

PROJECT INFORMATION:

PROJECT ADDRESS:

4086 WEST 3675 NORTH OGDEN, UTAH, 84404

BUILDING INFORMATION:

PLAN: BAMBROUGH GARAGE

SQUARE FOOTAGES:

GARAGE 2320 SF

TOTAL SITE AREA: TOTAL SITE AREA USED:

SHEET INDEX:

1	FRONT AND REAR ELEVATIONS
2	SIDE ELEVATIONS
3	FOOTINGS AND FOUNDATIONS
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S-2	ENGINEERING NOTES / DETAILS
S-3	ENGINEERING NOTES / DETAILS

DESIGNER:



OGDEN, UTAH CONTACT: 801.643.8731

CONSULTING ENGINEER:

S.D.A., INC. P.C.

LAYTON, UTAH CONTACT: 801.776.6510



GENERAL CONTRACTOR / OWNER:

KADE BAMBROUGH

WEST WEBER, UTAH
CONTACT: 801.000.0000

REVISION:

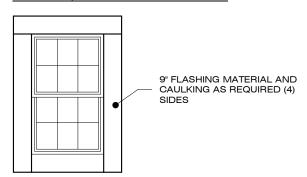
FOR CONSTRUCTION

REVISION DATE:

02.24.2021

THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

WINDOW / DOOR FLASHING NOTES:



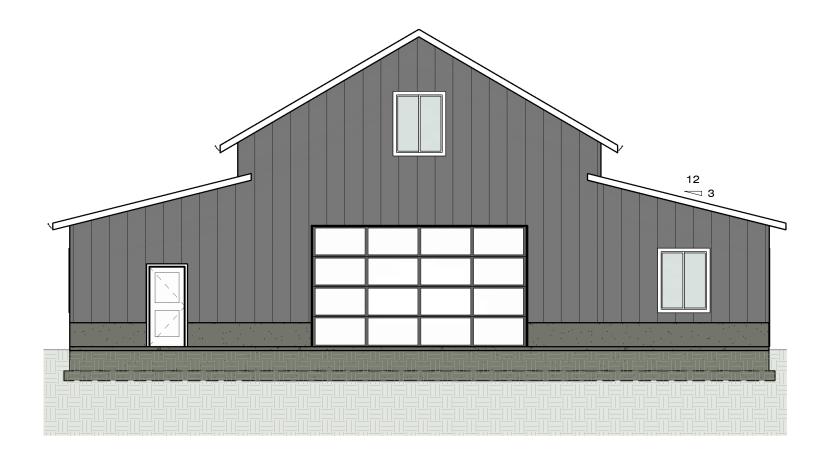
9" FLASHING REQUIRED AT ALL EXTERIOR WINDOW AND DOOR OPENINGS

PROVIDE CORROSION RESISTANT METAL "L" FLASHING OVER ALL EXTERIOR OPENINGS (INCLUDING GARAGES) WITHOUT NAILING FINS OR FLANGES.

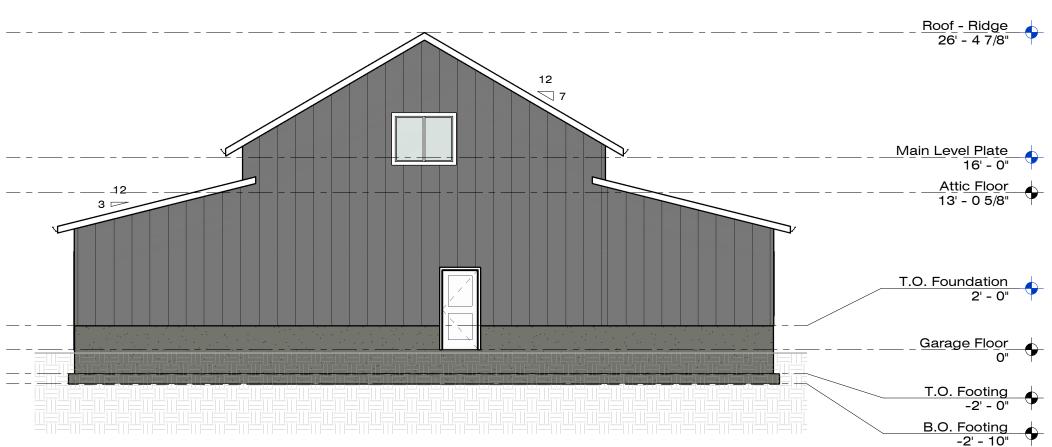
PROVIDE CORROSION RESISTANT FLASHING EXTENDING A MINIMUM OF 3 COURSES W/ 3/16" WEEP HOLES EVERY 32" O.C. @ ALL BRICK OR STONE VENEER INSTALLATIONS. FLASHING MUST EXTEND 1/2" BEYOND AND BELOW TOP OF FOUNDATION.

PROVIDE CORROSION RESISTANT FLASHING BETWEEN STUCCO AND MASONRY OR SIMILAR WAINSCOT WALL MATERIALS WHERE CONTINUOUS WEATHER BARRIER AND DRAINAGE HOLES CANNOT BE DETERMINED.

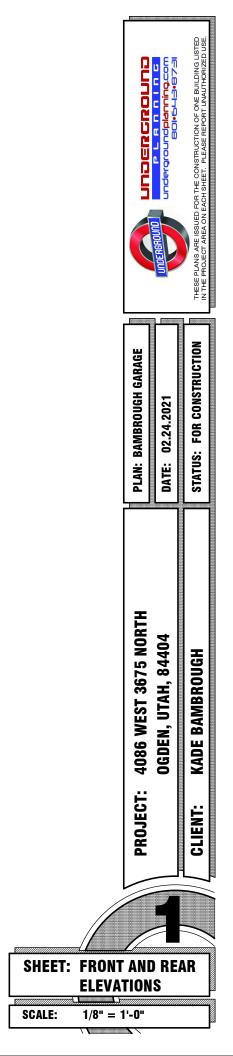
CAULK AND FLASHING REQUIRED HORIZONTALLY AND VERTICALLY @ ALL JOINTS, SEAMS AND INTERSECTIONS OF DIS-SIMILAR MATERIAL INTERFACES.

