6. FOOTING \$ FOUNDATION PLAN

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> SUN PATIO NOOK <u>KITCHEN</u> LAUNDRY DINING ROOM <u>DEN</u> ENTRY

> > MAIN FLOOR PLAN



LOCATION

2599 POWDER MOUNTAIN RD. WEBER COUNTY, EDEN CITY, UT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS AND MEASUREMENTS AT THE JOB PRIOR TO CONSTRUCTION. THIS PLAN IS THE EXCLUSIVE PROPERTY OF OPENLOFT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY WAY WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION. 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 OPENLOFT THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED BY PHONING (385)645-LOFT 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,

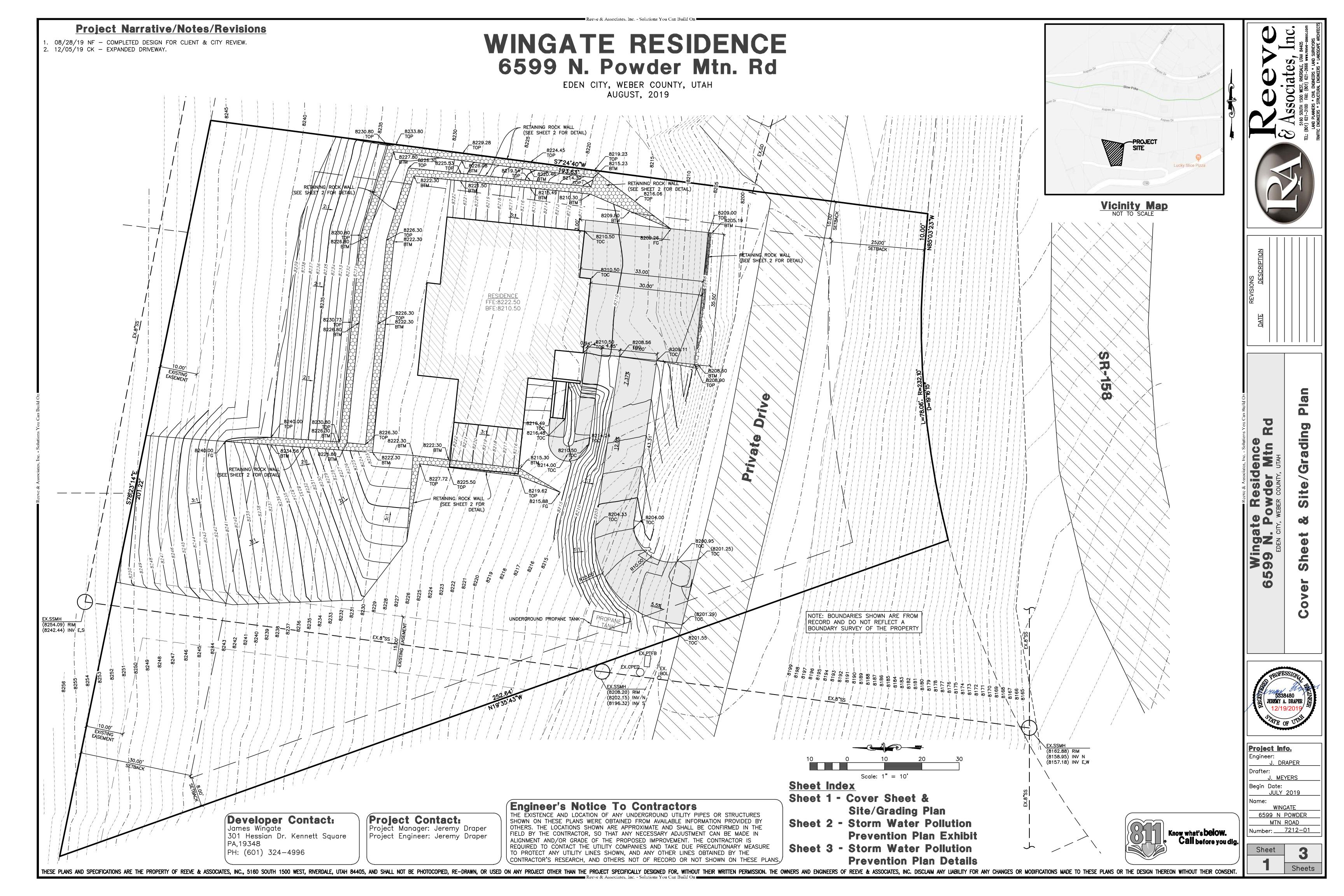
Designer: T. Ricks	TS 2901
Print Date: 2/26/2018	
Rev. Date:	SCALE: 1/8=1' ON 24X18 SCALE: 1/4=1' ON 36X24
IRC: 2015	of 4

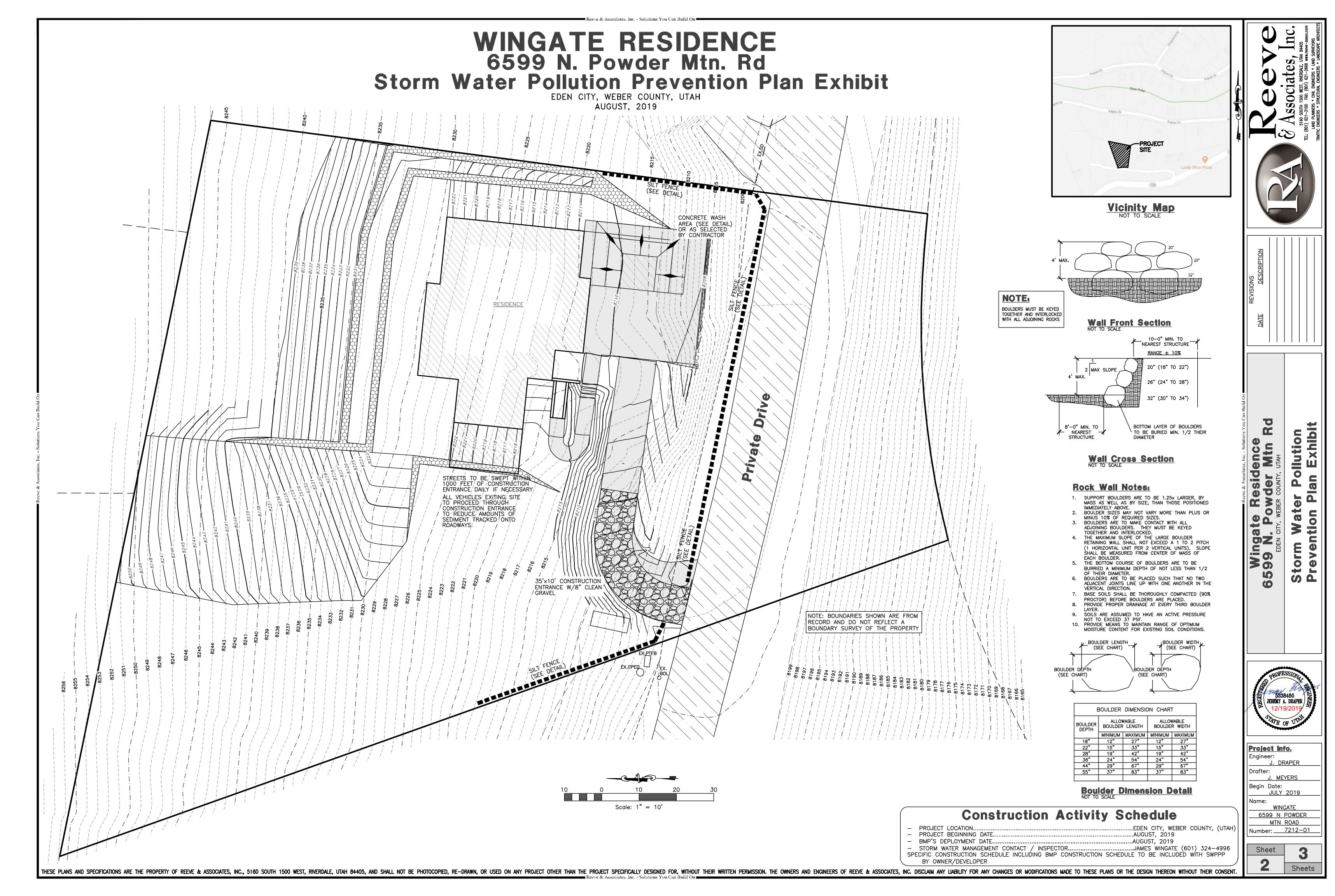


UPPER FLOOR PLAN



FRONT ELEVATION





Notes:

- Describe all BMP's to protect storm water inlets:
 - All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
- Equipment / building / concrete wash areas:
 - To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments: If any contaminates are found or generated, contact environmental engineer and contacts listed.
 - If any contaminates are found or generated, contact environmental engineer and contacts listed.
 - Fueling area: To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
 - To be performed in designated areas only and surrounded with silt fence. Vehicle parking areas:
 - To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas: To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
 - To be performed in designated areas only and surrounded with silt fence Waste containment areas:
 - To be performed in designated areas only and surrounded with silt fence To be performed in designated areas only and surrounded with silt fence
- BMP's for wind erosion:
 - Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

Construction Vehicles and Equipment:

- a. Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease. Regularly inspect on—site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on—sité.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions,
- automotive batteries, hydraulic, and transmission fluids.
- If fueling must occur on—site, use designated areas away from drainage.
- Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume. Cover retention area with an impervious material and install in in a manner to ensure that any spills will be
- contained in the retention area. To catch spills or leaks when removing or changing fluids. Use drip pans for any oil or fluid changes.

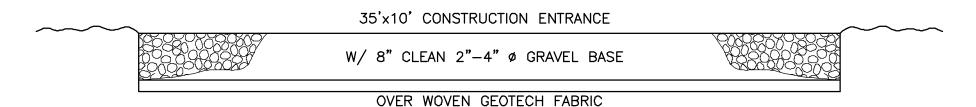
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area. - If washing must occur on—site, use designated, bermed wash areas to prevent waste water discharge into
- storm water, creeks, rivers, and other water bodies. Use phosphate—free, biodegradable soaps.
- Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - a. Minor Spills:
 - Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill: Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly
 - dispose of contaminated soil. — If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.

major spills can result in significant fines and penalties.

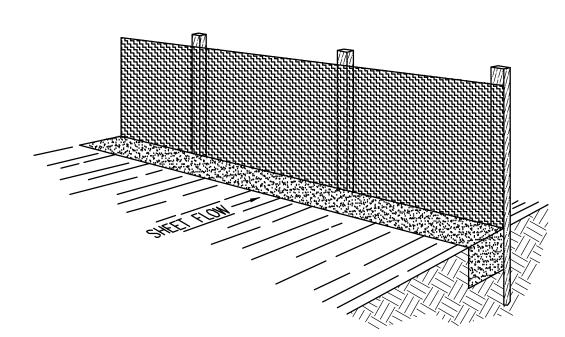
- Major Spills: On—site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report
- Post Roadway / Utility Construction
- Maintain good housekeeping practices.
 - Enclose or cover building material storage areas. Properly store materials such as paints and solvents.
- Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks offsite or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets or streams. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff
- All public streets and storm drain facilities shall be maintained free of building materials, mud and debris
- caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if
- Install straw wattle around all inlets contained within the development and all others that receive runoff from the

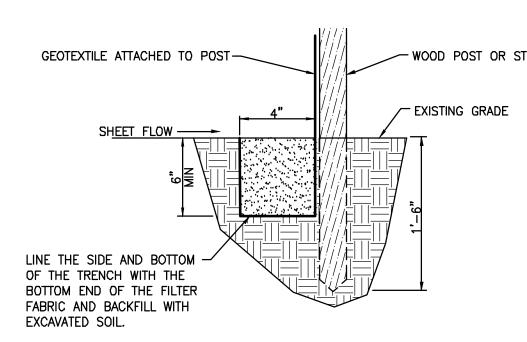
Erosion Control Plan Notes

- a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week. A stand—by crew for emergency work shall be available at all times during potential rain or snow runoff events.
- Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
- Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
- d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of
- All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
- Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
- All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
- The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of
- Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the
- Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site. a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR



Cross Section 35' x 10' Construction Entrance







Perspective View

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally—recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Reeve & Associates, Inc. - Solutions You Can Build On

Recommended Mo	BLE 1: oximum Slope Lengths Silt Fence Middlebrooks, 1991)
Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location. *Unroll the silt fence, positioning the post against the downstream wall of the trench. Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1. *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.

*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY: *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location. *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

3.55'

3.55

should generally be less than three (3) times the height of the fence. *If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6"). *Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.

*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately. *When sediment deposits behind the silt fence are one—third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

Silt Fence Detail

10 MIL PLASTIC LINER —

*Silt fence should not be removed until construction ceases and the upslope area has been properly stablized and/or revegetated.

