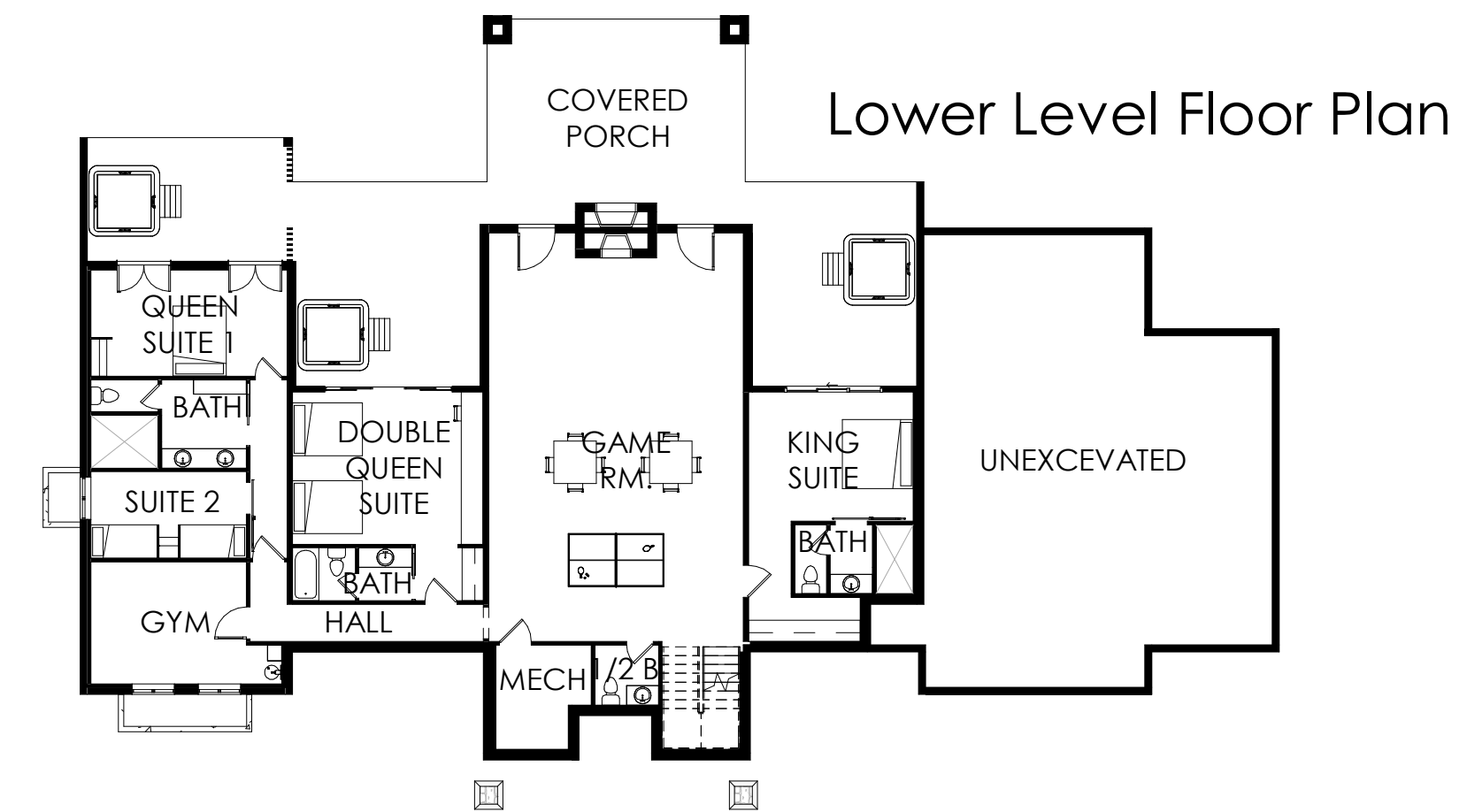
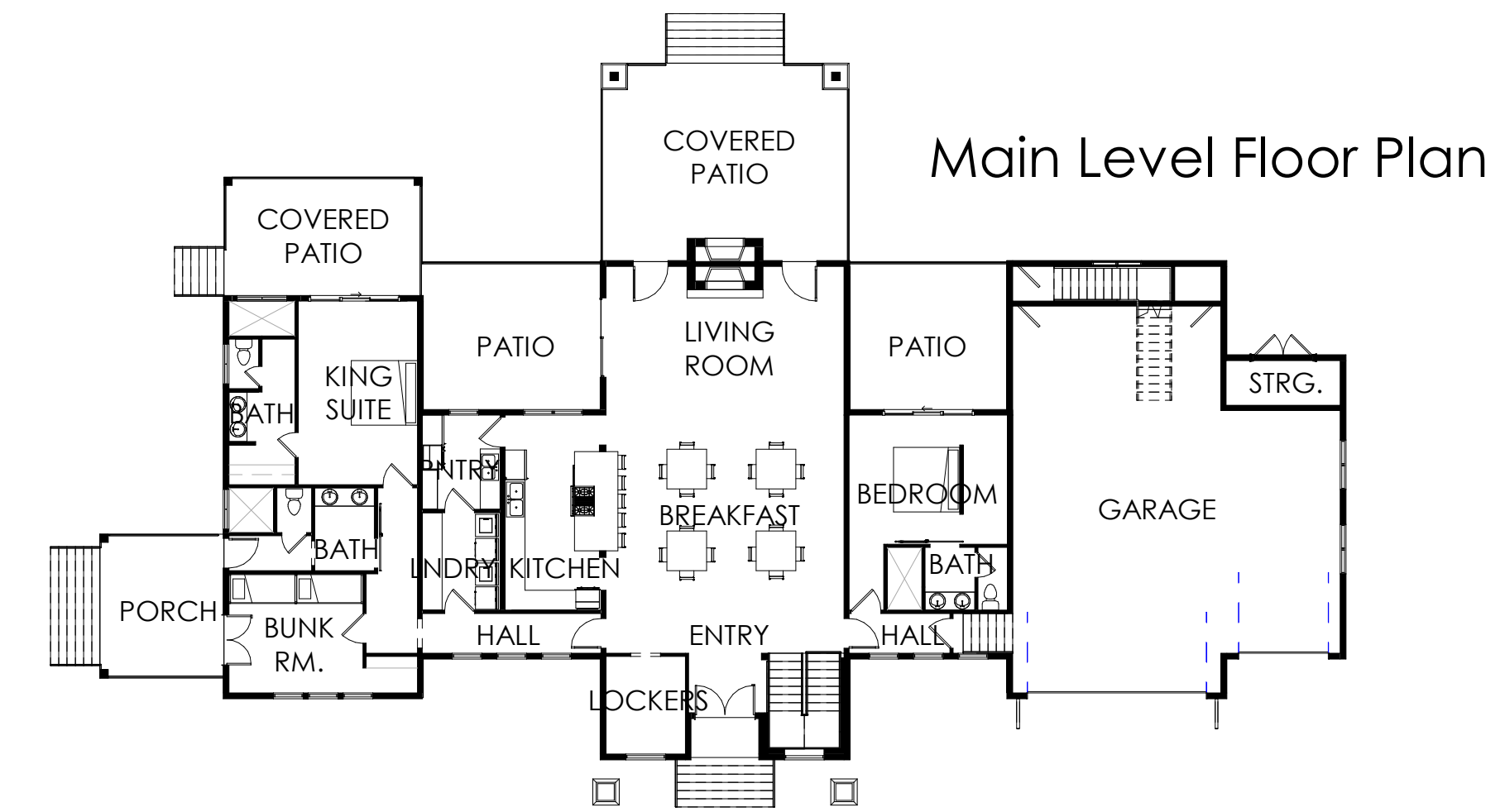


Dyphibane Home

1188 Old Trappers Lp Rd



SHEET INDEX

C101	COVER SHEET
C102	PROJECT NOTES
C103	FULL DOOR & WINDOW SCHEDULES
C201	SITE PLAN
A101	LOWER LEVEL FLOOR PLAN
A102	LOWER LEVEL DIMENSION PLAN
A103	MAIN LEVEL FLOOR PLAN
A104	MAIN LEVEL DIMENSION PLAN
A105	UPPER LEVEL FLOOR PLAN
A106	UPPER LEVEL DIMENSION PLAN
A201	FRONT & REAR ELEVATIONS
A202	LEFT & RIGHT ELEVATIONS
A203	3D VIEWS
A301	BUILDING SECTIONS 'A' & 'B'
A401	ROOF PLAN
A501	ARCHITECTURAL DETAILS
A502	ARCHITECTURAL DETAILS
A601	FOUNDATION DIMENSION PLAN
E101	LOWER LEVEL ELECTRICAL PLAN
E102	MAIN LEVEL ELECTRICAL PLAN
E103	UPPER LEVEL ELECTRICAL PLAN
GSN	GENERAL STRUCTURAL NOTES
S0.0	FOUNDATIONS
S0.1	BASEMENT WALLS
S1.0	MAIN FLOOR FRAMING
S1.1	MAIN FLOOR WALLS
S2.0	SECOND FLOOR FRAMING
S2.1	SECOND FLOOR WALLS
S3.0	ROOF FRAMING
SD1	STRUCTURAL DETAILS 1
SD2	STRUCTURAL DETAILS 2
SD3	STRUCTURAL DETAILS 3
SD4	STRUCTURAL DETAILS 4

Owner:

Ti Dyphibane
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Tdyphi@yahoo.com

Designer:

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Braden Evans
208-901-0488
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Contractor:

VIP Homes
Ti Dyphibane
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Tdyphi@yahoo.com

Structural Engineer:

Solid Structural Engineering
Martin Seneca
571-244-2998

Interior Designer:

Square Footage

Lower Level	
Living Space	2712 SF
Outdoor Space	1368 SF
Main Level	
Garage Space	1301 SF
Living Space	2872 SF
Outdoor Space	1248 SF
Living Space	473 SF
Upper Level	
Living Space	473 SF
Totals:	
Garage Space	1301 SF
Living Space	6057 SF
Outdoor Space	2616 SF

Design Criteria (see engineering)

Building Codes: Utah Code, Title 15A. 2015 IRC, Residential - 1 unit dwelling, Risk Category II

Dead Loads:
Roof = 15 psf (10 psf top chord, 5 psf bottom chord)
Floor = 12 psf
Walls = 10 psf (interior walls), 12 psf (exterior walls)

Live Loads:
Roof (ordinary construction) = 20 psf - 300 lb point load
Residential (1-2 unit dwelling) = 40 psf
Stairs & exits (residential 1-2 unit dwelling) = 40 psf - 300 lb point load

Seismic Loads:
Design: D SS = 0.804 SDS = 0.64

Wind Design:
Exposure: C V = 115 mph

Foundation:
Bearing Capacity: 1500 psf (assumed, field verify)

Frost Depth:
36 inches (assumed, field verify)



Dyphibane Home

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Project 2021 - 183	1188 Old Trappers Lp Rd
13 January 2023	Huntsville, UT

C101

COVER SHEET

SPECIFICATIONS & NOTES

SHEET NOTES

Construction:

Architecture:

General:

1. All work must allow for minimum standards of the International Building Code, any other governing bodies over any portion of the work, and all codes & standards noted in these plans. The General Contractor shall review and approve all drawings prior to submitting them to the Designer or governing body. A reviewed copy of all drawings shall be kept at the construction site for reference. Reviewing the drawings does not relieve the general contractor from the responsibility to perform according to the drawings and specifications.

2. All drawings and specifications show the final structure and do not imply any method of construction. The General Contractor is responsible for protecting the integrity of the final structure. This can include bracing, shoring, etc. These measures shall remain in place until all permanent members placed and connections complete according to the specifications listed here. When an engineer or designer visits the site, this is not to review the connections or specifications, rather to view the project as a whole.

3. When staging materials, the contractor is responsible to ensure that no materials exceed the live or dead loads on the structure designed by the engineer. See engineering for Design Criteria.

4. The general contractor is responsible for all trade items, products, and installations to be placed on the structure. All trade drawings - civil, landscape, plumbing, electrical, etc. - are supplementary to the architectural drawings. The contractor is responsible to check the drawings to ensure congruency between schematics before installation of any work. If discrepancies are found between the drawings, they will be corrected by the general contractor at his/her expense. The contractor is responsible for inspecting field conditions before commencing in any work. Should there be any issues on site, the contractor must notify the designer and owner of any changes that need to be made.

5. Location of details:

Architectural Drawings Contain (UNO): - Door, window, floor, and roof opening locations. - Interior & exterior non-bearing wall locations. - Curbs, drains, depressions, slopes, etc. - Floor & roof coverings - Dimensions omitted from structural drawings.	Mechanical & Electrical Drawings Contain (UNO): - Pipe runs, sleeves, trenches, hangers, slabs, etc. - Electrical conduits, receptacles, wiring etc. - Concrete inserts for mechanical & electrical. - Machine or equipment bases, anchor bolt req's, etc.
--	--

7. Consult with structural engineer for all openings larger than 6" to be placed in slabs, decks, walls, etc. that are not expressly shown in structural drawings.

8. Before placing concrete, closing forms, grouting masonry, nailing wall sheathing or decks, or welding steel decking, the general contractor is to notify the structural engineer.

9. Should the contractor have questions about any abbreviations, details, or symbols, the architect must be asked for clarification. Details apply in all cases, unless noted otherwise.

10. All debris resulting from construction processes must be recycled or disposed off site.

11. Contractor is to follow plans to the best of their expertise. Where finish wall surfaces will not be flush because of other factors not considered, contractor should offset framing to ensure a flat wall plane.

12. Metal corner beads are to be installed at all wallboard edges. Where dissimilar finish materials are used, casing beads may be required.

13. Casework, toilet accessories, partitions, and other misc. equipment must be installed according to manufacturer specs. Designer and engineer are not responsible for misc. equipment installed by the contractor or tradesperson.

14. Door sizes noted are openings. Contractor is to ensure that doors are framed to account for thresholds, casing, etc. Exterior doors must include a seal to prevent air leakage.

15. All construction activities shall conform with the construction safety regulations in the state, county or jurisdiction.

16. The plans included here are for the particular building noted. All other structures, including gazebos, pools, fences, retaining walls, etc. will require further design and permitting.

17. All changes to the plan must be submitted to the building official prior to construction.

18. Designer is not responsible for the location of existing curb from the property line. Designer recommends that owner acquires a survey to verify location of all existing site conditions.

19. Stucco installation requires an inspection.

20. Electrical distribution panel must include a permanent certificate listing the R-values of insulation installed in or on ceiling/roof, walls, foundation and ducts outside condition spaces in addition to U-values of windows and solar heat gain coefficient of windows. Heating, cooling, and service water heating equipment types and efficiencies shall also be listed as per IRC N1101.9

21. Soffits, floor and ceiling joist lines shall include fire blocking stud spaces at 10' vertically and horizontally. Contractor shall also place blocking in areas which could allow flames passage as per IRC R302.11

22. Plumbing and mechanical installations must comply with IRC 2015 & IFGC.

Concrete:

1. 'Building Code Requirements For Reinforced Concrete' (ACI 318) and the 'Specifications for Structural Concrete For Buildings' (ACI 301) shall govern all concrete work. Contractor must use the latest approved editions, with modifications as noted in the drawings or specifications.

2. Qualified testing laboratory shall design concrete mix to be approved by the structural engineer. Mixes must contain Type I Portland Cement UNO. This concrete shall not contain Calcium chloride. Concrete must be air entrained by 6% ± -1%.

3. Minimum compressive strength after 28 days curing must be 4,000 psi for foundations, interior flatwork, and all exterior concrete. Footings must hold up to 3,000 psi compressive strength.

4. Concrete slump shall not exceed 4".

5. Contractor to ensure that all concrete is cured according to ACI recommendations. See ACI 306R "Cold Weather Concreting" and ACI 305 "Hot Weather Concreting" when weather conditions apply for all concrete and masonry work.

6. Section 1906.3 of Volume II UBC must be followed when embedding conduits & pipes in concrete.

7. No aluminum or metal that can harm concrete will be embedded into concrete.

8. Interior slabs-on-grade must be 4" (min.) UNO. Joints shall be sawn or pre-formed at 20' maximum intervals. Exterior slabs-on-grade must have joints at 10' intervals. Once surface allows, joints must be placed 1/4 slab thickness in depth - no more than 12 hours after concrete placement. Joints must be made & located with the strength of the structure in mind. All vertical & horizontal joints must include 2" x 4" keyway.

Foundations:

9. Coverage of concrete over reinforcement bars must include:

Concrete on earth connections:	3"
Concrete on weather-exposed connections:	1 1/2"
Ground connections after removal of forms:	2"
Ground or weather connections:	
- slabs and walls	3/4"
- joists or waffle beams	1"
- beams, piers, and columns	1 1/2"

10. Corner bars must lap 40 bar diameters in each direction where concrete is continuous around a corner. Reinforcing bars on the interior face must go to 2" of the outer face and end in a hook or bend.

11. Concrete to be reinforced as per engineering. Contractor to ensure that walls have reinforcement according to engineering schedules.

12. Vertical steel to be placed in center of wall, unless wall is 12" or larger. Steel curtain to be placed at wall face.

13. Openings in concrete walls to have extra reinforcement UNO. One #5 horizontal bar per 5" thickness, rounding up. Wall must include a minimum of (2) #5 bars placed 2" above the opening. Minimum depth of the wall over the opening must be 1/2 the span of the opening. At the sides and bottom of openings - (2) #5 bars extend 24" beyond the corners.

14. Reinforcing dowels must be placed before concrete is poured. Bars must match engineering schedules.

15. Civil plans must detail elevations and natural grade.

16. A soils report is recommended for every project. See report for additional site requirements before construction begins.

Wood Construction:

1. Wood framing or wood construction must conform to 2015 IBC.

2. #2 DF (douglas fir) or better must be used for all wood beams, joists, and columns UNO. Micro-lam beams must have a minimum bending stress of 2,600 psi.

3. Glue laminated timber members must have a minimum stress value of 2,400 psi for bending, 1,200 psi for tension, 190 psi for shear, and 1650 psi in compression parallel to grain.

4. Glu-lam members must follow the standards found in US Department of Commerce Commercial Stard PS-56 and the "American Institute of Timber Construction."

5. Structural plywood shall be Structural I or II grade.

6. Redwood or treated plate must be used when lumber is in contact with concrete or within 6" of earth. Lumber must be marked or branded by the Redwood Inspection Service.

7. Floor joists, trusses, and web joists must follow IBC and manufacturer specs in blocking, bracing, bridging, etc.

8. 2" nominal blocking must be used in horizontal edges of wall sheathing. Sheathing must be blocked and nailed as required by engineer structural engineer.

9. Nails must be driven flush to sheathing material, but must not break the surface.

Minimum Scale Schedule from IBC Table 2304.9.1

Stud to plates.....	toenail 4-8d or end nail 2-16d
Roof blocking.....	toenail 5-8d nails or 1-A35
Double top plates.....	face nail 16" o.c. staggered 1-16d
Double top plates Lap Splice.....	face nail 8-16d nails
Double studs.....	face nail 16d @ 24" o.c.
Corner stud and angles.....	16d @ 24" o.c.
Rim joist to sill.....	toenail 16d @ 6" o.c.
Joist to sill or girders.....	2-10d nails
Double sole plates together.....	face nail 16d @ 8" o.c.
Bridging to joist.....	2-8d toenailed at each end
Plywood to roof joists, trusses or studs - see nailing schedule	

10. Contractor to ensure that fire and draft stops are provided as per IRC R502.12

General:

1. All dimensions, site conditions, mechanical & electrical pads, power, water and drain installations must be verified by the contractor prior to beginning construction. Changes to field conditions must be made by contractor to accommodate house design. Any discrepancies or inconsistencies in the plans should be referred to Jewkes Home Design and/or the structural engineer before starting construction. Do not scale the drawings. Drawings must be printed according to scale noted.

2. Details from working drawings shall be used wherever applicable UNO.

3. If any buried structures or special soil conditions are found during the clear and grub phase, the contractor shall notify Jewkes Home Design and the engineer immediately.

4. Minimum standards and codes from the local governing body must be followed by contractor.

5. Contractor is responsible for on-site debris caused by demolition and/or new work. Debris must be recycled or otherwise safely disposed of off site. Debris must not accumulate on site and become a nuisance to the neighborhood.

6) Observation visits to the site by Jewkes Design are not considered inspections nor approval of construction.

7. Fill and backfill must be compacted to 95% maximum density. All general site work must be compacted to 90%.

8. Grading must flow 2% minimum away from building, footings, foundations and other concrete. All downslopes must slope away from foundaitions through 3' splashblocks or into approved storm drain system.

9. All bearing soil must be native or compacted as noted. Compacted earth must be placed in layers not to exceed 8" in depth. Earth must not contain any frost.

10. It is the contractor's responsibility to ensure that all diaphragms, shear walls & connections must be made according to engineering specs before structure can be considered stable. The contractor may design temporary bracing and shoring to ensure stability. Do not backfill foundation until the floor is in place.

11. Questions regarding symbols or abbreviations should be directed to the designer or structural engineer.

12. Stairs have been designed to ensure minimum headroom at stair locations is 6'-8". Notify Jewkes Home Design if this is not the case.

13. Tempered glass shall be installed at locations closer than 18" to the finished floor surface, in wet areas, stairwells, and anywhere something could easily harm the window.

14. Ventilation for toilet rooms, bathrooms, and laundry rooms must allow for 5 air changes per hour per IRC P3201.7

15. Garage door springs must be permanently identified and indicate the maximum recommended stretch. Information regarding the manufacturing must be present on both the springs and containment devices. This information must show the requirements of the State department of housing and community development.

16. Showers must be placed at least 72" above the drain. All materials used in wet areas must be able to withstand moisture as per IRC P2709. See plans for locations. All showers and tub locations shall be equipped with anti-scalding valves.

17. Lighting fixtures in closets must leave 18" clearance in shelving areas.

18. Seismic straps must be used on all water heaters as per UMC 304.4

19. All other structures will require separate design, review and permits. These structures include pools, spas, fences, and other freestanding structures.

20. All substitutions not noted on the plans must be submitted to the city prior to installation.

21. Flame-spread rating shall not exceed 25 through all insulation materials. Smoke density shall not exceed 450 as per IRC R320.2

22. Designer is not responsible for the location of curb/gutter. A survey is recommended on every property.

Wood:

1. #2 Douglas Fir grade lumber or better must be used on all wood beams, joists, and columns, and truss members.

2. See drawings and engineering calculations for truss loads. Trusses to be designed for a 1/240 deflection & a maximum live load deflection of 1/360.

3. Panel joints to be used at all bearing walls and point loads.

4. The average gap joint between bearing surfaces shall be no more than 1/16". All lumber at plates shall be a complete section with no knots or waness.

5. Truss fabricator to engineer all trusses. Manufacturer to submit shop drawings to the structural engineer for each truss type to be stamped. These drawings must include ICBO certification indicating the allowable plate loads, duration factors or stress reduction factors, top & bottom chord design load, truss configuration including lumber species & grades used, engineer's stamp & signature, name of plate manufacturer & truss fabricator, project name & address, computed mid-span deflection for total load, forces in each member and indicating tension or compression.

6. Wood closer than 8" to the earth must be separated by concrete at 3" thick. An impervious membrane must be installed between the earth and the concrete. Decks and siding must also follow this code as per IRC R317.

Concrete & Reinforcing:

1. Contractor is responsible to check proper placement of openings, sleeves, curbs, conduits, bolts, inserts etc.

2. Reinforcement bars must be securely anchored to the forms. Reinforcing bars must be spaced from the surface according to the following schedule:

Poured against the earth -	3 inches
Walls -	2 inches
Beams and Columns -	1-1/2 inches
Slabs -	1-1/2 inches

3. All concrete exposed to view must be stoned smooth before it is fully cured.

4. Hard aggregates in concrete mix shall conform to ASTM C-33. Maximum size - 3/4". Footings may contain 1 1/2" aggregates.

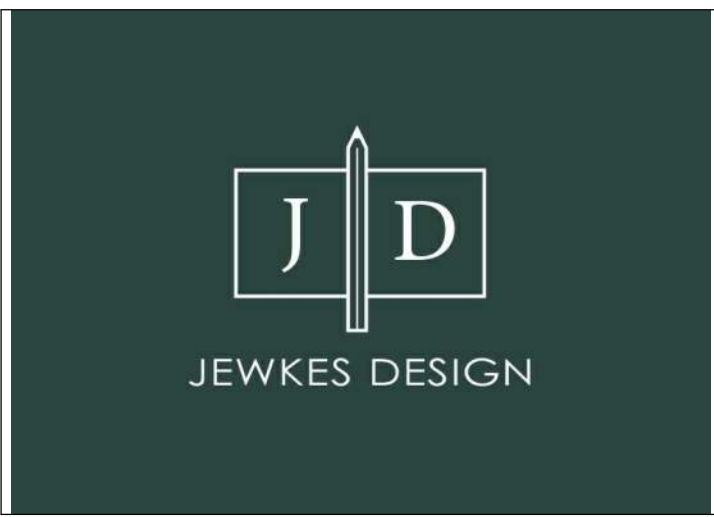
5. 30 bar diameter embedment shall be applied for each dowel. Corner bars shall be used at all intersecting corners. The same size bar and spacing shall be used in horizontal wall reinforcing.

6. Formwork not supporting the concrete weight may be removed after curing at not less than 50 degrees F for 24 hours after placing concrete. Contractor to ensure that concrete is sufficiently cured such that removal of forms cannot harm the concrete. If the formwork is bearing concrete weight - such as beam soffits, joints, slabs, and other structural elements may not be removed in less than 14 days or until concrete has attained 75% of its design minimum compressive strength at 28 days. Supporting forms facing materials with structural members must be spaced sufficiently to prevent deflection. Forms must be placed in successive units to be accurately aligned free from irregularities & within allowable tolerances.

7. Vibrating rods shall be used to ensure that concrete has been properly vibrated in place.

8. Fresh concrete must be protected from premature drying & high temperatures as per ACI 318 & maintain without drying at a constant temperature for a period of time so that concrete can achieve proper hydration and hardening.

9. In cold weather, special precautions must be taken to ensure that concrete cures properly. Contractor is expected to follow UBC section 2605 (E) & (F). Concrete mix shall have a temperature of at least 50F, but not more than 80F. Concrete shall be maintained at no less than 50F and in moist conditions for not less than 7 days or as directed by structural engineer. Using chemicals or additives to prevent freezing is not permitted.



Dyphibane Home

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Project 2021 - 183 1188 Old Trappers Lp Rd

13 January 2023	Huntsville, UT
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C102	
12 x 18 (paper size)	Scale: 1/8" = 1'-0"
24 x 36 (paper size)	Scale: 1/4" = 1'-0"

PROJECT NOTES

FULL DOOR SCHEDULE

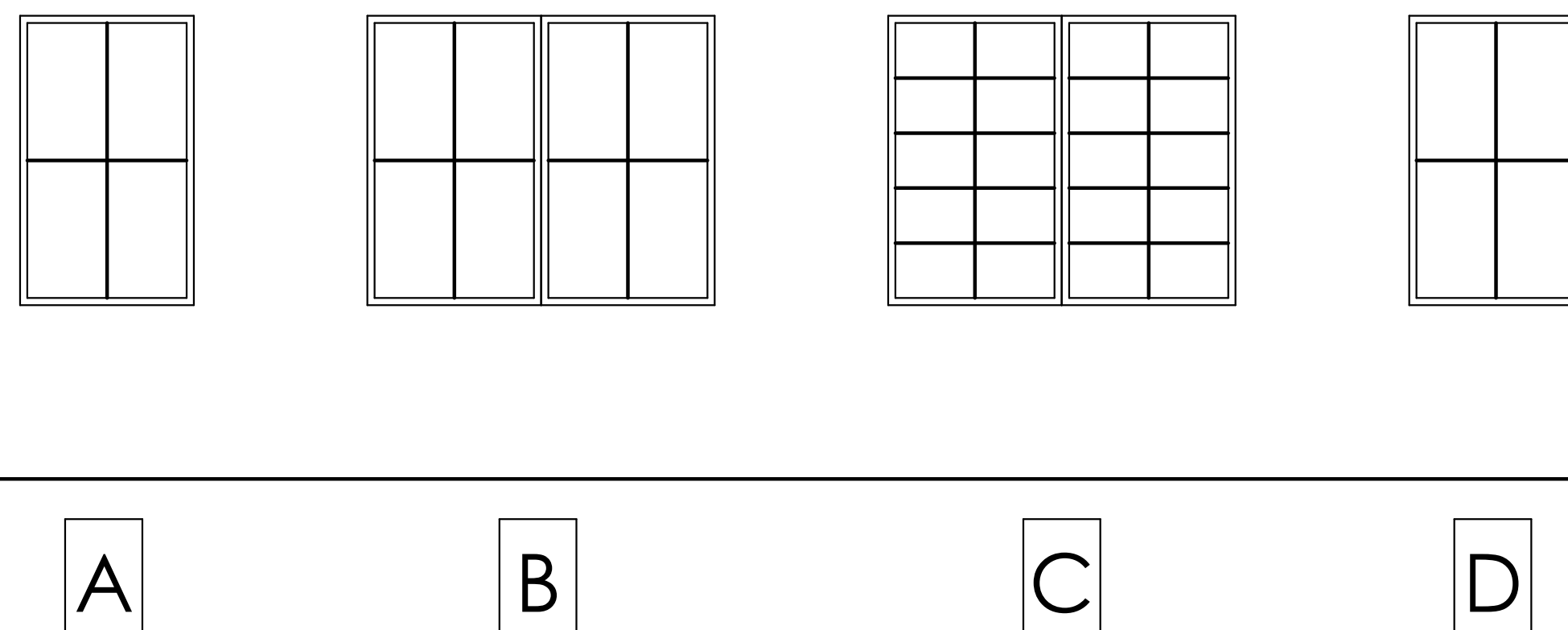
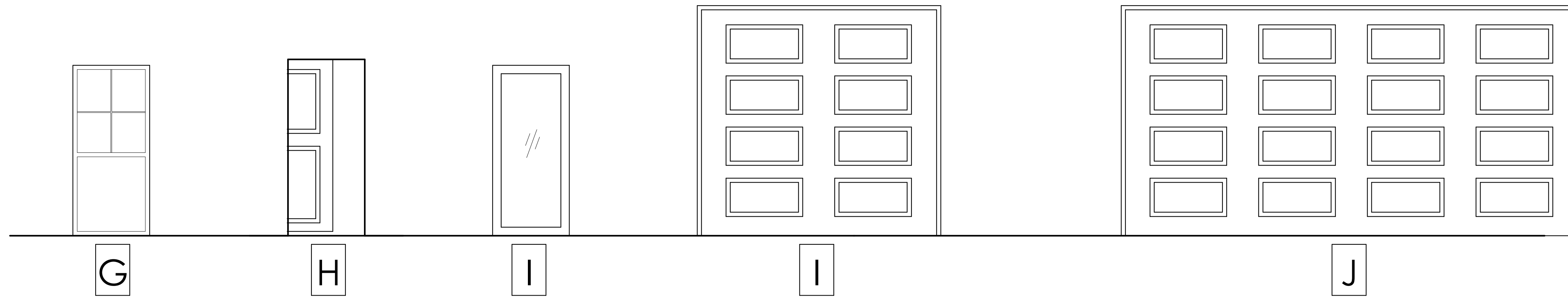
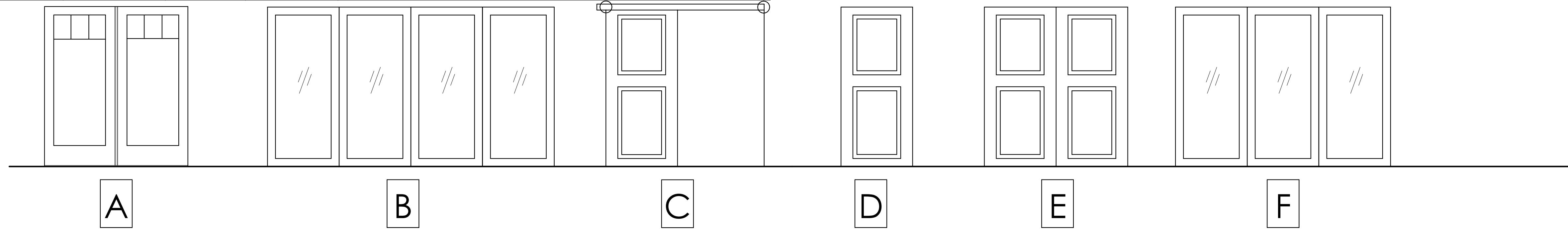
NAME	TYPE	COUNT	SWING	WIDTH	HEIGHT	COMMENTS
D1	A	1	French	6' - 0"	8' - 0"	Front Door
D2	G	1	Right	3' - 0"	8' - 0"	
D3	D	2	Left	3' - 0"	8' - 0"	
D4	C	5	Barn	3' - 0"	8' - 0"	
D5	D	4	Left	2' - 6"	8' - 0"	
D6	K	1	Overhead	18' - 0"	12' - 0"	2 Car Garage Door
D7	J	1	Overhead	9' - 0"	10' - 0"	1 Car Garage Door
D8	I	3	Left	3' - 6"	8' - 0"	Exterior door w/ double paned, tempered glass
D9	I	1	Slider	8' - 0"	8' - 0"	Double paned, tempered glass
D10	D	1	Slider	2' - 0"	8' - 0"	
D11	F	3	Slider	9' - 0"	8' - 0"	Exterior door w/ double paned, tempered glass
D12	A	3	French	5' - 0"	8' - 0"	Exterior door w/ double paned, tempered glass
D13	B	1	Slider	12' - 0"	8' - 0"	Exterior door w/ double paned, tempered glass
D14	D	8	Right	3' - 0"	8' - 0"	
D15	G	2	Left	3' - 0"	8' - 0"	Exterior Door
D16	A	2	Left	2' - 4"	6' - 8"	
D17	A	1	Right	2' - 6"	6' - 8"	
D18	D	1	Right	2' - 6"	8' - 0"	
D19	D	2	Right	2' - 4"	6' - 8"	
D20	H	1	Pocket	2' - 6"	8' - 0"	
D21	G	1	Left	3' - 0"	8' - 0"	
D22	E	1	French	6' - 0"	8' - 0"	Exterior Door
D23	D	1	Right	3' - 0"	8' - 0"	Exterior Door
D24	I	1	Right	3' - 0"	8' - 0"	
D25	D	1	Left	3' - 0"	8' - 0"	Fire-rated, garage to home barrier
D26	D	1	Right	3' - 0"	8' - 0"	Fire-rated, garage to home barrier
D28	I	1	Right	3' - 6"	8' - 0"	Exterior door w/ double paned, tempered glass

FULL WINDOW SCHEDULE

NAME	TYPE	COUNT	WIDTH	HEIGHT	STYLE	ACTION	COMMENTS
W1	A	1	6' - 0"	2' - 0"	Single Hung	fxd.	Above D1 in Entry
W2	D	1	4' - 0"	6' - 0"	Casement	opp.	Tempered Glass
W3	A	1	4' - 0"	2' - 0"	Casement	opp.	Tempered Glass, above W2 in Stairway
W4	A	3	3' - 0"	6' - 0"	Casement	opp.	Tempered Glass
W5	B	2	5' - 0"	6' - 0"	Casement	opp, fxd.	
W6	B	2	5' - 0"	5' - 0"	Casement	opp, fxd.	Tempered Glass
W7	A	2	3' - 6"	2' - 6"	Casement	opp.	Above D8 in Living Room
W8	B	1	6' - 0"	6' - 0"	Casement	opp, fxd.	
W9	A	4	3' - 0"	6' - 0"	Casement	opp.	Tempered Glass
W10	B	1	5' - 0"	3' - 0"	Casement	opp, fxd.	Tempered Glass
W11	B	2	4' - 0"	2' - 0"	Casement	opp, fxd.	Tempered Glass
W12	D	3	3' - 0"	6' - 0"	Casement	opp.	
W13	A	3	3' - 0"	3' - 0"	Single Hung	fxd.	
W14	D	1	4' - 0"	6' - 0"	Casement	opp.	
W15	A	1	4' - 0"	2' - 0"	Casement	opp.	Above W14 in Locker Room
W16	B	1	5' - 0"	5' - 0"	Casement	opp, fxd.	
W17	C	3	4' - 0"	5' - 0"	Slider	xo	

SHEET NOTES

#	Comments
1	All exterior windows to be double glazed insulated glass UNO
2	Window manufacturer to provide tempered glass as req'd.
3	All windows in bedrooms to meet egress reqs as per IRC
4	All exterior doors to have security hinges
5	All exterior windows to have a U-value of 0.35 or better



JEWKES DESIGN

Dyphibane Home

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Project 2021 - 183 1188 Old Trappers Lp Rd
13 January 2023 Huntsville, UT

C103

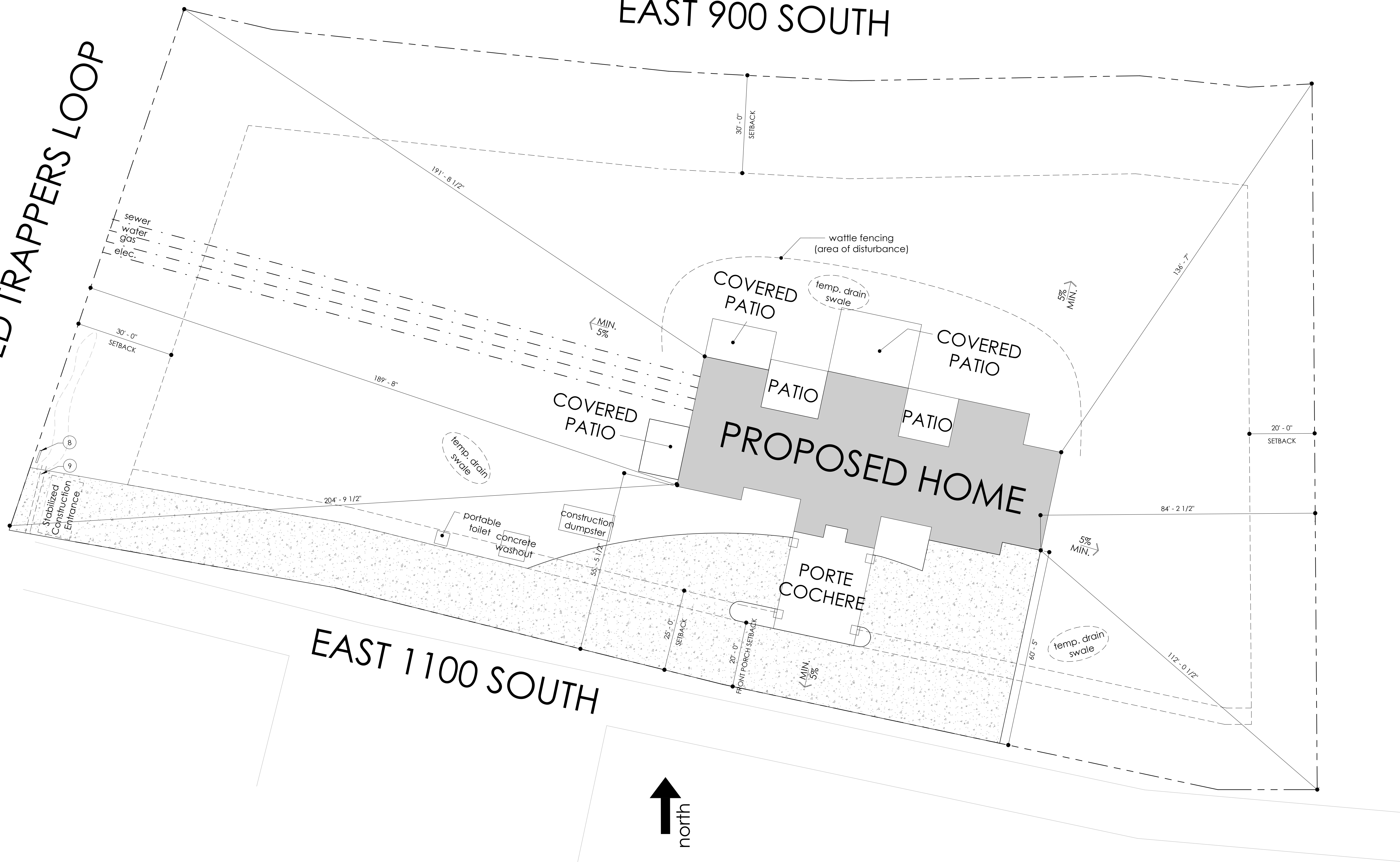
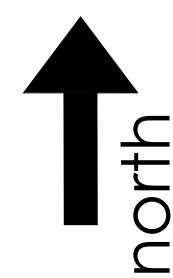
12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

FULL DOOR & WINDOW SCHEDULES

OLD TRAPPERS LOOP

EAST 900 SOUTH

EAST 1100 SOUTH



SHEET NOTES

#	Comments
1	Driveway slope to have be a min. 2% away from garage. Maximum slope to be 12%
2	Final grade to slope away from house @ 5% minimum for the first 10'
3	Drainage to slope away from home to a public utility. All drainage to be prevented from going to any neighboring property. Drainage must go to street
4	Landscape by others
5	Provide 2% rise in sewer lateral as per IRC
6	Retaining walls to be provided w/ style as per owner. Any walls over 4'-0" must be designed by a licensed engineer
7	Landscaping berming to be provided for runoff water retention
8	SWPPP sign location
9	16" Conwert for drainage



Dyphibane Home

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Project 2021 - 183	1188 Old Trappers Lp Rd
13 January 2023	Huntsville, UT

C201

12 x 18 (paper size)	Scale: 1/32" = 2'-0"
24 x 36 (paper size)	Scale: 1/16" = 1'-0"

LOT INFO	
Address	1188 S Old Trappers Loop Rd
City	Huntsville, UT

SITE PLAN

LOWER LEVEL DOOR SCHEDULE

NAME	WIDTH	HEIGHT
D4	3'-0"	8'-0"
D5	2'-6"	8'-0"
D8	3'-6"	8'-0"
D11	9'-0"	8'-0"
D12	5'-0"	8'-0"
D13	12'-0"	8'-0"
D14	3'-0"	8'-0"
D16	2'-4"	6'-8"
D18	2'-6"	8'-0"
D19	2'-4"	6'-8"
D20	2'-6"	8'-0"
D21	3'-0"	8'-0"
D24	3'-0"	8'-0"
D28	3'-6"	8'-0"

HEAD HEIGHTS MEASURED FROM LOWER LEVEL

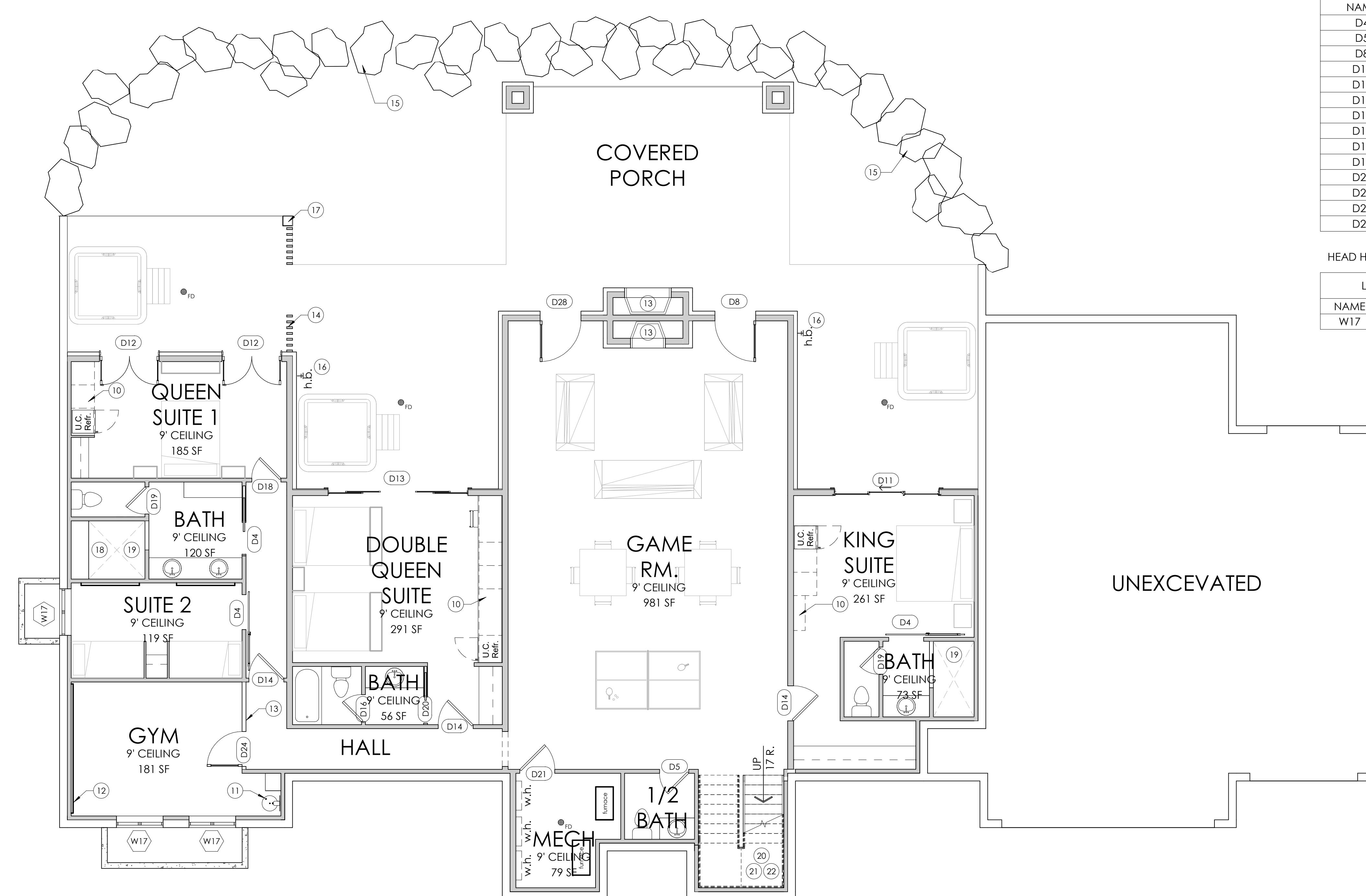
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W17	4'-0"	5'-0"	8'-0"

LOWER LEVEL WINDOW SCHEDULE

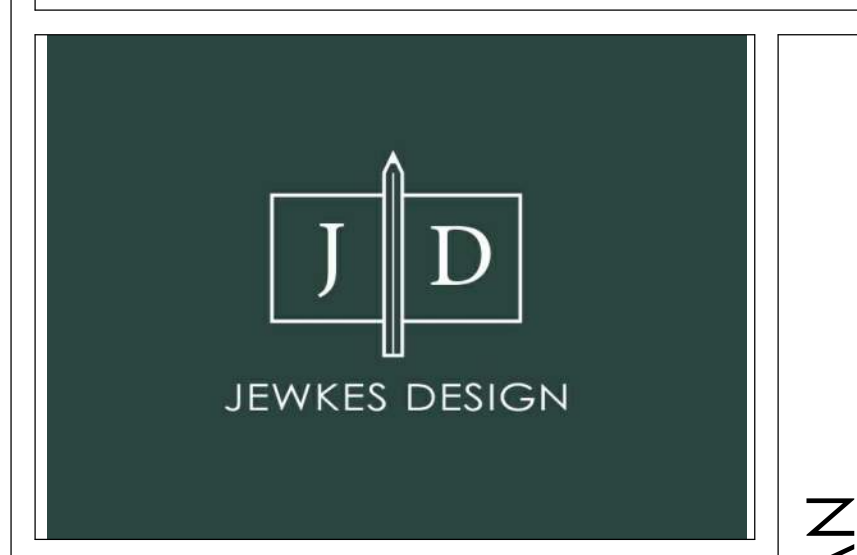
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W17	4'-0"	5'-0"	8'-0"

SHEET NOTES

- | # | Comments |
|----|---|
| 1 | Exterior combustion air is req'd as per IRC |
| 2 | Weatherproofing threshold in cold storage and mech. |
| 3 | Seismic straps are req'd for water heater as per IRC |
| 4 | Contractor to provide flue as required |
| 5 | Line of perimeter drain as req'd |
| 6 | A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC |
| 7 | 36" min. guardrail is req'd as per IRC, w/ style as per owner |
| 8 | 5/8" type 'x' gyp. bd. under stairs as per IRC |
| 9 | Ceiling heights may vary w/ utility chases |
| 10 | Millwork design to be like hotel suites |
| 11 | Provide drinking fountain with water bottle filler |
| 12 | Provide mirror along wall as per owner |
| 13 | Custom glass wall - per owner |
| 14 | Provide privacy fence |
| 15 | Rock retaining wall per owner |
| 16 | Hose bibb w/ backflow preventers and non-freeze type to be installed at front and rear of home as per IRC |
| 17 | 10" x 10" timber column w/ finish as per owner |
| 18 | Custom bench in shower as per owner |
| 19 | Tempered glass for shower door and enclosure is required. Style as per owner |
| 20 | A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC |
| 21 | 36" min. guardrail is req'd as per IRC, w/ style as per owner |
| 22 | 5/8" type 'x' gyp. bd. under stairs as per IRC |



LOWER LEVEL SF	
Living Space	2712 SF
Outdoor Space	1368 SF



Dyphibane Home

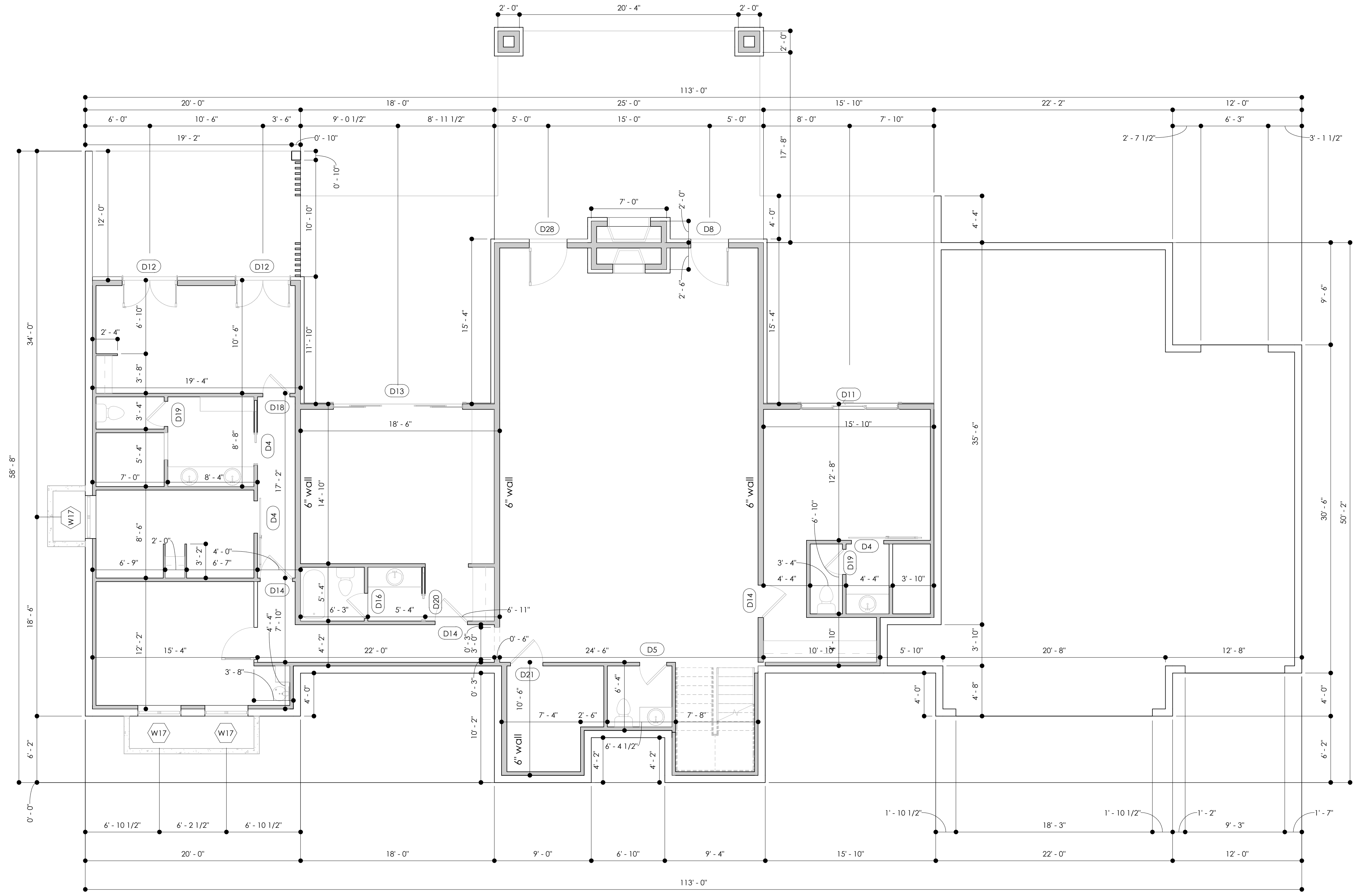
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13 January 2023 Huntsville, UT

