

BUILDING NOTES

- CONSTRUCTION SHALL CONFORM TO ALL ADOPTED CODES AND PRACTICES
 OF THE COMMUNITY OR AREA IN WHICH CONSTRUCTION TAKES PLACE.
 CONTRACTOR IS TO ABIDE BY THE UTAH DIVISION OF AIR QUALITY
 REQUIREMENTS. CONTACT UTAH DIVISION OF AIR QUALITY. (801) 536-4000.
- 2. PREPARATION OF BUILDING SITE. ALL STUMPS AND ROOTS AND FILL SHALL BE MOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW THE NATURAL SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING.
- 3. ALL FOOTINGS SHALL BE PLACED 12" BELOW UNDISTURBED EARTH AND BELOW THE FROST DEPTH OF THE AREA, SEE PLANS. TOPS OF FOUNDATIONS SHALL BE 4 INCHES MINIMUM ABOVE FINISH GRADE WHERE MASONRY VENEER IS USED, AND 6" ELSEWHERE (R404.1.6—IRC). FINISH GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 6 INCHES MINIMUM FOR THE FIRST TEN FEET AND A 2% SLOPE THEREAFTER. (R401.3) ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
- 4. PROVIDE SOLID BLOCKING BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER ALL BEARING WALLS. SUCH BLOCKING SHALL BE 2 INCHES NOMINAL THICK-NESS, AND FULL DEPTH OF JOISTS, RAFTERS, OR TRUSSES. AS ALTERNATE TO BLOCKING, ATTACH ENDS TO HEADER, OR RIM JOIST (R502.7-IRC).
- 5. JOISTS PARALLEL TO, AND UNDER, BEARING PARTITIONS SHALL BE DOUBLED, OR PROVIDE ADEQUATE BEAM TO SUPPORT THE LOAD. ENDS OF JOISTS SHALL HAVE 1 1/2" MINIMUM BEARING ON WOOD OR METAL, AND 3" MINIMUM ON MASONRY OR CONCRETE EXCEPT WHERE APPROVED HANGERS ARE USED. R502.6—IRC.
- 6. PROVIDE BRACED WALLS AT LEAST EVERY 25'. EXCEPTION: IN SEISMIC ZONES D2 & E BRACED WALLS ARE NOT ALLOWED. BRACING MADE OF STRUCTURAL PANEL SHEATHING SHALL NOT BE LESS THAN 48". BRACING MADE OF 1/2" GYPSUM BOARD SHALL NOT BE LESS THAN 96" AND FASTENED AT 7" O.C. SEE IRC SECTIONS R602.10.1 THRU R602.10.9 FOR FURTHER INFORMATION. TIE INTERIOR BRACED WALLS PER R602.10.9—IRC.
- 7. MINIMUM HEADER SIZES SHALL BE ACCORDING TO THE SIZES SPECIFIED ON THE VARIOUS FRAMING, FOUNDATION AND FLOOR PLANS UNLESS OTHERWISE NOTED. SPACES ABOVE OPENINGS IN BEARING WALLS SHALL HAVE SOLID HEADERS WITHIN MINIMUM SIZES SHOWN.
- B. FIRE BLOCKING (R602.8-IRC)
 A. FIREBLOCK STUD SPACES OVER 10' IN HEIGHT, FURRED SPACES, SOFFITS, DROP CEILINGS, COVE CEILINGS, STAIR STRINGERS AT TOP AND BOTTOM OF RUN, BEARING WALLS AND CEILING JOIST LINES, ETC. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
 - B. FIRESTOP OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH APPROVED, NON-COMBUSTIBLE MATERIALS.
- 9. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO THE OUTSIDE VENTS, IRC R806.1. 1/150 OF SPACE VENTILATION FOR GABLE VENTS. 1/300 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS. VENTS SHALL PROVIDE AIR INTAKE TO MEET CODE. IRC R806.2, R806.3. ATTICS SHALL BE PROVIDED WITH AN ACCESS OPENING 22" x 30" WITH MINIMUM HEAD ROOM ABOVE ACCESS OPENING OF 30". IRC R807.1. SEE IRC SEC M1305.1.3 FOR ATTIC FURNACES AND ACCESS SIZE. ATTIC ACCESS OPENINGS SHALL BE PROVIDED IN THE CEILING OF THE TOP FLOOR OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION. ATTIC AND CRAWL SPACE HATCHES SHALL BE WEATHER STRIPPED AND INSULATED EQUAL TO THE WALL OR CEILING ASSEMBLY. N1102.4.1.1. THE OPENINGS SHALL BE LOCATED IN A READILY ACCESSIBLE PLACE. THIS DOES NOT INCLUDE CLOSETS, WITH THE EXCEPTION OF WALK—IN'S.
- 10. PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. REDUCED CLEARANCES ARE PERMITTED IN ACCORDANCE WITH THE LISTING AND LABELING OF THE APPLIANCES. IRC 1901.1. RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY SINGLE WALL PIPE HAVING A MINIMUM 1" CLEARANCE FROM COMBUSTIBLE MATERIALS.
- 11. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. SHOWER WALLS AND WALLS AROUND BATH TUBS SHALL BE CONSTRUCTED OF DENSE NON-ABSORBENT, WATERPROOF SHEETROCK FULL HEIGHT OF WALL. SHOWERS SHALL BE MINIMUM 30" x 30". IRC P2708.1.

 ACCESS OPENING SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22" MIN. IRC P2708.1.1. PROVIDE SHOWER PAN PER P2709.
- 12. PROVIDE FLASHING UNDER FIRST COURSE OF MASONRY ABOVE CONC. SHELF AND/OR LINTEL, AND AT SILL. IRC R703.7.5. PROVIDE 3/16" MIN. WEEP HOLES AT 33" O.C. AND IMMEDIATELY ABOVE FLASHING WHERE OCCURS. IRC R703.7.6.
- 13. PROVIDE SCREENS TO COVER HOLES FOR SOFFIT VENTING. SCREENS TO BE CORROSION—RESISTANT WIRE MESH WITH 1/8" MIN. TO 1/4" MAX. OPENINGS.
- 14. APPROVED NUMBERS FOR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY
- 15. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED WOOD OR FOUNDATION REDWOOD ALL MARKED OR BRANDED BY AN APPROVED AGENCY, OR PROVIDE VAPOR BARRIER. THIS INCLUDES LEDGERS AND STUD WALLS. IRC R317.
- 16. PROVIDE METAL FLASHING OR 15# FELT BETWEEN WOOD EXTERIOR WALL SHEATHING, FLOOR SHEATHING, OR FLOOR JOISTS AND CONCRETE SLABS, DECKS, PORCH CAPS, LANDINGS OR STAIRS. PROVIDE FLASHING 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. FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE OF AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.
- 17. PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR AND ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES AT A HEIGHT OF 30" ABOVE FLOOR LEVEL.
- 18. CONSULT OWNER ON RADON REDUCTION SYSTEM.
- 9. FOR ROOFS WITH ASPHALT SHINGLES AND LESS THAN 4:12 SLOPE, PROVIDE 2 LAYERS FELT UNDERLAYMENT WITH 19" LAP. APPLY 19" STRIP OF UNDERLAYMENT STARTING AT AND PARALLEL TO EAVES. THEN APPLY 36" SHEETS OF UNDERLAYMENT STARTING AT EAVES AND OVERLAP SUCCESSIVE SHEETS 19". OR, PROVIDE ICE AND WATERSHIELD THROUGHOUT.

FOR ROOFS WITH ASPHALT SHINGLES WITH 4:12 SLOPE AND GREATER, PROVIDE ONE LAYER OF UNDERLAYMENT STARTING AT EAVES AND OVERLAP SUCCESSIVE SHEETS 2".

END LAPS SHALL BE OFFSET BY 6 FEET.

20. CLASS I or II VAPOR RETARDER (4-MILL POLYETHYLENE MIN.) REQUIRED ON INTERIOR SIDE OF EXTERIOR FRAME WALLS AND UNVENTED ROOF/CEIING ASSEMBLIES. IRC 702.7. & IECC 502.1.1.

WINDOWS

- 21. ALL WINDOWS (EXCEPT GARAGE) SHALL BE DOUBLE GLAZED WITH 1/2" MINIMUM SPACES.
- 22. PROVIDE SCREENS ON ALL OPERABLE WINDOWS AND GLASS DOORS.
- 23. PROVIDE PROPER FLASHING AND COUNTER FLASHING AROUND WINDOWS AND DOORS PER IRC R703.1.

HEATING

- 24. VENTS SHALL TERMINATE 48" BELOW OR 48" HORIZONTALLY AND AT LEAST 12" ABOVE A DOOR, OPERABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. FLUES AND EXHAUST FAN VENTS SHALL BE AT LEAST 36" FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. IRC M1804.2.6.

 ALL HEATING AND VENTILATING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE. FURNACES AND WATER HEATERS SHALL BE SO INSTALLED THAT THEY CAN BE INDIVIDUALLY REMOVED WITHOUT REMOVING THE OTHER.
 - INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS SUCH AS CRAWL SPACES, ATTICS, GARAGES, ETC. R-8 MIN. PROVIDE 1/2" AIRSPACE AT TOPS, SIDES AND END OF GIRDERS, UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (OR TREATED WOOD) IS USED.
- 25. PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE (FRONT) OF FURNACE ROOM (IRC M1701) AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS. PROVIDE 3" MINIMUM ALL OTHER SIDES.
- PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE
 OF 1 SQUARE INCH PER 3000 BTU/H. (IRC G2407) COMBUSTION AIR SHALL
 BE OBTAINED FROM OUTDOORS OR FROM SPACES FREELY
 COMMUNICATING WITH THE OUTDOORS (IMC 303.3). TWO OPENINGS ARE REQ'D
 IN COMPARTMENTS OF LESS THAN 50 SQ. FT. ONE OPENING IN
 UPPER 12" AND ONE OPENING IN LOWER 12" OF SUCH COMPARTMENT
 EQUALLY DIVIDED. ONE AND TWO FAMILY DWELLINGS. COVER
 THE INLET OF SUCH DUCTS WITH A CORROSION RESISTANT METAL
 OF 1/4" MESH. IRC M1701. PROVIDE SHUT—OFF VALVE AT EACH APPLIANCE.
 PROVIDE MAKE—UP AIR FOR RANGE HOODS EXHAUSTING IN EXCESS OF
 400CFM. IRC M1503.4. PROVIDE DUCTS PER M1503.1.
- 27. JOINTS FOR RESIDENTIAL HEATING DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST (3) SHEET METAL SCREWS EVENLY SPACED. SUPPORT DUCTS WITH APPROVED METAL SUPPORTS. ALL JOINTS TO BE AIR TIGHT AND TAPED WITH DUCT TAPE.
- 28. WATER HEATER AND FURNACE VENTS SHALL NOT TERMINATE WITHIN 10' HORIZONTALLY OR 3' ABOVE AN AIR CONDITIONER OR FORCED AIR INLET. WATER RISER & VALVE IN MECH. ROOM.
- 29. HEATING:
- PER SUPPLIER. PROVIDE RETURN AIR FROM ALL ROOMS PER IRC M1602.2.
- CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL. CONDENSTAE SHALL NOT DISCHARGE INTO A STREET, ALLEY, OR OTHER AREAS SO AS TO CAUSE A NUISANCE. IRC M1411.3.

PLUMBING

- 30. ALL TOILETS OR WATER CLOSETS SHALL BE LOW FLUSH TYPE:
 MAXIMUM 1.6 GALLONS PER FLUSH. PROVIDE 24" MINIMUM
 CLEARANCE IN FRONT OF WATER CLOSETS AND A COMPARTMENT WIDTH
 OF NOT LESS THAN 30".
- 31. ALL SHOWER HEADS SHALL BE WATER CONSERVING TYPE USING 2.5 GALLONS PER MINUTE OR LESS.
- 2. MAIN PLUMBING STACKS SHALL RUN UNDIMINISHED IN SIZE (3" MINIMUM) AND DIRECT AS POSSIBLE FRONT THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF. NO PLUMBING VENT SHALL TERMINATE LESS THAN 10' HORIZONTALLY OR 3' ABOVE ANY GRAVITY OR ANY POWER AIR INLET.

 ALL PLUMBING VENTS THROUGH ROOF TO BE MINIMUM 2" PIPE.
- VENT DRYER TO OUTSIDE OF BUILDING. VENT HOOD SHALL BE 12" MINIMUM ABOVE GRADE AND SHALL NOT CONNECT TO ANY OTHER VENT DUCT OR CHIMNEY. MAXIMUM LENGTH OF DUCT SHALL BE 25' OR 15' WITH TWO 90 DEGREE ANGLES. IRC M1502.
- 34. PARTITION PLATES THAT ARE CUT FOR PIPES TO PASS THROUGH SHALL BE TIED WITH A METAL STRAP.
- 35. PROVIDE TRAP SEAL PRIMER OR A DEEP SEAL TRAP AT ALL EMERGENCY FLOOR DRAINS.
- 36. PROVIDE A TEMPERING VALVE AT ALL TUBS AND SHOWERS PER IRC 2708.3 AND 2713.3.
- FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC 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 VALVE SHALL BE PROVIDED WITH ACCESS. IRC P3008.1.
- 8. PROVIDE EXPANSION TANK INSTALLED ON THE SUPPLY LINE TO WATER HEATER.
- HOT WATER SUPPLIED TO SOAKER TUBS, BATHTUBS, AND WHIRLPOOL TUBS SHALL BE LIMITED TO 120° MAX. BY A WATER TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE 1070 UNLESS PROTECTION IS PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN CONFORMANCE WITH IPC 2708.3 & IRC 2713.3.
- 40. BATHROOM EXHAUST FAN DUCTS MUST DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. ALL EXHAUST DUCTS MUST CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN SOFFIT AND WALL AREAS AND TO AN APPROVED THRU—THE—ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPED BY SNOW OR ICE.
- 41. PROVIDE WATER HAMMER ARRESTOR FOR DISHWASHER PER P2903.5.

STRUCTURAL NOTES GENERAL

- SHALL BE DOUBLE GLAZED WITH

 S1. ALL STRUCTURAL WORK SHALL CONFORM TO THE INTERNATIONAL
 - S2. GENERAL CONTRACTOR SHALL COMPARE STRUCTURAL SPECIFICATIONS AND DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AND IF THERE ARE ANY DISCREPANCIES BETWEEN THEM, HE SHALL REPORT THE SAME TO THE ARCHITECT.

BUILDING CODE (2015 EDITION) AND ALL LOCAL CODES.

- S3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS, AND DIMENSIONS AND CONDITIONS AT THE SITE.
- S4. ALL MATERIALS SHALL BE NEW AND BOTH MATERIALS AND WORKMANSHIP SHALL BE OF THE BEST QUALITY.
- S5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY, SECURITY, AND PROTECTION IN AND AROUND THE JOB SITE.
- S6. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY AND SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY OR UNTIL THE STRUCTURAL WORK IS COMPLETE.

 FOOTINGS AND FOUNDATIONS
- S10. ALL FOOTING SHALL BEAR 12" MINIMUM INTO UNDISTURBED EARTH OR ON ENGINEERED FILL COMPACTED TO 95 PERCENT OF MAXIMUM RELATIVE DENSITY BASED ON ASTM D 1557-78.
- S11. EXTERIOR FOOTING SHALL BEAR AT MINIMUM DEPTH DOWN TO ON—SITE COHESIVE SOILS.
- S12. NO FOOTINGS ARE TO BE PLACED IN WATER OF FROZEN GROUND. S13. THE BOTTOM OF ALL FOOTINGS SHALL BE BELOW THE ESTABLISHED
- S14. STRUCTURAL FILL IF REQUIRED, SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" OF LOOSE THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT IF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM LD 1557-78. LIFTS SHALL NOT EXCEED 4" OF LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.

CONCRETE REINFORCING

FROST DEPTH FOR THE AREA.

- S15. ALL CONCRETE REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615 GRADE 60. PLACEMENT SHALL BE IN ACCORDANCE WITH ASI 315 AND ACI 318-83. WELDED WIRE MESH SHALL CONFORM TO ASTM A 185.
- S16. ALL CONCRETE REINFORCING SHALL BE SECURELY ANCHORED AND SHALL HAVE MINIMUM SPACING AS FOLLOWS:

 A) 1 1/2" IN COLUMNS AND GRADE BEAMS.
 B) 3/4" IN SLABS.
- B) 3/4" IN SLABS.
 C) 1" IN WALLS ON INTERIOR SIDE; 2" ON EARTH FILL SIDE.
 D) 2" IN FOOTINGS FROM FORMED SURFACES IN EARTH AND 3"
 FROM UNFORMED SURFACES IN EARTH.
- S17. ALL SPLICES IN REINFORCING BARS SHALL LAP 36 BAR DIAMETERS.
- S18. ALL CONCRETE SLABS ON GRADE SHALL BE AT LEAST 4" THICK AND REINFORCED WITH A MINIMUM OF 6x6 / 10x10 W.W.M. AT CENTER LINE OF THE SLAB. BEARING EARTH SHALL BE 4" MINIMUM OF GRANULAR FILL COMPACTED TO 95% OF MAXIMUM RELATIVE DENSITY.
- S19. SLABS ON GRADE SHALL BE PLACED IN PANELS WITH MAXIMUM WIDTH OF 20' CONSTRUCTION JOINTS AND MAXIMUM AREA OF 250 SQ. FT..
- S20. ALL OPENINGS IN FOUNDATIONS: (DOORS, WINDOWS, ETC TO BE DOUBLE WRAPPED WITH #4 REBAR. SPLICES IN REINFORCING STEEL TO BE MECHANICALLY SECURED.
- S21. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS.

WOOD FRAMING

- S36. STRUCTURAL TIMBER COLUMNS AND BEAMS SHALL BE DOUGLAS FIR—LARCH #1 GRADE OR BETTER. ALL OTHER STRUCTURAL LUMBER SHALL BE DOUGLAS FIR—LARCH #2 GRADE OR BETTER. ALTERNATES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER IN WRITING.
- S37. MEMBERS OF BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12" O.C. TOP AND BOTTOM STAGGERED WITH 2 16d AT ENDS AND SPLICES. SPLICES SHALL OCCUR AT
- S38. TOP PLATES OF ALL STRUCTURAL STUD WALLS SHALL BE DOUBLED AND NAILED TOGETHER WITH 12d @ 12" O.C. WITH SPLICES STAGGERED BY 4' MINIMUM. SOLID BLOCK STUDS AT 8' MAXIMUM INTERVALS.
- S39. PROVIDE 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT SUPPORTS AND UNDER PARTITIONS. JOISTS RUNNING PARALLEL TO AND SUPPORTING PARTITIONS SHALL BE DOUBLED. PROVIDE CROSS BRIDGING FOR ALL JOISTS AND RAFTERS AT 8' MAX.
- S40. THE BOLTS SHOWN ON DRAWINGS ARE 1/2" UNLESS NOTED OTHERWISE. CENTERLINE OF BOLTS IN BEAMS SHALL BE 3" MINIMUM FROM THE EDGE OF THE WOOD MEMBERS.
- S41. NONBEARING LINTELS OVER OPENINGS SHALL BE (2) 2 x 6's. UNLESS NOTED OTHERWISE. SEE FRAMING PLANS.
- S42. BUILT-UP COLUMNS SHALL BE DOUBLE STUDS UNLESS OTHERWISE NOTED. IN ALL CASES COLUMNS SHALL BE CONTINUOUS OR CONTINUOUSLY BLOCKED TO THE TOP OF THE FOUNDATION.
- S43. HOLES LESS THAN 1 1/2" IN DIAMETER CUT THROUGH JOISTS AND BEAMS SHALL BE IN THE MIDDLE 1/3 OF THE MEMBER AND NOT CLOSER TO THE BEARING END THAN 1/4 THE SPAN. HOLES CUT THROUGH COLUMNS OR HOLES LARGER THAN 1" SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- S44. STEEL FRAMING HARDWARE FOR WOOD SHOWN ON DRAWINGS SHALL BE "SIMPSON" TYPE OR APPROVED EQUAL. ANY ALTERNATES SHALL HAVE ICBO REPORTS AVAILABLE FOR REVIEW.
- S45. PROVIDE 1/2" AIRSPACE AT TOPS, SIDES AND ENDS OF GIRDERS ENTERING EXTERIOR CONCRETE OR MASONRY WALLS UNLESS WOODS RESISTANT TO DECAY ARE USED. (IRC R323)
- S46. NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" THICK AND HAS AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE. (IRS R323)
- S47. ALL EXTERIOR EXPOSED WOOD BEAMS SHALL HAVE ALUMINUM WRAP OR SHALL BE EXTERIOR GRADE WOOD.

2006 UTAH WILDLAND-URBAN INTERFACE CODE

Defensible Space:

603.1 Objective. Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space.
603.2 Fuel modification. In order to qualify as a conforming defensible space for individual buildings or structures on a property, fuel modification shall be provided within a distance from buildings or structures as specified in Table 603.2. For all other purposes the fuel modification distance shall not be less than 30 feet (9144 mm) or to the property line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 are allowed to be increased by the code official because of a site—specific analysis based on local conditions and the fire protection plan.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire—resistive vegetation on the property owned, leased or controlled by said person.

Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

TABLE 603.2
REQUIRED DEFENSIBLE SPACE
Wildland—Urban Interface Area Fuel Modification Distance (feet)
Moderate Hazard 30
High Hazard 50

SECTION 604

Extreme Hazard 100

Maintenance of Defensible Space:
604.1 General. Defensible spaces required by Section 603 shall be maintained in accordance

with Section 604.
604.2 Modified area. Non fire—resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

604.3 Responsibility. Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing non fire—resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

604.4 Trees. Tree crowns extending to within 10 feet (3048mm) of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees. Portions of tree crowns that extend within 10 feet of the outlet of a chimney shall be pruned to

maintain a minimum horizontal clearance of 10 feet. Deadwood and litter shall be regularly removed from trees.

SECTION 605
Spark Arrestors:

outlet of the chimney.

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding 1/2 inch (12.7 mm). The net free area of the spark arrester shall not be less than four times the net free area of the

REVISION

MARK DATE

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PROJECT FOR

BRUCE AND LISA ENGELHARD

PROJECT NAME

RESIDENCE ADDITION

PROJECT ADDRESS

11401 EAST MULE HOLLOW LN. SLC, UTAH 84121

SHEET TITLE

GENERAL NOTES

PROJ. NO. PROJ. DATE
1903B 01–15–19

SCALE PLOT DATE
NONE 08–28–19

SHEET NO.

