

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 systems.

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:

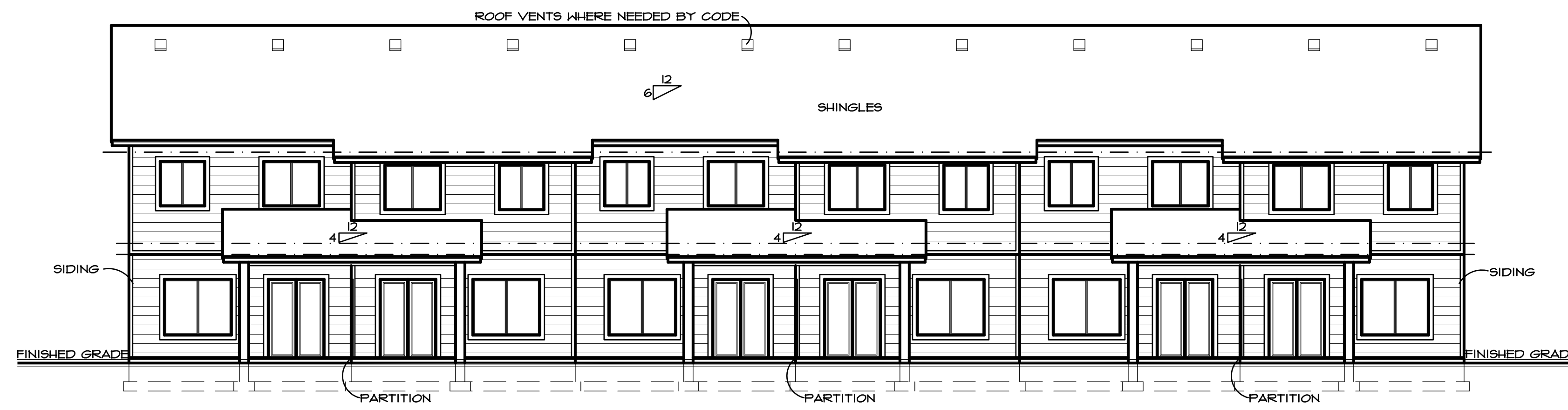
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection (30" min).
The grade adjacent to all foundation wall shall fall a minimum of 6" inches within the first 10 feet (10% RATIO) Landing, ramps, patios, porches or decks, which 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 ordinance 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 ordinance of this jurisdiction.

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REAR ELEVATION
SCALE 1/8"



LEFT ELEVATION
SCALE 1/8"

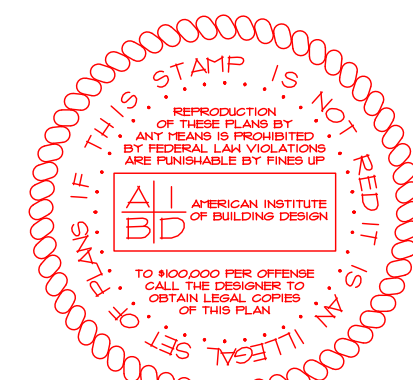


RIGHT ELEVATION
SCALE 1/8"



FRONT ELEVATION
SCALE 1/4"

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



PLAN NUMBER
SCOTT HONES
LICENSED ARCHITECT, UTAH

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Suite # 120 Phone 801.525.6700
Clearfield, Utah 84005 Fax 801.525.6700
801.525.6700 plans@creationswest.com

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DATE: SEP. 03 21
SHEET: 1

PLAN NUMBER
6-1584-1603-21UE

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. Finishing wall top @ 8'-0" TYP.
 2. All doors 27" x 80" with closer 4" and swing open to allow proper egress.
 3. Egress door, 80" CFT, no window duty to the outside. 1. Provide 30" min. width for 4" TYP. and 24" clear in front.
 4. Vent doors to outside with 4" metal slatting sealed and secured every 24" horizontal.
 5. 10X10 posts shall be provided to provide access to circulation paths.
 6. 10X10 posts shall be provided to provide access to circulation paths.
 7. 10X10 posts shall be provided to provide access to circulation paths.
 8. 10X10 posts shall be provided to provide access to circulation paths.
 9. 10X10 posts shall be provided to provide access to circulation paths.
 10. 10X10 posts shall be provided to provide access to circulation paths.

GENERAL NOTES:
 Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all egress routes and dimensions prior to construction.
 Note: Floor or ceiling dimensions take precedence over walls.
 Manufacturer's specifications for placement of openings shall be followed.
 The general contractor shall coordinate the work of the various trades to complete the job in a timely and cost-effective manner.

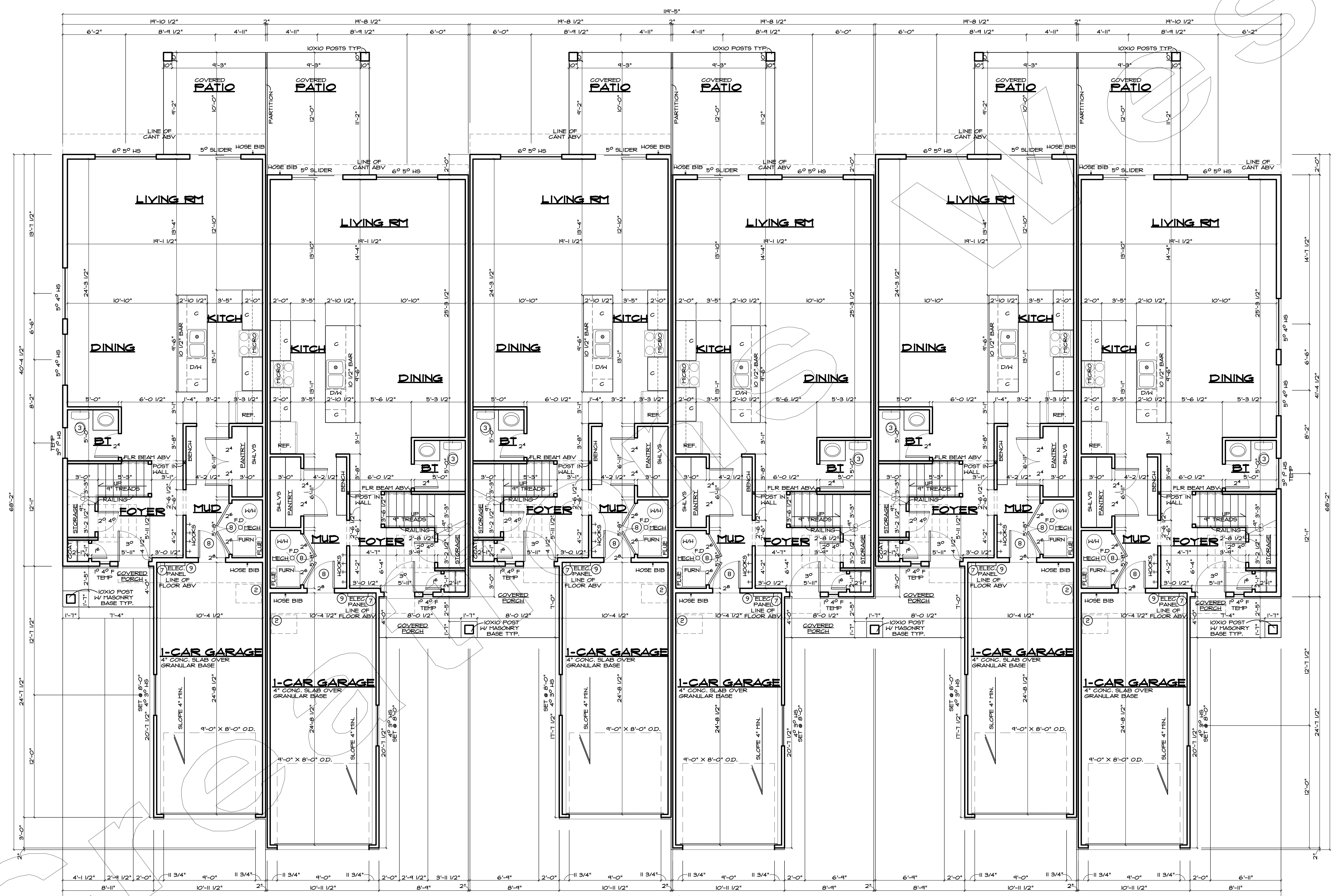
GENERAL BATHROOM NOTES:
 Shower compartments shall have at least 100 sq. ft. of floor area and 6'6" clear height to be installed in a room with a net area of at least 30 sq. ft. Shower doors shall open outward and have a minimum width of 27". The wall area behind the shower door shall have a minimum height of 6'0". Shower compartments shall be constructed on per Section 0522.4. Each wall shall have a minimum height of 6'0" and shall have the 6'0" height of shower floor. Bathrooms, shower compartments, and other areas shall have a minimum clear height of 6'0". The minimum clear height of a shower compartment shall be 6'0". The minimum clear height of a shower compartment shall be 6'0". The minimum clear height of a shower compartment shall be 6'0".

DOOR AND WINDOW NOTES:
 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 rag and dog door the landing shall not be less than 20 inches wide. All windows shall be not less than 20" wide, measured in the direction of travel.

APPLIANCE NOTES:
 Appliances shall be installed in accordance with the manufacturer's instructions. Appliances shall be installed in accordance with the manufacturer's instructions. Appliances shall be installed in accordance with the manufacturer's instructions. Appliances shall be installed in accordance with the manufacturer's instructions.

CONDENSATE DISPOSAL:
 Condensate from all cooling coils or evaporators shall be collected 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. 154.1.3

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.



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

UNIT 2
 SCALE - 1/4"
 783 SQ. FT. MAIN LEVEL
 130 SQ. FT. UPPER LEVEL
 1584 SQ. FT. TOTAL

UNIT 3
 SCALE - 1/4"
 811 SQ. FT. MAIN LEVEL
 130 SQ. FT. UPPER LEVEL
 1623 SQ. FT. TOTAL

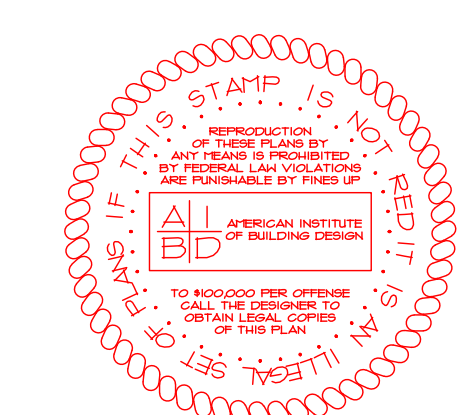
UNIT 4
 SCALE - 1/4"
 783 SQ. FT. MAIN LEVEL
 130 SQ. FT. UPPER LEVEL
 1584 SQ. FT. TOTAL

UNIT 5
 SCALE - 1/4"
 811 SQ. FT. MAIN LEVEL
 130 SQ. FT. UPPER LEVEL
 1623 SQ. FT. TOTAL

UNIT 6
 SCALE - 1/4"
 783 SQ. FT. MAIN LEVEL
 130 SQ. FT. UPPER LEVEL
 1584 SQ. FT. TOTAL

NOTES:
 1) 2" x 6" CEILING HEIGHT TYP.
 2) 2" x 6" 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
 6-1584-1603-21UE

PLANNED FOR:
 SCOTT HOVIES
 LICENSE NO. 881406
 STATE OF UTAH
 REGISTERED PROFESSIONAL ENGINEER

1424 Legend Hills Dr., South Jordan, Utah 84091
 Clear Salt # 120 #4015 801.525.6700 208.525.5555
 801.525.6700 plans@creationswest.com

FLOOR PLAN GENERAL NOTES:

1. Plumbing wall 2" x 8" on center.
2. All exterior doors shall be 30" wide.
3. All exterior doors shall be 30" wide with a clear height of 78" to the top of the door.
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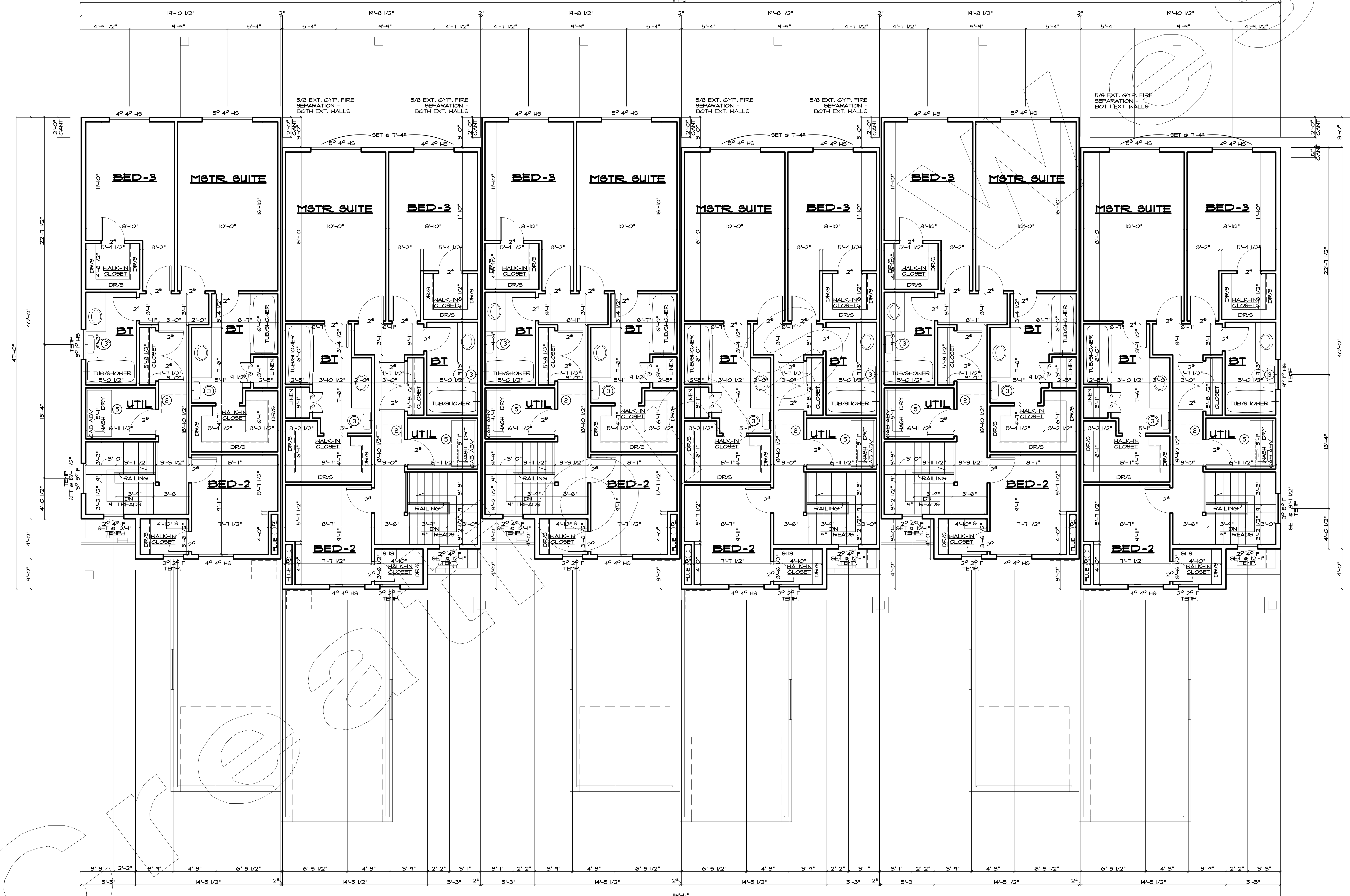
GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all drawings and specifications prior to construction.

All work shall be done in accordance with the approved plans. All work shall be done in accordance with the approved plans. All work shall be done in accordance with the approved plans.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 100 sq. ft. of floor area and the height shall be a minimum of 80" to the top of the shower pan. The shower pan shall be a minimum of 2" thick. The shower pan shall be a minimum of 2" thick. The shower pan shall be a minimum of 2" thick.



UNIT 1
SCALE = 1/4"
81 SQ. FT. MAIN LEVEL
132 SQ. FT. UPPER LEVEL
163 SQ. FT. TOTAL

UNIT 2
SCALE = 1/4"
81 SQ. FT. MAIN LEVEL
132 SQ. FT. UPPER LEVEL
163 SQ. FT. TOTAL

UNIT 3
SCALE = 1/4"
81 SQ. FT. MAIN LEVEL
132 SQ. FT. UPPER LEVEL
163 SQ. FT. TOTAL

UNIT 4
SCALE = 1/4"
81 SQ. FT. MAIN LEVEL
132 SQ. FT. UPPER LEVEL
163 SQ. FT. TOTAL

UNIT 5
SCALE = 1/4"
81 SQ. FT. MAIN LEVEL
132 SQ. FT. UPPER LEVEL
163 SQ. FT. TOTAL

UNIT 6
SCALE = 1/4"
81 SQ. FT. MAIN LEVEL
132 SQ. FT. UPPER LEVEL
163 SQ. FT. TOTAL

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

UPPER FLOOR PLAN
SCALE = 1/4"

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PLANNED FOR:
SCOTT HONES
UNIT 1, 2, 3, 4, 5, 6
WEEB COUNTY, UT

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Utah 84091
Client: Suite # 120 840151 801.525.6700 208.255.5555
801.525.6700 plans@creationswest.com



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DATE:
SEP. 03 21

SHEET:
3

PLAN NUMBER
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- FLOOR PLAN GENERAL NOTES**
1. Finishing walls 5/8" x 12"
 2. Airgap above 22" x 50" rim closer & g. finished edge to curb, space location, & finish in place
 3. Finish floor 1/2" CD GFR over exterior door to the exterior. Provide 30" min. width for the door closer and 24" clear in front
 4. Trim wall and door
 5. Trim wall to coincide with wall framing sealed and secured every 12" termination
 6. 1/2" x 2" min. opening headed to provide access to circulation barrier, space 150"
 7. 1/2" x 2" min. opening headed to provide access to circulation barrier, space 150"
 8. 3/4" shall be provided around all exterior windows
 9. 20" above fire rated door
 10. Backsaver view

MECHANICAL GENERAL NOTES

Mechanical contractor to provide combustion air to furnace area in accordance with local model code specifications.

2. Furnace provided, installed on 12" above floor, and 1" placed 12" away from exterior wall. Provide 1/2" clearance from 12" VERTICAL opening, each with 1 sq. ft. per 4,000 BTUH of the rated heating rating of all appliances with the combustion air.

OR

Combustion air shall be supplied by top (2) HORIZONTAL openings, each with 1 sq. ft. per 4,000 BTUH of the rated heat output of all appliances with the combustion air opening.

CONDENSATE DISPOSAL

Condensate from all cooling coils or fans is to be disposed of in a suitable manner. Condensate shall not discharge into a storm drain or other area so as to cause a nuisance.

The mechanical room shall be protected, sealed and insulated in accordance with IECC, MO 4.4.

MECHANICAL ROOM

MECHANICAL ROOM SHALL BE PROVIDED, SEALED AND INSULATED IN ACCORDANCE WITH IECC, MO 4.4.

GENERAL CONCRETE NOTES

Reinforcing floor drains or other heaters, handrails, grilles, etc. may be cast in place or deep seal over. Check with Architect for IPD See 0202.4.5.

FOUNDATION SCHEDULE

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FOUNDATION ELEVATION

On graded sites, the top of any exterior foundation shall extend above the elevation of the finished grade or curb or finish grade to a minimum depth of 24" below the exterior finish grade. Provide 1/2" clearance from the exterior finish grade to the top of the foundation. Provide 1/2" clearance from the exterior finish grade to the top of the foundation.

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FOUNDATION ELEVATION

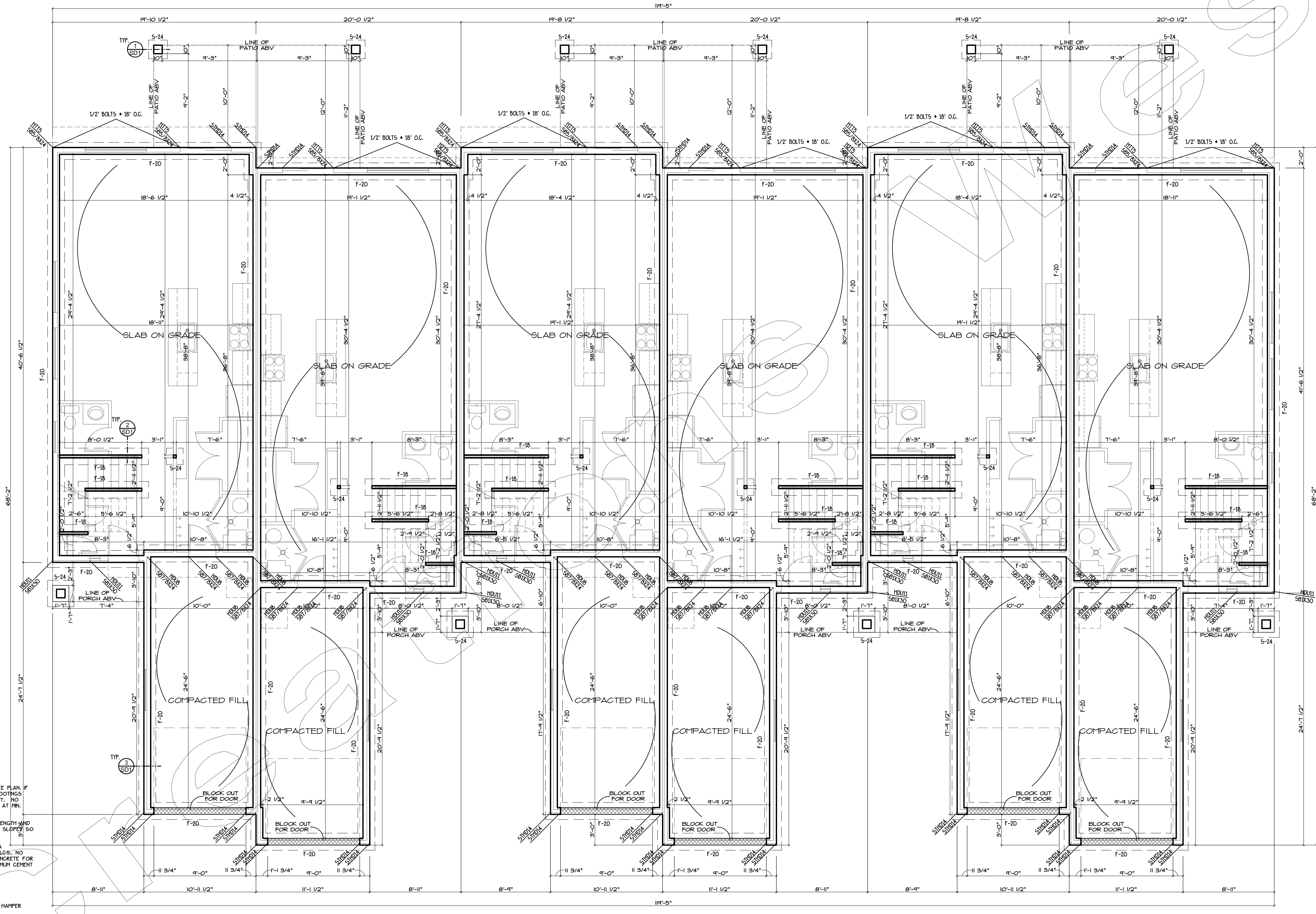
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FOUNDATION SCHEDULE									
FOUNDATION	TOP EDGE HEIGHT FROM TO. FOOTING	MIN. WALL THICKNESS	VERTICAL WALL REINFORCING	HORIZONTAL WALL REINFORCING	MIN. WALL FOOTING SIZE AND REINFORCING	NOTES	MIN. WALL FOOTING SIZE AND REINFORCING	MIN. WALL FOOTING SIZE AND REINFORCING	MIN. WALL FOOTING SIZE AND REINFORCING
F-16	16"	16"	CONT.	10"	(2) # 4 BARS CONT.				
F-20	20"	20"	CONT.	10"	(2) # 4 BARS CONT.				
F-24	24"	24"	CONT.	10"	(3) # 4 BARS CONT.				
F-30	30"	30"	CONT.	10"	(3) # 4 BARS CONT.				
F-36	36"	36"	CONT.	10"	(4) # 4 BARS CONT.				
F-24	24"	24"	10"	(3) # 4 BARS EACH HAY					
F-30	30"	30"	10"	(3) # 4 BARS EACH HAY					
F-36	36"	36"	10"	(4) # 4 BARS EACH HAY					
F-42	42"	42"	12"	(5) # 4 BARS EACH HAY					
F-48	48"	48"	12"	(6) # 4 BARS EACH HAY					
F-60	60"	60"	12"	(7) # 4 BARS EACH HAY					

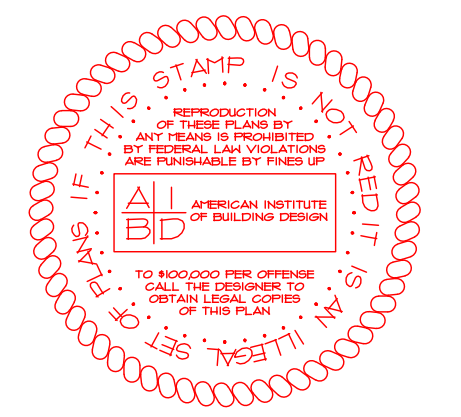
HOLD-DOWN SCHEDULE			
HOLD-DOWN	MIN. POST SIZE (FULL HT. KING)	STEM WALL	SLAB ON GRADE
LSTRB/STHDBR/STHDBR	4X4 DR (2) EX4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHDBR/STHDBR	4X4 DR (2) EX4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
HTS AND HTS	4X4 DR (2) EX4	SBS/EX24	USE HTS DR HDUS V/PABS
HDUB	4X6 DR (2) EX6	SBS/EX24	SSTB28
HDU1	6X6	SBSX30 DR PABS CSEE	SBSX30 DR PABS CSEE
HDU4	6X6	SBSX30 DR PABS CSEE	SBSX30 DR PABS CSEE

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

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.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE + SETBACK REQUIREMENTS LISTED IN IRC SECTION R603.1.1 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 YOUR ENGINEERING FOR REVIEW AND FURTHER DESIGN.



NOTE: 1. FOUND WALL 2. FOUND WALLS U.O.S.

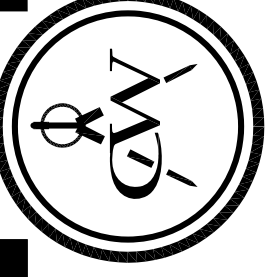
ETG / FOUND PLAN SCALE

SCOTT HONES UNIT PRICE CONTRACT

PLANNED FOR

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 1424 Legend Hills Dr. South Jordan Utah 84091 801.525.6700
 Clearfield Utah 84005 801.525.6700
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CREATIONS WEST EVEN THE BEST DREAMS NEED A PLAN WWW.CREATIONSWEST.COM



DATE: SEP. 03 21

SHEET: 4

PLAN NUMBER 6-1584-1603-21UE

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

EN11) 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

Here two or more non-sensitized detectors are installed together in the same space without intervening walls between them and where the opening may be retained in a filled with caulking from firetrains, or other type of retention, the conductors must be detailed as required by IRC E5105.4.4.

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. 3602.2)

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. 300.15)

All outlets will be tamper resistant in accordance with IRC E4002.14.

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 by a metal sleeve that extends through the structure and is supported by the structure. (IRC E2403.3)

Gas piping shall not penetrate building foundation walls at any point below grade (IRC E2403.6)

Appliances shall not be located in sleeping rooms, bedrooms, utility rooms, storage rooms or a space that opens into such rooms. See exception (IRC E2403.7)

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 ground to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC E2403.14)

RETAIL APPLIANCE RECEPTACLES

In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit the two or more 20-ampere small-appliance branch circuits required by Section E2103.2 shall serve all wall and floor receptacle outlets covered by Section E2103.2 and GFCI and tamper-resistant outlets provided for refrigeration appliances. (IRC E2103.3)

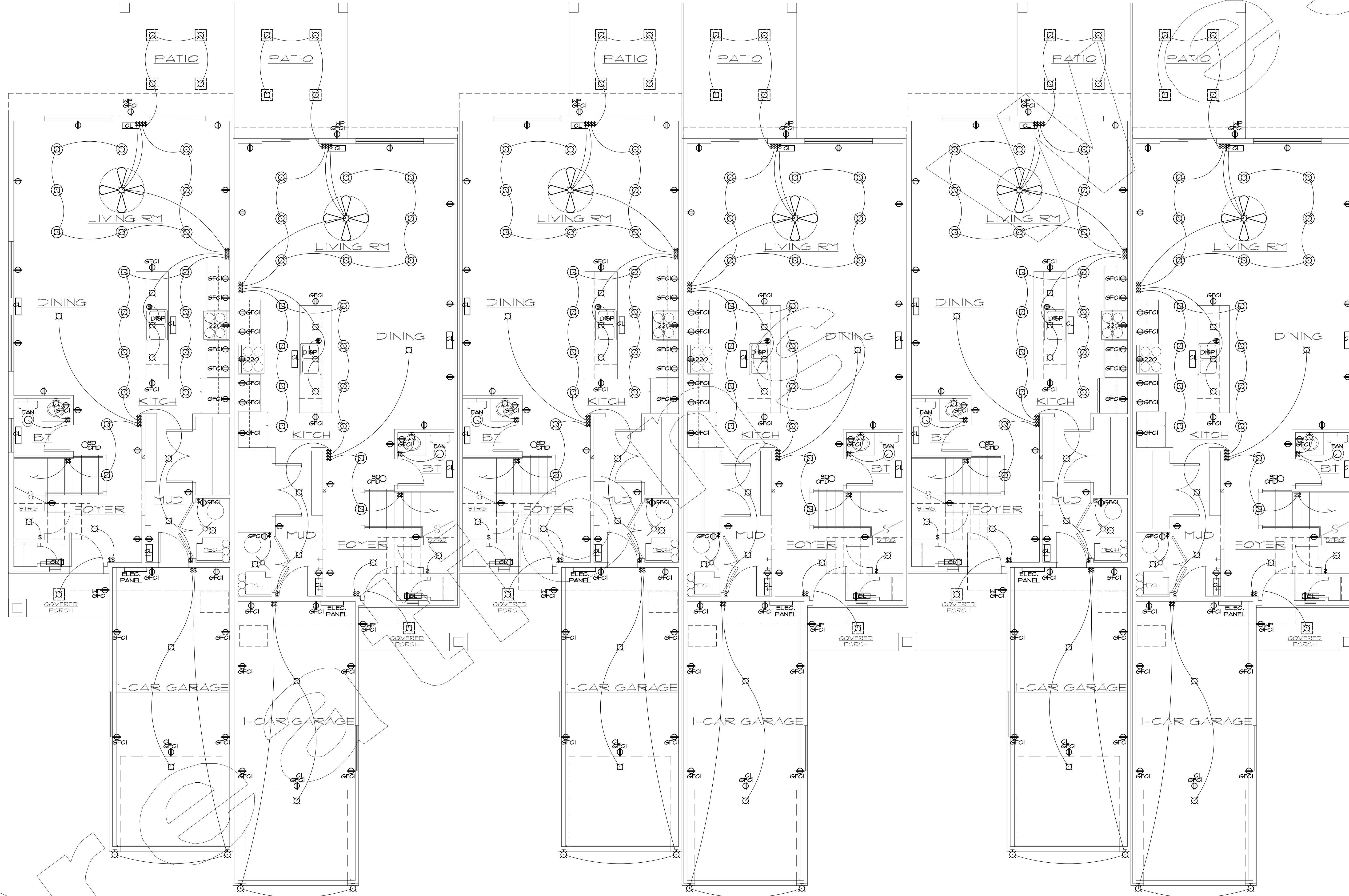
HEATING EQUIPMENT

A 120-volt, 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 10 feet of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the service equipment disconnecting means. (IRC E2403.12)

RECESSED LIGHTING

Recessed lighting installed in the building envelope shall be IC rated and listed to the interior finish. (IRC E2403.6)

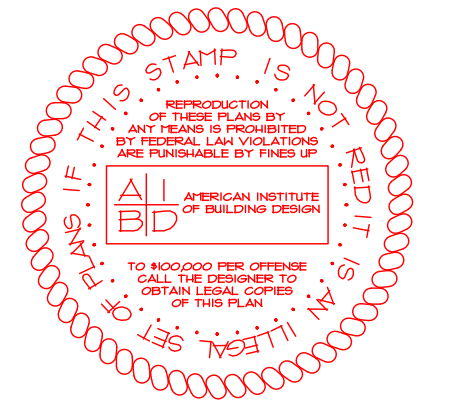
All 120V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.



