

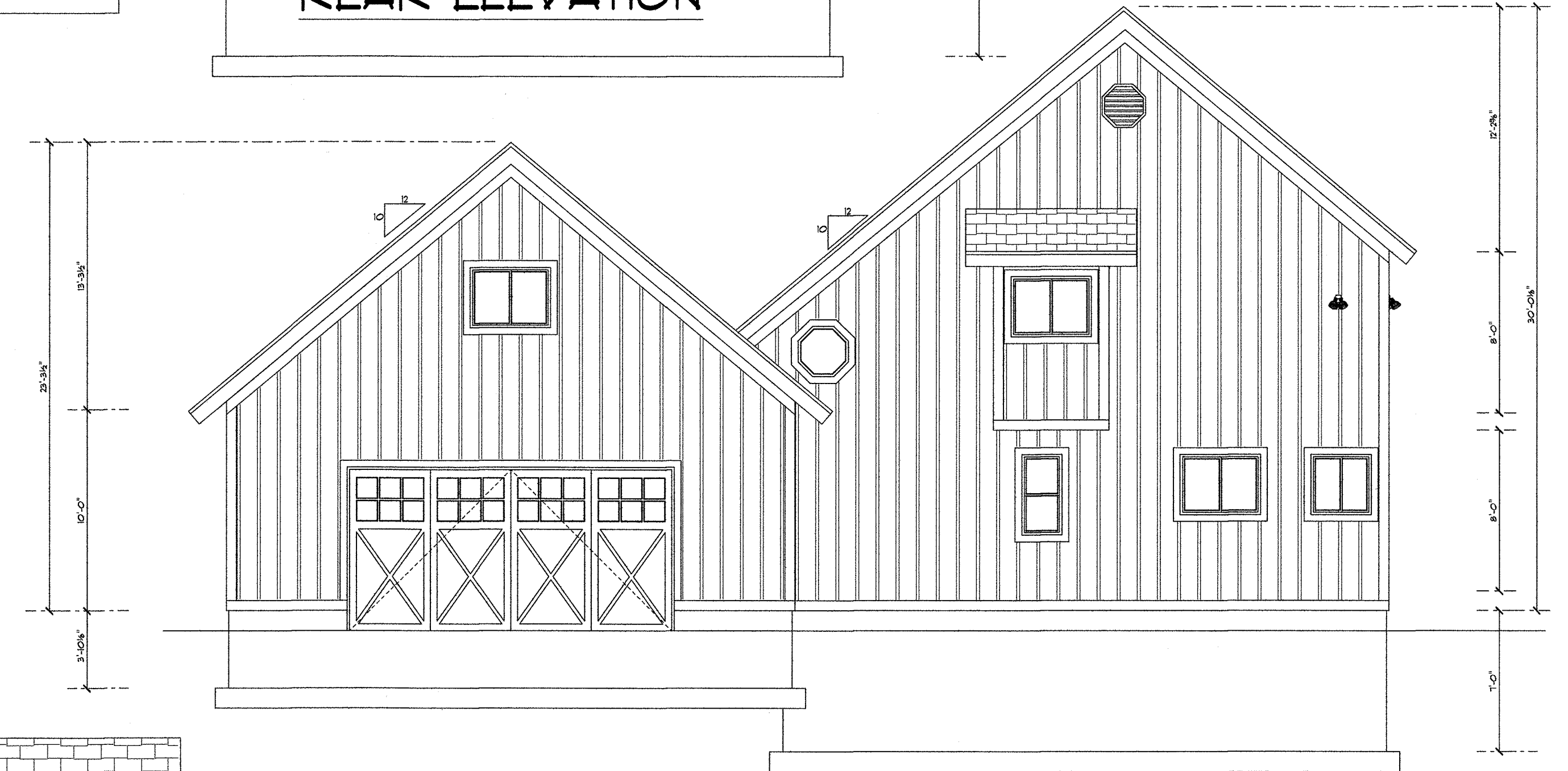
GOLDE REMODEL



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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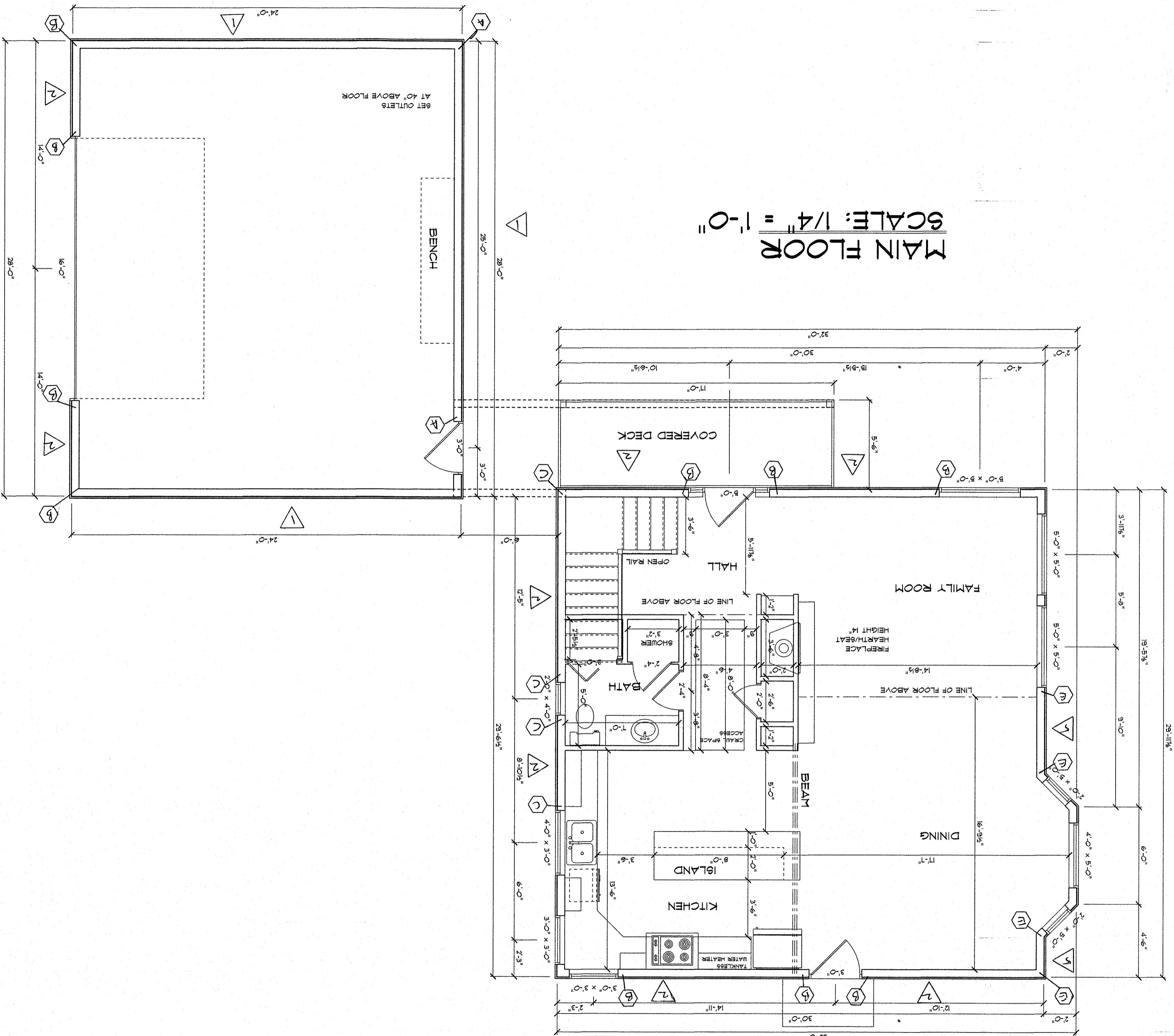
ELEVATION PLANS

