The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
Windows to have 20" min. clear width and 24" min. clear height.
Bedroom windows to be a min. of 5.7 sq. ft.
Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

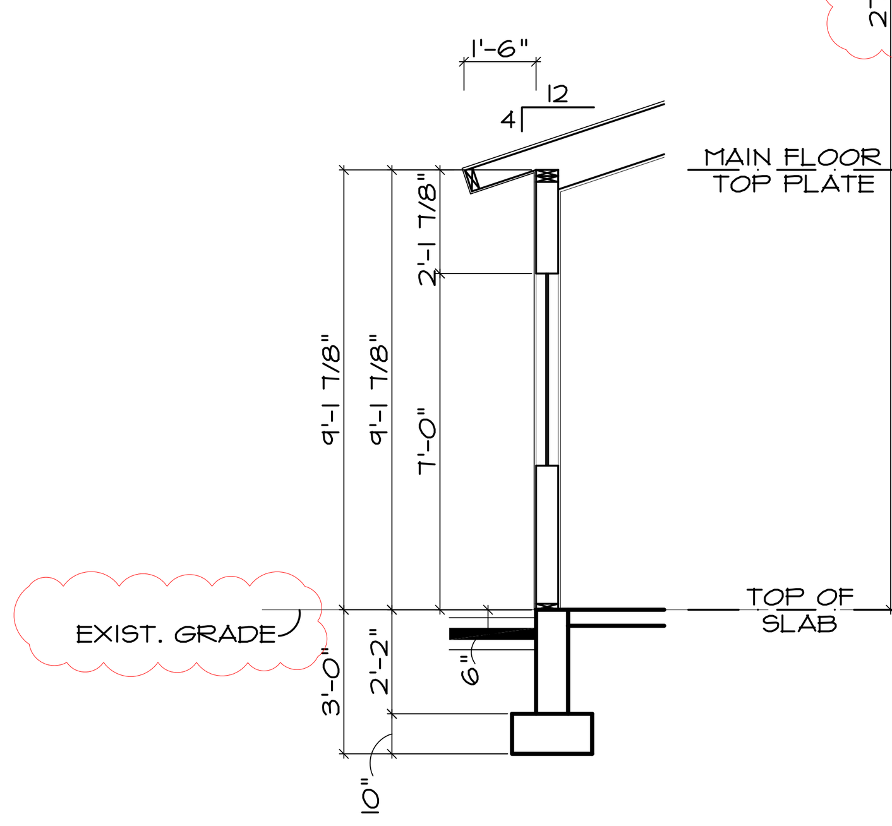
EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

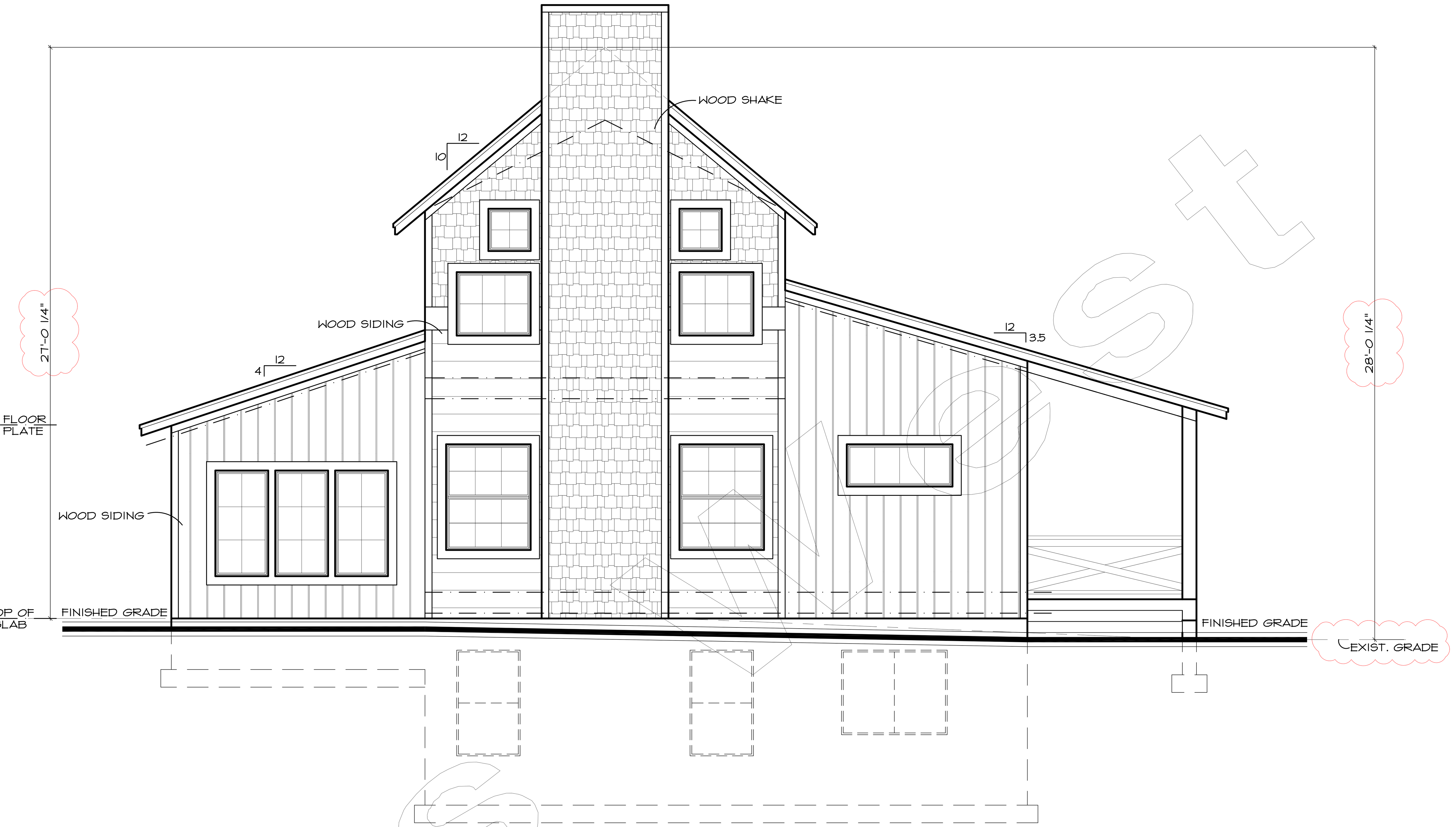
The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%)." R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls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

VALIDITY OF PERMIT:
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

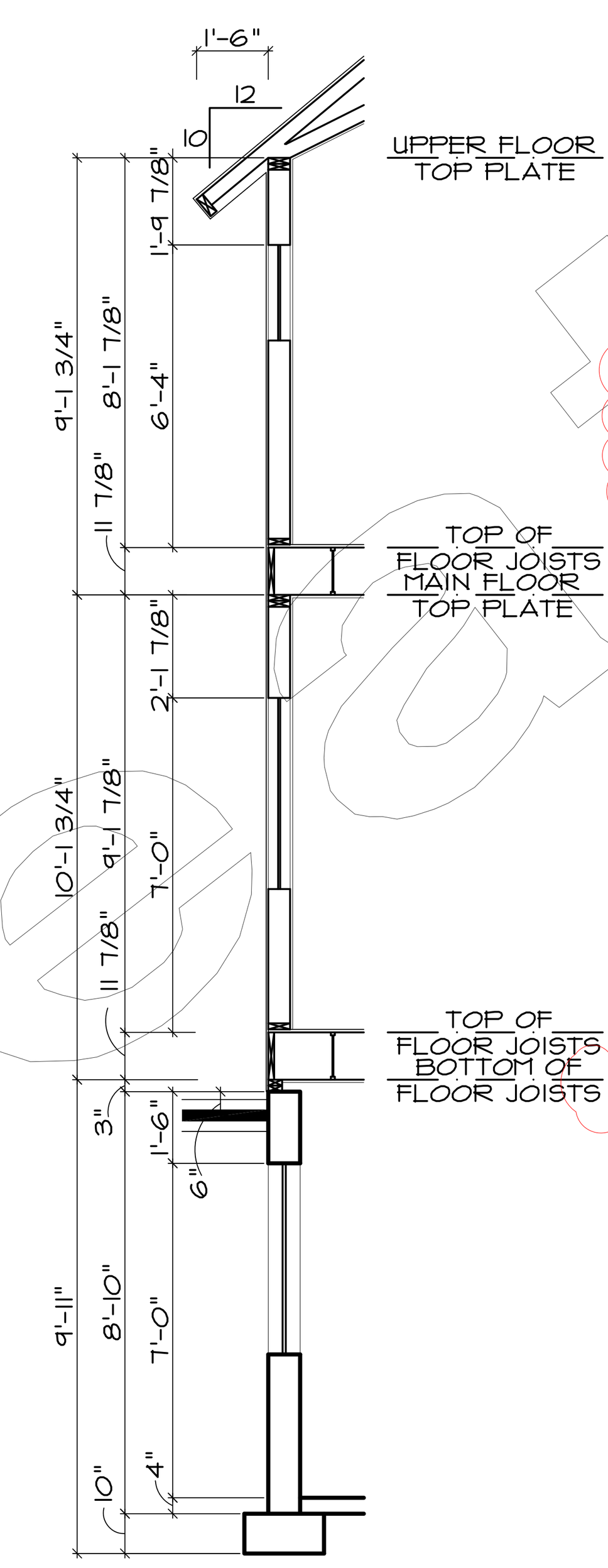
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS



LEFT ELEVATION
SCALE 1/4"



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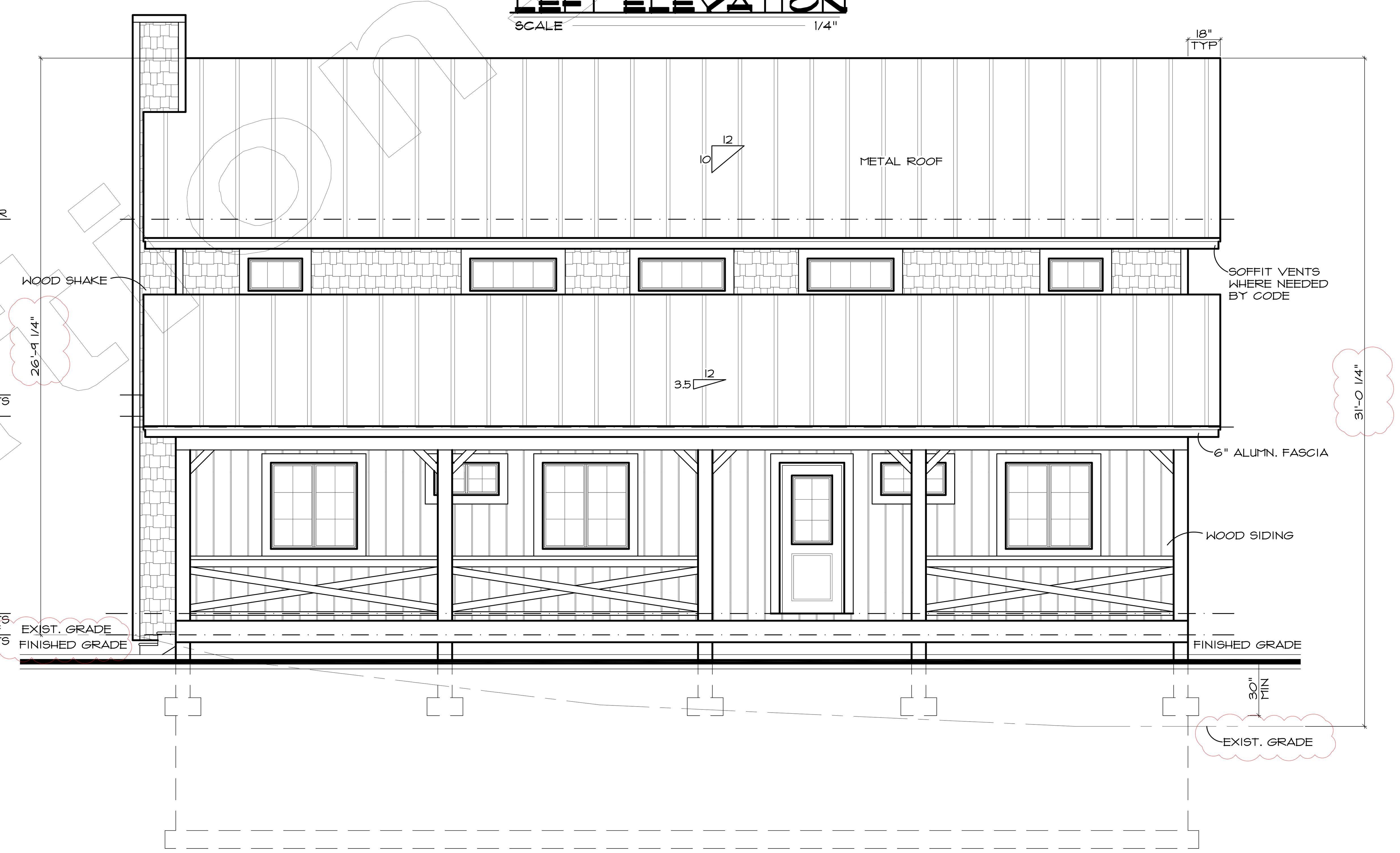

FRONT ELEVATION
SCALE 1/4"

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
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2015 IRC

DATE: AUG. 07 23

SHEET: 1

PLAN NUMBER
1H-2048-23UE

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of materials shall be followed.
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WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
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Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

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

VALIDITY OF PERMIT:
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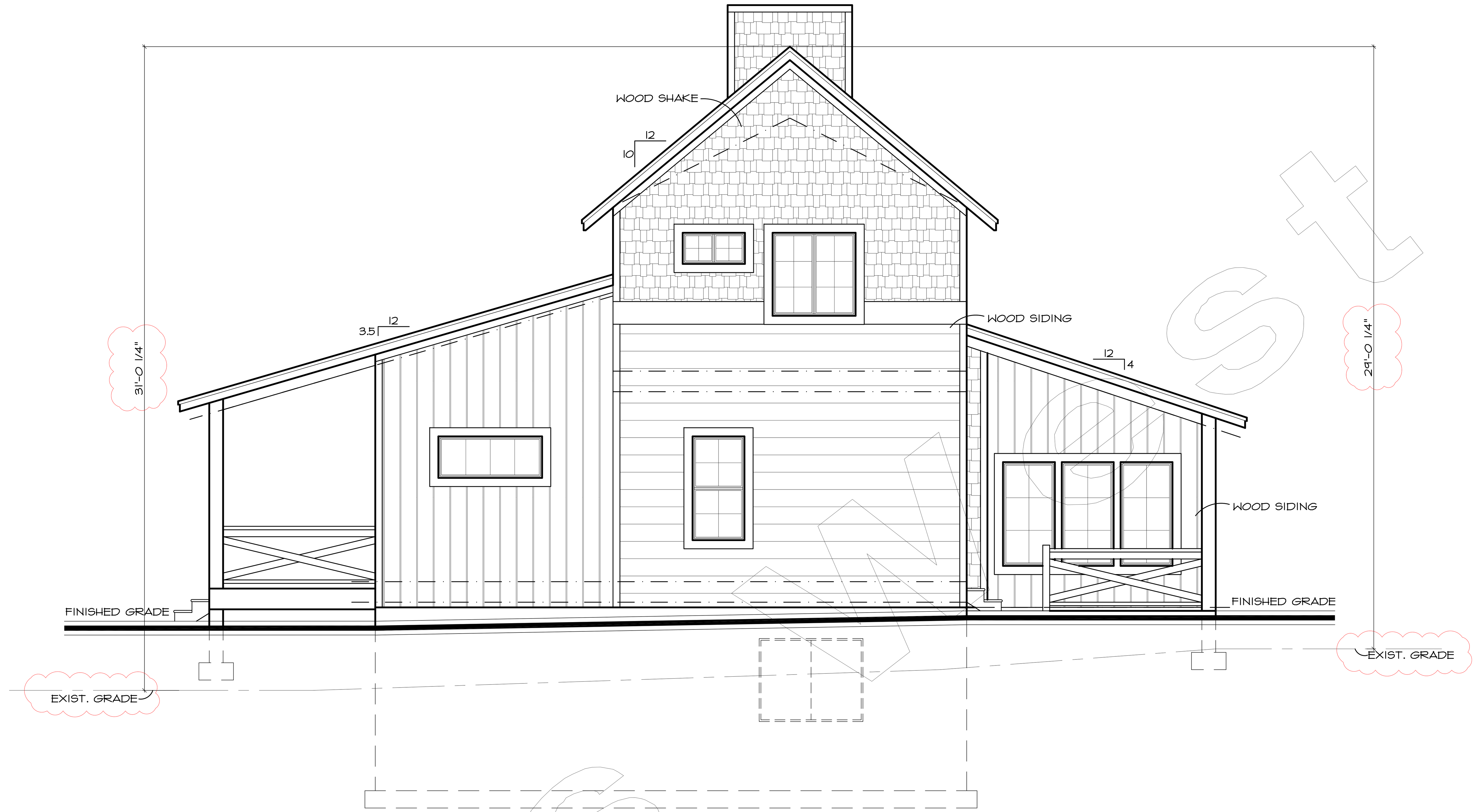
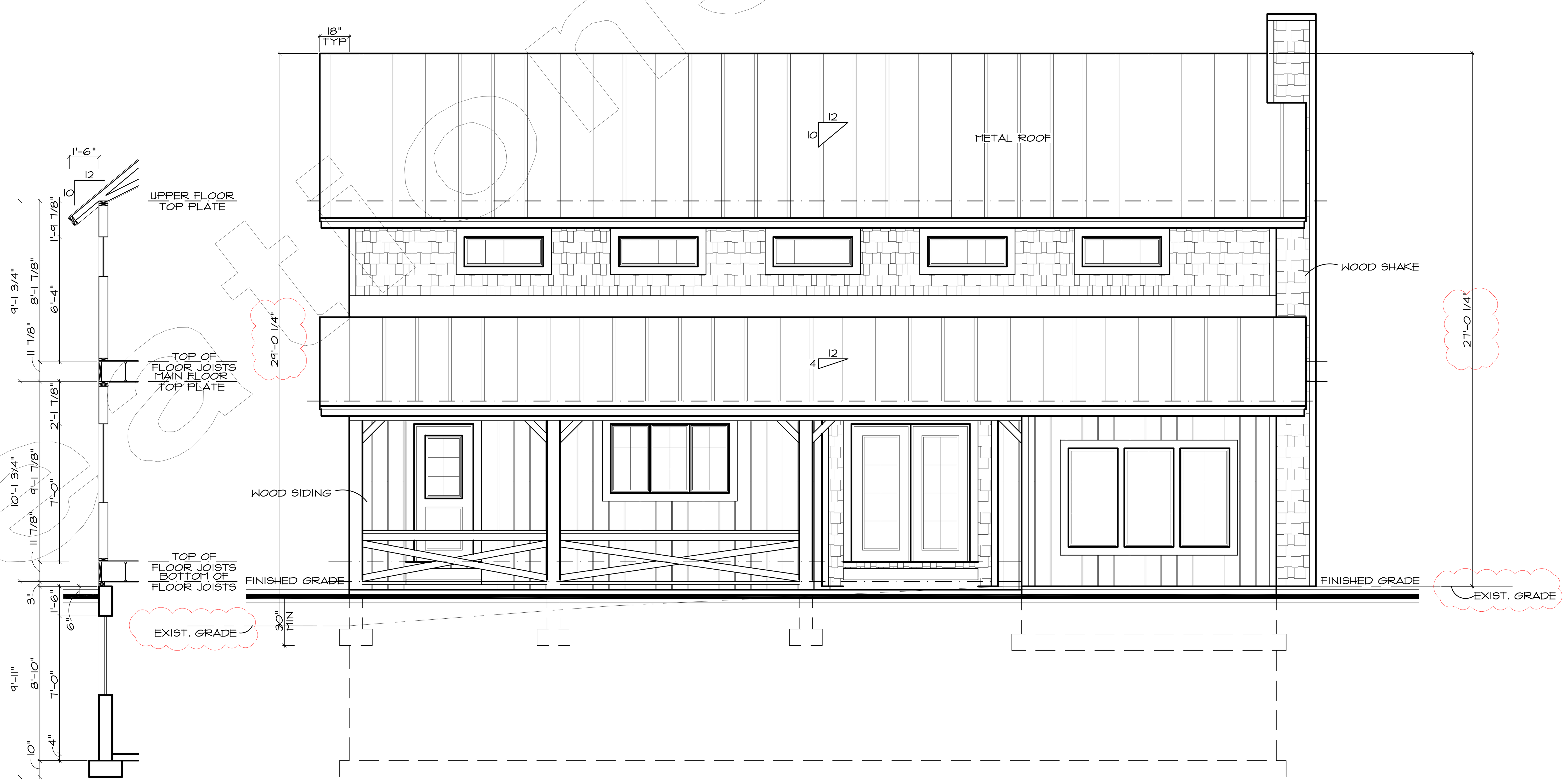


