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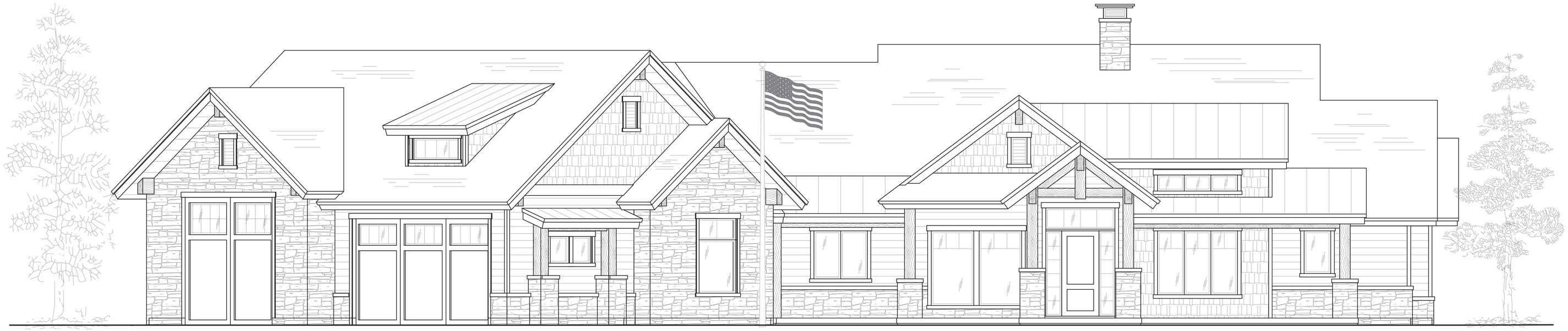
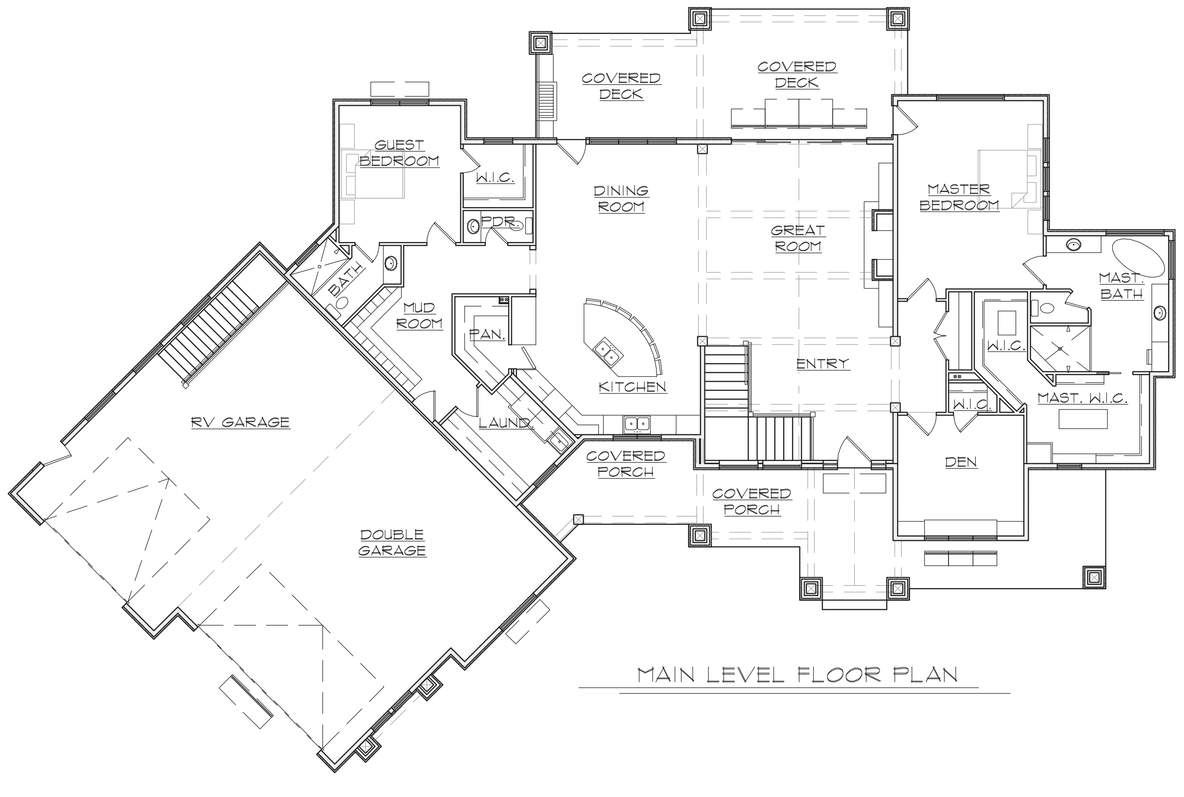


FRONT ELEVATION



MAIN LEVEL FLOOR PLAN

LICENSED PROFESSIONAL ENGINEER
07/16/19
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

CLIENT:

DAVE & NATALIE WAYMENT

CONTRACTOR:

DAVE CHUGG

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PROJECT INFORMATION

SQUARE FOOTAGE CALCULATIONS		CLIENT:	DAVE & NATALIE WAYMENT
MAIN FLOOR	2937 SQ. FT.	TYPE:	RESIDENTIAL PLAN
LOWER FLOOR	2953 SQ. FT.	ISSUE DATE:	7/15/2019
GARAGE	1542 SQ. FT.	REV. DATE:	
COVERED DECK	474 SQ. FT.	LOCATION:	
COVERED PORCH	534 SQ. FT.	PARCEL # 22-004-0169 2531 E. SHAW DRIVE LIBERTY DISTRICT, WEBER COUNTY, UTAH	

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CODE: IRC 2018

PLAN NUMBER:	SHEET NUMBER:
R2937	1 OF 15

GENERAL MATERIALS SPECIFICATIONS:

("THE FOLLOWING GENERAL MATERIALS SPECIFICATIONS ARE PRESENTED FOR INFORMATION ONLY". THE GENERAL CONTRACTOR/ OWNER/ STRUCTURAL ENGINEER/ PROFESSIONAL TRADE CONTRACTORS/ GOVERNING JURISDICTIONS SHALL BE RESPONSIBLE FOR THE SELECTIONS AND APPLICATION OF ACTUAL MATERIALS UTILIZED. HABITATIONS MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF OR CODE COMPLIANCE OF THESE GENERAL MATERIALS.)

1. EXCAVATION:
A. CONTRACTOR TO VERIFY SOIL CONDITION AND PROVIDE STABILIZATION AS REQUIRED (SEE SITE PLAN).
B. ALL EARTH UNDER STRUCTURE OR SLAB SHALL BE STERILIZED.

2. CONCRETE:
A. FOOTINGS AND FOUNDATIONS SHALL BE ON UNDISTURBED SOIL. IF ANY UNSTABLE OR COLLAPSIBLE OR OTHERWISE POOR SOIL CONDITIONS ARE DISCOVERED, A SOILS ENGINEER SHOULD BE NOTIFIED FOR SOILS STABILITY. SOILS BEARING CAPACITY SHALL BE 1,500 PSF.
B. FOOTINGS: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS. #4 REINFORCING BARS PER ASTM GR. 60, UNLESS OTHERWISE SPECIFIED BY ENGINEER. SEE ELEVATIONS FOR FOOTING DEPTH AS REQ'D BY LOCAL CONDITIONS/AUTHORITIES.
C. FOUNDATIONS: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS. #4 & 5 REINFORCING BARS PER ASTM 615 GR, 60, UNLESS OTHERWISE SPECIFIED BY ENGINEER.
D. WATERPROOFING: TWO (2) COATS ASPHALT (TAR) EMULSION (BELOW GRADE).
E. CONCRETE SLAB: 2500 PSI MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS, 4" MIN. (INTERIOR), 5" MIN. (EXTERIOR) THICK OVER 4" COMPACTED GRAVEL.
F. WATER DRAINAGE: PERFORATED ABS PIPE FULL PERIMETER OF FOUNDATION AND EXTENDING TO TERMINATION 20' FROM FOUNDATION AT ALL FOUNDATION CORNERS WITH GRAVEL OVERLAY (IF DETERMINED NECESSARY BY CONTRACTOR AND OWNER).

3. EXTERIOR WALLS:
A. STUDS: 2X6 #2 OR BTR HEMLOCK OR DOUGLAS FIR; 16" O.C. (UNLESS OTHERWISE NOTED).
B. SHEATHING: 7/16" OSB WAFERBOARD SHEATHING UNLESS OTHERWISE SPECIFIED BY STRUCTURAL ENGINEERING LATERAL ANALYSIS. FASTEN SHEAR PANEL 25' O.C. AND CORNERS WITH 8D NAILS 6" O.C. AT EDGE, 12" O.C. IN FIELD. SOLID BLOCK ABOVE SHEAR PANELS MINIMUM AND NAIL WITH 4-10D NAILS PER BLOCK. METAL HURRICANE TIES EVERY RAFTER OR TRUSS END.
C. VAPOR BARRIER: WRAP EXTERIOR WALLS WITH TYPAR HOUSEWRAP UNLESS OTHERWISE SPECIFIED.
D. MASONRY: (IF USED) NATURAL THIN CUT STONE BY NATURAL STONE CONNECTION ((801) 475-4216)) INSTALL AS PER MFG. SPECS (STYLE SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION).
E. STUCCO: (IF USED) SYNTHETIC TYPE OVER STYRENE BOARD WITH BROWN COAT CONCRETE MIX. DRIVIT TYPE OR EQUAL. INSTALL AS PER MFG. SPECS (THE COLOR AND STYLE SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION).
F. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION GUIDE. ALL INSTALLERS MUST BE APPROVED BY MANUFACTURER.

4. FLOOR FRAMING:
A. JOIST: TJI FLOOR JOISTS AS SHOWN ON PLANS BY TRUSS JOIST CORP. OR EQUAL (EXCEPT AS_OTHERWISE NOTED). MANUFACTURERS INSTRUCTIONS/SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION.
B. RIM JOISTS: 1-1/4"X11-7/8" TIMBERSTRAND AROUND ENTIRE PERIMETER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.
C. BLOCKING: TJI TRUSS JOIST REQUIRED AT ALL LOAD BEARING WALLS ABOVE AND AT ALL CANTILEVERS
D. SILLPLATE: 2X REDWOOD OR PRESSURE TREATED FIR (INSULATE WITH POLYSTYRENE FOAM STRIP AGAINST (OVERHANGS) CONCRETE SURFACES).
E. SUB FLOOR: 3/4" T&G EXTERIOR WAFER BOARD OR (CDX) PLYWOOD, GLUED AND NAILED W/ 8D NAILS @ 6" OC EDGES, 12" OC ALONG INTERMEDIATE FRAMING MEMBERS.
F. MAIN FLOOR DIAPHRAGM BLOCKING REQUIRED FOR ALL FLOOR JOIST BAYS RUNNING PARALLEL WITH THE FOUNDATION (MUST HAVE FULL HEIGHT BLOCKING 48" O.C.)

5. INTERIOR WALLS
A. STUDS: 2X4 (2X6 WHERE NOTED) #2 OR BTR HEMLOCK OR DOUGLAS FIR, 16" O.C.
B. FINISH: WALLBOARD (WALLS & CEILINGS): 1/2" GYPSUM BOARD (WATERPROOF AT ALL SPLASH AREAS), 5/8" ONE HOUR FIRE RATED WALL & CEILING IN GARAGE AND UNDER ALL STAIRWAYS PER I.R.C. SECT. R302.6 & R302.7. APPLIED WITH SCREWS OR NAILS 6" OC CEILING, 7" OC WALLS. ROUNDED CORNERS TO MATCH THE EXISTING SHALL BE USED.
C. TUBS AND SHOWERS WITH TILE WALLS REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NOT ALLOWED.

6. ROOF/CEILING FRAMING:
A. TRUSSES: #2 OR BTR HEMLOCK OR DOUGLAS FIR. REFER TO MANUFACTURER'S SPECS FOR TRUSS ENGINEERING. SIMPSON METAL HURRICANE TIES SHALL BE INSTALLED AT EACH TRUSS TO BEARING WALL INTERFACE.
B. RAFTERS: TJI ENGINEERED RAFTERS BY TRUSS JOIST CORP. OR EQ. OR 2X #2 OR BETTER HEMLOCK OR DOUGLAS FIR DIMENSIONAL LUMBER SHALL BE UTILIZED UNLESS OTHERWISE NOTED BY ENGINEER. SIMPSON METAL HURRICANE TIES SHALL BE INSTALLED AT EACH RAFTER TO BEARING WALL INTERFACE.
C. SHEATHING: 5/8" OR 11/16" 40/20 APA RATED SHEATHING OR EQUAL (GRAIN SHALL BE PERPENDICULAR TO SUPPORTS, EDGES SHALL BE FASTENED W/ 8D NAILS 6" O.C. @ 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEAR WALL TOPS AND ALL BLOCKING. NAIL @ 12" OC ALONG ALL INTERMEDIATE FRAMING MEMBERS.

7. ROOF:
A. UNDERLAY: 30 # FELT PAPER (WATER AND ICE SHIELD AT ALL VALLEYS AND AT ALL OVERHANGS).
B. FLASHING: ALUMINUM- 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 TERMINATION'S 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 AN APPROVED CORROSION- RESISTANT FLASHING .
C. VENTILATION: RIDGE OR HIP ROOF VENTS AS SHOWN ON THE ELEVATIONS MEETING I.R.C. R806 AND SHALL BE A NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED , EXCEPT THE AREA MAY BE 1/300TH PROVIDED THAT NO LESS THAN 40% AND NO MORE THAN 50% OF THE REQ'D. VENTILATING AREA IS LOCATED IN THE UPPER PORTION (36" MIN. ABOVE CORNICE VENTS OR EAVE) OF THE SPACE TO BE VENTILATED WHILE THE BALANCE OF REQ'D. VENTILATION IS PROVIDED BY EAVES OR CORNICE VENTS.
D. SHINGLES: SEE ELEVATIONS FOR ROOFING STYLE. FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION.
E. MISCELLANEOUS: 22"X30" ATTIC ACCESS SHALL BE PROVIDED FOR ALL SEPARATE ATTIC AREAS EXCEEDING 30 SQ. FT.. ACCESS LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER IRC R807.1.

8. INSULATION:
A. WALLS: FIBERGLASS BATT OR BLOWN WET CELLULOSE (AS SELECTED BY OWNER) TYPE MINIMUM R-23 (2X6) OR R-19 (2X4) VALUE DEPENDING ON WALL TYPE.
B. BLOWN OR SPRAYED ROOF/CEILING: BLOWN ROCKWOOL OR FIBERGLASS MINIMUM R-49 VALUE. THE THICKNESS OF BLOWN IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 FT THROUGHOUT THE ATTIC SPACE.THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1" HIGH. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING.
C. MISC.: FOAM INSULATE UNDER ALL CONCRETE SILL PLATES, AROUND ALL OUTLET BOXES AND WINDOW AND DOOR FRAMES.
D. WINDOW TAPE: ALL WINDOWS SHALL BE TAPED WITH A WATER BARRIER TAPE TO SEAL AGAINST MOISTURE AND AIR INFILTRATION.
E. PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREAS.
F. ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE.
G. CERTIFICATE: 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.

9. EXTERIOR TRIM:
A. FASCIA: SEE ELEVATIONS (CONFIRM W/ OWNER)
B. SOFFIT: ALUM W/ VENTILATION OR AS SELECTED BY OWNER.
C. DRIP EDGE: ALUMINUM OR AS SELECTED BY OWNER.
D. DOWNSPOUTS/GUTTERS: ALUMINUM OR AS SELECTED BY OWNER.

10. INTERIOR DETAILS:
A. TRIM: DOOR/WINDOW CASINGS, BASEBOARDS, CHAIR RAIL AND CROWN MOLDING PAINT GRADE EXCEPT GREAT ROOM/KITCHEN/NOOK SHALL BE STAIN GRADE KNOTTY ALDER OR AS SELECTED BY OWNER.
B. CABINETS: ALL CABINETRY SHALL BE HARDWOOD OR AS SELECTED BY OWNER.
C. COUNTERTOPS/BACKSPLASH: GRANITE IN KITCHEN, LAUNDRY, BASEMENT KITCHEN AND IN ALL BATHROOMS.

11. ELECTRICAL:
A. PANEL: MINIMUM 200 AMP SERVICE AND SHALL COMPLY WITH N.E.C. AND LOCAL CODES.
B. WIRING/OUTLETS: SHALL BE AS SHOWN ON THE PLANS AND PER N.E.C. AND LOCAL CODES. LIGHTING, EXHAUST FANS, DOOR CHIME, SMOKE DETECTORS, ETC. SHALL BE SELECTED BY OWNER. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES WITH BATTERY BACKUP SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS PER IRC R314 ATTIC ACCESS AREA SHALL HAVE A SWITCHED LIGHT FIXTURE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER IRC 315.
C. MISCELLANEOUS: OUTDOOR FLOOD LIGHTING SHALL BE AS SELECTED BY CONTRACTOR/OWNER.
D. INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS.
E. INSTALL 110 VOLT GFI ELECTRICAL OUTLET WITHIN 25 FEET OF A/C UNIT.
F. PROVIDE COMBINATION ARC FAULTS PROTECTION ON ALL BEDROOM LIGHTS, SWITCHES, SMOKE DETECTORS AND RECEPTACLES.
G. PROVIDE A CONCRETE ENCASED ELECTRODE (UFER GROUND) AND WATER PIPE ELECTRODE FOR GROUNDING SYSTEM FOR ELECTRICAL SERVICE. UFER CONNECTIONS MUST BE ACCESSIBLE.

12. HEATING/AIR CONDITIONING:
A. HEATING: MINIMUM 90% ENERGY EFFICIENT GAS FIRED FORCED AIR HEATERS, QUANTITY PER HVAC CALCULATIONS WHICH ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR. DESIGN AND SELECTION SHALL BE BY HEATING/PLUMBING CONTRACTOR AND CONFIRMED BY OWNER. ALL MANUFACTURERS INSTALLATION INSTRUCTIONS AS WELL AS ALL APPLICABLE LOCAL AND FEDERAL CODES SHALL BE FOLLOWED BY THE CONTRACTOR.
B. AIR CONDITIONING: CENTRAL AIR AIR CONDITIONING UNITS SHALL BE SUPPLIED AND LOCATED ON A CONCRETE PAD LOCATED AWAY FROM DECKS & BEDROOM WINDOWS.
C. DUCTING AND REGISTERS: DESIGN, LOCATION AND TYPE SHALL BE BY PLUMBING/HEATING CONTRACTOR AND SHALL BE CONFIRMED BY CONTRACTOR/OWNER AND SHALL MEET ALL APPLICABLE CODES.
D. MISCELLANEOUS: ALL HEATING IS TO BE PERFORMED BY A LICENSED CONTRACTOR IN KEEPING WITH THE PRACTICES OR THE INTERNATIONAL MECHANICAL CODE.
E. ALL BUILDINGS ARE CONSIDERED TO BE UNUSUALLY TIGHT CONSTRUCTION AND ALL COMBUSTION AIR TO ROOMS SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS PER IRC M1701.
F. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) MANUAL J OR OTHER APPROVED CALCULATIONS. DUCT SYSTEMS SERVING HEATING OR COOLING EXHAUST SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL D OR OTHER APPROVED METHODS. CALCULATIONS AND DOCUMENTATION IS NOW REQUIRED. IRC M 1301 & M1601
G. CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL E 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. I.R.C.M1411.3
H. IN ADDITION TO THE REQUIREMENTS OF SECTION 1411.3, 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 OF OVERFLOW FROM THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPING. DRAIN PIPING SHALL BE A MINIMUM OF 3/4" (19.1 MM) NOMINAL PIPE SIZE. I.R.C. M1411.3.1
I. RADIANT IN FLOOR HEATING:AN IN-FLOOR RADIANT HEAT SYSTEM SHALL BE INSTALLED (AS SELECTED BY OWNER). THE SYSTEM SHALL BE WIRSBRO OR EQUAL BOILER & TUBING. TUBING SHALL BE CROSSLINK POLYETHYLENE W/BRASS FITTINGS AND MANIFOLD. ONE 83% EFFICIENT BOILER SHALL BE USED IN CONJUNCTION W/(2) 80 GAL. WATER TANKS.
- SLAB INSTALLATION:TUBING SHALL INSTALLED ON 12" CENTERS TIED TO 6X6 WIRE MESH MAT.
- SUB-FLOOR INSTALLATION:(IF APPLICABLE): TUBING SHALL BE STAPLED TO SUBFLOOR ON 6" OR 12" O.C. (DEPENDING ON HEAT LOAD). SHALL BE COVERED W/1-1/2" LIGHTWEIGHT GYPSUM OR 6-1/2 BAG MIX PORTLAND CONCRETE MIX W/PEA GRAVEL (10-12 LBS/SQ. FT. LOADING). AREA OF HARDWOOD SHALL RECEIVE 2X2 DF SLEEPERS AS COORDINATED WITH FLOOR MANUFACTURER. IN LIEU OF CONCRETE FLOOR IN HARDWOOD AREAS, QUICK TRACK SYSTEM (1/2" PLYWOOD PANELS) SHALL BE INSTALLED FOR INSERTION OF TUBING.