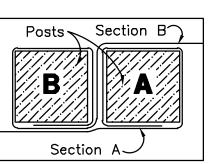
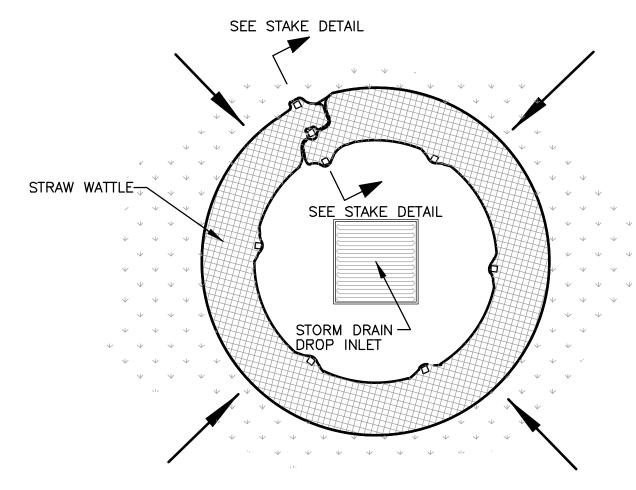


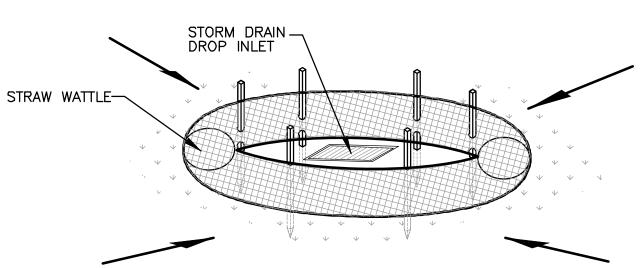
Figure 1: Top View of Roll-to-Roll Connection



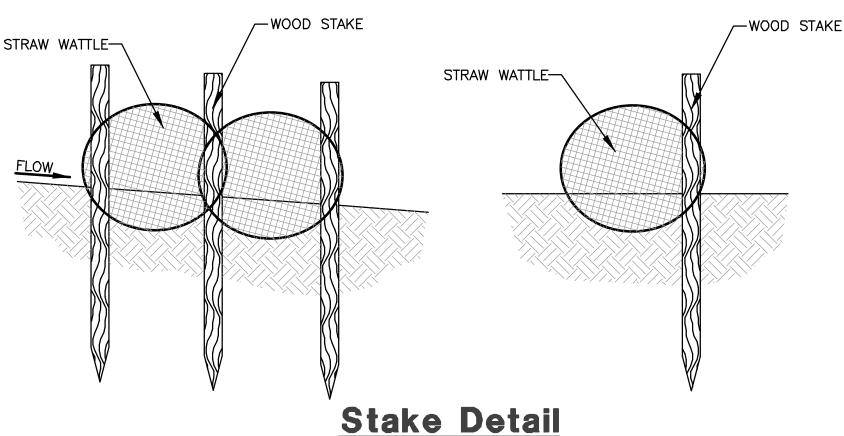
STORM DRAIN INLET-

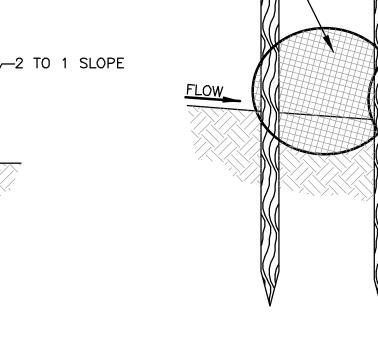
Inlet Box Protection

Plan View



Drop Inlet Protection



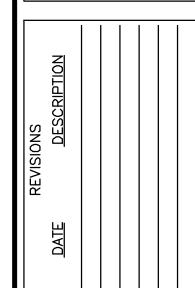


Concrete Washout Area w/ 10 mil Plastic Liner





-GRAVEL BAGS



Intion Detail

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JEREMY A. DRAPER

Project Info. J. DRAPER Drafter: J. MEYERS Begin Date: JULY 2019 Name: WINGATE 6599 N POWDER

Number: <u>7212-01</u> Sheet Sheets

MTN ROAD

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

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, GO, 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).

STUDS: 2X6 #2 OR BTR HEMLOCK OR DOUGLAS FIR; I 6" O.C. (UNLESS OTHERWISE NOTED).

- . 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, I 2" 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.
- VAPOR BARRIER: WRAP EXTERIOR WALLS WITH TYPAR HOUSEWRAP UNLESS OTHERWISE SPECIFIED. MASONRY: (IF USED) NATURAL THIN CUT STONE BY NATURAL STONE CONNECTION ((80 I) 475-42 I G)) INSTALL AS PER MFG. SPECS (STYLE SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION).
- 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
- F. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION GUIDE. ALL INSTALLERS MUST BE APPROVED BY MANUFACTURER.

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

- 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.

- 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.
- SHEATHING: 5/8" OR I I/I 6" 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.

UNDERLAY: 30 # FELT PAPER (WATER AND ICE SHIELD AT ALL VALLEYS AND AT ALL OVERHANGS).

- 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. . SHINGLES: SEE ELEVATIONS FOR ROOFING STYLE. FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION.
- 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

. 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 I" HIGH. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. MISC : FOAM INSULATE LINDER ALL CONCRETE SILL PLATES. AROUND ALL OUTLET BOXES AND WINDOW AND DOOR FRAMES
- WINDOW TAPE: ALL WINDOWS SHALL BE TAPED WITH A WATER BARRIER TAPE TO SEAL AGAINST MOISTURE AND AIR INFILTRATION. PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREAS.
- ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE.
- . 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.

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

- A. TRIM: DOORWINDOW 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.

- 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 R3 | 4 ATTIC ACCESS AREA SHALL HAVE A SWITCHED LIGHT FIXTURE. CARBON MONOXIDE ALARMS SHALL BE
- MISCELLANEOUS: OUTDOOR FLOOD LIGHTING SHALL BE AS SELECTED BY CONTRACTOR/OWNER. INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS.
- INSTALL I 10 VOLT GFI ELECTRICAL OUTLET WITHIN 25 FEET OF A/C UNIT. 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.

INSTALLED PER IRC 315.

- 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
- AIR CONDITIONING: CENTRAL AIR AIR CONDITIONING UNITS SHALL BE SUPPLIED AND LOCATED ON A CONCRETE PAD LOCATED AWAY FROM DECKS \$ BEDROOM WINDOWS. 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.
- MISCELLANEOUS: ALL HEATING IS TO BE PERFORMED BY A LICENSED CONTRACTOR IN KEEPING WITH THE PRACTICES OR THE INTERNATIONAL MECHANICAL CODE. 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 M | 70 | 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 | 30 | \$
- 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.M | 4 | 1 . 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
- 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.

SEWER/DRAIN: PLASTIC ABS TYPE.- BACKWATER VALVE IF REQUIRED PER IRC. P3008, WATER PIPE: COPPER SUPPLY TO METER. WATER HEATER: TWO (2) GAS FIRED, GLASS LINED A.O. SMITH SUB CHAMBER OR EQUAL, MINIMUM 50 GALLON EACH.

- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION.
- FIXTURES: ALL FIXTURES SHALL BE SELECTED BY OWNER.
- MISCELLANEOUS: FAUCETS SELECTED BY OWNER. COLD WATER SUPPLY (NO WATER SOFTENER) TO KITCHEN SINK AND REFRIGERATOR.
- 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.
- 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. . 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. BATHTUBS AND WHIRLPOOL (JETTED TUBS MUST NOW HAVE A TEMPERATURE LIMITING (120 DEGREES) MIX VALVE.
- 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

- 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. I (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.

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.

A. MARVIN, ANDERSON OR EQUAL SUPPLIED BY BMC (COLOR AND STYLE BY OWNER). MANUFACTURERS DETAILS SHALL BE FOLLOWED FOR ROUGH FRAMING

- D. WINDOW WELLS: WINDOW WELL SHALL MEET I.R.C. R3 I O.2 WITH A CLEAR HORIZONTAL AREA OF 9 SQ. FT. AND A MINIMUM WIDTH OF 3'-O". 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. R3 I O. I
- 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. PROVIDE 9 INCH FLASHINGS FOR WINDOWS AS PER MANUFACTURER INSTALLATION INSTRUCTIONS. 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 K. PROVIDE CORROSION RESISTANT METAL L FLASHING OVER ALL EXTERIOR DOORS INCLUDING GARAGE DOORS WITHOUT NAILING FINS OR FLANGES.

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)

FIREPLACES SHALL CONSIST OF NATURAL GAS, DIRECT VENT, SEALED COMBUSTION, METAL FIREBOX AS MANUFACTURED BY HEAT-N-GLO MODEL GOOOXT 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

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

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).

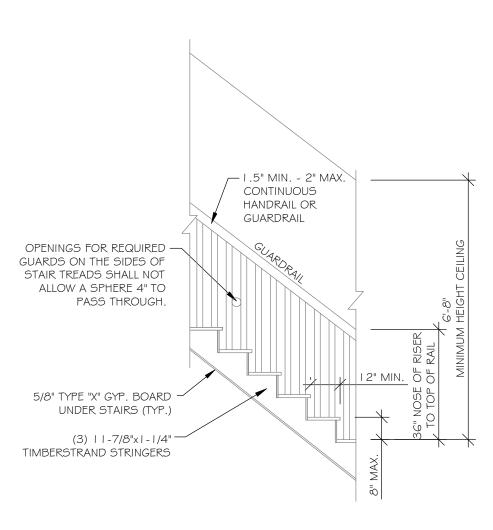
C. TILE/STONE: AREAS TO BE COVERED WITH TILE/NATURAL STONE SHALL BE SHOWN ON PLANS (STYLE AND TYPE TO BE SELECTED BY THE OWNER).

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 WE MAKE EVERY EFFORT TO PRESENT ACCURATE & RELIABLE INFORMATION, HOWEVER IT DOES NOT ENDORSE, APPROVE, OR CERTIFY HE 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 OPENLOFT, 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.

- I. 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.
- 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.
- 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.
- 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



@ ALL VALLEYS AND OVERHANGS TO 2' INSIDE EXTERIOR WALLS) — CERTAINTEED PRESIDENTIAL TL 50 YEAR SHINGLES TRUSS HEELS 7/16" WAFER BD. — A/R PER MFR. SHEATHING 2X BLOCKING -PER CODE PRE-MANUFACTURED I 1/2" ALUM. DRIP EDGE TRUSSES @ 24" O.C. (1) 2 X 6 DF. CONTINUOUS VENTED R-49 INSULATION ALUM. SOFFIT MIN. A/R SIMPSON HI EA. — SEE ELEV. TRUSS (PER ENGINEER) - 2X6 FRAMED WALL @ 16" O.C. (TYP) TYVEK EXTERIOR WRAP — 7/16" EXTERIOR OSB -- VAPOR BARRIER SHEATHING (PER ENGINEER) - R-23 INSULATION 1-1/4" x 11 7/8" MIN. A/R TIMBERSTRAND RIM JOIST − 3/4" OSB T¢G 1 1/2" ALUM. DRIP LEG -SHEATHING (TYP) PRESSURE TREATED SILL PLATE AROUND PERIMETER JI FLOOR JOISTS ∼ R-32 INSULATIOI (PER ENGINEER) MIN. A/R - ANCHOR BOLTS PER ENGINEER 8" FOUNDATION — (PER ENGINEER) EXPANSION BOARD (TYP) - 4" COMPACTED PERFORATED LAND DRAIN MIN. A/R GRAVEL BASE AROUND PERIMETE SOIL FABRIC --4" CONCRETE PERFORATED PVC DRAIN AROUND -SLAB OR GRAVEL PERIMETER TERMINATE 20' FROM (PER ENGINEFR) BLDG. ON THE LOWEST LOT ELEVATION POSSIBLE (SEE IRC 405)

		OVERALL DOOR SCHEDULE
ID	QTY	DESCRIPTIONS
Α		2'-4" X 6'-8" INTERIOR 2 PANEL
В	12	2'-6" X 6'-8" INTERIOR 2 PANEL DOOR
С		4'-0" X 6'-8" INTERIOR BARN DOOR
D	2	3'-0" X 6'-8" INTERIOR 2 PANEL DOOR
E		3'-0" X 8'-0" EXTERIOR W/ 1'-6" SIDELIGHTS
F	2	3'-0" X 6'-8" 20 MIN FIRE RATED W/ SELF CLOSER
G		16'-0" X 10'-0" INSULATED OVERHEAD DOOR
Н	1	9'-0" X 10'-0" INSULATED OVERHEAD DOOR
-		4'-0" X 6'-8" INTERIOR 2 PANEL DBL. DOOR
J	2	5'-0" X 6'-8" INTERIOR 2 PANEL DBL. DOOR
K	2	4'-0" CABINET DOORS
L	2	2'-4" X 6'-8" POCKET DOOR
М	2	9'-0" X 6'-8" 3 PANEL EXTERIOR FULL GLASS DOOR
N	2	3'-0" X 6'-8" EXTERIOR FULL GLASS DOOR
N	3	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR
0	4	2'-0" SHOWER DOOR
Р		2'-0" X 8'-0" 4 PANEL FULL GLASS DOOR W/ '-6" TRANSOM
		OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMBS. ALL EXTERIOR HAVE PINE JAMBS, DEAD BOLTS AND WEATHER-STRIPPING. ALL GLASS ENTRY & PATIO DOORS

SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.

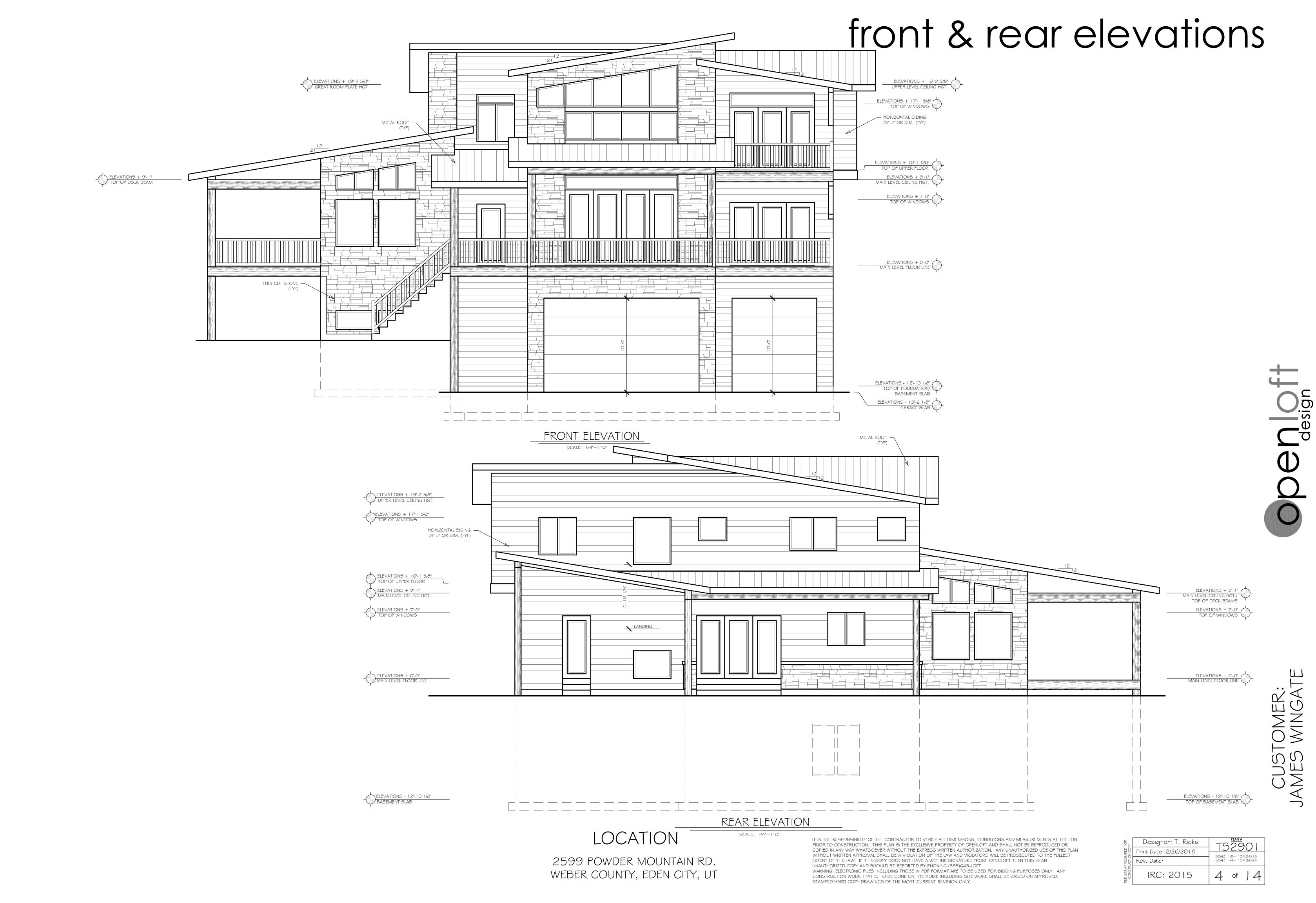
		OVERALL WINDOW SCHEDULE
ID	QTY	DESCRIPTIONS
1	1	3'-0" X 5'-0" FIXED
2	4	4'-0" X 5'-0" FIXED
3	3	2'-6" X 5'-0" FIXED
4	2	2'-6" X 3'-6" CASEMENT
5	-	4'-0" X 3'-6" DBL CASEMENT
6	1	4'-0" X 3'-0" FIXED (TEMP)
7	1	5'-O" X 3'-G" DBL CASEMENT
8	1	2'-0" X 3'-6" CASEMENT
9	9	2'-6" X 2'-0" FIXED
10	1	I 2'-0" X 3'-0" TRANSOM
11	1	I 5'-0" TRAPEZOID FIXED
12	1	4'-0" X 4'-0" DBL CASEMENT W/ 1'-0" TRANSOM
13	1	2'-0" X 2'-6" CASEMENT
14	4	3'-0" X 2'-6" TRANSOM
15	1	5'-0" X 3'-6" CASEMENT
16	1	4'-0" X 5'-0" FIXED
17	1	4'-0" X 4'-0" DBL CASEMENT
18	2	5'-0" X 5'-6" SLIDER
19	2	4'-0" X 2'-0" TRANSOM
BY MO	DUNTAIN . BE FOLL	OTHERWISE NOTED ALL WINDOW TYPES SHALL BE PER OWNER/CONTRACTOR SUPPLIED WEST WINDOWS & DOORS OR SIMILAR (801) 200-9833. MANUFACTURERS DIRECTIONS OWED FOR INSTALLATION AND FRAMING DIMENSIONS. ALL WINDOWS SHALL BE DOUBLE DW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.