SINGLE USE FOR: GOLDE

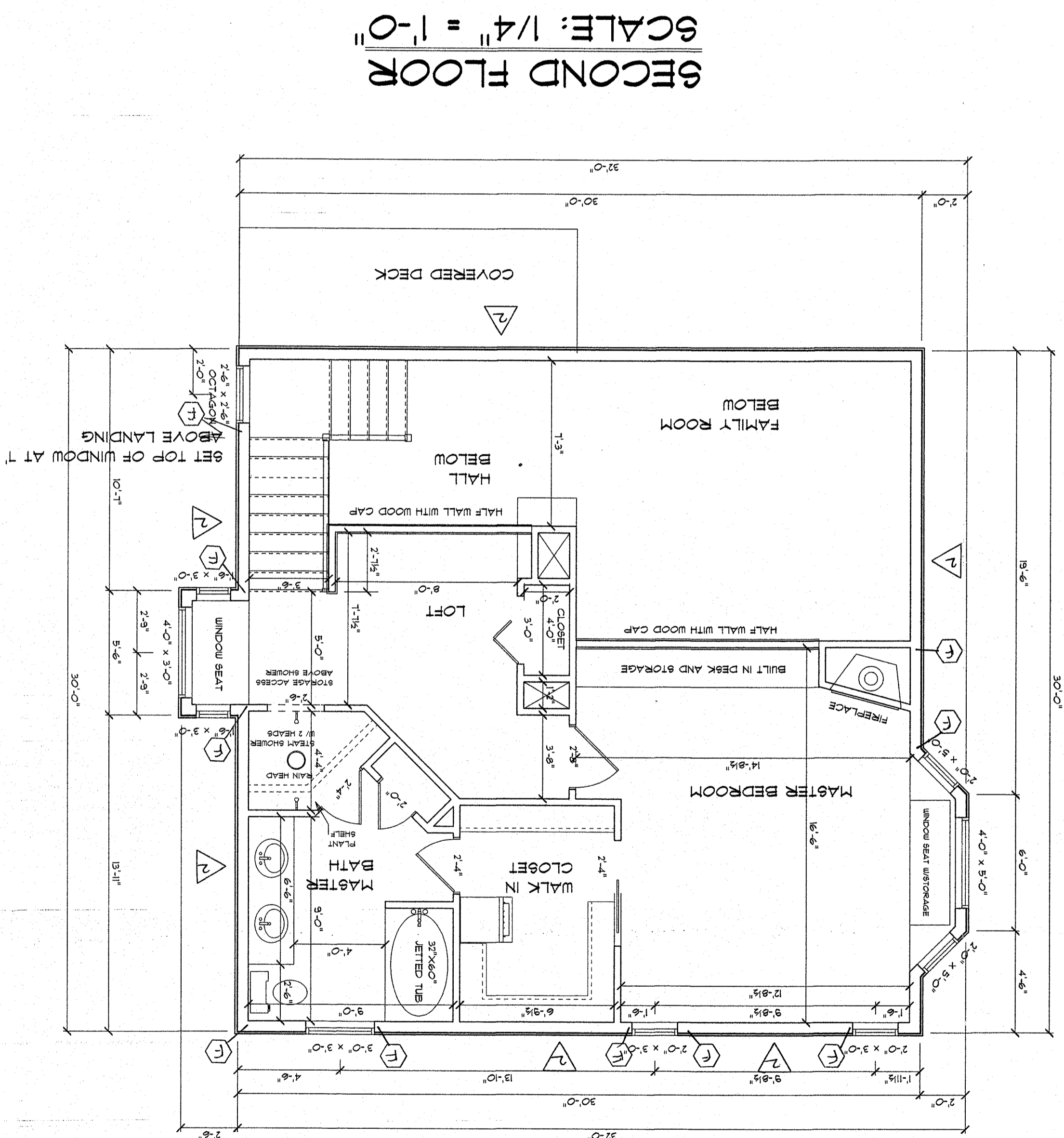
SIERRA PLANS

SCALE 1/4" = 1'-0"  
DATE June 23, 2016  
DRAWING NUMBER 1

APPROVED  
DRAWN BY  
REVISED  
PLAN NAME



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



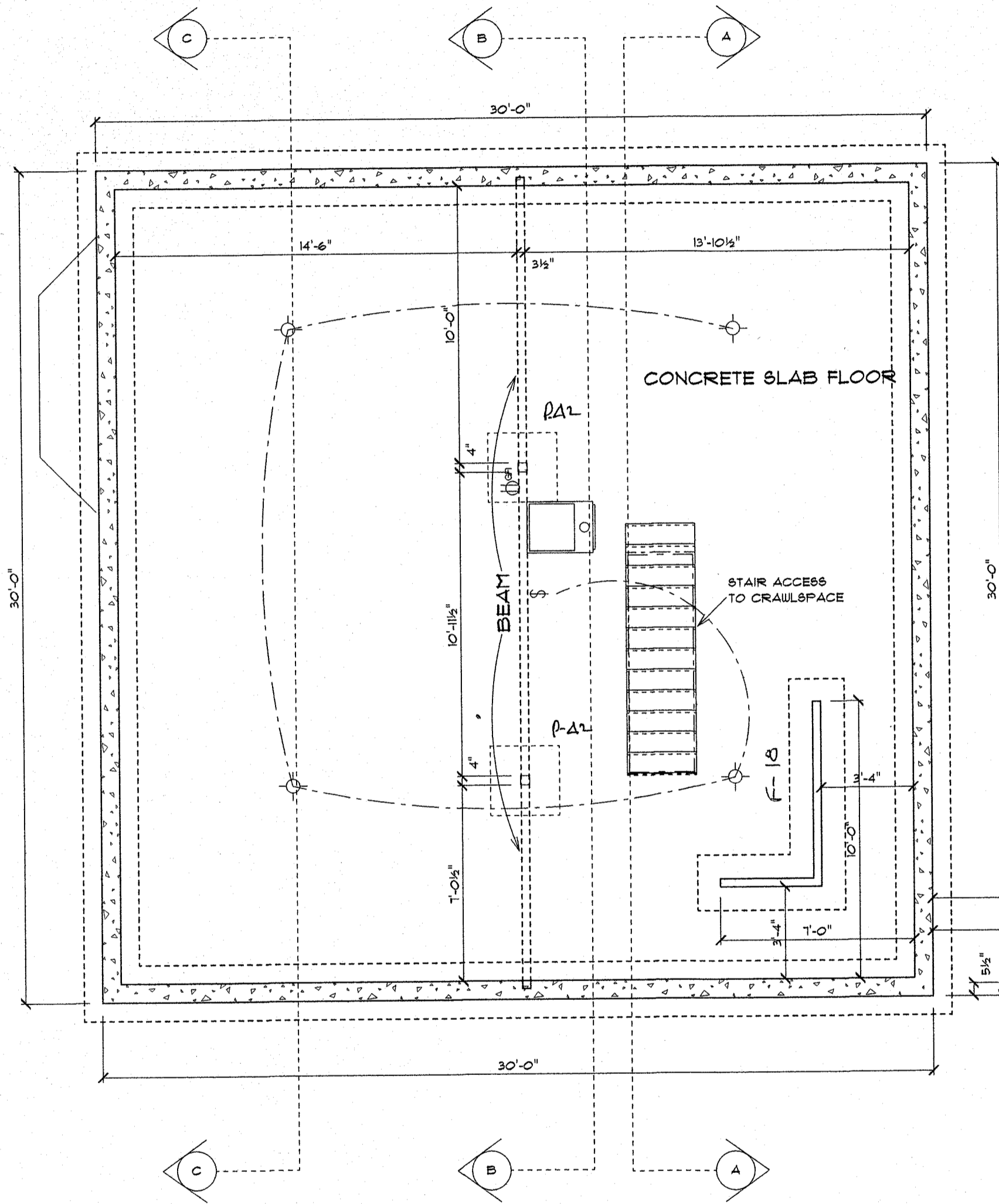
SECOND FLOOR  
SCALE: 1/4" = 1'-0"



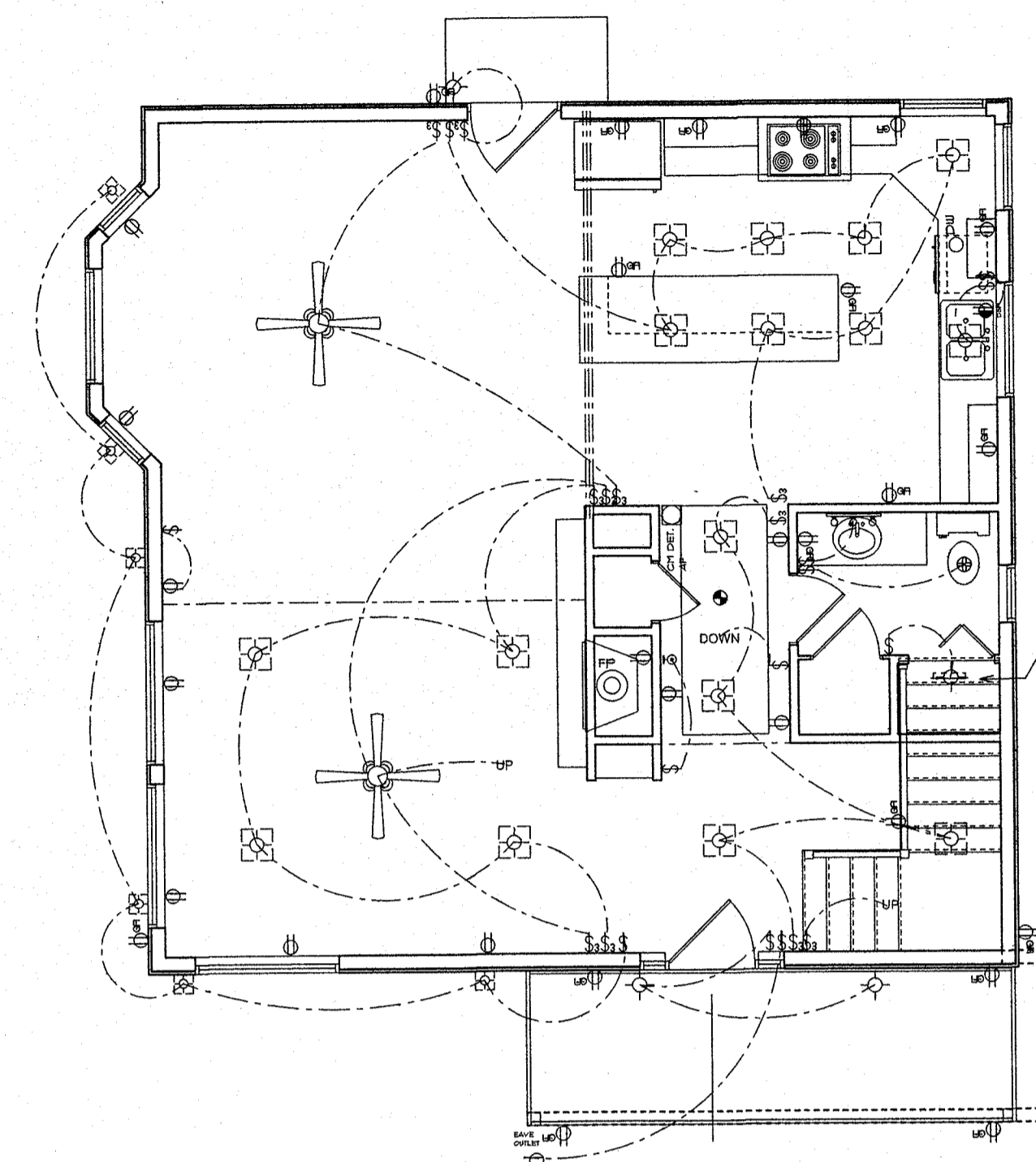
**SIERRA PLANS**  
 SCALE 1/4" = 1'-0"  
 DATE June 23, 2016  
 DRAWING NUMBER 2

APPROVED  
 DRAWN BY  
 REVISED  
 PLAN NAME  
 SINGLE USE FOR: GOLDE

MAIN AND SECOND FLOOR  
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**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

