

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION WITH THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING THE DIRT AND ON SITE DURING ROAD CONSTRUCTION. AFTER SUBCONTRACTORS.

THE GRADE AWAY FROM THE HOUSE SHALL BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF RADIUS.

STREET CURB AND GUTTER WILL BE KEPT OPEN AND CLEAR AT ALL TIMES AND DIRT AT THE END OF EVERY DAY.

GRAVEL BAGS TO BE PLACED AND MAINTAINED AT ALL TIMES TO DRAIN WET ADJACENT TO DRIVE IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.

BERMS OR SWALES MAY BE USED TO PREVENT STORM WATER FLOW FROM ADJACENT LOTS. SWALES SHALL BE BUILT WITH ADJACENT LOTS.

A LIQUID CONCRETE WASHOUT PIT SHALL BE PROVIDED AND THE WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

1900 N. ST.

GENERAL NOTES:

1. COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.
2. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL. FOOTINGS SHALL BE EXCAVATED TO A MINIMUM DEPTH SO AS TO PROVIDE FROST PROTECTION. (40" MIN) FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. A MINIMUM SLOPE OF 5% SHALL BE MAINTAINED FOR FIRST 10'-0" WITH 1% SLOPE THEREAFTER TO APPROVED DRAINAGE AREA.
3. ATTIC VENTILATION:
THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN $\frac{1}{300}$ OF THE AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, THE OTHER TO BE PROVIDED BY VENTED SOFFIT SYSTEM.
4. SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQ. INCHES OF FLOOR AREA AND BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30 INCHES. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE CONSTRUCTED AS PER SECTION R702.4. SUCH WALLS SHALL FORM A WATERTIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR. BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FEET, ONE HALF OF WHICH MUST BE OPENABLE. (IF NO WINDOWS, A MECHANICAL VENTILATION SYSTEM SHALL BE REQ. THE MINIMUM VENTILLATION RATES SHALL BE 50 CFM. FOR CONTINUOUS VENTILATION.
5. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATH TUB ENCLOSERS AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
6. DRYER EXHAUST SYSTEMS SHALL CONVEY THE MOISTURE TO THE OUTDOORS AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL. DUCTS SHALL HAVE A BACK DRAFT DAMPER. THE MAX. LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX. LENGTH OF THE DUCTS SHALL BE REDUCED 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND.
7. ALL EXTERIOR DOORS SHALL HAVE A FLOOR OF LANDING ON EACH SIDE OF THE DOOR. IF THE DOOR IS NOT A REQ. EXIT DOOR THE LANDING SHALL NOT EXCEED 8" FROM THE TOP OF THRESHOLD. ALL LANDINGS SHALL BE NOT LESS THAN 36" WIDE, MEASURED IN THE DIRECTION OF TRAVEL.
8. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZ. MOVEMENT. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERT. DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MIN. DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
9. EMERGENCY FLOOR DRAINS AT WATER HEATERS, LAUNDRIES, GARAGES, ECT. REQ. A TRAP SEAL PRIMER OR DEEP SEAL TRAP. (UTAH STATE AMENDMENT TO IPC SEC. 1002.4.1)
10. BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER = 2,500 PSI. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS EXPOSED TO THE WEATHER = 3,000 PSI. PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,500 PSI.
11. MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS. COMBUSTION AIR TO BE BROUGHT INTO HOUSE FROM OUTSIDE. COMBUSTION AIR SHALL BE SUPPLIED BY VERTICAL OPENING, EACH WITH 1 SQ. INCH PER 4,000 BTU/H OF TOTAL INPUTING RATING OF ALL APPLIANCES WITHIN THE SPACE. COMBUSTION AIR SHALL BE SUPPLIED BY TWO HORIZONTAL OPENINGS, EACH WITH ONE SQ. INCH PER 2,000 BTU/H OF THE TOTAL INPUTE RATING OF ALL APPLIANCES WITHIN THE SPACE. AIR DUCTS IN UNCONDITIONED SPACES (ATTIC) WILL BE INSULATED W/ R-8 MIN.
12. ALL STUMPS, ROOTS, & ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING.
13. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.

- A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
1) VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

- C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R311.2.2
- D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLE AND WIRES AT CEILING AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
- E. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPERATION.
REFER TO IRC 2012 SECTION R602 FOR ADDITIONSL REQUIREMENTS FOR THE USE OF EXPANDING CAULK AT ALL PENETRATIONS AND APPROVED METHODS FOR BASEMENT FIREBLOCKING.

14. STAIRWAYS WITH 3 OR MORE RISERS SHALL HAVE AT LEAST ONE (1) HANDRAIL. HANDRAILS SHALL BE PLACED 34" TO 38" ABOVE THE NOSE OF THE TREADS VERTICALLY TO THE TOP OF THE RAIL. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL BE NOT LESS THAN 1-1/2" NOR MORE THAN 2" IN CROSS SECTIONSL DIMENTION. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. ENDS SHALL BE RETURNED TO THE WALL OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. LANDINGS ARE REQUIRED FOR ALL EXTERIOR DOORWAYS, AT THE TOP AND BOTTOM OF STAIRWAYS WITH MORE THAN 2 RISERS, THEY MUST BE AS WIDE AS THE STAIRWAY AND MINIMUM OF 3FEET LONG.
15. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. (R312.1)

EXCEPTIONS:

- A. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE SUCH A SIZE THAT A SPERE 6 INCHES CANNOT PASS THROUGH.
- B. OPENINGS FOR REQUIRED GUIDRS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 INCHES TO PASS THROUGH.
16. APPROVED NUMBER FOR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY.
17. GLASS IN DOOR SHALL BE SAFETY GLAZED. GLAZING ADJACENT TO A DOOR WITHIN A 24 INCH ARC OF EITHER DOOR EDGE WHEN CLOSED. MUST BE SAFETY GLAZED IF THE BOTTOM EDGE IS WITHIN 60 INCHES OF THE FLOOR OR WALKING SURFACE. GLAZED PANELS LARGER THAN NINE SQUARE FEET LOCATED LESS THAN 18 IN ABOVE AND WITHIN 36 INCHES HORIZONTALLY OF A FLOOR OR WALKING SURFACE SHALL BE SFETY GLAZED. IN LIEU OF SAFETY GLAZING, GLASS MAY BE PROTECTED BY A HORIZONTAL MEMBER 1-1/2 INCHES IN WITH, CAPABLE OF RESISTING 50 POUNDS PER LINEAL FOOT, LOCATED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE WALKING SURFACE PER R308.4.

18. WINDOWS ARE RECOMMENDED TO BE DOOR HEIGHT. MINIMUM WINDOW AREA SHALL BE EQUAL TO BUT NOT LESS THAN $\frac{1}{8}$ OF THE HABITABLE FLOOR AREA, BUT NOT LESS THAN 10 SQ. FEET, ONE HALF OF WHICH SHALL BE OPEN A MINIMUM OF FIVE SQ. FEET. BASEMENT AND EACH BEDROOM MUST HAVE ONE WINDOW THAT MEETS THE FOLLOWING:
A. SILLS SHALL BE WITHIN 44 INCHES OF THE FINISHED FLOOR TO OPENING OF WINDOW.
B. WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH HEIGHT DIMENSION NOT LESS THAN 24 INCHES AND WIDTH DIMENSION NOT LESS THAN 20 INCHES.
OVER PRESSURE ZONE:
NO PANE OF GLASS SHALL BE MORE THAN 4' WIDE OR LARGER THAN 12 SQ. FT.

19. PROVIDE SCREENS ON ALL OPERABLE WINDOWS AND GLASS DOORS.
20. UNLESS OTHERWISE SPECIFIED, ALL BASEMENT WINDOWS NOT FULLY SIX INCHES ABOVE FINISHED GRADE SHALL BE PROTECTED BY GALVANIZED IRON OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 10 INCHES OF ONE INCH AGGREGATE GRAVEL TO BE SIX INCHES BELOW THE WINDOW SILL. THE WINDOW WELL SIZE SHALL BE A MINIMUM OF NINE SQ. FEET.
21. ALL HEATING AND VENTILATING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE IMC 2012 CODE OR THE PREVAILING CODE. FURNACES AND WATER HEATERS SHALL BE SO INSTALLED THAT THEY CAN BE INDIVIDUALLY REMOVED WITHOUT REMOVING THE OTHER APPLIANCE.
22. PROVIDE SIX INCHES OF CLEARANCE ON THE COMBUSTIBLE AIR SIDE OF THE FURNACE ROOM AND 30 INCHES x 36 INCHES WORKING SPACE IN FRONT OF ALL HEATING CONTROLS, THREE INCHES MINIMUM ON ALL OTHER SIDES.

23. JOINTS OF DUCT SYSTEMS SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPE, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS. CLOSURE SYSTEMS USED WITH RIGID FIBROUS GLASS DUCTS SHALL COMPLY WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE, "181A-M" FOR MASTIC OR "181A-H" FOR HEAT-SENSITIVE TAPE. CLOSURE SYSTEMS USED WITH FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL HAVE A CONTACT LAP OF AT LEAST 1-1/2 INCHES AND SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST THREE SHEET-METAL SCREWS OR RIVITS EQUALLY SPACED AROUND THE JOINT (M1601.3.1)
24. WATER HEATER AND FURNACE VENTS SHALL NOT TERMINATE WITHIN TEN FEET HORIZONTALLY OR THREE FEET ABOVE AN AIR CONDITIONER OR FORCED AIR INLET.
25. ALL SHOWER HEADS SHALL BE WATER CONSERVING TYPES USING NOT MORE THAN 2.5 GALLONS PER MINUTE.
26. ALL FLUE VENTS AND WXAUST FAN VENTS SHALL BE AT LEAST THREE FEET ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN TEN FEET AND AT LEAST FOUR FEET FROM A PROPERTY LINE. ALL EXHAUST VENTS SHALL TERMINATE OUTSIDE.
27. ELECTRICAL PANELS SHALL HAVE A CLEAR WORKING SPACE 30 INCHES WIDE, 36 INCHES DEEP AND 6'-6" INCHES HIGH IN FRONT OF THE PANEL. ELECTRICAL PANELS CANNOT BE LOCATED IN BATHROOMS.
28. PROVIDE UFRER GROUNDING SYSTEM WHEN USING THE WATER SERVICES AS THE PRIMARY GROUND.
29. ALL ELECTRICAL SWITCHES, RECEPTACLES, EXT. IN A GARAGE SHALL BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED FLOOR.
30. STRUCTURAL FILL, IF REQUIRED, SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT INCHES OF LOOSE THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY, LIFTS SHALL NOT EXCEED FOUR INCHES OF LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
31. FREEZELESS, BACKLOW PREVENTION HOSE BIB REQUIRED ON ALL EXTERIOR LOCATIONS OF HOSE BIBS.
32. PLUMBING SYSTEM SHALL CONFORM TO REQUIREMENTS OF THE IPC 2012.
33. PROVIDE ANTI-SCALD SHOWER VALVES ON ALL SHOWER AND TUB-SHOWER COMBINATION INSTALLATIONS.
34. NO SLIP JOINT PLUMBING CONNECTIONS OR FITTINGS ALLOWED IN CONCEALED CONSTRUCTION AREAS.
35. CSST STAINLESS STEEL GAS LINE MAY BE USED BUT MUST BE SIZED AND APPROVED BEFORE INSTALLATION. ANY CSST INSTALLED MUST BE VISUALLY INSPECTED AND PRESSURE TESTED BEFORE BEING CONCEALED WITHIN CONSTRUCTION.
36. ALL GAS LINES MUST BE PRESSURE TESTED AT ROUTH INSPECTION.

37. NO CLOTH TYPE DUCT TAME IS ALLOWED. UL 181 LISTED TAPE MUST BE USED
38. ALL JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH APPROVED AND LISTED TAPE OR MASTIC.
39. GAS LINES SHALL NOT PASS THROUGH OR PENTRATE ANY DUCT OR PLENIUM.
40. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNERLAYMENT AND EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
41. 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 2304.9.5
42. TRUSS PACKAGE, AS REQUIRED BY IBC 2303.4 MUST BE SUBMITTED BO THE BUILDING OFFICIAL AS A DEFERRED SUBMITTAL. PRIOR TO SUBMITTING TO THE CITY THE PACKAGE MUST BE REVIEWED BY THE ENGINEER OF RECORD AND STAMPED FOR GENERAL CONFORMANCE. NO TRUSSES ARE TO BE INSTALLED UNTIL APPROVED BY THE CITY (SEE IBC 107.3.4.2)
43. FACTORY-BUILT CHIMNEY MUST BE AT AN ANGLE LESS THAN 30 DEGREES FROM THE VERTICAL AT ANY POINT. AND THE ASSEMBLY SHALL NOT INCLUDE MORE THAN FOUR ELBOWS
44. WHERE TWO OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME SPACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED W/ CAULKING, FOAM INSULATION, OR OTHER TYPES OF INSULATION, THE CONDUCTORS MUST BE DERATED AS REQ. BY IRC E 3705.4.4

STRUCTURAL NOTES
The following general requirements shall be followed during construction

1. Contractor to verify all dimentions, spans, & conditions and notify engineer of any errors, ommisions or discrepancies prior to construction
2. Use Simpson A35 ties each cantilevered joist to sill or top plate.
3. Use Simpson H1 or equiv. ties each end of each truss.
5. Foundation reinforcement as per Utah State Amendment.
6. Use 2: #4 bars continuous for all footings
2: #4 bars each side of openings & 2: #4 bars top & bottom extend 36" beyond opening
8. Use 1/2" X 10" J-Bolts @ 32" O.C. for found walls up to 8' high, 5/8" X 1/2" @ 32" O.C. over 8'
9. If discrepancies are found, the more stringent specification shall be followed.
10. All multiple beams and headers to be nailed using 16d two rows 12" O.C.
11. Contractor shall assure that all materials are used per manufactures recommendations.
12. Geotech engineer shall verify overall global stability of the building site.
13. Connect beams & headers over 6 ft. to trimmers with appropriate connectors/hangers.
14. Contractor shall assure that footings are properly drained and that soil is dry and that footings rest on undisturbed native soil 30" below finished grade and that building horizontal clearance from footing to adjacent slopes be a minimum of 25 feet and that the intent of IRC section R403.1.7.2 is met. If set back requirements of R403.1.7.2 can not be met then contact engineer for further design requirements.
15. The contractor shall conform with all building codes and practices as per the 2012 IRC.
16. Use balloon framing method when connecting floors in split level designs.
17. Nail all shear walls to floor joist using 2: 26d 16" O.C. Add additional floor jist as reqd.
18. Provide joist and rafter hangers as per manufacturers specifications.
19. Foundation steps shall not exceed 4 ft or 1/2 the horizontal distance between steps. Horz. rebar shall be 12" O.C. though step downs and extend 48" either side of step
20. If garage return walls are less than 32" wide then extend headers across return walls with 2 king studs on either end extending from the top of the header to the bottom plate or install (2) MST 36 straps each end of header extend across wing walls.
21. Use a minimum of 2-9 1/2" LVLs for all headers carring girder loads.
22. Allow 14 days to cure prior to backfill
23. Use 1 1/8" wide timberstrand or equiv. for all rim joist
24. Provide solid blocking through structure down to footing for all load paths.
25. Builder shall follow all recommendations found in all applicable Geotechnical reports.
26. Stacking of two sill plates is permitted with 5/8" J-bolts through both plates. Stacking more than two plates is not permitted without special engineering.

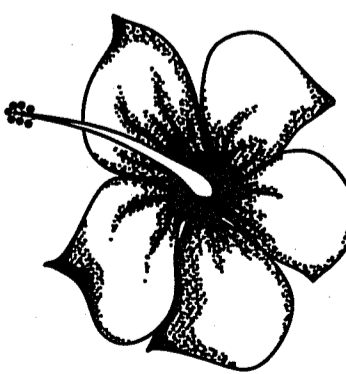
PLAN #
2-2798-15

York Engineering INC
Structural Design And Analysis
2329 W. Spring Hollow Rd.
Morgan, Utah 84050
(801)876-3501

DESIGNER'S RESPONSIBILITY:
I, THE UNDERSIGNED, AS LICENSED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE WORK, AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERING SOCIETY OF UTAH. I AM NOT PROVIDING ANY DESIGN SERVICES TO ANYONE OTHER THAN THAT DESIGNER.

DEREK & SARAH
PONTIUS
6429 E. 1900 N. EDEN

MAFI DESIGNS
Designer: Shana Mafi
2143 N. Morgan Vly Dr.
Morgan UT 84050
(801) 829-3345



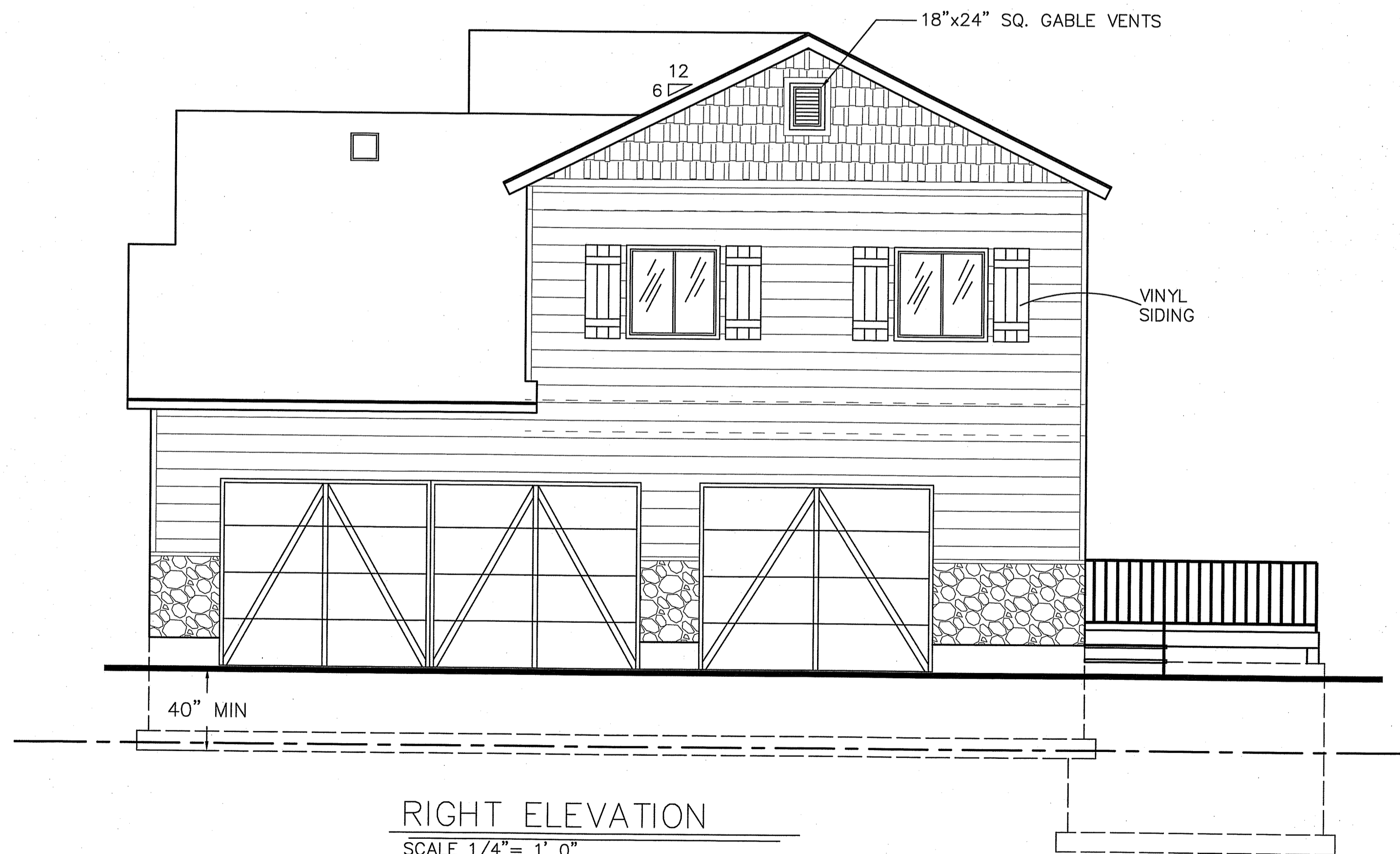
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25 YR ARCHITECT
ASPHALT SHINGLE ROOF

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FRONT ELEVATION
SCALE 1/4" = 1' 0"



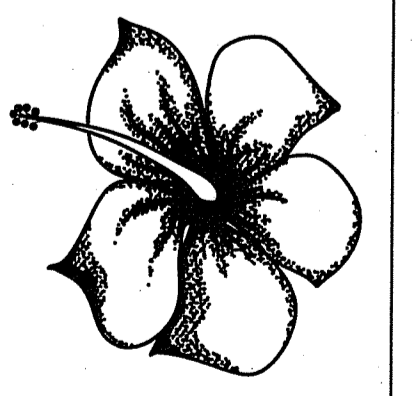
RIGHT ELEVATION
SCALE 1/4" = 1' 0"

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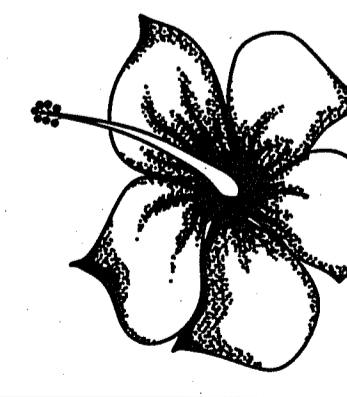
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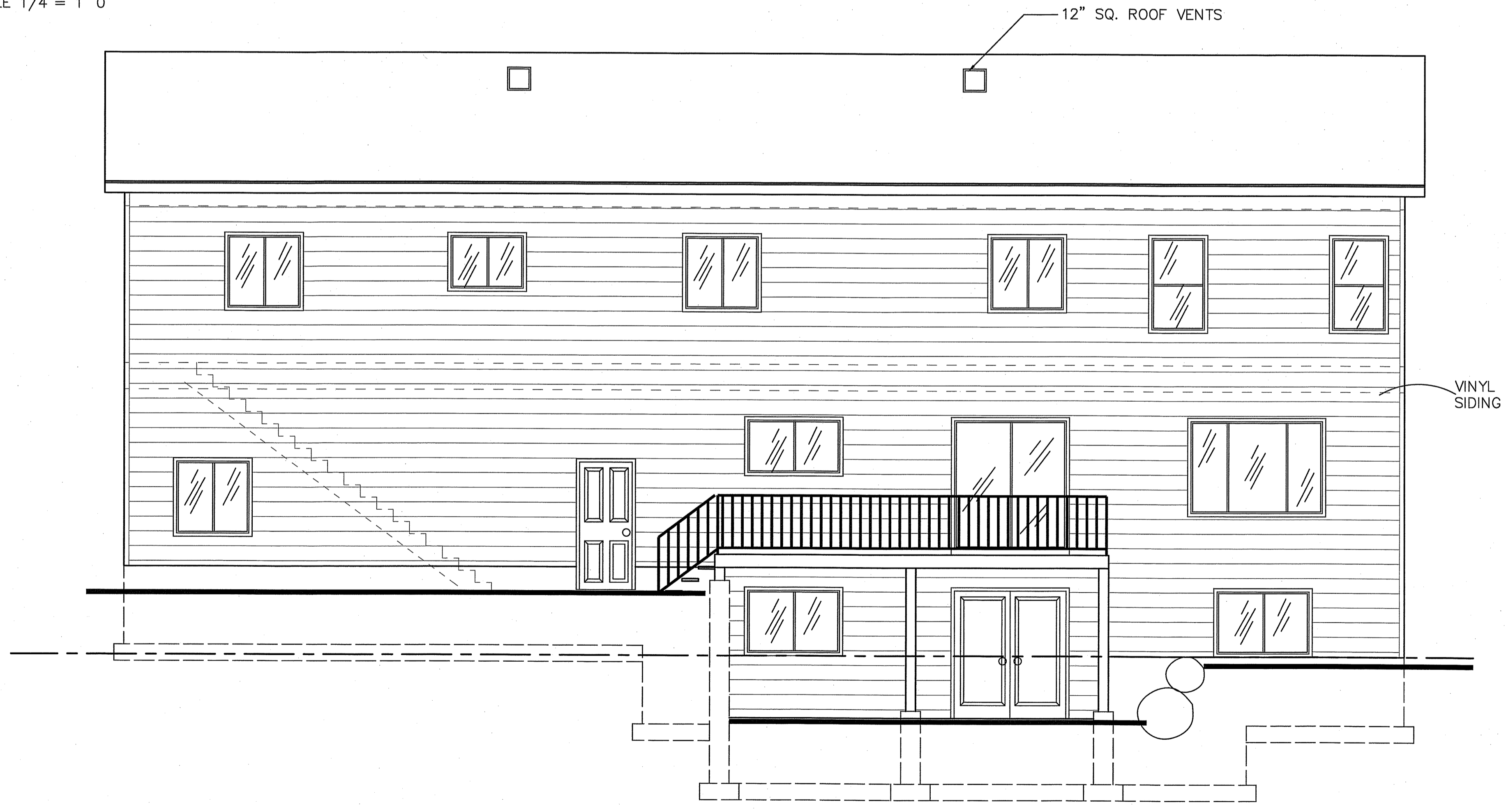
GENERAL CONTRACTOR IS LIABLE FOR THE ACCURACY OF THE PLAN, BEFORE THE COMMENCEMENT OF WORK. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PRESENCE OR ABSENCE OF THE ARCHITECT'S PROFESSIONAL SEAL AND SIGNATURE. NO ARCHITECTURAL OR ENGINEERING DESIGN IS TO BE USED FOR ANY OTHER THAN THE DESIGN FOR WHICH IT WAS PREPARED.