A101

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

LOWER LEVEL FLOOR PLAN



SHEET NOTES

LOWER LEVEL DOOR SCHEDULE

NAME	WIDTH	HEIGHT
D4	3'-0"	8'-0"
D5	2'-6"	8'-0"
D8	3'-6"	8'-0"
D11	9'-0"	8'-0"
D12	5'-0"	8'-0"
D13	12'-0"	8'-0"
D14	3'-0"	8'-0"
D16	2'-4"	6'-8"
D18	2'-6"	8'-0"
D19	2'-4"	6'-8"
D20	2'-6"	8'-0"
D21	3'-0"	8'-0"
D24	3'-0"	8'-0"
D28	3'-6"	8'-0"

HEAD HEIGHTS MEASURED FROM LOWER LEVEL

LOWER LEVEL WINDOW SCHEDULE

NAME	WIDTH	HEIGHT	HEAD HEIGHT
W17	4'-0"	5'-0"	8'-0"



Dyphibane Home

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A102
12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

LOWER LEVEL DIMENSION PLAN

SHEET NOTES

- | # | Comments |
|----|--|
| 1 | Provide gas meter as per code |
| 2 | Provide power meter as per code |
| 3 | A/C units and pads to be provided as per code. Units to be installed as per manufacturer specs |
| 4 | A 36" x 36" min. landing is req'd outside all exterior doors |
| 5 | Slope concrete slab 4" to doors |
| 6 | Plumbing, water, vacuum, and other penetrations through garage fire wall to be w/ metal piping |
| 7 | (2) layers 1/2" type 'x' typ. bd. @ clg. ^ (1) layer 5/8" type 'x' gyp. bd. @ house walls are req'd as per IRC |
| 8 | 6" conc. curb is required in garage |
| 9 | Door from garage to house to be metal, 20 min. fire-rated w/ self closing hinges as per IRC |
| 10 | Hot & cold mixing valve as per owner |
| 11 | A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC |
| 12 | 5/8" type 'x' gyp. bd. under stairs as per IRC |
| 13 | A 36" x 36" min. landing is req'd as per building code |
| 14 | 36" min. guardrail is req'd as per IRC, w/ style as per owner |
| 15 | Hose bibb w/ backflow preventers and non-freeze type to be installed at front and rear of home as per IRC |
| 16 | Contractor to provide flue as required |
| 17 | Post per structural drawings |
| 18 | Vault line above |
| 19 | Wood & Gas fire place combo |
| 20 | Timber truss above w/ metal bracing |
| 21 | Custom bench millwork |
| 22 | A/C units and pads to be provided as per code. Units to be installed as per manufacturer specs |
| 23 | Timber beams per structural |
| 24 | Millwork design to be like hotel suites |
| 25 | Shrub block for AC Condensors |
| 26 | Tempered glass for shower door and enclosure is required. Style as per owner |
| 27 | Door from garage to house to be metal, 20 min. fire-rated w/ self closing hinges as per IRC |

MAIN LEVEL DOOR SCHEDULE

NAME	WIDTH	HEIGHT
D1	6' - 0"	8' - 0"
D2	3' - 0"	8' - 0"
D3	3' - 0"	8' - 0"
D4	3' - 0"	8' - 0"
D5	2' - 6"	8' - 0"
D6	18' - 0"	12' - 0"
D7	9' - 0"	10' - 0"
D8	3' - 6"	8' - 0"
D9	8' - 0"	8' - 0"
D10	2' - 0"	8' - 0"
D11	9' - 0"	8' - 0"
D12	5' - 0"	8' - 0"
D14	3' - 0"	8' - 0"
D15	3' - 0"	8' - 0"
D22	6' - 0"	8' - 0"
D23	3' - 0"	8' - 0"
D25	3' - 0"	8' - 0"
D26	3' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM MAIN LEVEL

MAIN LEVEL WINDOW SCHEDULE

NAME	WIDTH	HEIGHT	HEAD HEIGHT
W1	6' - 0"	2' - 0"	10' - 6"
W2	4' - 0"	6' - 0"	8' - 0"
W3	4' - 0"	2' - 0"	10' - 6"
W4	3' - 0"	6' - 0"	8' - 0"
W5	5' - 0"	6' - 0"	8' - 0"
W6	5' - 0"	5' - 0"	9' - 0"
W7	3' - 6"	2' - 6"	11' - 0"
W8	6' - 0"	6' - 0"	8' - 0"
W9	3' - 0"	6' - 0"	8' - 0"
W10	5' - 0"	3' - 0"	8' - 0"
W11	4' - 0"	2' - 0"	8' - 0"
W12	3' - 0"	6' - 0"	8' - 0"
W13	3' - 0"	3' - 0"	11' - 6"
W14	4' - 0"	6' - 0"	8' - 0"
W15	4' - 0"	2' - 0"	10' - 6"

MAIN LEVEL SF

Garage Space	1301 SF
Living Space	2872 SF
Outdoor Space	1248 SF
Living Space	473 SF



Dyphibane Home

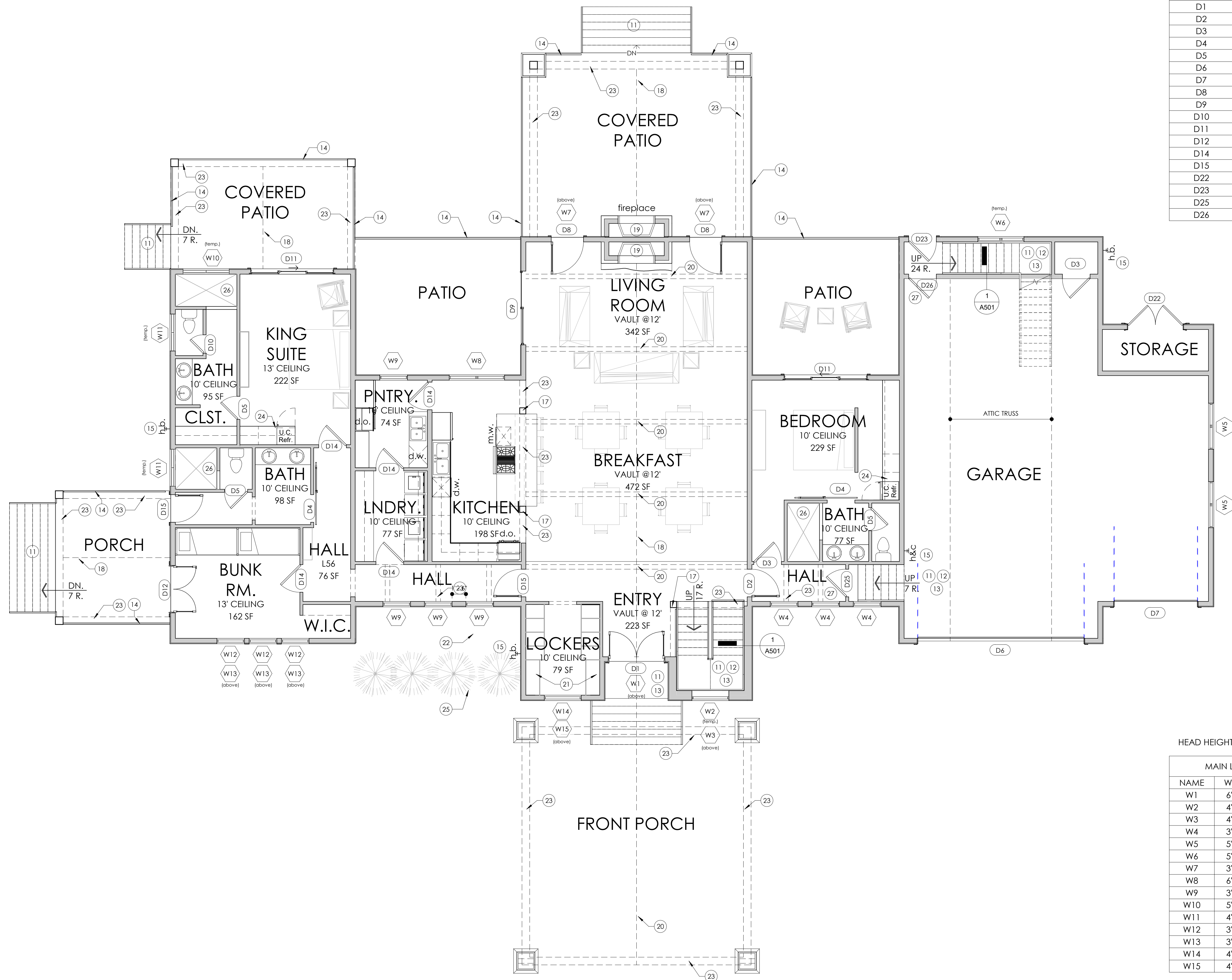
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A103

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

MAIN LEVEL FLOOR PLAN



SHEET NOTES

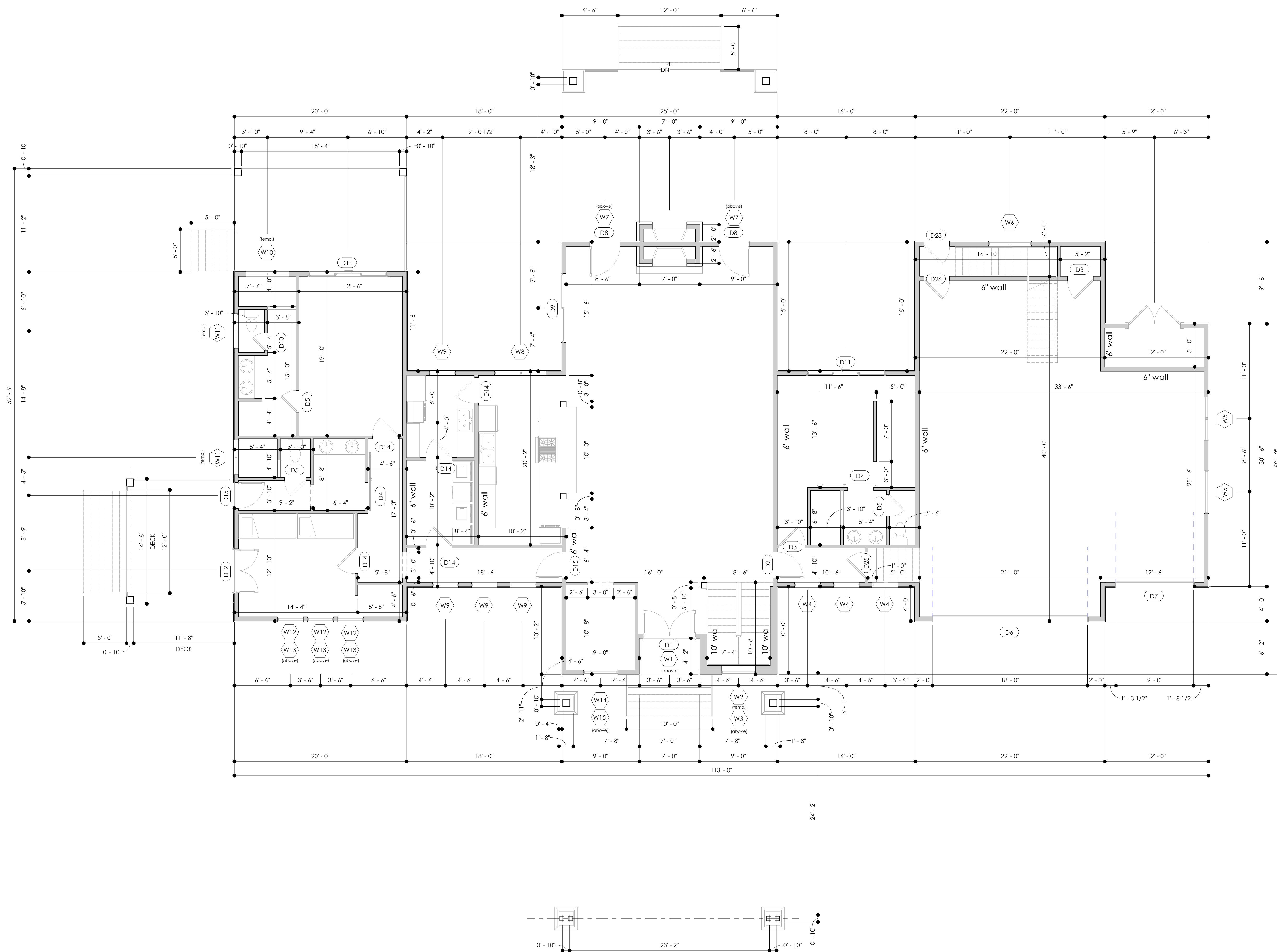
MAIN LEVEL DOOR SCHEDULE

NAME	WIDTH	HEIGHT
D1	6' - 0"	8' - 0"
D2	3' - 0"	8' - 0"
D3	3' - 0"	8' - 0"
D4	3' - 0"	8' - 0"
D5	2' - 6"	8' - 0"
D6	18' - 0"	12' - 0"
D7	9' - 0"	10' - 0"
D8	3' - 6"	8' - 0"
D9	8' - 0"	8' - 0"
D10	2' - 0"	8' - 0"
D11	9' - 0"	8' - 0"
D12	5' - 0"	8' - 0"
D14	3' - 0"	8' - 0"
D15	3' - 0"	8' - 0"
D22	6' - 0"	8' - 0"
D23	3' - 0"	8' - 0"
D25	3' - 0"	8' - 0"
D26	3' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM MAIN LEVEL

MAIN LEVEL WINDOW SCHEDULE

NAME	WIDTH	HEIGHT	HEAD HEIGHT
W1	6' - 0"	2' - 0"	10' - 6"
W2	4' - 0"	6' - 0"	8' - 0"
W3	4' - 0"	2' - 0"	10' - 6"
W4	3' - 0"	6' - 0"	8' - 0"
W5	5' - 0"	6' - 0"	8' - 0"
W6	5' - 0"	5' - 0"	9' - 0"
W7	3' - 6"	2' - 6"	11' - 0"
W8	6' - 0"	6' - 0"	8' - 0"
W9	3' - 0"	6' - 0"	8' - 0"
W10	5' - 0"	3' - 0"	8' - 0"
W11	4' - 0"	2' - 0"	8' - 0"
W12	3' - 0"	6' - 0"	8' - 0"
W13	3' - 0"	3' - 0"	11' - 6"
W14	4' - 0"	6' - 0"	8' - 0"
W15	4' - 0"	2' - 0"	10' - 6"



JEWKES DESIGN

Dyphibane Home

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A104

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

MAIN LEVEL DIMENSION PLAN

COMPLETE SCHEDULES ON C103

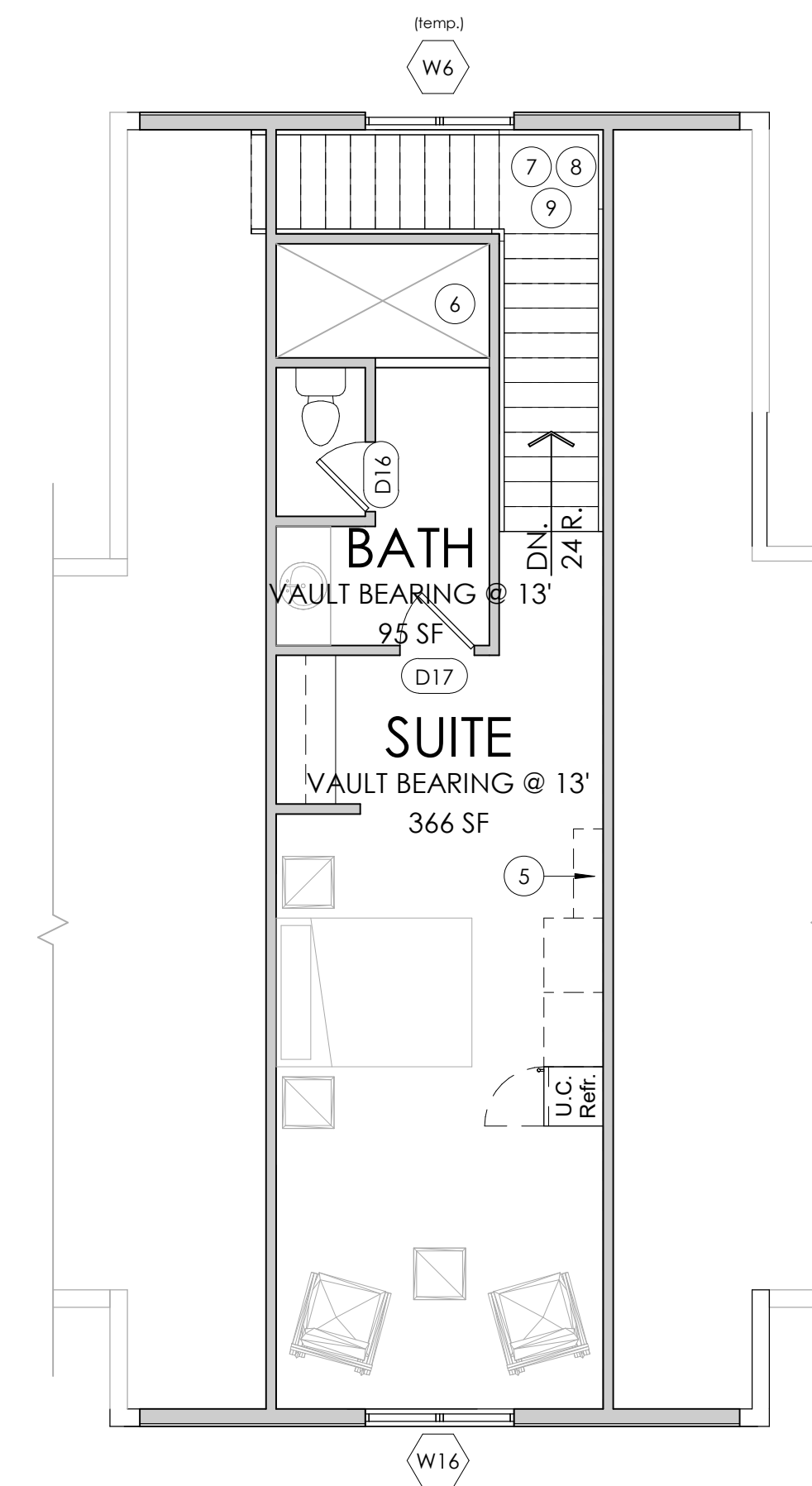
UPPER LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D16	2' - 4"	6' - 8"
D17	2' - 6"	6' - 8"

HEAD HEIGHTS MEASURED FROM UPPER LEVEL

UPPER LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W6	5' - 0"	5' - 0"	5' - 0"
W16	5' - 0"	5' - 0"	7' - 0"

SHEET NOTES

#	Comments
1	Attic access as per IRC
2	A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC
3	36" min. guardrail is req'd as per IRC, w/ style as per owner
4	Contractor to provide flue as required
5	Millwork design to be like hotel suites
6	Tempered glass for shower door and enclosure is required. Style as per owner
7	A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC
8	5/8" type 'x' gyp. bd. under stairs as per IRC
9	A 36" x 36" min. landing is req'd as per building code



UPPER LEVEL SF	
Living Space	473 SF



Dyphibane Home

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A105

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

UPPER LEVEL FLOOR PLAN

SHEET NOTES

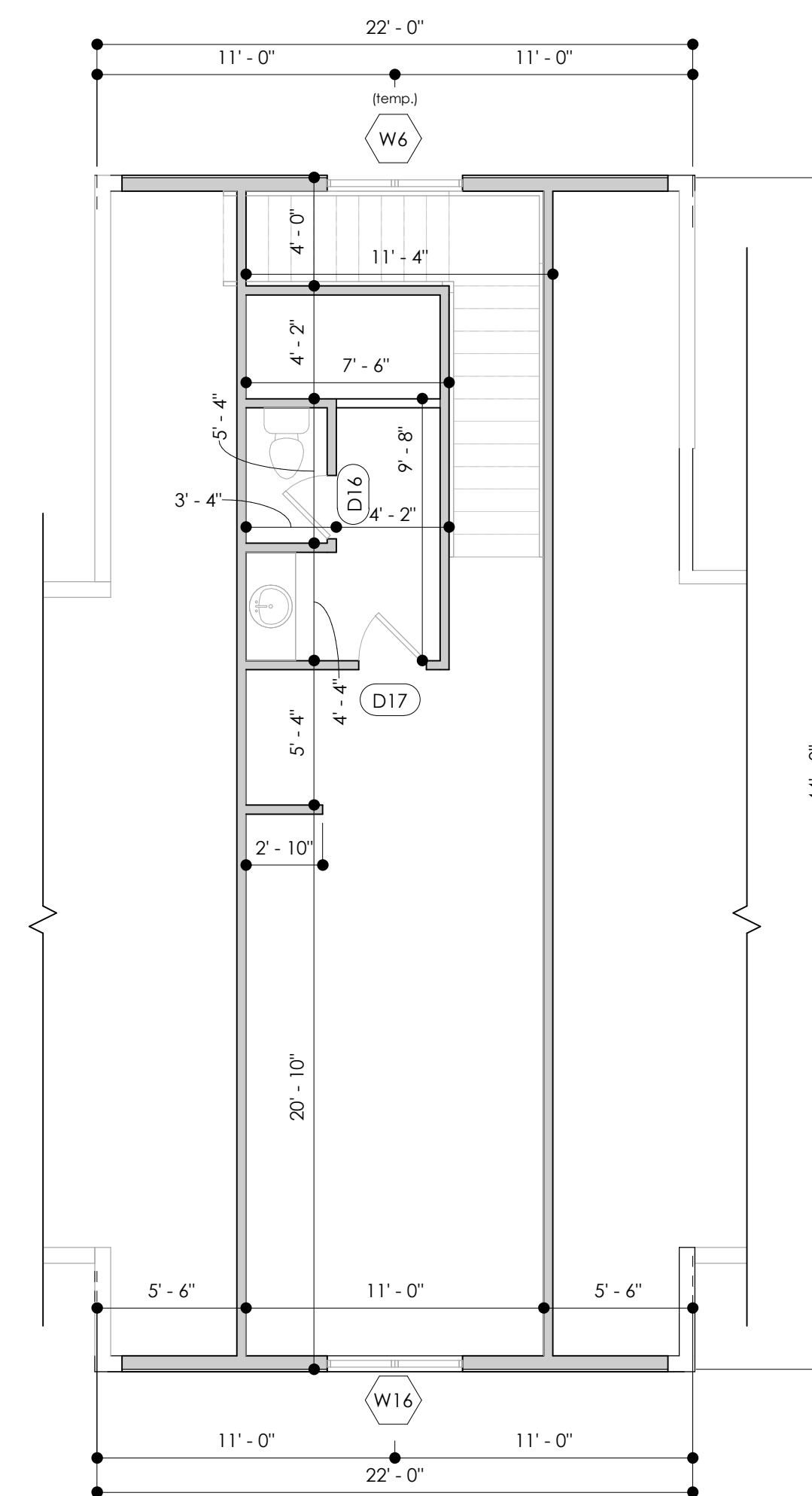
UPPER LEVEL DOOR SCHEDULE

NAME	WIDTH	HEIGHT
D16	2' - 4"	6' - 8"
D17	2' - 6"	6' - 8"

HEAD HEIGHTS MEASURED FROM UPPER LEVEL

UPPER LEVEL WINDOW SCHEDULE

NAME	WIDTH	HEIGHT	HEAD HEIGHT
W6	5' - 0"	5' - 0"	5' - 0"
W16	5' - 0"	5' - 0"	7' - 0"



JEWKES DESIGN

Dyphibane Home

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A106

12 x 18 (paper size) Scale: 3/32" = 1'-0"
 24 x 36 (paper size) Scale: 3/16" = 1'-0"

UPPER LEVEL DIMENSION PLAN

SHEET NOTES

#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	Standing seam metal roof w/ color and style as per owner
4	8" Fascia board w/ style & vented soffit as per owner
5	Stone veneer w/ 22 ga. ties @ 16" o.c. each way. Style, color, and finish as per owner
6	Vertical siding w/ style, color, and finish as per owner
7	Horizontal siding w/ style, color, and finish as per owner
8	36" min. guardrail as per IRC. Style, material, and color as per owner
9	Rock or concrete retaining walls as required. Any walls over 4'-0" must be designed by a licensed engineer.
10	10" x 10" timber columns w/ finish as per owner
11	10" x 10" timber columns w/ stone base as per owner.
12	Timber braces w/ style & color as per owner
13	Chimney cap w/ style as per owner



FRONT ELEVATION



REAR ELEVATION



Dyphibane Home

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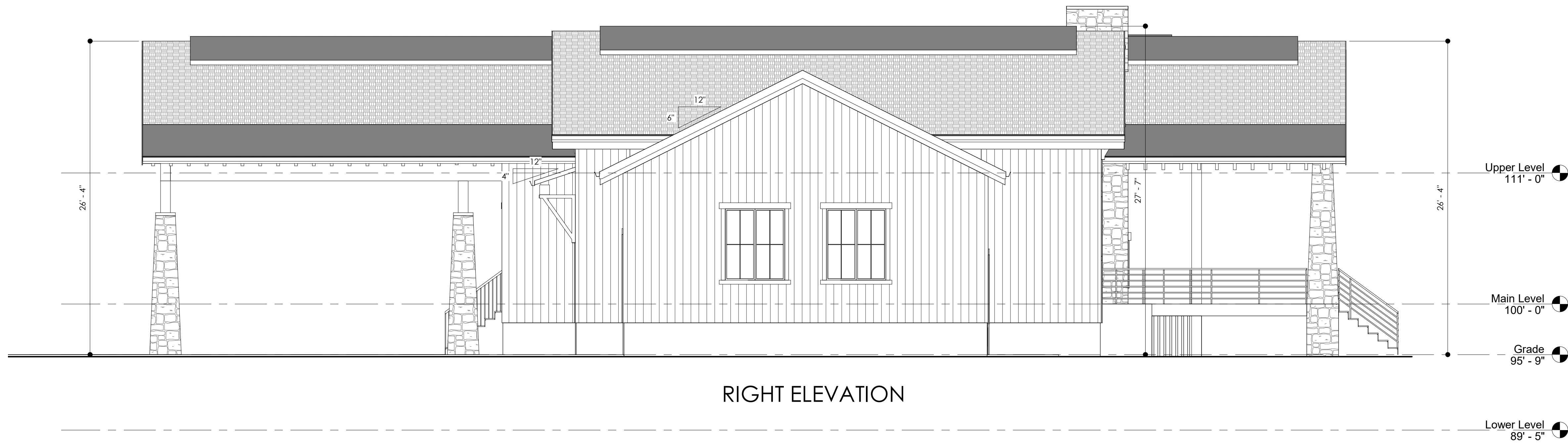
A201

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

FRONT & REAR ELEVATIONS

SHEET NOTES

see A201 for notes



RIGHT ELEVATION



LEFT ELEVATION



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A202

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

LEFT & RIGHT ELEVATIONS



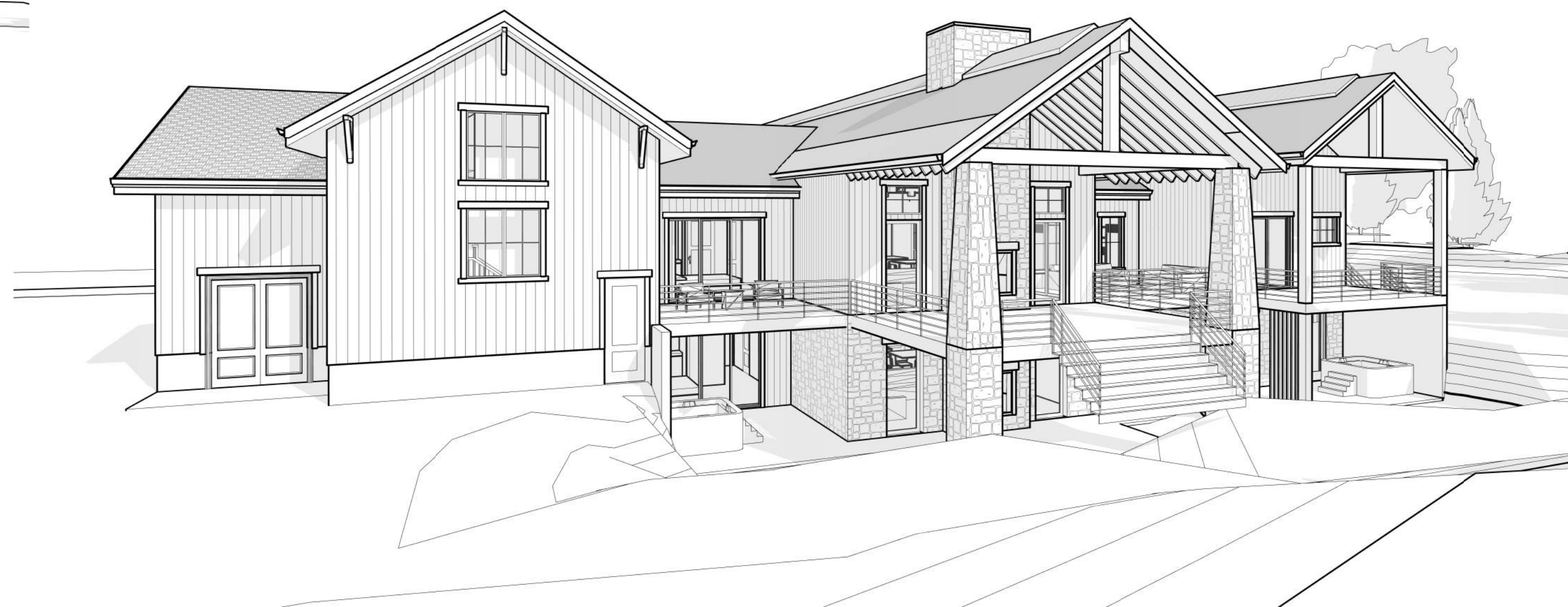
FRONT RIGHT 3D VIEW



FRONT LEFT 3D VIEW



REAR RIGHT 3D VIEW



REAR LEFT 3D VIEW



Dyphibane Home

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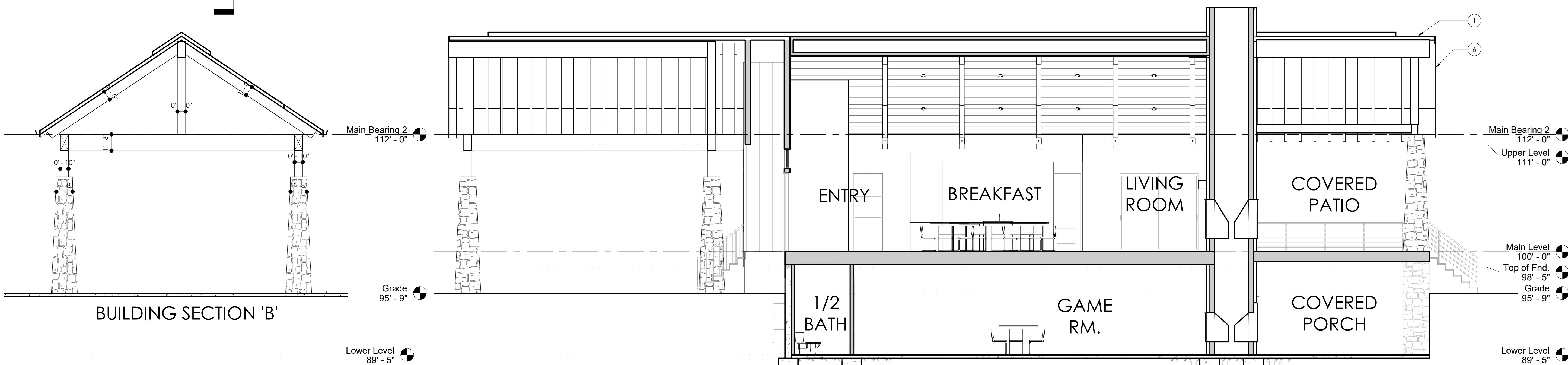
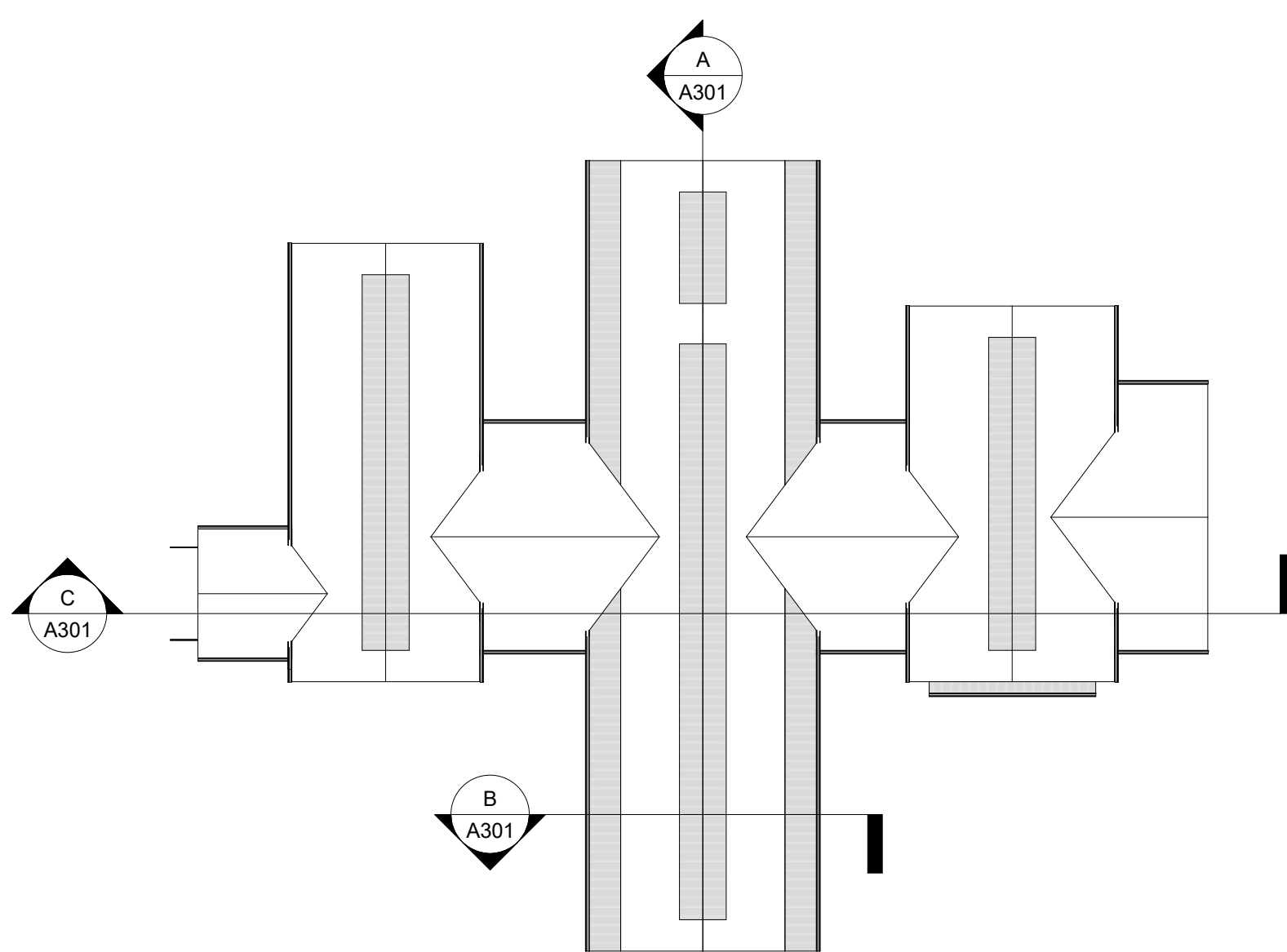
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A203

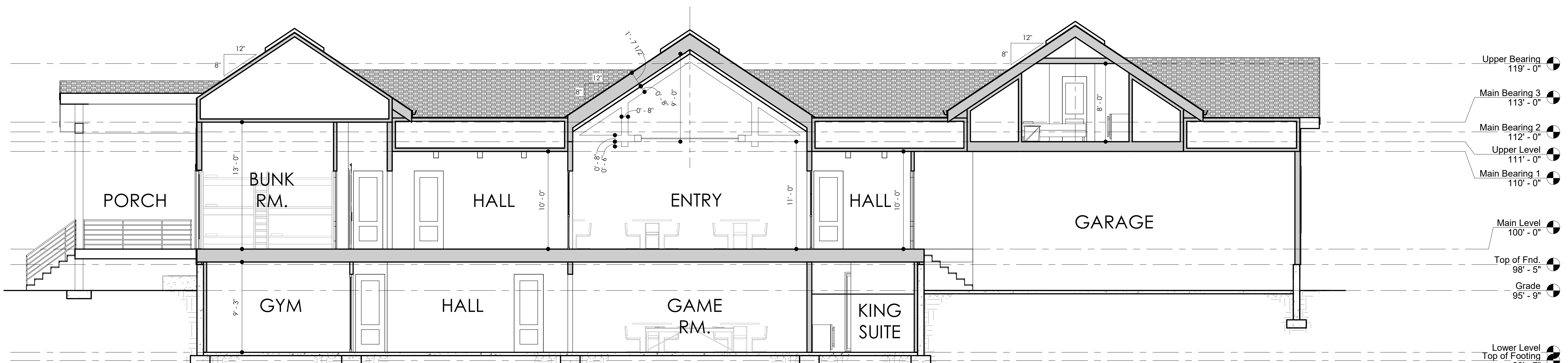
12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

SHEET NOTES

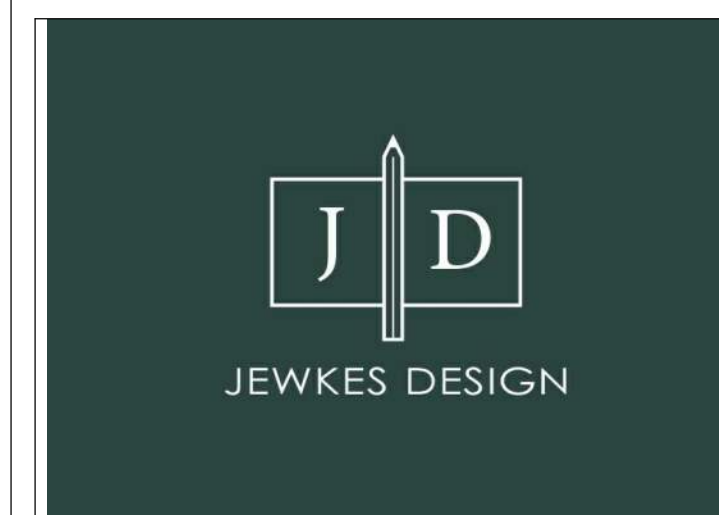
#	Comments
1	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
2	Roof trusses as per engineer and manufacturer specs
3	Sheathing for roof as per engineer
4	R-50 (min.) blown-in ceiling insulation
5	Attic insulation baffles to be installed as per IRC
6	Fascia board to be installed as per owner. 2x8
7	(1) layer of wather barrier (Tyvek or Typar type) behind brick veneer & (2) layers behind stucco finish to be provided as per manufacturer specs
8	1/2" gyp. bd. @ inside of walls & ceiling. U.N.O.
9	Counter flashing & caulking of all exterior openings to be provided as per IRC
10	Floor joists as per engineer
11	All joist bearing locations to be solid blocked
12	All interior walls to be 2x4's @ 16" o.c. (U.N.O.)
13	Exterior wall sheathing as per engineering. 1/8" gap is req'd as per manufacturer specs
14	All exterior walls to be 2x6's @ 16" o.c. (U.N.O.), R-23 min. insulation to be installed as per manufacture specs.
15	Redwood or treated sill plate to be used @ all concrete to wood connections
16	Foundations & footings w/ size and location as per engineer
17	Earth to be unexcavated or compacted to 90%
18	4" concrete slab over 4" free draining granular fill
19	Minimum 4 mm polyethylene vapor retarder is req'd over the insulation on the warm side of all exterior walls and ceilings as per IRC



BUILDING SECTION 'A'



BUILDING SECTION 'C'



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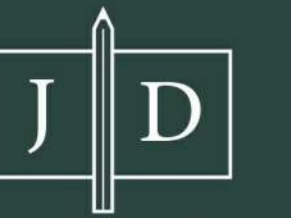
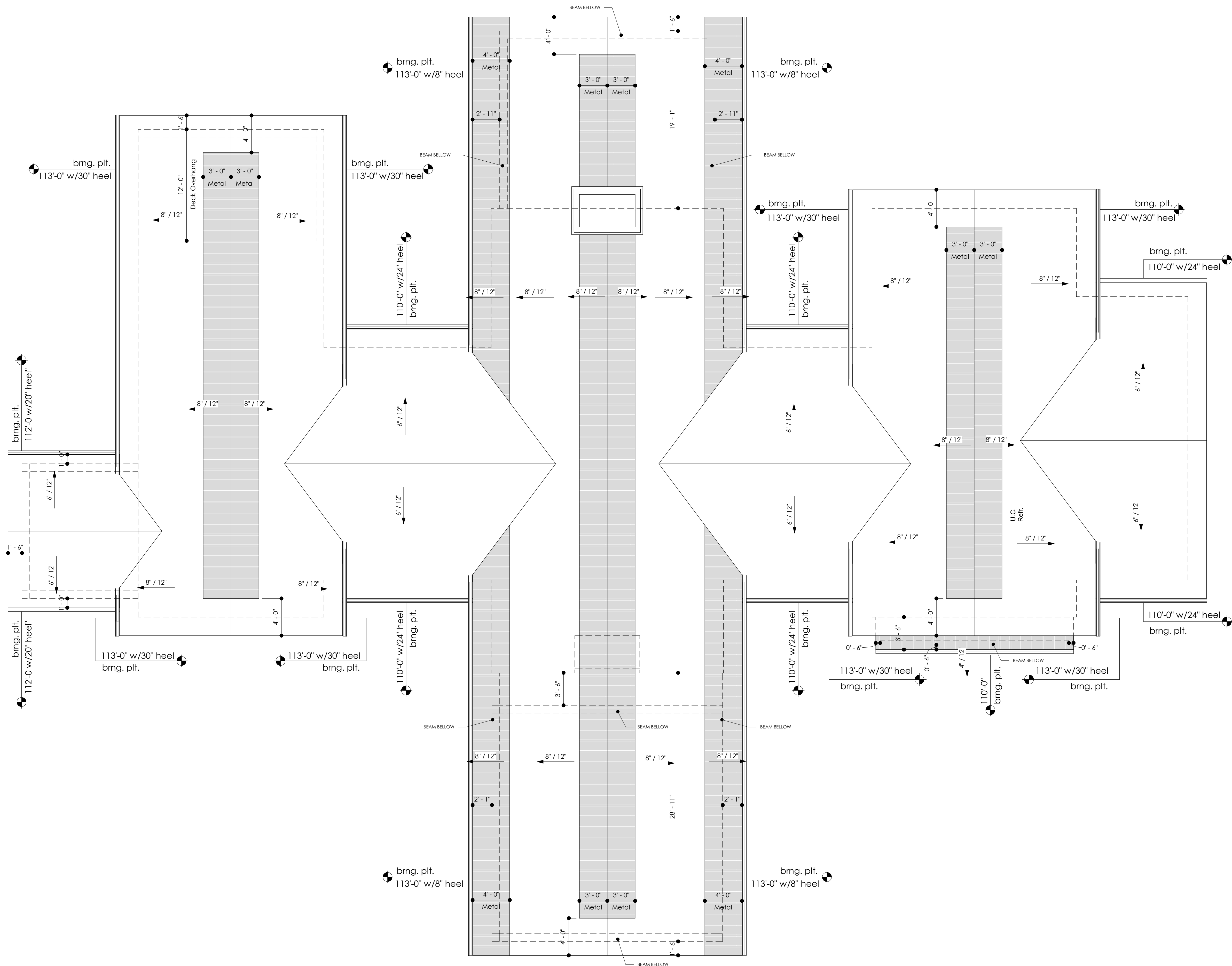
A301

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

BUILDING SECTIONS 'A' & 'B'

SHEET NOTES

#	Comments
1	Provide 2' overhang from finished wall layer U.N.O.
2	Adequate slope for water drainage as req'd
3	Ice & water shield is req'd @ all roof edges, eaves & valleys. Shield must also extend 24" up warm side of the exterior wall
4	Shop drawings from truss manufacturer to be submitted to city building officials for approval prior to fabrication
5	Adequate attic ventilation to be provided as per IRC



JEWKES DESIGN

Dyphibane Home

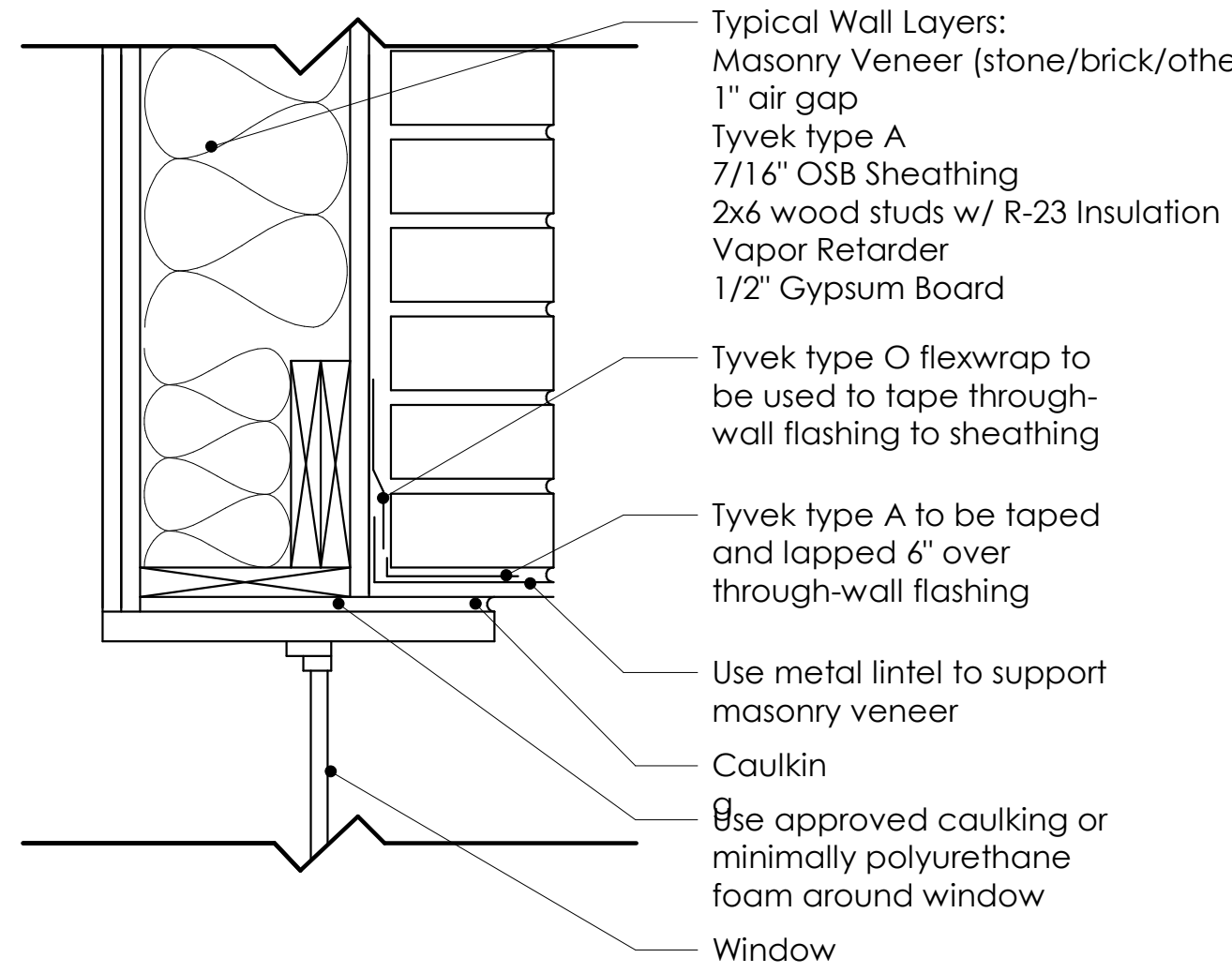
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13 January 2023 Huntsville, UT

A401

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"



Typical Wall Layers:
Masonry Veneer (stone/brick/other)
1" air gap
Tyvek type A
7/16" OSB Sheathing
2x6 wood studs w/ R-23 Insulation
Vapor Retarder
1/2" Gypsum Board

Tyvek type O flexwrap to be used to tape through-wall flashing

Tyvek type A to be taped and lapped 6" over through-wall flashing

Use metal lintel to support masonry veneer

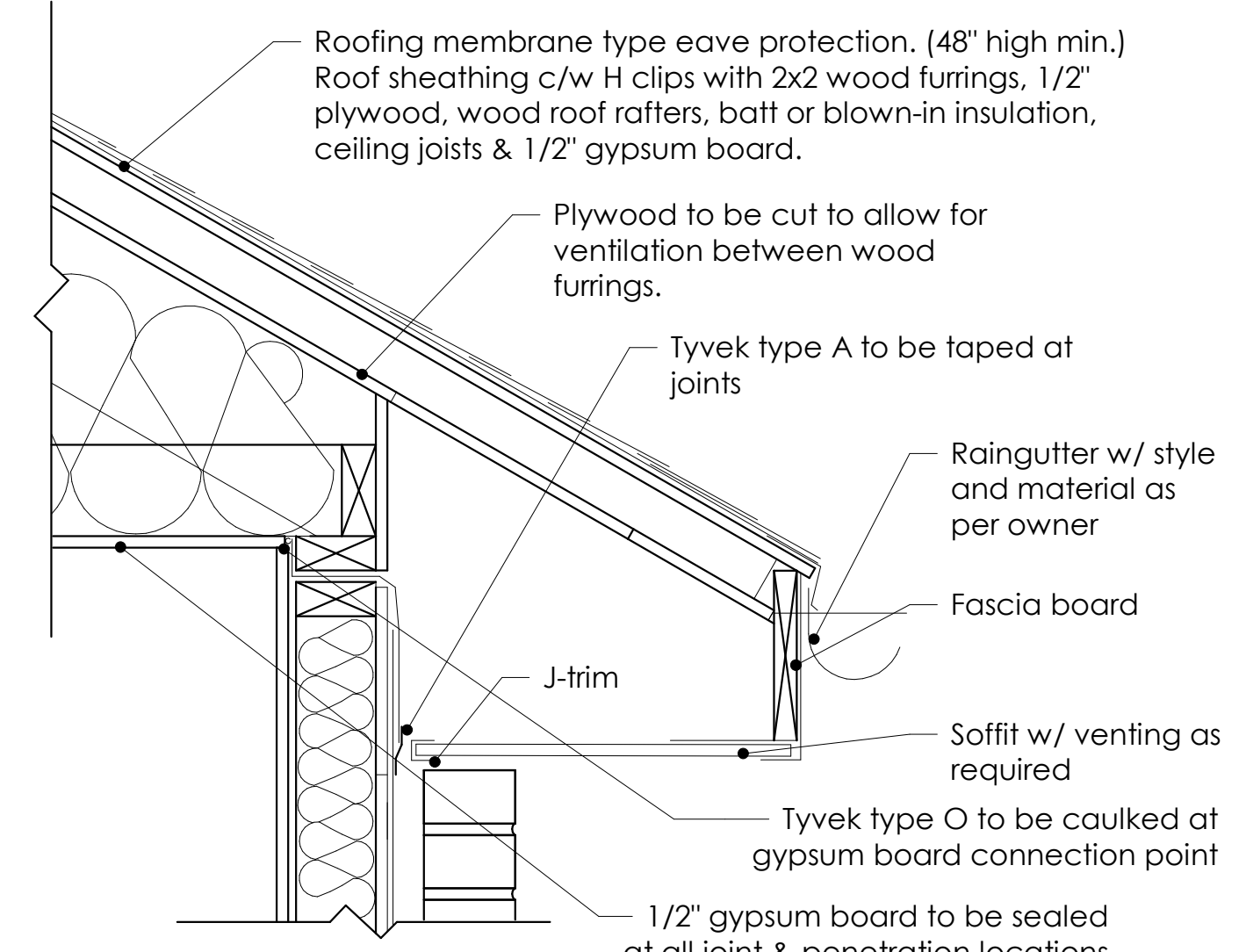
Caulkin

Use approved caulking or minimally polyurethane foam around window

Window

All Tyvek type A joints and penetrations to be sealed with approved tape. (e.g. Dupont Contractor Tape)
Large head nails or nails with large plastic washer heads to be used to fasten Tyvek type A to sheathing.