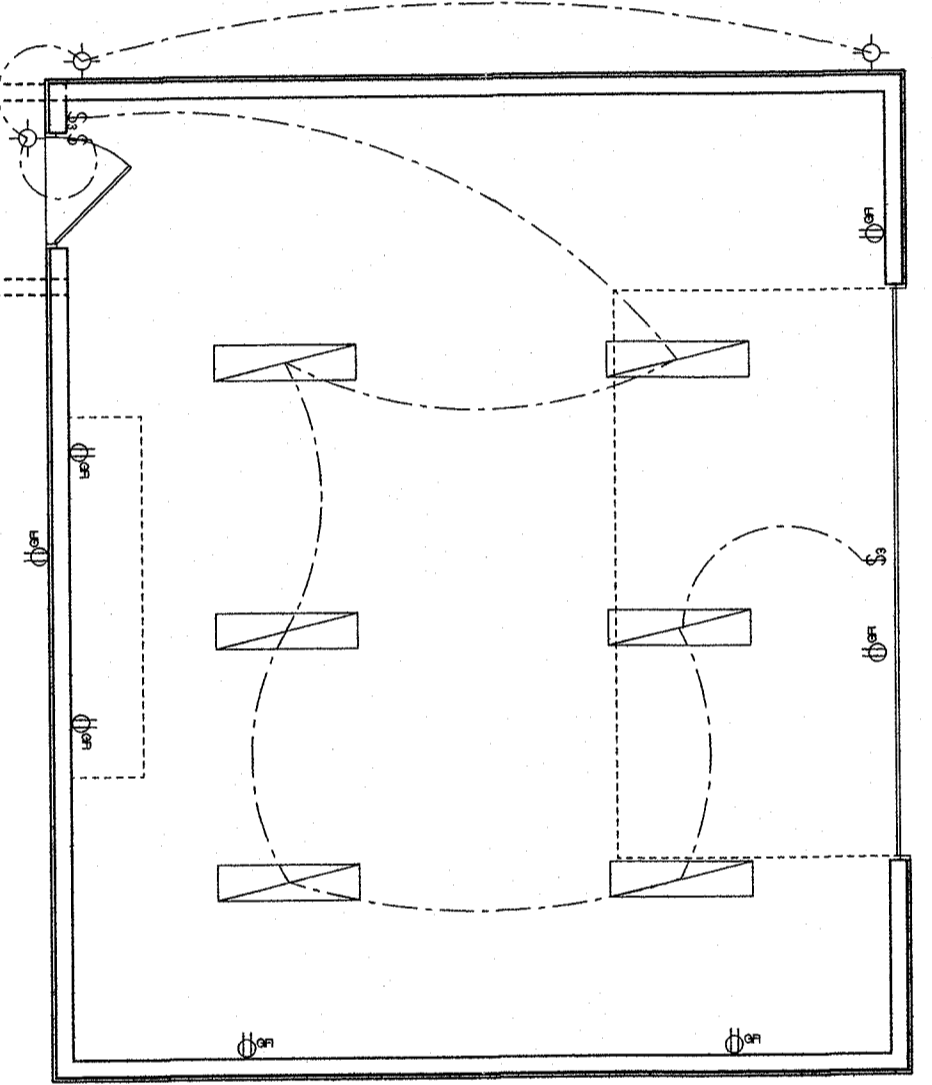


**MAIN FL ELECTRICAL**

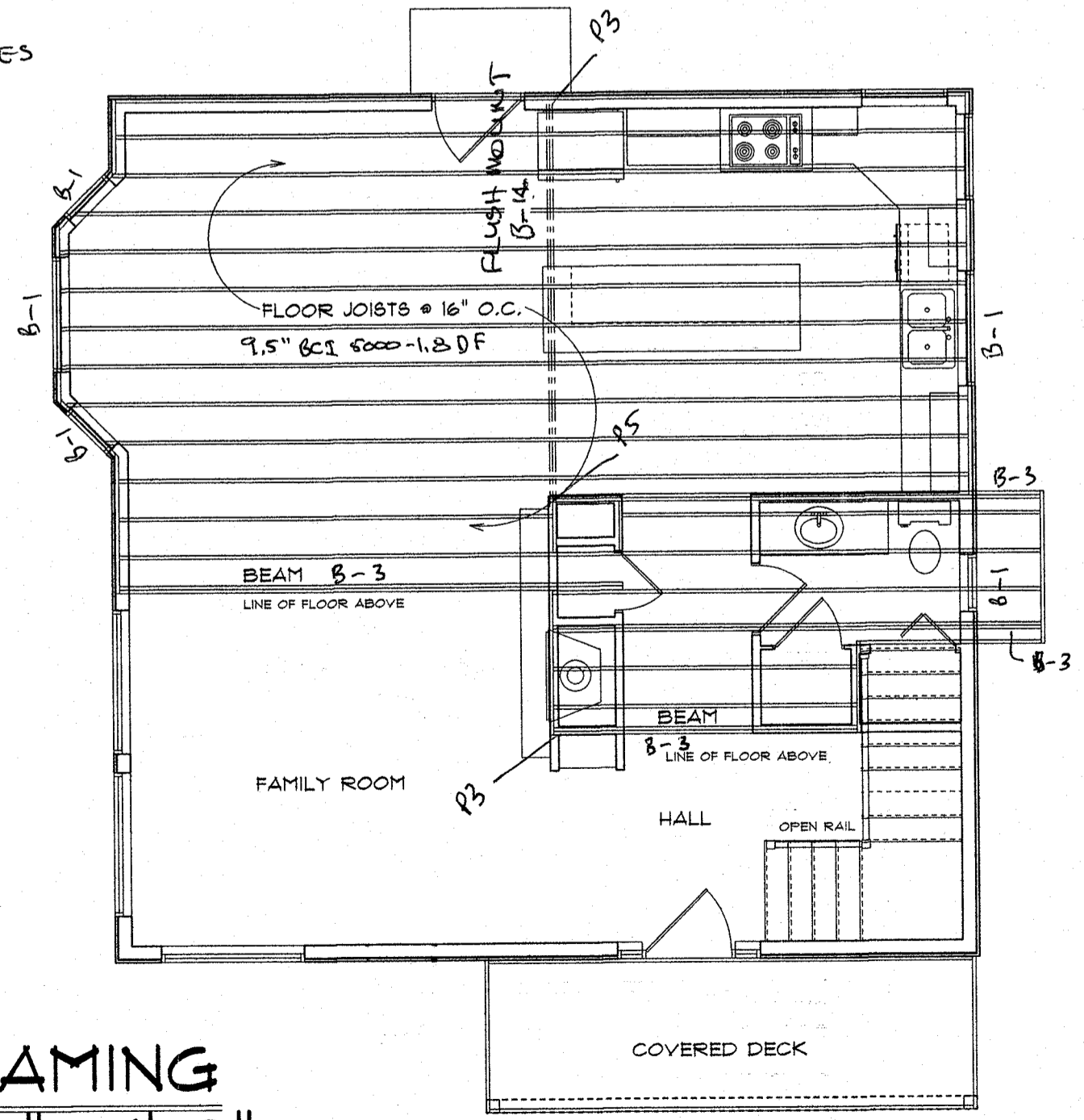
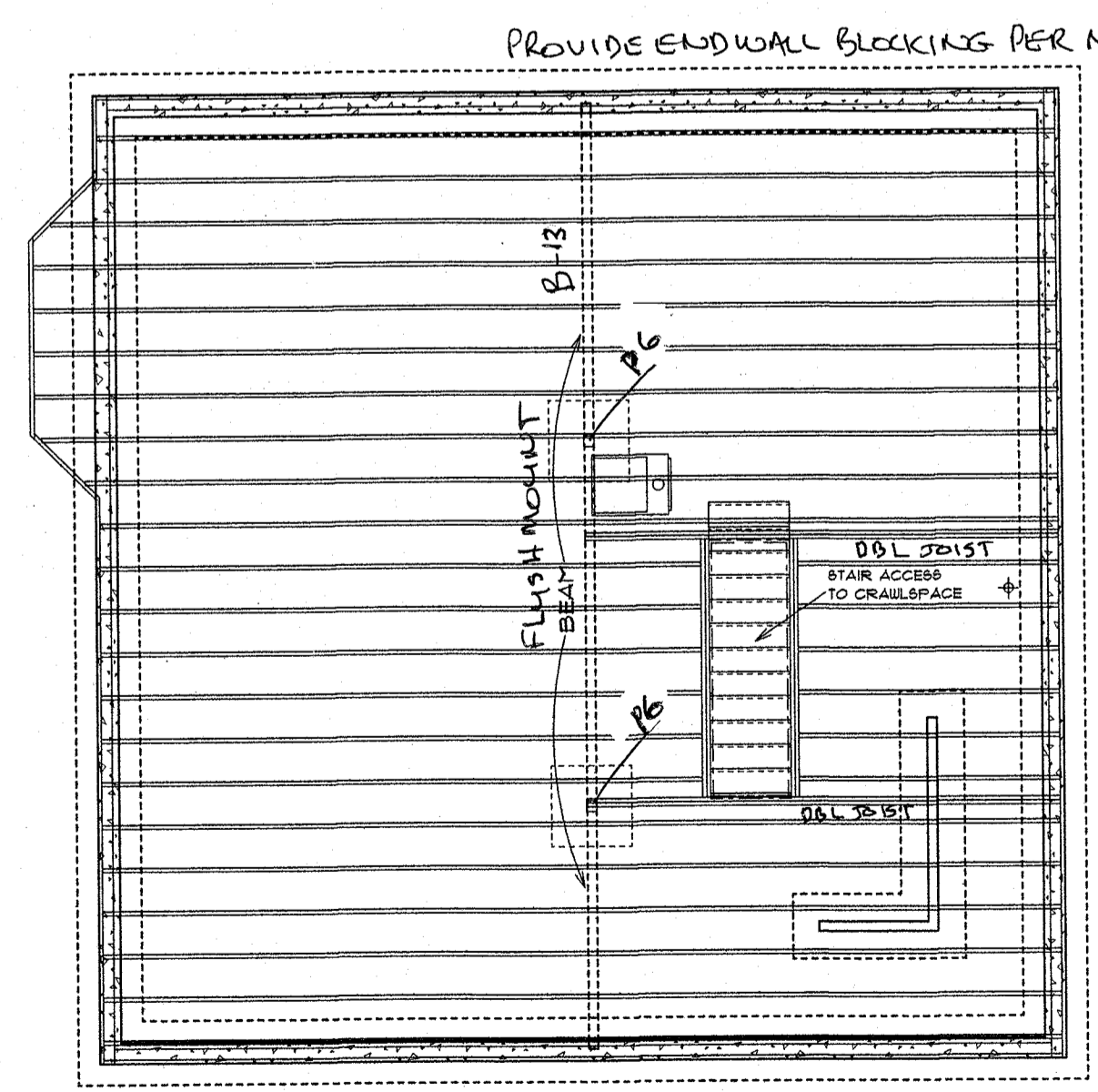
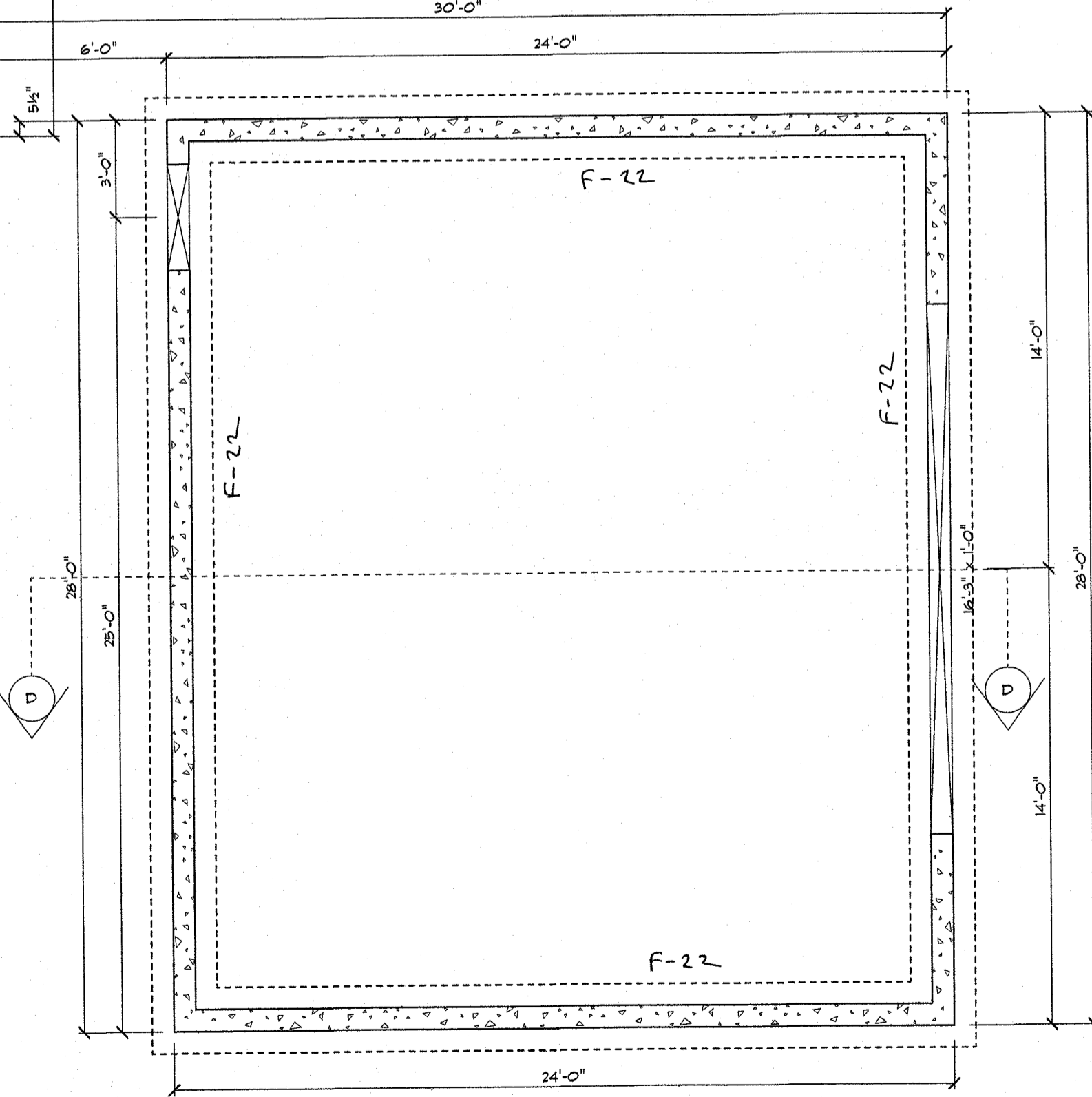
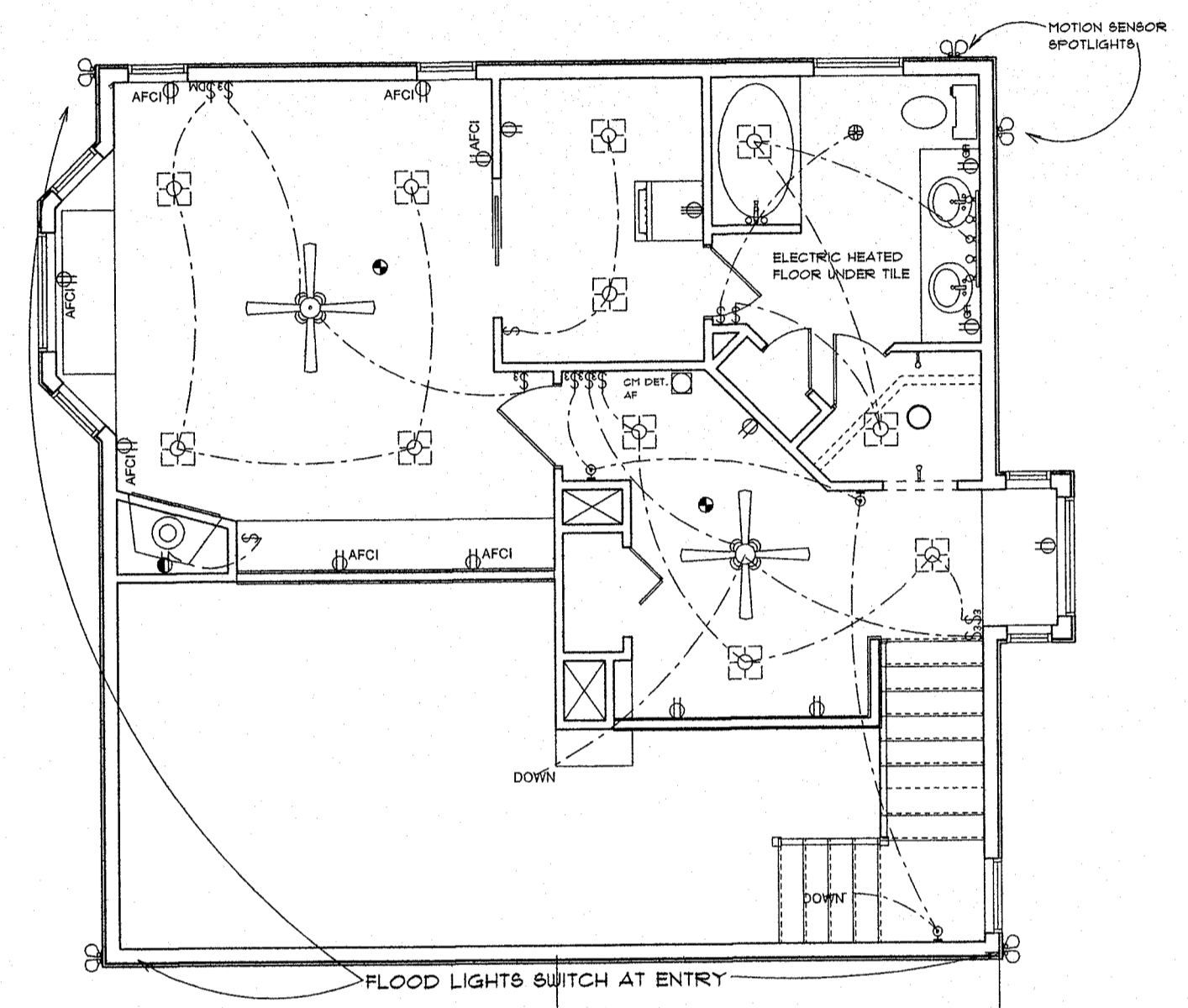
ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlights 2	4	
SMALL VANITY	1	
double spotlight	5	
fluorescent fixture	6	
vanity bar light	1	
wall sconce	4	
electrical panel	1	
CAN LIGHT	21	
CARBON MONOXIDE DET.	2	

