

# COPE RESIDENCE

WEBER COUNTY UTAH



DEFERRED SUBMITTAL	SQUARE FOOTAGE
ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE: A. FIRST APPROVED BY THE DESIGNER OF RECORD PRIOR TO SUBMITTING TO BUILDING OFFICIAL. B. APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR ANY STRUCTURAL ITEMS FOR DEFERRED SUBMITTALS.	-LOCATION-      -SQUARE FOOTAGE- MAIN LEVEL      1023 SF. UPPER LEVEL      611 SF. -TOTAL LIVING-      1640 SF.
-ITEMS- 1. -FIRE SPRINKLER PLANS (MOD. NFPA 13D) 2. -RADIANT HEAT DESIGN (LAYOUT PLANS, CALCS, & SPECS. 3. -GAS PIPING SCHEMATIC-PROVIDED BY MECH. CONTRACTOR 4. -TRUSS PLANS & CALCS. (IF APPLICABLE) 5. -STUCCO SYSTEM (IF APPLICABLE) 6. -FIREPLACE PRODUCT INFO. (IF APPLICABLE) 7. -CONSTRUCTION MITIGATION PLAN 8. -GEOTECH. SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL) 9. -LANDSCAPE PLAN (IF APPLICABLE) 10. -SPECIAL INSPECTIONS FOR WELDING ON THIS PROJECT (IF APPLICABLE) 11. -CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS. PRIOR TO FOUR-WAY INSPECTION 12. -POOL DESIGN BY OTHERS (IF APPLICABLE)	<b>CODE ANALYSIS</b> -UTAH STATE ADOPTED AMENDED CODES AS OF JULY 1, 2015- 2015 IRC      2015 IPC      BUILDING OCCUPANCY 5-3 2015 IBC      2015 IMC      TYPE 5 2014 NEC      2015 IFGC      B-CONSTRUCTION 2015 RES CHECK



### GENERAL NOTES

**A. EXCAVATION BACK FILL, GRADING & DAMPROOFING**

- All excavations for footings shall be to natural undisturbed soil.
- All back filling shall be done with granular free draining material. Existing site material may be used so long as existing soils are free from clay soils and any construction debris. Compact all back fill material in 10" lifts to 95% of maximum soil density.
- Finish grading shall be done so as to provide positive drainage away from all building foundations. A minimum slope of 6" per 10'-0" and shall be maintained with a 1% slope thereafter to approved drainage areas.
- All rainwater downspouts shall be piped away from the home to an approved drainage area. No rainwaters shall drain in window wells, or rock light wells.
- If any ground water is encountered during excavation, a qualified soils Engineer shall be retained to make an on-site assessment of the situation.
- Footings shall be placed around all exterior footings and gravity fed to an approved drainage area.

**B. WINDOWS**

- All windows in rooms used for sleeping shall have sills not more than 44" above the floor with an operable opening of not less than 5.7 square feet. The height of the window shall not be less than 24" with a net clear width of not less than 20".  
Exception: grade floor openings shall have a min. net clear opening of 5.0 sq. ft.
- Habitable rooms require 8% of floor area to be glazing with 1/2 of that glazing to be operable.
- All windows to be double pane insulated glazing of 3/16" double strength 'B' grade glass minimum.

**C. VENTILATION**

- Natural ventilation shall be provided to every habitable room with equal to 4% of floor area with operable windows which will provide (35) fresh air changes per hour.
- No gas connections allowed in any rooms used for sleeping or in any corridors leading to or through any sleeping room.
- Ventilation shall be provided into all crawl spaces by means of screened vents measuring not less than 1" x 14" spaced not more than 25" apart and placed so as to provide cross ventilation.
- Provide (2) combustion air ducts to furnace rooms (1) placed at 18" above floor and (1) placed at 12" below the ceiling with an area of not less than (1) square inch per 1000 BTUH input.
- provide attic ventilation equal to 1/50 of the area of the space ventilated.
- Mechanical ventilation may be provided in habitable rooms, where not required for emergency escape. System will be able to provide (35) fresh air changes per hour.

**D. FIRE PROTECTION & WARNING**

- Provide 1/2" type 'X' gyp. bd. on all supporting walls and ceilings of the garage adjacent to living areas. Nail all 5/8" type 'X' gyp. bd. at 6" o.c. (One hour fire rated)
- Provide 1/2" type 'X' gyp. bd. on walls and under side of stairs under any stairway area used for storage. Fire block walls at all stair stringers.
- Doors leading from the garage into the house shall be solid core wood or honeycomb metal doors not less than 1 1/2" thick.
- Smoke detectors are required in all hallways leading to sleeping rooms, sleeping rooms, unfinished areas, with a minimum of (1) one each story. Wire all smoke detectors to sound simultaneously. Smoke detectors must have battery back-up.
- A minimum of 30" shall be provided above all ranged, grills, or cook tops to combustibles.

**E. HANDRAILS & GUARDRAILS**

- Handrails are required at all stairways having (2) or more risers.
- Handrails shall be placed not less than 2'-10" above stair nosing and not more than 3'-2" above stair nosing.
- Handrail gap size shall have a circular cross section of 1 1/4" minimum - 2 3/4" max. Edges shall have a minimum radius of 1/8". Handrails may project 4 1/2" into the stairway on both sides. Continuous handrails shall be permitted to be interrupted by a newel post at a turn and the use of a volute turn or starting easing shall be allowed on lowest tread.
- Guardrails are required at all landings or decks or floor levels more than 30" apart.
- Balusters for guardrails shall be spaced such that a 4" diameter sphere shall not pass through.
- When a guardrail is combined with a handrail on an open side of stairs, guardrail may be built to handrail height.

### CONSULTANT SCHEDULE

CONSULTANT	PHONE NUMBER	CONTACT INFO.
LANDFORMS DESIGNER/ DRAFTER	BLAIR/ MIKE	(801) 298-2240 mikeh@landforms.com
C.E.S. STRUCTURAL ENGINEER	LYNN	(801) 296-2784 lynn@calsonengineering.net
TOPO STUDY	Landmark Surveying, Inc.	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075

### DRAWING SCHEDULE

T1	COVER SHEET & DRAWING SCHEDULE
S1	SITE PLAN
S2	SWPP PLAN
S3	EXISTING SURVEY
A1	FOOTING AND FOUNDATION PLAN
A2	GENERAL NOTES & DETAILS
A3	MAIN & UPPER FLOOR PLANS
A4	EXTERIOR ELEVATIONS
A5	FRAMING PLANS AND BEAMS
A6	FRAMING SECTIONS
A7	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
A8	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
ST1	ADDITIONAL NOTES & DETAILS
ST2	ADDITIONAL NOTES & DETAILS

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 STATE: UTAH  
 DATE: 7-26-17

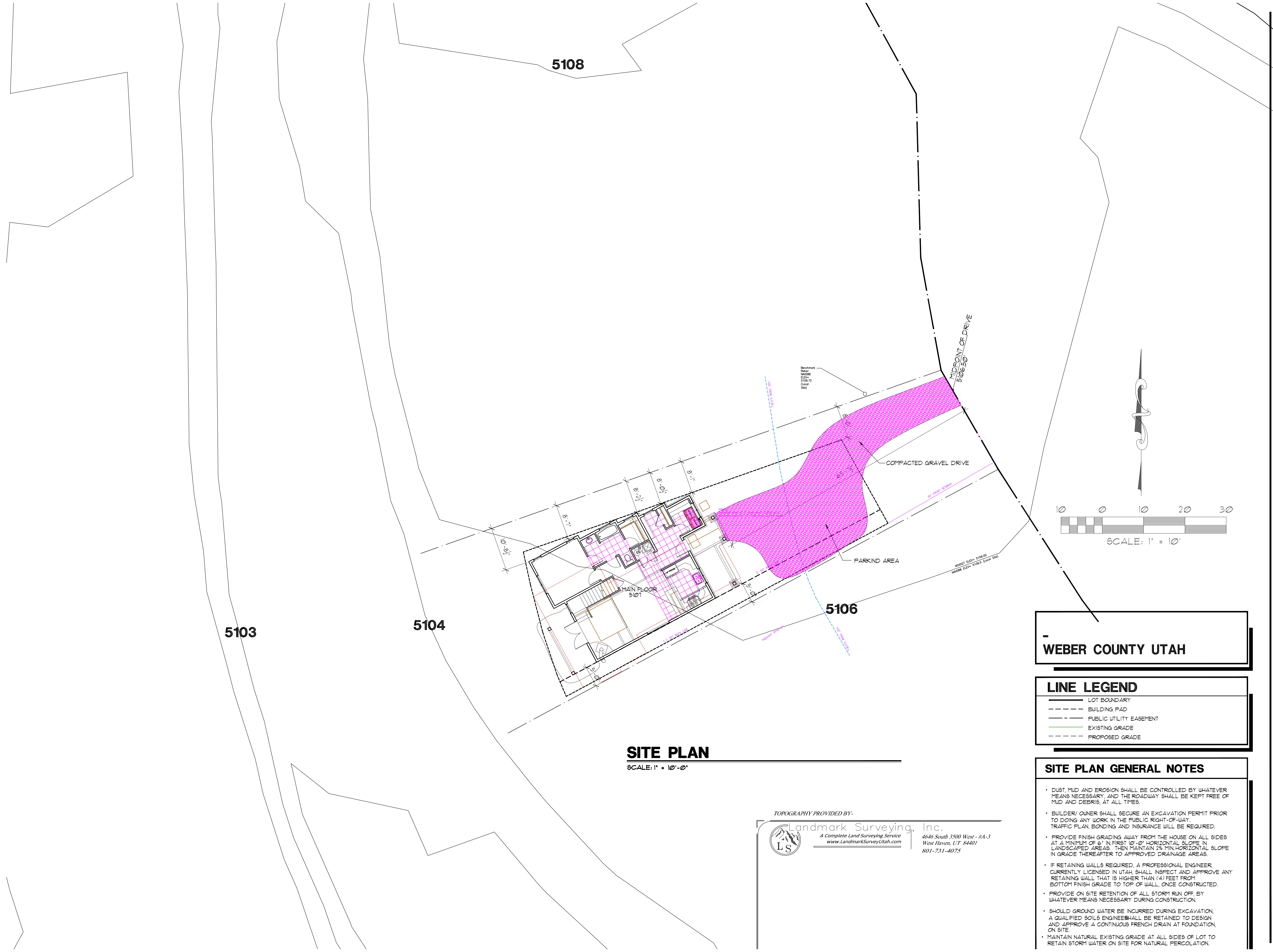
SITE PLAN, NOTES & DWG. SCHEDULE  
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 CUSTOM HOME PLAN  
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REVISIONS	date	Item

ENGINEER OF RECORD	C.E.S.
CAD TECH	M.H.H.
RELEASE DATE	8-1-17

# T1



5108

5103

5104

5106

**SITE PLAN**

SCALE: 1" = 10'-0"

**WEBER COUNTY UTAH**

**LINE LEGEND**

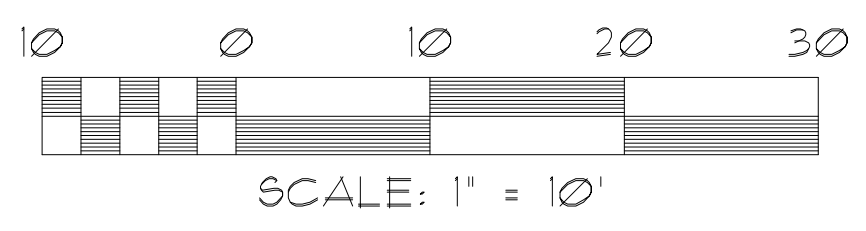
- LOT BOUNDARY
- - - BUILDING PAD
- - - PUBLIC UTILITY EASEMENT
- EXISTING GRADE
- - - PROPOSED GRADE

**SITE PLAN GENERAL NOTES**

- DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
- PROVIDE FINISH GRADING AWAY FROM THE HOUSE ON ALL SIDES AT A MINIMUM OF 6" IN FIRST 10'-0" HORIZONTAL SLOPE IN LANDSCAPED AREAS. THEN MAINTAIN 2% MIN HORIZONTAL SLOPE IN GRADE THEREAFTER TO APPROVED DRAINAGE AREAS.
- IF RETAINING WALLS REQUIRED, A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALL THAT IS HIGHER THAN (4) FEET FROM BOTTOM FINISH GRADE TO TOP OF WALL, ONCE CONSTRUCTED.
- PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
- SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION, ON SITE.
- MAINTAIN NATURAL EXISTING GRADE AT ALL SIDES OF LOT TO RETAIN STORMY WATER ON SITE FOR NATURAL PERCOLATION.

TOPOGRAPHY PROVIDED BY:

**Landmark Surveying, Inc.**  
 A Complete Land Surveying Service  
[www.landmarksurveying.com](http://www.landmarksurveying.com)  
 4646 South 3500 West - #A-3  
 West Haven, UT 84401  
 801-731-4075



SITE PLAN, NOTES & DWG. SCHEDULE

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**S1**

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 STATE **UTAH** DATE **7-26-17**

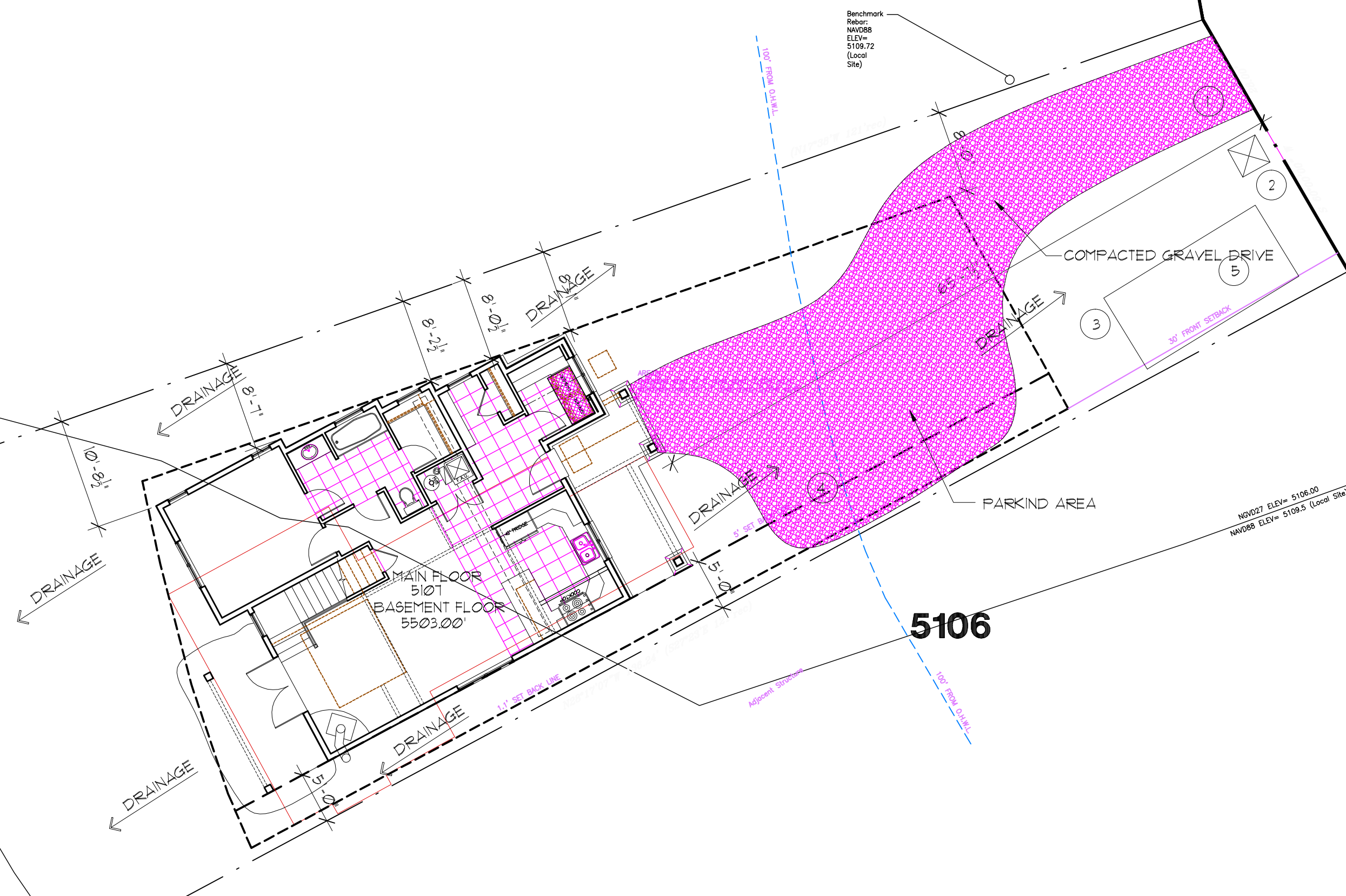
5103

5104

5106

### STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1" = 10'-0"



#### SWPP GENERAL NOTES

NOTE: ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.

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

NOTE: GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY FROM SITE DURING CONSTRUCTION.

NOTE: BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

NOTE: A LINED CONCRETE WASHOUT MUST BE PROVIDED AT THE CONSTRUCTION SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

- ① LOCATION OF TRUCK WASH-OFF PROVIDE A 4' GRAVEL BED
- ② LOCATION OF PORTABLE TOILET
- ③ CONSTRUCTION MATERIALS STORAGE AREA
- ④ DESIGNATED CONCRETE WASHOUT
- ⑤ LOCATION OF DUMPSTER (FOR CONSTRUCTION DEBRIS)

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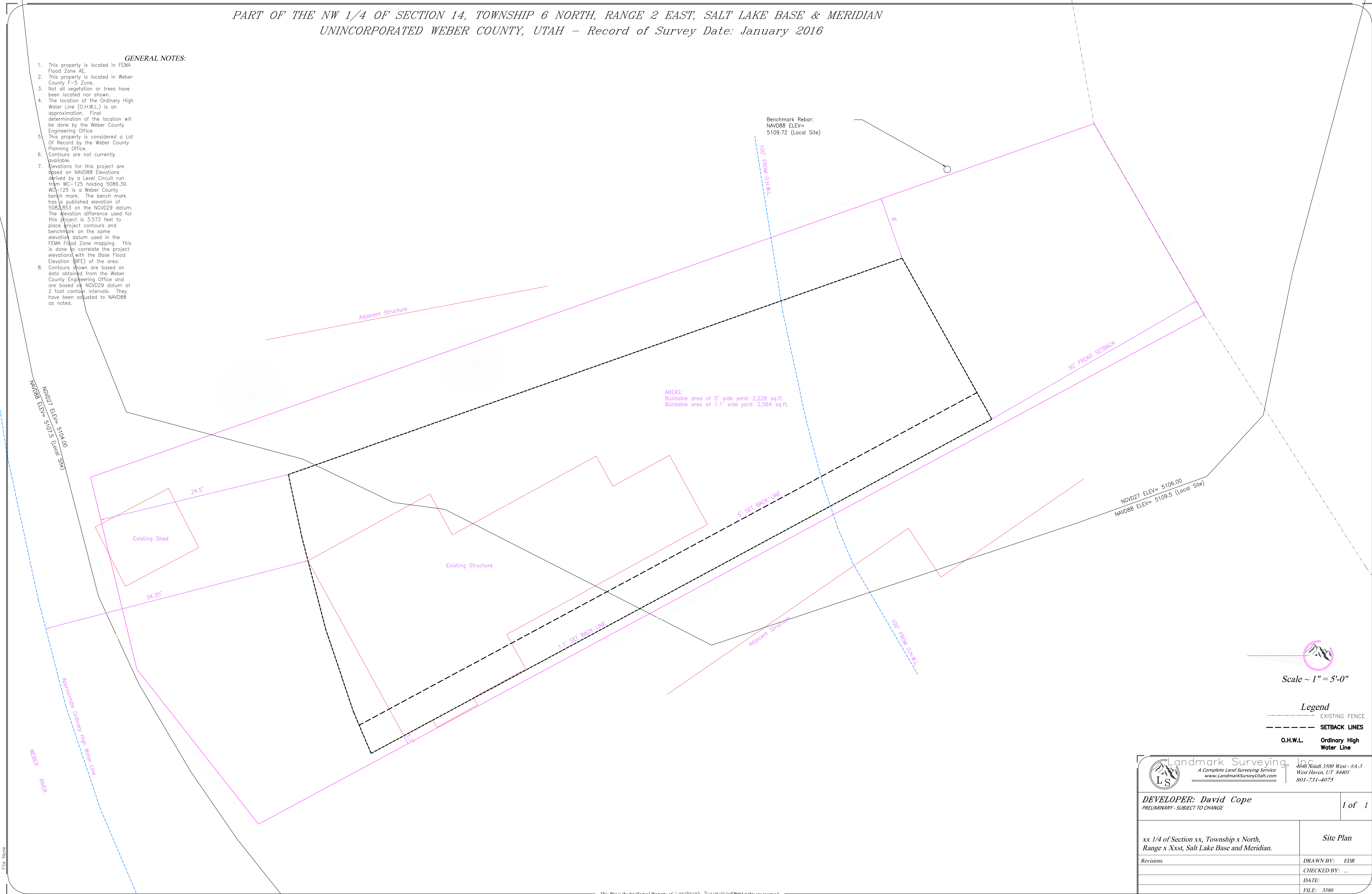
ENGINEER OF RECORD	C.E.S.
CAD TECH	M.H.H.
RELEASE DATE	8-1-17

# S2

PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN  
 UNINCORPORATED WEBER COUNTY, UTAH - Record of Survey Date: January 2016

GENERAL NOTES:

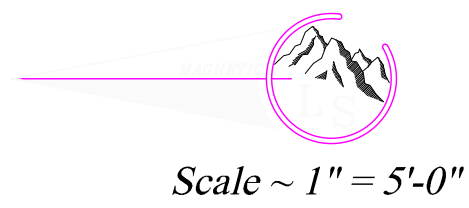
1. This property is located in FEMA Flood Zone AE.
2. This property is located in Weber County F-5 Zone.
3. Not all vegetation or trees have been located nor shown.
4. The location of the Ordinary High Water Line (O.H.W.L.) is an approximation. Final determination of the location will be done by the Weber County Engineering Office.
5. This property is considered a Lot Of Record by the Weber County Planning Office.
6. Contours are not currently available.
7. Elevations for this project are based on NAVD88 Elevations derived by a Level Circuit run from WC-125 holding 5086.39. WC-125 is a Weber County bench mark. The bench mark has a published elevation of 5082.853 on the NGVD29 datum. The elevation difference used for this project is 3.573 feet to place project contours and benchmark on the same elevation datum used in the FEMA Flood Zone mapping. This is done to correlate the project elevations with the Base Flood Elevation (BFE) of the area.
8. Contours shown are based on data obtained from the Weber County Engineering Office and are based on NGVD29 datum at 2 foot contour intervals. They have been adjusted to NAVD88 as noted.



AREAS:  
 Buildable area of 5' side yard: 2,228 sq.ft.  
 Buildable area of 1.1' side yard: 2,564 sq.ft.

Benchmark Rebar:  
 NAVD88 ELEV= 5109.72 (Local Site)

NOVD27 ELEV= 5106.00  
 NAVD88 ELEV= 5109.5 (Local Site)



- Legend
- EXISTING FENCE
  - - - - SETBACK LINES
  - O.H.W.L. Ordinary High Water Line

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 www.LandmarkSurveyUtah.com  
 4646 South 3500 West - #A-3  
 West Haven, UT 84401  
 801-731-4075

DEVELOPER: David Cope  
 PRELIMINARY - SUBJECT TO CHANGE

1 of 1

xx 1/4 of Section xx, Township x North,  
 Range x Xxst, Salt Lake Base and Meridian.

Site Plan

Revisions

DRAWN BY: EDR
CHECKED BY: ...
DATE:
FILE: 3580

SITE PLAN, NOTES & DWG. SCHEDULE

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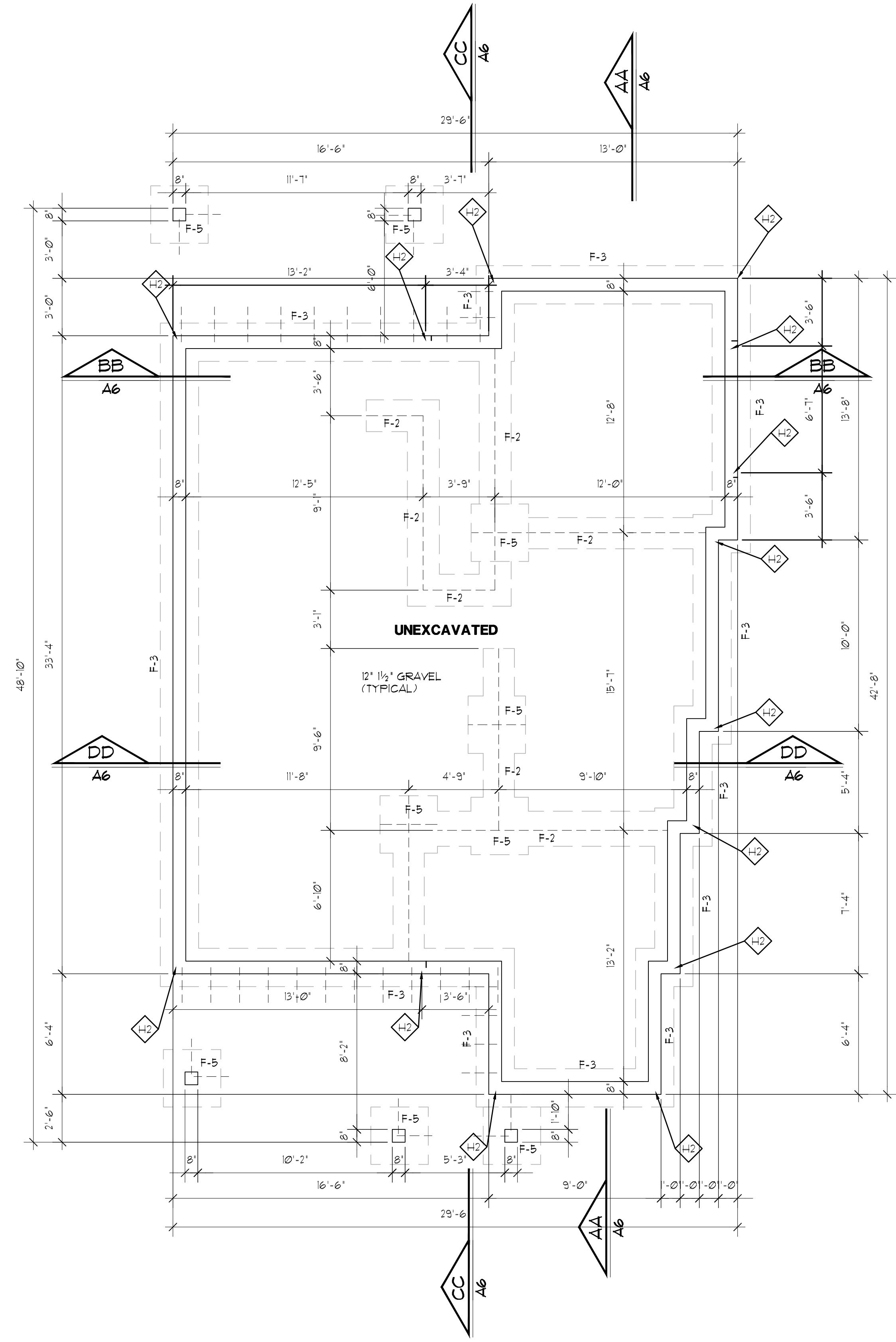


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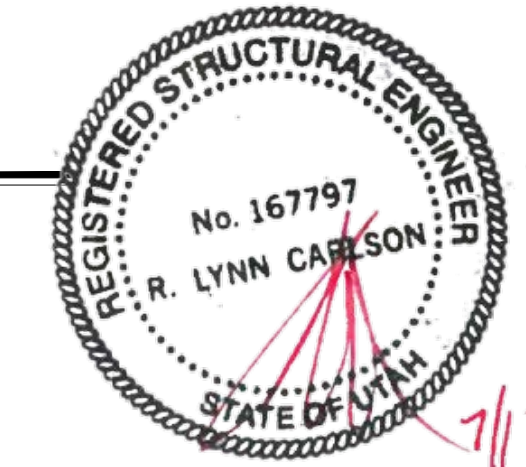
ENGINEER OF RECORD	C.E.S.
CAD TECH	M.H.H.
RELEASE DATE	8-1-17





**FOOTING AND FOUNDATION PLAN**

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



REVISIONS	
date	item

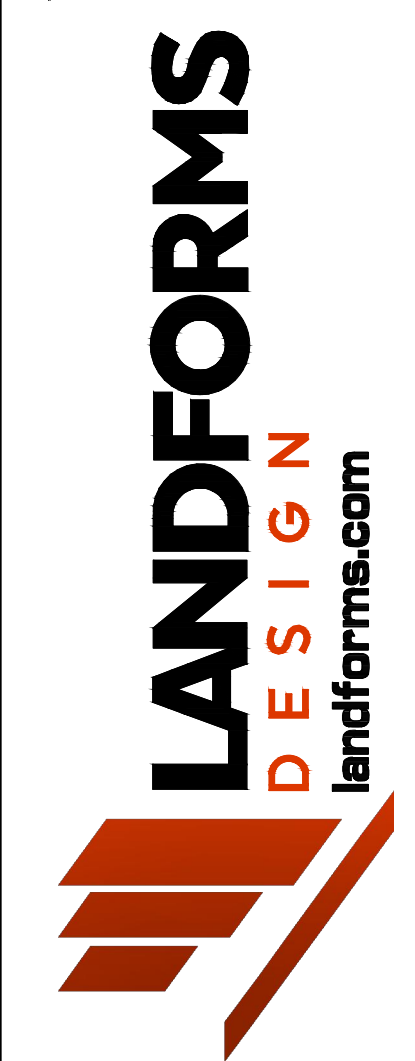
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**FTG., FNDN. AND BASEMENT FLOOR PLAN**

**COPE RESIDENCE**

CUSTOM HOME PLAN

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 STATE **UTAH** DATE **7-26-17**

**A1**

# FTG. AND FOUNDATION GENERAL NOTES

- ALL EXTERIOR FLAT WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3500 PSI WITHIN 28 DAYS AFTER PLACING. FOOTINGS AND FOUNDATION WALLS SHALL BE AT LEAST 3000 PSI.
- ALL METAL REINFORCEMENT SHALL CONFORM TO A.S.T.M. #615-68 GRADE 60, WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
- ALL REINFORCING BARS SHALL BE DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ACI 915.
- ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED TO THE FORMS AND SPACED FROM THEM AS FOLLOWS:
  - (a) FOR CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER, 3/4 IN. IN SLABS AND WALLS.
  - (b) FOR CONCRETE EXPOSED TO THE GROUND OR WEATHER, 2 IN. IN WALLS, 3 IN. ABOVE BOTTOM OF FOOTINGS.
- ALL SPLICES IN CONTINUOUS REINFORCING BARS SHALL LAP 36 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS SHOWN OTHERWISE.
- UNLESS OTHERWISE SHOWN, MAKE ALL CONCRETE SLABS ON EARTH AT LEAST 4 IN. THICK.
- PROVIDE 2 IN. X 4 IN. X CONT. KEY IN ALL WALL FOOTINGS WHERE GROUND WATER IS PRESENT.
- LARGE AREAS OF SLAB ON GRADE SHALL BE PLACED IN STRIPS SUBDIVIDED BY CONTRACTION OR CONSTRUCTION JOINTS INTO ROUGHLY SQUARES WHOSE SIDES SHALL NOT EXCEED 25 FT. IN EITHER DIRECTION.
- UNLESS OTHERWISE NOTED, REINFORCE ALL CONCRETE WALLS OVER 8'-0" BUT UNDER 10'-0" AS SPECIFIED BELOW. USE CITY SPECIFIED STEEL FOR FOUNDATION WALL LESS THAN 8'-0", WITH FOUNDATION STEPS LESS THAN 5'-0". IF FOUNDATION STEPS TOTAL 5'-0" OR MORE, REINFORCE AS SPECIFIED BELOW:

WALL HEIGHT	WALL THICKNESS	HORIZONTAL REINF.	VERTICAL REINF.
8'-0" - 10'-0"	8" WALL	#4's @ 12" O.C.	#4's @ 12" O.C.
8'-0" - 10'-0"	9" WALL	#4's @ 12" O.C.	#4's @ 12" O.C.
8'-0" MAX, 5'-0" OR MORE FOUNDATION STEP	8" OR 9" WALL	#4's @ 18" O.C. 6" MAX FROM TAB	#4's @ 18" O.C.