G1.2

BUILDING PLANNING

- 1. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. (IRC R303.1)
- 2. BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE—HALF OF WHICH MUST BE OPENABLE. (IF NO WINDOWS, A MECHANICAL VENTILATION SYSTEM SHALL BE REQUIRED. THE MININMUM VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. (IRC R303.3)
- 3. EVERY DWELLING UNIT SHALL BE PROVIDED WITH A HEATING FACILITY CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEFREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (IRC R303.8)
- 4. EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE HABITABLE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF GROSS FLOOR AREA. (IRC R304.1)
- 5. OTHER HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET, EVERY KITCHEN SHALL HAVE NOT LESS THAN 50 SQUARE FEET OF GROSS FLOOR AREA. (IRC R304.2)
- 6. HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION. EXCEPTION: KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS. (IRC R304.3)
- 7. PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET OR A FURRED CEILING MEASURING LESS THAN 7 FEET FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM. (IRC R304.4)
- 8. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENT SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. NOT MORE THAN 50 PERCENT OF THE REQUIRED FLOOR AREA OF A ROOM IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET IN HEIGHT WITH NO PORTION OF REQUIRED FLOOR AREA LESS THAN 5 FEET IN HEIGHT. (IRC R305.1) FOR ROOMS WITH SLOPED CEILINGS, 50% MIN. OF REQ'D AREA SHALL HAVE AT LEAST 7' CEILINGS AND NO PORTION OF REQ'D AREA SHALL BE LESS THAN 5'.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB. (IRC R306.1)
- 10. EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN SHALL BE PROVIDED WITH A SINK. (IRC R306.2)
- 11. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING AND PROPERLY IDENTIFIED: (5) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. (6) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND IN WHICH THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: (7.1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. (7.2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, (7.3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR, (7.4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING. (9) GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF POOL OR SPA SIDE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE. (10) GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (IRC R308.4)
- 12. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE—RATED DOORS WITH SELF—CLOSING HINGES. (IRC R302.5)
- 13. THE GARAGE SHALL BE SEPERATED FROM THE RESIDENCE AND ITS ATTIC AREA BY INSTALLATION OF MATERIALS APPROVED FOR ONE—HOUR FIRE—RESISTIVE CONSTRUCTION (1/2" GYP. BD.) APPLIED TO THE GARAGE SIDE. WHERE THE SEPERATION IS A FLOOR—CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPERATION SHALL ALSO BE PROTECTED BY INSTALLATION OF MATERIALS APPROVED FOR ONE—HOUR FIRE—RESISTIVE CONSTRUCTION, FASTENERS 6" O.C. MAX. R302.6, TABLE R702.3.5 (1 LAYER 5/8" TYPE 'X' OR 2 LAYERS 1/2" GYP. BD.). (IRC R302.6) SURROUND ELEC. PANEL WHEN INSTALLED IN GARAGE WALL.
- 14. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (IRC R310.1)
- 15. BASEMENT EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHAL BE 20 INCHES. (IRC R310.1.1)
- 16. WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. (IRC R310.2) PROVIDE 6" OF 1" AGGREGATE GRAVEL AND MAINTAIN 6" TO BOTTOM OF WINDOW.
- 17. THE REQUIRED EXIT DOOR SHALL BE A SIDE—HINGED DOOR NOT LESS THAN 3 FEET IN WIDTH AND 6 FEET, 8 INCHES IN HEIGHT. (IRC R311.3)
- 18. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STARIWAY. IF THE DOOR AT THE TOP OF AN INTERIOR STARIWAY DOES NOT SWING OVER THE STAIRS, A LANDING AT THE TOP OF THE STAIRWAY IS NOT REQUIRED. (IRC R3115.4)
- 19. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. (EXCEPTION: AT THE EXTERIOR SIDE OF SLIDING DOORS.) THE FLOOR OR LANDING AT A DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD. (EXCEPTION: THE LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THAT THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR, DOES NOT SWING OVER THE LANDING.) (IRC R311.4.3)
- 20. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY OR DOOR SERVED, EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. (IRC R311.4.3)
- 21. RAMPS SHALL HAVE A MINIMUM SLOPE OF ONE UNIT VERTICAL IN TWELVE UNITS HORIZONTAL. (IRC R311.6) ONE IN EIGHT IF TECHNICALLY UNFEASIBLE.
- 22. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL RAMPS EXCEEDING A SLOPE OF ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL. (IRC R311.6.3)

- 23. A MINIMUM 3'x3' LANDING SHALL BE PROVIDED: AT THE TOP OF RAMPS, WHERE DOORS OPEN ON TO RAMPS, WHERE RAMPS CHANGE DIRECTION. (IRC R311.6.2)
- 24. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. (IRC R311.15.1)
- 25. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (IRC R311.5.3)
- 26. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NOT GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. EXCEPTIONS: (1) A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11". (2) THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30" OR LESS. (IRC R311.3.3)
- 27. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8", MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. (IRC R311.5.2)
- 28. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM WALL BOARD. (IRC R311.5)
- 29. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38", RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALLL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A NEW POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAIL. (IRC R311.5.6) NOTE: R312.1.3 EXC. 1 THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF THE STAIR, FORMED BY THE RISER, TREAD AND BOTTOM OF RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.
- 30. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MINIMUM TO 2 5/8" MAXIMUM. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". EXCEPTION: NON-CIRCULAR HANDRAILS SHALL BE PERMITTED TO HAVE A MAXIMUM CROSS SECTIONAL DIMENSION OF 3.25" MEASURED 2" DOWN FROM THE TOP OF THE CROWN. SUCH HANDRAIL IS REQUIRED TO HAVE AN INDENTION ON BOTH SIDES BETWEEN 0.625" AND 1.5" DOWN FROM THE TOP OR CROWN OF THE CROSS SECTION. THE INDENTATION SHALL BE A MINIMUM OF 0.25" DEEP ON EACH SIDE AN SHALL BE AT LEAST 0.5" HIGH. EDGES WITHIN THE HANDGRIP SHALL HAVE A MINIMUM RADIUS OF 0.0625". THE HANDRAIL SURFACE SHALL BE SMOOTH WITH NO CUSPS SO AS TO AVOID CATCHING CLOTHING OR SKIN. (IRC R311.5.6.3)
- 31. PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30"
 ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36"
 IN HEIGHT. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR
 AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR
 ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN
 DIAMETER. (IRC R312.1)
- 32. SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SEC. 1210: IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRD TO BE INSTALLED WITHIN A DEWLLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. ALL DETECTORS SHALL BE HARDWIRED AND HAVE BATTERY BACKUP. PRIMARY WIRING SHALL BE FROM THE BUILDING ELECTRICAL SYSTEM. (IRC R313) PROVIDE CARBON MONOXIDE DETECTORS AT EACH LEVEL OF STRUCTURE, PER UTAH STATE AMENDMENT R313.2. COMBINATION SMOKE/CO DETECTOR UNITS.
- 33. IN ALL FRAMED WALLS, FLOORS, AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM—IN—WINTER SIDE OF THE INSULATION. (IRC R318.1)
- 34. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD, IRC M2708.1. GLASS USED IN SHOWER DOORS OR TUB ENCLOSURES SHALL BE NOT LESS THAN 3/16" WHEN FULL TEMPERED AND 1/4" WHEN LAMINATED.

FOUNDATIONS

- . BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER=2,500 PSI, BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI, BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER = 3,000M PSI, PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,000 PSI. UNLESS NOTED OTHERWISE. (IRC R402.2)
- 2. ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE AT 30" BELOW GRADE UNLESS NOTED OTHERWISE. ALL INTERIOR FOOTING SUPPORTING BEARING OR BRACING WALLS AND CAST MONOLITHICALLY WITH A SLAB ON A GRADE SHALL EXTEND TO A DEPTH OF NOT LESS THAN 12" BELOW THE TOP OF SLAB. (IRC R403.1.4)
- 3. ANCHOR BOLTS SHALL BE SPACED A MAXIMUM OF 32" ON CENTER. ANCHOR BOLTS SHALL ALSO BE LOCATED WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION WITH A MINIMUM OF TWO BOLTS PER PLATE SECTION LOCATED NOT LESS THAN 4" FROM EACH END AT INTERIOR BEARING WALLS, INTERIOR BRACED WALL LINES AND AT ALL EXTERIOR WALLS. ANCHOR BOLTS SHALL BE AT LEAST 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. WHEN ANCHOR BOLT SPACING DOES NOT EXCEED 32" APART, A PROPERLY SIZED ROUND WASHER MAY BE USED. (IRC R403.1.6)
- 4. IN ADDITION TO THE REQUIREMENTS OF SECTION R403.1.6, THE FOLLOWING REQUIREMENTS SHALL APPLY TO LIGHT—WOOD FRAME STRUCTURES IN SEISMIC DESIGN CATEGORIES D1 AND D2. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION AT INTERIOR BEARING WALLS, INTERIOR BRACED WALL LINES AND AT ALL EXTERIOR WALLS. PLATE WAHSERS A MINIMUM OF 3" x 3" x 0.229" THICK SHALL BE USED ON EACH BOLT. EXCEPTIONS: (A) WHEN ANCHOR BOLTS SPACING DOES NOT EXCEED 32" APART, ANCHOR BOLTS MAY BE PLACED WITH A MINIMUM OF TWO BOLTS PER PLATE SECTION LOCATED NOT LESS THAN 4" FROM EACH END OF EACH PLATE SECTION AT INTERIOR BEARING WALLS, INTERIOR BRACED WALL LINES AND AT ALL EXTERIOR WALLS. (B) WHEN ANCHOR BOLT SPACING DOES NOT EXCEED 32" APART, A PROPERLY SIZED ROUND WASHER MAY BE USED. THE MAXIMUM ANCHOR BOLT SPACING SHALL BE 4' FOR TWO—STORY STRUCTURES. (IRC R403.1.6.1)

- 5. MAXIMUM HEIGHT WITHOUT ENGINEERING = 9', TOP EDGE SUPPORT REQUIRED FOR WALLS OVER 6' TALL (TOP EDGE SUPPORT=FLOOR OR ROOF DIAPHRAGM); MINIMUM THICKNESS=6" FROM WALLS 0' TO LESS THAN 6' TALL AND 8" THICK FOR 6' TO 9' TALL; VERTICAL REBAR (TO BE PLACED IN THE CENTER OF THE WALL, AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL, DOWELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING, EXTENDING 24" INTO THE FOUNDATION WALL FOR WALLS 2' TO LESS THAN 4' TALL, #4 REBAR AT 32" ON CENTER IN WALL 4' TO LESS THAN 6' TALL, #4 REBAR AT 24" ON CENTER IN WALLS 6' TO LESS THAN 9' TALL, AND #4 REBAR AT 16" ON CENTER IN WALL 9' TALL; HORIZONTAL REBAR (ONE BAR SHALL BE LOCATED IN THE TOP 4". ONE BAR IN THE BOTTOM 4" AND THE OTHER BARS EQUALLY SPACED BETWEEN CORNER REINFORCING SHALL BE PROVIDED SO AS TO LAP 24") = (2) #4 REBAR IN WALLS TO LESS THAN 4' TALL, (4) #4 REBAR IN WALLS FROM 8' TO LESS THAN 9' TALL, AND (7) #4 REBAR IN WALL 9' TALL: STEEL AT OPENINGS (BARS SHALL BE PLACED WITHIN 2" OF THE OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE)=(2) #4 REBAR ABOVE, (1) #4 REBAR AT EACH SIDE, AND (1) #4 REBAR BELOW; MAXIMUM LINTEL LENGTH=2' IN WALLS 2' TALL TO LESS THAN 4' TALL, 3' IN WALLS FROM 4' TO LESS THAN 6' TALL, 6' IN WALLS FROM 6' TALL TO 9' TALL; MINIMUM LINTEL DEPTH=2" FOR EACH FOOT OF OPENING WIDTH WITH A MINIMUM OF 6". (IRC R404.1.2)
- 6. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OR THE WALL THE PARGING SHALL BE DAMPPROOFED WITH A BITUMINOUS COATING, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, 1/8" COAT OF SURFACE—BONDING MORTAR, OR ANY MATERIAL PERMITTED FOR WATERPROOFING. CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE ABOVE LISTED DAMPPROOFING MATERIALS OR ANY OF THE WATERPROOFING MATERIALS TO THE EXTERIOR OF THE WALL. (IRC R406.1)
- 7. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER—FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3' OF EACH CORNER OF SAID BUILDING. THE LEAST DIMENSION OF THE VENT OPENING SHALL NOT EXCEED 1/4". THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER—FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS—VENTILATION OF THE SPACE. (IRC R408.1)
- 8. AN ACCESS OPENING 18" x 24" MIN. SHALL BE PROVIDED TO THE UNDER-FLOOR SPACE. (IRC R408.4) PROVIDE ACCESS LARGE ENOUGH TO INSTALL AND MAINTENANCE EQUIPMENT IN UNDER-FLOOR SPACES.

FLOORS

- 1. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED OR A BEAM ADEQUATE SIZE TO SUPPORT THE LOAD SHALL BE PROVIDED. (IRC R502.4)
- 2. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1.5" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. (IRC R502.6)
- 3. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL IN THICKNESS; OR BY ATTACHMENT TO A HEADER, BAND, OR RIM JOIST, OR TO AN ADJOINING STUD; OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. LATERAL RESTRAINT SHALL ALSO BE PROVIDED AT EACH INTERMEDIATE SUPPORT. (IRC R502.7)
- 4. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, AND BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER, SHALL NOT BE LARGER THAN 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH. (IRC R502.8)
- 5. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCED 4', THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3' OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAND EXCEEDS 4', THE TRIMMER JOISTS AND THE HEADER JOISTS SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST CONNECTION WHEN THE HEADER JOIST SPAN EXCEEDS 6'. TAIL JOISTS OVER 12' LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2" BY 2". (IRC R502.10)
- 6. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. (IRC R502.11.3)
- 7. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M-W PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS. (IRC R502.12)
- 8. UNSUPPORTED EDGES SHALL HAVE TONGUE—AND—GROOVE JOINTS OR SHALL BE SUPPORTED WITH BLOCKING. UNLESS NOTED OTHERWISE 19/32 OR 5/8" PLYWOOD SHALL SPAN JOIST FROM 16" UP TO 20" ON CENTER, SPANS MORE THAN 20" TO 24" ON CENTER SHALL USE 23/32 OR 3/4" PLYWOOD. (IRC R503.2.1.1)
 WALL CONSTRUCTION
- 1. IN BEARING WALLS, 2x4 STUDS THAT ARE NOT MORE THAN 10' IN LENGTH SHALL NOT BE SPACED MORE THAN 24" ON CENTER IF SUPPORTING A ROOF AND CEILING ONLY AND 16" ON CENTER IF SUPPORTING ONE FLOOR AND A ROOF CEILING; 2x6 STUDS THAT ARE NOT MORE THAN 10' IN LENGTH SHALL NOT BE SPACED MORE THAN 24" ON CENTER IF SUPPORTING A ROOF AND CEILING ONLY, 24" ON CENTER IF SUPPORTING ONE FLOOR AND A ROOF AND CEILING, AND 16" ON CENTER IF SUPPORTING TWO FLOORS AND A ROOF AND CEILING. (IRC R602.3.1)
- 2. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". (IRC R602.3.2)
- 3. WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16" ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24" ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5" OF THE STUDS BENEATH. EXCEPTIONS INCLUDE: TOP PLATES THAT ARE 2x6, OR THREE TOP PLATES ARE INSTALLED. (IRC R602.3.3)

- 4. STUDS SHALL HAVE FULL BEARING ON A NOMINAL 2x OR LARGER PLATE OR SILL HAVING A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS. (IRC R602.3.4)
- 5. INTERIOR NONBEARING WALLS SHALL BE PERMITTED TO BE CONSTRUCTED WITH 2x3 STUDS SPACED 24" ON CENTER OR, WHEN NOT PART OF A BRACED WALL LINE, 2x4 FLAT STUDS SPACED AT 16" ON CENTER. INTERIOR NONBEARING WALLS SHALL BE CAPPED WITH AT LEAST A SINGLE TOP PLATE. (IRC R602.5)
- 6. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. EXCEPTIONS: A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESIVE STUDS ARE BORED, OR APPROVED STUD SHOES MAY BE USED. (IRC R602.6)
- 7. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR, BRACED OR LOAD—BEARING WALL, NECISSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054" THICK (16 GAGE) AND 1.5" WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16d NAILS. EXCEPTION: WHEN THE ENTIRE SIDE OF TEH WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATING. (IRC R602.6.1)
- 8. FIRE-BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE ALLOWED AS FIRE-BLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. FIRE-BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIRE-BLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER, OR TWO THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32" WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32" WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4" PARTICLEBOARD WITH JOINTS BACKED BY 3/4" PARTICLEBOARD, 1/2" GYPSUM BOARD, OR 1/4" CEMENT-BASED MILL-BOARD. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRE BLOCK (IRC R602.8)

WALL COVERING

- 1. SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE TYPE 'W' OR TYPE 'S' PER ASTM C 1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8". SCREWS FOR ATTACHING GYPSUM BOARD TO LIGHT-GAGE STEEL FRAMING WALL PENETRATE THE STEEL NOT LESS THAN 3/8". (IRC R702.3.6)
- 2. SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING WALL PENETRATE THE WOOD NOT LESS THAN 5/8". SCREWS FOR ATTACHING GYPSUM BOARD TO LIGHT-GAGE STEEL FRAMING WALL PENETRATE THE STEEL NOT LESS THAN 3/8". (IRC R702.3.6)
- 3. ASPHALT -SATURATED FELT FREE FROM HOLES AND BREAKS, WEIGHTING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET OR OTHER APPROVED WEATHER-RESISTANT MATERIAL SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS 6 INCHES. EXCEPTIONS: IN DETACHED ACCESSORY BUILDING, UNDER PANEL SIDING WITH SHIPLAP JOINTS OR BATTENS, OR UNDER PAPER-BACKED STUCCO
- 4. ALL STONE AND MASONRY VENEER SHALL BE LIMITED TO THE FIRST STORY ABOVE GRADE AND SHALL N OT EXCEED 5 INCHES IN THICKNESS EXCEPTIONS: (4) FOR DETACHED O NE AND TWO FAMILY DWELLINGS WITH MAXIMUM ACTUAL THICKNESS OF 3 INCHES OF EXTERIOR MASONRY VENEER WITH BACKING OF WOOD FRAME LOCATED IN SEISMIC DESIGN CATEGORY D2, THE MASONRY VENEER SHALL NOT EXCEED 20 FEET IN HEIGHT ABOVE A NON—COMBUSTIBLE FOUNDATION, WITH AN ADDITIONAL 8 FEET PERMITTED FOR GABLED ENDS OR 30 FEET IN HEIGHT WITH AN ADDITIONAL 8 FEET PERMITTED FOR GABLE ENDS WHERE THE LOWER 10 FEET HAS A BACKING OF CONCRETE ON MASONRY WALL, PROVIDED THE FOLLOWING CRITERIA ARE MET:
- (A) BRACED WALL PANELS SHALL BE CONSTRUCTED WITH A MINIMUM OF 7/16 INCH THICK SHEATHING FASTENED WITH 8d COMMON NAILS AT 4 INCHES ON CENTER ON PANEL EDGES AND AT 12 INCHES ON CENTER ON INTERMEDIATE SUPPORTS.
- (B) THE BRACING OF THE TOP STORY SHALL BE LOCATED AT EACH END AND AT LEAST EVERY 25 FEET ON CENTER BUT NOT LESS THAN 55% OF THE BRACED WALL LINE. THE BRACING OF THE FIRST STORY.

 (C) HOLD DOWN CONNECTORS SHALL BE PROVIDED AT THE ENDS OF BRACED WALLS FOR THE SECOND FLOOR TO THE FIRST FLOOR OF EACH WALL SEGMENT OF THE BRACED WALL FOR THE FIRST FLOOR TO FOUNDATION ASSEMBLY WITH AN ALLOWABLE DESIGN OF 3900 LBS. IN ALL CASES, THE BOLD DOWN CONNECTOR FORCE SHALL BE TRANSFERRED TO THE FOUNDATION. (D) CRIPPLE WALLS SHALL NOT BE PERMITTED
- 5. MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE. VENEER ABOVE OPENINGS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES. VENEER TIES SHALL SUPPORT NOT MORE 2 SQUARE FEET OF WALL AREA ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSIONS. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER AND PLACED WITHIN 12 INCHES OF THE WALL OPENING. VENEER TIES SHALL BE MECHANICALLY ATTACHED TO HORIZONTAL JOINT REINFORCEMENT WIRE A MINIMUM OF NO. 9 GAGE. THE HORIZONTAL JOINT REINFORCEMENT SHALL BE CONTINUOS IN THE VENEER BED JOINT, WITH LAP SPLICES PERMITTED BETWEEN THE VENEER TIE SPACING. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH BUT NOT MORE THE 4.5 INCHES. THE WEATHER-RESISTANT MEMBRANE OF ASPHALT-SATURATED FELT IS NOT REQUIRED OVER WATER-REPELLENT SHEATHING MATERIALS.
- 6. R702.4.2 CERAMIC TILE R307.2
 FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUF. RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS ANS WALL PANELS IN SHOWER AREAS.