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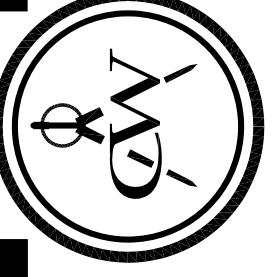
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DATE:
SEP. 03 21

SHEET:
5

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

PLAN NUMBER
6-1584-1603-21UE

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 SENSATION
 When two or more non-recessed thermostat 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 902.4.

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 902.4.2

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 9002.2)

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)

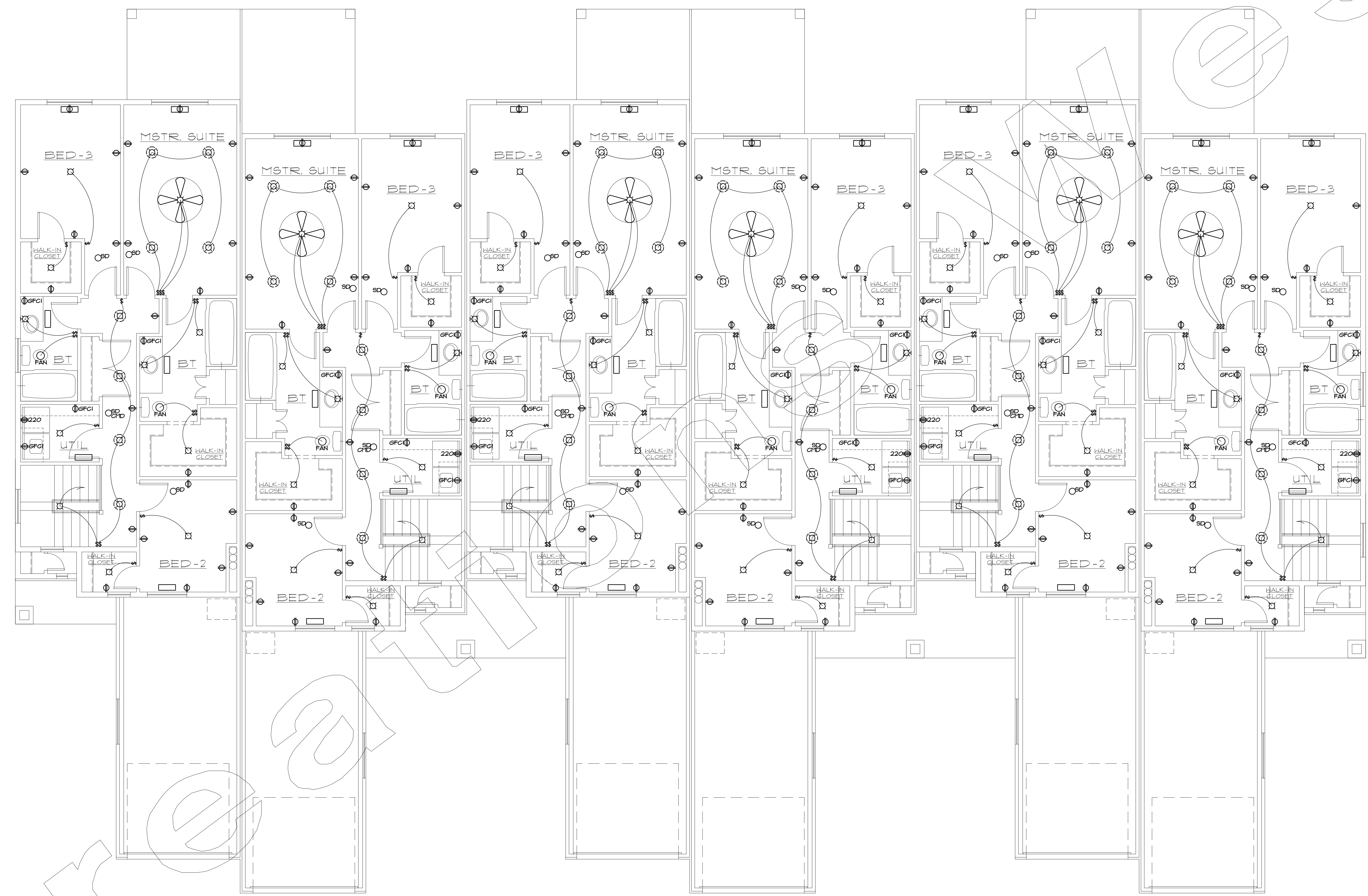
All outlets will be tamper resistant in accordance with IRC E402.14.

GAS PIPING
 Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes dryer, vented, dishwasher or elevator shaft. Gas piping installed downstream of the gas control valve shall not extend through any wall, ceiling or other barrier that is not specifically designed for gas piping. IRC 902.4.1
 Gas piping shall not penetrate foundation walls or any point below grade. IRC 902.4.1
 Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage rooms or a space that opens into such rooms. See exceptions IRC 902.4.2
 Gas piping installed underground between buildings is prohibited except where the system is enclosed in a conduit. Such conduit shall extend not less than 6" outside the building, shall be vented above grade to the outdoors and shall be protected as to prevent the entrance of water or insects. IRC 902.4.4

WALL 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 902.13 shall serve all wall and floor receptacle outlets covered by Section 902.13, and electrical and waste receptacle outlets provided for refrigeration appliances. IRC E302.3

HVAC OUTLET
 A 120-volt, 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 902.13

RECESSED LIGHTING
 Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior from IRC N102.4.5
 All 120V, 15-20 amp receptacles installed inside or outside of dwelling unit shall be tamper resistant.



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DATE: SEP. 03 21
 SHEET: 6

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

PLAN NUMBER
 6-1584-1603-21UE

DETAILED NOTES:
 1. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED AS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED AS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 3. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED AS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

SHEDDING NOTES:
 1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
 2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS UNLESS OTHERWISE NOTED.
 3. ALL FLOOR AND ROOF SHEATHING SHALL BE 48" X 48" MIN. UNLESS OTHERWISE NOTED.
 4. ALL FLOOR AND ROOF SHEATHING SHALL BE 48" X 48" MIN. UNLESS OTHERWISE NOTED.
 5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

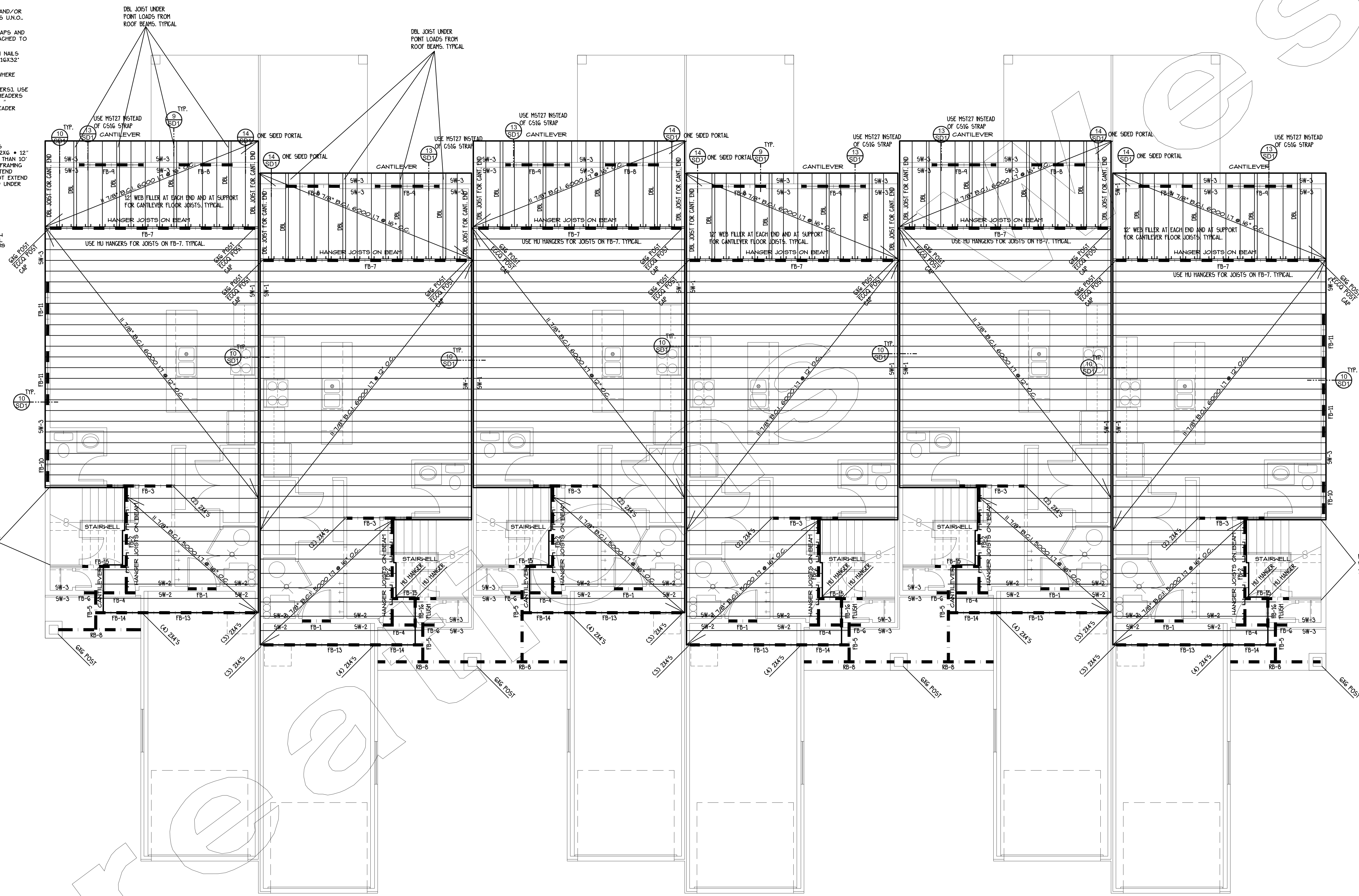
WALL SHEATHING: 7/16" APA RATED 24/16 MIN. UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.
ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.
FLOOR SHEATHING: 3/4" T&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 UNLESS OTHERWISE NOTED. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES:
 1. ALL PLATE BOLTS SHALL HAVE A 3"x3"x1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
 2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT RING STUDS UNLESS OTHERWISE NOTED. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
 3. 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 RING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
 4. WALL END TOP PLATES SHALL BE 2x MIN. AND SHALL LAP 2x AT ALL SPLICES WITH (2) 16d NAILS STAGGERED EACH SIDE OF SPLICE UNLESS OTHERWISE NOTED. SEE PLANS WHERE PLATES DO NOT LAP. PROVIDE C516X32 STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
 5. PROVIDE DEL. CANTILEVER FLOOR JOISTS BELOW (2) PLY COR HOLED TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
 6. 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 36" O.C. OR (2) 5/8" 3/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER UNLESS OTHERWISE NOTED. SEE PLANS.
 7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
 8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
 9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSSES/JOIST HFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2x6 @ 12" O.C. USE 1 1/2" X 2x6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED WITH 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 (CHIMNEY DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A HSTC4883 ANCHOR AT EACH CORNER CHOKED UNDER ROOF JOIST OR TRUSS TOP CHORD.
 10. ATTACH STEEL BEAMS TO WOOD POSTS BY BEAM POKET IN WOOD WALL DETAIL.

CS16 FLOOR TRUSSES:
 LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL TOP PL. BELOW OR INSTALL VERTICAL C516X36 STRAPS AT 32" O.C. CENTERED ON RIM.
 LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL C516X36 STRAPS AT 32" O.C. CENTERED ON WALL BOTT. PLATE.
 AT SW-1 WALLS, C516 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.
 AT DEL. SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE C516 STRAP DETAIL NOT ALLOWED.

ROOF BEAM SCHEDULE

FB-1	(2) 2x6'S
FB-2	(2) 2x6'S @ 12" O.C.
FB-3	(2) 2x6'S @ 12" O.C.
FB-4	(2) 2x6'S @ 12" O.C.
FB-5	(2) 2x6'S @ 12" O.C.
FB-6	(2) 2x6'S @ 12" O.C.
FB-7	(2) 2x6'S @ 12" O.C.
FB-8	(2) 2x6'S @ 12" O.C.
FB-9	(2) 2x6'S @ 12" O.C.
FB-10	(2) 2x6'S @ 12" O.C.
FB-11	(2) 2x6'S @ 12" O.C.
FB-12	NOT USED
FB-13	(2) 2x6'S @ 12" O.C.
FB-14	(2) 2x6'S @ 12" O.C.
FB-15	(2) 2x6'S @ 12" O.C.
FB-16	(2) 2x6'S @ 12" O.C.



SHEAR WALL NOTES:
 ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. UNLESS OTHERWISE NOTED. SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 12" FROM PANEL EDGE AND DOWN FLUSH BUT SHALL NOT INTRUDE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

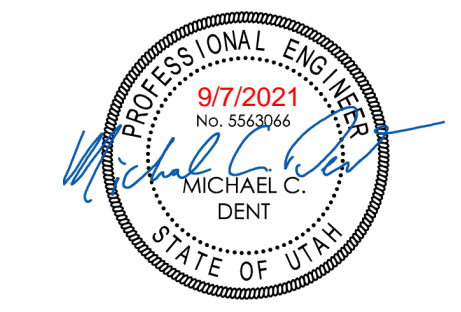
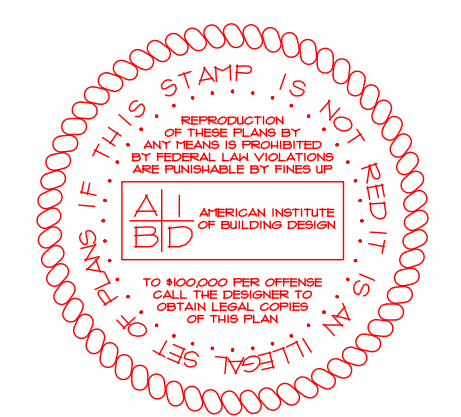
TYPE	SHEATHING	NAIL SIZE	NAIL SPACING			BOTT. PL. TO RIM ATTACHMENT	RIM/BLOCK TO PL. ATTACHMENT BELOW DEL. SIDED SHEAR WALLS
			EDGE	FIELD	STAPLE EQ.		
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	16d @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	16d @ 2" O.C.	16d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

NOTES:
 1. 1/8" GAUGE 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 (DEL. SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
 3. PROVIDE 3x OR DEL. 2x MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 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 1/4" MIN. ONTO SILL PLATES OR 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 8" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
 9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

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DATE: SEP. 03.21
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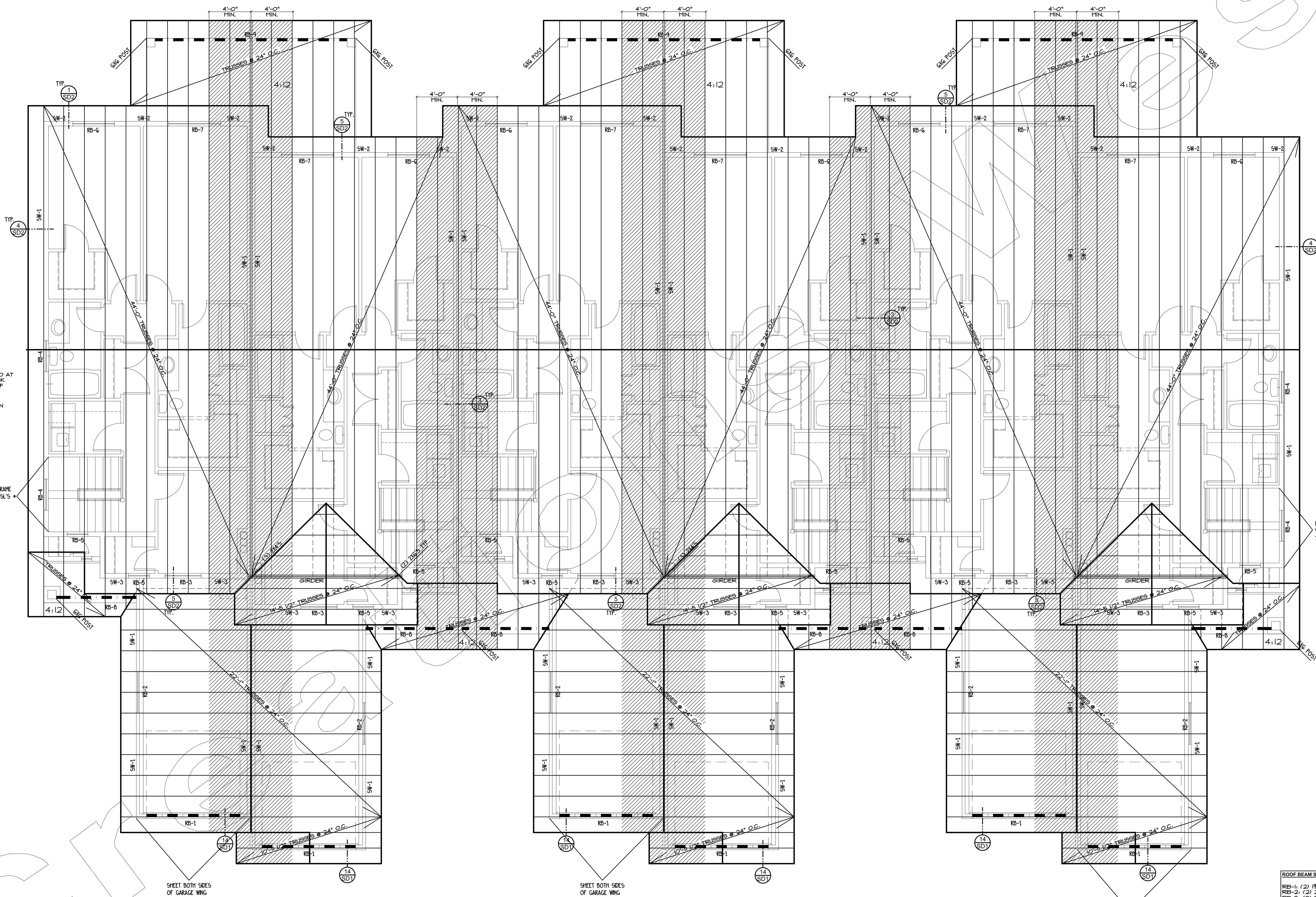
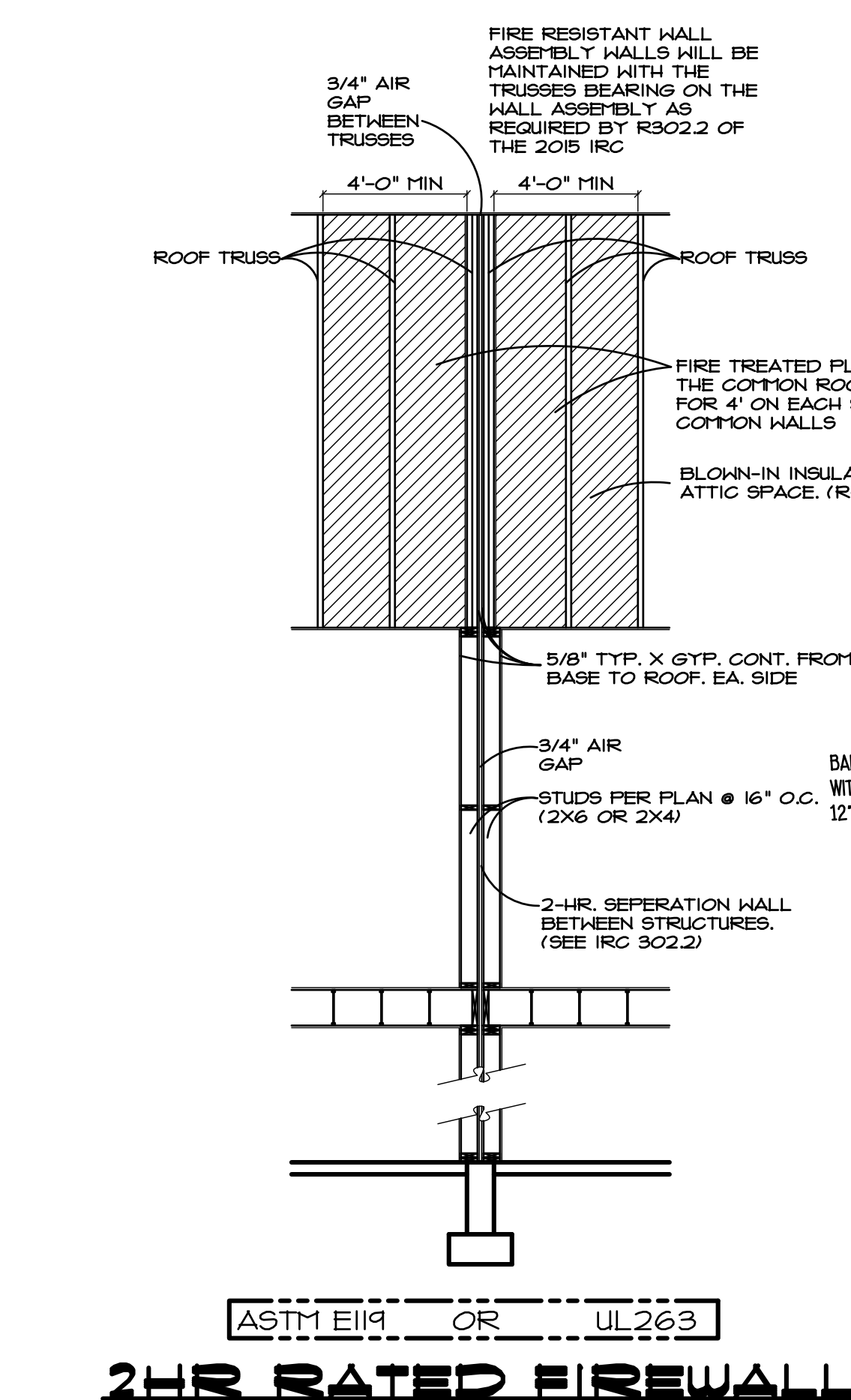
PLAN NUMBER
 6-1584-1603-21UE

An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used 1/8" of normal underlayment and extend from the eave's edge to a point of least 24 inches inside the exterior wall line of the building.

Note: Truss package, as required by IBC 2303.4, must be submitted to the building official as a deferred submittal. Prior to submitting to the county the package must be reviewed by the engineer of record and stamped for general conformance. No trusses are to be installed until approved by the county (see IBC 10713.4.2). L&M mass details and layout as deferred submittals for the framing inspections (IRC 106.11).

DESIGN CRITERIA	
GOVERNING CODE	2015 IRC
SEISMIC	CATEGORY C2
	I + L&P
	R = 6.5
	F _a = 1.4
ULT. WIND SPEED (3-SECOND GUST)	15 MPH
	EXPOSURE C
ROOF LOADS	
DEAD	5 PSF
SNOW	30 PSF
DEFLECTION	LL+L/360 TL+L/740
FLOOR LOADS	
DEAD	10 PSF
LIVE	40 PSF
DEFLECTION	LL+L/360 TL+L/740
DECK LOADS	
DEAD	10 PSF
LIVE	60 PSF
SOIL BEARING PRESSURE	1500 PSF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.



SEAM 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\"/>

SEAM WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE ED.	BOTT. PL. TO RIM ATTACHMENT	RIM/BLOCK TO PL. ATTACHMENT
TYPICAL*	7/16\"/>						

NOTES

- 1/8\"/>
- 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.
- PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT 90-1 AND 90-3 AND LAP SHEATHING 1/4\"/>
- AT TYPICAL AND 90-1 WALLS, LAP SHEATHING 3/4\"/>
- LAP SHEATHING 1/4\"/>
- NAILS TO BE COMMON OR GALVANIZED BOX.
- AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM WALL TOP PL OR TO BELL PLATE BELOW 1/4\"/>
- USE 1/4\"/>
- EDGE NAIL SHEATHING TO POSTS AT HOLDINGS WITH (7) ROUGH EDGE NAILING.

FRAMING NOTES

1. ALL PLATE JOINTS SHALL HAVE A 3/32\"/>
- 2. ALL FOUNDATION HOLDOWN 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 HOLDOWN PER THE HOLDOWN SCHEDULE.
- 3. 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.
- 4. WALL DBL TOP PLATES SHALL BE 2X MIN AND SHALL LAP 3/4\"/>
- 5. PROVIDE DBL GANTRY/FLOOR JOISTS BELOW C2 PLY (OR MORE TRIMMERS/POSTS) AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
- 6. ATTACH C2 PLY HEADERS TOGETHER WITH C3 16d AT 12\"/>
- 7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
- 8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
- 9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST PER TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @ 12\"/>
- 10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

TRUSS/GIRDER CONNECTION

USE SIMPSON HT OR EQUIVALENT TIE EACH END OF EACH TRUSS/JOIST. SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIE EACH END AS FOLLOWS:

- FOR LIFT UP TO 1000 LBS. USE HDA-2
- FOR LIFT UP TO 1800 LBS. USE LG2
- FOR LIFT UP TO 4940 LBS. USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

-NAIL HEADER TO KING STUDS WITH (3) 16d EACH END UNO. SEE PLAN.

-FOR HEADERS GREATER THAN 6\"/>

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
2. 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.
3. NAILS SHALL BE 1\"/>
- 4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48\"/>
- 5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING 7/16\"/>

ROOF SHEATHING 7/16\"/>

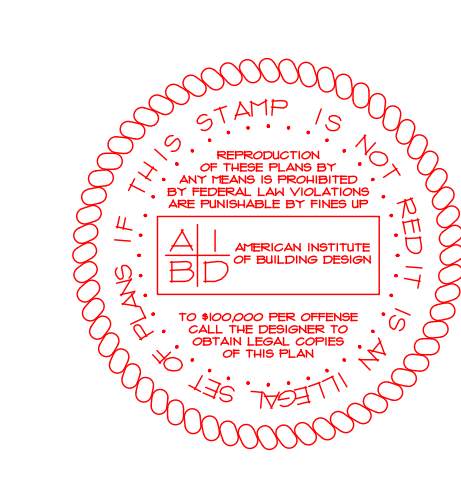
FLOOR SHEATHING 3/4\"/>

ROOF BEAM SCHEDULE

RB-1	(2) 8\"/>
------	-----------

NOTE:
18\"/>

ROOF FRAMING PLAN
SCALE: 1/4\"/>



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, walkways 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 1/4" 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, 1/4" roofing felt, and shingles as noted on plan. Ice dam protection in 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-19 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 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.

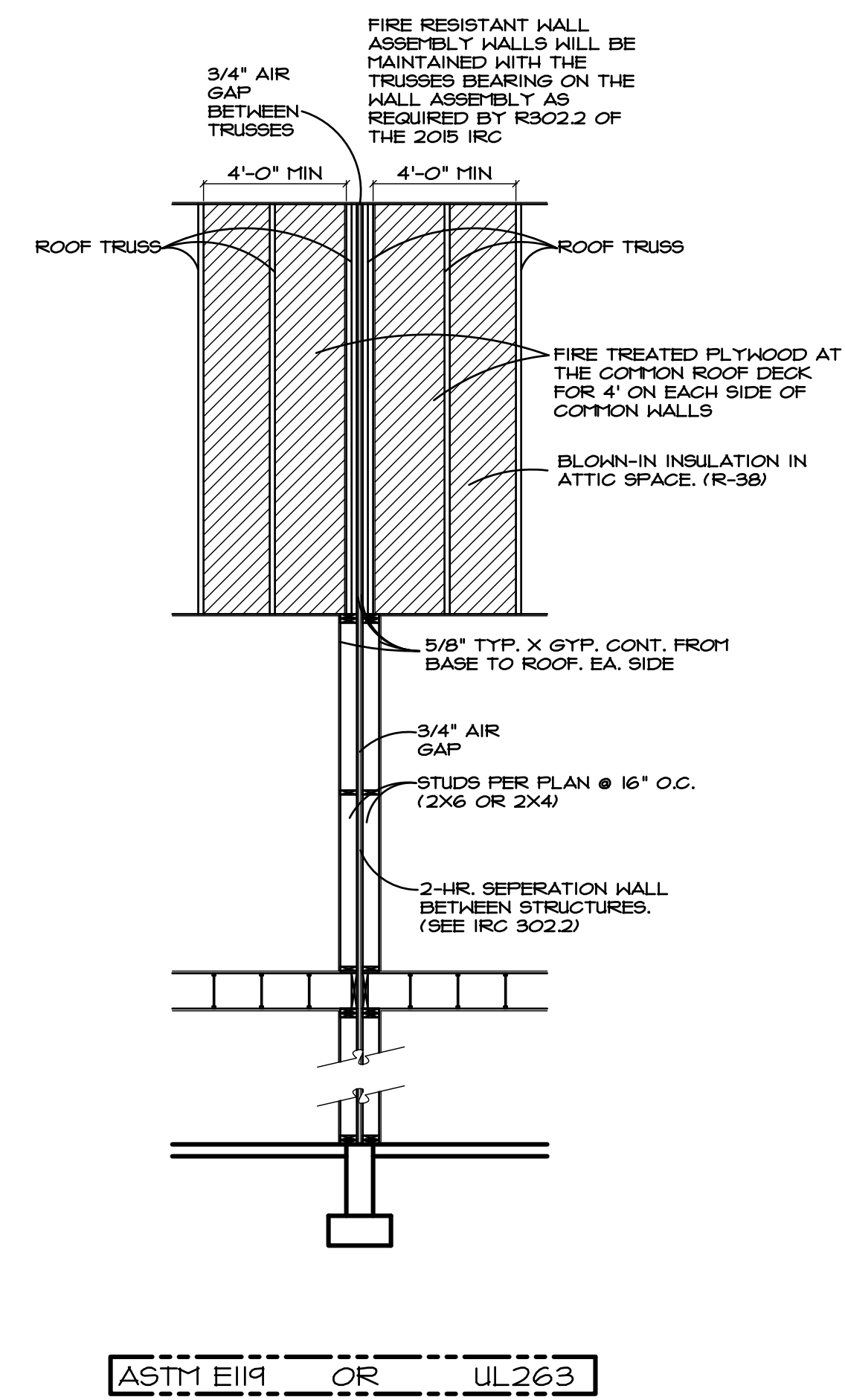
GENERAL FLASHING NOTE:
 Flashing shall be installed as required by IRC R703.9 & R703.10 in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior door and window assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and 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 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.