LOCATION

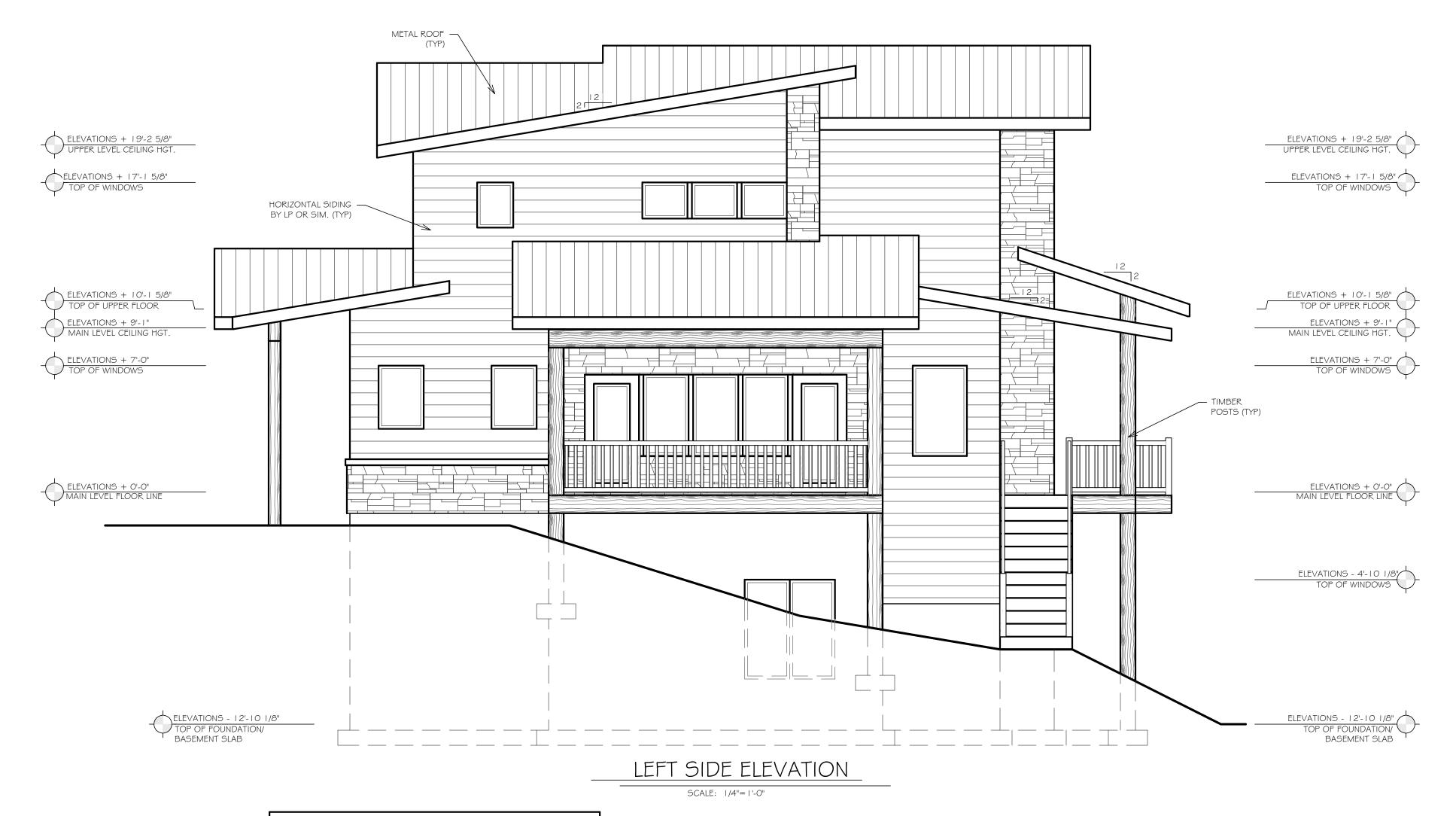
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side elevations





LOCATION

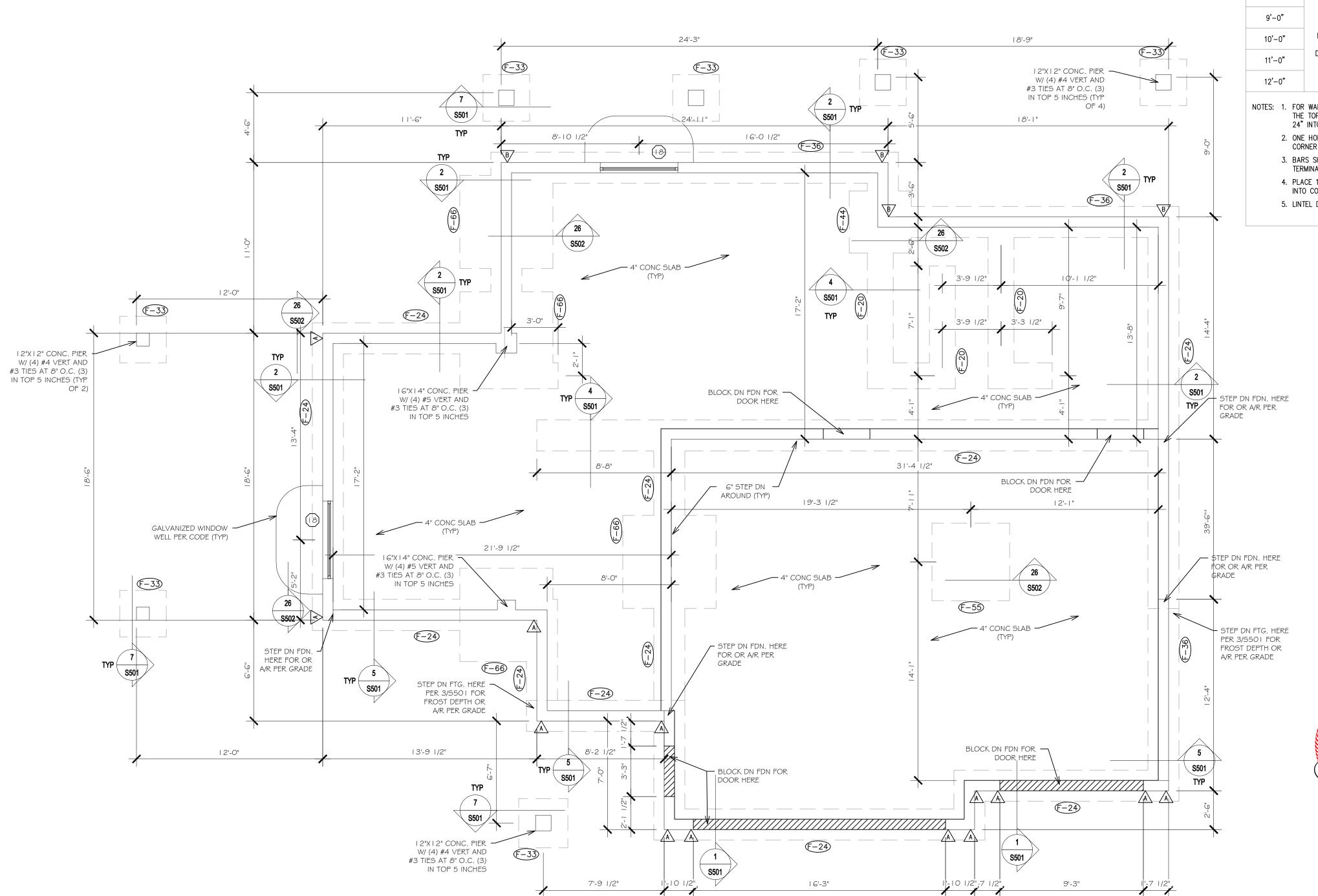
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SCALE: 1/4"=1'-0"

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footings and foundation plan



			CONCRETE	E WALL SC	HEDIII E	
		T	CONCILL			
WALL	TOP EDGE	MINIMUM	REINFORCING		STEEL AT	REMARKS
HEIGHT	SUPPORT	THICKNESS	VERTICAL	HORIZONTAL	OPENINGS	NEWARKS
2'-0"	NONE	8"	#4 DOWELS @ 24" O.C.	2- #4 BARS		
4'-0"		8 "	#4 @ 24" O.C.	4- #4 BARS		
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 24" O.C.	5- #4 BARS	ABOVE: 2- #4 BARS EACH SIDE:	
8'-0"		8"	#4 @ 24" O.C.	6- #4 BARS		
9'-0"		8"	#4 @ 16" O.C.	7- #4 BARS	1- #4 BAR	
10'-0"		8"	#5 @ 12" O.C.	#4 @ 12" O.C.	BELOW: 1— #4 BAR	
11'-0"		12"	#5 @ 10" O.C.	#4 @ 12" O.C.		
12'-0"		12"	#5 @ 9" O.C.	#4 @ 12" O.C.		

- NOTES: 1. FOR WALLS WITH ONE MAT OF STEEL, VERTICAL STEEL TO BE PLACED IN CENTER OF WALL AND EXTEND TO WITHIN THREE INCHES OF THE TOP OF THE WALL. DOWELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING EXTENDING 24" INTO THE FOUNDATION WALL.
 - 2. ONE HORIZONTAL BAR SHALL BE LOCATED IN THE TOP 4", ONE BAR IN THE BOTTOM 4" AND THE OTHER BARS EQUALLY SPACED. CORNER REINFORCING SHALL BE PROVIDED SO AS TO LAP 24".
 - 3. BARS SHALL BE PLACED WITHIN 2" OF OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE.
 - 4. PLACE 1/2" x 10" ANCHOR BOLTS AT 32" O.C. IN TOP OF ALL WALLS TO RECEIVE SILL PLATES. CAST ANCHOR BOLTS A MINIMUM OF 7"
 - INTO CONCRETE. USE 3"x3"x1/4" WASHERS ON ALL ANCHOR BOLTS. EACH WALL SEGMENT MUST HAVE 2 ANCHOR BOLTS MINIMUM.
 5. LINTEL DEPTH SHALL BE 2" FOR EACH FOOT OF OPENING WIDTH, MIN 6".

MARK	DESCRIPTION
\triangle	NO HOLDDOWN OR STRAP REQUIRED
A	SIMPSON STHD14 HOLDDOWN
B	SIMPSON STHD14RJ HOLDDOWN
c	SIMPSON MST48 STRAP

WINDOW OR DOOR JAMB STUD IN THE FRAMED WALL DIRECTLY ABOVE.