R312.1.3 EXC. 1 — THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF THE STAIR, FORMED BY THE RISER, TREAD AND BOTTOM OF RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

REVISION

MARK DATE

SPA	j
Planning & Des	

2091 E. MURRAY HOLLADAY RD. HOLLADAY, UTAH 84117 design@spnhomes.com spnhomes.com OFFICE: 801-466-1250

PROJECT FOR

BRUCE AND LISA ENGELHARD

PROJECT NAME

RESIDENCE ADDITION

PROJECT ADDRESS

11401 EAST MULE HOLLOW LN. SLC, UTAH 84121

SHEET TITLE

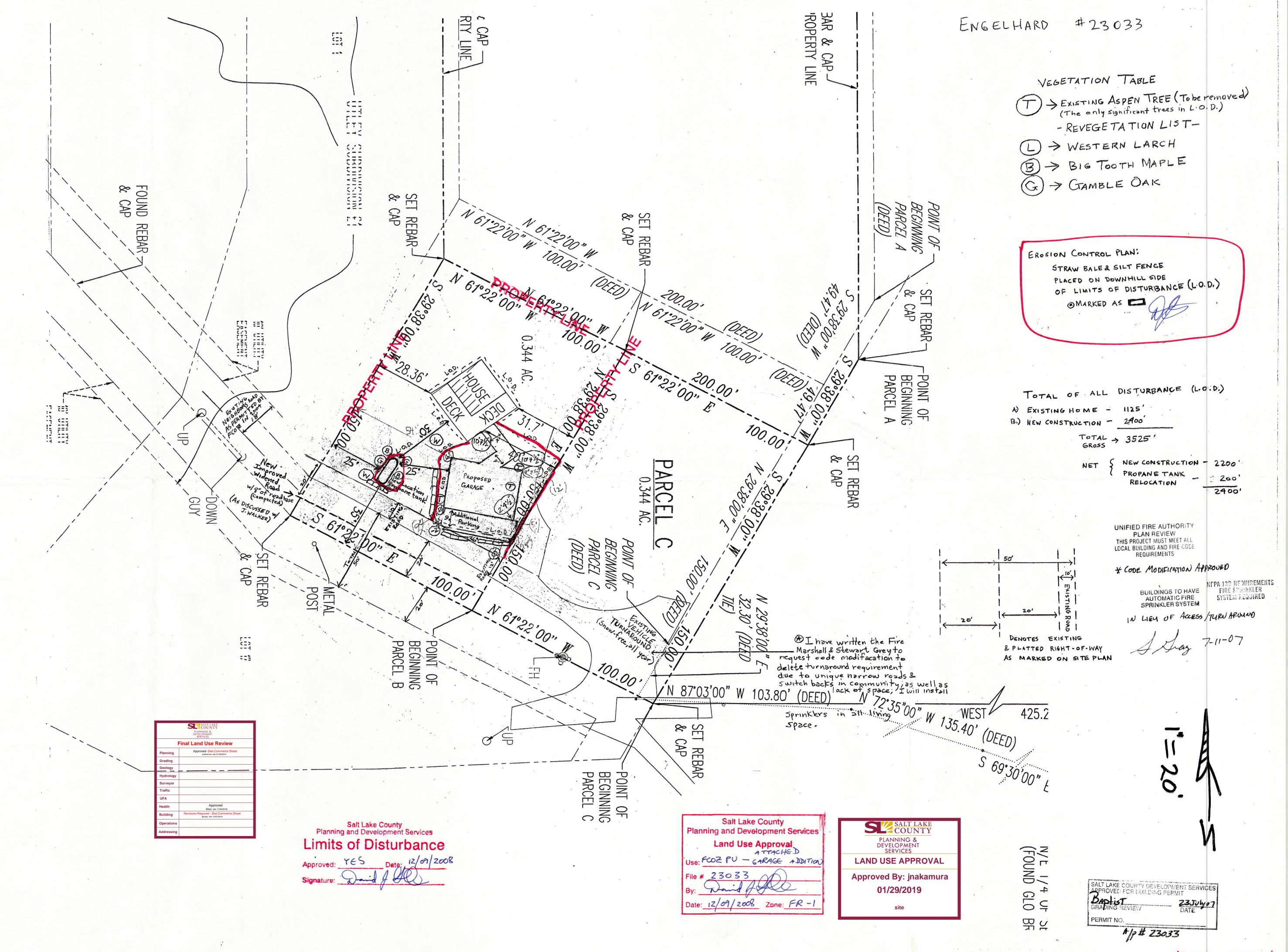
GENERAL NOTES

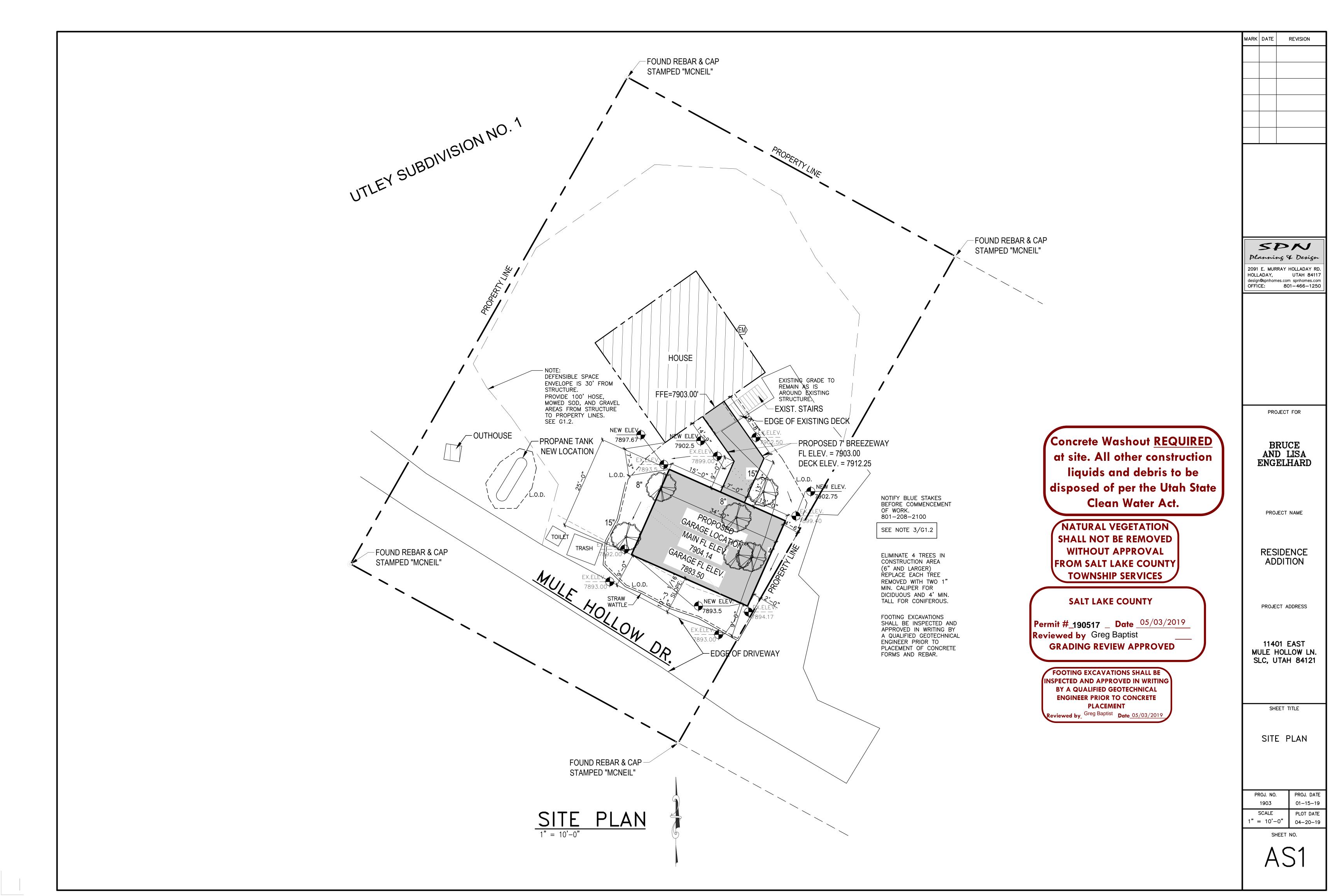
PROJ. NO. PROJ. DATE
1903B 01–15–19

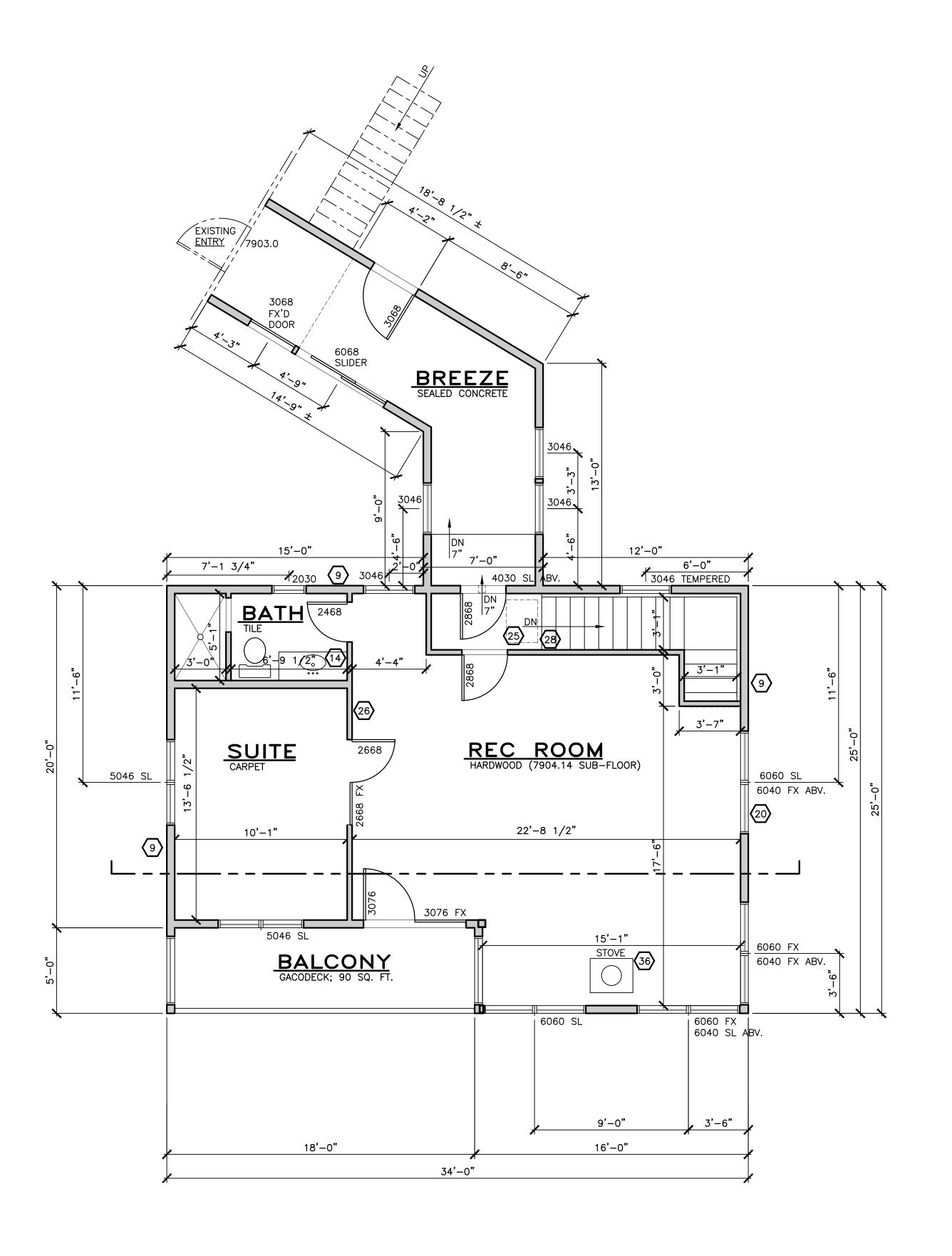
SCALE PLOT DATE
NONE 08–28–19

SHEET NO.

G1.3

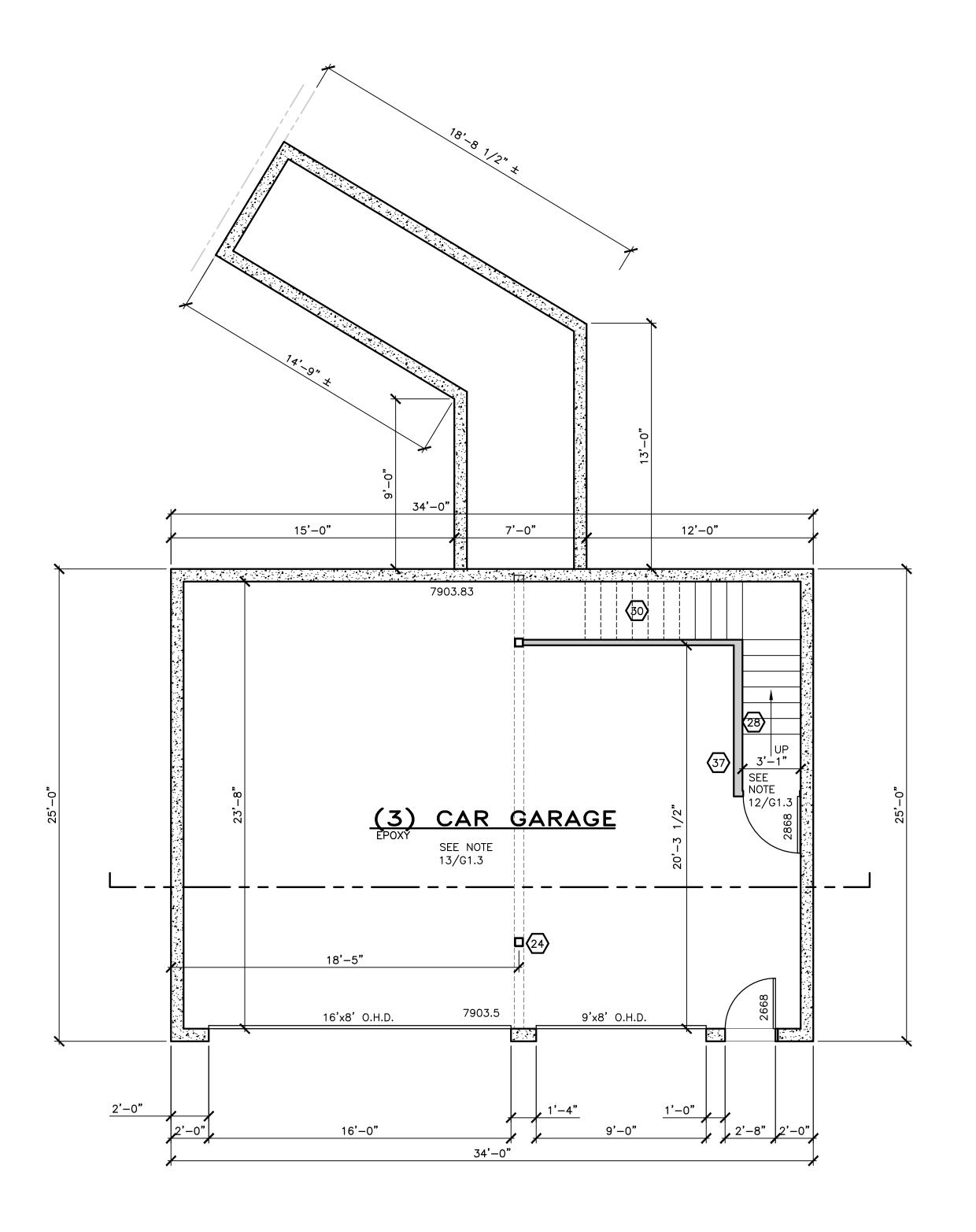






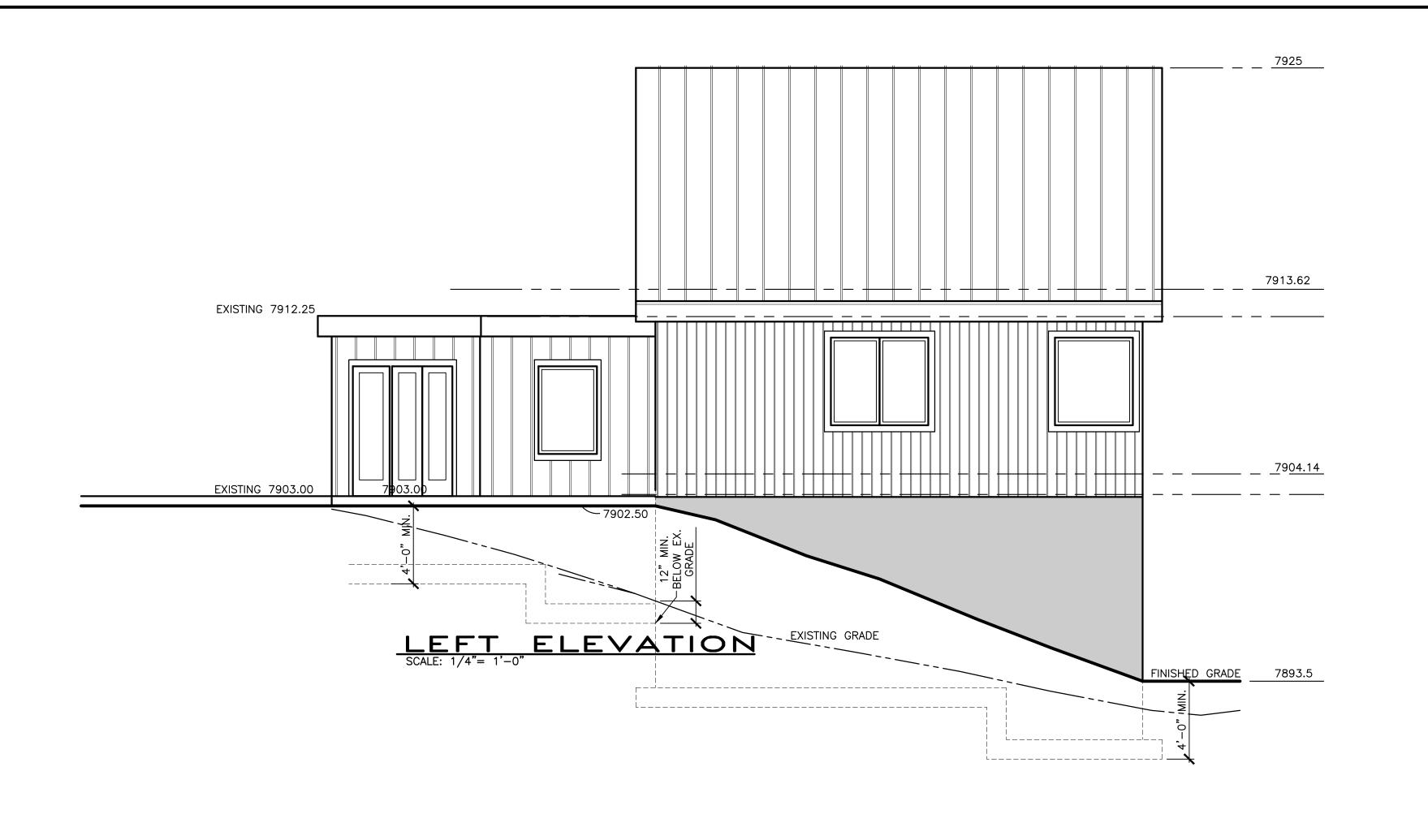
MAIN FLOOR PLAN
930 SQ. FT.

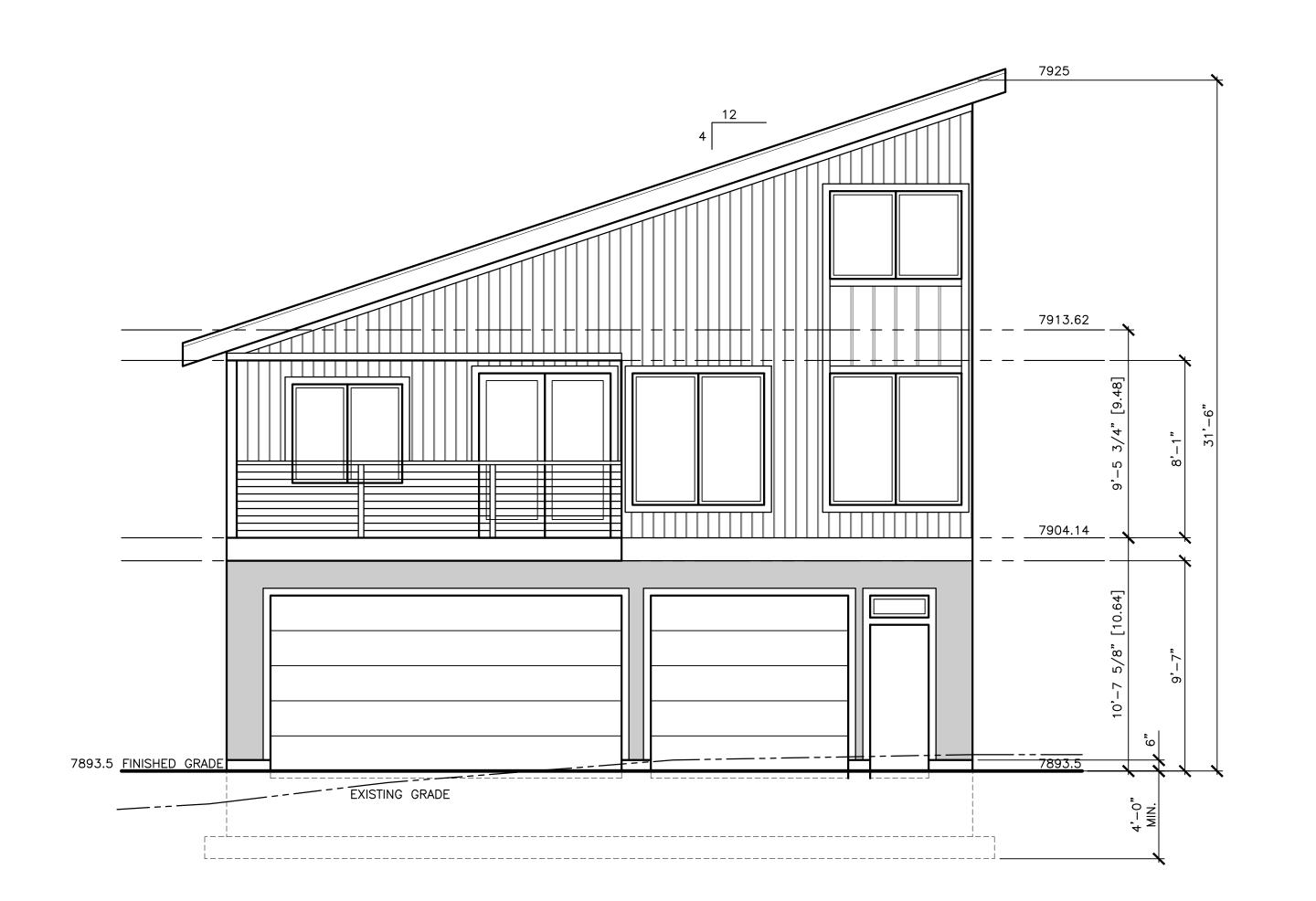
<u>.</u>	EYED NOTES	MARK	DATE		REVISION
〉	ROOF RAFTERS OR PRE-FAB. TRUSSES - SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.				
\rangle	RUBBER MEMBRANE ROOF — APPLY PER MANUF. SPECS.				
{	4' x 8' x EXT. OSB ROOF SHEATHING ICE & WATER SHIELD 4'-0" MIN. FROM EAVES				
<i>'</i>	AND AT VALLEYS. (24" MIN. INSIDE THE EXTERIOR WALL LINE)				
\rangle	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.				
\rangle	R-49 INSUL. PACK FULL - NON-VENTED SYSTEM.				
\rangle	ALUMINUM FASCIA, PROVIDE METAL DRIP EDGE. 2x12 FASCIA BOARD (MATCH EXISTING)				
>	ALUMINUM SOFFIT AND TRIM.				
\rangle	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 INSULATION, MIN.				
\rangle			S i		N
					* Design HOLLADAY RD
\rangle	VERTICAL CEDAR SIDING PER OWNER. TREAT BOTH SIDES BEFORE INSTALLATION.	HOLL	ADAY, @spnhom	nes.cor	UTAH 84117 n spnhomes.con 01-466-1250
? }}	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.				
	CABINET DESIGN AND MATERIAL PER OWNER ALUMIN. GUTTER & DOWNSPOUT.				
	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER — TYP.				
$\langle \rangle$	ANCHOR BOLT — WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE				
<u>}</u>	MIN. USE 3" x 3" x .229" SQ. WASHERS. CONCRETE FOOTING — SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCEING				
	ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL		PRO	DJECT	FOR
)	FILL, AND BELOW FROST LINE DOUBLE GLAZED, LOW-E WINDOWS. U=.32 MAX. OR EQUAL. BLACK COLOR.		D'	RU	C E
1)	WINCE ON ENGINEE BEIGHT GOLOIL.	1	AN	D]	LISA HARD
7		•	31 (G)		
-/					
,	4" CONC. SLAB ON 4" GRAVEL BASE. COLUMN PER STRUCTURAL.		PRO	JECT	NAME
<i>/</i>	ATTIC ACCESS W/ 30" MIN. HEADROOM AND				
(2	LIGHT WITHIN SPACE. SEE 9/G1.2 FOR ATTIC FURN. OPTION. INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2"				NCE
) }	GYPSUM BOARD EACH SIDE.		ΑD	ווט	TON
3	34"-36" WOOD HANDRAIL W/ BALUSTER AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.				
•	36" WOOD GUARDRAIL W/ BALUSTER AT 4" O.C.		PROJE	CT A	DDRESS
_	STAIR - (4) 2 x 12 MIN. STRINGERS W/ 1/2" GYPSUM BOARD AT BOTTOM				
•	3/4" T&G PLY ON FLOOR JOISTS W/ R-38 MIN. INSULATION THROUGHOUT FLOOR. OPTION - ELECTRICAL PANEL FOR CENTRAL	ML			EAST LOW LN.
`	VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM — CONSULT OWNER. PROVIDE GAS STUB TO DECK/PATIO, CONSULT	Sl	_C, U	JTAŀ	H 84121
•	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC.				
>	R602.8. SEE NOTE 8/G1.2		SHI	EET 1	ΠTLE
	REGENCY ALTERRA CS1200 OR EQUAL STOVE PER OWNER. (IMC 303.3 EXP. #1) SEE				
$\langle \rangle$	26/G1.2. METAL FLUE PER SPECS.	١		l F PLA	LOOR N
3	PROVIDE (2) LAYERS GYP. BOARD AT GARAGE				
•	CEILING AND UNDER STAIR. SEE NOTE 13/G1.2 STANDING SEAM METAL ROOF OVER 30# FELT, INSTALL PER MANUF. SPECS. CONSULT OWNER.		_		
	EGEND	1	ROJ. NO. 1903B		PROJ. DATE 01–15–19
	NEW 2x6 STUD WALL 37 KEYED NOTE		SCALE = 1'-	-0"	PLOT DATE 08-28-19
	NEW 2x4 STUD WALL DOOR MARK HIDDEN LINE N WINDOW MARK		Sh	HEET	NO.
 	EXISTING WALL TO REMAIN		A	1	.1
••••	EXISTING TEM TO REMOVED		-	•	. •



GARAGE FLOOR PLAN
775 SQ. FT.

