

Project: Residence for Brian Wilson

1537 South 8900 East
Huntsville, Utah
Contact: Brian Wilson
801 791-1813

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL

2014 EDITION OF THE NATIONAL ELECTRIC CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

2015 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL FIRE CODE

GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUPPLIERS AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE DESIGN INTENT OF THE PROPOSED IMPROVEMENTS. IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THE WORK INVOLVED THE GENERAL AND SUB CONTRACTORS ARE RESPONSIBLE FOR VISITING THE SITE AND STUDYING THE CONTRACT DOCUMENTS PRIOR TO BIDDING OR COMMENCING WORK. THE GENERAL AND SUB CONTRACTORS WILL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS RELATED TO THE CONSTRUCTION DESCRIBED, WHETHER FULLY SPECIFIED OR NOT, SUCH AS FASTENERS, CONNECTORS, CAULKING, HARDWARE, FINISHES AND OTHER SUCH WORK THAT WOULD CONSTITUTE A COMPLETE APPLICATION
3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR OR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. DIMENSIONS ARE TO THE CENTERLINE OF STEEL, THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDS, UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IF GENERAL NOTES AND SPECIFICATIONS APPEAR TO BE IN CONFLICT CONTACT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, ANY LOCAL AMMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION OF ALL MATERIALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC. PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
11. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
12. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
14. "TYP" OR "TYPICAL", AS USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE PROTECTIVE AND DUST BARRIERS AND TO KEEP EXISTING FINISHED AREAS CLEAN AND UNOBSTRUCTED AT ALL TIMES.
16. BEFORE STARTING A PROPOSAL, ALL BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND APPERTANCES REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
17. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED, INDICATED OR SHOWN IN THE CONTRACT DOCUMENTS.
18. ALL EXPOSED SURFACES THAT HAVE BEEN MODIFIED, INSTALLED OF AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE CLEANED, VACUUMED OR DUSTED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
19. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
20. CONTRACTOR PARKING, DELIVERIES, AD STORAGE: THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS FOR PARKING, DELIVERIES, AND MATERIAL STORAGE, AND SHALL NOTIFY ALL SUPPLIERS AND SUB CONTRACTORS OF REQUIREMENTS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
21. AT THE COMPLETION OF EACH WORK DAY CLEAN THE SITE OF ALL DEBRIS AND WASTE. INSTALL NECESSARY SAFETY BARRIERS, AND STORE TOOLS OUT OF THE WAY.
22. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND SECURITY OF THE PROJECT, SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE PERFORMANCE OF THEIR TRADE FROM WEATHER, DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, ETC. WHEN ANY PORTION OF THE ROOF IS REMOVED THE CONTRACTOR PERFORMING SUCH ROOF WORK WILL BE FULLY RESPONSIBLE FOR COMPLETE PROTECTION FROM INCLEMENT WEATHER.
23. THE GENERAL CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POTENTIAL ERRORS, OMISSIONS, AND/OR CONFLICTS ON THESE PLANS. IF ANY SUCH ERRORS ARE FOUND CONTACT THE DESIGNER FOR CLARIFICATION AS NEEDED,
24. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNERS WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS, IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.

Homeowner:
Brian Wilson
801 791-1813

General Contractor:

WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

DESCRIPTION:
TITLE PAGE

Scale: 1/4" = 1 Foot

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Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope.)

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

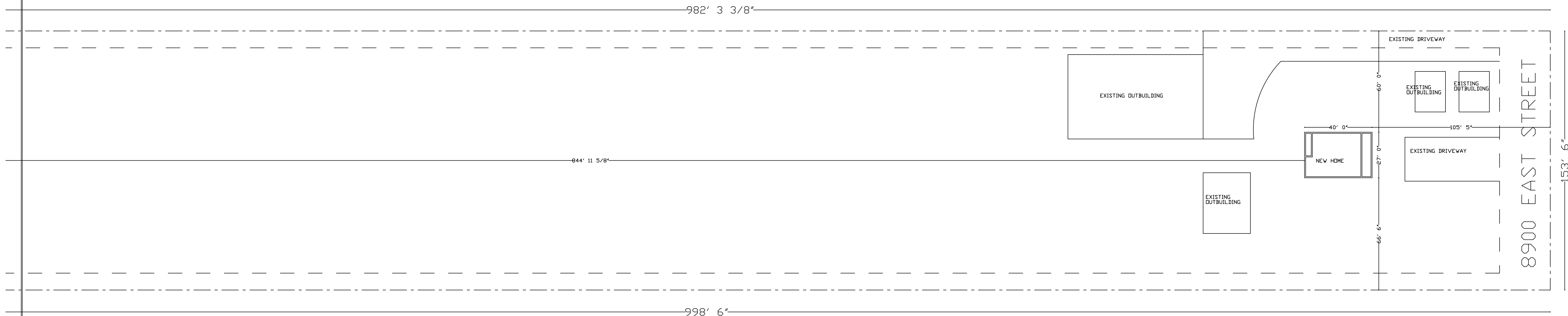
Wilson Residence
Parcel #210350011
1537 South 8900 East
Huntsville, Utah

Area: 3.5 Acres

Scale: 1" = 30'



--- Property Line
--- Building Setbacks



Homeowner:
Brian Wilson
801 791-1813

General Contractor:

WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

DESCRIPTION:
SITE PLAN

Scale: 1" = 30 Feet

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STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

- A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES
 1. ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE DRAINAGE EASEMENT. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE EASEMENT IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO THE DRAINAGE EASEMENT.
- B. SOURCES OF STORM WATER POLLUTANTS

STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND, CLEARING OF VEGETATION, GRADING, VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE, WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT, PAINTS, SOLVENTS AND ADHESIVES, AND LANDSCAPING WORK.
- C. EROSION AND SEDIMENT CONTROLS
 1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
 2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBARS OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO THE DRAINAGE EASEMENT.
 3. RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKE HOLD.
 4. DIVER STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.
- D. OTHER CONTROLS
 1. WASTE DISPOSAL
 - A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
 - B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
 - C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
 2. SWEEPING OF SITE
 - A. PROVIDE DAILY SWEEPING BY HAND OR MECHANICAL MEANS (IF NEEDED) TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
 - B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAIL IT OFF THE SITE TO A LANDFILL.
 3. SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE REMOVAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.
 4. SPILLS
 - A. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
 - B. FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN UP AND DISPOSAL.
 5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES

LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED. COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.
 6. VEHICLES AND EQUIPMENT
 - A. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
 - B. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
 7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT
 - A. DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
 - B. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
 - C. PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.
 8. LANDSCAPING OPERATIONS
 - A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
 - B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
 9. STORM WATER INLETS

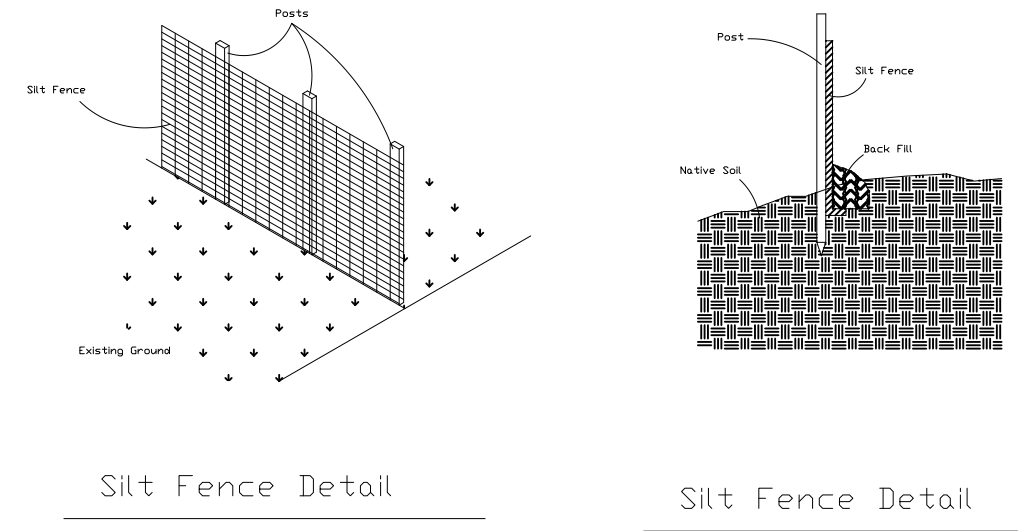
KEEP ALL ON-SITE STORM WATER INLETS CLEAN AND FREE OF DIRT AND DEBRIS. IN THE EVENT THAT SEDIMENT AND DEBRIS MAY FLOW TO AN INLET, PROVIDE AN 18 INCH MINIMUM STRAIN BARRIER AROUND THE INLET TO TRAP THE DIRT AND DEBRIS AND ALLOW ONLY CLEAN STORM WATER TO ENTER THE INLET.
- E. INSPECTION
 1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
 - A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
 - B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
 - C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
 - D. THE UTAH DEQ WATER QUALITY DIVISION MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
 2. ALL DISCHARGES ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE. TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3. PREPARATION OF REPORTS AND RETENTION OF RECORDS
 - A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY OCTOBER 1, 2019, AND EACH OCTOBER 1 THEREAFTER.
 - B. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY A REQUEST OF THE STATE WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING. DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
 - C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE. SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF NONCOMPLIANCE.
- F. MAINTENANCE OF CONTROLS
 1. MAINTENANCE AND REPAIR

ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPAIRED OR RESTORED.
 2. PLAN REVISIONS

IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.
- G. FINAL STABILIZATION AND POST CONSTRUCTION CONTROLS
 1. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF MATURE VEGETATION AND OTHER APPROPRIATE MEASURES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED EXCEPT AS NOTED.
 2. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEPED CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM SITE.
 3. ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
 4. ALL PAVED AREAS SHOULD BE SWEEPED WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
 5. WASTE MATERIAL ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT OFTEN.
 6. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEPED CLEAN OF DIRT AND DEBRIS.
 7. STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
 8. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".
- H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.



STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE CONTRACTOR, JED SLAMA, FOR THE CONSTRUCTION OF A RESIDENCE IN THE CITY OF WEBER, COUNTY OF WEBER, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.
2. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING PROVIDED BY THE PERMITEE FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.
3. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH WEBER COUNTY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER. ALL DISCHARGES OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF WEBER COUNTY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.
4. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATED ON REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY WEBER COUNTY AND ANY OTHER AGENCY HAVING JURISDICTION.
5. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR A REVIEW A COPY OF THIS SWPPP EITHER TO DEQ OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE UTAH DEQ WATER QUALITY DIVISION/ OR THE LOCAL AGENCY.
6. CONTACTS

CONTRACTOR JSC CUSTOM HOMES	801 430-6622	JED SLAMA
STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY 288 NORTH 10 WEST PO BOX 144870 SLC UT 84114-4870		RAND FISHER 801 533-6665
US EPA ENVIRONMENTAL PROTECTION AGENCY DENVER, COLORADO		REGION VIII 800 759-4372
ENVIRONMENTAL PROTECTION AGENCY WASHINGTON DC 200		202 475-9518
7. REFERENCES
 - A. SITE PLAN PER CREATIVE LINE LLC DATED AUG 28, 2018.
 - B. STORM WATER POLLUTION PREVENTION PLAN PREPARED BY CREATIVE LINE LLC DATED AUG 28, 2018.
8. THE PROPOSED CONSTRUCTION ACTIVITY IS CONSTRUCTION OF A RESIDENCE FOR BRIAN WILSON.
9. LOCATION OF THE SITE

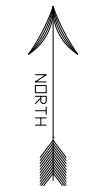
THE PROJECT IS LOCATED AT 1537 SOUTH 8900 EAST HUNTSVILLE, UTAH.
10. THE RUNOFF COEFFICIENT FOR THIS SITE IS ABOUT 0.15. THIS MEANS THAT ABOUT 15% OF THE SITE IS COVERED WITH AN IMPERVIOUS SURFACE (SUCH AS CONCRETE, ASPHALT, OR A BUILDING) AND THAT ABOUT 85% OF THE SITE HAS A PERVIOUS SURFACE (SUCH AS LANDSCAPING AND PLANTING AREAS).
11. THE EXISTING NATIVE SUBSURFACE SOILS ARE GENERALLY SILTY CLAY OVER SILTY SAND. THE EXISTING GROUND WATER QUALITY AT THIS LOCATION IS ASSUMED TO BE THAT OF WATER WHICH IS SAFE FOR DRINKING. THE EXISTING STORM WATER QUALITY IS TYPICAL OF STORM WATER FLOWING FROM DEVELOPED, SUBURBAN AREAS.
12. A. THE EXISTING SITE CONSISTS OF NATURAL LANDSCAPING. PRE-CONSTRUCTION RUNOFF COEFFICIENT = 0.15
 B. THE PROPOSED SITE WILL CONSIST OF A RESIDENCE WITH DRIVEWAY AND LANDSCAPING. WITH LANDSCAPING A POST-CONSTRUCTION RUNOFF COEFFICIENT = 0.18
13. SEE IMPROVEMENT PLANS FOR SITE DRAINAGE
 START DATE -----
 FINISH DATE -----
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND TIMING OF THE STORM WATER POLLUTION CONTROL MEASURES. FOR THIS PROJECT, GENERAL CONTRACTOR JED SLAMA IS RESPONSIBLE. STORM WATER CONTROL MEASURES ARE TO BE IN PLACE BY THE START DATE LISTED ABOVE.

Wilson Residence
Parcel #210350011
1537 South 8900 East
Huntsville, Utah

Area: 3.5 Acres

Scale: 1" = 30'

--- Property Line
--- Building Setbacks



- Site Specific Notes
1. Approximately 2800 Sq. Ft. will be disturbed during construction.
 2. General Contractor Jed Slama is responsible for monitoring conditions during construction and the maintenance of the SWPPP plan.
 3. Install a silt fence around perimeter of construction site to contain dirt and debris during construction as needed.
 4. All excavated material will be used as fill on site either below concrete floors or as landscaping material surrounding home.
 5. The concrete washout is located near the construction entrance, centrally located on the east side of the lot. General Contractor Jed Slama is responsible for the maintenance of the concrete washout.
 6. The portable toilet is located near the north east corner of the lot. The portable toilet shall be installed following the manufacturer's instructions.
 7. The construction entrance is located directly in front of the garage, on the east side of the lot.
 8. In the event that any mud and/or dirt is tracked onto the asphalt roadway, sweep and/or wash away all dirt and dust as needed.
 9. All rain and storm water on this project site currently drains as indicated on the site plan.

Homeowner:
Brian Wilson
801 791-1813

General Contractor:

WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

DESCRIPTION:
SWPPP PLAN

Scale: 1" = 30 Feet

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PLAN NOTES

FIRE

- Garage - 5/8" Type "X" gypsum board on walls and ceiling, or to roof - nail @ 6" O.C. All beams and structural members covered with 5/8" gypsum board.
- Door between Garage and Dwelling - Solid core wood or "B" label door not less than 1 3/4".
- Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
- Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
- Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping rooms are in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
- Smoke Detectors - Where ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
- Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
- Stair Stringers - Fire block walls at all stair stringers.
- Fire Blocking - All stud cavities greater than 10".
- Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with Fuel Burning appliances. All carbon monoxide detectors shall be listed and comply with UL 2034 and shall be installed in accordance with provisions of this code and NFPA 720-R315.3

EXCAVATION

- Footings - Bear on natural undisturbed soil, free of plant material or debris.
- Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 5% for First 10', with 1
- Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R4031.7.4 and Figure R4031.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100 percent slope), the required setback shall be measured from an imaginary plane 45 degree (0.79 rad) to the horizontal, projected upward from the toe of the slope. (R4031.7.2)
- On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutters at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R4031.7.3)
- Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material. (R4031.7.4)
- If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain, R405.1. If a land drain is provided to the home, all window well drains must connect to the Footing/ Foundation drainage system. R310.2.2.
- Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.
- In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.029 m²), extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system.

ATTIC VENTILATION / ACCESS

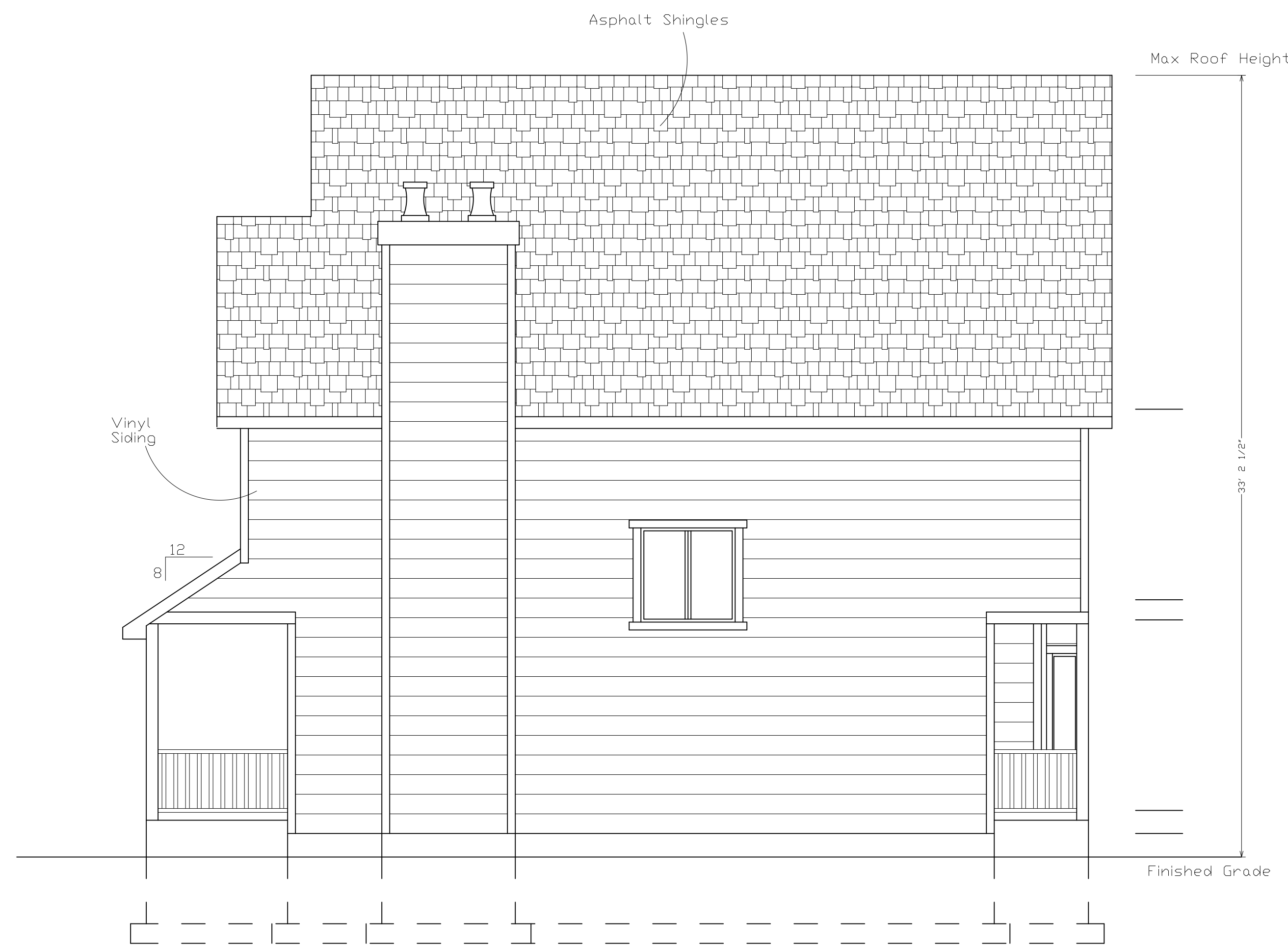
- Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall be provided with corrosion-resistant wire mesh, with the least dimension being 1/8 inch. R806.1
- The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50% and not more than 80% of the space to be ventilated at least 3 feet above the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling. R806.2
- Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of 1 inch space shall be provided between the insulation and the roof sheathing at the location of the vent. R806.3
- Provide a 22" x 30" Attic Access to all attic areas, not located above a closet shelf, with 30" minimum headroom above access door.
- The attic access door from the conditioned space to unconditioned space (attic) shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

FLASHING

- Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be approved corrosion-resistant flashing, R702.2, R702.8, R902.2, R905.
- R905.2.7.1 Ice Barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together, or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof structures to a point at least 24 inches inside the exterior wall line of the building.

ENERGY EFFICIENCY

- The thickness of blown or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with numbers a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.
- All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
- A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



Right Elevation



Front Elevation

Homeowner:
Brian Wilson
801 791-1813

General Contractor:

WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

Creative
Line
L.L.C.
Custom Home
Solutions

CreativeLinePlans.com

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MASONRY

1. Ties - Brick or stone veneer shall have corrosion resistant ties of not less than 22 ga. x 3/4" or #9 ga. wire spaced not more than 16" O.C. horizontal and 18" O.C. vertical. Anchor ties shall have a lip or hook, on the extended leg, that will engage or enclose the #9 ga. horizontal joint reinforcement wire.
2. Moisture barrier required, or full 1" airspace.
3. Wall Reinforcement - Minimum of .0007 each way, or a total of .002.
4. R703.7.6 Weepholes. Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Weepholes shall not be less than 3/16 inch in diameter. Weepholes shall be located immediately above the flashing.