13. PLUMBING:
A. SEWER/DRAIN: PLASTIC ABS TYPE.- BACKWATER VALVE IF REQUIRED PER IRC. P3008, WATER PIPE: COPPER SUPPLY TO METER.
B. WATER HEATER: TWO (2) GAS FIRED, GLASS LINED A.O. SMITH SUB CHAMBER OR EQUAL, MINIMUM 50 GALLON EACH.
C. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION.
D. FIXTURES: ALL FIXTURES SHALL BE SELECTED BY OWNER.
E. MISCELLANEOUS: FAUCETS SELECTED BY OWNER. COLD WATER SUPPLY (NO WATER SOFTENER) TO KITCHEN SINK AND REFRIGERATOR.
F. SHOWERS: ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO HAVE A MIN. IMPACT RESISTANT SAFETY GLASS SHOWER DOOR WIDTH OF 22". IF GLASS SHOWER ENCLOSURES ARE UTILIZED, GLASS SHALL BE IMPACT RESISTANT SAFETY RATED.
G. APPLIANCES: ALL APPLIANCES (WATER HEATER, BOILER, STEAM GENERATOR, ETC.) WHICH REQUIRE PRESSURE RELIEF VALVES SHALL BE PROVIDED WITH A FULL SIZE DRAIN EXTENDING TO THE FLOOR DRAIN.
H. SHOWER PAN LINERS MUST EXTEND 3 INCHED ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND ALL LINER LOCATIONS. SHOWER PAN LINERS MUST BE INSTALLED ON BUILT UP FLOORS AND MUST BE INSPECTED.
I. BATHTUBS AND WHIRLPOOL (JETTED TUBS MUST NOW HAVE A TEMPERATURE LIMITING (120 DEGREES) MIX VALVE.
J. BACKWATER VALVES- 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 ACCESS. I.R.C. P3008
K. SEDIMENT TRAPS MUST BE PROVIDED ON THE DOWNSTREAM SIDE OF SHUTOFF VALVES A/R PER G2419.4.

14. DOORS:
A. EXTERIOR: SOLID CORE WOOD WITH WEATHER-STRIPPING. EXTERIOR DOORS WITH SIDELIGHTS OR AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE SHALL HAVE IMPACT RESISTANT GLAZING PER I.R.C. 308.4 EXTERIOR DOORS TO GARAGE SHALL BE A 20 MIN. FIRE RATED FEATURE WITH A SELF CLOSING FEATURE PER I.R.C. R309.1 (STYLE AND TYPE SELECTED BY OWNER, SEE PLAN DRAWING).
B. INTERIOR: HOLLOW CORE MASONITE AS INDICATED ON THE DOOR SCHEDULE. (STYLE AND TYPE SELECTED BY OWNER. SEE PLAN DRAWINGS).
C. GARAGE: INSULATED OVERHEAD METAL SECTIONAL TYPE MARTIN DOORS OR EQUAL WITH ELECTRICAL/MECHANICAL DOOR OPERATOR(DOOR SHALL BE WIRED ON SEPARATE CIRCUIT TO ALLOW. SHUTOFF AT INTERIOR OF HOME. (STYLE AND TYPE SELECTED BY OWNER).
D. PATIO/GLASS DOORS: ALL PATIO/GLASS DOORS SHALL BE SAFETY RATED TEMPERED GLASS. (STYLE AND TYPE SELECTED BY OWNER).
E. PROVIDE CORROSION RESISTANT METAL L FLASHING OVER ALL EXTERIOR DOORS INCLUDING GARAGE DOORS WITHOUT NAILING FINS OR FLANGES.

15. WINDOWS/SKYLIGHTS:
A. MARVIN, ANDERSON OR EQUAL SUPPLIED BY BMC (COLOR AND STYLE BY OWNER). MANUFACTURERS DETAILS SHALL BE FOLLOWED FOR ROUGH FRAMING AND INSTALLATION (SEE PLAN DRAWINGS).
B. GLAZING TO BE DOUBLE ARGON GAS FILLED WITH LOW E RATING OR AS SELECTED BY OWNER. ALL WINDOWS LOWER THAN 18" FROM THE FLOOR SHALL BE IMPACT RESISTANT SAFETY GLASS.
C. SCREENS SHALL BE NYLON FABRIC.
D. WINDOW WELLS: WINDOW WELL SHALL MEET I.R.C. R310.2 WITH A CLEAR HORIZONTAL AREA OF 9 SQ. FT. AND A MINIMUM WIDTH OF 3'-0". WINDOW WELL WITH A DEPTH OF 44" OR GREATER SHALL BE PROVIDED WITH A STAIR OR AN APPROVED LADDER.
E. EGRESS: ALL BEDROOM WINDOWS SHALL HAVE A WINDOW OPENING OF 44" MAX. FROM THE FINISHED FLOOR, HAVE WINDOW GLASS OPENINGS OF 20" MIN. CLEAR WIDTH, AND 24" MIN. CLEAR HEIGHT. WITH A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. EGRESS PER I.R.C. R310.1
F. WINDOWS OVER ALL BATHTUBS AND SHOWERS SHALL BE IMPACT RESISTANT SAFETY GLASS AS WELL AS WINDOWS WITHIN 24" OF A DOOR.
G. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 " OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 " ABOVE THE WALKING SURFACE SHALL HAVE IMPACT RESISTANT GLAZING PER I.R.C. R308.4.6 & R308.4.7
H. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
I. PROVIDE 9 INCH FLASHINGS FOR WINDOWS AS PER MANUFACTURER INSTALLATION INSTRUCTIONS.
J. WINDOWS WITH SILL HEIGHTS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR AND WHEN THE EXTERIOR SILL HEIGHT IS GREATER THAN 6 FEET ABOVE GRADE MUST BE FIXED WINDOWS OF LABELED SAFETY GLAZING OR MUST HAVE 36 INCH HIGH GUARD WITH 4" MAX. OPENINGS TO PROTECT PERSON(S) FROM FALLING THROUGH (R613.2)
K. PROVIDE CORROSION RESISTANT METAL L FLASHING OVER ALL EXTERIOR DOORS INCLUDING GARAGE DOORS WITHOUT NAILING FINS OR FLANGES.

16. WALL FINISH:
A. WALL PAINT SHALL BE LATEX BASED SEALER, PRIMER AND 2 COATS OF ALKYD FINISH. (ALL PAINT AND COLORS SHALL BE CONFIRMED BY OWNER)

17. FIREPLACES/ STOVES:
A. FIREPLACES SHALL CONSIST OF NATURAL GAS, DIRECT VENT, SEALED COMBUSTION, METAL FIREBOX AS MANUFACTURED BY HEAT-N-GLO MODEL 6000XT OR EQUAL OR AS SELECTED BY OWNER. MANUFACTURERS INSTRUCTIONS AND ALL LOCAL CODES SHALL BE FOLLOWED FOR INSTALLATION.
B. ACTUAL FIREBOX OPENING/ FRAMING PER CONTRACTOR/ OWNER & FIREBOX SELECTED CONTACT ENGINEER FOR APPROVAL FOR SHEER WALL OPENING

18. HANDRAILINGS:
A. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) OR MORE IN DIAMETER. (IRC. R312)
B. EXTERIOR: HAND RAILING SHALL BE POWDER COATED STEEL RAILING SYSTEM (OR AS SELECTED BY OWNER).
C. INTERIOR: HAND RAILING SHALL BE KNOTTY ALDER RAIL AND NEWELS WITH WROUGHT IRON BALUSTERS (STAIN AND FINISH OR AS SELECTED BY OWNER).

19. FINISH COLORS:
A. CARPET: AREAS TO BE CARPETED SHALL BE SHOWN ON PLANS (CARPET AND PADDING SELECTED BY OWNER).
B. WOOD FLOOR: AREAS TO BE COVERED WITH HARDWOOD SHALL SHOWN ON PLANS (STYLE AND TYPE TO BE SELECTED BY THE OWNER).
C. TILE/STONE: AREAS TO BE COVERED WITH TILE/NATURAL STONE SHALL BE SHOWN ON PLANS (STYLE AND TYPE TO BE SELECTED BY THE OWNER).

20. APPLIANCES:
A. ALL APPLIANCES SHALL BE SELECTED BY OWNER.
B. BATHROOM EXHAUST FAN DUCTS MUST CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN WALL AREAS OR TO AN APPROVED THROUGH THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE.

GENERAL DRAWING NOTES: HABITATIONS MAKES EVERY EFFORT TO PRESENT ACCURATE & RELIABLE INFORMATION, HOWEVER IT DOES NOT ENDORSE, APPROVE, OR CERTIFY THE INFORMATION PROVIDED BY OTHERS, NOR DOES HABITATIONS GUARANTEE IT'S ACCURACY OR COMPLETENESS. USE OF THIS INFORMATION IS VOLUNTARY AND RELIANCE ON IT SHOULD ONLY BE UNDERTAKEN AFTER CAREFUL REVIEW AND INDEPENDENT VERIFICATION OF ITS ACCURACY AND COMPLETENESS. THE CONTRACTOR/ OWNER/ TRADE CONTRACTORS SHALL ASSUME ALL RISKS FOR THE USE OF THE INFORMATION CONTAINED HEREIN. UNDER NO CIRCUMSTANCES WILL HABITATIONS , IT'S OFFICERS, EMPLOYEES OR AGENTS BE LIABLE FOR YOUR USE, MISUSE, REFERENCE TO, OR RELIANCE ON ANY OF THE INFORMATION PROPOSED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS, OR DEFECTS.
1. FLOOR PLAN INTERIOR DIMENSIONS ARE TO INSIDE OF UNFINISHED (STUD) WALLS (UNFINISHED WALL THICKNESS EQUALS 3 1/2"). SQUARE FOOTAGE IS DETERMINED TO THE OUTSIDE OF ALL EXTERIOR WALLS IN EVERY LOCATION WHERE THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.
2. FLOOR PLAN EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUDS. (EXCLUDING SHEATHING).
3. AN ATTEMPT HAS BEEN MADE TO DESIGN TO FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES HOWEVER THE CONTRACTOR/ OWNER SHALL HAVE RESPONSIBILITY TO INSURE THAT ALL APPLICABLE FEDERAL , STATE & LOCAL BUILDING CODES AND ORDINANCES ARE MET. THE CONTRACTOR/ OWNER SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ALL DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND/OR USE OF THESE DRAWINGS/SPECIFICATIONS.
4. ELECTRICAL, PLUMBING AND HVAC DETAILS ARE NOT SHOWN. THE GENERAL CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO INSURE THAT SUBCONTRACTORS FOLLOW ALL APPLICABLE CODES.
5. STRUCTURAL ROOF, FLOOR AND WALL FRAMING DETAILS ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FRAMING TO MEET STRUCTURAL REQUIREMENTS OF ALL APPLICABLE CODES.
6. CABINET DETAILS ARE NOT SHOWN. DESIGN, STYLE AND COLOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
7. SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER /CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS/FOUNDATIONS AND TO MEET ALL LOCAL ZONING CODES/ORDINANCES.
8. A TRASH DUMPSTER AND PORTA-POTTY SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES. CAN NOT BE PLACED IN STREET OR ACROSS SIDEWALK AND PARKSTRIP.
9. A CERTIFICATE MUST BE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE R VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS, SLAB, CRAWLSPACE AND DUCTS OUTSIDE CONDITIONED SPACES. WINDOWS U-FACTORS AND SOLAR HEAT GAIN CONSTANTS MUST ALSO BE LISTED AND SHOWN. THE TYPE AND EFFICIENCY OF THE FURNACE, BOILER, WATER HEATER AND AIR CONDITIONING EQUIPMENT SHALL ALSO BE LISTED.

NOMENCLATURE

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
ALUM	ALUMINUM	LIN	LINEN
A/R	AS REQUIRED	MFG	MANUFACTURER
AV	AUDIO VIDEO	MECH	MECHANICAL
BSMNT	BASEMENT	MIN	MINIMUM
BRG.	BEARING		
BTR	BETTER	MOD	MODIFIED
BKS	BOOKS	MTR	MOTOR
BI	BUILT IN	NTS	NOT TO SCALE
CAB	CABINET	OC	ON CENTER
CLG	CEILING	PAN	PANTRY
CV	CENTRAL VACUUM	PSI	POUNDS PER SQUARE INCH
CONC.	CONCRETE	PLCS	PLACES
CTR	COUNTER	PL	POINT LOAD
DW	DISH WASHER	PDR	POWDER ROOM
DBL	DOUBLE	REF	REFRIGERATOR
DF	DOUGLAS FIR	R & S	ROD AND SHELF
DN	DOWN	RB	ROOF BEAM
ELEV.	ELEVATION	SHLVS	SHELVES
EQ	EQUAL	SPECS	SPECIFICATIONS
FP	FIREPLACE	SURF.	SURFACE
FB	FLOOR BEAM	SUSP.	SUSPENDED
FTG	FOOTING	SQ.	SQUARE
FDN	FOUNDATION	T & G	TONGUE AND GROOVE
FT.	FEET	T.O.F	TOP OF FOUNDATION
FURN.	FURNACE	TYP	TYPICAL
GYP.	GYPSUM	UNCL	UNDER COUNTER LIGHTING
HVAC	HEATING, VENTILATION, AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
HT/HGT	HEIGHT	WIC	WALK-IN-CLOSET
IRC	INTERNATIONAL RESIDENTIAL CODE	WO	WALL OVEN
LAUN	LAUNDRY	WH	WATER HEATER

IMPORTANT NOTE:

- A GAS LINE SCHEMATIC A/R BY WEBER COUNTY WILL BE PROVIDED AT THE 4-WAY INSPECTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND MEASUREMENTS AT THE JOB PRIOR TO CONSTRUCTION. THIS PLAN IS THE EXCLUSIVE PROPERTY OF HABITATIONS AND SHALL NOT BE REPRODUCED OR COPIED IN ANY WAY WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF HABITATIONS. ANY UNAUTHORIZED USE OF THIS PLAN WITHOUT WRITTEN APPROVAL SHALL BE A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. IF THIS COPY DOES NOT HAVE A WET INK SIGNATURE FROM HABITATIONS THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED TO HABITATIONS BY PHONING (801)476-1860
WARNING: ELECTRONIC FILES INCLUDING THOSE IN PDF FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME INCLUDING SITE WORK SHALL BE BASED ON APPROVED, STAMPED HARD COPY DRAWINGS OF THE MOST CURRENT REVISION ONLY.

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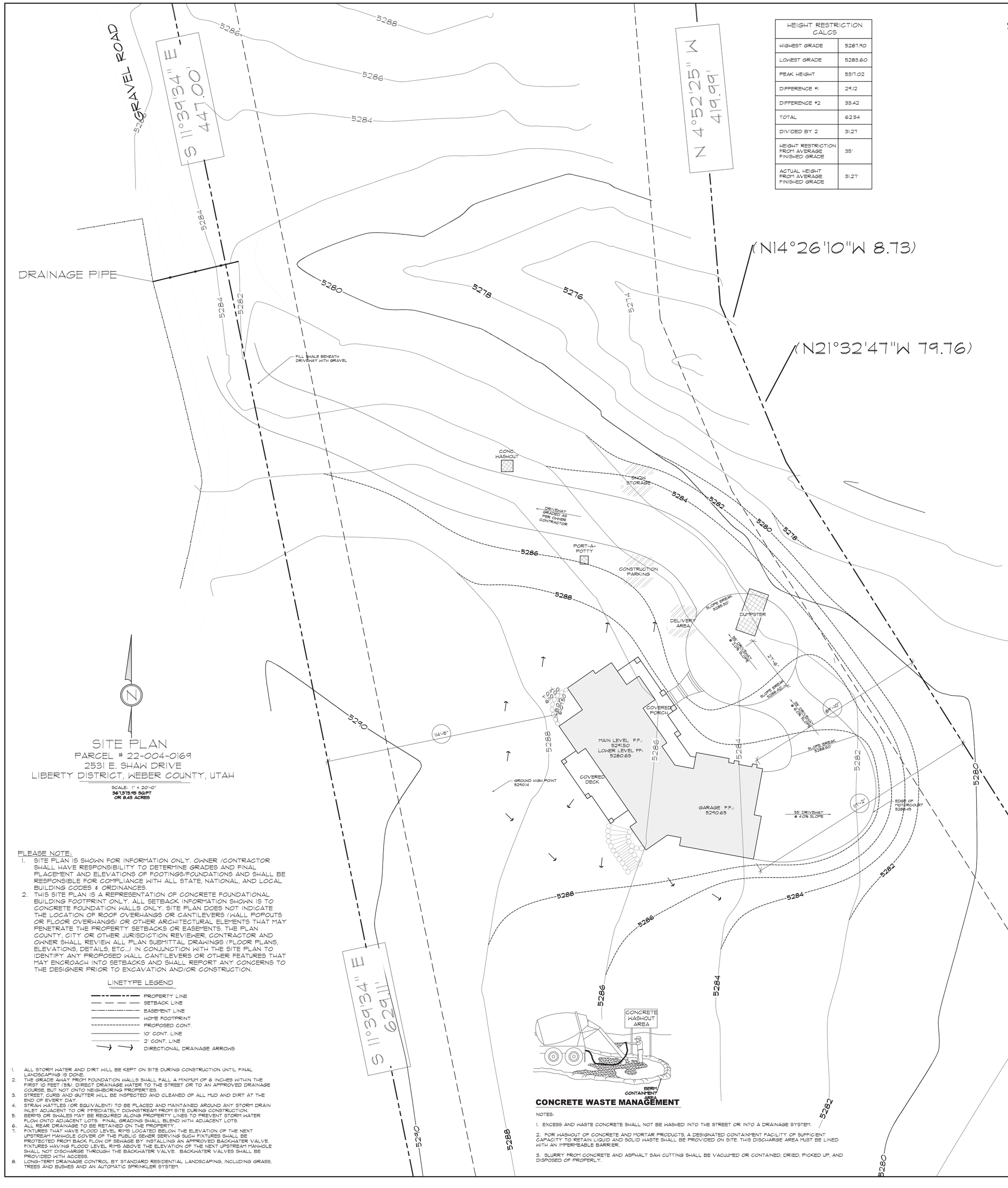
SHEET TITLE:
GENERAL NOTES & SPECIFICATIONS

30X42 SHEET: 1/4" = 1'-0"
0" 1' 2'

DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: 2 OF 15



SITE PLAN
PARCEL # 22-004-0169
2531 E. SHAW DRIVE
LIBERTY DISTRICT, WEBER COUNTY, UTAH

SCALE: 1" = 20'-0"
36,279.95 SQ/FT
OR 0.83 ACRES

HEIGHT RESTRICTION CALCS	
HIGHEST GRADE	5287.90
LOWEST GRADE	5283.60
PEAK HEIGHT	5317.02
DIFFERENCE #1	29.12
DIFFERENCE #2	33.42
TOTAL	62.54
DIVIDED BY 2	31.27
HEIGHT RESTRICTION FROM AVERAGE FINISHED GRADE	35'
ACTUAL HEIGHT FROM AVERAGE FINISHED GRADE	31.27'

PLEASE NOTE:

1. SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER /CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS/FOUNDATIONS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, NATIONAL, AND LOCAL BUILDING CODES & ORDINANCES.
2. THIS SITE PLAN IS A REPRESENTATION OF CONCRETE FOUNDATIONAL BUILDING FOOTPRINT ONLY. ALL SETBACK INFORMATION SHOWN IS TO CONCRETE FOUNDATION WALLS ONLY. SITE PLAN DOES NOT INDICATE THE LOCATION OF ROOF OVERHANGS OR CANTILEVERS (WALL POPOUTS OR FLOOR OVERHANGS) OR OTHER ARCHITECTURAL ELEMENTS THAT MAY PENETRATE THE PROPERTY SETBACKS OR EASEMENTS. THE PLAN COUNTY, CITY OR OTHER JURISDICTION REVIEWER, CONTRACTOR AND OWNER SHALL REVIEW ALL PLAN SUBMITTAL DRAWINGS (FLOOR PLANS, ELEVATIONS, DETAILS, ETC.) IN CONJUNCTION WITH THE SITE PLAN TO IDENTIFY ANY PROPOSED WALL CANTILEVERS OR OTHER FEATURES THAT MAY ENCROACH INTO SETBACKS AND SHALL REPORT ANY CONCERNS TO THE DESIGNER PRIOR TO EXCAVATION AND/OR CONSTRUCTION.