<u>(</u>	EYED	NOT	ES		MARK	DATE		REVISION
1>	ROOF RAFTERS FRAMING PLAN ANCHOR WITH JOIST/TRUSS.	FOR SIZE SIMPSON \	AND LOCATION AND LOCATION AND LOCATION (PA OR H2.5)	ON AT EACH				
2	RUBBER MEMB MANUF. SPECS	RANE ROOK	F — APPLY F	PER				
≼	4' x 8' x EXT	SHIELD 4'-	-0" MIN. FRO	M EAVES				
5 \	AND AT VALLE EXTERIOR WALL SOLID BLOCKIN	L LINE)						
_	VENT WITH CO TO DOUBLE TO R-49 INSUL.	OP PLATE.	PER BLOCKIN	IG DETAIL				
_	NON-VENTED	SISIEM.		DID EDGE				
7) 3)	2x12 FASCIA E	BOARD (MA	TCH EXISTING					
_ ₉ }	2x6 STUDS AT AT INTERIOR A							
<u></u>	INSTALL R-20					< 1	<u> </u>	K 1
								L Design
1	VERTICAL CEDA BOTH SIDES B	AR SIDING BEFORE INS	PER OWNER. TALLATION.	TREAT	HOLL	ADAY, @spnhom	ies.com	HOLLADAY RD UTAH 84117 Spnhomes.com 1-466-1250
<u>~</u>								
2 / 3	TYVEK HOMEW	RAP WEATH	ER BARRIER	ON OSB.				
4 5	CABINET DESIGNALUMIN. GUTTE			OWNER				
_/ _	2x4 FDN GRAL TREATED SILL	W/ FIBERG	SLASS SEALER	R – TYP.				
_ _	ANCHOR BOLT FROM ENDS O MIN. USE 3" >	F PLATE (2 x 3" x .22	2) BOLTS PEI 9"SQ. WASH	R PLATE ERS.				
<u> </u>	CONCRETE FOR SHEETS FOR S	SIZE AND R	EINFORCEING	RAL		PRO	JECT	FOR
_ _	UNDISTURBED FILL, AND BEL	GROUND O .OW FROST	R ON STRUC LINE					
	DOUBLE GLAZE MAX. OR EQUA	L. BLACK	COLOR.	52		ANI	_	JSA
_					J	ĽNG.	ELI	HARD
2)								
3 4	4" CONC. SLA COLUMN PER					PRO	JECT	NAME
5	ATTIC ACCESS	SPACE. SEE						
6	FURN. OPTION. INTERIOR WALL GYPSUM BOAR	S: 2x AT	16" O.C. W/ DE.	1/2"				INCE ION
7) 3)	74" 70" 14001	D. LIANIDDAII	W / DALLIGT	"FD AT 4"				
→	34"-36" WOOI O.C. OR METAL 36" WOOD GU	L BRACES	AT 4'-0" O.0	C.		PROJE	CT AI	DDRESS
<u> </u>	STAIR - (4) 2 1/2" GYPSUM	2 x 12 MIN BOARD AT	I. STRINGERS BOTTOM	: w/				
_	3/4" T&G PLY MIN. INSULATIO OPTION — ELE	ON THROUG	HOUT FLOOR.	•	ML			AST OW LN.
-	VAC, AND FUT INTERCOM SYS PROVIDE GAS	TURE SECUF STEM — CO	RITY SYSTEM, NSULT OWNEI	AND R.				84121
_	OWNER. FIREBLOCK AT R602.8. SEE N	10'-0" 0.	C. MAX. PER					
55		,				SHE	EET T	ITLE
→	REGENCY ALTE PER OWNER. (26/G1.2. META	(IMC 303.3	EXP. #1) SI			G <i>A</i>	۱RA	GE
57)					DIM			V PLAN
[8] [8]	CEILING AND L	JNDER STAI	R. SEE NOTE	13/G1.2				
	STANDING SEA INSTALL PER M	MANUF, SPE	OOF OVER 3 ECS. CONSUL	O# FELT, T OWNER.		ROJ. NO.		PROJ. DATE 01-15-19
	NEW 2x6 S		37 KEYE	D NOTE	Ç	SCALE = 1'-	-0"	PLOT DATE 08-28-19
	NEW 2x4 S			R MARK	, .		HEET	
	— HIDDEN LIN		N WINDO	OW MARK MAIN		Δ	1	.2
			ITEM TO REM — TO BE RE		4	/ \		• _



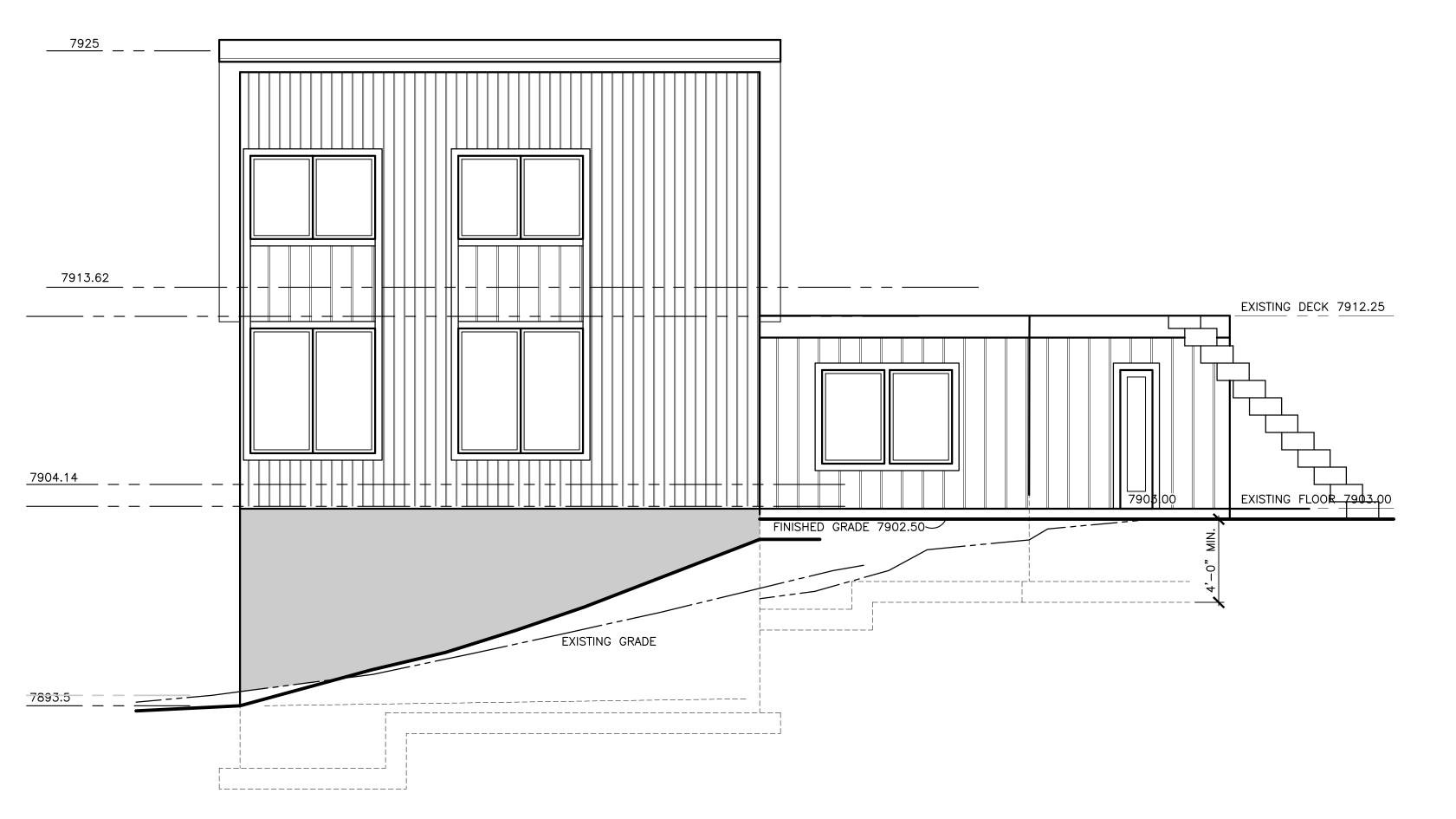


RAILING SYSTEM:
TOP RAIL 2"x4" CEDAR
NATURAL CEDAR RED
POSTS: 2"x2" ALUMINUM
POWDER COATED BLACK
(ON 3' CENTERS)
STRANDS OF PLASTIC
COATED WIRE—BLACK
(ON 4" CENTER)
DOUBLE LAG BOLTED
INTO RIM

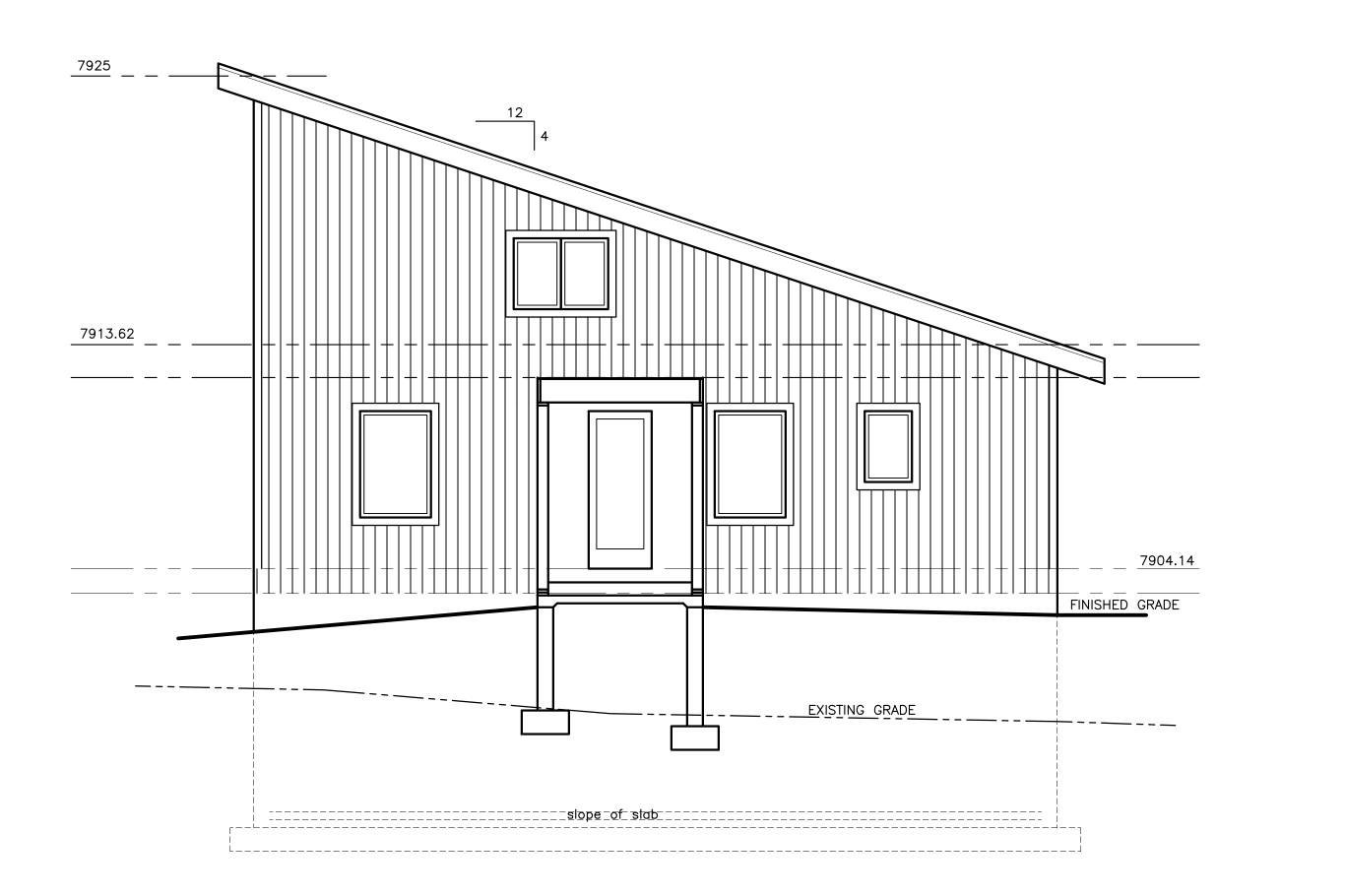
FRONT ELEVATION

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

KE	YED NOTES	MARK	DATE	REVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES - SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.			
2	RUBBER MEMBRANE ROOF — APPLY PER MANUF. SPECS.			
\bowtie	4' x 8' x EXT. OSB ROOF SHEATHING ICE & WATER SHIELD 4'-0" MIN. FROM EAVES			
	AND AT VALLEYS. (24" MIN. INSIDE THE EXTERIOR WALL LINE)			
⟨ 5⟩	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.			
(6)	R-49 INSUL. PACK FULL - NON-VENTED SYSTEM.			
78	ALUMINUM FASCIA, PROVIDE METAL DRIP EDGE. 2×12 FASCIA BOARD (MATCH EXISTING) ALUMINUM SOFFIT AND TRIM.			
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 INSULATION, MIN.			
(10)			S 1	PN ng 4 Design
				ng & Design RRAY HOLLADAY RD.
11	VERTICAL CEDAR SIDING PER OWNER. TREAT BOTH SIDES BEFORE INSTALLATION.		•	UTAH 84117 nes.com spnhomes.com 801-466-1250
(12)				
(13) (14)	TYVEK HOMEWRAP WEATHER BARRIER ON OSB. CABINET DESIGN AND MATERIAL PER OWNER			
(15) (16)	ALUMIN. GUTTER & DOWNSPOUT. 2x4 FDN GRADE REDWOOD OR PRESSURE			
<u>17</u>	TREATED SILL W/ FIBERGLASS SEALER — TYP. ANCHOR BOLT — WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE			
(18)	MIN. USE 3" x 3" x .229" SQ. WASHERS. CONCRETE FOOTING — SEE STRUCTURAL			
<u>19</u>	SHEETS FOR SIZE AND REINFORCEING ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL		PRO	DJECT FOR
(20)	FILL, AND BELOW FROST LINE DOUBLE GLAZED, LOW-E WINDOWS. U=.32		ъ.	DIJGE
<u>21</u>	MAX. OR EQUAL. BLACK COLOR.	,	AN]	RUCE D LISA ELHARD
(22)		•	ши	LLIMICE
(23) (24)	4" CONC. SLAB ON 4" GRAVEL BASE. COLUMN PER STRUCTURAL.		PRO	JECT NAME
25	ATTIC ACCESS W/ 30" MIN. HEADROOM AND LIGHT WITHIN SPACE. SEE 9/G1.2 FOR ATTIC			
(26)	FURN. OPTION. INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.			SIDENCE DITION
27				
(28) (28)	34"-36" WOOD HANDRAIL W/ BALUSTER AT 4" O.C. OR METAL BRACES AT 4'-0" O.C. 36" WOOD GUARDRAIL W/ BALUSTER AT 4" O.C.		PROJE	CT ADDRESS
$\langle 30 \rangle$	STAIR - (4) 2 x 12 MIN. STRINGERS W/ 1/2" GYPSUM BOARD AT BOTTOM			
(31)	3/4" T&G PLY ON FLOOR JOISTS W/ R-38 MIN. INSULATION THROUGHOUT FLOOR.		1140	D1 EAST
32	OPTION — ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM — CONSULT OWNER.			HOLLOW LN. JTAH 84121
$\langle 33 \rangle$	PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER. FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC.			
(35)	R602.8. SEE NOTE 8/G1.2		SHI	EET TITLE
<u>36</u>	REGENCY ALTERRA CS1200 OR EQUAL STOVE PER OWNER. (IMC 303.3 EXP. #1) SEE		O. II	
(37)	26/G1.2. METÀL FLUE PER SPECS.			TERIOR /ATIONS
(38)	PROVIDE (2) LAYERS GYP. BOARD AT GARAGE			
39	CEILING AND UNDER STAIR. SEE NOTE 13/G1.2 STANDING SEAM METAL ROOF OVER 30# FELT, INSTALL PER MANUF. SPECS. CONSULT OWNER.			
	EGEND		ROJ. NO. 1903B	PROJ. DATE 01-15-19
	NEW 2x6 STUD WALL 37 KEYED NOTE		SCALE = 1'-	PLOT DATE -0" 08-28-19
	■ NEW 2x4 STUD WALL 1 DOOR MARK HIDDEN LINE N WINDOW MARK		Sŀ	HEET NO.
	EXISTING WALL TO REMAIN		Δ	2.1
	EXISTING ITEM TO REMAIN EXISTING — TO BE REMOVED		<i>,</i> \	_ +



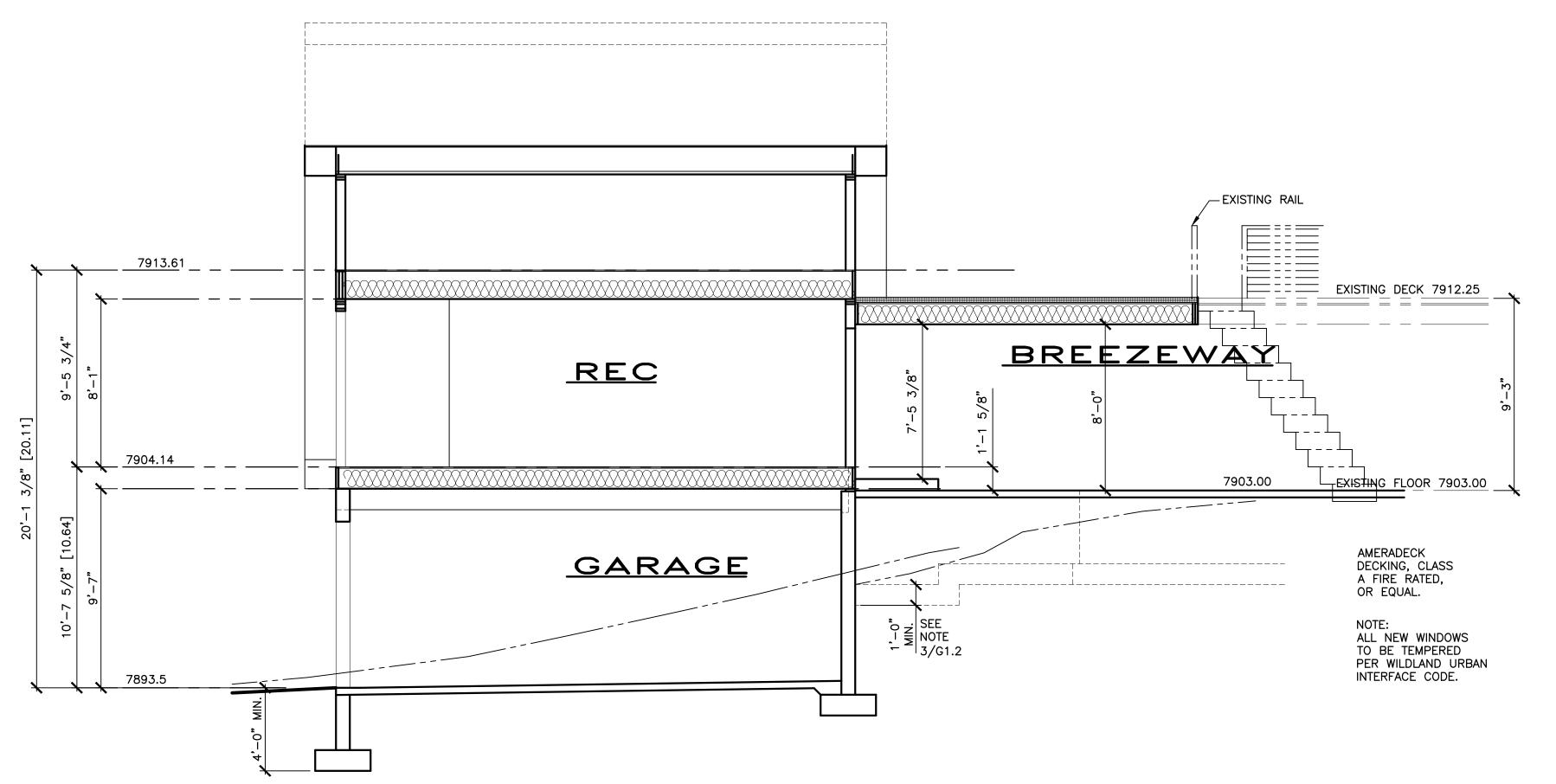




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<u>E</u>	EYED NOTES		MARK	DATE	F	REVISION	١
>	ROOF RAFTERS OR PRE-FAB. TRUSSES - FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT E						
>	JOIST/TRUSS. INSTALL PER MANUF. SPECS. RUBBER MEMBRANE ROOF — APPLY PER MANUF. SPECS.						
>	4' x 8' x EXT. OSB ROOF SHEATHING						
	ICE & WATER SHIELD 4'-0" MIN. FROM EA' AND AT VALLEYS. (24" MIN. INSIDE THE EXTERIOR WALL LINE)	VES					
>	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETO DOUBLE TOP PLATE.	TAIL					
>	R-49 INSUL. PACK FULL - NON-VENTED SYSTEM.						
<i>/</i>	ALUMINUM FASCIA, PROVIDE METAL DRIP ED 2x12 FASCIA BOARD (MATCH EXISTING) ALUMINUM SOFFIT AND TRIM.	GE.					
<i>,</i>	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. E AT INTERIOR AND 7/16" OSB AT EXTERIOR. INSTALL R-20 INSULATION, MIN.						
>			2091 HOLL	E. MUR ADAY,	ng 9 RRAY H	OLLADA UTAH	Y RD. 84117
>	VERTICAL CEDAR SIDING PER OWNER. TREAT BOTH SIDES BEFORE INSTALLATION.	Γ	design OFFIC			spnhome 1-466-	
> >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	TYVEK HOMEWRAP WEATHER BARRIER ON O CABINET DESIGN AND MATERIAL PER OWNER ALUMIN. GUTTER & DOWNSPOUT. 2×4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER — TANCHOR BOLT — WITH 7" EMBED. 12" MAXEROM ENDS OF PLATE (2) BOLTS PER PLAMIN. USE 3" x 3" x .229" SQ. WASHERS. CONCRETE FOOTING — SEE STRUCTURAL	₹ YP.					
<i>)</i>	SHEETS FOR SIZE AND REINFORCEING ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED GROUND OR ON STRUCTURAL			PRO	JECT	FOR	
)	FILL, AND BELOW FROST LINE DOUBLE GLAZED, LOW-E WINDOWS. U=.32			.	DII	~=	
>	MAX. OR EQUAL. BLACK COLOR.]	AN		JE JSA IARI)
>							
/ \	4" CONC. SLAB ON 4" GRAVEL BASE. COLUMN PER STRUCTURAL.			PRO	JECT I	NAME	
>	ATTIC ACCESS W/ 30" MIN. HEADROOM ANI LIGHT WITHIN SPACE. SEE 9/G1.2 FOR ATTI FURN. OPTION. INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.				IDE DIT	NCE ION	
> > >	34"-36" WOOD HANDRAIL W/ BALUSTER AT O.C. OR METAL BRACES AT 4'-0" O.C. 36" WOOD GUARDRAIL W/ BALUSTER AT 4" STAIR - (4) 2 x 12 MIN. STRINGERS W/ 1/2" GYPSUM BOARD AT BOTTOM			PROJE	CT AL	DRESS	
> > >	3/4" T&G PLY ON FLOOR JOISTS W/ R-38 MIN. INSULATION THROUGHOUT FLOOR. OPTION — ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND INTERCOM SYSTEM — CONSULT OWNER. PROVIDE GAS STUB TO DECK/PATIO, CONSULTOWNER. FIREBLOCK AT 10'-0" O.C. MAX. PER IRC	- JLT		JLE H	HOLL	AST OW L 841	
/	R602.8. SEE NOTE 8/G1.2	SEC.		SH	EET TI	ITLE	
>	REGENCY ALTERRA CS1200 OR EQUAL STOVER OWNER. (IMC 303.3 EXP. #1) SEE 26/G1.2. METAL FLUE PER SPECS.	Æ				IOR IONS	
	PROVIDE (2) LAYERS GYP. BOARD AT GARAGE CEILING AND UNDER STAIR. SEE NOTE 13/0 STANDING SEAM METAL ROOF OVER 30# FEINSTALL PER MANUF. SPECS. CONSULT OWN EGEND NEW 2x6 STUD WALL 37 KEYED NOTE OF THE NEW 2x4 STUD WALL 1 DOOR MARKED IN WINDOW MARKED IN THE NEW 2x4 STUD WALL TO REMAIN EXISTING ITEM TO REMAIN	G1.2 ELT, NER.		•	-0" HEET 1	PROJ. 01–1! PLOT 08–2	5–19 DATE 8–19
	EXISTING — TO BE REMOVED)					

