WOLFCREEK LOT 23

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Drawn By Author

Project Information

WOLFCREEK LOT 23 - PONDEROSA

3544 N. WILLOW CREEK LANE, EDEN, UT 84310

Notes

Sheet Information

TITLE SHEET

Sheet # -

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SITE PLAN

1. Building location must comply with all city zoning regulations.
2. "Height of Building" means the vertical distance between a reference datum and the heighest part of the building excluding the roof structures such as chimneys, penthouses. towers and steeples. The reference datum shall be selected by one of the following:
3. Building walls closer than 5 feet to property line shall be of one-hour fire resistive construction without doors or windows. IRC 2015 Section 302
4. Eaves, overhangs and projections shall conform to IRC 2015 Section 302
5. Parapets or special roof construction is required on common walls for townhouses. See R302 for requirements.
6. Building cannot be located on any easement or right of way.
7. Ground slopes may not exceed 2 horizontal to 1 vertical unless retained in an approved manner. IBC Appendix J
8. Footings of structures located adjacent to slopes steeper than 3 horizontal to 1 vertical must be set back from the slope at least 1/3 the height of the slope if at the top, and the height of the slope at the bottom. R403.1.7
9. Site shall be graded such that the ground slopes away from the foundation dropping at least 6 inches within 10 feet of the foundation. R401.3
10. Any retaining walls over 4 feet in height from the bottom of the footing to the top of the wall shall be of an approved design with engineer's details provided.
11. Cuts or fills are not permitted within 2 feet of the property line. IBC Appendix J.
12. Drainage from the property may not exceed that which existed prior to development. Paved areas and roof drains may not exceed that which existed prior to development. Paved areas and roof drains may need to be supplied with appropriate sumps or other means of mitigating their flow. IBC Appendix J.
13. The owner/contractor shall verify with the city as to the needs of a Soils observation report from a licensned soils engineer. A recommendation to proceed may be needed from the engineer prior to approval of a footing inspection. Foundation drains will be required, if indicated in the soils report.
14. Water meter cannot be located in the driveway, sidewalk or similar area. Meter must be placed in landscaping area. Sewer line cannot be located under the driveway.
15. Homes located in potential flood hazard areas will be required to have elevation certifies prior to construction and after completion. R106.1.4
16. Addresses shall be provided which are plainly visible and legible from the street. R319.1

FLOOR PLANS

1. Fire separation between house and garage: The garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable spaces above by not less than 5/8" type 'X' gypsum board. IRC R302.6
2. Any door between the house and garage shall be a tight fitting, solid wood or hollow metal door, 1-3/8" thick or a 20 minute labeled with closer - see the 2015 IRC R302.5.1
3. Duct penetrations shall be by minimum 26 guage sheet metal, no openings into the garage are permitted. IRC 302.5.2
4. Under no circumstances shall a garage have any openings into a room used for sleeping purposes.

STAIRWAYS

1 Stair treads shall have a maximum RISE of 7.75" and a minimum rise of 4". The minimum RUN shall be". Length of tread is measured from nose to nose. The largest tread run or riser within any flight of stairs shall not exceed the smallest by more than 3/8". Stairs shall meet all other requirements of the R311.7.5.1

2 Winder treads shall have a minimum tread depth of 10 inches measured as above at a point 12 inches from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch walk line shall not exceed the smallest by more than 3/8 inch. R311.7.5.2.1

3 Stairways shall not be less than 36" in width.

4 Every stairway and ramp shall have a landing with a dimension of at least exceed 36" measured in the direction of travel.

5 Stairways with 4 or more risers shall have at least one handrail. See IRC 2015 Section 311.7.8

6 Stairs shall have a headroom clearance of not less than 6' -8". Clearance is measured vertically from a line along the tread nosing to the soffit above at all points. R311.7.2

7 Enclosed space under stairs shall havethe walls and soffit protected on the enclosed side with 1/2" sheetrock. R302.7

8 36" high guards shall be provided on porches, balconies and raised floor surfaces located more than 30" above the floor or grade below. Open sides of stairs with a total rise of 30" above the floor or grade below shall have guards at least 34" high.

9 Guards will have an ornamental pattern such that a sphere 4" in diameter cannot pass through. The triangular space created by the stair and a bottom rail may be constructed so a 6" sphere will not pass through.

10 Ramps slope not to exceed 1 unit vertical in 12 units horizontal. IRC 2015 section 311.8

11 Guardrail connection details shall be adequate to support 200 lbs. of horizontal force per lineal foot acting at a right angle to the top rail.

12 Handrails shall comply with IRC 311.7.8

ARCHITECTURE & PLANS

1 These drawings or any parts thereof, as instruments of service, remain the Property of Bluerock Builders LLC. and may not be reproduced or used on other work without written consent.

2 Square footages and dimensions ares ubject to change to comply with city ordinances, site and/or craftsmanship.

3 Verify all dimensions, conditions, and measurements on site prior to construction.

ROOM DIMENSIONS & MISC.

1. Ceiling heights of all habitable rooms (hallways, bathrooms, toilet rooms, laundry rooms, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. IRC 305.1 - see same section for exceptions.
2. Habitable rooms shall have a floor area of not less than 70 sq.ft. No portion of a room may be used to compute minimum area where the ceiling is less than 5'. R304
3. Habitable rooms other than kitchens shall be not less than 7' in any dimension. R304.3
4. There shall be a clear passageway of not less than 3' between counter fronts and appliances or walls.

EXITING FACILITIES

1. Houses shall have at least one 3'-0" x 6'-8" swinging type exit door to the exterior. Any lock shall be openable from the inside without a key. R311.2
2. Landings are required on both sides of exterior doors. Door may open at a landing that is not more than 7 3/4" lower than the floor level, provided the door does not swing over the landing. Landing shall be at least 36" deep. R311.3
3. Hallways shall be not less than 36" wide. R311.6
4. Hallways shall have a clear ceiling height of not less than 7' measured to the lowest projection. R305.1
5. Every sleeping room and basement shall have at least one operable, exterior window or door for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening without the use of tools. ALL of the following apply. R310
   - 5.1. Minimum net clear opening height dimension of 24"
   - 5.2. Minimum net clear opening width dimension of 20"
   - 5.3. Window wells for emergency escape and resue windows shall have a net clear opening of 9 sq. ft. with a minimum dimension of 36". Window wells deeper than 44" shall have permanent ladder accessible from the window when fully open. Ladders shall be at least 12" wide and 3" from the well with rungs no more than 18" apart.
   - 5.4. Minimum net clear opening of 5.7 sq. ft. (opening at grade level floor may be 5.0 sq. ft.)
   - 5.5. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a court or yard. R310.2.4
   - 5.6. In dwelling units where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4 inch diameter sphere cannot pass. R312.2.1 Exceptions:
   - 5.7. Maximum finished sill height of 44" above the floor. All doors or windows provided for emergency escape or rescue shall open directly to a street, alley, yard, or court.
     - 5.7.2 Windows whose openings will not allow a 4 inch diameter sphere to pass through the opening when the opening is in its largest opening position.
     - 5.7.2. Openings that are provided with window guards that comply with ASTM F2006 or F2090

LIGHT VENTILATION & SANITATION

1. All habitable rooms (bedrooms, living rooms, dining rooms, family rooms, etc.) shall be provided with natural light from windows with an area of not less than 8% or artificial light producing 6 ft candles throughout. R303.1
2. All habitable rooms shall be provided with natural ventilation by means of exterior openings with an area of not less than 4% of the floor area of each room. In lieu of natural ventilation, habitable rooms may be provided with mechanical ventilation. R303.1 & Table M1507.3.3 (1)
3. For the purpose of light and ventilation, a room may be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open, unobstructed and provides an opening of not less than 1/10th of the floor area of the interior room of 25 sq. ft. R303.2
4. The operable window area in bathrooms, water closet compartments, and 1 other similar rooms shall not be less than 3 sq. ft., of which must be operable, 2 unless a mechanical ventilation system is provided. Ventilation air shall be exhausted directly to the outside. R303.3 & Table M1507.4 (garage level)
5. The house shall have at least one water closet, lavatory, bathtub, or shower and kitchen sink equipped with hot and cold running water necessaryfor normal operation. R306
6. Enclosed attics and enclosed rafter spaces shall have ventilation for each separate space by ventilating openings protected against rain or snow. Openings shall be covered with a 1/16" (min.) to 1/4" (max.) mesh. The net free ventilating area shall be not less than 1/150 of the area of the space ventilated, or 1/300 if 40% (min.) to 50% (max.) is located in the upper 3' of the attic and the remainder is provided by soffit vents. Where soffit vents are used, an insulation dam must be provided between every truss and/or rafter. Attic ventilation may also be 1/300 when a vapor barrier is used at the warm side of the ceiling. R806
7. An attic access 22" x 30" shall be provided at roof/ceiling areas and shall be located in a corridor, hallway, of other readily accessible location. There shall be 30" of headroom over the opening or greater, over an area of not less than 30 sq. ft. If there is less than 30" maximum height in the atti, access need to be provided. R807

GLAZING

1. Glass in doors shall be safety glazed. R308.4
2. Glazing adjacent to a door within a 24" arc of either door edge when closed, must be safety glazed if the bottom edge is within 60" of the floor or walking surface. R308.4.2
3. Glazing panels larger than 9 sq. ft. located less than 18" above & within 36" horizontally of a floor or walking surface shall be safety glazed. In lieu of safety glazing, glass may be protected by a horizontal member 1-1/2" in width, capable of resisting 50 lbs. per lineal foot, located on the accessible side of glazing, between 34" and 38" above walking surface R308.4.3
4. Glazing in shower and bathtub rooms within 60" above the walking surface, including any walls, windows in walls and doors shall be safety glazed. R308.4.5
5. Glazing within 5' horizontally and 60" vertically of an indoor or outdoor pool or spa deck area shall be safety glazed. R308.4.5
6. Glazing at walls enclosing stairs and landings (and for 5' beyond the top or bottom of the stair) shall be safety glazed if less than 60" above the walking surface. R308.4.7
7. Glass in railings shall be tempered or laminated. R308.4.4
8. Safety glazing material shall be permanently labeled. R308.1
9. All exterior doors and windows shall comply with R609.
10. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the windowshall be minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not be permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor. R312.2.1 (Window Sills) Exceptions:

MASONRY

1. See IRC Section R606 for general masonry construction.
2. Wood members shall not be used to permanently support the load of any masonry or concrete except nonstructural floor or roof surfacing not more than 4" thick.
3. Brick and stone veneer are only permitted on the first floor above grade unless all provisions of the state amendment for additional bracing are met. Veneer shall be attached with corrosion resistant sheet metal ties 22 ga. x 7/8" or 9 ga. wire. Stud spacing shall be a maximum of 16" on center. Tie spacing shall be such that no more than 2 sq. ft. of wall is supported (16" on center both ways). A #9 ga. wire shall be provided as horizontal bed joint reinforcement to ties. Brick ties shall engage the #9 wire. R703.8.4.1
4. Stone units, 5" maximum thickness, may ne applied with a 1" minimum grouted backing space which is reinforced by not less than 2"x2" 16 ga. galvanized wire mesh placed over waterproof paper backing and anchored directly to studs spaced no more than 16" on center. Mesh must be furred out from sheathing for embedment in grout. R703.12
5. Fireplace and Chimney:
   - 5.1. Masonry and concrete fireplaces: see R1001 & R1003
   - 5.2. Factory-built chimneys and fireplaces:
     - 5.2.1. Factory-built chimneys and fireplaces shall be listed by an approved testing agency and have an ICC ES approval number. They shall be installed in exact accordance with the terms of their listings and the manufacturer's instructions. Specific approval numbers and installation standards must be made available to the inspector. R1004
     - 5.2.2. Fire blocking with non-combustible material is required at spaces between floors and ceilings through which chimneys pass. R1001.12 & 302.11
     - 5.2.3. Hearth extensions of listed factory built fireplaces shall conform to the conditions of listing and manufacturers installation instructions. R1004.2
   - 5.3. Fireplace chimneys shall extend at least 24" above the roof, any opening, or any part of the building within 10'. IRC 1003.9

ROOFING

1. Roofing materials must have an approval by an approved testing agency. Roof slope will determine the types of roofing that can be used. Roofing materials must be installed exactly as intended by the approval. Asphalt shingles cannot be used for slopes less than 2/12. R905.2.2.
2. Ice and water shield shall be used at roof eaves form eave edge to 24" inside the exterior wall. R905.1.2
3. Step flashing shall be used where the roof meets a vertical surface. Counter flashing shall be installed at roof and wall junctures. R905.2.8

ENERGY ANALYSIS (MECH-CHECK)

1. An energy analysis should be attached to / or included with the plan when turned into the city. Bluerock Builders LLC does not provide the service, it must be provided by the Mechanical or Insulation Contractor.
2. A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed on or on ceiling/roof, walls, foundation, (slab, basement wall, crawlspace wall and/or floor) and ducts outside the conditioned spaces; U-factors of windows, and solar heat gain coefficient of windows. The type and efficiency of heating, cooling and service water heating equipment shall also be listed. IRC N1101.14

CONSTRUCTION DETAILS

1. Any trusses to be used must have details provided for the specific house. R802.10. A truss layout indicating locations and orientation of all types of trusses must be provided from the truss manufacturer before a review can be completed. This information is necessary to accurately determine loading of structural members. Details are required for ALL types of trusses used (scissor, mono, girder, etc). Truss details must be provided from an approved fabricator. Homemade trusses are not acceptable unless designed, stamped, and inspected by a structural engineer. All details must indicate correct design snow loads for the area. Specific engineered design for connections of trusses to each other and other framing members which are supported by trusses must accompany the details. Details must be stamped by a Utah registered structural engineer.
2. Joist spans shall be in accordance with Table R502.3.1 or designed under IBC criteria.
3. Any product used shall be approved as an alternative by an approved Evaluation Report.
4. Stud wall construction shall be in accordance with R602.3.5
5. Subfloor and roof sheathing should be in accordance with R503 and R803
6. All weather exposed surfaces shall have weather-resistive barrier to protect the walls under finish material. The most common type is a waterproof building paper or felt applied weatherboard fashion, lapped at least 2" at horizontal joints and at least 6" at vertical joints. "One coat" stuccos require 2 layers. R703.2
7. Stucco system shall be installed in accordance with R703.7 - All "systems" must be applied in strict compliance with the manufacturers' recommendations including requirements for self furring lath, flashing, corner treatment, expansion control joints, and drainage system.
8. Any component of a house which does not fall under the provisions for IRC conventional construction may require structural engineering. R301.1.3
9. Fire blocking is required at furring plumbing walls at tubs/showers, furred walls of basement perimeter walls at top plate, throughout and behind studs every 10' horizontally, and at floor and ceiling locations of shafts of fire places and duct chases. R302.11

MISCELLANEOUS

1. Laundry chute, 26 ga sheet metal with lock lapped joints. All openings to the enclosure shall be protected by not less than a self closing wood door 1-3/8" thick or equivalent.
2. A double wrap of rebar is required around all windows and over the tops of all doors in foundations walls.
3. Waterproofing is required for all foundations enclosing basements below finish grade. Wet Dry Mastic at cold joints or cracks.
4. Beam pockets in concrete or masonry walls shall be sized to allow a minimum 1/2" air space on the top, sides, and ends of the beam.
5. Provide a 1/2" minimum clearance between top plate of interior partitions and bottom chord of trusses (to ensure that loading will be as designed)
6. Provide a double top plate with a minimum 48" lap splice.
7. Design and details of factory built trusses must be signed by Utah licensed engineer, and are to be on job site for rough inspection.
8. Columns and posts located on concrete on masonry floors or decks exposed to the weather or to water splash or in basements, and which support permanent structures, shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or related wood is used. The pedestals shall project at least 6" above exposed earth and at least 1" above such floors.
9. Use 9" flashing and caulk for windows, and to have windows installed as per manufacture's specs.
10. Individual concrete or masonry piers shall project at least 6" above exposed ground unless the columns or posts which they support are of approved wood with natural resistance to decay or of treated wood.
11. Ridge boards, hips and valley rafters shall be the same depth as the cut end of the supported rafters.
12. Platforms, catwalks, light, and GFI outlets are required for attic appliances, insulation shall be kept away from attic appliances.

