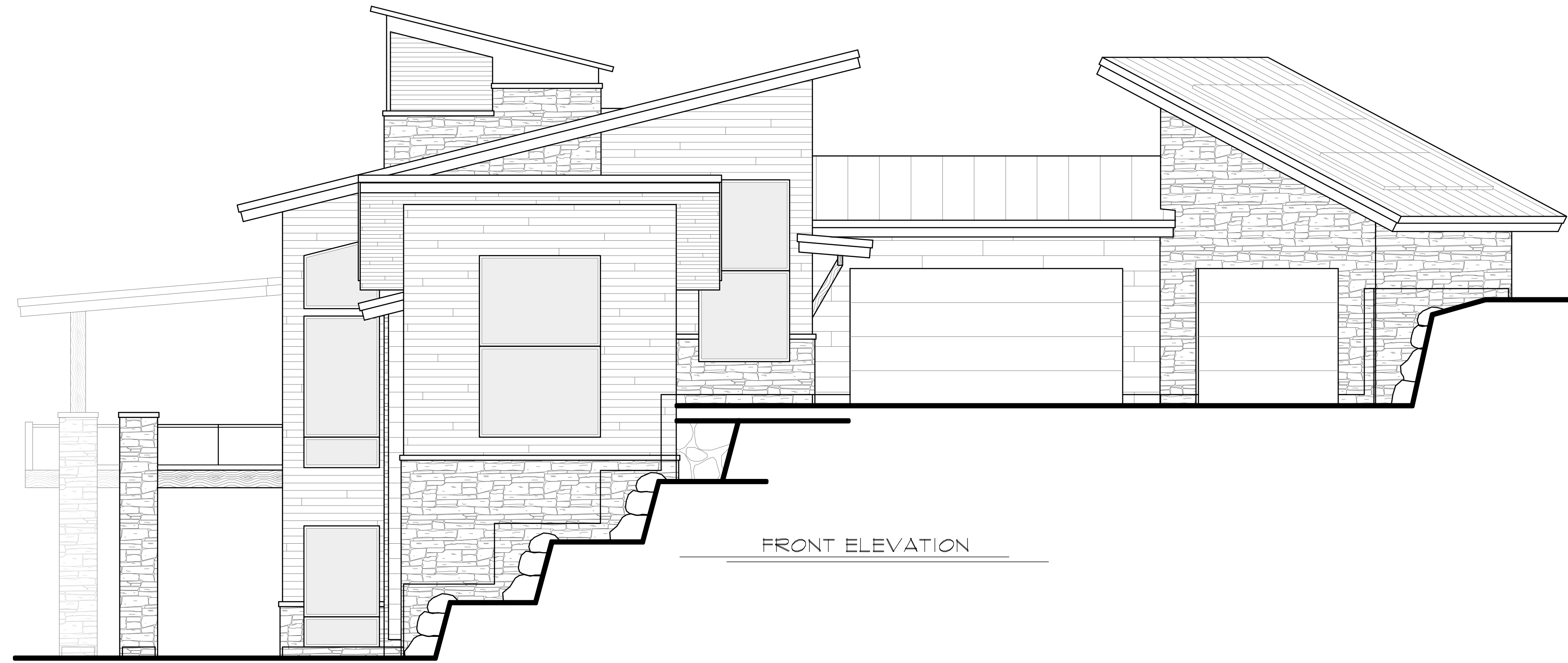


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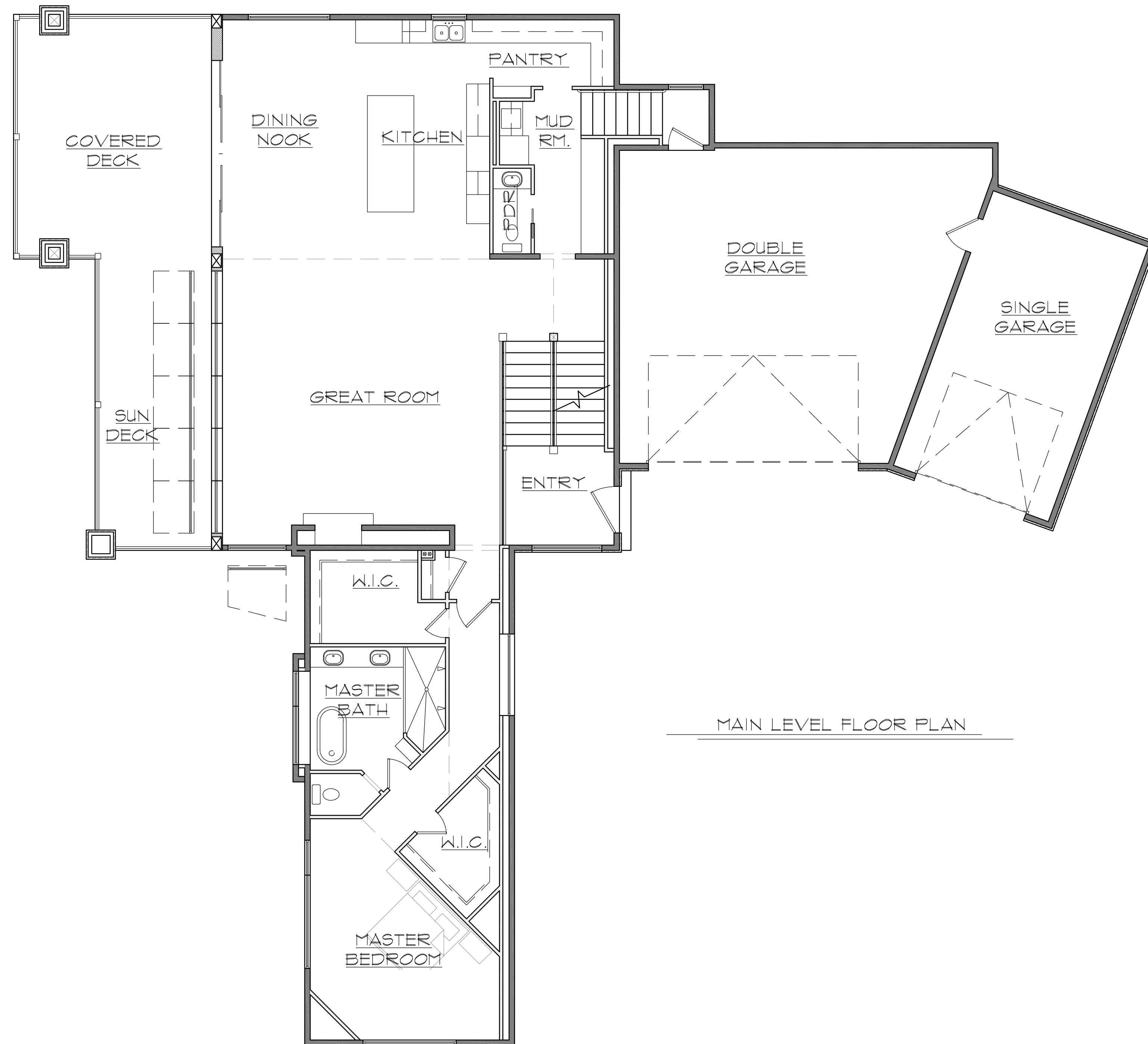


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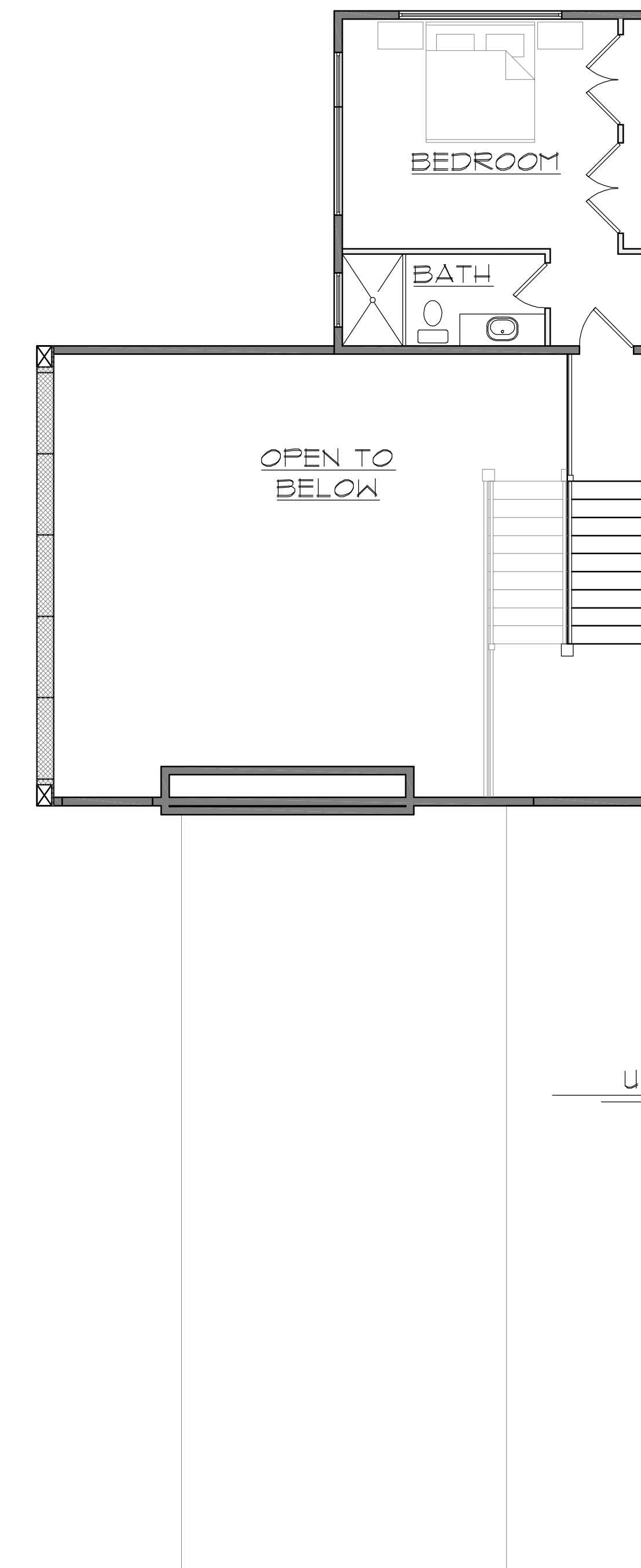
CONTRACTOR:

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MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

PROJECT INFORMATION

SQUARE FOOTAGE CALCULATIONS	CLIENT:	GEORGE & BIANCA HALEY
MAIN FLOOR 2491 SQ. FT.	ISSUE DATE:	2/10/2021
LOWER FLOOR 2383 SQ. FT.	REV. DATE:	
UPPER FLOOR 392 SQ. FT.	6682 EAST CHAPARRAL LOT #2R LEGENDS AT HAWKINS CREEK HUNTSVILLE CITY, WEBER COUNTY, UTAH	
GARAGE 1171 SQ. FT.		
COVERED DECK 612 SQ. FT.		

DISCLAIMERS AND CONSTRUCTION WARNINGS:
THESE PLANS HAVE BEEN PREPARED TO MEET GENERALLY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES IN EFFECT AT THE TIME THEY WERE CREATED. BECAUSE LOCAL AND STATE BUILDING REGULATIONS VARY WIDELY AND ARE SUBJECT TO CHANGE, CONFORMANCE TO THE PLANS WITH THE REQUIREMENTS OF EACH SPECIFIC JURISDICTION IS IMPOSSIBLE. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS, IT IS THE PURCHASER'S AND HIS/HER BUILDER'S RESPONSIBILITY TO KNOW AND BUILD WITH CURRENT CODES AND REGULATIONS IN THE JURISDICTION GOVERNING THE PROJECT. THE USE OF THESE PLANS IS EXPRESSLY CONDITIONED UPON THE PURCHASER'S OBLIGATION AND AGREEMENT TO STRICTLY COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS INCLUDING, IF MANDATED BY THE STATE, THE SEAL OF AN ENGINEER REGISTERED IN THAT STATE BEFORE STARTING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE PURCHASER TO CHECK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS. IT IS THE RESPONSIBILITY OF THE PLAN PURCHASER TO OBTAIN ANY STRUCTURAL, LAND USE, ENERGY OR OTHER REQUIRED ANALYSIS, ENGINEERING CALCULATIONS AND ANY OTHER SPECIFICATIONS THAT MAY BE REQUIRED IN THE JURISDICTION IN WHICH THE PROJECT IS TO BE BUILT. TOPOGRAPHIC AND SUBSURFACE CONDITIONS SHOULD BE VERIFIED AND FOUNDATION PLANS ADAPTED ACCORDINGLY, AND THE MATERIAL AND EQUIPMENT MANUFACTURER'S INSTRUCTIONS MUST BE FOLLOWED. CODE GOVERN OVER DRAWINGS AND DIMENSIONS GOVERN OVER SCALE. ANY USE OF THIS INFORMATION WITHOUT ADAPTATION TO CHANGES AND CODES, STANDARDS, SITE CONDITIONS AND OTHER FACTORS IS AT THE PURCHASER'S SOLE RISK. HABITATIONS HOME PLANS, ITS PARENT COMPANY, OFFICERS, EMPLOYEES, AND AGENTS DISCLAIM ALL WARRANTIES EXPRESSED OR IMPLIED INCLUDING MERCHANTABILITY OR FITNESS OF PURPOSE. PLAN PURCHASER AGREES THAT HABITATIONS HOME PLANS SHALL NOT BE LIABLE FOR DIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR INDIRECT DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, LOSS OF ANTICIPATED PROFITS, BUSINESS OPPORTUNITY, OR OTHER ECONOMIC LOSS ARISING OUT OF THE USE OF THE PLANS. HABITATIONS HOME PLANS ASSUME NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS. THE PURCHASER AGREES TO DEFEND AND INDEMNIFY HABITATIONS HOME PLANS FOR ALL CLAIMS, COSTS, LOSSES OR DAMAGES RESULTING FROM THE USE OF THIS INFORMATION.

WARNING: ELECTRONIC FILES INCLUDING THOSE IN PDF FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE HOME INCLUDING SITE WORK SHALL BE BASED ON APPROVED, STAMPED HARD COPY DRAWINGS OF THE MOST CURRENT REVISION ONLY.
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GENERAL MATERIALS SPECIFICATIONS:

(THE FOLLOWING GENERAL MATERIALS SPECIFICATIONS ARE PRESENTED FOR INFORMATION ONLY; THE GENERAL CONTRACTOR/ OWNER/ STRUCTURAL ENGINEER/ PROFESSIONAL TRADE CONTRACTORS SHALL BE RESPONSIBLE FOR THE SELECTIONS AND APPLICATION OF ACTUAL MATERIALS UTILIZED. HABITATIONS MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF OR CODE COMPLIANCE OF THESE GENERAL MATERIALS.)

- 1. EXCAVATION: A. CONTRACTOR TO VERIFY SOIL CONDITION AND PROVIDE STABILIZATION AS REQUIRED... B. PERSONNEL, IF ANY, SIGNS OF INSTABILITY OR EXCESSIVE SLOUGHING ARE NOTED... C. IF GROUNDWATER IS ENCOUNTERED, EXCAVATION SHOULD BE TERMINATED... D. ALL EARTH UNDER STRUCTURE OR SLAB SHALL BE STERILIZED.
2. CONCRETE: A. FOOTINGS AND FOUNDATIONS SHALL REST ON UNDISTURBED FILL... B. FOOTINGS: 3000 PSI MINIMUM COMPRESSIVE STRENGTH... C. FOUNDATIONS: 3000 PSI MINIMUM COMPRESSIVE STRENGTH... D. WATERPROOFING: TWO (2) COATS ASPHALT (TAR) EMULSION... E. CONCRETE SLAB, 2500 PSI MINIMUM COMPRESSIVE STRENGTH... F. WATER DRAINAGE: PERFORATED ABS PIPE AROUND THE FULL PERIMETER OF THE FOUNDATION...
3. EXTERIOR WALLS: A. STUDS: 2X6 #2 OR BTR HE-LOCK OR DOUGLAS FIR, 16' O.C... B. SHEATHING: 1/2" OSB PAPERBOARD SHEATHING... C. JOISTS: 2X12 OR 2X10... D. VAPOR BARRIER: WRAP EXTERIOR WALLS WITH TYFAR... E. MASONRY: (IF USED) NATURAL THIN CUT STONE VENEER... F. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION GUIDE...
4. FLOOR FINISHING: A. JOIST/TJI FLOOR JOISTS OR PRE-MANUFACTURED FLOOR TRUSSES... B. RIM JOISTS: 1-1/4"x11-1/8" TIMBERSTRAND... C. BLOCKING: TJI TRUSS JOIST REQUIRED AT ALL LOAD BEARING WALLS... D. SUB FLOOR: 3/4" T&G EXTERIOR WAFER BOARD... E. MAIN FLOOR DIAPHRAGM BLOCKING REQUIRED FOR ALL FLOOR JOIST BAYS...
5. INTERIOR WALLS: A. STUDS: 2X4 (2X6 WHERE NOTED) #2 OR BTR HE-LOCK OR DOUGLAS FIR, 16' O.C... B. FINISH: WALLBOARD (WALLS) & CEILING: 1/2" GYPSUM BOARD... C. TUBS AND SHOWERS WITH TILE WALLS REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS...
6. ROOF/CEILING FRAMING: A. TRUSSES: #2 OR BTR HE-LOCK OR DOUGLAS FIR... B. RAFTERS: TJI ENGINEERED RAFTERS OR 2X4 #2 OR BETTER HE-LOCK OR DOUGLAS FIR... C. SHEATHING: 5/8" OR 11/16" 40/20 APA RATED SHEATHING...
7. ROOF: A. UNDERLAY: 30 # FELT PAPER... B. FLASHING: ALUMINUM SHALL BE INSTALLED IN SUCH A MANNER... C. BLOCKING: TJI TRUSS JOIST REQUIRED AT ALL LOAD BEARING WALLS... D. VENTILATION: RIDGE & HIP ROOF VENTS AND/OR GABLE VENTS... E. SHINGLES: SEE ELEVATIONS FOR ROOFING STYLE... F. MISCELLANEOUS: 22'X30' ATTIC ACCESS SHALL BE PROVIDED FOR ALL SEPARATE ATTIC AREAS...
8. INSULATION: A. WALLS: FIBERGLASS BATT OR BLOWN NET CELLULOSE... B. BLOWN OR SPRAYED ROOF/CEILING: BLOWN ROCKWOOL OR FIBERGLASS... C. MISC.: FOAM INSULATE UNDER ALL CONCRETE SILL PLATES... D. WINDOW TAPE: ALL WINDOWS SHALL BE TAPED WITH A WATER BARRIER TAPE... E. PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREAS... F. ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS...
9. EXTERIOR TRIM: A. FASCIA: SEE ELEVATIONS (CONFIRM W/ OWNER)... B. SOFFIT: ALUM. W/ VENTILATION OR AS SHOWN ON ELEVATIONS... C. DRIP EDGE: ALUMINUM OR AS SHOWN ON ELEVATIONS... D. DOWNSPOUTS/GUTTERS: ALUMINUM OR AS SHOWN ON ELEVATIONS...
10. INTERIOR DETAILS: A. TRIM: ALL DOOR AND WINDOW CASINGS, BASEBOARDS, CHAIR RAIL, CROWN MOLDING... B. CABINETS: ALL CABINETS SHALL BE HARDWOOD OR AS SELECTED BY OWNER... C. COUNTERTOPS/BACKSPLASH: GRANITE OR AS SELECTED BY OWNER...
11. ELECTRICAL: A. PANEL: MINIMUM 200 AMP SERVICE AND SHALL COMPLY WITH N.E.C. AND LOCAL CODES... B. WIRING/OUTLETS: SHALL BE AS SHOWN ON THE PLANS AND PER N.E.C. AND LOCAL CODES... C. MISCELLANEOUS: OUTDOOR FLOOD LIGHTING SHALL BE AS SELECTED BY CONTRACTOR/OWNER... D. INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS... E. INSTALL 120 VOLT GFI ELECTRICAL OUTLET WITHIN 25 FEET OF A/C UNIT... F. PROVIDE COMBINATION ARC FAULTS PROTECTION ON ALL BEDROOM LIGHTS... G. PROVIDE A CONCRETE ENCASED ELECTRODE (UPPER GROUND) AND WATER PIPE ELECTRODE FOR GROUNDING SYSTEM...
12. HEATING/AIR CONDITIONING: A. HEATING: MINIMUM 90% ENERGY EFFICIENT GAS FIRED FORCED AIR HEATERS... B. WIRING/OUTLETS: SHALL BE AS SHOWN ON THE PLANS AND PER N.E.C. AND LOCAL CODES... C. MISCELLANEOUS: OUTDOOR FLOOD LIGHTING SHALL BE AS SELECTED BY CONTRACTOR/OWNER... D. INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS... E. INSTALL 120 VOLT GFI ELECTRICAL OUTLET WITHIN 25 FEET OF A/C UNIT... F. PROVIDE COMBINATION ARC FAULTS PROTECTION ON ALL BEDROOM LIGHTS... G. PROVIDE A CONCRETE ENCASED ELECTRODE (UPPER GROUND) AND WATER PIPE ELECTRODE FOR GROUNDING SYSTEM...

- 13. PLUMBING: A. SEWER/RAIN: PLASTIC ABS TYPE - BACKWATER VALVE IF REQUIRED PER IRC... B. WATER HEATER: TWO (2) GAS FIRED, GLASS LINED A.O. SMITH SUB CHAMBER OR EQUAL... C. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT... D. FIXTURES: ALL FIXTURES SHALL BE SELECTED BY OWNER... E. MISCELLANEOUS: FAUCETS SELECTED BY OWNER... F. SHOWERS: ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OR G24 S20, IN AND SHALL ALSO HAVE A MIN. IMPACT RESISTANT SAFETY GLASS SHOWER DOOR... G. APPLIANCES: ALL APPLIANCES (WATER HEATER, BOILER, STEAM GENERATOR, ETC) WHICH REQUIRE PRESSURE RELIEF VALVES SHALL BE PROVIDED WITH A FULL SIZE DRAIN EXTENDING TO THE FLOOR DRAIN... H. SHOWER PAN LINERS MUST EXTEND 3 INCHES ABOVE THE SHOWER DOOR THRESHOLD HEIGHT... I. BATH TUBS AND whirlpool, JETTED TUBS MUST NOW HAVE A TEMPERATURE LIMITING (120 DEGREES) MIX VALVE... K. MAXIMUM FLOW RATES FOR ALL SHOWER HEADS, LAVATORIES, SINK FAUCETS, AND WATER CLOSETS MUST COMPLY WITH IRC P2403.2... L. HOSE BIBS SHALL BE PROVIDED WITH AN ATMOSPHERIC OR PRESSURE TYPE VACUUM BREAKER... M. WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK-CLOSING VALVES...
14. DOORS: A. COLOR AND STYLE SHALL BE SELECTED BY OWNER... B. EXTERIOR: SOLID CORE WOOD WITH WEATHER-STRIPPING... C. INTERIOR: HOLLOW CORE MASONITE OR AS INDICATED ON THE DOOR SCHEDULE... D. GARAGE: INSULATED OVERHEAD METAL SECTIONAL OR AS INDICATED ON THE DOOR SCHEDULE... E. PATIO/GLASS DOORS: ALL PATIO/GLASS DOORS SHALL BE SAFETY RATED... F. PROVIDE CORROSION RESISTANT METAL L FLASHING OVER ALL EXTERIOR DOORS...
15. WINDOWS/SKYLIGHTS: A. COLOR AND STYLE SHALL BE SELECTED BY OWNER... B. GLAZING TO BE DOUBLE ARGON GAS FILLED WITH LOW E RATINGS OR AS SELECTED BY OWNER... C. SCREENS SHALL BE NYLON FABRIC... D. WINDOW WELLS: WINDOW WELL SHALL MEET I.R.C. R310.2... E. EGRESSES: ALL BEDROOM WINDOWS SHALL HAVE A WINDOW OPENING OF 44" MAX... F. WINDOWS OVER ALL BATH TUBS AND SHOWERS SHALL BE IMPACT RESISTANT SAFETY GLASS... G. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60" OF THE TOP AND BOTTOM OF STAIRWAYS... H. FLASH AND GULK: ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS... I. PROVIDE 1/2 INCH FLASHING FOR WINDOWS OR AS PER MANUFACTURER INSTALLATION INSTRUCTIONS... J. WINDOWS WITH SILL HEIGHTS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR... K. PROVIDE CORROSION RESISTANT METAL L FLASHING OVER ALL EXTERIOR DOORS...
16. WALL FINISHES: A. WALL PAINT: SELECTED BY OWNER... B. ACCENT WALLS: SHALL BE COVERED WITH VENEER STONE, WOOD, METAL, OR OTHER MATERIALS...
17. FIREPLACES/STOVES: A. FIREPLACES SHALL CONSIST OF NATURAL GAS DIRECT VENT, SEALED COMBUSTION, METAL FIREBOX AS MANUFACTURED BY HEAT-N-GLO... B. ACTUAL FIREBOX OPENING/FRAMING PER CONTRACTOR/OWNER...
18. HANDRAILINGS: A. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES... B. THE MINIMUM HEIGHT OF GUARDS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR SHALL BE NOT LESS THAN 36 INCHES... C. EXTERIOR: HAND RAILING SHALL BE POWDER COATED STEEL RAILING SYSTEM... D. INTERIOR: HAND RAILING SHALL BE KNOTTY ALDER RAIL AND NIBBLS WITH WROUGHT IRON BALUSTERS...
19. FLOORING: A. CARPET: AREAS TO BE CARPETED SHALL BE SHOWN ON PLANS... B. WOOD FLOOR: AREAS TO BE COVERED WITH HARDWOOD SHALL SHOWN ON PLANS... C. TILE/STONE: AREAS TO BE COVERED WITH TILE/NATURAL STONE SHALL BE SHOWN ON PLANS...
20. APPLIANCES: A. ALL APPLIANCES SHALL BE SELECTED BY OWNER... B. BATHROOM EXHAUST FAN DUCTS MUST CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE...

MINIMUM INSULATION & FENESTRATION REQUIREMENTS

WINDOW & DOORS U-FACTORS	SKYLIGHT U-FACTOR	CEILING R-VALUES	WALL R-VALUES	FLOOR R-VALUES	BASEMENT/ CRAWL SPACE WALL R-VALUES
0.32	.85	49	15/20	30	15/14

NOTE: R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2X6 CAVITY.

HABITATIONS RESIDENTIAL DESIGN GROUP

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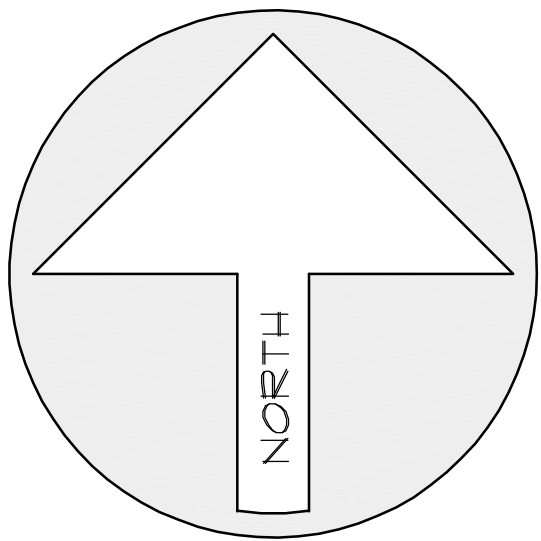
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90X42 SHEET: 1-47 = 1-0

CLIENT: HALEY
DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 2/10/2021
PLAN NUMBER: T52823
SHEET NUMBER: 2 OF 27

NOMENCLATURE				GENERAL DRAWING NOTES			
ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	HABITATIONS MAKES EVERY EFFORT TO PRESENT ACCURATE & RELIABLE INFORMATION, HOWEVER IT DOES NOT ENDORSE, APPROVE, OR CERTIFY THE INFORMATION PROVIDED BY OTHERS, NOR DOES HABITATIONS GUARANTEE ITS ACCURACY OR COMPLETENESS. USE OF THIS INFORMATION IS VOLUNTARY AND RELIANCE ON IT SHOULD ONLY BE UNDERTAKEN AFTER CAREFUL REVIEW AND INDEPENDENT VERIFICATION OF ITS ACCURACY AND COMPLETENESS. THE CONTRACTOR/ OWNER/ TRADE CONTRACTORS SHALL ASSUME ALL RISKS FOR THE USE OF THE INFORMATION CONTAINED HEREIN, UNDER NO CIRCUMSTANCES WILL HABITATIONS, ITS OFFICERS, EMPLOYEES OR AGENTS BE LIABLE FOR YOUR USE, MISUSE, REFERENCE TO, OR RELIANCE ON ANY OF THE INFORMATION PROVIDED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS, OR DEFECTS.			
ALUM	ALUMINUM	LIN	LINEN	1.	FLOOR PLAN INTERIOR DIMENSIONS ARE TO INSIDE OF UNFINISHED (STUD) WALLS (UNFINISHED WALL THICKNESS EQUALS 3/2"). SQUARE FOOTAGE IS DETERMINED TO THE OUTSIDE OF ALL EXTERIOR WALLS IN EVERY LOCATION WHERE THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.		
A/R	AS REQUIRED	MFR	MANUFACTURER	2.	FLOOR PLAN EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUDS, (EXCLUDING SHEATHING).		
AV	AUDIO VIDEO	MECH	MECHANICAL	3.	AN ATTEMPT HAS BEEN MADE TO DESIGN TO FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES HOWEVER THE CONTRACTOR/ OWNER SHALL HAVE RESPONSIBILITY TO INSURE THAT ALL APPLICABLE FEDERAL, STATE & LOCAL BUILDING CODES AND ORDINANCES ARE MET. THE CONTRACTOR/ OWNER SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ALL DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND/OR USE OF THESE DRAWINGS/SPECIFICATIONS.		
B'ST	BASEMENT	MIN	MINIMUM	4.	ELECTRICAL PLUMBING AND HVAC DETAILS ARE NOT SHOWN. THE GENERAL CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO INSURE THAT SUBCONTRACTORS FOLLOW ALL APPLICABLE CODES.		
BRG	BEARING	MOD	MODIFIED	5.	STRUCTURAL ROOF, FLOOR AND WALL FRAMING DETAILS ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FRAMING TO MEET STRUCTURAL REQUIREMENTS OF ALL APPLICABLE CODES.		
BTR	BETTER	MTR	MOTOR	6.	CABINET DETAILS ARE NOT SHOWN. DESIGN, STYLE AND COLOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.		
BKS	BOOKS	NTS	NOT TO SCALE	7.	SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER/CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS/FOUNDATIONS AND TO MEET ALL LOCAL ZONING CODES/ORDINANCES.		
BI	BUILT IN	OC	ON CENTER	8.	A TRASH COMPSTER AND PORTA-POTTY SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES. GAS NOT BE PLACED IN STREET OR ACROSS SIDEWALK AND PARKING STRIP.		
CAB	CABINET	PAN	PANTRY		A CERTIFICATE MUST BE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE R VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILING, STRUCTURAL WALLS, SLAB, CRAWLSPACE AND DUCTS OUTSIDE CONDITIONED SPACES. WINDOWS U-FACTORS AND SOLAR HEAT GAIN CONSTANTS MUST ALSO BE LISTED AND SHOWN. THE TYPE AND EFFICIENCY OF THE FURNACE, BOILER, WATER HEATER AND AIR CONDITIONING EQUIPMENT SHALL ALSO BE LISTED.		
CLS	CEILING	PSI	POUNDS PER SQUARE INCH				
CV	CENTRAL VACUUM	PLCS	PLACES				
CONC	CONCRETE	FLCS	FLOOR PLACES				
CTR	COUNTER	FL	POINT LOAD				
DW	DISH WASHER	PDR	POUNDER ROOM				
DBL	DOUBLE	REF	REFRIGERATOR				
DF	DOUGLAS FIR	R & S	ROOF AND SHELF				
DN	DOWN	RB	ROOF BEAM				
ELEV.	ELEVATION	SHLVS	SHELVES				
EQ	EQUAL	SPECs	SPECIFICATIONS				
FP	FIREPLACE	SURF.	SURFACE				
FB	FLOOR BEAM	SUSP.	SUSPENDED				
FTG	FOOTING	SQ.	SQUARE				
FDN	FOUNDATION	T & G	TONGUE AND GROOVE				
FT.	FEET	T.O.F.	TOP OF FOUNDATION				
FURN.	FURNACE	TYF	TYPICAL				
GYP.	GYPSUM	UNCL	UNDER COUNTER LIGHTING				
HVAC	HEATING, VENTILATION, AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE				
HT/HST	HEIGHT	WIC	WALK-IN-CLOSET				
IRC	INTERNATIONAL RESIDENTIAL CODE	WO	WALL OVEN				
LAUN	LAUNDRY	WH	WATER HEATER				



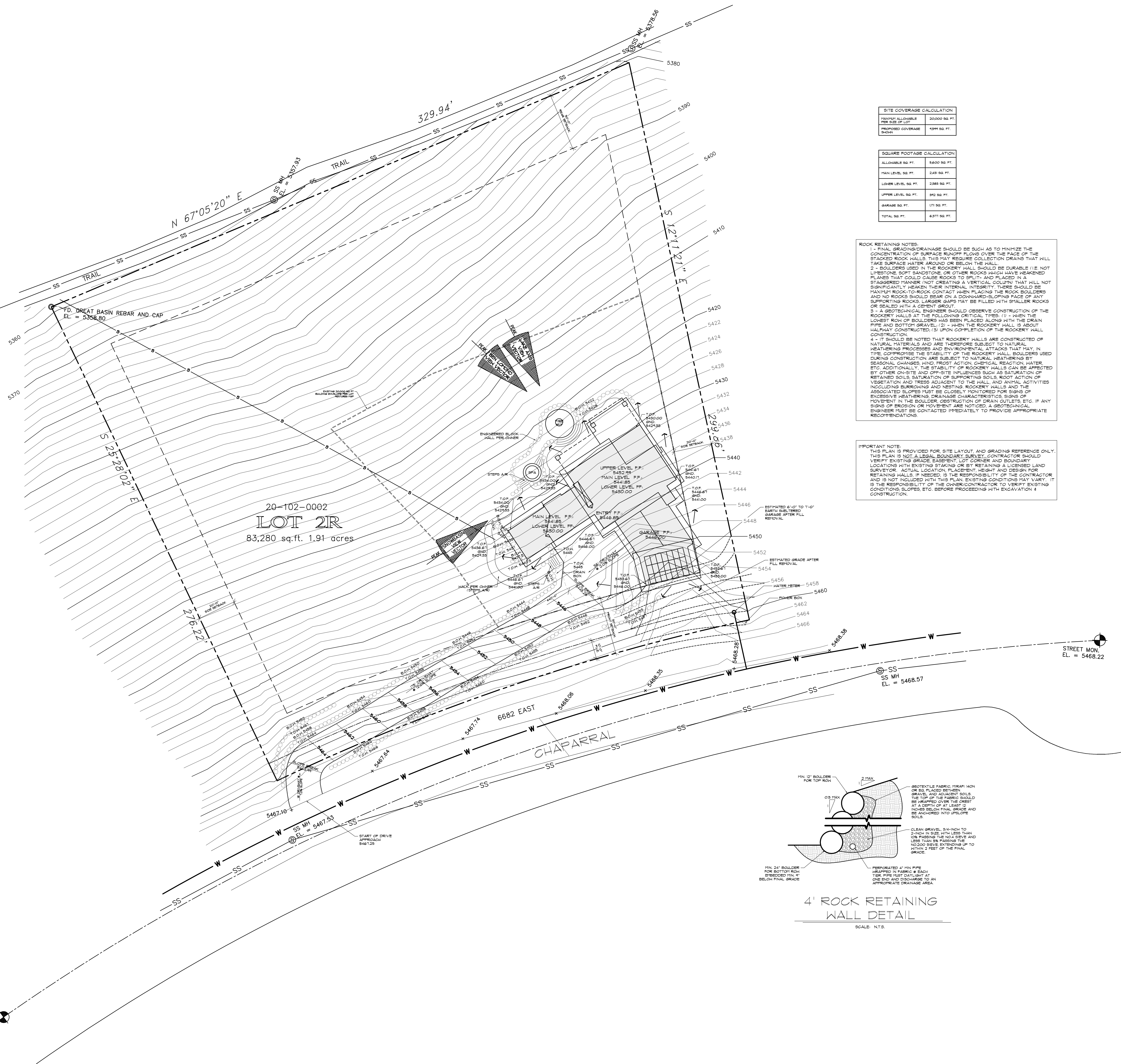
PROJECT ADDRESS
 6682 EAST CHAPARRAL
 LOT #2R
 LEGENDS AT HAWKINS CREEK
 HUNTSVILLE CITY, WEBER COUNTY, UTAH
 Area = 83,280 Sq. Ft. = 1.91 ACRES

- PLEASE NOTE:**
1. SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER/CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS/FOUNDATIONS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, NATIONAL, AND LOCAL BUILDING CODES & ORDINANCES.
 2. THIS SITE PLAN IS A REPRESENTATION OF CONCRETE FOUNDATIONAL BUILDING FOOTPRINT ONLY. ALL SETBACK INFORMATION SHOWN IS TO CONCRETE FOUNDATION WALLS ONLY. SITE PLAN DOES NOT INDICATE THE LOCATION OF ROOF OVERHANGS OR CANTILEVERS (WALL, PROPLITS OR FLOOR OVERHANGS) OR OTHER ARCHITECTURAL ELEMENTS THAT MAY PENETRATE THE PROPERTY SETBACKS OR EASEMENTS. THE PLAN COUNTY, CITY OR OTHER JURISDICTION REVIEWER, CONTRACTOR AND OWNER SHALL REVIEW ALL PLAN SUBMITTAL DRAWINGS (FLOOR PLANS, ELEVATIONS, DETAILS, ETC.) IN CONJUNCTION WITH THE SITE PLAN TO IDENTIFY ANY PROPOSED WALL, CANTILEVERS OR OTHER FEATURES THAT MAY ENCRoACH INTO SETBACKS AND SHALL REPORT ANY CONCERNS TO THE DESIGNER PRIOR TO EXCAVATION AND/OR CONSTRUCTION.
 3. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
 4. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%), DIRECT DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES.
 5. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
 6. STRAW HATTLES (OR EQUIVALENT) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
 7. BERMS OR SHALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
 8. ALL REAR DRAINAGE TO BE RETAINED ON THE PROPERTY.
 9. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS.
 10. LONG-TERM DRAINAGE CONTROL BY STANDARD RESIDENTIAL LANDSCAPING, INCLUDING GRASS, TREES AND BUSHES AND AN AUTOMATIC SPRINKLER SYSTEM.

LINETYPE LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	HOME FOOTPRINT
---	PROPOSED CONT.
---	10' CONT. LINE
---	2' CONT. LINE
---	DIRECTIONAL DRAINAGE

- LEGEND:**
- △ FOUND OR SET SURVEY CONTROL MONUMENT (AS INDICATED)
 - FOUND "MOUNTAIN ENGINEERING" REBAR AND CAP (OR AS INDICATED)
 - SET 5/8" REBAR W/CAP OR AS INDICATED
 - ⊙ SET NAIL AND WASHER



SITE COVERAGE CALCULATION

HARVEST ALLOWABLE PER SIZE OF LOT	20000 SQ. FT.
PROPOSED COVERAGE	4394 SQ. FT.

SQUARE FOOTAGE CALCULATION

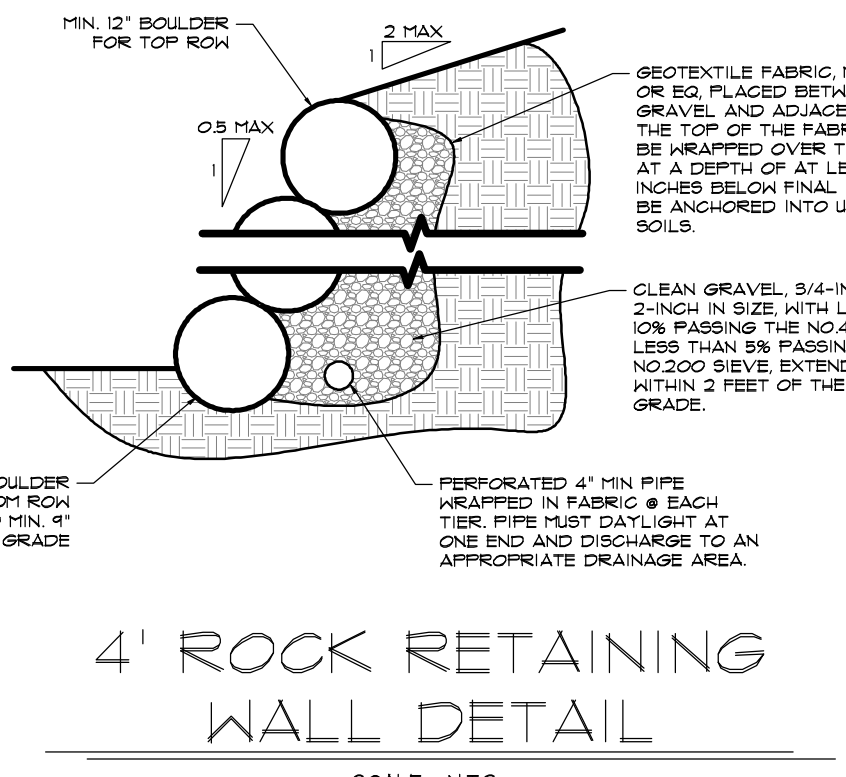
ALLOWABLE SQ. FT.	8800 SQ. FT.
MAIN LEVEL SQ. FT.	240 SQ. FT.
LOWER LEVEL SQ. FT.	2383 SQ. FT.
UPPER LEVEL SQ. FT.	392 SQ. FT.
GARAGE SQ. FT.	171 SQ. FT.
TOTAL SQ. FT.	6371 SQ. FT.

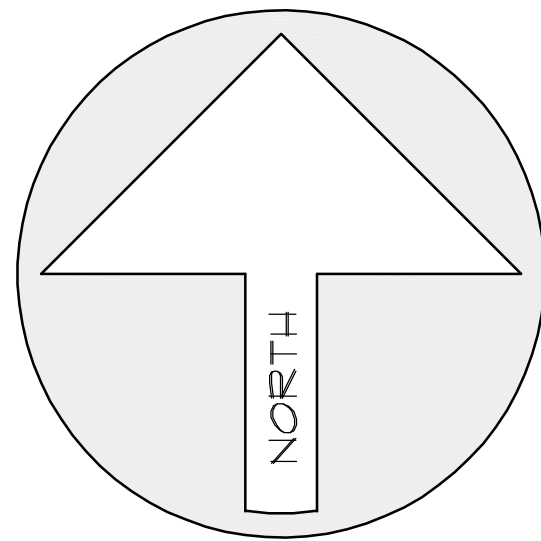
ROCK RETAINING NOTES:

- 1 - FINAL GRADING/DRAINAGE SHOULD BE SUCH AS TO MINIMIZE THE CONCENTRATION OF SURFACE RUNOFF FLOWS OVER THE FACE OF THE STACKED ROCK WALLS. THIS MAY REQUIRE COLLECTION DRAINS THAT WILL TAKE SURFACE WATER AROUND OR BELOW THE WALL.
- 2 - BOULDERS USED IN THE ROCKERY WALL SHOULD BE DURABLE (I.E. NOT LIMESTONE, SOFT SANDSTONE, OR OTHER ROCKS WHICH HAVE WEAKENED PLANES THAT COULD CAUSE ROCKS TO SPLIT), AND PLACED IN A STAGGERED MANNER NOT CREATING A VERTICAL COLUmn THAT WILL NOT SIGNIFICANTLY WEAKEN THEIR INTERNAL INTEGRITY. THERE SHOULD BE MAXIMUM ROCK-TO-ROCK CONTACT WHEN PLACING THE ROCK BOULDERS AND NO ROCKS SHOULD BEAR ON A DOWNWARD-SLOPING FACE OF ANY SUPPORTING ROCKS. LARGER GAPS MAY BE FILLED WITH SMALLER ROCKS OR SEALED WITH A CEMENT GROUT.
- 3 - A GEOTECHNICAL ENGINEER SHOULD OBSERVE CONSTRUCTION OF THE ROCKERY WALLS AT THE FOLLOWING CRITICAL TIMES: (1) - WHEN THE FIRST ROW OF BOULDERS HAS BEEN PLACED ALONG WITH THE DRAIN PIPE AND BOTTOM GRAVEL; (2) - WHEN THE ROCKERY WALL IS ABOUT HALFWAY CONSTRUCTED; (3) UPON COMPLETION OF THE ROCKERY WALL CONSTRUCTION.
- 4 - IT SHOULD BE NOTED THAT ROCKERY WALLS ARE CONSTRUCTED OF NATURAL MATERIALS AND ARE THEREFORE SUBJECT TO NATURAL WEATHERING PROCESSES AND ENVIRONMENTAL ATTACKS THAT MAY, IN TIME, COMPROMISE THE STABILITY OF THE ROCKERY WALL. BOULDERS USED DURING CONSTRUCTION ARE SUBJECT TO NATURAL WEATHERING BY SEASONAL CHANGES, WIND, FROST ACTION, CHEMICAL REACTION, WATER, ETC. ADDITIONALLY, THE STABILITY OF ROCKERY WALLS CAN BE AFFECTED BY OTHER ON-SITE AND OFF-SITE INFLUENCES SUCH AS SATURATION OF RETAINED SOILS, SATURATION OF SUPPORTING SOILS, ROOT ACTION OF VEGETATION AND TREES ADJACENT TO THE WALL, AND ANIMAL ACTIVITIES INCLUDING BURROWING AND NESTING. ROCKERY WALLS AND THE ASSOCIATED SLOPES MUST BE CLOSELY MONITORED FOR SIGNS OF EXCESSIVE WEATHERING, DRAINAGE CHARACTERISTICS, SIGNS OF MOVEMENT IN THE BOULDER, OBSTRUCTION OF DRAIN OUTLETS, ETC. IF ANY SIGNS OF EROSION OR MOVEMENT ARE NOTICED, A GEOTECHNICAL ENGINEER MUST BE CONTACTED IMMEDIATELY TO PROVIDE APPROPRIATE RECOMMENDATIONS.

IMPORTANT NOTE:

THIS PLAN IS PROVIDED FOR SITE LAYOUT AND GRADING REFERENCE ONLY. THIS PLAN IS NOT A LEGAL DOCUMENT. SURVEY CONTRACTOR SHOULD VERIFY EXISTING GRADE, EASEMENT, LOT CORNER AND BOUNDARY LOCATIONS WITH EXISTING STAKING OR BY RETAINING A LICENSED LAND SURVEYOR'S ACTUAL LOCATION, PLACEMENT, HEIGHT AND DESIGN FOR RETAINING WALLS. IF NEEDED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR, AND IS NOT INCLUDED WITH THIS PLAN. EXISTING CONDITIONS MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY EXISTING CONDITIONS, SLOPES, ETC. BEFORE PROCEEDING WITH EXCAVATION & CONSTRUCTION.





PROJECT ADDRESS
 6682 EAST CHAPARRAL
 LOT #2R
 LEGENDS AT HAWKINS CREEK
 HUNTSVILLE CITY, WEBER COUNTY, UTAH

Area = 83,280 Sq. Ft. = 1.91 ACRES

PLEASE NOTE:

1. THIS SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER/CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS, FOUNDATIONS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, NATIONAL, AND LOCAL BUILDING CODES & ORDINANCES.
2. THIS SITE PLAN IS A REPRESENTATION OF CONCRETE FOUNDATIONAL BUILDING FOOTPRINT ONLY. ALL SETBACK INFORMATION SHOWN IS TO CONCRETE FOUNDATION WALLS ONLY. SITE PLAN DOES NOT INDICATE THE LOCATION OF ROOF OVERHANGS OR CANTILEVERS (WALL, PORCHES OR FLOOR OVERHANGS) OR OTHER ARCHITECTURAL ELEMENTS THAT MAY PENETRATE THE PROPERTY SETBACKS OR EASEMENTS. THE PLAN, COUNTY, CITY OR OTHER JURISDICTION REVIEWER, CONTRACTOR AND OWNER SHALL REVIEW ALL PLAN SUBMITTAL DRAWINGS (FLOOR PLANS, ELEVATIONS, DETAILS, ETC.) IN CONJUNCTION WITH THE SITE PLAN TO IDENTIFY ANY PROPOSED WALL CANTILEVERS OR OTHER FEATURES THAT MAY ENCROACH INTO SETBACKS AND SHALL REPORT ANY CONCERNS TO THE DESIGNER PRIOR TO EXCAVATION AND/OR CONSTRUCTION.
3. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
4. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%), DIRECT DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES.
5. STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
6. STRAW HATTLES (OR EQUIVALENT) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
7. BERRIS OR SNALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
8. ALL REAR DRAINAGE TO BE RETAINED ON THE PROPERTY.
9. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS.
10. LONG-TERM DRAINAGE CONTROL BY STANDARD RESIDENTIAL LANDSCAPING, INCLUDING GRASS, TREES AND BUSHES AND AN AUTOMATIC SPRINKLER SYSTEM.

LINETYPE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- HOME FOOTPRINT
- PROPOSED CONT.
- 10' CONT. LINE
- 2' CONT. LINE
- DIRECTIONAL DRAINAGE

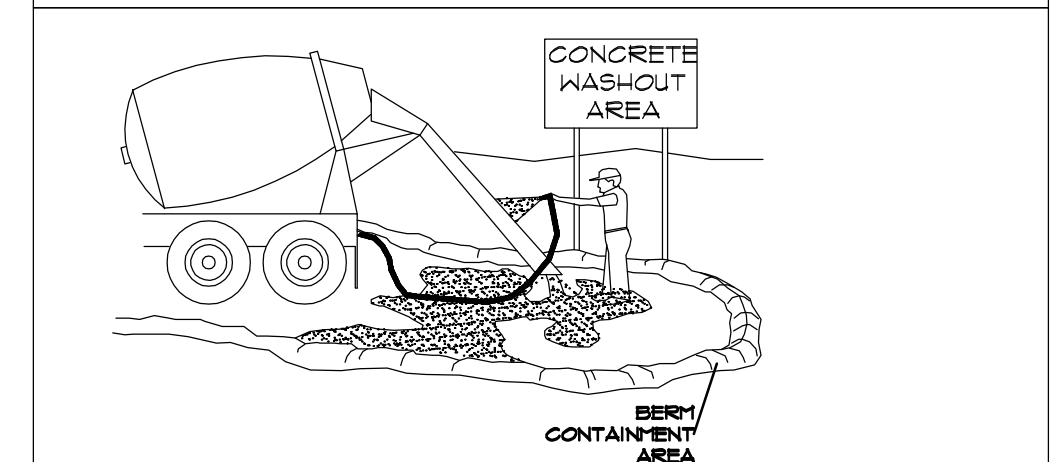
LEGEND:

- ▲ FOUND OR SET SURVEY CONTROL MONUMENT (AS INDICATED)
- FOUND "MOUNTAIN ENGINEERING" REBAR AND CAP (OR AS INDICATED)
- SET 5/8" REBAR W/CAP OR AS INDICATED
- ⊙ SET NAIL AND WASHER



20-102-0002
LOT 2R
 83,280 sq.ft. 1.91 acres

- SHEEP INFORMATION**
1. HOW MUCH AREA WILL BE DISTURBED?
 2. APPROX. SQ. FT. OF THE LOT JUST OVER 1% OF THE ENTIRE LOT AREA WHO WILL BE RESPONSIBLE FOR THE CONDITIONS OF THE SITE DURING CONSTRUCTION?
 3. WHAT WILL BE DONE TO PREVENT THE NEIGHBORS FROM BEING AFFECTED BY THE PROPOSED CONSTRUCTION ACTIVITIES?
 4. WHAT WILL BE DONE WITH ALL EXCAVATED MATERIAL TEMPORARILY AND PERMANENTLY?
 5. WHERE IS THE CONCRETE WASHOUT AND HOW WILL IT BE MAINTAINED?
 6. WHERE ARE THE PORT-A-JOINS LOCATED AND HOW ARE THEY INSTALLED?
 7. HOW WILL THE CONSTRUCTION ENTRANCE BE BUILT AND WHERE WILL IT BE LOCATED?
 8. WHERE ARE THE PORT-A-JOINS LOCATED AND HOW ARE THEY INSTALLED?
 9. IS THERE A DRAINAGE CUTCH OR SWALE ON OR NEAR YOUR PROPERTY?
 10. WHAT CURRENTLY HAPPENS TO THE RAIN/STORM WATER WHEN IT REACHES THIS PROJECT SITE?



- CONCRETE WASTE MANAGEMENT**
- NOTES:
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 2. FOR WASHOUT OF CONCRETE AND PORTLAND PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE. THIS DISCHARGE AREA MUST BE LINED WITH AN IMPERMEABLE BARRIER.
 3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

PLEASE NOTE:
 1. PER OWNER'S REQUEST, TOPSOIL SHALL BE SAVED IN ORDER TO REDUCE THE NEED TO IMPORT ANY.

