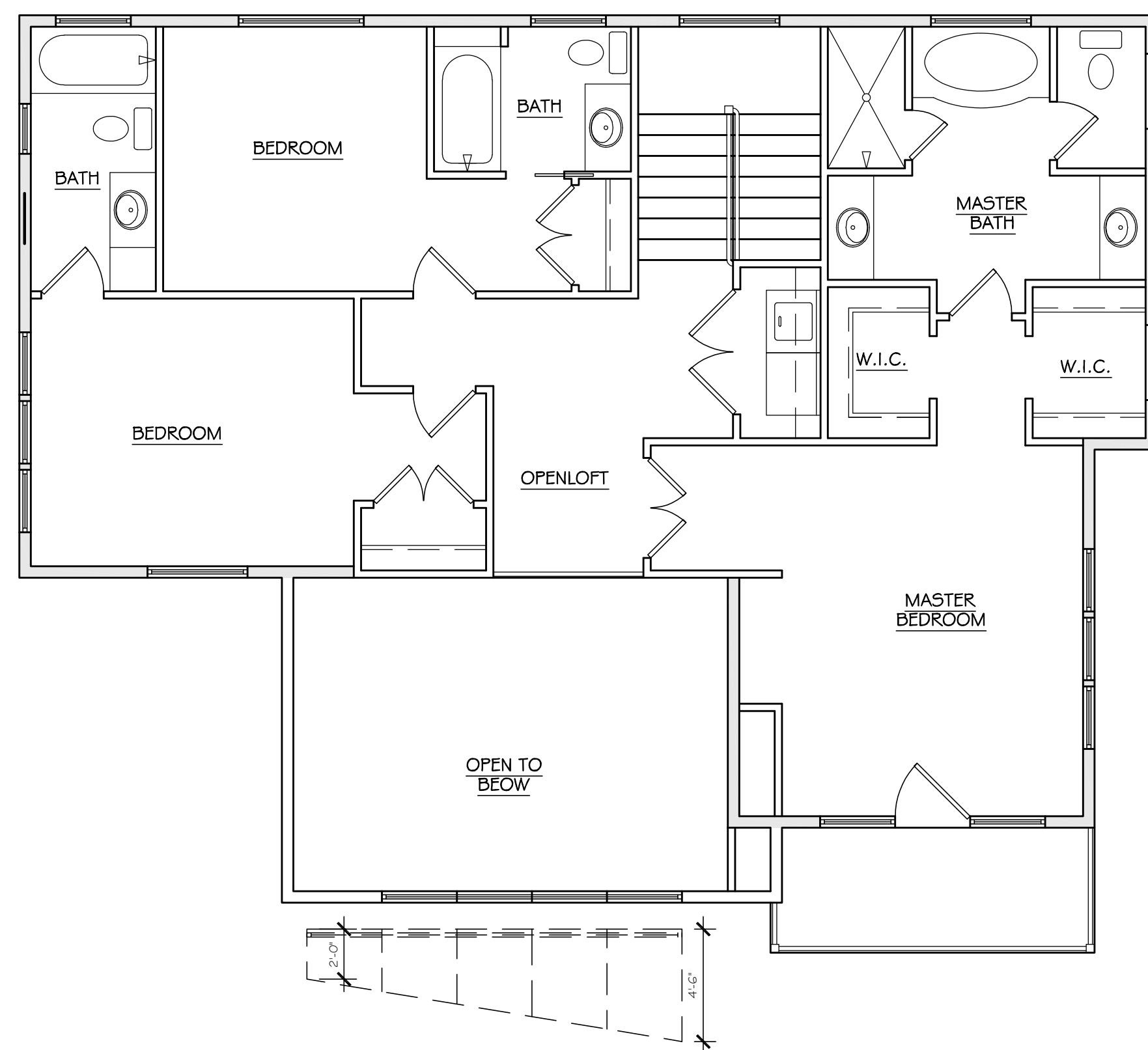


CONTRACTOR:

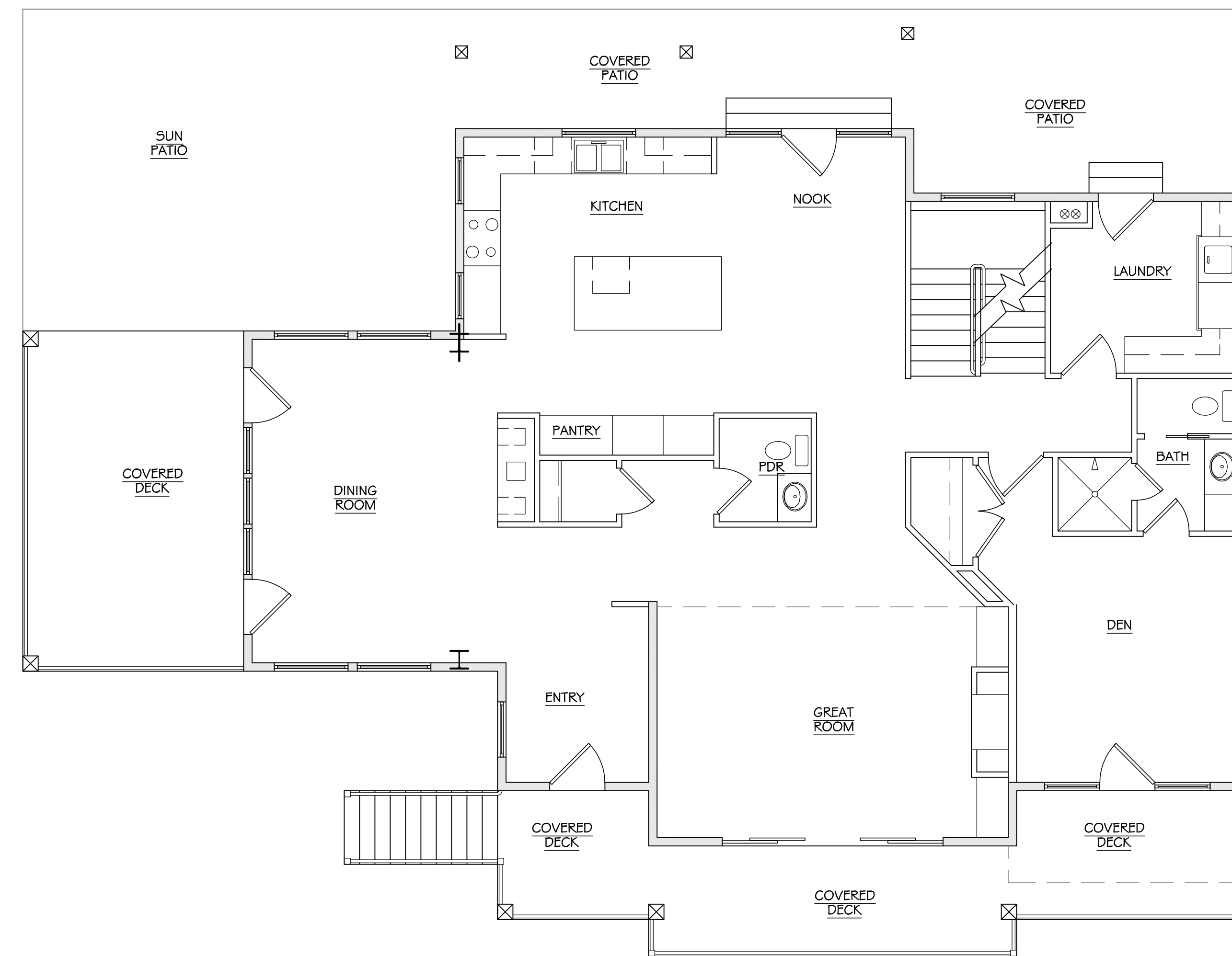
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2. GENERAL NOTES
3. SITE PLAN
4. FRONT & REAR ELEVATIONS
5. SIDE ELEVATIONS

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11. UPPER LEVEL FLOOR PLAN
12. ROOF FRAMING PLAN
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- S1: ENGINEERING SHEET
- S2: ENGINEERING SHEET



UPPER FLOOR PLAN



MAIN FLOOR PLAN



FRONT ELEVATION

LOCATION

2599 POWDER MOUNTAIN RD.
WEBER COUNTY, EDEN CITY, UT



CUSTOMER:
JAMES WINGATE

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Designer: T. Ricks	PLAN #
Print Date: 2/26/2018	TS2901
Rev. Date:	SCALE: 1/8" = 1' ON 24X18 SCALE: 1/4" = 1' ON 30X24
IRC: 2015	1 of 14

Project Narrative/Notes/Revisions

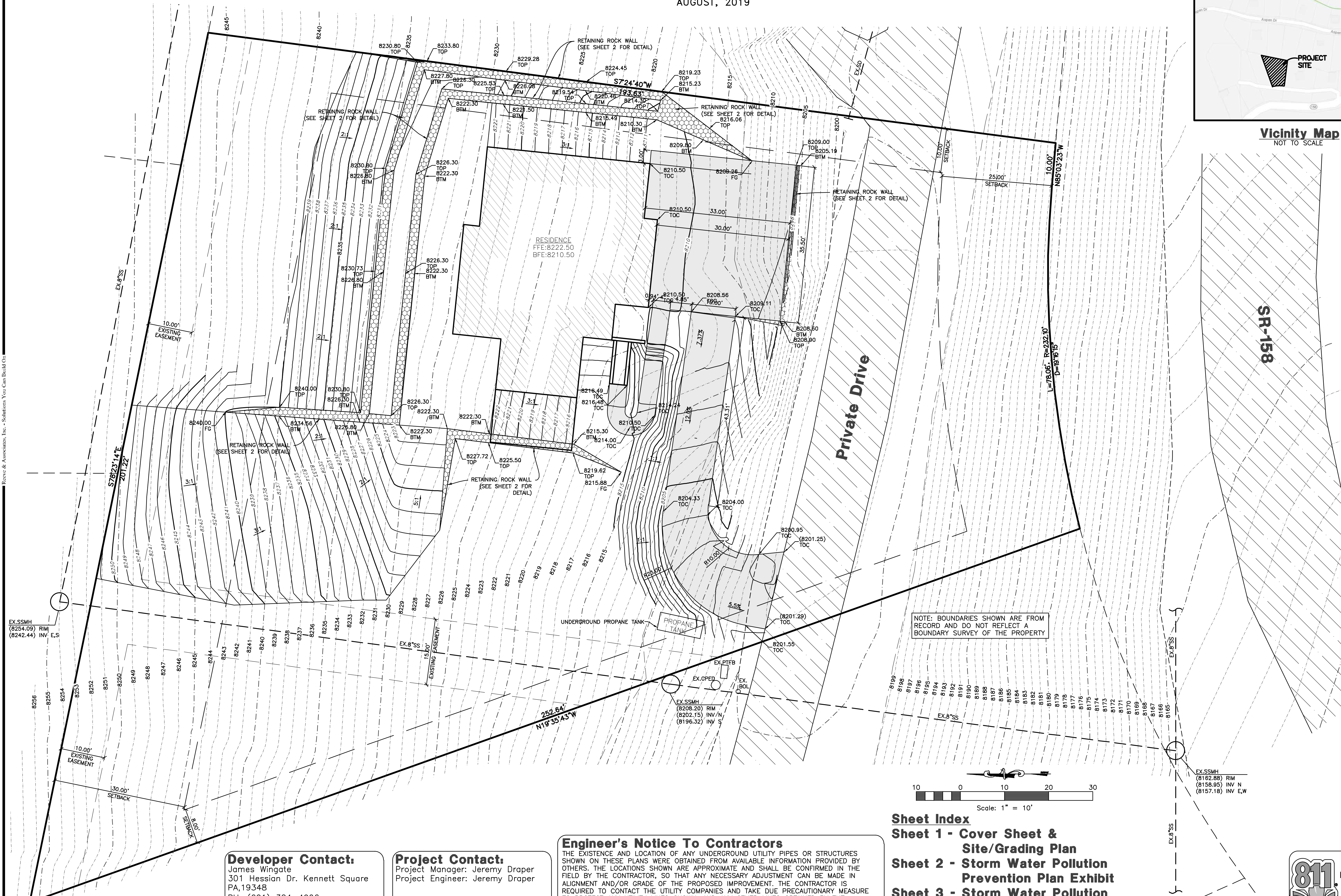
- 1. 08/28/19 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 2. 12/05/19 CK - EXPANDED DRIVEWAY.

WINGATE RESIDENCE 6599 N. Powder Mtn. Rd

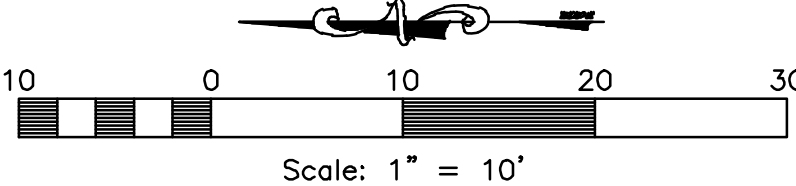
EDEN CITY, WEBER COUNTY, UTAH
AUGUST, 2019



Vicinity Map
NOT TO SCALE



NOTE: BOUNDARIES SHOWN ARE FROM RECORD AND DO NOT REFLECT A BOUNDARY SURVEY OF THE PROPERTY



Developer Contact:
James Wingate
301 Hessian Dr. Kennett Square
PA, 19348
PH: (601) 324-4996

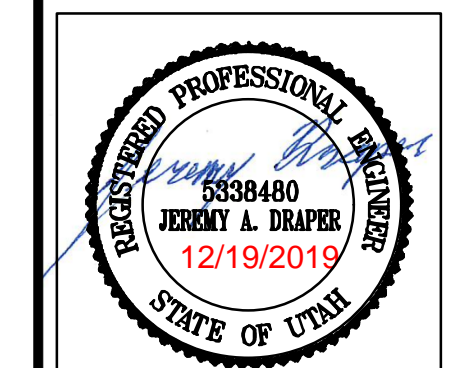
Project Contact:
Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-3666 WWW.REVEE-ASSOCIATES.COM
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PAVING ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

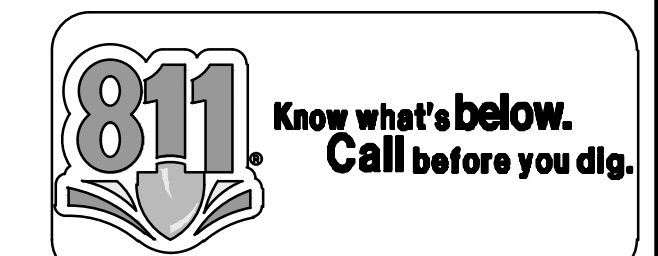
Wingate Residence
6599 N. Powder Mtn Rd
EDEN CITY, WEBER COUNTY, UTAH
Cover Sheet & Site/Grading Plan



Project Info.

Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	JULY 2019
Name:	WINGATE
	6599 N POWDER
	MTN ROAD
Number:	7212-01

Sheet	3
1	Sheets

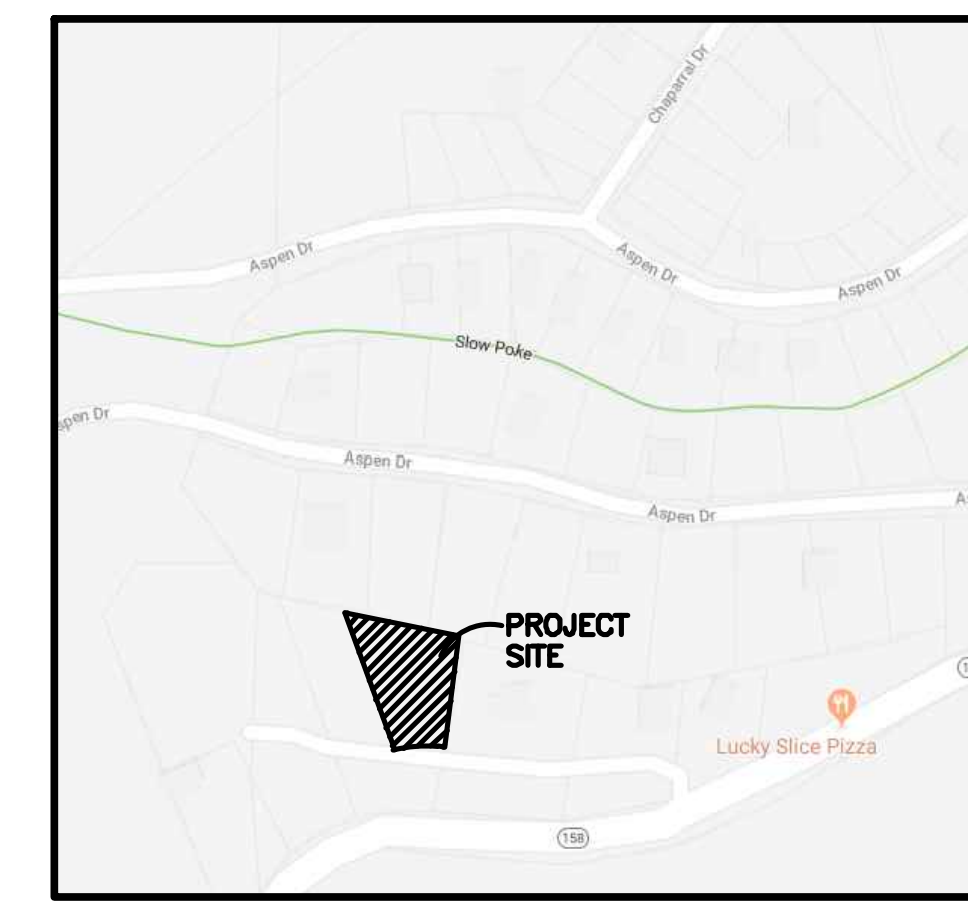


WINGATE RESIDENCE

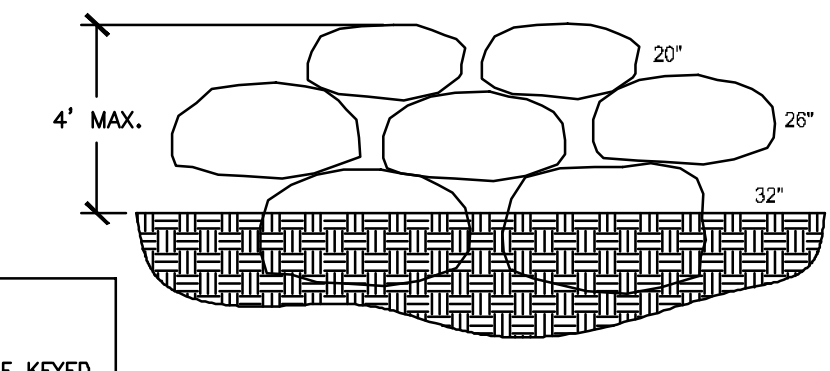
6599 N. Powder Mtn. Rd

Storm Water Pollution Prevention Plan Exhibit

EDEN CITY, WEBER COUNTY, UTAH
AUGUST, 2019

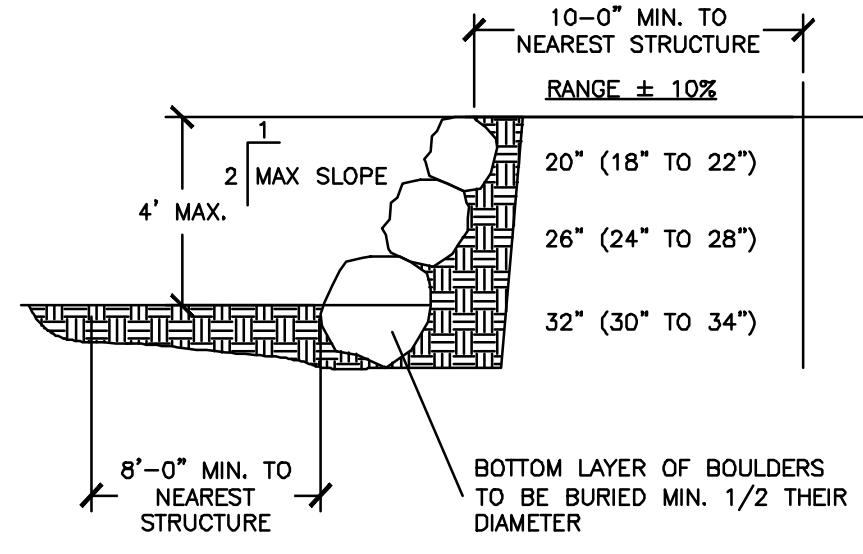


Vicinity Map
NOT TO SCALE



Wall Front Section
NOT TO SCALE

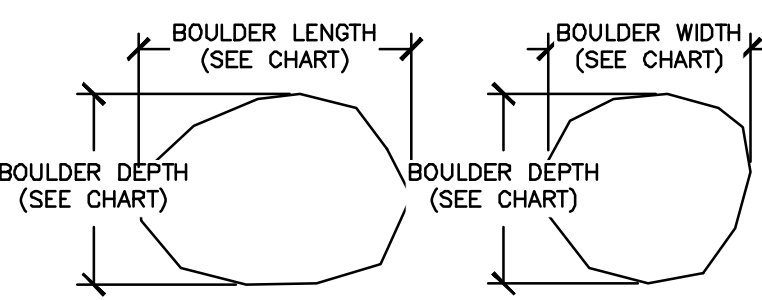
NOTE:
BOULDERS MUST BE KEYPED TOGETHER AND INTERLOCKED WITH ALL ADJOINING ROCKS



Wall Cross Section
NOT TO SCALE

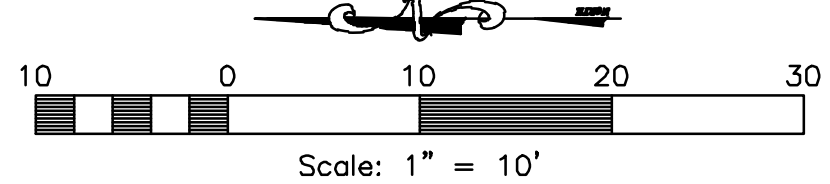
Rock Wall Notes:

- SUPPORT BOULDERS ARE TO BE 1.25x LARGER, BY MASS AS WELL AS BY SIZE, THAN THOSE POSITIONED IMMEDIATELY ABOVE.
- BOULDER SIZES MAY NOT VARY MORE THAN PLUS OR MINUS 10% OF REQUIRED SIZES.
- BOULDERS ARE TO MAKE CONTACT WITH ALL ADJOINING BOULDERS. THEY MUST BE KEYPED TOGETHER AND INTERLOCKED.
- THE MAXIMUM SLOPE OF THE LARGE BOULDER RETAINING WALL SHALL NOT EXCEED A 1 TO 2 PITCH (1 HORIZONTAL UNIT PER 2 VERTICAL UNITS). SLOPE SHALL BE MEASURED FROM CENTER OF MASS OF EACH BOULDER.
- THE BOTTOM COURSE OF BOULDERS ARE TO BE BURIED A MINIMUM DEPTH OF NOT LESS THAN 1/2 OF THEIR DIAMETER.
- BOULDERS ARE TO BE PLACED SUCH THAT NO TWO ADJACENT JOINTS LINE UP WITH ONE ANOTHER IN THE VERTICAL DIRECTION.
- BASE SOILS SHALL BE THOROUGHLY COMPACTED (90% PROCTOR) BEFORE BOULDERS ARE PLACED.
- PROVIDE PROPER DRAINAGE AT EVERY THIRD BOULDER LAYER.
- SOILS ARE ASSUMED TO HAVE AN ACTIVE PRESSURE NOT TO EXCEED 37 PSF.
- PROVIDE MEANS TO MAINTAIN RANGE OF OPTIMUM MOISTURE CONTENT FOR EXISTING SOIL CONDITIONS.

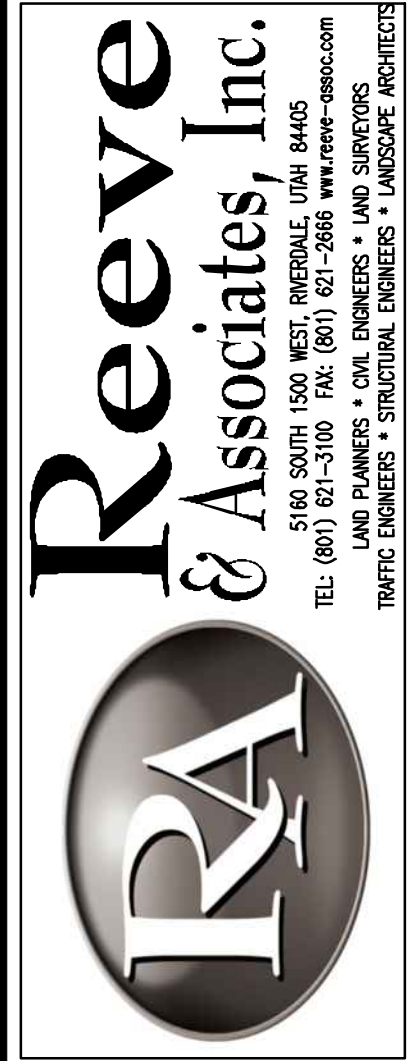


BOULDER DEPTH	ALLOWABLE BOULDER LENGTH		ALLOWABLE BOULDER WIDTH	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
18"	12"	27"	12"	27"
22"	15"	33"	15"	33"
28"	19"	42"	19"	42"
36"	24"	54"	24"	54"
44"	29"	67"	29"	67"
55"	37"	83"	37"	83"

Boulder Dimension Detail
NOT TO SCALE



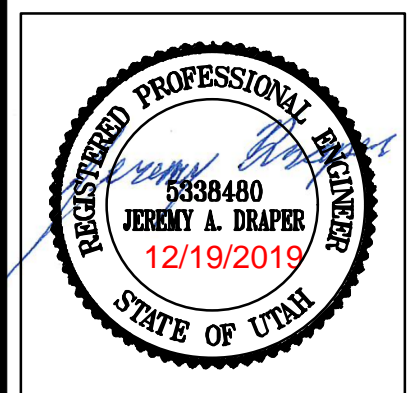
NOTE: BOUNDARIES SHOWN ARE FROM RECORD AND DO NOT REFLECT A BOUNDARY SURVEY OF THE PROPERTY



REVISIONS	DESCRIPTION

Wingate Residence
6599 N. Powder Mtn Rd
EDEN CITY, WEBER COUNTY, UTAH

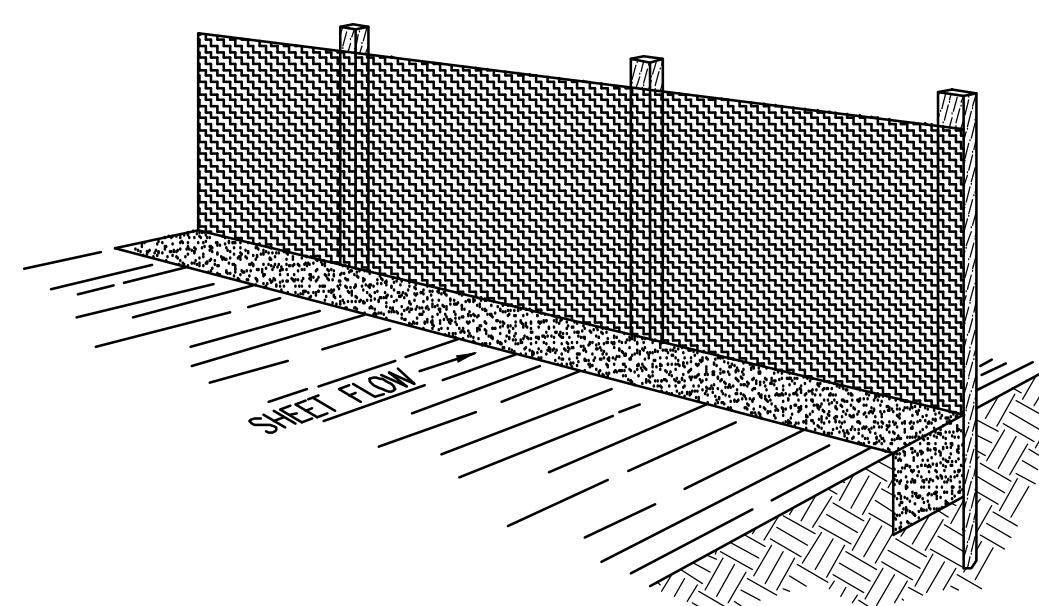
Storm Water Pollution Prevention Plan Exhibit



Project Info.
 Engineer: J. DRAPER
 Drafter: J. MEYERS
 Begin Date: JULY 2019
 Name: WINGATE
 6599 N POWDER MTN ROAD
 Number: 7212-01

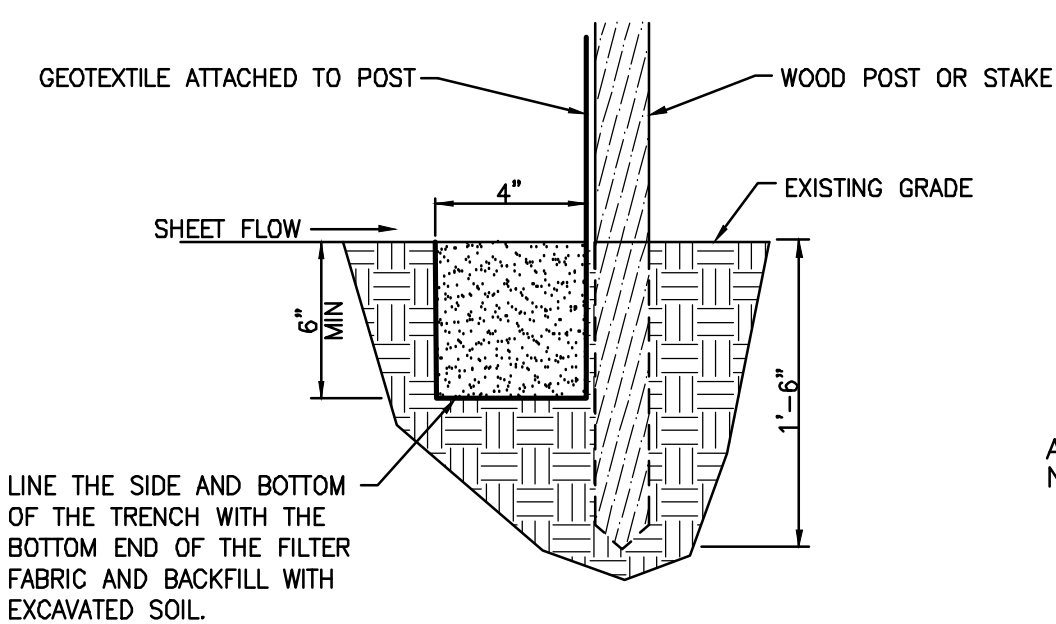
Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2



Section

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)	
Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the trench in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

should generally be less than three (3) times the height of the fence.