RIGHT ELEVATION
SCALE 1/4"



REAR ELEVATION
SCALE 1/4"

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

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2015 IRC

DATE: AUG. 07 23

SHEET: 2

PLAN NUMBER 1H-2048-23UE

GENERAL NOTE KEY:
ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside. & Provide 30" min. width for the water closet and 24" clear in front
4. Temp. wall and door
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. Ufer ground
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door
9. Backwater valve
10. Enclosed usable space under stairways shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable, if no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC P2708.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd.
Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flue's, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher then any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more then 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less then 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

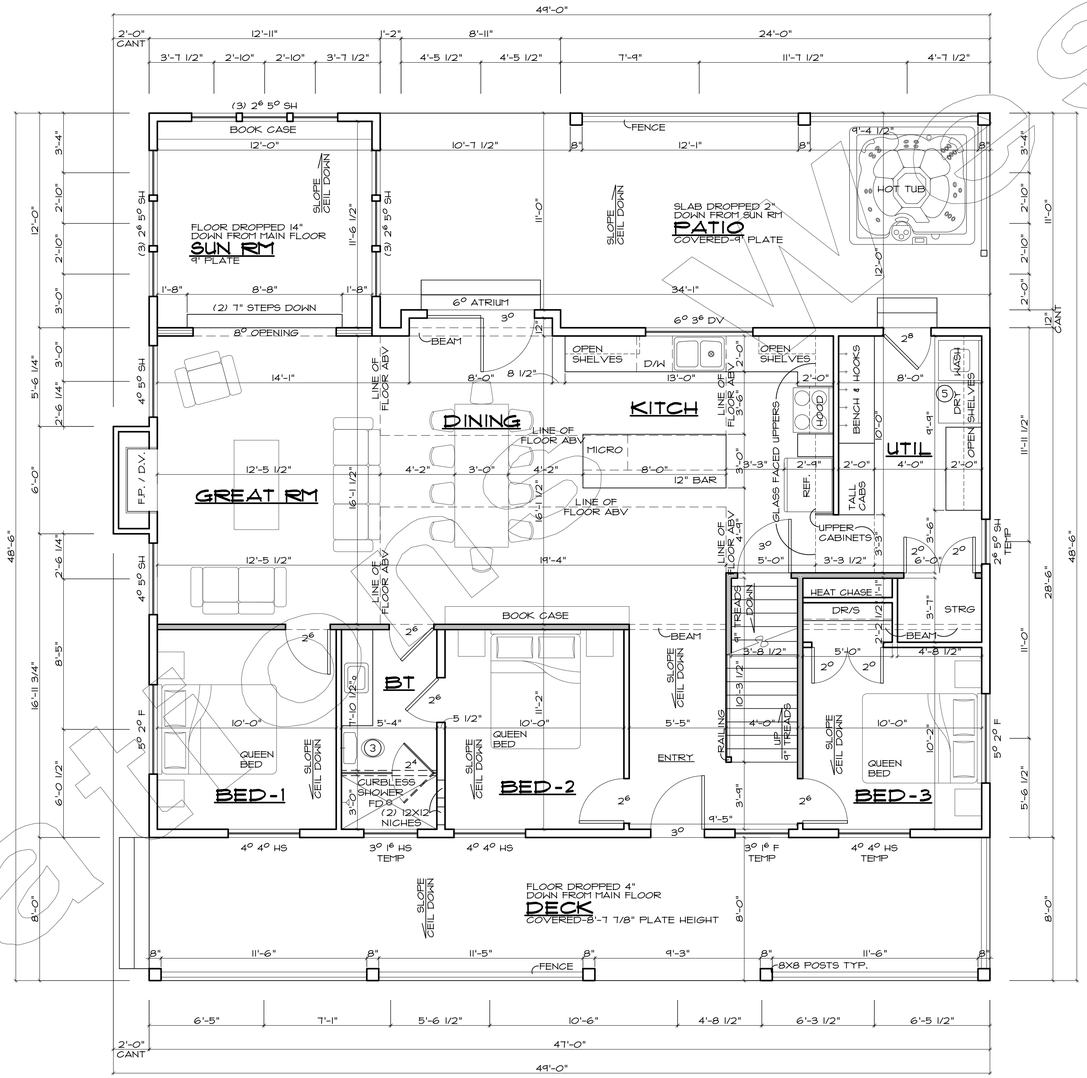
DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. (I.R.C. M1411.3.)

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
WINDOWS SET @ 7'-0" TYP
DOOR HEIGHT 7'-0" TYP.

MAIN FLOOR PLAN

SCALE 1/4"

1515 SQ. FT. MAIN LEVEL
533 SQ. FT. UPPER LEVEL
2048 SQ. FT. SUBTOTAL

1240 SQ. FT. LOWER LEVEL
3288 SQ. FT. TOTAL

2015 IRC

PLANNED FOR:
CHENEY, CHRIS
LOT#167B, TIMBERLAKES
1494 NARROW LN.
WASATCH COUNTY, UT

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
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Clearfield, Utah 84015 | 801.525.6700 | 208.525.9555
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plans@creationswest.com

DATE: AUG. 07 23
SHEET: 3

PLAN NUMBER
1H-2048-23UE

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8. 20 minute fire rated door
9. Backwater valve
10. Enclosed usable space under stairways shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board

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Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

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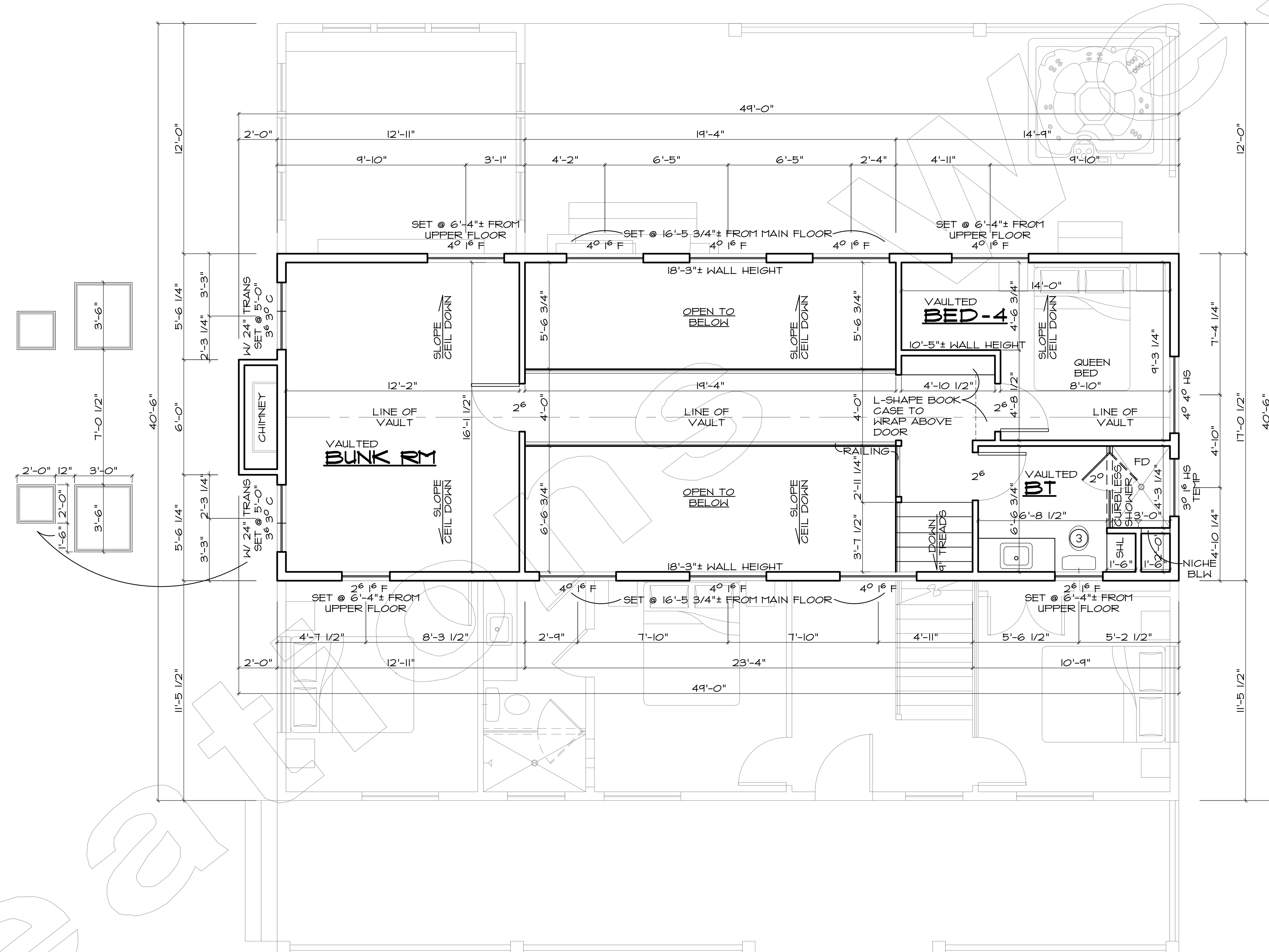
ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
8'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
WINDOWS SET @ 6'-8" TYP
DOOR HEIGHT 6'-8" TYP.

UPPER FLOOR PLAN

SCALE 1/4"
533 SQ. FT. UPPER LEVEL

2015 IRC

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

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Suite # 120
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DATE: AUG. 07 23

SHEET: 4

PLAN NUMBER 1H-2048-23UE

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8. 20 minute fire rated door
9. Backwater valve
10. Enclosed usable space under stairways shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board

APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

MECHANICAL GENERAL NOTES:
Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2-ducts provided, 1)placed at 12" above floor, and 1) placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. in. per 4,000 BTU/h of the total inputting rating of all appliances within the space.

OR

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. in. per 3,000 BTU/h of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC G2407.6.2)

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacture's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. I.R.C M1411.3

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N1102.4.4

WINDOW WELL NOTES

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 min. net clear of 9 sq. ft. w/ a min. horizontal projection and width of 36 inches.
Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL CONCRETE NOTES:

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 exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,500 psi.

Emergency floor drains at water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

FOUNDATION ELEVATION:
On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)

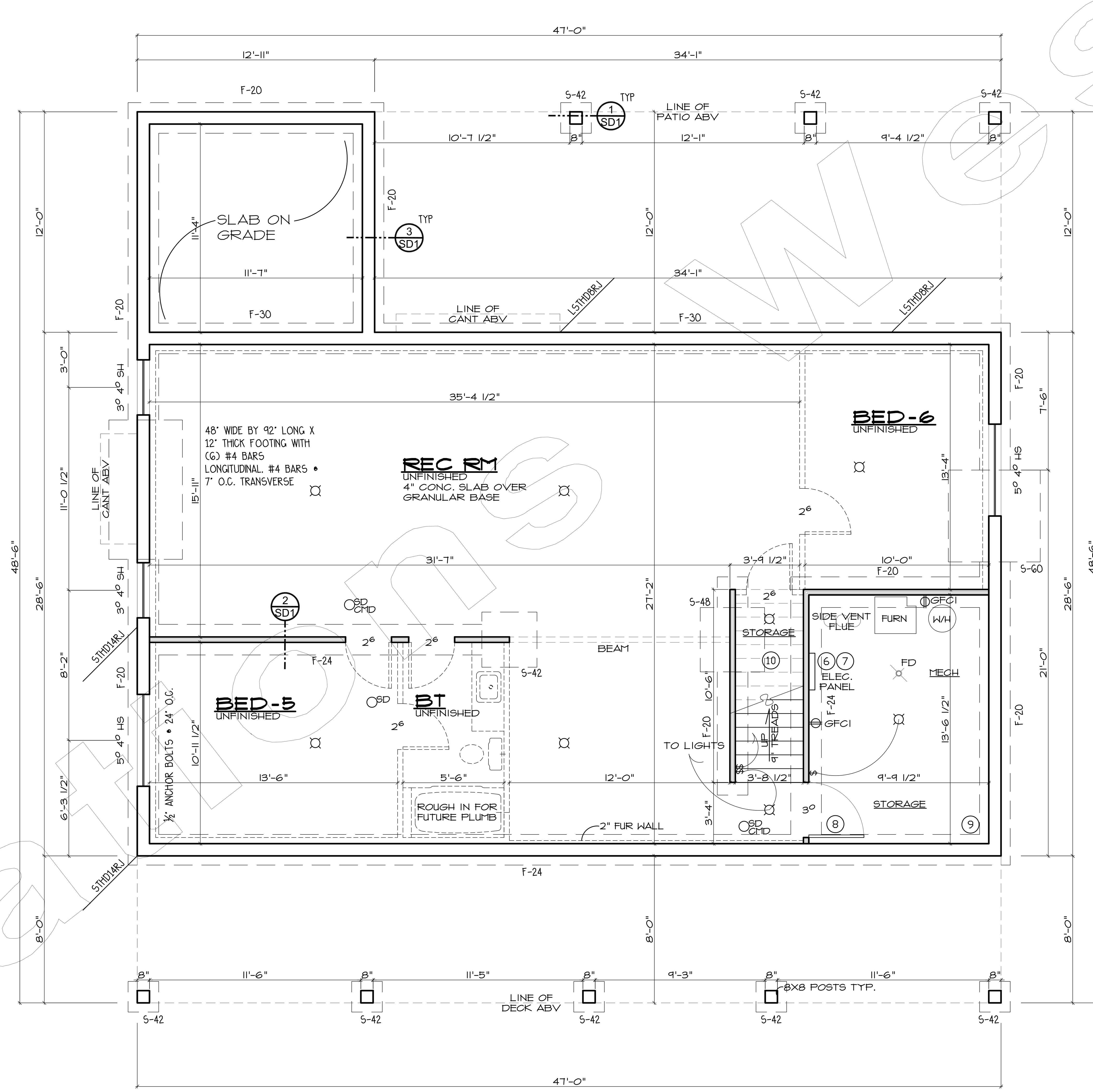
GEO-TECH ENGINEER:
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

MINIMUM HEIGHT:
Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-inhabitable area at basements shall have a ceiling height of not less than 6'-8".

CONCRETE OR MASONRY FOUNDATIONS:
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

All 125V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.

CONCRETE FTG'S UNDER ALL FOUNDATION WALLS, BEARING WALLS AND POSTS



3,000 PSI CONCRETE			FOUNDATION SCHEDULE							60,000 PSI STEEL
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING SIZE AND REINF. WIDTH	MIN. WALL FOOTING SIZE AND REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN⁵ (MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"#4	(4) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"#4	(5) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"#4	(6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	⅝" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	⅝" X 10" @ 24" O.C⁶.
11'-1" TO 12'-0"⁷	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	⅝" X 10" @ 24" O.C⁶.
› 12'-0"+	REQ. ENG.	-	-	-	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:

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

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

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PAB5
HTT5 AND HDU5	4X4 OR (2) 2X4	SB5/8X24	PAB5
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)

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

PROFESSIONAL ENGINEER 8/7/2023 MICHAEL C. DENT STATE OF UTAH

NOTE:
8'-9" CEIL. HEIGHT TYP.
8'-10" FOUND WALL
DOUBLE PLATE (3")
2X6 EXTERIOR WALLS (5 1/2")
8" FOUND. WALLS U.O.S.
4" FOUND. FUR WALLS U.O.S.
WINDOWS SET @ 7'-0" TYP
DOOR HEIGHT 7'-0" TYP.

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

FTG. / FOUND. PLAN
SCALE 1/4"
1240 SQ. FT. LOWER LEVEL

2018 IBC

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
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South Jordan Utah 84091 801.525.6700
Ammon Idaho 83406 208.525.9555
plans@creationswest.com

DATE: AUG. 07 23
SHEET: 5
PLAN NUMBER 1H-2048-23UE

CARBON MONOXIDE ALARMS

Carbon Monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720.

When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

FIRE WARNING SYSTEM

R317.1 Single and multiple station smoke alarms shall be installed in the following locations. In each separate 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 required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the actuation will activate all alarms in the individual unit.

TEMPERATURE LIMITATIONS:

Where two or more non-metallic sheathed cables are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulations, or other types of insulation, the conductors must be derated as required by IRC E3105.4.4.

SUPPLY/RETURN INSULATION:

Supply and return air ducts shall be insulated to a min. of r-8 when located outside of the thermal envelope (unconditioned basements, vented crawlspaces and attics). IECC 403.2

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFCI protected (IRC Sec. 3802.2)

Arch-fault circuit interrupters are required on all branch circuits that supply 125-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12).

All outlets will be tamper resistant in accordance with IRC E4002.14.

GAS PIPING:

Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes chute, chimney, dumbwaiter, or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC G2415.3)

Gas piping shall not penetrate building foundation walls at any point below grade (IRC G2415.6)

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage room or a space that opens into such rooms. See exceptions (IRC G2406.2).

Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit. Such conduit shall extend not less then 4" outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G2415.14)

SMALL APPLIANCE RECEPTACLES

In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section E3703.2, shall serve all wall and floor receptacle outlets covered by Sections E3901.2 and E3901.4 and those receptacle outlets provided for refrigeration appliances. (IRC E3901.3)

HVAC OUTLET

A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7620 mm) of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the HVAC equipment disconnecting means. (E3901.12)

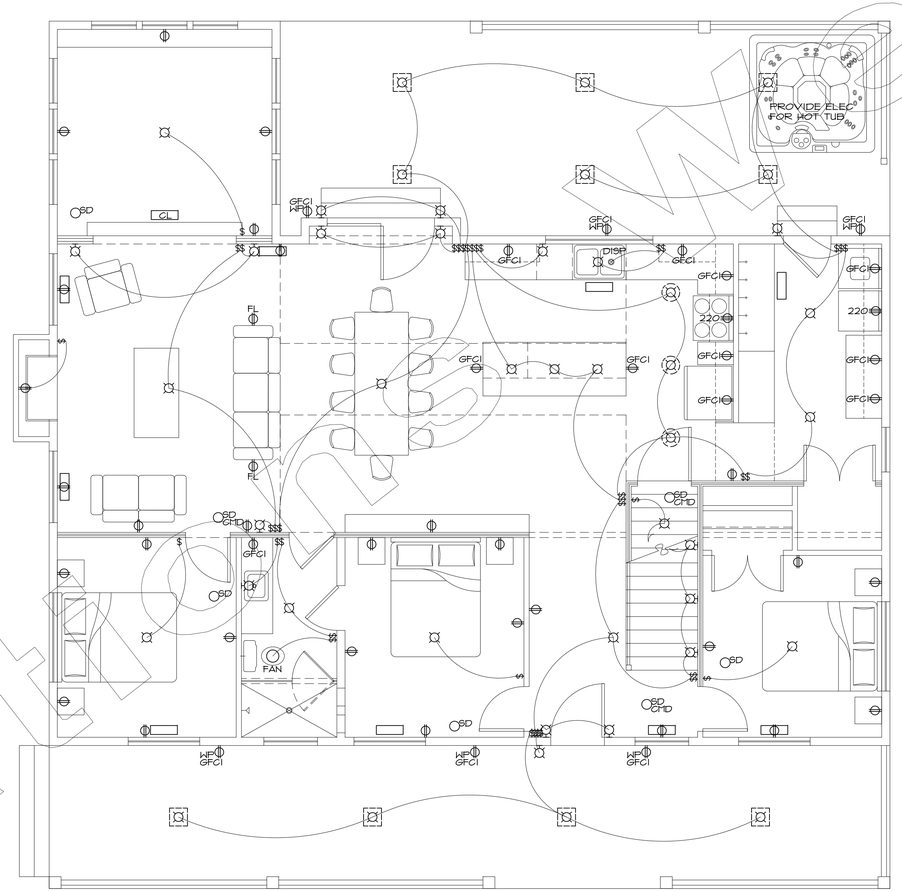
RECESSED LIGHTING:

Recessed lighting installed in the building envelope shall be IC rated and sealed to the interior finish. IRC N1102.4.5

All 125V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.

ELEC. PLAN GENERAL NOTES:

6. Ufer ground
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.



MAIN ELEC. / H.V.A.C. PLAN

SCALE 1/4"

2015 IRC

PLANNED FOR:
CHENEY, CHRIS
LOT# 678, TIMBERLAKES
1494 N. ARGON LN.
WASATCH COUNTY, UT

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
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Suite # 120 | Utah 84095 | Idaho 83406
Clearfield, Utah 84015 | 801.525.6700 | 208.525.9555
801.525.6700
plans@creationswest.com

DATE: AUG. 07 23

SHEET: 6

PLAN NUMBER
1H-2048-23UE

CARBON MONOXIDE ALARMS

Carbon Monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720.

