

AN ADDITION FOR : MATT & LACI MCCORMICK

345 EAST 300 SOUTH

KAMAS, UTAH



GENERAL NOTES

25	WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.	13	ALL ELECTRICAL, MECHANICAL AND/OR PLUMBING WORK IS TO BE COMPLETED BY A LICENSED CONTRACTOR IN EACH RESPECTIVE FIELD, AND MUST COMPLY WITH LOCAL AND/OR NATIONAL STANDARDS, WHICHEVER IS MOST RESTRICTIVE.	1	GENERAL CONTRACTOR SHALL COMPLY WITH THE 2015 IRC.
26	ALL DIMENSIONS TO AND FROM NEW CONSTRUCTION WHEN SHOWN IN PLAN ARE TO FACE OF STUD, FACE OF MASONRY, CENTERLINE, UNLESS OTHERWISE NOTED.	14	GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL CONTRACTOR, ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.	2	GENERAL CONTRACTOR SHALL COMPLY WITH ALL UTAH STATE AMENDMENTS TO THE 2015 IRC.
27	ALL VERTICAL DIMENSIONS ARE TO FACE OF FINISH, FINISH FLOOR, UNLESS OTHERWISE NOTED.	15	GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALL MECHANICAL AND PLUMBING EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH IBC AND RELATED CODES FOR INSTALLATION REQUIREMENTS.	3	GENERAL CONTRACTOR SHALL COMPLY WITH ALL OTHER NATIONAL, STATE, LOCAL AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.
28	ALL REQUIRED EXITS SHALL BE OPERABLE FROM INSIDE, WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.	16	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF FIXTURES, EQUIPMENT AND MATERIALS.	4	IN THE CASE OF ANY DISCREPANCY BETWEEN INFORMATION PRESENTED IN THESE CONSTRUCTION DOCUMENTS AND THE 2015 IRC, GUIDELINES AND/OR ESTABLISHED RESTRICTIONS, THE ESTABLISHED CODE, GUIDELINE OR ESTABLISHED RESTRICTION SHALL ALWAYS TAKE PRECEDENCE.
29	GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL TO MEET STATE AND FEDERAL REQUIREMENTS.	17	GENERAL CONTRACTOR SHALL VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK.	5	ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
30	GENERAL CONTRACTOR SHALL INSTALL SMOKE DETECTORS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS.	18	GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL REQUIRED SOLID BLOCKING FOR THE INSTALLATION OF FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC.	6	GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, DIMENSIONS, CONNECTIONS, ETC. PRIOR TO CONSTRUCTION.
31	GENERAL CONTRACTOR SHALL VERIFY FIRE SPRINKLER REQUIREMENTS WITH IRC REGULATIONS, CITY OR COUNTY ORDINANCES, AND PROPERTY COVENANTS. IF REQUIRED, GENERAL CONTRACTOR SHALL FOLLOW ALL CODES OF THE INTERNATIONAL RESIDENTIAL CODE AND NFPA REGULATIONS.	19	GENERAL CONTRACTOR SHALL PROVIDE ENGINEERED TRUSS DRAWING BY THE TRUSS MANUFACTURER'S ENGINEER PRIOR TO INSTALL. DRAWINGS TO BE SIGNED BY A REGISTERED ENGINEER.	7	GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
32	SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.	20	GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL MILLWORK, METAL WORK AND CUSTOM ITEMS.	8	GENERAL CONTRACTOR SHALL COMPLY WITH IRC CHAPTER FOUR FOR EXCAVATION, FILL CUTS AND GRADING. SPECIAL ATTENTION SHOULD BE MADE TO CUTS AT PROPERTY LINE.
33	ALL EXTERIOR DOORS AND WINDOWS SHALL BE WEATHER STRIPPED UNLESS OTHERWISE NOTED.	21	GENERAL CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FRAMING CONDITIONS.	9	WHERE APPLICABLE, GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH REQUIREMENTS OF SOIL REPORT AS PREPARED BY GEOTECHNICAL ENGINEER.
34	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER SHALL HAVE APPROPRIATE MOISTURE-PROOFING AND SHALL SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".	22	GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE BUILDING.	10	ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
35	ALL ROOF DECK PENETRATIONS AND EXTERIOR WALL OPENINGS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE WATER TIGHT FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK.	23	GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING WALLS, CABINETS, FINISHES, TREES AND SHRUBS, PAVING, ETC.	11	GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
36	GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.	24	INTERIOR WALLS ARE 2X4 OR 2X6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED AND ALL EXTERIOR WALL ARE 2X6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.	12	GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.

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AN ADDITION FOR :
MATT & LACI MCCORMICK
KAMAS, UTAH
345 EAST 300 SOUTH

THE DESIGN, IDEAS, CONCEPTS, DETAILS, ELEVATION PLANS, AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MATT & LACI MCCORMICK AND SHALL NOT BE REPRODUCED OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THAT OF THE SPECIFIC PROJECT FOR WHICH THEY WERE DEVELOPED WITHOUT THE WRITTEN CONSENT OF MATT & LACI MCCORMICK. THESE DRAWINGS SHALL CONSTITUTE CONTRACT DOCUMENTS AND SHALL BE REVIEWED AND APPROVED BY THE DESIGNER AND THE OWNER. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND COMMENT ONLY BY THE DESIGNER AND THE OWNER. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY THE DESIGNER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES AND CONDITIONS SHOWN ON THESE DRAWINGS.

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APRIL 11, 2019

REVISIONS

SQUARE FOOTAGE

LOCATION	SQ. FOOTAGE
MAIN LEVEL EXISTING	1,223 SQ. FT.
MAIN LEVEL ADDITION	291 SQ. FT.
NEW MAIN LEVEL TOTAL	1,514 SQ. FT.
LOWER LEVEL EXISTING	1,248 SQ. FT.
LOWER LEVEL ADDITION	291 SQ. FT.
NEW LOWER LEVEL TOTAL	1,539 SQ. FT.
TOTAL EXISTING	2,471 SQ. FT.
TOTAL ADDITION	582 SQ. FT.
NEW COMBINED TOTAL	3,053 SQ. FT.
GARAGE EXISTING	576 SQ. FT.