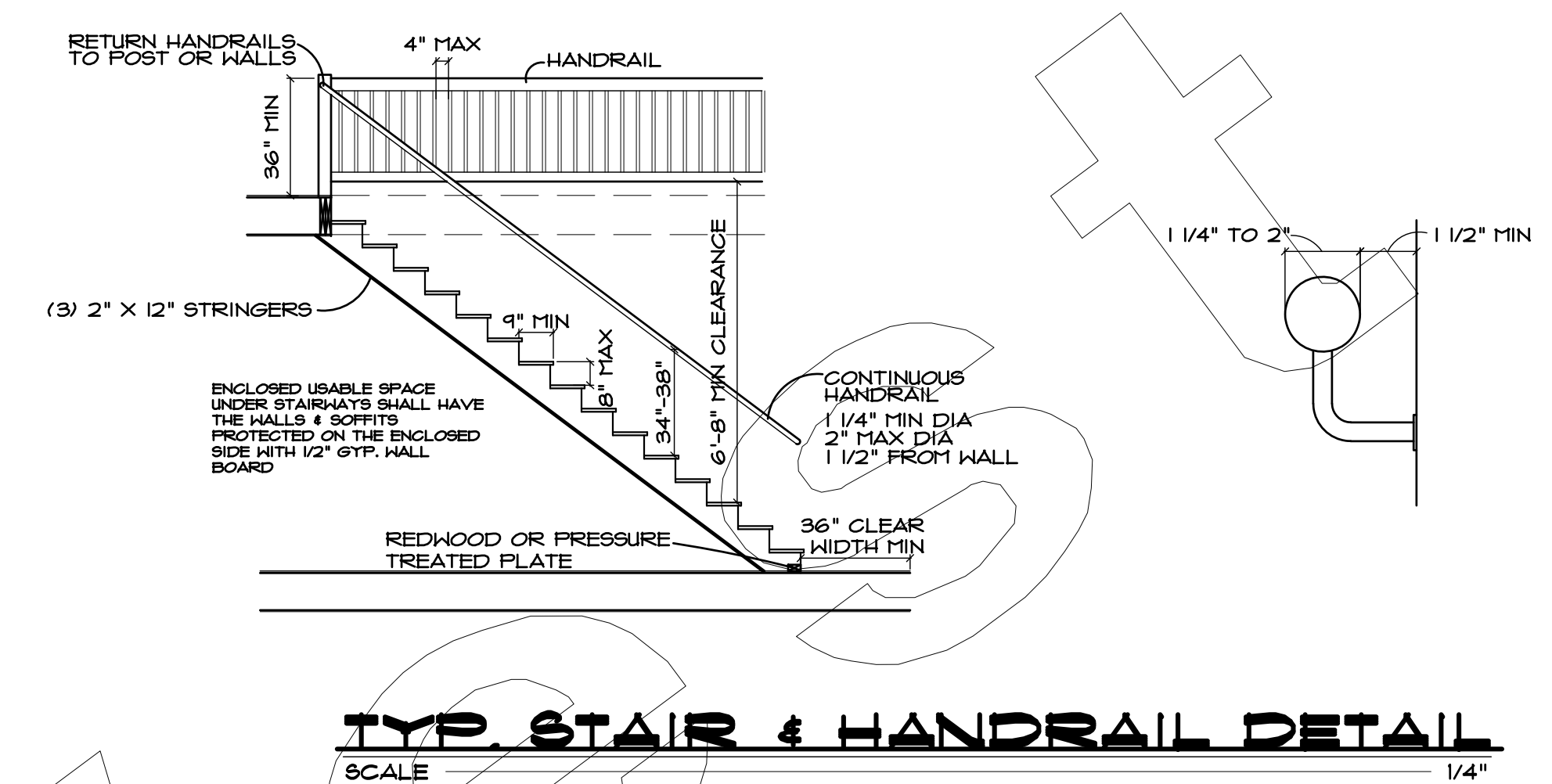
Blown or sprayed roof/ceiling insulation:
 The thickness of blown in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 500 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with 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.

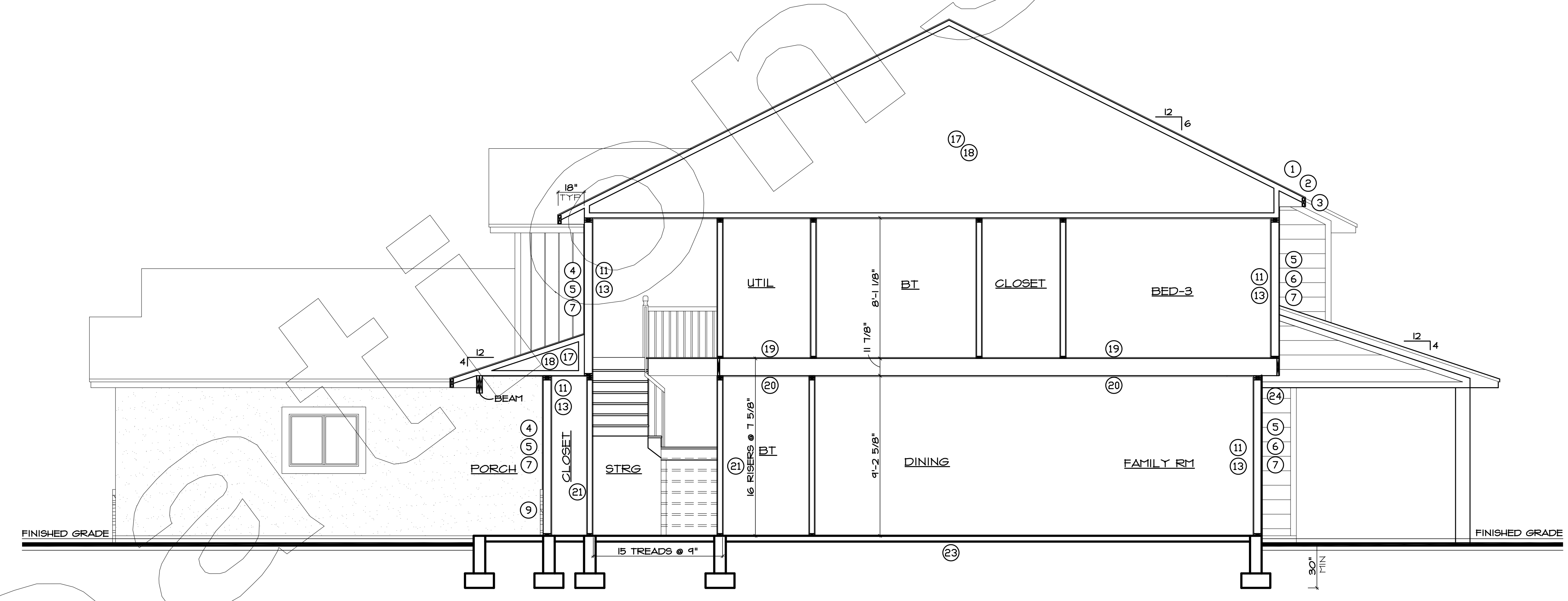
Certification:
 A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof walls, foundation (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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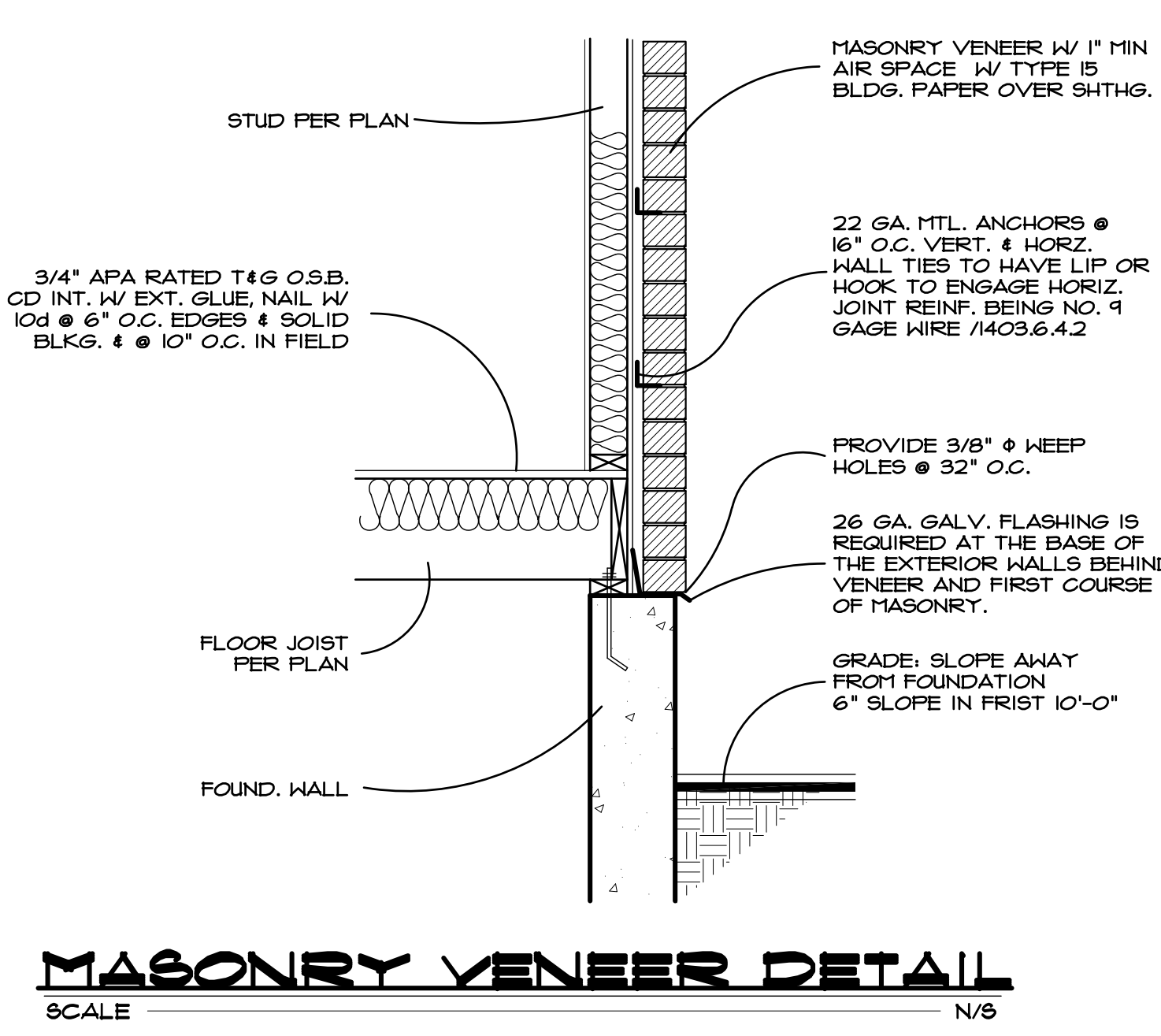
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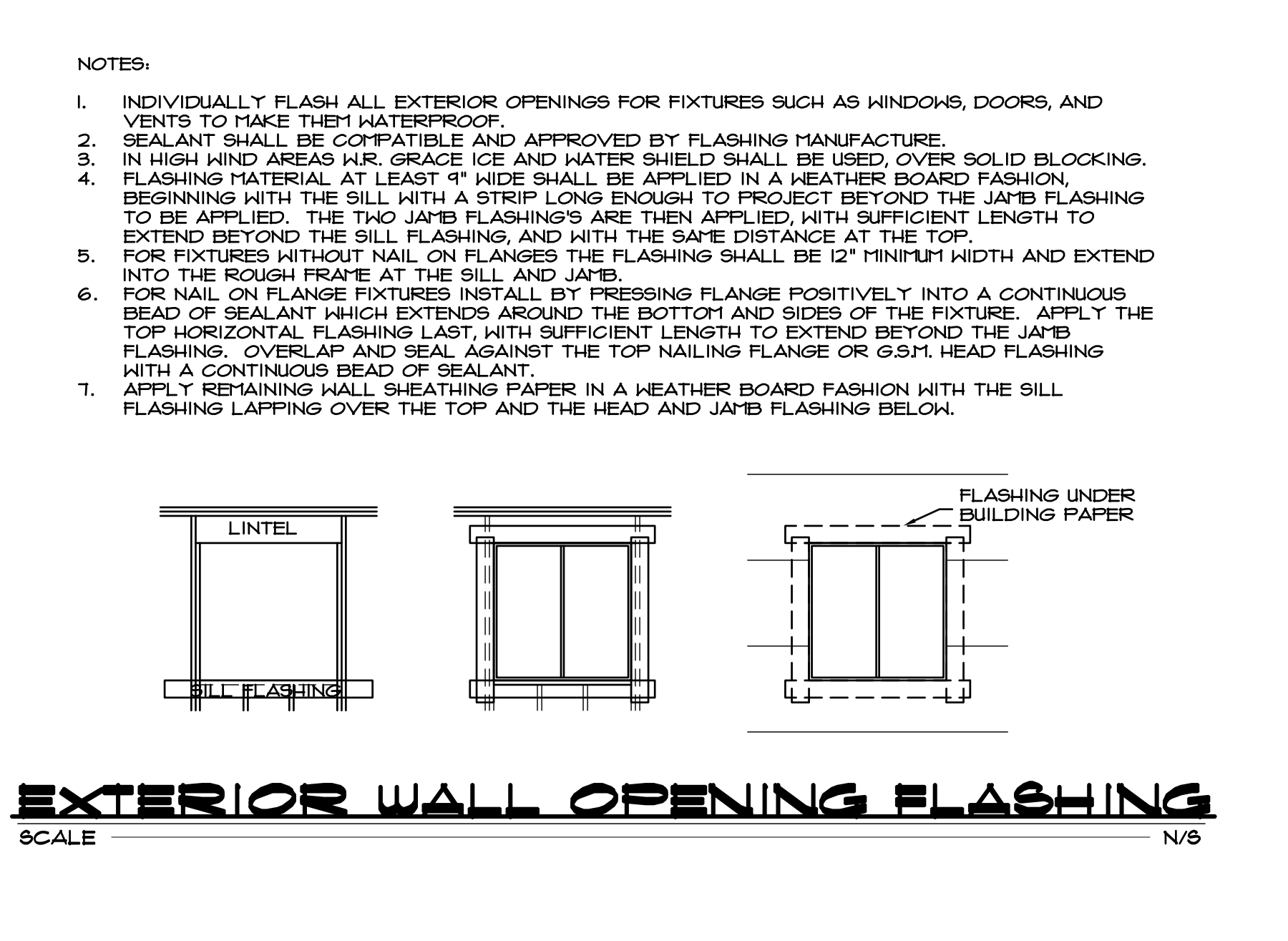
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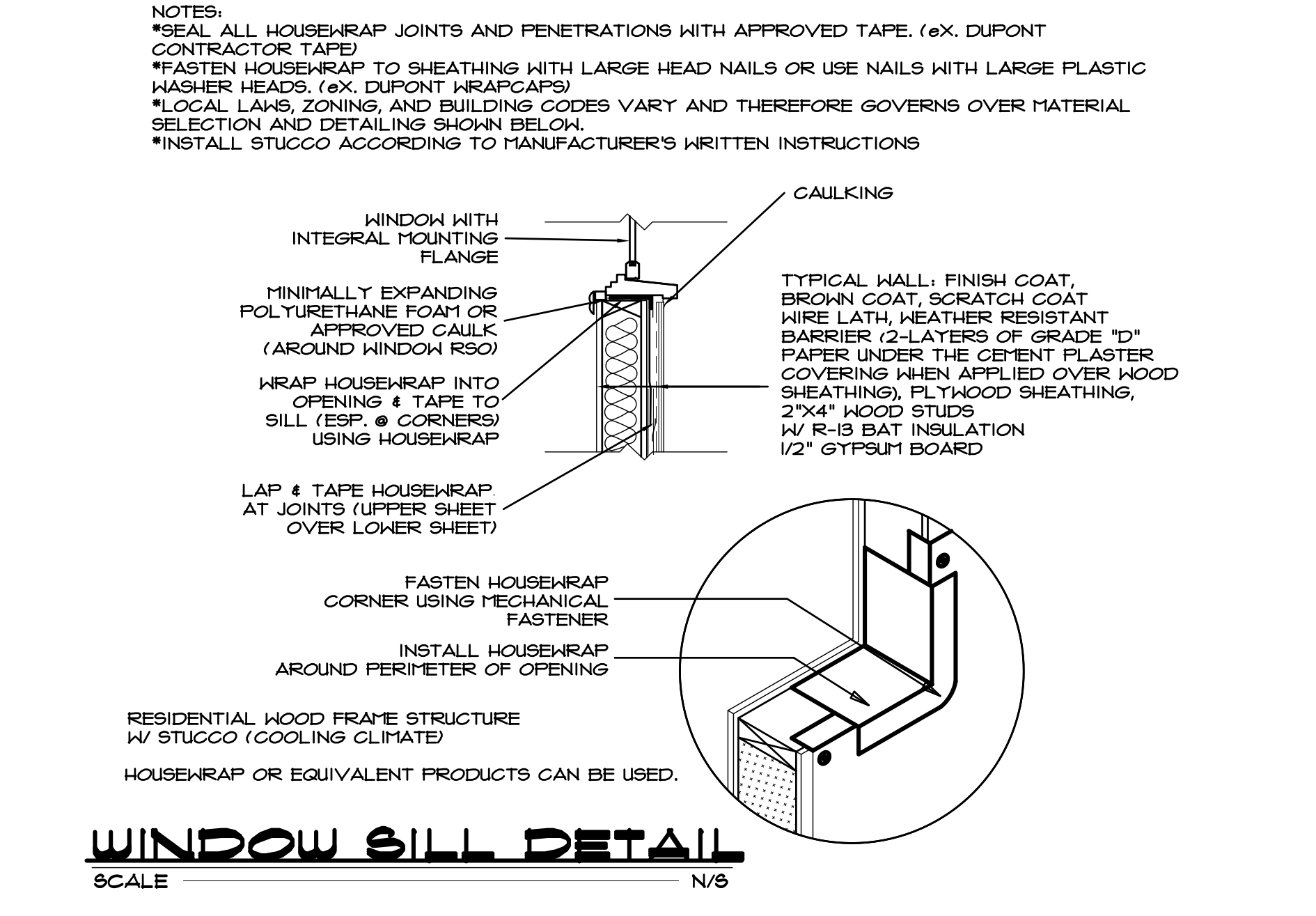
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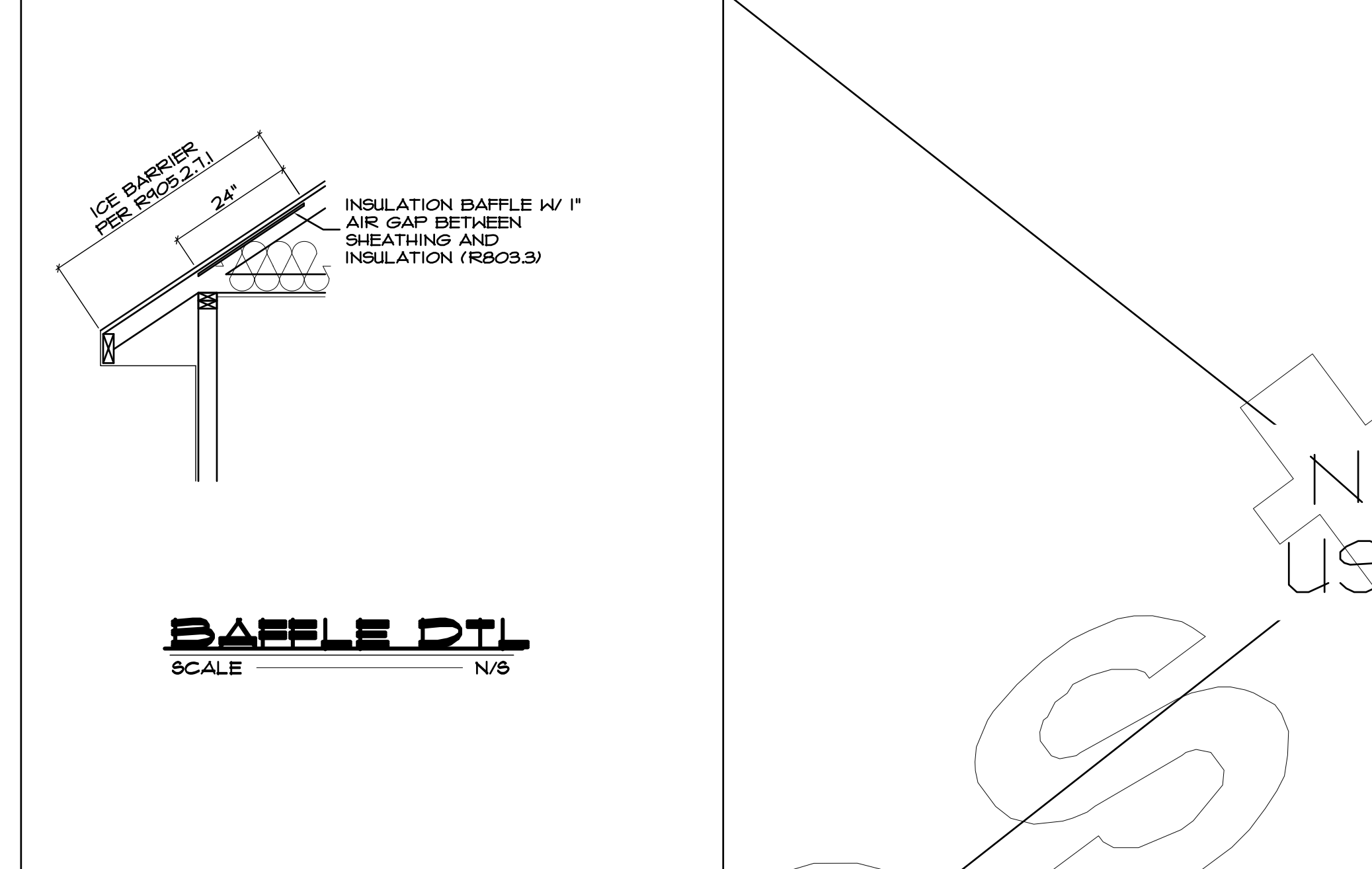
MASONRY VENEER DETAIL
SCALE N/S



EXTERIOR WALL OPENING FLASHING
SCALE N/S

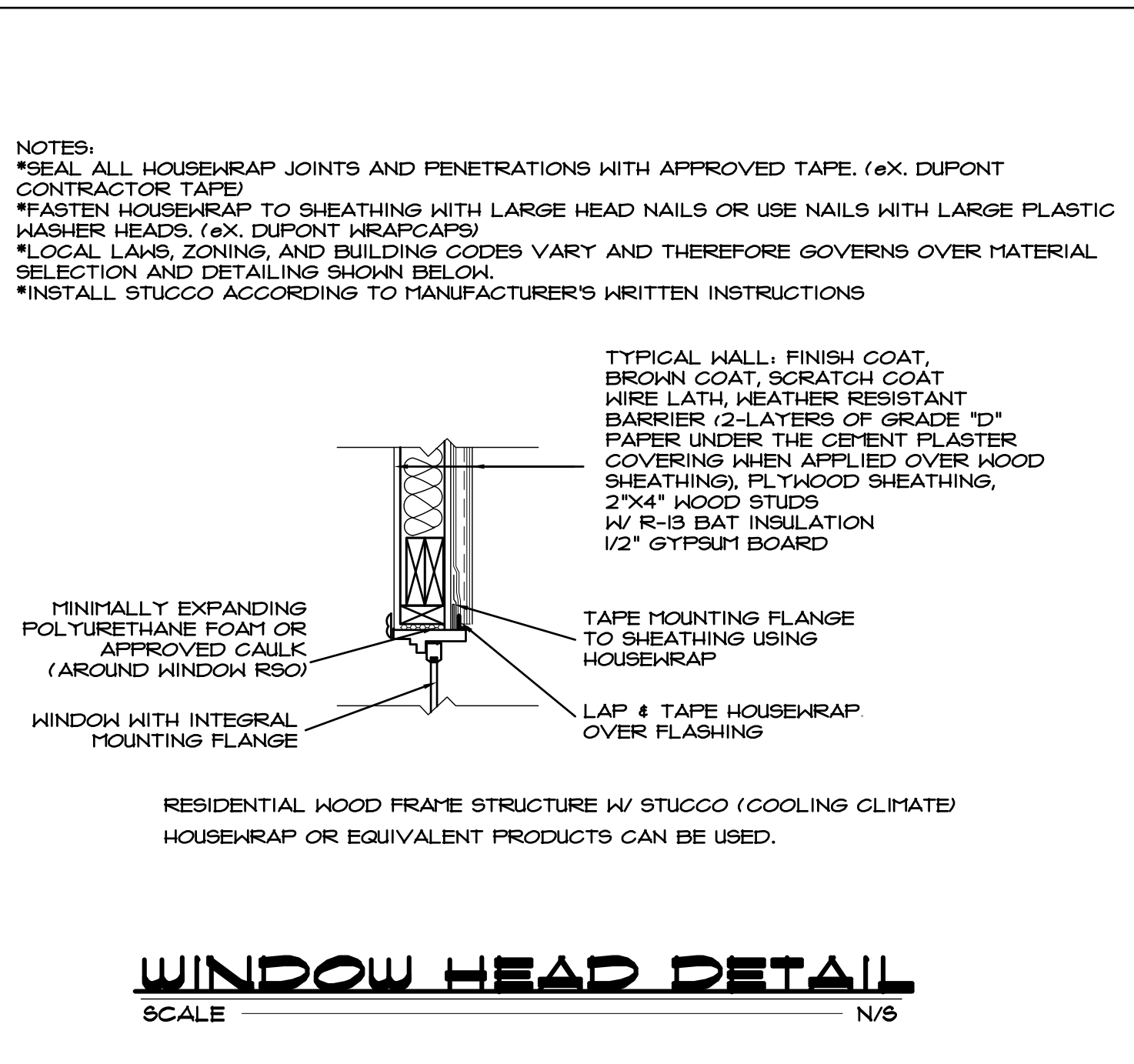


WINDOW SILL DETAIL
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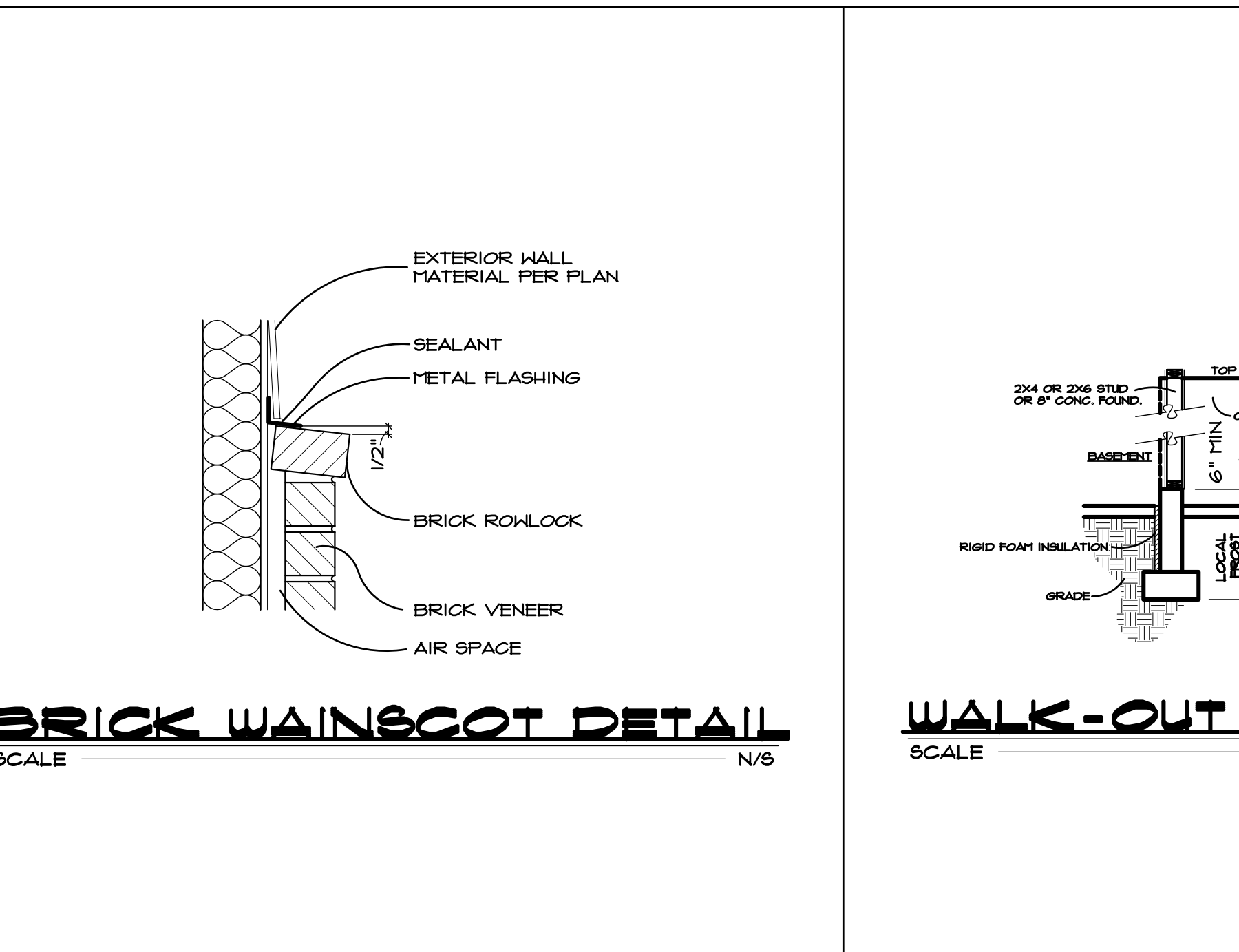


BAFFLE DTL
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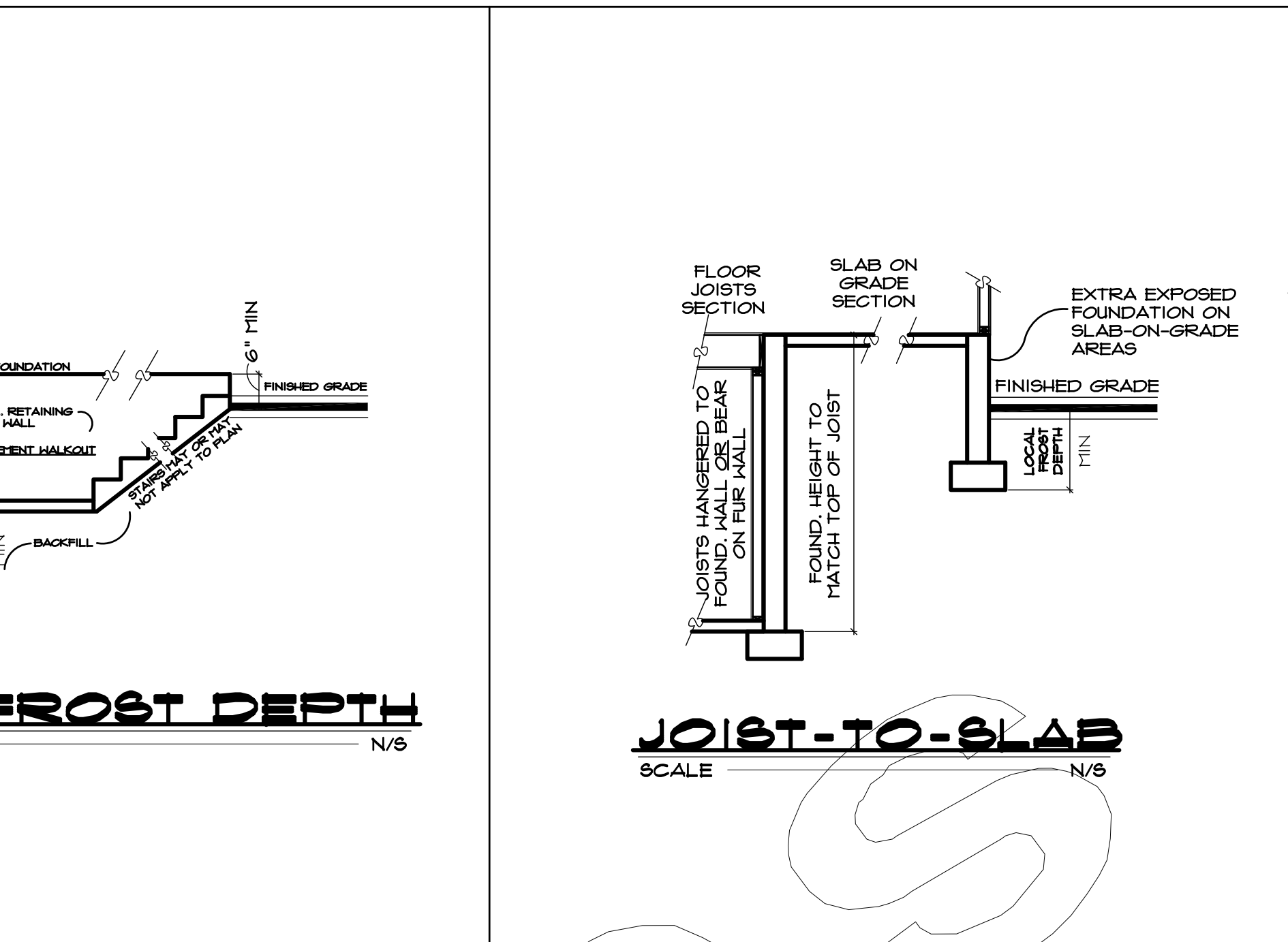
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WINDOW HEAD DETAIL
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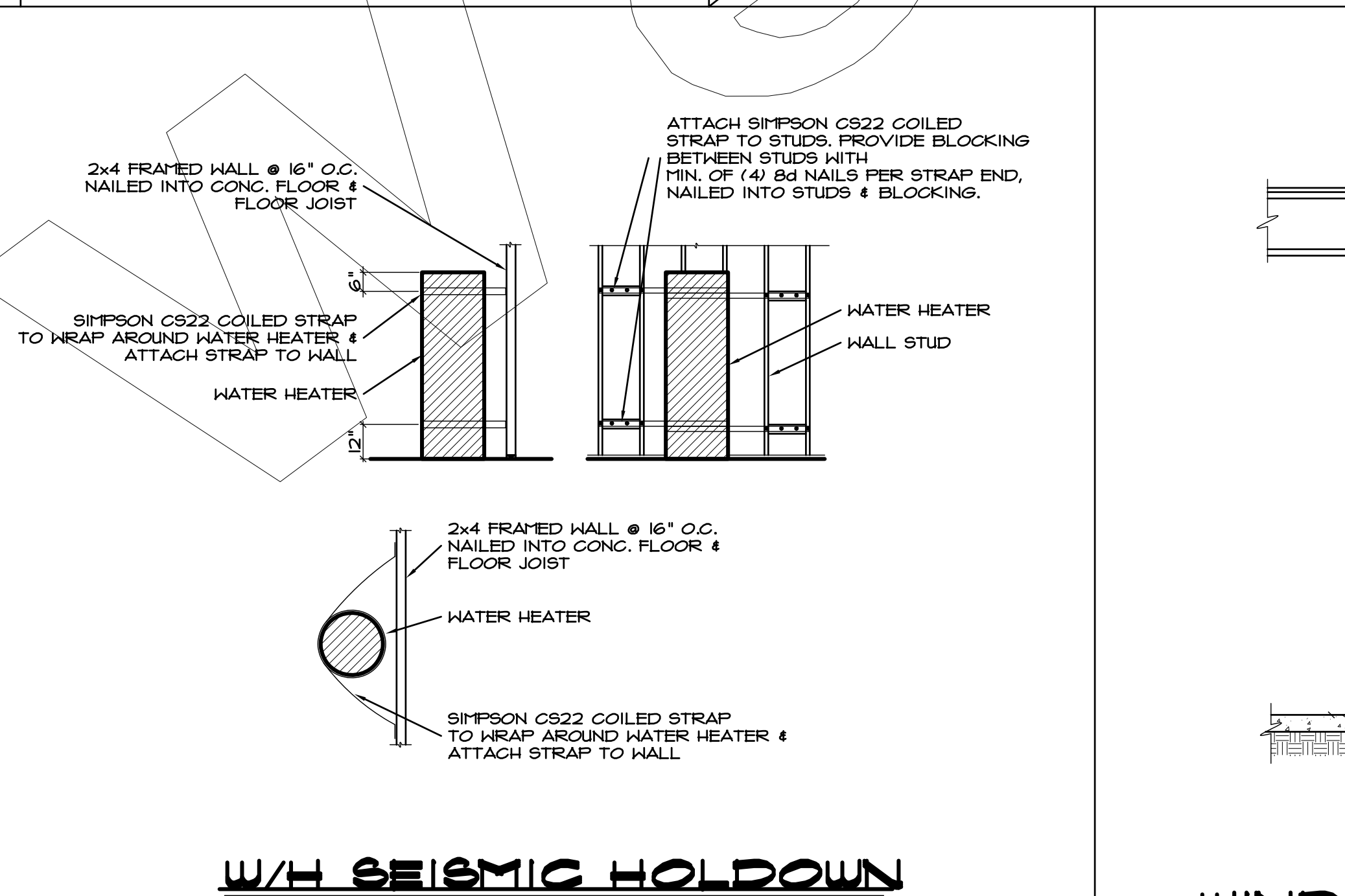