Seal or gasket all brick ties at the face of Tyvek type A
Exact materials may vary according to local laws, zoning, and building codes.



Roofing membrane type eave protection. (48" high min.)
Roof sheathing c/w H clips with 2x2 wood furrings, 1/2" plywood, wood roof rafters, batt or blown-in insulation, ceiling joists & 1/2" gypsum board.

Plywood to be cut to allow for ventilation between wood furrings.

Tyvek type A to be taped at joints

Raingutter w/ style and material as per owner

Fascia board

J-trim

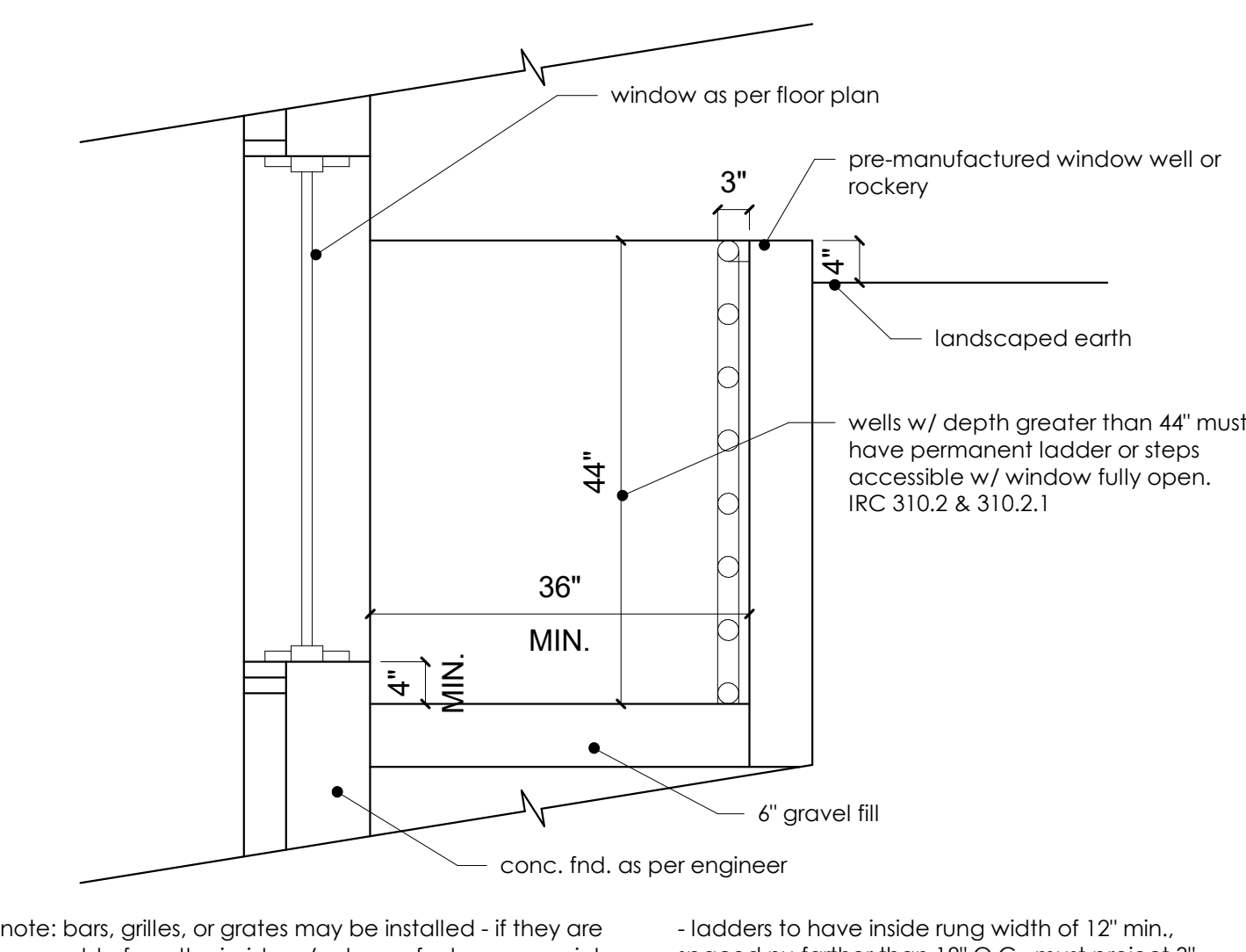
Soffit w/ venting as required

Tyvek type O to be caulked at gypsum board connection point

1/2" gypsum board to be sealed at all joint & penetration locations

All Tyvek type A joints and penetrations to be sealed with approved tape. (e.g. Dupont Contractor Tape)
Large head nails or nails with large plastic washer heads to be used to fasten Tyvek type A to roof sheathing.

Seal or gasket all brick ties at the face of Tyvek type A
Exact materials may vary according to local laws, zoning, and building codes.



note: bars, grilles, or grates may be installed - if they are operable from the inside w/out use of a key or special knowledge

- window well must extend 8" beyond each side of window.

- window wells under a deck or patio must have clear path to safety not less than 36" in height.

pre-manufactured window well or rockery

landscaped earth

wells w/ depth greater than 44" must have permanent ladder or steps accessible w/ window fully open. IRC 310.2 & 310.2.1

44"

36"

4" MIN.

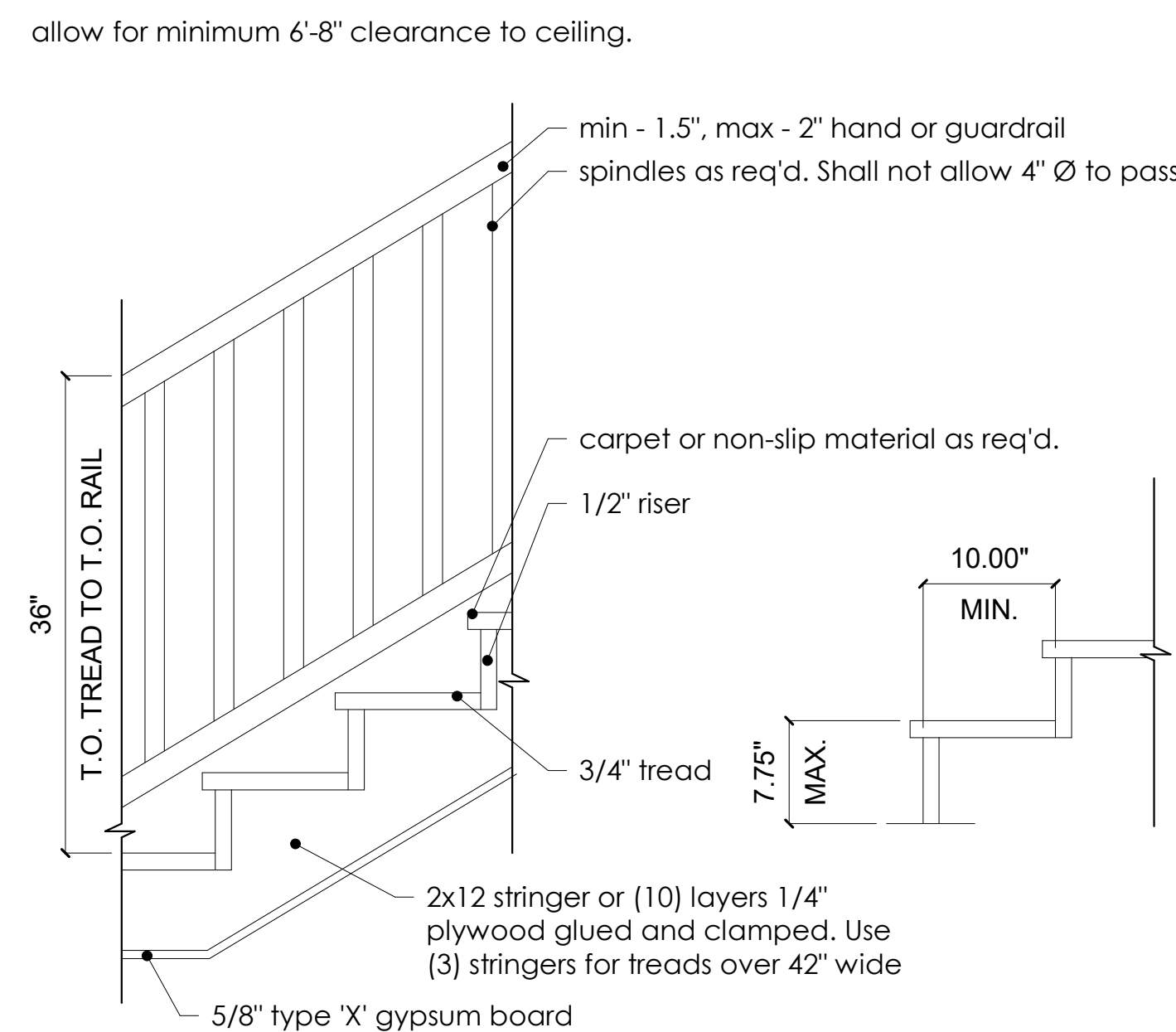
6" gravel fill

conc. fnd. as per engineer

ladders to have inside rung width of 12" min., spaced no further than 18" O.C., must project 3" min. from wall, steps must have 12" min. tread width, 24" max. rise and must not encroach into required dimension of window well by more than 6"

All Tyvek type A joints and penetrations to be sealed with approved tape. (e.g. Dupont Contractor Tape)
Large head nails or nails with large plastic washer heads to be used to fasten Tyvek type A to sheathing.

Seal or gasket all brick ties at the face of Tyvek type A
Exact materials may vary according to local laws, zoning, and building codes.



allow for minimum 6"-8" clearance to ceiling.

min - 1.5", max - 2" hand or guardrail spindles as req'd. Shall not allow 4" Ø to pass

carpet or non-slip material as req'd.

1/2" riser

3/4" tread

7.75" MAX.

10.00" MIN.

2x12 stringer or (10) layers 1/4" plywood glued and clamped. Use (3) stringers for treads over 42" wide

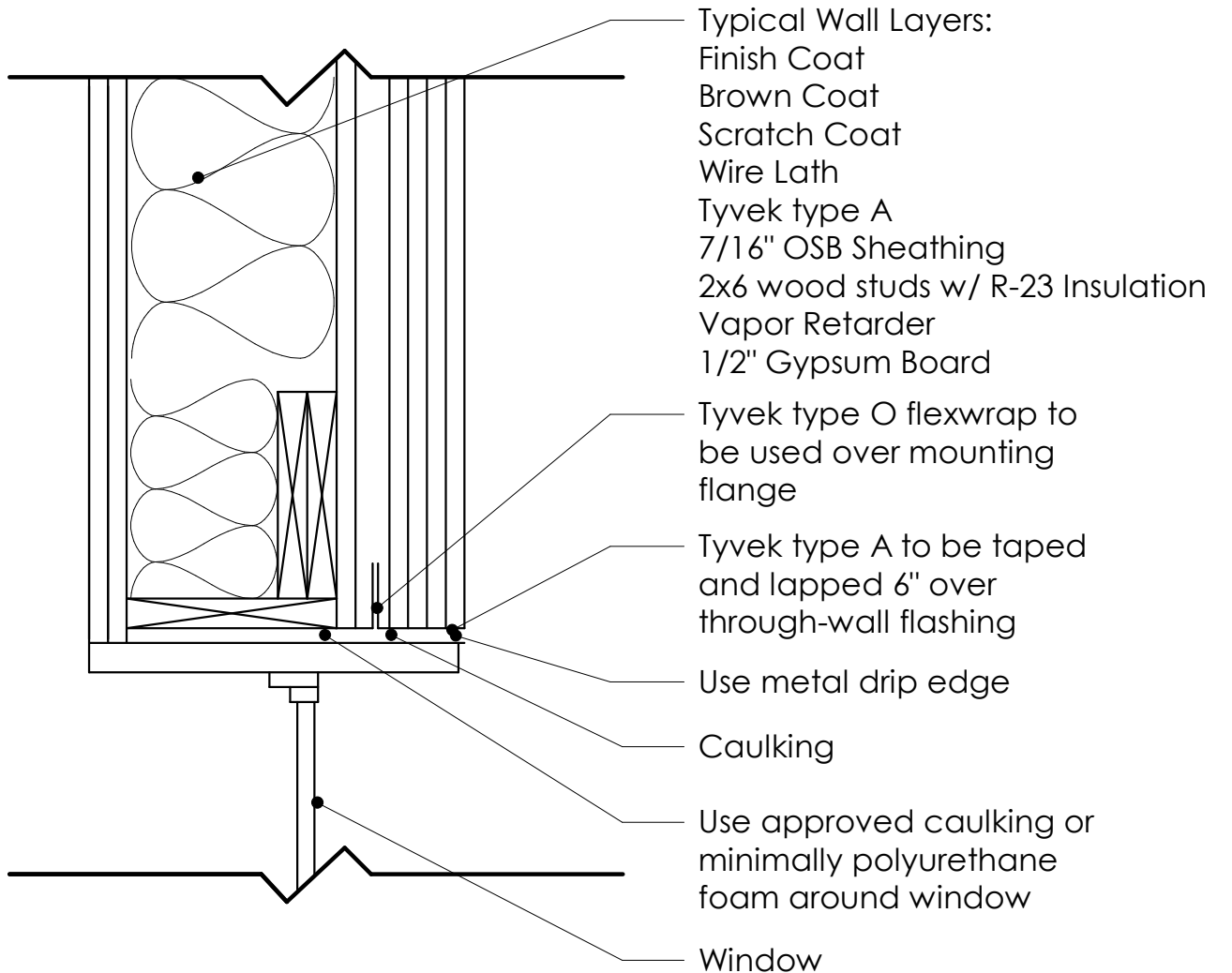
5/8" type 'X' gypsum board

STAIR DETAIL 1

WINDOW HEAD DETAIL 9
residential wood frame structure w/ masonry veneer - heating climate

ROOF/WALL INTERFACE DETAIL 6
residential wood frame structure w/ masonry veneer - cooling climate

WINDOW WELL DETAIL 3



Typical Wall Layers:
Finish Coat
Brown Coat
Scratch Coat
Wire Lath
Tyvek type A
7/16" OSB Sheathing
2x6 wood studs w/ R-23 Insulation
Vapor Retarder
1/2" Gypsum Board

Tyvek type O flexwrap to be used over mounting flange

Tyvek type A to be taped and lapped 6" over through-wall flashing

Use metal drip edge

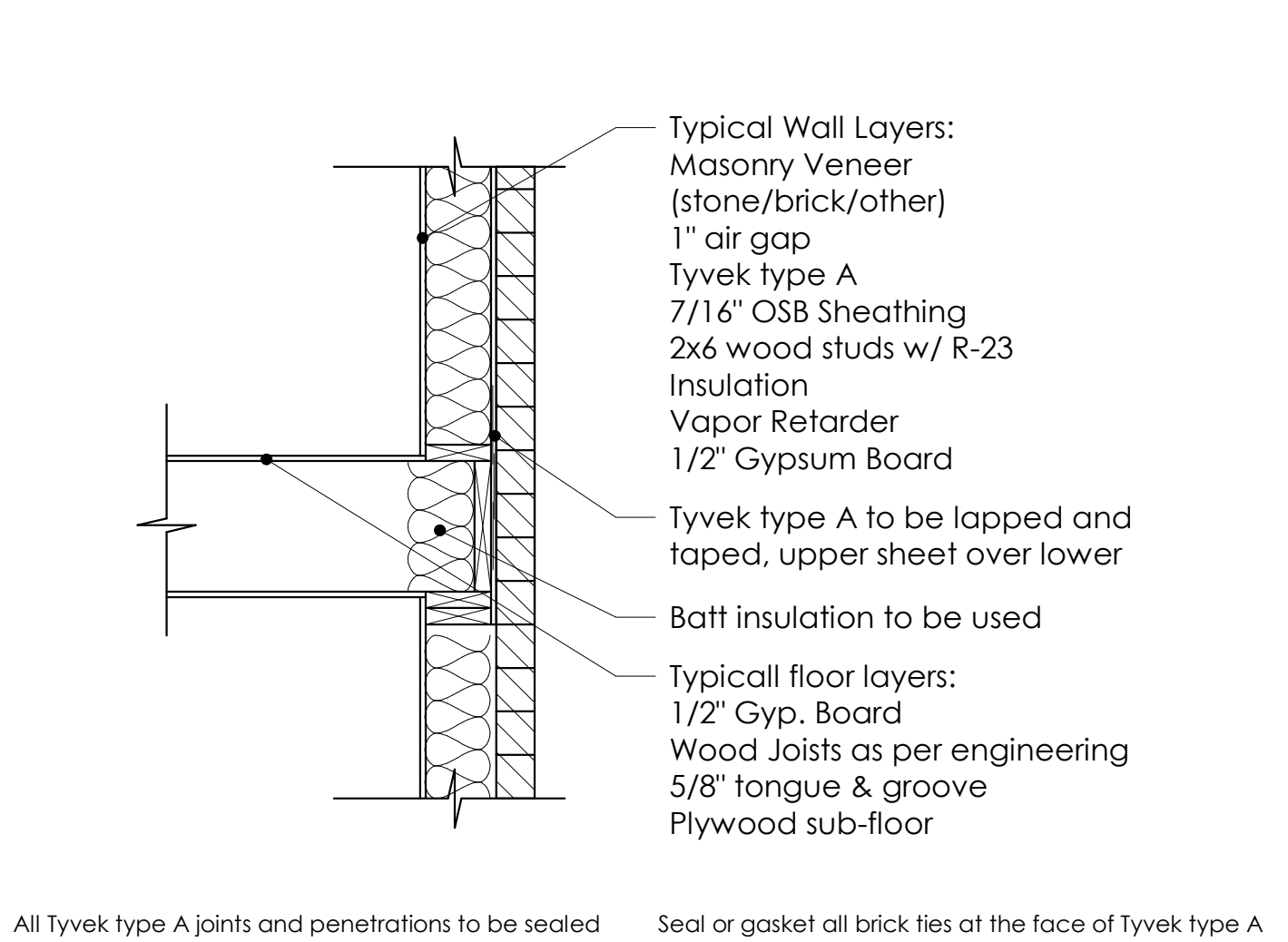
Caulking

Use approved caulking or minimally polyurethane foam around window

Window

All Tyvek type A joints and penetrations to be sealed with approved tape. (e.g. Dupont Contractor Tape)
Large head nails or nails with large plastic washer heads to be used to fasten Tyvek type A to sheathing.

Seal or gasket all brick ties at the face of Tyvek type A
Exact materials may vary according to local laws, zoning, and building codes.



Typical Wall Layers:
Masonry Veneer (stone/brick/other)
1" air gap
Tyvek type A
7/16" OSB Sheathing
2x6 wood studs w/ R-23 Insulation
Vapor Retarder
1/2" Gypsum Board

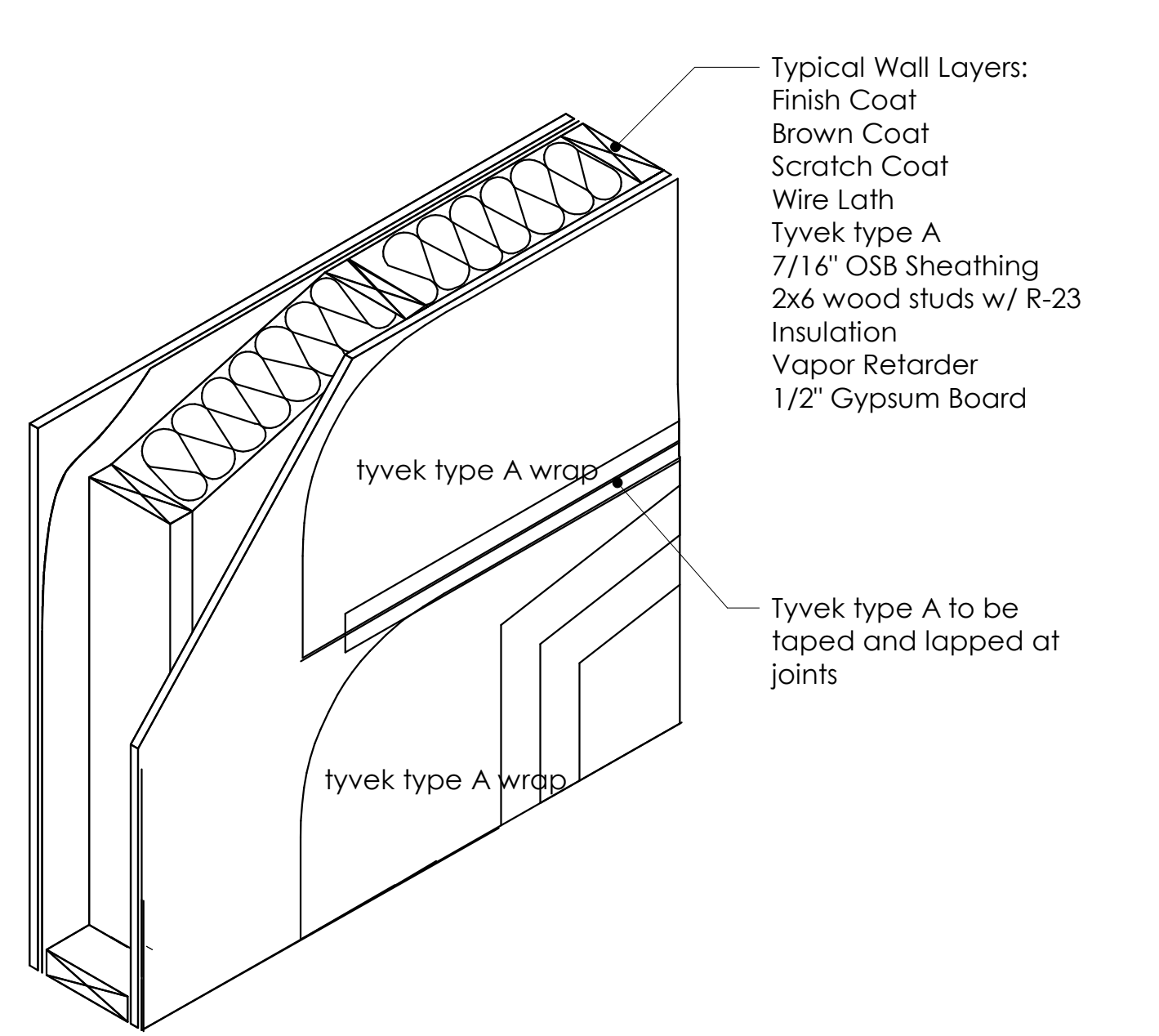
Tyvek type A to be lapped and taped, upper sheet over lower

Batt insulation to be used

Typical floor layers:
1/2" Gyp. Board
Wood Joists as per engineering
5/8" tongue & groove
Plywood sub-floor

All Tyvek type A joints and penetrations to be sealed with approved tape. (e.g. Dupont Contractor Tape)
Large head nails or nails with large plastic washer heads to be used to fasten Tyvek type A to sheathing.

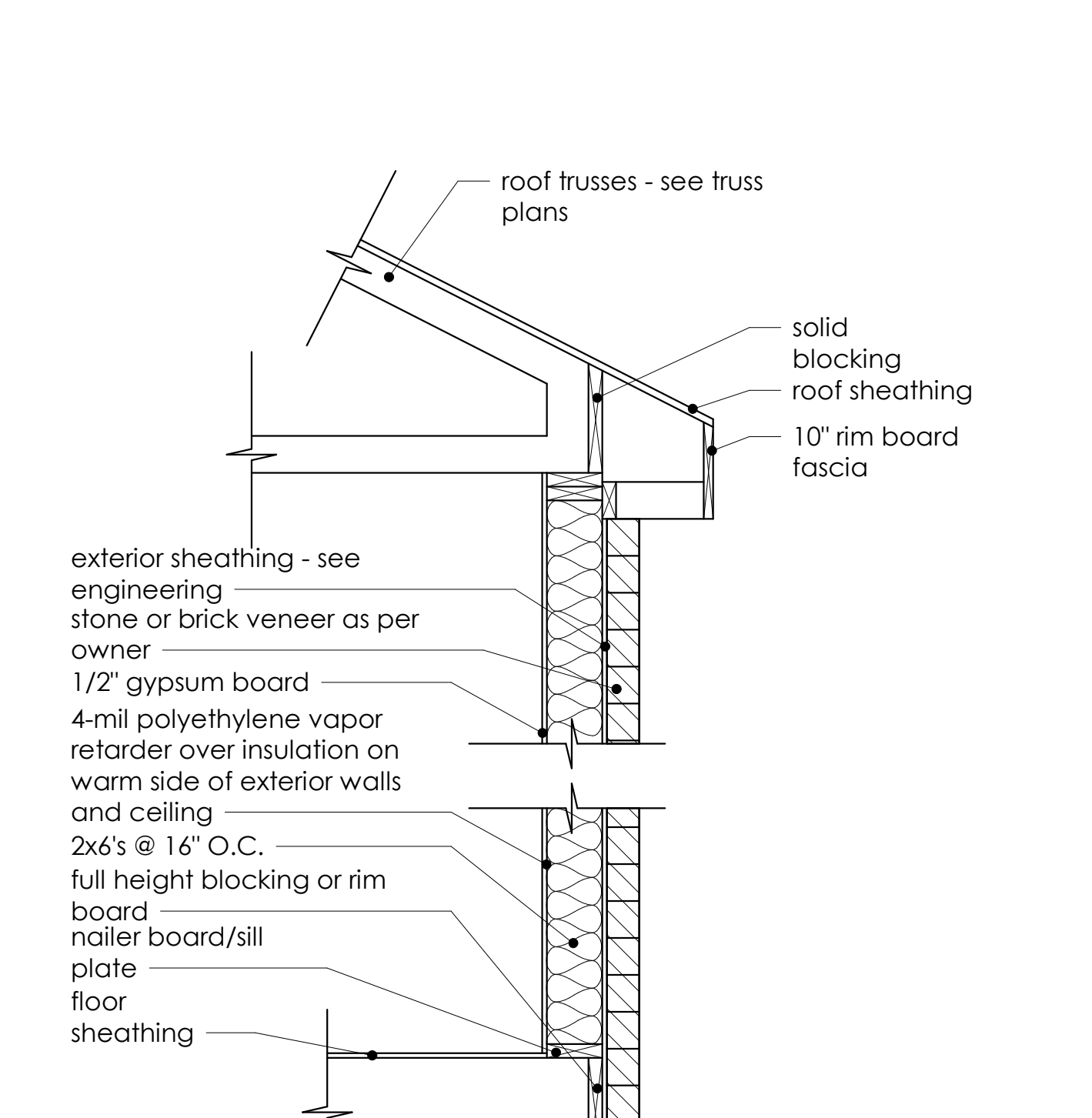
Seal or gasket all brick ties at the face of Tyvek type A
Exact materials may vary according to local laws, zoning, and building codes.



Typical Wall Layers:
Finish Coat
Brown Coat
Scratch Coat
Wire Lath
Tyvek type A
7/16" OSB Sheathing
2x6 wood studs w/ R-23 Insulation
Vapor Retarder
1/2" Gypsum Board

Tyvek type A to be taped and lapped at joints

TYPICAL WALL ISOMETRIC 4
residential wood frame structure w/ masonry veneer - heating climate



roof trusses - see truss plans

solid blocking
roof sheathing
10" rim board fascia

exterior sheathing - see engineering
stone or brick veneer as per owner
1/2" gypsum board
4-mil polyethylene vapor retarder over insulation on warm side of exterior walls and ceiling
2x6's @ 16" O.C.
full height blocking or rim board
nailer board/sill plate
floor sheathing

11 7/8" TJI's. See engineering
2x6 treated sill plate. see engineer for anchor bolt size and spacing

6" MIN.

as per engineer

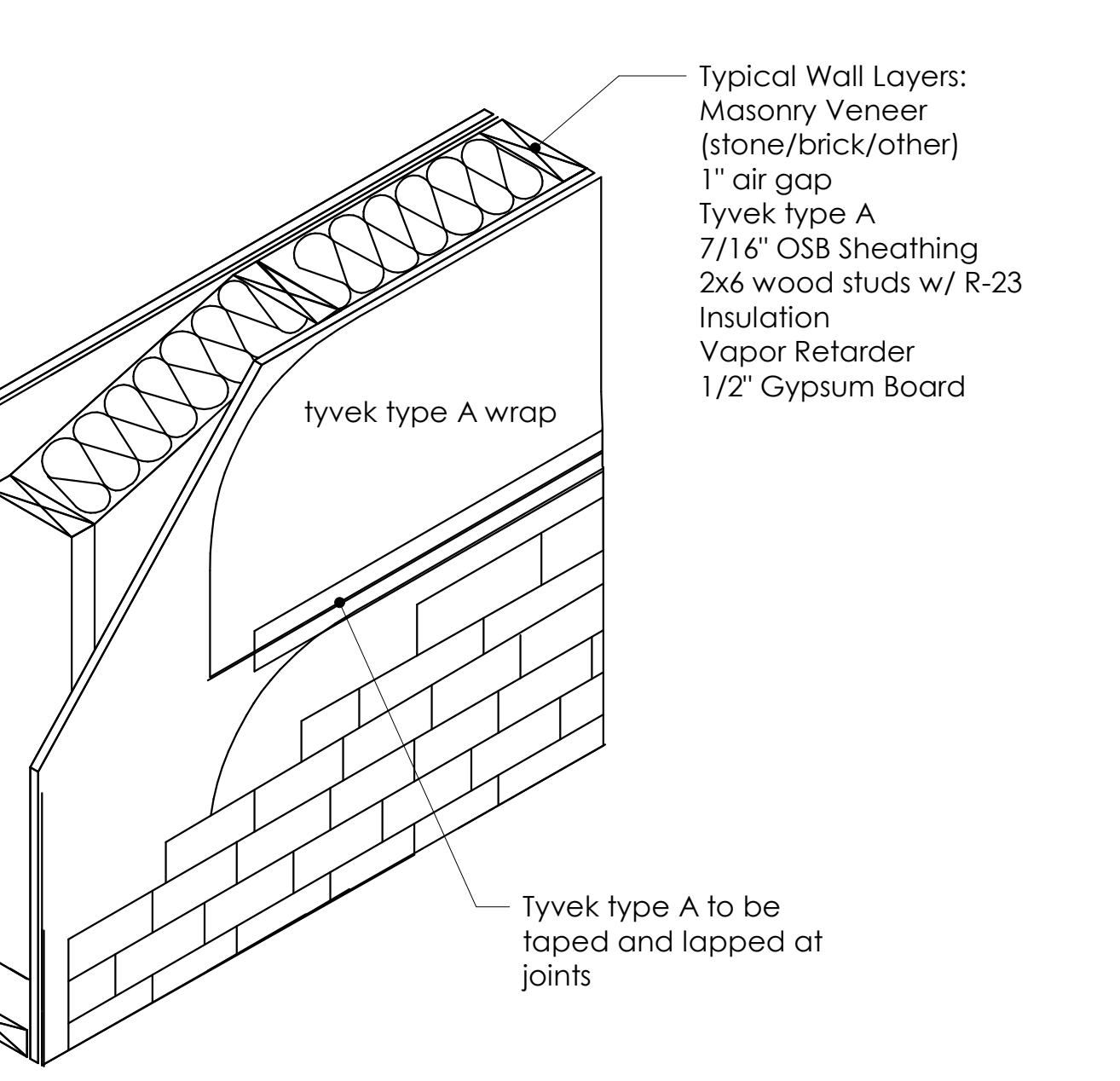
conc. fnd. wall as per engineer
2x4's @ 16" O.C.
1/2" gypsum board
conc. slab on grade

reinforcing as per engineer
conc. fng. as per engineer

TYP. WALL SECTION 2

WINDOW HEAD DETAIL 10
residential wood frame structure w/ stucco - heating climate

FLOOR/WALL INTERFACE DETAIL 7
residential wood frame structure w/ masonry veneer - cooling climate

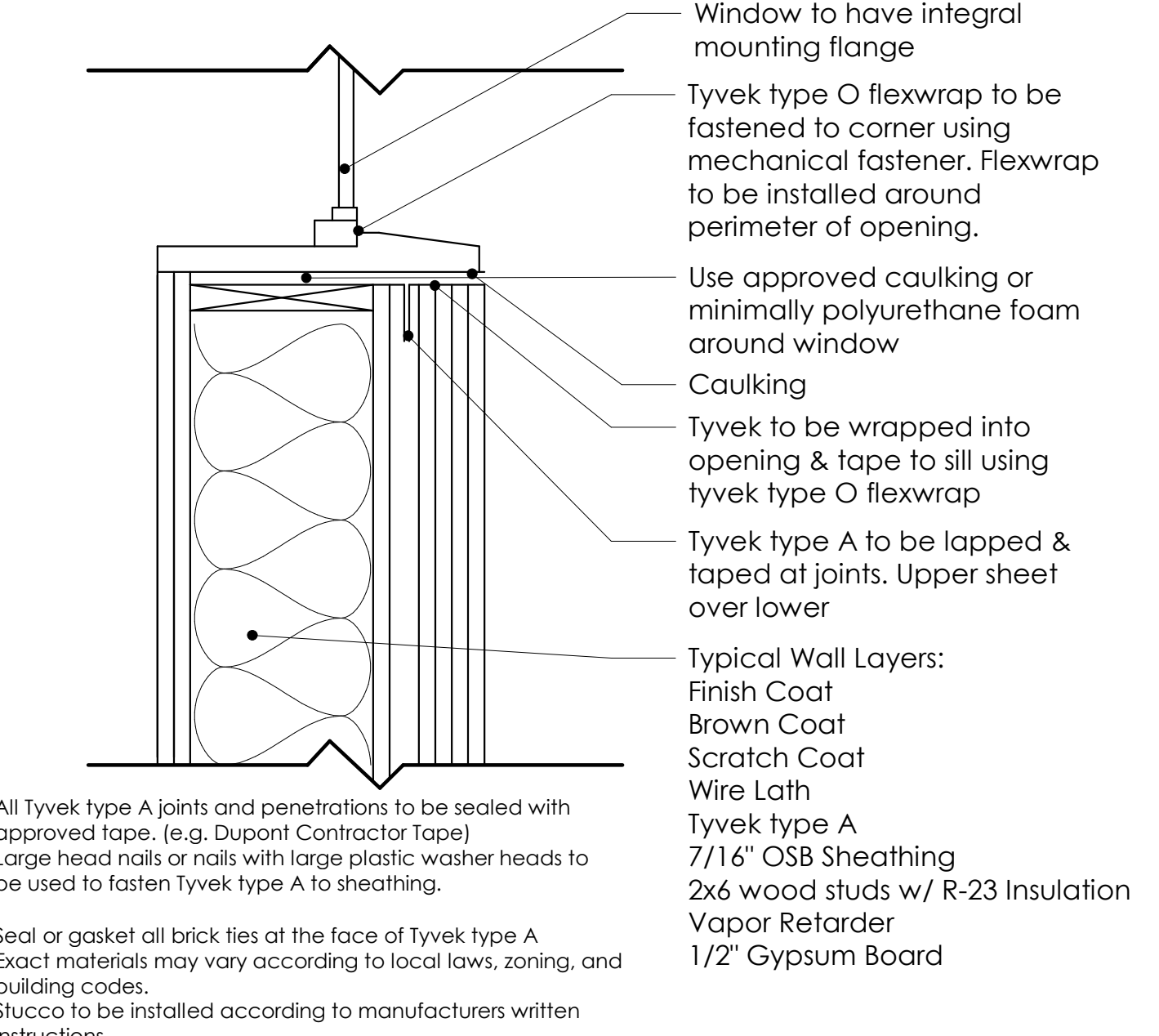


Typical Wall Layers:
Masonry Veneer (stone/brick/other)
1" air gap
Tyvek type A
7/16" OSB Sheathing
2x6 wood studs w/ R-23 Insulation
Vapor Retarder
1/2" Gypsum Board

tyvek type A wrap

Tyvek type A to be taped and lapped at joints

TYPICAL WALL ISOMETRIC 11
residential wood frame structure w/ masonry veneer - heating climate



Window to have integral mounting flange

Tyvek type O flexwrap to be fastened to corner using mechanical fastener. Flexwrap to be installed around perimeter of opening.

Use approved caulking or minimally polyurethane foam around window

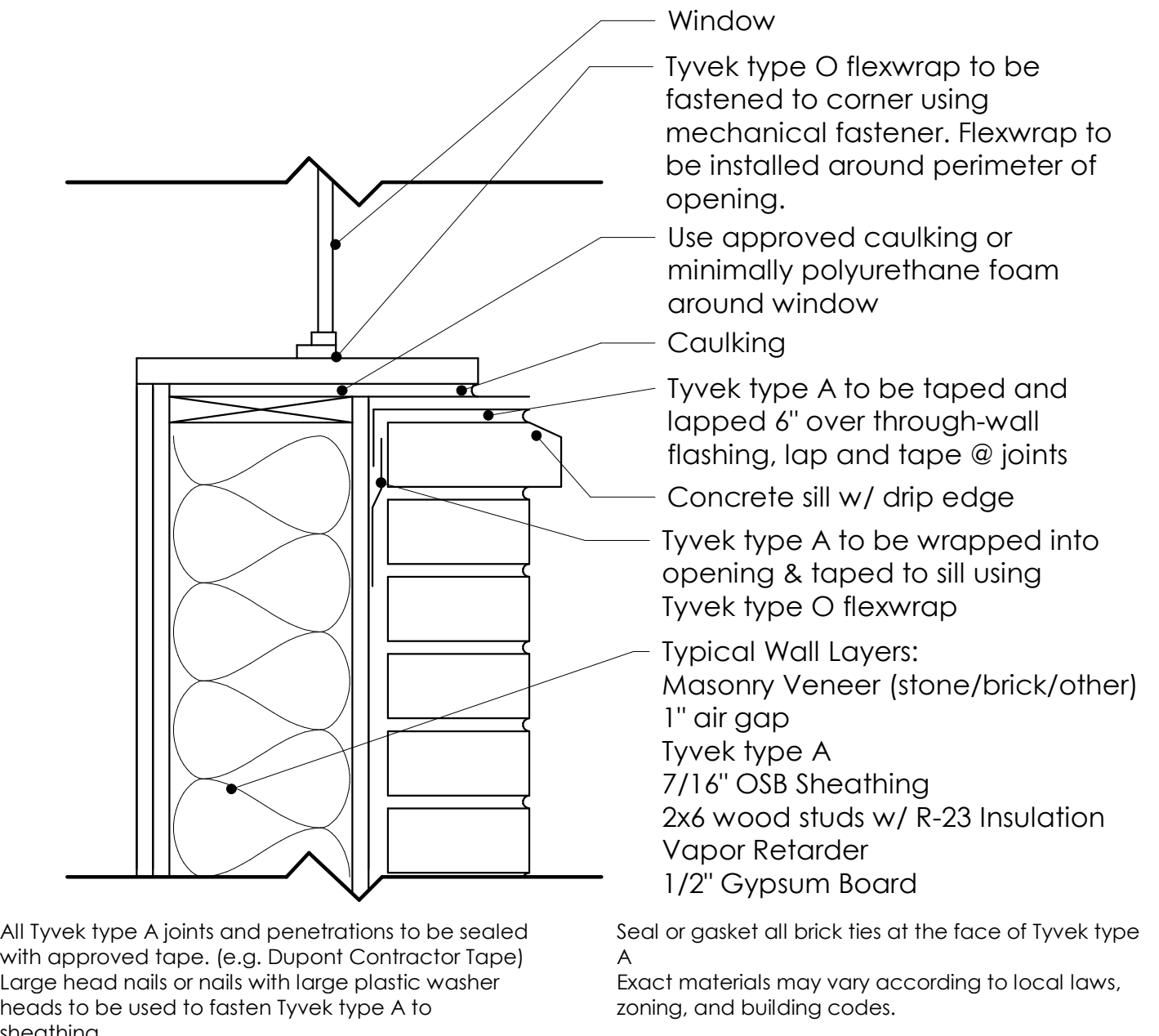
Caulking

Tyvek to be wrapped into opening & tape to sill using tyvek type O flexwrap

Tyvek type A to be lapped & taped at joints. Upper sheet over lower

Typical Wall Layers:
Finish Coat
Brown Coat
Scratch Coat
Wire Lath
Tyvek type A
7/16" OSB Sheathing
2x6 wood studs w/ R-23 Insulation
Vapor Retarder
1/2" Gypsum Board

WINDOW SILL DETAIL 8
residential wood frame structure w/ stucco - heating climate



Window

Tyvek type O flexwrap to be fastened to corner using mechanical fastener. Flexwrap to be installed around perimeter of opening.

Use approved caulking or minimally polyurethane foam around window

Caulking

Tyvek type A to be taped and lapped 6" over through-wall flashing, lap and tape @ joints

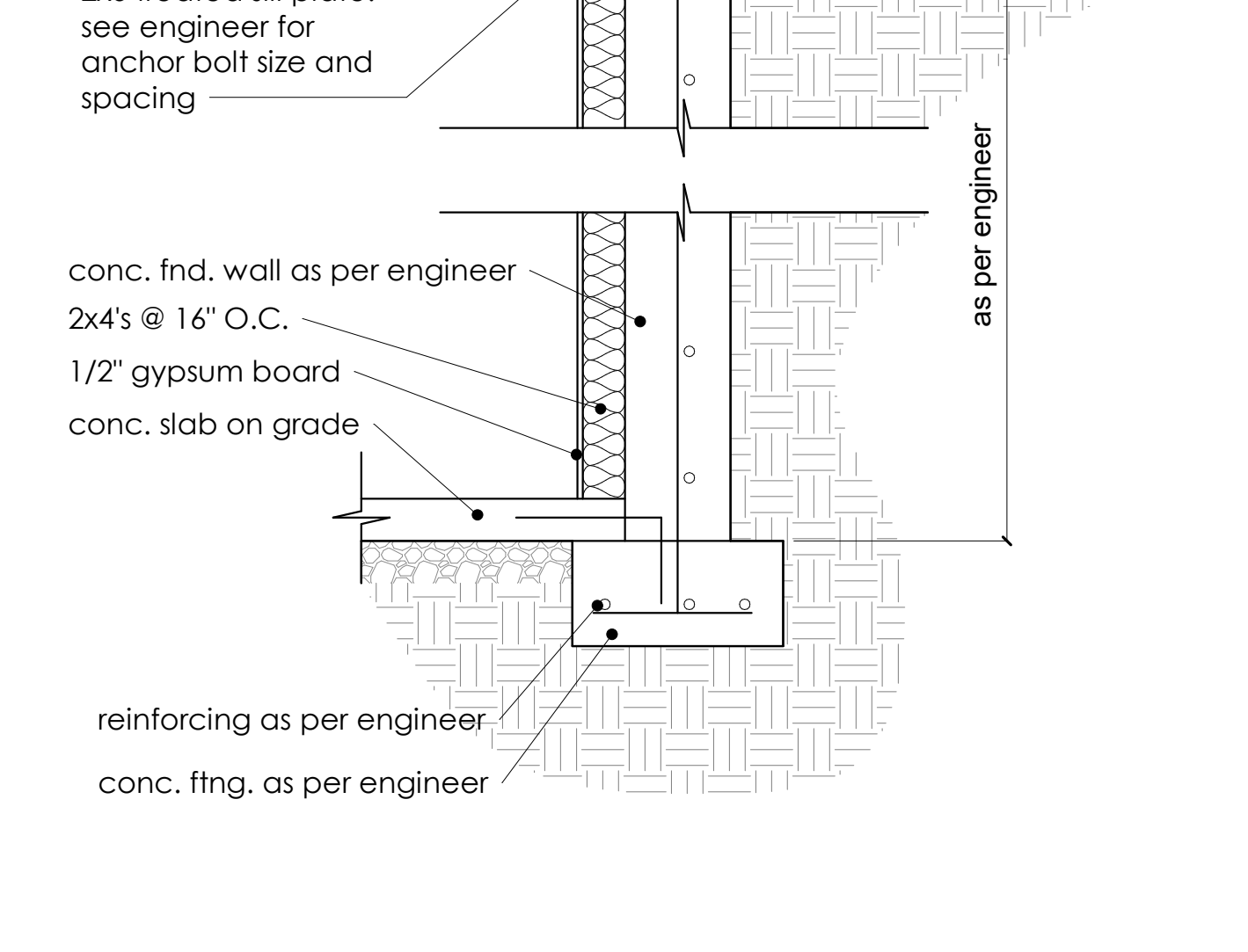
Concrete sill w/ drip edge

Tyvek type A to be wrapped into opening & taped to sill using Tyvek type O flexwrap

Typical Wall Layers:
Masonry Veneer (stone/brick/other)
1" air gap
Tyvek type A
7/16" OSB Sheathing
2x6 wood studs w/ R-23 Insulation
Vapor Retarder
1/2" Gypsum Board

WINDOW SILL DETAIL 5
residential wood frame structure w/ masonry veneer - heating climate

TYP. WALL SECTION 2



roof trusses - see truss plans

solid blocking
roof sheathing
10" rim board fascia

exterior sheathing - see engineering
stone or brick veneer as per owner
1/2" gypsum board
4-mil polyethylene vapor retarder over insulation on warm side of exterior walls and ceiling
2x6's @ 16" O.C.
full height blocking or rim board
nailer board/sill plate
floor sheathing

11 7/8" TJI's. See engineering
2x6 treated sill plate. see engineer for anchor bolt size and spacing

6" MIN.

as per engineer

conc. fnd. wall as per engineer
2x4's @ 16" O.C.
1/2" gypsum board
conc. slab on grade

reinforcing as per engineer
conc. fng. as per engineer

TYP. WALL SECTION 2

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A501

12 x 18 (paper size) Scale: 1/8" = 1'-0"
24 x 36 (paper size) Scale: 1/4" = 1'-0"

ARCHITECTURAL DETAILS



JEWKES DESIGN

Dyphibane Home

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13 January 2023 Huntsville, UT

A501

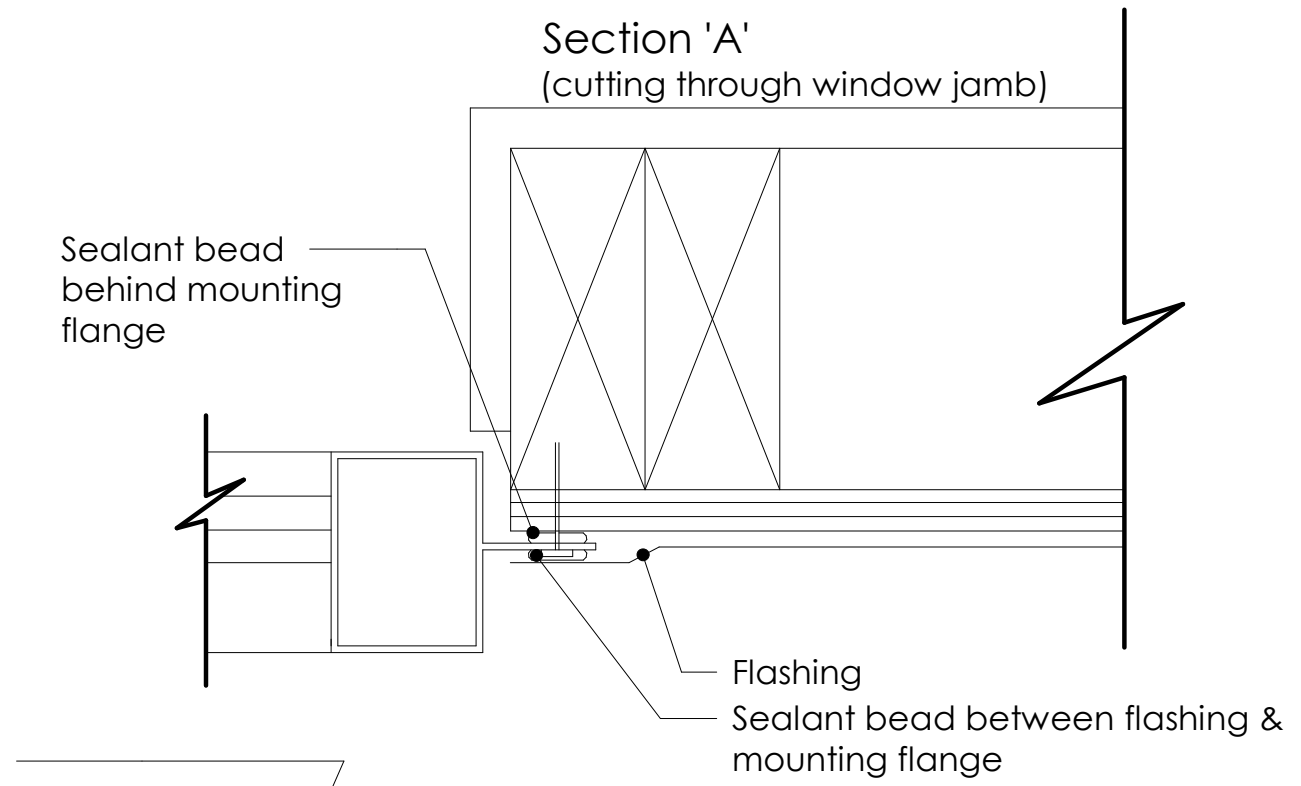
12 x 18 (paper size) Scale: 1/8" = 1'-0"
24 x 36 (paper size) Scale: 1/4" = 1'-0"

WINDOW INSTALLATION (METHOD A-1)

Weather resistive barrier (WRB) applied prior to the window installation.
Flashing applied over the face of the mounting flange.

Steps

1. In water shedding fashion, starting at the base of the wall & working towards the top; install WRB to the face of the sheathing
2. Apply Sill Flashing
3. Apply bead of sealant at bac of window flange & set window using pan head screws to facilitate inspection
4. Apply bead of sealant @ side jambs. Extend 8 1/2".
5. Apply jamb flashing
6. Apply bead of sealant @ head.
7. Apply head flashing.
8. Remove previously applied tape, allowing WRB to lay flat over head flashing. Apply new sheathing tape over diagonal cut - see diagram.



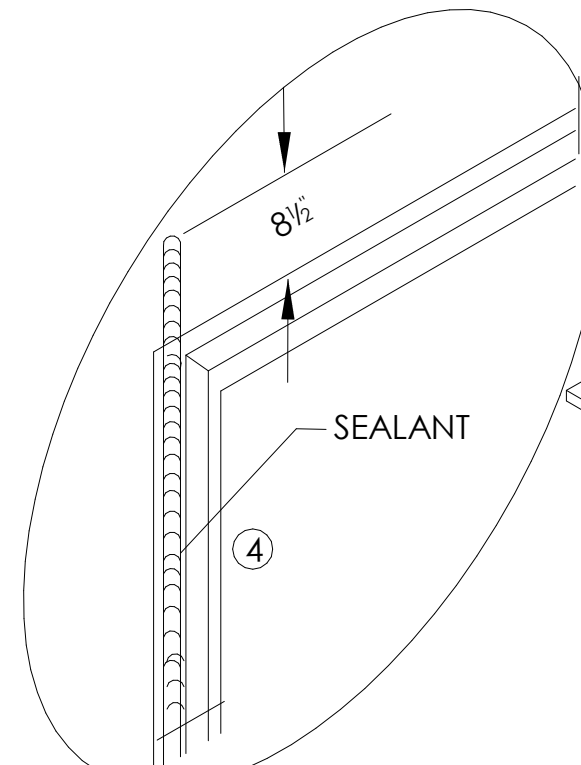
Seal the window frame to the opening. Apply a 3/8" nominal diameter to the backside (interior) of the window flange, in line w/ any pre-punched holes or slots.

5. Jamb Flashing
Apply cont. seal to the mounting flanges at the top (head) and sides (jambs) of the window. Extend sealant at jambs 8 1/2" above the R.O. at head. Embed Jamb flashing into sealant & fasten in place. (Flashing goes over sealant.)

8.
Secure WRB at Head

Flashing at Head extends 1" beyond jamb flashing.

