

Project: Detached Garage for Jason Doman

Parcel #210310032
7191 East 900 South
Huntsville, Utah
Contact: Jason Doman
801 391-2196

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL

2017 EDITION OF THE NATIONAL ELECTRIC CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

2018 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ISSUED BY THE INTERNATIONAL CODE COUNCIL

2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2018 EDITION OF THE INTERNATIONAL FIRE CODE

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DETACHED GARAGE: 4000 SQ FT

GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUPPLIERS AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE DESIGN INTENT OF THE PROPOSED IMPROVEMENTS. IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THE WORK INVOLVED THE GENERAL AND SUB CONTRACTORS ARE RESPONSIBLE FOR VISITING THE SITE AND STUDYING THE CONTRACT DOCUMENTS PRIOR TO BIDDING OR COMMENCING WORK. THE GENERAL AND SUB CONTRACTORS WILL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS RELATED TO THE CONSTRUCTION DESCRIBED, WHETHER FULLY SPECIFIED OR NOT, SUCH AS FASTENERS, CONNECTORS, CAULKING, HARDWARE, FINISHES AND OTHER SUCH WORK THAT WOULD CONSTITUTE A COMPLETE APPLICATION
3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR OR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. DIMENSIONS ARE TO THE CENTERLINE OF STEEL, THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDS, UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IF GENERAL NOTES AND SPECIFICATIONS APPEAR TO BE IN CONFLICT CONTACT DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, ANY LOCAL AMMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION OF ALL MATERIALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC. PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
11. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
12. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
14. "TYP" OR "TYPICAL", AS USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE PROTECTIVE AND DUST BARRIERS AND TO KEEP EXISTING FINISHED AREAS CLEAN AND UNOBSTRUCTED AT ALL TIMES.
16. BEFORE STARTING A PROPOSAL, ALL BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND APPERTANCES REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
17. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED, INDICATED OR SHOWN IN THE CONTRACT DOCUMENTS.
18. ALL EXPOSED SURFACES THAT HAVE BEEN MODIFIED, INSTALLED OF AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE CLEANED, VACUUMED OR DUSTED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
19. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
20. CONTRACTOR PARKING, DELIVERIES, AND STORAGE: THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS FOR PARKING, DELIVERIES, AND MATERIAL STORAGE, AND SHALL NOTIFY ALL SUPPLIERS AND SUB CONTRACTORS OF REQUIREMENTS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
21. AT THE COMPLETION OF EACH WORK DAY CLEAN THE SITE OF ALL DEBRIS AND WASTE. INSTALL NECESSARY SAFETY BARRIERS, AND STORE TOOLS OUT OF THE WAY.
22. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND SECURITY OF THE PROJECT, SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE PERFORMANCE OF THEIR TRADE FROM WEATHER, DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, ETC. WHEN ANY PORTION OF THE ROOF IS REMOVED THE CONTRACTOR PERFORMING SUCH ROOF WORK WILL BE FULLY RESPONSIBLE FOR COMPLETE PROTECTION FROM INCLEMENT WEATHER.
23. THE GENERAL CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POTENTIAL ERRORS, OMISSIONS, AND/OR CONFLICTS ON THESE PLANS. IF ANY SUCH ERRORS ARE FOUND CONTACT THE DESIGNER FOR CLARIFICATION AS NEEDED,
24. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNERS WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS, IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.

Homeowner:
Jason Doman
801 391-2196

General Contractor:

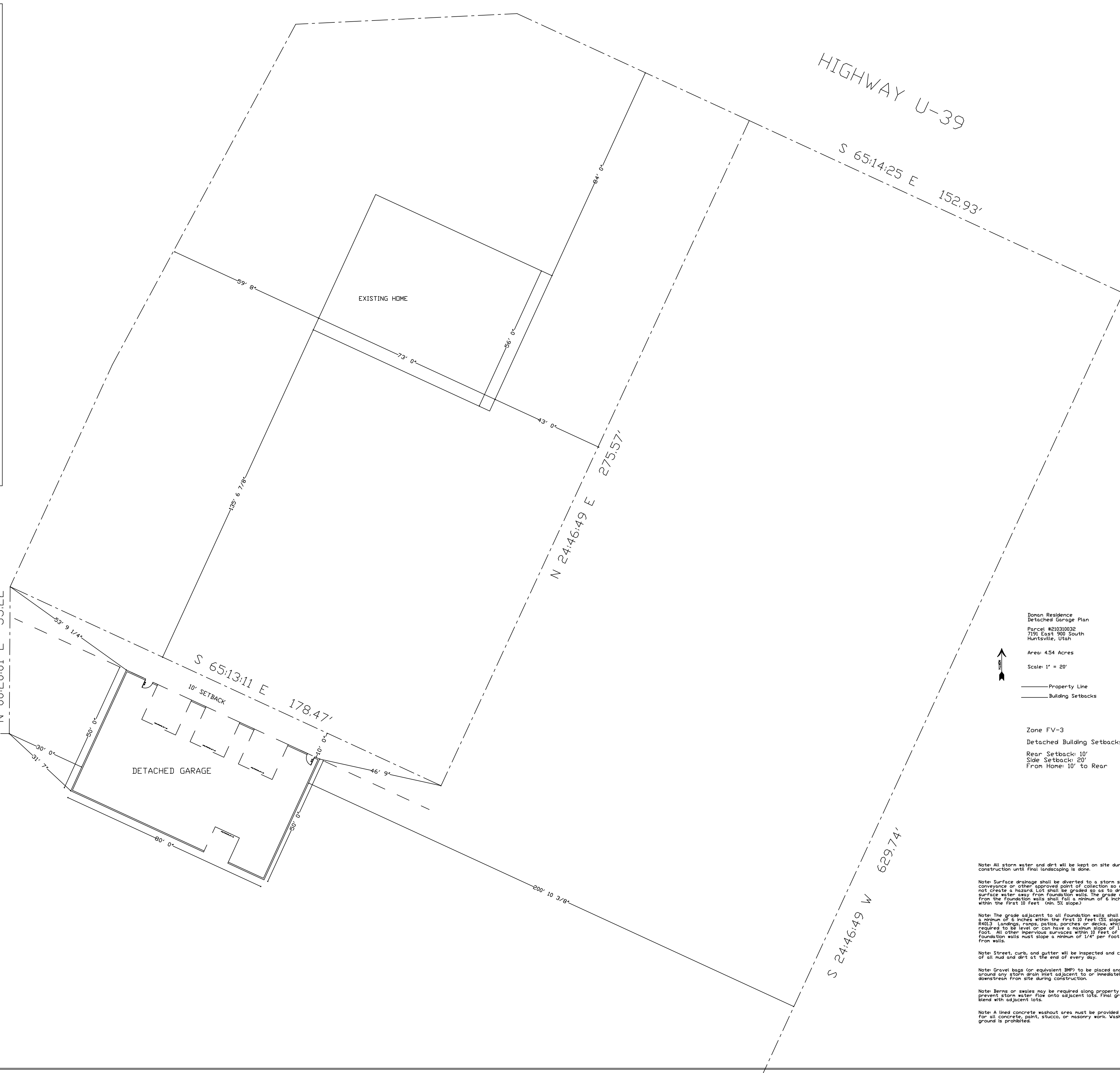
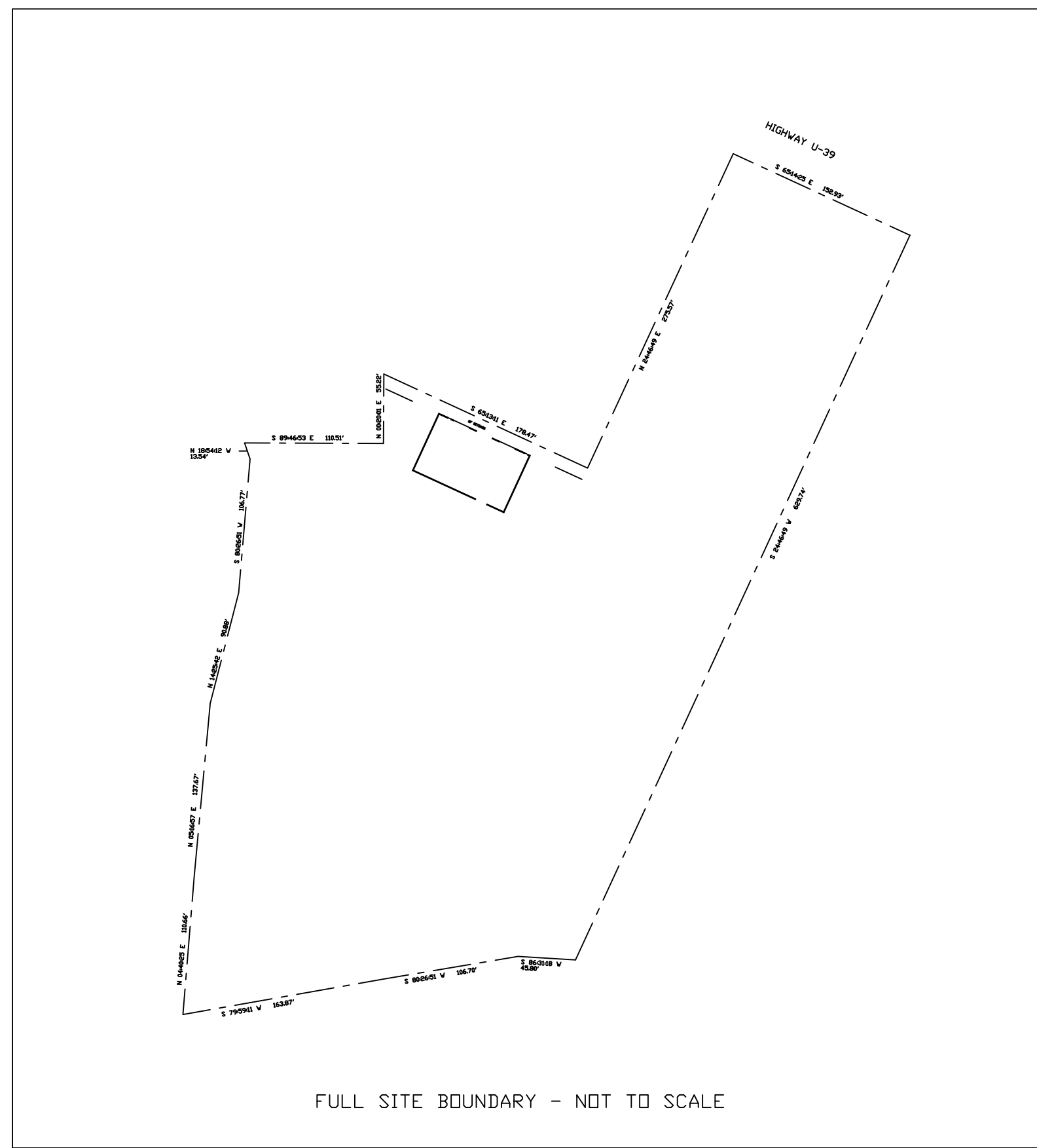
DOMAN RESIDENCE
GARAGE P LAN
7191 East 900 South
Huntsville, Utah

SHEET NO:
G101

DESCRIPTION:
TITLE PAGE

Scale: 1/4" = 1 Foot

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Doman Residence
Detached Garage Plan
Parcel #20230032
7191 East 900 South
Huntsville, Utah

Area: 4.54 Acres
Scale: 1" = 20'

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer, conveyance or other approved point of collection as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min 5% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). R401.3 Landings, ramps, patios, porches or decks which are required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around all storm drain that adjacent to or parallel to downstreet from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

Homeowner:
Jason Doman
801 391-2196

General Contractor:

DOMAN RESIDENCE
GARAGE PLAN
7191 East 900 South
Huntsville, Utah

SHEET NO:
S101
DESCRIPTION:
SITE PLAN

Scale: 1" = 20 Feet

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CreativeLinePlans.com
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STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

- A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES
 1. ALL DISCHARGES OF WATER FROM THE PROJECT SHALL BE ALLOWED TO FLOW INTO THE ON-SITE DRAINAGE EASEMENT. CLEAN, NON-CHLORINATED WATER FROM THE FILLING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINAGE SHALL BE DISCHARGED TO THE EASEMENT IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO THE DRAINAGE EASEMENT.
- B. SOURCES OF STORM WATER POLLUTANTS
 1. STORM WATER POLLUTANTS INCLUDE SOIL, SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, SOIL, EROSION BY WATER AND/OR WIND, CLOSING OF VEGETATION, GRADING, VEHICLES, AND EQUIPMENT REFUELING, AND MAINTENANCE, WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT, PAINTS, SOLVENTS AND ADHESIVES, AND LANDSCAPING WORK.
- C. EROSION AND SEDIMENT CONTROLS
 1. COVER EXPOSED SLOPES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
 2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDING OR DIRT BERM ALONG THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO THE DRAINAGE EASEMENT WHERE LANDSCAPING HAS DIED OR NOT TAKE HOLD.
 3. DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.
- D. OTHER CONTROLS
 1. WASTE DISPOSAL
 - A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
 - B. PROVIDE FOR THE WEEKLY OR MORE FREQUENT, IF NECESSARY DISPOSAL OF WASTE CONTAINERS.
 - C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
 2. SWEEPING OF SITE
 - A. PROVIDE SITE SWEEPING BY HAND OR MECHANICAL MEANS (IF NEEDED) TO KEEP THE PAVED AREAS FREE OF DIRT AND DEBRIS.
 - B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.
 3. SANITARY/SEPTIC DISPOSAL
 - A. PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.
 4. SPILLS
 - A. STORE ADEQUATE ADSORBENT MATERIALS, BAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP SPILLS IMMEDIATELY.
 - B. FOR REPORTABLE QUANTITIES OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN UP AND DISPOSAL.
 5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES
 - A. LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL, REGIONAL, WATER QUALITY CONTROL BOARD.
 6. VEHICLES AND EQUIPMENT
 - A. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPROVED, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
 - B. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT
 1. DO NOT DISCHARGE EXCESSIVE MATERIALS ON CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
 2. PERFORM WASHING OF EQUIPMENT ON-SITE. WASHING EQUIPMENT SHALL BE CONDUCTED BY A WASTE HANDLING FIRM.
 3. PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.
 7. LANDSCAPING OPERATIONS
 - A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
 - B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
 8. STORM WATER INLETS
 - A. KEEP ALL ON-SITE STORM WATER INLETS CLEAN AND FREE OF DIRT AND DEBRIS. IN THE EVENT THAT SEDIMENT AND DEBRIS MAY FLOW TO AN INLET, PROVIDE AN IN-SITE MINIMUM STRAIN BARRIER AROUND THE INLET TO TRAP THE DIRT AND DEBRIS AND ALLOW ONLY CLEAN STORM WATER TO ENTER THE INLET.
- E. INSPECTION
 1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
 - A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
 - B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
 - C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
 - D. THE UTAH DEQ WATER QUALITY DIVISION MAY REQUIRE, AT ITS DISCRETION, ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
 2. ALL DISCHARGES ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS. TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE. TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.
 3. PREPARATION OF REPORTS AND RETENTION OF RECORDS
 - A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE MADE BY THE DISCHARGER AND MUST BE SUBMITTED TO THE STATE DEQ BY OCTOBER 1, 2025, AND EACH OCTOBER 1 THEREAFTER.
 - B. THE DISCHARGER MUST RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST FIVE YEARS. THIS PERIOD MAY BE EXTENDED BY A REQUEST OF THE STATE, WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING. DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
 - C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INDICATE A TIME FRAME. SUBMIT TO THE NOTIFICATION BY THE DATE DEQ DIVISION OF WATER QUALITY INDICATES WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF NONCOMPLIANCE.
- F. MAINTENANCE OF CONTROLS
 1. MAINTENANCE AND REPAIR
 - A. ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPAIRED OR RESTORED.
 2. PLAN REVISIONS
 - A. IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.
- G. FINAL STABILIZATION AND POST CONSTRUCTION CONTROLS
 1. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD, STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. STABILIZATION MEASURES SHALL BE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED EXCEPT AS NOTED.
 2. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEP CLEAN, STORM WATER INLETS (GRATES AND BASTES) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM SITE.
 3. ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION AVOID OVER WATERING OF LANDSCAPING.
 4. ALL PAVED AREAS SHOULD BE SWEEP WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
 5. WASTE MATERIAL ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT OFTEN.
 6. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEP CLEAN OF DIRT AND DEBRIS.
 7. STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
 8. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".
- H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION
 1. WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL, REGIONAL WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

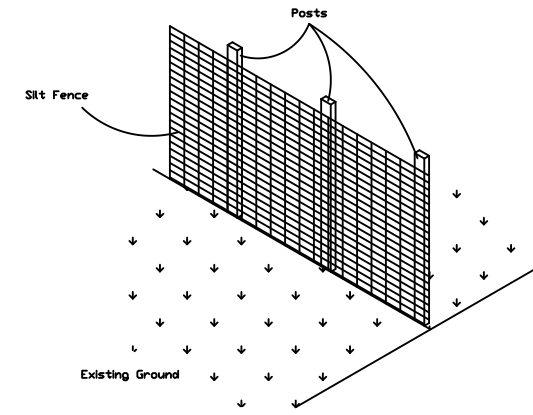
STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER, JASON DOMAN FOR THE CONSTRUCTION OF A GARAGE IN THE CITY OF HUNTSVILLE, COUNTY OF WEBER, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS MEASURES TO PREVENT POLLUTION, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.
2. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CONTRIBUTES TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING PROVIDED BY THE PERMITTEE FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.
3. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE REMOVED BY AN A-LIQUA. NO DISCHARGES OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF WEBER COUNTY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.
4. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND MITIGATED ON REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY WEBER COUNTY AND ANY OTHER AGENCY HAVING JURISDICTION.
5. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(b) OF THE CLEAN WATER ACT, UPON REQUEST BY MEMBERS OF THE PUBLIC. THE DISCHARGER SHALL MAKE AVAILABLE FOR A REVIEW A COPY OF THIS SWPPP EITHER TO DEQ OR SUBJECT TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE UTAH DEQ WATER QUALITY DIVISION OR THE LOCAL AGENCY.
6. CONTACTS

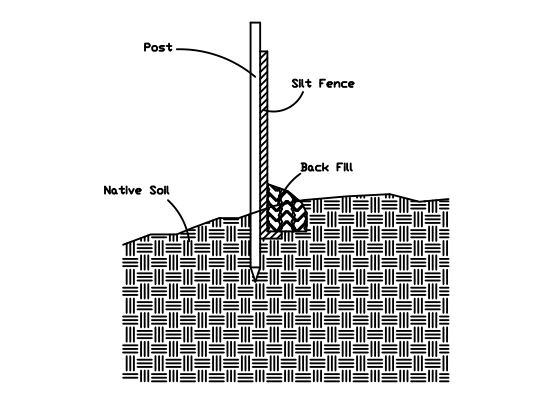
CONTRACTOR	STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY 888 NORTH 10 WEST SALT LAKE CITY, UT 84143-4870 SLC UT 84144-4870	RAND FISHER 801 553-5656
	US EPA ENVIRONMENTAL PROTECTION AGENCY DENVER, COLORADO ENVIRONMENTAL PROTECTION AGENCY WASHINGTON DC 200	REGION VIII 800 759-4372 202 475-9518
7. REFERENCES
 - A. SITE PLAN PER CREATIVE LINE L.L.C. DATED MARCH 12, 2022.
 - B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY CREATIVE LINE L.L.C. DATED MARCH 12, 2022.
8. THE PROPOSED CONSTRUCTION ACTIVITY IS CONSTRUCTION OF A DETACHED GARAGE FOR JASON DOMAN.
9. LOCATION OF THE SITE
 - A. THE PROJECT IS LOCATED AT 7191 EAST 900 SOUTH, HUNTSVILLE, WEBER COUNTY UTAH.
10. THE RUNOFF COEFFICIENT FOR THIS SITE IS ABOUT 0.04. THIS MEANS THAT ABOUT 04% OF THE SITE IS COVERED WITH AN IMPROVED SURFACE (SUCH AS CONCRETE, ASPHALT, OR A BUILDING) AND THAT ABOUT 96% OF THE SITE HAS A PERVIOUS SURFACE (SUCH AS LANDSCAPING AND PLANTING AREAS).
11. THE EXISTING NATIVE SUBSURFACE SOILS ARE GENERALLY SILTY CLAY OVER SILTY SAND. THE EXISTING GROUND WATER QUALITY AT THIS LOCATION IS ASSUMED TO BE THAT OF WATER WHICH IS SAFE FOR DRINKING. THE EXISTING STORM WATER QUALITY IS TYPICAL OF STORM WATER FLOWING FROM DEVELOPED, SUBURBAN AREAS.
12. A. THE EXISTING SITE CONSISTS OF LIMITED VEGETATION. PRE-CONSTRUCTION RUNOFF COEFFICIENT = 0.15 WITH LANDSCAPING A POST-CONSTRUCTION RUNOFF COEFFICIENT = 0.02
13. SEE IMPROVEMENT PLANS FOR SITE DRAINAGE.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND THING OF THE STORM WATER POLLUTION CONTROL MEASURES FOR THIS PROJECT. THE DISCHARGER IS RESPONSIBLE FOR STORM WATER CONTROL MEASURES ARE TO BE IN PLACE BY THE "START DATE" LISTED ABOVE.

Site Notes

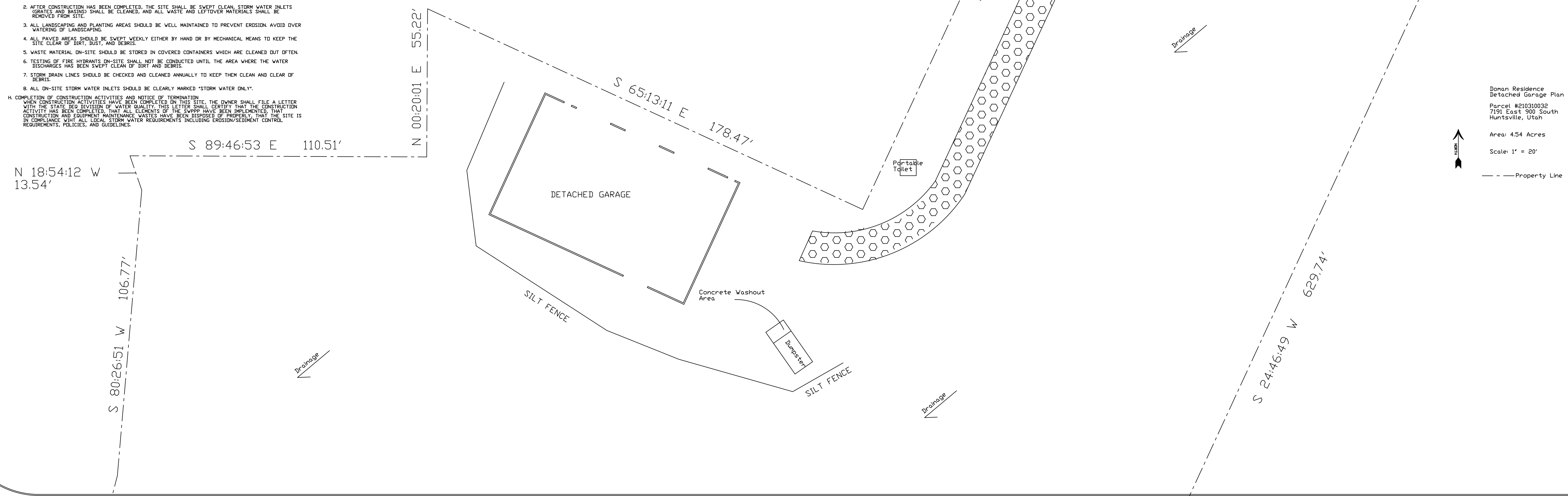
1. Approximately 7600 Sq. Ft. will be disturbed during construction.
2. The General Contractor is responsible for monitoring conditions during construction and the maintenance of the SWPPP plan.
3. Install a silt fence around perimeter of construction site to contain dirt and debris during construction.
4. All excavated material will be used as fill on site either below concrete floors or as landscaping material surrounding garage.
5. The concrete washout is located near the construction entrance, near the north-west side of the lot. The General Contractor is responsible for the maintenance of the concrete washout.
6. The portable toilet is located near the north side of the construction entrance centrally located on the lot. The portable toilet shall be installed following the manufacturer's instructions.
7. The construction entrance is located directly in front of the garage on the north side of the lot. Install 2" rock base over compacted fill for construction entrance.
8. In the event that any mud and/or dirt is tracked onto the asphalt roadway, sweep and/or wash away all dirt and dust as needed.
9. All rain and storm water on this project site currently drains as indicated on the site plan.
10. There are no existing structures located on this property at this time.