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Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes chute, chimney, dumbwaiter, or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping. (IRC G2415.3)

Gas piping shall not penetrate building foundation walls at any point below grade (IRC G2415.6)

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage room or a space that opens into such rooms. See exceptions (IRC G2406.2).

Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit. Such conduit shall extend not less then 4" outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G2415.14)

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ELEC PLAN GENERAL NOTES:

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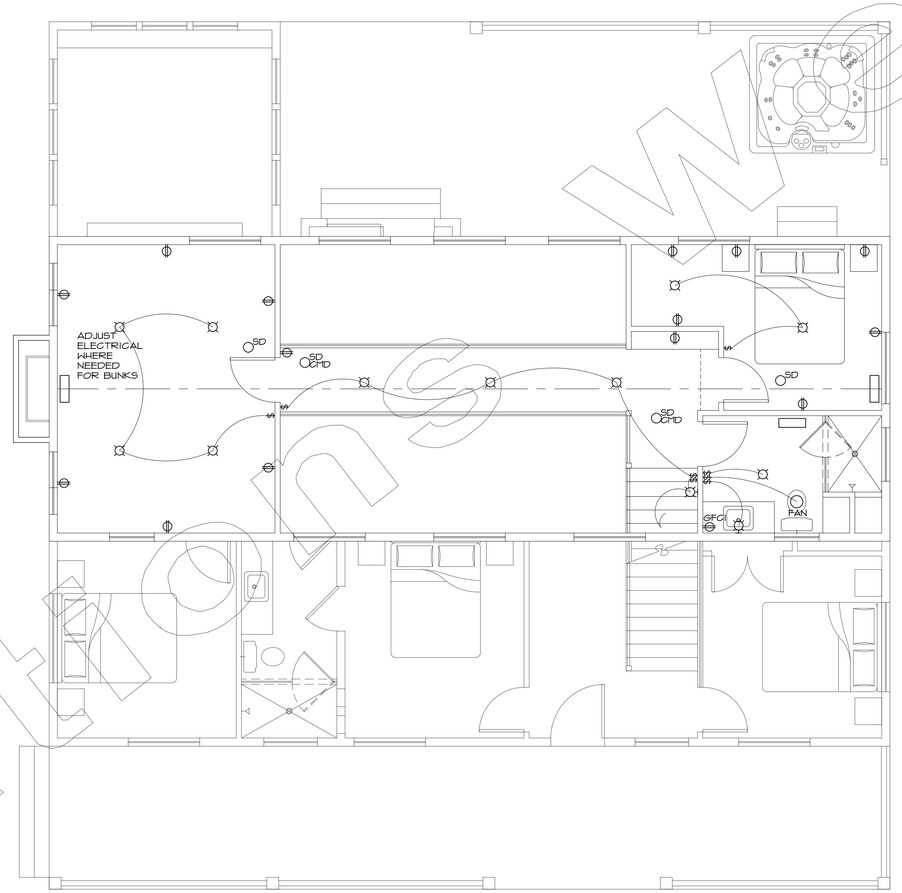

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS
REPRODUCTION OF THESE PLANS BY ANY MEANS WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED BY FEDERAL LAW VIOLATORS ARE PUNISHABLE BY FINES UP TO $100,000 PER OFFENSE PLUS ATTORNEY FEES TO OBTAIN LEGAL COPIES OF THIS PLAN
AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

UPPER ELEC. / H.V.A.C. PLAN

SCALE 1/4"

2015 IRC

PLANNED FOR:
CHENEY, CHRIS
LOT#167, TIMBERLAKES
1494 NARROW LN.
WASATCH COUNTY, UT

CREATIONS WEST
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plans@creationswest.com

DATE: AUG. 07 23

SHEET: 7

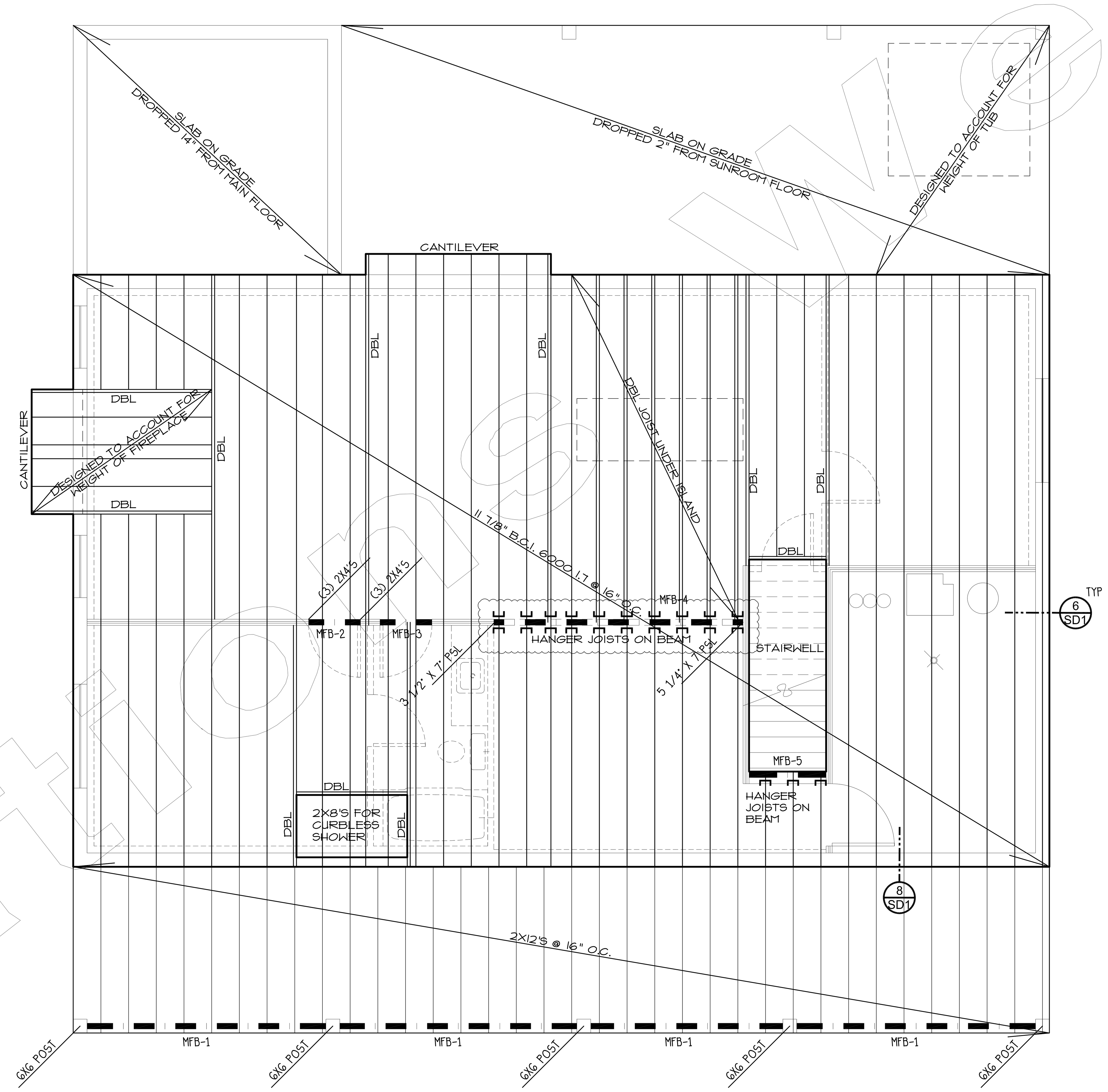
PLAN NUMBER
1H-2048-23UE

DRAFT STOPPING:

R302.12 Draft stopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draft stopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below , draft stopping shall be provided in floor/ceiling assemblies under the following circumstances:
1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) " THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.



CS16 FLOOR TIE STRAPS

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

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

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

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

MAIN FLOOR BEAM SCHEDULE

MFB-1: 3 1/8" x 9" GLB
MFB-2: (2) 1 3/4" x 9 1/2" LVL
MFB-3: (2) 2X10's DF #2
MFB-4: (3) 1 3/4" x 16" LVL
MFB-5: (1) 1 $\frac{3}{4}$" X 11 $\frac{7}{8}$" LVL

changed to an infloor beam

PROFESSIONAL ENGINEER 8/7/2023 No. 5563064 MICHAEL C. DENT STATE OF UTAH

MAIN FLOOR FRAMING PLAN

SCALE 1/4"

2018 IBC

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

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South Jordan
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CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM

DATE: AUG. 07 23

SHEET: 8

PLAN NUMBER 1H-2048-23UE

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

DRAFT STOPPING:

R302.12 Draft stopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draft stopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below , draft stopping shall be provided in floor/ceiling assemblies under the following circumstances:
1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

SHEATHING NOTES

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

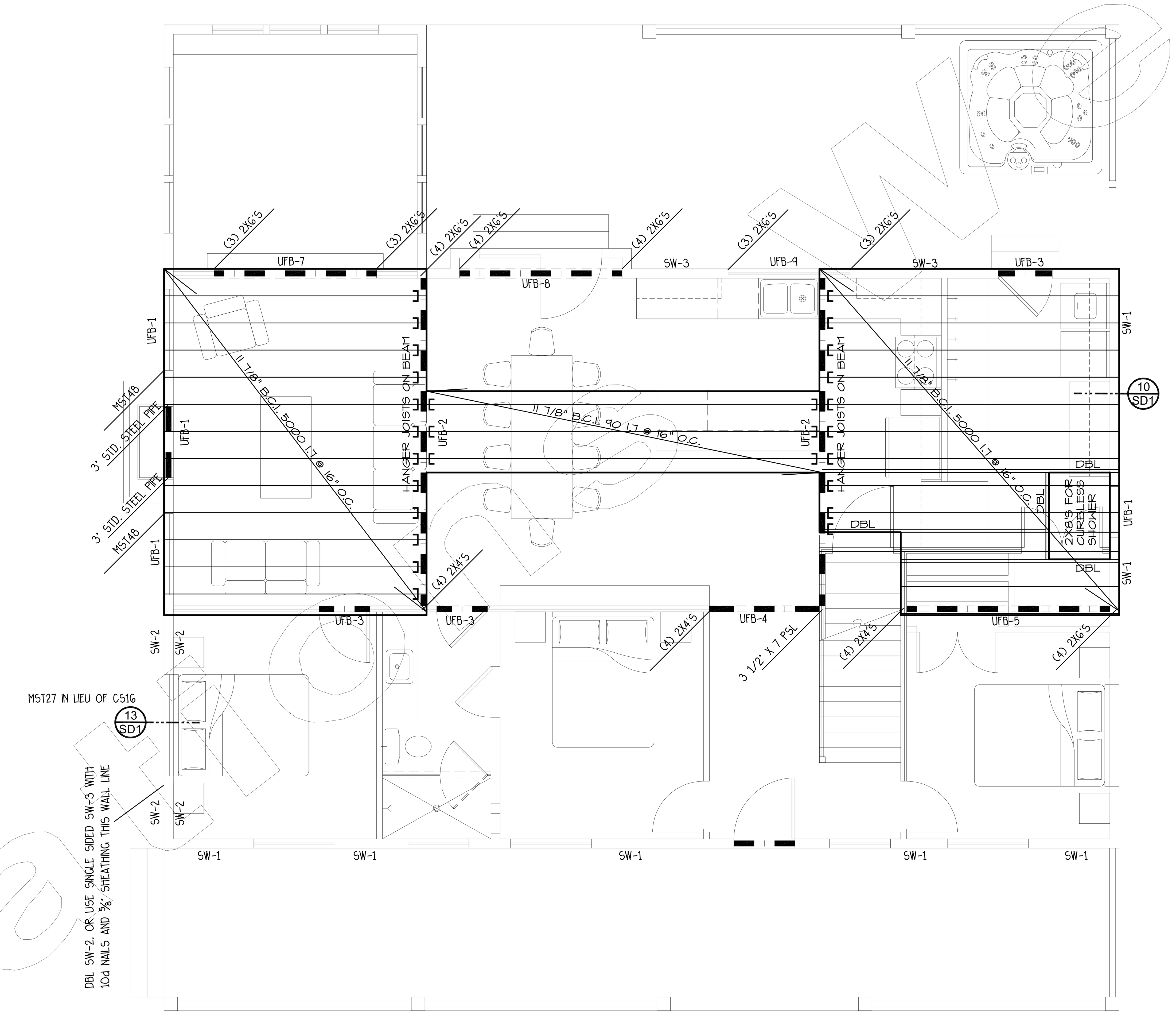
WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O.. SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

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

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

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O.. SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS]. USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) " THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O.. SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C.. USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.



CS16 FLOOR TIE STRAPS

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

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

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

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

UPPER FLOOR BEAM SCHEDULE

UFB-1: W8x21 STEEL
UFB-2: (3) 1 3/4" x 11 7/8" LVL
UFB-3: (2) 2X8's DF #2
UFB-4: (2) 1 3/4" x 9 1/2" LVL
UFB-5: (3) 1 3/4" x 14" LVL
UFB-6: (2) 2X8's DF #2
UFB-7: (2) 1 3/4" x 11 7/8" LVL
UFB-8: (3) 1 3/4" x 11 7/8" LVL
UFB-9: (3) 1 3/4" x 11 7/8" LVL

UPPER FLOOR FRAMING PLAN

SCALE 1/4"

2018 IBC

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

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plans@creationswest.com

DATE: AUG. 07 23

SHEET: 9

PLAN NUMBER 1H-2048-23UE

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

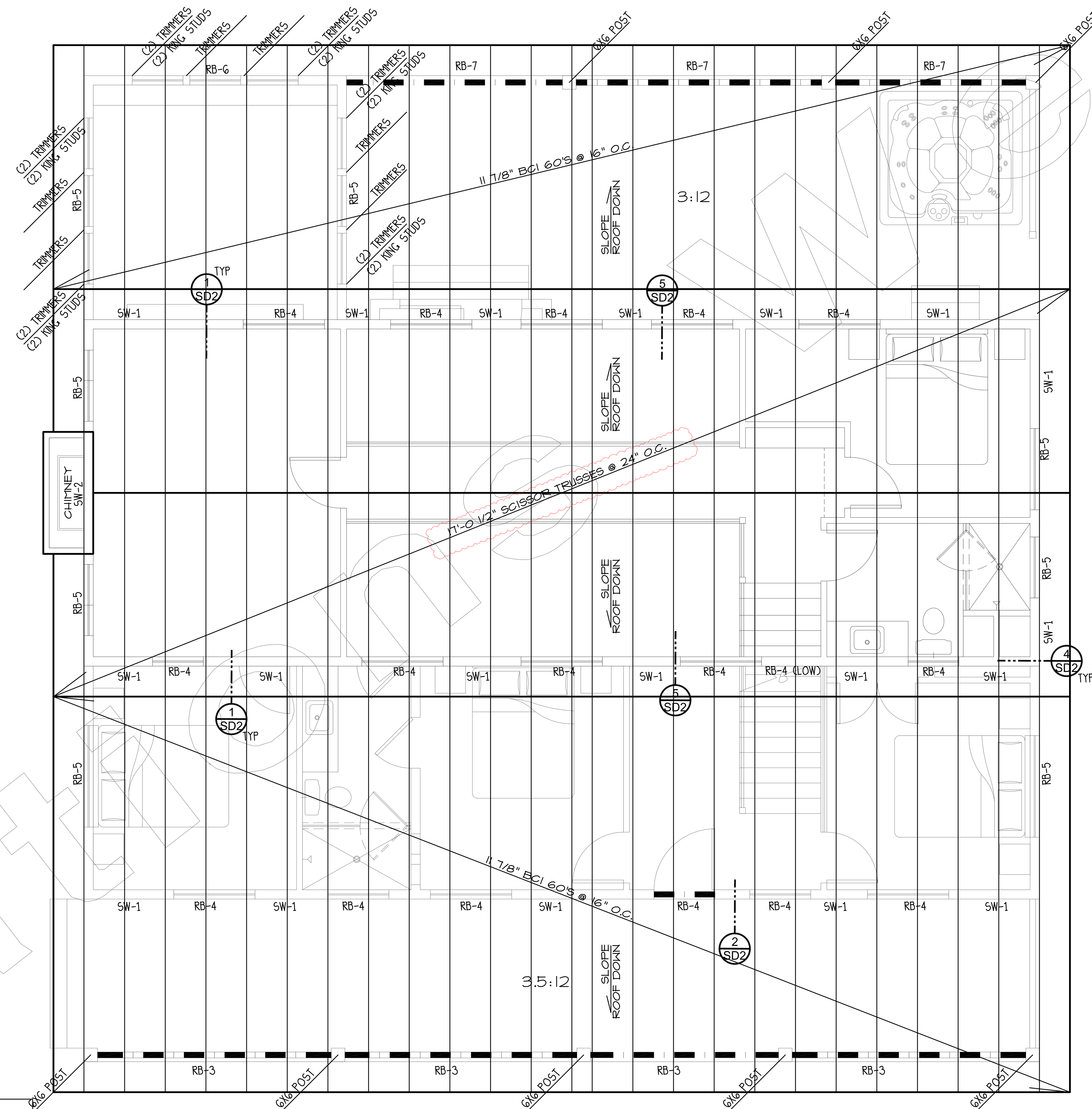
An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

Note:
Truss package, as required by IBC 2303.4, must be submitted to the building official as a deferred submittal. Prior to submitting to the county the package must be reviewed by the engineer of record and stamped for general conformance. No trusses are to be installed until approved by the county (see IBC 107.3.4.2).
List truss details and layout as deferred submittals for the framing inspections (IRC 106.1.1)

DESIGN CRITERIA

GOVERNING CODE		2018 IBC
SEISMIC		CATEGORY = D2
		I = 1.00
		R = 6.5
		Fa = 1.4
ULT. WIND SPEED (3-SECOND GUST)		115MPH
		EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30 PSF
	DEFLECTION LL=L/360 TL=L/240	
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION LL=L/360 TL=L/240	
DECK LOADS	DEAD	12 PSF
	LIVE	40 PSF
SOIL BEARING PRESSURE		1500 PSF

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



TRUSS/ GIRDER CONNECTION

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

HEADER TO TRIMMER/KING STUD CONNECTION

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

PROFESSIONAL ENGINEER
8/7/2023
No. 5563066
MICHAEL C. DENT
STATE OF UTAH

SHEATHING NOTES

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

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

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

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

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS]. USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) " THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

ROOF BEAM SCHEDULE
RB-1: NOT USED
RB-2: NOT USED
RB-3: (2) 1 3/4" x 11 7/8" LVL
RB-4: (2) 2X10's DF #2
RB-5: (2) 2X6's DF #2
RB-6: (2) 2X6's DF #2
RB-7: (2) 1 3/4" x 14" LVL

NOTE:
18" OVERHANG TYP.
10:12 PITCH TYP.

ROOF FRAMING PLAN

SCALE 1/4"

2018 IBC

SHEAR WALL NOTES

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

SHEAR WALL SCHEDULE

			NAIL SPACING				
TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

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

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
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South Jordan Utah 84091 801.525.6700
Ammon Idaho 83406 208.525.9555
plans@creationswest.com

DATE: AUG. 07 23

SHEET: 10

PLAN NUMBER 1H-2048-23UE

CONCRETE FLOOR SLAB NOTES:
A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6" shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:
1) Garages, utility buildings and other unheated accessory structures.
2) For unheated storage rooms having an area of less than 70 sq. ft. and carports
3) Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4) Where approved by the building official, based on site conditions

BRICK VENEER NOTES:
Lap all joints in the #9 horizontal joint reinforcement by minimum of 2". Each galv. brick tie shall support not more than 2 square feet. Attach brick ties to wall studs. place brick ties around openings not more than 3' o.c. and within 12 inches of opening. Brick ties shall be mechanically attached to horizontal joint reinforcement. Follow all other requirements found in IRC section R703.7.2

WALL SECTION GENERAL NOTES:
1. Roof sheathing 7/16" waferboard or equal, 15# roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
2. Solid blocking at wall line, provide simpson a-35 framing anchors at bearing ends of trusses.
3. Fascia backer (to match fascia size), aluminum fascia and vented alum. soffit system, with insulation baffles @ rafters.
4. Approved weather barrier
5. 7/16" waferboard sheathing on exterior walls.
6. Wood, composite, or aluminum siding
7. Stucco system, refer to stucco provider for all backing and wall preparations.
8. Brick veneer, with ties of 22Ga. @16" o.c. with no. 9 wire in bed joints with ties.
9. Stone veneer, with req. ties.
10. 2x4" studs @ 16" O.C.
11. 2x6" studs @ 16" O.C.
12. R-13 fiberglass insulation batt.
13. R-19 fiberglass insulation batt.
14. R-24.5 Cellulose Insulation.
15. R-30 continuous blown-in Cellulose insulation in attic space 8" min.
16. 1" R-7 closed cell polyurethane.
17. Continuous blown-in insulation in attic space 10" min. (R-38)
18. 2x12 Hand framing OR Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
19. 3/4" T&G waferboard, glued and nailed.
20. T.J.I./B.C.I. Floor joist system or Floor Trusses
21. 2x4/2x6 bearing wall with solid blocking at joist.
22. 4" gravel w/ Class I vapor barrier.
23. 6-Mil vapor barrier below slab on grade.
24. R-30 insulation in floor.