IMPORTANT BACKFILL NOTES

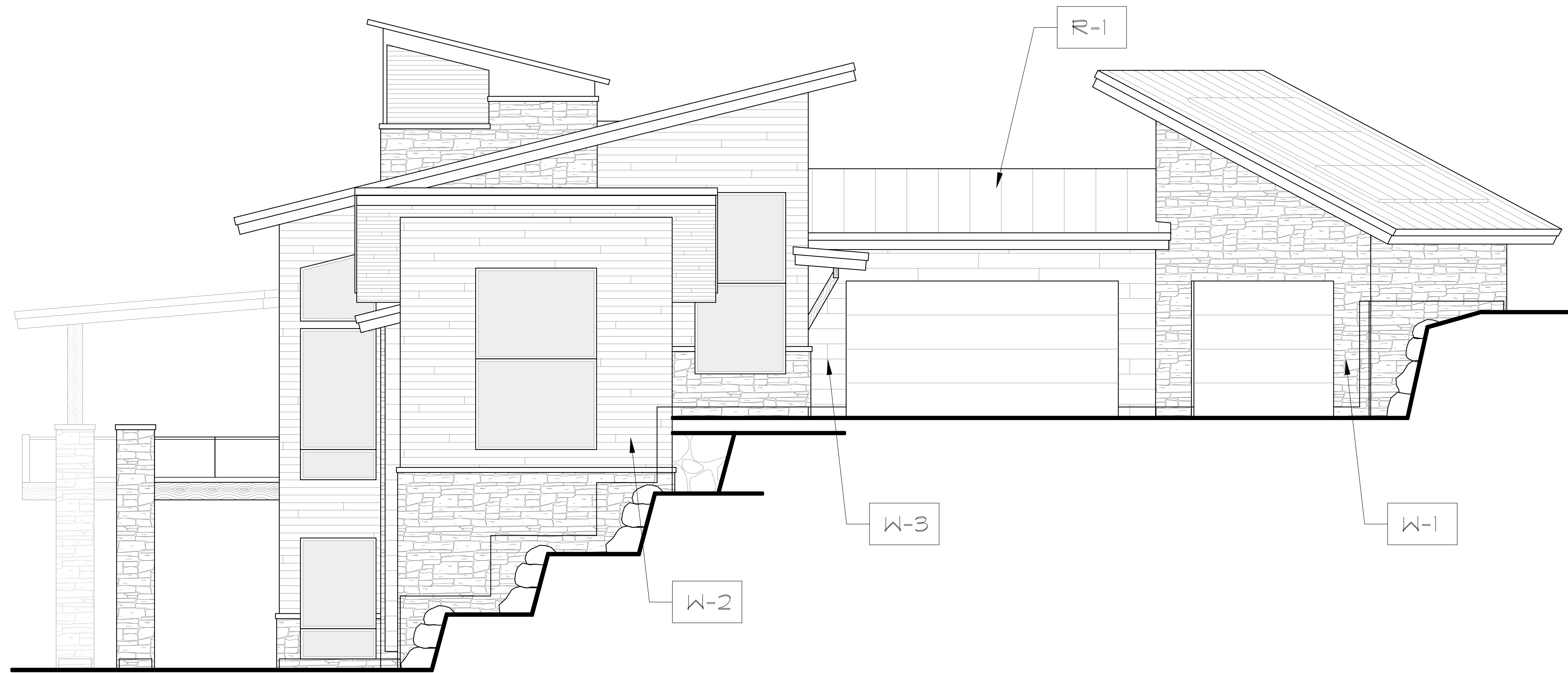
1. MATERIAL PLACED AS FILL TO SUPPORT FOUNDATIONS SHOULD BE NON-EXPANSIVE GRANULAR SOIL.

MATERIALS RECOMMENDED FOR IMPORTED STRUCTURAL FILL	RECOMMENDATIONS
FOOTINGS	NON-EXPANSIVE GRANULAR SOIL PASSING NO. 200 SIEVE < 30% LIQUID LIMIT < 30% PLASTICITY INDEX
SLAB SUPPORT	NON-EXPANSIVE GRANULAR SOIL PASSING NO. 200 SIEVE < 35% LIQUID LIMIT < 30% PLASTICITY INDEX

2. COMPACTION OF MATERIALS PLACED AT THE SITE SHOULD EQUAL OR EXCEED THE MINIMUM DENSITIES AS INDICATED BELOW WHEN COMPARED TO THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.

MATERIALS RECOMMENDED FOR IMPORTED STRUCTURAL FILL	RECOMMENDATIONS
FOOTINGS	> 95%
CONCRETE SLABWORK & PAVEMENT & ROCK FILL	> 100%
CONCRETE SLABWORK & PAVEMENT & ROCK FILL	> 95%
LANDSCAPING	> 85%
RETAINING WALL BACKFILL	85 - 90%

- IMPORTANT BACKFILL NOTES (CONT.)**
3. TO FACILITATE THE COMPACTION PROCESS, THE FILL SHOULD BE COMPACTED AT A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT. THE BASE COURSE SHOULD BE COMPACTED TO AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. FILL PLACED FOR THE PROJECT SHOULD BE FREQUENTLY TESTED FOR COMPACTION.
 4. FILL MATERIAL MUST BE DEPOSITED AND SPREAD IN UNIFORM HORIZONTAL LIFTS NOT MORE THAN 8" THICK. LOOSE REARBERMENT, AND THESE LIFTS ARE TO BE KEPT APPROXIMATELY LEVEL. FIELD DENSITY TESTS (ASTM-D-1556) SHALL BE PERFORMED AT REGULAR INTERVALS TO CHECK ADEQUACY OF THE COMPACTION. MOISTURE CONTENT SHALL NOT VARY MORE THAN 3% ABOVE OR BELOW OPTIMUM.
 5. REMOVAL OF UNSUITABLE MATERIAL.
 - A. UNSUITABLE MATERIAL IN SOFT SPOTS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH A MATERIAL EQUAL TO OR BETTER THAN THE BEST SUBGRADE MATERIAL ON THE SITE. THE IN-PLACE MATERIALS (IE NATURAL OR EXCAVATED AREAS) SHALL BE PROOF ROLLED. SOFT SOILS IDENTIFIED DURING PROOF ROLL SHALL BE REMOVED TO A MAXIMUM DEPTH OF 2' AND BACKFILLED WITH STRUCTURAL FILL.
 - B. UNSUITABLE MATERIAL SHALL BE DEFINED AS ANY SOIL CONTAINING DEBRIS AND/OR ORGANIC MATERIAL OR ANY KIND SUCH AS MUD, PEAT, ORGANIC TOPSOIL, SOIL, VEGETABLE MATTER, AND/OR MOISTURE SENSITIVE SOILS (COLLAPSIBLE/EXPANSIVE SOILS).
 - C. AREAS REQUIRING IMPORTATION OF FILL MATERIAL SHALL BE BROUGHT TO REQUIRED GRADE ELEVATIONS AND LIFTS NOT TO EXCEED 8 INCHES LOOSE (APPROXIMATELY 6 INCHES COMPACTED), AND EACH LIFT SHALL BE COMPACTED TO REQUIRED DENSITY AND REQUIRED MOISTURE.
 - D. THE MOISTURE CONTENT FOR ALL MATERIALS TO BE COMPACTED SHALL BE BROUGHT TO APPROPRIATE OPTIMUM CONDITIONS BY THE ADDITION OF WATER, BY THE BLENDING OF DRY MATERIAL, OR BY AERATION OF THE EXISTING MATERIAL.
 6. BACKFILL NOTES ON THIS PLAN REFERENCE GEOTECHNICAL ENGINEER'S DOCUMENTATION AND ARE NOT THOSE OF THE ENGINEERING OF RECORD FOR THIS SITE PLAN.



EXTERIOR MATERIAL SCHEDULE

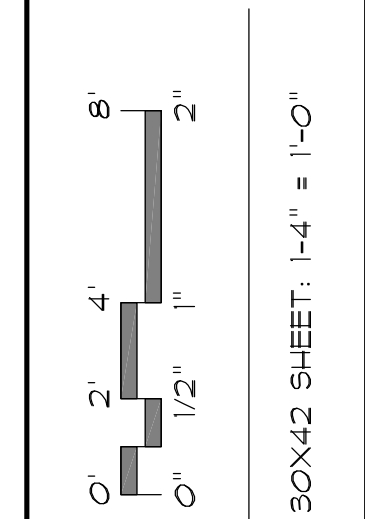
	<p>R-1 ROOF TYPES</p> <ul style="list-style-type: none"> STANDING METAL SEAM ROOFING SELF-ADHERING SHEET WATERPROOFING- HIGH TEMP. TAMKO BUILDING PRODUCTS ROOF SHEATHING PER PLAN. ROOF FRAMING PER PLAN/ JOIST PER PLAN. THERMAL INSULATION <ul style="list-style-type: none"> A. 8" DEPTH AT UNDERSIDE OF SHEATHING CLOSED CELL SPRAY POLYURETHANE FOAM TYPE II, MIN DENSITY OF 15 LBS. PER FT3 AT ALL LOCATIONS PLUS FIBERGLASS BELOW B. PLUS ADDITIONAL R-19 FIBERGLASS BATT INSULATION AT EACH BAY FILLING EACH JOIST BAY OR C. PLUS R38 BLOWN IN FIBERGLASS INSULATION AT TRUSS LOCATIONS D. VAPOR BARRIER-REINFORCED POLYETHYLENE.
	<p>W-1 WALL TYPES</p> <ul style="list-style-type: none"> FULL CUT STONE 3' TO 5' DEPTH PER MFR SPECS WEATHER BARRIER EXTERIOR SHEATHING PER PLAN. EXTERIOR WALL FRAMING (2X6 MIN) PER PLAN THERMAL INSULATION <ul style="list-style-type: none"> A. 2" DEPTH AT SHEATHING CLOSED CELL SPRAY POLYURETHANE FOAM TYPE II, MIN DENSITY OF 15 LBS PER FT3 AT ALL LOCATIONS PLUS FIBERGLASS B. PLUS ADDITIONAL R-11 FIBERGLASS BATT INSULATION AT EACH BAY FILLING EACH STUD BAY. C. AIR INFILTRATION BARRIER- CAULK EACH FACE TO FACE PLATE AND FRAMING CONNECTION WITH MASTIC TO REDUCE AIR INFILTRATION. D. INTERIOR FINISH- PER PLAN
	<p>W-2 WALL TYPES</p> <ul style="list-style-type: none"> HARDIE BOARD HORIZONTAL LAP SIDING PER MFR SPECS AGED PEWTER COLOR WEATHER BARRIER EXTERIOR SHEATHING PER PLAN. EXTERIOR WALL FRAMING (2X6 MIN) PER PLAN THERMAL INSULATION <ul style="list-style-type: none"> A. 2" DEPTH AT SHEATHING CLOSED CELL SPRAY POLYURETHANE FOAM TYPE II, MIN DENSITY OF 15 LBS PER FT3 AT ALL LOCATIONS PLUS FIBERGLASS. B. PLUS ADDITIONAL R-11 FIBERGLASS BATT INSULATION AT EACH BAY FILLING EACH STUD BAY. C. AIR INFILTRATION BARRIER- CAULK EACH FACE TO FACE PLATE AND FRAMING CONNECTION WITH MASTIC TO REDUCE AIR INFILTRATION. D. INTERIOR FINISH- PER PLAN.
	<p>W-3 WALL TYPES</p> <ul style="list-style-type: none"> HORIZONTAL METAL SIDING PER MANUFACTURER METAL SIDING MUST BE IN ADVANCED STAGE OF PATINA PRIOR TO INSTALLATION A/R PER RED LEDGES GUIDELINES. WEATHER BARRIER & EXTERIOR SHEATHING PER PLAN. EXTERIOR WALL FRAMING (2X6 MIN) PER PLAN THERMAL INSULATION <ul style="list-style-type: none"> A. 2" DEPTH AT SHEATHING CLOSED CELL SPRAY POLYURETHANE FOAM TYPE II, MIN DENSITY OF 15 LBS PER FT3 AT ALL LOCATIONS PLUS FIBERGLASS. B. PLUS ADDITIONAL R-11 FIBERGLASS BATT INSULATION AT EACH BAY FILLING EACH STUD BAY. C. AIR INFILTRATION BARRIER- CAULK EACH FACE TO FACE PLATE AND FRAMING CONNECTION WITH MASTIC TO REDUCE AIR INFILTRATION. D. INTERIOR FINISH- PER PLAN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND REQUIREMENTS AT THE JOB PRIOR TO CONSTRUCTION. THIS PLAN IS THE EXCLUSIVE PROPERTY OF HABITATIONS AND SHALL BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HABITATIONS. ANY VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED. THIS PLAN IS AN UNAUTHORIZED COPY AND SHOULD BE USED ONLY FOR THE PROJECT IDENTIFIED HEREON. ANY CONSTRUCTION WORK THAT IS TO BE DONE ON THE JOB BEFORE THE PROJECT IDENTIFIED HEREON IS TO BE APPROVED, STAMPED AND SIGNED BY THE PROJECT ARCHITECT. REVISED ONLY.

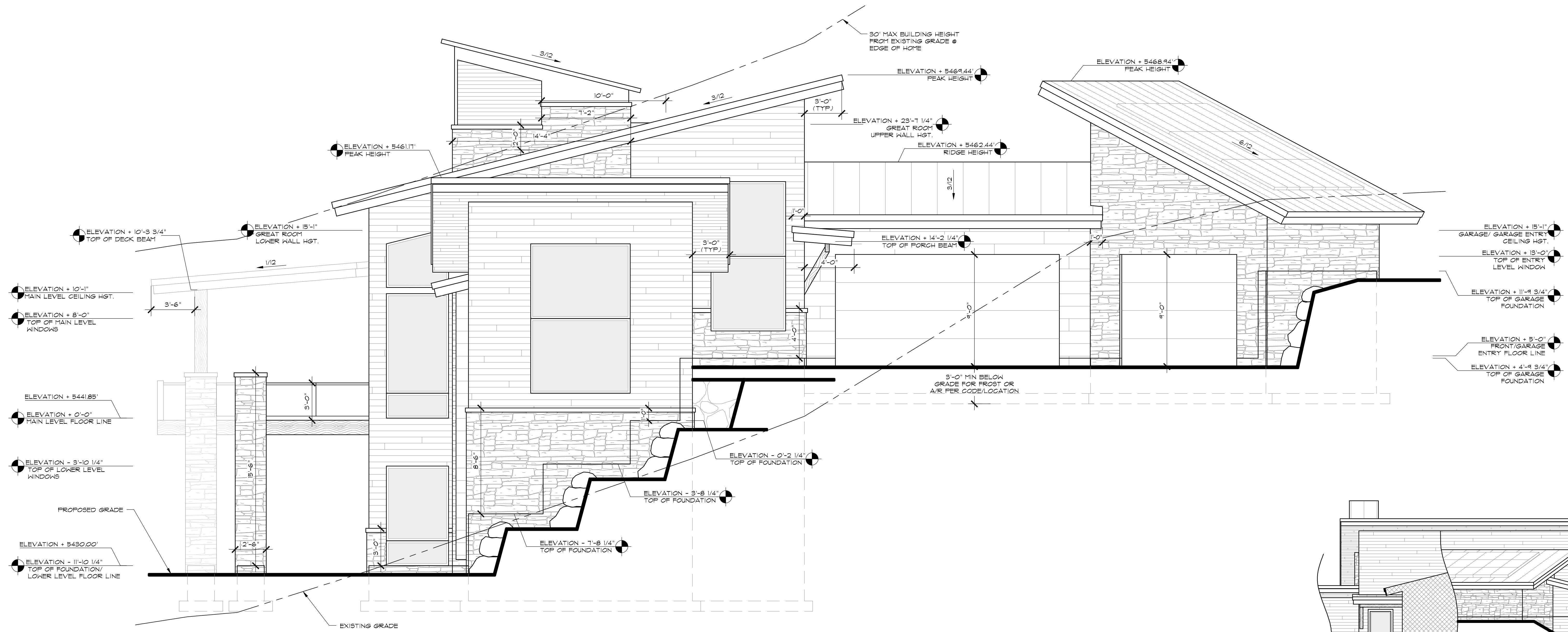
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SHEET TITLE:
ELEVATION DETAILS

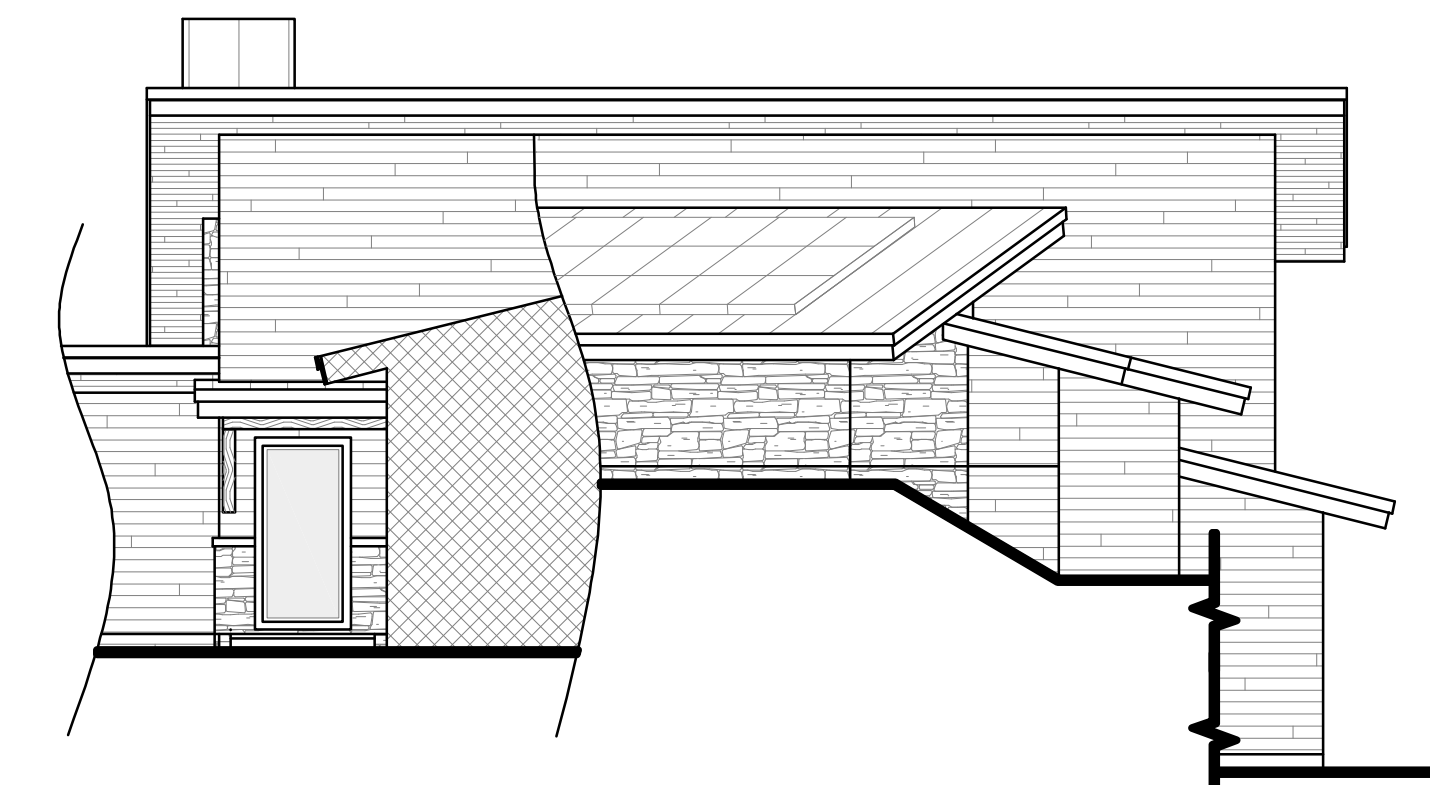


CLIENT: HALEY
 DRAWN BY: N. COOMBS
 CHECKED BY: M. STEELE
 ISSUE DATE: 2/10/2021
 PLAN NUMBER: T52823
 SHEET NUMBER: 5 OF 21



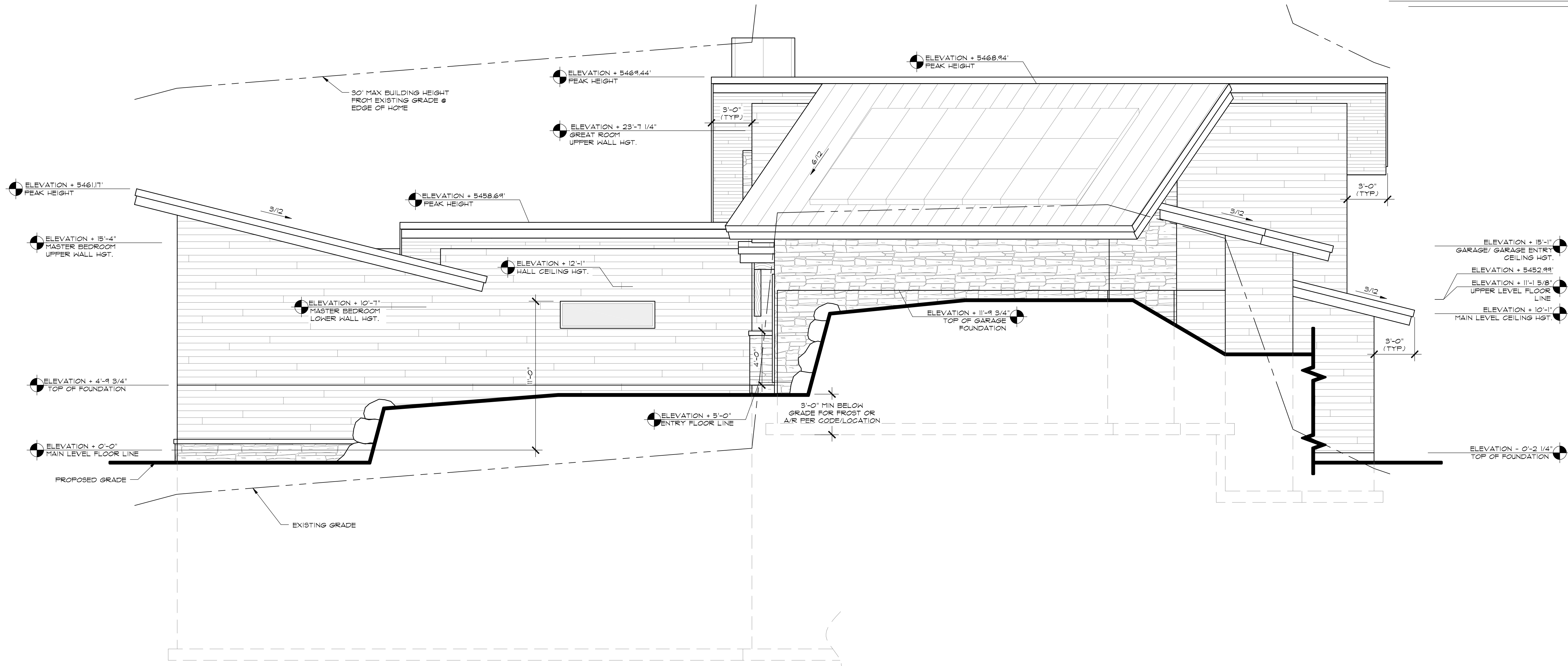
FRONT ELEVATION

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



RIGHT SIDE ELEVATION (FRONT DOOR VIEW)

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



RIGHT SIDE ELEVATION

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

EXTERIOR MATERIAL SCHEDULE

	HORIZONTAL HARDIE BOARD SIDING
	HORIZONTAL METAL SIDING
	THIN CUT NATURAL STONE VENEER

- NOTE: ALL MATERIALS TO BE INSTALLED A/R PER MFR SPECS
- FASCIA: 6" OVER 1/4" STACKED FASCIA (TYP)
- WINDOW/DOOR TRIM: MINIMAL
- POSTS: 12" X 12" TIMBER
- RAILINGS: CUSTOM GLASS PANEL PER CONTRACTOR (TYP)
- ROOF: STANDING SEAM METAL ROOF PER MFR. SPECS (TYP)
- ROCK RETAINING (TYP) (OVER 4" REGS ENGINEERING)
- CUT STONE CAP (TYP)
- CONTINUOUSLY VENTED T&G WOOD SOFFIT PER MFR SPECS
- FABRICATED METAL CHIMNEY CAP (TYP) MUST BE APPROVED BY FIREPLACE MFR
- KICKER: 6" X 6" TIMBER

- ELEVATION + 15'-1" GARAGE/GARAGE ENTRY CEILING HGT
- ELEVATION + 5452.98' ELEVATION + 11'-1 5/8" UPPER LEVEL FLOOR LINE
- ELEVATION + 10'-1" MAIN LEVEL CEILING HGT

- ELEVATION + 10'-1" MASTER BEDROOM LOWER WALL HGT.
- ELEVATION + 4'-8 3/4" TOP OF FOUNDATION
- ELEVATION + 10'-1" MAIN LEVEL FLOOR LINE

- ELEVATION + 10'-1" MAIN LEVEL CEILING HGT.
- ELEVATION + 10'-1" MAIN LEVEL FLOOR LINE

- ELEVATION + 10'-1" MAIN LEVEL CEILING HGT.
- ELEVATION + 10'-1" MAIN LEVEL FLOOR LINE

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- ELEVATION + 10'-1" MAIN LEVEL CEILING HGT.
- ELEVATION + 10'-1" MAIN LEVEL FLOOR LINE

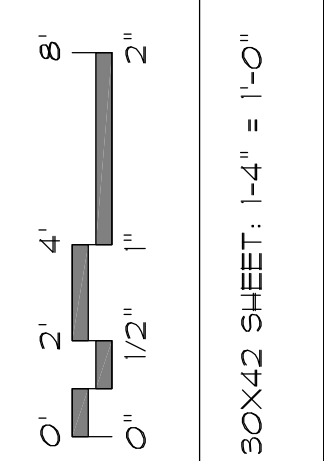
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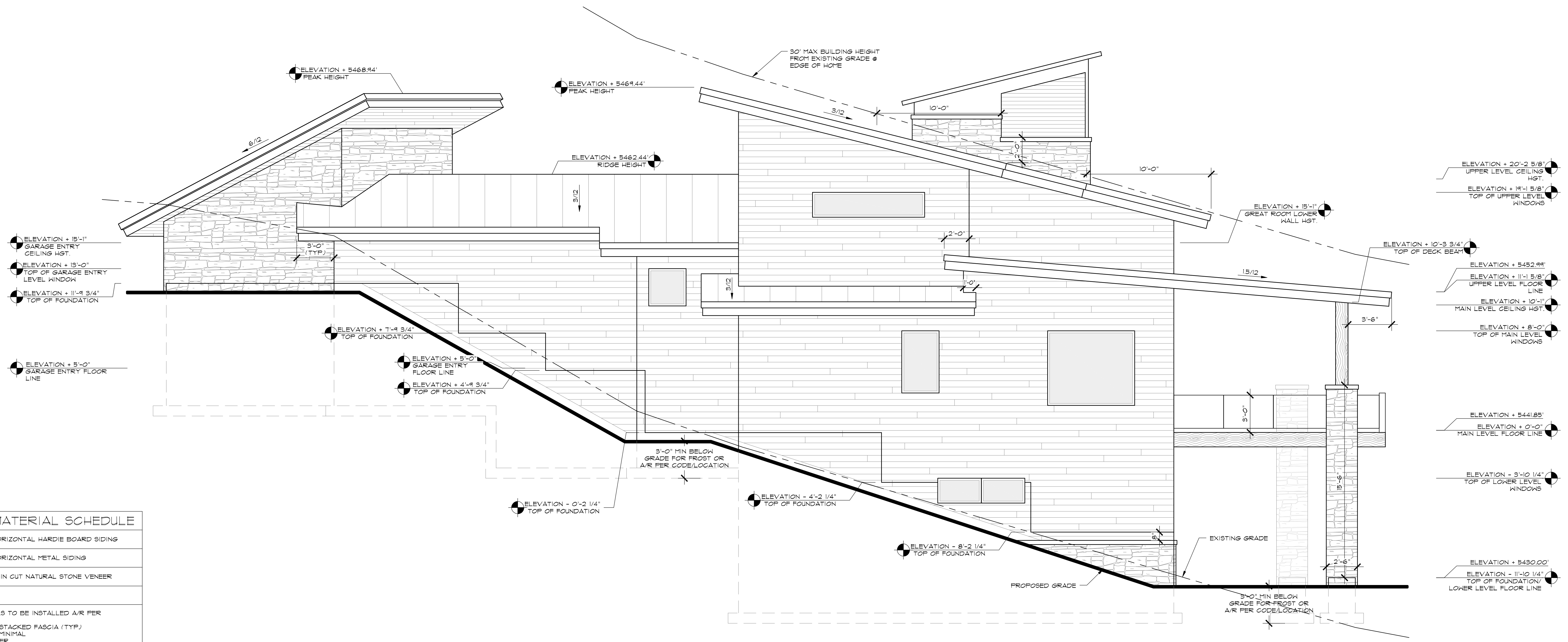
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SHEET TITLE:
 FRONT / RIGHT SIDE
 ELEVATIONS



CLIENT: HALEY
 DRAWN BY: N. COOMBS
 C&D BY: M. STEELE
 ISSUE DATE: 2/10/2021
 PLAN NUMBER: T52823
 SHEET NUMBER: 6 OF 27

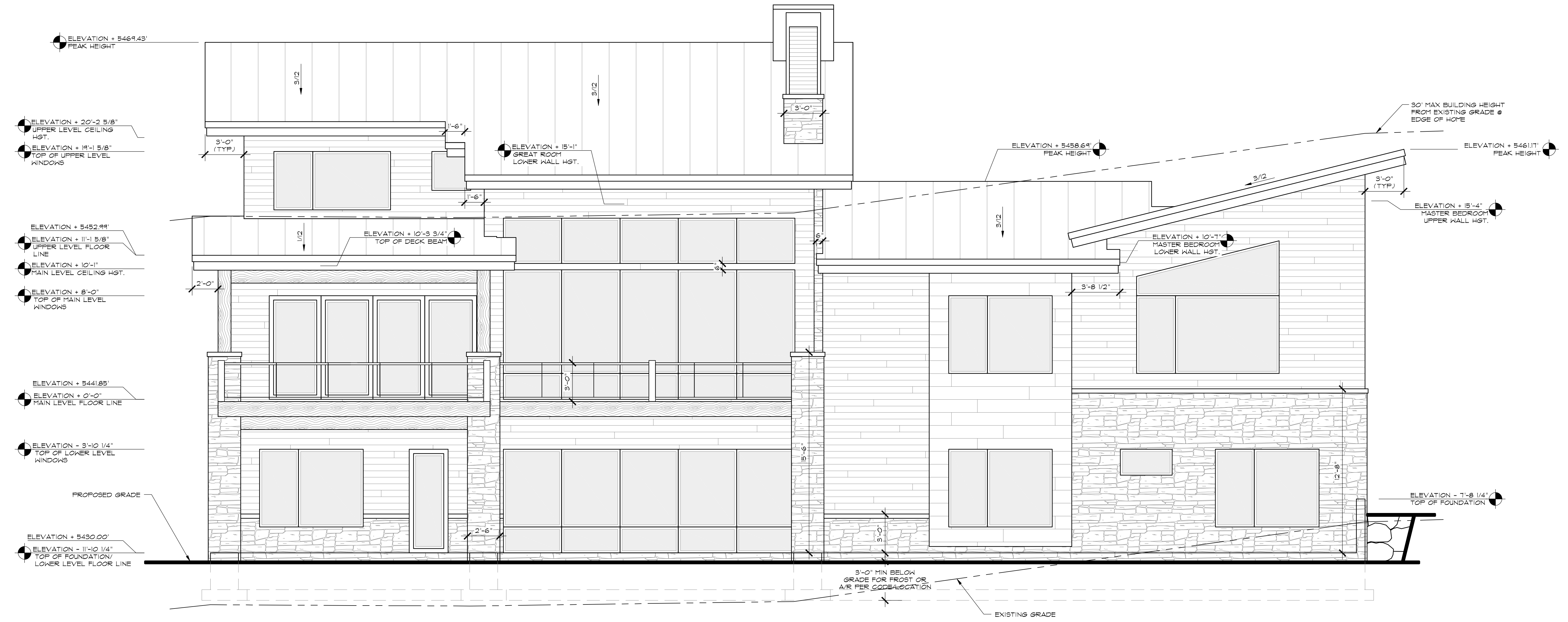


EXTERIOR MATERIAL SCHEDULE

	HORIZONTAL HARDIE BOARD SIDING
	HORIZONTAL METAL SIDING
	THIN CUT NATURAL STONE VENEER

- NOTE: ALL MATERIALS TO BE INSTALLED A/R PER MFR SPECS
- FASCIA: 6" OVER 1/4" STACKED FASCIA (TYP)
- WINDOW/DOOR TRIM: MINIMAL
- POSTS: 12" X 12" TIMBER
- RAILINGS: CUSTOM GLASS PANEL PER CONTRACTOR (TYP)
- ROOF: STANDING BEAM METAL ROOF PER MFR SPECS (TYP)
- ROCK RETAINING (TYP) (OVER 4' REQS ENGINEERING)
- CUT STONE CAP (TYP)
- CONTINUOUSLY VENTED T&G WOOD SOFFIT PER MFR SPECS
- FABRICATED METAL CHIMNEY CAP (TYP) MUST BE APPROVED BY FIREPLACE MFR
- KICKER: 6" X 6" TIMBER

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



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

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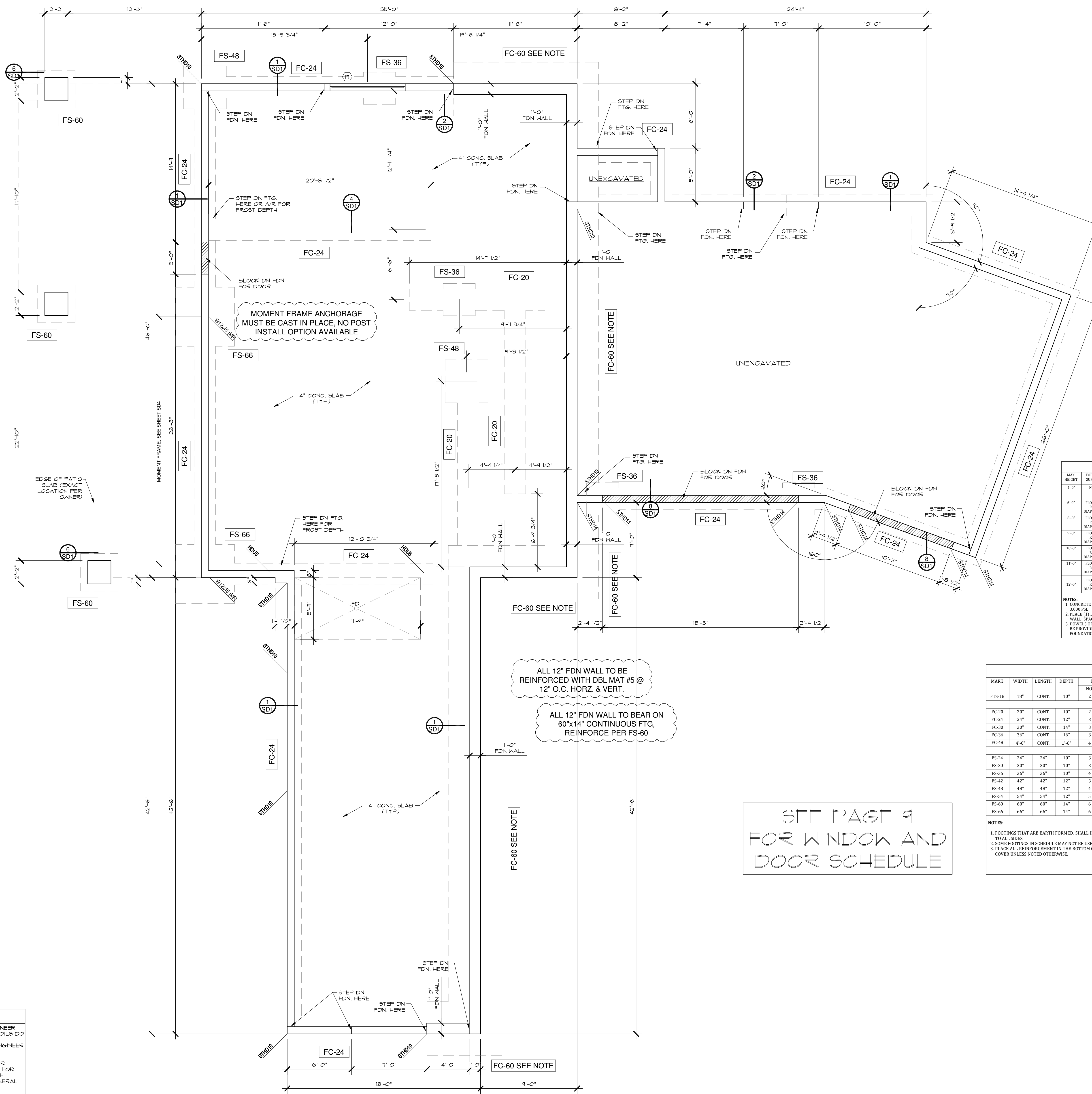
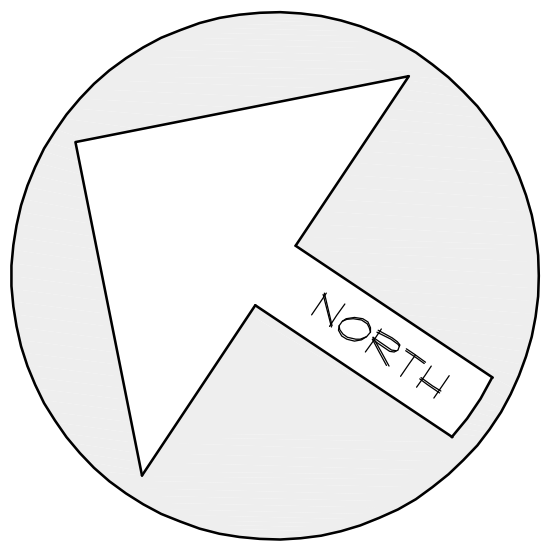
MUST HAVE MET INK STAMP

SHEET TITLE:
REAR / LEFT SIDE ELEVATIONS

SHEET NUMBER:
7 OF 27

CLIENT: HALEY
DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 2/10/2021
PLAN NUMBER: T52823

6'
4'
2'
0'
1/2" = 1'-0"
30X42 SHEET, 1/4" = 1'-0"



MARK	HEIGHT	MIN. ELEV.	MAX. ELEV.	MIN. LENGTH
SHD1	12'-0"	(1) 1/4" SWGR	12'-0"	2'-0"
SHD2	12'-0"	(2) 1/4" SWGR	12'-0"	2'-0"
SHD3	12'-0"	(3) 1/4" SWGR	12'-0"	2'-0"
SHD4	12'-0"	(4) 1/4" SWGR	12'-0"	2'-0"
SHD5	12'-0"	(5) 1/4" SWGR	12'-0"	2'-0"
SHD6	12'-0"	(6) 1/4" SWGR	12'-0"	2'-0"
SHD7	12'-0"	(7) 1/4" SWGR	12'-0"	2'-0"
SHD8	12'-0"	(8) 1/4" SWGR	12'-0"	2'-0"
SHD9	12'-0"	(9) 1/4" SWGR	12'-0"	2'-0"
SHD10	12'-0"	(10) 1/4" SWGR	12'-0"	2'-0"
SHD11	12'-0"	(11) 1/4" SWGR	12'-0"	2'-0"
SHD12	12'-0"	(12) 1/4" SWGR	12'-0"	2'-0"
SHD13	12'-0"	(13) 1/4" SWGR	12'-0"	2'-0"
SHD14	12'-0"	(14) 1/4" SWGR	12'-0"	2'-0"
SHD15	12'-0"	(15) 1/4" SWGR	12'-0"	2'-0"
SHD16	12'-0"	(16) 1/4" SWGR	12'-0"	2'-0"
SHD17	12'-0"	(17) 1/4" SWGR	12'-0"	2'-0"
SHD18	12'-0"	(18) 1/4" SWGR	12'-0"	2'-0"
SHD19	12'-0"	(19) 1/4" SWGR	12'-0"	2'-0"
SHD20	12'-0"	(20) 1/4" SWGR	12'-0"	2'-0"

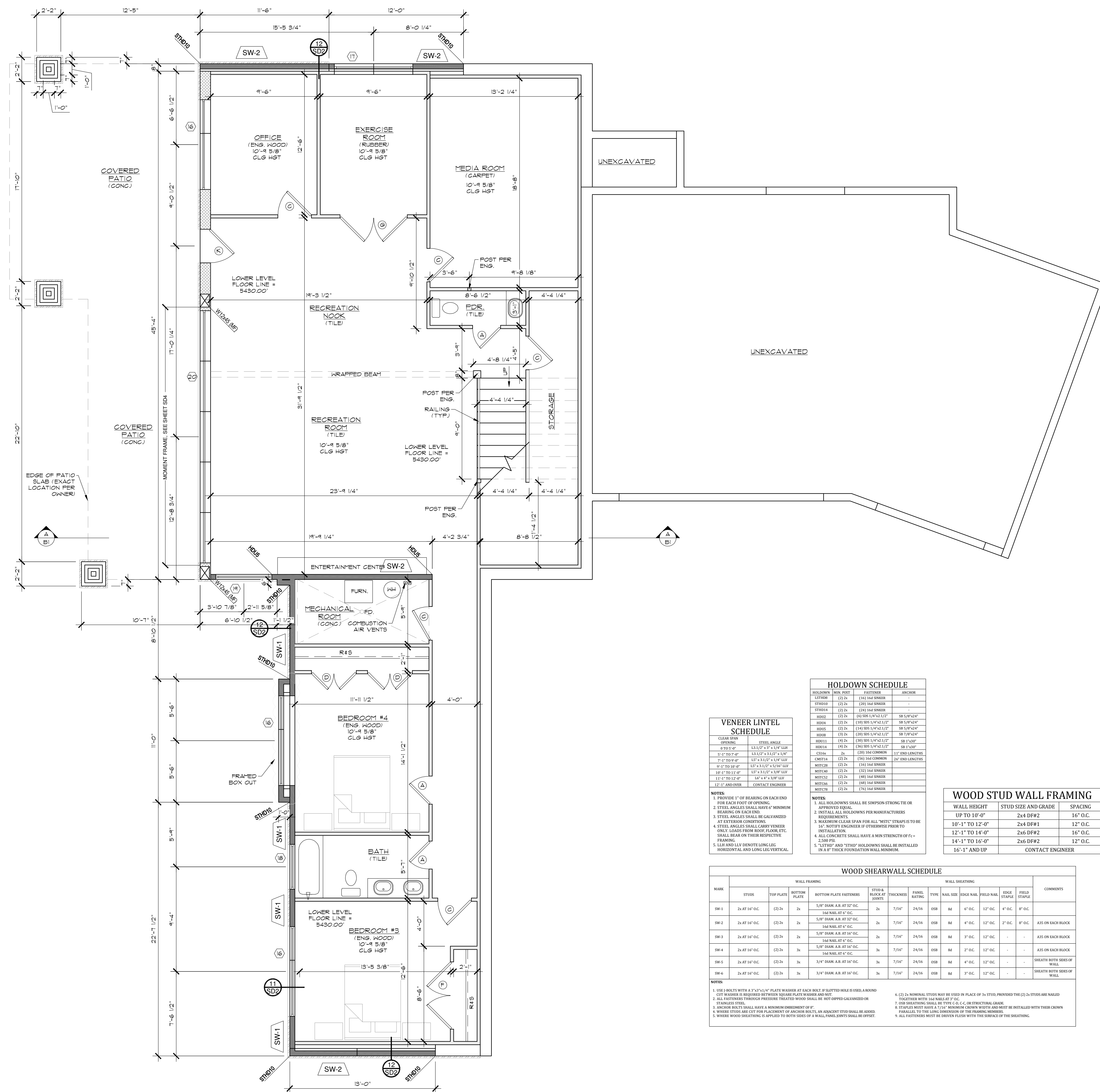
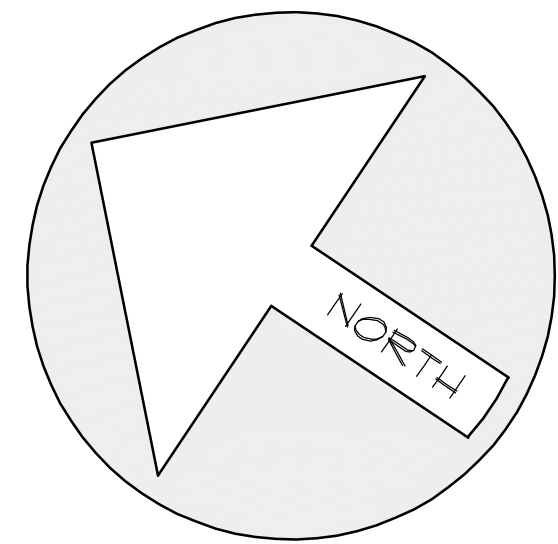
MARK	TYPE	THICKNESS	VERTICAL STEEL	HORIZONTAL STEEL	REINFORCEMENT AT OPENINGS	MAX. LITEL LENGTH	MIN. LITEL LENGTH
6'-0"	ROOF	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"
6'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(1) #4 BAR TOP (1) #4 BAR BOTTOM	3'-0"	2'-0"

MARK	WIDTH	LENGTH	DEPTH	LENTHWISE REINFORCEMENT	CROSSWISE REINFORCEMENT	COMMENTS
FTS-18	18"	CONT.	10"	#4 CONT.	#4 1'-0" 48"	CONT. THICKENED SLAB
FC-20	20"	CONT.	10"	#4 CONT.	N/A	
FC-24	24"	CONT.	12"	#4 CONT.	N/A	
FC-30	30"	CONT.	14"	#5 CONT.	#5 2'-0" 36"	
FC-36	36"	CONT.	16"	#5 CONT.	#5 2'-0" 24"	
FC-48	48"	CONT.	1'-0"	#5 CONT.	#5 3'-0" 18"	
FS-24	24"	24"	10"	#4	#4 1'-0"	EQ.
FS-30	30"	30"	10"	#4	#4 2'-0"	EQ.
FS-36	36"	36"	10"	#4	#4 2'-0"	EQ.
FS-42	42"	42"	12"	#5	#5 3'-0"	EQ.
FS-48	48"	48"	12"	#5	#5 3'-0"	EQ.
FS-54	54"	54"	12"	#5	#5 4'-0"	EQ.
FS-60	60"	60"	14"	#5	#5 4'-0"	EQ.
FS-66	66"	66"	14"	#5	#5 5'-0"	EQ.

SEE PAGE 9 FOR WINDOW AND DOOR SCHEDULE

IMPORTANT NOTE:

- THE CONTRACTOR IS REQUIRED TO CONSULT WITH A GEO-TECHNICAL ENGINEER TO VERIFY ALLOWABLE SOIL BEARING PRESSURE, AND THAT EXPANSIVE SOILS DO NOT EXIST IN THE VICINITY OF CONSTRUCTION PRIOR TO INSTALLING THE FOUNDATION. ALL FINDINGS ARE TO BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING.
- THE FOOTING/ FOUNDATION PLAN INFORMATION PRESENTED HEREIN IS FOR INFORMATION ONLY. THE STRUCTURAL ENGINEER SHALL BE RESPONSIBLE FOR FOOTING/ FOUNDATION PLAN DETAILS AND REQUIREMENTS. ELEVATIONS OF FOOTINGS OR TOP OF FOUNDATIONS SHOULD BE DETERMINED BY THE GENERAL CONTRACTOR BASED ON SITE CONDITIONS AND OWNER DESIRES.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- FOUNDATION MUST BE INSULATED WITH A MIN. OF R-10 RIGID INSULATION.



DOOR SCHEDULE		
ID	QTY	DESCRIPTIONS
A	7	2'-6" X 8'-0" INTERIOR 2 PANEL DOOR
B	1	2'-6" X 8'-0" INTERIOR 2 PANEL POCKET DOOR
C	4	3'-0" X 8'-0" INTERIOR 2 PANEL DOOR
D	2	4'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
E	2	5'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
F	1	6'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
G	1	6'-0" X 8'-0" INTERIOR GLASS FRENCH DOOR
H	1	3'-0" X 8'-0" 20 MIN FIRE RATED W/ SELF CLOSER
I	1	4'-0" X 8'-0" EXTERIOR ENTRY DOOR
J	1	16'-0" X 8'-0" EXTERIOR 4 PANEL BI-PARTING GLASS DOOR
K	1	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR
L	1	18'-0" X 9'-0" INSULATED OVERHEAD DOOR
M	1	10'-0" X 9'-0" INSULATED OVERHEAD DOOR

WINDOW SCHEDULE		
ID	QTY	DESCRIPTIONS
1	1	6'-0" X 6'-0" FIXED (TEMP) W/ 6'-0" TRANSOM
2	1	7'-0" X 2'-0" FIXED TRANSOM
3	1	8'-0" X 6'-0" FIXED W/ 6'-0" TRANSOM
4	1	11'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT & 4'-3" TRAPEZOID TRANSOM (SEE ELEV'S)
5	1	8'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT
6	1	5'-0" X 10'-0" FIXED W/ 2'-0" AWNING BELOW
7	1	5'-0" X 4'-9" TRAPEZOID TRANSOM (SEE ELEV'S)
8	1	22'-6" X 10'-0" FIXED 5 UNIT W/ 2'-0" AWNING BELOW (TEMP)
9	1	22'-6" X 9'-6" TRANSOM 5 UNIT
10	1	7'-0" X 6'-0" FIXED
11	1	3'-0" X 5'-0" CASEMENT
12	1	3'-0" X 3'-0" CASEMENT
13	1	9'-0" X 2'-0" TRANSOM
14	1	9'-0" X 4'-6" FIXED W/ 3'-0" SIDE CASEMENT
15	1	3'-0" X 3'-0" CASEMENT (TEMP)
16	3	8'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT
17	1	7'-0" 2'-0" CASEMENT 2 UNIT
18	1	4'-0" 2'-0" CASEMENT (TEMP)
19	1	5'-0" X 8'-0" FIXED W/ 2'-0" AWNING BELOW (TEMP)
20	1	22'-6" X 8'-0" FIXED 5 UNIT W/ 2'-0" AWNING BELOW (TEMP)

HOLDOWN SCHEDULE			
HOLDOWN	MIN. POST	FASTENER	ANCHOR
SHD01	120#	100# GAL SINKER	-
SHD02	120#	100# GAL SINKER	-
SHD03	120#	100# GAL SINKER	-
SHD04	120#	100# GAL SINKER	-
SHD05	120#	100# GAL SINKER	-
SHD06	120#	100# GAL SINKER	-
SHD07	120#	100# GAL SINKER	-
SHD08	120#	100# GAL SINKER	-
SHD09	120#	100# GAL SINKER	-
SHD10	120#	100# GAL SINKER	-
SHD11	120#	100# GAL SINKER	-
SHD12	120#	100# GAL SINKER	-
SHD13	120#	100# GAL SINKER	-
SHD14	120#	100# GAL SINKER	-
SHD15	120#	100# GAL SINKER	-
SHD16	120#	100# GAL SINKER	-
SHD17	120#	100# GAL SINKER	-
SHD18	120#	100# GAL SINKER	-
SHD19	120#	100# GAL SINKER	-
SHD20	120#	100# GAL SINKER	-

VEENER LINTEL SCHEDULE		
GLASS OPENING	STEEL ANGLE	FASTENER
6'-0" X 6'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 8'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 10'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 12'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 14'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 16'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 18'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 20'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 22'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 24'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 26'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 28'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 30'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 32'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 34'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 36'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 38'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 40'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 42'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 44'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 46'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 48'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 50'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 52'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 54'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 56'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 58'-0"	3"x3"x1/2" A307	1/2" DIA S&S
6'-0" X 60'-0"	3"x3"x1/2" A307	1/2" DIA S&S

WOOD STUD WALL FRAMING			
WALL HEIGHT	STUD SIZE AND GRADE	SPACING	CONTACT ENGINEER
UP TO 10'-0"	2x4 DFP#2	16" O.C.	
10'-1" TO 12'-0"	2x4 DFP#2	12" O.C.	
12'-1" TO 14'-0"	2x6 DFP#2	16" O.C.	
14'-1" TO 16'-0"	2x6 DFP#2	12" O.C.	
16'-1" AND UP	CONTACT ENGINEER		

WOOD SHEARWALL SCHEDULE														
MARK	STUDS	TOP PLATE	WOTUM PLATE	BOTTOM PLATE FASTENERS	STRAK BRACK AT JOINTS	THICKNESS	PAVIL BATTING	TYPE	WALL SHEETING	EDGE NAIL	FIELD NAIL	EDGE STAPLE	FIELD STAPLE	COMMENTS
SW-1	2x4 AT 16" O.C.	2x6	2x6	5/8" DIA. A.B. AT 24" O.C.	2x	7/16"	2x16	OSB	1/2"	4" O.C.	12" O.C.	4" O.C.	8" O.C.	ASD ON EACH BLOCK
SW-2	2x4 AT 16" O.C.	2x6	2x6	5/8" DIA. A.B. AT 24" O.C.	2x	7/16"	2x16	OSB	1/2"	4" O.C.	12" O.C.	4" O.C.	8" O.C.	ASD ON EACH BLOCK
SW-3	2x4 AT 16" O.C.	2x6	2x6	5/8" DIA. A.B. AT 24" O.C.	2x	7/16"	2x16	OSB	1/2"	4" O.C.	12" O.C.	4" O.C.	8" O.C.	ASD ON EACH BLOCK
SW-4	2x4 AT 16" O.C.	2x6	2x6	5/8" DIA. A.B. AT 24" O.C.	2x	7/16"	2x16	OSB	1/2"	4" O.C.	12" O.C.	4" O.C.	8" O.C.	ASD ON EACH BLOCK
SW-5	2x4 AT 16" O.C.	2x6	2x6	5/8" DIA. A.B. AT 24" O.C.	2x	7/16"	2x16	OSB	1/2"	4" O.C.	12" O.C.	4" O.C.	8" O.C.	ASD ON EACH BLOCK
SW-6	2x4 AT 16" O.C.	2x6	2x6	5/8" DIA. A.B. AT 24" O.C.	2x	7/16"	2x16	OSB	1/2"	4" O.C.	12" O.C.	4" O.C.	8" O.C.	ASD ON EACH BLOCK
SW-7	2x4 AT 16" O.C.	2x6	2x6	5/8" DIA. A.B. AT 24" O.C.	2x	7/16"	2x16	OSB	1/2"	4" O.C.	12" O.C.	4" O.C.	8" O.C.	ASD ON EACH BLOCK
SW-8	2x4 AT 16" O.C.	2x6	2x6	5/8" DIA. A.B. AT 24" O.C.	2x	7/16"	2x16	OSB	1/2"	4" O.C.	12" O.C.	4" O.C.	8" O.C.	ASD ON EACH BLOCK

WALL SCHEDULE	
[Pattern]	2" X 4" FRAMED WALL
[Pattern]	2" X 6" FRAMED WALL
[Pattern]	2" X 12" FRAMED WALL
[Pattern]	THIN CUT NATURAL STONE

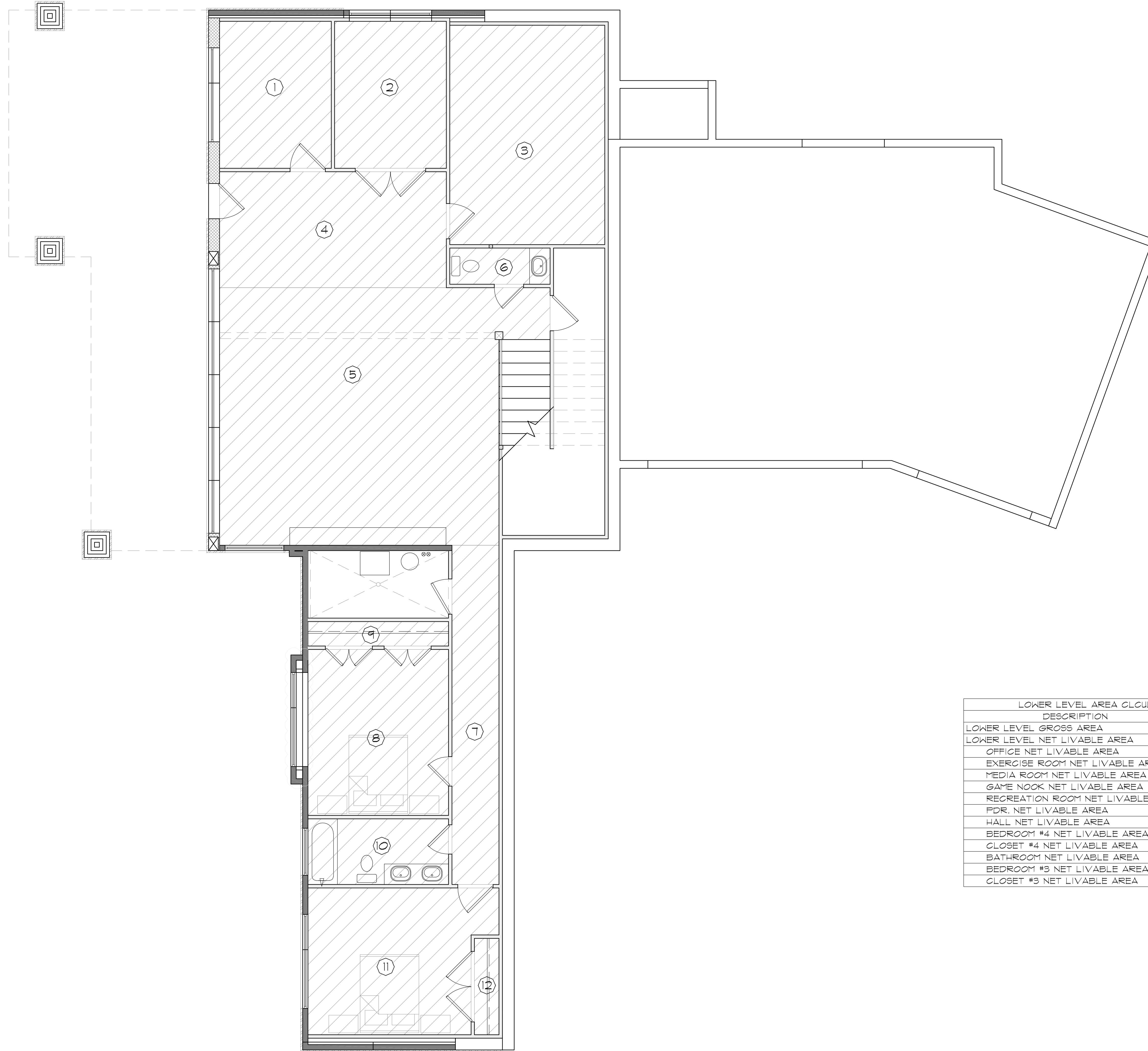
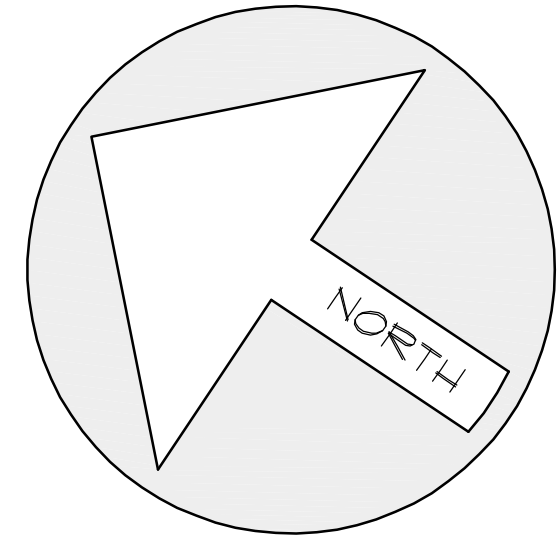
1. NOTE, UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 45° INCREMENTS.
 2. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).
 3. VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.
 4. BUILT-IN CABINETS SHALL BE SELECTED BY OWNER.