PLACE STEEL IN CENTER OF WALL, AND DOUEL TO FOOTING OR TO STRUCTURE ABOVE AND BELOW WITH SAME DOUEL SIZE AND SPACING AS VERTICAL REINFORCEMENT. ALL DOUELS SHALL HAVE AT LEAST 30 DIAMETERS EMBEDMENT. PROVIDE CORNER BARS AT ALL INTERSECTING CORNERS. USE SAME SIZE BAR AND SPACING AS HORIZONTAL WALL REINFORCEMENT.

- ADD 2-#5 BARS AROUND ALL OPENINGS AND EXTEND 24 IN. BEYOND THE CORNER OF THE OPENINGS, UP TO 6'-0" OPENINGS.
- PLACE FOOTINGS AS TO PROVIDE 48" MIN. FROST PROTECTION STEEL.
  - ALL STRUCTURAL STEEL AND STRUCTURAL STEEL WORK SHALL COMPLY WITH SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS OF THE A.I.S.C.
  - ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE A.S.T.M. A36.
  - ALL WELDS AND WELDING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY, USING E70XX ELECTRODES.

# FRAMING GENERAL NOTES 2015 I.R.C.

- ALL BEARING HEADERS, JOISTS AND BEAMS SHALL BE 10-250 psi (DOUG FIR #2 OR BETTER). ALL BEARING COLUMNS SHALL BE 10-625 psi (DOUG FIR #2 OR BETTER). ALL BEARING STUDS & TRIMMERS SHALL BE 10-405 psi (HEM FIR #1 OR BETTER) FOR MAX. HEIGHTS ALLOWED SEE STUD WALL HEIGHT SCHEDULE. GLU-LAMINATED TIMBER MEMBERS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2,400 psi (24F-V4) LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2,200 psi.
- PROVIDE SOLID BLOCKING AT LEAST 2 IN. THICK AND FULL DEPTH OF JOIST @ ENDS AND AT EACH SUPPORT OF JOIST. PROVIDE SOLID BLOCKING @ BEARING ENDS OF TRUSSES.
- LAMINATED BUILT-UP BEAMS OF 2X MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN (2) ROUS 16d SPIKES AT SIXTEEN-INCH (16 IN) CENTERS, STAGGERED. USE (2) ROUS 16d COMMON NAILS AT 3' OFF TOP AND BOTTOM OF BUILT UP BEAM. STAGGER TOP AND BOTTOM ROUS OF NAILS.
- ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. ROOF SHEATHING SHALL BE 7/16" STRUC II WITH A SPAN RATING OF 24/16. ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d @ 6" O.C. @ BOUNDARY AND EDGES, 4 W/ 8d @ 12" O.C. @ FIELD. FLOOR SHEATHING SHALL BE 3/4" STRUC II T&G WITH A SPAN RATING OF 48/24. FLOOR SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d @ 6" O.C. @ BOUNDARY AND EDGES, 4 W/ 8d @ 12" O.C. @ FIELD.
- TRUSSES TO BE DESIGNED & ENGINEERED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS SHOWN IN DESIGN BASIS BELOW. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR ALL APPLICABLE SNOW LOADING CONDITIONS PER IRC 2015.
- PROVIDE FIRE BLOCKING IN ANY STUD CAVITIES GREATER THAN 10'-0".
- PROVIDE SIMPSON HI ANCHORS @ EACH TRUSS ON BEARING ENDS OF ALL TRUSSES & RAFTERS.
- PROVIDE JOIST HANGERS WHERE SHOWN, OR WHERE APPLICABLE.
- PROVIDE TRIMMERS/STUDS UNDER BEARING ENDS OF GIRDER TRUSSES & BEAMS EQUIVALENT TO THE WIDTH OF THE MEMBER SUPPORTED, OR AS SPECIFIED ON FRAMING PLANS.
- PROVIDE GABLE END TRUSSES AS REQUIRED.
- ALL NONBEARING INTERIOR FRAMING @ 16" O.C.
- FRAMING TO INCLUDE ALL FURR DOUGS, PLANT SHELVES & CEILING RAFTERS AS PER PLAN.
- ALL WOOD BEAMS AND HEADERS SHALL BEAR ON MINIMUM OF (1) TRIMMER STUD AT EACH END UNLESS SHOWN OTHERWISE.
- PROVIDE SOLID BLOCKING IN FLOORS TO TRANSFER COLUMN POINT LOADS THROUGH FLOOR (3/4" x 3/2", 11/8" AND 14" L.V.L.'s) TO MATCH FLOOR SYSTEM.
- HOT TUBS OR OTHER OWNER INSTALLED ITEMS THAT IMPOSE HEAVY LOADS ON STRUCTURAL MEMBERS WILL REQUIRE ADDITIONAL ENGINEERING IF NOT SHOWN ON ORIGINAL PLANS USED FOR DESIGN. STRUCTURAL MEMBERS MAY NEED TO BE INCREASED FOR THE ADDITIONAL IMPOSED LOADING.

DESIGN BASIS

GOVERNING BUILDING CODE ..... I.R.C. I.B.C. 2015

SEISMIC DESIGN SECTION ..... 1613.5.6.2 (ASCE7) CAT. D

WIND DESIGN

BASIC WIND SPEED ..... 115 MPH

DESIGN SOIL BEARING PRESSURE ..... 1500 P.S.F.

ROOF LIVE LOAD ..... 50 P.S.F.

DEAD LOAD ..... 15 P.S.F.

SUSPENDED FLOOR LIVE LOAD ..... 40 P.S.F.

DEAD LOAD ..... 15 P.S.F.

EXTERIOR BALCONY/DECK LIVE LOAD ..... 40 P.S.F.

DEAD LOAD ..... 10 P.S.F.

# HOLDOWN SCHEDULE: 2015

MARK	SIMPSON MODEL #	MIN. REQUIRED ATTACHMENT	NOTES/ COMMENTS:
H	5THD8/8RJ (2)	(24) 16d SINKERS	
H2	5THD10/10RJ (2)	(28) 16d SINKERS	
H3	5THD14/14RJ (2)	(38) 16d SINKERS	
H4	HTT5	(26) 16d COMMON	5/8" THREADED ROD EPOXY INSTALLED IN A 3/4" x 12" DEEP HOLE
H5	HDU11	(30) 8D5 1/4" x 2 1/2" WOOD SCREW	1" THREADED ROD EPOXY INSTALLED IN A 1 1/8" x 18" DEEP HOLE
H6	HDU14	(36) 8D5 1/4" x 2 1/2" WOOD SCREW	1" THREADED ROD EPOXY INSTALLED IN A 1 1/8" x 24" DEEP HOLE
H7	MST48	(24) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
H8	MST12	(48) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
H9	HDU8	(20) 8D5 1/4 x 2 1/2" WOODSCREWS	1/8" THREADED ROD BETWEEN FLOORS INSTALL ON 4x (MIN) POST @ BOTH FLOORS

- ALL FOUNDATION 'HOLDOWNS' AND BETWEEN LEVEL TIES SHALL BE ATTACHED TO A MINIMUM OF (2) 2 x 4 OR 4 x 4 MEMBER.
- RJ: AFTER MODEL INDICATES 5THD's FOR RIM JOIST APPLICATIONS. USE RJ MODEL 6 @ ALL RIM JOIST APPLICATIONS.
- USE STANDARD WASHERS WHEN BOLTING HD's TO THE STUDS OPPOSITE THE 'HOLDOWN'. HD's MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 1 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
- FOUNDATION CONCRETE STRENGTH SHALL BE 2500 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL REBAR IN SHEAR CONE ON ALL FOUNDATION 'HOLDOWNS'.
- 16d SINKERS MAY BE REPLACED W/ 10d COMMON NAILS W/ NO REDUCTIONS (16d SINKERS @ 2148" x 31" GUN NAILS) MAY NOT BE USED UNLESS SPECIFICALLY NOTED.
- REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-2015 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.
- ALL HOLDOWNS ON THIS SCHEDULE MAY NOT BE APPLICABLE TO THIS PLAN.

# REScheck COMPLIANCE

DESCRIPTION	R-VALUE	DOOR/WINDOW U-VALUE COMMENTS/TOTALS
2x4 STUDS EXTERIOR WALLS	R-11 W/ R-1 URETHANE	R-18 TOTAL
2x4 FURRED BASEMENT WALLS	R-13	R-13
EXTERIOR STUD WALLS 2x6 STUDS	R-19 W/ R-1 URETHANE	R-19 TOTAL
BLOWN INSULATION OVER LIVING AREA	R-42	PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQFT. OF ATTIC AREA
BATT INSULATION OVER LIVING AREA	R-38 HIGH DENSITY	
OVER GARAGE AREA & CANTILEVERS	R-30	
WINDOWS		U-0.320
EXTERIOR DOORS		U-0.250
FURNACE EFFICIENCY	UPPER MAIN = 92%	

# FOOTING SCHEDULE

ALL FOOTINGS ON THIS SCHEDULE MAY NOT BE USED FOR THIS PLAN

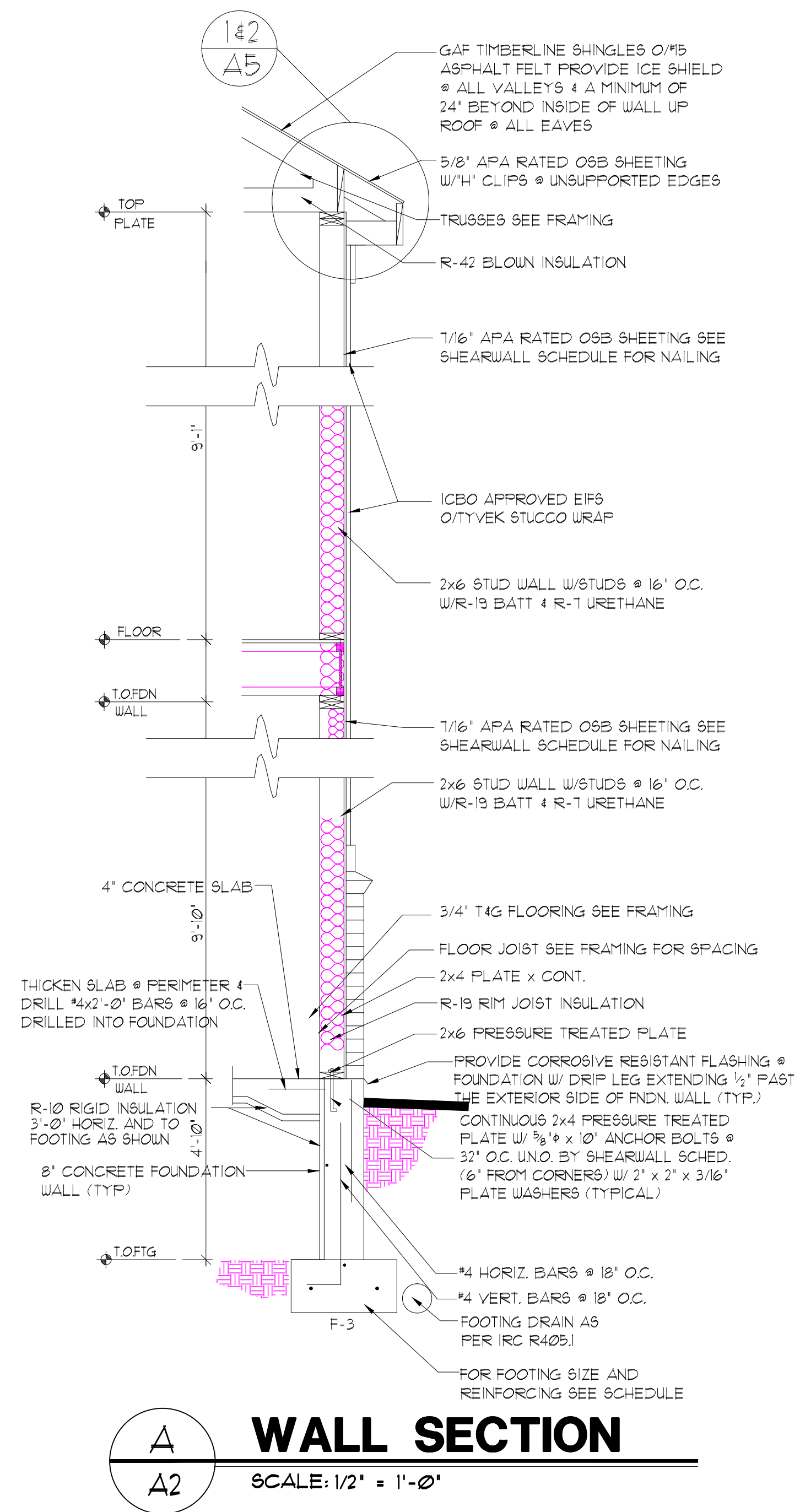
MARK	WIDTH	LENGTH	THICK	CROSSWISE REINF.			LENGTHWISE REINF.			REMARKS		
				NO.	SIZE	LENGTH	SPACE	NO.	SIZE		LENGTH	SPACE
F-1	1'-8"	CONT.	10"	NONE				(2)	#4	CONT.	14"	PERIMETER FTG.
F-2	1'-8"	CONT.	10"	NONE				(2)	#4	CONT.	14"	INTERIOR FOOTING UNDER SLAB
F-3	2'-0"	CONT.	12"	NONE				(3)	#4	CONT.	9"	PERIMETER FTG.
F-4	2'-6"	CONT.	12"	NONE				(4)	#4	CONT.	8"	PERIMETER FTG.
F-5	3'-0"	3'-0"	12"	(4)	#4	2'-6"	10"	(3)	#4	2'-6"	15"	SPOT FTG.
F-6	4'-0"	4'-0"	12"	(5)	#4	3'-6"	10 1/2"	(5)	#4	3'-6"	10 1/2"	SPOT FTG.
F-7	5'-0"	5'-0"	12"	(5)	#4	4'-6"	13 1/2"	(5)	#4	4'-6"	13 1/2"	SPOT FTG.
F-8	4'-0"	CONT.	12"	NONE				(5)	#4	CONT.	10 1/2"	PERIMETER FTG.

# SHEARWALL SCHEDULE

ALL SHEARWALLS NOTED MAY NOT BE USED IN THIS PLAN

WALL NO.	PLYWOOD ONE SIDE	EDGE NAILING	BOLT SPACING	SILL PLATE NAILING	NOTES/ COMMENTS:
A1	7/16"	8d @ 6"	32" O.C.	16d @ 6"	
A2	7/16"	8d @ 4"	32" O.C.	16d @ 4"	
A3	7/16"	8d @ 4"	24" O.C.	16d @ 4"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & BEAMS
A4	7/16"	8d @ 3"	18" O.C.	16d @ 3"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & BEAMS
A5	19/32"	10d @ 3"	16" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN)
A6	19/32"	10d @ 2"	12" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN) AND NAILS TO BE STAGGERED

- PLYWOOD SHALL BE STRUCTURAL. CDX EXTERIOR GRADE. PLYWOOD PANEL EDGES SHALL BE BLOCKED. (PLYWOOD SHALL EXTEND TO FOUNDATION SILL PLATE. PLYWOOD SEAMS ARE TO BE MADE IN WALL AREA, NOT AT WALL TO FLOOR INTERFACE.)
- ANCHOR BOLTS SHALL BE A.S.T.M. A307, 5/8" x 10" LONG, WITH A MINIMUM EMBEDMENT OF 1" INTO CONCRETE FOUNDATION. INSTALL 3"x3 1/4" PLATE WASHER @ EACH ANCHOR BOLT. (BOLT SPACING TO BE AT SPACING TO BE AT SPACING SHOWN UNLESS OTHERWISE SHOWN ON FOUNDATION DIAG.)
- MAXIMUM STUD SPACING 16" ON CENTER.
- PROVIDE NAILS @ 12" ON CENTER AT INTERMEDIATE SUPPORTS. NAILS TO BE SAME SIZE AS EDGE NAILING.
- PANEL PORTIONS ABOVE AND/ OR BELOW OPENINGS IN SHEARWALLS SHOULD BE CONSTRUCTED AS SHEARWALL.
- 1 1/2" 16 GAGE (W/ 7/16" CROWN (MIN)) STAPLES INSTALLED W/ CROWN PARALLEL TO LONG DIMENSION OF FRAMING MEMBERS MAY BE USED IN LIEU OF 8d NAILS FOR SHEARWALLS 1, 2, & 3. SPACE STAPLES @ 4" O.C. FOR A1 @ 3" O.C. FOR A2 @ 2" O.C. FOR A3. STAPLES ARE NOT PERMISSIBLE FOR SHEARWALLS A4, A5, & A6.
- SILL PLATE NAILS MAY BE 16d SINKER NAILS OR 16d COMMON NAILS.
- ALL INTERIOR BEARING NON-SHEAR WALLS TO HAVE 1/2" ANCHOR BOLTS SPACED AT 32" O.C. BOLTS MAY BE 1/2" x 8" EXPANSION BOLTS.



**WALL SECTION**  
SCALE: 1/2" = 1'-0"

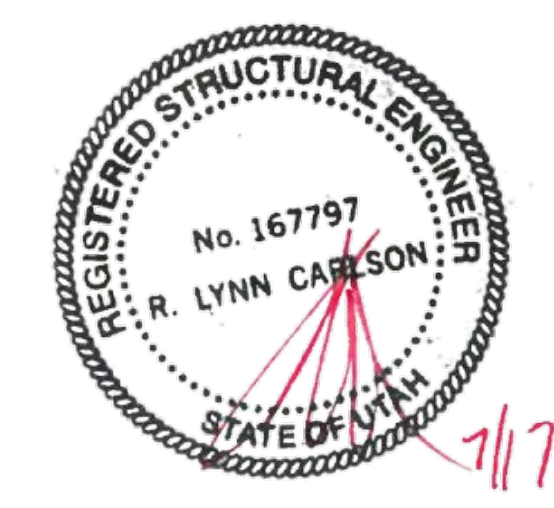
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STATE \_\_\_\_\_ UTAH \_\_\_\_\_ DATE 7-26-17



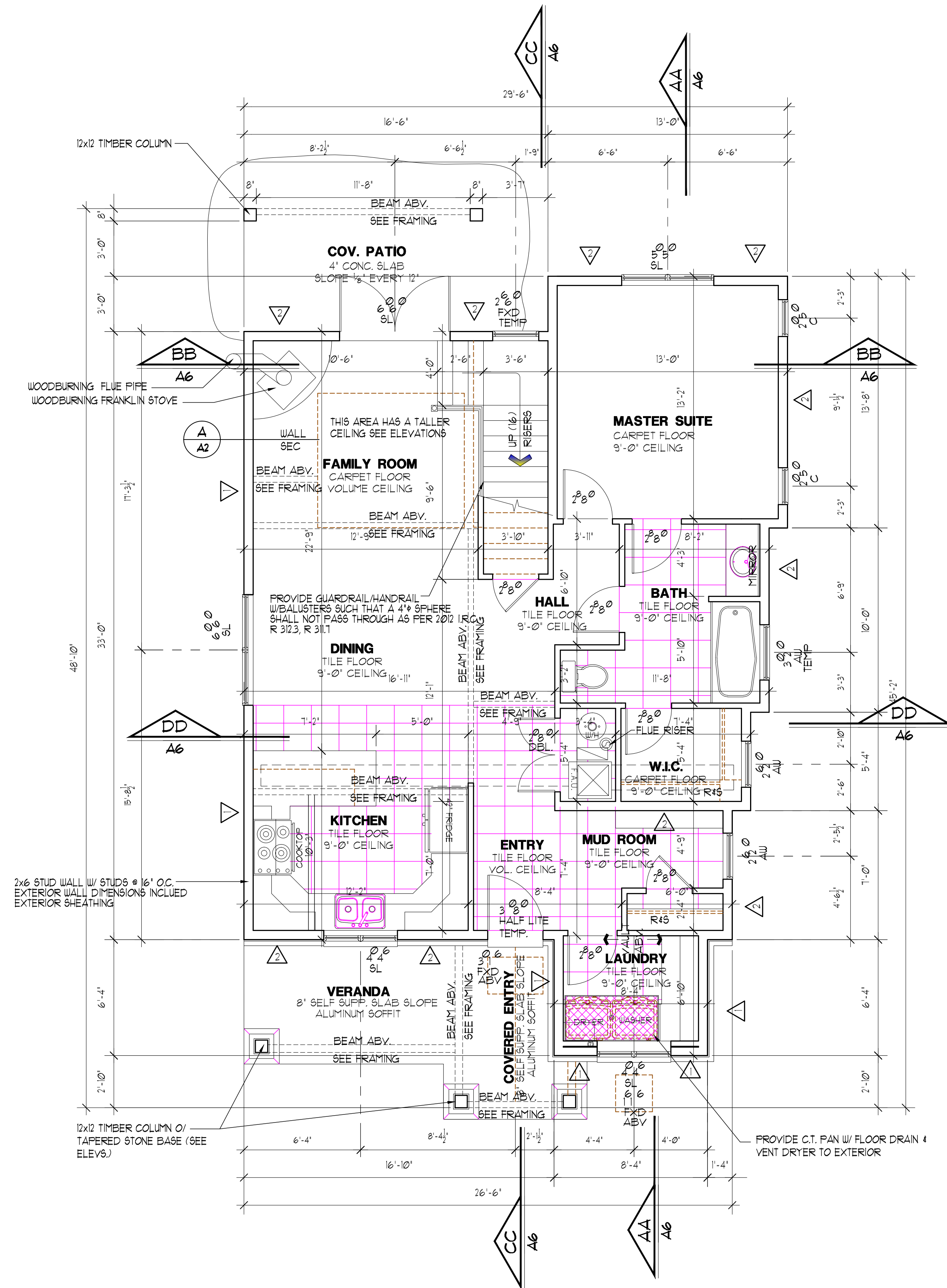
CONSTRUCTION NOTES AND DETAILS  
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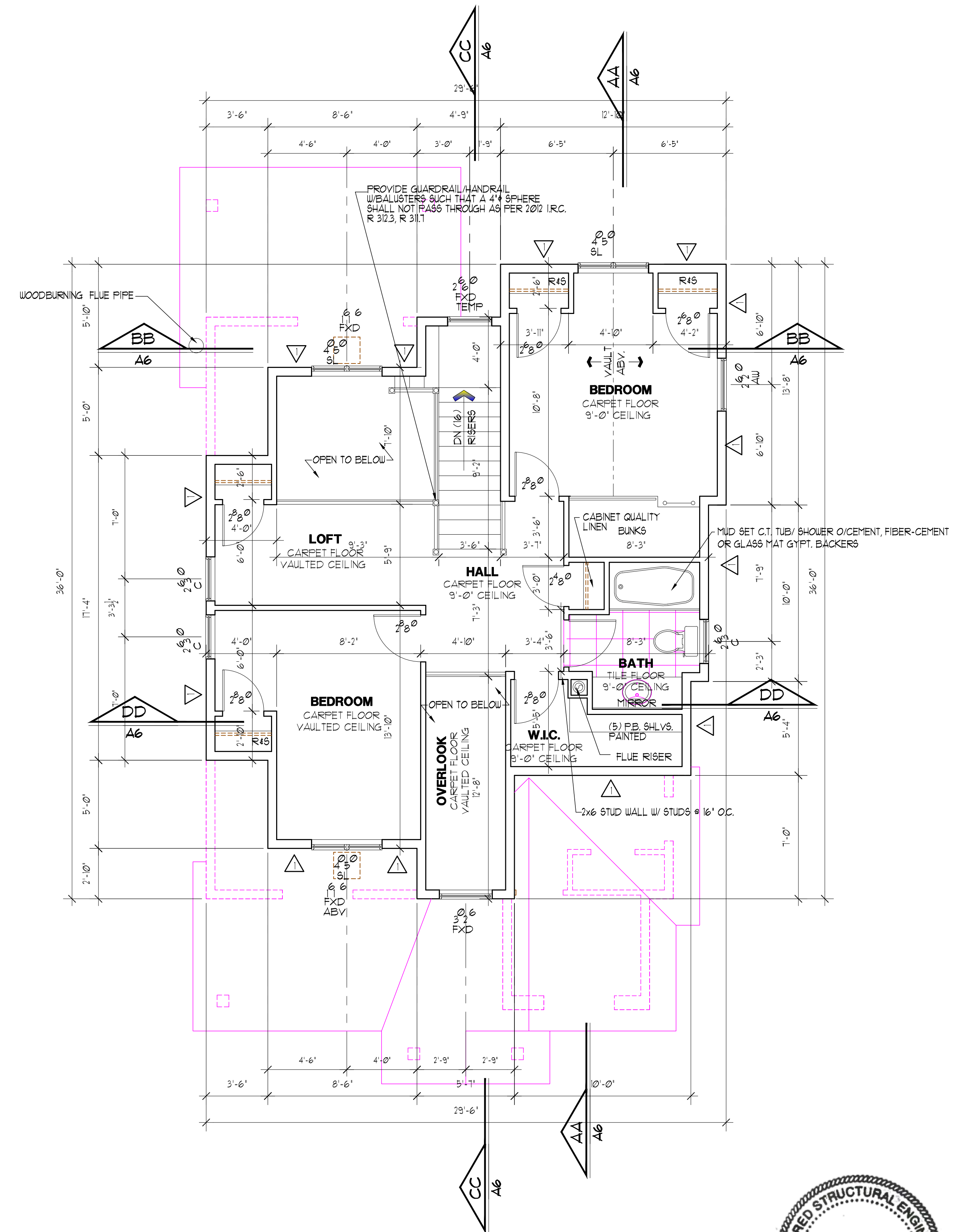
**A2**