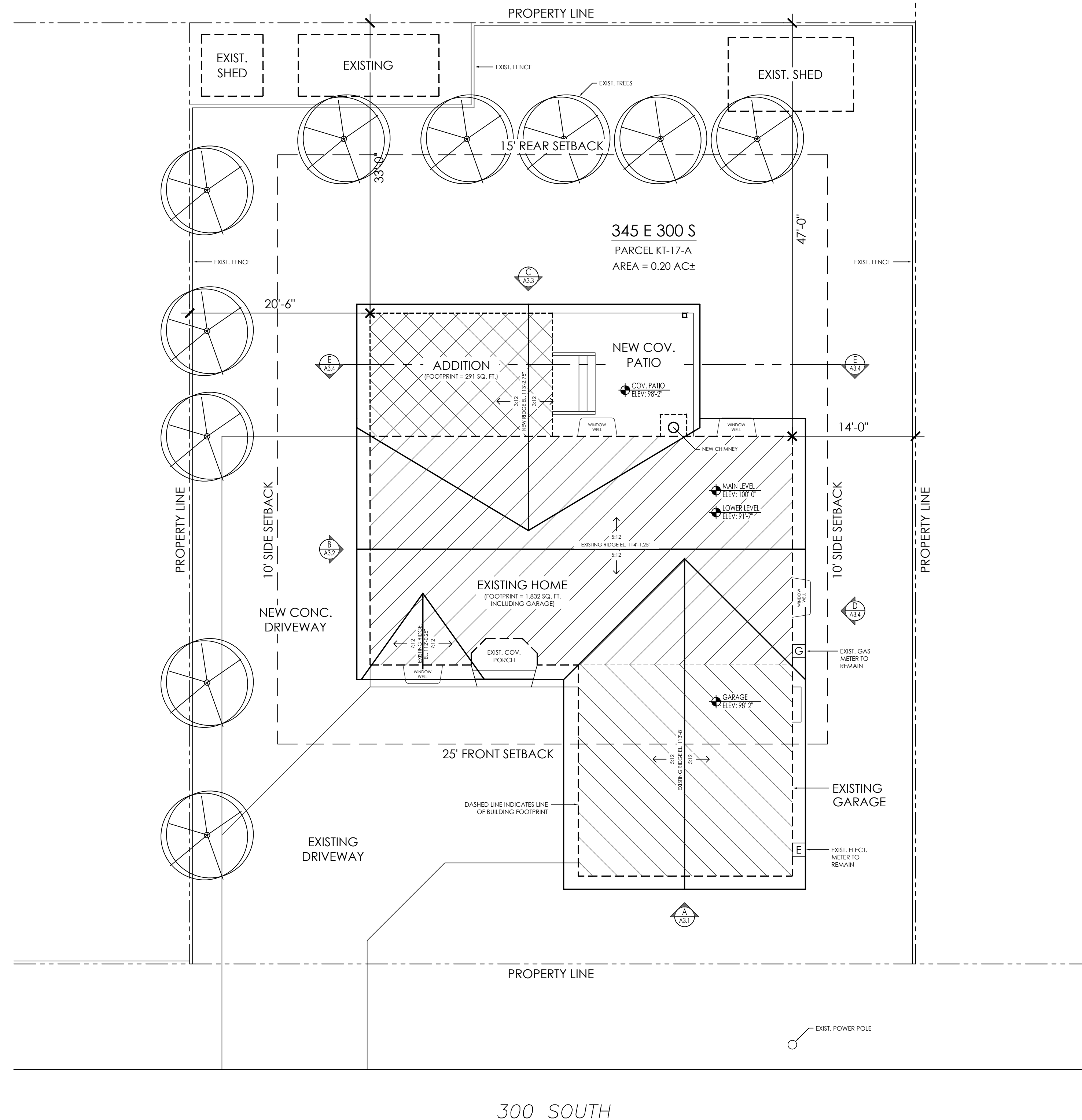
CODE ANALYSIS

UTAH STATE ADOPTED
CODES AS OF SEPT. 26, 2016
- 2015 IBC - 2015 IFGC
- 2015 IRC - 2015 IFC
- 2015 IMC - 2015 IECC
- 2015 IPC - 2014 NEC

T-1

SITE NOTES

1	GENERAL CONTRACTOR SHALL COMPLY WITH THE 2015 IRC.
2	GENERAL CONTRACTOR SHALL COMPLY WITH ALL UTAH STATE AMENDMENTS TO THE 2015 IRC.
3	GENERAL CONTRACTOR SHALL COMPLY WITH ALL OTHER NATIONAL, STATE, LOCAL AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.
4	IN THE CASE OF ANY DISCREPANCY BETWEEN INFORMATION PRESENTED IN THESE CONSTRUCTION DOCUMENTS AND THE 2015 IRC, GUIDELINES AND/OR ESTABLISHED RESTRICTIONS, THE ESTABLISHED CODE, GUIDELINE OR ESTABLISHED RESTRICTION SHALL ALWAYS TAKE PRECEDENCE.
5	ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
6	ALL RIDGE HEIGHTS SHOWN ON SITE PLAN ARE FOR BUILDING AND PLANNING DEPARTMENT USE ONLY, AND NOT FOR CONSTRUCTION BEARING HEIGHTS.
7	GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.
8	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF FIXTURES, EQUIPMENT AND MATERIALS.
9	GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, DIMENSIONS, CONNECTIONS, ETC. PRIOR TO CONSTRUCTION.
10	GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
11	GENERAL CONTRACTOR SHALL CONTACT BLUE STAKES TO FIELD VERIFY LOCATION OF EXISTING UTILITIES.
12	GENERAL CONTRACTOR SHALL SIZE GAS SERVICE AS REQUIRED.
13	GENERAL CONTRACTOR SHALL PROVIDE A MIN. 3'-0" SEPARATION BETWEEN ELECTRICAL AND GAS METERS.
14	GENERAL CONTRACTOR SHALL COMPLY WITH IRC CHAPTER FOUR FOR EXCAVATION, FILL CUTS AND GRADING. SPECIAL ATTENTION SHOULD BE MADE TO CUTS AT PROPERTY LINE.
15	WHERE APPLICABLE, GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH REQUIREMENTS OF SOILS REPORT AS PREPARED BY GEOTECHNICAL ENGINEER.
16	ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
17	GENERAL CONTRACTOR SHALL FIELD VERIFY ALL GRADE HEIGHTS W/ EXISTING CONDITIONS.
18	GENERAL CONTRACTOR SHALL ENSURE TOP OF FOUNDATION WALL IS MIN. 6" ABOVE ADJACENT FINISH GRADE.
19	GENERAL CONTRACTOR SHALL ENSURE THAT EXISTING GRADE IS MODIFIED AS REQUIRED TO MAINTAIN CONTINUOUS DRAINAGE AWAY FROM STRUCTURE AT ALL POINTS TO A PUBLIC WAY TO ENSURE THAT NO DRAINAGE IS ALLOWED TO FLOW ONTO ANY ADJACENT PROPERTIES.
20	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER SHALL HAVE APPROPRIATE MOISTURE-PROOFING AND SHALL SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".
21	GENERAL CONTRACTOR SHALL PROVIDE PROPER FLASHING AT ALL DOOR AND WINDOW CONDITIONS, EXTEND 60 MIL, SELF-ADHESIVE BITUMINOUS "ICE AND WATER SHIELD" CONTINUOUS FROM EDGE OF EAVE TO A POINT 3'-0" IN FROM EXTERIOR WALL.
22	GENERAL CONTRACTOR SHALL PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT.
23	WHEN WOOD JOISTS OR THE BOTTOM OF THE WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN IRC) OR TREATED WOOD. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS.
24	FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY.
25	COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROTECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH, AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROTECT AT LEAST 8" ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.
26	WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN IRC WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY.
27	WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY.
28	ALL CONSTRUCTION OPERATIONS SHALL NOT INTERFERE WITH ACCESS TO THE FACILITY NOR RESTRICT ACCESS TO THE PUBLIC RIGHT-OF-WAY.
29	A FIRE EXTINGUISHER SHALL BE KEPT ON SITE AT ALL TIMES.
30	A PORTABLE TOILET SHALL BE KEPT ON SITE AT ALL TIMES.
31	A TRASH BIN SHALL BE KEPT ON SITE AT ALL TIMES.
32	GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.
33	GENERAL CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY, READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES, BOTH NEW AND EXISTING.



CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.

CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.

REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMPORARY IRRIGATION TO ENSURE ESTABLISHED VEGETATION.