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LEFT ELEVATION
SCALE 1/4" = 1' 0"



BACK ELEVATION
SCALE 1/4" = 1' 0"

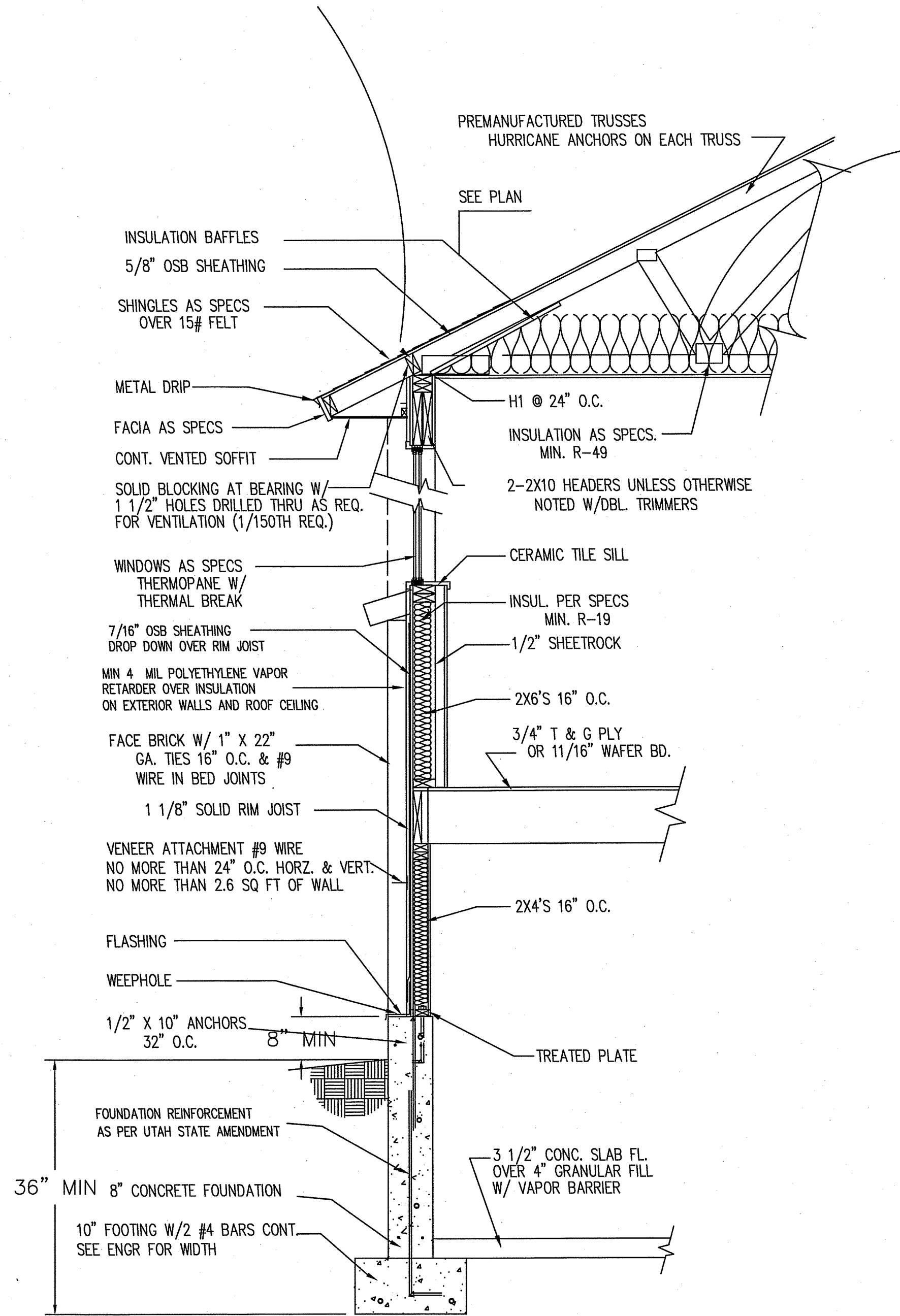
12" TRIPLE 4 CENTER VENT
ALUMINUM SOFFIT REQUIREMENTS

ATTIC AREA=	2140 sq.ft.
AREA / 300= REQUIRED AREA IN SQ FT.	7.1 sq. ft.
REQUIRED AREA IN SQ IN.	1027 sq. in.
60% INTAKE SOFFIT VENTILATION	616 sq. in.
(4.5 SQ IN/LIN FT)	137 lin. ft.
50% EXHAUST ROOF VENTILATION	514 sq.in

VENT REQUIRED PER ATTIC SECTION
50% EXHAUST ROOF VENTILATION 490 sq.in

AREA FT^2	VENT TYPE	# OF VENTS REQUIRED PER	AREA FT^2
2140	LOUVERS 50 sq.in	4	196
220	GABLE 147 sq.in	2	294

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

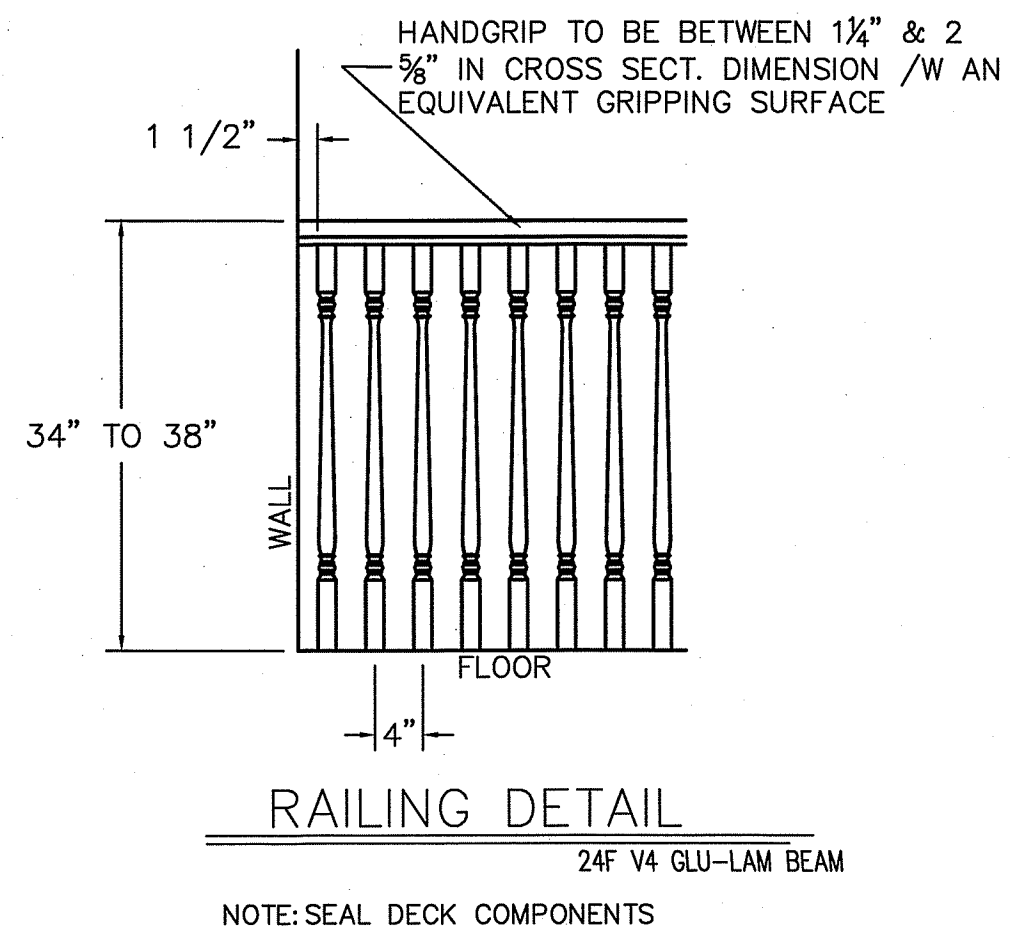


TYP. WALL SECTION

NO SCALE

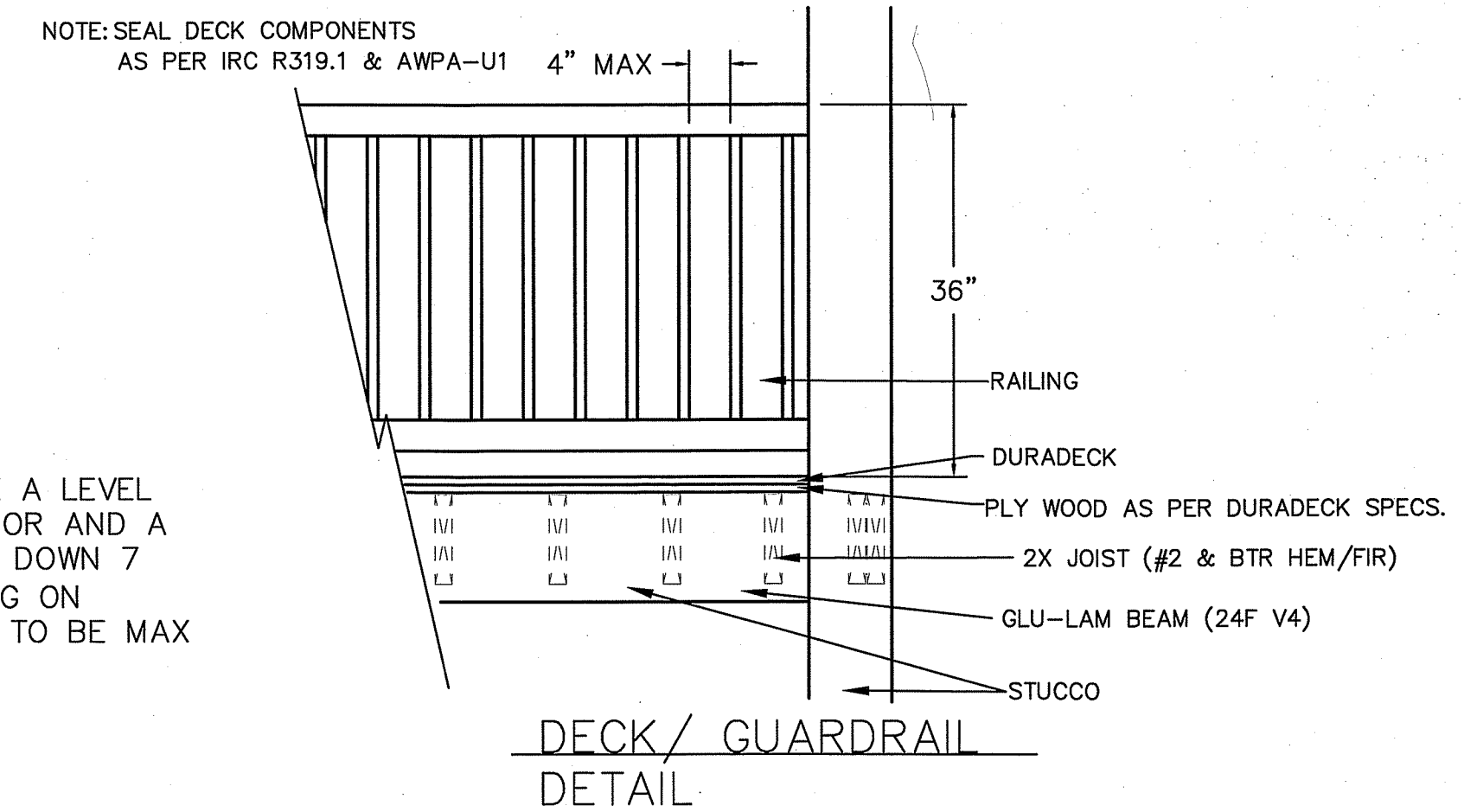
- FLOOR PLAN GENERAL NOTES:**
1. Plumbing wall 2x6 @ 16" o.c.
 2. Attic access 22" x 30" with a switched light in attic space.
 3. Exhaust fan, 50 CFM run exhaust duct to the outside.
 4. Provide 30" min. width for the water closet and 24" clear in front.
 5. Vent dryer to outside with 4" metal ducting, termination cap.

NOTE:
3' MIN
SEPERATION
BETWEEN GAS
AND ELECTRIC
METER



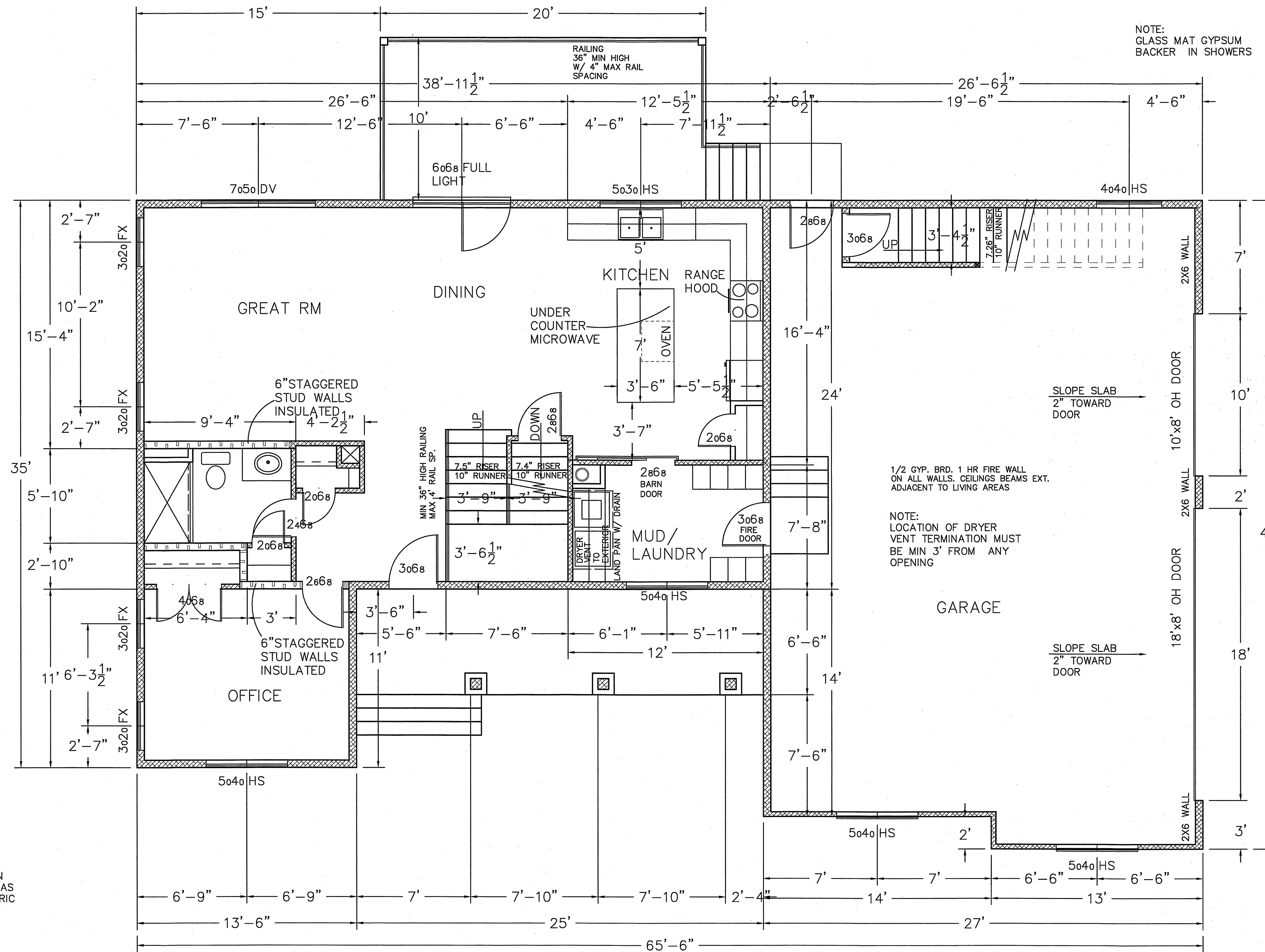
RAILING DETAIL

NOTE: SEAL DECK COMPONENTS
24F V4 GLU-LAM BEAM



DECK/GUARDRAIL DETAIL

NOTE:
DOORS MUST HAVE A LEVEL
LANDING ON INTERIOR AND A
MAX OF ONE STEP DOWN 7
3/4\"/>



MAIN FLOOR PLAN

SCALE 1/4" = 1' 0" AREA = 1072 FT²
GARAGE = 1050 FT²

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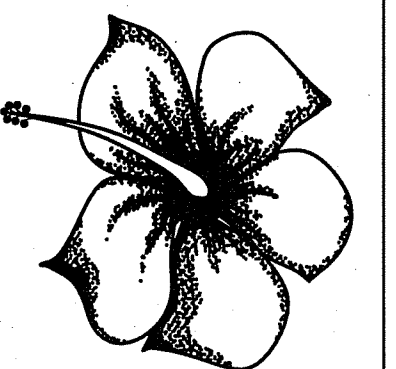
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6429 E. 1900 N. EDEN

MAFI DESIGNS

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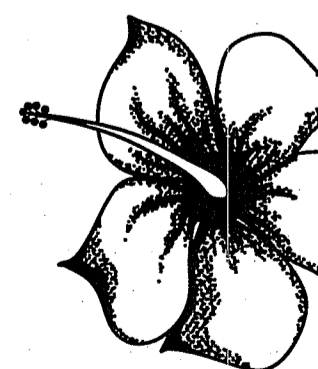


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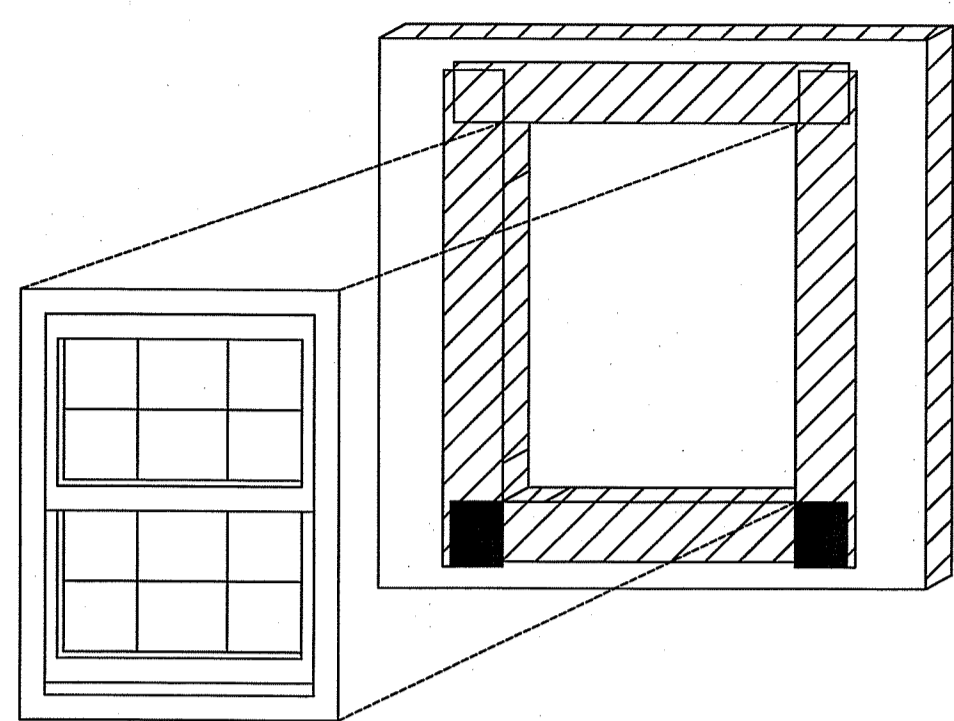
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS, NOTES, CONDITIONS, AND NOTES, BEFORE CONSTRUCTION BEGINS. DIMENSIONS AND NOTES SHALL BE APPROVED BY AN ENGINEER OR ARCHITECT. ANY CHANGES MADE BY ANYONE OTHER THAN THE DESIGNER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DEREK & SARAH
PONTIUS
6429 E. 1900 N. EDEN