*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").

*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.

*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.

*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL

*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

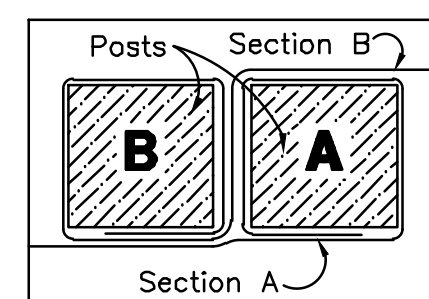
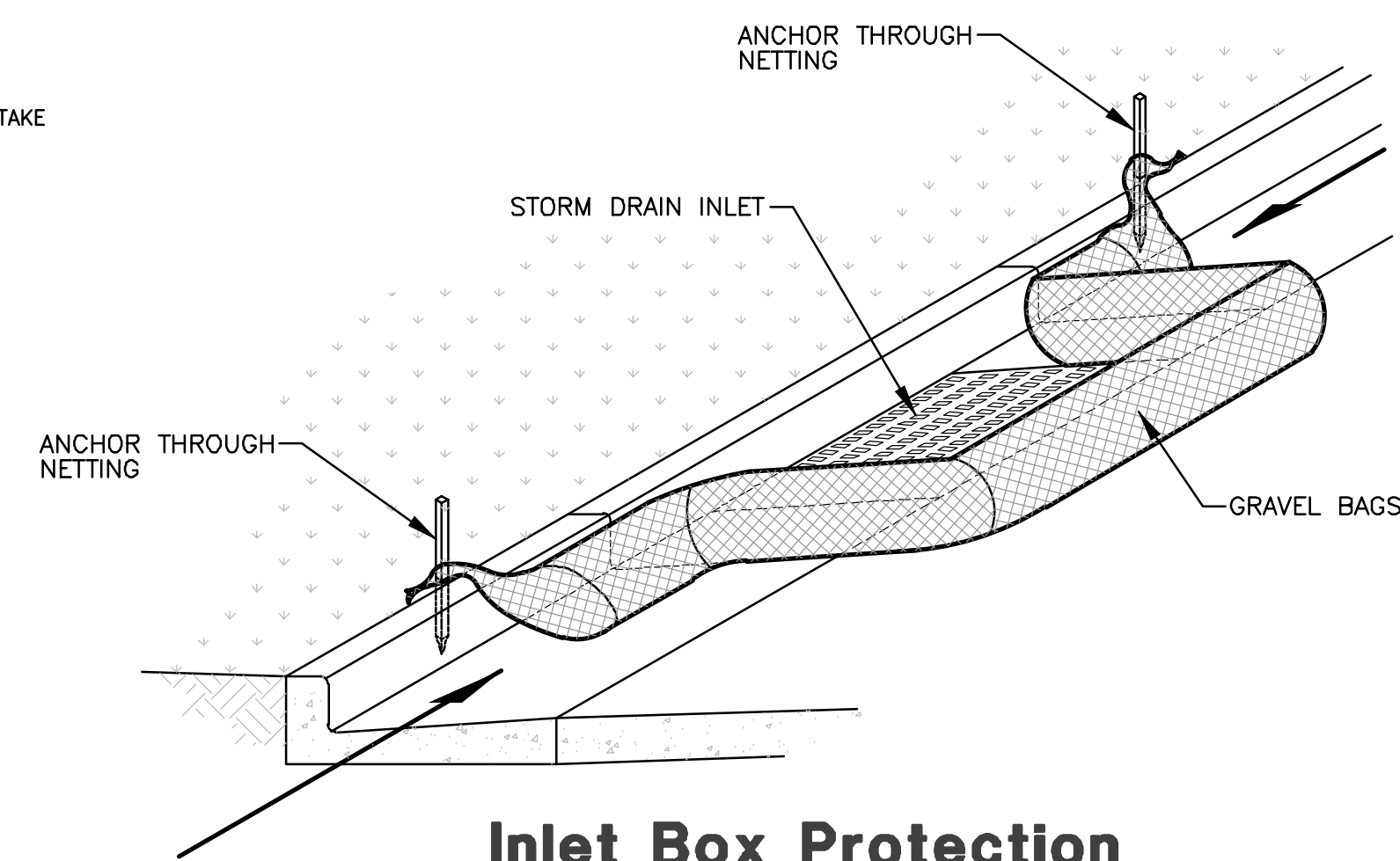
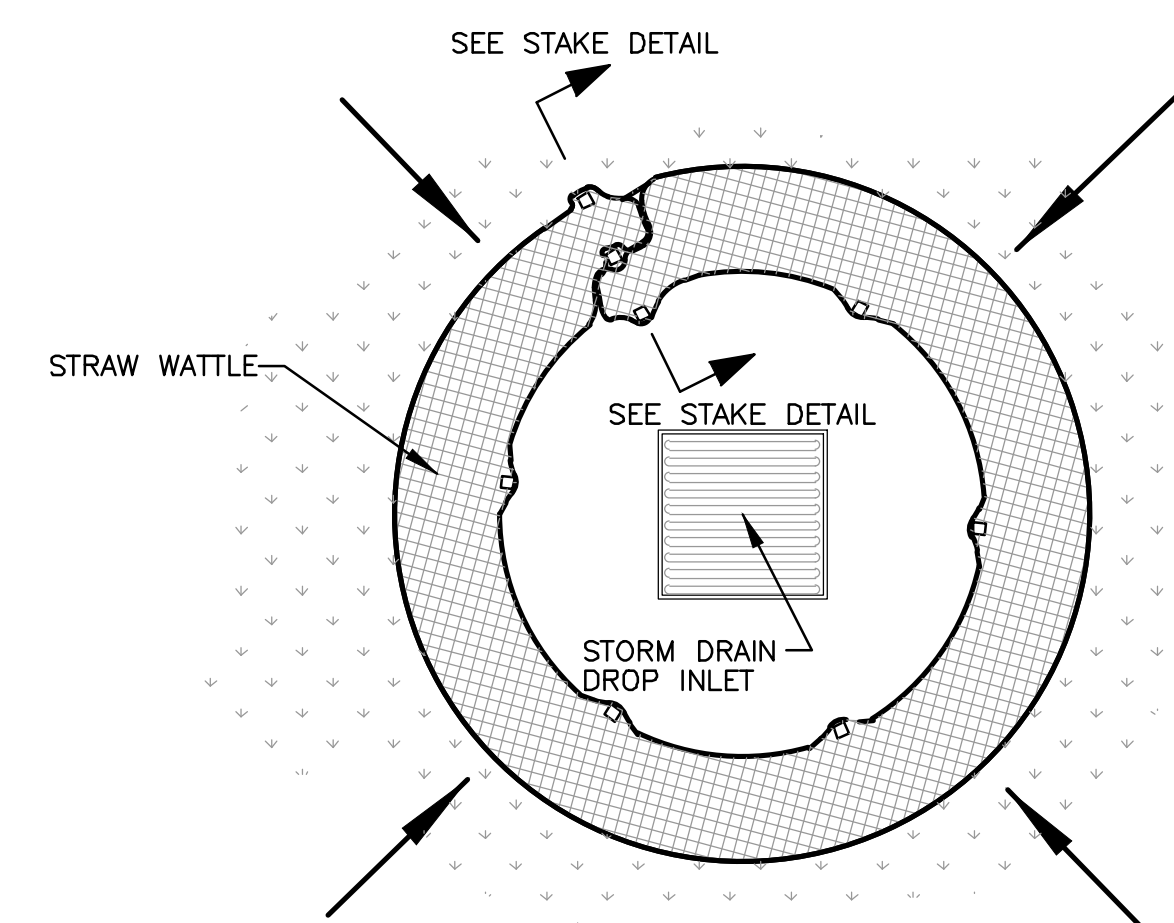


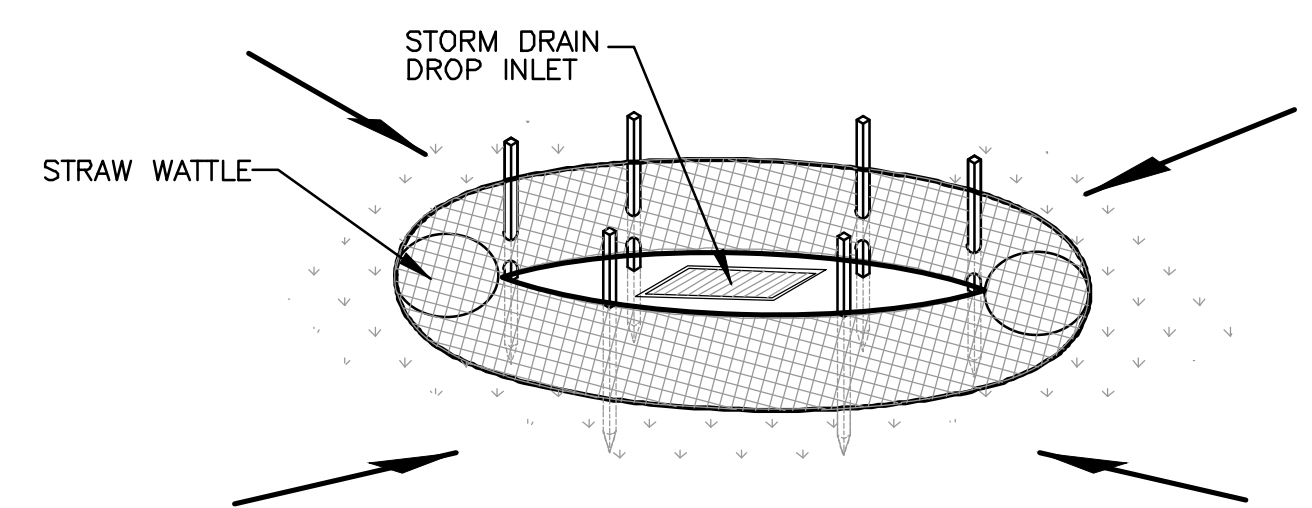
Figure 1:
Top View of
Roll-to-Roll Connection



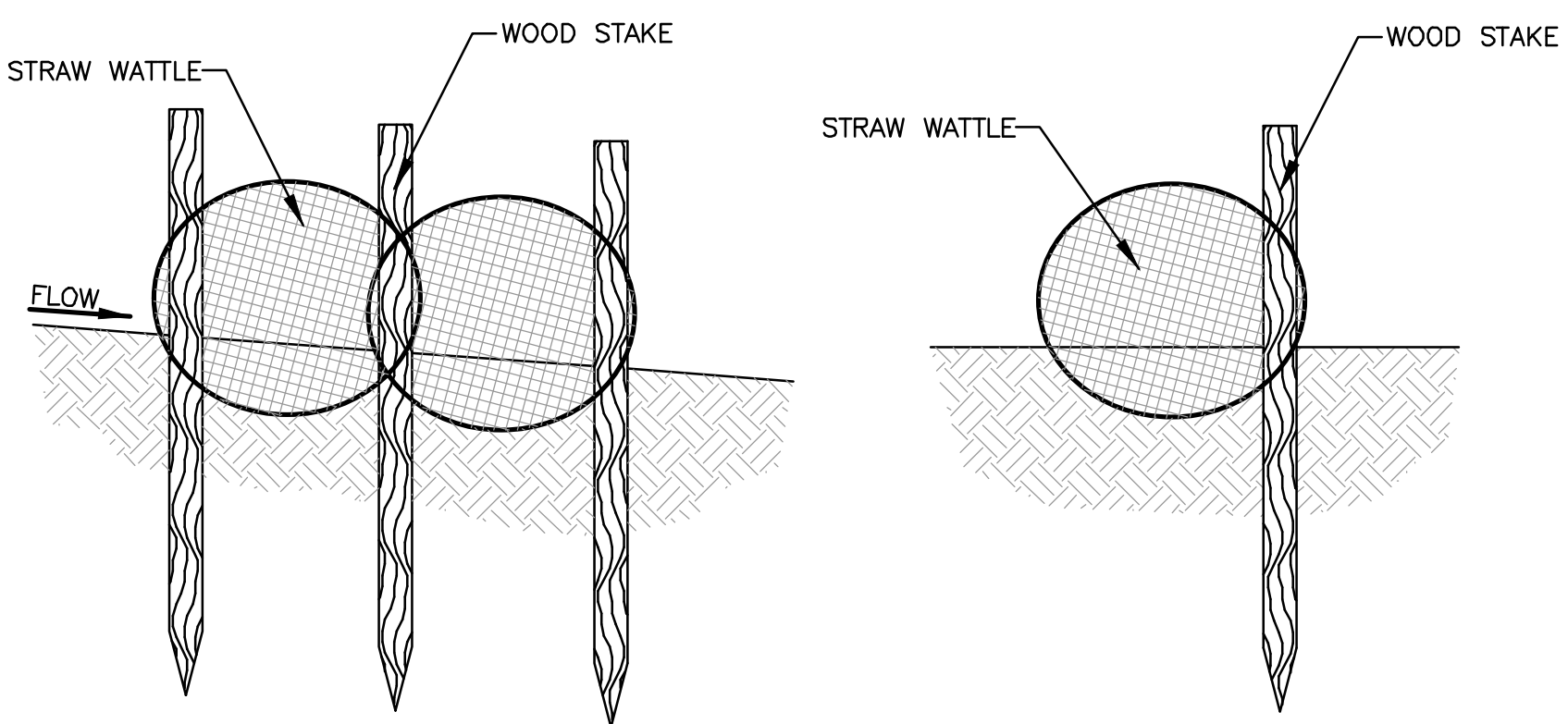
Inlet Box Protection



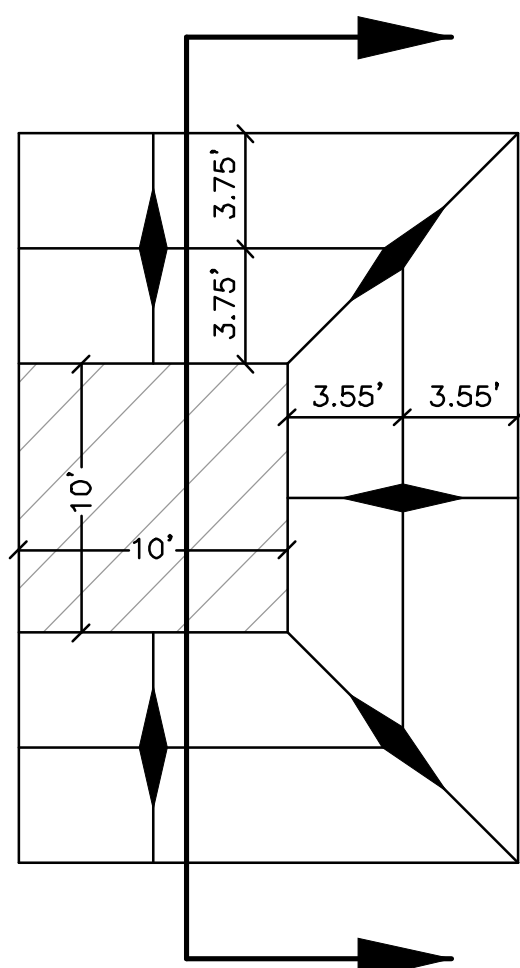
Plan View



Drop Inlet Protection

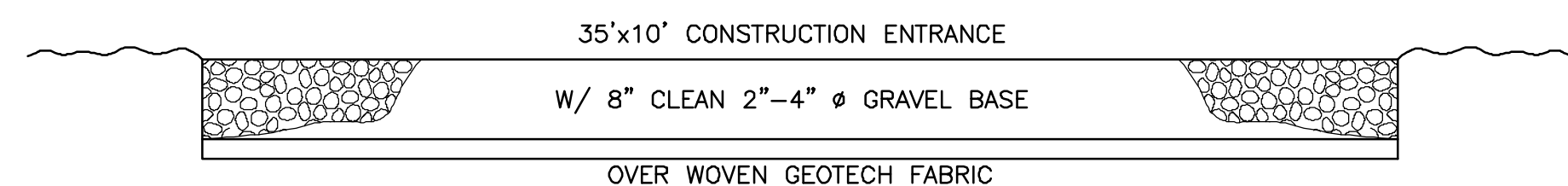


Stake Detail



Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Cross Section 35' x 10' Construction Entrance

Reeve & Associates, Inc.
 5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 291-3100 FAX: (801) 621-2888 WWW: REEVE-ASSOCIATES.COM
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REVISIONS	DESCRIPTION
DATE	

Wingate Residence
 6599 N. Powder Mtn Rd
 EDEN CITY, WEBER COUNTY, UTAH
**Storm Water Pollution
 Prevention Plan Details**

REGISTERED PROFESSIONAL ENGINEER
 5838480
 JEREMY A. DRAPER
 12/19/2019
 STATE OF UTAH

Project Info.
 Engineer: J. DRAPER
 Drafter: J. MEYERS
 Begin Date: JULY 2019
 Name: WINGATE
 6599 N POWDER
 MTN ROAD
 Number: 7212-01

Sheet **3**
10 Sheets

front & rear elevations



FRONT ELEVATION

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



REAR ELEVATION

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

LOCATION

2599 POWDER MOUNTAIN RD.
WEBER COUNTY, EDEN CITY, UT

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Print Date: 2/26/2018	SCALE: 1/8" = 1' ON 24x18 SCALE: 1/4" = 1' ON 36x24
Rev. Date:	
IRC: 2015	4 of 14

side elevations



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



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

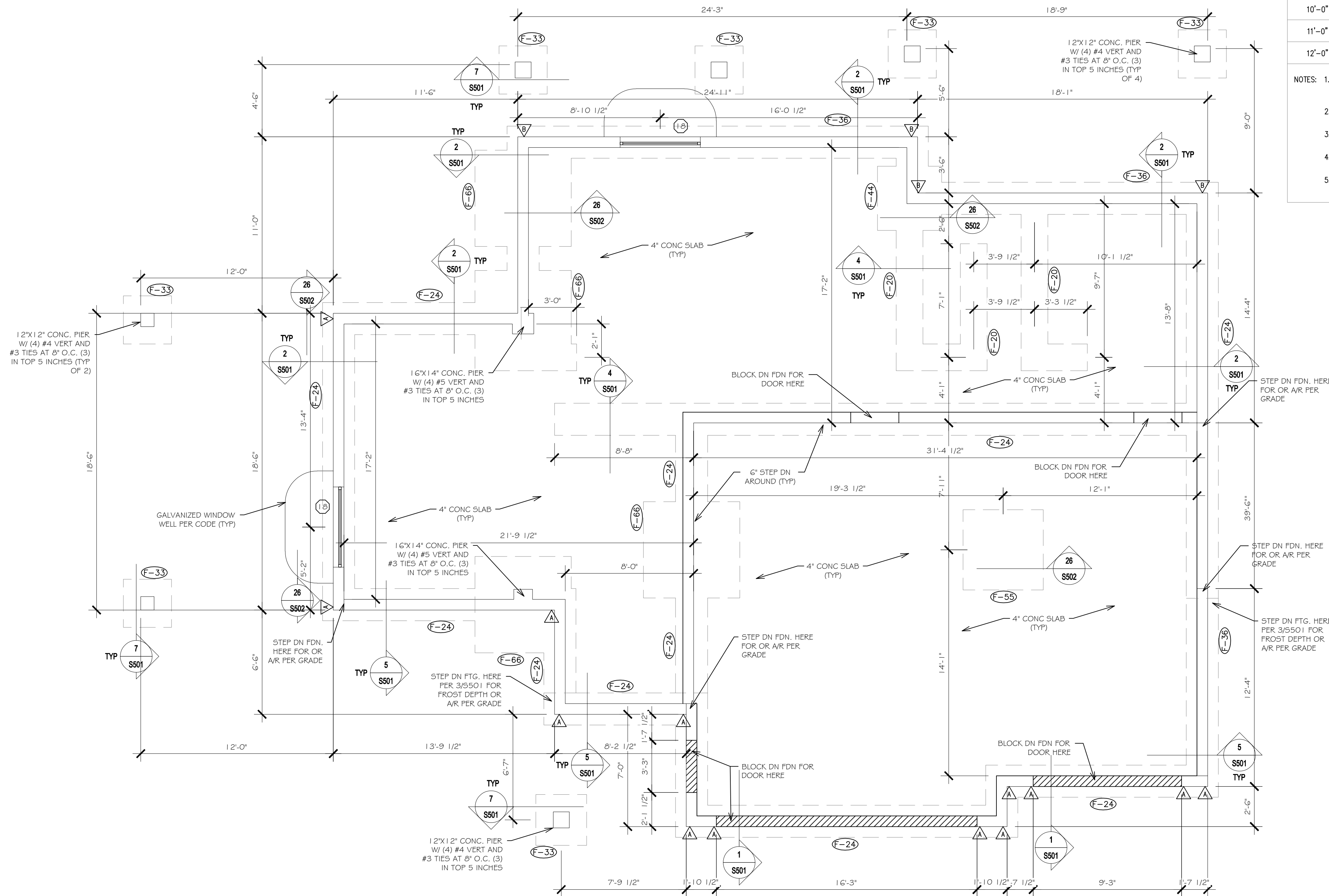
LOCATION

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Print Date: 2/26/2018	SCALE: 1/8"=1' ON 24X18 SCALE: 1/4"=1' ON 36X24
Rev. Date:	
IRC: 2015	5 of 14

footings and foundation plan



CONCRETE WALL SCHEDULE						
WALL HEIGHT	TOP EDGE SUPPORT	MINIMUM THICKNESS	REINFORCING		STEEL AT OPENINGS	REMARKS
			VERTICAL	HORIZONTAL		
2'-0"	NONE	8"	#4 DOWELS @ 24" O.C.	2- #4 BARS		
4'-0"		8"	#4 @ 24" O.C.	4- #4 BARS		
6'-0"		8"	#4 @ 24" O.C.	5- #4 BARS	ABOVE: 2- #4 BARS	
8'-0"		8"	#4 @ 24" O.C.	6- #4 BARS	EACH SIDE: 1- #4 BAR	
9'-0"		8"	#4 @ 16" O.C.	7- #4 BARS	BELOW: 1- #4 BAR	
10'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#5 @ 12" O.C.	#4 @ 12" O.C.		
11'-0"		12"	#5 @ 10" O.C.	#4 @ 12" O.C.		
12'-0"		12"	#5 @ 9" O.C.	#4 @ 12" O.C.		

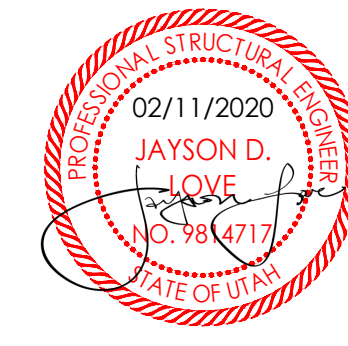
NOTES:

- FOR WALLS WITH ONE MAT OF STEEL, VERTICAL STEEL TO BE PLACED IN CENTER OF WALL AND EXTEND TO WITHIN THREE INCHES OF THE TOP OF THE WALL. DOWELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING EXTENDING 24" INTO THE FOUNDATION WALL.
- ONE HORIZONTAL BAR SHALL BE LOCATED IN THE TOP 4", ONE BAR IN THE BOTTOM 4" AND THE OTHER BARS EQUALLY SPACED. CORNER REINFORCING SHALL BE PROVIDED SO AS TO LAP 24".
- BARS SHALL BE PLACED WITHIN 2" OF OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE.
- PLACE 1/2" x 10" ANCHOR BOLTS AT 32" O.C. IN TOP OF ALL WALLS TO RECEIVE SILL PLATES. CAST ANCHOR BOLTS A MINIMUM OF 7" INTO CONCRETE. USE 3"x3"x1/4" WASHERS ON ALL ANCHOR BOLTS. EACH WALL SEGMENT MUST HAVE 2 ANCHOR BOLTS MINIMUM.
- LINTEL DEPTH SHALL BE 2" FOR EACH FOOT OF OPENING WIDTH, MIN 6".

HOLDDOWN & STRAP SCHEDULE	
MARK	DESCRIPTION
△	NO HOLDDOWN OR STRAP REQUIRED
▲	SIMPSON STHD14 HOLDDOWN
▲	SIMPSON STHD14RJ HOLDDOWN
▲	SIMPSON MST48 STRAP

1. ANCHOR ALL HOLDDOWNS THROUGH A MINIMUM OF (2) 2 x STUDS. THE FOUNDATION

2. CONTRACTOR SHALL PLACE ALL HOLDDOWN STRAPS TO LINE UP WITH A CORNER, WINDOW OR DOOR JAMB STUD IN THE FRAMED WALL DIRECTLY ABOVE.



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FOOTING SCHEDULE											
MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING			LENGTHWISE REINFORCING			REMARKS	
				NO.	SIZE	LENGTH SPAC.	NO.	SIZE	LENGTH SPAC.		
F-20	1'-8"	CONT.	10"	---	NONE	REQ'D	---	2	#4	CONT.	EVEN
F-24	2'-0"	CONT.	10"	---	NONE	REQ'D	---	2	#4	CONT.	EVEN
F-33	3'-0"	3'-0"	10"	3	#4	2'-6"	EVEN	3	#4	2'-6"	EVEN
F-36	3'-0"	CONT.	12"	---	NONE	REQ'D	---	3	#5	CONT.	EVEN
F-44	4'-0"	4'-0"	12"	4	#5	3'-6"	EVEN	4	#5	3'-6"	EVEN
F-55	5'-0"	6'-0"	12"	5	#5	4'-6"	EVEN	5	#5	4'-6"	EVEN
F-66	6'-0"	6'-0"	12"	6	#5	5'-6"	EVEN	6	#5	5'-6"	EVEN

1. PLACE ALL FOOTING REINFORCING 3" FROM BOTTOM OF FOOTING WITH 3" CLEAR ON SIDES UNLESS NOTED OTHERWISE.

2. STRUCTURAL FILL UNDER FOOTINGS SHALL CONSIST OF EITHER 1" MINUS GRAVEL OR UN TREATED ROAD BASE AND SHALL BE COMPACTED TO 98% IN 6" MAX LIFTS.