PLUMBING & MECHANICAL

1. Each water closet shall be located in a clear space not less than 30" in width (15" from the center to any obstruction) and have a clear space in front of not less than 21". Figure R307.1
2. A shower compartment shall be 30" square min. with 24" clear space in front. R307.1
3. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufactures recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. R702.4.2
4. All appliances (water heater, boiler, etc.) which require pressure relief valves shall be provided with a full sized drain which shall extend from the valve to an indirect waste, such as a floor drain. All floor drains shall have trap primers or deep deep seal design. P2804.1 & P3201.2
5. Gas fired furnances and water heaters shall not be located in a bedroom, bathroom, storage closet, toilet room or in any enclosed space with acces only through such a room or space. G2406
6. Water heaters and heating appliances located in garages which generate a glow, spark or flame shall be installed with the pilots, burners or heating elements and switches at least 18" above the floor level. G2408.2
7. The water heater space and furnace room shall have an opening or door with a continuous passageway at least 2' in width and large enough to permit removal of the largest equipment in the room. M1305.1.2
8. It shall be possible to remove water heaters without first removing any permanent part of the structure. M1305.1
9. An unonstructed working space at least 30" deep and the height of the furnace or water heater (30" minimum) shall be provided along the entire front or firebox side of the furnace. M1305
10. The building shall comply with Chapter 17 of the IRC Section M1701.
11. A furnace shall not be installed in a closet or alcove less than 12" wider than the furnace and shall provide a minimum working space of 3" along the sides, back, and top. M1305.1.1
12. A furnace shall not be installed with a clearance of less than 6" along the combustion chamber opening side. M1305.1.1
13. The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space. IRC M1501.1
14. All dryer exhaust systems shall be compliant with M1502
15. Cooking appliances shall be tested, listed and labeled as household type for domestic use and installed per the manufacturer's instructions. G2447
16. An evaporative cooler must be located a minimum of 10' from all vents, flues and exhaust terminations. Flues may be extended 3' above intake opening of evaporative cooler in lieu of 10' horizontal separation.
17. Water closets shall have a maximum flow rate of 1.6 gallons per flush. Shower heads shall have a maximum flow rate of 2.5 gpm. Table P2903.1
18. Water hammer arresters are required with quick-closing valves (dish clothes washers). P2903.5
19. The hot water supplied to bathtubs and whirlpool tubs shall be limited to a maximum temperature of 120 F by a water temperature limiting device that conforms to ASSE 1016, except where such protection is otherwise provided by a combination tub/shower valve in accordance with Section P2708.4
20. Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from back flow or sewage by installing an approved backwater valve. P3008
21. Provide access to motors and pumps on all jetted tubs.
22. Provide non-freeze type back flow prevention hose bibs IRC P2902.6.2 & P2903.10
23. Provide an expansion tank on the culinary water system. Locate in mechanical room. P2903.4
24. In seismic design categories C, D0, D1, and D2, water heater shall be anchored or strapped in the upper third and lower one-third of the appliance to resist a horizontal force equal to one-third of the operation weight. IRC P2801.8
25. Floor drains shall be provided near all water heaters.
26. Floor drains shall be fully visible and accessible.
27. Plumbing and conduit penetrations of the separation wall between the garage and the residence shall be of copper of ferrous.
28. All fuel burning appliances shall be provided with combustion air in accordance with the appliance manufactures installation instructions. Oil-fired appliances shall be provided with combustion air in accordance with NFPA 31. IRC M1701.1
29. Provide gas logs and each gas appliance with a shutoff valve within 6 feet of the appliance. IRC G2420 (G2420.5.1)
30. Hydromassage motors shall be provided with adequate ventilation, be accessible by way of removable panel or door and be on a dedicated GFCI circuit.
31. Any jetted tubs to have an access door to motor of 12"x12" if distance to motor from access panel is equal to or less than 24", or 18"x18" greater than 24".
32. Heating and cooling system shall be designed to ACCA manual S&U or other approved calculation. IRC N1103.7
33. Shower door must have a 22" clear opening & tile around tubs must have a fiber cement backer board.
34. Shower pans must have an approved liner ending 3" above the finished threshold, solid blocking is required behind the liner. Note that the slope must be built up under the liner.
35. All bathtubs and showers shall have an anti-scald valve limiting water temperature to 120 degrees.
36. Hot water heaters must have an expansion tank, 2 seismic straps, and a T&P valve. A pan is required if a leak will damage the property.
37. Provide backflow preventors or vacuum breakers for protection of potable water on hose bib, irrigation or sprinkler systems, boilers, etc.
38. Provide backwater valves for dwv that are lower than the nerest manhole cover. This will require that basement waste systems will be plumbed independently.
39. A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation, (slab, basement wall, crawlspace wall and/or floor) and ducts outside the conditioned spaces; U-factors of windows, and solar heat gain coefficient of windows. The type and efficiency of heating, cooling and sevice water heating equipment shall also be listed. IRC N1101.14
40. Ductwork in unconditioned spaces will have R-8 value insulation.
41. Contractor to verify all rough opening sizes with equipment, fixture, windows, doors, and other items with different manufactures that have different rough opening sizes. Contractor to verify all tub dimensions with tubs to be used.
42. Insulate heating trunk and branch supply ducts in unfinished areas, crawl spaces, attics, unheating garages, etc. IRC M1601
43. Vent the dryer to the outside. In accordance to IRC M1502
44. Combustion air for all fuel-burning appliances must be shown at a minimum rate of 1 sq inch per 3000 Btu/hour input. Opening must be in the top 12 inches of the room. Minimum of 1 inch clearance must be shown around equipment at sides and rear of the appliance. Show minimum 6 inches of clearance in front of appliances. IRC G2407.6.2
45. Floor drains to have trap primers or deep seal traps.

NOTE: REFER TO THE 2015 IRC & 2018 IECC FOR SECTIONS & TABLES.

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE LOCAL JURISDICTIONS CURRENT ADOPTED CODES.

ELECTRICAL

1. Lighting Outlets
   - 1.1. At least one wall switch controlled lighting outlet shall be installed in every habitable room; in bathrooms, hallways, stairways, attached garages and detached garages with electric power; and at outdoor entrances (not including garage overhead or vehicle doors). In habitable rooms, other than kitchens and bathrooms, receptacles controlled by a wall switch is permitted in lieu of lighting outlets. IRC E3903.2 & .3
   - 1.2. At least one switch controlled, lighting outlet is required at the entry of attic, crawl space, utility room or basement with storage or equipment. The lighting outlet shall be provided at or near any equipment requiring servicing. IRC E3903.4
   - 1.3. Lighting is required for all interior and exterior stairways. Lighting outlets at stairs shall be switched at each floor level where the difference between floor levels is six steps or more. IRC E3903.2 & .3
   - 1.4. Incandescent fixtures in closets shall be a minimum of 12" from any shelf edge, measured horizontally (6" for flouresecent fixtures). The dimension for shelves less than 12" wide will be 24" from the wall. IRC E4003.12
   - 1.5. All light fixtures and switches in bathroom / shower areas or in damp or wet locations shall comply with the IRC E4003.9 - E4003.11
2. Receptacle Outlets
   - 2.1. Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet. IRC E3901.2.1 & E3901.2.2
   - 2.2. Kitchen and dining area counter tops shall have receptacle outlets at each counter space wider than 12". Receptacles shall be installed so that no point along the wall line is more than 24" from an outlet. One outlet is required for island and peninsular counter tops which shall be installed above or within 12" below the counter top. (receptacle outlets shall not be installed in a face up position on countertop) IRC E3901.4.1 - E3901.4.5
   - 2.3. 125V single phase, 15 or 20 ampere rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. Outlet shall be installed at the same level and within 25 feet of the equipment. IRC E3901.12
   - 2.4. Outlets shall be installed in bathrooms within 36" of the outside edge of the basin on the wall adjacent to the basin. IRC E3901.6
   - 2.5. At least two outlets that are accessible at ground level shall be installed outdoors. There shall be a minimum of one outlet at the front and one outlet at the back of dwelling within 6'-6" of grade. IRC E3901.7
   - 2.6. All 15 & 20 Amp 125 Volt outlets in the Laundry area must be GFCI protected.
   - 2.7. At least one oultet, in addition to any provided for laundry, shall be installed in each basement and each attached garage (garage shall have one outlet for each vehicle, the branch circuit supplying the receptacle in a garage shall not supply outlets outside of the garage), and in each detached garage with electric power. IRC E3901.9
   - 2.8. For hallways 10' or more long, one outlet shall be provided. IRC E3901.10
   - 2.9. The outlet under the counter for the Dishwasher must be GFCI protected.
3. Permanent access must be provided to all hot tub and whirlpool tub equipment requiring service. IRC E4209.3
4. Smoke and multiple station smoke alarms in new construction, the required alarms shall receive their primary power from the building wiring and be equipped with a battery back-up. Single and multiple station alarms shall be mounted on the ceiling of wall at a point centrally located in the hall or area giving access to each separate sleeping area and in every bedroom. IRC R314 & R315
5. When a house has more than one story and/or hs a basement, a detector shall be installed on each story and in the basement. Where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level of each story. However, when the lower level contains a sleeping area, a detector shall be installed on each level of the story or basement.
6. Detectors shall be wired in series so that an audible alarm sounds in all sleeping areas at the same time.
7. The electrical panel shall have a clear working space 30" wide, 36" deep and 6'-6" high in front. NEC 110.26 & E3405.2
8. All receptacles serving kitchen countertops, in garages, baths, unfinished basements and outside receptacles shall be GFCI protected. IRC Section E3902
9. GFCI protection is required at:
   - 9.1. All Exterior outlets must be GFCI protected
   - 9.2. All unfinished basement outlets (minimum of one).
   - 9.3. All garage outlets shall be GFCI protected
10. All light fixtures in bathrooms will be rated for damp locations.
11. U-FER ground shall be installed as per E3608 and NEC 250.50.
12. All 125-volt, single phase, 15- or 20-ampere receptacles installed in garages shall have ground-fault circuit-interrupter protection for personnel. E3902.2
13. A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficiency lamps, exceptions are low voltage lighting. N1104.1
14. Provide U-FER ground. Per code.
15. Smoke detectors shall comply with NFPA 72.
16. GFCI outlets required within 6'-0" of sink rims per IRC E3902.7
17. Carbon monoxide alarms in dwelling units shall be installed on each level of the dwelling unit and outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

NOTE: RESIDENCE TO BE BUILT IN ACCORDANCE TO THE 2015 IRC BUILDING CODE.

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Project Information
3544 N. WILLOW CREEK LANE, EDEN, UT 84310
WOLFCREEK LOT 23 - PONDEROSA

Notes

Sheet Information
GENERAL NOTES

Sheet #
A0.0

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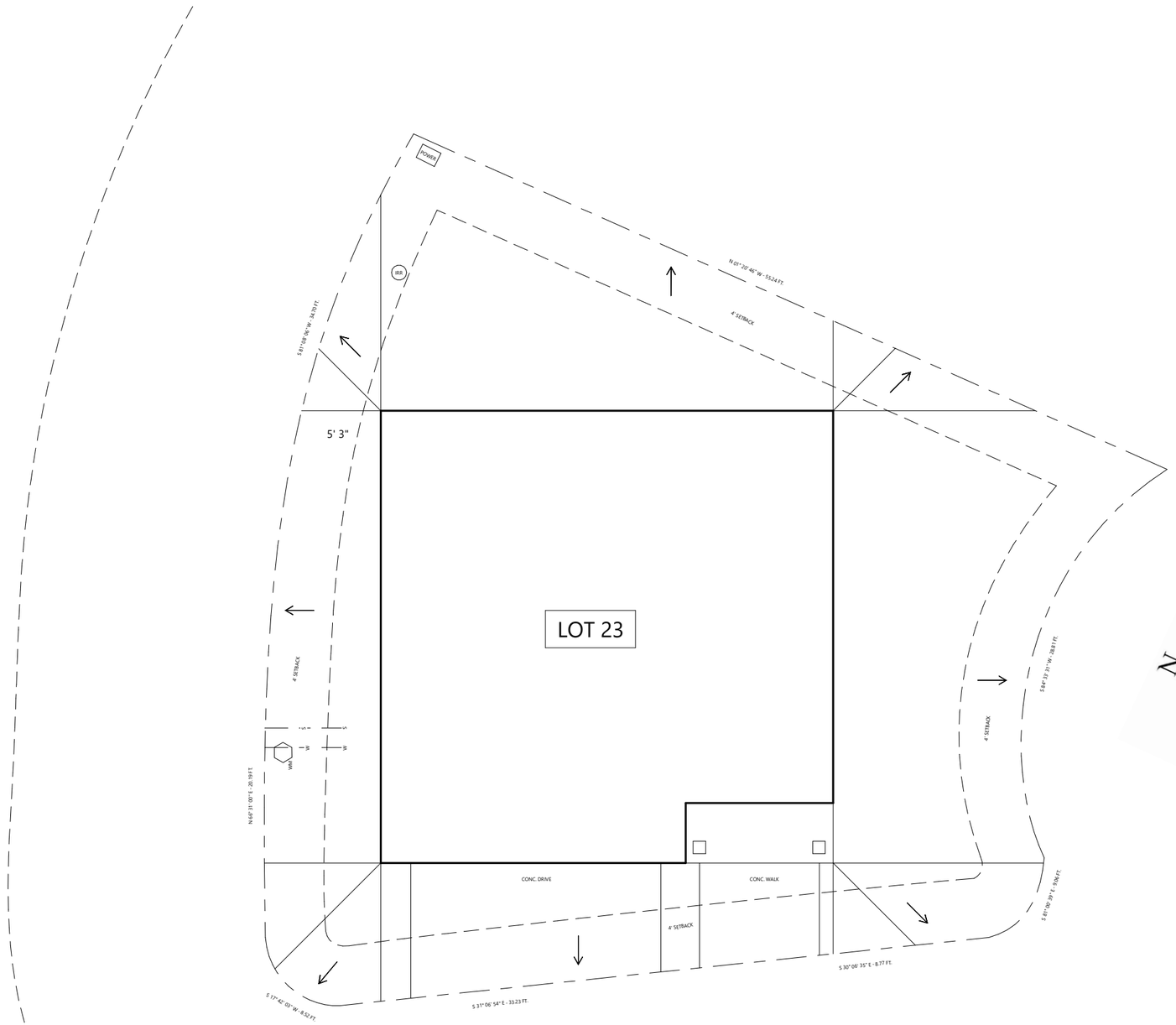

3544 N. WILLOW CREEK LANE (4875 EAST)
2429 SQ. FT. (0.056 acres)
EDEN, UT

= SLOPE GRADE AWAY FROM RESIDENCE 5% FOR A MIN. OF 10 FT.

NOTE: UTILITIES ARE SCHEMATIC ONLY, VERIFY EXACT LOCATION ON SITE AND WITH CITY APPROVED CIVIL PLANS.

NOTE: VERIFY ALL BUILDING SETBACKS WITH CITY APPROVED CIVIL PLANS.

Site Plan 1
SCALE: 1/8" = 1'-0"

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3544 N. WILLOW CREEK LANE, EDEN, UT 84310

WOLFCREEK LOT 23 - PONDEROSA

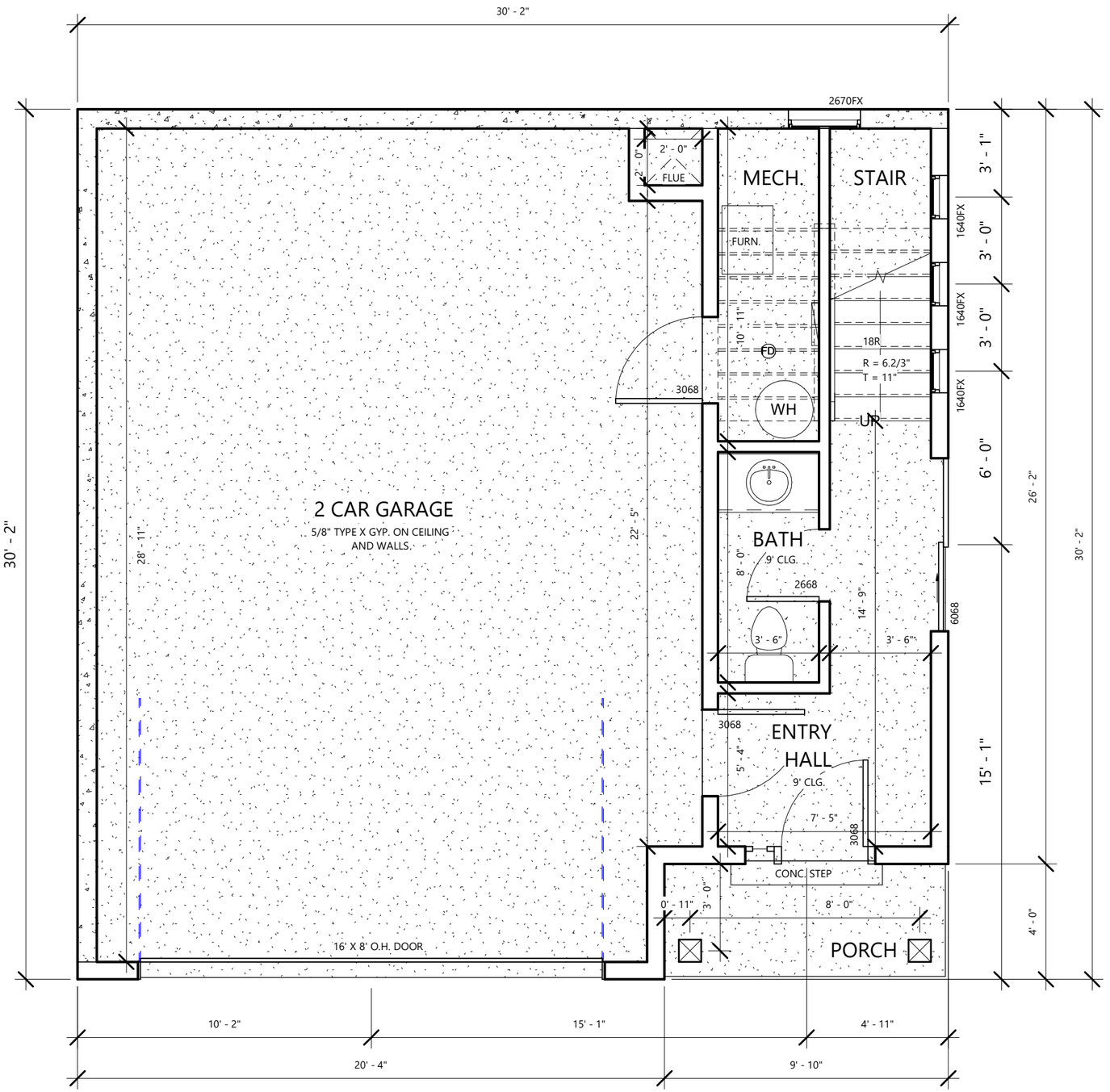
Notes

Sheet Information

SITE PLAN

Sheet #

A1.0



*Option of finished bathroom or ski lockers.