CONTRACTOR TO ENSURE WATER DRAINAGE AWAY FROM HOUSE TO AN APPROVED LOCATION & NOT ACROSS ANY ADJACENT PROPERTY LINES. GRADE SHALL FALL MIN. 5% WITHIN FIRST 10'-0"

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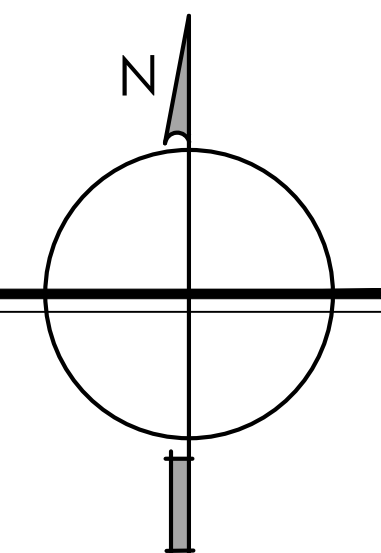
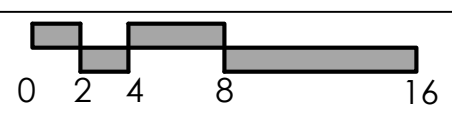
APRIL 11, 2019

REVISIONS

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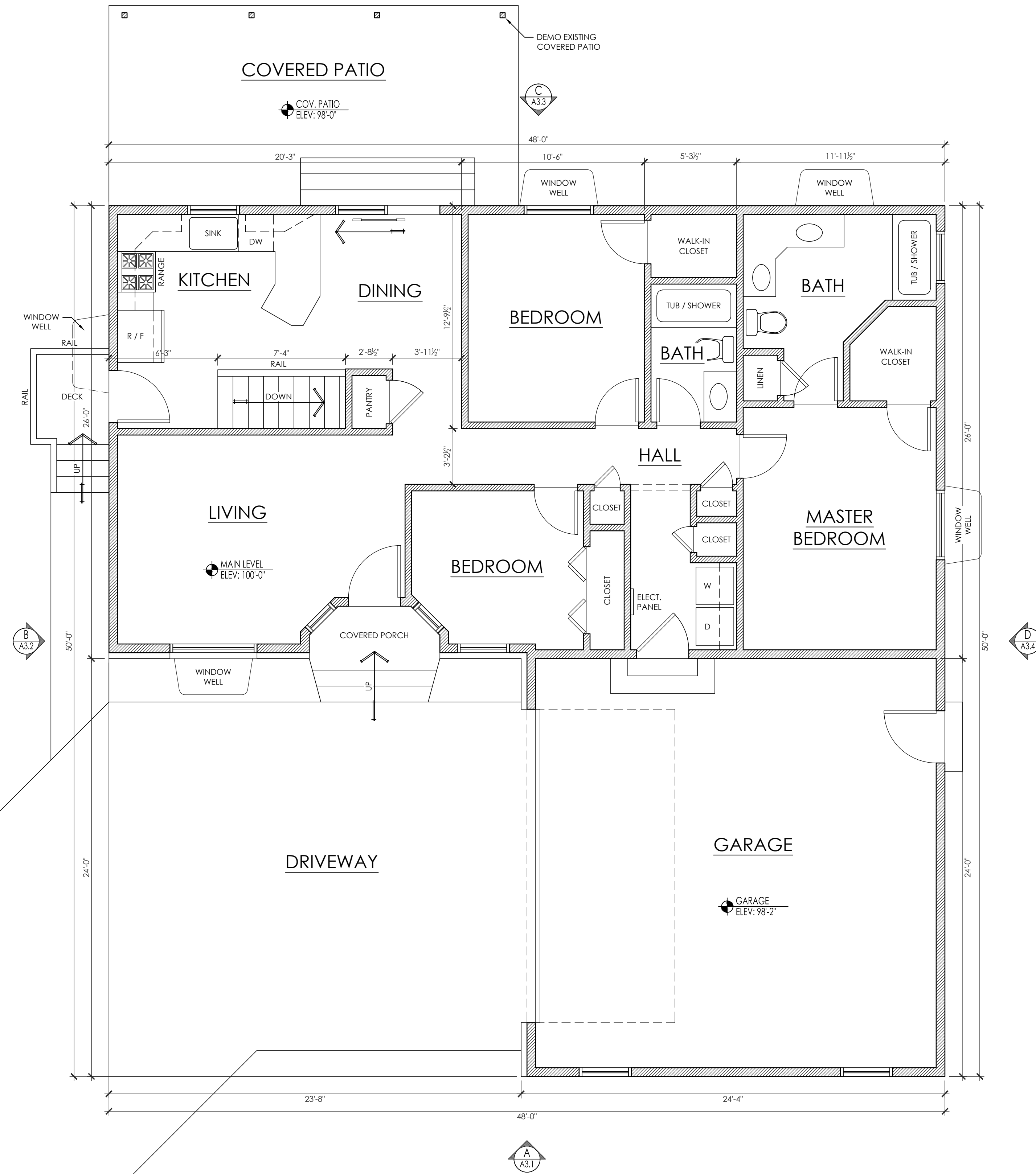
SITE PLAN

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



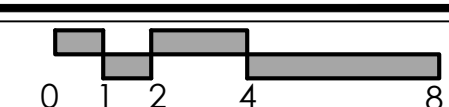
FLOOR PLAN NOTES

1	GENERAL CONTRACTOR SHALL COMPLY WITH THE 2015 IRC.
2	GENERAL CONTRACTOR SHALL COMPLY WITH ALL UTAH STATE AMENDMENTS TO THE 2015 IRC.
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5	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF FIXTURES, EQUIPMENT AND MATERIALS.
6	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER SHALL HAVE APPROPRIATE MOISTURE-PROOFING AND SHALL SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".
7	GENERAL CONTRACTOR SHALL PROVIDE PROPER FLASHING AT ALL DOOR AND WINDOW CONDITIONS, EXTEND 60 MIL, SELF-ADHESIVE BITUMINOUS ICE AND WATER SHIELD, CONTINUOUS FROM EDGE OF EAVE TO A POINT 3'-0" IN FROM EXTERIOR WALL.
8	GENERAL CONTRACTOR SHALL PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT.
9	ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION-GRADE REDWOOD (IRC R319).
10	SUBSTRATE FOR WET AREAS SHALL BE MIN. 1/2" SCHLUTER-KERDI-BOARD (OR EQUIVALENT) CONTINUOUS FROM FLOOR TO CEILING (IRC R702.4.2).
11	ALL INTERIOR NON-BEARING WALLS TO BE 2X4 FRAMING @ 16" O.C. WITH DOUBLE TOP AND BOTTOM PLATES, PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE, PROVIDE 1/2" GYPSUM BOARD FINISH EACH SIDE, PROVIDE SOLID 2X MID SPAN BLOCKING IN WALLS EXCEEDING 10'-0".
12	PROVIDE 2X4 @ 16" O.C. FURR OUT FRAMING AT PERIMETER OF BASEMENT WALLS, PROVIDE PRESSURE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE, PROVIDE FIRE BLOCKING AT MID SPAN, HOLD FRAMING OUT FROM FOUNDATION WALL 1/2", PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE, PROVIDE 1/2" GYPSUM BOARD FINISH.
13	EXTERIOR WALLS AND BEARING WALLS SHALL BE 2X6 FRAMING @ 16" O.C. W/ 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
14	CEILING JOISTS FURR DOWN TO BE 2X4 FRAMING W/ 1/2" GYPSUM BOARD.
15	WALLS AND CEILING OF GARAGE SHALL HAVE A MIN. 5/8" TYPE 'X' GYPSUM BOARD, WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN THE EQUIVALENT PROTECTION OF ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD (IRC R309).
16	WALLS AND SOFFIT ON UNDERSIDE OF STAIRS SHALL HAVE 5/8" TYPE 'X' GYPSUM BOARD IF USED AS ACCESSIBLE SPACE (IRC R314.8).
17	FRAME AROUND FIREPLACE FLUE W/ 5/8" TYPE 'X' GYPSUM BOARD ON 2X STUDS, PROVIDE REQUIRED MIN. 2" AIR SPACE CLEARANCE TO COMBUSTIBLES (IRC R1003.18).
18	PROVIDE FIRE BLOCKING IN ALL WALLS GREATER THAN 8'-0" HIGH.
19	ALL PLUMBING WALLS TO BE 2X6 FRAMING @ 16" O.C.
20	APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE IGNITION SOURCE IS NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES.
21	EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MIN. FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" (IRC R307.1).
22	WINDOW WELLS SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 SQ. FT. WITH A MIN. DIMENSION OF 36", PROVIDE A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44" DEEP (IRC R310.2).
23	STAIRWAY RISERS SHALL NOT EXCEED 7 3/4" AND TREADS SHALL NOT BE LESS THAN 10".
24	STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT, HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE (IRC 314.1).
25	LANDINGS SHALL HAVE A MIN. DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36" (IRC R312.2).
26	THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC R314.3).
27	GENERAL CONTRACTOR SHALL ENSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL, GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT AND SHALL NOT ALLOW PASSAGE OF A 4" SPHERE (IRC R312).
28	TOPS OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS AND BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS SECTIONAL DIMENSION, HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL (IRC R315).
29	WHERE APPLICABLE, CRAWL SPACE VENTILATION SHALL BE A MINIMUM OF 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA, VENTS SHALL BE ARRANGED TO PROVIDE CROSS-VENTILATION ON AT LEAST TWO OPPOSING SIDES (IRC R408).
30	WHERE APPLICABLE, ACCESSIBLE BELOW-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING (IRC R408.3).
31	GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN READILY ACCESSIBLE LOCATION (IRC R807).
32	ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW, THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACED VENTILATED, THE TOTAL VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS THAN 1/300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING (IRC R806).
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34	GENERAL CONTRACTOR SHALL VERIFY ALL FINISHES AND ALL DOOR AND WINDOW SIZES W/ OWNER PRIOR TO PURCHASE, ALL DOORS ARE TO BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED.