PLUMBING

1. All plumbing shall be installed in accordance with current plumbing code requirements, ordinances, and industry standards.
2. Contractor is responsible for design of new plumbing equipment.
3. Provide all equipment, accessories and components required to constitute installation of new equipment.
4. Provide all low water usage water closets, 1.6 GAL Flush.
5. Provide anti-scald device at all lavatory faucets.
6. Water Heaters - Located in a garage and which generates a glow, spark, or flame capable of igniting flammable vapors shall be installed with the pilots, burners, or heating elements and switches at least 18" above the floor level.
7. Water Heaters - anchor or strap water heater to resist seismic motion. Locate anchor or strap within the upper and lower third of the appliance.
8. Provide expansion tank on supply line to water heater.
9. Backflow Prevention - Install on all hose bibbs and lawn sprinklers.
10. Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from back flow of sewage by installing an approved backwater valve. Fixtures having flood level rims above the elevation of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with an access. IRC P3008.1
11. Provide hose bibbs at the front and back of the home and shall have atmospheric or pressure type vacuum breakers. IRC P2902.4.3

ELECTRICAL

1. All electrical shall be installed in accordance with current electrical code requirements. Contractor shall obtain required permit and comply with all required codes.
2. Provide all new fixtures, switches, outlets, and wiring.
3. Electrical Panel - Fire rated and located in mechanical room unless otherwise noted. Provide minimum clearance of 30" width and 6' - 0" in height. Cannot be located facing the garage side of Firewall.
4. Provide secondary grounding system when using the water services as the primary ground.
5. In all locations where required, designated or none designated, restrooms, garages, or outside of building provide outlets with an approved GFCI.
6. Central heating equipment shall be supplied by an individual branch circuit.
7. Temporary wiring shall conform to N.E.C. article 305.
8. At least one weatherproof GFCI protected outlet shall be provided at 8' above grade both front and back of building.
9. Lighting and electrical plans are preliminary and for permit purposes. Contractor shall review locations, types, and quantities of all fixtures with the owner prior to installation.
10. Attic, Crawl Space, Utility Room, & Basement Storage - At least one lighting outlet with a switch at point of entry. Same is required for any space containing equipment requiring service.
11. Provide J-boxes and/or whips as required for all appliance connections, coordinate with owner for final locations, types, quantities, and power requirements.
12. Pre-wire for voice/data and cable TV in rooms requested by owner - coordinate with owner for final locations.
13. All outlets in restrooms shall be GFCI and on a dedicated 20 amp circuit.
14. Smoke detectors shall be hardwired with battery back up and wired in series.
15. Carbon monoxide detectors shall be hardwired with battery back up and wired in series.
16. All GFI outlets at 18" AFF minimum unless otherwise noted.
17. All exterior GFI outlets to have weather proof covers.
18. All 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed tamper-resistant receptacles. IRC E4002.14
19. Kitchen and Dining Area - Counters shall have receptacle outlets at each counter space wider than 12". Counters shall have receptacle outlet located so that no point, along the wall line, is more than 24" measured horizontally, from a receptacle outlet in that space. Island and peninsula counter tops 12" or wider shall have at least one receptacle for each 4' of counter top.
20. Install a water-proof GFCI within 20' of the A/C equipment on exterior of house.
21. Where there are 2 or more non-metallic sheathed cables (romex) are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation the conductors must be derated as required by IRC E3705.4.4.
22. All electrical circuits providing power to bedrooms shall be provided by an arc-fault circuit interrupter as required by IRC E3902.11.
23. All lighting over showers or tubs must be suitable for wet or damp locations. IRC E4003.9
24. Install a dedicated 20-amp branch circuit for bathroom receptacle outlets. This circuit cannot supply any other receptacles.
25. The dishwasher branch circuit shall be protected by GFCI. IRC E3902.9
26. No less than 25% of the lamps permanently installed in lighting fixtures shall be high efficiency lamps. IRC N1104.4
27. All recessed luminaires will be air tight, IC rated and sealed to limit air leakage. IECC R402.4.5

FOOTINGS, FOUNDATION & CONCRETE

1. Footings - Bear on undisturbed soil. Not to be placed on frozen ground or in water. Continuous monolithic pour. Minimum 30" below grade.
2. Footings - Changes in elevation shall be stepped not higher than 1/2 the step length, and not greater than 4". Minimum 6" thickness on vertical step.
3. Footings, Foundation, Interior Slabs - Normal weight concrete with compressive strength equal to at least 3,000 PSI within 28 days of pouring.
4. Water/Cement Ratio - No greater than .50 and slump shall be 3" or less - Minimum cement content shall be 504 lbs. per cubic yard.
5. Reinforcement - Free from mud and oil and other non-metallic coatings that hamper bonding capacity.
6. Foundation - Any opening to have two vertical #4 bars on each side of opening, tied to horizontal bar.
7. Foundation - 2 #4 bar above and below each window opening extending 36" beyond opening.
8. Anchor Bolts - 1/2" x 10" @ 32" O.C.
9. Splices - Reinforcement shall lap a minimum of 30 bar diameters unless otherwise noted.
10. Foundation - Width is 8' unless otherwise noted.



Back Elevation



Left Elevation

Homeowner:
Brian Wilson
801 791-1813

General Contractor:

WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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3,000 PSI CONCRETE										60,000 PSI STEEL									
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		ADDITIONAL REINF. FOR OPENINGS			MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REINF.		NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)				
			SIZE	SPACING	SIZE	SPACING	ABOVE	SIDES	BELOW			NO.	SIZE			NO.	SIZE		
2'-0" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	2'	6"	SEE FTD. SCHED.	3/4" X 10" @ 33" O.C.			
5'-1" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3'	6"	36" 4 #4 X CONT	SEE NOTE 8 BELOW 3/4" X 10" @ 33" O.C.			
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	4'	8"	42" 5 #4 X CONT	SEE NOTE 8 BELOW 3/4" X 10" @ 33" O.C.			
5'-1" TO 6'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	SEE FTD. SCHED.	3/4" X 10" @ 33" O.C.			
6'-1" TO 9'-0"	FLOOR	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	SEE FTD. SCHED.	3/4" X 10" @ 33" O.C.			
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	24" 2 #4 X CONT	USE MIN F-24 FOOTING 3/4" X 10" @ 24" O.C.			
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	30" 3 #4 X CONT	USE MIN F-30 FOOTING 3/4" X 10" @ 24" O.C.			
> 11'-0"	REQ. ENG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	REQ. ENG.			

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOMELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL.
4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X 1/2" WASHERS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
8. LARGER FOOTINGS AND INCREASED FOUNDATION RE-INFORCEMENT SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO FOOTING SIZE SPECIFIED ON PLANS (MIN F-20) AND WALL RE-INFORCEMENT PLACED AT 24" O.C. VERTICAL AND 18" O.C. HORIZONTAL PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE A JOG IN THE FOUNDATION
B. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE 17 STEPS BELOW 5'-1" IN HEIGHT
C. UNBALANCED BACKFILL DOES NOT EXCEED 4'
9. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	2: # 4 BARS CONT.
F-18	18"	CONT.	10"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	3: # 4 BARS CONT.
F-30	30"	CONT.	10"	3: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
S-24	24"	24"	10"	3: # 4 BARS EACH WAY
S-30	30"	30"	10"	3: # 4 BARS EACH WAY
S-36	36"	36"	10"	4: # 4 BARS EACH WAY
S-42	42"	42"	12"	5: # 4 BARS EACH WAY
S-48	48"	48"	12"	6: # 4 BARS EACH WAY
S-60	60"	60"	12"	7: # 4 BARS EACH WAY

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 90% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 6 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (O.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. ALL CONG. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 45 BAR DIAMETERS (24" LAP FOR #4 BARS).

VERT & HORZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW WINDOW OPENING EXTENDING 24" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STRIKER(S) STRAPS AS NOTED ON DRAWING.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2-2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

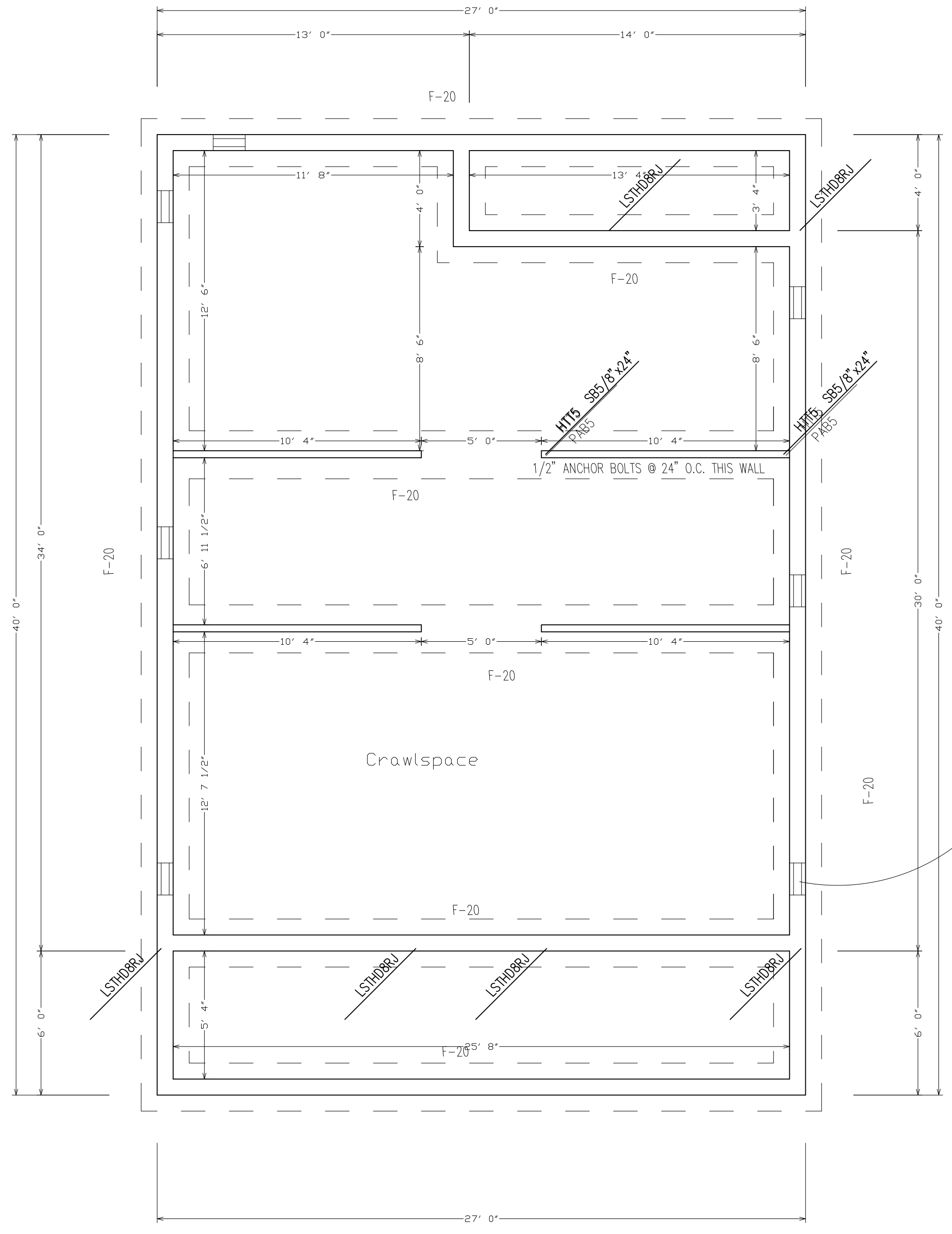
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL SECTIONS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.



Foundation Dimensions

TRUSS/ GORDER CONNECTION
USE SIMPSON HI OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS. INSTALL HI6-2 OR EQUIV. STRAPS TO EA. END GORDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VOT OR EQUIV. STRAPS TO EA. END GORDERS IF UPLIFT LESS THAN 4940 LBS.

PREFABRICATED ENGINEERED TRUSSES
TRUSS LAYOUT AND CALCULATIONS TO BE SUBMITTED TO WORK ENGINEERING FOR REVIEW PRIOR TO CONSTRUCTION.

HEADER TRIMMER CONNECTION
- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
- FOR HEADERS 5'-1" - 8'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
- USE (2) TRIMMERS
- FOR HEADERS 9'-18" LONG
- INSTALL TWO STRIP EA. END
- USE (2) TRIMMERS

SHEAR WALL NOTES
ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

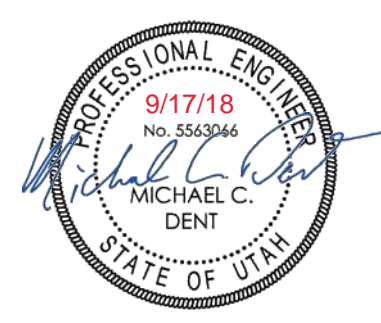
SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	166 @ 3" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	166 @ 2" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

USE SIMPSON CS16 STRAPS 36" LONG 3/4" O.C. BETWEEN FLOORS OR ON RIM JOIST, OR EITHER DROP SHEATHING DOWN OVER RIM JOIST OR WALL BELOW OR CENTER ON SOLID RIM BOARD AND NAIL AS PER SCHEDULE. BLOCK ALL EDGES. EXTEND WAFER ACROSS GABLE END/WALL FRAMING JOINT

USE SIMPSON A35 TIES ON EACH CANT JOISTS TO BEARING WALL PLATE. INSTALL JOIST HANGERS AS PER MANUFACTURE SPECIFICATIONS.



Corrosion resistant wire mesh ventilation within 3 feet of corner to ventilate crawlspace. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall be provided with ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space area, unless the ground surface is covered with a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 sq. ft. for each 1500 sq. ft. of under-floor space area. One such opening shall be within 3 feet of each corner of the building. I.R.C. R408.1

6- 16" x 8" Vents required.

Homeowner:
Brian Wilson
801 791-1813

General Contractor:

WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

DESCRIPTION:
FOUNDATION DIMENSIONS

Scale: 1/4" = 1 Foot

Creative Line L.L.C.
Custom Home Solutions
CreativeLinePlans.com
©Ashlie Hull
801 628-7041

3,000 PSI CONCRETE										60,000 PSI STEEL									
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		ADDITIONAL REINF. FOR OPENINGS			MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REINF.		NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)				
			SIZE	SPACING	SIZE	SPACING	ABOVE	SIDES	BELOW			NO.	SIZE			NO.	LENGTH		
2'-0" TO 5'-0"	NONE	6"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	2'	6"	SEE FTG. SCHED.		3/4" X 10" @ 33" O.C.				
5'-1" TO 6'-0"	NONE	6"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	3'	6"	36" 4 #4 X CONT	SEE NOTE 8 BELOW	3/4" X 10" @ 33" O.C.				
6'-1" TO 7'-0"	NONE	6"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	4'	8"	42" 5 #4 X CONT	SEE NOTE 8 BELOW	3/4" X 10" @ 33" O.C.				
5'-1" TO 6'-0"	FLOOR	6"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	5'	10"	SEE FTG. SCHED.		3/4" X 10" @ 33" O.C.				
6'-1" TO 9'-0"	FLOOR	6"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	6'	12"	SEE FTG. SCHED.		3/4" X 10" @ 33" O.C.				
9'-1" TO 10'-0"	FLOOR	6"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	6'	12"	24" 2 #4 X CONT	USE MIN F-24 FOOTING	3/4" X 10" @ 24" O.C.				
10'-1" TO 11'-0"	FLOOR	6"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	6'	12"	30" 3 #4 X CONT	USE MIN F-30 FOOTING	3/4" X 10" @ 24" O.C.				
> 11'-0"	REQ. ENG.	-	-	-	-	-	-	-	-	-	-	-	-	-	REQ. ENG.				

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL (THE REMAINING EQUALLY SPACED BETWEEN).
4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X 1/2" WASHERS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
8. LARGER FOOTINGS AND INCREASED FOUNDATION RE-INFORCEMENT SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO FOOTING SIZE SPECIFIED ON PLANS (MIN F-20) AND WALL RE-INFORCEMENT PLACED AT 24" O.C. VERTICAL AND 18" O.C. HORIZONTAL PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE A JOG IN THE FOUNDATION.
B. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE 11 STEPS BELOW 5'-1" IN HEIGHT.
C. UNBALANCED BACKFILL DOES NOT EXCEED 4'.
9. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED.

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	2: # 4 BARS CONT.
F-18	18"	CONT.	10"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	3: # 4 BARS CONT.
F-30	30"	CONT.	10"	3: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
S-24	24"	24"	10"	3: # 4 BARS EACH WAY
S-30	30"	30"	10"	3: # 4 BARS EACH WAY
S-36	36"	36"	10"	4: # 4 BARS EACH WAY
S-42	42"	42"	12"	5: # 4 BARS EACH WAY
S-48	48"	48"	12"	6: # 4 BARS EACH WAY
S-60	60"	60"	12"	7: # 4 BARS EACH WAY

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 90% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (O.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. ALL CONG. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND AOI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 45 BAR DIAMETERS (24" LAP FOR #4 BARS).

VERT & HORZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW WINDOW OPENING EXTENDING 24" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STRIX(R) STRAPS AS NOTED ON DRAWING.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2-2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

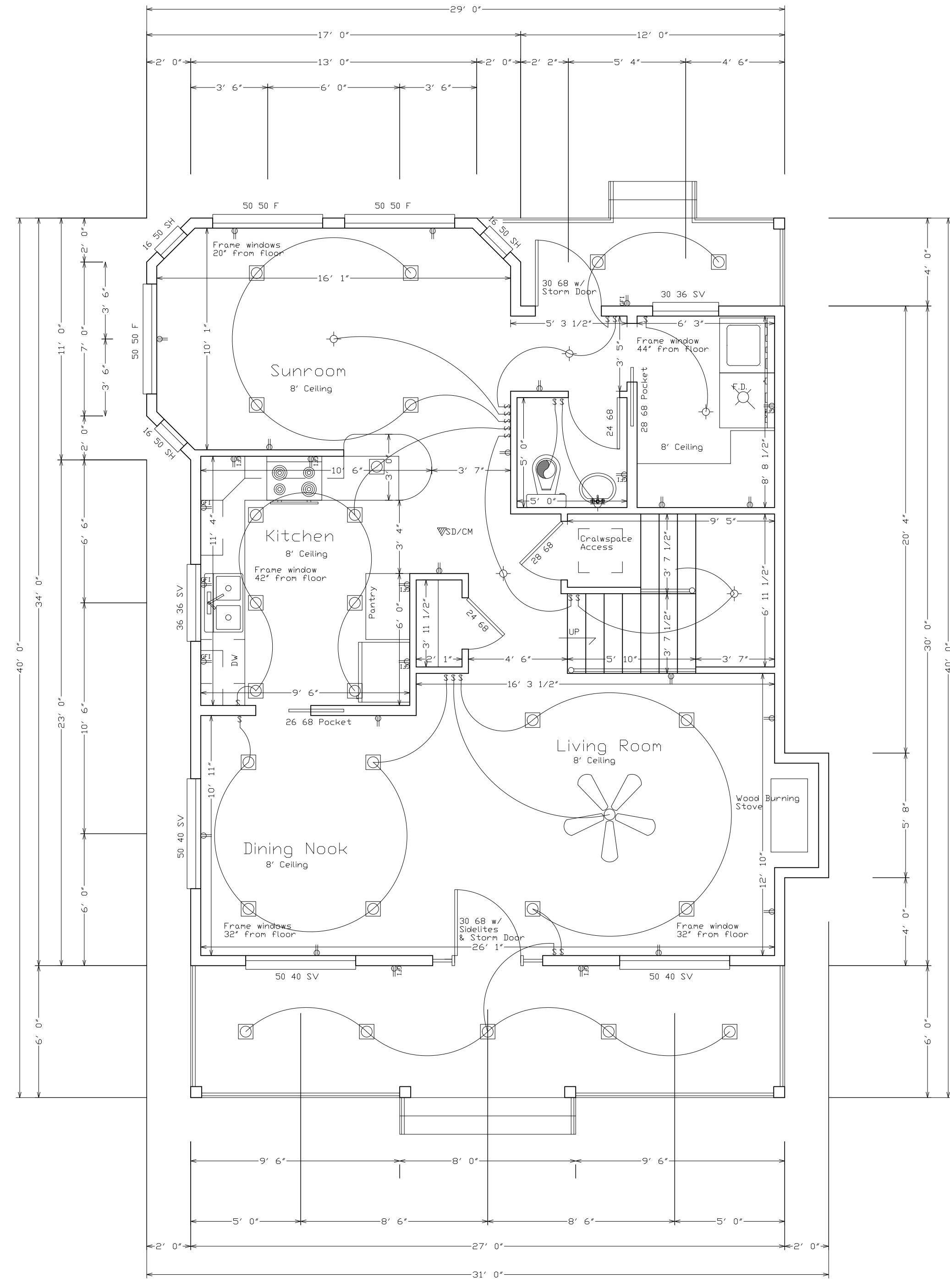
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.



Main Floor Plan

TRUSS/ GORDER CONNECTION
USE SIMPSON HI OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS. INSTALL HI-2 OR EQUIV. STRAPS TO EA. END GORDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VOT OR EQUIV. STRAPS TO EA. END GORDERS IF UPLIFT LESS THAN 4940 LBS.

PREFABRICATED ENGINEERED TRUSSES
TRUSS LAYOUT AND CALCULATIONS TO BE SUBMITTED TO WORK ENGINEERING FOR REVIEW PRIOR TO CONSTRUCTION.

HEADER TRIMMER CONNECTION
- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
- FOR HEADERS 5'-1" - 8'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
- USE (2) TRIMMERS
- FOR HEADERS 9'-18" LONG
- INSTALL TWO STRIP EA. END
- USE (2) TRIMMERS

SHEAR WALL NOTES
ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	166 @ 3" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	166 @ 2" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

USE SIMPSON CS16 STRAPS 36" LONG 3/4" O.C. BETWEEN FLOORS OR ON RIM JOIST, OR EITHER DROP SHEATHING DOWN OVER RIM JOIST ON WALL BELOW OR CENTER ON SOLID RIM BOARD AND NAIL AS PER SCHEDULE. BLOCK ALL EDGES. EXTEND WAFER ACROSS GABLE END/WALL FRAMING JOINT.

USE SIMPSON A35 TIES ON EACH CANT JOISTS TO BEARING WALL PLATE. INSTALL JOIST HANGERS AS PER MANUFACTURE SPECIFICATIONS.



DESCRIPTION:
MAIN FLOOR PLAN

Main Level:
886 Sq. Ft.