FINISHED SQFT:	2,112 SF	UNFINISHED SQFT:	673 SF
FIRST FLOOR:	230 SF	GARAGE:	635 SF
SECOND FLOOR:	991 SF	PORCH:	38 SF
THIRD FLOOR:	891 SF		
		TOTAL SQFT:	**2,785 SF**

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

1

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WOLFCREEK LOT 23 - PONDEROSA

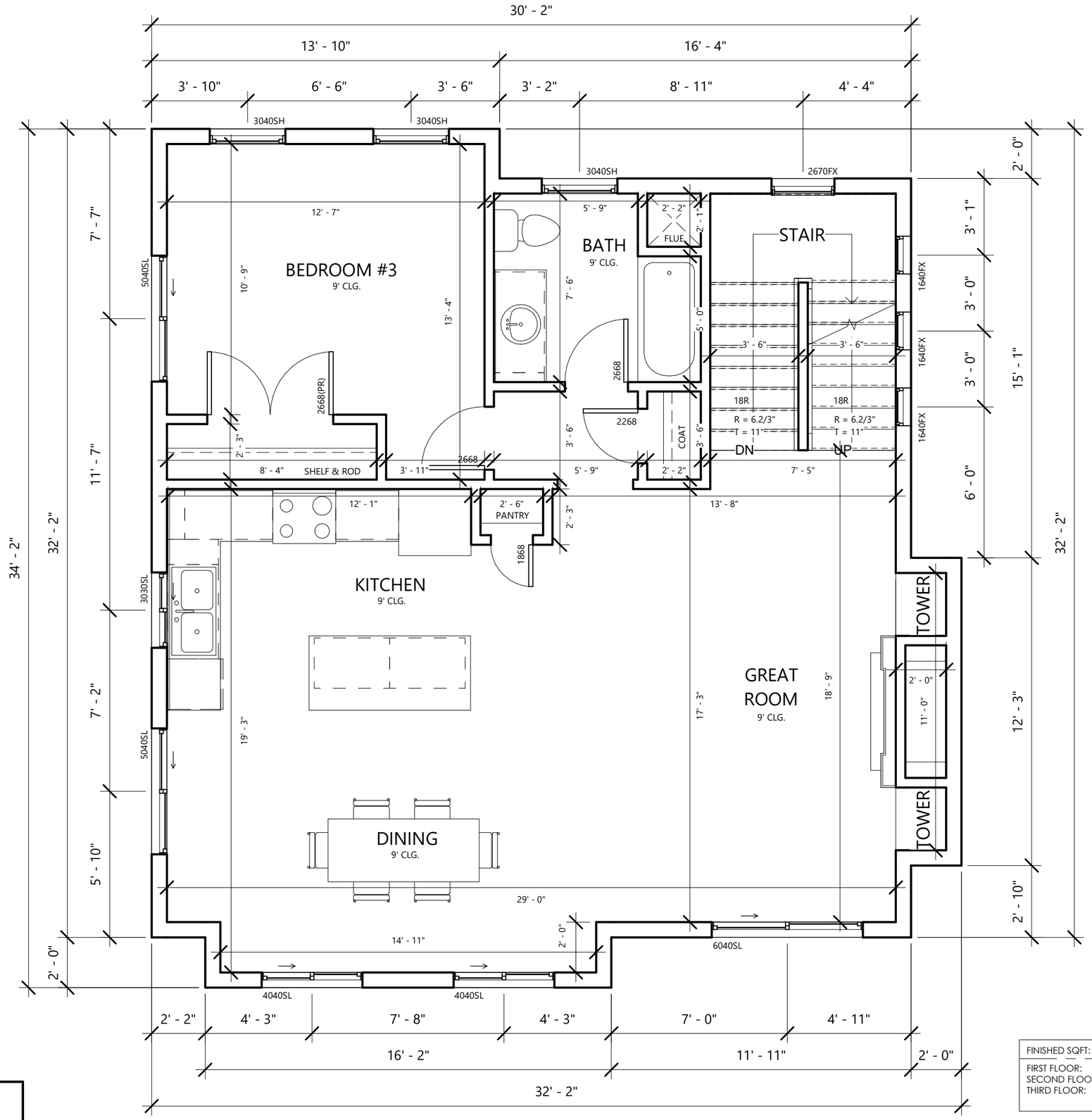
Notes

Sheet Information

FIRST FLOOR PLAN

Sheet #

A2.0



FINISHED SQFT:	2,112 SF	UNFINISHED SQFT:	673 SF
FIRST FLOOR:	230 SF	GARAGE:	635 SF
SECOND FLOOR:	991 SF	PORCH:	38 SF
THIRD FLOOR:	891 SF		

TOTAL SQFT: 2,785 SF

Second Floor

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

1

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WOLFCREEK LOT 23 - PONDEROSA

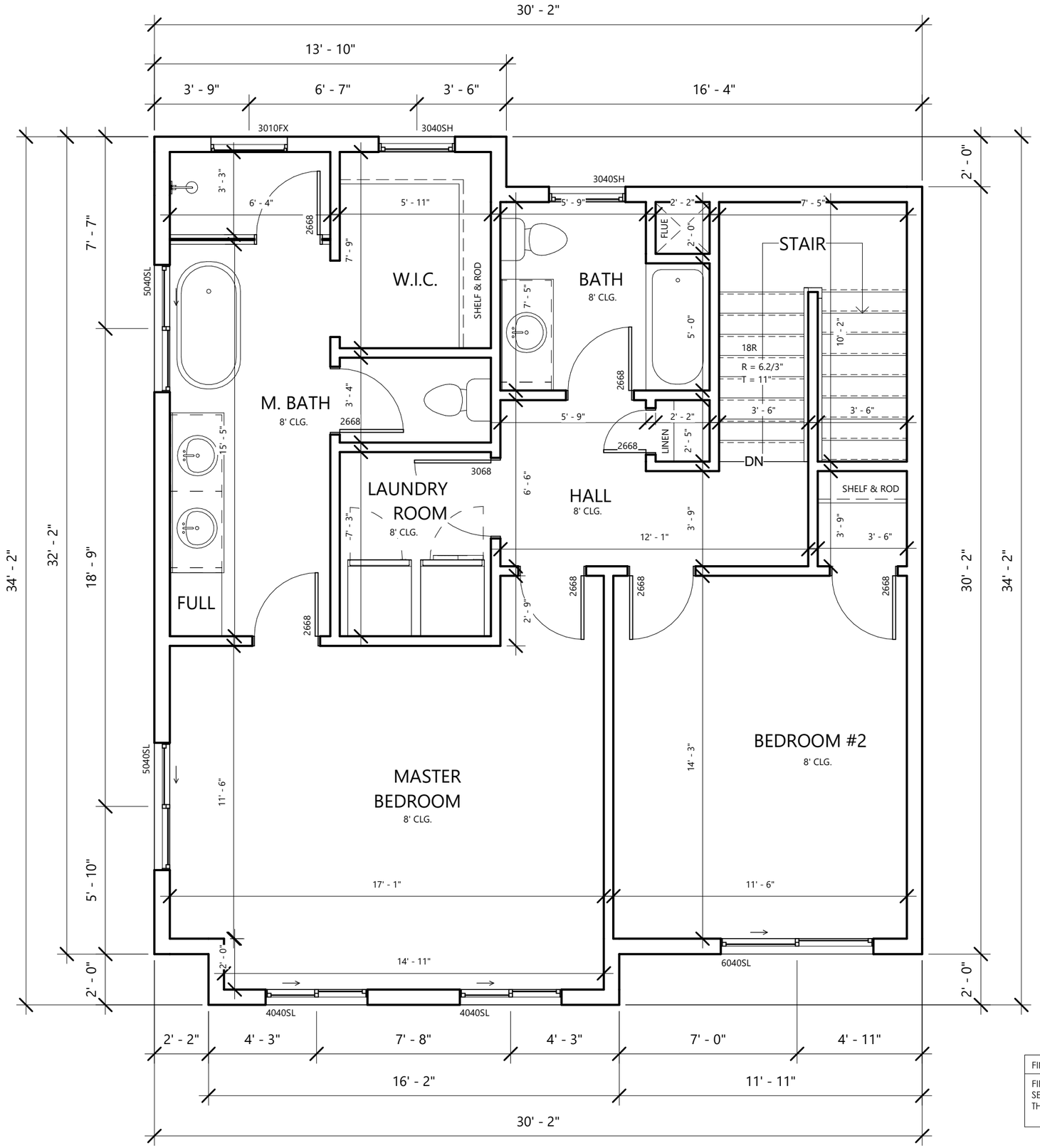
Notes

Sheet Information

SECOND FLOOR PLAN

Sheet #

A2.1



FINISHED SQFT:	2,112 SF	UNFINISHED SQFT:	673 SF
FIRST FLOOR:	230 SF	GARAGE:	635 SF
SECOND FLOOR:	991 SF	PORCH:	38 SF
THIRD FLOOR:	891 SF		
		TOTAL SQFT:	**2,785 SF**

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

1

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WOLFCREEK LOT 23 - PONDEROSA

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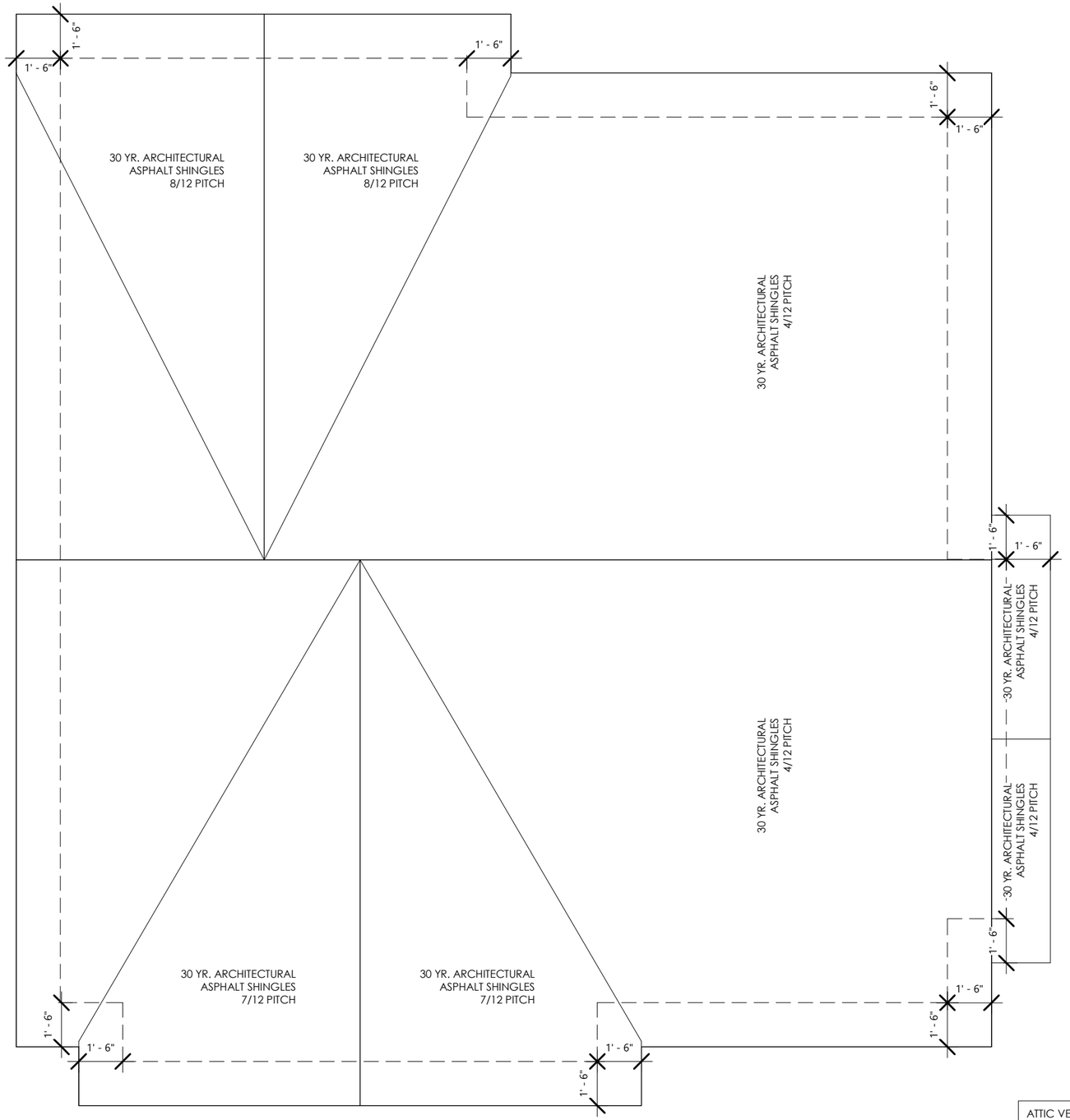
Sheet Information

THIRD FLOOR PLAN

Sheet #

A2.2



ATTIC VENTILATION CALCULATIONS	PROVIDE ICE AND WATER SHIELD AT ALL EAVE, AND VALLEY LINES - 3'-0" MIN.
1,198 S.F. / 300 = 4 S.F. FREE AREA. PROVIDE: 2 S.F. IN VENTED SOFFITS. 2 S.F. IN RIDGE VENTS, TURTLE VENTS, GABLE VENTS, OR A COMBINATION OF EACH.	SEE ROOF PLAN FOR ANY VARIATIONS IN ROOF PITCHES.
NOTE: ALUMINUM VENTED SOFFITS TO BE PROVIDED FOR ATTIC VENTILATION PER CALCULATION NOTED. VENTED ALUMINUM SOFFITS TO BE ALUMA-KORE BY EDCO OR EQUAL.	PROVIDE HEATED GUTTERS AND DOWNSPOUTS - TYPICAL
	NOTE: SEE THE CONTRACTORS SUBMITTAL FOR THE EXACT TYPE OF VENTILATION USED

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

1

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WOLFCREEK LOT 23 -
PONDEROSA

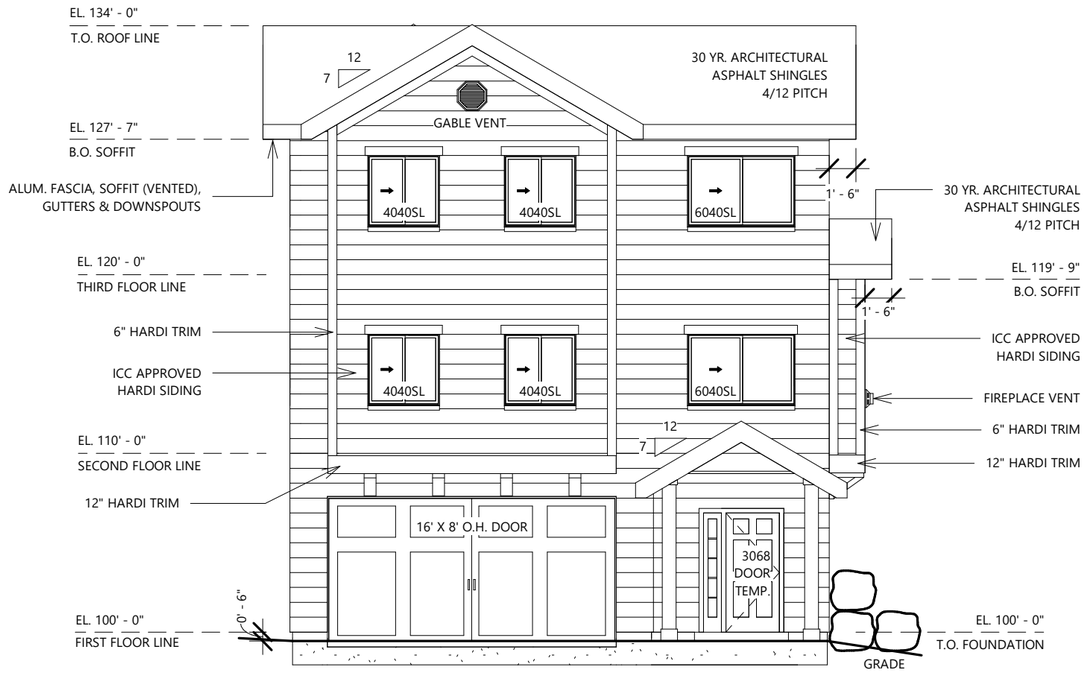
Notes

Sheet Information

ROOF PLAN

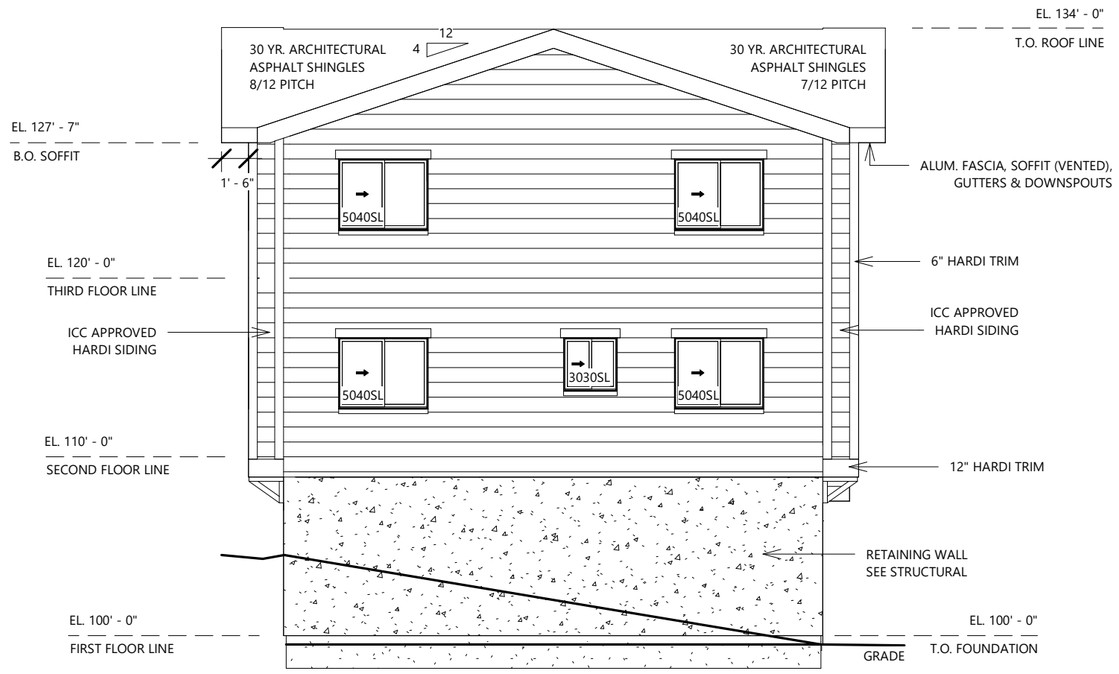
Sheet #

A2.3



Front Elevation 1

SCALE: 1/8" = 1'-0"