3. FOOTINGS HAVE BEEN DESIGNED USING AN ASSUMED ALLOWABLE BEARING PRESSURE OF 1,500 PSF, UNLESS OTHERWISE NOTED

LOCATION
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 WEBER COUNTY, EDEN CITY, UT

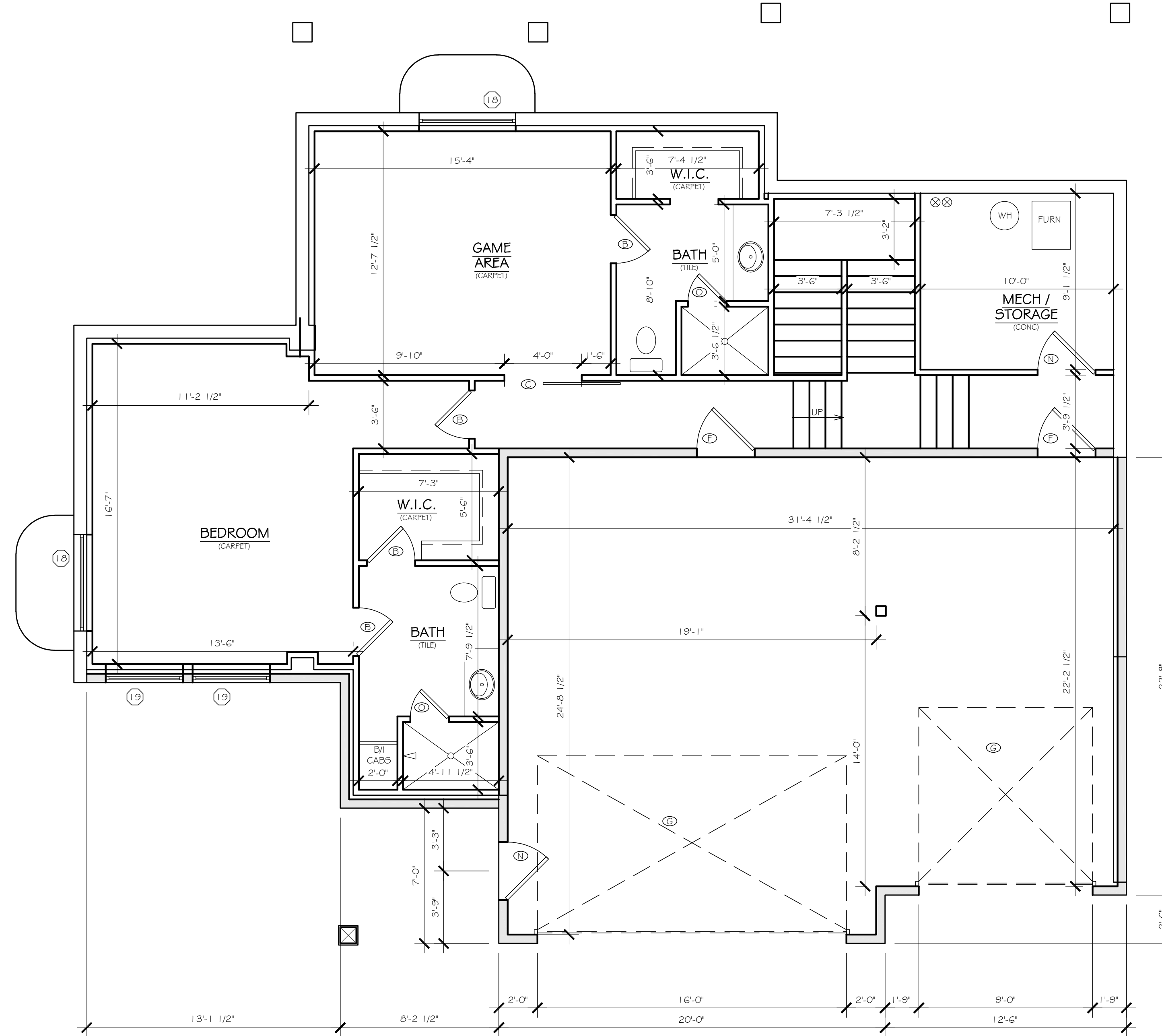
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Designer: T. Ricks	PLANE #
Print Date: 2/26/2018	TS2901
Rev. Date:	SCALE: 1/8" = 1' ON 24x18 SCALE: 1/4" = 1' ON 36x24
IRC: 2015	6 of 14

openloft design

CUSTOMER:
 JAMES WINGATE

basement floor plan



BASEMENT LEVEL DOOR SCHEDULE		
ID	QTY	DESCRIPTIONS
B	4	2'-6" X 6'-8" INTERIOR 2 PANEL DOOR
C	1	4'-0" X 6'-8" INTERIOR BARN DOOR
F	2	3'-0" X 6'-8" 20 MIN FIRE RATED W/ SELF CLOSER
G	1	16'-0" X 10'-0" INSULATED OVERHEAD DOOR
H	1	9'-0" X 10'-0" INSULATED OVERHEAD DOOR
N	2	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR
O	2	2'-0" SHOWER DOOR

NOTE: UNLESS OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMBS. ALL EXTERIOR DOORS SHALL HAVE PINE JAMBS, DEAD BOLTS AND WEATHER-STRIPPING. ALL GLASS ENTRY & PATIO DOORS SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.

BASEMENT LEVEL WINDOW SCHEDULE		
ID	QTY	DESCRIPTIONS
18	2	5'-0" X 5'-6" SLIDER
19	2	4'-0" X 2'-0" TRANSOM

NOTE: UNLESS OTHERWISE NOTED ALL WINDOW TYPES SHALL BE PER OWNER/CONTRACTOR SUPPLIED BY MOUNTAIN WEST WINDOWS & DOORS OR SIMILAR (801) 200-9833. MANUFACTURERS DIRECTIONS SHALL BE FOLLOWED FOR INSTALLATION AND FRAMING DIMENSIONS. ALL WINDOWS SHALL BE DOUBLE GLAZED AND LOW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.

WALL SCHEDULE	
	BRICK
	2"x4" FRAMED WALL
	2"x6" FRAMED WALL

1. NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 45° INCREMENTS.
 2. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).

NOTE:
 VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.
 BUILT-IN CABINERY SHALL BE SELECTED BY OWNER.

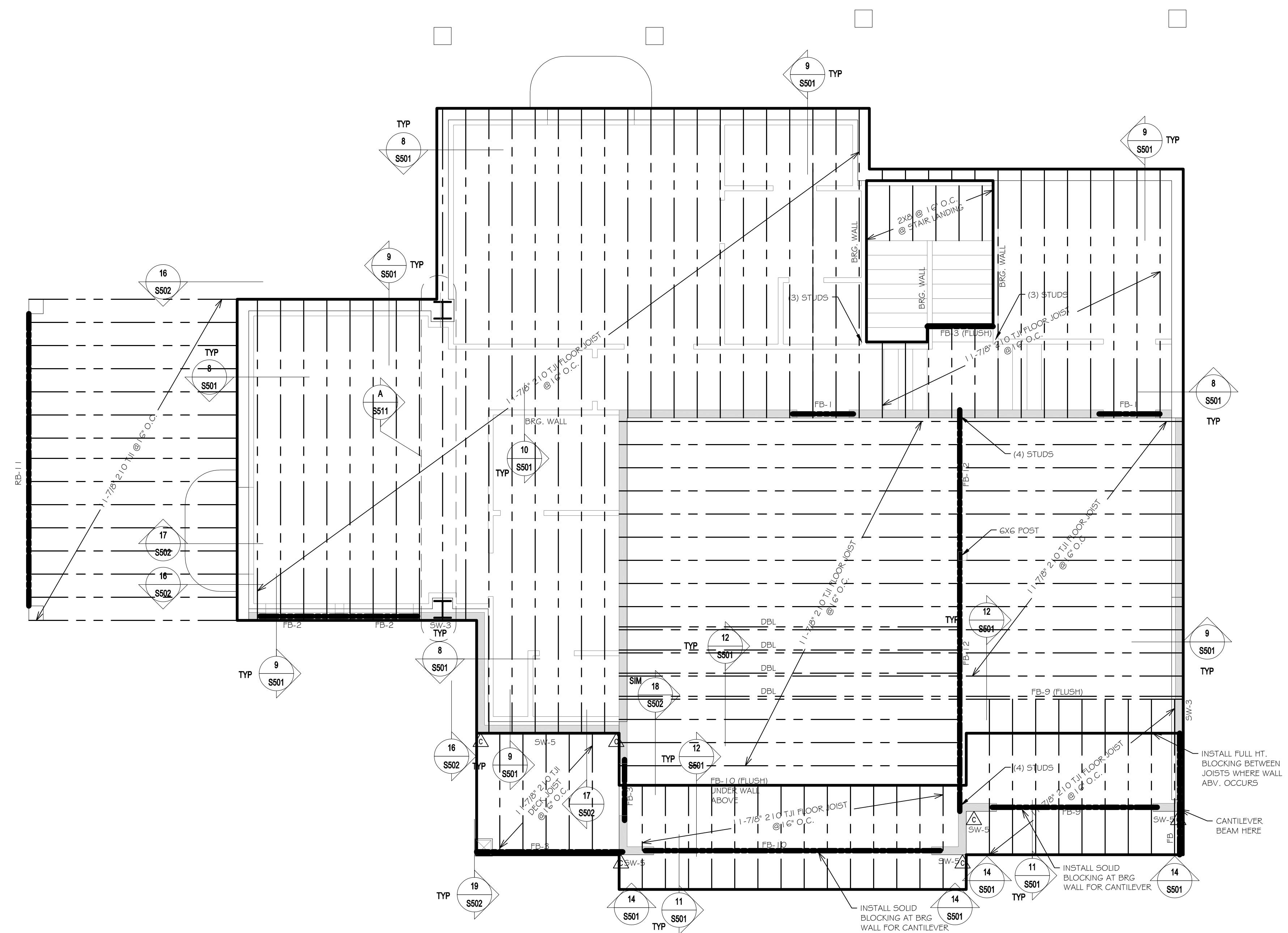
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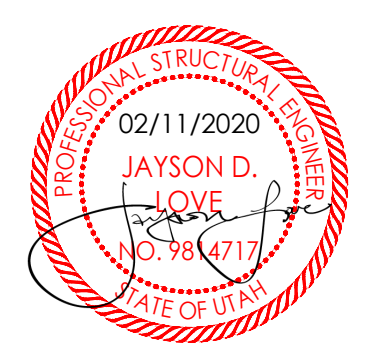
SQUARE FOOTAGES	
BASEMENT LEVEL	951 SQ. FT
GARAGE	778 SQ. FT
Designer: T. Ricks	TS2901
Print Date: 2/26/2018	SCALE: 1/8" = 1' ON 24X18
Rev. Date:	SCALE: 1/4" = 1' ON 36X24
IRC: 2015	7 of 14

main floor framing plan



FLOOR BEAM SCHEDULE

FB-1	(2) 2X10 DF#2
FB-2	(2) 9 1/2" ML
FB-3	(2) 11 7/8" ML
FB-4	6X12 DF #1 OR BETTER
FB-5	8X12 DF #1 OR BETTER
FB-6	W18X35 STEEL BEAM
FB-7	W21X50 STEEL BEAM
FB-8	W10X17 STEEL BEAM
FB-9	(3) 11 7/8" ML
FB-10	(3) 18" ML
FB-11	5 1/8"X13 1/2" GLB EXP. GRADE
FB-12	(2) 18 ML



*ALL R.S. TIMBER BEAMS SHALL BE DF#1 AND BETTER AND FREE OF HEART TIMBER
*REFER TO 13/S501 FOR BEAMS OVER 6'-0"

SILVERPEAK ENGINEERING 177 E ANTELOPE DR. #B
LAYTON, UTAH 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

FLOOR SHEATHING NOTES:

- FLOOR SHEATHING SHALL BE 3/4" T&G WAFERBOARD GLUED & NAILED WITH 10d NAILS AT 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES AND ALL BLOCKING; 10d AT 12" OC ALONG INTERMEDIATE FRAMING MEMBERS. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
- BLOCK JOISTS SOLID AT ALL BEARING POINTS.
- ALL HEADERS OVER DOOR & WINDOWS ARE (2) 2" x 10" U.N.O.
- PROVIDE SQUASH BLOCKING AT ALL POINT LOADS THROUGH FLOOR

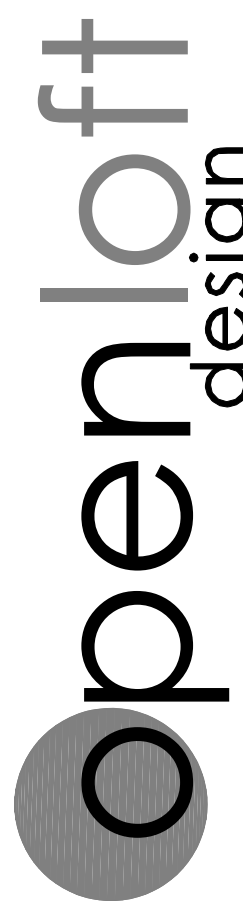
GENERAL FRAMING NOTES

- USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
- USE 1.9E (MIN) LVL BEAMS.
- CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
- CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
- PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS

LOCATION
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WEBER COUNTY, EDEN CITY, UT

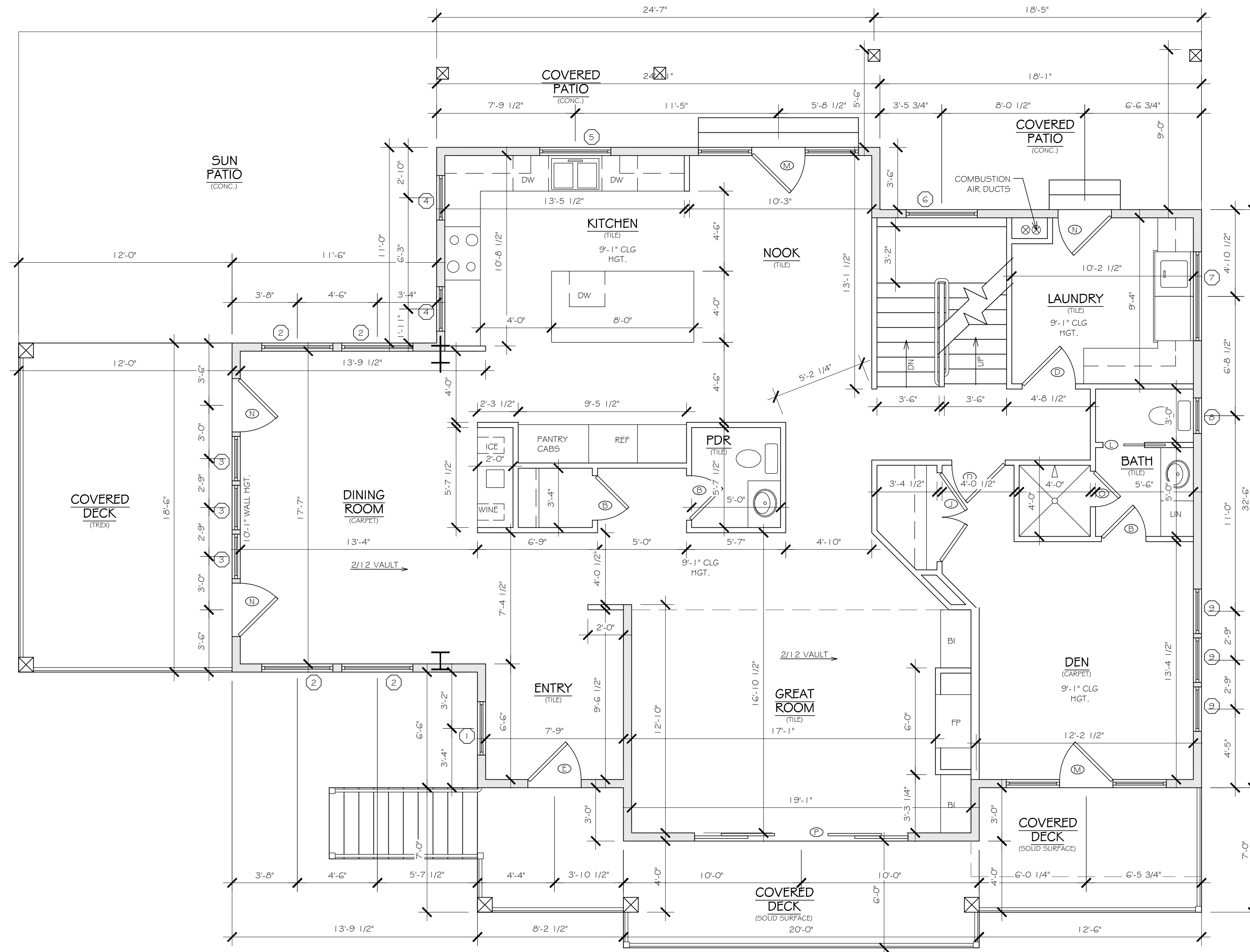
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Designer: T. Ricks	TS2901
Print Date: 2/26/2018	SCALE: 1/8" = 1' ON 24X11.8 SCALE: 1/4" = 1' ON 36X24
Rev. Date:	
IRC: 2015	8 of 14



CUSTOMER:
JAMES WINGATE

main floor plans



MAIN LEVEL DOOR SCHEDULE		
ID	QTY	DESCRIPTIONS
B	3	2'-6" X 6'-8" INTERIOR 2 PANEL DOOR
D	2	3'-0" X 6'-8" INTERIOR 2 PANEL DOOR
E	1	3'-0" X 8'-0" EXTERIOR W/ 1'-6" SIDELIGHTS
J	1	5'-0" X 6'-8" INTERIOR 2 PANEL DBL. DOOR
L	1	2'-4" X 6'-8" POCKET DOOR
M	2	9'-0" X 6'-8" 3 PANEL EXTERIOR FULL GLASS DOOR
N	1	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR
N	2	3'-0" X 6'-8" EXTERIOR FULL GLASS DOOR
O	1	2'-0" SHOWER DOOR
P	1	12'-0" X 8'-0" 4 PANEL FULL GLASS DOOR W/ 1'-6" TRANSOM

NOTE: UNLESS OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMBS. ALL EXTERIOR DOORS SHALL HAVE PINE JAMBS, DEAD BOLTS AND WEATHER-STRIPPING. ALL GLASS ENTRY & PATIO DOORS SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.

MAIN LEVEL WINDOW SCHEDULE		
ID	QTY	DESCRIPTIONS
1	1	3'-0" X 5'-0" FIXED
2	4	4'-0" X 5'-0" FIXED
3	3	2'-6" X 5'-0" FIXED
4	2	2'-6" X 3'-6" CASEMENT
5	1	4'-0" X 3'-6" DBL CASEMENT
6	1	4'-0" X 3'-0" FIXED (TEMP)
7	1	5'-0" X 3'-6" DBL CASEMENT
8	1	2'-0" X 3'-6" CASEMENT
9	3	2'-6" X 2'-0" FIXED

NOTE: UNLESS OTHERWISE NOTED ALL WINDOW TYPES SHALL BE PER OWNER/CONTRACTOR SUPPLIED BY MOUNTAIN WEST WINDOWS & DOORS OR SIMILAR (801) 200-9833. MANUFACTURERS DIRECTIONS SHALL BE FOLLOWED FOR INSTALLATION AND FRAMING DIMENSIONS. ALL WINDOWS SHALL BE DOUBLE GLAZED AND LOW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.

WALL SCHEDULE	
	BRICK
	2"x4" FRAMED WALL
	2"x6" FRAMED WALL

1. NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 45° INCREMENTS.
2. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).

NOTE:
VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.
BUILT-IN CABINETRY SHALL BE SELECTED BY OWNER.

LOCATION

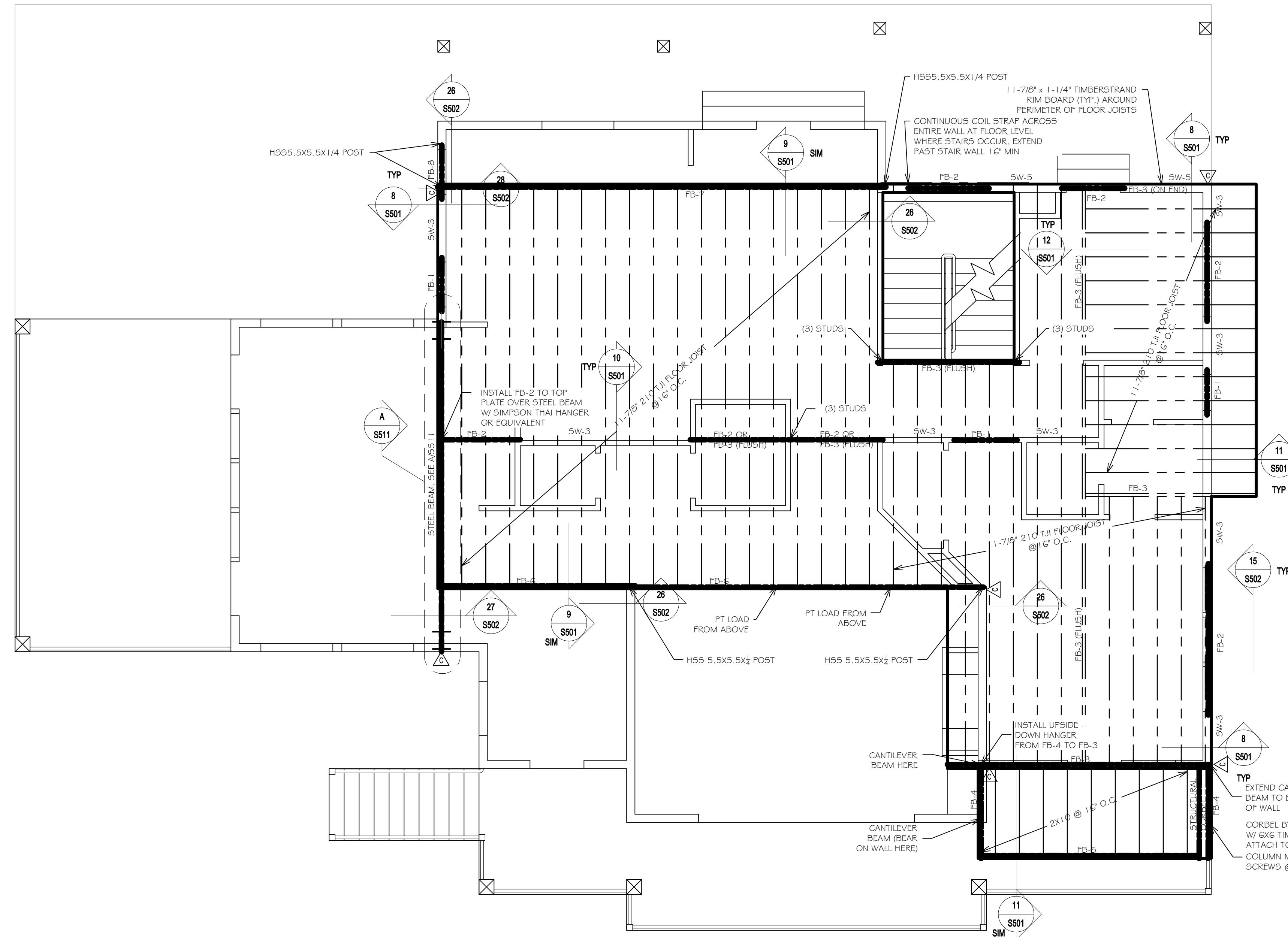
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SQUARE FOOTAGES	
MAIN LEVEL	1743 SQ. FT
COVERED DECK	343 SQ. FT
COVERED PORCH	265 SQ. FT

PLANS	
Designer: T. Ricks	TS2901
Print Date: 2/26/2018	SCALE: 1/8" = 1' ON 24x18
Rev. Date:	SCALE: 1/4" = 1' ON 30x24
IRC: 2015	9 of 14

upper floor framing plan



FLOOR BEAM SCHEDULE	
FB-1	(2) 2X10 DF#2
FB-2	(2) 9 1/2" ML
FB-3	(2) 11 7/8" ML
FB-4	6X12 DF #1 OR BETTER
FB-5	8X12 DF #1 OR BETTER
FB-6	W18X35 STEEL BEAM
FB-7	W21X50 STEEL BEAM
FB-8	W10X17 STEEL BEAM
FB-9	(3) 11 7/8" ML
FB-10	(3) 18" ML
FB-11	5 1/8"X13 1/2" GLB EXP. GRADE
FB-12	(3) 14 ML

*ALL R.S. TIMBER BEAMS SHALL BE DF#1 AND BETTER AND FREE OF HEART TIMBER
 *REFER TO 13/S501 FOR BEAMS OVER 6'-0"



SILVERPEAK ENGINEERING 177 E ANTELOPE DR. #B
 LAYTON, UTAH 84041
 PHONE: (801) 499-5054
 FAX: (801) 499-5065

FLOOR SHEATHING NOTES:

- FLOOR SHEATHING SHALL BE 3/4" T&G WAFERBOARD GLUED & NAILED WITH 10d NAILS AT 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES AND ALL BLOCKING; 10d AT 12" OC ALONG INTERMEDIATE FRAMING MEMBERS. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
- BLOCK JOISTS SOLID AT ALL BEARING POINTS.
- ALL HEADERS OVER DOOR & WINDOWS ARE (2) 2" x 10" U.N.O.
- PROVIDE SQUASH BLOCKING AT ALL POINT LOADS THROUGH FLOOR

GENERAL FRAMING NOTES

- USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
- USE 1.9E (MIN) LVL BEAMS.
- CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
- CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
- PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS

LOCATION

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Designer: T. Ricks	PLAN #
Print Date: 2/26/2018	TS2901
Rev. Date:	SCALE: 1/8" = 1' ON 24X18 SCALE: 1/4" = 1' ON 36X24
IRC: 2015	10 of 14

openloft design

CUSTOMER:
 JAMES WINGATE

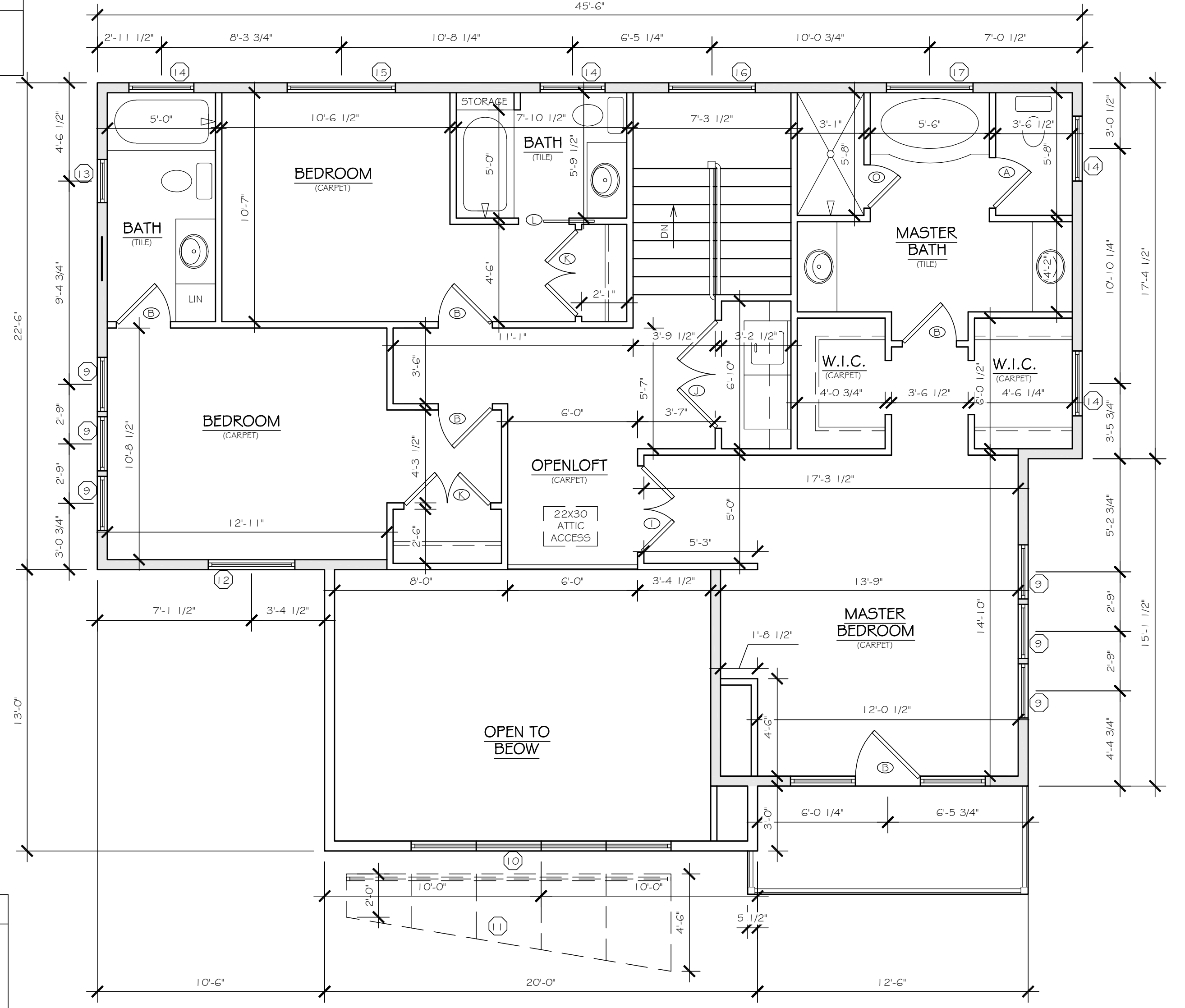
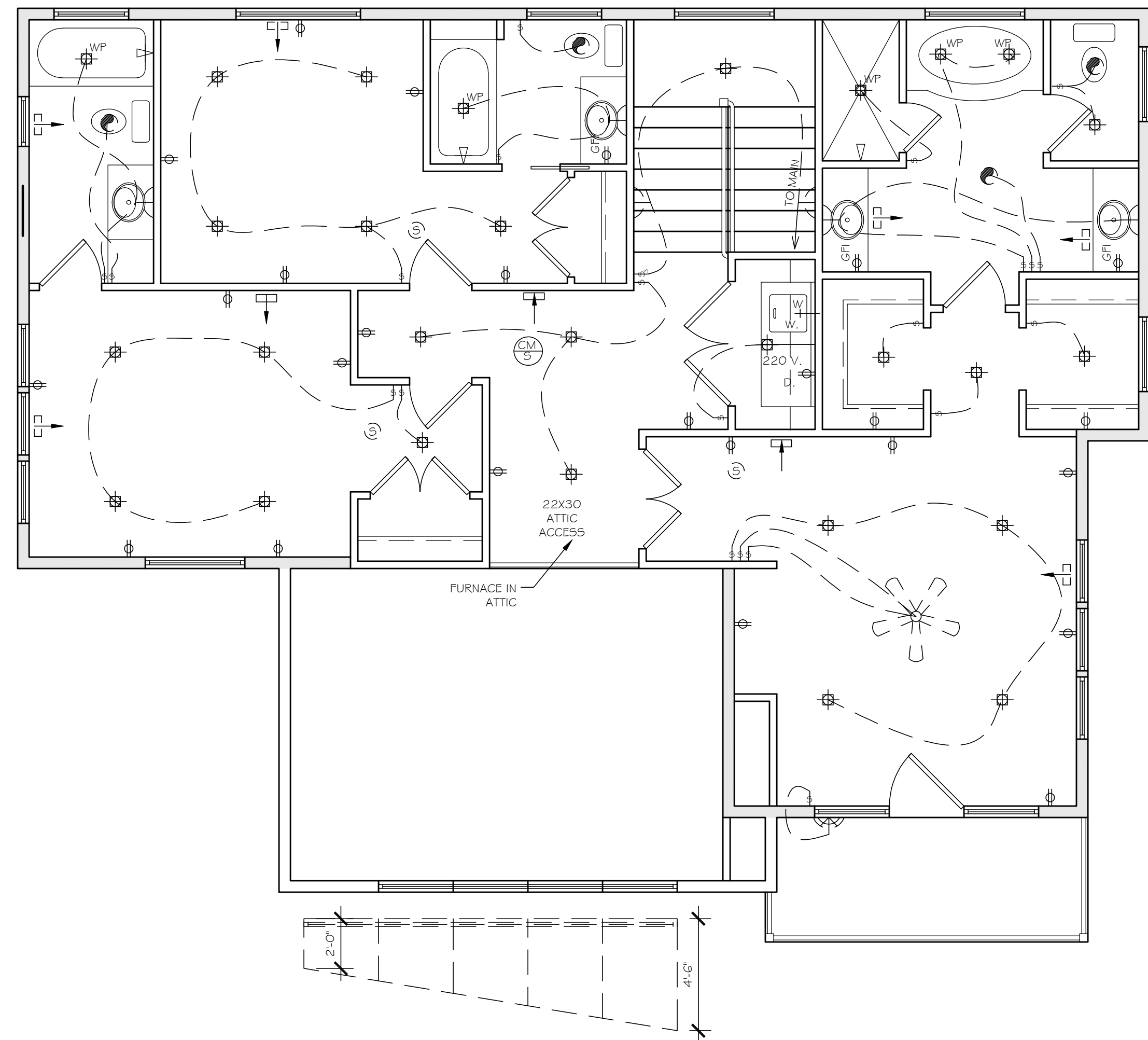
upper level floor plan/ upper level electrical & hvac plan

UPPER LEVEL DOOR SCHEDULE		
ID	QTY	DESCRIPTIONS
A	1	2'-4" X 6'-8" INTERIOR 2 PANEL
B	5	2'-6" X 6'-8" INTERIOR 2 PANEL DOOR
I	1	4'-0" X 6'-8" INTERIOR 2 PANEL DBL. DOOR
J	1	5'-0" X 6'-8" INTERIOR 2 PANEL DBL. DOOR
K	2	4'-0" CABINET DOORS
L	1	2'-4" X 6'-8" POCKET DOOR
O	1	2'-0" SHOWER DOOR

NOTE: UNLESS OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMBS. ALL EXTERIOR DOORS SHALL HAVE PINE JAMBS, DEAD BOLTS AND WEATHER-STRIPPING. ALL GLASS ENTRY & PATIO DOORS SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.