Silt Fence Detail



Silt Fence Detail



HIGHWAY U-39

Homeowner:
Jason Doman
801 391-2196

General Contractor:

DOMAN RESIDENCE
GARAGE PLAN
7191 East 900 South
Huntsville, Utah

SHEET NO:
S101
DESCRIPTION:
SITE PLAN

Scale: 1" = 20 Feet

Creative Line L.L.C.
Custom Home Solutions
CreativeLinePlans.com
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FRAMING NOTES

- SILL PLATE J-BOLTS SHALL HAVE A 3"x3"x1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD OUT WASHER.
- ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
- STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
- WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE C516X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
- PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
- ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS]. USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) 1/2" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
- SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
- EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
- WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
- ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

- STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
- INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
- NAILS SHALL BE 1/2" MIN FROM SHEATHING EDGE.
- ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
- PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

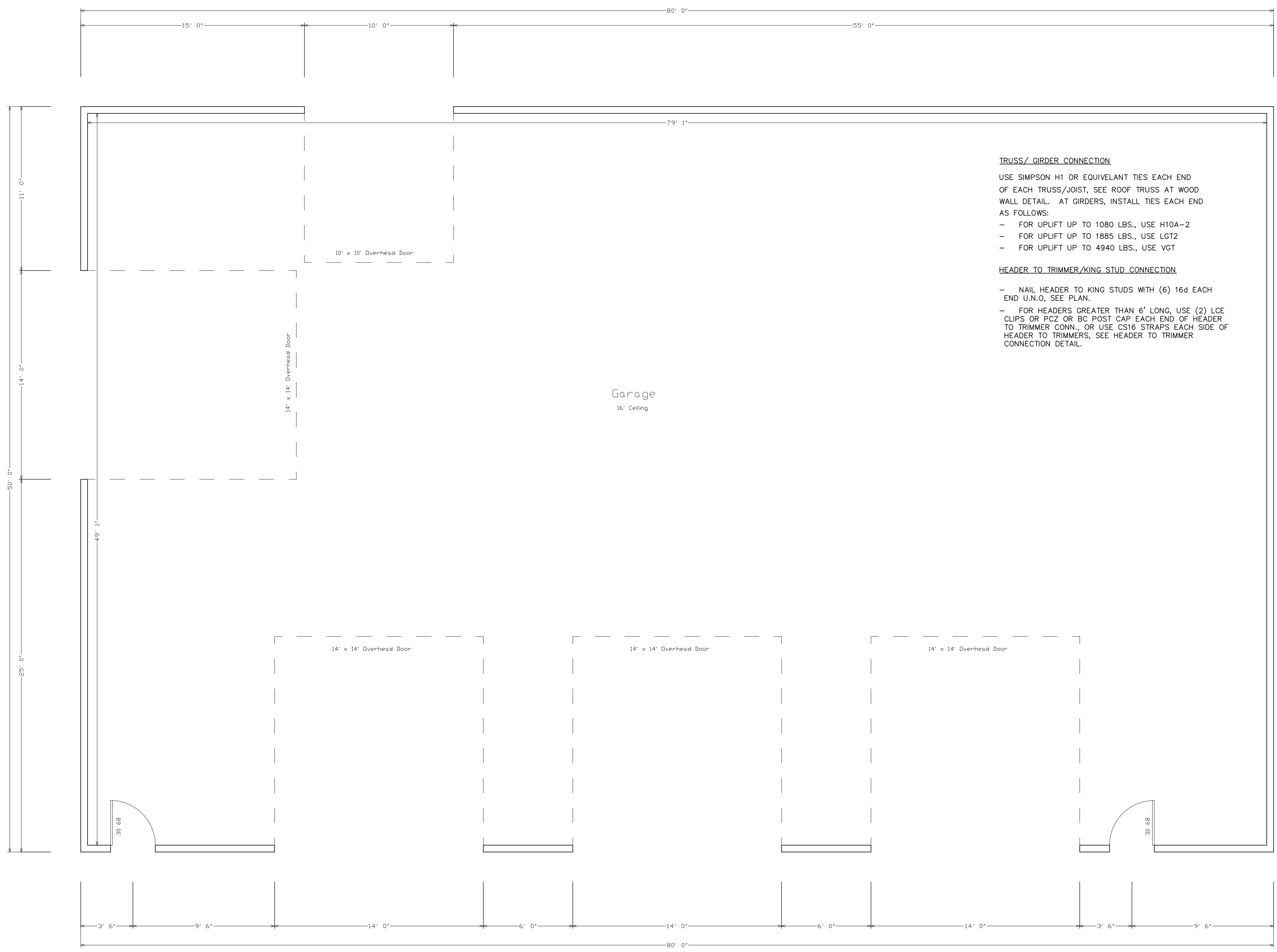
WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

SHEAR WALL SCHEDULE	SHEATHING		NAIL SPACING		STABLE ED.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
	TYPE	TYPE	EDGE	FIELD			
TYPICAL	7/16" ONE SIDE	8d	6" D.C.	12" D.C.	16d @ 6" D.C.	LTP4 DR A35 @ 16" D.C.	
SW-14	7/16" ONE SIDE	8d	4" D.C.	12" D.C.	16d @ 6" D.C.	LTP4 DR A35 @ 16" D.C.	
SW-23	7/16" ONE SIDE	8d	3" D.C.	12" D.C.	NOT ALLOWED	LTP4 DR A35 @ 12" D.C.	
SW-33	7/16" ONE SIDE	8d	2" D.C.	12" D.C.	NOT ALLOWED	LTP4 DR A35 @ 9" D.C.	

NOTES:
 1. TO GAGE 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1 WALLS.
 2. ALL SHEATHING NAILS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
 3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
 4. LAP SHEATHING 1 1/4" MIN. ONTO RIM ATTACHMENT.
 5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
 6. NAILS TO BE COMMON OR GALVANIZED BOX.
 7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
 8. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
 9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.



Main Floor Plan
 Detached Garage: 4000 Sq Ft

TRUSS/ GIRDER CONNECTION
 USE SIMPSON H1 OR EQUIVALANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:
 - FOR UPLIFT UP TO 1080 LBS., USE H10A-2
 - FOR UPLIFT UP TO 1885 LBS., USE LGT2
 - FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION
 - NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O. SEE PLAN.
 - FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE C516 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.

Homeowner:
 Jason Doman
 801 391-2196

General Contractor:

DOMAN RESIDENCE
 GARAGE PLAN
 7191 East 900 South
 Huntsville, Utah

SHEET NO:
 A101
 DESCRIPTION:
 MAIN FLOOR PLAN
 Scale: 1/4" = 1 Foot

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FOOTING SCHEDULE:				
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

TRUSS / GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST. SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:
 - FOR UPLIFT UP TO 1080 LBS., USE H10A-2
 - FOR UPLIFT UP TO 1885 LBS., USE LGT2
 - FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O. SEE PLAN.
 - FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PC2 OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN. OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS. SEE HEADER TO TRIMMER CONNECTION DETAIL.

FRAMING NOTES

- SILL PLATE J-BOLTS SHALL HAVE A 3"x3"x1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
- ALL FOUNDATION HOLDDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDDOWN PER THE HOLDDOWN SCHEDULE.
- STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
- WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
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- SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
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- ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

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- ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
- PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

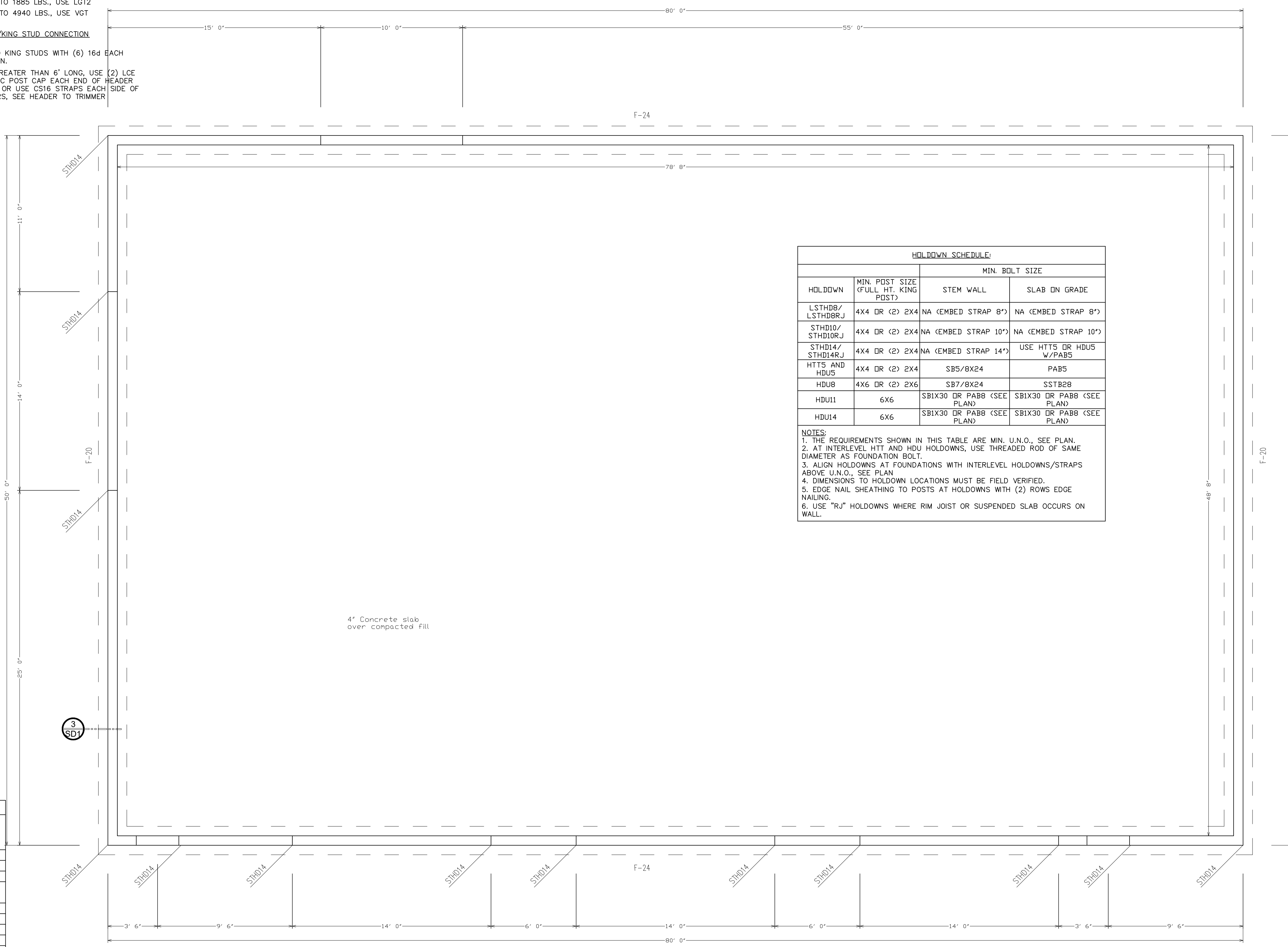
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FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

3,000 PSI CONCRETE		FOUNDATION SCHEDULE				60,000 PSI STEEL	
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.	HORIZONTAL WALL REINF.	MIN. WALL FOOTING SIZE AND REINF.	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN ³ (MIN. 7" EMBEDMENT)
2'-0" to 4'-0"	NONE	8"	# 32" O.C.	# 14" O.C.	SEE PLAN		1/2" x 10" @ 32" O.C.
4'-1" to 5'-0"	NONE	8"	# 14" O.C.	# 12" O.C. 36"	(4) # 4 X CONT	SEE NOTE #4 BELOW	1/2" x 10" @ 32" O.C.
5'-1" to 6'-0"	NONE	8"	# 14" O.C.	# 12" O.C. 42"	(5) # 4 X CONT	SEE NOTE #4 BELOW	1/2" x 10" @ 32" O.C.
6'-1" to 7'-0"	NONE	8"	# 12" O.C.	# 12" O.C. 48"	(6) # 4 X CONT, # 11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	1/2" x 10" @ 32" O.C.
7'-1" to 8'-0"	FLOOR	8"	# 24" O.C.	# 18" O.C.	SEE PLAN		1/2" x 10" @ 32" O.C.
8'-1" to 9'-0"	FLOOR	8"	# 16" O.C.	# 18" O.C.	SEE PLAN		1/2" x 10" @ 32" O.C.
9'-1" to 10'-0"	FLOOR	8"	# 12" O.C.	# 12" O.C. 24"	(3) # 4 X CONT	USE MIN F-24 FOOTING	1/2" x 10" @ 24" O.C.
10'-1" to 11'-0"	FLOOR	8"	# 6" O.C.	# 12" O.C. 30"	(3) # 4 X CONT	USE MIN F-30 FOOTING	1/2" x 10" @ 24" O.C.
11'-1" to 12'-0"	FLOOR	8"	# 4" O.C.	# 12" O.C. 36"	(4) # 4 X CONT	USE MIN F-36 FOOTING	1/2" x 10" @ 24" O.C.
> 12'-0"	REQ. ENGR.	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENGR.

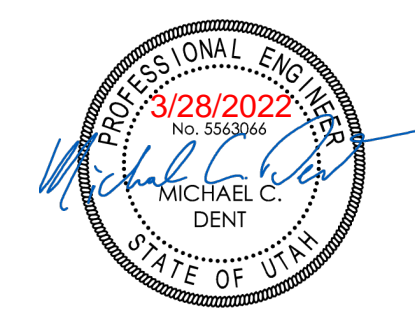
- NOTES:**
- REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
 - FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
 - USE 3" x 3" x 1/4" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
 - LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
 A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
 B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
 - TITEN HI BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
 - ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
 - PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.



HOLDDOWN SCHEDULE:			
HOLDDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE	
		STEM WALL	SLAB ON GRADE
LSTHDB/ LSTHDBRJ	4X4 DR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 DR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 DR (2) 2X4	NA (EMBED STRAP 14")	USE HTTS DR HDUS W/PABS
HTTS AND HDUS	4X4 DR (2) 2X4	S85/8X24	PAB5
HDUB	4X6 DR (2) 2X6	S87/8X24	SSTB28
HDU11	6X6	SB1X30 DR PAB8 (SEE PLAN)	SB1X30 DR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 DR PAB8 (SEE PLAN)	SB1X30 DR PAB8 (SEE PLAN)

- NOTES:**
- THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
 - AT INTERLEVEL HTT AND HDU HOLDDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
 - ALIGN HOLDDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDDOWNS/STRAPS ABOVE U.N.O., SEE PLAN.
 - DIMENSIONS TO HOLDDOWN LOCATIONS MUST BE FIELD VERIFIED.
 - EDGE NAIL SHEATHING TO POSTS AT HOLDDOWNS WITH (2) ROWS EDGE NAILING.
 - USE "RJ" HOLDDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

Foundation Dimensions



Homeowner:
Jason Doman
801 391-2196

General Contractor:

DOMAN RESIDENCE
GARAGE PLAN
7191 East 900 South
Huntsville, Utah

SHEET NO:
A102

DESCRIPTION:
FOUNDATION DIMENSIONS

Scale: 1/4" = 1 Foot

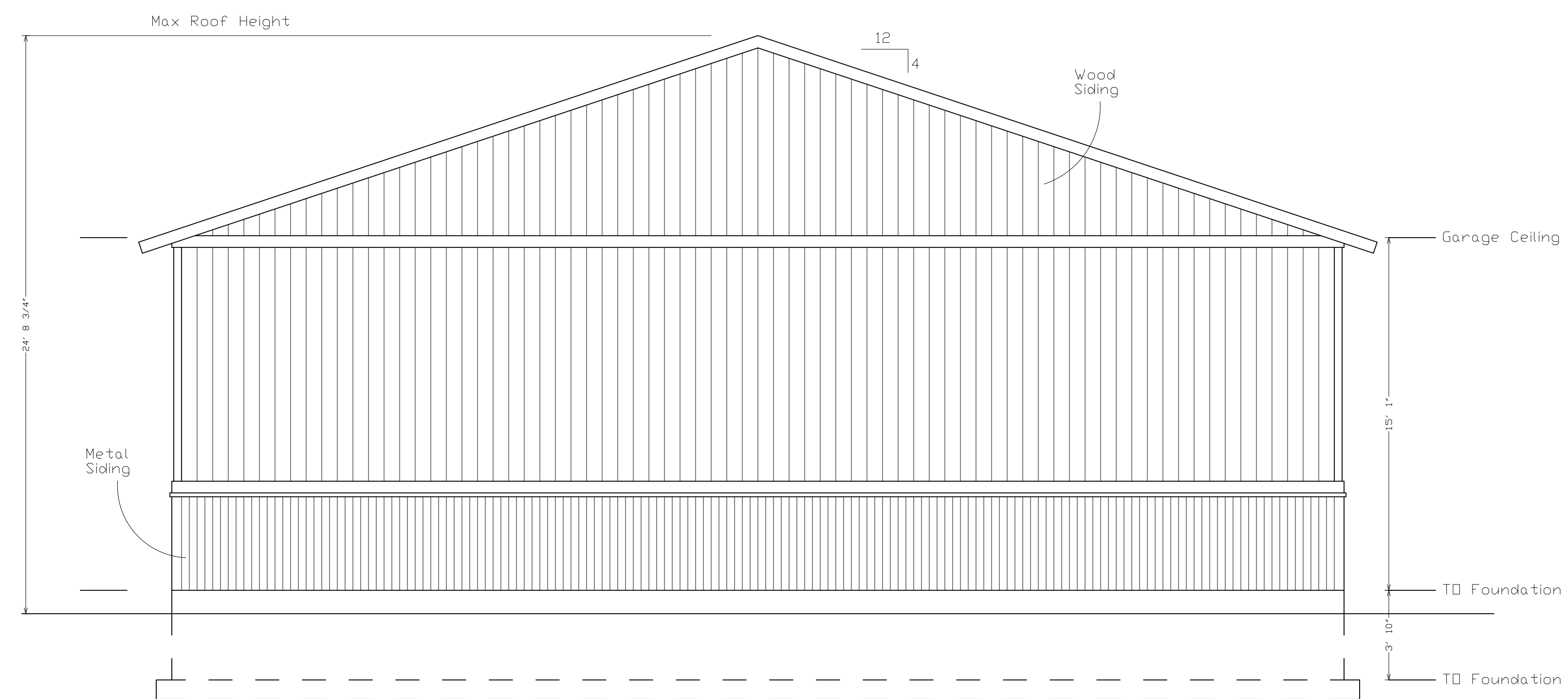
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FOOTINGS, FOUNDATION & CONCRETE

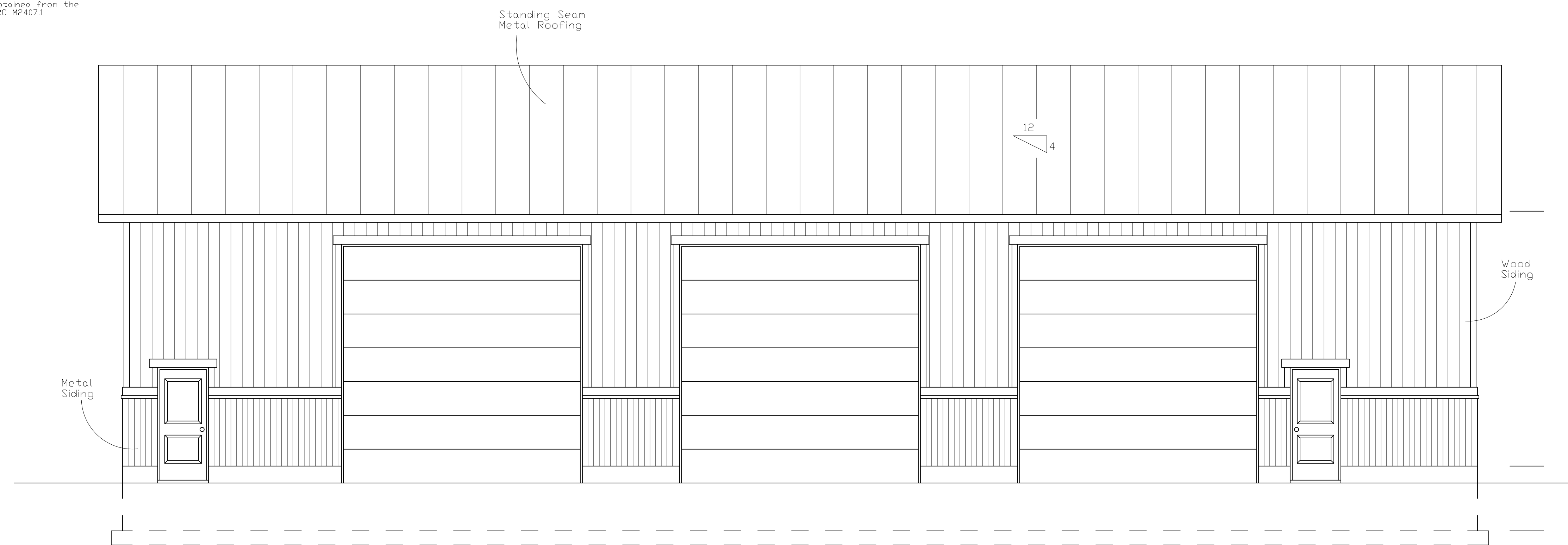
1. Footings - Bear on undisturbed soil. Not to be placed on frozen ground or in water. Continuous monolithic pour. Minimum 30" below grade.
2. Footings - Changes in elevation shall be stepped not higher than 1/2 the step length, and not greater than 4". Minimum 6" thickness on vertical step.
3. Footings, Foundation, Interior Slabs - Normal weight concrete with compressive strength equal to at least 3,000 PSI within 28 days of pouring.
4. Water/Cement Ratio - No greater than .50 and slump shall be 3" or less - Minimum cement content shall be 504 lbs. per cubic yard.
5. Reinforcement - Free from mud and oil and other non-metallic coatings that hamper bonding capacity.
6. Foundation - Any opening to have two vertical #4 bars on each side of opening, tied to horizontal bar.
7. Foundation - 2 #4 bar above and below each window opening extending 36" beyond opening.
8. Anchor Bolts - 1/2" x 10" @ 32" O.C.
9. Splices - Reinforcement shall lap a minimum of 30 bar diameters unless otherwise noted.
10. Foundation - Width is 8" unless otherwise noted.

MECHANICAL

1. All heating and ventilating equipment shall be installed in accordance with current mechanical code requirements.
2. HVAC system shall be designed by mechanical contractor.
3. Heat loss calculations and MECC Check to be performed by mechanical contractor.
4. Provide 6" clearance from combustibles on side of furnace and 30" working space in front of all heating controls.
5. Provide fresh air for combustion by ducts leading from gas appliance enclosure to outside of building. Mechanical system provider to determine size of duct required by mechanical code. Cover inlet with corrosion resistant metal insect screen. Vents shall terminate 4" below of 48" horizontally and at least 12" above a door, operable window, or gravity inlet into building.
6. Combustion air shall be supplied for one vertical or horizontal opening, which has an area of 1 square inch per 3,000 BTU/H of the total input rating of all appliances within the space. IRC G2407.6.2
7. Heating duct joints shall be mechanically secured using at least 3 sheet metal screws evenly spaced. Support ducts with approved metal hangers.
8. Flue vents and exhaust vents shall be at least 36" above and outside air inlet located 10' - 0" and at least 4' - 0" from a property line.
9. All restrooms to be provided with an exhaust fan capable of providing 5 air changes per hour.
10. Dwelling to garage openings and penetrations with ducts and plumbing penetrations through walls or ceilings separating the dwelling from the garage shall be protected in accordance with R302.5.
11. A water heater or furnace located in a garage will be elevated a minimum of 18" and be enclosed inside of walls to protect from vehicular impact. IRC M303.7 IRC P2801.7
12. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. IRC M411.3
13. A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result from overflow from the equipment drain pan or stoppage in the condensate drain piping or stoppage in the condensate drain piping. Drain piping shall be minimum of 3/4 inch (19.1 mm) nominal pipe size. IRC M411.2.1 IRC M411.3
14. Clothes dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35 feet. Maximum length of duct shall be reduced 2-1/2' for each 45 degree bend or 5 feet for each 90 degree bend. Duct shall be a minimum nominal size of 4". IRC M502.4.4 (and State Amendment).
15. All buildings are considered to be unusually tight construction and all combustion air to rooms or spaces containing fuel-burning appliances shall be obtained from the outdoors or from spaces freely communicating with the outdoors. IRC M2407.1



Right Elevation



Front Elevation

Homeowner:
Jason Doman
801 391-2196

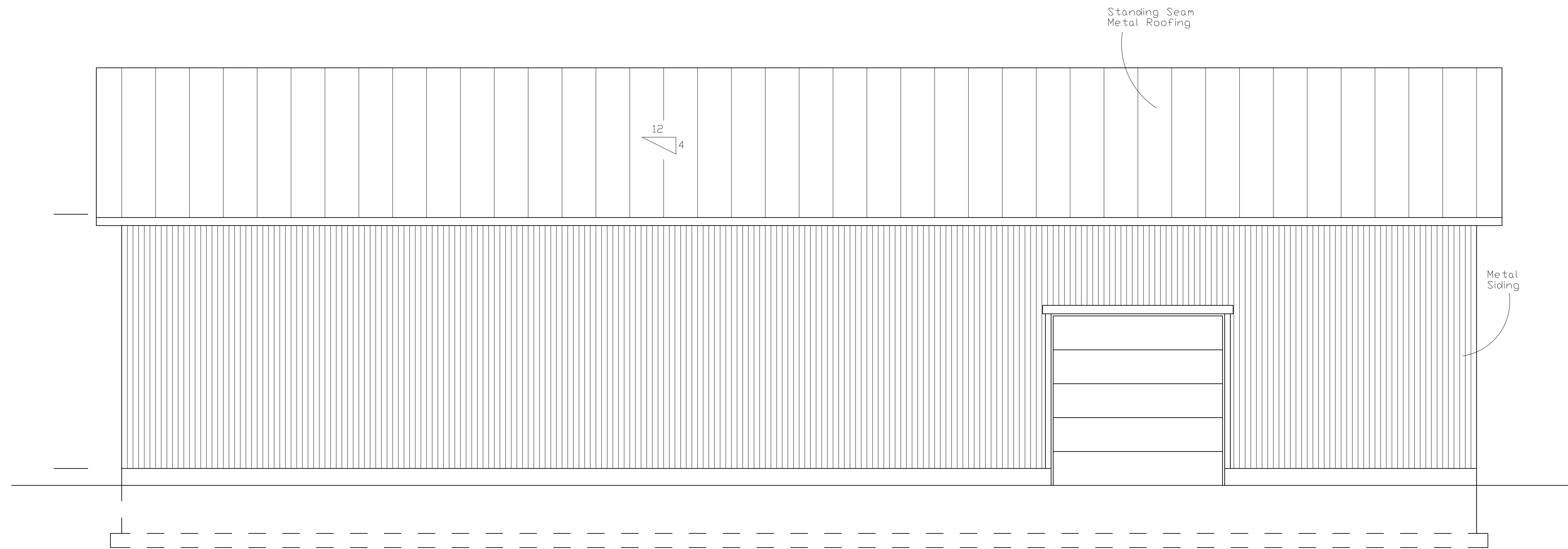
General Contractor:

DOMAN RESIDENCE
GARAGE PLAN
7191 East 900 South
Huntsville, Utah

SHEET NO:
A201
DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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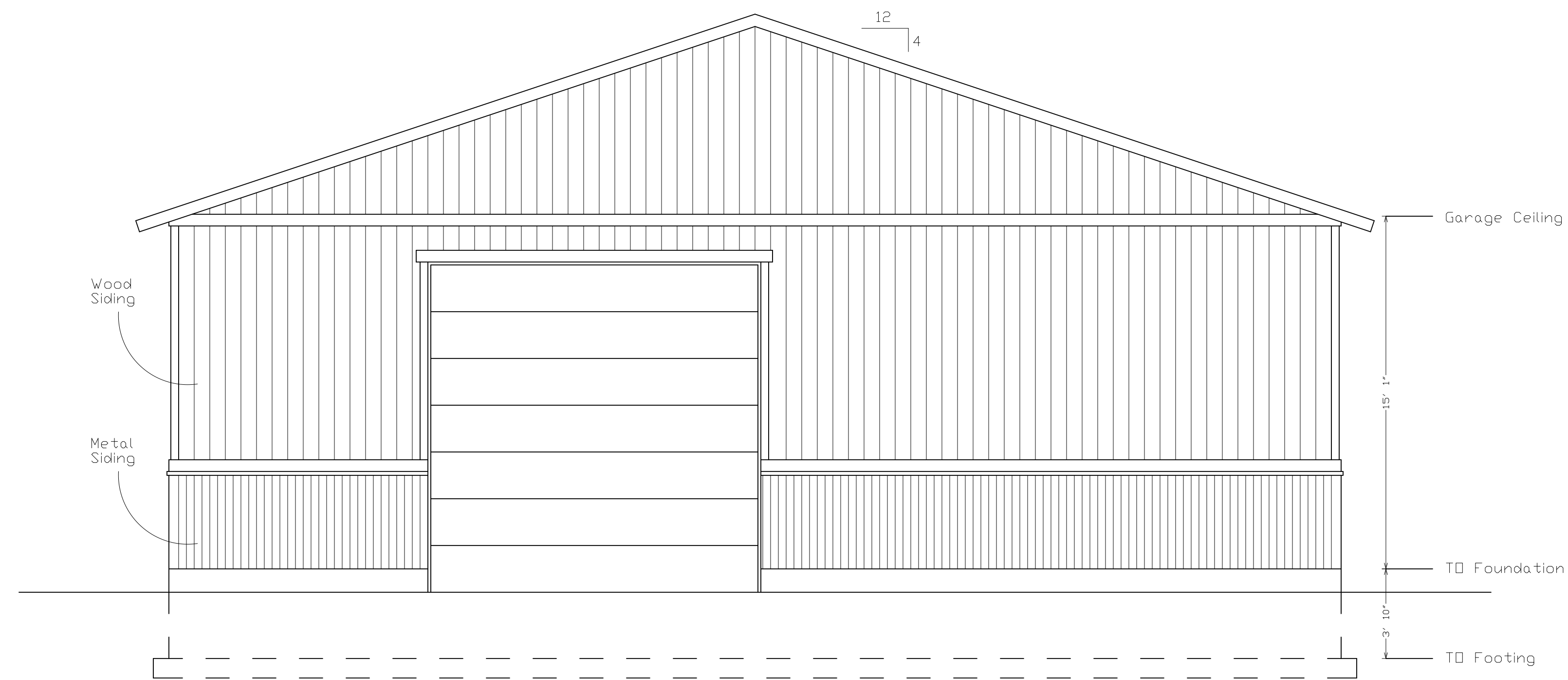
Back Elevation

FIRE

- Garage - 5/8" Type "X" gypsum board on walls and ceiling, or to roof - nail @ 6" O.C. All beams and structural members covered with 5/8" gypsum board.
- Door between Garage and Dwelling - Solid core wood or "B" label door not less than 1 3/4".
- Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
- Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
- Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping rooms are in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
- Smoke Detectors - Where ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
- Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
- Stair Stringers - Fire block walls at all stair stringers.
- Fire Blocking - All stud cavities greater than 10".
- Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. All carbon monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720, R315.3

EXCAVATION

- Footings - Bear on natural undisturbed soil, free of plant material or debris.
- Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 5% for first 10', with 1
- Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R4031.7.4 and figure R4031.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100 percent slope), the required setback shall be measured from the toe of the slope. (R4031.7.2)
- On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R4031.7.3)
- Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material. (R4031.7.4)
- If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain, R405.1. If a land drain is provided to the home, all window well drains must connect to the Footing/Foundation drainage system. R310.2.2
- Drains shall be provided around all concrete or masonry 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.
- In other than Group 1 soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m²), extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system



Left Elevation

Homeowner:
Jason Doman
801-391-2196

General Contractor:

DOMAN RESIDENCE
GARAGE PLAN
7191 East 900 South
Huntsville, Utah

SHEET NO:
A202
DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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MASONRY

1. Ties - Brick or stone veneer shall have corrosion resistant ties of not less than 22 ga. x 3/4" or #9 ga. wire spaced not more than 16" O.C. horizontal and 18" O.C. vertical. Anchor ties shall have a lip or hook, on the extended leg, that will engage or enclose the #9 ga. horizontal joint reinforcement wire.
2. Moisture barrier required, or Full 1" airspace.
3. Wall Reinforcement - Minimum of .0007 each way, or a total of .002.
4. R703.7.6 Weepholes. Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Weepholes shall not be less than 3/16 inch in diameter. Weepholes shall be located immediately above the flashing.

PLUMBING

1. All plumbing shall be installed in accordance with current plumbing code requirements, ordinances, and industry standards.
2. Contractor is responsible for design of new plumbing equipment.
3. Provide all equipment, accessories and components required to constitute installation of new equipment.
4. Provide all low water usage water closets, 1.6 GAL flush.
5. Provide anti-scald device at all lavatory faucets.
6. Water Heaters - Located in a garage and which generates a glow, spark, or flame capable of igniting flammable vapors, shall be installed with the pilots, burners, or heating elements and switches at least 18" above the floor level.
7. Water Heaters - anchor or strap water heater to resist seismic motion. Locate anchor or strap within the upper and lower third of the appliance.
8. Provide expansion tank on supply line to water heater.
9. Backflow Prevention - Install on all hose bibbs and lawn sprinklers.
10. Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from back flow of sewage by installing an approved backwater valve. Fixtures having flood level rims above the elevation of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with an access. IRC P3008.1
11. Provide hose bibbs at the front and back of the home and shall have atmospheric or pressure type vacuum breakers. IRC P2902.4.3

FRAMING & SHEATHING

1. Studs - Maximum of 16" O.C.
2. Floor Sheathing - 3/4" T&G 48/20 OSB nailed with 8d nails 6" O.C. at all panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10" O.C.
3. Sheathing - Nails shall be a minimum of 3/8" from panel edge.
4. Floor Joists - Blocked at all bearing points.
5. Wall Sheathing - 2x4 blocking at all horizontal edges. Use 8d nails 6" O.C. at edges, and 10" O.C. in field.
6. Wall Sheathing - Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
7. Roof Sheathing - 7/16" OSB nailed with 8d nails 6" O.C. at panel edges, and 12" O.C. in field.
8. Blocking - Solid 2" nominal blocking at ends or points of support of all wood joists and trusses.
9. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
10. Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
11. Staples - May be substituted for nails at rate equal to load values.
12. Solid Bearing - Through floor systems and posts down to concrete footings.
13. Attic Access - 22" x 30" with a switched light in attic space. 30" headroom required.
14. Basement Ceiling - Minimum unfinished height of 7' 6".
15. Structural Framing for all exterior decks, which are not sheltered by the roof or eaves, shall be constructed with naturally durable wood or pressure-preservative-treated wood as required by IRC R317.1.3 This would include the deck support joists and beams.
16. All fasteners installed into preservative treated wood are to be zinc coated or treated as required by IRC R317.3.

FLASHING

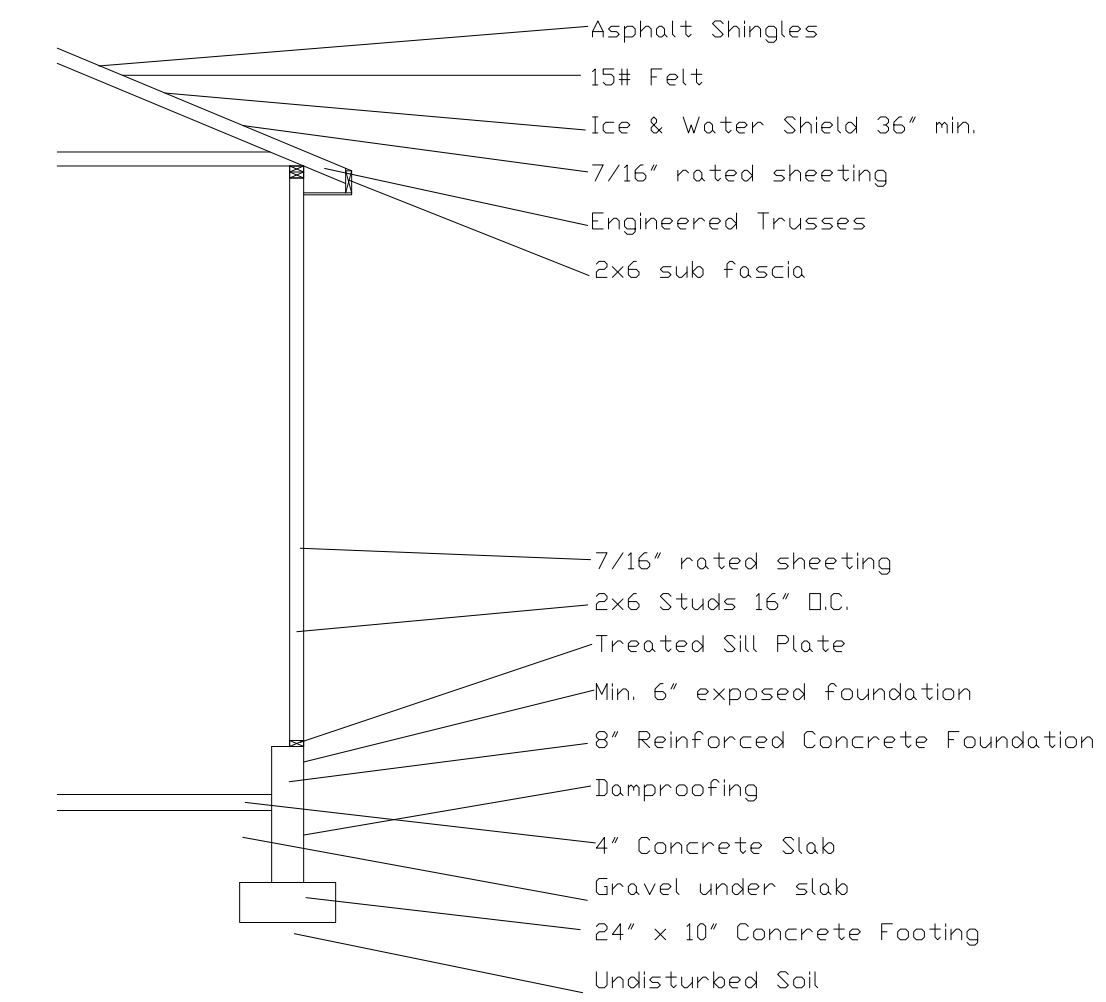
1. Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be approved corrosion-resistant flashing. R703.7.5, R703.8, R903.2, R905
2. R905.2.7.1 Ice Barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof structures to a point at least 24 inches inside the exterior wall line of the building.

ENERGY EFFICIENCY

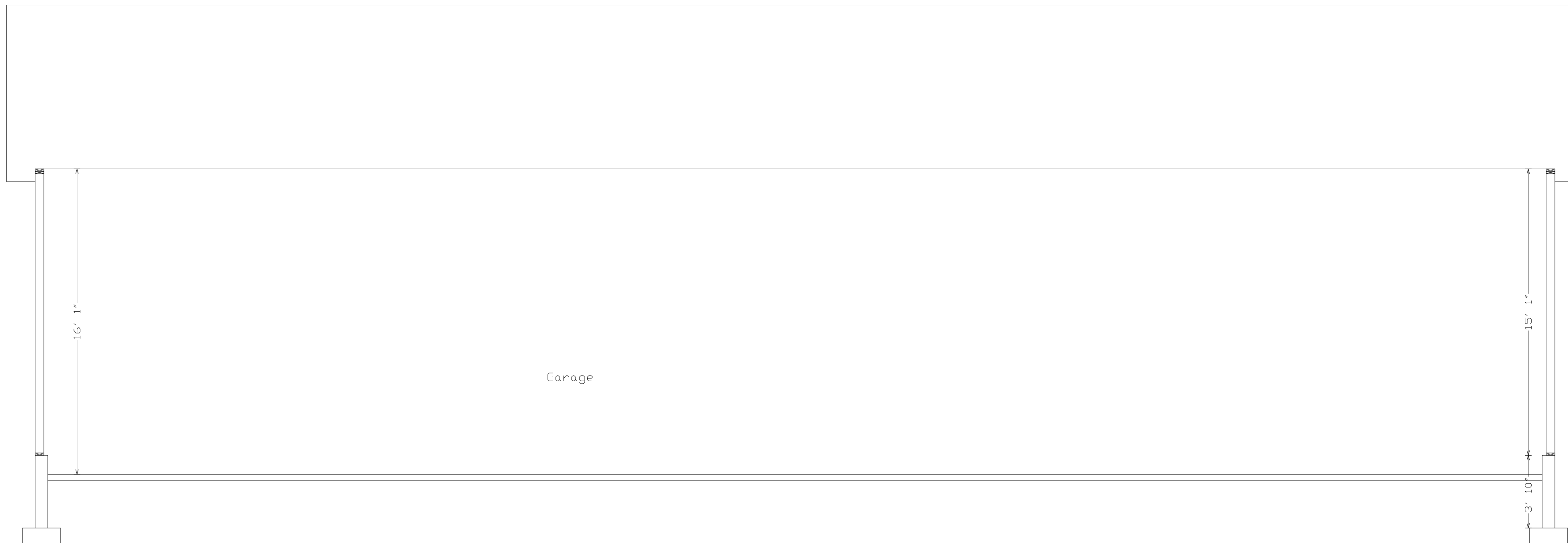
1. The thickness of blown or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with numbers a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.
2. All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
3. A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling /roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.

ATTIC VENTILATION / ACCESS

1. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall be provided with corrosion-resistant wire mesh, with the least dimension being 1/8 inch. R806.1
2. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50% and not more than 80 by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling. R806.2
3. Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of 1 inch space shall be provided between the insulation and the roof sheathing at the location of the vent. R806.3
4. Provide a 22" x 30" Attic Access to all attic areas, not located above a closet shelf, with 30" minimum headroom above access door.
5. The attic access door from the conditioned space to unconditioned space (attic) shall be weather striped and insulated to a level equivalent to the insulation on the surrounding surfaces.



Wall Detail



Cross Section

Homeowner:
Jason Doman
801 391-2196

General Contractor:

DOMAN RESIDENCE
GARAGE P LAN
7191 East 900 South
Huntsville, Utah

SHEET NO:
A301

DESCRIPTION:
CROSS SECTION

Scale: 1/4" = 1 Foot

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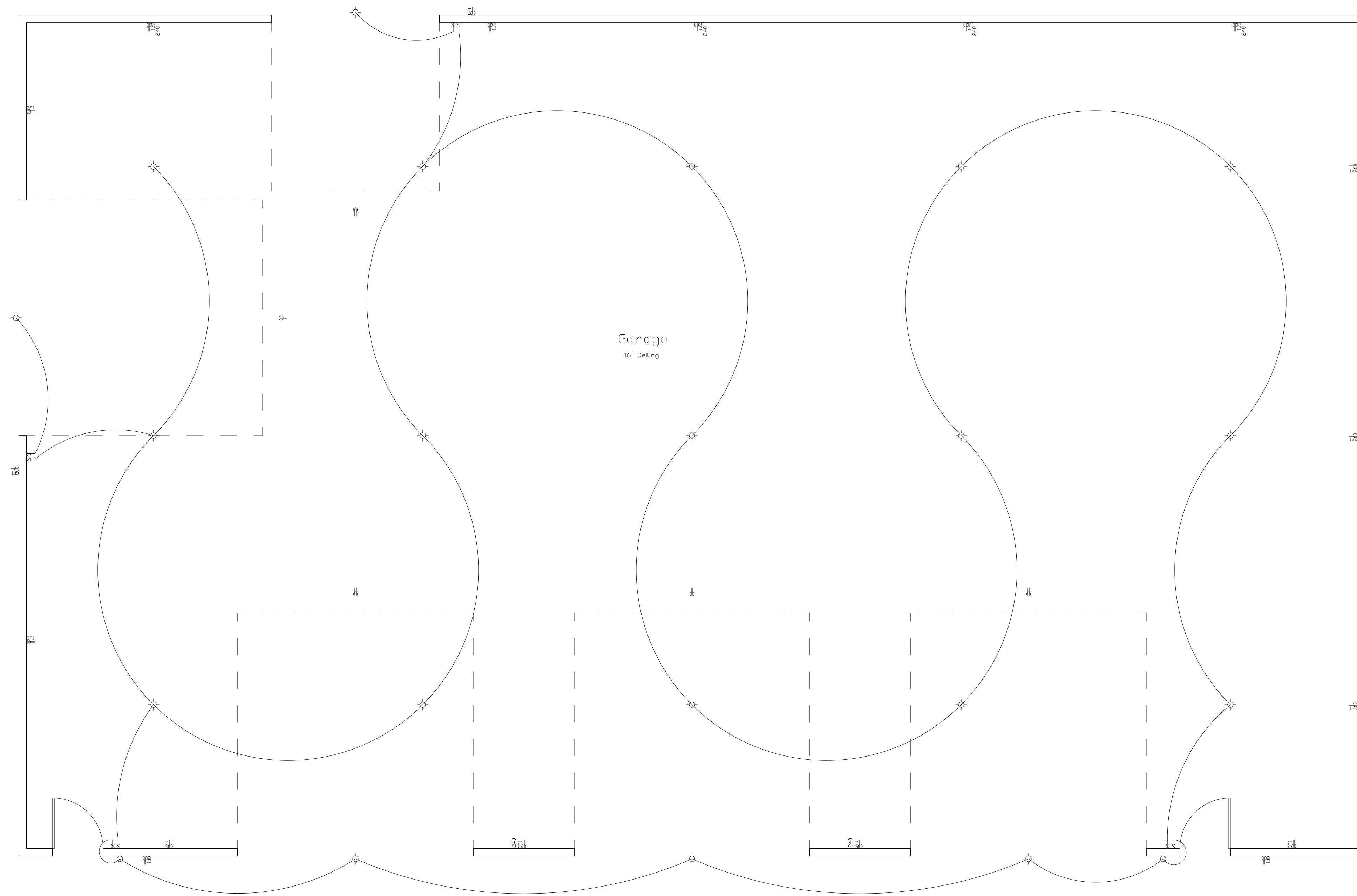
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ELECTRICAL

1. All electrical shall be installed in accordance with current electrical code requirements. Contractor shall obtain required permit and comply with all required codes.
2. Provide all new fixtures, switches, outlets, and wiring.
3. Electrical Panel - Fire rated and located in mechanical room unless otherwise noted. Provide minimum clearance of 30" width and 6" - 0" in height. Cannot be located facing the garage side of firewall.
4. Provide secondary grounding system when using the water services as the primary ground.
5. In all locations where required, designated or none designated, restrooms, garages, or outside of building provide outlets with an approved GFCI.
6. Central heating equipment shall be supplied by an individual branch circuit.
7. Temporary wiring shall conform to N.E.C. article 305.
8. At least one weatherproof GFCI protected outlet shall be provided at 8' above grade both front and back of building.
9. Lighting and electrical plans are preliminary and for permit purposes. Contractor shall review locations, types, and quantities of all fixtures with the owner prior to installation.
10. Attic, Crawl Space, Utility Room, & Basement Storage - At least one lighting outlet with a switch at point of entry. Same is required for any space containing equipment requiring service.
11. Provide J-boxes and/or whips as required for all appliance connections, coordinate with owner for final locations, types, quantities, and power requirements.
12. Pre-wire for voice/data and cable TV in rooms requested by owner - coordinate with owner for final locations.
13. All outlets in restrooms shall be GFCI and on a dedicated 20 amp circuit.
14. Smoke detectors shall be hardwired with battery back up and wired in series.
15. Carbon monoxide detectors shall be hardwired with battery back up and wired in series.
16. All GFU outlets at 18' AFF minimum unless otherwise noted.
17. All exterior GFU outlets to have weather proof covers.
18. All 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed tamper-resistant receptacles. IRC E4002.14
19. Kitchen and Dining Area - Counters shall have receptacle outlets at each counter space wider than 12". Counters shall have receptacle outlet located so that no point, along the wall line, is more than 24" measured horizontally, from a receptacle outlet in that space. Island and peninsula counter tops 12" or wider shall have at least one receptacle for each 4' of counter top.
20. Install a water-proof GFCI within 20' of the A/C equipment on exterior of house.
21. Where there are 2 or more non-metallic sheathed cables (romex) are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation the conductors must be derated as required by IRC E3705.4.4.
22. All electrical circuits providing power to bedrooms shall be provided by an arc-fault circuit interrupter as required by IRC E3902.11.
23. All lighting over showers or tubs must be suitable for wet or damp locations. IRC E4003.9
24. Install a dedicated 20-amp branch circuit for bathroom receptacle outlets. This circuit cannot supply any other receptacles.
25. The dishwasher branch circuit shall be protected by GFCI. IRC E3902.9
26. No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficiency lamps. IRC N104.4
27. All recessed luminaries will be air tight, IC rated and sealed to limit air leakage. IECC R402.4.5

ELECTRICAL SYMBOLS

	WALL/CEILING MOUNTED LIGHT FIXTURE		ELECTRICAL SWITCH
	SMOKE AND CARBON MONOXIDE DETECTOR		ELECTRICAL SWITCH w/DIMMER
	VENT TO ATMOSPHERE		DATA - INTERNET, PHONE
	RECESSED H7 AIR-TITE W/ 33 WATT 2700 K CFL LAMP		2x4 T8 FLOURESCENT
	FLUSH MOUNT CIRCULAR SPEAKER		DUPLEX OUTLET
	CEILING FAN		GFI DUPLEX OUTLET



Main Floor Electrical Plan

Homeowner:
Jason Doman
801 391-2196

General Contractor:

DOMAN RESIDENCE
GARAGE PLAN
7191 East 900 South
Huntsville, Utah

SHEET NO:
E101

DESCRIPTION:
MAIN ELECTRICAL PLAN

Scale: 1/4" = 1 Foot

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SHEAR WALL NOTES:
ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.
SHEAR WALL SCHEDULE

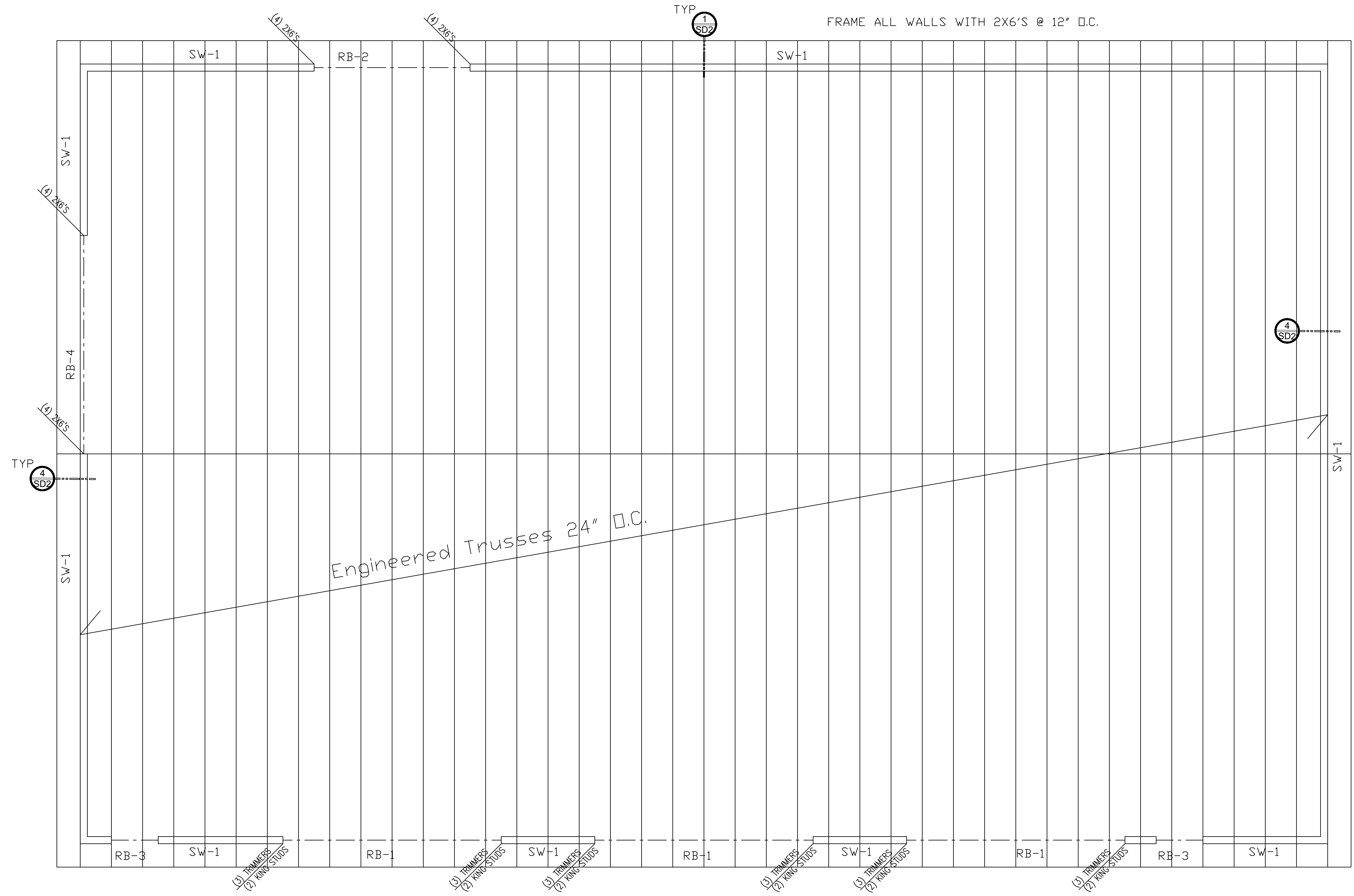
TYPE	SHEATHING	NAIL SPACING		FIELD	STAPLE ED.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
		NAIL SIZE	EDGE				
TYPICAL	7/16" ONE SIDE	8d	6" D.C.	12" D.C.	16g @ 3' D.C.	16d @ 6' D.C.	LTP4 DR A35 @ 16' D.C.
SW-1*	7/16" ONE SIDE	8d	4" D.C.	12" D.C.	16g @ 2' D.C.	16d @ 6' D.C.	LTP4 DR A35 @ 16' D.C.
SW-2*	7/16" ONE SIDE	8d	3" D.C.	12" D.C.	NOT ALLOWED	4" SDS SCREWS @ 8' D.C.7#	LTP4 DR A35 @ 12' D.C.
SW-3*	7/16" ONE SIDE	8d	2" D.C.	12" D.C.	NOT ALLOWED	4" SDS SCREWS @ 8' D.C.7#	LTP4 DR A35 @ 9' D.C.