Left Elevation 2

SCALE: 1/8" = 1'-0"

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3544 N. WILLOW CREEK LANE, EDEN, UT 84310

WOLFCREEK LOT 23 - PONDEROSA

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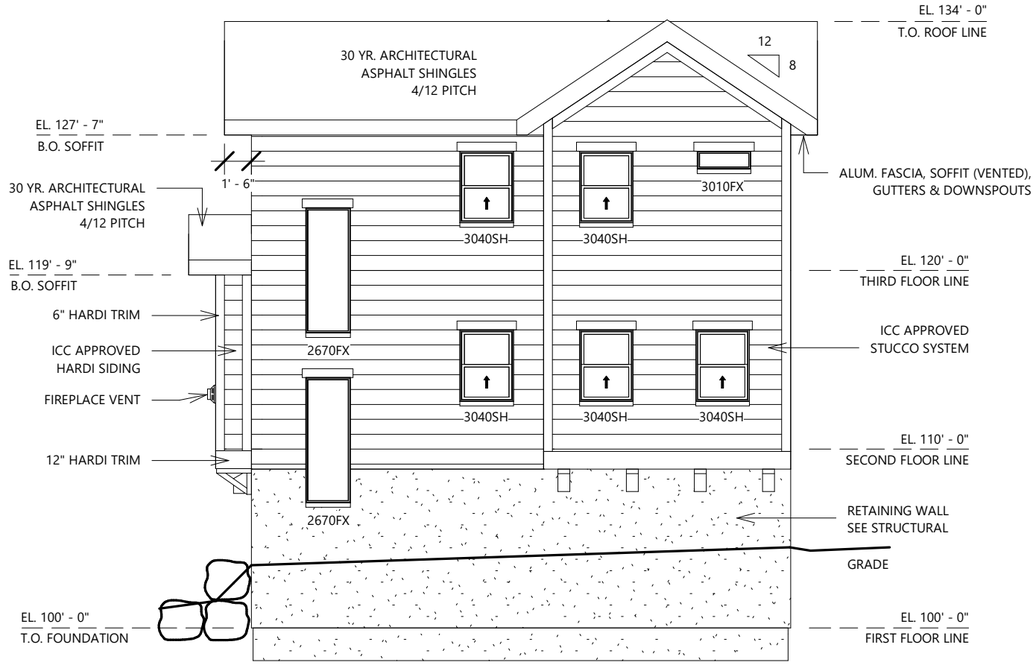
Sheet Information

ELEVATIONS

Sheet #

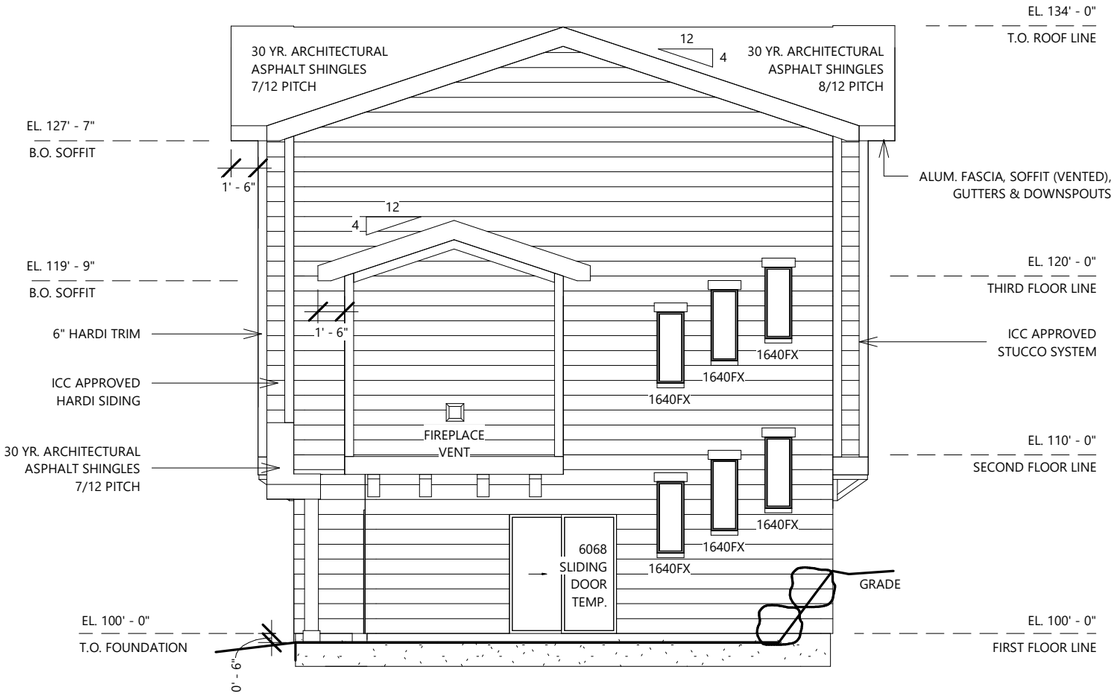
A3.0



Back Elevation

SCALE: 1/8" = 1'-0"

1



Right Elevation

SCALE: 1/8" = 1'-0"

2

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3544 N. WILLOW CREEK LANE, EDEN, UT 84310

WOLFCREEK LOT 23 -
PONDEROSA

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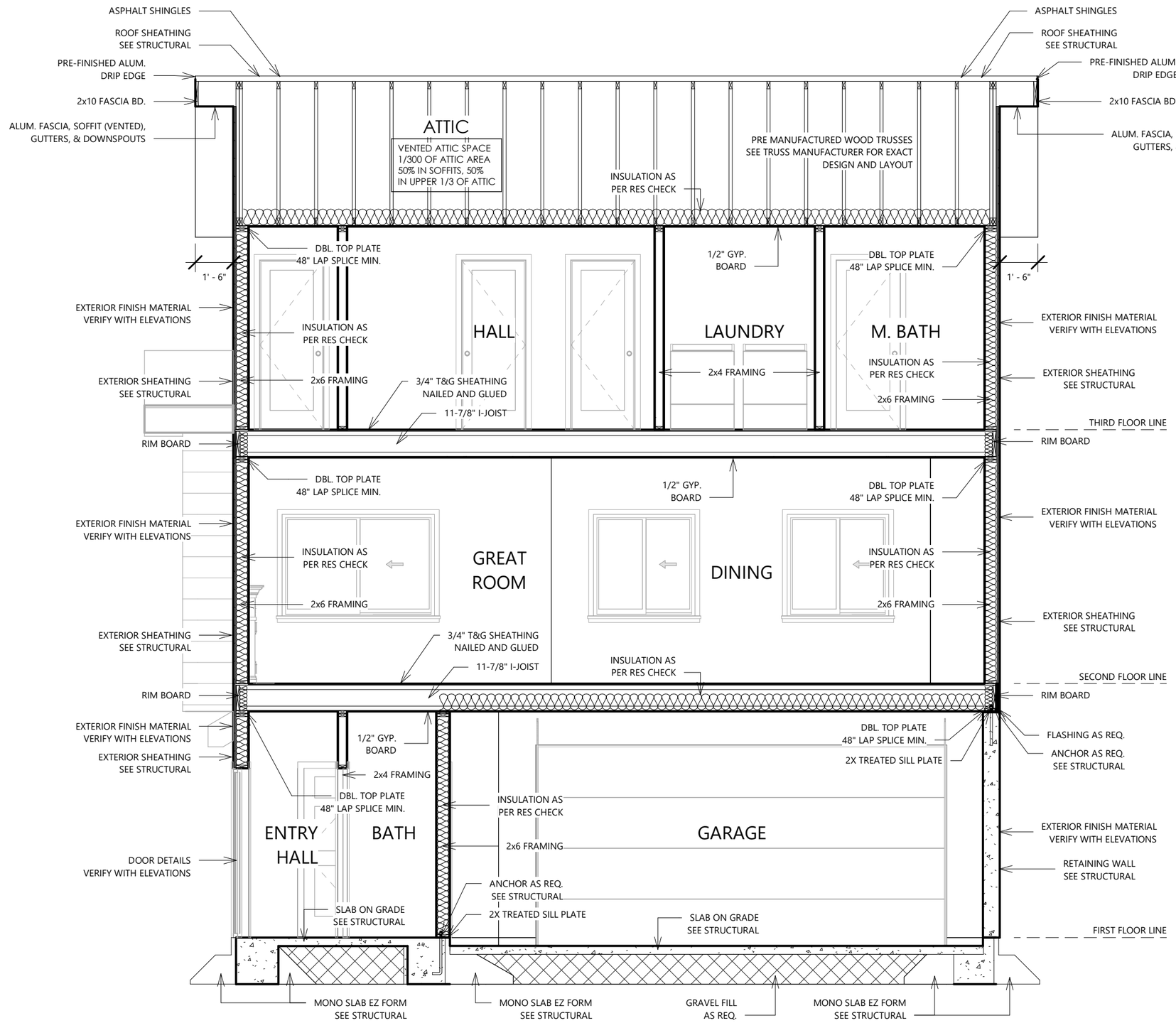
ELEVATIONS

Sheet #

A3.1



CUT SECTION 1

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

NOTES:

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES.
2. VERIFY ALL INSULATION VALUES WITH THE CONTRACTOR AND THE RES-CHECK FOR THE PROJECT.

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WOLFCREEK LOT 23 - PONDEROSA

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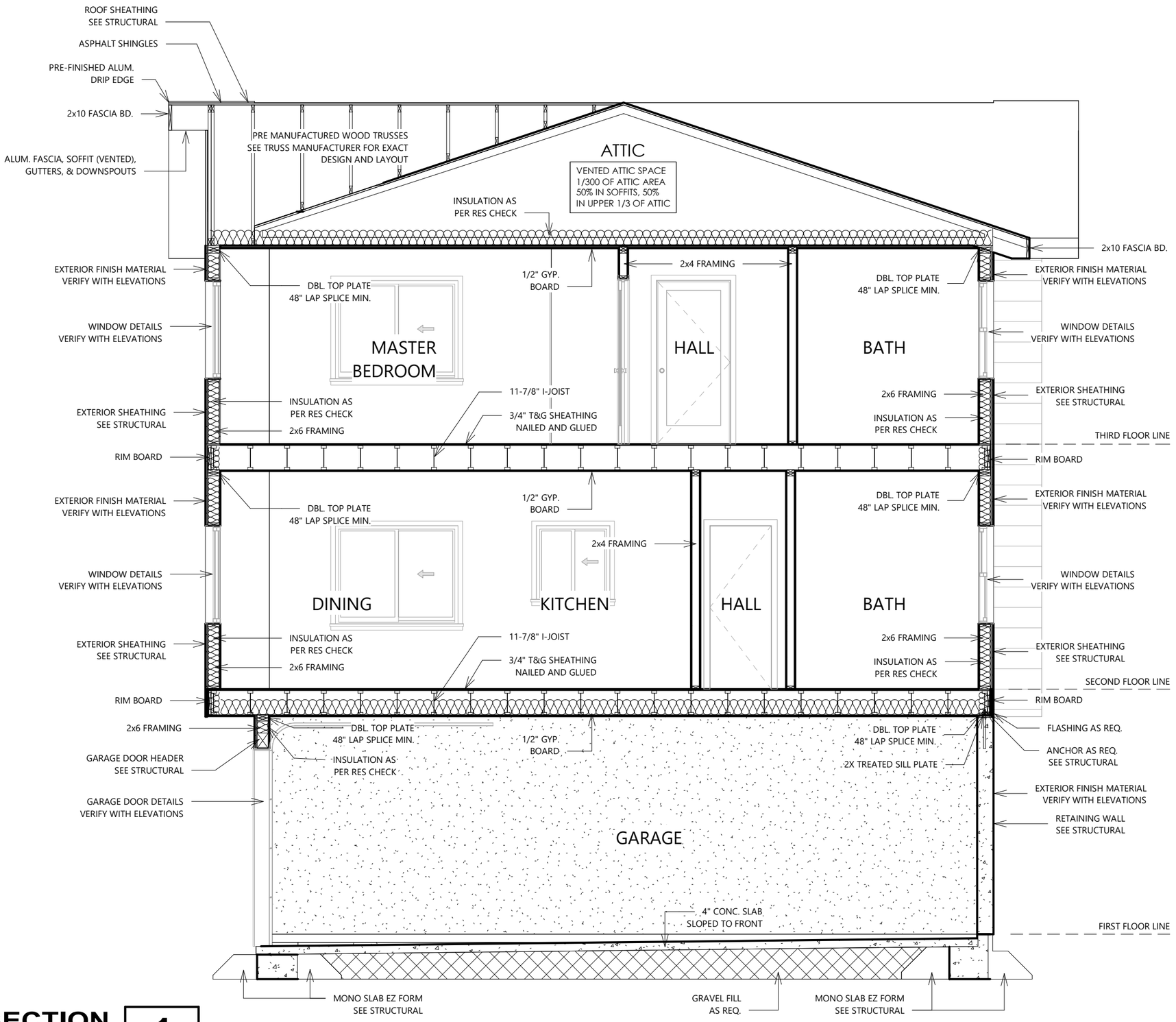
Sheet Information

CUT SECTION

Sheet #

A4.0



CUT SECTION

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

1

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WOLFCREEK LOT 23 -
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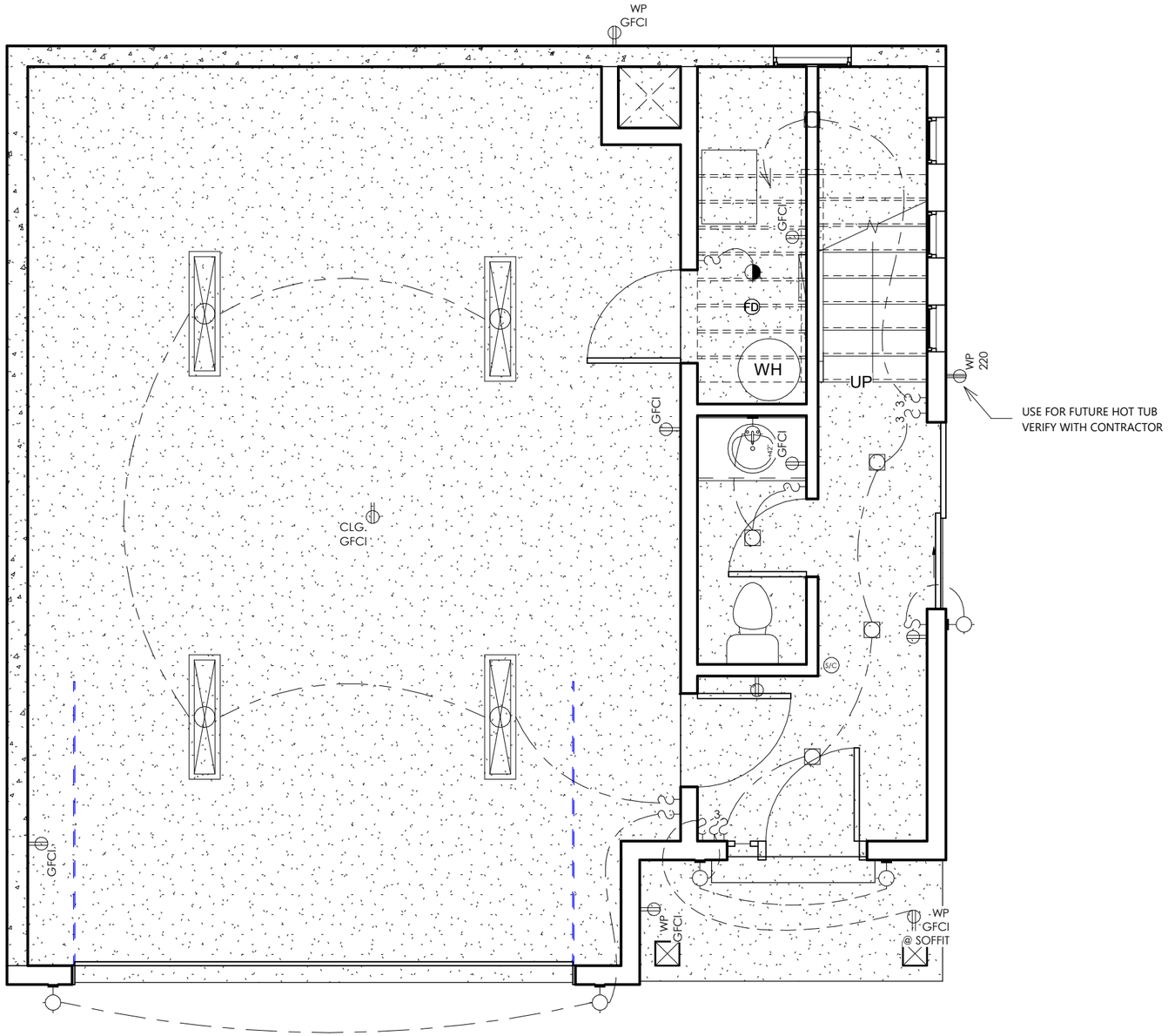
Notes

Sheet Information

CUT SECTION

Sheet #

A4.1



GENERAL NOTES

- - ALL RECEPTACLES AT KITCHEN, GARAGE, AND BATHROOM COUNTERTOPS, AT EXTERIOR GRADE LEVEL, AND AT UNFINISHED BASEMENTS ARE TO BE GFCI.
- - WIRING WITHIN 6' - 0" OF ATTIC ACCESS MUST HAVE LUMBER-GUARD STRIP.
- - ELECTRICAL IS SCHEMATIC ONLY. VERIFY WITH CONTRACTOR AND OWNER.
- - RECESSED CAN LIGHTS ABOVE TUBS OR SHOWERS SHALL HAVE LENS GASKET.
- - ALL EXTERIOR OUTLETS TO HAVE UL APPROVED IN-USE COVERS.
- - ALL ELECTRICAL RECEPTACLES TO BE TAMPER-PROOF.
- - A SERVICE OUTLET MUST BE INSTALLED BY THE FURNACE.
- - ALL CLOSET LIGHTING MUST BE INSTALLED ON THE CEILING 12" FROM THE NOSING OF THE SHELF AND 12" FROM ANY OPENING EDGE OF THE ATTIC ACCESS.
- - ALL KITCHENS ARE TO HAVE AN OUTLET INSTALLED OVER RANGE @ +81" (6' - 9") A.F.F. FOR MICROWAVE.
- - INSTALL 120 V OUTLET ONLY WHEN GAS STOVE OPTION IS CHOSEN.

