

**ATTIC VENTILATION NOTES:**

The net free ventilation area shall not be less than 1/500th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit gables.

**GENERAL NOTES:**

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

**WINDOWS NOTES:**

Bedroom windows to have a finished clear opening height note of 44" from floor.  
Windows to have 20" min. clear width and 24" min. clear height.  
Bedroom windows to be a min. of 5.7 sq. ft.  
Windows to be sized at 1/20th for the sq. ft. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

**EXTERIOR HALL FINISHES MUST BE LISTED, LABELED AND INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.**

**EXCAVATION NOTES:**

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection (30" min).  
The grade adjacent to all foundation wall shall fall a minimum of 6" inches within the first 10 feet (10% RATIO) Landing, ramps, patios, porches or decks, which are required to be level or can have a MINIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

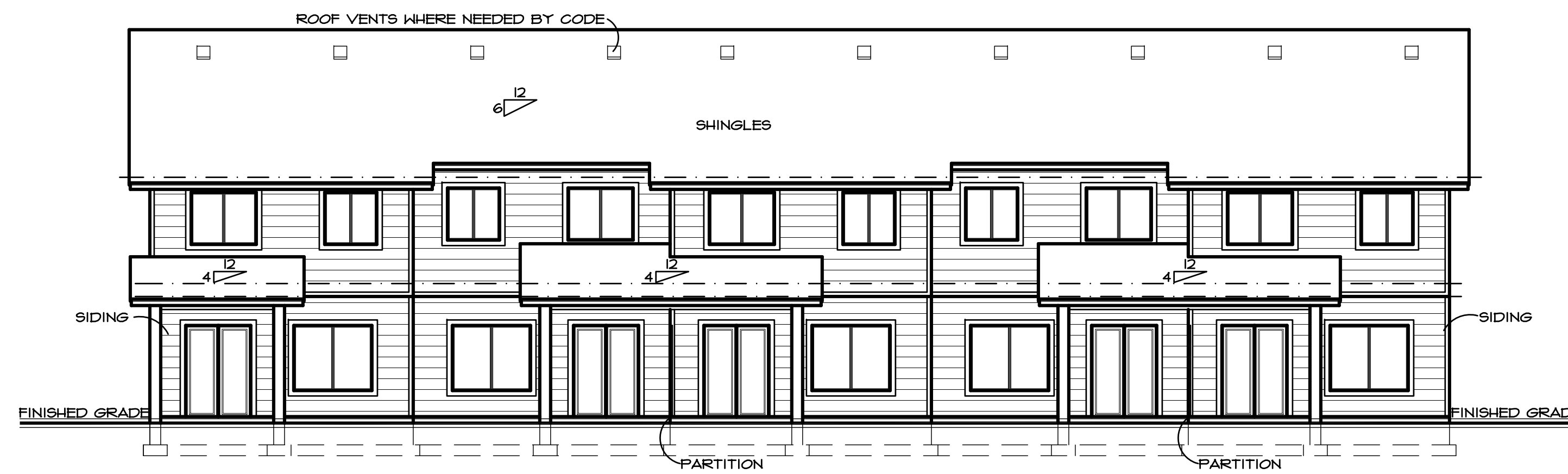
**VALIDITY OF PERMIT:**

The issuance or granting of a permit or approval of plans, specifications and components shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits proceeding to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.



**REAR ELEVATION**  
SCALE 1/8"



**LEFT ELEVATION**  
SCALE 1/8"

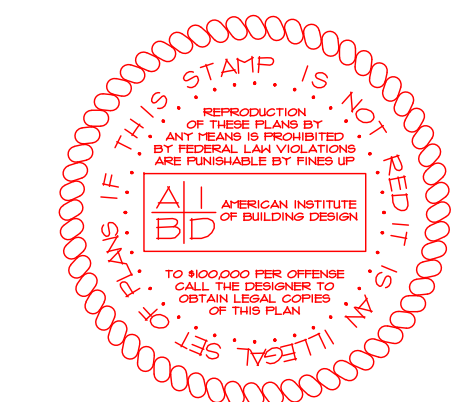
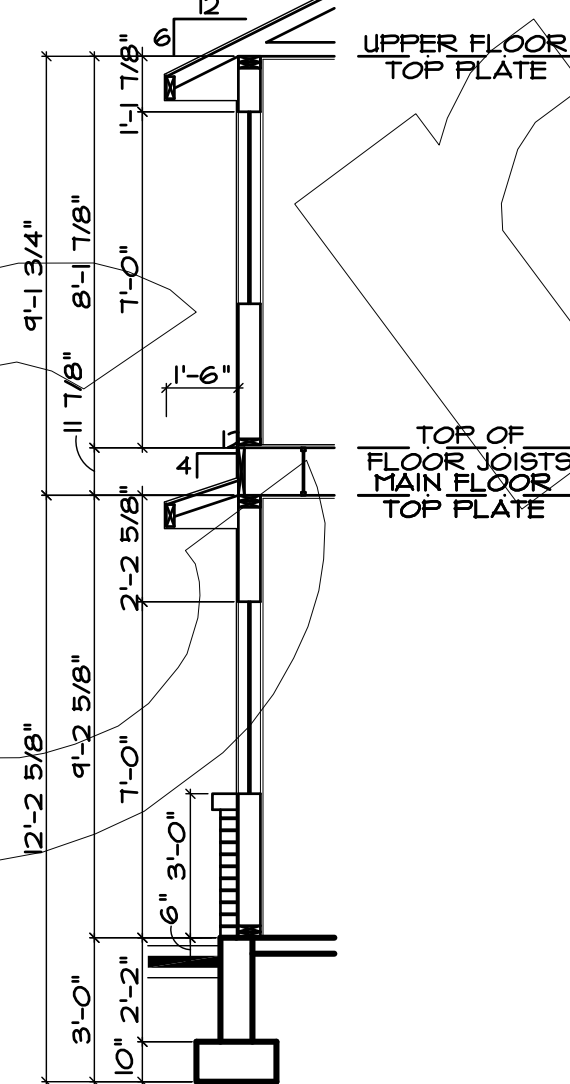


**RIGHT ELEVATION**  
SCALE 1/8"



**FRONT ELEVATION**  
SCALE 1/4"

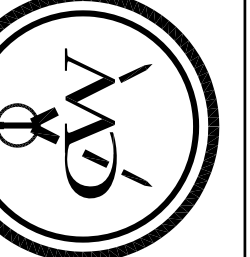
**TYP. SECTION**  
SCALE 1/4"  
NOT APPLICABLE IN ALL LOCATIONS



PLAN NO. SCOTT HOVIES  
UNIVERSITY MICROFILMS  
ANN ARBOR, MI 48106

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Utah 84091  
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DATE: SEP. 03 21  
SHEET: 1

PLAN NUMBER  
5-1584-1603-21UE

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

**FLOOR PLAN GENERAL NOTES:**  
 1. Fixtures shall be 1/2" thick.  
 2. All doors shall be 2 1/2" thick with closer 4" or 5" depending on door location.  
 3. Shower pan shall be 2" thick and shall be sloped to the outside. Provide 3/4" air space for drainage.  
 4. Temp. vent and door shall be 2 1/2" thick with closer 4" or 5" depending on door location.  
 5. Vent shall be 1/2" thick with closer 4" or 5" depending on door location.  
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**GENERAL NOTES:**  
 1. Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all entries, conditions and dimensions prior to construction.  
 2. All work shall be done in accordance with the approved plans.  
 3. Manufacturer's specifications for materials and products shall be followed.  
 4. The general contractor shall coordinate the work of the various trades to complete the job in a timely and cost-effective manner.

**GENERAL BATHROOM NOTES:**  
 1. Shower compartments shall have at least 100 sq. ft. of floor area and 6'6" clear height. Shower pan shall be sloped to the outside. Provide 3/4" air space for drainage.  
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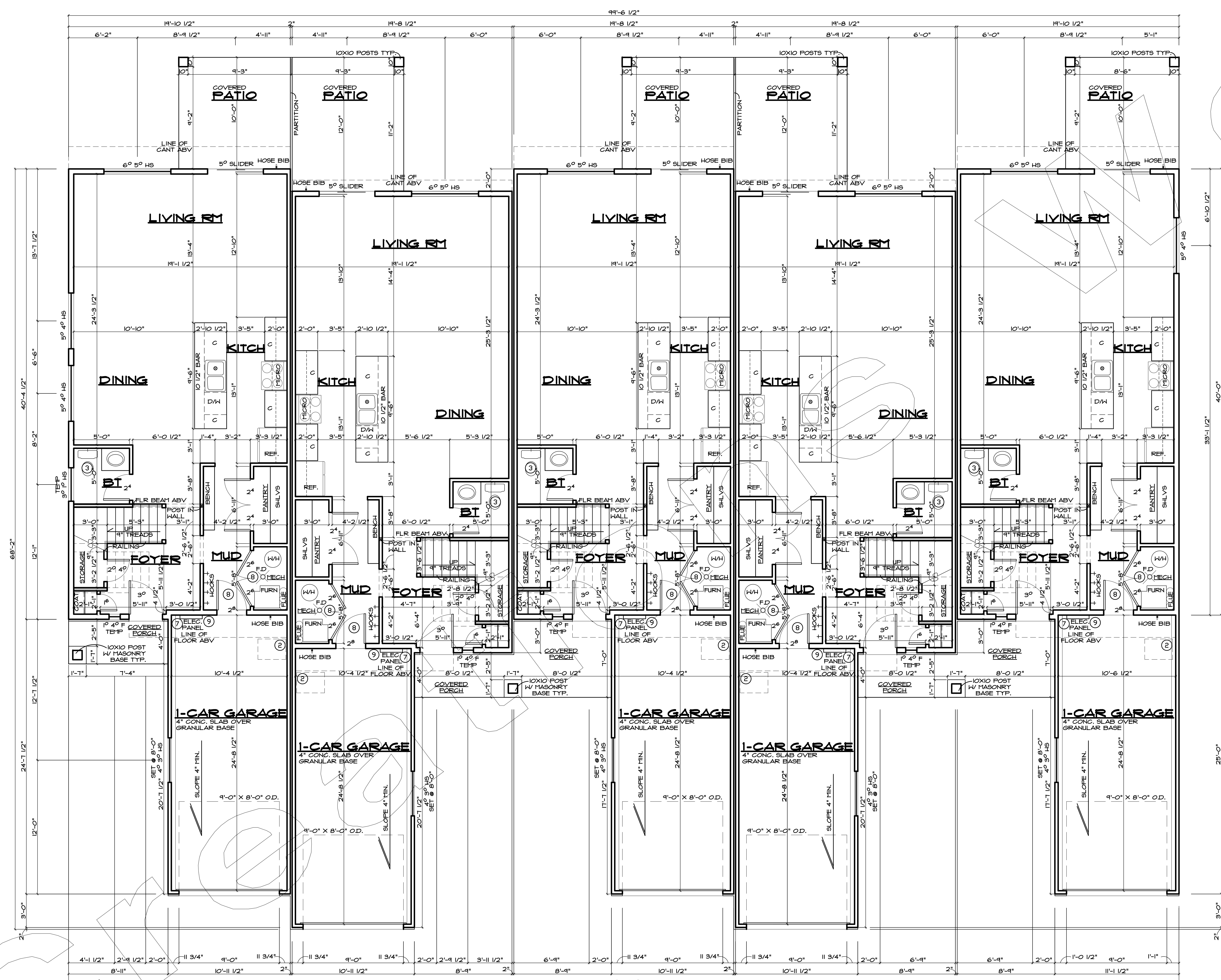
**TOILET, BATH AND SHOWER ACCESS:**  
 1. Toilets, bathtubs and showers shall be accessible to persons with disabilities in accordance with IRC 507.2.  
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**DOOR AND WINDOW NOTES:**  
 1. All doors shall be 2 1/2" thick with closer 4" or 5" depending on door location.  
 2. All windows shall be 2" thick with closer 4" or 5" depending on window location.  
 3. All doors and windows shall be installed in accordance with the approved plans.

**EXHAUST SYSTEMS:**  
 1. Exhaust systems shall convey the exhaust to the outdoors and shall terminate on the outside of the building. Exhaust shall not be recycled or exhausted back into the building.  
 2. Exhaust systems shall be installed in accordance with the approved plans.

**CONDENSATE DISPOSAL:**  
 1. Condensate from air conditioning units shall be discharged to the outdoors. Condensate shall not be discharged into a street, alley or other area so as to cause a nuisance.  
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**ENERGY NOTES:**  
 1. Energy efficient lighting shall be installed in all areas.  
 2. Energy efficient appliances shall be installed in all areas.  
 3. Energy efficient windows shall be installed in all areas.



**APPLIANCES IN ATTIC:**  
 1. Appliances in the attic shall be supported by a minimum of 2x4 framing.  
 2. Appliances in the attic shall be supported by a minimum of 2x4 framing.

**DRYER DUCT:**  
 1. Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'.  
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**CONDENSATE DISPOSAL:**  
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**UNIT 13**  
 SCALE: 1/4"  
 811 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1623 SQ. FT. TOTAL

**UNIT 14**  
 SCALE: 1/4"  
 783 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1584 SQ. FT. TOTAL

**UNIT 15**  
 SCALE: 1/4"  
 811 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1623 SQ. FT. TOTAL

**UNIT 16**  
 SCALE: 1/4"  
 783 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1584 SQ. FT. TOTAL

**UNIT 17**  
 SCALE: 1/4"  
 783 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1584 SQ. FT. TOTAL

**NOTES:**  
 1. 1 1/2" x 5/8" CEIL. HEIGHT TYP.  
 2. 2x6 EXTERIOR WALLS (5 1/2")  
 3. 2" MASONRY LEDGE U.O.S.  
 4. WINDOWS SET @ 1'-0" TYP.  
 5. DOOR HEIGHT: 7'-0" TYP.

**MAIN FLOOR PLAN**  
 SCALE: 1/4"

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DATE: SEP. 03.21  
 SHEET: 2

PLAN NUMBER: 5-1584-1603-21UE

PLANNED FOR: SCOTT HONES  
 UNIT 13-17  
 VEEBEE COUNTY, UT

1424 Legend Hills Dr., South Jordan, Utah 84091  
 Clear Choice # 120 801.401.5140  
 801.525.6700 208.525.5555  
 plans@creationswest.com

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, voids, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

**FLOOR PLAN GENERAL NOTES:**  
 1. Plumbing wall size is 30" x 24".  
 2. Entry access 22" x 30" with closet 4" x 6" and light to entry space location.  
 3. Shower pan, 60" GYP on shower curb to the outside. 1/2" slope 30" in width for 4". Trap, vent and drain 24" clear in front.  
 4. Vent drain to outside with 4" vent starting sealed and secured every 5'. Minimum 100'.  
 5. 1/2" GYP on ceiling required to provide access to overhead piping.  
 6. 1/2" GYP on ceiling and walls space 100" x 30" will be provided around all overhead piping.  
 7. 20" radius 1/2" round door.  
 8. Backswing valve.

**GENERAL NOTES:**  
 Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all entries, corridors and dimensions prior to construction.  
 Note: Floor or wall dimensions take precedence over walls.  
 Manufacturer's specifications for placement of materials shall be followed.  
 All doors shall be 20" clear of the wall.  
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**GENERAL BATHROOM NOTES:**  
 Shower compartments shall have at least 100 sq. ft. of floor area and the height shall be a minimum of 8'0". The wall shall not be less than 3/4" thick. Shower doors shall open outward and have a minimum width of 22". The wall shall have a minimum of 1/2" thick gypsum board. Shower compartments shall be constructed on per Section R502.4. Each wall shall have a minimum of 1/2" thick gypsum board and with either the tub, receptor or shower floor. Bathrooms, shower compartments, and other water closets shall be provided with a minimum of 100 sq. ft. of floor area of not less than 3 sq. ft. of the floor of which must be finished. If no exhaust, mechanical ventilation shall be provided. The min. ventilation rate shall be 50 cfm for continuous ventilation.  
 Toilet, bath and shower areas to be finished in accordance with IRC R502.4.  
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**ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing on a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a swing door the landing shall not be less than 6 inches high. All landings shall be not less than 36" wide, measured in the direction of travel.**

**FIRE PROTECTION:**  
 Provide 1/2" GYP on 1" gyp base on all walls and ceilings of garage if no hazardous space above. Provide 5/8" gyp on 1" gyp base on all walls and ceilings of garage. Hazardous space above garage. All 1" gyp base and structural members shall be protected with 5/8" gyp on 1" gyp base.  
 Door between garage and house shall be 20 inches rated with core steel or 1 1/2" thick door not less than 1 3/4" w/ self-closer and self-latching. IRC R502.5.  
 Protect enclosed usable space under stairs with 5/8" gyp. Provide the required protection on the underside of the stairs in accordance with IRC R502.6.  
 Fire blocking in stud cavities shall not be less than 1/2" thick. Head to the block of studs, sheetrock and dropped ceiling.

**DOORSET INSTALLATION NOTES:**  
 Door set shall be installed in accordance with the manufacturer's instructions. Provide 2x4 blocking on all sides of the door. The door shall be 20 inches clear of the wall. The door shall be 20 inches clear of the wall. The door shall be 20 inches clear of the wall. The door shall be 20 inches clear of the wall.

**DRYER DUCT:**  
 Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2" for each 45° bend or 3" for each 90° bend. Duct shall be a min. nominal size of 4". IRC, M502.4.4.

**CONDENSATE DISPOSAL:**  
 Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. IRC, F5411.3.  
 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" nominal size. IRC, F5411.3.

**ENERGY NOTES:**  
 IECC R402.2.4: The attic access door and crawl-space door from the conditioned space to unconditioned space shall be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

**APPLIANCES IN ATTIC:**  
 Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space of at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, unless such dimensions are large enough to allow removal of the largest appliance. IRC, M502.3.3.

**HYDRAULIC CODE:**  
 Hydronic systems shall be installed in accordance with the manufacturer's instructions. Hydronic systems shall be installed in accordance with the manufacturer's instructions. Hydronic systems shall be installed in accordance with the manufacturer's instructions. Hydronic systems shall be installed in accordance with the manufacturer's instructions.

**VENTILATION:**  
 Provide 1/2" GYP on 1" gyp base on all walls and ceilings of garage if no hazardous space above. Provide 5/8" gyp on 1" gyp base on all walls and ceilings of garage. Hazardous space above garage. All 1" gyp base and structural members shall be protected with 5/8" gyp on 1" gyp base.

**MECHANICAL:**  
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**PLUMBING:**  
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**FINISHES:**  
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**PAINT:**  
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**CEILING:**  
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**WALLS:**  
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**DOORS:**  
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**WINDOWS:**  
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**ROOFING:**  
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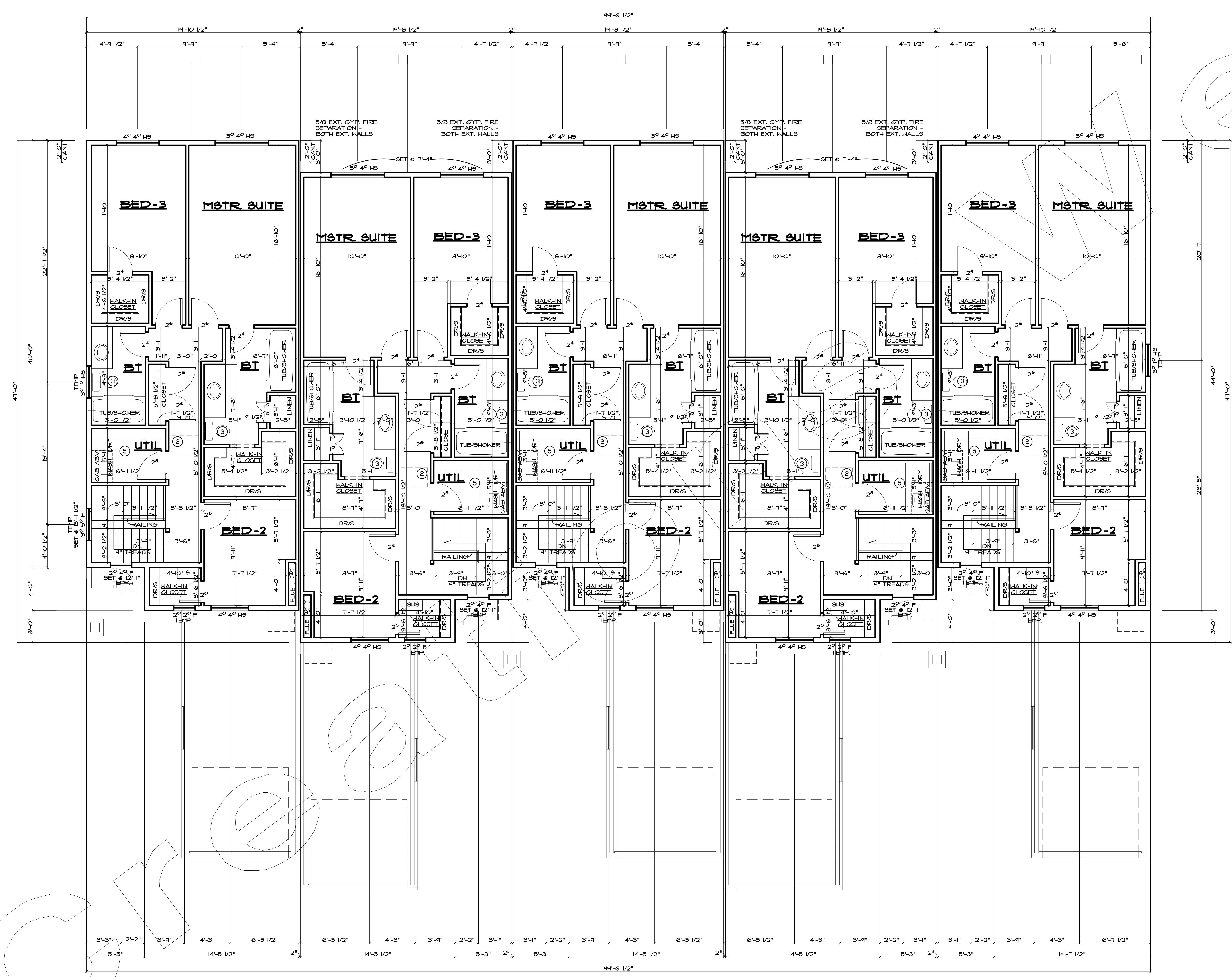
**MECHANICAL EQUIPMENT:**  
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**MECHANICAL EQUIPMENT:**  
 Provide 1/2" GYP on 1" gyp base on all walls and ceilings of garage if no hazardous space above. Provide 5/8" gyp on 1" gyp base on all walls and ceilings of garage. Hazardous space above garage. All 1" gyp base and structural members shall be protected with 5/8" gyp on 1" gyp base.

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 Provide 1/2" GYP on 1" gyp base on all walls and ceilings of garage if no hazardous space above. Provide 5/8" gyp on 1" gyp base on all walls and ceilings of garage. Hazardous space above garage. All 1" gyp base and structural members shall be protected with 5/8" gyp on 1" gyp base.