2. CONTRACTOR SHALL PLACE ALL HOLDDOWN STRAPS TO LINE UP WITH A CORNER,

SILVERPEAK ENGINEERING

177 E ANTELOPE DR. #B LAYTON, UTAH 84041 PHONE: (801) 499-5054 FAX: (801) 499-5065

FOOTING SCHEDULE													
	WIDTH	MD THE DESIGNATION	LENGTH	TUIOI	CR	OSSWISE	REINFORCI	NG	LEN	IGTHWISE	REINFORC	ING	DEMARKS
MARK	WIDTH	LENGTH	THICK	NO.	SIZE	LENGTH	SPAC.	NO.	SIZE	LENGTH	SPAC.	REMARKS	
-20	1'-8"	CONT.	10"		NONE	REQ'D		2	#4	CONT.	EVEN		
-24	2'-0"	CONT.	10"		NONE	REQ'D		2	#4	CONT.	EVEN		
-33	3'-0"	3'-0"	10"	3	#4	2'-6"	EVEN	3	#4	2'-6"	EVEN		
-36	3'-0"	CONT.	12"		NONE	REQ'D		3	#5	CONT.	EVEN		
-44	4'-0"	4'-0"	12"	4	# 5	3'-6"	EVEN	4	#5	3'-6"	EVEN		
-55	5'-0"	6'-0"	12"	5	# 5	4'-6"	EVEN	5	#5	4'-6"	EVEN		
-66	6'-0"	6'-0"	12"	6	# 5	5'-6"	EVEN	6	# 5	5'-6"	EVEN		

- 1. PLACE ALL FOOTING REINFORCING 3" FROM BOTTOM OF FOOTING WITH 3" CLEAR ON SIDES UNLESS NOTED OTHERWISE.
 2. STRUCTURAL FILL LINDER FOOTINGS SHALL CONSIST OF FITHER 1" MINUS GRAVEL OR LIN
- STRUCTURAL FILL UNDER FOOTINGS SHALL CONSIST OF EITHER 1" MINUS GRAVEL OR UN TREATED ROAD BASE AND SHALL BE COMPACTED TO 98% IN 6" MAX LIFTS.
 FOOTINGS HAVE BEEN DESIGNED USING AN ASSUMED ALLLOWABLE BEARING PRESSURE OF 1,500 PSF, UNLESS OTHERWISE NOTED

LOCATION

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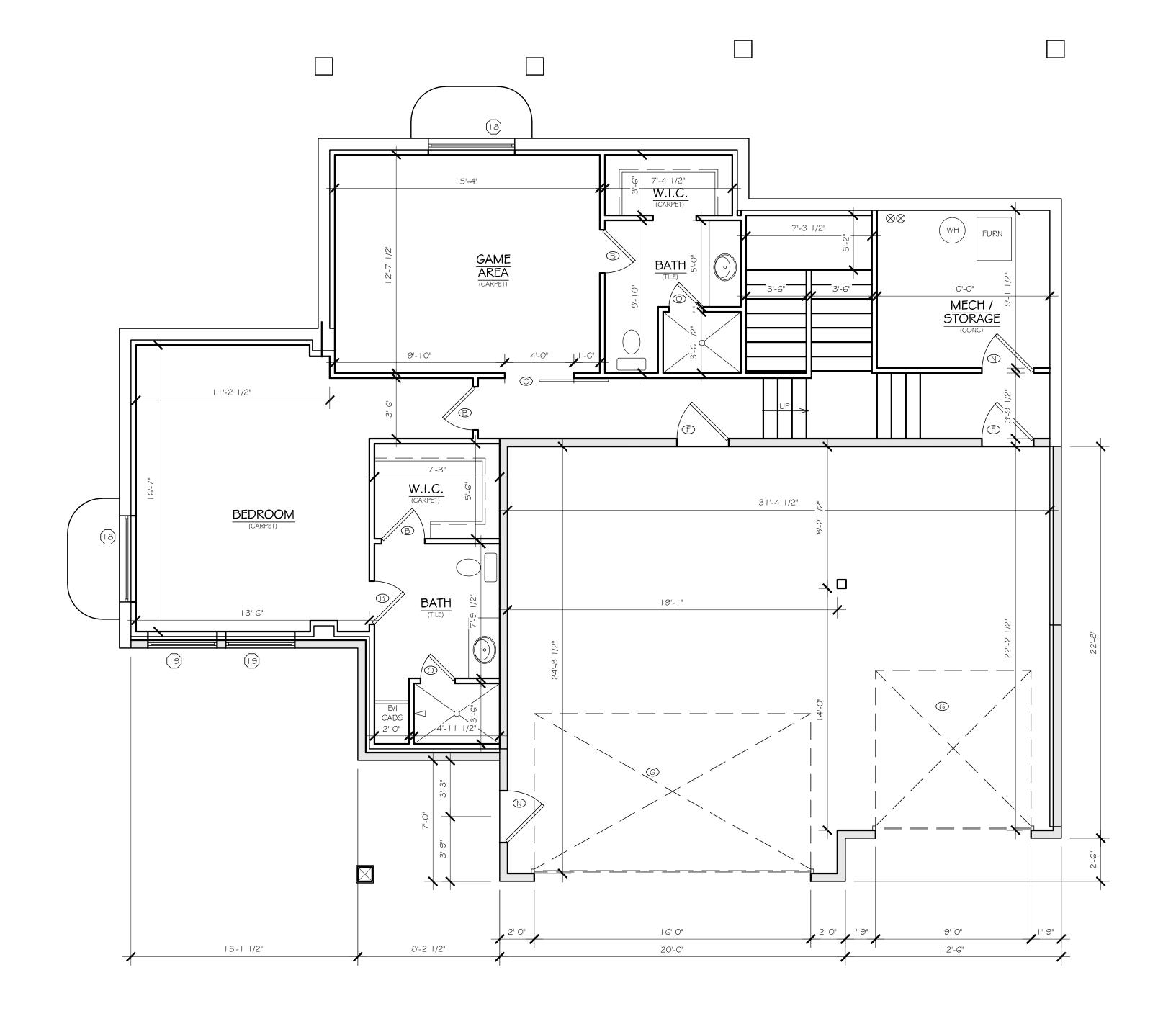
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02/11/2020

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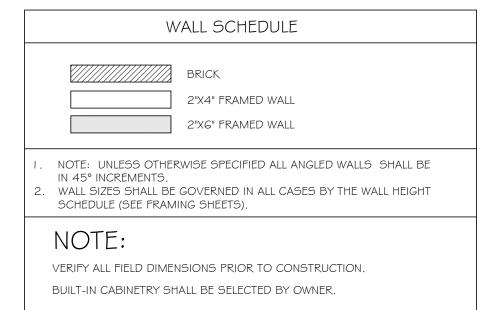
basement floor plan



ID	QTY	DESCRIPTIONS				
В	4	2'-6" X 6'-8" INTERIOR 2 PANEL DOOR				
С	1	4'-0" X 6'-8" INTERIOR BARN DOOR				
F	2	3'-0" X 6'-8" 20 MIN FIRE RATED W/ SELF CLOSER				
G	1	16'-0" X 10'-0" INSULATED OVERHEAD DOOR				
Н	1	9'-0" X 10'-0" INSULATED OVERHEAD DOOR				
Ν	2	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR				
0	2	2'-0" SHOWER 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.						

BASEMENT LEVEL WINDOW SCHEDULE							
ID	QTY	DESCRIPTIONS					
18	2	5'-0" X 5'-6" SLIDER					
19	2	4'-0" X 2'-0" TRANSOM					

NOTE: UNLESS OTHERWISE NOTED ALL WINDOW TYPES SHALL BE PER OWNER/CONTRACTOR SUPPLIED BY MOUNTAIN WEST WINDOWS & DOORS OR SIMILAR (801) 200-9833. 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.

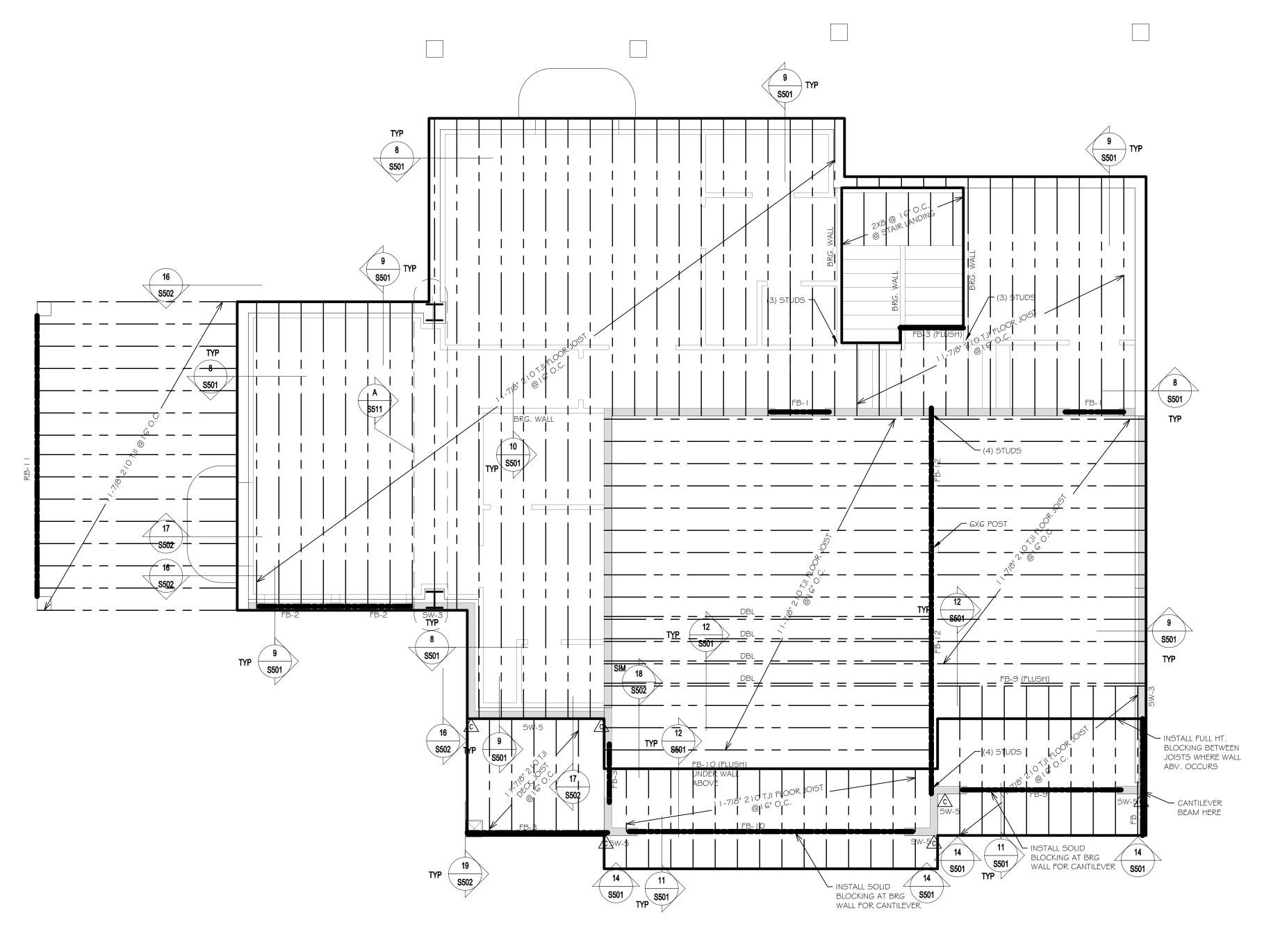


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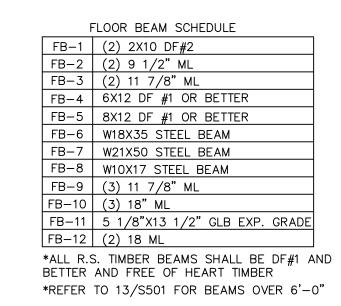
2599 POWDER MOUNTAIN RD. WEBER COUNTY, EDEN CITY, UT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS AND MEASUREMENTS AT THE JOB PRIOR TO CONSTRUCTION. THIS PLAN IS THE EXCLUSIVE PROPERTY OF OPENLOFT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY WAY WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION. 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 OPENLOFT THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED BY PHONING (385)645-LOFT 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.

	SQUARE FOC	TAGES
	BASEMENT LEVEL	95 SQ. FT
	GARAGE	778 SQ. FT
RED STAMP REQUIRED FOR CONSTRUCTION COPY	Designer: T. Ricks	TG 2901
	Print Date: 2/26/2018	132301
	Rev. Date:	SCALE: 1/8=1' ON 24X18 SCALE: 1/4=1' ON 36X24
	IRC: 2015	7 of 14

main floor framing plan









177 E ANTELOPE DR. #B
LAYTON, UTAH 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

FLOOR SHEATHING NOTES:

- 1. FLOOR SHEATHING SHALL BE 3/4" T&G WAFERBOARD GLUED & NAILED WITH 10d NAILS AT 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES AND ALL BLOCKING; 10d AT 12" OC ALONG INTERMEDIATE FRAMING MEMBERS. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
- 2. BLOCK JOISTS SOLID AT ALL BEARING POINTS.
- 3. ALL HEADERS OVER DOOR & WINDOWS ARE (2) 2" x 10" U.N.O.
- 4. PROVIDE SQUASH BLOCKING AT ALL POINT LOADS THROUGH FLOOR

GENERAL FRAMING NOTES

- 1. USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
- 2. USE 1.9E (MIN) LVL BEAMS.
- 3. CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
- 4. CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
- 5. PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS

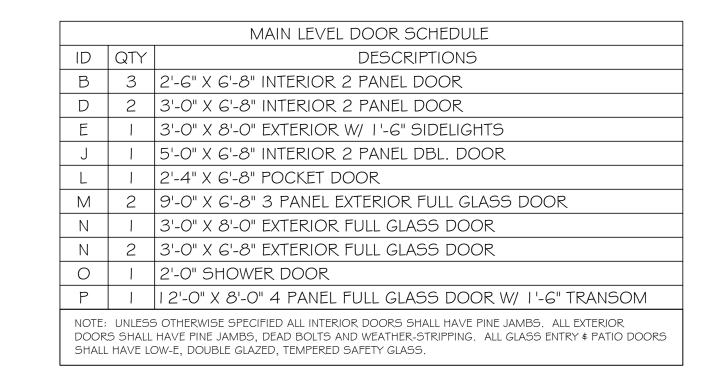
LOCATION

2599 POWDER MOUNTAIN RD. WEBER COUNTY, EDEN CITY, UT

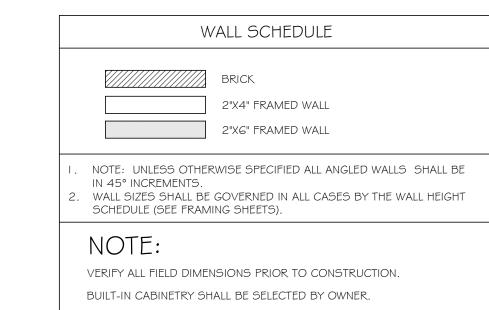
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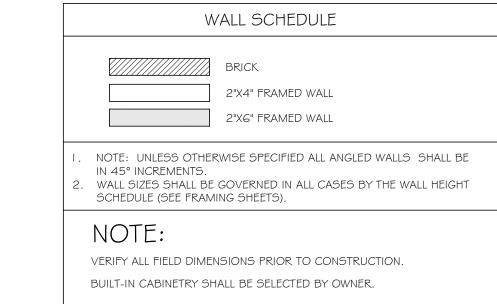
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	Rev. Date:	SCALE: 1/8=1' ON 24X18 SCALE: 1/4=1' ON 36X24	
	IRC: 2015	8 of 14	

main floor plans



ID	QTY	DESCRIPTIONS	
	1	3'-0" X 5'-0" FIXED	
2	4	4'-0" X 5'-0" FIXED	
3	3	2'-6" X 5'-0" FIXED	
4	2	2'-6" X 3'-6" CASEMENT	
5	1	4'-O" X 3'-6" DBL CASEMENT	
6	1	4'-0" X 3'-0" FIXED (TEMP)	
7	1	5'-O" X 3'-6" DBL CASEMENT	
8	1	2'-0" X 3'-6" CASEMENT	
9	3	2'-6" X 2'-0" FIXED	
NOTE: UNLESS OTHERWISE NOTED ALL WINDOW TYPES SHALL BE PER OWNER/CONTRACTOR SUPPLIED BY MOUNTAIN WEST WINDOWS & DOORS OR SIMILAR (801) 200-9833. 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.			