ELECTRICAL	COUNT	SYMBOL
DISHWASHER	1	
DISPOSAL	1	
DOWN	3	DOWN
EAVE OUTLET	1	
FIREPLACE	1	FP
MINI CAN	6	
OUTLET AFCI	7	
UP	2	UP
dimmer switch	1	

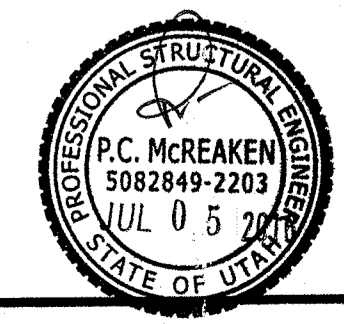
ELECTRICAL	COUNT	SYMBOL
fan	2	
light	11	
outlet	16	
outlet 220v	2	
outlet gfi	21	
smoke detector	3	
split receptacle	1	
switch	18	
switch 3 way	20	



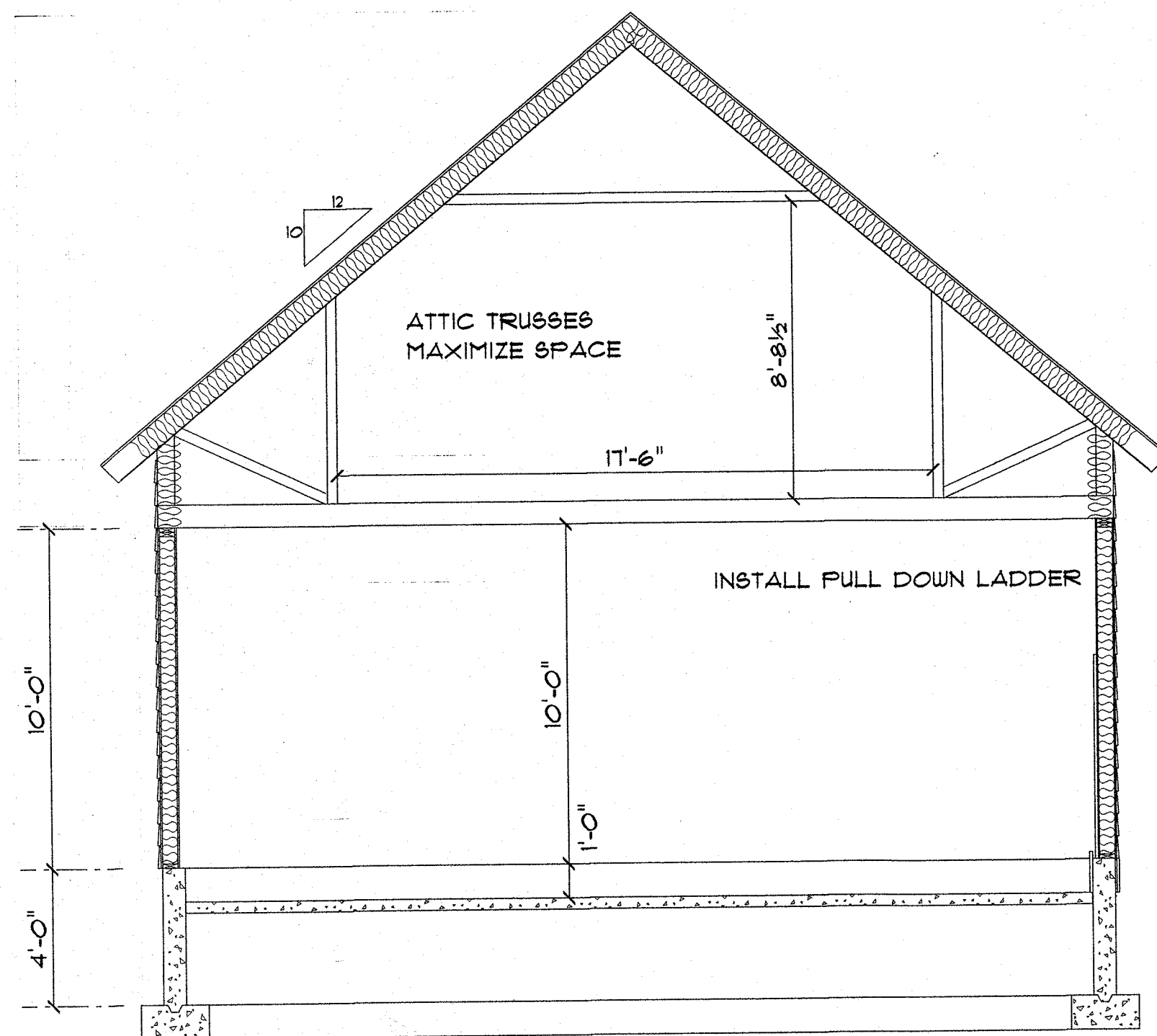
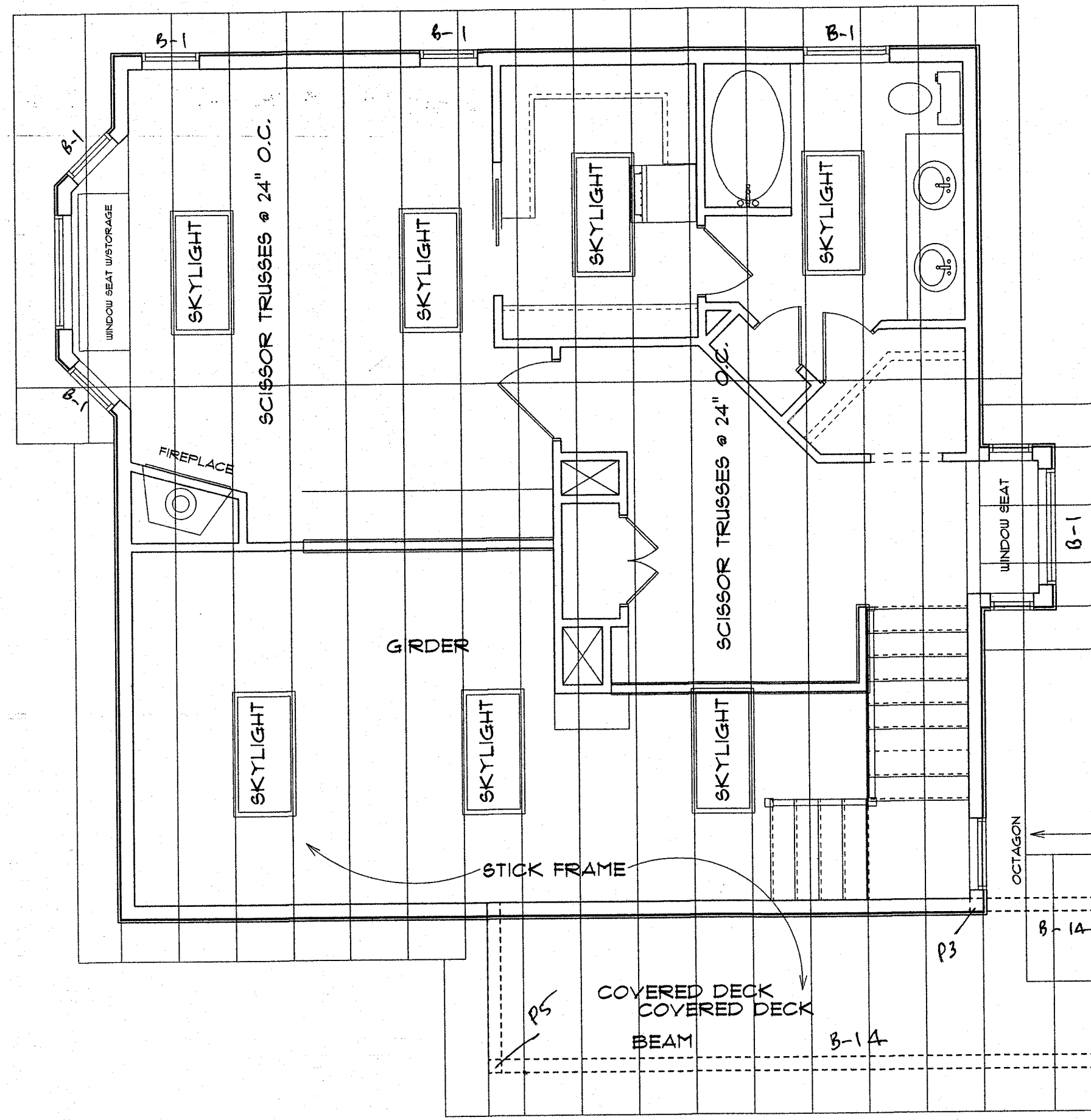
**SECOND FL ELECTRICAL**