NOTES:
1. TO GAGE 1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (OBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. PROVIDE 3X OR DBL 2X MEMBERS AT JOINTS.
9. EDGE NAIL SHEATHING TO POSTS AT HOLD-DOWNS WITH (2) ROWS EDGE NAILING.

DESIGN CRITERIA

GOVERNING CODE	2015 IRC	
SEISMIC	CATEGORY= D2	
	I = 1.00	
	R = 6.5	
	F _a = 1.174	
ULT. WIND SPEED (3-SECOND GUST)	115 MPH	
	EXPOSURE C	
ROOF LOADS	DEAD	15 PSF
	SNOW	40 PSF
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION	LL=L/360 TL=L/240
DECK LOADS	DEAD	12 PSF
	LIVE	60 PSF
SOIL BEARING PRESSURE	1500 PSF	
EQUIVALENT FLUID PRESSURE	38 PCF	

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.



Roof Truss Layout

ROOF BEAM SCHEDULE

RB-1:	(2) 1 3/4" x 18" LVL
RB-2:	(2) 1 3/4" x 14" LVL
RB-3:	(2) 2X8% DF #2
RB-4:	(2) 1 3/4" x 11 7/8" LVL



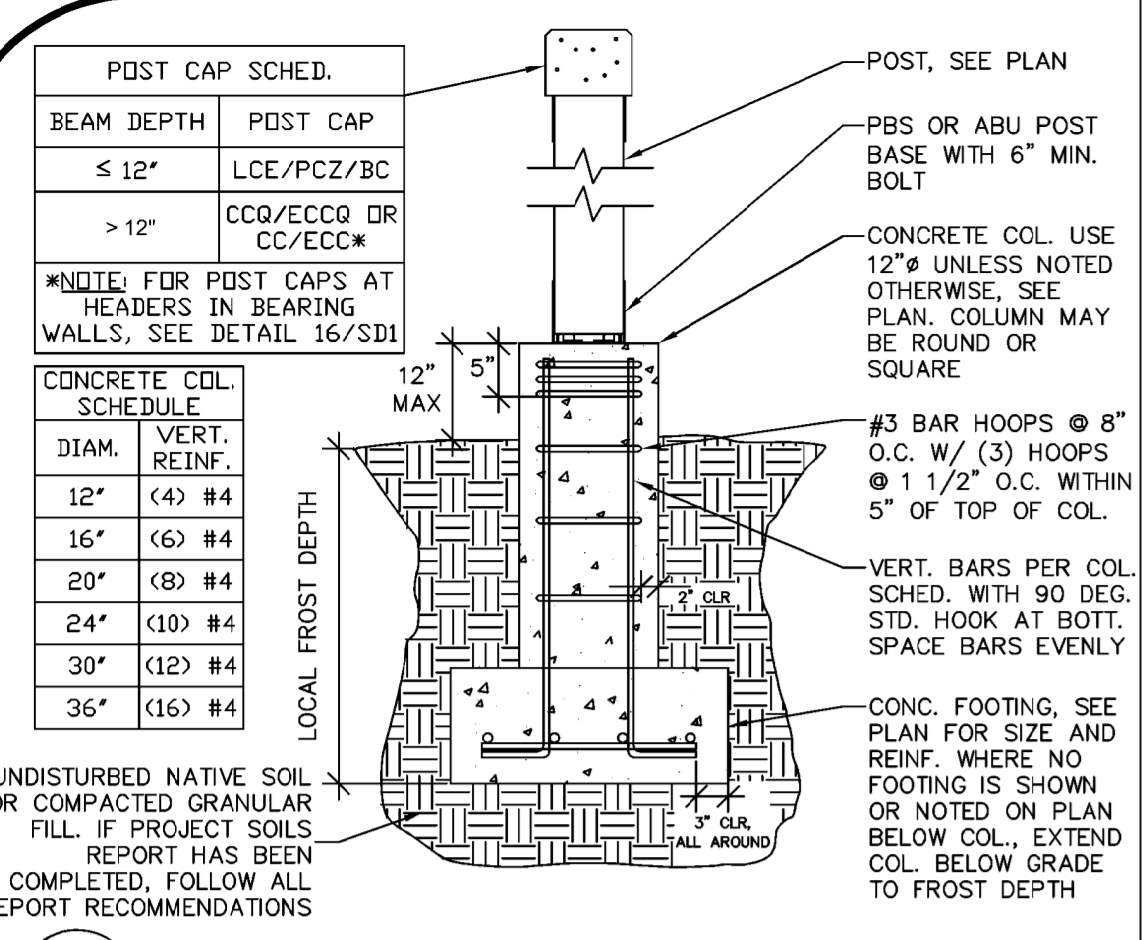
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Jason Doman
801 391-2196

General Contractor:

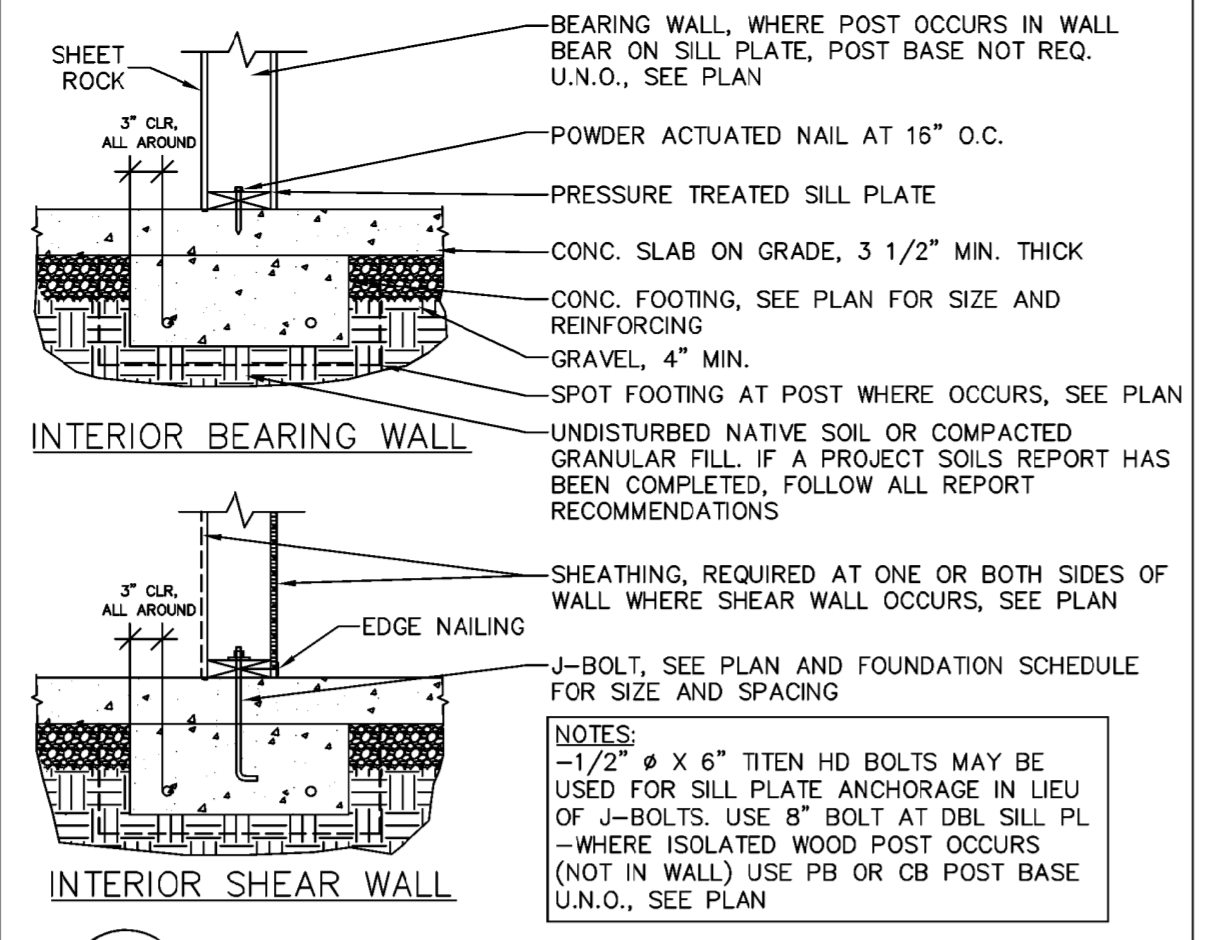
DOMAN RESIDENCE
GARAGE PLAN
7191 East 900 South
Huntsville, Utah

Scale: 1/4" = 1 Foot

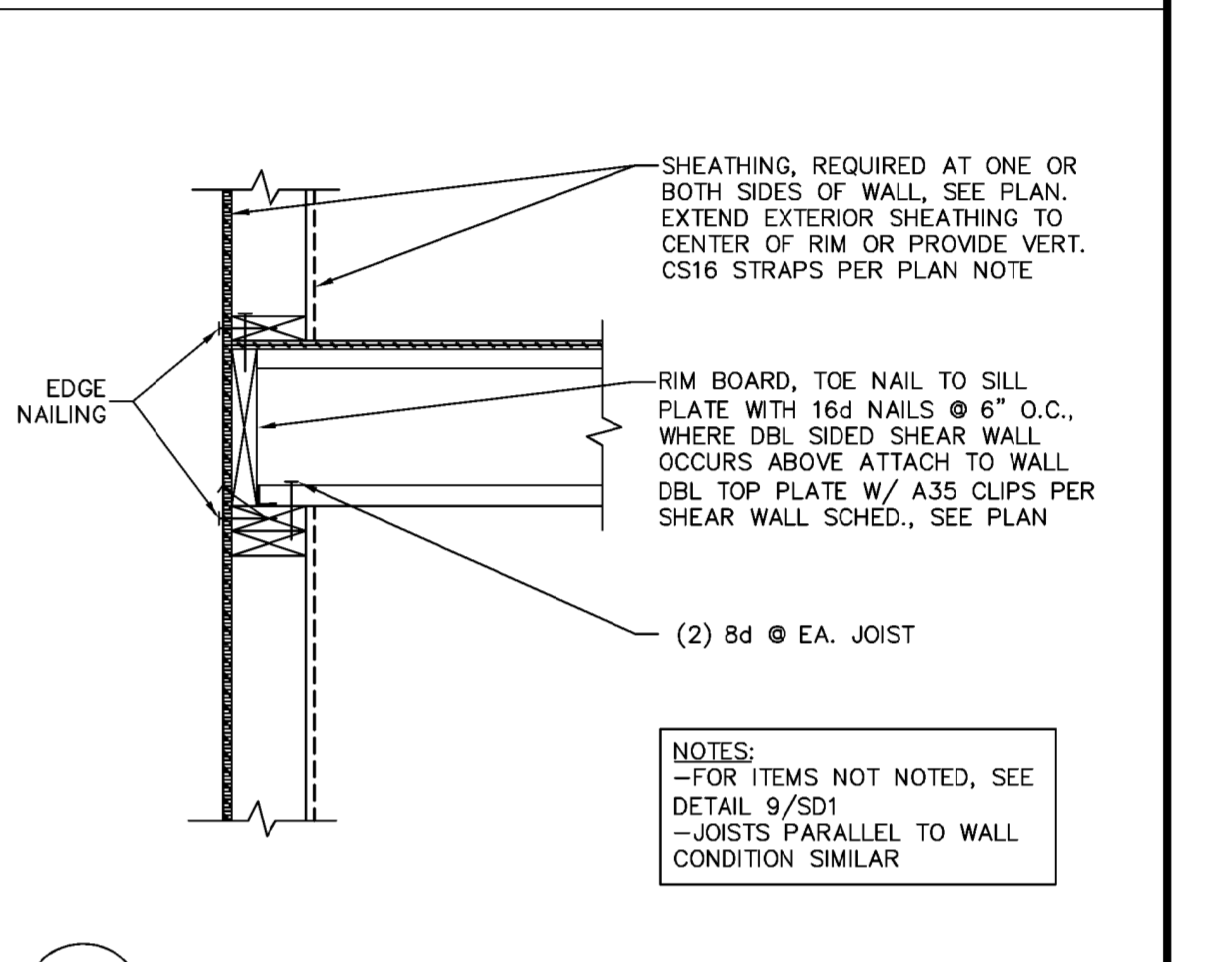
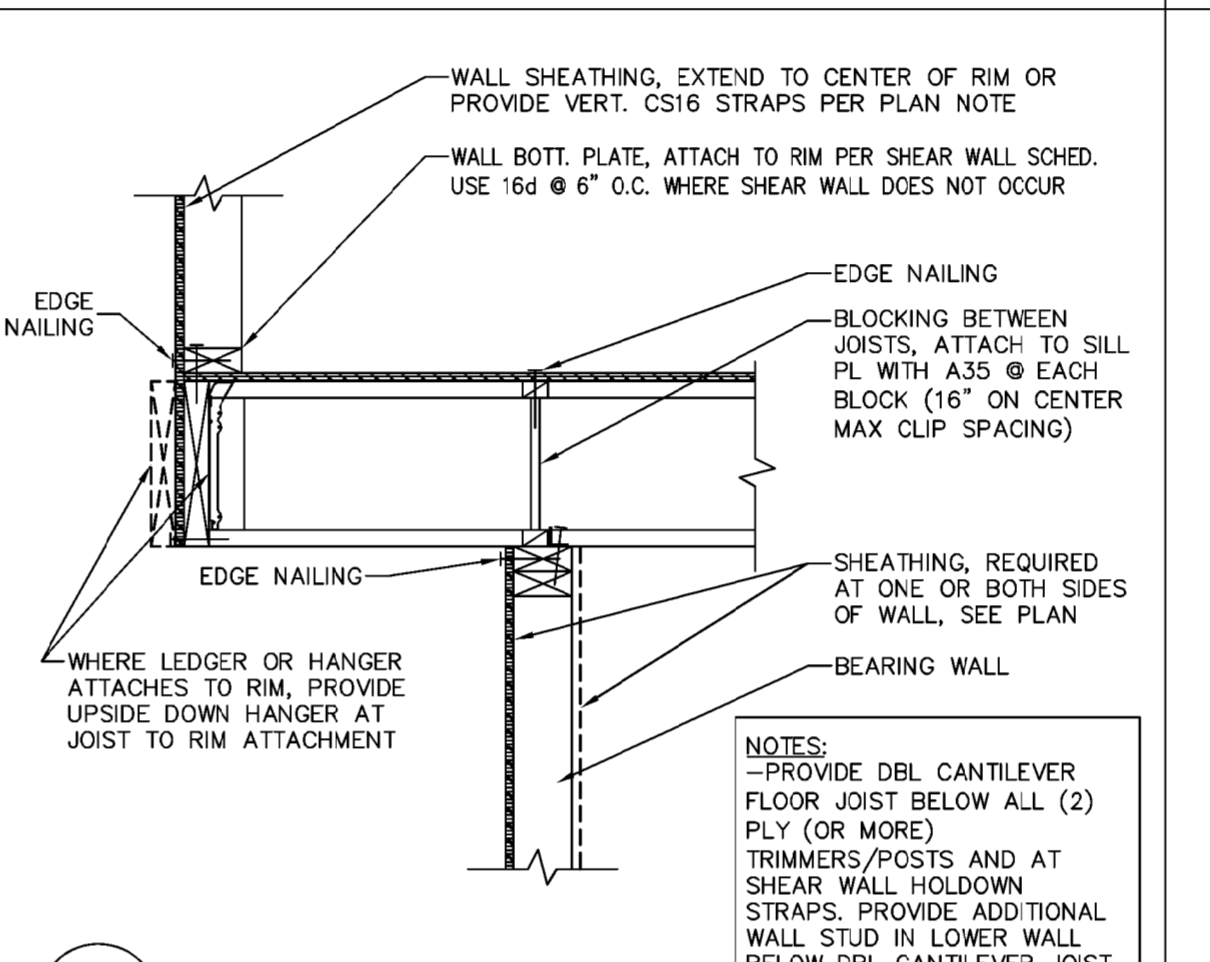
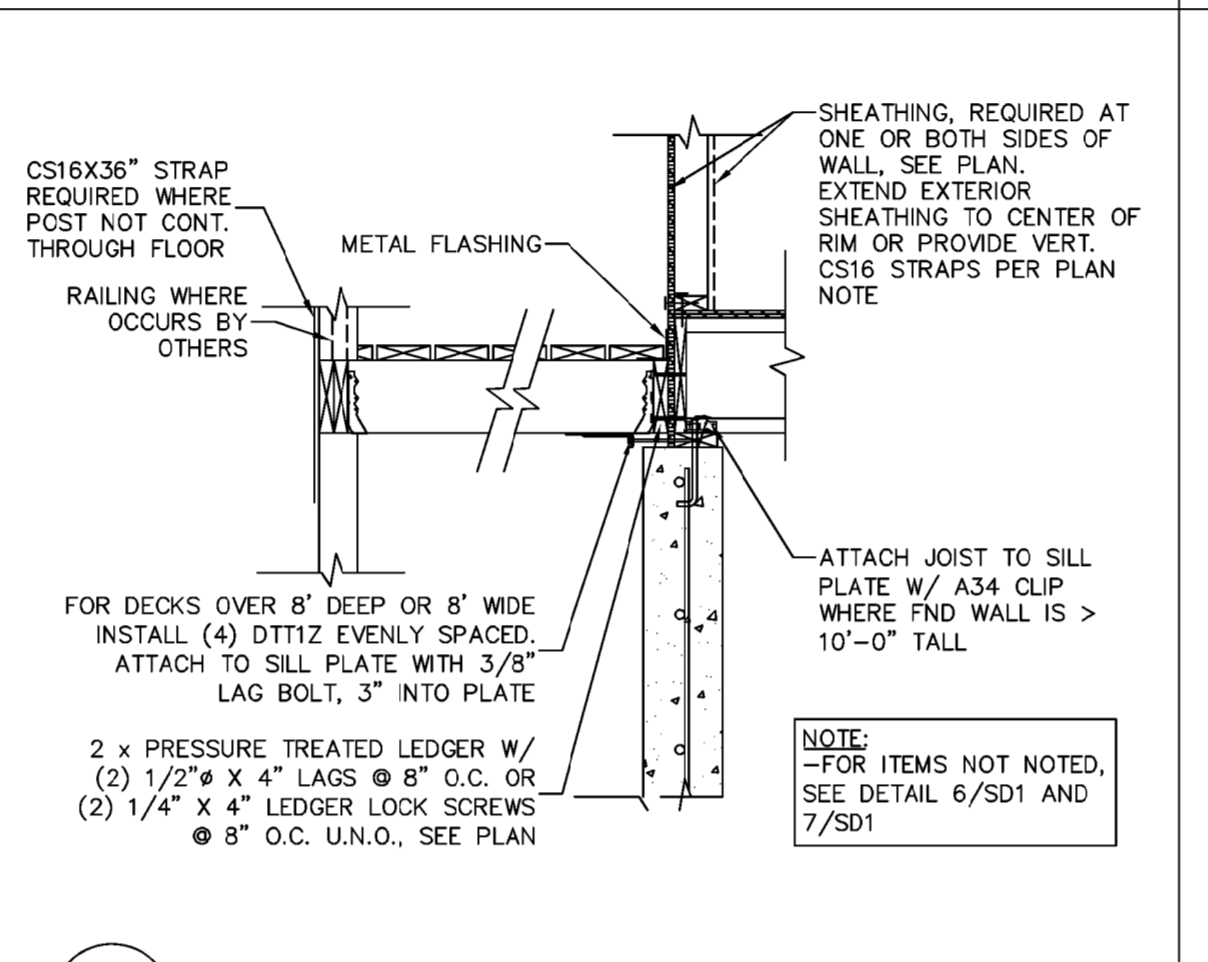
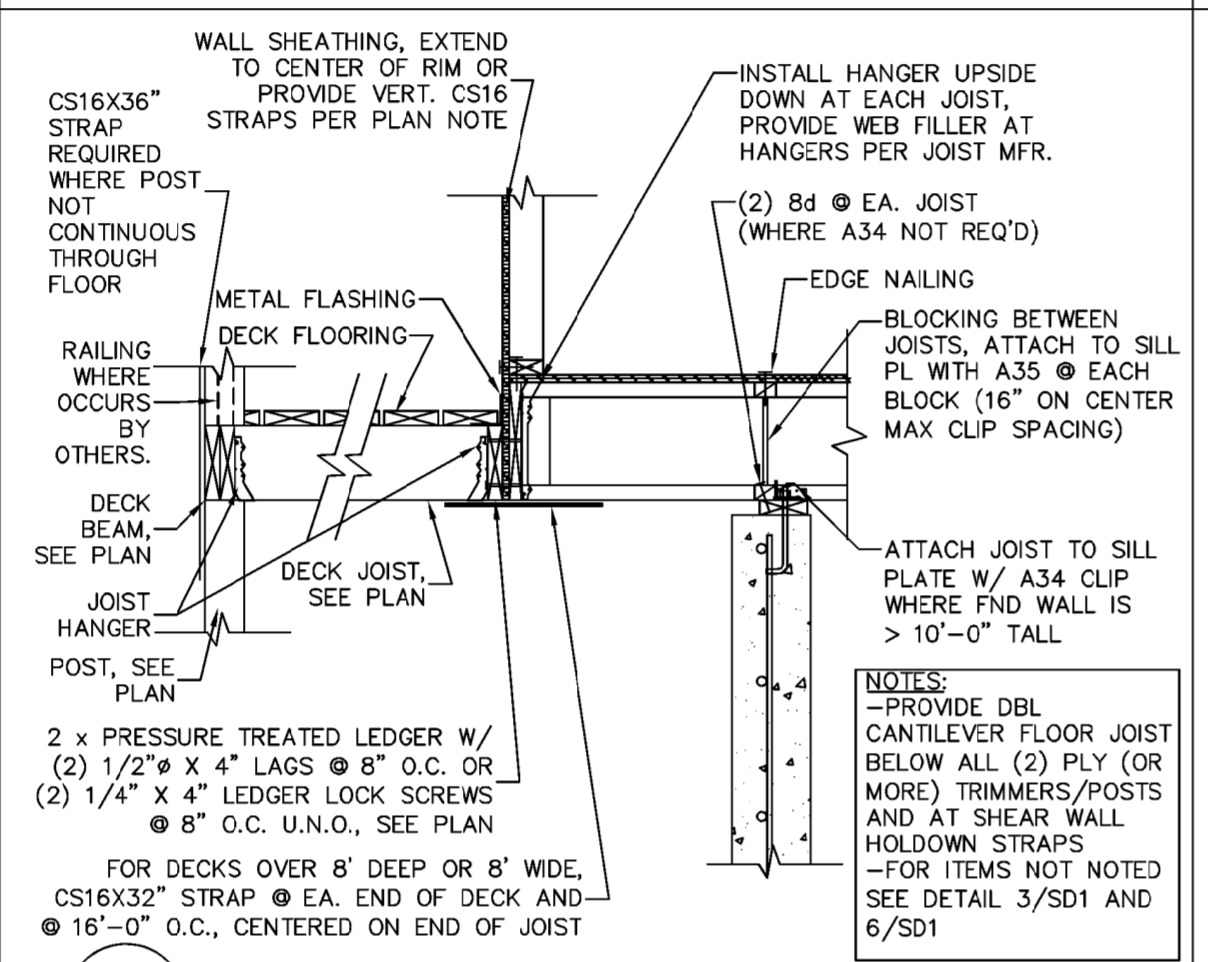
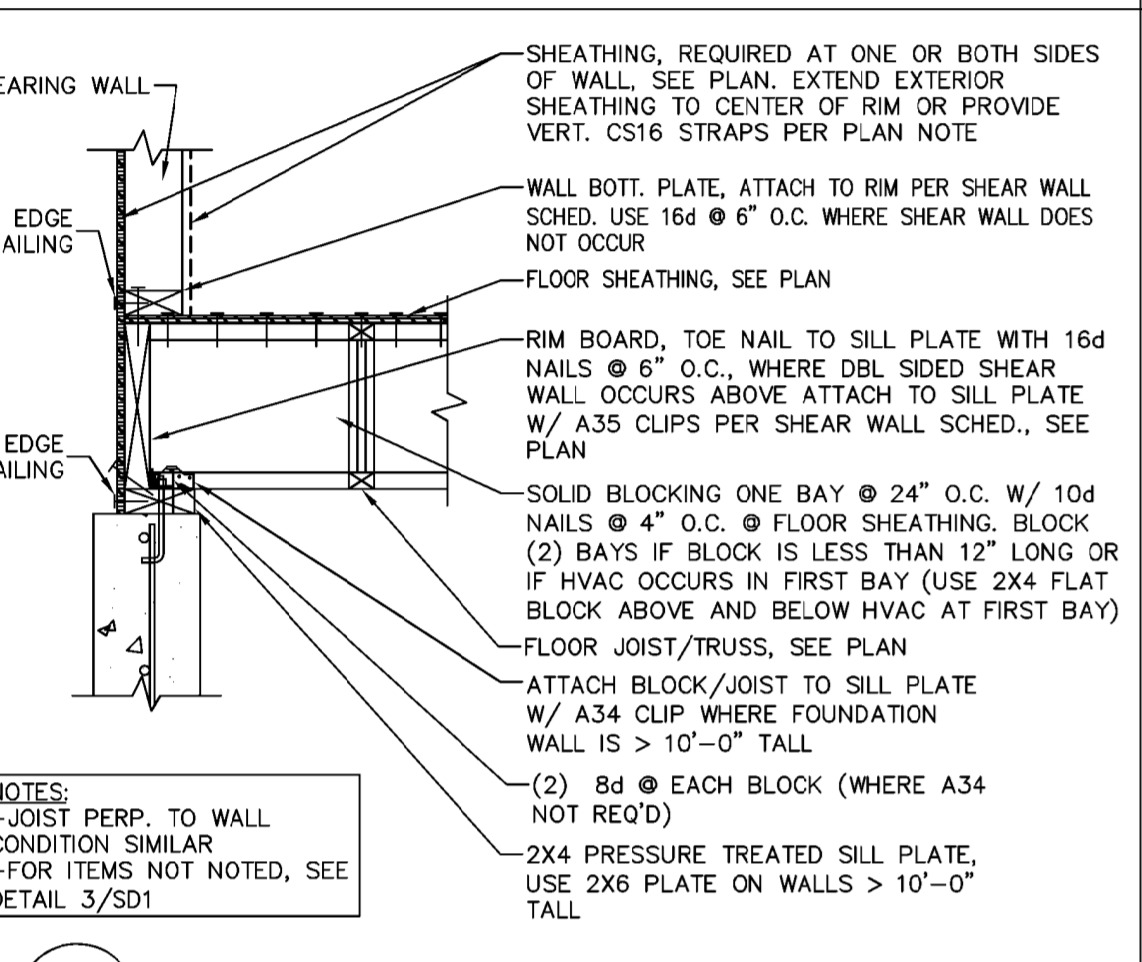
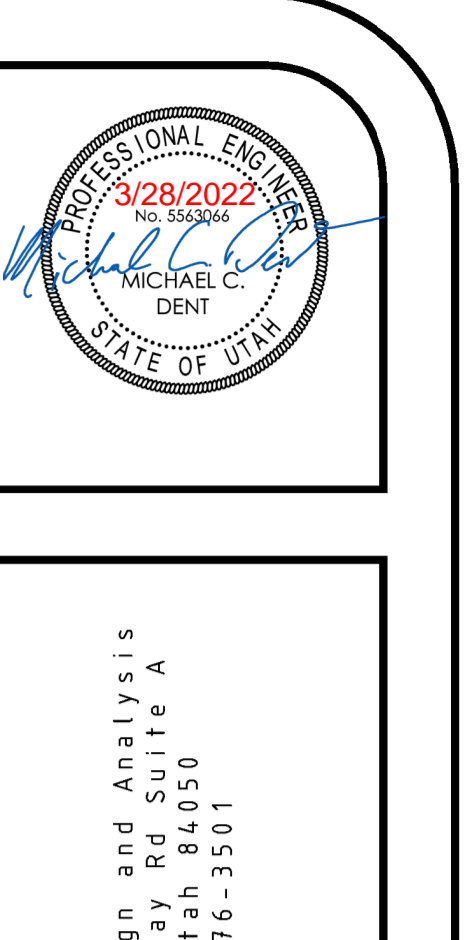
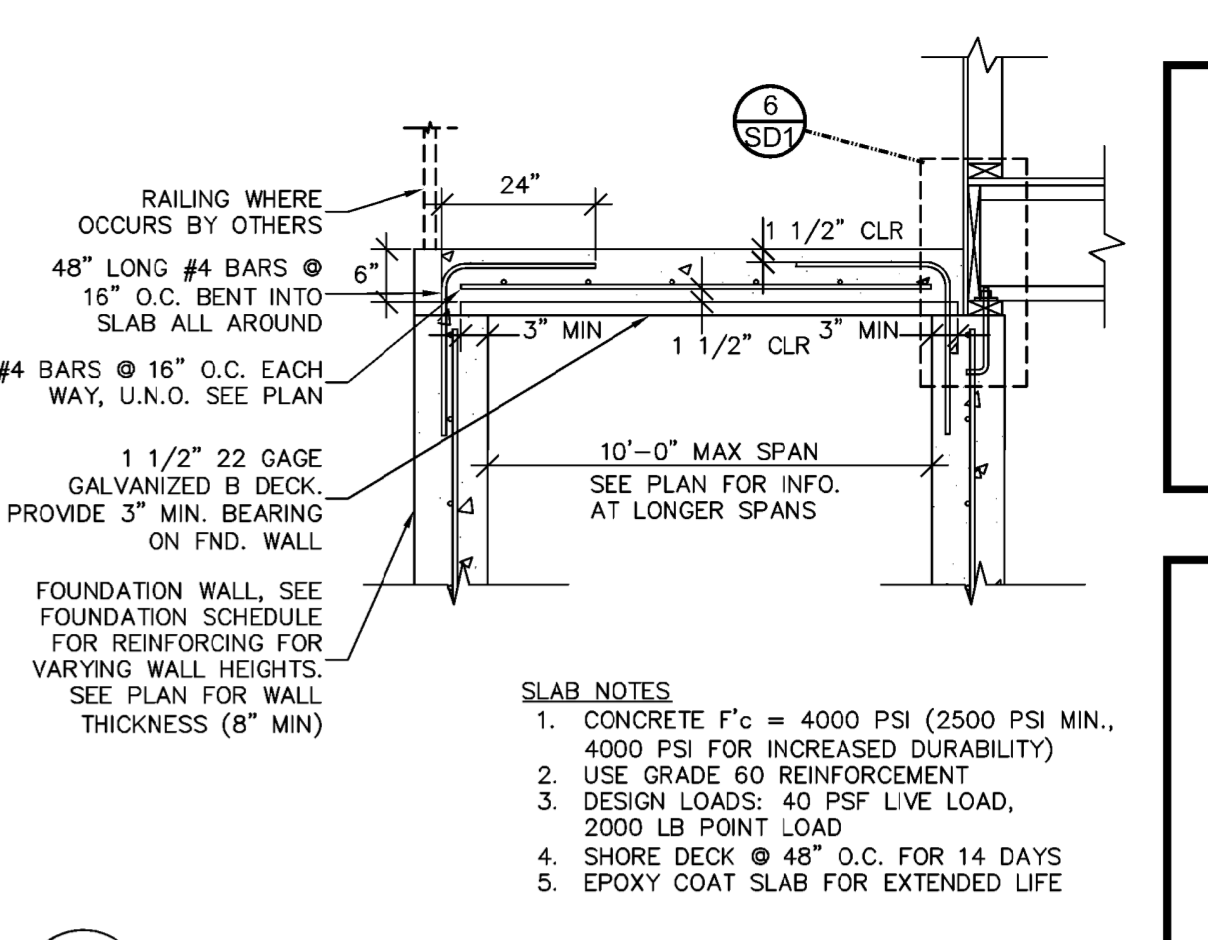
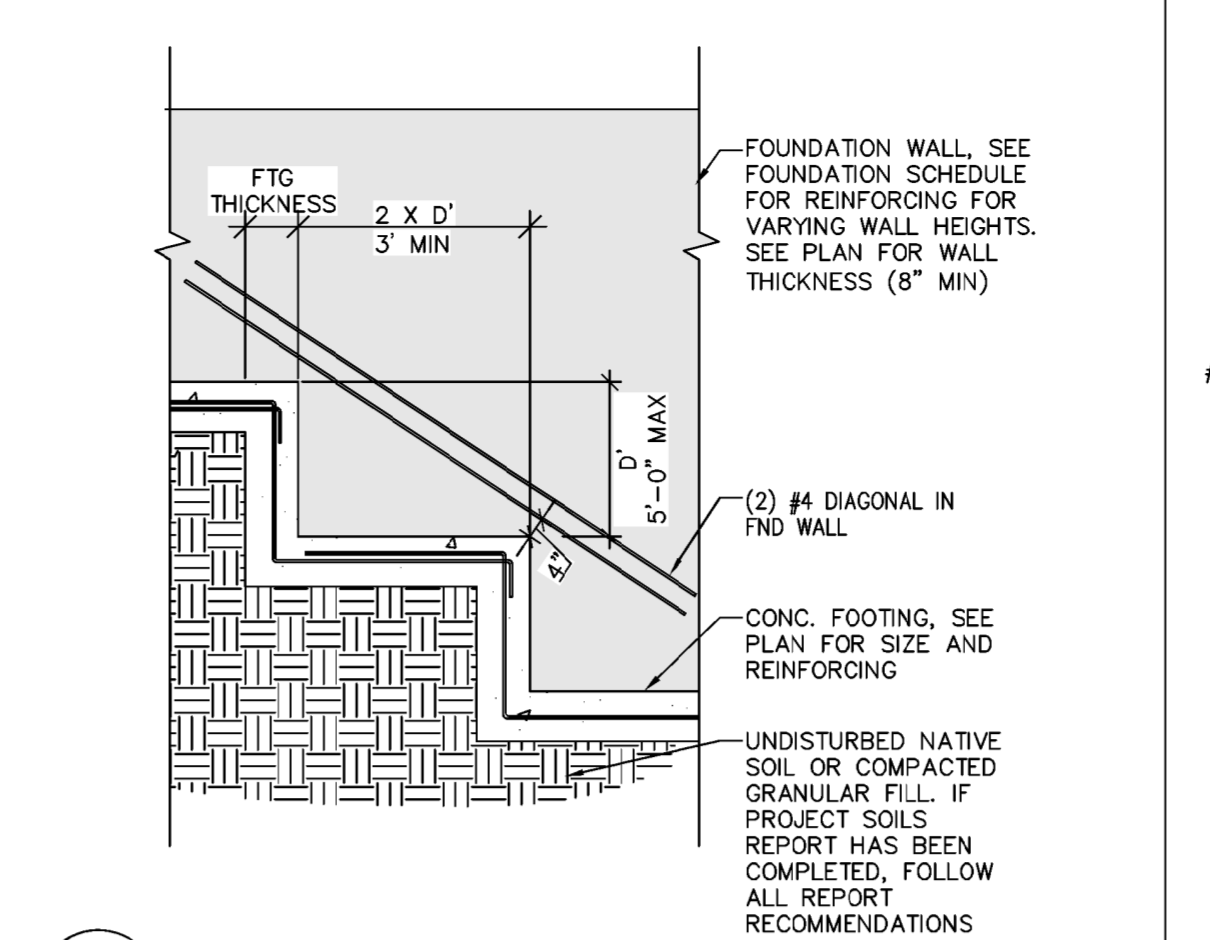
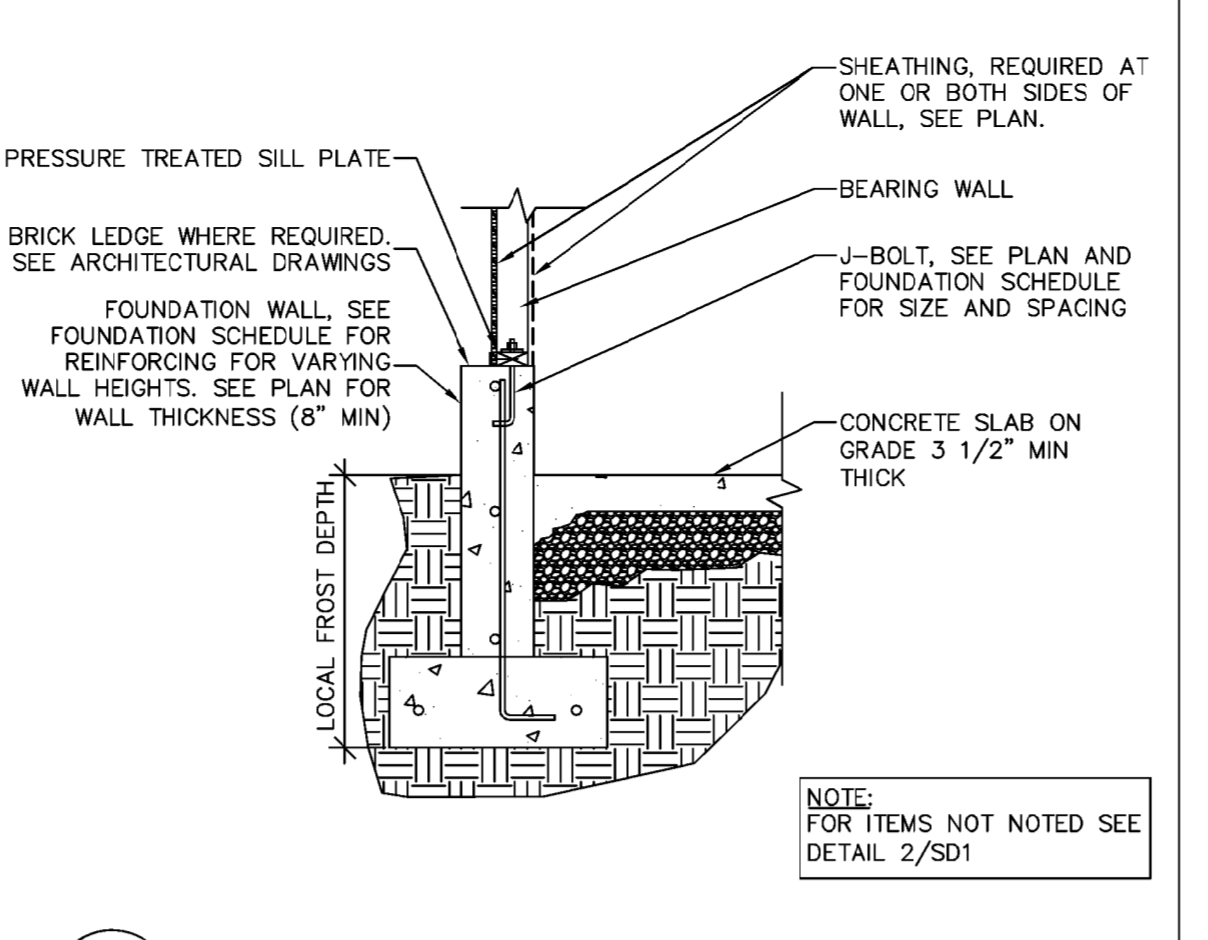
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1 ISOLATED WOOD POST AT CONCRETE COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