Scale: 1/4" = 1 Foot

Creative Line L.L.C.
Custom Home Solutions
CreativeLinePlans.com
Ashlie Hull
801 628-7041

Homeowner:
Brian Wilson
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General Contractor:

WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

3,000 PSI CONCRETE										60,000 PSI STEEL									
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		ADDITIONAL REINF. FOR OPENINGS			MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REINF.		NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)				
			SIZE	SPACING	SIZE	SPACING	ABOVE	SIDES	BELOW			NO.	SIZE			NO.	SIZE		
2'-0" to 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	2'	6"	SEE FTO. SCHED.		3/4" X 10" @ 32" O.C.				
5'-1" to 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	3'	6"	4 #4 X CONT	SEE NOTE 8 BELOW	3/4" X 10" @ 32" O.C.				
6'-1" to 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	4'	8"	5 #4 X CONT	SEE NOTE 8 BELOW	3/4" X 10" @ 32" O.C.				
5'-1" to 6'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	5'	10"	SEE FTO. SCHED.		3/4" X 10" @ 32" O.C.				
6'-1" to 9'-0"	FLOOR	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	6'	12"	SEE FTO. SCHED.		3/4" X 10" @ 32" O.C.				
9'-1" to 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	6'	12"	2 #4 X CONT	USE MIN F-24 FOOTING	3/4" X 10" @ 24" O.C.				
10'-1" to 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	6'	12"	3 #4 X CONT	USE MIN F-30 FOOTING	3/4" X 10" @ 24" O.C.				
> 11'-0"	REQ. ENG.	-	-	-	-	-	-	-	-	-	-	-	-	-	REQ. ENG.				

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL (THE REMAINING EQUALLY SPACED BETWEEN).
4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X 1/2" WASHERS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
8. LARGER FOOTINGS AND INCREASED FOUNDATION RE-ENFORCEMENT SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO FOOTING SIZE SPECIFIED ON PLANS (MIN F-20) AND WALL RE-ENFORCEMENT PLACED AT 24" O.C. VERTICAL AND 18" O.C. HORIZONTAL PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE A JOG IN THE FOUNDATION
B. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE 17 STEPS BELOW 5'-1" IN HEIGHT
C. UNBALANCED BACKFILL DOES NOT EXCEED 4'
9. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	2: # 4 BARS CONT.
F-18	18"	CONT.	10"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	3: # 4 BARS CONT.
F-30	30"	CONT.	10"	3: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
S-24	24"	24"	10"	3: # 4 BARS EACH WAY
S-30	30"	30"	10"	3: # 4 BARS EACH WAY
S-36	36"	36"	10"	4: # 4 BARS EACH WAY
S-42	42"	42"	12"	5: # 4 BARS EACH WAY
S-48	48"	48"	12"	6: # 4 BARS EACH WAY
S-60	60"	60"	12"	7: # 4 BARS EACH WAY

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 90% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (O.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. ALL CONG. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND A.O. STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 45 BAR DIAMETERS (24" LAP FOR #4 BARS).

VERT & HORZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW WINDOW OPENING EXTENDING 24" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STRIX(R) STRAPS AS NOTED ON DRAWING.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2-2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

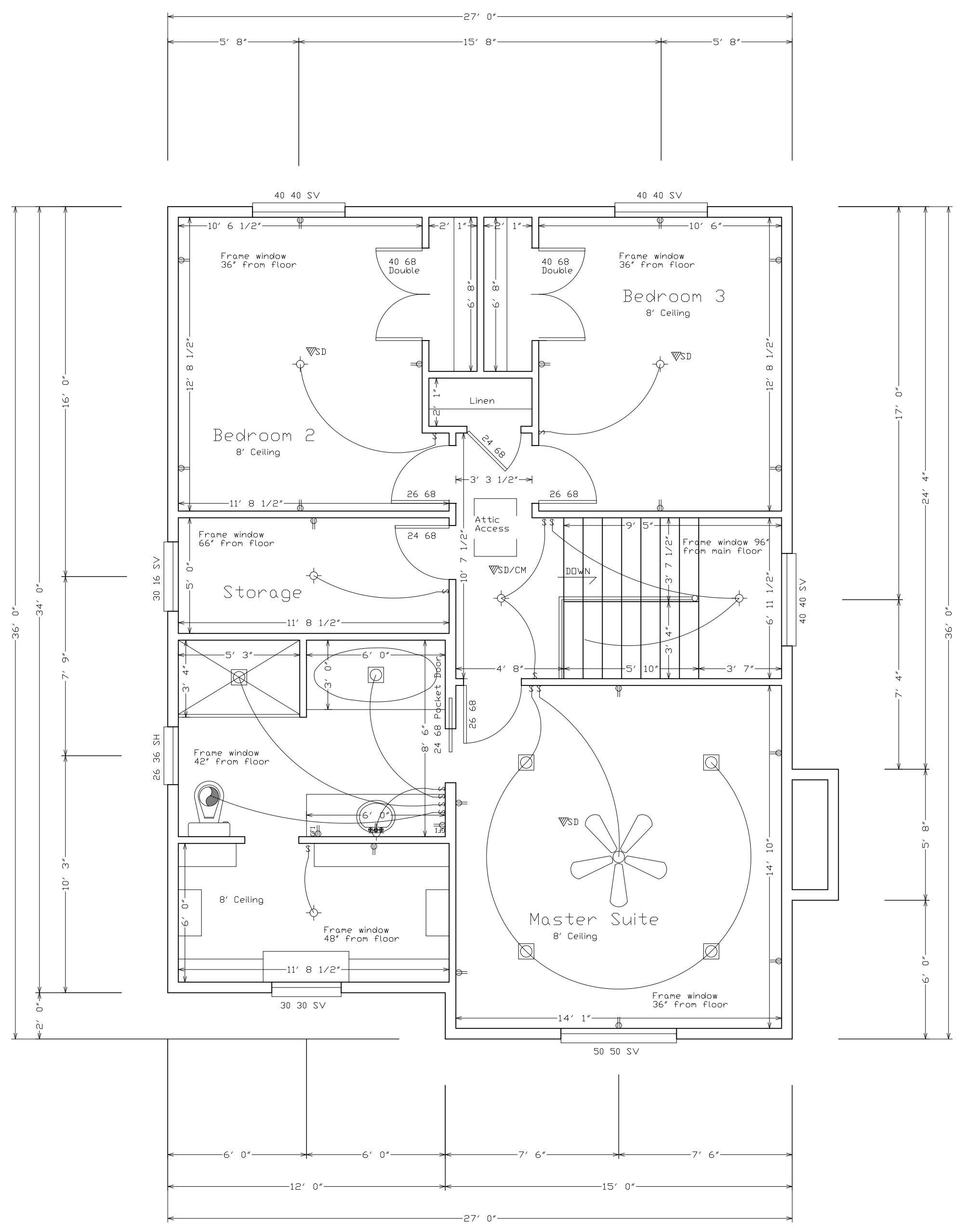
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURER'S SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL SETTINGS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURER'S SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.



Upper Floor Plan

TRUSS/ GIRDER CONNECTION
USE SIMPSON HI OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS. INSTALL HI-2 OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VOT OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 4940 LBS.

PREFABRICATED ENGINEERED TRUSSES
TRUSS LAYOUT AND CALCULATIONS TO BE SUBMITTED TO WORK ENGINEERING FOR REVIEW PRIOR TO CONSTRUCTION.

HEADER TRIMMER CONNECTION
- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
- FOR HEADERS 5'-1" - 8'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
- USE (2) TRIMMERS
- FOR HEADERS 9'-18" LONG
- INSTALL TWO STRIP EA. END
- USE (2) TRIMMERS

SHEAR WALL NOTES
ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	166 @ 3" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	166 @ 2" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

USE SIMPSON CS16 STRAPS 36" LONG 3/4" O.C. BETWEEN FLOORS OR ON RM JOIST, OR EITHER DROP SHEATHING DOWN OVER RIM JOIST ON WALL BELOW OR CENTER ON SOLID RIM BOARD AND NAIL AS PER SCHEDULE. BLOCK ALL EDGES. EXTEND WAFER ACROSS GABLE END/WALL FRAMING JOINT

USE SIMPSON A35 TIES ON EACH CANT JOISTS TO BEARING WALL PLATE. INSTALL JOIST HANGERS AS PER MANUFACTURE SPECIFICATIONS.



Homeowner:
Brian Wilson
801 791-1813

General Contractor:

WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

DESCRIPTION:
UPPER FLOOR PLAN

Upper Level:
882 Sq. Ft.

Scale: 1/4" = 1 Foot

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Custom Home Solutions
CreativeLinePlans.com
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3,000 PSI CONCRETE										60,000 PSI STEEL									
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		ADDITIONAL REINF. FOR OPENINGS			MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REINF.		NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)				
			SIZE	SPACING	SIZE	SPACING	ABOVE	SIDES	BELOW			NO.	SIZE			NO.	SIZE		
2'-0" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	2'	6"	SEE FTD. SCHED.	3/4" X 10" @ 32" O.C.			
5'-1" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3'	6"	36" 4 #4 X CONT	SEE NOTE 8 BELOW 3/4" X 10" @ 32" O.C.			
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	4'	8"	42" 5 #4 X CONT	SEE NOTE 8 BELOW 3/4" X 10" @ 32" O.C.			
5'-1" TO 6'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	SEE FTD. SCHED.	3/4" X 10" @ 32" O.C.			
6'-1" TO 9'-0"	FLOOR	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	SEE FTD. SCHED.	3/4" X 10" @ 32" O.C.			
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	24" 2 #4 X CONT	USE MIN F-24 FOOTING 3/4" X 10" @ 24" O.C.			
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	30" 3 #4 X CONT	USE MIN F-30 FOOTING 3/4" X 10" @ 24" O.C.			
> 11'-0"	REQ. ENG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	REQ. ENG.			

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL (THE REMAINING EQUALLY SPACED BETWEEN).
4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X 1/2" WASHERS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
8. LARGER FOOTINGS AND INCREASED FOUNDATION RE-INFORCEMENT SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO FOOTING SIZE SPECIFIED ON PLANS (MIN F-20) AND WALL RE-INFORCEMENT PLACED AT 24" O.C. VERTICAL AND 18" O.C. HORIZONTAL PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE A JOG IN THE FOUNDATION
B. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE 17 STEPS BELOW 5'-1" IN HEIGHT
C. UNBALANCED BACKFILL DOES NOT EXCEED 4'
9. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	2: # 4 BARS CONT.
F-18	18"	CONT.	10"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	3: # 4 BARS CONT.
F-30	30"	CONT.	10"	3: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
S-24	24"	24"	10"	3: # 4 BARS EACH WAY
S-30	30"	30"	10"	3: # 4 BARS EACH WAY
S-36	36"	36"	10"	4: # 4 BARS EACH WAY
S-42	42"	42"	12"	5: # 4 BARS EACH WAY
S-48	48"	48"	12"	6: # 4 BARS EACH WAY
S-60	60"	60"	12"	7: # 4 BARS EACH WAY

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 90% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 6 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (O.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. ALL CONG. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 45 BAR DIAMETERS (24" LAP FOR #4 BARS).

VERT & HORZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW WINDOW OPENING EXTENDING 24" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STRIX(R) STRAPS AS NOTED ON DRAWING.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2-2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

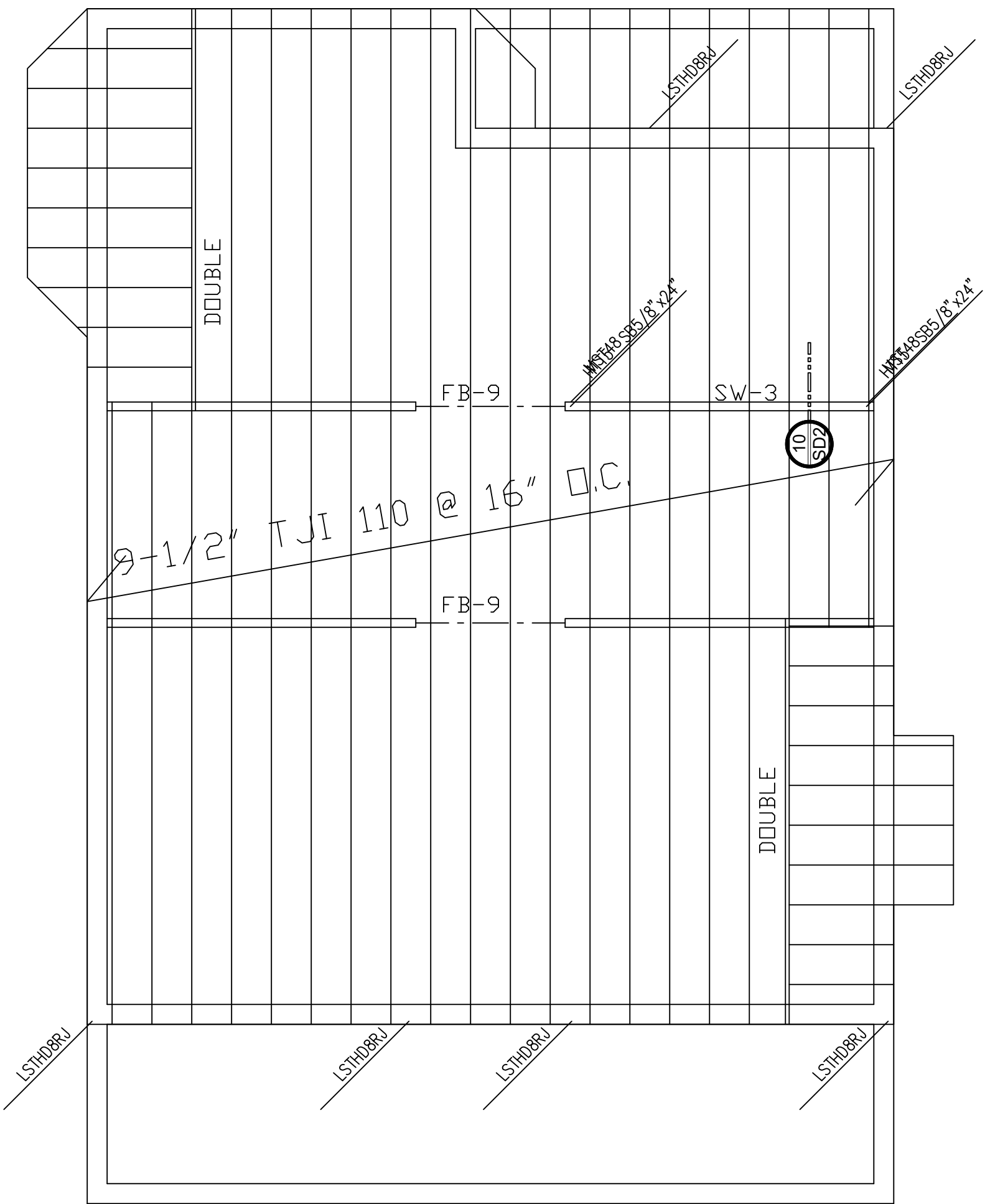
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.



Main Floor Joist Layout

Beam Schedule	
FB-9	2- 1-3/4' X 7-1/4' LVL

TRUSS/ GORDER CONNECTION
USE SIMPSON HI OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS. INSTALL HI6-2 OR EQUIV. STRAPS TO EA. END GORDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VOT OR EQUIV. STRAPS TO EA. END GORDERS IF UPLIFT LESS THAN 4940 LBS.

PREFABRICATED ENGINEERED TRUSSES
TRUSS LAYOUT AND CALCULATIONS TO BE SUBMITTED TO WORK ENGINEERING FOR REVIEW PRIOR TO CONSTRUCTION.

HEADER TRIMMER CONNECTION
- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
- FOR HEADERS 5'-1" - 8'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
- USE (2) TRIMMERS
- FOR HEADERS 9'-18" LONG
- INSTALL TWO STRIB EA. END
- USE (2) TRIMMERS

SHEAR WALL NOTES
ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE
TYPE SHEATHING NAIL EDGE FIELD STAPLE EQ
TYPICAL 7/16" ONE SIDE 8d 6" O.C. 12" O.C. 166 @ 3" O.C.
SW-1 7/16" ONE SIDE 8d 4" O.C. 12" O.C. 166 @ 2" O.C.
SW-2 7/16" ONE SIDE 8d 3" O.C. 12" O.C. NOT ALLOWED
SW-3 7/16" ONE SIDE 8d 2" O.C. 12" O.C. NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

USE SIMPSON CS16 STRAPS 36" LONG 32" O.C. BETWEEN FLOORS OR ON RIM JOIST, OR EITHER DROP SHEATHING DOWN OVER RIM JOIST ON WALL BELOW OR CENTER ON SOLID RIM BOARD AND NAIL AS PER SCHEDULE. BLOCK ALL EDGES. EXTEND WAFER ACROSS GABLE END/WALL FRAMING JOINT

USE SIMPSON A35 TIES ON EACH CANT JOISTS TO BEARING WALL PLATE. INSTALL JOIST HANGERS AS PER MANUFACTURE SPECIFICATIONS.



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Brian Wilson
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General Contractor:

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1537 South 8900 East
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Scale: 1/4" = 1 Foot

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3,000 PSI CONCRETE										60,000 PSI STEEL									
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		ADDITIONAL REINF. FOR OPENINGS			MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REINF.		NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)				
			SIZE	SPACING	SIZE	SPACING	ABOVE	SIDES	BELOW			NO.	SIZE			NO.	LENGTH		
2'-0" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	2'	6"	SEE FTD. SCHED.	3/4" X 10" @ 32" O.C.			
5'-1" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3'	6"	36" 4 #4 X CONT	SEE NOTE 8 BELOW 3/4" X 10" @ 32" O.C.			
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	4'	8"	42" 5 #4 X CONT	SEE NOTE 8 BELOW 3/4" X 10" @ 32" O.C.			
5'-1" TO 6'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	SEE FTD. SCHED.	3/4" X 10" @ 32" O.C.			
6'-1" TO 9'-0"	FLOOR	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	SEE FTD. SCHED.	3/4" X 10" @ 32" O.C.			
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	24" 2 #4 X CONT	USE MIN F-24 FOOTING 3/4" X 10" @ 24" O.C.			
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	30" 3 #4 X CONT	USE MIN F-30 FOOTING 3/4" X 10" @ 24" O.C.			
> 11'-0"																REQ. ENG.			

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL (THE REMAINING EQUALLY SPACED BETWEEN).
4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X 1/2" WASHERS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
8. LARGER FOOTINGS AND INCREASED FOUNDATION RE-ENFORCEMENT SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO FOOTING SIZE SPECIFIED ON PLANS (MIN F-20) AND WALL RE-ENFORCEMENT PLACED AT 24" O.C. VERTICAL AND 18" O.C. HORIZONTAL PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE A JOG IN THE FOUNDATION
B. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE 17 STEPS BELOW 5'-1" IN HEIGHT
C. UNBALANCED BACKFILL DOES NOT EXCEED 4'
9. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED

FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	2: # 4 BARS CONT.
F-18	18"	CONT.	10"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	3: # 4 BARS CONT.
F-30	30"	CONT.	10"	3: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
S-24	24"	24"	10"	3: # 4 BARS EACH WAY
S-30	30"	30"	10"	3: # 4 BARS EACH WAY
S-36	36"	36"	10"	4: # 4 BARS EACH WAY
S-42	42"	42"	12"	5: # 4 BARS EACH WAY
S-48	48"	48"	12"	6: # 4 BARS EACH WAY
S-60	60"	60"	12"	7: # 4 BARS EACH WAY

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 90% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 6 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (O.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. ALL CONG. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 45 BAR DIAMETERS (24" LAP FOR #4 BARS).

VERT & HORZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW. WINDOW OPENING EXTENDING 24" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE. USE SIMPSON STRUD-RO STRAPS AS NOTED ON DRAWING.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2-2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

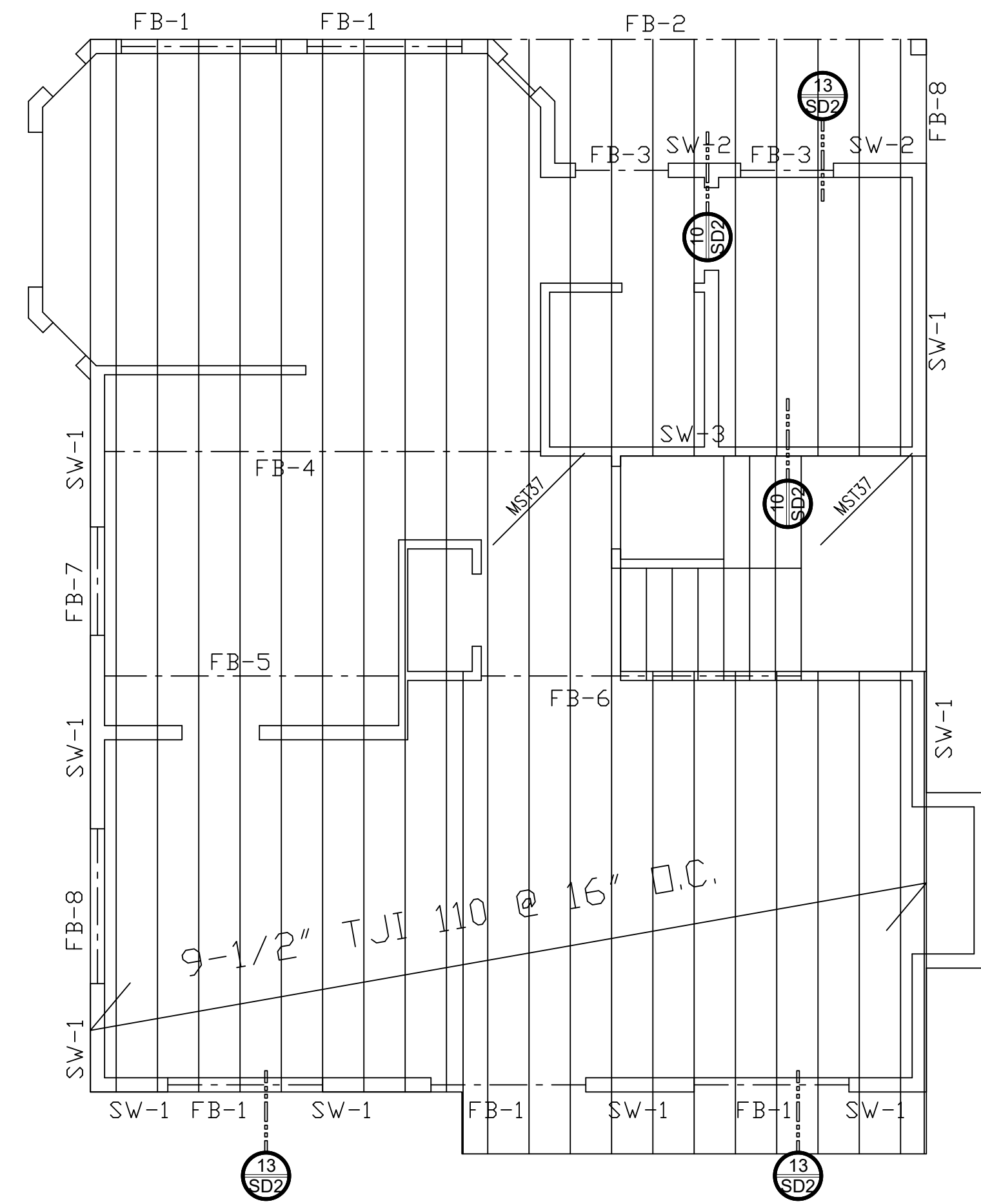
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURER'S SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURER'S SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.