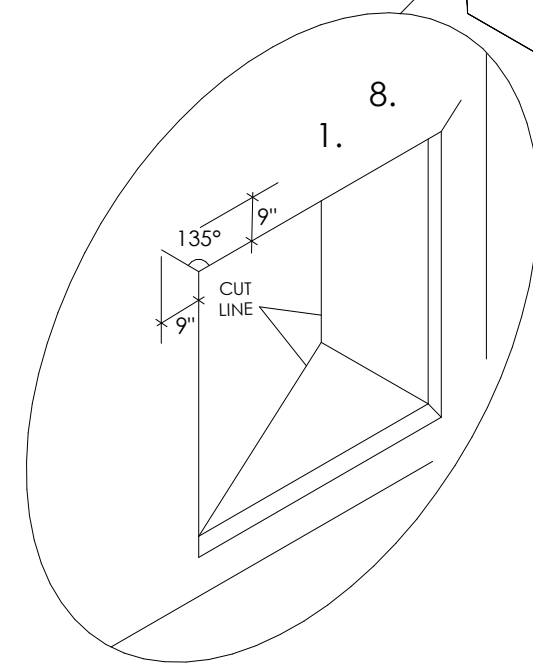
7. Head Flashing
Embed bottom of the head flashing against the previously applied sealant (flashing goes over sealant.) Extend head flashing beyond each jamb flashing. Fasten in place.



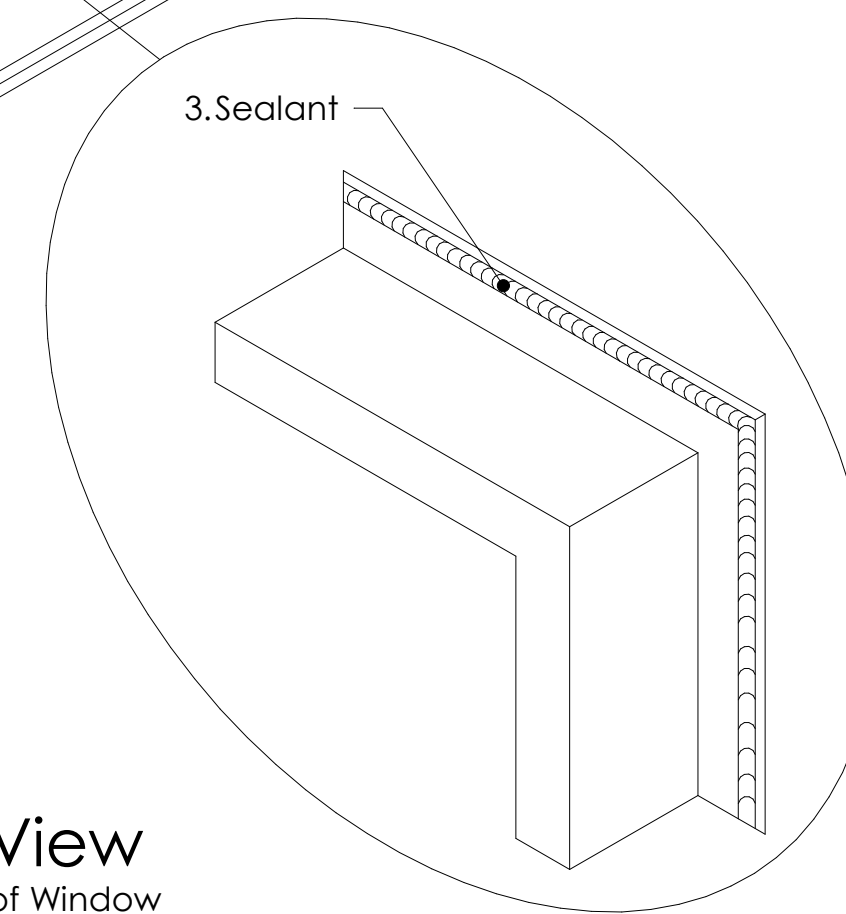
5. Jamb Flashing
Extend jamb flashing to overlap sill flashing. Extend jamb flashing 8 1/2" above rough opening @ head. Tuck top of jamb flashing under the flap of WRB at the head. See diagram.

Sill Flashing

Shim and adjust window to achieve square, plumb, and level. Use corrosion resistant fasteners. Fasten windows per window manufacturer's specs.



1. Weather Resistant Barrier (WRB) - at a 45 degree angle, carefully cut the barrier on a diagonal. Gently raise the top edge of the barrier up and tape the top corners and center to the exterior WRB surface above.



Interior View
Top Left Corner of Window

15

13

16

14

12



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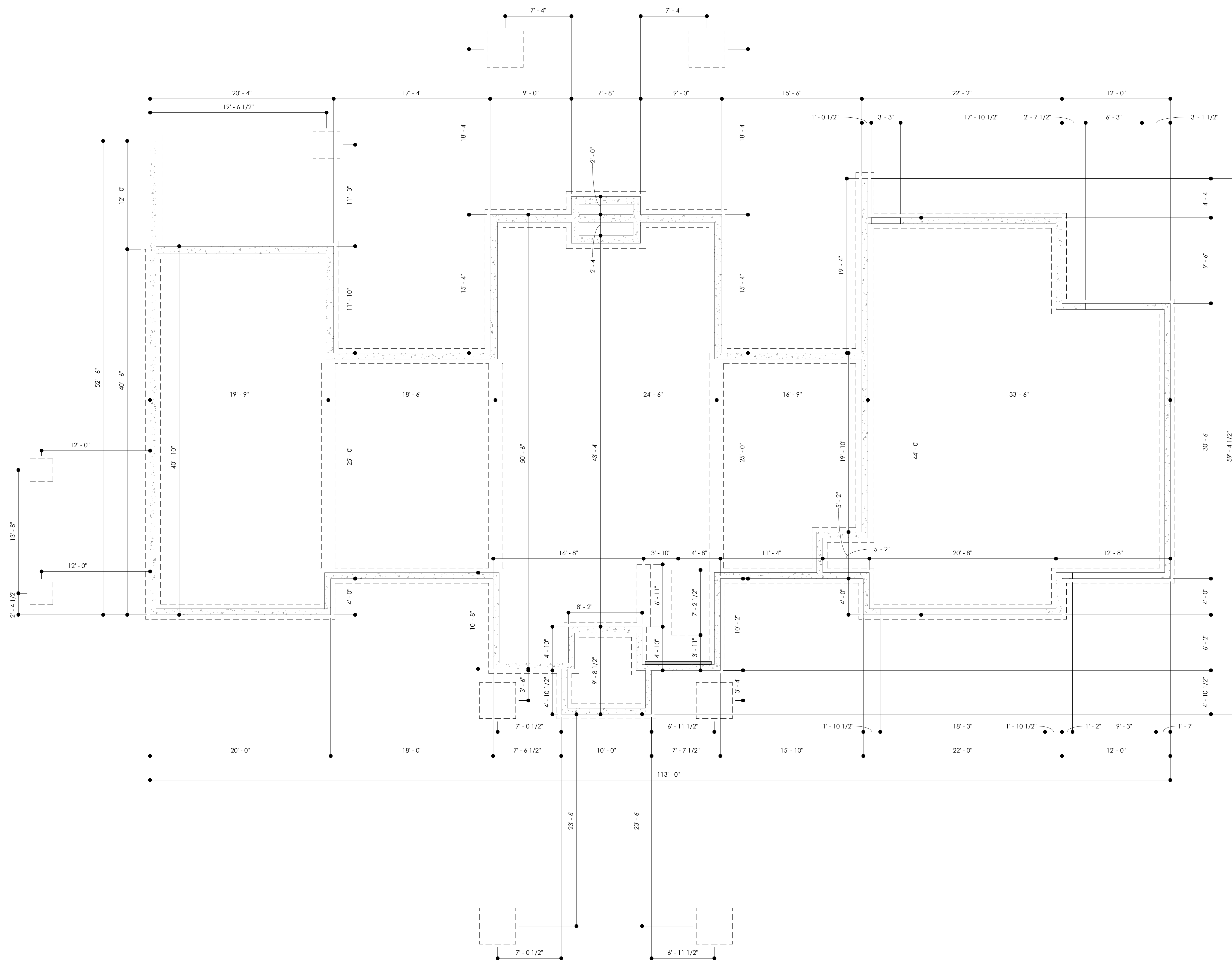
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A502

12 x 18 (paper size) Scale: 1/8" = 1'-0"
24 x 36 (paper size) Scale: 1/4" = 1'-0"

SHEET NOTES

Designer is not responsible for footing & wall sizes. Verify all sizes & dimensions with engineering plans



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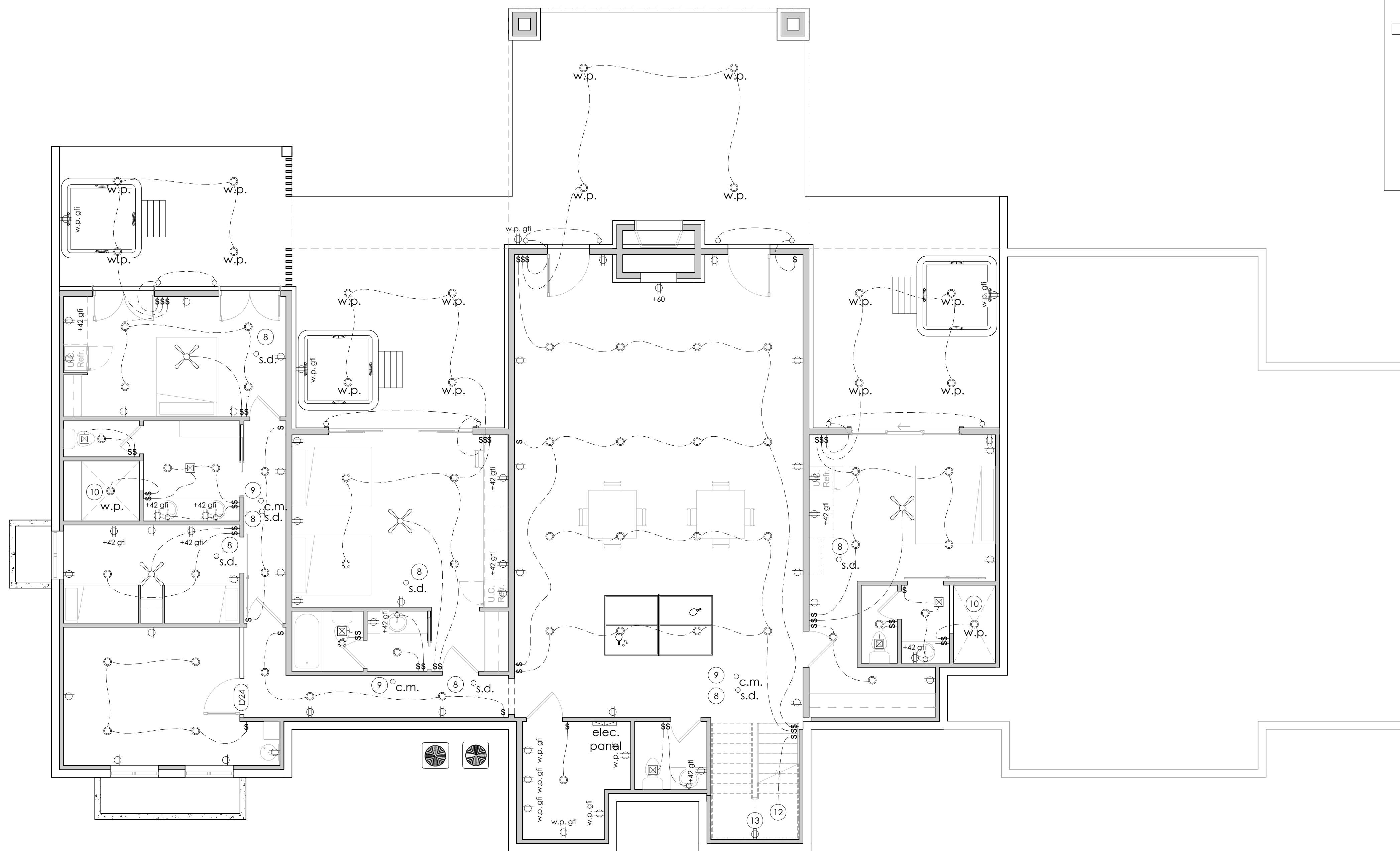
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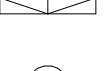

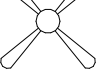
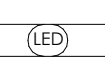




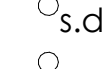
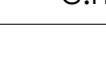
13 January 2023 Huntsville, UT

A601

12 x 18 (paper size) Scale: 3/32" = 1'-0"
 24 x 36 (paper size) Scale: 3/16" = 1'-0"

FOUNDATION DIMENSION PLAN



-  gfi outlet receptacle
-  outlet receptacle
-  electrical panel
-  flush mount LED lighting
-  LED lighting & ceiling fan
-  LED linear lighting
-  Ceiling mount exhaust fan
-  Exterior LED sconce lighting
-  LED vanity lighting
-  LED can lighting
-  Smoke detector
-  Carbon monoxide detector

SHEET NOTES

#	Comments
1	All electrical installations to comply with current IRC & NEC
2	U-fer ground to be provided as per IRC
3	All outlets to be tamper resistant
4	Branch circuits supplying bedrooms to have arc-fault protection
5	All outlets serving kitchen countertops, garages, baths, unfinished basements, and outdoors must be GFCI protected as per IRC
6	Outlets to be placed along walls so no point is more than 6' from an outlet
7	Outlets above counter space must be placed so no point along wall is more than 24" from an outlet
8	All smoke detectors to be hard-wired, interconnected, and batter-backed as per code
9	Carbon monoxide detectors to be installed @ each level of home as per IRC
10	All light fixtures above tubs, showers, & wet areas to be waterproof
11	Provide electrical panel w/ load sizing as per code
12	To above
13	Night lights provided in stairs



JEWKES DESIGN

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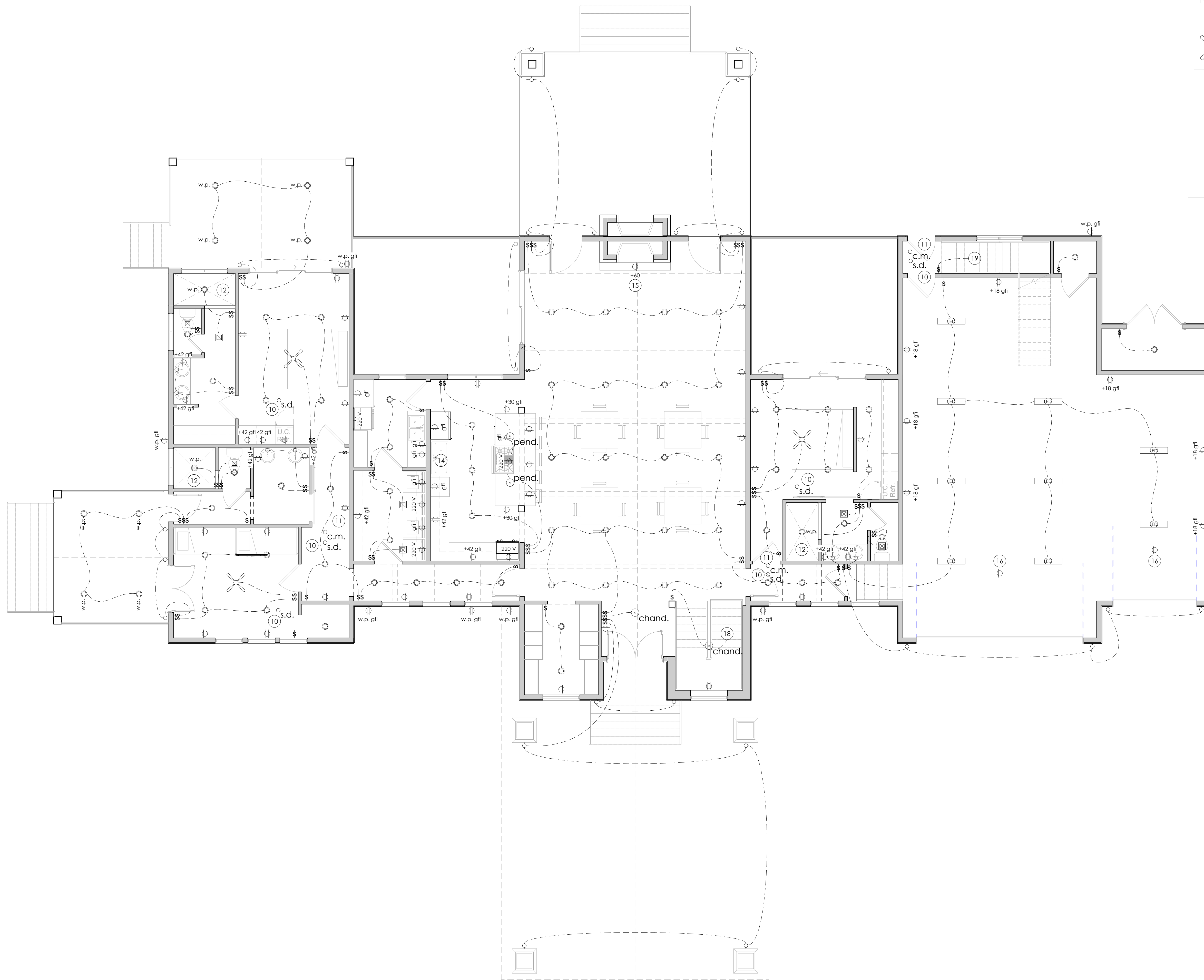
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E101

12 x 18 (paper size) Scale: 3/32" = 1'-0"
 24 x 36 (paper size) Scale: 3/16" = 1'-0"

LOWER LEVEL ELECTRICAL PLAN



- gfi outlet receptacle
- outlet receptacle
- electrical panel
- flush mount LED lighting
- LED lighting & ceiling fan
- LED linear lighting
- Ceiling mount exhaust fan
- Exterior LED sconce lighting
- LED vanity lighting
- LED can lighting
- s.d. Smoke detector
- c.m. Carbon monoxide detector

SHEET NOTES

#	Comments
1	All electrical installations to comply with current IRC & NEC
2	U-fer ground to be provided as per IRC
3	All outlets to be tamper resistant
4	Branch circuits supplying bedrooms to have arc-fault protection
5	All outlets serving kitchen countertops, garages, baths, unfinished basements, and outdoors must be GFCI protected as per IRC
6	Outlets to be placed along walls so no point is more than 6' from an outlet
7	Outlets above counter space must be placed so no point along wall is more than 24" from an outlet
8	Designer recommends to provide soffit & holiday lighting. Builder to confirm with owner.
9	Provide doorbell as per owner
10	All smoke detectors to be hard-wired, interconnected, and batter-backed as per code
11	Carbon monoxide detectors to be installed @ each level of home as per IRC
12	All light fixtures above tubs, showers, & wet areas to be waterproof
13	Outlets are req'd at front & rear of dwelling as per IRC. All exterior outlets to be GFCI protected w/ waterproof bubble covers as per owner
14	Provide switch to disposal in location as per owner
15	Provide TV mount outlet as per owner
16	Outlet @ ceiling for garage door opener
17	Designer recommends rough-ins for future Electrical Vehicle. Builder to confirm with owner.
18	To below
19	To above



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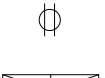
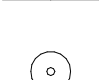
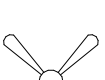
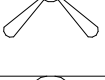
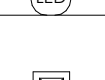
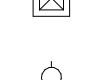
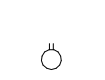

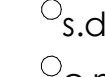
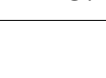

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E102

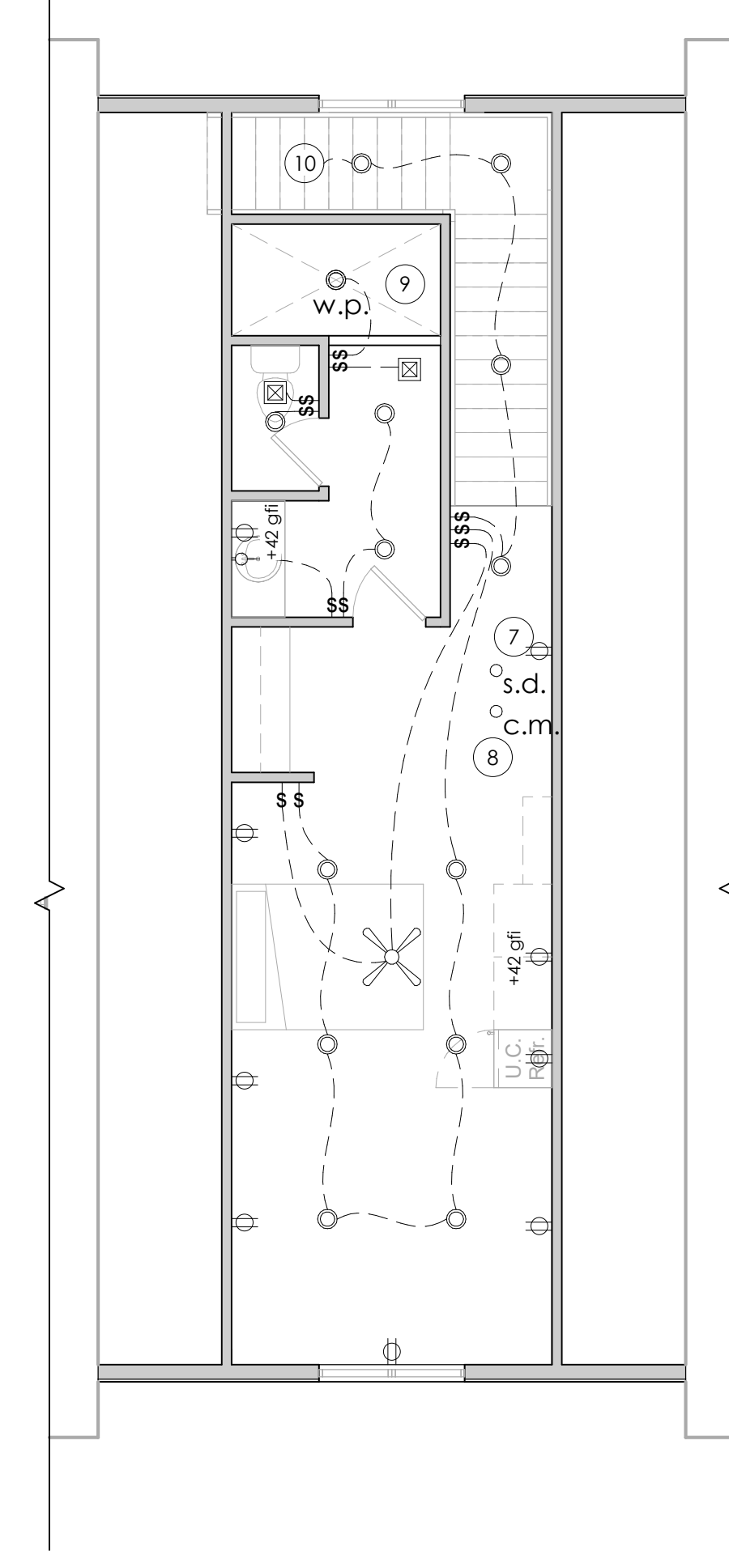
12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

MAIN LEVEL ELECTRICAL PLAN

SHEET NOTES

-  gfi outlet receptacle
-  outlet receptacle
-  electrical panel
-  flush mount LED lighting
-  LED lighting & ceiling fan
-  LED linear lighting
-  Ceiling mount exhaust fan
-  Exterior LED sconce lighting
-  LED vanity lighting
-  LED can lighting
-  s.d. Smoke detector
-  c.m. Carbon monoxide detector

#	Comments
1	All electrical installations to comply with current IRC & NEC
2	U-fer ground to be provided as per IRC
3	All outlets to be tamper resistant
4	Branch circuits supplying bedrooms to have arc-fault protection
5	All outlets serving kitchen countertops, garages, baths, unfinished basements, and outdoors must be GFCI protected as per IRC
6	Outlets to be placed along walls so no point is more than 6' from an outlet
7	All smoke detectors to be hard-wired, interconnected, and batter-backed as per code
8	Carbon monoxide detectors to be installed @ each level of home as per IRC
9	All light fixtures above tubs, showers, & wet areas to be waterproof
10	To below



Dyphibane Home

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E103

12 x 18 (paper size) Scale: 3/32" = 1'-0"
24 x 36 (paper size) Scale: 3/16" = 1'-0"

UPPER LEVEL ELECTRICAL PLAN

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

- Building code: Utah Title 15A
- Referenced building code: 2015 International Residential Code
- Dead loads
 - Roof = 15 psf
 - Floor = 12 psf
 - Exterior walls = 12 psf
 - Interior walls = 10 psf
- Live loads
 - Roofs (ordinary construction) = 20 psf
 - Rooms = 40 psf
 - Stairs and exits (1-2 unit dwelling) = 40 psf
 - Balconies (exterior) and decks = 60 psf
 - Uninhabitable attics with limited storage = 20 psf
 - Uninhabitable attics without storage = 10 psf
- Snow load
 - Ground snow load = 54 psf (per USU Snow Load Map)
 - Flat roof snow load = 38 psf
- Earthquake design data
 - Short period acceleration SS = 0.804, SDS = 0.64 g
 - Seismic Design Category D
 - Seismic force resisting system: Light-frame wood walls (wood sheathing)
 - Seismic Response Coefficient 0.100
 - Seismic Base Shear = 19,200 lbs
- Wind design data
 - Ultimate design wind speed, V-Ult = 115 mph
 - Exposure Category C
- Geotechnical design data
 - Site class = D (Default)
 - Soil bearing pressure = 1500 psf
 - Lateral soil pressure = 35 psf
 - Minimum Frost Cover = 36 inches

MATERIALS

- Soil
 - Bearing Soil - Undisturbed native soil or compacted engineered fill (Assumed CL, ML, MH, CH or better)
 - Foundation Backfill - Engineered Fill (Assumed GW, GP, SW, SP, or better)
- Concrete
 - Footings f'c = 3,000psi
 - Walls f'c = 3,000psi
 - Porch Slabs & Garage Slabs f'c = 4,000 psi
 - All other Slabs f'c = 3,500 psi
- Masonry
 - Concrete Masonry Units f'm = 1,900 psi
 - Mortar f'c = 1,900 psi
 - Grout f'c = 2,000 psi
- Reinforcing Bars Grade 60 (60,000 psi), Deformed Bars
- Steel
 - W - Wide Flange A992-50
 - HSS - Hollow Structural Sections A500 Gr. C
 - Pipe A53 Gr. B
 - Angles, Plates, Bars A36
 - Bolts A325
 - Anchor Rods A36
 - Shear Studs A108
 - Welded Wire A1064
- Sawn Lumber Specie - Douglas Fir-Larch
 - Wall Studs & Plates - Stud Grade or better U.N.O.
 - Headers & Beams -
 - 4X and Narrower - No. 2 Grade or better U.N.O.
 - 6X and Wider - No. 1 Grade or better U.N.O.
 - Joists & Rafters - No. 2 Grade or better U.N.O.
 - Posts - No. 2 Grade or better U.N.O.
- Glued Laminated Timber (GLT, GLB) 24F-1.8E Unbalanced U.N.O.
- Structural Composite Lumber
 - Laminated Veneer Lumber (LVL) - Fb = 2,800 psi, E = 2.0E or better U.N.O.
 - Laminated Strand Lumber (LSL) - Fb = 2,400 psi, E = 1.7E or better U.N.O.
 - Parallel Strand Lumber(PSL) - Fc = 2,900 psi, E = 1.7E or better U.N.O.
 - Rim Board APA performance rated or equivalent
- Sheathing Oriented Strand Board (OSB), DOC PS 2 Wood Structural Panels - Sheathing or better
- Wood Fasteners ASTM F1667
 - Nails

Pennyweight	Common
8d	0.131" X 2.5"
10d	0.148" X 3.0"
16d	0.162" X 3.5"
 - Staples ASTM F1667 (1.5" X 7/16" crown)
 - Connector Bolts F1554 Gr. 36 U.N.O.
 - Hold-Down Anchor Bolts F1554 Gr. 36 U.N.O.
 - Sill Plate Anchor Bolts A307
 - Lag Screws A307
- Wood Connectors - Simpson Strong-Tie or equivalent
- Concrete Anchor Epoxy - Simpson SET-XP U.N.O.

GENERAL

- Construction documents are valid for a single use at the project location and shall not be re-used copied, or re-produced without written approval.
- Structural drawings and calculations are based on information provided by the client (in writing) and architectural drawings. The engineer is not responsible for omissions, conflicts, or inaccuracies in architectural plans provided.
- The engineer is not responsible for compliance of architectural, mechanical, electrical, plumbing, or other non-structural systems.
- Printed dimensions shall take precedence over scales shown on construction documents. The engineer is not responsible for providing dimensioned drawings for any portion of the structure.
- The engineer is not responsible for the design and construction of existing structures, except for modifications that are explicitly designed.
- The owner and/ or contractor shall notify the engineer of record, before construction, of any conditions or criteria that are different than what is specified on structural drawings or calculations, including but not limited to third party reports or criteria, site conditions, design criteria, and material specifications.
- Structural information not specified in the structural drawings shall be according to information provided by the respective product manufacturer or a registered design professional as required by the local jurisdiction. All hardware and materials shall be installed per manufacturer specifications.
- The contractor shall become familiar with the construction documents and shall ensure all subcontractors are familiar with their respective responsibilities. The contractor shall also verify the site conditions, elevations, dimensions, doors, windows, walls, stairs, curbs, drains, finishes, etc.
- Any and all structural specifications that are unclear or not understood shall be brought to the attention of the engineer prior to construction.
- Any changes to the structural design must be made with the approval of the engineer of record prior to construction. Notify the engineer prior to making any changes.
- The contractor shall be responsible for the method and sequence of construction. The contractor shall ensure proper temporary shoring and bracing of the structure. Bracing shall stay in place until permanent members are in place and all connections are finished.
- Approval by building inspectors does not guarantee or imply approval by engineer.

FOUNDATIONS AND SOIL

- Footings and foundations shall be supported by undisturbed natural soil or compacted engineered fill (IRC R403.1).
- Surface drainage shall be diverted to a storm sewer conveyance. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet (IRC R401.3).
- The top surface of the footings shall be level. The bottom surface of footings is permitted to have a maximum 10-percent slope. Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground has more than a 10-percent slope (IRC 403.1.5).
- The minimum depth of footings below the undisturbed ground surface shall be 12 inches. Foundation walls, piers, and other permanent supports shall be extended below the frost line, except where otherwise protected from frost. (IRC 403.1.4 and IRC 403.1.4.1).
- Backfill shall not be placed against foundation walls until the walls have sufficient strength and have been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill (IRC R404.1.7).
- Concrete slab-on-ground floor shall be a minimum 3-1/2 inches thick and shall have a 4-inch-thick base course consisting of clean graded sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag passing a 2-inch sieve placed on the prepared subgrade (IRC R506.1 and R506.2.2) U.N.O.
- The area within the foundation walls shall have all vegetation, top soil, and foreign material removed (IRC R506.2).
- Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches for earth (IRC R506.2.1).
- Drains shall be provided around concrete foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered by an approved filter membrane material (IRC R405.1).
- In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces shall be waterproofed. All other foundations that retain earth and enclose interior spaces shall be dampproofed.

CONCRETE

- The nominal maximum size of coarse aggregate shall not exceed one-fifth the narrowest distance between sides of forms, or three-fourths the clear spacing between reinforcing bars or between a bar and the side of the form (IRC R404.1.3.3.3).
- Reinforcement shall be secured in the proper location in the forms with tie wire or other bar support system to prevent displacement during the concrete placement operation. Steel reinforcement in concrete cast against earth shall have a minimum cover of 3 inches. Minimum cover for reinforcement in concrete cast in removable forms that will be exposed to the earth or weather shall be 1-1/2 inches for No. 5 bars and smaller, and 2 inches for No. 6 bars and larger. For concrete cast in removable forms that will not be exposed to the earth or weather, and for concrete cast in stay-in-place forms, minimum cover shall be ¾ inch. The minus tolerance for cover shall not exceed the smaller of one-third the required cover or 3/8 inch (IRC R404.1.3.3.7.4).

- Vertical and horizontal wall reinforcement shall be the longest lengths practical. Where splices are necessary in reinforcement, the length of the lap splice shall be in accordance with Table R608.5.4(1) and Figure R608.5.4(1) (IRC R404.1.3.3.7.5).
- Forms shall provide sufficient strength to contain concrete during the concrete placement operation (IRC R404.1.3.3.6).
- Lintels shall be provided over all openings equal to or greater than 2 feet in width. (IRC 608.8.2).
- Pipes and conduits that run through concrete walls, foundations, or footings shall be approved by engineer.
- Hole drilling and epoxying of post-installed anchoring or reinforcement shall conform to manufacturer's requirements of training, cleaning, installation, and inspection.

MASONRY AND STONE VENEER

- Masonry and stone veneer shall be installed over a backing of wood and shall not exceed 4 inches in thickness (IRC R703.8).
- 2 inch adhered veneer and other thin-cut stone shall be anchored per manufacturer's specifications
- Masonry veneer shall not support any vertical load other than the dead load of the veneer above. (R703.8.3).

WOOD AND FRAMING

- Wood materials used for the structure shall be marked or identified by the provider with their grade and/ or material properties.
- Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches nominal in thickness; or by attachment to a full-depth header, band or rim joist, or to an adjoining stud or shall be otherwise provided with lateral support to prevent rotation (IRC R502.7).
- Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations (IRC R502.7).
- Deck beams shall be attached to deck posts in accordance with structural details or by other equivalent means capable to resist lateral displacement. Manufactured post-to-beam connectors shall be sized for the post and beam sizes. All bolts shall have washers under the head and nut (IRC R507.7.1).
- Isolated posts shall bear on footings in accordance with structural details and shall be restrained to prevent lateral displacement at the bottom support. Such lateral restraint shall be provided by manufactured connectors installed in accordance with manufacturers' instructions (IRC R507.8.1).
- Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches. Joints in plates need not occur over studs. Plates shall be not less than 2-inches nominal thickness and have a width not less than the width of the studs (IRC R602.3.2).
- Where joists, trusses or rafters are spaced more than 16 inches on center and the bearing studs below are spaced 24 inches on center, such members shall bear within 5 inches of the studs beneath (IRC R602.3.3).
- Studs shall have full bearing on a nominal 2-by or larger plate or sill having a width not less than the width of the studs (IRC R602.3.4).
- Interior load-bearing walls shall be constructed, framed and fireblocked as specified for exterior walls (IRC R602.4).
- All posts shall extend down through the entire structure to the foundation and shall be laterally supported at all floor levels; install squash blocking at rim joist under all posts, trimmers, and columns.
- Wall studs shall not be spliced vertically and shall be continuous from bottom plate to double top plate except where interrupted by a header, beam, truss, or joist.
- No less than three studs shall be installed at corners of exterior walls.
- Trimmers, king studs, posts, and columns shall be the same size lumber as the wall studs U.N.O.
- Columns, posts, and trimmers shall be as wide s the member they support. Girder trusses, beams, and other members shall have full bearing on supports.
- Dimensional lumber joists and rafters shall have 1-1/2 inches of bearing on wood or bear on hanger designed for the load. I-joist joists and rafters shall have bearing per manufacturer specifications or bear on hangers designed for the load.
- Wall studs shall have full bearing on 2X nominal bottom plate
- Full height of bearing walls and shear walls shall not be interrupted with ceiling joists or plates. Sheathing shall run continuous from floor sheathing to roof sheathing or from slab to floor framing U.N.O.
- Contractor shall be responsible for all connections. Connections must carry the load of the member. Contact engineer for assistance if non-standard connections are required.
- No structural member shall be cut or notched unless shown on structural plans or approved by engineer.
- Hangers, hardware, and connectors shall have all nail/ screw holes filled U.N.O.

TRUSSES

- Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional where required by the statutes of the jurisdiction in which the project is to be constructed (IRC R 502.11.1).
- Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for the building and on the individual truss design drawings (IRC R502.11.2).
- Truss members and components shall not be cut, notched, spliced or otherwise altered in any way without the approval of a registered design professional (IRC R502.11.3).
- Truss design drawings shall be submitted to engineer of record to be verified for general conformance with structural design prior to fabrication and installation. Truss manufacturer is responsible for design and specification of trusses, bracing, and connections.

SOLID STRUCTURAL ENGINEERING

info@solidse.com
801.960.2998 - solidse.com

Project # : **220212**

Date: **02-17-2022**



TI DYPHIBANE
HUNTSVILLE B&B
HUNTSVILLE, UT 84317

1188 SOUTH OLD TRAPPERS LOOP ROAD

Revisions

1	12-16-2022	ANCHORS/ FOUNDATIONS
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

GENERAL STRUCTURAL NOTES

GSN

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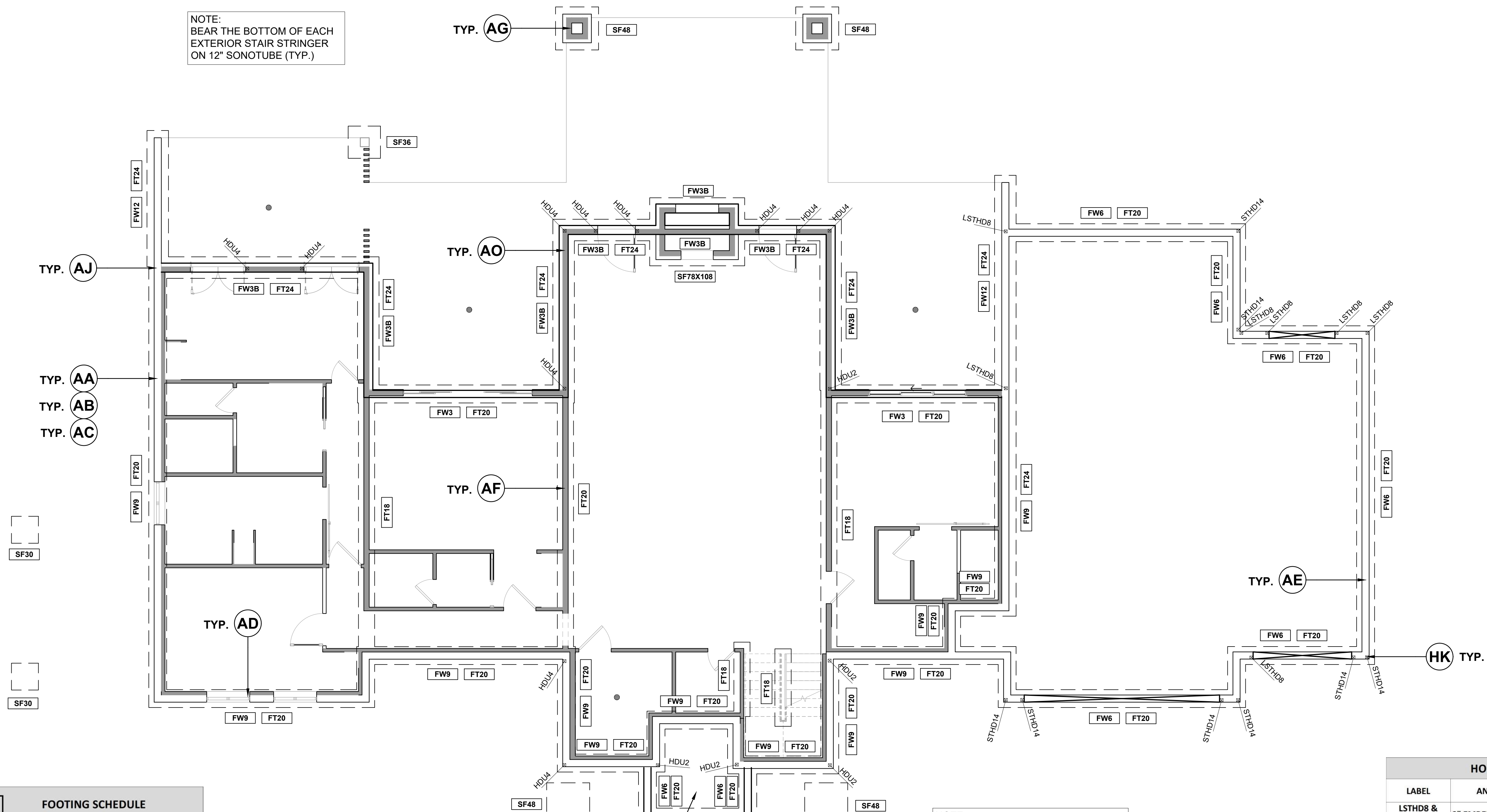
Project #: 220212

Date: 02-17-2022



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NOTE:
BEAR THE BOTTOM OF EACH
EXTERIOR STAIR STRINGER
ON 12" SONOTUBE (TYP.)



NOTE:
POUR NON-SHRINK GROUT IN AREAS
WHERE TOPS OF CONCRETE WALLS
ARE UN-EVEN; ALL HOLD DOWNS AND
ANCHOR BOLTS SHALL HAVE FULL
EMBEDMENT INTO THE CONCRETE
(EXCLUDING GROUT THICKNESS)

FOOTING SCHEDULE				
FT #	WIDTH	THICKNESS	REINFORCEMENT	
			LONGITUDINAL	TRANSVERSE
FT18	18"	10"	(2) #4	NA
FT20	20"	10"	(2) #4	NA
FT24	24"	10"	(2) #4	NA
SF30	30"	10"	(3) #4	(3) #4
SF36	36"	12"	(4) #4	(4) #4
SF48	48"	12"	(6) #4	(6) #4
SF78X108	78" X 108"	12"	(8) #5	(6) #5
SF48D	48"	18"	(4) #4 T & B	(4) #4 T & B

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS

FOUNDATION WALL SCHEDULE					
FW #	MAX HEIGHT	WIDTH	REINFORCEMENT		
			VERTICAL	HORIZONTAL	FTG. DOWELS
FW3	3'	8"	#4 @ 32"	(3) #4	#4 @ 32"
FW3B	3'	10"	#4 @ 32"	(3) #4	#4 @ 32"
FW6	6'	8"	#4 @ 24"	(5) #4	#4 @ 24"
FW9	9'	8"	#4 @ 16"	(7) #4	#4 @ 16"
FW12	12'	8"	#5 @ 12"	(12) #4	#5 @ 12"

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS

SIMPSON WSWH 18X15 WITH
WSWH AB1 AND (2) #3 HAIRPINS;
SEE 1 / SD3 & 2 / SD4 FOR
ANCHORAGE INSTALLATION;
ANCHORS SHALL HAVE 11"
EMBEDMENT INTO FOOTING

SIMPSON WSWH 18X15 WITH
WSWH AB1 AND (2) #3 HAIRPINS;
SEE 1 / SD3 & 2 / SD4 FOR
ANCHORAGE INSTALLATION;
ANCHORS SHALL HAVE 11"
EMBEDMENT INTO FOOTING

1 FOUNDATION PLAN

- SCALE: 24X36 - 3/16" = 1'-0"
- NOTES:
- SILL PLATE ANCHORAGE SHALL BE 5/8" A.B. @ 32" O.C. (UNLESS NOTED OTHERWISE)
 - ANCHORAGE IS PERMITTED TO BE 5/8" TITEN HD ANCHORS @ 32" O.C.
 - TITEN HD ANCHORS SHALL HAVE 7" EMBEDMENT (MINIMUM, EXCLUDING SILL PLATE AND NON-SHRINK GROUT)
 - BLOCK OUT FOUNDATION WALLS FOR GARAGE DOOR OPENINGS
 - EPOXIED ANCHORS SHALL FOLLOW ALL INSPECTION AND MANUFACTURER REQUIREMENTS FOR DRILLING, CLEANING, AND INSTALLATION (BUILDER SHALL BE RESPONSIBLE FOR FOLLOWING JURISDICTION INSPECTION REQUIREMENTS)

HOLD DOWN SCHEDULE			
LABEL	ANCHOR	MINIMUM FASTENERS	MIN POST SIZE
LSTHD8 & LSTHD14R	8" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
STHD14 & STHD14R	14" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
HDU2-SDS2.5	5/8" THREADED ROD - 9" EMBED. ⁴	1/4" X 2-1/2" SDS	(2) 2X
HDU4-SDS2.5	5/8" THREADED ROD - 14" EMBED. ⁴	1/4" X 2-1/2" SDS	(2) 2X
CS16	FLOOR-TO-FLOOR STRAP (11" END LENGTHS)	10d X 2-1/2"	(2) 2X
MST48	FLOOR-TO-FLOOR STRAP	10d X 2-1/2"	(2) 2X
MST60	FLOOR-TO-FLOOR STRAP	10d X 2-1/2"	(2) 2X

1. ALL HOLD-DOWN DESIGNATIONS ARE SIMPSON STRONG-TIE
2. EQUIVALENT HOLD-DOWNS ARE PERMITTED
3. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
4. THREADED RODS SHALL BE F1554 GR. 36 INSTALLED WITH SIMPSON SET-3G EPOXY; FOLLOW MANUFACTURER'S INSTRUCTIONS FOR DRILLING, CLEANING AND INSTALLATION OF EPOXY ANCHORS

Revisions	
1	12-16-2022 ANCHORS/ FOUNDATIONS
2	-
3	-
4	-
5	-
6	-
7	-
8	-

FOUNDATIONS

SO.O



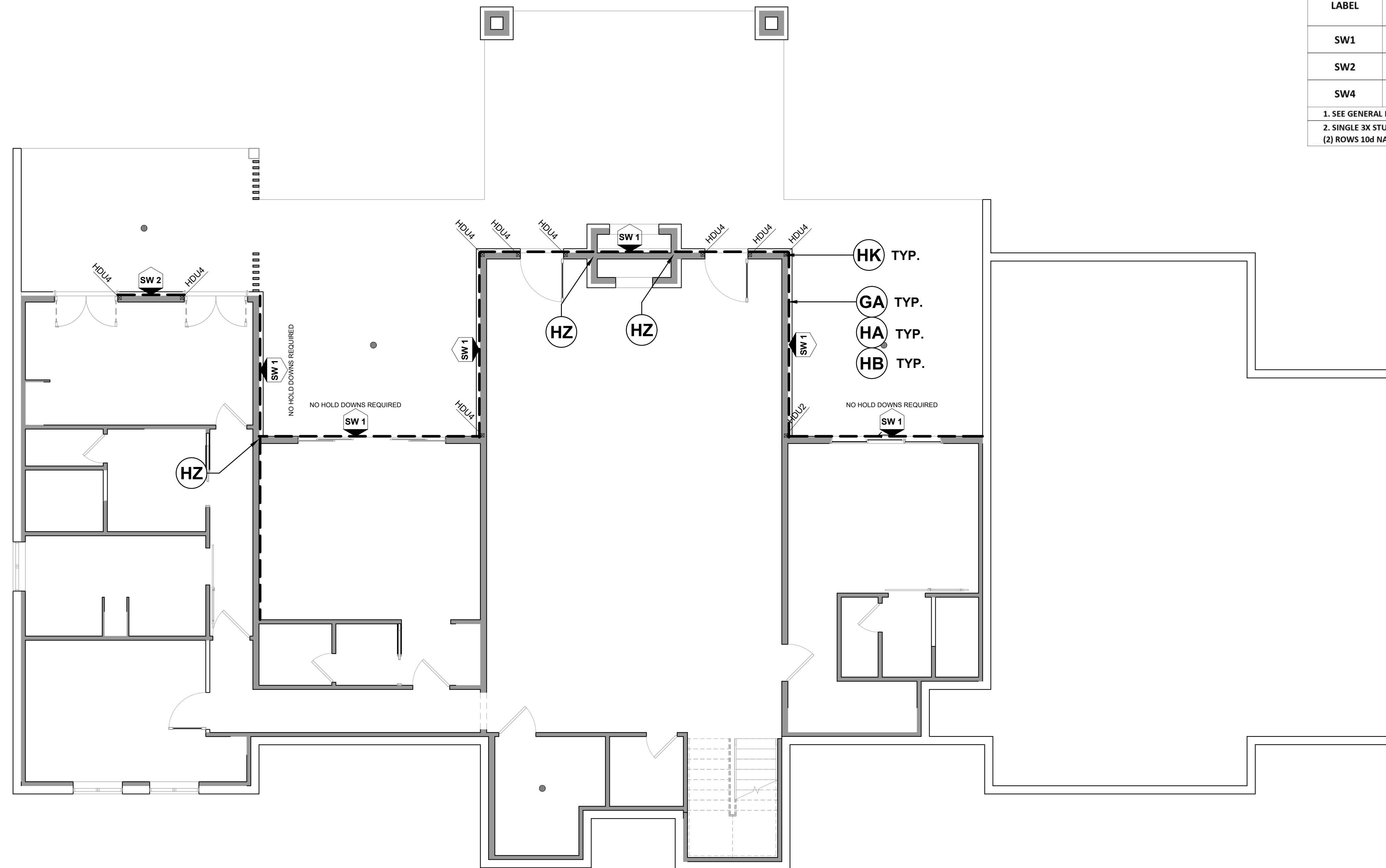
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HUNTSVILLE, UT 84317

SW#	SHEATHING	FASTENER			PANEL EDGE STUDS
		TYPE	PANEL EDGE SPACING	PANEL FIELD SPACING	
SW1	7/16" OSB	8d NAIL or 1-1/2" STAPLE	6" (NAIL) 3" (STAPLE)	12"	2X
SW2	7/16" OSB	8d NAIL	4"	12"	2X
SW4	7/16" OSB	8d NAIL	2"	12"	3X or (2) 2X ²

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS
2. SINGLE 3X STUDS AT ADJOINING PANEL EDGES MAY BE SUBSTITUTED WITH (2) 2X STUDS STITCH NAILED TOGETHER WITH (2) ROWS 10d NAILS @ 4" O.C. STAGGERED

HOLD DOWN SCHEDULE			
LABEL	ANCHOR	MINIMUM FASTENERS	MIN POST SIZE
LSTHD8 & LSTHDRJ	8" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
STHD14 & STHD14RJ	14" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
HDU2-SDS2.5	5/8" THREADED ROD - 9" EMBED.*	1/4" X 2-1/2" SDS	(2) 2X
HDU4-SDS2.5	5/8" THREADED ROD - 14" EMBED.*	1/4" X 2-1/2" SDS	(2) 2X
CS16	FLOOR-TO-FLOOR STRAP (11" END LENGTHS)	10d X 2-1/2"	(2) 2X
MST48	FLOOR-TO-FLOOR STRAP	10d X 2-1/2"	(2) 2X
MST60	FLOOR-TO-FLOOR STRAP	10d X 2-1/2"	(2) 2X

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1 BASEMENT WALL PLAN
SCALE: 24X36 - 3/16" = 1'-0"

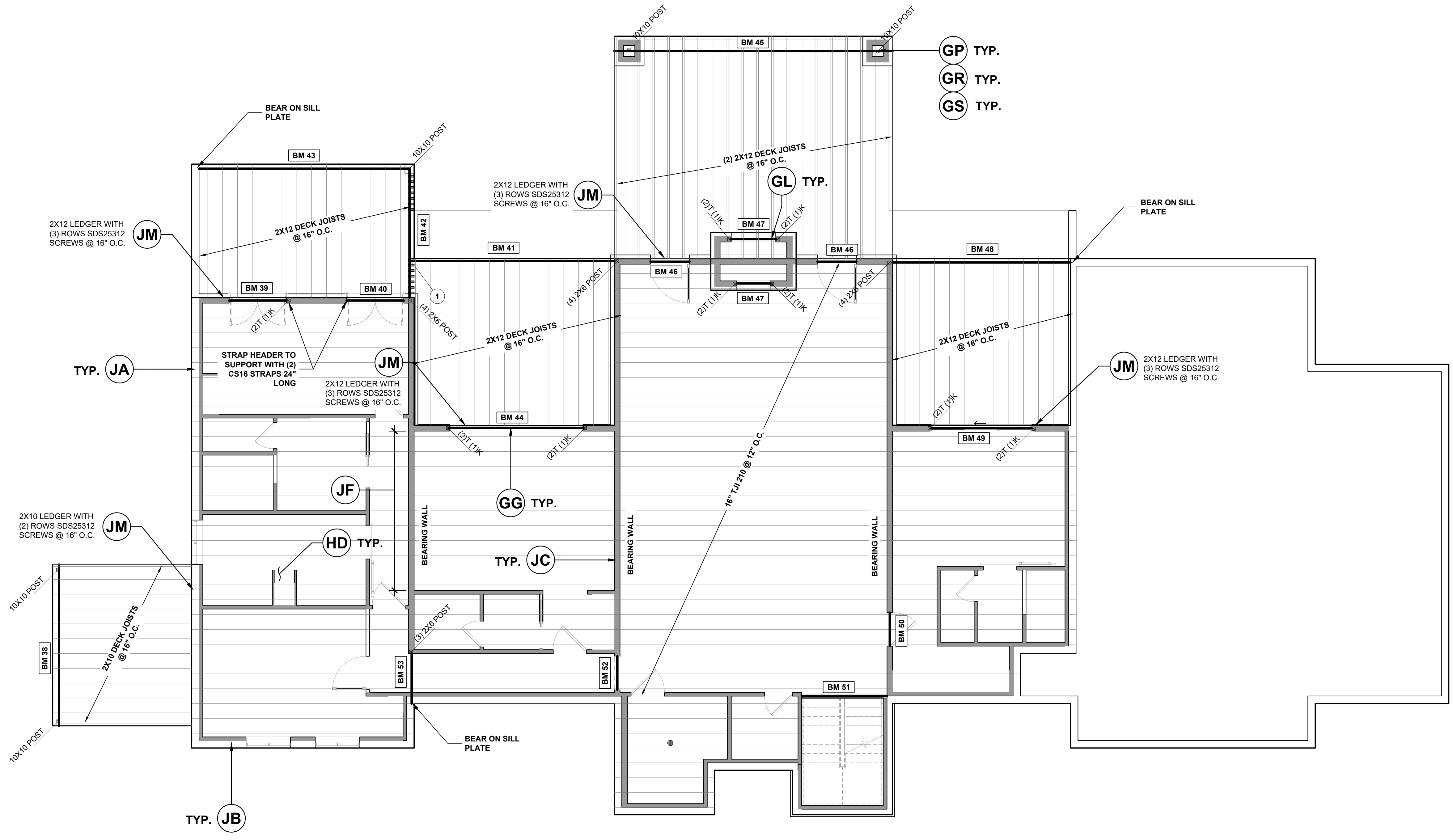
- NOTES:
- SILL PLATE ANCHORAGE SHALL BE 5/8" A.B. @ 32" O.C. (UNLESS NOTED OTHERWISE)
 - ANCHORAGE IS PERMITTED TO BE 5/8" TITEN HD ANCHORS @ 32" O.C.
 - TITEN HD ANCHORS SHALL HAVE 7" EMBEDMENT (MINIMUM, EXCLUDING SILL PLATE AND NON-SHRINK GROUT)
 - EXTERIOR BEARING WALLS SHALL BE 2X6 DF STUD @ 16" O.C. (UNLESS NOTED OTHERWISE)
 - ALL EXTERIOR WALLS TO BE SHEATHED AS SW1 (UNLESS NOTED OTHERWISE)