**MAIN FLOOR PLAN**

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

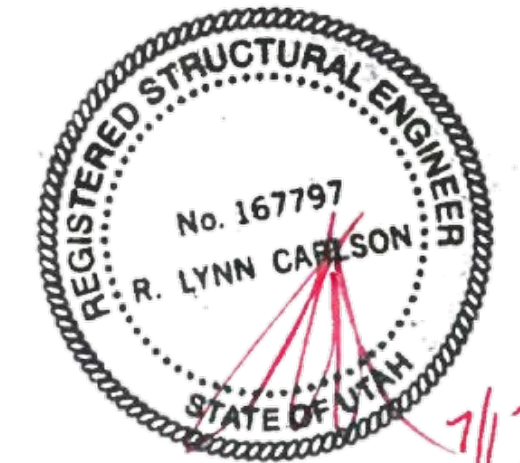
SQUARE FOOTAGE, MAIN FLOOR FINISHED	1023 SF.
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**UPPER FLOOR PLAN**

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

SQUARE FOOTAGE, MAIN FLOOR FINISHED	611 SF.
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LOT # \_\_\_\_\_ SUE DUVIGNON  
CITY OF \_\_\_\_\_ WEBER COUNTY  
STATE OF \_\_\_\_\_ UTAH DATE 7-26-17



**MAIN FLOOR PLAN**  
**COPE RESIDENCE**  
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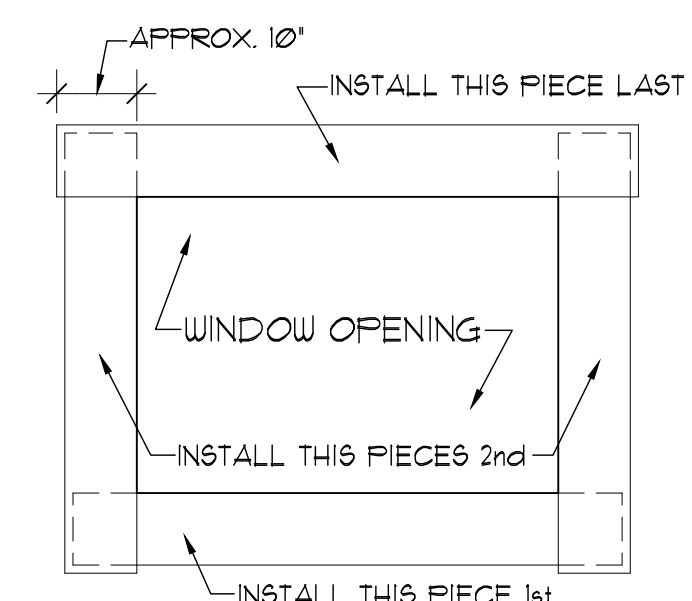
ENGINEER OF RECORD	C.E.S.
CAD TECH	M.H.H.
RELEASE DATE	8-1-17

**A3**

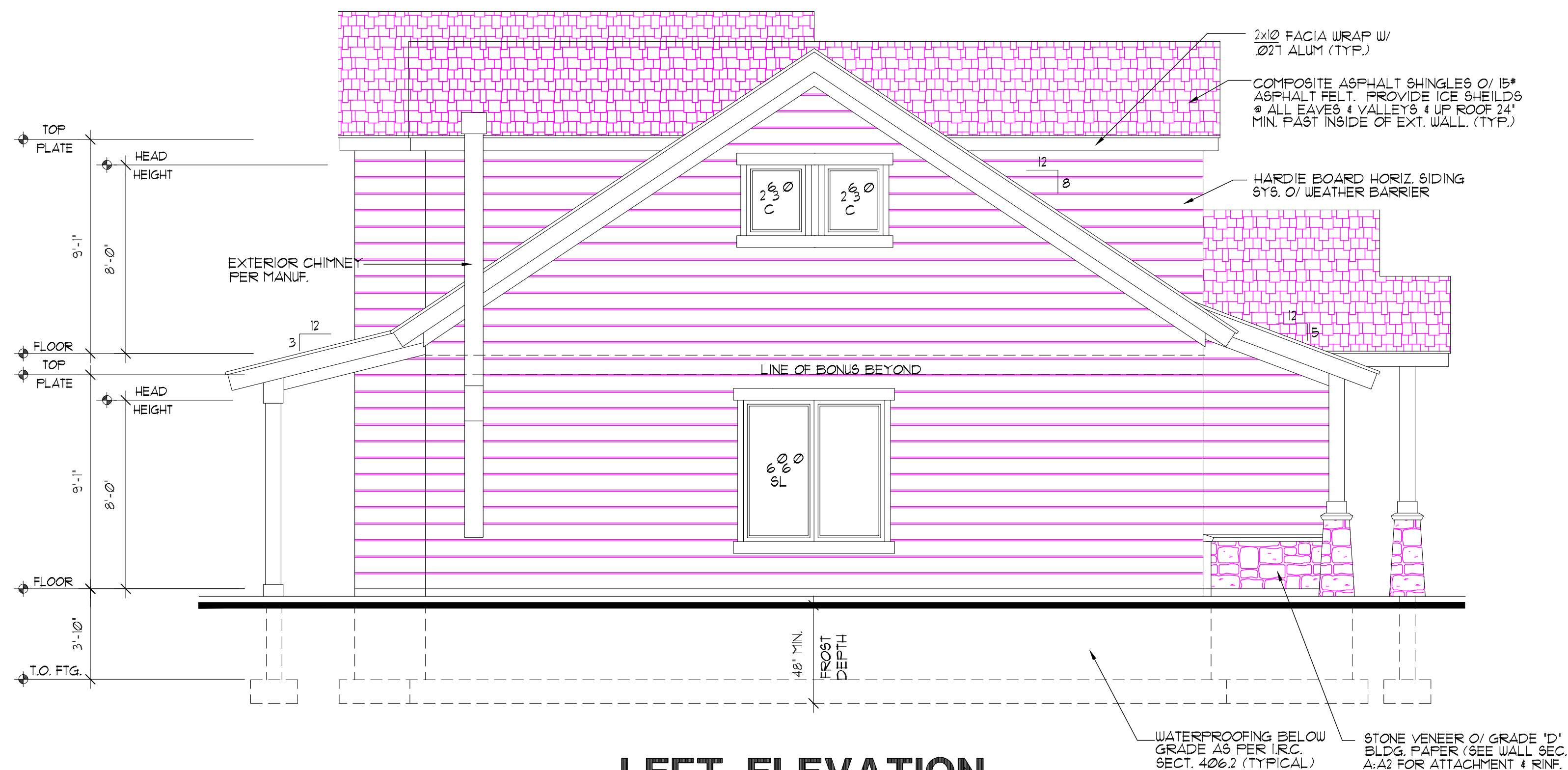
**EXTERIOR INSTALLATION NOTE:**  
 ALL EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUF. INSTALLATION GUIDE. ALL ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

**RAIN GUTTER NOTE:**  
 PROVIDE CONT. ALUM. RAIN GUTTER AROUND ENTIRE ROOF. COORDINATE DOWNSPOUT LOCATIONS W/ CONTRACTOR.

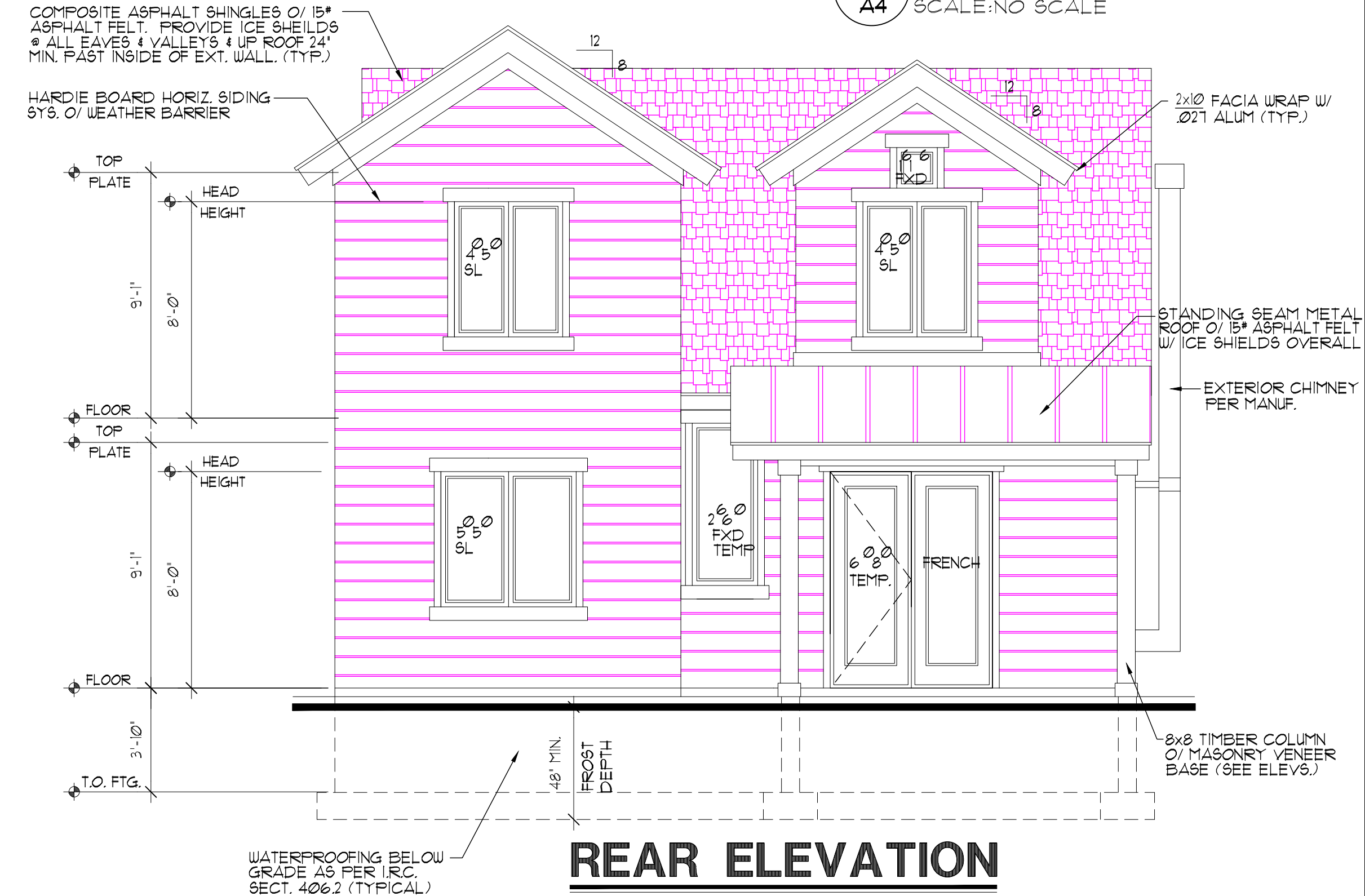
**FLASHING GENERAL NOTES**  
 FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING A WALL, ROOF OR FLOOR AND REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COFINGS UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING. R103.15, R103.8, R303.2, R305



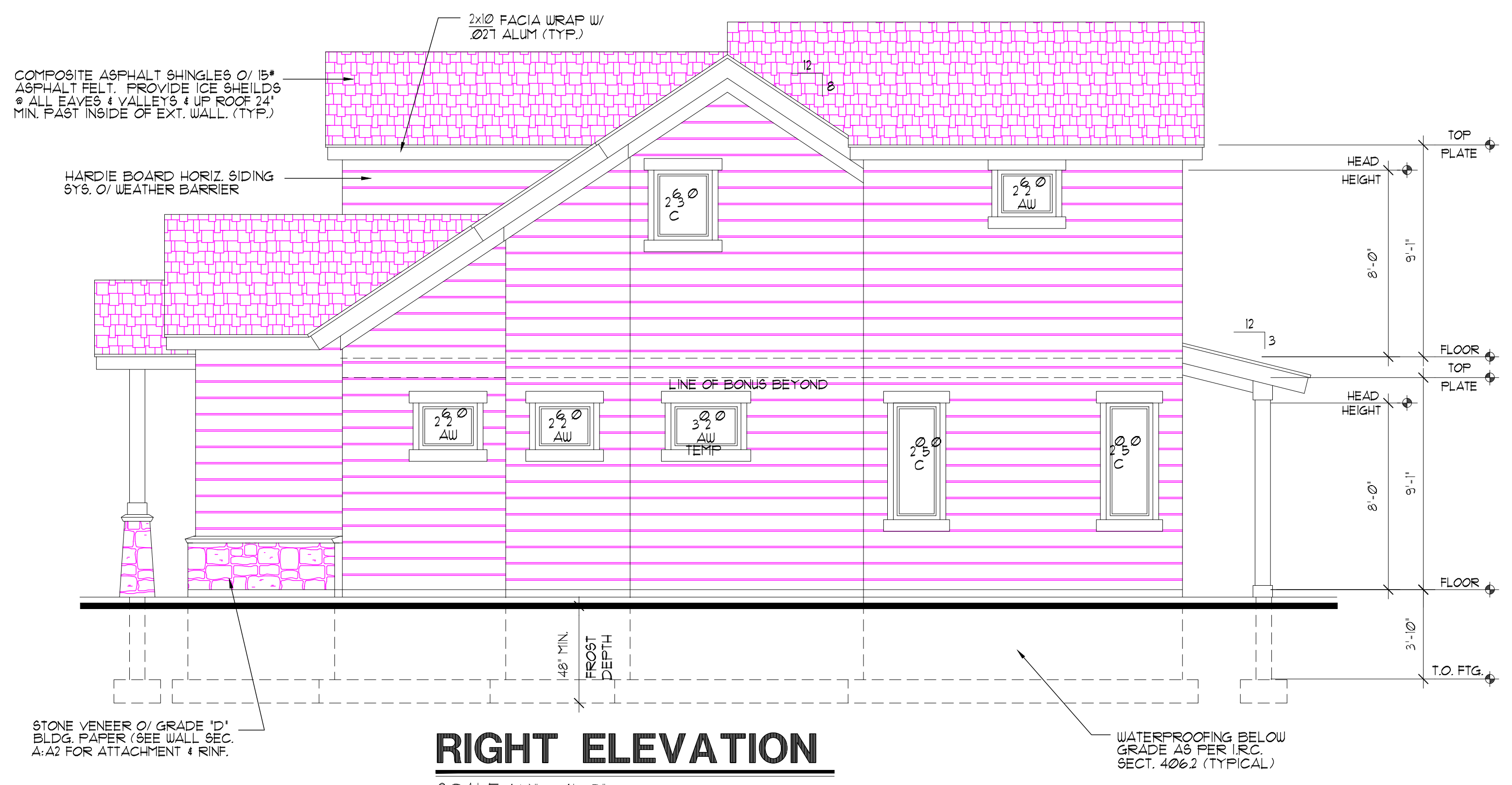
**WINDOW FLASHING**  
 SCALE: NO SCALE



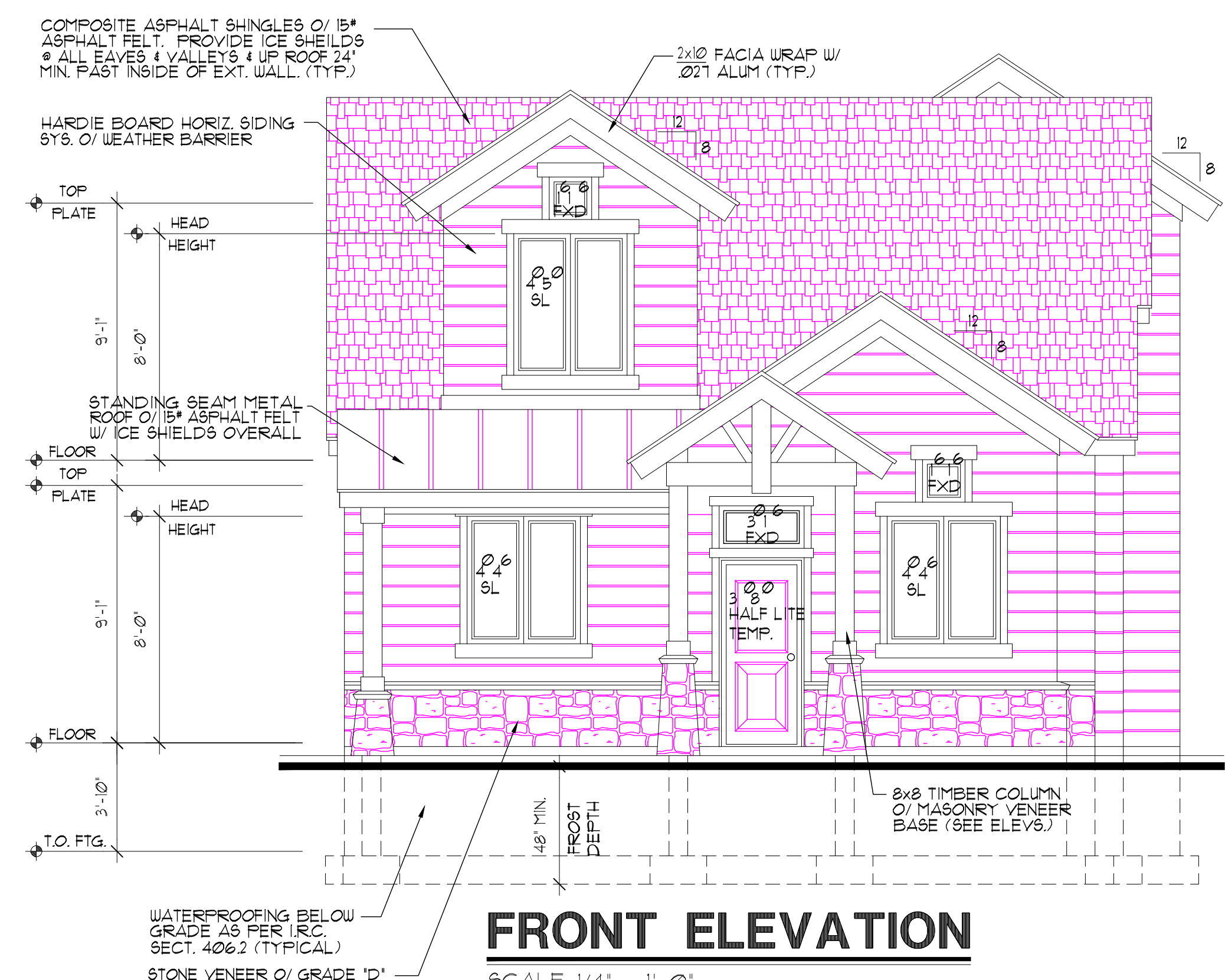
**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS  
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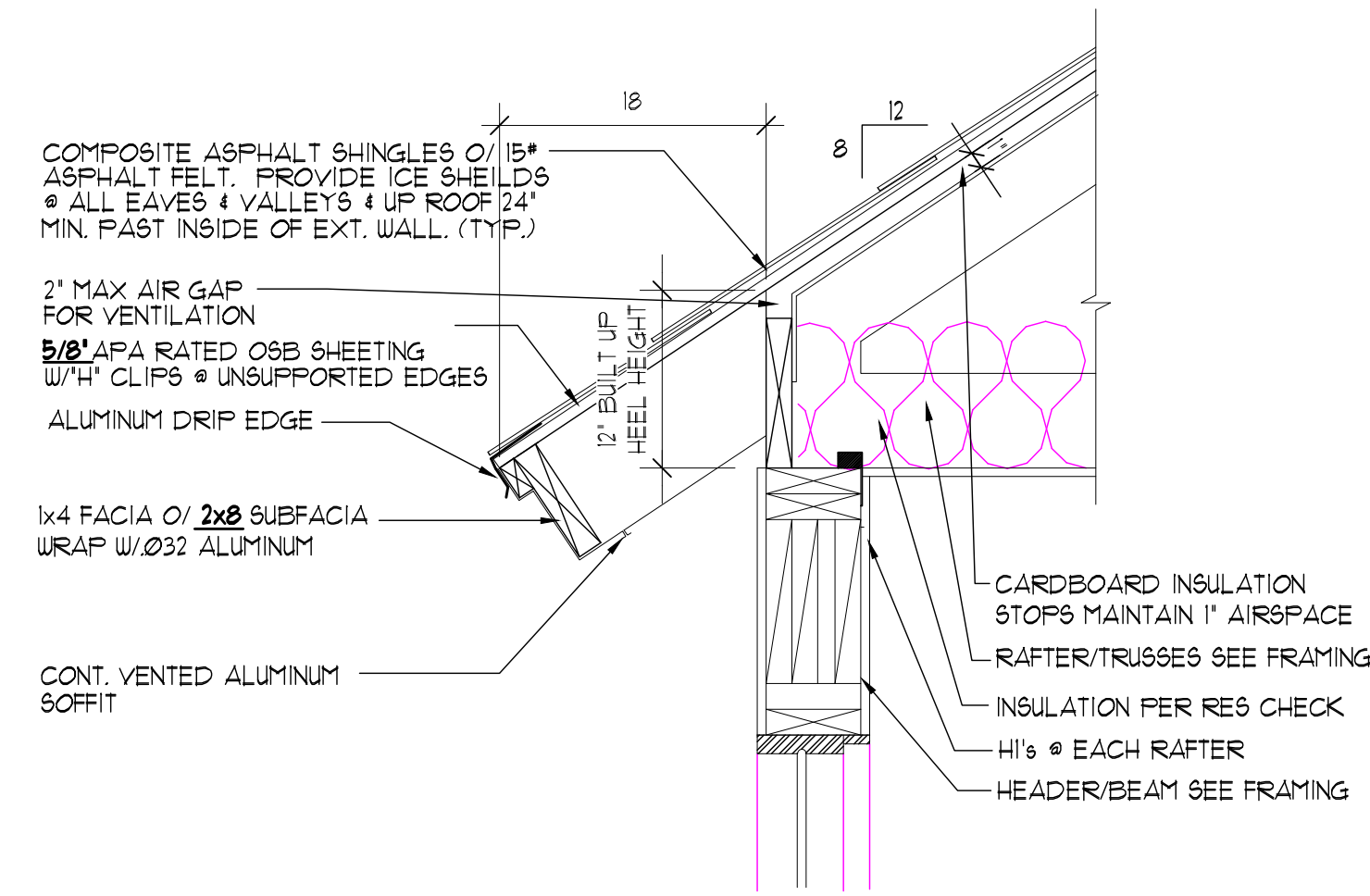
REVISIONS	date	item

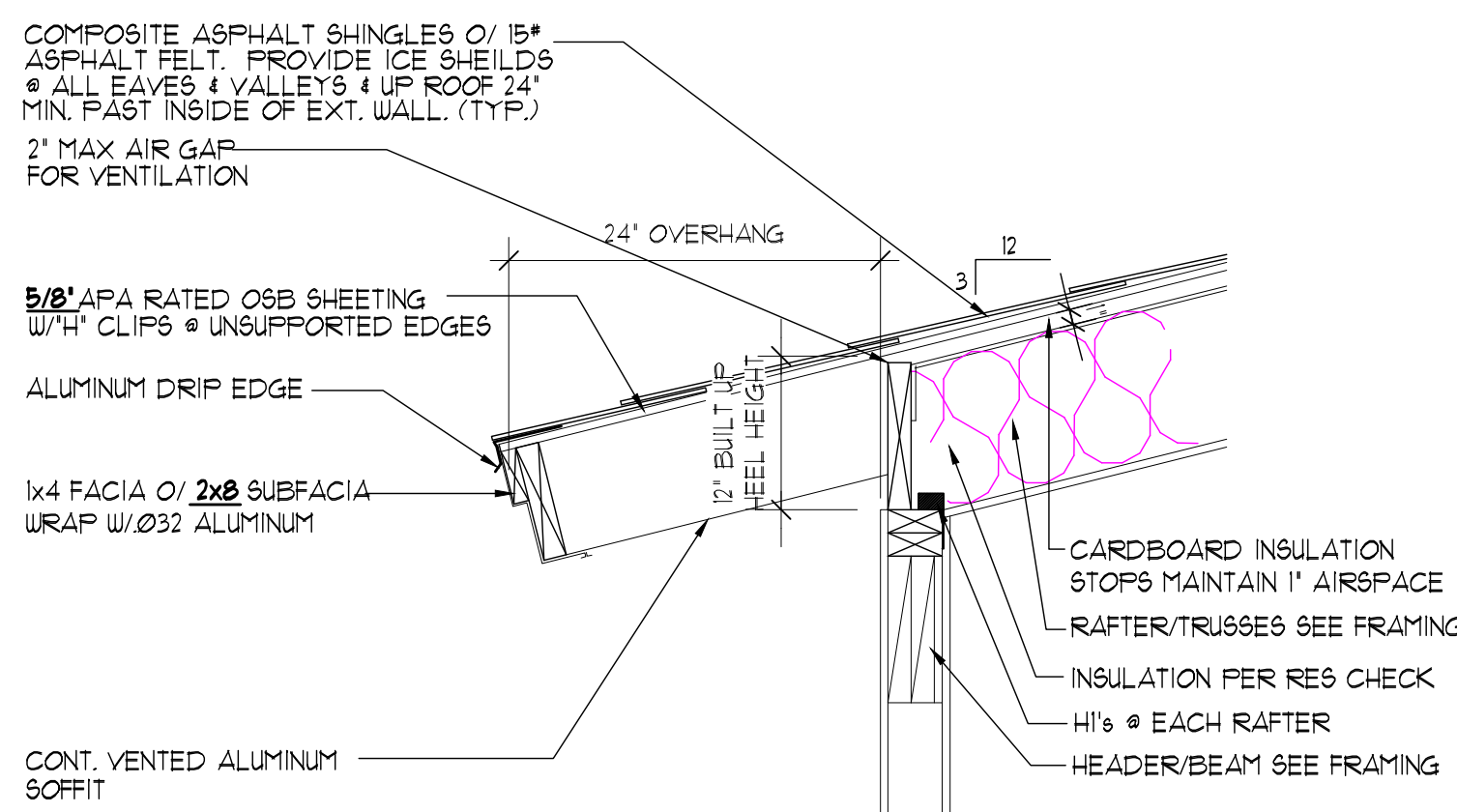
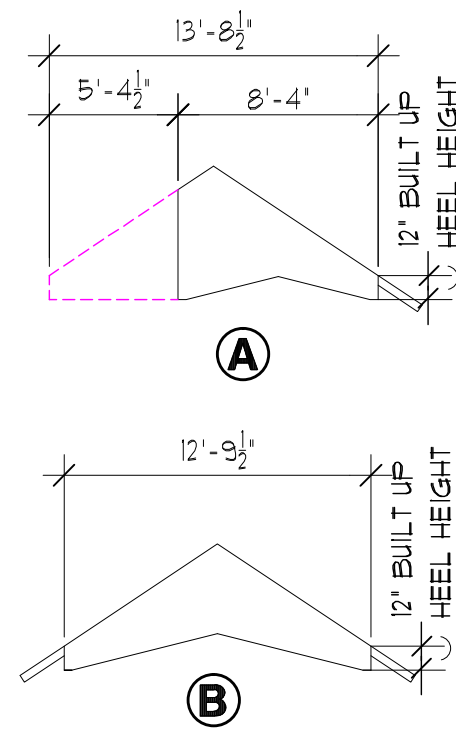
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**A4**