Upper Floor Joist Layout

Beam Schedule	
FB-1	2- 2 x 8 DF
FB-2	3- 2 x 10 DF
FB-3	2- 2 x 6 DF
FB-4	2- 1-3/4" X 11-7/8" LVL
FB-5	2- 1-3/4" X 9-1/2" LVL
FB-6	2- 1-3/4" X 11-7/8" LVL
FB-7	2- 2 x 8 DF
FB-8	2- 2 x 10 DF

TRUSS/ GIRDER CONNECTION
USE SIMPSON HI OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS. INSTALL HI-2 OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VOT OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 4940 LBS.

PREFABRICATED ENGINEERED TRUSSES
TRUSS LAYOUT AND CALCULATIONS TO BE SUBMITTED TO YORK ENGINEERING FOR REVIEW PRIOR TO CONSTRUCTION.

HEADER TRIMMER CONNECTION
- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
- FOR HEADERS 5'-1" - 8'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
- USE (2) TRIMMERS
- FOR HEADERS 9'-18" LONG
- INSTALL TWO STRIP EA. END
- USE (2) TRIMMERS

SHEAR WALL NOTES
ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE
TYPE SHEATHING NAIL EDGE FIELD STAPLE EQ
TYPICAL 7/16" ONE SIDE 8d 6" O.C. 12" O.C. 166 @ 3" O.C.
SW-1 7/16" ONE SIDE 8d 4" O.C. 12" O.C. 166 @ 2" O.C.
SW-2 7/16" ONE SIDE 8d 3" O.C. 12" O.C. NOT ALLOWED
SW-3 7/16" ONE SIDE 8d 2" O.C. 12" O.C. NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

USE SIMPSON CS16 STRAPS 36" LONG 32" O.C. BETWEEN FLOORS OR ON RIM JOIST, OR EITHER DROP SHEATHING DOWN OVER RIM JOIST ON WALL BELOW OR CENTER ON SOLID RIM BOARD AND NAIL AS PER SCHEDULE. BLOCK ALL EDGES. EXTEND WAFER ACROSS GABLE END/WALL FRAMING JOINT

USE SIMPSON A35 TIES ON EACH CANT JOISTS TO BEARING WALL PLATE. INSTALL JOIST HANGERS AS PER MANUFACTURE SPECIFICATIONS.



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Scale: 1/4" = 1 Foot

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3,000 PSI CONCRETE										60,000 PSI STEEL									
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REIN.		HORIZONTAL WALL REIN.		ADDITIONAL REIN. FOR OPENINGS			MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REIN.		NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)				
			SIZE	SPACING	SIZE	SPACING	ABOVE	SIDES	BELOW			NO.	SIZE			NO.	SIZE		
2'-0" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	2'	6"	SEE FTO. SCHED.	3/4" X 10" @ 32" O.C.			
5'-1" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3'	6"	36" 4 #4 X CONT	SEE NOTE 8 BELOW 3/4" X 10" @ 32" O.C.			
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	4'	8"	42" 5 #4 X CONT	SEE NOTE 8 BELOW 3/4" X 10" @ 32" O.C.			
5'-1" TO 6'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	SEE FTO. SCHED.	3/4" X 10" @ 32" O.C.			
6'-1" TO 9'-0"	FLOOR	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	SEE FTO. SCHED.	3/4" X 10" @ 32" O.C.			
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	24" 2 #4 X CONT	USE MIN F-24 FOOTING 3/4" X 10" @ 24" O.C.			
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	30" 3 #4 X CONT	USE MIN F-30 FOOTING 3/4" X 10" @ 24" O.C.			
> 11'-0"																REQ. ENG.			

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL (THE REMAINING EQUALLY SPACED BETWEEN).
4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X 1/2" WASHERS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
8. LARGER FOOTINGS AND INCREASED FOUNDATION RE-INFORCEMENT SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO FOOTING SIZE SPECIFIED ON PLANS (MIN F-20) AND WALL RE-INFORCEMENT PLACED AT 24" O.C. VERTICAL AND 18" O.C. HORIZONTAL PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE A JOG IN THE FOUNDATION
B. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE 17 STEPS BELOW 5'-1" IN HEIGHT
C. UNBALANCED BACKFILL DOES NOT EXCEED 4'
9. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	2: # 4 BARS CONT.
F-18	18"	CONT.	10"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	3: # 4 BARS CONT.
F-30	30"	CONT.	10"	4: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
S-24	24"	24"	10"	3: # 4 BARS EACH WAY
S-30	30"	30"	10"	3: # 4 BARS EACH WAY
S-36	36"	36"	10"	4: # 4 BARS EACH WAY
S-42	42"	42"	12"	5: # 4 BARS EACH WAY
S-48	48"	48"	12"	6: # 4 BARS EACH WAY
S-60	60"	60"	12"	7: # 4 BARS EACH WAY

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 90% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (O.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. ALL CONG. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND A0 STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 45 BAR DIAMETERS (24" LAP FOR #4 BARS).

VERT & HORZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW WINDOW OPENING EXTENDING 24" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STRIX(R) STRAPS AS NOTED ON DRAWING.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2-2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

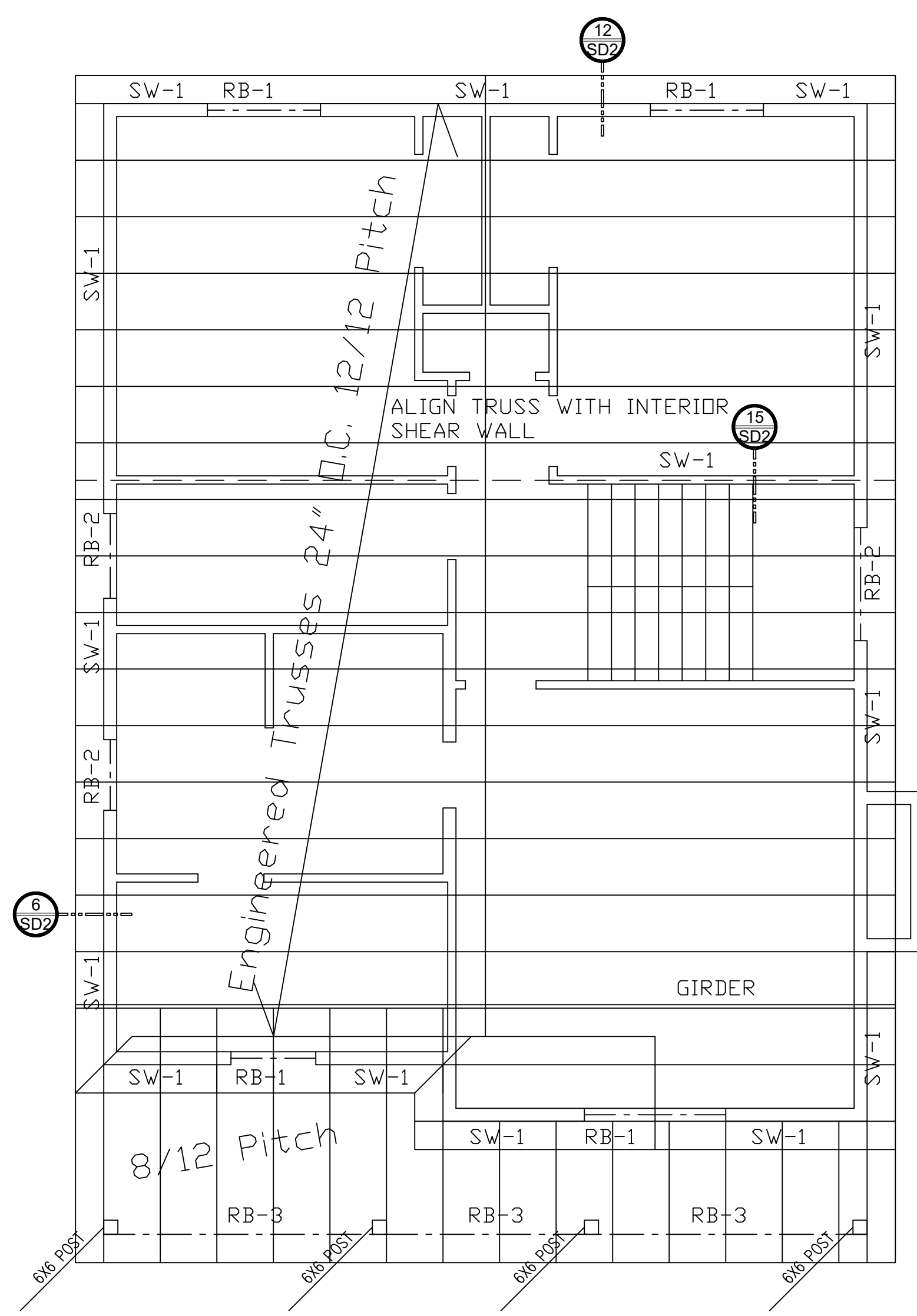
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.



Roof Truss Layout

Beam Schedule	
RB-1	2- 2 x 6 DF
RB-2	2- 2 x 8 DF
RB-3	2- 2 x 10 DF

TRUSS/ GIRDER CONNECTION
USE SIMPSON H1 OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS. INSTALL H16-2 OR EQUIV. STRAPS TO EA. END GRIDDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VOT OR EQUIV. STRAPS TO EA. END GRIDDERS IF UPLIFT LESS THAN 4940 LBS.

PREFABRICATED ENGINEERED TRUSSES
TRUSS LAYOUT AND CALCULATIONS TO BE SUBMITTED TO WORK ENGINEERING FOR REVIEW PRIOR TO CONSTRUCTION.

HEADER TRIMMER CONNECTION
- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
- FOR HEADERS 5'-1" - 8'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
- USE (2) TRIMMERS
- FOR HEADERS 9'-18" LONG
- INSTALL TWO STRIP EA. END
- USE (2) TRIMMERS

SHEAR WALL NOTES
ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

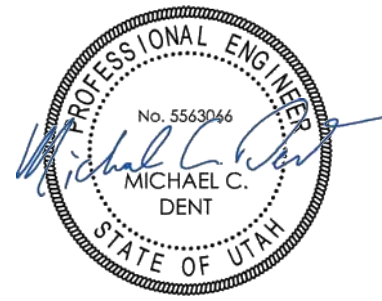
SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	166 @ 3" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	166 @ 2" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

USE SIMPSON CS16 STRAPS 36" LONG 32" O.C. BETWEEN FLOORS OR ON RIM JOIST, OR EITHER DROP SHEATHING DOWN OVER RIM JOIST ON WALL BELOW OR CENTER ON SOLID RIM BOARD AND NAIL AS PER SCHEDULE. BLOCK ALL EDGES. EXTEND WAFER ACROSS GABLE END/WALL FRAMING JOINT

USE SIMPSON A35 TIES ON EACH CANT JOISTS TO BEARING WALL PLATE. INSTALL JOIST HANGERS AS PER MANUFACTURE SPECIFICATIONS.



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WINDOWS

- Basement & Sleeping Rooms - Below the fourth story, shall have at least one operable window or exterior door approved for emergency escape or rescue. Same shall have a minimum net clear of 5.7 square feet. Shall have a minimum net clear opening height dimension of 24". Shall have a minimum net clear opening width dimension of 20". Shall have finished sill height of not more than 44" above the finished floor.
- Escape & Rescue Windows - Shall have a window well if finished sill height below the adjacent ground elevation. The clear horizontal dimensions of the window well shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36". Window wells with vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6".
- Glass Size - 10% of square feet.
- Ventilation - 5% of square feet.
- Glazing - All doors, enclosures for bathtubs, showers, hot tubs, saunas, whirlpools, and steam rooms shall be impact resistant. Glazing in any portion of a building wall enclosing the compartments where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet shall be impact resistant.
- Glazing - In all fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface shall be impact resistant.
- Glazing - In all individual fixed or operable panels, other than stated above, shall be impact resistant when it meets all of the following conditions: Exposed area of an individual pane is greater than 9 square feet; Exposed bottom edge is less than 18" above floor; Exposed top edge is greater than 36" above the floor; One or more walking surfaces are within 36" horizontally of the plane of the glazing.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bath tubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Glazing that is more than 60" horizontally from the waters edge of a hot tub, whirlpool tub, or bath tub need not comply with this section.
- All U-factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer, per section 1021.3 of the 2008 IECC. U-factors are .25 or less.
- Window labels: F=Fixed C=Casement SH=Single Hung SV=Slider
- All habitable rooms shall be provided with natural ventilation by means of operable exterior openings with an area of not less than 4 percent of the floor area of such rooms. IRC R303.
- Exceptions: The glazed area need not be operable where the opening is not required by Sections R310 and an approved mechanical ventilation system capable of production 0.35 air change per hour in the room is installed or a water-tight mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) x 7.8L/s per occupant computed on the basis of two occupants for the first bedroom.

BATHROOM

- Shower and Bathtub Enclosures - Fully tempered. Laminated safety glass or approved plastic.
- Glazing - All within 5' of shower or tub to be tempered.
- Shower - Height to be not less than 70". Compartment shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30" diameter circle. Threshold shall be of sufficient width to accommodate a minimum of 22" tempered door that swings out.
- Material - All material in tub or shower enclosure shall be of type not adversely affected by moisture.

FIREPLACE

Solid fuel burning fireplace to have 16" hearth extension.

CHIMNEY

- All fireplace chimneys shall extend at least 2" above roof opening, or any part of the building within 10'. Fire blocking required at each floor level.
- If a factory-built chimney is to be used for a fireplace and if a chimney will have an offset, the chimney must be at an angle of more than 30 degrees from the vertical and the assembly will not contain more than 4 elbows. IRC R105.7.

FRAMING & SHEATHING

- Studs - Maximum of 16" O.C.
- Floor Sheathing - 3/4" T&G 40/20 OSB nailed with 8d nails 6" O.C. at all panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10" O.C.
- Sheathing - Nails shall be a minimum of 3/8" from panel edge.
- Floor Joists - Blocked at all bearing points.
- Wall Sheathing - 2x4 blocking at all horizontal edges. Use 8d nails 6" O.C. at edges, and 10" O.C. in field.
- Wall Sheathing - Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
- Roof Sheathing - 7/16" OSB nailed with 8d nails 6" O.C. at panel edges, and 12" O.C. in field.
- Blocking - Solid 2" nominal blocking at ends or points of support of all wood joists and trusses.
- Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
- Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
- Staples - May be substituted for nails at rate equal to load values.
- Solid Bearing - Through floor systems and posts down to concrete footings.
- Attic Access - 22" x 30" with a switched light in attic space. 30" headroom required.
- Basement Ceiling - Minimum unfinished height of 7' 6".
- Structural framing for all exterior decks, which are not sheltered by the roof or eaves, shall be constructed with naturally durable wood or pressure-preservative-treated wood as required by IRC R317.1.3 This would include the deck support joists and beams.
- All fasteners installed into preservative treated wood are to be zinc coated or treated as required by IRC R317.3.

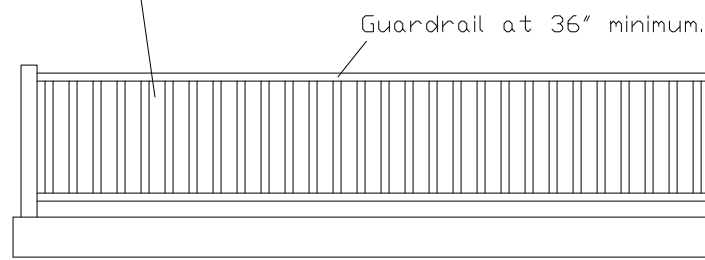
MECHANICAL

- All heating and ventilating equipment shall be installed in accordance with current mechanical code requirements.
- HVAC system shall be designed by mechanical contractor.
- Heat loss calculations and MECC Check to be performed by mechanical contractor.
- Provide 6' clearance from combustible on side of furnace and 30" working space in front of all heating controls.
- Provide fresh air for combustion by ducts leading from gas appliance enclosure to outside of building. Mechanical system provider to determine size of duct required by mechanical code. Cover inlets with corrosion resistant metal insect screen. Vents shall terminate 4" below of 48" horizontally and at least 12" above a door, operable window, or gravity inlet into building.
- Combustion air shall be supplied for one vertical or horizontal opening, which has an area of 1 square inch per 3,000 BTU/H of the total input rating of all appliances within the space. IRC G407.6.2
- Heating duct joints shall be mechanically secured using at least 3 sheet metal screws evenly spaced. Support ducts with approved metal hangers.
- Flue vents and exhaust vents shall be at least 36" above and outside air inlet located 10' - 0" and at least 4' - 0" from a property line.
- All restrooms to be provided with an exhaust fan capable of providing 5 air changes per hour.
- Dwelling to garage openings and penetrations with ducts and plumbing penetrations through walls or ceilings separating the dwelling from the garage shall be protected in accordance with R302.5.
- A water heater or furnace located in a garage will be elevated a minimum of 18" and be enclosed inside of walls to protect from vehicular impact. IRC M303.7 IRC P2801.7
- Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. IRC M411.3
- A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result from overflow from the equipment drain pan or sumpage in the condensate drain piping or stoppage in the condensate drain piping. Drain piping shall be minimum of 3/4 inch (19.1 mm) nominal pipe size. IRC M411.2.1 IRC M411.3
- Clothes dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35 feet. Maximum length of duct shall be reduced 2-1/2' for each 45 degree bend or 5 feet for each 90 degree bend. Duct shall be a minimum nominal size of 4". IRC M1502.4.4 (and State Amendment).
- All buildings are considered to be unusually tight construction and all combustion air to rooms or spaces containing fuel-burning appliances shall be obtained from the outdoors or from spaces freely communicating with the outdoors. IRC M2407.1

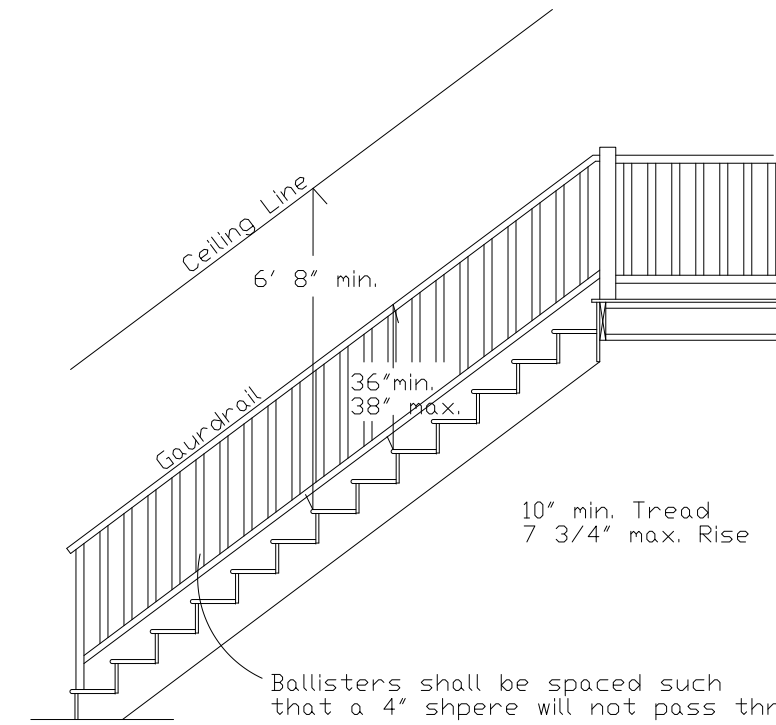
STAIR & HANDRAIL

- Risers - 4" minimum and 7 3/4" maximum height.
- Treads - Minimum of 10" depth.
- Headroom - Minimum 6' 8" clearance.
- Handrails - Required on all stairways having more than 3 risers.
- Handrails - Placed not less than 34" and not more than 38" high. Continuous and full length of stairs.
- Guardrails - Required at all landings, decks, or floor levels more than 30" above finished grade. Minimum height 36".
- Ballisters - For handrails and guardrails shall be spaced such that a 4" sphere will not pass through.
- Enclosed Usable Space under Stairway - Shall have walls and soffits protected on the enclosed side as required for 1-hour fire-resistive construction.