UPPER LEVEL WINDOW SCHEDULE		
ID	QTY	DESCRIPTIONS
9	6	2'-6" X 2'-0" FIXED
10	1	12'-0" X 3'-0" TRANSOM
11	1	15'-0" TRAPEZOID FIXED
12	1	4'-0" X 4'-0" DBL CASEMENT W/ 1'-0" TRANSOM
13	1	2'-0" X 2'-6" CASEMENT
14	4	3'-0" X 2'-6" TRANSOM
15	1	5'-0" X 3'-6" CASEMENT
16	1	4'-0" X 5'-0" FIXED
17	1	4'-0" X 4'-0" DBL CASEMENT

NOTE: UNLESS OTHERWISE NOTED ALL WINDOW TYPES SHALL BE PER OWNER/CONTRACTOR SUPPLIED BY MOUNTAIN WEST WINDOWS & DOORS OR SIMILAR (801) 200-9833. MANUFACTURERS DIRECTIONS SHALL BE FOLLOWED FOR INSTALLATION AND FRAMING DIMENSIONS. ALL WINDOWS SHALL BE DOUBLE GLAZED AND LOW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.



WALL SCHEDULE	
	BRICK
	2"x4" FRAMED WALL
	2"x6" FRAMED WALL

1. NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 45° INCREMENTS.
 2. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).

NOTE:
 VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.
 BUILT-IN CABINETS SHALL BE SELECTED BY OWNER.

LOCATION
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 WEBER COUNTY, EDEN CITY, UT

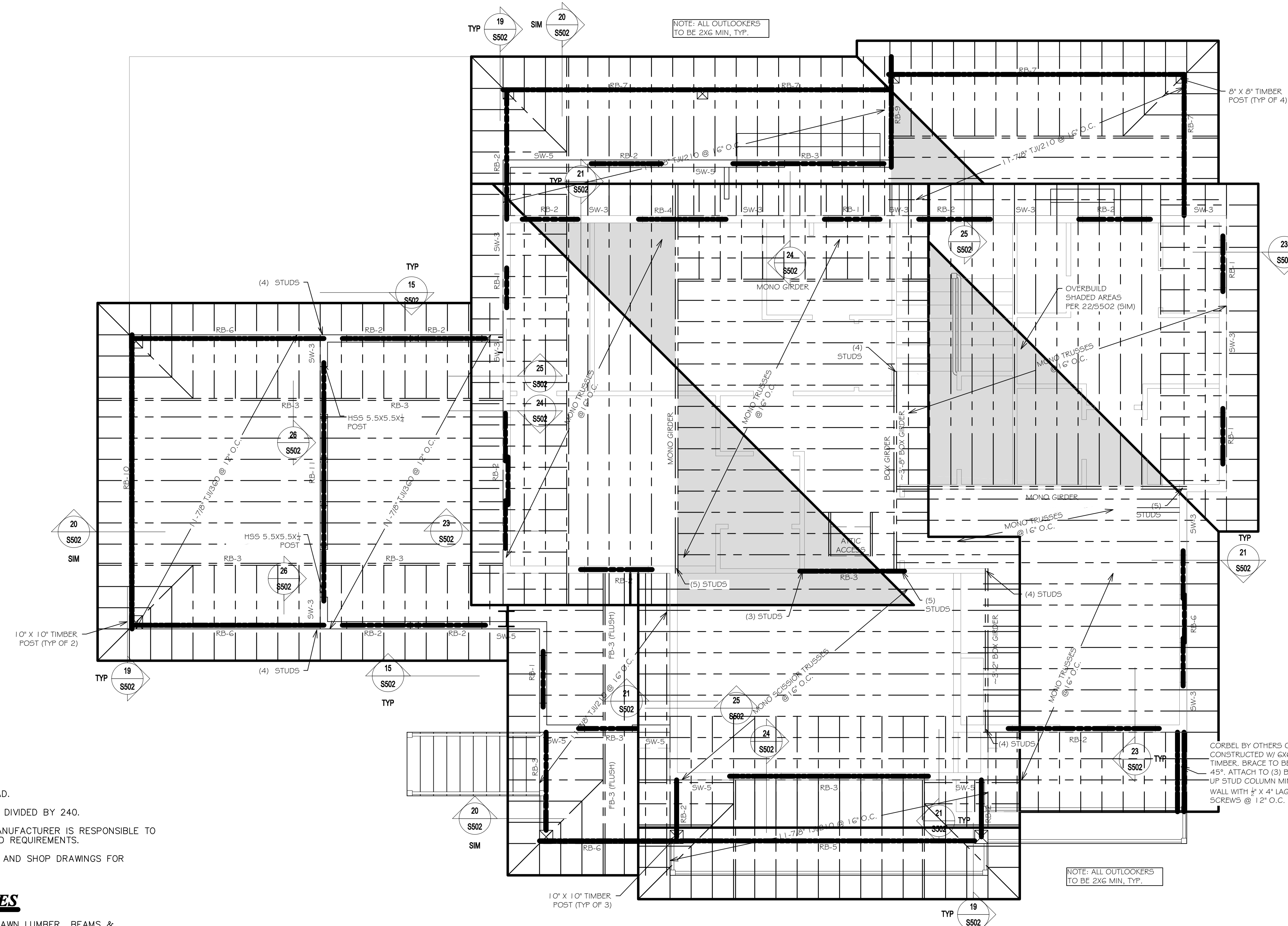
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SQUARE FOOTAGES	
UPPER LEVEL	1158 SQ. FT.
Designer: T. Ricks	PLAN # TS2901
Print Date: 2/26/2018	SCALE: 1/8" = 1' ON 24x18
Rev. Date:	SCALE: 1/4" = 1' ON 30x24
IRC: 2015	11 of 14

openloft
 design

CUSTOMER:
 JAMES WINGATE

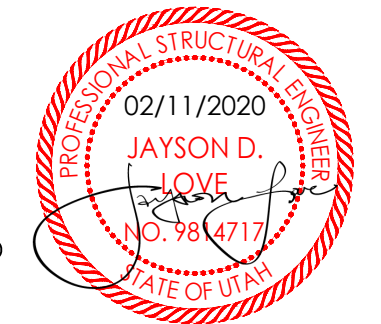
roof framing plan



ROOF BEAM SCHEDULE

RB-1	(2) 2X10 DF#2
RB-2	(2) 9-1/2" LVL
RB-3	(2) 11-7/8" LVL
RB-4	(3) 16" LVL
RB-5	(3) 18" LVL
RB-6	(3) 11-7/8" LVL
RB-7	(3) 14" LVL
RB-8	NOT USED
RB-9	(2) 14" LVL
RB-10	(4) 18" LVL
RB-11	W12X26 STEEL BEAM

*ALL R.S. TIMBER BEAMS SHALL BE DF#1 AND BETTER AND FREE OF HEART TIMBER
 *REFER TO 13/SS01 FOR BEAMS OVER 6'-0"
 PROVIDE (1) KING STUD AND (1) BEARING TRIMMER STUD AT THE EDGE OF ALL OPENINGS UP TO 6'-0", (1) KING STUD AND (2) BEARING TRIMMERS FOR OPENINGS UP TO 10'-0", (2) KING STUDS AND (2) TRIMMERS FOR OPENINGS UP TO 14'-0", ALL OTHER OPENINGS AS NOTED.



SILVERPEAK ENGINEERING
 177 E ANTELOPE DR. #B
 LAYTON, UTAH 84041
 PHONE: (801) 499-5054
 FAX: (801) 499-5065

GENERAL ROOF FRAMING NOTES

- USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
- USE 1.9E (MIN) LVL BEAMS.
- CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
- CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
- PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS
- CONNECT ALL TRUSSES PER TRUSS MANUFACTURERS SPECIFICATIONS
- SHEATH ROOF PRIOR TO CONSTRUCTING OVERBUILDS. ROOF SHEATHING SHALL EXTEND BENEATH ALL OVERBUILDS
- PROVIDE (MIN) (3) 2X4 BUILT UP COLUMN TO SUPPORT ALL GIRDER TRUSS LOADS UNLESS NOTED OTHERWISE
- USE MIN. 2x6 OVERBUILD RAFTERS @ 24" O.C. - DO NOT SPAN RAFTERS MORE THAN 6'-0" AT OVERBUILDS.
- ALL EXTERIOR HEADERS SHALL BE (2) 2X10 U.N.O.

SHEARWALL NOTES

- ALL EXTERIOR WALLS SHALL BE SHEATHED AND NAILED WITH 7/16" APA RATED OSB SHEATHING OR PER THE SHEARWALL SCHEDULE.
- SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER SHEARWALL SCHEDULE.
- NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
- ALL EXTERIOR WALLS ARE TO BE NAILED AS SW-1 UNLESS NOTED OTHERWISE.
- AT LEAST (2) OF THE GARAGE RETURNS MUST BE SHEARWALLS. MINIMUM GARAGE RETURN SHEAR WALL LENGTH IS 2'-0".
- ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUIVALENT.
- INSTALL HOLDDOWNS AND STRAPS PER MANUFACTURER'S SPECIFICATIONS.
- ALL HOLDDOWNS AND STRAPS MUST BE CONNECTED TO AT LEAST (2) FULL-LENGTH STUDS.

ROOF TRUSS NOTES:

TRUSSES SHALL BE DESIGNED FOR 244 PSF LIVE LOAD.
 DESIGN TRUSSES TO LIMIT DEFLECTION TO SPAN (IN.) DIVIDED BY 240.
 CHECK DIMENSIONS WITH ARCH. DRAWINGS. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS.
 TRUSS MANUFACTURER SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS FOR

GENERAL FRAMING NOTES

- USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
- USE 1.9E (MIN) LVL BEAMS.
- CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
- CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
- PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS

ROOF SHEATHING NOTES:

ROOF SHEATHING SHALL BE 25/32" OR THICKER @ 16" O.C. FRAMING 5/8" O.C. @ 12" O.C. FRAMING APA RATED SHEATHING W/SPAN RATING OF 48/24 NAILED WITH 8d NAILS AT 6" O.C. AT ALL PANEL ENDS; SUPPORTED EDGES, TOP OF SHEAR WALLS AND ALL BLOCKING; 8d NAILS AT 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN ALL PANELS.

BLOCK JOISTS SOLID AT ALL BEARING POINTS.

LOCATION

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 WEBER COUNTY, EDEN CITY, UT

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Designer: T. Ricks	PLAN#
Print Date: 2/26/2018	TS2901
Rev. Date:	SCALE: 1/8" = 1' ON 24X18 SCALE: 1/4" = 1' ON 36X24
IRC: 2015	12 of 14

openloft design

CUSTOMER:
 JAMES WINGATE

basement level electrical/ hvac plan

ELECTRICAL NOTES:

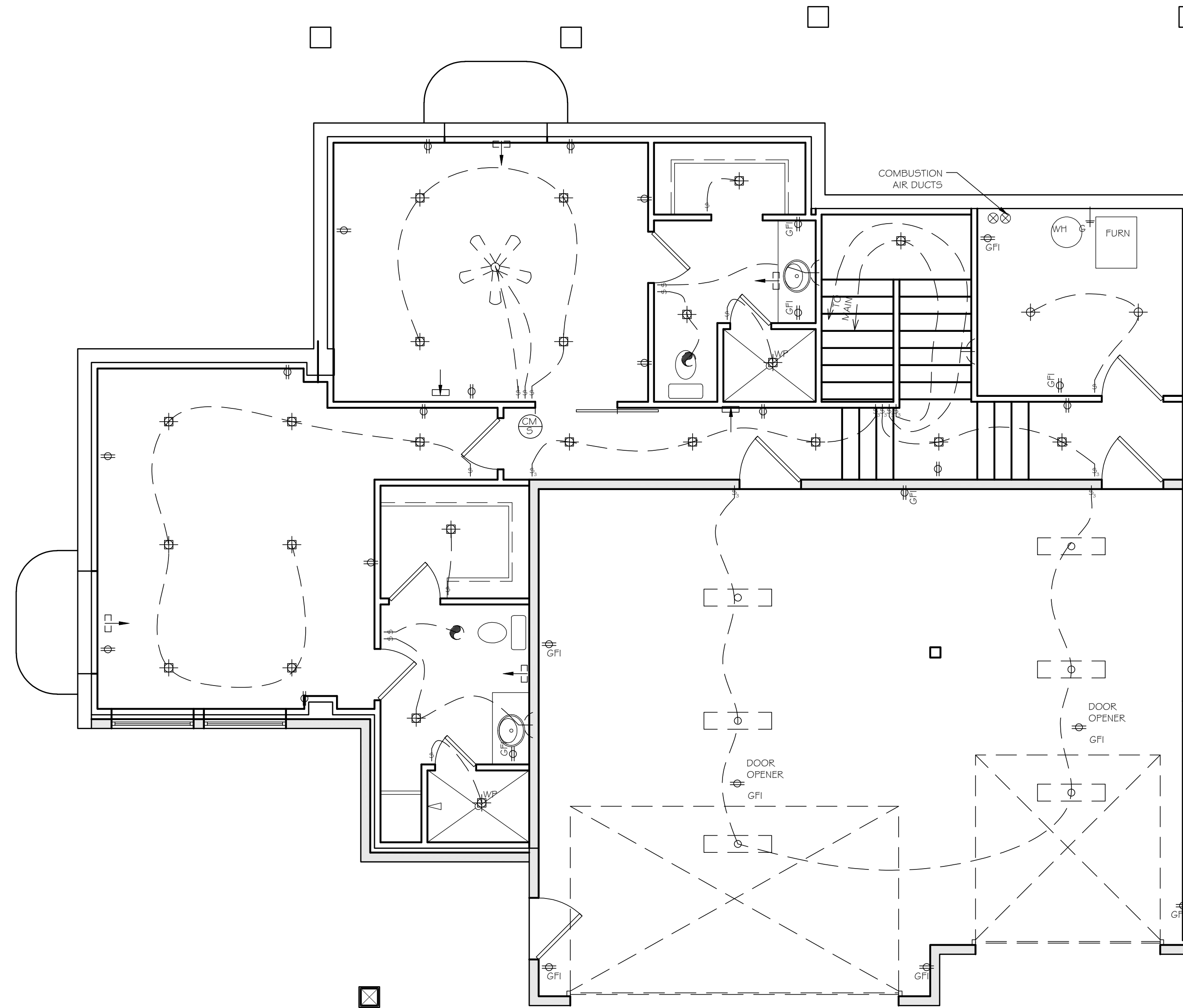
- UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 2" RIGID RISER WITH 2" RIGID ELBOW ATTACHED TO 2" PVC ELECTRICAL DUCT TO WITHIN 1 FOOT OF PEDESTAL AND BURIED A MINIMUM 18" DEEP.
- SUPPLY DUCTS IN FLOOR MUST BE INSULATED W/ A MIN. OF R-8 INSULATION.
- ALL RECEPTALS IN THE DWELLING UNIT ARE TO BE TAMPER RESISTANT RECEPTALS.
- ALL ELECTRICAL PER THE IRC 2015

ID	DESCRIPTION
	110 VOLT RECEPTACLE
	220 VOLT RECEPTACLE
	110 GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
	110 GROUND FAULT RECEPTACLE (WATER PROOF)
	RECESSED (CAN) LIGHTING
	STD. LIGHTING
	STD. LIGHT EQUIPPED W/ PULL CHAIN
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	SINGLE POLE SWITCH W/DIMMER
	PHONE / DATA RECEPTACLE
	TELEVISION RECEPTACLE (COAXIAL CABLE)
	SMOKE DETECTOR (SEE NOTE AT BOTTOM)
	CARBON MONOXIDE DETECTOR / SMOKE ALARM
	FLOURESCENT FIXTURE (SURFACE MOUNTED)
	FLOURESCENT FIXTURE (RECESSED)
	WALL MOUNTED SCONCE
	MOTION SENSITIVE FLOOD LIGHTS
	ELECTRIC VENT FAN
	CEILING FAN W/ LIGHTS
	IN FLOOR 110 VOLT RECEPTACLE
	STAIR LIGHT FIXTURE
	EXTERIOR RECESSED LIGHTING (WATER PROOF)
	UNDER COUNTER LIGHTS
	EXTERIOR WEATHER PROOF WALL MOUNTED SCONCE

NOTE:
 1. SMOKE DETECTORS SHALL BE WIRED IN SERIES ON SEPARATE CIRCUIT W/ BATTERY BACKUP.
 2. ALL BEDROOM RECEPTILES, LIGHTS, SWITCHES, SMOKE DETECTOR, SHALL BE PROTECTED WITH ARC FAULT INTERRUPTERS.
 3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. THESE SHALL COMPLY WITH ANSI/UL 2034-2005 AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF THIS STANDARD.

ID	DESCRIPTION
	AIR RETURN REGISTER
	AIR SUPPLY REGISTER (1'4"x4" IN FLOOR)
	AIR SUPPLY REGISTER (1'4"x4" IN CEILING)
	NATURAL GAS COCK
	POTABLE WATER HOSE BIB (WANTI-SYPHON DEVICE)
	RADIANT HEAT TUBING IN CONCRETE

NOTE: RETURN / DISTRIBUTION DUCTING NOT SHOWN



LOCATION

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main level electrical/ hvac plan

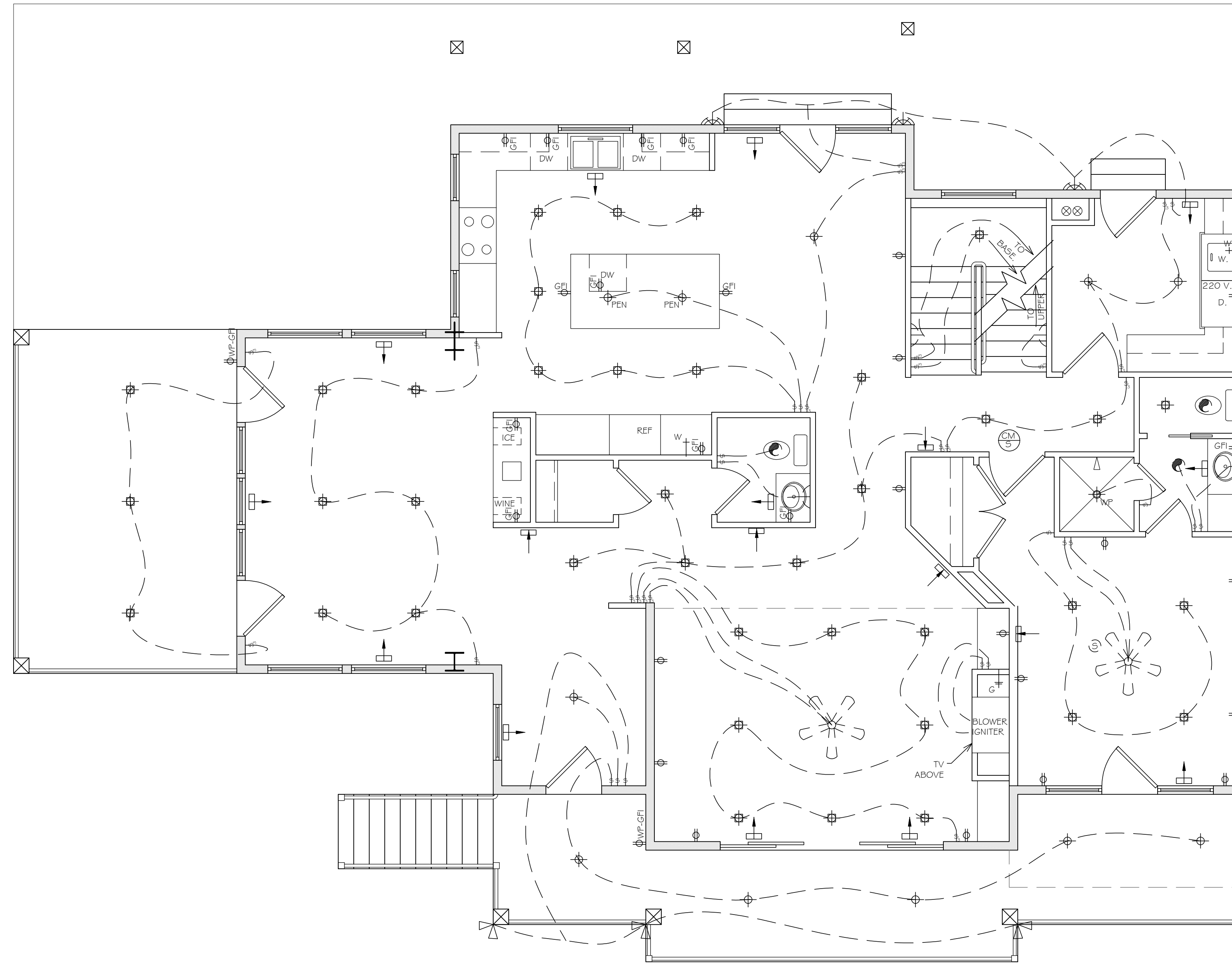
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⊕	220 VOLT RECEPTACLE
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⊕-WP-GFI	110 GROUND FAULT RECEPTACLE (WATER PROOF)
⊕	RECESSED (CAN) LIGHTING
⊕	STD. LIGHTING
⊕-PC	STD. LIGHT EQUIPPED W/ PULL CHAIN
⊕	SINGLE POLE SWITCH
⊕ ₃	THREE WAY SWITCH
⊕ ₄	FOUR WAY SWITCH
⊕ _D	SINGLE POLE SWITCH W/ DIMMER
▽	PHONE / DATA RECEPTACLE
TV	TELEVISION RECEPTACLE (COAXIAL CABLE)
⊕	SMOKE DETECTOR (SEE NOTE AT BOTTOM)
⊕ _{CM}	CARBON MONOXIDE DETECTOR / SMOKE ALARM
⊕	FLOURESCENT FIXTURE (SURFACE MOUNTED)
⊕	FLOURESCENT FIXTURE (RECESSED)
⊕	WALL MOUNTED SCONCE
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⊕	CEILING FAN W/ LIGHTS
⊕	IN FLOOR 110 VOLT RECEPTACLE
⊕	STAIR LIGHT FIXTURE
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Rev. Date:	
IRC: 2015	E2 of 14

openloft
design

CUSTOMER:
JAMES WINGATE

GENERAL NOTES

- VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT SUBSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
- CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
- SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
- TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED.
- DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
- ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

FOOTING, FOUNDATION, AND SLAB ON GRADE NOTES

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

CONCRETE NOTES

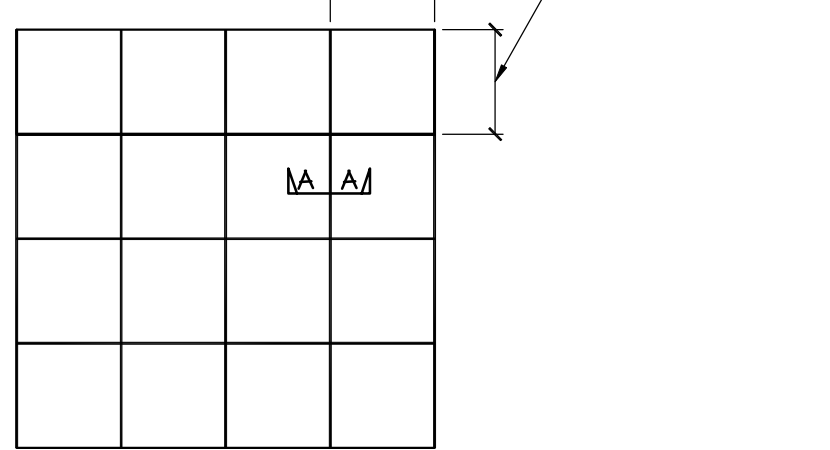
- ALL COLUMNS AND WALLS AND ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC., SHALL BE NORMAL HEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.44 AND SLUMP SHALL BE 4" +/- 1". MINIMUM CEMENT CONTENT SHALL BE 564 LBS. PER CUBIC YARD.
- ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS ON GRADE SHALL BE NORMAL HEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO A LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.50 AND SLUMP SHALL BE 3" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 470 LBS. PER CUBIC YARD.
- UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYS WITH A KEY 1/2" DEEP, A LENGTH 2" LESS THAN THE MEMBER, AND A WIDTH 1/2" OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
- ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 60. BEAM AND COLUMN TIE REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATION A.S.T.M. A615 GRADE 60.
- ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN.
- ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND SHALL BE SPACED FROM THE FORMS (UNLESS SHOWN OTHERWISE) AS FOLLOWS: 2" IN BEAMS AND COLUMNS, 1" IN PROTECTED WALLS AND SUSPENDED SLABS, 2" IN UNPROTECTED WALLS, AND 3" ABOVE BOTTOM AND SIDES OF FOOTINGS.
- ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH 2 #5 BARS EXTENDING 20" MIN BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.
- ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
- BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC., RELATIVE TO WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
- ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE CURRENT VERSION OF ACI-318.
- FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, WRAP CORNER W-2 #4 BARS EXTENDING 18" EACH DIRECTION.

LUMBER NOTES

- WOOD MATERIALS
 - FRAMING LUMBER
 - STUDS BEARING WALLS DOUG-FIR LARCH #2 BTR
 - STUDS NON BEARING WALLS DOUG-FIR LARCH STUD GRADE BTR
 - JOISTS DOUG-FIR LARCH #2 BTR
 - HEADERS DOUG-FIR LARCH #2 BTR
 - POSTS DOUG-FIR LARCH #1 BTR
 - SILL PLATES IN CONTACT WITH CONCRETE DOUG-FIR LARCH #2 (PRESV. TREAT)
 - ENGINEERED LUMBER
 - GLU-LAM BEAMS 24F-V4 DOUG-FIR
 - CANTILEVERED GLU-LAM BEAMS 24F-V8 DOUG-FIR
 - LAMINATED VENEER LUMBER (LVL) 1/4E
 - PRE-FAB JOISTS AS PER MANUFACTURER
 - SHEATHING
 - WOOD SHEATHING SHALL BE UNSANDED FLYWOOD OR ORIENTED STRAND BOARD (OSB) AND SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE AND HAVE THE MINIMUM FOLLOWING SPAN RATING AND THICKNESS, UNLESS NOTED OTHERWISE.