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**UNIT 13**  
 SCALE = 1/4"  
 811 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1603 SQ. FT. TOTAL

**UNIT 14**  
 SCALE = 1/4"  
 787 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1584 SQ. FT. TOTAL

**UNIT 15**  
 SCALE = 1/4"  
 811 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1603 SQ. FT. TOTAL

**UNIT 16**  
 SCALE = 1/4"  
 787 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1584 SQ. FT. TOTAL

**UNIT 17**  
 SCALE = 1/4"  
 811 SQ. FT. MAIN LEVEL  
 130 SQ. FT. UPPER LEVEL  
 1603 SQ. FT. TOTAL

**NOTE:**  
 8'-1 7/8" CEIL. HEIGHT TYP.  
 2"x6" EXTERIOR WALLS (5 1/2")  
 WINDOWS SET @ 1'-0" TYP.  
 DOOR HEIGHT 1'-0" TYP.

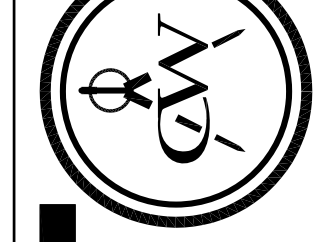
**UPPER FLOOR PLAN**  
 SCALE 1/4"



**SCOTT HOVIES**  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 881406  
 STATE OF UTAH

**CREATIONS WEST**  
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**DATE:** SEP. 03.21  
**SHEET:** 3

**PLAN NUMBER:** 5-1584-1603-21UE



**CARBON MONOXIDE ALARMS**

Carbon Monoxide detectors shall be listed and comply with UL-2034 and shall be installed in accordance with provisions of this code and NFPA 720.

When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be audible outside in all bedrooms over all background noises with all intervening doors closed.

**FIRE ALARMING SYSTEM**

ES-711 Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and cellars, when more than one smoke alarm is required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the activation will activate all alarms in the individual unit.

**TEMPERATURE LISTINGS**

Here two or more non-metallic sheathed cables are installed together in the same space without separating cable between them and where the opening may be exposed to a fire, the cables shall be protected in accordance with the provisions of this code and NFPA 70-4.4.

**SUPPLY/RETURN REGULATION**

Supply and return air ducts shall be installed to a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3102.2)

Arch-fault circuit interrupters are required on all branch circuits that supply 120-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210.12)

All outlets will be tamper resistant in accordance with IRC E402.14.

**GAS PIPING**

Gas piping shall not be installed in or through a ducted supply return, exhaust, or other chase, chimney, duct, or elevator shaft. Gas piping installed in a chase shall be protected in accordance with the provisions of this code and NFPA 54.

Gas piping shall not penetrate building foundation walls or any part below grade (IRC G242.6)

Appliances shall not be located in sleeping rooms, bedrooms, utility rooms, storage rooms or a space that opens into such rooms. See exception (IRC G242.2)

Gas piping installed underground beneath buildings is prohibited except where the piping is enclosed in a conduit. Such conduit shall extend not less than 4" outside the building, shall be buried above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G242.14)

**RETAIL APPLIANCE RECEPTACLES**

In the kitchen, dining room, breakfast room, dining room, or similar area of a dwelling unit the two or more 20-ampere receptacle branch circuits required by Section E2102.2 shall serve all wall and floor receptacle outlets covered by Section E2102.2 and E2102.4, and other receptacle outlets provided for refrigeration appliances. (IRC E2102.3)

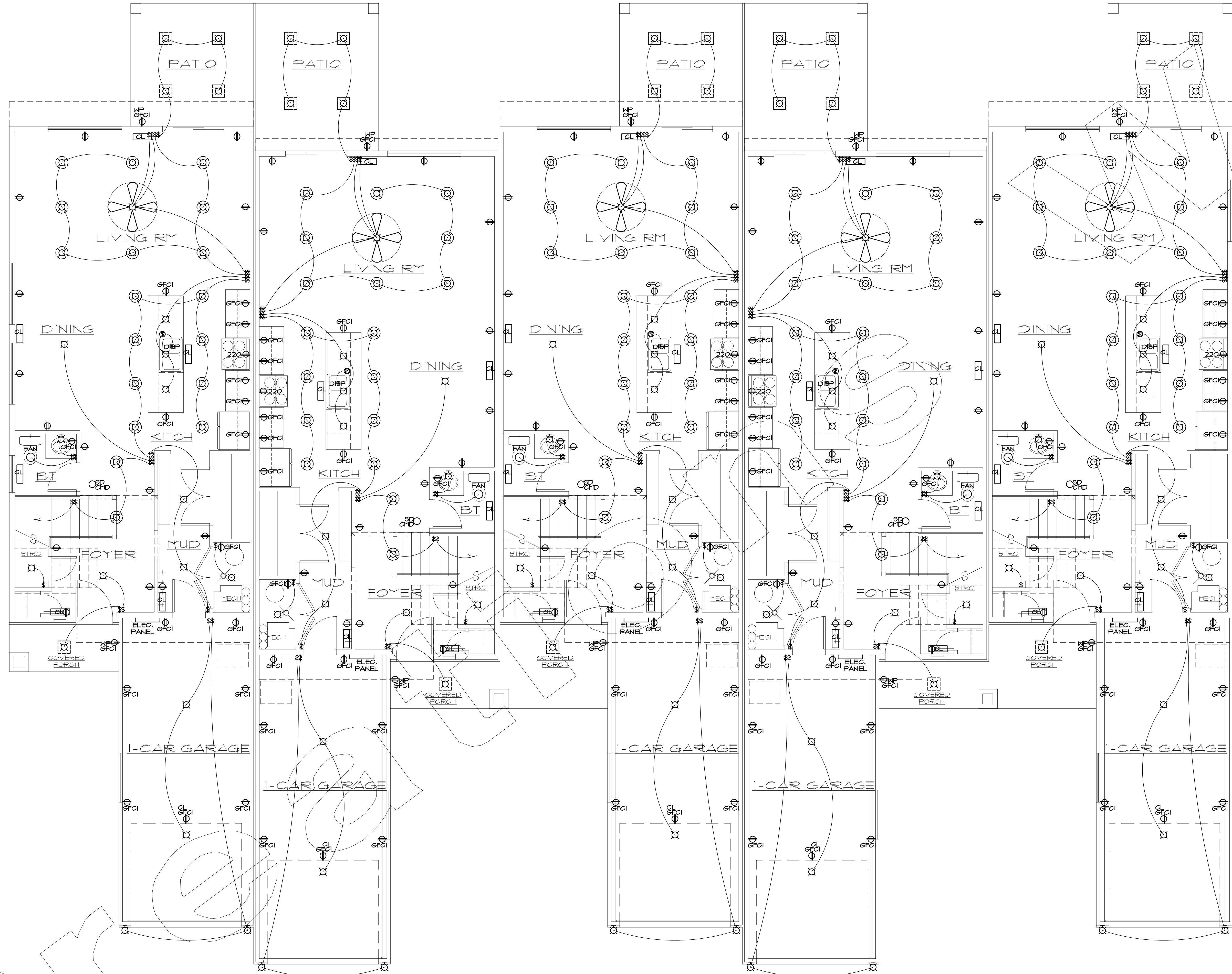
**RECORDING**

A 20-ampere, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed in an accessible location for the servicing of heating, air conditioning and refrigeration equipment. The receptacle shall be located on the same circuit and shall be 18" (1.52) m or less from the heating, air conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the HVAC equipment disconnecting means. (IRC E2102.2)

**RECESSED LIGHTING**

Recessed lighting installed in the building envelope shall be IC rated and listed in the listing file. (IRC N102.4)

All 120V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.

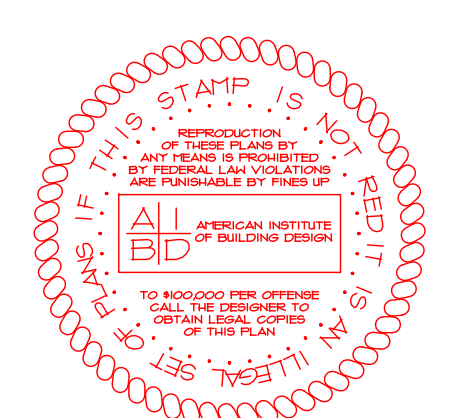


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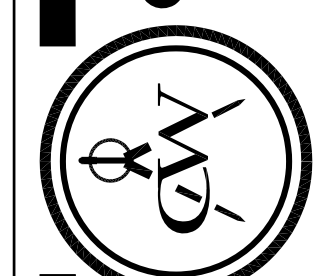
CR



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SCOTT HOVIES  
REGISTERED ELECTRICAL ENGINEER  
UTAH

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DATE:  
SEP. 03 21

SHEET:  
5

MAIN ELEC. / HVAC PLAN  
SCALE: 1/4"

PLAN NUMBER  
5-1584-1603-21UE

**CARBON MONOXIDE ALARMS**  
 Carbon Monoxide detectors shall be listed and comply with UL 2034 and shall be installed in accordance with provisions of this code and NFPA 720.  
 When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

**FIRE ALARM SYSTEM**  
 RBT1 Single and multiple station smoke alarms shall be installed in the following locations, in each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling including basements and cellars, when more than one smoke alarm is required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the activation will activate all alarms in the individual unit.

**TEMPERATURE SENSITORS**  
 When two or more non-replaceable thermal cables are installed together in the same space without separating space between them and where the opening they are installed in is filled with cooling loop insulation or other material, the conductors must be derated as required by IRC E1204.4.

**REPLETION INSULATION**  
 Supply and return air ducts shall be insulated to a min. of R-8 when located outside of the thermal envelope (conditioned basements, vented crawlspaces and attics). IRC E402.4

Outlets in garage area to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. E402.2)

Anti-fault circuit interrupters are required on all branch circuits that supply 120-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12)

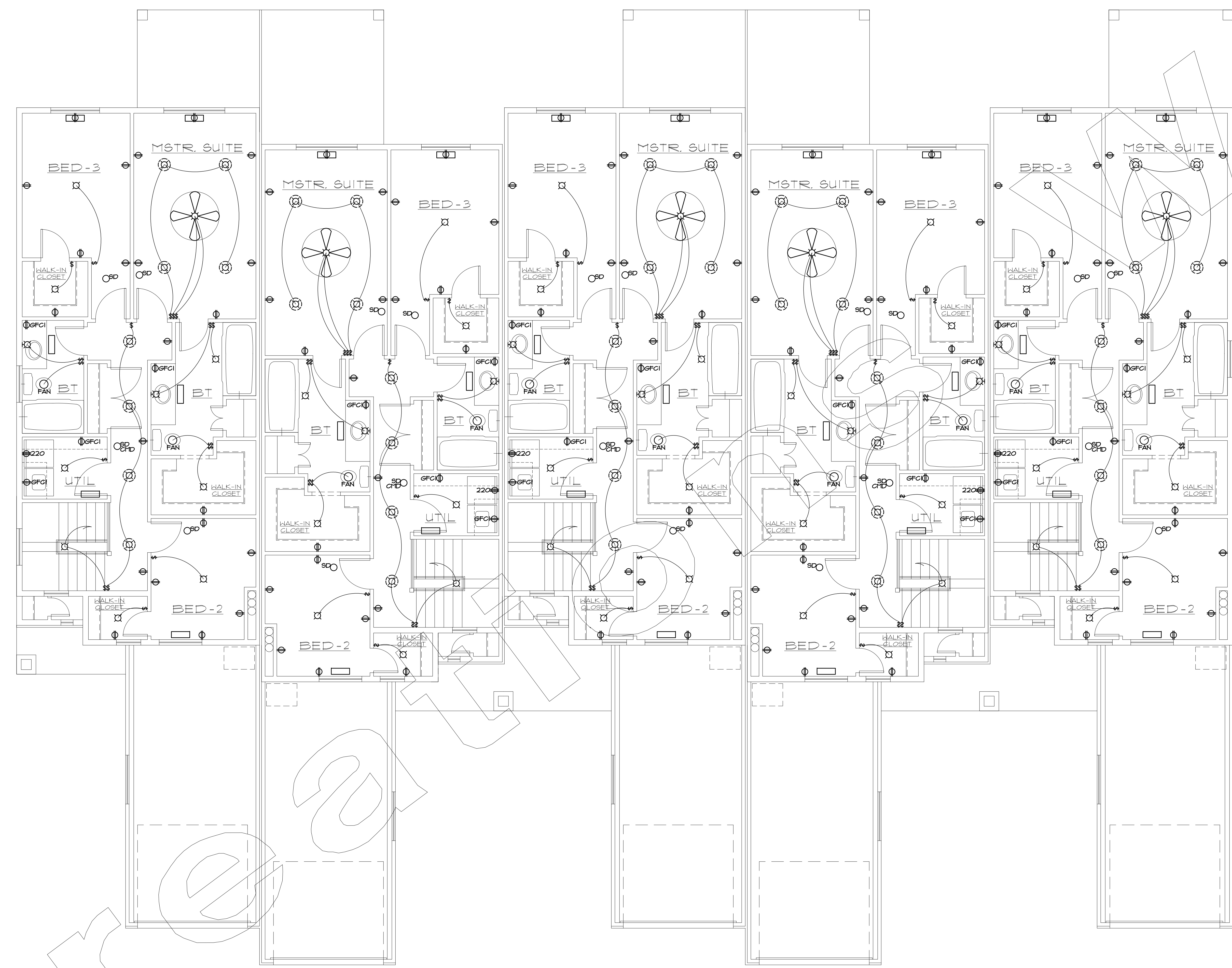
All outlets will be tamper resistant in accordance with IRC E402.14.

**GAS PIPING**  
 Gas piping shall not be installed in or through a ducted supply, return, exhaust, intake, duct, vent, downspout, or downer shaft. Gas piping installed downstream of the point of delivery shall not extend through any horizontal air barrier that the unit served by such piping. IRC E402.6  
 Gas piping shall not penetrate foundation walls or any point below grade. IRC E402.6  
 Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage rooms or a space that opens into such rooms. See exceptions IRC E402.6.2

**SMALL APPLIANCE RECEPTACLES**  
 In the kitchen, dining, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section E1203.2 shall serve all wall and floor receptacle outlets covered by Section E1203.2 and electrical and house receptacle outlets provided for refrigeration appliances. IRC E1203.2

**HVAC OUTLET**  
 A 20-ampere, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed in an accessible location for the servicing of heating, air conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7.620 m) of the heating, air conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the HVAC equipment deenergizing means. IRC E1203.2

**RECESSED LIGHTING**  
 Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior from IRC N1024.5  
 All 120V AC 15A and 20A receptacles installed inside or outside of dwelling unit shall be tamper resistant.



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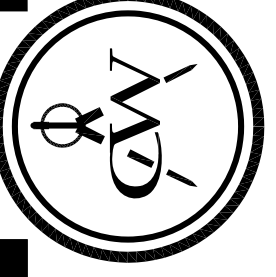
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 ENGINEER  
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DATE: SEP. 03 21  
 SHEET: 6

UPPER ELEC. / H.V.A.C. PLAN  
 SCALE: 1/4"

PLAN NUMBER  
 5-1584-1603-21UE







**CONCRETE FLOOR SLAB NOTES:**

1. 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6" shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:  
1) Garages, utility buildings and other unheated accessory structures.  
2) For unheated storage rooms having an area of less than 10 sq. ft. and carports.

3) Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.  
4) Where approved by the building official, based on site conditions.

**BRICK VENEER NOTES:**

Lap all joints in the #4 horizontal joint reinforcement by a minimum of 2'. Each galv. brick tie shall support not more than 2 square feet. Attach brick ties to wall studs, place brick ties around openings not more than 3' o.c. and within 12 inches of opening. Brick ties shall be mechanically attached to horizontal joint reinforcement. Follow all other requirements found in IRC section R703.1.2.

**FLOOR PLAN GENERAL NOTES:**

1. Roof sheathing 7/16" waferboard or equal, #8 roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
2. Solid blocking at wall line, provide Simpson a-38 framing anchors at backing ends of trusses.
3. 2x6 fascia board, aluminum fascia and vented alum. soffit system with insulation baffles @ rafters.
4. Hood, composite, or aluminum siding.
5. 7/16" waferboard sheathing on exterior walls.
6. Stucco system, refer to stucco provider for all backing and wall preparations.
7. Approved weather barrier.
8. Brick veneer with ties of 22Ga. #16" o.c. with no. 9 wire in bed joints with ties.
9. Stone veneer with res. ties.
10. 2x4" studs @ 16" O.C.
11. 2x6 studs @ 16" O.C.
12. R-13 fiberglass insulation batt.
13. R-19 fiberglass insulation batt.
14. R-24.5 Cellulose insulation.
15. R-30 continuous blown-in Cellulose insulation in attic space 8" min.
16. 1" R-7 closed cell polyurethane.
17. Continuous blown-in insulation in attic space 10" min. (R-38)
18. Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
19. 3/4" T&G waferboard, glued and nailed.
20. T&G Floor Joist system or Floor Trusses.
21. 2x4/2x6 bearing wall with solid blocking at joist.
22. 4" gravel air class 1 vapor barrier.
23. 6-mil vapor barrier below slab on grade.
24. R-30 insulation in floor.

**STAIR & HANDRAIL NOTES:**

Handrails are required on all stairways having more than 2 risers. Handrails shall be placed not less than 34" and not more than 38" high. Guardrails 36" or more are required on all landings, decks or floor levels more than 30" above finished grade. Handrail graspable surface to be between 1 1/4" and 2 1/4". Stair risers not to exceed 7 3/4" high with stair treads to be min. of 10" with no more than 3/8" variation. A nosing or deeper, no nosing is required. Provide headroom clearance of 6'-8" min. Balusters for handrails and quarterails shall be spaced no more than 4" apart and shall not have ladder effect.

**GENERAL FLASHING NOTE:**

Flashing shall be installed as required by IRC R703.9 & R703.10 in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior door and window assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and of 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 on approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation. See sec. R405.3 IRC.

**INSULATION**

**Building internal envelope insulation:**  
An R-value identification mark shall be applied by the manufacturer to each piece of building internal envelope insulation 12 inches (305 mm) or more wide. Alternatively, the insulation installer shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building internal envelope.

**Blown or sprayed roof/ceiling insulation:**

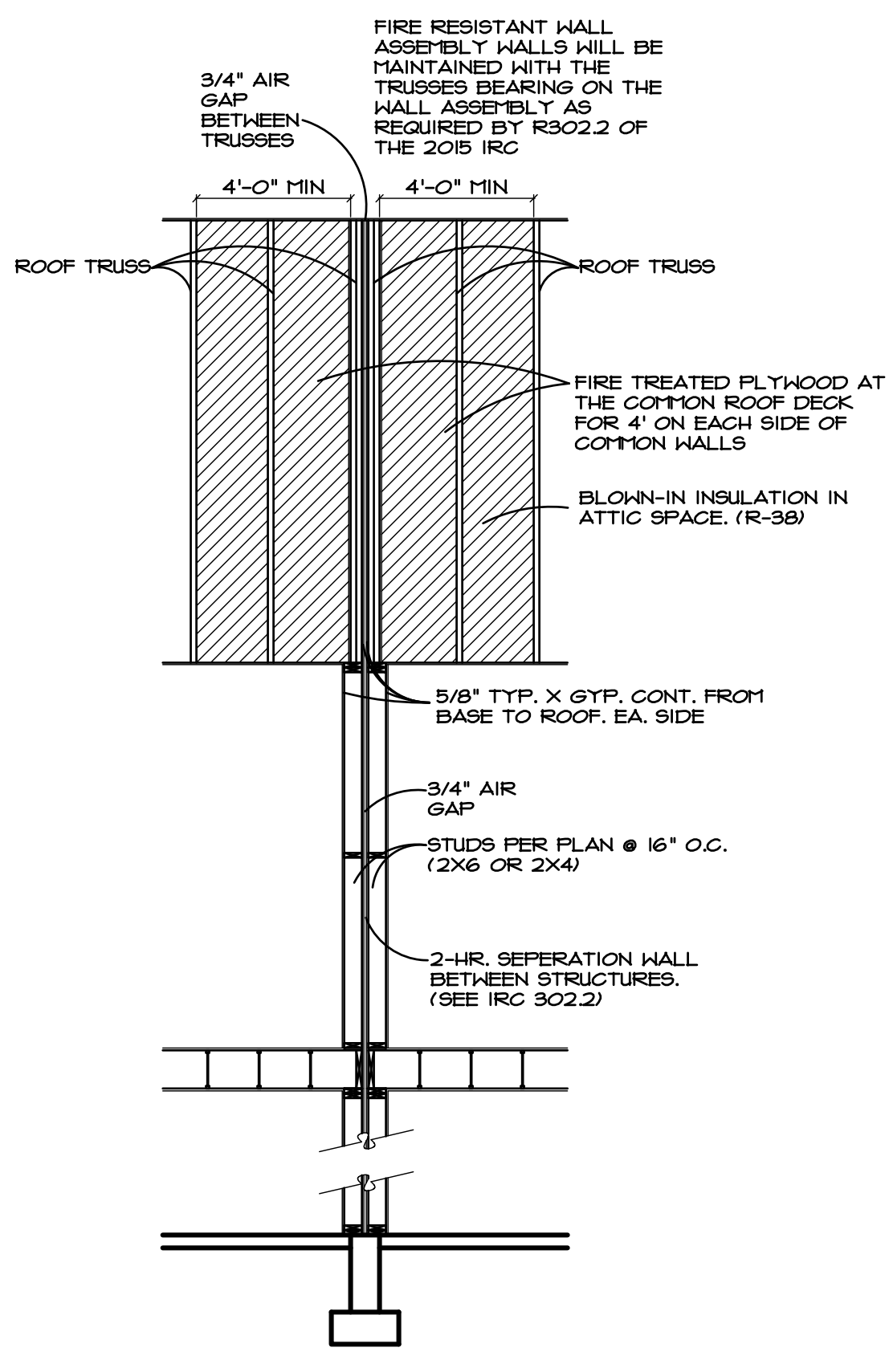
The thickness of blown in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 500 ft<sup>2</sup> (28 m<sup>2</sup>) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with number a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.