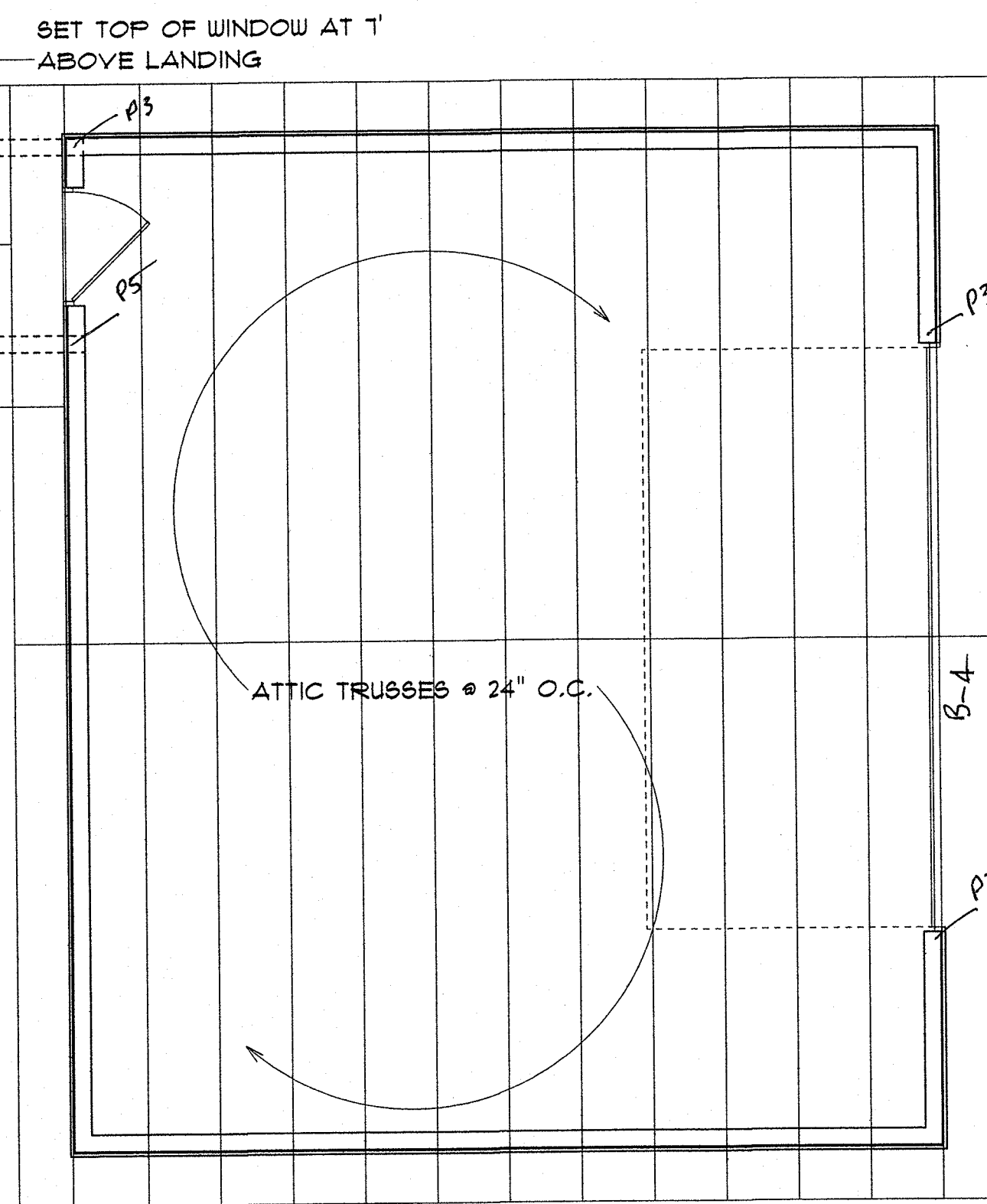
**FLOOR FRAMING**  
SCALE: 3/16" = 1'-0"



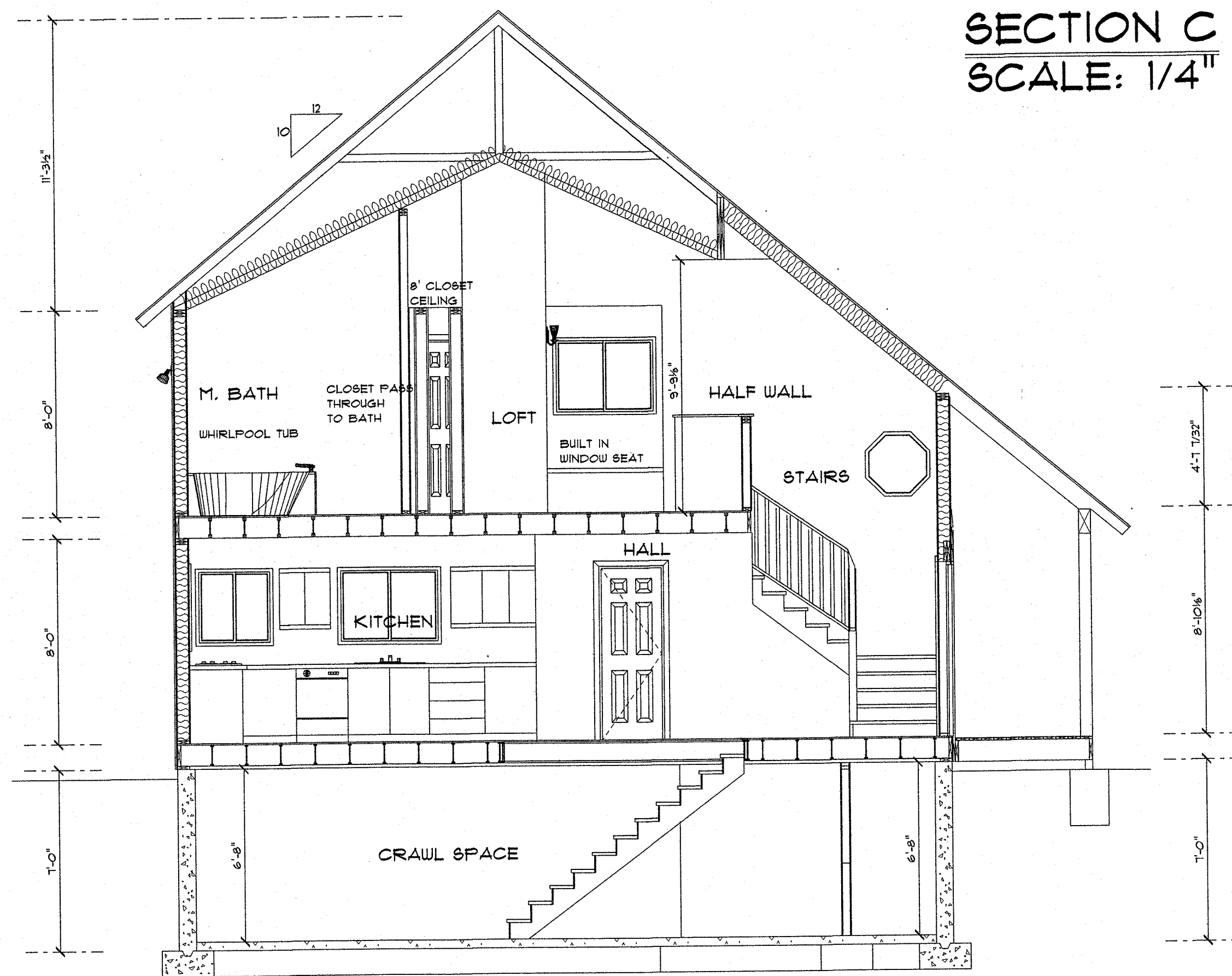
**ROOF FRAMING**  
SCALE: 1/4" = 1'-0"



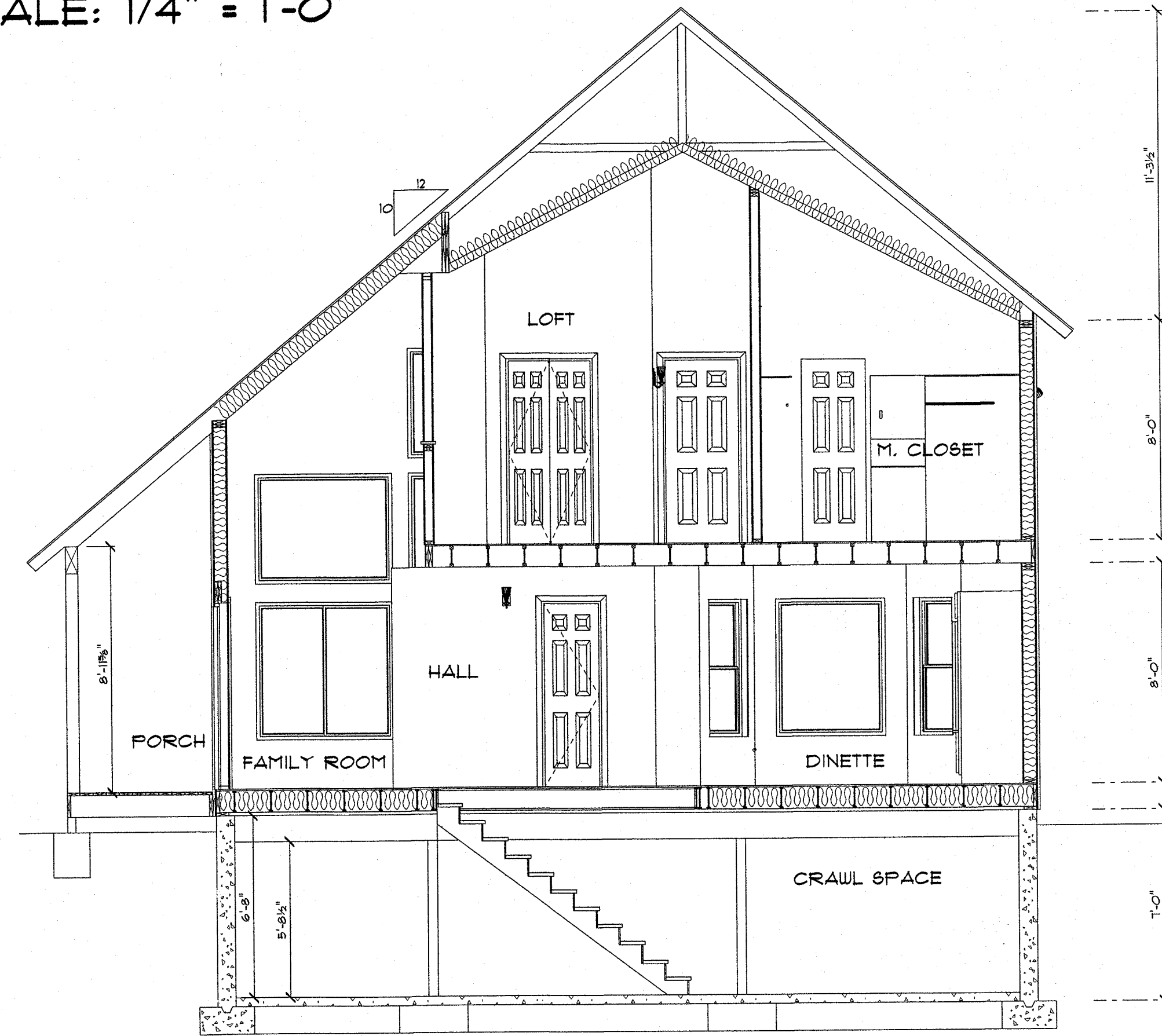
**GARAGE SECTION**  
SCALE: 1/4" = 1'-0"