24/0	WALLS (7/16 INCH THICK)
48/24	FLOORS (23/32 INCH THICK)
40/20	ROOF (1/2 INCH THICK)

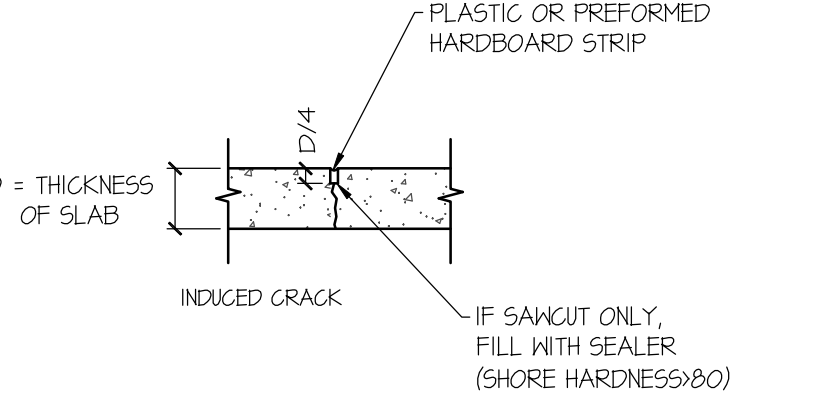
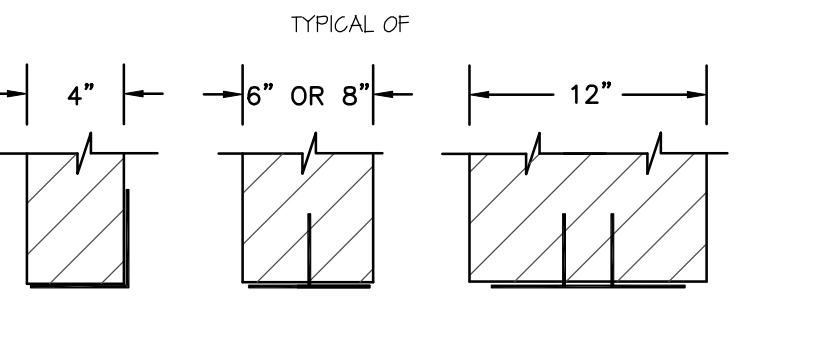
- LOAD-BEARING DIMENSION LUMBER FOR JOISTS, BEAMS AND GIRDERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLES WITH DOC P5 20.
- WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON CONNECTORS OR APPROVED EQUAL.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESURE TREATED OR BE REDWOOD
- ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" ON CENTER.
- STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
- ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES. SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST ADJOINING SPLICE IN THE TOP PLATE.
- ALL HEADERS OVER DOORS AND WINDOWS ARE (2) 2" X 10" UNLESS NOTED OTHERWISE.
- ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MINIMUM DIA. EQUAL TO 3 TIMES THE BOLT DIA, UNLESS SHOWN OTHERWISE IN DETAILS.
- BLOCK JOISTS SOLID AT ALL BEARING POINTS.
- BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
- SOLID 2" NOMINAL BLOCKING (SHAPED AND FULL DEPTH) SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. ATTACH BLOCKING TO THE WOOD TOP PLATE WITH ONE SIMPSON "A35" CONNECTOR PER EACH PIECE OF BLOCKING WITH (1) 2d x 1-1/2" NAILS.
- JOISTS SHALL HAVE BRIDGINS, BLOCKING AND NOTCHED BEARING PLATES AS RECOMMENDED BY THE MANUFACTURER WITH A MINIMUM OF ONE ROW OF BRACING AT MID SPAN. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL. PROVIDE AT 8' O.C. MAXIMUM BETWEEN JOIST END SUPPORTS.
- ALL HEADERS OVER DOORS AND WINDOWS ARE (2) 2" X 10" UNLESS NOTED OTHERWISE.
- MINIMUM NAILING FOR GENERAL FRAMING AND CARPENTRY SHALL BE PER THE IRC/IBC OR PER THE "MINIMUM NAILING SCHEDULE" IN THESE DRAWINGS.
- FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL. SEE EQUIVALENT STAPLE SCHEDULE IN THESE DRAWINGS.
- ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.1
- USE SIMPSON HANGERS (OR EQUIVALENT) WHERE APPLICABLE



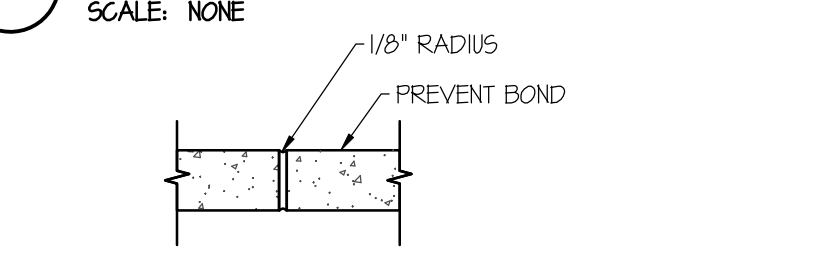
SLAB ON GRADE CONTROL JOINTS
NOT TO SCALE

LINTEL:

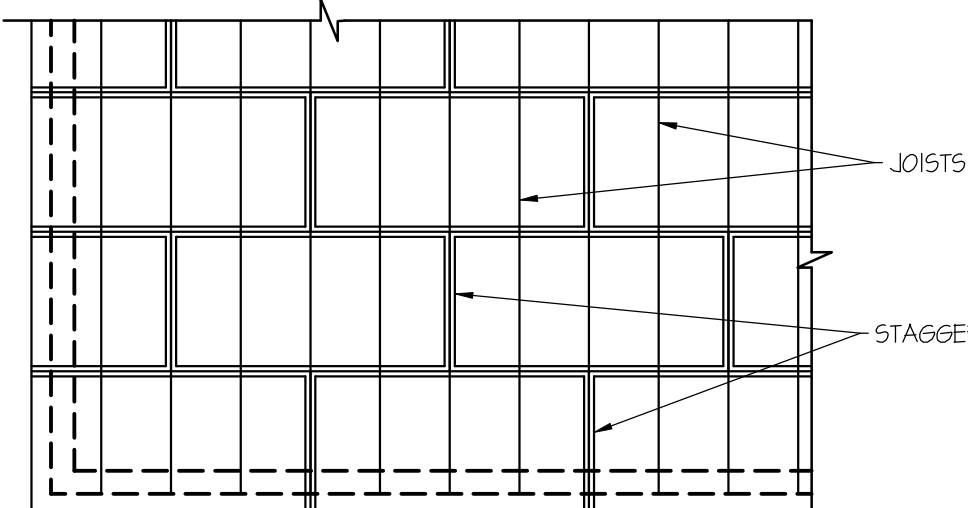
LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING 6" EACH SIDE ON OPENING. USE THIS SCHEDULE UNLESS NOTED OTHERWISE.



SAWED OR PREMOLODED CONTRACTION JOINT
SCALE: NONE



BUTT JOINT CONSTRUCTION JOINT
SCALE: NONE



HORIZONTAL SHEATHING LAYOUT
NOT TO SCALE

MINIMUM NAILING SCHEDULE

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

STEEL LINTEL SCHEDULE

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

NOTE: ALL LINTELS SHALL BE LONG LEG UP.

STUD HEIGHT CHART FOR ALL STUDS UNO.

STUDS	SPACING	MAX. HEIGHT
2x4	16" O.C.	10'-0"
2x4	12" O.C.	11'-6"
2x6	16" O.C.	16'-0"
2x6	12" O.C.	18'-0"
3 1/2" LVL	16" O.C.	20'-0"

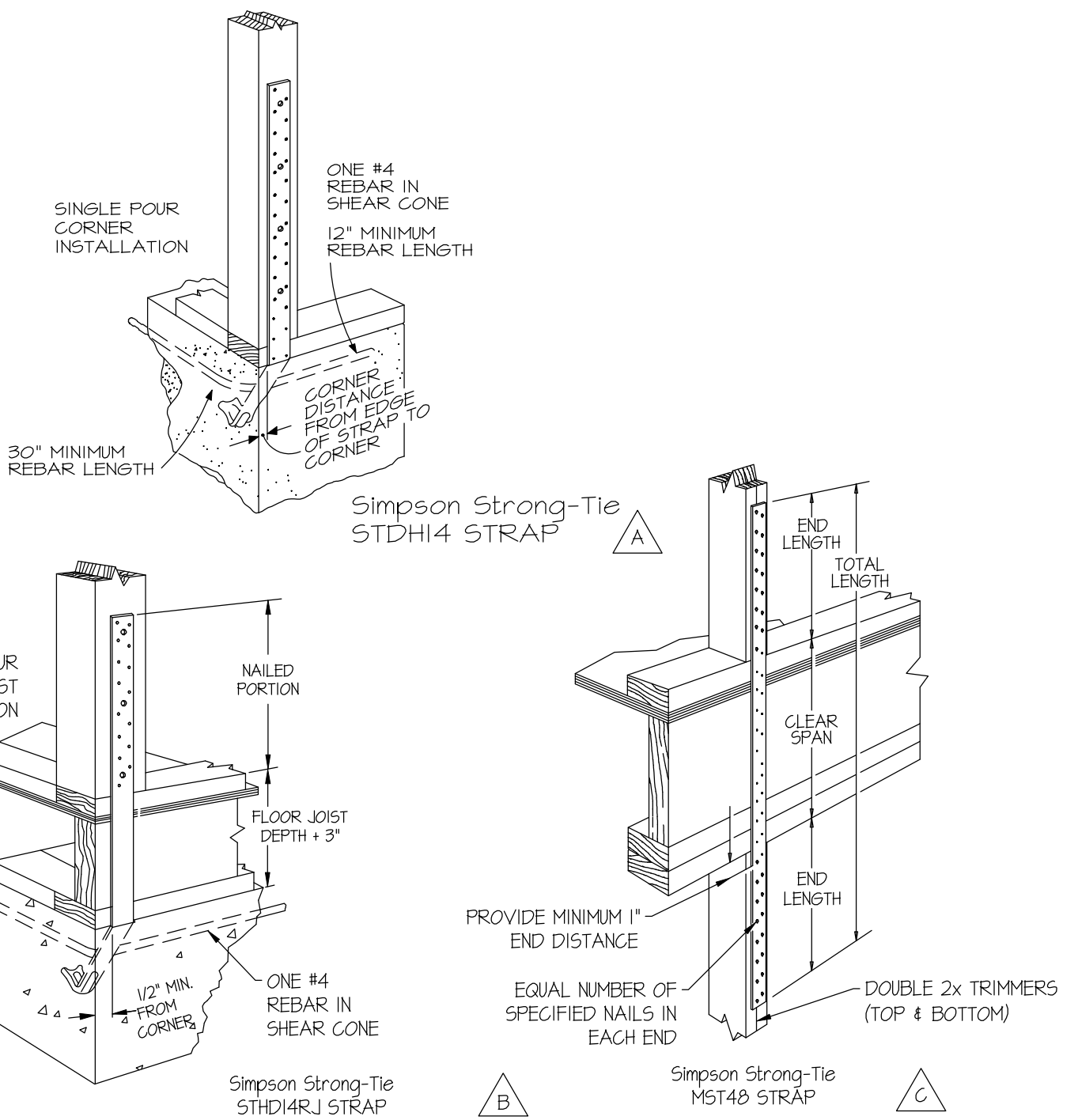


TABLE OF EQUIVALENT FASTENERS: STAPLES, NAILS AND T-NAILS (VALID FOR LATERAL LOAD ONLY)

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

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

NOTE: ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.

HOLDDOWN & STRAP SCHEDULE

MARK	DESCRIPTION
△	NO HOLDDOWN OR STRAP REQUIRED
△	SIMPSON STDH14 HOLDDOWN
△	SIMPSON STDH14RJ HOLDDOWN
△	SIMPSON M5T40 STRAP

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

DESIGN CRITERIA:

GOVERNING CODE	2018 IBC	1 = 1.00
SEISMIC MAPPED ACCELERATION	1.00	R = 6.5
		Sds = 6.64g
BASIC WIND SPEED	104 MPH EXPOSURE C	1 = 1.00
ROOF DEAD LOAD	15 PSF	
SNOW LOAD	244 PSF	
FLOOR DEAD LOAD	15 PSF	
LIVE LOAD	40 PSF	
SOIL BEARING PRESSURE	1500 PSF (ASSUMED)	

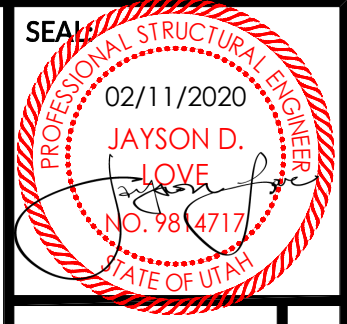
*** STANDARD OCCUPANCY ***

SHEARWALL SCHEDULE

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

NOTES:

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



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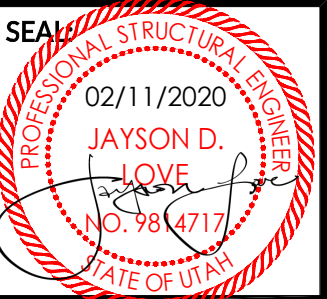
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2599 POWDER MOUNTAIN RD.
EDEN CITY, UTAH

DATE: 11/14/2019
PROJECT: 19-242
DRAWN BY: WM
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STRUCTURAL NOTES

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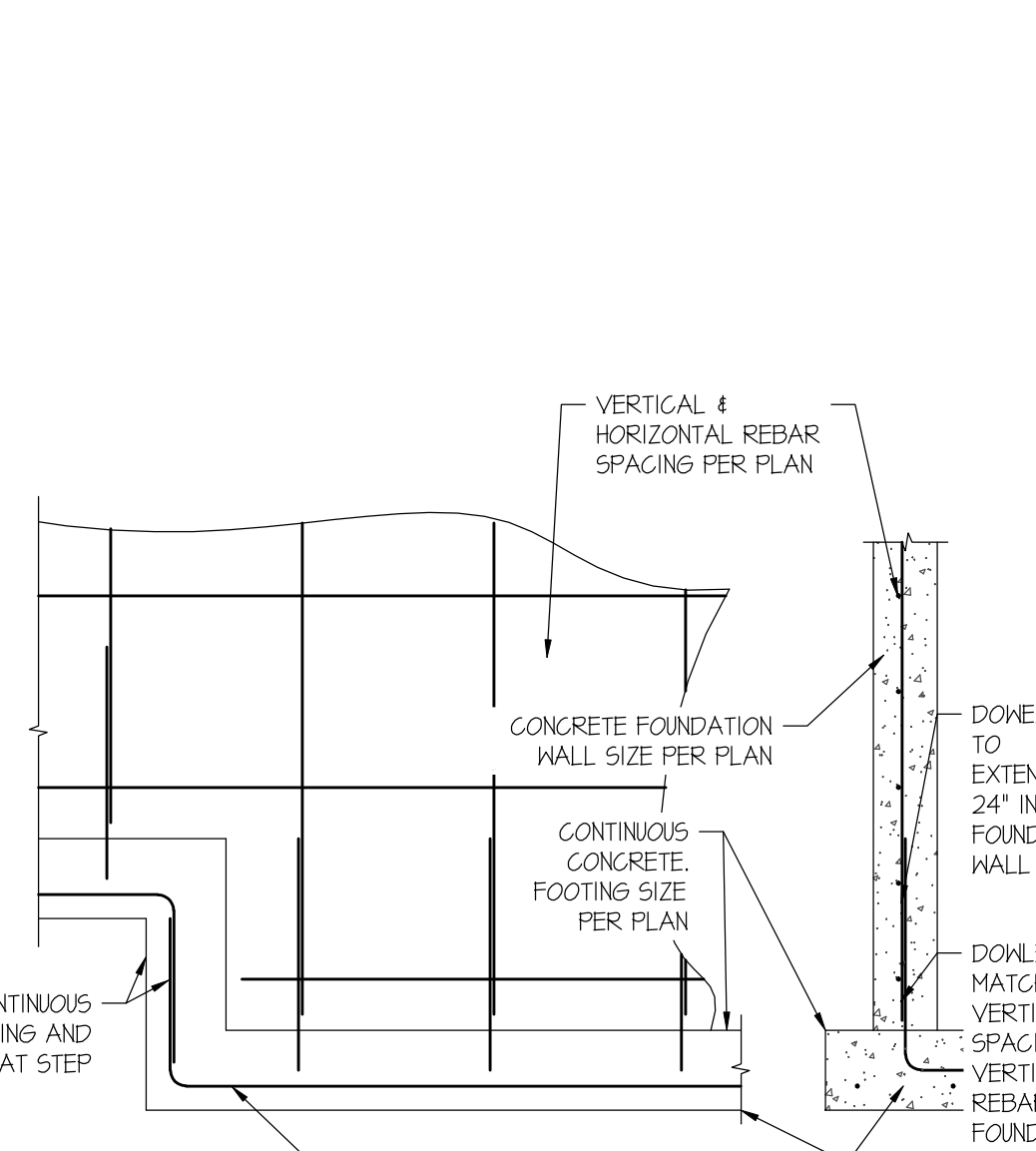
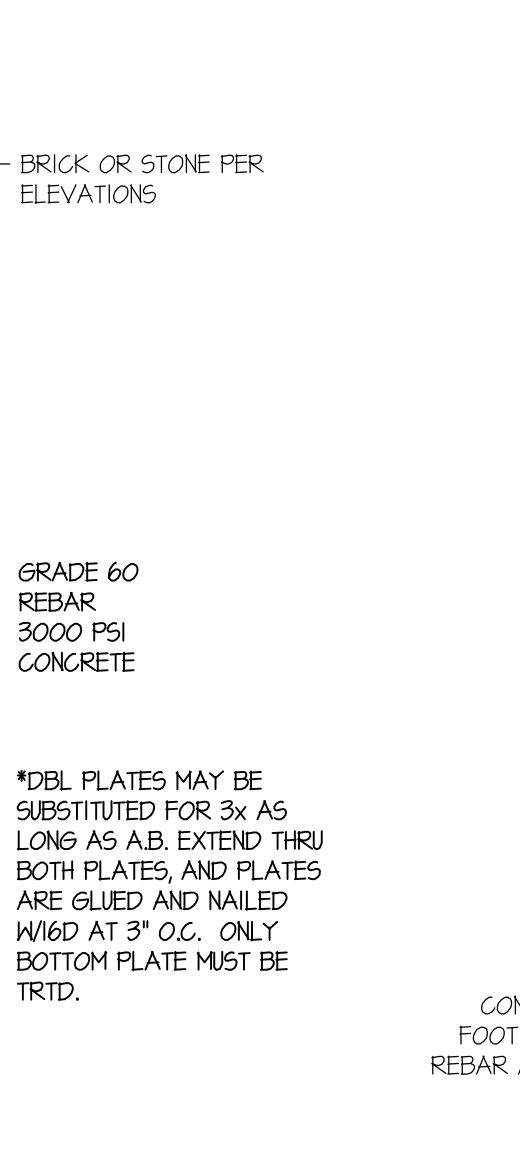
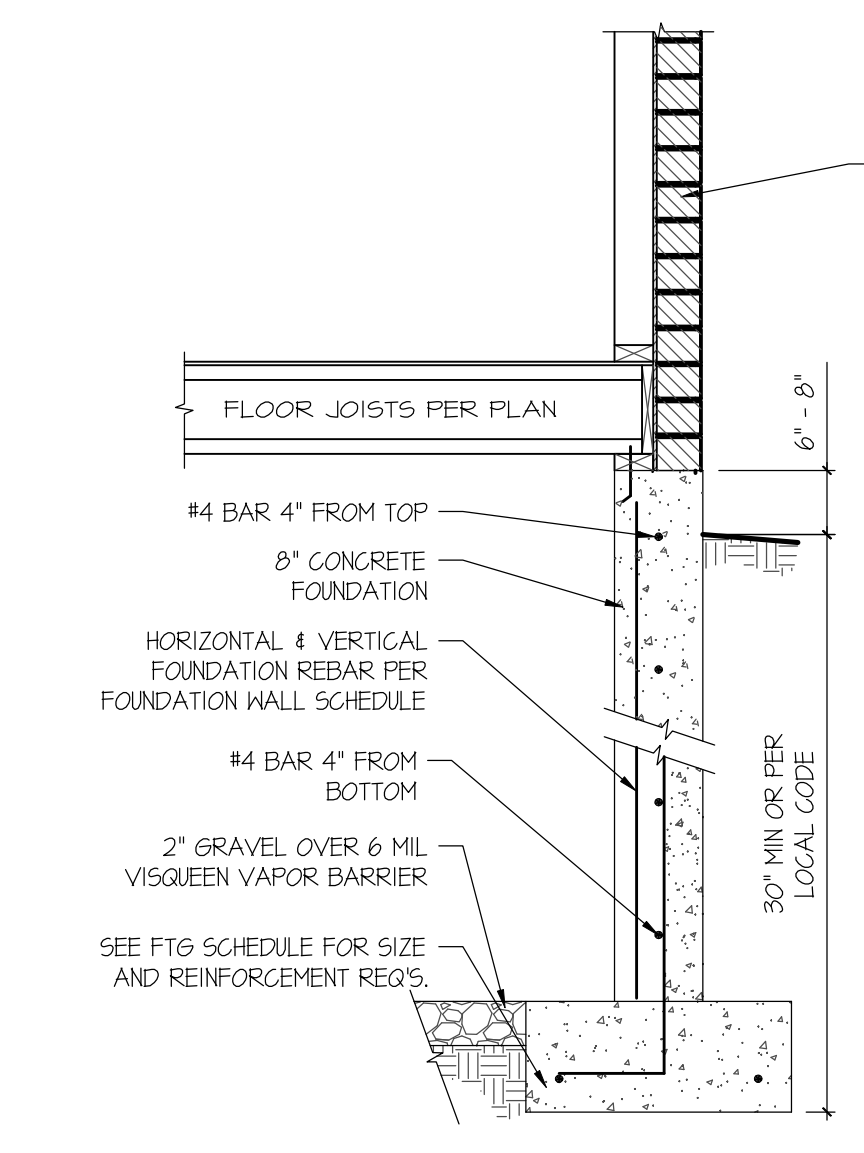
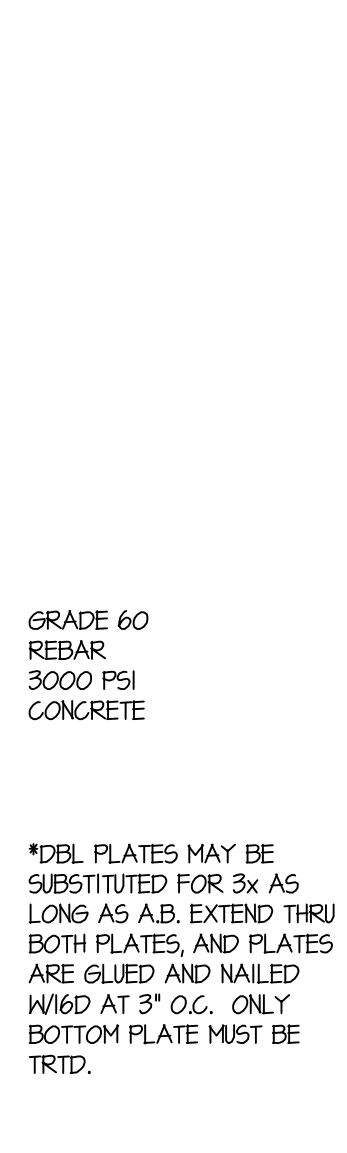
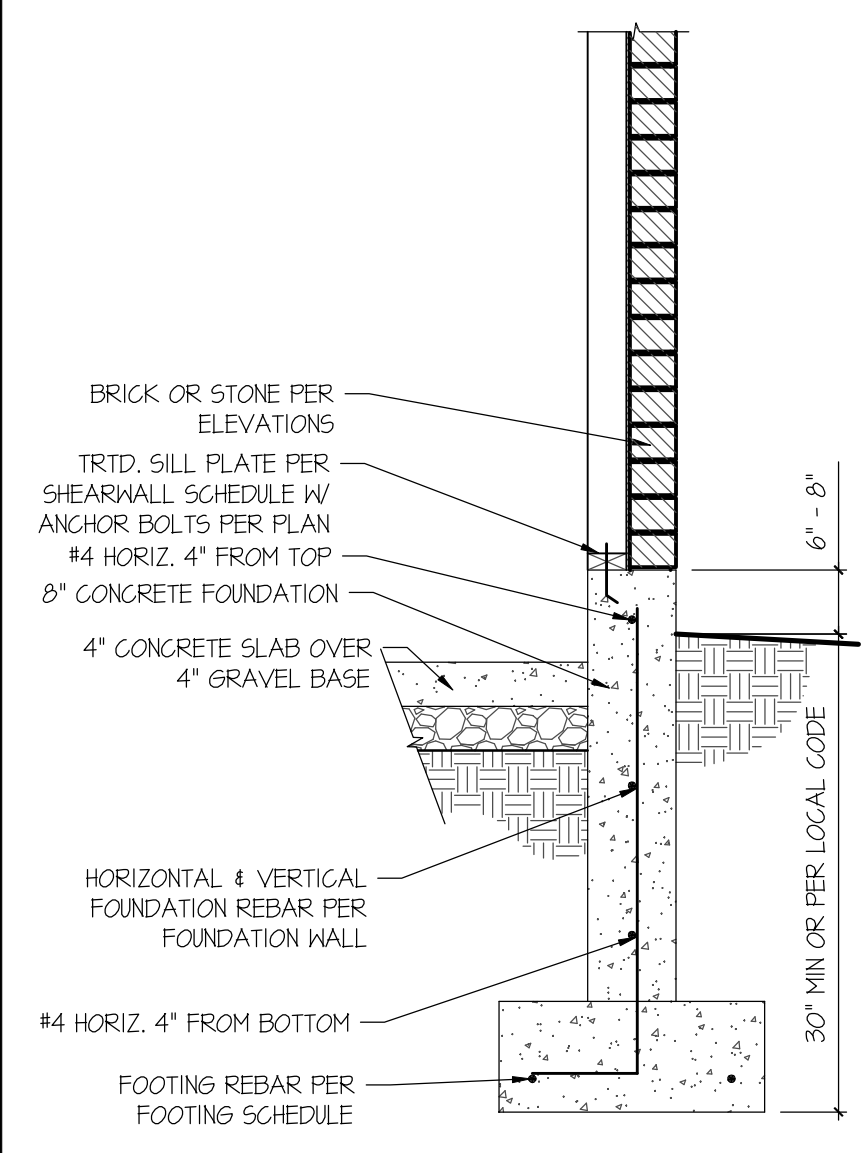
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DETAILS