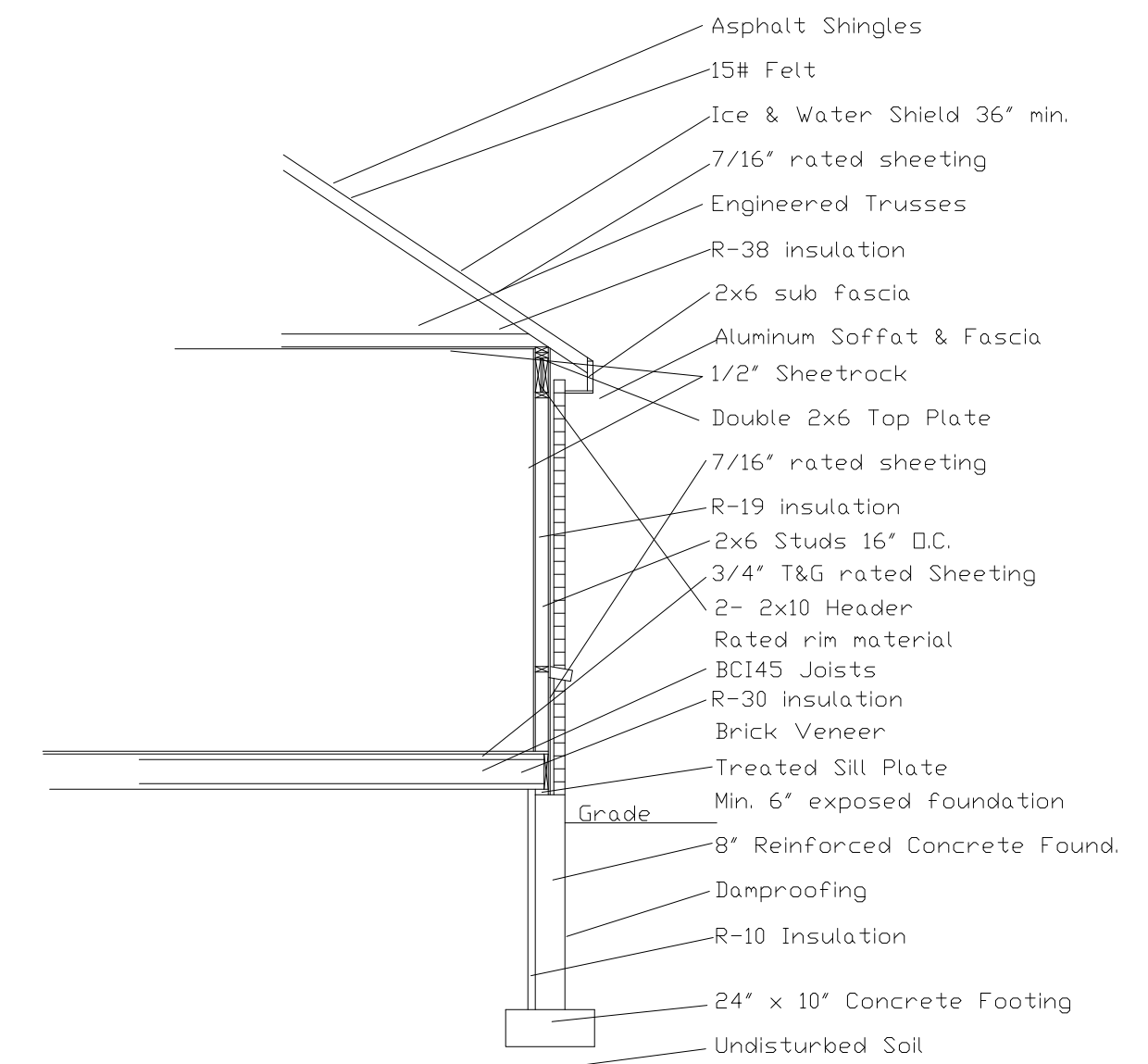
Ballisters shall be spaced such that a 4" sphere will not pass through.



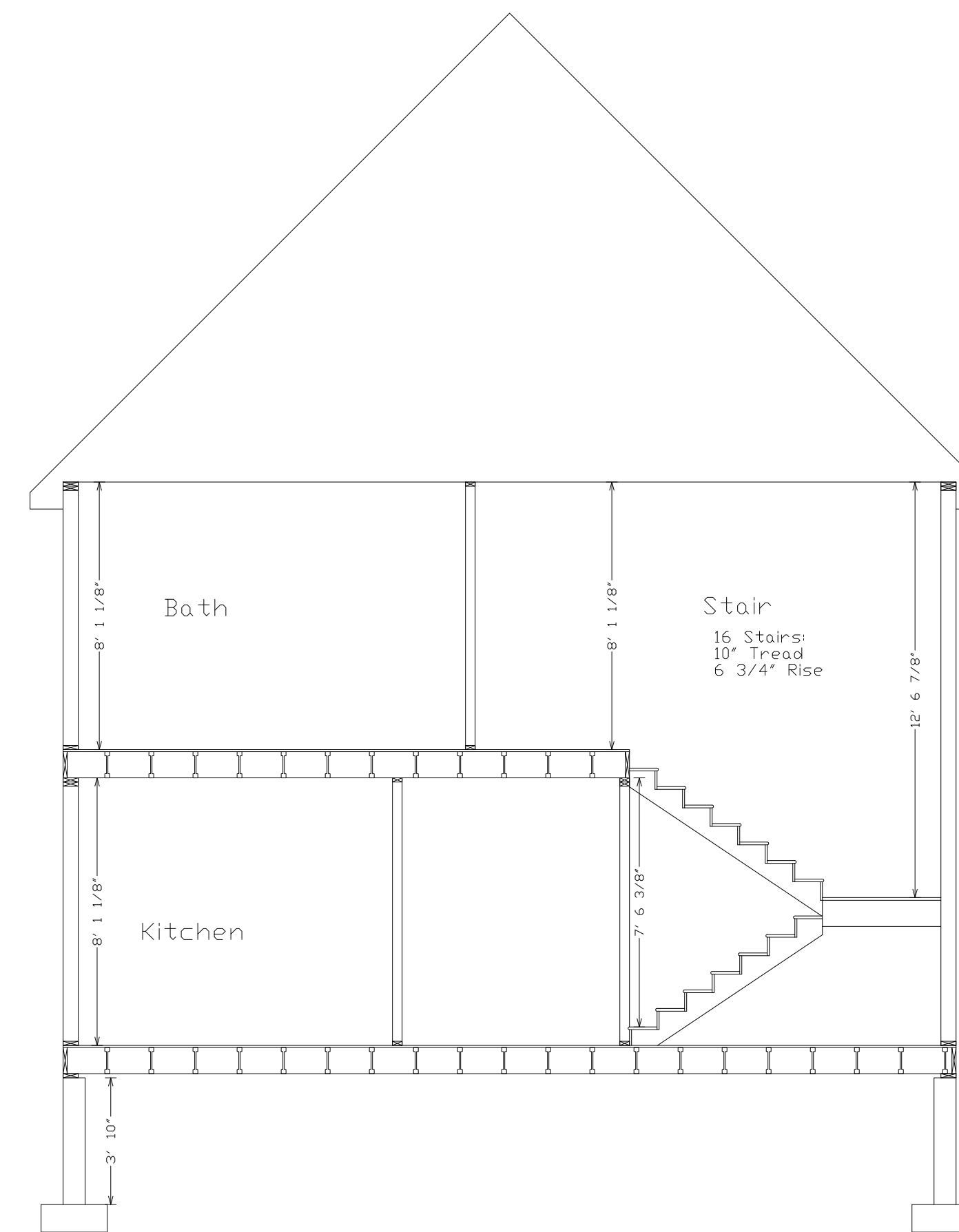
Guardrail Detail



Stair Detail



Wall Detail



Cross Section

Homeowner:
Brian Wilson
801 791-1813

General Contractor:

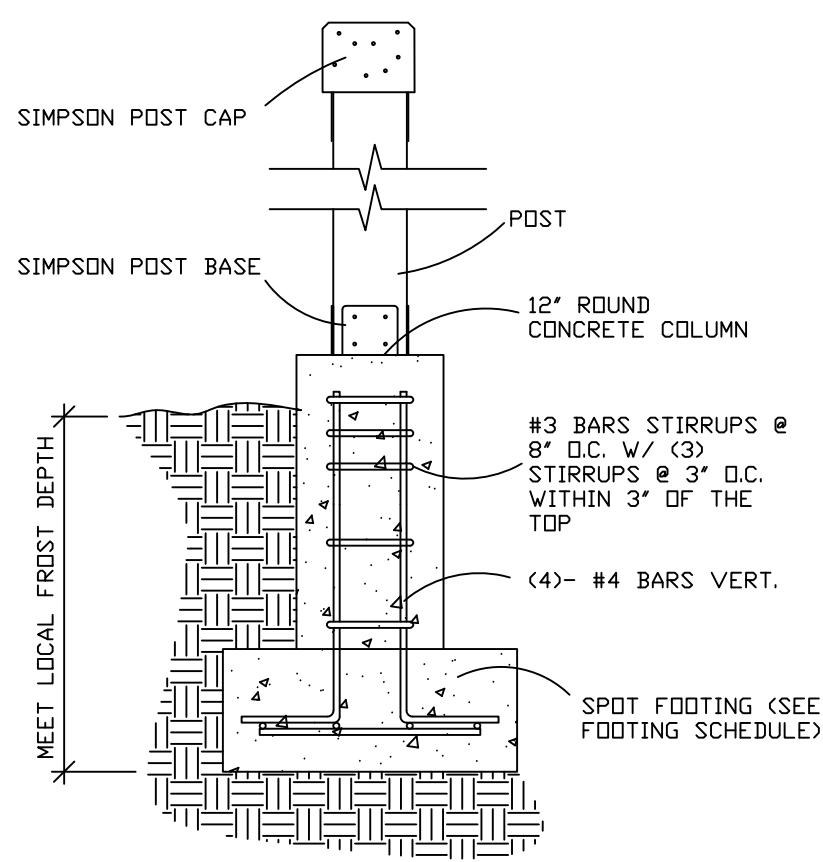
WILSON RESIDENCE
1537 South 8900 East
Huntsville, Utah

DESCRIPTION:
CROSS SECTION

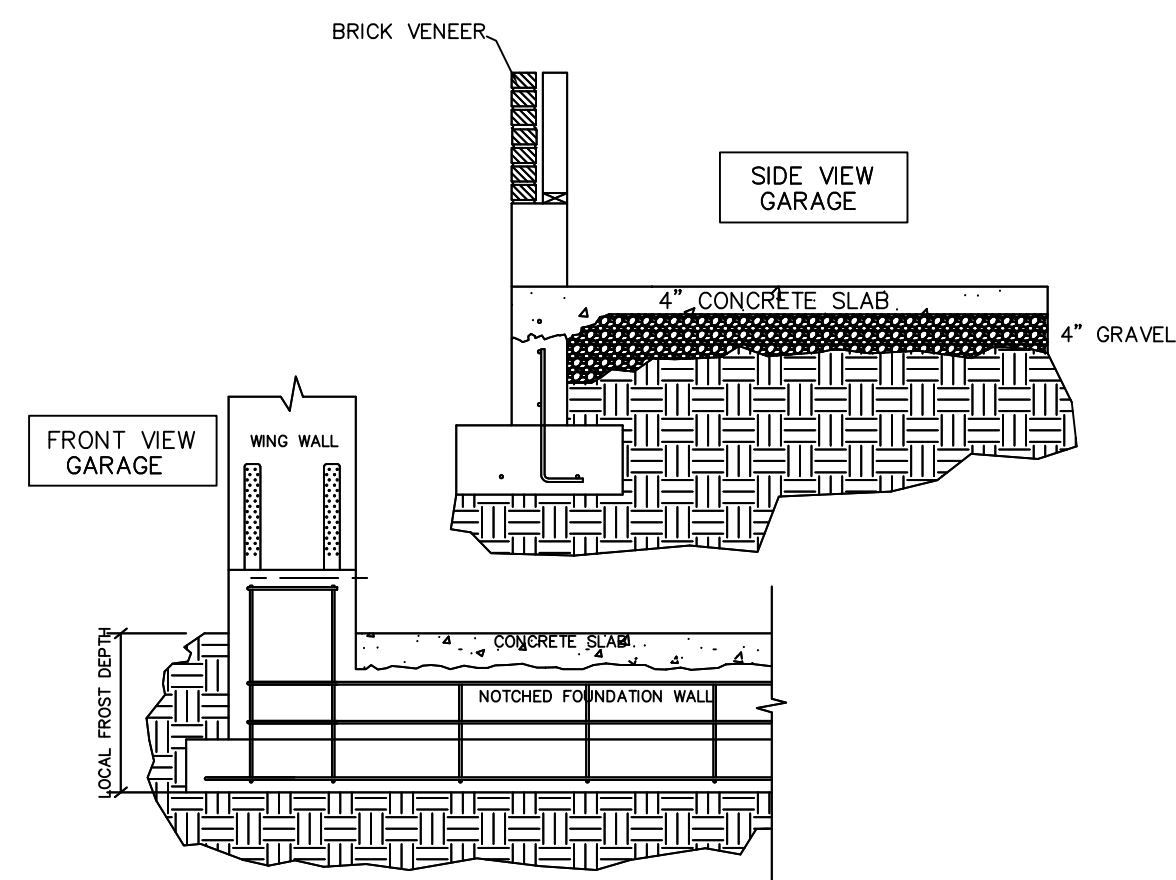
Scale: 1/4" = 1 Foot

Creative
Line
L.L.C.
Custom Home
Solutions
CreativeLinePlans.com

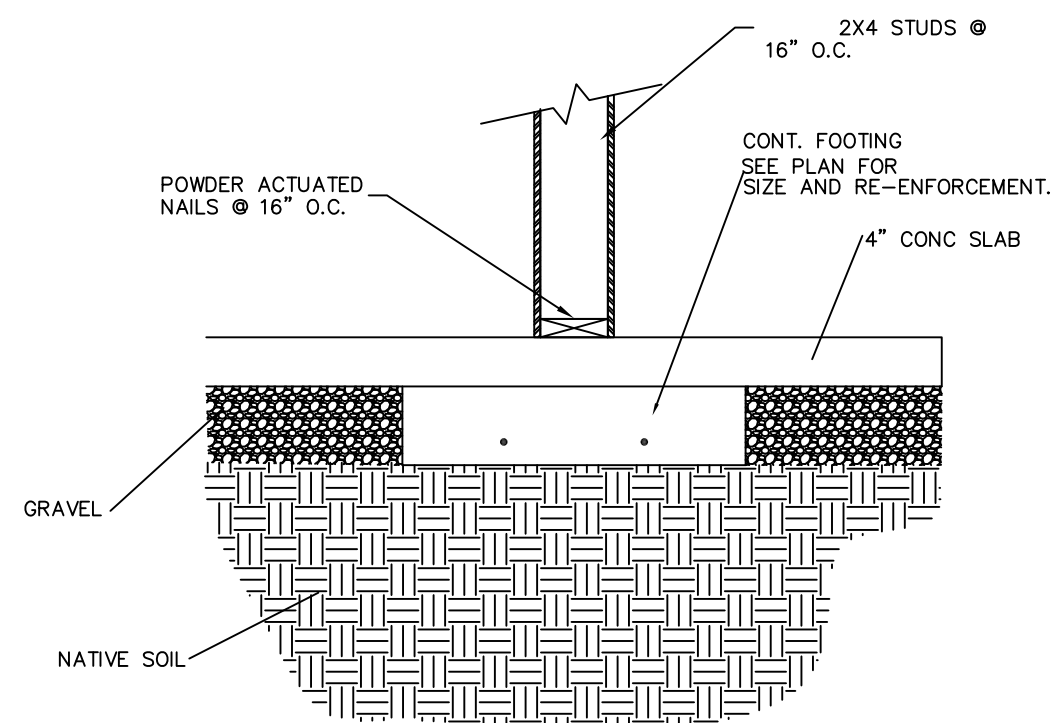
©Ashlie Hull
801 628-7041



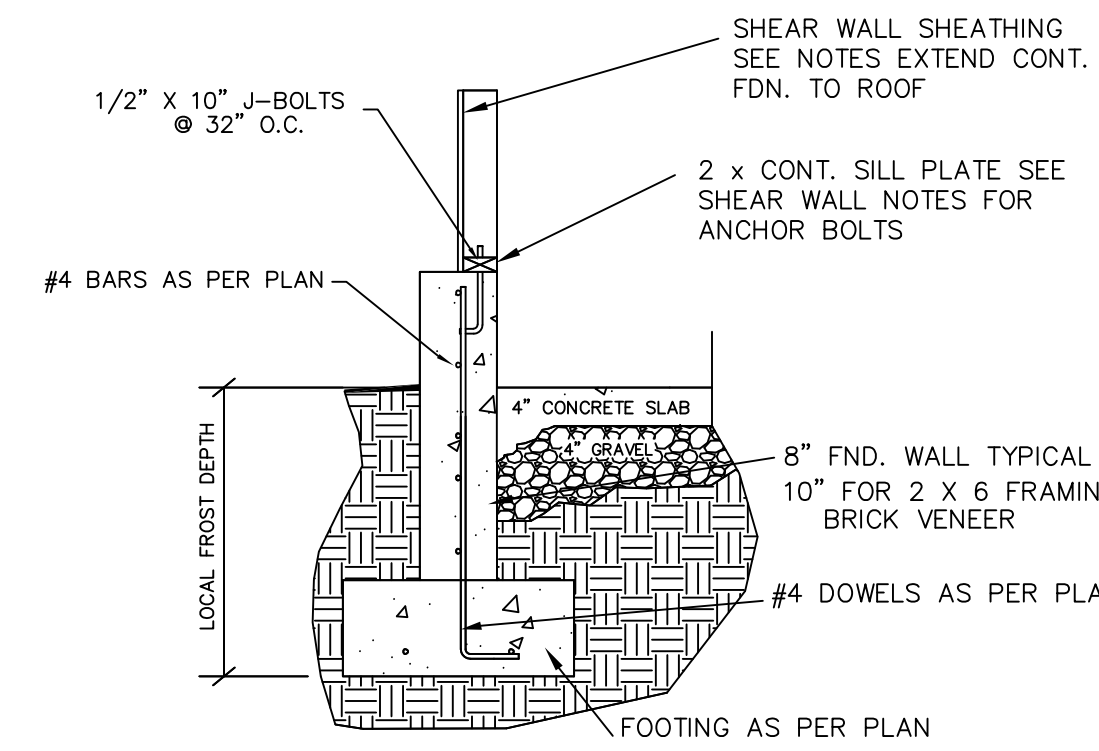
1 PATIO POST FTG. DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



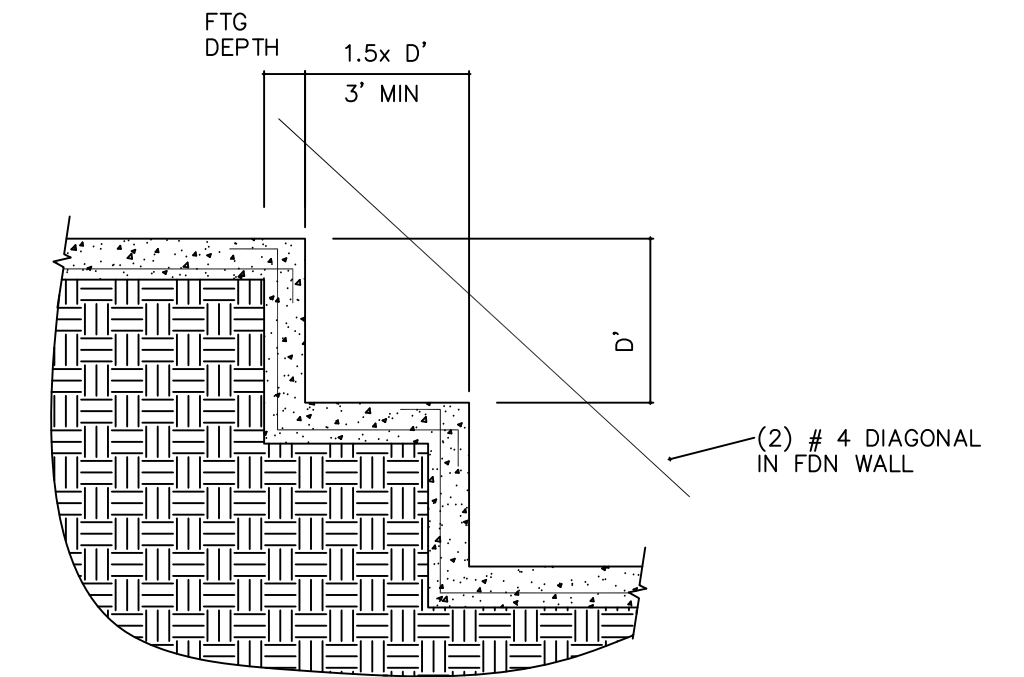
2 GARAGE SLAB TO FOUND. CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



3 INTERIOR BEARING WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



4 FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



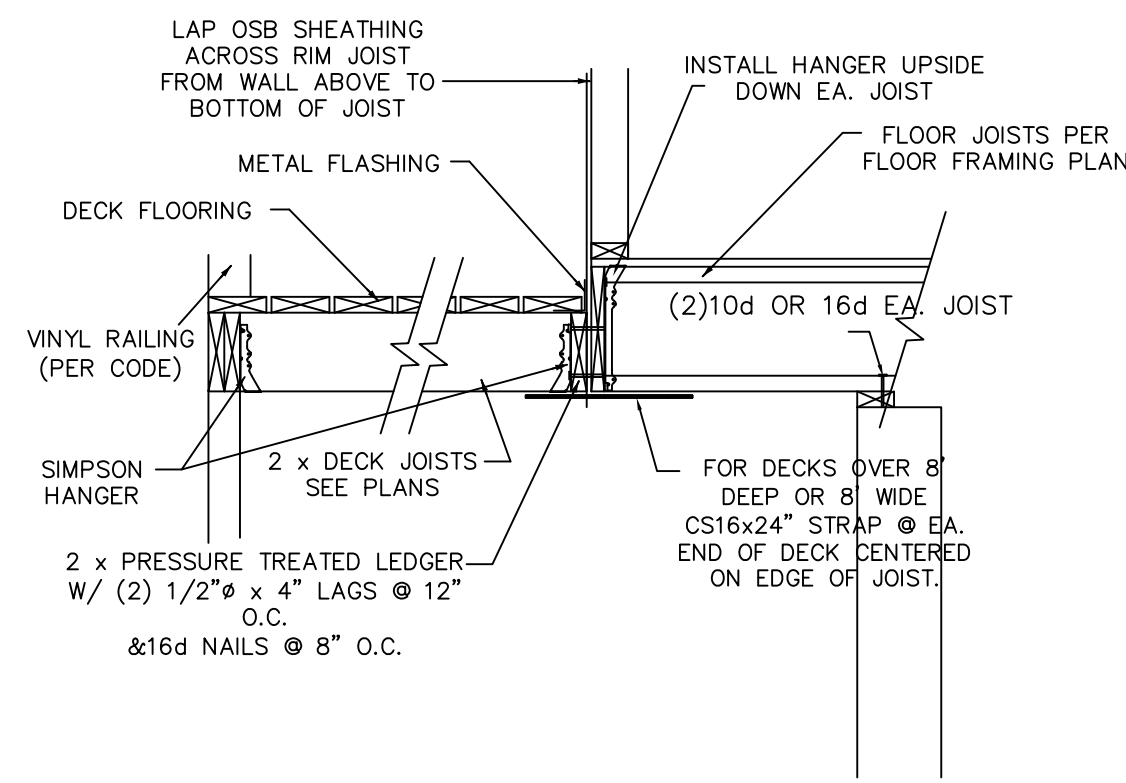
5 FOOTING STEP DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:

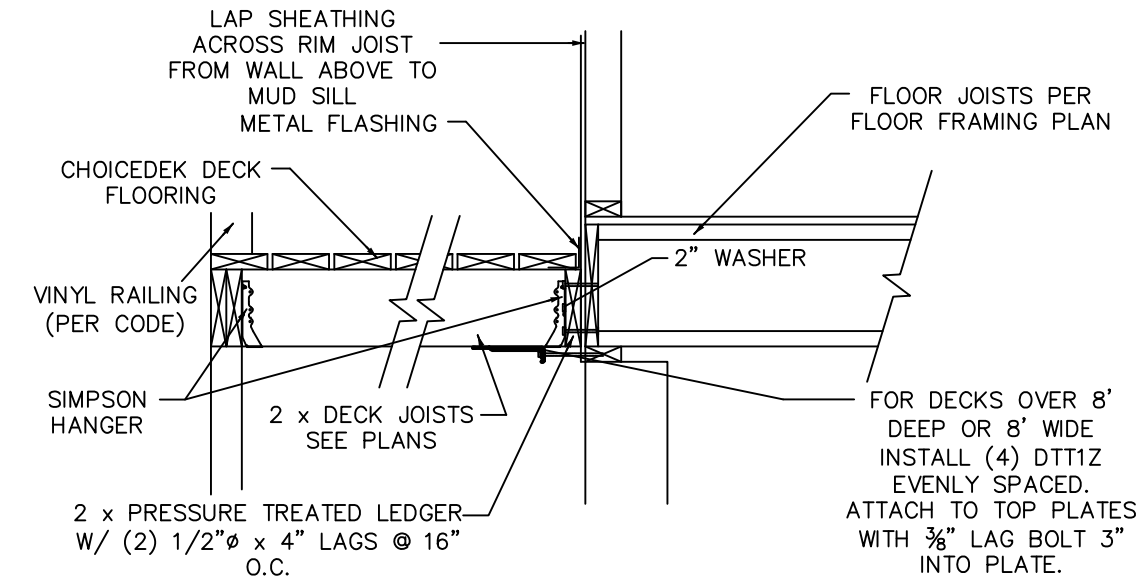
HEIGHT	STUD FRAMING
0' TO 10'	2x4's @ 16" o.c.
10' TO 12'	2x4's @ 12" o.c.
0' TO 12'	2x6's @ 24" o.c.
12' TO 14'	2x6's @ 16" o.c.
14' TO 16'	2x6's @ 12" o.c.
16' TO 20'	2x6 LSL's @ 12" o.c.

WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 6' WIDE TO BE SPECIFIED BY ENGINEER. USE DBL KING STUDS ON ALL WALLS 10' HIGH. USE 2X6 STUDS FOR ALL WALLS SUPPORTING OVER TWO LOADS.

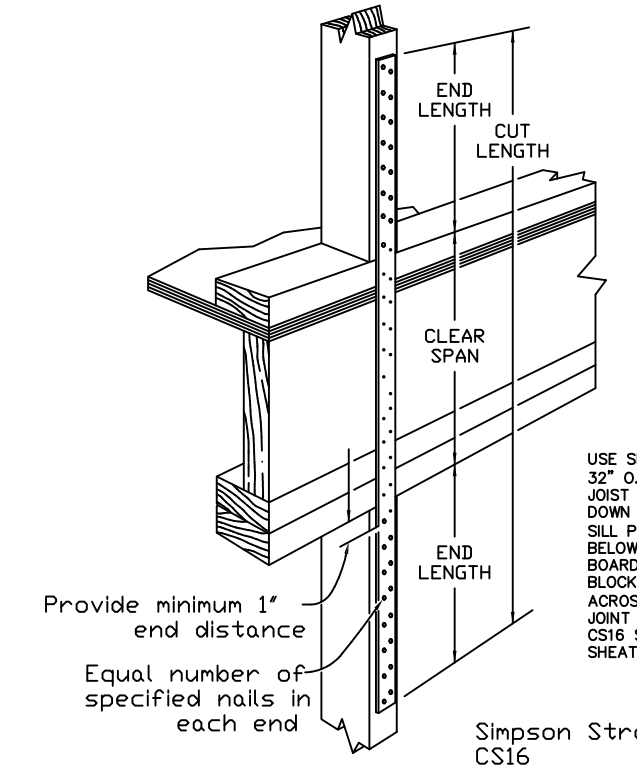
6 STUD HEIGHT/SIZE
NTS
TYPICAL DETAIL, USE WHEN APPLIES



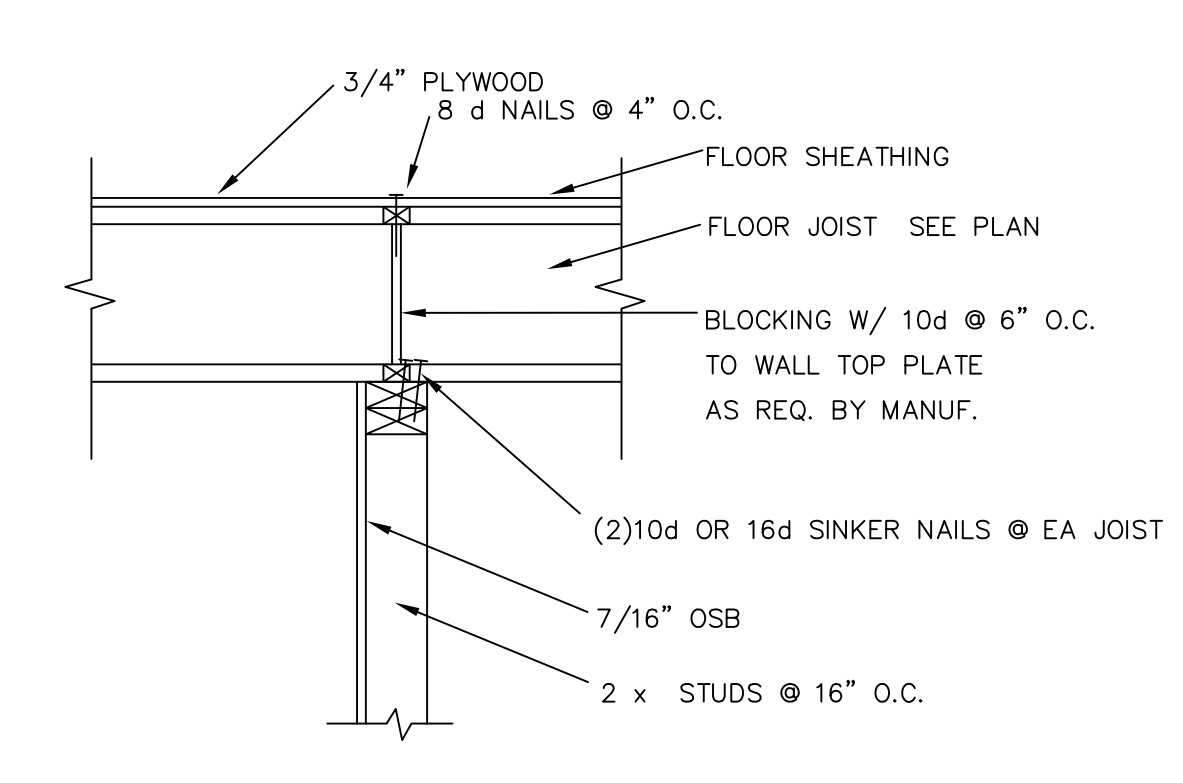
7 DECK LEDGER TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



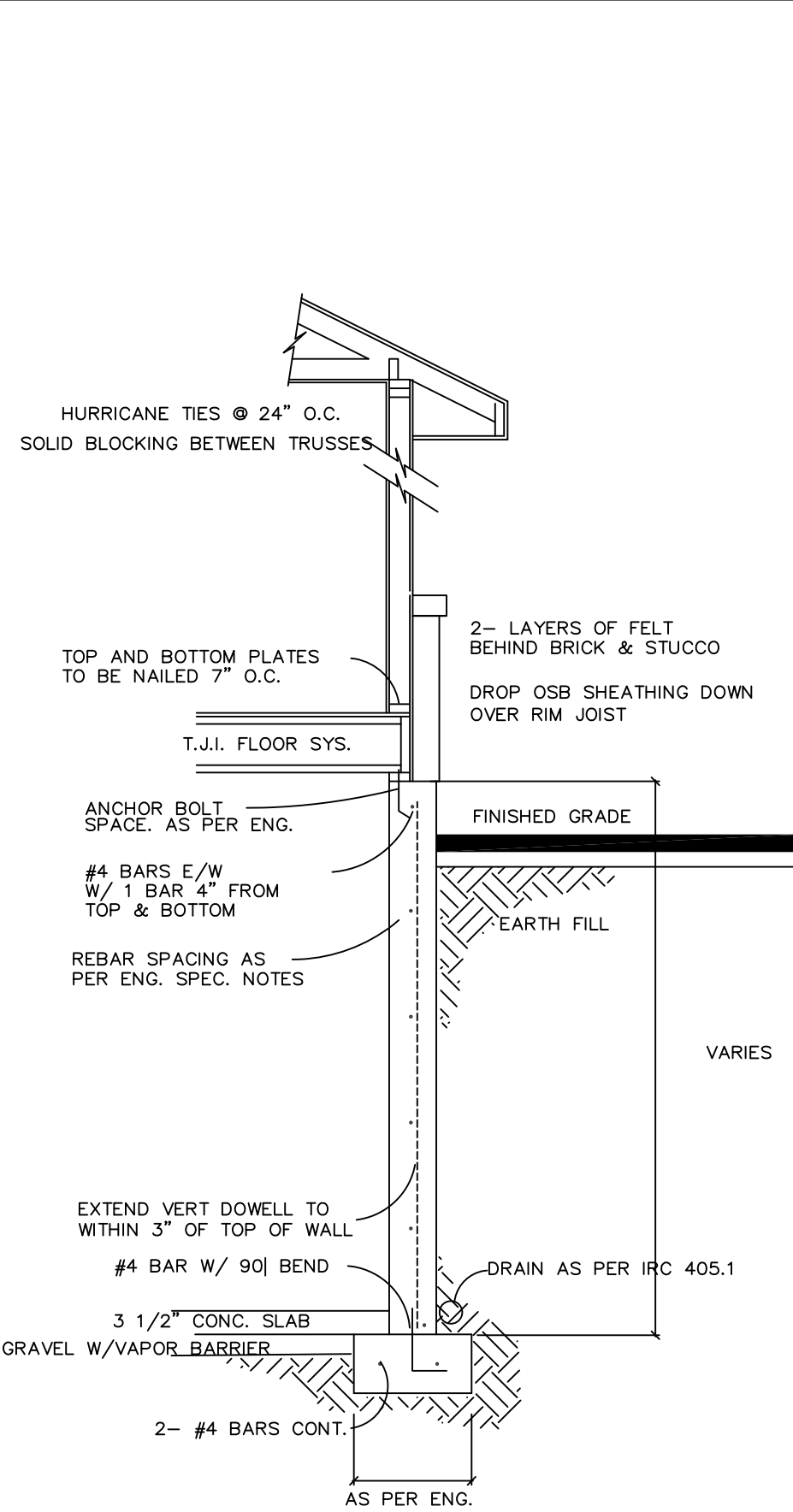
8 DECK ATTACHMENT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



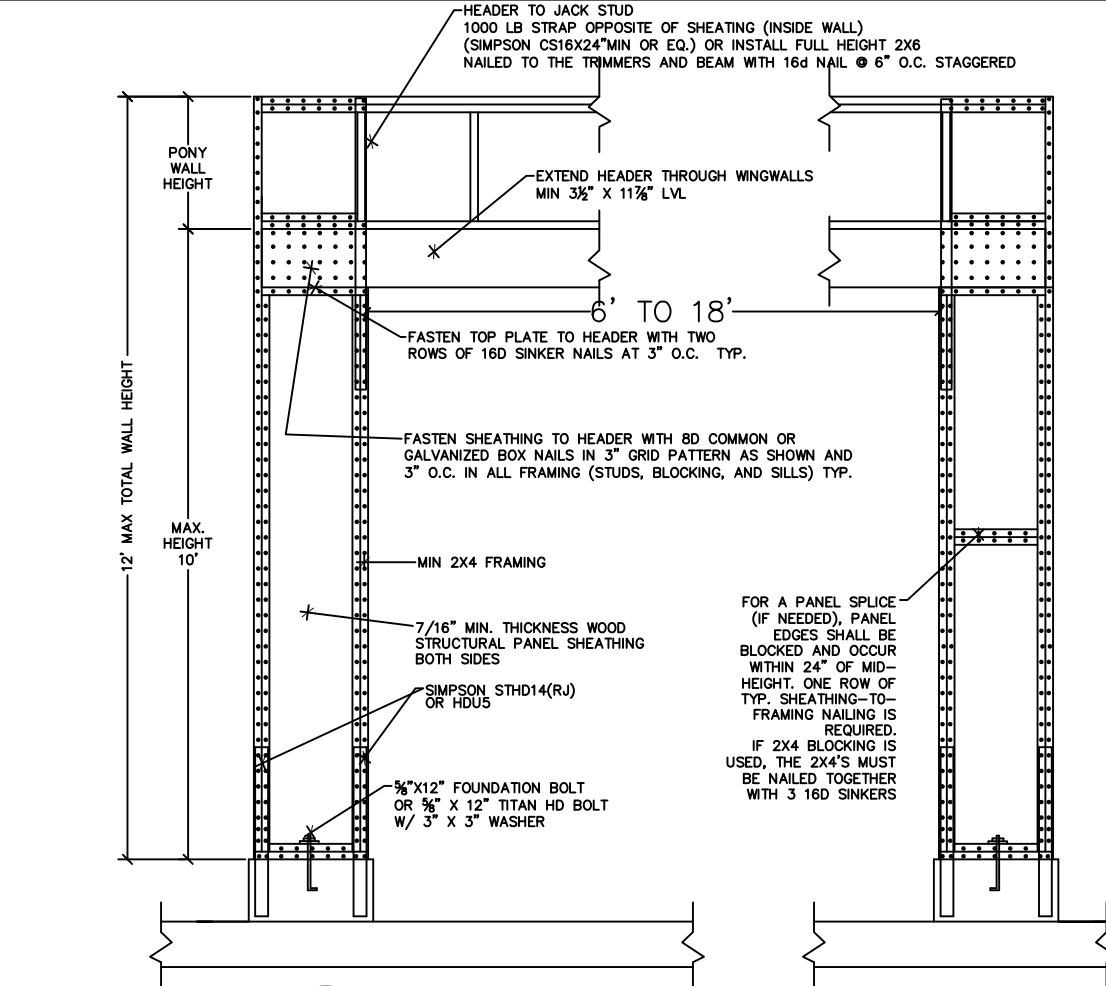
9 TYP. CS16 DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



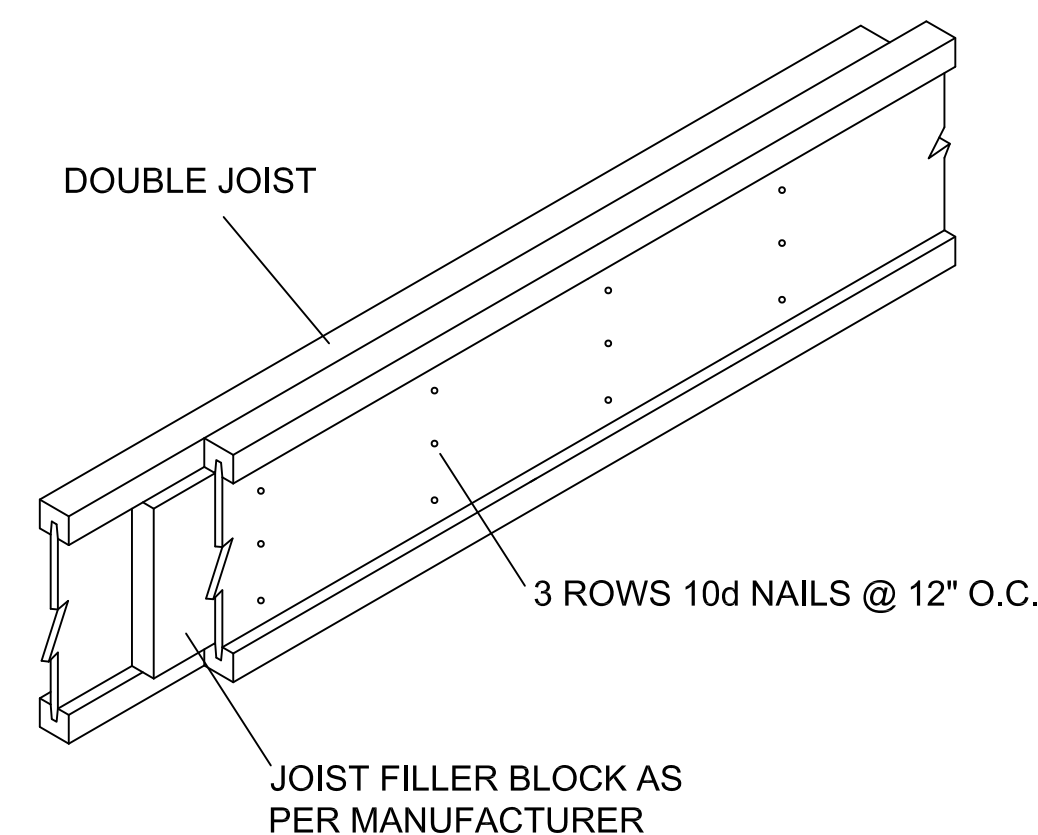
10 INTERIOR SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



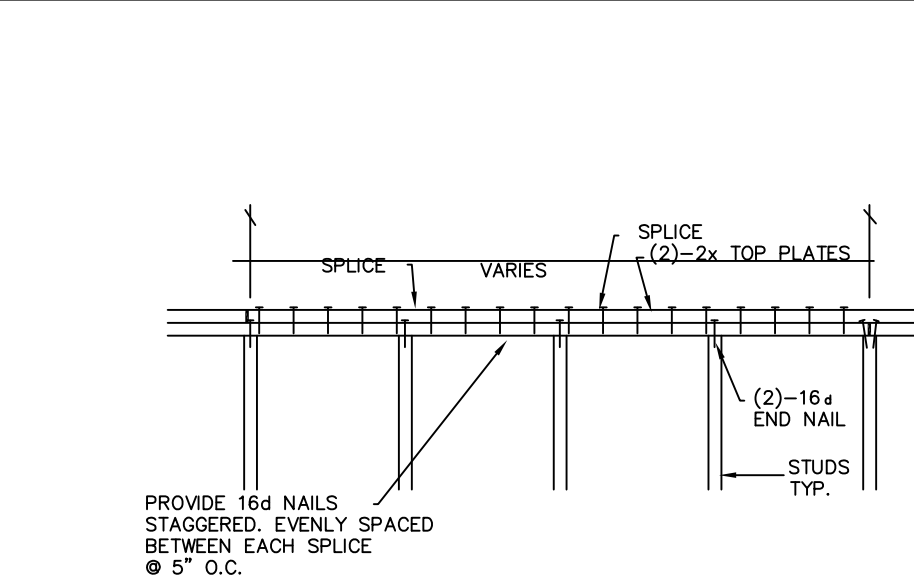
11 TYP. WALL SECTION
NTS



12 PORTAL FRAME 1ST STORY
NTS
USE ONLY IF CALLED OUT ON PLANS



14 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



13 TYP. TOP PLATE NAILING
NTS
TYPICAL DETAIL, USE WHEN APPLIES

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH. CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (G.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 30 BAR DIAMETERS.

VERT & HORIZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORIZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW WINDOW OPENING EXTENDING 36" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STHDX(R) STRAPS AS NOTED ON DRAWING.

OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

THE CONTRACTOR SHALL USE THE FOLLOWING LUMBER GRADES UNLESS OTHERWISE NOTED:

JOISTS	DOUG FIR #2 & BTR
PARALLAMS	PER MANUF. SPEC.
HEADERS	DOUG FIR #2 & BTR
PRE-FAB TRUSSES & JOIST BEARING WALL STUDS	PER MANUF. SPEC.
SILL PLATES	DOUG FIR #2 & BTR
POSTS	PRESSURE TREATED DOUG FIR #2 & BTR
EXT DECK JOIST & BEAMS	PRESSURE TREATED DOUG FIR #2 & BTR

EACH PIECE OF STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED WITH A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING, AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

THE SIZING AND SURFACING OF ALL LUMBER EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE SHALL BE MILL SIZED AND SURFACED ON 4 SIDES. ALL LUMBER SHALL BE STRAIGHT STOCK FREE FROM WARPS AND SINGLE LENGTH PIECES. SPLICING SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.

LUMBER SHALL BE AT LEAST OF THE GRADES NOTED ABOVE UNLESS OTHERWISE NOTED ON THE PLANS. ALL LUMBER SHALL BE SURFACED AND FREE OF HEART CENTER. LUMBER SHALL MEET SPECS AND COMMERCIAL GRADE AS INDICATED ON THE PLANS AND THE DESIGN VALUES FOR VISUALLY GRADED LUMBER IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, WHEREVER IS GREATER. BASE VALUES SHOWN MAY BE ADJUSTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION. DF INDICATES DOUGLAS FIR, HF INDICATES HEM FIR, RD INDICATES REDWOOD, AND SDF INDICATES SPRUCE PINE FIR.