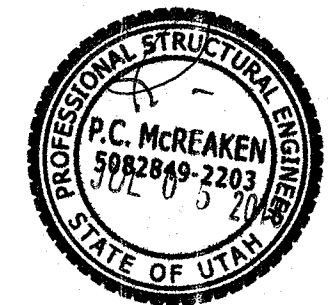
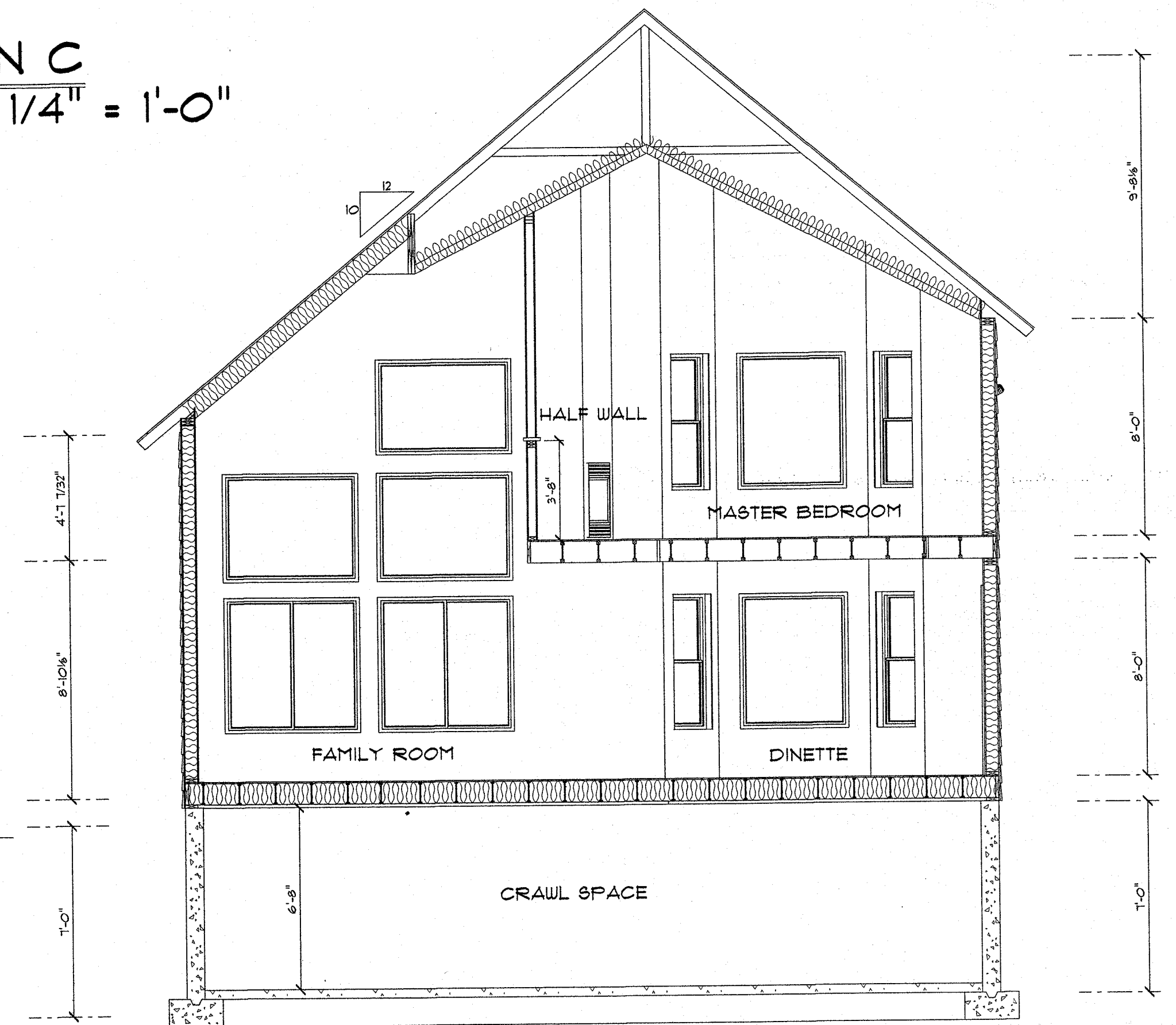
**SECTION C**  
SCALE: 1/4" = 1'-0"