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S501



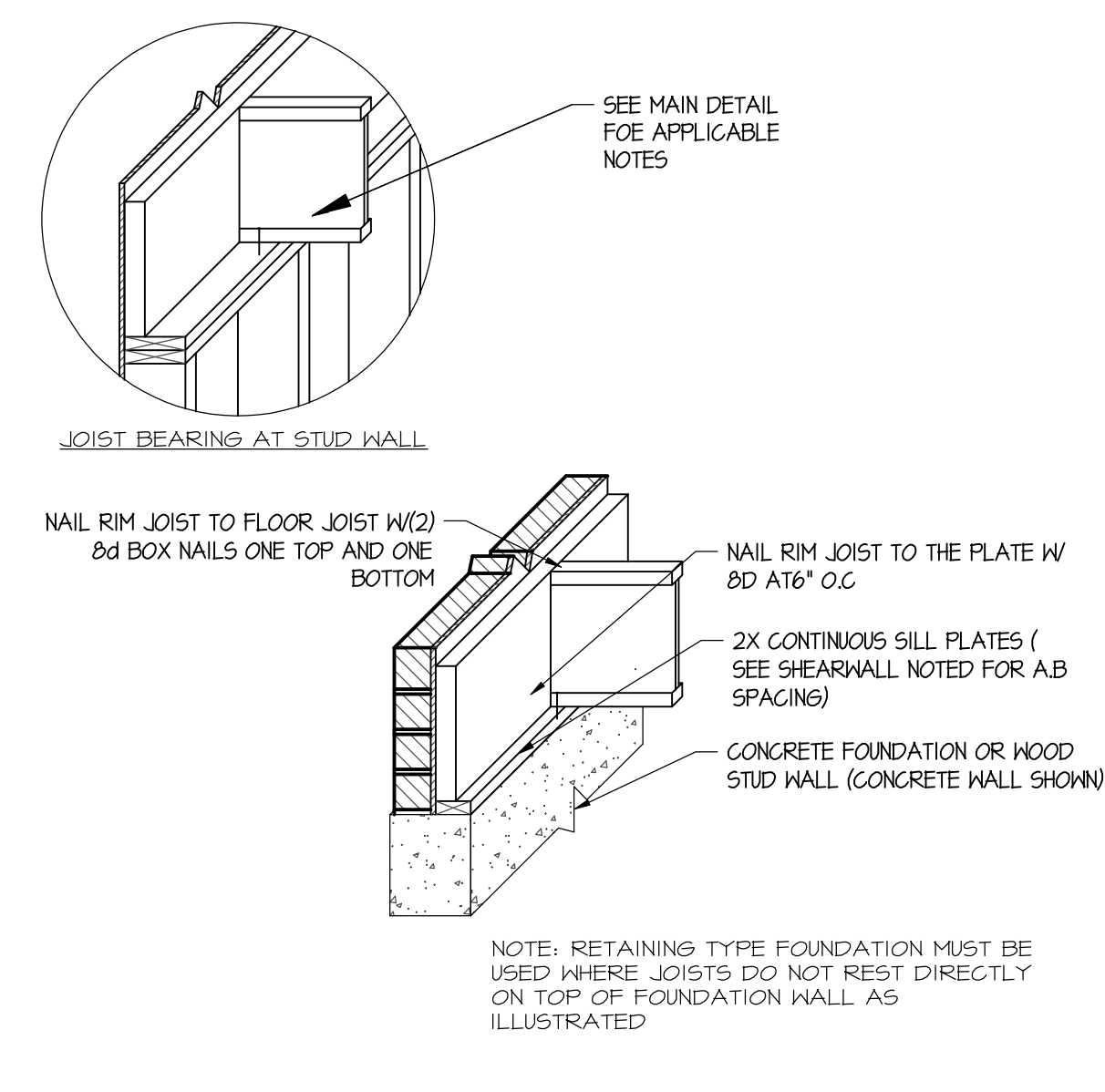
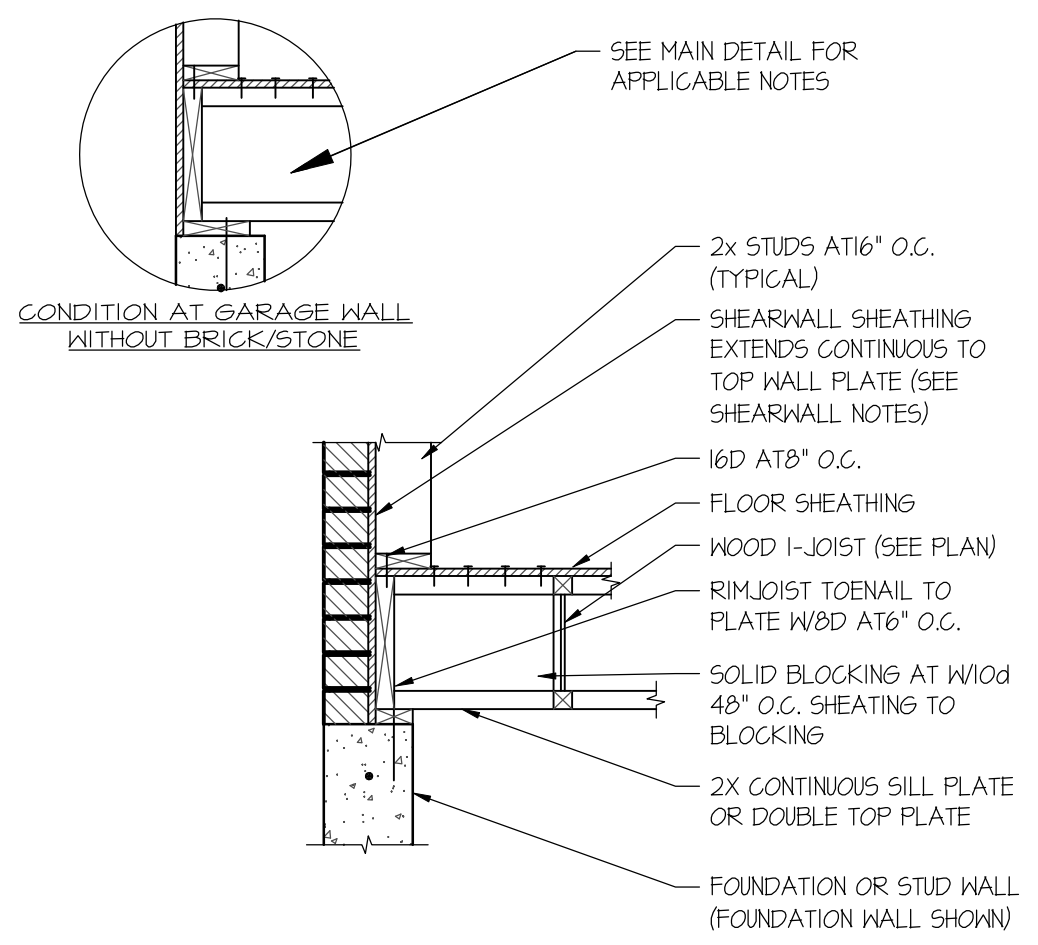
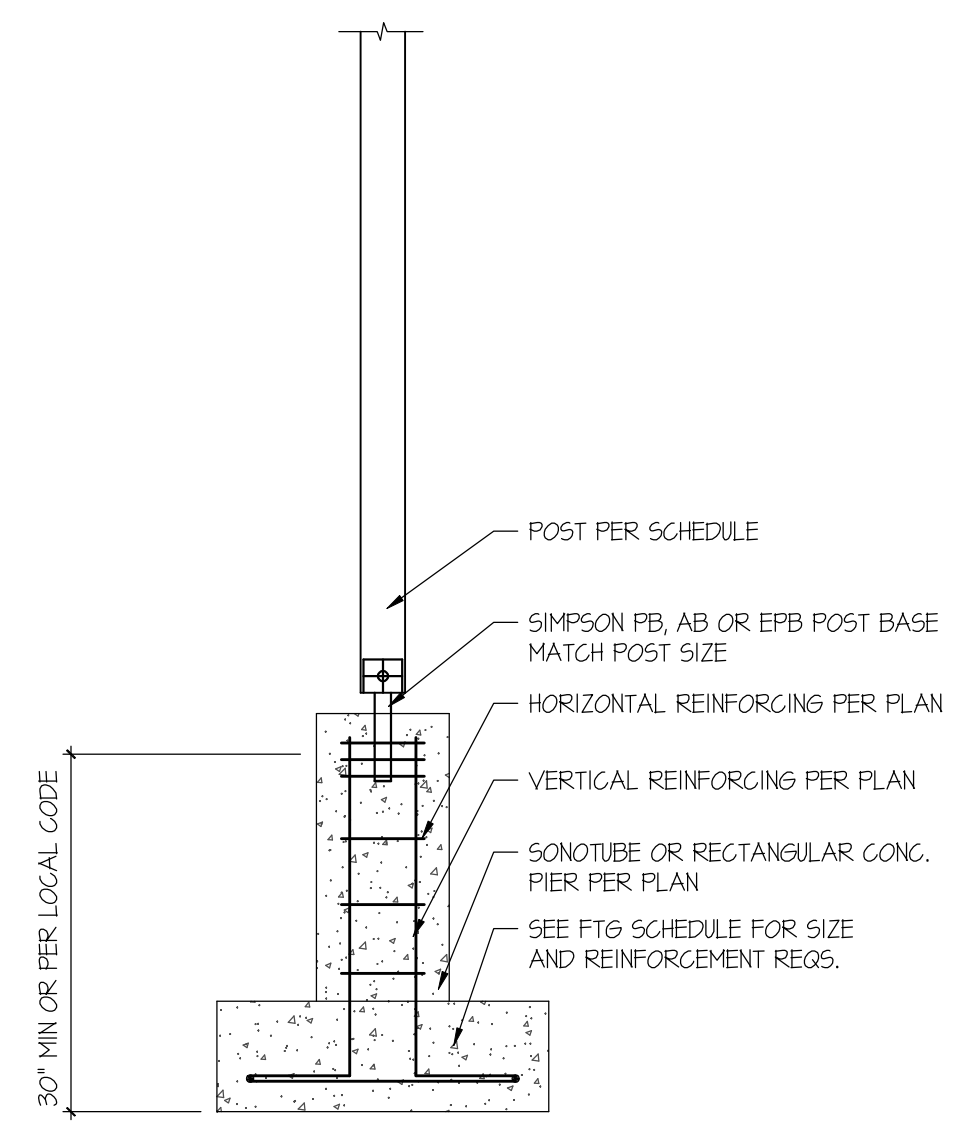
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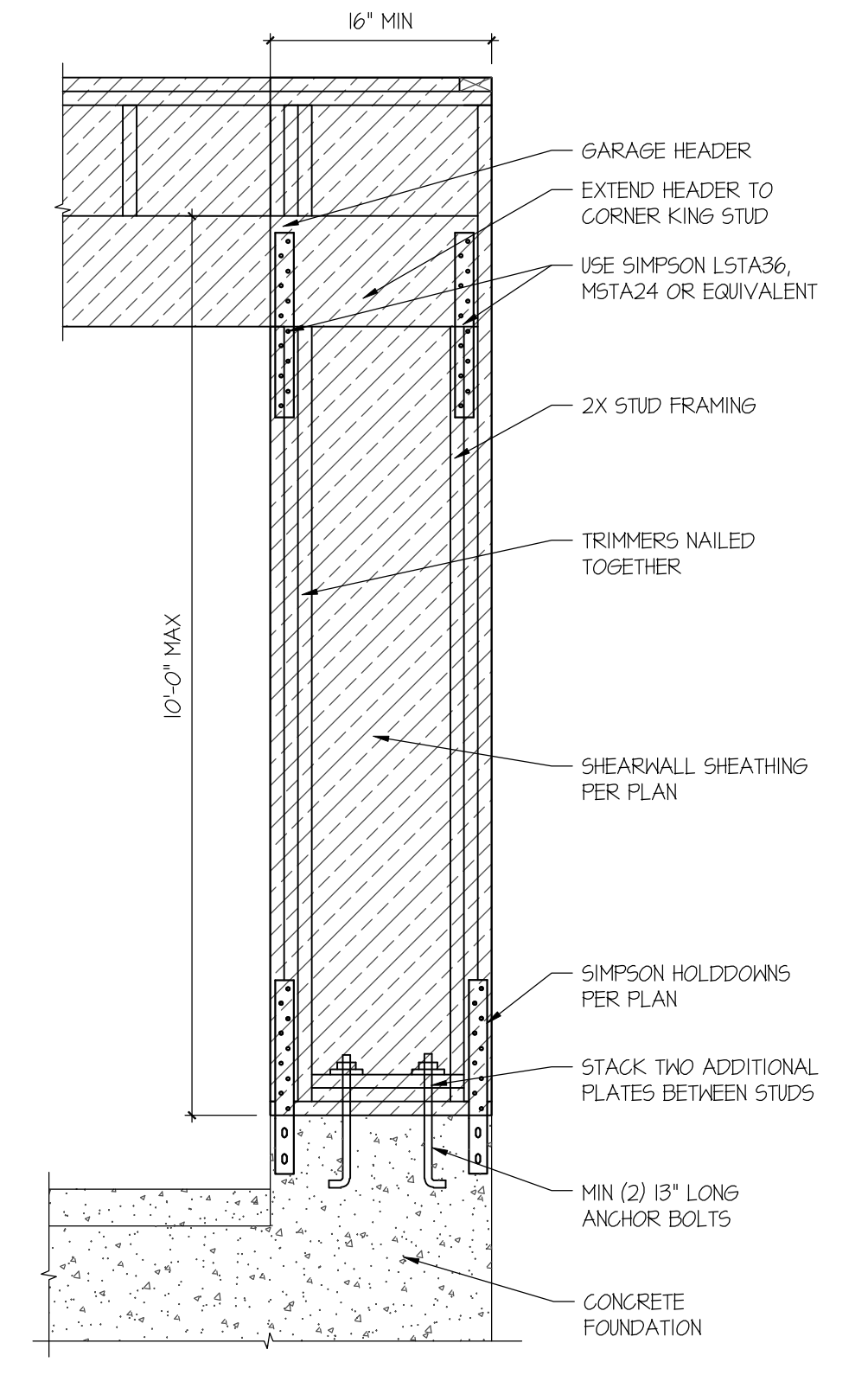
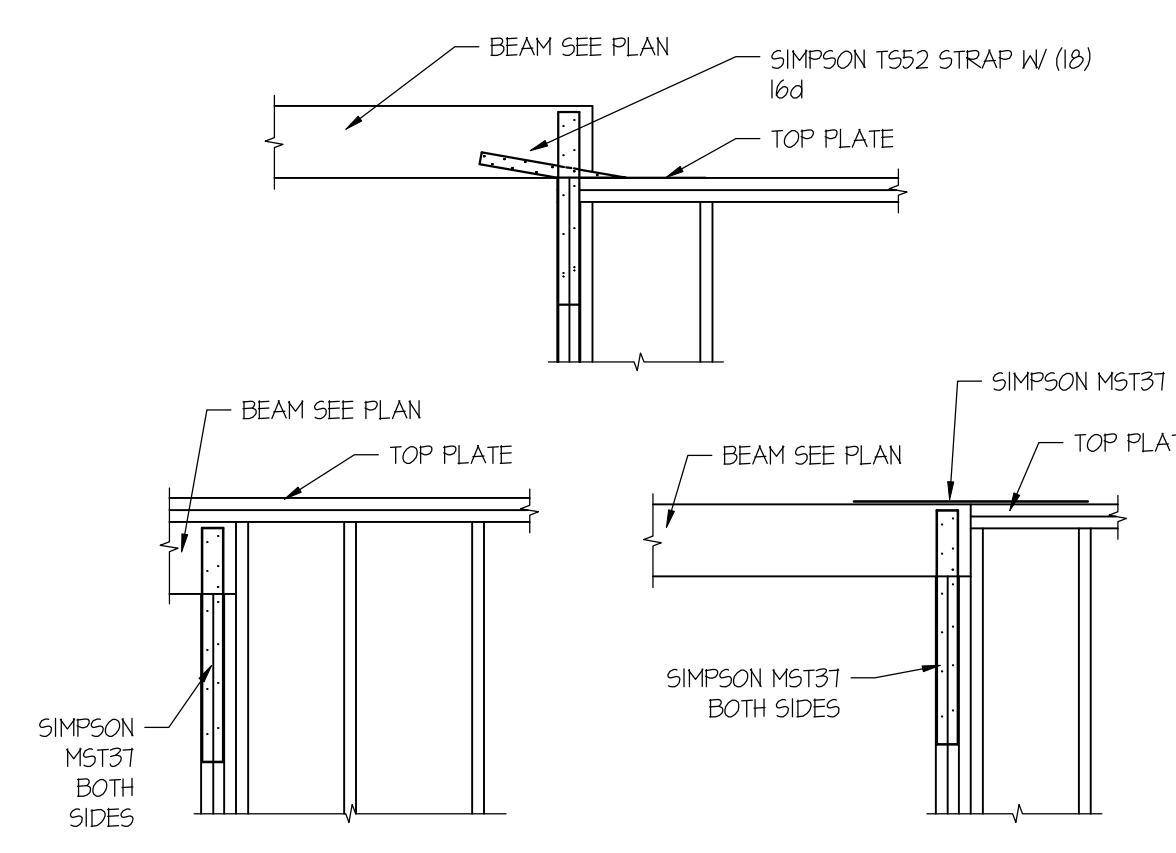
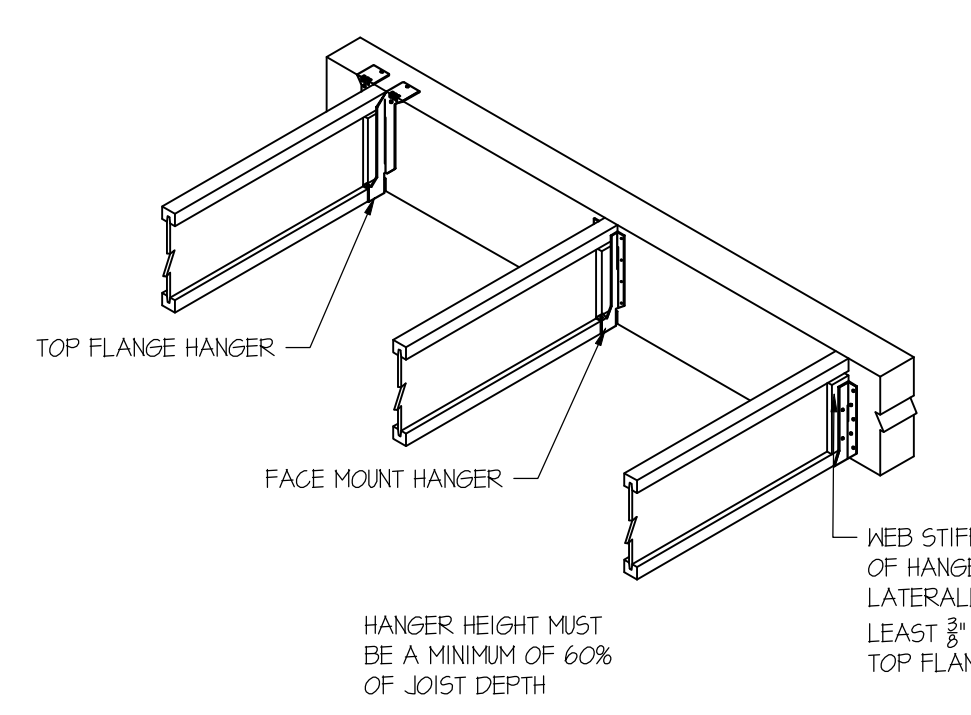
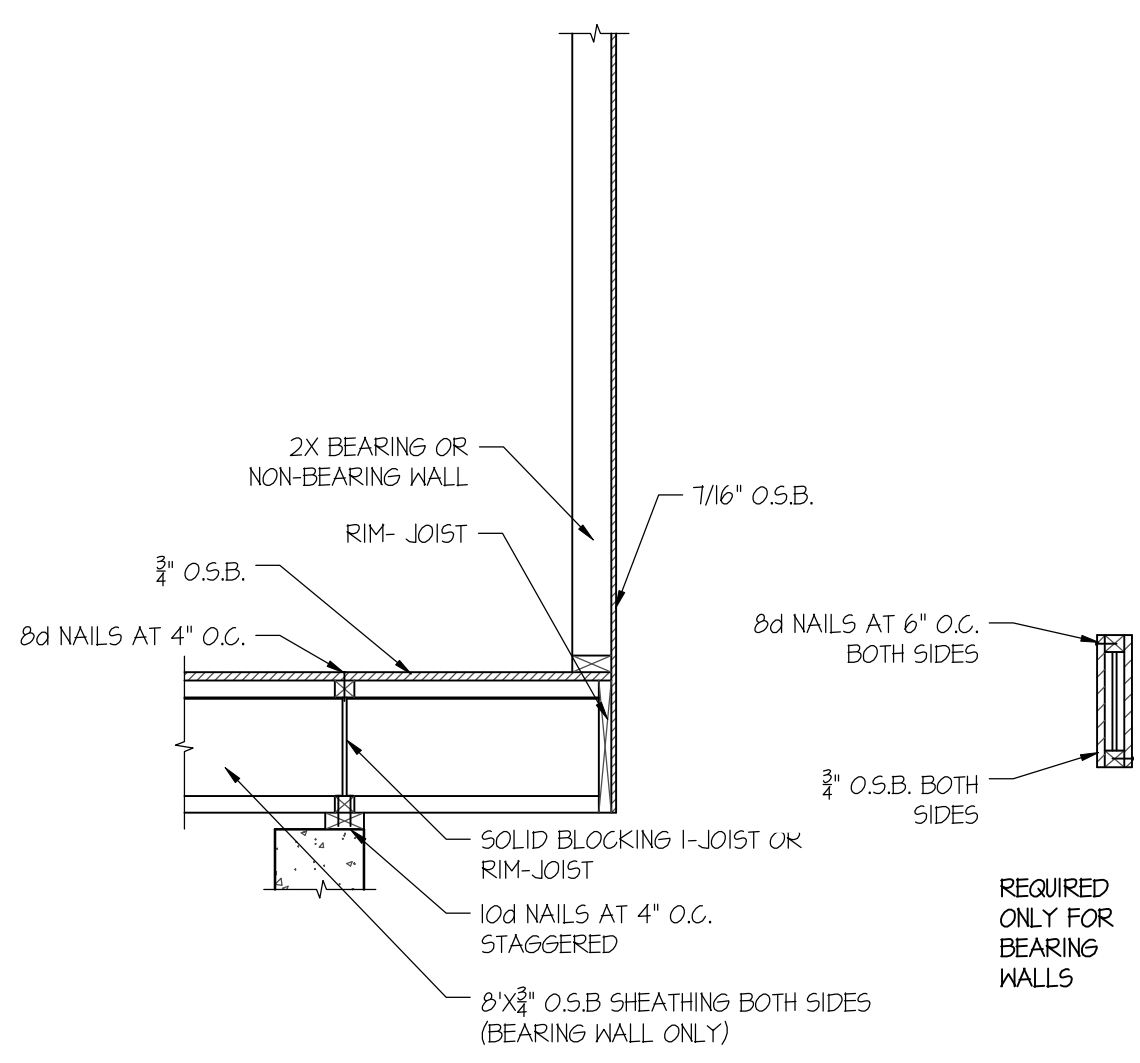
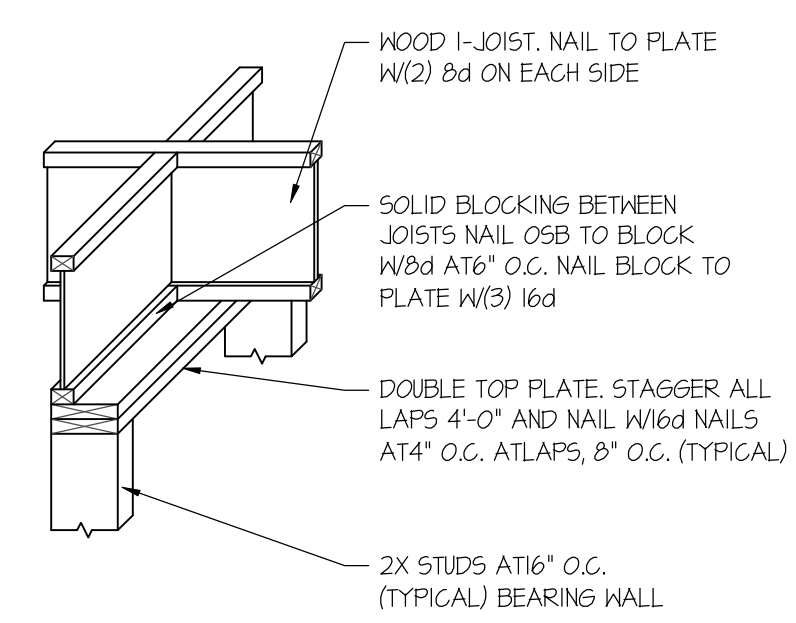
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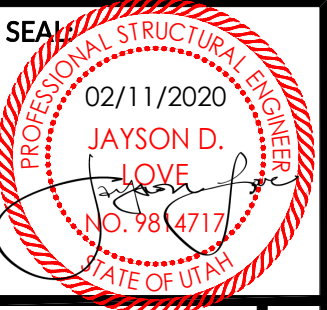
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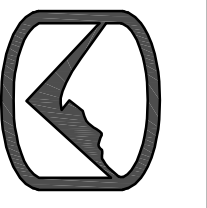