LINETYPE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- HOME FOOTPRINT
- PROPOSED CONT.
- 10' CONT. LINE
- 2' CONT. LINE
- DIRECTIONAL DRAINAGE ARROWS

1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%). DIRECT DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES.
3. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
4. STRAW WATTLES (OR EQUIVALENT) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
5. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
6. ALL REAR DRAINAGE TO BE RETAINED ON THE PROPERTY.
7. 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 OR 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 ACCESS.
8. LONG-TERM DRAINAGE CONTROL BY STANDARD RESIDENTIAL LANDSCAPING, INCLUDING GRASS, TREES AND BUSHES AND AN AUTOMATIC SPRINKLER SYSTEM.

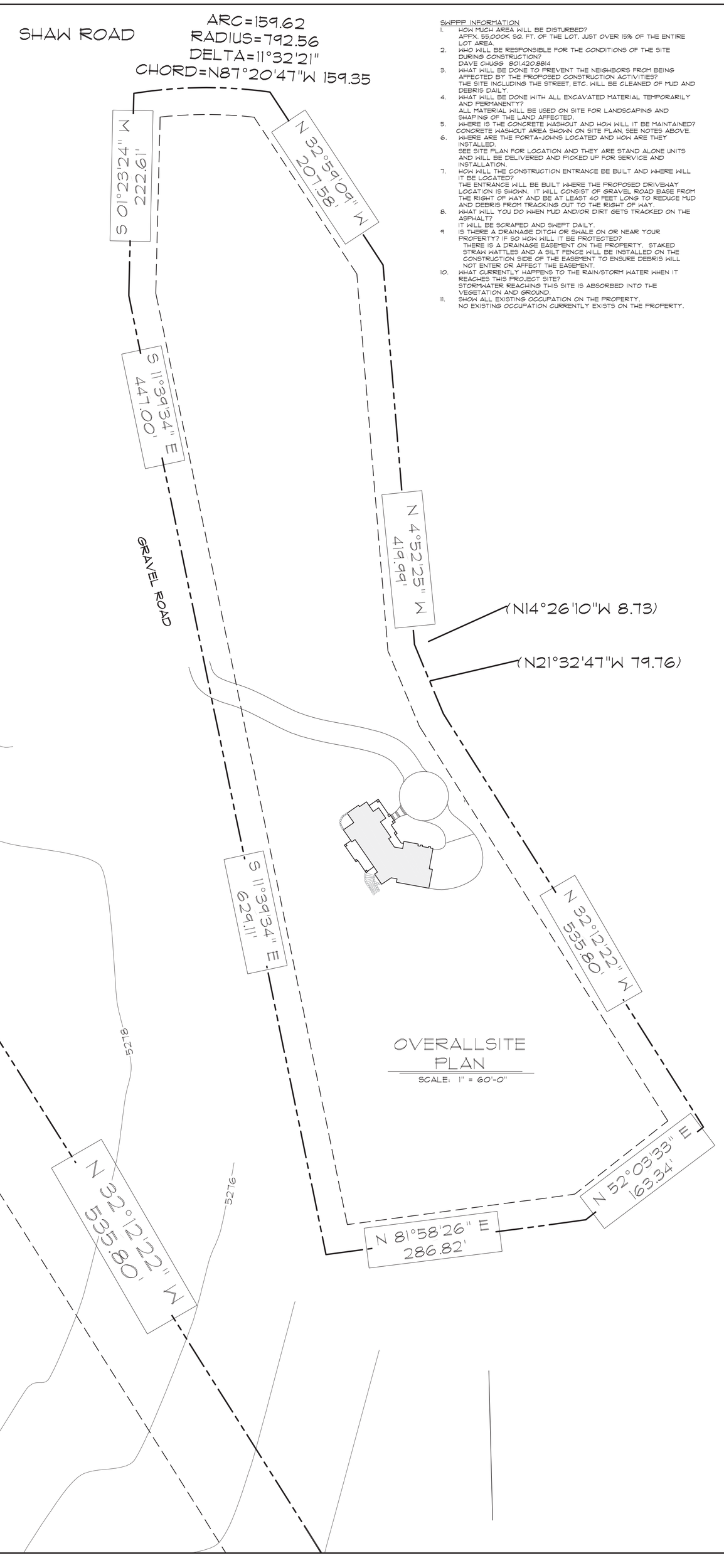
CONCRETE WASTE MANAGEMENT

NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.

2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE. THIS DISCHARGE AREA MUST BE LINED WITH AN IMPERMEABLE BARRIER.

3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.



SWPPP INFORMATION

1. HOW MUCH AREA WILL BE DISTURBED?
   APPX. 55,000K SQ. FT. OF THE LOT. JUST OVER 15% OF THE ENTIRE LOT AREA
2. WHO WILL BE RESPONSIBLE FOR THE CONDITIONS OF THE SITE DURING CONSTRUCTION?
   DAVE CHUGG 801-620-8814
3. WHAT WILL BE DONE TO PREVENT THE NEIGHBORS FROM BEING AFFECTED BY THE PROPOSED CONSTRUCTION ACTIVITIES?
   THE SITE INCLUDING THE STREET, ETC. WILL BE CLEANED OF MUD AND DEBRIS DAILY.
4. WHAT WILL BE DONE WITH ALL EXCAVATED MATERIAL TEMPORARILY AND PERMANENT??
   ALL MATERIAL WILL BE USED ON SITE FOR LANDSCAPING AND SHAPING OF THE LAND APPECTED.
5. WHERE IS THE CONCRETE WASHOUT AND HOW WILL IT BE MAINTAINED?
   CONCRETE WASHOUT AREA SHOWN ON SITE PLAN. SEE NOTES ABOVE.
6. WHERE ARE THE PORTA-JOHNS LOCATED AND HOW ARE THEY INSTALLED.
   SEE SITE PLAN FOR LOCATION AND THEY ARE STAND ALONE UNITS AND WILL BE DELIVERED AND PICKED UP FOR SERVICE AND INSTALLATION.
7. HOW WILL THE CONSTRUCTION ENTRANCE BE BUILT AND WHERE WILL IT BE LOCATED?
   THE ENTRANCE WILL BE BUILT WHERE THE PROPOSED DRIVEWAY LOCATION IS SHOWN. IT WILL CONSIST OF GRAVEL. ROAD BASE FROM THE RIGHT OF WAY AND BE AT LEAST 40 FEET LONG TO REDUCE MUD AND DEBRIS FROM TRACKING OUT TO THE RIGHT OF WAY.
8. WHAT WILL YOU DO WHEN MUD AND/OR DIRT GETS TRACKED ON THE ASPHALT?
   IT WILL BE SCRAPED AND SWEPT DAILY.
9. IS THERE A DRAINAGE DITCH OR SWALE ON OR NEAR YOUR PROPERTY? IF SO HOW WILL IT BE PROTECTED?
   THERE IS A DRAINAGE EASEMENT ON THE PROPERTY. STAKED STRAW WATTLES AND A SILT FENCE WILL BE INSTALLED ON THE CONSTRUCTION SIDE OF THE EASEMENT TO ENSURE DEBRIS WILL NOT ENTER OR AFFECT THE EASEMENT.
10. WHAT CURRENTLY HAPPENS TO THE RAIN/STORM WATER WHEN IT REACHES THIS PROJECT SITE?
    STORMWATER REACHING THIS SITE IS ABSORBED INTO THE VEGETATION AND GROUND.
11. SHOW ALL EXISTING OCCUPATION ON THE PROPERTY.
    NO EXISTING OCCUPATION CURRENTLY EXISTS ON THE PROPERTY.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONDITIONS AND REQUIREMENTS AT THE JOB SITE PRIOR TO COMMENCEMENT OF WORK. ANY ERRORS, OMISSIONS OR CONFLICTS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN APPROVAL SHALL BE A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED TO HABITATIONS BY PLACING BOILERPLATE FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME REPORTED TO HABITATIONS BY PLACING BOILERPLATE FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME SHALL NOT BE DISCHARGED UNTIL THE PLANS ARE REVIEWED AND APPROVED. STAMPED HARD COPY DRAWINGS OF THE MOST CURRENT REVISION ONLY.

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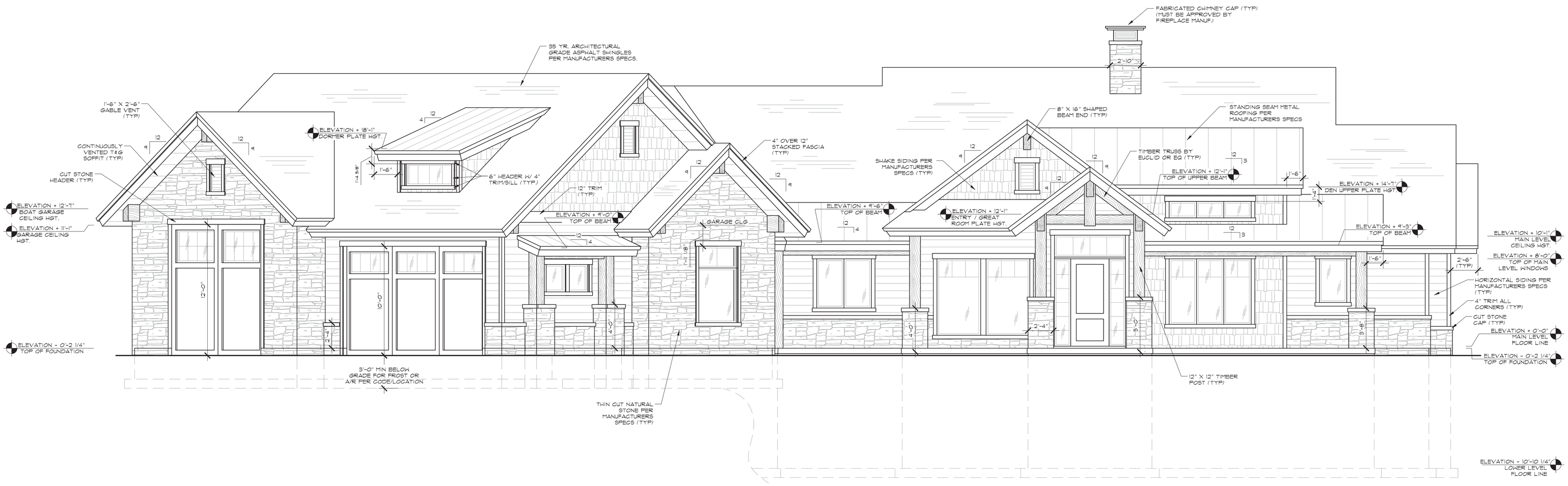
SHEET TITLE: SITE PLAN

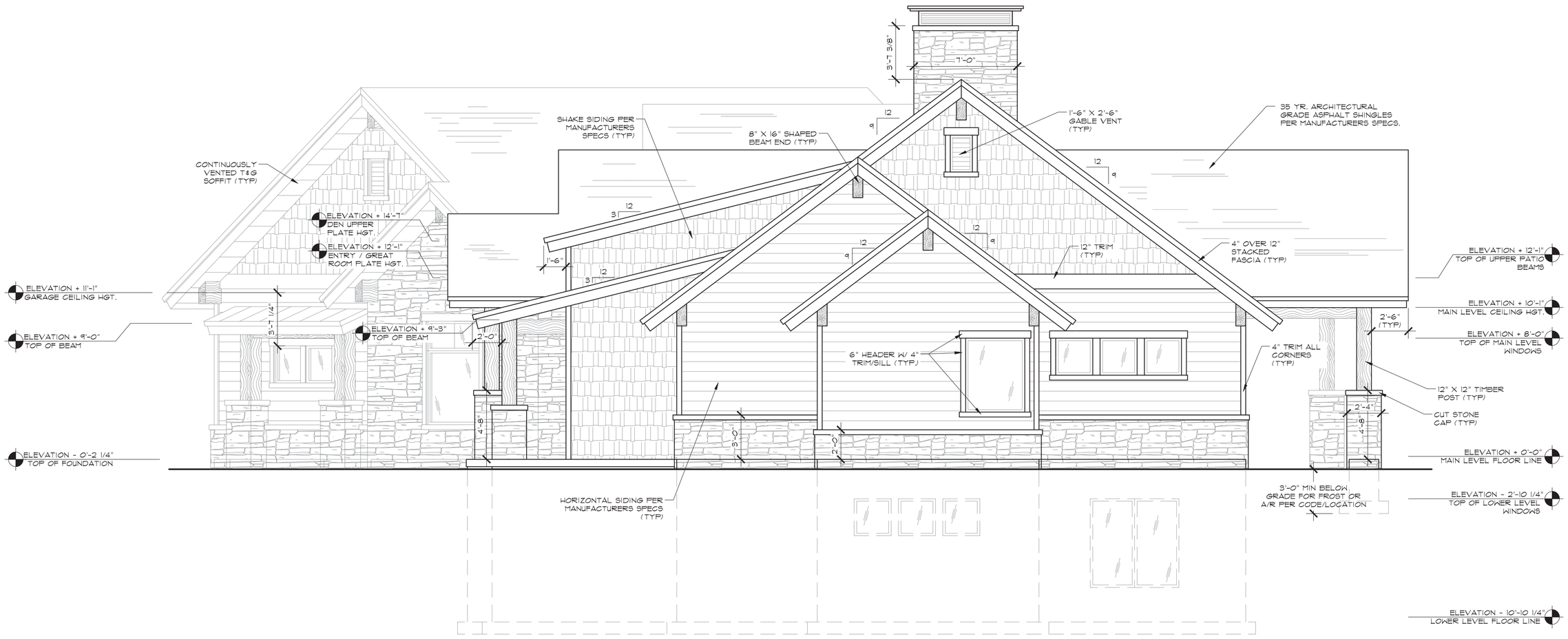
30X42 SHEET: 1" = 20'-0"
0 1' 2'

DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: 3 OF 15



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONDITIONS AND REQUIREMENTS AT THE JOB SITE BEFORE COMMENCING WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN APPROVAL SHALL BE A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY HABITATIONS INC. ARE NOT TO BE REPRODUCED OR COPIED, AND SHALL BE RETURNED UPON REQUEST. THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED TO HABITATIONS BY PHONING 801-476-1860. THE PLAN FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME SHALL NOT BEGIN UNTIL THE PLANS HAVE BEEN STAMPED "APPROVED FOR CONSTRUCTION" BY US OR APPROVED, STAMPED HARD COPY DRAWINGS OF THE MOST CURRENT REVISION ONLY.

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SHEET TITLE:
FRONT / RIGHT SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"

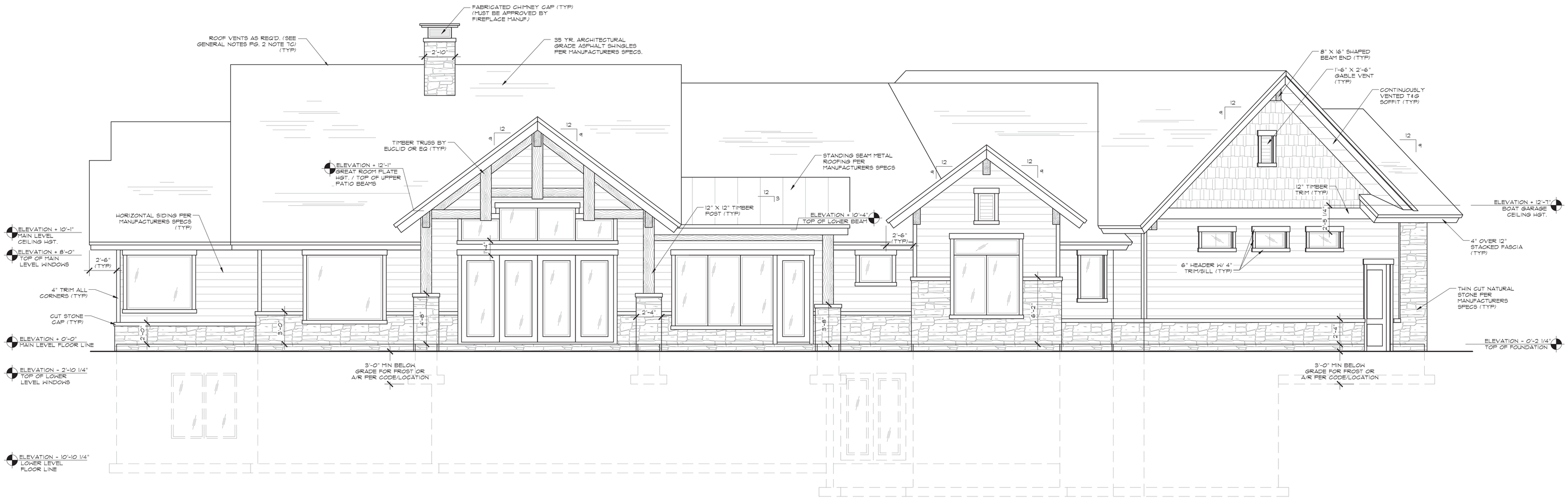
DRAWN BY: N. COOMBS

CHKD BY: M. STEELE

ISSUE DATE: 7/15/2019

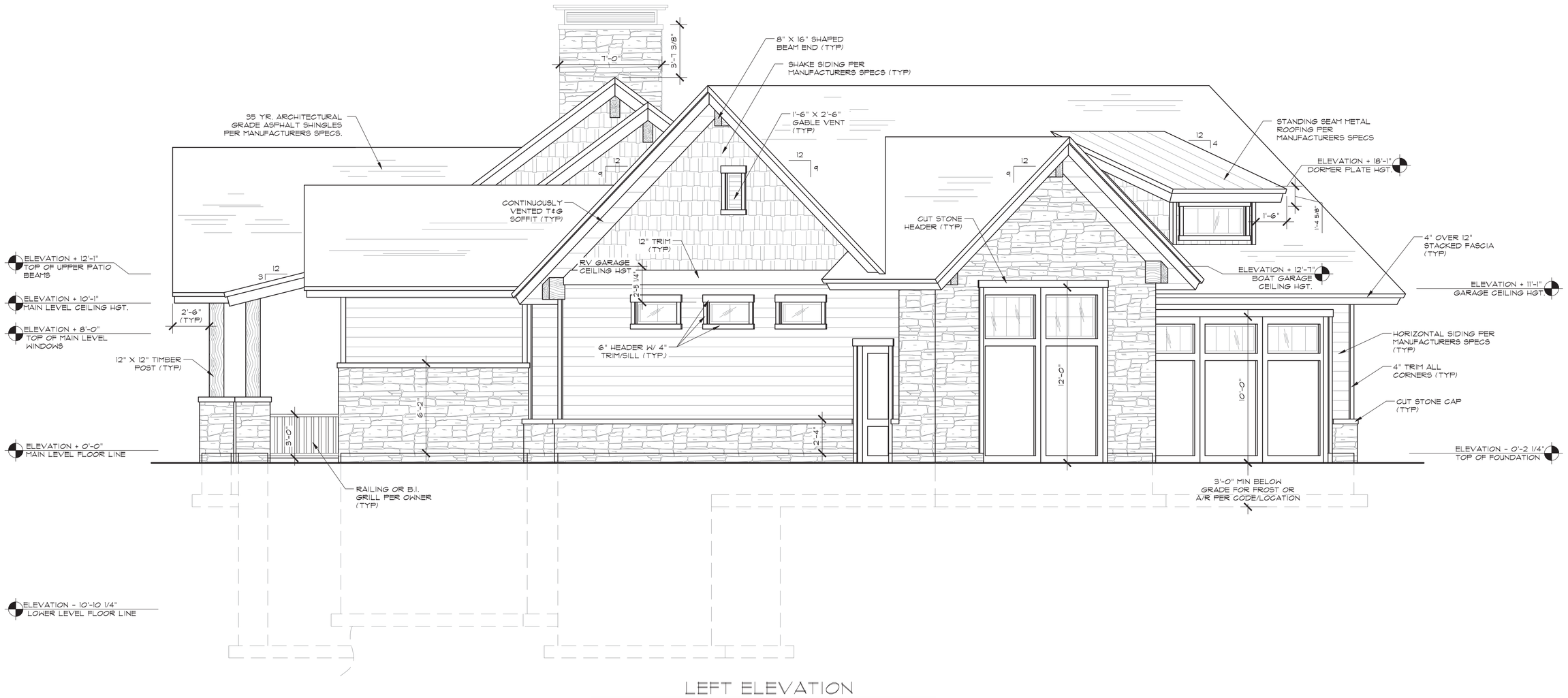
PLAN NUMBER: R2937

SHEET NUMBER: 4 OF 15



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

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SHEET TITLE:
REAR / LEFT SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"