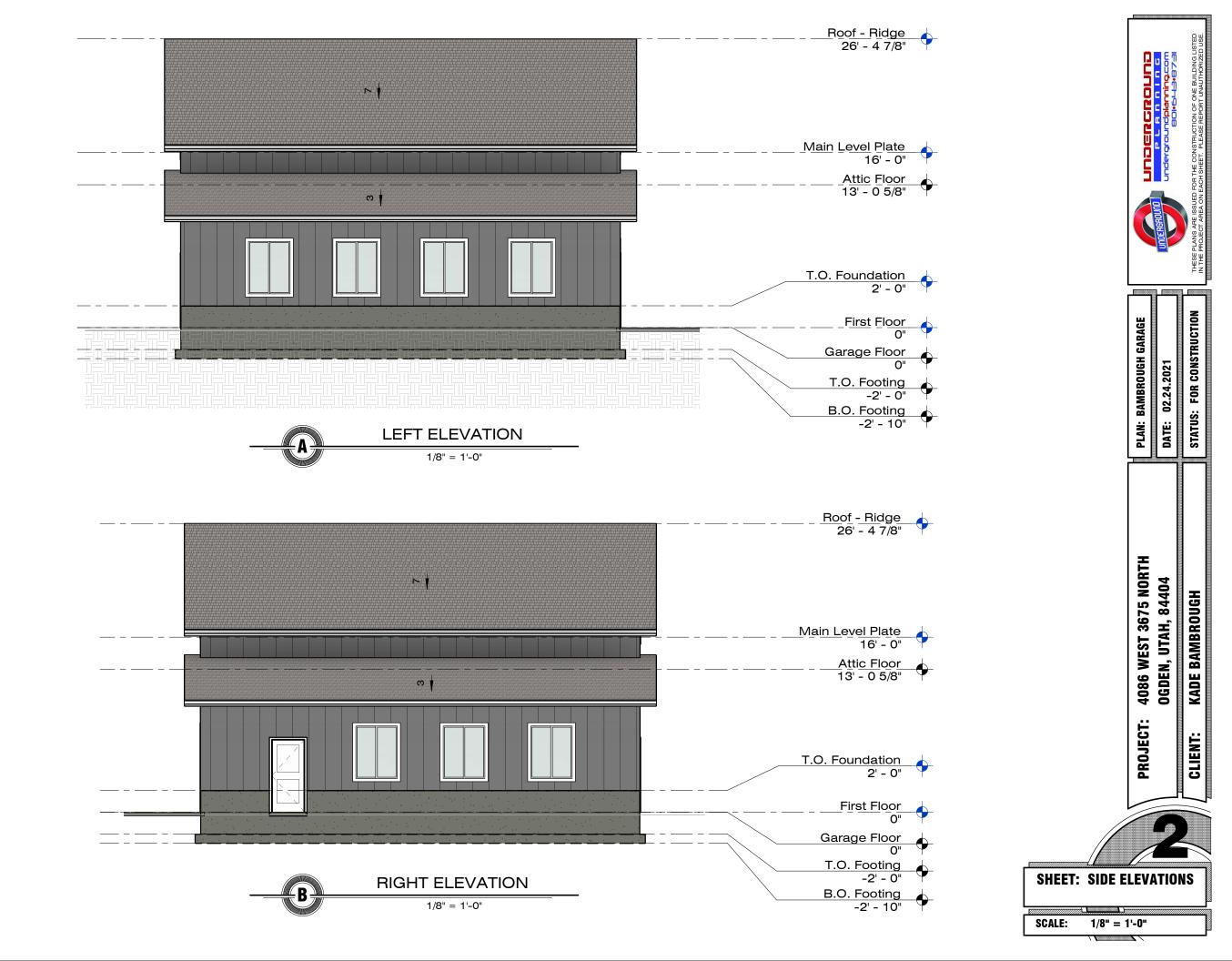


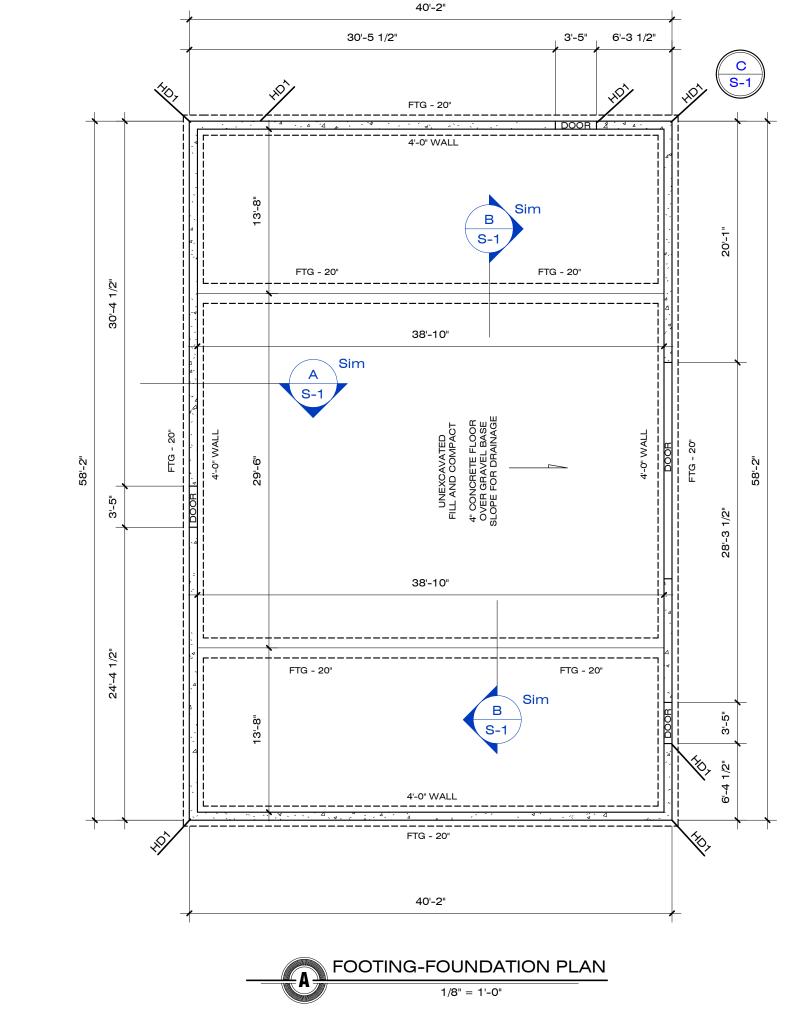


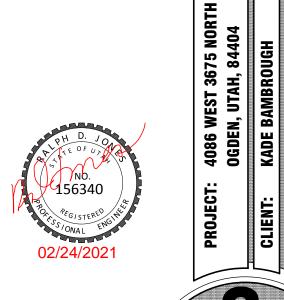












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PLAN: BAMBROUGH GARAGE

SHEET: FOOTINGS AND FOUNDATIONS

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

FOOTING AND FOUNDATION NOTES:

 8° CONCRETE FOUNDATION WALLS W/ HEIGHT AS NOTED (TYP.)

HOLD DOWN STRAP DIMENSIONS WHEN GIVEN ARE MEASURED TO THE CENTER OF THE STRAP $\,$

SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR SPECIFIC FOOTING AND FOUNDATION DETAILS, SCHEDULES, AND ENGINEERING REQUIREMENTS

ENSURE 30" MINIMUM (OR LOCALLY DEEPER) FROST COVERAGE TO BOTTOM OF FOOTING PER IRC AND LOCAL CODES

APPLY APPROVED WATERPROOFING SYSTEM ON FOUNDATION WALLS PRIOR TO BACKFILLING

CONCRETE ENCASED ELECTRODE (UFER GROUND) REQUIRED

MAIN LEVEL FRAMING NOTES:

2X6 EXTERIOR WALLS (TYP.)

2X6 BEARING AND PLUMBING WALLS AS INDICATED

2X4 PARTITION WALLS

SEE FLOOR AND ROOF FRAMING SHEETS FOR BEAM SIZES

SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR ENGINEER'S NOTES, DETAILS AND SCHEDULES

NO GALVANIZED FASTENERS OR CONNECTION HARDWARE PERMITTED WITH PRESSURE TREATED LUMBER PRODUCTS

ROUGH OPENING NOTES:

DOOR TYPE	ROUGH OPENING
4' DOUBLE	51-1/2" X 82-1/2"
5' DOUBLE / ATRIUM	63-1/2" X 82-1/2"
6' DOUBLE / ATRIUM	75-1/2" X 82-1/2"
INTERIOR OPENINGS	2" OVER WIDTH X 83"

WINDOW TYPE NOTES:

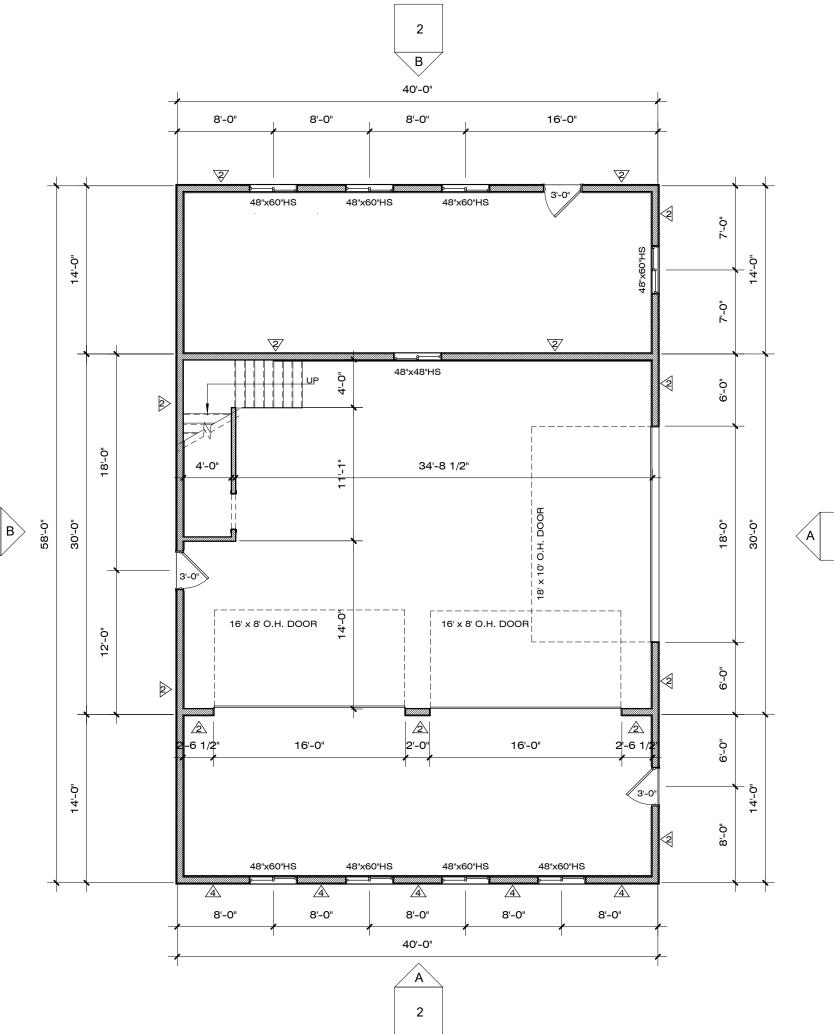
ALL SLIDER AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS NOTED OTHERWISE