LOCATION

COVERED PATIO

LAUNDRY (TILE)

9'-1" CLG

____ 6'-5 3/4" ___

COVERED

6'-0 1/4"___

COMBUSTION -AIR DUCTS

24'-7"

24 1 "

KITCHEN (TILE)

9'-1" CLG HGT.

9'-5 1/2"

3'-10 1/2"

8'-2 1/2"

PANTRY CABS

6'-9"

10'-3"

 $\frac{\mathsf{NOOK}}{\mathsf{(TILE)}}$

2/12 VAULT >

ROOM (TILE)

17'-1"

COVERED DECK (SOLID SURFACE)

20'-0"

PDR (TILE)

9'-1" CLG HGT.

COVERED PATIO

7'-9 1/2"

SUN PATIO (CONC.)

13'-9 1/2"

DINING

2/12 VAULT >

13'-9 1/2"

12'-0"

12'-0"

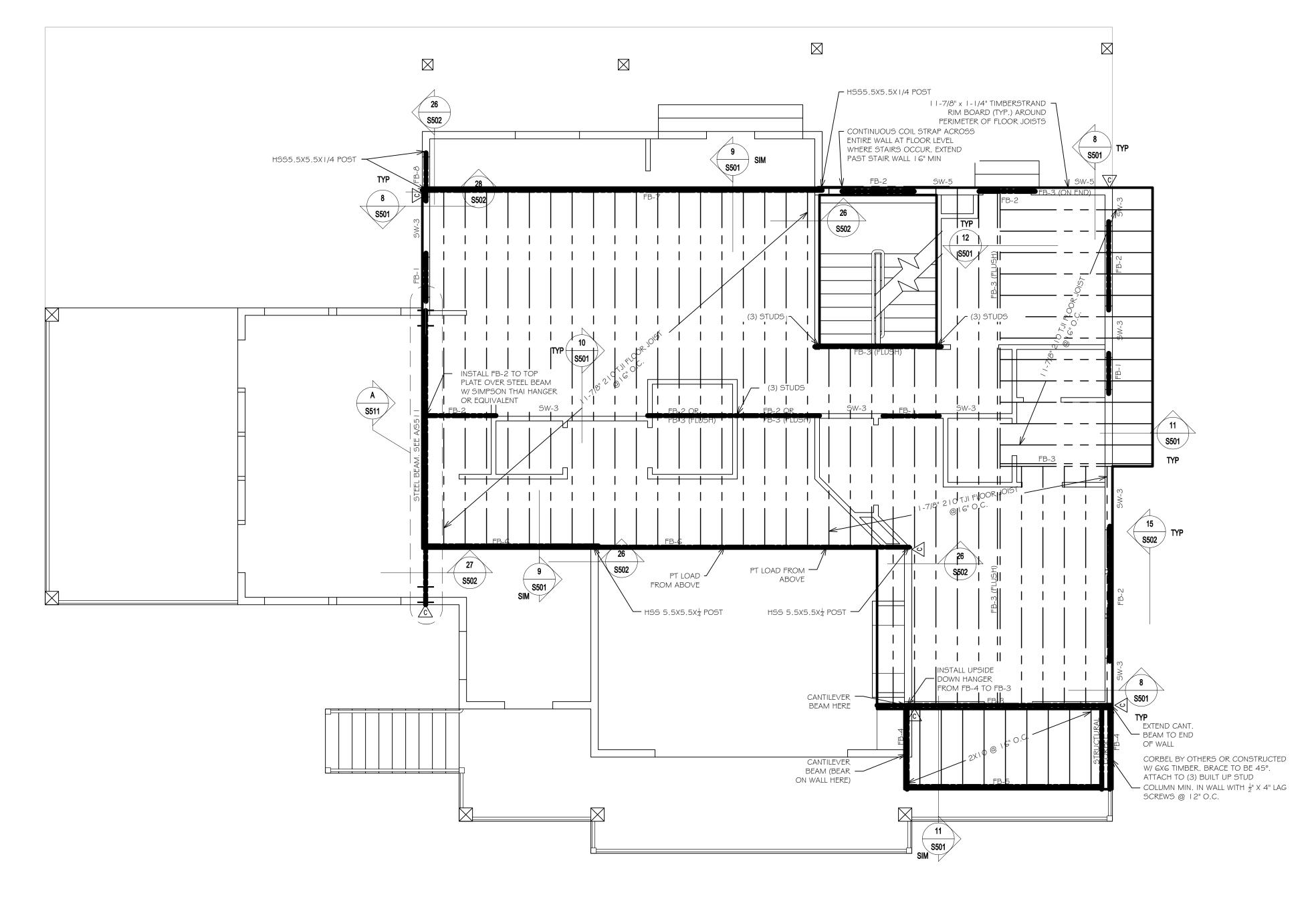
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	SQUARE FOO	DTAGES		
	MAIN LEVEL	1743 SQ. FT		
	COVERED DECK	343 SQ. FT		
	COVERED PORCH	265 SQ. FT		
RED STAMP REQUIRED FOR CONSTRUCTION COPY	Designer: T. Ricks	TS2901		
	Print Date: 2/26/2018			
	Rev. Date:	SCALE: 1/8=1' ON 24X18 SCALE: 1/4=1' ON 36X24		
	IRC: 2015	9 of 14		

upper floor framing plan





*ALL R.S. TIMBER BEAMS SHALL BE DF#1 AND BETTER AND FREE OF HEART TIMBER *REFER TO 13/S501 FOR BEAMS OVER 6'-0"





FLOOR SHEATHING NOTES:

- 1. FLOOR SHEATHING SHALL BE 3/4" T&G WAFERBOARD GLUED & NAILED WITH 10d NAILS AT 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES AND ALL BLOCKING; 10d AT 12" OC ALONG INTERMEDIATE FRAMING MEMBERS. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
- 2. BLOCK JOISTS SOLID AT ALL BEARING POINTS.
- 3. ALL HEADERS OVER DOOR & WINDOWS ARE (2) 2" x 10" U.N.O.
- 4. PROVIDE SQUASH BLOCKING AT ALL POINT LOADS THROUGH FLOOR

GENERAL FRAMING NOTES

- USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
- 2. USE 1.9E (MIN) LVL BEAMS.
- 3. CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
- 4. CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
- 5. PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS

LOCATION

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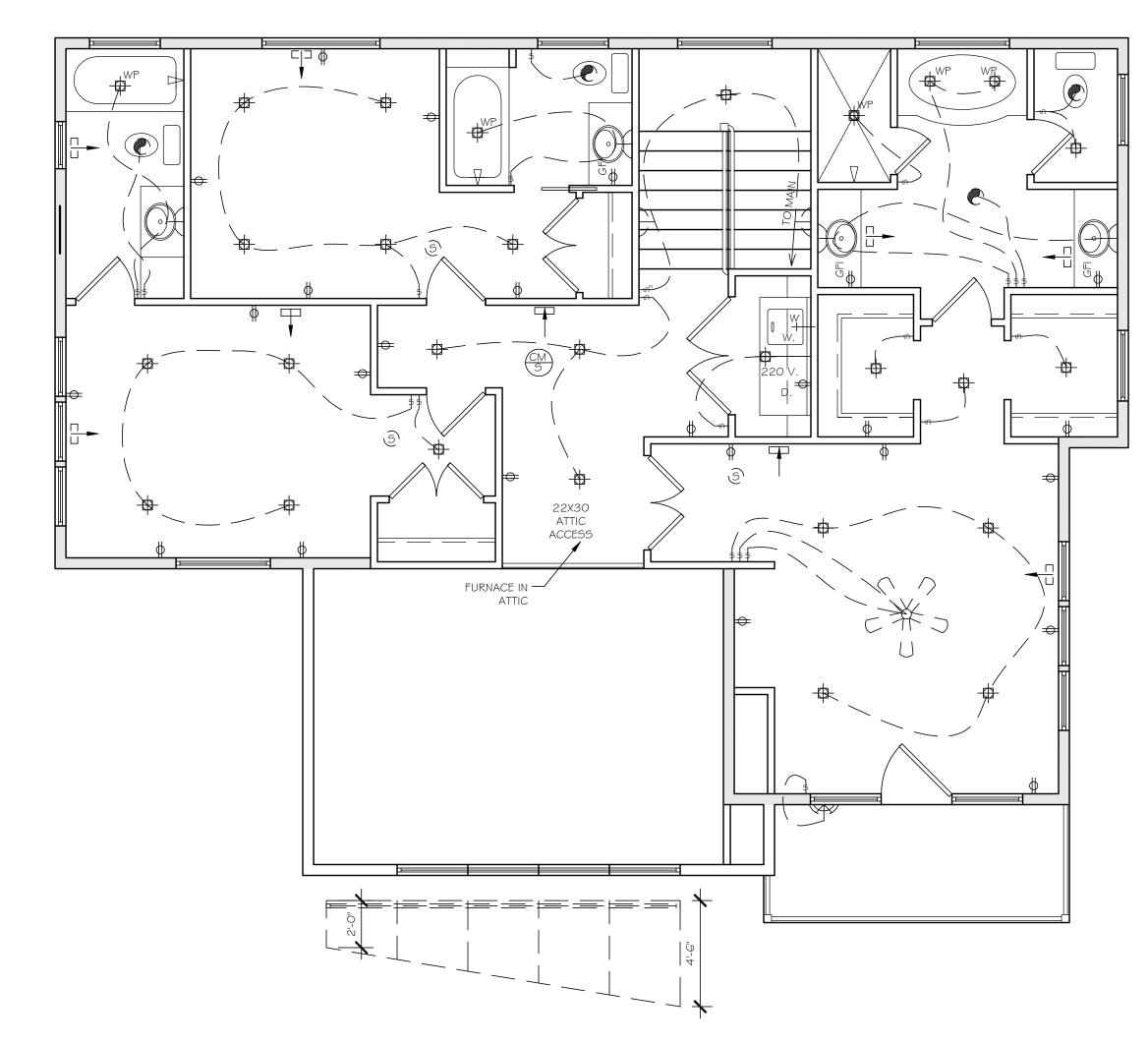
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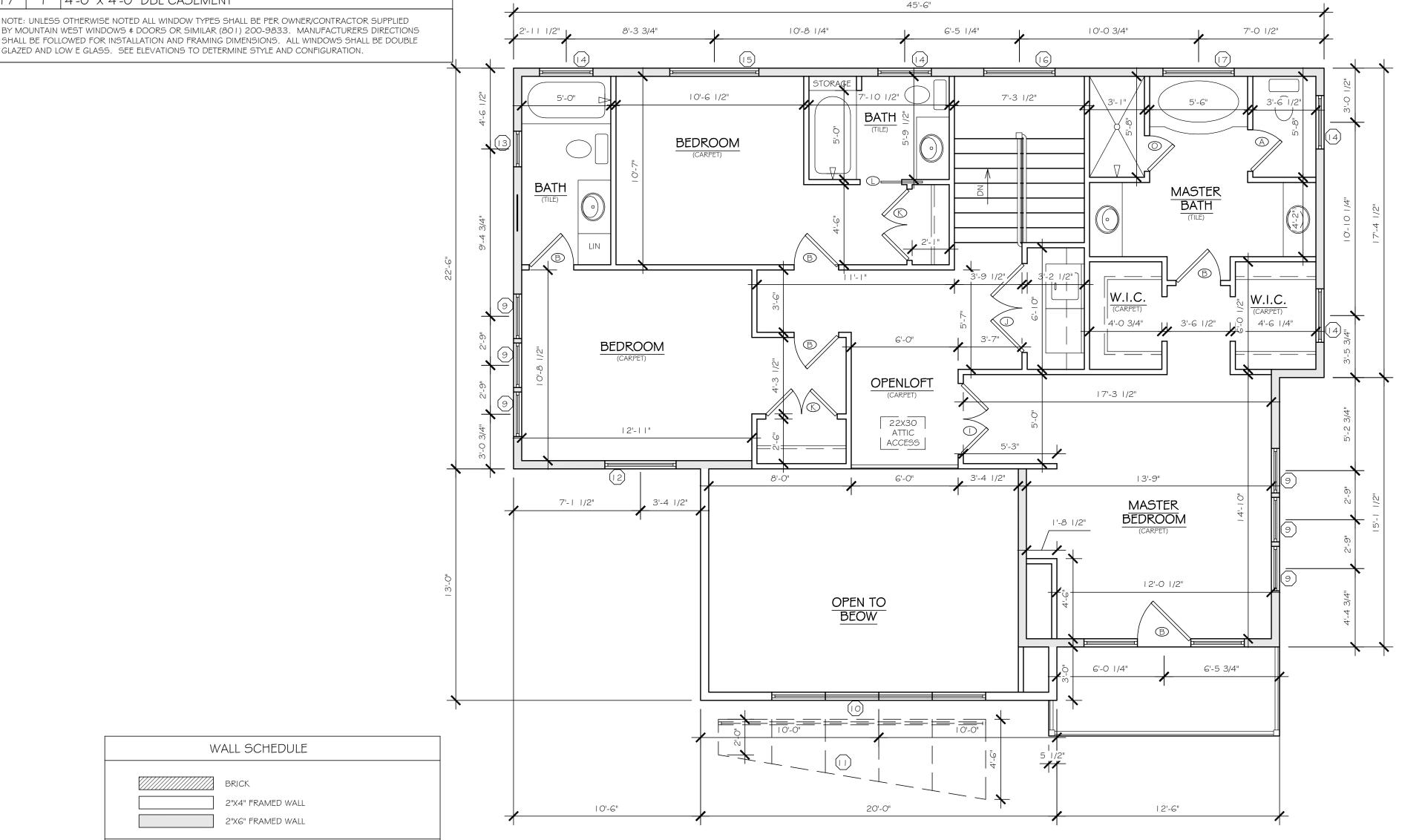
upper level floor plan/ upper level electrical & hvac plan

	UPPER LEVEL DOOR SCHEDULE		
ID	QTY	DESCRIPTIONS	
Α	1	2'-4" X 6'-8" INTERIOR 2 PANEL	
В	5	2'-6" X 6'-8" INTERIOR 2 PANEL DOOR	
	1	4'-0" X 6'-8" INTERIOR 2 PANEL DBL. DOOR	
J	1	5'-0" X 6'-8" INTERIOR 2 PANEL DBL. DOOR	
K	2	4'-0" CABINET DOORS	
L	1	2'-4" X 6'-8" POCKET DOOR	
0		2'-0" SHOWER 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.			