DRAWN BY: N. COOMBS

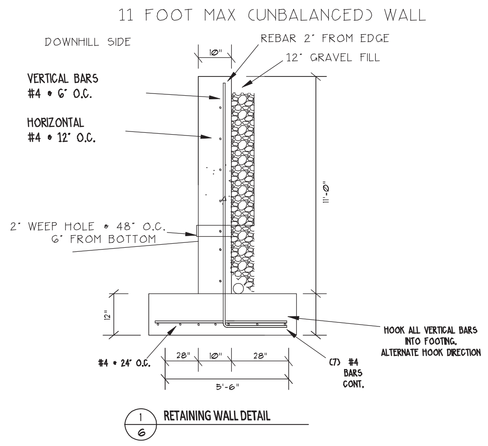
CHK'D BY: M. STEELE

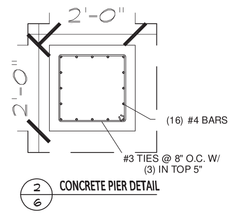
ISSUE DATE: 7/15/2019

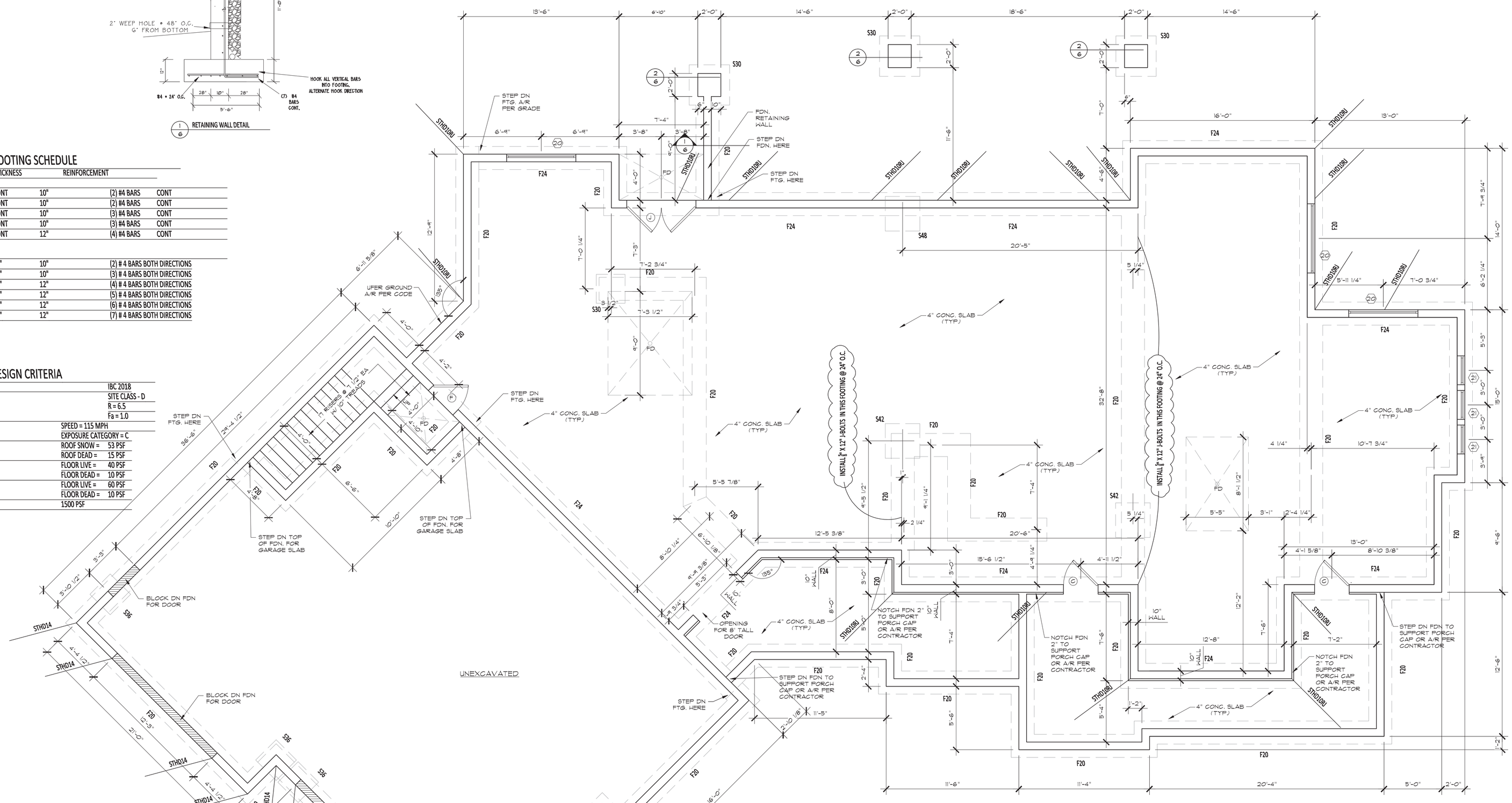
PLAN NUMBER: R2937

SHEET NUMBER: 5 OF 15

SEE PAGE 7 FOR WINDOW AND DOOR SCHEDULE







FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT	
F16	16"	CONT	10"	(2) #4 BARS	CONT
F20	20"	CONT	10"	(2) #4 BARS	CONT
F24	24"	CONT	10"	(3) #4 BARS	CONT
F30	30"	CONT	10"	(3) #4 BARS	CONT
F36	36"	CONT	12"	(4) #4 BARS	CONT
S24	24"	24"	10"	(2) # 4 BARS BOTH DIRECTIONS	
S30	30"	30"	10"	(3) # 4 BARS BOTH DIRECTIONS	
S36	36"	36"	12"	(4) # 4 BARS BOTH DIRECTIONS	
S42	42"	42"	12"	(5) # 4 BARS BOTH DIRECTIONS	
S48	48"	48"	12"	(6) # 4 BARS BOTH DIRECTIONS	
S60	60"	60"	12"	(7) # 4 BARS BOTH DIRECTIONS	

DESIGN CRITERIA

GOVERNING BUILDING CODE		IBC 2018
SEISMIC		SITE CLASS - D
		R = 6.5
		Fa = 1.0
WIND	SPEED = 115 MPH	
	EXPOSURE CATEGORY = C	
ROOF LOADING	ROOF SNOW =	53 PSF
	ROOF DEAD =	15 PSF
FLOOR LOADING	FLOOR LIVE =	40 PSF
	FLOOR DEAD =	10 PSF
DECK LOADING	FLOOR LIVE =	60 PSF
	FLOOR DEAD =	10 PSF
SOIL BEARING PRESSURE	1500 PSF	

IMPORTANT NOTE:

- THE CONTRACTOR IS REQUIRED TO CONSULT WITH A GEO-TECHNICAL ENGINEER TO VERIFY ALLOWABLE SOIL BEARING PRESSURE, AND THAT EXPANSIVE SOILS DO NOT EXIST IN THE VICINITY OF CONSTRUCTION PRIOR TO INSTALLING THE FOUNDATION. ALL FINDINGS ARE TO BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING.
- THE FOOTING/ FOUNDATION PLAN INFORMATION PRESENTED HEREIN IS "FOR INFORMATION ONLY." THE STRUCTURAL ENGINEER SHALL BE RESPONSIBLE FOR FOOTING/ FOUNDATION PLAN DETAILS AND REQUIREMENTS. ELEVATIONS OF FOOTINGS OR TOP OF FOUNDATIONS SHOULD BE DETERMINED BY THE GENERAL CONTRACTOR BASED ON SITE CONDITIONS AND OWNER DESIRES.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- FOUNDATION MUST BE INSULATED WITH A MIN. OF R-10 RIGID INSULATION.

LICENSED PROFESSIONAL ENGINEER
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

FOUNDATION SCHEDULE

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.		FOUNDATION BOLTS (MIN. 7" EMBEDMENT)
							ABOVE		SIDES		BELOW						
			SIZE	SPACING	SIZE	SPACING	NO.	SIZE	NO.	SIZE	NO.	SIZE			WIDTH	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 FTG. SCHED.		1/2" 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	1/2" 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	1/2" X 10" @ 32" O.C.
7'-1-0" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	SEE FTG. SCHED.		1/2" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	SEE FTG. SCHED.		1/2" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	11" O.C.	#4	11" O.C.	2	#4	1	#4	1	#4	6'	12"	24"	2 #4 x CONT	5/8" X 10" @ 24" O.C.
10'-1" TO 13'-0"	FLOOR	10"	#5	7" O.C.	#5	12" O.C.	2	#5	1	#5	1	#5	6'	12"	30"	3 #4 X CONT.	5/8" X 10" @ 24" O.C.

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 1/4" WASHERS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
8. J-BOLTS MAY BE REPLACED WITH #4 BARS @ 12" O.C. EXTENDING 24" OUT OF FND CAST INTO SUSPENDED SLAB
9. LARGER FOOTINGS SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO SIZE SPECIFIED ON THE FOOTING SCHEDULE, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED THE FOLLOWING CONDITIONS EXIST.
   A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 10'-0".
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'
10. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED

FOOTING AND FOUNDATION

1. The footings have been designed to the soil bearing pressure specified in the design criteria. It is the responsibility of the home owner to verify the bearing pressure. Any anomalous soil bearing condition shall be brought to the attention of the engineer before construction.
2. All footings are to rest on undisturbed soil and shall be a minimum of 30", or local frost depth, below the finished grade.
3. The contractor shall ensure that the footings are properly drained and that soil moisture content meets the IRC requirements.
4. Any anomalous soil conditions encountered during excavation, including any of the following: slippage, high moisture content, improper drainage, etc. shall be brought to the attention of the engineer before proceeding.
5. Compact backfill against foundation wall to 85% of the modified proctor dry density to reduce settling of fill.
6. Foundation anchor bolts shall be embedded in at least 7" of concrete and placed within 12" of sill plate end. If multiple plates are used, the anchor bolts shall extend through all plates. There shall be a minimum of 2 anchor bolts per wall section. 3"x3"x3/16" square washers shall be used between anchor bolt nut and plate. See cross section for size and spacing.
7. Grade 60 rebar shall be used for both vertical and horizontal installations. Rebar to be free from mud, oil, or other non-metallic coatings that could prevent bonding capacity. All splices in continuous reinforcing shall lap 45 bar diameters (24" for #4 bars).
8. Holdowns shall be embedded in the foundation per manufacturer's requirements. The contractor shall ensure that the fastener hooks the rebar and meets the minimum edge distance.
9. Allow concrete to cure for 14 days prior to backfill.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONDITIONS AND REQUIREMENTS AT THE JOB SITE BEFORE COMMENCING WORK. ANY ERRORS, OMISSIONS OR CONFLICTS SHALL BE REPORTED TO THE DESIGNER. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN ANY WAY WHATSOEVER WITHOUT THE EXPRESS WRITTEN APPROVAL SHALL BE A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED. THESE PLANS ARE THE PROPERTY OF HABITATIONS, INC. AND MUST HAVE INK SIGNATURE FROM HABITATIONS THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED TO HABITATIONS BY PHONING 801-476-1860 FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME MUST BE DRAWN FROM THE "FOR CONSTRUCTION" PLANS ONLY. ALL PLANS MUST BE BASED ON THE "POST CURRENT REVISION ONLY"

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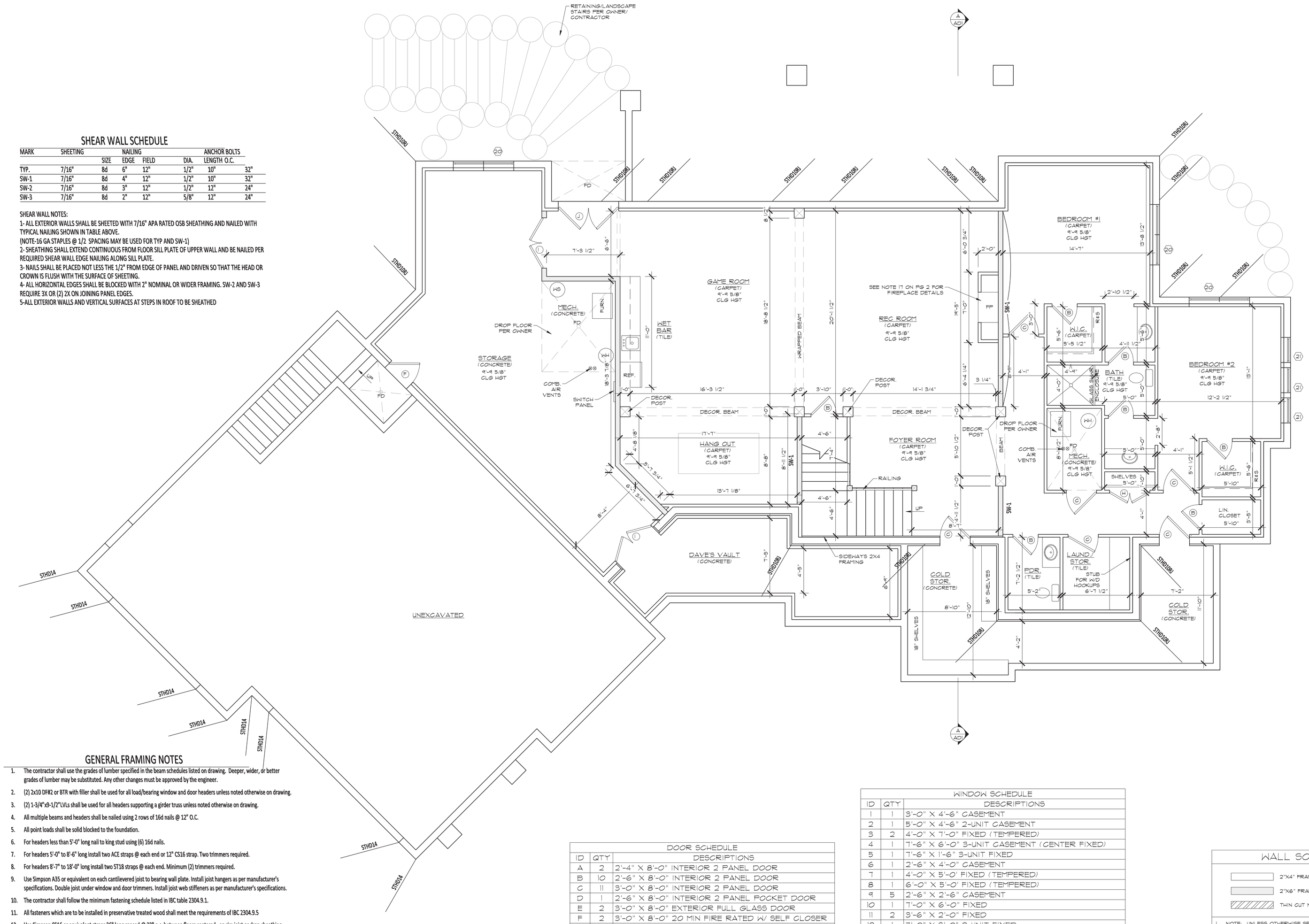
SHEET TITLE: FOOTING / FOUNDATION PLAN

SQ42 SHEET 1/4" = 1'-0"

DRAWN BY: N. COOMBS
CHKD BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: 6 OF 15



SHEAR WALL SCHEDULE

MARK	SHEETING	NAILING			ANCHOR BOLTS		
		SIZE	EDGE	FIELD	DIA.	LENGTH	O.C.
TYP.	7/16"	8d	6"	12"	1/2"	10"	32"
SW-1	7/16"	8d	4"	12"	1/2"	10"	32"
SW-2	7/16"	8d	3"	12"	1/2"	12"	24"
SW-3	7/16"	8d	2"	12"	5/8"	12"	24"

SHEAR WALL NOTES:

1- ALL EXTERIOR WALLS SHALL BE SHEETED WITH 7/16" APA RATED OSB SHEATHING AND NAILED WITH TYPICAL NAILING SHOWN IN TABLE ABOVE.
(NOTE-16 GA STAPLES @ 1/2 SPACING MAY BE USED FOR TYP AND SW-1)
2- SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE OF UPPER WALL AND BE NAILED PER REQUIRED SHEAR WALL EDGE NAILING ALONG SILL PLATE.
3- NAILS SHALL BE PLACED NOT LESS THE 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THE HEAD OR CROWN IS FLUSH WITH THE SURFACE OF SHEETING.
4- ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.
5-ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF TO BE SHEATHED

GENERAL FRAMING NOTES

1. The contractor shall use the grades of lumber specified in the beam schedules listed on drawing. Deeper, wider, or better grades of lumber may be substituted. Any other changes must be approved by the engineer.
2. (2) 2x10 DF#2 or BTR with filler shall be used for all load/bearing window and door headers unless noted otherwise on drawing.
3. (2) 1-3/4"x9-1/2"LVLs shall be used for all headers supporting a girder truss unless noted otherwise on drawing.
4. All multiple beams and headers shall be nailed using 2 rows of 16d nails @ 12" O.C.
5. All point loads shall be solid blocked to the foundation.
6. For headers less than 5'-0" long nail to king stud using (6) 16d nails.
7. For headers 5'-0" to 8'-6" long install two ACE straps @ each end or 12" CS16 strap. Two trimmers required.
8. For headers 8'-7" to 18'-0" long install two ST18 straps @ each end. Minimum (2) trimmers required.
9. Use Simpson A35 or equivalent on each cantilevered joist to bearing wall plate. Install joist hangers as per manufacturer's specifications. Double joist under window and door trimmers. Install joist web stiffeners as per manufacturer's specifications.
10. The contractor shall follow the minimum fastening schedule listed in IBC table 2304.9.1.
11. All fasteners which are to be installed in preservative treated wood shall meet the requirements of IBC 2304.9.5
12. Use Simpson CS16 or equivalent straps 36" long spaced @ 32" o.c. between floors centered on rim joist or drop sheathing down over rim joist 3/4" onto top plate between floors or drop sheathing joint centered on solid rim board and nail as per shear wall schedule. Block all edges.
13. All construction shall be in accordance to the 2015 International Building Code.
14. The following lumber grades shall be used u.n.o.