**Installation:**

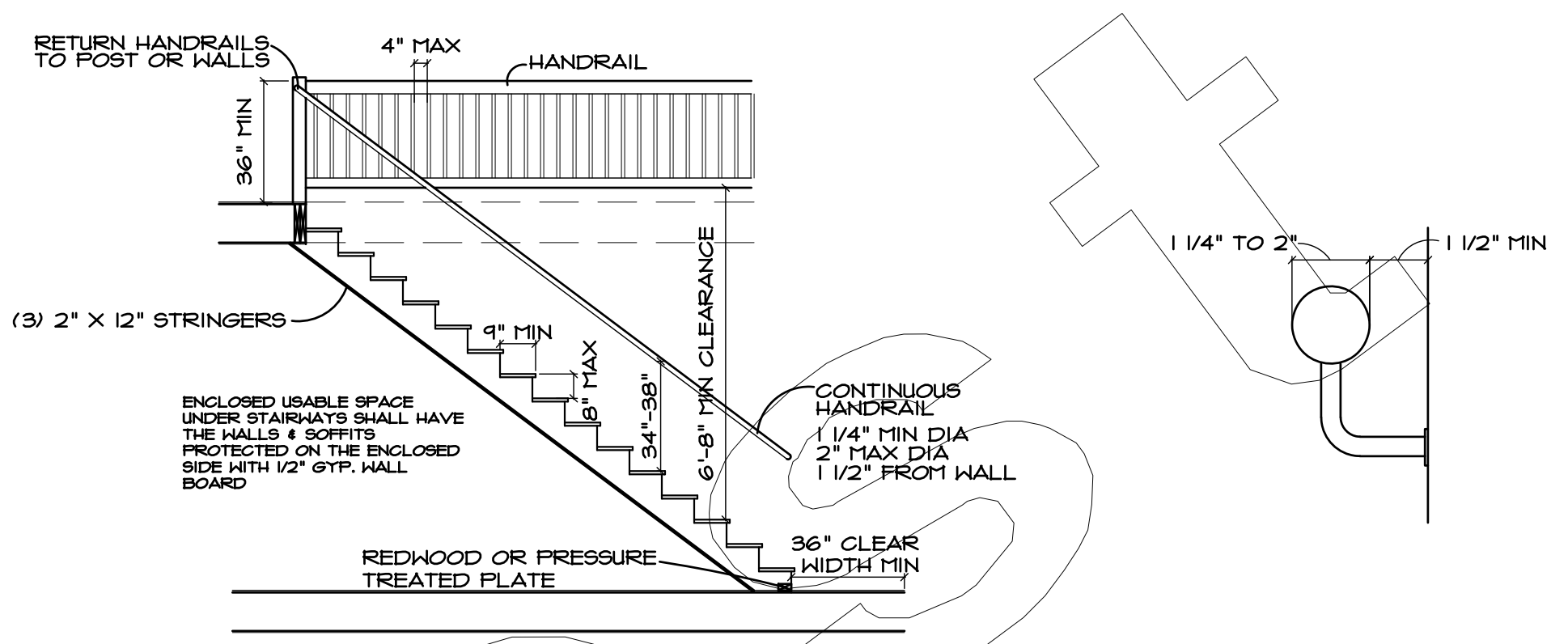
All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.

**Certification:**

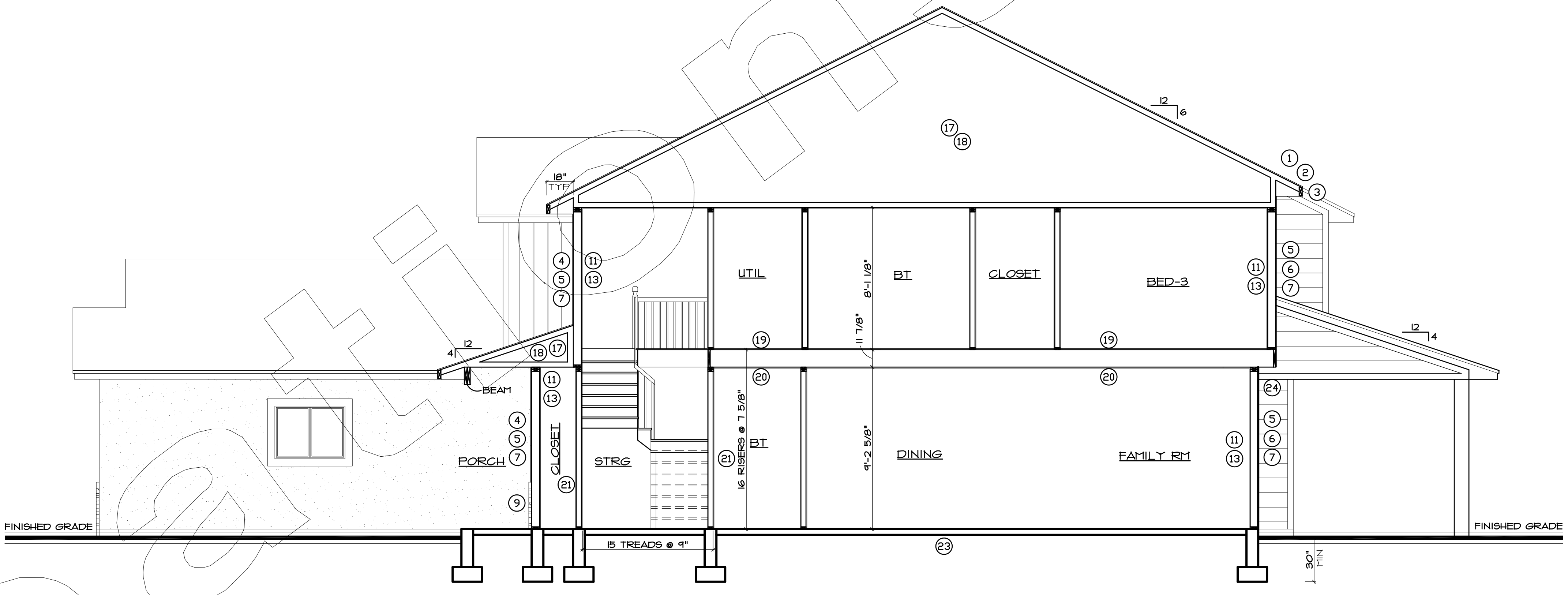
A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof walls, foundation (slab, basement wall, crawl-space wall and/or floor) and ducts outside conditioned spaces, and U-factors for fenestration. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



**2HR RATED FIREWALL**  
SCALE: N/S



**TYP STAIR & HANDRAIL DETAIL**  
SCALE: 1/4"



**BUILDING SECTION**  
SCALE: 1/4"

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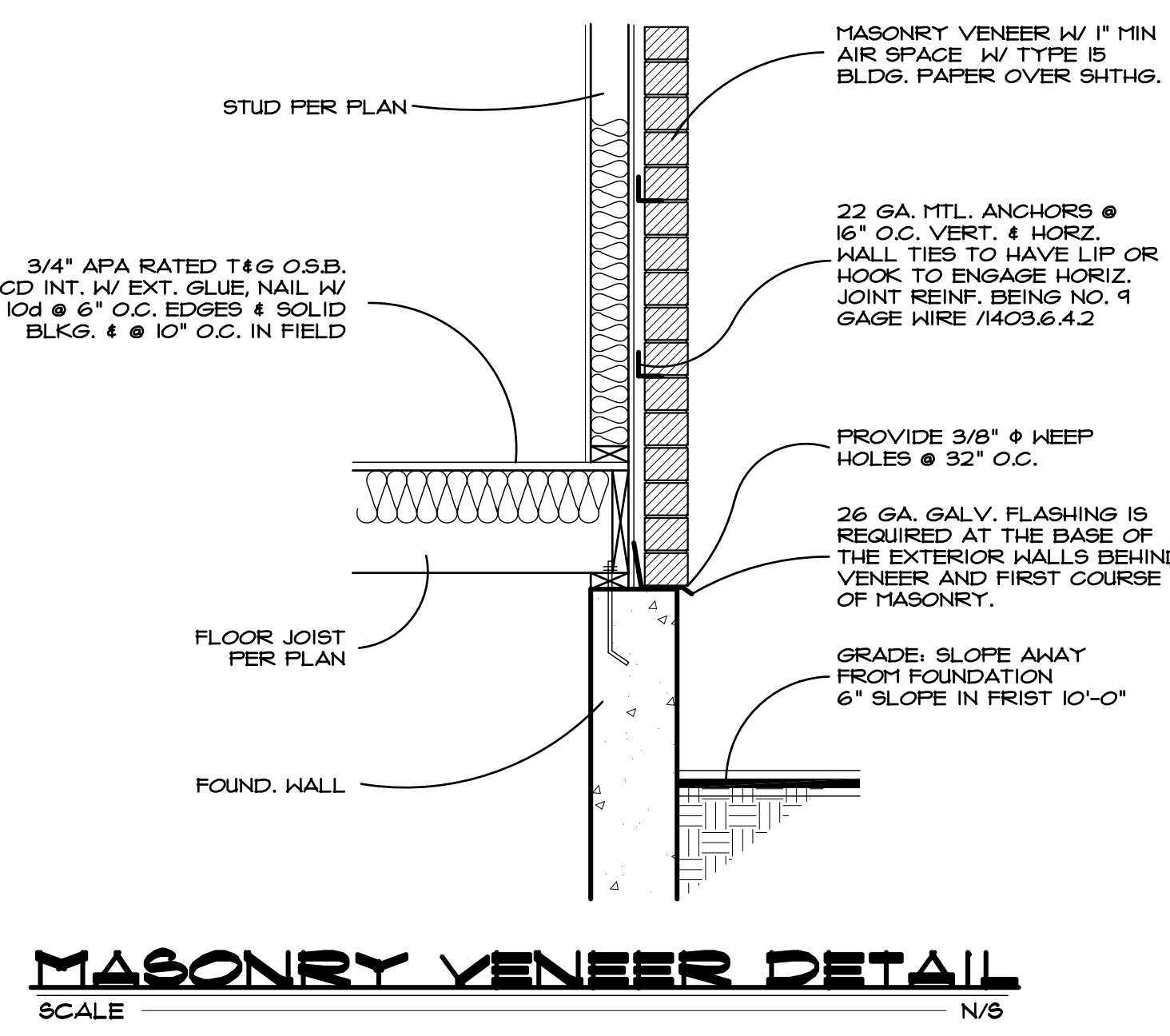
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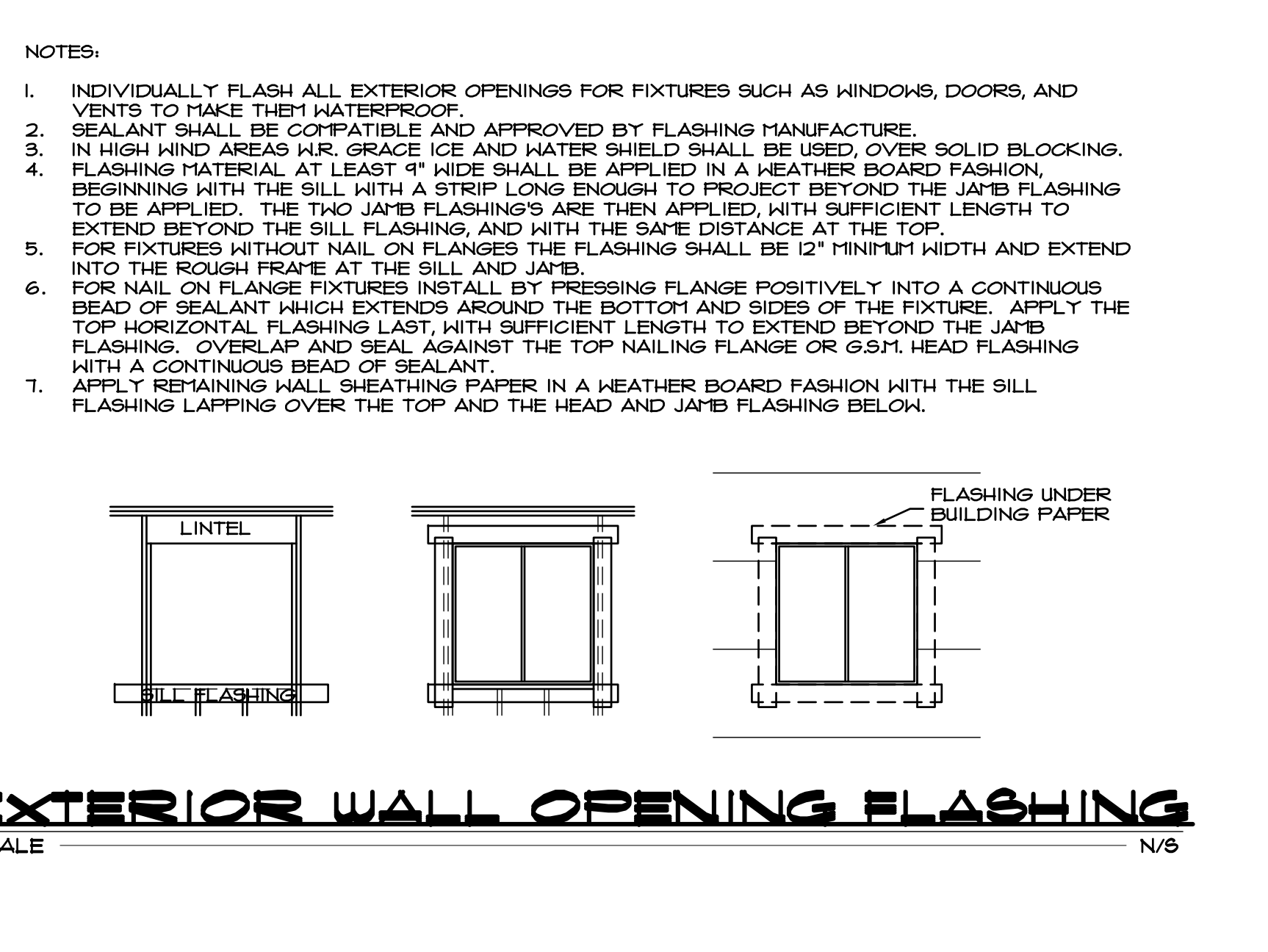
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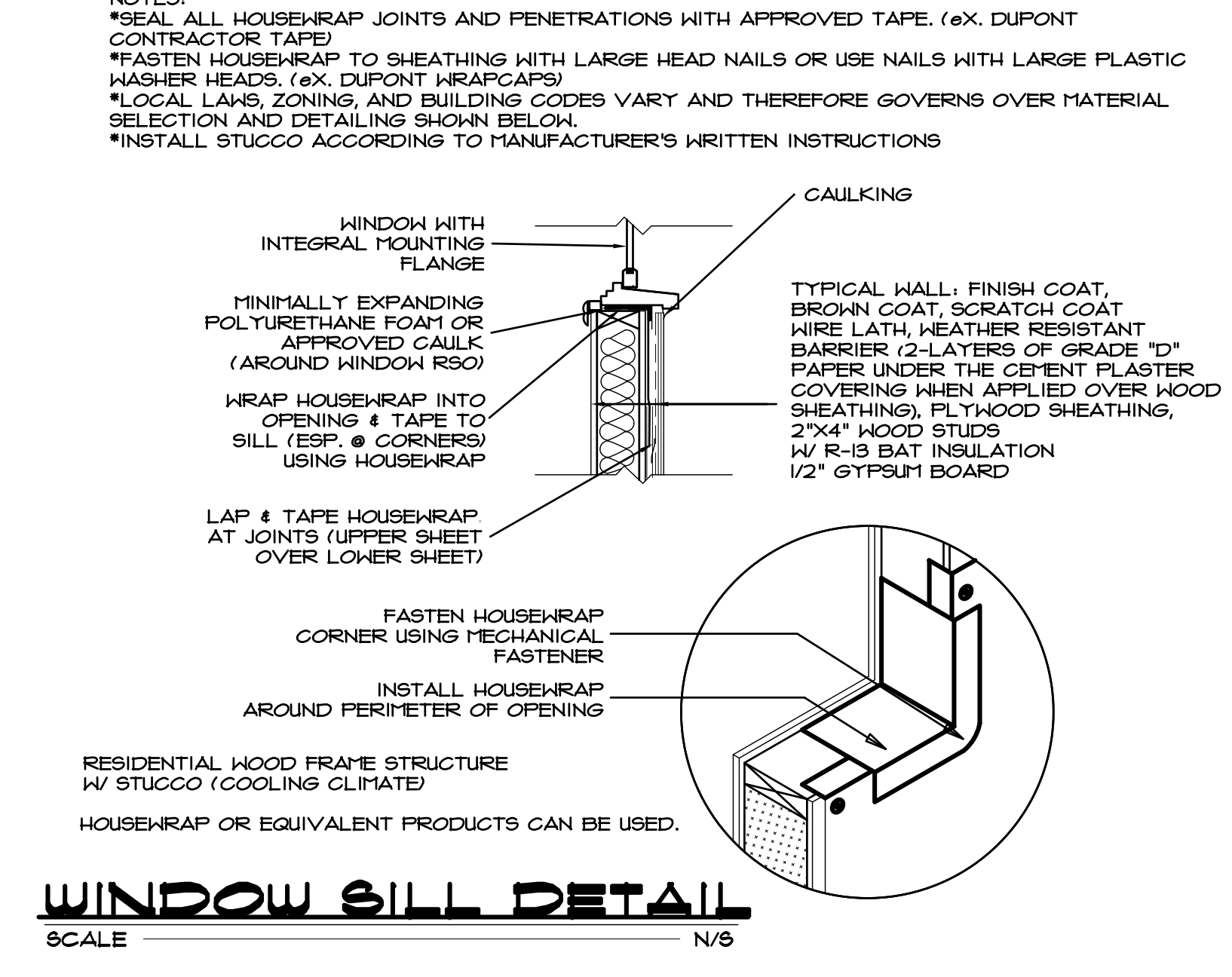
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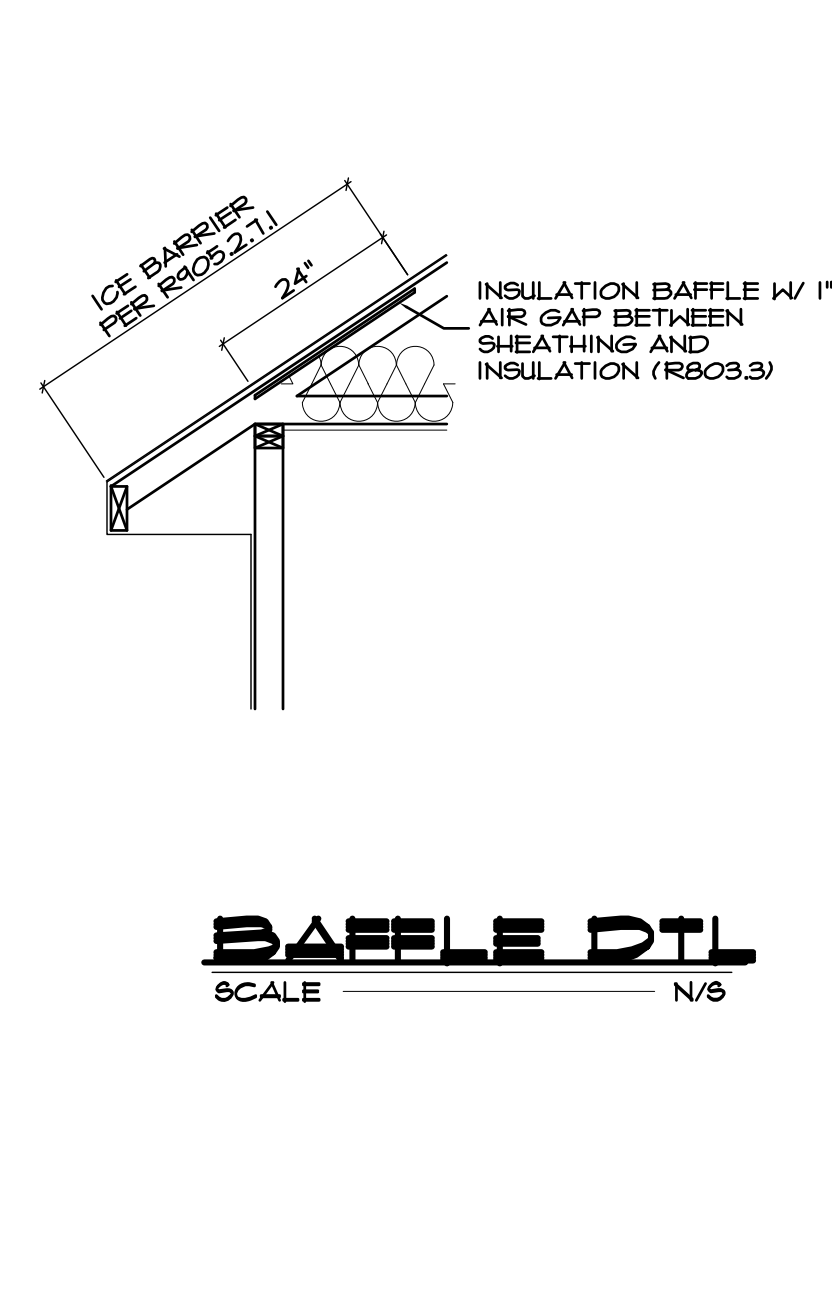
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SCALE N/S