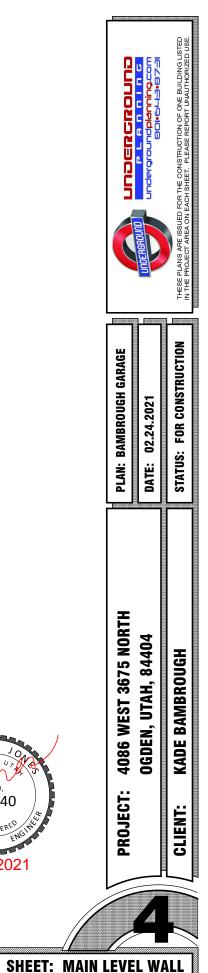
TYPE KEY:

SH= SINGLE HUNG HS= HORIZONTAL SLIDER C= CASEMENT DV= DOUBLE VENT

MAIN LEVEL WALL FRAMING

1/8" = 1'-0"





156340

02/24/2021

SCALE:

FRAMING

1/8" = 1'-0"

ELECTRICAL SYMBOL LEGEND:

Ф	CEILING MOUNTED FIXTURE
4	WALL MOUNTED FIXTURE
 	CAN LIGHT
\$₩2	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
®	EXHAUST FAN (50 C.F.M. MIN.)
GD)	SMOKE DETECTOR-WIRE TOGETHER
SD/CO	SMOKE / CARBON MONOXIDE
₩.	COMMON SWITCH
ф	COMMON 120V (110) OUTLET
⊕ GFI	GROUND FAULT TYPE OUTLET
- ⊕ -WPGFI	WATERPROOF GFI OUTLET
220	240V (220) OUTLET
∯ EAVE	SWITCHED EAVE OUTLET
CEILING	CEILING MOUNTED OUTLET
♦	CABLE / SATELLITE TELEVISION
_b__	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. IRC SECTION E3802.12 AND NEC 210.12

ALL 120 VOLT 15 AND 20 AMPERE RECEPTACLES WILL BE OF TAMPER RESISTANT TYPE.

EXTERIOR RECEPTACLES (WPGFI) TO BE WEATHER PROTECTED WITH APPROVED WATERPROOF EXTERIOR "BUBBLE COVER".

PLUMBING NOTES:

WATER HEATERS MUST HAVE INTERNAL HEAT/CHECK VALVES OR BE PROVIDED WITH EXTERNAL VALVES AT INLET AND OUTLET.

A STEEL PAN HAVING A MIN. THICKNESS OF 24 GA. OR OTHER PANS APPROVED FOR SUCH USE ARE REQUIRED AT WATER HEATER LOCATIONS. <u>IRC P2108.5</u>

WATER HEATERS MUST HAVE (2) SEISMIC STRAPS, (1) IN THE UPPER THIRD, AND (1) IN THE LOWER THIRD - PLUMBERS TAPE IS NOT ALLOWED. IRC M1307.2

PROPERLY ADJUSTED EXPANSION TANK REQUIRED ON SUPPLY LINE TO ALL WATER HEATERS. IRC P2903.4 $\,$

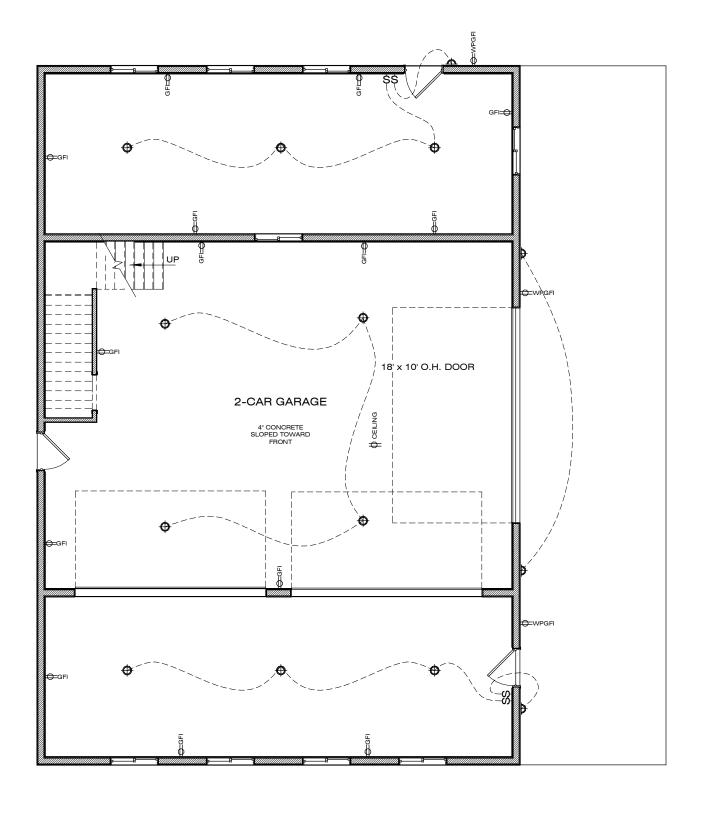
SHOWER PAN LINERS W/SOLID BLOCKING BEHIND MUST EXTEND 3" ABOVE TOP OF SHOWER DOOR THRESHOLD.

PUMP ACCESS PANELS REQUIRED AT ALL JETTED TUB LOCATIONS WITH MINIMUM 12"X12" OPENING IF LESS THAN 2' FROM ACCESS, 18"X18" IF GREATER THAN 2'.

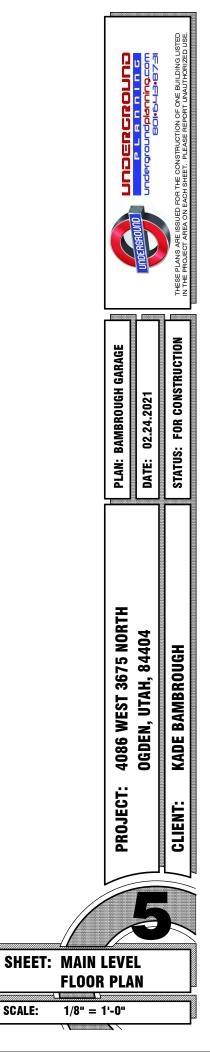
JETTED BATHTUBS REQUIRED TO HAVE TEMPERATURE LIMITING (120 DEGREE) MIXING VALVE.

EMERGENCY FLOOR DRAINS AT WATER HEATERS, LAUNDRIES, GARAGES, ETC.. REQUIRE A TRAP SEAL PRIMER OR DEEP SEAL TRAP. IRC SECTION 3201.S EXP.

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 ABOVE THIS ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. ACCESS REQUIRED. IRC SECTION P3008.1







	OOF BEAM SO LOAD = 15 PSF	CHEDULE LIVE LOAD = 30 PSF
MARK	BEAM SIZE	GRADE
RB-1	(2) 2X10	DF - #2 OR BTR.
RB-2	(2) 2X10	DF - #2 OR BTR.
RB-3	(2) 2X10	1.9E, 2600 Fb, LVL
RB-4	(3) 1-3/4"X16"	DF - #2 OR BTR.
RB-5	(2) 1-3/4"X11-7/8"	1.9E, 2600 Fb, LVL

DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

SUBSTITUTION OF LVL'S FOR LSL'S IS PERMITTED

SUBSTITUTION OF LVL'S FOR PSL'S IS NOT PERMITTED.