BRICK WAINCOT DETAIL
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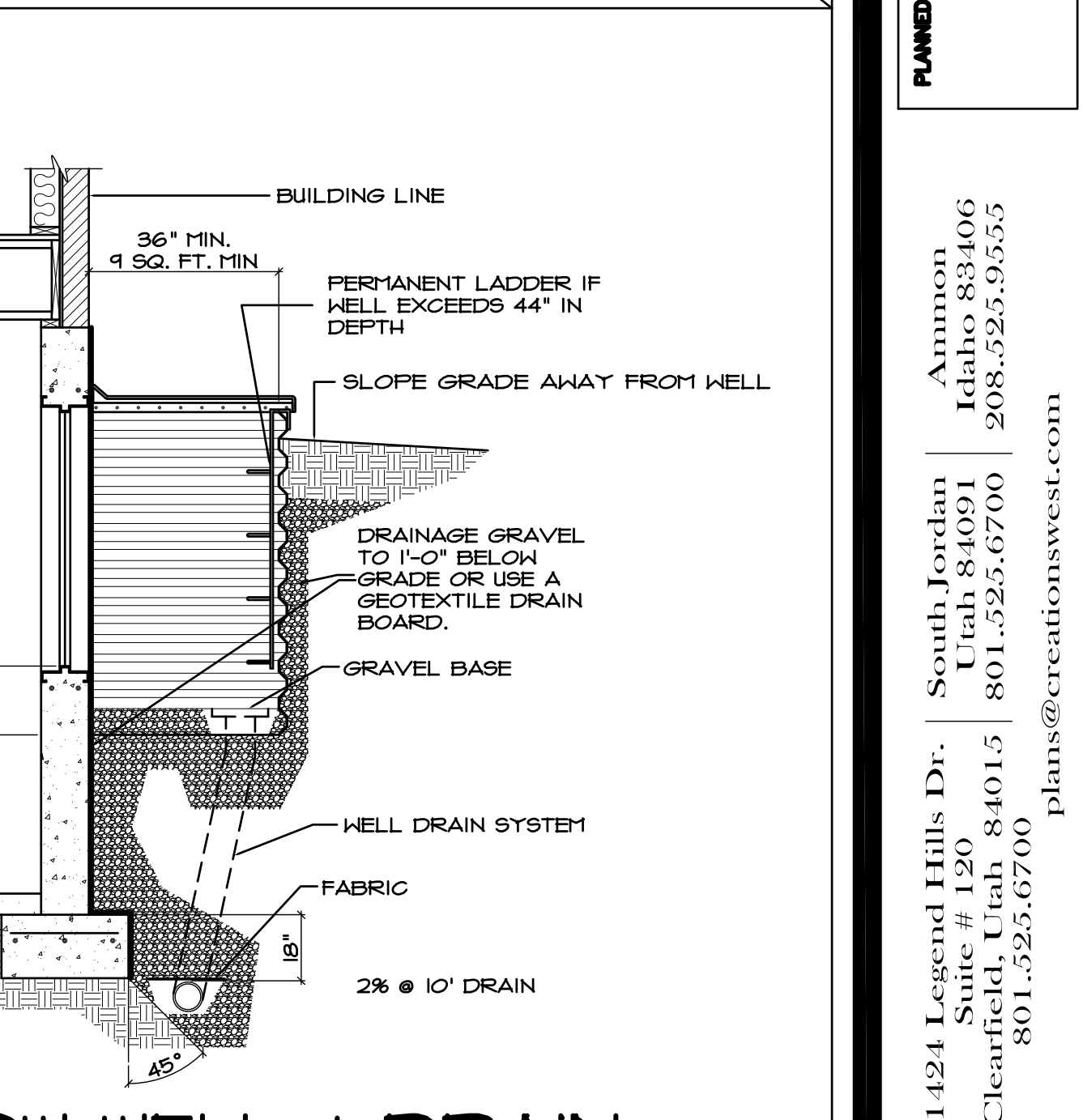


WALK-OUT FROST DEPTH
SCALE N/S

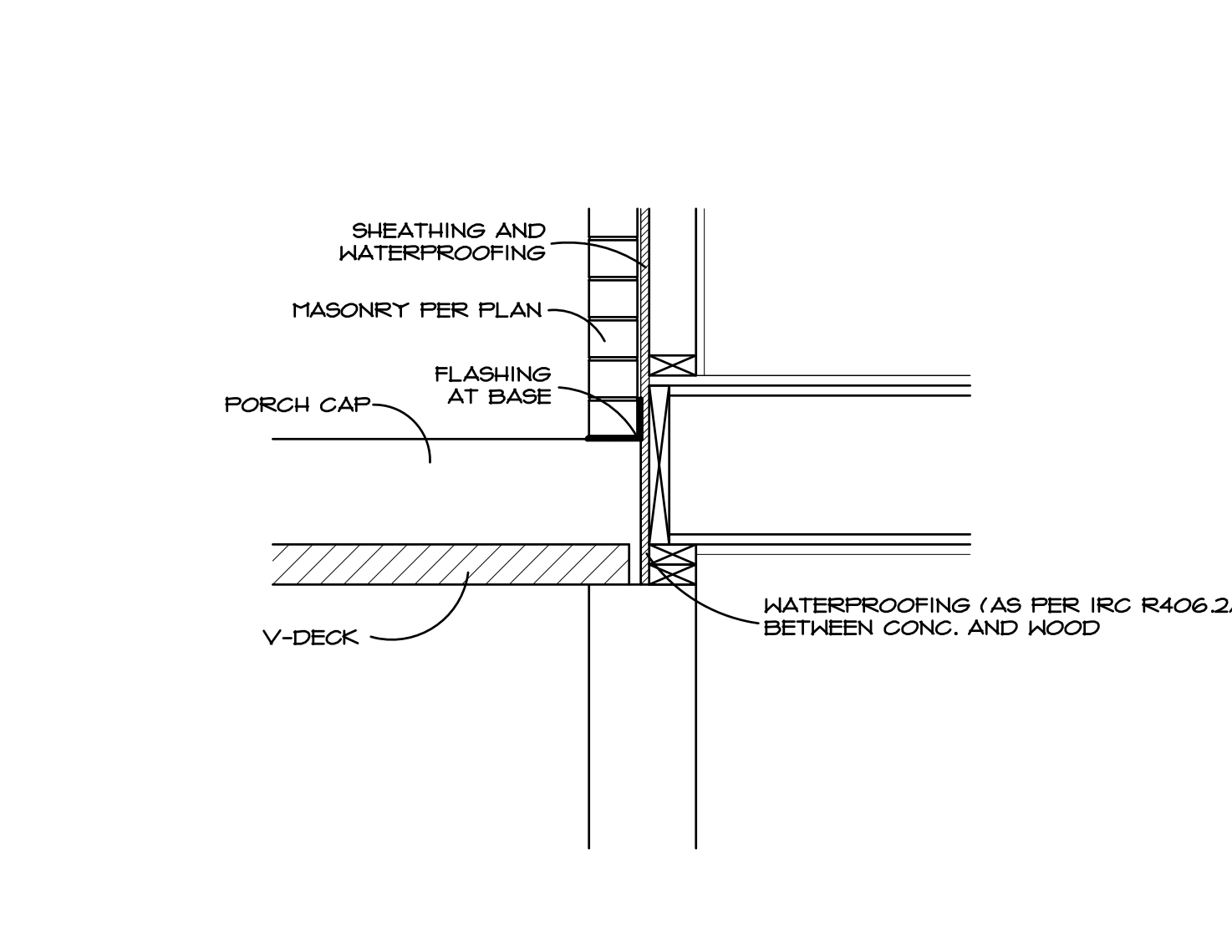
JOINT-TO-SLAB
SCALE N/S



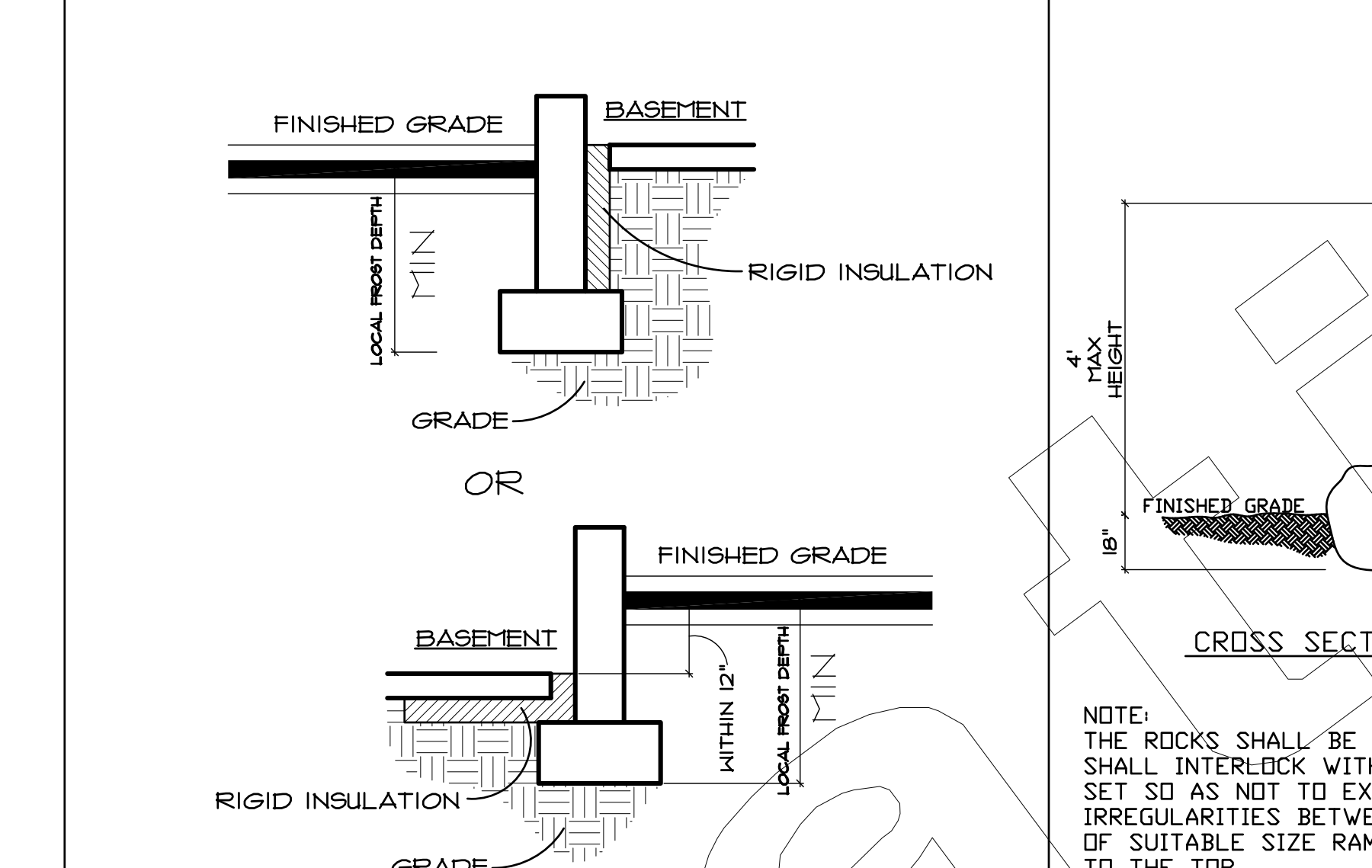
W/H SEISMIC HOLDOWN
SCALE N/S



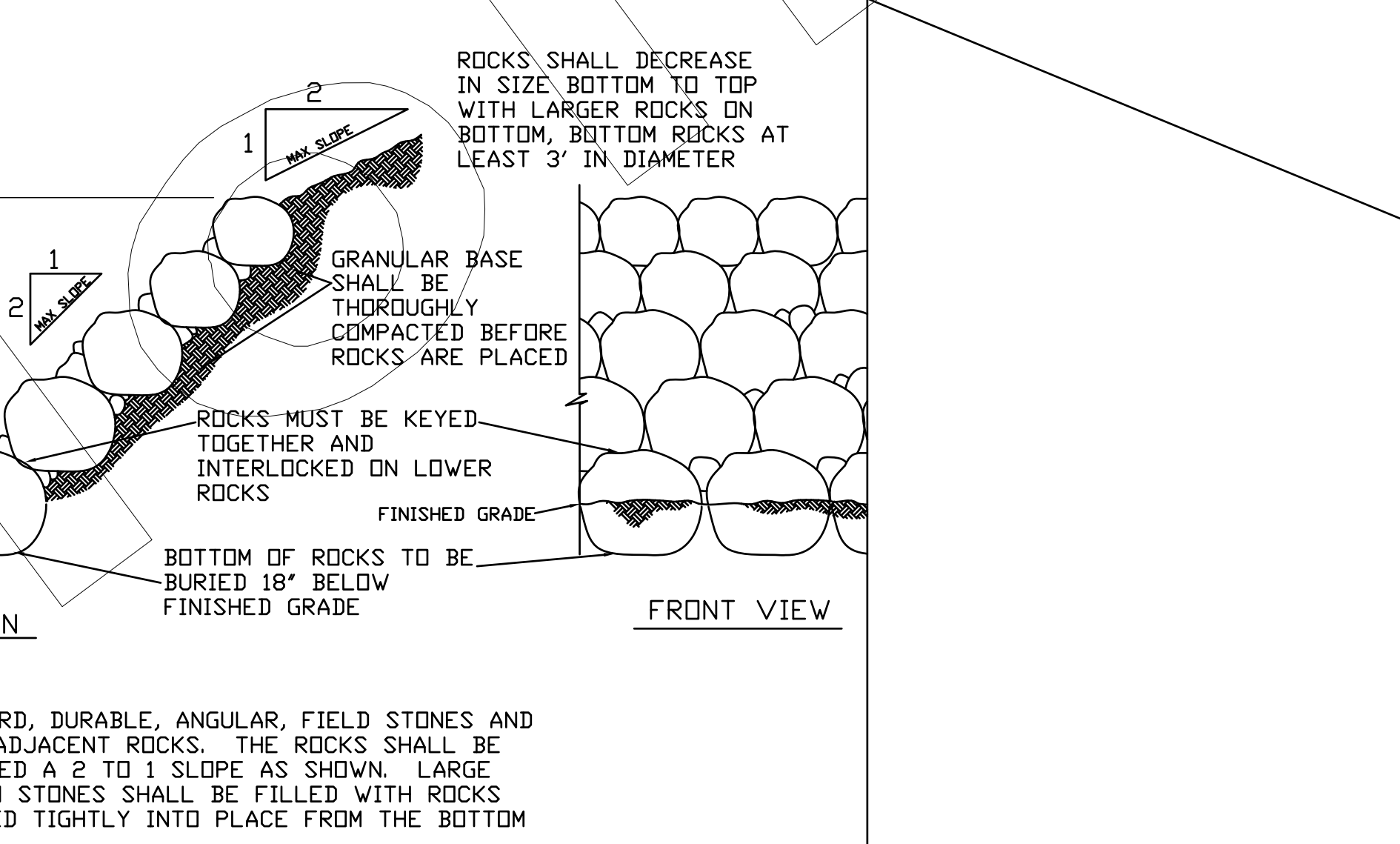
WINDOW WELL & DRAIN
SCALE N/S



PORCH CAP WATERPROOFING DTL
SCALE N/S



RIGID INSULATION DTL
SCALE N/S



ROCK RETAINING WALL
SCALE N/S

NOT USED

NOT USED

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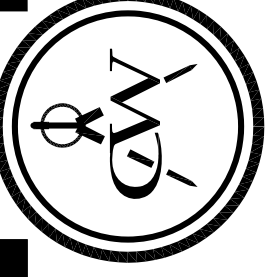
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PLANNED FOR
SCOTT HONES
UNIT VICE PRESIDENT
UNIVERSITY OF UTAH

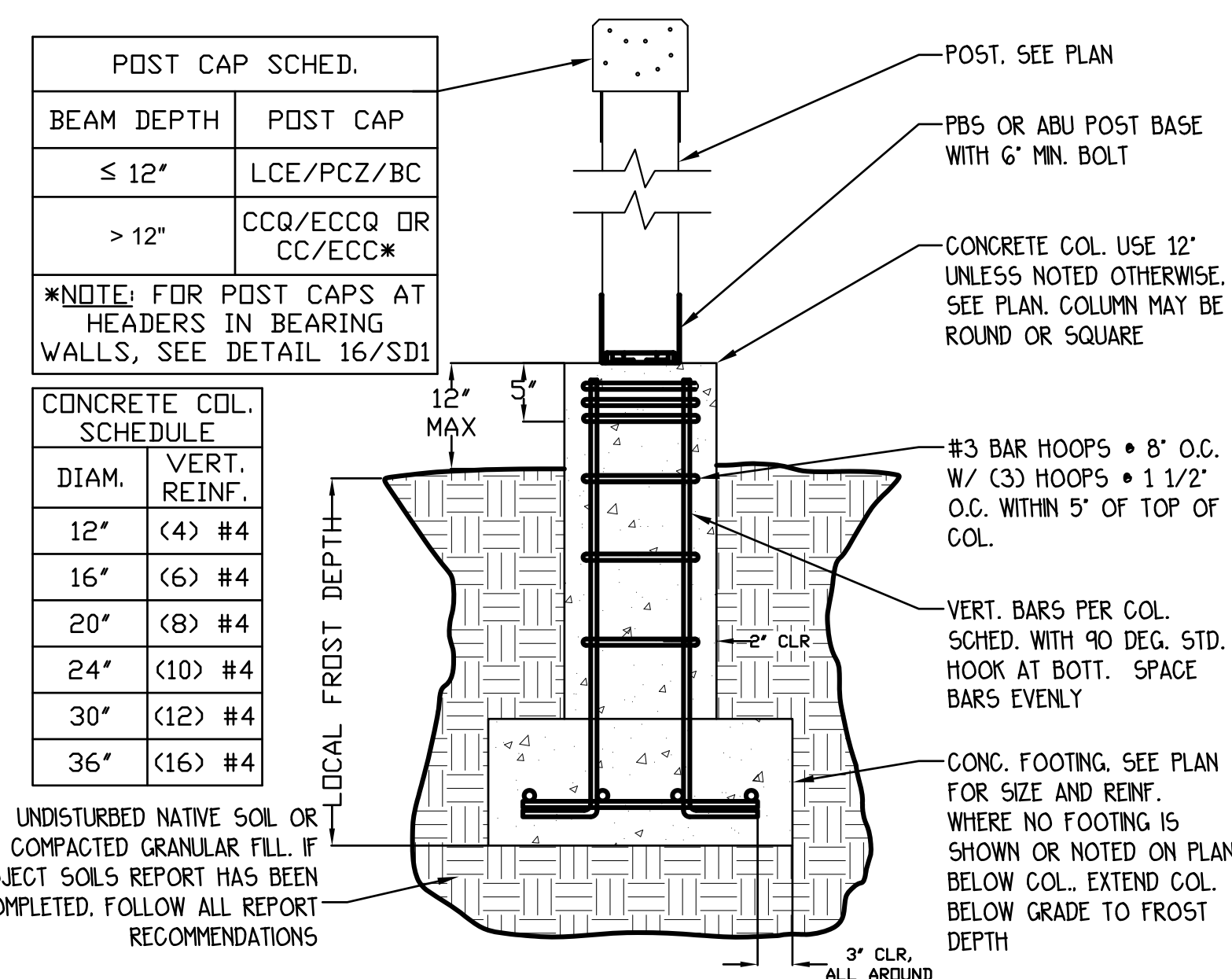
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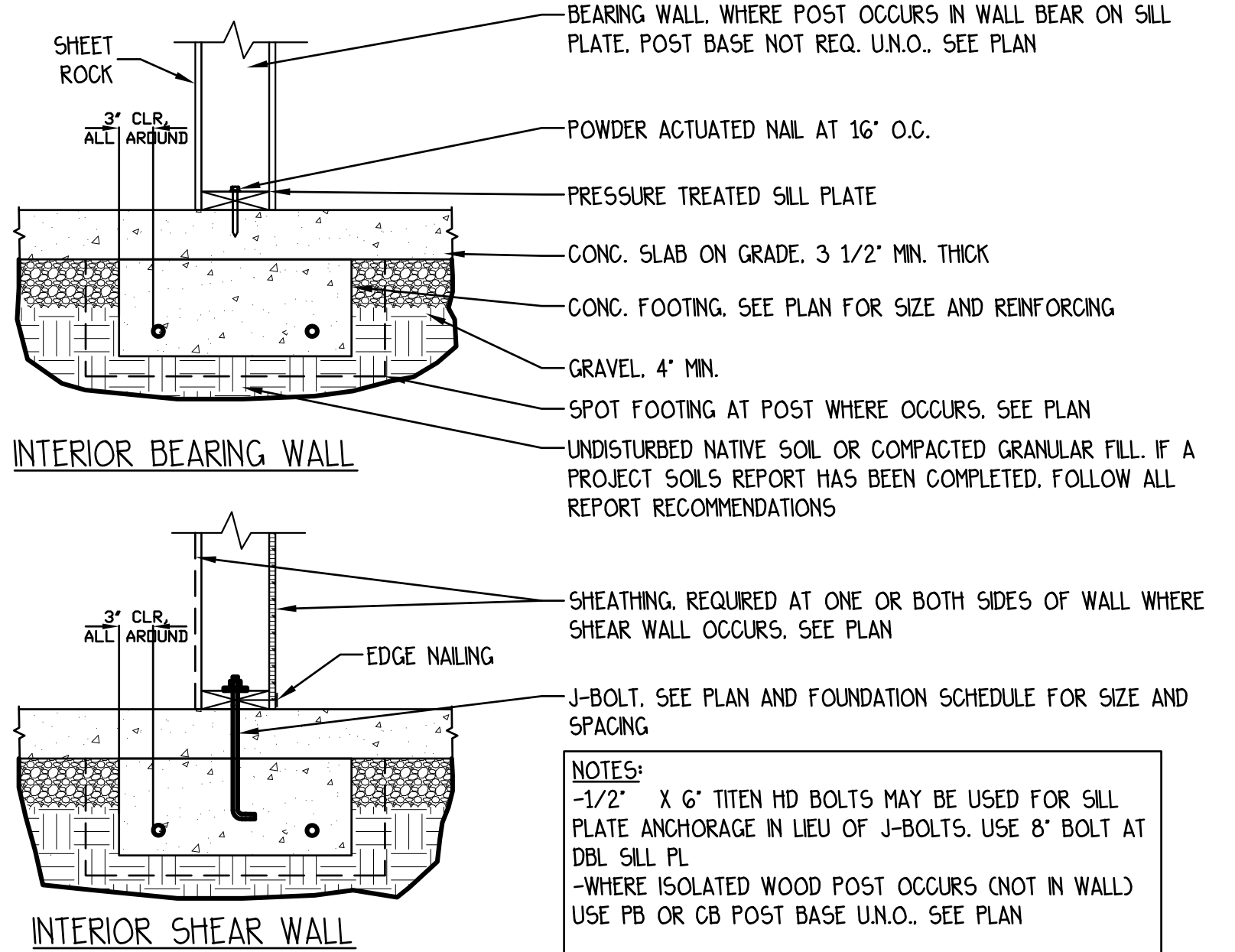