STAIR & HANDRAIL NOTES:
Handrails are required at all stairways having more than 2 risers. Handrails shall be placed not less than 34" and not more than 38" high. Guardrails (36" +) are required at all landings decks or floor levels more than 30" above finished grade. Handrail graspable surface to be between 1 1/4" and 2 5/8". Stair risers not to exceed 7 3/4" high with stair treads to be min. of 10" with no more than 3/8" variation. A nosing not less than 3/4" but not more than 1 1/4" inches shall be provided on stairways with solid risers. If the tread is 11 inches or deeper, no nosing is required. Provide headroom clearance of 6'-8" min. Balusters for handrails and guardrails shall be spaced no more than 4" apart and shall not have ladder effect.

GENERAL FLASHING NOTE:
Flashing shall be installed (as required by IRC R703.8 & R905) in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior door and window assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation. See sec. 1405.3 IBC

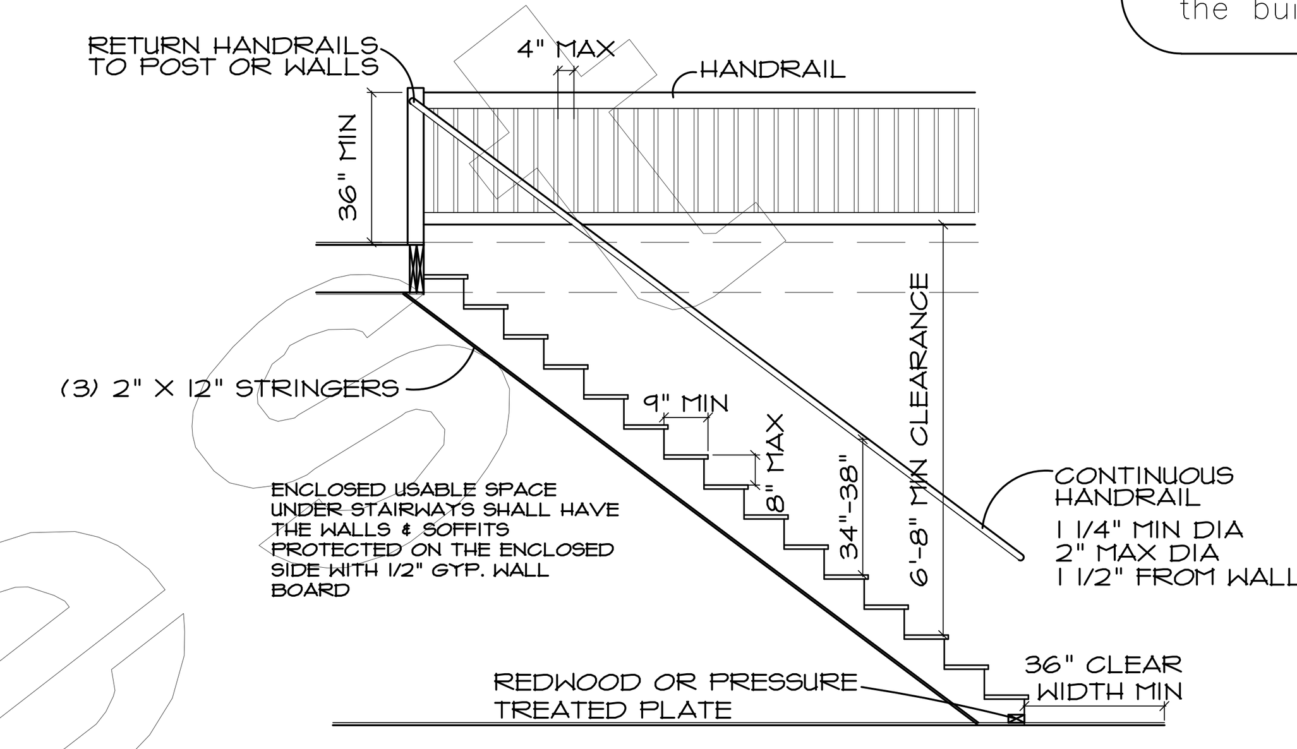
INSULATION:

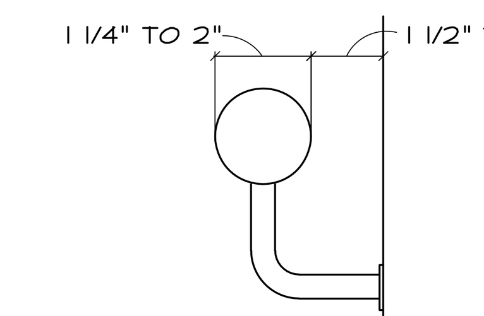
Building thermal envelope insulation:
An R-value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation 12 inches (305 mm) or more wide. Alternately, the insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope.

Blown or sprayed roof/ceiling insulation:
The thickness of blown in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 300 ft^2 (28 m^2) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with he minimum initial installed thickness with number a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.

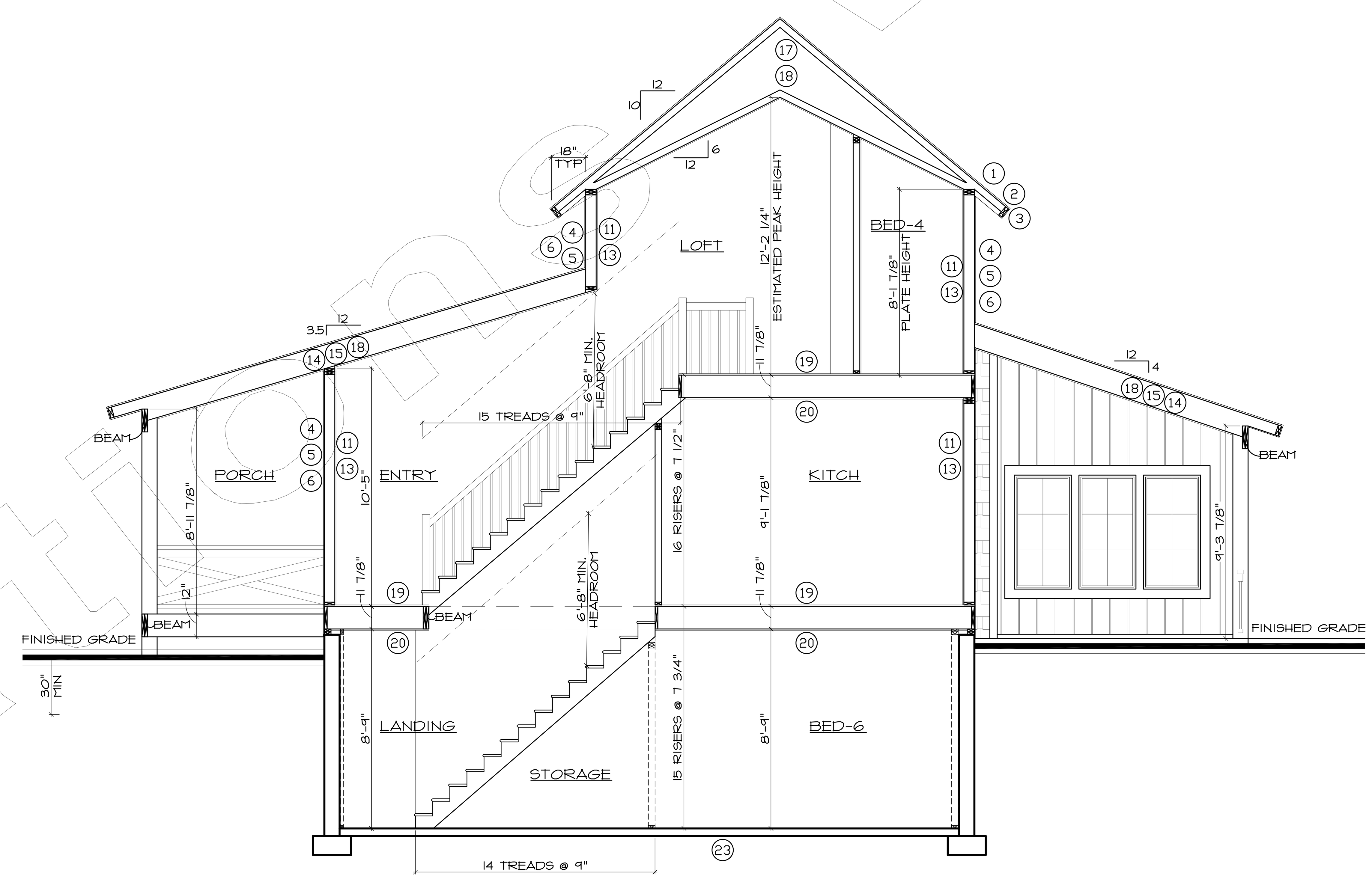
Installation:
All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.

Certificate:
A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces, and U-factors for fenestration. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.





TYP. STAIR & HANDRAIL DETAIL
SCALE 1/4"



BUILDING SECTION
SCALE 1/4"

2015 IRC

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

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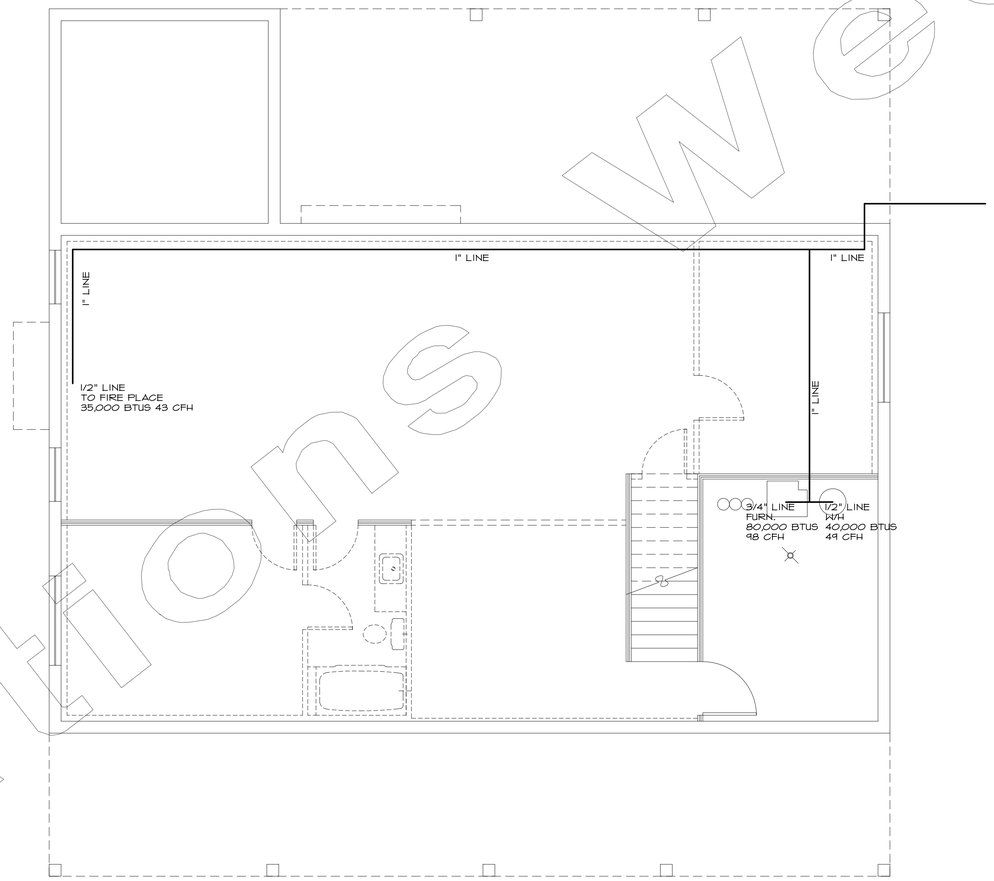

NOTE:
GAS TYPE:PROPANE
ALTITUDE CFH CONVERSION: 819
GAS PRESSURE: 4 OZ
TOTAL BTUS 190,000
LONGEST LENGTH 70'
GAS LINE TYPE: 1" BLACK PIPE
GAS LINE CAPACITY: 237 CFH

GAS LINE
SCALE 1/4"

IF THIS STAMP IS NOT RED IT IS A COPY AND MAY CONTAIN UNAUTHORIZED CHANGES
2015 IRC

PLANNED FOR:
CHENEY, CHRIS
LOT#167, TIMBERLAKES
11494 NARROW LN.
WASATCH COUNTY, UT

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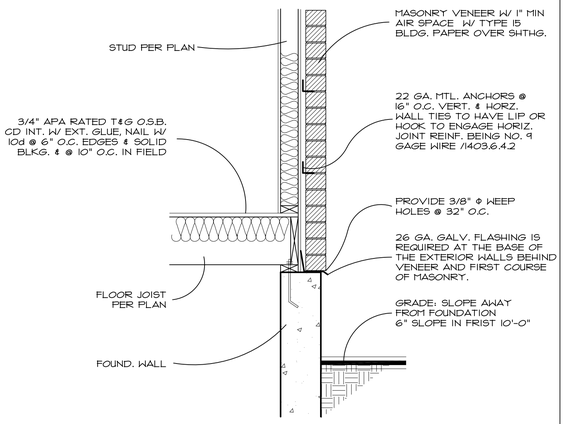
DATE: AUG. 07 23
SHEET: 12

PLAN NUMBER
1H-2048-23UE

NOTE: DETAILS MAY NOT BE APPLICABLE TO YOUR PLAN

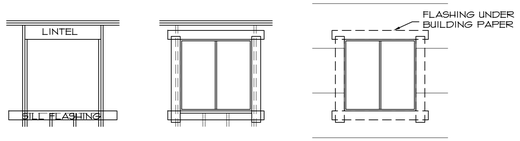


MASONRY VENEER DETAIL

SCALE N/S

NOTES:

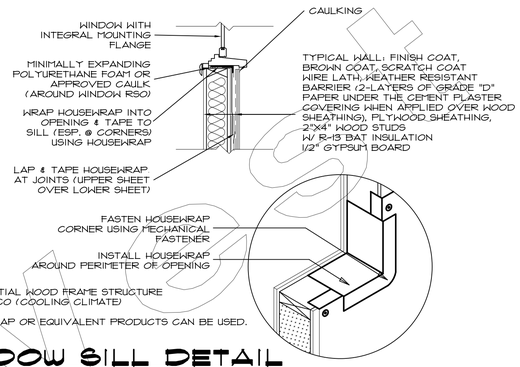
1. INDIVIDUALLY FLASH ALL EXTERIOR OPENINGS FOR FIXTURES SUCH AS WINDOWS, DOORS, AND VENTS TO MAKE THEM WATERPROOF.
2. SEALANT SHALL BE COMPATIBLE AND APPROVED BY FLASHING MANUFACTURE.
3. IN HIGH WIND AREAS W.R. GRACE ICE AND WATER SHIELD SHALL BE USED, OVER SOLID BLOCKING.
4. FLASHING MATERIAL AT LEAST 9" WIDE SHALL BE APPLIED IN A WEATHER BOARD FASHION, BEGINNING WITH THE SILL WITH A STRIP LONG ENOUGH TO PROJECT BEYOND THE JAMB FLASHING TO BE APPLIED. THE TWO JAMB FLASHING'S ARE THEN APPLIED, WITH SUFFICIENT LENGTH TO EXTEND BETOND THE SILL FLASHING, AND WITH THE SAME DISTANCE AT THE TOP.
5. FOR FIXTURES WITHOUT NAIL ON FLANGES THE FLASHING SHALL BE 12" MINIMUM WIDTH AND EXTEND INTO THE ROUGH FRAME AT THE SILL AND JAMB.
6. FOR NAIL ON FLANGE FIXTURES INSTALL BY PRESSING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE BOTTOM AND SIDES OF THE FIXTURE. APPLY THE TOP HORIZONTAL FLASHING LAST, WITH SUFFICIENT LENGTH TO EXTEND BEYOND THE JAMB FLASHING. OVERLAP AND SEAL AGAINST THE TOP NAILING FLANGE OR G.S.M. HEAD FLASHING WITH A CONTINUOUS BEAD OF SEALANT.
7. APPLY REMAINING WALL SHEATHING PAPER IN A WEATHER BOARD FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP AND THE HEAD AND JAMB FLASHING BELOW.



EXTERIOR WALL OPENING FLASHING

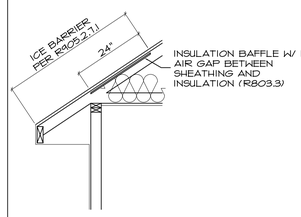
SCALE N/S

NOTES:
*SEAL ALL HOUSEWRAP JOINTS AND PENETRATIONS WITH APPROVED TAPE. (eX. DUPONT CONTRACTOR TAPE)
*FASTEN HOUSEWRAP TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (eX. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WINDOW SILL DETAIL

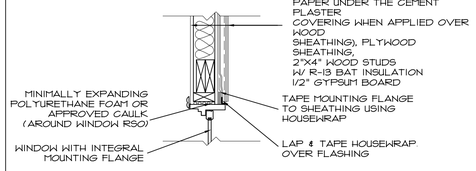
SCALE N/S



BAFFLE DTL

SCALE N/S

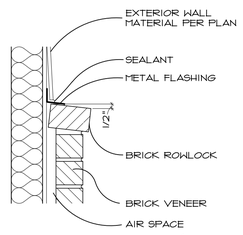
NOTES:
*SEAL ALL HOUSEWRAP JOINTS AND PENETRATIONS WITH APPROVED TAPE. (eX. DUPONT CONTRACTOR TAPE)
*FASTEN HOUSEWRAP TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (eX. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



RESIDENTIAL WOOD FRAME STRUCTURE W/ STUCCO (COOLING CLIMATE)
HOUSEWRAP OR EQUIVALENT PRODUCTS CAN BE USED.

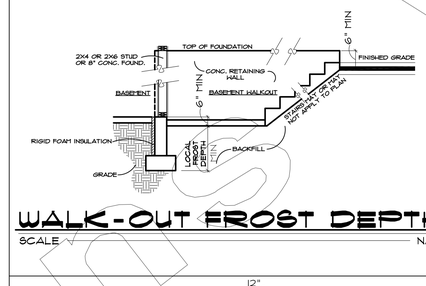
WINDOW HEAD DETAIL

SCALE N/S



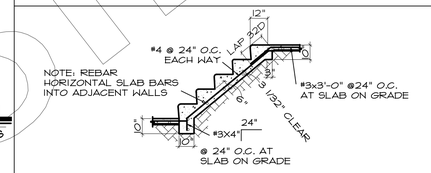
BRICK WAINSCOT DETAIL

SCALE N/S



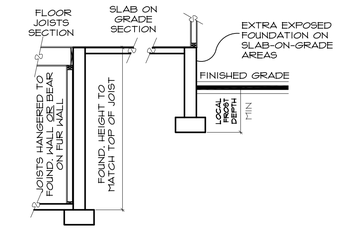
WALK-OUT FROST DEPTH

SCALE N/S



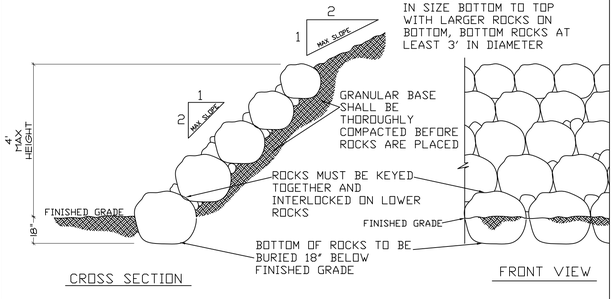
CONC. STAIRS ON GRADE

SCALE N/S



JOIST-TO-SLAB

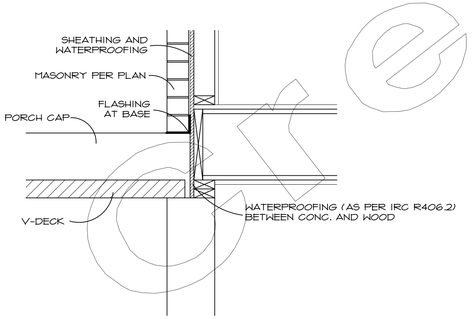
SCALE N/S



NOTE:
THE ROCKS SHALL BE HARD, DURABLE, ANGULAR, FIELD STONES AND SHALL INTERLOCK WITH ADJACENT ROCKS. THE ROCKS SHALL BE SET SO AS NOT TO EXCEED A 2 TO 1 SLOPE AS SHOWN. LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCKS OF SUITABLE SIZE RAMMED TIGHTLY INTO PLACE FROM THE BOTTOM TO THE TOP.