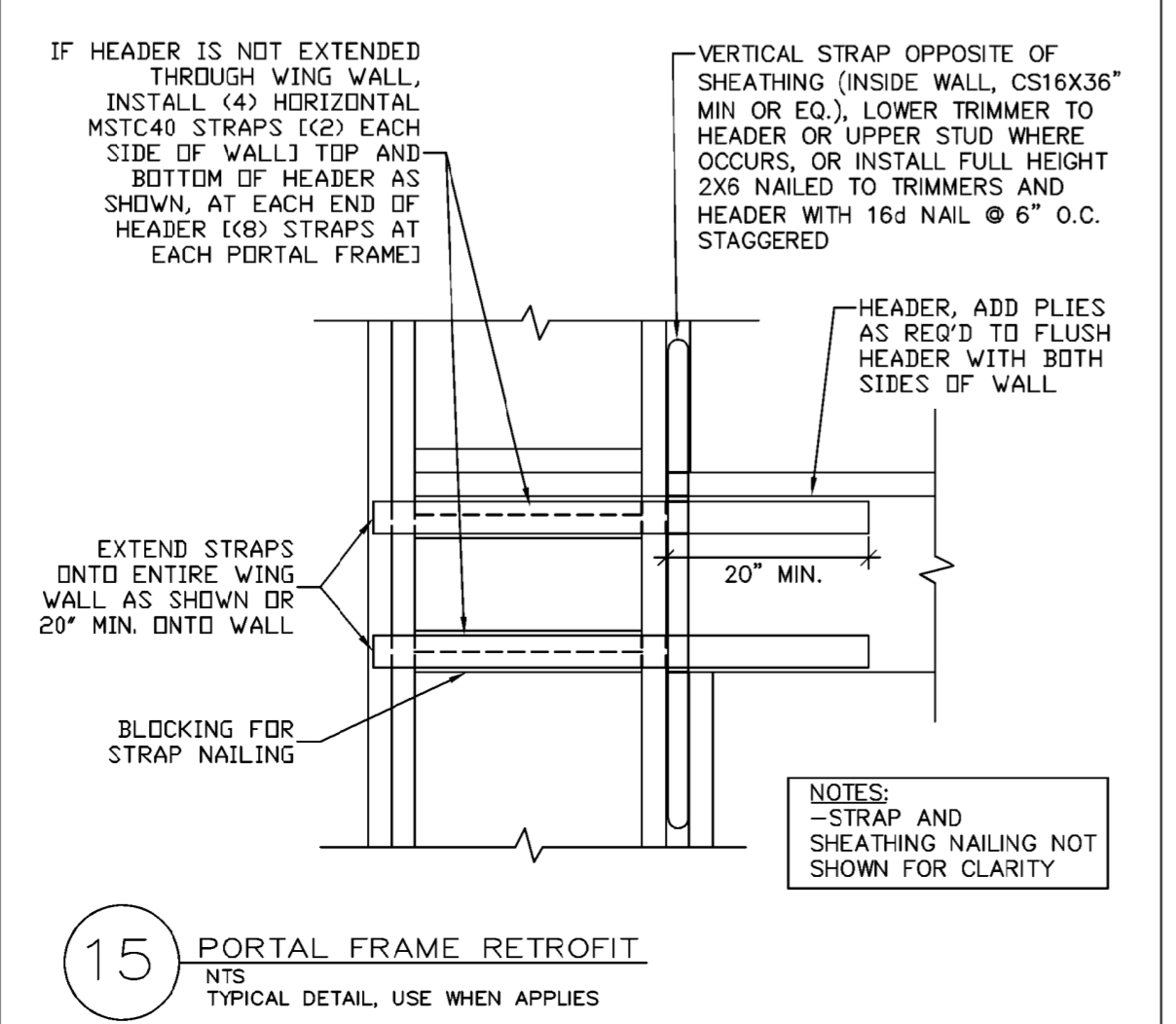
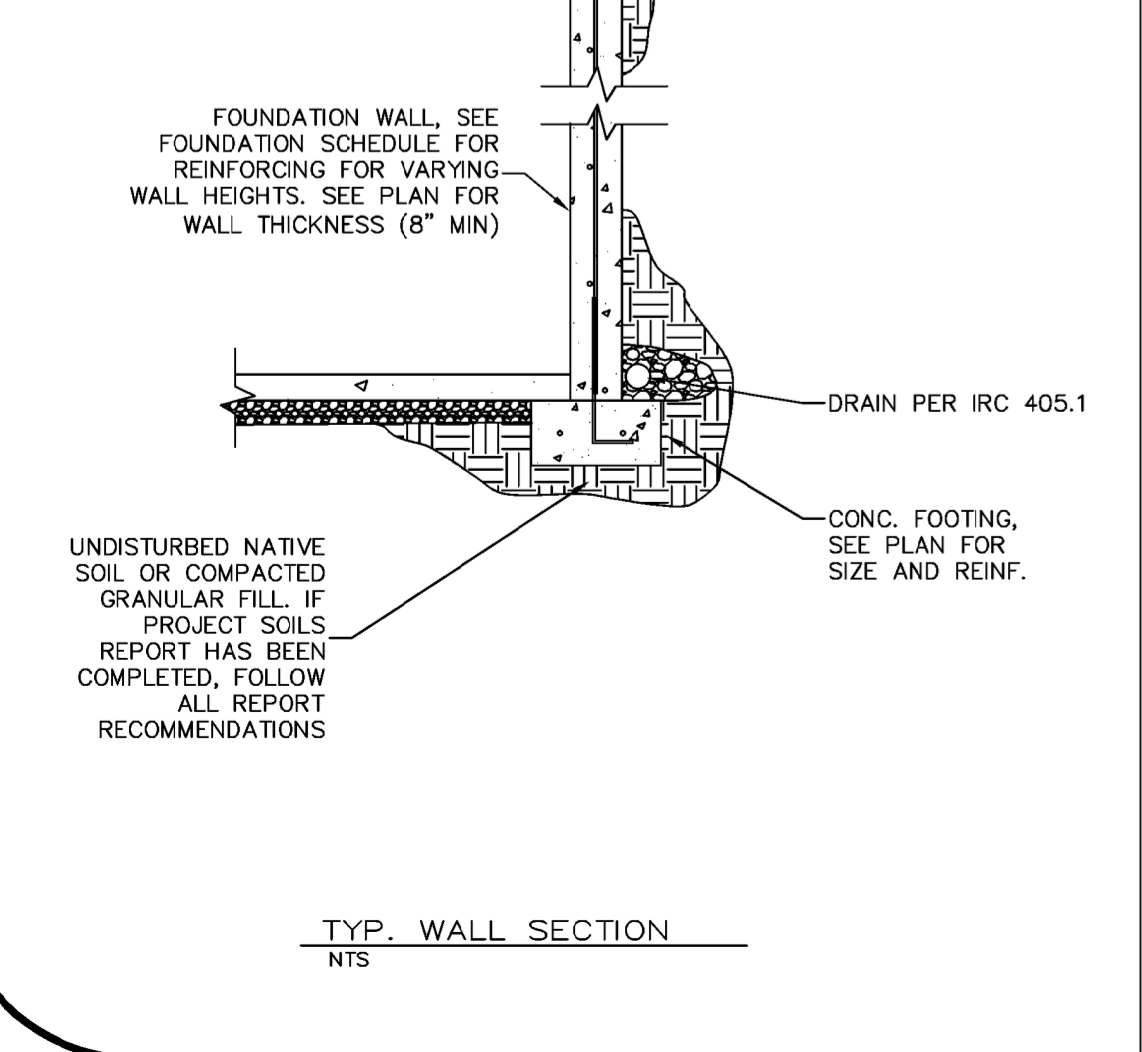
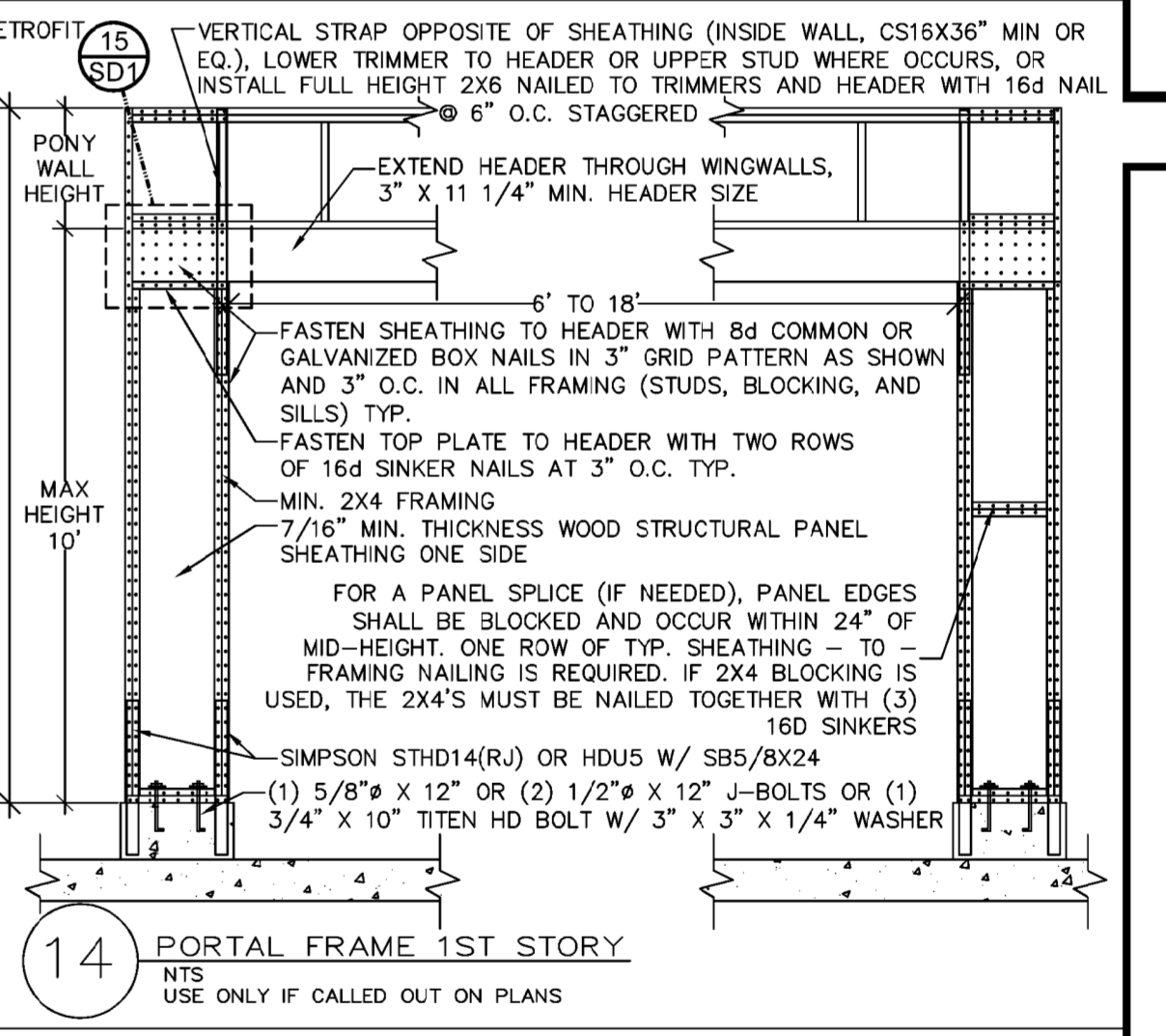
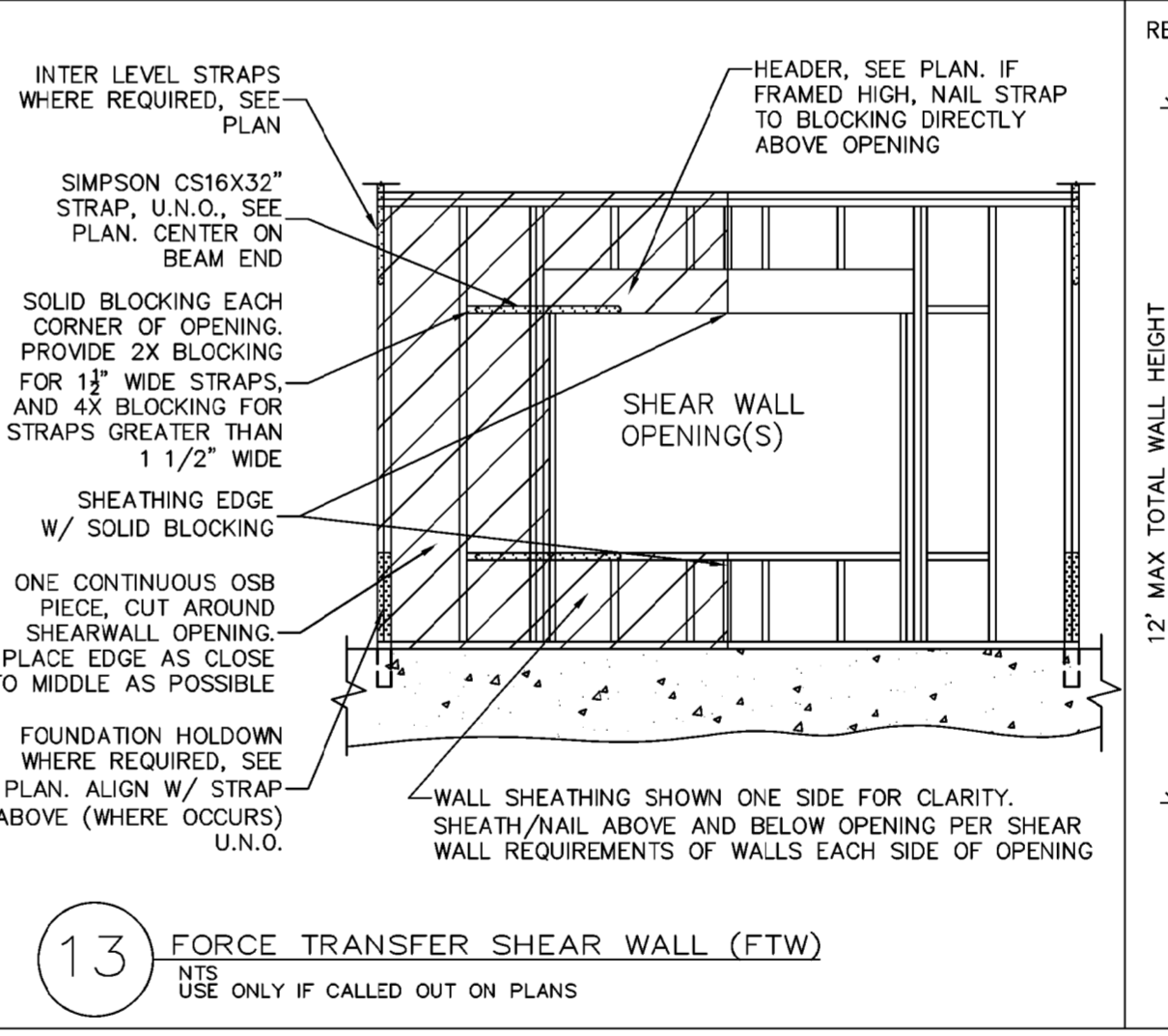
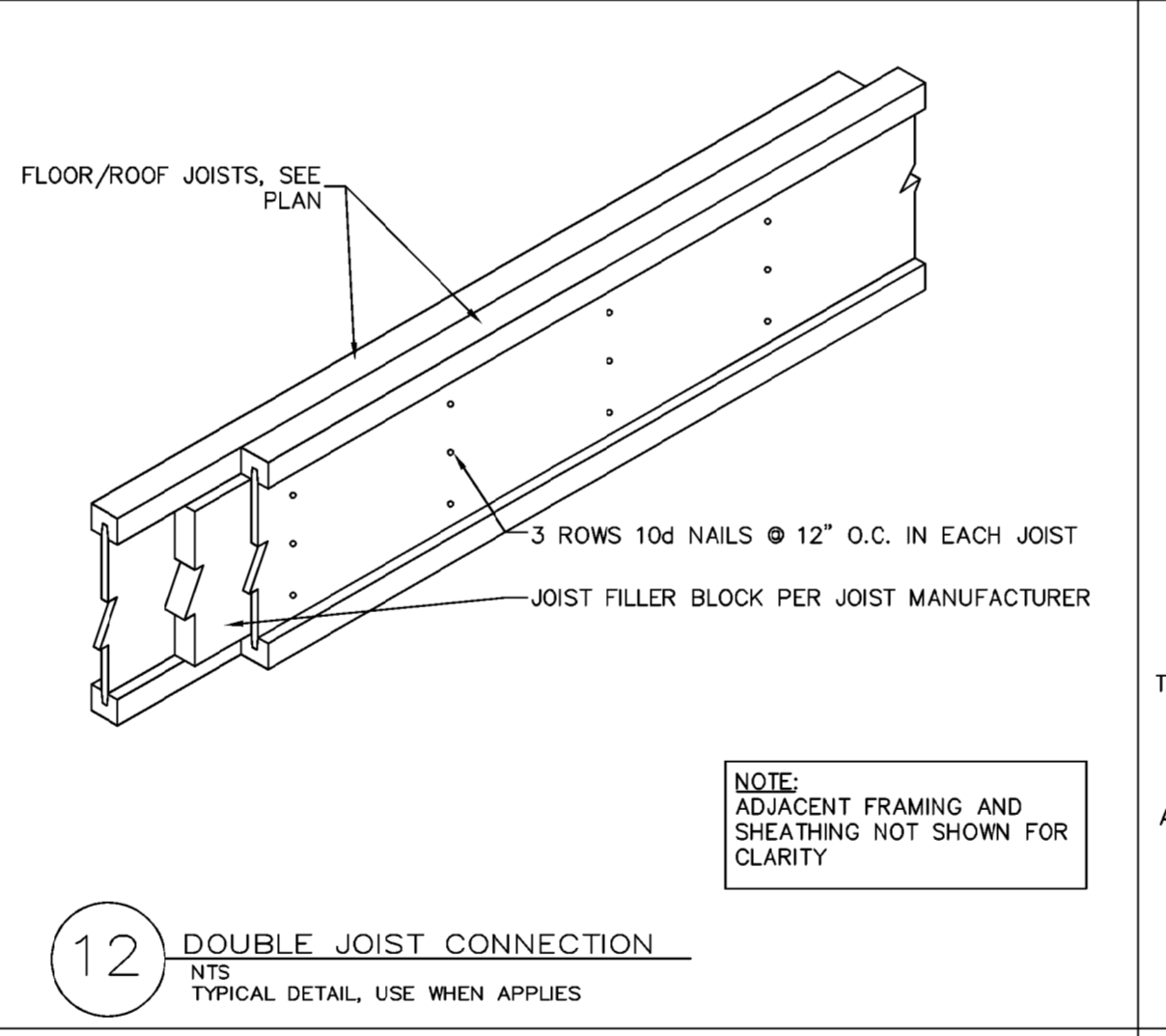
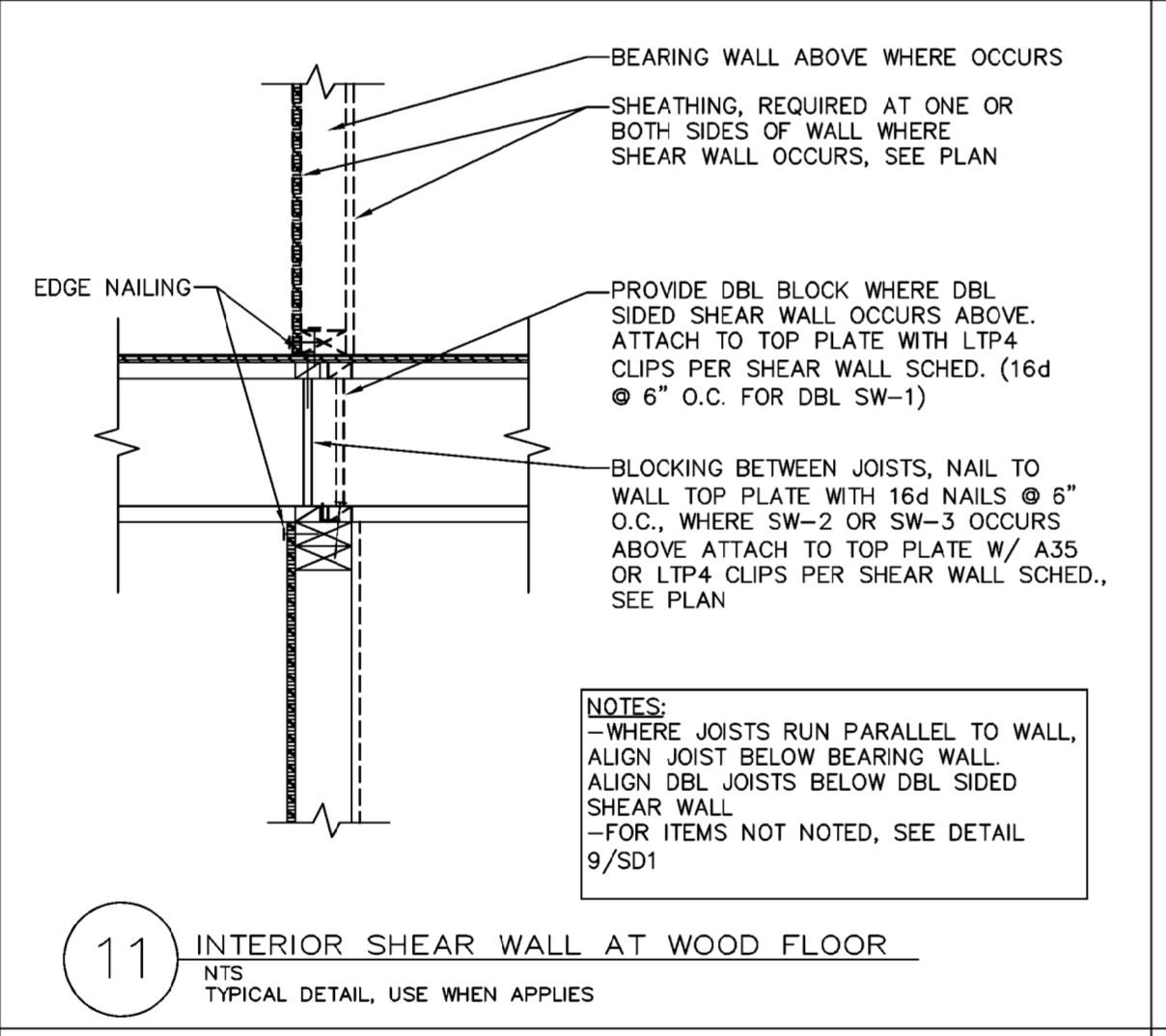
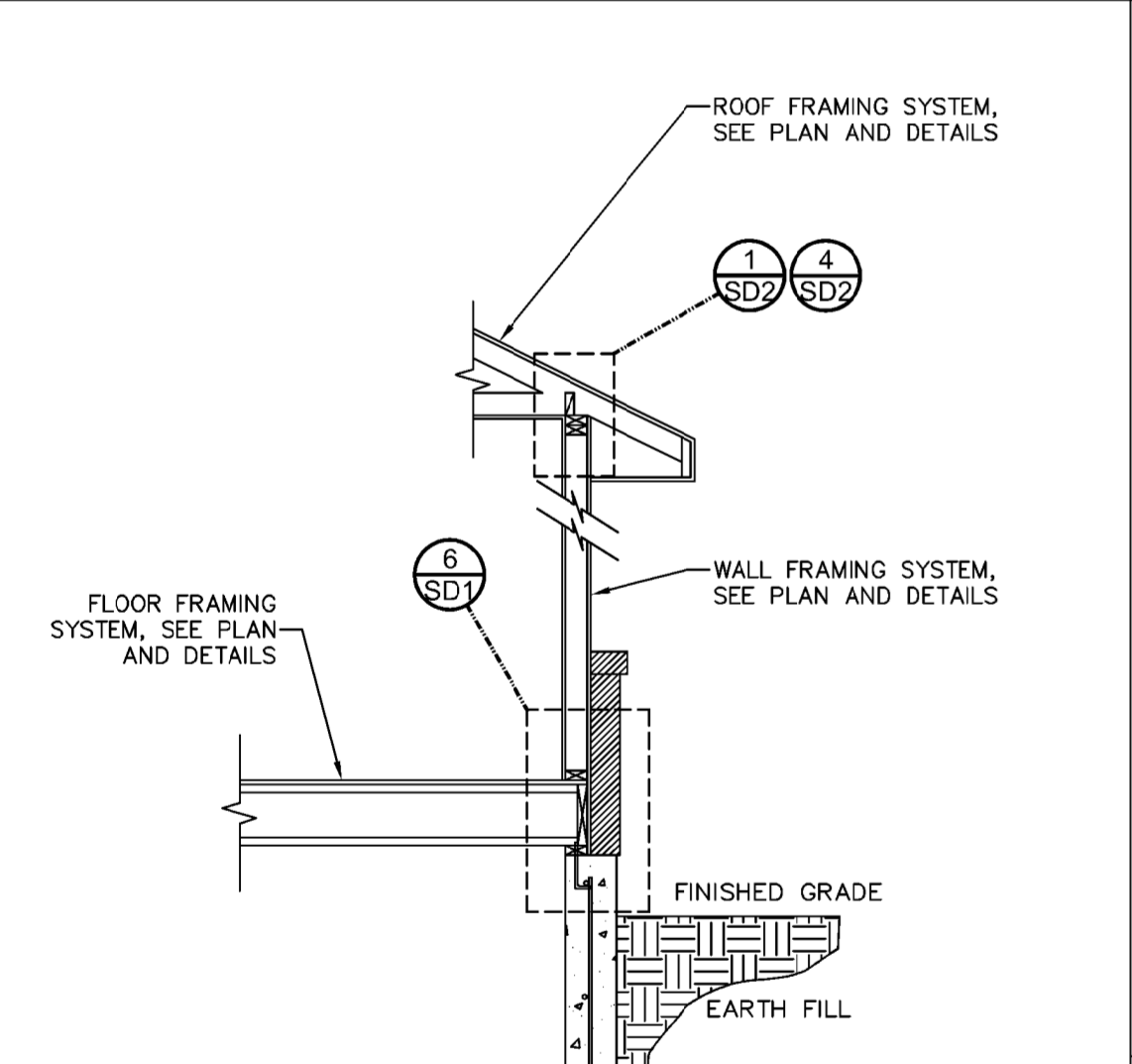
6 FLOOR JOIST AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