Revisions	
1	12-16-2022 ANCHORS/ FOUNDATIONS
2	-
3	-
4	-
5	-
6	-
7	-
8	-

BASEMENT WALLS



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BM #	BEAM SCHEDULE	#	HANGER
LABEL	SIZE	1	2
BM 1	(2) 2 X 6	-	-
BM 2	(3) 1-3/4 X 9-1/2 LVL	-	-
BM 3	(3) 2 X 8	-	-
BM 4	10 X 10	-	-
BM 5	10 X 10	-	-
BM 6	10 X 10	-	-
BM 7	(3) 2 X 6	-	-
BM 8	(3) 2 X 6	-	-
BM 9	10 X 10	-	-
BM 10	10 X 12	-	-
BM 11	10 X 12	-	-
BM 12	(3) 2 X 10	-	-
BM 13	(3) 2 X 8	-	-
BM 14	8 X 12	-	-
BM 15	8 X 12	-	-
BM 16	(2) 1-3/4 X 9-1/2 LVL	-	-
BM 17	10 X 14	-	-
BM 18	10 X 16	-	-
BM 19	10 X 16	-	-
BM 20	(3) 2 X 10	-	-
BM 21	(2) 1-3/4 X 11-7/8 LVL	-	-
BM 22	3-1/8 X 9 GLB	-	-
BM 23	10 X 20	-	-
BM 24	10 X 20	-	-
BM 25	10 X 20	6,503# (Cd = 115)	-
BM 26	10 X 20	-	-
BM 27	10 X 20	-	-
BM 28	10 X 20	6,214# (Cd = 115)	6,214# (Cd = 115)
BM 29	(3) 2 X 8	-	-
BM 30	(2) 2 X 6	-	-
BM 31	1-3/4 X 11-7/8 LVL	2,396# (Cd = 115)	-
BM 32	(3) 2 X 8	-	-
BM 33	(3) 2 X 10	2,469# (Cd = 115)	-
BM 34	(3) 2 X 10	-	-
BM 35	(2) 2 X 10	1,373# (Cd = 100)	-
BM 36	(3) 2 X 10	1,891# (Cd = 115)	-
BM 37	(3) 2 X 6	-	-
BM 38	10 X 10	-	-
BM 39	(3) 2 X 10	-	-
BM 40	(3) 2 X 8	-	-
BM 41	10 X 14	5,372# (Cd = 100)	-
BM 42	10 X 14	-	-
BM 43	10 X 14	-	-
BM 44	(3) 1-3/4 X 11-7/8 LVL	-	-
BM 45	10 X 20	-	-
BM 46	(3) 2 X 8	-	-
BM 47	(3) 2 X 10	-	-
BM 48	10 X 12	-	-
BM 49	(2) 1-3/4 X 9-1/2 LVL	-	-
BM 50	(3) 2 X 6	-	-
BM 51	1-3/4 X 16 LVL	-	-
BM 52	(3) 2 X 6	-	-
BM 53	1-3/4 X 16 LVL	-	-
BM 54	(2) 1-3/4 X 11-7/8 LVL	-	-

DIAPHRAGM SCHEDULE					
TYPE	SHEATHING	SPAN RATING	FASTENER		
			TYPE	PANEL EDGE SPACING	PANEL FIELD SPACING
ROOF	7/16 OSB	24/16	8d NAIL or 1-1/2" STAPLE	6"	12"
FLOOR	23/32 OSB	48/24	8d NAIL or EQUIVALENT	6"	12"

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS

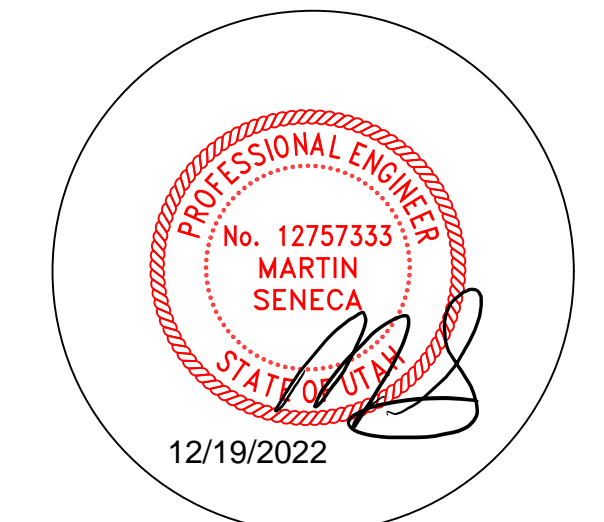
1 MAIN FLOOR FRAMING PLAN

SCALE: 24X36 - 3/16" = 1'-0"

- NOTES:
- ALL HEADERS SHALL BE SUPPORTED BY (1) TRIMMER (1) KING (UNLESS NOTED OTHERWISE)
 - ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY (2) 2X POST (UNLESS NOTED OTHERWISE)
 - FLOOR SYSTEM SHALL BE 16" TJI 210 @ 16" O.C. (UNLESS NOTED OTHERWISE)
 - FLOOR BEAMS ARE DESIGNED TO BE FLUSH (UNLESS NOTED OTHERWISE)

Revisions	
1	12-16-2022 ANCHORS/ FOUNDATIONS
2	-
3	-
4	-
5	-
6	-
7	-
8	-

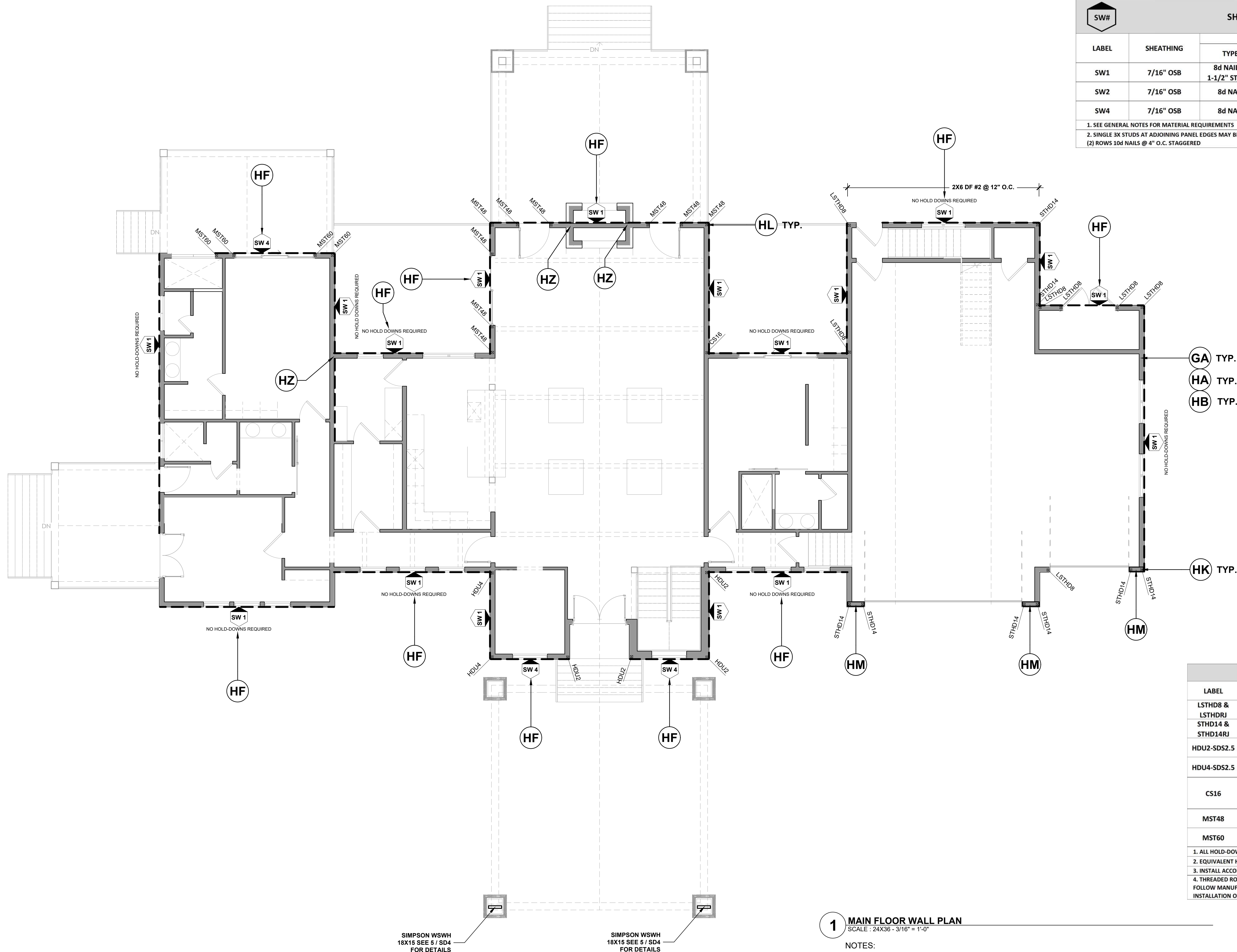
MAIN FLOOR FRAMING



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HUNTSVILLE, UT 84317

SW#	SHEATHING	FASTENER			PANEL EDGE STUDS
		TYPE	PANEL EDGE SPACING	PANEL FIELD SPACING	
SW1	7/16" OSB	8d NAIL or 1-1/2" STAPLE	6" (NAIL) 3" (STAPLE)	12"	2X
SW2	7/16" OSB	8d NAIL	4"	12"	2X
SW4	7/16" OSB	8d NAIL	2"	12"	3X or (2) 2X ²

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS
2. SINGLE 3X STUDS AT ADJOINING PANEL EDGES MAY BE SUBSTITUTED WITH (2) 2X STUDS STITCH NAILED TOGETHER WITH (2) ROWS 10d NAILS @ 4" O.C. STAGGERED



HOLD DOWN SCHEDULE			
LABEL	ANCHOR	MINIMUM FASTENERS	MIN POST SIZE
LSTHD8 & LSTHDRJ	8" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
STHD14 & STHD14RJ	14" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
HDU2-SDS2.5	5/8" TREADED ROD - 9" EMBED. ⁴	1/4" X 2-1/2" SDS	(2) 2X
HDU4-SDS2.5	5/8" TREADED ROD - 14" EMBED. ⁴	1/4" X 2-1/2" SDS	(2) 2X
CS16	FLOOR-TO-FLOOR STRAP (11" END LENGTHS)	10d X 2-1/2"	(2) 2X
MST48	FLOOR-TO-FLOOR STRAP	10d X 2-1/2"	(2) 2X
MST60	FLOOR-TO-FLOOR STRAP	10d X 2-1/2"	(2) 2X

1. ALL HOLD-DOWN DESIGNATIONS ARE SIMPSON STRONG-TIE
2. EQUIVALENT HOLD-DOWNS ARE PERMITTED
3. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
4. TREADED RODS SHALL BE F1554 GR. 36 INSTALLED WITH SIMPSON SET-3G EPOXY; FOLLOW MANUFACTURER'S INSTRUCTIONS FOR DRILLING, CLEANING AND INSTALLATION OF EPOXY ANCHORS

1 MAIN FLOOR WALL PLAN
SCALE: 24X36 - 3/16" = 1'-0"

NOTES:
1. SILL PLATE ANCHORAGE SHALL BE 5/8" A.B. @ 32" O.C. (UNLESS NOTED OTHERWISE)
1.1. ANCHORAGE IS PERMITTED TO BE 5/8" TITEN HD ANCHORS @ 32" O.C.
1.2. TITEN HD ANCHORS SHALL HAVE 7" EMBEDMENT (MINIMUM, EXCLUDING SILL PLATE AND NON-SHRINK GROUT)
2. SOLE PLATE ANCHORAGE SHALL BE 10d NAILS @ 6" O.C. (UNLESS NOTED OTHERWISE)
3. EXTERIOR WALLS SHALL BE 2X6 DF STUD @ 16" O.C. (UNLESS NOTED OTHERWISE)
4. ALL EXTERIOR WALLS TO BE SHEATHED AS SW1 (UNLESS NOTED OTHERWISE)

SIMPSON WSWH 18X15 SEE 5 / SD4 FOR DETAILS

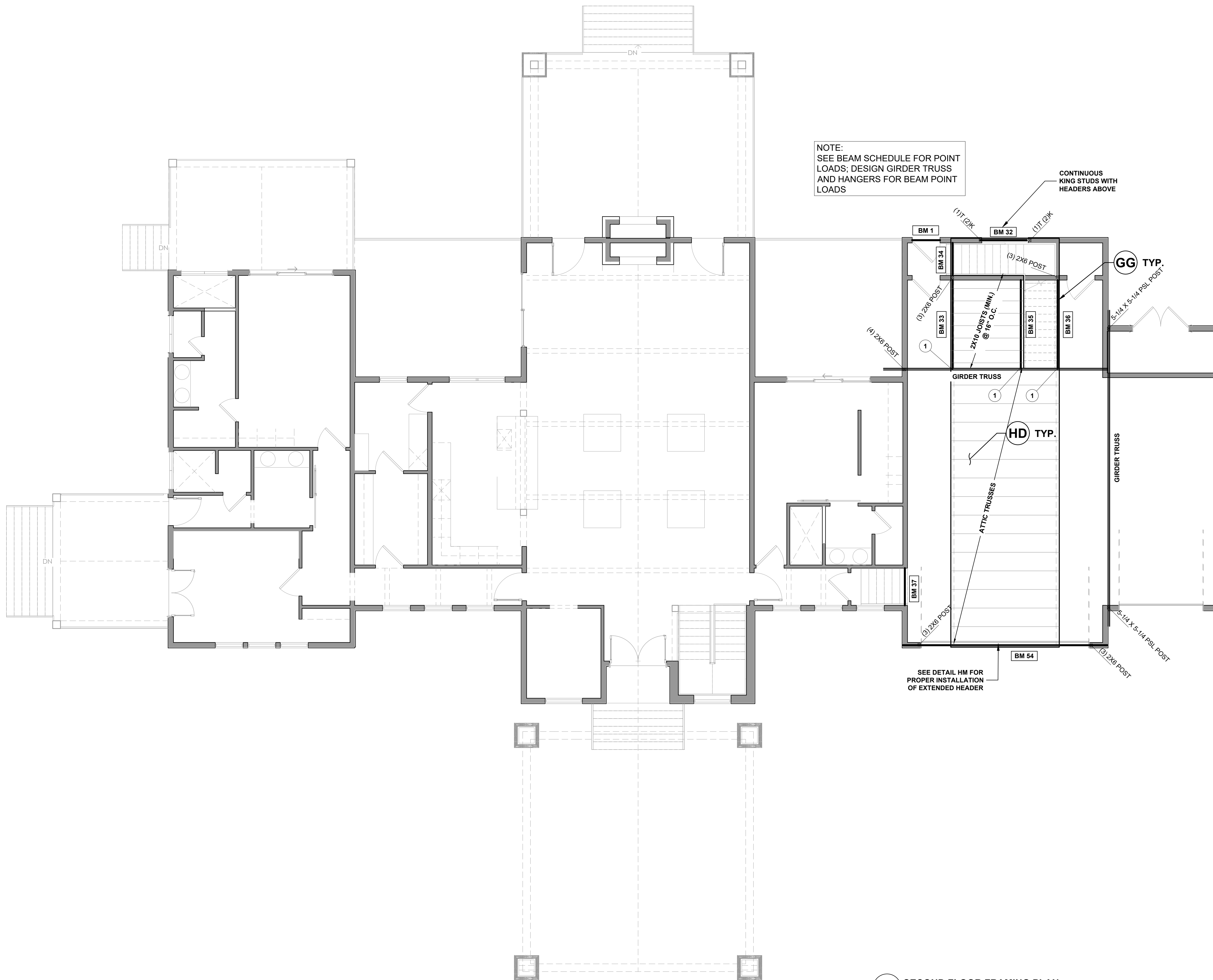
SIMPSON WSWH 18X15 SEE 5 / SD4 FOR DETAILS

Revisions	
1	12-16-2022 ANCHORS/ FOUNDATIONS
2	-
3	-
4	-
5	-
6	-
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MAIN FLOOR WALLS



TI DYPHIBANE
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 1188 SOUTH OLD TRAPPERS LOOP ROAD
 HUNTSVILLE, UT 84317



BM #	BEAM SCHEDULE	#	HANGER
LABEL	SIZE	1	2
BM 1	(2) 2 X 6	-	-
BM 2	(3) 1-3/4 X 9-1/2 LVL	-	-
BM 3	(3) 2 X 8	-	-
BM 4	10 X 10	-	-
BM 5	10 X 10	-	-
BM 6	10 X 10	-	-
BM 7	(3) 2 X 6	-	-
BM 8	(3) 2 X 6	-	-
BM 9	10 X 10	-	-
BM 10	10 X 12	-	-
BM 11	10 X 12	-	-
BM 12	(3) 2 X 10	-	-
BM 13	(3) 2 X 8	-	-
BM 14	8 X 12	-	-
BM 15	8 X 12	-	-
BM 16	(2) 1-3/4 X 9-1/2 LVL	-	-
BM 17	10 X 14	-	-
BM 18	10 X 16	-	-
BM 19	10 X 16	-	-
BM 20	(3) 2 X 10	-	-
BM 21	(2) 1-3/4 X 11-7/8 LVL	-	-
BM 22	3-1/8 X 9 GLB	-	-
BM 23	10 X 20	-	-
BM 24	10 X 20	-	-
BM 25	10 X 20	6,503# (Cd = 115)	-
BM 26	10 X 20	-	-
BM 27	10 X 20	-	-
BM 28	10 X 20	6,214# (Cd = 115)	6,214# (Cd = 115)
BM 29	(3) 2 X 8	-	-
BM 30	(2) 2 X 6	-	-
BM 31	1-3/4 X 11-7/8 LVL	2,396# (Cd = 115)	-
BM 32	(3) 2 X 8	-	-
BM 33	(3) 2 X 10	2,469# (Cd = 115)	-
BM 34	(3) 2 X 10	-	-
BM 35	(2) 2 X 10	1,373# (Cd = 100)	-
BM 36	(3) 2 X 10	1,891# (Cd = 115)	-
BM 37	(3) 2 X 6	-	-
BM 38	10 X 10	-	-
BM 39	(3) 2 X 10	-	-
BM 40	(3) 2 X 8	-	-
BM 41	10 X 14	5,372# (Cd = 100)	-
BM 42	10 X 14	-	-
BM 43	10 X 14	-	-
BM 44	(3) 1-3/4 X 11-7/8 LVL	-	-
BM 45	10 X 20	-	-
BM 46	(3) 2 X 8	-	-
BM 47	(3) 2 X 10	-	-
BM 48	10 X 12	-	-
BM 49	(2) 1-3/4 X 9-1/2 LVL	-	-
BM 50	(3) 2 X 6	-	-
BM 51	1-3/4 X 16 LVL	-	-
BM 52	(3) 2 X 6	-	-
BM 53	1-3/4 X 16 LVL	-	-
BM 54	(2) 1-3/4 X 11-7/8 LVL	-	-

TYPE	SHEATHING	SPAN RATING	FASTENER		
			TYPE	PANEL EDGE SPACING	PANEL FIELD SPACING
ROOF	7/16 OSB	24/16	8d NAIL or 1-1/2" STAPLE	6"	12"
FLOOR	23/32 OSB	48/24	8d NAIL or EQUIVALENT	6"	12"

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS

1 SECOND FLOOR FRAMING PLAN
SCALE: 24X36 - 3/16" = 1'-0"

- NOTES:
- ALL HEADERS SHALL BE SUPPORTED BY (1) TRIMMER (1) KING (UNLESS NOTED OTHERWISE)
 - ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY (2) 2X POST (UNLESS NOTED OTHERWISE)
 - FLOOR BEAMS ARE DESIGNED TO BE FLUSH (UNLESS NOTED OTHERWISE)

Revisions

1	12-16-2022	ANCHORS/ FOUNDATIONS
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

SECOND FLOOR FRAMING



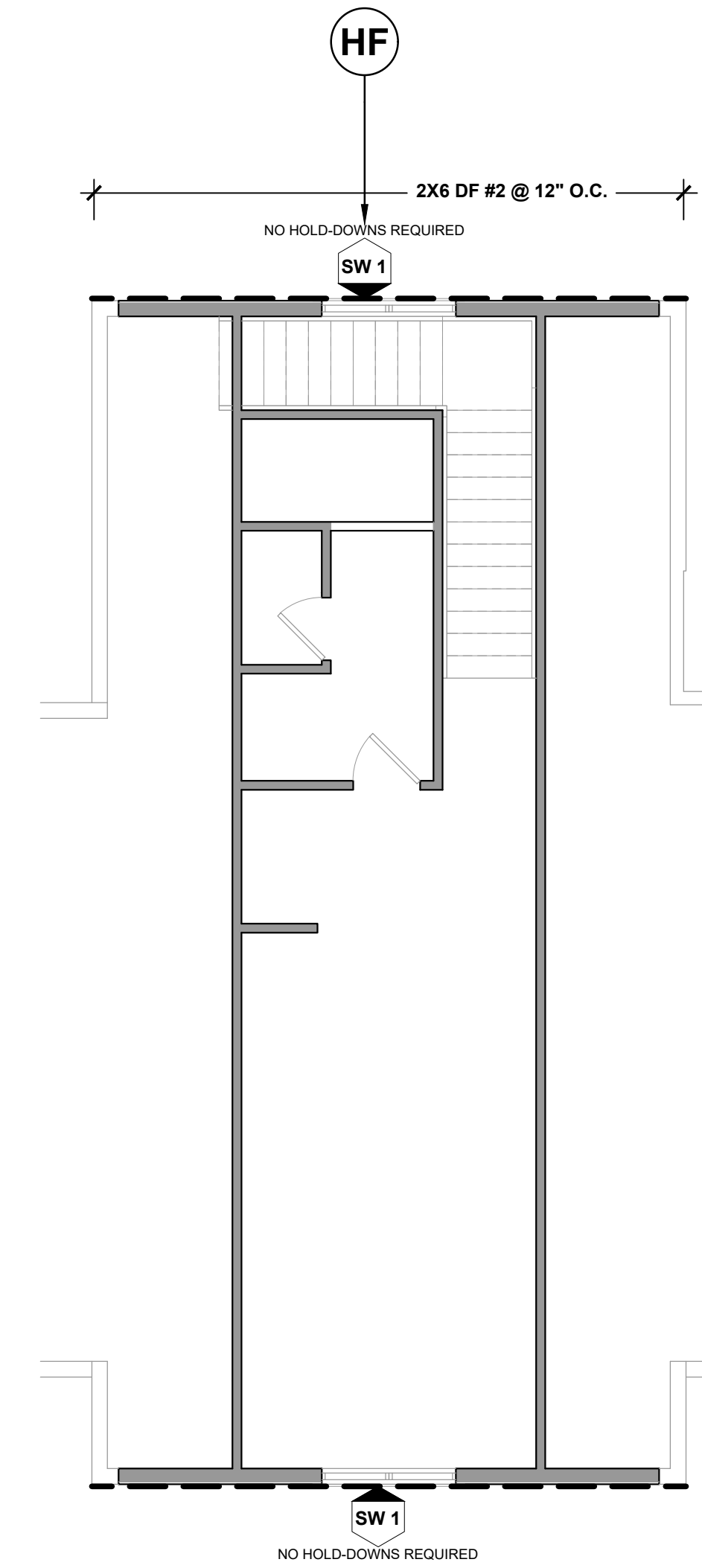
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HUNTSVILLE, UT 84317

SW#	SHEATHING	FASTENER			PANEL EDGE STUDS
		TYPE	PANEL EDGE SPACING	PANEL FIELD SPACING	
SW1	7/16" OSB	8d NAIL or 1-1/2" STAPLE	6" (NAIL) 3" (STAPLE)	12"	2X
SW2	7/16" OSB	8d NAIL	4"	12"	2X
SW4	7/16" OSB	8d NAIL	2"	12"	3X or (2) 2X ²

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS
2. SINGLE 3X STUDS AT ADJOINING PANEL EDGES MAY BE SUBSTITUTED WITH (2) 2X STUDS STITCH NAILED TOGETHER WITH (2) ROWS 10d NAILS @ 4" O.C. STAGGERED

LABEL	ANCHOR	MINIMUM FASTENERS	MIN POST SIZE
LSTHD8 & LSTHDRJ	8" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
STHD14 & STHD14RJ	14" EMBEDDED STRAP	10d X 2-1/2"	(2) 2X
HDU2-SDS2.5	5/8" THREADED ROD - 9" EMBED, ⁴	1/4" X 2-1/2" SDS	(2) 2X
HDU4-SDS2.5	5/8" THREADED ROD - 14" EMBED, ⁴	1/4" X 2-1/2" SDS	(2) 2X
CS16	FLOOR-TO-FLOOR STRAP (11" END LENGTHS)	10d X 2-1/2"	(2) 2X
MST48	FLOOR-TO-FLOOR STRAP	10d X 2-1/2"	(2) 2X
MST60	FLOOR-TO-FLOOR STRAP	10d X 2-1/2"	(2) 2X

1. ALL HOLD-DOWN DESIGNATIONS ARE SIMPSON STRONG-TIE
2. EQUIVALENT HOLD-DOWNS ARE PERMITTED
3. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
4. THREADED RODS SHALL BE F1554 GR. 36 INSTALLED WITH SIMPSON SET-3G EPOXY; FOLLOW MANUFACTURER'S INSTRUCTIONS FOR DRILLING, CLEANING AND INSTALLATION OF EPOXY ANCHORS



1 SECOND FLOOR WALL PLAN
SCALE : 24X36 - 3/16" = 1'-0"

NOTES:

- SOLE PLATE ANCHORAGE SHALL BE 10d NAILS @ 6" O.C. (UNLESS NOTED OTHERWISE)
- EXTERIOR WALLS SHALL BE 2X6 DF STUD @ 16" O.C. (UNLESS NOTED OTHERWISE)
- ALL EXTERIOR WALLS TO BE SHEATHED AS SW1 (UNLESS NOTED OTHERWISE)

Revisions

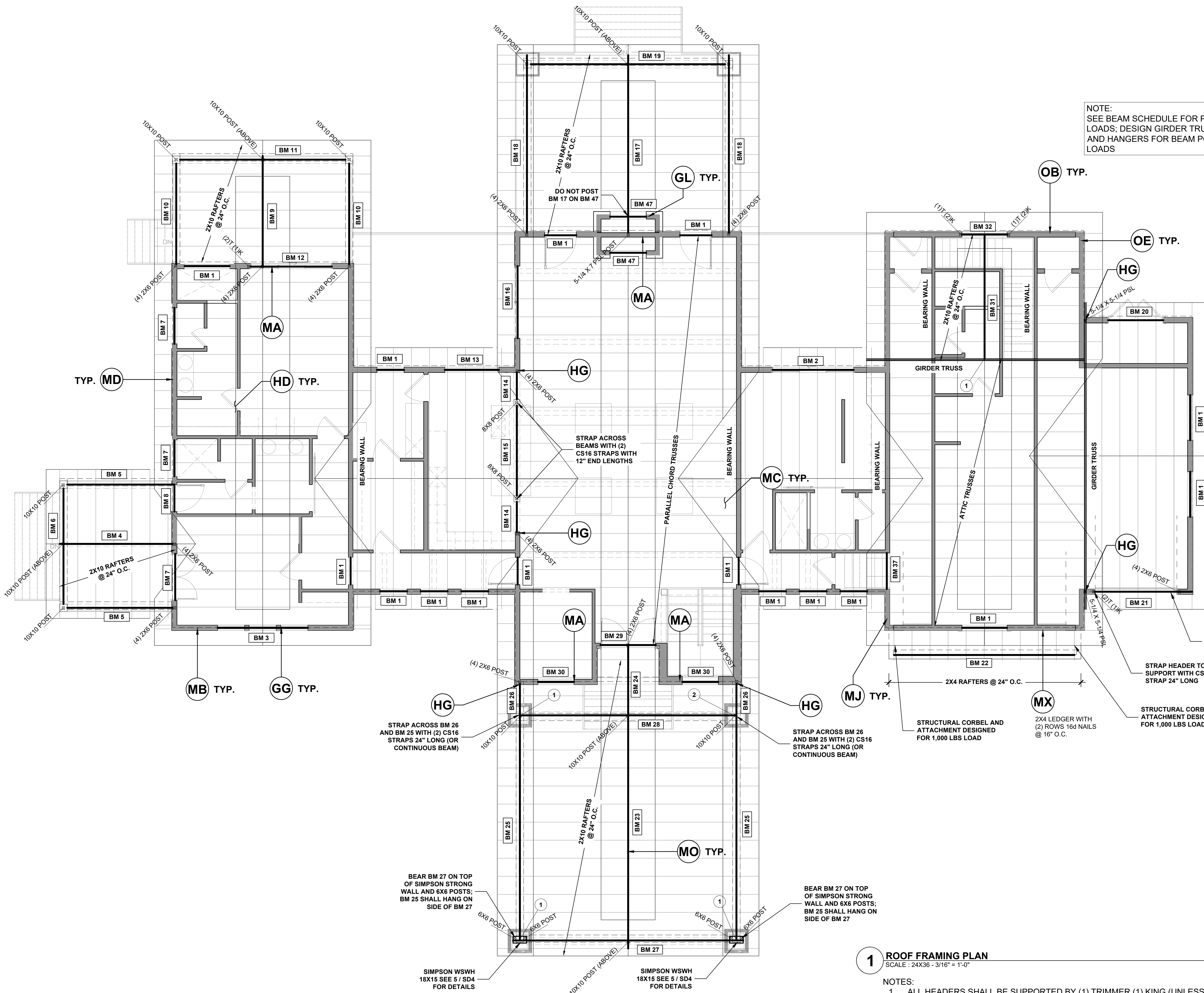
1	12-16-2022 ANCHORS/ FOUNDATIONS
2	-
3	-
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SECOND FLOOR WALLS

S2.1



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NOTE:
SEE BEAM SCHEDULE FOR POINT LOADS; DESIGN GIRDER TRUSS AND HANGERS FOR BEAM POINT LOADS

BM #	BEAM SCHEDULE	#	HANGER
LABEL	SIZE	1	2
BM 1	(2) 2 X 6	-	-
BM 2	(3) 1-3/4 X 9-1/2 LVL	-	-
BM 3	(3) 2 X 8	-	-
BM 4	10 X 10	-	-
BM 5	10 X 10	-	-
BM 6	10 X 10	-	-
BM 7	(3) 2 X 6	-	-
BM 8	(3) 2 X 6	-	-
BM 9	10 X 10	-	-
BM 10	10 X 12	-	-
BM 11	10 X 12	-	-
BM 12	(3) 2 X 10	-	-
BM 13	(3) 2 X 8	-	-
BM 14	8 X 12	-	-
BM 15	8 X 12	-	-
BM 16	(2) 1-3/4 X 9-1/2 LVL	-	-
BM 17	10 X 14	-	-
BM 18	10 X 16	-	-
BM 19	10 X 16	-	-
BM 20	(3) 2 X 10	-	-
BM 21	(2) 1-3/4 X 11-7/8 LVL	-	-
BM 22	3-1/8 X 9 GLB	-	-
BM 23	10 X 20	-	-
BM 24	10 X 20	-	-
BM 25	10 X 20	6,503# (Cd = 115)	-
BM 26	10 X 20	-	-
BM 27	10 X 20	-	-
BM 28	10 X 20	6,214# (Cd = 115)	6,214# (Cd = 115)
BM 29	(3) 2 X 8	-	-
BM 30	(2) 2 X 6	-	-
BM 31	1-3/4 X 11-7/8 LVL	2,396# (Cd = 115)	-
BM 32	(3) 2 X 8	-	-
BM 33	(3) 2 X 10	2,469# (Cd = 115)	-
BM 34	(3) 2 X 10	-	-
BM 35	(2) 2 X 10	1,373# (Cd = 100)	-
BM 36	(3) 2 X 10	1,891# (Cd = 115)	-
BM 37	(3) 2 X 6	-	-
BM 38	10 X 10	-	-
BM 39	(3) 2 X 10	-	-
BM 40	(3) 2 X 8	-	-
BM 41	10 X 14	5,372# (Cd = 100)	-
BM 42	10 X 14	-	-
BM 43	10 X 14	-	-
BM 44	(3) 1-3/4 X 11-7/8 LVL	-	-
BM 45	10 X 20	-	-
BM 46	(3) 2 X 8	-	-
BM 47	(3) 2 X 10	-	-
BM 48	10 X 12	-	-
BM 49	(2) 1-3/4 X 9-1/2 LVL	-	-
BM 50	(3) 2 X 6	-	-
BM 51	1-3/4 X 16 LVL	-	-
BM 52	(3) 2 X 6	-	-
BM 53	1-3/4 X 16 LVL	-	-
BM 54	(2) 1-3/4 X 11-7/8 LVL	-	-

1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS
2. ALL CONNECTOR DESIGNATIONS ARE SIMPSON STRONG-TIE; EQUIVALENT CONNECTORS ARE PERMITTED, INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
3. WHERE HANGER IS SPECIFIED AS "XXXX", PROVIDE HANGER ADEQUATE FOR STATED LOAD

DIAPHRAGM SCHEDULE					
TYPE	SHEATHING	SPAN RATING	FASTENER TYPE	PANEL EDGE SPACING	PANEL FIELD SPACING
ROOF	7/16 OSB	24/16	8d NAIL @ 1-1/2" STAPLE	6"	12"
FLOOR	23/32 OSB	48/24	8d NAIL @ EQUIVALENT	6"	12"

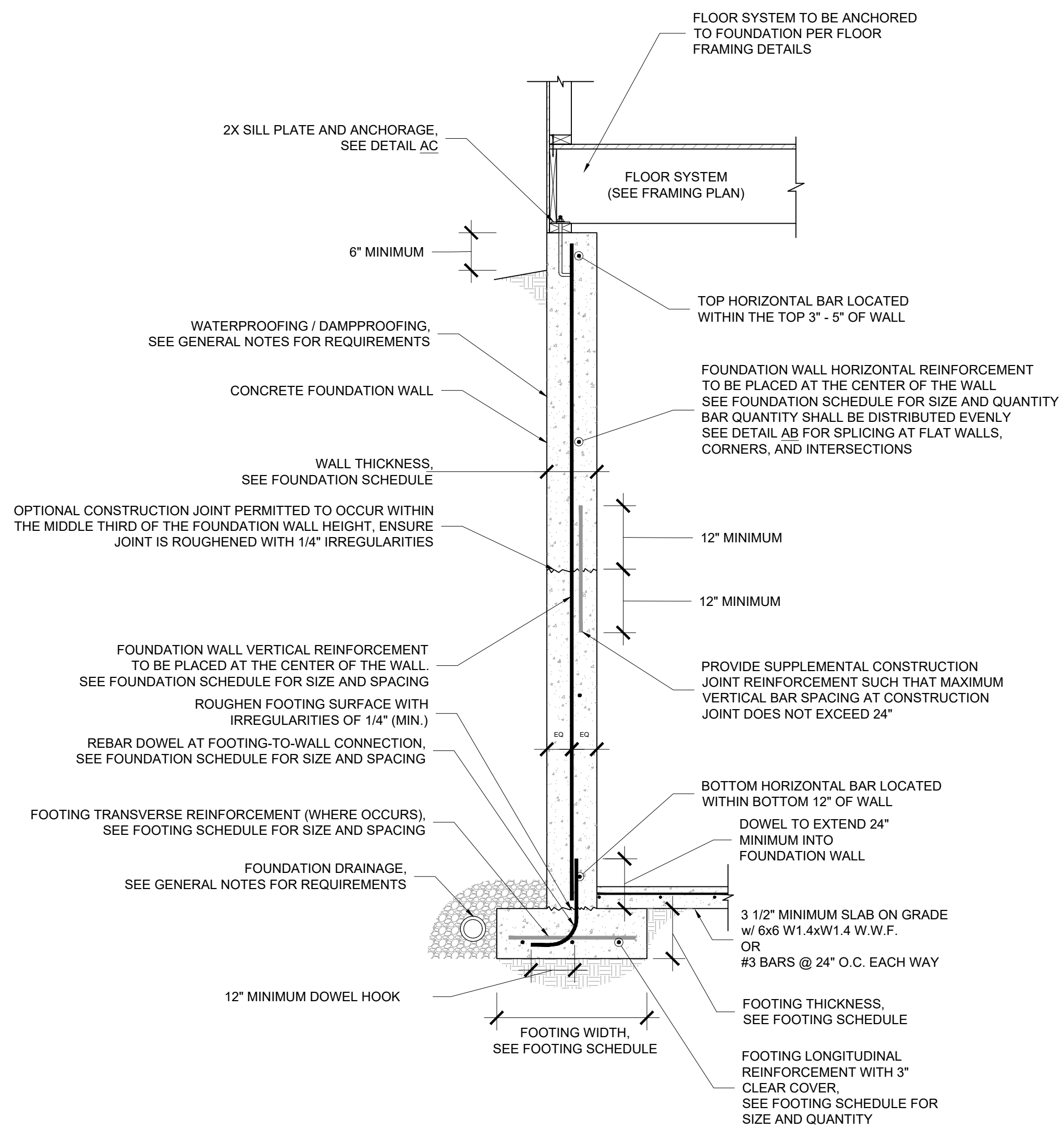
1. SEE GENERAL NOTES FOR MATERIAL REQUIREMENTS

- 1 ROOF FRAMING PLAN**
SCALE: 24X36 - 3/16" = 1'-0"
- NOTES:
- ALL HEADERS SHALL BE SUPPORTED BY (1) TRIMMER (1) KING (UNLESS NOTED OTHERWISE)
 - ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY (2) 2X POST (UNLESS NOTED OTHERWISE)
 - ROOF SYSTEM SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. (UNLESS NOTED OTHERWISE)

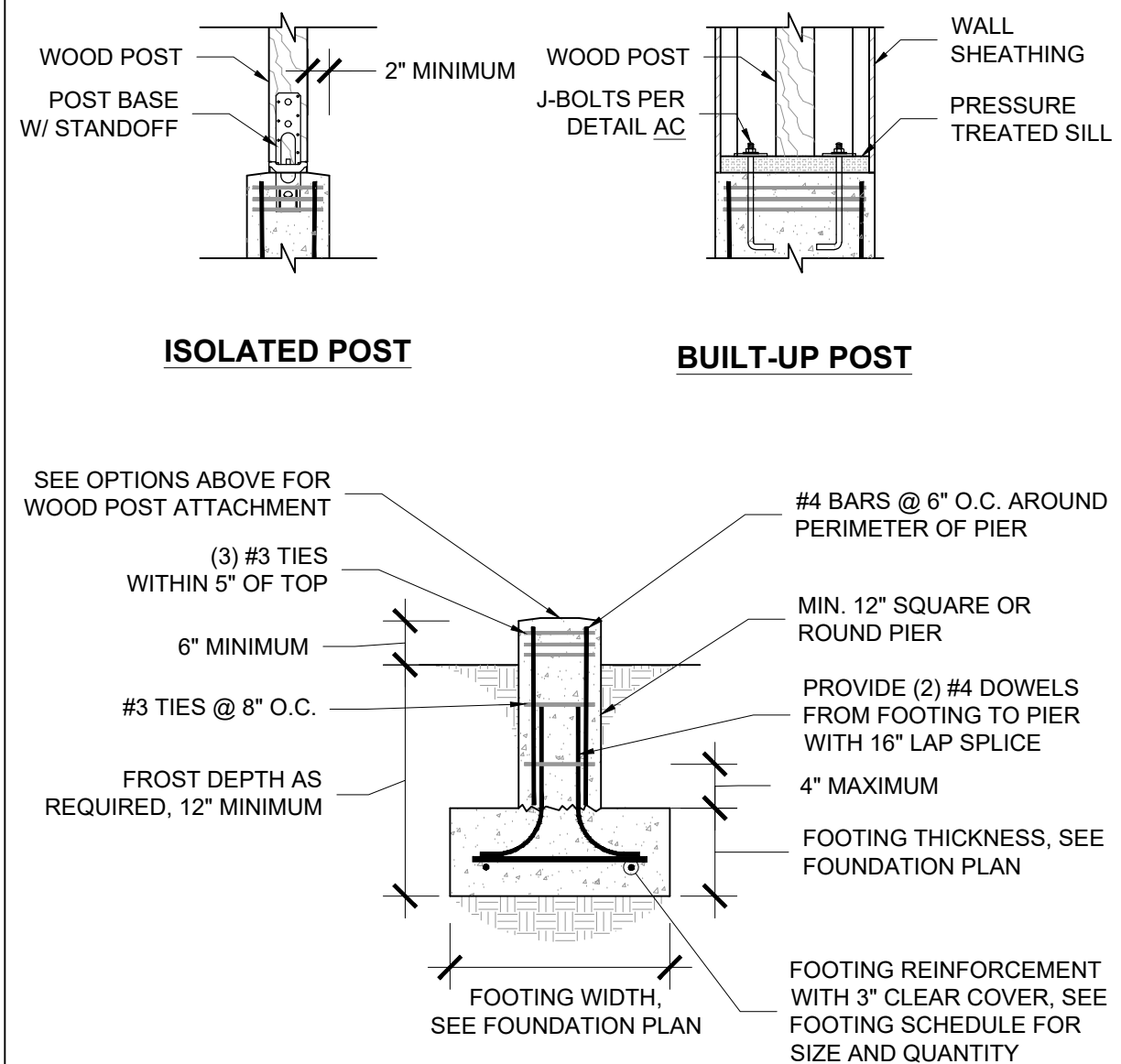
Revisions	
1	12-16-2022 ANCHORS/ FOUNDATIONS
2	-
3	-
4	-
5	-
6	-
7	-
8	-

ROOF FRAMING

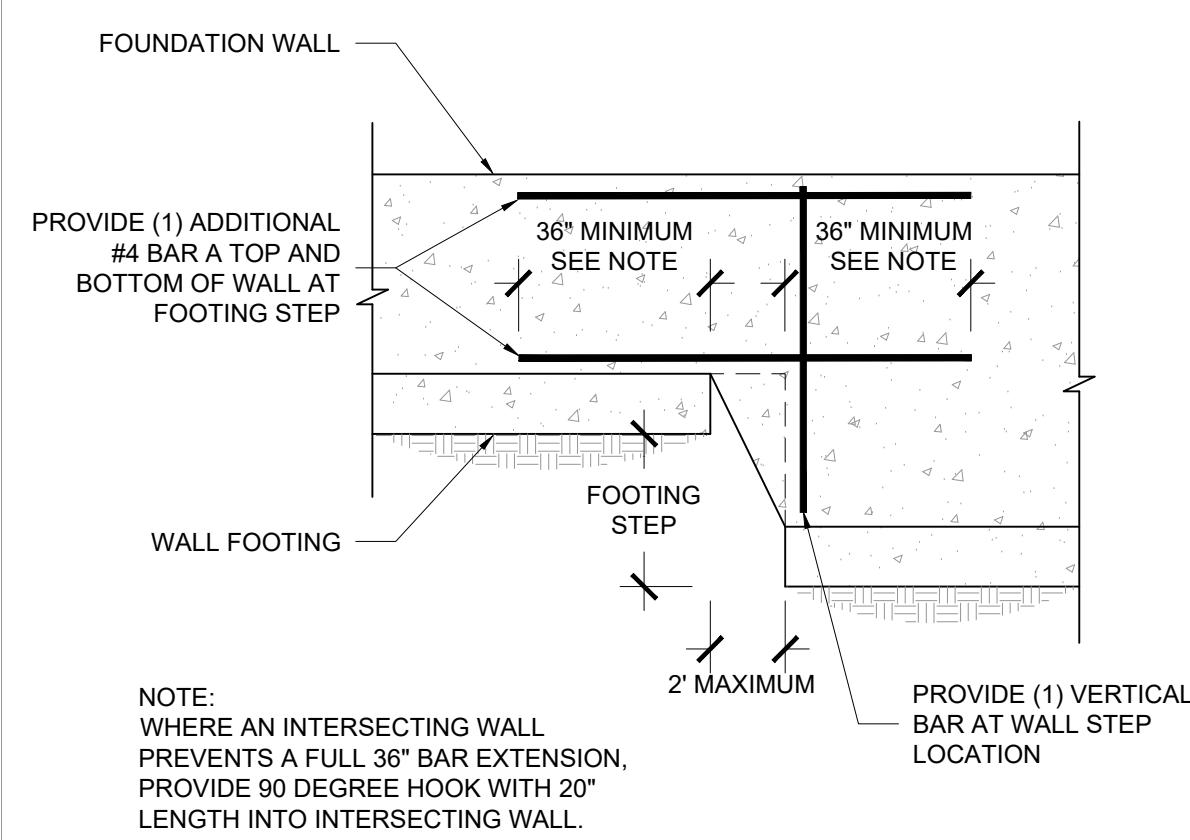
- NOTES:
- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE WALLS HAVE CURED TO ACHIEVE THEIR FULL 28-DAY STRENGTH.
 - FOUNDATION WALLS WITH MORE THAN 48" OF UNBALANCED SOIL SHALL BE ANCHORED TO THE FLOOR ABOVE PRIOR TO BACKFILL BEING PLACED AGAINST THE WALL.