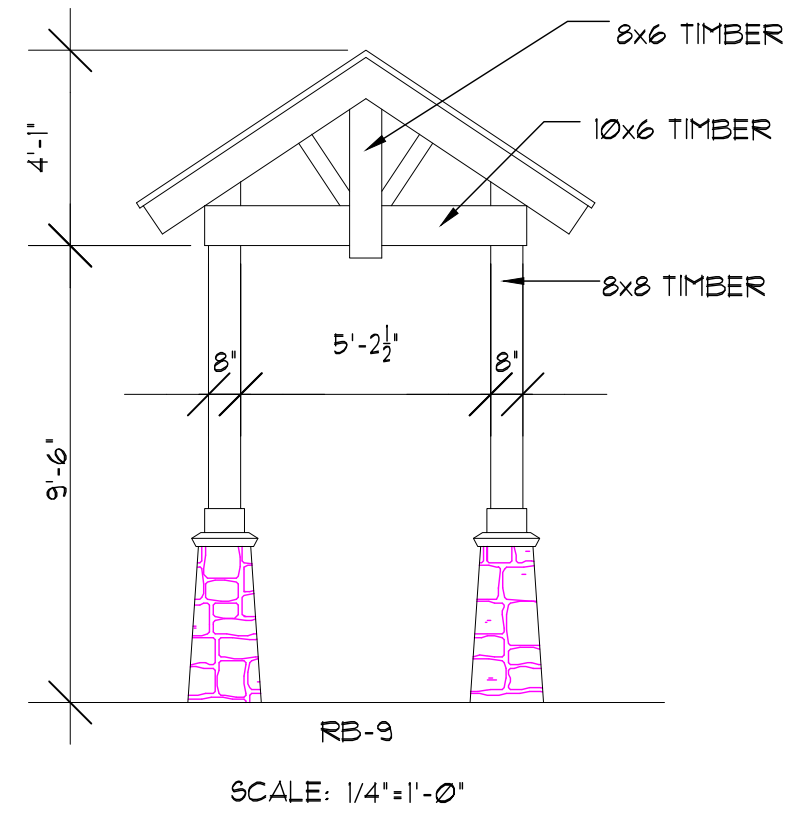




**1 EAVE DETAIL**  
SCALE: 1/2" = 1'-0"



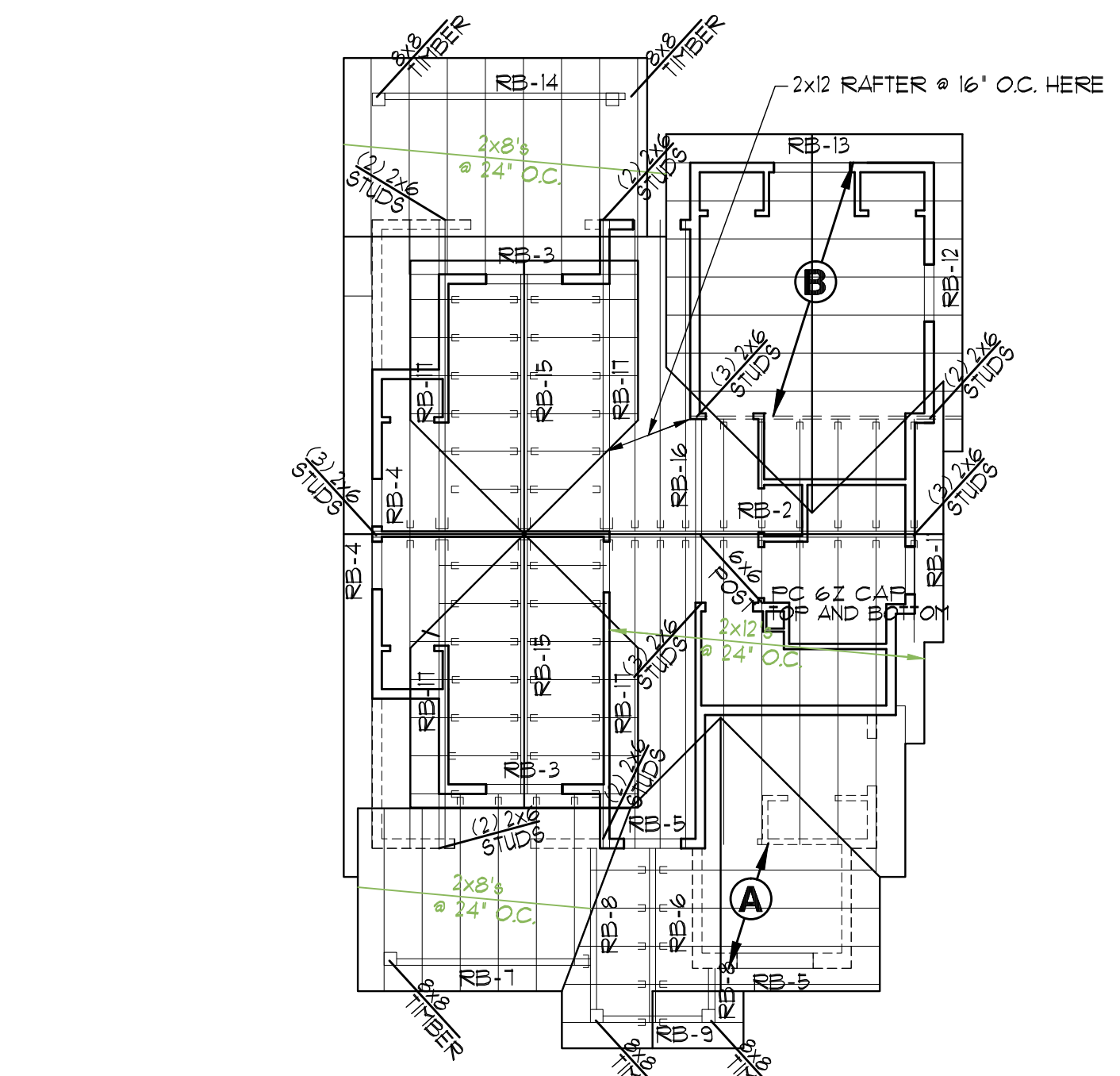
**2 EAVE DETAIL**  
SCALE: 1" = 1'-0"



**TRUSS NOTE:**  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL TRUSS TYPES, SHAPES, SIZES, LAYOUT & PITCH, AND TO COORDINATE W/ ELEVATIONS AND SECTIONS PRIOR TO ORDERING FROM MANUFACTURER. SUBMIT COPY OF TRUSS SPECS. TO LANDFORMS PRIOR TO ASSEMBLY; NOTIFY LANDFORMS OF ANY DISCREPANCIES

**TRUSS TYPES**  
SCALE: 1/8" = 1'-0"

ROOF BEAM SCHEDULE			
MARK	TYPE	SIZE	NOTES
RB-1	DIM.	(2) 2x10's	
RB-2	LVL	(2) 3/4"x16'	RIDGE BEAM CONT. LEFT TO RIGHT WALLS)
RB-3	DIM.	(3) 2x10's	HEADER
RB-4	DIM.	(2) 2x10's	HEADER
RB-5	DIM.	(2) 2x10's	HEADER
RB-6	DIM.	6x12	TOP OF BEAM = BOTTOM OF RAFTERS
RB-7	DIM.	6x12	TOP OF BEAM = BOTTOM OF RAFTERS
RB-8	DIM.	6x12	BOTTOM OF BEAM = BOTTOM OF RB-1
RB-9	DIM.	CUSTOM TRUSS	SEE TRUSS TYPES
RB-10	DIM.	(2) 2x10's	HEADER
RB-11	DIM.	(2) 2x10's	HEADER
RB-12	DIM.	(2) 2x10's	HEADER
RB-13	DIM.	(2) 2x10's	HEADER
RB-14	DIM.	6x12	TOP OF BEAM = BOTTOM OF RAFTERS
RB-15	LVL	(1) 3/4"x14'	RIDGE BEAM
RB-16	LVL	(3) 3/4"x14'	RIDGE SUPPORT BEAM
RB-17	LVL	(2) 3/4"x11 1/8"	RAFTER BEAM

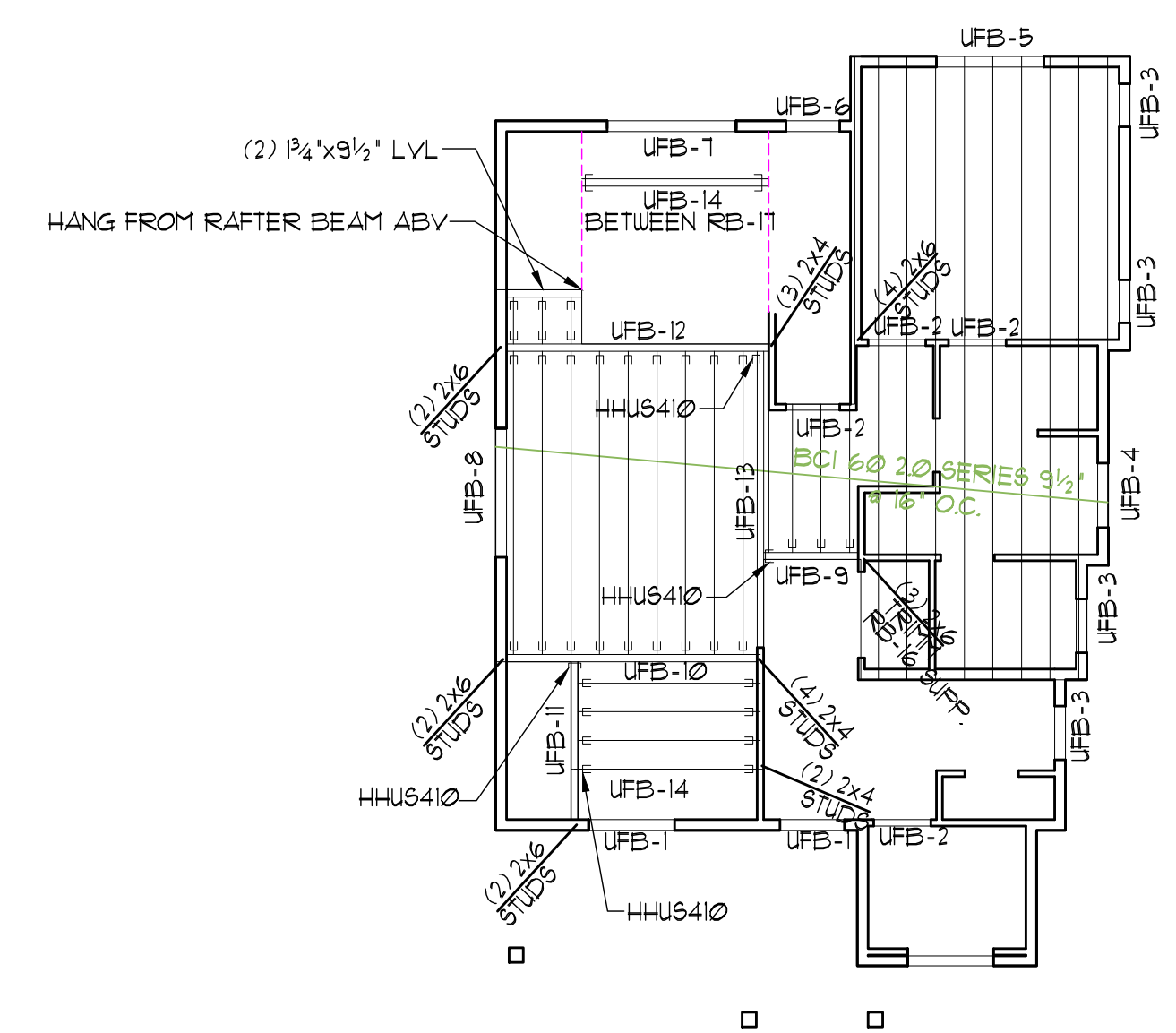


**ROOF FRAMING PLAN 50LB SNOW**  
SCALE: 1/8" = 1'-0"

**ROOF DIAPHRAGM:**  
5/8" APA RATED OSB SHEETING W/ 8d @ 6" O.C. @ DIAPHRAGM BOUNDARIES & SUPPORTED EDGES W/ 8d @ 12" O.C. @ FIELD. PROV. 1" CLIPS ALL UNSUP. EDGES

**HEADER NOTE:**  
ALL EXTERIOR BEARING HEADERS TO BE (2) 2x10'S UNLESS NOTED OTHERWISE. ALL INTERIOR BEARING HEADERS TO BE (2) 2x10'S UNLESS NOTED OTHERWISE.

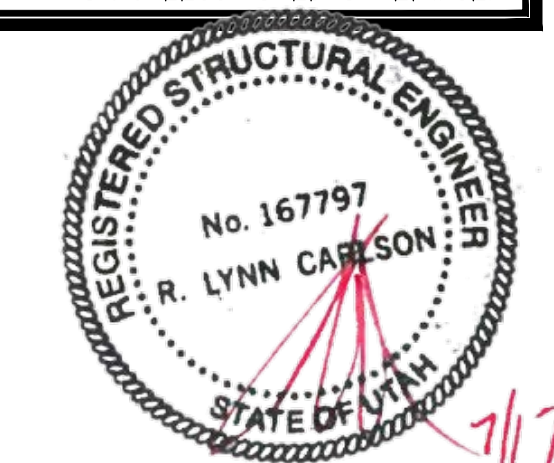
UPPER FLOOR BEAM SCHEDULE			
MARK	TYPE	SIZE	NOTES
UFB-1	LVL	(2) 3/4"x9 1/2'	HEADER OPT. (3) 2x10's
UFB-2	DIM.	(2) 2x10's	HEADER
UFB-3	DIM.	(2) 2x10's	HEADER
UFB-4	LVL	(2) 3/4"x9 1/2'	HEADER
UFB-5	LVL	(2) 3/4"x9 1/2'	HEADER OPT. (3) 2x10's
UFB-6	DIM.	(2) 2x10's	HEADER
UFB-7	LVL	(2) 3/4"x9 1/2'	HEADER OPT. (3) 2x10's
UFB-8	LVL	(2) 3/4"x9 1/2'	HEADER
UFB-9	LVL	(2) 3/4"x9 1/2'	TOP OF BEAM = TOP OF JOISTS
UFB-10	LVL	(3) 3/4"x9 1/2'	TOP OF BEAM = TOP OF JOISTS
UFB-11	LVL	(2) 3/4"x9 1/2'	TOP OF BEAM = TOP OF JOISTS
UFB-12	LVL	(3) 3/4"x9 1/2'	TOP OF BEAM = TOP OF JOISTS
UFB-13	LVL	(2) 3/4"x9 1/2'	TOP OF BEAM = TOP OF JOISTS
UFB-14	LVL	(2) 3/4"x9 1/2'	TOP OF BEAM = TOP OF JOISTS
UFB-15			



**UPPER FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

**FLOOR DIAPHRAGM:**  
3/4" APA RATED T&G OSB SHEETING GLUED & NAILED W/ 8d @ 6" O.C. @ DIAPHRAGM BOUNDARIES & SUPPORTED EDGES & W/ 8d @ 12" O.C. @ FIELD.

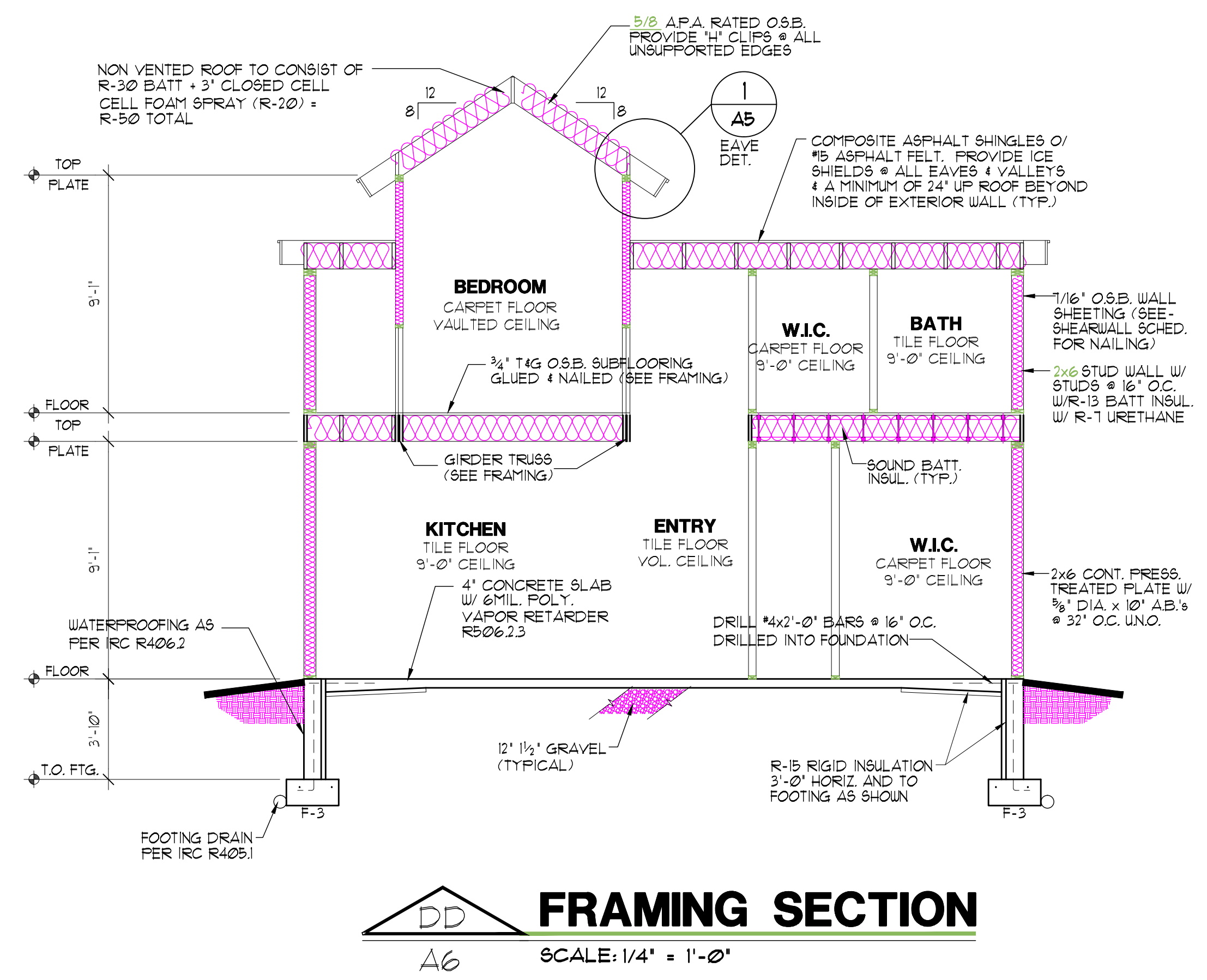
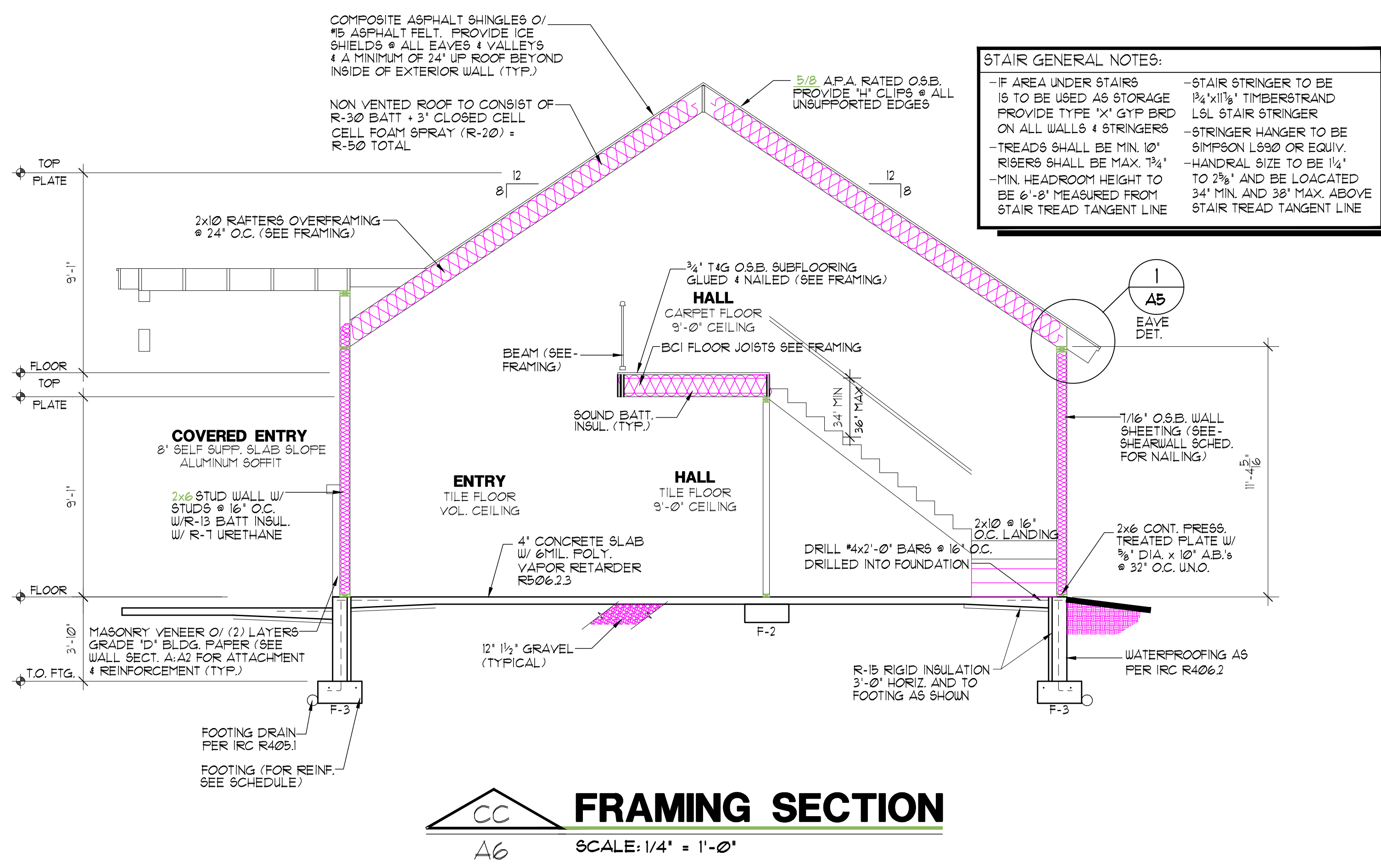
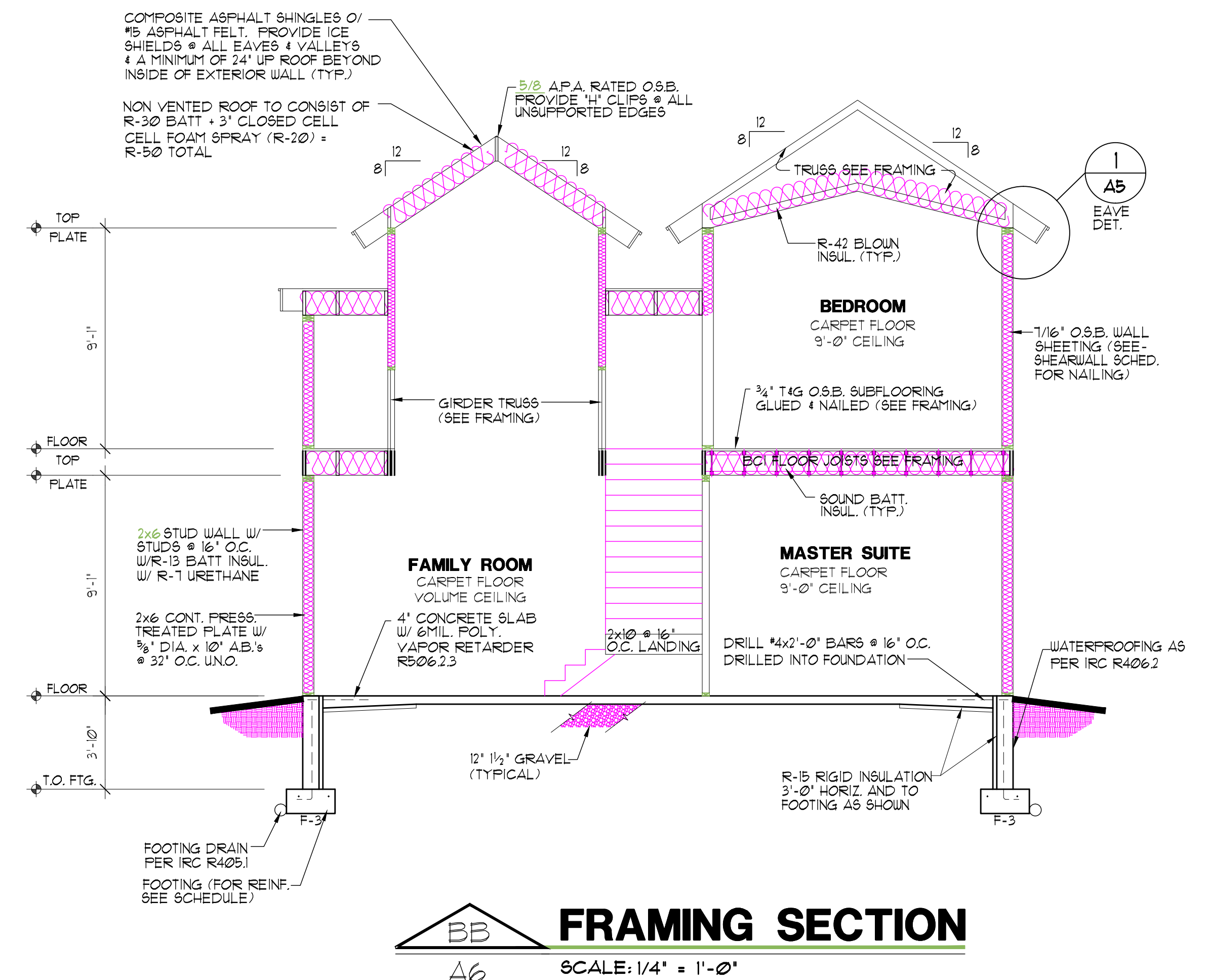
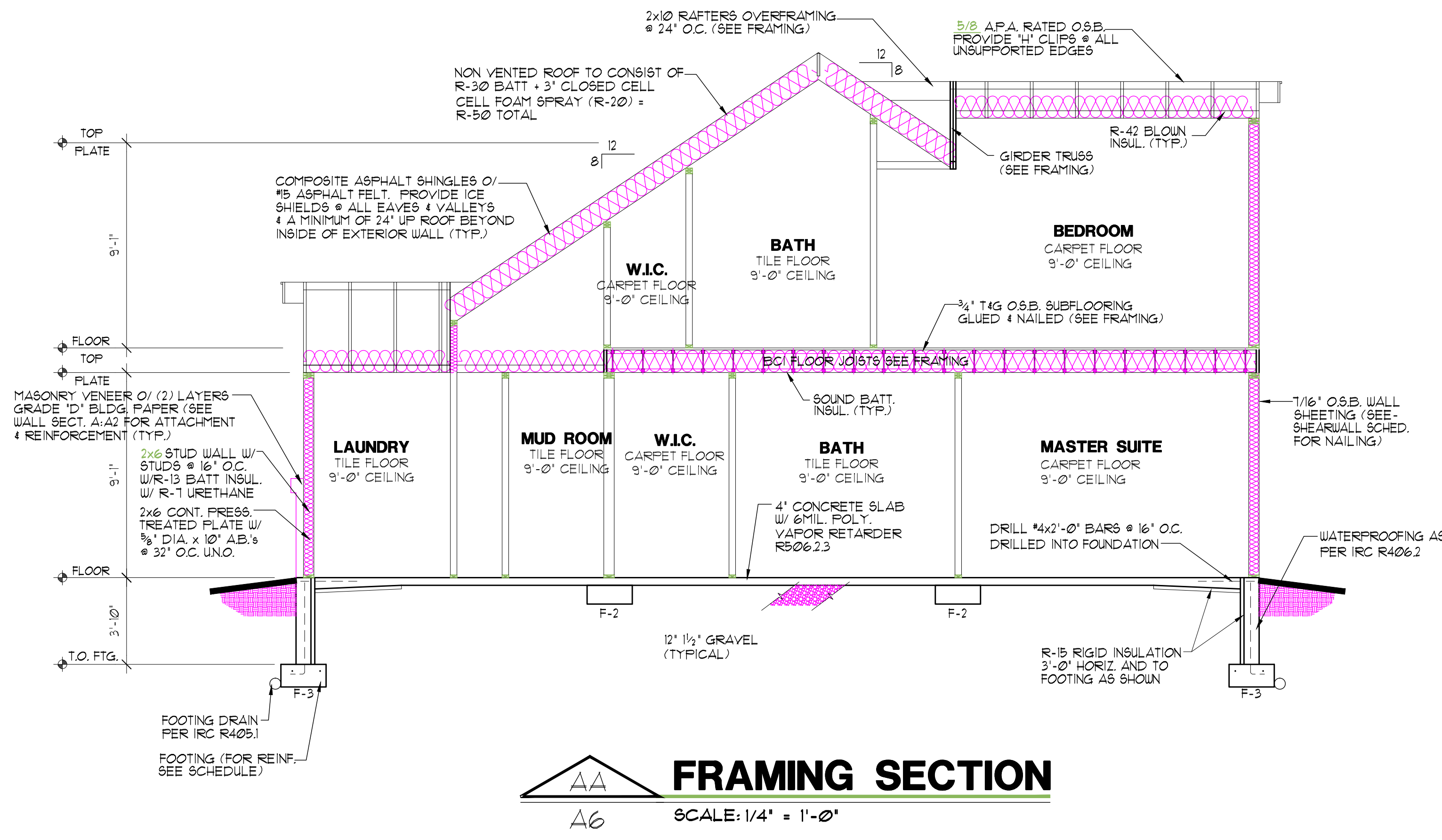
**HEADER NOTE:**  
ALL EXTERIOR BEARING HEADERS TO BE (2) 2x10'S UNLESS NOTED OTHERWISE. ALL INTERIOR BEARING HEADERS TO BE (2) 2x10'S UNLESS NOTED OTHERWISE.