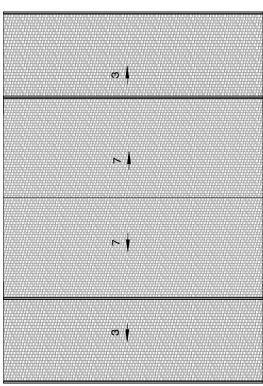
ROOF FRAMING NOTES:

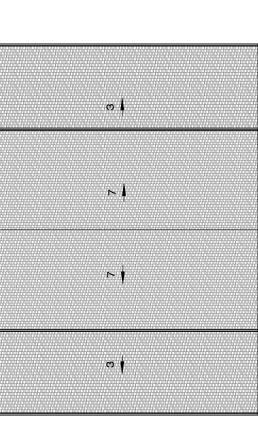
ROOF PITCHES AS INDICATED

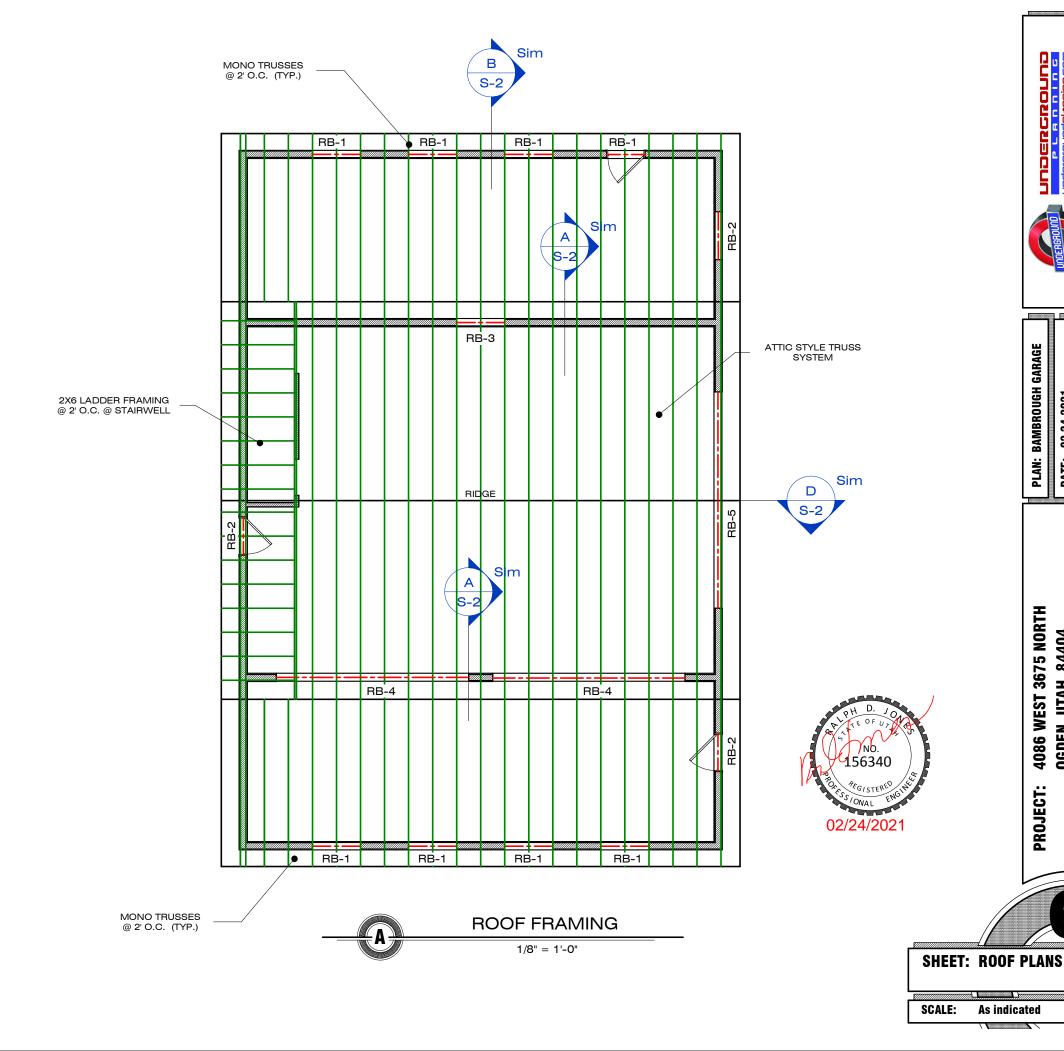
PROVIDE 22"X30" MINIMUM ATTIC ACCESS

ALL HEADERS NOT SPECIFICALLY LABELED SHALL BE (2) 2X10 DF #2 OR BETTER (TYP.)

SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR ENGINEER'S NOTES, DETAILS AND SCHEDULES







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PROJECT:

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KADE BAMBROUGH

CLIENT:

STAIR NOTES:

MINIMUM FINISHED STAIRWAY WIDTH - 36"

MAXIMUM RISER HEIGHT - 8"

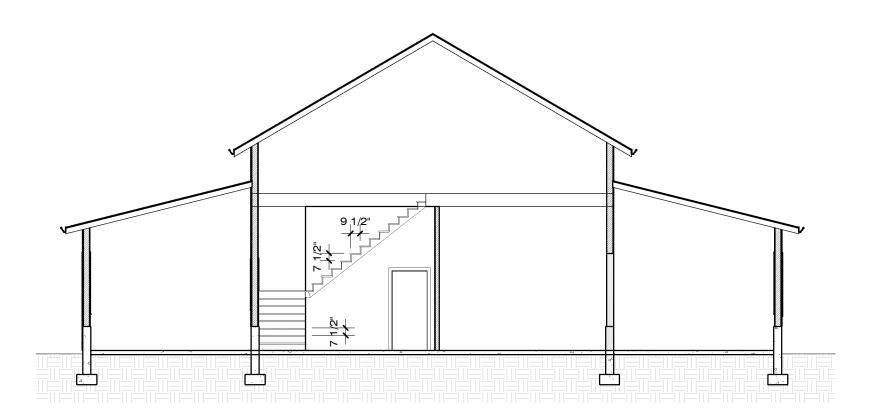
MINIMUM TREAD DEPTH - 9"

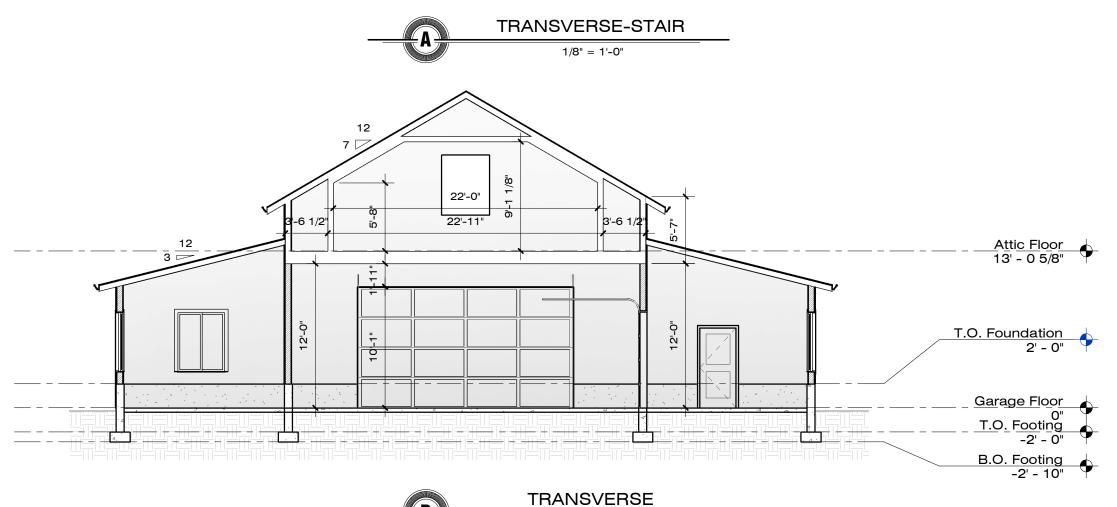
MINIMUM HEADROOM CLEARANCE - 6'-8"

HANDRAIL TO BE 1-1/4" TO 2-5/8" GRIPABLE RAIL @ 36" MAX OF TANGENT LINE OF STAIR NOSING $\,$ IRC R314.1

36" GUARDRAIL REQUIRED ON ANY LANDING, STAIRWAY, PORCH, DECK, ETC.. WHICH ARE MORE THAN 30" ABOVE GRADE OR FINISHED FLOOR IRC R316.1

STAIRWAYS WITH 2 OR MORE RISERS REQUIRE HANDRAIL PLACED BETWEEN 34"-38" ABOVE STAIR NOSING IRC R315





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GENERAL NOTES:

THE GENERAL CONTRACTOR / OWNER ASSUMES FULL RESPONSIBILITY TO VERIFY CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING BEFORE AND DURING CONSTRUCTION. THE CONTRACTOR / OWNER ASSUMES FULL LIABILITY FOR ANY ERRORS DUE TO NON-VERIFICATION. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR / OWNER SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE

ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND / OR SPECIFICATIONS SHALL BE BROUGHT OF THE ATTENTION OF THE DESIGNER / ENGINEER BEFORE PROCEEDING WITH ANY

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ANY OTHER GOVERNING CODES.