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- PUSH BUTTON SWITCH
- KEYLESS FIXTURE
- HANGING LIGHT FIXTURE
- CEILING FIXTURE - FLUSH MOUNT
- WALL MOUNTED FIXTURE
- WATERPROOF RECESSED CAN
- PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- WALL SCONCE
- SMOKE DETECTOR - WIRED IN SERIES
- CARBON MONOXIDE AND SMOKE DETECTOR COMBINATION (1) AT EACH FLOOR LEVEL CENTRALLY LOCATED PER CODE
- EXHAUST FAN
- CEILING FAN ROUGH-IN
- CEILING FAN
- WIRING (SCHEMATIC ONLY)
- DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- CEILING OUTLET
- WATERPROOF OUTLET
- HIGH VOLTAGE OUTLET (240)
- HIGH VOLTAGE OUTLET (220)
- RANGE OUTLET
- ELECTRICAL PANEL

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3544 N. WILLOW CREEK LANE, EDEN, UT 84310

WOLFCREEK LOT 23 - PONDEROSA

Notes

Sheet Information

FIRST FLOOR ELECTRICAL PLAN

Sheet #

E1.0

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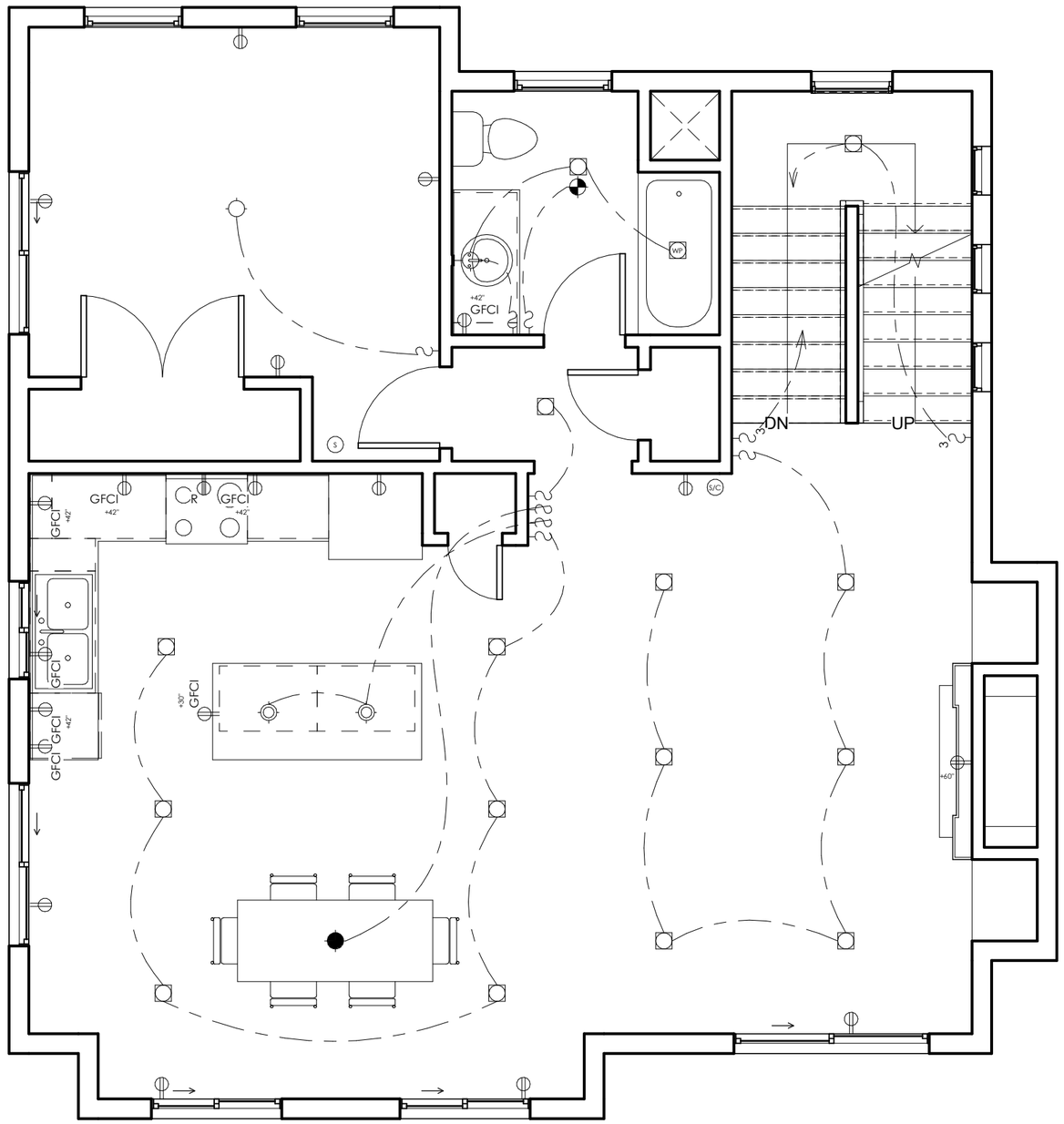

GENERAL NOTES

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ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3 — THREE WAY SWITCH
- B — PUSH BUTTON SWITCH
- KEYLESS FIXTURE
- HANGING LIGHT FIXTURE
- CEILING FIXTURE - FLUSH MOUNT
- WALL MOUNTED FIXTURE
- WP — WATERPROOF RECESSED CAN
- PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- WALL SCONCE
- S — SMOKE DETECTOR - WIRED IN SERIES
- SC — CARBON MONOXIDE AND SMOKE DETECTOR COMBINATION (1) AT EACH FLOOR LEVEL CENTRALLY LOCATED PER CODE
- EXHAUST FAN
- R — CEILING FAN ROUGH-IN
- CEILING FAN
- WIRING (SCHEMATIC ONLY)
- DUPLEX OUTLET
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- CLG. GFCI — CEILING OUTLET
- WP GFCI — WATERPROOF OUTLET
- 240 — HIGH VOLTAGE OUTLET (240)
- WP 220 — HIGH VOLTAGE OUTLET (220)
- R — RANGE OUTLET
- ELECTRICAL PANEL

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WOLFCREEK LOT 23 - PONDEROSA

Notes

Sheet Information

SECOND FLOOR ELECTRICAL PLAN

Sheet #

E1.1

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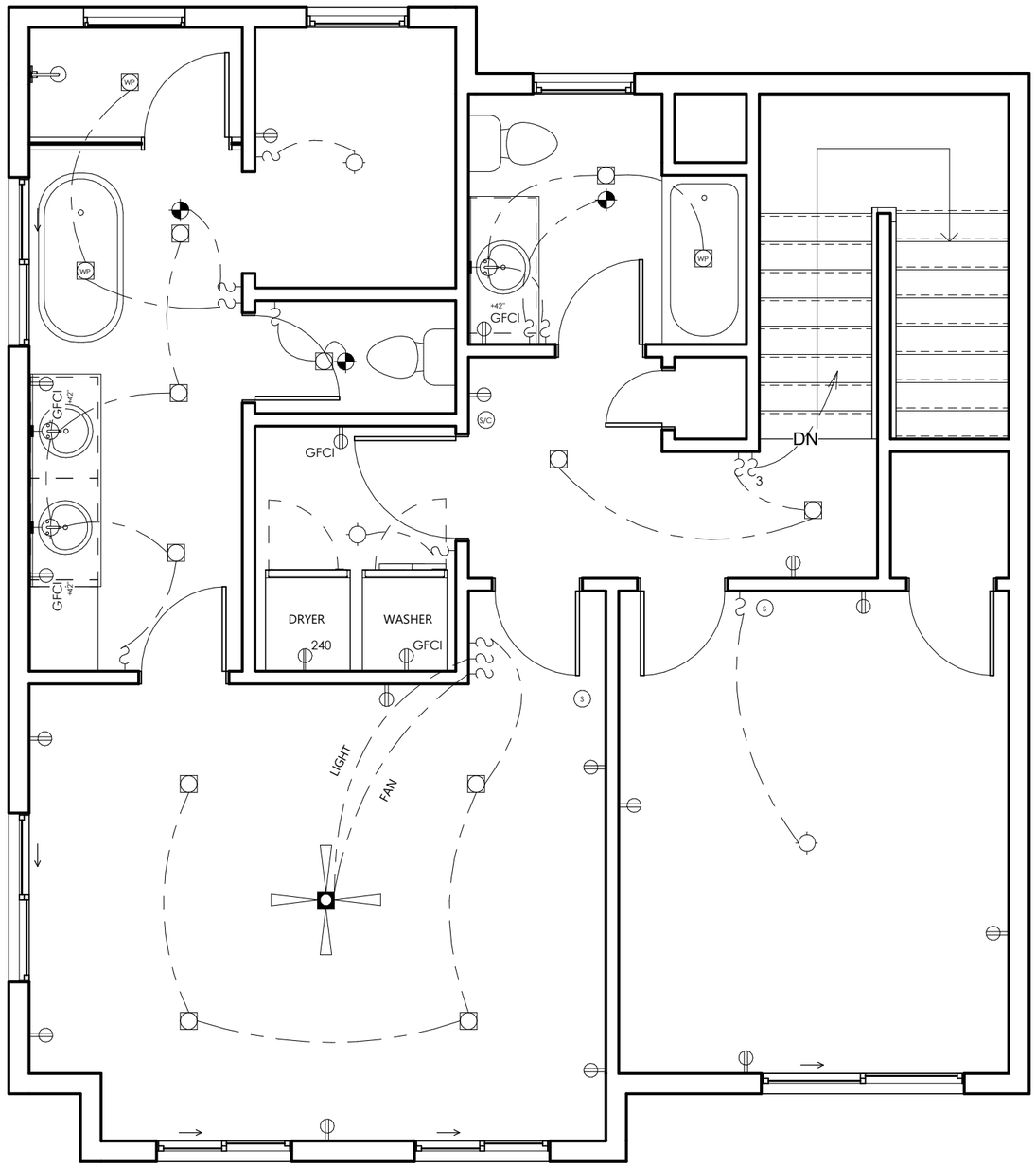

GENERAL NOTES

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- - INSTALL 120 V OUTLET ONLY WHEN GAS STOVE OPTION IS CHOSEN.

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- PUSH BUTTON SWITCH
- KEYLESS FIXTURE
- HANGING LIGHT FIXTURE
- CEILING FIXTURE - FLUSH MOUNT
- WALL MOUNTED FIXTURE
- WP — WATERPROOF RECESSED CAN
- PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- WALL SCONCE
- S — SMOKE DETECTOR - WIRED IN SERIES
- S/C — CARBON MONOXIDE AND SMOKE DETECTOR COMBINATION (1) AT EACH FLOOR LEVEL CENTRALLY LOCATED PER CODE
- EXHAUST FAN
- R — CEILING FAN ROUGH-IN
- CEILING FAN
- WIRING (SCHEMATIC ONLY)
- DUPLEX OUTLET
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- CLG. — CEILING OUTLET
- WP — WATERPROOF OUTLET
- 240 — HIGH VOLTAGE OUTLET (240)
- WP 220 — HIGH VOLTAGE OUTLET (220)
- R — RANGE OUTLET
- ELECTRICAL PANEL

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WOLFCREEK LOT 23 - PONDEROSA

Notes

Sheet Information

THIRD FLOOR ELECTRICAL PLAN

Sheet #

E1.2

9/24/2021 8:54:48 AM

GENERAL NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.

ALL WORK TO CONFORM TO WEBER COUNTY CITY'S STANDARDS, DRAWINGS,AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY WEBER COUNTY CITY STANDARDS AND DETAILS.

CONTRACTOR TO NOTIFY WEBER COUNTY CITY'S AND SILVERPEAK ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.

NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

TRAFFIC CONTROL TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

GEOTECHNICAL NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY PER ASTM TEST D-1557, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

2. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

UNDERGROUND INFORMATION

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. SILVER PEAK DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.

IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.

NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

UTILITY NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF WEBER COUNTY CITY. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK ON WET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

STORM DRAIN
SEE WEBER COUNTY CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY WEBER COUNTY CITY STANDARDS AND DETAILS.

LAND DRAIN: NOT USED

SANITARY SEWER
SEE WEBER COUNTY CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SANITARY SEWER & APPURTENANCES SHOWN ON THIS PLAN.

CULINARY WATER
SEE WEBER COUNTY CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

SECONDARY WATER
SEE [SECONDARY WATER COMPANY NAME] STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SECONDARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

DRY UTILITIES
THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.

CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

THE CONTRACTOR IS TO VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY WEBER COUNTY CITY STANDARDS AND DEVICES.

DEMOLITION NOTES

1. CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEOUS UTILITIES , STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.

2. SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.

3. SAID DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.

4. SAID DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.

5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

6. CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.

7. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT WEBER COUNTY CITY STANDARDS AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY WEBER COUNTY CITY STANDARDS AND DETAILS.

CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS SHOWN ON THIS SET OF PLANS. CONTRACTOR IS TO NOTIFY THE OWNER AND SILVERPEAK ENGINEERING PRIOR TO BEGINNING SAID WORK.

ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6" CONCRETE RING.

FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.

UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.

UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (96% STANDARD PROCTOR DENSITY) SUB GRADE.

ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).

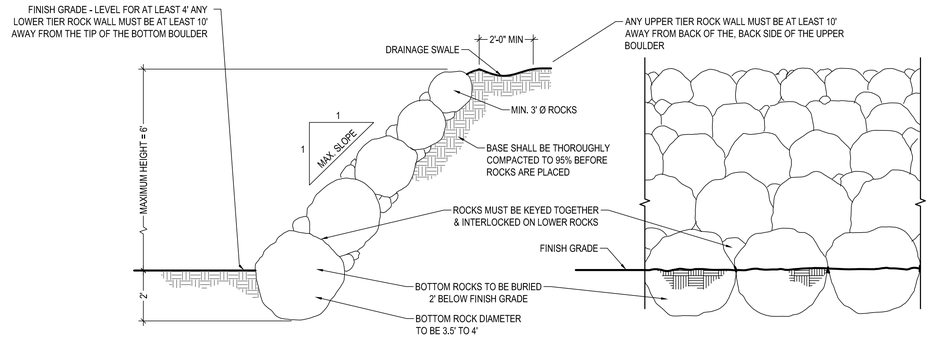
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.

STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.



NOTE:
1. THE ROCKS SHALL BE HARD, DURABLE, ANGULAR, FIELD STONES & SHALL INTERLOCK WITH ADJACENT ROCKS.
2. THE ROCKS SHALL BE SET SO AS NOT TO EXCEED A 1 TO 1 SLOPE AS SHOWN. LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCK SPALLS OF SUITABLE SIZE. RAMMED TIGHTLY INTO PLACE FORM THE BOTTOM TO THE TOP.