EXISTING MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 MAIN LEVEL: 1,223 SQ.FT.
 GARAGE: 576 SQ.FT.



AN ADDITION FOR:
MATT & LACI MCCORMICK
 345 EAST 300 SOUTH
 KANAMAS, UTAH

THE DESIGNER, ARCHITECT, ENGINEER, OR CONSULTANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE DESIGNER, ARCHITECT, ENGINEER, OR CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE DESIGNER, ARCHITECT, ENGINEER, OR CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE DESIGNER, ARCHITECT, ENGINEER, OR CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS.

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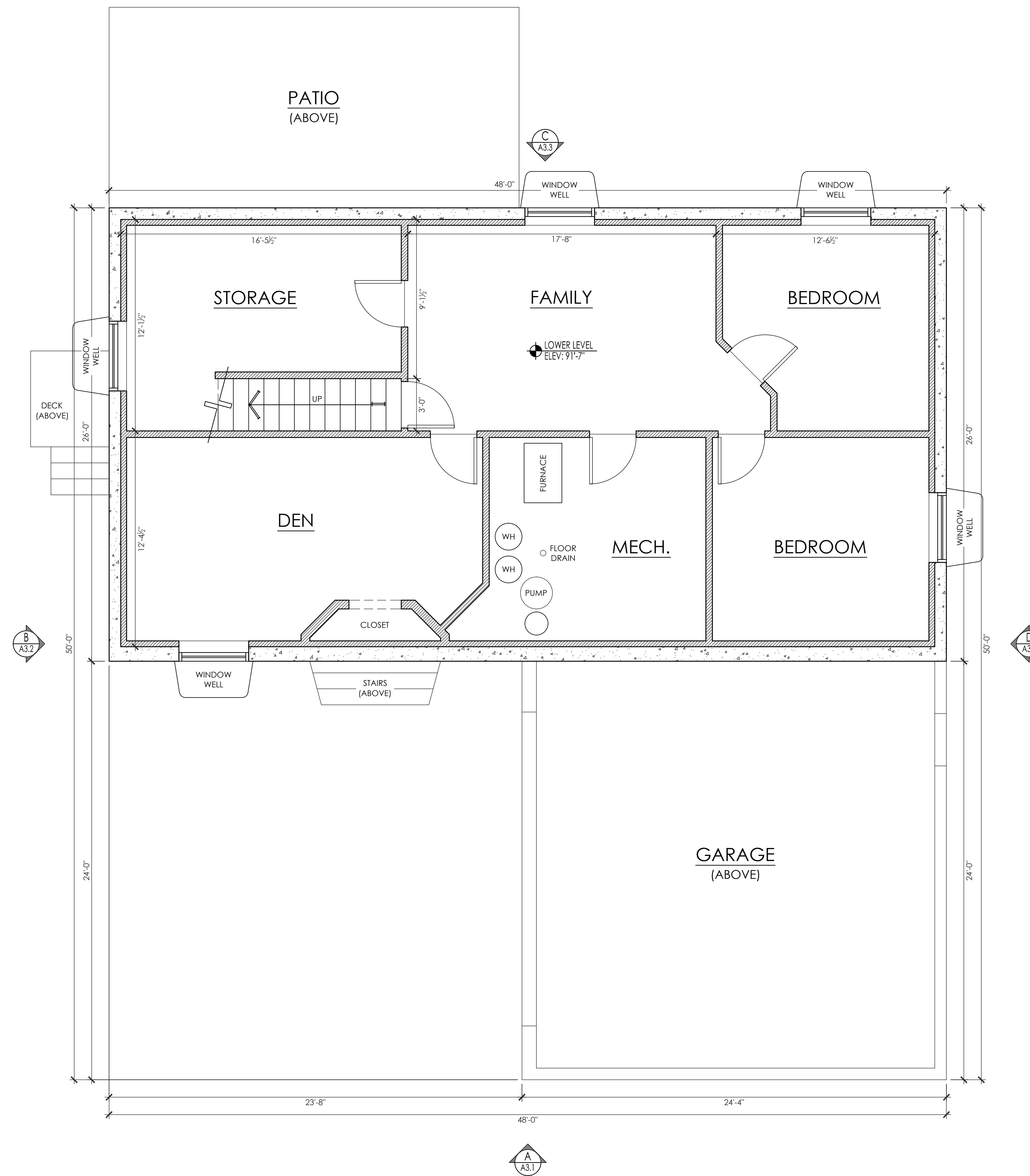
APRIL 11, 2019