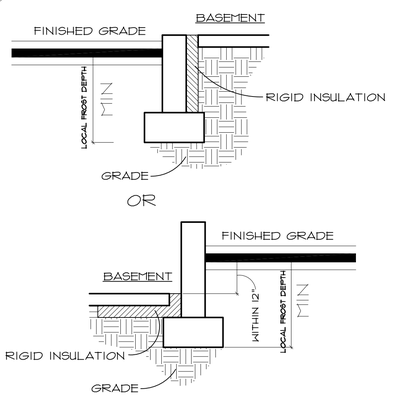
ROCK RETAINING WALL

SCALE N/S



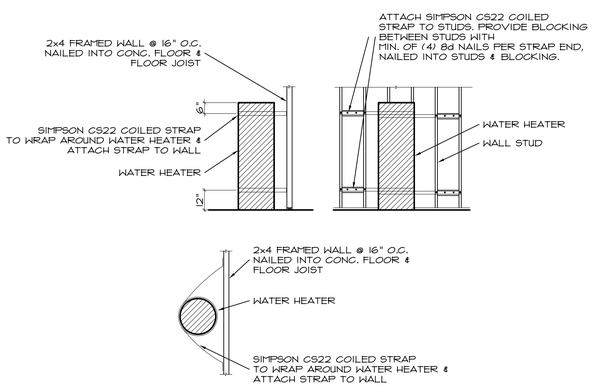
PORCH CAP WATERPROOFING DTL

SCALE N/S



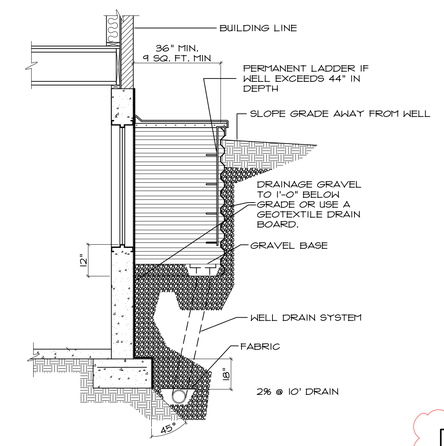
RIGID INSULATION DTL

SCALE N/S
APPLIES WHERE INSIDE SLAB IS WITHIN 12" OF GRADE



W/H SEISMIC HOLDOWN

SCALE N/S



WINDOW WELL & DRAIN

SCALE N/S

2015 IRC

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 NARROW LN.
WASATCH COUNTY, UT

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
1424 Legend Hills Dr. | South Jordan | Ammon
Suite # 120 | Utah 84095 | Idaho 83406
Clearfield, Utah 84015 | 801.525.6700 | 208.525.9555
801.525.6700
plans@creationswest.com

DATE: AUG. 07 23

SHEET: AD1

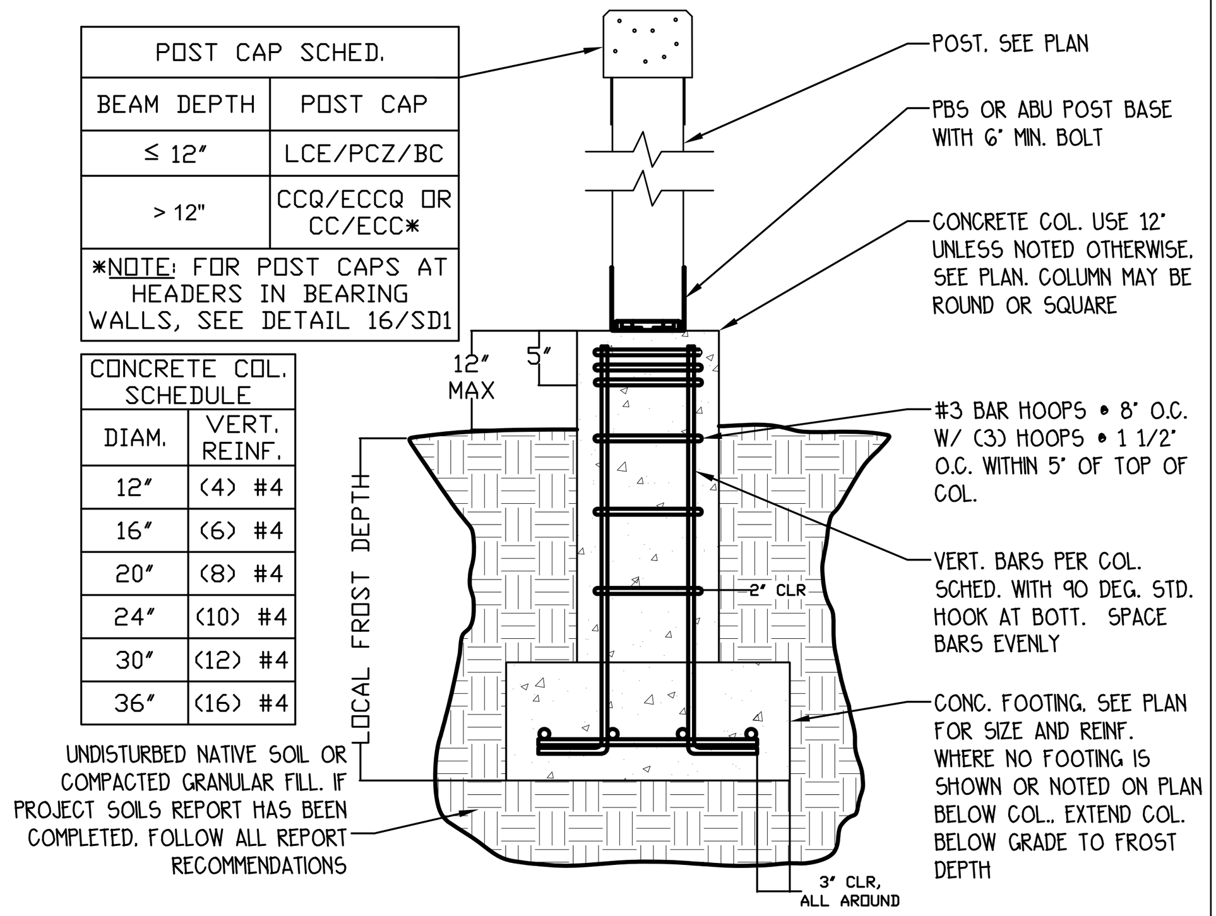
PLAN NUMBER
1H-2048-23UE

NOTE: DETAILS MAY NOT BE APPLICABLE TO YOUR PLAN

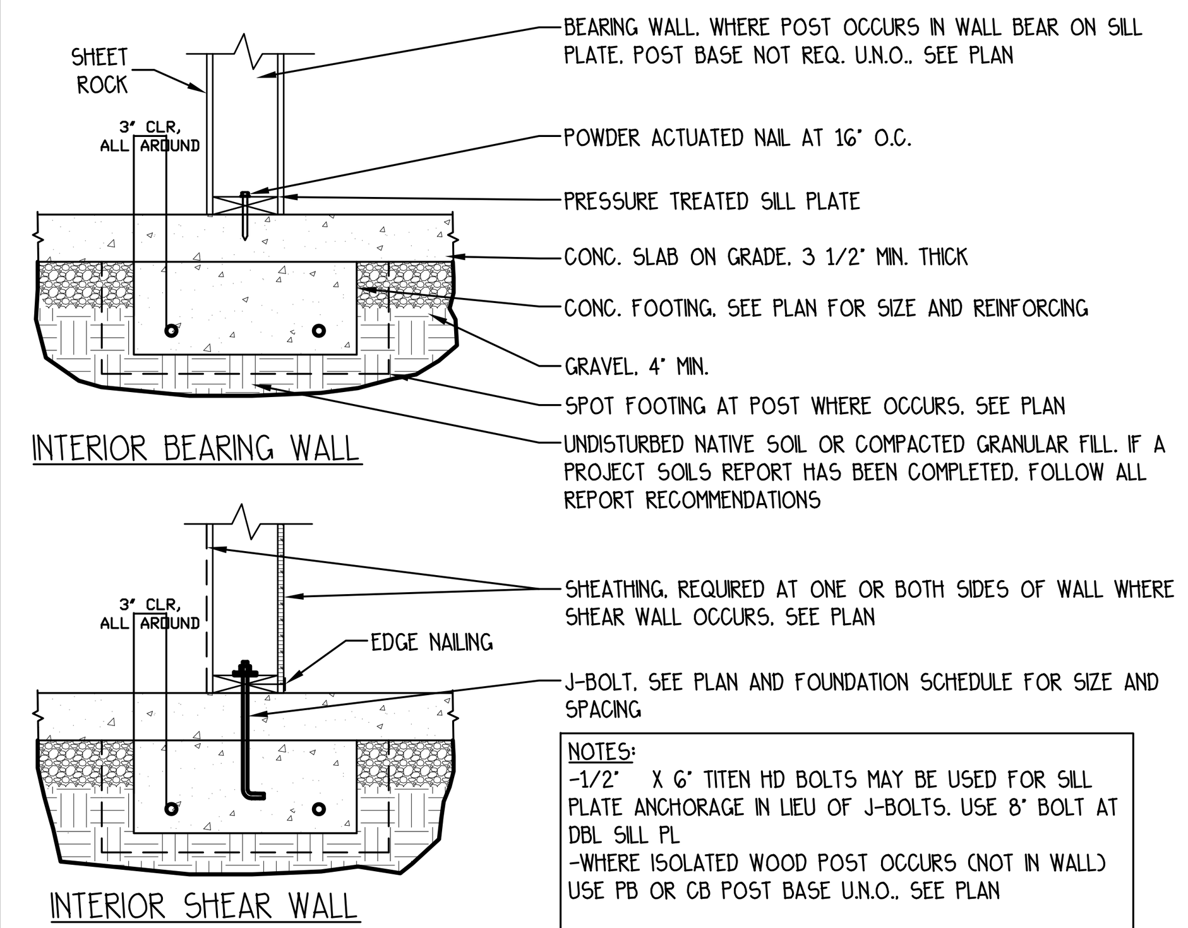
NOTE: DETAILS MAY NOT BE APPLICABLE TO YOUR PLAN

SLAB NOTES
1. CONCRETE F'c = 4000 PSI (2500 PSI MIN., 4000 PSI FOR INCREASED DURABILITY)
2. USE GRADE 60 REINFORCEMENT
3. DESIGN LOADS: 40 PSF LIVE LOAD, 2000 LB POINT LOAD
4. SHORE DECK • 48" O.C. FOR 14 DAYS
5. EPOXY COAT SLAB FOR EXTENDED LIFE

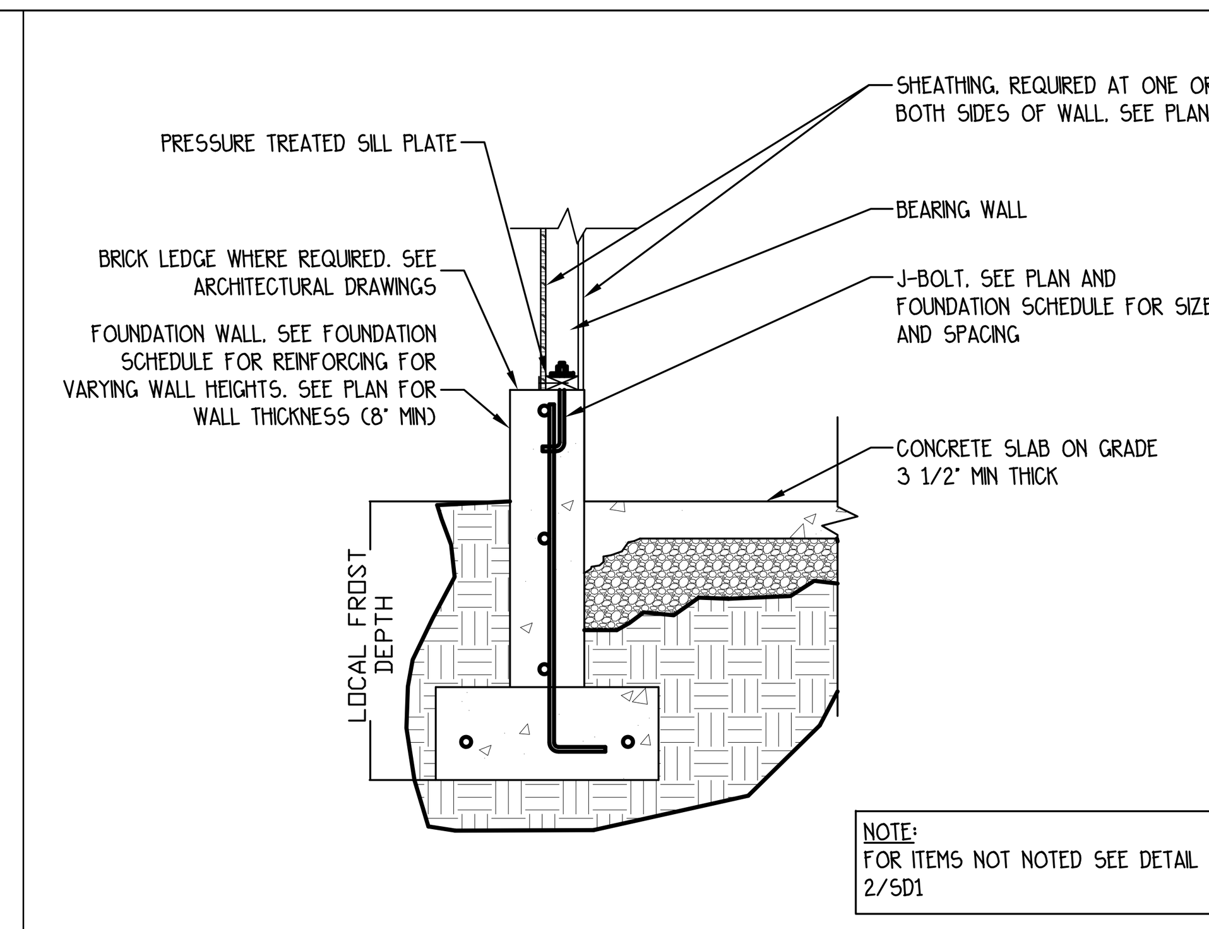
The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.



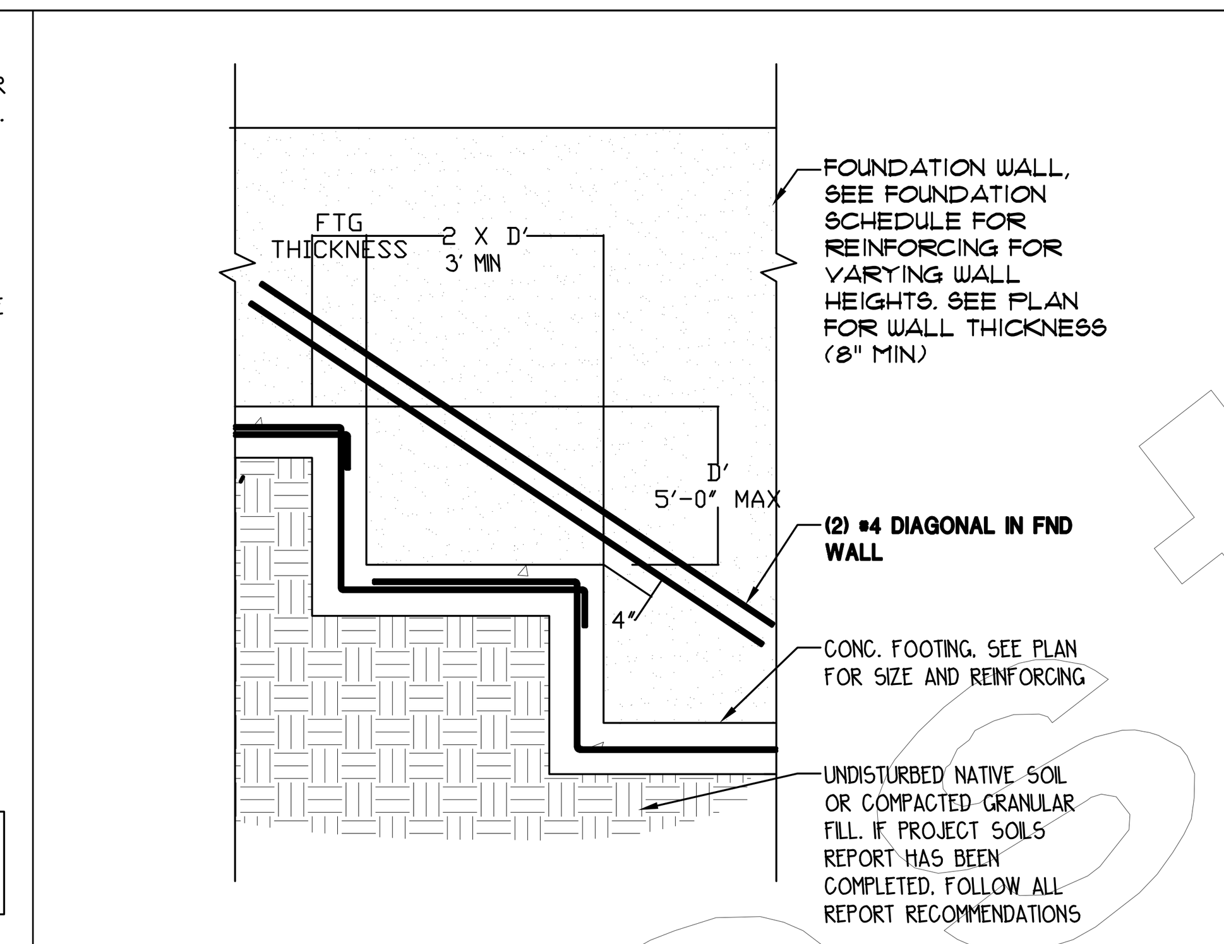
1 ISOLATED WOOD POST AT CONCRETE COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



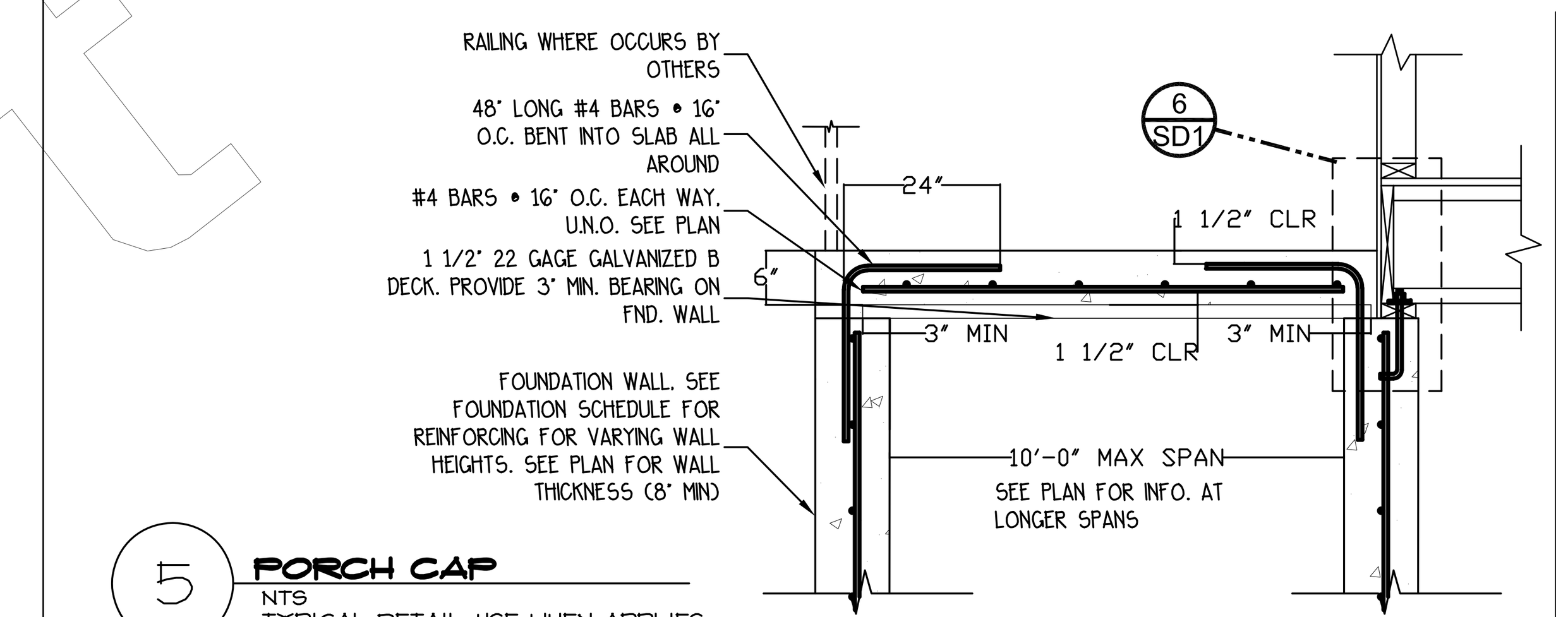
2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