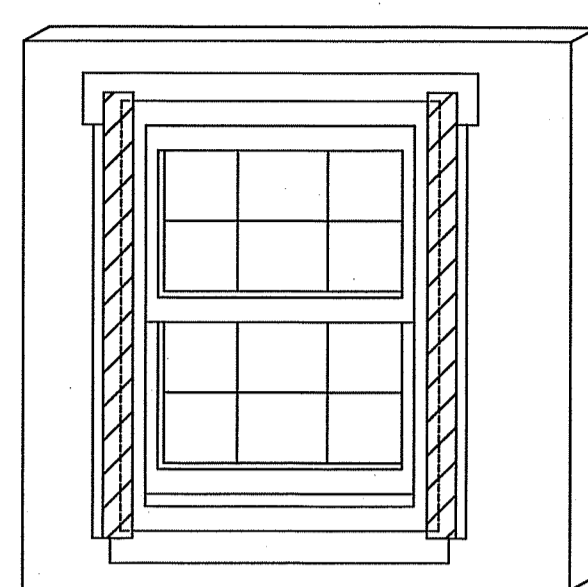
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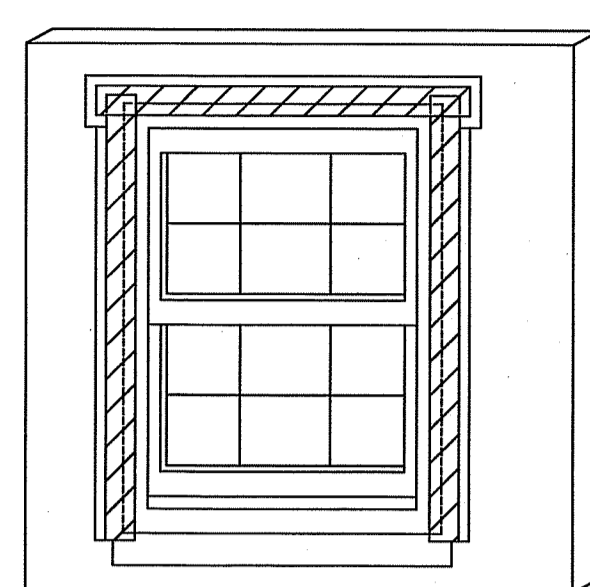
INSTALL WINDOW



INSTALL JAMB FLASHING



INSTALL HEAD FLASHING



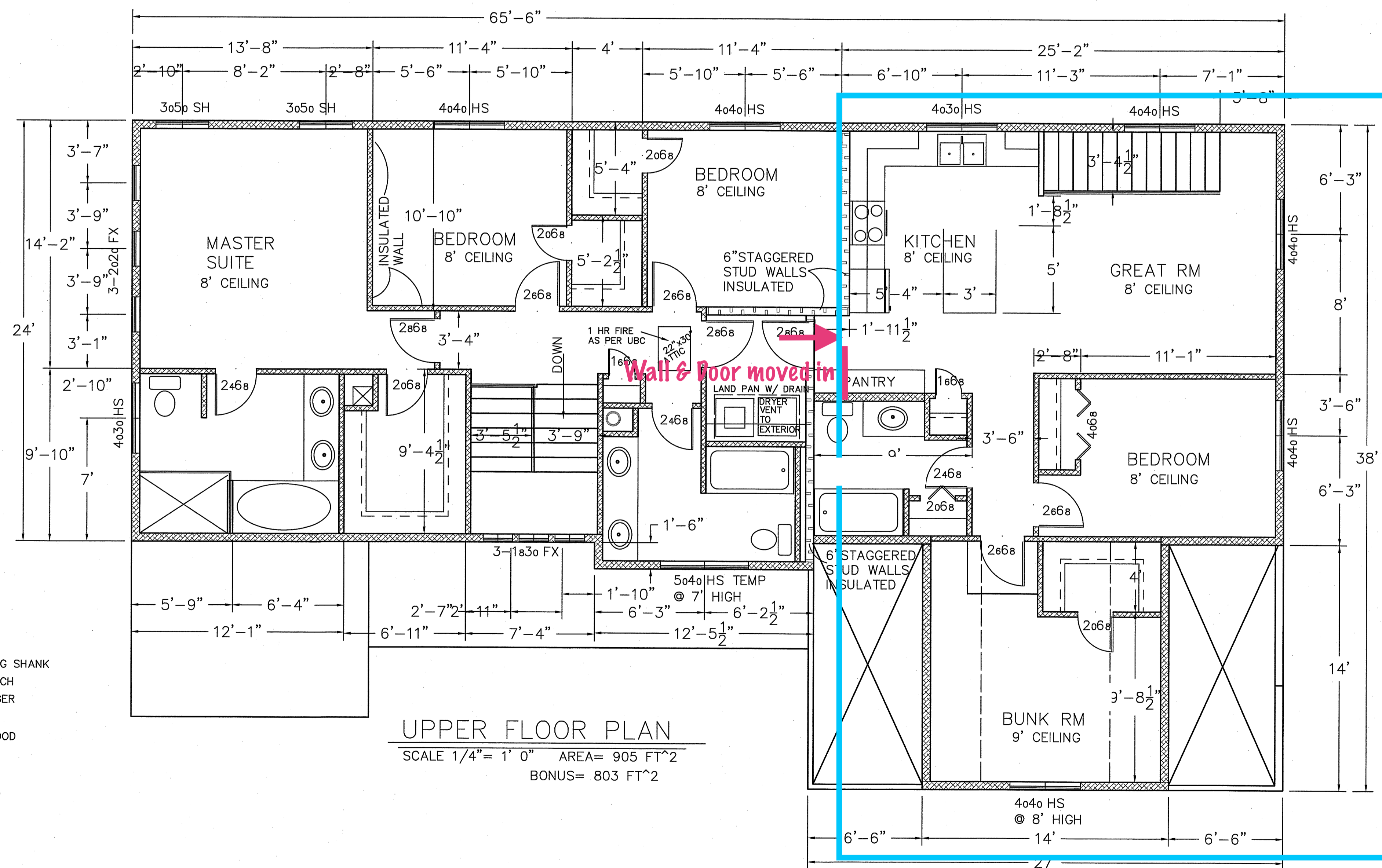
NOTES:

1. SURFACES SHALL BE CLEAN AND DRY AND PRIMED
2. FLASHINGS SHOULD BE A MINIMUM OF 6" WIDE. THE FLASHING SHALL COVER WINDOW FLANGE AND LAP ONTO SHEETING A MINIMUM OF 3"
3. SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS.
4. OVERLAPS SHALL BE A MINIMUM OF 2".

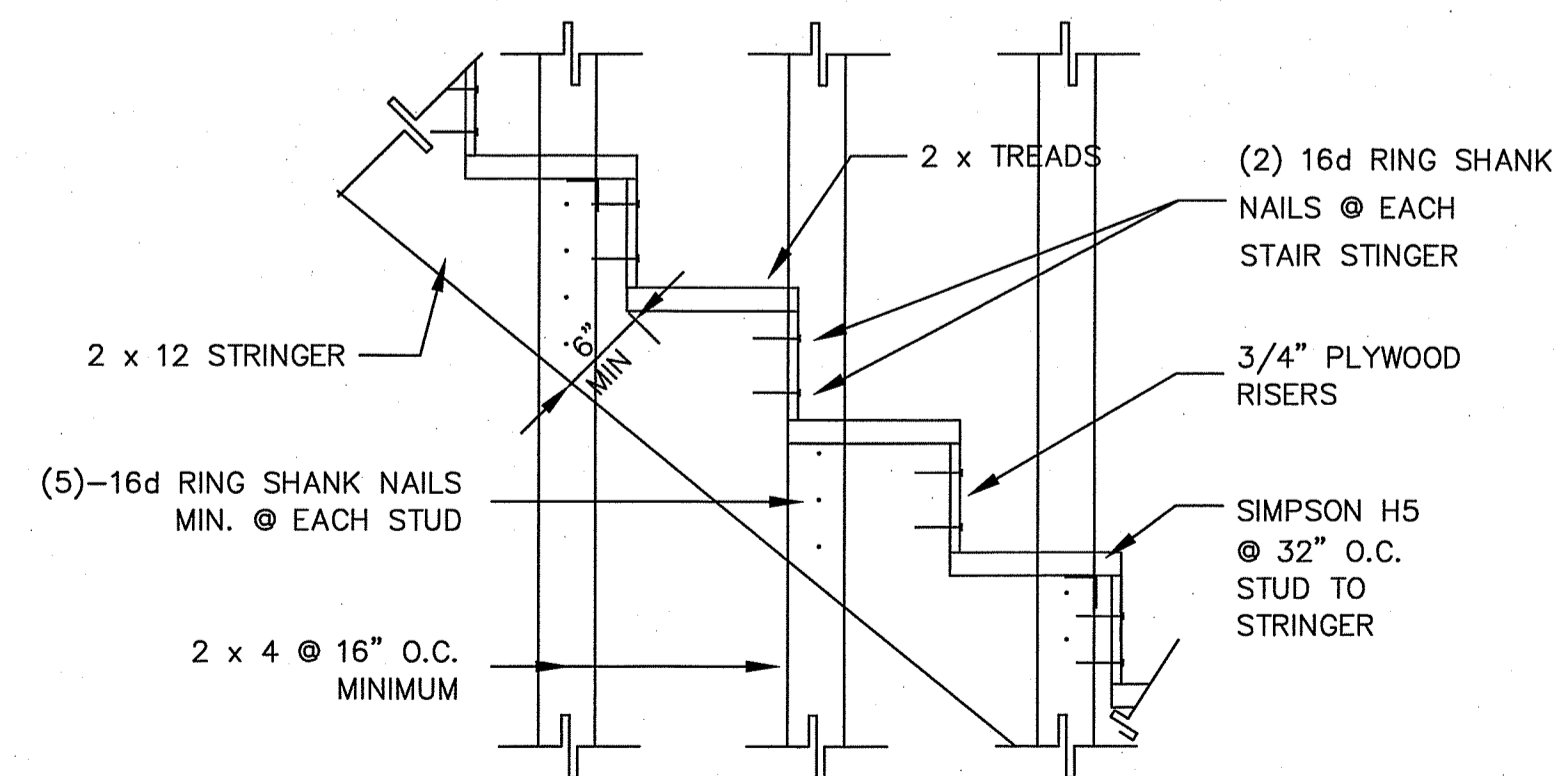
NOTE: MEET EGRESS REQUIREMENTS AS PER R310
- MAX. SILL HEIGHT IS 44 IN.
- MIN. OPEN AREA = 5.7 SQ. FT.
- MIN. NET OPENING WIDTH = 20 IN.
- MIN. NET OPENING HEIGHT = 24 IN.
- MIN. WINDOW WELL AREA = 9 SQ. FT.
- WINDOW WELLS DEEPER THAN 44 IN SHALL HAVE AFFIXED LADDER

NOTE: THIS ENGINEERING ASSUMES THAT EITHER THE SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7.2 ARE MET, OR THAT A 20' DEEP LEVEL YARD (5% GRADE OR LESS) EXISTS ON ALL SIDES OF THE HOME. IF THIS IS NOT TRUE THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND DESIGN.



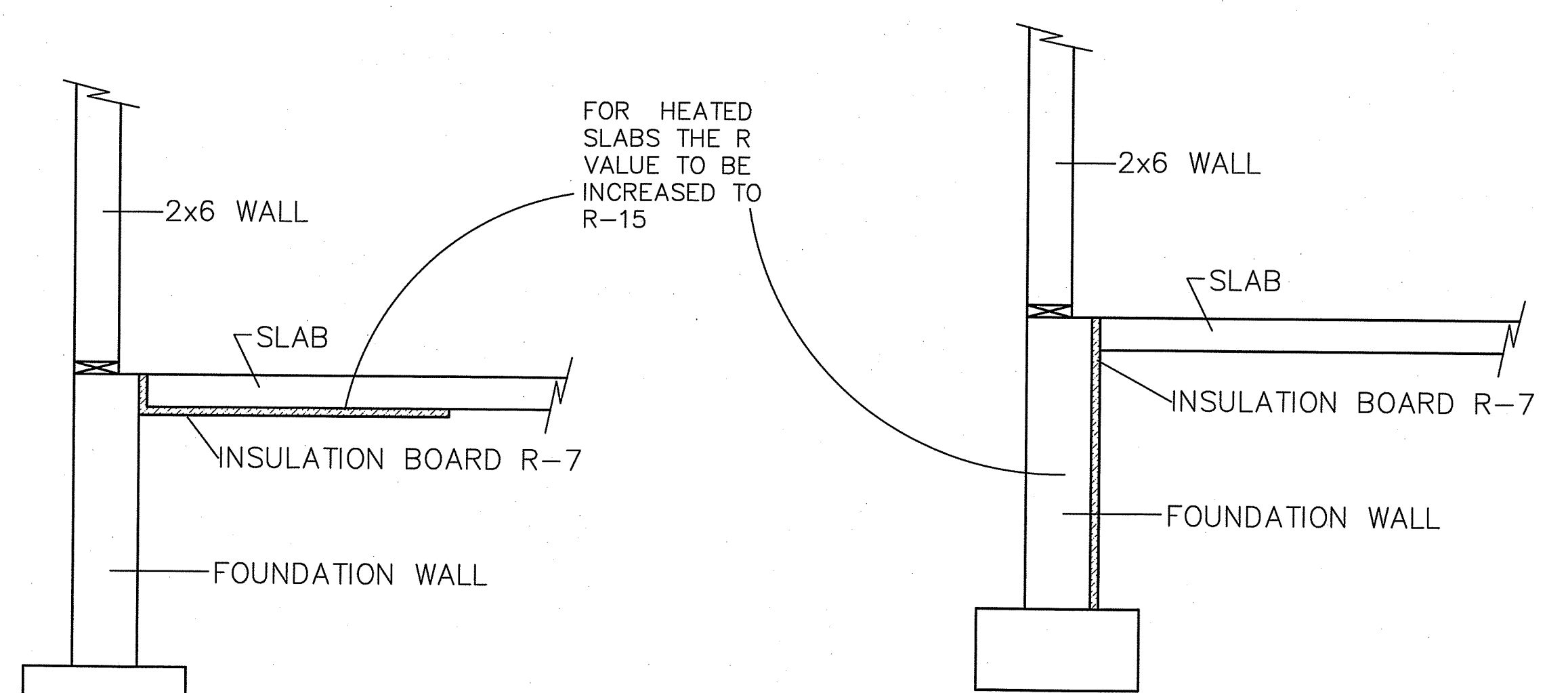
UPPER FLOOR PLAN
SCALE 1/4" = 1' 0" AREA= 905 FT²
BONUS= 803 FT²



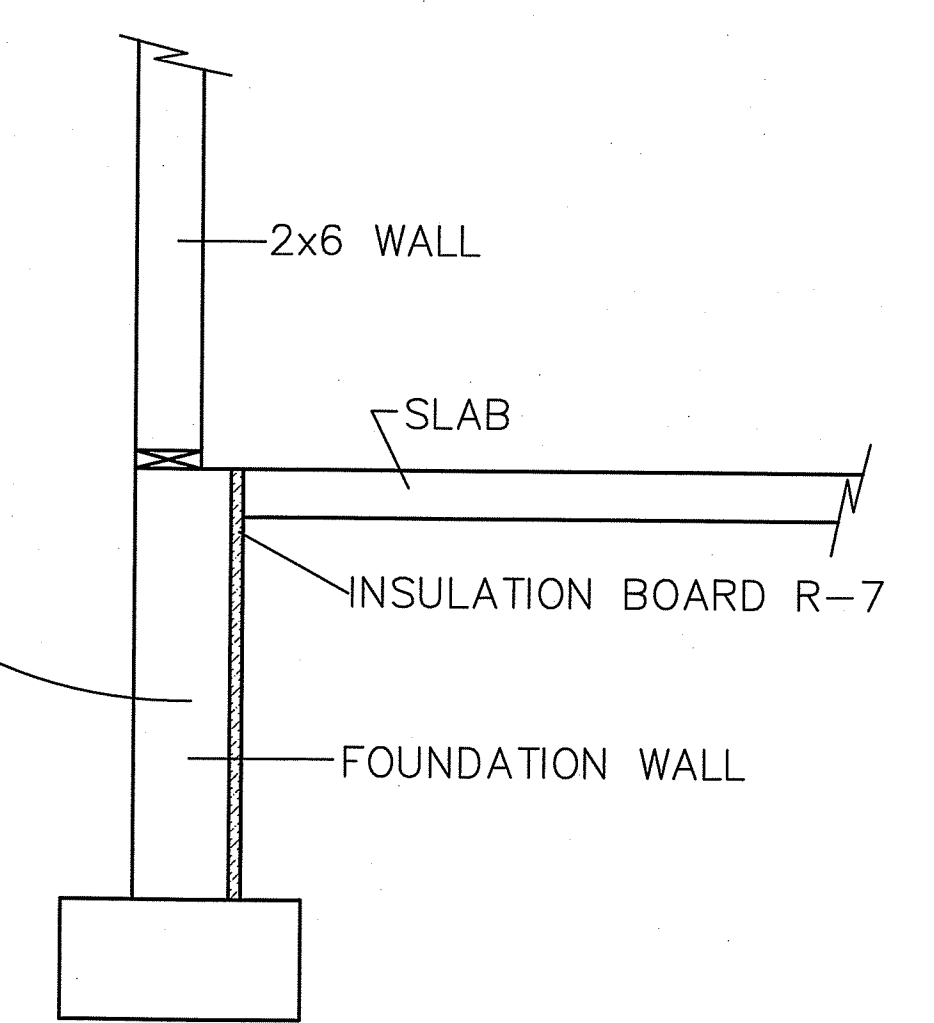
Apartment shown above. All parts are finished

3,000 PSI CONCRETE		FOUNDATION SCHEDULE										60,000 PSI STEEL					
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		ADDITIONAL REINF. FOR OPENINGS		MAX. LITEL LENGTH	MIN. LITEL DEPTH	ADDITIONAL FTG. SIZE AND REINF.		FOUNDATION BOLTS				
			SIZE	SPACING	SIZE	SPACING	NO.	SIZE			NO.	SIZE		WIDTH	LENGTH		
2'-0" TO 5'-4"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	2'	6"	SEE FTG. SCHED.	1/2" X 10" @ 32" O.C.	
5'-4" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3'	6"	30"	3 #4 x CONT.	1/2" X 10" @ 32" O.C.
6'-0" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	4'	8"	36"	4 #4 x CONT.	1/2" X 10" @ 32" O.C.
7'-0" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	SEE FTG. SCHED.	1/2" X 10" @ 32" O.C.	
8'-0" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	SEE FTG. SCHED.	5/8" X 12" @ 24" O.C.	
9'-0" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	SEE FTG. SCHED.	5/8" X 12" @ 24" O.C.	
10'-0" TO 12'-0"	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	30"	3 #4 x CONT.	5/8" X 10" @ 18" O.C.
12'-0" TO 14'-0"	FLOOR	8"	#5	7" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	36"	4 #4 x CONT.	5/8" X 10" @ 12" O.C.
14'-0" TO 16'-0"	FLOOR	10"	#5	6" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	42"	5 #4 x CONT.	5/8" X 10" @ 12" O.C.
> 16'-0"	RED. ENG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	RED. ENG.

NOTES:
 1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
 2. #4 FOOTING BOWLS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
 3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL.
 4. THE REMAINING EQUALLY SPACED BETWEEN.
 5. BARS SHALL BE PLACED WITHIN 7" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
 6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
 7. USE 3" X 3" X 1/4" WASHERS.
 8. S-BOLTS MAY BE REPLACED WITH #4 BARS @ 12" O.C. EXTENDING 24" OUT OF FND CAST INTO SUSPENDED SLAB



THERMAL BREAK DETAIL A (OPT 1)
NO SCALE



THERMAL BREAK DETAIL A (OPT 2)
NO SCALE

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTIGUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTIGUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (G.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

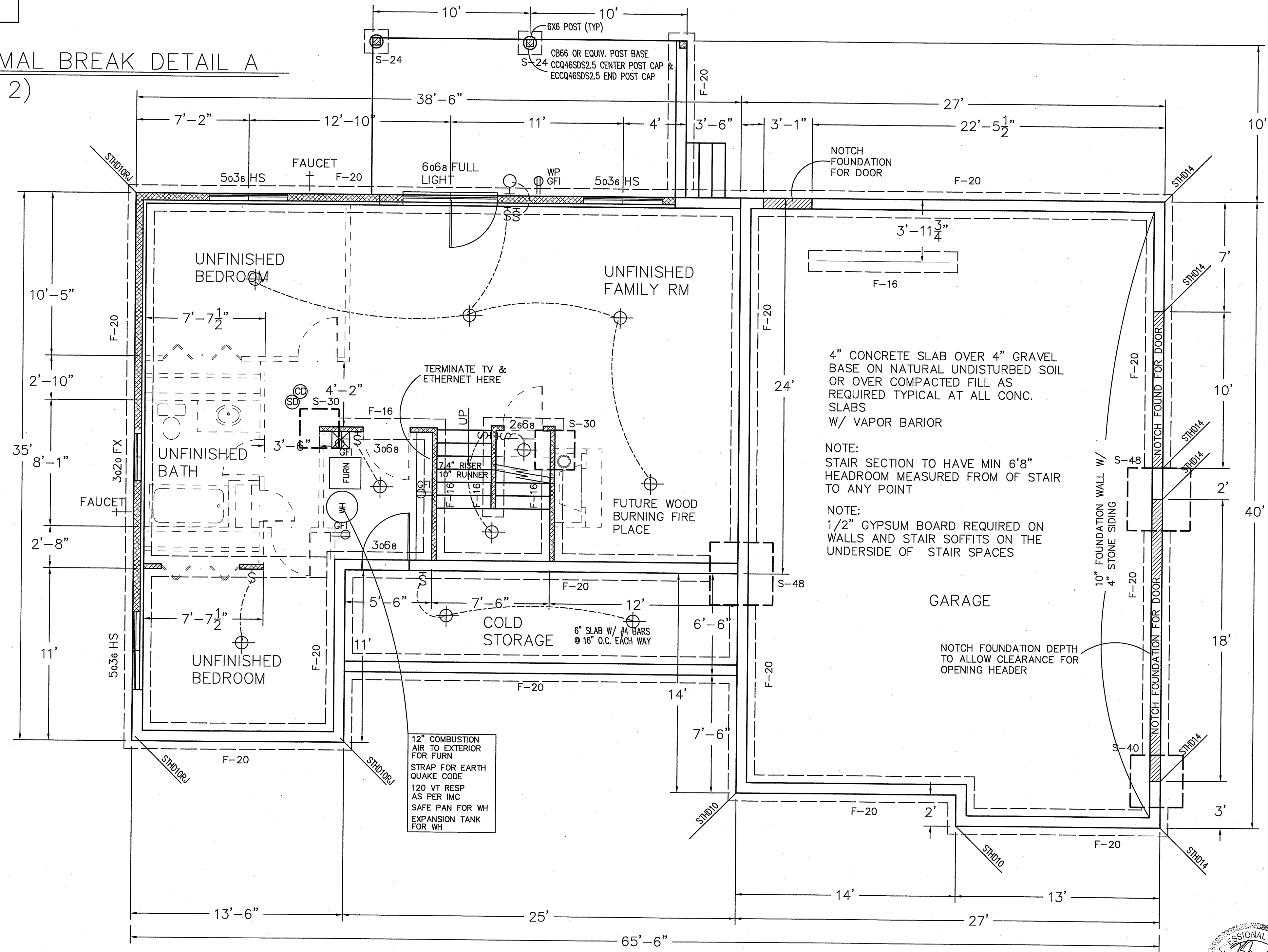
ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 30 BAR DIAMETERS.