REVISIONS

A2.1

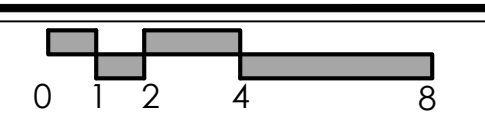
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5	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF FIXTURES, EQUIPMENT AND MATERIALS.
6	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER SHALL HAVE APPROPRIATE MOISTURE-PROOFING AND SHALL SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".
7	GENERAL CONTRACTOR SHALL PROVIDE PROPER FLASHING AT ALL DOOR AND WINDOW CONDITIONS, EXTEND 60 MIL, SELF-ADHESIVE BITUMINOUS ICE AND WATER SHIELD, CONTINUOUS FROM EDGE OF EAVE TO A POINT 3'-0" IN FROM EXTERIOR WALL.
8	GENERAL CONTRACTOR SHALL PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT.
9	ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION-GRADE REDWOOD (IRC R319).
10	SUBSTRATE FOR WET AREAS SHALL BE MIN. 1/2" SCLUTER-KERDI-BOARD (OR EQUIVALENT) CONTINUOUS FROM FLOOR TO CEILING (IRC R702.4.2).
11	ALL INTERIOR NON-BEARING WALLS TO BE 2X4 FRAMING @ 16" O.C. WITH DOUBLE TOP AND BOTTOM PLATES, PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE, PROVIDE 1/2" GYPSUM BOARD FINISH EACH SIDE, PROVIDE SOLID 2X MID SPAN BLOCKING IN WALLS EXCEEDING 10'-0".
12	PROVIDE 2X4 @ 16" O.C. FURR OUT FRAMING AT PERIMETER OF BASEMENT WALLS, PROVIDE PRESSURE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE, PROVIDE FIRE BLOCKING AT MID SPAN, HOLD FRAMING OUT FROM FOUNDATION WALL 1/2", PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 1/2" GYPSUM BOARD FINISH.
13	EXTERIOR WALLS AND BEARING WALLS SHALL BE 2X6 FRAMING @ 16" O.C. W/ 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
14	CEILING JOISTS FURR DOWN TO BE 2X4 FRAMING W/ 1/2" GYPSUM BOARD.
15	WALLS AND CEILING OF GARAGE SHALL HAVE A MIN. 5/8" TYPE 'X' GYPSUM BOARD, WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN THE EQUIVALENT PROTECTION OF ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD (IRC R309).
16	WALLS AND SOFFIT ON UNDERSIDE OF STAIRS SHALL HAVE 5/8" TYPE 'X' GYPSUM BOARD IF USED AS ACCESSIBLE SPACE (IRC R314.8).
17	FRAME AROUND FIREPLACE FLUE W/ 5/8" TYPE 'X' GYPSUM BOARD ON 2X STUDS, PROVIDE REQUIRED MIN. 2" AIR SPACE CLEARANCE TO COMBUSTIBLES (IRC R1003.18).
18	PROVIDE FIRE BLOCKING IN ALL WALLS GREATER THAN 8'-0" HIGH.
19	ALL PLUMBING WALLS TO BE 2X6 FRAMING @ 16" O.C.
20	APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE IGNITION SOURCE IS NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES.
21	EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MIN. FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" (IRC R307.1).
22	WINDOW WELLS SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 SQ. FT. WITH A MIN. DIMENSION OF 36", PROVIDE A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44" DEEP (IRC R310.2).
23	STAIRWAY RISERS SHALL NOT EXCEED 7 3/4" AND TREADS SHALL NOT BE LESS THAN 10".
24	STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT, HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE (IRC 314.1).
25	LANDINGS SHALL HAVE A MIN. DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36" (IRC R312.2).
26	THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC R314.3).
27	GENERAL CONTRACTOR SHALL ENSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL, GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT AND SHALL NOT ALLOW PASSAGE OF A 4" SPHERE (IRC R312).
28	TOPS OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS AND BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS SECTIONAL DIMENSION, HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL (IRC R315).
29	WHERE APPLICABLE, CRAWL SPACE VENTILATION SHALL BE A MINIMUM OF 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA, VENTS SHALL BE ARRANGED TO PROVIDE CROSS-VENTILATION ON AT LEAST TWO OPPOSING SIDES (IRC R408).
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34	GENERAL CONTRACTOR SHALL VERIFY ALL FINISHES AND ALL DOOR AND WINDOW SIZES W/ OWNER PRIOR TO PURCHASE, ALL DOORS ARE TO BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED.



EXISTING LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 LOWER LEVEL: 1,248 SQ.FT.



AN ADDITION FOR:
MATT & LACI MCCORMICK
 345 EAST 300 SOUTH
 KAMAS, UTAH

THE DESIGNER, LOCAL CONSULTANTS, DETAILS FLOOR PLANS AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MATT & LACI MCCORMICK AND SHALL NOT BE REPRODUCED OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THAT FOR THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE WRITTEN CONSENT OF MATT & LACI MCCORMICK. THESE DRAWINGS SHALL CONSTITUTE CONTRACT DOCUMENTS AND SHALL BE AVAILABLE FOR LIMITED REVIEW AND REVISIONS ONLY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTING AND CONDITIONS SHOWN ON THESE DRAWINGS.

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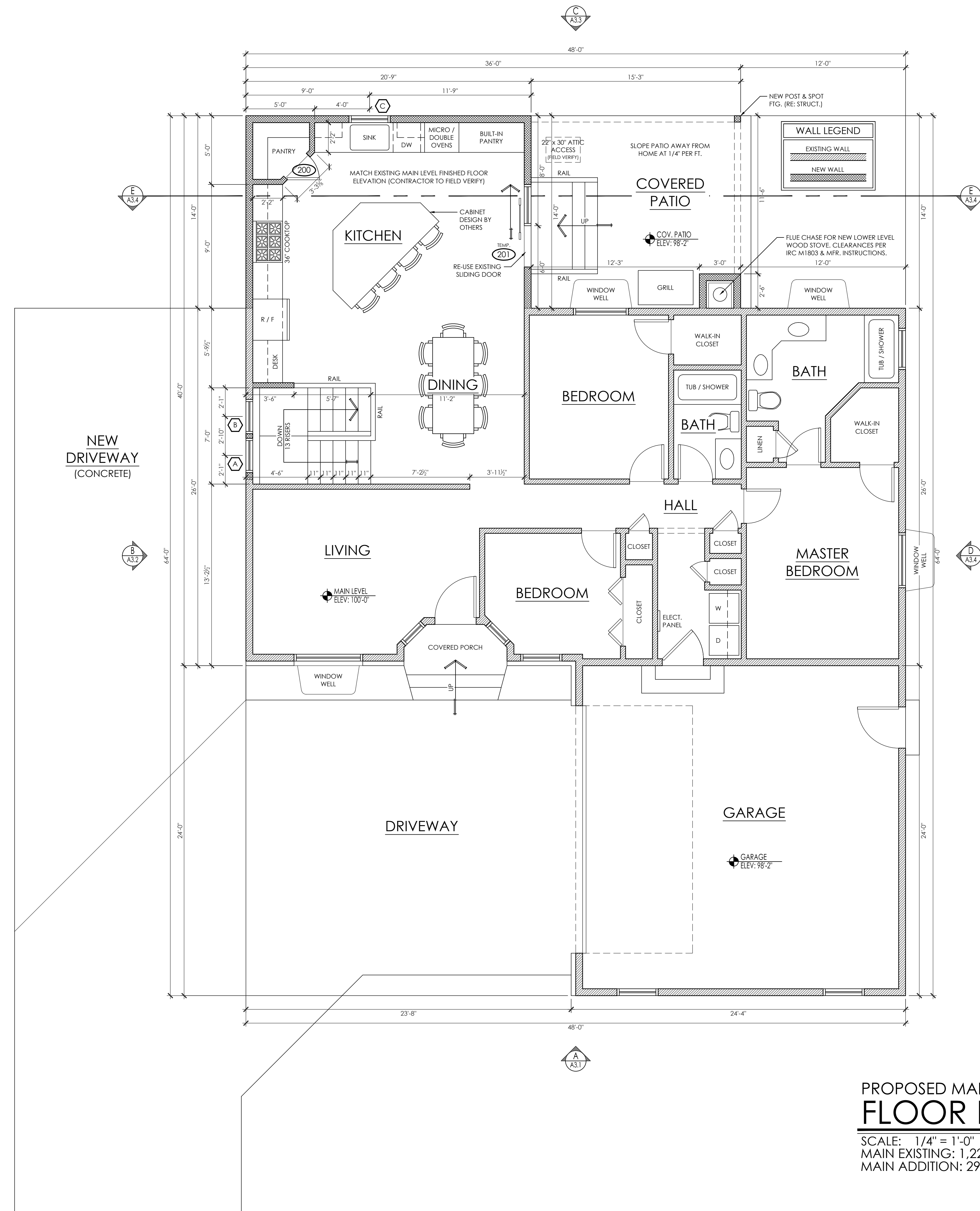
APRIL 11, 2019

NO.	REVISIONS

A2.2

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PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 MAIN EXISTING: 1,223 SQ.FT.
 MAIN ADDITION: 291 SQ.FT.