	UPPER LEVEL WINDOW SCHEDULE		
ID	QTY	DESCRIPTIONS	
9	6	2'-6" X 2'-0" FIXED	
10	1	I 2'-0" X 3'-0" TRANSOM	
11	1	I 5'-O" TRAPEZOID FIXED	
12	1	4'-0" X 4'-0" DBL CASEMENT W/ I'-0" TRANSOM	
13	1	2'-0" X 2'-6" CASEMENT	
14	4	3'-0" X 2'-6" TRANSOM	
15		5'-0" X 3'-6" CASEMENT	
16		4'-0" X 5'-0" FIXED	
17	1	4'-O" X 4'-O" DBL CASEMENT	

GLAZED AND LOW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.





LOCATION

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

WALL SCHEDULE

2"X4" FRAMED WALL

2"X6" FRAMED WALL

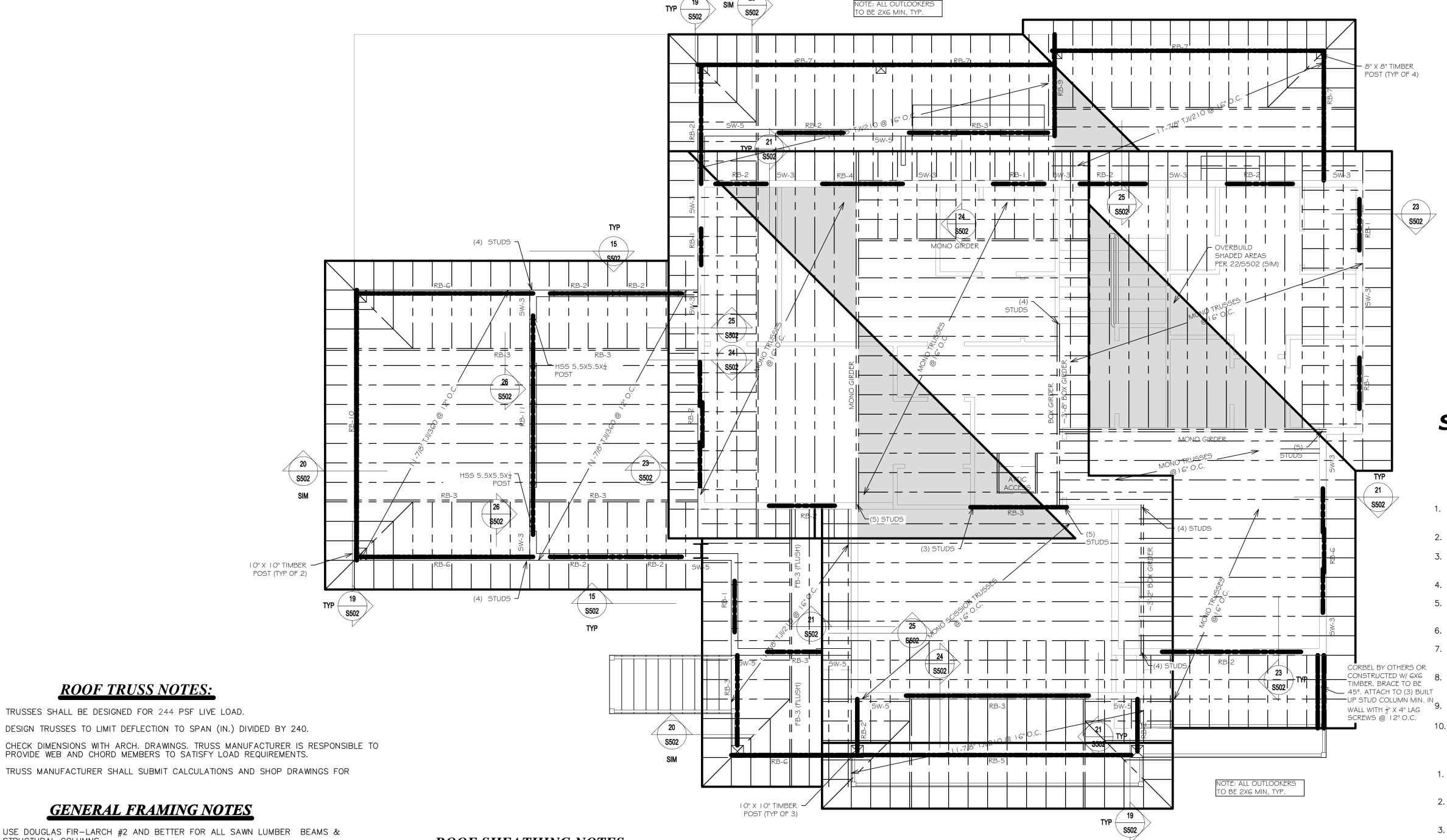
NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE

. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).

IN 45° INCREMENTS.

2599 POWDER MOUNTAIN RD. WEBER COUNTY, EDEN CITY, UT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS AND MEASUREMENTS AT THE JOB PRIOR TO CONSTRUCTION. THIS PLAN IS THE EXCLUSIVE PROPERTY OF OPENLOFT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY WAY WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION. 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 OPENLOFT THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED BY PHONING (385)645-LOFT 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,

	SQUARE FOC	TAGES
RED STAMP REQUIRED FOR CONSTRUCTION COPY	UPPER LEVEL	1158 SQ. FT.
	Designer: T. Ricks	TS 2901
	Print Date: 2/26/2018	102001 GCALE: 1/8=11 ON 24V18
	Rev. Date:	SCALE: 1/8=1' ON 24X18 SCALE: 1/4=1' ON 36X24
	IRC: 2015	of 4



ROOF BEAM SCHEDULE RB-1 (2) 2X10 DF#2 RB-2 (2) 9-1/2" LVL RB-3 (2) 11-7/8" LVL RB-4 (3) 16" LVL RB-5 (3) 18" LVL $RB-6 \mid (3) \ 11-7/8" \ LVL$ RB-7 | (3) 14" LVL RB-8 NOT USED RB-9 (2) 14" LVL RB-10 (4) 18" LVL RB-11 W12X26 STEEL BEAM

*ALL R.S. TIMBER BEAMS SHALL BE DF#1 AND BETTER AND FREE OF HEART TIMBER *REFER TO 13/S501 FOR BEAMS OVER 6'-0" PROVIDE (1) KING STUD AND (1) BEARING TRIMMER STUD AT THE EDGE OF ALL OPENINGS UP TO 6'-0", (1) KING STUD AND (2) BEARING TRIMMERS FOR OPENINGS UP TO 10'-0", (2) KING STUDS AND (2) TRIMMERS FOR OPENINGS UP TO 14'-0", ALL OTHER OPENINGS AS NOTED.





SILVERPEAK LAYTON, UTAH 84041
ENGINEERING PHONE: (801) 499-5054 PHONE: (801) 499-5054 FAX: (801) 499-5065

GENERAL ROOF FRAMING NOTES

- 1. USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
- 2. USE 1.9E (MIN) LVL BEAMS.
- 3. CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
- 4. CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
- 5. PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN
- 6. CONNECT ALL TRUSSES PER TRUSS MANUFACTURERS SPECIFICATIONS
- 7. SHEATH ROOF PRIOR TO CONSTRUCTING OVERBUILDS. ROOF SHEATHING SHALL EXTEND BENEATH ALL OVERBUILDS
- CONSTRUCTED W/ 6X6 8. PROVIDE (MIN) (3) 2X4 BUILT UP COLUMN TO SUPPORT ALL GIRDER TRUSS LOADS TIMBER. BRACE TO BE UNLESS NOTED OTHERWISE
 - $^{"}$ 9. USE MIN. 2x6 OVERBUILD RAFTERS @ 24" O.C. DO NOT SPAN RAFTERS MORE THAN 6'-0" AT OVERBUILDS. 10. ALL EXTERIOR HEADERS SHALL BE (2) 2X10 U.N.O.

SHEARWALL NOTES

- 1. ALL EXTERIOR WALLS SHALL BE SHEATHED AND NAILED WITH 7/16" APA RATED OSB SHEATHING OR PER THE SHEARWALL SCHEDULE.
- 2. SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER SHEARWALL SCHEDULE.
- 3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
- 4. ALL EXTERIOR WALLS ARE TO BE NAILED AS SW-1 UNLESS NOTED OTHERWISE.
- 5. AT LEAST (2) OF THE GARAGE RETURNS MUST BE SHEARWALLS. MINIMUM GARAGE RETURN SHEAR WALL LENGTH IS 2'-0".
- 6. ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUIVALENT.
- 7. INSTALL HOLDDOWNS AND STRAPS PER MANUFACTURER'S SPECIFICATIONS.
- 8. ALL HOLDDOWNS AND STRAPS MUST BE CONNECTED TO AT LEAST (2) FULL-LENGTH

ROOF SHEATHING NOTES:

ROOF SHEATHING SHALL BE 25/32" OR THICKER @ 16" O.C. FRAMING 5/8" O.C. @ 12" O.C. FRAMING APA RATED SHEATHING W/SPAN RATING OF 48/24 NAILED WITH 8d NAILS AT 6" O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS AND ALL BLOCKING; 8d NAILS AT 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN ALL PANELS.

BLOCK JOISTS SOLID AT ALL BEARING POINTS.

ROOF TRUSS NOTES:

GENERAL FRAMING NOTES

4. CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.

1. USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS &

3. CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12"

5. PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN

TRUSSES SHALL BE DESIGNED FOR 244 PSF LIVE LOAD.

STRUCTURAL COLUMNS

2. USE 1.9E (MIN) LVL BEAMS.

O.C. (SEE MANUFACTURERS SPECIFICATIONS)

LOCATION

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RED STAMF CONSTR	IRC: 2015	12 of 14

- ELECTRICAL NOTES:
 UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 2" RIGID RISER WITH 2" RIGID ELBOW ATTACHED TO 2" PVC ELECTRICAL DUCT TO WITHIN I FOOT OF
- PEDESTAL AND BURIED A MINIMUM 18" DEEP.
- SUPPLY DUCTS IN FLOOR MUST BE INSULATED W/ A MIN. OF R-8 INSULATION. ALL RECEPTICALS IN THE DEWLLING UNIT ARE TO BE TAMPER RESISTANT
- ALL ELECTRICAL PER THE IRC 2015

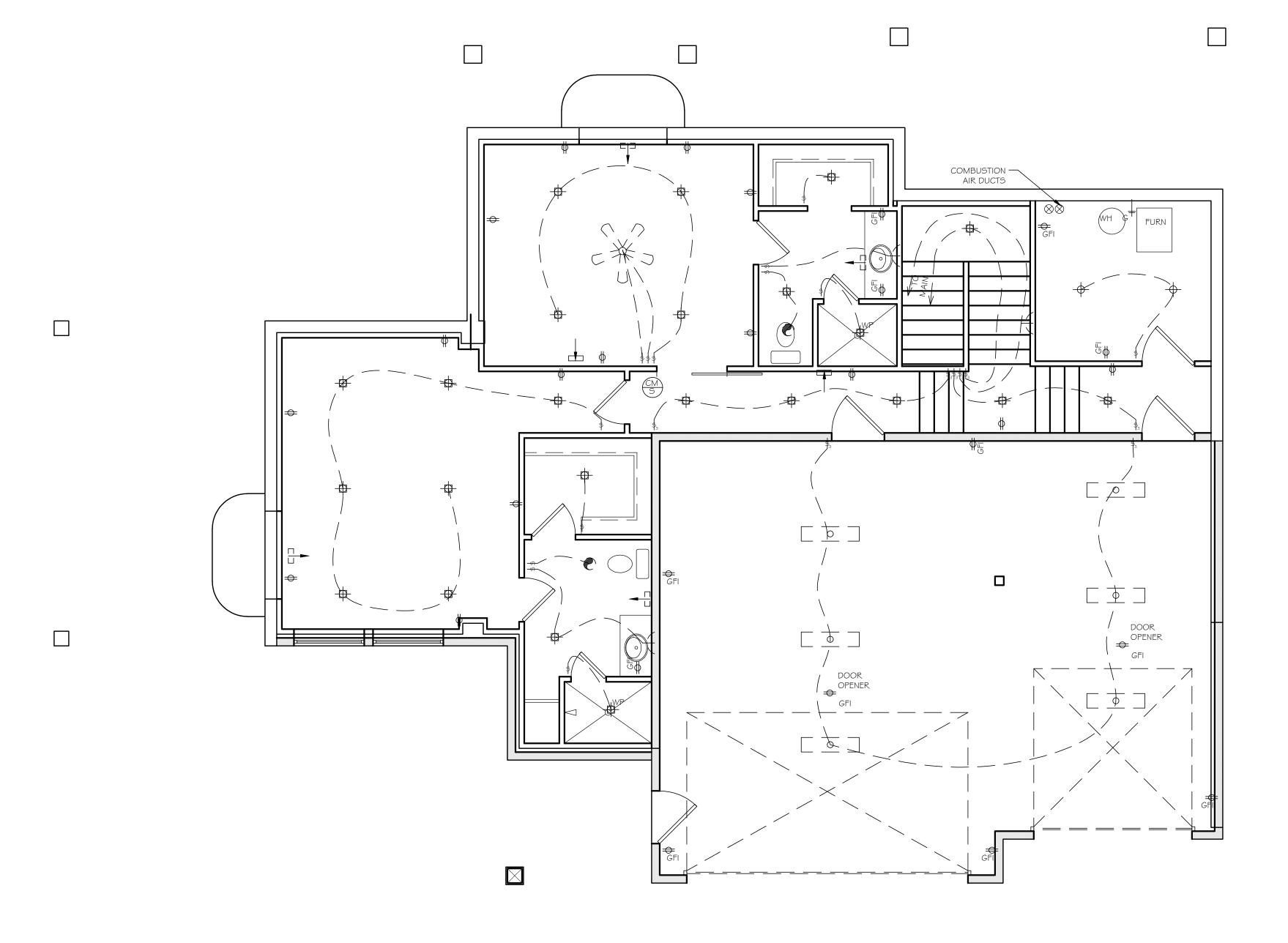
	ELECTRICAL LEGEND
<u>ID</u>	DESCRIPTION
\bigoplus	I IO VOLT RECEPTACLE
\bigcirc	220 VOLT RECEPTACLE
G FI	I I O GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
₩P-GFI	I I O GROUND FAULT RECEPTACLE (WATER PROOF)
-	RECESSED (CAN) LIGHTING
	STD. LIGHTING
PC	STD. LIGHT EQUIPPED W/ PULL CHAIN
\$	SINGLE POLE SWITCH
\$3	THREE WAY SWITCH
\$4	FOUR WAY SWITCH
\$ _D	SINGLE POLE SWITCH W/DIMMER
\bigvee	PHONE / DATA RECEPTACLE
TV	TELEVISION RECEPTACLE (COAXIAL CABLE)
(5)	SMOKE DETECTOR (SEE NOTE AT BOTTOM)
CM 5	CARBON MONOXIDE DECTECTOR / SMOKE ALARM
	FLOURESCENT FIXTURE (SURFACE MOUNTED)
	FLOURESCENT FIXTURE (RECESSED)
	WALL MOUNTED SCONCE
\Diamond	MOTION SENSITIVE FLOOD LIGHTS
	ELECTRIC VENT FAN
	CEILING FAN W/ LIGHTS
	IN FLOOR I IO VOLT RECEPTACLE
	STAIR LIGHT FIXTURE
	EXTERIOR RECESSED LIGHTING (WATER PROOF)
UCL	UNDER COUNTER LIGHTS
	EXTERIOR WEATHER PROOF WALL MOUNTED SCONCE
BATTERY 2. ALL BEDI	DETECTORS SHALL BE WIRED IN SERIES ON SEPARATE CIRCUIT W/BACKUP. ROOM RECEPTICLES, LIGHTS, SWITCHES, SMOKE DETECTOR, SHALL BE ED WITH ARC FAULT

CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLINCES. THESE SHALL COMPLY WITH ANSI/U.L. 2034-2005 AND INSTALLED IN ACCORDANCE WITH

PROVISIONS OF THIS STANDARD.