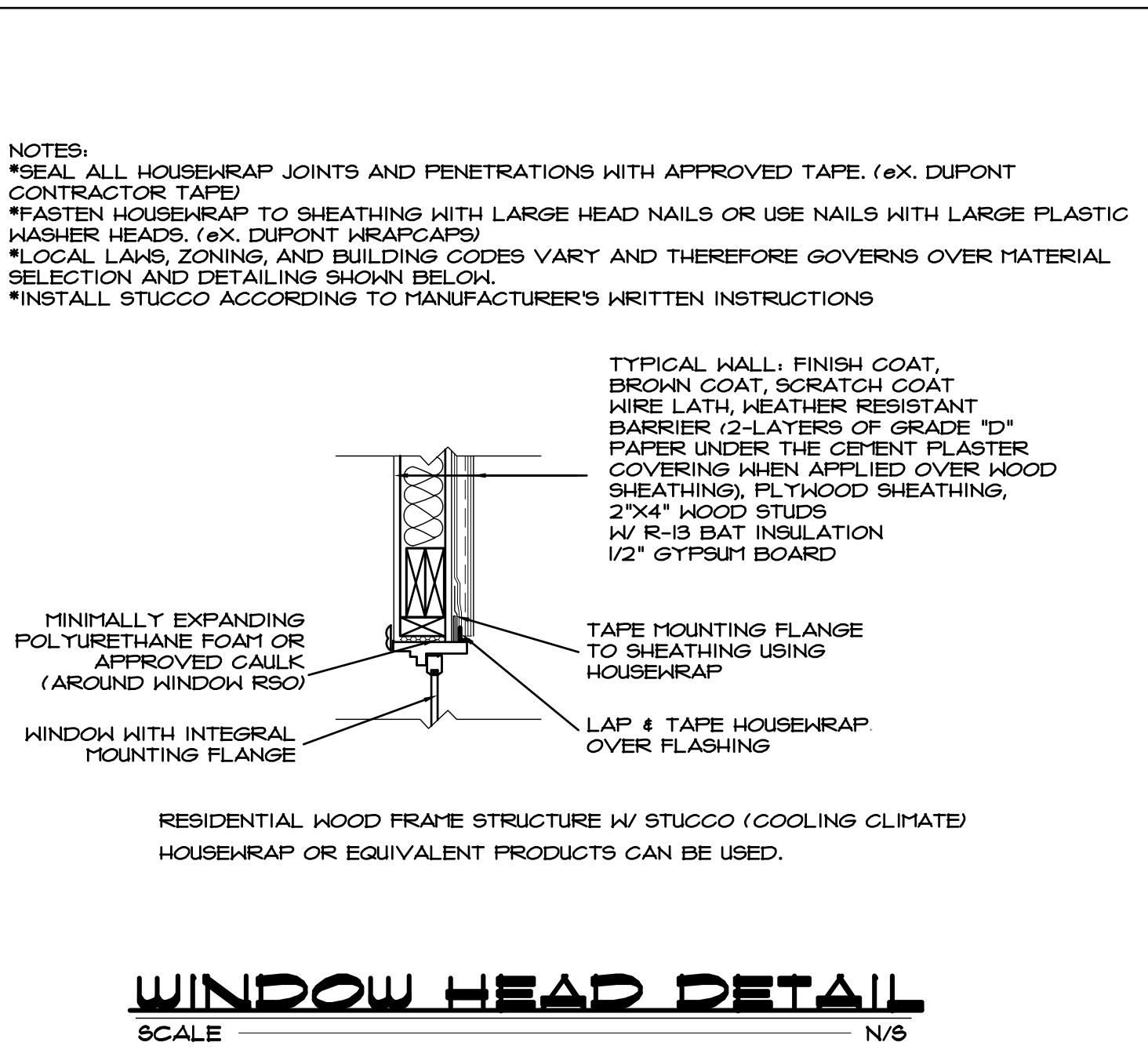
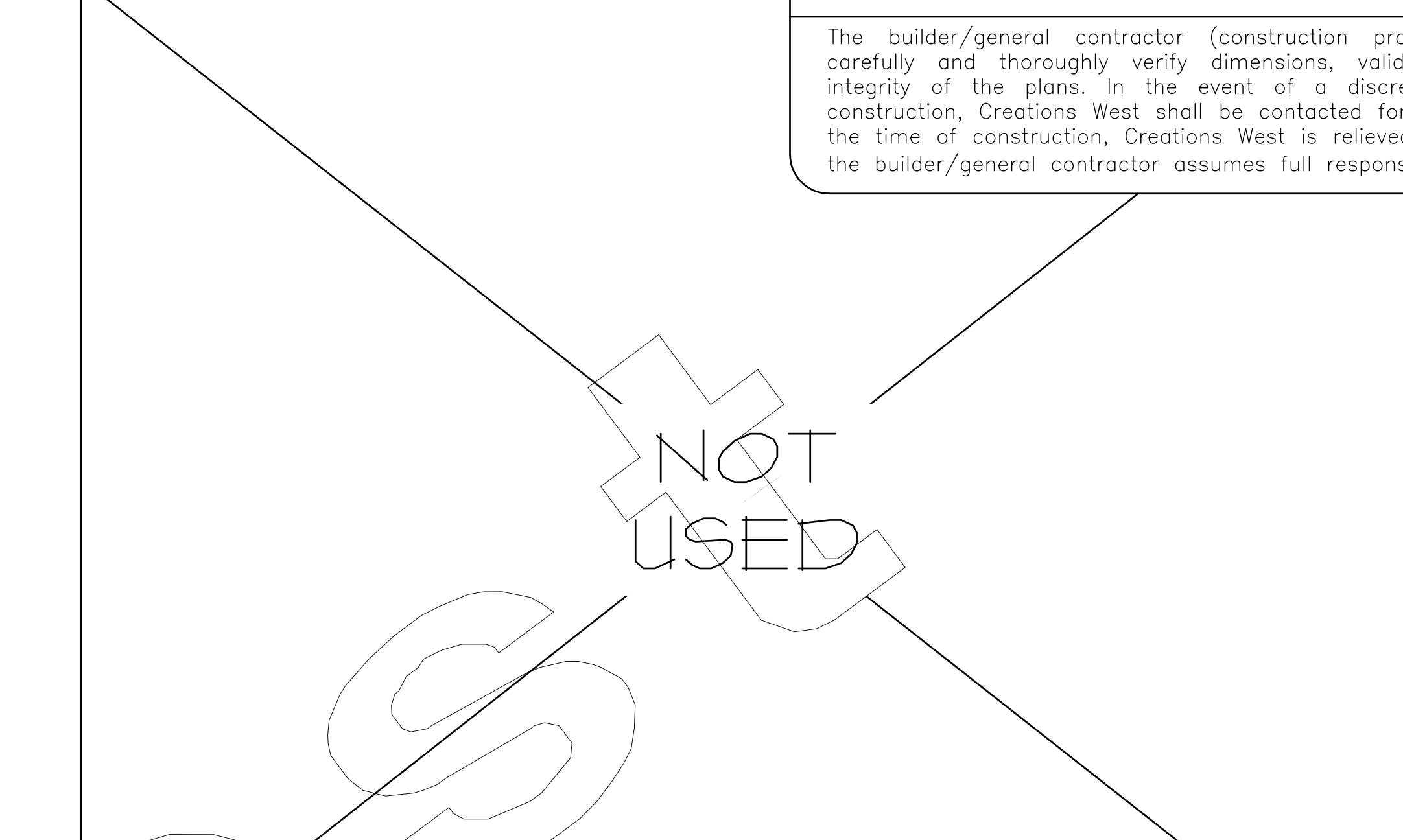
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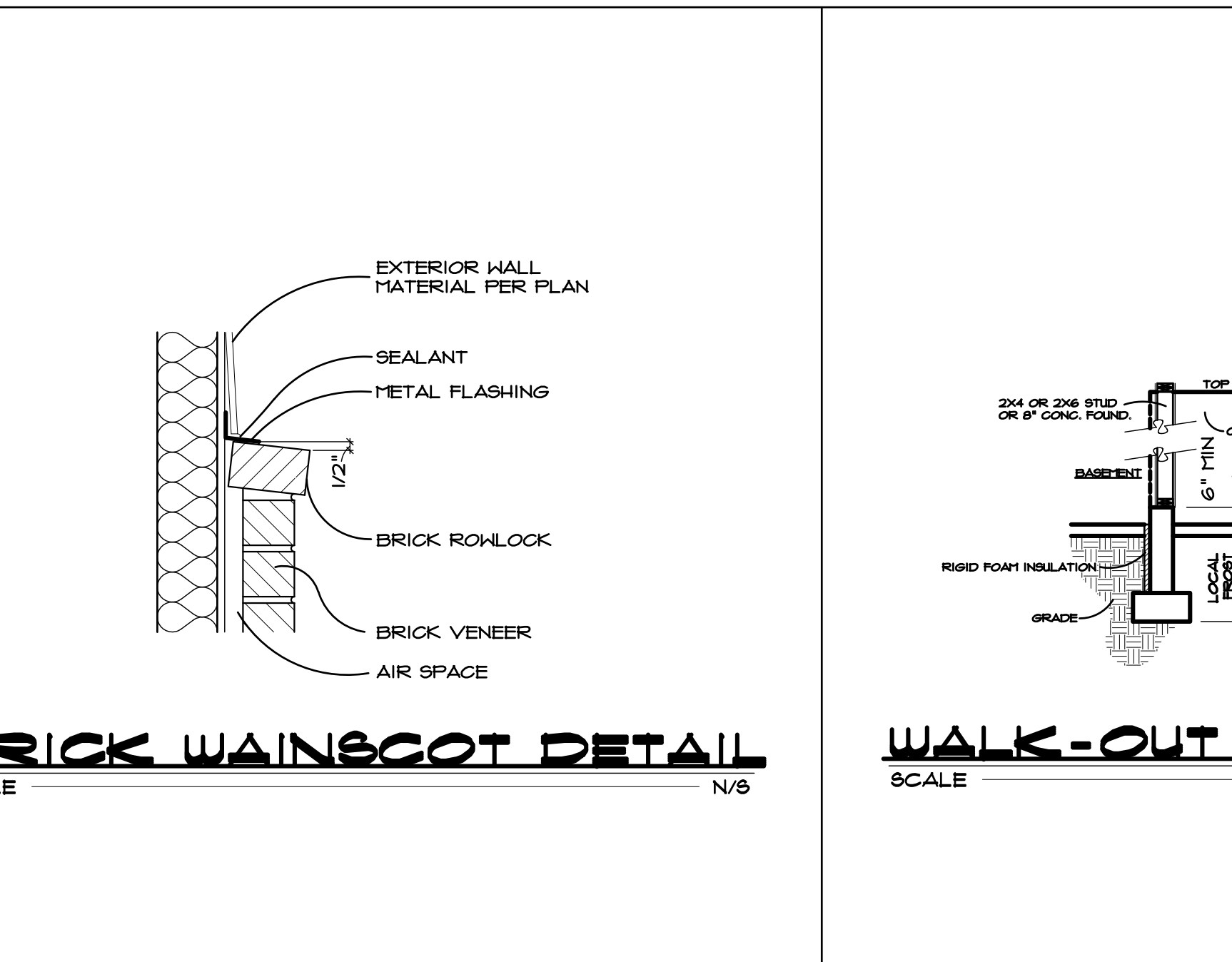
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SCALE N/S



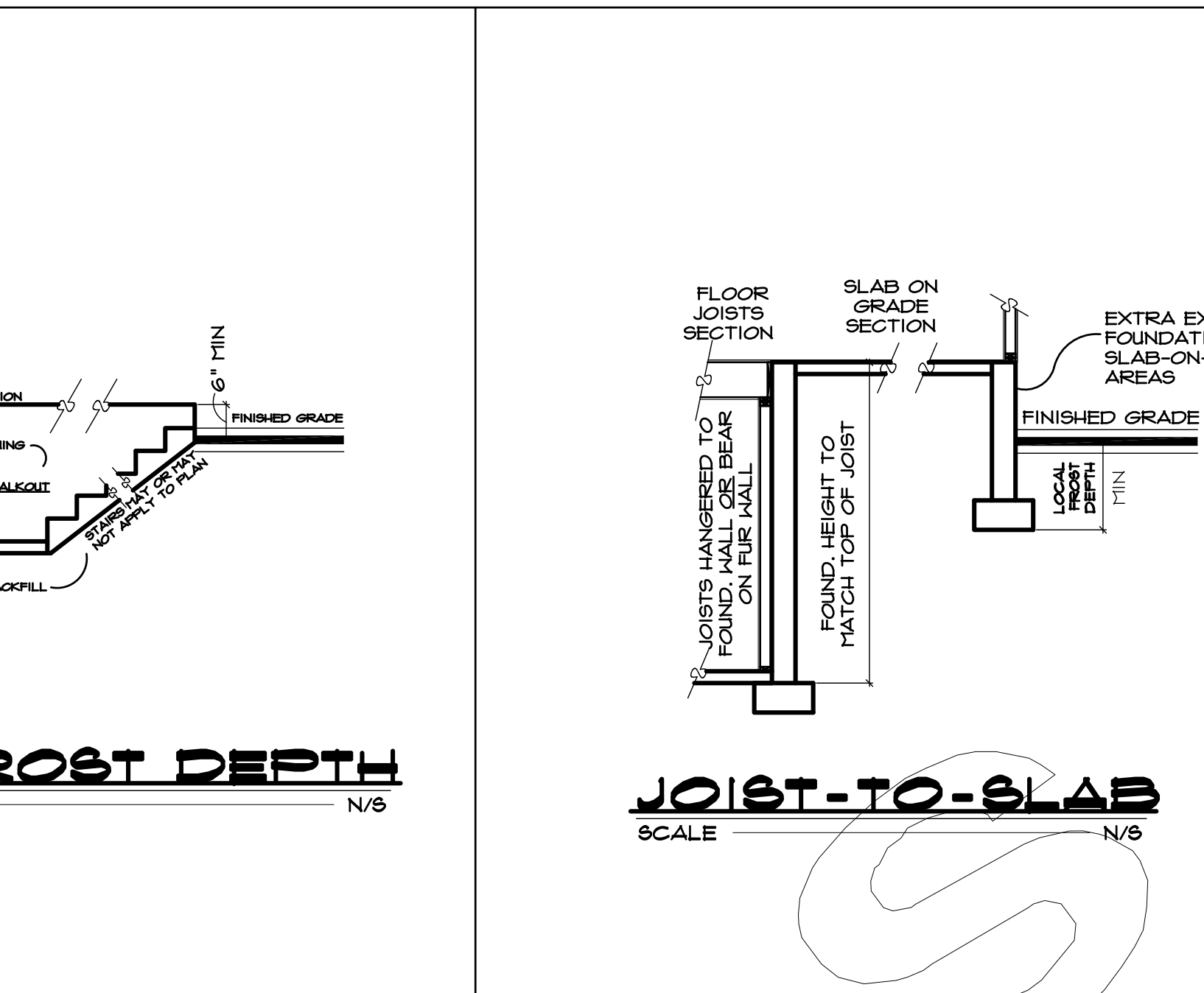
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SCALE N/S