1. USE 3 BOLTS WITH A 3/4"x1/4" PLATE WASHER AT EACH END OF SLOTTED HOLE IS FOR A BOND.
 2. WASHER IS REQUIRED BETWEEN SQUARE PLATE WASHER AND NUT.
 3. ALL FASTENERS THROUGH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR.
 4. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 6".
 5. WHERE STUDS ARE NOT IN PLACEMENT OF ANCHOR BOLTS, AN ADJACENT STUD SHALL BE ADDED.
 6. WHERE STUDS ARE NOT IN PLACEMENT OF ANCHOR BOLTS, AN ADJACENT STUD SHALL BE ADDED.
 7. ALL FASTENERS MUST BE DRIVEN FLUSH WITH THE SURFACE OF THE SHEATHING.
 8. (2) 2x MINORAL STUDS MAY BE USED IN PLACE OF 2x STUDS PROVIDED THE (2) 2x STUDS ARE NAILLED TOGETHER WITH 2x MINORAL STUDS.
 9. STUDS MUST HAVE A 7/16" MINIMUM DOWN WIDTH AND MUST BE INSTALLED WITH THEIR CHAIN SQUARE TO THE LONG CONNECTION OF THE FRAMING MEMBERS.
 10. ALL FASTENERS MUST BE DRIVEN FLUSH WITH THE SURFACE OF THE SHEATHING.

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 MUST HAVE MET INK STAMP
 SHEET TITLE: LOWER LEVEL FLOOR PLAN
 SHEET: 14" = 1'-0"
 CLIENT: HALEY
 DRAWN BY: N. COOMBS
 CHECKED BY: M. STEELE
 ISSUE DATE: 2/10/2021
 PLAN NUMBER: T52823
 SHEET NUMBER: 9 OF 27



LOWER FLOOR 2383 SQ. FT.



LOWER LEVEL AREA CALCULATION TABLE

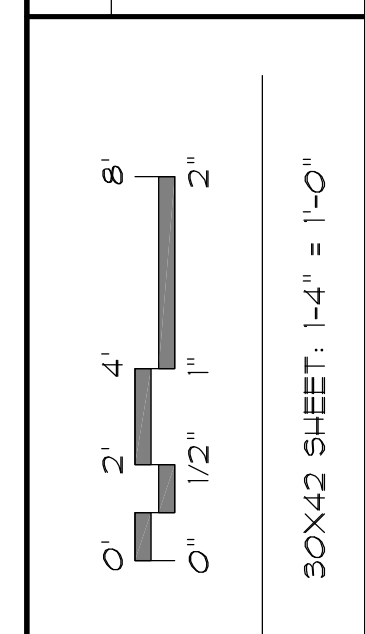
DESCRIPTION	ROOM#	AREA
LOWER LEVEL GROSS AREA		2312 SF
LOWER LEVEL NET LIVABLE AREA		1821 SF
OFFICE NET LIVABLE AREA	1	119 SF
EXERCISE ROOM NET LIVABLE AREA	2	119 SF
MEDIA ROOM NET LIVABLE AREA	3	246 SF
GAME NOOK NET LIVABLE AREA	4	191 SF
RECREATION ROOM NET LIVABLE AREA	5	540 SF
PDR. NET LIVABLE AREA	6	26 SF
HALL NET LIVABLE AREA	7	116 SF
BEDROOM #4 NET LIVABLE AREA	8	169 SF
CLOSET #4 NET LIVABLE AREA	9	25 SF
BATHROOM NET LIVABLE AREA	10	67 SF
BEDROOM #3 NET LIVABLE AREA	11	183 SF
CLOSET #3 NET LIVABLE AREA	12	17 SF

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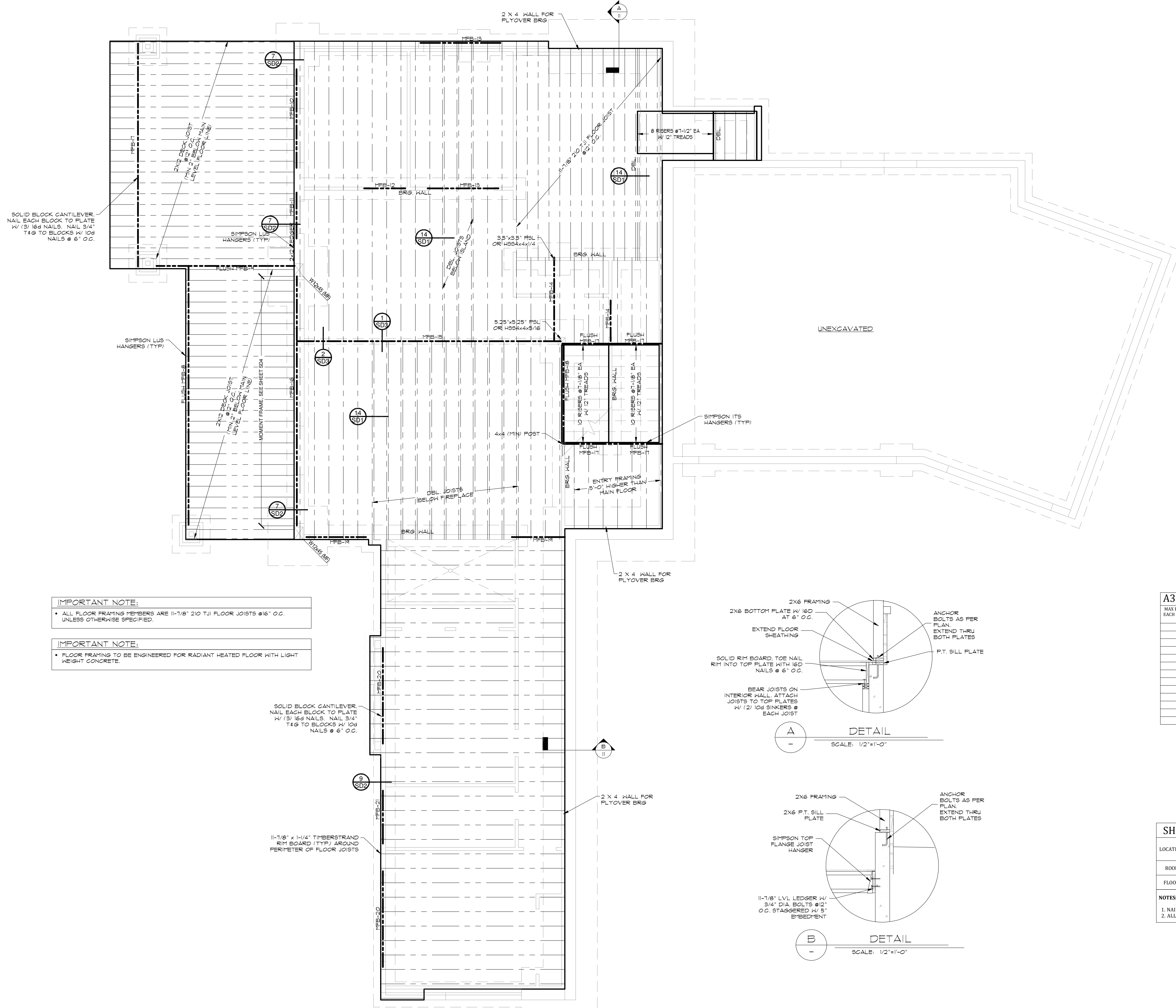
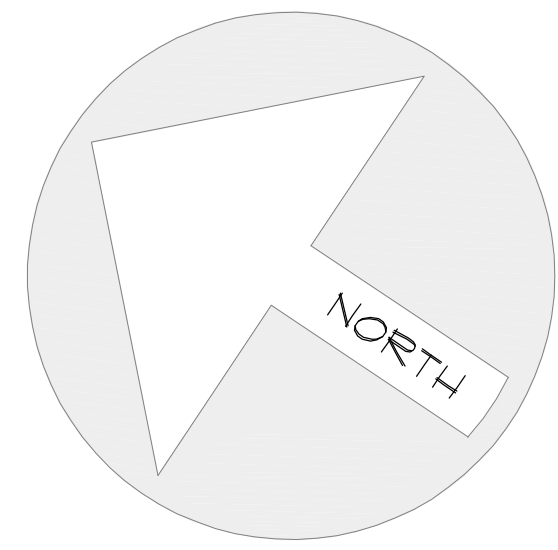
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SHEET TITLE:
 LOWER LEVEL AREA
 CALCULATION PLAN



CLIENT: HALEY
 DRAWN BY: N. COOMBS
 CHECKED BY: M. STEELE
 ISSUE DATE: 2/10/2021
 PLAN NUMBER: T52823
 SHEET NUMBER: 10 OF 21



IMPORTANT NOTE:

- ALL FLOOR FRAMING MEMBERS ARE 11-7/8" 210 TJI FLOOR JOISTS @16" O.C. UNLESS OTHERWISE SPECIFIED.

IMPORTANT NOTE:

- FLOOR FRAMING TO BE ENGINEERED FOR RADIANT HEATED FLOOR WITH LIGHT HEIGHT CONCRETE.

IMPORTANT NOTE:

- THE FLOOR FRAMING PLAN INFORMATION PRESENTED HEREIN IS FOR INFORMATION ONLY. THE ACTUAL FLOOR FRAMING PLAN SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. HABITATIONS MAKES NO GUARANTEE TO THE PLAN ACCURACY OR COMPLETENESS AND ASSUMES NO LIABILITY FOR SUCH.

NOTE:

- SEE GSN SHEET FOR BEAM HANGER SCHEDULES.
- ALL BEAM SIZES MAY BE INCREASED AT OWNER/CONTRACTOR DISCRETION.
- ALL DIMENSIONAL LUMBER BEAMS MAY BE CHANGED FOR THE SAME SIZE OR LARGER ROUGH SAWN LUMBER.
- SEE GENERAL STRUCTURAL NOTES FOR ALL FRAMING REQUIREMENTS.
- ALL STEEL BEAMS ARE TO BEAR ON ANOTHER STEEL BEAM OF AN HSS4x4x1/4 UNLESS NOTED OTHERWISE.

NOTE:

ALL BEAMS DESIGNED TO A HIGH PERFORMANCE DEFLECTION LIMIT. CONTACT ENGINEER FOR CODE MINIMUM DESIGN.

MAIN FLOOR BEAM SCHEDULE

- MFB-7: 8-3/4"x12" GLB OR 10"x14" (MIN) RS TIMBER OR W10x26
- MFB-8: 8-3/4"x12" GLB OR 10"x14" (MIN) RS TIMBER OR W10x26
- MFB-9: 5-1/8"x12" GLB OR W10x19
- MFB-10: (2) 1-3/4"x9-1/2" LVL
- MFB-11: (2) 2x8
- MFB-12: (2) 2x8
- MFB-13: (2) 1-3/4"x9-1/2" LVL
- MFB-14: (3) 1-3/4"x11-7/8" LVL OR W10x26
- MFB-15: 8-3/4"x21" GLB OR W10x58
- MFB-16: W12x45
- MFB-17: (2) 2x8
- MFB-18: (2) 2x12
- MFB-19: (2) 2x8
- MFB-20: (2) 1-3/4"x9-1/2" LVL
- MFB-21: (2) 2x10

A325 BOLT SCHEDULE

MAX BEAM SIZE IN EACH BEAM DEPTH GROUP	A-325N BOLTS No PER BEAM	SIZE
W8	2	7/8" DIAM
W10	2	7/8" DIAM
W12	3	7/8" DIAM
W14	3	7/8" DIAM
W16	4	7/8" DIAM
W18	5	7/8" DIAM
W21	6	7/8" DIAM
W24	7	7/8" DIAM
W27	7	7/8" DIAM
W30	8	7/8" DIAM
W33	10	7/8" DIAM
W36	10	7/8" DIAM
W40	11	7/8" DIAM

NOTES:

- WHEN MORE THAN ONE ROW OF BOLTS ARE NEEDED, THE FIRST ROW SHALL BE COMPLETE WITH THE REMAINDER OF BOLTS IN THE SECOND ROW.
- ANGLE SIZE SHALL BE 1.5" X 1/4" THICKNESS SHALL EQUAL HALF OF THE BEAM WEB THICKNESS PLUS 1/16", BUT NO LESS THAN 1/4".
- WHEN TWO OR MORE ROWS OF BOLTS ARE USED OR FOR SKREWED CONNECTIONS, A BENT PLATE SHALL BE USED INSTEAD OF STEEL ANGLE.
- ROOT EDGE DISTANCE SHALL BE 1.5/4" MINIMUM AT ALL EDGES.
- BOLT SPACING SHALL BE 3" MINIMUM.
- SHANK TAB SHALL BE 1/2" THICK WITH 5/16" FILLET WELD ON EACH SIDE.

WOOD STUD WALL FRAMING

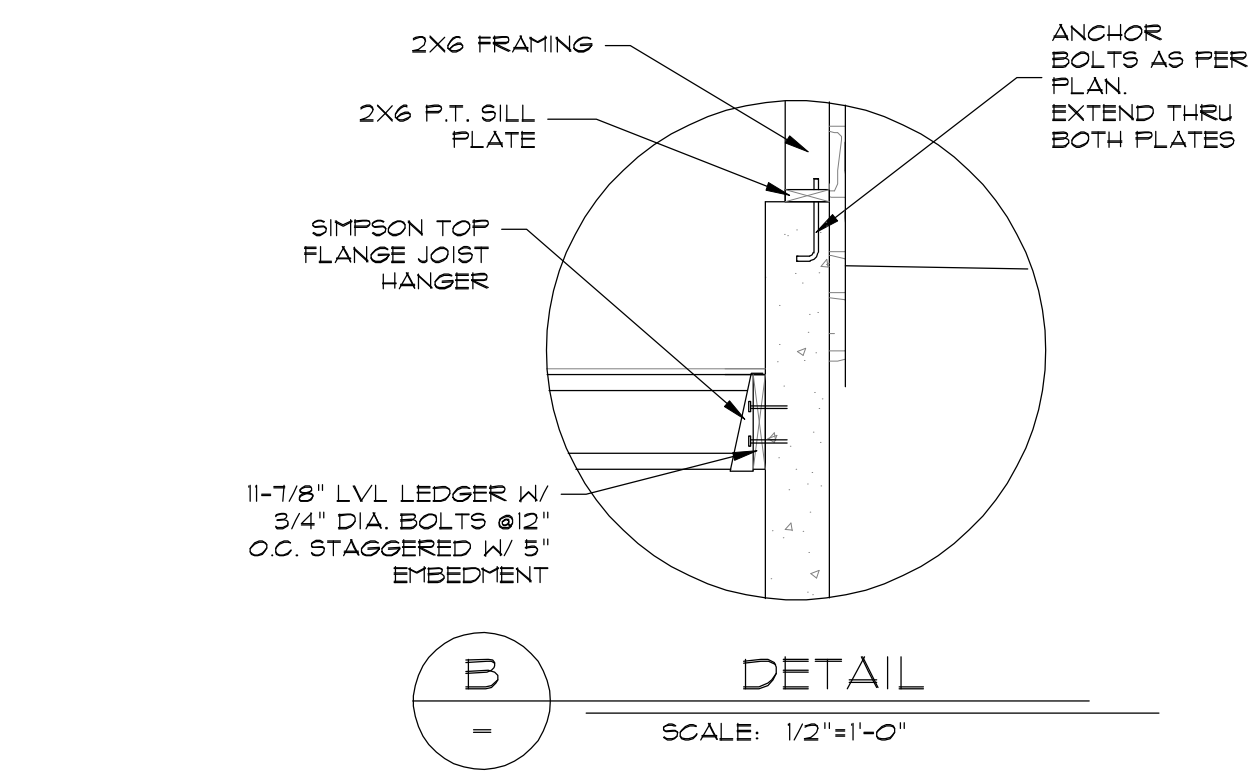
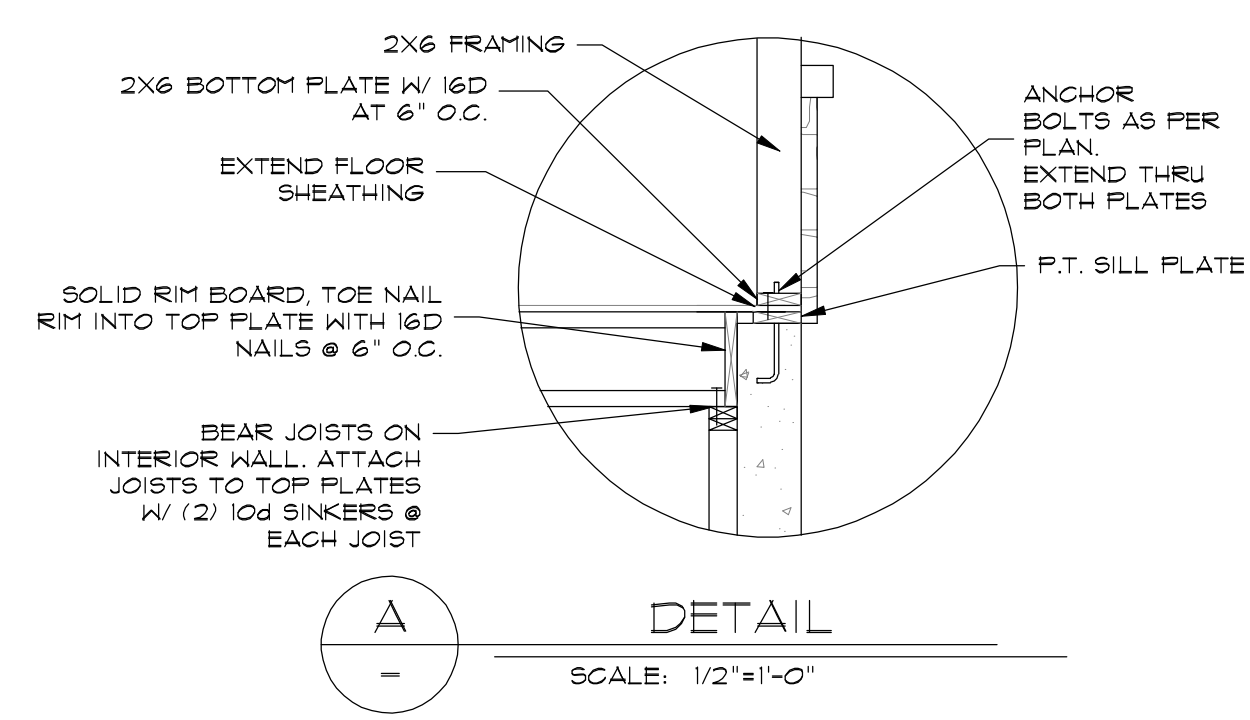
WALL HEIGHT	STUD SIZE AND GRADE	SPACING
UP TO 10'-0"	2x4 DF#2	16" O.C.
10'-1" TO 12'-0"	2x4 DF#1	12" O.C.
12'-1" TO 14'-0"	2x6 DF#2	16" O.C.
14'-1" TO 16'-0"	2x6 DF#2	12" O.C.
16'-1" AND UP	CONTACT ENGINEER	

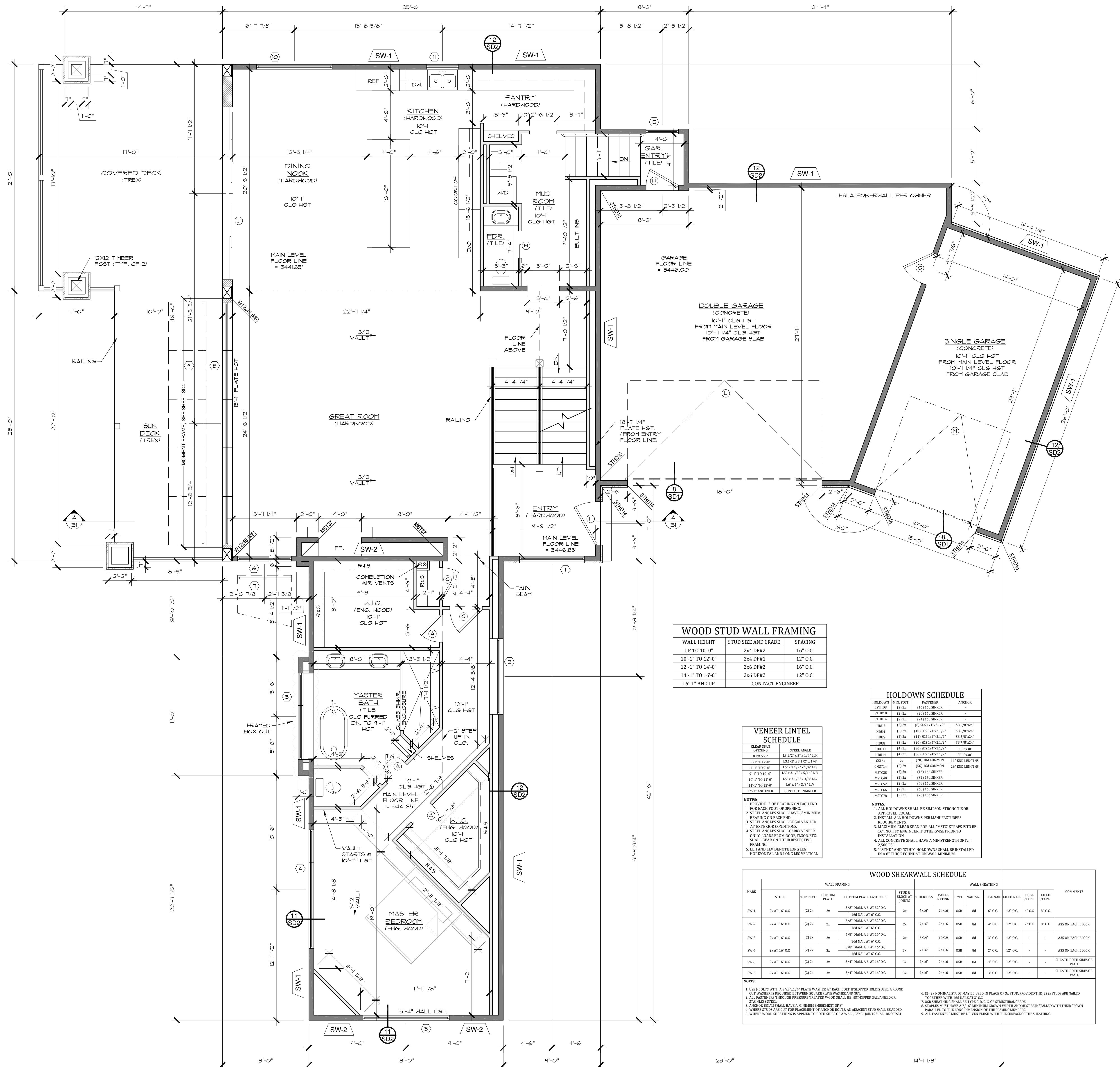
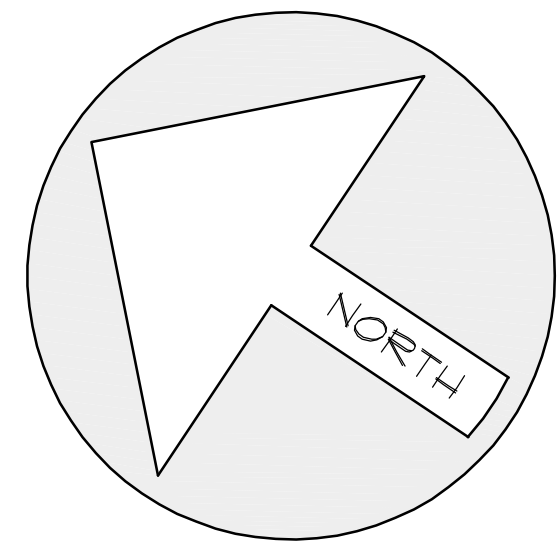
SHEATHING SCHEDULE AT FLOOR AND ROOF

LOCATION	WOOD SHEATHING THICKNESS	SPAN RATING	NAIL SIZE	EDGE NAIL	FIELD NAIL	BOUNDARY NAIL	EDGE BLOCK
FLOOR	5/8"	40/20	8d COMMON	6"	12"	6"	NO
ROOF	3/4" T&G	40/20	8d COMMON	6"	12"	6"	YES

NOTES:

- NAIL PENETRATION INTO FRAMING MEMBER SHALL BE 1 1/2" MINIMUM.
- ALL WOOD FLOOR SHEATHING SHALL BE GLUED AND NAILED.





DOOR SCHEDULE		
ID	QTY	DESCRIPTIONS
A	7	2'-6" X 8'-0" INTERIOR 2 PANEL DOOR
B	1	2'-6" X 8'-0" INTERIOR 2 PANEL POCKET DOOR
C	4	3'-0" X 8'-0" INTERIOR 2 PANEL DOOR
D	2	4'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
E	2	5'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
F	1	6'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
G	1	6'-0" X 8'-0" INTERIOR GLASS FRENCH DOOR
H	1	3'-0" X 8'-0" 20 MIN FIRE RATED W/ SELF CLOSER GLASS DOOR
I	1	4'-0" X 8'-0" EXTERIOR ENTRY DOOR
J	1	16'-0" X 8'-0" EXTERIOR 4 PANEL BI-PARTING GLASS DOOR
K	1	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR
L	1	18'-0" X 9'-0" INSULATED OVERHEAD DOOR
M	1	10'-0" X 9'-0" INSULATED OVERHEAD DOOR

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

WINDOW SCHEDULE		
ID	QTY	DESCRIPTIONS
1	1	6'-0" X 6'-0" FIXED (TEMP) W/ 6'-0" TRANSOM
2	1	7'-0" X 2'-0" FIXED TRANSOM
3	1	8'-0" X 6'-0" FIXED W/ 6'-0" TRANSOM
4	1	11'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT & 4'-3" TRAPEZOID TRANSOM (SEE ELEV.)
5	1	8'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT
6	1	5'-0" X 10'-0" FIXED W/ 2'-0" ANNING BELOW
7	1	5'-0" X 4'-9" TRAPEZOID TRANSOM (SEE ELEV.)
8	1	22'-6" X 10'-0" FIXED 5 UNIT W/ 2'-0" ANNING BELOW (TEMP)
9	1	22'-6" X 3'-6" TRANSOM 5 UNIT
10	1	7'-0" X 6'-0" FIXED
11	1	3'-0" X 5'-0" CASEMENT
12	1	3'-0" X 3'-0" CASEMENT
13	1	9'-0" X 2'-0" TRANSOM
14	1	9'-0" X 4'-6" FIXED W/ 3'-0" SIDE CASEMENT
15	1	3'-0" X 3'-0" CASEMENT (TEMP)
16	3	8'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT
17	1	7'-0" 2'-0" CASEMENT 2 UNIT
18	1	4'-0" 2'-0" CASEMENT (TEMP)
19	1	5'-0" X 8'-0" FIXED W/ 2'-0" ANNING BELOW (TEMP)
20	1	22'-6" X 8'-0" FIXED 5 UNIT W/ 2'-0" ANNING BELOW (TEMP)

NOTE: UNLESS OTHERWISE NOTED ALL WINDOWS SHALL BE ALUMINUM GLAD WOOD BY MARVIN OR WINDSOR OR VINTL. SUPPLIED BY BHS. BEST OR WINDSOR OR EQUAL. 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.

WOOD STUD WALL FRAMING		
WALL HEIGHT	STUD SIZE AND GRADE	SPACING
UP TO 10'-0"	2x4 DFP2	16" O.C.
10'-1" TO 12'-0"	2x4 DFP1	12" O.C.
12'-1" TO 14'-0"	2x6 DFP2	16" O.C.
14'-1" TO 16'-0"	2x6 DFP2	12" O.C.
16'-1" AND UP	CONTACT ENGINEER	

HOLDOWN SCHEDULE			
HOLDOWN	MIN. DIST.	FASTENER	ANCHOR
1009	12" DIA.	1/4" DIA. SINKER	
1010	12" DIA.	1/4" DIA. SINKER	
1011	12" DIA.	1/4" DIA. SINKER	
1012	12" DIA.	1/4" DIA. SINKER	
1013	12" DIA.	1/4" DIA. SINKER	
1014	12" DIA.	1/4" DIA. SINKER	
1015	12" DIA.	1/4" DIA. SINKER	
1016	12" DIA.	1/4" DIA. SINKER	
1017	12" DIA.	1/4" DIA. SINKER	
1018	12" DIA.	1/4" DIA. SINKER	
1019	12" DIA.	1/4" DIA. SINKER	
1020	12" DIA.	1/4" DIA. SINKER	

VENEER LINTEL SCHEDULE		
GLASS HEIGHT	STUD GRADE	SPACING
0 TO 0'-0"	1-1/2" X 1-1/2" X 1-1/2" LVL	
0'-1" TO 2'-0"	1-1/2" X 1-1/2" X 1-1/2" LVL	
2'-1" TO 4'-0"	1-1/2" X 1-1/2" X 1-1/2" LVL	
4'-1" TO 6'-0"	1-1/2" X 1-1/2" X 1-1/2" LVL	
6'-1" TO 8'-0"	1-1/2" X 1-1/2" X 1-1/2" LVL	
8'-1" TO 10'-0"	1-1/2" X 1-1/2" X 1-1/2" LVL	
10'-1" TO 12'-0"	1-1/2" X 1-1/2" X 1-1/2" LVL	
12'-1" AND OVER	CONTACT ENGINEER	

WOOD SHEARWALL SCHEDULE													
MARK	STUDS	TOP PLATE	BOTTOM PLATE	STUD JOINTS	THICKNESS	PANEL BATTING	TYPE	WALL SIZE	FIELD NAIL	EDGE STAPLE	FIELD STAPLE	COMMENTS	
SW1	2x4 AT 16" O.C.	2x4	2x4	1/2" DIA. A.B. AT 16" O.C. 1/2" DIA. A.B. AT 16" O.C.	2x	7/16"	2x/76	058	86	4" O.C.	12" O.C.	4" O.C.	1" O.C.
SW2	2x4 AT 16" O.C.	2x4	2x4	1/2" DIA. A.B. AT 16" O.C. 1/2" DIA. A.B. AT 16" O.C.	2x	7/16"	2x/76	058	86	4" O.C.	12" O.C.	4" O.C.	1" O.C.
SW3	2x4 AT 16" O.C.	2x4	2x4	1/2" DIA. A.B. AT 16" O.C. 1/2" DIA. A.B. AT 16" O.C.	2x	7/16"	2x/76	058	86	4" O.C.	12" O.C.	4" O.C.	1" O.C.
SW4	2x4 AT 16" O.C.	2x4	2x4	1/2" DIA. A.B. AT 16" O.C. 1/2" DIA. A.B. AT 16" O.C.	2x	7/16"	2x/76	058	86	4" O.C.	12" O.C.	4" O.C.	1" O.C.
SW5	2x4 AT 16" O.C.	2x4	2x4	1/2" DIA. A.B. AT 16" O.C. 1/2" DIA. A.B. AT 16" O.C.	2x	7/16"	2x/76	058	86	4" O.C.	12" O.C.	4" O.C.	1" O.C.
SW6	2x4 AT 16" O.C.	2x4	2x4	1/2" DIA. A.B. AT 16" O.C. 1/2" DIA. A.B. AT 16" O.C.	2x	7/16"	2x/76	058	86	4" O.C.	12" O.C.	4" O.C.	1" O.C.

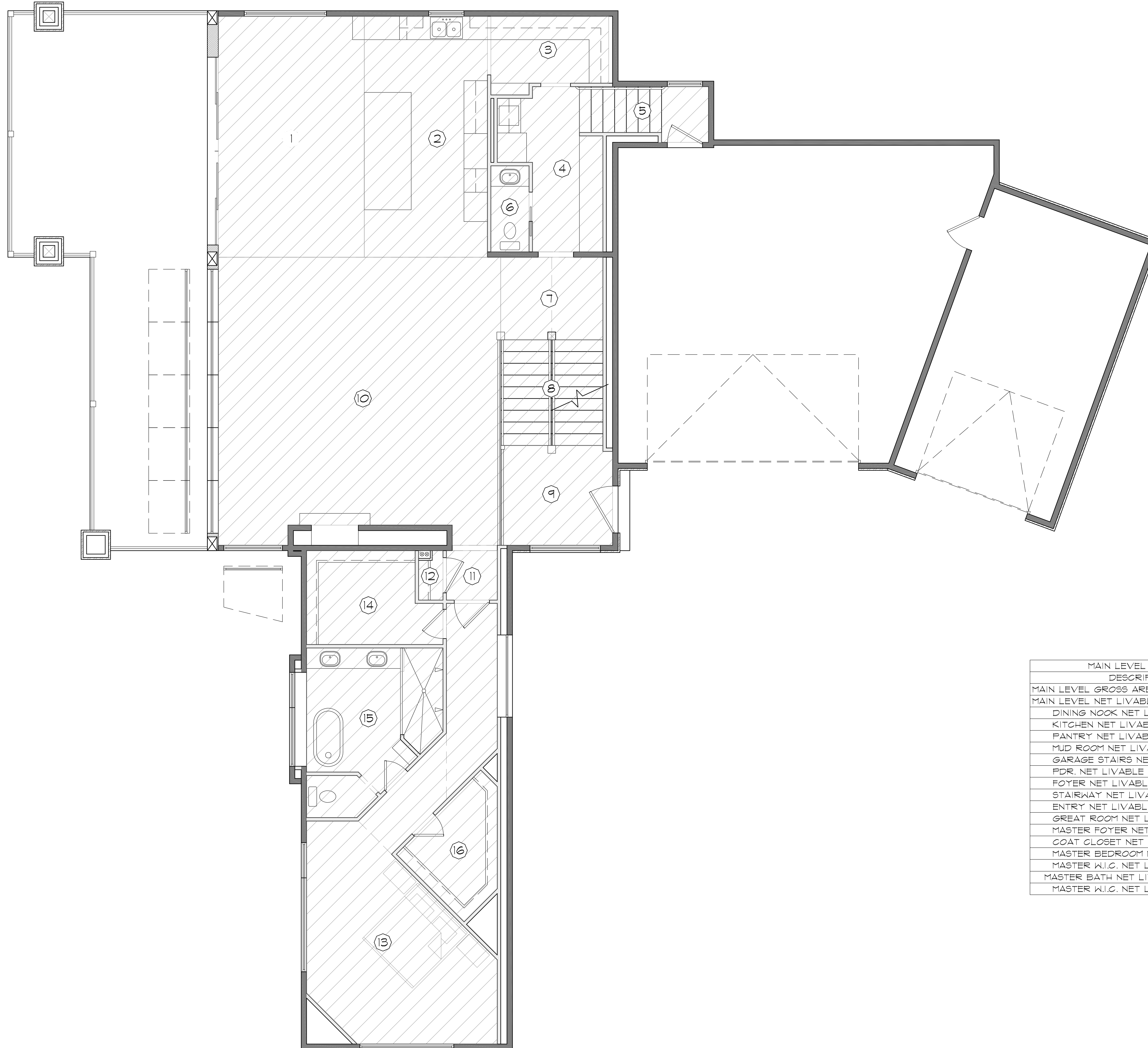
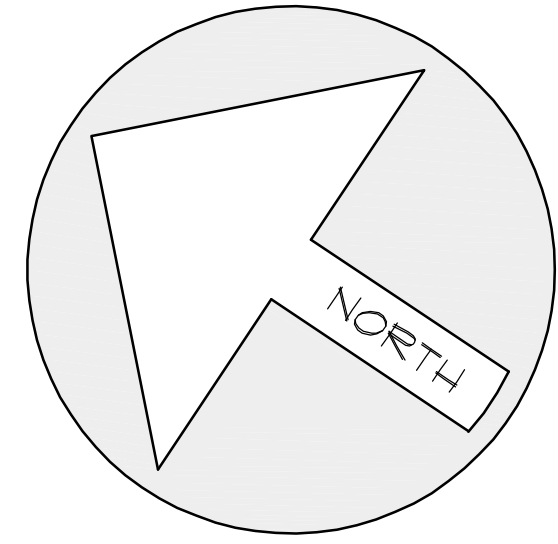
WALL SCHEDULE	
[Pattern]	2" X 4" FRAMED WALL
[Pattern]	2" X 6" FRAMED WALL
[Pattern]	2" X 12" FRAMED WALL
[Pattern]	THIN CUT NATURAL STONE

- NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 45° INCREMENTS
- WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).
- VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.
- BUILT-IN CABINETRY SHALL BE SELECTED BY OWNER.



MAIN FLOOR	2431 SQ. FT.
GARAGE	1171 SQ. FT.
COVERED DECK	612 SQ. FT.

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 VOICE: 801-476-1860 FAX: 801-476-1828
 MUST HAVE NET INK STAMP
 SHEET TITLE: MAIN LEVEL FLOOR PLAN
 SHEET: 12 OF 27
 CLIENT: HALEY
 DRAWN BY: N. COOMBS
 CHECKED BY: M. STEELE
 ISSUE DATE: 2/10/2021
 PLAN NUMBER: T52823
 SHEET NUMBER: 12 OF 27



MAIN LEVEL AREA CALCULATION TABLE		
DESCRIPTION	ROOM#	AREA
MAIN LEVEL GROSS AREA		2431 SF
MAIN LEVEL NET LIVABLE AREA		2121 SF
DINING NOOK NET LIVABLE AREA	1	255 SF
KITCHEN NET LIVABLE AREA	2	216 SF
PANTRY NET LIVABLE AREA	3	61 SF
MUD ROOM NET LIVABLE AREA	4	92 SF
GARAGE STAIRS NET LIVABLE AREA	5	46 SF
PDR. NET LIVABLE AREA	6	24 SF
FOYER NET LIVABLE AREA	7	61 SF
STAIRWAY NET LIVABLE AREA	8	78 SF
ENTRY NET LIVABLE AREA	9	81 SF
GREAT ROOM NET LIVABLE AREA	10	567 SF
MASTER FOYER NET LIVABLE AREA	11	18 SF
COAT CLOSET NET LIVABLE AREA	12	9 SF
MASTER BEDROOM NET LIVABLE AREA	13	327 SF
MASTER W.I.C. NET LIVABLE AREA	14	82 SF
MASTER BATH NET LIVABLE AREA	15	139 SF
MASTER W.I.C. NET LIVABLE AREA	16	64 SF

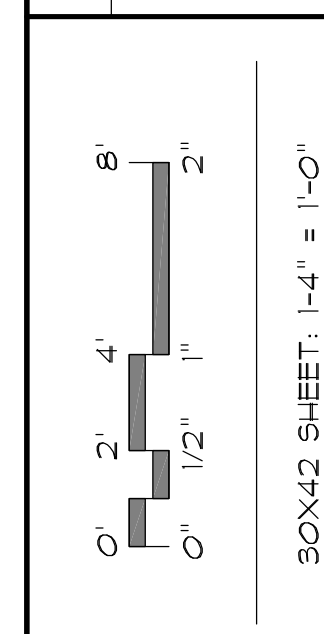
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS AND MEASUREMENTS AT THE JOB PRIOR TO CONSTRUCTION. THIS PLAN IS THE EXCLUSIVE PROPERTY OF HABITATIONS AND SHALL BE KEPT ON FILE AT ALL TIMES. ANY CHANGES TO THIS PLAN WITHOUT WRITTEN APPROVAL SHALL BE A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED. THIS IS AN UNAUTHORIZED COPY AND SHOULD BE KEPT IN A SECURE LOCATION. ANY UNAUTHORIZED COPIES OR REPRODUCTIONS OF THIS PLAN SHALL BE CONSIDERED A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED. ANY UNAUTHORIZED COPIES OR REPRODUCTIONS OF THIS PLAN SHALL BE CONSIDERED A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED. ANY UNAUTHORIZED COPIES OR REPRODUCTIONS OF THIS PLAN SHALL BE CONSIDERED A VIOLATION OF THE LAW AND VIOLATORS WILL BE PROSECUTED.

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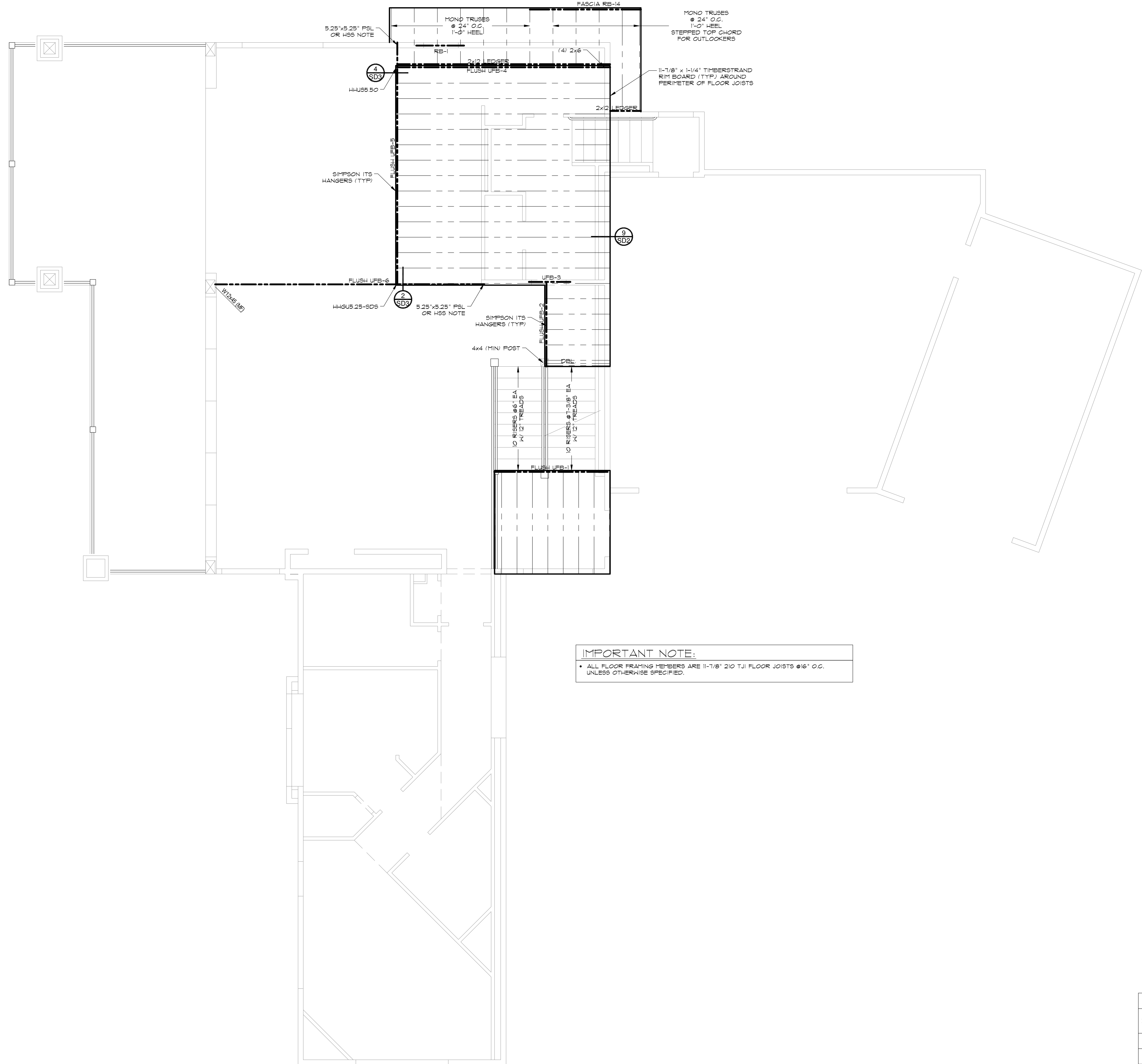
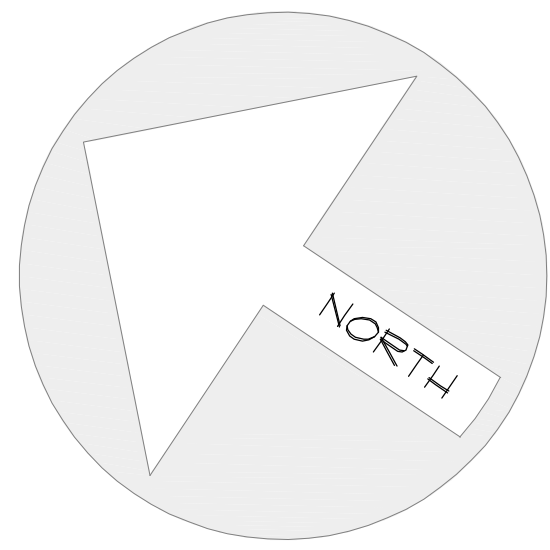
SHEET TITLE:
**MAIN LEVEL AREA
 CALCULATION PLAN**



CLIENT:
 HALEY
 DRAWN BY:
 N. COOMBS
 CHECKED BY:
 M. STEELE
 ISSUE DATE:
 2/10/2021

MAIN FLOOR	2431 SQ. FT.
GARAGE	1171 SQ. FT.
COVERED DECK	612 SQ. FT.
COVERED PORCH	--- SQ. FT.

PLAN NUMBER:
T52823
 SHEET NUMBER:
 13 OF 21



IMPORTANT NOTE:
 • ALL FLOOR FRAMING MEMBERS ARE 11-7/8" 210 TJI FLOOR JOISTS @ 16" O.C. UNLESS OTHERWISE SPECIFIED.

- NOTE:**
- SEE GSN SHEET FOR BEAM HANGER SCHEDULES.
 - ALL BEAM SIZES MAY BE INCREASED AT OWNER/CONTRACTOR DISCRETION.
 - ALL DIMENSIONAL LUMBER BEAMS MAY BE CHANGED FOR THE SAME SIZE OR LARGER ROUGH SAWN LUMBER.
 - SEE GENERAL STRUCTURAL NOTES FOR ALL FRAMING REQUIREMENTS.
 - ALL STEEL BEAMS ARE TO BEAR ON ANOTHER STEEL BEAM OF AN HSS4x4x1/4 UNLESS NOTED OTHERWISE.

NOTE:
 ALL BEAMS DESIGNED TO A HIGH PERFORMANCE DEFLECTION LIMIT. CONTACT ENGINEER FOR CODE MINIMUM DESIGN.

UPPER FLOOR BEAM SCHEDULE

UFB-1:	(2)	1-3/4"x9-1/2" LVL
UFB-2:	(2)	2x10
UFB-3:	(2)	2x8
UFB-4:	(3)	1-3/4"x11-7/8" LVL
UFB-5:	5-1/8"x21" GLB	OR W10X45
UFB-6:	5-1/8"x21" GLB	OR W10X45

A325 BOLT SCHEDULE

MAX BEAM SIZE IN EACH BEAM DEPTH GROUP	A-SCEN BOLTS	NOTES:
	NO. PER BEAM	SIZE
W8	2	7/8" DIAM.
W10	2	7/8" DIAM.
W12	3	7/8" DIAM.
W14	3	7/8" DIAM.
W16	4	7/8" DIAM.
W18	5	7/8" DIAM.
W21	6	7/8" DIAM.
W24	7	7/8" DIAM.
W27	7	7/8" DIAM.
W30	8	7/8" DIAM.
W33	10	7/8" DIAM.
W36	10	7/8" DIAM.
W40	11	7/8" DIAM.

- WHEN MORE THAN ONE ROW OF BOLTS ARE REQUIRED, THE FIRST ROW SHALL BE COMPLETE WITH THE REMAINDER OF BOLTS IN THE SECOND ROW.
- ANGLE SIZE SHALL BE 2"x3". THICKNESS SHALL EQUAL HALF OF THE BEAM WEB THICKNESS PLUS 1/16", BUT NO LESS THAN 1/4".
- WHEN TWO OR MORE ROWS OF BOLTS ARE USED FOR SKEWED CONNECTIONS, A BENT PLATE SHALL BE USED INSTEAD OF STEEL ANGLE.
- BOLT EDGE DISTANCE SHALL BE 1 3/4" MINIMUM AT ALL EDGES.
- BOLT SPACING SHALL BE 3" MINIMUM.
- SHEAR TAB SHALL BE 1/2" THICK WITH 5/16" FILLET WELD ON EACH SIDE.