6' MAX ROCK RETAINING WALL — 1 / C001
NOT TO SCALE

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

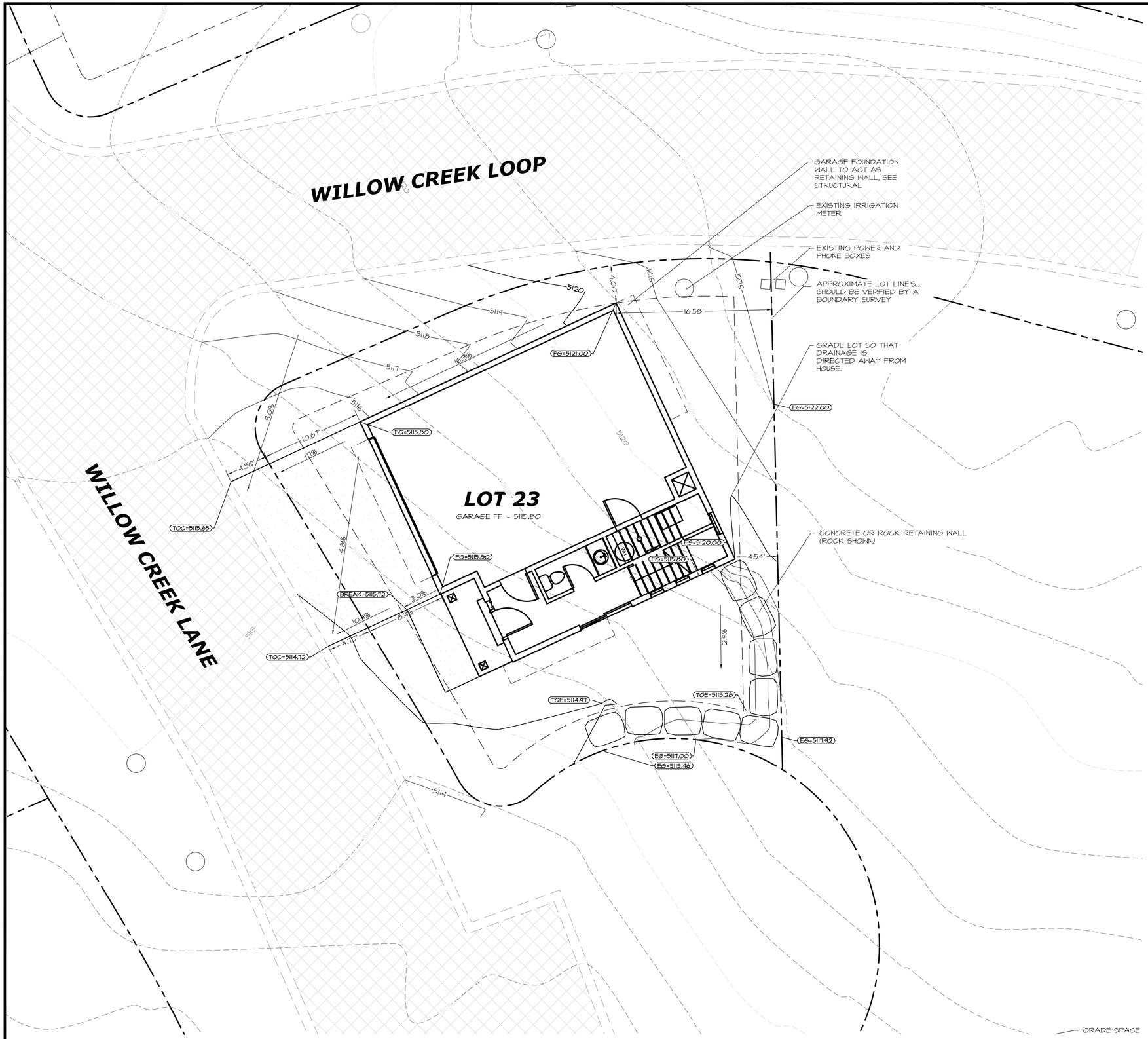
THE VILLAGE AT WOLF CREEK
LOT 23
WEBER COUNTY, UTAH

DATE: 8-04-2021
PROJECT: --
DRAWN BY: JRJ
REVISIONS:

GENERAL NOTES

SHEET NUMBER:
C001

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



0 5 10 20

HORIZONTAL SCALE: 1"=5'

GRADING PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

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PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

THE VILLAGE AT WOLF CREEK
LOT 23
WEBER COUNTY, UTAH

DATE: 8-04-2021
PROJECT: --
DRAWN BY: JRJ
REVISIONS:

GRADING PLAN

SHEET NUMBER:
C200

GENERAL NOTES

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT SUBSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
2. CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
5. SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED.
7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
9. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

FOOTING, FOUNDATION, AND SLAB ON GRADE NOTES

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

CONCRETE NOTES

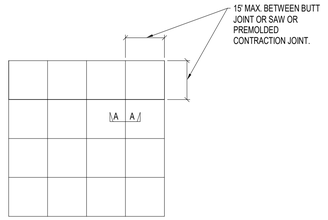
1. ALL COLUMNS AND WALLS AND ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC., SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.44 AND SLUMP SHALL BE 4" +/- 1. MINIMUM CEMENT CONTENT SHALL BE 564 LBS. PER CUBIC YARD.
2. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS ON GRADE SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO A LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.50 AND SLUMP SHALL BE 3" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 470 LBS. PER CUBIC YARD.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2" DEEP, A LENGTH 2" LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
4. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 60. BEAM AND COLUMN TIE REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATION A.S.T.M. A615 GRADE 60.
5. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN.
6. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND SHALL BE SPACED FROM THE FORMS (UNLESS SHOWN OTHERWISE) AS FOLLOWS: 2" IN BEAMS AND COLUMNS, 1" IN PROTECTED WALLS AND SUSPENDED SLABS, 2" IN UNPROTECTED WALLS, AND 3" ABOVE BOTTOM AND SIDES OF FOOTINGS.
7. ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH 2 #5 BARS EXTENDING 2'0" MIN BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.
8. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
9. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
10. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
11. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
12. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
13. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE CURRENT VERSION OF ACI-318.
14. FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, WRAP CORNER W/2- #4 BARS EXTENDING 16" EACH DIRECTION.

LUMBER NOTES

1. WOOD MATERIALS
   - 1.1. FRAMING LUMBER
     - 1.1.1. STUDS BEARING WALLS — DOUG-FIR LARCH #2 BTR
     - 1.1.2. STUDS NON BEARING WALLS — DOUG-FIR LARCH STUD GRADE BTR
     - 1.1.3. JOISTS — DOUG-FIR LARCH #2 BTR
     - 1.1.4. HEADERS — DOUG-FIR LARCH #2 BTR
     - 1.1.5. POSTS — DOUG-FIR LARCH #1 BTR
     - 1.1.6. SILL PLATES IN CONTACT WITH CONCRETE — DOUG-FIR LARCH #2 (PRESS. TREAT.)
   - 1.2. ENGINEERED LUMBER
     - 1.2.1. GLU-LAM BEAMS — 24F-V4 DOUG-FIR
     - 1.2.2. CANTILEVERED GLU-LAM BEAMS — 24F-V8 DOUG-FIR
     - 1.2.3. LAMINATED VENEER LUMBER (LVL) — 1.9E
     - 1.2.4. PRE-FAB JOISTS — AS PER MANUFACTURER
   - 1.3. SHEATHING
     - 1.3.1. WOOD SHEATHING SHALL BE UNSANDED PLYWOOD OR ORIENTED STRAND BOARD (OSB) AND SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE AND HAVE THE MINIMUM FOLLOWING SPAN RATING AND THICKNESS, UNLESS NOTED OTHERWISE.
       - 24/0 — WALLS (7/16 INCH THICK)
       - 48/24 — FLOORS (23/32 INCH THICK)
       - 32/16 — ROOF (15/32 INCH THICK)
2. LOAD-BEARING DIMENSION LUMBER FOR JOISTS, BEAMS AND GIRDERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20.
3. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON CONNECTORS OR APPROVED EQUAL.
4. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED OR BE REDWOOD
5. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 16" ON CENTER.
6. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
7. ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES. SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST ADJOINING SPLICE IN THE TOP PLATE.
8. ALL HEADERS OVER DOORS AND WINDOWS ARE (2) 2" X 10" UNLESS NOTED OTHERWISE.
9. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MINIMUM DIA. EQUAL TO 3 TIMES THE BOLT DIA. UNLESS SHOWN OTHERWISE IN DETAILS.
10. BLOCK JOISTS SOLID AT ALL BEARING POINTS.
11. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
12. SOLID 2" NOMINAL BLOCKING (SHAPED AND FULL DEPTH) SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. ATTACH BLOCKING TO THE WOOD TOP PLATE WITH ONE SIMPSON 'A35' CONNECTOR PER EACH PIECE OF BLOCKING WITH (12) 8d x 1-1/2" NAILS.
13. JOISTS SHALL HAVE BRIDGING, BLOCKING AND NOTCHED BEARING PLATES AS RECOMMENDED BY THE MANUFACTURER WITH A MINIMUM OF ONE ROW OF BRACING AT MID SPAN. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL. PROVIDE AT 8'-0" O.C. MAXIMUM BETWEEN JOIST END SUPPORTS.
14. ALL HEADERS OVER DOORS AND WINDOWS ARE (2) 2" X 10" UNLESS NOTED OTHERWISE.
15. MINIMUM NAILING FOR GENERAL FRAMING AND CARPENTRY SHALL BE PER THE IRC/IBC OR PER THE "MINIMUM NAILING SCHEDULE" IN THESE DRAWINGS.
16. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL. SEE EQUIVALENT STAPLE SCHEDULE IN THESE DRAWINGS.
17. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.1
18. USE SIMPSON HANGERS (OR EQUIVALENT) WHERE APPLICABLE

POST INSTALLED ANCHOR NOTES

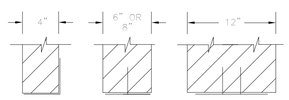
1. ADHESIVE ANCHORS (EPOXY ANCHORS)
   - 1.1. FOR CONCRETE, THE ADHESIVE SHALL BE HIT RE 500-SD BY HILTI INC., HIT-HY 200 WITH SAFE SET TECHNOLOGY BY HILTI, PURE 110 + BY POWERS FASTENERS, SET-XP BY SIMPSON STRONG-TIE OR AT-XP BY SIMPSON STRING-TIE, SIKA ANCHORFIX-3001 BY SIKA CORPORATION.
   - 1.2. FOR GROUTED MASONRY, THE ADHESIVE SHALL BE HIT-HY 70 BY HILTI, SET-XP BY SIMPSON STRING-TIE OR AT-XP BY SIMPSON STRONG-TIE, AC100 + BY POWERS FASTENERS, OR CIA GEL BY UPS
   - 1.3. FOR UNGROUTED MASONRY, THE ADHESIVE SHALL BE HIT-HY 70 BY HILTI OR SET BY SIMPSON STRONG-TIE OR AC100 + BY POWERS FASTENERS, PLASTIC MESH OR STAINLESS STEEL SCREEN TUBES SHALL BE USED.
2. MECHANICAL ANCHORS
   - 2.1. FOR CONCRETE, THE MECHANICAL ANCHOR SHALL BE KWIK BOLT TZ BY HILTI, STRONG-BOLT 2 BY SIMPSON STRONG-TIE, OR POWER-STUD + SD2 BY POWERS FASTENERS.
   - 2.2. FOR GROUTED MASONRY, THE MECHANICAL ANCHOR SHALL BE KWIK BOLT 3 BY HILTI, WEDGE ALL BY SIMPSON STRONG-TIE OR STRONG-BOLT 2 BY SIMPSON STRONG-TIE, OR POWER-STUD + SD1 BY POWERS FASTENERS
3. SCREW ANCHORS
   - 3.1. FOR CONCRETE AND GROUTED MASONRY, THE SCREW ANCHOR SHALL BE TITEN HD FOR CONCRETE ONLY BY SIMPSON STRONG-TIE, SCREW BOLT + BY DeWALT, WEDGE-BOLT + BY POWERS FASTENERS OR KWIK HUS-EZ FOR CONCRETE ONLY BY HILTI.
4. POWDER ACTUATED FASTENERS (PAF)
   - 4.1. FOR FASTENERS DRIVEN INTO STEEL, THE FASTENER SHALL BE X-U P8 TH UNIVERSAL KNURLED SHANK FASTENER BY HILIT., PDPA BY SIMPSON STRONG-TIE, OR 8mm HEAD SPIRAL CSI DRIVE PIN BY POWERS FASTENERS
   - 4.2. FOR FASTENERS DRIVEN INTO CONCRETE, THE FASTENER SHALL BE X-U UNIVERSAL KNURLED SHANK FASTENER BY HILTI, PDP OR PDPA BY SIMPSON STRONG-TIE OR 8mm HEAD SPIRAL CSI DRIVE PIN BY POWERS FASTENERS.
5. INSTALL ALL ANCHORS PER MANUFACTURER'S REQUIREMENTS. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, HOLE PREPARATION, EPOXY PROPORTIONS AND QUANTITIES, INSTALLATION TEMPERATURE, AND CURE TIMES.
6. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS AND CERTIFICATION TESTING REPORTS FOR INSTALLATION.
7. ALTERNATIVE ANCHORS MAY BE USED IF AN ICC-ES ESR OR IAPMO-UES ER APPROVAL FOR USE IN CRACKED CONCRETE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO USE.
8. WHERE A SPECIFIC ANCHOR IS CALLED OUT ON THE PLAN, THAT ANCHOR SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT AN ALTERNATIVE ANCHOR WILL MEET OR EXCEED THE CAPACITY OF THE SPECIFIED ANCHOR FOR THE SPECIFIC APPLICATION FOR WHICH IT IS BEING SPECIFIED.

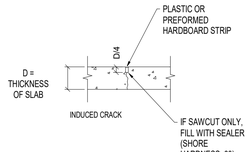


SLAB ON GRADE CONTROL JOINTS
NOT TO SCALE

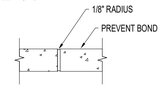
LINTEL:

LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY.
PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING 6" EACH SIDE ON OPENING USE THIS SCHEDULE UNLESS NOTED OTHERWISE.

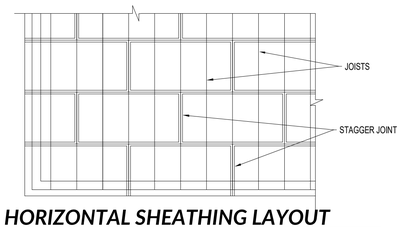




SAWED OR PREMOLDED CONTRACTION JOINT
A-A
SCALE: NONE



BUTT JOINT CONSTRUCTION JOINT
A-A
SCALE: NONE



HORIZONTAL SHEATHING LAYOUT
NOT TO SCALE

MINIMUM NAILING SCHEDULE

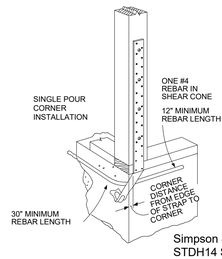
	"CONNECTION"	"NAILING"
1.	JOIST TO SILL GIRDER, TOENAIL	3-8d
2.	BRIDGING TO JOIST, TOENAIL EA. END	2-8d
3.	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	6d AT 18" OC
4.	TOP PLATE TO STUD, END NAIL	2-16d
5.	STUD TO SOLE PLATE	4-8d TOENAIL, 2-6d END NAIL
6.	DOUBLE STUDS, FACE NAIL	16d AT 24" OC
7.	DOUBLE TOP PLATES, FACE NAIL	16d AT 16" OC
8.	TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	2-16d
9.	CONTINUOUS HEADERS TWO PIECES, ALONG EA. EDGE	16d AT 16" OC
10.	CEILING JOISTS TO PLATE, TOENAIL	3-8d
11.	CONTINUOUS HEADERS TO STUD, TOENAIL	4-8d
12.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
13.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
14.	RAFTER TO PLATE, TOENAIL	3-8d
15.	BUILT-UP CORNER STUDS	16d AT 24" OC
16.	BUILT-UP GIRDER AND BEAMS	20d AT 24" OC T/B STAGGERED

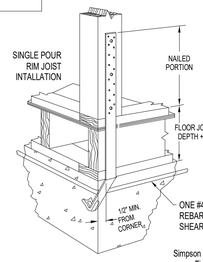
2-20d AT ENDS & SPLICES

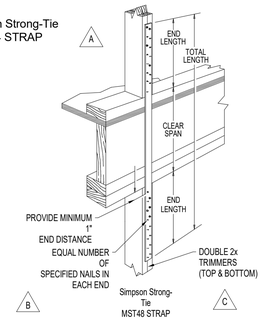
STEEL LINTEL SCHEDULE

CLEAR OPENING	SIZE ANGLE
UP TO 5'-0"	3 1/2" x 3" x 1/4"
5'-1" TO 7'-0"	3 1/2" x 3 1/2" x 1/4"
7'-1" TO 9'-0"	5" x 3" x 1/4"
9'-1" TO 10'-0"	5" x 3" x 5/16"
10'-1" TO 11'-0"	5" x 3" x 3/8"
11'-1" TO 12'-0"	6" x 3" x 3/8"
12'-1" AND OVER	ANALYSIS REQD.

NOTE: ALL LINTELS SHALL BE LONG LEG UP.







STUD HEIGHT CHART FOR ALL STUD'S U.N.O.

STUDS	SPACING	MAX. HEIGHT
2x4	16" O.C.	10'-0"
2x4	12" O.C.	11'-6"
2x6	16" O.C.	16'-0"
2x6	12" O.C.	18'-0"
5 1/2" LVL	16" O.C.	20'-0"

TABLE OF EQUIVALENT FASTENERS STAPLES, NAILS AND T-NAILS (VALID FOR LATERAL LOAD ONLY)

COMMON NAIL SPACING			EQUIV. SPACING OF APPR. FASTENERS				
			STAPLES			NAILS/T-NAILS	
		GAUGE	16	15	14	113	131
	PENETRATION		1"	1"	1"	1 1/4"	1/2"
6d AT	4"		3 1/2"	4"	5"	4"	5"
	6"		5"	6"	7"	6"	7 1/2"
	8"		6 1/2"	6"	9 1/2"	8"	10"
	10"		8 1/2"	10"	12"	10"	12"
	12"		10"	12"	14 1/2"	12"	14 1/2"
8d AT	3"		2"	2 1/2"	3"	2 1/2"	3"
	4"		2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"		4"	5"	6"	5"	6"
	8"		5 1/2"	6 1/2"	8"	6 1/2"	8"
	10"		6 1/2"	8"	10"	8"	10"
	12"		8"	10"	12"	9 1/2"	12"
10d AT	4"		2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"		3 1/2"	4"	5"	4"	5"
	8"		4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"		5 1/2"	7"	8"	6 1/2"	8 1/2"
	12"		6 1/2"	8"	9 1/2"	8 1/2"	10"

NOTE:
PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.