**WINDOW HEAD DETAIL**  
SCALE N/S

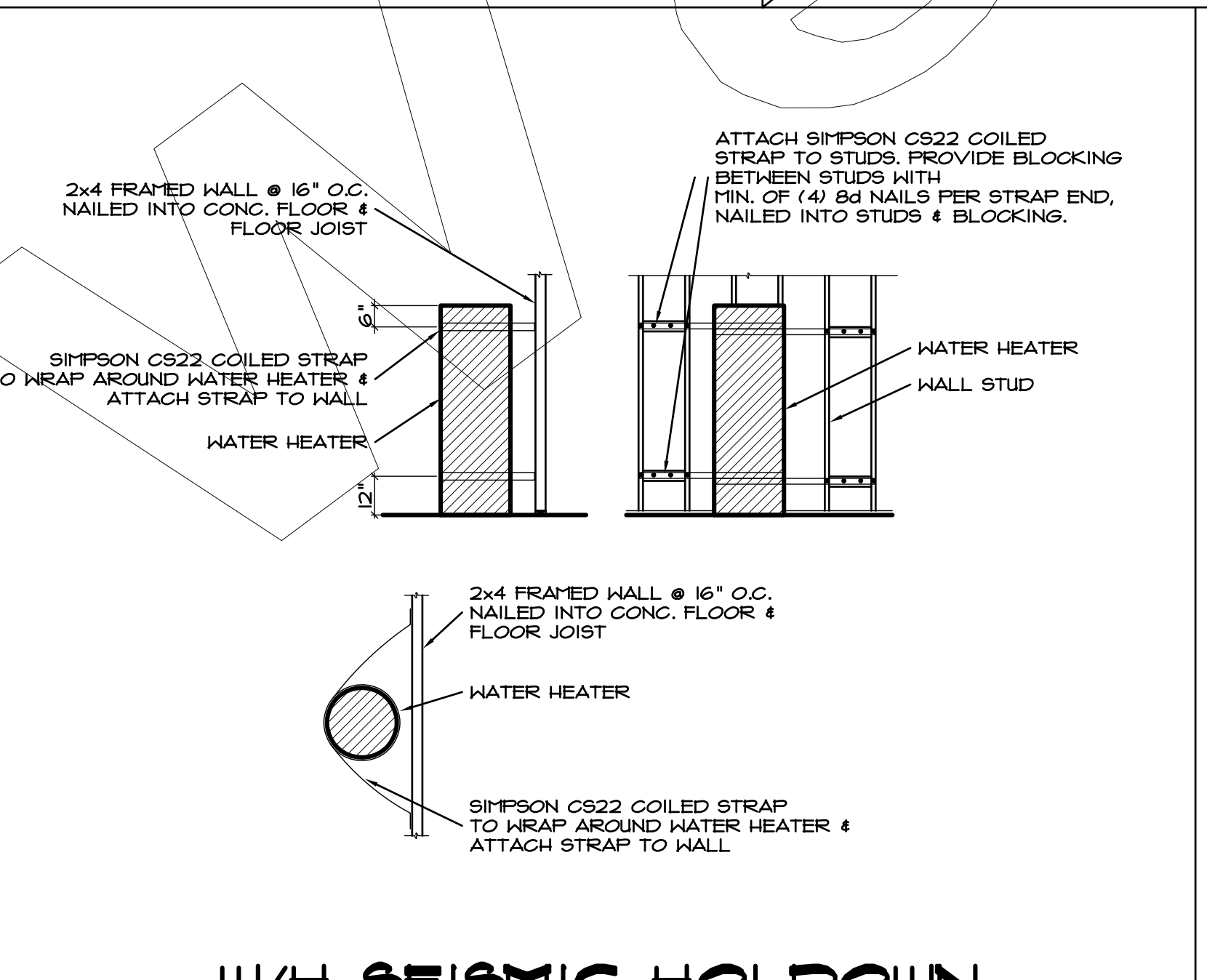


**BRICK WAINCOT DETAIL**  
SCALE N/S

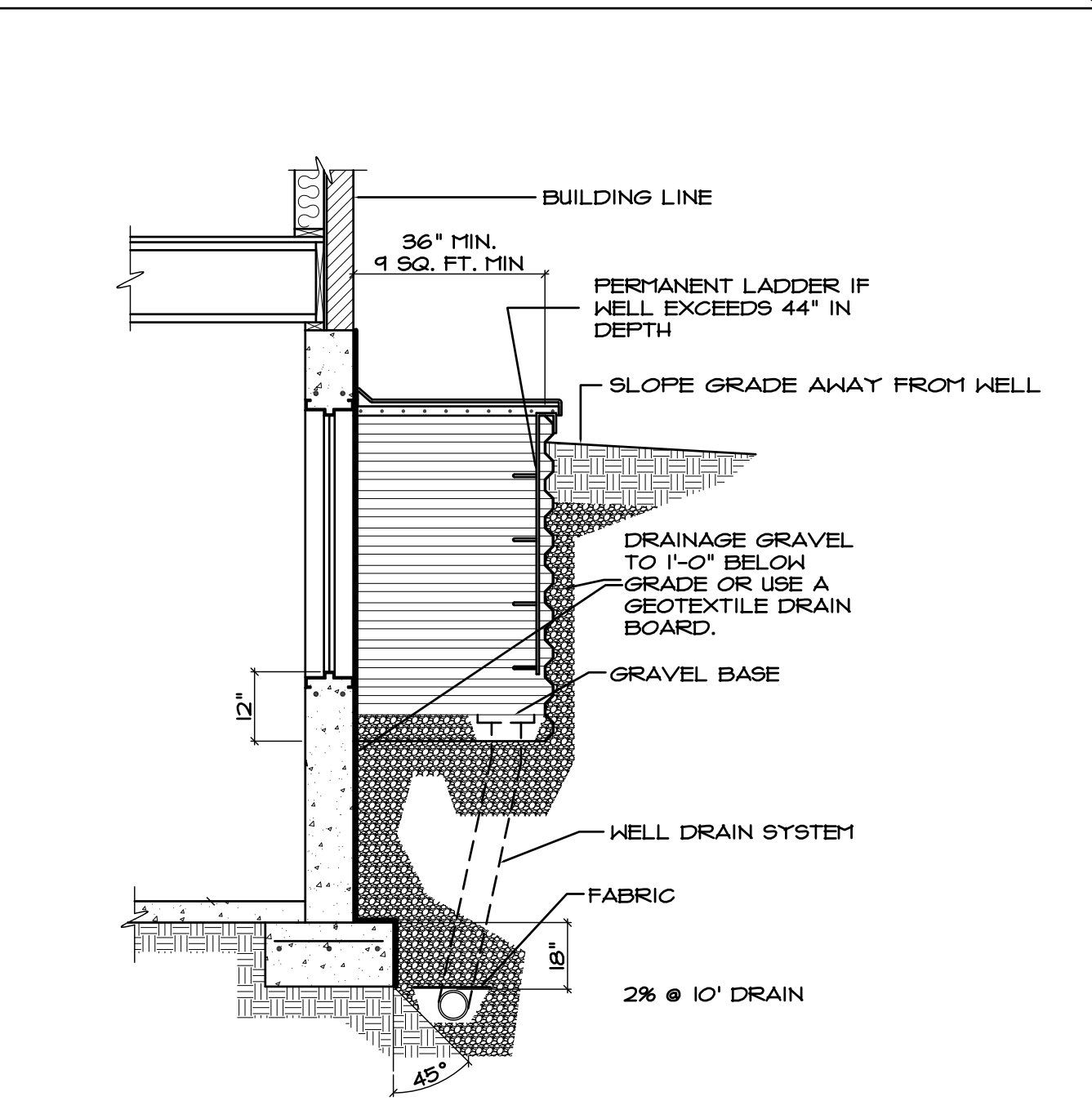


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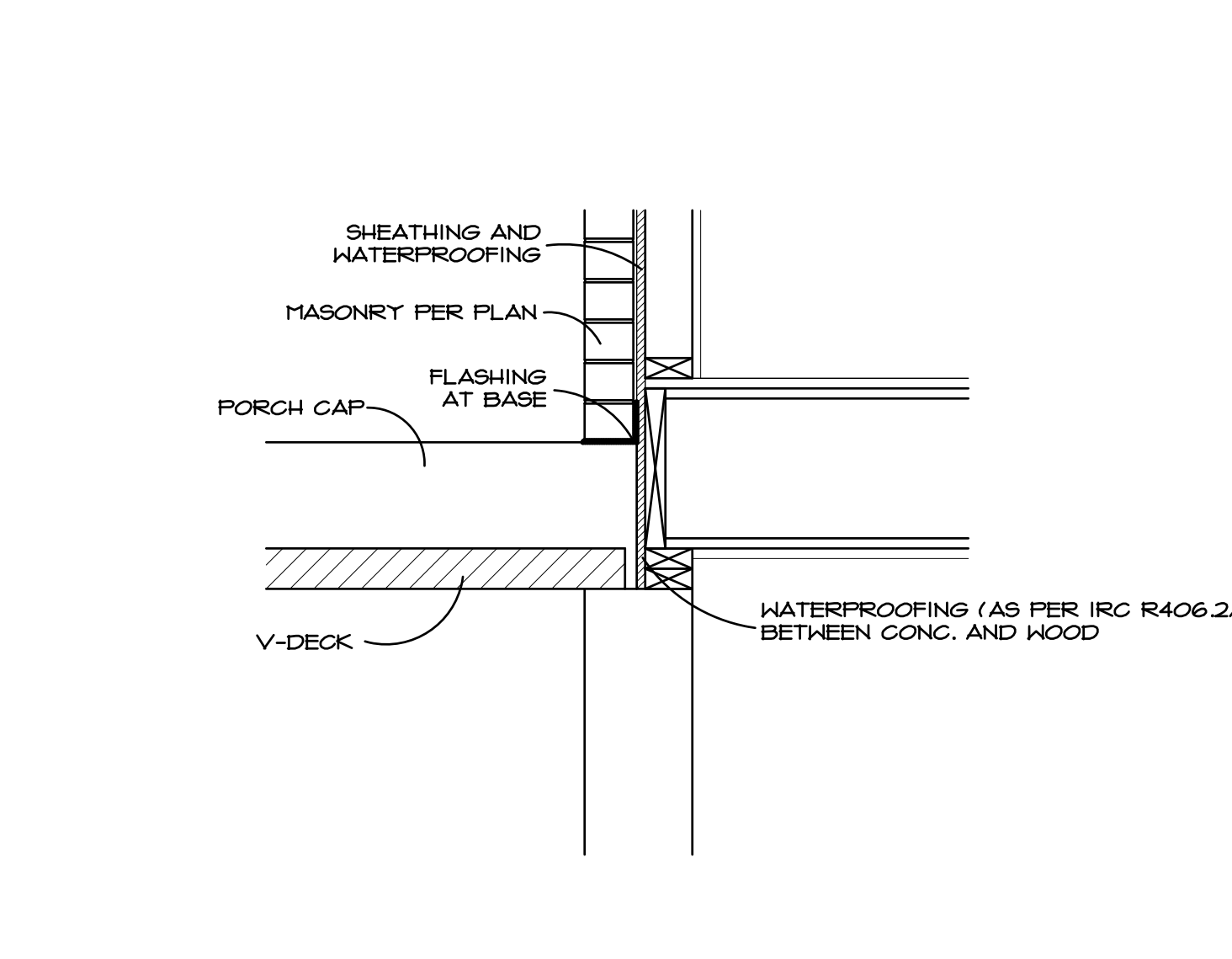
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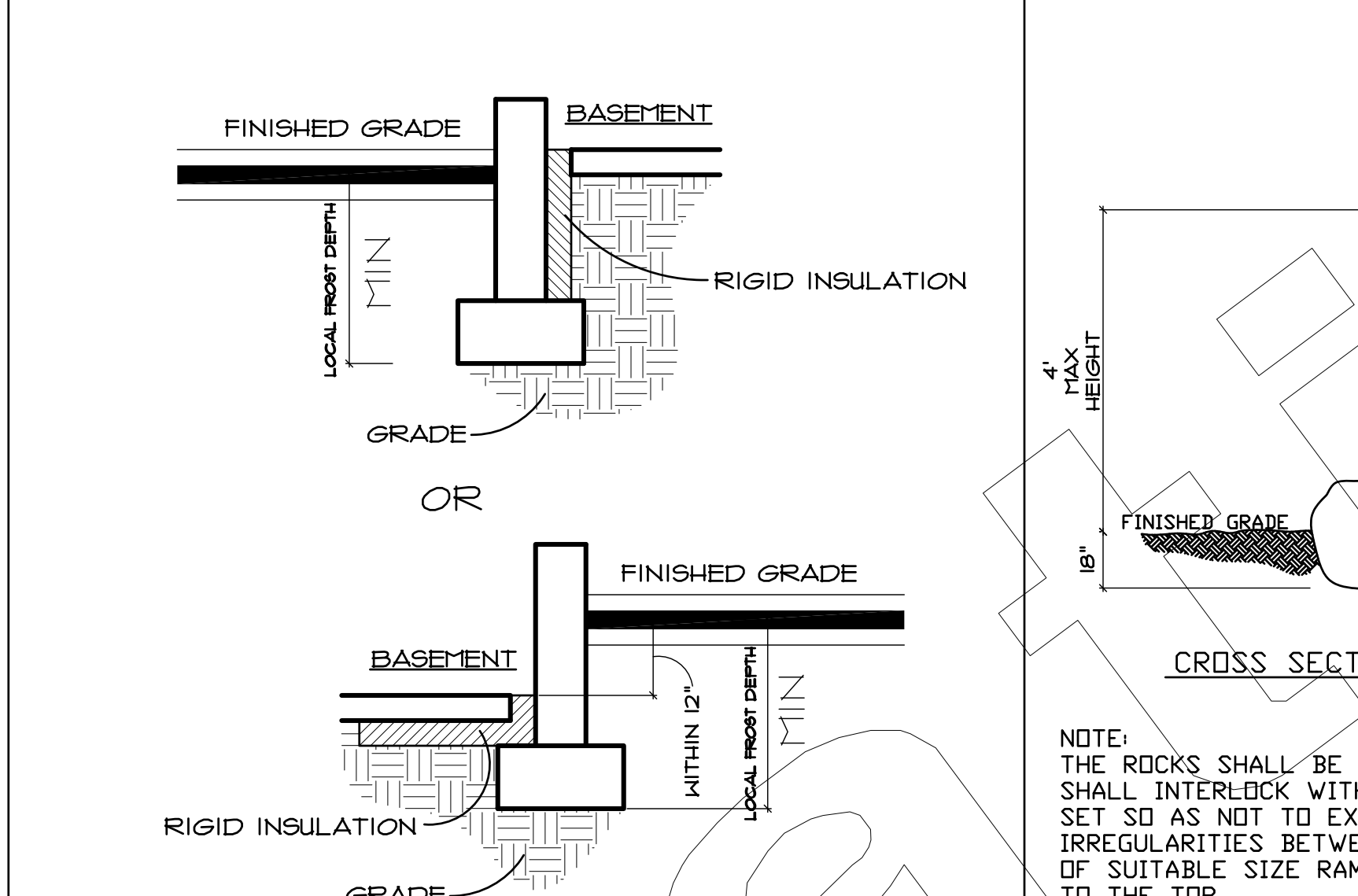
**W/H SEISMIC HOLDOWN**  
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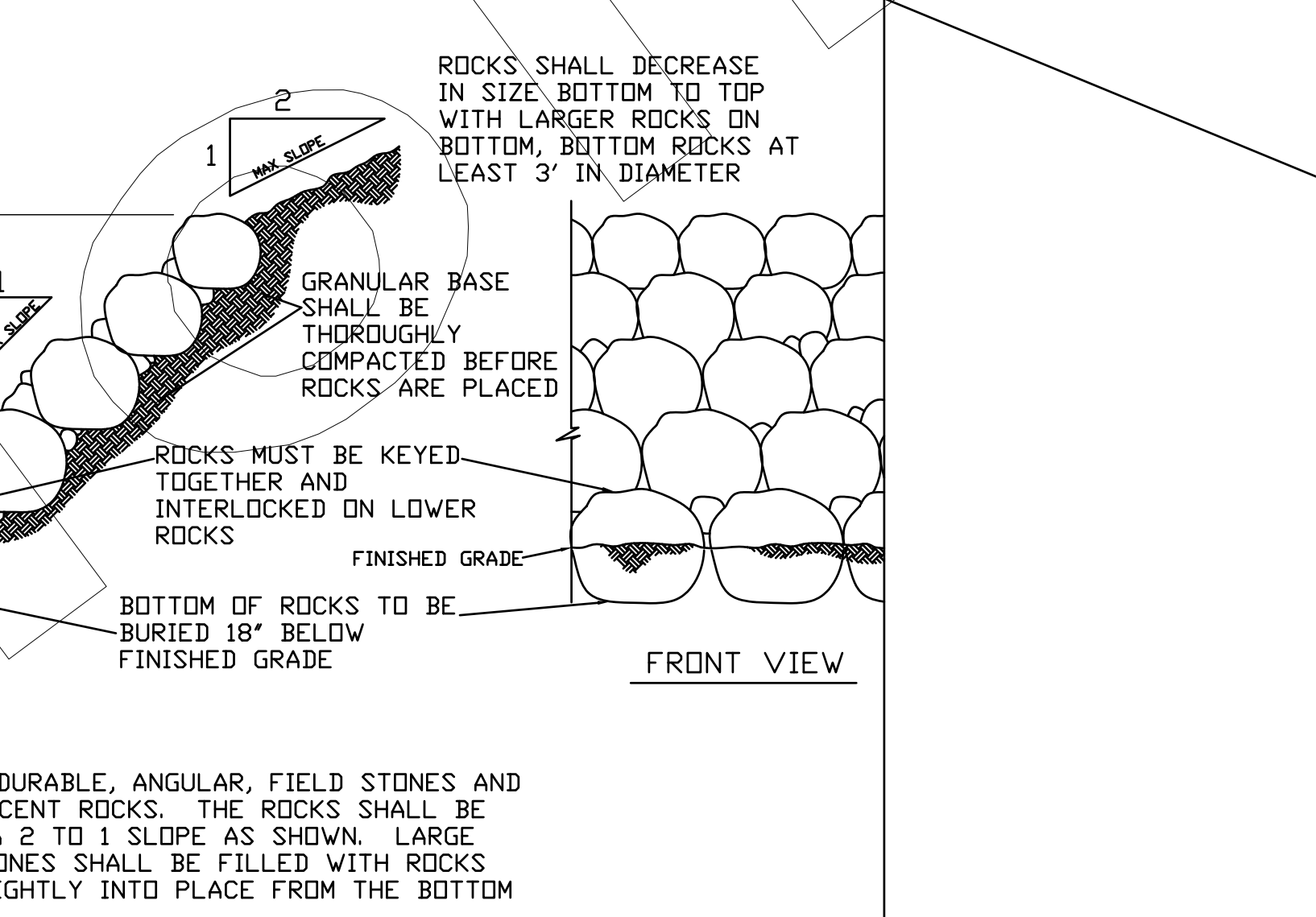
**WINDOW WELL & DRAIN**  
SCALE N/S



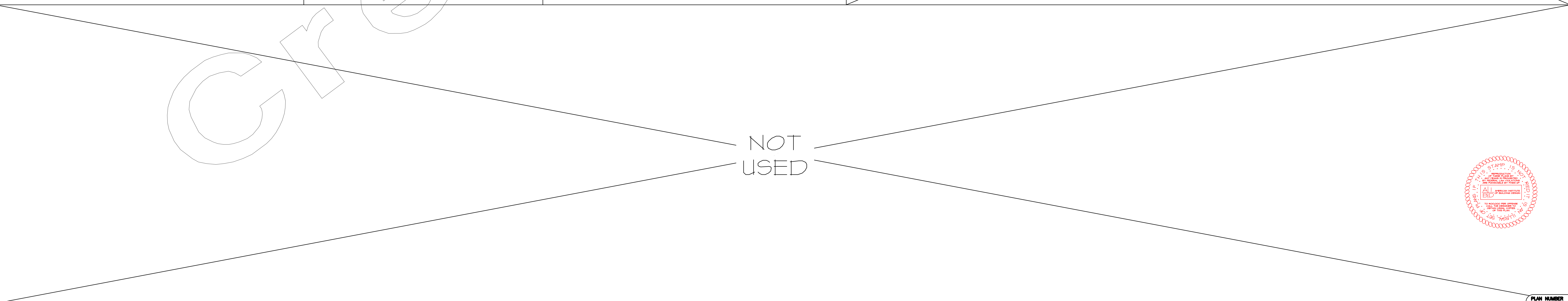
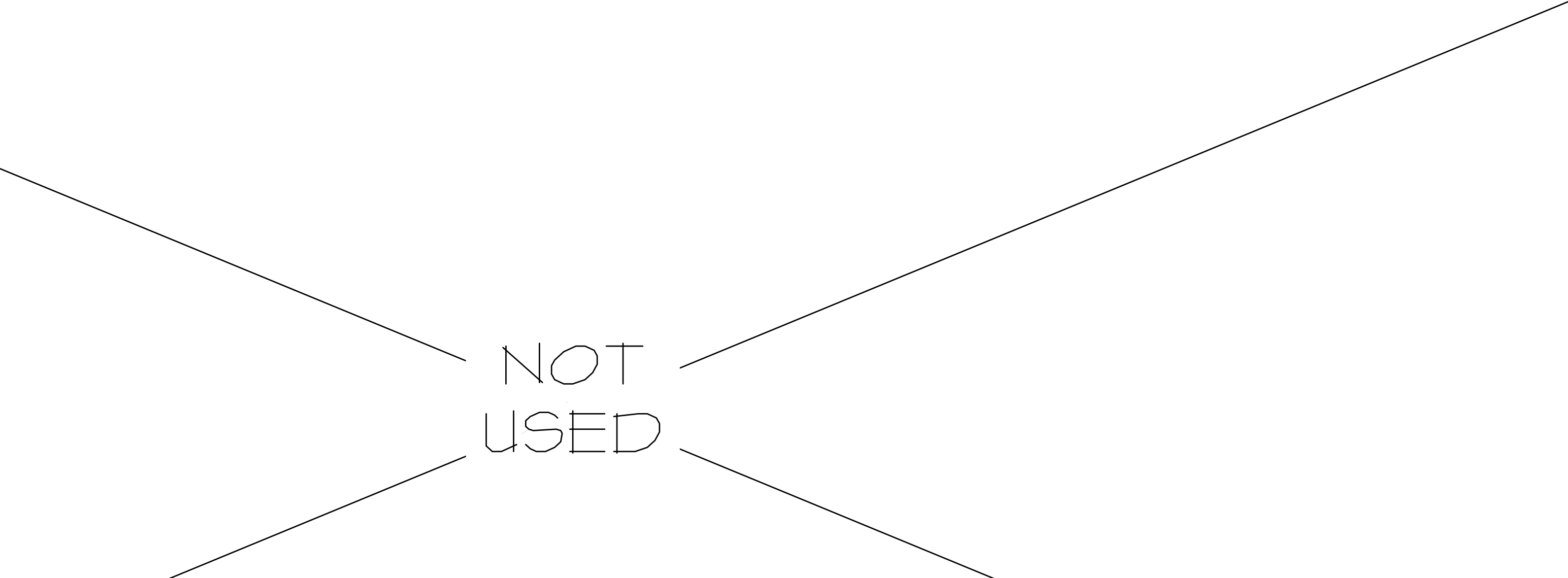
**PORCH CAP WATERPROOFING DTL**  
SCALE N/S



**RIGID INSULATION DTL**  
SCALE N/S



**ROCK RETAINING WALL**  
SCALE N/S



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PLAN NUMBER 5-1584-1603-21UE

NOTE: DETAILS MAY NOT BE APPLICABLE TO YOUR PLAN

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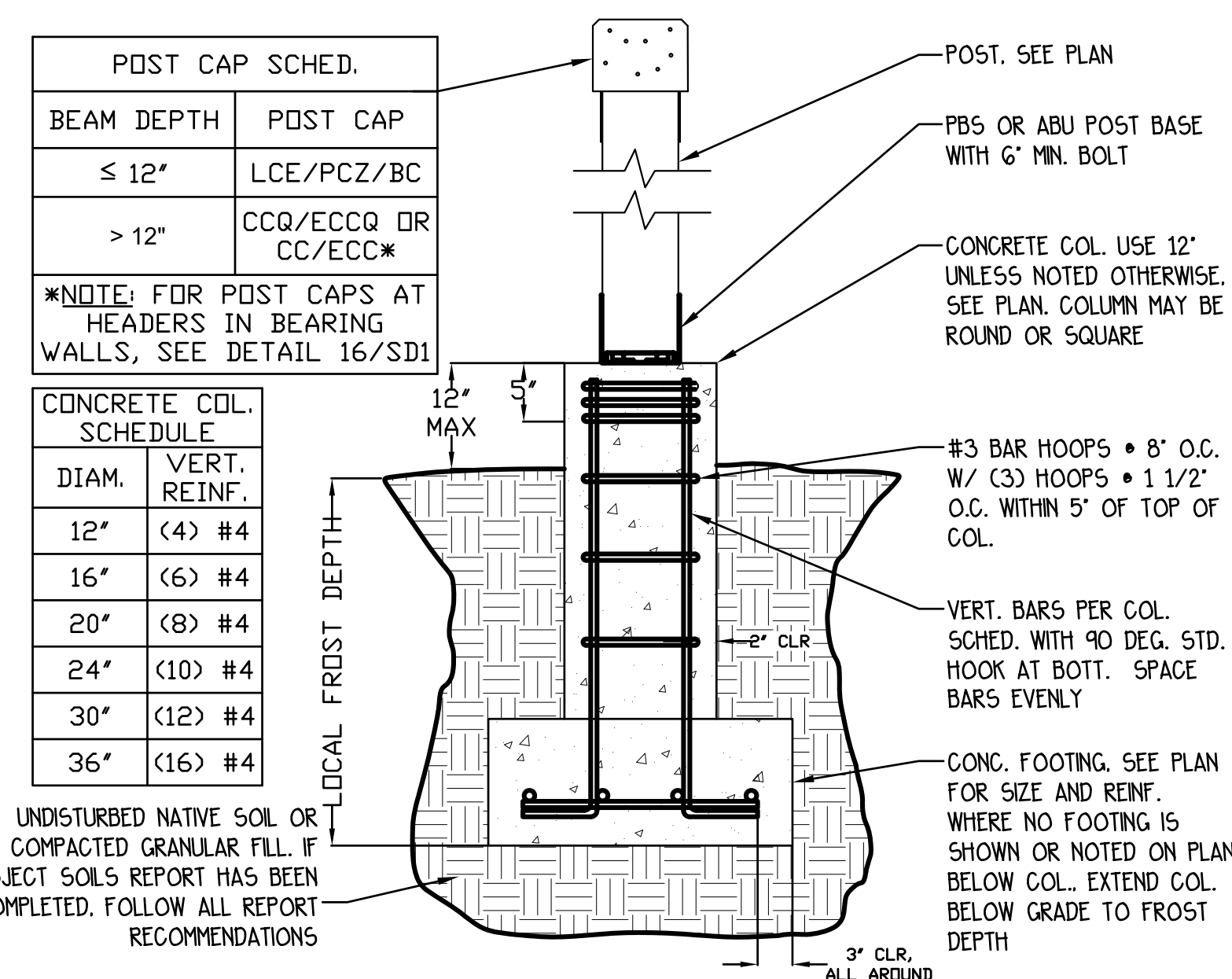
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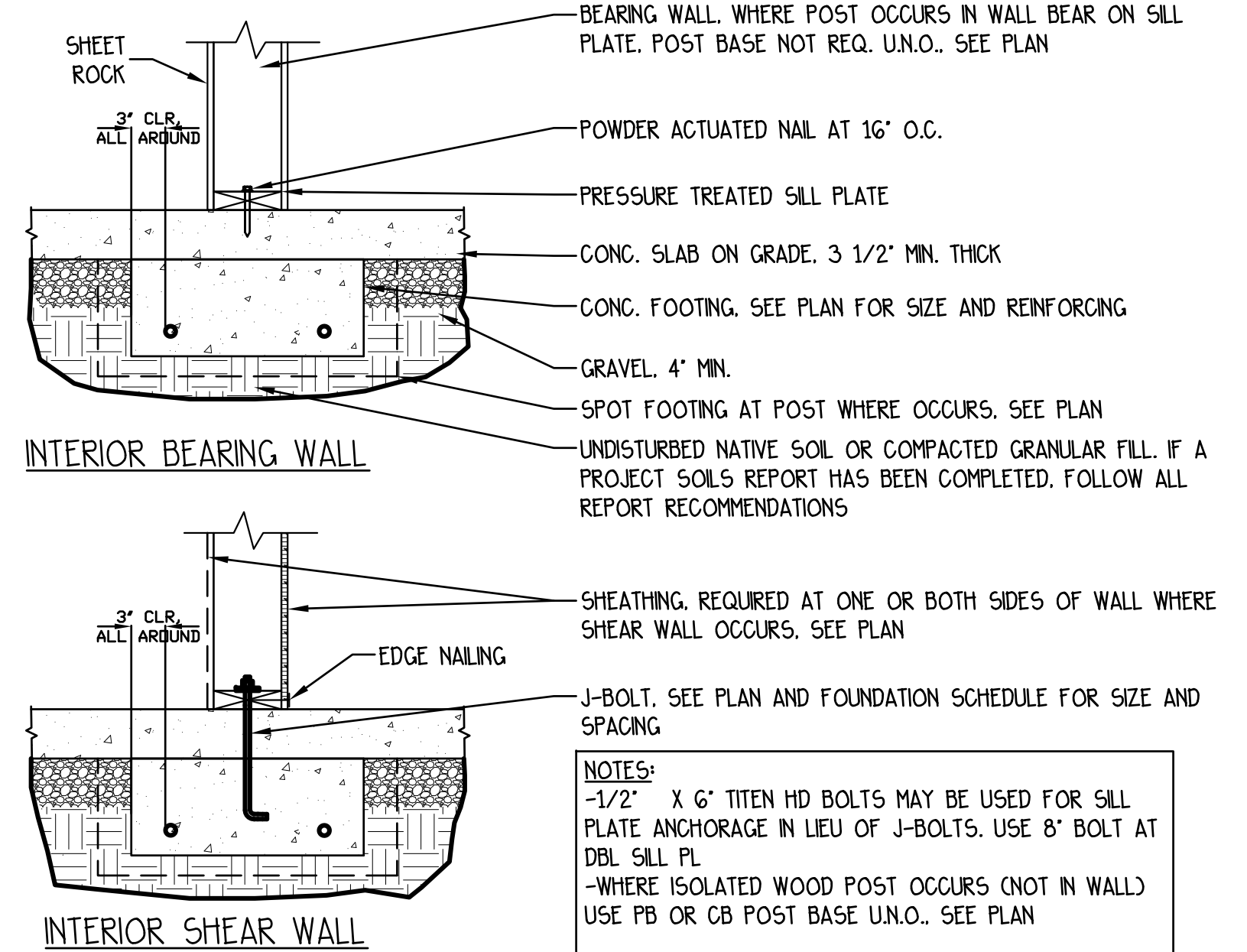
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DATE: SEP. 03 21  
SHEET: A-D1