THE GENERAL CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND ABOUND. THE JOB SITE

THE GENERAL CONTRACTOR / OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITHE CODES AND ORDINANCES GOVERNING THE CONSTRUCTION SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR / OWNER.

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS AND

MISC. PLAN NOTES:

ALL CEILING FANS TO BE INSTALLED WITH LISTED BOX OR SEPARATELY SUPPORTED FROM FRAMING. IRC SECTION E4103.4

INSTALL BACK FLOW PREVENTION ON ALL HOSE BIBS AND SILL COCKS. IRC SECTION P2902.2

CEMENTITIOUS GLASS MAT OR FIBER BEINFORCED BACKER BOARD REQUIRED IN ALL WET LOCATIONS. IRC SECTION R702.4.2

PROVIDE ATTIC ACCESS OF 22"X30" MIN. WITH A SWITCHED LIGHT AT ATTIC SPACE. 30° MIN. CLEAR HEADROOM IN ATTIC SPACES SHALL BE PROVIDED ABOVE ACCESS OPENING. <u>IRC SECTION 807.1</u>

HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS LAUNDRY ROOMS, AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7' FEET. REQUIRED HEIGHT SHALL BE MEASURED FROM FINISHED FLOOR TO THE LOWEST PROJECTION. IRC SECTION 305.1

- BEAMS AND GIRDERS SPACED NOT LESS THAN 4' FEET ON CENTER MAY PROJECT NOT MORE THAN 6" BELOW THE REQUIRED CEILING HEIGHT. IRC SECTION
- CEILINGS IN BASEMENTS WITHOUT HABITABLE 1.2 SPACES MAY PROJECT TO WITHIN 6'-8" OF THE FINISHED FLOOR; AND BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS MAY PROJECT WITHIN 6'-4" OF FINISHED FLOOR. IRC SECTION 305.1.2
- NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7' IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5' IN HEIGHT. IRC SECTION R305.1.3

ALL UNFINISHED WALLS OVER 48" SHALL BE BRACED. IRC SECTION R602.10.4

OCCUPANCY SEPARATION NOTES:

THE ONE HOUR OCCUPANCY SEPARATION BETWEEN A R3 (RESIDENCE) AND THE U (ATTACHED GARAGE) MAY BE LIMITED TO MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE SIDE. IRC SECTION R309.1

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING IS NOT PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE RATED DOORS. IRC SECTION R309.1

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALI ALSO BE PROTECTED BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTANCE. UTAH AMENDMENT TO IRC SECTION R309.2

OCCUPANCY SEPARATIONS SHALL BE VERTICAL (WALLS FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING) OR HORIZONTAL (CEILING OR FLOOR ABOVE), OR

ATTIC ACCESS LOCATIONS IN GARAGES SHALL BE ONE-HOUR FIRE RESISTIVE CONSTRUCTION.

OUTLET BOXES ON OPPOSITE SIDES OF FIRE-RATED WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NO LESS THAN 24". <u>IRC SECTION R302.2</u>

EGRESS AND EXIT NOTES:

ALL EXTERIOR DOORS SHALL HAVE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE EXTERIOR LANDING SHALL NOT BE MORE THAN 8° LOWER THAN THE FLOOR LEVEL, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING. IRC SECTION R311.1.2

HALLWAYS SHALL NOT HAVE LESS THAN 36" FINISHED WIDTH. IRC SECTION R311.3

WHEN A DOOR SWINGS OVER A LANDING OR FLOOR, THE LANDING OR FLOOR SHALL NOT BE MORE THAN 1.5" BELOW THE THRESHOLD OF THE DOOR, AND THE LANDING OR FLOOR SHALL BE AT LEAST 36" IN LENGTH. IRC

BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING BOOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE.

WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE
OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD
ENCLOSURE SHALL COMPLY WITH IRC SECTION R310.3. THE NET CLEAR
OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW OR DOOR OPENING FROM THE

ESCAPE AND RESCUE WINDOW OPENINGS WITH FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATIONS SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH IRC SECTION R310.2 IRC SECTION

- 1.1 THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ. FT.
- 12 THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24'
- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20"
- 14 THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE USE OF KEYS OR TOOLS.

WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". IRC SECTION 310.2

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OF STEPS USEABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R314 AND R315. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12" INCHES, SPACED NOT MORE THAN 18" O.C. VERTICALLY TO THE FULL HEIGHT OF THE WINDOW WELL. IRC SECTION 310.2.1

THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6" INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL

WHEN THE DRIVEWAY IS USED AS PART OF THE EGRESS SYSTEM, IT IS CONSIDERED AN EXIT RAM. RAMPS HAVING A STEEPER SLOPE THAN 1. VERTICAL TO 12 HORIZONTAL SHALL HAVE HANDRAILS AS REQUIRED FOR STAIRWAYS EXCEPT THAT INTERMEDIATE RAILS ARE NOT REQUIRED. IRC **SECTION R311.6.3**

GLASS AND GLAZING NOTES:

ALL GLAZING IN INGRESS AND EGRESS DOORS SHALL BE IMPACT SISTANT EXCEPT WHEN A 3'-0" SPHERE WILL NOT PASS THROUGH THE OPENING. IRC TABLE R308.3

ALL GLAZING IN FIXED OR SLIDING PANELS, SLIDING DOOR ASSEMBLIES, OR SWINGING DOORS OTHER THAN WARDROBE DOORS SHALL BE IMPACT RESISTANT. IRC SECTION R308.4.2

ALL GLAZING IN DOORS AND ENCLOSURES FOR BATH TUBS, SHOWERS, HOT TUBS, SAUNAS, WHIRLPOOLS AND STEAM ROOMS SHALL BE IMPACT RESISTANT. GLAZING IN ANY PORTION OF THE BUILDING WALL ENCLOSING THE COMPARTMENTS WHERE THE BOTTOM OF EXPOSED EDGE IS LESS THAN 60" ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE IMPACT RESISTANT. IRC SECTION R308.4.5

ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TOT A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24"

ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS WITHIN 60" OF THE WALKING SURFACE SHALL BE IMPACT RESISTANT. IRC SECTION

ALL GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN IN THE OTHER TWO PREVIOUS NOTES SHALL BE IMPACT RESISTANT WHEN IT MEETS ALL OF THE FOLLOWING CONDITIONS

- EXPOSED AREA OF INDIVIDUAL PANE IS NOT GREATER THAN 9
- EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR. 6.2 EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE FLOOR
- ONE OR MORE WALKING SURFACES ARE WITHIN 36"

6.3

HORIZONTALLY OF THE PLACE OF THE GLAZING. IRC SECTION R308.4

GLAZING IN WALLS ENCLOSING STAIRWAYS, LANDINGS OR WITHIN 60° OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE IMPACT RESISTANT. IRC SECTION R308.4.9

LIGHT AND VENTILATION NOTES:

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS OR OTHER APPROVED OPENINGS TO THE OUTSIDE AIR. SUCH OPENINGS SHALL BE PROVIDED WITH DEFININGS OF THE OUTSIDE AIR. SOCH OFFININGS SHALL BE FRAVILED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPERABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. IRC SECTION R303.1

THE GLAZED AREAS NEED NOT BE OPERABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE PER OCCUPANT ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. IRC SECTION R303.1.1

THE GLAZED AREAS NEED NOT BE PROVIDED IN BOOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. IRC SECTION R303.1.2

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING ARE IN WINDOW OF NOT LESS THAN 3 SQ. FT., ONE HALF OF WHICH MUST BE OPERABLE. IRC SECTION R303.3

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. IRC SECTION R806.1

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150TH OF THE SPACE VENTILATED. EXCEPT THAT THE AREA BE 1/300TH PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATED AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED, AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC SECTION R806.2

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT. SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. IRC SECTION E3802.12 AND NEC 210.12

ALL 120 VOLT 15 AND 20 AMPERE RECEPTACLES WILL BE OF TAMPER RESISTANT TYPE.