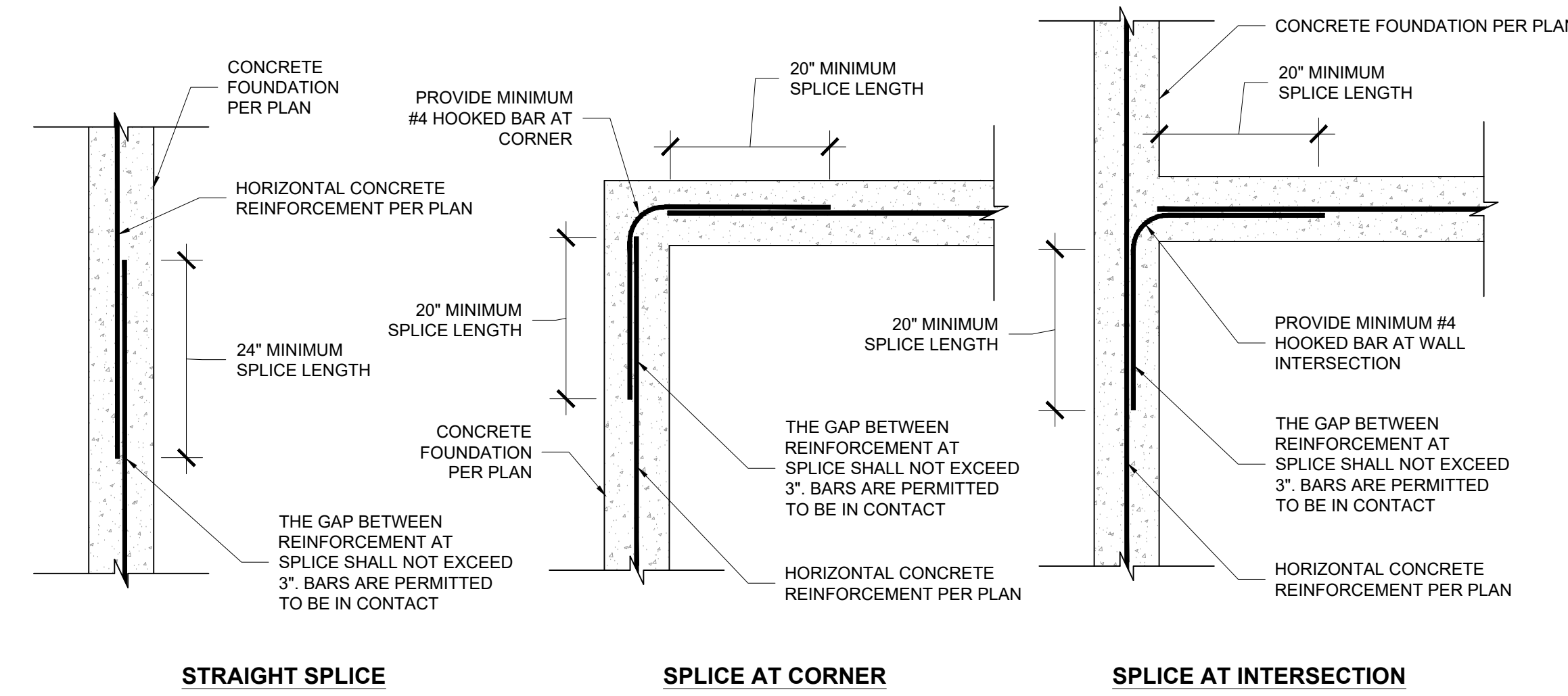
AA FOUNDATION AT EXTERIOR WALL - BASEMENT OR CRAWLSPACE
SCALE : NTS



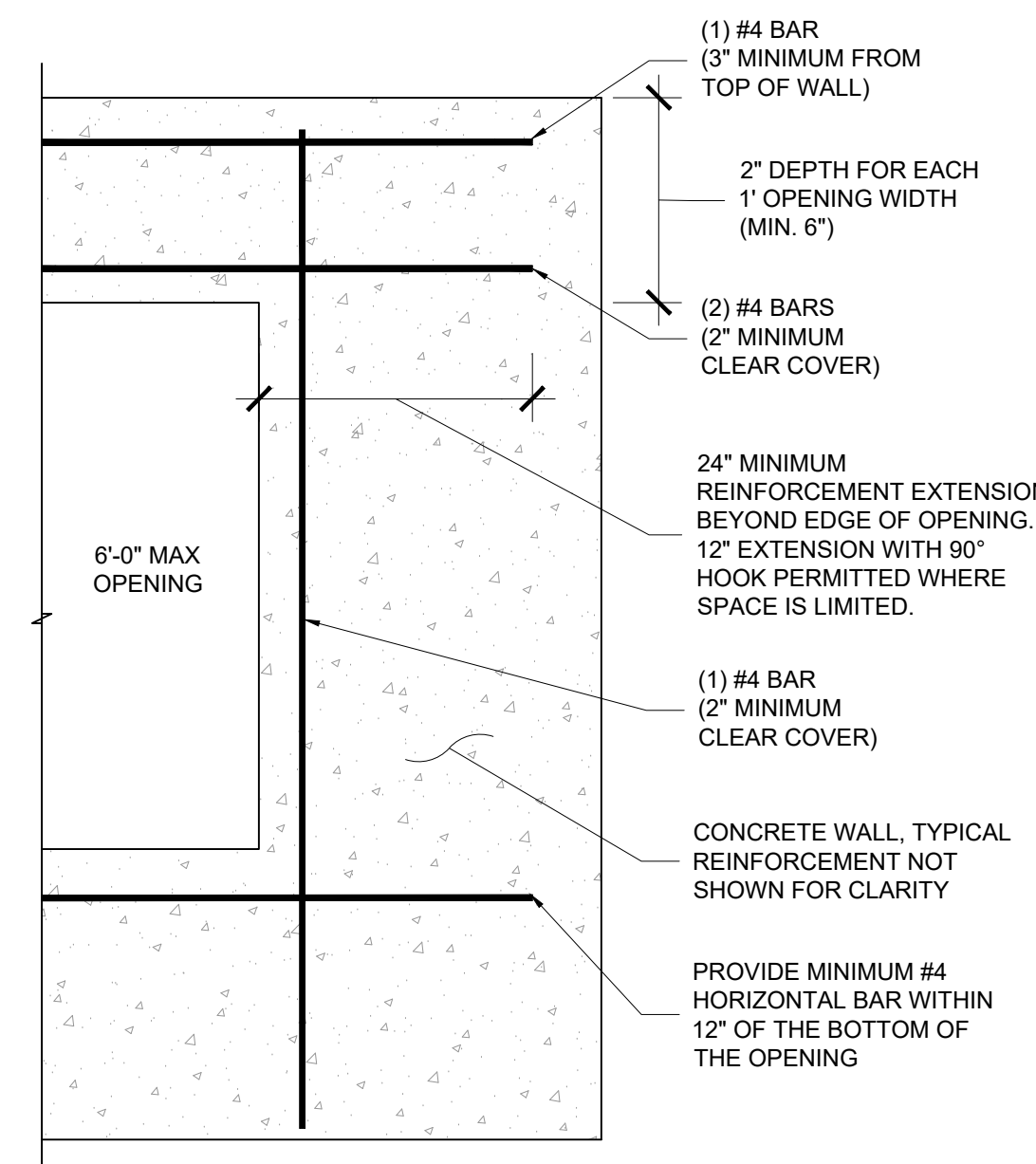
AG EXTERIOR SPOT FOOTING
SCALE : NTS



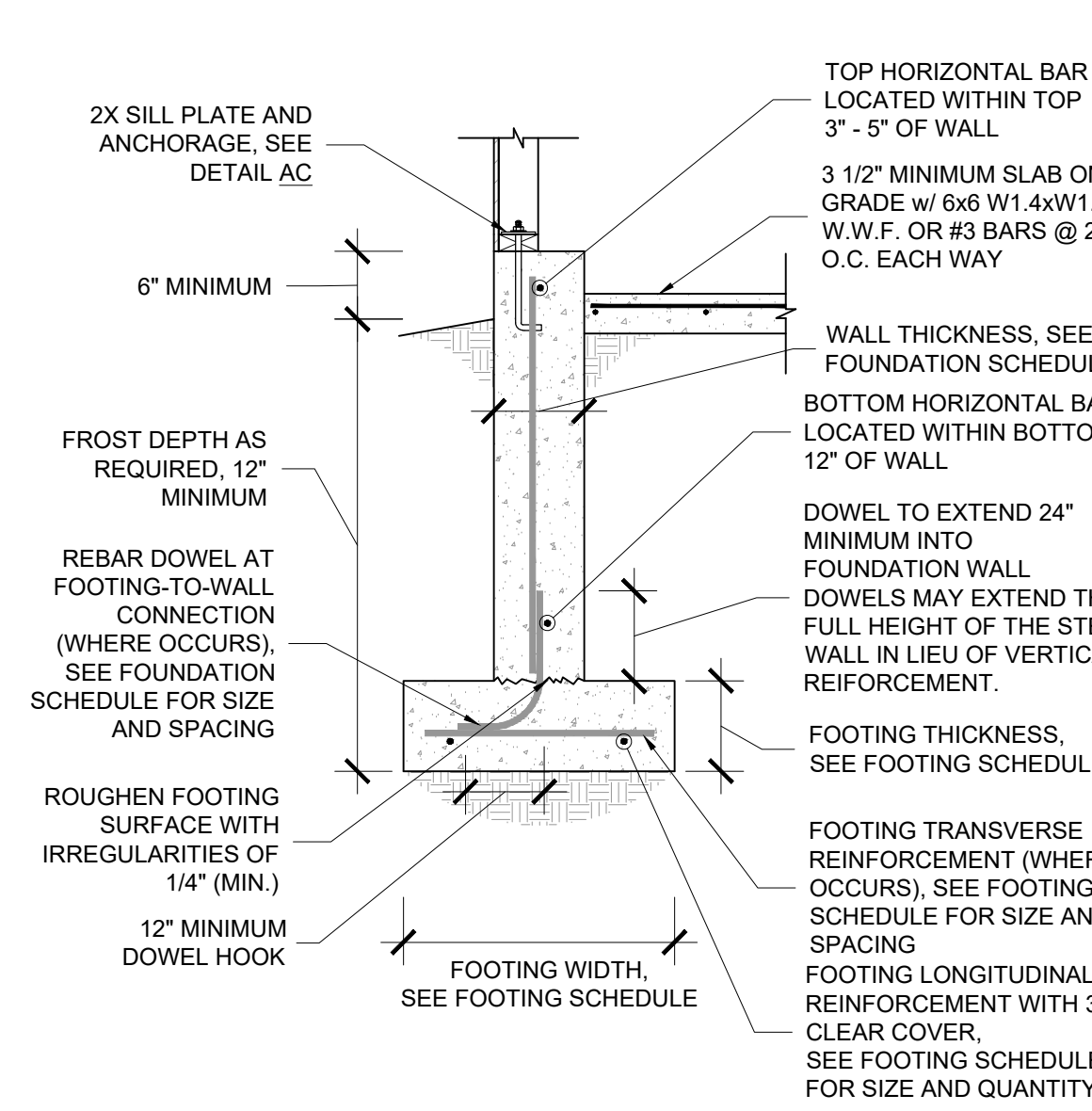
AJ STEPPED FOOTING
SCALE : NTS



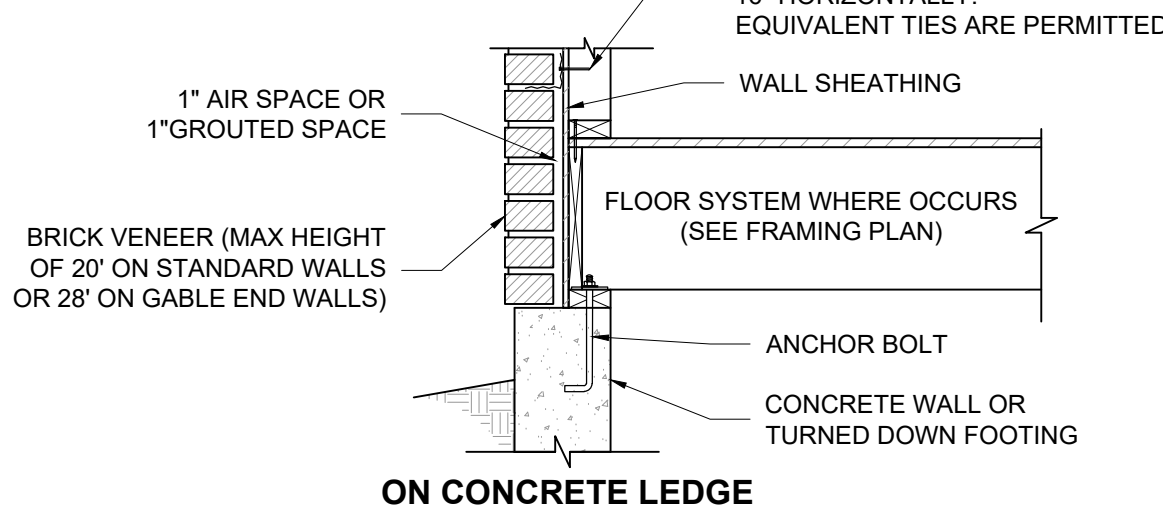
AB REINFORCEMENT SPLICES AT FOUNDATIONS
SCALE : NTS



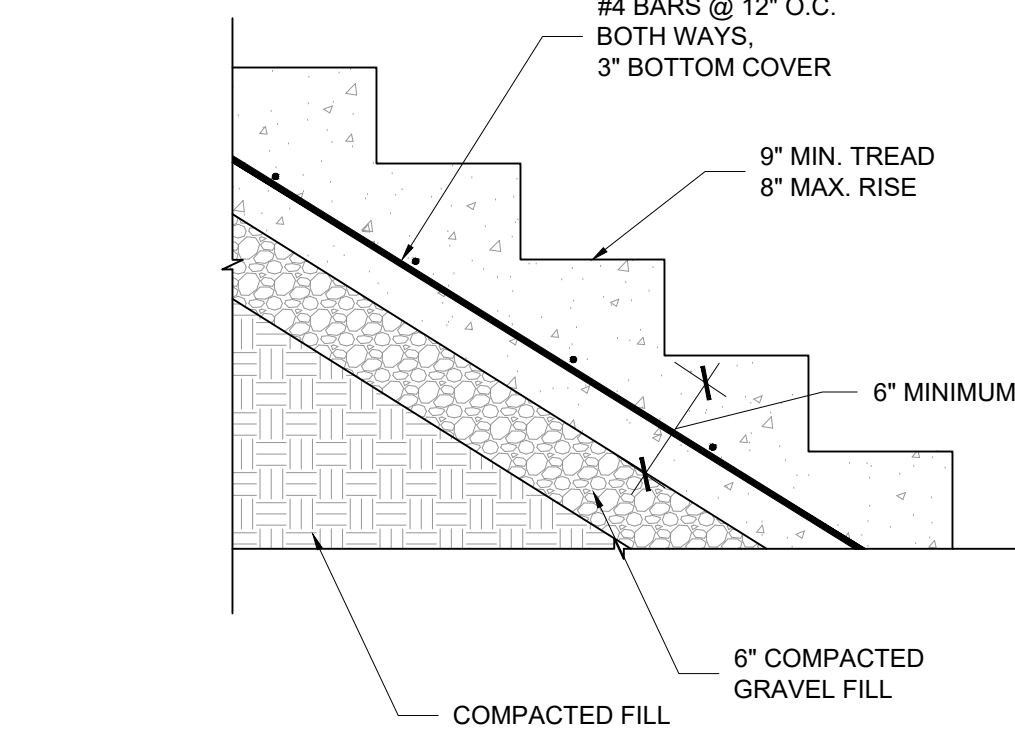
AD CONCRETE WALL LINTEL
SCALE : NTS



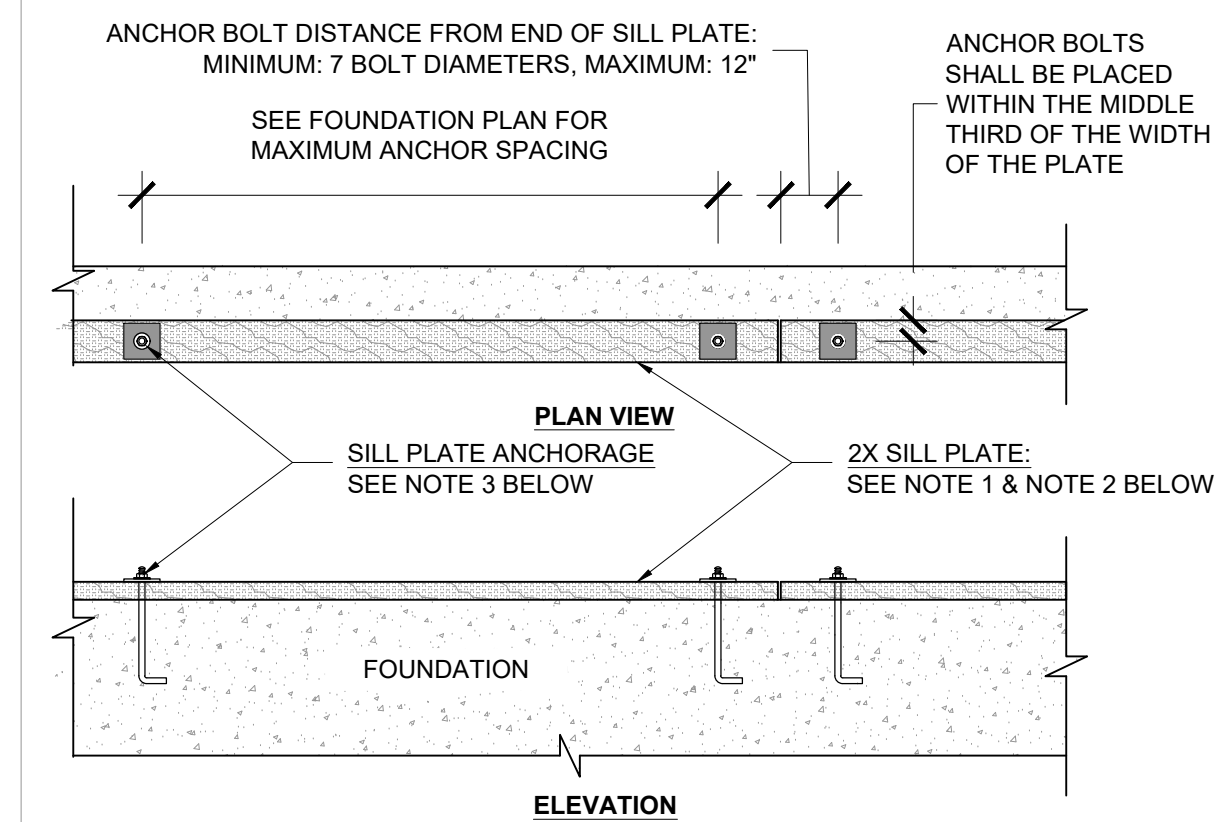
AE FOUNDATIONS AT EXTERIOR WALL - SLAB ON GRADE
SCALE : NTS



AO BRICK BEARING ON FOUNDATION
SCALE : NTS

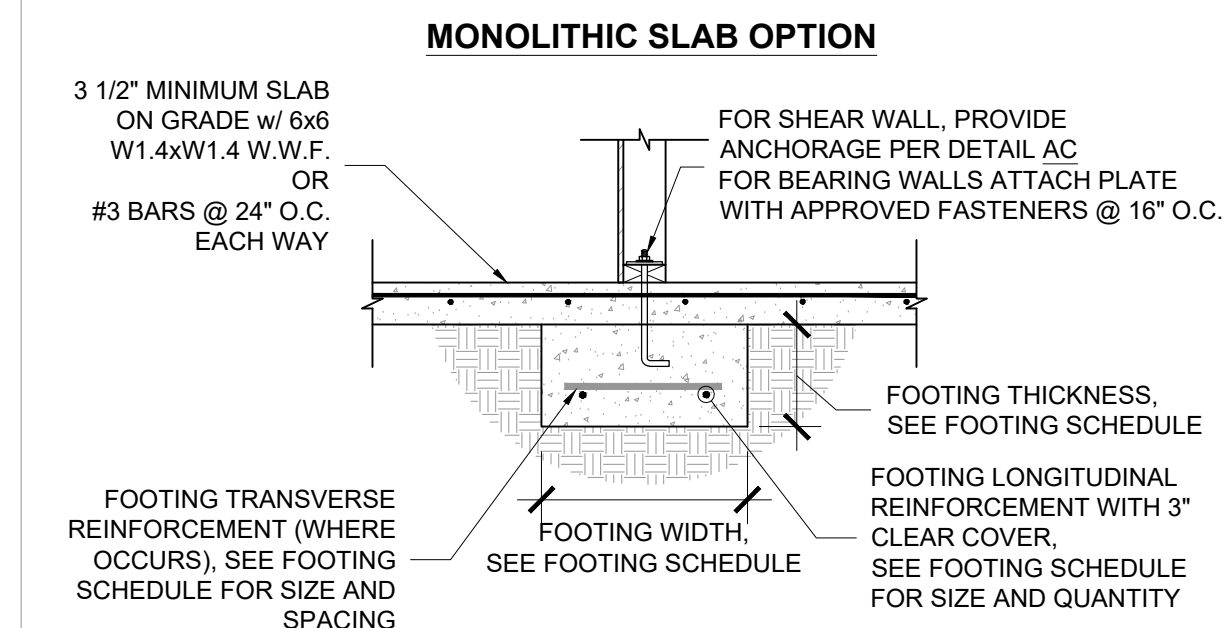
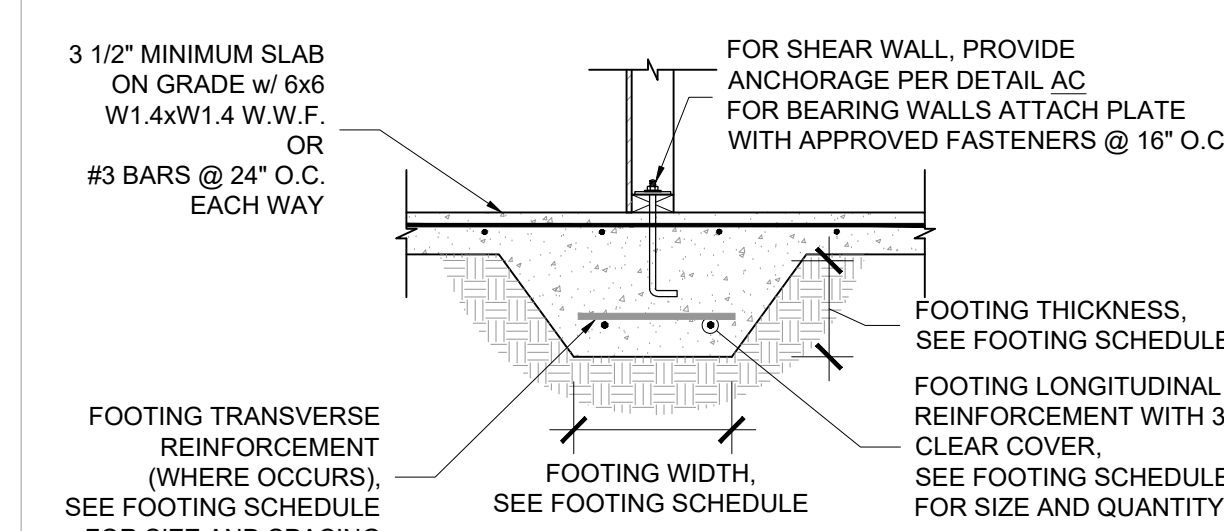


AT CONCRETE STAIRS
SCALE : NTS

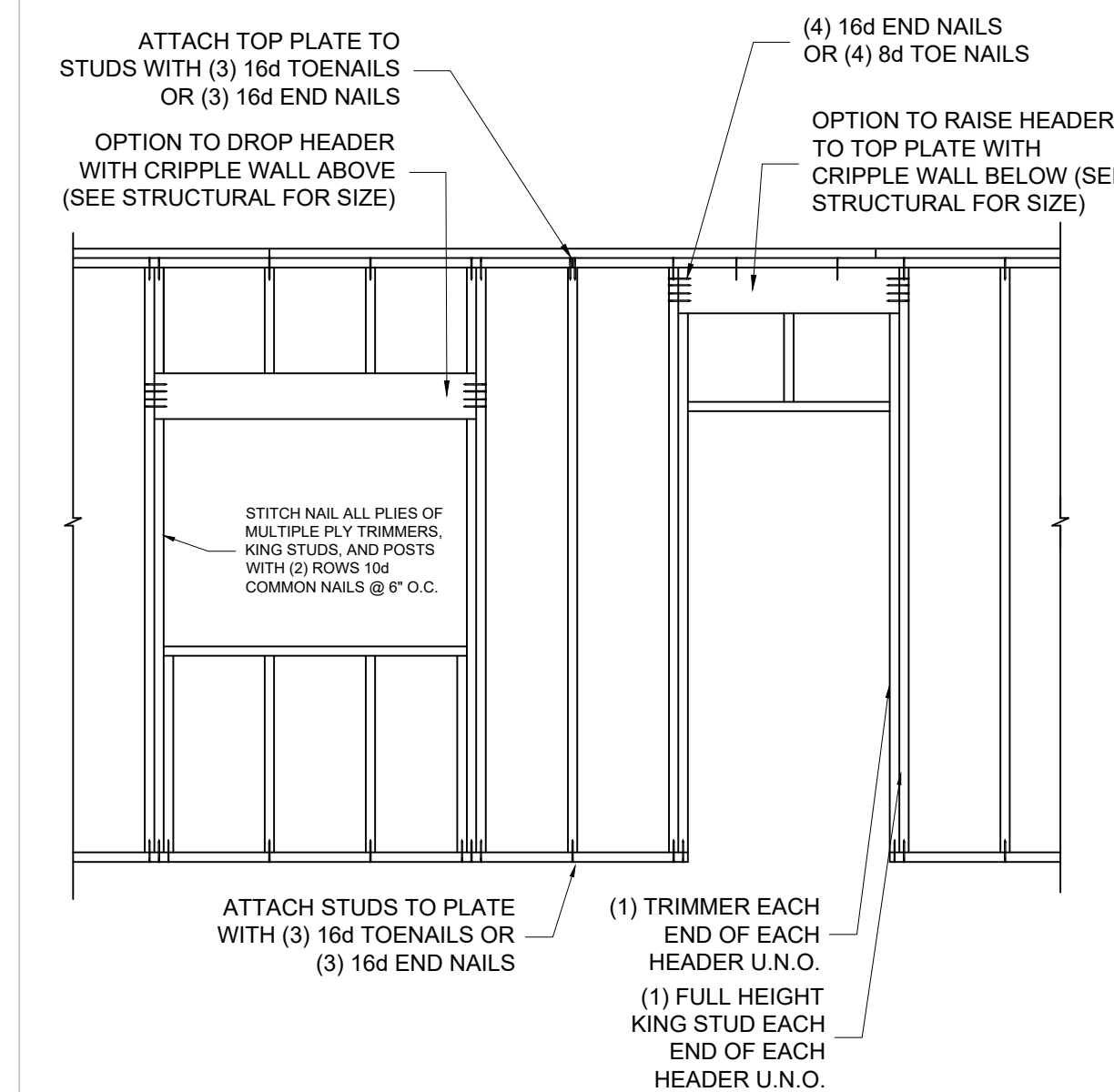


- NOTES:
- SILLS SHALL BE PRESSURE TREATED, SHALL BE NATURALLY PRESERVATIVE, OR AN APPROVED MOISTURE BARRIER SHALL BE PROVIDED BETWEEN THE FOUNDATION AND THE SILL PLATES
 - SILLS SHALL HAVE A MINIMUM OF (2) ANCHOR BOLTS EXCEPT FOR WALLS 24" OR LESS WHICH MAY HAVE (1) ANCHOR BOLT PLACED WITHIN THE MIDDLE THIRD OF THE LENGTH OF THE PLATE
 - PROVIDE ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT WITH A 0.229"x3"x3" SLOTTED PLATE WASHER AND A STANDARD CUT WASHER. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE WOOD WALL SHEATHING OR PROVIDE ALTERNATE ANCHORS WITH EQUIVALENT CAPACITY TO THE SPECIFIED ANCHORS AND SPACING.

AC SILL PLATE ANCHORAGE
SCALE : NTS



AF INTERIOR FOOTING
SCALE : NTS



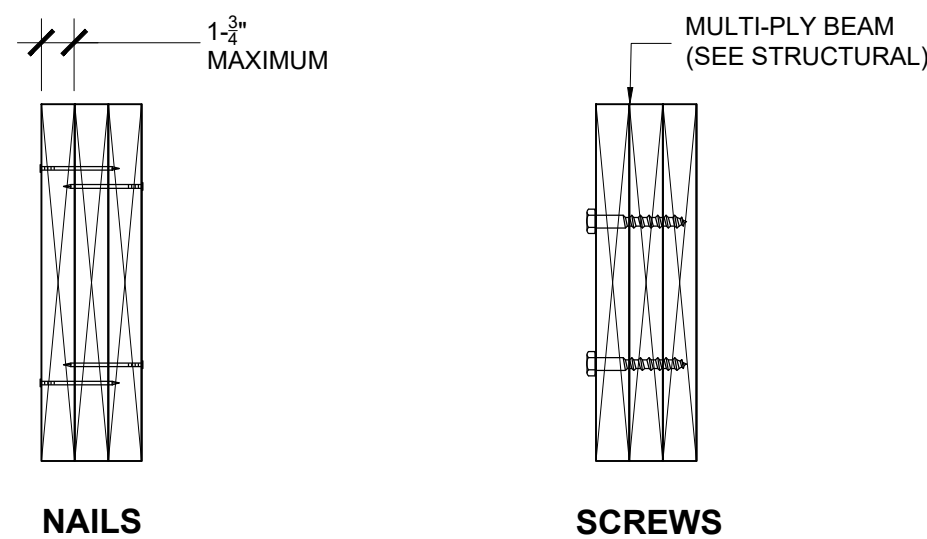
GA WALL AND HEADER FRAMING
SCALE : NTS



Revisions

1	12-16-2022	ANCHORS/ FOUNDATIONS
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

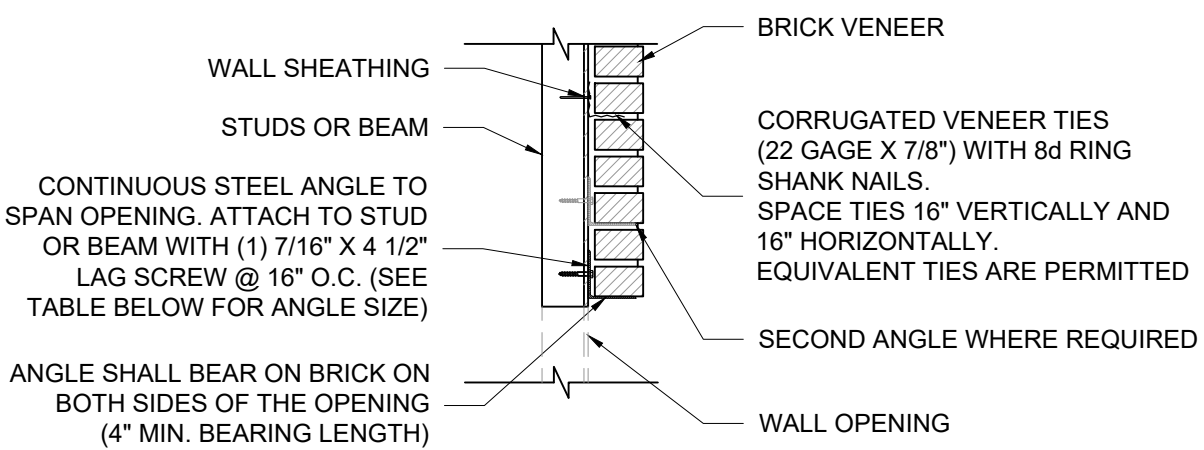
STRUCTURAL
DETAILS 1



# OF PLYS	ROWS	FASTENER	SPACING
2	3	10d (3")	12" O.C.
3	4	10d (3")	12" O.C.
4	3	SDW22634	16" O.C.

SEE STRUCTURAL FOR ANY FASTENER SIZES AND SPACINGS DIFFERENT FROM WHAT IS DISPLAYED IN THIS TABLE

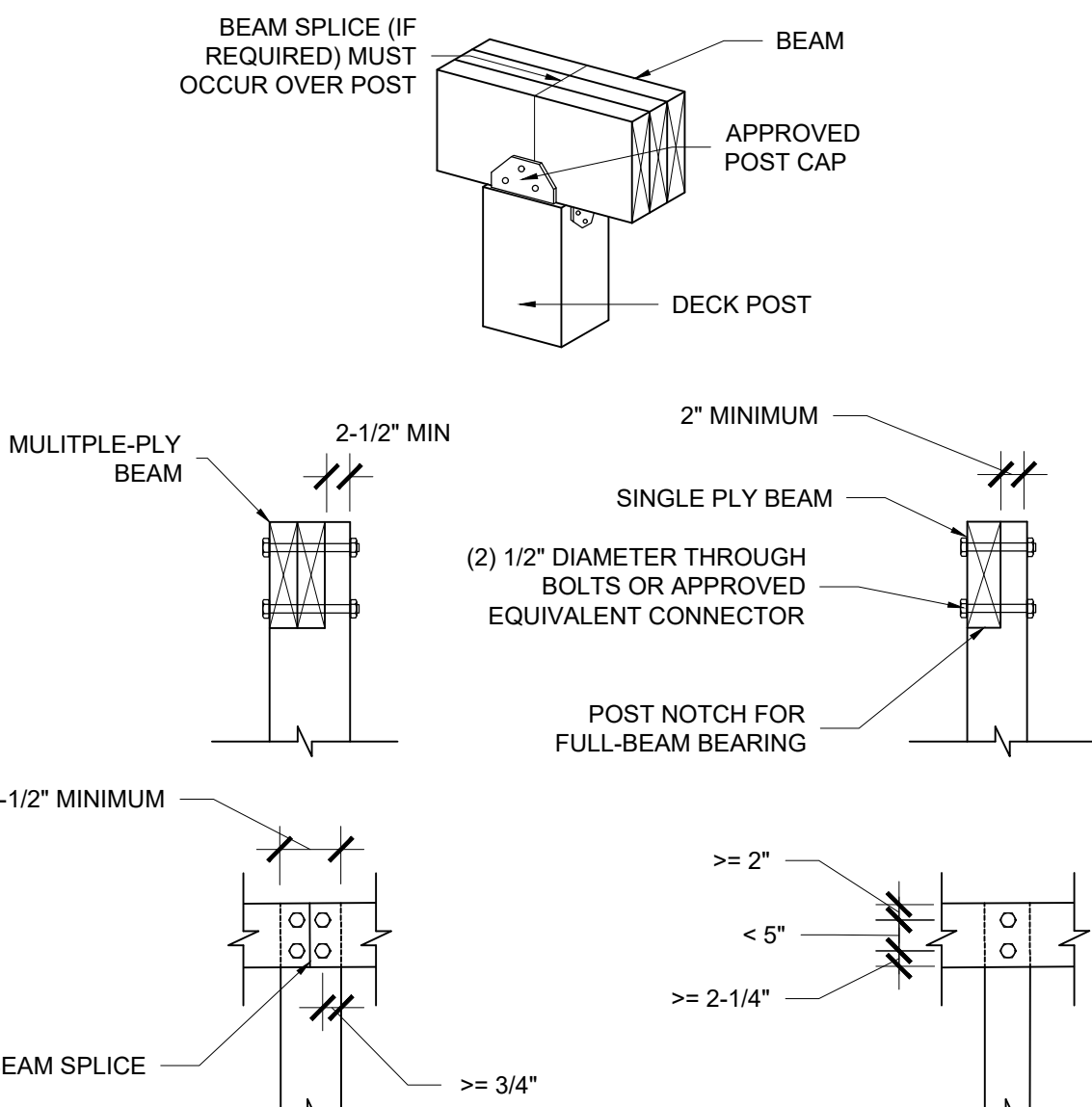
GG **MULTIPLE PLY BEAM FASTENING**
SCALE : NTS



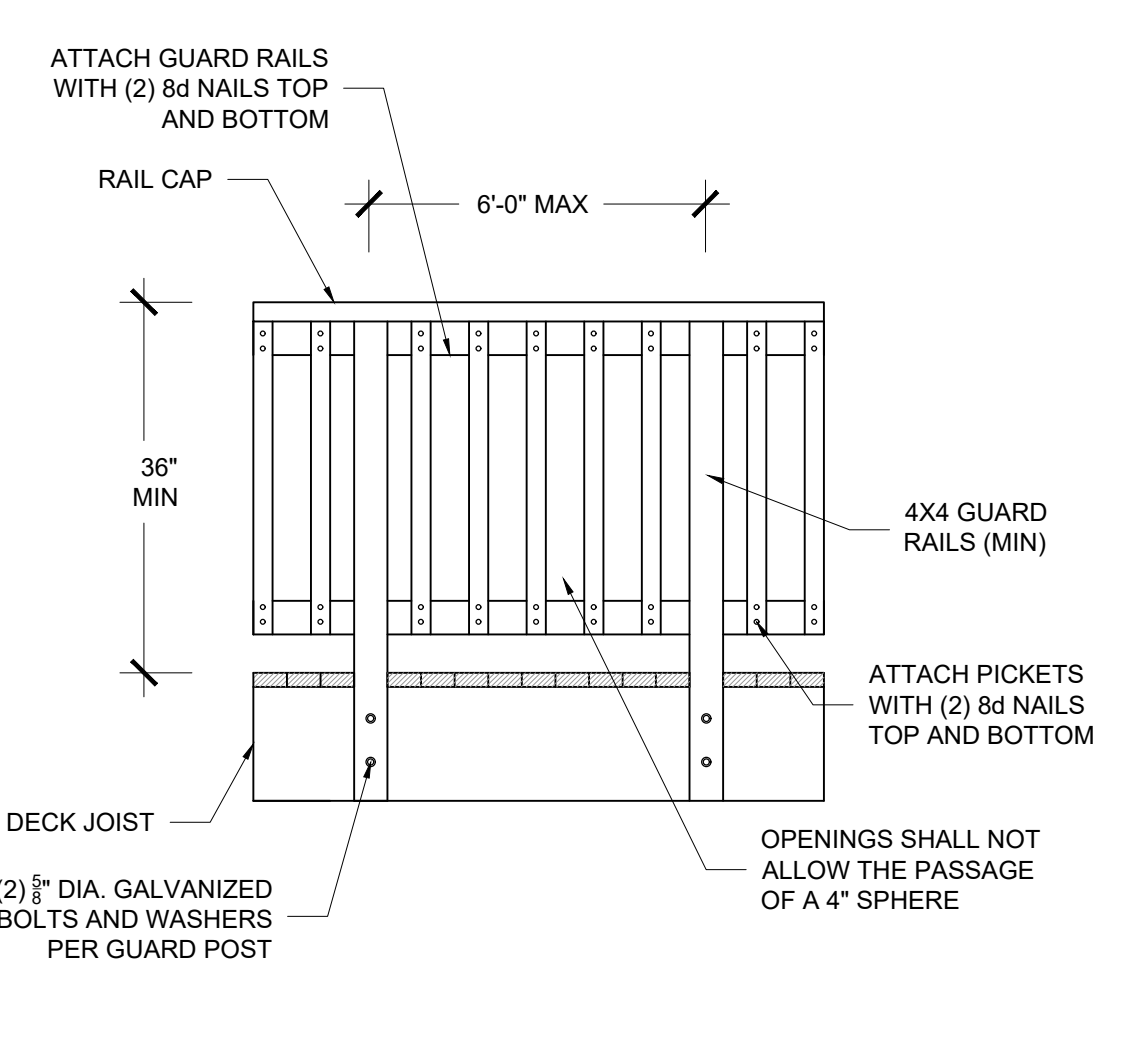
ANGLE SIZE	ALLOWABLE ANGLE CLEAR SPAN	
	NO STORY ABOVE	ONE STORY ABOVE
3 X 3 X 1/4	6'-0"	4'-6"
4 X 3 X 1/4	8'-0"	6'-0"
5 X 3-1/2 X 5/16	10'-0"	8'-0"
6 X 3-1/2 X 5/16	14'-0"	9'-6"
(2) 6 X 3-1/2 X 5/16	20'-0"	12'-0"

- LONG LEG UP FOR ALL ANGLES
- INTELS SHALL BE SHOP COATED WITH RUST-INHIBITIVE PAINT OR SHALL BE MADE OF CORROSION-RESISTANT STEEL
- WHERE MASONRY VENEER SUPPORTED BY WOOD CONSTRUCTION ADJOINS MASONRY VENEER SUPPORTED BY THE FOUNDATION, THERE SHALL BE A MOVEMENT JOINT BETWEEN THE TWO SECTIONS OF VENEER.

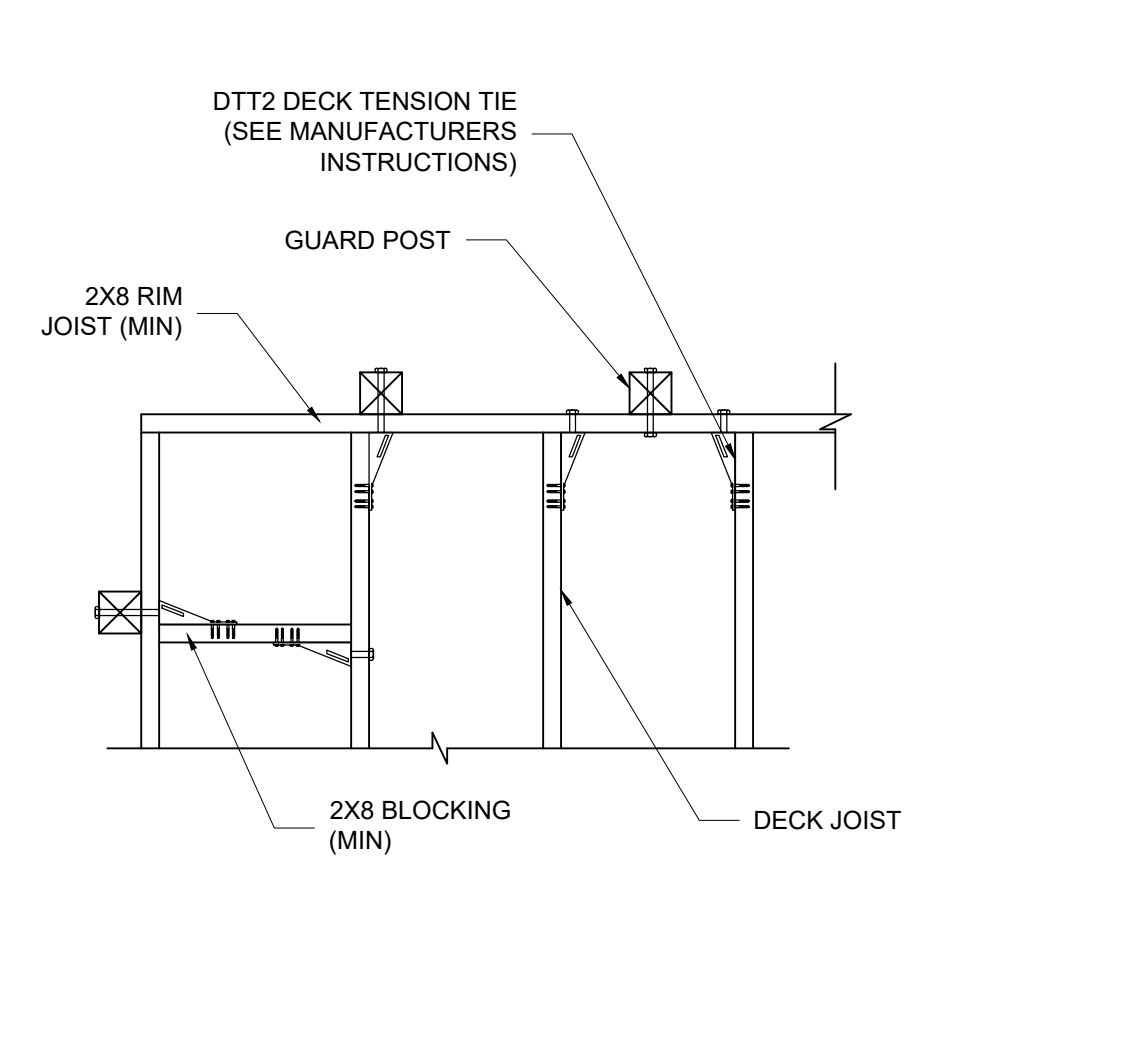
GL **BRICK OR STONE VENEER OVER OPENING**
SCALE : NTS



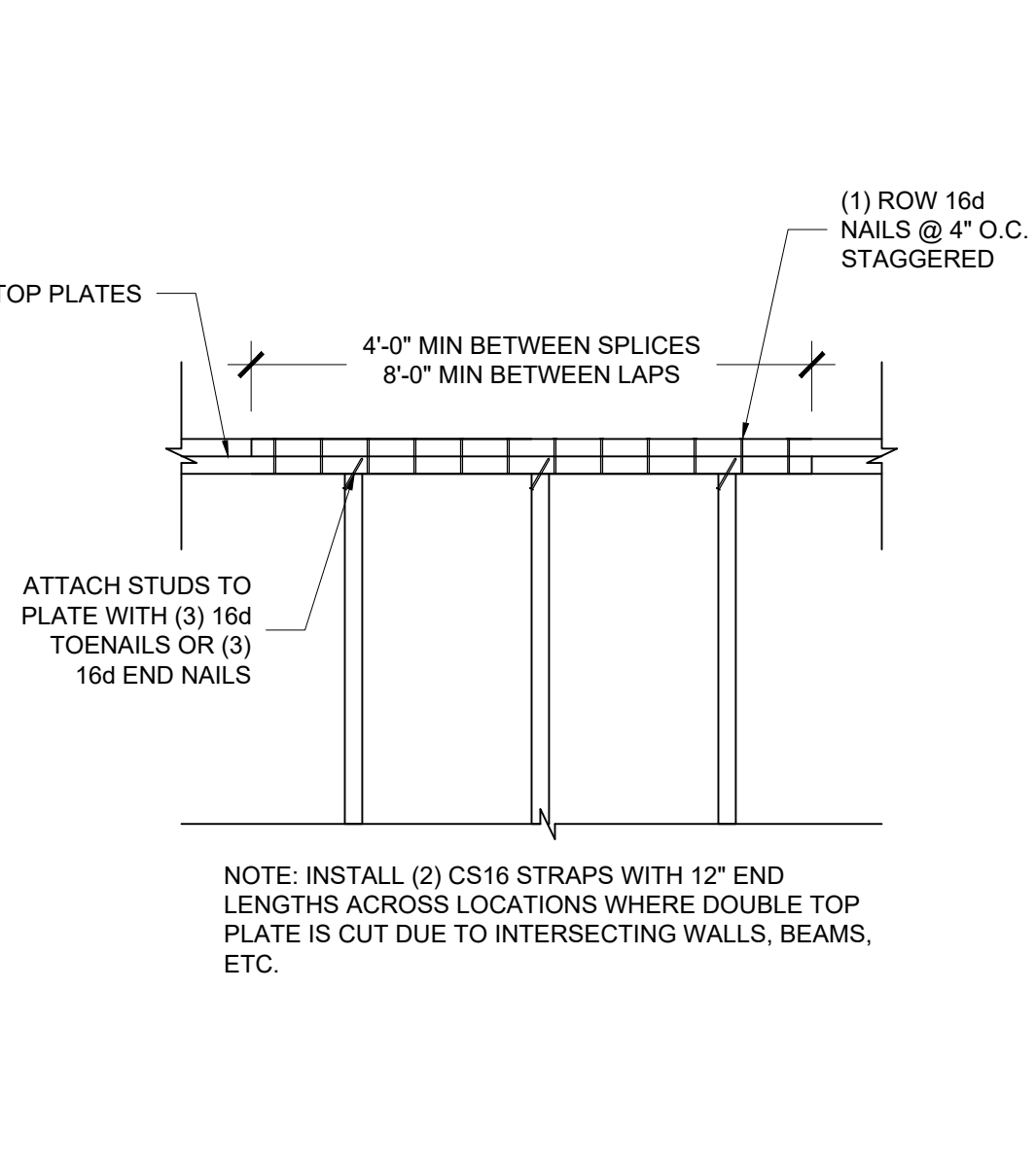
GP **DECK POST TO BEAM CONNECTIONS**
SCALE : NTS



GR **DECK RAILING ATTACHMENT**
SCALE : NTS

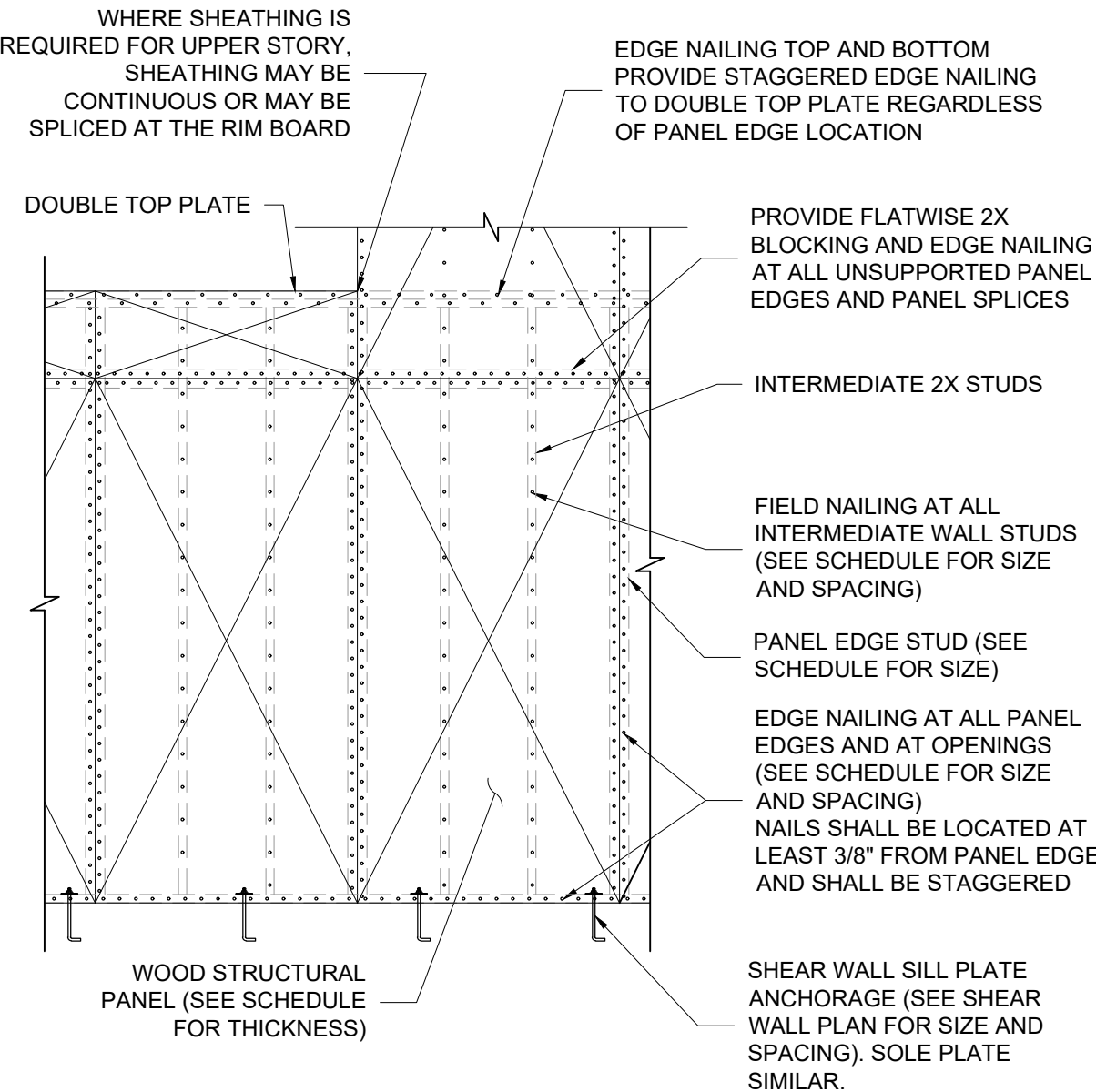


GS **DECK GUARD POST ATTACHMENT**
SCALE : NTS

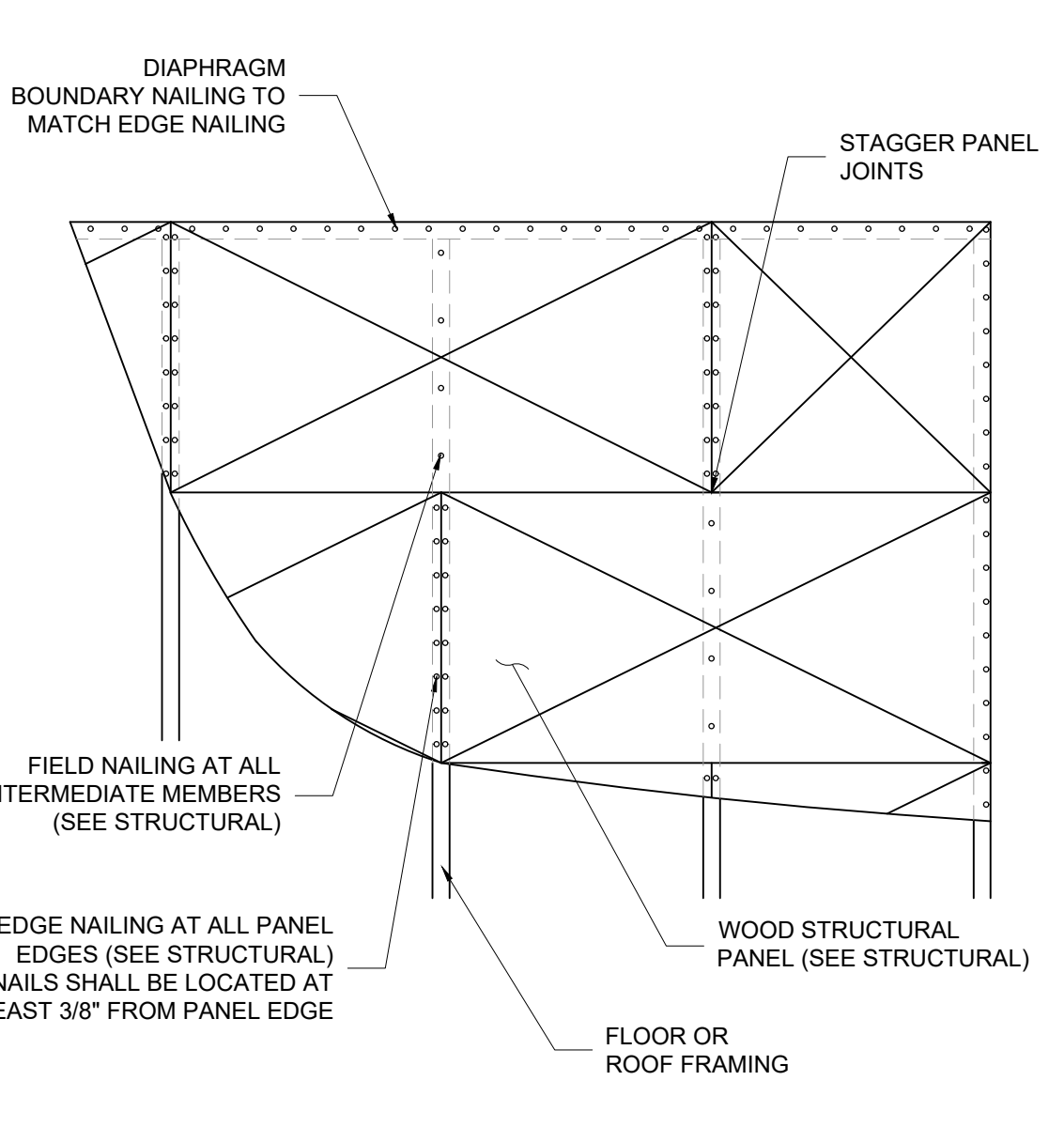


NOTE: INSTALL (2) CS16 STRAPS WITH 12" END LENGTHS ACROSS LOCATIONS WHERE DOUBLE TOP PLATE IS CUT DUE TO INTERSECTING WALLS, BEAMS, ETC.