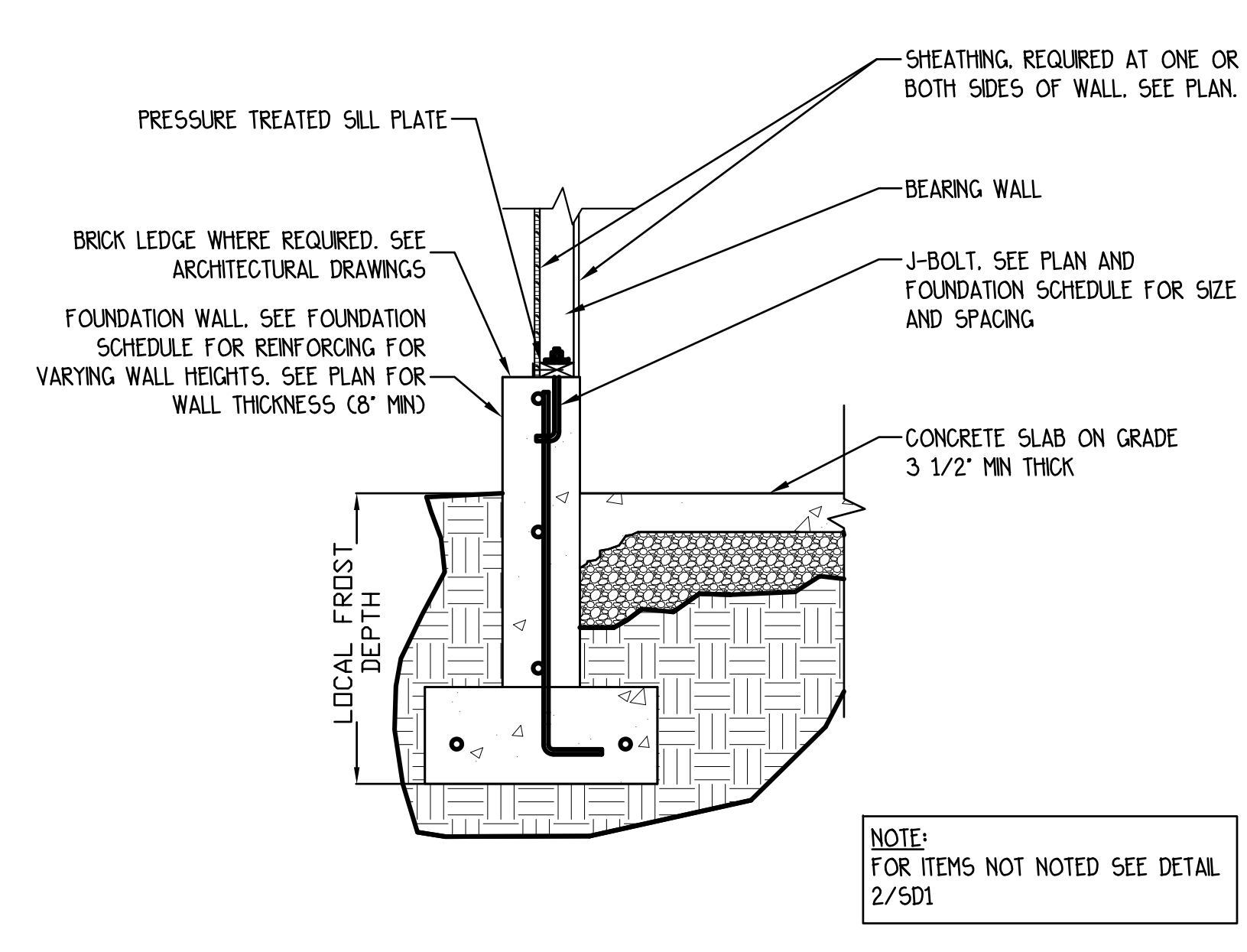




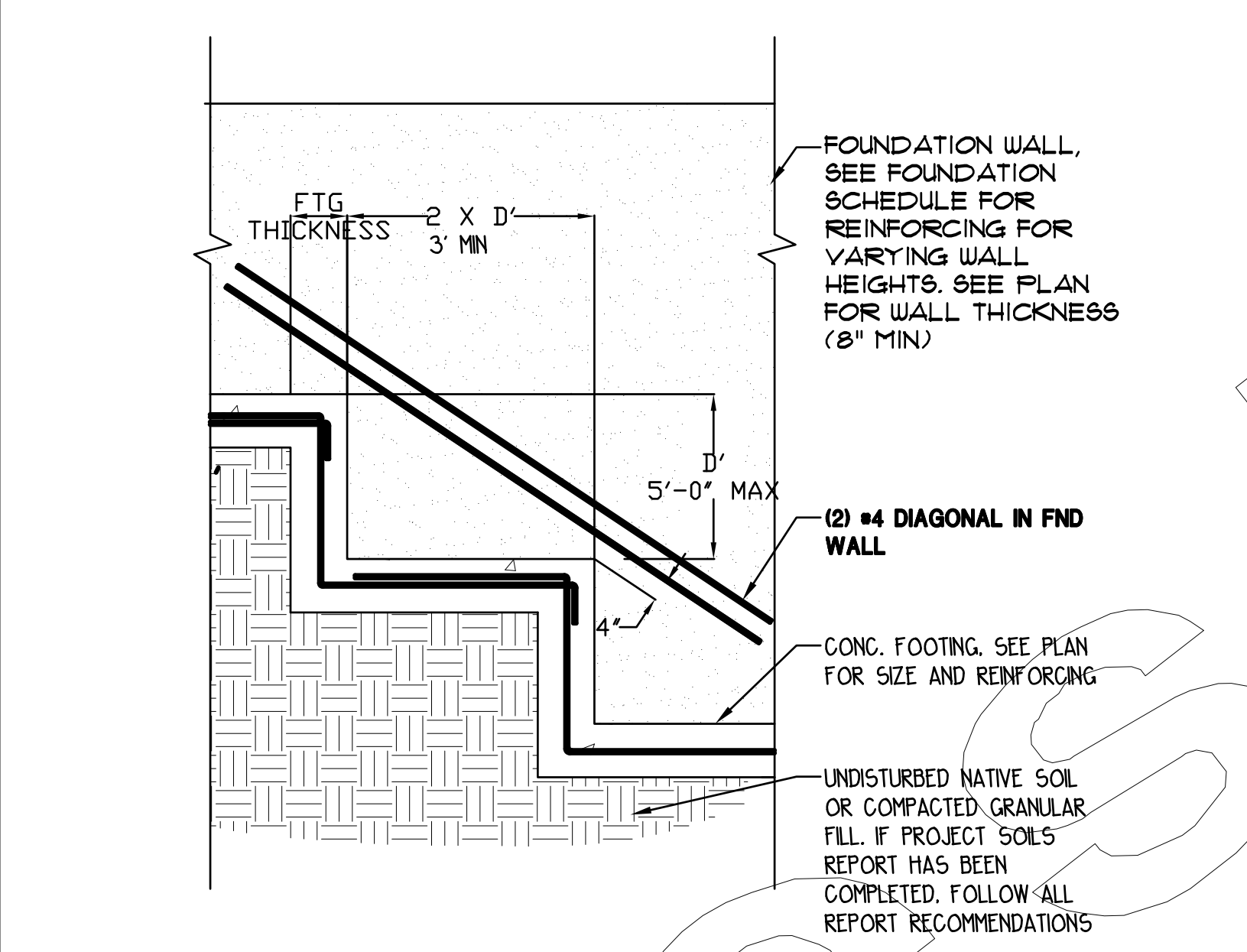
**1 ISOLATED WOOD POST AT CONCRETE COLUMN**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



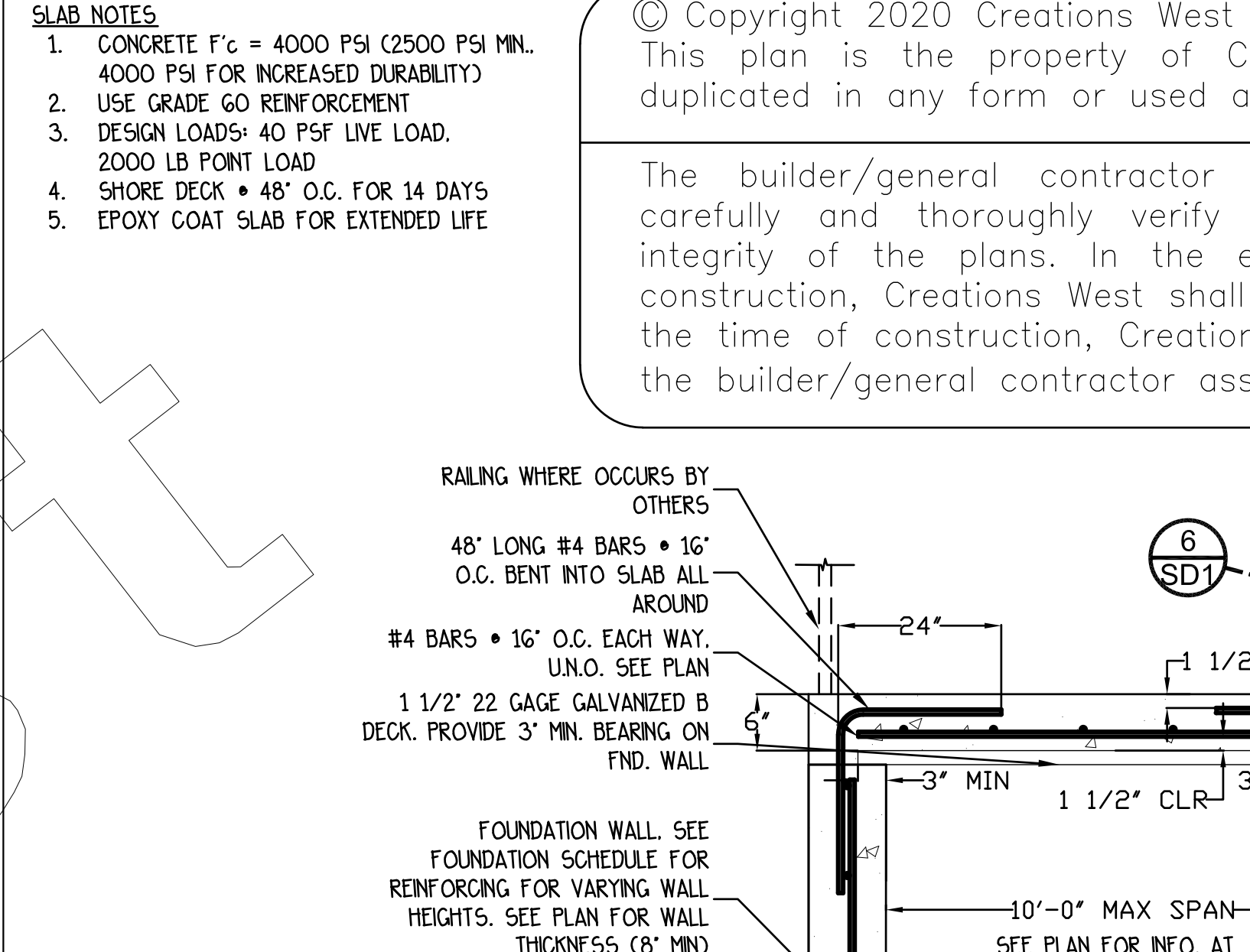
**2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



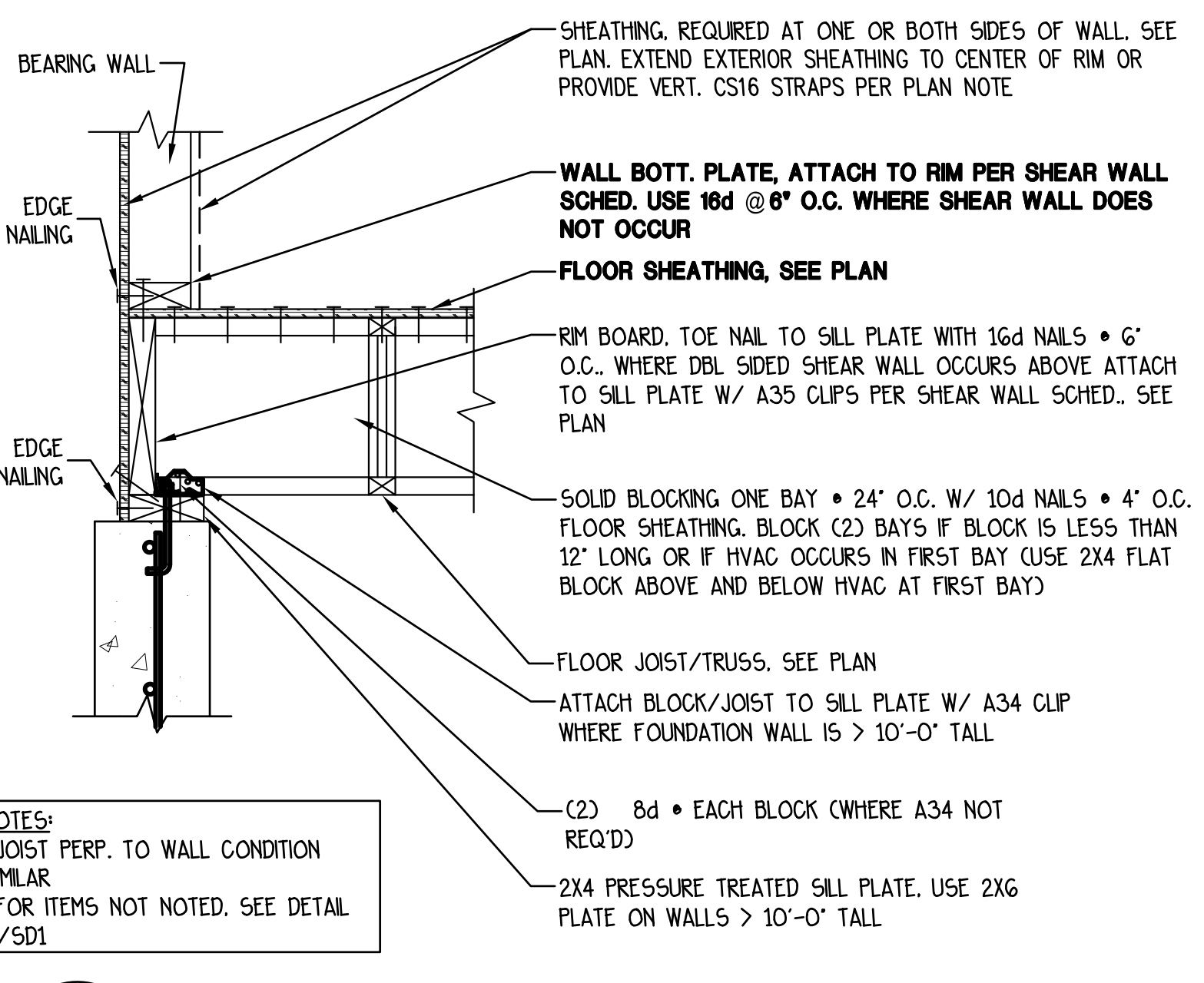
**3 SLAB ON GRADE AT FOUNDATION WALL**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



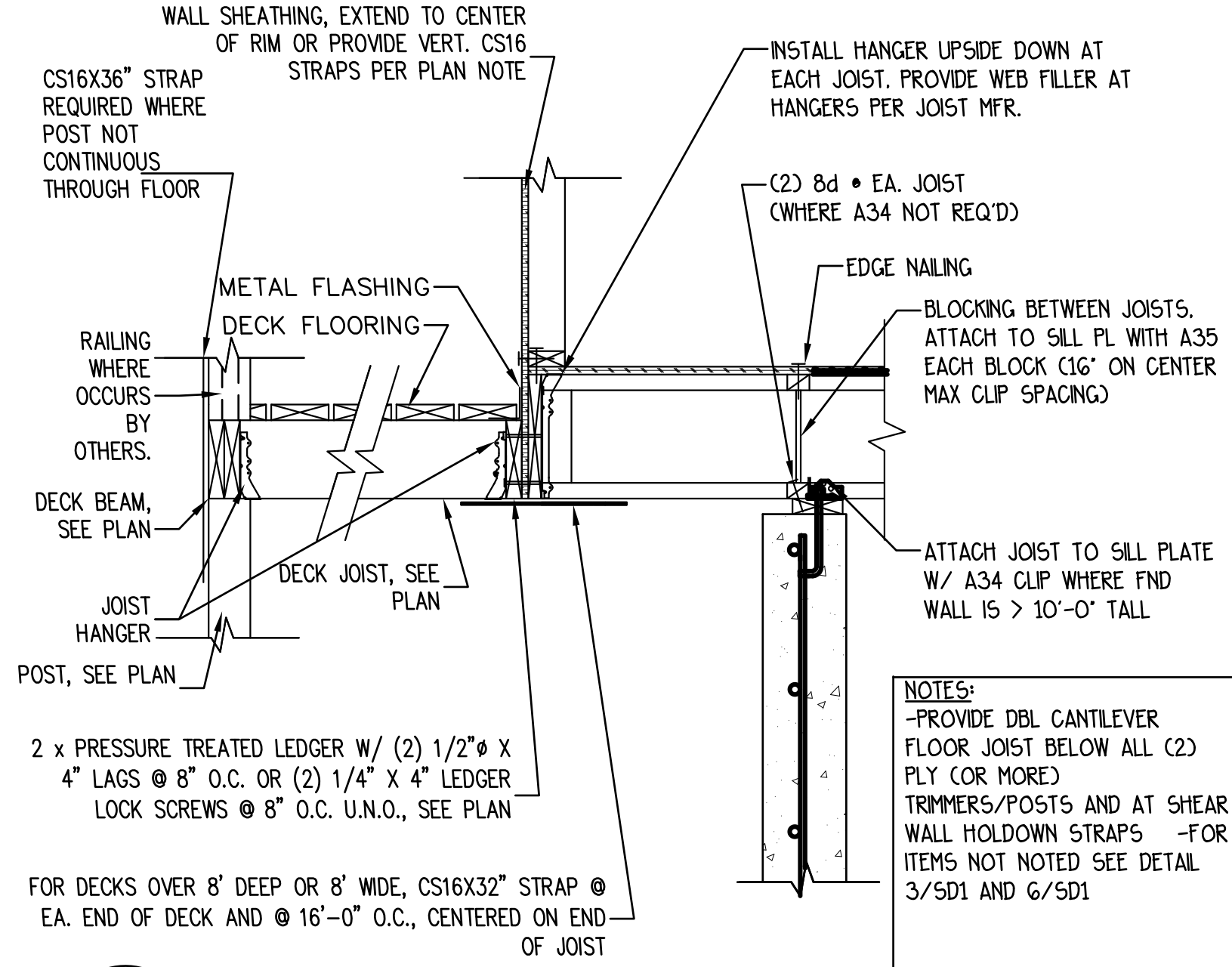
**4 FOOTING STEP**  
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 TYPICAL DETAIL, USE WHEN APPLIES



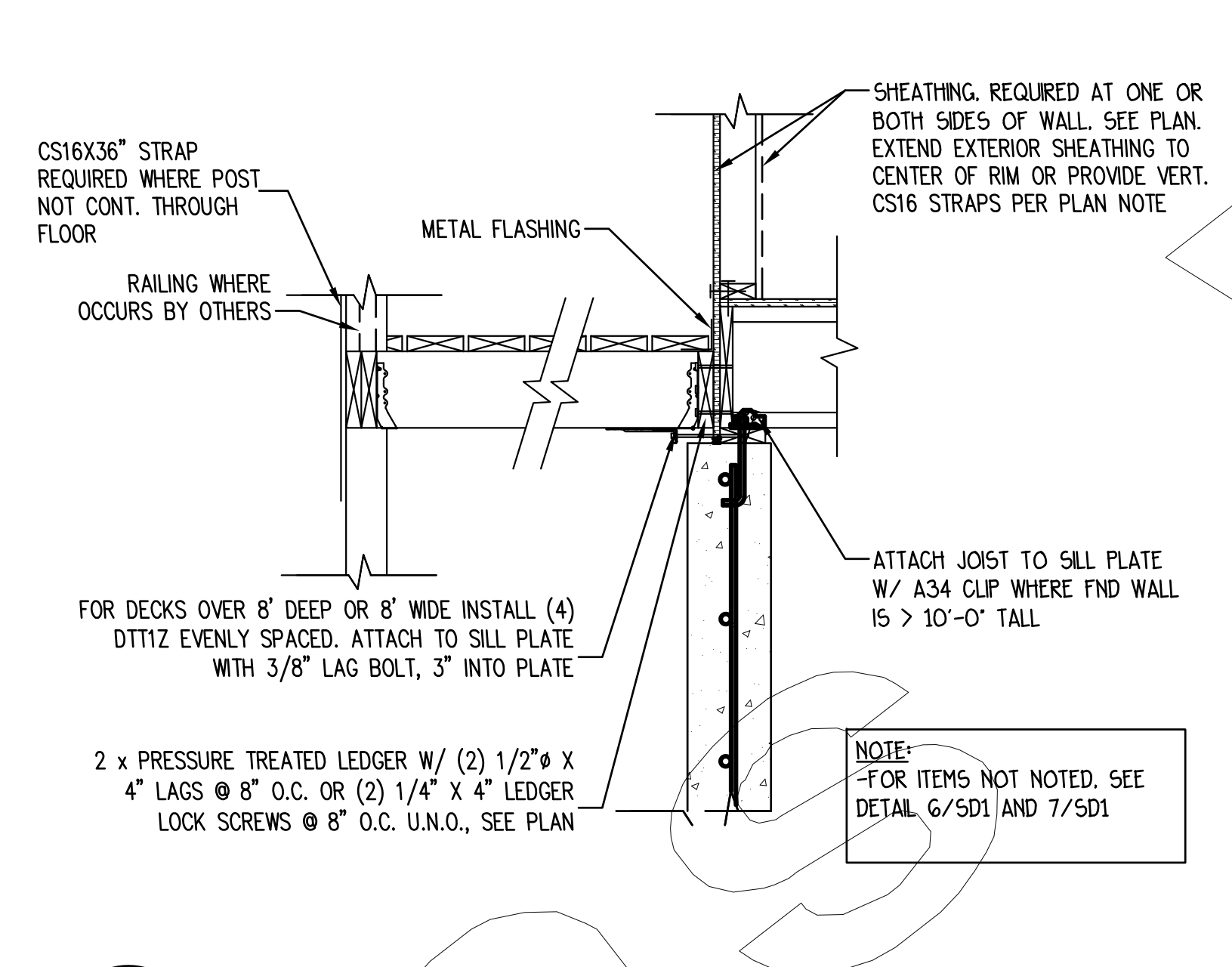
**5 PORCH CAP**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



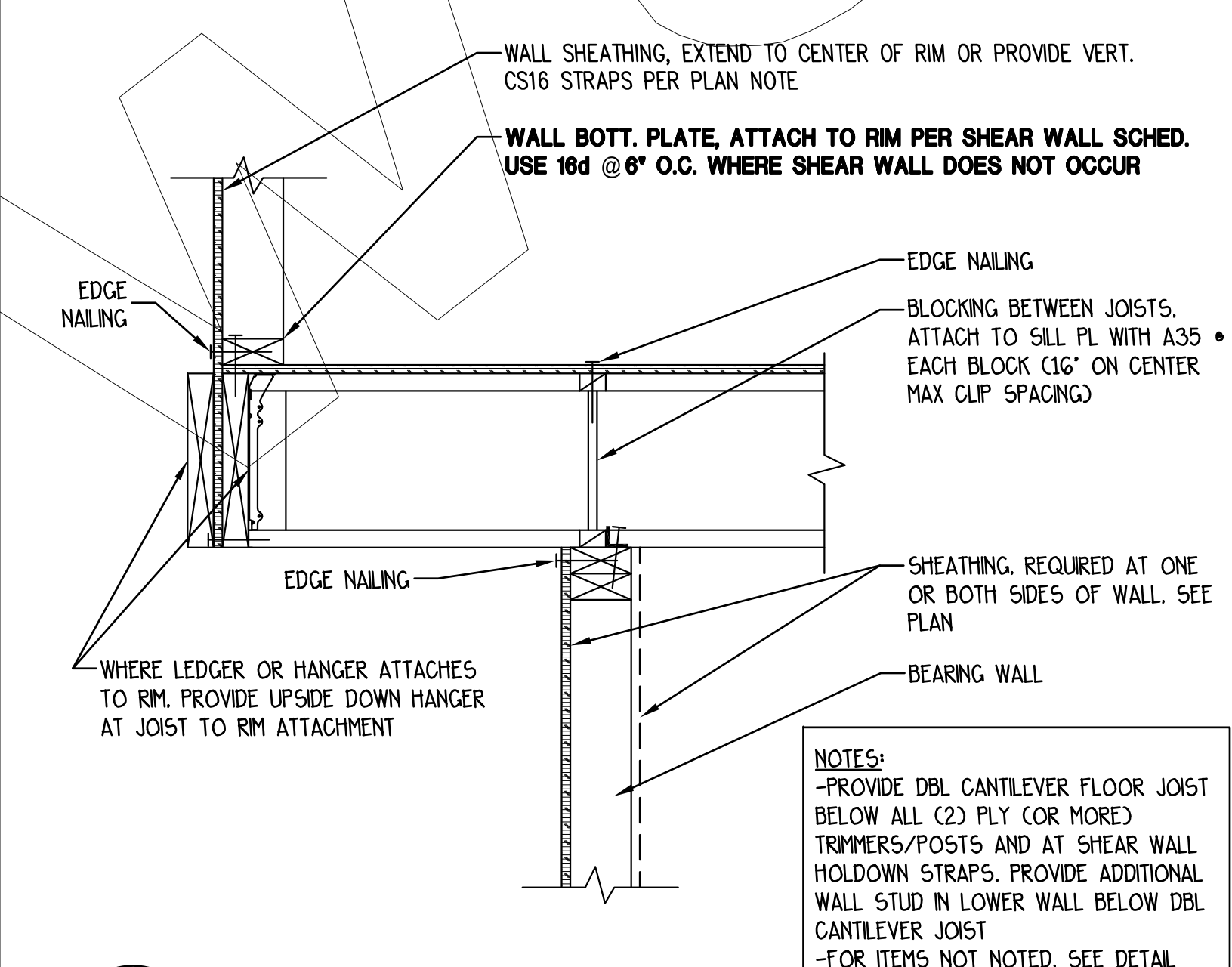
**6 FLOOR JOIST AT FOUNDATION WALL**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