VERT & HORIZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORIZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW. WINDOW OPENING EXTENDING 36" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STRID(R) STRIPS AS NOTED ON DRAWING. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	8"	2: # 4 BARS CONT.
F-18	18"	CONT.	8"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	2: # 4 BARS CONT.
F-30	30"	CONT.	10"	3: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
S-20	20"	20"	10"	2: # 4 BARS EACH WAY
S-24	24"	24"	10"	2: # 4 BARS EACH WAY
S-30	30"	30"	10"	3: # 4 BARS EACH WAY
S-36	36"	36"	10"	4: # 4 BARS EACH WAY
S-40	40"	40"	12"	5: # 4 BARS EACH WAY
S-48	48"	48"	12"	6: # 4 BARS EACH WAY
S-60	60"	60"	12"	7: # 4 BARS EACH WAY



LOWER FLOOR PLAN
SCALE 1/4" = 1' 0"

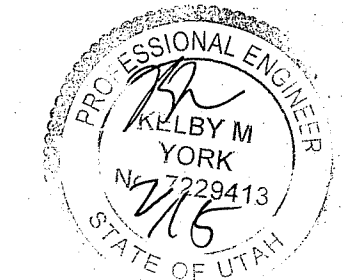
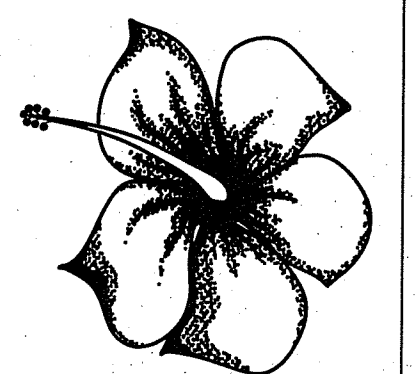
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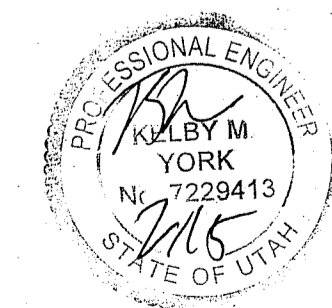
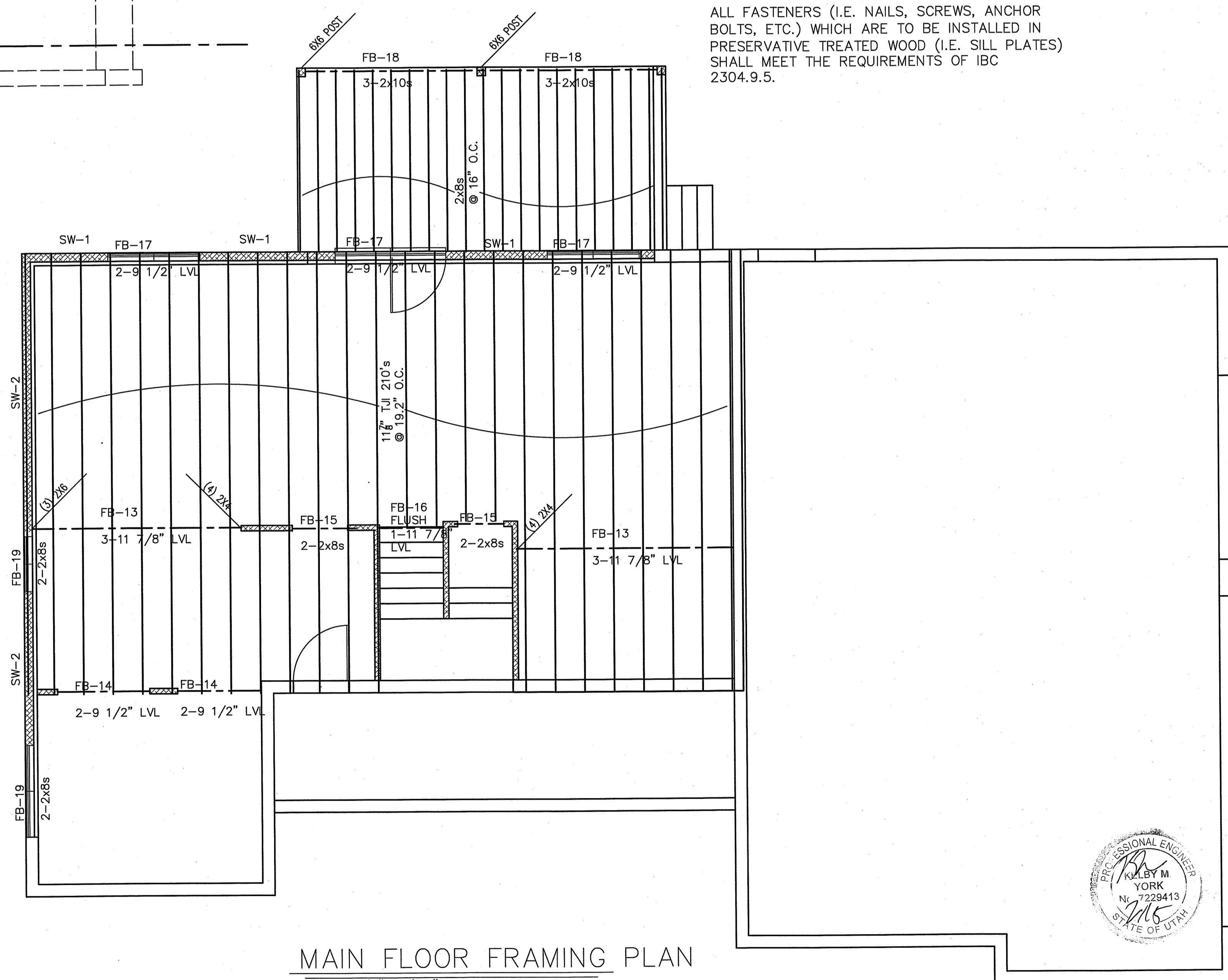
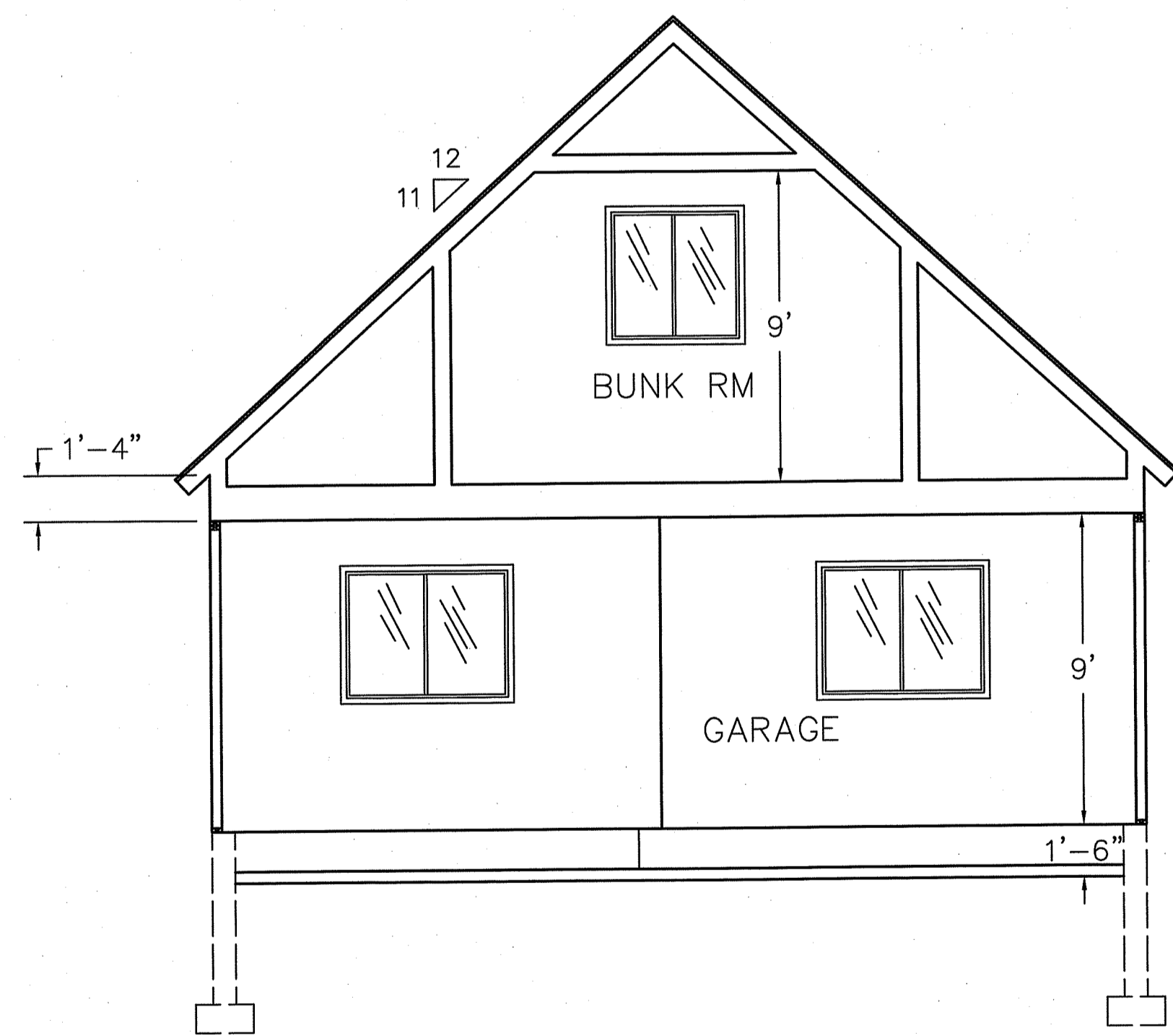
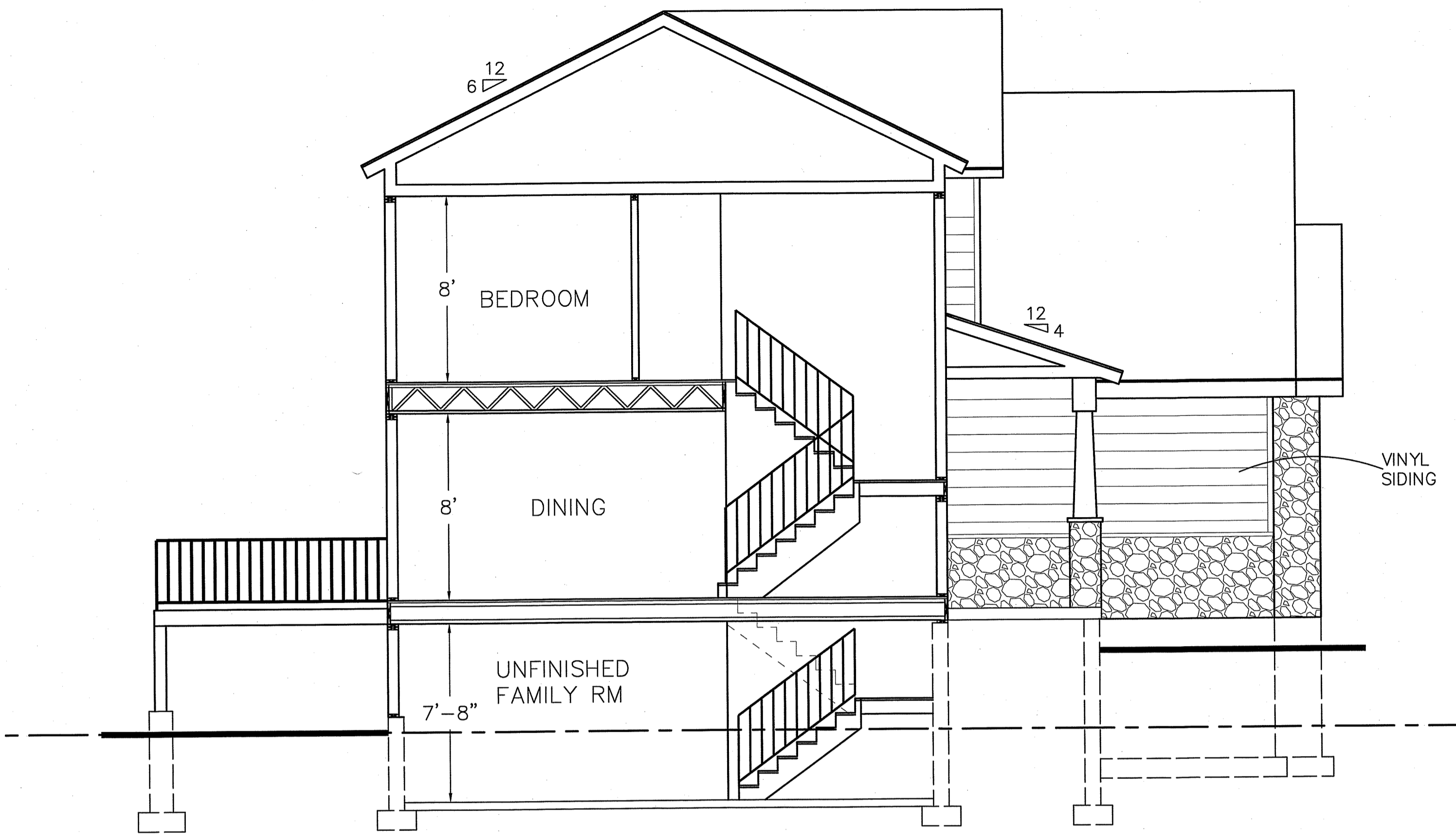
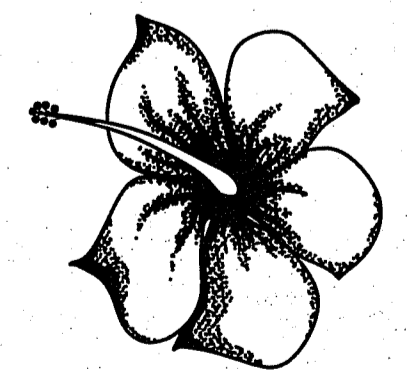


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FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEATHING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2:2X10 WITH PLY FILLER FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2009 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.

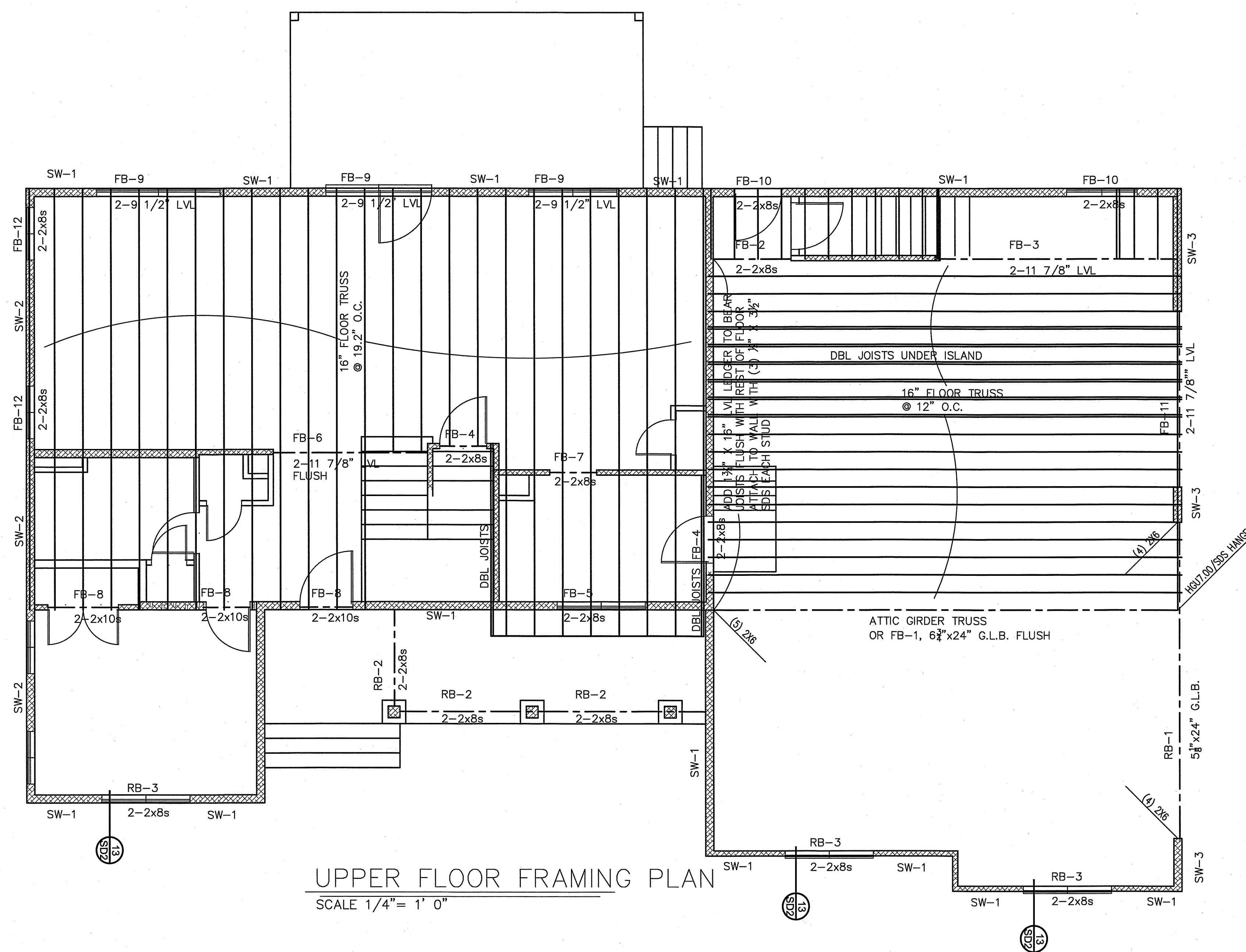
SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	16G @ 3" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	16G @ 2" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.



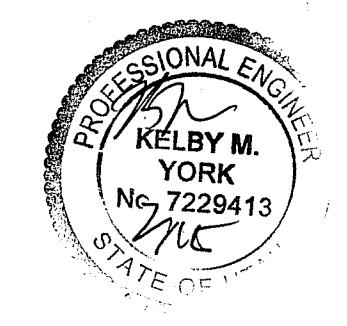
UPPER FLOOR FRAMING PLAN
SCALE 1/4" = 1' 0"

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DEFERRED SUBMITTAL

TRUSS DETAILS AND LAYOUT FOR FRAMING INSPECTION

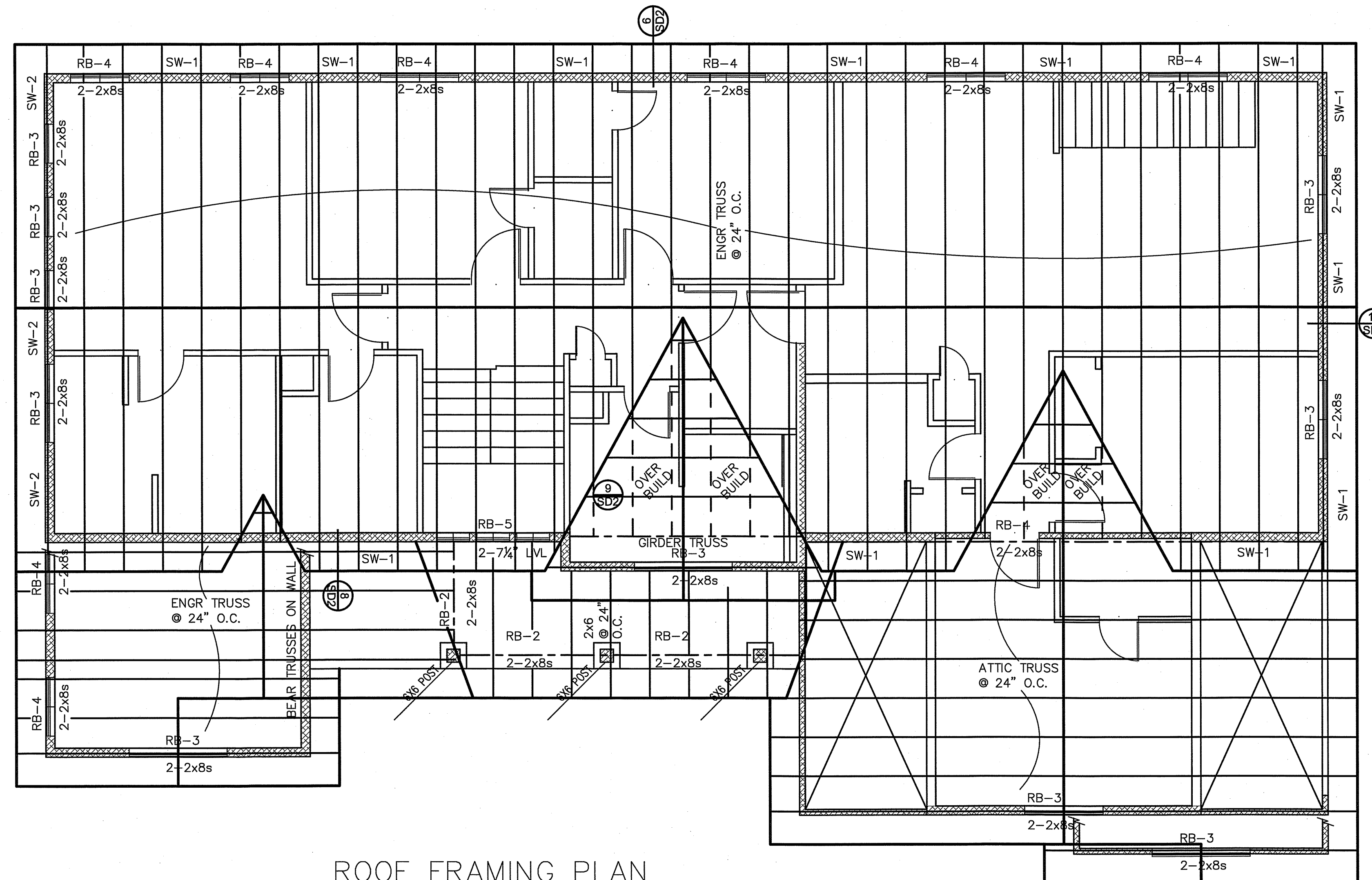
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THE TRUSS PACKAGE, AS REQUIRED BY IBC 2303.4, MUST BE SUBMITTED TO THE BUILDING OFFICIAL AS A DEFERRED SUBMITTAL. PRIOR TO SUBMITTING TO THE CITY THE PACKAGE MUST BE REVIEWED BY THE ENGINEER OF RECORD AND STAMPED FOR GENERAL CONFORMANCE. NO TRUSSES ARE TO BE INSTALLED UNTIL APPROVED BY THE CITY (SEE IBC 107.3.4.2)

NOTE:
TRUSS TO BE DESIGNED FOR SOLAR PANELS

GENERAL CONTRACTOR & LABEL TO VERIFY ALL DIMENSIONS, NOTES, AND ACCURACY OF PLAN, BEFORE DIMENSIONS AND NOTES ARE WRITTEN ON THE TRUSS. DIMENSIONS AND NOTES ON TRUSSES SHALL BE APPROVED BY AN ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR ANY CHANGES MADE BY ANYONE OTHER THAN MAFI DESIGNS.