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

HOLDDOWN & STRAP SCHEDULE

MARK	DESCRIPTION
△	NO HOLDDOWN OR STRAP REQUIRED
A	SIMPSON STHD14 HOLDDOWN
B	SIMPSON STHD14RJ HOLDDOWN
C	SIMPSON MST48 STRAP

1) ANCHOR ALL HOLDDOWNS THROUGH A MINIMUM OF (2) 2 x STUDS.
2) THE FOUNDATION CONTRACTOR SHALL PLACE ALL HOLDDOWN STRAPS TO LINE UP WITH A CORNER, WINDOW OR DOOR JAMB STUD IN THE FRAMED WALL DIRECTLY ABOVE.

DESIGN CRITERIA:

GOVERNING CODE ..... 2018 IBC
SEISMIC MAPPED ACCELERATION 180
I = 1.00
R = 6.5
Sds = 0.766g

BASIC WIND SPEED ..... 105 MPH EXPOSURE C
I = 1.00

ROOF
DEAD LOAD ..... 15 PSF
SNOW LOAD ..... 42 PSF

FLOOR
DEAD LOAD ..... 15 PSF
LIVE LOAD ..... 40 PSF

SOIL BEARING PRESSURE ..... 1500 PSF (ASSUMED)

*** STANDARD OCCUPANCY ***

SHEARWALL SCHEDULE

MARK	SHEATHING	NAILING REQUIREMENTS		ANCHOR BOLTS		SILL PLATE	NOTES
		EDGE	FIELD	DIAMETER	SPACING		
SW-1	7/16" OSB ONE SIDE	8d AT 6" O.C.	8d AT 12" O.C.	1/2"	48" O.C.	2 x	1, 2, 3, 4, 5, 6
SW-2	7/16" OSB ONE SIDE	8d AT 4" O.C.	8d AT 12" O.C.	1/2"	32" O.C.		1, 2, 3, 4, 5, 6
SW-3	7/16" OSB ONE SIDE	8d AT 3" O.C.	8d AT 12" O.C.	1/2"	24" O.C.		1, 2, 3, 4, 5, 6, 7
SW-4	7/16" OSB ONE SIDE	8d AT 2" O.C.	8d AT 12" O.C.	1/2"	16" O.C.	2 x	1, 2, 3, 4, 5, 6, 7, 8
SW-5	7/16" OSB BOTH SIDES	8d AT 3" O.C.	8d AT 12" O.C.	1/2"	16" O.C.	2 x	1, 2, 3, 4, 5, 6, 7, 8

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

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THE VILLAGE AT WOLF CREEK
LOT 23
EDEN, UTAH

SEAL
PROFESSIONAL ENGINEER
No. 11521114
ABRAHAM L CARLSRUH
STATE OF UTAH
02/06/2023

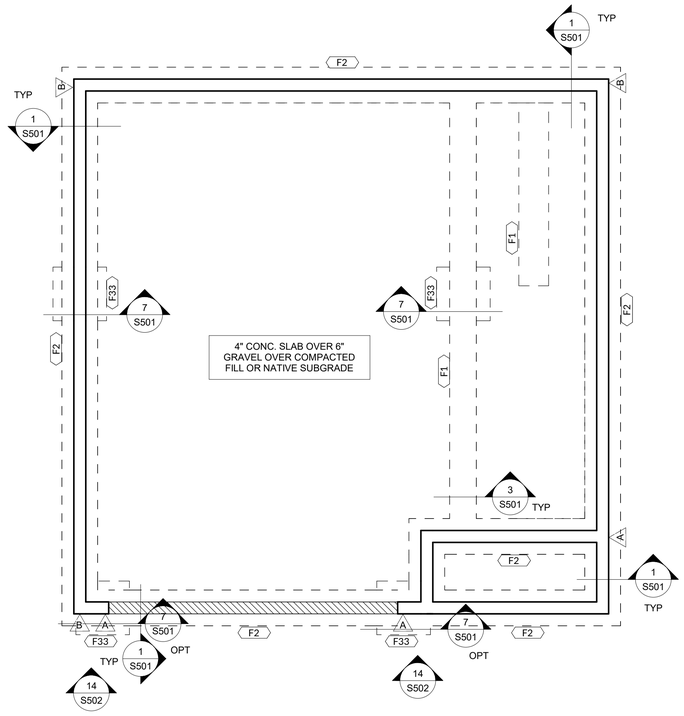
DATE: 02/01/2023
PROJECT: BP
MANAGER: RY

REVISIONS		
#	DATE	DESCRIPTION

GENERAL STRUCTURAL NOTES

SHEET NUMBER:
S001

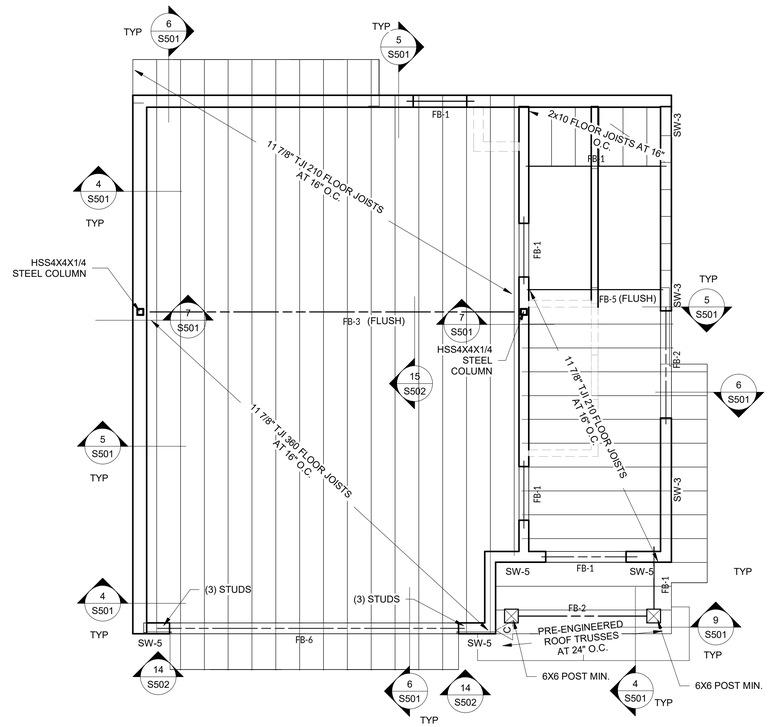
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



FOOTING AND FOUNDATION PLAN

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

1 / S101



SECOND FLOOR FRAMING PLAN

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

2 / S101

FLOOR FRAMING NOTES

1. USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
2. USE 2.0E (MIN) LVL BEAMS.
3. ALL HEADERS OVER DOORS AND WINDOWS ARE (2) 2" X 10" U.N.O.
4. CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
5. CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
6. PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS
7. BLOCK JOISTS SOLID AT ALL BEARING POINTS
8. ALL NOTES PERTAINING TO APPLIED LOADS ARE BASED ON ALLOWABLE STRESS DESIGN (ASD).
9. FLOOR SHEATHING NOTES
   - 9.1. FLOOR SHEATHING SHALL BE 3/4" T&G WAFERBOARD GLUED & NAILED WITH 10d NAILS AT 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES AND ALL BLOCKING; 10d AT 12" OC ALONG INTERMEDIATE FRAMING MEMBERS. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
10. WOOD FLOOR FRAMING
    - 10.1. STRUCTURAL CAPACITIES AND DESIGN PROVISIONS FOR PREFABRICATED WOOD I-JOISTS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5055.
    - 10.2. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1.5" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS.
    - 10.3. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE 10d FACE NAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE NAILED LAP IS PERMITTED.
    - 10.4. SEE FLOOR FRAMING PLANS FOR SIZE, GRADE AND SPACING OF FLOOR JOISTS.
    - 10.5. PROVIDE 1.1/4" X JOIST DEPTH TIMBERSTRAND RIM JOIST (OR EQUAL) AROUND THE ENTIRE PERIMETER OF FLOOR JOISTS (UNLESS NOTED OR DETAILED OTHERWISE)
11. SHEARWALL NOTES
    - 11.1. ALL EXTERIOR WALLS SHALL BE SHEATHED AND NAILED WITH 7/16" APA RATED OSB SHEATHING OR PER THE SHEARWALL SCHEDULE.
    - 11.2. SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER SHEARWALL SCHEDULE.
    - 11.3 NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
    - 11.4. ALL EXTERIOR WALLS ARE TO BE NAILED AS SW-1 UNLESS NOTED OTHERWISE.
    - 11.5. AT LEAST (2) OF THE GARAGE RETURNS MUST BE SHEARWALLS. MINIMUM GARAGE RETURN SHEAR WALL LENGTH IS 2'-0".
    - 11.6. ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUIVALENT.
    - 11.7. INSTALL HOLDDOWNS AND STRAPS PER MANUFACTURER'S SPECIFICATIONS.
    - 11.8. ALL HOLDDOWNS AND STRAPS MUST BE CONNECTED TO AT LEAST (2) FULL-LENGTH STUDS.

FLOOR BEAM SCHEDULE

MARK	TYPE
FB-1	(2) 2x10
FB-2	(2) 9 1/2 LVL
FB-3	W 10X54 OR W 16X26 STEEL BEAM OR 6 3/4" X 22 1/2" GLULAM
FB-5	(2) 11 7/8 LVL
FB-6	(3) 16" LVL

NOTE : SEE DETAIL 8/S501 FOR TYPICAL BEAM CONNECTIONS

PROVIDE (1) KING STUD AND (1) BEARING TRIMMER STUD AT THE EDGE OF ALL OPENINGS UP TO 6'-0", (1) KING STUD AND (2) BEARING TRIMMERS FOR OPENINGS UP TO 10'-0", (2) KING STUDS AND (2) TRIMMERS FOR OPENINGS UP TO 14'-0", ALL OTHER OPENINGS AS NOTED

CONCRETE WALL SCHEDULE

WALL HEIGHT	TOP OF EDGE SUPPORT	MINIMUM THICKNESS	VERTICAL	HORIZONTAL	STEEL AT OPENINGS	REMARKS
2' - 0"	NONE	0' - 8"	#4 DOWELS @ 24" O.C.	2- #4 BARS	ABOVE 2- #4 BARS	
4' - 0"	NONE	0' - 8"	#4 DOWELS @ 24" O.C.	4- #4 BARS	EACH SIDE: 1- "4 BAR	
6' - 0"	FLOOR OR ROOF DIAPHRAGM	0' - 8"	#4 DOWELS @ 24" O.C.	5- #4 BARS	BELOW 1- 4" BAR	
8' - 0"	FLOOR OR ROOF DIAPHRAGM	0' - 8"	#4 DOWELS @ 24" O.C.	6- #4 BARS		
9' - 0"	FLOOR OR ROOF DIAPHRAGM	0' - 8"	#4 DOWELS @ 16" O.C.	7- #4 BARS		
10' - 0"	FLOOR OR ROOF DIAPHRAGM	0' - 8"	#5 DOWELS @ 12" O.C.	8- #4 BARS		

NOTES:
1. FOR WALLS WITH ONE MAT OF STEEL, VERTICAL STEEL TO BE PLACED IN CENTER OF WALL AND EXTEND TO WITHIN THREE INCHES OF THE TOP OF THE WALL. DOWELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING EXTENDING 24" INTO THE FOUNDATION WALL
2. ONE HORIZONTAL BAR SHALL BE LOCATED IN THE TOP 4". ONE BAR IN THE BOTTOM 4" AND THE OTHER BARS EQUALLY SPACED. CORNER REINFORCING SHALL BE PROVEDED AS AS TO LAP 24".
3. BARS SHALL BE PLACED WITHIN 2" OF OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE.
4. PLACE 1/2" X 10" ANCHOR BOLTS AT 32" O.C. IN TOP OF ALL WALLS TO RECEIVE SILL PLATES. CAST ANCHOR BOLTS A MINIMUM OF 7" INTO CONCRETE. USE 3"X3"X1/4" WASHERS ON ALL ANCHOR BOLTS. EACH WALL SEGMENT MUST HAVE 2 ANCHOR BOLTS MINIMUM.
5. LINTEL DEPTH SHALL BE 2" FOR EACH FOOT OF OPENING WIDTH, MIN 6".

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING NO.	CROSSWISE REINFORCING SIZE	CROSSWISE REINFORCING LENGTH	CROSSWISE REINFORCING SPAC.	LENGTHWISE REINFORCING NO.	LENGTHWISE REINFORCING SIZE	LENGTHWISE REINFORCING LENGTH	LENGTHWISE REINFORCING SPAC.	REMARKS
F1	1' - 8"	CONT.	0' - 10"	--	NONE	REQ'D	--	2	#4	CONT	EVEN	
F2	2' - 0"	CONT.	0' - 10"	--	NONE	REQ'D	--	2	#4	CONT	EVEN	
F33	3' - 0"		0' - 10"		#4		EVEN		#4		EVEN	

NOTES:
1. PLACE ALL FOOTING REINFORCING 3" FROM BOTTOM OF FOOTING WITH 3" CLEAR ON SIDES UNLESS NOTED OTHERWISE.
2. STEP FOOTING PER 2/S501 AS REQ'D BY GRADE TO MAINTAIN MIN. FROST DEPTH

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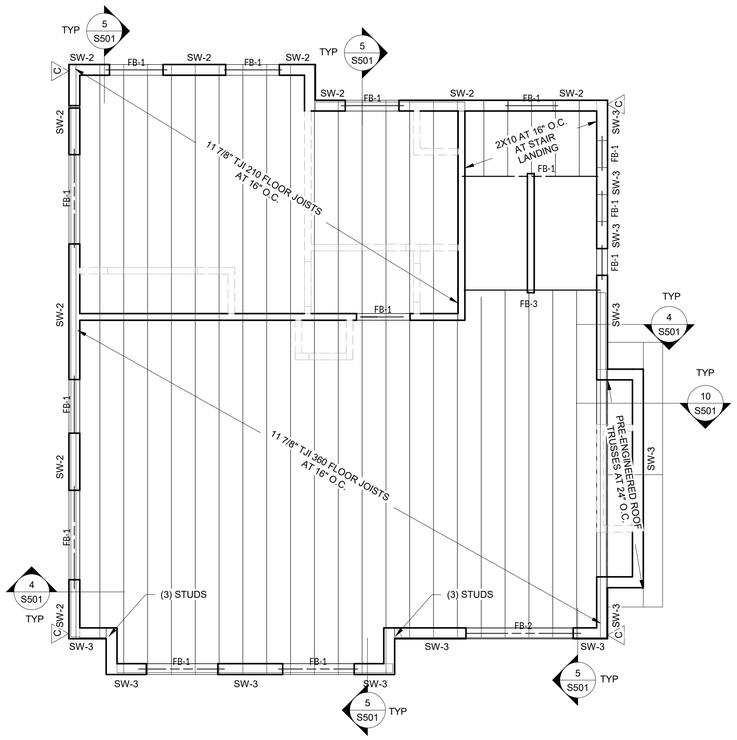
FOUNDATION AND FLOOR FRAMING PLANS

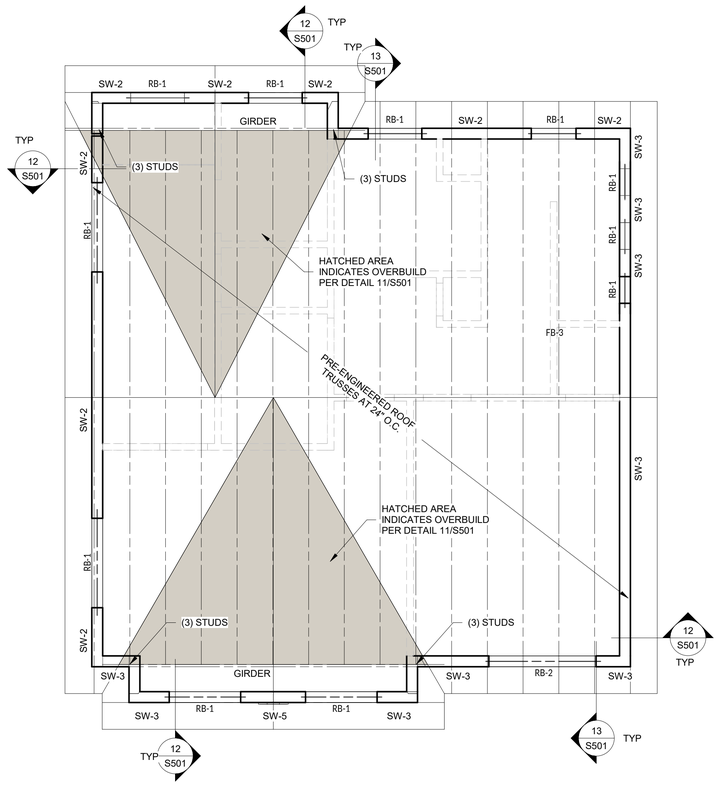
SHEET NUMBER:
S101



THIRD FLOOR FRAMING PLAN

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

1 / S111



ROOF FRAMING PLAN

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

2 / S111

FLOOR BEAM SCHEDULE	
MARK	TYPE
FB-1	(2) 2x10
FB-2	(2) 9 1/2 LVL
FB-3	W10X54 OR W16X26 STEEL BEAM OR 6 3/4" X 22 1/2" GLULAM
FB-5	(2) 11 7/8 LVL
FB-6	(3) 16" LVL