WOOD STUD WALL FRAMING

WALL HEIGHT	STUD SIZE AND GRADE	SPACING
UP TO 10'-0"	2x4 DF#2	16" O.C.
10'-1" TO 12'-0"	2x4 DF#1	12" O.C.
12'-1" TO 14'-0"	2x6 DF#2	16" O.C.
14'-1" TO 16'-0"	2x6 DF#2	12" O.C.
16'-1" AND UP	CONTACT ENGINEER	

SHEATHING SCHEDULE AT FLOOR AND ROOF

LOCATION	WOOD SHEATHING THICKNESS	SPAN RATING	NAIL SIZE	EDGE NAIL	FIELD NAIL	BOUNDARY NAIL	EDGE BLOCK
ROOF	5/8"	40/20	8d COMMON	6"	12"	6"	NO
FLOOR	3/4" T&G	40/20	8d COMMON	6"	12"	6"	YES

NOTES:
 1. NAIL PENETRATION INTO FRAMING MEMBER SHALL BE 1 1/2" MINIMUM.
 2. ALL WOOD FLOOR SHEATHING SHALL BE GLOUED AND NAILED.

IMPORTANT NOTE:
 • THE FLOOR FRAMING PLAN INFORMATION PRESENTED HEREIN IS FOR INFORMATION ONLY. THE ACTUAL FLOOR FRAMING PLAN SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. HABITATIONS MAKES NO GUARANTEE TO THE PLAN ACCURACY OR COMPLETENESS AND ASSUMES NO LIABILITY FOR SUCH.

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SHEET TITLE:

UPPER LEVEL FLOOR FRAMING PLAN

30X42 SHEET, 1/4" = 1'-0"

CLIENT: HALEY

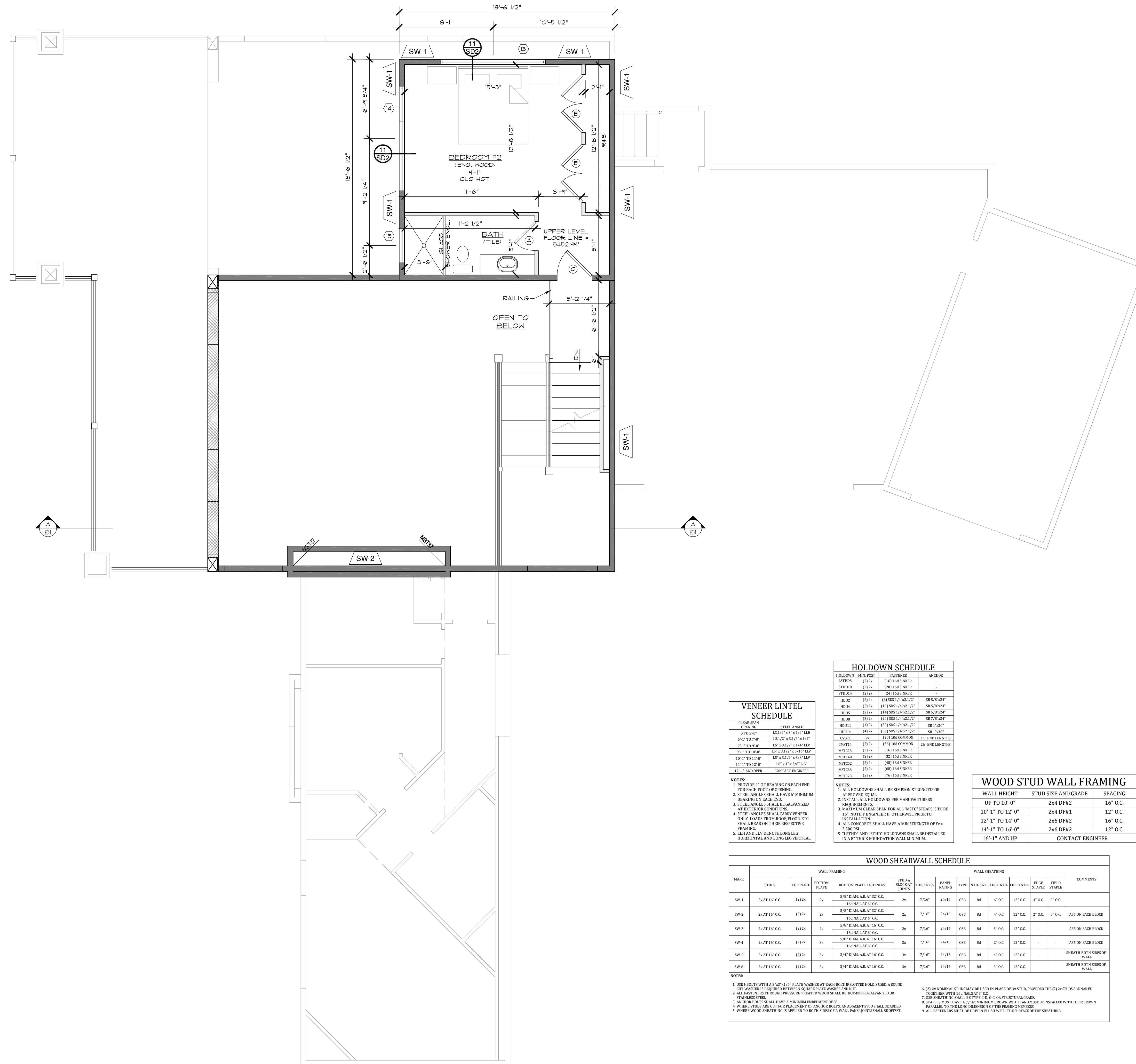
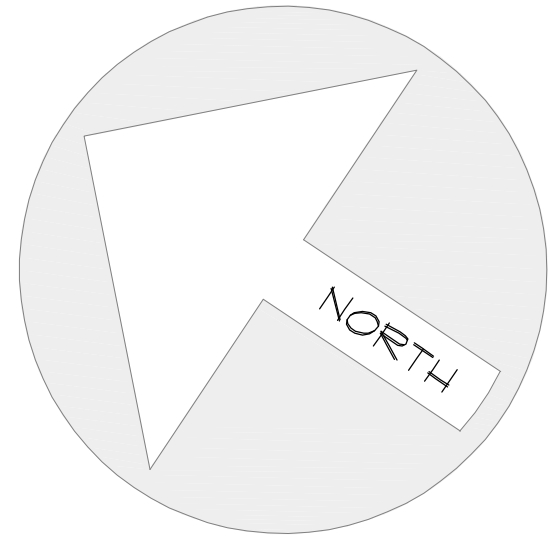
DRAWN BY: N. COOMBS

CHECK BY: M. STEELE

ISSUE DATE: 2/10/2021

PLAN NUMBER: T52823

SHEET NUMBER: 14 OF 27



ID	QTY	DESCRIPTIONS
A	7	2'-6" X 8'-0" INTERIOR 2 PANEL DOOR
B	1	2'-6" X 8'-0" INTERIOR 2 PANEL POCKET DOOR
C	4	3'-0" X 8'-0" INTERIOR 2 PANEL DOOR
D	2	4'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
E	2	5'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
F	1	6'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR
G	1	6'-0" X 8'-0" INTERIOR GLASS FRENCH DOOR
H	1	3'-0" X 8'-0" 20 MIN FIRE RATED W/ SELF CLOSER
I	1	4'-0" X 8'-0" EXTERIOR ENTRY DOOR
J	1	16'-0" X 8'-0" EXTERIOR 4 PANEL BI-PARTING GLASS DOOR
K	1	3'-0" X 8'-0" EXTERIOR FULL GLASS DOOR
L	1	18'-0" X 9'-0" INSULATED OVERHEAD DOOR
M	1	10'-0" X 9'-0" INSULATED OVERHEAD DOOR

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

ID	QTY	DESCRIPTIONS
1	1	6'-0" X 6'-0" FIXED (TEMP) W/ 6'-0" TRANSOM
2	1	7'-0" X 2'-0" FIXED TRANSOM
3	1	8'-0" X 6'-0" FIXED W/ 6'-0" TRANSOM
4	1	11'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT & 4'-5" TRAPEZOID TRANSOM (SEE ELEV.)
5	1	8'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT
6	1	5'-0" X 10'-0" FIXED W/ 2'-0" AWNING BELOW
7	1	5'-0" X 4'-9" TRAPEZOID TRANSOM (SEE ELEV.)
8	1	22'-6" X 10'-0" FIXED 5 UNIT W/ 2'-0" AWNING BELOW (TEMP)
9	1	22'-6" X 3'-6" TRANSOM 5 UNIT
10	1	7'-0" X 6'-0" FIXED
11	1	3'-0" X 5'-0" CASEMENT
12	1	3'-0" X 3'-0" CASEMENT
13	1	9'-0" X 2'-0" TRANSOM
14	1	9'-0" X 4'-6" FIXED W/ 3'-0" SIDE CASEMENT
15	1	3'-0" X 3'-0" CASEMENT (TEMP)
16	3	8'-0" X 6'-0" FIXED W/ 3'-0" SIDE CASEMENT
17	1	7'-0" X 2'-0" CASEMENT 2 UNIT
18	1	4'-0" X 2'-0" CASEMENT (TEMP)
19	1	5'-0" X 8'-0" FIXED W/ 2'-0" AWNING BELOW (TEMP)
20	1	22'-6" X 8'-0" FIXED 5 UNIT W/ 2'-0" AWNING BELOW (TEMP)

NOTE: UNLESS OTHERWISE NOTED ALL WINDOWS SHALL BE ALUMINUM GLAD WOOD BY HANVIN OR HANVOR OR VINYL SUPPLIED BY BPC WEST OR HANVOR OR EQUAL. 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.

VENEER LINEL	SCHEDULE
6" X 6" SQUARE	1332Z 4" X 10" LVL
8" X 8" SQUARE	1332Z 4" X 10" LVL
10" X 10" SQUARE	1332Z 4" X 10" LVL
12" X 12" SQUARE	1332Z 4" X 10" LVL
14" X 14" SQUARE	1332Z 4" X 10" LVL
16" X 16" SQUARE	1332Z 4" X 10" LVL
18" X 18" SQUARE	1332Z 4" X 10" LVL
20" X 20" SQUARE	1332Z 4" X 10" LVL

HOLDOWN	MIN. POST	FASTENER	ANCHOR
LD1000	(2) 2x	(1) 1/4" ANCHOR	-
LD1001	(2) 2x	(1) 1/4" ANCHOR	-
LD1002	(2) 2x	(1) 1/4" ANCHOR	-
LD1003	(2) 2x	(1) 1/4" ANCHOR	-
LD1004	(2) 2x	(1) 1/4" ANCHOR	-
LD1005	(2) 2x	(1) 1/4" ANCHOR	-
LD1006	(2) 2x	(1) 1/4" ANCHOR	-
LD1007	(2) 2x	(1) 1/4" ANCHOR	-
LD1008	(2) 2x	(1) 1/4" ANCHOR	-
LD1009	(2) 2x	(1) 1/4" ANCHOR	-
LD1010	(2) 2x	(1) 1/4" ANCHOR	-
LD1011	(2) 2x	(1) 1/4" ANCHOR	-
LD1012	(2) 2x	(1) 1/4" ANCHOR	-
LD1013	(2) 2x	(1) 1/4" ANCHOR	-
LD1014	(2) 2x	(1) 1/4" ANCHOR	-
LD1015	(2) 2x	(1) 1/4" ANCHOR	-
LD1016	(2) 2x	(1) 1/4" ANCHOR	-
LD1017	(2) 2x	(1) 1/4" ANCHOR	-
LD1018	(2) 2x	(1) 1/4" ANCHOR	-
LD1019	(2) 2x	(1) 1/4" ANCHOR	-
LD1020	(2) 2x	(1) 1/4" ANCHOR	-

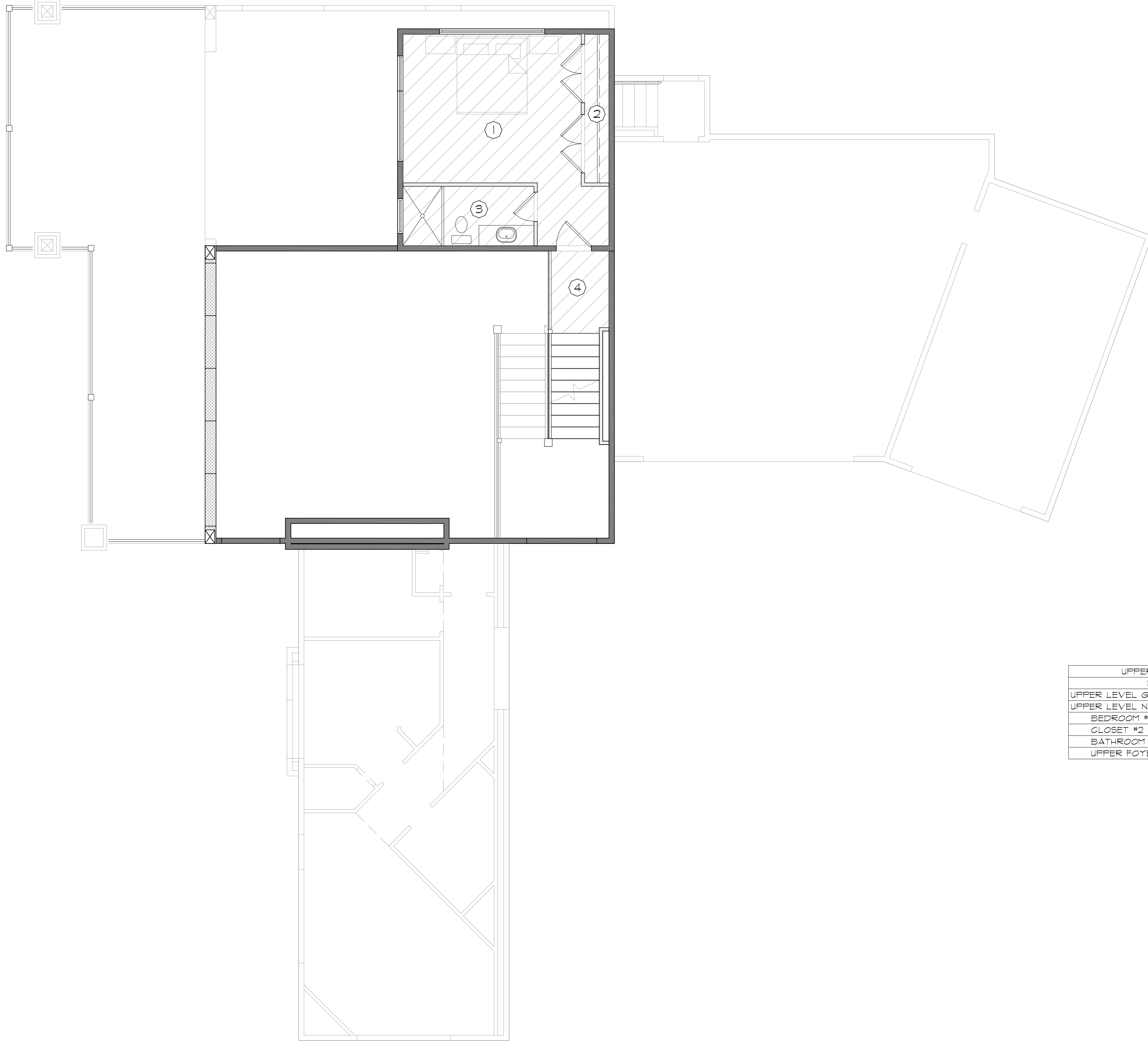
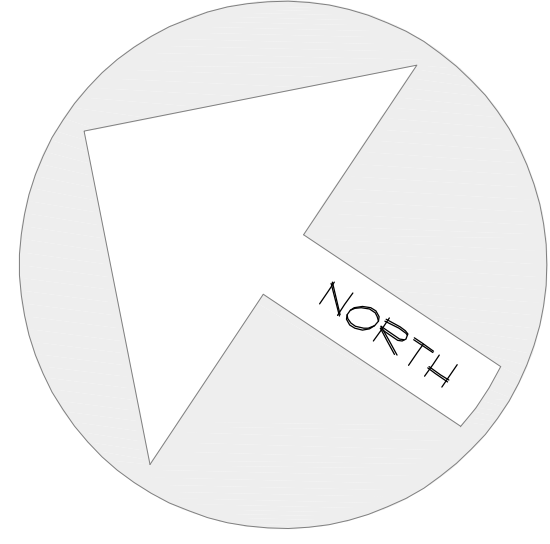
WOOD STUD WALL FRAMING		
UP TO 10'-0"	2x4 DF#2	16" O.C.
10'-1" TO 12'-0"	2x4 DF#1	12" O.C.
12'-1" TO 14'-0"	2x6 DF#2	16" O.C.
14'-1" TO 16'-0"	2x6 DF#2	12" O.C.
16'-1" AND UP	CONTACT ENGINEER	

WALL FRAMING	WALL SHEATHING	COMMENTS
SW-1	2x4 AT 16" O.C.	1/2" CDX SHEATHING
SW-2	2x4 AT 16" O.C.	1/2" CDX SHEATHING
SW-3	2x4 AT 16" O.C.	1/2" CDX SHEATHING
SW-4	2x4 AT 16" O.C.	1/2" CDX SHEATHING
SW-5	2x4 AT 16" O.C.	1/2" CDX SHEATHING
SW-6	2x4 AT 16" O.C.	1/2" CDX SHEATHING
SW-7	2x4 AT 16" O.C.	1/2" CDX SHEATHING
SW-8	2x4 AT 16" O.C.	1/2" CDX SHEATHING

WALL SCHEDULE
2" X 4" FRAMED WALL
2" X 6" FRAMED WALL
2" X 12" FRAMED WALL
THIN CUT NATURAL STONE

NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED WALLS SHALL BE IN 48" INCREMENTS. WALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE WALL HEIGHT SCHEDULE (SEE FRAMING SHEETS). VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION. BUILT-IN CABINETS SHALL BE SELECTED BY OWNER.

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 SHEET TITLE:
 UPPER LEVEL FLOOR PLAN
 CLIENT: HALEY
 DRAWN BY: N. COOMBS
 CHECK BY: M. STEELE
 ISSUE DATE: 2/10/2021
 PLAN NUMBER: TS2823
 SHEET NUMBER: 15 OF 27
 30X42 SHEET, 1/4" = 1'-0"
 PROFESSIONAL ENGINEER
 No. 1052202
 THOMAS LAYNE
 STATE OF MISSISSIPPI



UPPER LEVEL AREA CALCULATION TABLE

DESCRIPTION	ROOM#	AREA
UPPER LEVEL GROSS AREA		392 SF
UPPER LEVEL NET LIVABLE AREA		346 SF
BEDROOM #2 NET LIVABLE AREA	1	226 SF
CLOSET #2 NET LIVABLE AREA	2	26 SF
BATHROOM #2 NET LIVABLE AREA	3	57 SF
UPPER FOYER NET LIVABLE AREA	4	36 SF

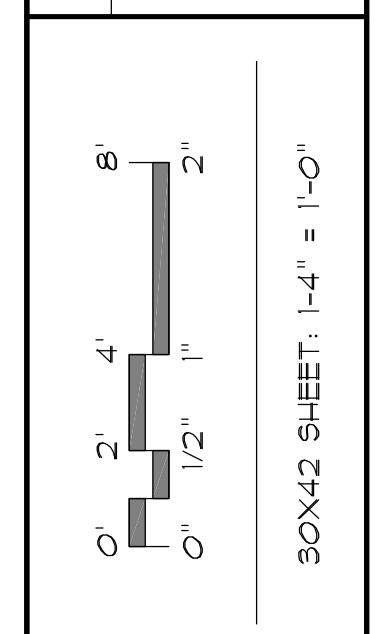
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SHEET TITLE:
 UPPER LEVEL AREA
 CALCULATION PLAN



CLIENT:
 HALEY

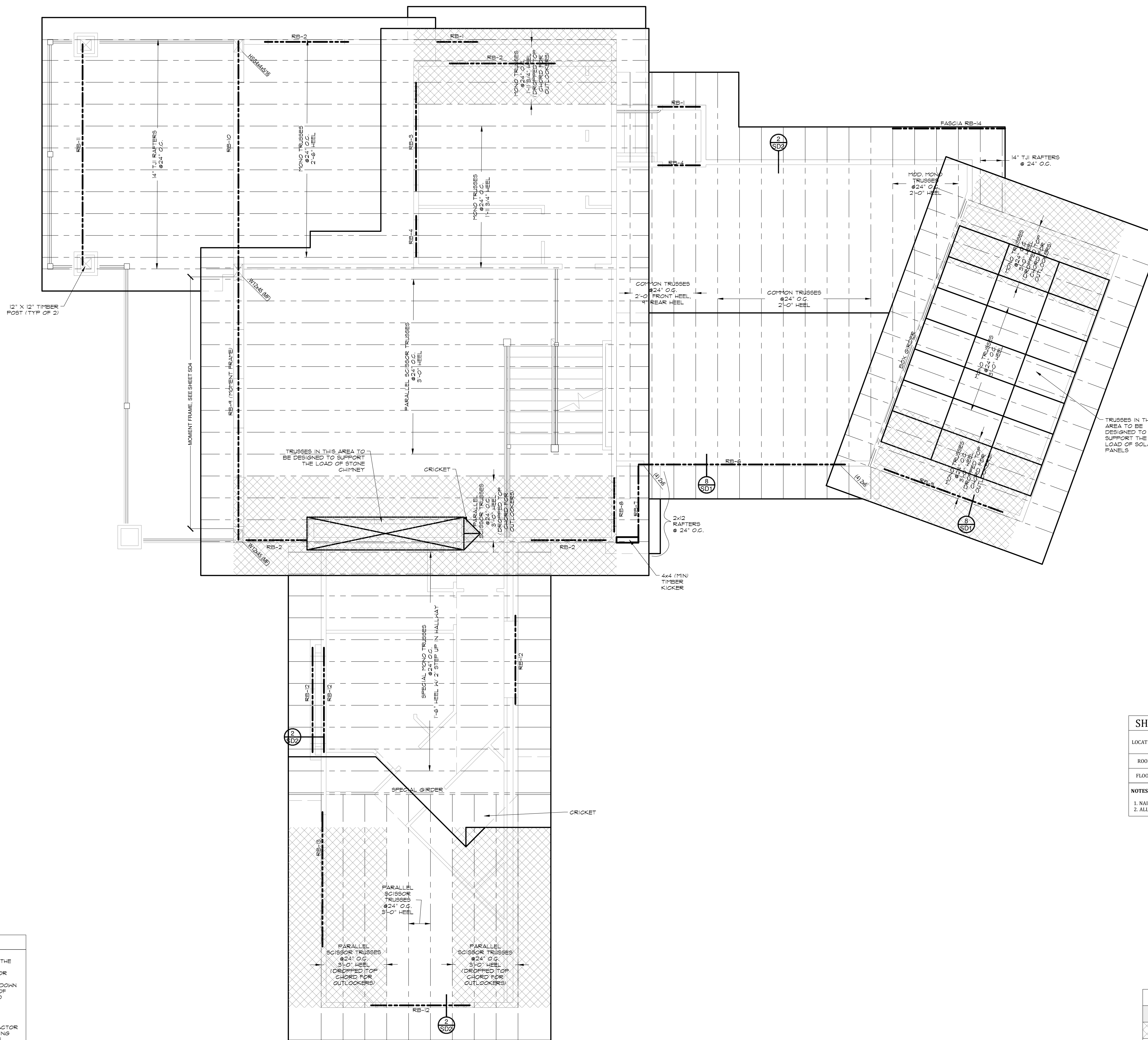
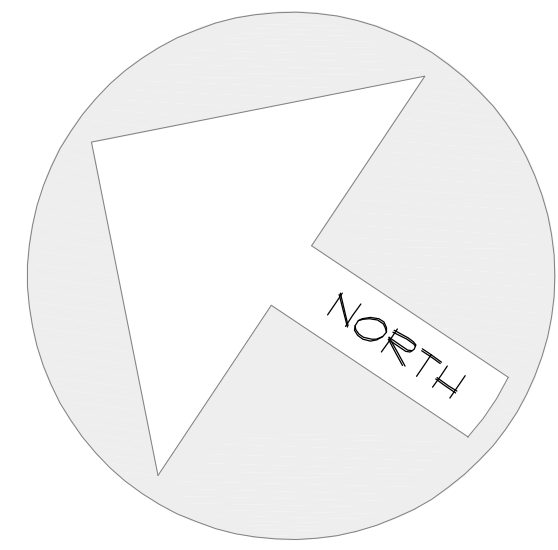
DRAWN BY:
 N. COOMBS

CHECKED BY:
 M. STEELE

ISSUE DATE:
 2/10/2021

PLAN NUMBER:
 TS2823

SHEET NUMBER:
 16 OF 27



NOTE:

- ALL ROOF FRAMING IS PREFABRICATED WOOD TRUSSES AT 24" ON CENTER UNLESS NOTED OTHERWISE.
- SEE GSM SHEET FOR BEAM HANGER SCHEDULES.
- ALL GIRDERS TO BEAR ON (3) 2x6 POST UNLESS NOTED OTHERWISE.
- ALL BEAM SIZES MAY BE INCREASED AT OWNER/CONTRACTOR DISCRETION.
- ALL DIMENSIONAL LUMBER BEAMS MAY BE CHANGED FOR THE SAME SIZE OR LARGER ROUGH SAWN LUMBER.
- SEE GENERAL STRUCTURAL NOTES FOR ALL FRAMING REQUIREMENTS.

NOTE:

ALL BEAMS DESIGNED TO A HIGH PERFORMANCE DEFLECTION LIMIT. CONTACT ENGINEER FOR CODE MINIMUM DESIGN.

ROOF BEAM SCHEDULE

RB-1:	(2) 2x6
RB-2:	(2) 2x10
RB-3:	(2) 1-3/4"x9-1/2" LVL
RB-4:	(2) 2x8
RB-5:	(2) 2x12
RB-6:	(3) 1-3/4"x16" LVL
RB-7:	(2) 2x8
RB-8:	(2) 2x10
RB-9:	W12X45
RB-10:	W12X40
RB-11:	8-3/4"x12" GLB
OR 10"x14" (MIN) RS TIMBER	
RB-12:	(2) 1-3/4"x9-1/2" LVL
RB-13:	(2) 2x12
RB-14:	(1) 2X12

OVERBUILD FRAMING SCHEDULE

@ 24" O.C.	MAX SPAN AT GIVEN LOAD					
	30 PSF	40 PSF	50 PSF	80 PSF	100 PSF	150 PSF
2x4	5'-0"	5'-0"	4'-2"	4'-0"	3'-4"	3'-0"
2x6	8'-0"	7'-0"	6'-4"	5'-6"	5'-0"	4'-6"
2x8	10'-0"	9'-0"	8'-4"	7'-0"	6'-6"	6'-0"
2x10	12'-6"	11'-6"	10'-6"	9'-0"	8'-0"	6'-6"

NOTES:

- ROOF SHEATHING SHALL BE CONTINUOUS BENEATH OVERBUILD FRAMING.

WOOD STUD WALL FRAMING

WALL HEIGHT	STUD SIZE AND GRADE	SPACING
UP TO 10'-0"	2x4 DFP#2	16" O.C.
10'-1" TO 12'-0"	2x4 DFP#1	12" O.C.
12'-1" TO 14'-0"	2x6 DFP#2	16" O.C.
14'-1" TO 16'-0"	2x6 DFP#2	12" O.C.
16'-1" AND UP	CONTACT ENGINEER	

SHEATHING SCHEDULE AT FLOOR AND ROOF

LOCATION	WOOD SHEATHING THICKNESS	SPAN RATING	NAIL SIZE	EDGE NAIL	FIELD NAIL	ROUNDRY NAIL	EDGE BLOCK
ROOF	5/8"	40/20	8d COMMON	6"	12"	6"	NO
FLOOR	3/4" T&G	40/20	8d COMMON	6"	12"	6"	YES

NOTES:

- NAIL PENETRATION INTO FRAMING MEMBER SHALL BE 1 1/2" MINIMUM.
- ALL WOOD FLOOR SHEATHING SHALL BE GLOUED AND NAILED.

ROOF FRAMING LEGEND

[Symbol]	2X OVERBUILD
[Symbol]	2X OUTLOOKERS A/R PER TRUSS HFR

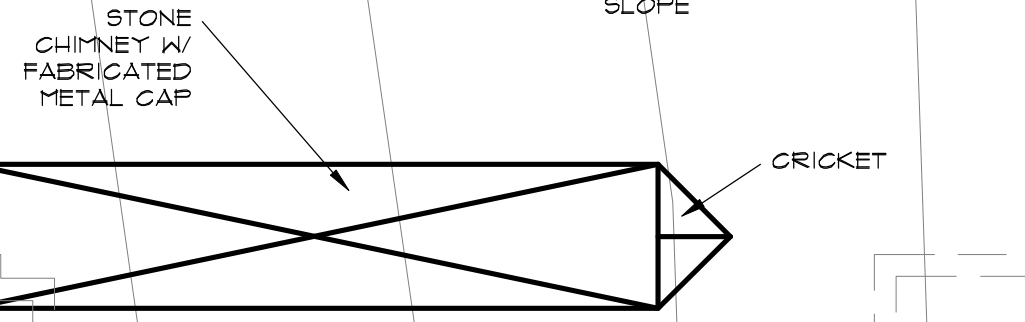
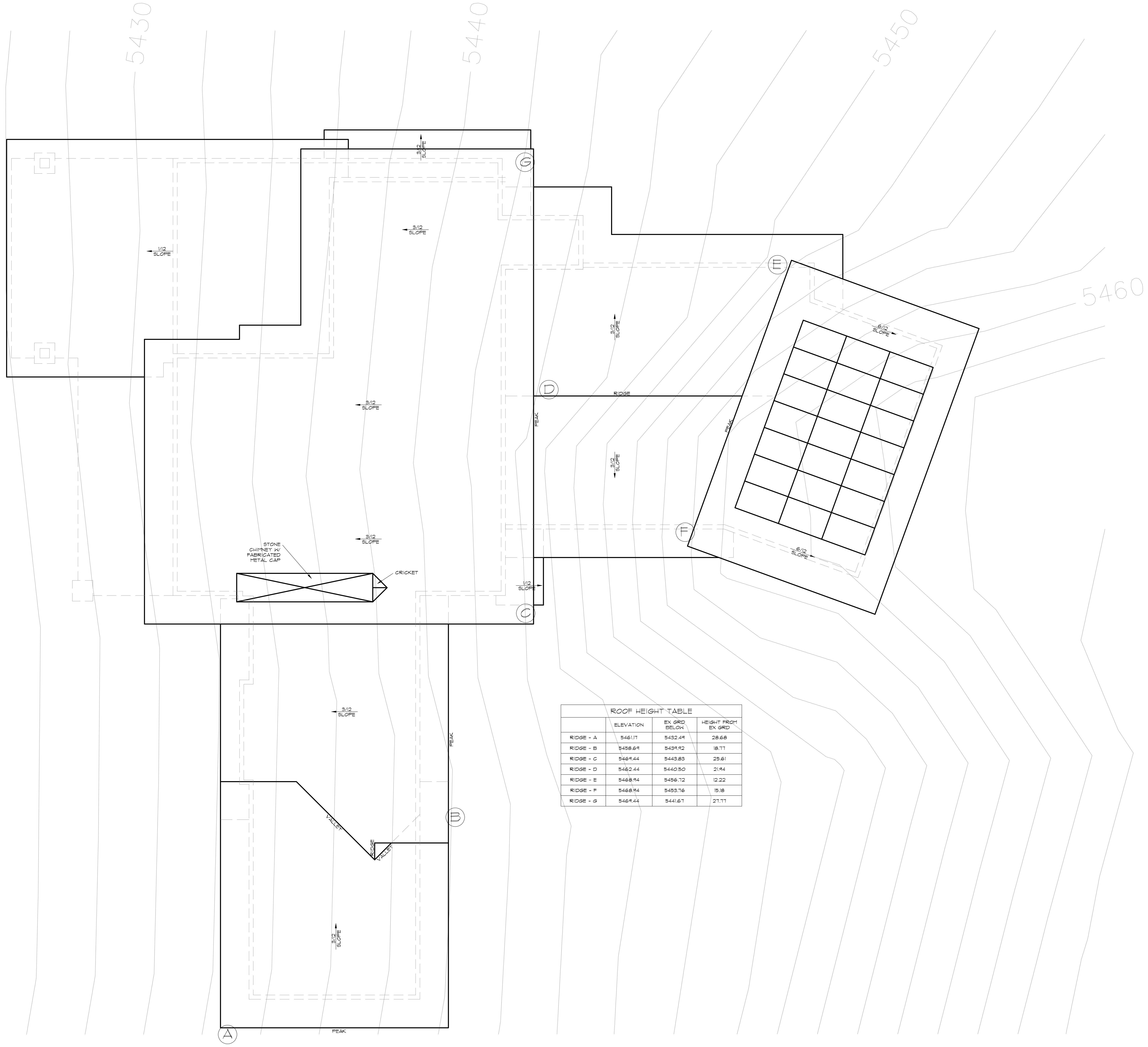
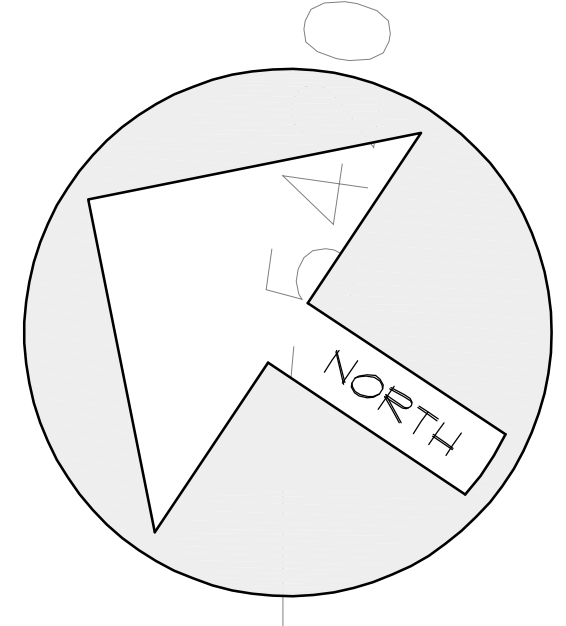
NOTES:

- NOTE: ALL MATERIALS TO BE INSTALLED A/R PER HFR SPECS.
- ALL TRUSSES IN 2X OUTLOOKER AREAS TO HAVE STEPPED TOP CHORD OR A/R PER TRUSS HFR.
- OVERBUILDS SHALL BE CONSTRUCTED BY SHEATHING THE LOWER ROOF THEN NAILING A 2X10 PLAT WITH 20/6d NAILS @ 24" O.C. IN THE VALLEY OF THE OVERBUILD. THE OVERBUILD SHALL THEN BE FRAMED ON THE 2X10 USING 2X6 ROOF JOISTS @ 24" O.C. AND WITH 2X6 FICKERS AT 4'-0" O.C. FROM EACH 2X6 ROOF JOIST DOWN TO THE TRUSSES OR ROOF JOISTS BELOW.

IMPORTANT NOTE:

- THE ROOF FRAMING PLAN INFORMATION PRESENTED HEREIN IS FOR INFORMATION ONLY. THE ACTUAL ROOF FRAMING PLAN DESIGN SHALL BE THE RESPONSIBILITY OF THE ROOF TRUSS MANUFACTURER AND STRUCTURAL ENGINEER. HABITATIONS MAKES NO GUARANTEE TO THE PLAN ACCURACY OR COMPLETENESS AND ASSUMES NO LIABILITY FOR SUCH. THE GENERAL CONTRACTOR/ROOFING CONTRACTOR SHALL DETERMINE RAIN GUTTERS/DOWN SPOUT REQUIREMENTS AND LOCATION OF SUCH AS WELL AS AREAS OF ROOF CRACKS AND ROOF DRAINAGE FLASHINGS AND MEMBRANE LOCATIONS TO ADDRESS DRAINAGE ISSUES AT THE LOCATIONS.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO TRUSS MANUFACTURING.
- THE TRUSS MANUFACTURER IS REQUIRED TO CONTACT THE OWNER/CONTRACTOR IF THERE ARE ANY ISSUES DISCOVERED ON THE ROOF FRAMING PLAN DURING THE TRUSS DESIGN, PRIOR TO TRUSS MANUFACTURE. NO CHANGES WILL BE ALLOWED TO BE MADE TO THE FOLLOWING: ROOF CEILING HEIGHTS, VALTS, INTERIOR OR EXTERIOR PITCHES OR FASCIA HEIGHTS WITHOUT RECEIVING APPROVAL.
- TRUSSES SHALL BE DESIGNED FROM APPROVED HARD COPY PLANS WITH THE RED AUTHORIZATION STAMP ONLY. THE OWNER/CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS AND SUPPLIERS INCLUDING THE TRUSS MANUFACTURER HAVE THE MOST CURRENT AND UP TO DATE PLANS IN STAMPED AND APPROVED HARD COPY FORMAT PRIOR TO COMMENCING WITH CONSTRUCTION. FIELD MEASUREMENTS SHALL BE MADE AND VERIFIED PRIOR TO THE FINAL TRUSS DESIGN COMPLETION AND MANUFACTURE. TRUSSES SHALL NOT BE DESIGNED OR CONSTRUCTED FROM ELECTRONIC OR PDF TYPE DOCUMENTS.





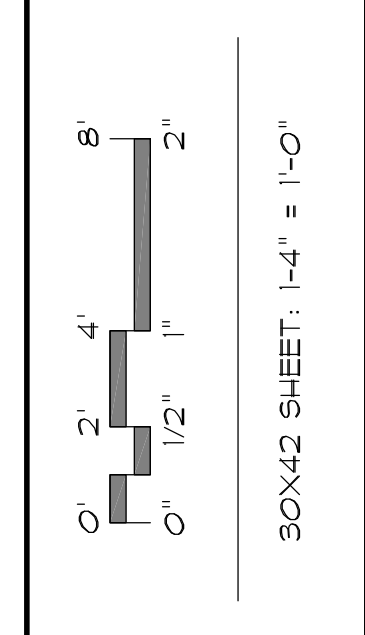
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RIDGE - A	5461.17	5432.49	28.68
RIDGE - B	5458.69	5439.92	18.77
RIDGE - C	5469.44	5443.83	25.61
RIDGE - D	5462.44	5440.30	21.94
RIDGE - E	5468.94	5456.72	12.22
RIDGE - F	5468.94	5453.76	15.18
RIDGE - G	5469.44	5441.67	27.77