7 DECK ATTACHMENT TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES

8 DECK ATTACHMENT TO WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES

9 CANTILEVER FLOOR JOIST
NTS
TYPICAL DETAIL, USE WHEN APPLIES

10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

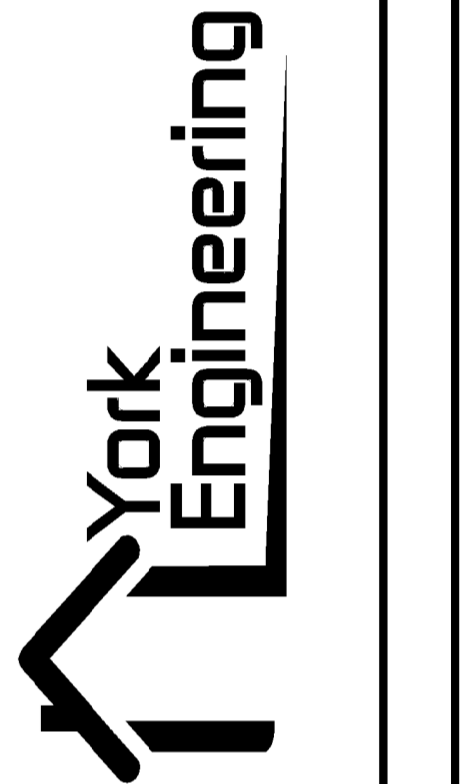


15 PORTAL FRAME RETROFIT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

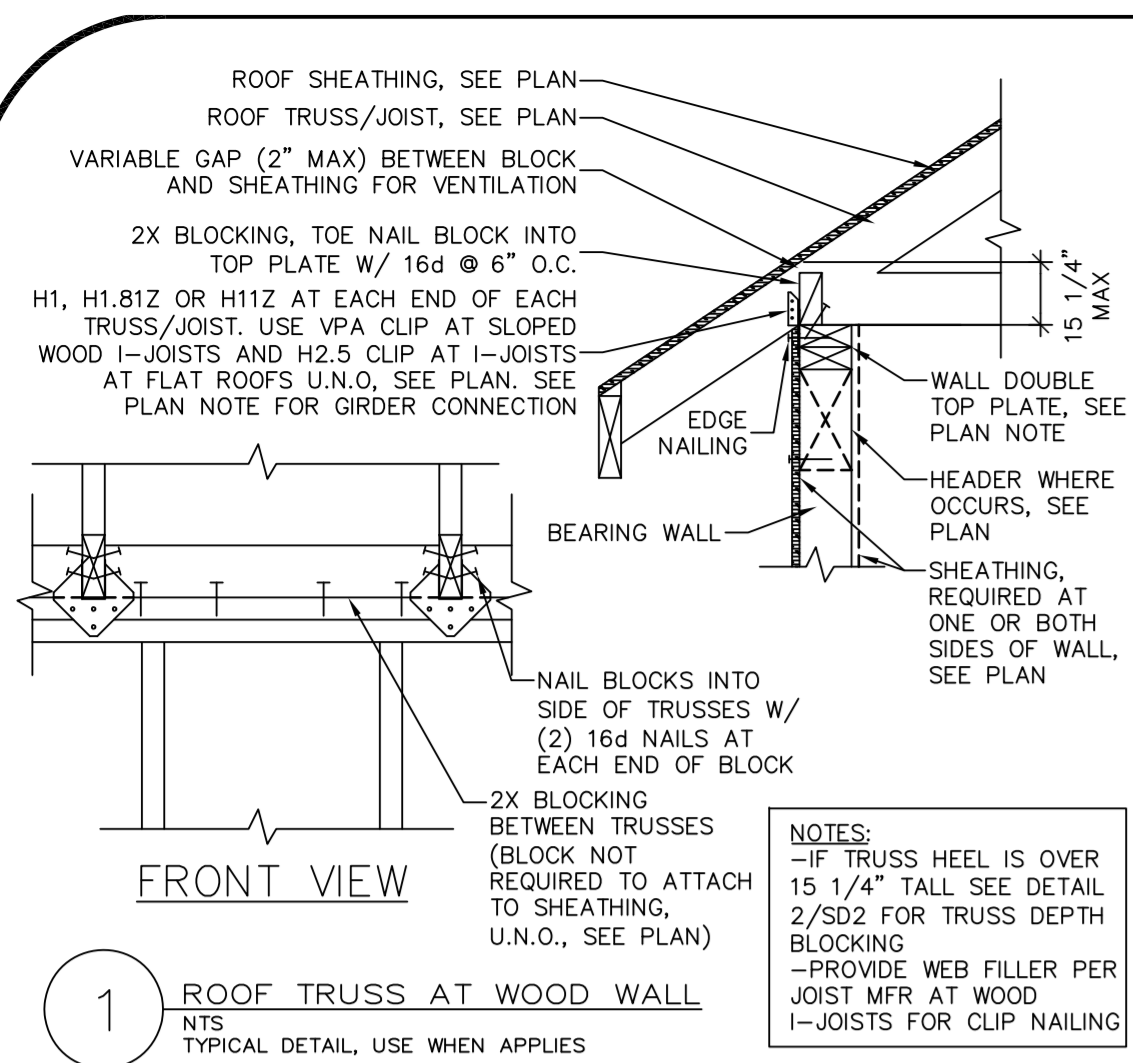
16 HEADER TO TRIMMER CONN.
NTS
TYPICAL DETAIL, USE WHEN APPLIES

17 BEARING WALL CONSTRUCTION TABLE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

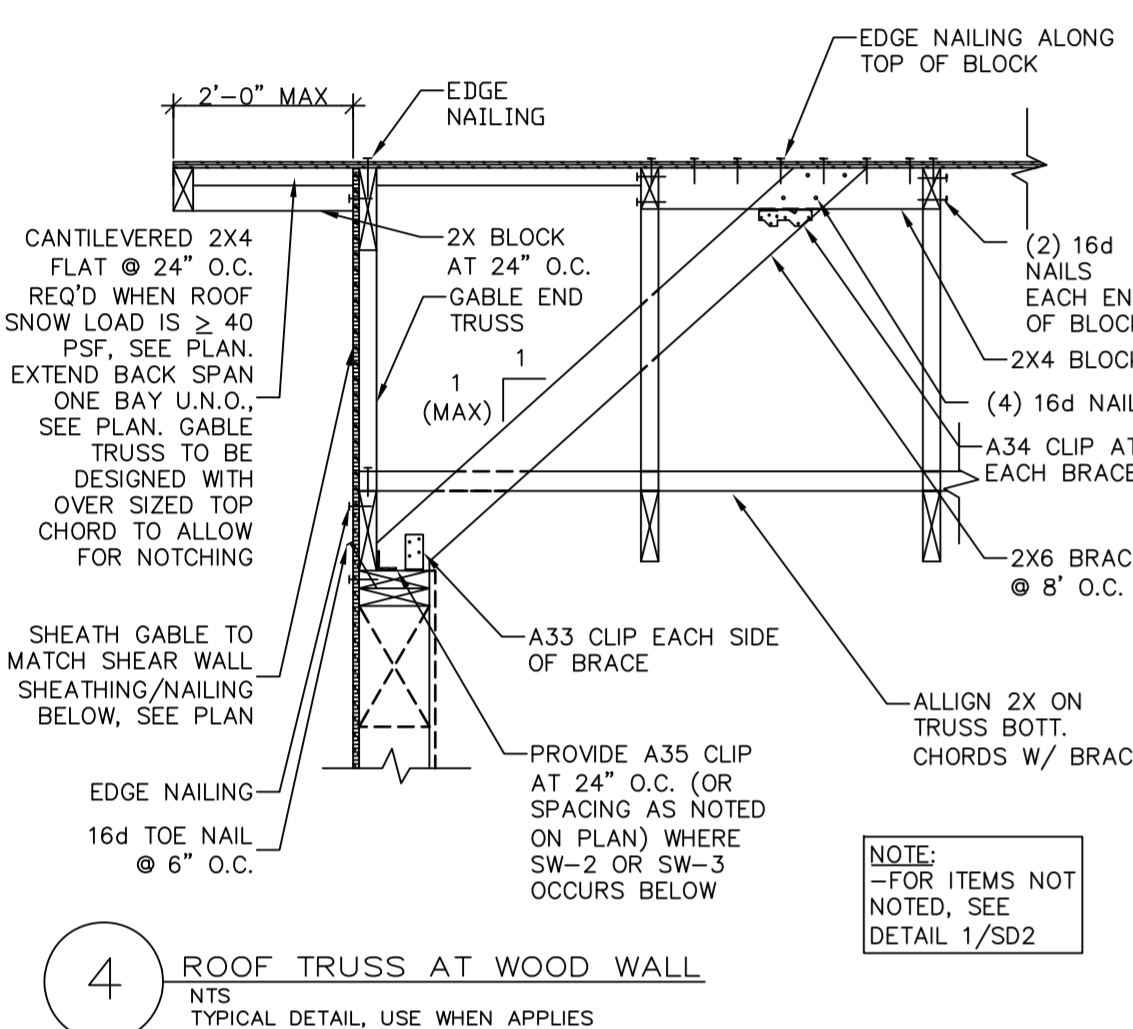
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS



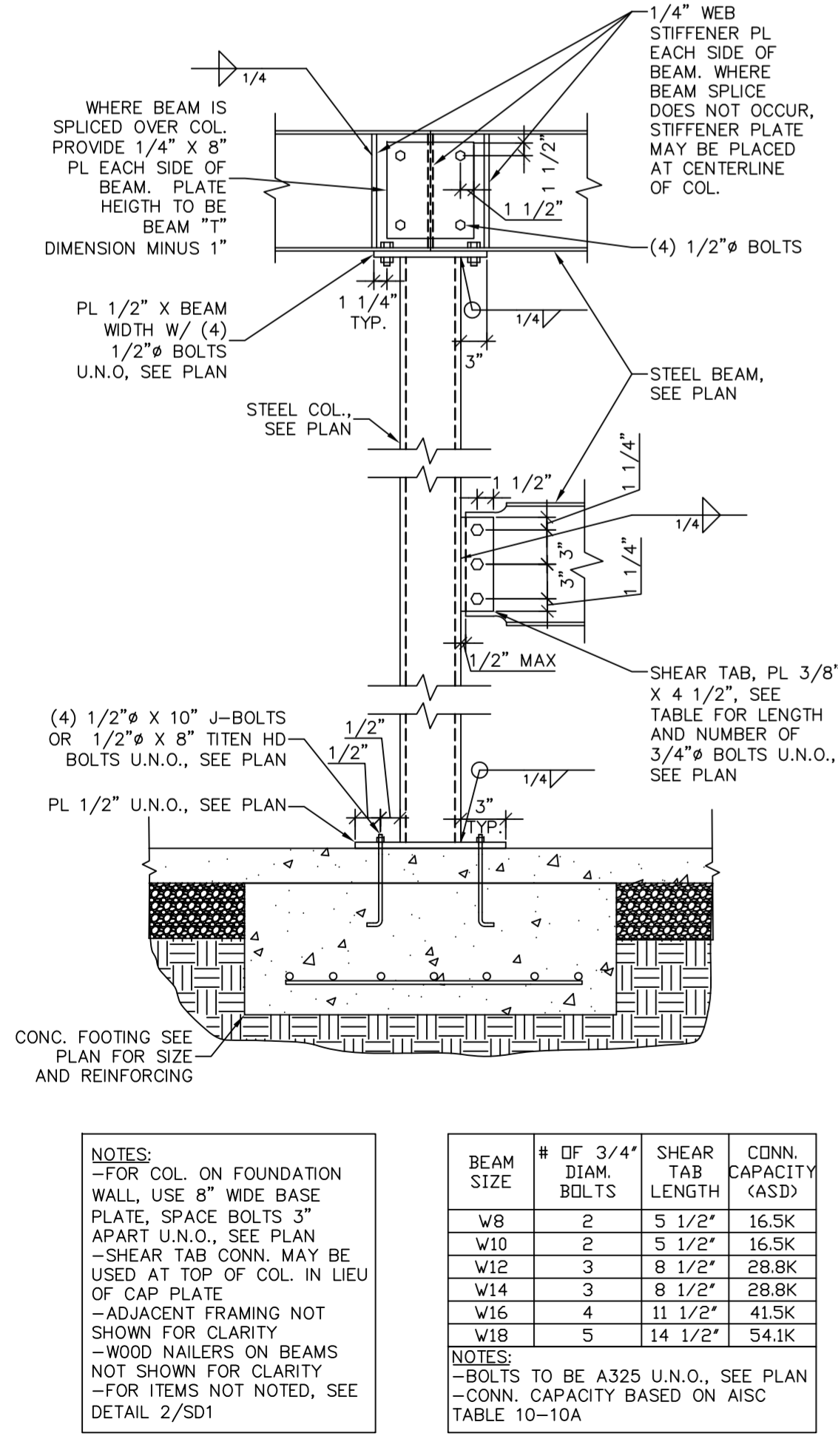
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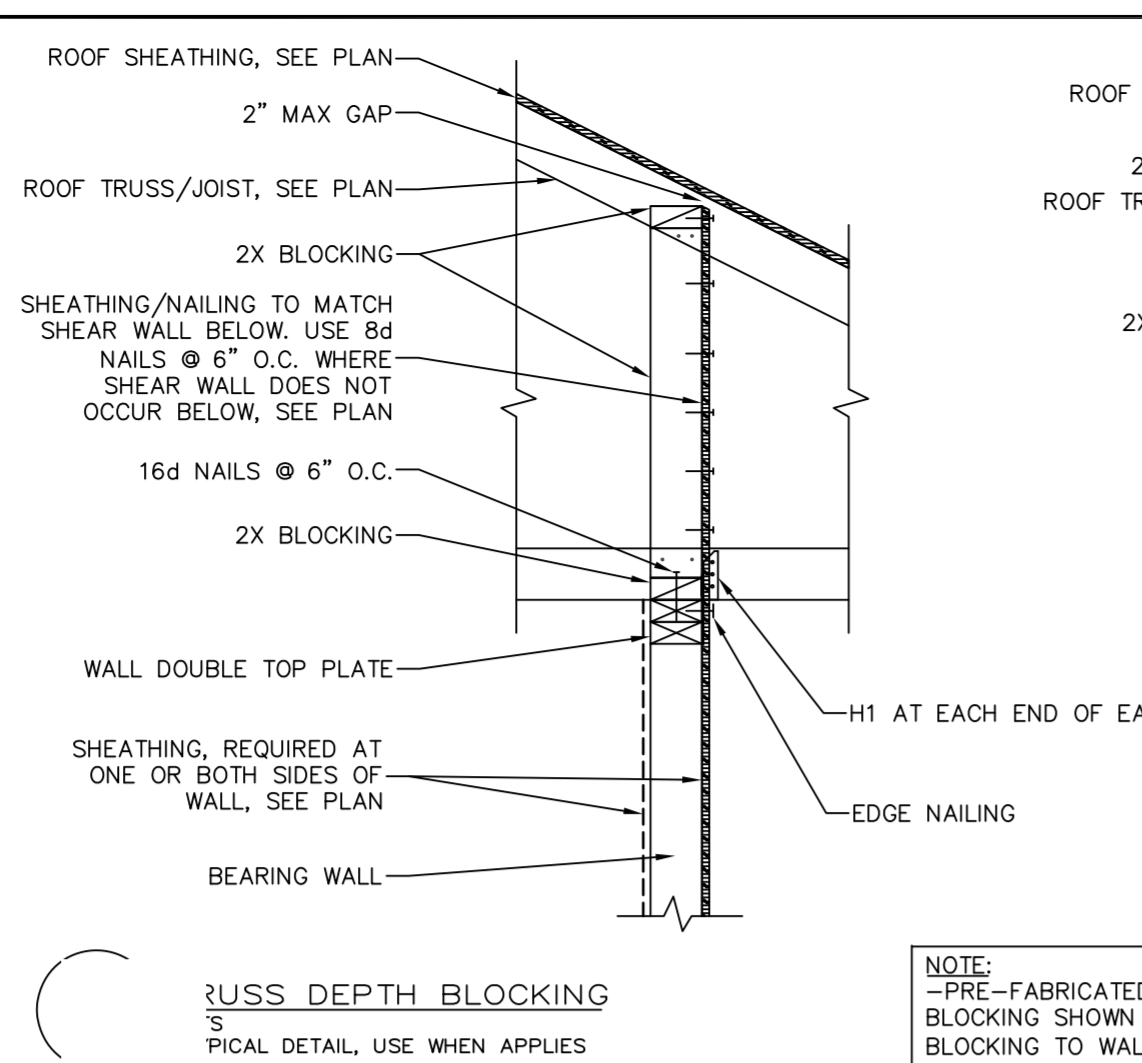
1 ROOF TRUSS AT WOOD WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES