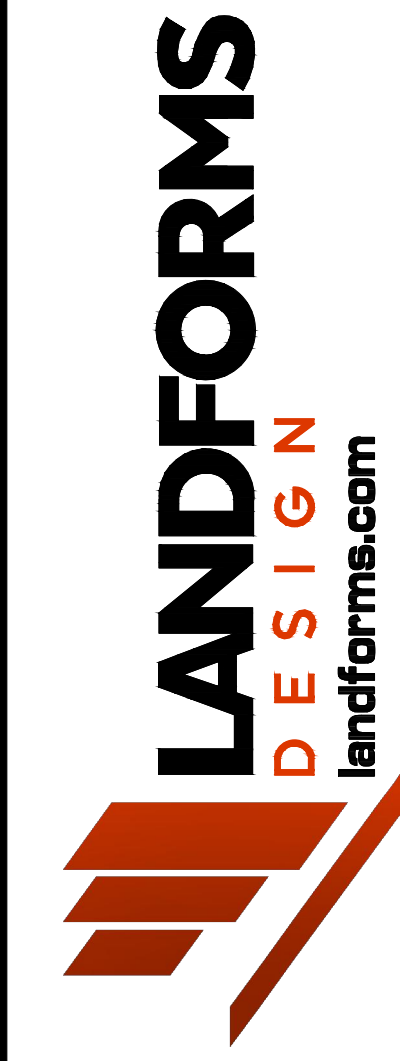
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CAD TECH	M.H.H.
RELEASE DATE	8-1-17

**A5**



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**A6**

## SEALING OF BUILDING THERMAL ENVELOPE REQUIREMENT: (PICK ONE)

### A)

BLOWER DOOR TEST FOR BUILDING ENVELOPE AT FINAL WITH A MAXIMUM AIR LEAKAGE OF 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

-OR-

### B)

MEET ALL THE CRITERIA REQUIREMENTS BELOW (THE BUILDER MAY CERTIFY COMPLIANCE TO THE CRITERIA WITH A 3rd PARTY CERTIFICATION FOR ITEMS NOT INSPECTED DURING REGULARLY SCHEDULED INSPECTIONS)

- 1- A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.
- 2- EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER.
- 3- BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.
- 4- AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
- 5- THE AIR BARRIER IN ANY DROPPED CEILING/ SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED.
- 6- ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
- 7- CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED.
- 8- THE JUNCTION OF THE TOP PLATE OF EXTERIOR WALLS SHALL BE SEALED.
- 9- EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
- 10- KNEE WALLS SHALL BE SEALED.
- 11- THE SPACE BETWEEN WINDOW/ DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
- 12- RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
- 13- INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE SUBFLOOR DECKING.
- 14- THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
- 15- WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
- 16- EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
- 17- DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
- 18- INSULATION BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
- 19- AIR SEALING SHALL BE PROVIDED BETWEEN GARAGE AND CONDITIONED SPACES.
- 20- RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
- 21- BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
- 22- EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
- 23- THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
- 24- HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
- 25- AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS.
- 26- FIREPLACES SHALL HAVE GASKETED DOORS.

## DUCT WORK OUTSIDE BUILDING ENVELOPE REQUIREMENT: (PICK ONE)

### A)

POST CONSTRUCTION TEST: TOTAL AIR LEAKAGE SHALL BE LESS THAN OR EQUAL TO 10 CFM PER 100 SQUARE FEET OF THE CONDITIONED FLOOR AREA.

-OR-

### B)

ROUGH-IN TEST: TOTAL AIR LEAKAGE SHALL BE NOT LESS THAN OR EQUAL TO 10 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. IF THE FURNACE OR AIR HANDLER IS NOT INSTALLED THE TOTAL LEAKAGE SHALL BE NOT LESS THAN OR EQUAL TO 15 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS AND AT LEAST 50% OF ALL DUCTS (MEASURED BY LENGTH) ARE LOCATED ENTIRELY WITHIN THE BUILDING ENVELOPE.

## ELECTRICAL SYMB.

- CEILING 15 WATT INCANDESCENT RECESSED FIXTURE (DOES NOT INCLUDE TRIM KIT)
- CEILING 45 WATT INCANDESCENT RECESSED FIXTURE (DOES NOT INCLUDE TRIM KIT)
- CEILING MOUNT FAN
- CEILING FIXTURE (COORD. W/OWNER)
- STAIR TREAD LIGHT
- PORCELAIN FIXTURE W/PULL CHAIN
- PHOTO ELECTRIC SWITCH
- HEAT LAMP
- WALL MOUNTED INCANDESCENT FIXTURE
- THERMOSTAT (SETBACK MODEL)
- JUNCTION BOX
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- GAS HOOKUPS
- FLUORESCENT FIXTURE (X) TUBES
- DUPLEX OUTLET
- SWITCHED DUPLEX OUTLET
- RANGE/DRYER OUTLET
- GROUND FAULT CIRCUIT INTERRUPT
- DUPLEX OUTLET WITH (2) USB PORTS
- GROUND FAULT CIRCUIT INTERRUPT (WATERPROOF W/ BUBBLE COVER)
- SWITCH
- 3-WAY SWITCH
- VARIABLE SPEED SWITCH
- DIMMER SWITCH
- PUSH BUTTON
- TELEPHONE OUTLET
- TELEVISION OUTLET FOR SATELLITE/CABLE
- ELECTRICAL DISCONNECT
- SPEAKER WIRE (COORD. W/OWNER)
- FLOOR DUPLEX OUTLET
- UNDERCOUNTER LIGHTING (COORD. W/OWNER)

NOTE:  
ALL ELECTRICAL FIXTURES MARKED A.F.P. TO BE ARC FAULT PROTECTED

## PLUMBING GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES
2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. PLUMBING CONTRACTOR SHALL PROVIDE 1/2" COPPER SUPPLY LINE FROM WATER METER TO FURNACE ROOM. WATER LINE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
4. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL FIXTURES.
6. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
7. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
8. NO SUBSTITUTIONS FROM FIXTURE SCHEDULE ARE ALLOWED, EXCEPT BY OWNERS APPROVAL
9. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE. PACK ANNULUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THROUGH GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
10. PROVIDE A PRESSURE REGULATOR AND SHUTOFF VALVE, FOR LOCATION SEE PLUMBING PLAN.
11. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE.
12. PROVIDE 1/6 GALLON PER FLUSH TOILETS & 2 1/2 GALLON PER MINUTE SHOWER HEADS.
13. PROVIDE EXPANSION TANKS FOR WATER HEATERS AS PER LOCAL JURISDICTION.
14. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
15. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES AND EXTERIOR WALLS). SPRAY IN URETHANE HAS BEEN SHOWN TO PREVENT FREEZING PROBLEMS.
16. PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALLS MUST BE METAL PIPING OR HAVE AN APPROVED THROUGH PENETRATION FIRE STOP INSTALLED.
17. PROVIDE ANTI-SCALD SHOWER VALVES ON ALL SHOWER AND TUB COMBINATION INSTALLATIONS.
18. PROVIDE 2" CLEARANCE IN FRONT OF SINKS, WATER CLOSETS, AND TUBS. PROVIDE 24" CLEARANCE IN FRONT OF SHOWER DOORS. SHOWER DOORS TO BE A MIN. OF 22" WIDE.
19. IF PLUMBING MANIFOLD SYSTEM IS BEING USED, SYSTEM MUST BE ACCESSIBLE BY LOCAL OFFICIALS
20. BATH TUBS & WHIRLPOOL TUB VALVES SHALL LIMIT THE TEMP. TO A MAX. OF 120° F.
21. ALL BASEMENT FIXTURES MUST PASS THROUGH A BACKWATER VALVE UNLESS IT IS EST. THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE BASEMENTS TO BE PLUMBED INDEPENDANTLY FOM UPPER FLOORS. BACKWATER VALVES MUST BE ACCESSIBLE.

## MECHANICAL GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES
2. MECHANICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH CURRENT NATURAL GAS COMPANY SPECIFICATIONS. COMBUSTION AIR TO BE PLACED PER LOCATION SHOWN ON MECHANICAL PLAN. PROVIDE WHITE METAL EXTERIOR GRILLE.
4. ALL MECHANICAL SYSTEMS SHALL BE SIZED LARGE ENOUGH TO HEAT/COOL BASEMENTS WHEN FINISHED
5. ALL SUPPLY AND RETURN AIR FLENUMS ARE SHOWN IN APPROXIMATE LOCATIONS. MECH. CONTRACTOR TO PROVIDE EXPERTISE IN ACTUAL LOCATIONS OF FLENUMS TO MINIMIZE FURR-DOWNS IN FUTURE BASEMENT AREA.
6. MECHANICAL CONTRACTOR TO PROVIDE 4" METAL DUCTING FROM REST ROOM FANS TO EXTERIOR METAL EXTERIOR TERMINATION CAP. EXHAUST FANS NOT TO BE DISCHARGED INTO VENTED SOFFITS.
7. FOR CONDENSER LOCATIONS SEE MECHANICAL PLANS.
8. VERIFY "FIT" OF DUCTS AND PIPING PRIOR TO FABRICATION.
9. OFFSET FLU STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. PAINT ALL FLU STACKS TO MATCH SHINGLE COLOR.
10. MECHANICAL CONTRACTOR TO PROVIDE 4" DIA. METAL DUCTING FROM DRYER LOCATION TO EXTERIOR WITH WHITE TERMINATION CAP. DUCTS TO BE METAL W/SMOOTH INTERIOR SURFACES EQUIPPED W/BACK DRAFT DAMPERS. TERMINATE AT THE EXTERIOR OF THE BUILDING, AND NOT BE INSTALLED WITH SHEET METAL SCREWS. MAX. DRYER DUCT LENGTH 14'-0" W/ (2) 90 DEGREE ELBOUS
11. ALL GAS LINES MUST BE PRESSURE TESTED AT ROUGH INSPECTION. QUESTAR GAS NO LONGER PROVIDES THIS SERVICE AND IS THEREFORE REQUIRED BY THE HVAC CONTRACTOR AT ROUGH INSPECTION
12. GAS LOG APPLIANCES WITHOUT A FLAME SAFEGUARD DEVICE (AUTO LIGHTING DEVICE OR PILOT) SHALL NOT BE PERMITTED
13. FIREPLACE FLUES SHALL BE SEPARATED FROM ATTIC SPACES BY A SHAFT OF 3/8" SHEET ROCK OR 3/4" STRAND BOARD OR PLYWOOD.
14. 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.
15. NO CLOTH TYPE DUCT TAPE IS ALLOWED. METALLIC OR FOIL TAPE MUST BE USED.
16. ALL JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
17. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR FLENUM
18. GAS PIPING SHALL NOT PENETRATE A BUILDING FOUNDATION BELOW GRADE.
19. VENTS FOR FURNACES AND WATER HEATERS SHALL BE SIZED IN ACCORDANCE WITH THE GAMMA VENT TABLES AS LISTED IN THE UP TO DATE I.R.C. CODE.
20. IF FORCED AIR UNIT IS LOCATED WHERE CONDENSATION MAY DAMAGE BUILDING COMPONENTS, A WATER DETECTION DEVICE MUST BE INSTALLED OR RUN SECONDARY LINE TO OBSERVABLE LOCATION

## ELECTRICAL GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL NATIONAL AND LOCAL BUILDING CODES.
2. ELECTRICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. ALL TELEVISION OUTLETS ARE TO BE INSTALLED WITH A SEPARATE COAXIAL CABLE TO MECHANICAL ROOM. PROVIDE ANTENNA IN ATTIC WITH SINGLE COAXIAL CABLE TO MECH. ROOM. PROVIDE COAXIAL CABLE FROM MECHANICAL ROOM TO EXTERIOR FOR FUTURE CABLE TELEVISION HOOKUP. HOOK UP TELEVISION CABLES IN MECHANICAL ROOM TO DESIRED (ANTENNA, CABLE) CHOICE. PROVIDE T.V. CONNECTION PANEL ON WALL IN MECHANICAL ROOM
4. ELECTRICAL CONTRACTOR TO PROVIDE A MINIMUM OF 100 AMP SERVICE TO HOME.
5. ALL EXHAUST FANS SHALL BE VENTED TO EXTERIOR WITH METAL DUCT. PROVIDE WHITE METAL EXTERIOR TERMINATION CAP. EXHAUST FANS NOT TO BE DISCHARGED INTO VENTED SOFFITS
6. ALL SMOKE DETECTORS SHALL BE WIRED TOGETHER FOR SIMULTANEOUS ALERT SOUNDING. DETECTORS SHALL ALSO BE WIRED TO BUILDING PRIMARY POWER WITH BATTERY BACKUP. ALL SLEEPING ROOMS AT ALL LEVELS TO HAVE SMOKE DETECTORS.
7. SIZE ELECTRICAL PANEL SUFFICIENTLY LARGE ENOUGH TO HANDLE FUTURE BREAKERS WHEN BASEMENT IS FINISHED.
8. PROVIDE (4) PAIR CABLE TO ALL TELEPHONE OUTLETS. HOME RUN ALL TELEPHONE LINES TO MECHANICAL ROOM. PROVIDE 66 STYLE PUNCH DOWN BLOCK WALL MOUNTED FOR FINAL CONNECTIONS
9. ALL BATHROOM OUTLETS TO BE ON SEPARATE 20 AMP BREAKERS AS PER 2014 I.R.C. REQUIREMENTS.
10. CEILING FANS REQUIRE SPECIAL APPROVED BOXES AND ADDITIONAL FRAMING SUPPORT.
11. GARAGE ELECTRICAL OUTLETS TO BE GFCI 18" ABOVE FLOOR.
12. PROVIDE CONCRETE ENCASED ELECTRODE(UPPER GROUND) AND WATER PIPE ELECTRODE (IF COPPER) FOR THE GROUNDING SYSTEM OF THE ELECTRICAL SERVICE.
13. ALL 15 AND 20 AMP RECEPTICALS TO BE TAMPER PROOF. PROVIDE RECEPTICALS 80 NO FRONT WALL IS NO MORE THAN 6'-0" TO NEXT RECEPTICAL
14. ALL 125-VOLT, SINGLE PHASE, 15- OR 20- AMPERE RECEPTICALS INSTALLED IN GARAGES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. "E38022
15. A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. -N104.

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PLEASE NOTIFY LANDFORMS DESIGN OF ANY UNLAWFUL USE. STATE \_\_\_\_\_ UTAH \_\_\_\_\_ DATE 7-28-17



ELECTRICAL, MECH. AND PLUMBING PLAN

COPE RESIDENCE

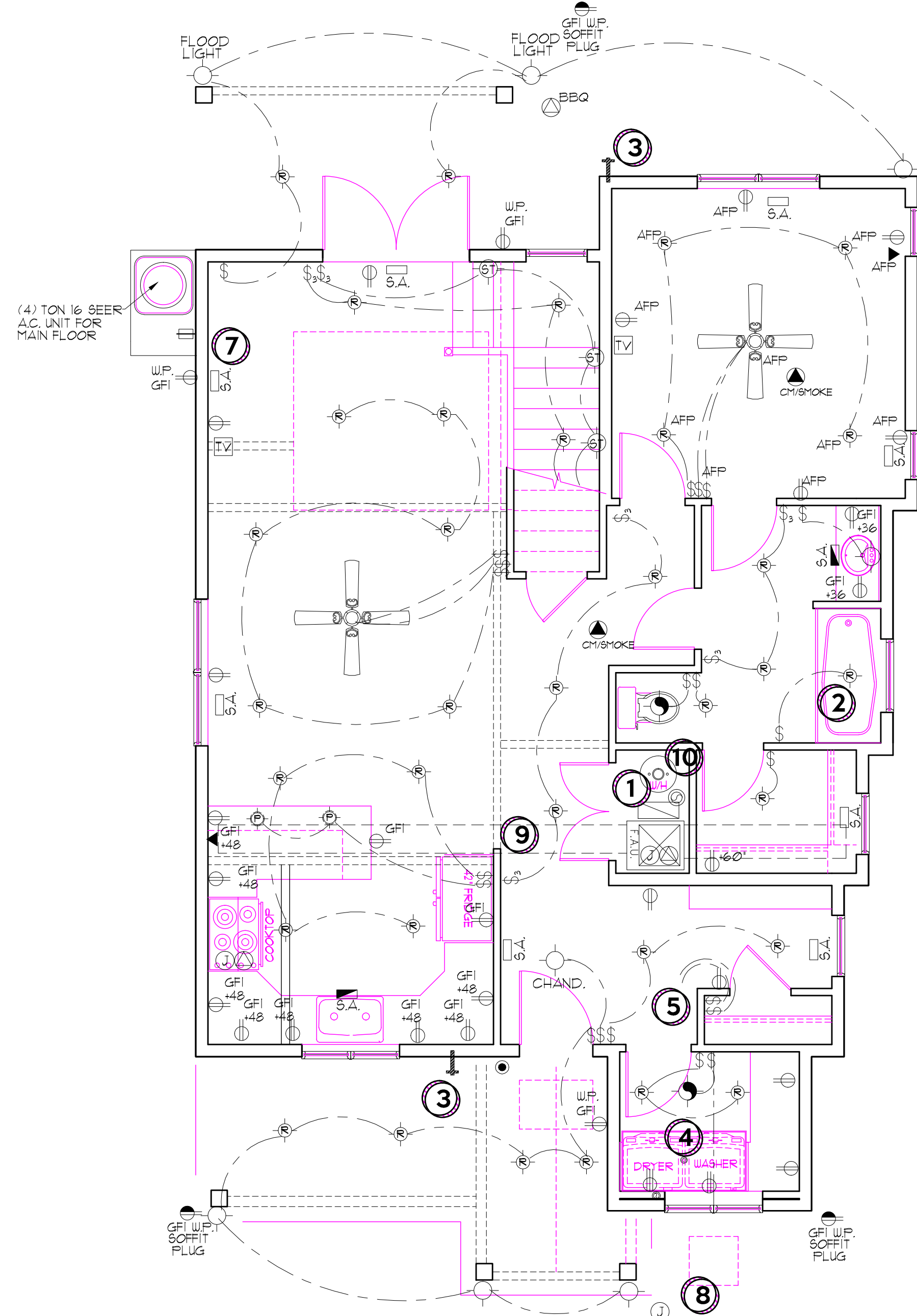
CUSTOM HOME PLAN

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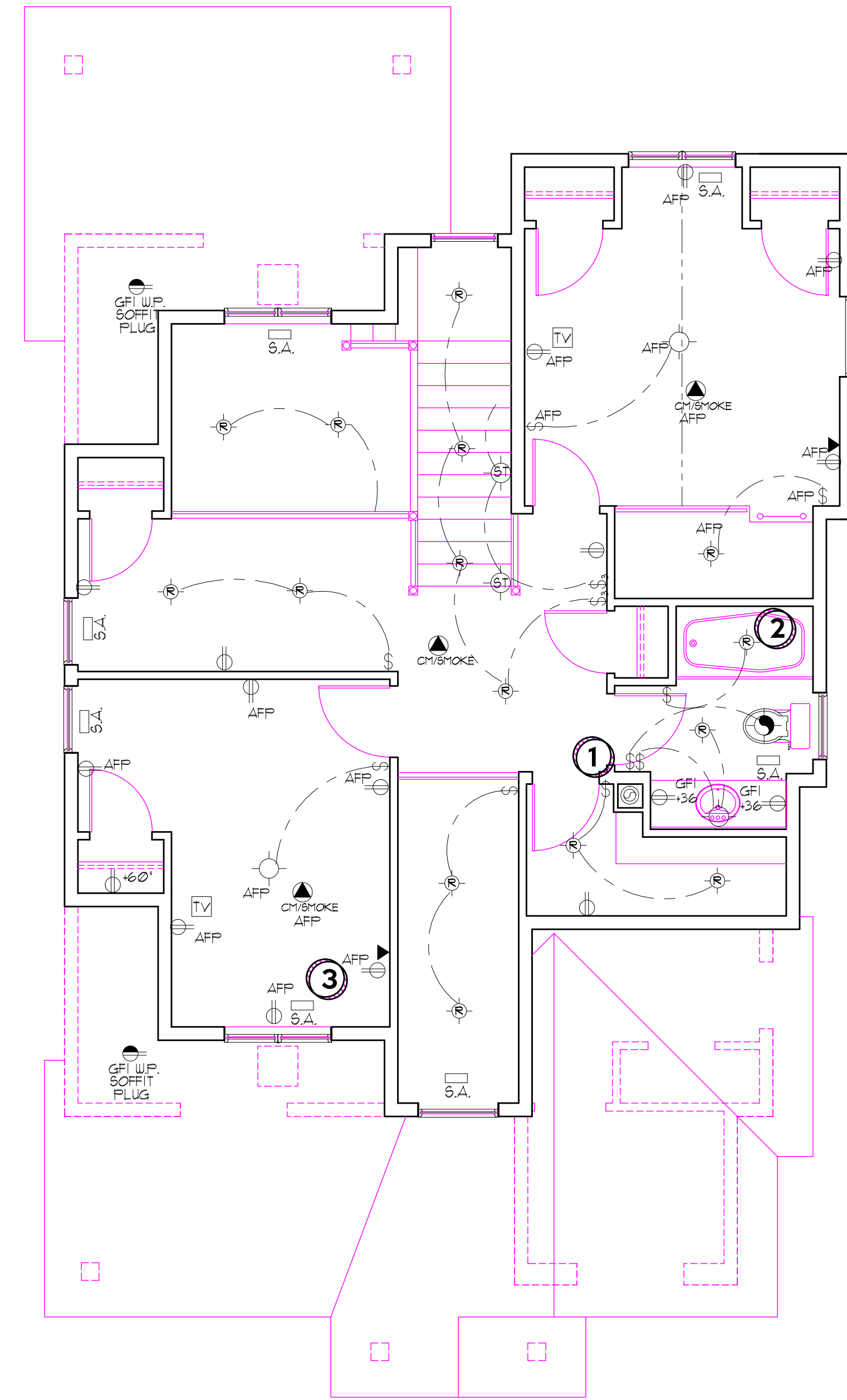
REVISIONS	date	item

ENGINEER OF RECORD	C.E.S.
CAD TECH	M.H.H.
RELEASE DATE	8-1-17

**A7**



- ### MAIN NOTES
- ① FLUE RISER
  - ② PROVIDE WATER PROOF TRIM KIT
  - ③ ANTI SYPHON HOSE BIB
  - ④ PROVIDE C.T. PAN W/ 4" FLOOR DRAIN  
4 VENT DRYER TO EXTERIOR W/ BACK DRAFT DAMPER (DUCT LENGTH DETERMINED BY IRC M1502.4)
  - ⑤ TO SOFFIT PLUGS (MAX. 4 PER CIRCUIT)
  - ⑥ PROVIDE HOT & COLD TAP
  - ⑦ 4"x10" SUPPLY AIR REGISTER COLER BY OWNER PROVIDE INSULATED DUCTWORK IN FLOOR
  - ⑧ PROVIDE 20 AMP JUNCTION BOX FOR EXTERIOR LIGHTS
  - ⑨ 80000 B.T.U. 30 FLU6 GAS FORCED AIR UNIT W/ SPACE GUARD AIR CLEANER PROVIDE DAMPER SYSTEM AND HUMIDIFIER FOR MAIN AND UPPER (PROVIDE UNDERSLAB P.V.C. COATED DUCTWORK FOR MAIN AS REQUIRED)
  - ⑩ 50 GALLON 34000 BTU WATER HEATERS W/ EXPANSION TANK AS REQ'D & PROVIDE SEISMIC STRAPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD PORTION OF THE UNIT. -P28017 (STATE AMENDMENT)



- ### UPPER NOTES
- ① FLUE RISER
  - ② PROVIDE WATER PROOF TRIM KIT
  - ③ 4"x10" SUPPLY AIR REGISTER COLER BY OWNER PROVIDE INSULATED DUCTWORK IN FLOOR

**MAIN FLOOR ELECTRICAL, MECHANICAL, & PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**UPPER FLOOR ELECTRICAL, MECHANICAL, & PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

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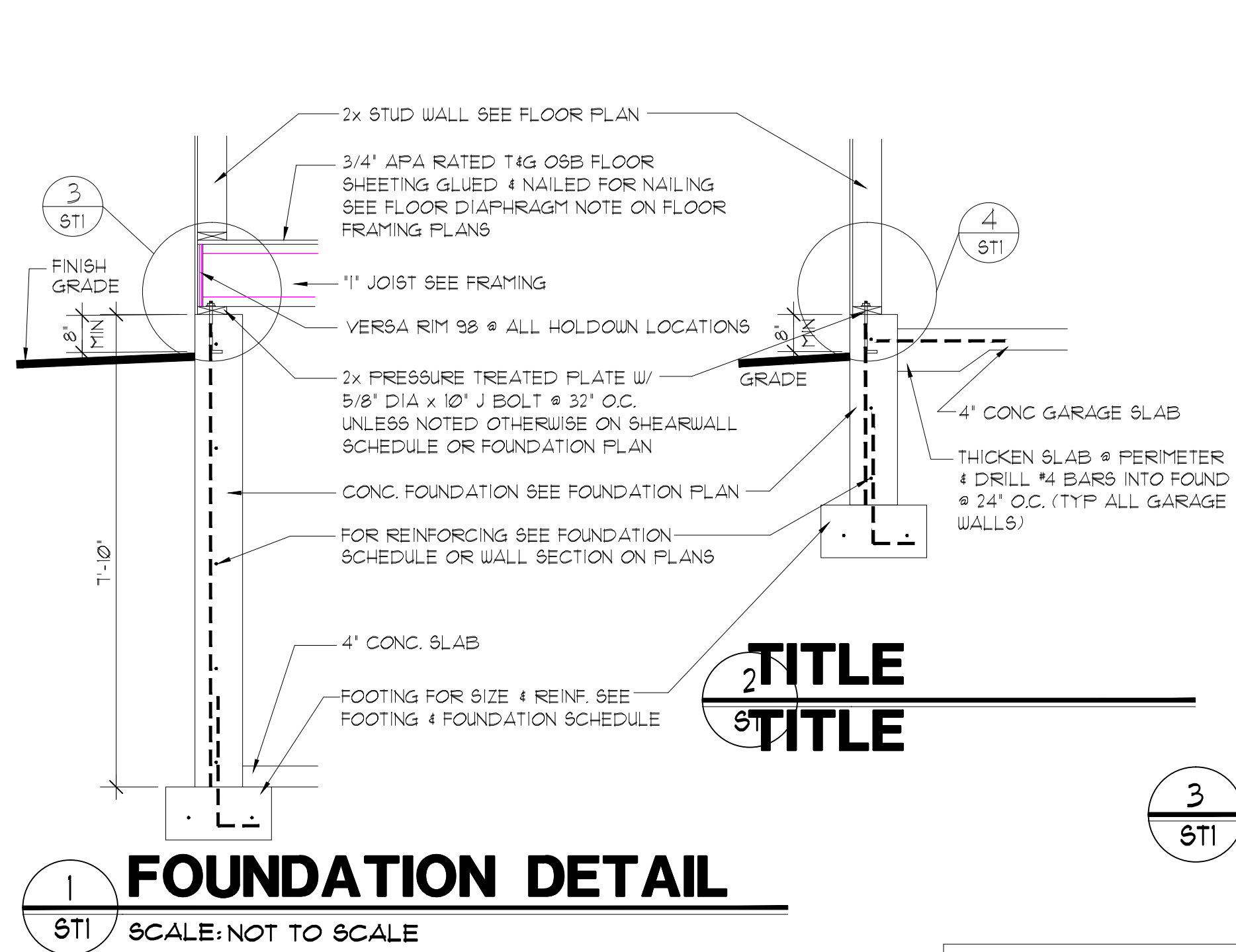