ROOF BEAM SCHEDULE	
Mark	Type
RB-1	(2) 2x10
RB-2	(2) 9 1/2 LVL

NOTE : SEE DETAIL 8/S501 FOR TYPICAL BEAM CONNECTIONS

PROVIDE (1) KING STUD AND (1) BEARING TRIMMER STUD AT THE EDGE OF ALL OPENINGS UP TO 6'-0", (1) KING STUD AND (2) BEARING TRIMMERS FOR OPENINGS UP TO 10'-0", (2) KING STUDS AND (2) TRIMMERS FOR OPENINGS UP TO 14'-0", ALL OTHER OPENINGS AS NOTED

FLOOR FRAMING NOTES

1. USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
2. USE 2.0E (MIN) LVL BEAMS.
3. ALL HEADERS OVER DOORS AND WINDOWS ARE (2) 2" X 10" U.N.O.
4. CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
5. CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
6. PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS
7. BLOCK JOISTS SOLID AT ALL BEARING POINTS
8. ALL NOTES PERTAINING TO APPLIED LOADS ARE BASED ON ALLOWABLE STRESS DESIGN (ASD).
9. FLOOR SHEATHING NOTES
   - 9.1. FLOOR SHEATHING SHALL BE 3/4" T&G WAFERBOARD GLUED & NAILED WITH 10d NAILS AT 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES AND ALL BLOCKING. 10d AT 12" OC ALONG INTERMEDIATE FRAMING MEMBERS. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
10. WOOD FLOOR FRAMING
    - 10.1. STRUCTURAL CAPACITIES AND DESIGN PROVISIONS FOR PREFABRICATED WOOD I-JOISTS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5055.
    - 10.2. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1.5" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS.
    - 10.3. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE 10d FACE NAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE NAILED LAP IS PERMITTED.
    - 10.4. SEE FLOOR FRAMING PLANS FOR SIZE, GRADE AND SPACING OF FLOOR JOISTS.
    - 10.5. PROVIDE 1 1/4" X JOIST DEPTH TIMBERSTRAND RIM JOIST (OR EQUAL) AROUND THE ENTIRE PERIMETER OF FLOOR JOISTS (UNLESS NOTED OR DETAILED OTHERWISE)
11. SHEARWALL NOTES
    - 11.1. ALL EXTERIOR WALLS SHALL BE SHEATHED AND NAILED WITH 7/16" APA RATED OSB SHEATHING OR PER THE SHEARWALL SCHEDULE.
    - 11.2. SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER SHEARWALL SCHEDULE.
    - 11.3 NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
    - 11.4. ALL EXTERIOR WALLS ARE TO BE NAILED AS SW-1 UNLESS NOTED OTHERWISE.
    - 11.5. AT LEAST (2) OF THE GARAGE RETURNS MUST BE SHEARWALLS. MINIMUM GARAGE RETURN SHEAR WALL LENGTH IS 2'-0".
    - 11.6. ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUIVALENT.
    - 11.7. INSTALL HOLDDOWNS AND STRAPS PER MANUFACTURER'S SPECIFICATIONS.
    - 11.8. ALL HOLDDOWNS AND STRAPS MUST BE CONNECTED TO AT LEAST (2) FULL-LENGTH STUDS.

ROOF FRAMING NOTES

1. USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
2. USE 2.0E (MIN) LVL BEAMS.
3. ALL EXTERIOR HEADERS SHALL BE (2) 2X10 U.N.O.
4. CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
5. CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
6. PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS.
7. PROVIDE (MIN.) (3) 2X STUD WIDTH BUILT-UP COLUMN TO SUPPORT ALL MULTI-PLY GIRDER TRUSS LOADS UNLESS NOTED OTHERWISE.
8. ALL NOTES PERTAINING TO APPLIED LOADS ARE BASED ON ALLOWABLE STRESS DESIGN (ASD).
9. OVERBUILD NOTES
   - 9.1. USE MINIMUM 2X6 OVERBUILD RAFTERS AT 24" O.C. - DO NOT SPAN MORE THAN 6'-0" AT OVERBUILDS
   - 9.2. SHEATH ROOF PRIOR TO CONSTRUCTING OVERBUILDS. ROOF SHEATHING SHALL EXTEND BENEATH ALL OVERBUILDS.
10. ROOF SHEATHING NOTES
    - 10.1. ROOF SHEATHING SHALL BE 7/16" OR THICKER APA RATED SHEATHING W/SPAN RATING OF 32/16 NAILED WITH 8d NAILS AT 6" O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS AND ALL BLOCKING; 8d NAILS AT 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN ALL PANELS.
11. WOOD ROOF TRUSS FRAMING NOTES
    - 11.1. TRUSSES SHALL BE DESIGNED PER DESIGN CRITERIA.
    - 11.2. DESIGN TRUSSES TO LIMIT DEFLECTION TO SPAN (IN.) DIVIDED BY 240.
    - 11.3. CHECK DIMENSIONS WITH ARCH. DRAWINGS. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS.
    - 11.4. TRUSS MANUFACTURER SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL BY ENGINEER.
    - 11.1. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED.
    - 11.2. TRUSS MEMBERS SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TPI, HIB.
    - 11.3. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (EX: HVAC EQUIPMENT, WATER HEATER, ETC.), THAT EXCEED THE DESIGN LOAD FOR THE TRUSS, SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING THE ADDITIONAL LOADING.
    - 11.4. USE SIMPSON H1 TIES AT THE END OF EACH TRUSS. USE SIMPSON VPA CONNECTORS AT THE END OF EACH TJI ROOF JOIST.
12. SHEARWALL NOTES
    - 12.1. ALL EXTERIOR WALLS SHALL BE SHEATHED AND NAILED WITH 7/16" APA RATED OSB SHEATHING OR PER THE SHEARWALL SCHEDULE.
    - 12.2. SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER SHEARWALL SCHEDULE.
    - 12.3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
    - 12.4. ALL EXTERIOR WALLS ARE TO BE NAILED AS SW-1 UNLESS NOTED OTHERWISE.
    - 12.5. AT LEAST (2) OF THE GARAGE RETURNS MUST BE SHEARWALLS. MINIMUM GARAGE RETURN SHEAR WALL LENGTH IS 2'-0".
    - 12.6. ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUIVALENT.
    - 12.7. INSTALL HOLDDOWNS AND STRAPS PER MANUFACTURER'S SPECIFICATIONS.
    - 12.8. ALL HOLDDOWNS AND STRAPS MUST BE CONNECTED TO AT LEAST (2) FULL-LENGTH STUDS.

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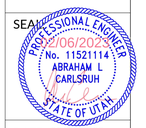
THE VILLAGE AT WOLF CREEK
LOT 23
EDEN, UTAH

SEAL



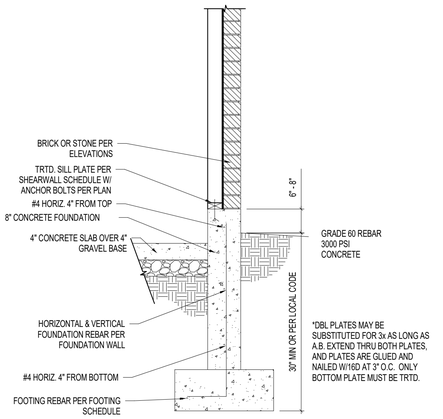
DATE: 02/01/2023
PROJECT: BP
MANAGER: RY

REVISIONS		
#	DATE	DESCRIPTION

FLOOR AND ROOF FRAMING PLANS

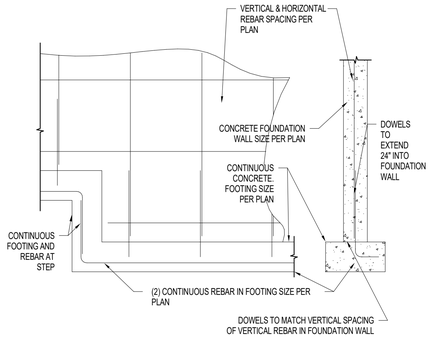
SHEET NUMBER:

S111



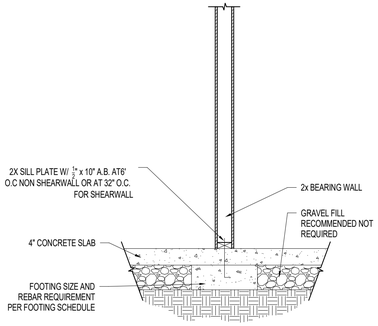
FOUNDATION W/ SLAB ON GRADE

NOT TO SCALE — 1 / S501



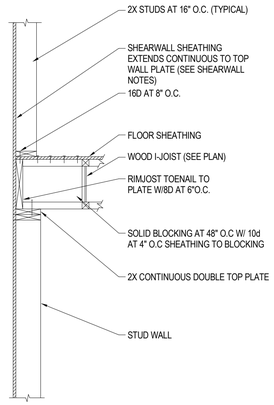
FOOTING STEP DETAIL

NOT TO SCALE — 2 / S501



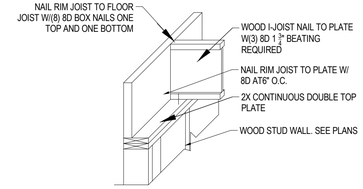
INTERIOR FOOTING DETAIL

NOT TO SCALE — 3 / S501



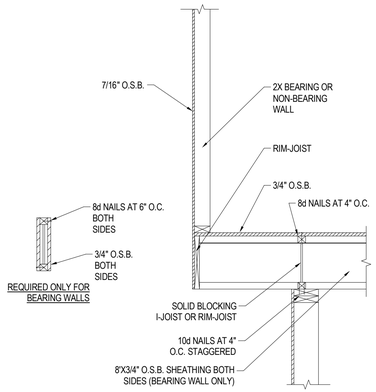
WOOD I-JOIST AT SHEARWALL

NOT TO SCALE — 4 / S501



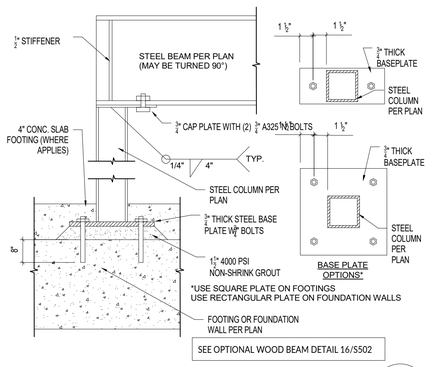
WOOD I-JOIST DETAIL

NOT TO SCALE — 5 / S501



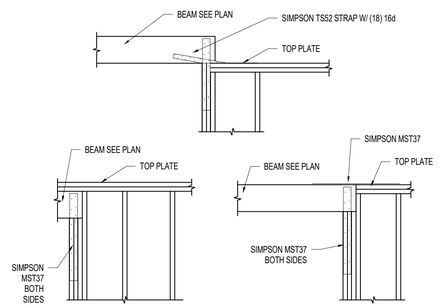
CANTILEVER I-JOIST DETAIL

NOT TO SCALE — 6 / S501



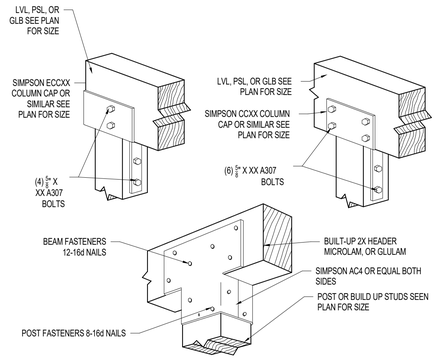
STEEL COLUMN DETAIL

NOT TO SCALE — 7 / S501



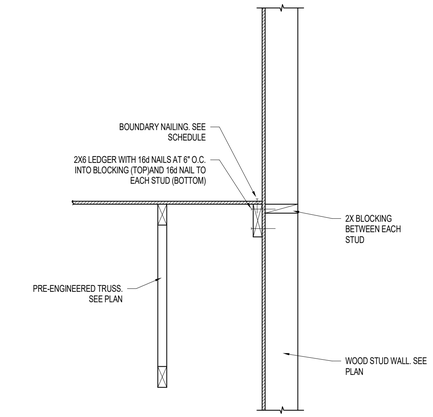
TYPICAL BEAM CONNECTIONS DETAIL

NOT TO SCALE — 8 / S501



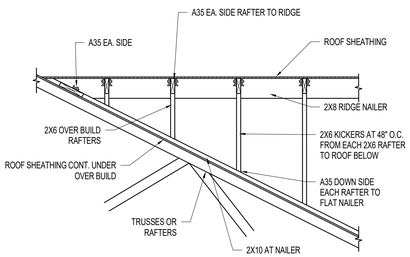
BEAM/POST CONNECTIONS DETAIL

NOT TO SCALE — 9 / S501



SHEAR TRANSFER DETAIL

NOT TO SCALE — 10 / S501

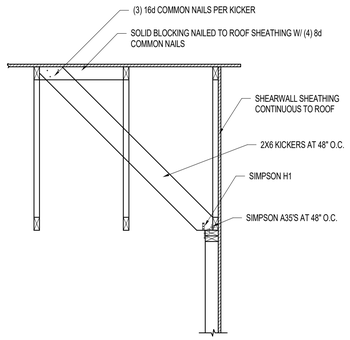


OVERBUILD NOTE:

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

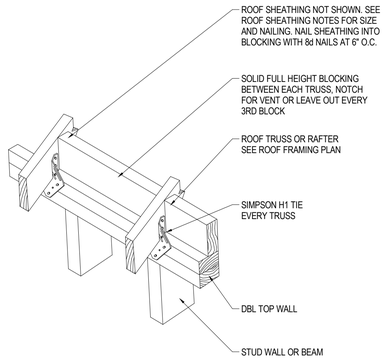
OVERBUILD DETAIL

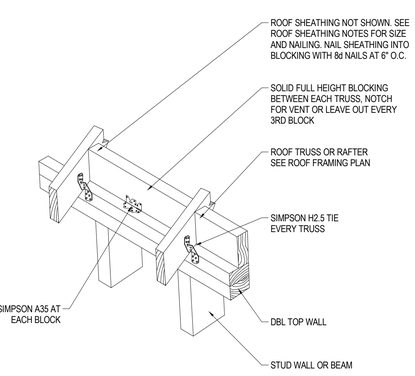
NOT TO SCALE — 11 / S501



GABLE END DETAIL

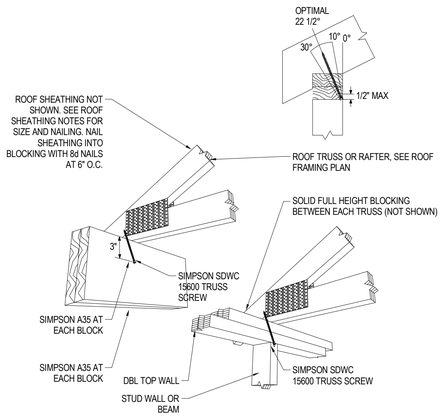
NOT TO SCALE — 12 / S501





ROOF FRAMING CONNECTION DETAIL

NOT TO SCALE — 13 / S501



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

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THE VILLAGE AT WOLF CREEK
LOT 23
EDEN, UTAH

SEAL

PROFESSIONAL ENGINEER
02/06/2023
No. 11521114
ABRAHAM L CARLSRUH
STATE OF UTAH

DATE: 02/01/2023
PROJECT: BP
MANAGER: RY

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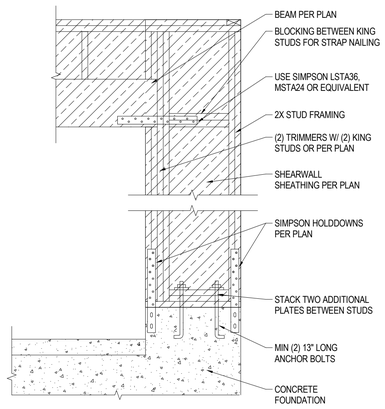
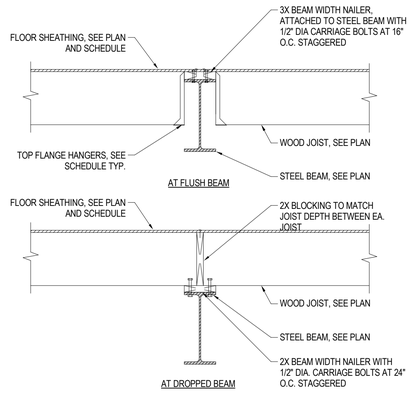


GARAGE RETURN DETAIL

NOT TO SCALE

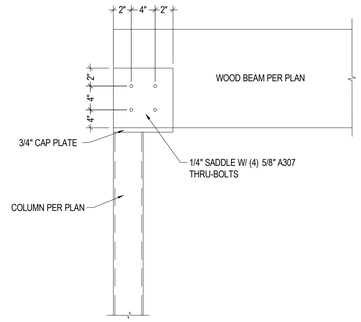
14 S502



FLOOR JOIST TO STEEL BEAM

NOT TO SCALE

15 S502



STEEL COLUMN / WOOD BEAM CONNECTION

NOT TO SCALE

16 S502

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THE VILLAGE AT WOLF CREEK

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