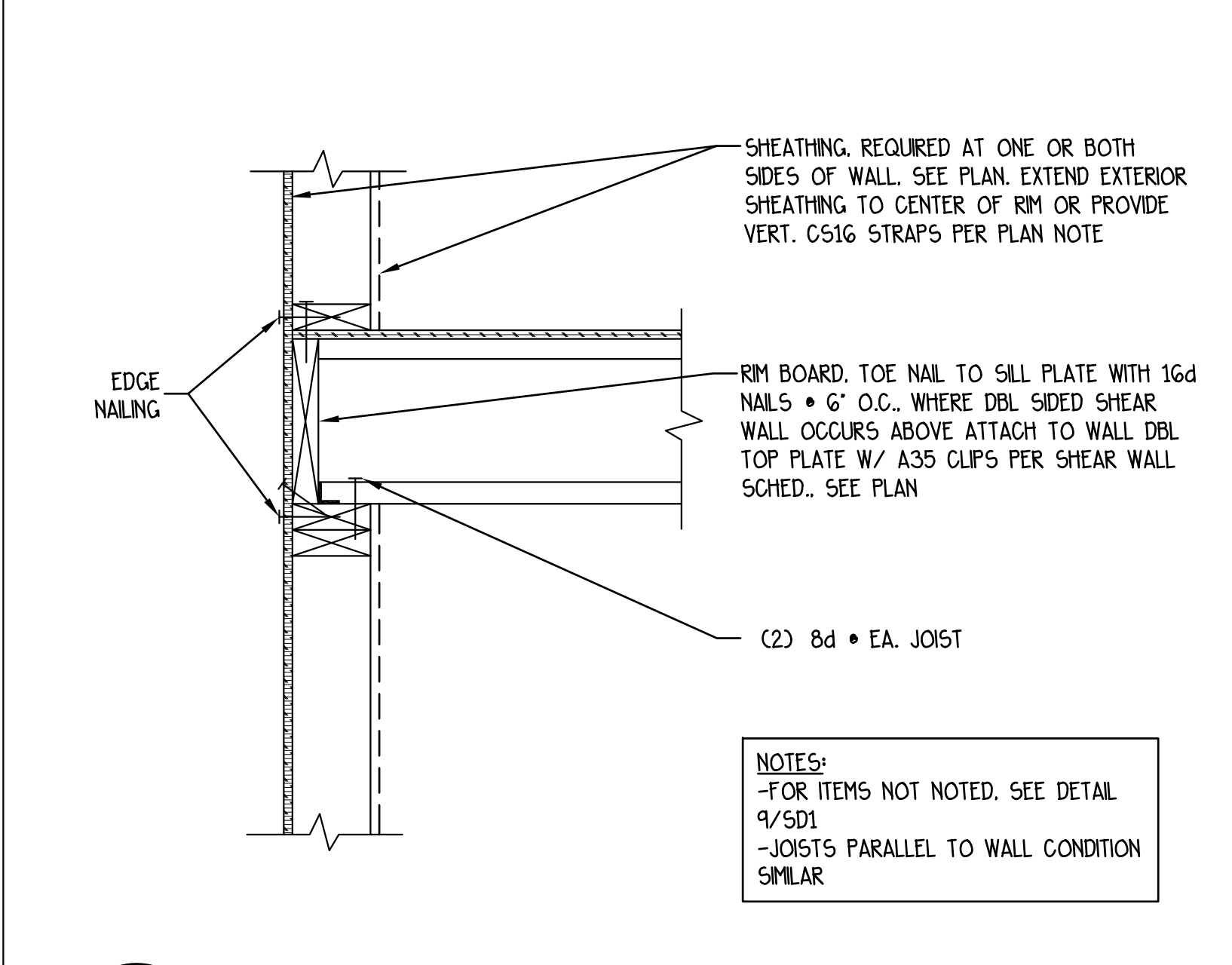
**7 DECK ATTACHMENT TO CANT. FLOOR**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



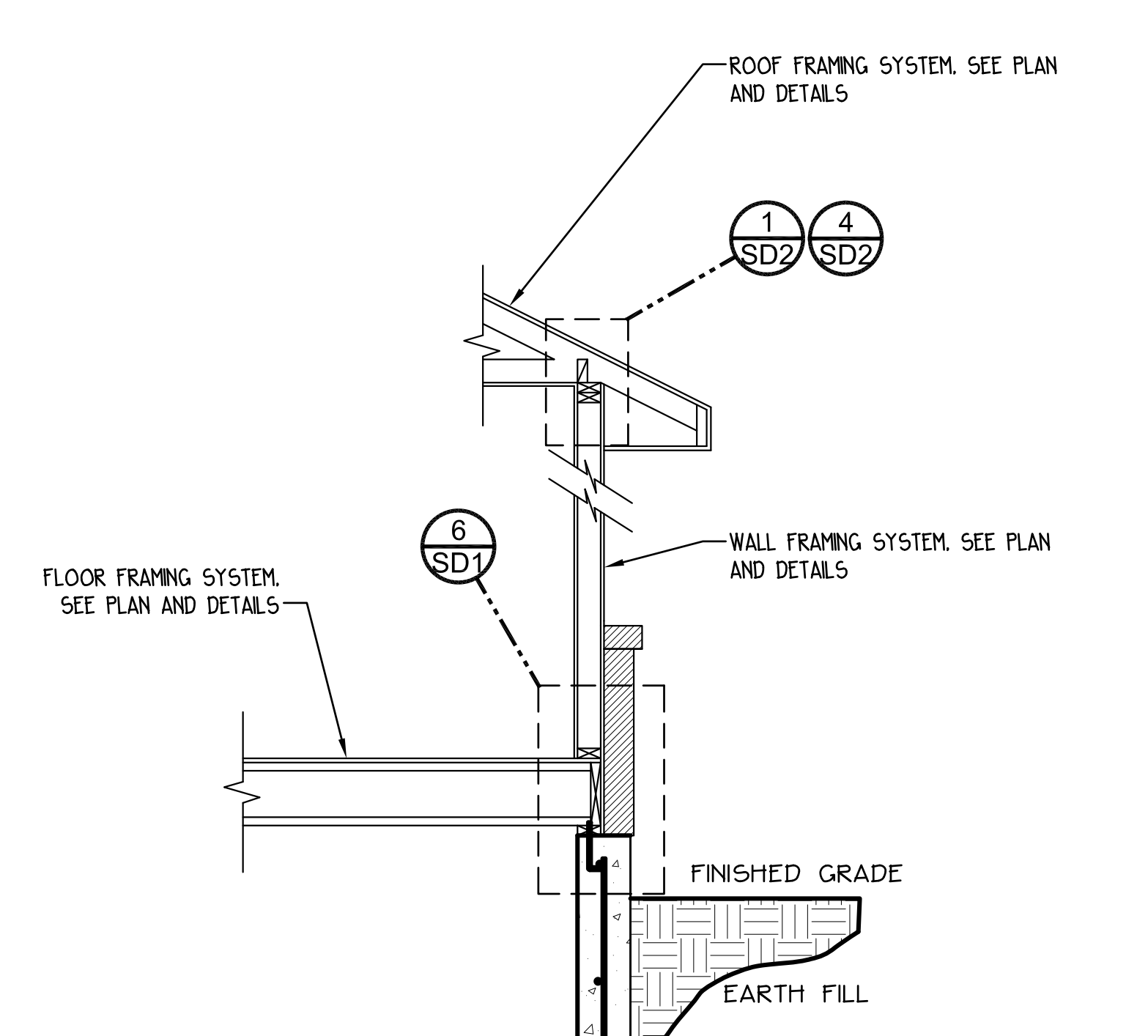
**8 DECK ATTACHMENT TO WOOD FLOOR**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



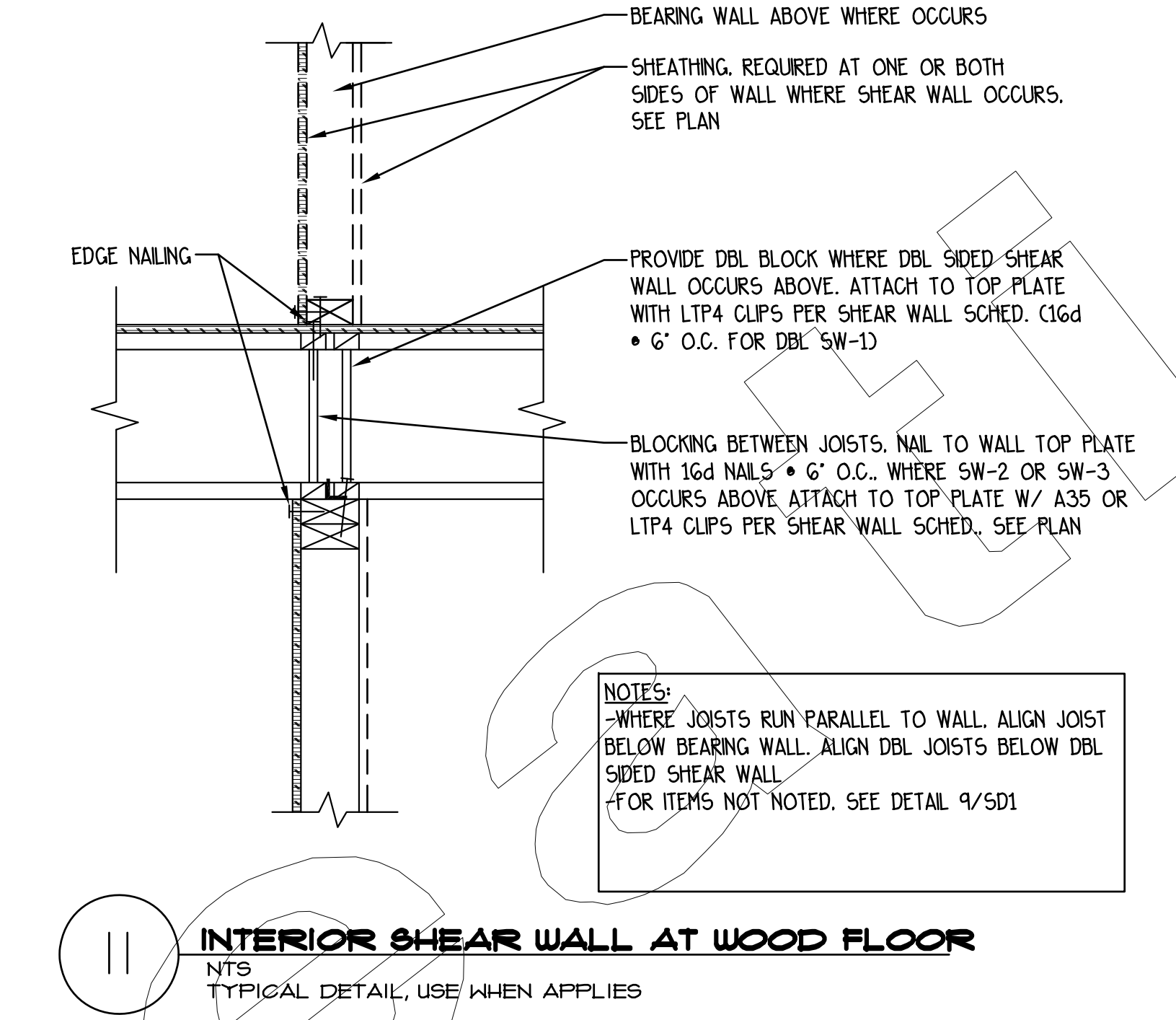
**9 CANTILEVER FLOOR JOIST**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



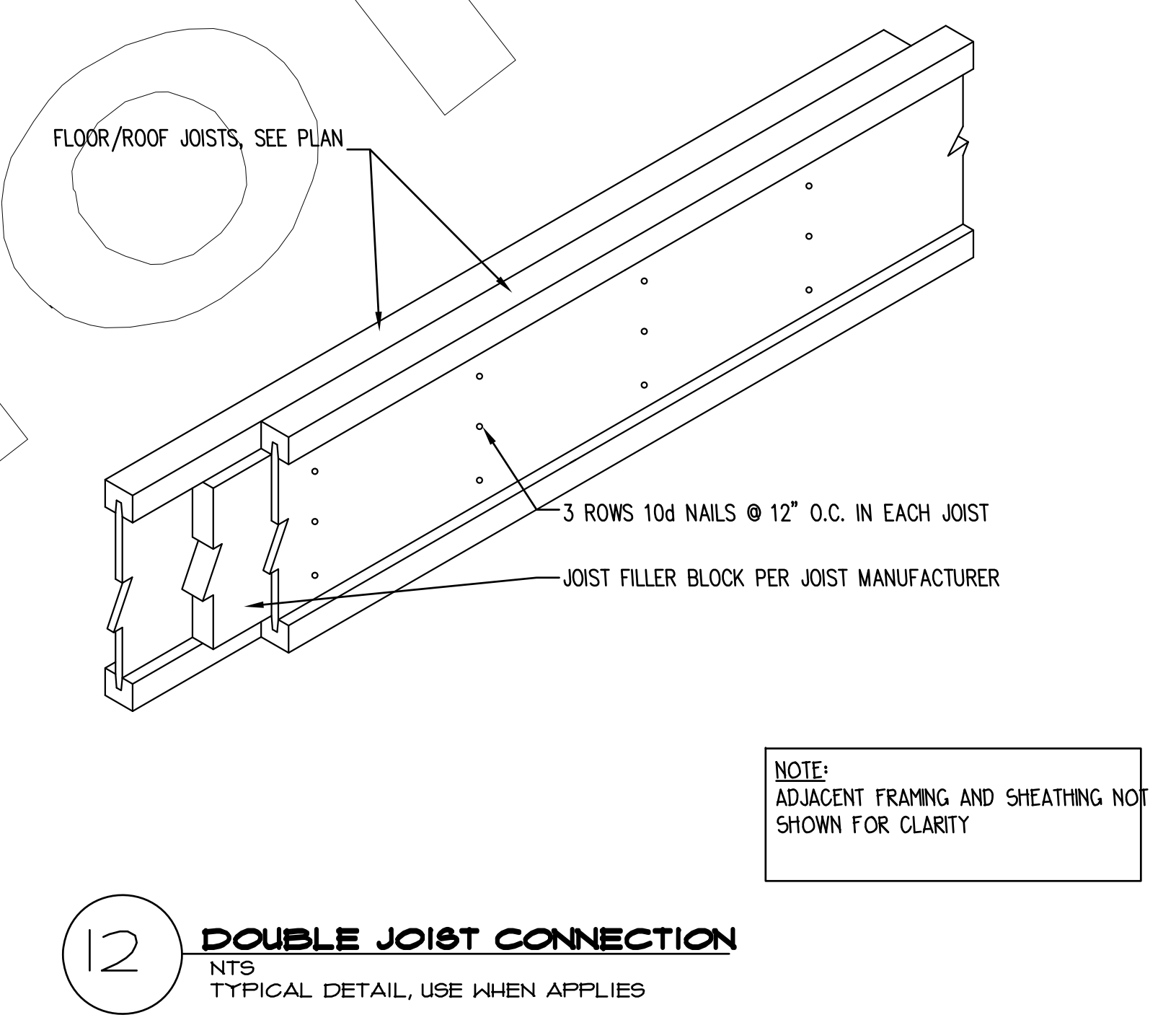
**10 FLOOR JOIST AT WOOD WALL**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



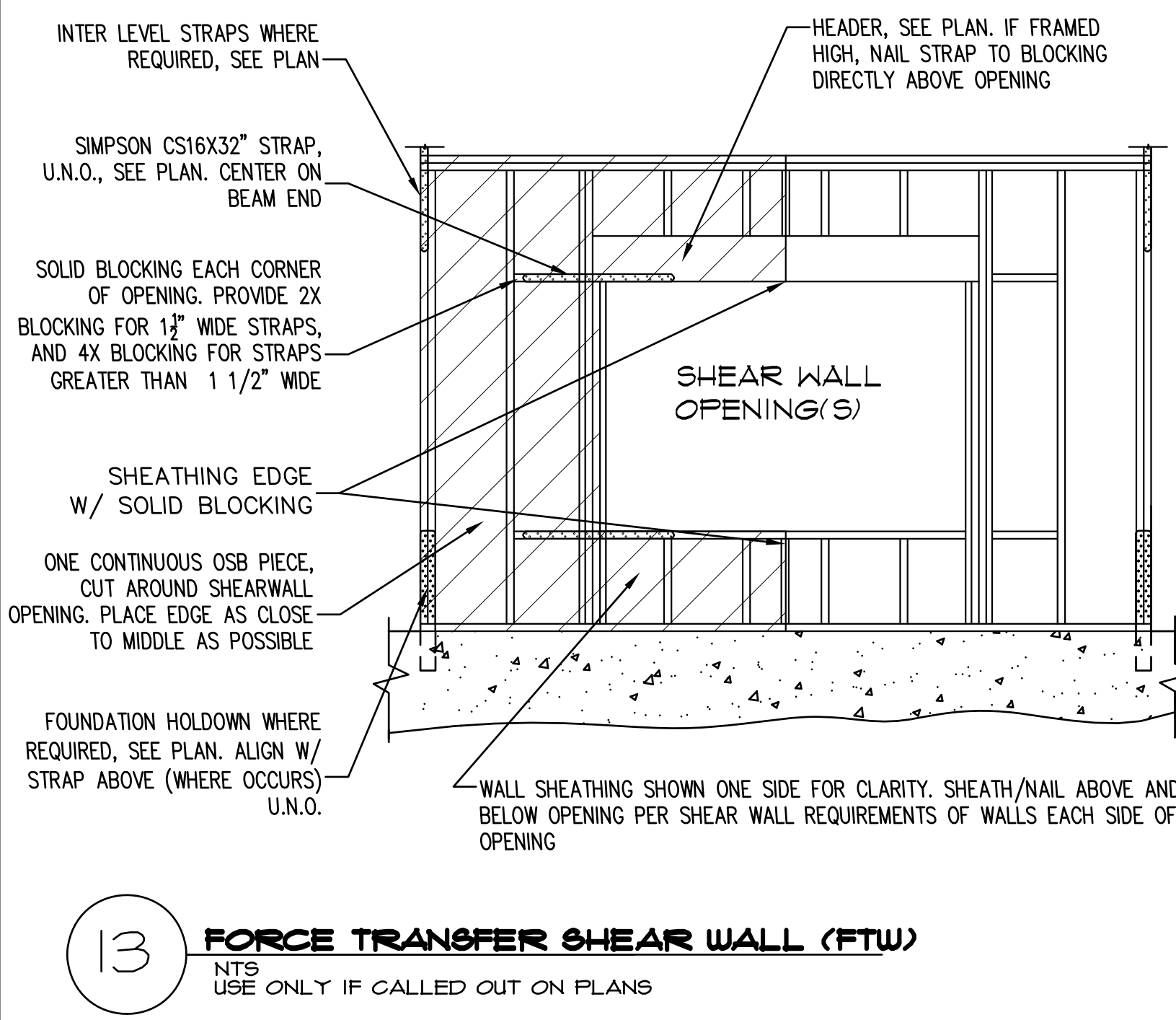
**11 INTERIOR SHEAR WALL AT WOOD FLOOR**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



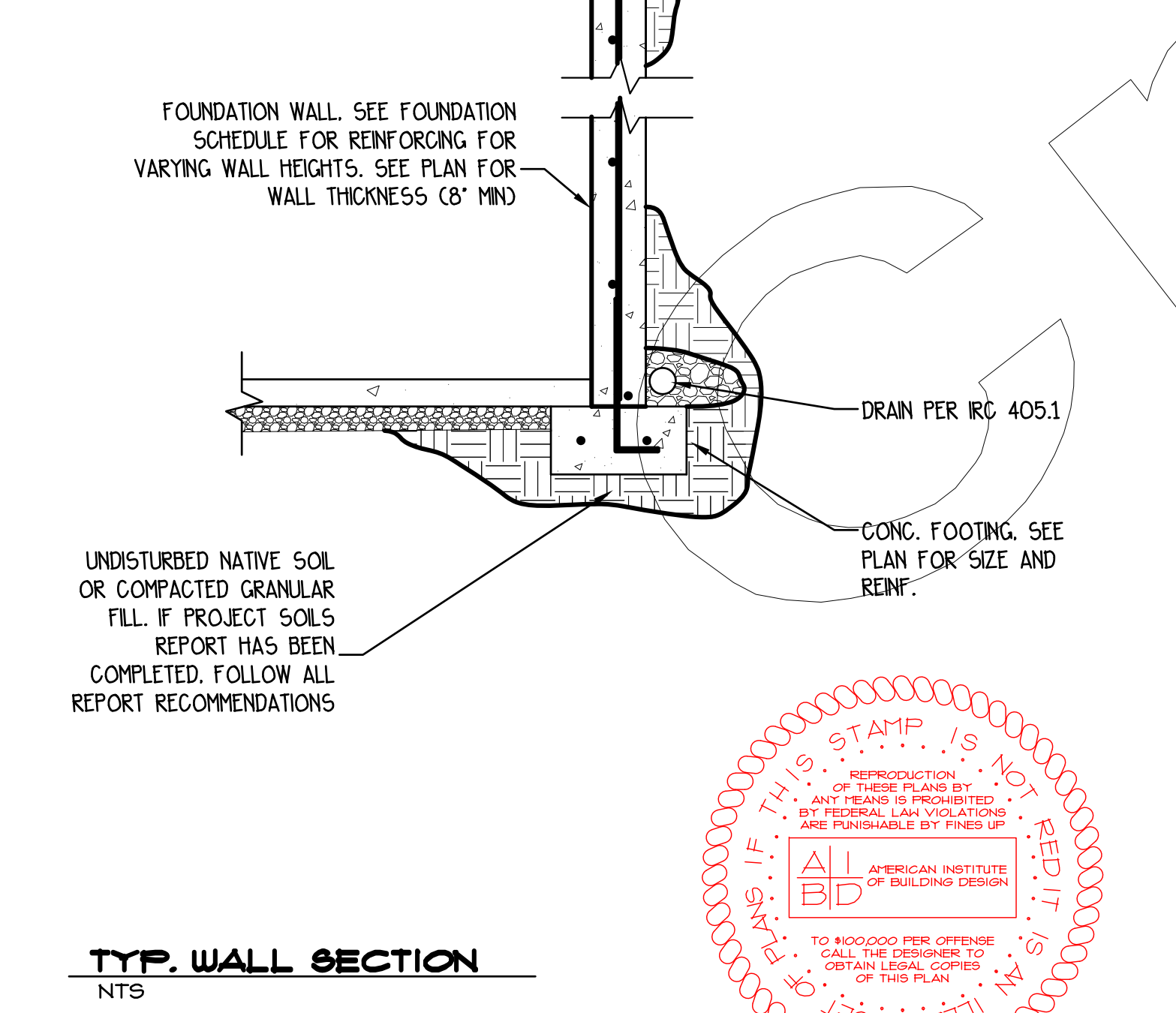
**12 DOUBLE JOIST CONNECTION**  
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 TYPICAL DETAIL, USE WHEN APPLIES