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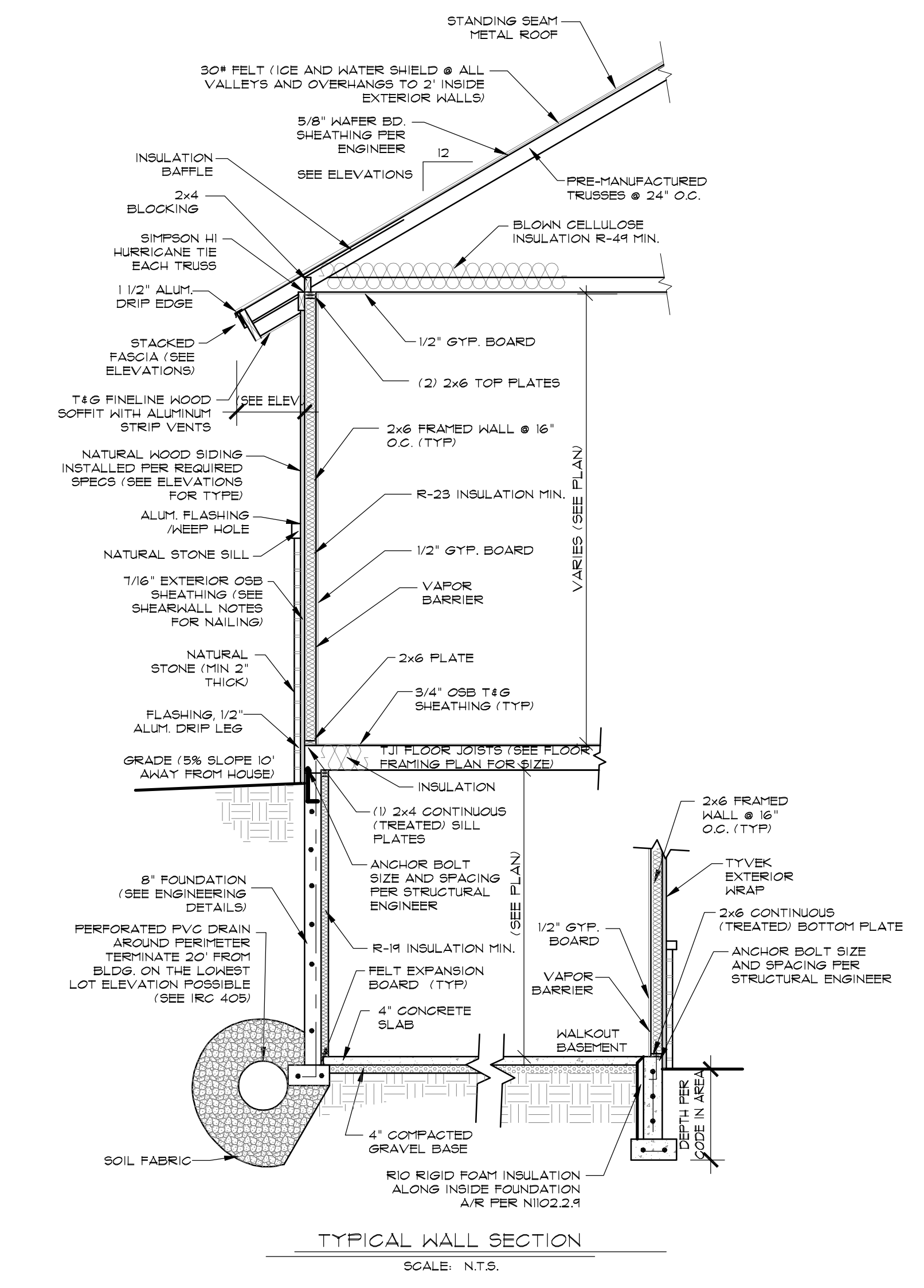
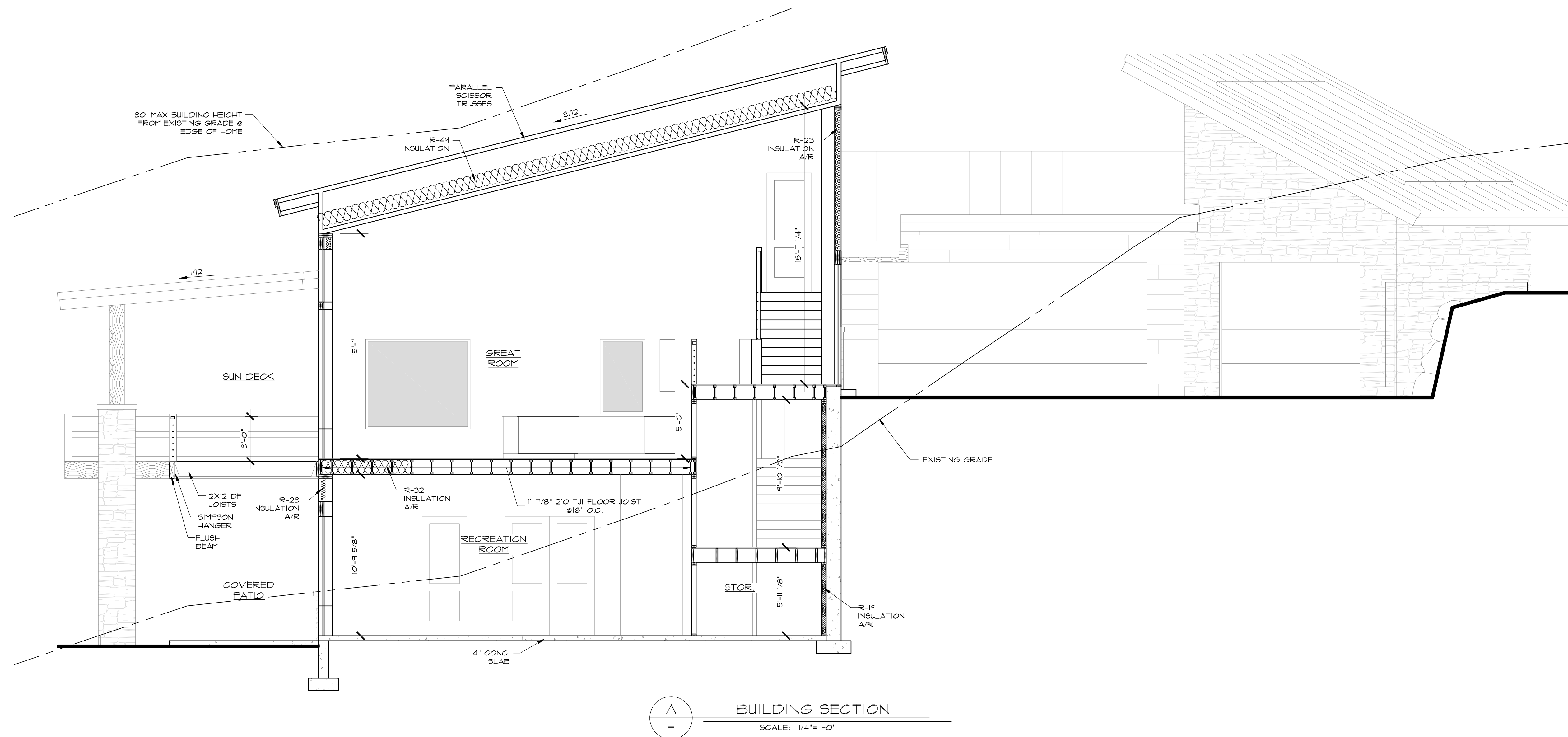
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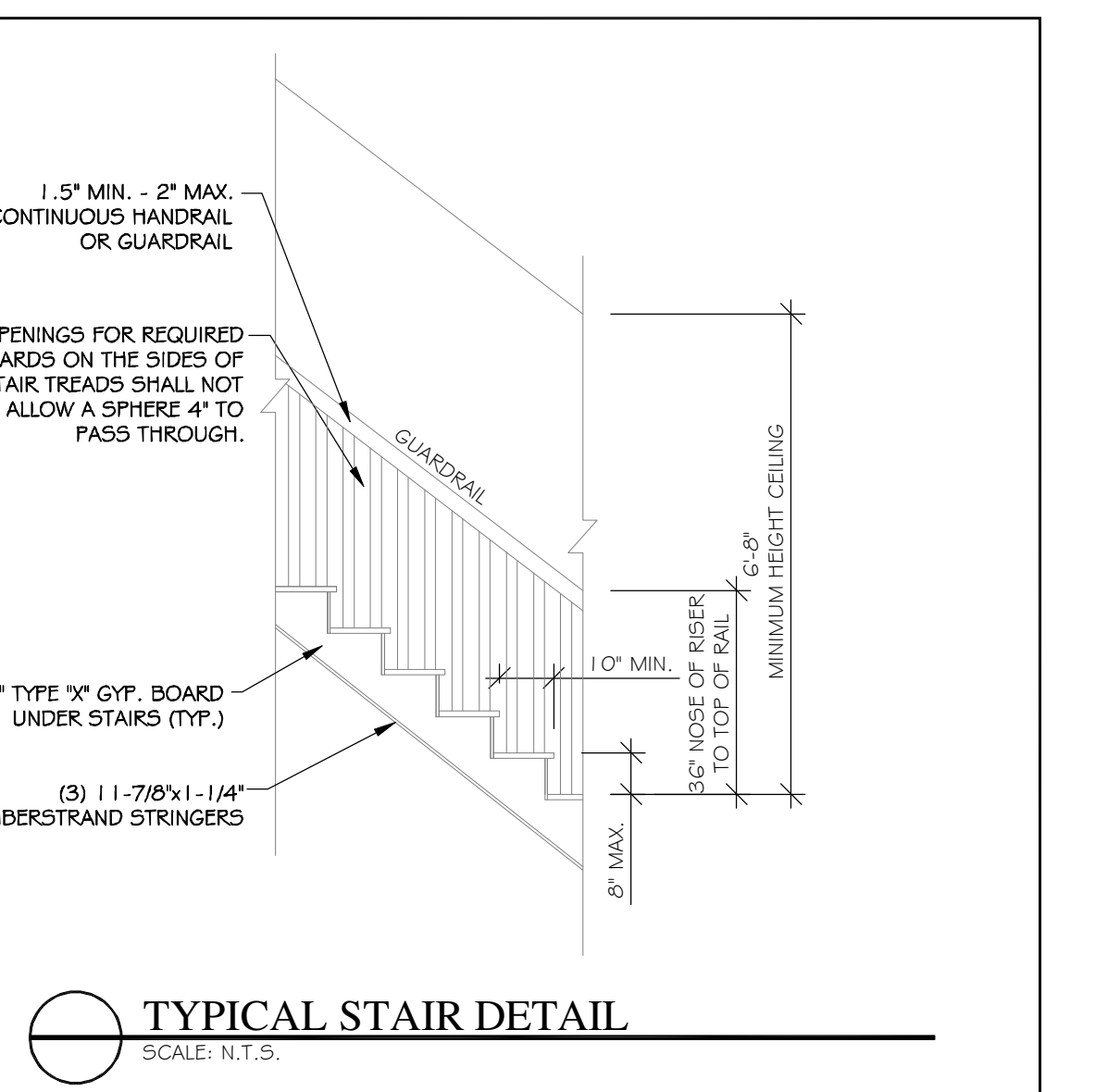
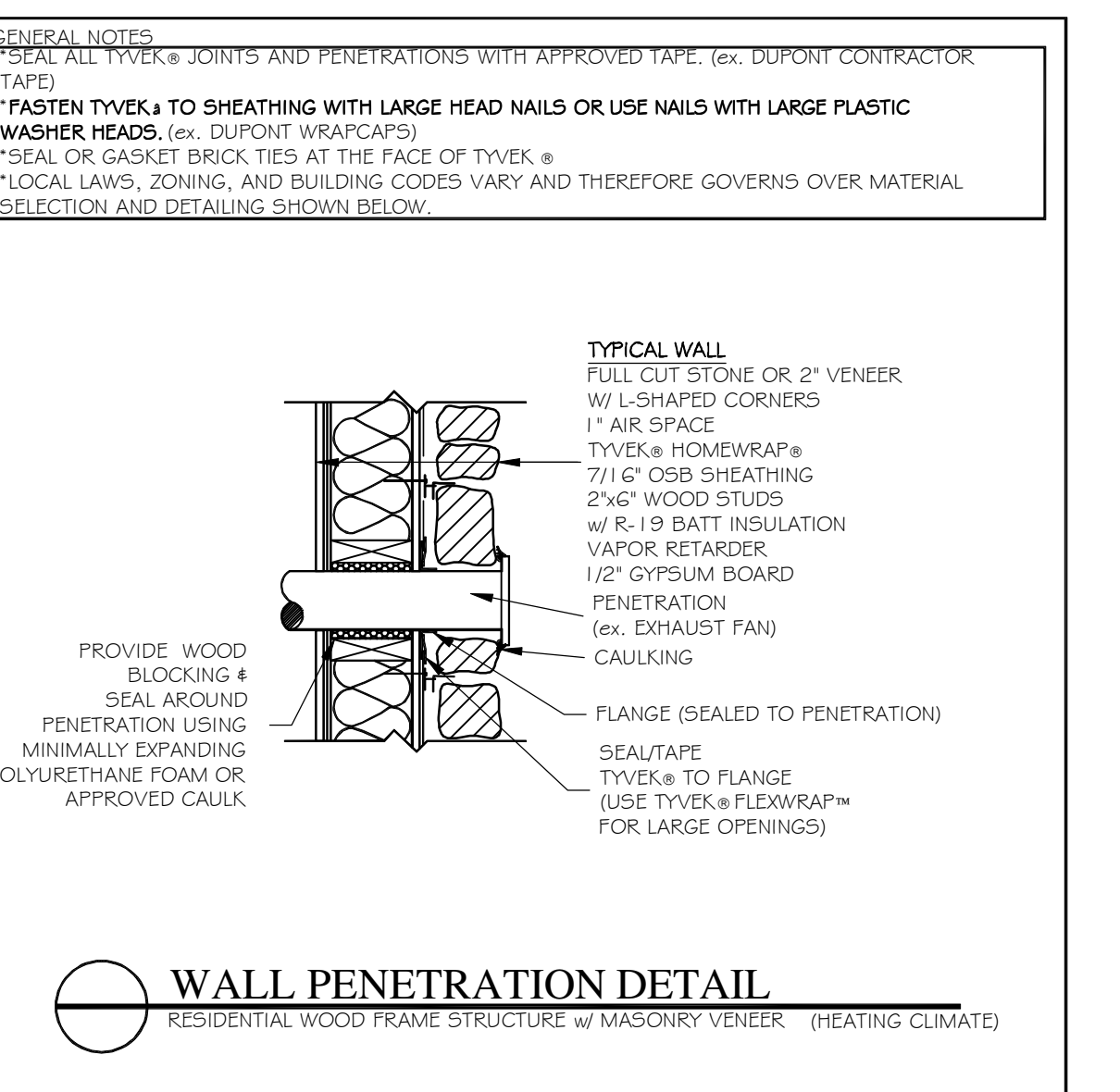
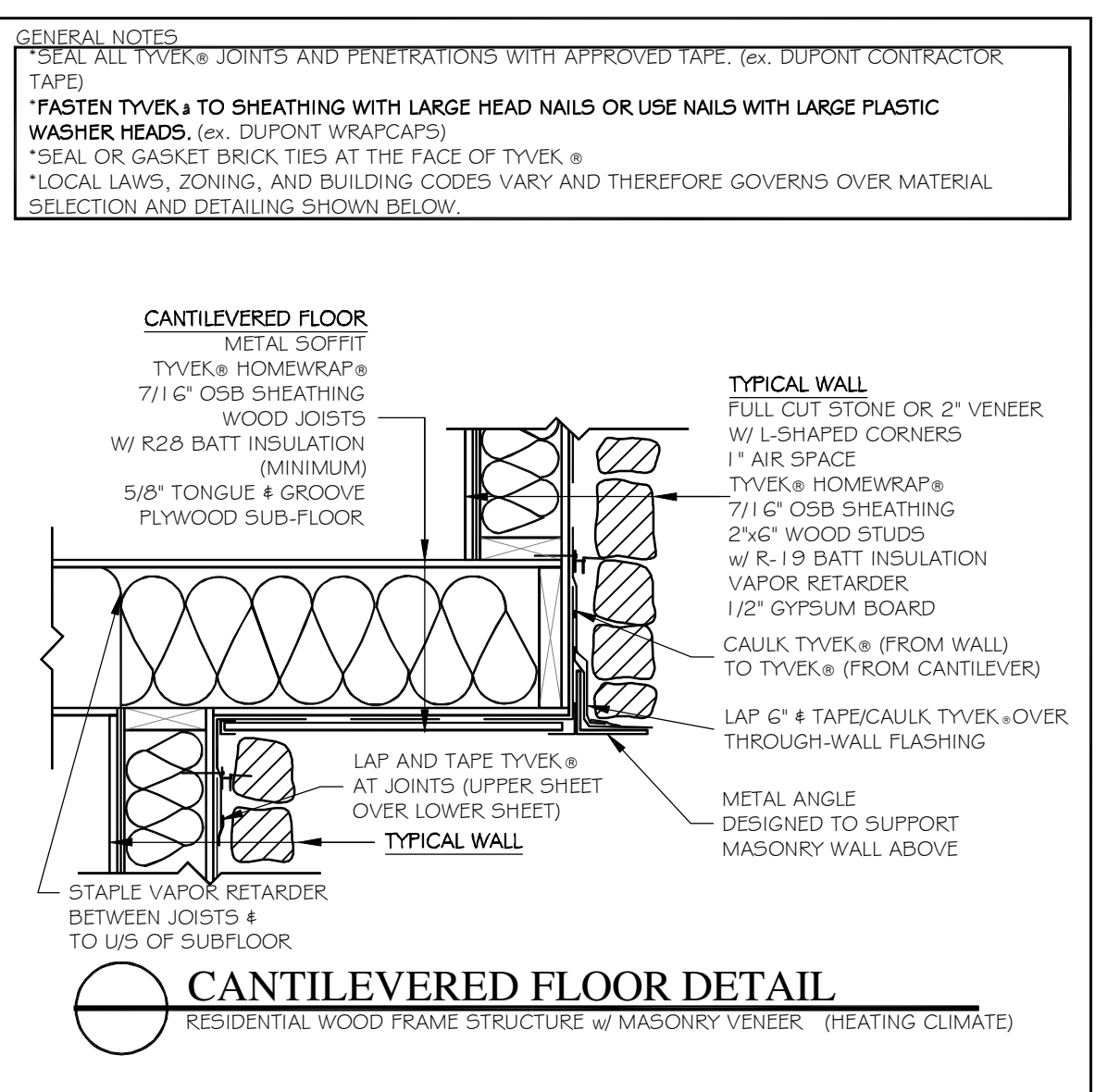
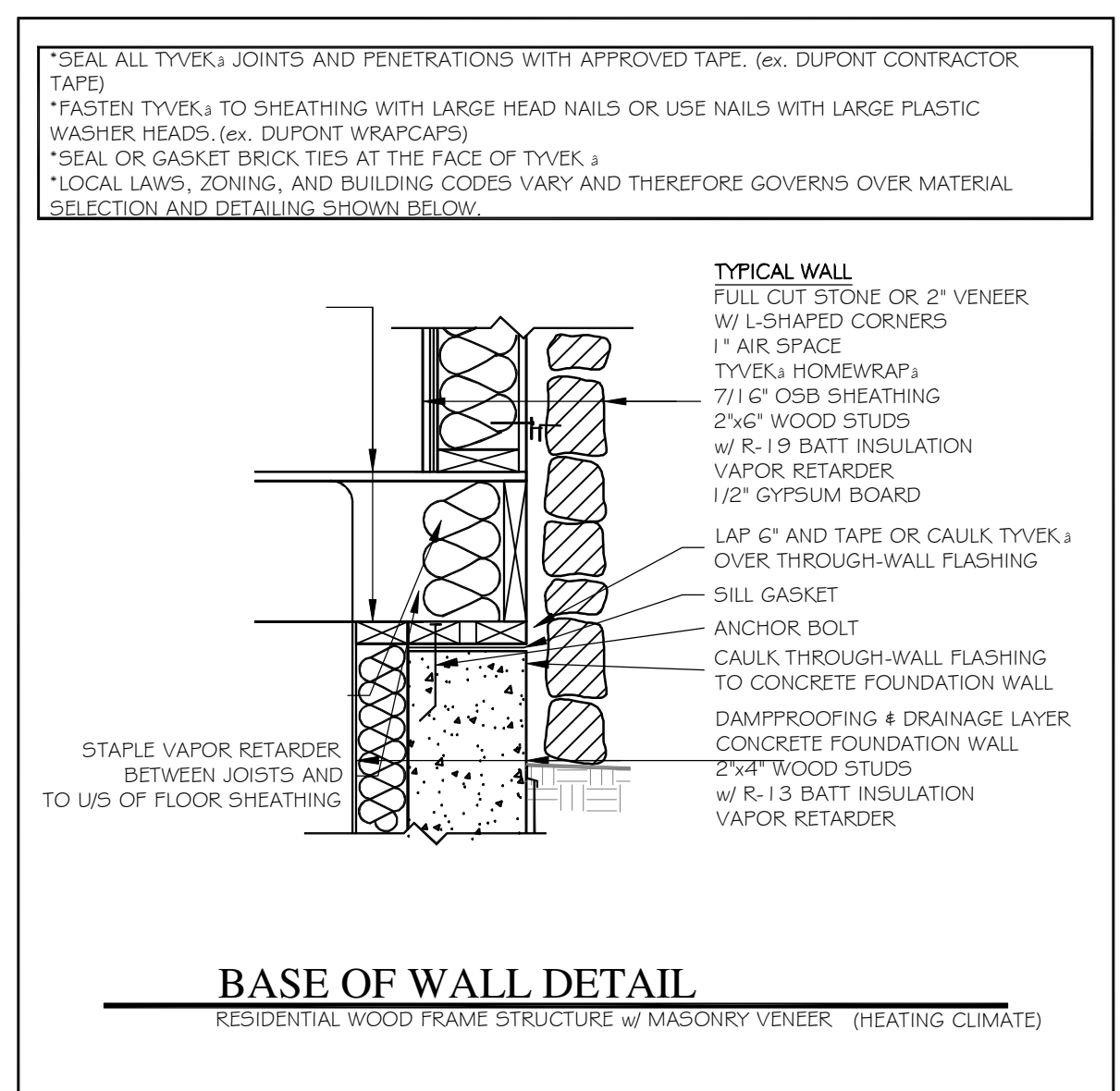
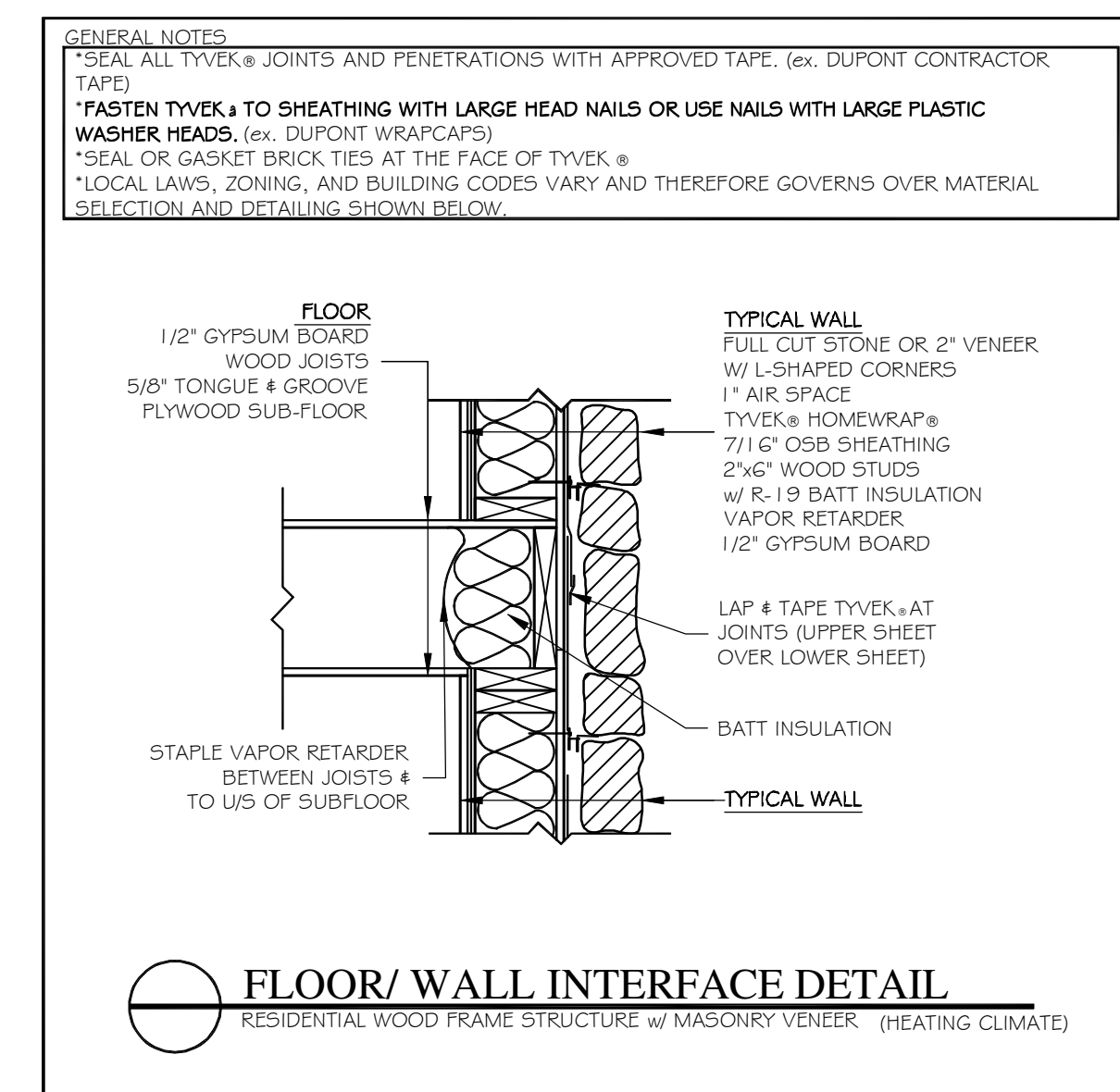
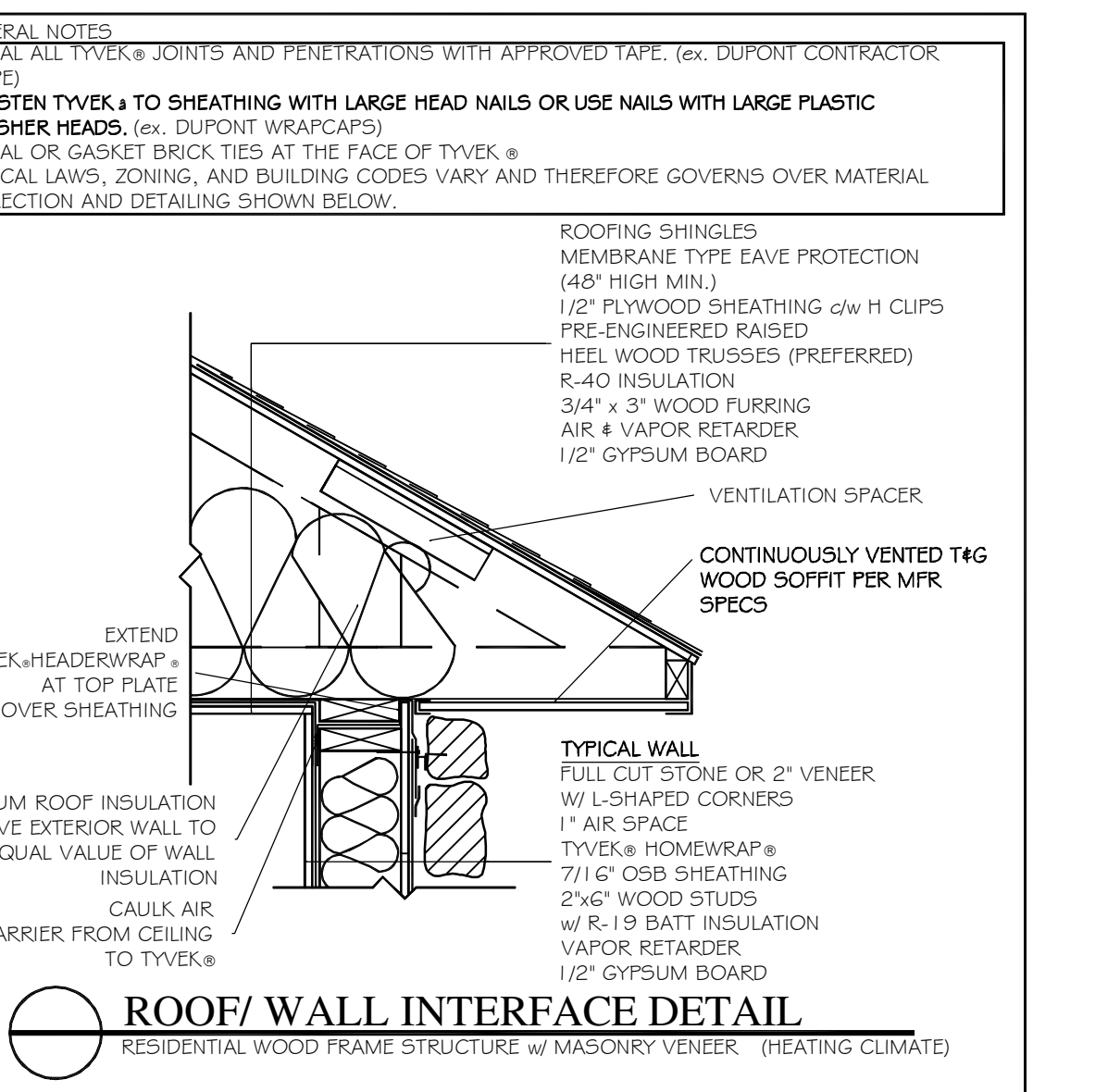
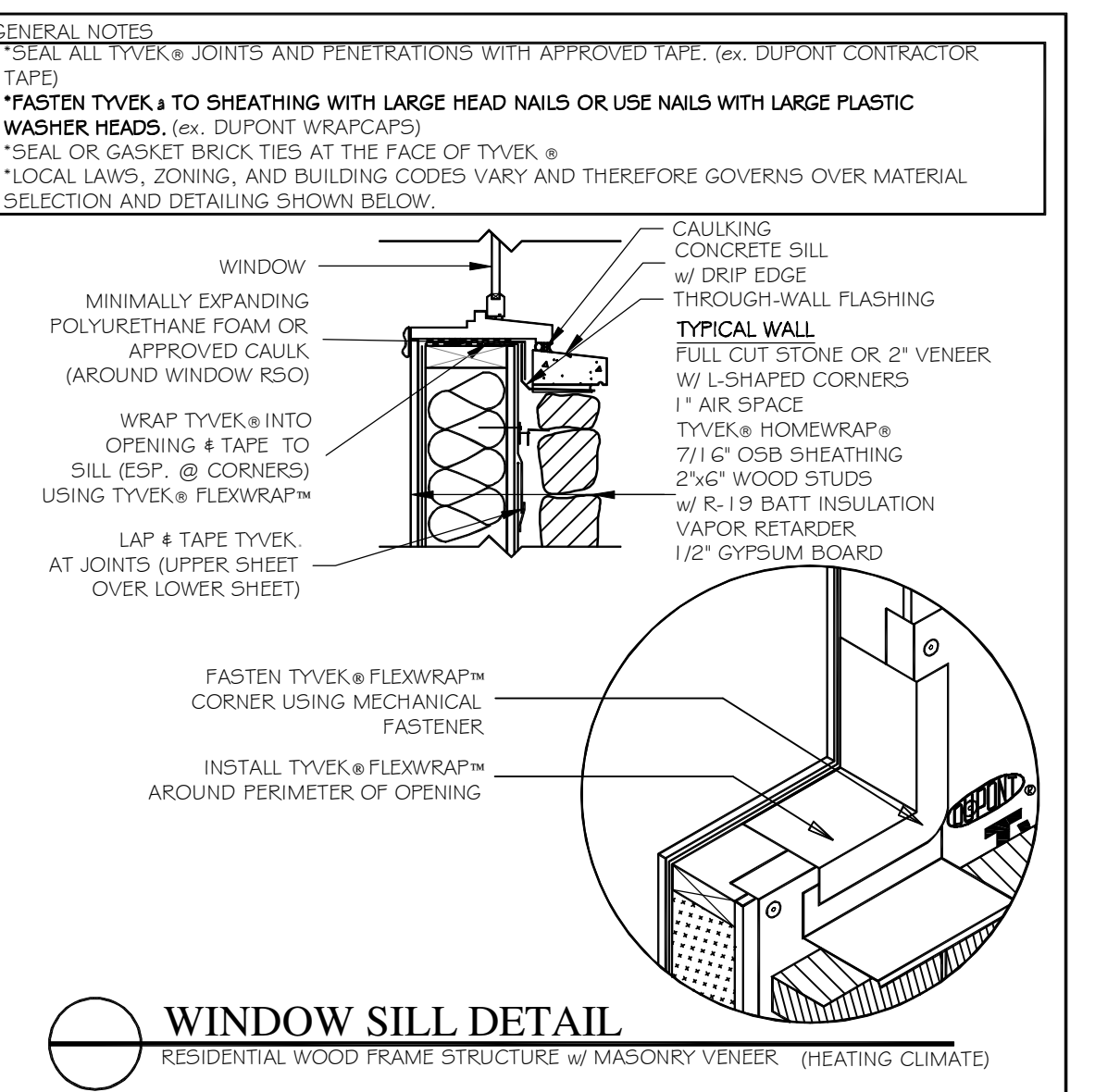
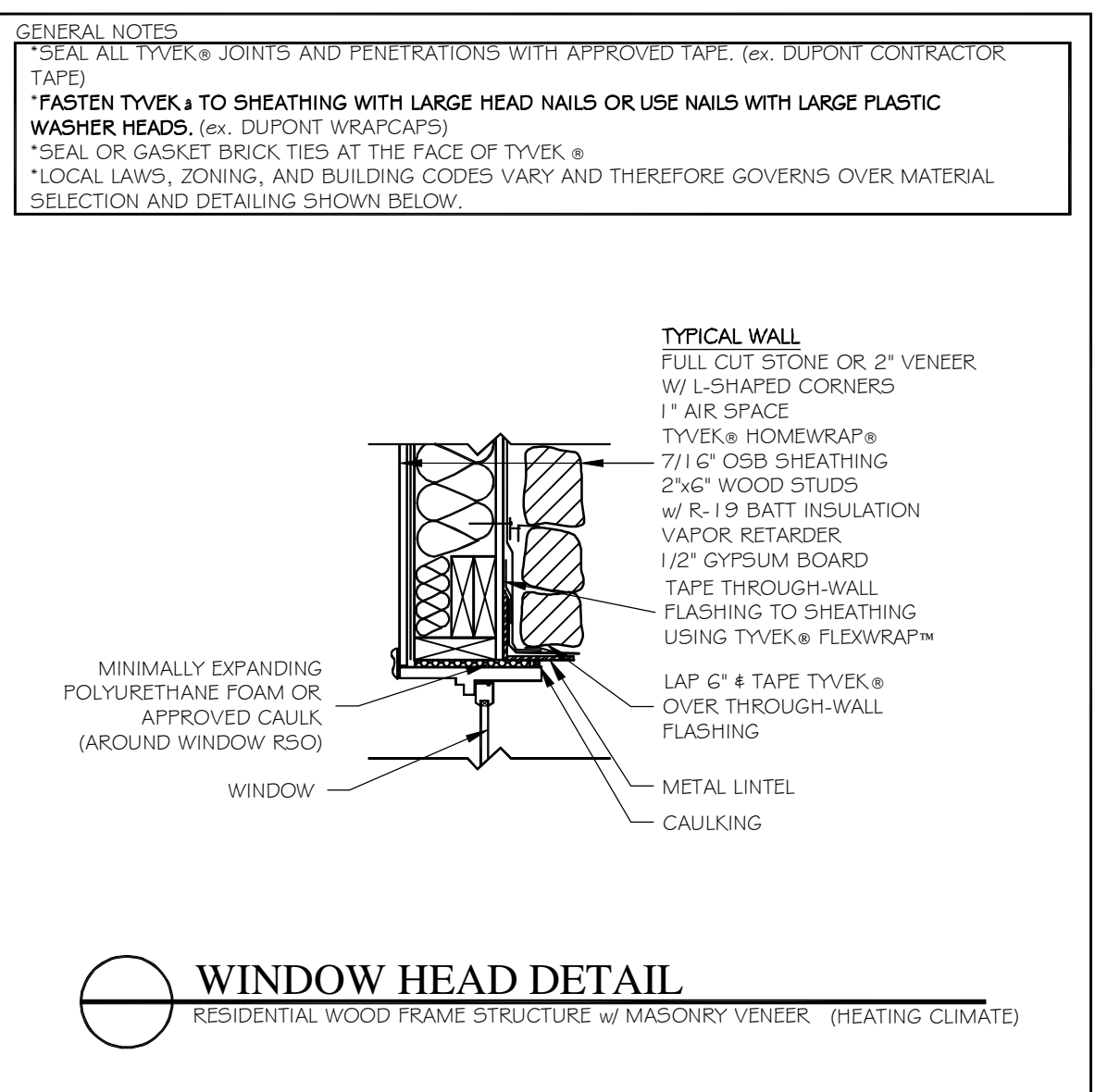
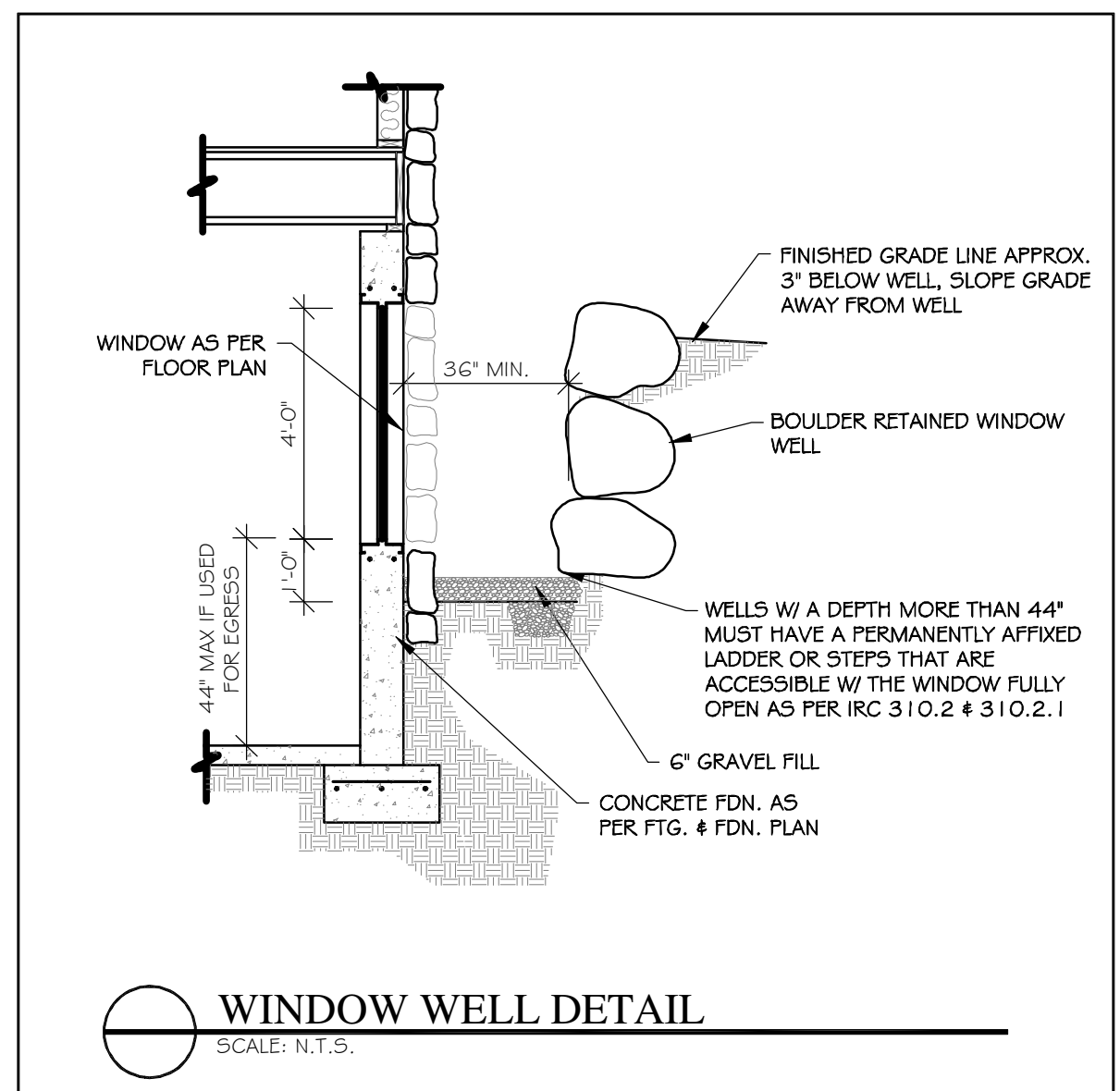
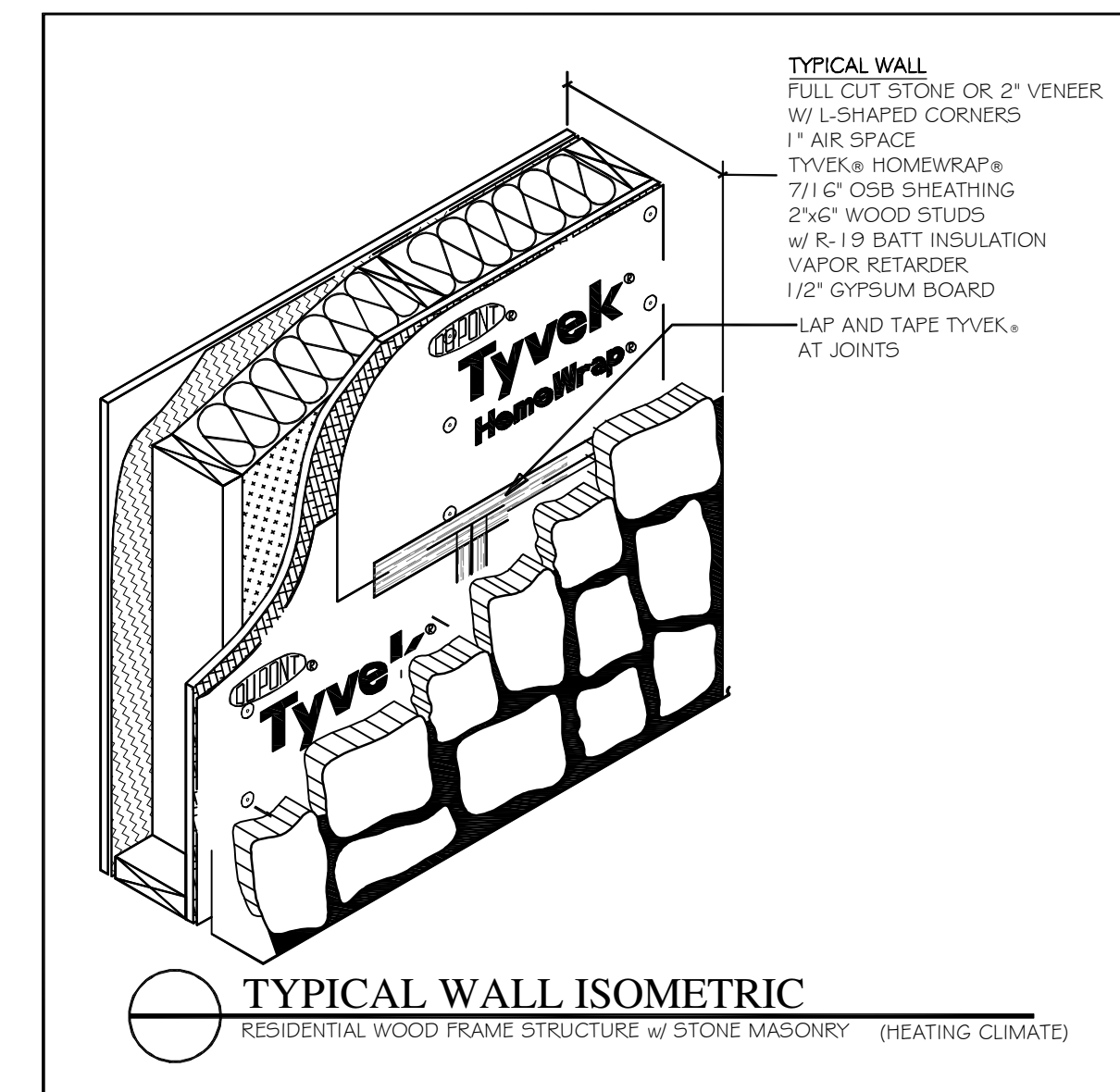
SHEET TITLE:
ROOF DRAINAGE PLAN



CLIENT: HALEY
DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 2/10/2021
PLAN NUMBER: T52823
SHEET NUMBER: 18 OF 27



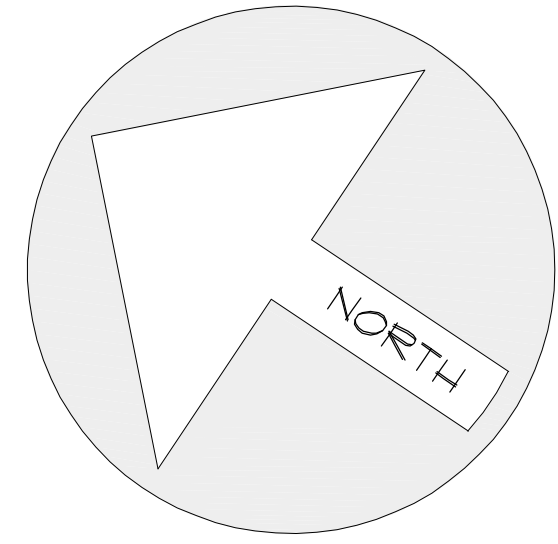
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SHEET TITLE:
BUILDING SECTION / DETAILS

CLIENT: HALEY
DRAWN BY: N. COOMBS
CHK'D BY: M. STEELE
ISSUE DATE: 2/10/2021
PLAN NUMBER: T52823
SHEET NUMBER: B1 OF 21



ELECTRICAL LEGEND	
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
	ACCENT / HALL LIGHT
	TRACK LIGHTING
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	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 SCNGE
	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 HEATHER PROOF HALL MOUNTED SCNGE

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 RECEPTAL AND BURIED A MINIMUM 8" DEEP.
- SUPPLY DUCTS IN FLOOR MUST BE INSULATED W/ A MIN. OF R-8 INSULATION.
- ALL RECEPTALS IN THE DEKILLING UNIT ARE TO BE TAMPER RESISTANT RECEPTALS.
- SMOKE DETECTORS SHALL BE WIRED IN SERIES ON SEPARATE CIRCUIT W/ BATTERY BACKUP.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A GASHEATING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. THESE SHALL COMPLY WITH ANSI/UL 2034-2005 AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF THIS STANDARD.
- ALL GARAGE DOOR & SOFFIT RECEPTALS SHALL BE GFCI PROTECTED AND BE MADE READILY ACCESSIBLE.
- ALL ELECTRICAL PER THE IRC 2015.

ALL EXTERIOR FIXTURES TO BE DARK SKY COMPLIANT

MECHANICAL LEGEND	
ID	DESCRIPTION
	AIR RETURN REGISTER
	AIR SUPPLY REGISTER (14"x4" IN FLOOR)
	AIR SUPPLY REGISTER (14"x4" IN CEILING)
	NATURAL GAS COCK
	POTABLE WATER HOSE BIB W/ANTI-SYPHON DEVICE
	RADIANT HEAT TUBING IN CONCRETE

NOTE: RETURN / DISTRIBUTION DUCTING NOT SHOWN

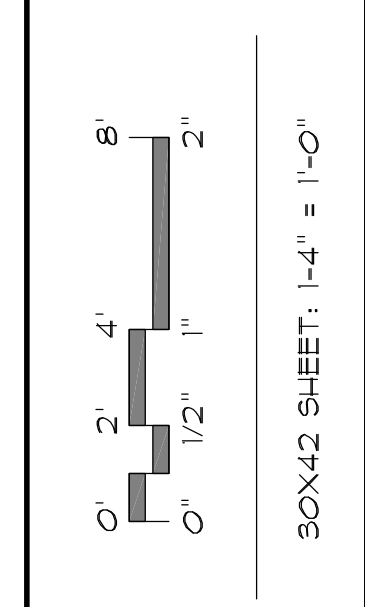


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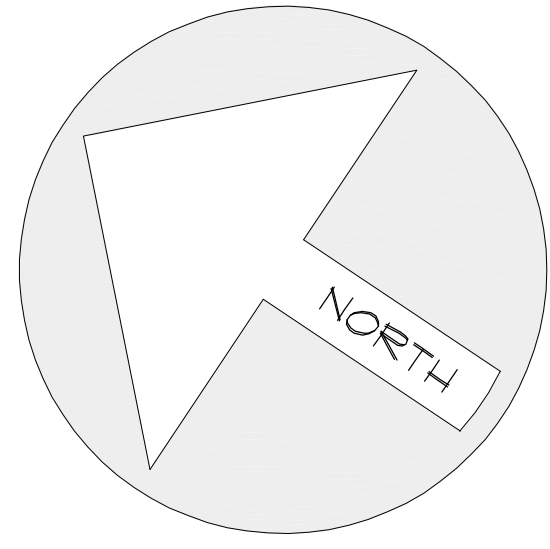
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SHEET TITLE:
**LOWER LEVEL ELECTRICAL /
 HVAC PLAN**



CLIENT: HALEY
 DRAWN BY: N. COOMBS
 CHECKED BY: M. STEELE
 ISSUE DATE: 2/10/2021
 PLAN NUMBER: T52823
 SHEET NUMBER: 11 OF 21



ID	DESCRIPTION
110	110 VOLT RECEPTACLE
220	220 VOLT RECEPTACLE
GFI	110 GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
HP-GFI	110 GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (WATER PROOF)
RC	RECESSED / CAN LIGHTING
SL	STD LIGHTING
PL	STD LIGHT EQUIPPED W/ PULL CHAIN
AL	ACCENT / HALL LIGHT
TL	TRACK LIGHTING
SP	SINGLE POLE SWITCH
TS	THREE WAY SWITCH
PR	PHONE / DATA RECEPTACLE
TV	TELEVISION RECEPTACLE (COAXIAL CABLE)
SD	SMOKE DETECTOR (SEE NOTE AT BOTTOM)
SM	CARBON MONOXIDE DETECTOR / SMOKE ALARM
FR	FLOURESCENT FIXTURE (SURFACE MOUNTED)
FR	FLOURESCENT FIXTURE (RECESSED)
WM	WALL MOUNTED SCONCE
MS	MOTION SENSITIVE FLOOD LIGHTS
EV	ELECTRIC VENT FAN
CF	CEILING FAN W/ LIGHTS
IF	IN FLOOR 110 VOLT RECEPTACLE
SL	STAIR LIGHT FIXTURE
ER	EXTERIOR RECESSED LIGHTING (WATER PROOF)
UC	UNDER COUNTER LIGHTS
EH	EXTERIOR HEATHER PROOF WALL MOUNTED SCONCE

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 6" DEEP.
- SUPPLY DUCTS IN FLOOR MUST BE INSULATED W/ A MIN. OF R-8 INSULATION.
- ALL RECEPTICALS IN THE DEWALLING UNIT ARE TO BE TAMPER RESISTANT RECEPTICALS.
- SMOKE DETECTORS SHALL BE WIRED IN SERIES ON SEPARATE CIRCUIT W/ BATTERY BACKUP.
- 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.
- ALL GARAGE DOOR / SOFFIT RECEPTICALS SHALL BE GFCI PROTECTED AND BE MADE READILY ACCESSIBLE.
- ALL ELECTRICAL PER THE IRC 2015.

ALL EXTERIOR FIXTURES TO BE DARK SKY COMPLIANT

ID	DESCRIPTION
AR	AIR RETURN REGISTER
AS	AIR SUPPLY REGISTER (14"x4" IN FLOOR)
AS	AIR SUPPLY REGISTER (14"x4" IN CEILING)
NG	NATURAL GAS COOK
PH	POTABLE WATER HOSE BIB W/ANTI-SYPHON DEVICE
RT	RADIANT HEAT TUBING IN CONCRETE

NOTE: RETURN / DISTRIBUTION DUCTING NOT SHOWN

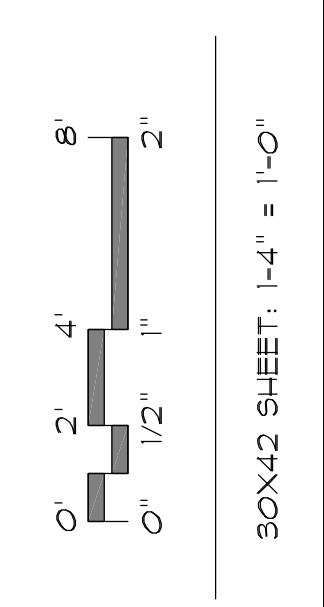


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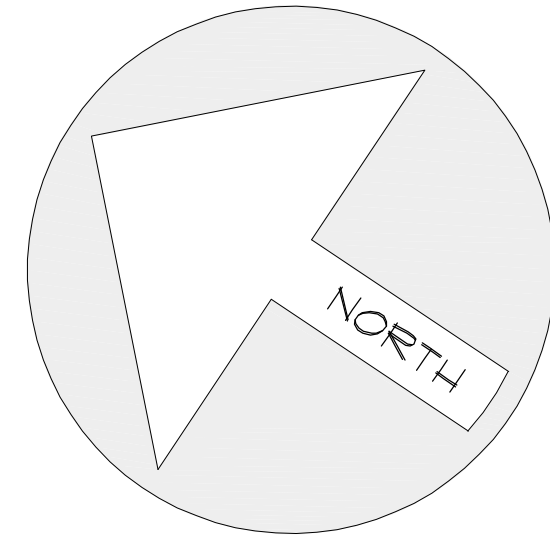
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SHEET TITLE:
MAIN LEVEL ELECTRICAL /
HVAC PLAN



CLIENT: HALEY
DRAWN BY: N. COOMBS
CHECKED BY: M. STEELE
ISSUE DATE: 2/10/2021
PLAN NUMBER: T52823
SHEET NUMBER: E2 OF 21



ELECTRICAL LEGEND	
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/ FULL CHAIN
	ACCENT / HALL LIGHT
	TRACK LIGHTING
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	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

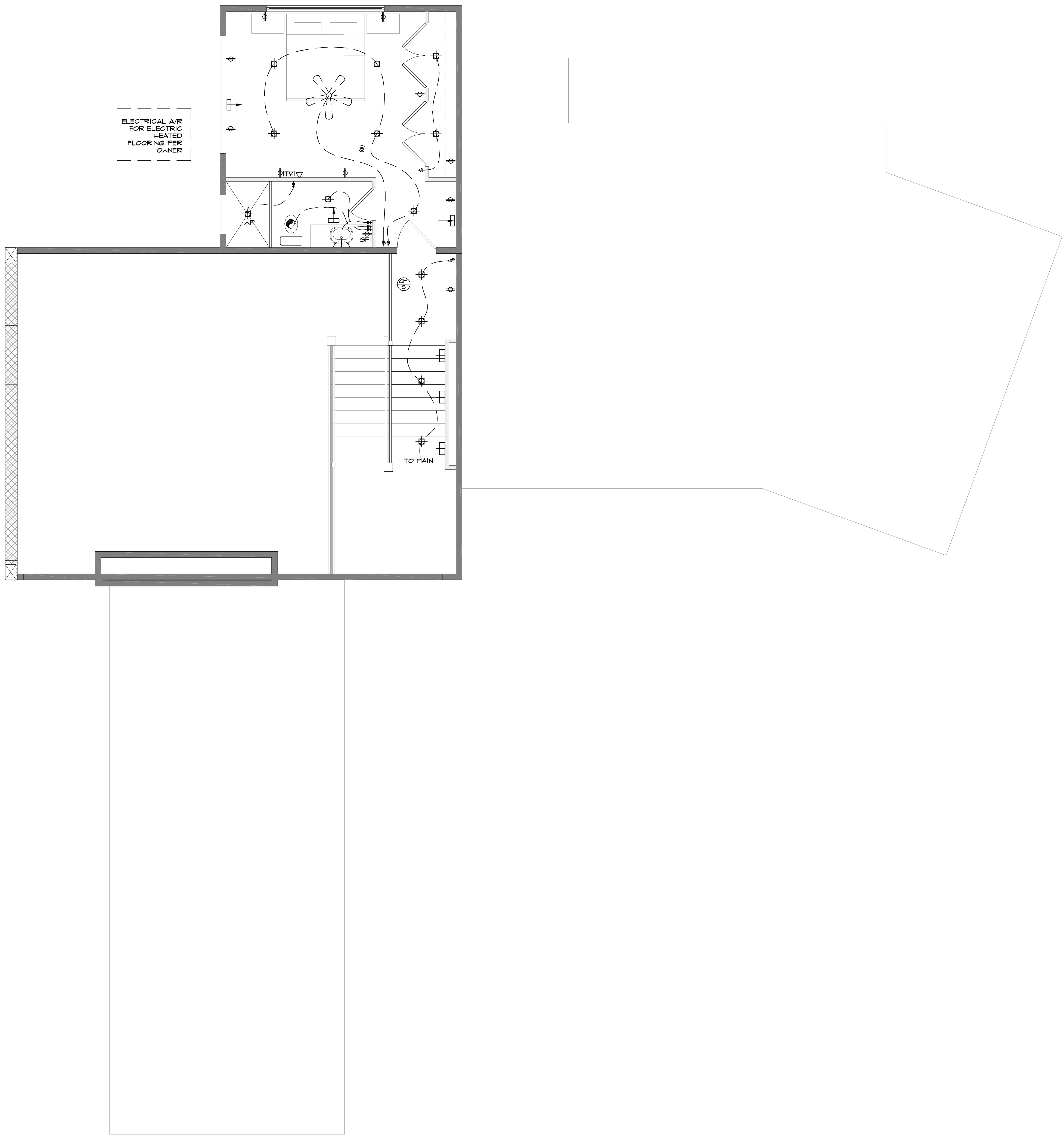
ELECTRICAL NOTES:

- UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 2" RIGID RISER WITH 2" RIGID ELBOW ATTACHED TO 2" PVC ELECTRICAL DUCT TO WITHIN FOOT OF RECEPTAL AND BURRED A MINIMUM BY CREP.
- SUPPLY DUCTS IN FLOOR MUST BE INSULATED W/ A MIN. OF R-8 INSULATION.
- ALL RECEPTALS IN THE DEKILLING UNIT ARE TO BE TAMPER RESISTANT RECEPTALS.
- SMOKE DETECTORS SHALL BE WIRED IN SERIES ON SEPARATE CIRCUIT W/ BATTERY BACKUP.
- 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 2094-2008 AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF THIS STANDARD.
- ALL GARAGE DOOR 4 SOFFIT RECEPTABLES SHALL BE (GFCI) PROTECTED AND BE MADE READILY ACCESSIBLE.
- ALL ELECTRICAL PER THE IRC 2018.

ALL EXTERIOR FIXTURES TO BE DARK SKY COMPLIANT

MECHANICAL LEGEND	
ID	DESCRIPTION
	AIR RETURN REGISTER
	AIR SUPPLY REGISTER (14'x4' IN FLOOR)
	AIR SUPPLY REGISTER (14'x4' IN CEILING)
	NATURAL GAS COCK
	POTABLE WATER HOSE BIB W/ANTI-SYPHON DEVICE
	RADIANT HEAT TUBING IN CONCRETE

NOTE: RETURN / DISTRIBUTION DUCTING NOT SHOWN

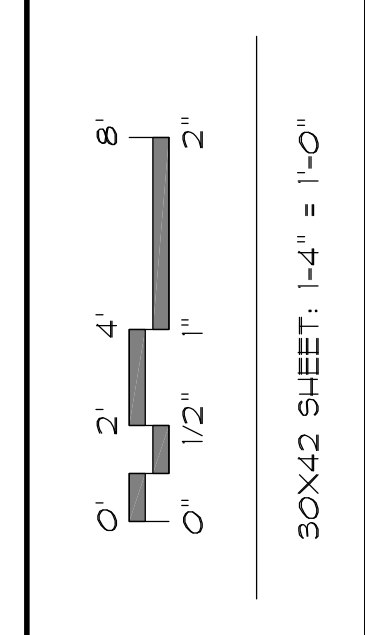


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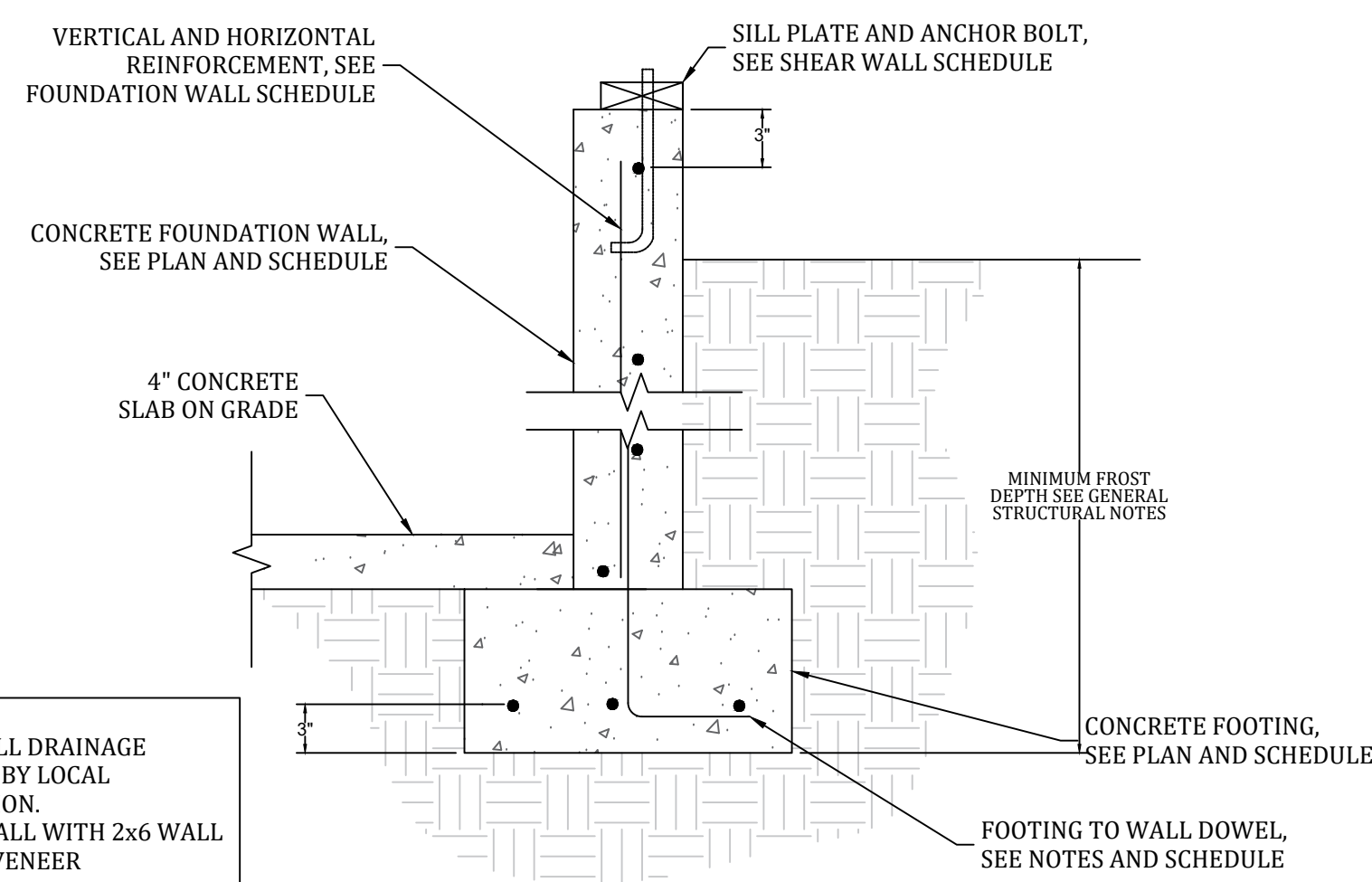
VOICE: 801-476-1860
 FAX: 801-476-1828
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AUTHORIZED COPY
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SHEET TITLE:
 UPPER LEVEL ELECTRICAL /
 HVAC PLAN

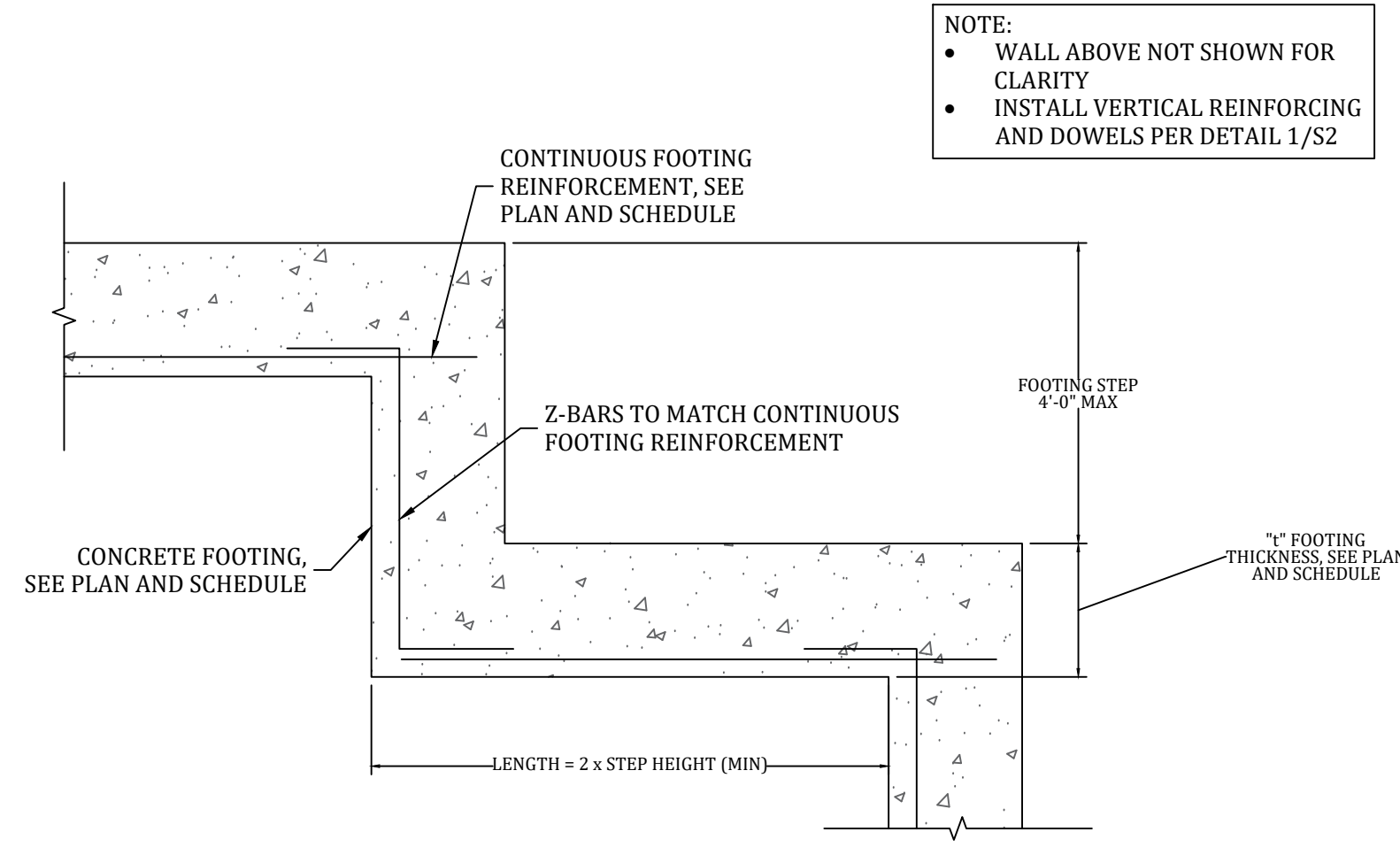


CLIENT: HALEY
 DRAWN BY: N. COOMBS
 CHECKED BY: M. STEELE
 ISSUE DATE: 2/10/2021
 PLAN NUMBER: TS2823
 SHEET NUMBER: E3 OF 21