**SECTION A**  
SCALE: 1/4" = 1'-0"



**SECTION B**  
SCALE: 1/4" = 1'-0"



**SIERRA PLANS**

SCALE: 1/4" = 1'-0"  
DATE: June 23, 2016  
DRAWING NUMBER

APPROVED

ROOF AND SECTIONS  
SINGLE USE FOR: GOLDE

PLAN NAME

4

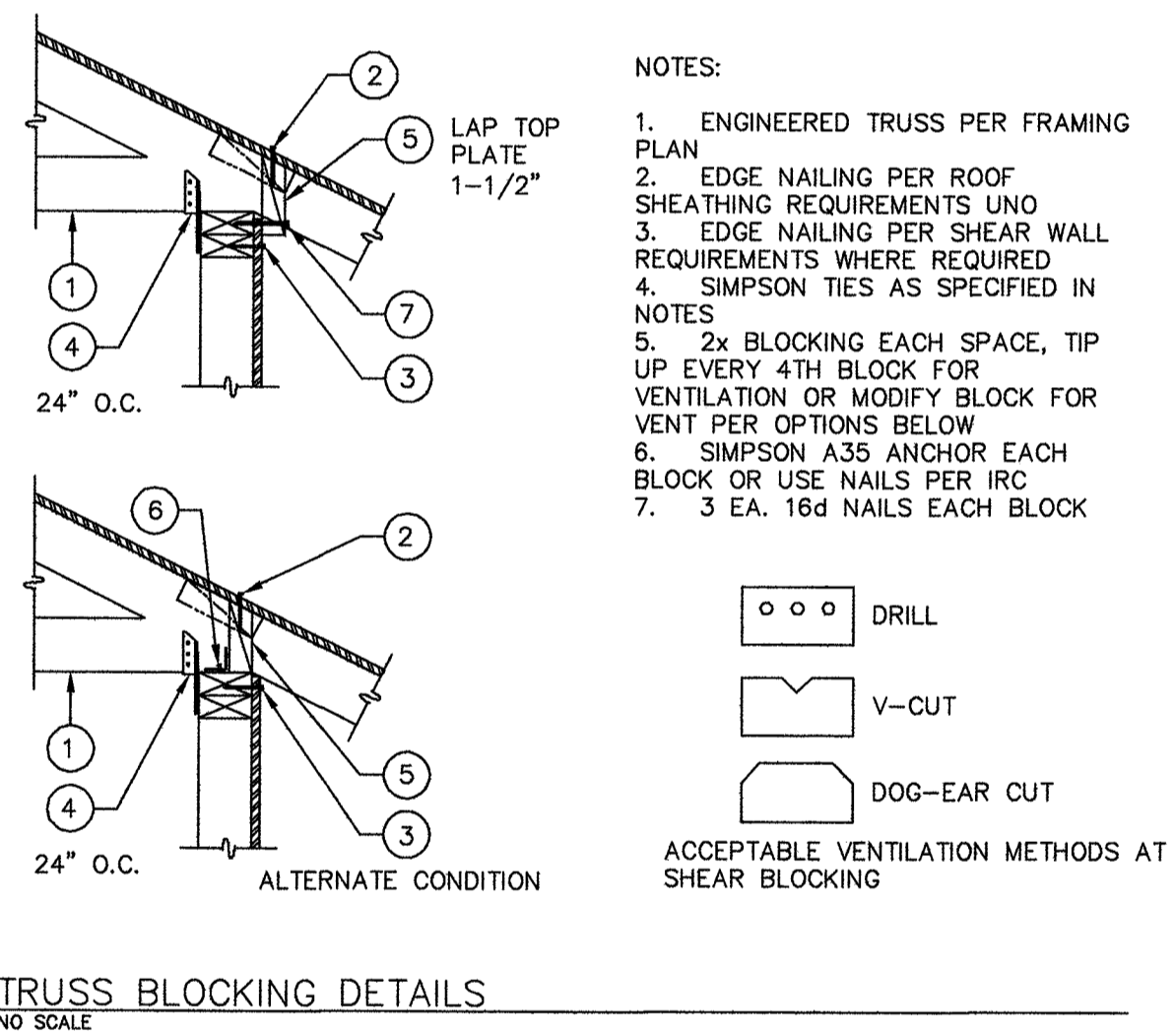
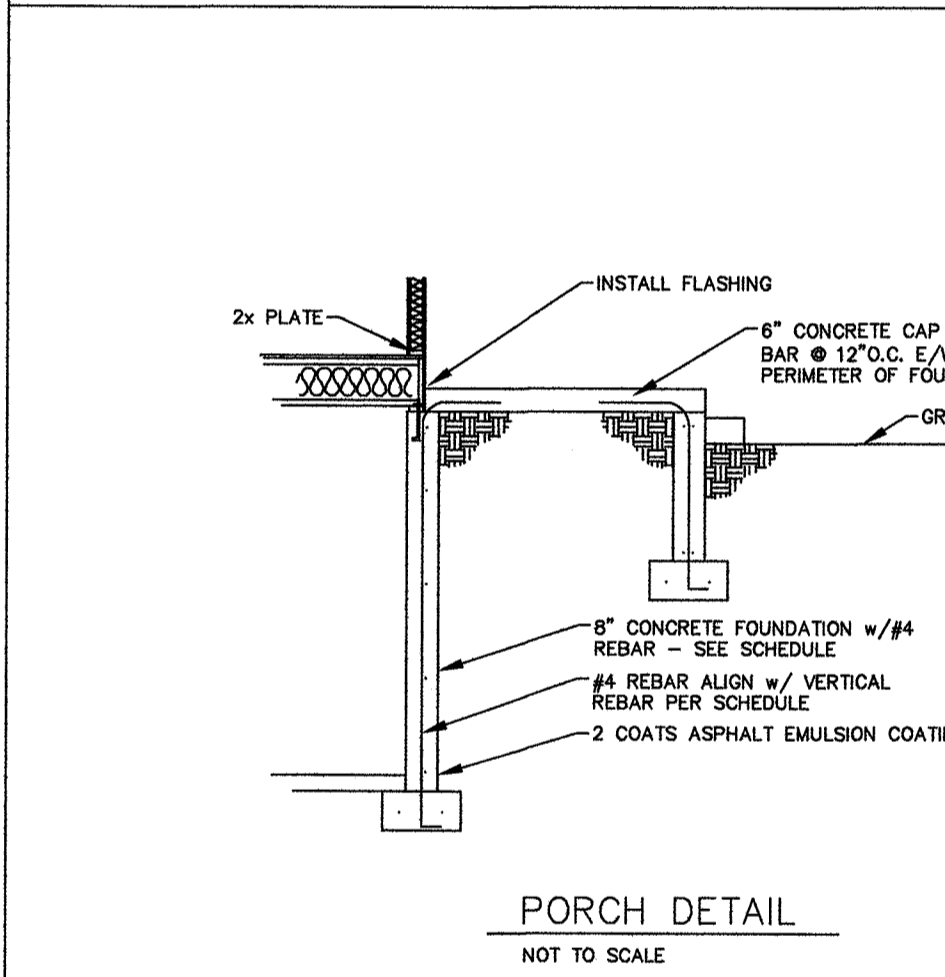
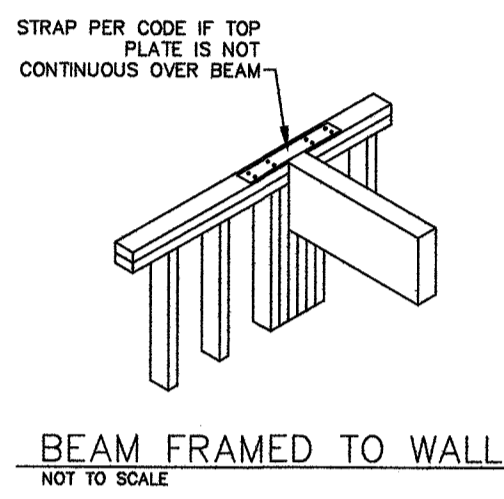
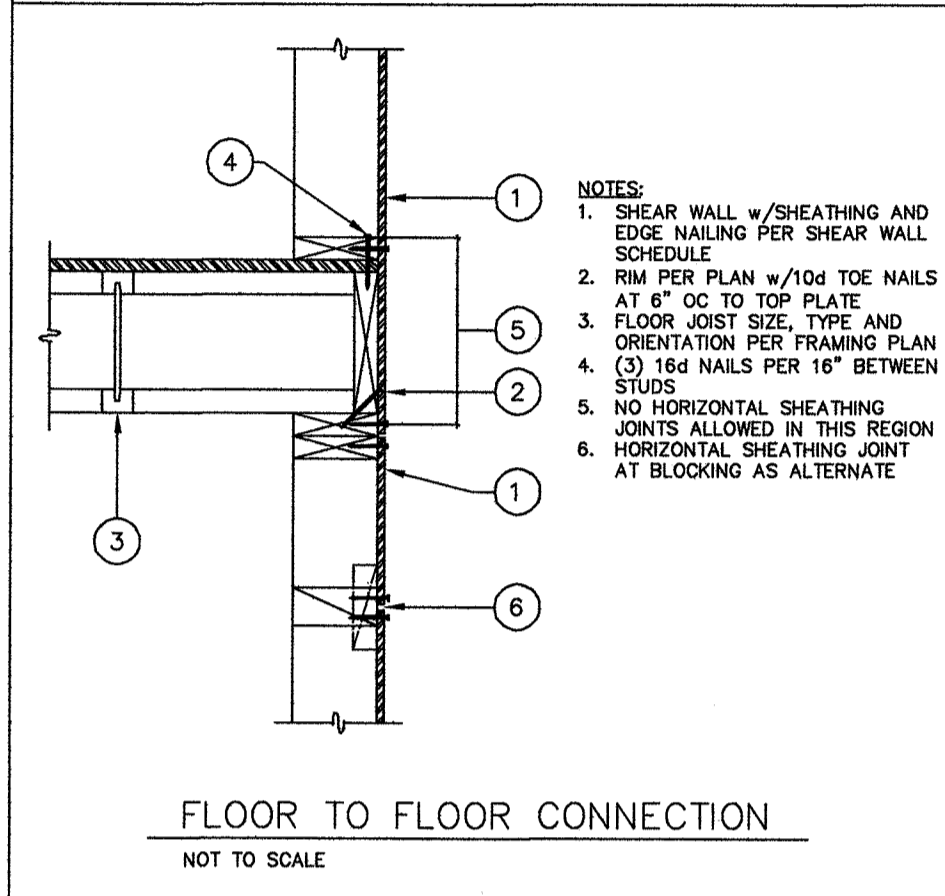
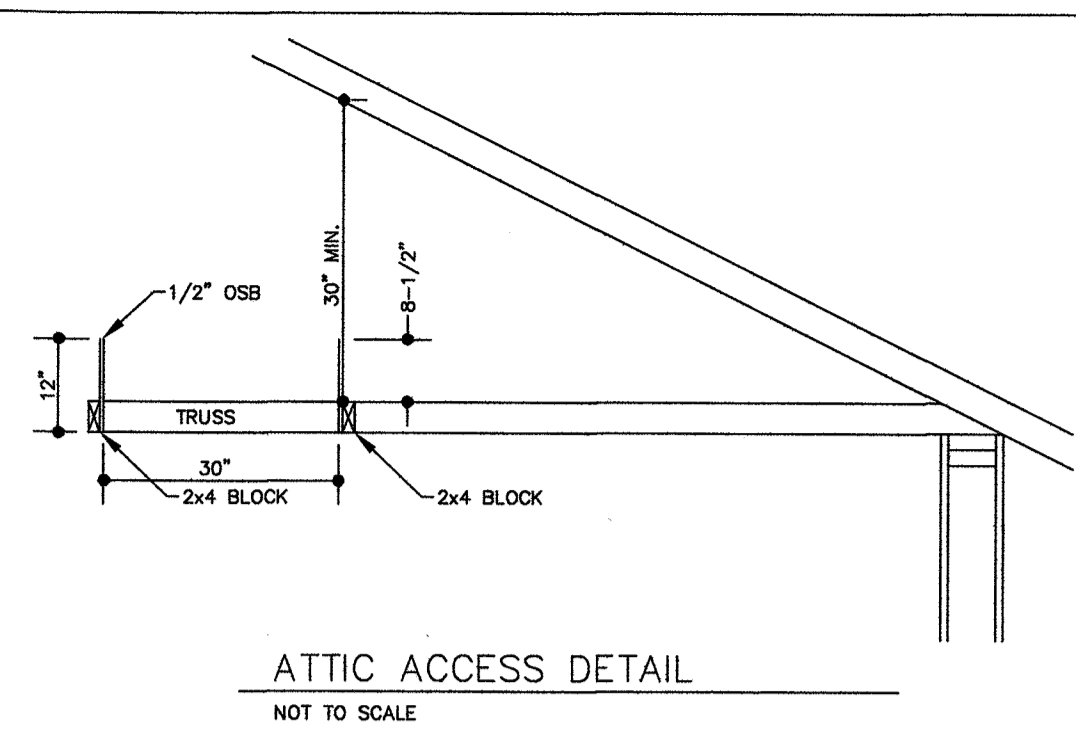
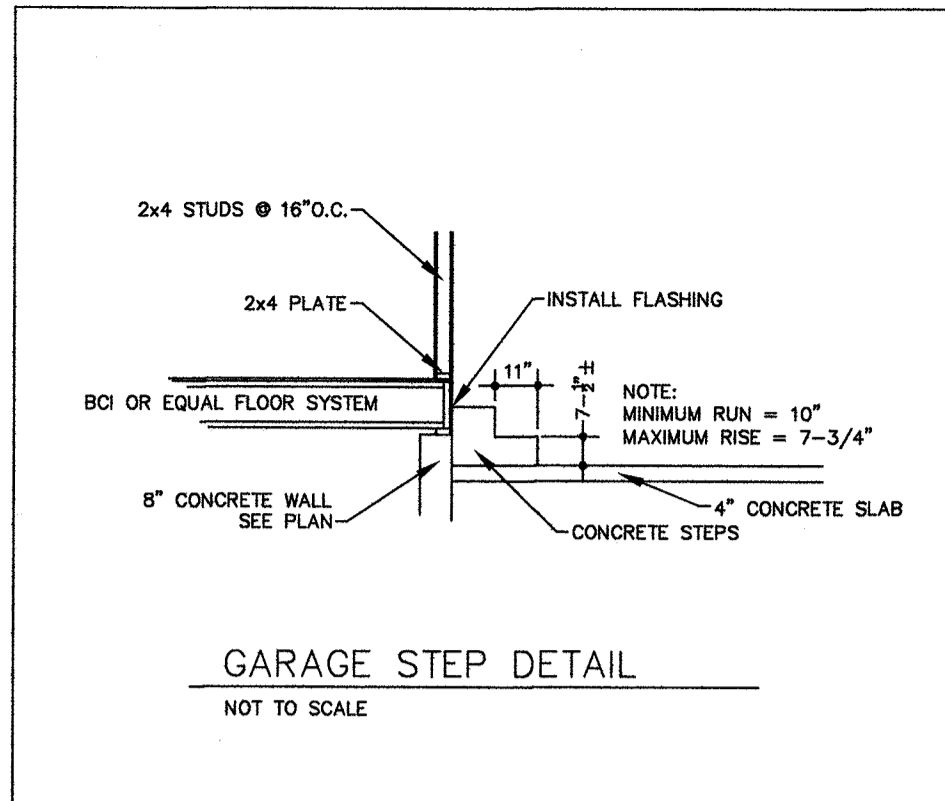
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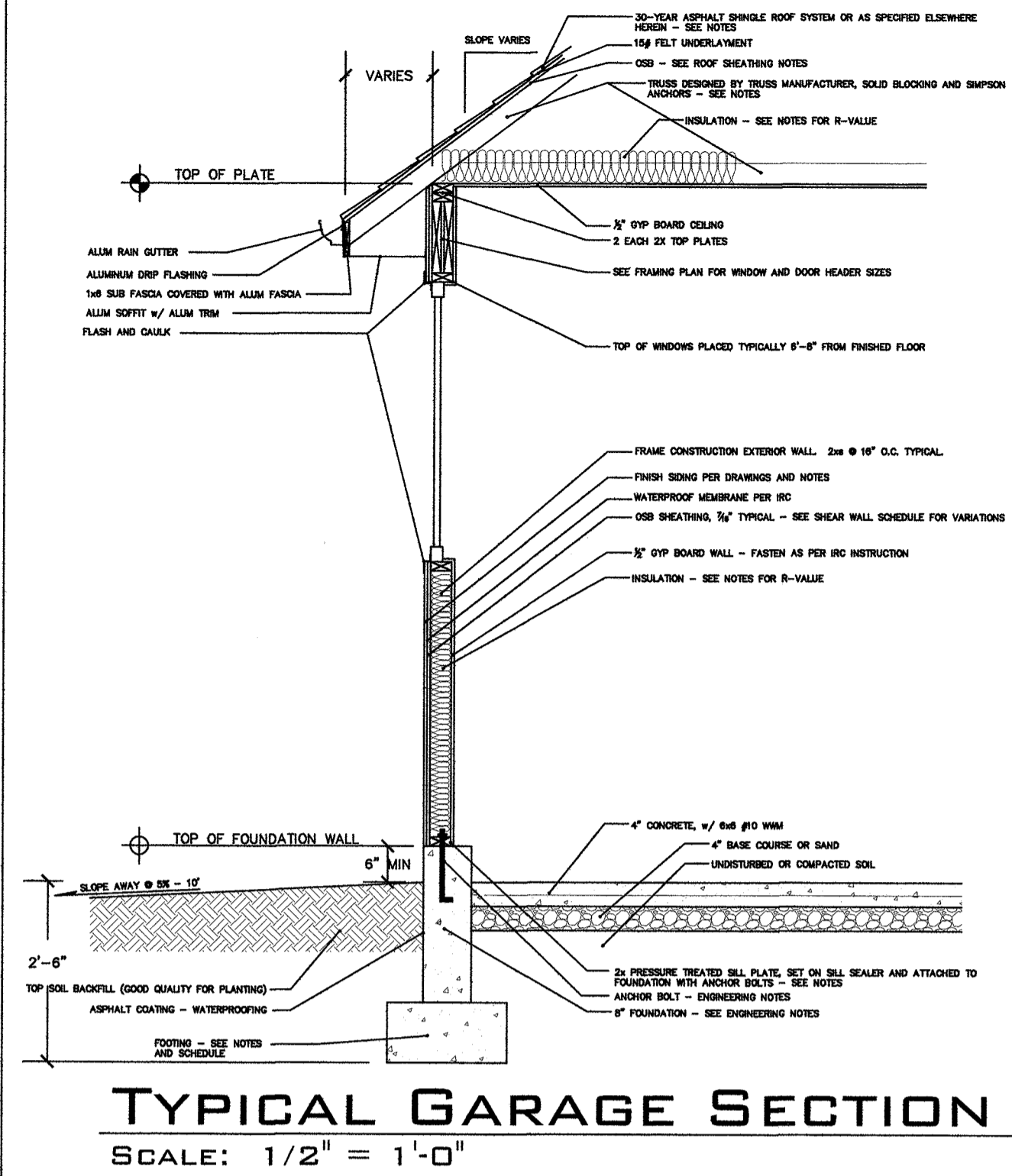
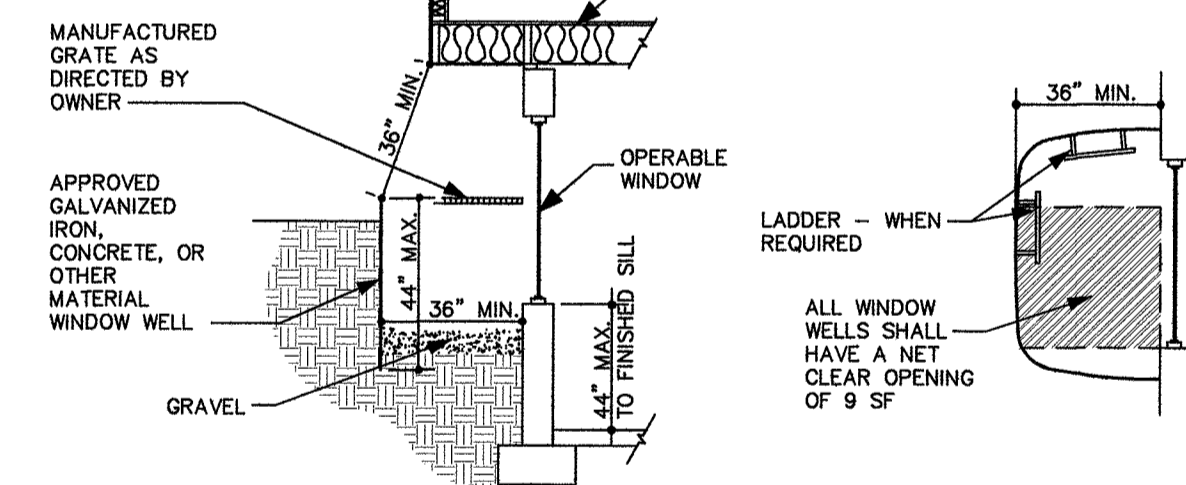






ESCAPE AND RESCUE WINDOWS WITH A FINISHED SILLHEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL. WINDOW WELLS AT ESCAPE OR RESCUE WINDOWS SHALL COMPLY WITH THE FOLLOWING:

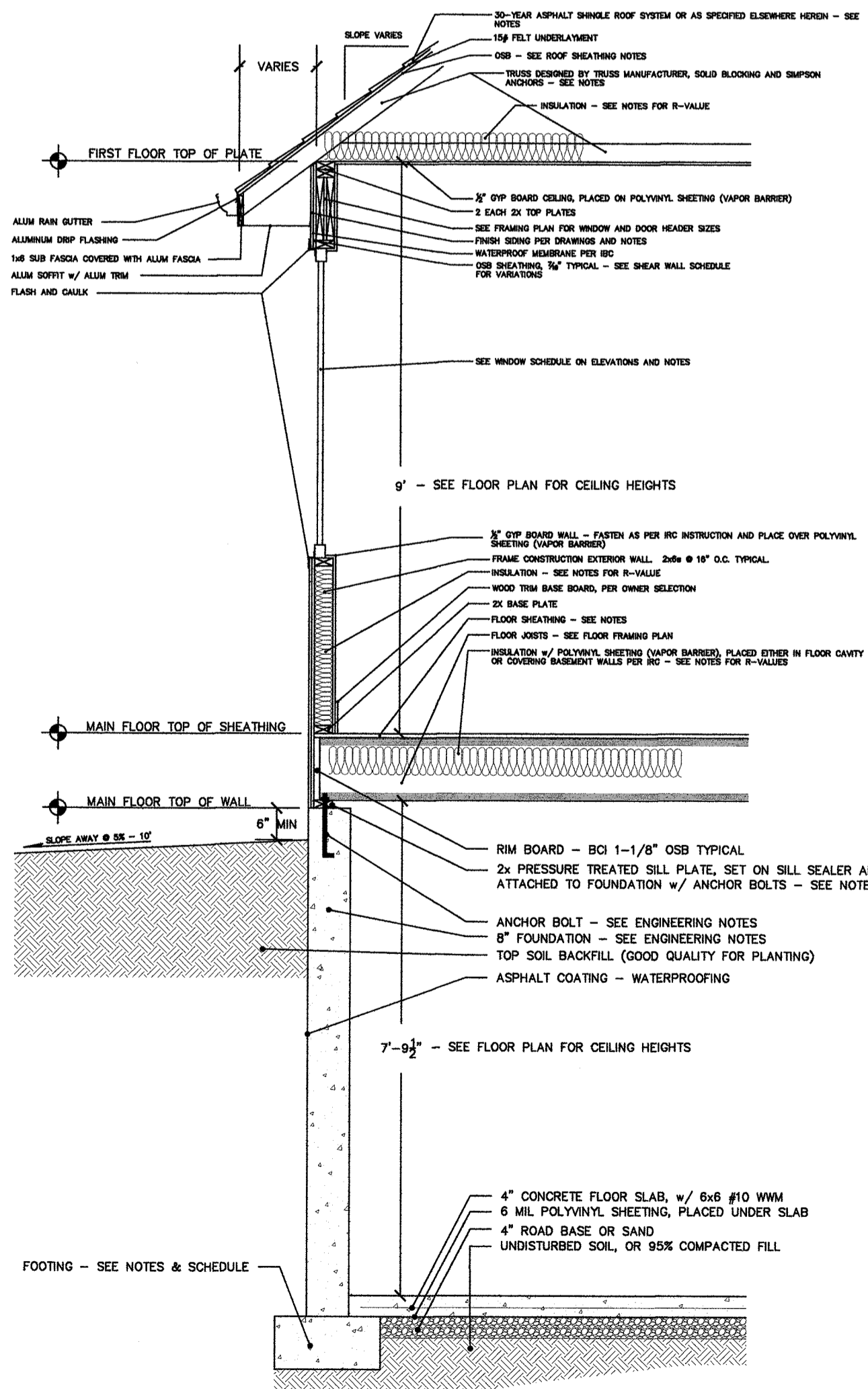
- ALL WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SF MINIMUM WITH A MINIMUM DIMENSION OF 3'0".
- ALL WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STAIRS, SUITABLE TO LOCAL BUILDING OFFICIAL.
- ANY GRATES OR DOMES ON WINDOW WELLS REQUIRE AN APPROVED RELEASE MECHANISM, OPERABLE FROM THE INSIDE WITHOUT USE OF KEYS, TOOLS OR ANY SPECIAL EFFORT.
- LADDERS MUST HAVE 14" MINIMUM WIDTH, 14" MAXIMUM SPACE BETWEEN RUNGS AND A 6" MINIMUM TOE SPACING.
  - A. LADDER SHALL NOT BE PLACED BEHIND OPERABLE PORTION OF CASEMENT WINDOW WHEN WINDOW IS IN THE OPEN POSITION.
  - B. LADDER OF STAIRS SHALL BE MANUFACTURED TO ONLY ENCLOSE 6" INTO THE REQUIRED DIMENSIONS.
- EGRESS / RESCUE WINDOWS ARE REQUIRED IN EVERY BEDROOM AND AT LEAST ONE IN THE BASEMENT. CONTRACTOR SHALL CHECK WITH LOCAL BUILDING OFFICIAL TO DETERMINE WHETHER MORE THAN ONE LADDER PER BASEMENT IS REQUIRED.
- CONTRACTOR TO VERIFY THAT WINDOWS TO BE INSTALLED MEET EGRESS REQUIREMENTS OF IRC / IRC FOR MINIMUM NET CLEAR OPENINGS.



FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR ROOF, AND TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOORS AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATION OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, BORGERS, DOCKS, BALCONIES AND SIMILAR PROJECTIONS, AND AT SILL-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS UNDER SILLS, AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING WALL SHALL BE INSTALLED AT THE INTERSECTION OF FOUNDATION WALL TO STUCCO, MASONRY, SOING, OR BROOK VENEER. THE FLASHING SHALL BE APPROVED, CORROSION RESISTANT, WITH A 3/8" DRIP EDGE, EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.

FLASH AND CAULK ALL EXTERIOR DOORS AND WINDOWS PER MANUFACTURER'S INSTRUCTIONS.

PROVIDE 4" FLASHING AROUND ALL DOORS AND WINDOWS WITH SILL-PLATE FLASHING.



**DESIGN CRITERIA**  
Established in conference with and approval of Building Official

Governing Code	2015 IRC & UT Amendments
Load Duration Factors	Dead 0.90
	Snow 1.15
	Wind 1.40
Seismic Criteria	Seismic 1.60
	ZONE D2 OCC. CAT. = II R = 6.5 Fa = 1.10 Ss = 108.1%
Wind Speed	115 MPH (ult.) Exposure C I = 1.00
	Roof Loads
Floor Loads	Dead 10 PSF Live 40 PSF
	Deck Loads
Ground Snow Load	50 PSF
Soil Bearing Pressure	1500 PSF
Frost Depth	40 inch
Elevation	4880'

**BEAM SCHEDULE**

MARK	BEAM SIZE	GRADE
B-1	2-2x8s	DF No. 2 1.6E
B-2	2-2x10s	DF No. 2 1.6E
B-3	DBL 1-3/4" x 9-1/2" or 1-1/2" x 9-1/2"	VERSA-LAM 2.0 2800 DF VERSA-LAM 2.0 3100 DF
B-4	DBL 1-3/4" x 11-7/8" or 1-1/2" x 11-7/8"	VERSA-LAM 2.0 2800 DF VERSA-LAM 2.0 3100 DF
B-5	TRIPLE 1-3/4" x 9-1/2" or 1-1/2" x 9-1/2"	VERSA-LAM 2.0 2800 DF VERSA-LAM 2.0 3100 DF
B-6	TRIPLE 1-3/4" x 11-7/8" or 1-1/2" x 11-7/8"	VERSA-LAM 2.0 2800 DF VERSA-LAM 2.0 3100 DF
B-7	3-1/2" x 14"	VERSA-LAM 2.0 3100 DF
B-8	3-1/2" x 18"	VERSA-LAM 2.0 3100 DF
B-9	3-1/2" x 18"	VERSA-LAM 2.0 3100 DF
B-10	5-1/4" x 14"	VERSA-LAM 2.0 3100 DF
B-11	5-1/4" x 14"	VERSA-LAM 2.0 3100 DF
B-12	3-1/8" x 7-1/2"	GLULAM 24F-V4/DF
B-13	5-1/8" x 14"	GLULAM 24F-V4/DF
B-14	5-1/8" x 12"	GLULAM 24F-V4/DF
B-15	not used	
B-16	not used	
B-17	not used	
B-18	not used	
B-19	not used	
B-20	not used	

Use B-1 if not otherwise indicated.  
Deeper, wider, better grades or larger members may be substituted. Other substitutions must be approved by the engineer.  
Substitution of LVLs for SLS is acceptable!  
Substitution of LVLs for PSLS is not permissible!

**FRAMING SCHEDULE - 115 MPH (ult) WIND EXP. C, 50 PSF CSL**

**MAIN & UPPER LEVELS**  
EXTERIOR: 0 TO 8' - USE 2x4 No. 2 (NO INSULATION) OR 2x6 STUD GRADE (INSULATED)  
> 8' TO 10' - USE 2x4 S.S. (NO INSULATION) OR 2x6 STUD (INSULATED)  
> 10' TO 12' - USE 2x6 No. 2  
INTERIOR BEARING: 0 TO 10' - USE 2x4 STUD  
INTERIOR NON-BEARING: 0 TO 14' - USE 2x4 STUD  
> 14' TO 20' - USE 2x6 STUD

**CRAWL SPACE**  
BEARING: 0 TO 10' - USE 2x6 No. 2  
NON-BEARING: 0 TO 14' - USE 2x4 STUD

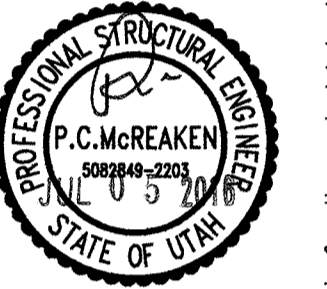
**NOTES:**  
1. OWNER TO SELECT FRAMING SIZE WHEN A CHOICE IS PROVIDED.  
2. DRAWINGS ARE BASED ON EITHER 2x4 OR 2x6 DIMENSIONED LUMBER. CONTRACTOR TO MODIFY FLOOR DIMENSIONS WHEN REQUIRED TO PROVIDE FOR SELECTION OF ALTERNATE FRAMING SIZE.  
3. ALL FRAMING @ 16" O.C. UNLESS NOTED OTHERWISE.  
4. HIGHER GRADED FRAMING AND LARGER SIZES MAY BE USED AT CONTRACTOR'S DISCRETION.  
5. CONTACT ENGINEER TO DETERMINE FRAMING REQUIREMENTS FOR WALLS NOT INDICATED.  
6. FRAMING HEIGHT REFERS TO DISTANCE BETWEEN LATERAL BRACING.  
7. REFERENCE - WFCM T2.8A-T2.11, IBC T2308.9.1 AND IRC R602.3(5)

**POST SCHEDULE**

MARK	POST SIZE	OPTIONAL MULTI-POST SIZE	GRADE
P1(-)	MULTIPLE STUDS (# STUDS)		DF#2 OR BTR
P2	4" x 4"	2 EACH 2x4s or 2x6s	DF#2
P3	4" x 6"	2 EACH 2x6s	DF#2
P4	N/A	3 EACH 2x6s	DF#2
P5	6" x 6"	4 EACH 2x6s	DF#2
P6	6" x 8"	4 EACH 2x8s	DF#2
P7	8" x 8"	5 EACH 2x8s	DF#2
P8	HSS3.5x3.5x1/4		Fy = 46 KSI TS
P9	HSS4x4x1/4		Fy = 46 KSI TS
P10	HSS4.00x0.250		Fy = 46 KSI TS

USE P-1(-) IF NOT INDICATED OTHERWISE ON DRAWINGS. OPTIONAL MULTI-POST TYPES TO BE USED WITHIN WALLS ONLY, NOT AS STAND-ALONE POSTS, AND TO BE NAILED TO WALL SHEATHING W/ 2 EA. 20d NAILS @ 16" O.C. DEEPER, WIDER, OR BETTER GRADES OF LUMBER OR MULTIPLE STUDS OF EQUIVALENT OR GREATER WIDTH MAY BE SUBSTITUTED. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. EXTERIOR POSTS TO BE TREATED. FOR P2, USE 2x4s OR 2x6s, DEPENDENT UPON WALL THICKNESS.

Client Information  
Name: Mr. Rick Golde  
Project No.: 6-110  
Address/Location: 962 Ogden Canyon Road  
Ogden, Utah  
Issued - 5 July 2016



Value only for the project being built on. Not valid for any other project or by engineer in any other state.

**McREAKEN ENGINEERING**  
2107 East 25 South, Layton, Utah 84040  
801-544-1330 / 801-641-9150

Revisions

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**SHEET S2**  
Structural Notes & Details