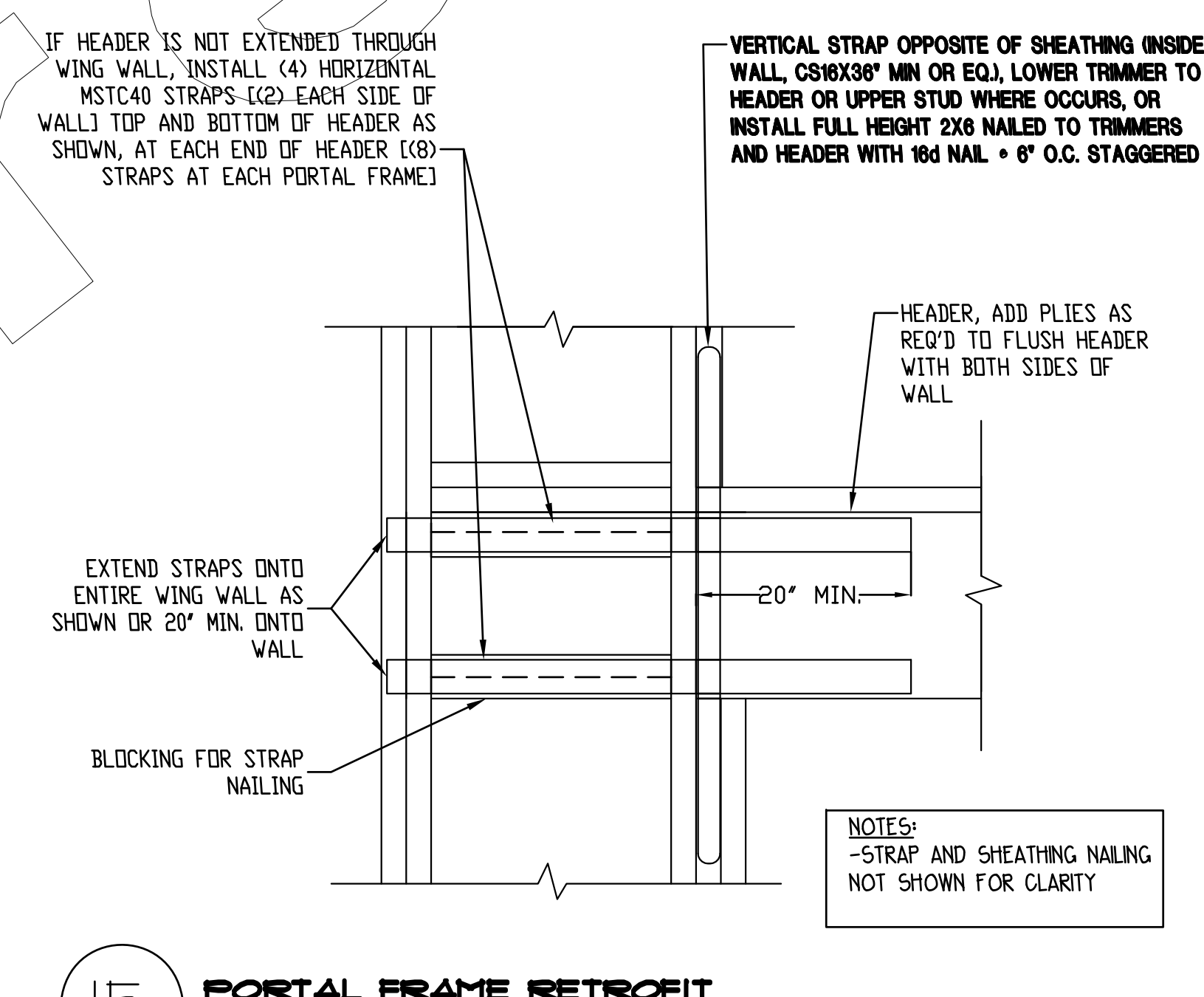
**13 FORCE TRANSFER SHEAR WALL (FTW)**  
 NTS  
 USE ONLY IF CALLED OUT ON PLANS



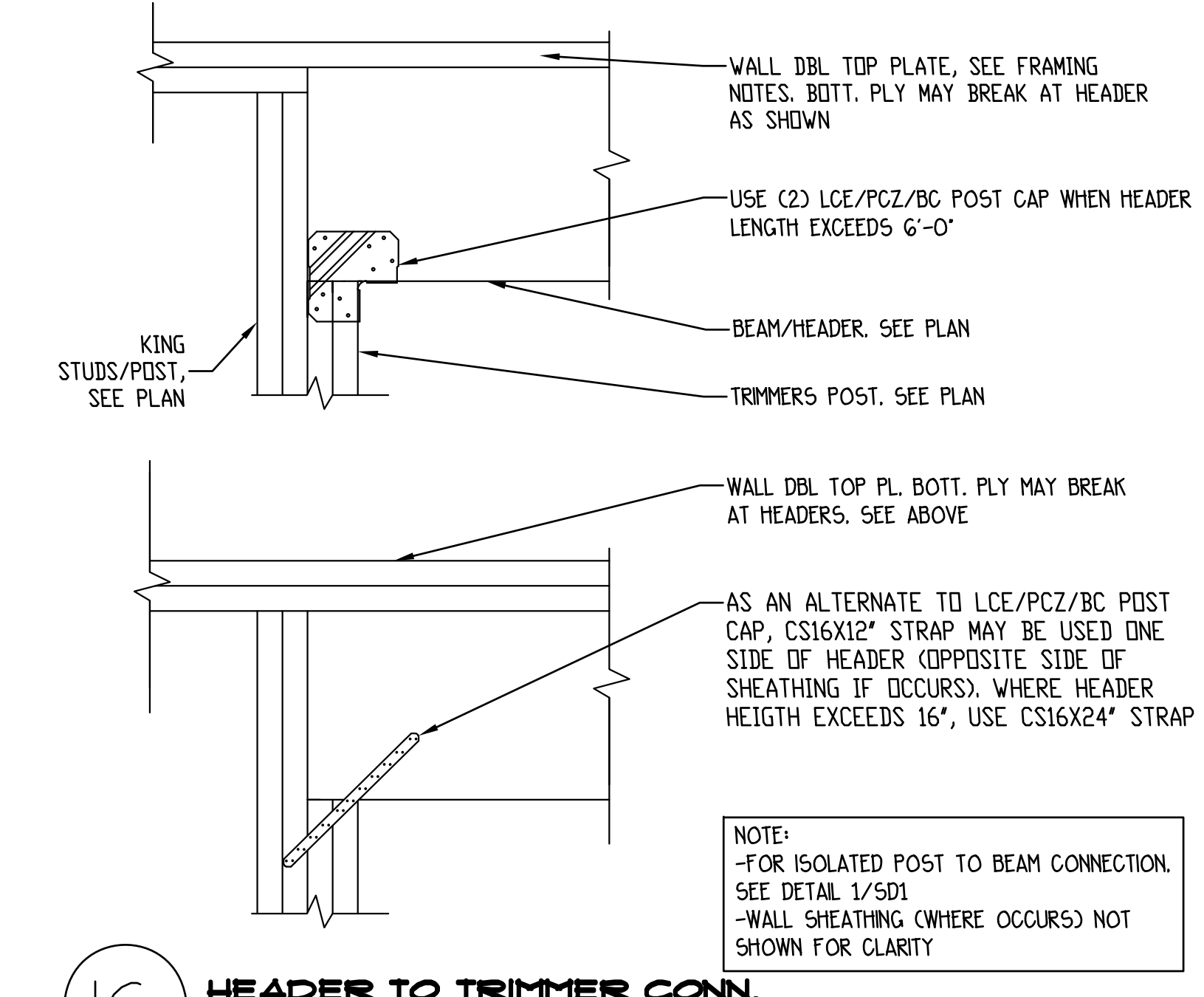
**14 PORTAL FRAME 1ST STORY**  
 NTS  
 USE ONLY IF CALLED OUT ON PLANS



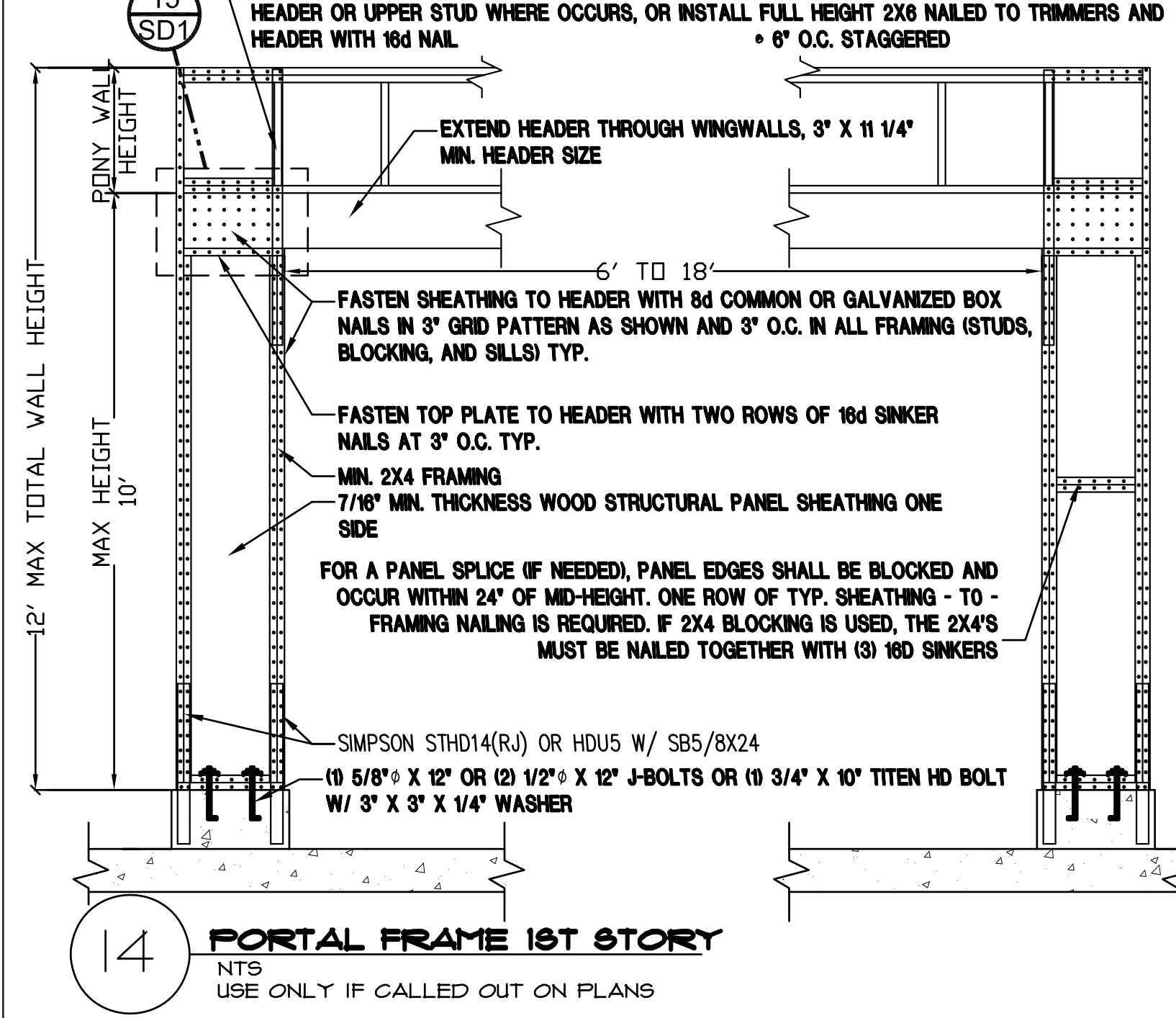
**15 PORTAL FRAME RETROFIT**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



**16 HEADER TO TRIMMER CONN.**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



**17 BEARING WALL CONSTRUCTION TABLE**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES



**18 VERTICAL STRAP OPPOSITE OF SHEATHING INSIDE WALL**  
 NTS  
 TYPICAL DETAIL, USE WHEN APPLIES

**TYP. WALL SECTION**  
 NTS

**PROFESSIONAL ENGINEER**  
 STATE OF UTAH

**ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS**

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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

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**PROFESSIONAL ENGINEER**  
 STATE OF UTAH

DATE:  
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SHEET:  
 SD1

PLAN NUMBER  
 5-1584-1603-21UE



3,000 PSI CONCRETE		FOUNDATION SCHEDULE				60,000 PSI STEEL	
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REIN. SIZE SPACING	HORIZONTAL WALL REIN. SIZE SPACING	MIN. WALL FOOTING SIZE AND REIN.	NOTES	SILL PLATE J-BOLTS, UNO, SEE PLAN 7" EMBEDMENT
2'-0" TO 4'-0"	NONE	8"	#4 12" O.C.	#4 12" O.C.	SEE PLAN		1/2" X 10" @ 32" O.C.
4'-0" TO 6'-0"	NONE	8"	#4 12" O.C.	#4 12" O.C.	10" X 4" X CONT.	SEE NOTE #4 BELOW	1/2" X 10" @ 32" O.C.
6'-0" TO 8'-0"	NONE	8"	#4 12" O.C.	#4 12" O.C.	12" X 4" X CONT.	SEE NOTE #4 BELOW	1/2" X 10" @ 32" O.C.
8'-0" TO 7'-0"	NONE	8"	#4 12" O.C.	#4 12" O.C.	14" X 4" X CONT. 14" @ 12" O.C.	SEE NOTE #4 BELOW	1/2" X 10" @ 32" O.C.
7'-0" TO 8'-0"	FLOOR	8"	#4 12" O.C.	#4 12" O.C.	SEE PLAN		1/2" X 10" @ 32" O.C.
8'-0" TO 9'-0"	FLOOR	8"	#4 12" O.C.	#4 12" O.C.	SEE PLAN		1/2" X 10" @ 32" O.C.
9'-0" TO 10'-0"	FLOOR	8"	#4 12" O.C.	#4 12" O.C.	18" X 4" X CONT.	USE MIN F-24 FOOTING	1/2" X 10" @ 32" O.C.
10'-0" TO 11'-0"	FLOOR	8"	#4 12" O.C.	#4 12" O.C.	18" X 4" X CONT.	USE MIN F-30 FOOTING	1/2" X 10" @ 32" O.C.
11'-0" TO 12'-0"	FLOOR	8"	#4 12" O.C.	#4 12" O.C.	18" X 4" X CONT.	USE MIN F-36 FOOTING	1/2" X 10" @ 32" O.C.
12'-0" TO 13'-0"	FLOOR	8"	#4 12" O.C.	#4 12" O.C.	18" X 4" X CONT.	CONTACT YORK ENGR.	REQUIRES ENGR.

**NOTES:**  
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL UNO, SEE PLAN.  
2. FOOTING DOWELS SHALL EXTEND AS BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.  
3. USE 3" X 3" X 1/2" WASHERS ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD CUT WASHER.  
4. LARGER FOOTINGS SPECIFIED ON 4'-0" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:  
A. 4" X 4" TO 7" X 7" WALL LENGTHS NOT EXCEEDING 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.  
B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".  
C. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL. USE 8" FOR DBL. SILL PL.  
D. FLOOR JOISTS/LOGS/W/ AS4 CLP PER DETAILS.  
E. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 4'-0" TO 12'-0" FOUNDATION WALLS.

**FOOTING, FOUNDATION AND CONCRETE**

- FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF UNO. SEE PLAN IF A PROJECT SOILS REPORT HAS BEEN COMPLETED. FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH AND BE CONTINUOUS AND MONOLITHIC POUR.
- CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE CHANGES OVER 8" IN 24" (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.
- ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI UNO. TO MEET STRENGTH REQUIREMENTS (SEE CALCS, NO SPECIAL INSPECTIONS REQUIRED UNO). SEE PLAN HOWEVER, PER RC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.
- ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.
- ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HINDER BONDING CAPACITY.
- OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.
- ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.
- STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.
- RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS. SEE PLAN.
- SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE UNO, SEE PLAN.
- TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.
- ALL FOUNDATION HOLD-DOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS UNO. SEE PLAN. PROVIDE WOOD POST AT EACH HOLD-DOWN PER THE HOLD-DOWN SCHEDULE. DIMENSIONS TO HOLD-DOWN LOCATIONS MUST BE FIELD VERIFIED.
- FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS UNO, SEE PLAN.
- USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS UNO. SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.
- LAP REBAR 48 BAR DIAMETERS UNO. SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.
- LAURELS IN CONCRETE WALLS MAY BE AS FOLLOWS UNO. SEE PLAN FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) 1/4" BOTT. BARS. FOR 6'-0" MAX SPAN, 1' DEEP WITH (2) 1/4" BOTT. BARS.
- PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS UNO. SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS. FAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.
- PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

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

**NOTE:** FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING UNO. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

HOLD-DOWN SCHEDULE			
HOLD-DOWN	MIN. POST SIZE (FULL HT. KING POST)	STEM WALL	SLAB ON GRADE
LSTD8/LSTD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTTS OR HDUS W/PABS
HTTS AND HDUS	4X4 OR (2) 2X4	8B5/8X24	PAB5
HDUS	4X6 OR (2) 2X6	8B7/8X24	SSTB28
HDU11	6X6	8B1X30 OR PAB5 (SEE PLAN)	8B1X30 OR PAB5 (SEE PLAN)
HDU14	6X6	8B1X30 OR PAB5 (SEE PLAN)	8B1X30 OR PAB5 (SEE PLAN)

**NOTES:**  
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. UNO. SEE PLAN.  
2. AT INTERLEVEL, HTT AND HDU HOLD-DOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.  
3. ALIGN HOLD-DOWNS AT FOUNDATIONS WITH INTERLEVEL HOLD-DOWNS/STRAPS ABOVE UNO. SEE PLAN.  
4. DIMENSIONS TO HOLD-DOWN LOCATIONS MUST BE FIELD VERIFIED.  
5. EDGE NAIL SHEATHING TO POSTS AT HOLD-DOWNS WITH (2) ROUS EDGE NAILINGS.  
6. USE "R2" HOLD-DOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

HOLD-DOWN RETROFIT TABLE	
HOLD-DOWN	RETROFIT OPTIONS
LSTD8/LSTD8RJ	HTTS WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD10/STHD10RJ	HTTS WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD14/STHD14RJ	HDUS WITH 7/8" Ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HTTS AND HDUS	HDUS WITH 7/8" Ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDUS	(2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP. SPACE STRAPS 1' APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU11	(2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP. SPACE STRAPS 1' APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.

**NOTE:** YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX. BEND.

**NOTE:** THIS ENGINEERING ASSUMES THAT THE CLEARANCE + SETBACK REQUIREMENTS LISTED IN RC SECTION R403.1.1 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

**NOTE:** THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

**SHEATHING NOTES**

- STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
- INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS UNO. SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD P5-1.
- NAILS SHALL BE " MIN FROM SHEATHING EDGE.
- ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
- PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

**WALL SHEATHING:** 7/16" APA RATED 24/16 MIN. UNO. SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.  
**ROOF SHEATHING:** 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNO. SEE PLAN.  
**FLOOR SHEATHING:** 3/4" 1+G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNO. SEE PLAN. GUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

**FRAMING NOTES**

- SILL PLATE J-BOLTS SHALL HAVE A 3/32"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
- ALL FOUNDATION HOLD-DOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS UNO. SEE PLAN. PROVIDE WOOD POST AT EACH HOLD-DOWN PER THE HOLD-DOWN SCHEDULE.
- STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
- WALL DBL. TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (2) 16d NAILS STAGGERED EACH SIDE OF SPLICE UNO. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE C516X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
- PROVIDE DBL. CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLD-DOWN STRAPS ARE INDICATED.
- ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. ((2) 16d OR FOR 2X6 HEADERS). USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) " THROUGH BOLTS AT 16" O.C. OR (2) 5/8" 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER UNO. SEE PLAN.
- SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
- EDGE NAL SHEATHING TO ALL DRAG MEMBERS.
- WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSSES/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEY'S CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @ 12" O.C. USE 1.5X 2X6 @ 12" O.C. FOR CHIMNEY'S EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEY'S EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MST48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
- ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

**SHEAR WALL NOTES**

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. UNO, WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 12" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

**SHEAR WALL SCHEDULE**

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
			EDGE	FIELD			
TYPICAL <sup>1</sup>	7/16" ONE SIDE <sup>2</sup>	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1 <sup>4</sup>	7/16" ONE SIDE <sup>2</sup>	8d	4" O.C. <sup>5</sup>	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2 <sup>3</sup>	7/16" ONE SIDE <sup>2</sup>	8d	3" O.C. <sup>5</sup>	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. <sup>7,8</sup>	LTP4 OR A35 @ 12" O.C.
SW-3 <sup>3</sup>	7/16" ONE SIDE <sup>2</sup>	8d	2" O.C. <sup>5</sup>	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. <sup>7,8</sup>	LTP4 OR A35 @ 9" O.C.

**NOTES:**

- 1/16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLD-DOWNS WITH (2) ROUS EDGE NAILING.

**CS16 FLOOR TIE STRAPS**

LAP UPPER LEVEL HALL SHEATHING TO CENTER OF RIM OR HALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL HALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON HALL BOTT. PLATE).

AT SH-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF HALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/BOTT. PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

**TRUSS/ JOIST CONNECTION**

USE SIMPSON H1 OR EQUIVALENT TIES EACH END OF EACH TRUSS/JOIST. SEE ROOF TRUSS AT WOOD WALL DETAIL. AT ORDERS, INSTALL TIES EACH END

**AS FOLLOWS:**

- FOR UPLIFT UP TO 1080 LBS. USE H10A-2
- FOR UPLIFT UP TO 1885 LBS. USE LG2
- FOR UPLIFT UP TO 4940 LBS. USE VGT

**HEADER TO TRIMMER/KING STUD CONNECTION**

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END UNO. SEE PLAN.
- FOR HEADERS GREATER THAN 6" LONG, USE (2) LCE CLIPS OR PCZ OR RC POST CAP EACH END OF HEADER TO TRIMMER CONN. OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS. SEE HEADER TO TRIMMER CONNECTION DETAIL.

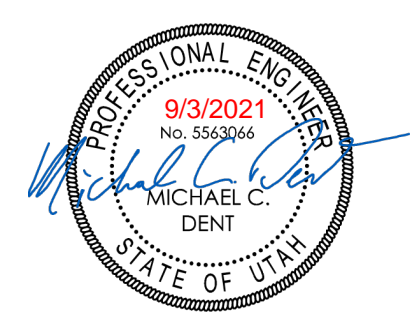
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