**ELECTRICAL, MECH., AND PLUMBING PLAN**  
**COPE RESIDENCE**  
CUSTOM HOME PLAN  
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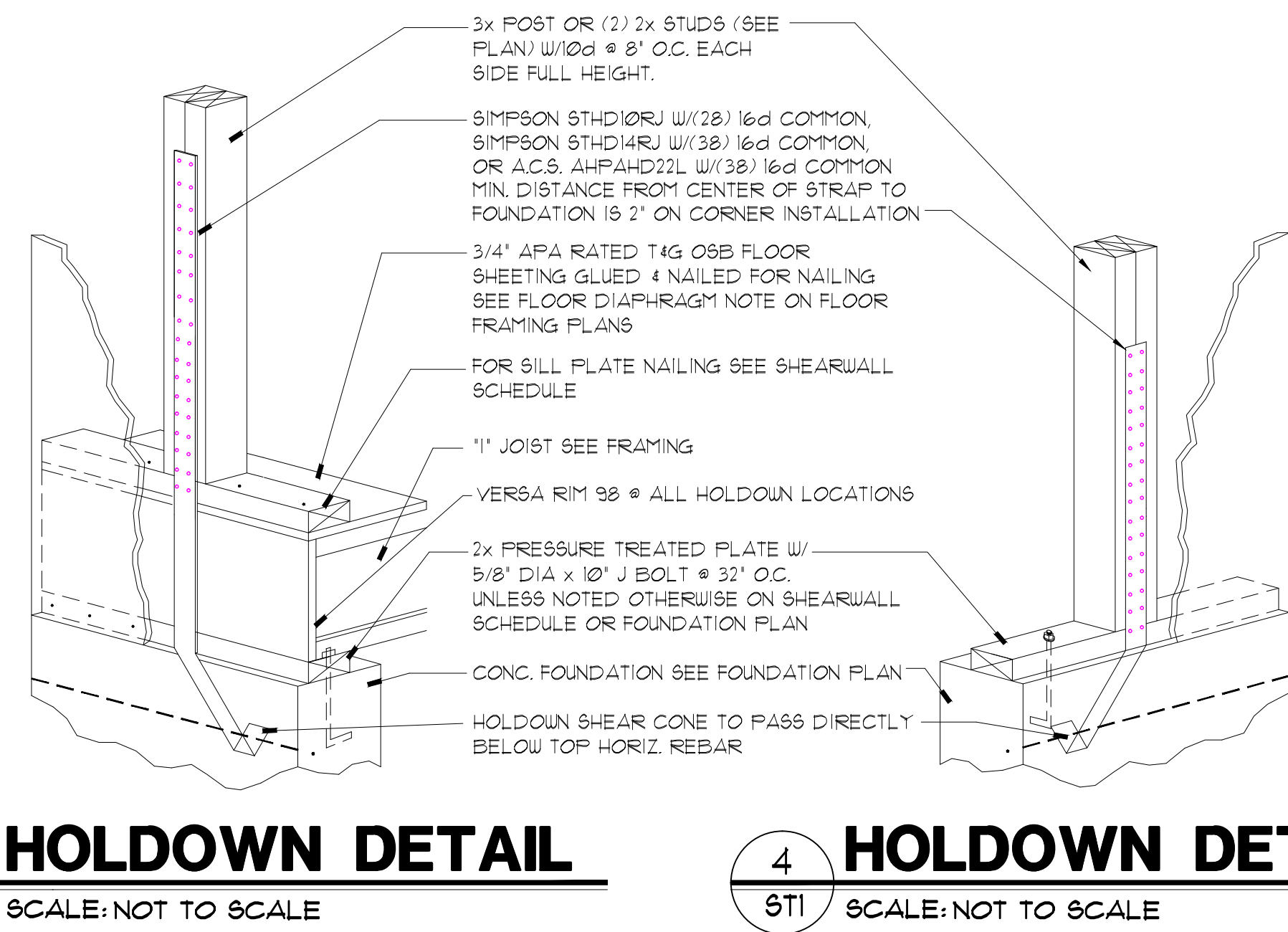
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**A8**

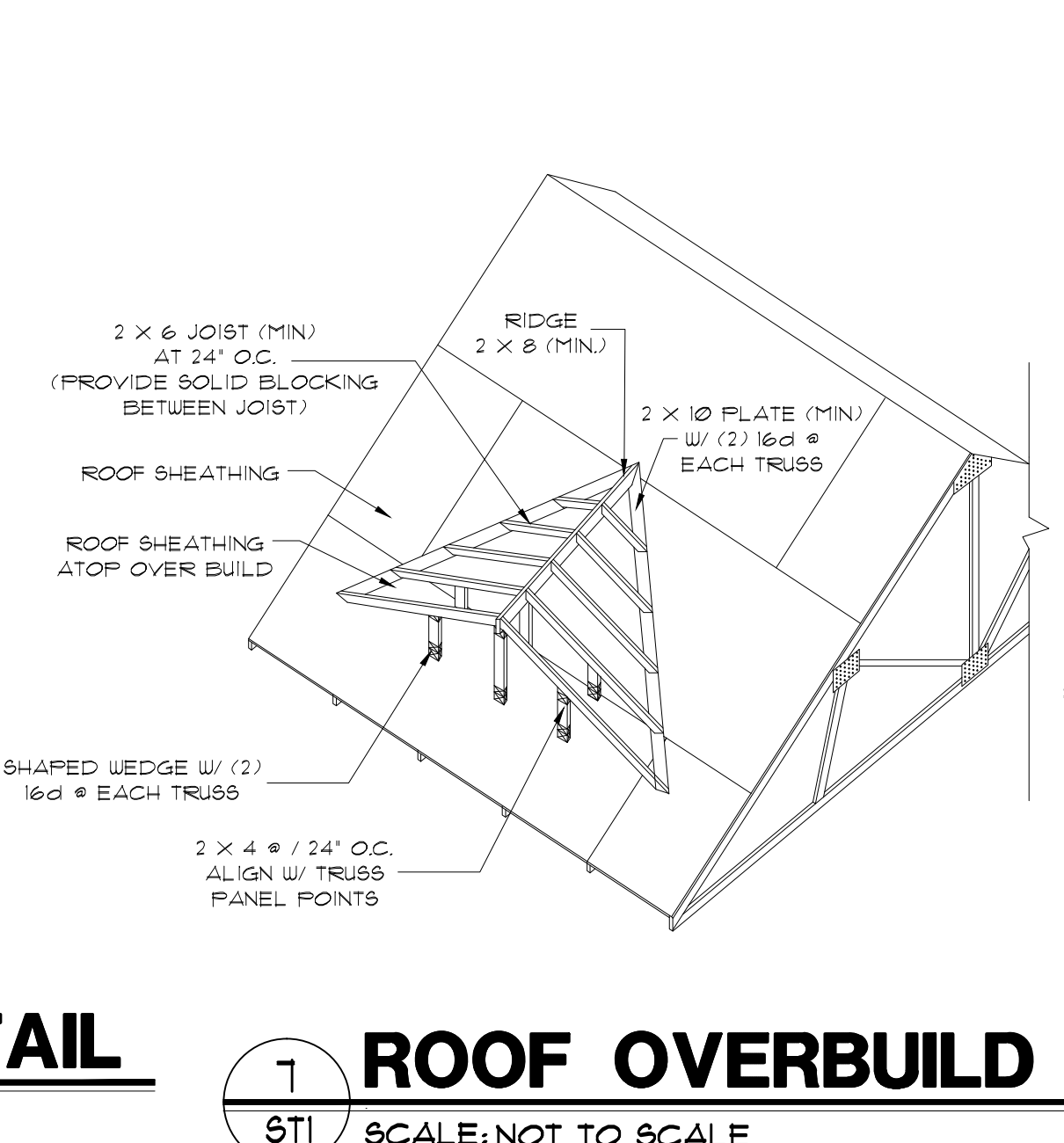


**1 FOUNDATION DETAIL**  
ST1 SCALE: NOT TO SCALE

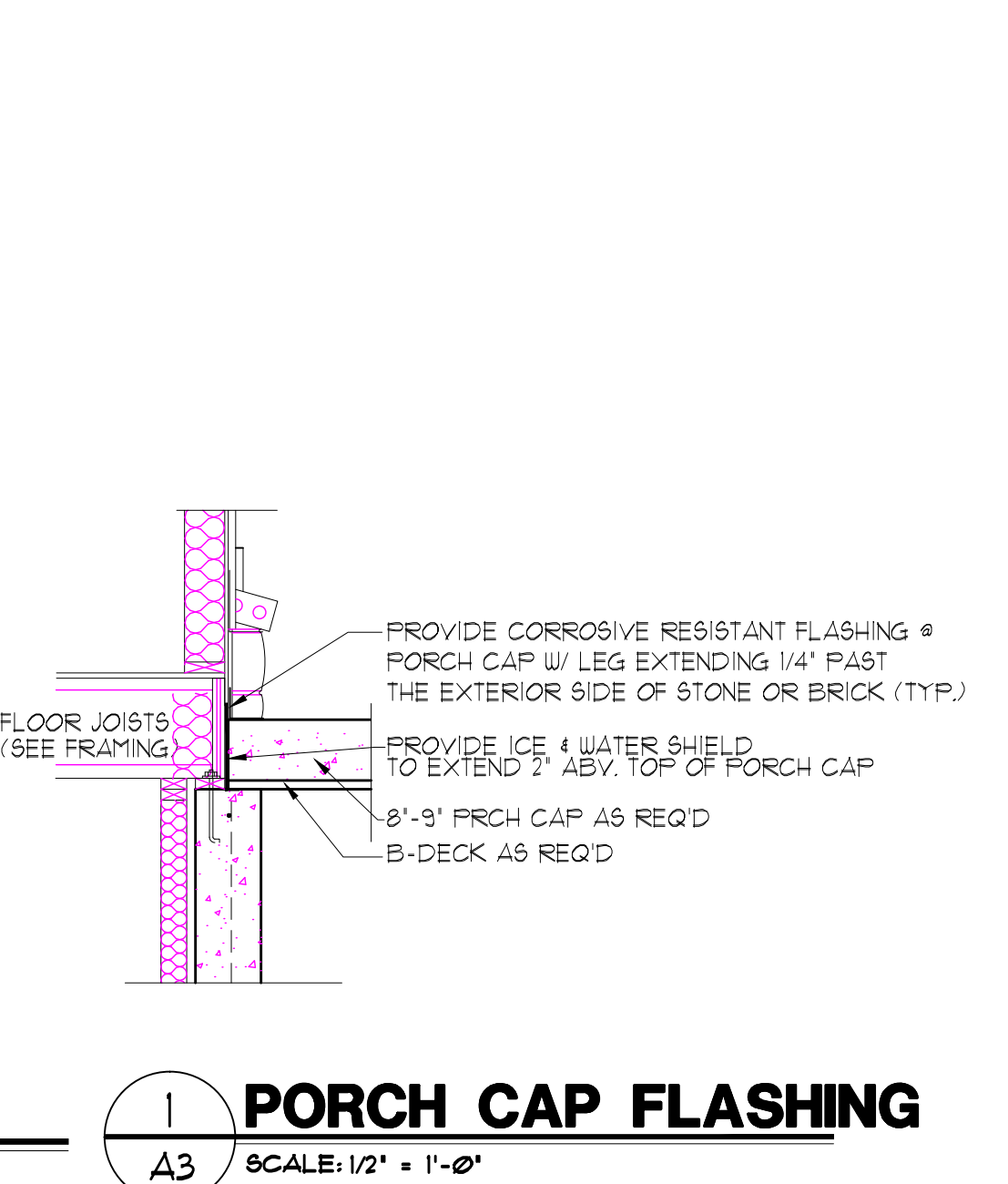


**3 HOLDOWN DETAIL**  
ST1 SCALE: NOT TO SCALE

**4 HOLDOWN DETAIL**  
ST1 SCALE: NOT TO SCALE



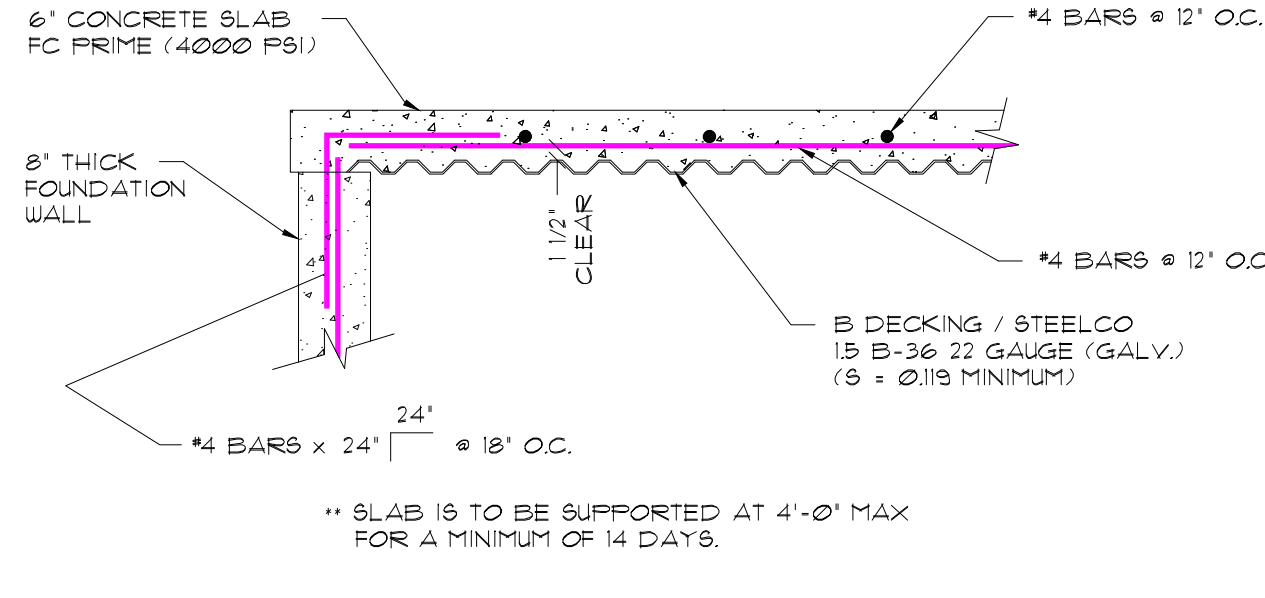
**7 ROOF OVERBUILD**  
ST1 SCALE: NOT TO SCALE



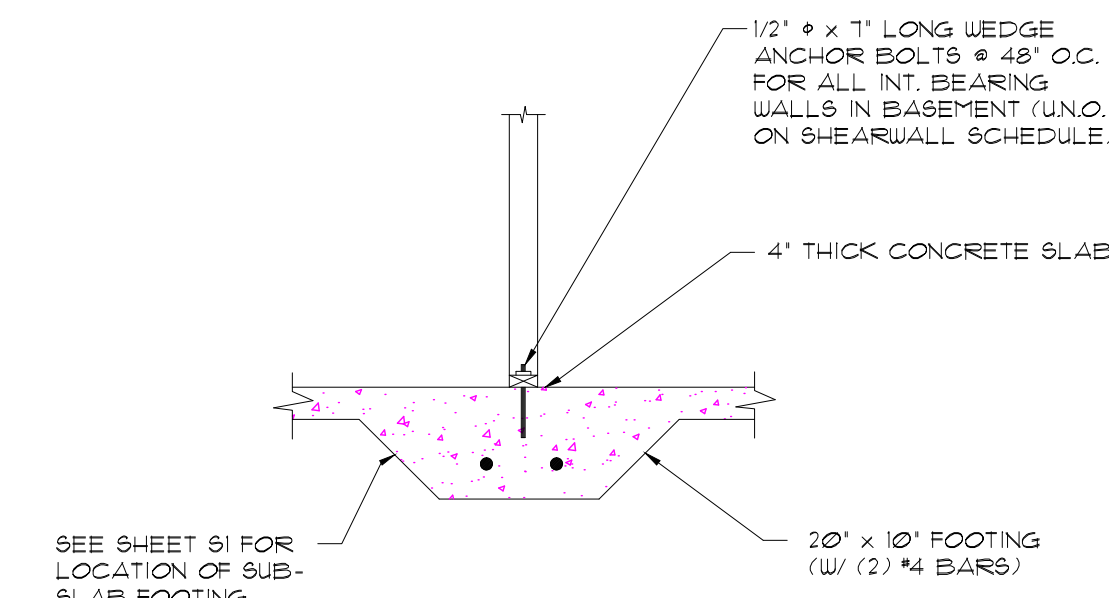
**1 PORCH CAP FLASHING**  
A3 SCALE: 1/2" = 1'-0"

**FOOTING & FOUNDATION NOTES:**

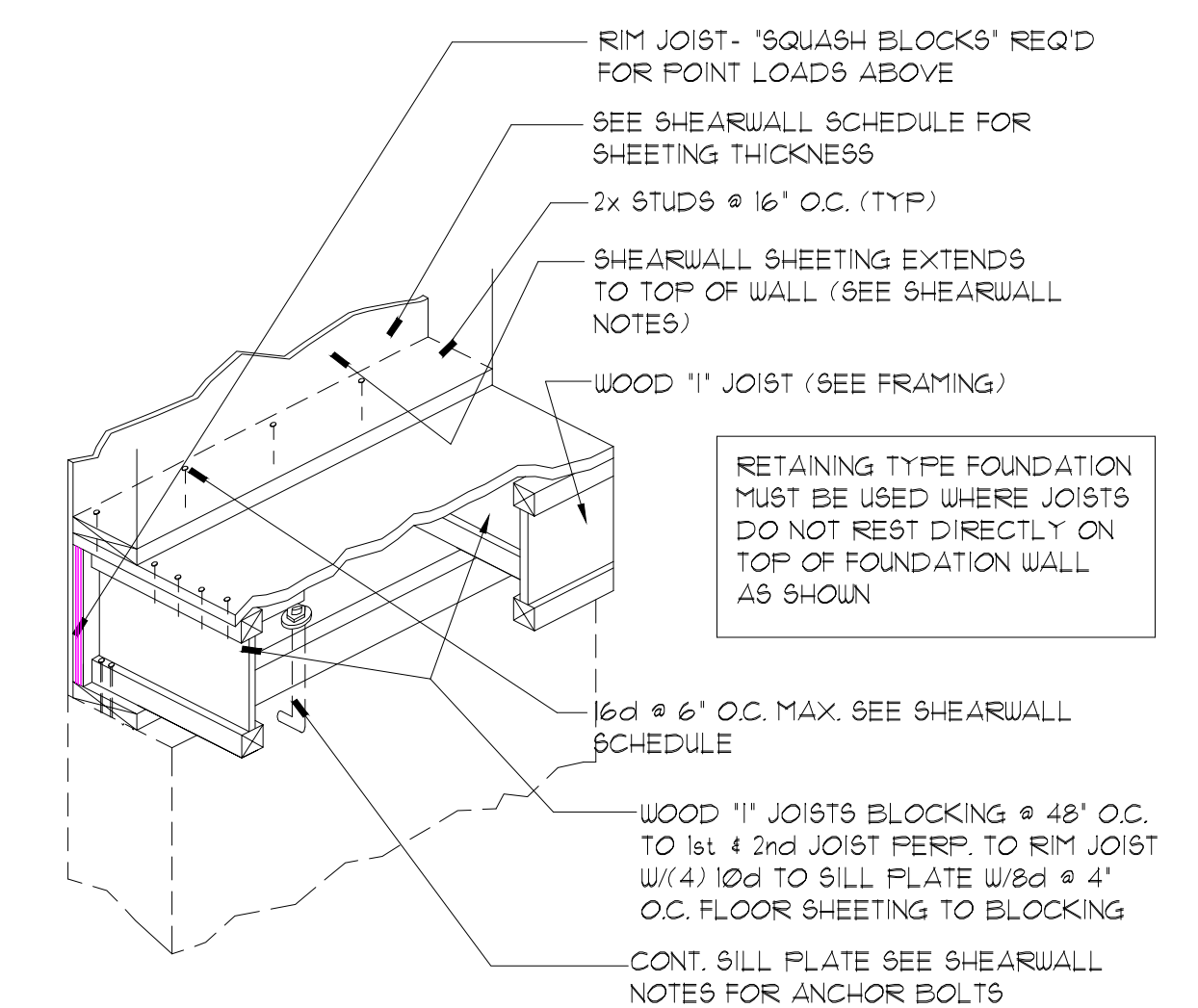
- F-1 - 5 INDICATES STEP IN FOOTING. SEE FTG STEP-DOWN DETAIL. ACTUAL LOCATIONS TO BE DETERMINED BY CONTRACTOR. FTG STEP-DOWN DETAIL MAY BE USED WHERE SHALLOWER FOOTING IS DOUBLED AND KEYS TO LOWER FOUNDATION WHERE APPLICABLE.
- FOUNDATION WALLS SHALL BE LATERALLY SUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
- SEE TYPICAL DETAILS AND GENERAL NOTES.
- FOOTINGS TO BE A MINIMUM OF 12" BELOW NATURAL GRADE FOR GRUBBING PURPOSES.



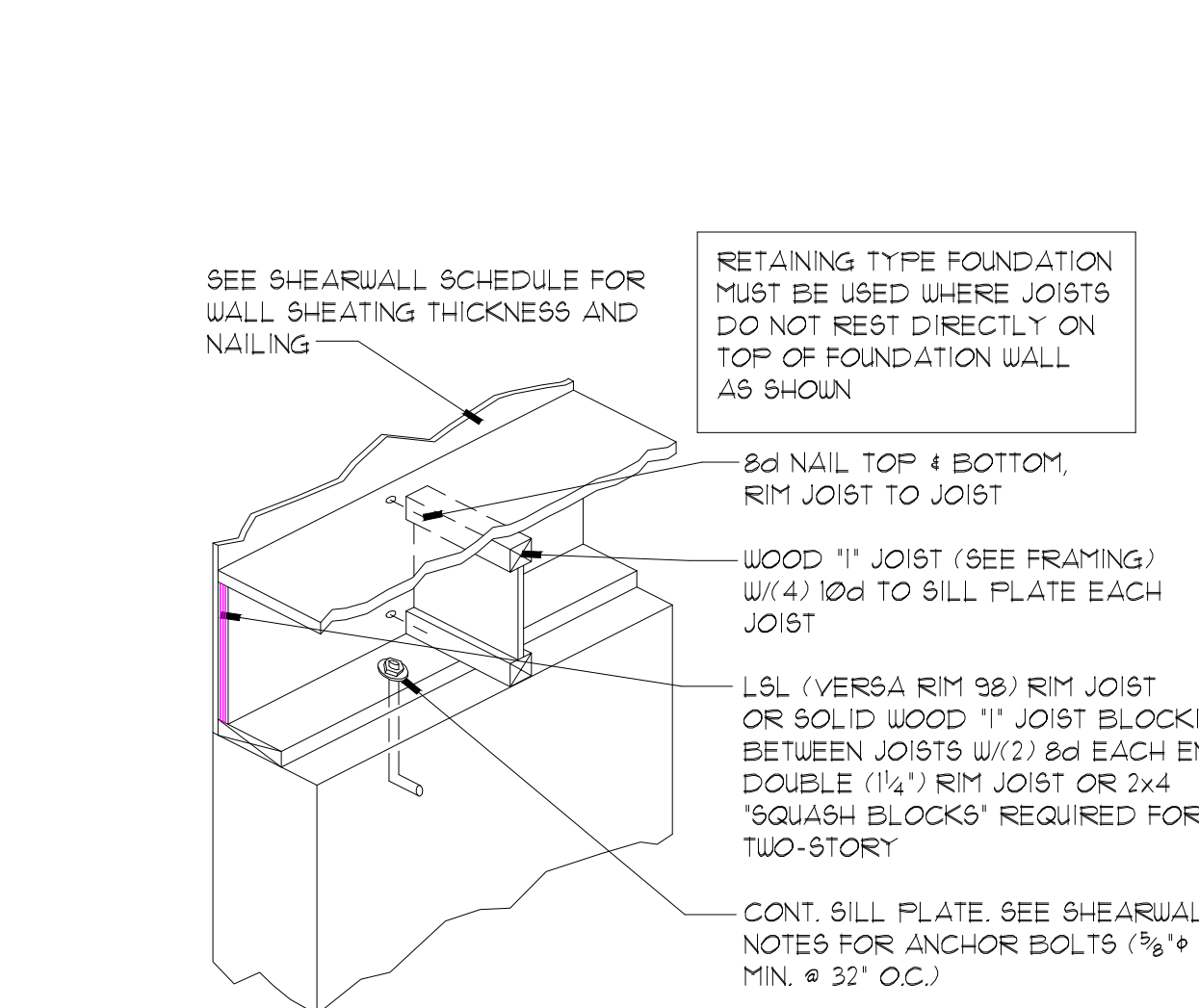
**6 PORCH CAP DETAIL**  
ST1 SCALE: NOT TO SCALE



**8 INT. BEARING WALL**  
ST1 SCALE: NOT TO SCALE



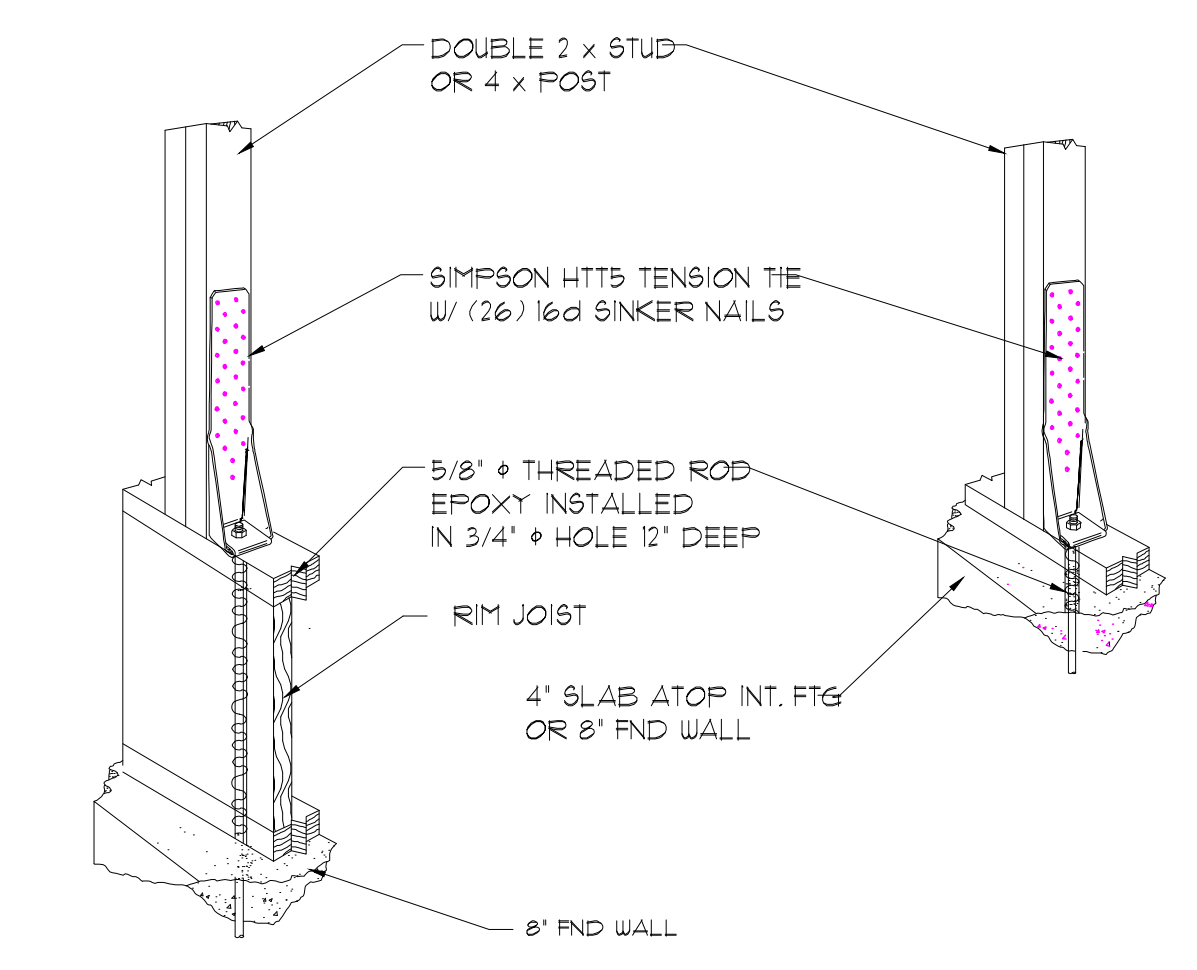
**9 WOOD I-JOIST FRAMING**  
ST1 SCALE: 3/4" = 1'-0" (PARALLEL TO RIM JOIST)