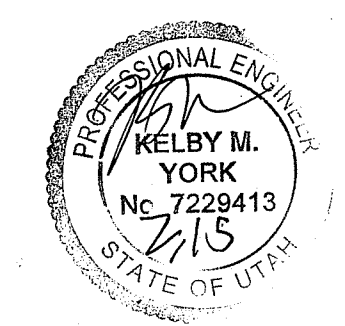
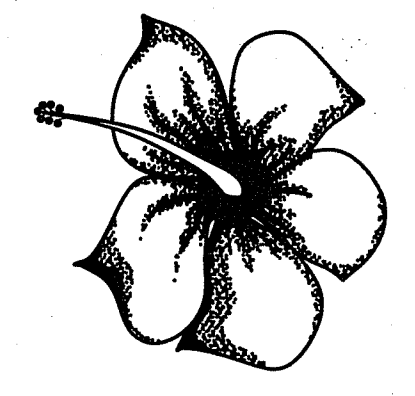


ROOF FRAMING PLAN
SCALE 1/4" = 1' 0"

- TRUSS/ GIRDER CONNECTION
- USE SIMPSON HI OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG CEILING WALLS. INSTALL RB-2 OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VGI OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 640 LBS.
- HEADER TRIMMER CONNECTION
- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
 - FOR HEADERS 5'- 6'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
 - USE (2) TRIMMERS
 - FOR HEADERS 6'-6" LONG
- INSTALL TWO ST18 EA. END
 - USE (2) TRIMMERS
 - INSTALL M518 THROUGH FLOOR DIAPHRAGM IF APPLICABLE
 - INSTALL ST18B OR HT122 OR HDU TO CONCRETE OR NAIL POST TO WALL SHEATHING

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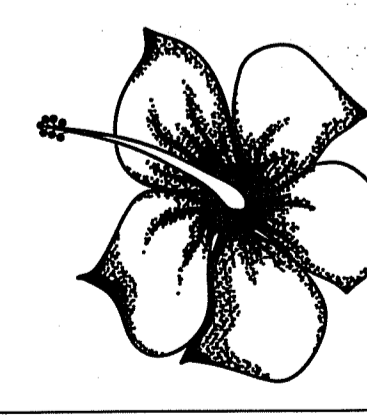


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NOTE:
USE TAMPER RESISTANT RECIPTACLE OUTLETS

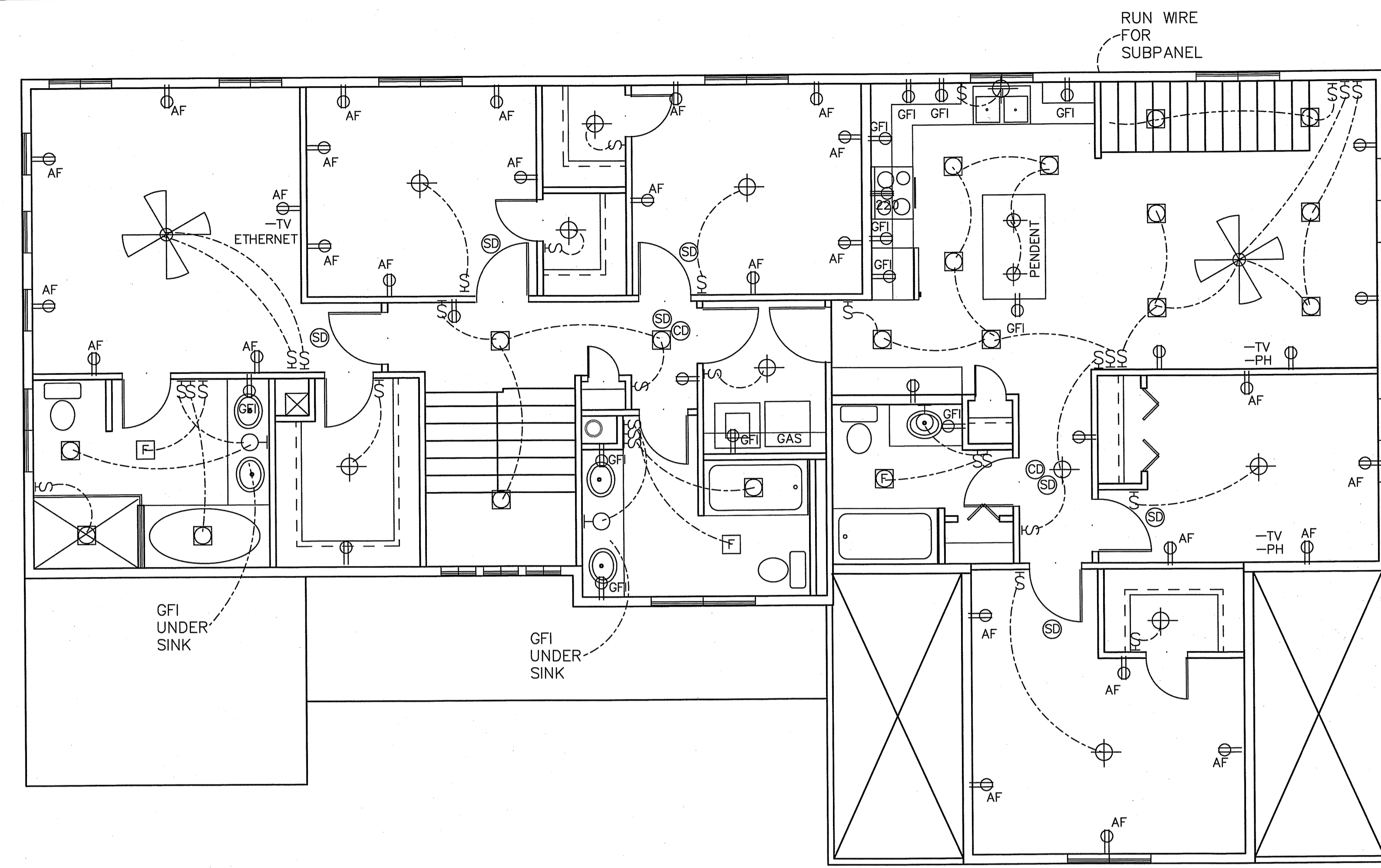
SMOKE/ CO DETECTORS TO BE HARDWIRED, INTERCONNECTED AND BACKED UP BY BATTERY POWER

LIGHTS FOR FRONT DOOR AND ATRIUM DOOR TO BE TEMPERED A RECEPTACLE SHALL BE INSTALLED WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES. EXTERIOR GFI'S IN WEATHER PROOF COVER MECHANICAL DESIGN BUILD TO LOCAL SPECIFICATIONS ALL BEDROOM CIRCUITS ARE FAULT PROTECTED.

NOTE:
BACKWATER VALVE IS REQ. ON THE SEWER LINE THAT SERVES THE PLUMBING FOR FIXTURES LOCATED BELOW THE FLOOD LEVEL OF THE NEAREST UPHILL MANHOLE COVER. FIXTURES ABOVE THE FLOOD LEVEL OF THE COVER SHALL NOT DISCHARGE THOUGH THE BACKWATER VALVE

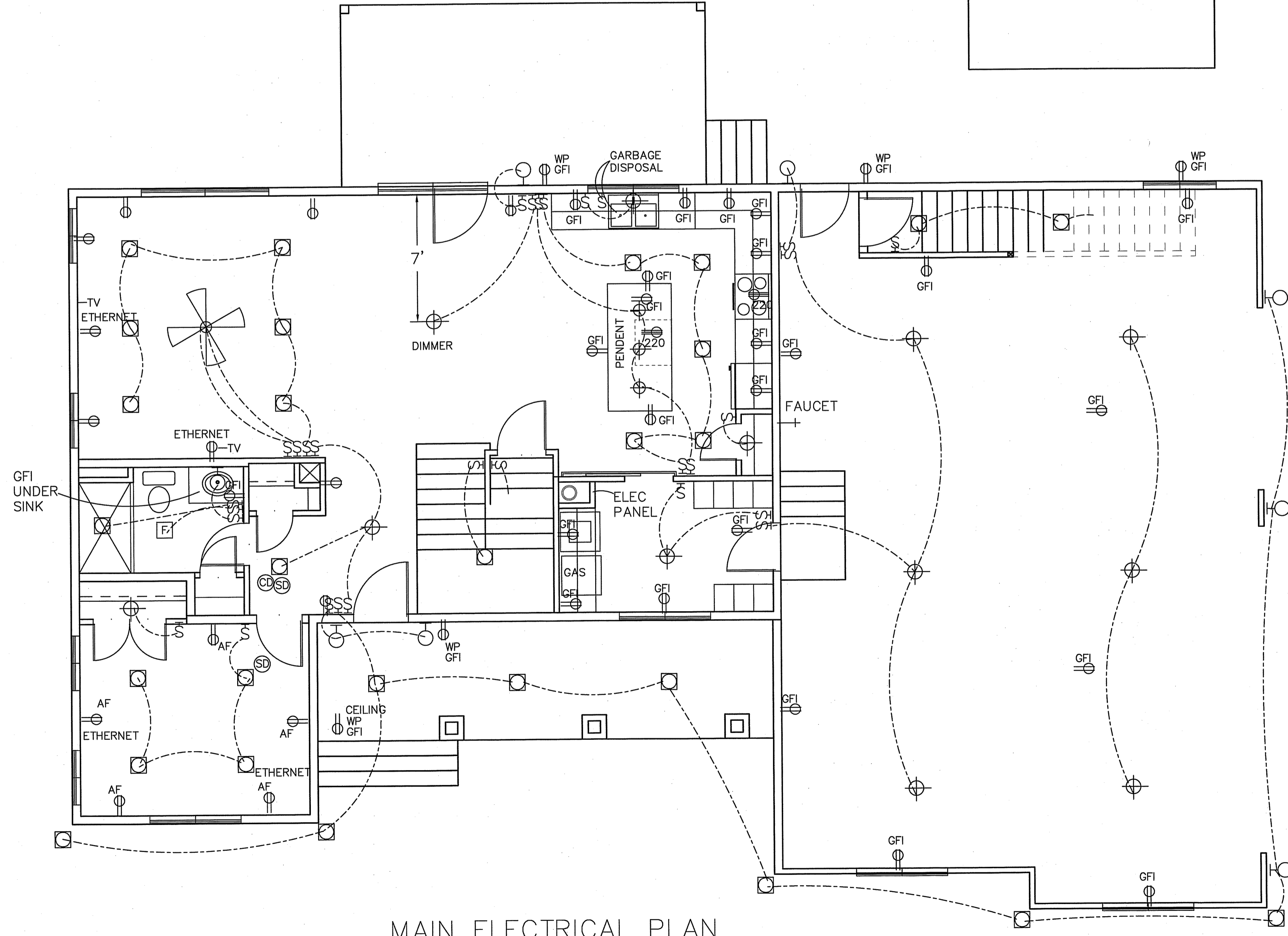
FOUNDATON DAMP PROOFING

WATER RESISTIVE WEATHER BARRIER ON EXTERIOR WALLS CONSISTING OF FLASHING AND WEATHER-RESISTIVE SHEATHING PAPER LAPPED MIN OF 2" HORZ AND 6" VERT

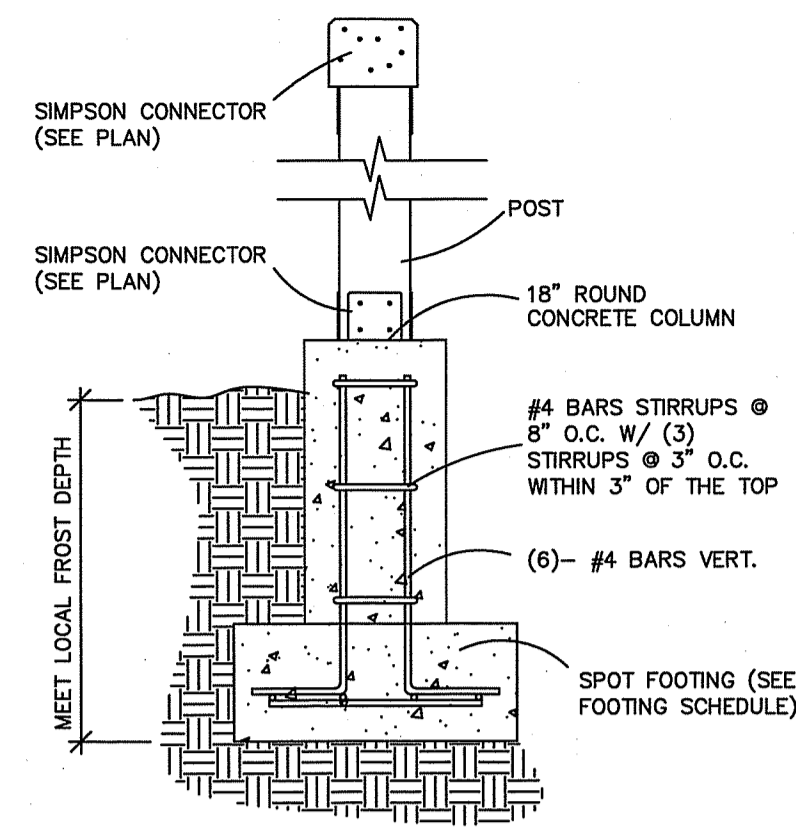


UPPER ELECTRICAL PLAN
SCALE 1/4" = 1' 0"

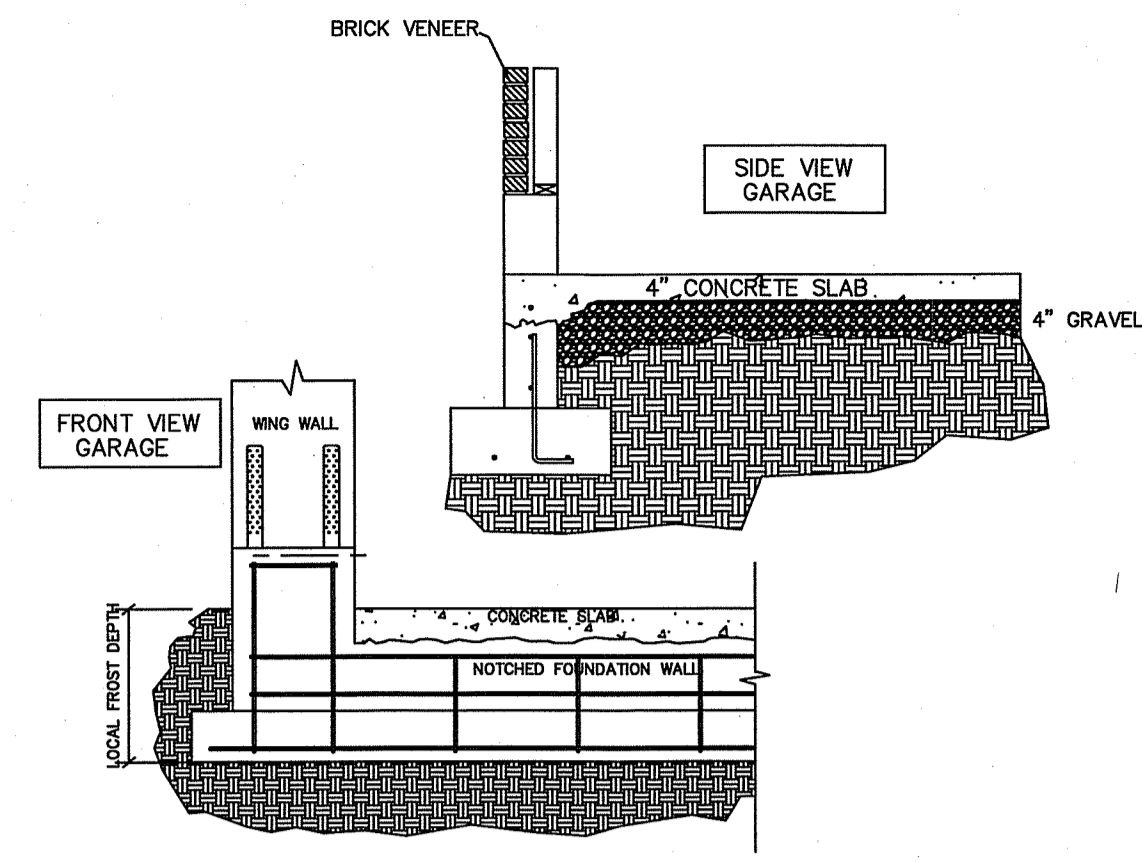
- ⊕ SURFACE MOUNTED LIGHT
- ⊞ RECESSED LIGHT
- ⊗ CEILING FAN
- ⊞⊞ CEILING EXHAUST FAN W/ LIGHT
- ⊞ WALL MOUNTED LIGHT
- S SWITCH
- 2S MULTIPLE SWITCH
- TV TELEVISION
- PH TELEPHONE
- ⊞ DUPLEX OUTLET
- ⊞ AF ARC-FAULT CIRCUIT INTERRUPTER
- ⊞ GFI
- ⊞ 1/2 SWITCHED OUTLET
- ⊞ 220 V. OUTLET
- ⊞ RECESSED FLOOR OUTLET
- ⊞ SMOKE DETECTOR
- ⊞ CARBON DIOXIDE DETECTOR
- ⊞ RECESSED IN WALL LIGHT
- ▨ FLUORESCENT LIGHT
- ⊞ UNDER CABINET LIGHTING
- ▽ EXTERIOR FLOOD LIGHT
- ⊞ SPEAKER



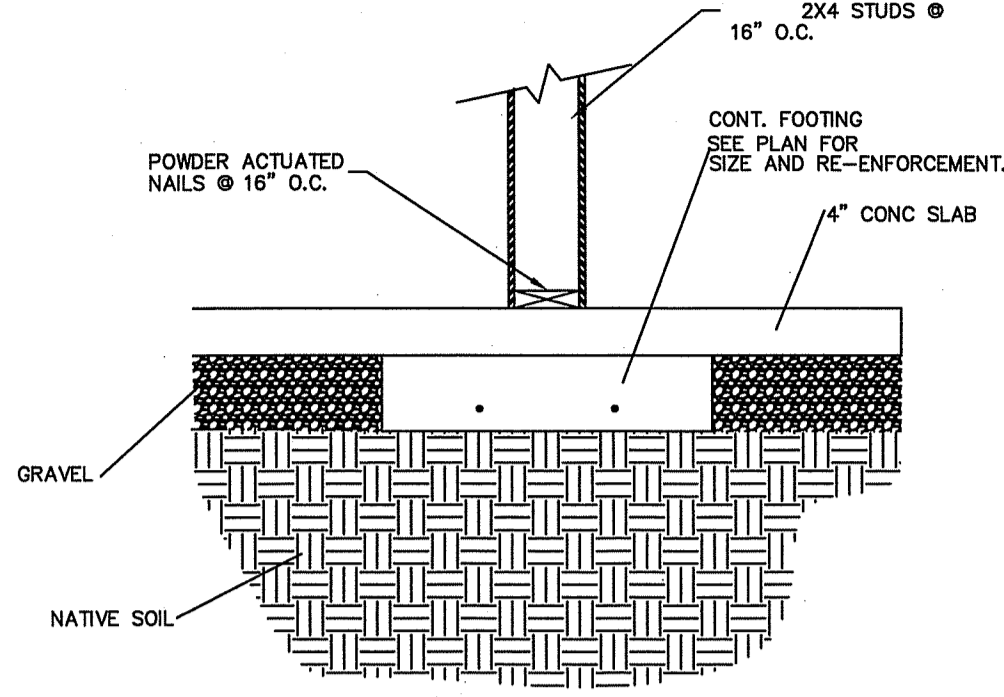
MAIN ELECTRICAL PLAN
SCALE 1/4" = 1' 0"