Joists	Doug Fir #2 or better
Parallams	Per manufacturer specifications
Beams/Headers	Doug Fir #2 or better
Pre-Fab Trusses/Joists	Per manufacturer specifications
Bearing wall studs	Doug Fir #2 or better
Sill plates	Pressure treated Doug Fir #2 or better
Posts	Doug Fir #1 or better
Ext deck joists and beams	Pressure treated Doug Fir #2 or better

LICENSED PROFESSIONAL ENGINEER
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

DOOR SCHEDULE

ID	QTY	DESCRIPTIONS
A	2	2'-4" X 8'-0" INTERIOR 2 PANEL DOOR
B	10	2'-6" X 8'-0" INTERIOR 2 PANEL DOOR
C	11	3'-0" X 8'-0" INTERIOR 2 PANEL DOOR
D	1	2'-6" X 8'-0" INTERIOR 2 PANEL POCKET DOOR
E	2	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR
F	2	3'-0" X 8'-0" 20 MIN FIRE RATED W/ SELF CLOSER
G	1	3'-6" X 8'-0" EXTERIOR W/ 1'-6" SIDELIGHTS & 2'-0" TRANSOM
H	1	4'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
I	3	5'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
J	1	6'-0" X 8'-0" EXTERIOR FULL GLASS DBL. DOOR
K	1	3'-0" X 8'-0" EXTERIOR 2 PANEL DOOR
L	1	12'-0" X 12'-0" INSULATED OVERHEAD DOOR
M	1	18'-0" X 10'-0" INSULATED OVERHEAD DOOR
N	1	14'-0" X 8'-0" EXTERIOR 4 PANEL BI-PARTING GLASS DOOR

NOTE: UNLESS OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMBS. ALL EXTERIOR DOORS SHALL HAVE PINE JAMBS, DEAD BOLTS AND WEATHER-STRIPPING. ALL GLASS ENTRY & PATIO DOORS SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.

WINDOW SCHEDULE

ID	QTY	DESCRIPTIONS
1	1	3'-0" X 4'-6" CASEMENT
2	1	5'-0" X 4'-6" 2-UNIT CASEMENT
3	2	4'-0" X 7'-0" FIXED (TEMPERED)
4	1	7'-6" X 6'-0" 3-UNIT CASEMENT (CENTER FIXED)
5	1	7'-6" X 1'-6" 3-UNIT FIXED
6	1	2'-6" X 4'-0" CASEMENT
7	1	4'-0" X 5'-0" FIXED (TEMPERED)
8	1	6'-0" X 5'-0" FIXED (TEMPERED)
9	5	2'-6" X 2'-6" CASEMENT
10	1	7'-0" X 6'-0" FIXED
11	2	3'-6" X 2'-0" FIXED
12	1	7'-0" X 3'-0" 2-UNIT FIXED
13	1	9'-0" X 6'-6" CASEMENT 3 UNIT (CTR. UNIT FIXED)
14	1	3'-0" X 2'-6" CASEMENT
15	1	6'-0" X 5'-6" 2-UNIT CASEMENT W/ 1'-6" TRANSOM
16	1	3'-0" X 4'-0" CASEMENT (TEMP)
17	3	4'-0" X 1'-6" FIXED
18	1	6'-0" X 2'-0" FIXED
19	1	5'-0" X 5'-0" FIXED W/ 2'-0" TRANSOM
20	3	6'-0" X 6'-0" 2-UNIT CASEMENT
21	3	2'-6" X 2'-6" FIXED

NOTE: UNLESS OTHERWISE NOTED ALL WINDOWS SHALL BE ALUMINUM CLAD WOOD BY MARVIN OR VINYL SUPPLIED BY BMG WEST OR EQUAL. MANUFACTURERS DIRECTIONS SHALL BE FOLLOWED FOR INSTALLATION AND FRAMING DIMENSIONS. ALL WINDOWS SHALL BE DOUBLE GLAZED AND LOW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.

WALL SCHEDULE

2"X4" FRAMED WALL

2"X6" FRAMED WALL

THIN CUT NATURAL STONE

1. NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 45° INCREMENTS.
2. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).

NOTE:

VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.
BUILT-IN CABINETRY SHALL BE SELECTED BY OWNER.

LOWER FLOOR	2953 SQ. FT.
COLD STORAGE	301 SQ. FT.
GUN SAFE	224 SQ. FT.

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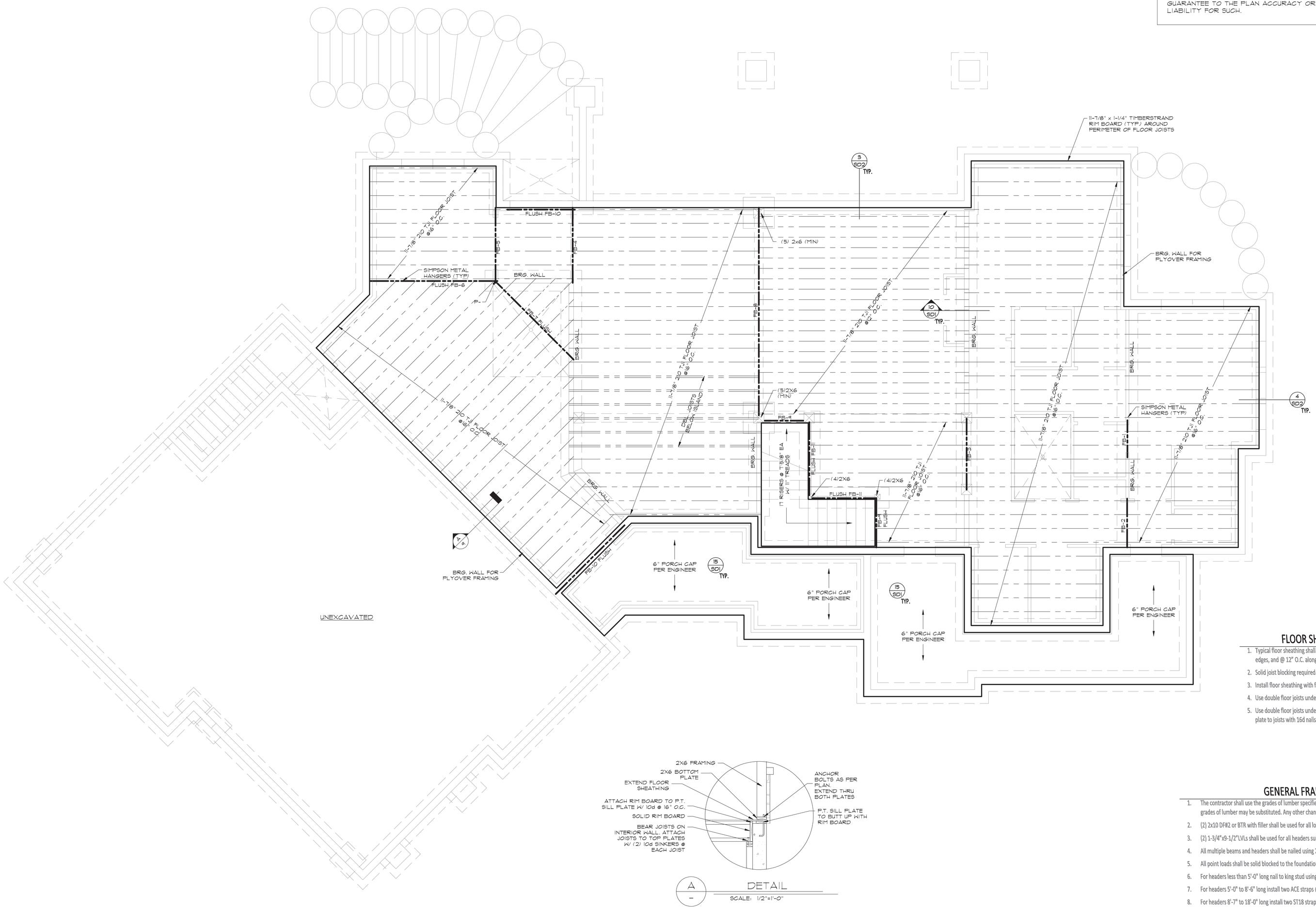
SHEET TITLE:
LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: 7 OF 15

IMPORTANT NOTE:

- THE FLOOR FRAMING PLAN INFORMATION PRESENTED HEREIN IS "FOR INFORMATION ONLY." THE ACTUAL FLOOR FRAMING PLAN SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. HABITATIONS MAKES NO GUARANTEE TO THE PLAN ACCURACY OR COMPLETENESS AND ASSUMES NO LIABILITY FOR SUCH.



FLOOR BEAM SCHEDULE	
FB-1	(2) 2X6 DF-L#2
FB-2	(2) 2X6 DF-L#2
FB-3	(2) 1 3/4" X 7 1/4" LVL
FB-4	(2) 1 3/4" X 7 1/4" LVL
FB-5	(2) 1 3/4" X 7 1/4" LVL
FB-6	(2) 1 3/4" X 11 7/8"
FB-7	(2) 1 3/4" X 11 7/8" LVL
FB-8	W10X45 STEEL BEAM
FB-9	(2) 2X6 DF-L#2
FB-10	(2) 1 3/4" X 11 7/8" LVL
FB-11	(2) 1 3/4" X 11 7/8" LVL

FLOOR SHEATHING NOTES

1. Typical floor sheathing shall be ¾" T&G wafer board nailed with 8d nails @ 6" O.C. on all edges, and @ 12" O.C. along intermediate framing members.
2. Solid joist blocking required at all bearing points.
3. Install floor sheathing with face grain at right angles to framing with end joints staggered.
4. Use double floor joists under all load bearing walls running parallel with floor joists.
5. Use double floor joists under all shear walls running parallel with floor joists. Nail bottom plate to joists with 16d nails @ 3" O.C.

A – DETAIL
SCALE: 1/2"=1'-0"

GENERAL FRAMING NOTES

1. The contractor shall use the grades of lumber specified in the beam schedules listed on drawing. Deeper, wider, or better grades of lumber may be substituted. Any other changes must be approved by the engineer.
2. (2) 2x10 DF#2 or BTR with filler shall be used for all load/bearing window and door headers unless noted otherwise on drawing.
3. (2) 1-3/4"x9-1/2"LVLs shall be used for all headers supporting a girder truss unless noted otherwise on drawing.
4. All multiple beams and headers shall be nailed using 2 rows of 16d nails @ 12" O.C.
5. All point loads shall be solid blocked to the foundation.
6. For headers less than 5'-0" long nail to king stud using (6) 16d nails.
7. For headers 5'-0" to 8'-6" long install two ACE straps @ each end or 12" CS16 strap. Two trimmers required.
8. For headers 8'-7" to 18'-0" long install two ST18 straps @ each end. Minimum (2) trimmers required.
9. Use Simpson A35 or equivalent on each cantilevered joist to bearing wall plate. Install joist hangers as per manufacturer's specifications. Double joist under window and door trimmers. Install joist web stiffeners as per manufacturer's specifications.
10. The contractor shall follow the minimum fastening schedule listed in IBC table 2304.9.1.
11. All fasteners which are to be installed in preservative treated wood shall meet the requirements of IBC 2304.9.5
12. Use Simpson CS16 or equivalent straps 36" long spaced @ 32" o.c. between floors centered on rim joist or drop sheathing down over rim joist 3/4" onto top plate between floors or drop sheathing joint centered on solid rim board and nail as per shear wall schedule. Block all edges.
13. All construction shall be in accordance to the 2015 International Building Code.
14. The following lumber grades shall be used u.n.o.

Joists	Doug Fir #2 or better
Parallams	Per manufacturer specifications
Beams/Headers	Doug Fir #2 or better
Pre-Fab Trusses/Joists	Per manufacturer specifications
Bearing wall studs	Doug Fir #2 or better
Sill plates	Pressure treated Doug Fir #2 or better
Posts	Doug Fir #1 or better
Ext deck joists and beams	Pressure treated Doug Fir #2 or better

LICENSED PROFESSIONAL ENGINEER
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

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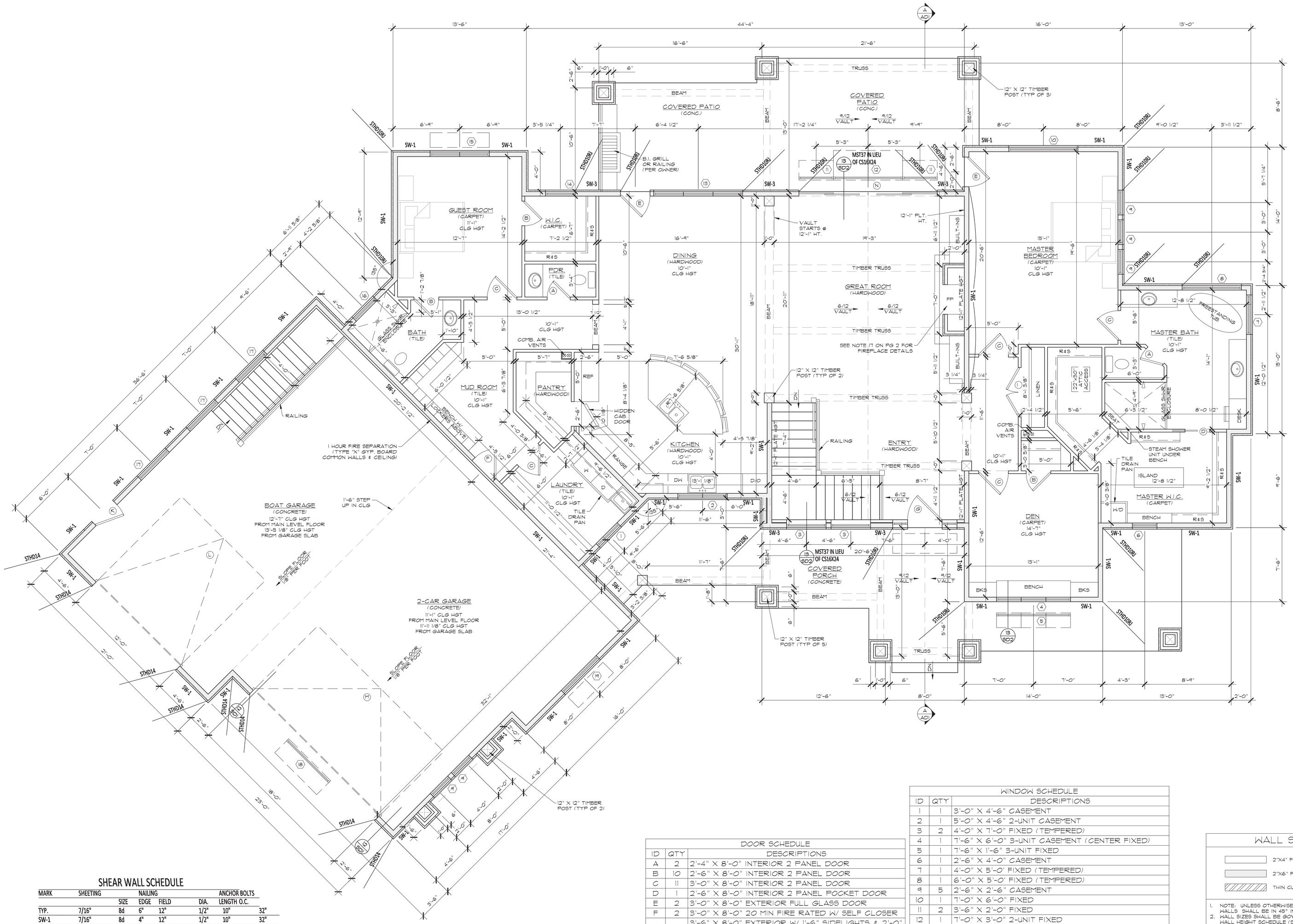
SHEET TITLE:
MAIN LEVEL
FLOOR FRAMING PLANS

30X42 SHEET 1-4" = 1'-0"

DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: 8 OF 15



SHEAR WALL SCHEDULE

MARK	SHEETING	NAILING			ANCHOR BOLTS		
		SIZE	EDGE	FIELD	DIA.	LENGTH	O.C.
TYP.	7/16"	8d	6"	12"	1/2"	10"	32"
SW-1	7/16"	8d	4"	12"	1/2"	10"	32"
SW-2	7/16"	8d	3"	12"	1/2"	12"	24"
SW-3	7/16"	8d	2"	12"	5/8"	12"	24"

SHEAR WALL NOTES:
1- ALL EXTERIOR WALLS SHALL BE SHEETED WITH 7/16" APA RATED OSB SHEATHING AND NAILED WITH TYPICAL NAILING SHOWN IN TABLE ABOVE.
(NOTE-16 GA STAPLES @ 1/2 SPACING MAY BE USED FOR TYP AND SW-1)
2- SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE OF UPPER WALL AND BE NAILED PER REQUIRED SHEAR WALL EDGE NAILING ALONG SILL PLATE.
3- NAILS SHALL BE PLACED NOT LESS THE 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THE HEAD OR CROWN IS FLUSH WITH THE SURFACE OF SHEETING.
4- ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.
5-ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF TO BE SHEATHED

LICENSED PROFESSIONAL ENGINEER
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

DOOR SCHEDULE

ID	QTY	DESCRIPTIONS
A	2	2'-4" X 8'-0" INTERIOR 2 PANEL DOOR
B	10	2'-6" X 8'-0" INTERIOR 2 PANEL DOOR
C	11	3'-0" X 8'-0" INTERIOR 2 PANEL DOOR
D	1	2'-6" X 8'-0" INTERIOR 2 PANEL POCKET DOOR
E	2	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR
F	2	3'-0" X 8'-0" 20 MIN FIRE RATED W/ SELF CLOSER
G	1	3'-6" X 8'-0" EXTERIOR W/ 1'-6" SIDELIGHTS & 2'-0" TRANSOM
H	1	4'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
I	3	5'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
J	1	6'-0" X 8'-0" EXTERIOR FULL GLASS DBL. DOOR
K	1	3'-0" X 8'-0" EXTERIOR 2 PANEL DOOR
L	1	12'-0" X 12'-0" INSULATED OVERHEAD DOOR
M	1	18'-0" X 10'-0" INSULATED OVERHEAD DOOR
N	1	14'-0" X 8'-0" EXTERIOR 4 PANEL BI-PARTING GLASS DOOR

NOTE: UNLESS OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMBS. ALL EXTERIOR DOORS SHALL HAVE PINE JAMBS, DEAD BOLTS AND WEATHER-STRIPPING. ALL GLASS ENTRY & PATIO DOORS SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.

WINDOW SCHEDULE

ID	QTY	DESCRIPTIONS
1	1	3'-0" X 4'-6" CASEMENT
2	1	5'-0" X 4'-6" 2-UNIT CASEMENT
3	2	4'-0" X 7'-0" FIXED (TEMPERED)
4	1	7'-6" X 6'-0" 3-UNIT CASEMENT (CENTER FIXED)
5	1	7'-6" X 1'-6" 3-UNIT FIXED
6	1	2'-6" X 4'-0" CASEMENT
7	1	4'-0" X 5'-0" FIXED (TEMPERED)
8	1	6'-0" X 5'-0" FIXED (TEMPERED)
9	5	2'-6" X 2'-6" CASEMENT
10	1	7'-0" X 6'-0" FIXED
11	2	3'-6" X 2'-0" FIXED
12	1	7'-0" X 3'-0" 2-UNIT FIXED
13	1	9'-0" X 6'-6" CASEMENT 3 UNIT (CTR. UNIT FIXED)
14	1	3'-0" X 2'-6" CASEMENT
15	1	6'-0" X 5'-6" 2-UNIT CASEMENT W/ 1'-6" TRANSOM
16	1	3'-0" X 4'-0" CASEMENT (TEMP.)
17	3	4'-0" X 1'-6" FIXED
18	1	6'-0" X 2'-0" FIXED
19	1	5'-0" X 5'-0" FIXED W/ 2'-0" TRANSOM
20	3	6'-0" X 6'-0" 2-UNIT CASEMENT
21	3	2'-6" X 2'-6" FIXED

NOTE: UNLESS OTHERWISE NOTED ALL WINDOWS SHALL BE ALUMINUM CLAD WOOD BY MARVIN OR VINYL SUPPLIED BY EPC WEST OR EQUAL. MANUFACTURERS DIRECTIONS SHALL BE FOLLOWED FOR INSTALLATION AND FRAMING DIMENSIONS. ALL WINDOWS SHALL BE DOUBLE GLAZED AND LOW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.