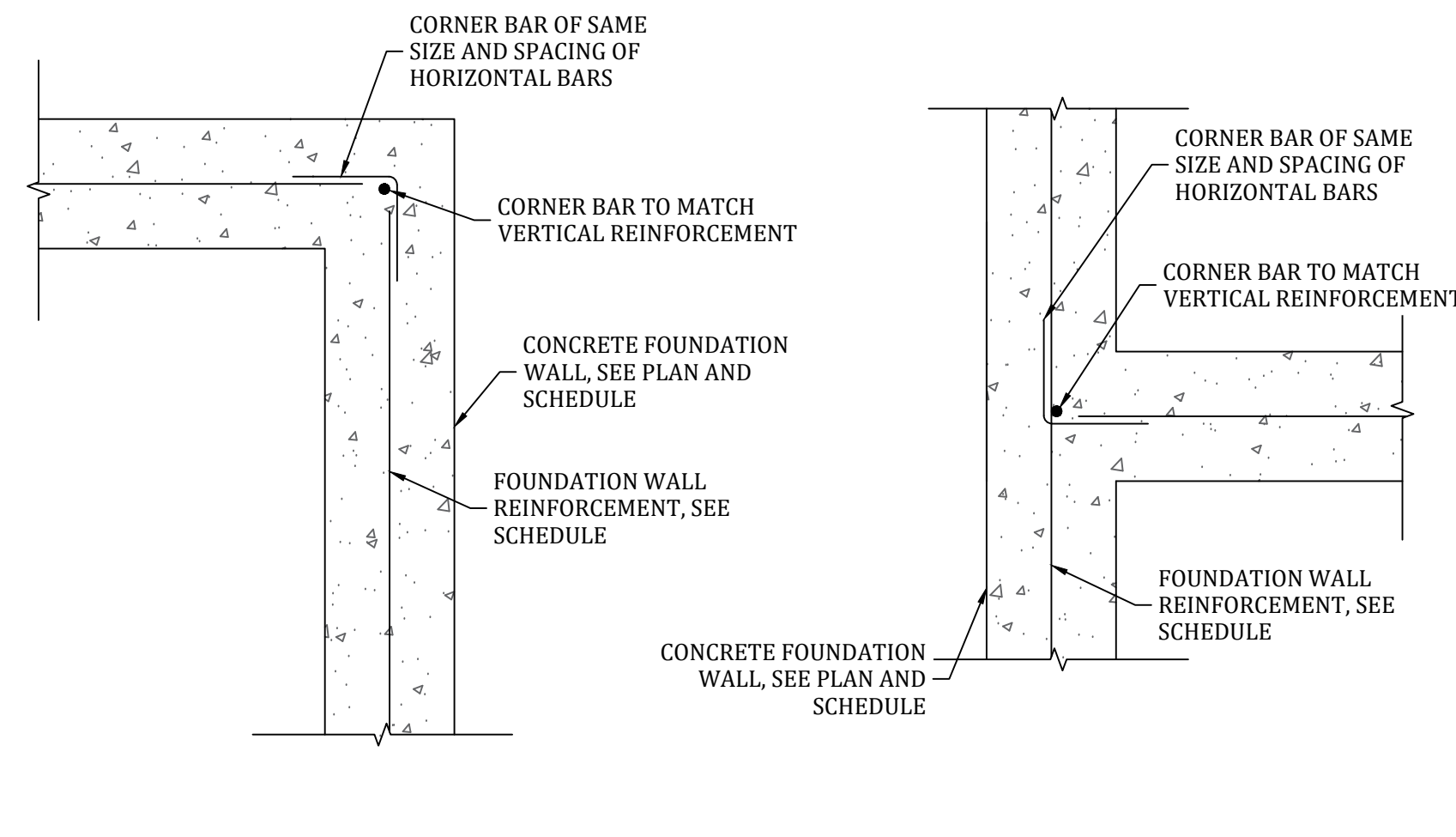
1 FOUNDATION WALL DETAIL

NOT TO SCALE



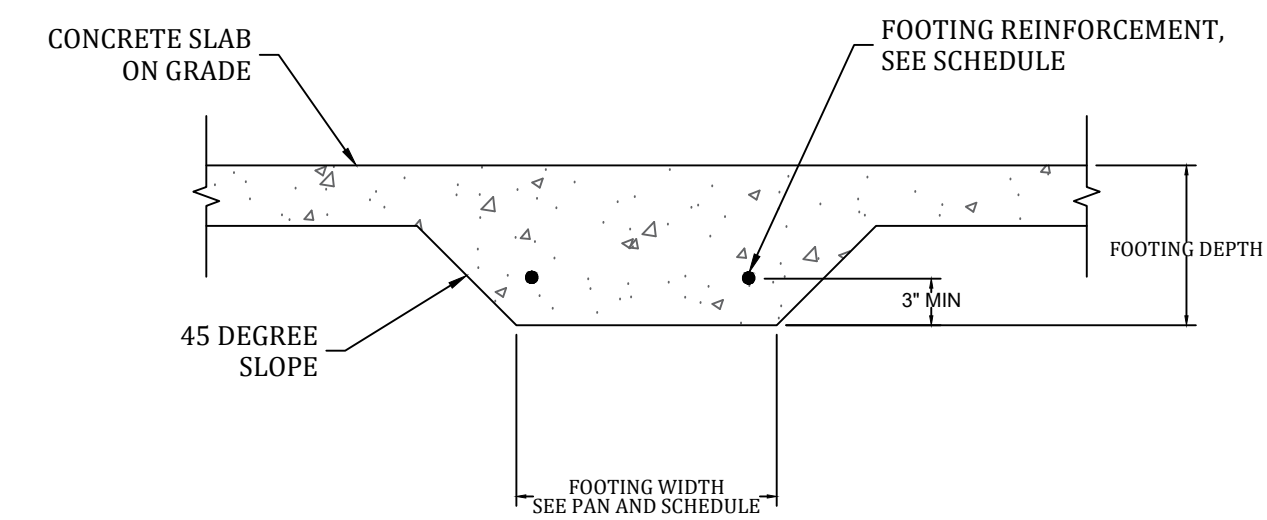
2 FOOTING STEP DETAIL

NOT TO SCALE



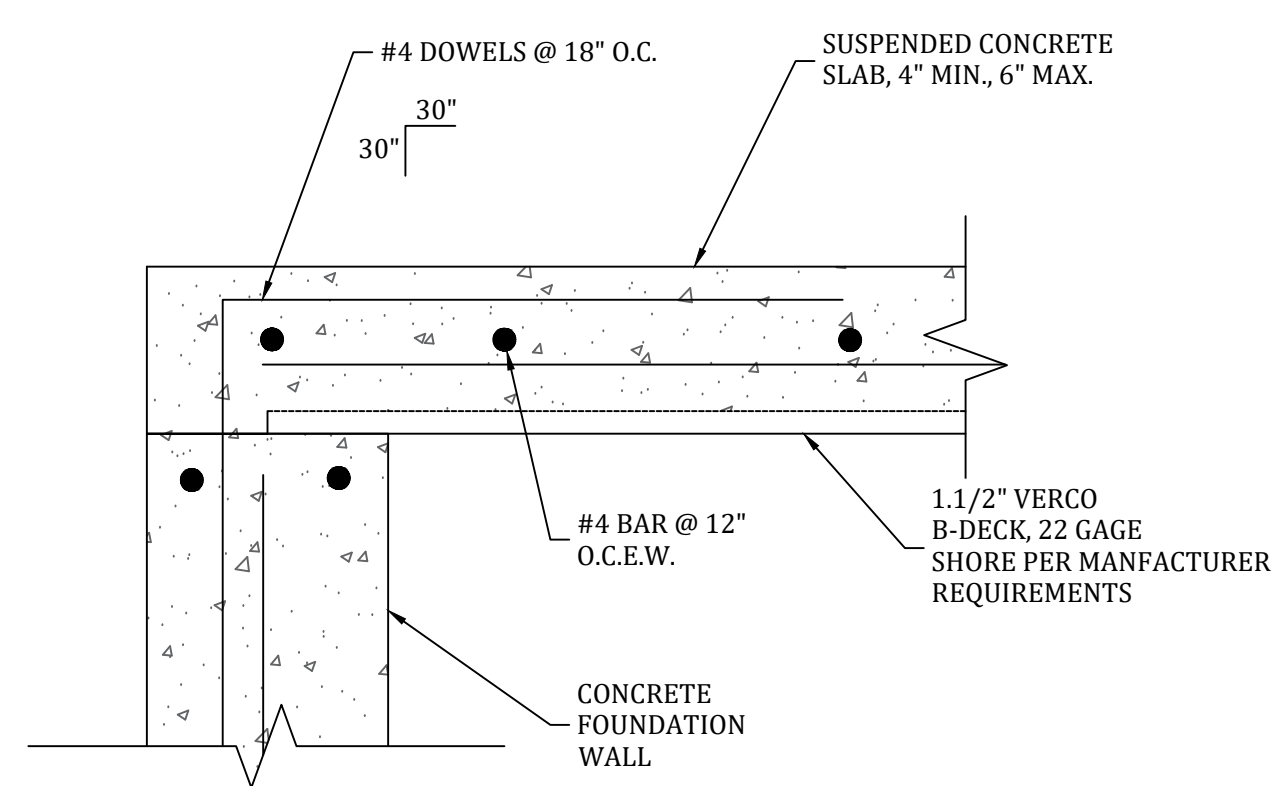
3 TYPICAL WALL CORNER DETAIL

NOT TO SCALE



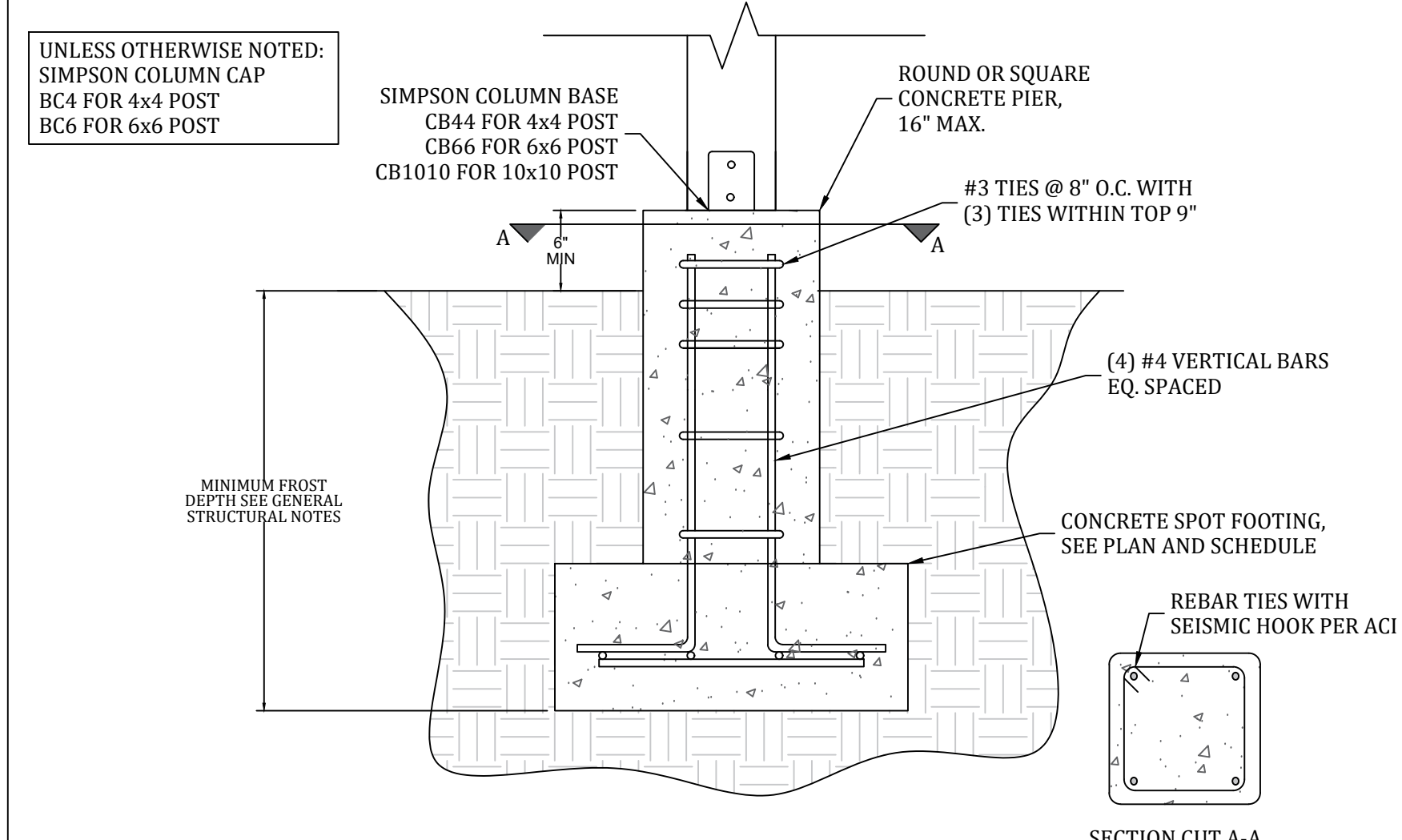
4 THICKENED SLAB DETAIL

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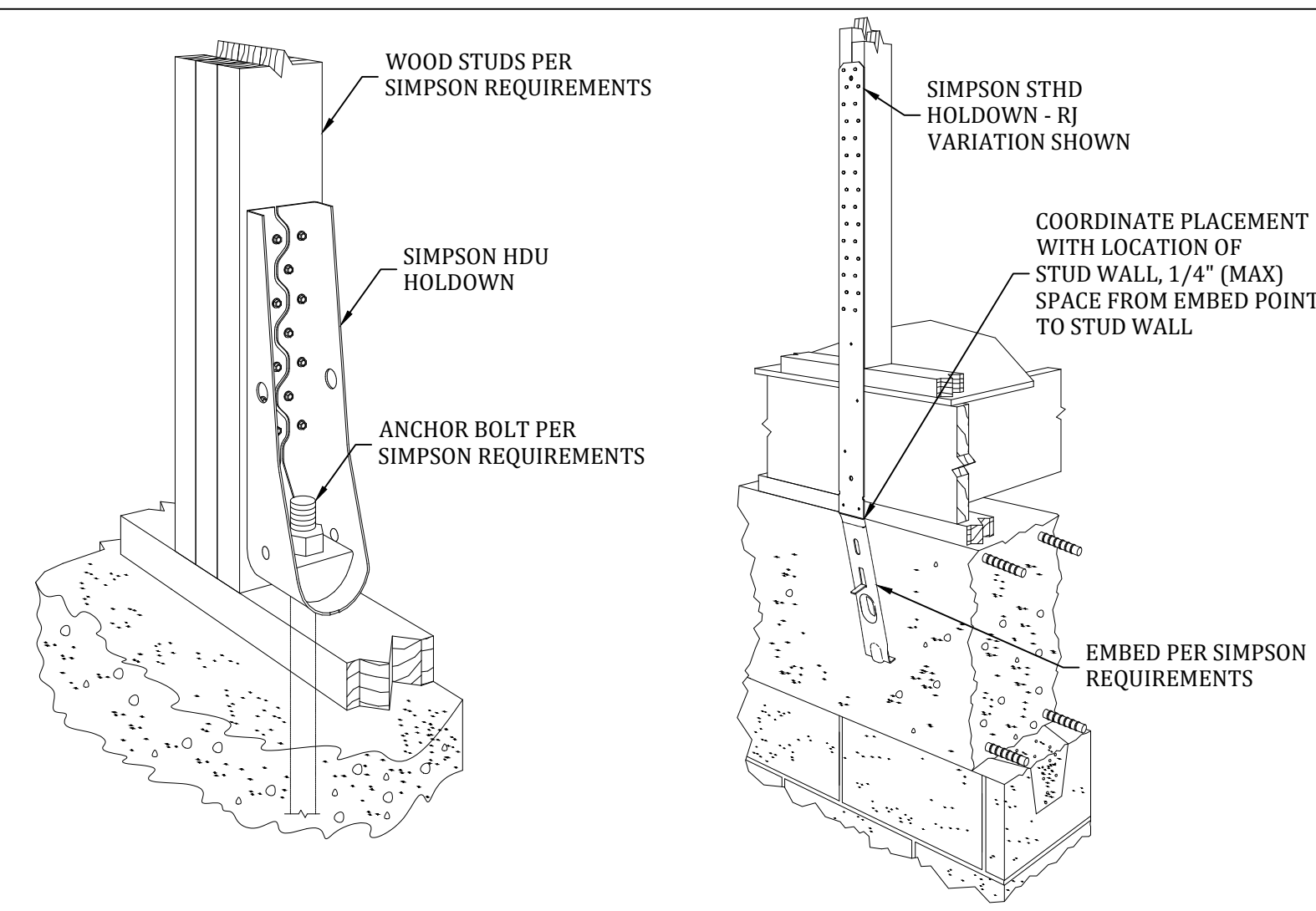
5 SUSPENDED SLAB DETAIL

NOT TO SCALE



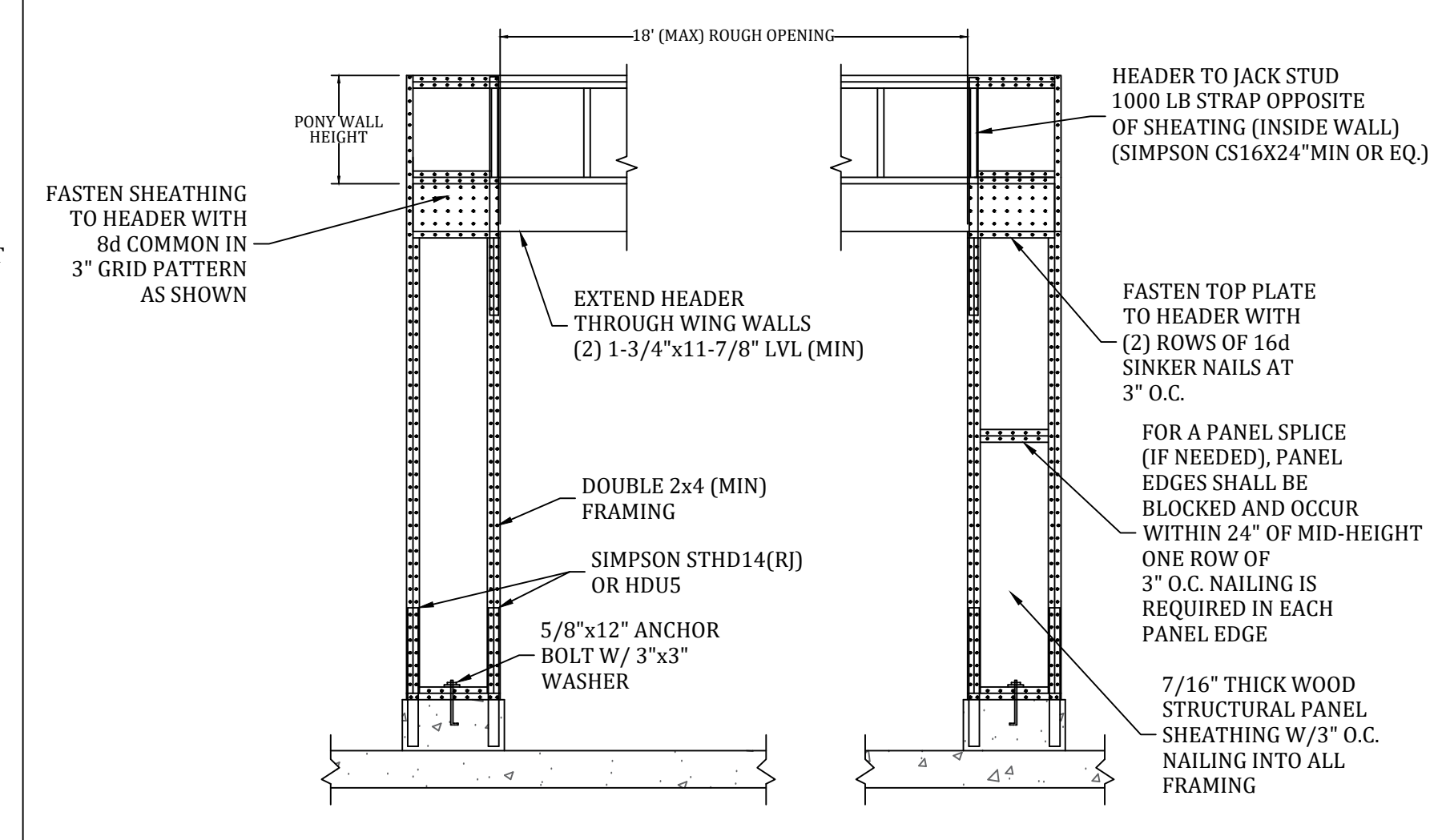
6 CONCRETE PIER DETAIL

NOT TO SCALE



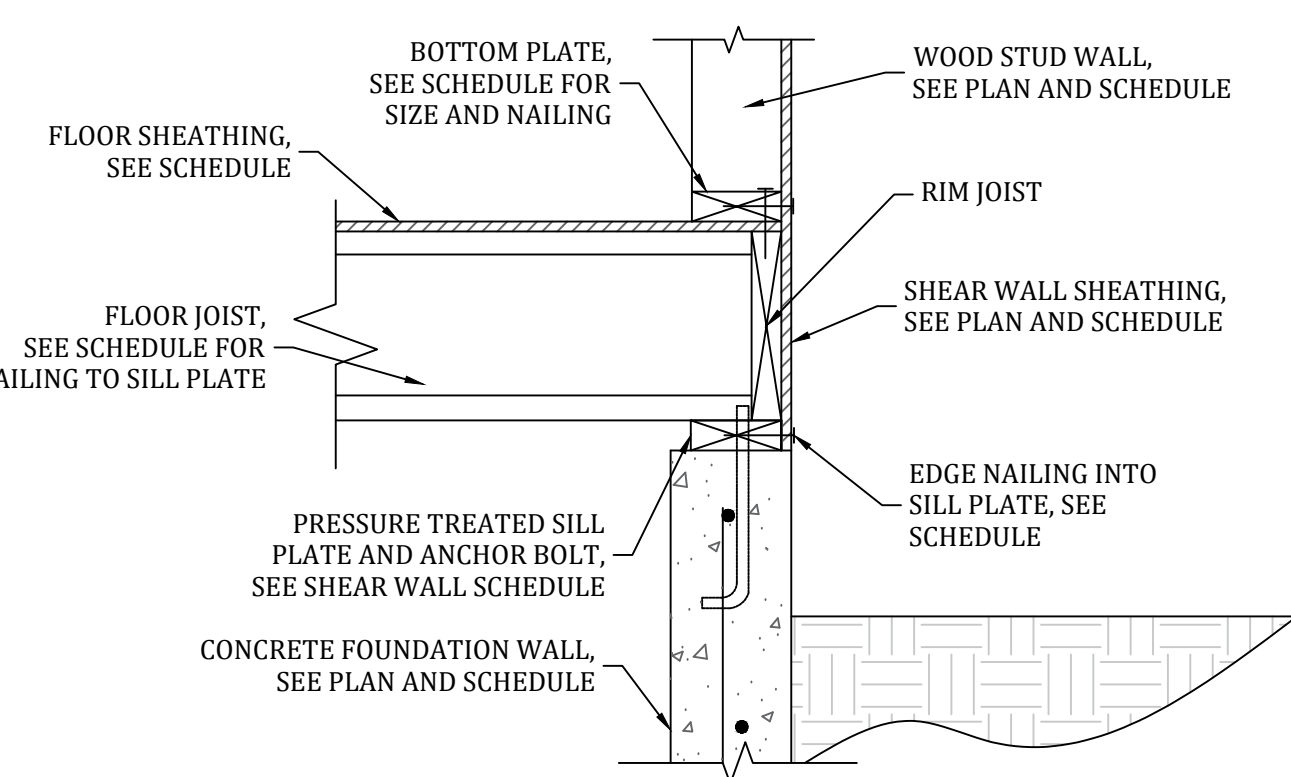
7 HOLDOWN DETAIL

NOT TO SCALE



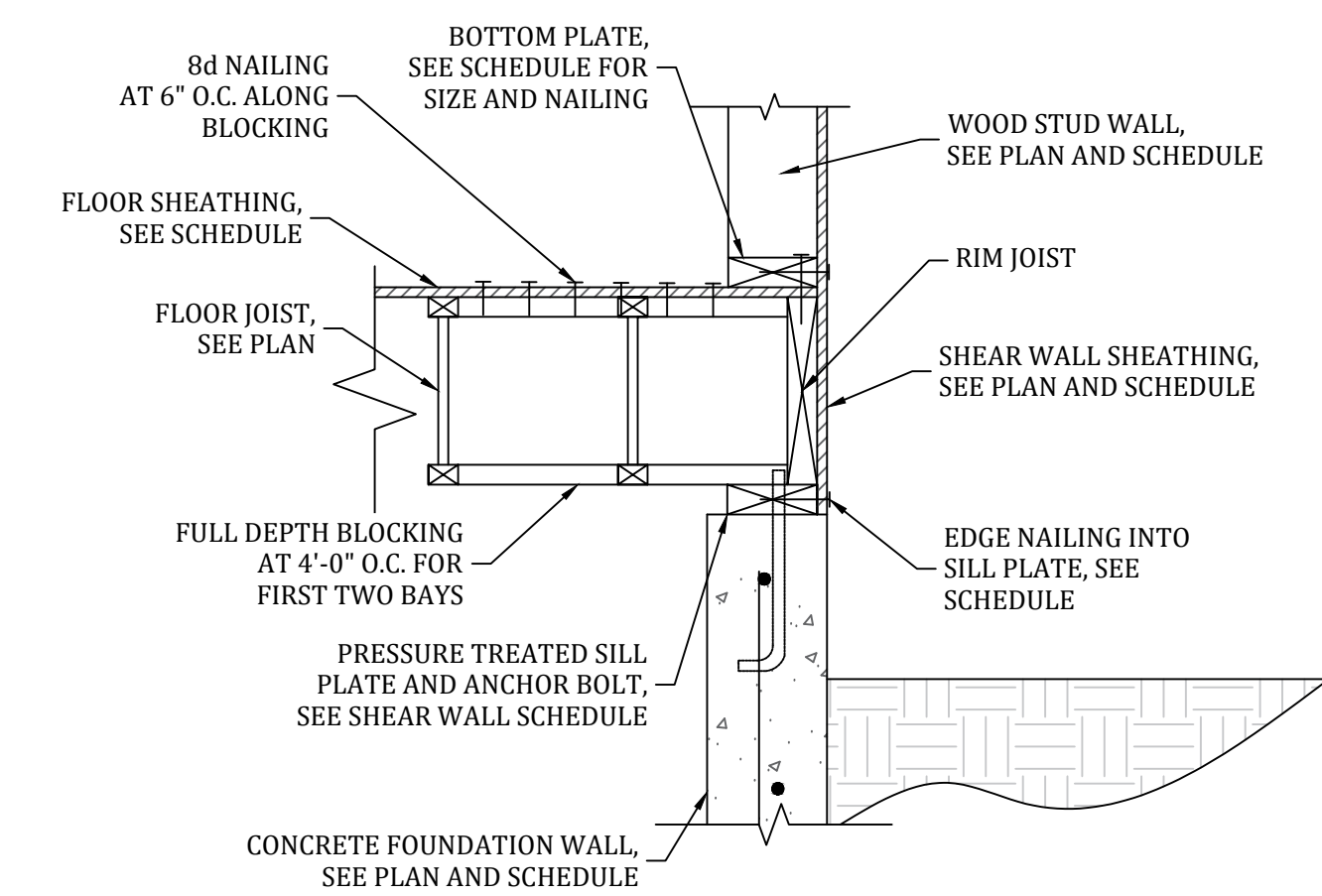
8 GARAGE PORTAL FRAME DETAIL

NOT TO SCALE



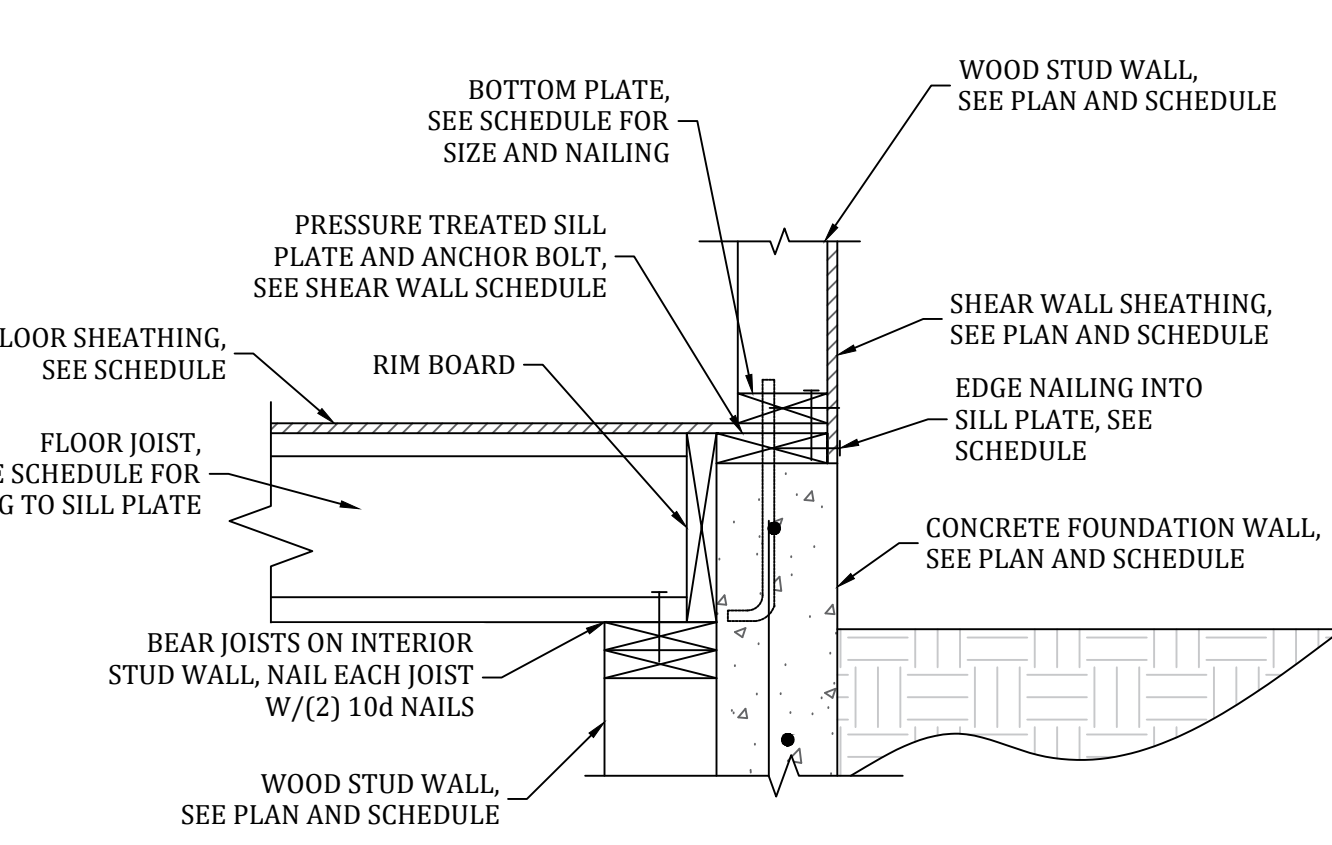
9 SHEAR WALL TO FOUNDATION DETAIL

NOT TO SCALE



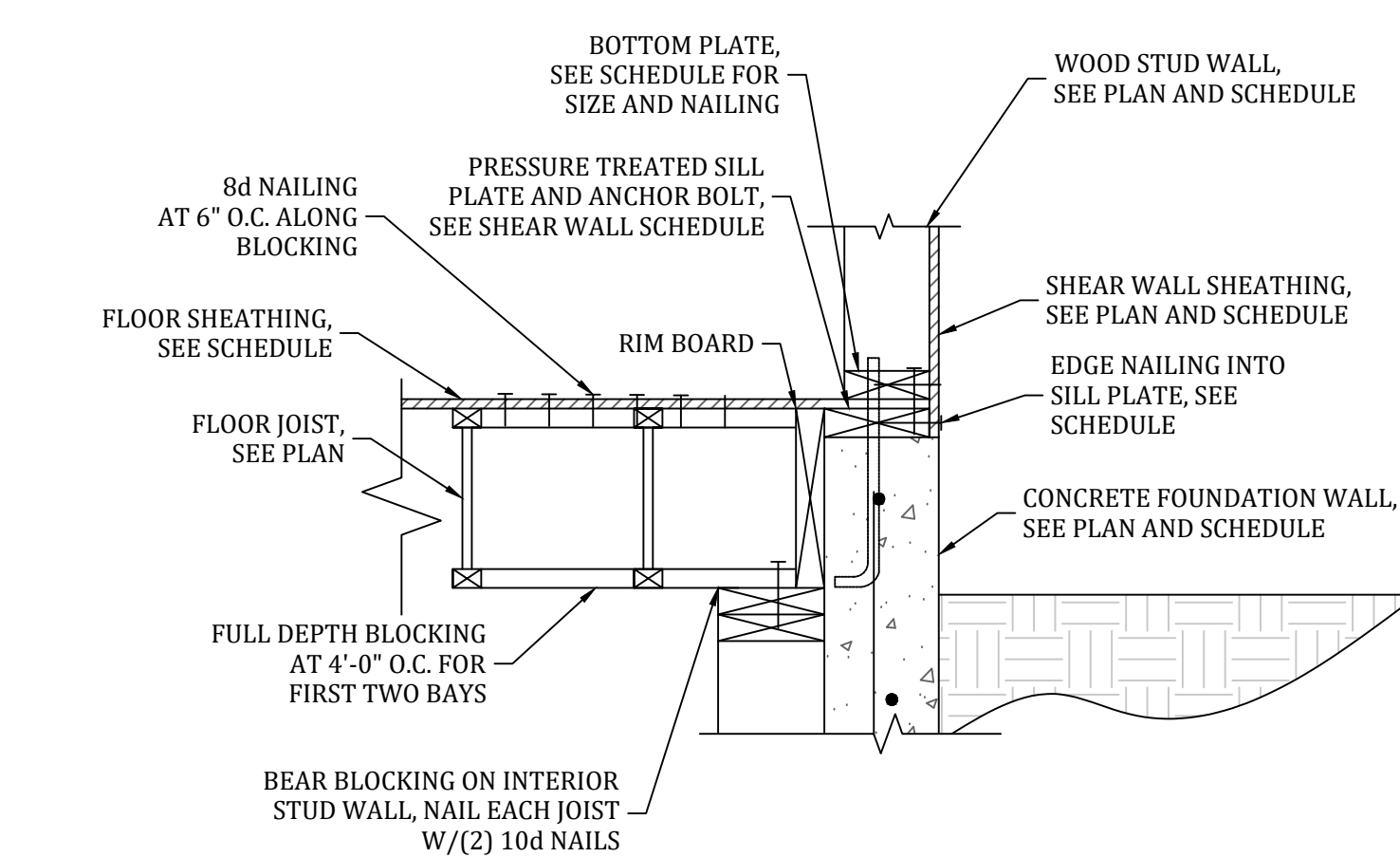
10 SHEAR WALL TO FOUNDATION DETAIL

NOT TO SCALE



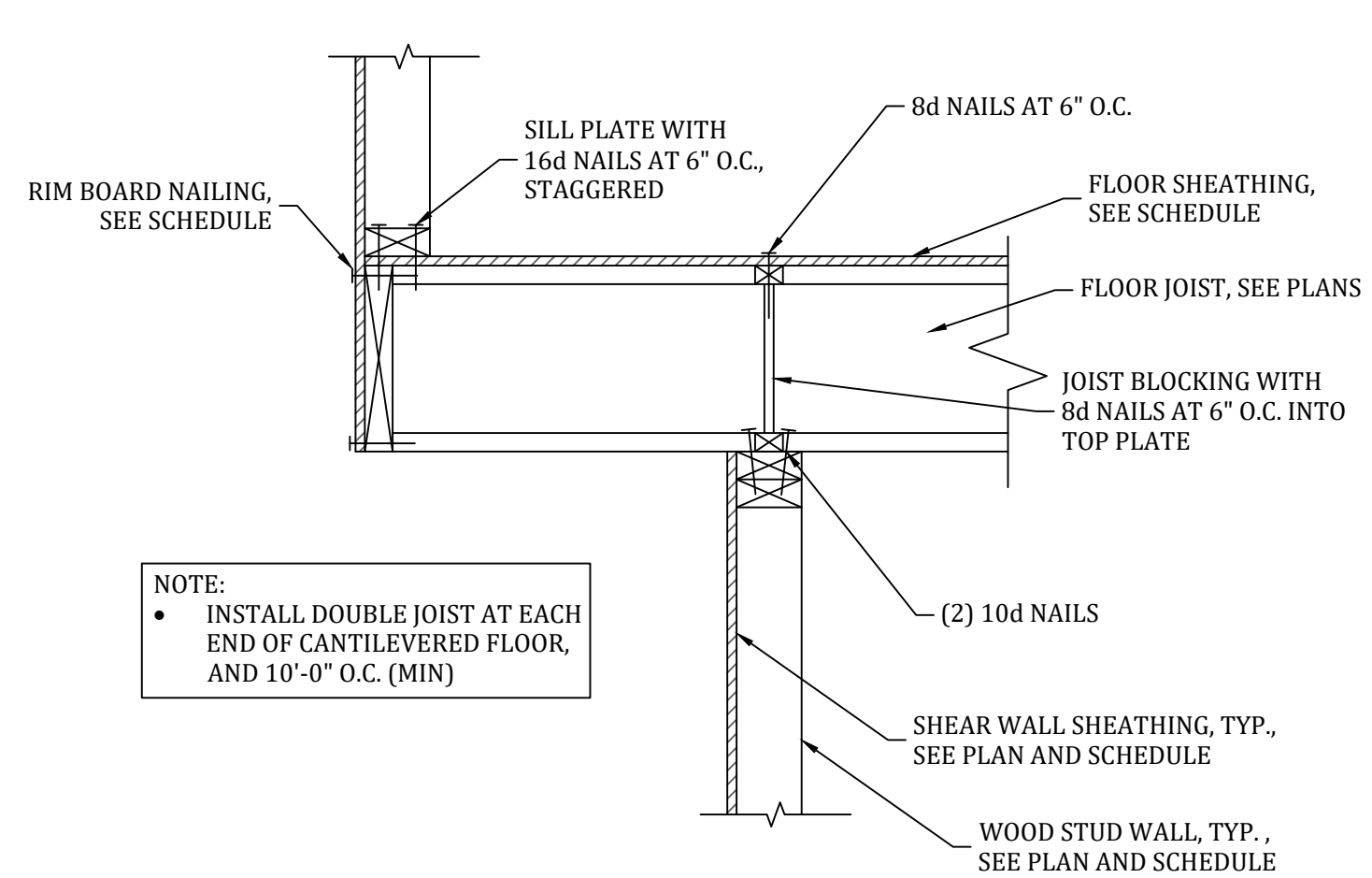
11 FLOOR JOIST TO BEAR WALL DETAIL

NOT TO SCALE



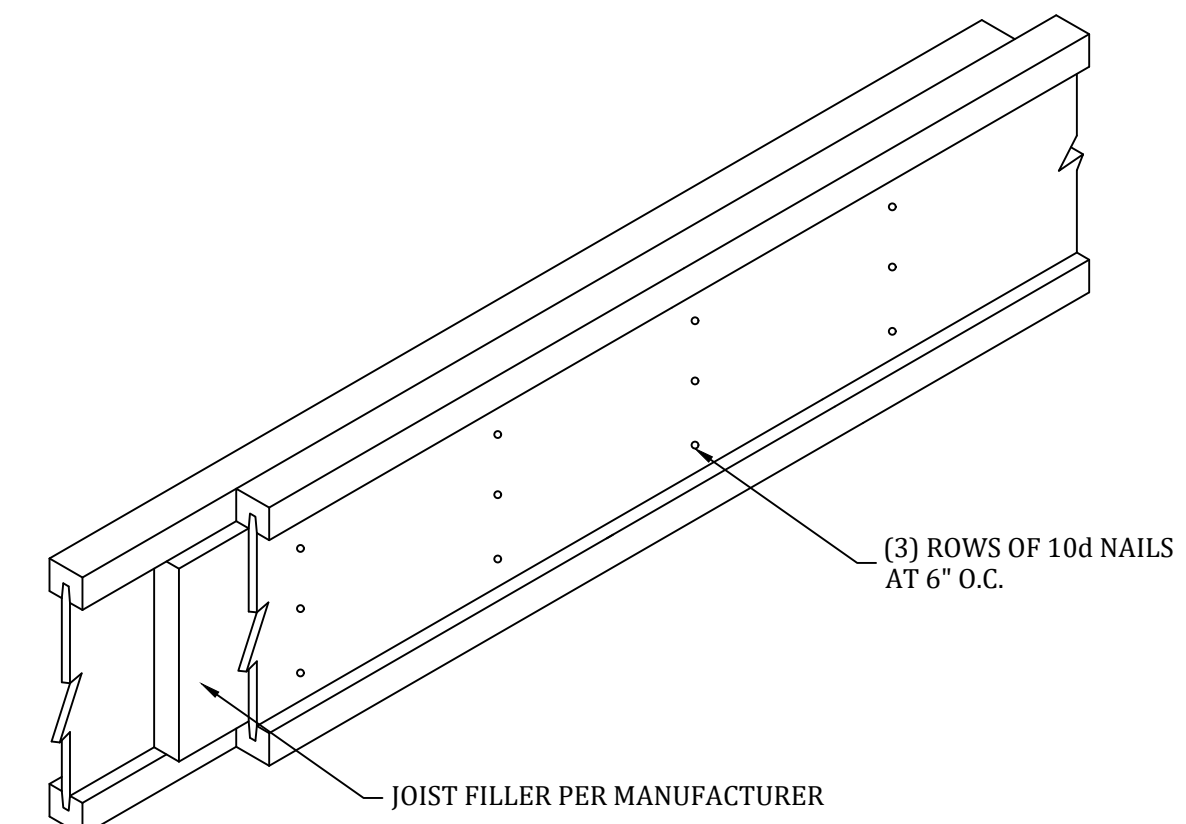
12 FLOOR JOIST TO BEAR WALL DETAIL

NOT TO SCALE



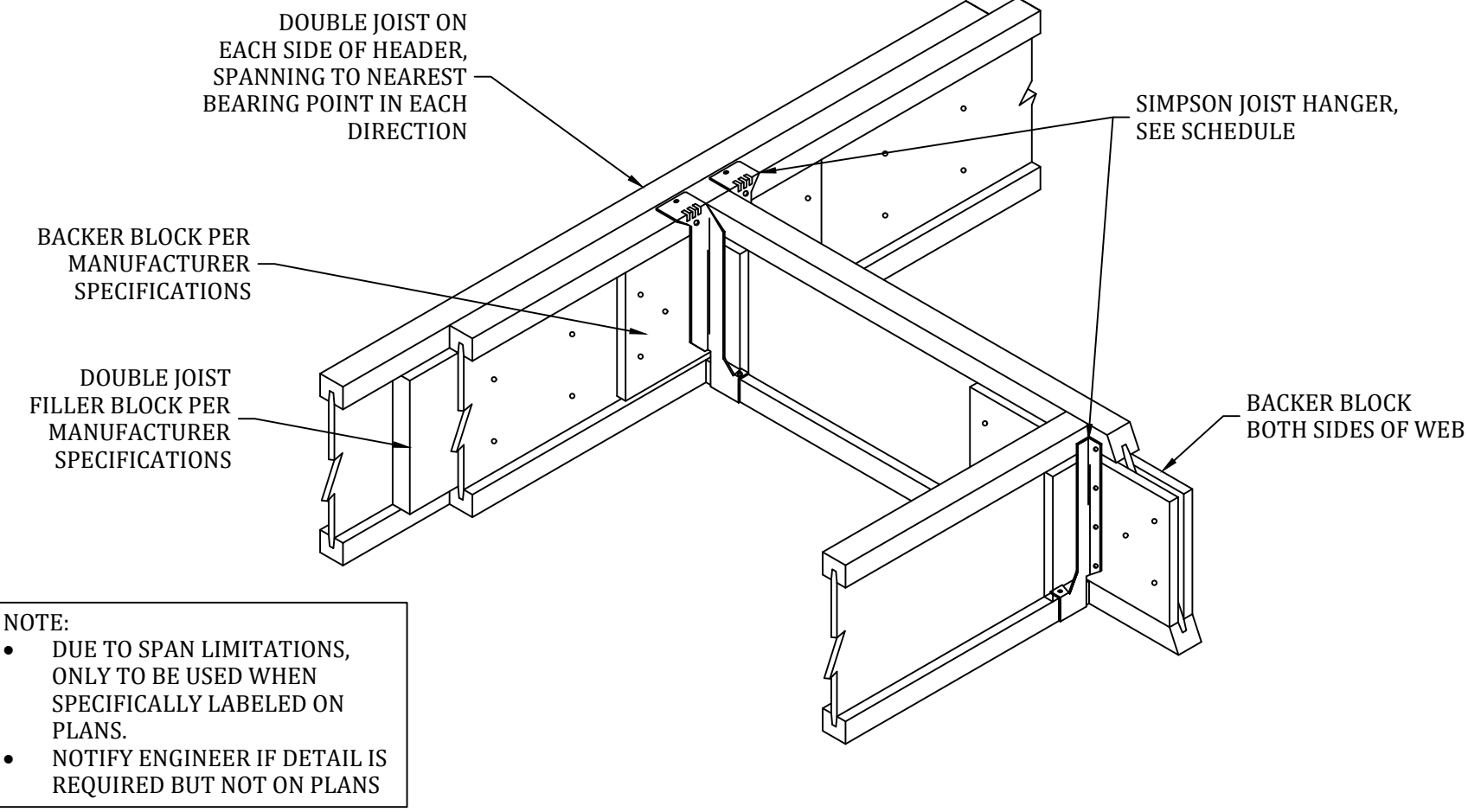
13 CANTILEVER FLOOR DETAIL

NOT TO SCALE



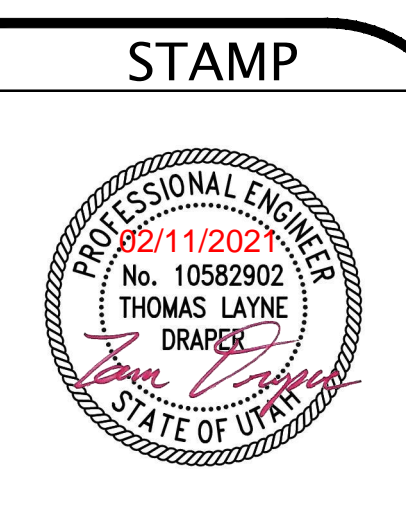
14 DOUBLE JOIST DETAIL

NOT TO SCALE



15 JOIST HEADER-OFF DETAIL

NOT TO SCALE



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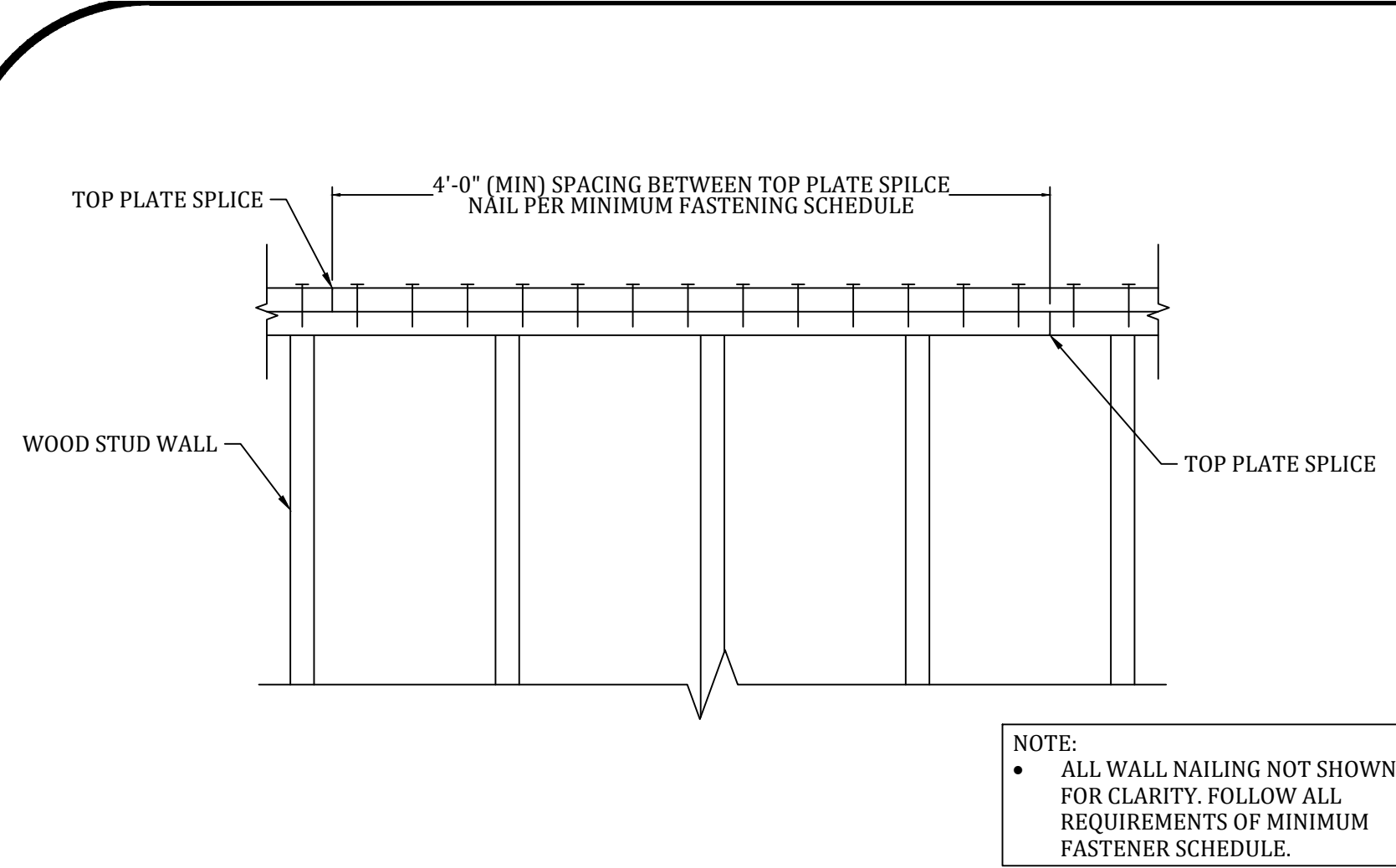
HALEY RESIDENCE
 6682 CHAPARRAL RD.
 HUNTSVILLE, UT

TYPICAL STRUCTURAL DETAILS

PROJECT NUMBER: 2117
 ENGINEER: TLD
 DRAFTER: TLD
 DATE: 02/01/2021

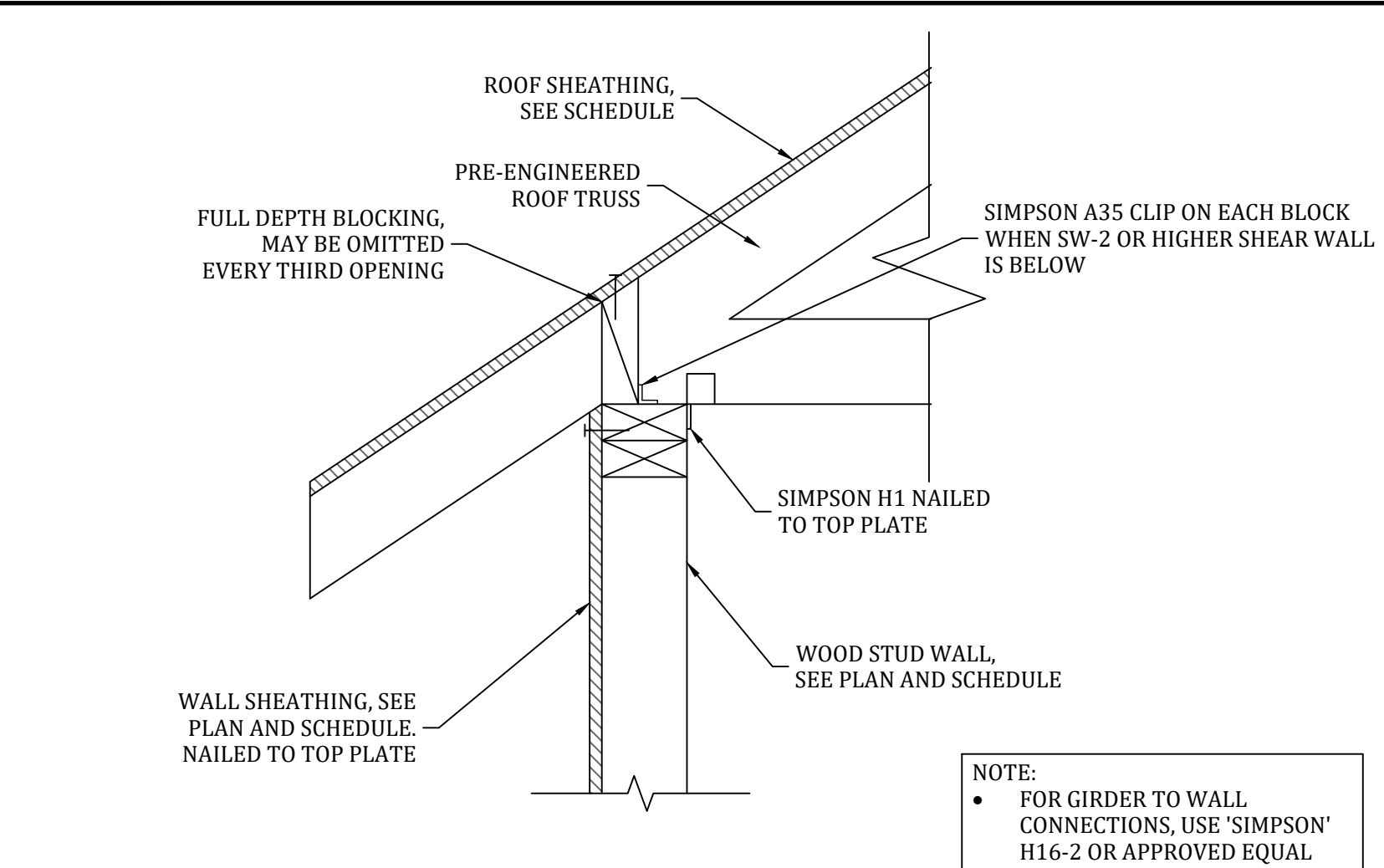
SD1

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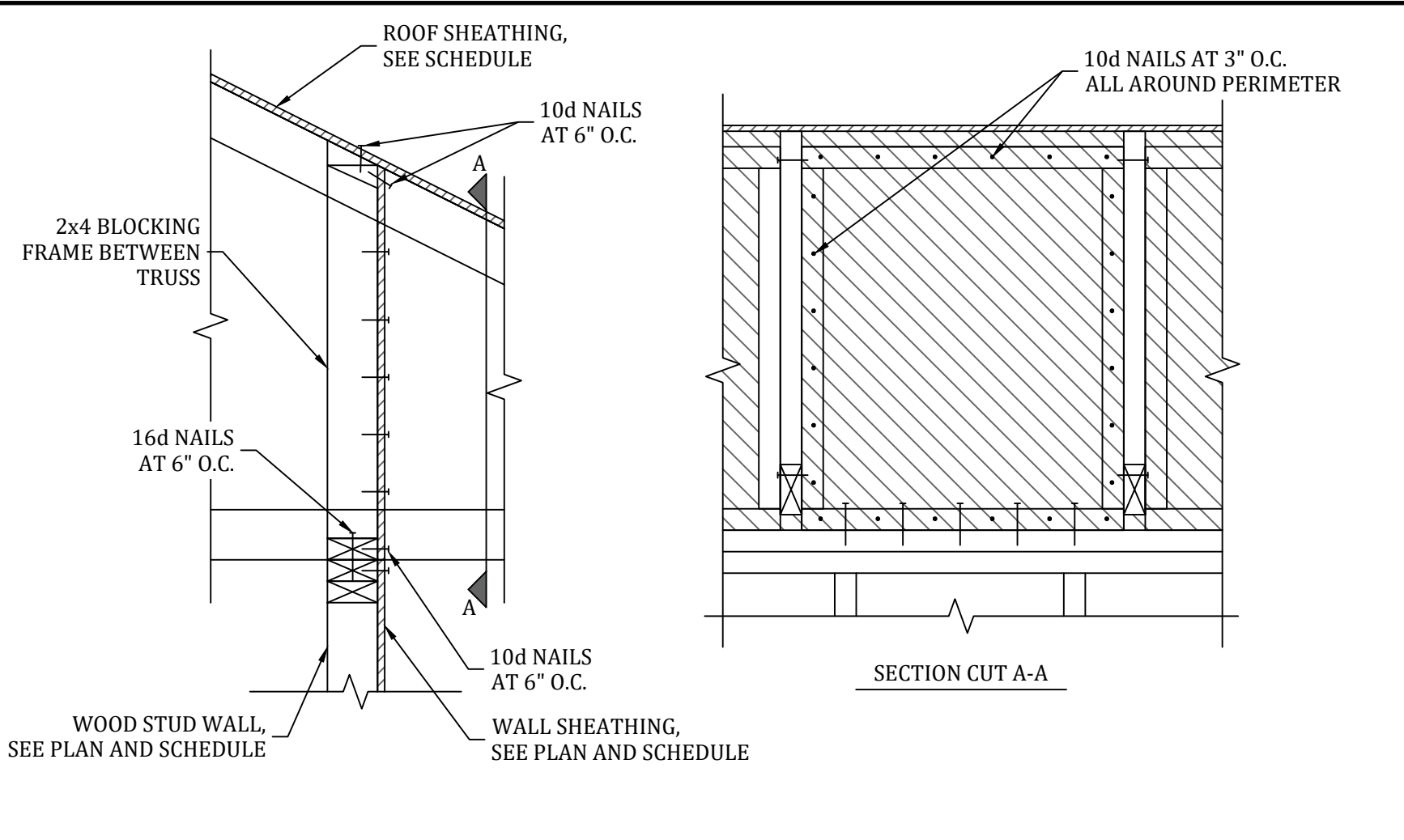
1 DOUBLE TOP PLATE SPLICE DETAIL
NOT TO SCALE

NOTE:
• ALL WALL NAILING NOT SHOWN FOR CLARITY. FOLLOW ALL REQUIREMENTS OF MINIMUM FASTENER SCHEDULE.