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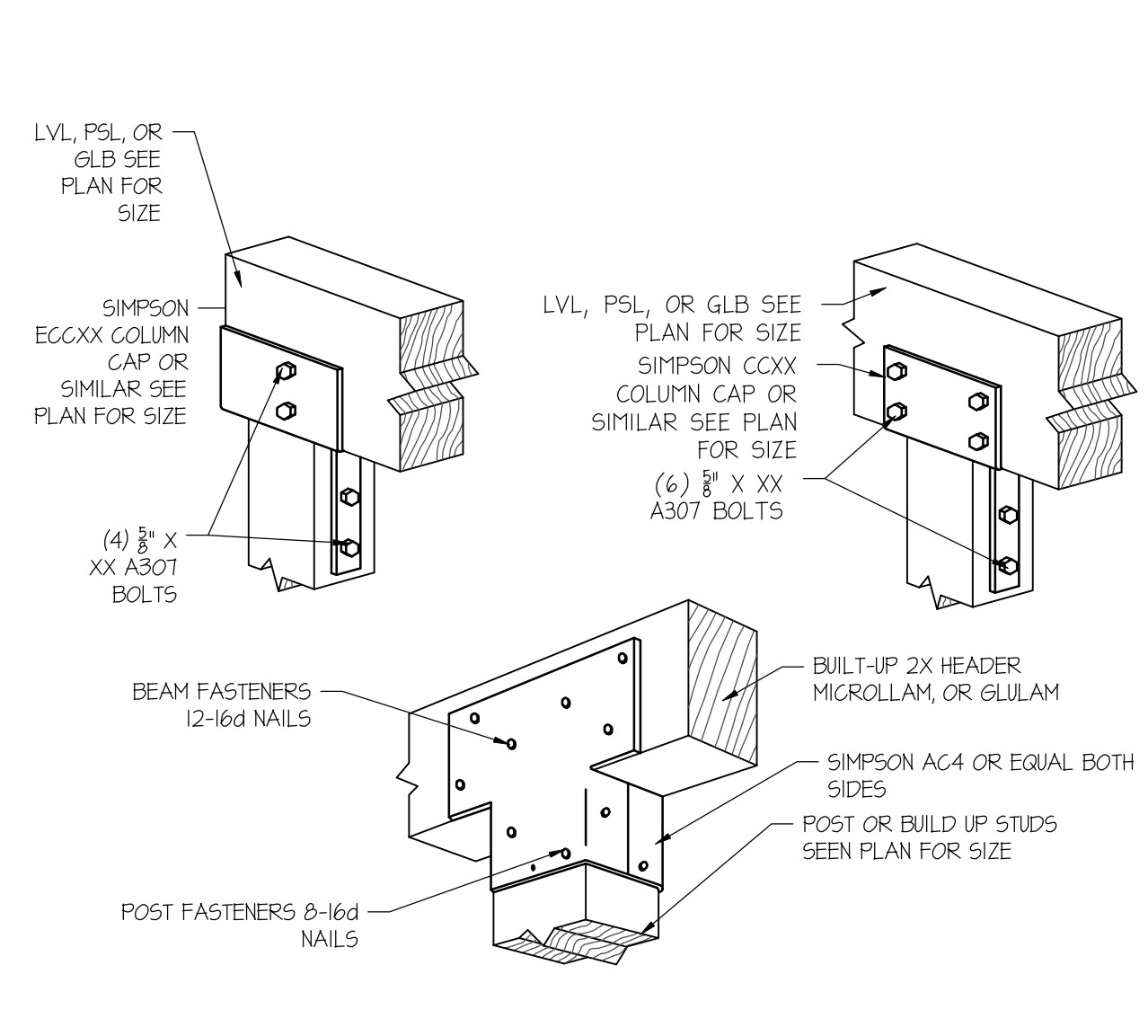
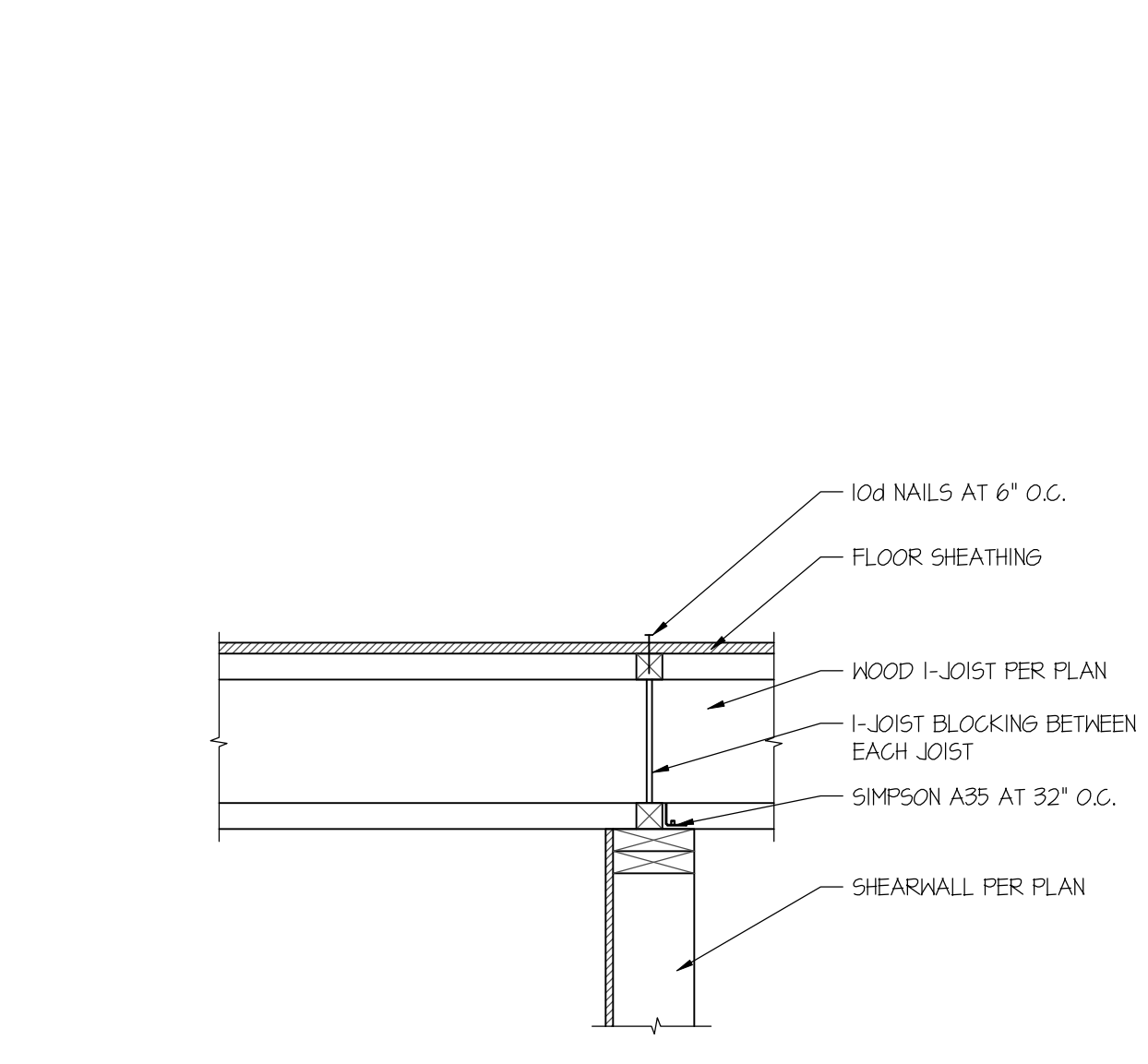
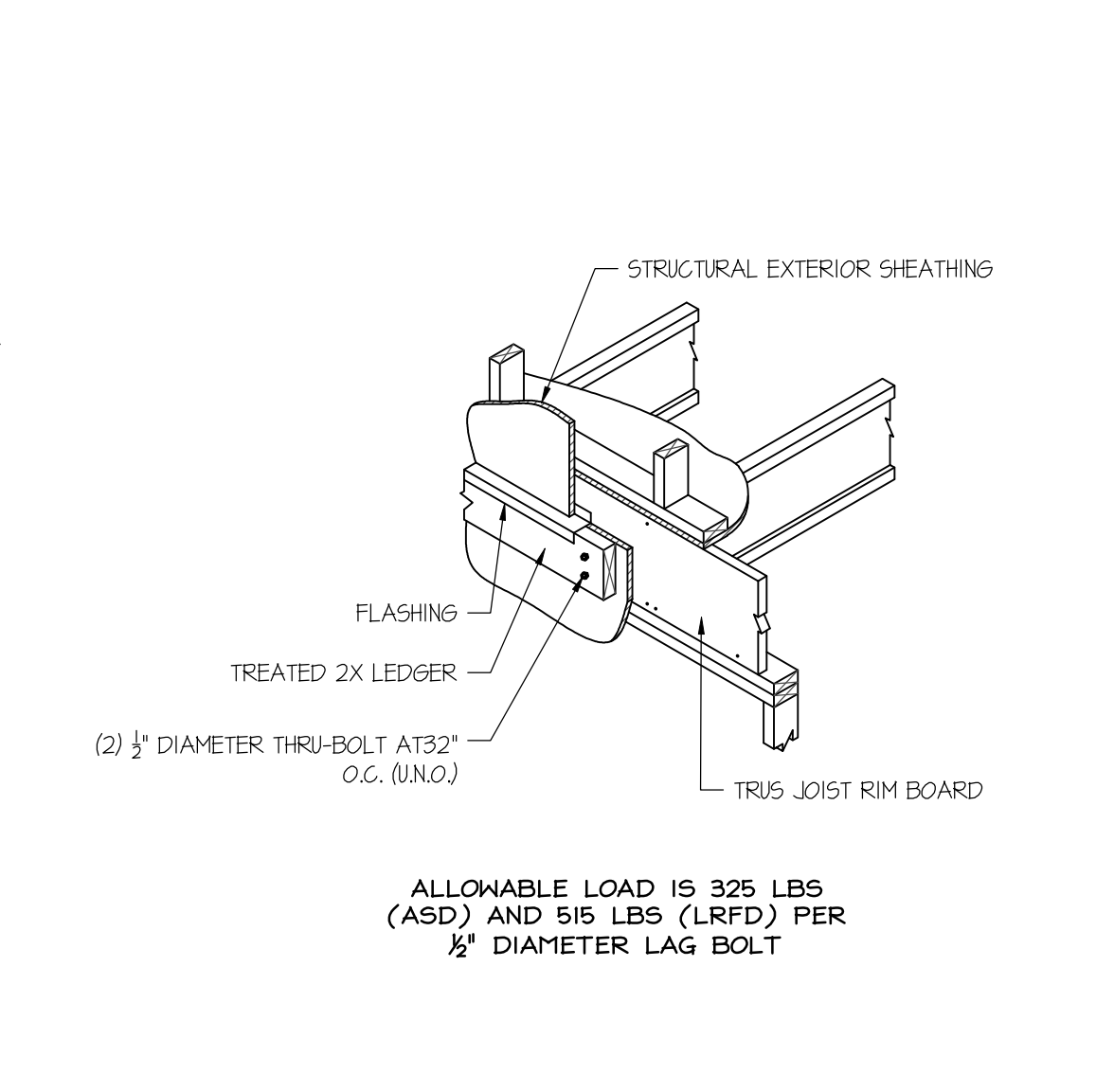
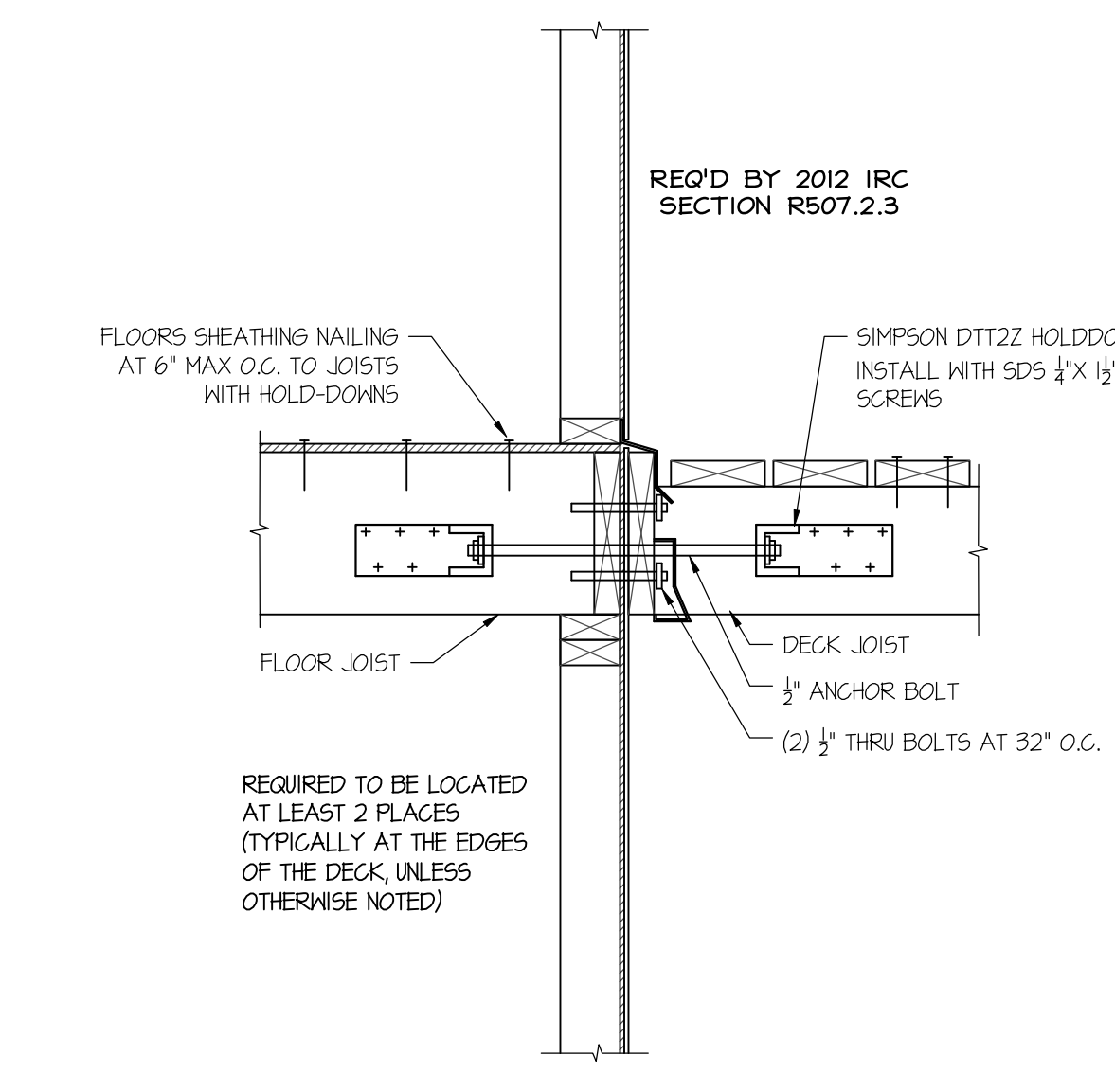
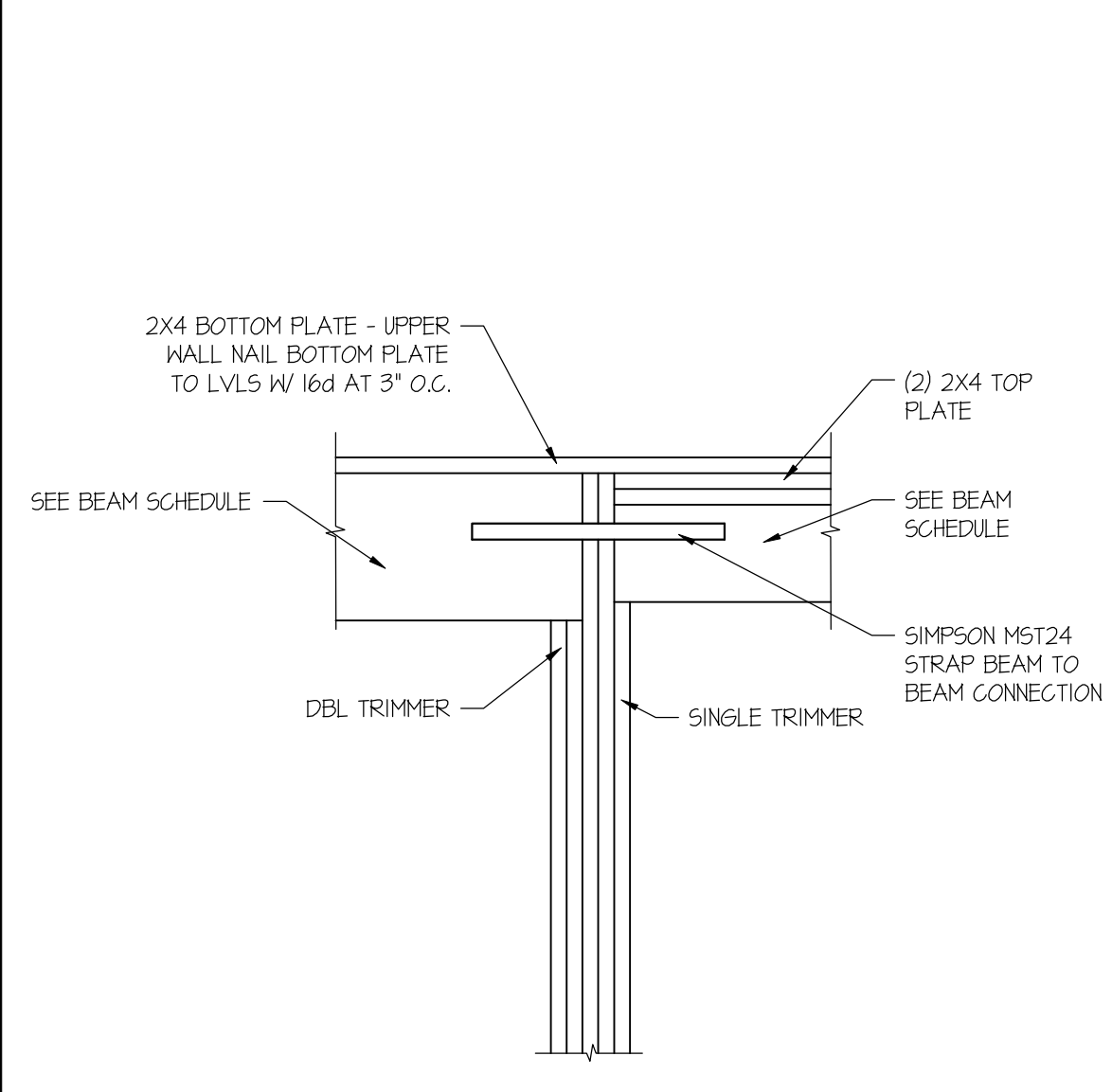
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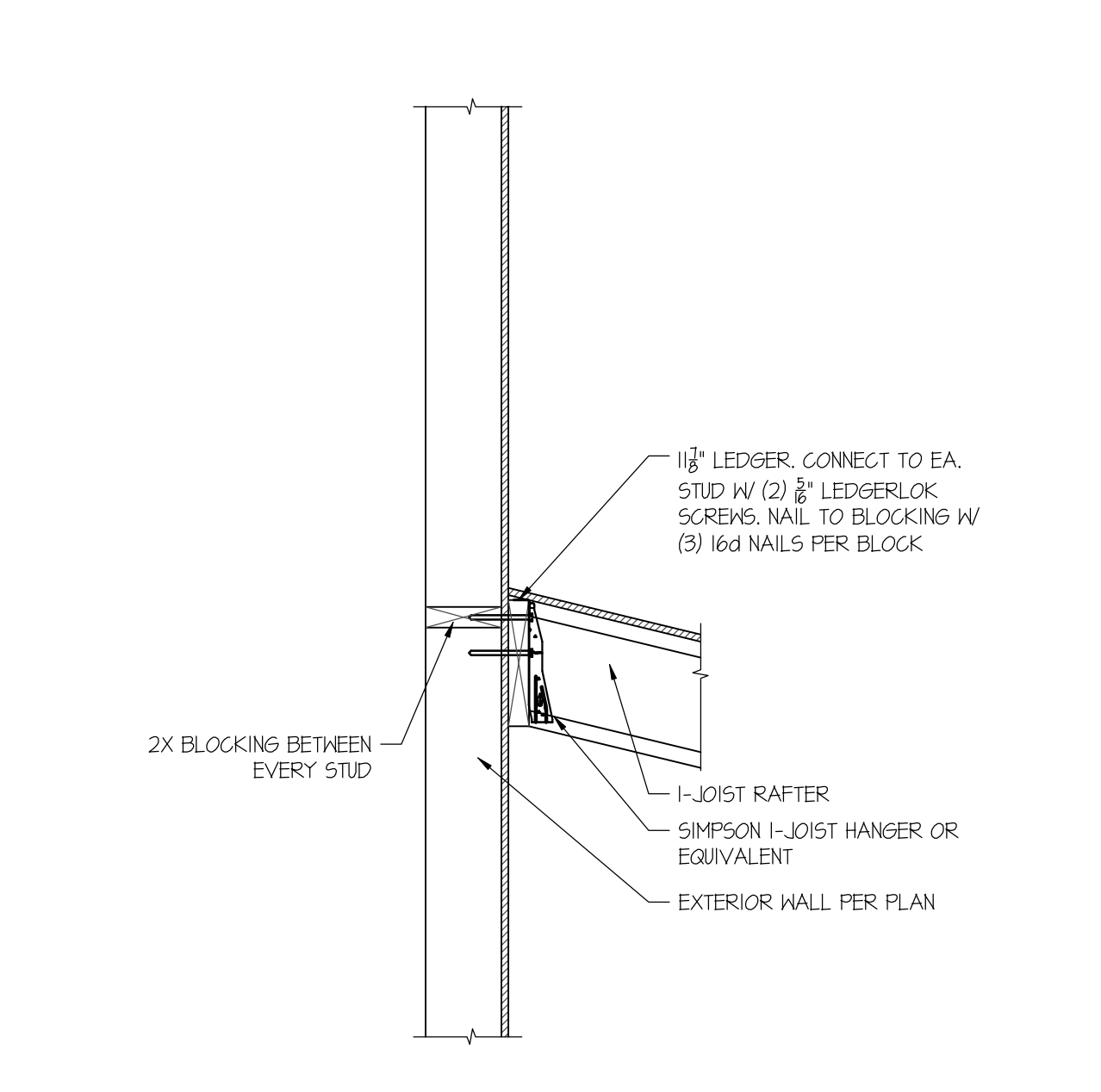
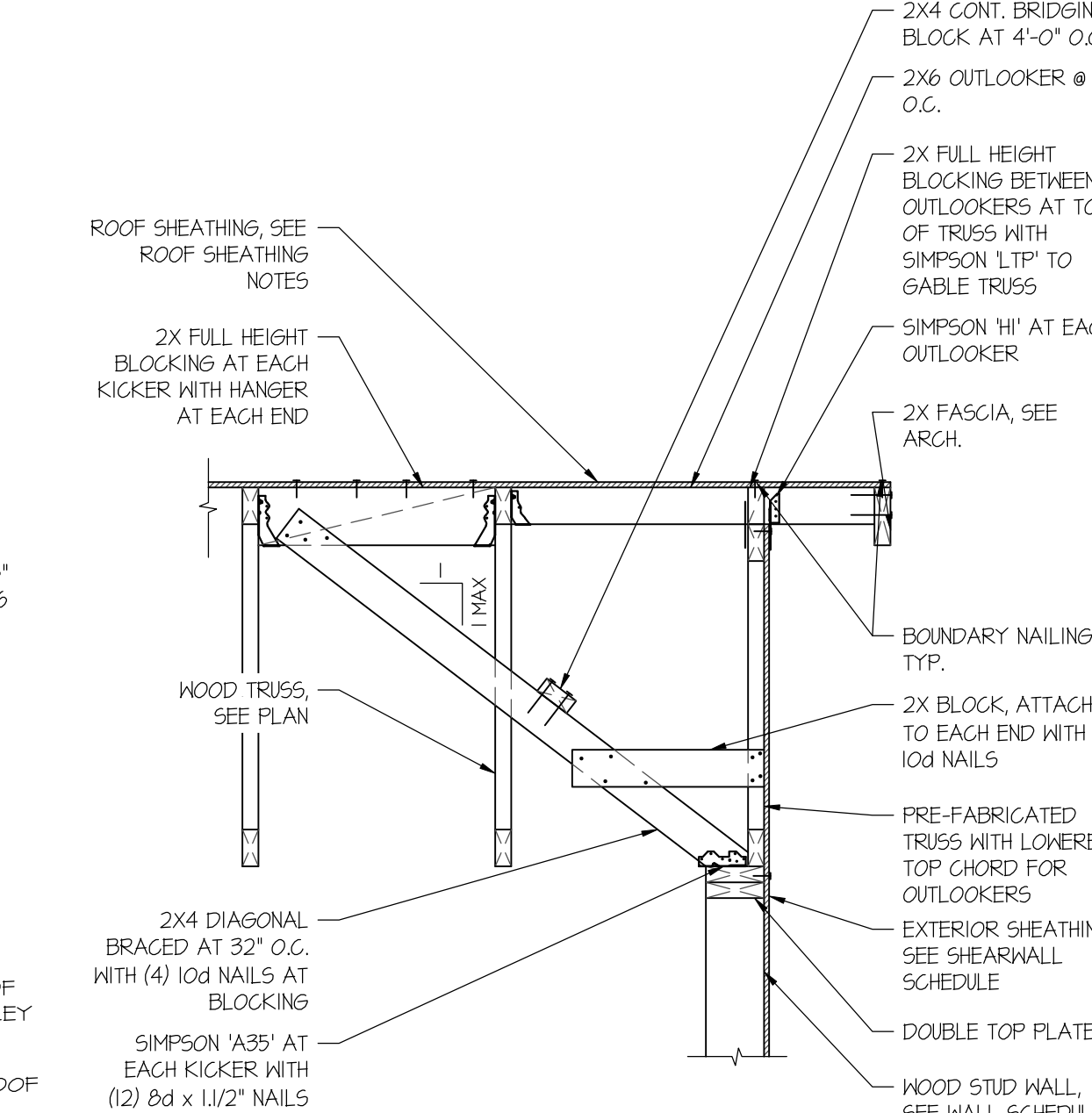
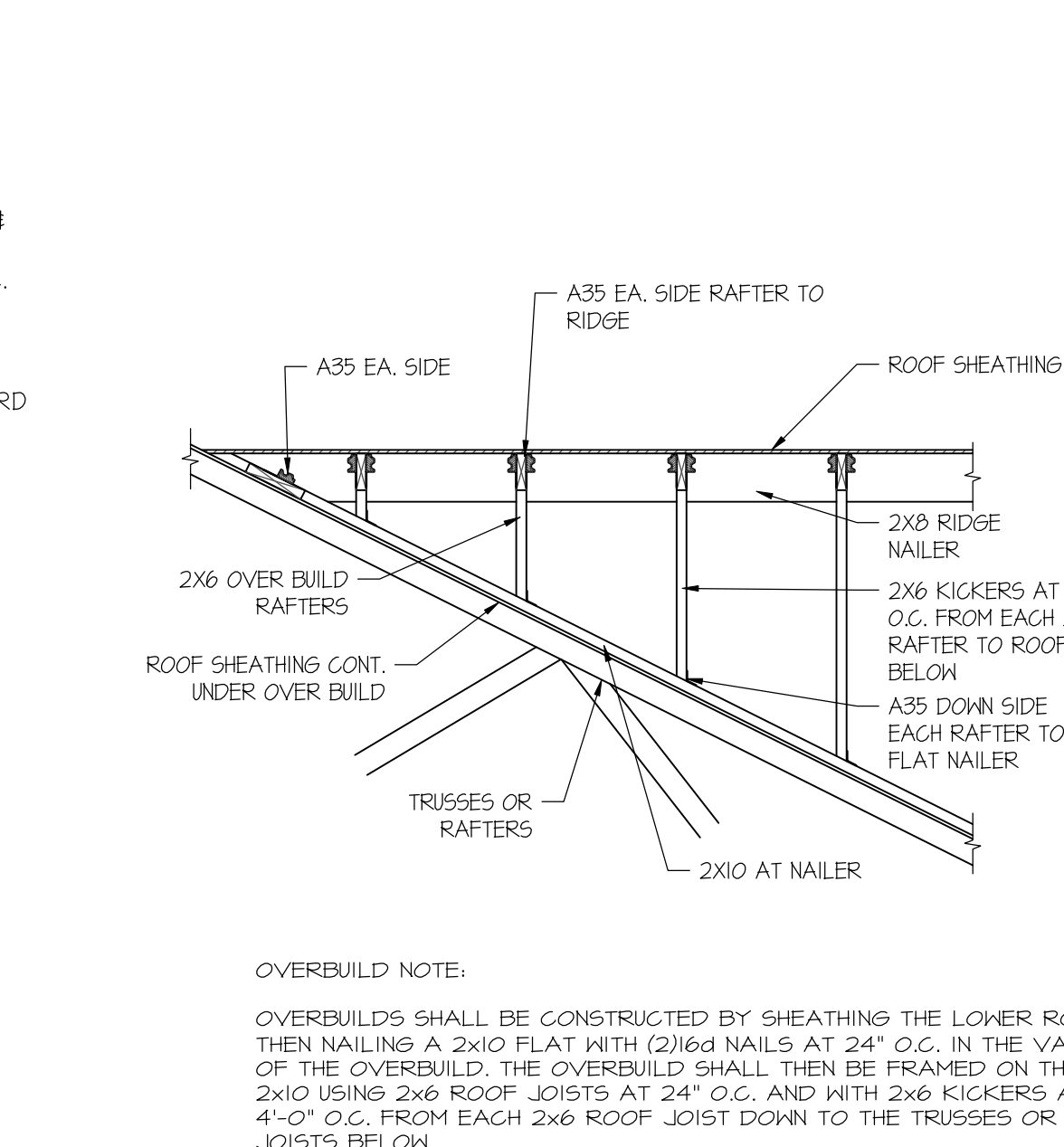
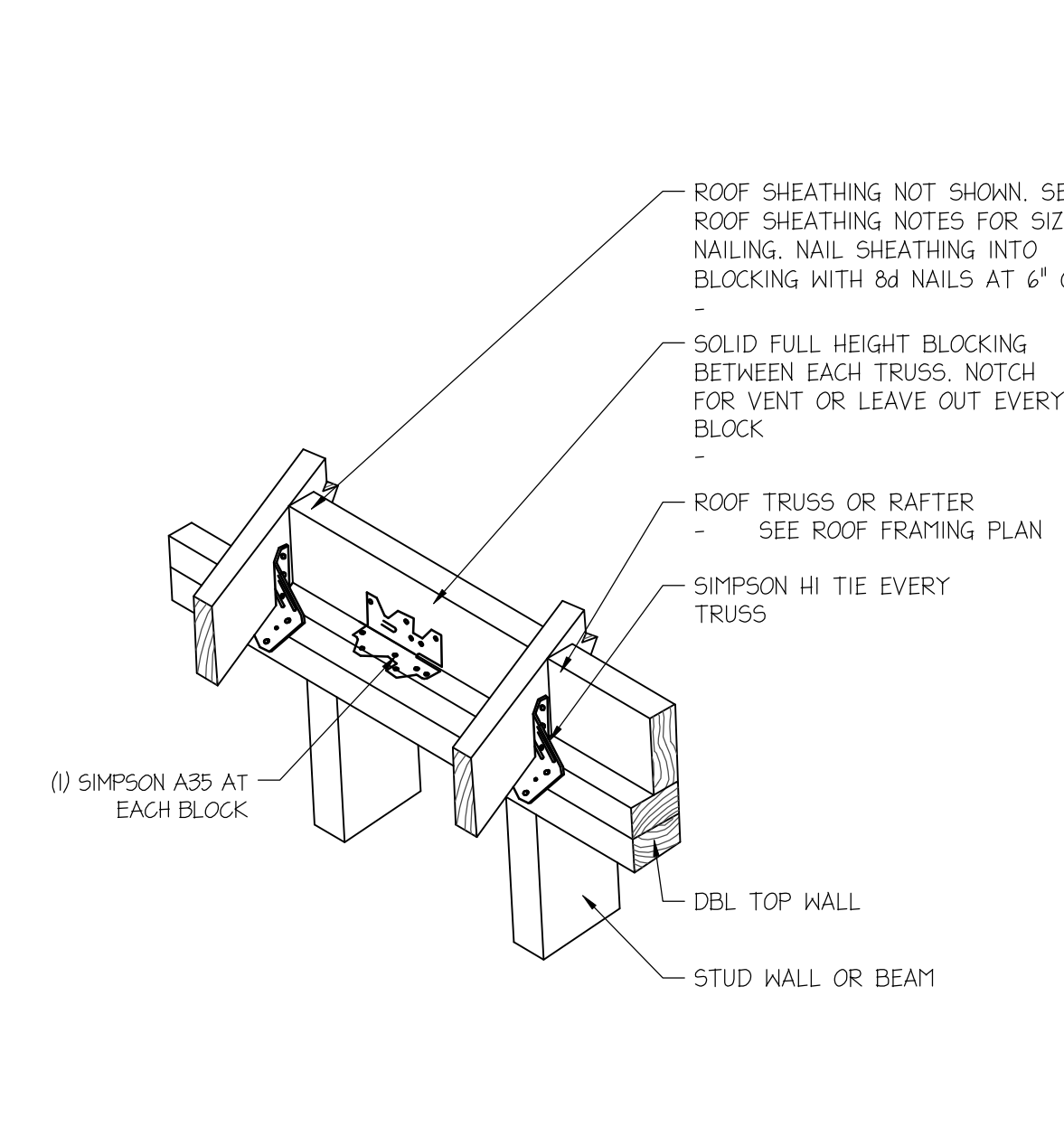
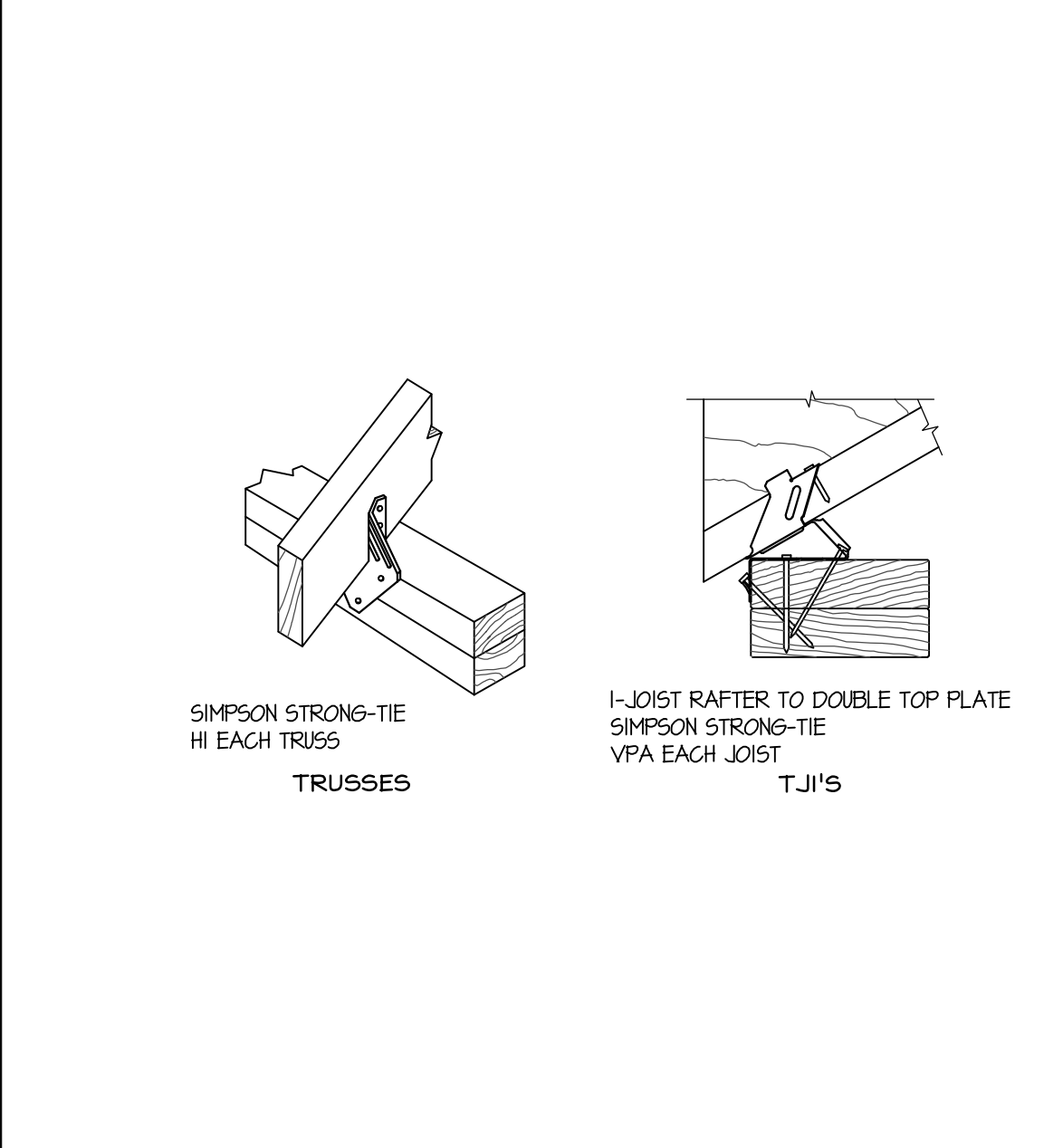
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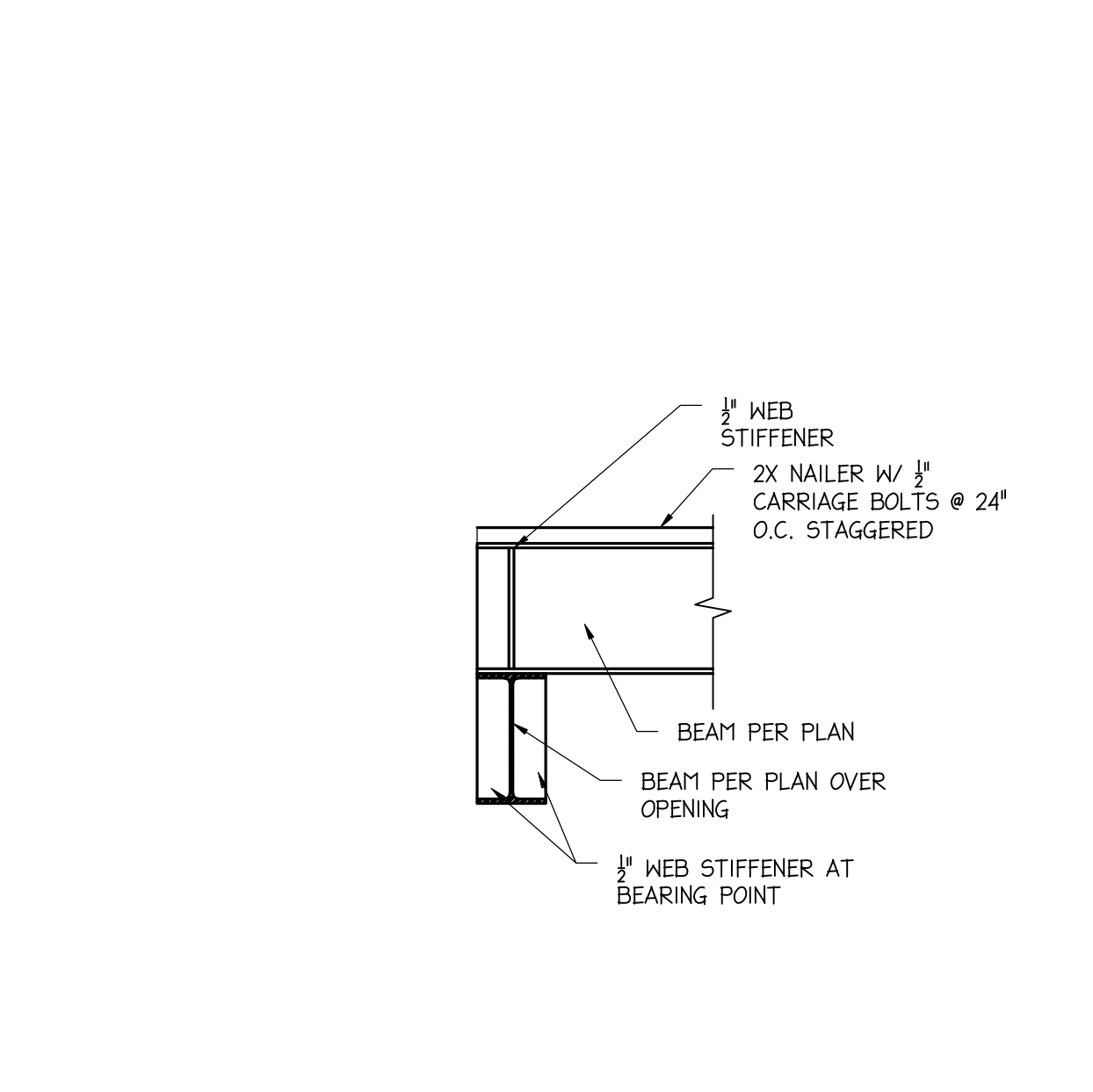