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SEP. 03 21
SHEET:
A-D1

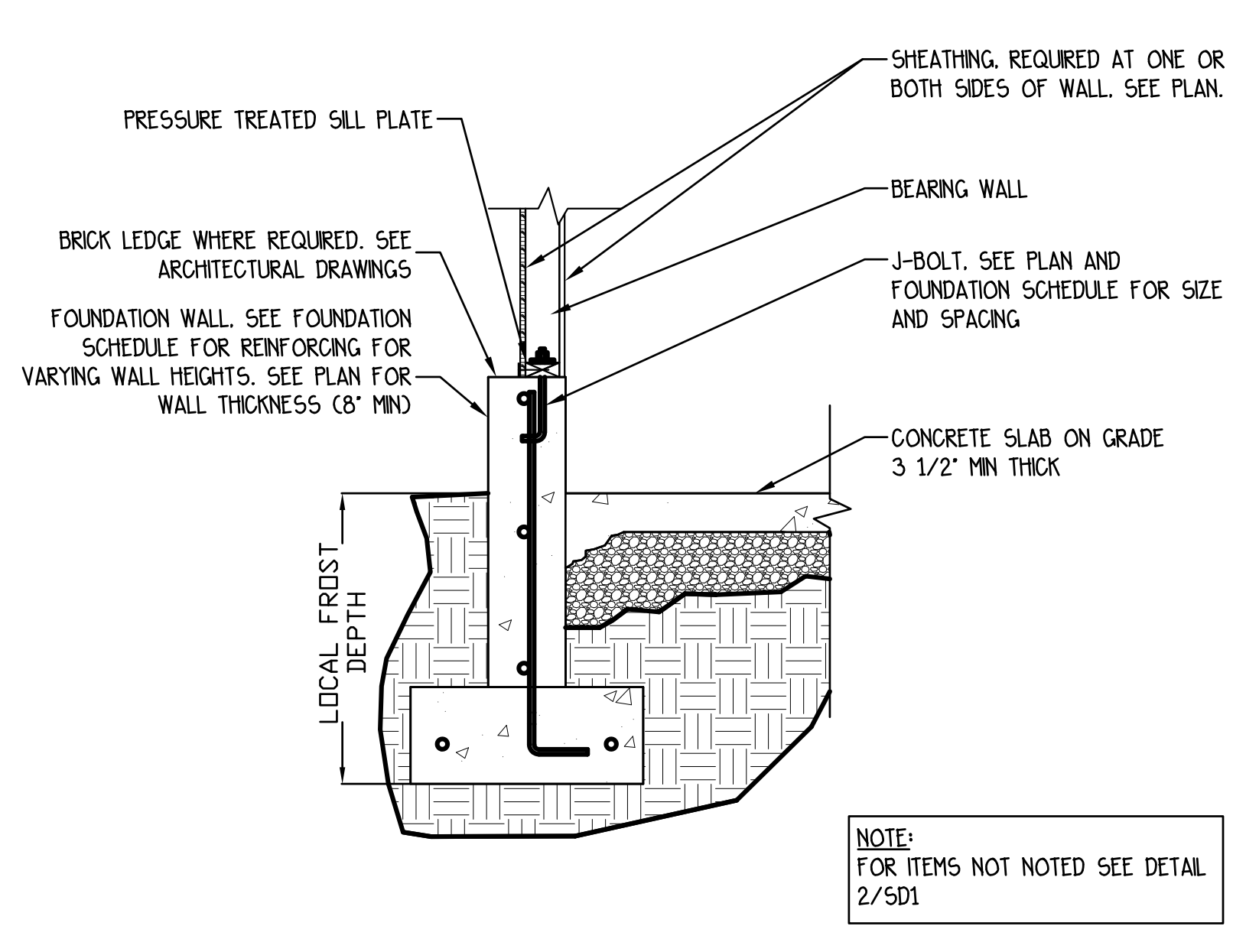




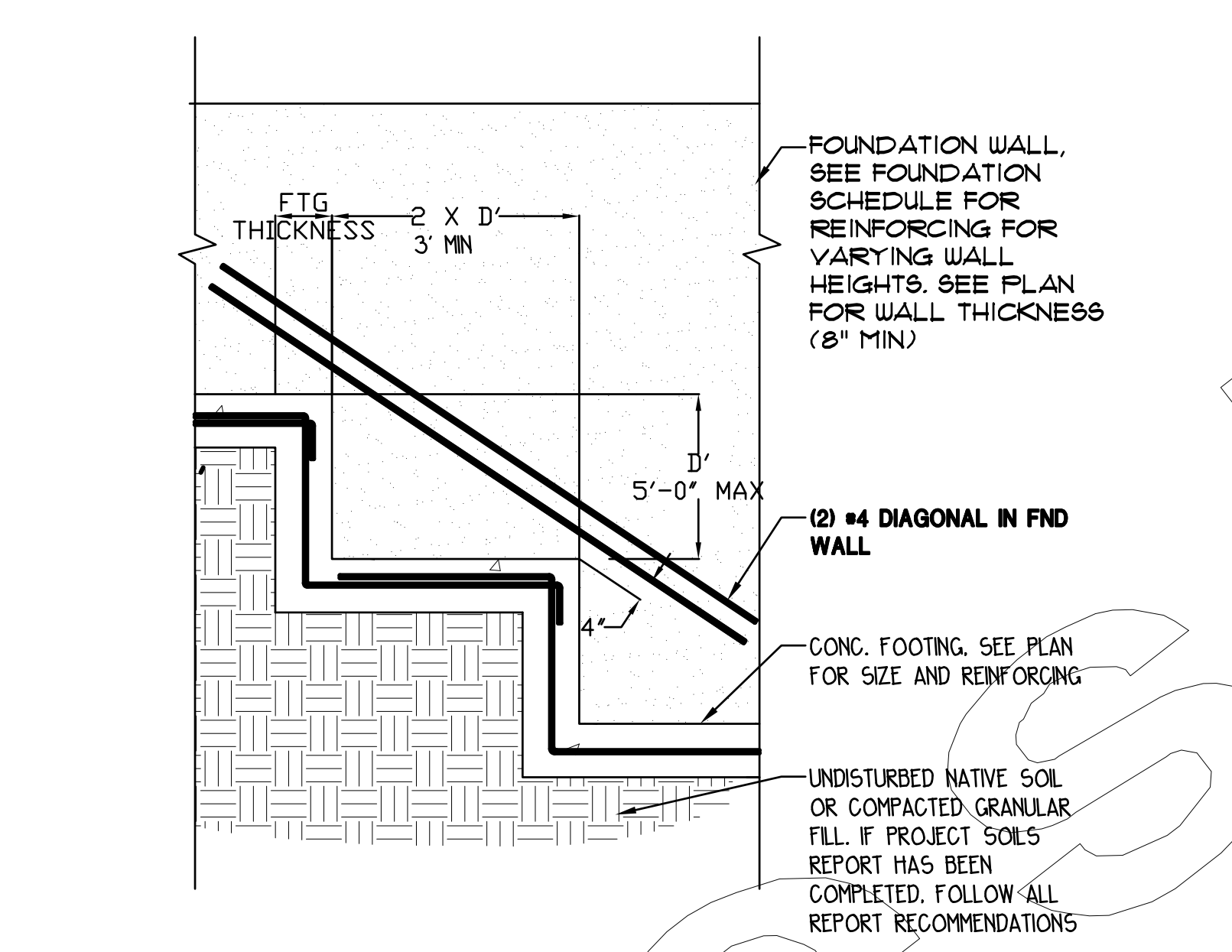
1 ISOLATED WOOD POST AT CONCRETE COLUMN
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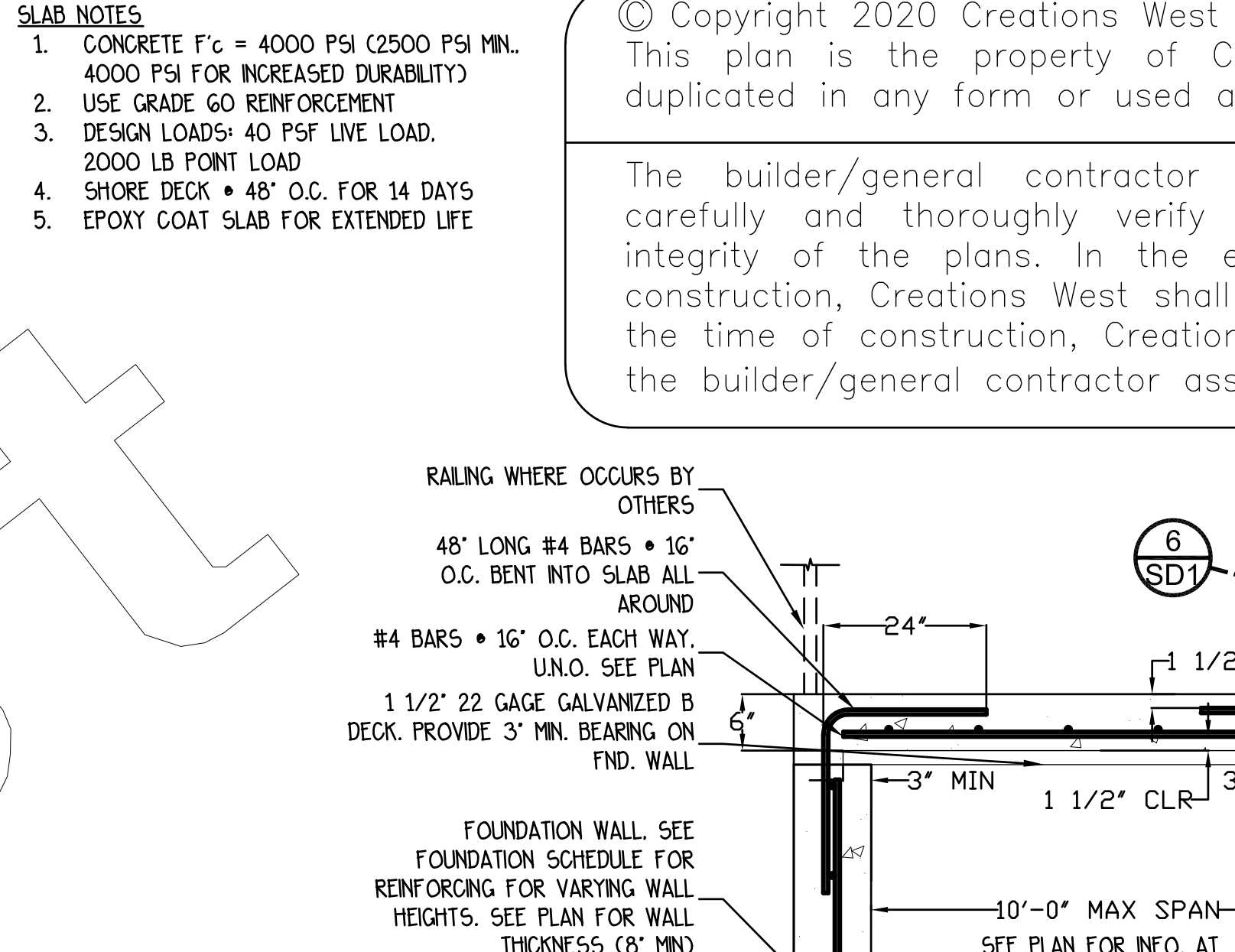
2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



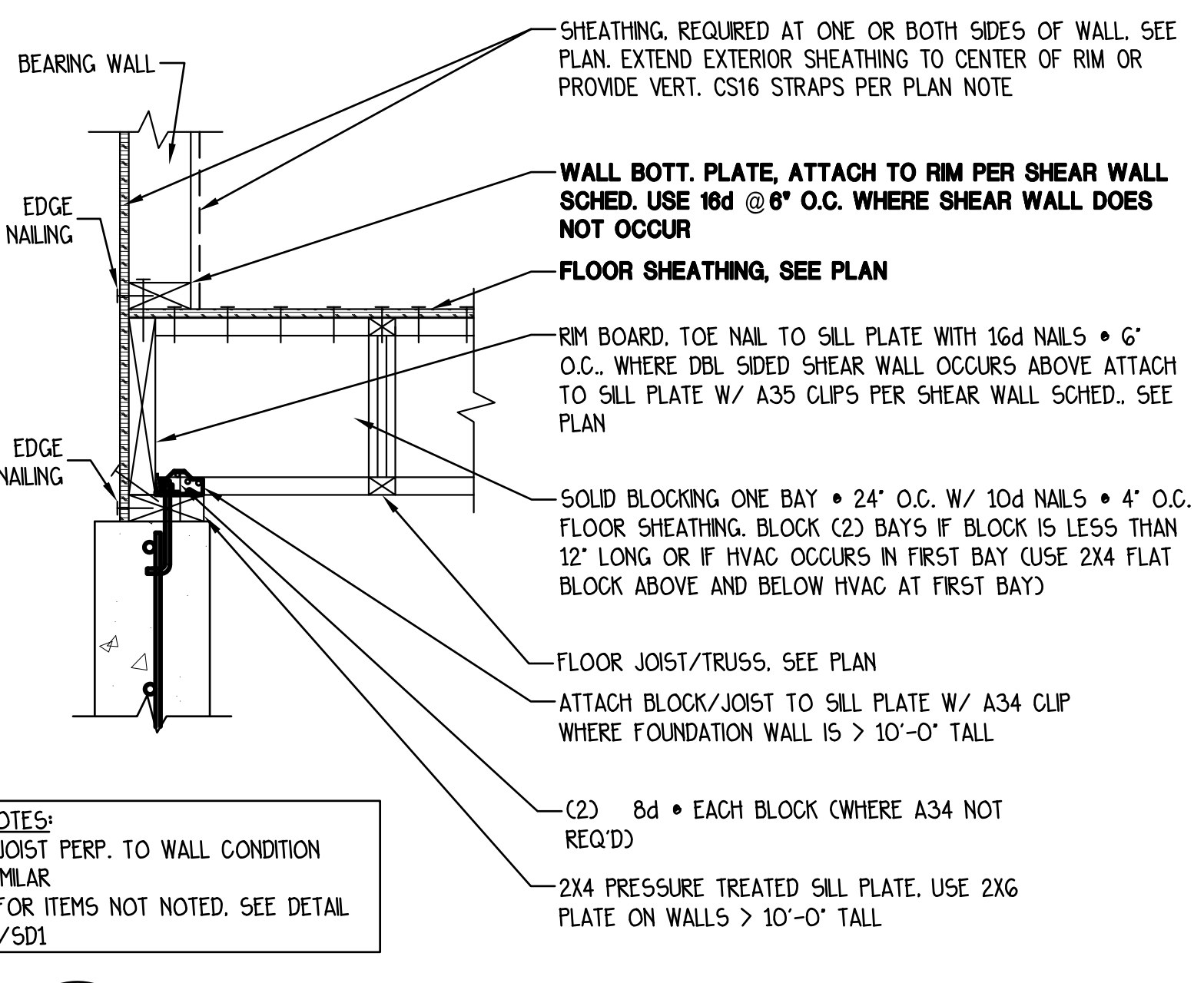
3 SLAB ON GRADE AT FOUNDATION WALL
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TYPICAL DETAIL, USE WHEN APPLIES



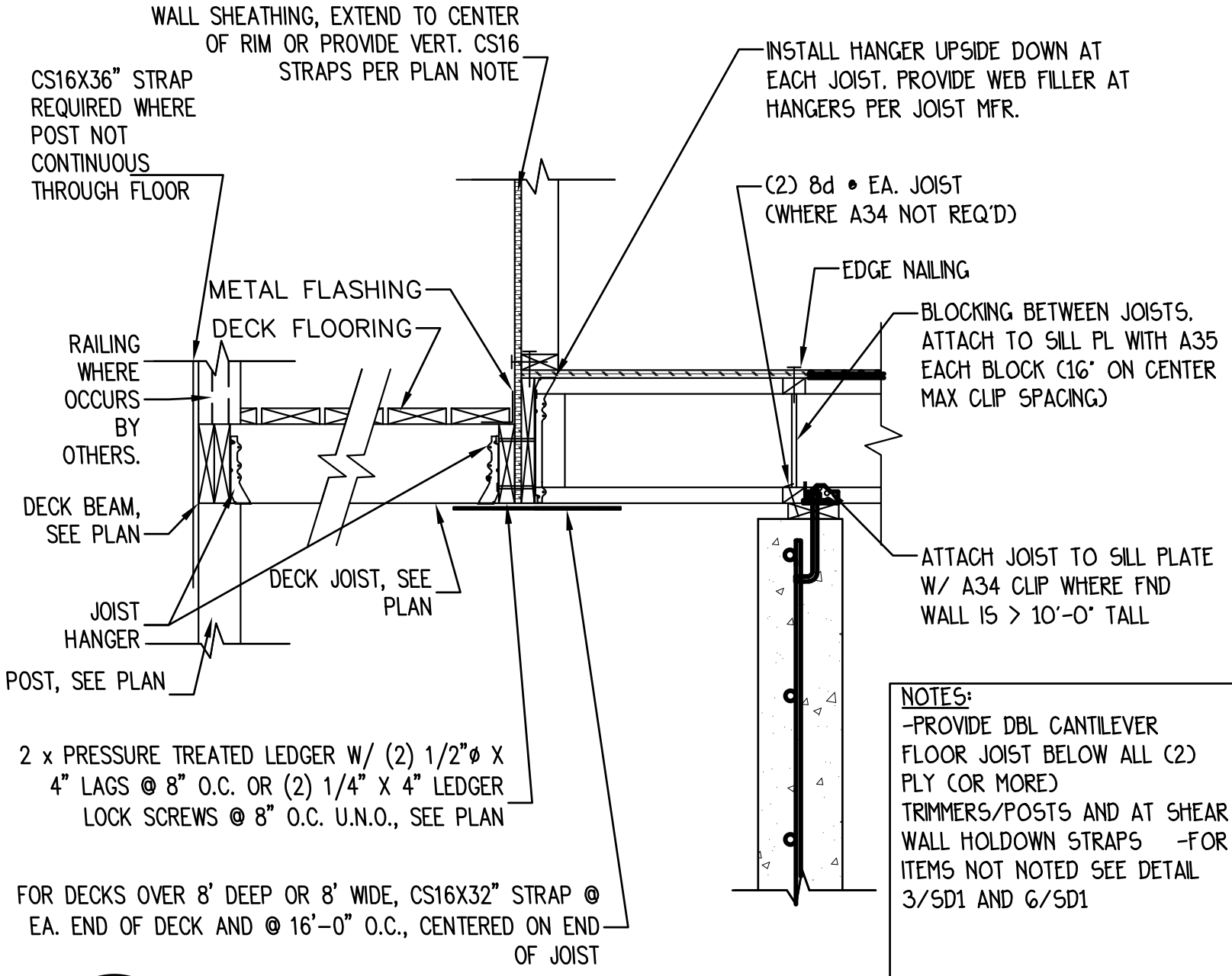
4 FOOTING STEP
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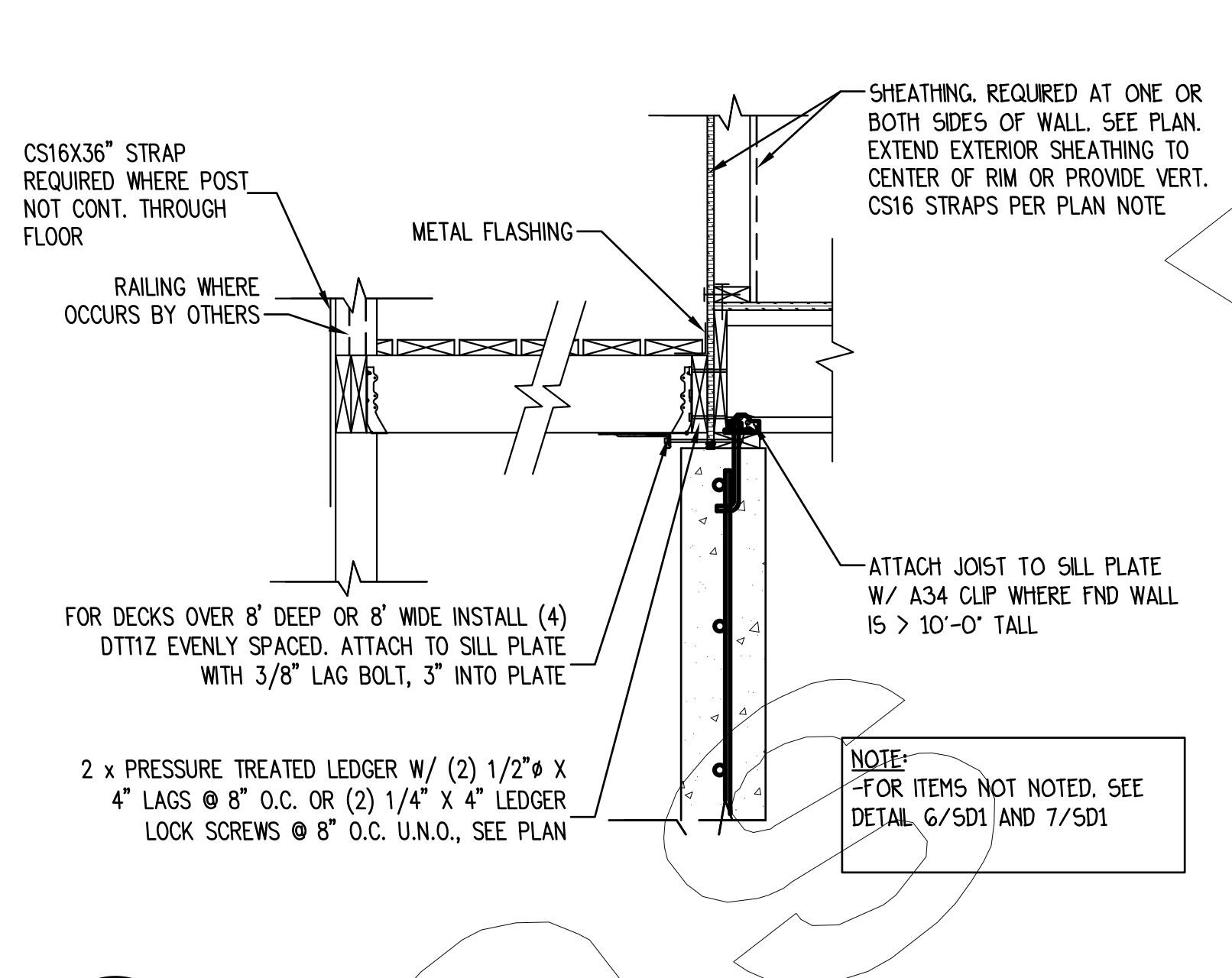
5 PORCH CAP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



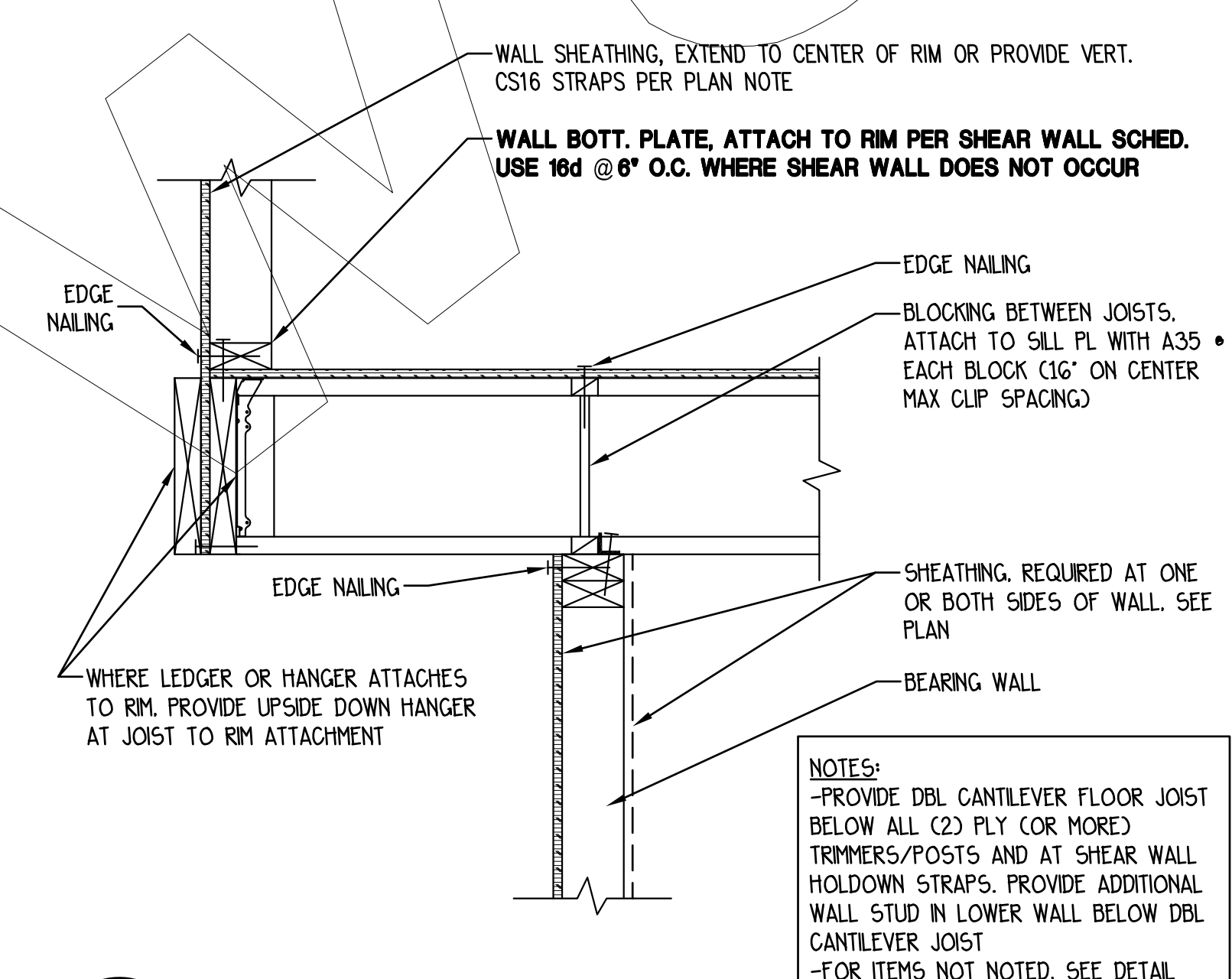
6 FLOOR JOIST AT FOUNDATION WALL
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TYPICAL DETAIL, USE WHEN APPLIES



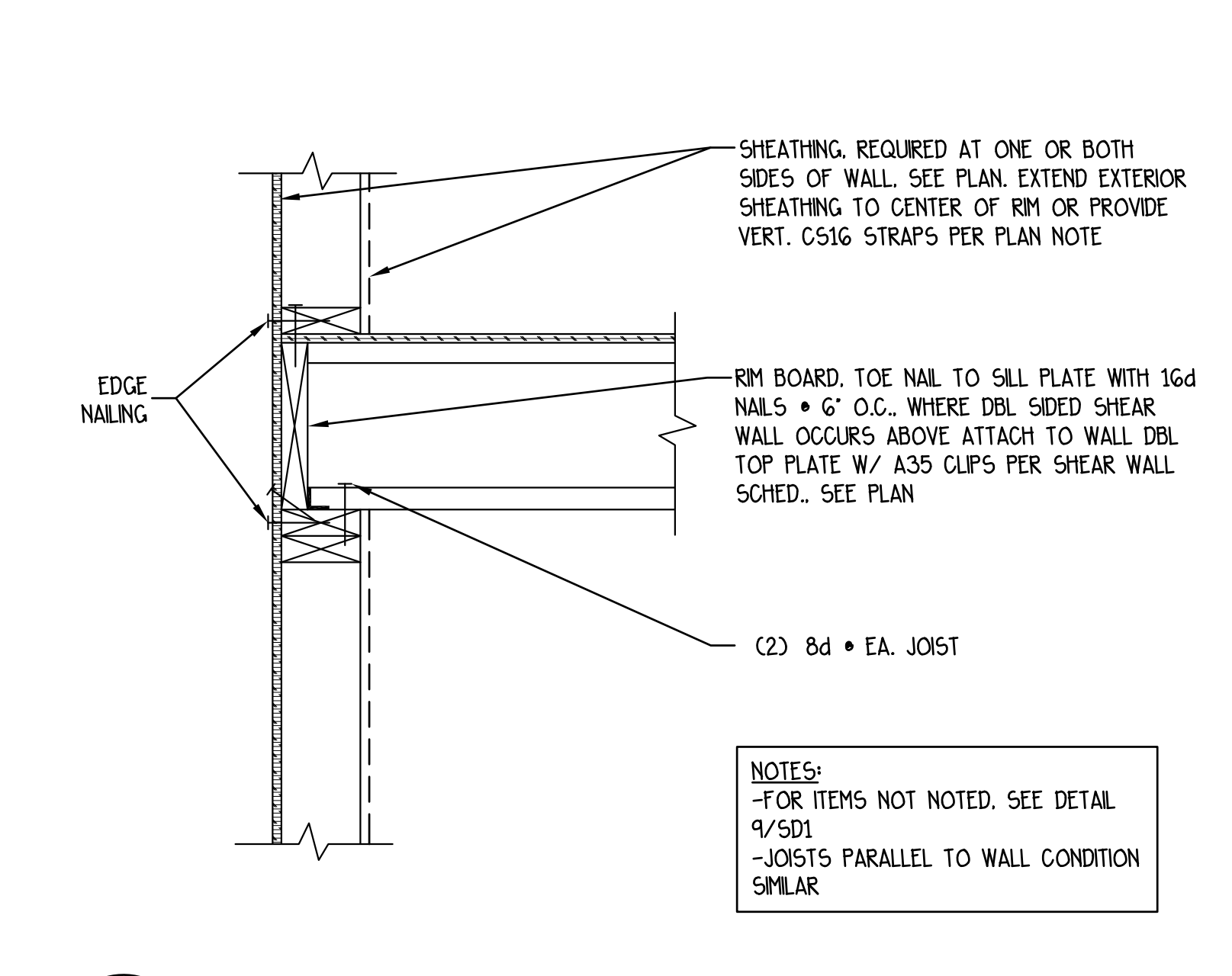
7 DECK ATTACHMENT TO CANT. FLOOR
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TYPICAL DETAIL, USE WHEN APPLIES