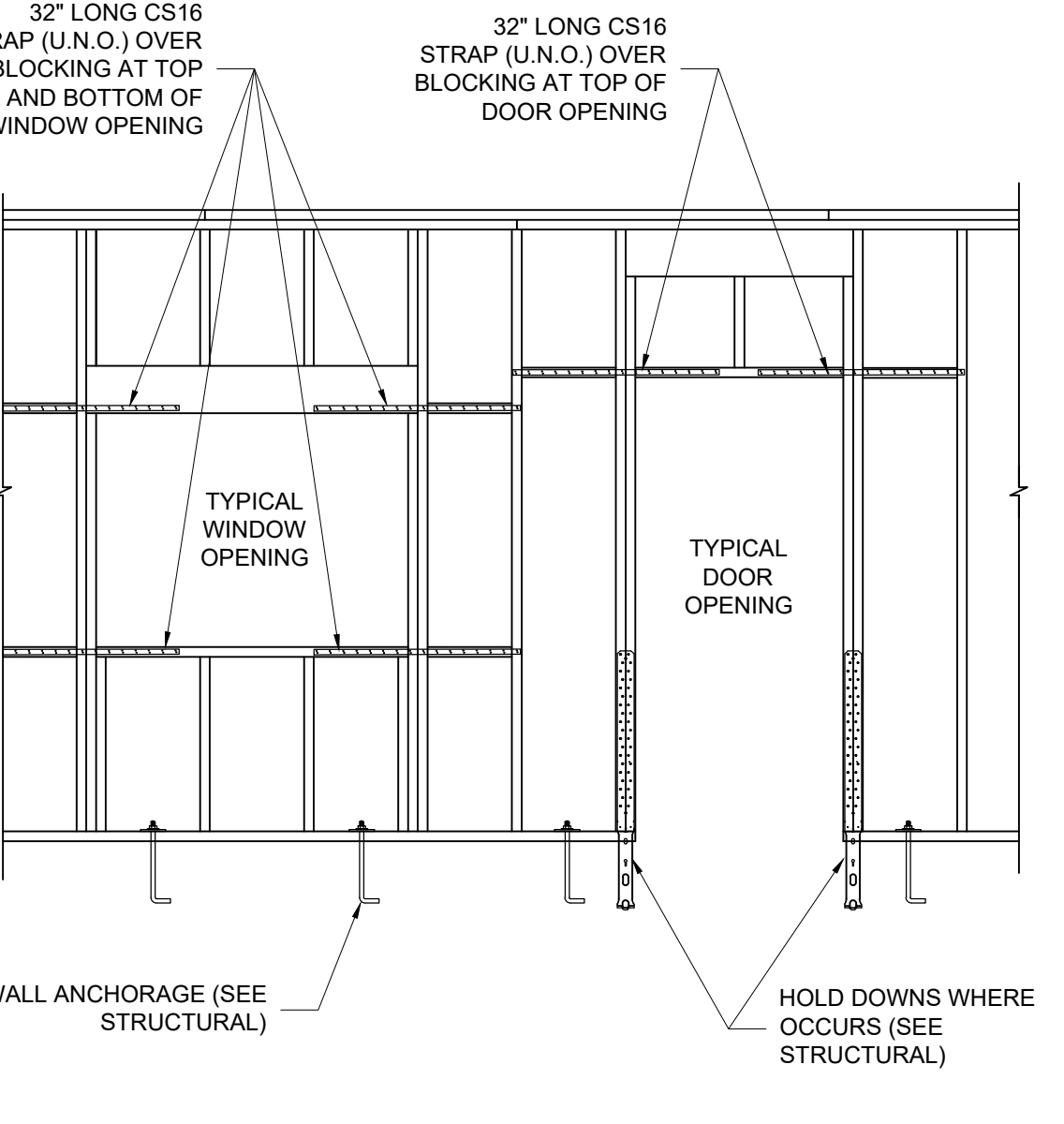
HA **DOUBLE TOP PLATE SPLICE**
SCALE : NTS



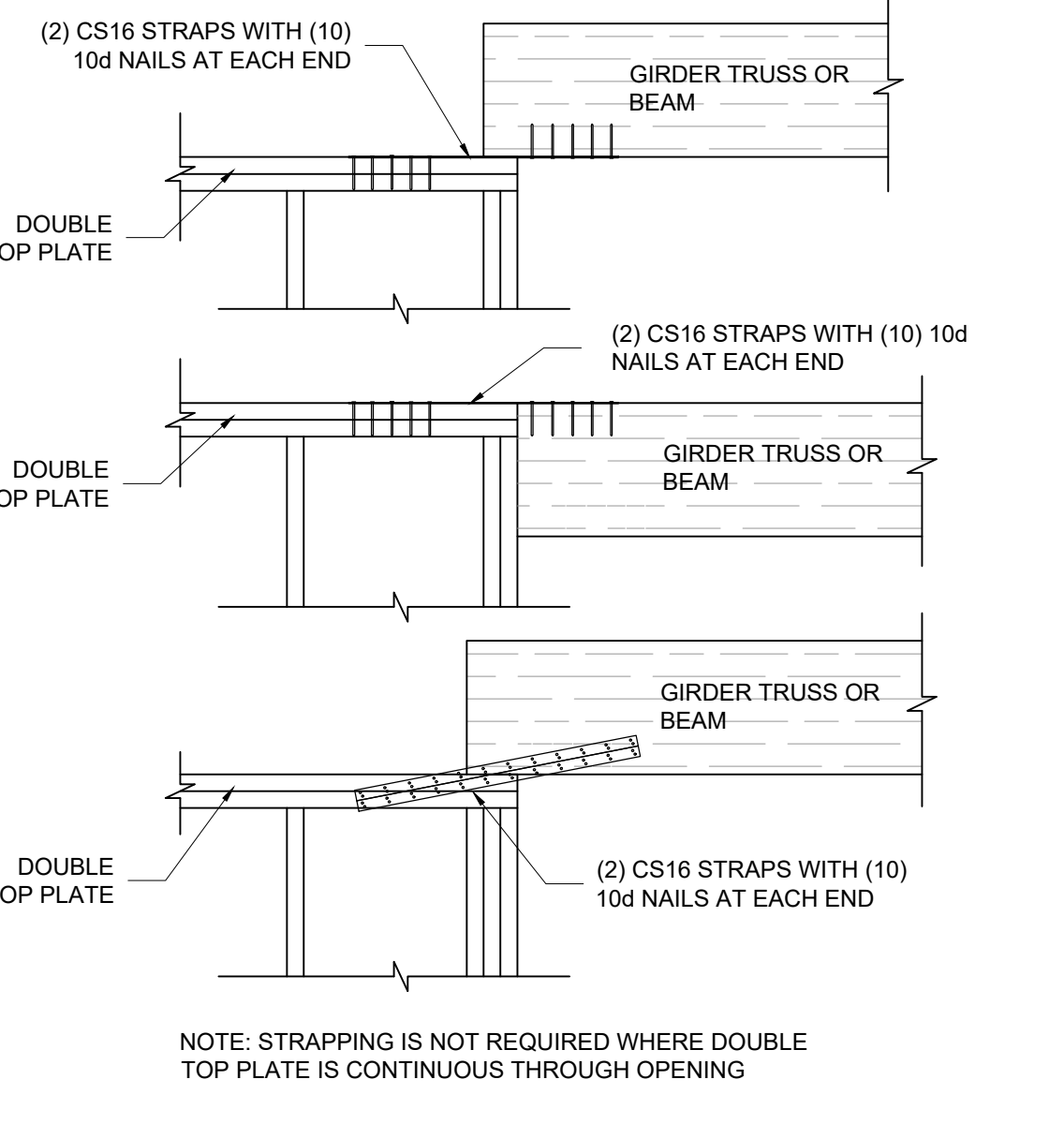
HB **SHEAR WALL PANEL ATTACHMENT**
SCALE : NTS



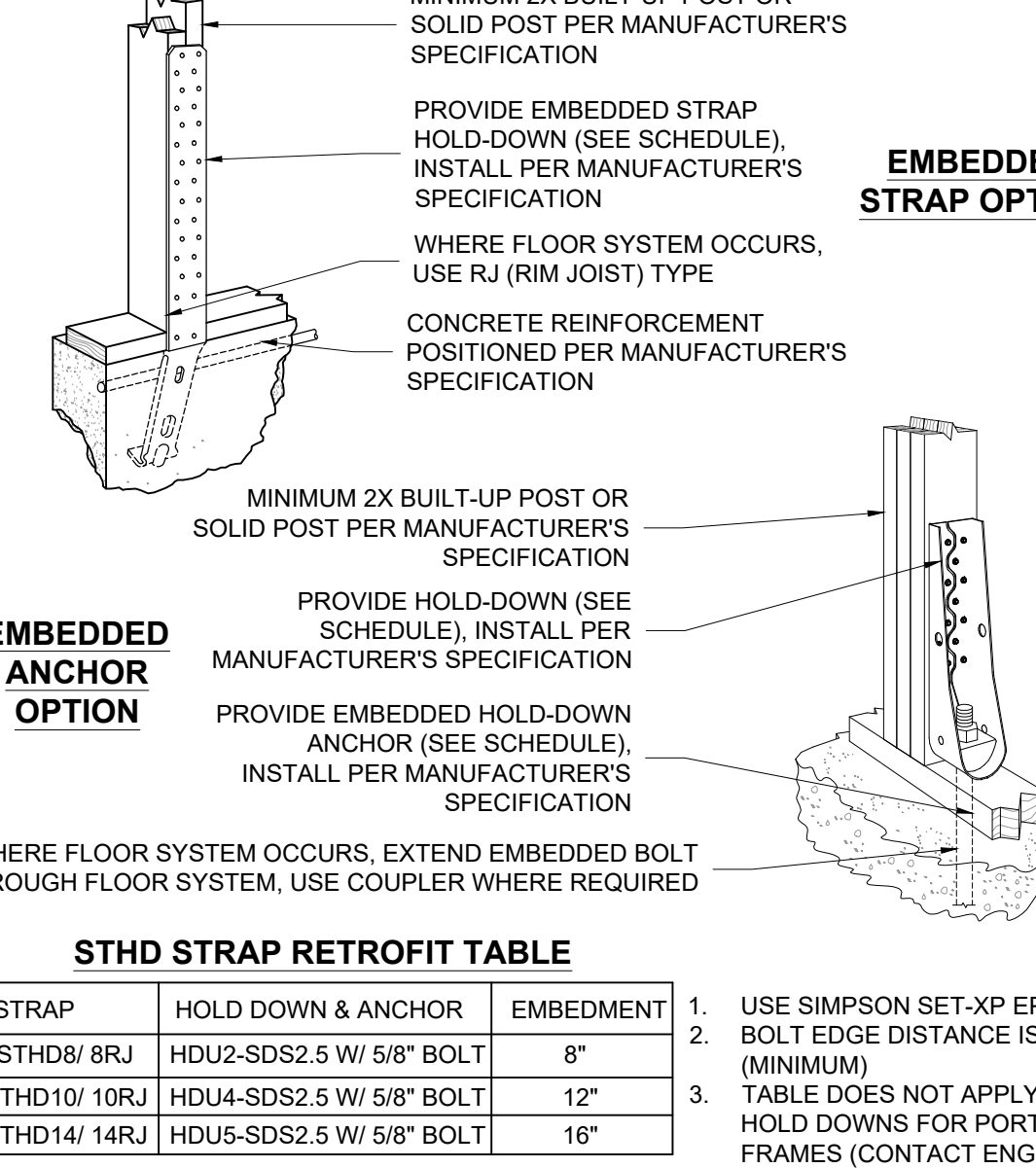
HD **UNBLOCKED DIAPHRAGM**
SCALE : NTS



HF **FORCE TRANSFER AROUND OPENING - SHEAR WALL**
SCALE : NTS



HG **TENSION TRANSFER - BEAM, TRUSS, OR GIRDER**
SCALE : NTS

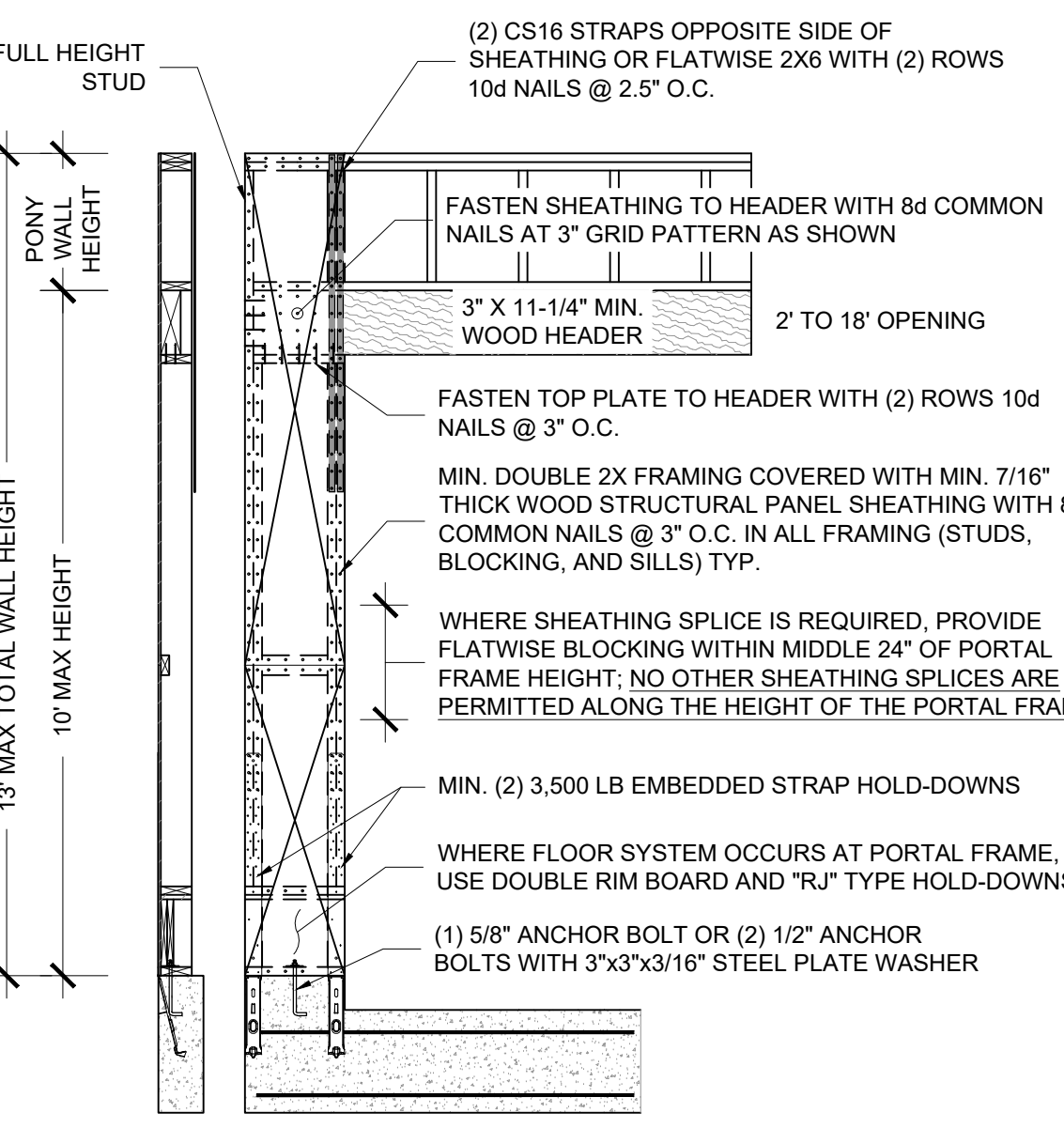


STHD STRAP RETROFIT TABLE

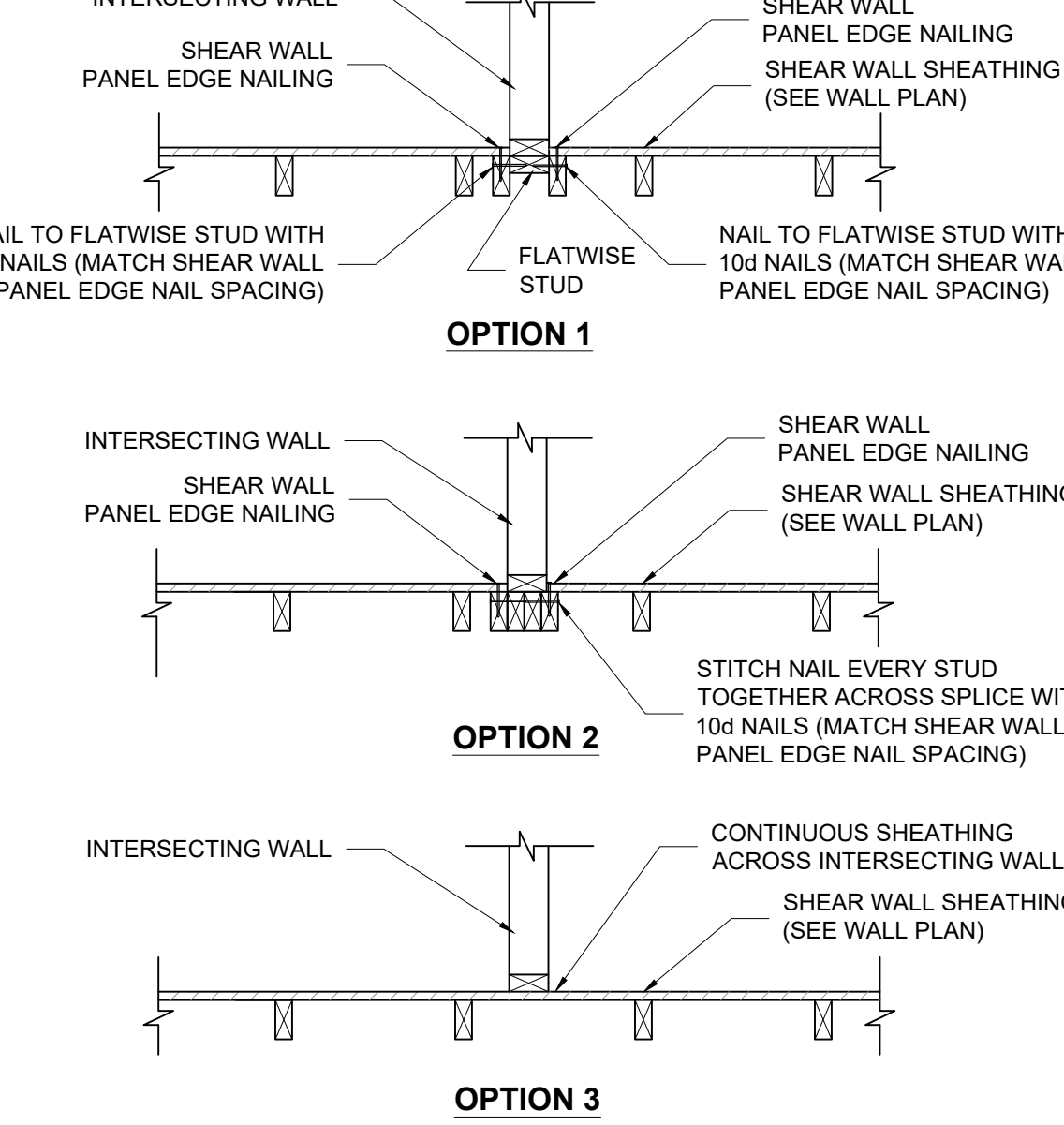
STRAP	HOLD DOWN & ANCHOR	EMBEDMENT
LSTHD8/ 8RJ	HDU2-SDS2.5 W/ 5/8" BOLT	8"
STHD10/ 10RJ	HDU4-SDS2.5 W/ 5/8" BOLT	12"
STHD14/ 14RJ	HDU5-SDS2.5 W/ 5/8" BOLT	16"

- USE SIMPSON SET-XP EPOXY BOLT EDGE DISTANCE IS 1-3/4" (MINIMUM)
- TABLE DOES NOT APPLY TO HOLD DOWNS FOR PORTAL FRAMES (CONTACT ENGINEER)

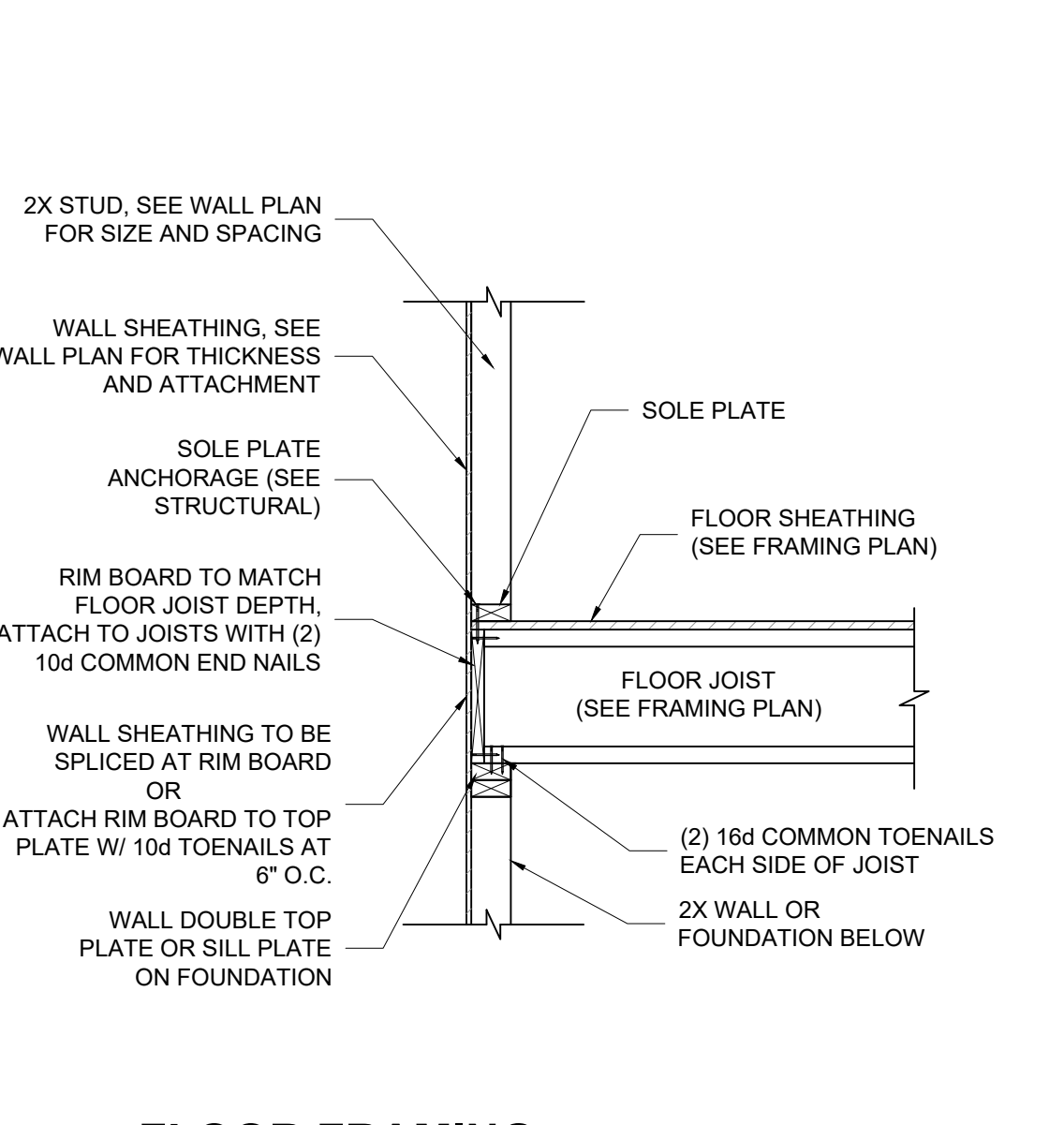
HL **HOLD-DOWN STRAP ON WOOD**
SCALE : NTS



HM **PORTAL FRAME ON CONCRETE**
SCALE : NTS



HZ **SHEAR WALL CONTINUITY**
SCALE : NTS



JA **FLOOR FRAMING - PERPENDICULAR TO WALL**
SCALE : NTS

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Project # : **220212**

Date: **02-17-2022**



TI DYPHIBANE HUNTSVILLE B&B
1188 SOUTH OLD TRAPPERS LOOP ROAD
HUNTSVILLE, UT 84317

Revisions

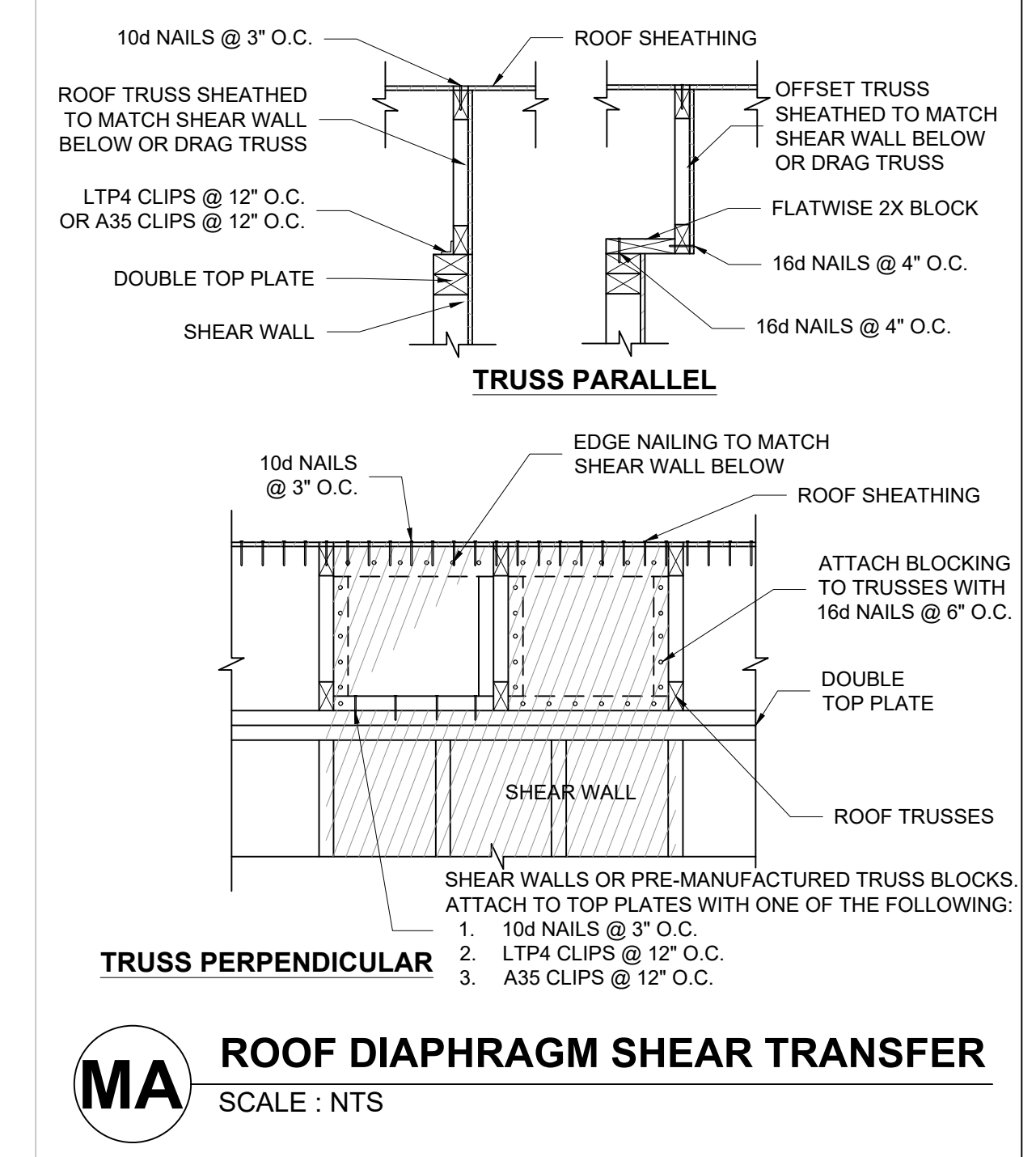
1	12-16-2022	ANCHORS/ FOUNDATIONS
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4	-	-
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6	-	-
7	-	-
8	-	-

STRUCTURAL DETAILS 2

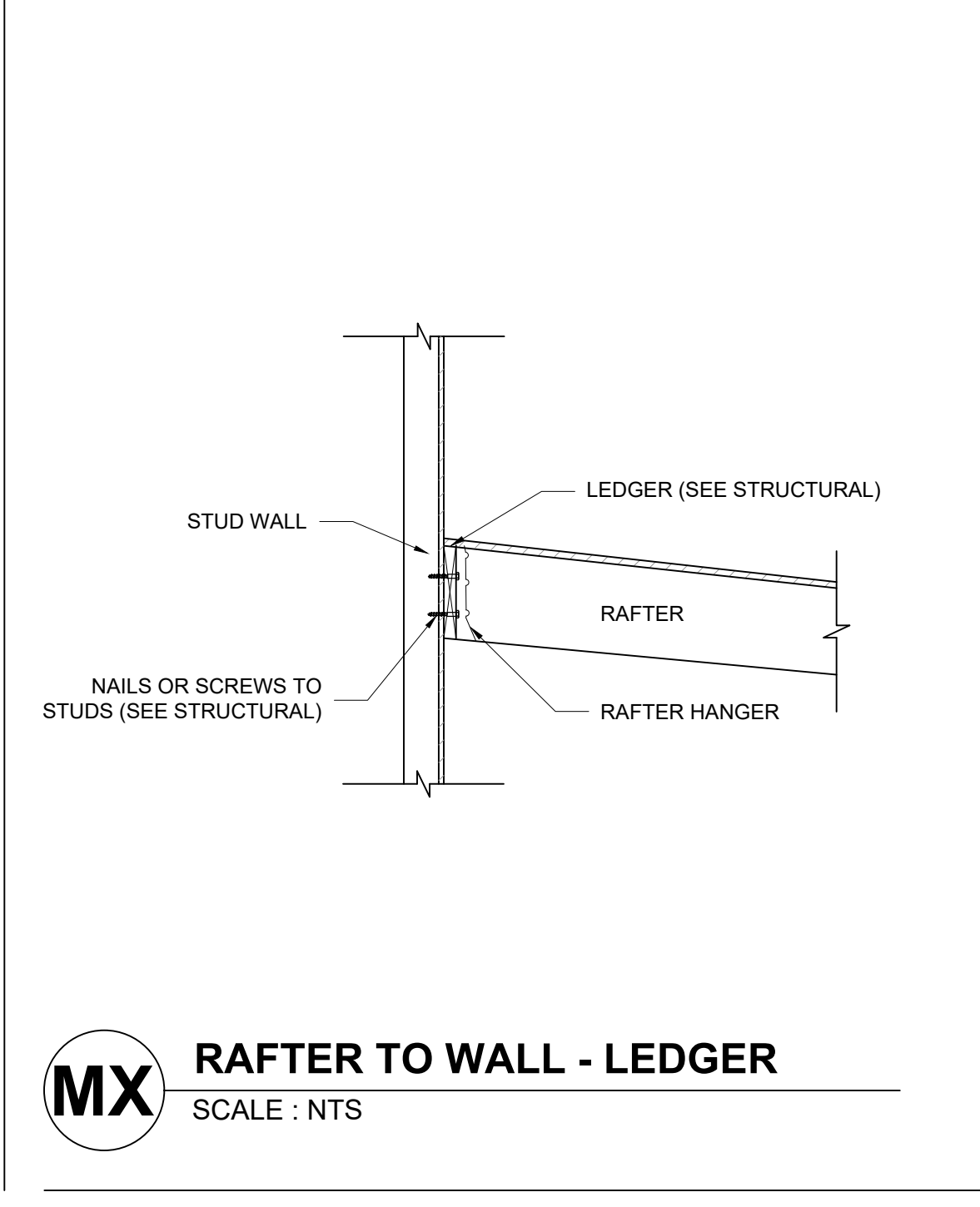
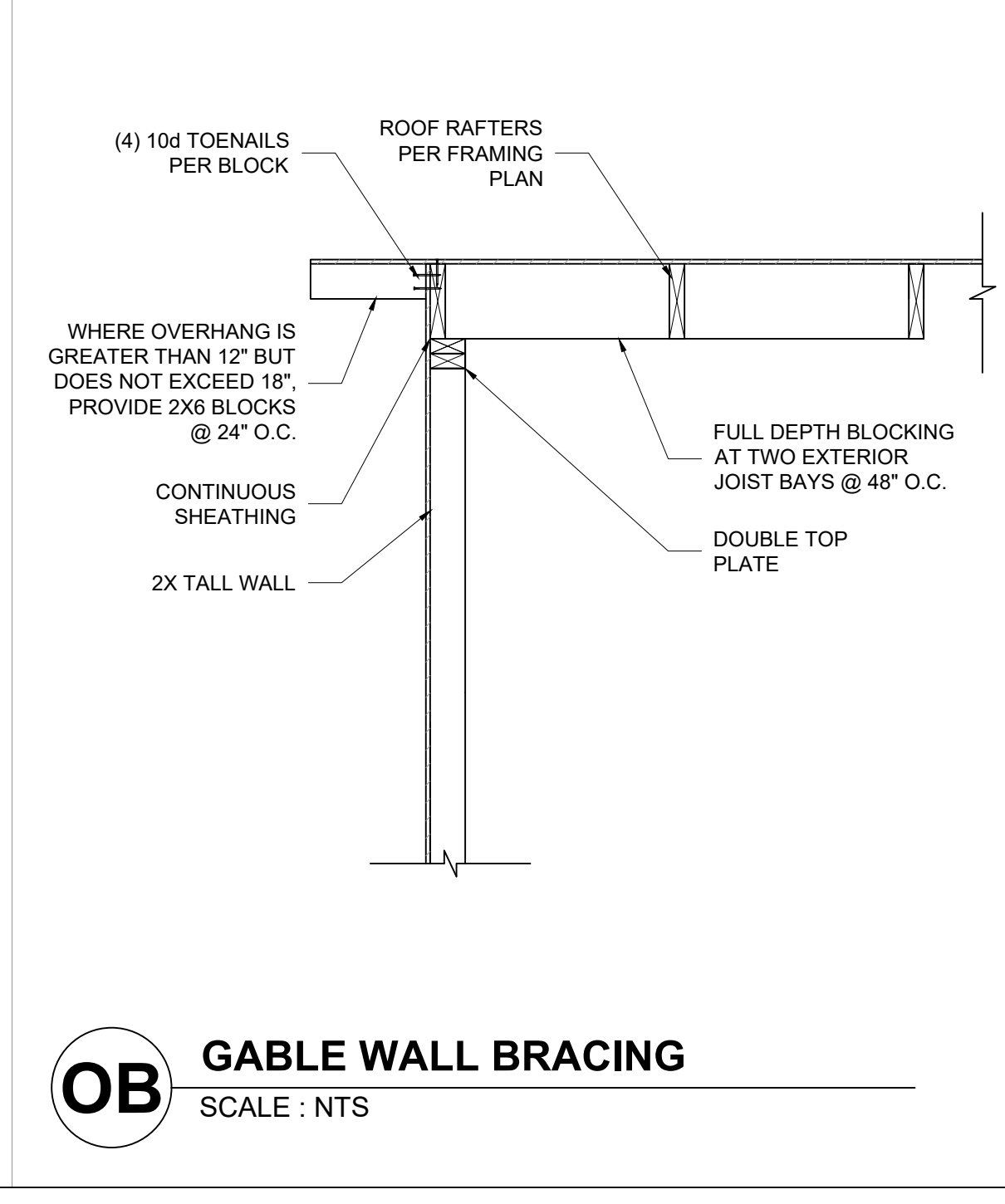
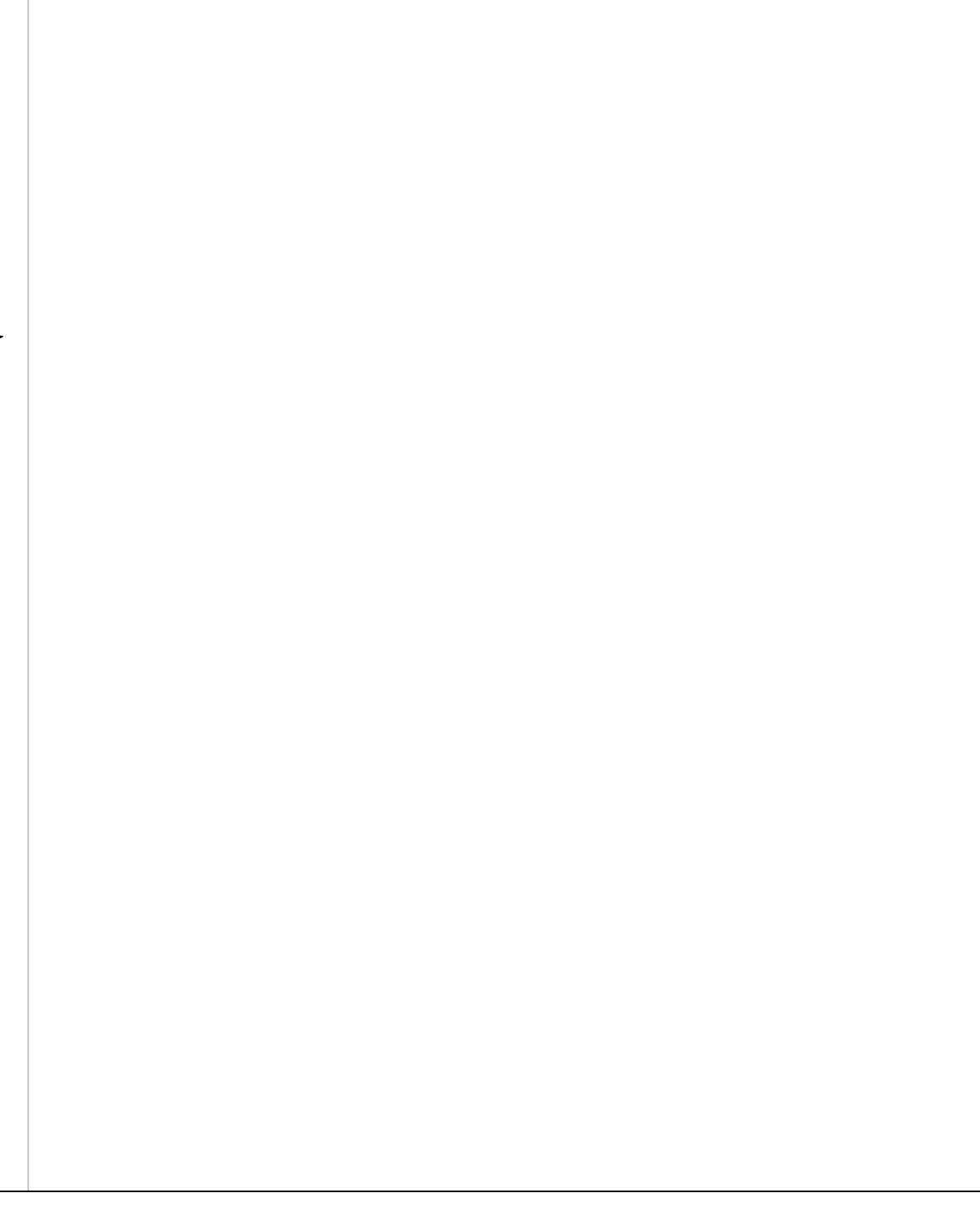
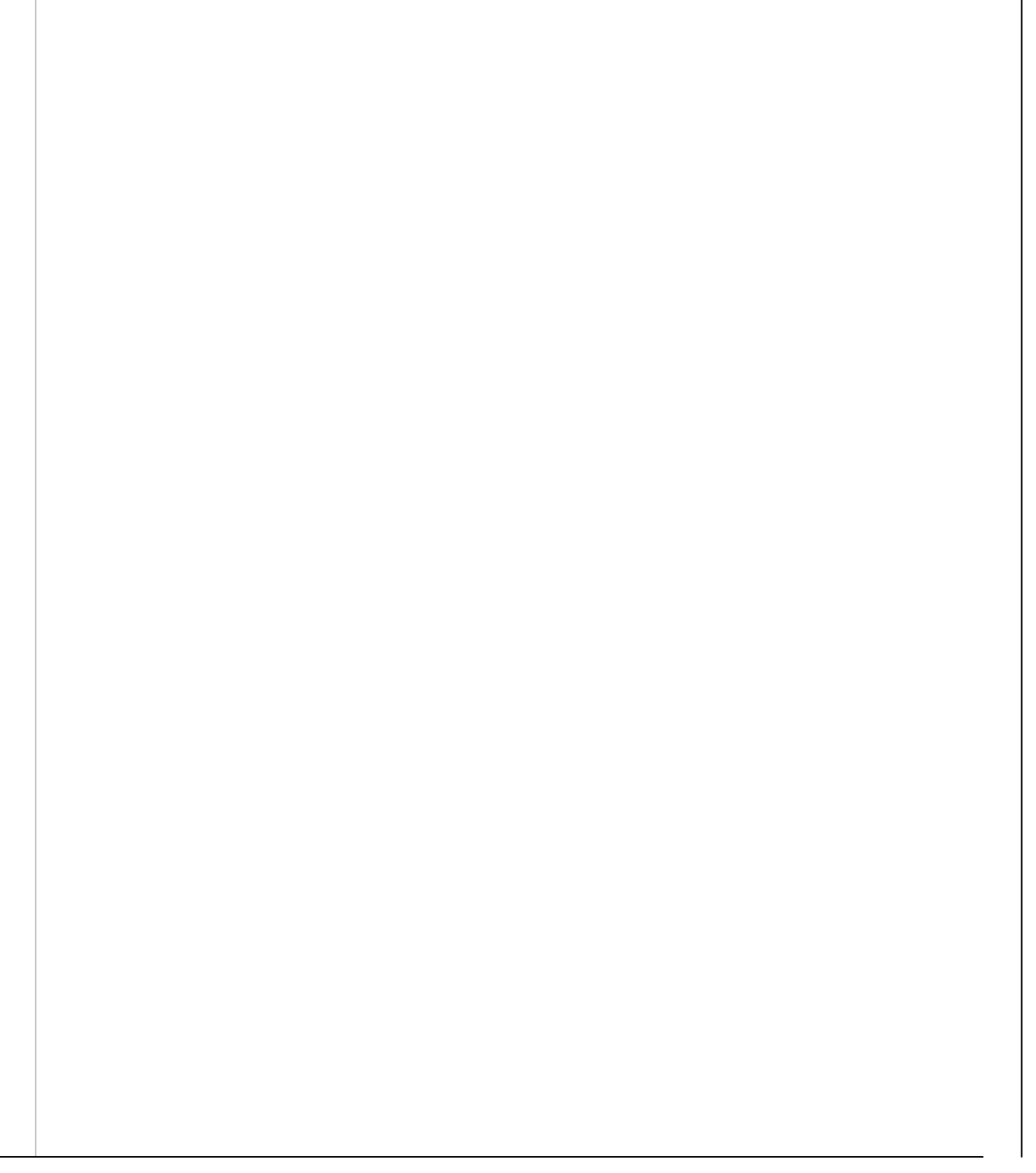
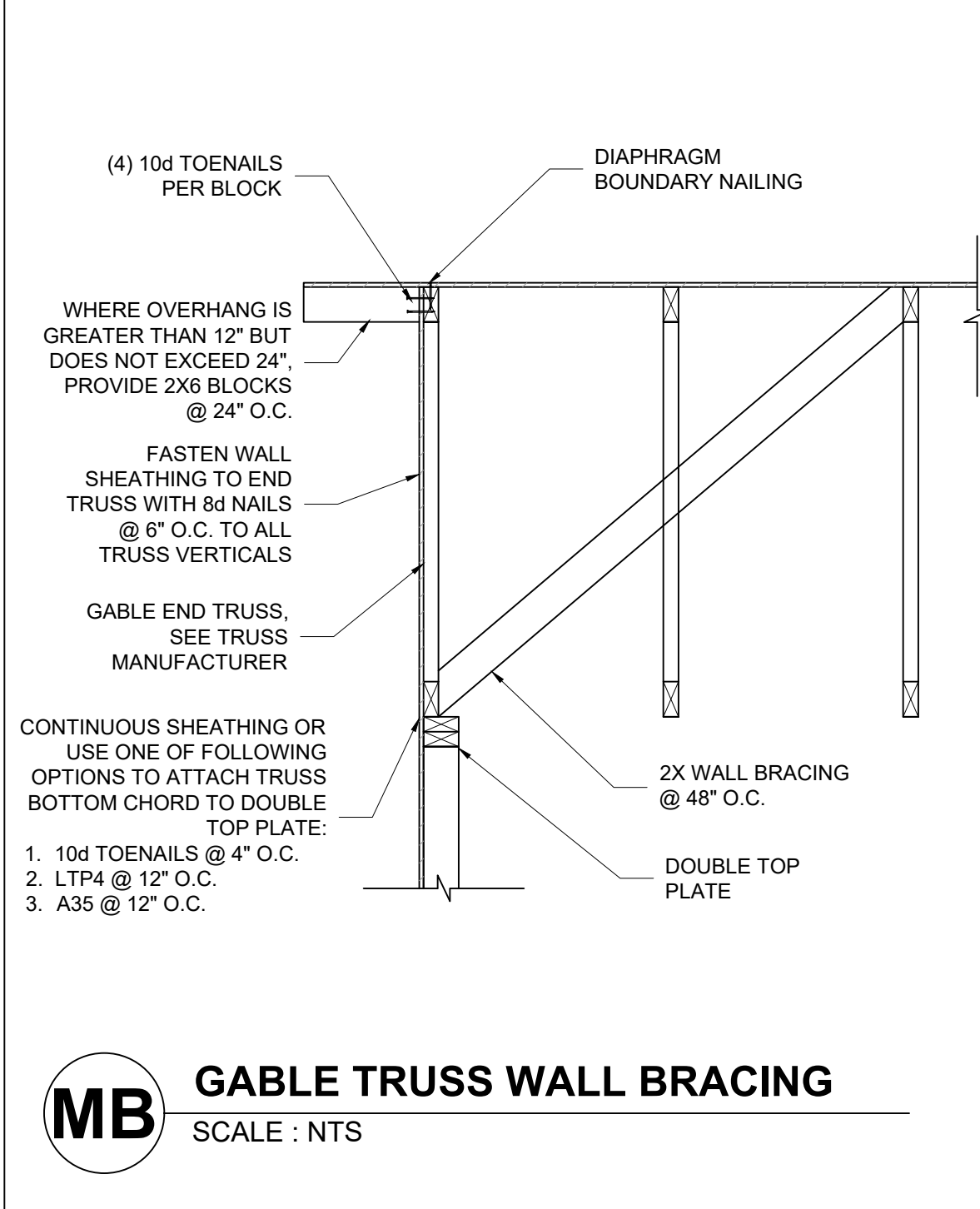
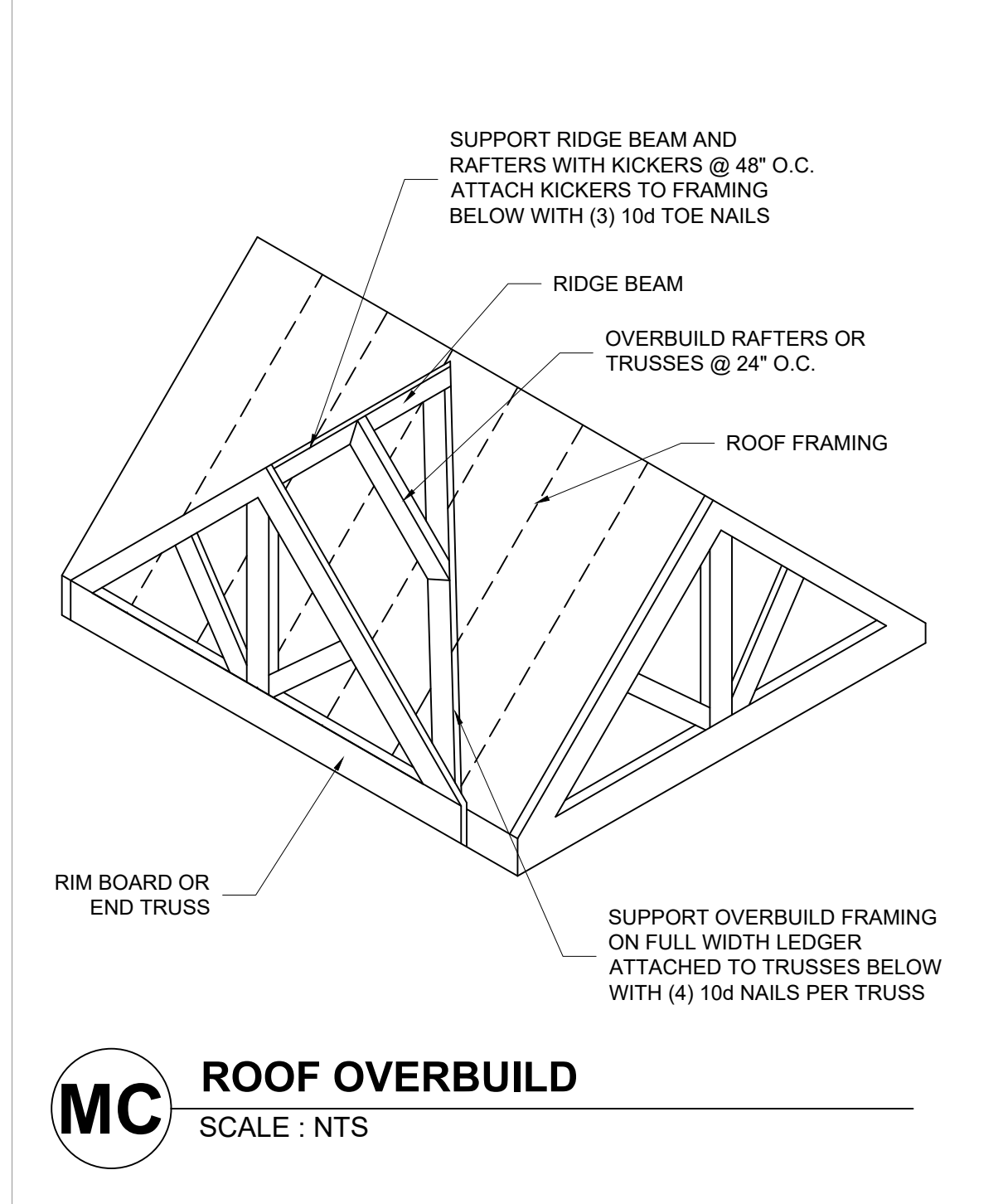
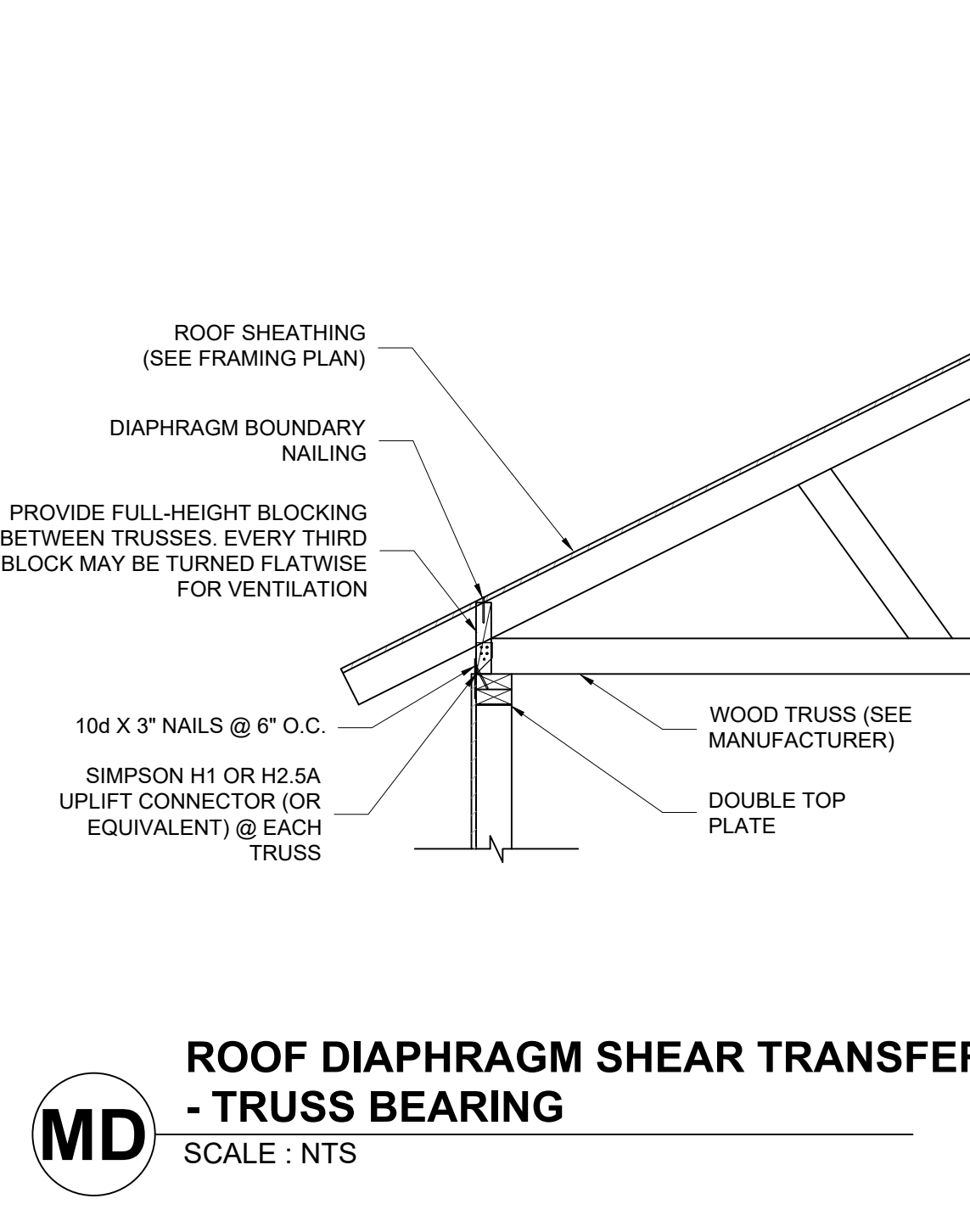
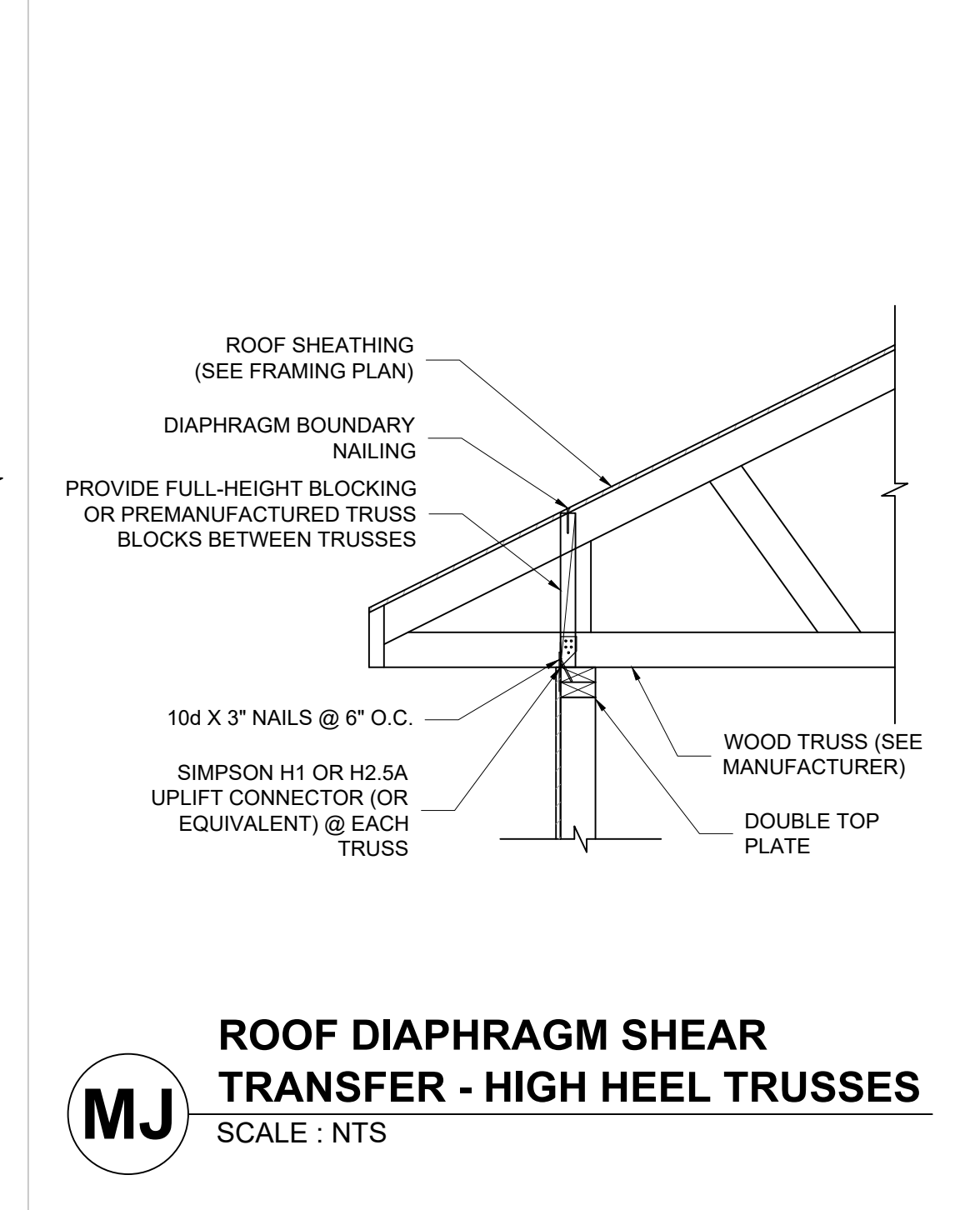
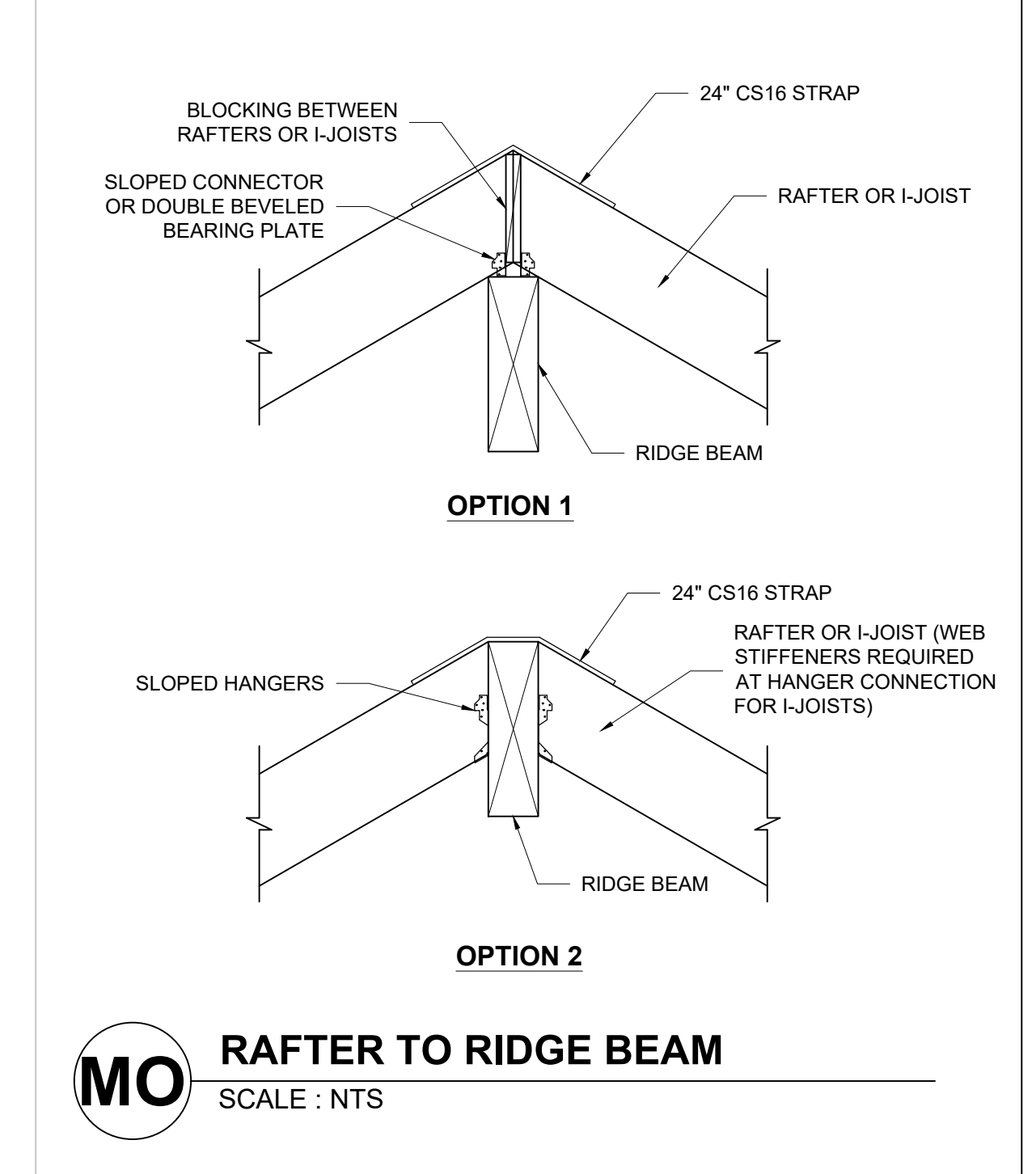
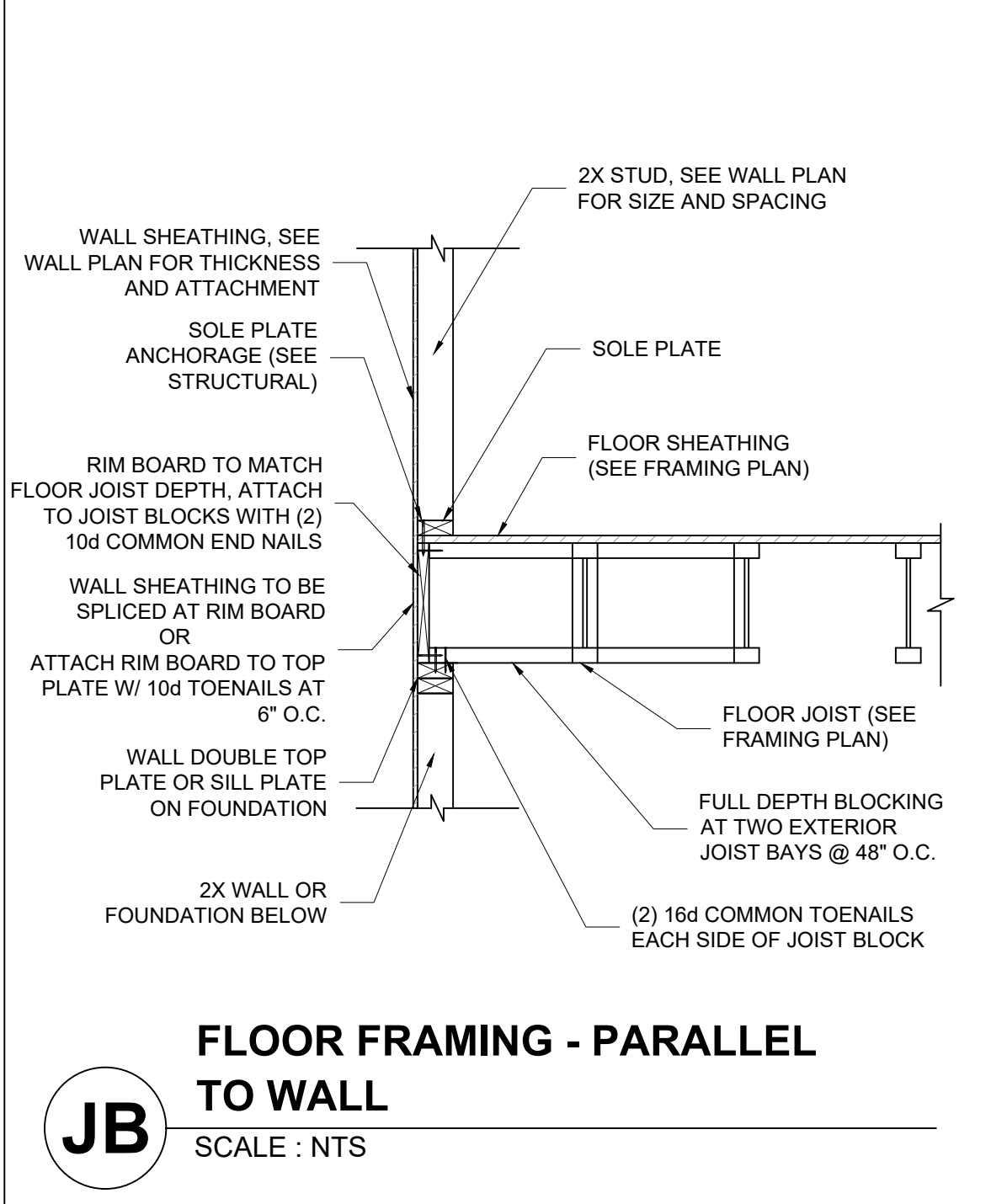
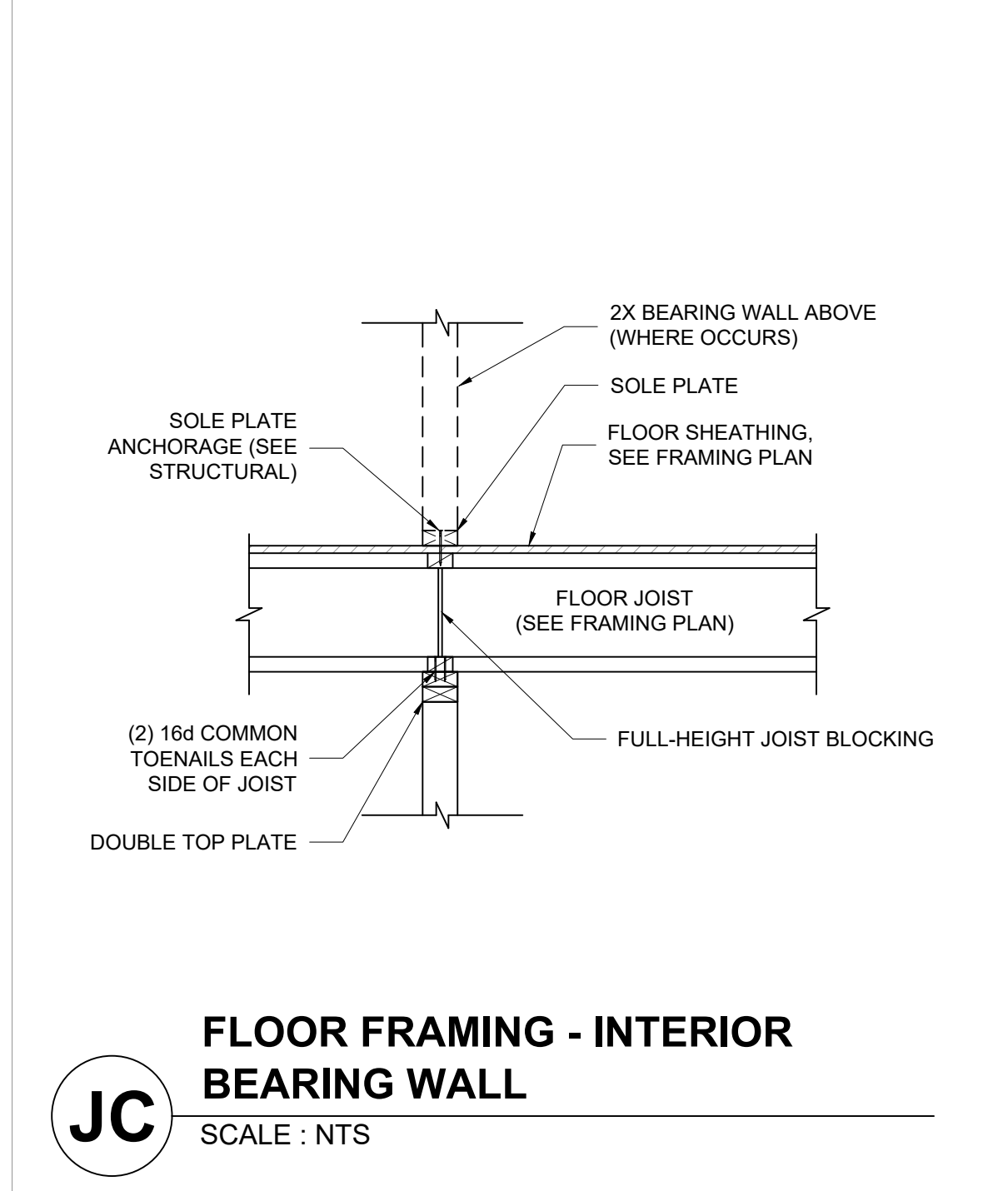
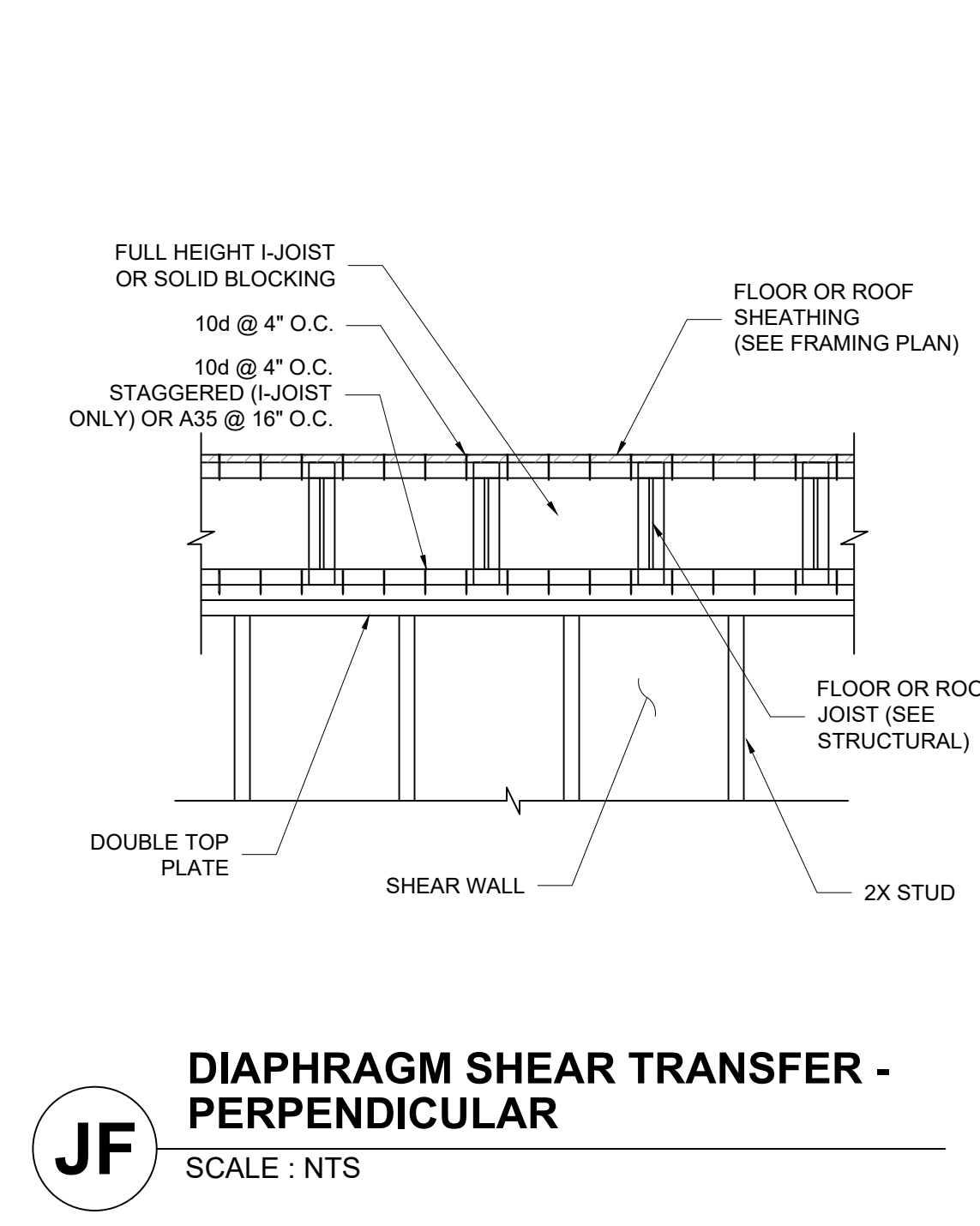
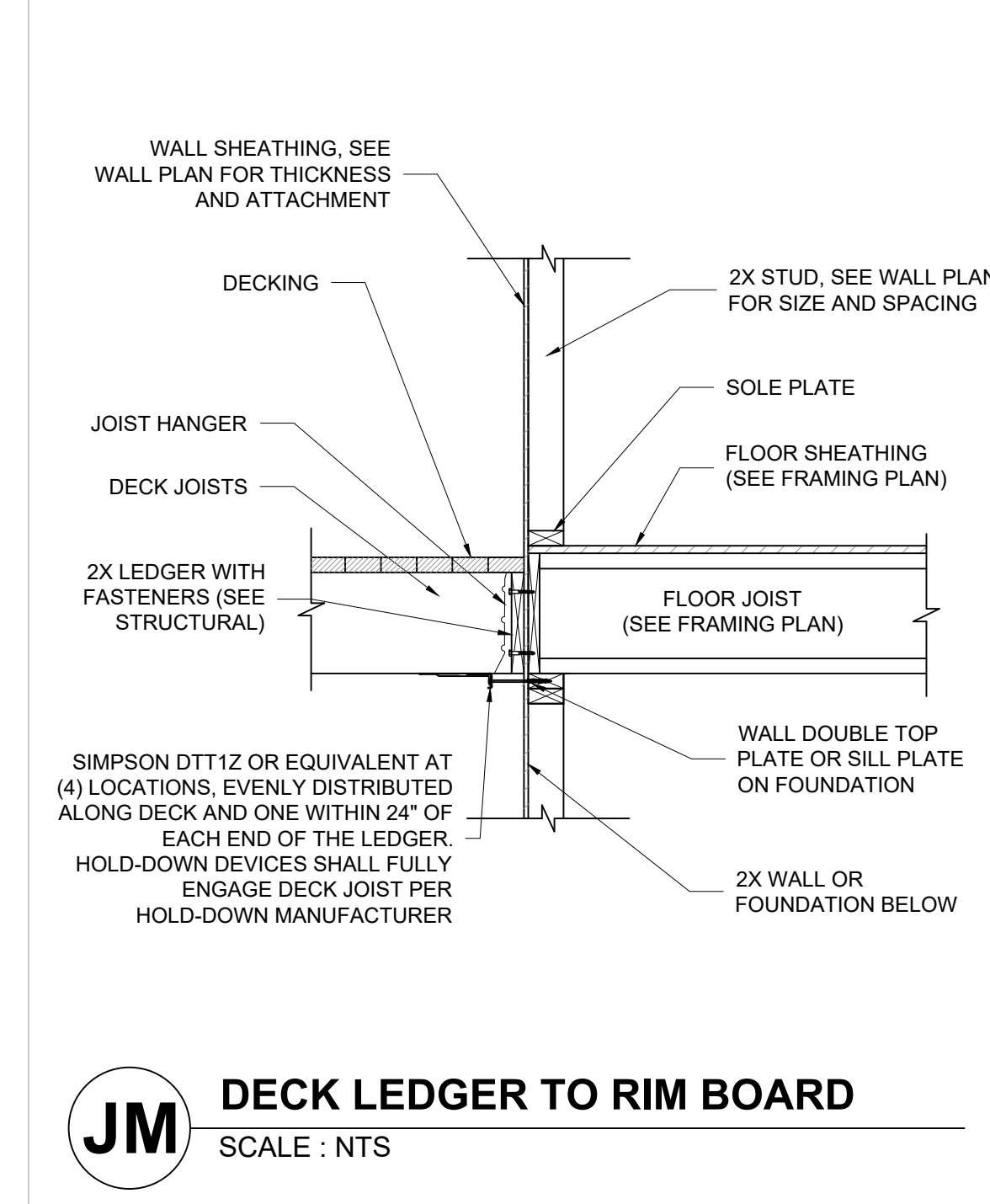