MECHANICAL LEGEND		
<u>ID</u>	<u>DESCRIPTION</u>	
	AIR RETURN REGISTER	
T	AIR SUPPLY REGISTER (14"x4" IN FLOOR)	
	AIR SUPPLY REGISTER (14"x4" IN CEILING)	
— ^G	NATURAL GAS COCK	
<u>\</u>	POTABLE WATER HOSE BIB W/ANTI-SYPHON DEVICE	
	RADIANT HEAT TUBING IN CONCRETE	
NOTE: RETURN / DISTRIBUTION DUCTING NOT SHOWN		

basement level electrical/ hvac plan





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RED STAMP REQUIRED FOR CONSTRUCTION COPY	Designer: T. Ricks	TS 2901	
	Print Date: 2/26/2018	SCALE: 1/8=1' ON 24X18	
	Rev. Date:	SCALE: 1/4=1' ON 36X24	
	IRC: 2015	E of 4	

- ELECTRICAL NOTES:

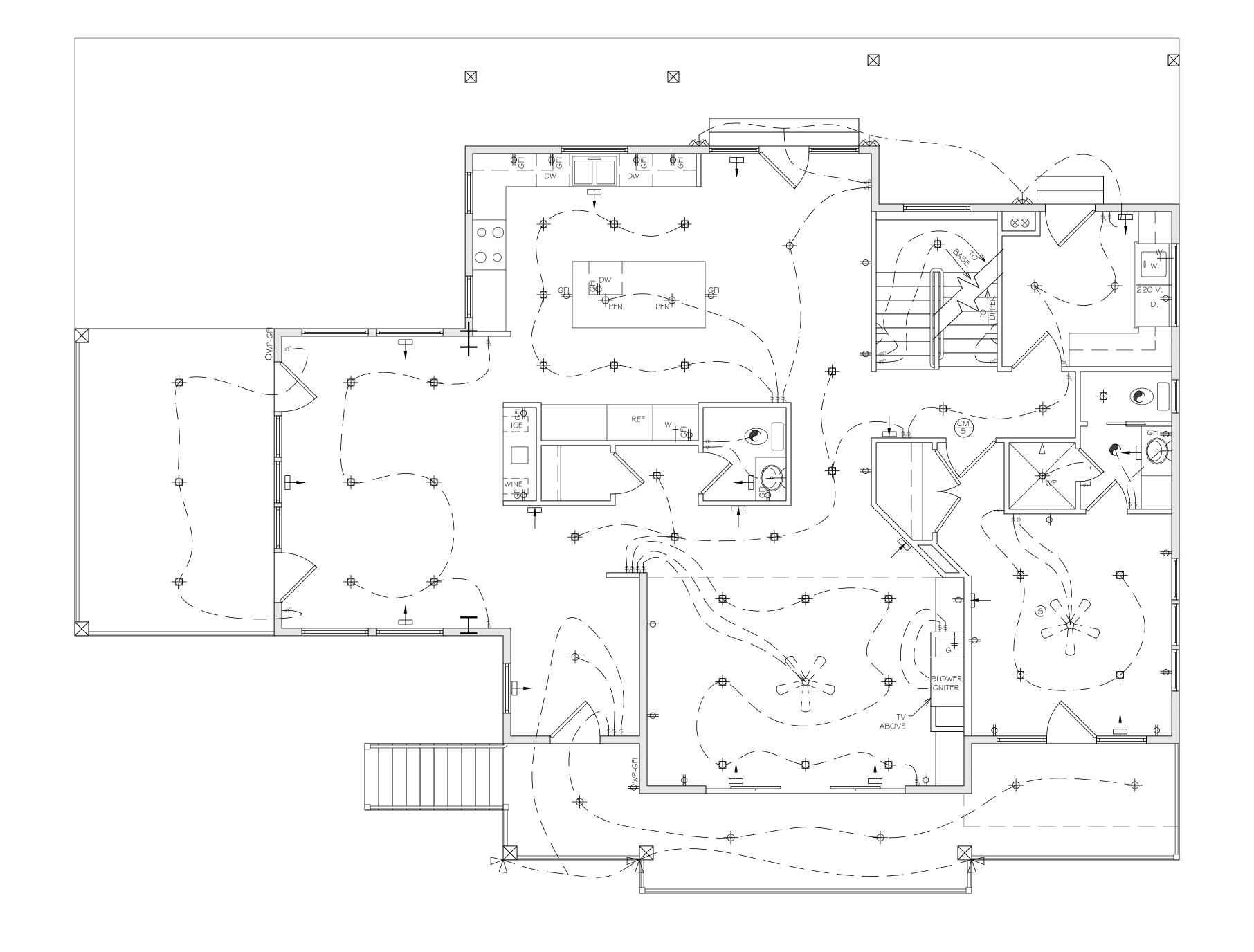
 UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 2" RIGID RISER WITH 2" RIGID ELBOW ATTACHED TO 2" PVC ELECTRICAL DUCT TO WITHIN I FOOT OF
- PEDESTAL AND BURIED A MINIMUM 18" DEEP.
- SUPPLY DUCTS IN FLOOR MUST BE INSULATED W/ A MIN. OF R-8 INSULATION.
 ALL RECEPTICALS IN THE DEWLLING UNIT ARE TO BE TAMPER RESISTANT
- ALL ELECTRICAL PER THE IRC 2015

ID	DESCRIPTION
$\overline{}$	110 VOLT RECEPTACLE
$\overline{}$	220 VOLT RECEPTACLE
GFI	I IO GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
→ WP-GFI	I I O GROUND FAULT RECEPTACLE (WATER PROOF)
	RECESSED (CAN) LIGHTING
$\overline{}$	STD. LIGHTING
PC	STD. LIGHT EQUIPPED W/ PULL CHAIN
5	SINGLE POLE SWITCH
\$3	THREE WAY SWITCH
\$4	FOUR WAY SWITCH
\$ _D	SINGLE POLE SWITCH W/DIMMER
$\overline{\nabla}$	PHONE / DATA RECEPTACLE
TV	TELEVISION RECEPTACLE (COAXIAL CABLE)
(5)	SMOKE DETECTOR (SEE NOTE AT BOTTOM)
CM S	CARBON MONOXIDE DECTECTOR / SMOKE ALARM
	FLOURESCENT FIXTURE (SURFACE MOUNTED)
	FLOURESCENT FIXTURE (RECESSED)
	WALL MOUNTED SCONCE
\Diamond	MOTION SENSITIVE FLOOD LIGHTS
	ELECTRIC VENT FAN
	CEILING FAN W/ LIGHTS
	IN FLOOR I I O VOLT RECEPTACLE
	STAIR LIGHT FIXTURE
	EXTERIOR RECESSED LIGHTING (WATER PROOF)
UCL	UNDER COUNTER LIGHTS
	EXTERIOR WEATHER PROOF WALL MOUNTED SCONCE

- 2. ALL BEDROOM RECEPTICLES, LIGHTS, SWITCHES, SMOKE DETECTOR, SHALL BE
 - INTERRUPTERS. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLINCES. THESE SHALL COMPLY WITH ANSI/U.L. 2034-2005 AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF THIS STANDARD.

1	MECHANICAL LEGEND
<u>ID</u>	DESCRIPTION
	AIR RETURN REGISTER
\Box	AIR SUPPLY REGISTER (14"x4" IN FLOOR)
	AIR SUPPLY REGISTER (4"x4" IN CEILING)
—# ^G	NATURAL GAS COCK
<u> W</u>	POTABLE WATER HOSE BIB W/ANTI-SYPHON DEVICE
	RADIANT HEAT TUBING IN CONCRETE
NOTE: RETURN	/ DISTRIBUTION DUCTING NOT SHOWN

main level electrical/ hvac plan





2599 POWDER MOUNTAIN RD. WEBER COUNTY, EDEN CITY, UT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS AND MEASUREMENTS AT THE JOB PRIOR TO CONSTRUCTION. THIS PLAN IS THE EXCLUSIVE PROPERTY OF OPENLOFT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY WAY WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION. 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 OPENLOFT THEN THIS IS AN UNAUTHORIZED COPY AND SHOULD BE REPORTED BY PHONING (385)645-LOFT 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,

FOR	Designer: T. Ricks	TS 2901		
JIRED N COI	Print Date: 2/26/2018	SCALE: 1/8=1' ON 24X18 SCALE: 1/4=1' ON 36X24		
P REQU	Rev. Date:			
RED STAMI CONSTR	IRC: 2015	E2 of 14		

- 3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE
- 4. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE
- 5. SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
- 6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED.
- 7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
- 8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
- 9. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- IO. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

FOOTING, FOUNDATION, AND SLAB ON GRADE NOTES

- I. ALL FOOTING SIZES ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- 2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX. DENSITY, BASED ON ASTM D 1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX IN. IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.
- 3. NO FOOTINGS SHALL BE PLACED IN WATER, SNOW, FROZEN GROUND, OR UNSTABLE SOILS.
- 4. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY
- 6. ALL REINFORCEMENTS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
- 7. PROVIDE DOWELS IN FOOTING AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS AND COLUMNS ABOVE, UNLESS NOTED OTHERWISE.
- 8. PROVIDE CONTROL JOINTS (SEE TYPICAL DETAILS) IN SLABS AT A MAX. OF 15 FT. o.c. EACH WAY AND AS SHOWN ON PLANS. POUR SLABS BETWEEN CONTROL JOINTS, SO THAT ADJACENT POURS ARE STAGGERED AT LEAST TWO DAYS APART. SHORTLY AFTER SLABS ARE POURED, MAKE SAW- CUT JOINTS AT A MAX. OF 15 FT. O.C. BETWEEN POUR CONTROL JOINTS.

CONCRETE NOTES

- I. ALL COLUMNS AND WALLS AND ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC., SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.44 AND SLUMP SHALL BE 4" +/- I. MINIMUM CEMENT CONTENT SHALL BE 564 LBS. PER CUBIC YARD.
- 2. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS ON GRADE SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO A LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.50 AND SLUMP SHALL BE 3" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 470 LBS. PER
- 3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2" DEEP, A LENGTH 2" LESS THAN THE MEMBER, AND A WIDTH I/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
- 4. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 60. BEAM AND COLUMN TIE REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATION A.S.T.M. A615 GRADE 60.
- 5. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN.
- 6. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND SHALL BE SPACED FROM THE FORMS (UNLESS SHOWN OTHERWISE) AS FOLLOWS: 2" IN BEAMS AND COLUMNS, I" IN PROTECTED WALLS AND SUSPENDED SLABS, 2" IN UNPROTECTED WALLS, AND 3" ABOVE BOTTOM AND SIDES OF FOOTINGS.
- 7. ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH 2 #5 BARS EXTENDING 2'0" MIN BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.
- 8. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
- 9. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
- 10. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
- II. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND
- 12. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE
- 13. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE CURRENT VERSION OF ACI-318.
- 14. FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, WRAP CORNER W/2- #4 BARS EXTENDING 18" EACH DIRECTION.

LUMBER NOTES

I. WOOD MATERIALS I.I. FRAMING LUMBER

DOUG-FIR LARCH #2 BTR I.I.I. STUDS BEARING WALLS I.I.2. STUDS NON BEARING WALLS DOUG-FIR LARCH STUD GRADE BTR DOUG-FIR LARCH #2 BTR I.I.3. JOISTS I.I.4. HEADERS DOUG-FIR LARCH #2 BTR DOUG-FIR LARCH #1 BTR I.I.5. POSTS I.I.6. SILL PLATES IN CONTACT WITH CONCRETE DOUG-FIR LARCH #2 (PRESS. TREAT.)

I.2. ENGINEERED LUMBER I.2.I. GLU-LAM BEAMS I.2.2. CANTILEVERED GLU-LAM BEAMS I.2.3. LAMINATED VENEER LUMBER (LVL)

I.2.4. PRE-FAB JOISTS AS PER MANUFACTURER 1.3. SHEATHING

I.3.I. WOOD SHEATHING SHALL BE UNSANDED PLYWOOD OR ORIENTED STRAND BOARD (OSB) AND SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE AND HAVE THE MINIMUM FOLLOWING SPAN RATING AND THICKNESS, UNLESS NOTED OTHERWISE. WALLS (7/16 INCH THICK) 48/24 FLOORS (23/32 INCH THICK)

24F-V4 DOUG-FIR

24F-V8 DOUG-FIR

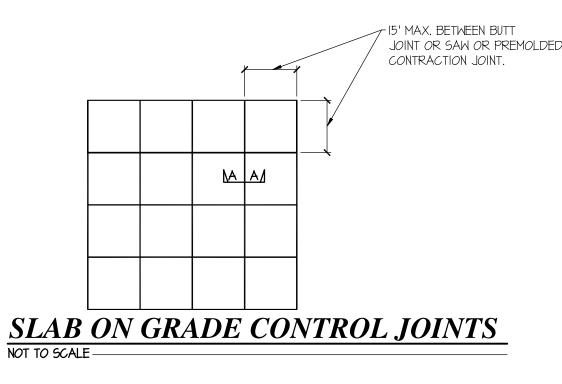
- 40/20 ROOF (19/32 INCH THICK) 2. LOAD-BEARING DIMENSION LUMBER FOR JOISTS, BEAMS AND GIRDERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN
- 3. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON CONNECTORS OR APPROVED EQUAL.

APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20.