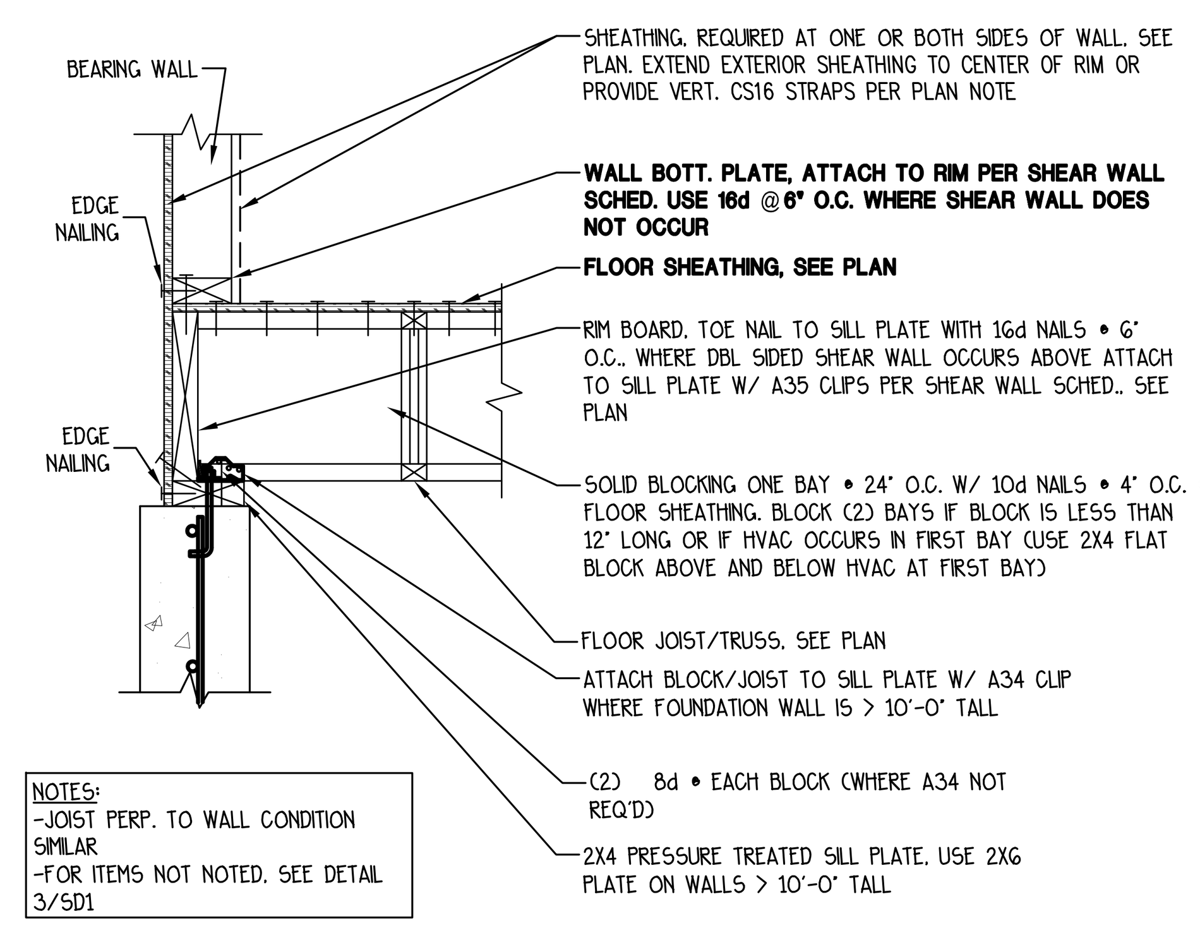
3 SLAB ON GRADE AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



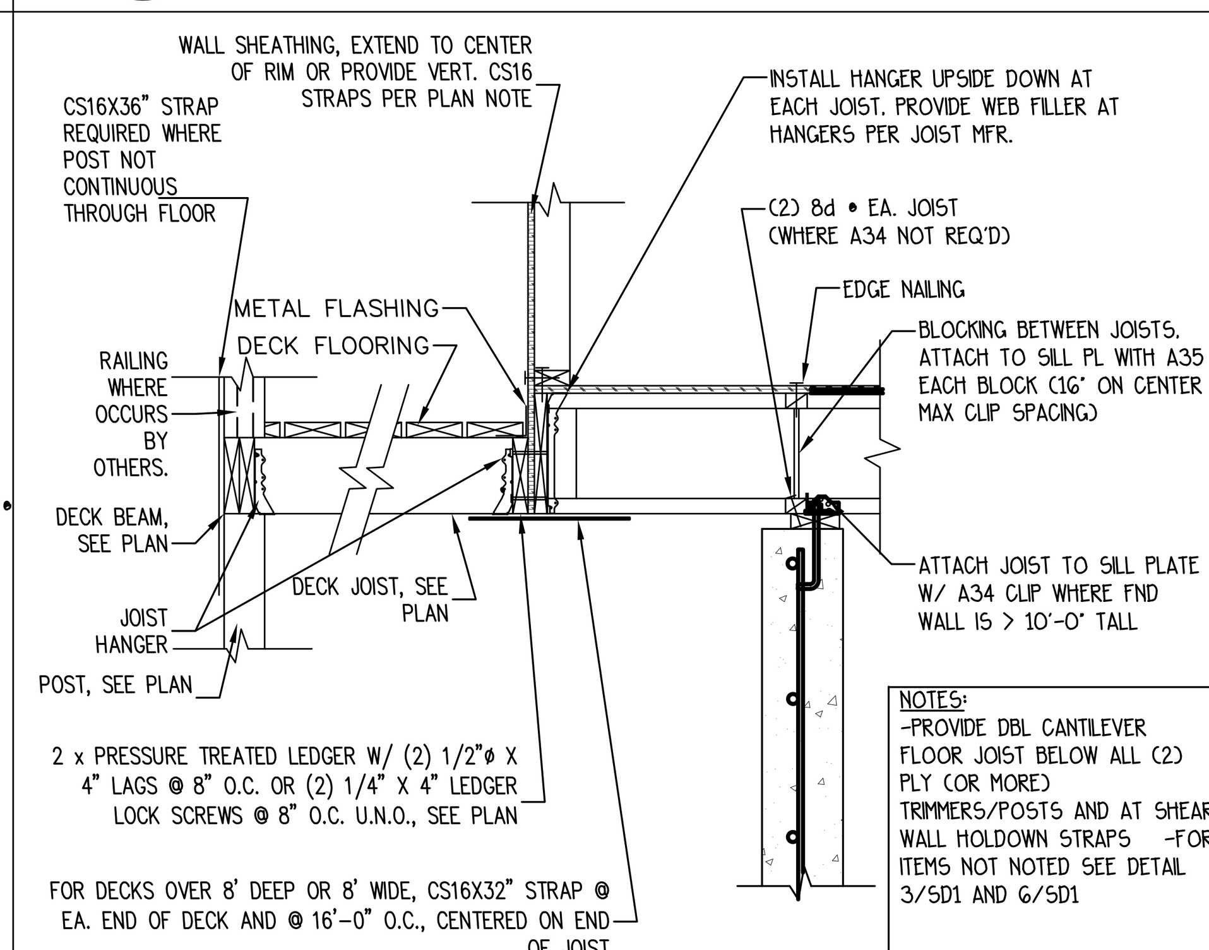
4 FOOTING STEP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



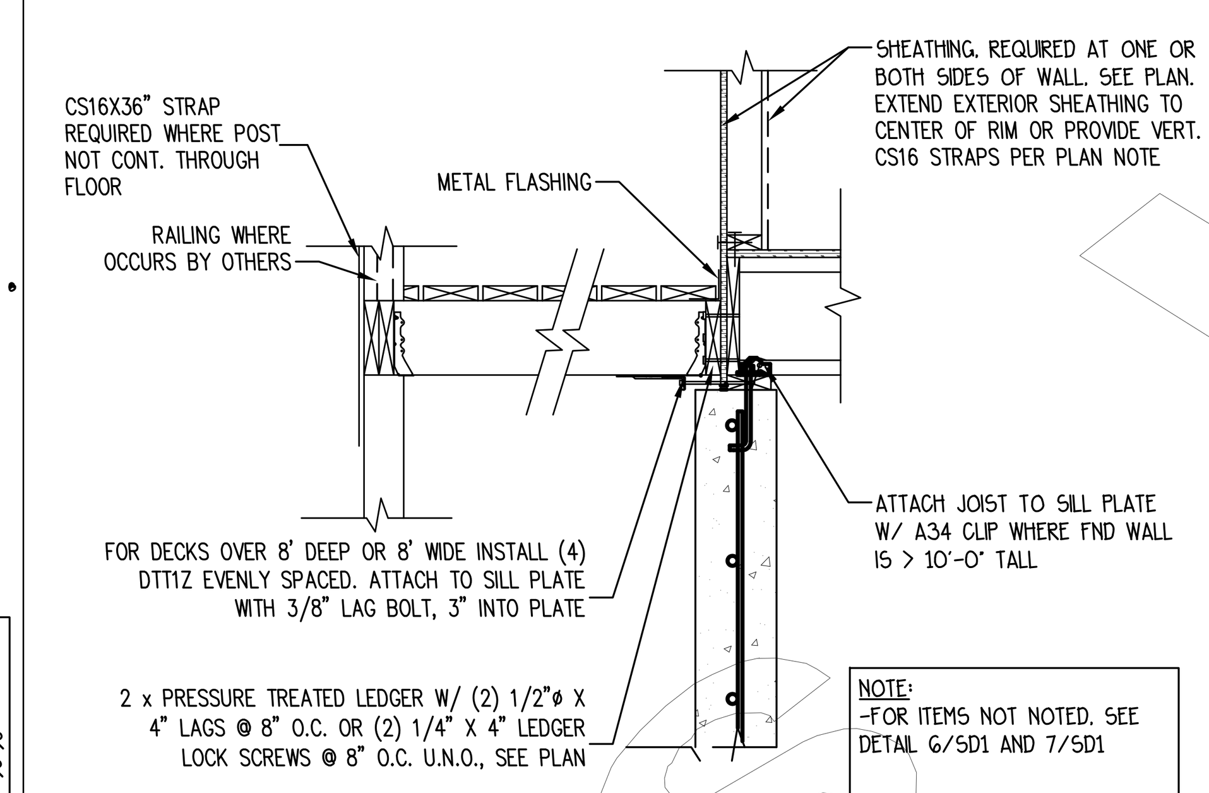
5 PORCH CAP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



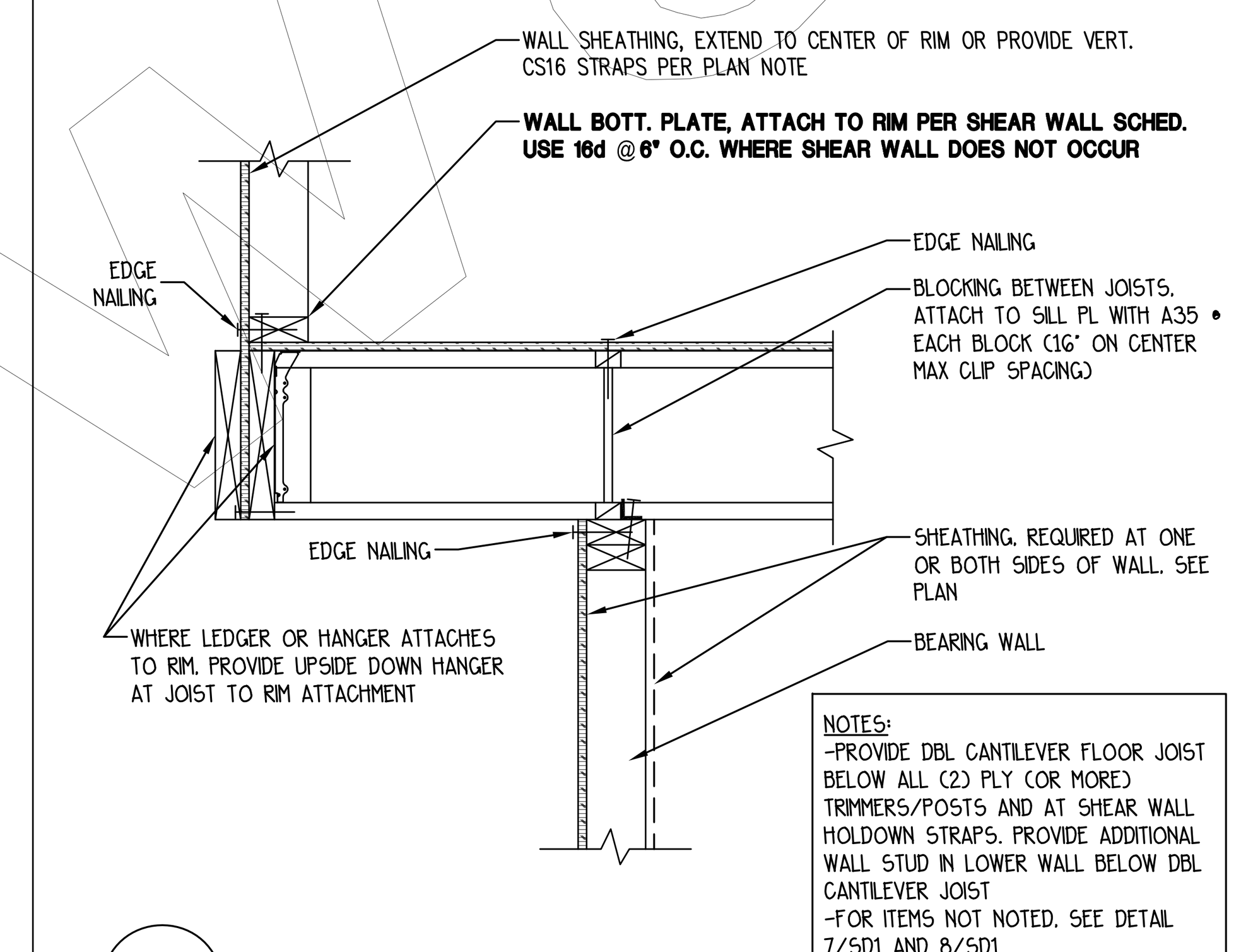
6 FLOOR JOIST AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



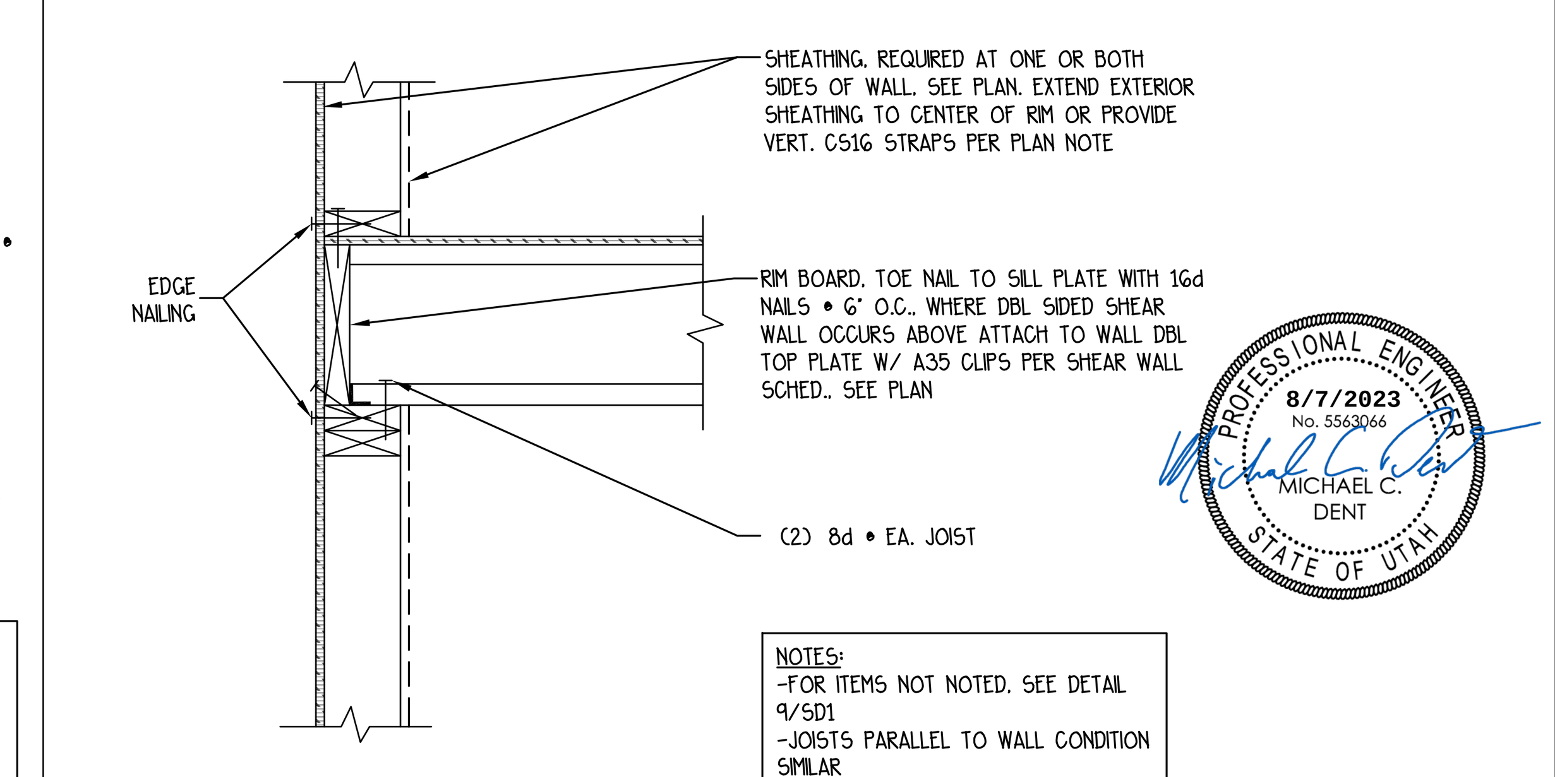
7 DECK ATTACHMENT TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



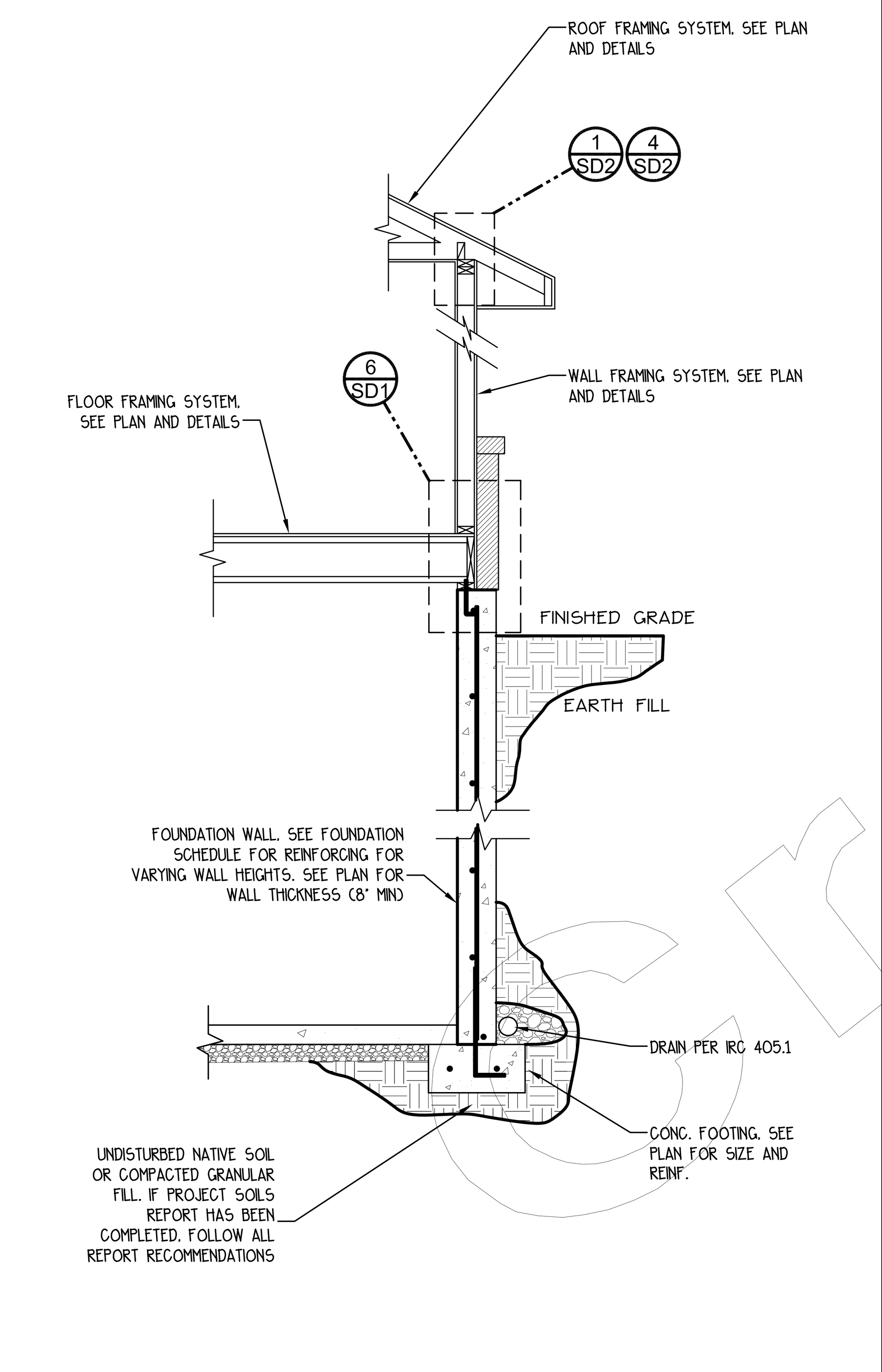
8 DECK ATTACHMENT TO WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