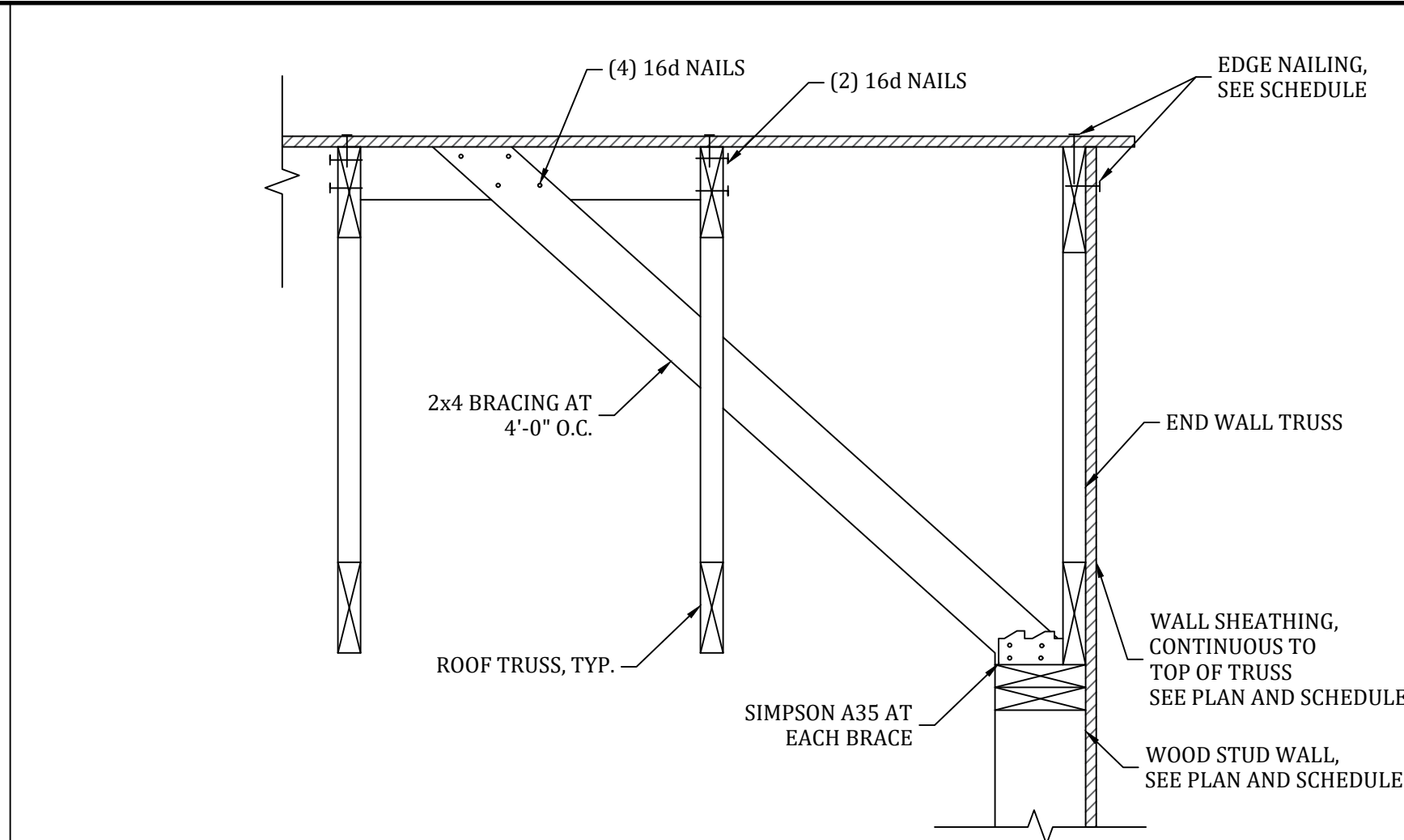


2 TRUSS TO EXTERIOR WALL DETAIL
NOT TO SCALE

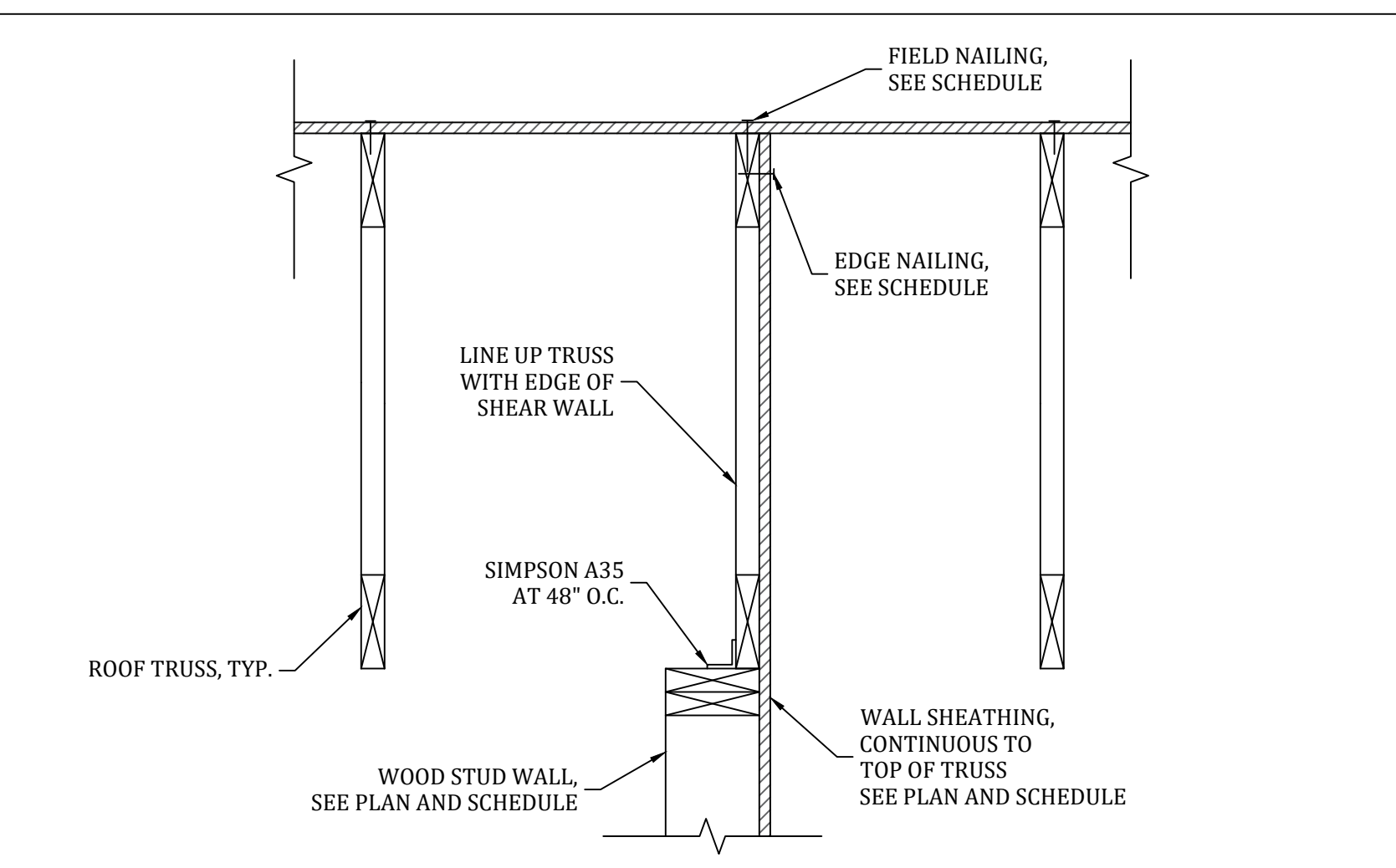
NOTE:
• FOR GIRDER TO WALL CONNECTIONS, USE 'SIMPSON' H16-2 OR APPROVED EQUAL



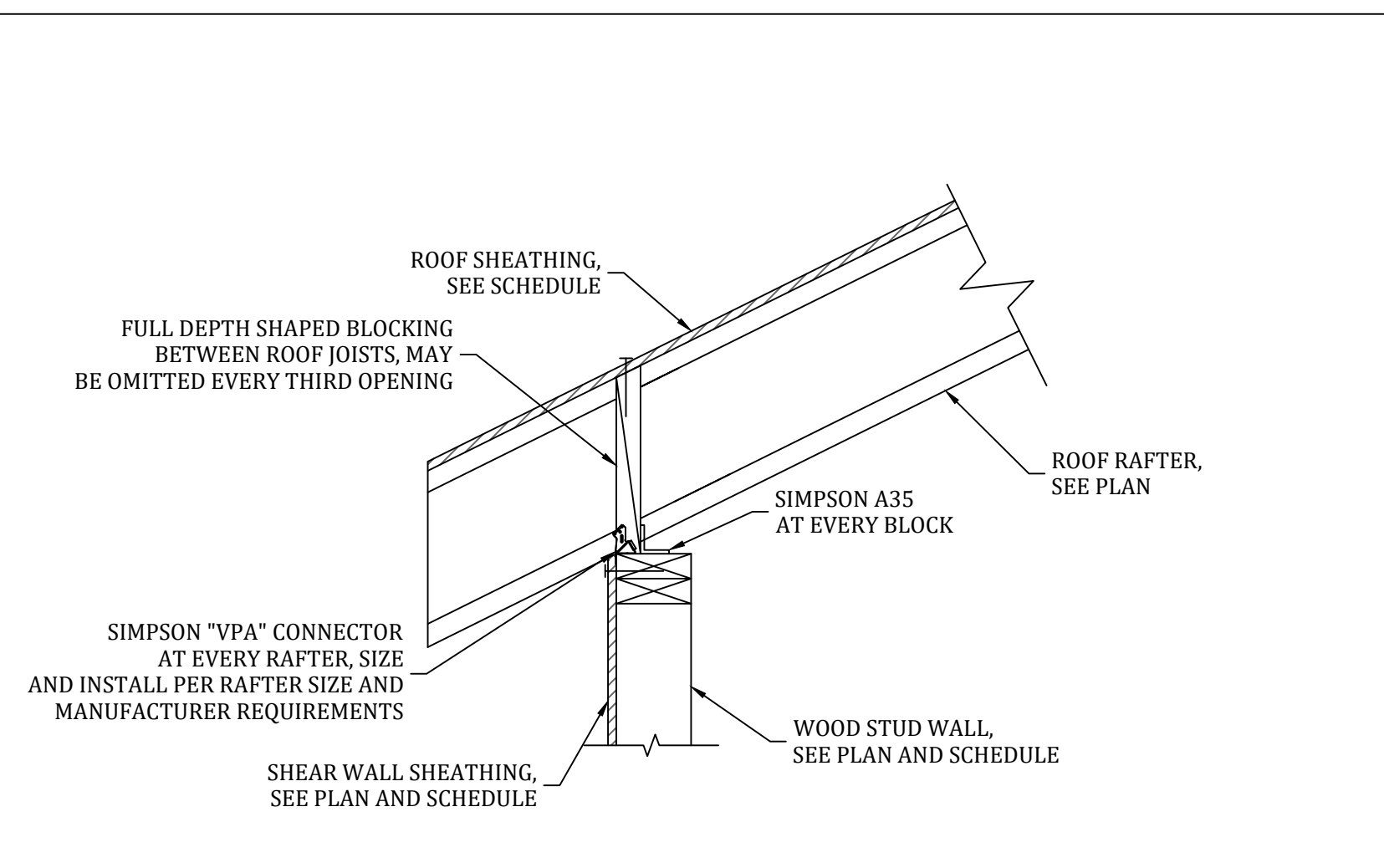
3 EXTERIOR SHEAR WALL TRUSS BLOCKING DETAIL
NOT TO SCALE



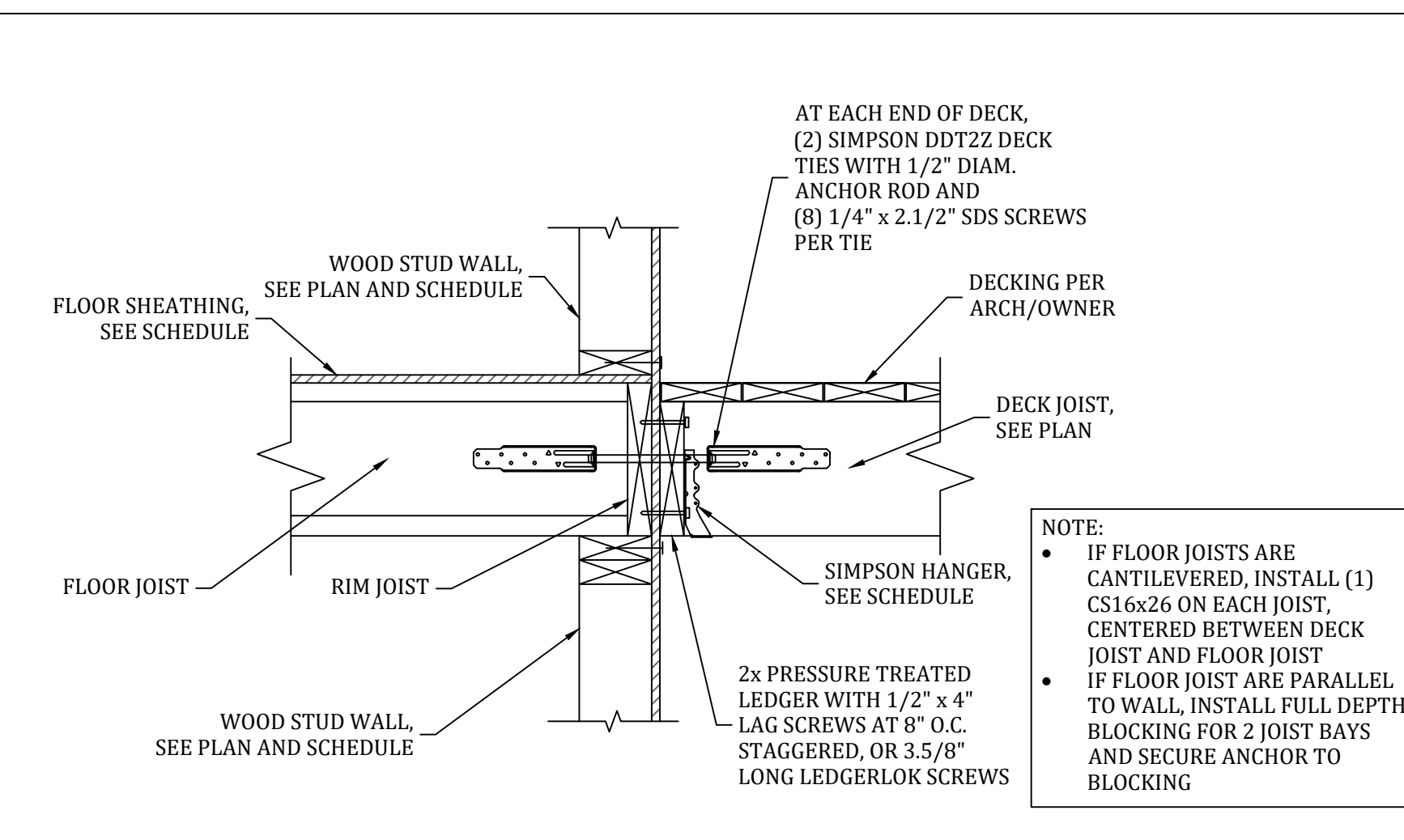
4 EXTERIOR SHEAR WALL - PARALLEL TRUSS DETAIL
NOT TO SCALE



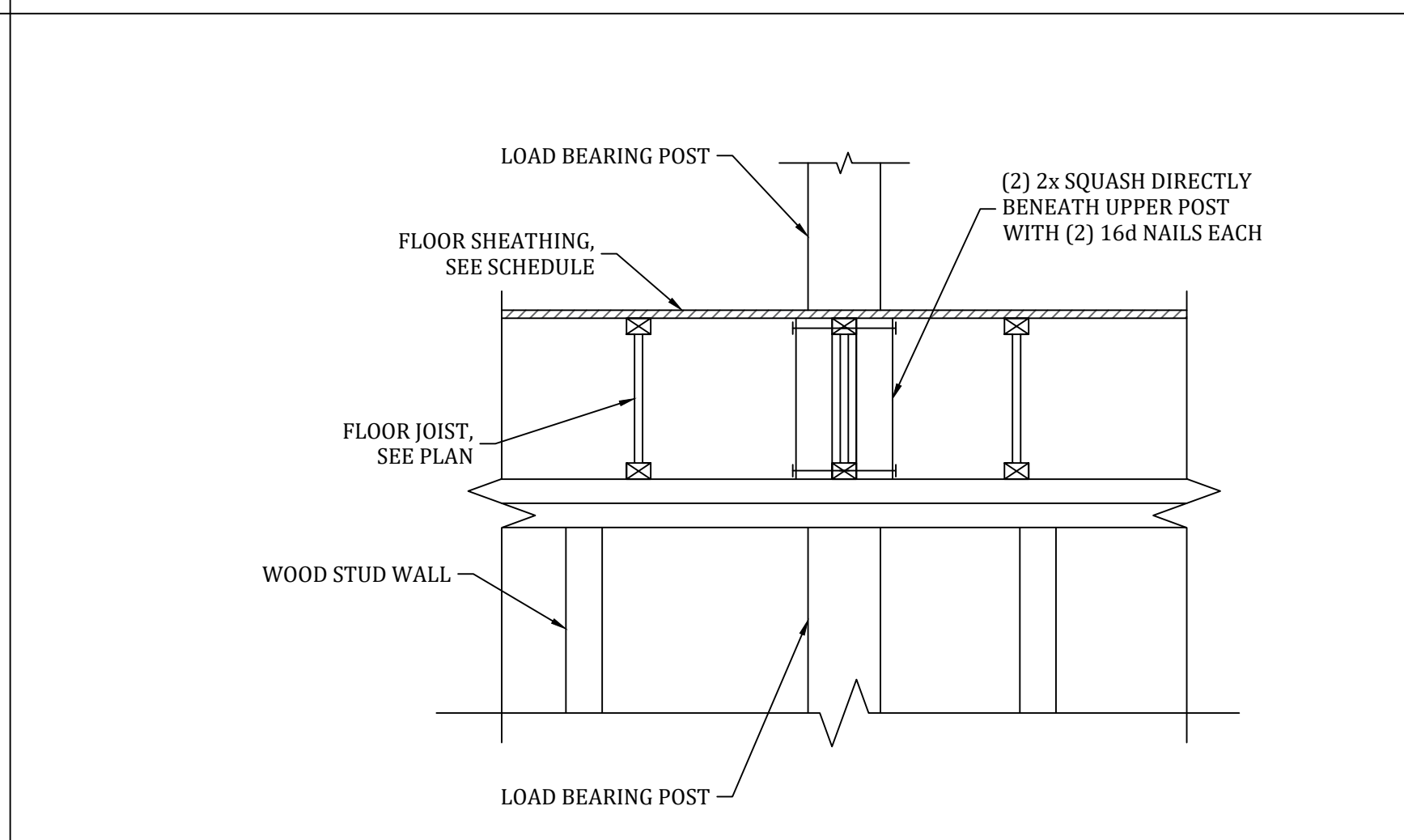
5 INTERIOR SHEAR WALL DETAIL
NOT TO SCALE



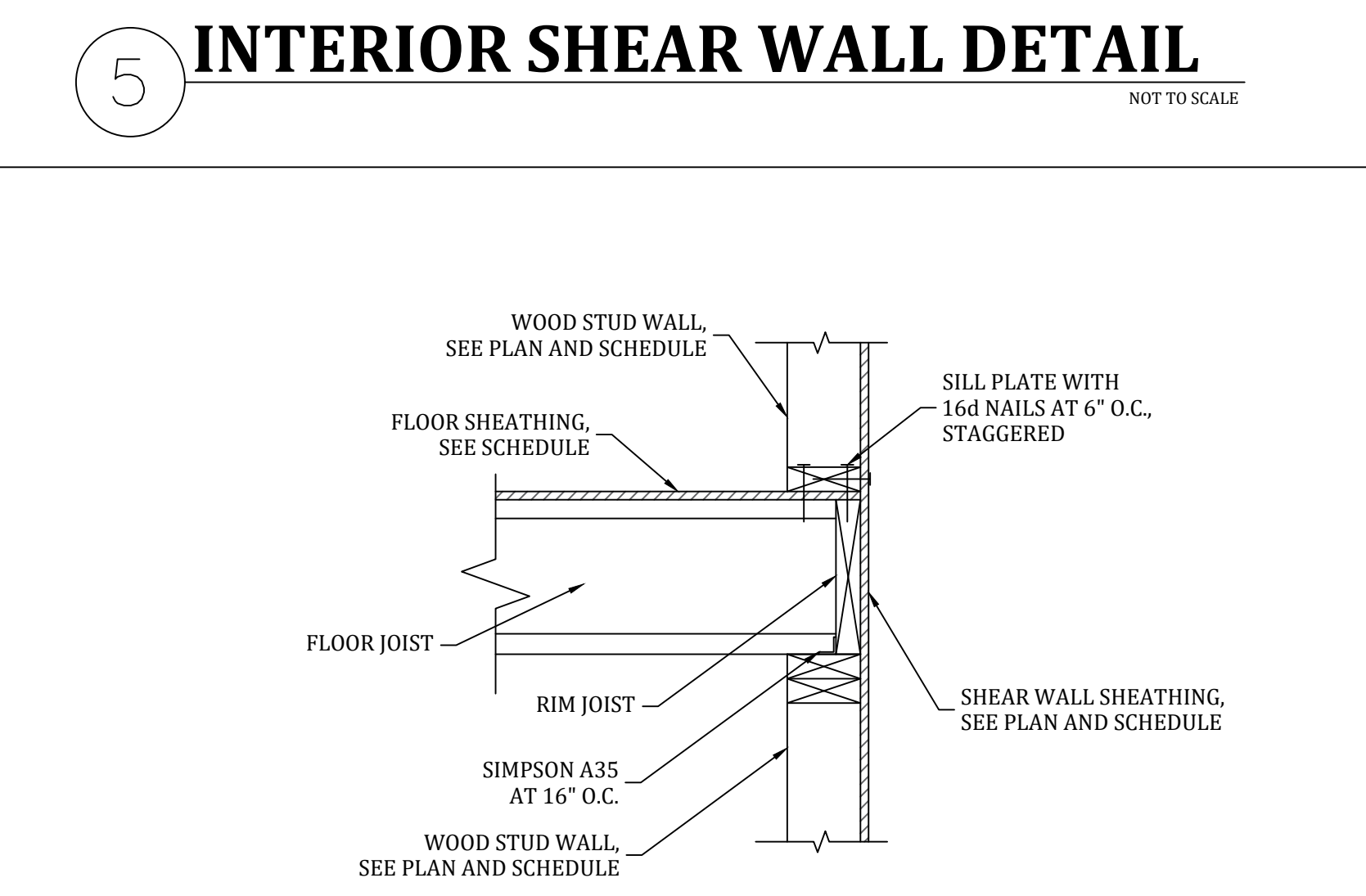
6 ROOF RAFTER DETAIL
NOT TO SCALE



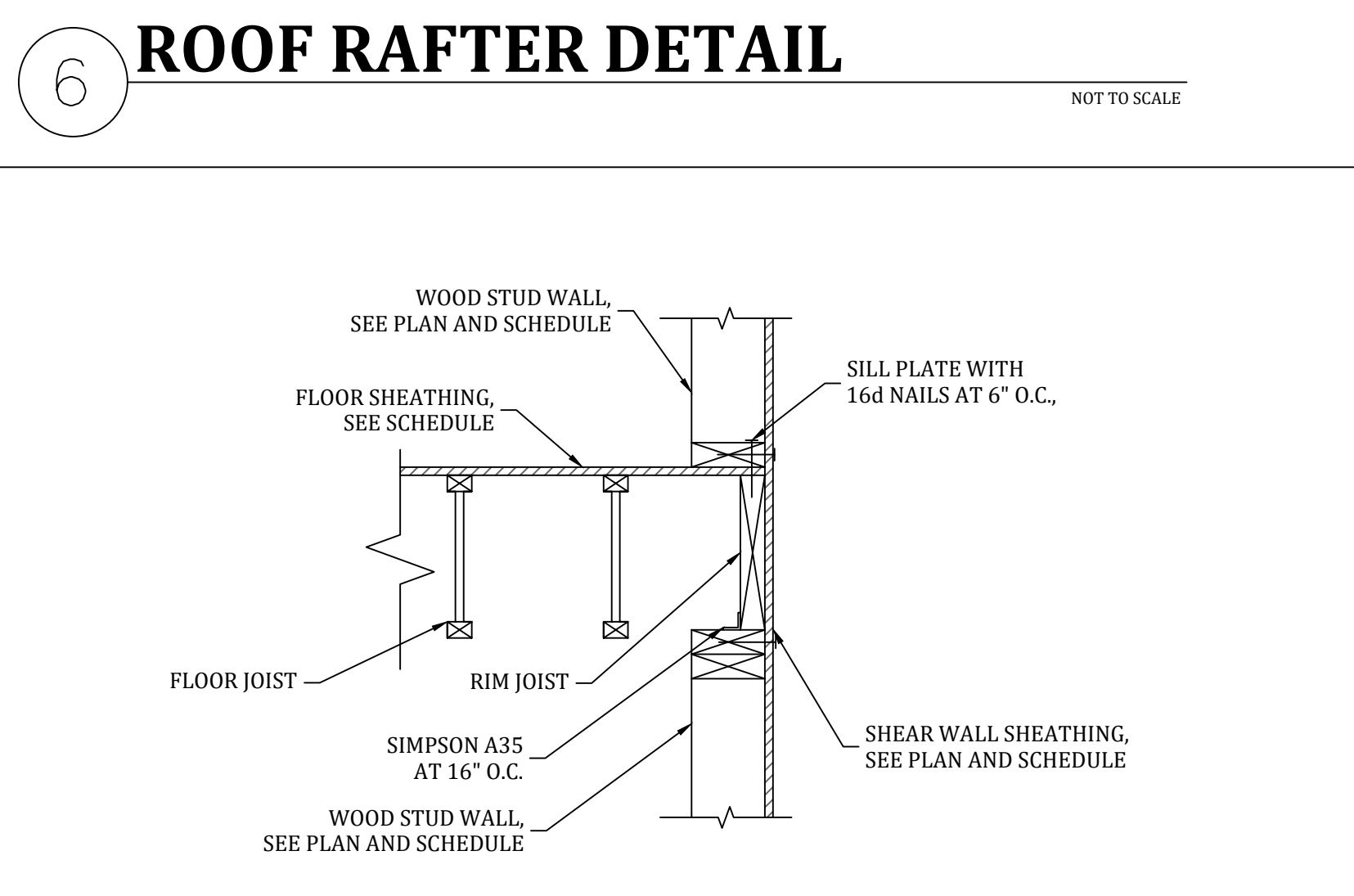
7 DECK ATTACHMENT DETAIL
NOT TO SCALE



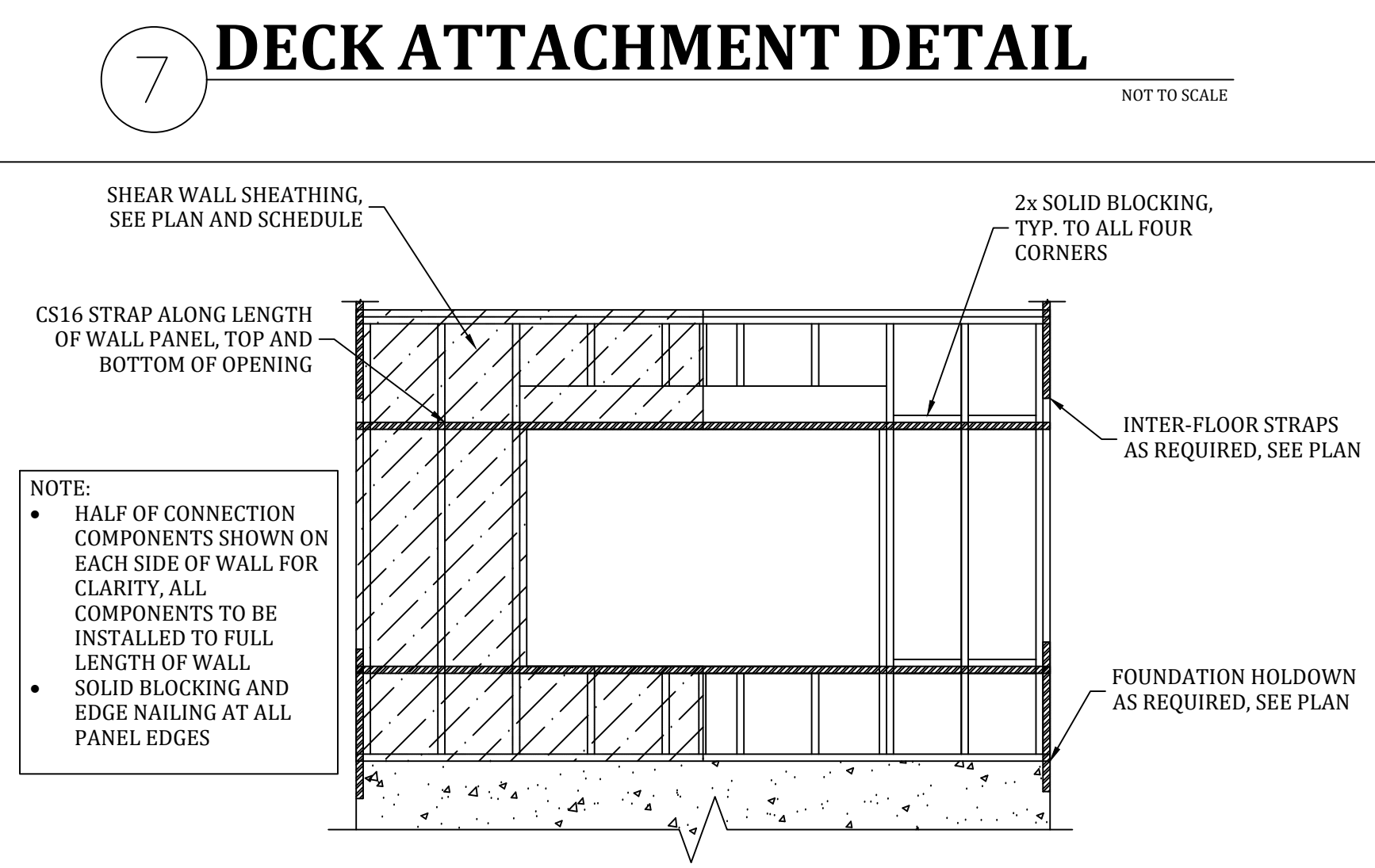
8 BEARING POST LOAD TRANSFER DETAIL
NOT TO SCALE



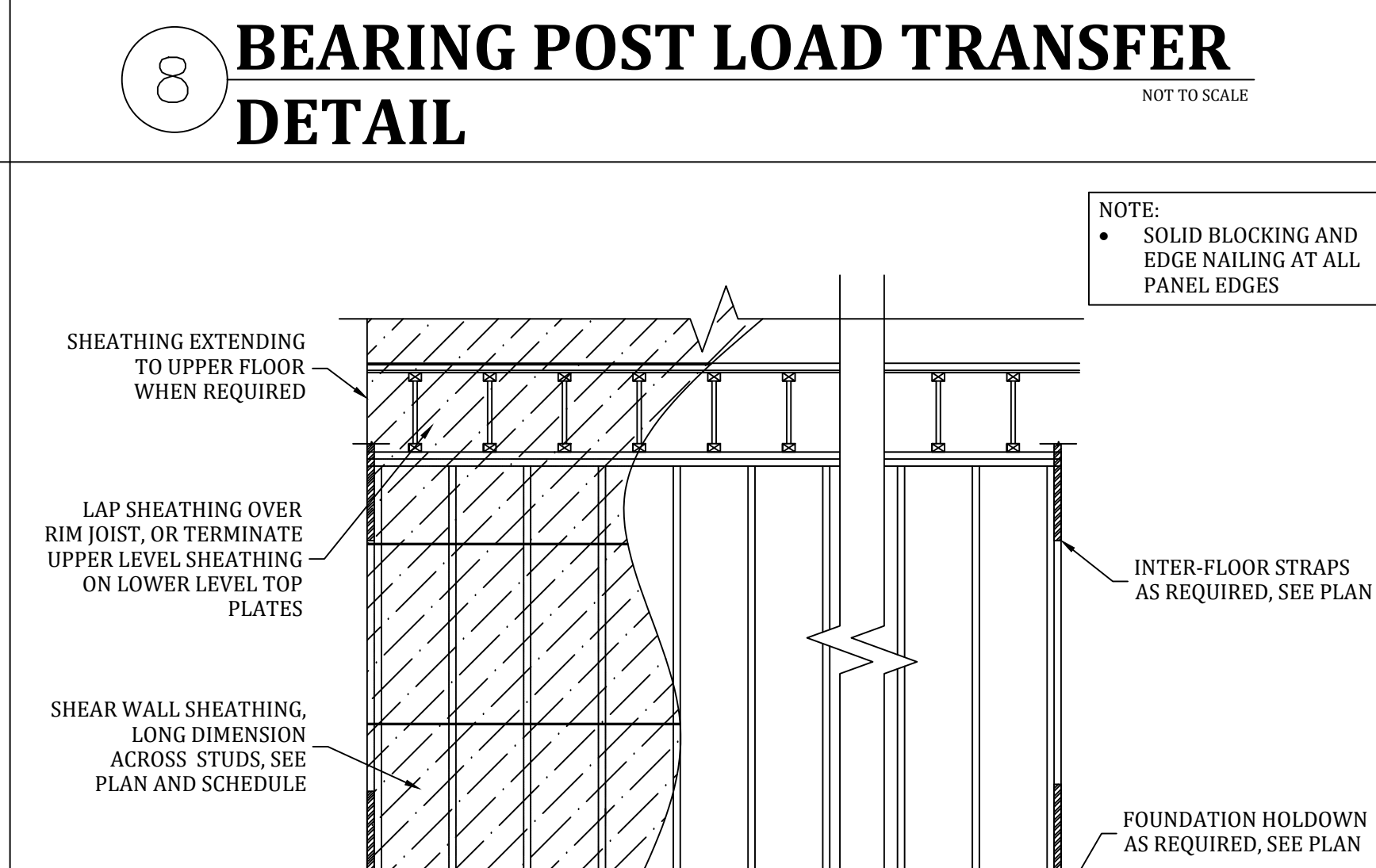
9 EXTERIOR SHEAR WALL DETAIL
NOT TO SCALE



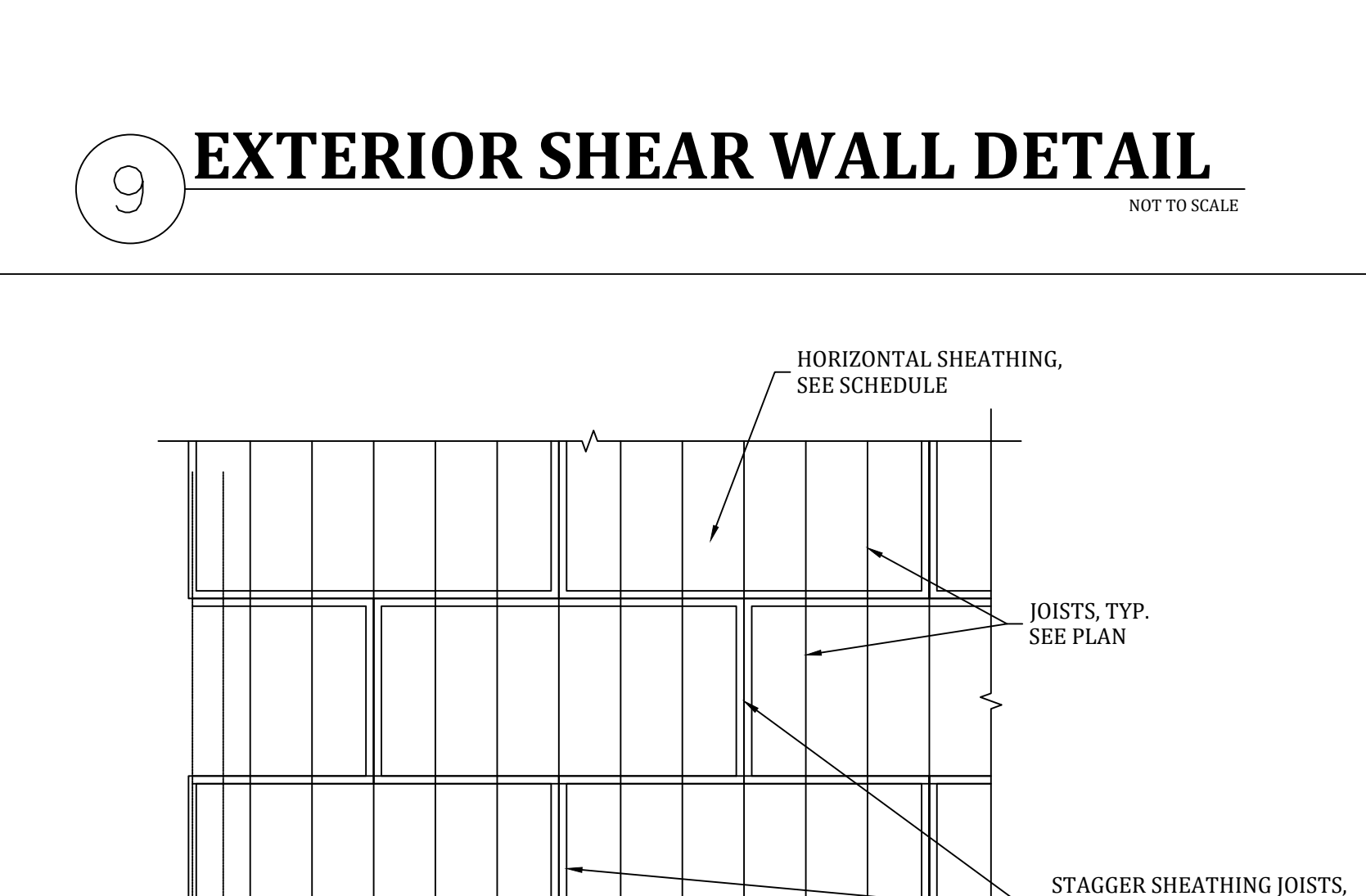
10 EXTERIOR SHEAR WALL DETAIL
NOT TO SCALE



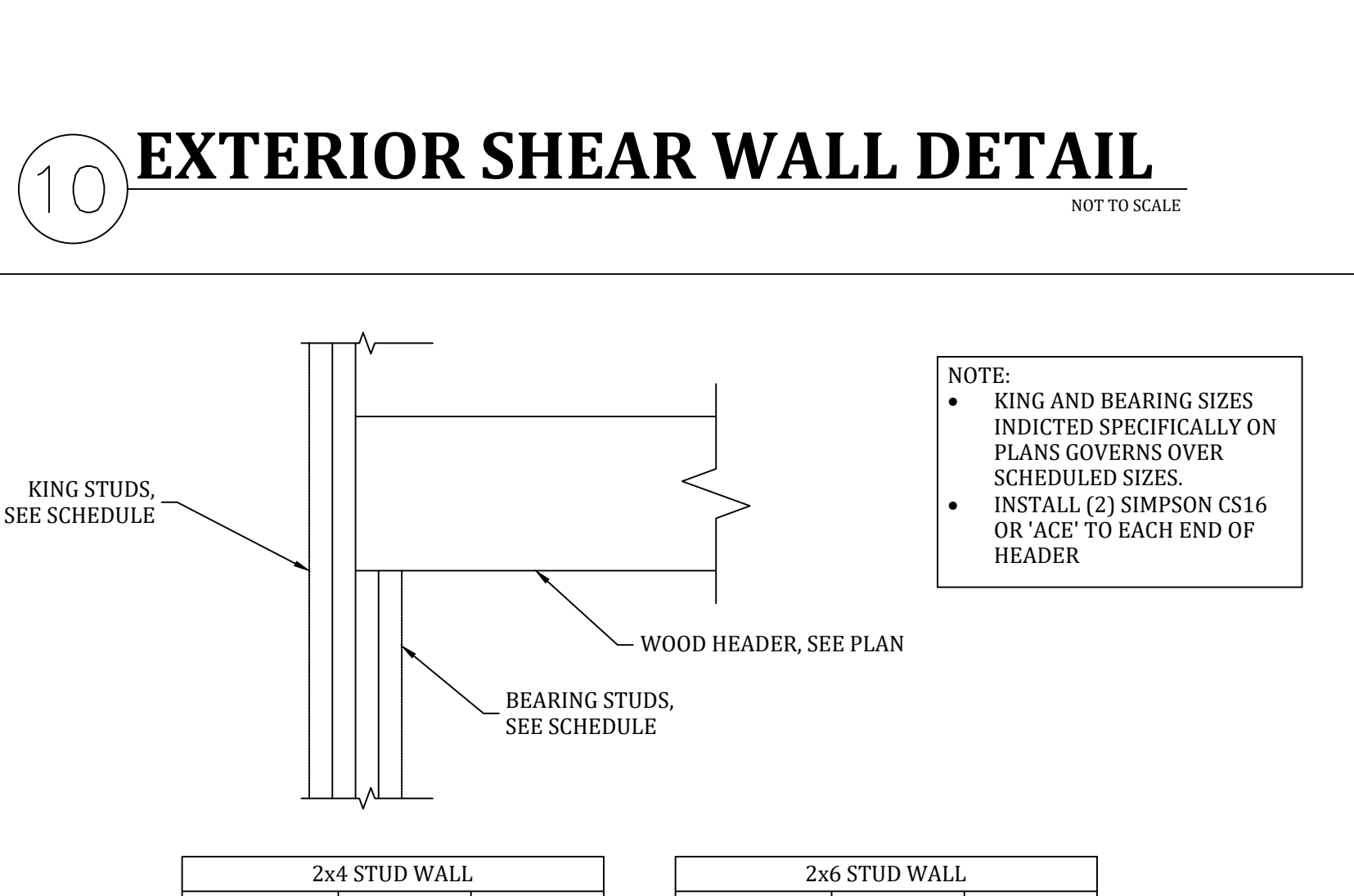
11 FORCE TRANSFER SHEAR WALL DETAIL
NOT TO SCALE



12 EXTERIOR SHEAR WALL DETAIL
NOT TO SCALE

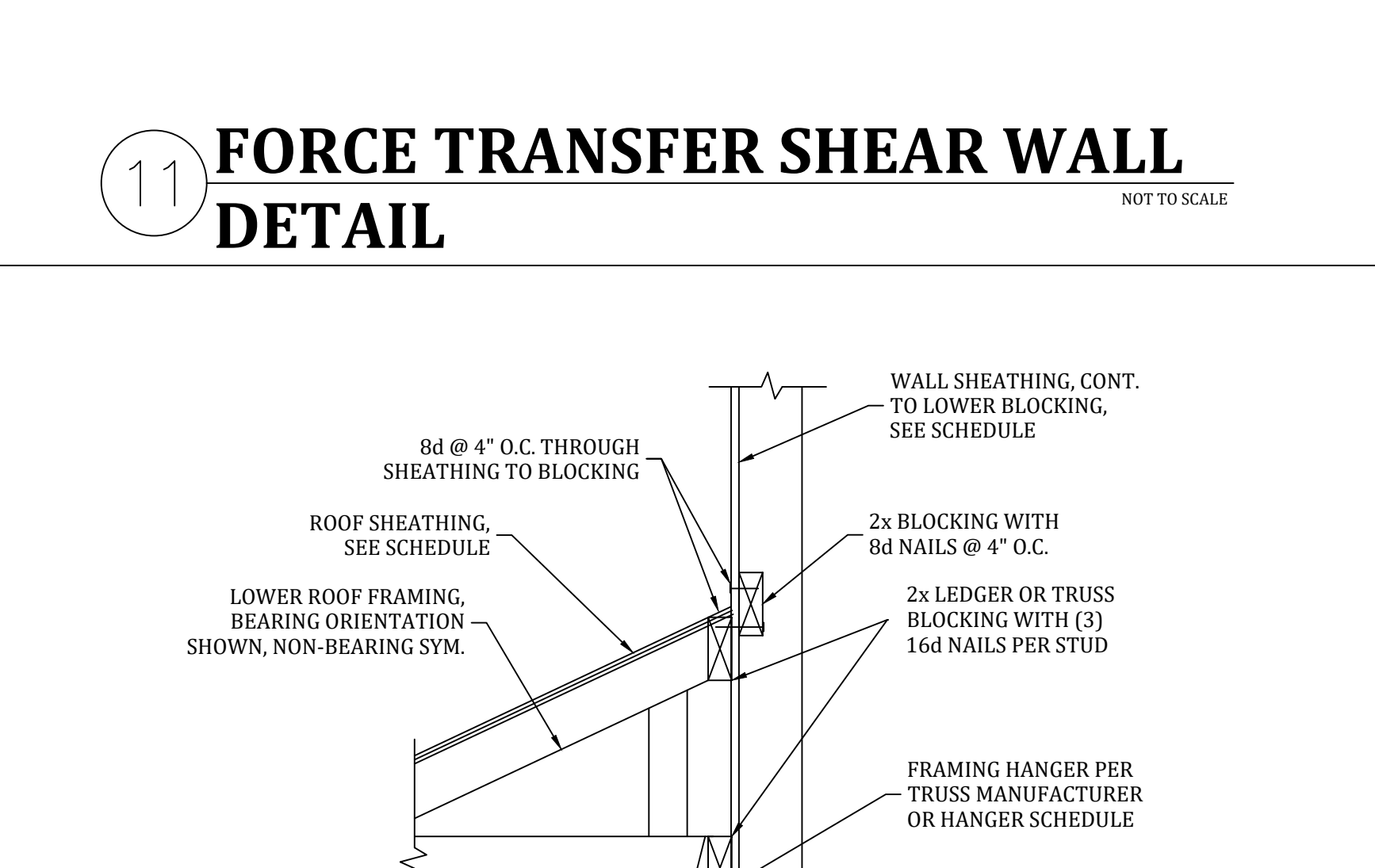


13 HORIZONTAL SHEATHING LAYOUT
NOT TO SCALE

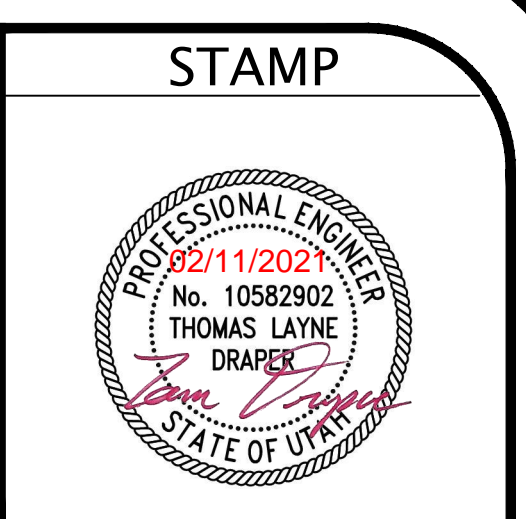


14 KING AND BEARING STUD DETAIL
NOT TO SCALE

2x4 STUD WALL			2x6 STUD WALL		
CLEAR SPAN	KING STUDS	BEARING STUDS	CLEAR SPAN	KING STUDS	BEARING STUDS
UP TO 6'-0"	(1) 2x4	(2) 2x4	UP TO 6'-0"	(1) 2x6	(2) 2x6
6'-0" TO 12'-0"	(2) 2x4	(2) 2x4	6'-0" TO 12'-0"	(2) 2x6	(2) 2x6
OVER 12'-0"	(2) 2x4	(3) 2x4	OVER 12'-0"	(2) 2x6	(3) 2x6