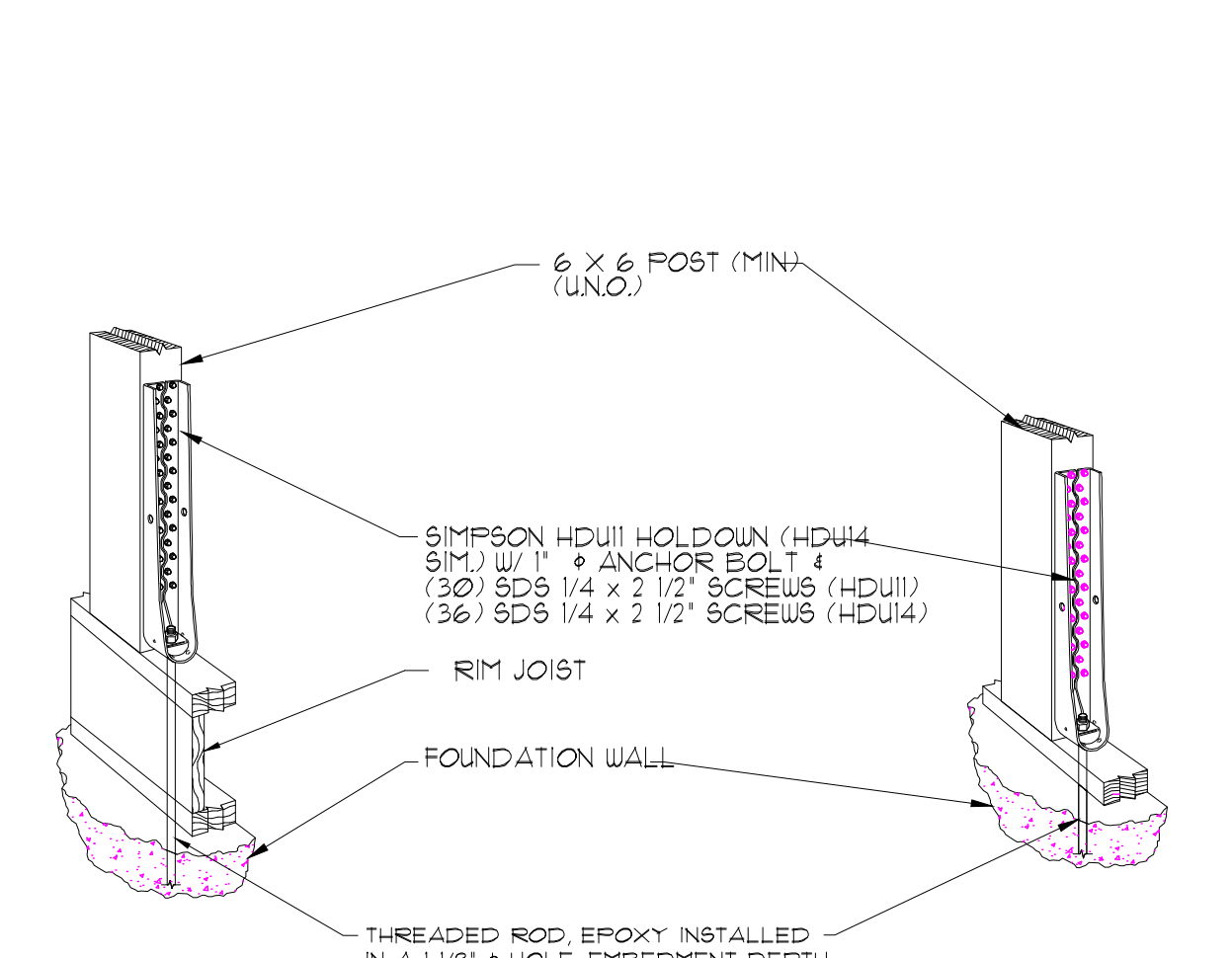
**10 WOOD 'I' JOIST FRAMING**  
ST1 SCALE: 3/4" = 1'-0" (PERP. TO RIM JOIST)

NOTE: TIES MAY BE INSTALLED O/ EXTERIOR SHEAT'G

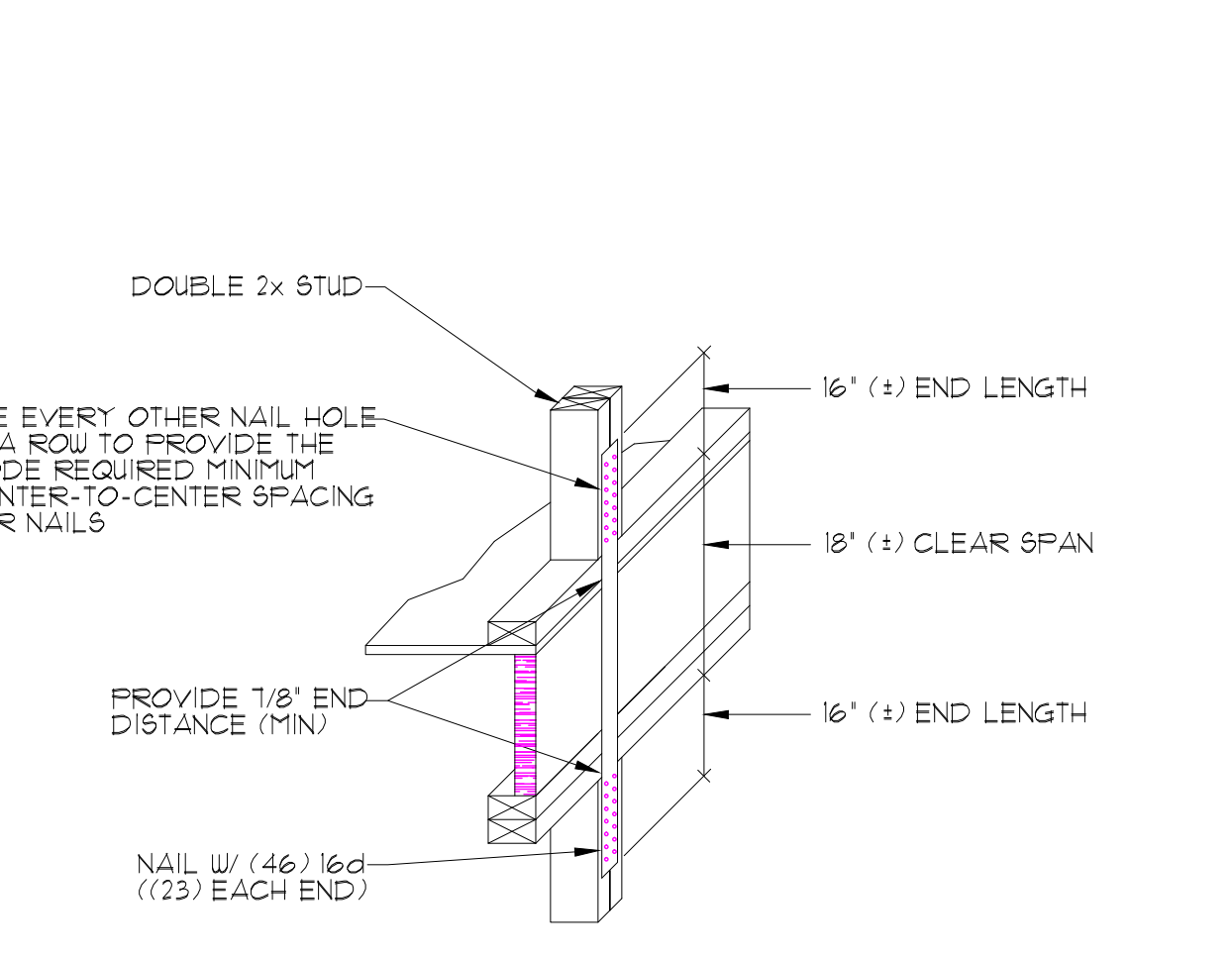
NOTE: ONLY DETAILS REFERENCED SPECIFIC TO THIS SET OF DRAWINGS ARE APPLICABLE. SEE DRAWINGS FOR FLAGGED DETAIL LOCATIONS. ANY DETAILS NOT FLAGGED ON DRAWINGS ARE NOT APPLICABLE



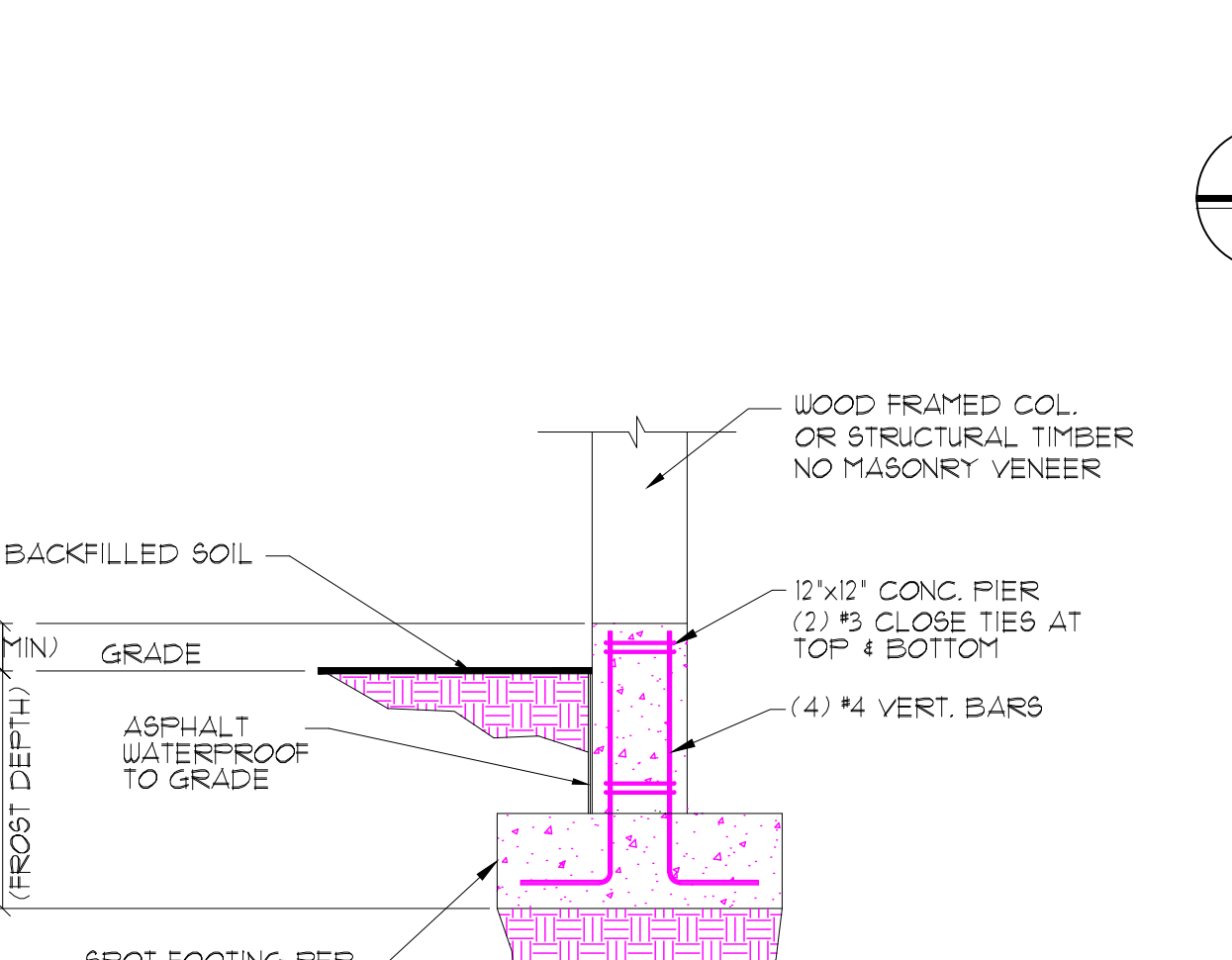
**11 STRAP TIE DETAIL**  
ST1 SCALE: NOT TO SCALE



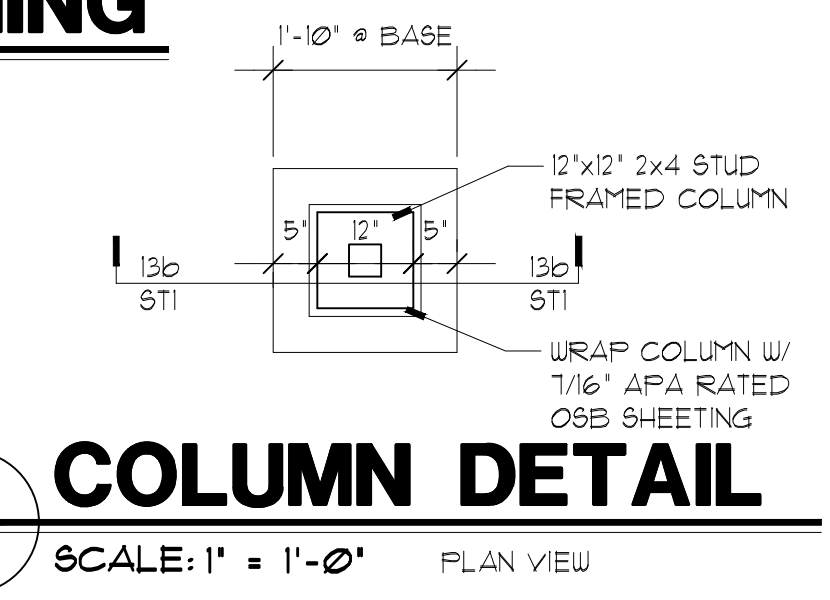
**12 HOLDOWN DETAIL**  
ST1 SCALE: NOT TO SCALE (NOT USED THESE DRAWINGS)



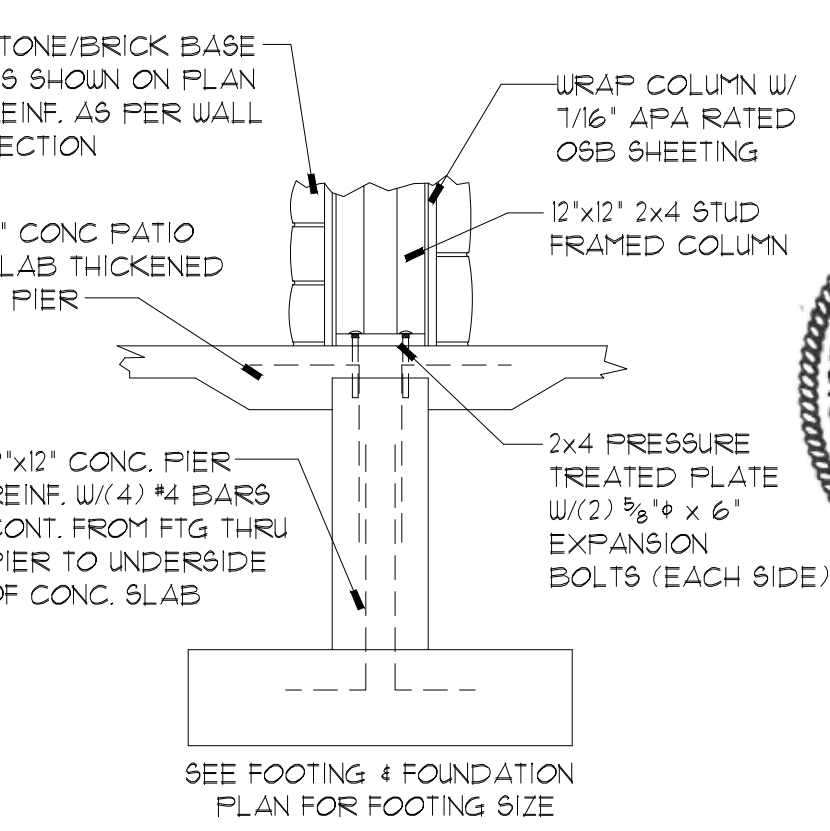
**14 HOLDOWN DETAIL**  
ST1 SCALE: NOT TO SCALE



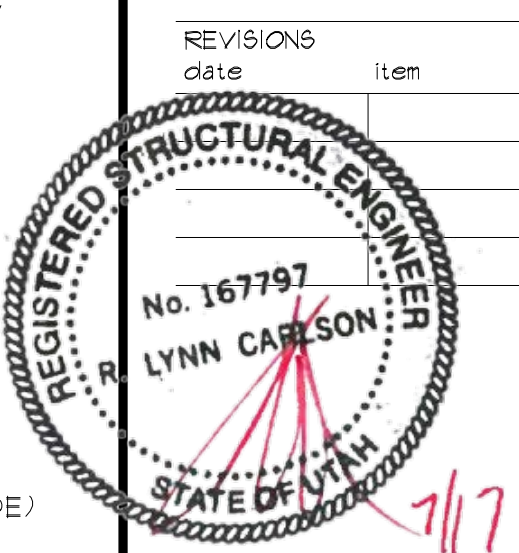
**15 COLUMN DETAIL**  
ST1 SCALE: NOT TO SCALE



**13a COLUMN DETAIL**  
ST1 SCALE: 1" = 1'-0" PLAN VIEW



**13b COLUMN DETAIL**  
ST1 SCALE: 1/2" = 1'-0" SECTION



REVISIONS	date	item

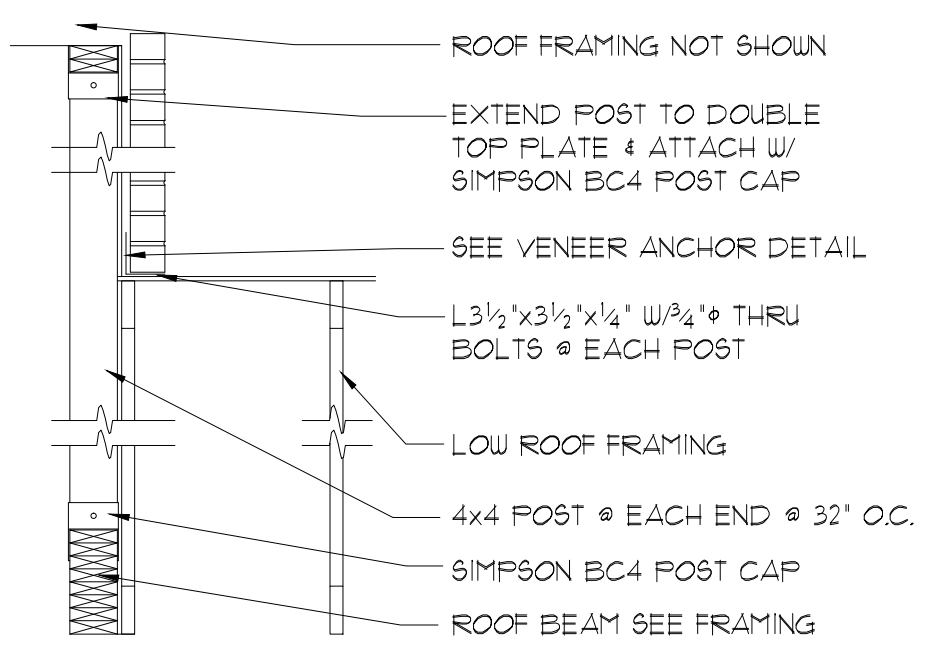
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CAD TECH	M.H.H.
RELEASE DATE	8-1-17

**ST1**

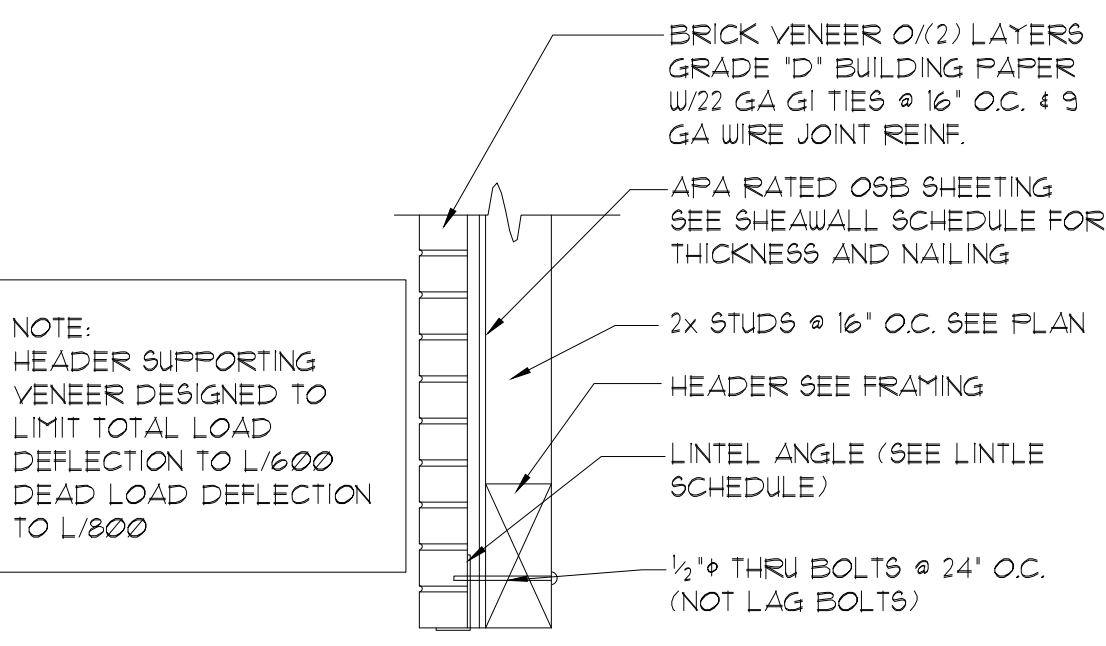
**NAILING SCHEDULE (TABLE 204.9.1 IBC)**

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1" x 6" (25mm x 152mm) SUBFLOOR OR LESS TO EACH JOIST FACE NAIL	2-8d
4. WIDER THAN 1" x 6" (25mm x 152mm) SUBFLOOR TO EACH JOIST FACE NAIL	3-8d
5. 2" (51mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" (406mm) O.C. 3-16d PER 16" (406mm)
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d TOENAIL OR 2-16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" (610mm) O.C.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICE	16d @ 16" (406mm) O.C. 8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" (152mm) O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" (406mm) O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1" x 8" (25mm x 203mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1" x 8" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d @ 24" (610mm) O.C.
24. BUILT UP GIRDER AND BEAMS	20d @ 32" (813mm) O.C. @ TOP & BOTTOM & STAGGERED 2-20d @ ENDS AND @ EACH SPLICE
25. 2" (51mm) FLANKS	2-16d @ EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD <sup>1</sup> , SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING): 1/2" (12.7mm) AND LESS 19/32" x 3/4" (15mm x 19mm) 7/8" - 1" (22mm - 25mm) 1 1/8" - 1 1/4" (29mm - 32mm) COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" (19mm) AND LESS 7/8" - 1" (22mm - 25mm) 1 1/8" - 1 1/4" (29mm - 32mm)	6d <sup>3</sup> 8d <sup>4</sup> OR 6d <sup>5</sup> 8d <sup>3</sup> 10d <sup>4</sup> OR 8d <sup>5</sup>
27. PANEL SIDING (TO FRAMING) <sup>2</sup> , 1/2" (12.7mm) OR LESS	6d <sup>6</sup> 8d <sup>6</sup>
28. FIBERBOARD SHEATHING <sup>3</sup> , 1/2" (12.7mm)	No. 11 Ga. B No. 16 Ga. B No. 11 Ga. B 8d <sup>4</sup> No. 16 Ga. B
29. INTERIOR PANELING 1/4" (6.4mm) 3/8" (9.5mm)	4d <sup>10</sup> 6d <sup>11</sup>

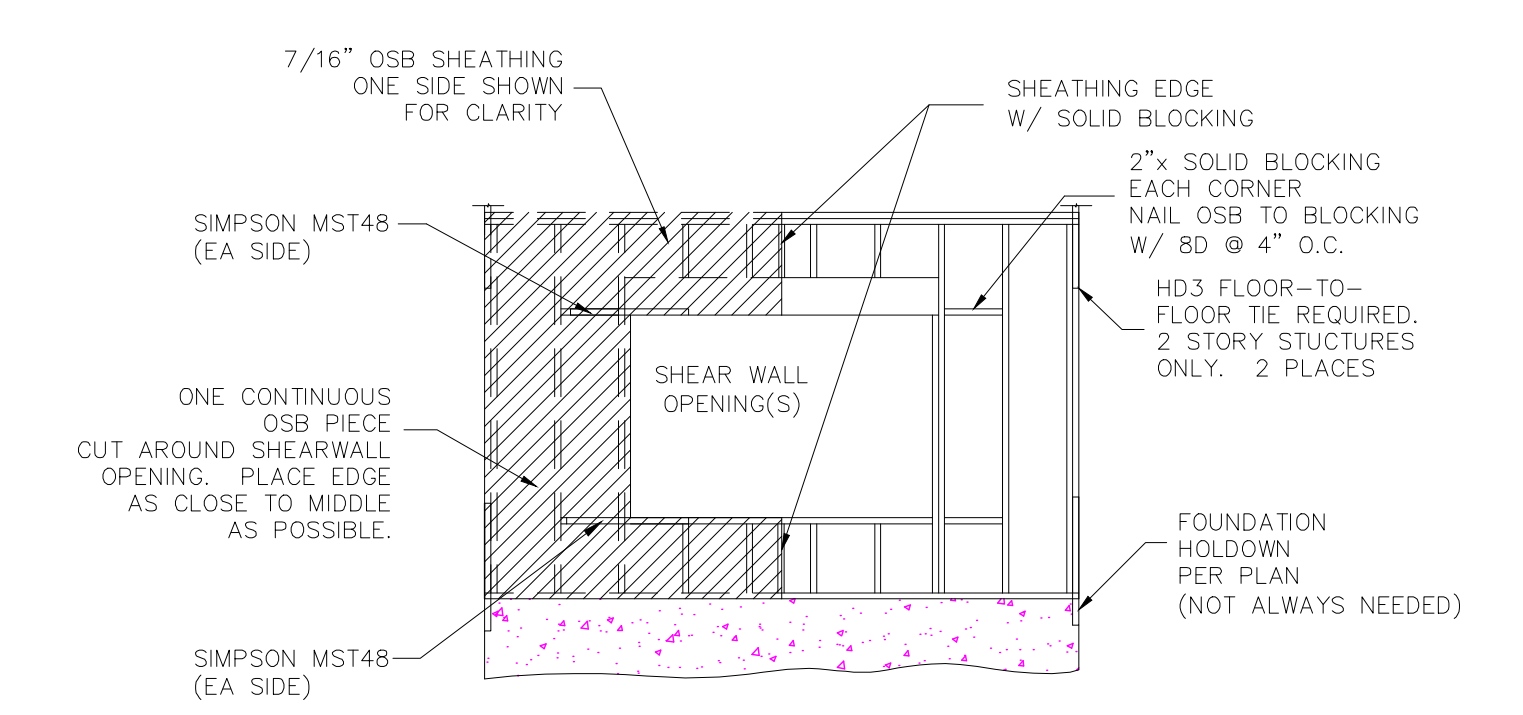
<sup>1</sup> COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED  
<sup>2</sup> NAILS SPACED AT 6" INCHES (152mm) ON CENTER AT EDGES, 12" (305mm) AT INTERMEDIATE SUPPORTS EXCEPT 6" (152mm) AT ALL SUPPORTS WHERE SPANS ARE 48" (1219mm) OR MORE, FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.  
<sup>3</sup> COMMON OR DEFORMED SHANK  
<sup>4</sup> COMMON  
<sup>5</sup> DEFORMED SHANK  
<sup>6</sup> CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3  
<sup>7</sup> FASTENERS SPACED 3" (76mm) ON CENTER AT EXTERIOR EDGES AND 6" (152mm) ON CENTER AT INTERMEDIATE SUPPORTS  
<sup>8</sup> CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER (11mm) HEAD AND 1 1/2" (38mm) LENGTH FOR 1/2" (12.7mm) SHEATHING AND 1 3/4" (44mm) LENGTH FOR 25/32" (20mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3  
<sup>9</sup> CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" (11mm) CROWN AND 1 1/8" (29mm) LENGTH FOR 1/2" (12.7mm) SHEATHING AND 1 1/2" (38mm) LENGTH FOR 25/32" (20mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3  
<sup>10</sup> PANEL SUPPORTS AT 16" (406mm) (20" (508mm) IF STRENGTH AXIS IS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED), CASING OR FINISH NAILS SPACED 6" (152mm) ON PANEL EDGES, 12" (305mm) AT INTERMEDIATE SUPPORTS.  
<sup>11</sup> PANEL SUPPORTS AT 24" (610mm), CASING OR FINISH NAILS SPACED 6" (152mm) ON PANEL EDGES, 12" (305mm) AT INTERMEDIATE SUPPORTS.