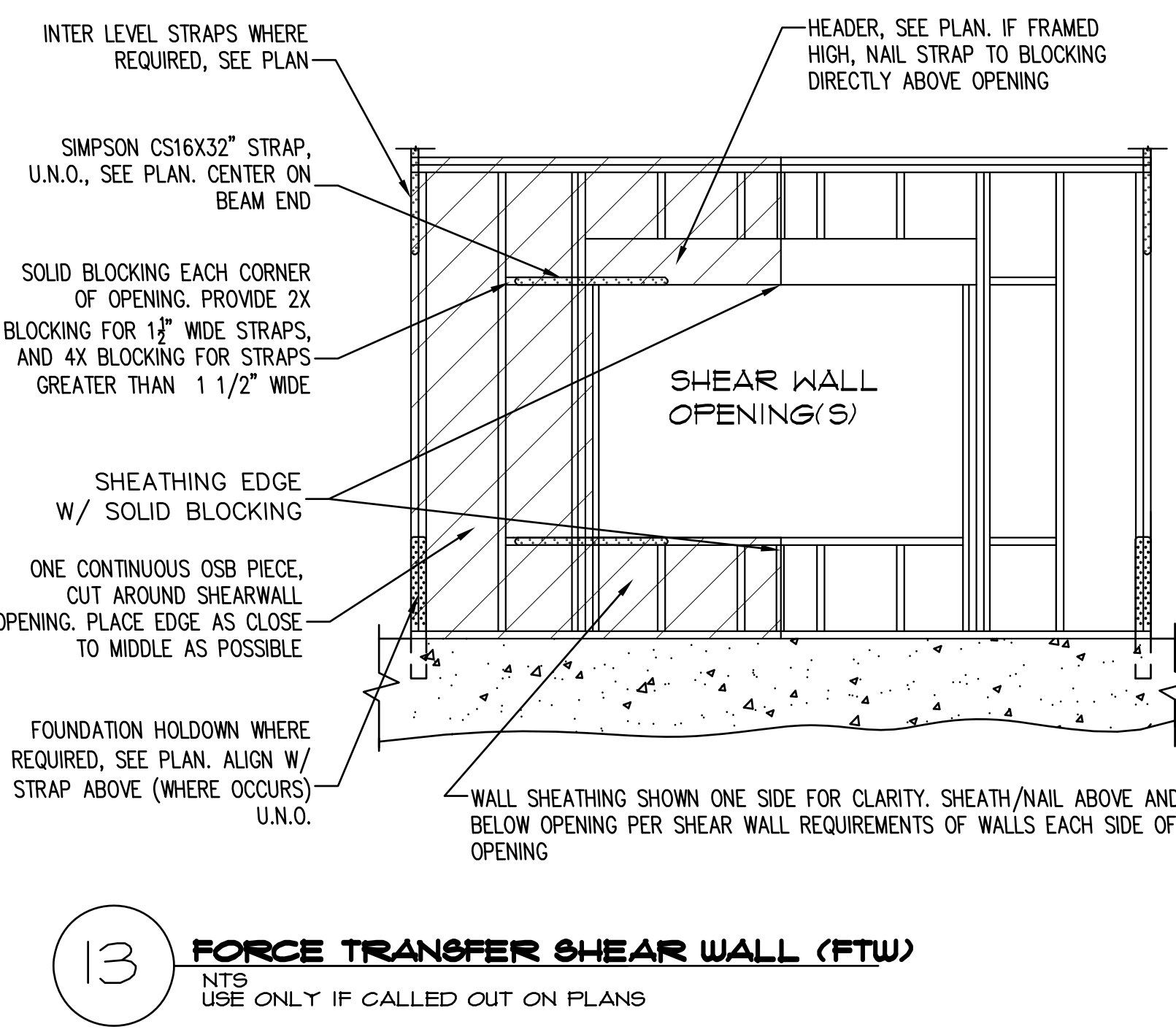
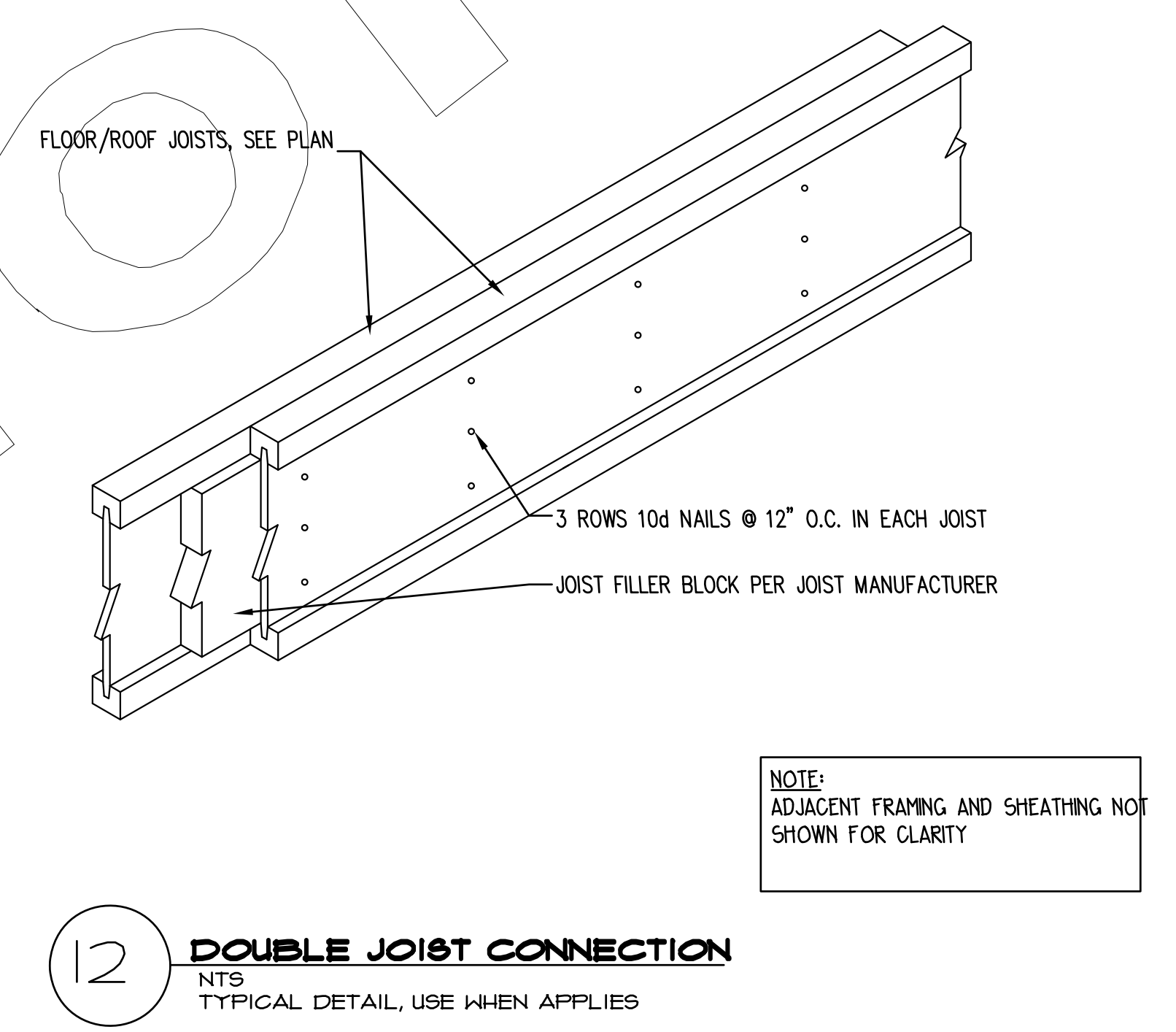
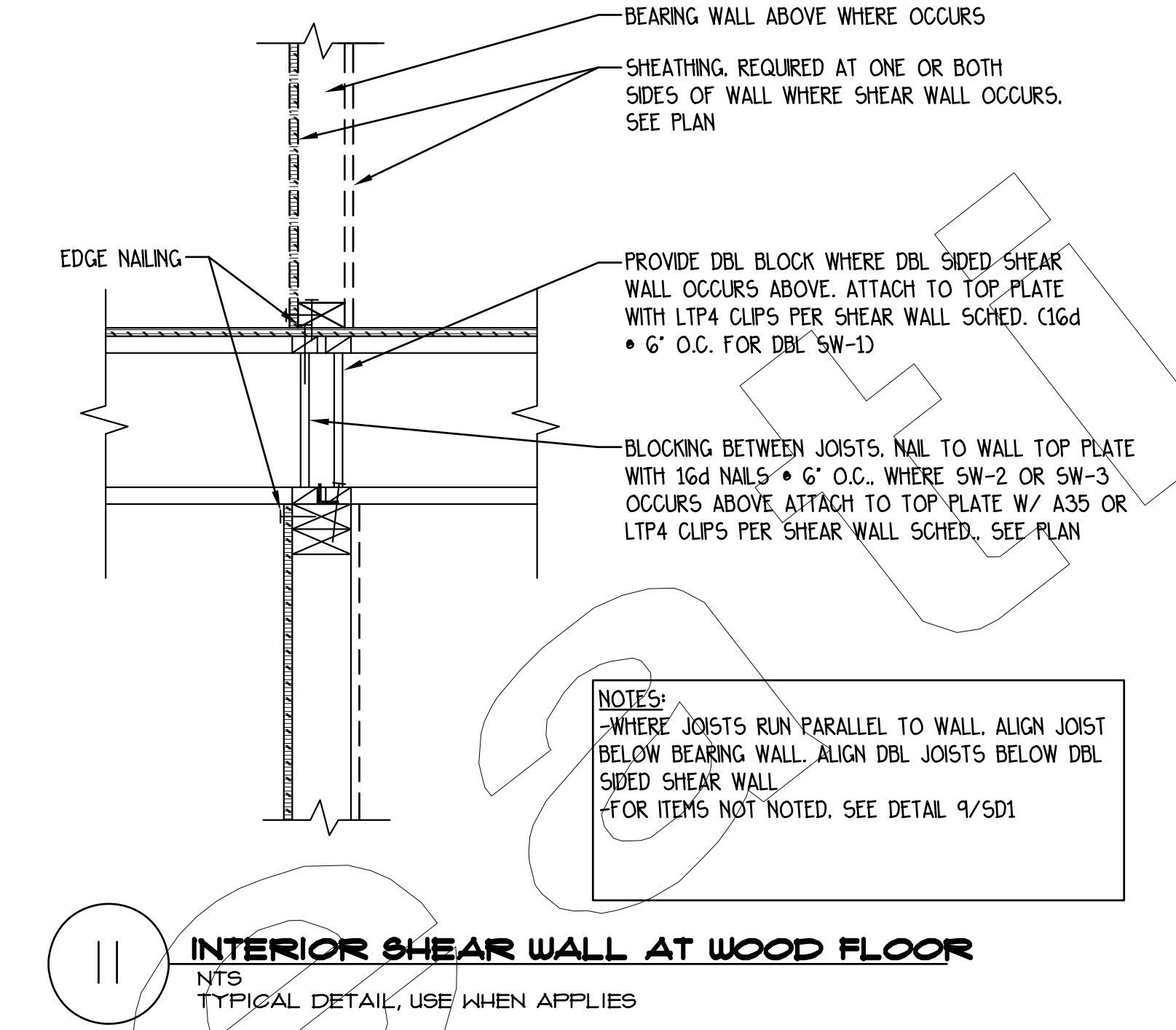
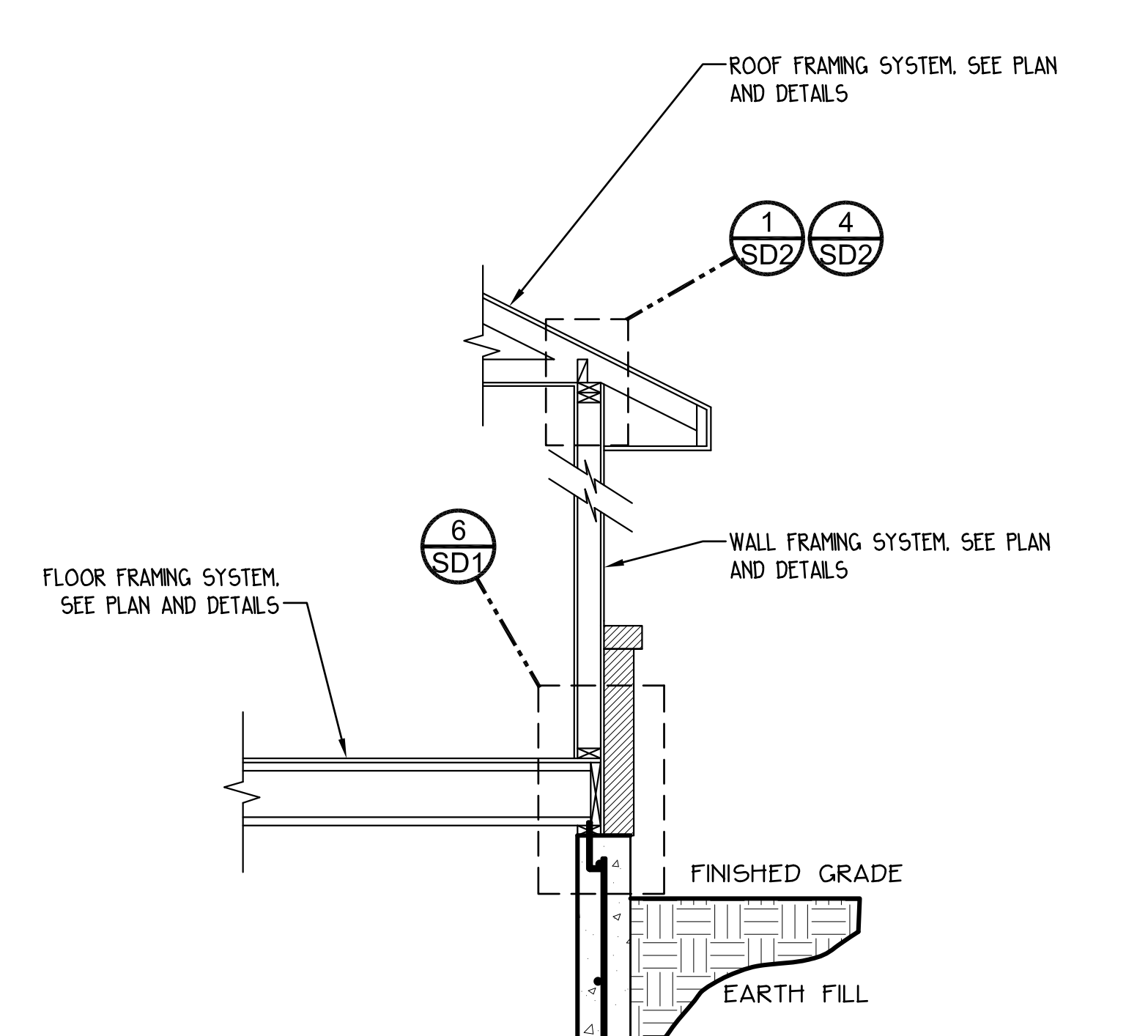
8 DECK ATTACHMENT TO WOOD FLOOR
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TYPICAL DETAIL, USE WHEN APPLIES



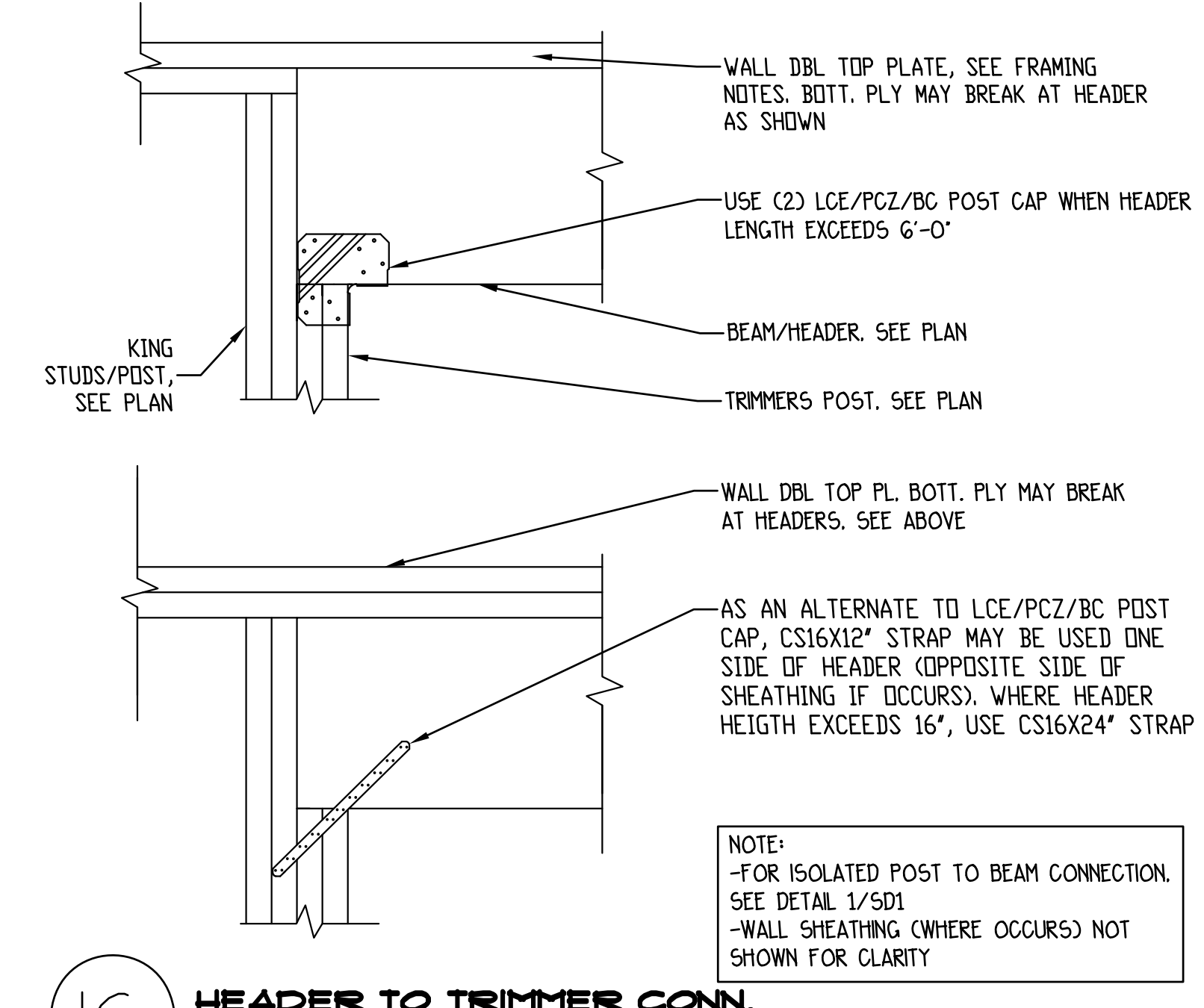
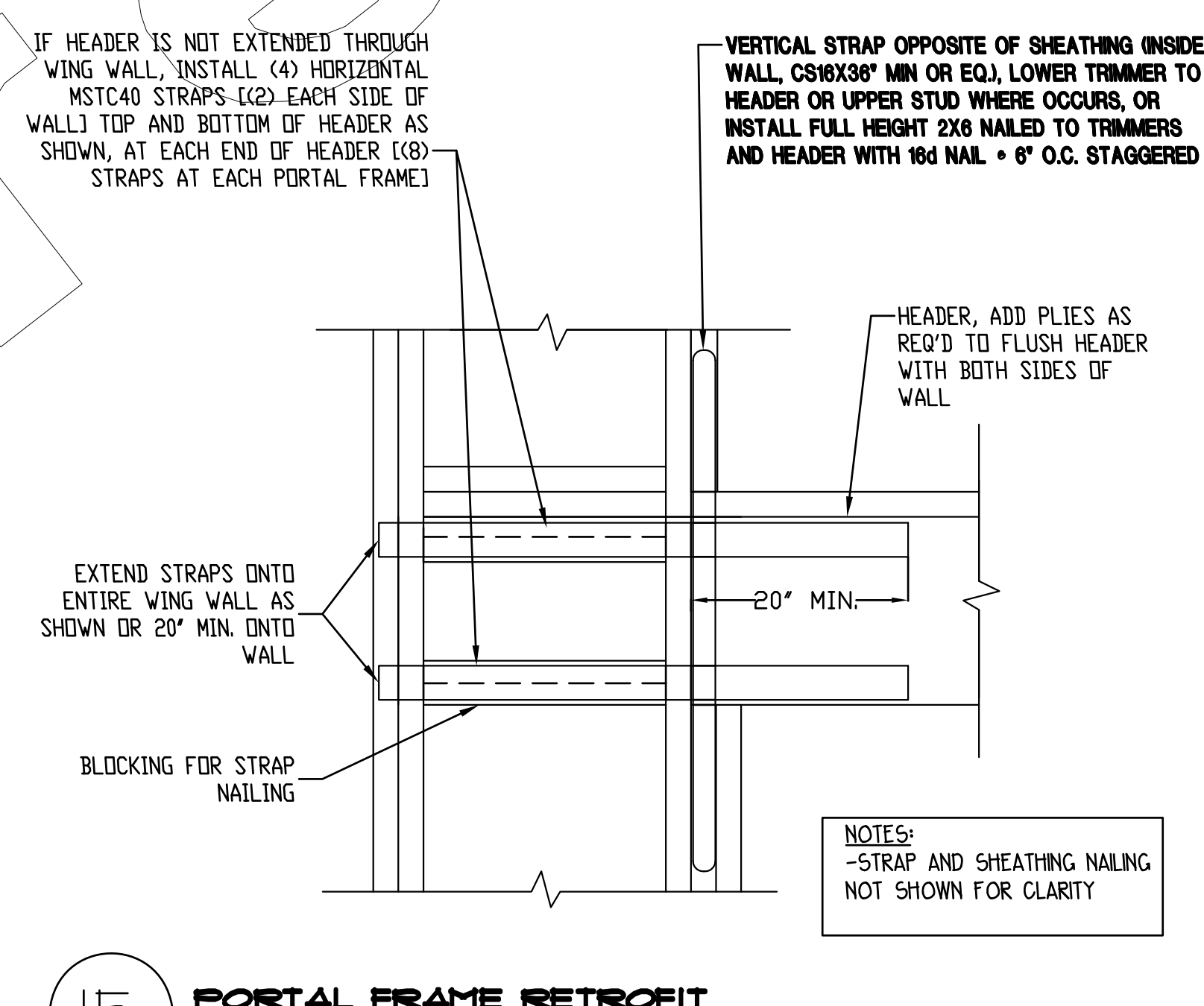
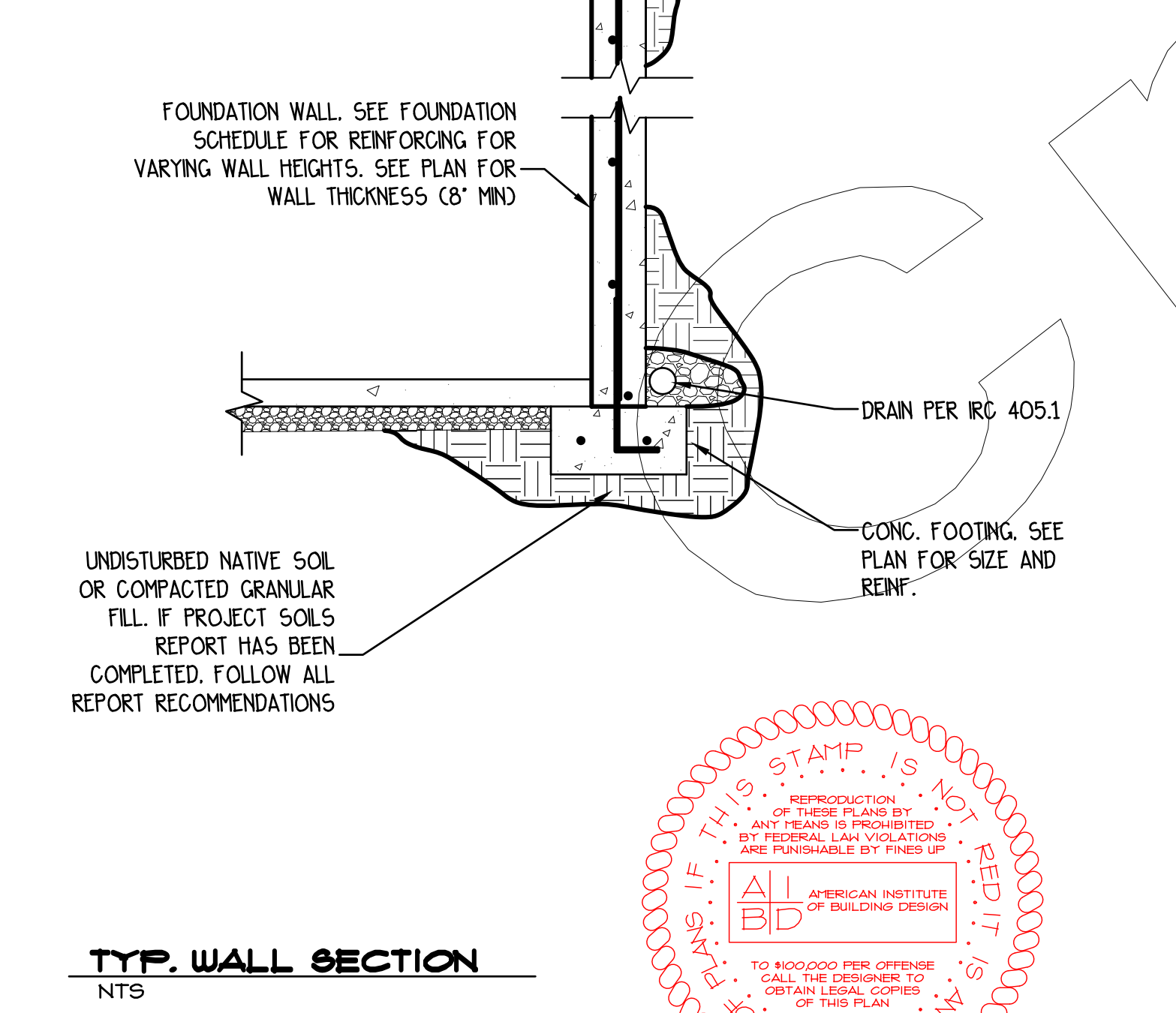
9 CANTILEVER FLOOR JOIST
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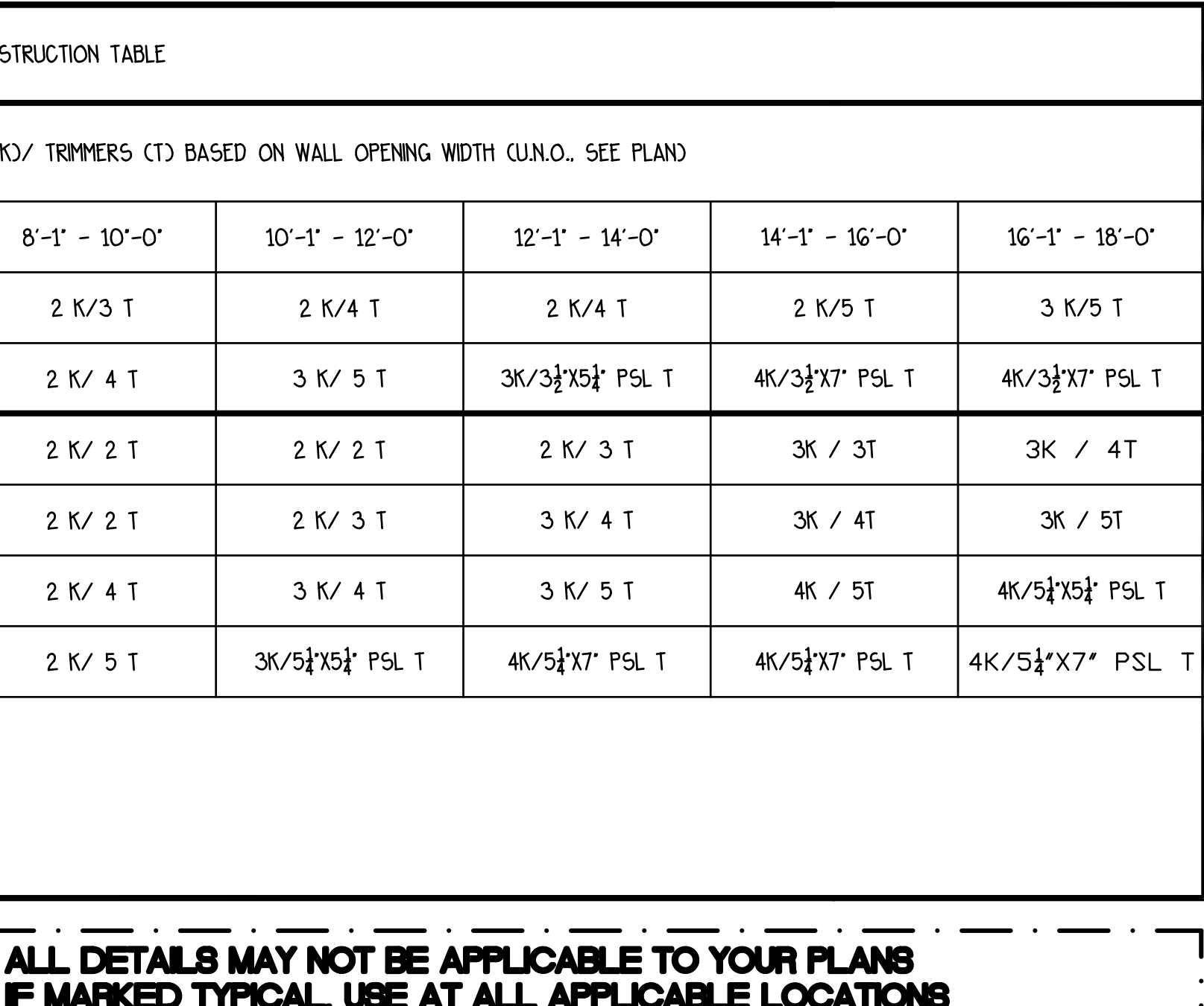
10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



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



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



TYP. WALL SECTION
NTS

PROFESSIONAL ENGINEER
9/7/2021
SCOTT HOMES
UTAH STATE BOARD OF PROFESSIONAL ENGINEERS
STATE OF UTAH

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

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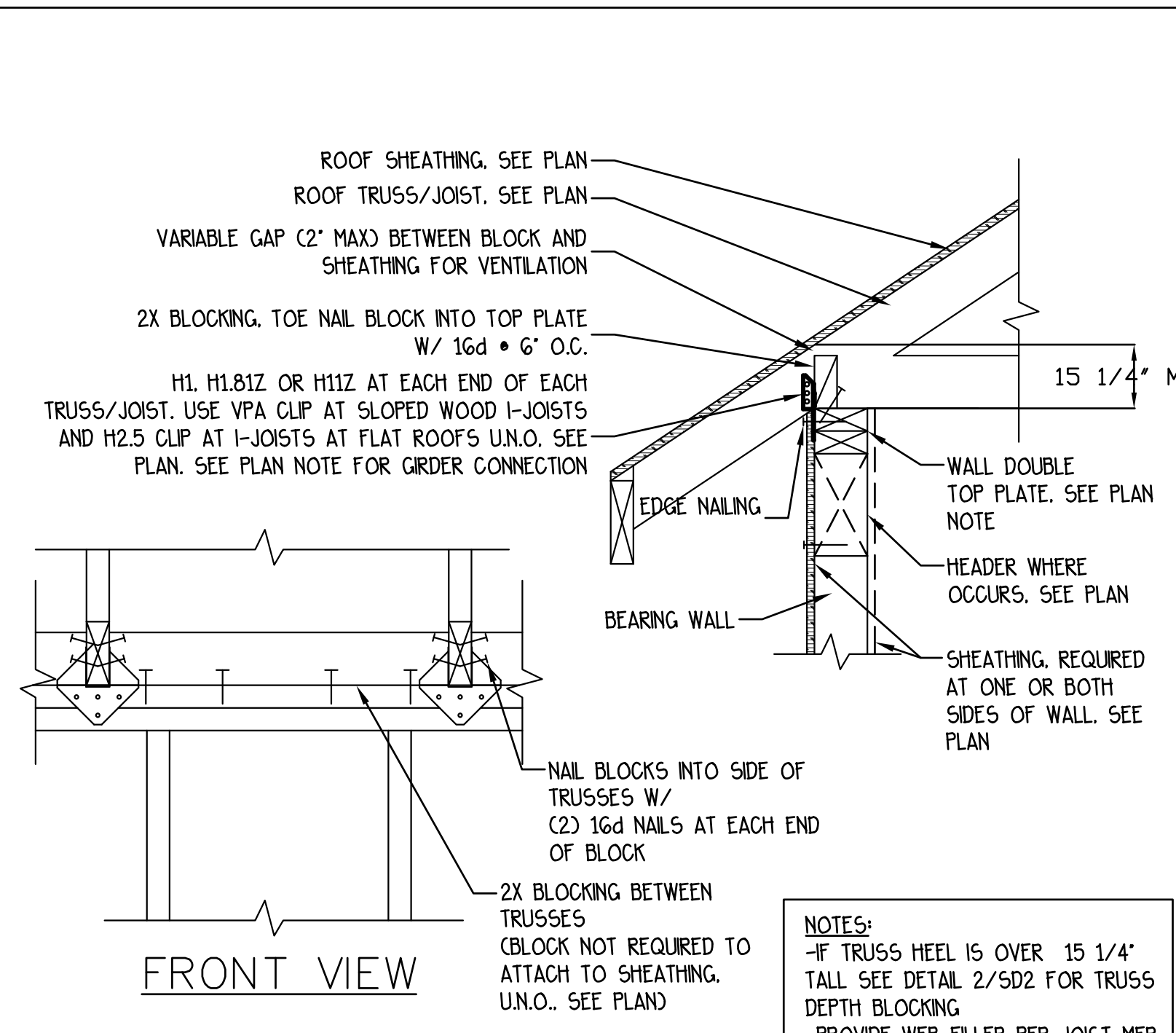
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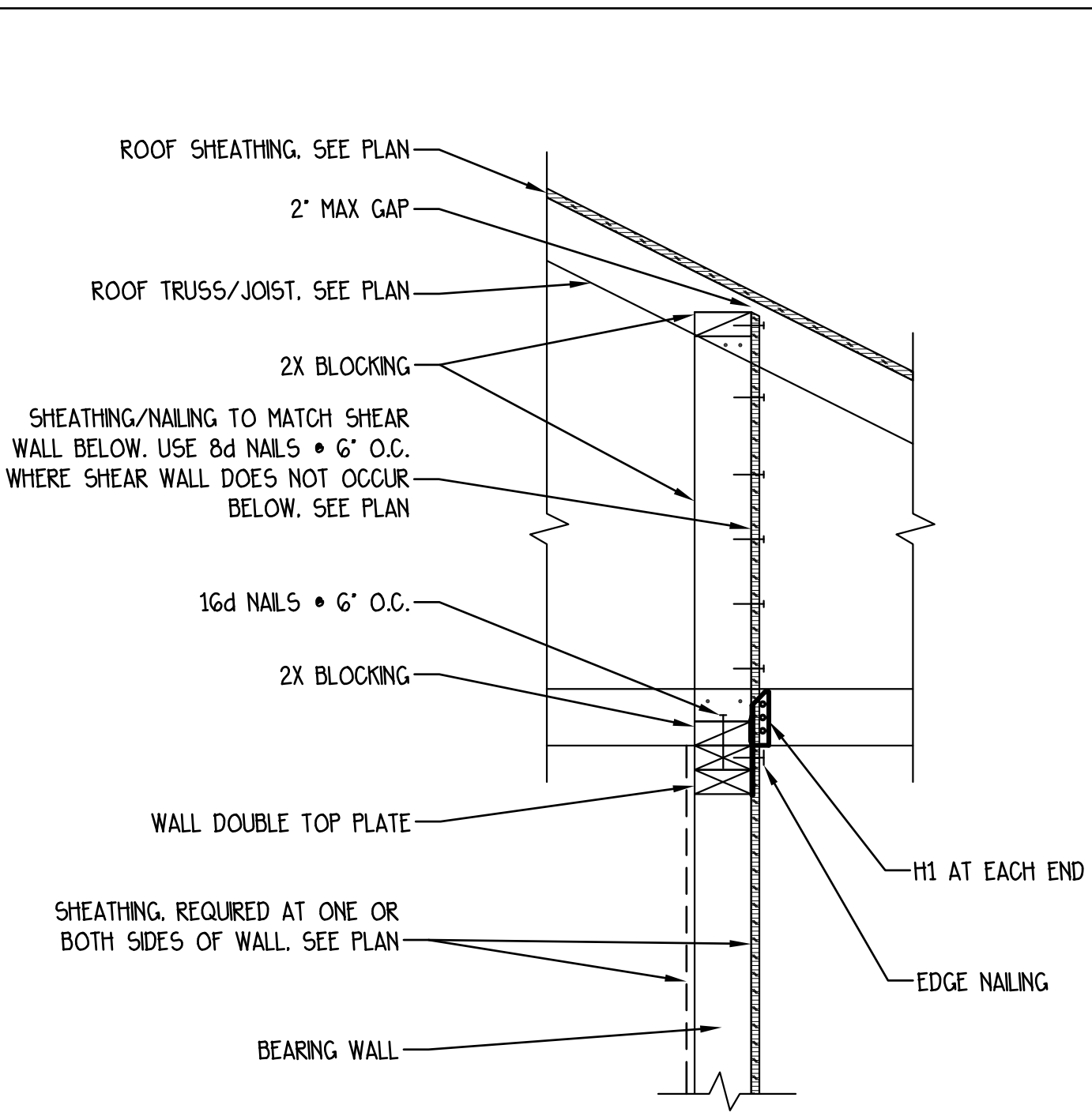
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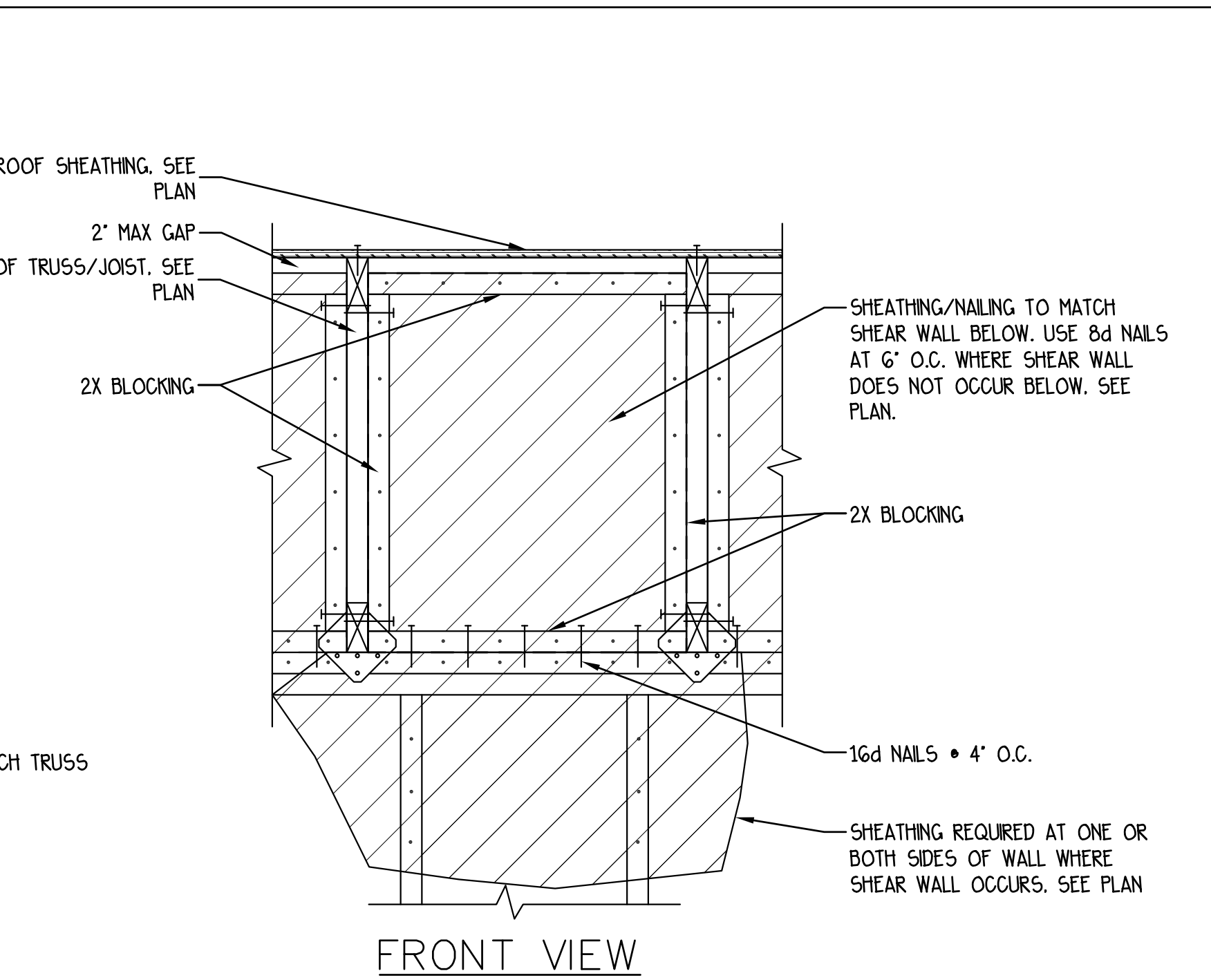
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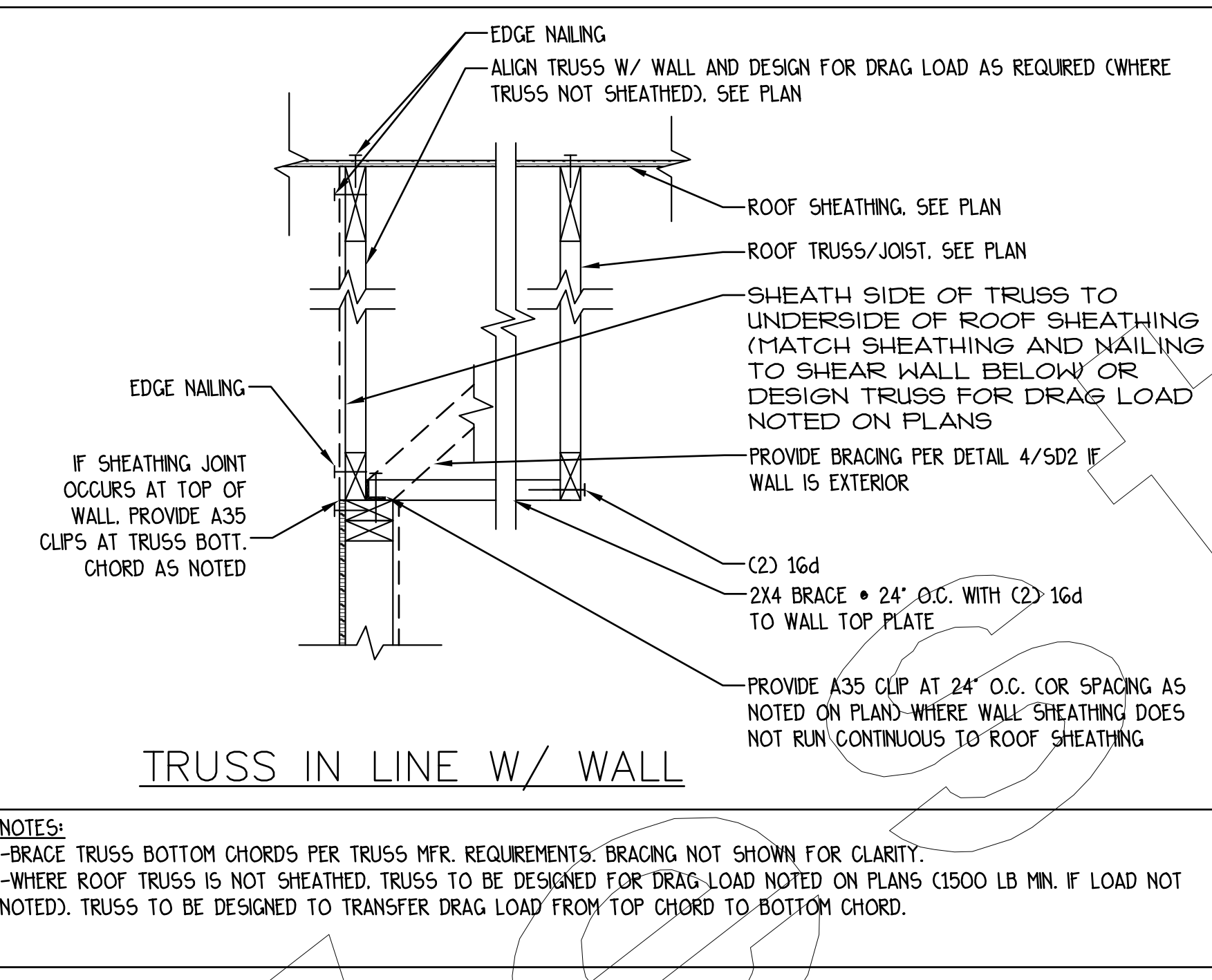
1 ROOF TRUSS AT WOOD WALL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