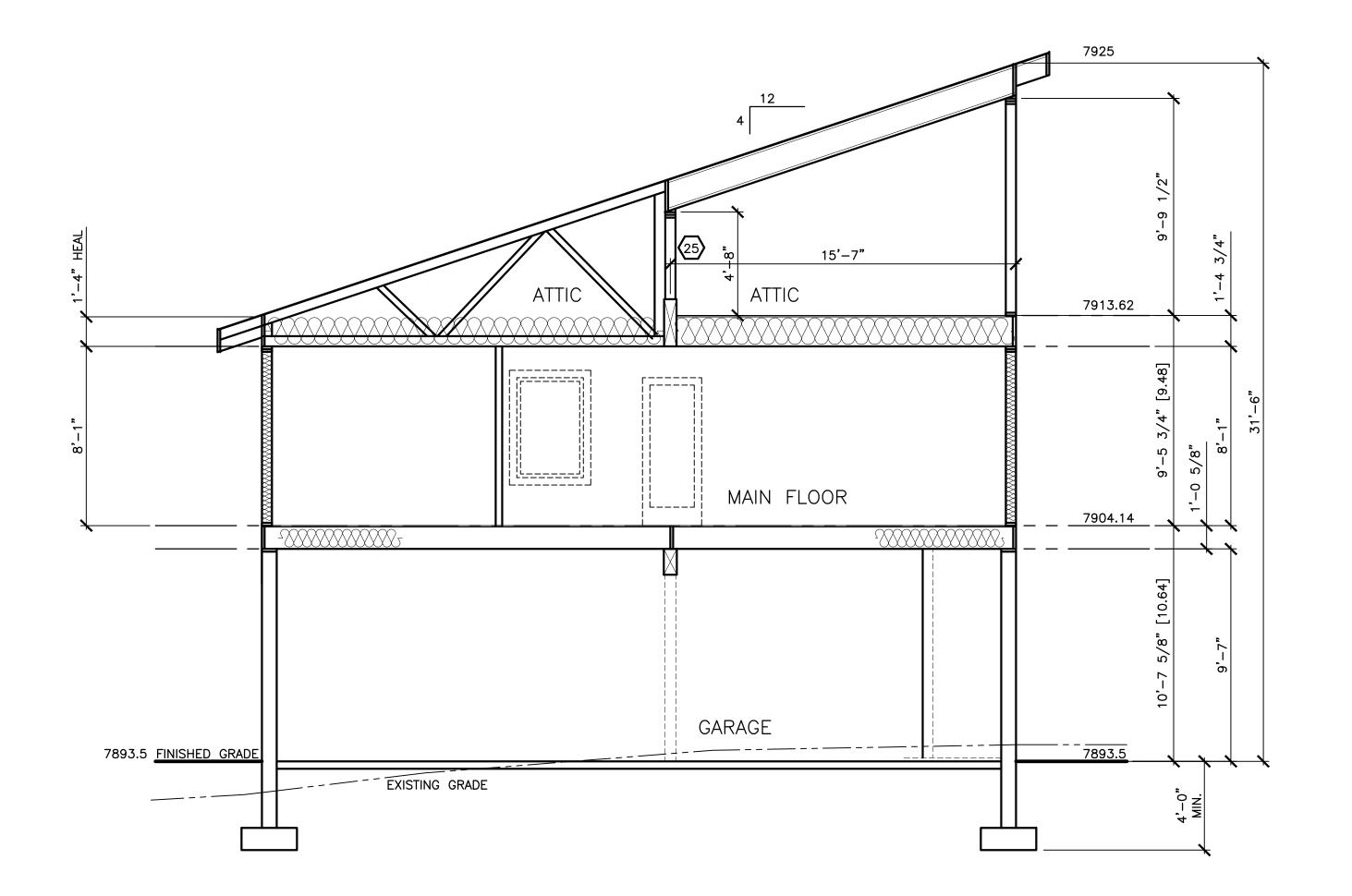
REAR ELEVATION

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



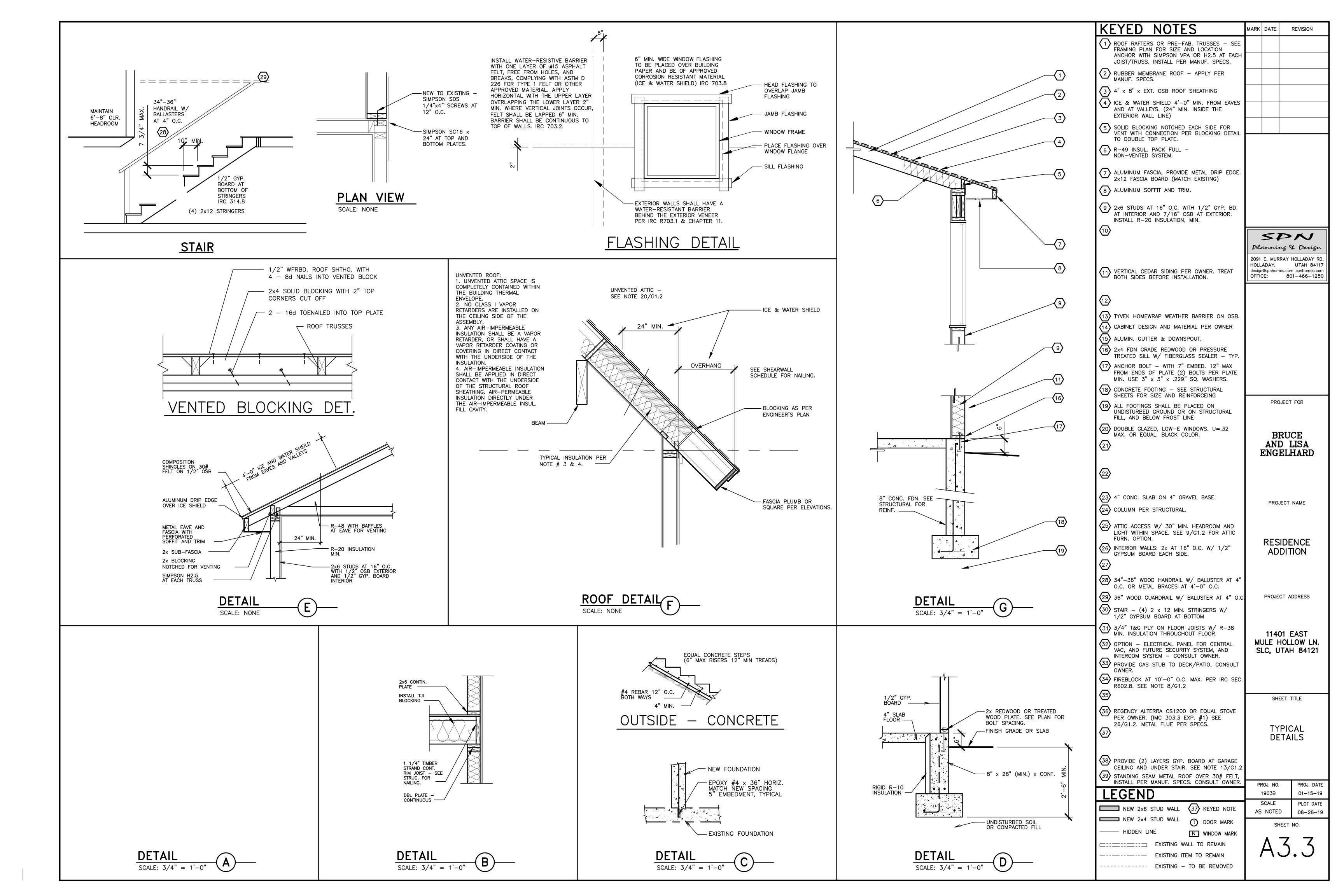
BUILDING SECTION '1'
SCALE: 1/4"= 1'-0"

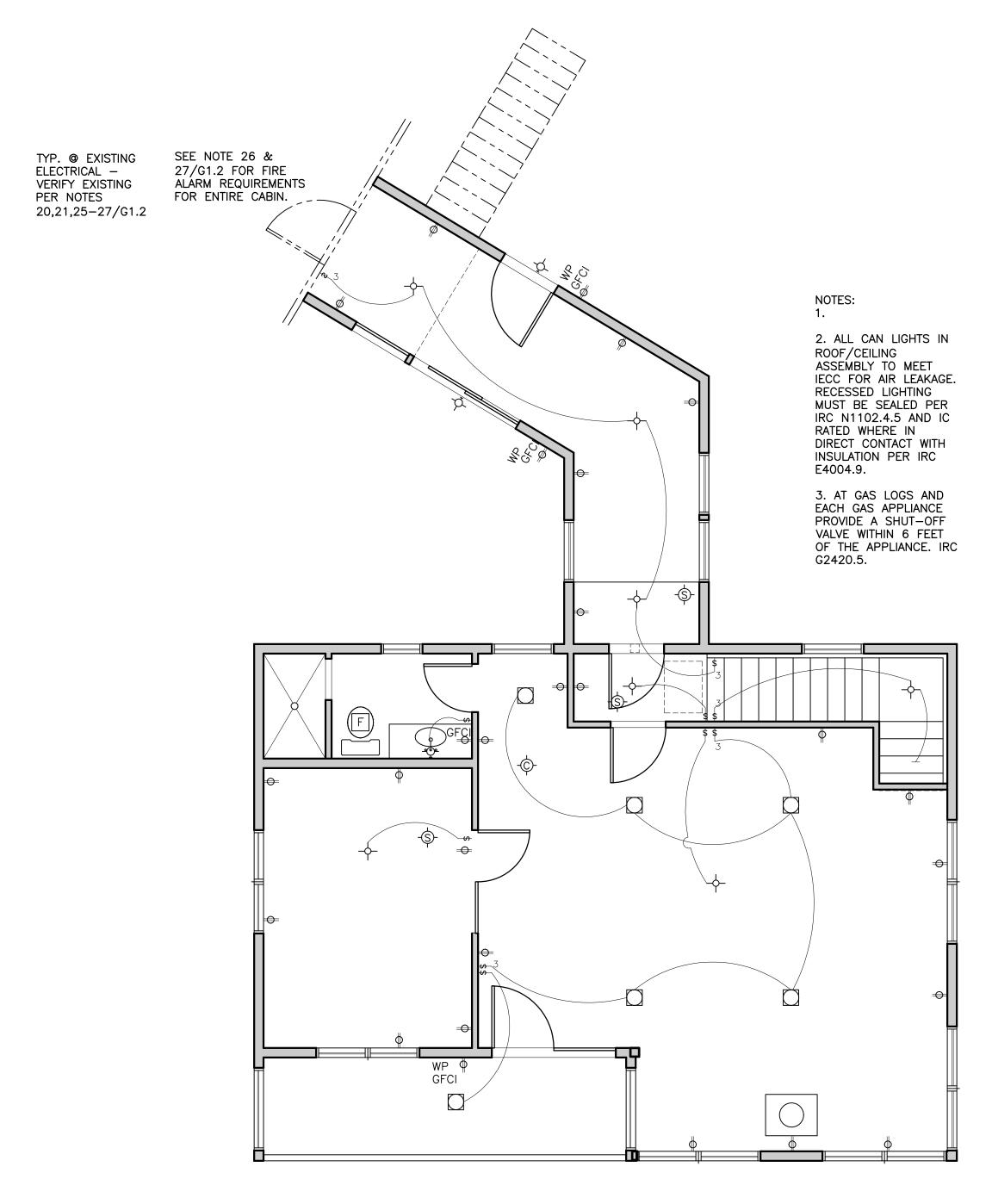
K	YED NOTES	MARK	DATE	R	EVISION
1	ROOF RAFTERS OR PRE-FAB. TRUSSES - SEE FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.				
2	RUBBER MEMBRANE ROOF — APPLY PER MANUF. SPECS.				
\bowtie	4' x 8' x EXT. OSB ROOF SHEATHING				
<u> </u>	ICE & WATER SHIELD 4'-0" MIN. FROM EAVES AND AT VALLEYS. (24" MIN. INSIDE THE EXTERIOR WALL LINE)				
<u>(5)</u>	SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.				
6	R-49 INSUL. PACK FULL - NON-VENTED SYSTEM.				
7	ALUMINUM FASCIA, PROVIDE METAL DRIP EDGE. 2×12 FASCIA BOARD (MATCH EXISTING)				
8	ALUMINUM SOFFIT AND TRIM.				
9	2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR.				
(10)	INSTALL R-20 INSULATION, MIN.		<u> </u>	_	x 1
		Pla	s anni	ns 4	N Design
		HOLL	ADAY,		OLLADAY RD. UTAH 84117
(11)	VERTICAL CEDAR SIDING PER OWNER. TREAT BOTH SIDES BEFORE INSTALLATION.	design OFFIC	•		spnhomes.com -466-1250
(12)					
(13)	TYVEK HOMEWRAP WEATHER BARRIER ON OSB.				
(14) (15)	CABINET DESIGN AND MATERIAL PER OWNER ALUMIN. GUTTER & DOWNSPOUT.				
\bowtie	2x4 FDN GRADE REDWOOD OR PRESSURE TREATED SILL W/ FIBERGLASS SEALER — TYP.				
17	ANCHOR BOLT — WITH 7" EMBED. 12" MAX FROM ENDS OF PLATE (2) BOLTS PER PLATE				
(18)	MIN. USE 3" x 3" x .229" SQ. WASHERS. CONCRETE FOOTING — SEE STRUCTURAL				
(19)	SHEETS FOR SIZE AND REINFORCEING ALL FOOTINGS SHALL BE PLACED ON		PRO	DJECT I	FOR
	UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE				
(20)	DOUBLE GLAZED, LOW-E WINDOWS. U=.32 MAX. OR EQUAL. BLACK COLOR.			RUC	
(21)]		D L ELH	ISA IARD
(22)					
/ 27\	4" CONC SLAD ON 4" CDAVEL DASE				
$\langle 23 \rangle$	4" CONC. SLAB ON 4" GRAVEL BASE. COLUMN PER STRUCTURAL.		PRO	JECT N	IAME
(25)	ATTIC ACCESS W/ 30" MIN. HEADROOM AND LIGHT WITHIN SPACE. SEE 9/G1.2 FOR ATTIC				
√ 26 \	FURN. OPTION. INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2"			SIDE	
(27)	GYPSUM BOARD EACH SIDE.		ΑD	DITI	ON
<u></u>	34"-36" WOOD HANDRAIL W/ BALUSTER AT 4"				
_ (29)	O.C. OR METAL BRACES AT 4'-0" O.C. 36" WOOD GUARDRAIL W/ BALUSTER AT 4" O.C.		PROJE	CT AD	DRESS
30	STAIR - (4) 2 x 12 MIN. STRINGERS W/1/2" GYPSUM BOARD AT BOTTOM				
(31)	3/4" T&G PLY ON FLOOR JOISTS W/ R-38 MIN. INSULATION THROUGHOUT FLOOR.		1140	01 E.	AST
(32)	OPTION — ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND				OW LN. 84121
33	INTERCOM SYSTEM — CONSULT OWNER. PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.				
34	FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8/G1.2				
35			SH	EET TI	TLE
(36)	REGENCY ALTERRA CS1200 OR EQUAL STOVE PER OWNER. (IMC 303.3 EXP. #1) SEE				
(37)	26/G1.2. METAL FLUE PER SPECS.			ILDI CTI	
(38)	PROVIDE (2) LAYERS GYP. BOARD AT GARAGE				
(39)	CEILING AND UNDER STAIR. SEE NOTE 13/G1.2 STANDING SEAM METAL ROOF OVER 30# FELT,				
	INSTALL PER MANUF. SPECS. CONSULT OWNER.		ROJ. NO. 1903B	• [PROJ. DATE 01-15-19
	NEW 2x6 STUD WALL 37 KEYED NOTE		SCALE = 1'-	_0"	PLOT DATE 08-28-19
	NEW 2x4 STUD WALL 1 DOOR MARK	'/ -		HEET N	
	HIDDEN LINE N WINDOW MARK		•	_	
	EXISTING WALL TO REMAIN EXISTING ITEM TO REMAIN		A	J	.1
	EXISTING - TO BE REMOVED				



BUILDING SECTION '2'
SCALE: 1/4"= 1'-0"

KEYED NOTES	MARK	DATE		REVISION
1) ROOF RAFTERS OR PRE-FAB. TRUSSES - SEE			· ·	
FRAMING PLAN FOR SIZE AND LOCATION ANCHOR WITH SIMPSON VPA OR H2.5 AT EACH JOIST/TRUSS. INSTALL PER MANUF. SPECS.				
2 RUBBER MEMBRANE ROOF - APPLY PER MANUF. SPECS.				
3 4' x 8' x EXT. OSB ROOF SHEATHING 4 ICE & WATER SHIELD 4'-0" MIN. FROM EAVES				
AND AT VALLEYS. (24" MIN. INSIDE THE EXTERIOR WALL LINE)				
5 SOLID BLOCKING NOTCHED EACH SIDE FOR VENT WITH CONNECTION PER BLOCKING DETAIL TO DOUBLE TOP PLATE.				
6 R-49 INSUL. PACK FULL - NON-VENTED SYSTEM.				
7 ALUMINUM FASCIA, PROVIDE METAL DRIP EDGE. 2×12 FASCIA BOARD (MATCH EXISTING)				
8 ALUMINUM SOFFIT AND TRIM.				
9 2x6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. AT INTERIOR AND 7/16" OSB AT EXTERIOR.				
INSTALL R-20 INSULATION, MIN.		~	7	K I
				L Design
(11) VERTICAL CEDAR SIDING PER OWNER. TREAT	HOLL desigr	.ADAY, n@spnhon	nes.com	HOLLADAY RE UTAH 8411 spnhomes.com
BOTH SIDES BEFORE INSTALLATION.	OFFI	CE:	80	1-466-125
12				
(13) TYVEK HOMEWRAP WEATHER BARRIER ON OSB. (14) CABINET DESIGN AND MATERIAL PER OWNER				
ALUMIN. GUTTER & DOWNSPOUT. 16 2×4 FDN GRADE REDWOOD OR PRESSURE				
TREATED SILL W/ FIBERGLASS SEALER - TYP. (17) ANCHOR BOLT - WITH 7" EMBED. 12" MAX				
FROM ENDS OF PLATE (2) BOLTS PER PLATE MIN. USE 3" x 3" x .229" SQ. WASHERS.				
(18) CONCRETE FOOTING — SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCEING (19) ALL FOOTINGS SHALL BE PLACED ON		PRO	DJECT	FOR
UNDISTURBED GROUND OR ON STRUCTURAL FILL, AND BELOW FROST LINE				
20 DOUBLE GLAZED, LOW-E WINDOWS. U=.32 MAX. OR EQUAL. BLACK COLOR.			RU(CE ISA
]			HARD
(22)				
23 4" CONC. SLAB ON 4" GRAVEL BASE.		556		
COLUMN PER STRUCTURAL.		PRO	JECT	NAME
ATTIC ACCESS W/ 30" MIN. HEADROOM AND LIGHT WITHIN SPACE. SEE 9/G1.2 FOR ATTIC FURN. OPTION.				
INTERIOR WALLS: 2x AT 16" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE.				INCE ION
27				
28 34"-36" WOOD HANDRAIL W/ BALUSTER AT 4" O.C. OR METAL BRACES AT 4'-0" O.C.		DDO IE	-CT A1	DDRESS
30 STAIR - (4) 2 x 12 MIN. STRINGERS W/		PROJE	.CT AL	DDRESS
1/2" GYPSUM BOARD AT BOTTOM 31 3/4" T&G PLY ON FLOOR JOISTS W/ R-38 MIN. INSULATION THROUGHOUT FLOOR.		114	∩1 F	EAST
OPTION - ELECTRICAL PANEL FOR CENTRAL VAC, AND FUTURE SECURITY SYSTEM, AND		ULE I	HOLL	OW LN.
INTERCOM SYSTEM — CONSULT OWNER. PROVIDE GAS STUB TO DECK/PATIO, CONSULT OWNER.				
FIREBLOCK AT 10'-0" O.C. MAX. PER IRC SEC. R602.8. SEE NOTE 8/G1.2				
(35) (36) REGENCY ALTERRA CS1200 OR EQUAL STOVE		SH	EET T	ITLE
PER OWNER. (IMC 303.3 EXP. #1) SEE 26/G1.2. METAL FLUE PER SPECS.		RU	ח וו	ING
(37)			CTI	
PROVIDE (2) LAYERS GYP. BOARD AT GARAGE CEILING AND UNDER STAIR. SEE NOTE 13/G1.2				
STANDING SEAM METAL ROOF OVER 30# FELT, INSTALL PER MANUF. SPECS. CONSULT OWNER.	Pi	ROJ. NO		PROJ. DATI
LEGEND		1903B SCALE		01-15-19 PLOT DATE
NEW 2x6 STUD WALL NEW 2x4 STUD WALL DOOR MARK		= 1'		08-28-19
HIDDEN LINE N WINDOW MARK		•	HEET	
EXISTING WALL TO REMAIN		A,	5	.2
EXISTING - TO BE REMOVED				





CORNICE CROWN LIGHTING, AND/OR SOFFIT LIGHTING CONSULT OWNER.