EXTERIOR RECEPTACLES (WPGFI) TO BE WEATHER PROTECTED WITH APPROVED

SMOKE / CO ALARM NOTES:

IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS. IRC SECTION R318.2

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL BEDROOMS, ALL FURNACE ROOMS, AND IN UNFINISHED AREAS OF BASEMENTS. IRC SECTION R318.1

ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 315

BATHROOM NOTES:

SAFETY GLASS REQUIRED WITHIN 24" ARC OF DOOR EDGES AND WITHIN TUB ENCLOSURES LESS THAN 60" ABOVE THE FLOOR. IRC SECTION R308.4.5

GLAZING FOR SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. ALL GLAZING WITHIN 18" OF FLOORS SHALL BE TEMPERED. IRC SECTIONS R308.4.4 AND R308.4.6.2

SEE GLASS AND GLAZING NOTES FOR ADDITION GLAZING NOTES

BATHTUB AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE FLOOR. IRC SECTION R307.2

CEMENTITIOUS, GLASS MAT, OR FIBER REINFORCED BACKER BOARD REQUIRED IN ALL WET LOCATIONS. IRC SECTION R702.4.2

EACH WATER CLOSET STOOL (TOILET) SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30° INCHES IN WIDTH (15° FROM CENTER OF ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" INCHES. IRC SECTION R307.1

WATER CLOSETS SHALL BE PROVIDED WITH A FLUSH TANK, FLUSHOMETER TANK OR FLUSHOMETER VALVE DESIGN AND BE INSTALLED TO SUPPLY WATER IN SUFFICIENT QUANTITY AND FLOW TO FLUSH THE CONTENTS OF THE FIXTURE. TO CLEANSE THE FIXTURE AND REFILL THE FIXTURE TRAP IN ACCORDANCE WITH ASME/ANSI A112.19.22 AMD AS, E/ANSI A112.19.6. IRC SECTION P2712.1

ROOFING NOTES:

ICE AND WATER SHIELD TYPE UNDERLAYMENT REQUIRED AT THE EAVE LINES OF ALL SLOPED ROOFS, EXTENDING A MINIMUM OF 24" BEYOND THE INSIDE O

MECHANICAL / HVAC NOTES:

HEATING AND COOLING SYSTEM TO BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL J, D, AND S OR APPROVED LOCAL EQUIVALENT.

AIR LEAKAGE TESTING REQUIRED FOR ALL AIR HANDLERS AND DUCT WORK OUTSIDE OF

CERTIFICATES SHALL BE POSTED IN MECHANICAL ROOM AREA LISTING INSULATION R-VALUES, WINDOW U FACTORS, AND HVAC EQUIPMENT EFFICIENCY RATINGS AND DATES OF INSTALL.

CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING. IRC SECTION G2439.1 (614.1)

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE OUTLET TERMINAL. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2'6" FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND. IRC SECTION G2439.5.1 (614.6.1)

WHERE THE MAKE AND MODEL OF THE CLOTHES DRYER TO BE INSTALLED IS KNOWN AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS FOR SUCH DRYER ARE PROVIDED TO THE CODE OFFICIAL, THE MAXIMUM LENGTH OF THE EXHAUST DUCT, INCLUDING ANY TRANSITION DUCT, SHALL BE PERMITTED TO BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IRC SECTION G2437.5.1.1 (613.1.1)

APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS WHERE THEY MAY BE SUBJECT TO DAMAGE SHALL BE SUITABLY GUARD AGAINST SUCH DAMAGE. IRC SECTION M1307.3

HEATING AND COOLING EQUIPMENT LOCATED IN THE GARAGE AND WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES AT LEAST 18' INCHES ABOVE THE FINISHED FLOOR LEVEL. IRC SECTION M1307.3

IN BUILDINGS OF UNUSUALLY TIGHT CONSTRUCTION, COMBUSTION AIR SHALL BE ORTAINED FROM OUTSIDE OF THE SEALED THERMAL ENVELOPE. IN BUILDINGS OF ORDINARY TIGHTNESS, INSOFAR AS INFILTRATION IS CONCERNED, ALL OR A PORTION OF THE COMBUSTION AIR FOR FUEL-BURNING APPLIANCES MAY BE OBTAINED FROM INFILTRATION WHEN THE ROOM OR SPACE HAS A VOLUME OF 50 CUBIC FEET PER 100 BTU/H INPUT. IRC SECTION M1701.1

WHERE COMMUNICATING WITH THE OUTDOORS BY MEANS OF A SINGLE OPENING OR DUCT, THE OPENING OR DUCT SHALL HAVE A FREE AREA OF AT LEAST 1 SQUARE INCH PER 2000 BTU/H OF TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE, BUT NOT SMALLER THAN THE VENT FLOW AREA. A DUCT SHALL BE OF THE SAME MINIMUM CROSS SECTIONAL AREA AS THE REQUIRED FREE AREA OF THE OPENING TO WHICH IT CONNECTS. THE MINIMUM CROSS SECTIONAL DIMENSION OF A RECTANGULAR AIR DUCT SHALL BE 3" NCHES. INLET SHALL BE LOCATED WITHIN THE UPPER 12" OF THE ROOM. IRC SECTION

APPLIANCES INSTALLED IN COMPARTMENTS, ALCOVES, BASEMENTS, OR SIMILAR SPACES SHALL BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24" WIDE AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE IN THE SPACE, PROVIDED THAT A LEVEL SERVICE SPACE OF NOT LESS THAN 30" IS PRESENT AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE WITH THE DOOR OPEN. IRC SECTION M1305.1.2

FUEL BURNING APPLIANCES SHELL BE VENTED TO THE OUTSIDE IN ACCORDANCE WITH THEIR LISTING AND LABEL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS EXCEPT APPLIANCES LISTED AND LABELED FOR UNVENTED USE. VENTING SYSTEMS SHALL CONSIST OF APPROVED CHIMNEYS OR VENTS, OR VENTING ASSEMBLIES THAT ARE INTEGRAL PARTS OF LABELED APPLIANCES. IRC SECTION M1801.1

JOIST SPACES PANNED FOR RETURN AIR DUCTING MUST BE INSULATED FROM

PLUMBING NOTES:

HEATERS. IRC P2903.4

WATER HEATERS MUST HAVE INTERNAL HEAT/CHECK VALVES OR BE PROVIDED WITH EXTERNAL VALVES AT INLET AND OUTLET.

A STEEL PAN HAVING A MIN. THICKNESS OF 24 GA. OR OTHER PANS APPROVED FOR SUCH USE ARE REQUIRED AT WATER HEATER LOCATIONS. IRC P2108.5 WATER HEATERS MUST HAVE (2) SEISMIC STRAPS, (1) IN THE UPPER THIRD, AND (1) IN

THE LOWER THIRD - PLUMBERS TAPE IS NOT ALLOWED. IRC M1307.2 PROPERLY ADJUSTED EXPANSION TANK REQUIRED ON SUPPLY LINE TO ALL WATER

SHOWER PAN LINERS W/SOLID BLOCKING BEHIND MUST EXTEND 3" ABOVE TOP OF SHOWER DOOR THRESHOLD.

PUMP ACCESS PANELS REQUIRED AT ALL JETTED TUB LOCATIONS WITH MINIMUM 12"X12" OPENING IF LESS THAN 2' FROM ACCESS, 18"X18" IF GREATER THAN 2'

JETTED BATHTUBS REQUIRED TO HAVE TEMPERATURE LIMITING (120 DEGREE) MIXING

EMERGENCY FLOOR DRAINS AT WATER HEATERS, LAUNDRIES, GARAGES, ETC.. REQUIRE A TRAP SEAL PRIMER OR DEEP SEAL TRAP. IRC SECTION 3201.S EXP.