WALL SCHEDULE

- 2"X4" FRAMED WALL
- 2"X6" FRAMED WALL
- THIN CUT NATURAL STONE

1. NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 45° INCREMENTS.
2. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).

NOTE:
VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.
BUILT-IN CABINETRY SHALL BE SELECTED BY OWNER.

MAIN FLOOR	2937 SQ. FT.
GARAGE	1542 SQ. FT.
COVERED DECK	474 SQ. FT.
COVERED PORCH	534 SQ. FT.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONDITIONS AND REQUIREMENTS AT THE JOB SITE PRIOR TO COMMENCEMENT OF WORK. ANY ERRORS OR OMISSIONS FOUND IN THE JOB SHALL NOT BE REPRODUCED OR COPIED IN ANY WAY WHATSOEVER WITHOUT THE EXPRESS WRITTEN APPROVAL SHALL BE A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED. ALL DRAWINGS, SPECIFICATIONS AND ARRANGEMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. THE ARCHITECT RETAINS THE OWNERSHIP OF THE INK SIGNATURE FROM HABITATIONS THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED TO HABITATIONS BY PHONING 801-476-1860 FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME MUST BE BASED ON THE LATEST REVISION ON APPROVED, STAMPED HARD COPY DRAWINGS OF THE MOST CURRENT REVISION ONLY.

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MUST HAVE WET INK STAMP

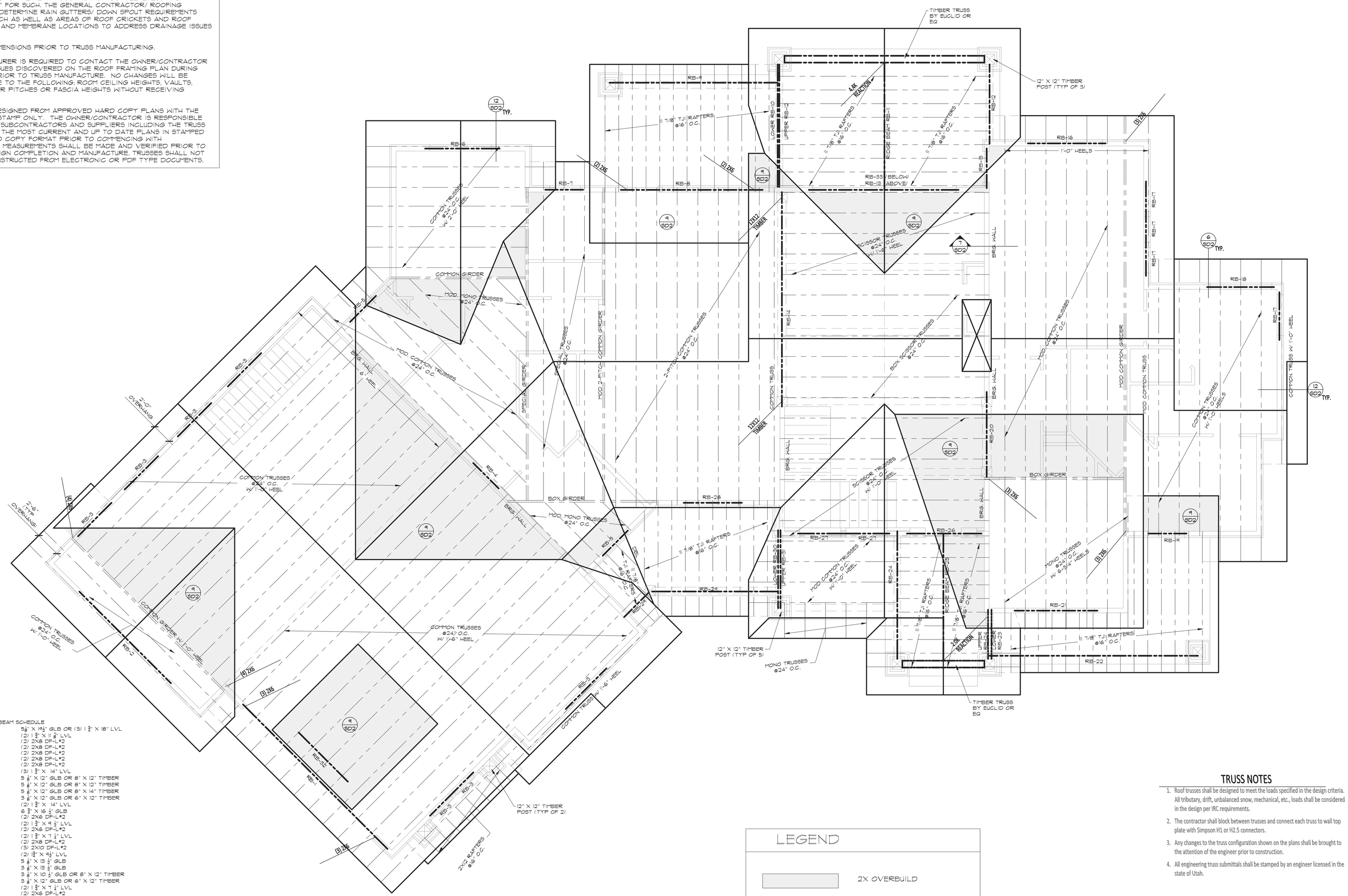
SHEET TITLE: MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: 9 OF 15

IMPORTANT NOTE:

- THE ROOF FRAMING PLAN INFORMATION PRESENTED HEREIN IS "FOR INFORMATION ONLY." THE ACTUAL ROOF FRAMING PLAN DESIGN SHALL BE THE RESPONSIBILITY OF THE ROOF TRUSS MANUFACTURER AND STRUCTURAL ENGINEER. HABITATIONS MAKES NO GUARANTEE TO THE PLAN ACCURACY OR COMPLETENESS AND ASSUMES NO LIABILITY FOR SUCH. THE GENERAL CONTRACTOR/ ROOFING CONTRACTOR SHALL DETERMINE RAIN GUTTERS/ DOWN SPOUT REQUIREMENTS AND LOCATION OF SUCH AS WELL AS AREAS OF ROOF CRICKETS AND ROOF DRAINAGE/ FLASHING AND MEMBRANE LOCATIONS TO ADDRESS DRAINAGE ISSUES AT THE LOCATIONS.
- FEILD VERIFY ALL DIMENSIONS PRIOR TO TRUSS MANUFACTURING.
- THE TRUSS MANUFACTURER IS REQUIRED TO CONTACT THE OWNER/CONTRACTOR IF THERE ARE ANY ISSUES DISCOVERED ON THE ROOF FRAMING PLAN DURING THE TRUSS DESIGN, PRIOR TO TRUSS MANUFACTURE. NO CHANGES WILL BE ALLOWED TO BE MADE TO THE FOLLOWING; ROOM CEILING HEIGHTS, VAULTS, INTERIOR OR EXTERIOR PITCHES OR FASCIA HEIGHTS WITHOUT RECEIVING APPROVAL.
- TRUSSES SHALL BE DESIGNED FROM APPROVED HARD COPY PLANS WITH THE RED AUTHORIZATION STAMP ONLY. THE OWNER/CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS AND SUPPLIERS INCLUDING THE TRUSS MANUFACTURER HAVE THE MOST CURRENT AND UP TO DATE PLANS IN STAMPED AND APPROVED HARD COPY FORMAT PRIOR TO COMMENCING WITH CONSTRUCTION. FIELD MEASUREMENTS SHALL BE MADE AND VERIFIED PRIOR TO THE FINAL TRUSS DESIGN COMPLETION AND MANUFACTURE. TRUSSES SHALL NOT BE DESIGNED OR CONSTRUCTED FROM ELECTRONIC OR PDF TYPE DOCUMENTS.



ROOF BEAM SCHEDULE	
RB-1	5¼" X 14¼" GLB OR (3) 1 ¾" X 18" LVL
RB-2	(2) 1 ¾" X 11 ⅞" LVL
RB-3	(2) 2X8 DF-L#2
RB-4	(2) 2X8 DF-L#2
RB-5	(2) 2X8 DF-L#2
RB-6	(2) 2X8 DF-L#2
RB-7	(2) 2X8 DF-L#2
RB-8	(3) 1 ¾" X 14" LVL
RB-9	5 ⅛" X 12" GLB OR 8" X 12" TIMBER
RB-10	5 ⅛" X 12" GLB OR 8" X 12" TIMBER
RB-11	5 ⅛" X 12" GLB OR 8" X 14" TIMBER
RB-12	3 ⅛" X 12" GLB OR 6" X 12" TIMBER
RB-13	(2) 1 ¾" X 14" LVL
RB-14	6 ¾" X 16 ½" GLB
RB-15	(2) 2X6 DF-L#2
RB-16	(2) 1 ¾" X 9 ½" LVL
RB-17	(2) 2X6 DF-L#2
RB-18	(2) 1 ¾" X 7 ¼" LVL
RB-19	(2) 2X8 DF-L#2
RB-20	(5) 2X10 DF-L#2
RB-21	(2) 1¾" X 9¼" LVL
RB-22	5 ⅛" X 13 ½" GLB
RB-23	3 ⅛" X 13 ½" GLB
RB-24	3 ⅛" X 10 ½" GLB OR 8" X 12" TIMBER
RB-25	3 ⅛" X 12" GLB OR 6" X 12" TIMBER
RB-26	(2) 1 ¾" X 7 ¼" LVL
RB-27	(2) 2X6 DF-L#2
RB-28	(2) 1 ¾" X 7 ¼" LVL
RB-29	5⅛" X 10½" GLB
RB-30	3⅛" X 10½" GLB
RB-31	(2) 2X10 DF-L#2
RB-32	(2) 2X8 DF-L#2
RB-33	(2) 1¾" X 9¼" LVL

LEGEND

2X OVERBUILD

OVERBUILD NOTE:

OVERBUILDS SHALL BE CONSTRUCTED BY SHEATHING THE LOWER ROOF THEN NAILING A 2x10 FLAT WITH (2)16d NAILS @ 24" O.C. IN THE VALLEY OF THE OVERBUILD. THE OVERBUILD SHALL THEN BE FRAMED ON THE 2x10 USING 2x6 ROOF JOISTS @ 24" O.C. AND WITH 2x6 KICKERS AT 4'-0" O.C. FROM EACH 2x6 ROOF JOIST DOWN TO THE TRUSSES OR ROOF JOISTS BELOW.

LICENSED PROFESSIONAL ENGINEER
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

TRUSS NOTES

1. Roof trusses shall be designed to meet the loads specified in the design criteria. All tributary, drift, unbalanced snow, mechanical, etc., loads shall be considered in the design per IRC requirements.
2. The contractor shall block between trusses and connect each truss to wall top plate with Simpson H1 or H2.5 connectors.
3. Any changes to the truss configuration shown on the plans shall be brought to the attention of the engineer prior to construction.
4. All engineering truss submittals shall be stamped by an engineer licensed in the state of Utah.

ROOF SHEATHING NOTES

1. Sheathing shall be 7/16", 24/16, APA rated sheathing. Nail with 8d's @6" O.C. 3/8" from edge of panel at all panel ends, supported edges, shear wall tops, and all blocking. Nail @ 12" O.C. along intermediate framing members.
2. Lay sheathing with face grain at right angles to framing with staggered end joints.
3. For roof snow loads over 40 psf use 5/8" sheathing with 10d nails @ 6" O.C.

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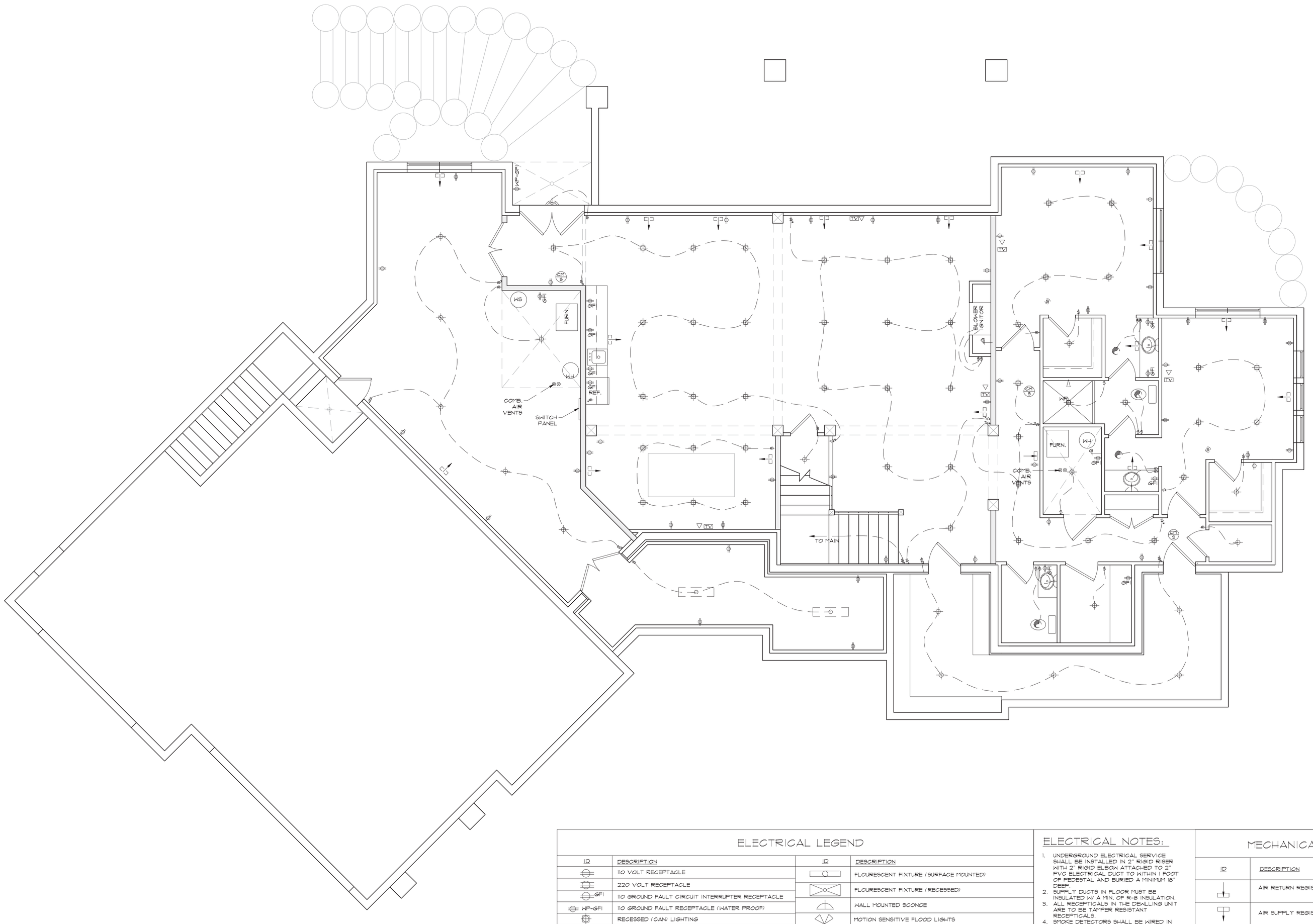
SHEET TITLE:
ROOF FRAMING PLAN

30X42 SHEET: 1/4" = 1'-0"

DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: 10 OF 15



ELECTRICAL LEGEND

ID	DESCRIPTION
	110 VOLT RECEPTACLE
	220 VOLT RECEPTACLE
GFI	110 GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
WP-GFI	110 GROUND FAULT RECEPTACLE (WATER PROOF)
	RECESSED (CAN) LIGHTING
	STD. LIGHTING
PC	STD. LIGHT EQUIPPED W/ PULL CHAIN
S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	SINGLE POLE SWITCH W/DIMMER
	PHONE / DATA RECEPTACLE
TV	TELEVISION RECEPTACLE (COAXIAL CABLE)
S	SMOKE DETECTOR (SEE NOTE AT BOTTOM)
CM S	CARBON MONOXIDE DECTECTOR / SMOKE ALARM

ID	DESCRIPTION
	FLOURESCENT FIXTURE (SURFACE MOUNTED)
	FLOURESCENT FIXTURE (RECESSED)
	WALL MOUNTED SCONCE
	MOTION SENSITIVE FLOOD LIGHTS
	ELECTRIC VENT FAN
	CEILING FAN W/ LIGHTS
	IN FLOOR 110 VOLT RECEPTACLE
	STAIR LIGHT FIXTURE
	EXTERIOR RECESSED LIGHTING (WATER PROOF)
UCL	UNDER COUNTER LIGHTS
	EXTERIOR WEATHER PROOF WALL MOUNTED SCONCE

ELECTRICAL NOTES:

1. UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 2" RIGID RISER WITH 2" RIGID ELBOW ATTACHED TO 2" PVC ELECTRICAL DUCT TO WITHIN 1 FOOT OF PEDESTAL AND BURIED A MINIMUM 18" DEEP
2. SUPPLY DUCTS IN FLOOR MUST BE INSULATED W/ A MIN. OF R-8 INSULATION.
3. ALL RECEPTICALS IN THE DEWLLING UNIT ARE TO BE TAMPER RESISTANT RECEPTICALS.
4. SMOKE DETECTORS SHALL BE WIRED IN SERIES ON SEPARATE CIRCUIT W/ BATTERY BACKUP
5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. THESE SHALL COMPLY WITH ANSI/UL 2034-2005 AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF THIS STANDARD.
6. ALL EXTERIOR FIXTURES TO BE DARK SKY COMPLIANT
7. ALL GARAGE DOOR & SOFFIT RECEPTACLES SHALL BE GFCI PROTECTED AND BE MADE READILY ACCESSIBLE
8. ALL ELECTRICAL PER THE IRC 2018

MECHANICAL LEGEND

ID	DESCRIPTION
	AIR RETURN REGISTER
	AIR SUPPLY REGISTER (14"x4" IN FLOOR)
	AIR SUPPLY REGISTER (14"x4" IN CEILING)
G	NATURAL GAS COCK
W	POTABLE WATER HOSE BIB W/ANTI-SYPHON DEVICE
	RADIANT HEAT TUBING IN CONCRETE

NOTE: RETURN / DISTRIBUTION DUCTING NOT SHOWN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONDITIONS AND REQUIREMENTS AT THE JOB SITE BEFORE COMMENCING WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. THESE PLANS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER OR FORM WITHOUT THE EXPRESS WRITTEN APPROVAL OF HABITATIONS. ANY ATTEMPTED REPRODUCTION WITHOUT SUCH WRITTEN APPROVAL SHALL BE A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ONLY PRINTS BEARING THE ORIGINAL INK SIGNATURE FROM HABITATIONS THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED TO HABITATIONS BY PHONING 801-476-1860.
ELECTRONIC FILES: THE ELECTRONIC FILES IN THE DWG FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME SHALL BE DONE ONLY FROM THE HARD COPY PRINTS THAT HAVE BEEN SIGNED AND STAMPED AS THE MOST CURRENT REVISION ONLY.