15 UPPER WALL TO LOWER ROOF SHEAR TRANSFER CONNECTION
NOT TO SCALE



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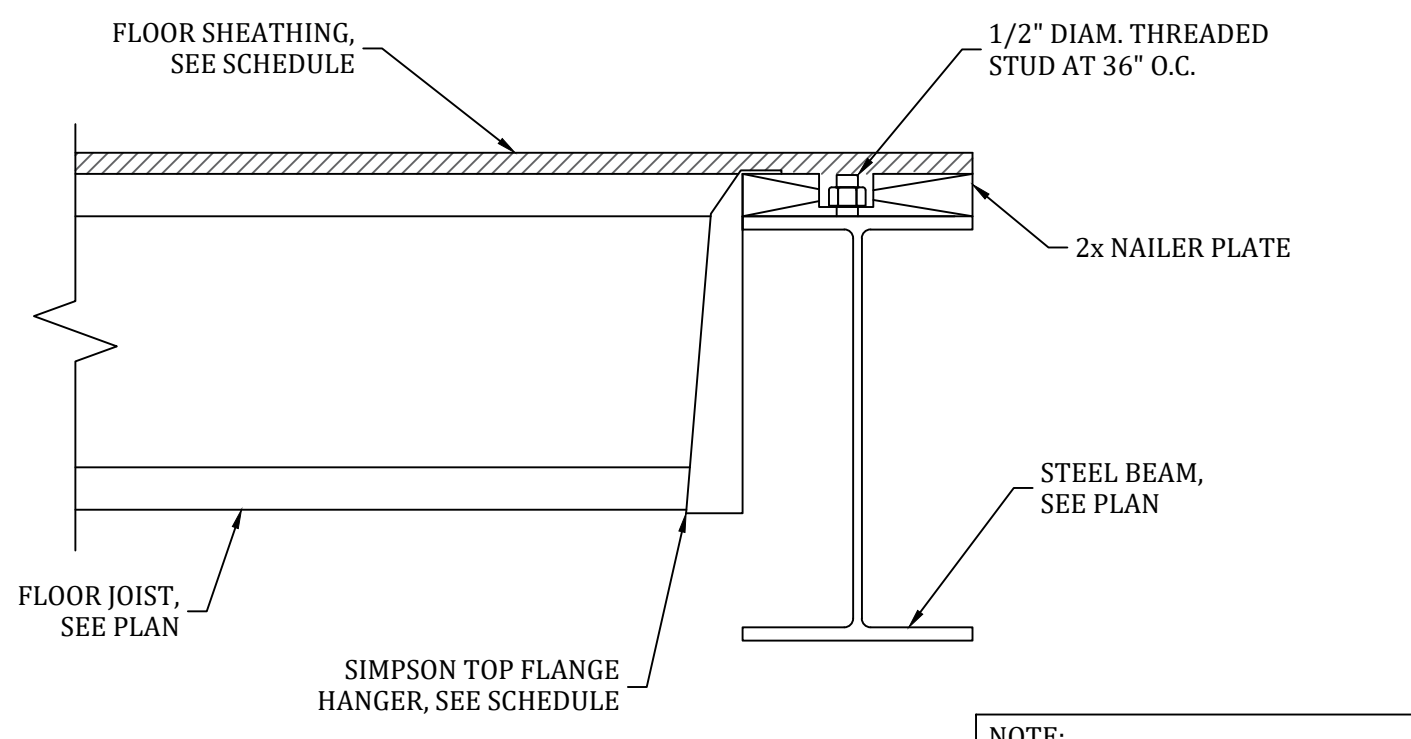
HALEY RESIDENCE
6682 CHAPARRAL RD.
HUNTSVILLE, UT

TYPICAL STRUCTURAL DETAILS

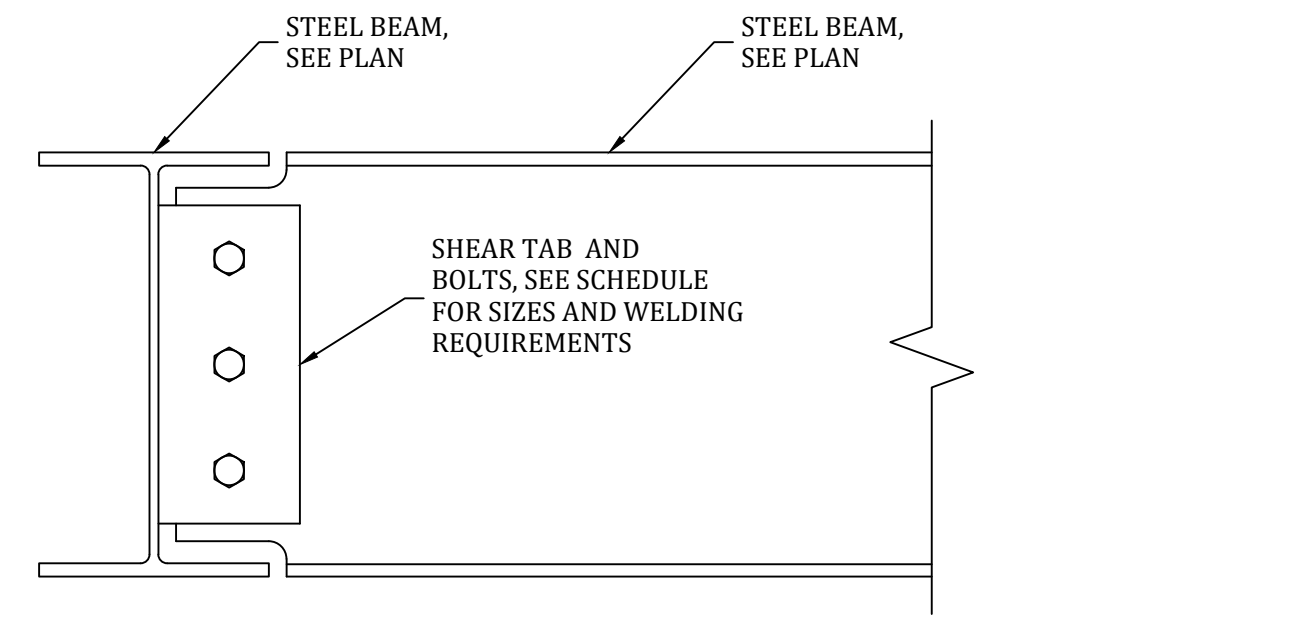
PROJECT NUMBER: 2117
ENGINEER: TLD
DRAFTER: TLD
DATE: 02/01/2021

SD2

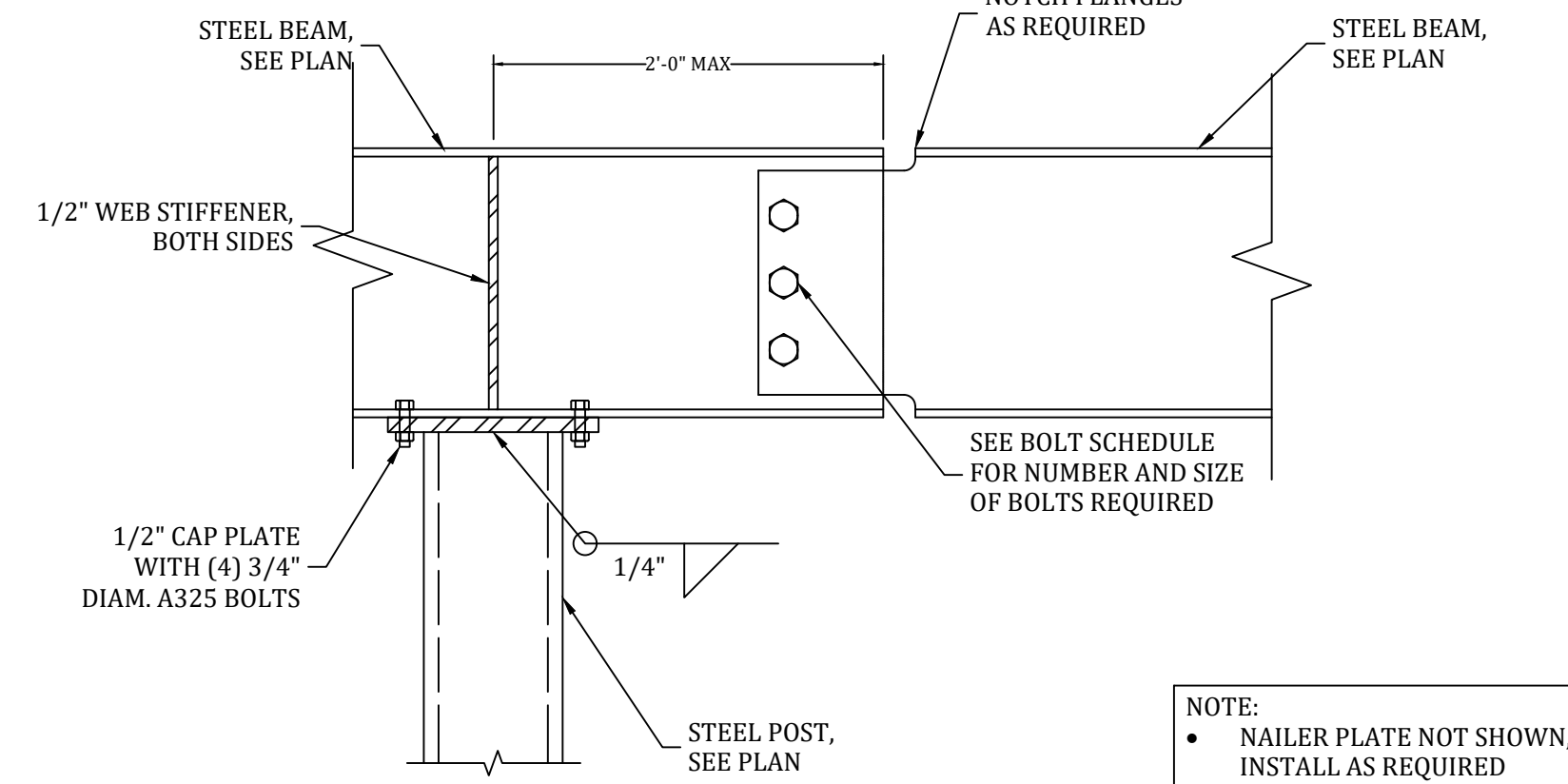
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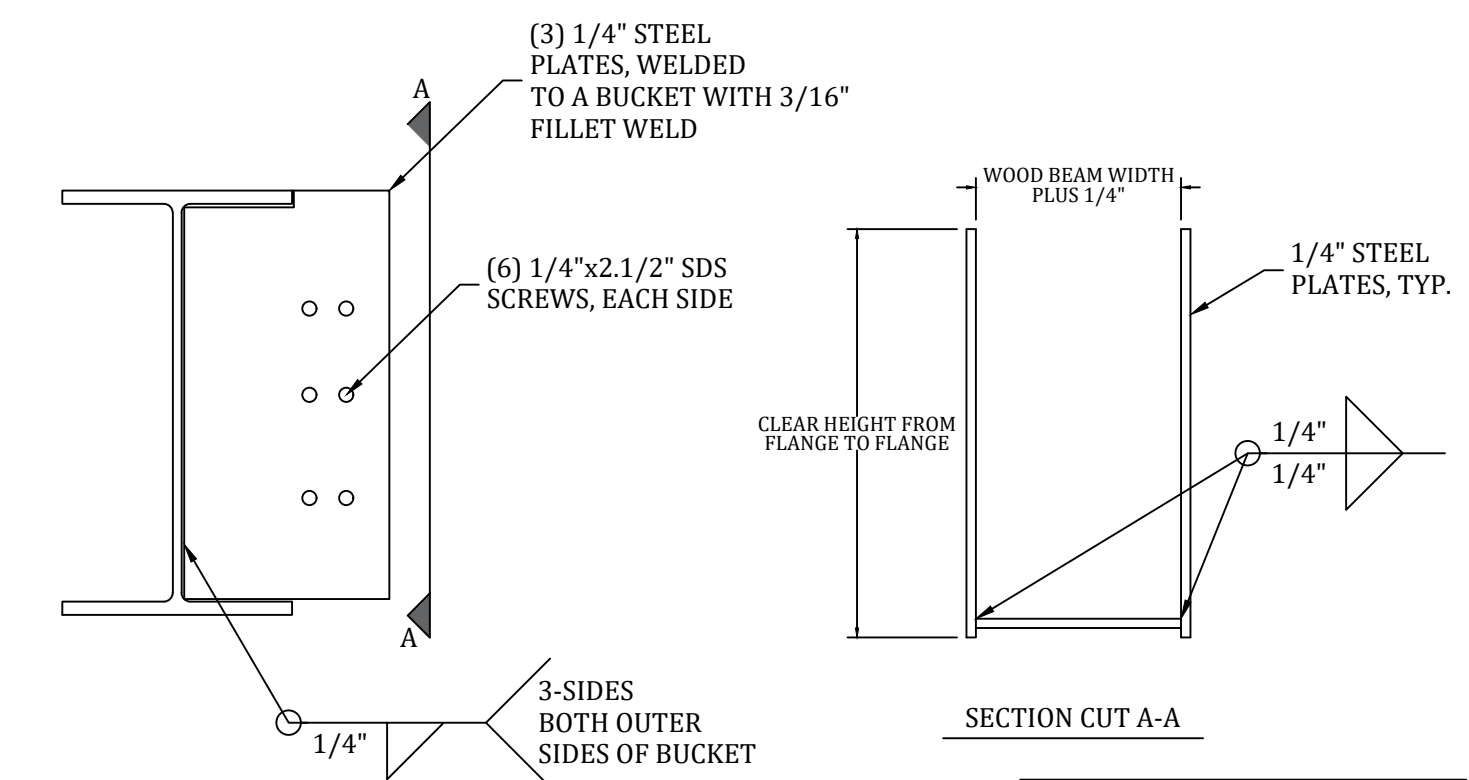
1 FLOOR JOIST TO STEEL BEAM CONNECTION DETAIL



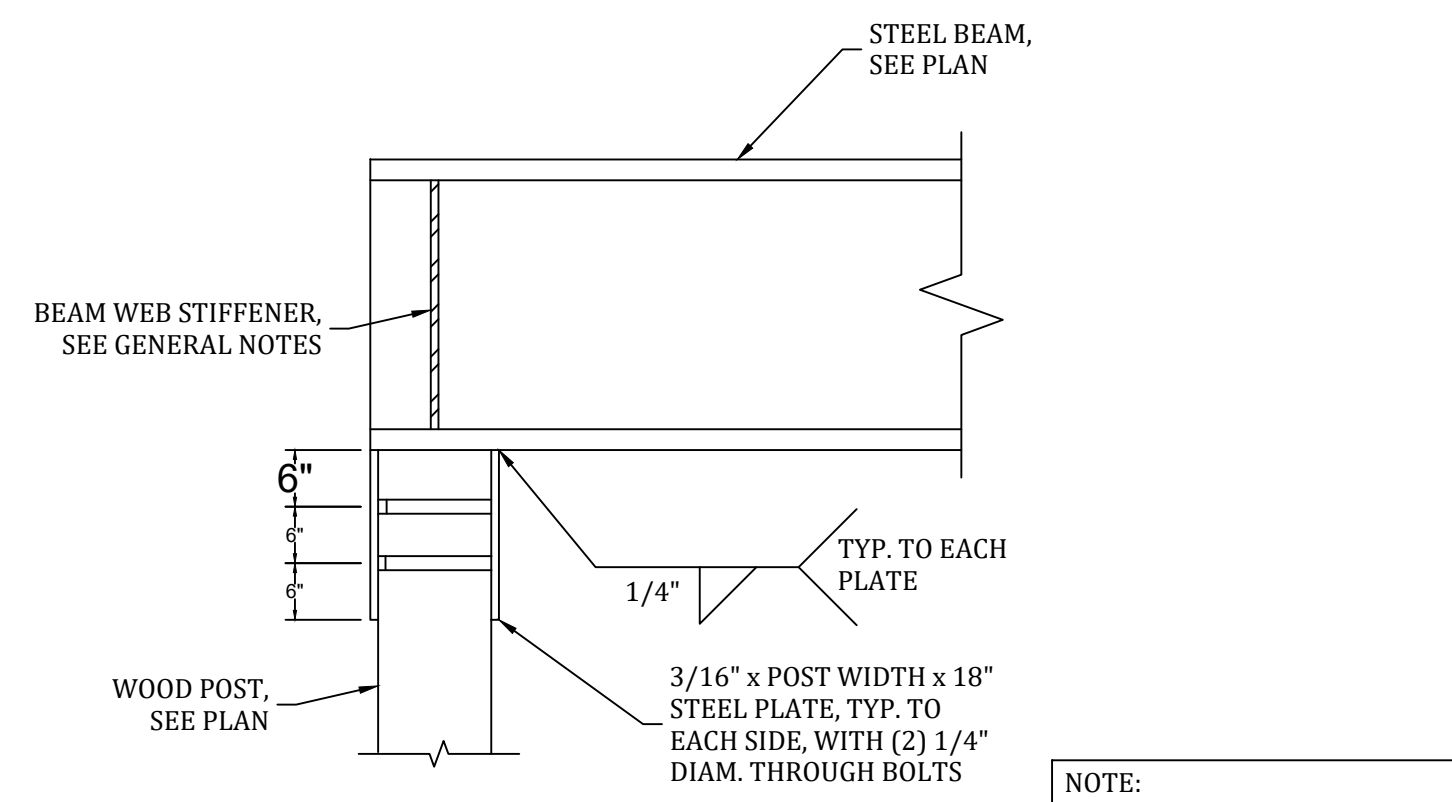
2 STEEL BEAM TO BEAM CONNECTION DETAIL



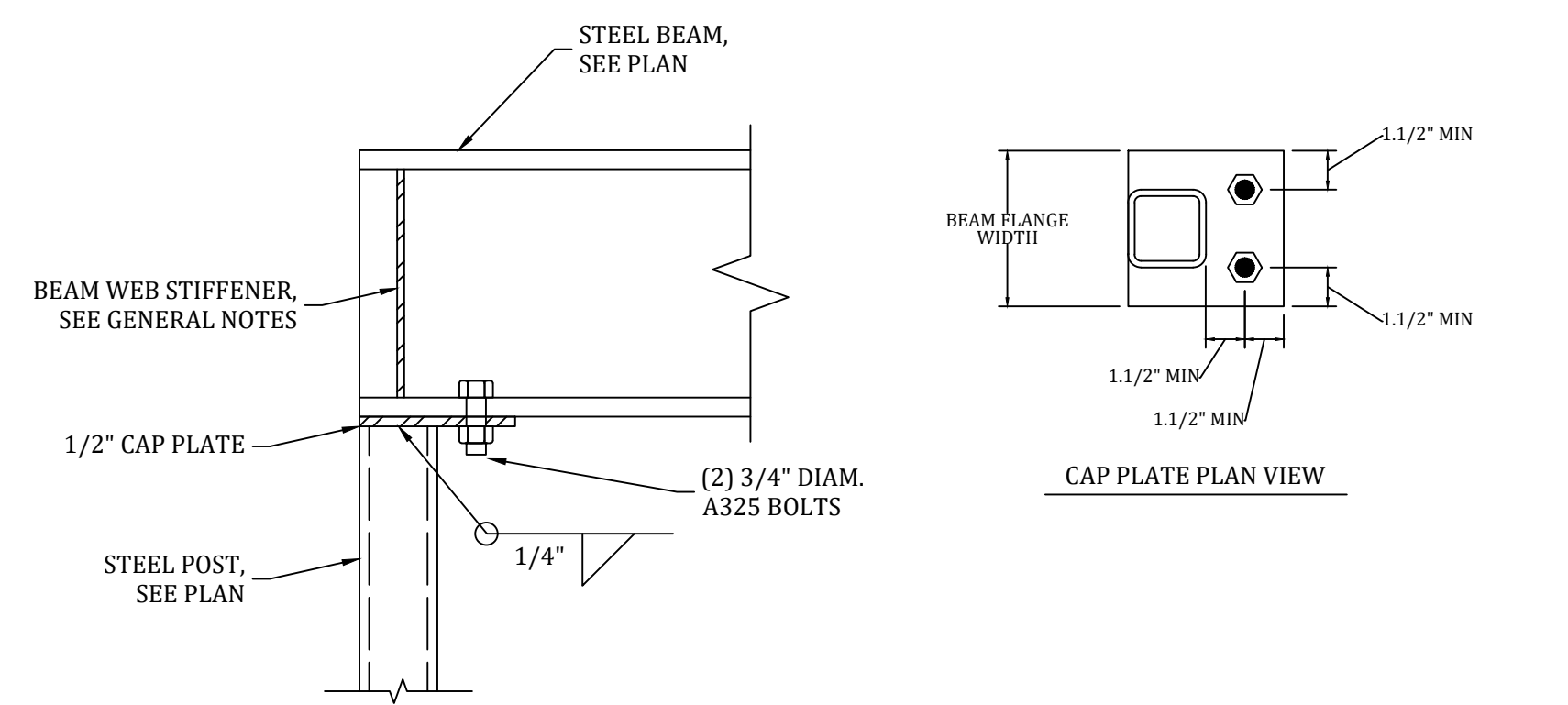
3 STEEL BEAM TO BEAM DROP-IN CONNECTION DETAIL



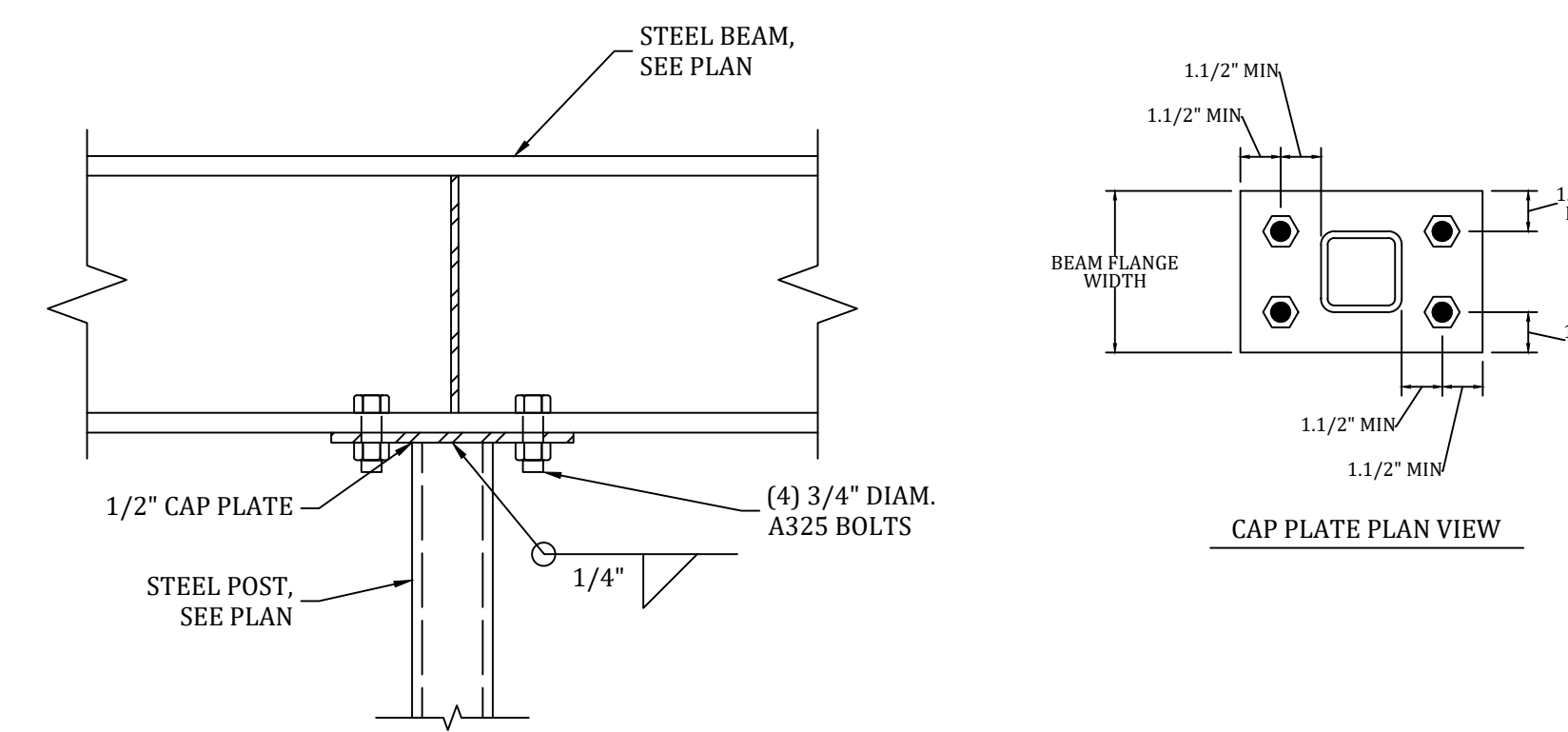
4 WOOD BEAM SADDLE TO STEEL BEAM DETAIL



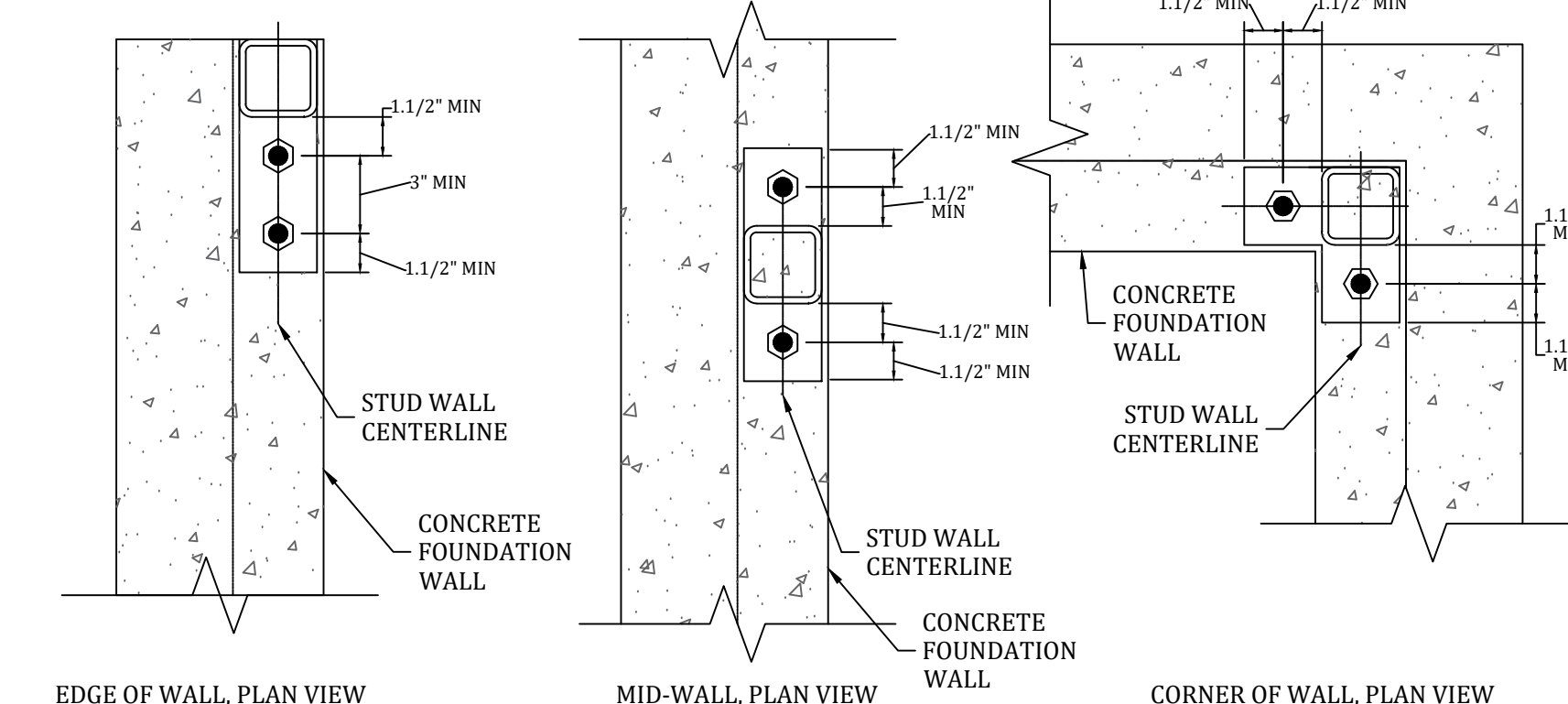
5 STEEL BEAM TO WOOD POST CONNECTION DETAIL



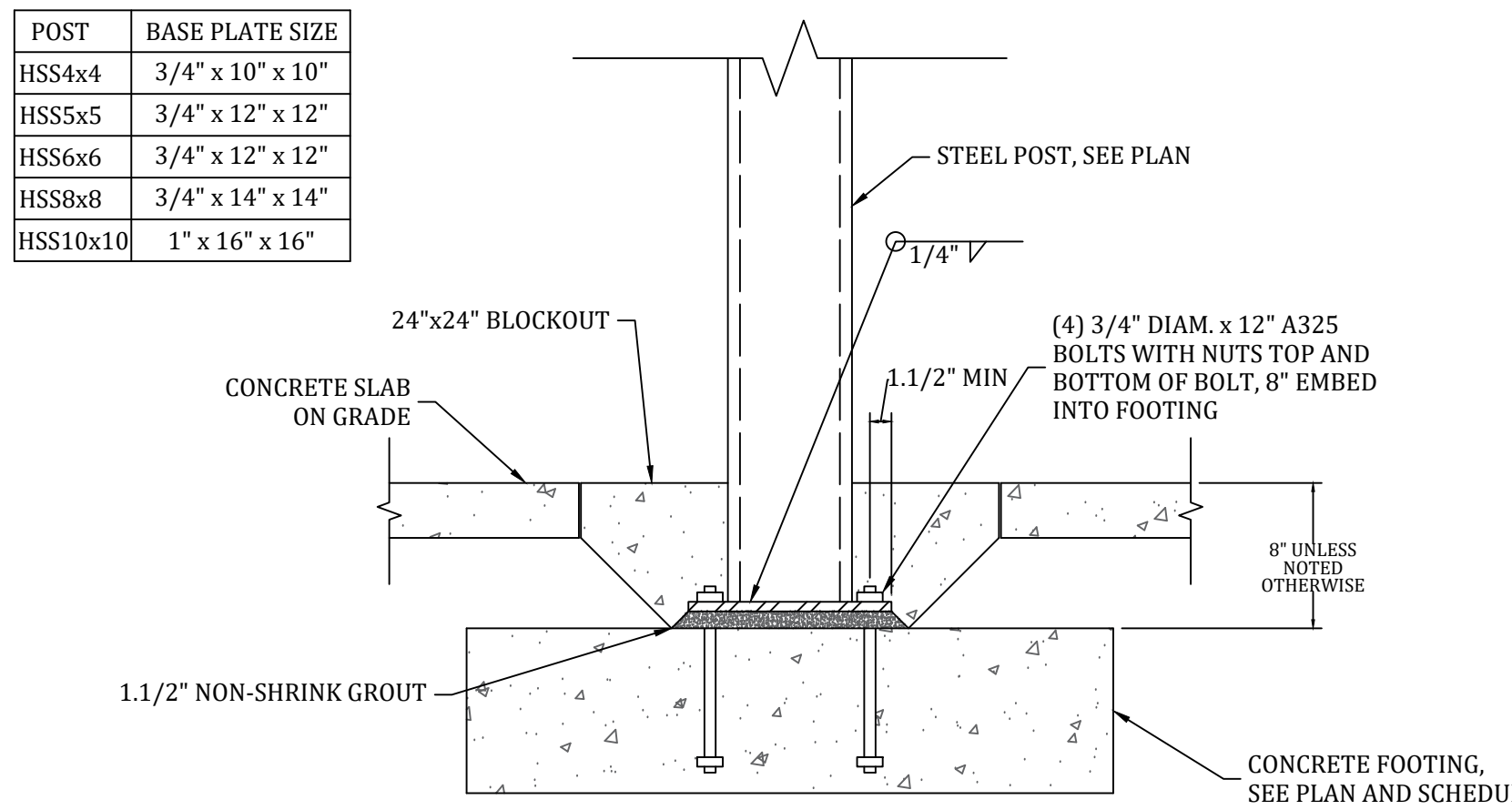
6 STEEL BEAM TO POST CONNECTION DETAIL



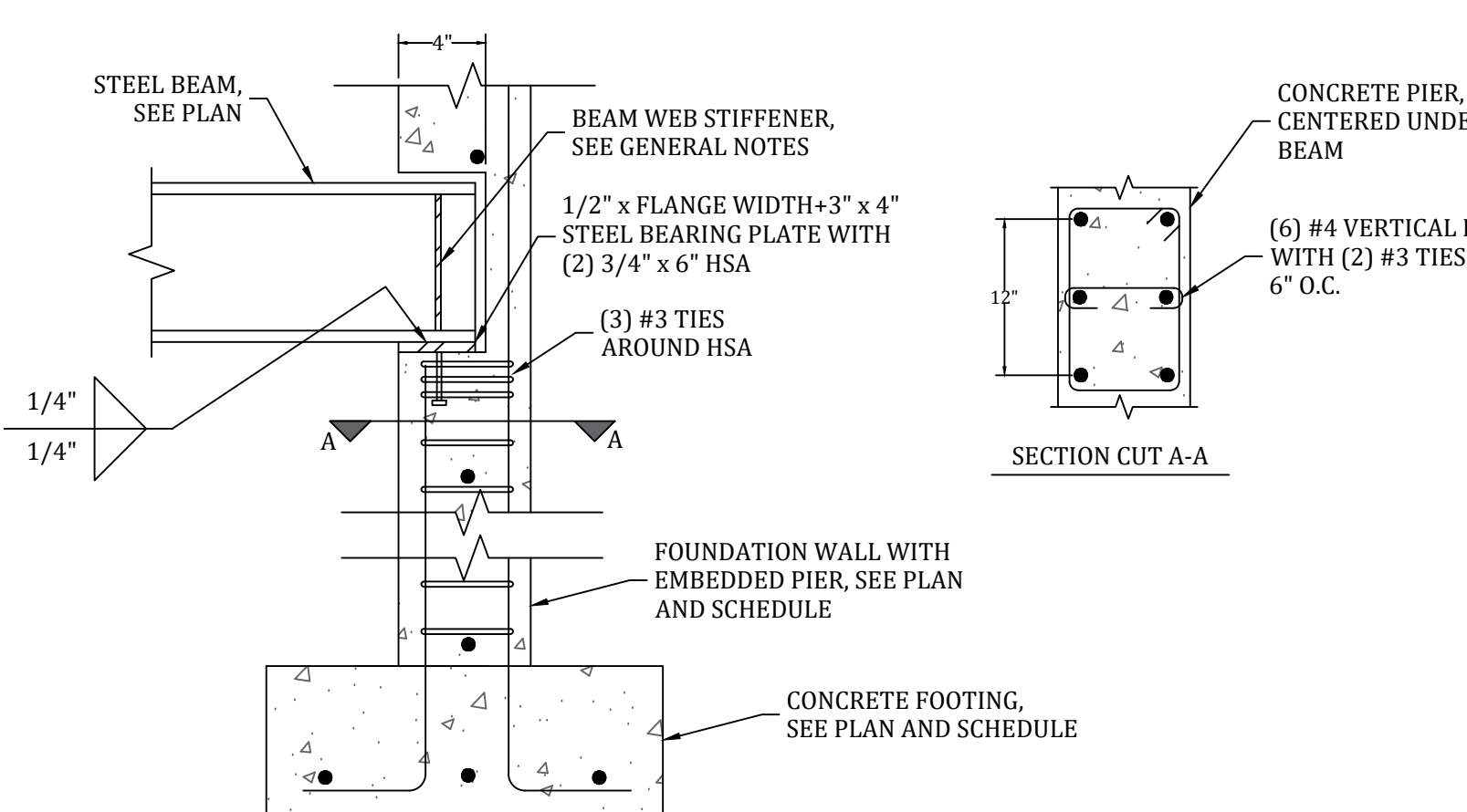
7 STEEL BEAM TO POST CONNECTION DETAIL



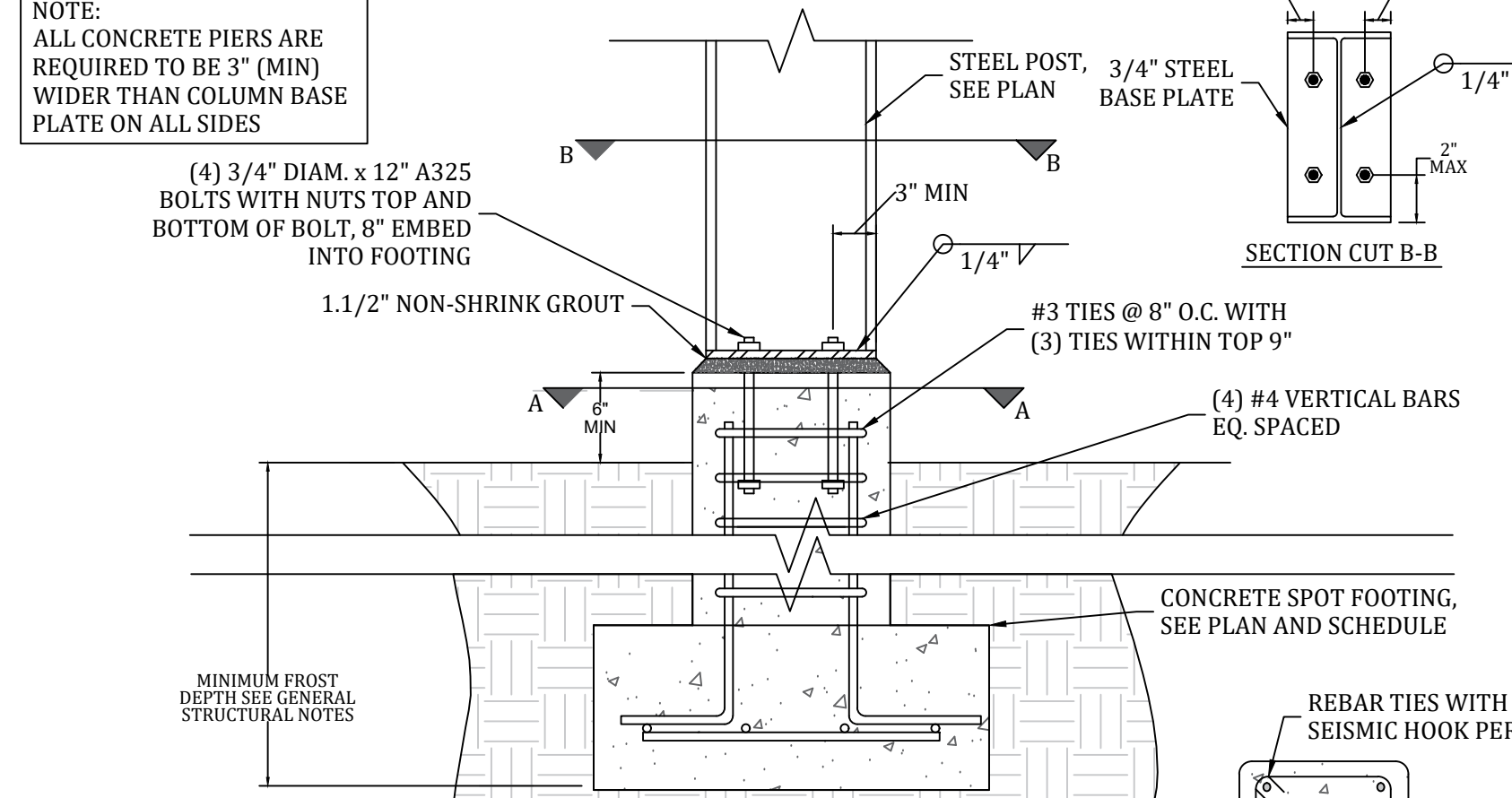
8 STEEL POST BASE PLATE ON FOUNDATION WALL OPTIONS



9 STEEL POST-FOOTING DETAIL



10 BEAM POCKET IN FOUNDATION WALL DETAIL

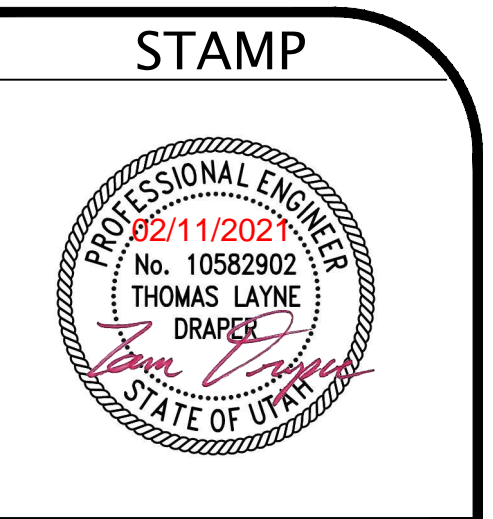


11 WIDE FLANGE COLUMN CONCRETE PIER DETAIL

13 NOT TO SCALE

14 NOT TO SCALE

15 NOT TO SCALE



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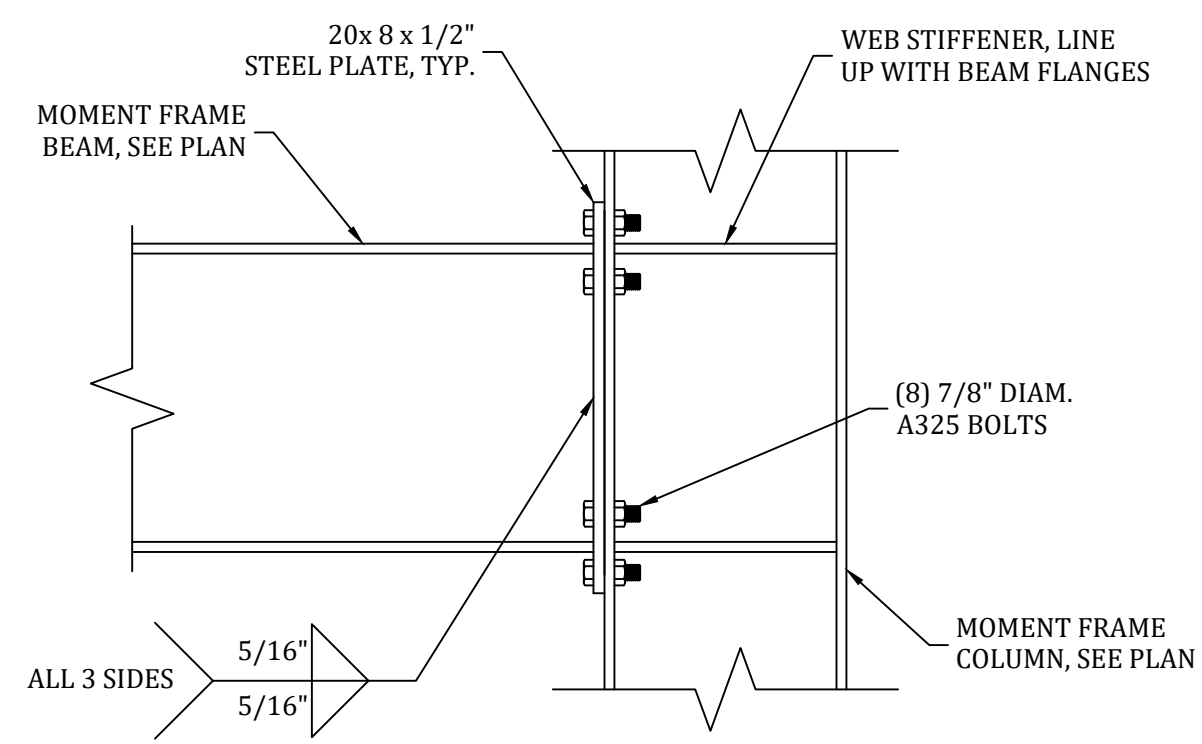
HALEY RESIDENCE
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TYPICAL STRUCTURAL STEEL DETAILS

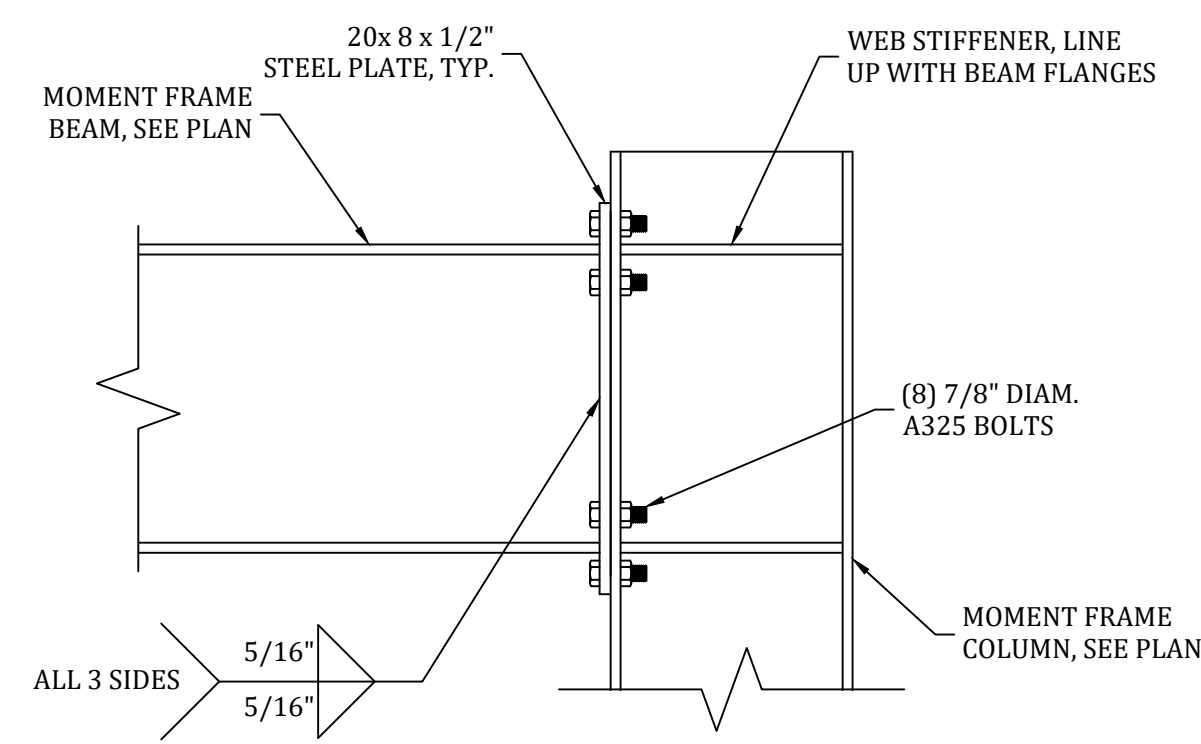
PROJECT NUMBER: 2117
ENGINEER: TLD
DRAFTER: TLD
DATE: 02/01/2021

SD3

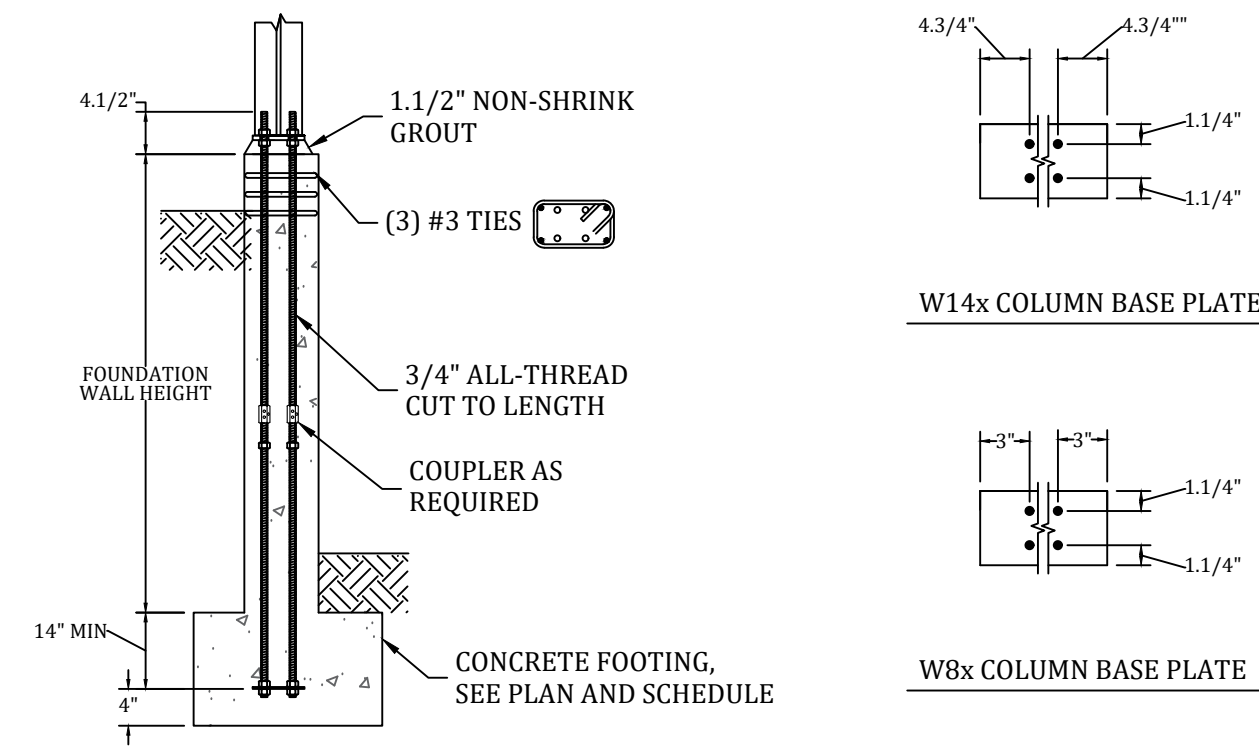
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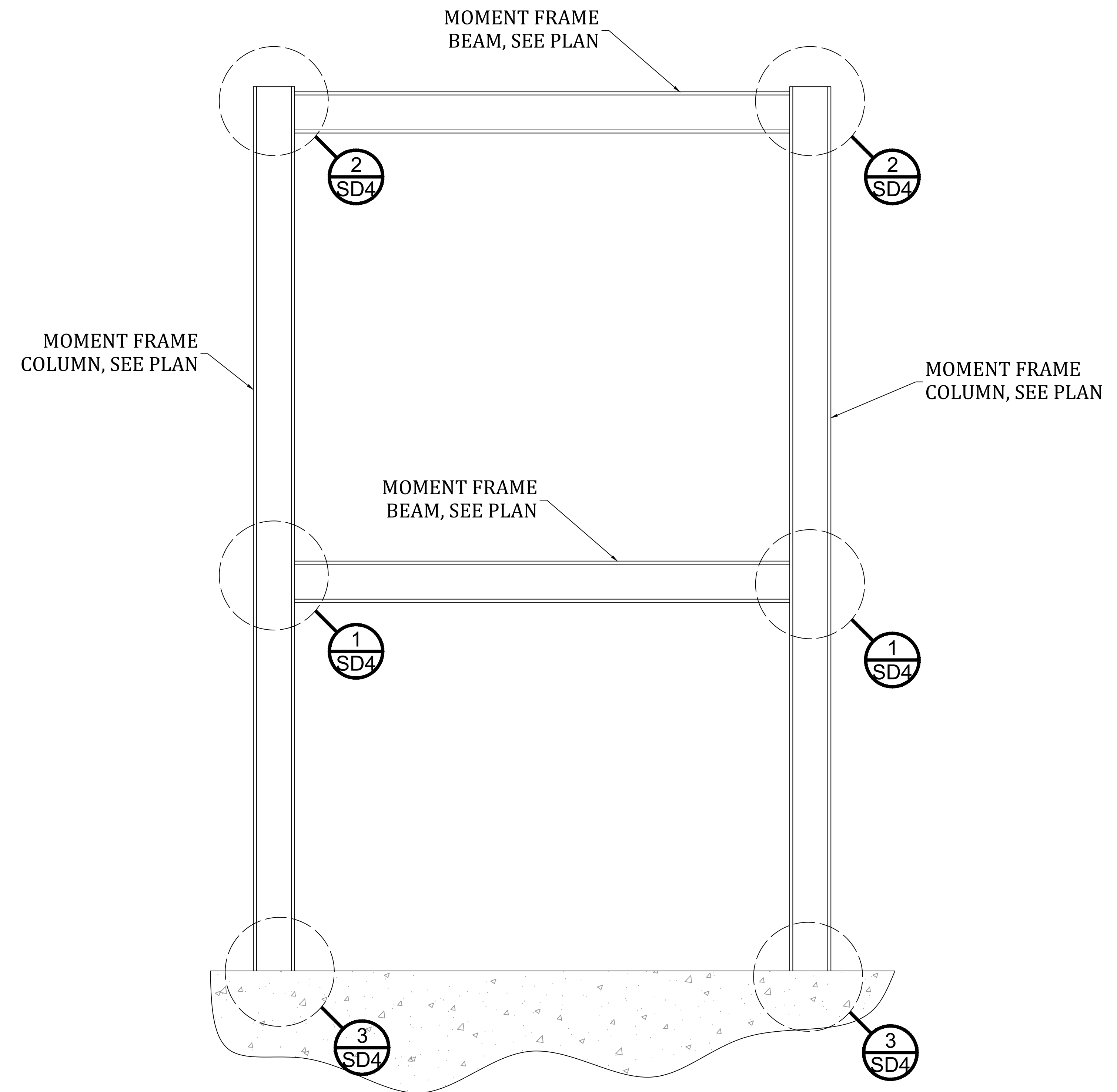
1 **BEAM TO MID-COLUMN MOMENT CONNECTION DETAIL**
NOT TO SCALE



2 **BEAM TO COLUMN MOMENT CONNECTION DETAIL**
NOT TO SCALE

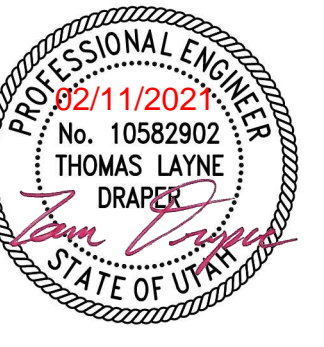


3 **MOMENT FRAME TO FOUNDATION WALL DETAIL**
NOT TO SCALE



4 **MOMENT FRAME ELEVATION**
NOT TO SCALE

STAMP



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HALEY RESIDENCE
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HUNTSVILLE, UT

STRUCTURAL MOMENT FRAME DETAILS

PROJECT NUMBER: 2117
ENGINEER: TLD
DRAFTER: TLD
DATE: 02/01/2021

SD4

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