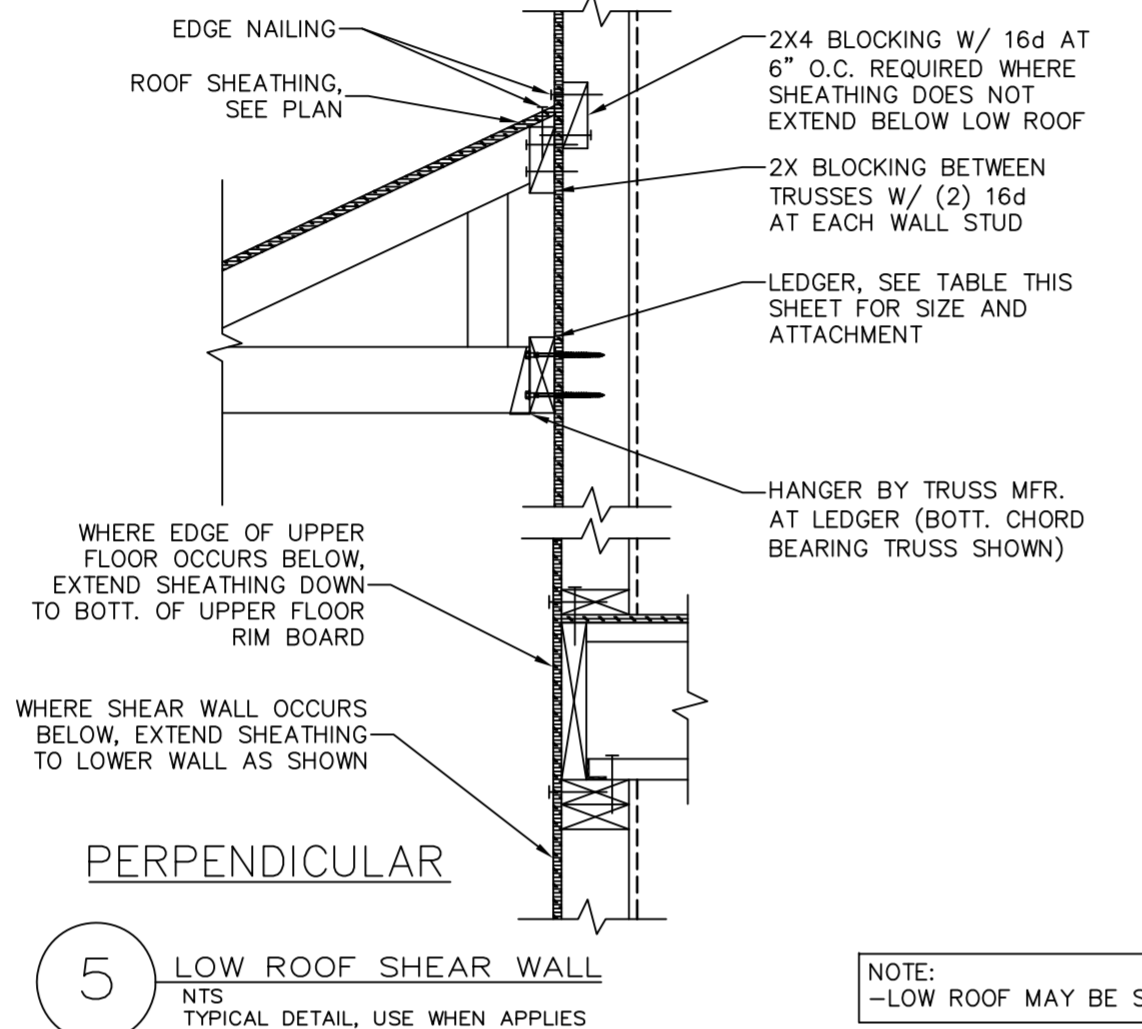
4 ROOF TRUSS AT WOOD WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES



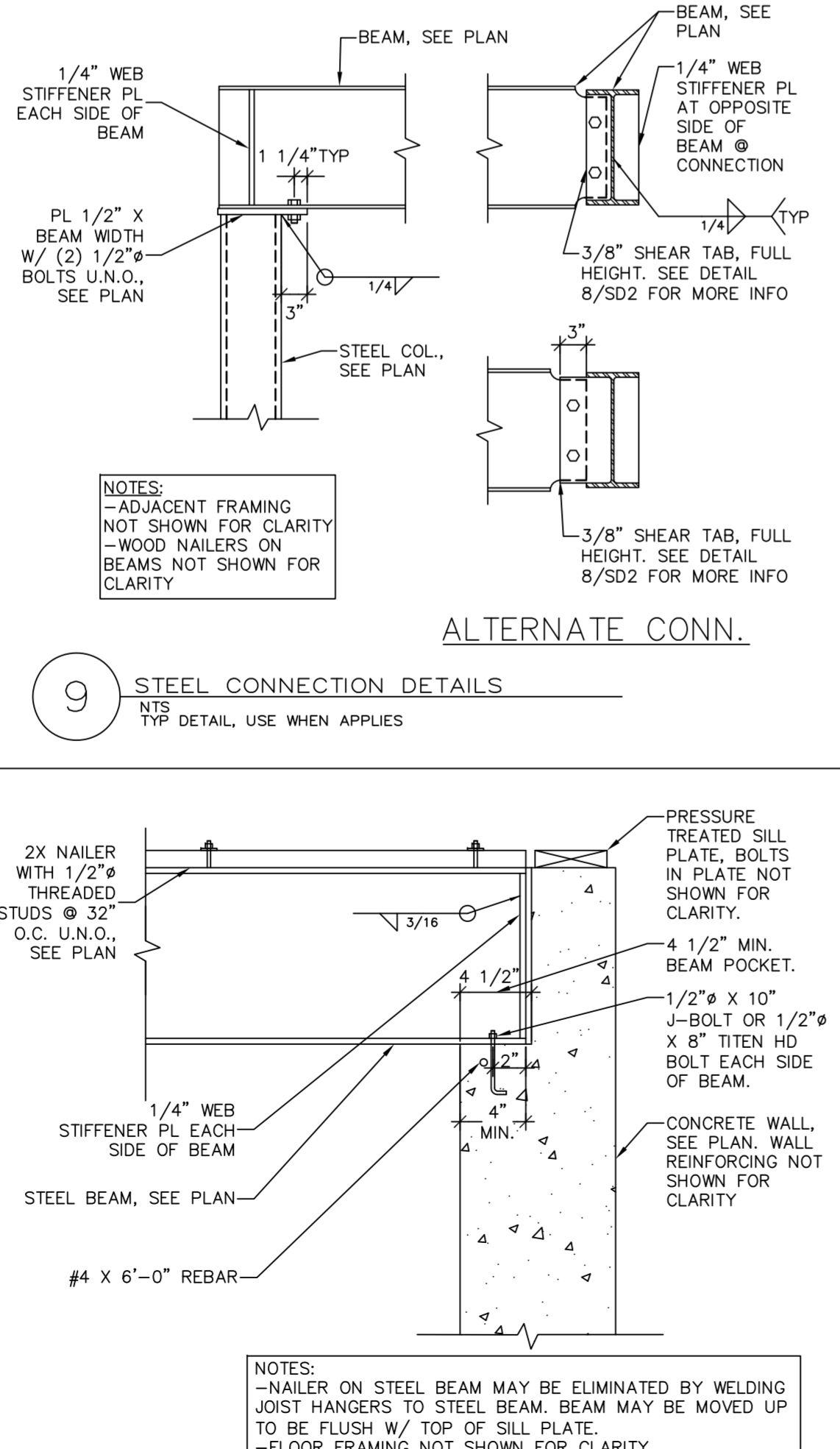
8 STEEL BEAM TO COLUMN CONNECTION
NTS TYPICAL DETAIL, USE WHEN APPLIES



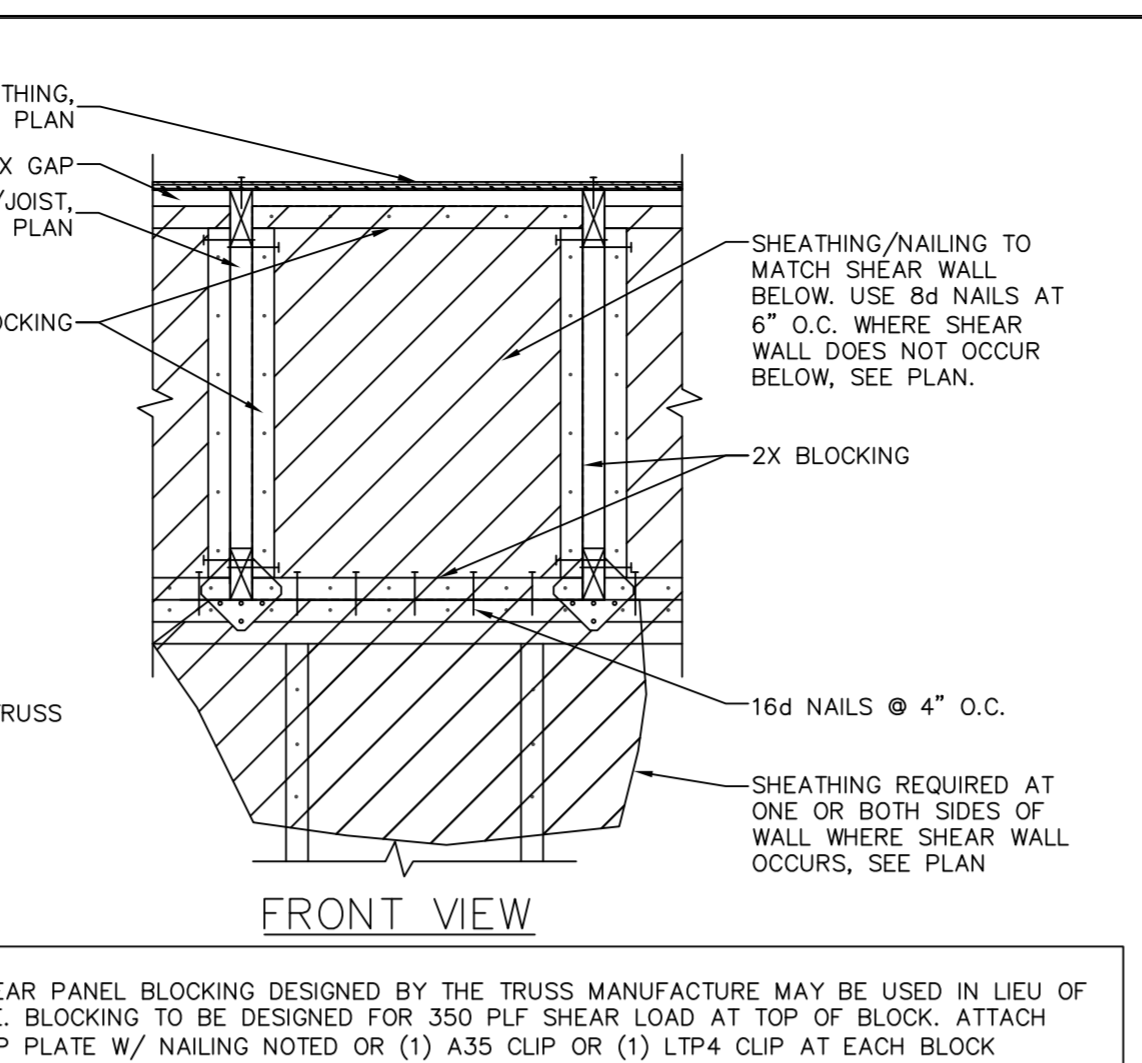
2 ROOF TRUSS AT WOOD WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES



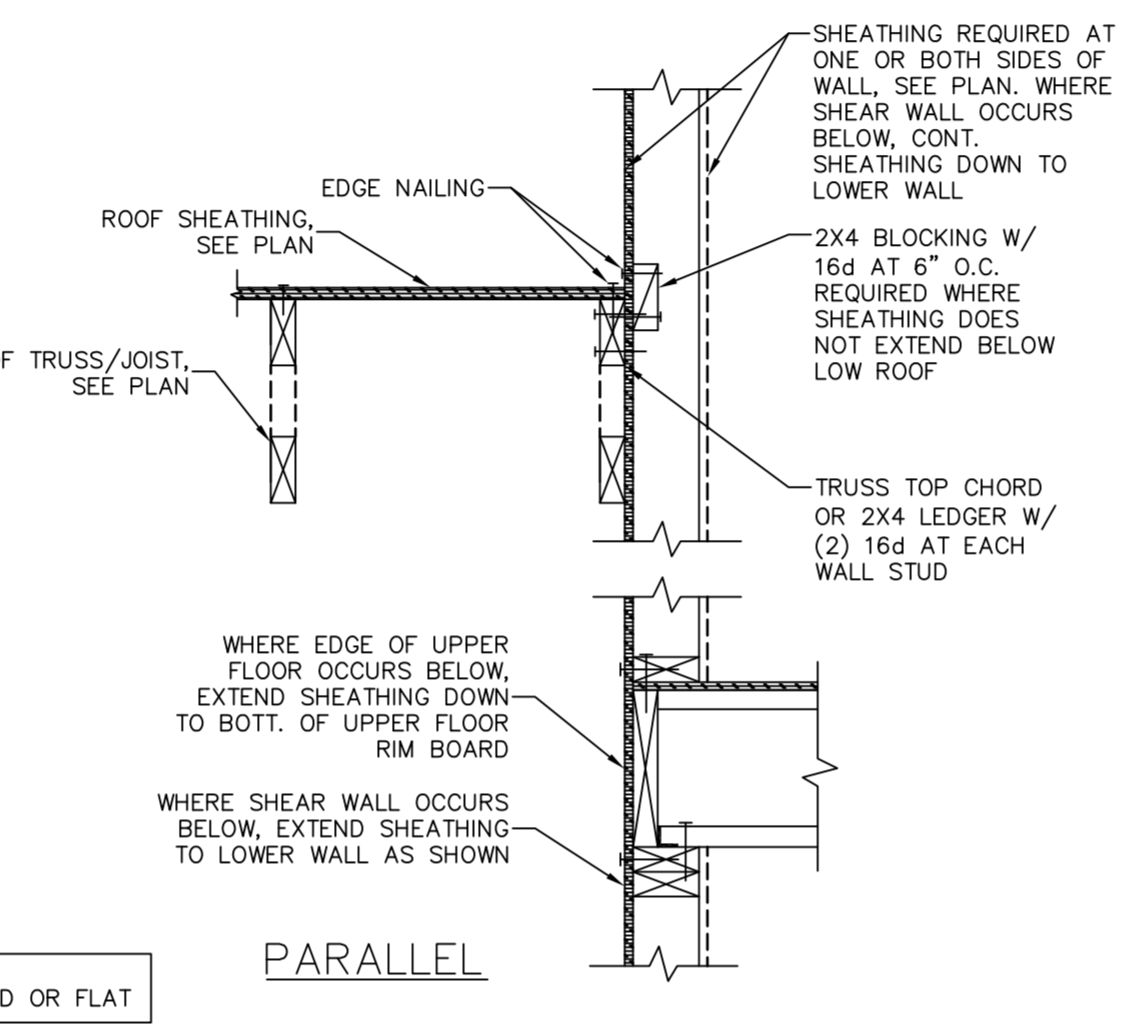
5 LOW ROOF SHEAR WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES



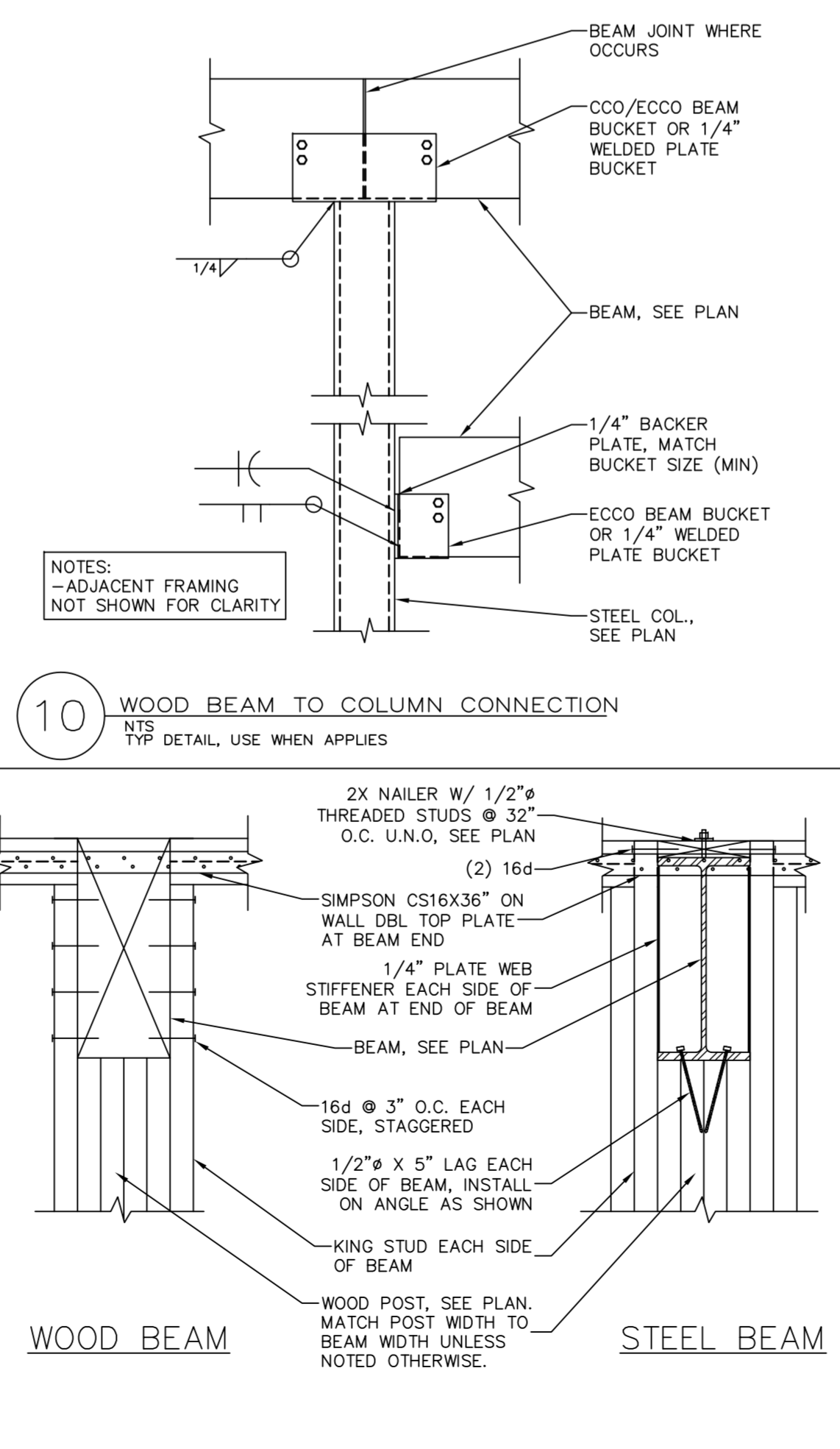
9 STEEL CONNECTION DETAILS
NTS TYPICAL DETAIL, USE WHEN APPLIES



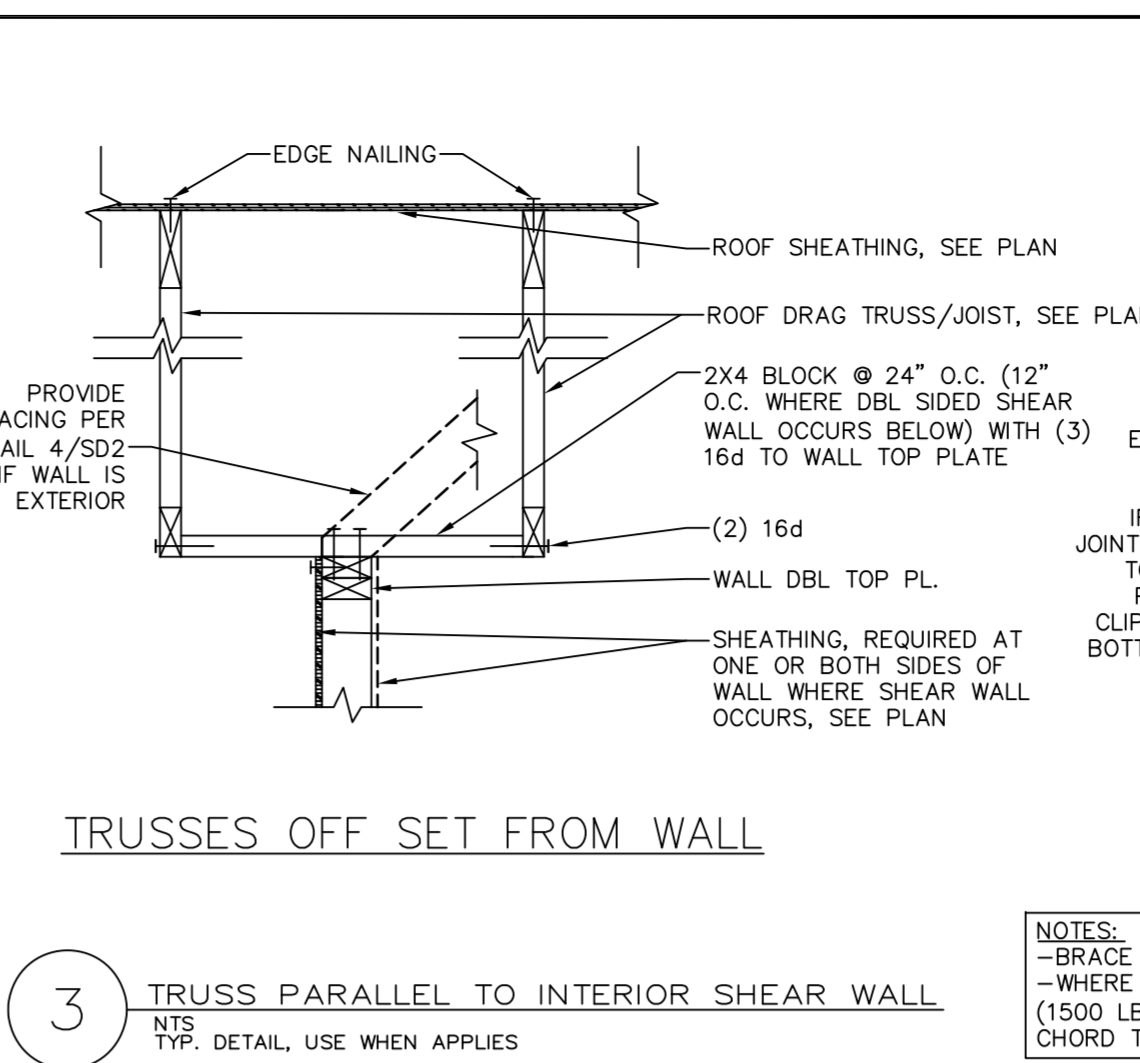
3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES



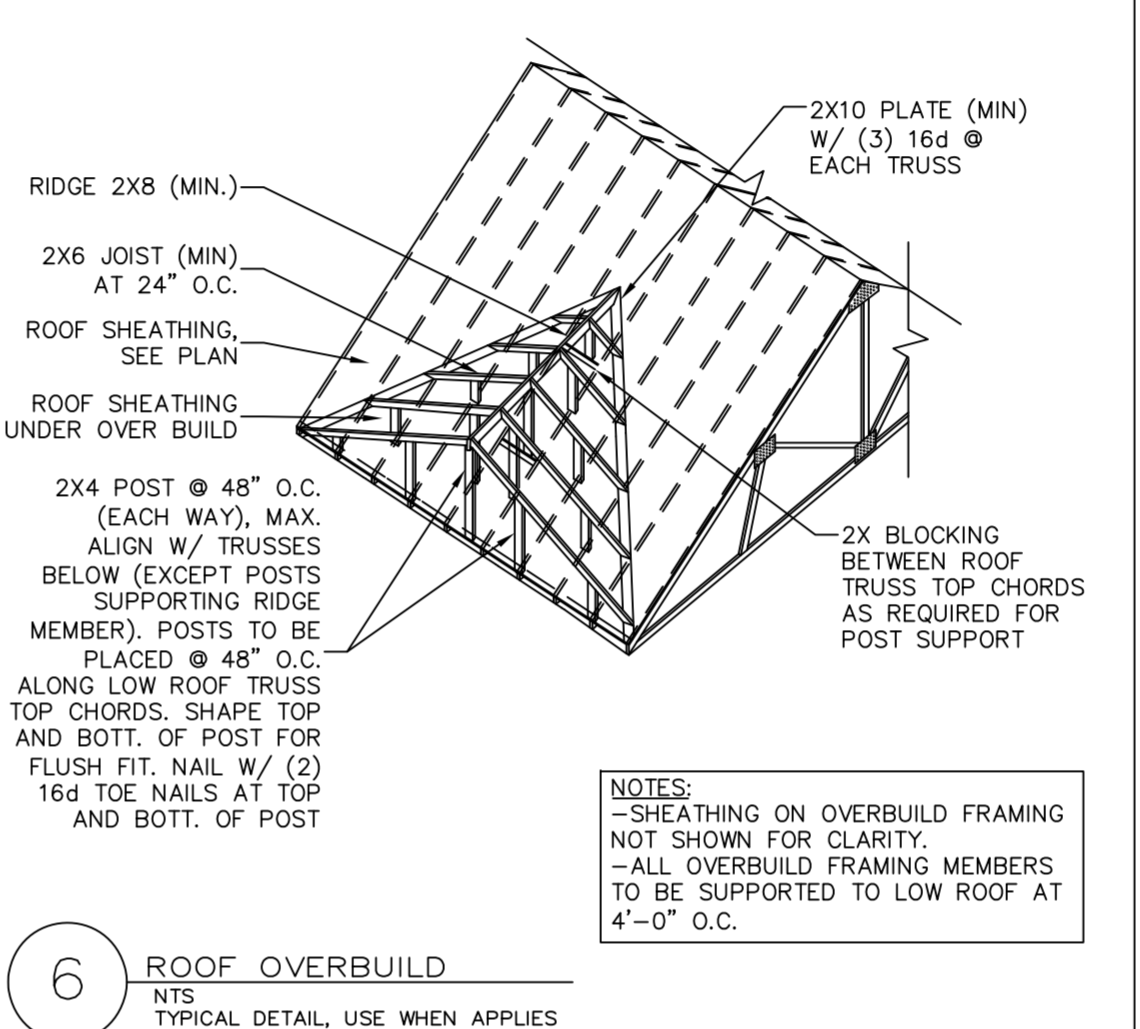
6 ROOF OVERBUILD
NTS TYPICAL DETAIL, USE WHEN APPLIES



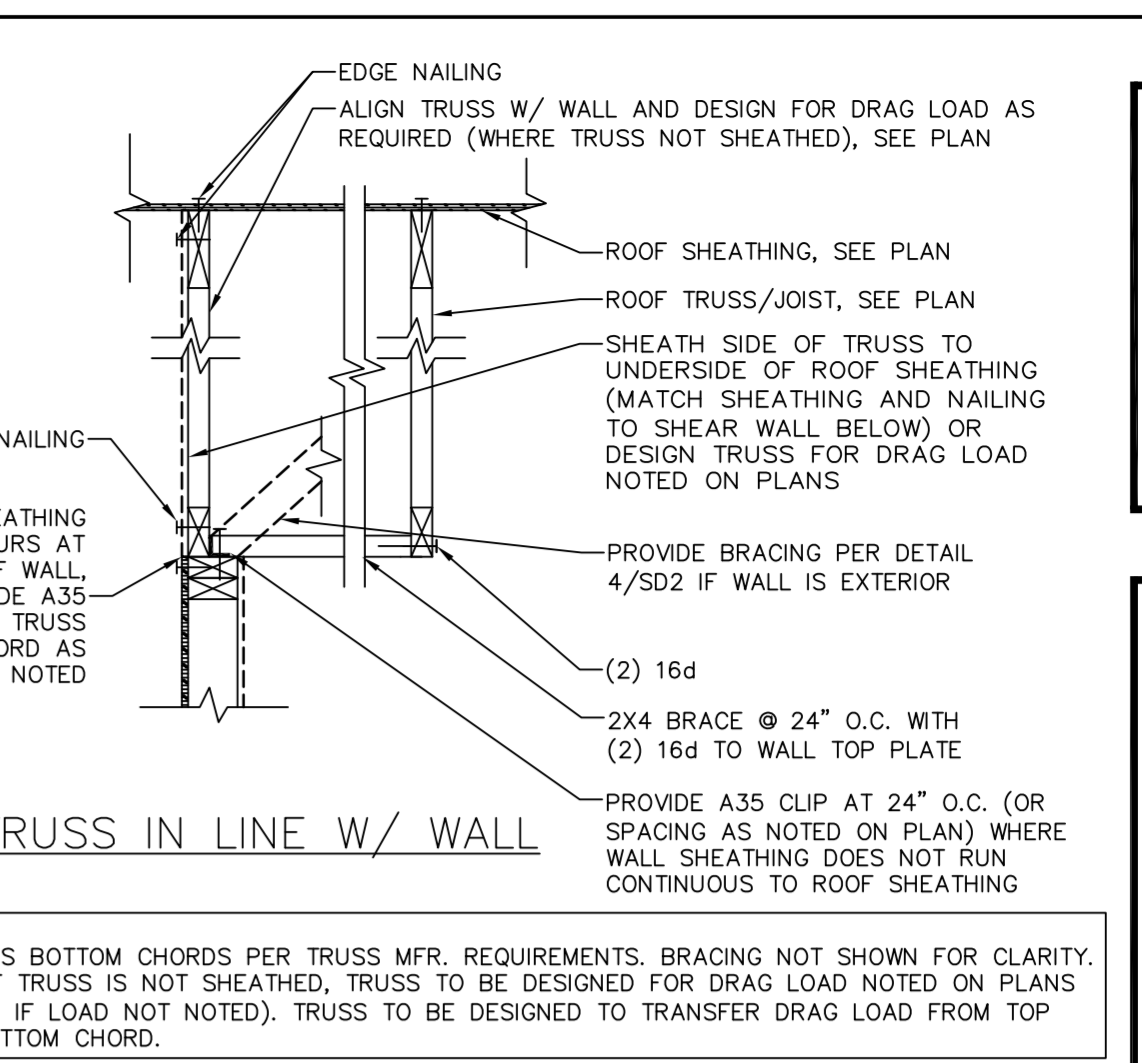
10 WOOD BEAM TO COLUMN CONNECTION
NTS TYPICAL DETAIL, USE WHEN APPLIES



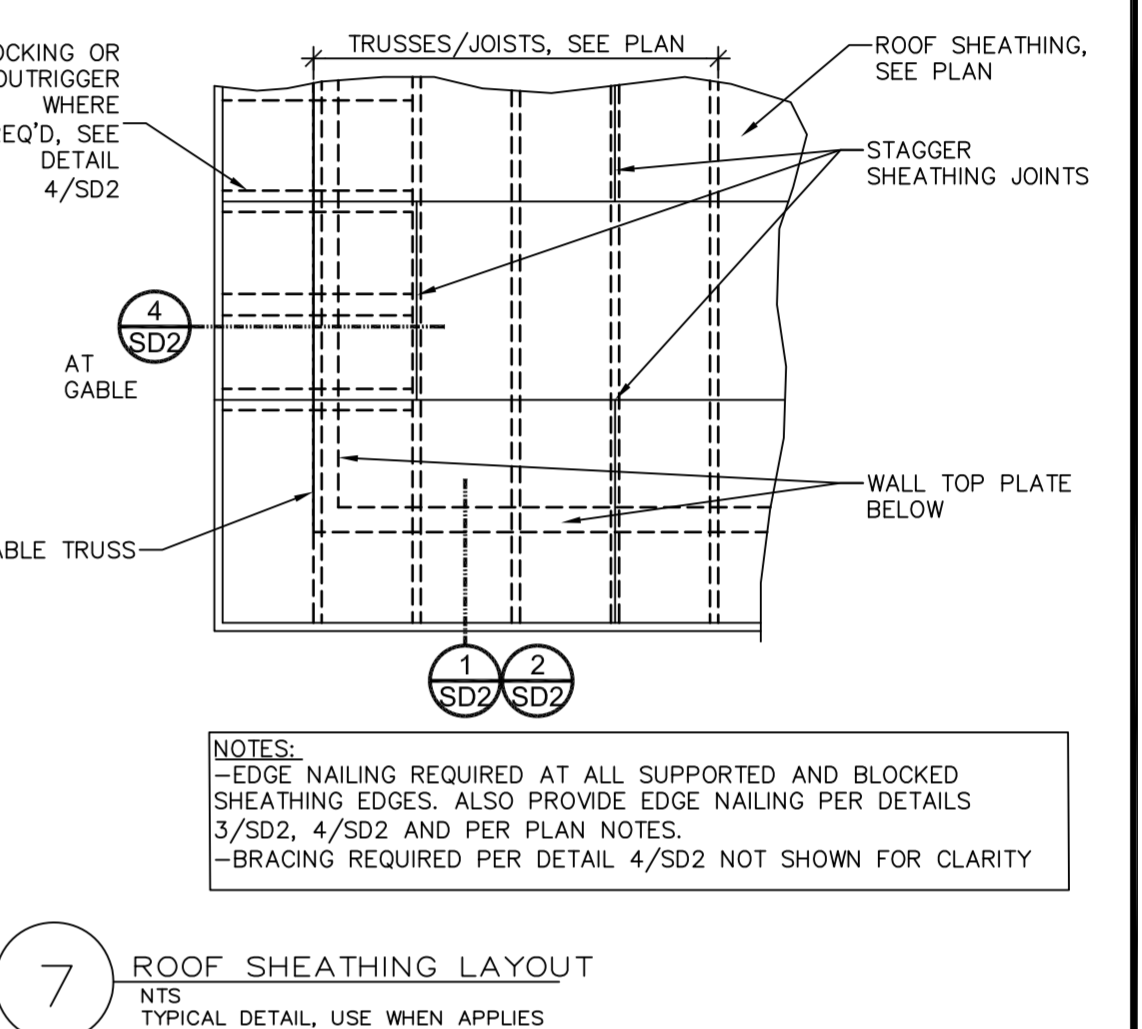
7 ROOF SHEATHING LAYOUT
NTS TYPICAL DETAIL, USE WHEN APPLIES



3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES



7 ROOF SHEATHING LAYOUT
NTS TYPICAL DETAIL, USE WHEN APPLIES



7 ROOF SHEATHING LAYOUT
NTS TYPICAL DETAIL, USE WHEN APPLIES

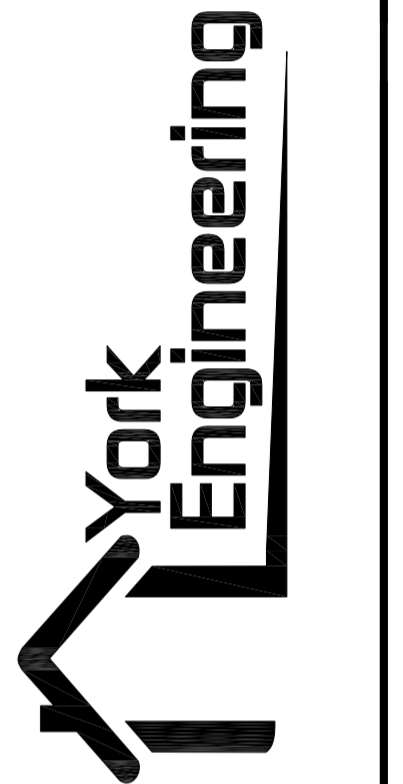
MAX TRUSS/JOIST SPAN (FT)	MIN. LEDGER SIZE AND ATTACHEMENT TO WALL STUDS AT 16" O.C. (U.N.O., SEE PLAN)				TABLE NOTES
	ROOF DR FLOOR LIVE/SNOW LOAD (PSF)				
	40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF	1. LEDGER NAILS TO BE 16d - 148° x 3 1/2", MIN. 2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE. 3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED. 4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS
≤ 8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) 1/4" SDS X 4 1/2"	
12'	2X8, (4) 16d	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	
16'	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	
20'	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	

- GENERAL STRUCTURAL NOTES**
- CONTRACTOR (INCLUDING SUB-CONTRACTORS) SHALL FOLLOW ALL REQUIREMENTS STATED IN THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND STANDARDS AND SHALL BE QUALIFIED TO PERFORM AND EXPERIENCED IN PERFORMING THE WORK REQUIRED FOR THE PROJECT.
 - CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS STATED IN ALL OTHER DOCUMENTS APPLICABLE TO THE PROJECT. IF ANY DISCREPANCIES OCCUR BETWEEN THE STRUCTURAL DOCUMENTS AND OTHER PROJECT DOCUMENTS, NOTIFY YORK ENGINEERING OF THE DISCREPANCY PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE SHORING AND BRACING AS REQUIRED TO PROVIDE STRUCTURAL STABILITY AT ALL TIMES DURING CONSTRUCTION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
 - ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
 - SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
 - TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT INDICATED.
 - MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT THE DESIGN LOADS STATED IN THE DESIGN CRITERIA TABLE ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
 - EACH PIECE OF STRUCTURAL LUMBER (AND SHEATHING) SHALL BE MARKED BY A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING AND GRADE MARKINGS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
 - THE SIZING AND SURFACING OF ALL LUMBER SHALL BE MILL SIZED AND SURFACED ON ALL 4 SIDES U.N.O., SEE PLAN. ALL LUMBER SHALL BE FREE OF HEART CENTER. SPICES SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.
 - ALL FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL U.N.O. AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. USE THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER U.N.O., SEE PLAN.
 - WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED.
 - SAW/LUMBER SHALL BE DOUG FIR #2 OR BETTER U.N.O., SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
 - INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS U.N.O. SEE PLAN.
 - WEB FILLERS SHALL BE PROVIDED ON WEBS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST.
 - PRE-MANUFACTURED TRUSSES AND JOISTS SHALL BE BRACED PER THE MANUFACTURER'S REQUIREMENTS. MULTI-PLY MEMBERS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S REQUIREMENTS.
 - PRE-MANUFACTURED PRODUCTS SUCH AS WOOD TRUSSES AND I-JOISTS SHALL ONLY BE ALTERED WITH THE APPROVAL OF THE MANUFACTURER AND SHALL BE REPAIRED (WHEN REQUIRED) PER THE MANUFACTURER'S REQUIREMENTS.
 - BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 U.N.O., SEE PLAN.
 - BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUT AND WOOD MEMBER.
 - LAGS SHALL BE INSTALLED IN HOLES PRE-DRILLED AT SAME DIAMETER AS LAG SHAFT FOR UNTHREADED SHAFT PORTION OF HOLE AND 40%-70% OF SHAFT DIAMETER FOR THREADED PORTION.
 - ALL FASTENERS AND CONNECTORS (NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF IRC 2304.10.5.
 - DO NOT COUNTER SINK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER.
 - ALL NAILING SHALL BE PER IRC TABLE 2304.10.1 U.N.O., SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOT. PLATES WITH (2) 16d NAILS, USE (3) 16d NAILS FOR 2X6 STUDS. BUILT-UP 2X POSTS SHALL BE FACE NAILED TOGETHER WITH (2) 16d AT 9" O.C.
 - PROVIDE POSTS TO MATCH WIDTH OF SUPPORTED BEAMS/HEADERS U.N.O., SEE PLAN. CONTINUE POSTS TO FOUNDATION INCLUDING SQUASH BLOCKING IN FLOORS. MATCH SQUASH BLOCKING SIZE TO POST SIZE.
 - WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOIST/TRUSS UNDER WALL BOT. PLATE OR PROVIDE FULL HEIGHT BLOCKING AT 16" O.C. IN FLOOR PERPENDICULAR TO WALL AND BLOCKING ALIGNED UNDER WALL. PROVIDE DBL JOIST/TRUSS UNDER DBL SIDED SHEAR WALLS. SEE INTERIOR SHEAR WALL AT WOOD FLOOR DETAIL.
 - WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
 - SHEATHING SHALL BE PROVIDED ON RIM BOARDS AND NAILING PER REQUIREMENTS OF SHEAR WALL ABOVE.
 - EXCEPT WHERE NOTED OTHERWISE, PROVIDE METAL FRAMING CONNECTOR (HANGER, CLIP, CAP, ETC.) AT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD CONNECTIONS.
 - ATTACH BRICK VENEERS TO FRAMING PER IRC R703.8.
 - PROVIDE 6" X 3 1/2" X 5/16" STEEL ANGLE TO SUPPORT BRICK VENEERS. ATTACH ANGLE WITH (2) 7/16" X 4" LAGS AT 16" O.C., USE (1) 1/2" X 1/2" TITEN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.
 - WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH 3/8" DIAM. THREADED STUDS AT 32" O.C. U.N.O., SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH 3/8" DIAM. STUDS AT 24" O.C. U.N.O., SEE PLAN.
 - 1/2" WEB STIFFENERS SHALL BE PROVIDED EACH SIDE OF STEEL BEAMS AT ALL BEARING POINTS.
 - USE 1/2" DIAM. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS U.N.O., SEE PLAN.
 - GROUT BELOW STEEL BASE PLATES (IF USED) SHALL BE 5000 PSI NON-SHRINK GROUT.
 - ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
 - WELD MATERIAL SHALL BE 70 KSI MIN.
 - RIM BOARD TO BE 1 1/8" MIN. U.N.O., SEE PLAN.
 - YORK ENGINEERING LIABILITY IS LIMITED TO FIVE TIMES THE SEE CALLED FOR SERVICES. THE CONTRACTOR(S) MUST READ, UNDERSTAND AND ACCEPT ALL YORK ENGINEERING DOCUMENTS APPLICABLE TO THIS DESIGN PRIOR TO UTILIZING THE DESIGN. BY USING THIS DESIGN, THE OWNER/CONTRACTOR ACCEPTS THE DESIGN, ASSUMED LOADS AND LIMITS ON LIABILITY STATED.
 - PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSS BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.

12 BEAM POCKET IN WOOD WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES



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SD2

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

3,000 PSI CONCRETE		FOUNDATION SCHEDULE						60,000 PSI STEEL	
MAXIMUM WALL HEIGHT FROM TO, FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		MIN. WALL FOOTING SIZE AND REINF.	NOTES	SILL PLATE J-BOLTS U.N.O., SEE PLAN ¹ (MIN. 7" EMBEDMENT)
			SIZE	SPACING	SIZE	SPACING			
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.	SEE PLAN		5/8" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36" ¹ (4) #4 X CONT	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42" ¹ (5) #4 X CONT	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48" ¹ (6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	SEE PLAN		5/8" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	SEE PLAN		5/8" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24" ¹ (3) #4 X CONT	USE MIN F-24 FOOTING	5/8" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	30" ¹ (3) #4 X CONT	USE MIN F-30 FOOTING	5/8" X 10" @ 24" O.C.
11'-1" TO 12'-0"	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36" ¹ (4) #4 X CONT	USE MIN F-36 FOOTING	5/8" X 10" @ 24" O.C.
> 12'-0"+	REQ. ENGR.	-	-	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENGR.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X 1/2" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TIEIN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:				
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CDNT.	10"	(2) # 4 BARS CDNT.
F-18	18"	CDNT.	10"	(2) # 4 BARS CDNT.
F-20	20"	CDNT.	10"	(2) # 4 BARS CDNT.
F-24	24"	CDNT.	10"	(3) # 4 BARS CDNT.
F-30	30"	CDNT.	10"	(3) # 4 BARS CDNT.
F-36	36"	CDNT.	10"	(4) # 4 BARS CDNT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

HOLDOWN SCHEDULE:			
HOLDOWN	MIN. BOLT SIZE		
	MIN. POST SIZE (FULL HT. KING POST)	STEM WALL	SLAB ON GRADE
LSTD8/LSTD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTTS OR HDUS W/PAB5
HTTS AND HDUS	4X4 OR (2) 2X4	SBS/8X24	PAB5
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN.
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

HOLDOWN RETROFIT TABLE:	
HOLDOWN	RETROFIT OPTIONS
LSTD8/LSTD8RJ	HTTS WITH 5/8" @ THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD10/STHD10RJ	HTTS WITH 5/8" @ THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD14/STHD14RJ	HDUS WITH 7/8" @ THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HTTS AND HDUS	HDUS WITH 7/8" @ THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU8	(2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1' APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU11	(2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1' APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.

NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX BEND.

FOOTING, FOUNDATION AND CONCRETE

- FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.
- CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8" IN 24" (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.
- ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.
- ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.
- ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.
- OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS
- ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.
- STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.
- RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.
- SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.
- TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.
- ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
- FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.
- USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.
- LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.
- LINETS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.
- PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.
- PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

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SHEAR WALL NOTES							
ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.							
SHEAR WALL SCHEDULE							
TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
			EDGE	FIELD			
TYPICAL ⁴	7/16" ONE SIDE ²	8d	6" O.C.	12" O.C.	16d @ 3' O.C.	16d @ 6' O.C.	LTP4 DR A35 @ 16" O.C.
SW-1 ⁴	7/16" ONE SIDE ²	8d	4" O.C. ²	12" O.C.	16d @ 2' O.C.	16d @ 6' O.C.	LTP4 DR A35 @ 16" O.C.
SW-2 ³	7/16" ONE SIDE ²	8d	3" O.C. ²	12" O.C.	NDT ALLOWED	4" SDS SCREWS @ 8' O.C. ^{7,8}	LTP4 DR A35 @ 12" O.C.
SW-3 ³	7/16" ONE SIDE ²	8d	2" O.C. ²	12" O.C.	NDT ALLOWED	4" SDS SCREWS @ 8' O.C. ^{7,8}	LTP4 DR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

CS16 FLOOR TIE STRAPS
LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

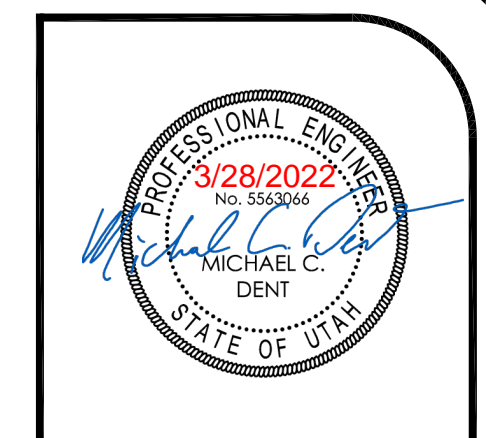
AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

TRUSS/ GIRDER CONNECTION
USE SIMPSON H1 OR EQUIVALENT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

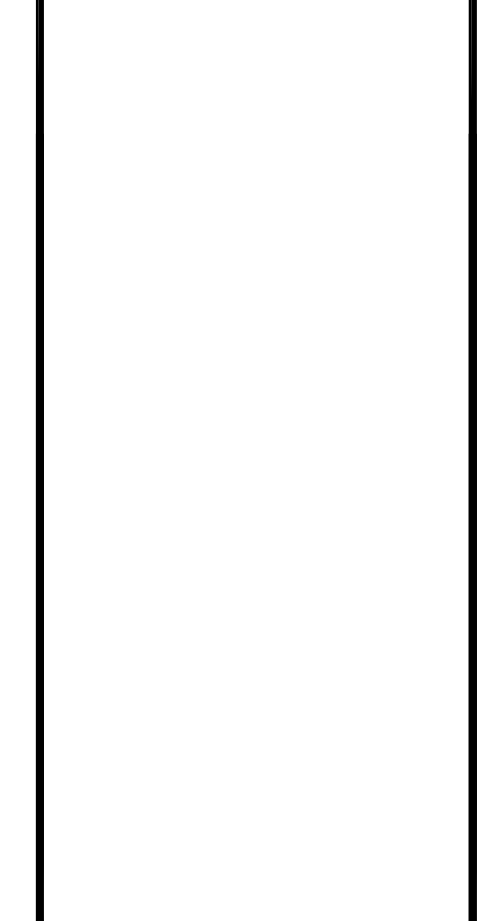
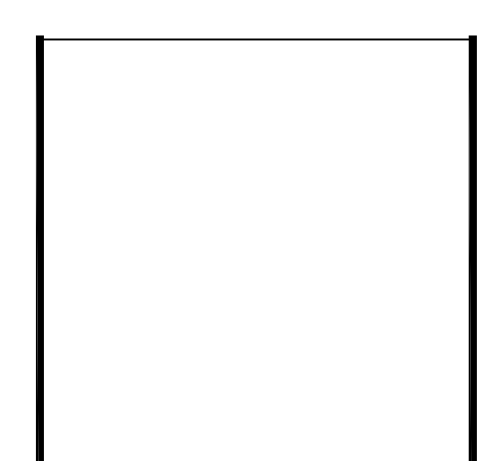
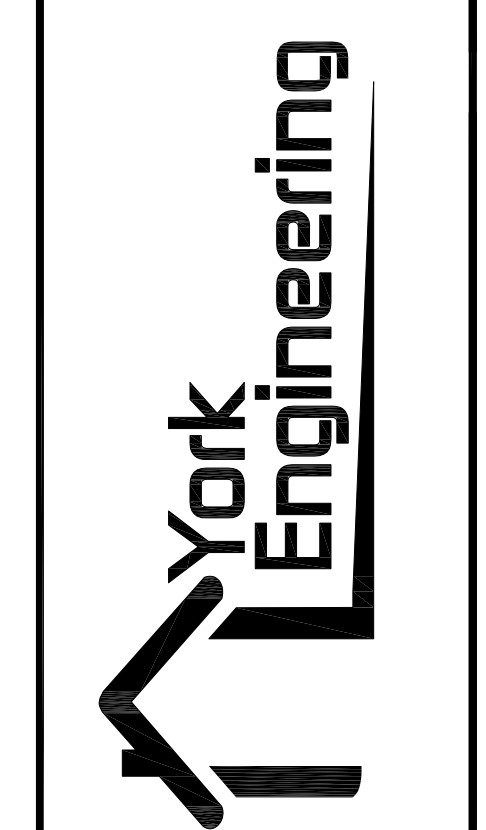
- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION
- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O. SEE PLAN.

FOR HEADERS GREATER THAN 6" LONG, USE (2) LCE CLIPS OR PC2 OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS. SEE HEADER TO TRIMMER CONNECTION DETAIL.



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SD3