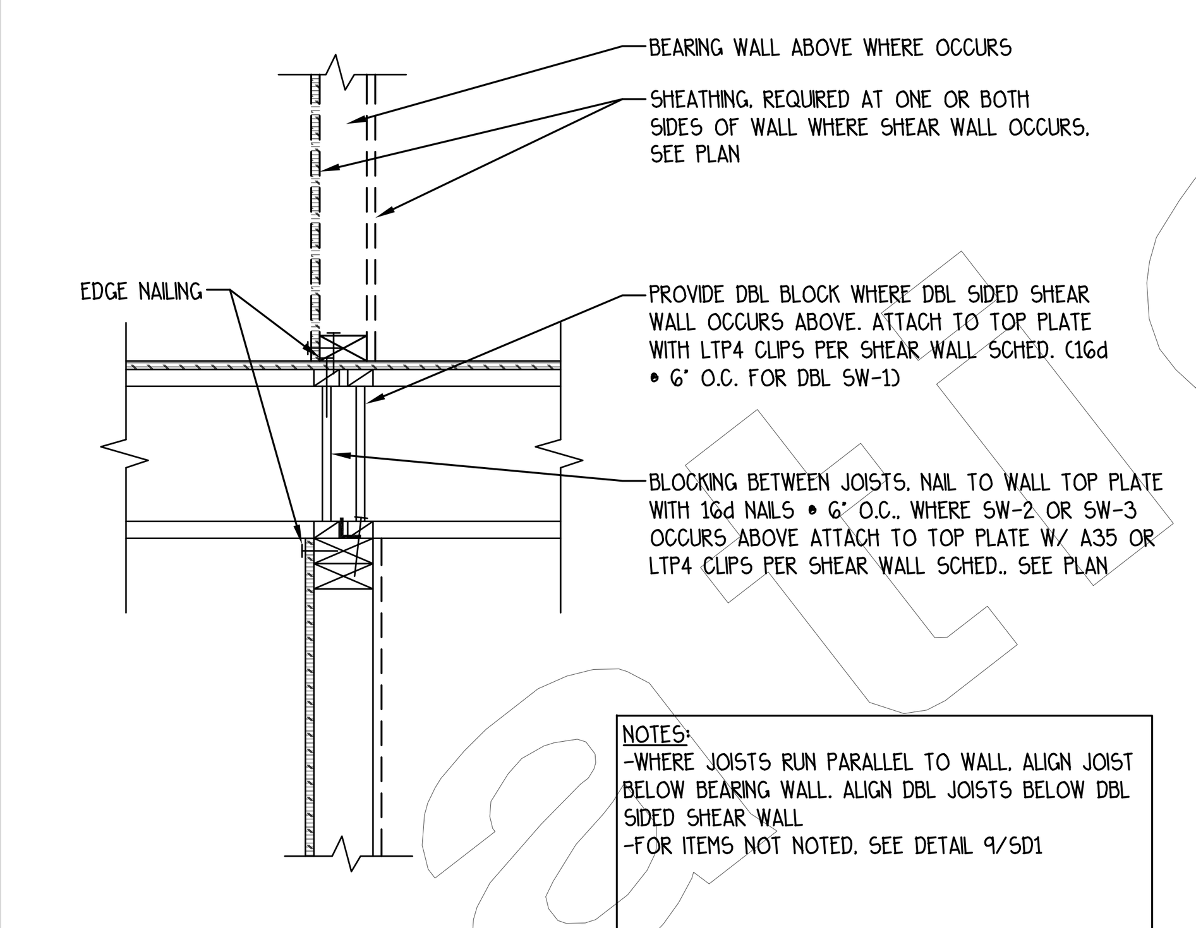
9 CANTILEVER FLOOR JOIST
NTS
TYPICAL DETAIL, USE WHEN APPLIES



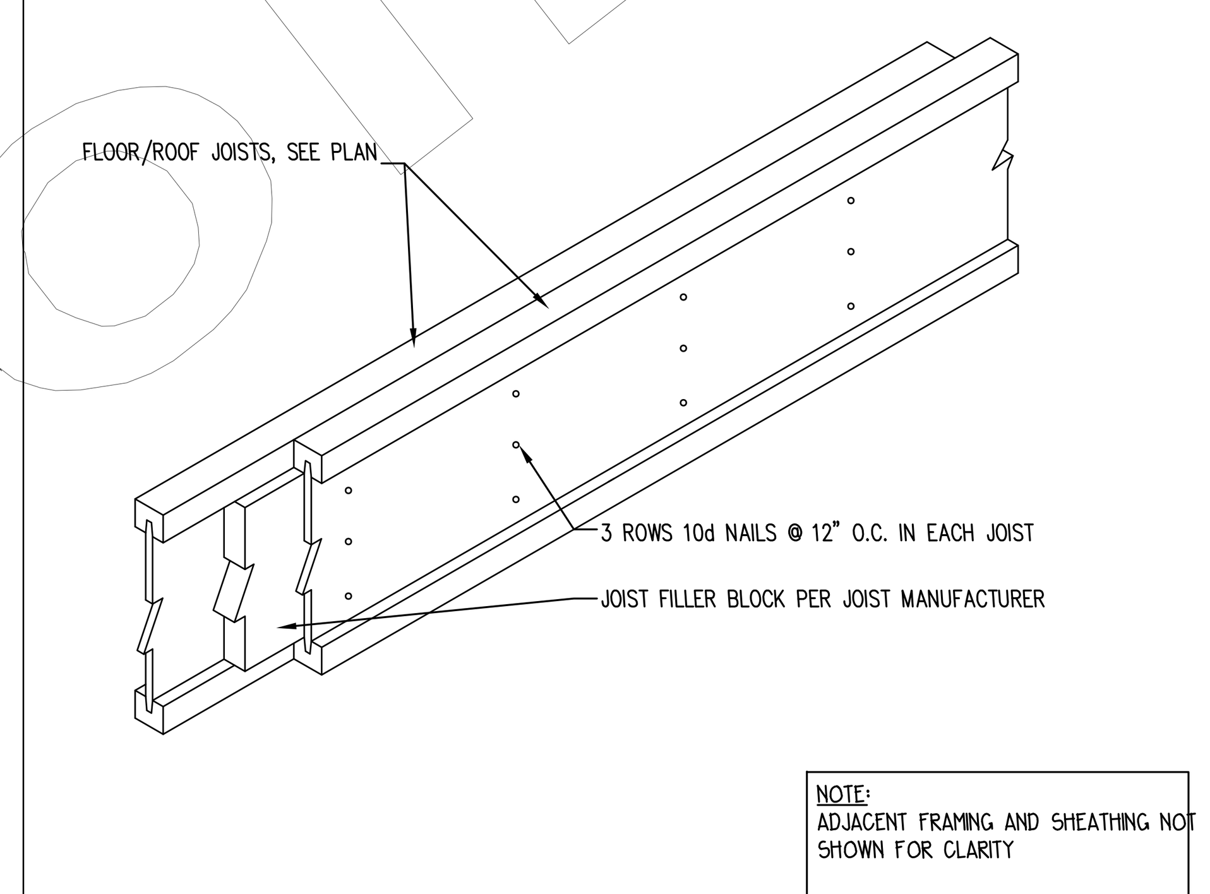
10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



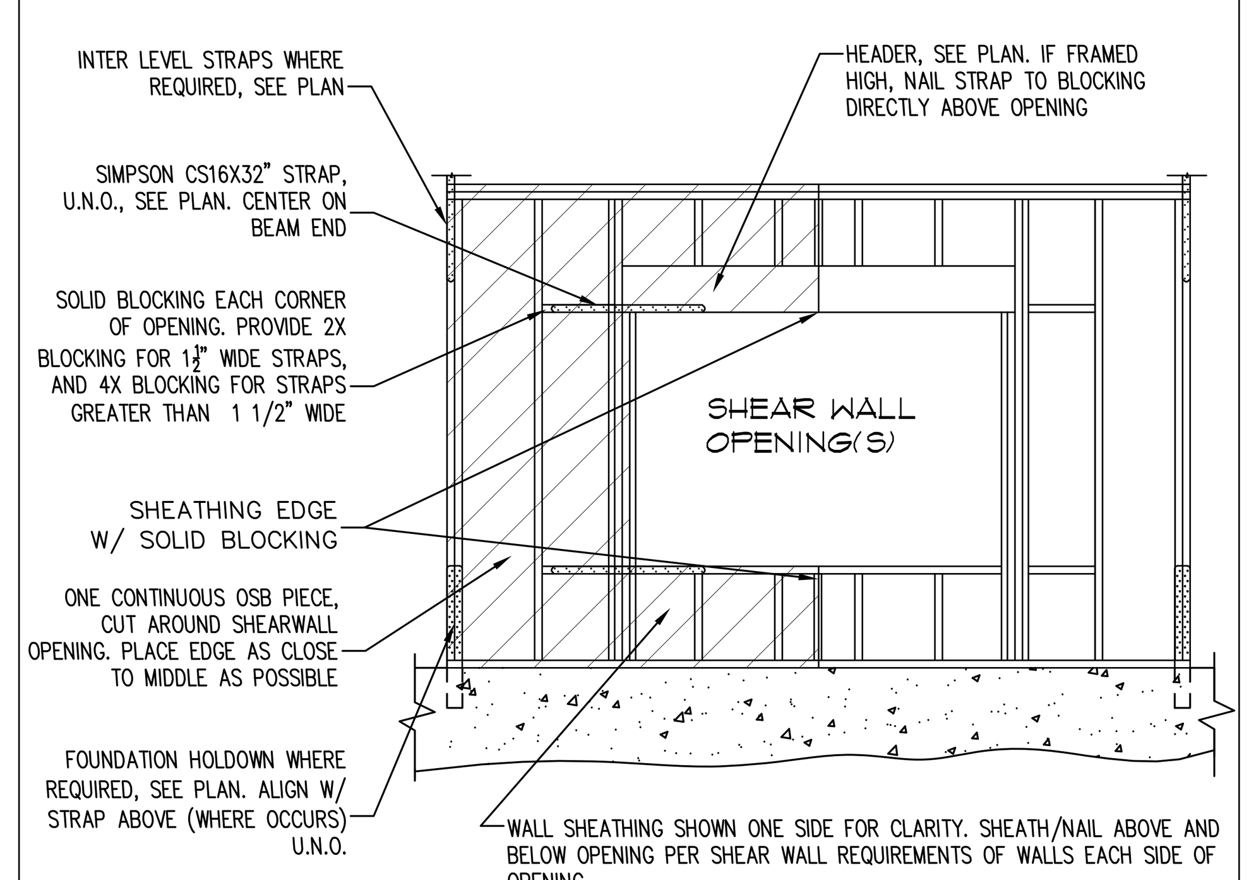
TYP. WALL SECTION
NTS



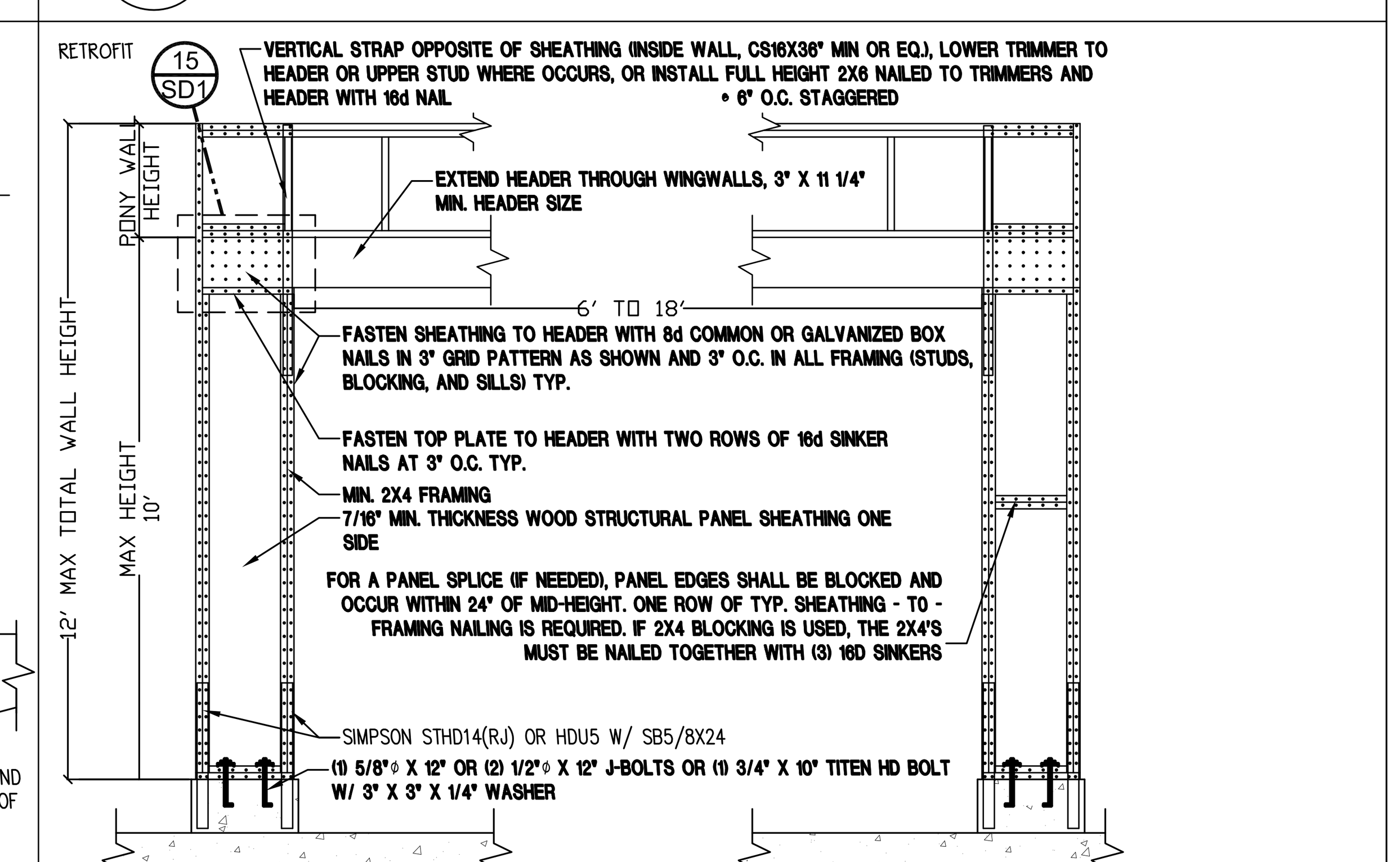
11 INTERIOR SHEAR WALL AT WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



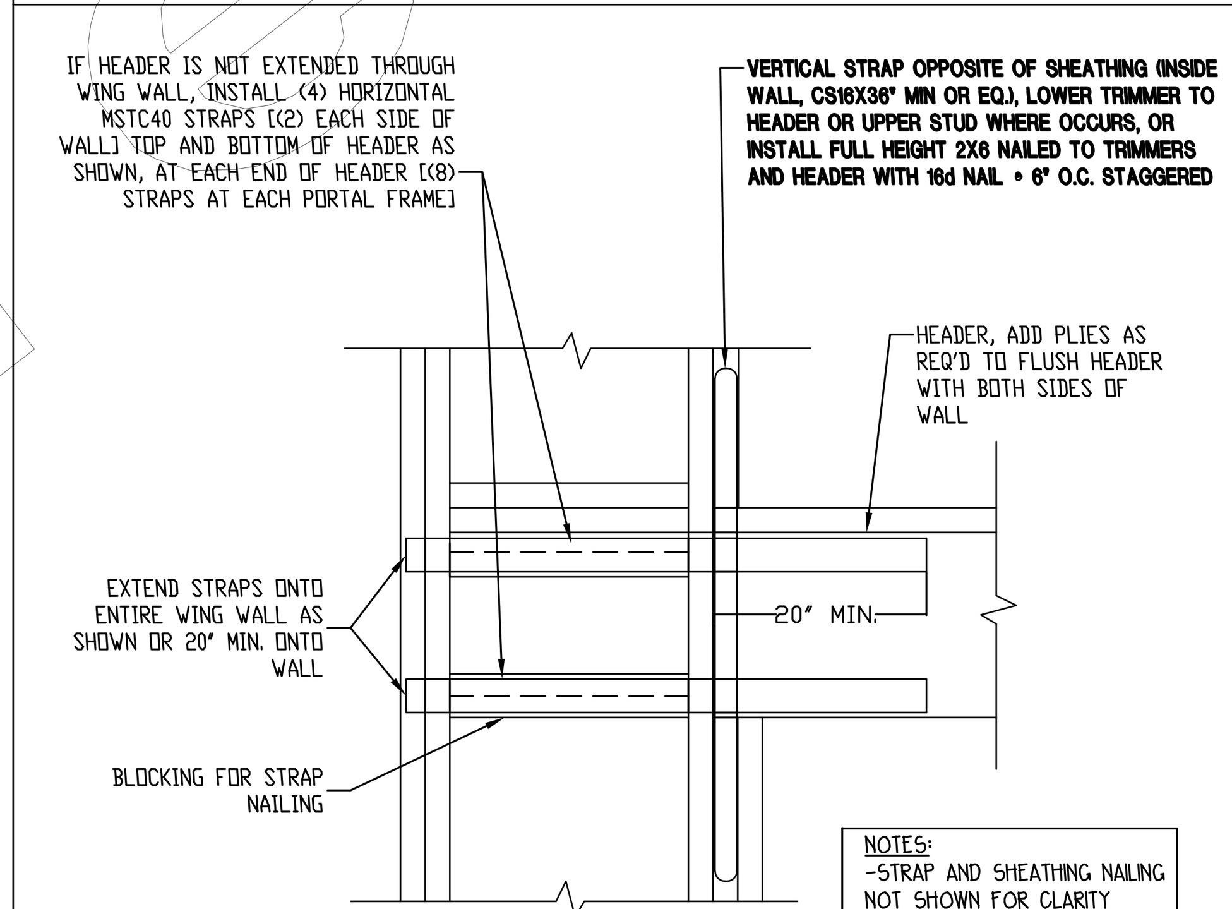
12 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