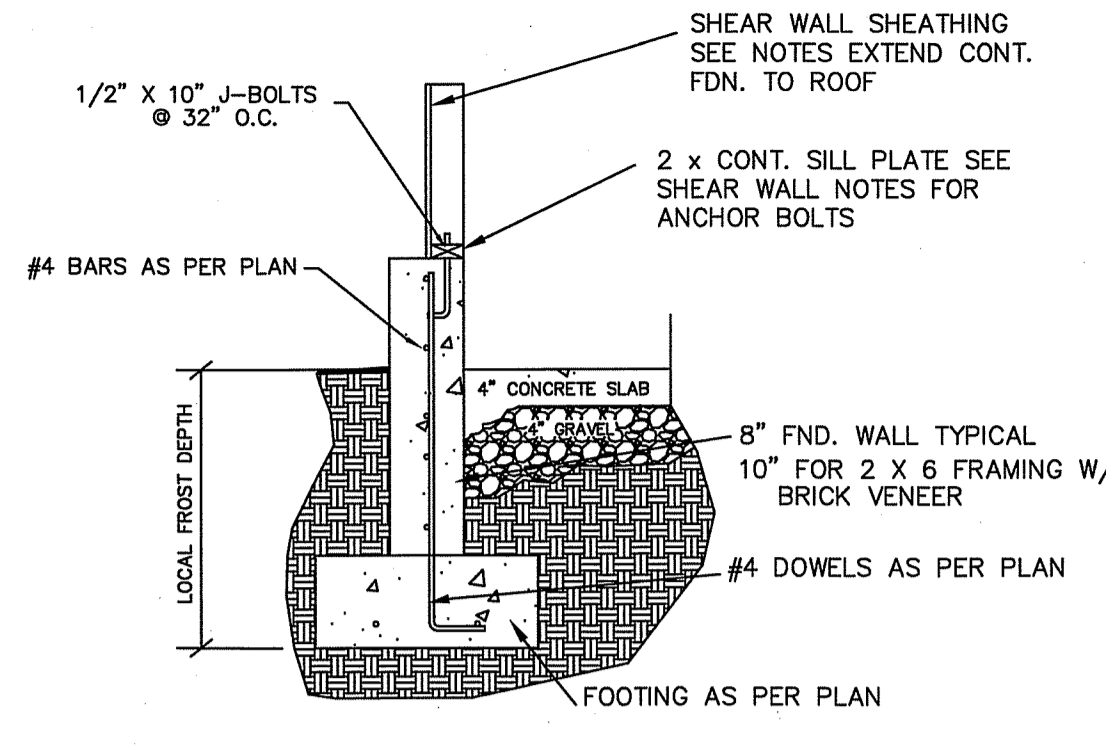
1 PATIO POST FTG. DETAIL
NTS



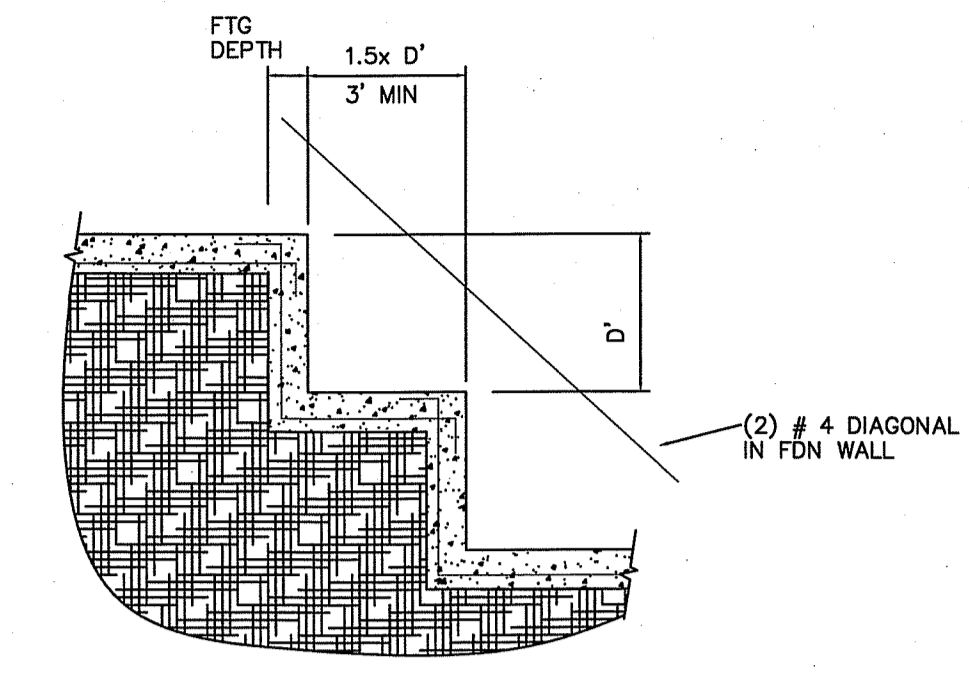
2 GARAGE SLAB TO FOUND. CONNECTION
NTS



3 INTERIOR BEARING WALL
NTS



4 FOUNDATION WALL
NTS



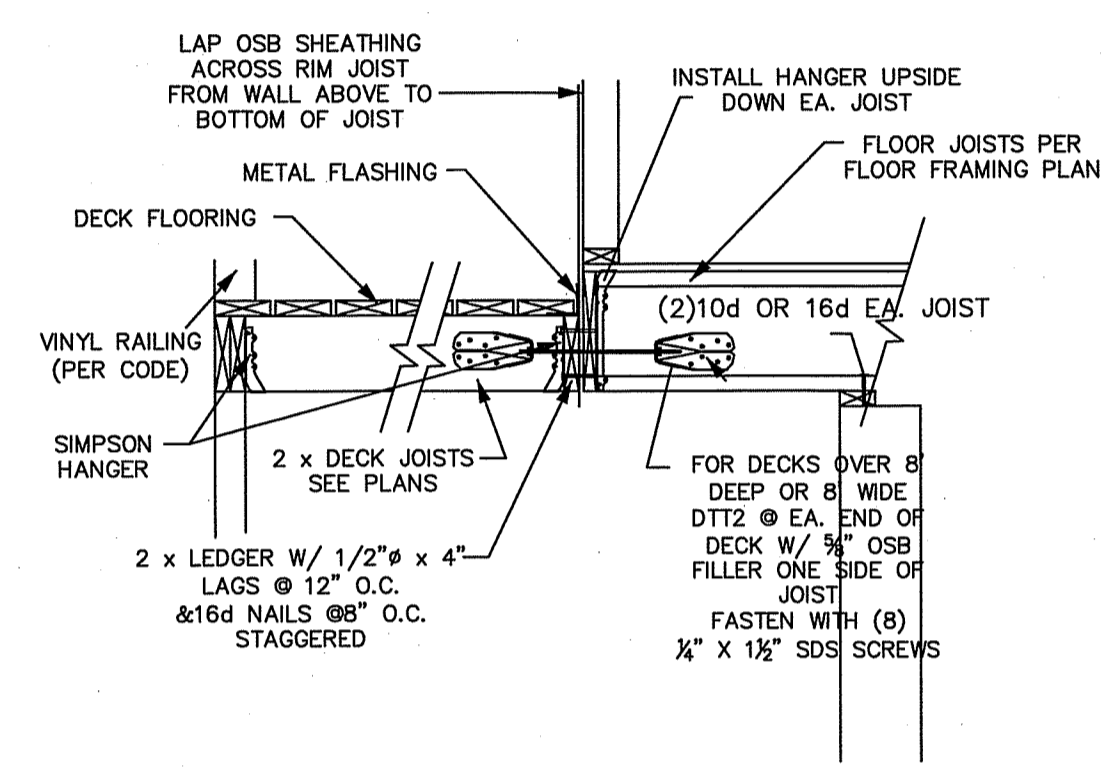
5 FOOTING STEP DETAIL
NTS

BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:

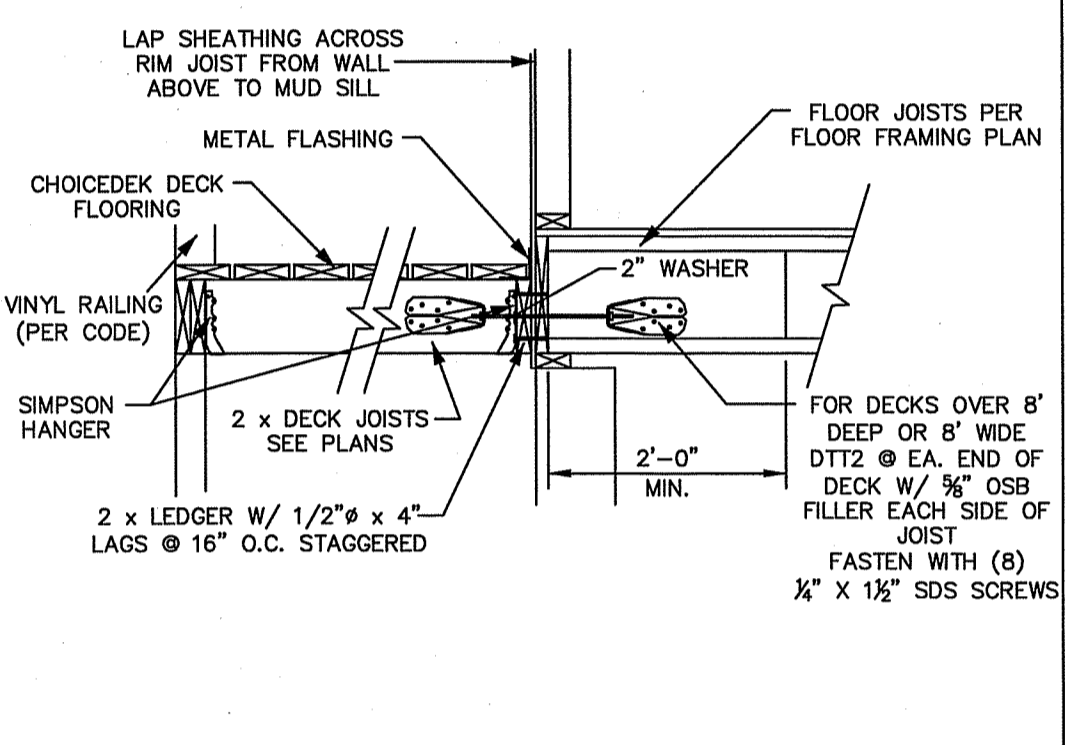
HEIGHT	STUD FRAMING
0' TO 10'	2x4's @ 16" o.c.
10' TO 12'	2x4's @ 12" o.c.
12' TO 14'	2x6's @ 16" o.c.
14' TO 16'	2x6's @ 12" o.c.
16' TO 20'	2x6 LSL's @ 12" o.c.

WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 6' WIDE TO BE SPECIFIED BY ENGINEER. USE DBL KING STUDS ON ALL WALLS 10' HIGH, USE 2X6 STUDS FOR ALL WALLS SUPPORTING OVER TWO LOADS.

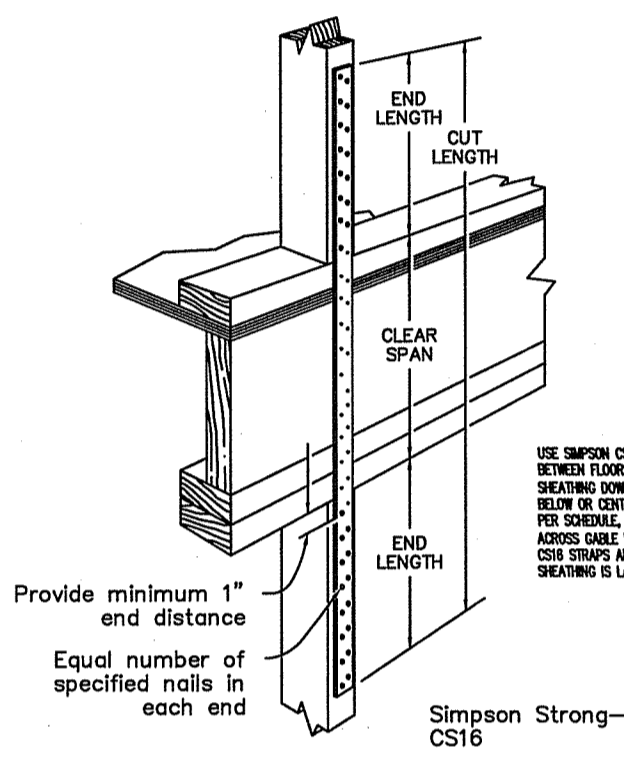
6 STUD HEIGHT/SIZE
NTS



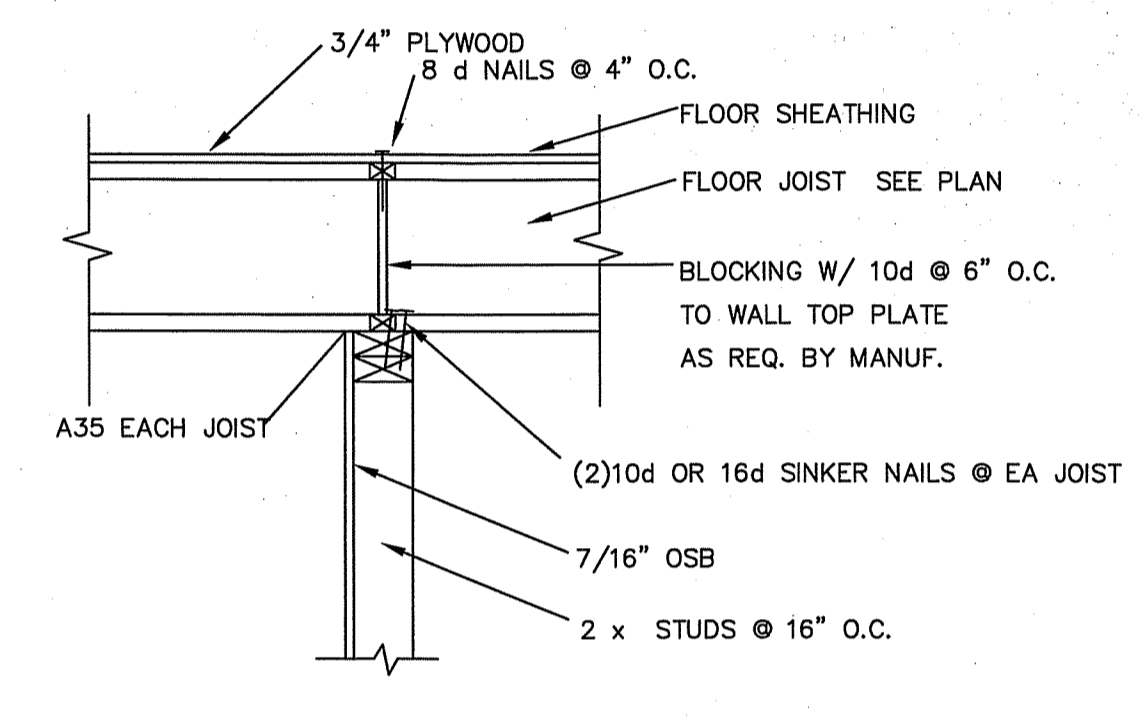
7 DECK LEDGER TO CANT. FLOOR
NTS



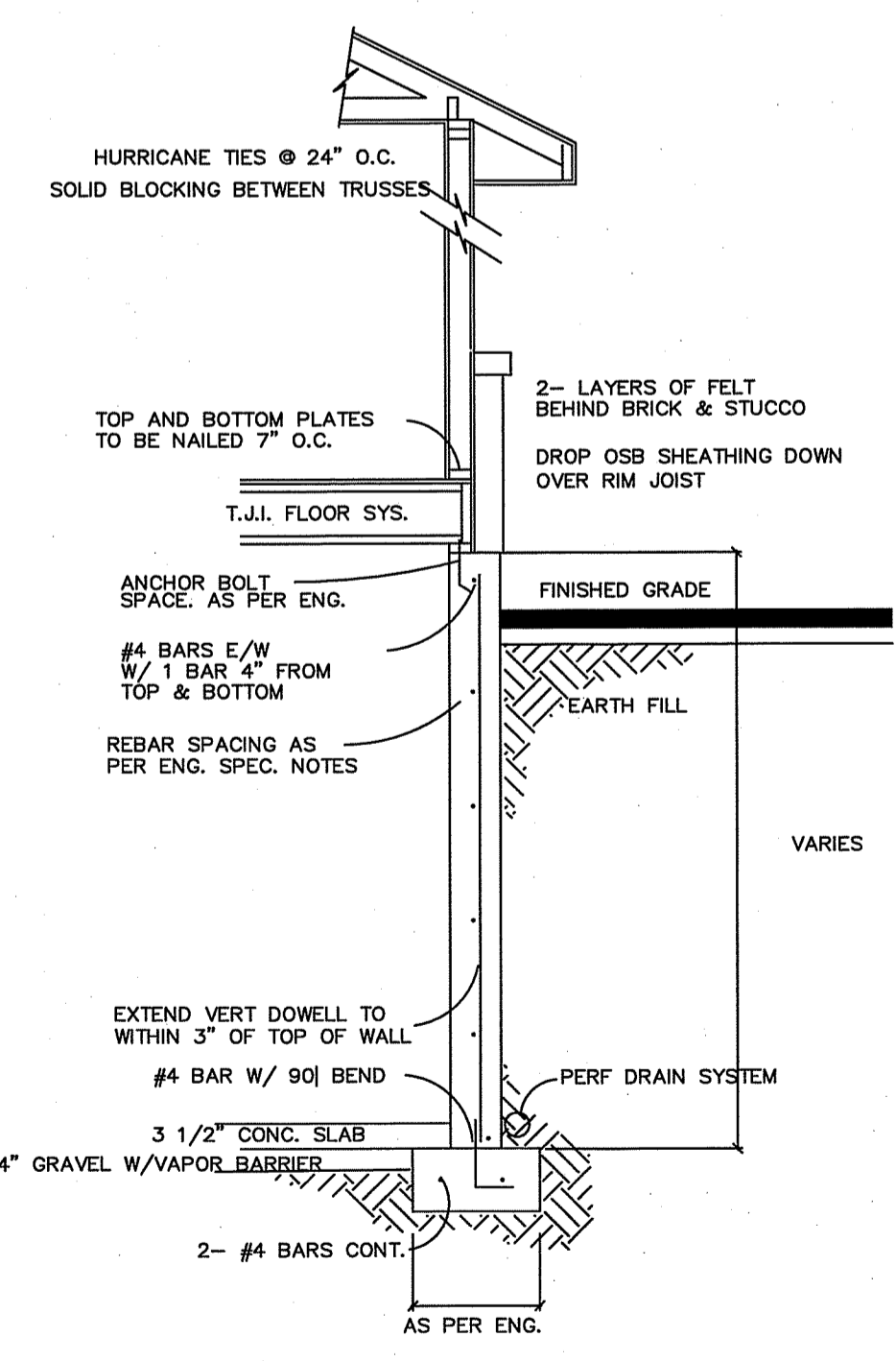
8 DECK ATTACHMENT
NTS



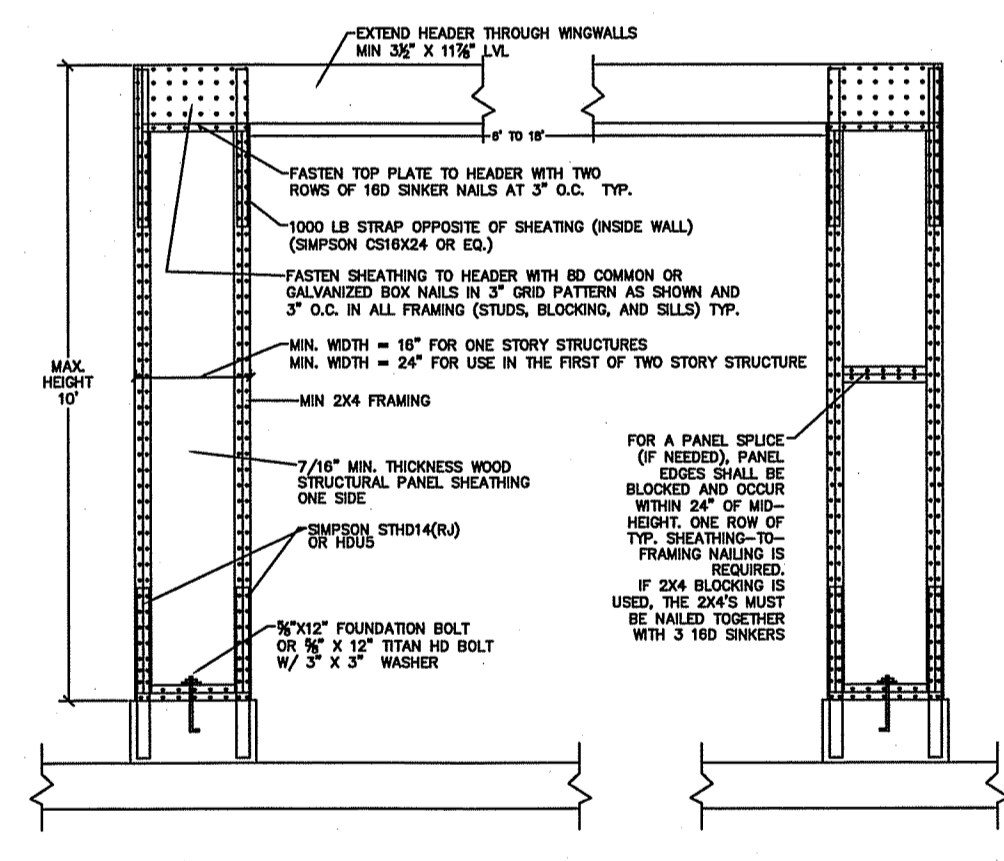
9 TYP. CS16 DETAIL
NTS



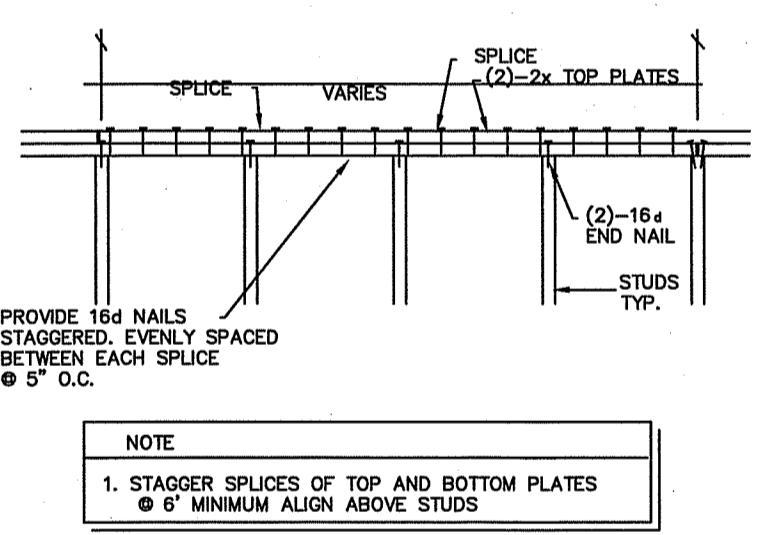
10 INTERIOR SHEAR WALL
NTS



11 TYP. WALL SECTION
NTS



12 PORTAL FRAME 1ST STORY
NTS



13 TYP. TOP PLATE NAILING
NTS

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6\"/>

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 30 BAR DIAMETERS.

VERT & HORIZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORIZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW WINDOW OPENING EXTENDING 36\"/>

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

THE CONTRACTOR SHALL USE THE FOLLOWING LUMBER GRADES UNLESS OTHERWISE NOTED:

JOISTS	HEM FIR #2 & BTR PER MANUF. SPEC.
HEADERS	HEM FIR #2 & BTR PER MANUF. SPEC.
PRE-FAB TRUSSES & JOIST BEARING WALL STUDS	HEM FIR #2 & BTR PRESSURE TREATED HEM FIR #2 & BTR
SILL PLATES	HEM FIR #1 & BTR PRESSURE TREATED HEM FIR #2 & BTR
POSTS	HEM FIR #1 & BTR PRESSURE TREATED HEM FIR #2 & BTR
EXT DECK JOIST & BEAMS	HEM FIR #1 & BTR PRESSURE TREATED HEM FIR #2 & BTR

EACH PIECE OF STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED WITH A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES, THE ORGANIZATION, GRADING, AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

THE SIZING AND SURFACING OF ALL LUMBER EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE SHALL BE MILL SIZED AND SURFACED ON 4 SIDES. ALL LUMBER SHALL BE STRAIGHT STOCK FREE FROM WARTS AND SINGLE LENGTH PIECES. SPLICING SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.

LUMBER SHALL BE AT LEAST OF THE GRADES NOTED ABOVE UNLESS OTHERWISE NOTED ON THE PLANS. ALL LUMBER SHALL BE SURFACED AND FREE OF HEART CENTER. LUMBER SHALL MEET SPECIES AND COMMERCIAL GRADE AS INDICATED ON THE PLANS AND THE DESIGN VALUES FOR VISUALLY GRADED LUMBER IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, WHEREVER IS GREATER, BASE VALUES SHOWN MAY BE ADJUSTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION, DF INDICATES DOUGLAS FIR, HF INDICATES HEM FIR, RD INDICATES REDWOOD, AND SPF INDICATES SPRUCE PINE FIR.

USE APPROPRIATE SIMPSON TIES/HARDWARE TO CONNECT ALL HEADERS TO POST OR TRIMMERS FOR ALL HEADERS 6' LONG AND LONGER. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 16d @ 16\"/>

ALL 2x4 STUDS TO BE MAX. 16\"/>

TYPICAL ROOF SHEATHING SHALL BE 7/16\"/>

FRAMING AND SHEATHING CONTINUED

LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING UNLESS SHOWN OTHERWISE ON THE PLANS. WHERE SHEATHING IS LAID WITH FACE GRAIN PARALLEL TO FRAMING, 5 PLY MINIMUM SHEATHING SHALL BE USED. SHEATHING SHALL CONFORM TO APA STANDARDS PS-1 AND MER-108 EXPOSURE. USE AS FOLLOWS UNLESS OTHERWISE NOTED IN PLANS.

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2\"/>

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING, PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

THE CONTRACTOR SHALL FOLLOW THE MINIMUM NAILING SCHEDULE LISTED IN THE UBC TABLE 25-Q. USE COMMON NAILS WHEREVER NAILS ARE SPECIFIED FOR SHEAR WALLS OR DIAPHRAGMS. SINKERS MAY BE USED IN ALL OTHER LOCATIONS.

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL BEARING OR SHEAR WALLS PARALLEL TO DIRECTION OF FRAMING. PROVIDE DOUBLE FLOOR JOISTS UNDER WINDOW AND DOOR TRIMMERS AND AT OUTSIDE EDGES OF ALL CANTILEVERED FLOOR SECTIONS.