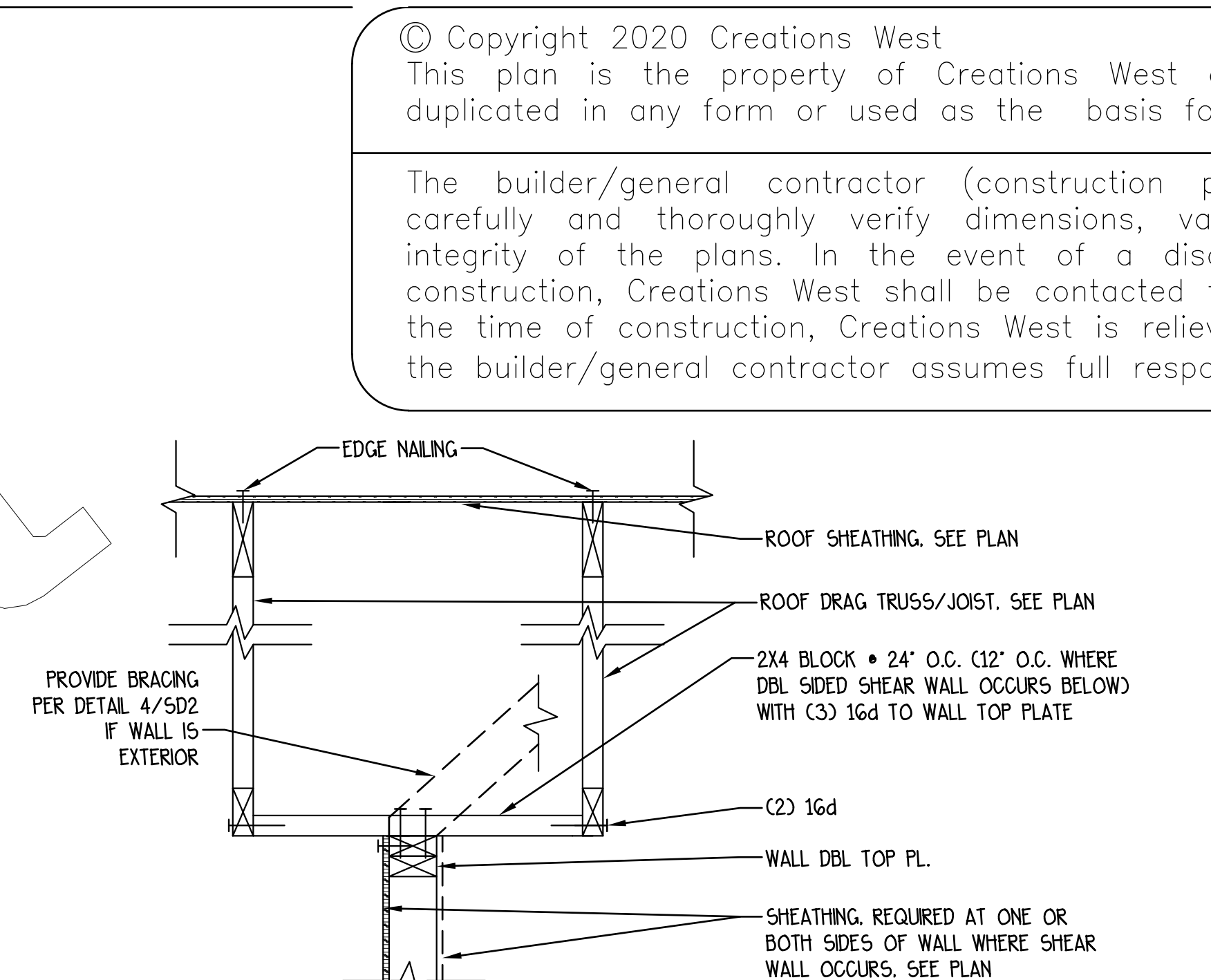
2 TRUSS DEPTH BLOCKING
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 TYPICAL DETAIL, USE WHEN APPLIES



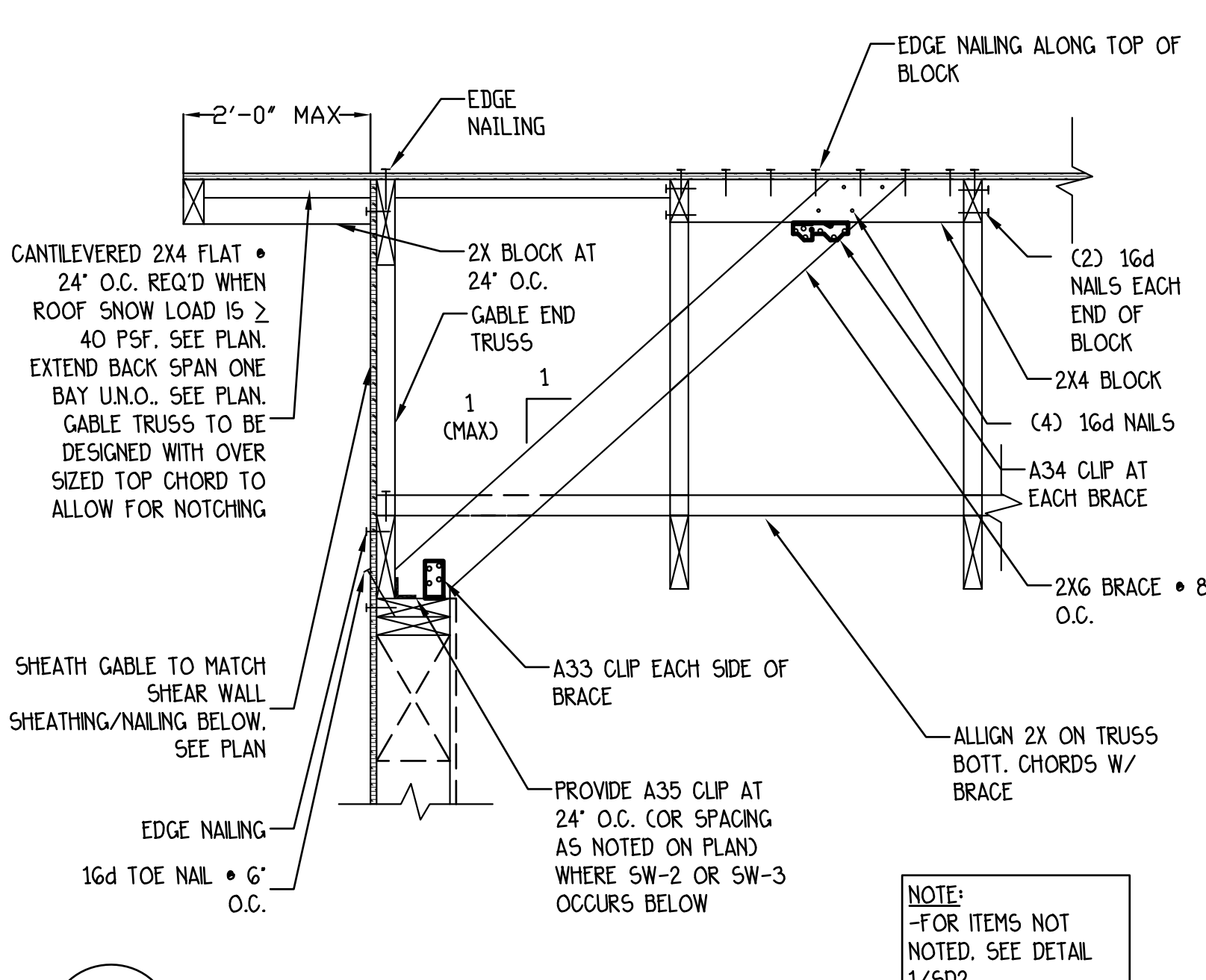
3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



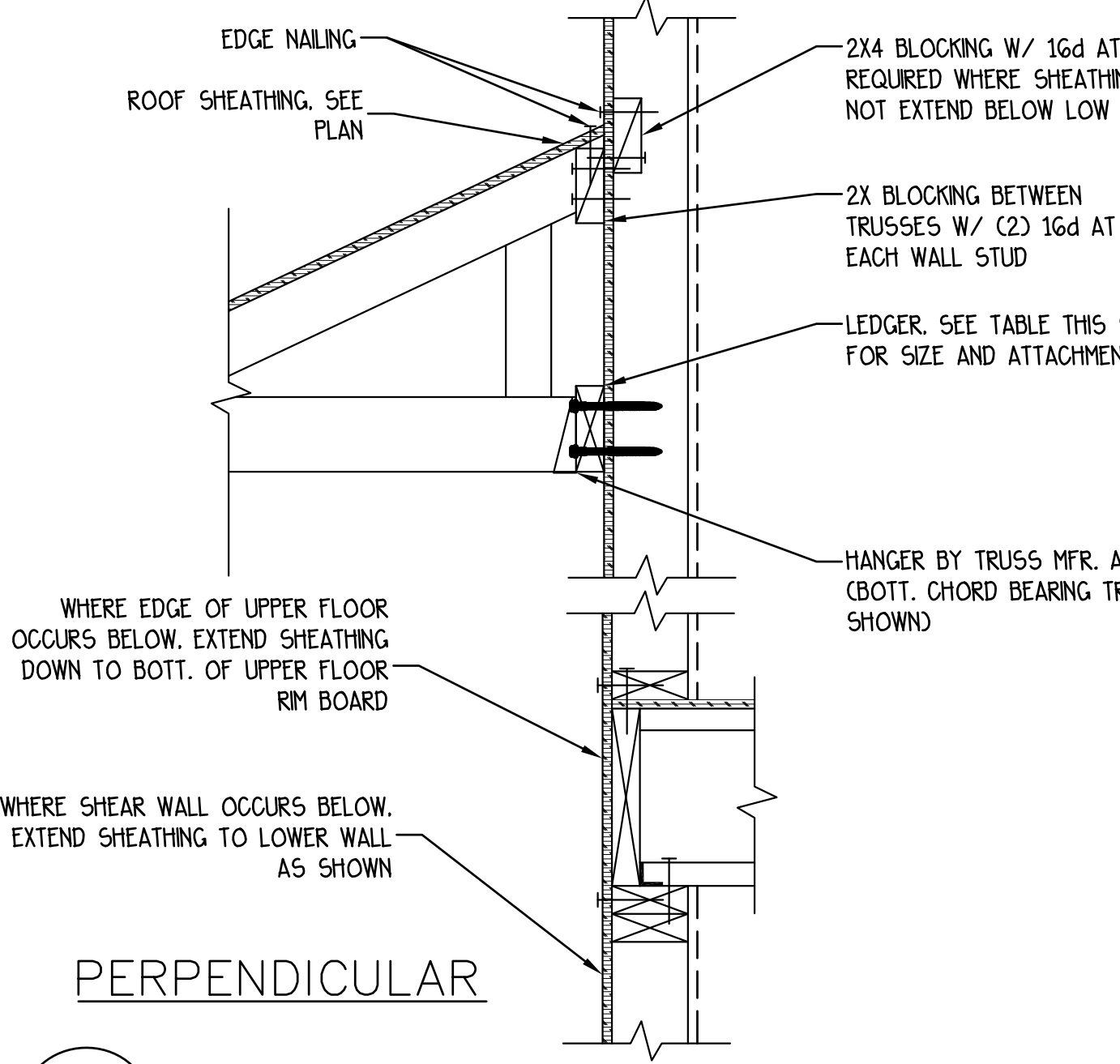
4 TRUSS IN LINE W/ WALL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



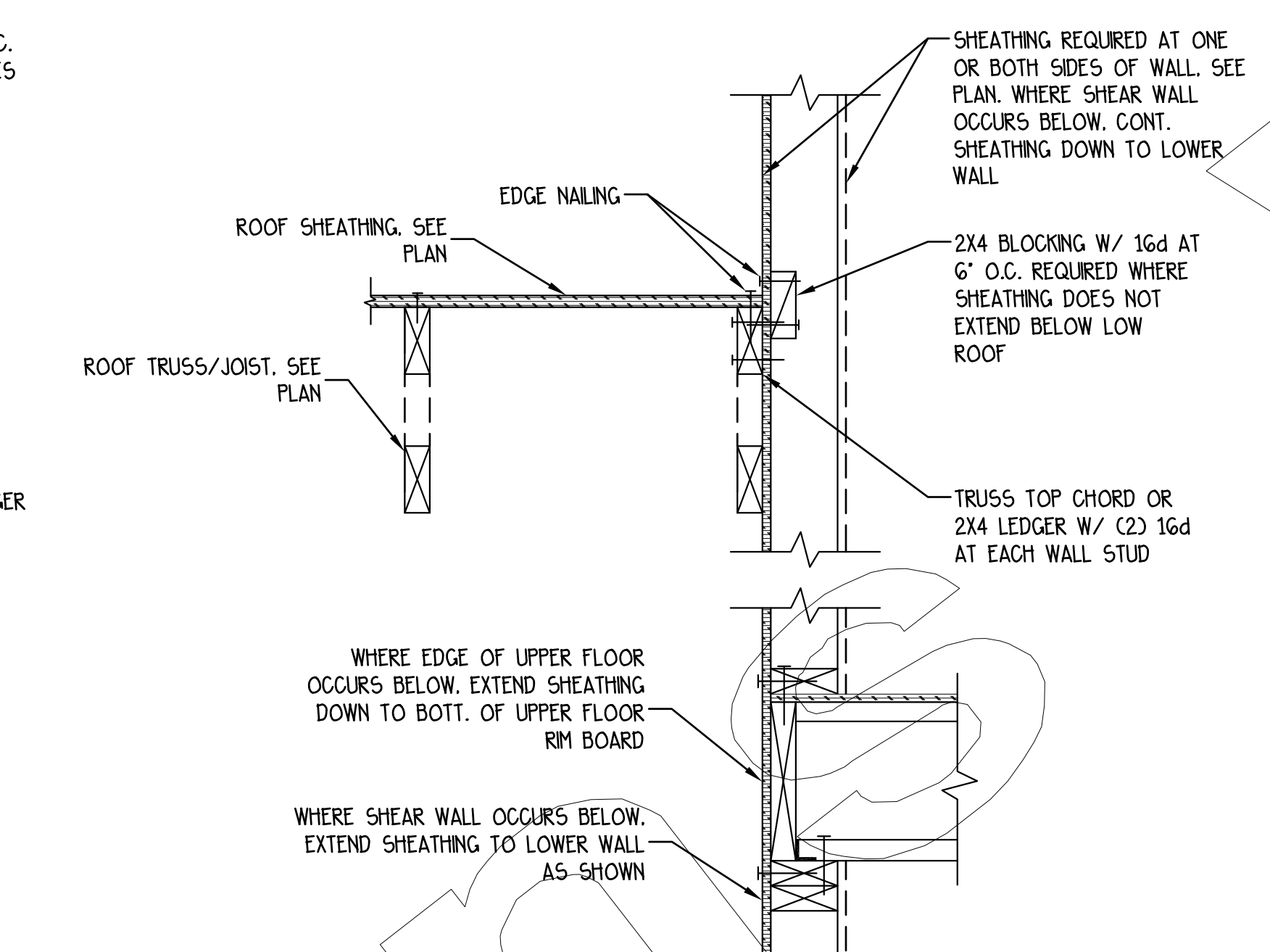
5 TRUSSES OFF SET FROM WALL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



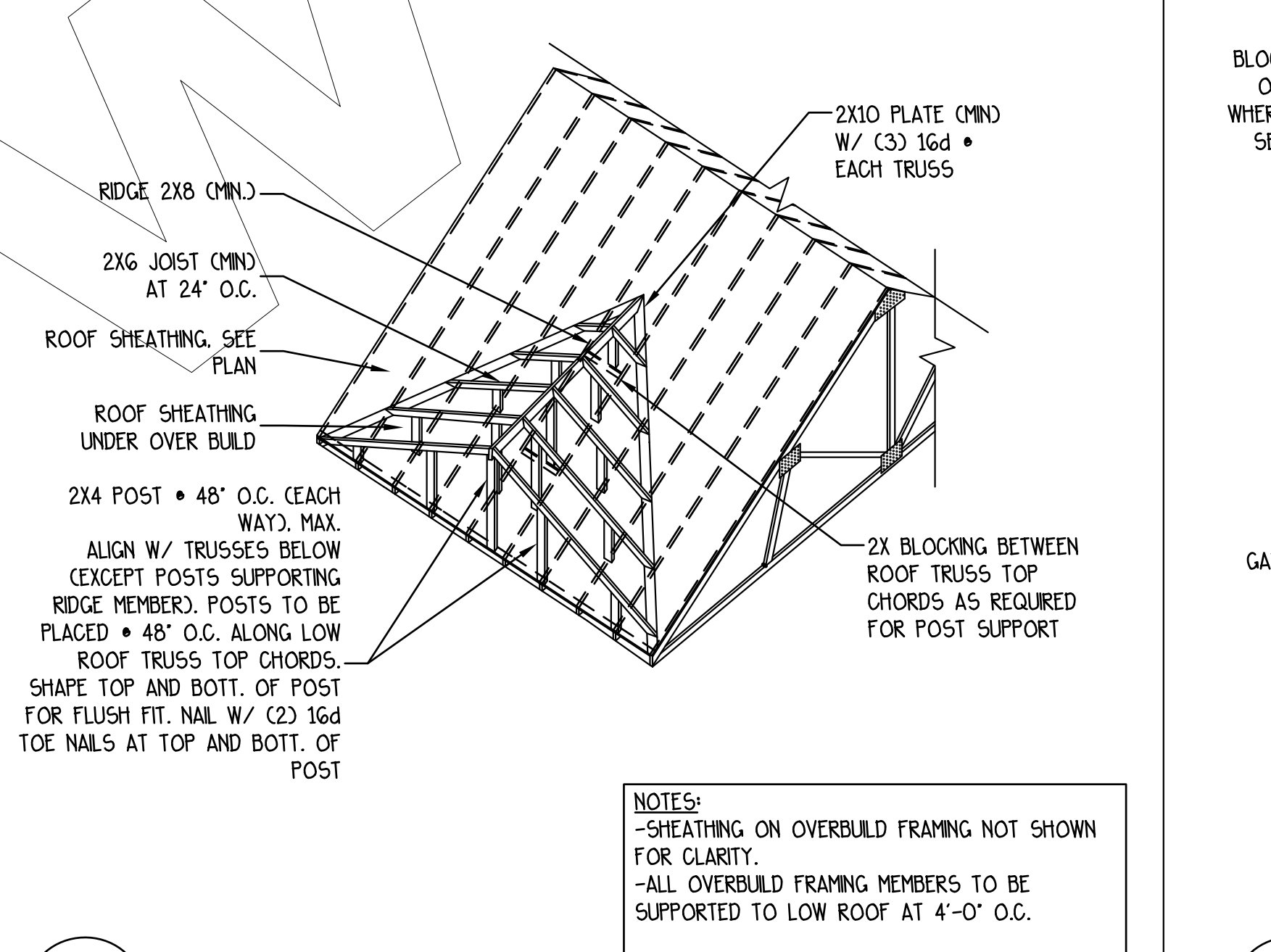
6 ROOF TRUSS AT WOOD WALL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



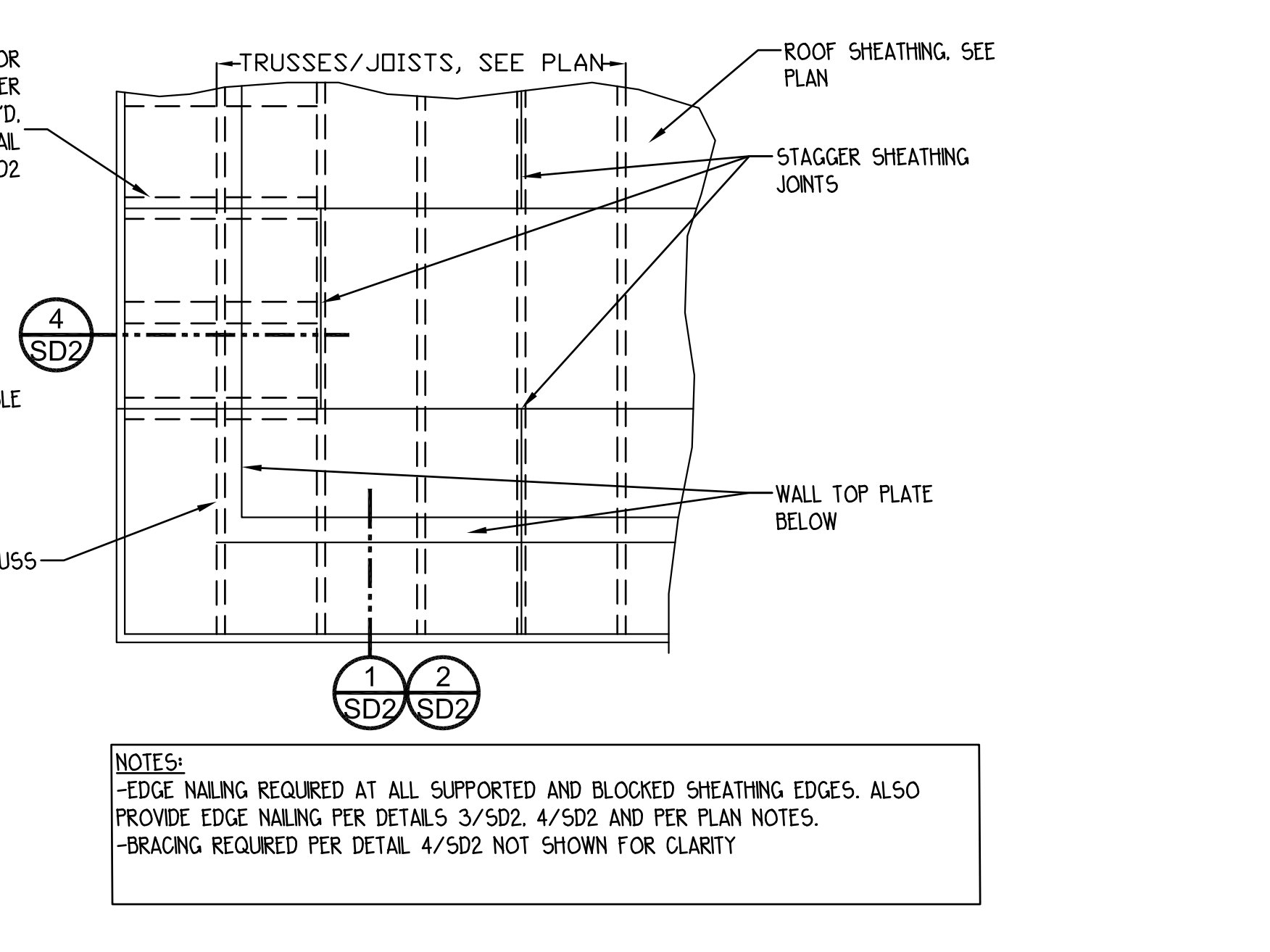
7 LOW ROOF SHEAR WALL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