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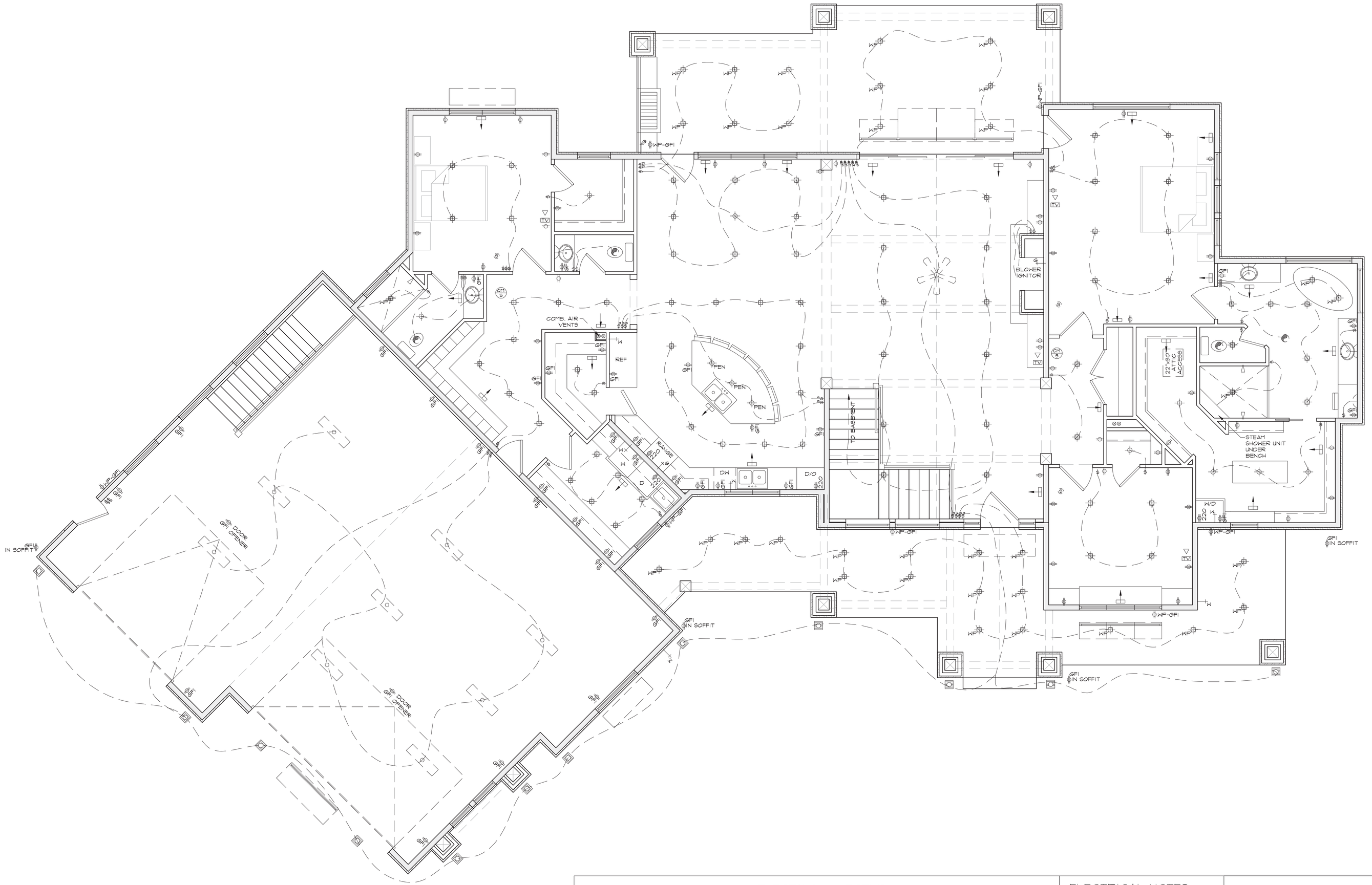
SHEET TITLE:
LOWER LEVEL ELECTRICAL / HVAC PLAN

30X42 SHEET 1/4" = 1'-0"

DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: E1 OF 15



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	RECESSED (CAN) LIGHTING
	STD. LIGHTING
PC	STD. LIGHT EQUIPPED W/ PULL CHAIN
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	SINGLE POLE SWITCH W/DIMMER
	PHONE / DATA RECEPTACLE
TV	TELEVISION RECEPTACLE (COAXIAL CABLE)
S	SMOKE DETECTOR (SEE NOTE AT BOTTOM)
CM S	CARBON MONOXIDE DECTECTOR / SMOKE ALARM

ID	DESCRIPTION
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	FLOURESCENT FIXTURE (RECESSED)
	WALL MOUNTED SCONCE
	MOTION SENSITIVE FLOOD LIGHTS
	ELECTRIC VENT FAN
	CEILING FAN W/ LIGHTS
	IN FLOOR 110 VOLT RECEPTACLE
	STAIR LIGHT FIXTURE
	EXTERIOR RECESSED LIGHTING (WATER PROOF)
UCL	UNDER COUNTER LIGHTS
	EXTERIOR WEATHER PROOF WALL MOUNTED SCONCE

ELECTRICAL NOTES:

1. UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 2" RIGID RISER WITH 2" RIGID ELBOW ATTACHED TO 2" PVC ELECTRICAL DUCT TO WITHIN 1 FOOT OF PEDESTAL AND BURIED A MINIMUM 18" DEEP.
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7. ALL GARAGE DOOR & SOFFIT RECEPTACLES SHALL BE GFCI PROTECTED AND BE MADE READILY ACCESSIBLE
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MECHANICAL LEGEND

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	AIR RETURN REGISTER
	AIR SUPPLY REGISTER (14"x4" IN FLOOR)
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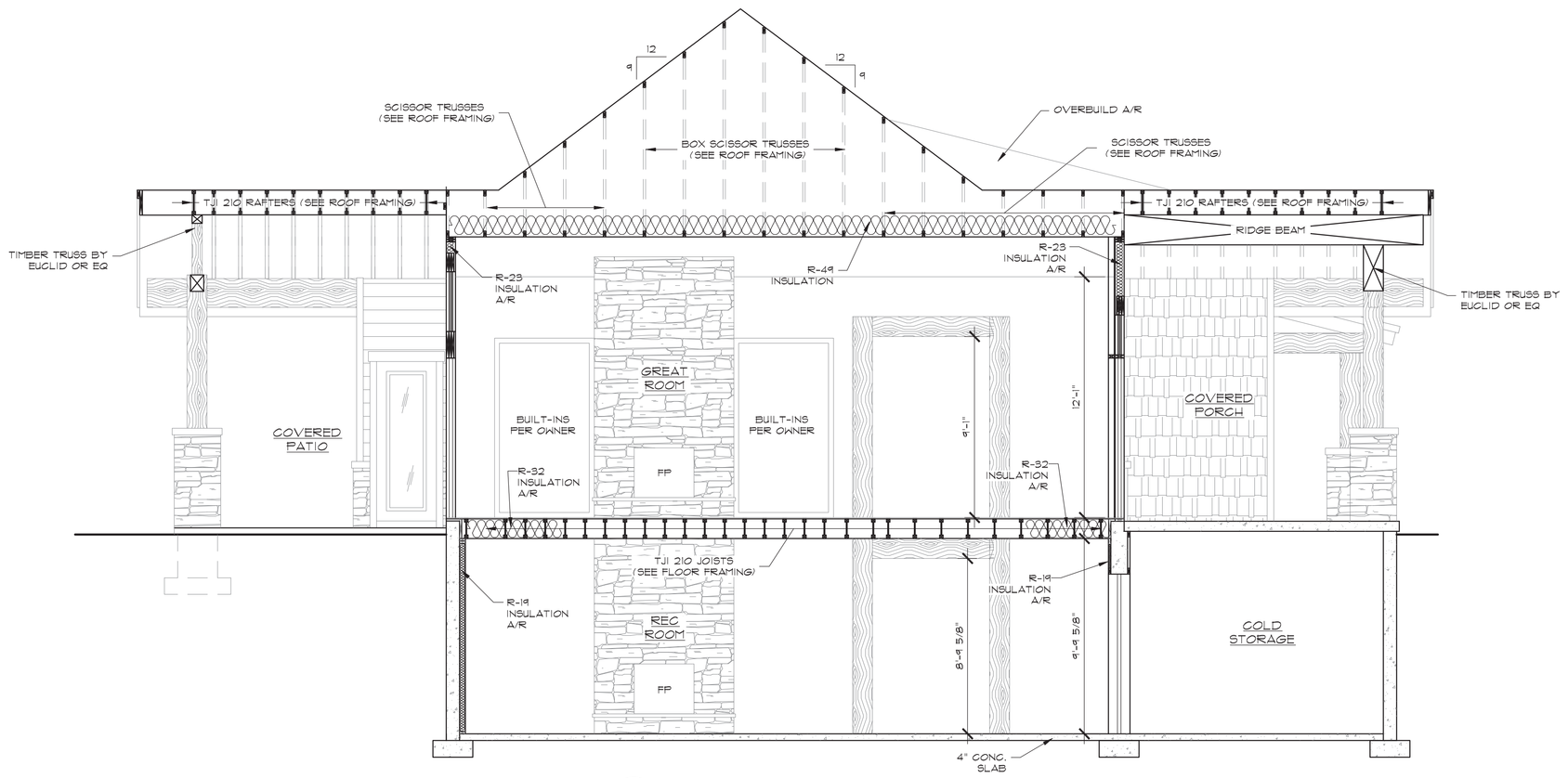
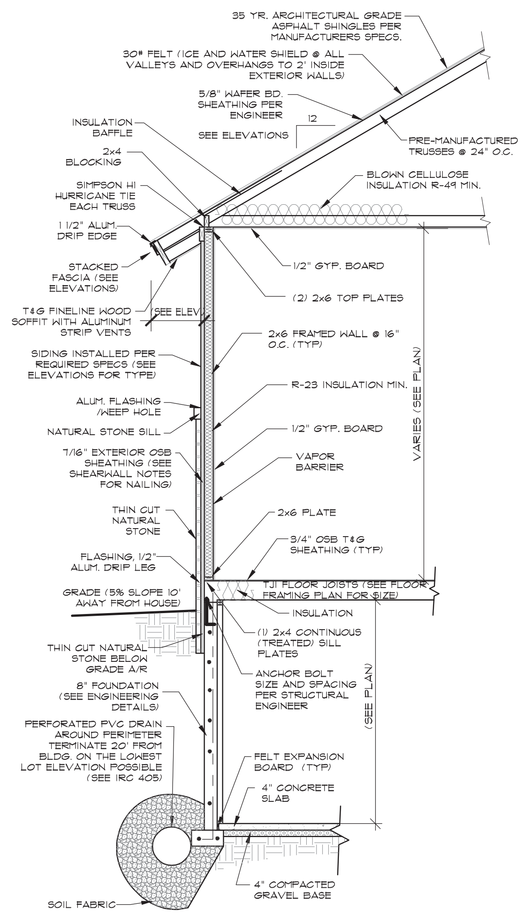
SHEET TITLE:
MAIN LEVEL ELECTRICAL / HVAC PLAN

30X42 SHEET 1/4" = 1'-0"

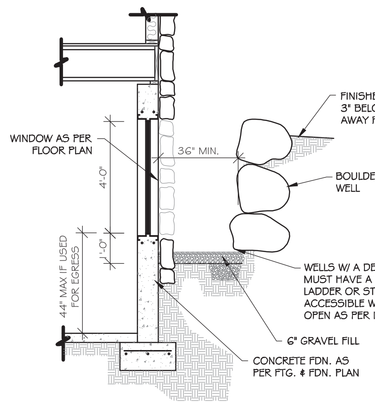
DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: E2 OF 15



A — BUILDING SECTION
SCALE: 1/4"=1'-0"

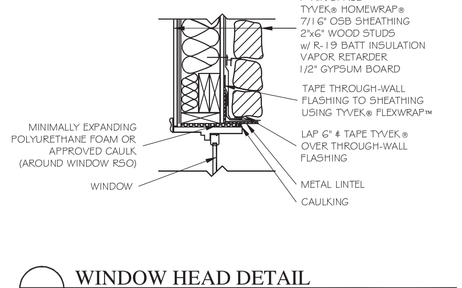


TYPICAL WALL SECTION
SCALE: 1/4"=1'-0"

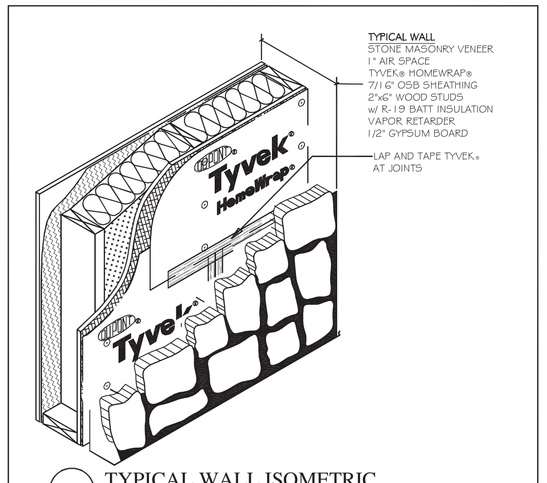


WINDOW WELL DETAIL
SCALE: N.T.S.

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAP5)
*SEAL OR GASKET BRICK TIES AT THE FACE OF TYVEK ®
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)



TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ STONE MASONRY (HEATING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
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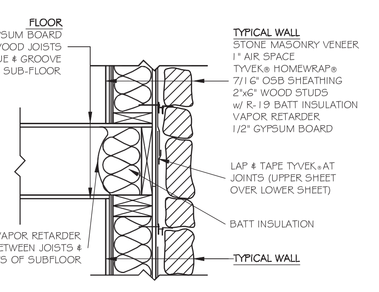

FLOOR/ WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES
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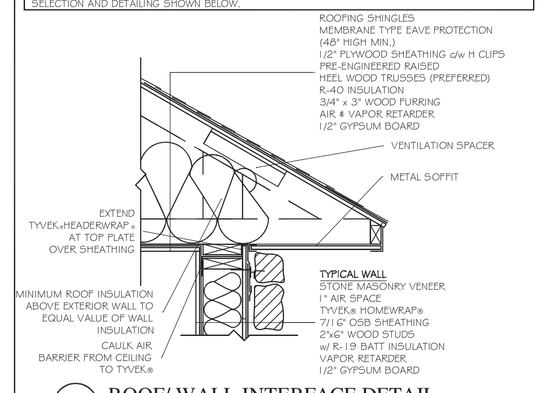

ROOF/ WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES
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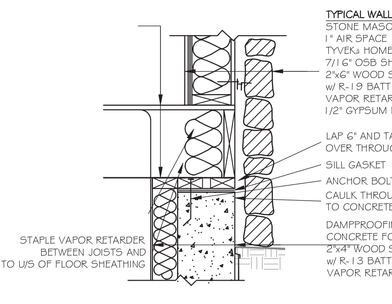
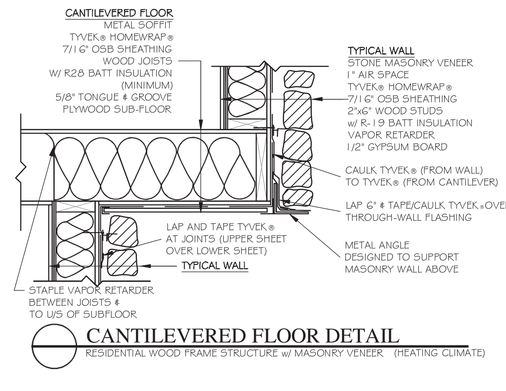


BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAP5)
*SEAL OR GASKET BRICK TIES AT THE FACE OF TYVEK ®
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



CANTILEVERED FLOOR DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
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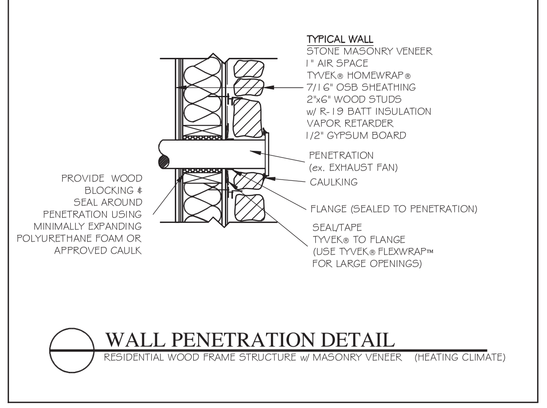
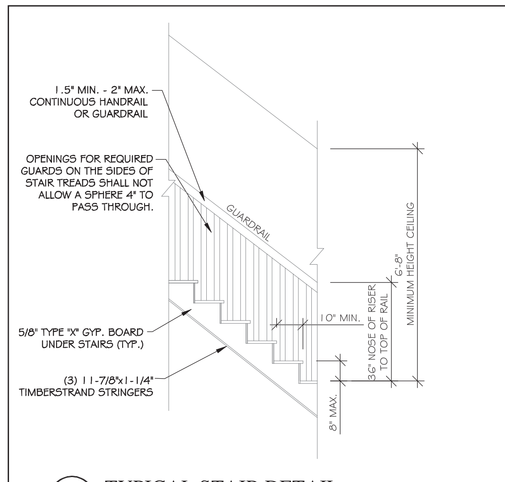
*SEAL OR GASKET BRICK TIES AT THE FACE OF TYVEK ®
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WALL PENETRATION DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)



TYPICAL STAIR DETAIL
SCALE: N.T.S.

GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAP5)
*SEAL OR GASKET BRICK TIES AT THE FACE OF TYVEK ®
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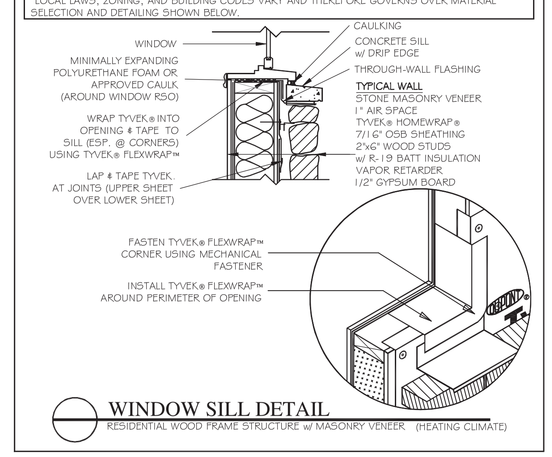

WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONDITIONS AND REQUIREMENTS AT THE JOB SITE PRIOR TO COMMENCEMENT OF WORK. ANY ERRORS, OMISSIONS OR CONFLICTS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN APPROVAL SHALL BE A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED TO HABITATIONS BY PLACING BOILTE-1860 FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME REPORTED TO HABITATIONS BY PLACING BOILTE-1860 FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME SIGNATURE FROM HABITATIONS THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED TO HABITATIONS BY PLACING BOILTE-1860 FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME IS THE MOST CURRENT REVISION ONLY. ANY OTHER REVISIONS ARE NOT TO BE DONE UNTIL WE HAVE YOUR WRITTEN APPROVAL OR APPROVED STAMPED HARD COPY DRAWINGS OF THE MOST CURRENT REVISION ONLY.