AN ADDITION FOR:
MATT & LACI MCCORMICK
 KAMAS, UTAH
 345 EAST 300 SOUTH

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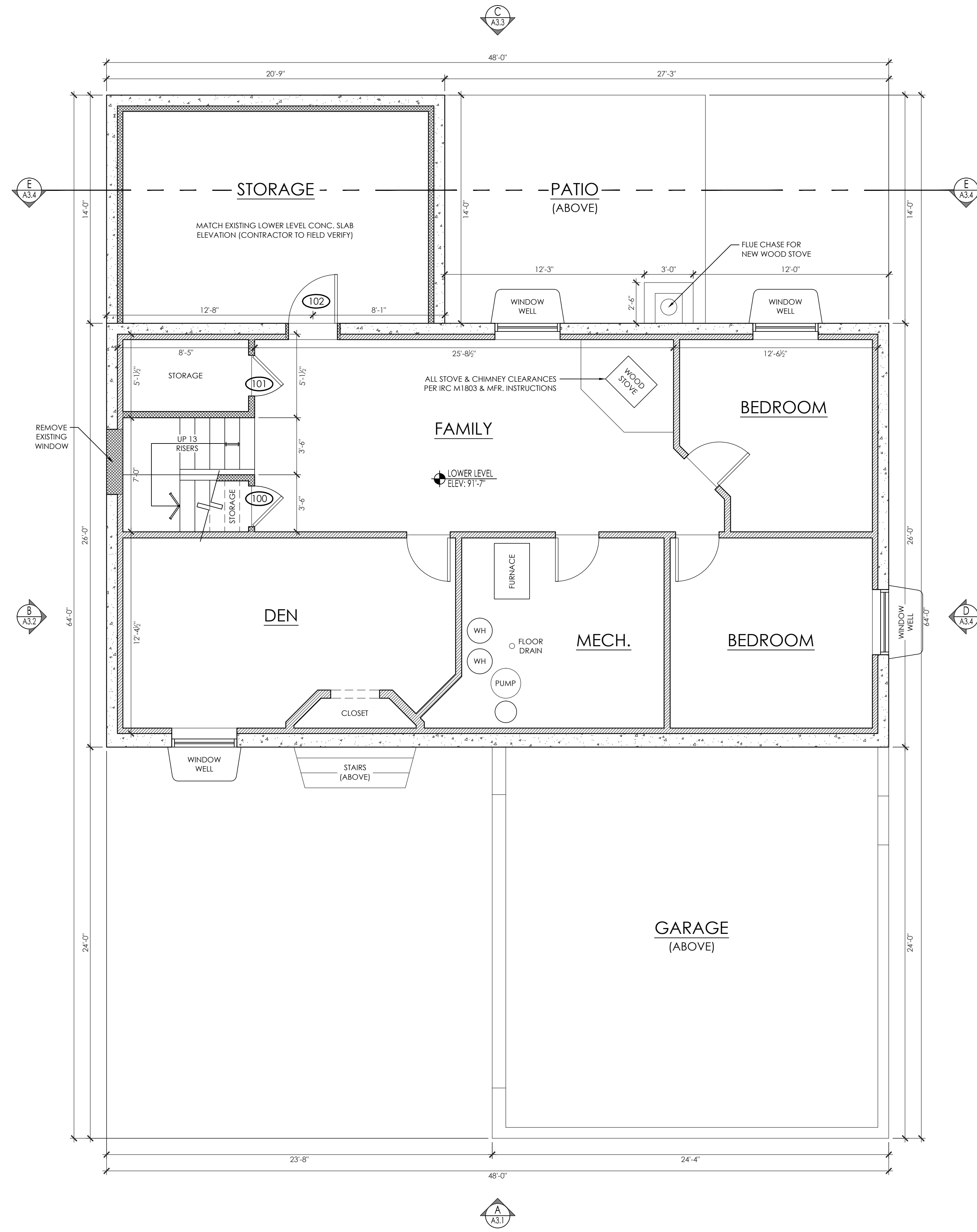
APRIL 11, 2019

REVISIONS

A2.3

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19	ALL PLUMBING WALLS TO BE 2X6 FRAMING @ 16" O.C.
20	APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE IGNITION SOURCE IS NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES.
21	EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MIN. FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" (IRC R307.1).
22	WINDOW WELLS SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 SQ. FT. WITH A MIN. DIMENSION OF 36", PROVIDE A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44" DEEP (IRC R310.2).
23	STAIRWAY RISERS SHALL NOT EXCEED 7 3/4" AND TREADS SHALL NOT BE LESS THAN 10".
24	STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT, HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE (IRC 314.1).
25	LANDINGS SHALL HAVE A MIN. DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36" (IRC R312.2).
26	THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC R314.3).
27	GENERAL CONTRACTOR SHALL ENSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL, GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT AND SHALL NOT ALLOW PASSAGE OF A 4" SPHERE (IRC R312).
28	TOPS OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS AND BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS SECTIONAL DIMENSION, HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL (IRC R315).
29	WHERE APPLICABLE, CRAWL SPACE VENTILATION SHALL BE A MINIMUM OF 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA, VENTS SHALL BE ARRANGED TO PROVIDE CROSS-VENTILATION ON AT LEAST TWO OPPOSING SIDES (IRC R408).
30	WHERE APPLICABLE, ACCESSIBLE BELOW-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING (IRC R408.3).
31	GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN READILY ACCESSIBLE LOCATION (IRC R807).
32	ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW, THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACED VENTILATED, THE TOTAL VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS THAN 1/300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING (IRC R806).
33	MIN. INSULATION VALUES SHALL BE AS FOLLOWS: CEILINGS = R-49, EXTERIOR WALLS = R-20 CAVITY INSULATION + R-5 CONT. INSULATION OR INSULATED SIDING, BASEMENT WALLS = R-19, FLOORS = R-30, MIN. U-FACTOR FOR WINDOWS = 0.32 (IRC N1102.1).
34	GENERAL CONTRACTOR SHALL VERIFY ALL FINISHES AND ALL DOOR AND WINDOW SIZES W/ OWNER PRIOR TO PURCHASE, ALL DOORS ARE TO BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED.



PROPOSED LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 LOWER EXISTING: 1,248 SQ.FT.
 LOWER ADDITION: 291 SQ.FT.

AN ADDITION FOR:
MATT & LACI MCCORMICK
 345 EAST 300 SOUTH
 KAMAS, UTAH

THE DESIGN, SERIAL, CONTRACT, DETAILS, FLOOR PLANS, AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MATT & LACI MCCORMICK AND SHALL NOT BE REPRODUCED, COPIED, OR DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THAT OF THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MATT & LACI MCCORMICK. THESE DRAWINGS SHALL CONSTITUTE CONTRACT DOCUMENTS AND SHALL BE AVAILABLE FOR LENDED REVIEW AND THESE DRAWINGS ARE AVAILABLE FOR LENDED REVIEW AND THESE DRAWINGS SHALL BE THE PROPERTY OF MATT & LACI MCCORMICK AND SHALL BE RETURNED TO MATT & LACI MCCORMICK UPON COMPLETION OF THE JOB AND NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MATT & LACI MCCORMICK.