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 ABOVE THIS ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. ACCESS REQUIRED. IRC SECTION P3008.1

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CONSTRUCTION

GARAGE

BAMBROUGH

02.24.2021 DATE:

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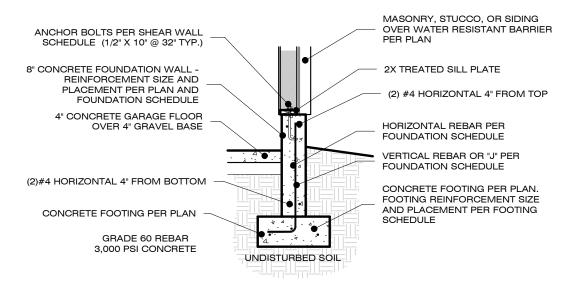
BAMBROUGH

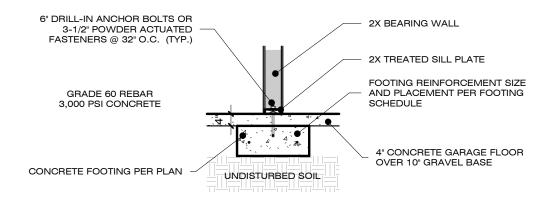
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SHEET: IRC NOTES

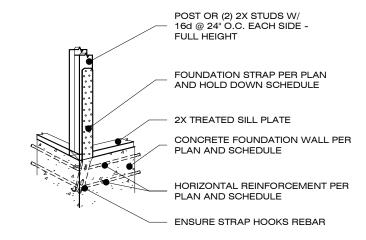
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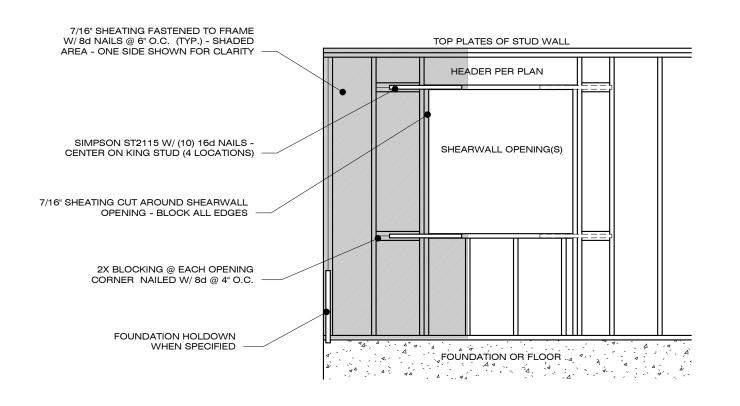




TYPICAL GARAGE **FOUNDATION** 3/8" = 1'-0"











4086 WEST 3675 NORTH **OGDEN, UTAH, 84404**

KADE BAMBROUGH

PROJECT: **CLIENT:**



1705 NORTH HILLFIELD ROAD LAYTON, UTAH 84041 (801) 776-6510 DOUGLAS JONES P S.D.A., INC. P.C.

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GOVERNING CODES 2018 IBC / IRC

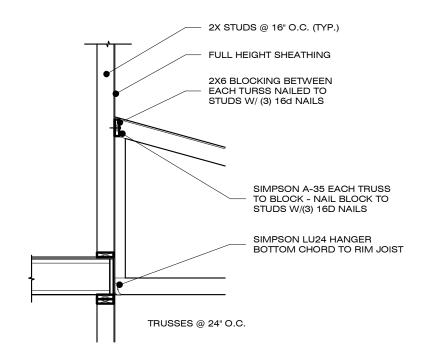
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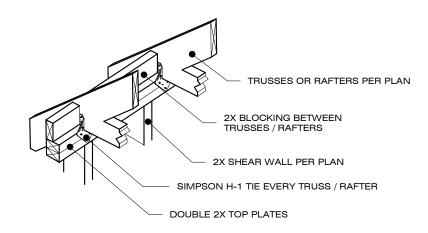
3/8" = 1'-0"

DATE:

02.24.2021

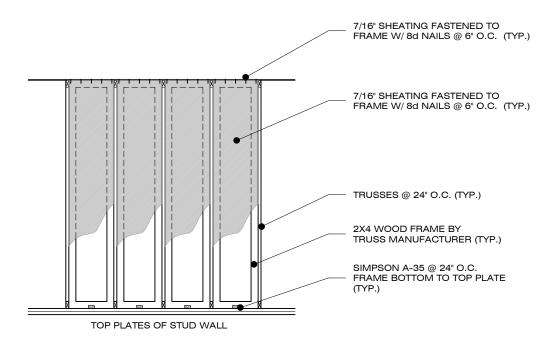
ENGINEERING NOTES / DETAILS

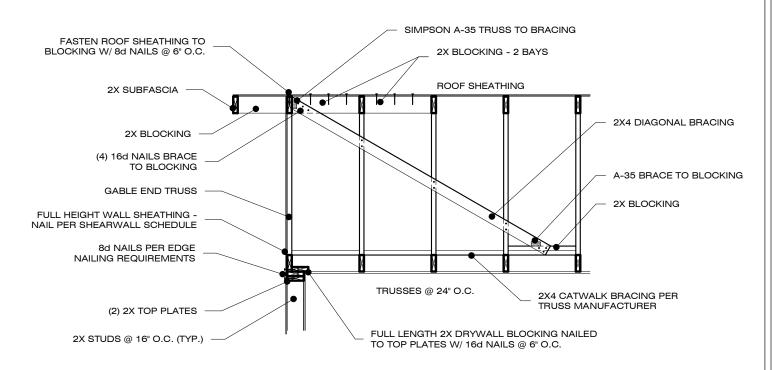




TRUSS TO WALL-MONO 3/8" = 1'-0"











4086 WEST 3675 NORTH **OGDEN, UTAH, 84404** KADE BAMBROUGH

PROJECT: **CLIENT:**



1705 NORTH HILLFIELD ROAD LAYTON, UTAH 84041 (801) 776-6510 DOUGLAS JONES P.E. S.D.A., INC. P.C. æ

GOVERNING CODES 2018 IBC / IRC

SCALE: As indicated

> DATE: 02.24.2021

ENGINEERING NOTES / DETAILS

DESIGN CRITERIA							
GOVERNING CODE 2015 IBC							
SEISMIC		ZONE D					
		I=1.00					
		R=6.00					
		Fa= 1.00					
ROOF LOADS	ULTIMATE	115 MPH					
	NOMINAL	90 MPH					
	SURFACE ROUGHNESS	С					
	RISK CATEGORY	1.00					
ROOF LOADS	DEAD	10 PSF					
	LIVE	30 PSF					
FLOOR LOADS	DEAD	10 PSF					
	LIVE	40 PSF					
DECK LOADS	DEAD	10 PSF					
	LIVE	60 PSF					
SOIL BEARING PRES	SSURE	1500 PSF					

fc=3000 PSI FOUNDATION SCHEDULE fy=60000 PSI								
MAX. HEIGHT	TOP EDGE SUPPORT	STEEL AT OPENINGS						
2 FT	NONE		#4 @ 32"	3-#4 BARS	2-#4 BARS			
4 FT	NONE	8"	#4 @ 32"	4-#4 BARS	TOP			
6 FT	FLOOR OR		#4 @ 24"	5-#4 BARS	1-#4 BAR EACH SIDE			
8 FT	ROOF		#4 @ 24	6-#4 BARS	1-#4 BAR			
9 FT	DIAPHRAGM #4 @ 16" 7-#4 BARS BOTTOM							
OVER 9 FT	ENGINEERING REQUIRED							

- 2. TOP EDGE OF $6^\circ,\,8^\circ$ AND 9° WALLS TO BE SUPPORTED BY ROOF OR FLOOR FRAMING BEFORE BACKFILLING.
- 3. THE TOP HORIZONTAL BAR IS TO BE LOCATED IN THE TOP 4", AND ONE HORIZONTAL BAR IN THE BOTTOM 4", AND ALL OTHER BARS ARE TO BE EQUALLY SPACED BETWEEN.
- 4. ALL REINFORCEMENT IS TO BE PLACED IN THE CENTER OF THE
- 5. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE WALL.
- 6. CORNER AND DOWEL REINFORCING IS TO HAVE A MINIMUM LAP LENGTH OF $24\ensuremath{^{\circ}}$.
- 7. ALL REINFORCEMENT @ OPENINGS IS TO BE PLACED WITHIN 2" OF THE OPENINGS AND EXTEND A MINIMUM OF 24" BEYOND THE EDGE OF THE OPENING.
- 8. FOOTINGS ARE TO BE A MINIMUM OF 10" THICK AND 20" WIDE.
- 9. THE MINIMUM LINTEL DEPTH IS TO BE 2° FOR EACH FOOT OF OPENING WIDTH. THE MINIMUM LINTEL DEPTH IS 8° . THE MAXIMUM LINTEL LENGTH IS 6° .

fc = 2	= 2500 PSI PAD SCHEDULE fy = 60000 PS								60000 PSI		
MARK	WID.	LEN	THICK	CRO	OSS F	REINFO	RCING	LEN	GTH F	REINFO	RCING
IVIALITY	נם.		1111010	Ю.	SIZE	LEN.	SPACE	NO.	SIZE	LEN.	SPACE
P-24	24"	24"	10"	2	#4	18"	EQ.	2	#4	18"	EQ.
P-30	30"	30"	12"	3	#4	24"	EQ.	3	#4	24"	EQ.
P-36	36"	36"	12"	4	#4	30"	EQ.	4	#4	30"	EQ.
P-42	42"	42"	12"	5	#4	36"	EQ.	5	#4	36"	EQ.
P-48	48"	48"	12"	6	#4	42"	EQ.	6	#4	42"	EQ.

fc = 2500 PSI FOOTING SCHEDULE fy = 60000 PS								60000 PSI			
MARK	MARK WID.	WID. LEN.	THICK	CRO	SS R	EINFOF	RCING	LEN	IGTH	REINFOF	CING
IVIAITI	יטוט.	LEN. THICK						NO.	SIZE	LEN.	SPACE
F-18	18"	CONT	9"					2	#4	CONT	12" O.C.
F-20	20"	CONT	10"					2	#4	CONT	14" O.C.
F-24	24"	CONT	10"					2	#4	CONT	18" O.C.
F-30	30"	CONT	10"					3	#4	CONT	12" O.C.