MAIN LEVEL ELECTRICAL PLAN

ELECTRICAL

- ELECTRICAL GROUND WIRE SHALL BE CONTINUOUS FROM THE POINT OF SERVICE ATTACHED TO THE STREET SIDE OF THE SHUTOFF AND PRESSURE REGULATOR. (WATER PIPE AFTER THE PRESSURE REGULATOR AND SHUT OFF NOT TO BE USED AS A GROUNDING CONDUCTOR.)
- E2. LIGHTS IN CLOSETS TO MEET IRC 3903.11. 50% MIN. OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. IRC N1104.1
- E3. TEMPORARY WIRING SHALL CONFORM TO IRC E3301.2.
- E4. ALL BATHROOMS MUST BE ON THEIR OWN DEDICATED CIRCUIT.
- E5. ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR CONSISTENT WITH THE BEST PRACTICES OF THE TRADE 7 IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE & NATIONAL ELECTRIC CODE.
- E6. OWNER TO APPROVE HEAT TAPE & CHRISTMAS LIGHT OUTLET LOCATIONS. CHRISTMAS LIGHTING - OUTLETS IN EAVES TO BE SWITCHED PER OWNER.
- E7. PROVIDE CATEGORY 5 WIRING TO ALL ROOMS.
- E8. ELECTRICAL CONTRACTOR TO PERFORM A "WALK-THROUGH" WITH OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION.
- E9. PROVIDE ADEQUATE CONDUITS FROM SPRINKLER TIMERS TO EXTERIOR LOCATION APPROVED BY OWNER.
- E10. PROVIDE POWER STUB FOR EXTERIOR LANDSCAPE LIGHTING.
- E11. PROVIDE 4 PHONE LINE CAPABILITY.
- E12. PROVIDE OWNER WITH INTERCOM OPTIONS TO SELECT FROM.
- E13. ADVISE AND COORDINATE OWNER INSTALLED AUDIO-VIDEO, COMPUTER, ETC. WIRING.
- E14. SECURITY SYSTEM IS BY "ALLOWANCE" AND SHALL BE APPROVED BY THE OWNER.
- E15. PROVIDE MIN. 300 AMP SERVICE WITH MIN. 42 CIRCUIT PANEL(S).
- E16. ELECTRICIAN TO ADVISE ON PROPER FLOUR. BALLAST IN COOLER STORAGE AREAS.
- E17. ELECTRICIAN TO ADVISE ABOUT PROVISIONS FOR FUTURE AUXILIARY GENERATOR.
- E18. ELECTRICAL PANELS SHALL COMPLY WITH N.E.C. 110-16. PROVIDE MINIMUM CLEARANCE OF 30"x36" IN WIDTH BY 6'-6" IN HEIGHT FOR PANEL AREA. IRC R3405.2.
- E19. PROVIDE A CONCRETE ENCASED ELECTRODE, AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE, PER NEC 250.52(A)(3). IRC E3608.1.2.
- E20. ELECTRICAL CONVENIENCE OUTLETS SHALL BE SO SPACED THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN SIX FEET FROM AN OUTLET. SWITCH BOTTOM HALF OF ELECTRICAL OUTLETS ONLY. UNLESS OTHERWISE NOTED, IN ALL ROOMS DESIGNATED ELECTRICAL OUTLETS IN BATHROOMS, GARAGES, COUNTER TOPS OF KITCHENS, JETTED TUBS, AND OUTSIDE OF BUILDING SHALL BE PROTECTED WITH APPROVED GFCI. E3802.
- E21. PROVIDE COMBINATION ARCH-FAULT INTERRUPTER ON ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT. SINGLE PHASE, 15 AND 20 AMP RECEPTACLES. LIGHTS, SWITCHES, AND SMOKE DETECTORS IN ALL BEDROOMS, KITCHEN, AND LAUNDRY. (NEC ARTICLE 210-12) IRC E3902.16.
- E22. ALL ELECTRICAL SWITCHES, RECEPTACLES, ETC., IN A GARAGE SHALL BE GFCI AND A MINIMUM OF 18" OFF OF A FLOOR.
- E23. KEEP GAS AND ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE.
- E24. ALL CAN LIGHTS IN ROOF/CEILING ASSEMBLY TO MEET IECC FOR AIR LEAKAGE. IC RATED PER E4004.9. LIGHT FIXTURES OVER TUBS AND IN SHOWER ENCLOSURES SHALL BE MARKED FOR WET LOCATIONS PER IRC E4003.11.
- E25. PROVIDE TAMPER PROOF 110 V ELECTRICAL RECEPTACLES FOR ALL 15A & 20A RECEPTACLES LOCATED IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, REC ROOM, OR SIMILAR ROOM OR AREA. IRC E4002.14. AND E3901.1.
- E26. PROVIDE SMOKE DETECTOR ALARM CONFORMING TO SEC. 1210. ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS AND IN ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS, ALL DETECTORS SHALL BE HARDWIRED AND HAVE BATTERY BACKUP. PRIMARY WIRING SHALL BE FROM THE BUILDING ELECTRICAL SYSTEM.
- E27. PROVIDE COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS AT EACH LEVEL OF STRUCTURE, INTERCONNECTED. PER UTAH STATE AMENDMENT R313.2.
- E28. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION IN OR ON ROOF/CEILING, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF THE WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. IRC N1101.9.
- E29. DISHWASHERS HARDWIRED GFCI REQUIRE DISCONNECT PER TABLE E4101.5.

ľ	SPN
	Planning & Design

MARK DATE

REVISION

2091 E. MURRAY HOLLADAY RD. HOLLADAY, UTAH 84117 design@spnhomes.com spnhomes.com OFFICE: 801-466-1250

PROJECT FOR

BRUCE AND LISA **ENGELHARD**

PROJECT NAME

RESIDENCE **ADDITION**

PROJECT ADDRESS

11401 EAST MULE HOLLOW LN. SLC, UTAH 84121

SHEET TITLE

MAIN FLOOR

EL	ECTRICAL LEGEN
ф	SMOKE DETECTOR
ф	COMBINATION CARBON MONOXIDE/SMOKE DETO
F	FAN W/ VENT TO EXTERIOR
Z	PHONE HOOK UP
TV	CABLE HOOK UP
+	HOSE BIBB W/ BACKFLOW PREVENSION

→ CEILING INCANDESCENT

FLOOR OUTLET

OUTLET

SWITCH

ELECTRICAL PLAN

PROJ. NO.

SCALE

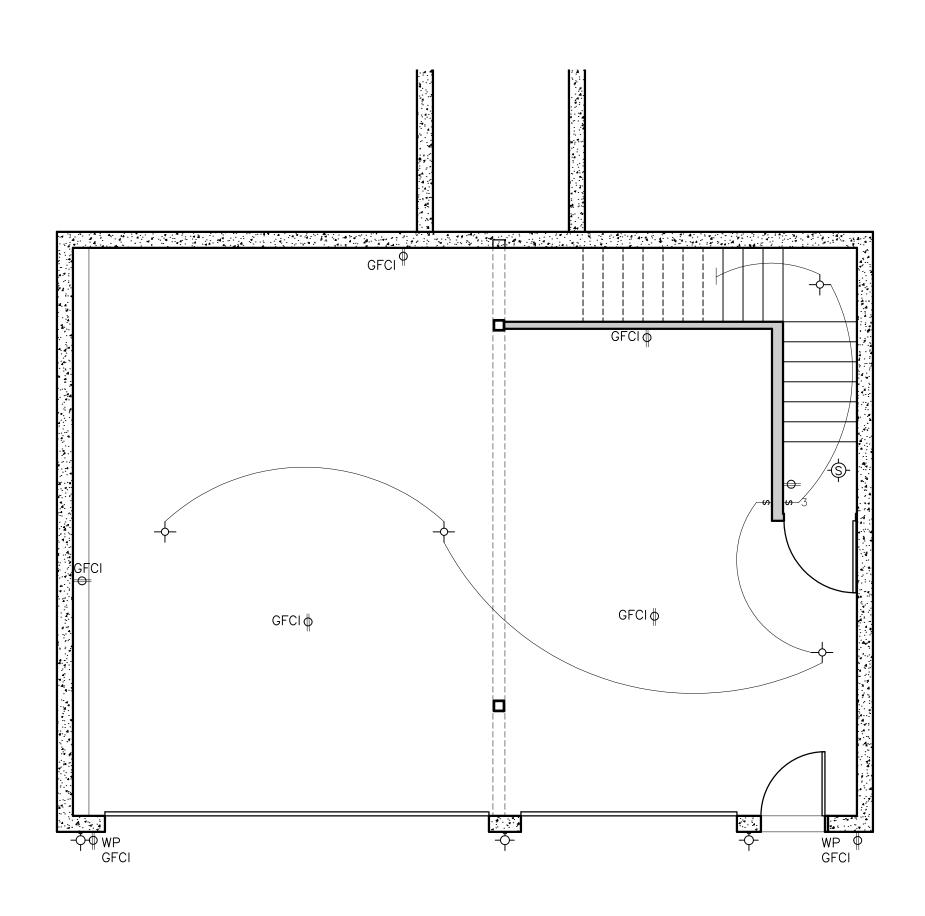
FD | FLOOR DRAIN PULL CHAIN RECESSED CAN LIGHT WALL INCANDESCENT

/4" = 1'-0"08-28-19 SHEET NO.

PROJ. DATE

01-15-19

PLOT DATE



LOWER LEVEL ELECTRICAL PLAN

			,		
		MARK	DATE		REVISION
					N
					* Design
		HOLL	ADAY,		HOLLADAY RD. UTAH 84117
		design OFFI	n⊌spnhom CE:	es.con	n spnhomes.com 01-466-1250
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				RU	
					LISA HARD
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	ECTRICAL LEGEND		0 11	_	
\$	SMOKE DETECTOR				FLOOR AL PLAN
	COMBINATION CARBON MONOXIDE/SMOKE DETCTR.		. .		
F \	FAN W/ VENT TO EXTERIOR				
KI [TV]	PHONE HOOK UP CABLE HOOK UP				
+	HOSE BIBB W/ BACKFLOW PREVENSION	PF	ROJ. NO.		PROJ. DATE
FD	FLOOR DRAIN		1903B		01–15–19
PC	PULL CHAIN		SCALE = 1'-		PLOT DATE 08-28-19
<u> </u>	RECESSED CAN LIGHT			IEET	
- ф-	WALL INCANDESCENT		_	•	
ф ф	CEILING INCANDESCENT		H '	1	.2
• •	OUTLET FLOOR OUTLET		_	1	• _
<u>•</u>	SWITCH				
Ф					

- 1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK
- 2. CONTRACTORS SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS REFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
- 3. CONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
- 4. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BÉ REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETE.
- 5. CONTRACTORS AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
- 6. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE 2012 IBC ARE THE RESPONSIBILITY OF THE OWNER.

MCE parameters (Earthquake Spectral Acceleration Maps)

<u>DESIGN CRITERIA</u>

SEISMIC DESIGN CATEGORY ..

GOVERNING CODE ..

Ss=0.735 g S $_{i}$ =0.249 g SITE CLASS: "D' Sds=0.594 g Sd1 =0.316 g R=6.5 (WOOD SHEAR WALLS) I $_{\rm E}$ =1.00	OCCUPANCY CATEGORY: II SEISMIC RISK CATEGORY: "D" BASIC SIESMIC-FORCE-RESISTING SYSTEMS: - WOOD SHEAR WALLS ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE
BASIC WIND SPEED (3-second gust)	115 MPH EXPOSURE "C"
BASIC ROOF DEAD LOADSNOW LOAD	l _₩ =1.00 18 PSF 157 PSF
BASIC FLOOR DEAD LOAD (WOOD)	15 PSF

...... 2015 IBC

.... 40 PSF

FOOTINGS, FOUNDATIONS AND SLAB ON GRADE

LIVE LOAD.....

SOIL BEARING PRESSURE.....

- 1. ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE AS CALLED OUT ON THE DESIGN CRITERIA ABOVE. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS & SOILS REPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
- 2. CONTRACTOR SHALL COORDINATE WITH SOILS ENGINEER FOR THE PREPARATION OF ALL THE GRADE UNDER ALL THE FOOTINGS & CONCRERTE SLAB ON GRADE.
- 3. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. CONTRACTOR SHALL NOTIFY ENGINEER IN CASE HIGH GROUND WATER LEVEL ARE FOUND WITHIN FIVE FEET BELOW THE FINISHED GRADES.
- 4. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
- 5. CONTRACTORS SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS) ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTORS TO CONFORM WITH OSHA SAFETY STANDARDS.
- 6. ALL FOOTING REINFORCEMENT AND WALL AND COLUMN DOWELS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
- 7. PROVIDE DOWELS IN FOOTING AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS AND COLUMNS ABOVE, UNLESS NOTED OTHERWISE.
- 8. ALL SLABS ON GRADE SHALL BE OVER 4 IN. OF 3/4 IN. FREE-DRAINING GRANULAR (SEE NOTE #2). SEE TYPICAL DETAILS FOR CONTROL JOINTS REQUIREMENTS.
- 9. STABILITY OF SLOPED SITES SHALL BE VERIFIED BY SOILS ENGINEER OR OTHER QUALIFIED PROFESSIONAL.

<u>CONCRETE</u>

- 1. CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318-11, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
- 2. ALL CONCRETE SHALL HAVE A DESIGN 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:

 MAX. W/C AIR EXPOSURE CATEGORY

		WAA. W/C	\tau\		
LOCATION	MIN. STRENGTH	RATIO	ENTRAINMENT	CATEGORY	CLASS
FOOTINGS	3,000 PSI	0.5	5%	F, S, W, C	F1, S0, W0, C1
FOUNDATION WALLS	3,000 PSI	0.5	5%	F, S, W, C	F1, S0, W0, C1
SLAB ON GRADE (INTERIOR)	3,000 PSI	0.5	5 %	F, S, W, C	F0, S0, W0, C1

- 3. ALL CONCRETE SHALL HAVE A MAX. SLUMP OF 5". WATER SHALL NOT BE ADDED AT THE JOB SITE UNLESS APPROVED BY THE MIX SUPPLIER.
- 4. CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE STRUCTURAL ENGINEER. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2 IN. DEEP, A LENGTH 2 IN. LESS THAN THE MEMBER AND WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
- 5. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
- 6. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. 7. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
- CONCRETE REINFORCEMENT
- ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL 315 AND ACI STANDARD 318-14.
- 2. ALL METAL REINFORCEMENT SHALL BE DEFORMED BY TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD
- SPECÍFICATIONS A.S.T.M. A615 GRADE 60. 3. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIA. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A
- 90 DEG. TURN OR A SEPARATE CORNER BAR. 4. ALL REINFORCEMENT SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS
- A. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER (GRADE BMS, WALLS, ETC.), AND SLABS ON GRADE..... B. UNIFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS)..... IN ALL CASES MINIMUM COVER SHALL NOT BE LESS THAN THE DIAMETER OF
- 5. REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC
- COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY. 6. ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH 2 #5 BARS EXTENDING 2 FT-0 IN. MIN. BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING PLUS 2 $\#4\times3$ FT-0 IN. AT EACH CORNER PLACED 45 DEG. TO THE HORIZONTAL UNLESS OTHERWISE NOTED ON THE PLANS.

SHEAR WALL SCHEDULE											
MARK		NAILING			ANCH	IOR BO	LTS				
	SHEATHING	SIZE	EDGES O.C.	FIELD O.C.	DIA.	LENGTH	SPACING	NOTES			
SW-1	7/16" OSB	8d	4"	12"	5/8"	12"	32"				
SW-2	15/32" OSB	10d	3"	12"	5/8"	12"	24"				

NOTES FOR "SW-2": ALL WALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN (2)2x6 MEMBERS NAIL TOGETHER WITH 16d @ 3" O.C. NAILS SHALL BE STAGGERED

SHEAR WALL NOTES

- 1. ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH APA RATED 24/0. TYPICAL NAILING SHALL BE AS INDICATED IN SHEAR WALL SCHEDULE ABOVE.
- 2. BLOCK ALL HORIZONTAL PLYWOOD EDGES WITH 2 IN. NOMINAL @ SW-1 AND 3 IN. NOMINAL @ SW-2.
- 3. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS (VERTICAL SURFACES AT STEPS
- 4. NAILS SHALL BE SPACED NOT LESS THAN 3/8 IN. FROM EDGES AND ENDS OF
- 5. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OF
- FLOOR SHEATHING.
- 6. ANCHOR BOLTS FOR ALL SHEAR WALLS SHALL BE SIZED AND SPACED AS INDICATED IN SCHEDULE ABOVE WITH 7 IN. MIN. EMBED. PROVIDE A MINIMUM OF (2) BOLTS PER WALL PANEL W/ONE BOLT NOT MORE THAN 12" FROM END.

<u>LUMBER</u>

1. MEMBER GRADES SHALL BE AS FOLLOWS:	
GLU-LAM BEAMS(Simple Span)	24F-V4 DF/DF
GLU-LAM BEAMS(Simple Span)(Cantilevered & continuous over one support or more)	24F-V4 DF/DF
JOISTS	
HEADERS	DOUG FIR #2 BTR
P0ST	Doug fir #1 btr
STUDS NON-BEARING WALLS	
STUDS BEARING WALLS	DOUG FIR #2 BTR
PRE-FAB TRUSSES/JOISTS	AS PER MANUFACTURER
STILL PLATES IN CONTACT W/ CONCRETE	DOUG FIR FIR #2 BTR
,	(PRESSURE TREATED FOR
	MOISTURE PROTECTION)

- 2. ALL LUMBER SHALL BE KLIN-DRIED, AND THE MOISTURE CONTENT AT THE TIME OF INSTALLATION
- SHALL NOT EXCEED 19%. 3. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL
- 4. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS
- 5. ALL MULTIPLE MEMBER HEADERS OR BEAMS SHALL BE GLUED AND NAILED TOGETHER WITH (2) ROWS OF 16d AT 8" O.C. FOR MEMBERS LESS THAN 8" DEEP. FOR MEMBERS MORE THAN 8" DEEP USE (3) ROWS OF 16d AT 8" O.C. & CLINCHED.
- 6. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT.
- PROVIDE BRACING WHERE OTHERWISE.
- 7. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2 IN. NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
- 8. SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. x 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT. APART, FOR SPANS OF 14 FT. AND GREATER.
- 9. MIN. NAILING SHALL BE AS PER TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. SEE ATTACHED SCHEDULE.
- 10. FASTENERS FOR PRESERVATIVE—TREATED AND FIRE—RETARDANT—TREADED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GLAVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.

FLOOR SHEATHING NOTES

- 1. TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN. (MIN.) T & G, APA RATED 48/24 CDX SHEATHING NAILED WITH 10d COMMON NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS), AND ALL BLOCKING; 10d COMMON NAILS AT 10 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MIN. FROM EDGE OF PANEL.
- 2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA
- 3. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

ROOF SHEATHING NOTES

- 1. TYPICAL ROOF SHEATHING SHALL BE 19/32 IN. APA RATED 40/20 SHEATHING NAILED WITH 10d NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS) AND ALL BLOCKING; 10d AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MIN. FROM EDGE OF PANEL.
- 2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED (SEE TYPICAL DETAILS).
- 3. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

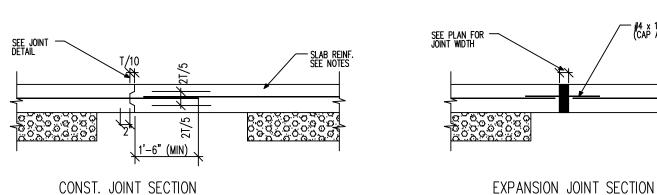
MINIMUM NAILING SCHEDULE										
CONNECTION	NAILING									
1. JOIST TO SILL OR GIRDER TOENAIL										

- 1. EPOXY SHALL BE "HIT RE 500" BY HILTI CORPORATION OR SIMPSON "SET-XP"
- 2. ALL DRILLED HOLES SHALL BE 1/8 INCH LARGER THAN THE BAR OR ANCHOR BOLT BEING INSTALLED.
- 3. AFTER DRILLING THE PROPER SIZE HOLE, CLEAN THE WALLS AND BOTTOM OF THE HOLE PF ALL DUST AND DEBRIS USING A NYLON BRUSH IN CONJUCTION WITH OIL FREE COMPRESSED AIR. THE HOLE SHALL BE FREE OF DUST, DEBRIS AND
- 4. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR EPOXY INSTALLATION.

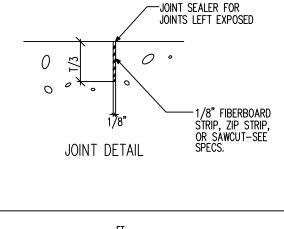
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	KEIINI	OITC	NG D	AIN L	.AI		. 5011		-	
BAR	F'C =	0000					00 PS			
		<u> AR</u>	TOP		REGUL	<u> AR</u>	TOP			
SIZE	CLASS		CLASS		CLASS		CLASS			
	<u> </u>	B	Α	B	<u> </u>	<u>B</u>	<u> </u>	<u>B</u>		
#3	<u> 17" </u>	22"	22"	28"	14"	18"	18"	24"		
#4	22"	29"	29"	37"	19"	25"	25"	32"		
#5	28"	36"	36"	46"	24"	31"	31"	40"		
#6	33"	43"	43"	56"	28"	37"	37"	48"		
#3 #4 #5 #6 #7	48"	62"	62"	81"	42"	54"	54"	70"		
#8	55"	72"	72"	94"	48"	62"	62"	80"		
#8 #9	62"	80"	80"	104"	54"	70"	70"	91"		
#10	70"	91"	91"	118"	60"	78"	78"	102"		
<i>#</i> 11	77"	100"	100"	130"	67"	87"	87"	113"		

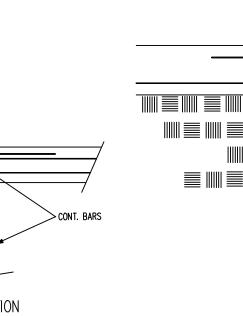
- 1. THESE NOTES SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE
- 3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS THE REQUIREMENTS OF NOTE #2 ABOVE ARE MET.
- 4. TIES AND STIRRUPS SHALL NOT BE SPLICED. 5. FOR EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.5
- 6.TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.