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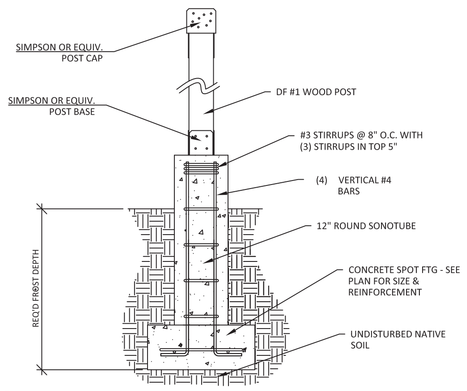
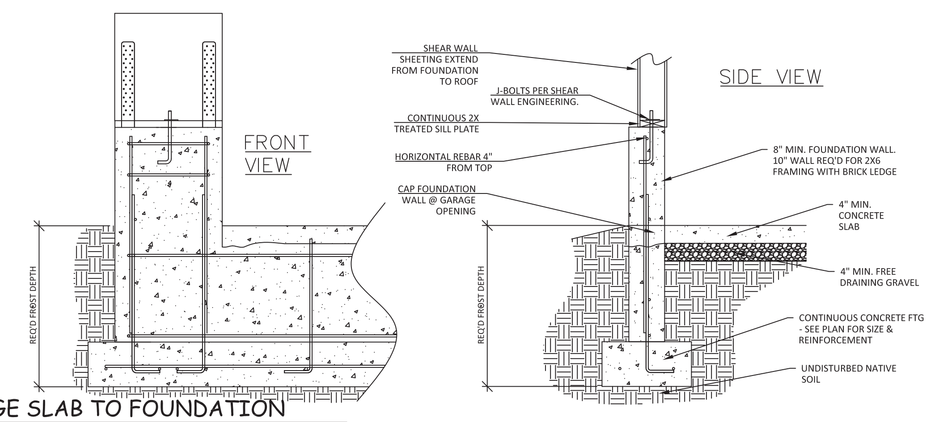
MUST HAVE WET INK STAMP

SHEET TITLE:
BUILDING SECTION / TYPICAL WALL SECTION / BUILDING DETAILS

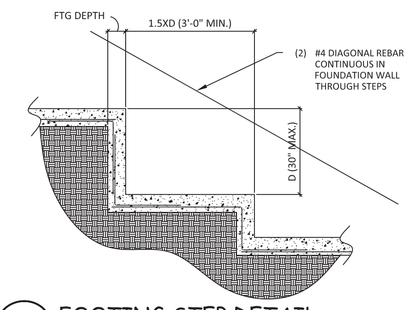
DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 7/15/2019
PLAN NUMBER: R2937
SHEET NUMBER: AD1 OF 15



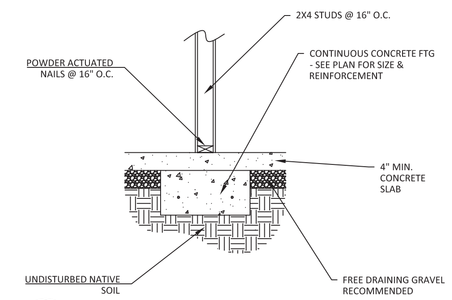
1 POST TO SPOT FTG
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



2 GARAGE SLAB TO FOUNDATION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



3 FOOTING STEP DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



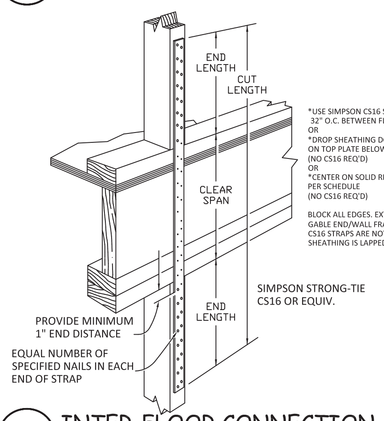
4 INTERIOR FOOTING DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES

BEARING WALL SCHEDULE

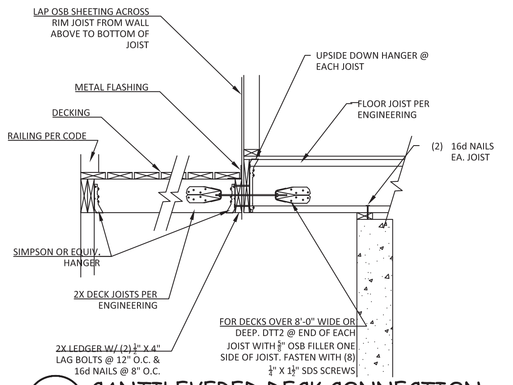
HEIGHT	STUD FRAMING
0' to 10'-0"	2X4's @ 16" O.C.
10'-0" to 12'-0"	2X4's @ 12" O.C.
12'-0" to 14'-0"	2X6's @ 16" O.C.
14'-0" to 16'-0"	2X6's @ 12" O.C.
16'-0" to 20'-0"	2X6 LSL @ 12" O.C.

WALLS TALLER THAN 20'-0" TO BE SPECIFIED BY E.O.R. DBL KING STUDS TO BE USED ON ALL WALLS 10'-0" TALL. 2X6 STUDS REQ'D FOR ALL WALLS SUPPORTING OVER TWO STORIES.

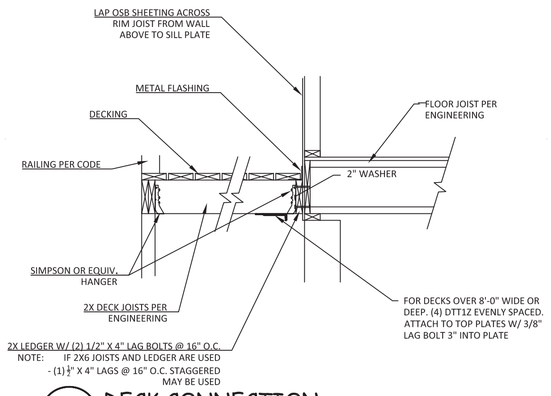
5 BEARING WALL SCHEDULE
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



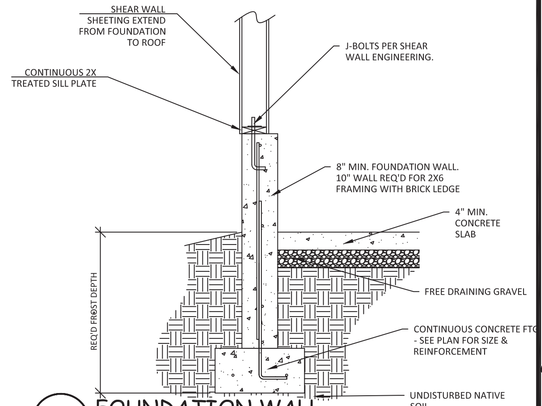
6 INTER-FLOOR CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



7 CANTILEVERED DECK CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



8 DECK CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



9 FOUNDATION WALL
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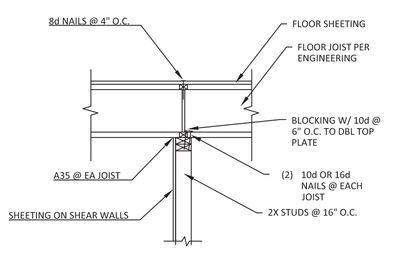
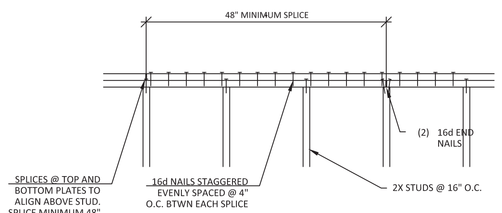


10 BEARING WALL -INTERIORTO FLOOR
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



11 DOUBLE TOP PL CONNECTION
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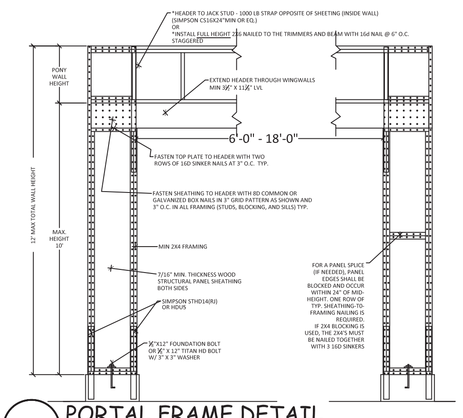
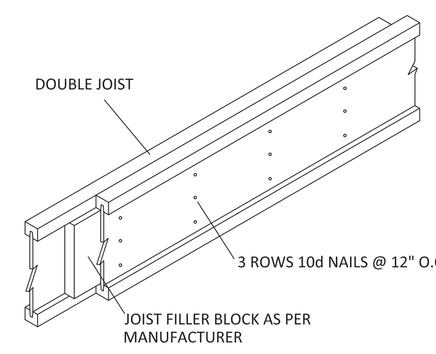


12 PORTAL FRAME DETAIL
N.T.S. *USE ONLY WHEN SPECIFIED ON PLANS



13 DOUBLE JOISTS CONNECTION
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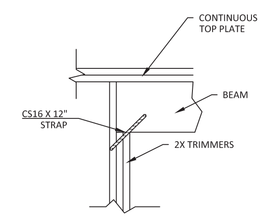

14 HEADER CONNECTION
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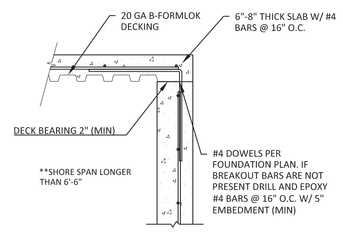
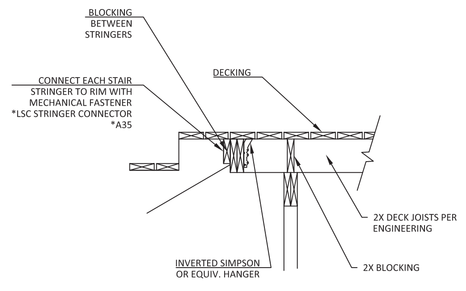
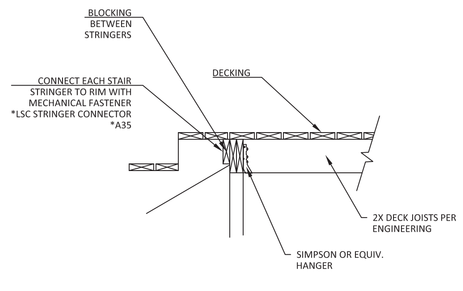


15 PORCH CAP DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



16 STRINGER TO DECK ATTACHMENT
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



17 STRINGER TO DECK ATTACHMENT
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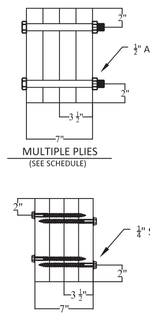

FASTENER	ROWS	SPACING	ALLOWABLE LOAD (PLF)*
2 PLY			
10d (0.128"x3")	2	12" O.C.	370
	3	12" O.C.	555
1/2" THRU-BOLTS	2	24" O.C.	505
	2	16" O.C.	760
	2	12" O.C.	1010
3 PLY			
10d (3")	2	12" O.C.	280
	3	12" O.C.	415
1/4" A307 THRU-BOLTS	2	24" O.C.	380
	2	16" O.C.	570
	2	12" O.C.	760
SDS 1/4" x 3 1/2"	2	24" O.C.	510
	2	16" O.C.	765
	2	12" O.C.	1020
4 PLY			
1/4" A307 THRU-BOLTS	2	24" O.C.	340
	2	16" O.C.	505
	2	12" O.C.	680
SDS 1/4" x 6"	2	24" O.C.	455
	2	16" O.C.	680
	2	12" O.C.	910

*LOAD TRANSFERED FROM EXTERIOR TO INTERIOR PLY

18 WOOD BEAM - MULTIPLE PLIES (SIDE LOADED)
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES

LICENSED PROFESSIONAL ENGINEER
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

**NOTE: NOT ALL DETAILS MAY BE APPLICABLE TO PROJECT

The general contractor is to assume full responsibility to verify the conditions, dimensions and structural details shown on this plan.
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OGDEN, UT 84404
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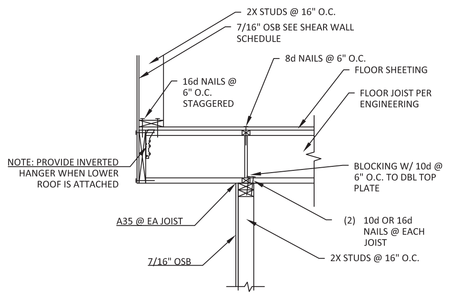
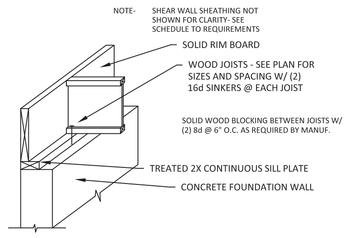
STANDARD DETAIL PAGES

SHEET
SD1



1 CANTILEVERED JOIST FRAMING
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



2 JOIST FRAMING
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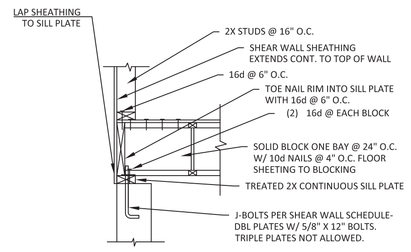

3 JOIST FRAMING
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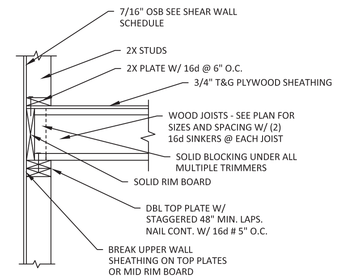

4 JOIST FRAMING PERPENDICULAR
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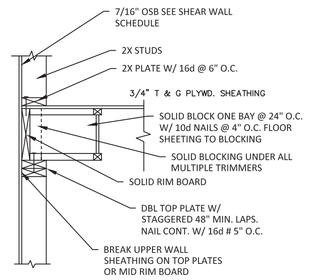

5 JOIST FRAMING PARALLEL
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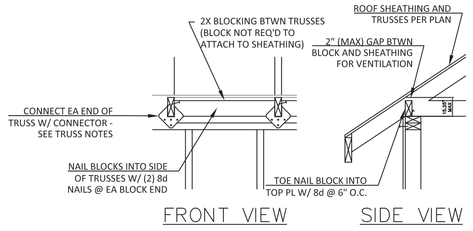

6 TRUSS BLOCKING
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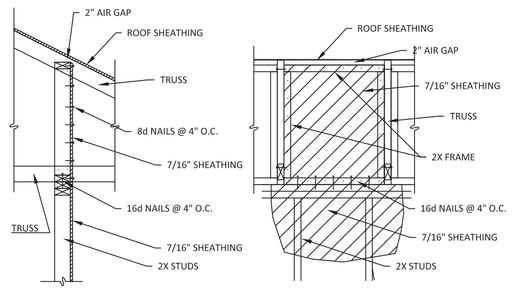

7 RASING HEAL TRUSS BLOCKING
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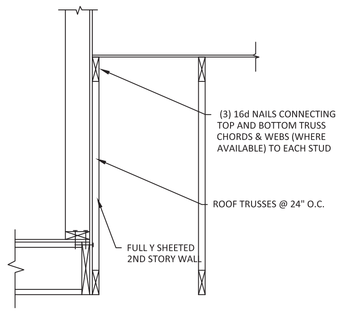
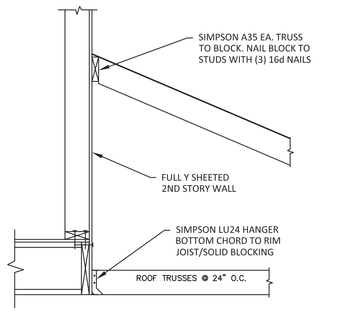
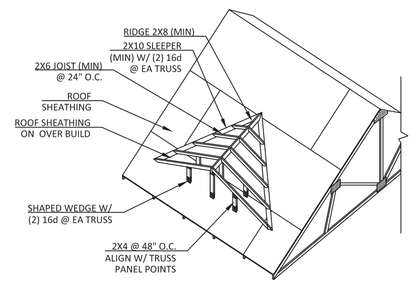




8 LOW ROOF SHEAR WALL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



9 ROOF OVERBUILD
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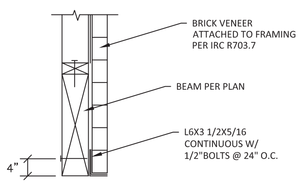

10 BRICK VENEER CONNECTION
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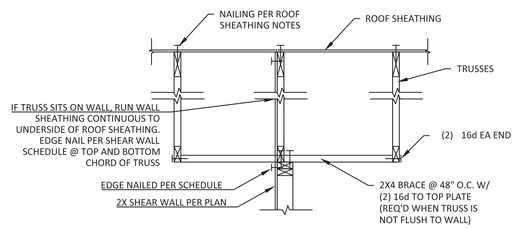
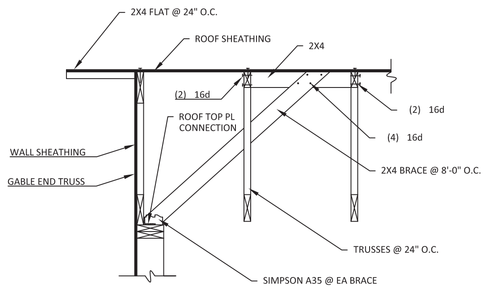
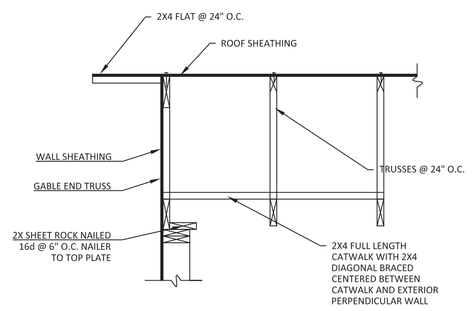


11 SHEAR WALL PARALLEL TO TRUSSES
N.T.S. *USE ONLY WHEN SPECIFIED ON PLANS

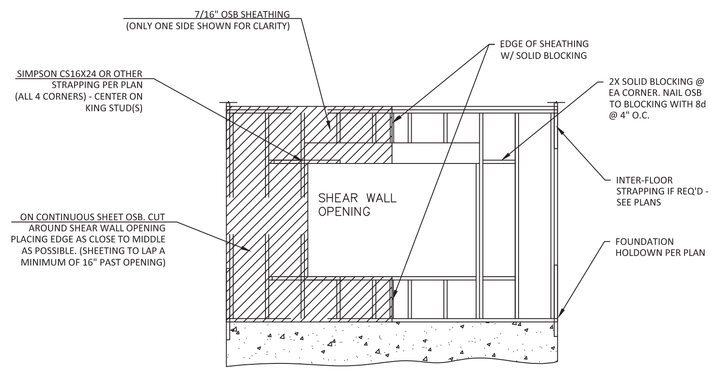




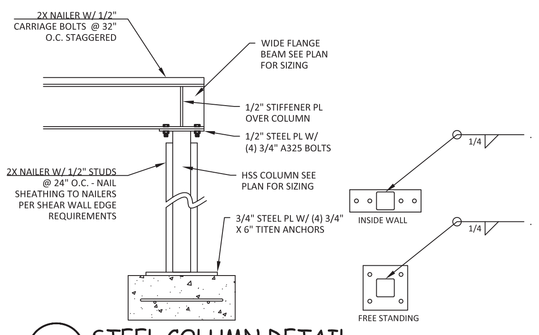
**ALTERNATE GABLE BRACING DETAIL

12 GABLE END BRACING
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES

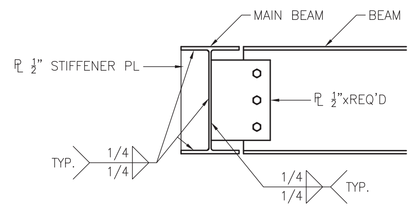
**NOTE: NOT ALL DETAILS MAY BE APPLICABLE TO PROJECT



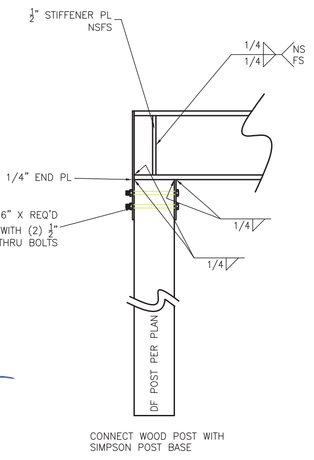
13 FORCE TRANSFER WALL
N.T.S. *USE ONLY WHEN SPECIFIED ON PLANS



14 STEEL COLUMN DETAIL
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



15 STEEL BEAM CONNECTION
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES



16 STEEL BEAM TO WOOD COLUMN
N.T.S. TYPICAL DETAIL - USE WHEN APPLIES

LICENSED PROFESSIONAL ENGINEER
No. 7877622
DUSTIN JAMES BARNES
STATE OF UTAH

The general contractor is to assume full responsibility for all dimensions and structural details of the building.
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STANDARD DETAIL PAGES

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