FOOTING & FOUNDATION:

- 1. THE FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA. IT IS THE RESPONISBILITY OF THE HOME OWNER TO VERIFY THE BEARING PRESSURE. ANY ANOMALOUS SOIL BEARING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION.
- 2. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISHED GRADE.
- 3. THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL MOISTURE CONTENT MEETS THE IRC REQUIREMENTS.
- 4. ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
- 5. COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF THE MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTLING OF EIL!
- 6. FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER WALL SECTION. 3"x3"x3/16" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT AND PLATE. SEE CROSS SECTION FOR SIZE AND SPACING.
- 7. GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.
- 8. HOLDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENER HOOKS THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.

HOLDOWN SCHEDULE							
MARK	MARK SIMPSON NAILING REQUIREMENT						
HD1	STHD10	(38) 16d SINKERS					
HD2	STHD10RJ	(38) 16d SINKERS					

POST SCHEDULE							
MARK	MARK POST SIZE GRADE						
P1	MULTIPLE STUDS	DF#2 OR BTR					
P2	4" x 4"	DF#1					
P3	4" x 6"	DF#1					
P4	6" x 6"	DF#1					
P5	3-1/2"x3-1/2" x 1/4"	Fy = 46 KSI TS					
P6	4" x 4" x 1/4"	Fy = 46 KSI TS					

DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTING ENGINEER

STUD HEIGHTS							
HEIGHT STUD FRAMING GRADE							
0' TO 10' 2x4's @ 16"o.c. DF OR HF STUD							
10' TO 12' 2x4's @ 12"o.c. DF OR HF STUD							
12' TO 14' 2x6's @ 16"o.c. DF OR HF ST							
14' TO 16' 2x6's @ 12"o.c. DF OR HF STUD							
WALLS TALLER THAN 16' AND/OR WALLS W/ LARGE OPENING TO BE SPECIFIED BY ENGINEER.							

GENERAL FRAMING NOTES:

- 1. THE CONTRACTOR SHALL USE THE GRADES OF LUMBER SPECIFIED IN THE BEAM SCHEDULES LISTED ON DRAWING. DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED, ANY OTHER CHANGES MUST BE APPROVED BY THE ENGINEEER.
- 2. (2) 2"x10" DF#2 OR BTR W/FILLER SHALL BE USED FOR ALL LOAD-BEARING WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON DRAWING. TIMBERSTRAND LSL HEADERS MAY BE SUBSTITUTED FOR THE (2) 2"x10" DF#2 OR BTR.
- 3. (2) 1-3/4"x9-1/2" LVLs SHALL BE USED FOR ALL HEADERS SUPPORTING A GIRDER TRUSS UNLESS NOTED OTHERWISE ON DRAWING
- 4. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS @ 12" O.C.
- 5. ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION.
- 6. USE DOUBLE TRIMMERS TO SUPPORT BEAMS AND HEADERS GREATER THAN 6 FEET UNLESS NOTED OTHERWISE ON DRAWING.
- 7. USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.
- 8. THE CONTRACTOR SHALL FOLLOW THE MINIMUM FASTENING SCHEDULE LISTED IN IBC TABLE 2304.9.1.
- 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2015 INTERNATIONAL BUILDING CODE.

TABLE OF EQUIVALENT FASTENERS NAILS, STAPLES, & T-NAILS

	(VALID FOR LATERAL LOADS ONLY)								
COMMON NAII	STA	PLE SPA	T-NAIL SPACING						
SPACING	16*	16* 15* 14*		113*	131*				
	1"**	1"** 1"** 1"**		1 1/4"**	1/2"**				
4"	3 1/2"	4"	5"	4"	5"				
6"	5"	6"	7"	7"	7 1/2"				
6d @ 8"	6 1/2"	8"	9 1/2"	8"	10"				
10"	8 1/2"	10"	12"	10"	12"				
12"	10"	12"	14 1/2"	12"	14 1/2"				
4"	2 1/2"	3 1/2"	4"	3 1/2"	4"				
6"	4"	5"	6"	5"	6"				
8d @ 8"	5 1/2"	6 1/2"	8"	6 1/2"	10"				
10"	6 1/2"	8"	10"	8"	10"				
12"	8"	10"	12"	9 1/2"	12"				
4"	2"	2 1/2"	3"	2 1/2"	3 1/2"				
6"	3 1/2"	4"	5"	4"	5"				
10d @ 8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"				
10"	5 12"	7"	8"	6 1/2"	8 1/2"				
12"	6 1/2"	8"	9 1/2"	8 1/2"	10"				

- * GAUGE
- ** PENETRATION

FLOOR TIE SCHEDULE			
MARK	SIMPSON	NAILING	NOTES
FT1	CS16	22-10d	SEE DETAIL F SHEET S2
FT2	HTS30C	20-10d	
FT3	ST22	18-16d	

SHEAR WALL SCHEDULE NAILING ANCHOR BOLTS IARK SHEATHING NOTES SIZE EDGE FIELD DIA. LEN. O.C 12" 1/2" 10" SEE DETAIL G SHEET S2 4" 32" 12" 5/8" 12" 24" SEE SHEAR WALL 7/16" 8d 3" <u> 3</u> <u> 2</u> 12" 1/2" 10" 7/16" 8d 4" 32" SEE SHEAR WALL 15/32 8d 2" 12" 5/8" 12" 24" SEE SHEAR WALL

FLOOR SHEATHING NOTES:

- 1. TYPICAL FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD NAILED W/ 8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
- 2. SOLID JOIST BLOCKING REQUIRED AT ALL BEARING POINTS.
- 3. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
- 4. USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.
- 5. USE DOUBLE FLOOR JOISTS UNDER ALL SHEAR WALLS RUNNING PARALLEL WITH FLOOR JOISTS. NAIL BOTTOM PLATE TO JOISTS W/ 16d NAILS @ 3" O.C.
- 6. USE DOUBLE JOISTS TO SOLID BLOCK UNDER ALL SHEAR WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. NAIL BOTTOM PLATE TO BLOCKING W/ 16d NAILS @ 3° O.C.

TRUSS NOTES:

- 1. ROOF TRUSSES SHALL BE DESIGNED TO MEET THE LOADS SPECIFIED IN THE DESIGN CRITERIA. ALL TRIBUTARY, DRIFT, UNBALANCED SNOW, MECHANICAL, ETC., LOADS SHALL BE CONSIDERED IN THE DESIGN PER IRC REQUIREMENTS.
- 2. THE CONTRACTOR SHALL BLOCK BETWEEN TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON H1 CONNECTORS.
- 3. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- 4. ALL ENGINEERING TRUSS SUBMITTALS SHALL BE STAMPED BY A ENGINEER LICENSED IN THE STATE OF UTAH.

ROOF SHEATHING NOTES:

- 1. SHEATHING SHALL BE 7/16", 24/16, APA RATED SHEATHING. NAIL W/ 8d's @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
- 2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

SHEARWALL NOTES:

- 1. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED OSB SHEATHING AND NAILED W/ 8d @ 4" O.C. EDGE, 12" O.C. FIELD UNLESS NOTED OTHERWISE.
- 2. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER REQUIRED EDGE SPACING ALONG SILL PLATE.
- 3. NAILS SHALL BE PLACED NOT LESS THAN $1/2^\circ$ FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
- 4. ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- 5. A , OR NAILING SCHEDULE REQUIRES THAT FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3" NOMINAL MEMBER. NAILS SHALL BE STAGGERED.

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GOVERNING CODES
2018 IBC / IRC

SCALE:

DATE: 02.24.2021

ENGINEERING NOTES / DETAILS

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