- 4. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED OR BE REDWOOD
- 5. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" ON
- 6. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
- 7. ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES. SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST ADJOINING SPLICE IN THE TOP
- 8. ALL HEADERS OVER DOORS AND WINDOWS ARE (2) 2" X IO" UNLESS NOTED OTHERWISE.
- 9. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MINIMUM DIA. EQUAL TO 3 TIMES THE BOLT DIA. UNLESS SHOWN OTHERWISE IN DETAILS.
- IO. BLOCK JOISTS SOLID AT ALL BEARING POINTS.
- II. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
- 12. SOLID 2" NOMINAL BLOCKING (SHAPED AND FULL DEPTH) SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. ATTACH BLOCKING TO THE WOOD TOP PLATE WITH ONE SIMPSON 'A35' CONNECTOR PER EACH PIECE OF BLOCKING WITH (12) 8d x 1-1/2" NAILS.
- 13. JOISTS SHALL HAVE BRIDGING, BLOCKING AND NOTCHED BEARING PLATES AS RECOMMENDED BY THE MANUFACTURER WITH A MINIMUM OF ONE ROW OF BRACING AT MID SPAN. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL. PROVIDE AT 8'-0" O.C. MAXIMUM BETWEEN JOIST END SUPPORTS.
- 14. ALL HEADERS OVER DOORS AND WINDOWS ARE (2) 2" X IO" UNLESS NOTED OTHERWISE.
- 15. MINIMUM NAILING FOR GENERAL FRAMING AND CARPENTRY SHALL BE PER THE IRC/IBC OR PER THE "MINIMUM NAILING SCHEDULE" IN THESE DRAWINGS.
- 16 FASTENERS SUCH AS STAPLES CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE FOULL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL. SEE EQUIVALENT STAPLE SCHEDULE IN
- 17. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC
- 18. USE SIMPSON HANGERS (OR EQUIVALENT) WHERE APPLICABLE

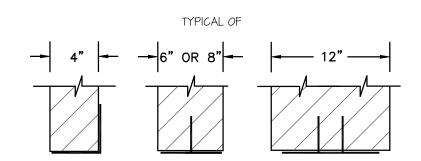
POST INSTALLED ANCHOR NOTES

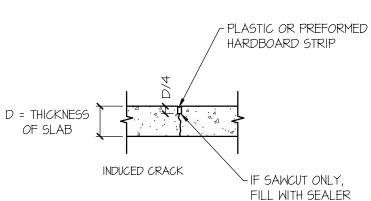
- I. ADHESIVE ANCHORS (EPOXY ANCHORS)
- I.I. FOR CONCRETE, THE ADHESIVE SHALL BE HIT RE 500-SD BY HILTI INC., HIT-HY 200 WITH SAFE SET TECHNOLOGY BY HILTI, PURE 110 + BY POWERS FASTENERS, SET-XP BY SIMPSON STRONG-TIE OR AT-XP BY SIMPSON STRING-TIE, SIKA ANCHORFIX-3001 BY SIKA
- I.2. FOR GROUTED MASONRY, THE ADHESIVE SHALL BE HIT-HY 10 BY HILTI, SET-XP BY SIMPSON STRING-TIE OR AT-XP BY SIMPSON STRONG-TIE, ACIOO + BY POWERS FASTENERS, OR CIA GEL BY UPS
- I.3. FOR UNGROUTED MASONRY, THE ADHESIVE SHALL BE HIT-HY 70 BY HILTI OR SET BY SIMPSON STRONG-TIE OR ACIOO + BY POWERS FASTENERS, PLASTIC MESH OR STAINLESS STEEL SCREEN TUBES SHALL BE USED.
- 2. MECHANICAL ANCHORS
- 2.I. FOR CONCRETE, THE MECHANICAL ANCHOR SHALL BE KWIK BOLT TZ BY HILTI, STRONG-BOLT 2 BY SIMPSON STRONG-TIE, OR POWER-STUD + SD2 BY POWERS
- 2.2. FOR GROUTED MASONRY, THE MECHANICAL ANCHOR SHALL BE KWIK BOLT 3 BY HILTI, WEDGE ALL BY SIMPSON STRONG-TIE OR STRONG-BOLT 2 BY SIMPSON STRONG-TIE, OR POWER-STUD + SDI BY POWERS FASTENERS
- 3. SCREW ANCHORS
- 3.1. FOR CONCRETE AND GROUTED MASONRY, THE SCREW ANCHOR SHALL BE TITEN HD FOR CONCRETE ONLY BY SIMPSON STRONG-TIE, SCREW BOLT + BY DEWALT, WEDGE-BOLT + BY POWERS FASTENERS OR KWIK HUS-EZ FOR CONCRETE ONLY BY HILTI.
- 4. POWDER ACTUATED FASTENERS (PAF) 4.I. FOR FASTENERS DRIVEN INTO STEEL, THE FASTENER SHALL BE X-U P8 TH UNIVERSAL KNURLED SHANK FASTENER BY HILIT., PDPA BY SIMPSON STRONG-TIE, OR 8mm HEAD SPIRAL CSI DRIVE PIN BY POWERS FASTENERS
- 4.2. FOR FASTENERS DRIVEN INTO CONCRETE, THE FASTENER SHALL BE X-U UNIVERSAL KNURLED SHANK FASTENER BY HILTI, PDP OR PDPA BY SIMPSON STRONG-TIE OR &mm HEAD SPIRAL CSI DRIVE PIN BY POWERS FASTENERS.
- 5. INSTALL ALL ANCHORS PER MANUFACTURER'S REQUIREMENTS. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, HOLE PREPARATION, EPOXY PROPORTIONS AND QUANTITIES,
- INSTALLATION TEMPERATURE, AND CURE TIMES. 6. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS AND CERTIFICATION TESTING REPORTS
- FOR INSTALLATION.
- 7. ALTERNATIVE ANCHORS MAY BE USED IF AN ICC-ES ESR OR IAPMO-UES ER APPROVAL FOR **USE IN CRACKED CONCRETE** IS SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO USE.
- 8. WHERE A SPECIFIC ANCHOR IS CALLED OUT ON THE PLAN, THAT ANCHOR SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT AN ALTERNATIVE ANCHOR WILL MEET OR EXCEED THE CAPACITY OF THE SPECIFIED ANCHOR FOR THE SPECIFIC APPLICATION FOR WHICH IT IS BEING SPECIFIED.

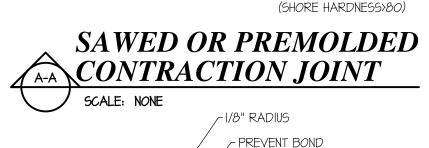


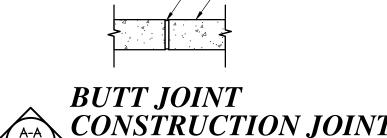
LINTEL:

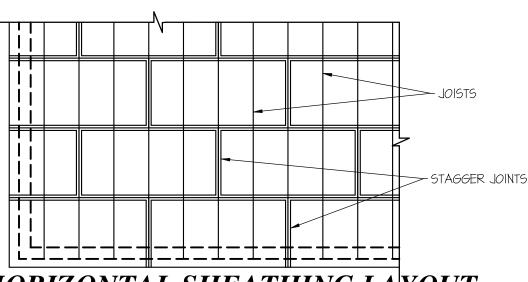
LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. PROVIDE I" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING 6" EACH SIDE ON OPENING USE THIS SCHEDULE UNLESS NOTED OTHERWISE





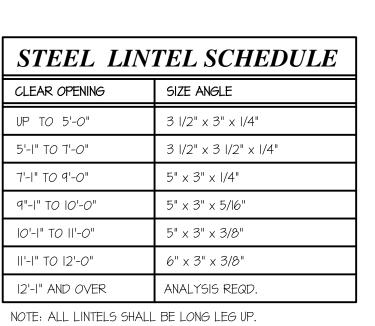






HORIZONTAL SHEATHING LAYOUT

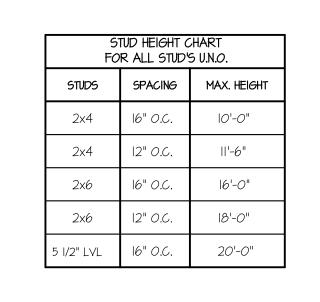
	"CONNECTION"	"NAILING"
2. E 3. 4. T 5. 6. T 6. T 6. T 6. T 7. C 6. T	OIST TO SILL GIRDER, TOENAIL	

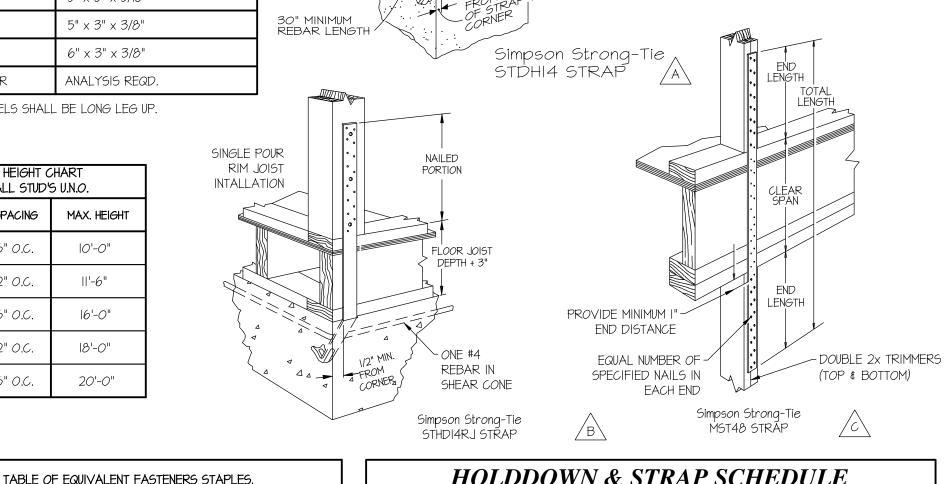


SINGLE POUR

INSTALLATION

CORNER





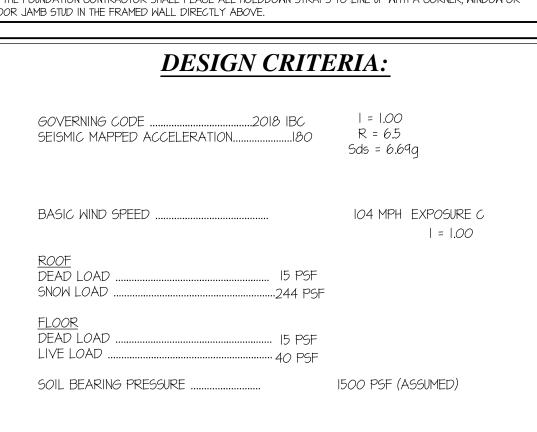
REBAR LENGTH

		NAILS AND T		/ALID FO		•	
COMMON			EQUIV. SPACING OF APPR. FASTENERS				
COMMON NAIL			STAPLES			NAILS/T-NAILS	
		GAUGE		15	14	II3	131
SPACING	PEN	ETRATION	["	1"	1"	/4"	1/2"
		4"	3 1/2"	4"	5"	4"	5"
/ .l .k.T		6"	5"	6"	7"	6"	7 1/2"
6d AT		8"	6 1/2"	6"	9 1/2"	8"	10"
		10"	8 1/2"	10"	12"	10"	12"
		12"	10"	12"	14 1/2"	12"	14 1/2"
		3"	2"	2 1/2"	3"	2 1/2"	3"
		4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
0 1 1 7		6"	4"	5"	6"	5"	6"
8d AT		8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
		10"	6 1/2"	8"	10"	8"	10"
		12"	8"	10"	12"	9 1/2"	12"
IOd AT		4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
		6"	3 1/2"	4"	5"	4"	5"
		8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
		10"	5 1/2"	7"	8"	6 1/2"	8 1/2"
		12"	6 1/2"	<u>۵</u> "	a 1/2"	8 1/2"	10"

12" | 6 1/2" | 8" | 9 1/2" | 8 1/2" | 10" PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.

ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOR (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5

HOLDDOWN & STRAP SCHEDULE					
MARK	DESCRIPTION				
\triangle	NO HOLDDOWN OR STRAP REQUIRED				
A	SIMPSON STHD14 HOLDDOWN				
B	SIMPSON STHDI4RJ HOLDDOWN				
\triangle	SIMPSON MST48 STRAP				
I) ANCHOR A	LL HOLDDOWNS THROUGH A MINIMUM OF (2) 2 x STUDS.				
2) THE FOUNDATION CONTRACTOR SHALL PLACE ALL HOLDDOWN STRAPS TO LINE UP WITH A CORNER, WINDOW OR					



* STANDARD OCCUPANCY *

SHEARWALL SCHEDULE							
MARK	CHEATHING	NAILING REQUIREMENTS		ANCHOR BOLTS		SILL	NOTEC
MARK SHEATHING	ED <i>G</i> E	FIELD	DIAMETER	SPACING	PLATE	NOTES	
SM-I	7/16" OSB ONE SIDE	8d AT 6" O.C.	8d AT 12" O.C.	1/2"	32" O.C.		1, 2, 3, 4, 5
SW-2	7/16" OSB ONE SIDE	8d AT 4" O.C.	8d AT 12" O.C.	1/2"	32" O.C.	2 x	1, 2, 3, 4, 5
SW-3	7/16" OSB ONE SIDE	8d AT 3" O.C.	8d AT 12" O.C.	1/2"	32" O.C.		1, 2, 3, 4, 5, 6
SW-5	7/16" OSB BOTH SIDES	8d AT 3" O.C.	8d AT 12" O.C.	1/2"	16" O.C.	2 x	1, 2, 3, 4, 5, 6, 7
_							

2-20d AT ENDS & SPLICES

- APPLY 7/16" APA OSB OVER DOUGLAS FIR OR SOUTHERN PINE FRAMING SPACED AT 16" O.C. 2. NAIL OR STAPLE SHEATHING ALONG INTERMEDIATE STUDS AT 12" O.C.
- 3. BLOCK ALL PANEL EDGES
- 4. PROVIDE 3" x 3" x 1/4" PLATE WASHERS ON ANCHOR BOLTS (Typical).
- 5. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING.
- 6. FRAMING AT ADJOINING PANELS SHALL BE 3" NOMINAL OR (2) 2x NAILED TOGETHER WITH (2) ROWS OF 16d COMMON NAILS AT 12" O.C.
- 7. OFFSET PANEL JOINTS TO AVOID SPLITTING THE STUDS.
- 8. INSTALL SIMPSON LCE4 CONNECTORS ON EACH CORNER OF WINDOWS NOTED AS

(LCE4)

STRUCTURAL NOTES

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Z

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El 2

DATE: 11/14/2019

PROJECT: 19-242

DRAWN BY: WM

REVISIONS:

SHEET NUMBER