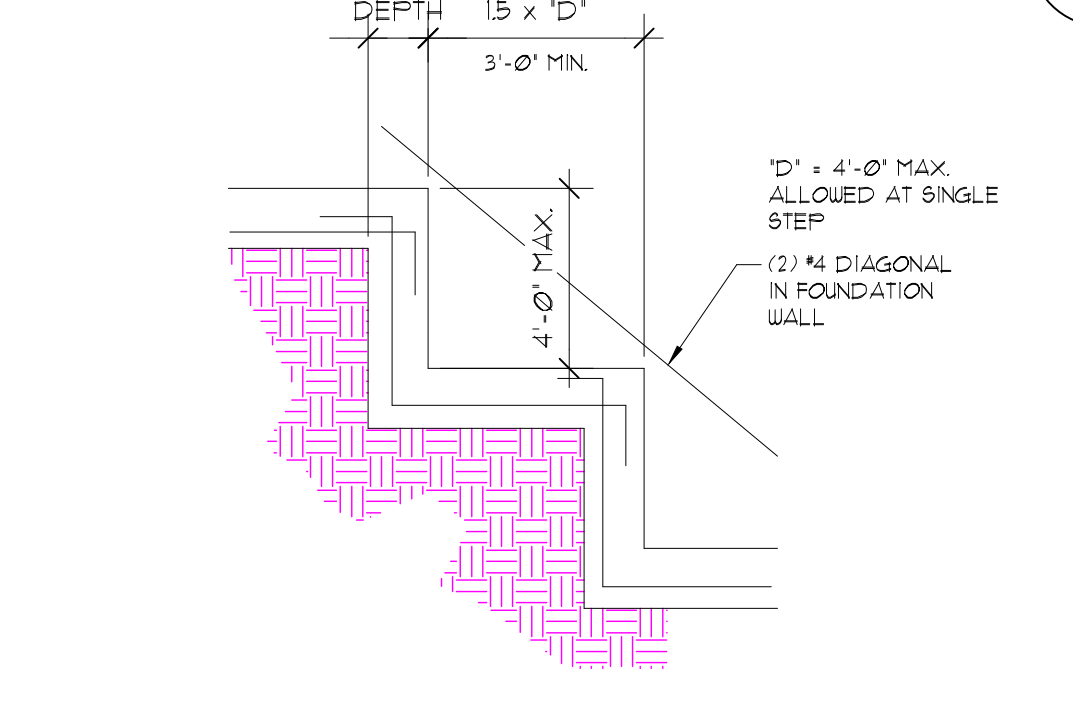
**1 VENEER OVER LOW ROOF**  
 ST2 SCALE: NTS



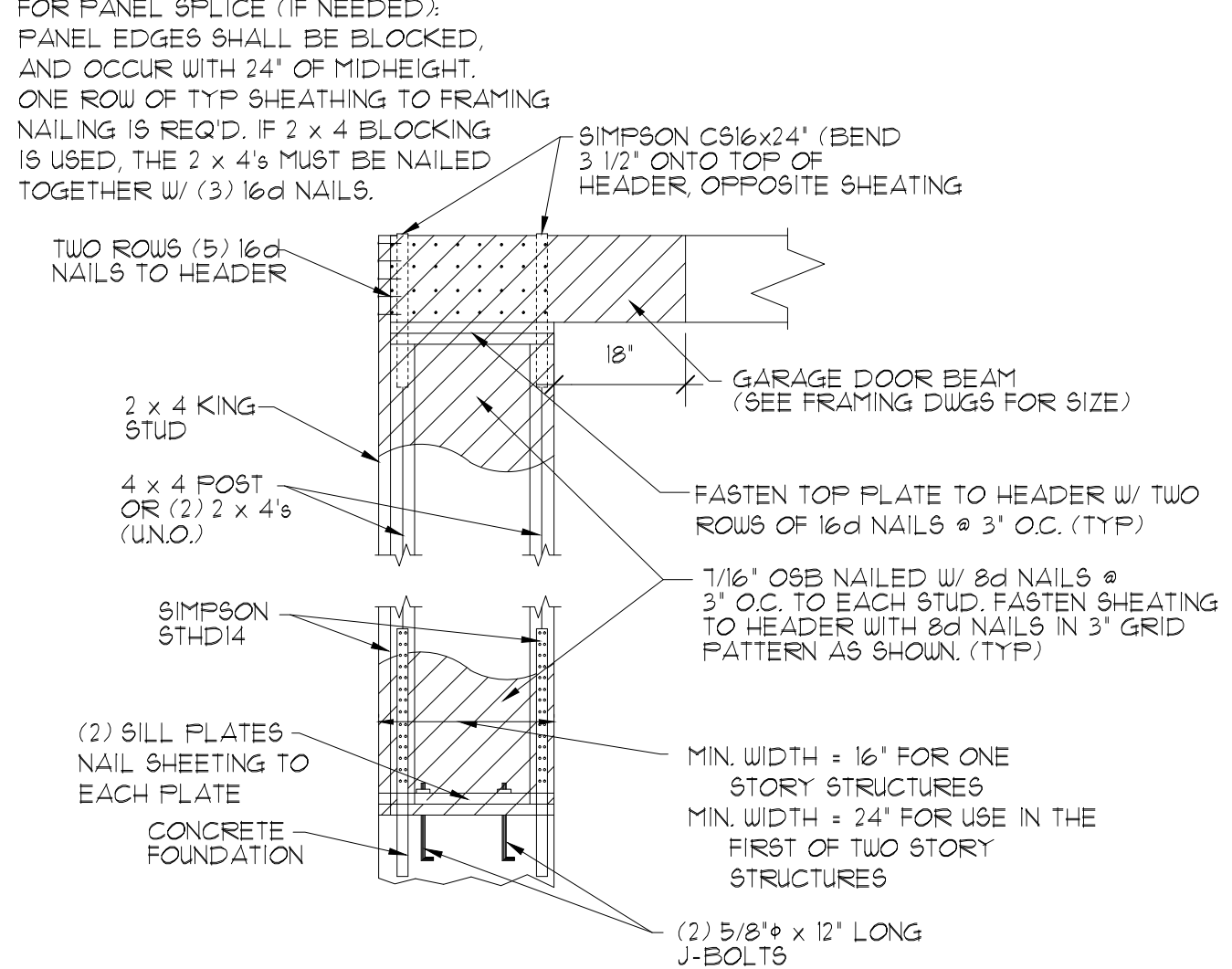
**2 GARAGE DOOR HEADER DETAIL**  
 ST2 SCALE: NTS



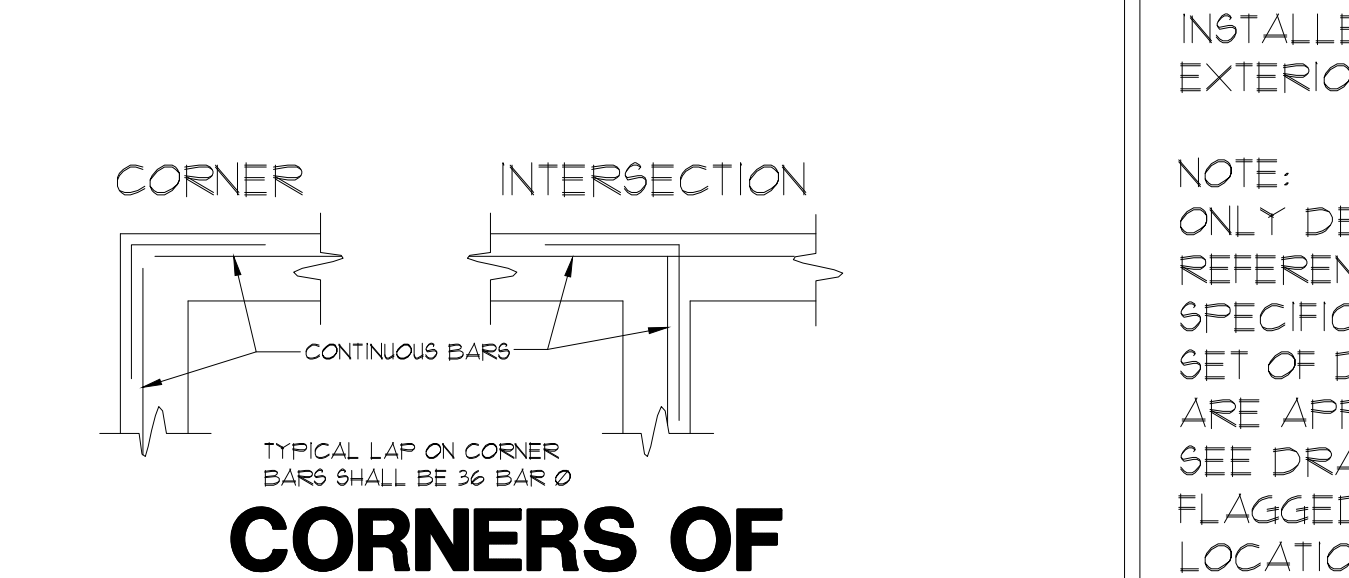
**5 SHEARWALL REINFORCEMENT**  
 ST2 SCALE: 3/4" = 1'-0"



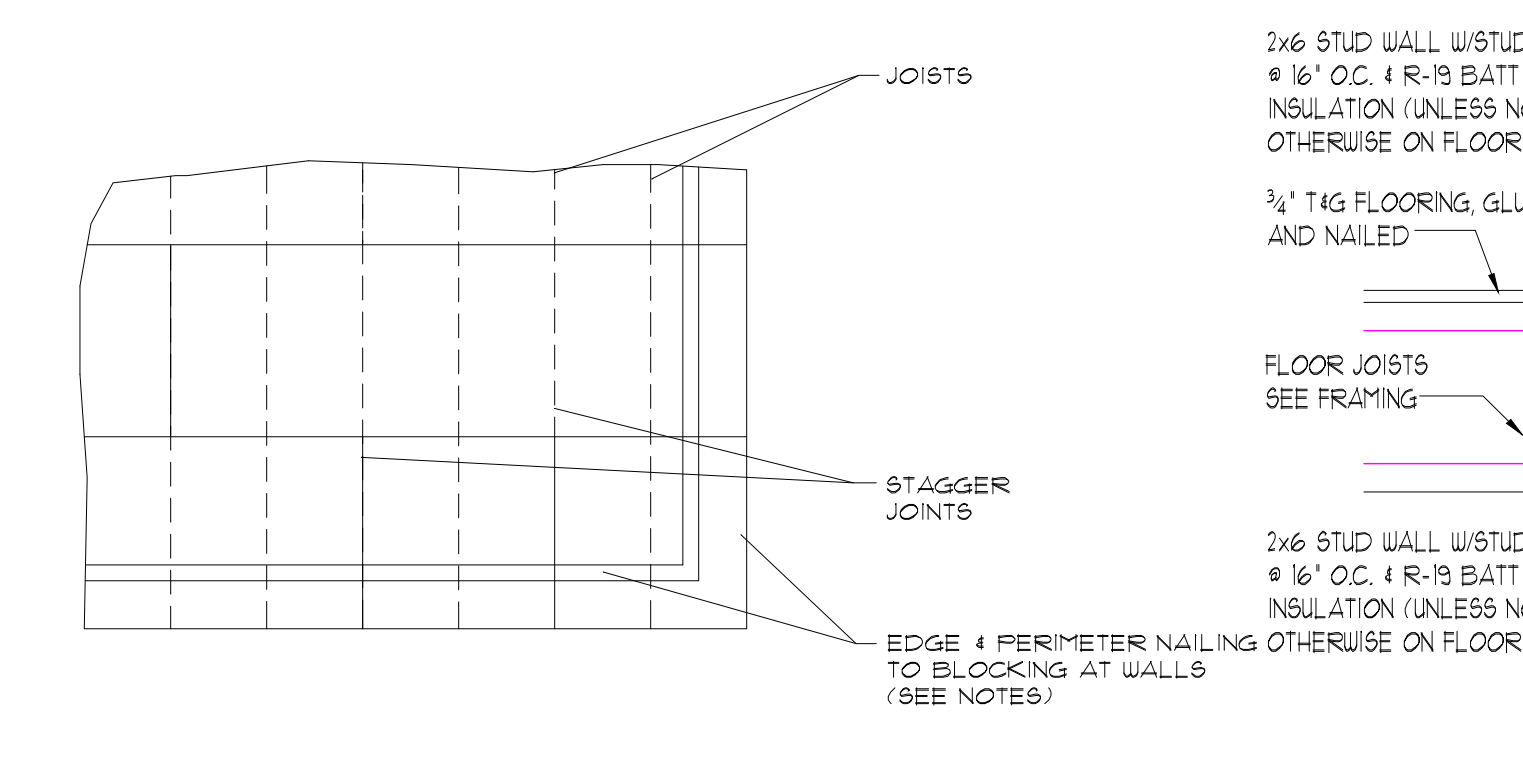
**6 STEP FTG. DETAIL**  
 ST2 SCALE: NOT TO SCALE



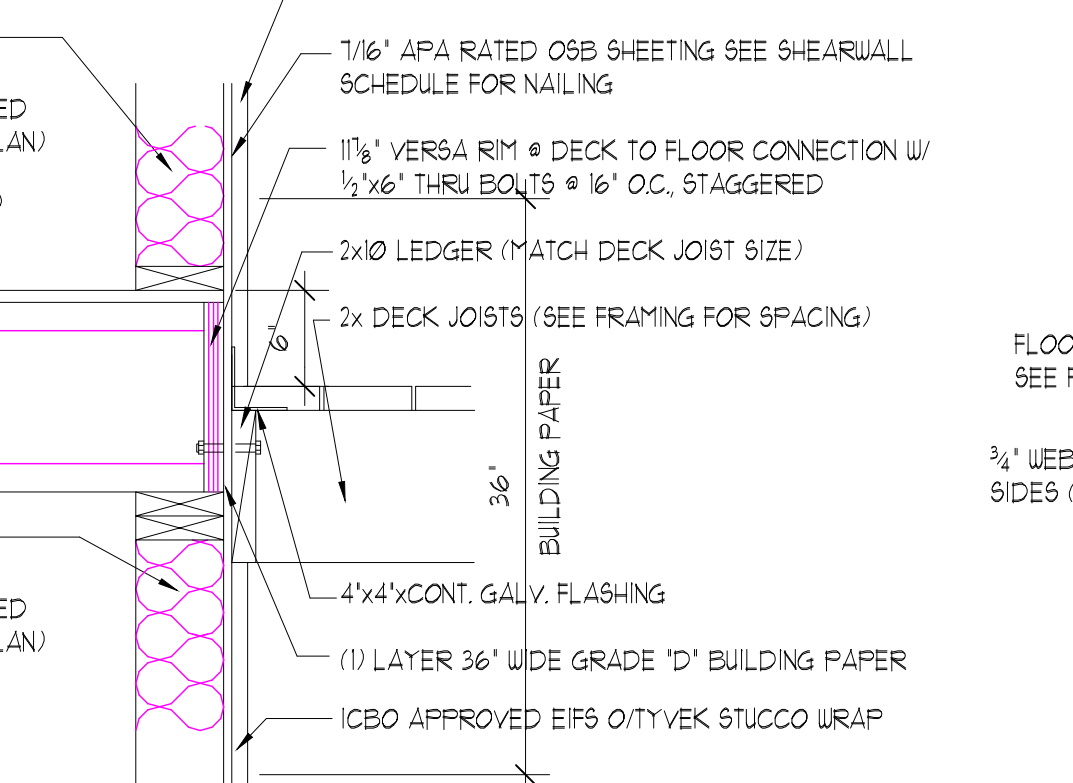
**4 PORTAL FRAME DETAIL**  
 ST2 SCALE: NTS



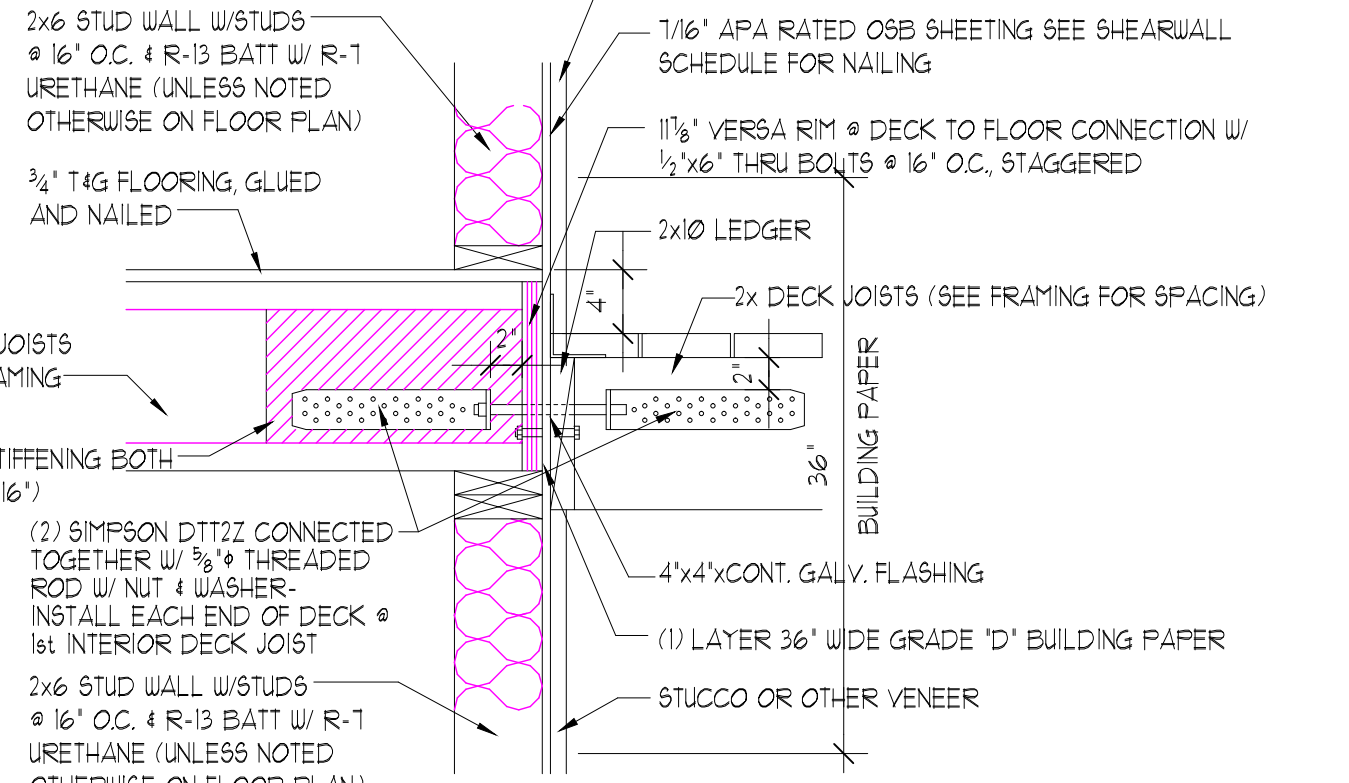
**7 CORNERS OF CONC. WALL**  
 ST2 SCALE: NOT TO SCALE



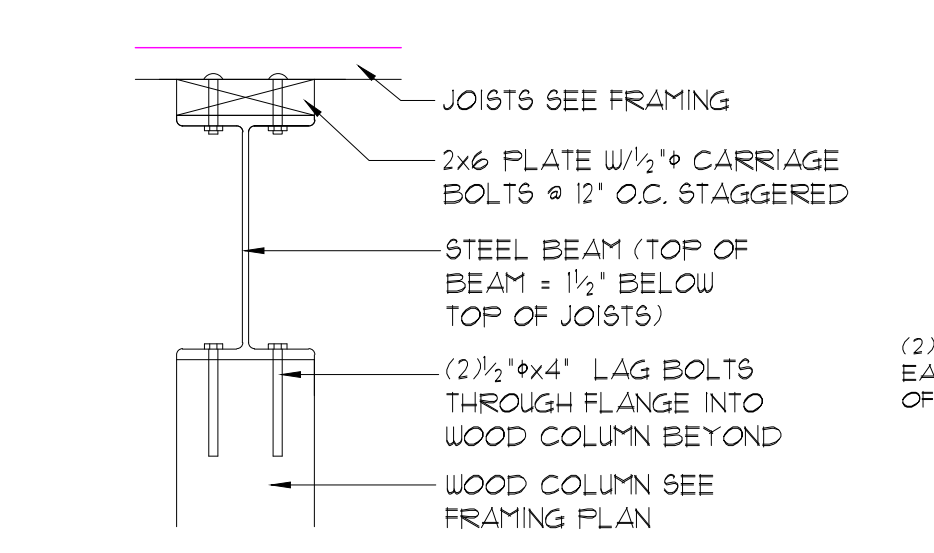
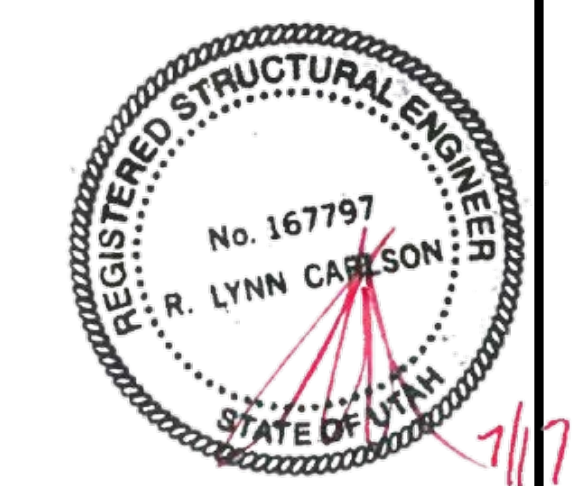
**8 ROOF SHEATHING**  
 ST2 SCALE: NTS



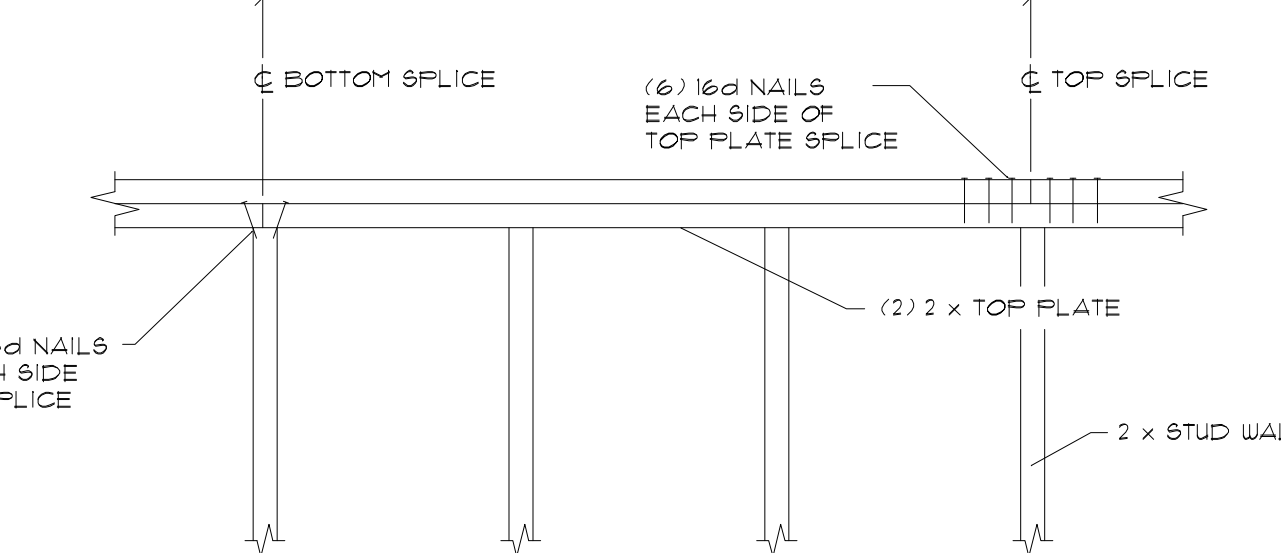
**11 DECK TO FLOOR DETAIL**  
 ST2 SCALE: 1" = 1'-0"



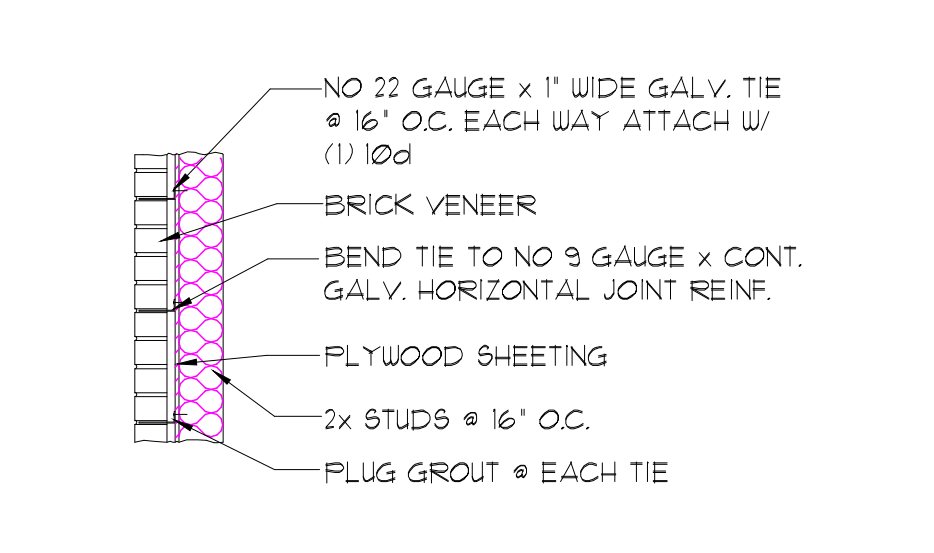
**14 DECK TO FLOOR DETAIL**  
 ST2 SCALE: 1" = 1'-0" (NOT USED)



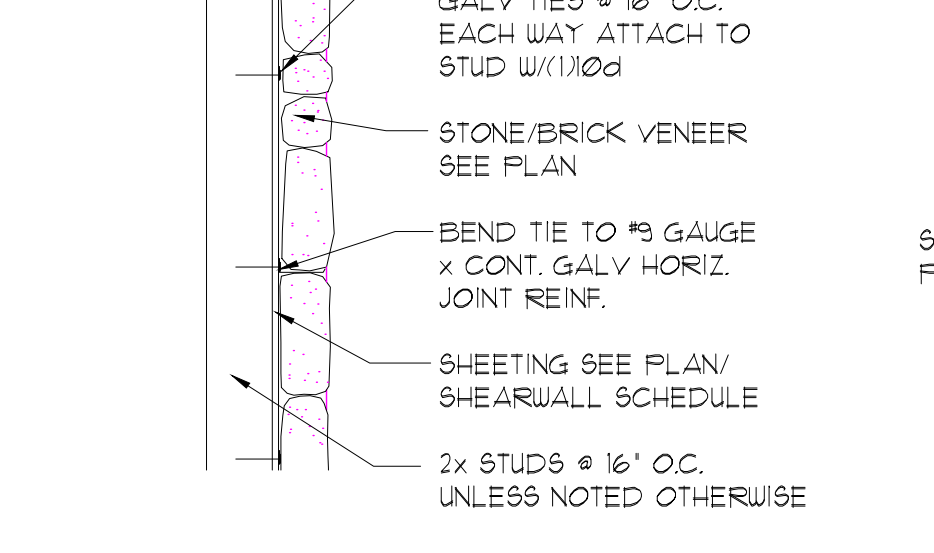
**9 STEEL BEAM TO WOOD COL.**  
 ST2 SCALE: NTS



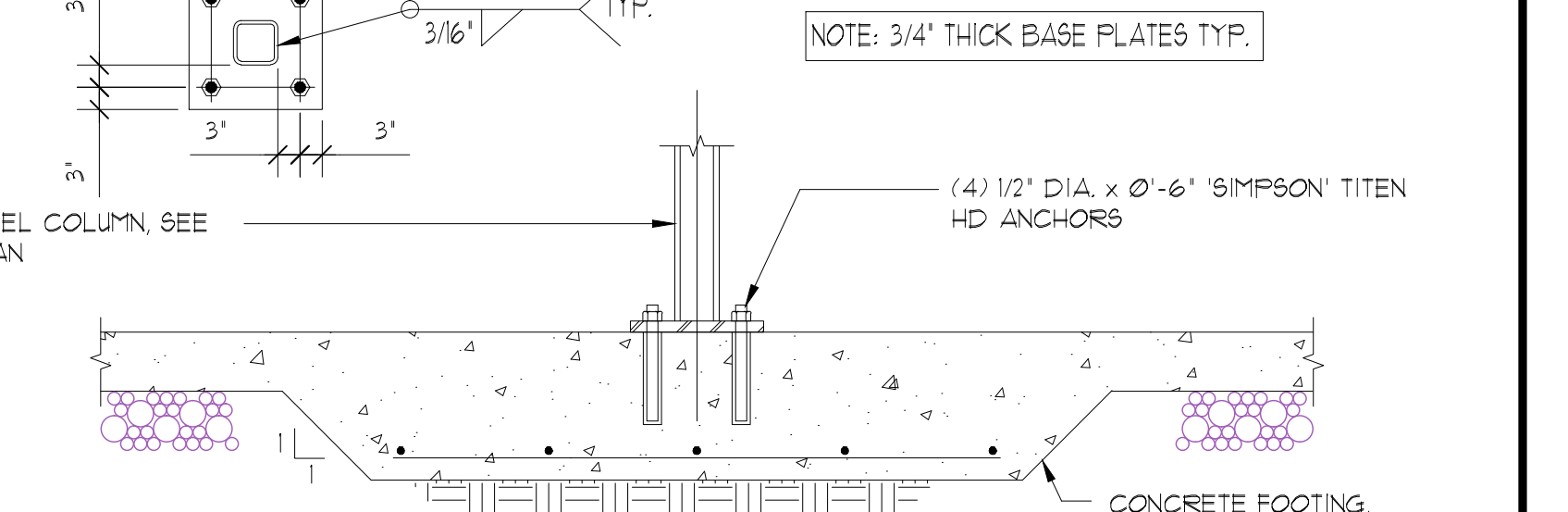
**10 TOP PLATE SPLICE**  
 ST2 SCALE: NTS



**12 BRICK VENEER VENEER DETAIL**  
 ST2 SCALE: 1/2" = 1'-0"



**13 STONE VENEER ANCHOR DETAIL**  
 ST2 SCALE: NTS



**14 STEEL POST**  
 ST2 SCALE: NTS