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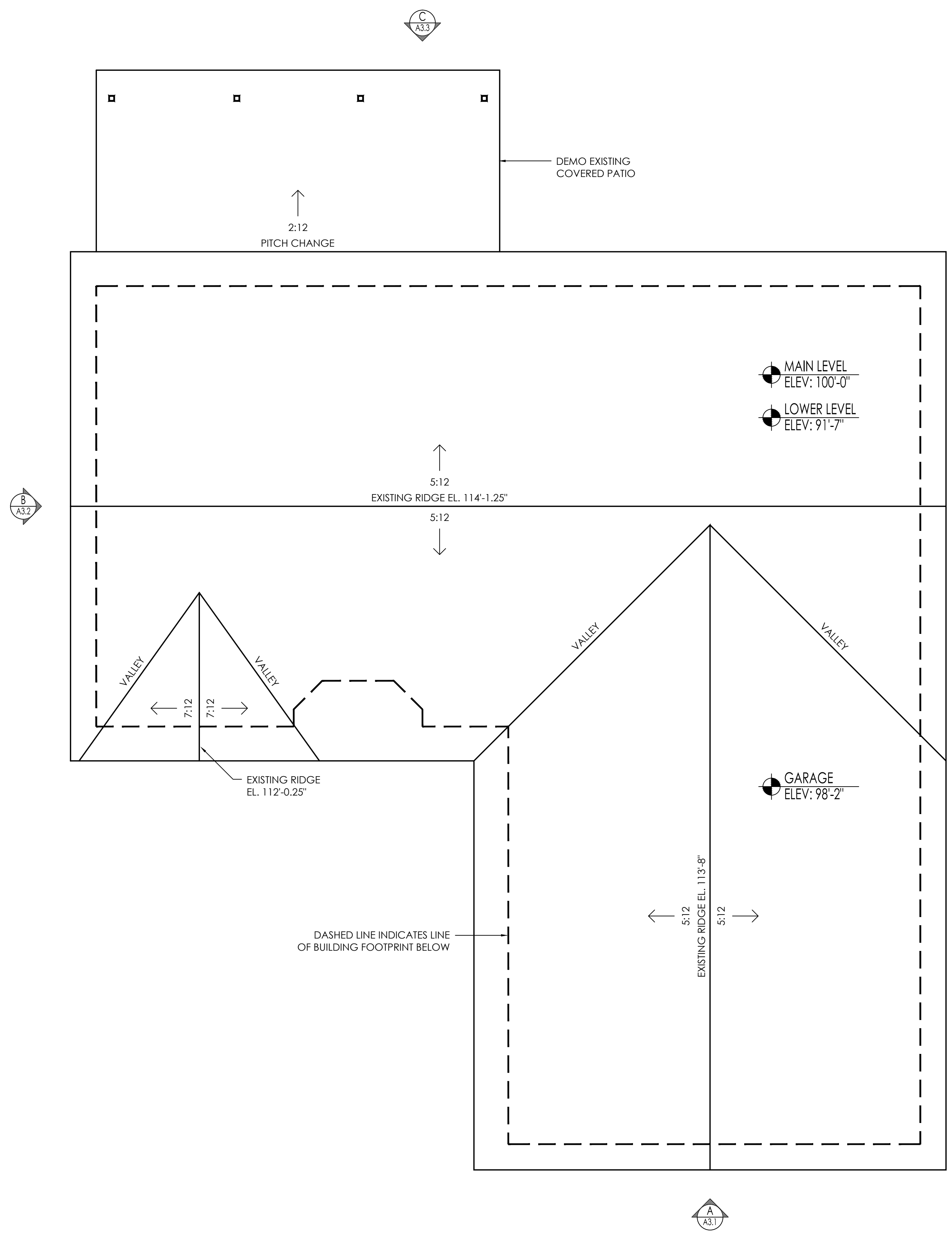
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APRIL 11, 2019

REVISIONS

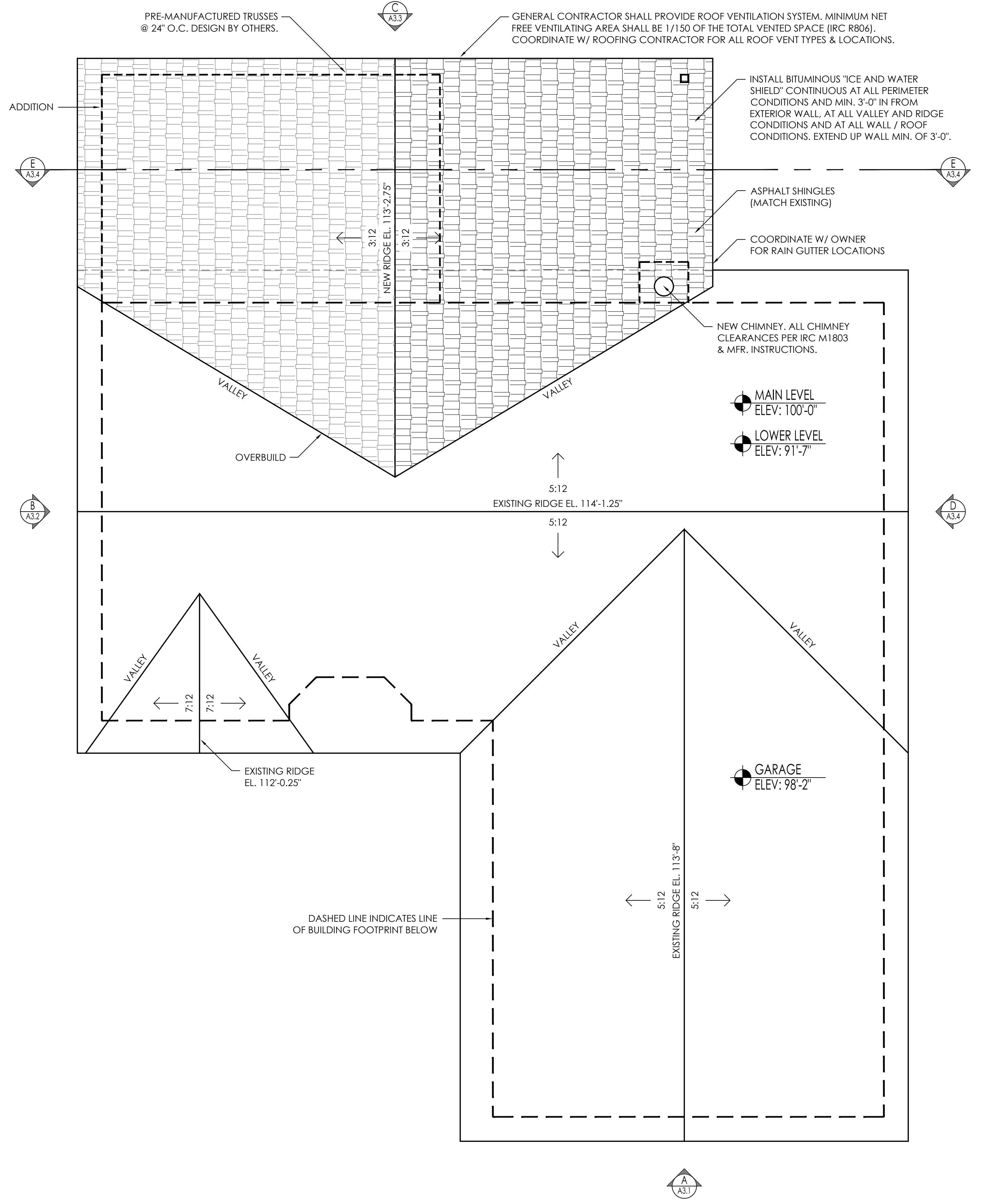
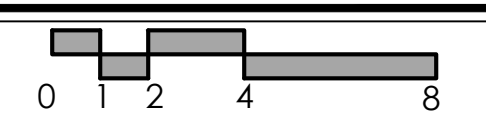
A2.4

FIELD VERIFY ALL RIDGE HEIGHTS WITH FLOOR PLANS & ELEVATIONS.