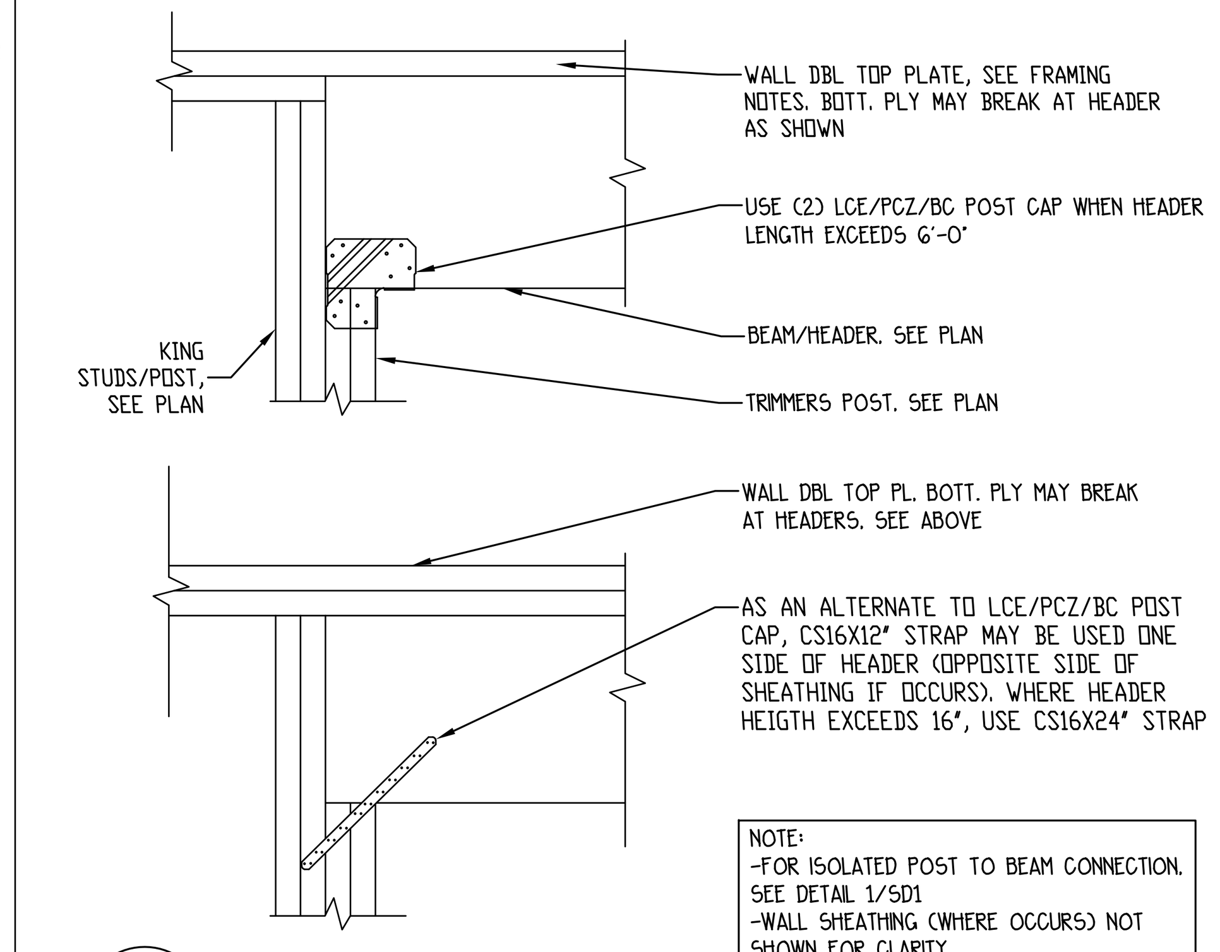
13 FORCE TRANSFER SHEAR WALL (FTW)
NTS
USE ONLY IF CALLED OUT ON PLANS



14 PORTAL FRAME 1ST STORY
NTS
USE ONLY IF CALLED OUT ON PLANS



15 PORTAL FRAME RETROFIT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



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

BEARING WALL CONSTRUCTION TABLE

WALL HEIGHT	STUD FRAMING	KING STUDS (K)/ TRIMMERS (T) BASED ON WALL OPENING WIDTH (U.N.O., SEE PLAN) ≤2'-6"	2'-7"-5'-0"	5'-1" - 8'-0"	8'-1" - 10'-0"	10'-1" - 12'-0"	12'-1" - 14'-0"	14'-1" - 16'-0"	16'-1" - 18'-0"
0'-10'	2X4's • 16" O.C.[2]	1 K/1 T	1 K/2 T	1 K/3 T	2 K/3 T	2 K/4 T	2 K/4 T	2 K/5 T	3 K/5 T
10'-1" - 12'	2X4's • 12" O.C.[2]	1 K/2 T	1 K/ 3 T	2 K/ 4 T	2 K/ 4 T	3 K/ 5 T	3K/3½"X5¼" PSL T	4K/3½"X7" PSL T	4K/3½"X7" PSL T
0'-12'	2X6's • 24" O.C.	1 K/ 1 T	1 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 3 T	3K / 3T	3K / 4T
12'-1" - 14'	2X6's • 16" O.C.	1 K/ 1 T	1 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 3 T	3 K/ 4 T	3K / 4T	3K / 5T
14-1" '- 16'	2X6's • 12" O.C.	1 K/ 2 T	1 K/ 2 T	2 K/ 3 T	2 K/ 4 T	3 K/ 4 T	3 K/ 5 T	4K / 5T	4K/5¼"X5¼" PSL T
16'-1" - 20'	2X6 LSL's • 12" O.C.	2 K/ 2 T	2 K/ 2 T	2 K/ 4 T	2 K/ 5 T	3K/5¼"X5¼" PSL T	4K/5¼"X7" PSL T	4K/5¼"X7" PSL T	4K/5¼"X7" PSL T

NOTES:
1. FOR WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 18' WIDE, SEE PLAN.
2. USE 2X6 STUDS FOR ALL WALLS SUPPORTING 3 OR MORE FLOOR/ROOF LOADS.
3. KING STUDS/TRIMMERS NOTED REQUIRED AT EACH END OF WALL OPENING.
4. NAIL KING/TRIMMER PLYS TOGETHER W/ (2) 16d NAILS • 9" O.C.

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

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

2018 IBC

PLANNED FOR:
CHENEY, CHRIS
LOT# 1678, TIMBERLAKES
11494 MARIGOLD LN.
WASATCH COUNTY, UT

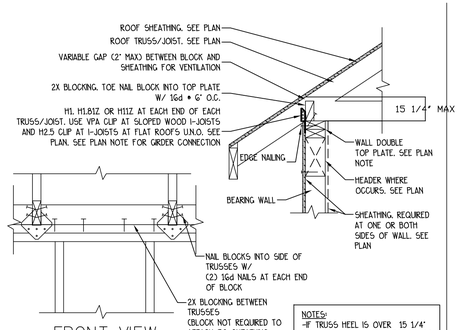
PROFESSIONAL ENGINEER
8/7/2023
MICHAEL DENT
STATE OF UTAH

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM
1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 801.525.6700
South Jordan Utah 84091 801.525.6700
Ammon Idaho 83406 208.525.9555
plans@creationswest.com

DATE:
AUG. 07 23

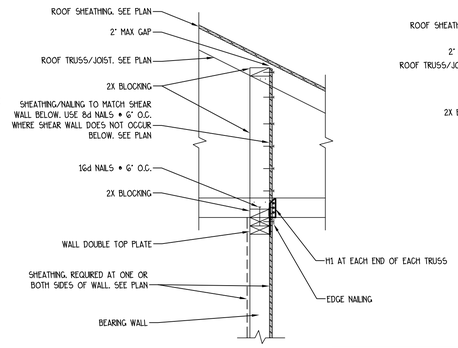
SHEET:
SD1

PLAN NUMBER
1H-2048-23UE



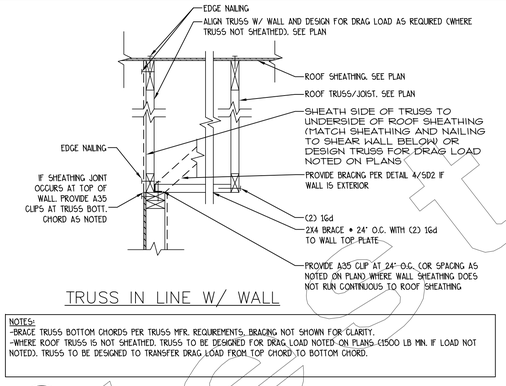
NOTES:
-IF TRUSS HEEL IS OVER 15 1/4" TALL SEE DETAIL 2/SD2 FOR TRUSS DEPTH BLOCKING
-PROVIDE WEB FILLER PER JOIST MFR AT WOOD I-JOISTS FOR CLIP NAILING

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



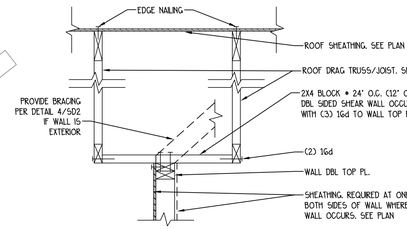
NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF BLOCKING SHOWN HERE. BLOCKING TO BE DESIGNED FOR 350 PLF SHEAR LOAD AT TOP OF BLOCK. ATTACH BLOCKING TO WALL TOP PLATE W/ NAILING NOTED OR (3) A35 CLIP OR (3) LTP4 CLIP AT EACH BLOCK

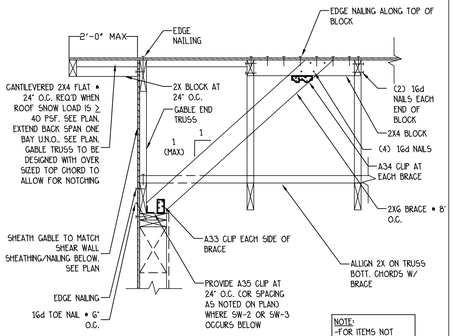
2 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTES:
-BRACE TRUSS BOTTOM CHORDS PER TRUSS MFR. REQUIREMENTS, BRACING NOT SHOWN FOR CLARITY.
-WHERE ROOF TRUSS IS NOT SHEATHED, TRUSS TO BE DESIGNED FOR DRAG LOAD NOTED ON PLANS. (1500 LB MIN. IF LOAD NOT NOTED). TRUSS TO BE DESIGNED TO TRANSFER DRAG LOAD FROM TOP CHORD TO BOTTOM CHORD.

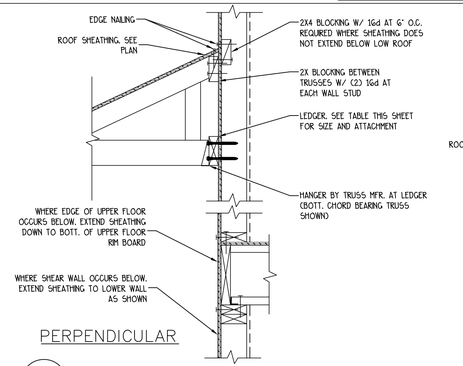
3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS
TYP. DETAIL, USE WHEN APPLIES





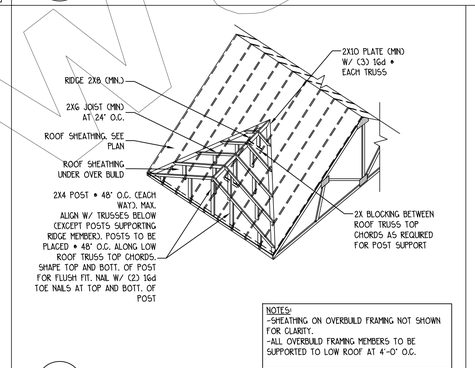
NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 1/SD2

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



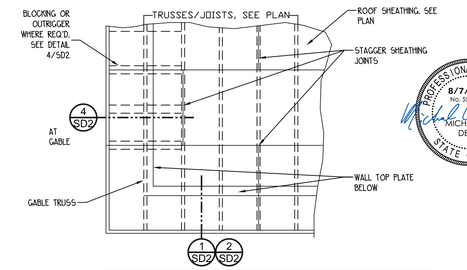
NOTE:
-LOW ROOF MAY BE SLOPED OR FLAT

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



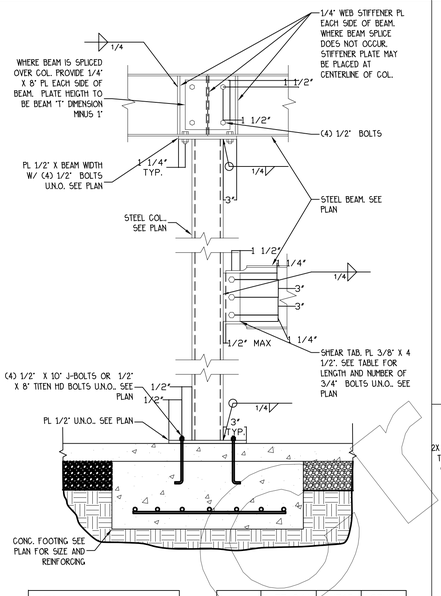
NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.

6 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTES:
-EDGE NAILING REQUIRED AT ALL SUPPORTED AND BLOCKED SHEATHING EDGES. ALSO PROVIDE EDGE NAILING PER DETAILS 3/SD2, 4/SD2 AND PER PLAN NOTES.
-BRACING REQUIRED PER DETAIL 4/SD2 NOT SHOWN FOR CLARITY

7 ROOF SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

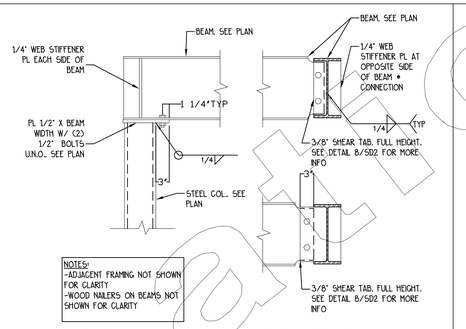


NOTES:
-FOR COL. ON FOUNDATION WALL, USE 8" WIDE BASE PLATE. SPACE BOLTS 3" APART U.N.O., SEE PLAN
-SHEAR TAB CONN. MAY BE USED AT TOP OF COL. IN LIEU OF CAP PLATE
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY
-FOR ITEMS NOT NOTED, SEE DETAIL 2/SD1

BEAM SIZE	# OF 3/4" DIAM. BOLTS	SHEAR TAB LENGTH	CONN. CAPACITY (ASD)
W8	2	5 1/2"	16.5K
W10	2	5 1/2"	16.5K
W12	3	8 1/2"	28.8K
W14	3	8 1/2"	28.8K
W16	4	11 1/2"	41.5K
W18	5	14 1/2"	54.1K

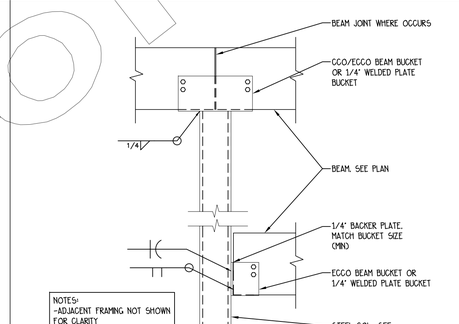
NOTES:
-BOLTS TO BE A325 U.N.O., SEE PLAN
-CONN. CAPACITY BASED ON AISC TABLE 10-10A

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



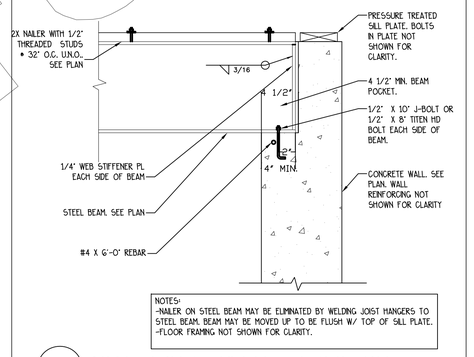
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY

9 STEEL CONNECTION DETAILS
NTS
TYP DETAIL, USE WHEN APPLIES



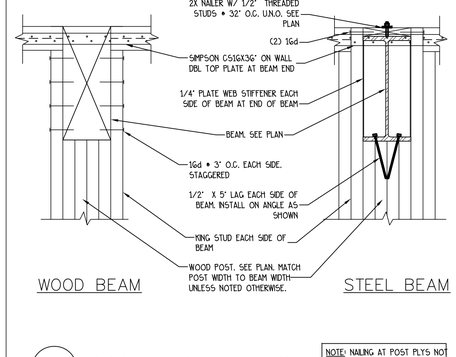
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY

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



NOTES:
-NAILER ON STEEL BEAM MAY BE ELIMINATED BY WELDING JOIST HANGERS TO STEEL BEAM. BEAM MAY BE MOVED UP TO BE FLUSH W/ TOP OF SILL PLATE.
-FLOOR FRAMING NOT SHOWN FOR CLARITY.

11 STEEL BEAM POCKET IN CONCRETE WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE: NAILING AT POST PLYS NOT SHOWN FOR CLARITY.

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

MAX TRUSS/JOIST SPAN (FT)	MIN. LEDGER SIZE AND ATTACHEMENT TO WALL STUDS AT 16" O.C. U.N.O., SEE PLAN: ROOF OR FLOOR LIVE/SNOW LOAD (PSF) 40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF
≤8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) 1/4" SDS X 4 1/2"
12'	2X8, (4) 16d	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"
16'	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"
20'	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"

TABLE NOTES
1. LEDGER NAILS TO BE 16d - .148" X 3 1/2". MIN.
2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE
3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED
4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS

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

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

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PLANNED FOR:
CHENEY, CHRIS
LOT# 678, TIMBERLAKES
1494 N MARIGOLD LN
WASATCH COUNTY, UT

PROFESSIONAL ENGINEER
8/7/2023
No. 5563066
MICHAEL C. DENT
STATE OF UTAH

DATE: AUG. 07 23
SHEET: SD2
PLAN NUMBER 1H-2048-23UE

FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING SIZE AND REINF. WIDTH	MIN. WALL FOOTING SIZE AND REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN[2] (MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.	SEE PLAN			½" X 10" @32" O.C.
4'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"[4]	(4) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
5'-1" TO 8'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"[4]	(5) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
8'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"[4]	(6) #4 X CONT, #4 @11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	½" X 10" @32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	½" X 10" @24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	½" X 10" @24" O.C.
11'-1" TO 12'-0"[1]	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	½" X 10" @24" O.C.
> 12'-0"+	REQ. ENG.	-	-	-	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST-
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL. SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:

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

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

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST.)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PABB
HTT5 AND HDU5	4X4 OR (2) 2X4	SBB5/8X24	PABB
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PABB (SEE PLAN)	SB1X30 OR PABB (SEE PLAN)
HDU14	6X6	SB1X30 OR PABB (SEE PLAN)	SB1X30 OR PABB (SEE PLAN)

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

HOLDOWN RETROFIT TABLE:

HOLDOWN	RETROFIT OPTIONS
LSTHD8/LSTHD8RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD10/STHD10RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD14/STHD14RJ	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HTT5 AND HDU5	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU8	(2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU11	(2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.

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

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS.), NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

6. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN: FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

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

SHEATHING NOTES

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

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

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

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

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS1GX32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. ((2) 16d OK FOR 2X6 HEADERS). USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) " THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2XG @12" O.C., USE LSL 2XG • 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH GABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEAR WALL NOTES

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

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING: EDGE	NAIL SPACING: FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[3]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

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

CS16 FLOOR TIE STRAPS

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

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

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

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

TRUSS/ GIRDER CONNECTION

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

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

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O. SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS1G STRAPS EACH SIDE OF HEADER TO TRIMMERS. SEE HEADER TO TRIMMER CONNECTION DETAIL.

PLANNED FOR:
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LOT# 678, TIMBERLAKES
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PROFESSIONAL ENGINEER
8/7/2023
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2018 IBC

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PLAN NUMBER
1H-2048-23UE

Wildland-Urban Interface Code/Ignition-Resistant Construction

IGNITION-RESISTANT CONSTRUCTION
CLASS I

General. Class 1 ignition-resistant construction shall be in accordance with Sections 504.2 through 504.11

Roof covering. Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers..

Protection of eaves. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction,2-inch (51 mm) nominal dimension lumber, or 1-inch (25.4 mm) nominal fire-retardant-treated lumber or ¾-inch (19 mm) nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code. Fascia's are required and shall be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2- inch (51 mm) nominal dimension lumber.

Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing

Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance- rated construction or heavy timber construction.

Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials or fire- retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1¾ inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle access doors.

Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed ¼ inch (6.4 mm), or shall be designed and approved to prevent flame or ember penetration into the structure.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance- rated construction or heavy-timber construction.

See Section 504.2 for roof requirements.

IGNITION-RESISTANT CONSTRUCTION
CLASS II

General. Class 2 ignition-resistant construction shall be in accordance with Sections 505.2 through 505.11.

Roof covering. Roofs shall have at least a Class A roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

Protection of eaves. Combustible eaves, fascia's and soffits shall be enclosed with solid materials with a minimum thickness of ¾ inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material

Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance- rated construction or heavy timber construction.

Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials or fire- retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1¾-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle access doors.

Vents. Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed ¼ inch (6.4 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance- rated construction or heavy-timber construction.

See Section 505.2 for roof requirements.

IGNITION-RESISTANT CONSTRUCTION
CLASS III

General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.2 through 506.4.

Roof covering. Roofs shall have at least a Class A roof covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance- rated construction or heavy timber construction.

Vents. Attic ventilation openings, soffit vents, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed ¼ inch (6.4 mm).