USE APPROPRIATE SIMPSON TIES/HARDWARE TO CONNECT ALL HEADERS TO POST OR TRIMMERS FOR ALL HEADERS 6' LONG AND LONGER. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 16d @ 12" O.C. TWO ROWS.

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORIZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW OR BREAK UPPER AND LOWER SHEATHING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2:2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB W/ 16d NAILS @ 6" O.C.

FRAMING AND SHEATHING CONTINUED

LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING UNLESS SHOWN OTHERWISE ON THE PLANS. SHEATHING IS LAY WITH FACE GRAIN PARALLEL TO FRAMING, 5 PLY MINIMUM SHEATHING SHALL BE USED. SHEATHING SHALL CONFORM TO APA STANDARDS PS-1 AND NER-108 EXPOSURE. USE AS FOLLOWS UNLESS OTHERWISE NOTED IN PLANS.

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

THE CONTRACTOR SHALL FOLLOW THE MINIMUM NAILING SCHEDULE LISTED IN THE NDS TABLE 3.2.1. USE COMMON NAILS WHEREVER NAILS ARE SPECIFIED FOR SHEAR WALLS OR DIAPHRAGMS. SINKERS MAY BE USED IN ALL OTHER LOCATIONS.

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL BEARING OR SHEAR WALLS PARALLEL TO DIRECTION OF FRAMING. PROVIDE DOUBLE FLOOR JOISTS UNDER WINDOW AND DOOR TRIMMERS AND AT OUTSIDE EDGES OF ALL CANTILEVERED FLOOR SECTIONS.

BOLTS SHALL BE INSTALLED IN HOLES BORED 1/8" LARGER THAN THE BOLT DIAMETER. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE 3" X 3" X 1/2" OUT STEEL WASHERS UNDER ALL HEADS AND NUTS. NUTS SHALL BE SCREWED TIGHT. COUNTER BORE FOR HEADS AND NUTS ONLY WHERE NOTED ON THE DRAWINGS AND THEN ONLY TO SUFFICIENT DEPTH TO FLUSH NUT OR HEAD. CUT OFF EXCESSIVE BOLT LENGTH AS REQUIRED AND NICK THE BOLT THREADS TO PREVENT NUT MOVEMENT OR LOOSENING.

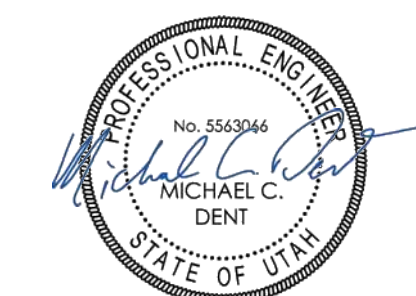
CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS. USE METAL HURRICANE CLIPS EACH END OF EACH TRUSS.

ALL ROUGH HARDWARE, JOIST HANGERS, STRAPS, POST CAPS ETC. SHALL BE MANUFACTURED BY SIMPSON COMPANY OR AN APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.

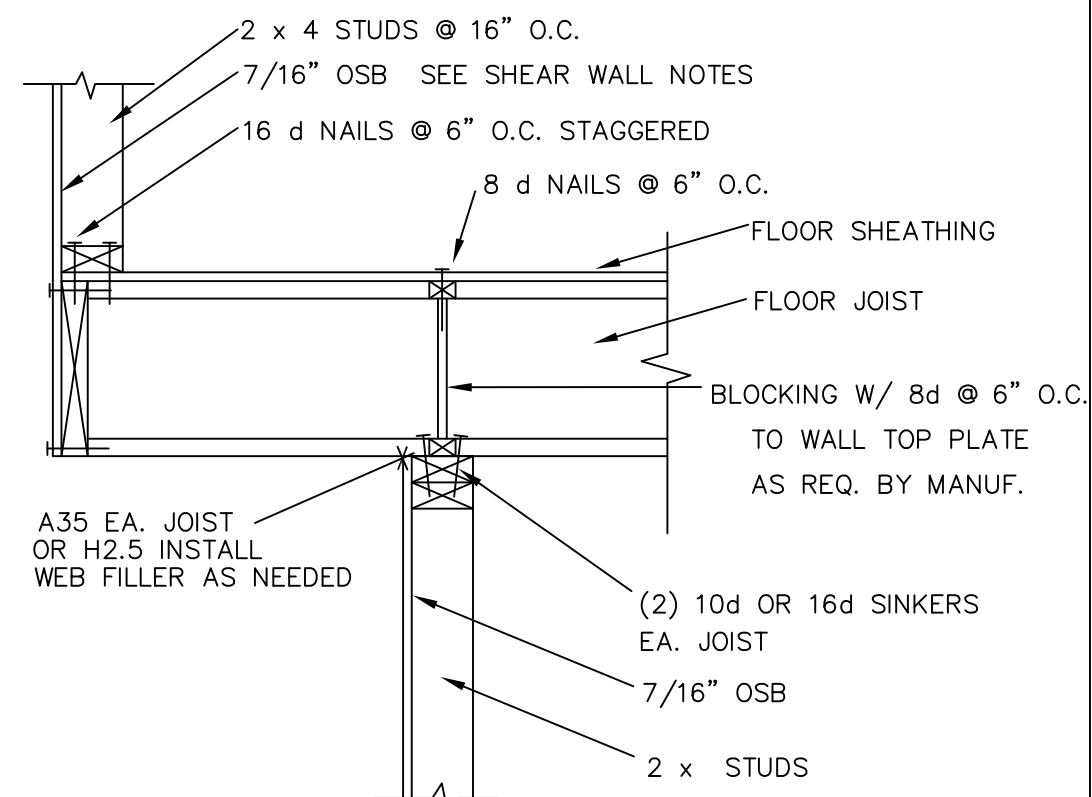
ALL FASTENERS WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MET THE REQUIREMENTS OF IBC 2304.9.5



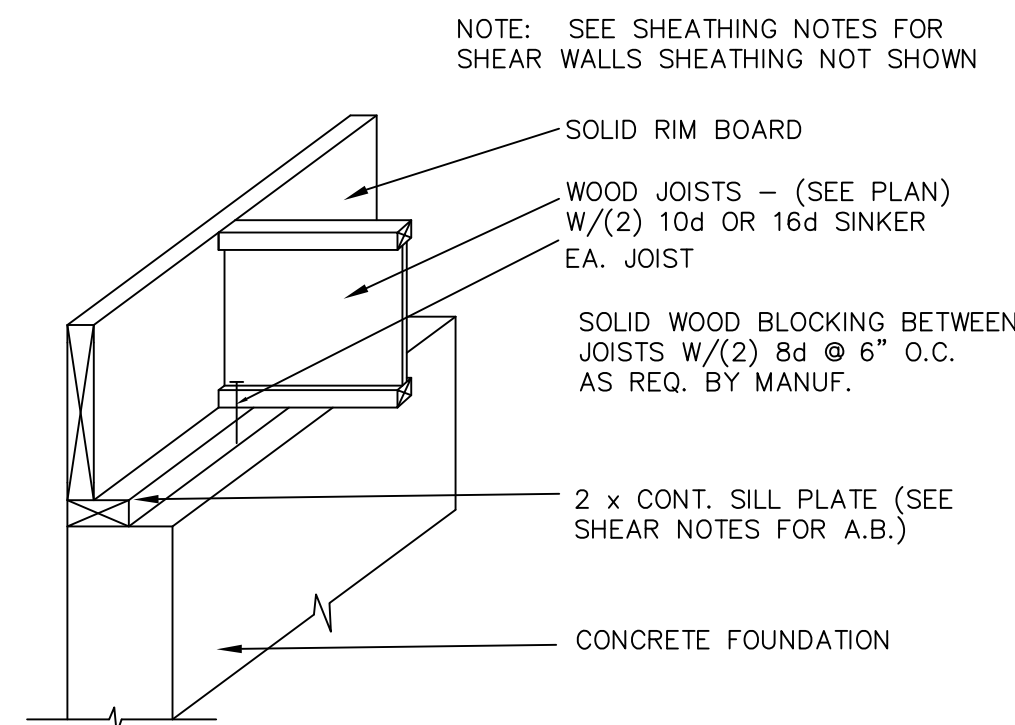
Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-3501

SD1

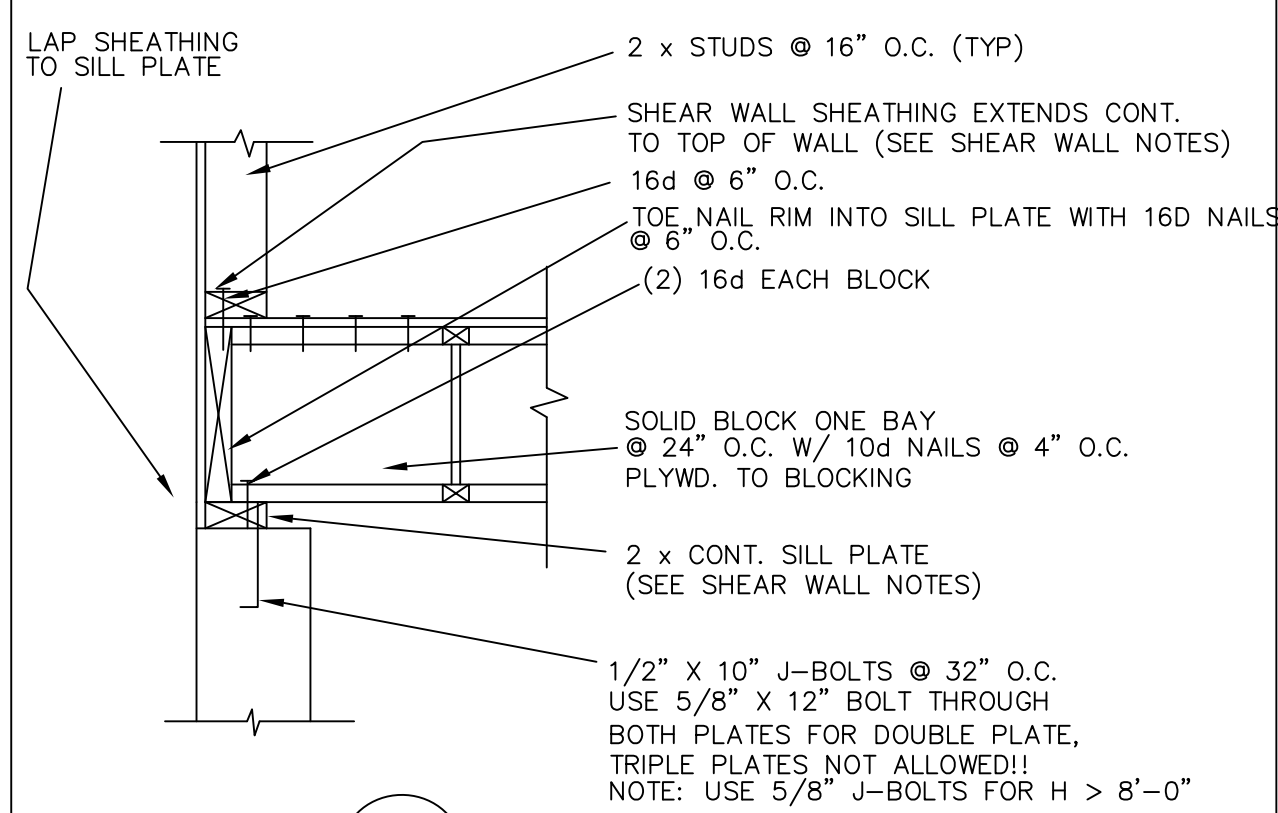
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE ON PLAN ON ALL APPLICABLE AREAS



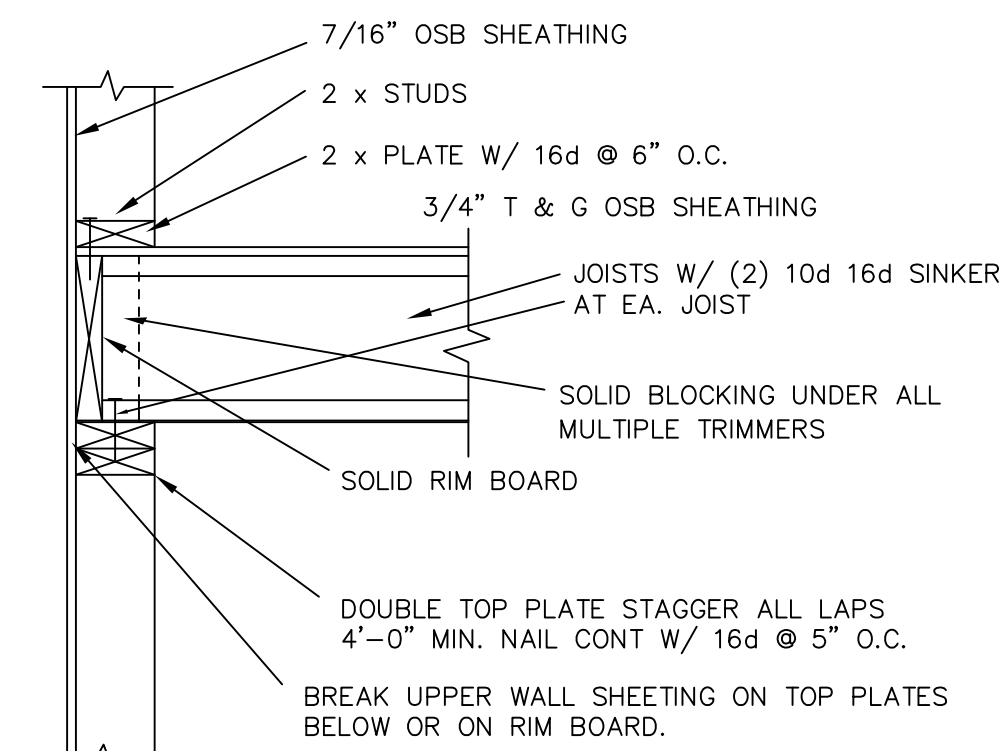
1 CANT. FLOOR FRAMING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



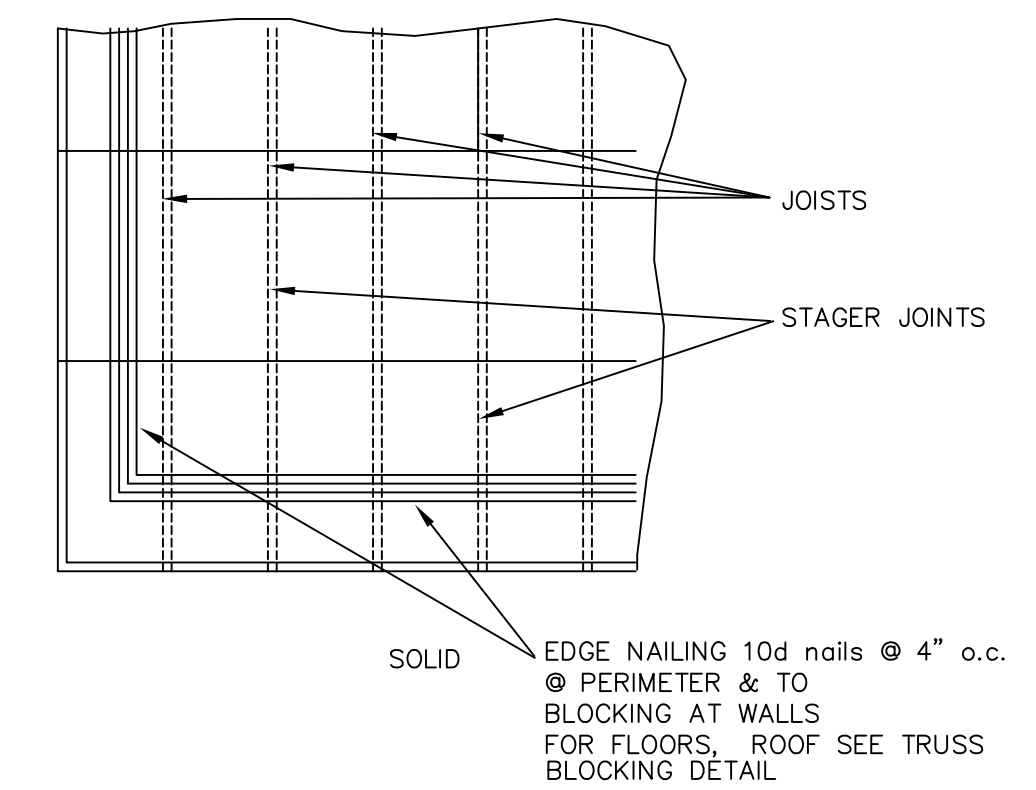
2 WOOD JOIST FRAMING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



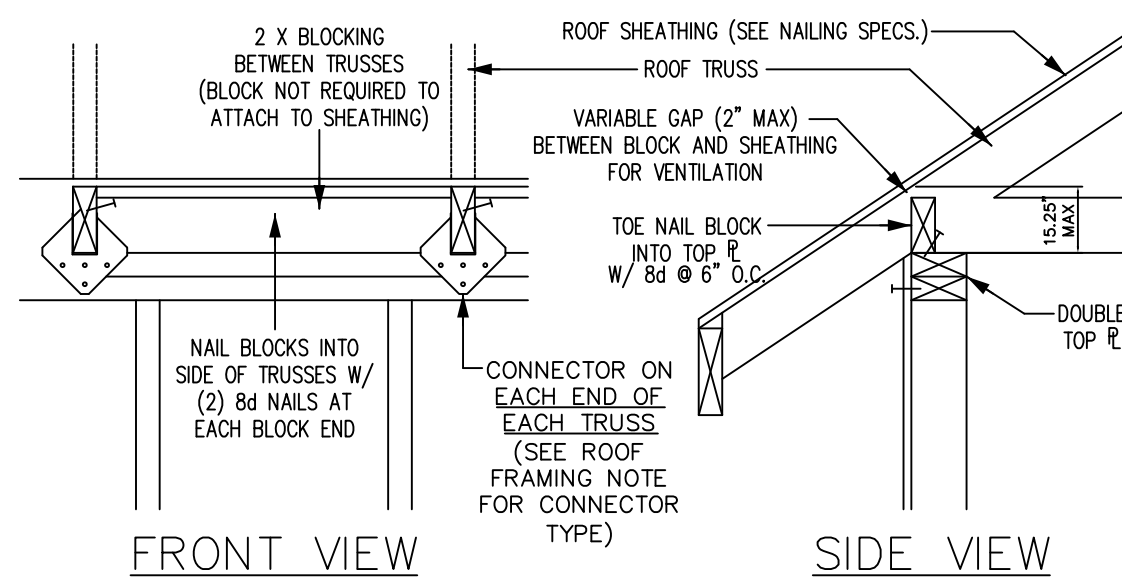
3 WOOD JOIST FRAMING
NTS
TYPICAL DETAIL, USE ON FULL HEIGHT FOUNDATION WALLS



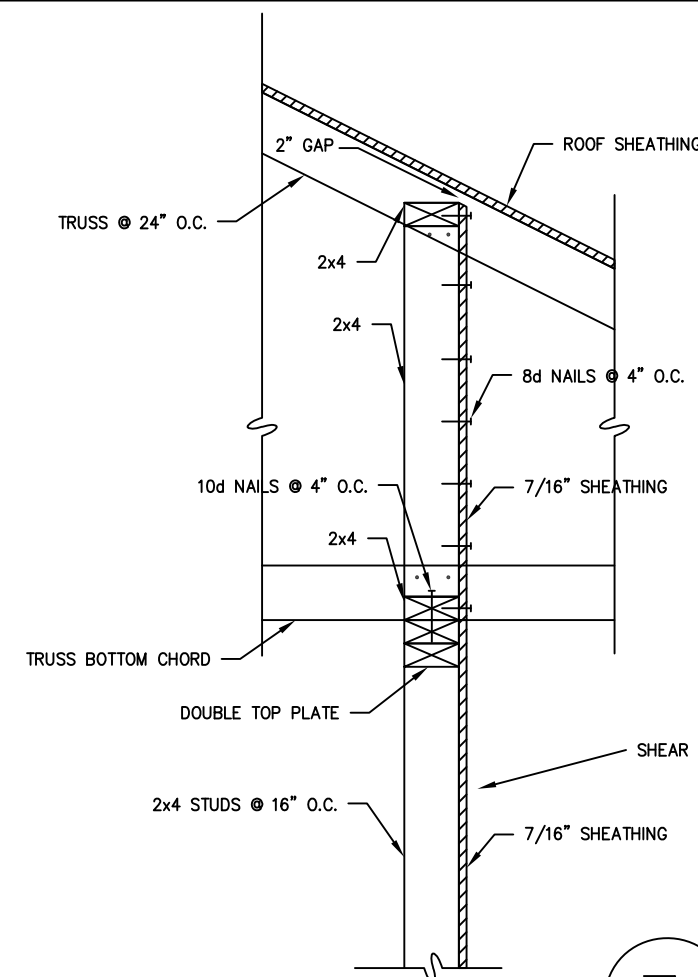
4 WOOD JOIST FRAMING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