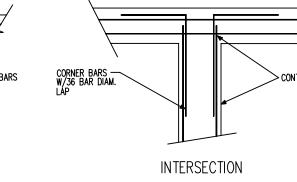


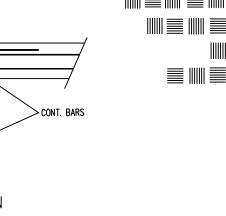


CONTROL JOINT SECTION CONTROL JOINT DETAIL

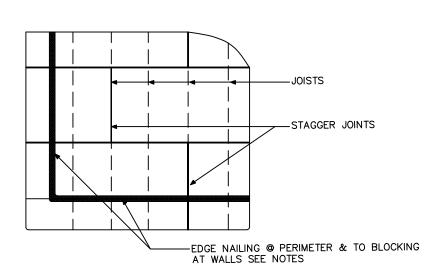








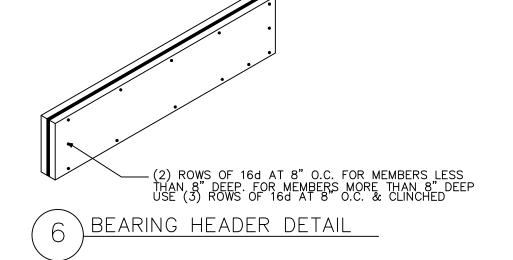
STEP FOOTING DETAIL

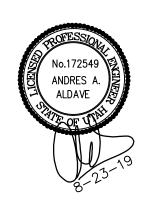


HORIZ. SHEATHING LAYOUT

CORNERS OF CONC. WALLS

CORNER





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CONTINUOUS BARS IN FOOTING.

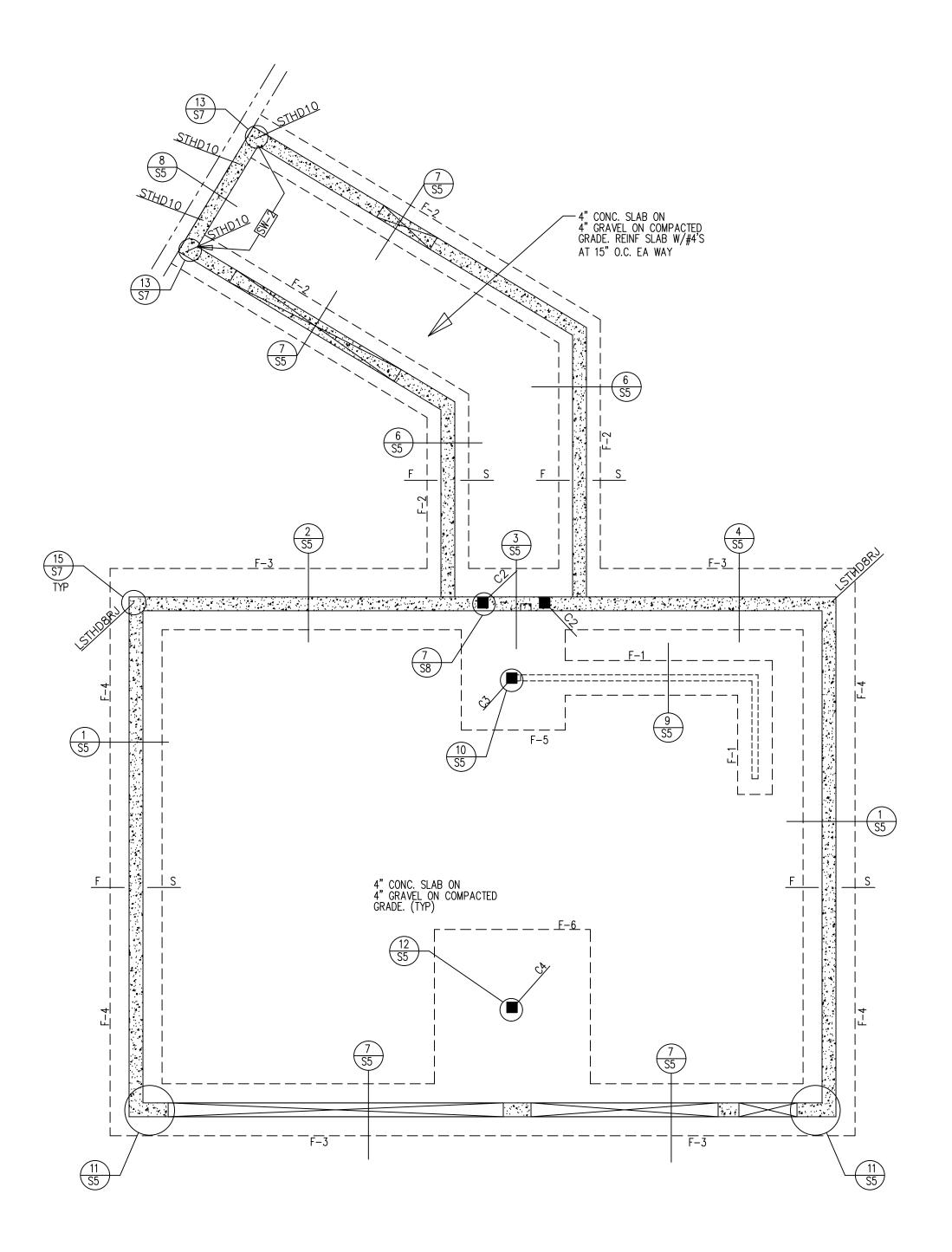
SEE SCHEDULES.

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DATE: AUG 23, 2019 **REVISIONS:**

AUG 23, 2019

S2



FOOTING & FOUNDATION PLAN

	8000 PS 80,000 P		FOOTING SCHEDULE						DESIGN SOIL BEARING PRESSURE 1,500 PSF				
MADIC	WIDTH	LENGTH	TUICK	CROSSWISE REINFORCEMENT I					STHWISE	NOTEC			
MARK			THICK	NO.	SIZE	LENGTH	SPACING	NO.	SIZE	LENGTH	SPACING	NOTES	
F-1	1'-8"	CONT	12"	-	-	-	_	2	#4	CONT	14"		
F-2	2'-0"	CONT	12"	_	-	-	-	2	#5	CONT	18"		
F-3	2'-6"	CONT	12"	-	-	-	-	3	#5	CONT	12"		
F-4	3'-0"	CONT	12"	-	#5	2'-6"	14"	3	#5	CONT	15"		
F-5	5'-0"	5'-0"	12"	6	#5	4'-6"	11"	6	#5	4'-6"	11"		
F-6	7'-6"	7'-6"	12"	8	#5	7'-0"	12"	8	#5	7'-0"	12"		

FOUNDATION NOTES:

- 1. PLACE 3 x 3 x 1/4" PLATE WASHERS AT ALL ANCHOR BOLTS AT ALL SHEAR WALLS
- 2. SEE S-1 FOR STRUCTURAL NOTES
- 3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE ON THE PLANS. SEE SHEAR WALL SCHEDULE ON SHEET S-1
- 4. PROVIDE CONTROL JOINTS IN CONCRETE SLAB ON GRADE EVERY 15 FT. (MAX) IN EACH DIRECTION. THE TOTAL AREA CONTAINED WITHIN THESE JOINTS SHALL NOT BE GREATER THAN 225 FT.
- 5. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- 6. F S: INDICATES FOOTING STEP. SEE DETAIL 4/S1

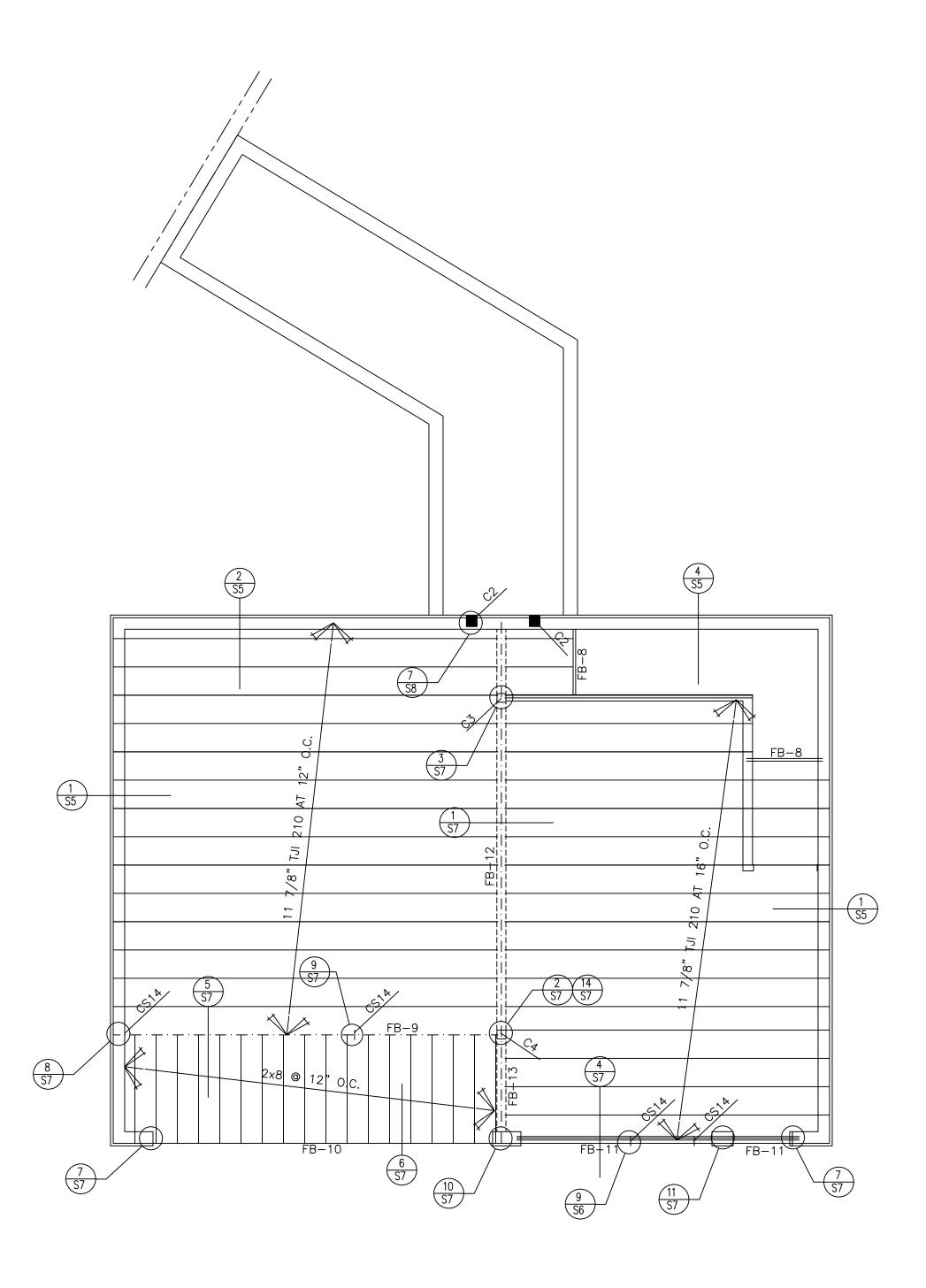
UNLESS NOTED OTHERWISE ON THE PLAN.

COLUMN SCHEDULE

- C1: 3-2x6
- C2: TS 4x4x1/4 C3: TS 5x5x1/4 C4: TS 6x6x5/16

NOTES:

1. STUDS PACKS SHALL MATCH WALL
STUDS IN DEPTH, SPECIES & GRADE.
2. WHERE COLUMNS ARE NOT CALLED
OUT ON PLANS, USE A MINIMUN OF
(2)STUDS OF THE SAME SIZE OF THE
WALL WHERE THE HEADER/BEAM OCURS



MAIN FLOOR FRAMING PLAN

FLOOR FRAMING NOTES:

- PLACE 2x 6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS.
- 2. SEE SHEET S-1 FOR FLOOR SHEATHING NOTES AND SHEAR WALL NOTES.
- 3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1,

FLOOR BEAM SCHEDULE

FB-1: 3-2x8 FB-2: (3) 1-3/4 x 7-1/4 ML FB-3: (3) 1-3/4 x 9-1/2 ML FB-4: 3-2x8 FB-5: (2) 1-3/4 x 16 LSL 1.55E FB-6: (2) 1-3/4 x 16 LSL 1.55E FB-7: (2) 1-3/4 x 16 LSL 1.55E

FB-7: (2) 1-3/4 x 16 LSL 1.55E FB-7A: W 10x26 FB-8: (1) 1-3/4 x 11-7/8 LSL 1.55E FB-9: 5-1/8 x 16-1/2 GLB FB-10: 5-1/8 x 15 GLB FB-11: 5-1/8 x 12 GLB

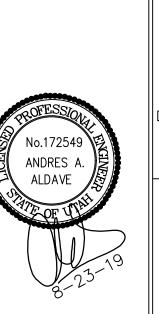
FB-10: 5-1/8 x 15 GLB FB-11: 5-1/8 x 12 GLB FB-12: W 14x22 FB-13: (2) 1-3/4 x 11-7/8 ML

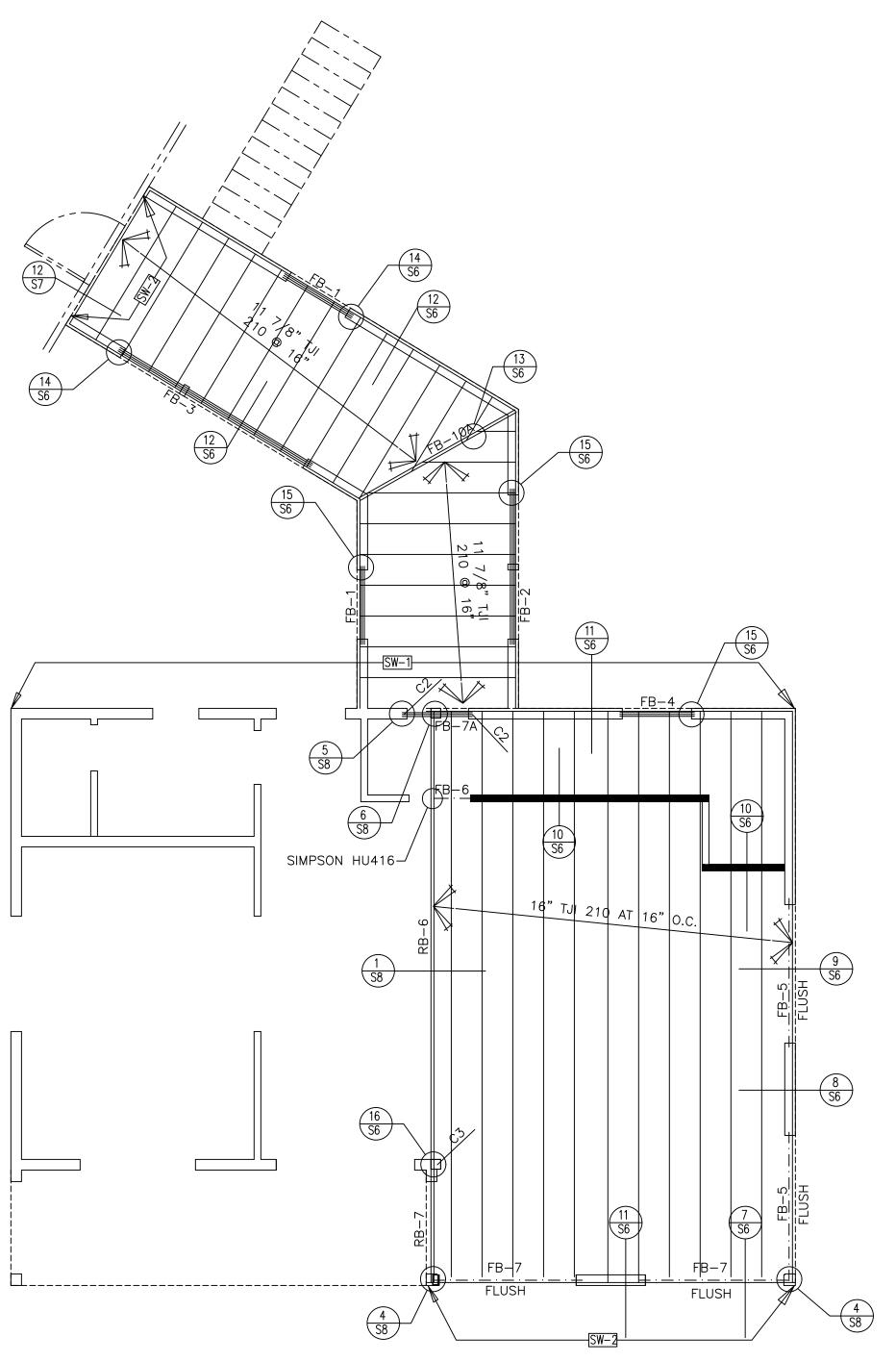
COLUMN SCHEDULE C1: 3-2x6 C2: TS 4x4x1/4

C1: J=2x0 C2: TS 4x4x1/4 C3: TS 5x5x1/4 C4: TS 6x6x5/16

1. STUDS PACKS SHALL MATCH WALL
STUDS IN DEPTH, SPECIES & GRADE.

2. WHERE COLUMNS ARE NOT CALLED
OUT ON PLANS, USE A MINIMUN OF
(2)STUDS OF THE SAME SIZE OF THE
WALL WHERE THE HEADER/BEAM OCURS





FLUSH HDR = BOTTOM OF HEADER TO BE FLUSH WITH BOTTOM OF FLOOR JOISTS.

<u>upper floor framing plan</u>

FLOOR FRAMING NOTES:

- PLACE 2x 6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS.
- 2. SEE SHEET S-1 FOR FLOOR SHEATHING NOTES AND SHEAR WALL NOTES.
- 3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1,

FLOOR BEAM SCHEDULE

FB-1: 3-2x8 FB-2: (3) 1-3/4 x 7-1/4 ML FB-3: (3) 1-3/4 x 9-1/2 ML FB-4: 3-2x8 FB-5: (2) 1-3/4 x 16 LSL 1.55E FB-6: (2) 1-3/4 x 16 LSL 1.55E FB-7: (2) 1-3/4 x 16 LSL 1.55E FB-7A: W 10x26

ROOF BEAM SCHEDULE

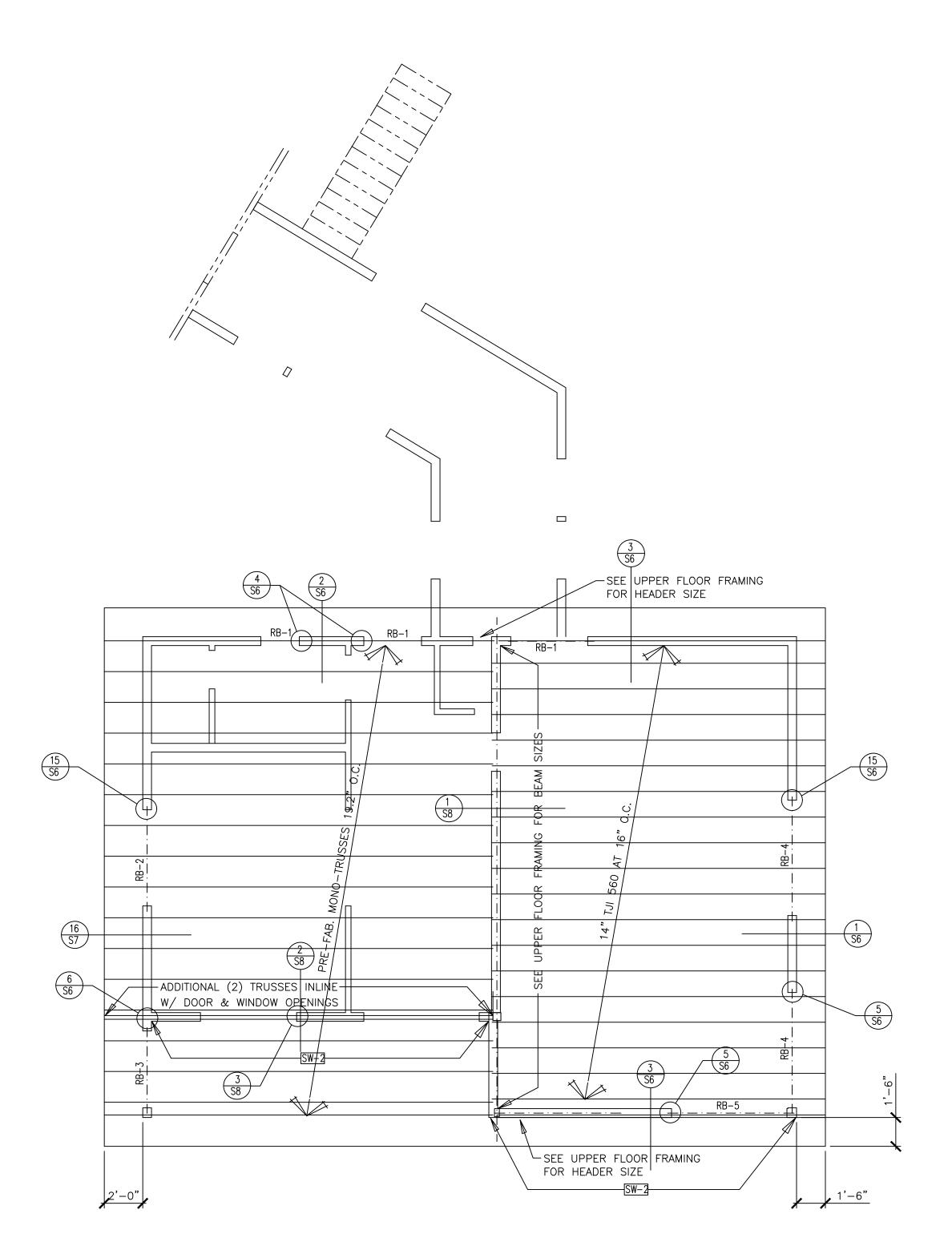
RB-1: 3-2x6 RB-2: (3) 1-3/4 x 9-1/2 LSL 1.55E RB-3: (3) 1-3/4 x 7-1/4 ML RB-4: (3) 1-3/4 x 9-1/2 LSL 1.55E RB-5: 3-2x10 RB-6: $6-3/4 \times 30$ GLB RB-7: (3) 1-3/4 x 16 ML

COLUMN SCHEDULE

C1: 3-2x6 C2: TS 4x4x1/4 C3: TS 5x5x1/4 C4: TS 6x6x5/16

1. STUDS PACKS SHALL MATCH WALL STUDS IN DEPTH, SPECIES & GRADE. 2. WHERE COLUMNS ARE NOT CALLED OUT ON PLANS, USE A MINIMUN OF
(2)STUDS OF THE SAME SIZE OF THE
WALL WHERE THE HEADER/BEAM OCURS

DATE: AUG 23, 2019



ROOF FRAMING PLAN

ROOF FRAMING NOTES:

- 1. PLACE 2x 6 STUDS (MIN.) UNDER ALL BEAMS & GIRDER TRUSSES BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS.
- 2. SEE SHEET S-1 FOR ROOF SHEATHING NOTES AND SHEAR WALL NOTES.
- 3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1,

ROOF BEAM SCHEDULE

RB-1: 3-2x6 RB-2: (3) $1-3/4 \times 9-1/2$ LSL 1.55E RB-3: (3) $1-3/4 \times 7-1/4 \text{ ML}$ RB-4: (3) 1-3/4 x 9-1/2 LSL 1.55E

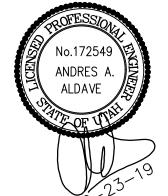
RB-5: 3-2x10 $RB-6: 6-3/4 \times 30 GLB$ RB-7: (3) 1-3/4 x 16 ML