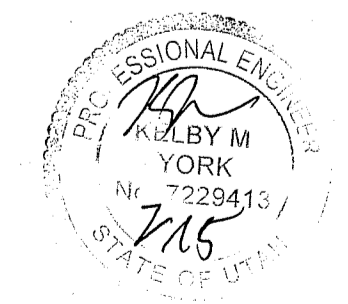
BOLTS SHALL BE INSTALLED IN HOLES BORED 1/8\"/>

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2012 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

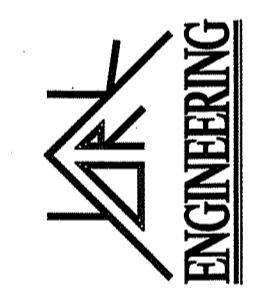
INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS. USE METAL HURRICANE CLIPS EACH END OF EACH TRUSS.

ALL ROUGH HARDWARE, JOIST HANGERS, STRAPS, POST CAPS ETC. SHALL BE MANUFACTURED BY SIMPSON COMPANY OR AN APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.



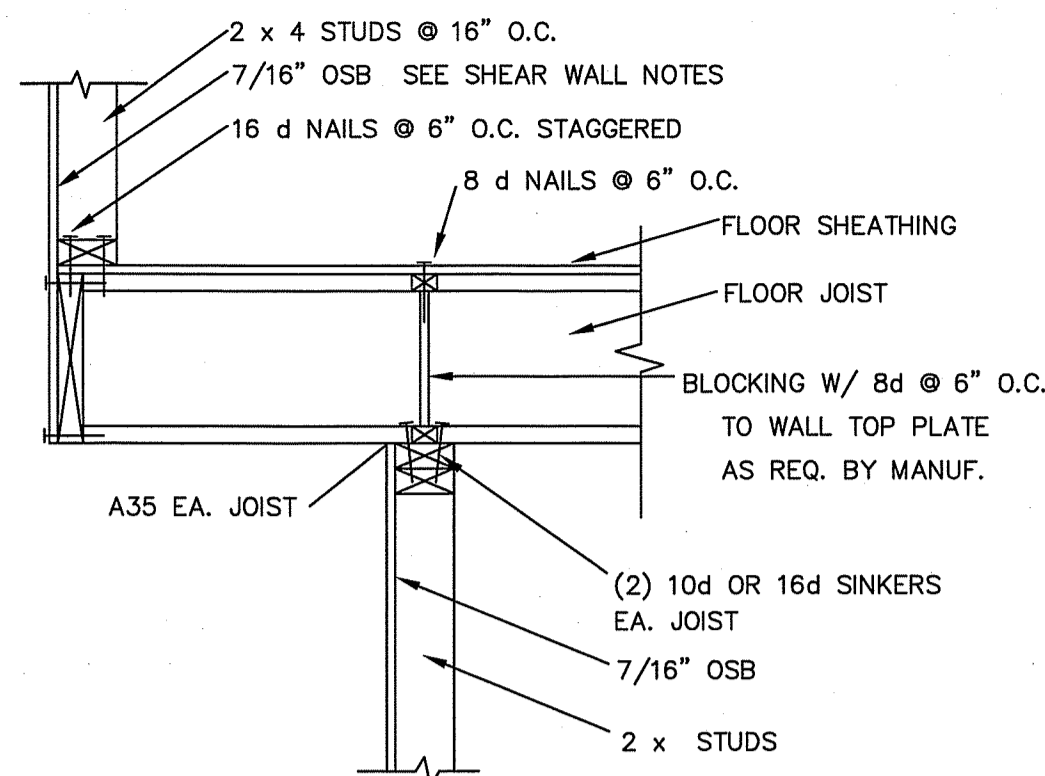
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS

YORK ENGINEERING INC.
2329 W. SPRING HOLLOW RD.
MORGAN UT
(801) 876-3501

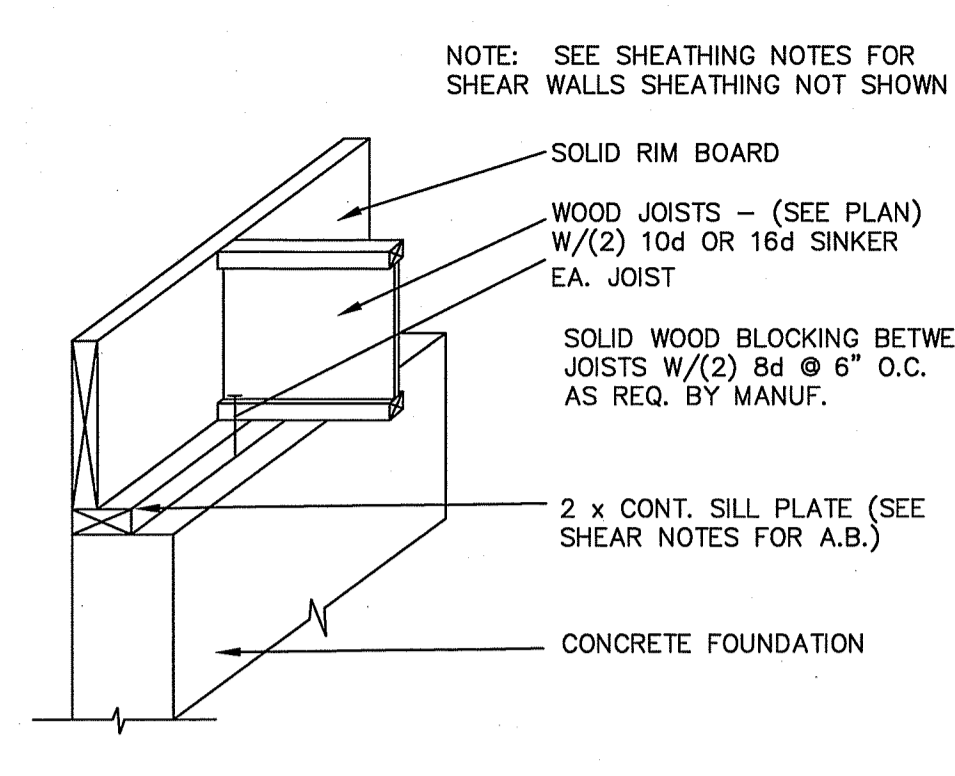


STRUCTURAL DETAILS

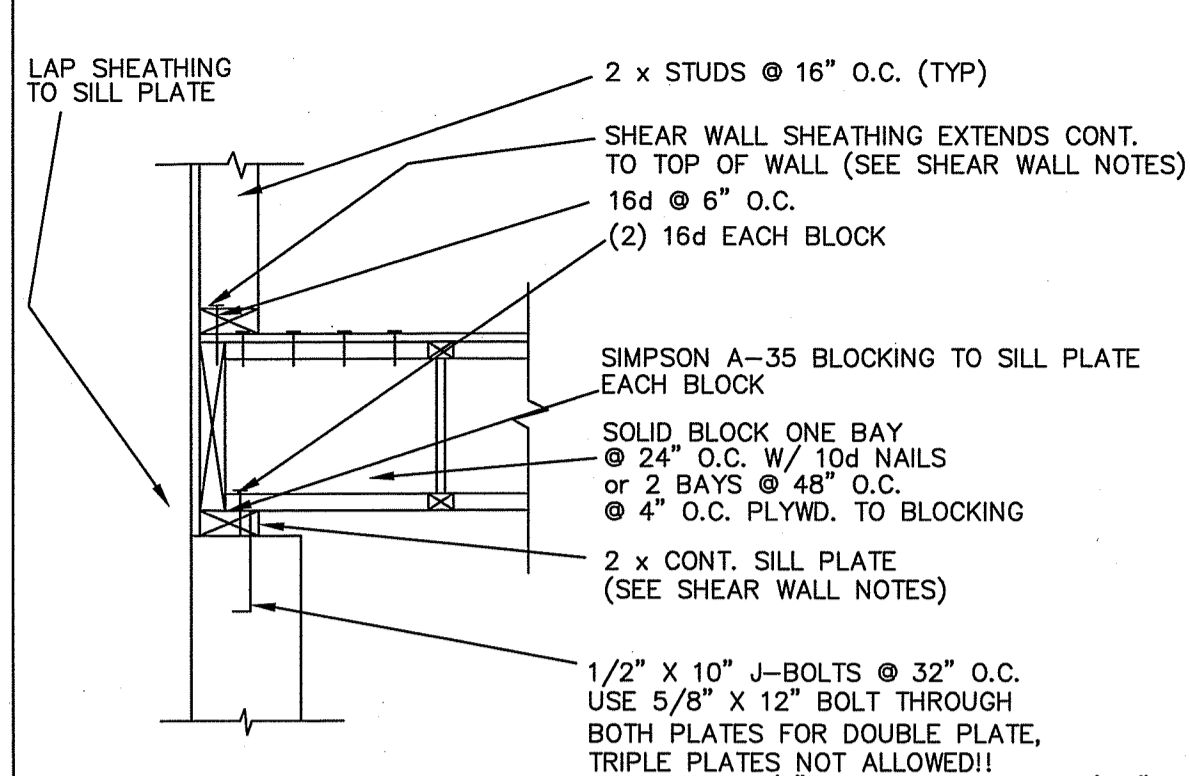
SD1



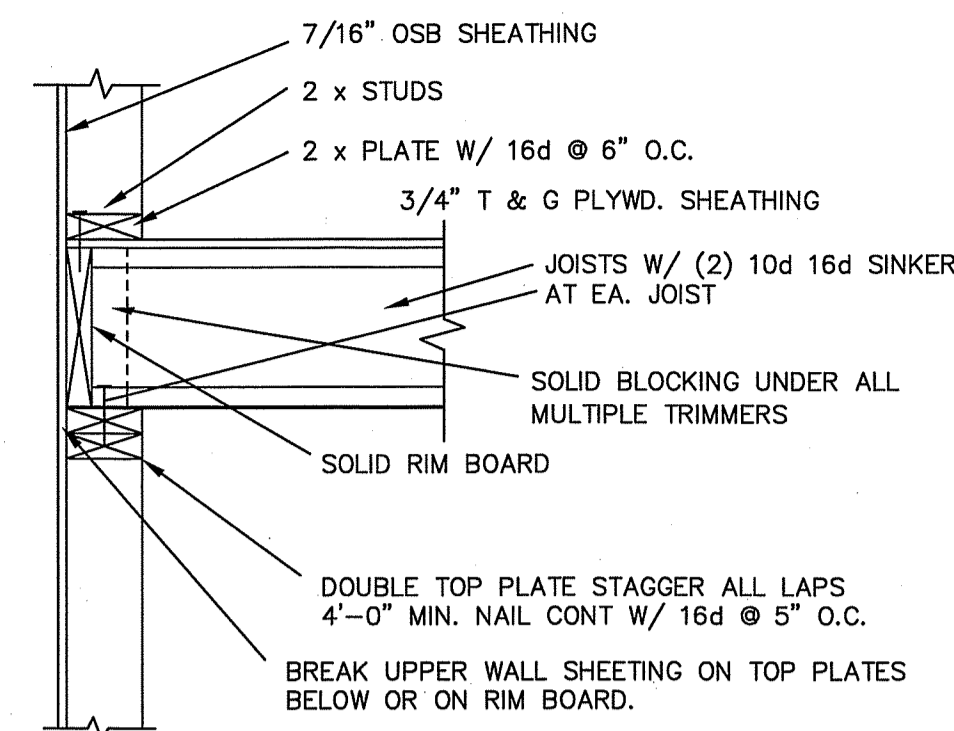
1 CANT. FLOOR FRAMING
NTS



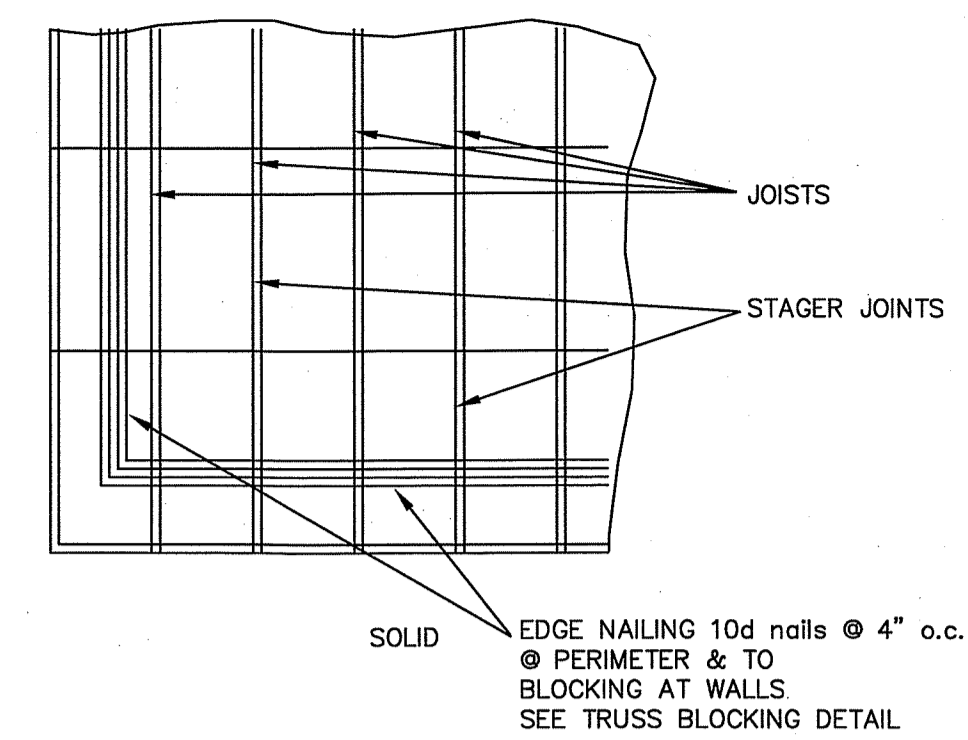
2 WOOD JOIST FRAMING
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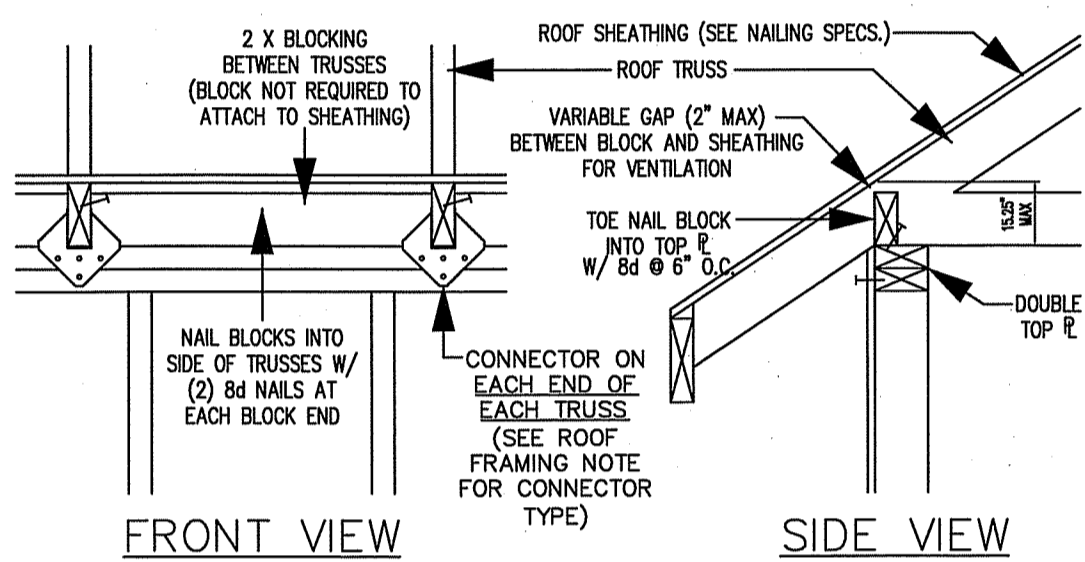
3 WOOD JOIST FRAMING
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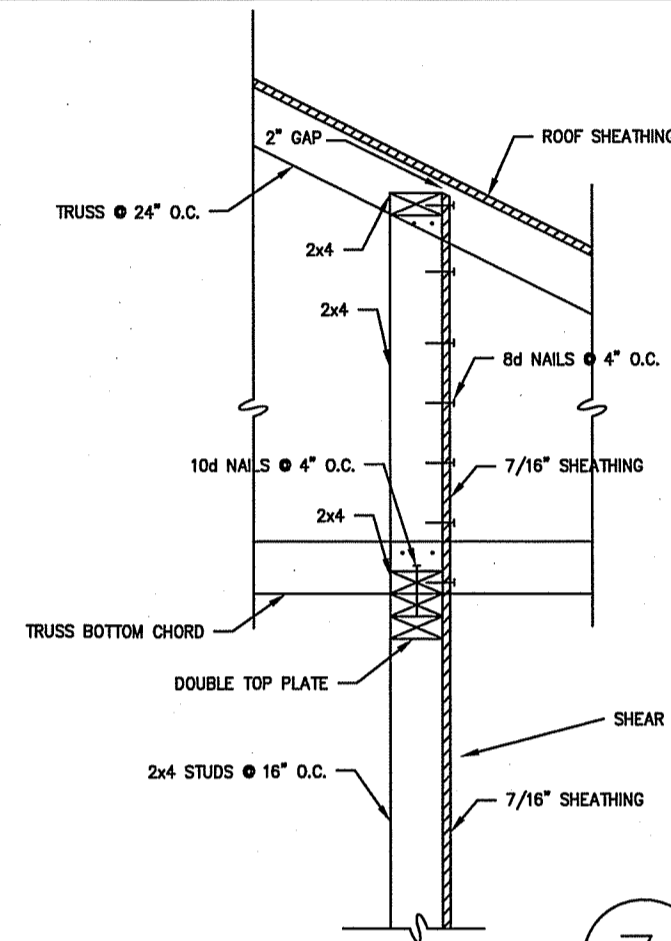
4 WOOD JOIST FRAMING
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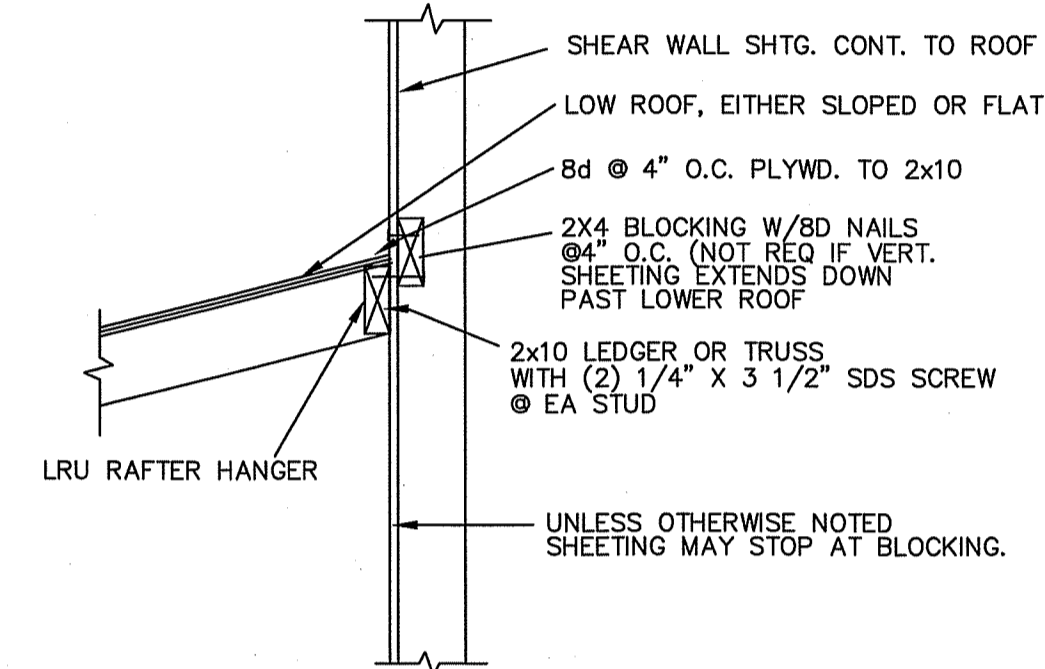
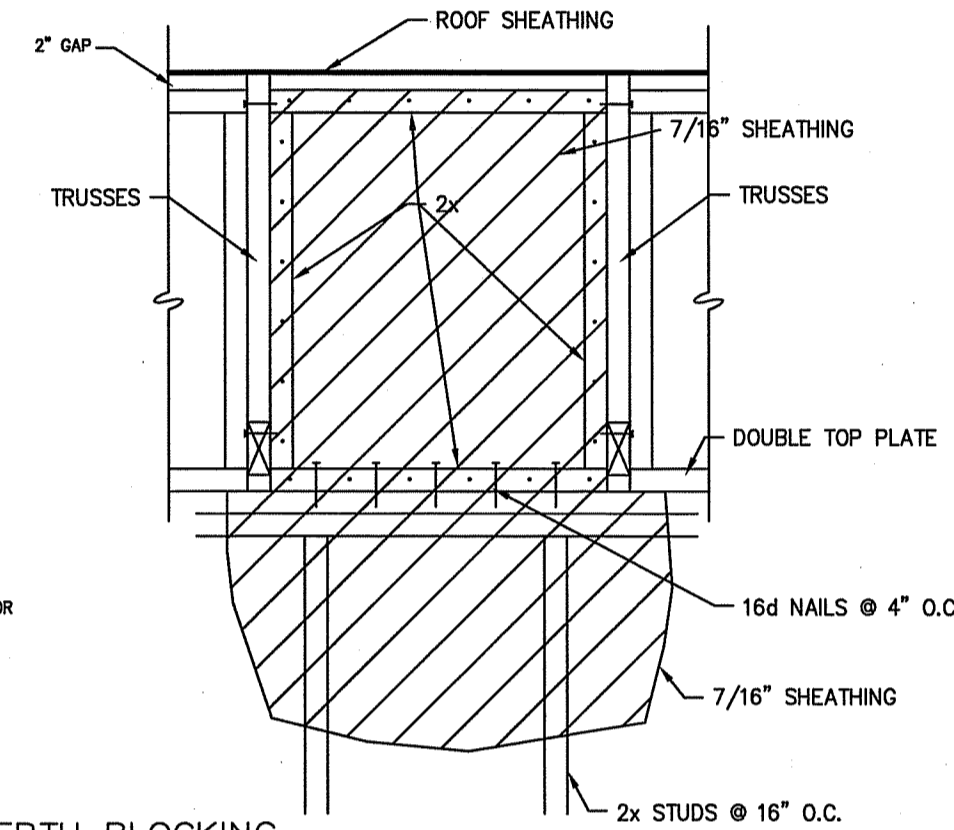
5 HORIZ. SHEATHING LAYOUT
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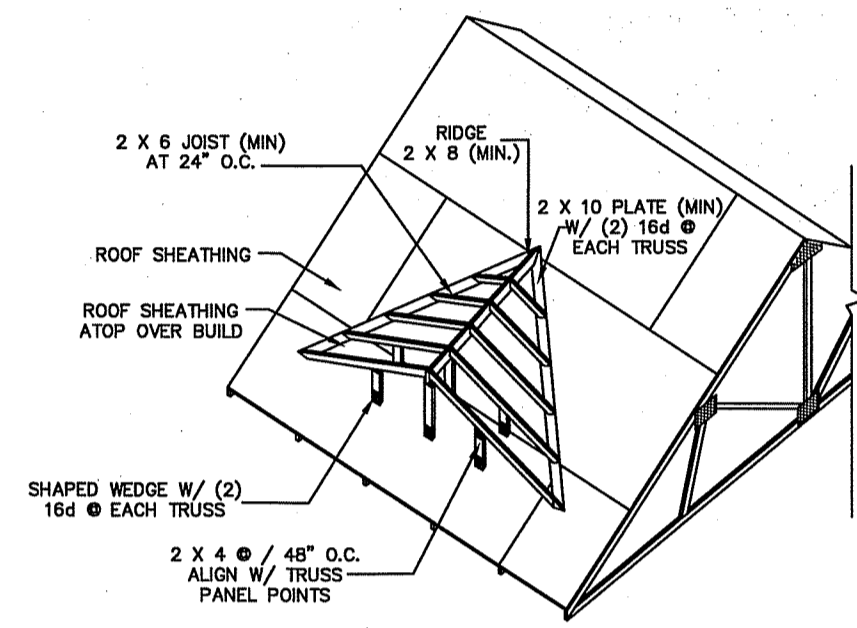
6 TRUSS BLOCK DETAIL
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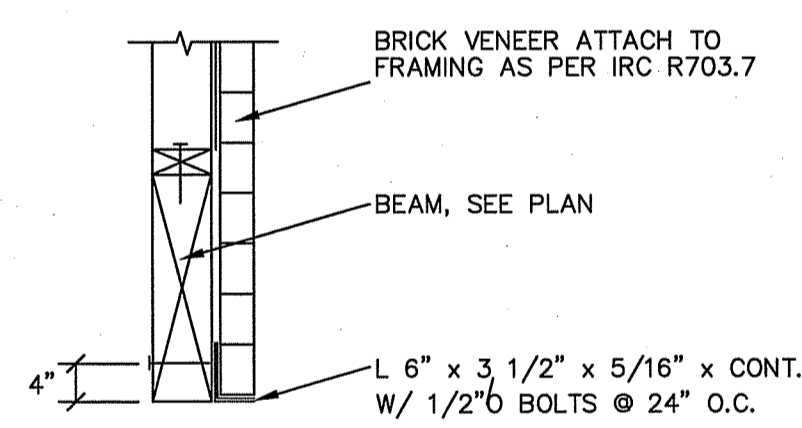
7 TRUSS DEPTH BLOCKING
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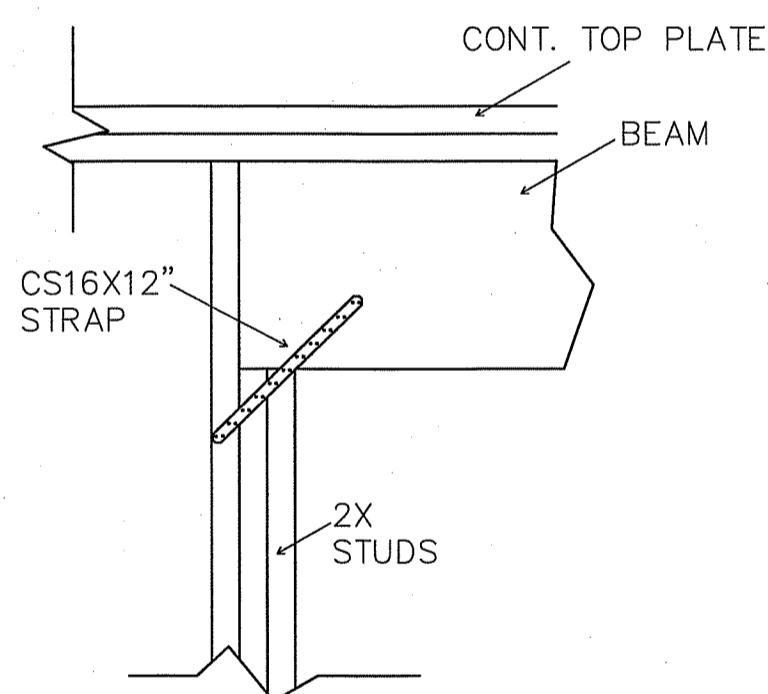
8 LOW ROOF SHEAR WALL
NTS