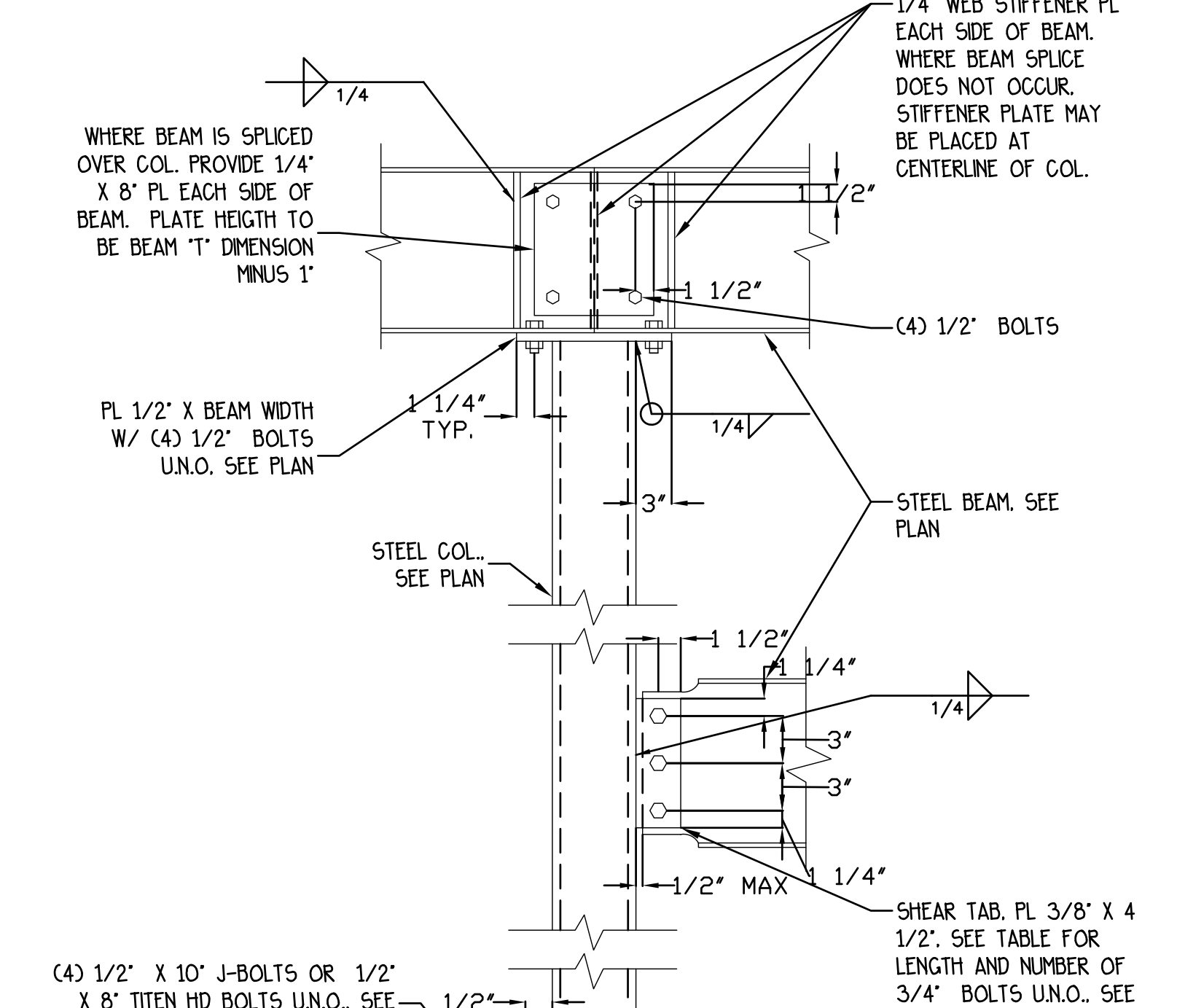
8 PERPENDICULAR
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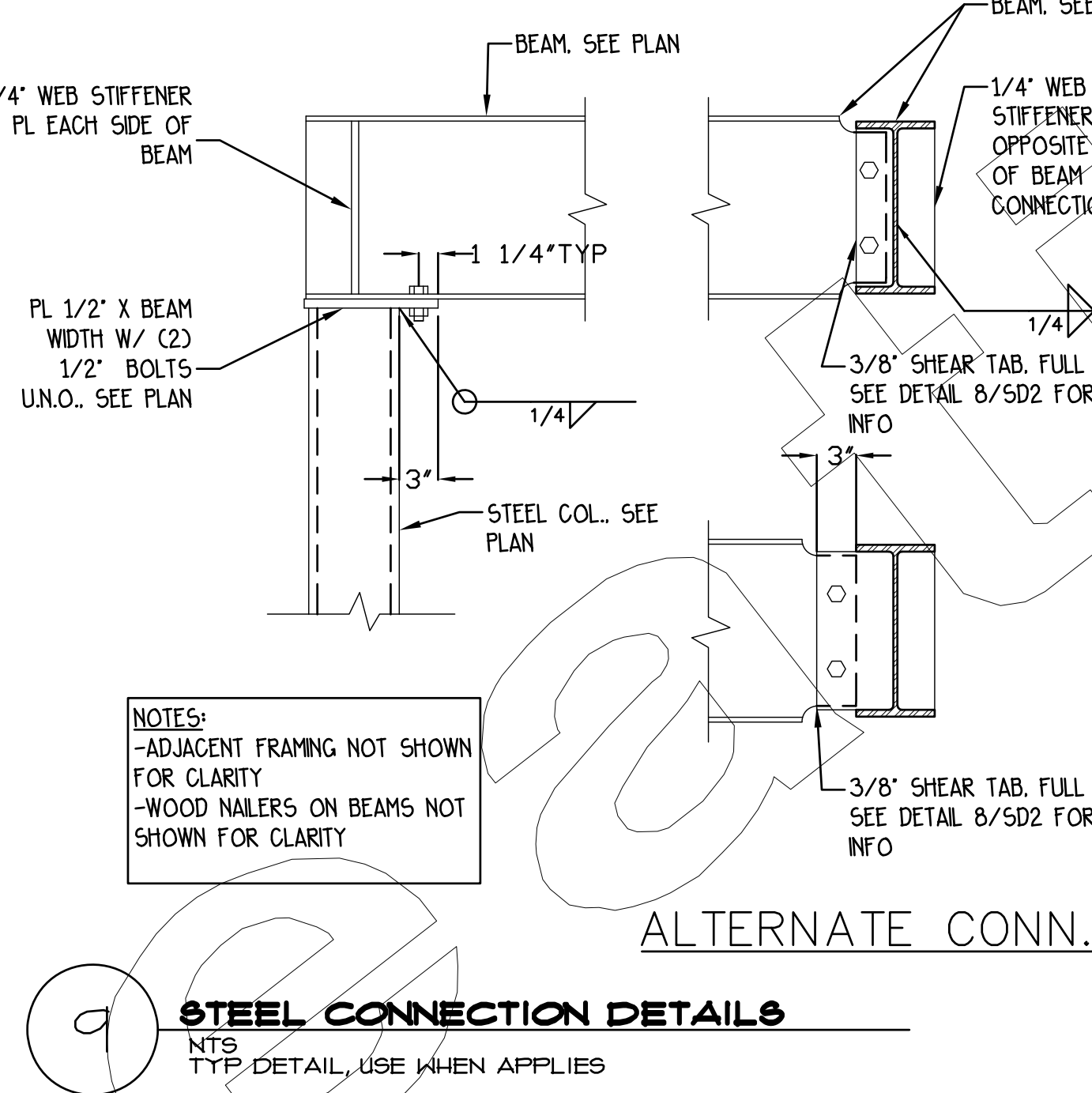
9 ROOF OVERBUILD
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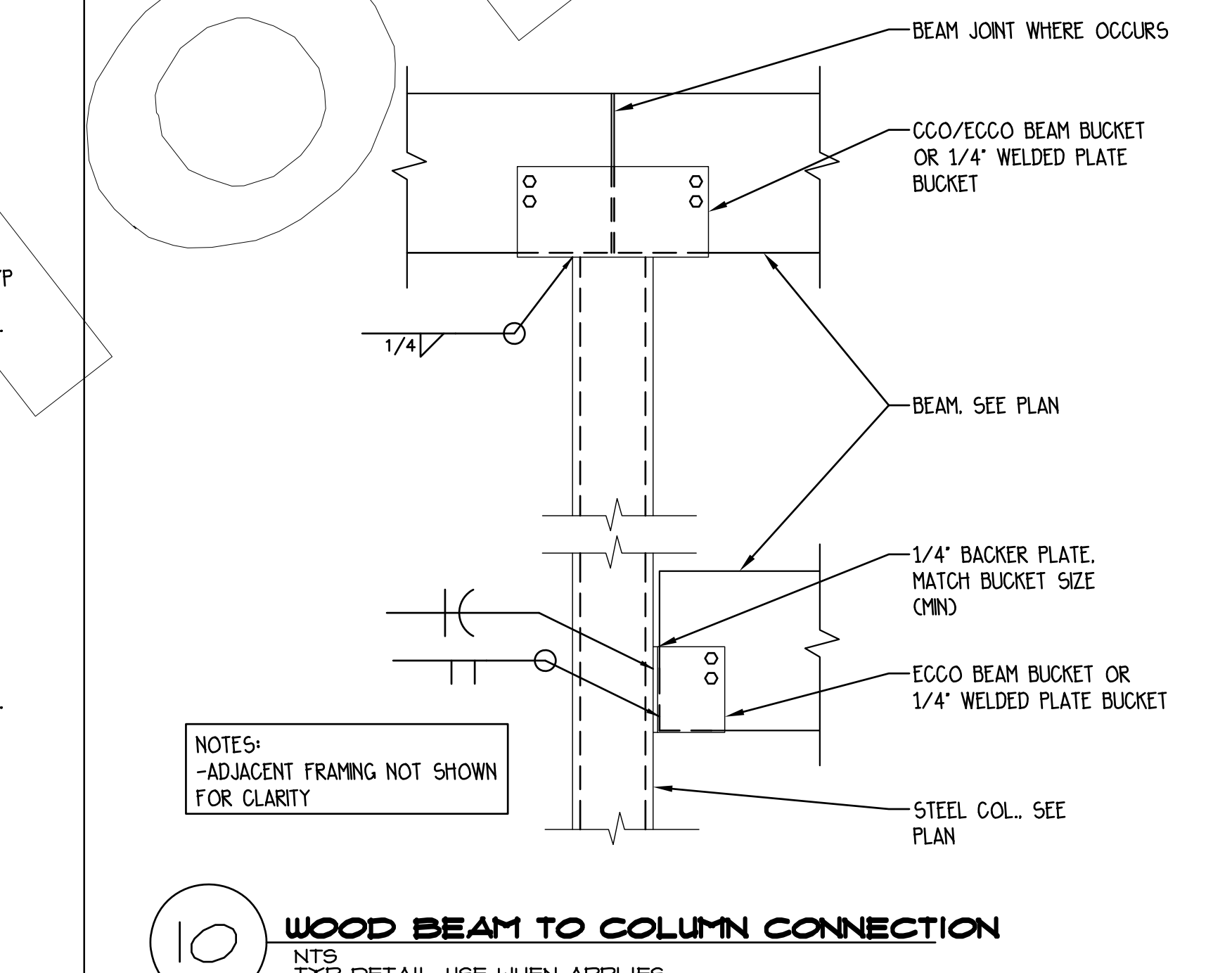
10 ROOF SHEATHING LAYOUT
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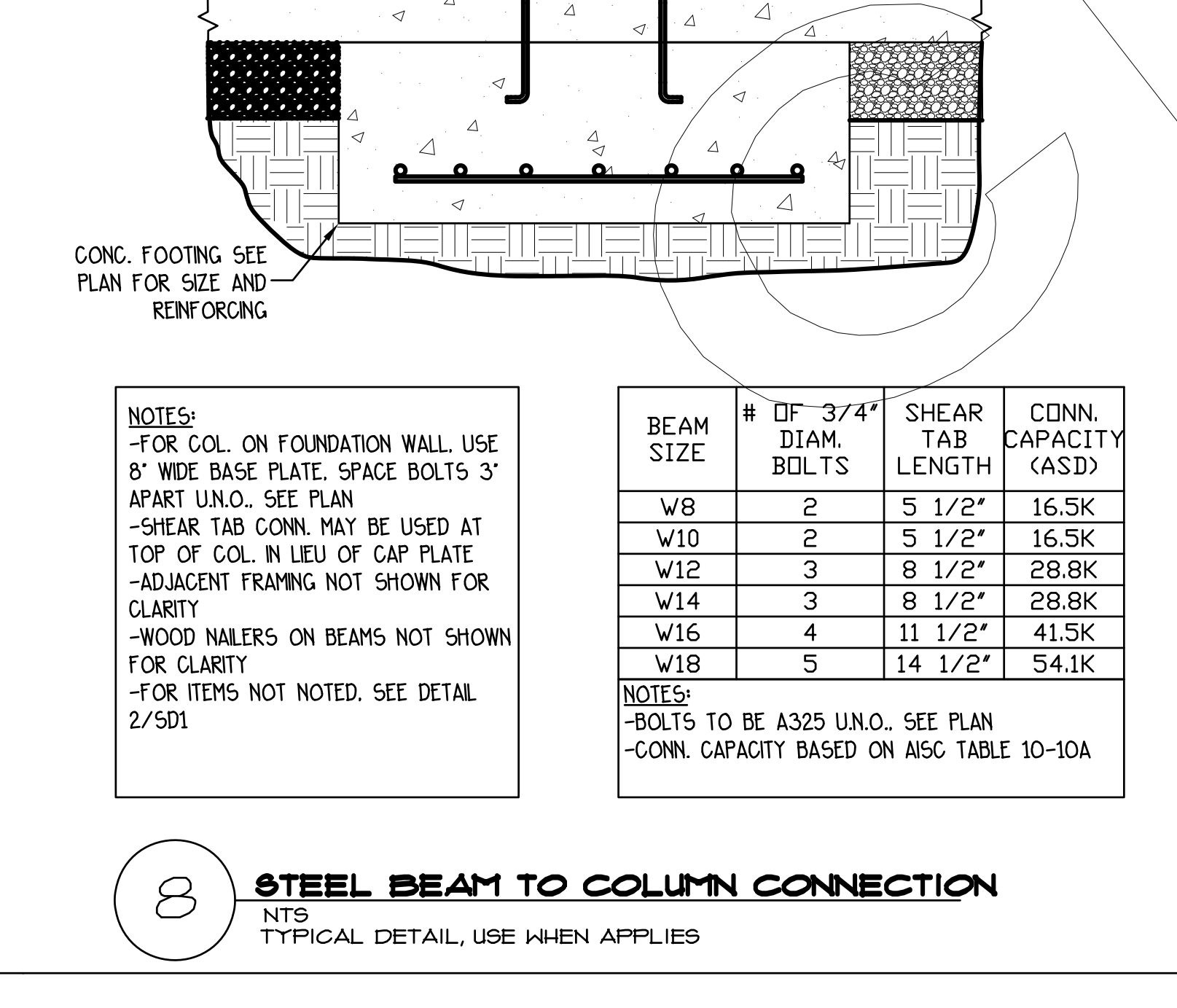
11 STEEL BEAM TO COLUMN CONNECTION
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



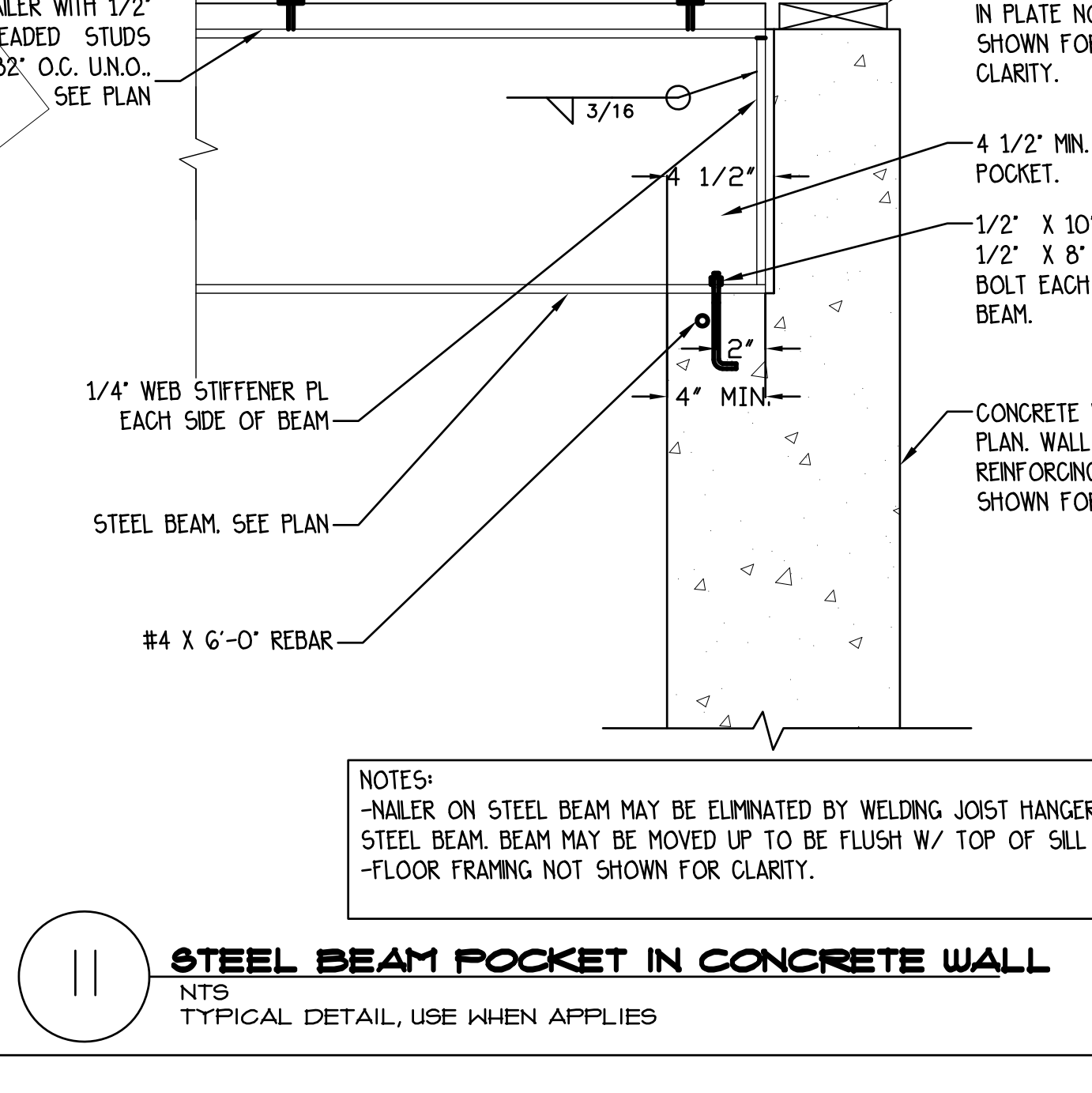
12 STEEL CONNECTION DETAILS
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



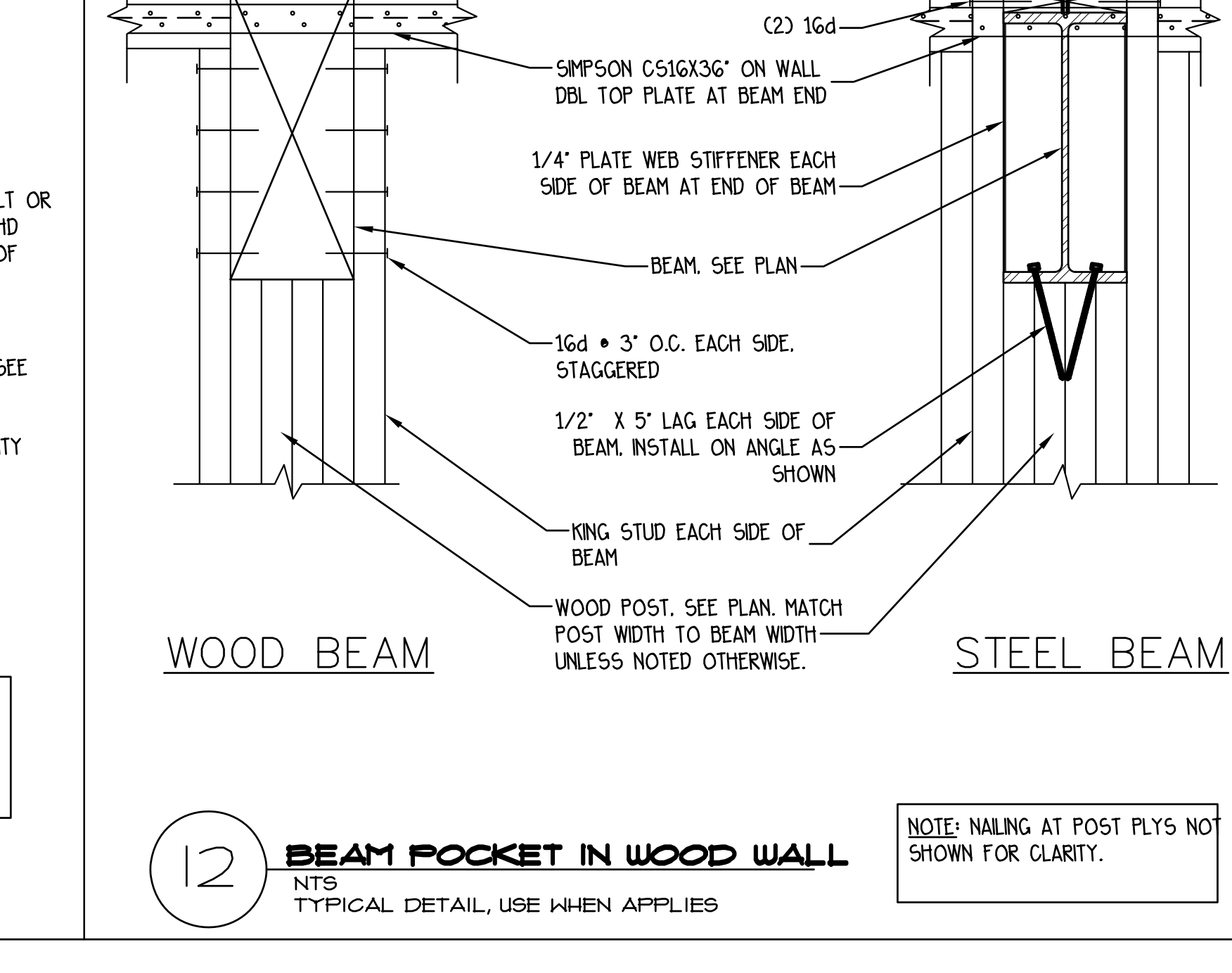
13 WOOD BEAM TO COLUMN CONNECTION
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



14 STEEL BEAM TO COLUMN CONNECTION
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



15 STEEL BEAM POCKET IN CONCRETE WALL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES



16 BEAM POCKET IN WOOD WALL
 NTS
 TYPICAL DETAIL, USE WHEN APPLIES

	MIN. LEDGER SIZE AND ATTACHMENT TO WALL STUDS AT 16" O.C. UNO. SEE PLAN				TABLE NOTES
	ROOF OR FLOOR LIVE/SNOW LOAD (PSF)				
MAX TRUSS/JOIST SPAN (FT)	40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF	1. LEDGER NAILS TO BE 16d - 14d * 3 1/2" MIN. 2. 505 SCREWS TO BE SPACED 3' O.C. 1/2" FROM LEDGER EDGE. 3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED. 4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS.
8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) 1/4" 505 X 4 1/2"	
12'	2X8, (4) 16d	2X10, (3) 1/4" 505 X 4 1/2"	2X10, (3) 1/4" 505 X 4 1/2"	2X10, (3) 1/4" 505 X 4 1/2"	
16'	2X10, (3) 1/4" 505 X 4 1/2"	2X10, (3) 1/4" 505 X 4 1/2"	13/4" X 11 7/8" LVL, (4) 1/4" 8D X 4 1/2"	13/4" X 11 7/8" LVL, (4) 1/4" 8D X 4 1/2"	
20'	1 3/4" X 11 7/8" LVL, (4) 1/4" 505 X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" 505 X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" 505 X 4 1/2"	(5) 1/4" 505 X 4 1/2"	

GENERAL STRUCTURAL NOTES:

- CONTRACTOR (INCLUDING SUB-CONTRACTORS) SHALL FOLLOW ALL REQUIREMENTS STATED IN THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND STANDARDS AND SHALL BE QUALIFIED TO PERFORM AND EXPERIENCED IN PERFORMING THE WORK REQUIRED FOR THE PROJECT.
- CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS STATED IN ALL OTHER DOCUMENTS APPLICABLE TO THE PROJECT. IF ANY DISCREPANCIES OCCUR BETWEEN THE STRUCTURAL REQUIREMENTS AND OTHER PROJECT DOCUMENTS, NOTIFY YOUR ENGINEER OF THE DISCREPANCY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE SHORING AND BRACING AS REQUIRED TO PROVIDE STRUCTURAL STABILITY AT ALL TIMES DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
- ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
- SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
- TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
- MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT THE LOADS STATED IN THE DESIGN CRITERIA TABLE ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
- EACH PIECE OF STRUCTURAL LUMBER (AND SHEATHING) MUST BE MARKED BY A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING AND GRADE MARKINGS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
- THE SIZING AND SURFACING OF ALL LUMBER SHALL BE MILL SIZED AND SURFACED ON ALL 4 SIDES UNO. SEE PLAN. ALL LUMBER SHALL BE FREE OF HEART CENTER. SPLICES SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.
- ALL FRAMING HARDWARE SHALL BE SAMPSON STRONG-TIE OR APPROVED EQUAL UNO. AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. USE THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER UNO. SEE PLAN.
- WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED.
- SAFETY LUMBER SHALL BE DOUG FIR #2 OR BETTER UNO. SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
- INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS UNO. SEE PLAN.
- WOOD FLEETS SHALL BE PROVIDED ON WEBS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST.
- PRE-MANUFACTURED TRUSSES AND JOISTS SHALL BE BRACED PER THE MANUFACTURER'S REQUIREMENTS. MULTI-PLY MEMBERS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S REQUIREMENTS.
- PRE-MANUFACTURED PRODUCTS SUCH AS WOOD TRUSSES AND I-JOISTS SHALL ONLY BE ALTERED WITH THE APPROVAL OF THE MANUFACTURER AND SHALL BE REPAIRED (WHEN REQUIRED) PER THE MANUFACTURER'S REQUIREMENTS.
- BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 UNO. SEE PLAN.
- BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUT AND WOOD MEMBER.
- LAGS SHALL BE INSTALLED IN HOLES PRE-DRILLED AT SAME DIAMETER AS LAG SHAFT FOR UNTHREADED SHAFT PORTION OF HOLE AND 40%-70% OF SHAFT DIAMETER FOR THREADED PORTION.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED UNO. SEE PLAN.
- ALL FASTENERS AND CONNECTORS (NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF BC 2304.03.05.
- 2X10 NOT QUANTER SAK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER.
25. ALL NAILING SHALL BE PER BC TABLE 2304.03.01 UNO. SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOTT. PLATES WITH (2) 16d NAILS. USE (3) 16d NAILS FOR 2X6 STUDS. BUILT-UP 2X POSTS SHALL BE FACE NAILED TOGETHER WITH (2) 16d AT 9" O.C.
- PROVIDE POSTS TO MATCH WIDTH OF SUPPORTED BEAMS/HEADERS UNO. SEE PLAN. CONTINUE POSTS TO FOUNDATION INCLUDING SQUASH BLOCKING IN FLOORS. MATCH SQUASH BLOCKING SIZE TO POST SIZE.
- WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOIST/TRUSS UNDER WALL BOTT. PLATE OR PROVIDE FULL HEIGHT BLOCKING AT 16" O.C. IN FLOOR PERPENDICULAR TO WALL AND BLOCKING ALIGNED UNDER WALL. PROVIDE DBL. JOIST/TRUSS UNDER DBL. SEED SHEAR WALLS. SEE INTERIOR SHEAR WALL AT WOOD FLOOR DETAIL.
28. WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
29. SHEATHING SHALL BE PROVIDED ON RM BOARDS AND NAILED PER REQUIREMENTS OF SHEAR WALL ABOVE.
30. EXCEPT WHERE NOTED OTHERWISE, PROVIDE METAL FRAMING CONNECTOR CHANGER, CLIP, GAP, ETC.) AT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD CONNECTIONS.
31. AT EACH BREAK VENEERS TO FRAMING PER BC 810.03.
32. PROVIDE 6 X 3 1/2 X 5/16" STEEL ANGLE TO SUPPORT BRK VENEERS. ATTACH ANGLE WITH (2) 1/2" X 4 LAGS AT 16" O.C. UNO. USE (3) 1 1/4" TIE IN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.
33. WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH 2X4 THREADED STUDS AT 32" O.C. UNO. SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH 2X4 STUDS AT 24" O.C. UNO. SEE PLAN.
35. USE 2X4 DAM. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS UNO. SEE PLAN.
36. GROUT BELOW STEEL BASE PLATES (IF USED) SHALL BE 5000 PSI NON-SHRINK GROUT.
37. ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
38. REBAR MATERIAL SHALL BE TO 60 KSI MIN. UNO. SEE PLAN.
39. REBAR SHALL BE 1 1/4" MIN. UNO. SEE PLAN.
40. YOUR ENGINEERING LIABILITY IS LIMITED TO FIVE TIMES THE FEE COLLECTED FOR SERVICES. THE CONTRACTOR(S) MUST READ, UNDERSTAND AND ACCEPT ALL YOUR ENGINEERING DOCUMENTS APPLICABLE TO THIS DESIGN PRIOR TO UTILIZING THE DESIGN. BY USING THIS DESIGN THE OWNER/CONTRACTOR ACCEPTS THE DESIGN ASSUMED LOADS AND LIMITS ON LIABILITY STATED.
41. PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSSES BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.
42. PRE-FABRICATED TRUSS LAYOUT PLAN AND CALCULATIONS MUST BE PROVIDED TO YOUR ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

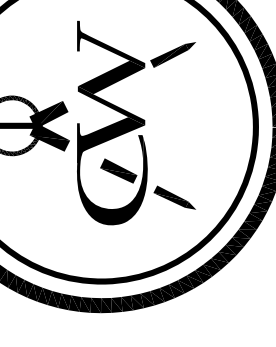
**ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
 IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS**

PLANNED FOR
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CREATIONS WEST
 EVEN THE BEST DREAMS NEED A PLAN
 WWW.CREATIONSWEST.COM



DATE: SEP. 03 21
 SHEET: SD2

PLAN NUMBER
6-1584-1603-21UE

FOUNDATION SCHEDULE table with columns for MAXIMUM WALL HEIGHT FROM T.O. FOOTING, TOP EDGE SUPPORT, MIN. WALL WIDTH, VERTICAL WALL REINFORCING, HORIZONTAL WALL REINFORCING, MIN. WALL FOOTING SIZE AND REINFORCING, NOTES, SILL PLATE J-BOLTS, UNO, SEE PLAN, 7" EMBEDMENT, (MIN)

FOOTING, FOUNDATION AND CONCRETE

- 1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF UNO. SEE PLAN IF A PROJECT SOILS REPORT HAS BEEN COMPLETED...
2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'...
3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2500 PSI UNO...
4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES...
5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318...
6. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING...
7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL...
8. STRUCTURAL CONCRETE EXPOSED TO FREEZE/THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN...
9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS. SEE PLAN...
10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE UNO, SEE PLAN...
11. 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...
12. ALL FOUNDATION HOLD-DOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS UNO...
13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS UNO, SEE PLAN...
14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS UNO...
15. LAP REBAR 48 BAR DIAMETERS UNO...
16. LANTELS IN CONCRETE WALLS MAY BE AS FOLLOWS UNO...
17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS UNO...
18. PROVIDE HORIZONTAL BAR WITHIN 3' OF TOP AND BOT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

Table with columns: SHEAR WALL NOTES, SHEAR WALL SCHEDULE, TYPE, SHEATHING, NAIL SIZE, EDGE, FIELD, STAPLE EQ., BOT. PL TO RIM ATTACHMENT, RIM/BLOCK TO PL ATTACHMENT

FOOTING SCHEDULE table with columns: TYPE, WIDTH, LENGTH, THICK, REINFORCEMENT

- 17. ALL FOUNDATION HOLD-DOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS UNO...
18. PROVIDE HORIZONTAL BAR WITHIN 3' OF TOP AND BOT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

CS16 FLOOR TIE STRAPS
LAP UPPER LEVEL HALL SHEATHING TO CENTER OF RIM OR HALL DEL 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 BOT. PLATE)
AT SH-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF HALL BOT. PLATE.
AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR HALL/BOT. PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

HOLD-DOWN SCHEDULE table with columns: HOLD-DOWN, MIN. POST SIZE (FULL HT. KING POST), MIN. BOLT SIZE, STEM WALL, SLAB ON GRADE

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE + SETBACK REQUIREMENTS LISTED IN IRC 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.

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) LGE 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.

- 1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
2. 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 FLYWOOD CONFORMING TO APA STANDARD P5-1.
3. NAILS SHALL BE " MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MN 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 MN 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 MN WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNO. SEE PLAN.
FLOOR SHEATHING: 3/4" T+G APA RATED 40/20 MN (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. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

- 1. SILL PLATE J-BOLTS SHALL HAVE A 3/32X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. 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.
3. 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.
4. WALL DBL TOP PLATES SHALL BE 2X MN AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE UNO. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLD-DOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. ((2) 16d OK FOR 2XG HEADERS). USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) FLY HEADERS. USE (4) 16d AT (2) AND (3) FLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) FLY 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.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSSES/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C. USE L50 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS 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 M51C48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

HOLD-DOWN RETROFIT TABLE table with columns: HOLD-DOWN, RETROFIT OPTIONS

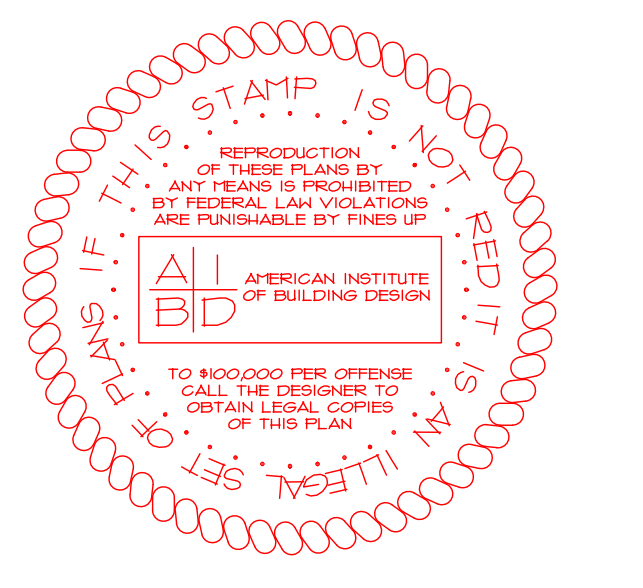
NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MIN. BEND.

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.

PLANNED FOR SCOTT HOMES UNITS # 18-23 LILAC ESTATES WEBER COUNTY, UT

1424 Legend Hills Dr. South Jordan Utah 84091 Clearfield, Utah 84015 801.525.6700 801.525.6700

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DATE: SEP. 03 21 SHEET: SD3

PLAN NUMBER 6-1584-1603-21UE