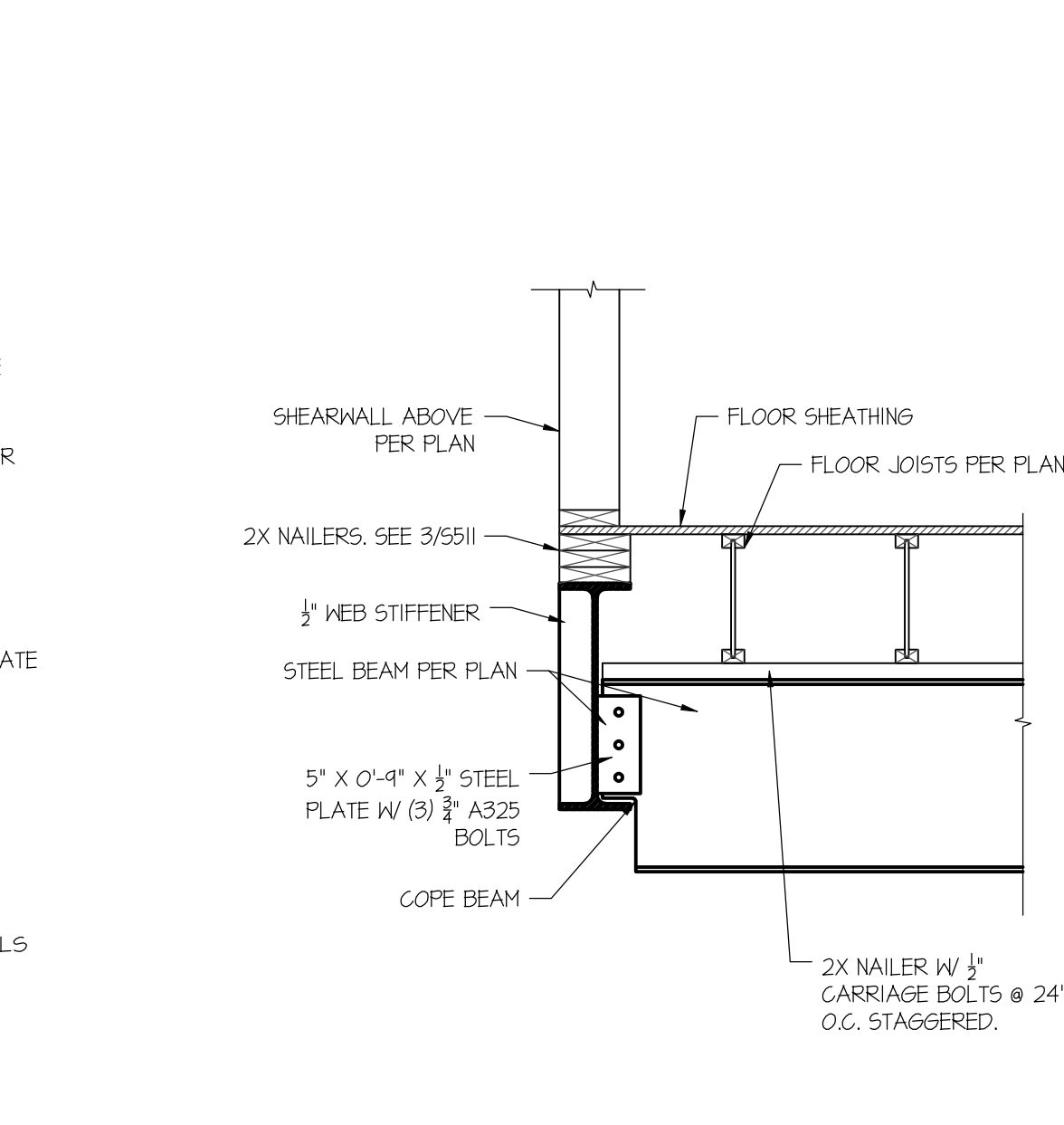
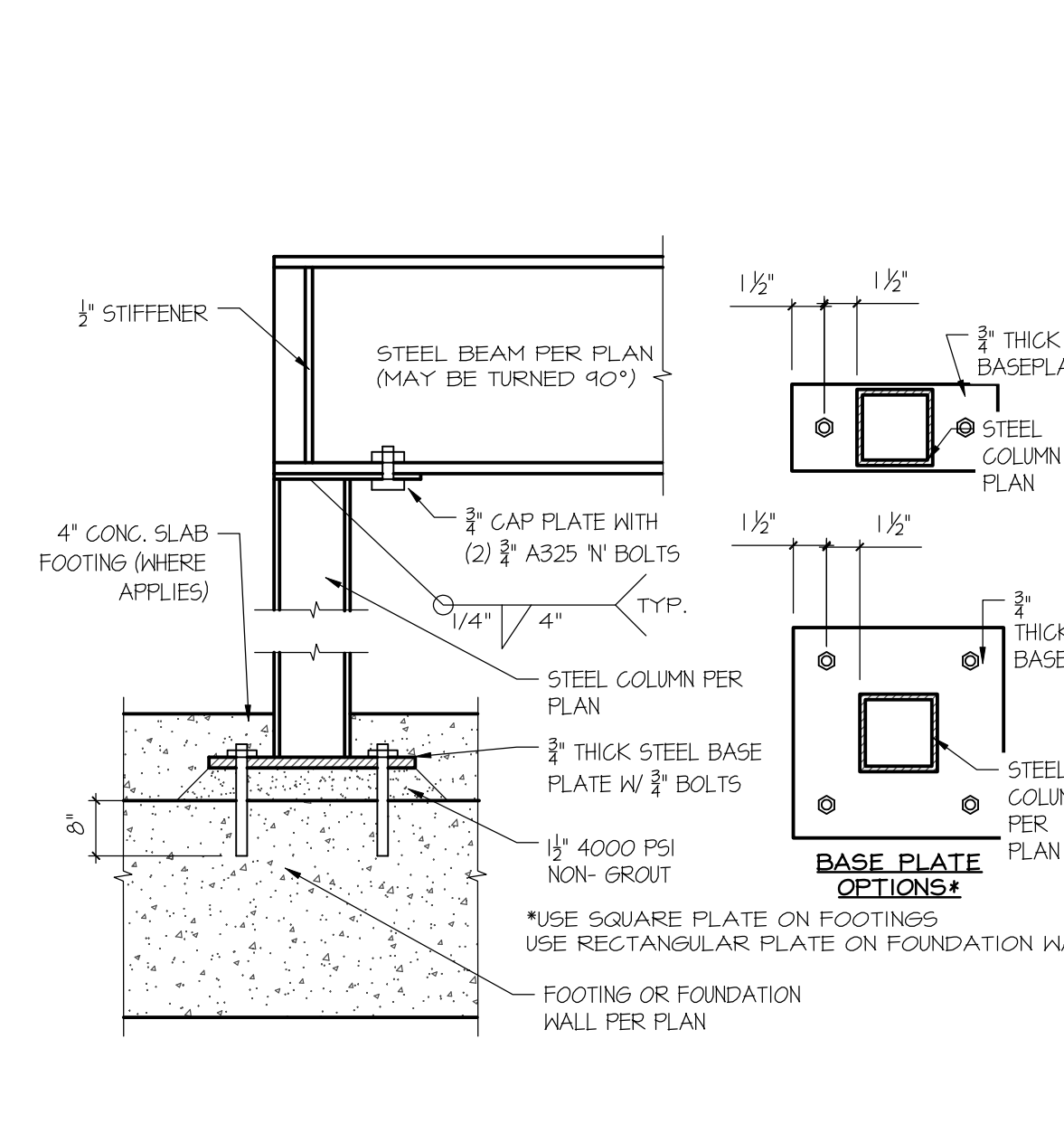
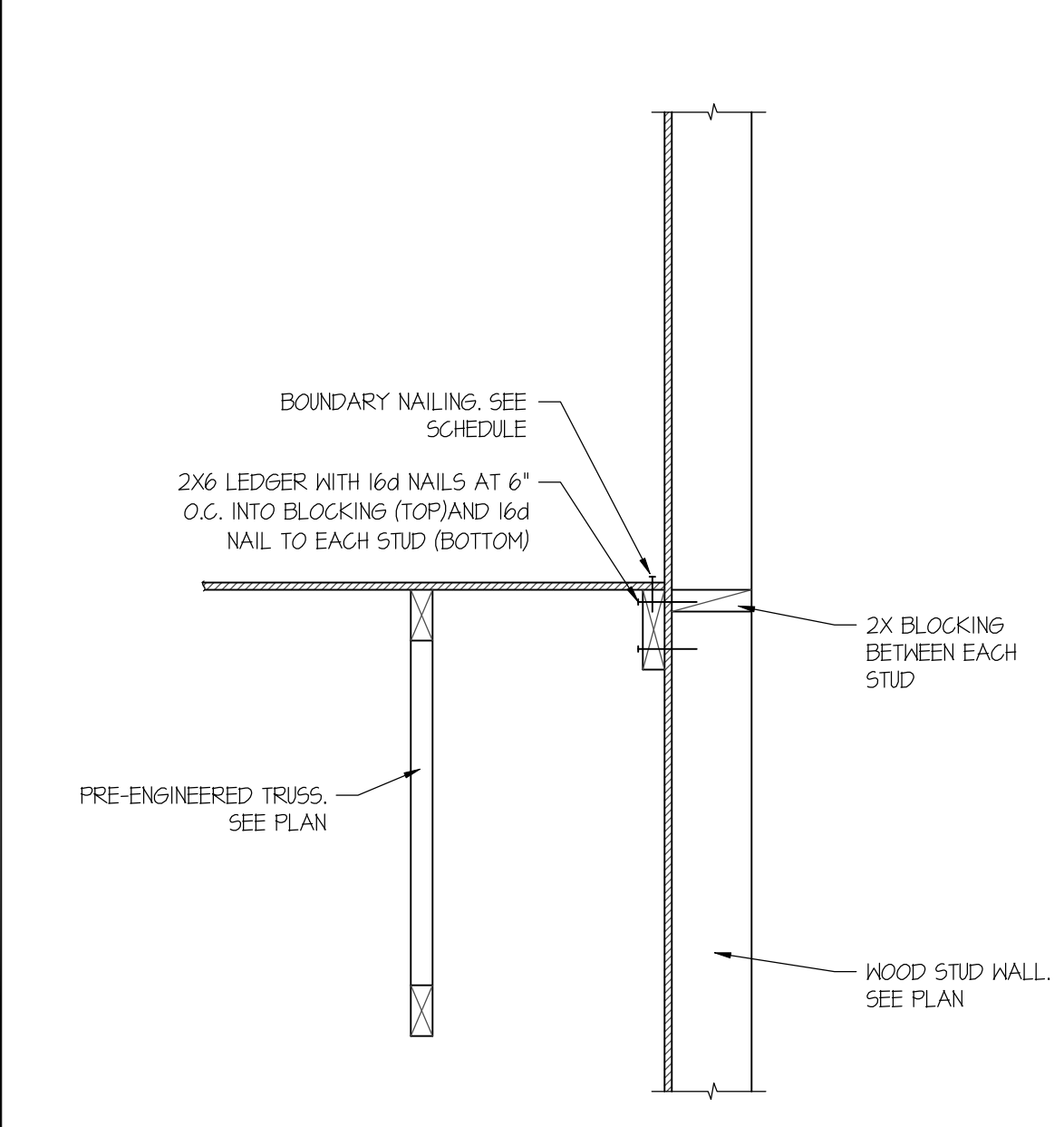
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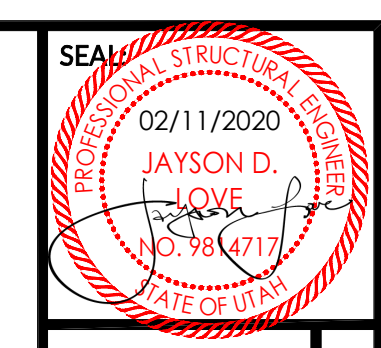
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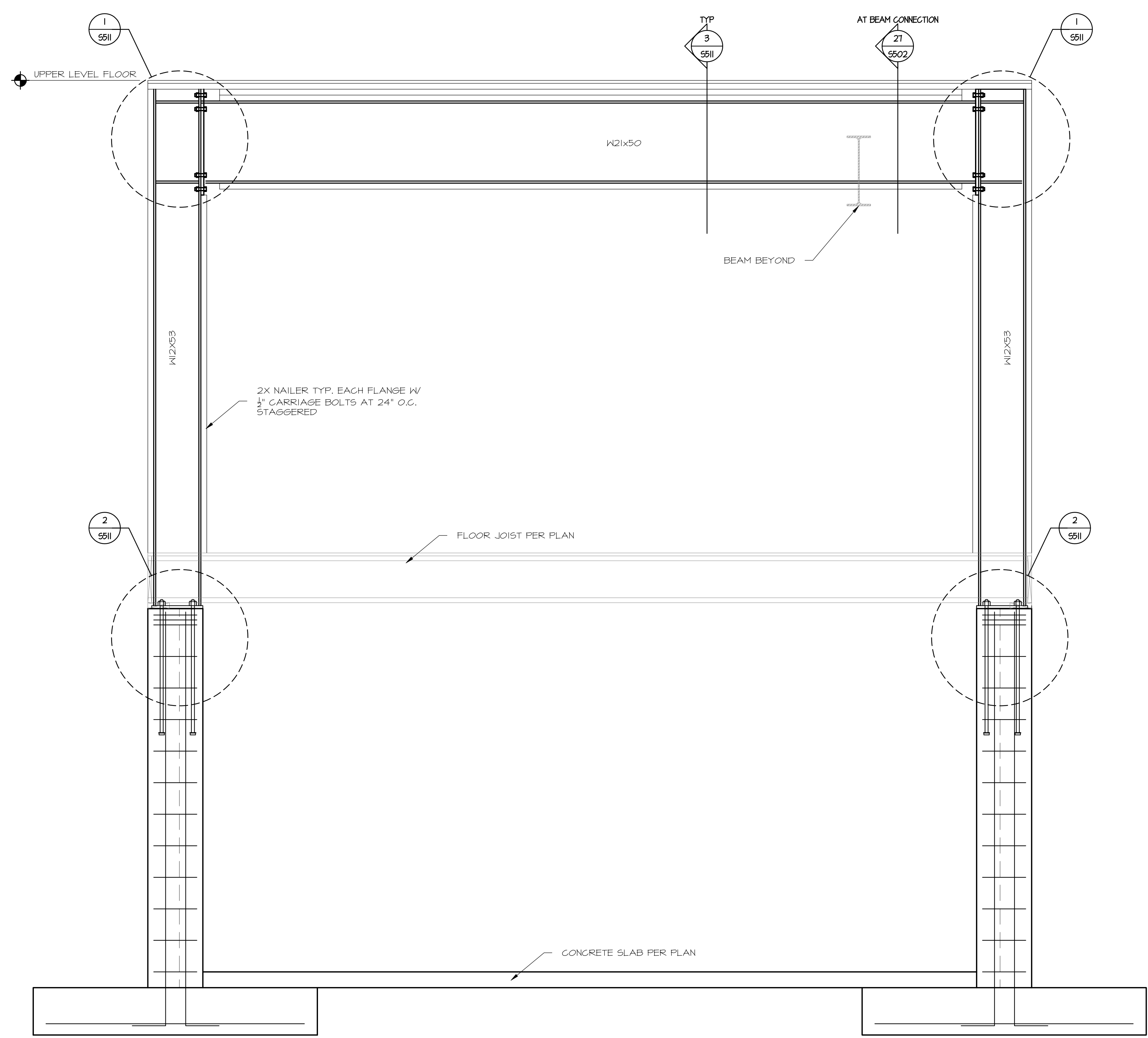
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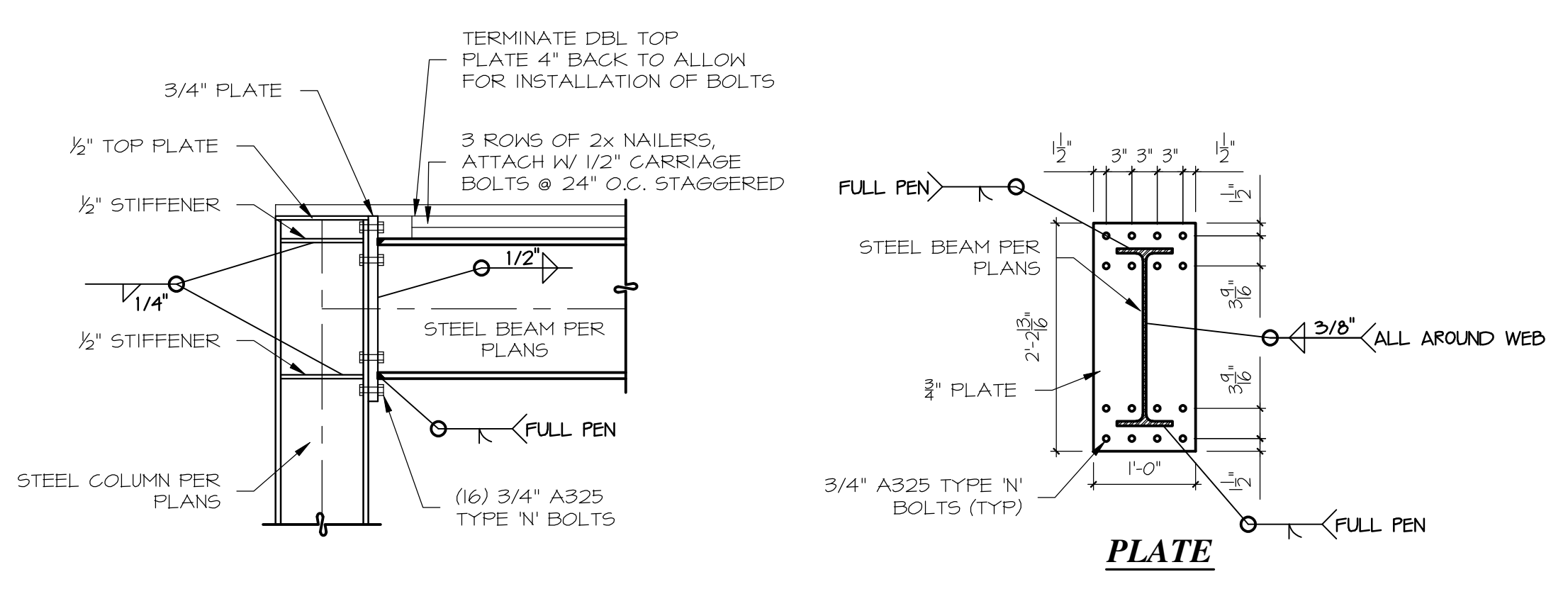
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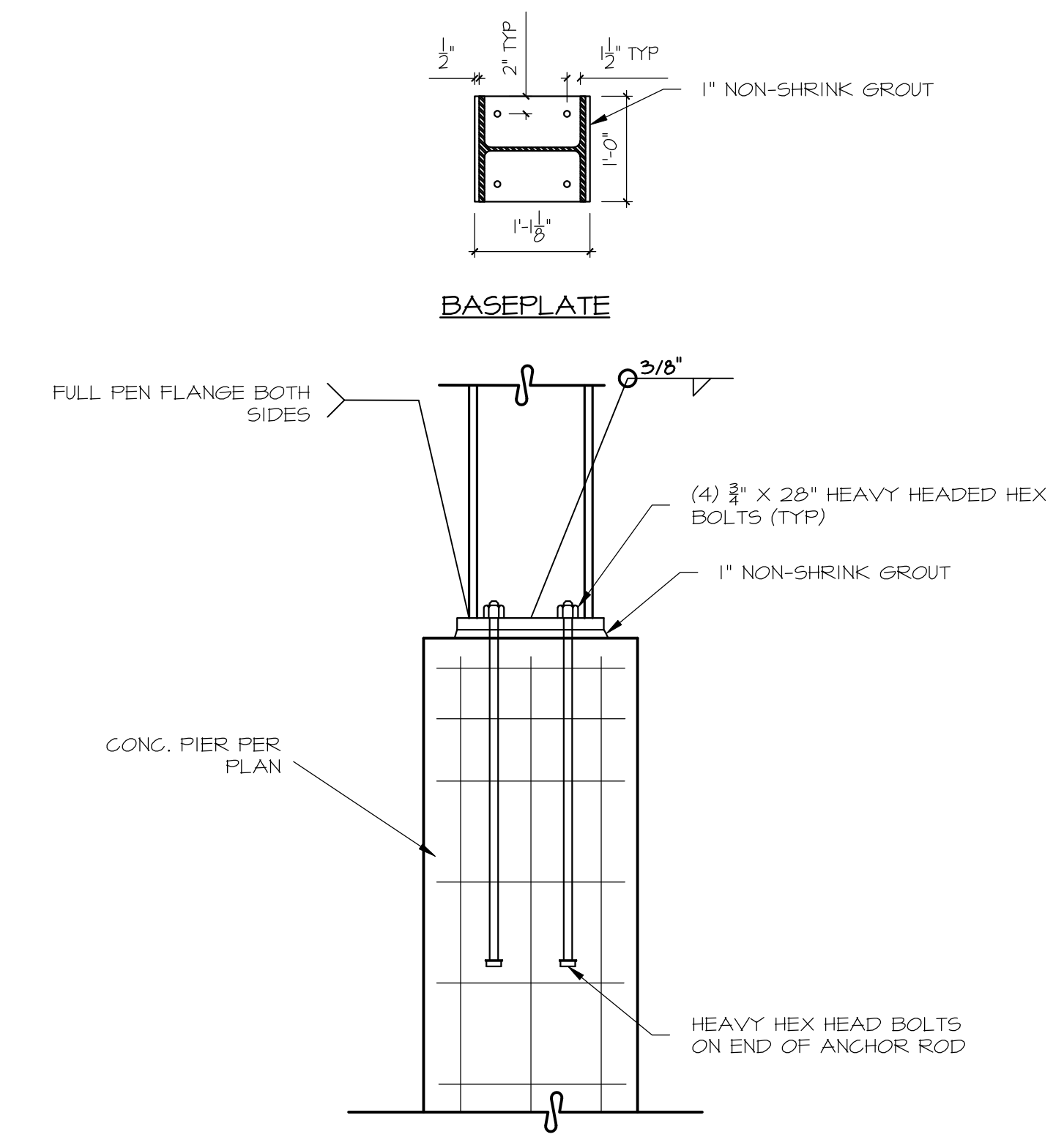
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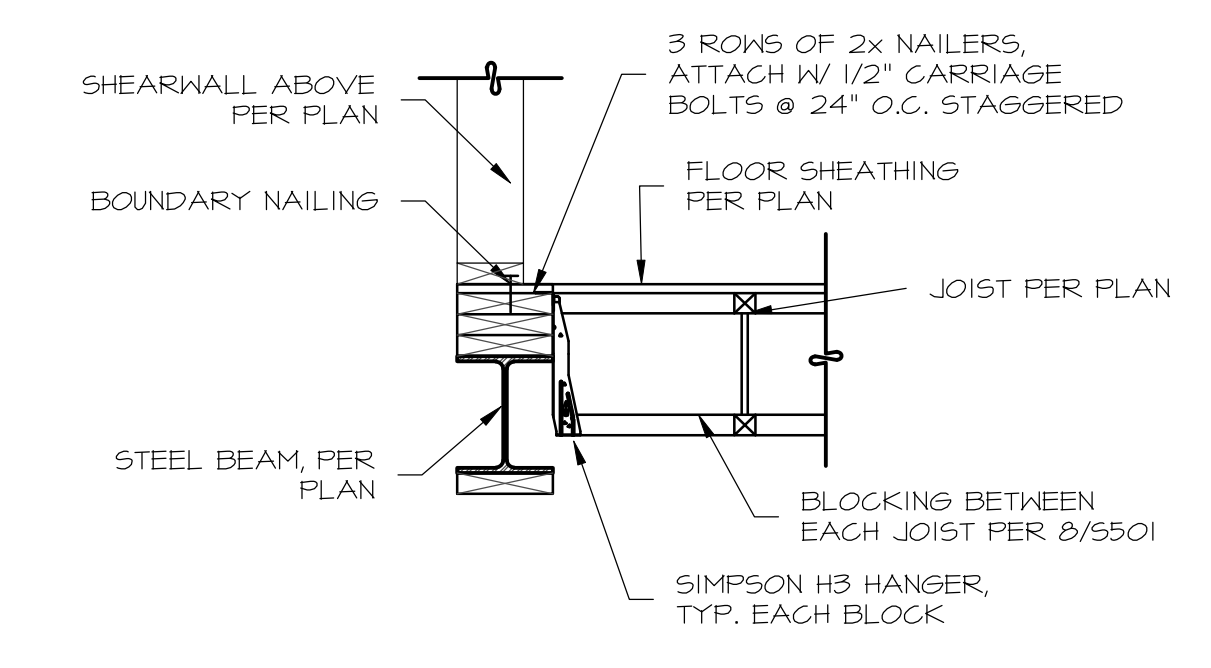
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