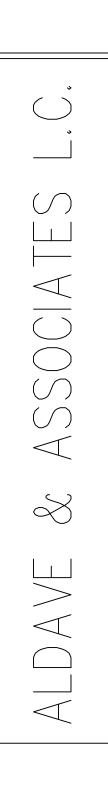
C1: 3-2x6

C2: TS 4x4x1/4 C3: TS 5x5x1/4 C4: TS 6x6x5/16

COLUMN SCHEDULE

1. STUDS PACKS SHALL MATCH WALL STUDS IN DEPTH, SPECIES & GRADE. WHERE COLUMNS ARE NOT CALLED
OUT ON PLANS, USE A MINIMUN OF
(2)STUDS OF THE SAME SIZE OF THE WALL WHERE THE HEADER/BEAM OCURS

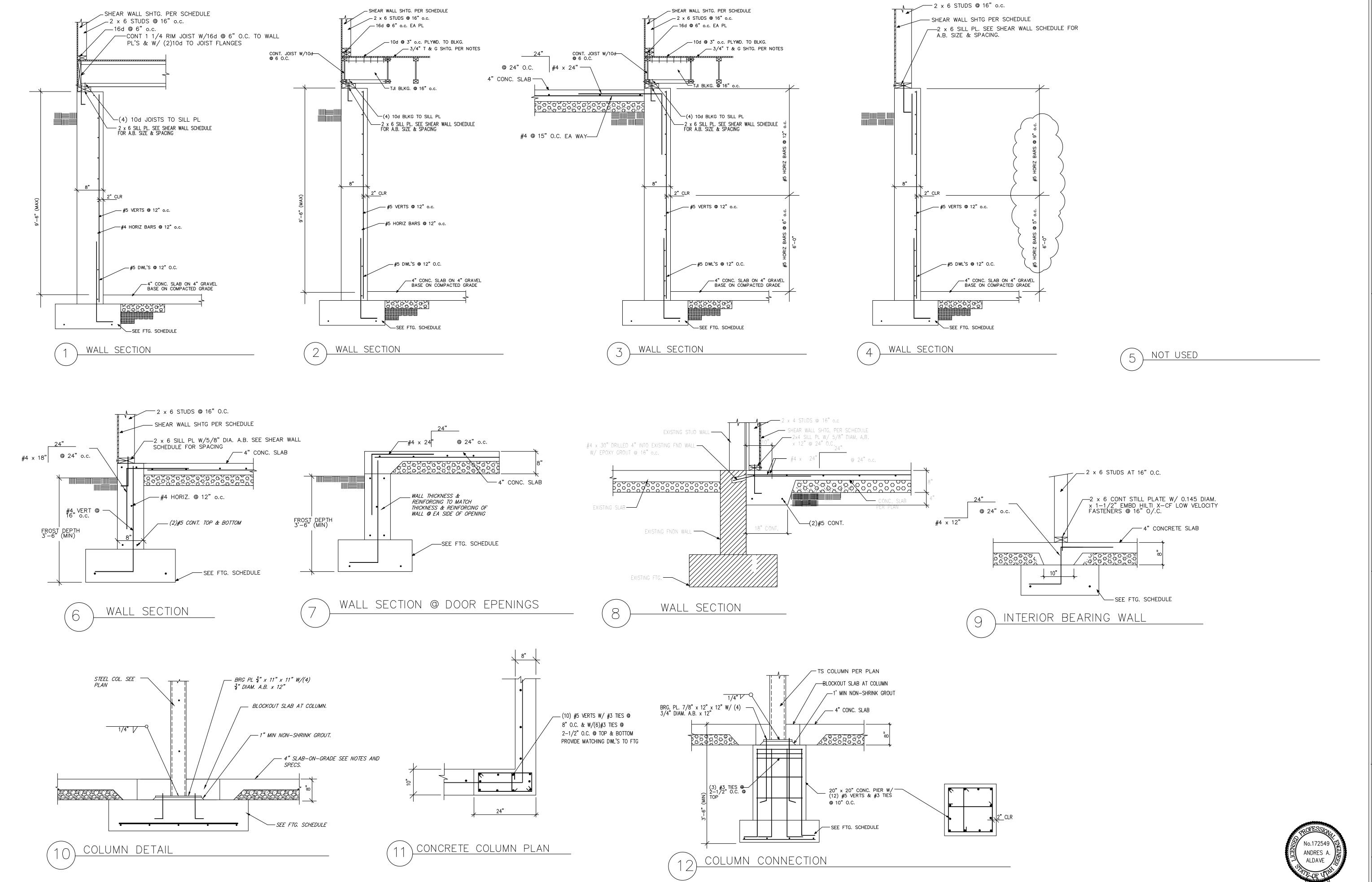


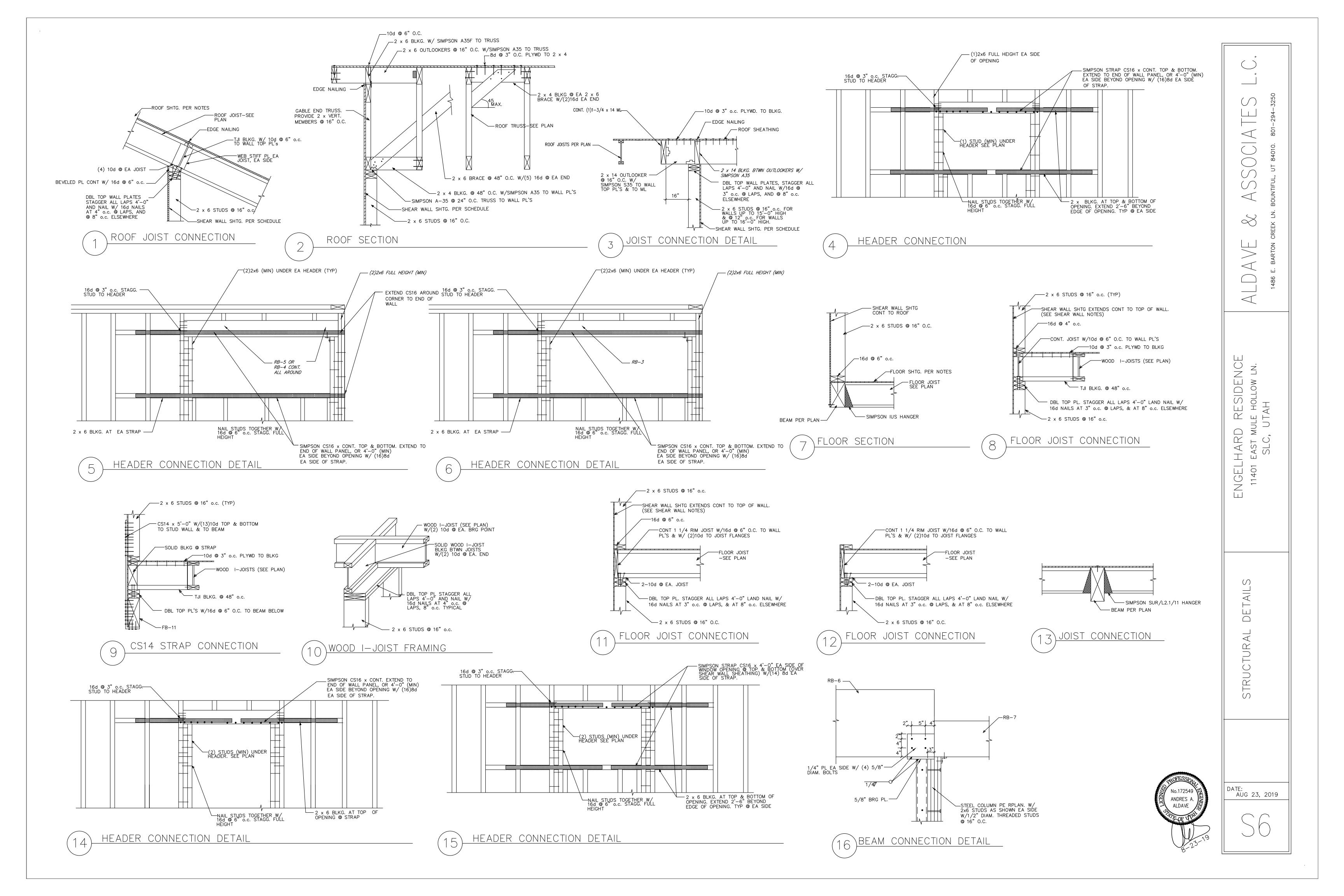


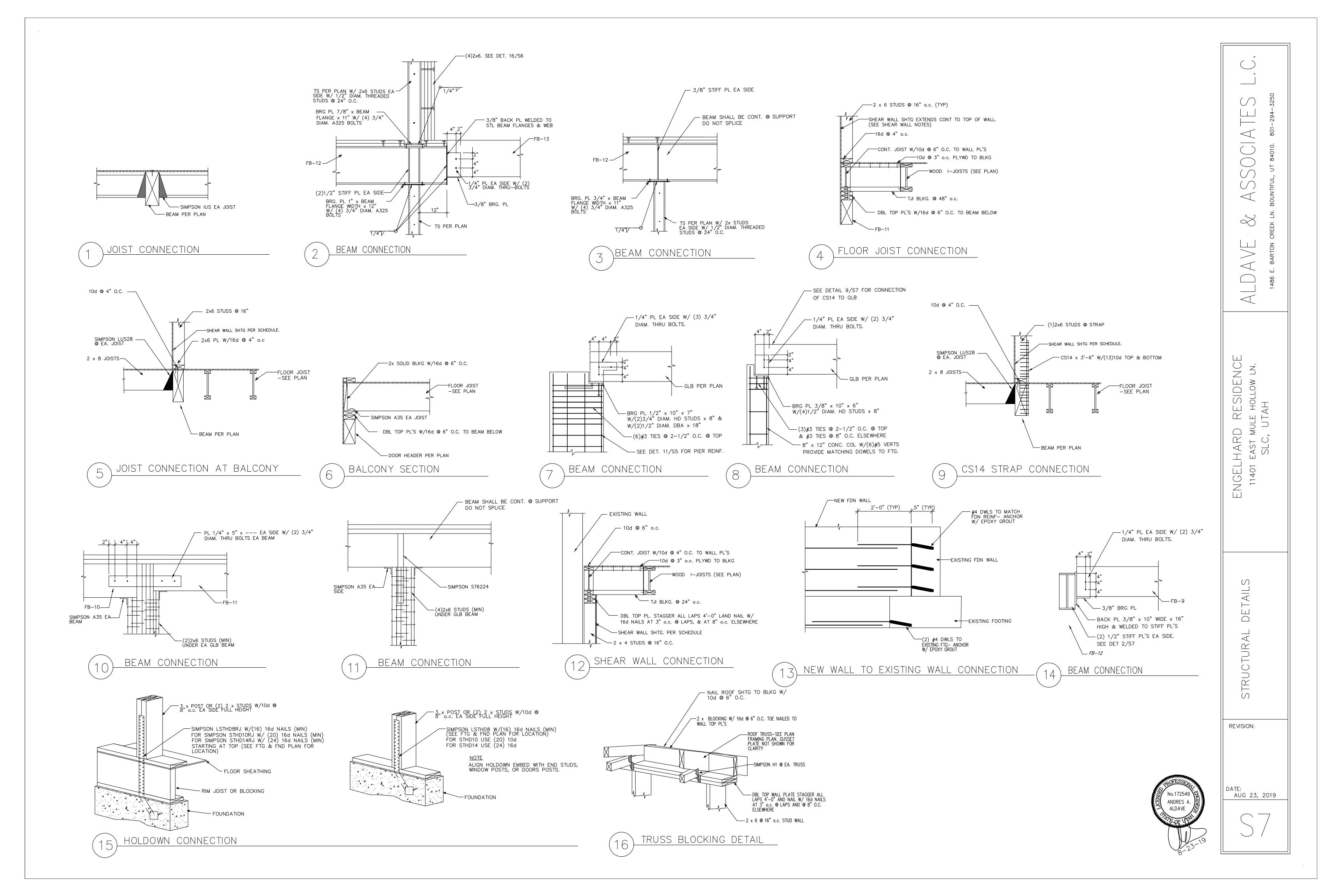
ENGELHARD RESIDENCE 11401 EAST MULE HOLLOW LN.

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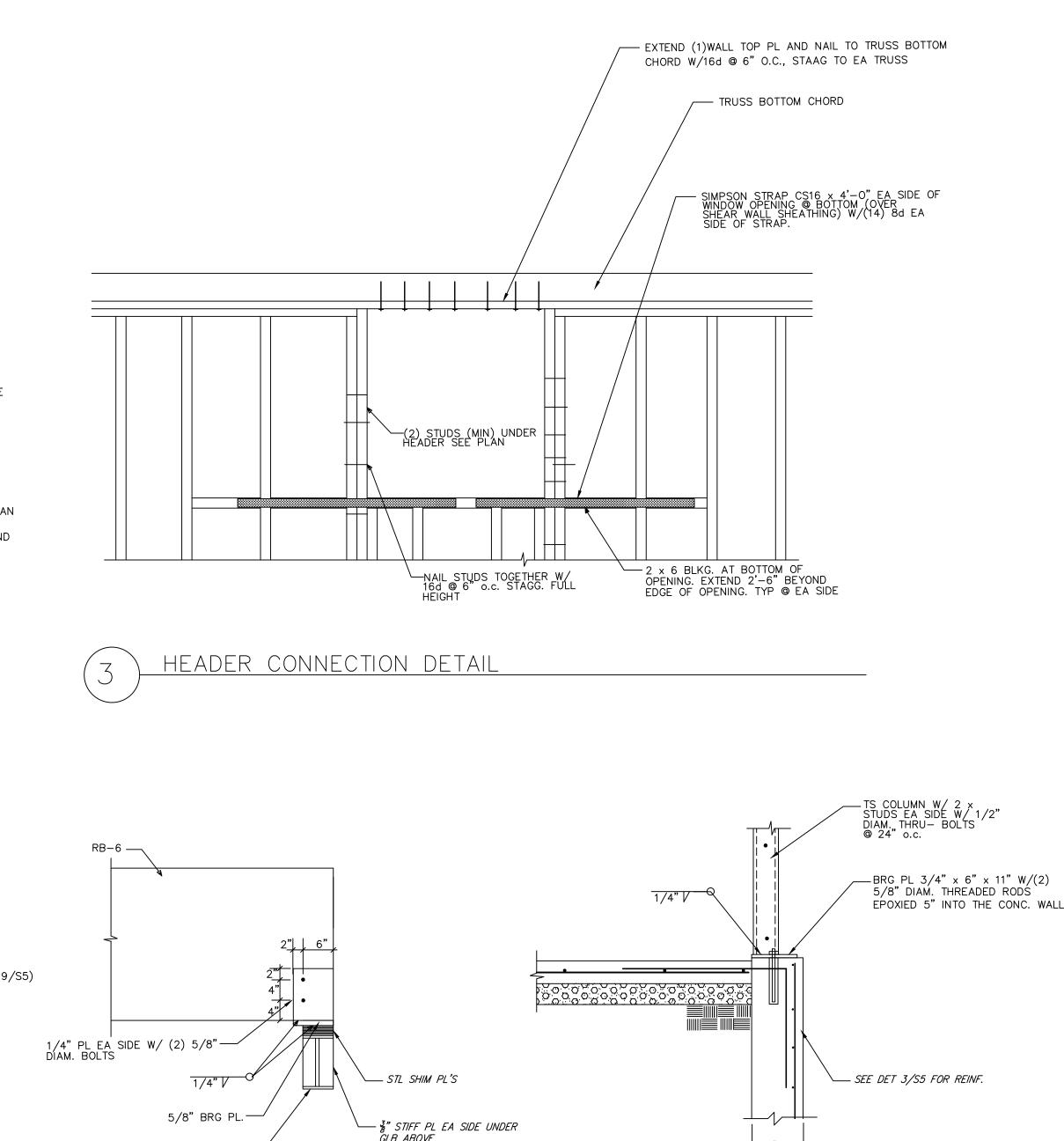


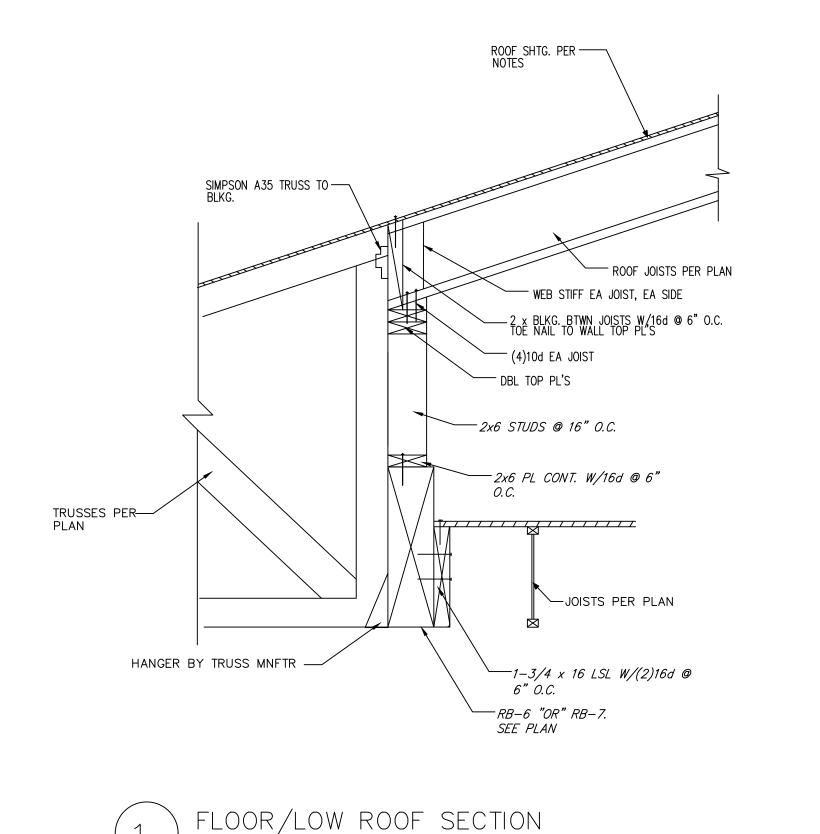


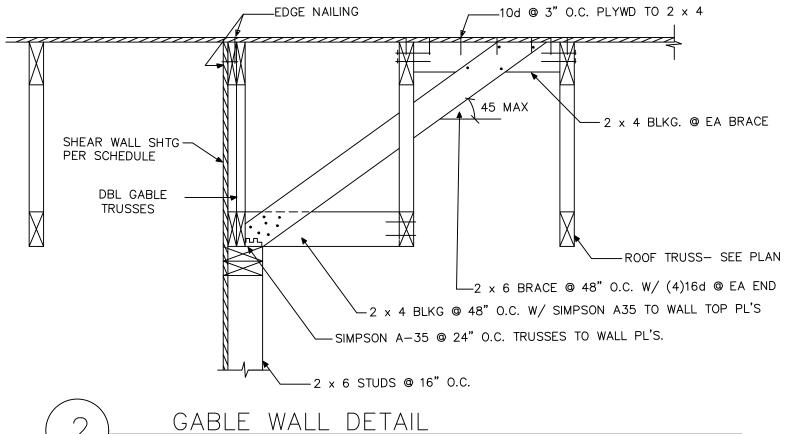


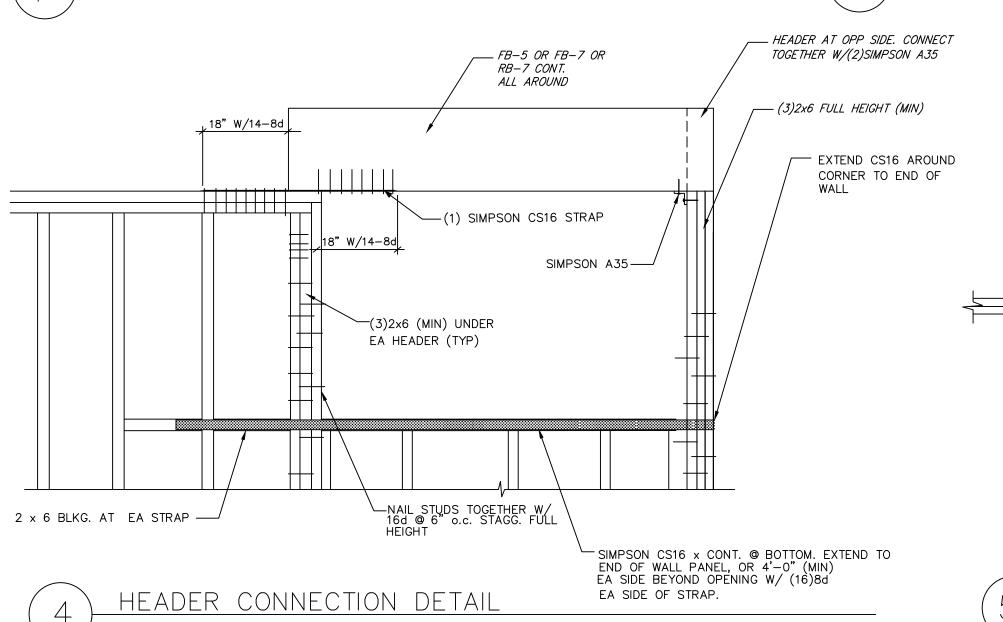


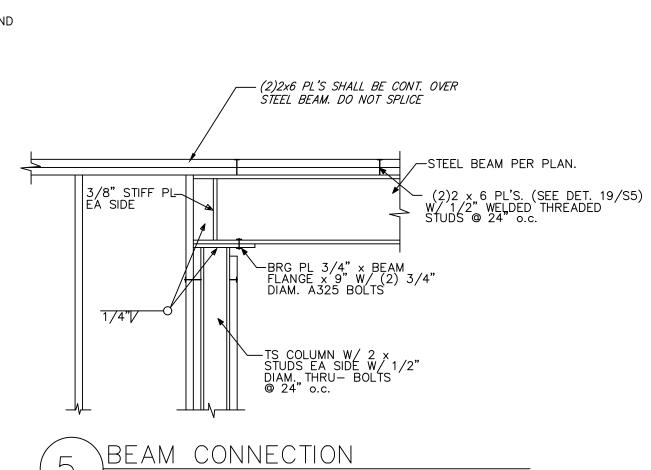
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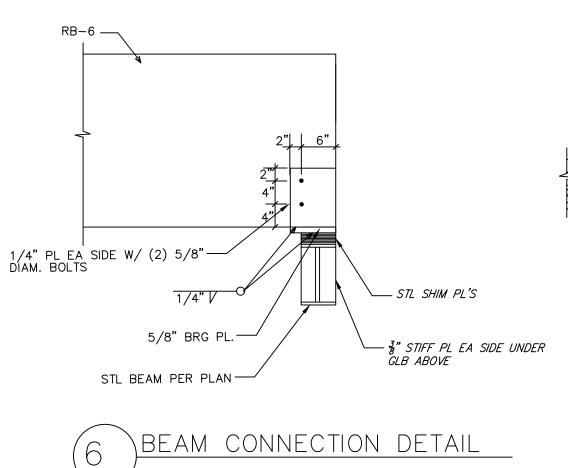












COLUMN CONNECTION DETAIL