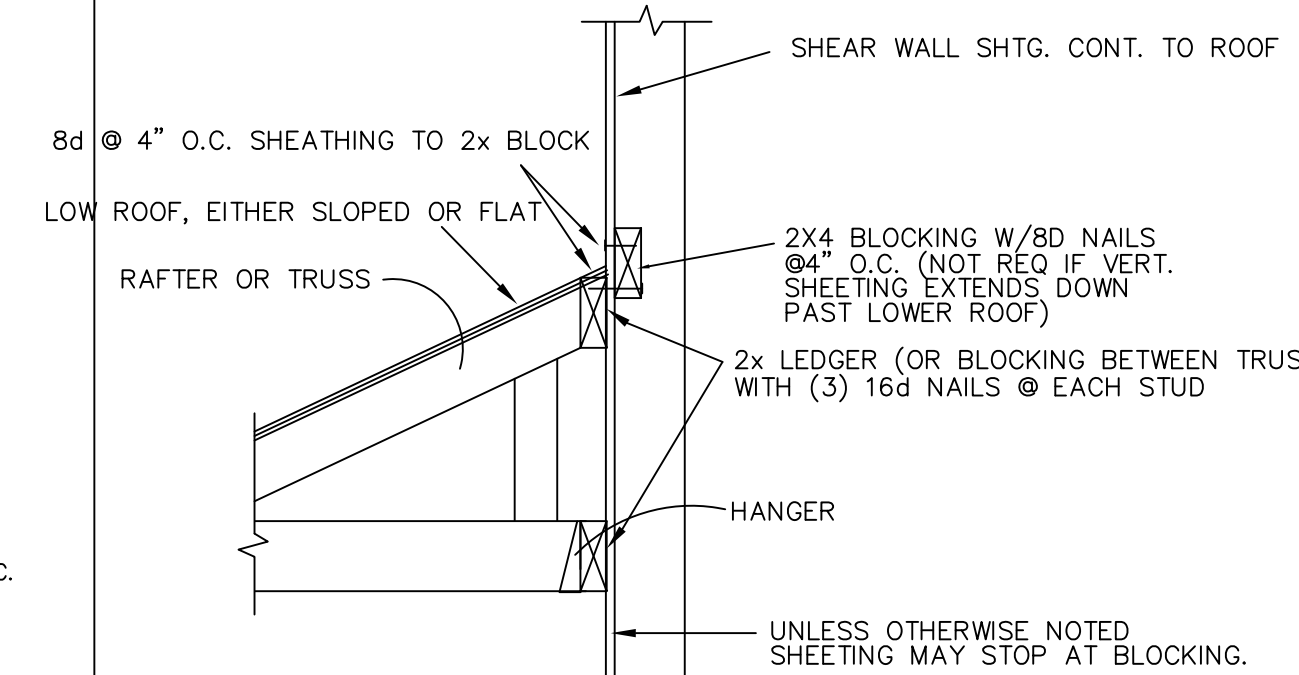
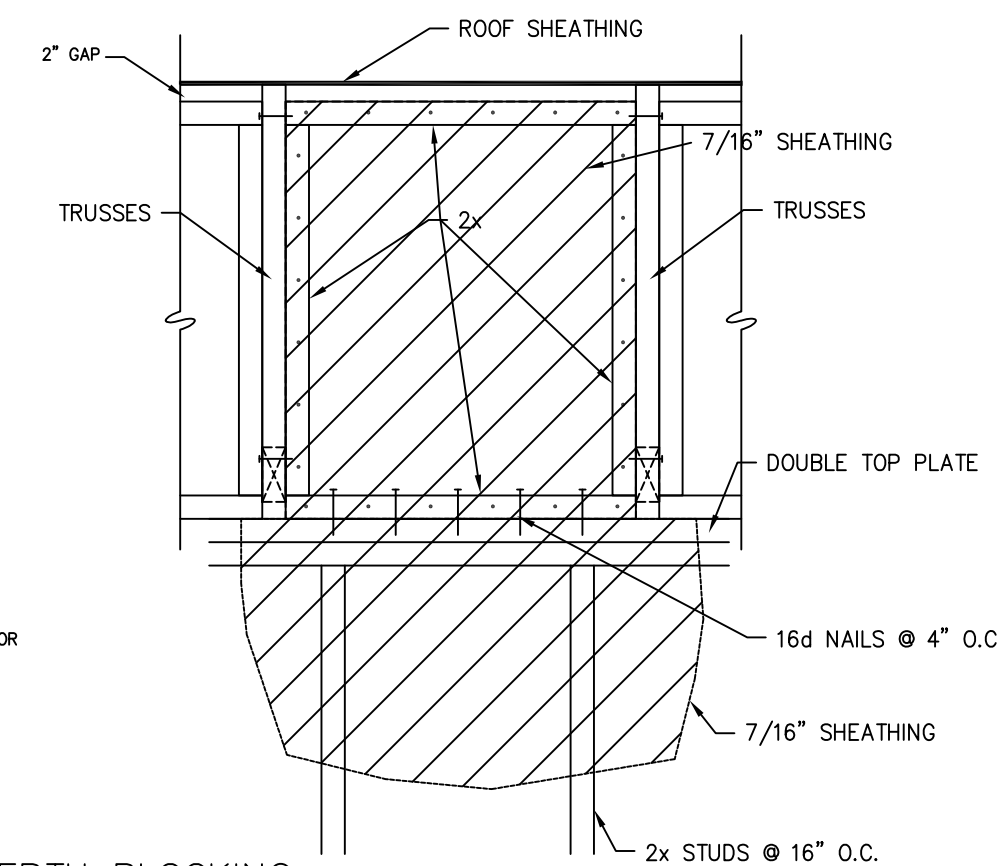
5 HORIZ. SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



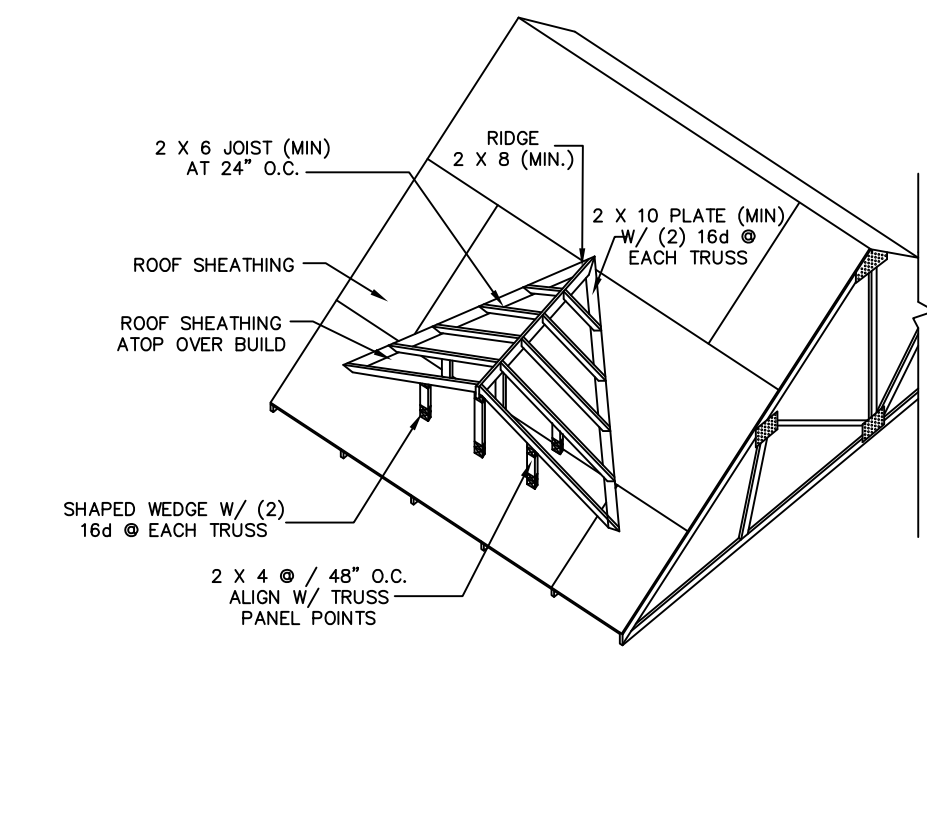
6 TRUSS BLOCK DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



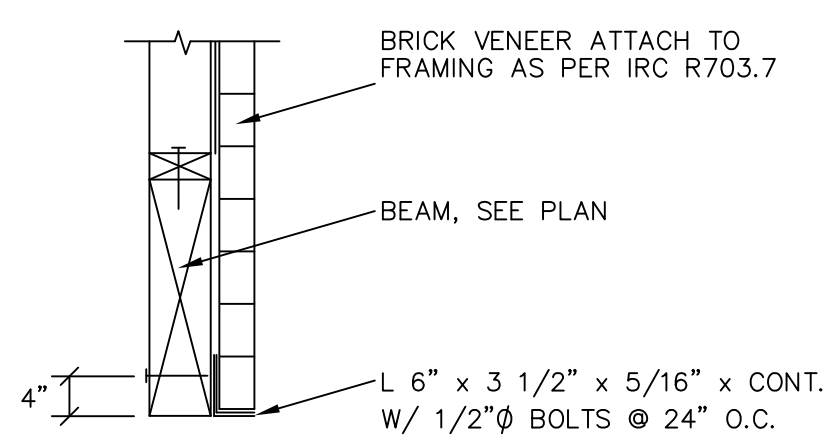
7 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



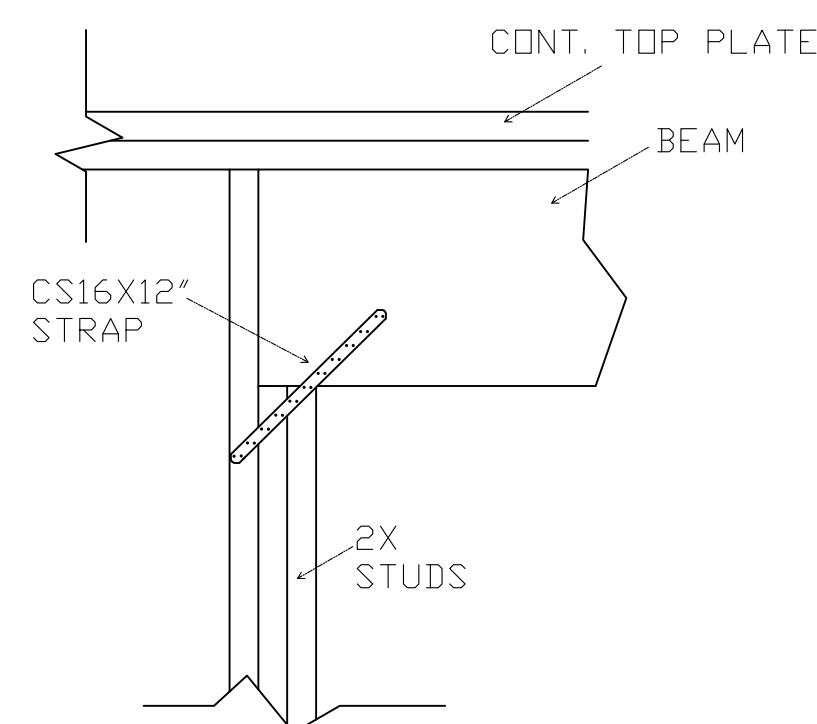
8 LOW ROOF SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



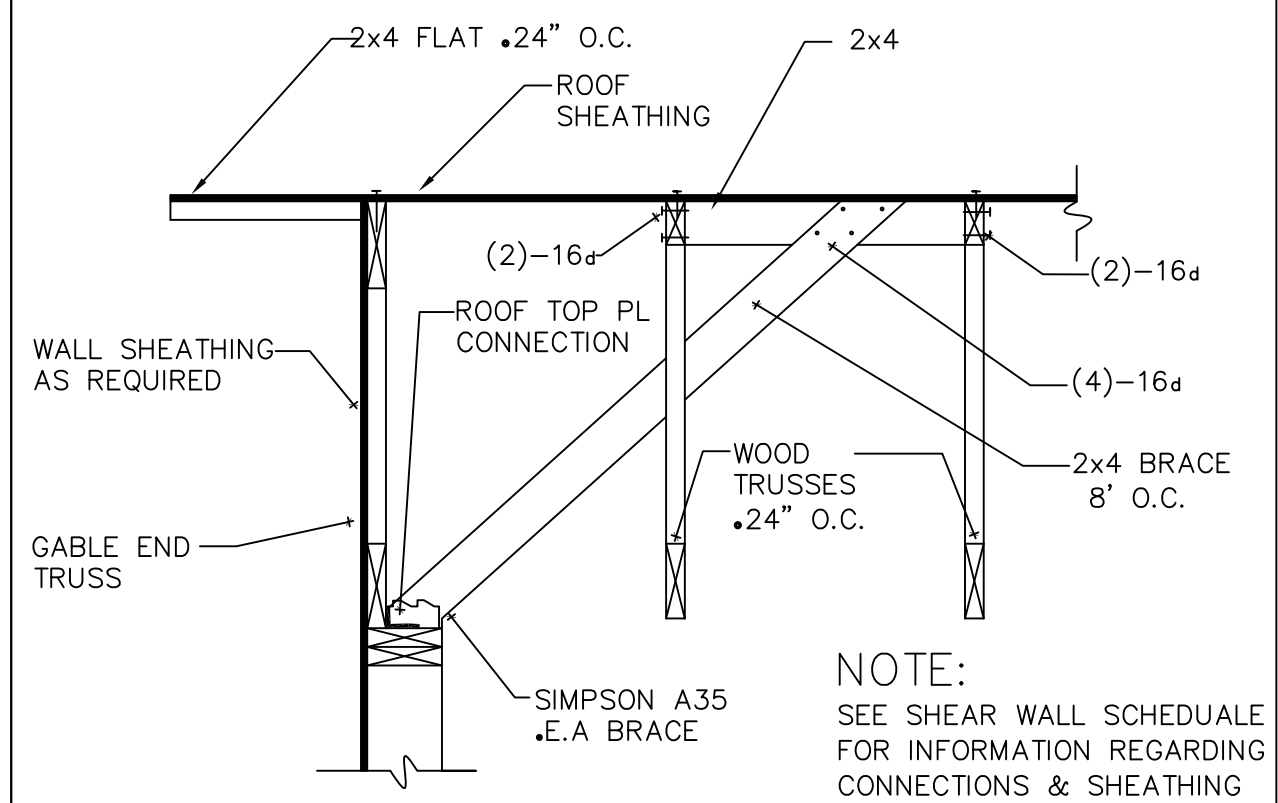
9 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



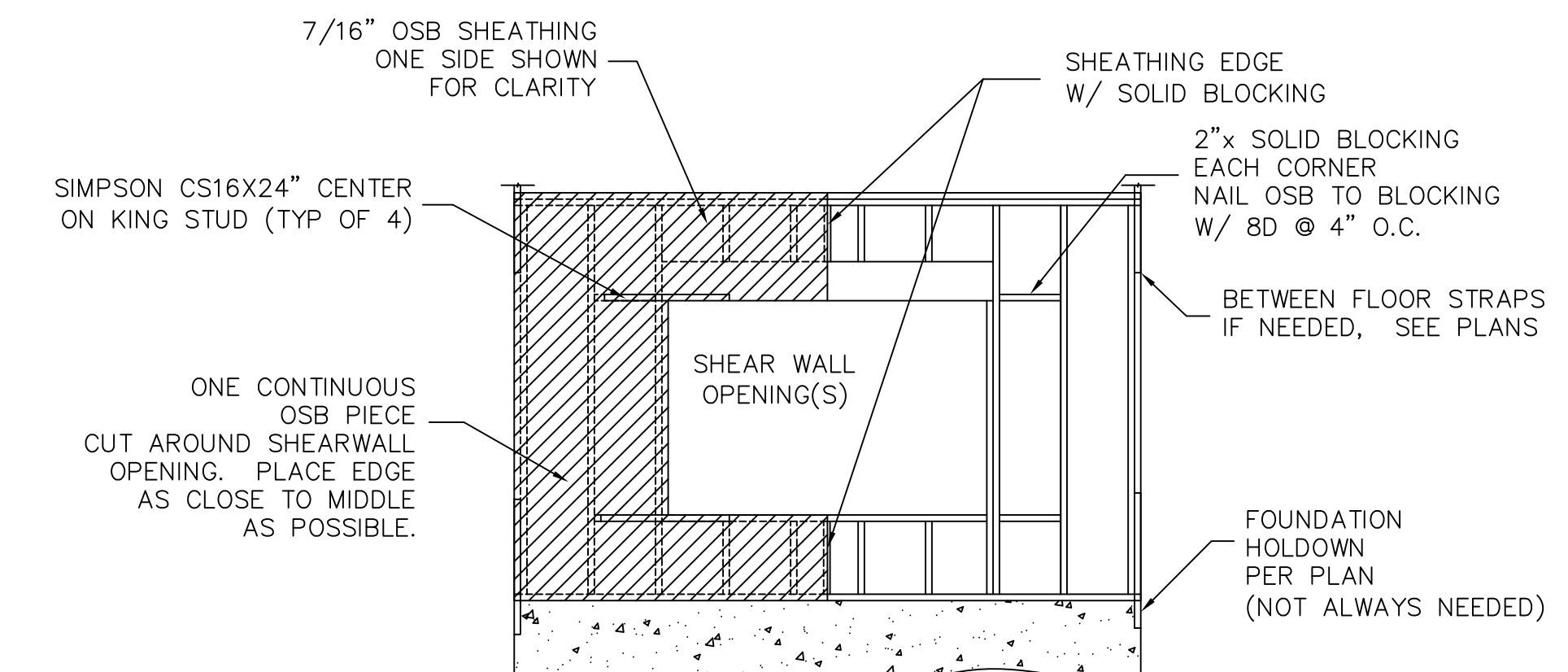
10 BRICK VENEER CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



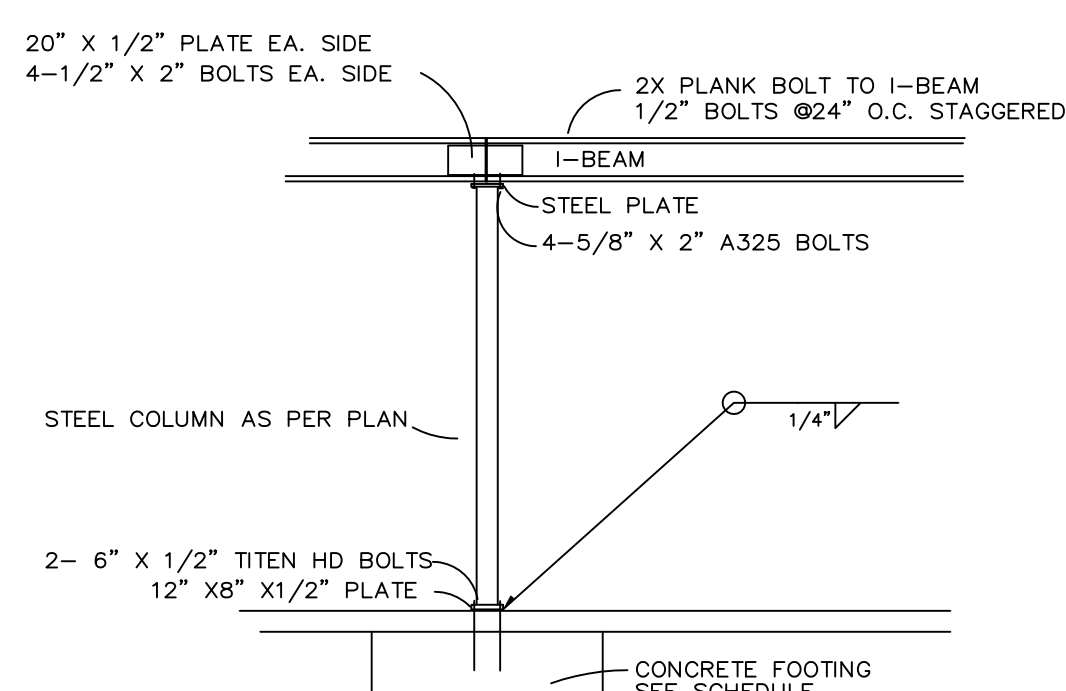
11 HEADER DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



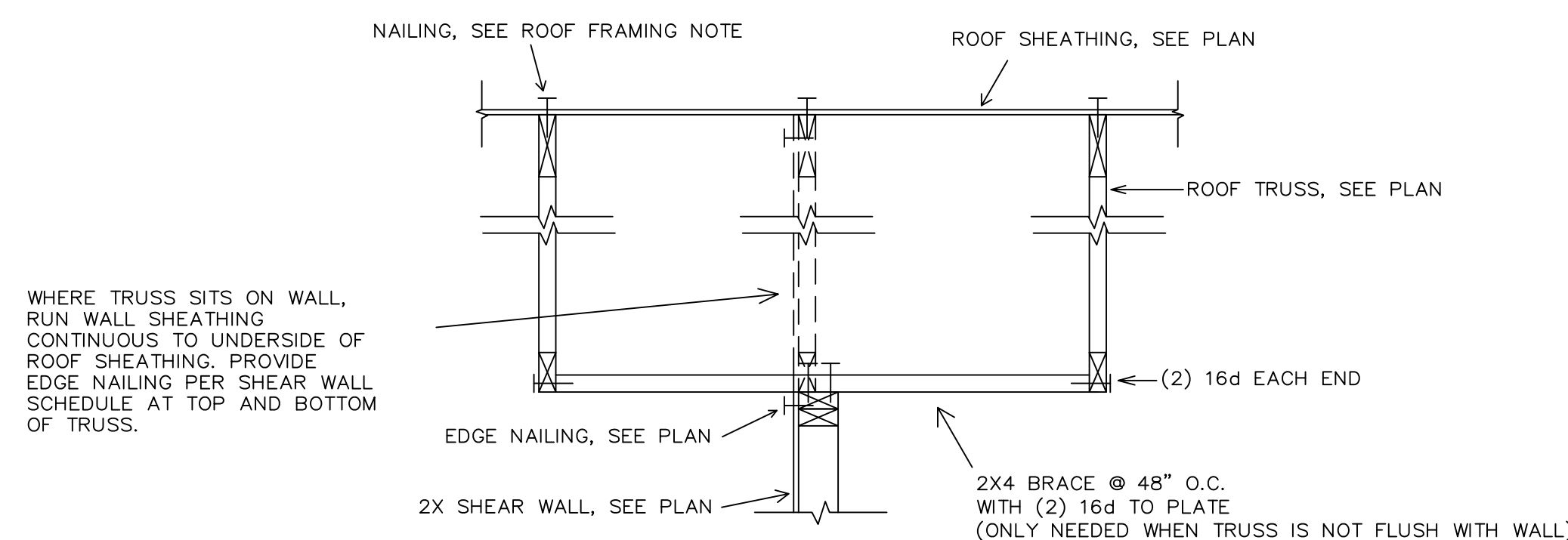
12 GABLE BRACE DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



13 FORCE TRANSFER SHEAR WALL
NTS
USE ONLY IF CALLED OUT ON PLANS



14 I-BEAM/COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



15 TRUSSES PARALLEL TO SHEAR WALL
NTS
USE ONLY IF CALLED OUT ON PLANS

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE ON PLAN ON ALL APPLICABLE AREAS