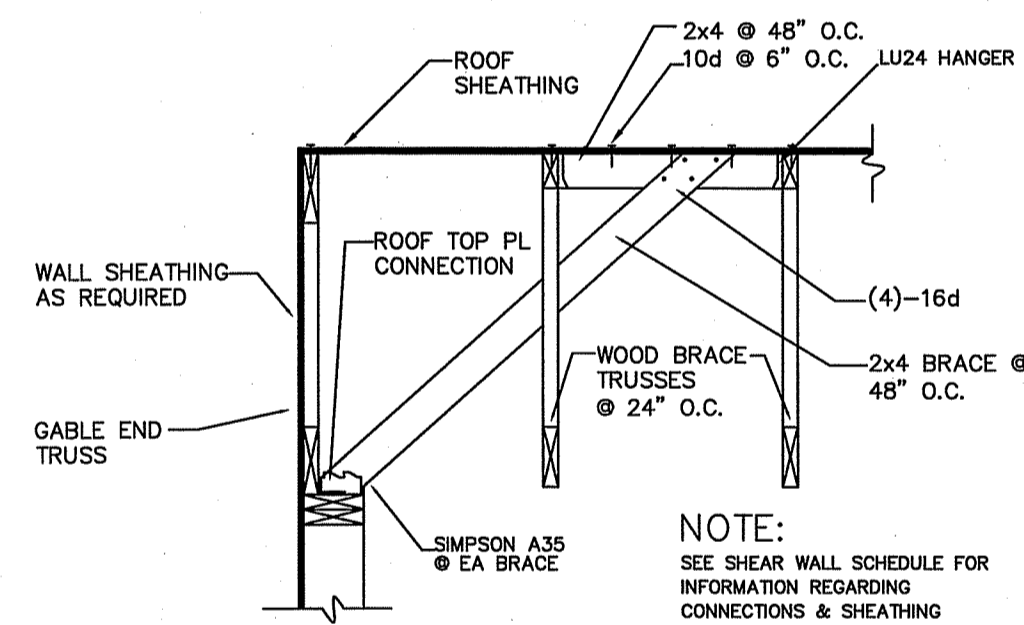
9 ROOF OVERBUILD
NTS



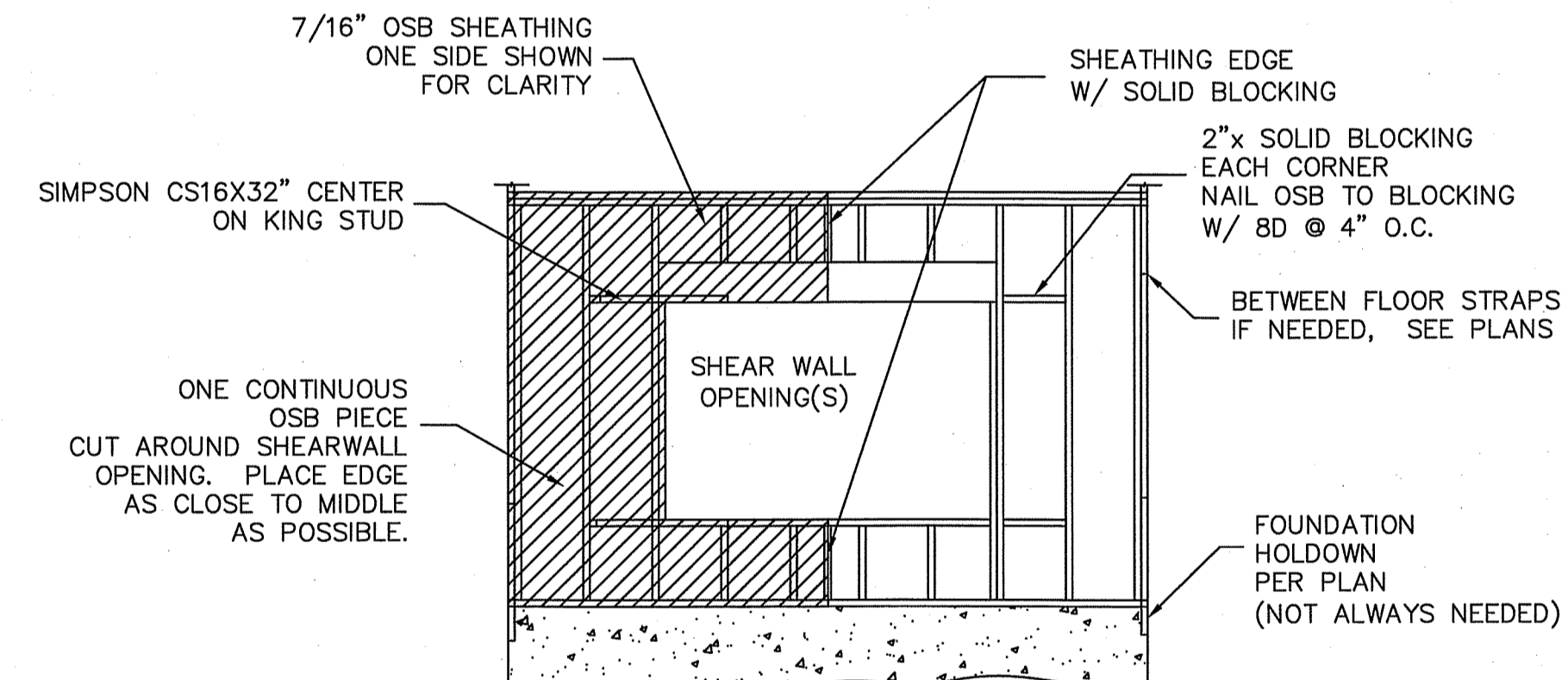
10 BRICK VENEER CONNECTION
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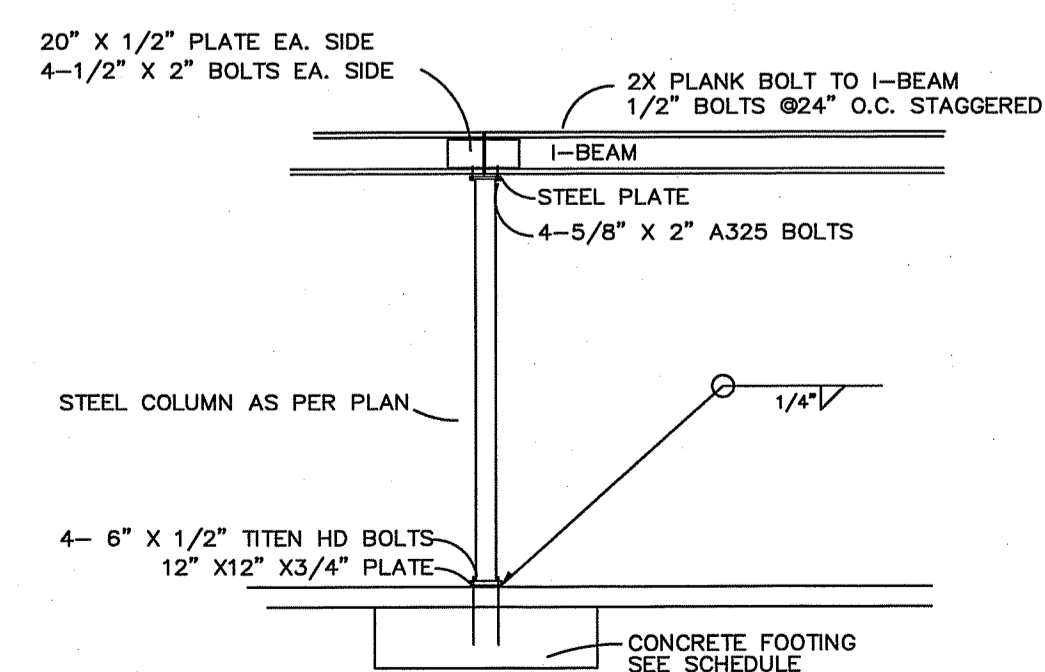
11 HEADER DETAIL
NTS



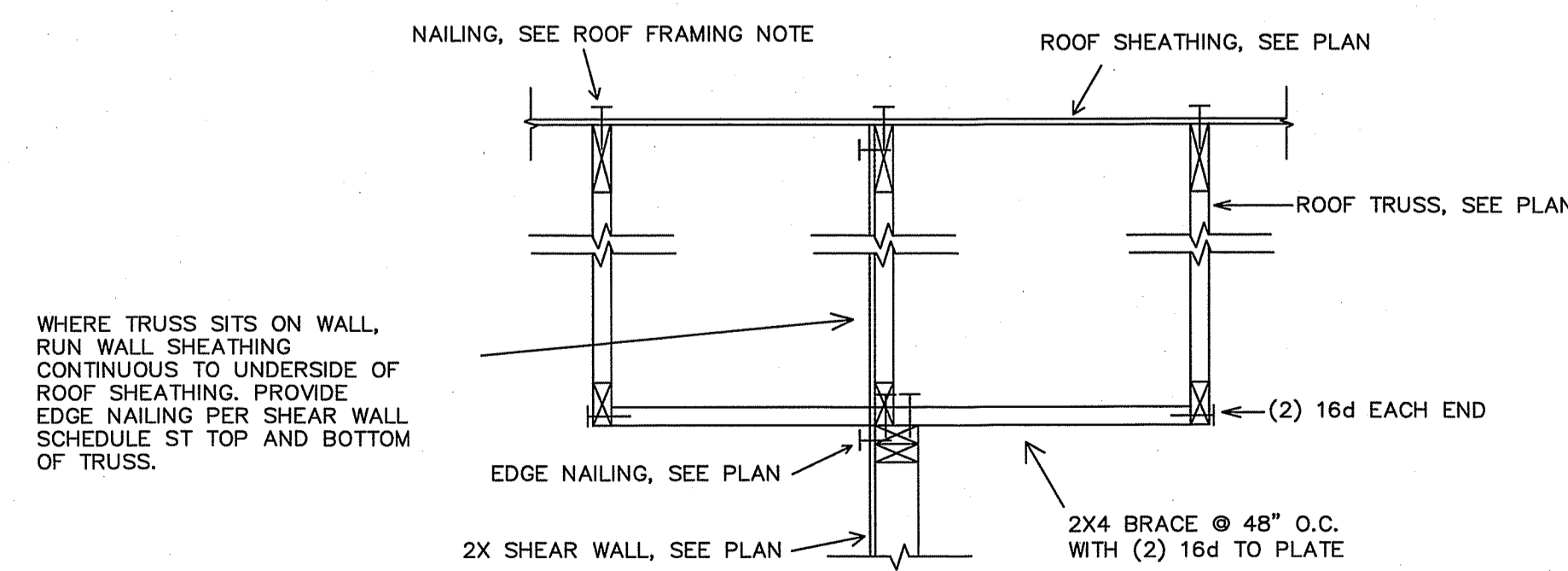
12 GABLE BRACE DETAIL
NTS



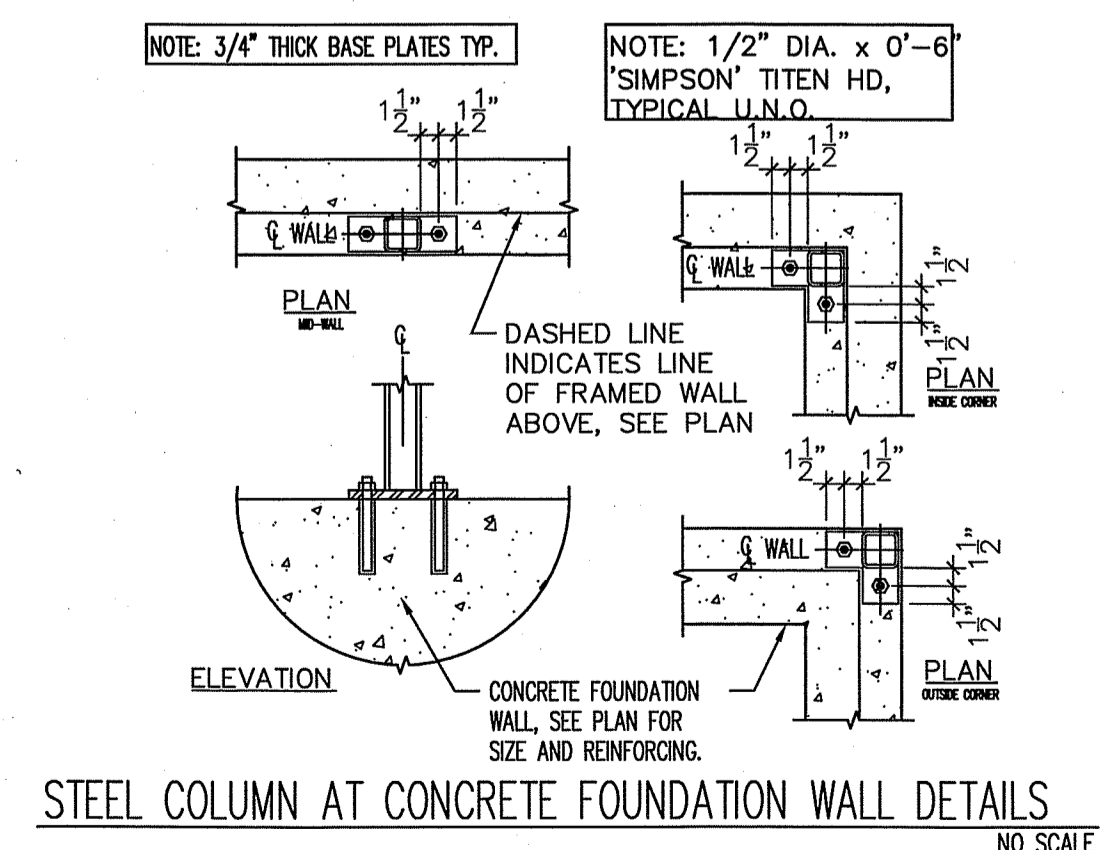
13 FORCE TRANSFER SHEAR WALL
NTS



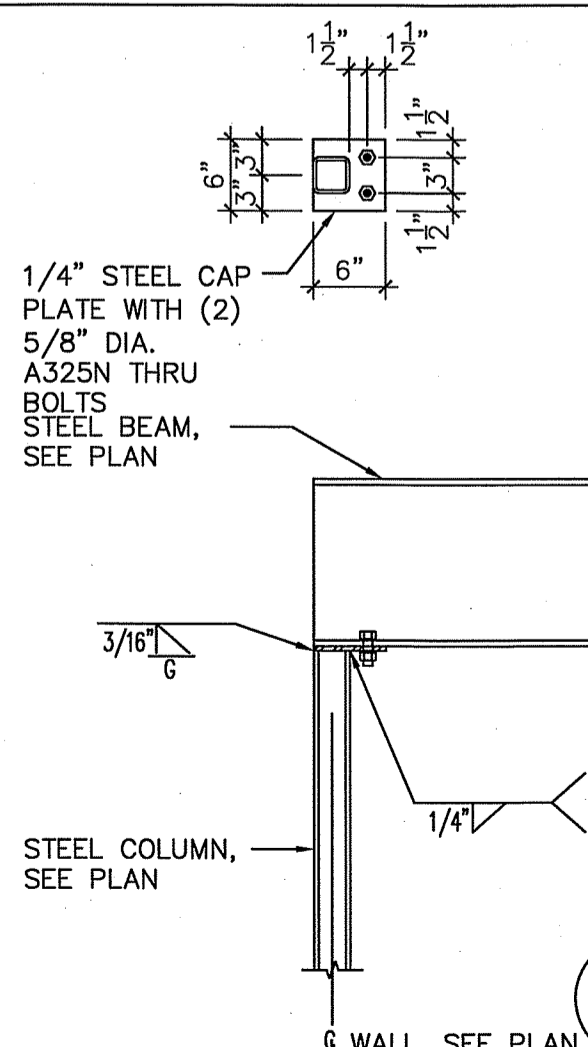
14 I-BEAM/COLUMN
NTS



15 TRUSSES PARALLEL TO SHEAR WALL
NTS



16 STEEL COLUMN AT CONCRETE FOUNDATION WALL DETAILS
NTS



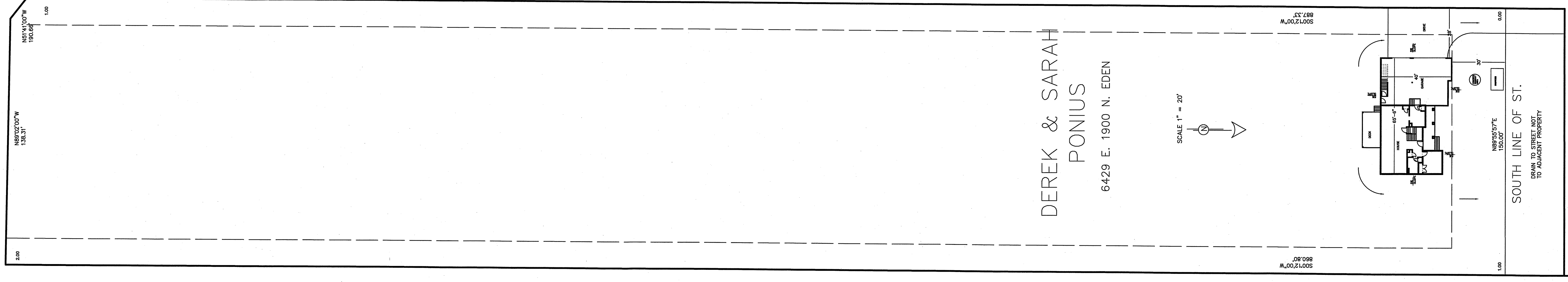
17 STEEL POST TO STEEL BEAM
NTS

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STRUCTURAL DETAILS

SD2



DEREK & SARAH
PONIOUS
6429 E. 1900 N. EDEN

SCALE 1" = 20'

ALL STORM WATER AND DIRT WILL BE COLLECTED IN THE CURB AND GUTTER DURING CONSTRUCTION. LANDSCAPING AND FINAL CURB AND GUTTER CONSTRUCTION SHALL BE RESPONSIBLE FOR KEEPING DIRT AWAY FROM THE STREET DURING CONSTRUCTION. THE GRADE AWAY FROM THE STREET SHALL BE A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET OR 4% (R401.3) OF EVERY DAY.

STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF DIRT AT THE END OF EVERY DAY.

GRAVEL BAGS TO BE PLACED AND MAINTAINED AT ALL TIMES IN THE DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM THE CURB AND GUTTER DURING CONSTRUCTION.

BERMS OR SWALES MAY BE PLACED TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL CONSTRUCTION SHALL BE A BLEND WITH ADJACENT LOTS.

A LINED CONCRETE WATERCOURSE SHALL BE PROVIDED AT THE AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. THE CONCRETE SHALL BE FINISHED OR ON THE GROUND IS PROHIBITED.

SOUTH LINE OF ST.
DRAIN TO STREET NOT TO ADJACENT PROPERTY

1900 N. ST.