T1 DYPHIBANE
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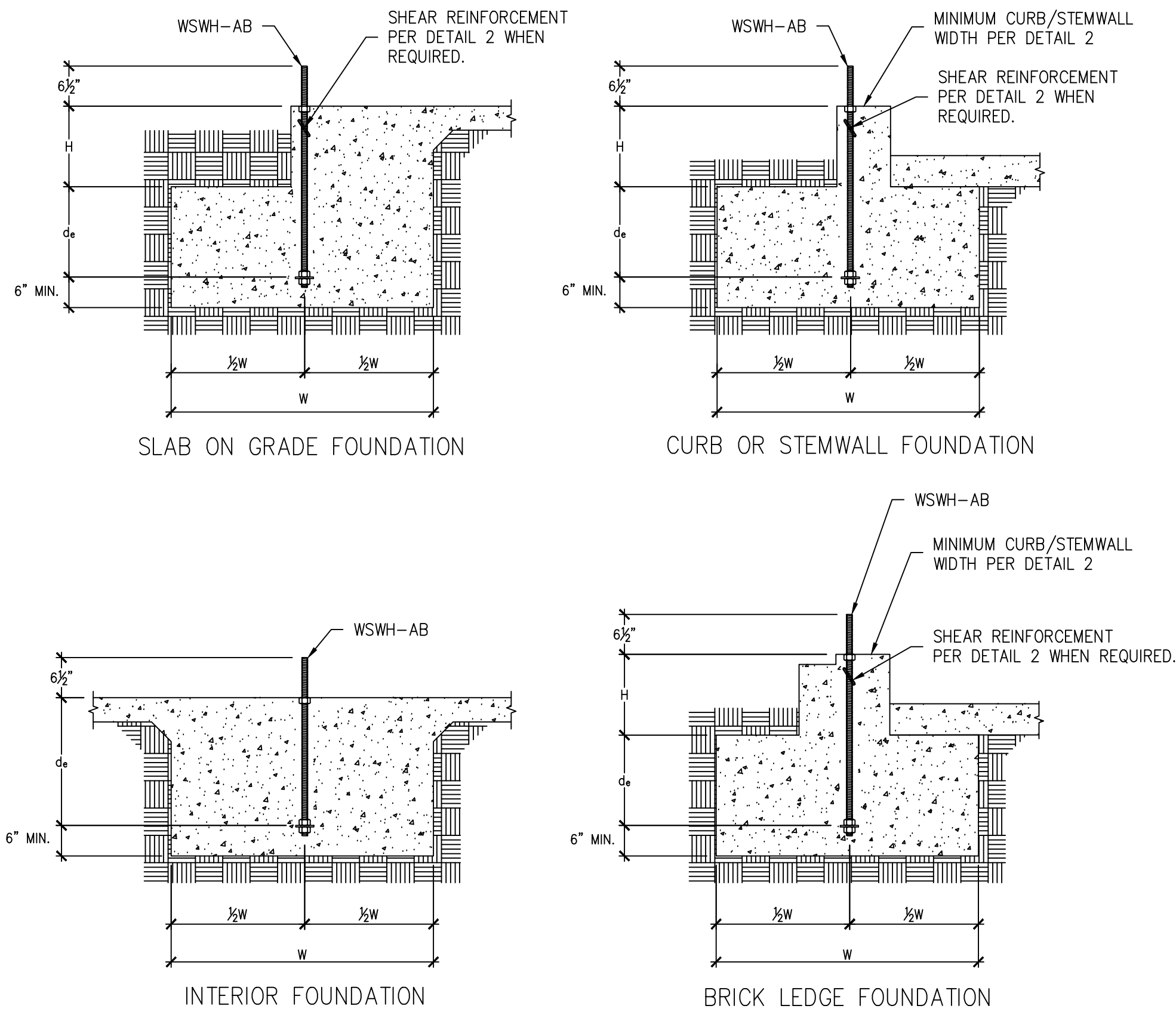
Revisions	
1	12-16-2022 ANCHORS/ FOUNDATIONS
2	-
3	-
4	-
5	-
6	-
7	-
8	-



MA ROOF DIAPHRAGM SHEAR TRANSFER
SCALE : NTS

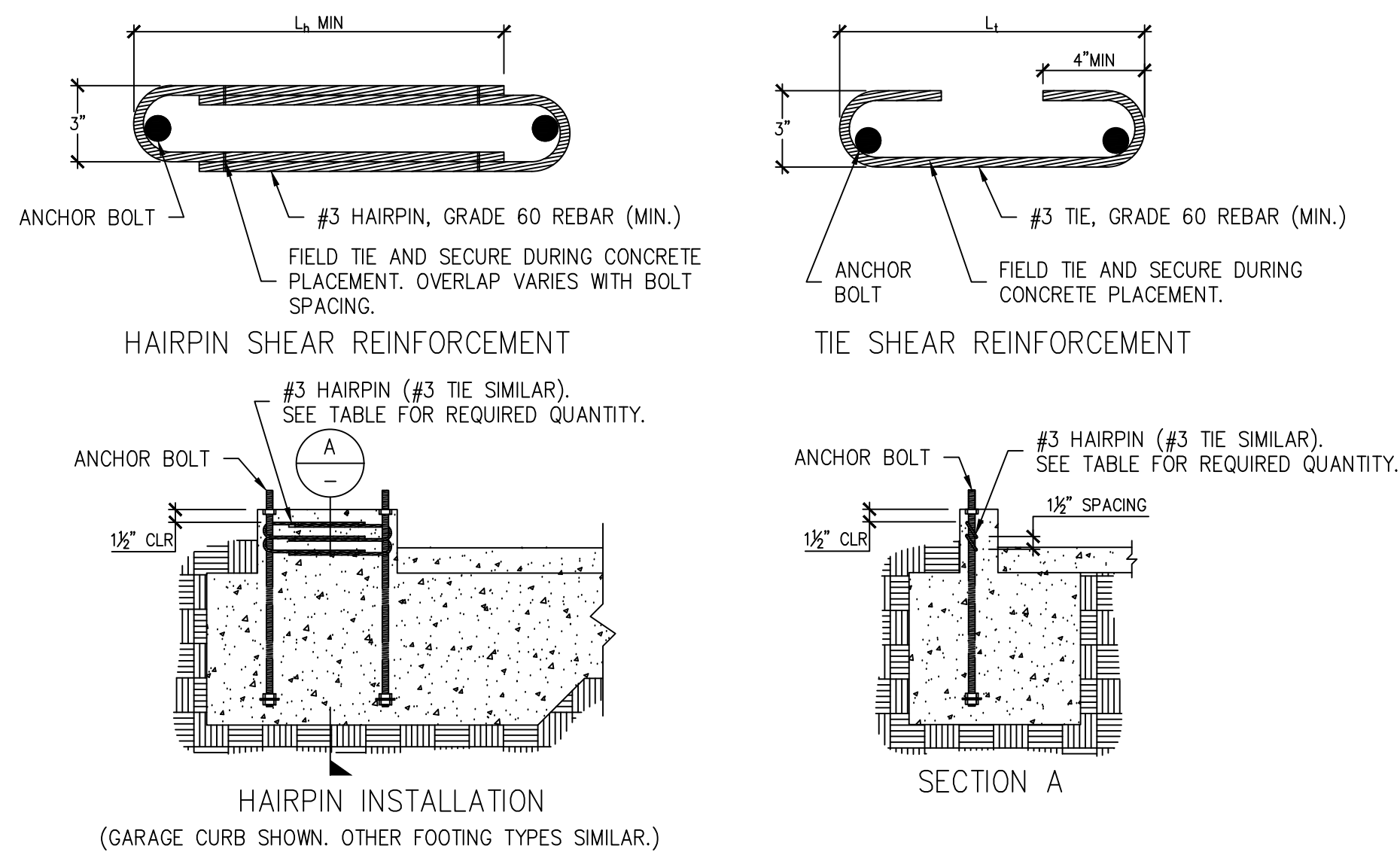


- NOTES:
 1. SEE DETAIL 2 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
 2. MAXIMUM H = $l_e - d_c$. SEE DETAILS 3 AND 4 FOR l_e .



STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS

1

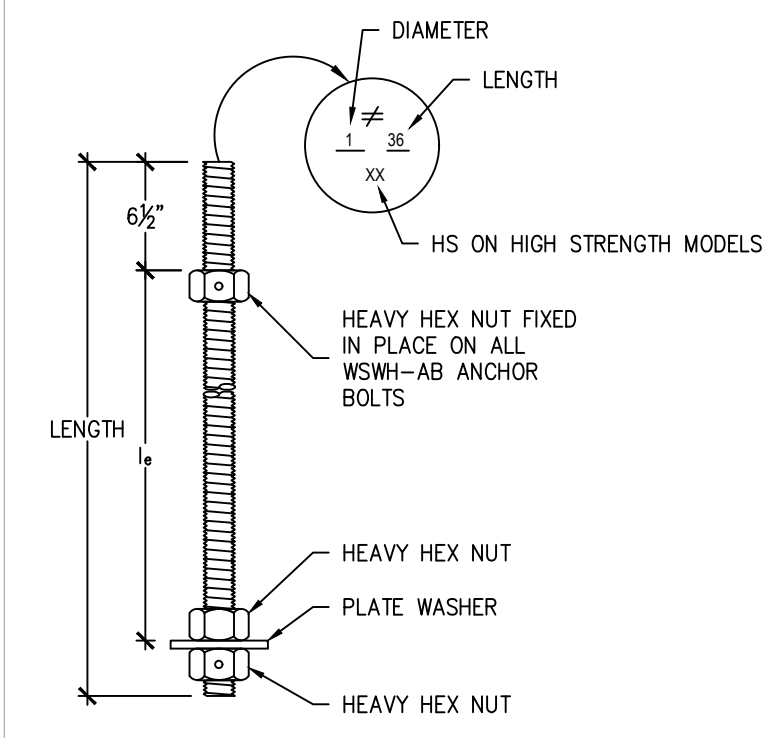


MODEL	STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE				
	SEISMIC ³			WIND ⁴	
	L_1 OR L_h (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)
WSWH12	10 1/2	(1) #3 TIE	6	SEE NOTE 7	6
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6

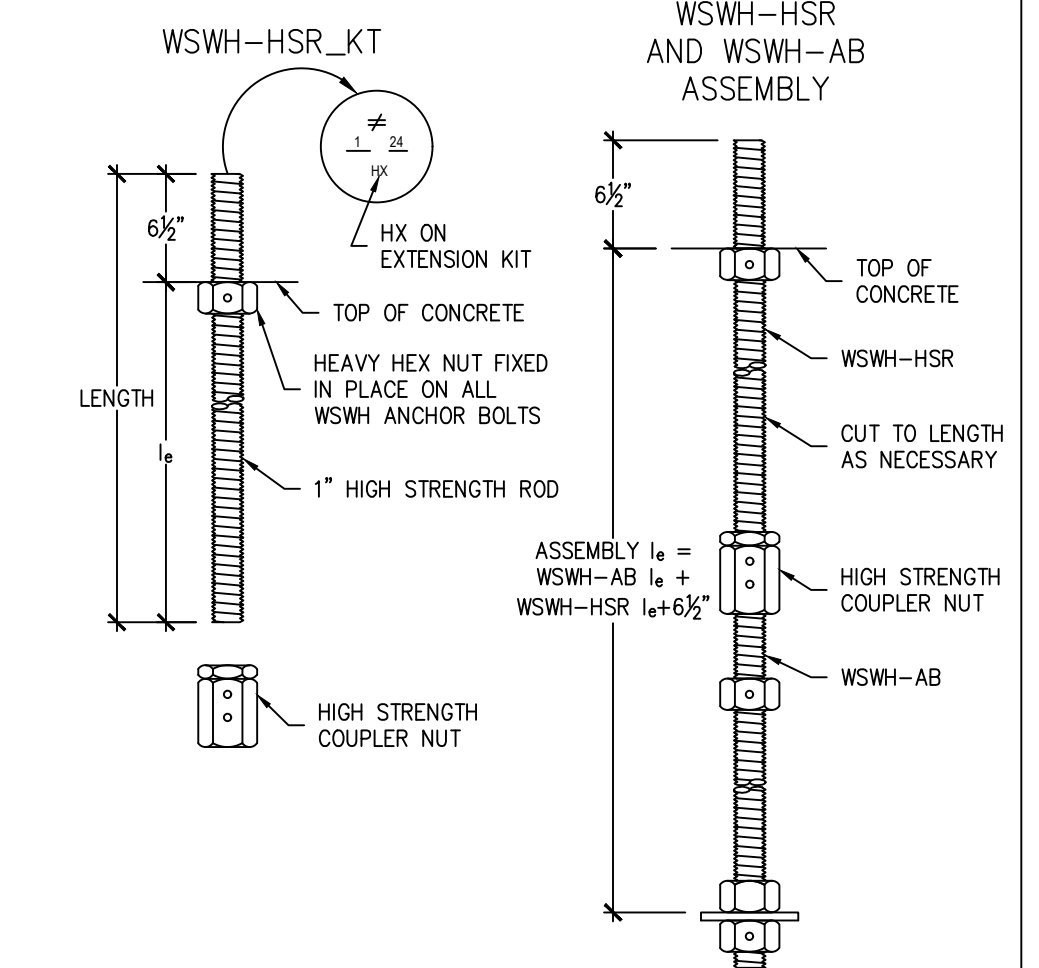
- NOTES:
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
 6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
 7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
 9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS

2



WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
	WSWH-AB1x24	1"	24"	15 1/2"
WSWH12, WSWH18 AND WSWH24	WSWH-AB1x24HS	1"	24"	15 1/2"
	WSWH-AB1x30	1"	30"	21 1/2"
	WSWH-AB1x30HS	1"	30"	21 1/2"
	WSWH-AB1x36	1"	36"	27 1/2"
	WSWH-AB1x36HS	1"	36"	27 1/2"

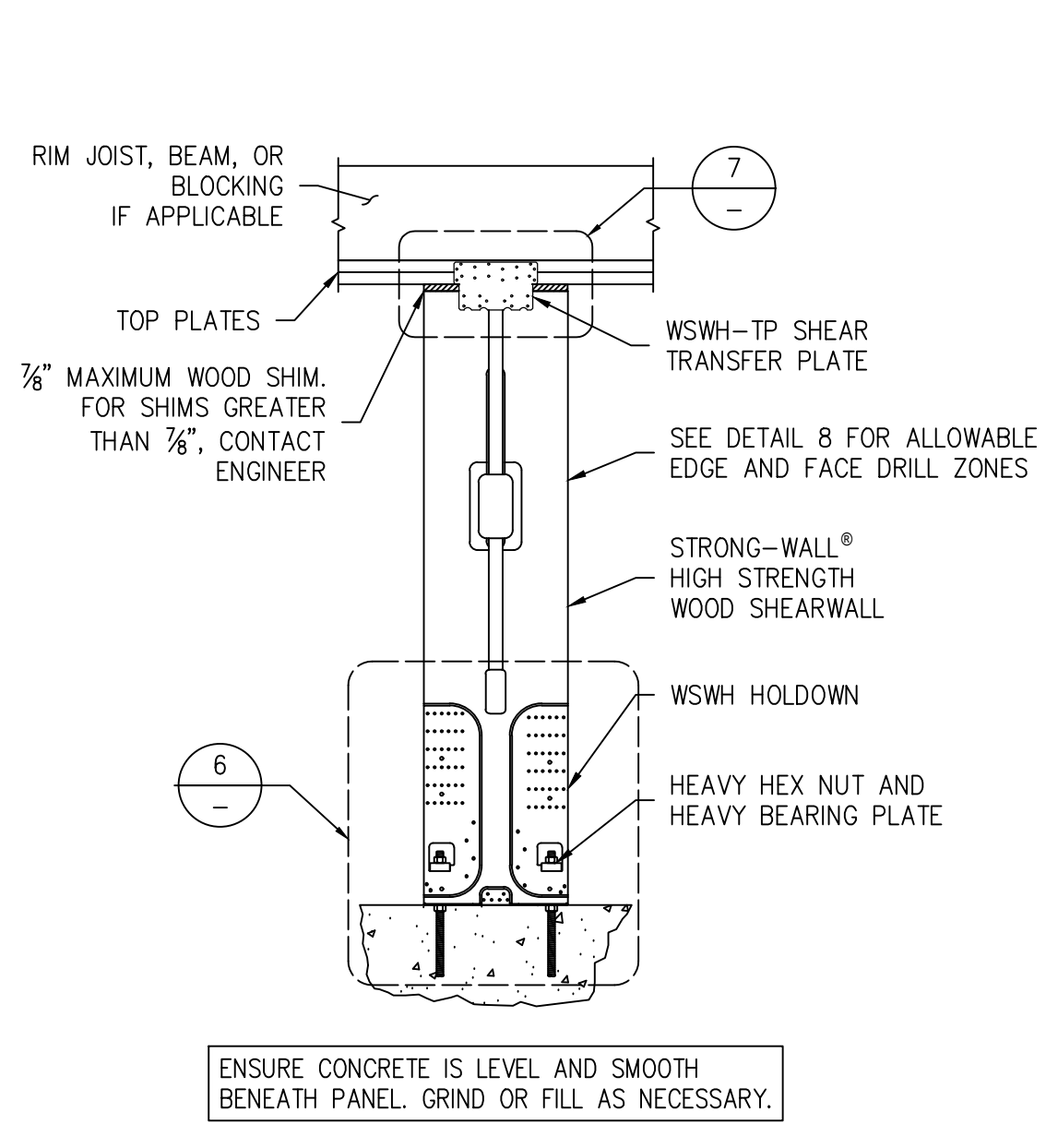


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH-HSR1x24KT	1"	24"	17 1/2"
	WSWH-HSR1x36KT	1"	36"	29 1/2"

WSWH ANCHOR BOLTS

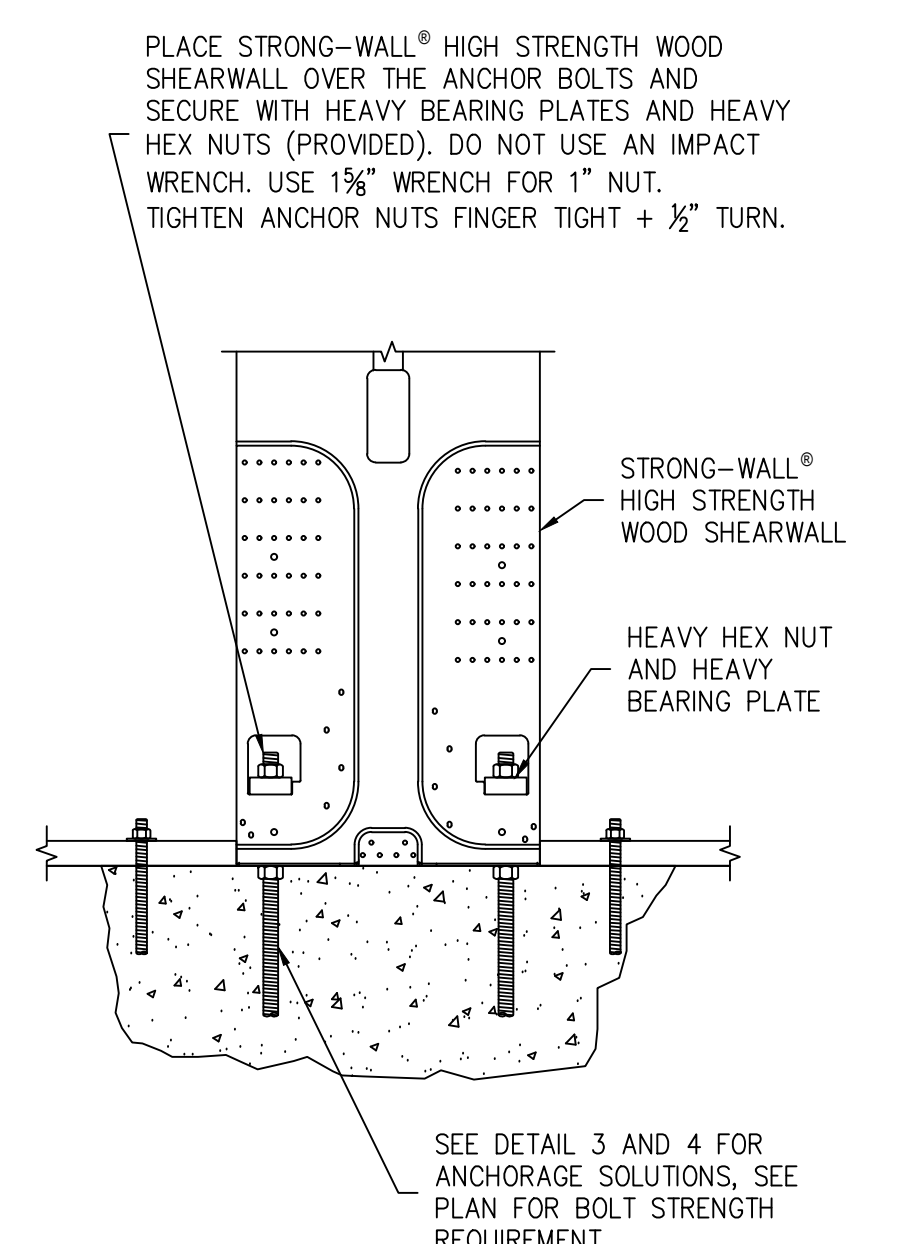
ANCHOR BOLT EXTENSION

4



SINGLE STORY WSWH ON CONCRETE

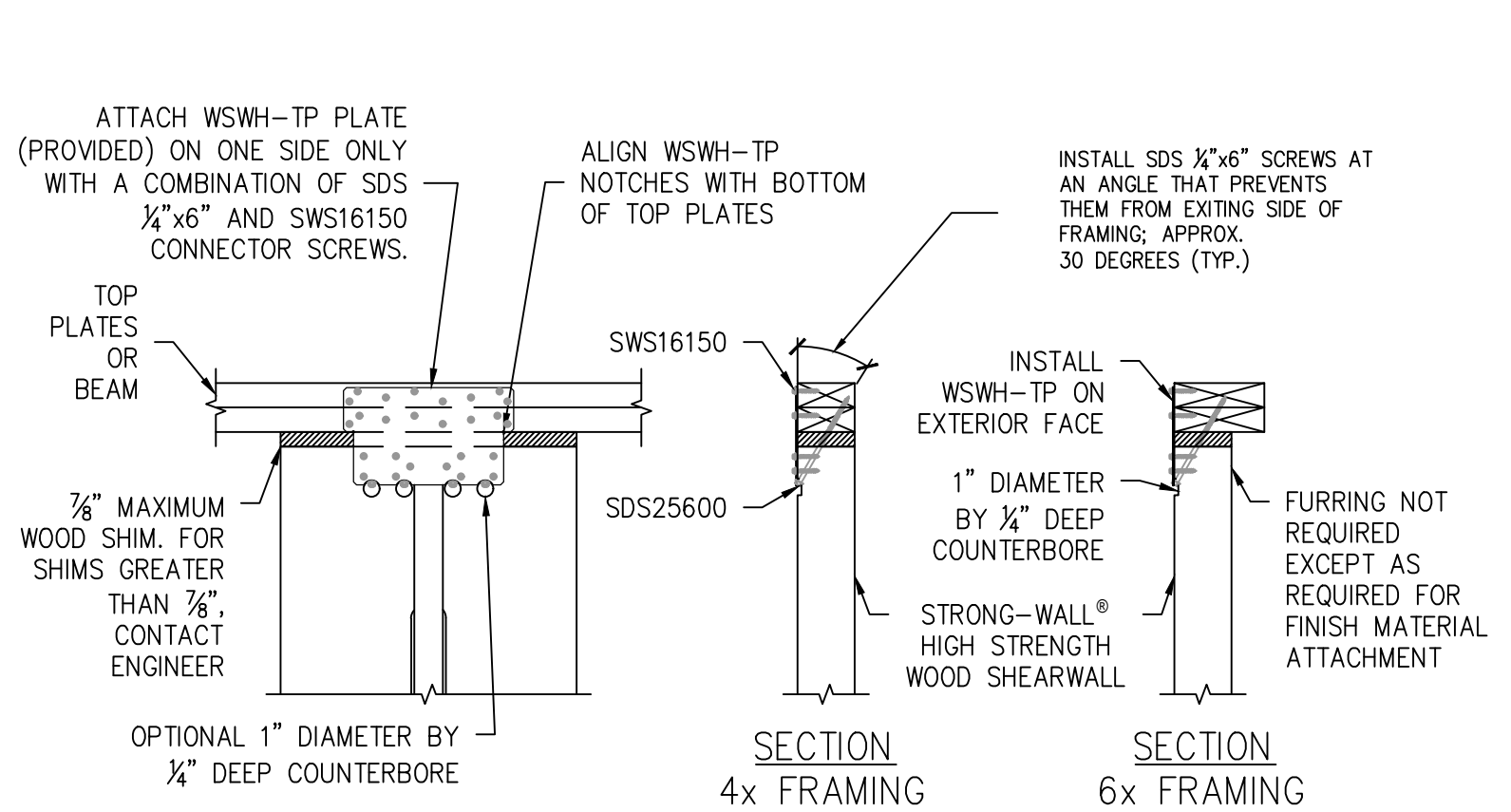
5



BASE CONNECTION

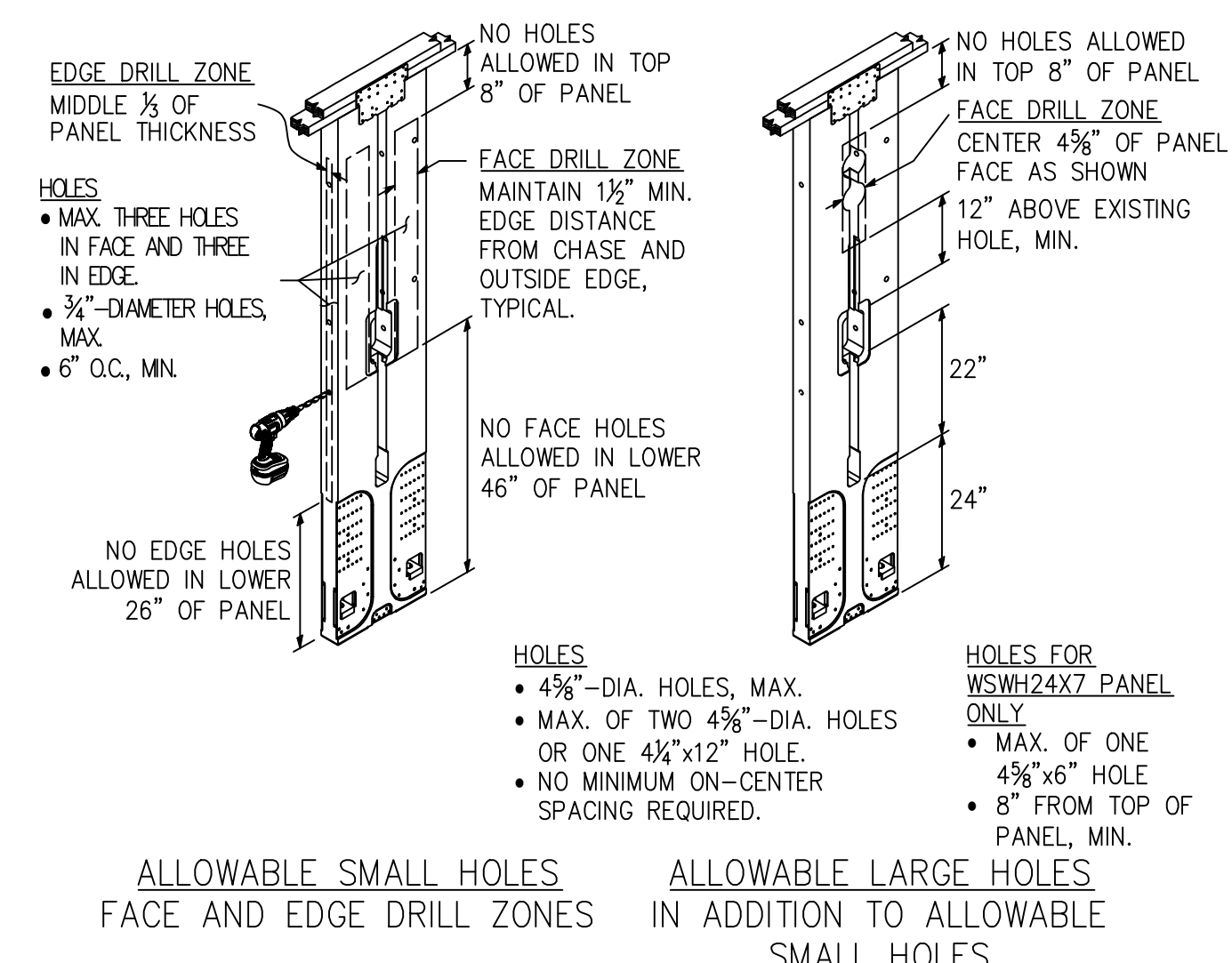
6

MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



TOP CONNECTION

7



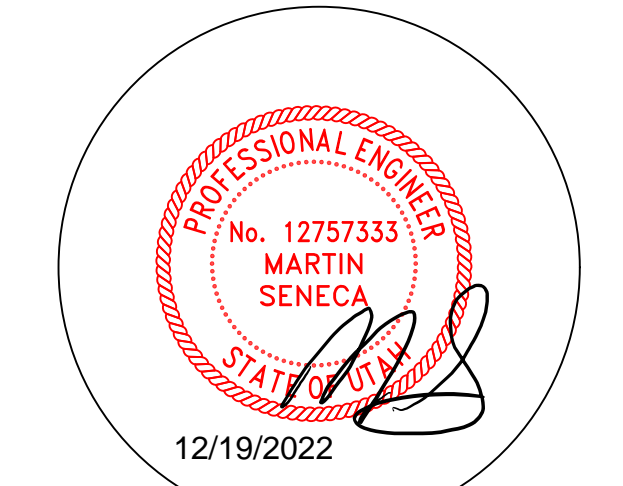
TRIM ZONE AND ALLOWABLE HOLES

8

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Project #: **220212**

Date: **02-17-2022**



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Revisions

△	12-16-2022 ANCHORS/ FOUNDATIONS
△	-
△	-
△	-
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