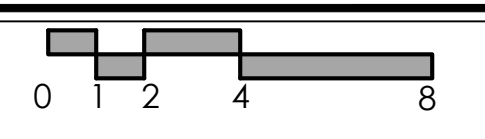
**EXISTING
ROOF PLAN**

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



**PROPOSED
ROOF PLAN**

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



AN ADDITION FOR:
MATT & LACI MCCORMICK
KAMAS, UTAH
345 EAST 300 SOUTH

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APRIL 11, 2019

NO.	REVISIONS

A2.5

ELEVATION & SECTION NOTES

1	GENERAL CONTRACTOR SHALL COMPLY WITH THE 2015 IRC.
2	GENERAL CONTRACTOR SHALL COMPLY WITH ALL UTAH STATE AMENDMENTS TO THE 2015 IRC.
3	GENERAL CONTRACTOR SHALL COMPLY WITH ALL OTHER NATIONAL, STATE, LOCAL AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.
4	GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, DIMENSIONS, CONNECTIONS, ETC. PRIOR TO CONSTRUCTION.
5	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF FIXTURES, EQUIPMENT AND MATERIALS.
6	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER SHALL HAVE APPROPRIATE MOISTURE-PROOFING AND SHALL SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".
7	GENERAL CONTRACTOR SHALL ENSURE THAT EXISTING GRADE IS MODIFIED AS REQUIRED TO MAINTAIN CONTINUOUS DRAINAGE AWAY FROM STRUCTURE AT ALL POINTS TO A PUBLIC WAY TO ENSURE THAT NO DRAINAGE IS ALLOWED TO FLOW ONTO ANY ADJACENT PROPERTIES.
8	GENERAL CONTRACTOR SHALL ENSURE TOP OF FOUNDATION WALL IS MIN. 6" ABOVE ADJACENT FINISH GRADE.
9	GENERAL CONTRACTOR SHALL PROVIDE PROPER FLASHING AT ALL DOOR AND WINDOW CONDITIONS. INSTALL 60 MIL SELF-ADHESIVE BITUMINOUS ICE AND WATER SHIELD CONTINUOUS AT ALL PERIMETER CONDITIONS MIN. 3'-0" IN FROM EXTERIOR WALL AT ALL VALLEY AND RIDGE CONDITIONS AND AT ALL WALL / ROOF CONDITIONS. EXTEND UP WALL MIN. OF 3'-0".
10	GENERAL CONTRACTOR SHALL PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT.
11	ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION-GRADE REDWOOD (IRC R319).
12	SUBSTRATE FOR WET AREAS SHALL BE MIN. 1/2" DENSIFIED TILE BACKER (OR EQUIVALENT) CONTINUOUS FROM FLOOR TO CEILING (IRC R702.4.2).
13	ALL INTERIOR NON-BEARING WALLS TO BE 2X4 FRAMING @ 16" O.C. WITH DOUBLE TOP AND BOTTOM PLATES. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE 1/2" GYPSUM BOARD FINISH EACH SIDE. PROVIDE SOLID 2X MID SPAN BLOCKING IN WALLS EXCEEDING 10'-0".
14	PROVIDE 2X4 @ 16" O.C. FURR OUT FRAMING AT PERIMETER OF BASEMENT WALLS. PROVIDE PRESSURE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE FIRE BLOCKING AT MID SPAN. HOLD FRAMING OUT FROM FOUNDATION WALL 1/2". PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 1/2" GYPSUM BOARD FINISH.
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17	WALLS AND CEILING OF GARAGE SHALL HAVE A MIN. 5/8" TYPE 'X' GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN THE EQUIVALENT PROTECTION OF ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD (IRC 309).
18	WALLS AND SOFFIT ON UNDERSIDE OF STAIRS SHALL HAVE 5/8" TYPE 'X' GYPSUM BOARD IF USED AS ACCESSIBLE SPACE (IRC R314.8).
19	FRAME AROUND FIREPLACE FLUE W/ 5/8" TYPE 'X' GYPSUM BOARD ON 2X STUDS. PROVIDE REQUIRED MIN. 2" AIR SPACE CLEARANCE TO COMBUSTIBLES (IRC R1003.18).
20	WHERE APPLICABLE, GENERAL CONTRACTOR SHALL ENSURE SEALED DIRECT VENT FIREPLACE IN SLEEPING AREAS.
21	GENERAL CONTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH LISTING (APPROVAL) NUMBER FOR EACH FIREPLACE INSERT AND SHOWER STEAMER PRIOR TO INSTALL.
22	PROVIDE FIRE BLOCKING IN ALL WALLS GREATER THAN 8'-0" HIGH.
23	ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE RAISED 18" ABOVE FINISHED FLOOR. ALL PLUMBING WALLS TO BE 2X6 FRAMING @ 16" O.C.
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30	WHERE APPLICABLE, CRAWL SPACE VENTILATION SHALL BE A MINIMUM OF 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. VENTS SHALL BE ARRANGED TO PROVIDE CROSS-VENTILATION ON AT LEAST TWO OPPOSING SIDES (IRC R408).
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34	PROVIDE CONTINUOUS 1 1/2" DIAMETER HOLES AT EACH BLOCKING TO ENSURE FREE TRANSLATION OF AIR FROM SOFFIT/EAVE VENT THROUGH BLOCKING AND TO 1" AIR SPACE ABOVE BATT INSULATION.
35	MIN. INSULATION VALUES SHALL BE AS FOLLOWS: CEILINGS = R-49, EXTERIOR WALLS = R-20 CAVITY INSULATION + R-5 CONT. INSULATION OR INSULATED SIDING, BASEMENT WALLS = R-19, FLOORS = R-30. MIN. U-FACTOR FOR WINDOWS = 0.32 (IRC N1102.1).
36	GENERAL CONTRACTOR SHALL VERIFY ALL FINISHES WITH OWNER.
37	GENERAL CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW SIZES W/ OWNER PRIOR TO PURCHASE. ALL DOORS ARE TO BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED.
38	GENERAL CONTRACTOR SHALL VERIFY FRAMED OPENINGS AT ALL DOORS AND WINDOWS WITH OWNER PRIOR TO INSTALLATION.
39	GENERAL CONTRACTOR SHALL PROVIDE 30 YEAR ASPHALTIC ROOF SYSTEM OVER 30# FELT INFILTRATION BARRIER.
40	GENERAL CONTRACTOR SHALL PROVIDE 4" CONCRETE SLAB OVER 4" WASHED GRAVEL BASE OVER 6 MIL POLY W/ JOINTS LAPPED NOT LESS THAN 6" (IRC R504.2.3).



EXISTING
A SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4 8



PROPOSED
A SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4 8

AN ADDITION FOR:
MATT & LACI MCCORMICK
345 EAST 300 SOUTH
KAMAS, UTAH

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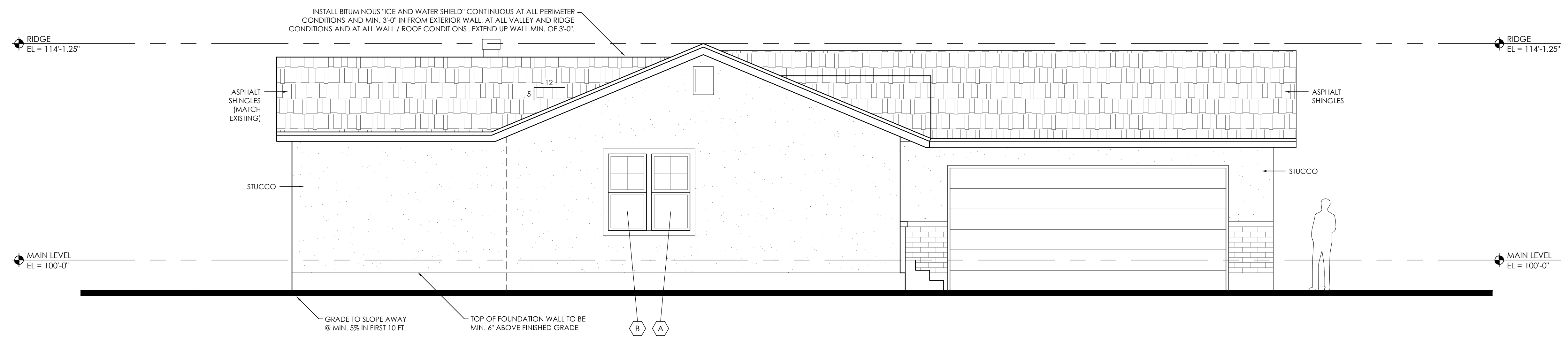
A3.1

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29	TOPS OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS AND BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS SECTIONAL DIMENSION. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL (IRC R315).
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33	ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACED VENTILATED. THE TOTAL VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS THAN 1/300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE. OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING (IRC R806).
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37	GENERAL CONTRACTOR SHALL VERIFY ALL DOOR AND WINDOW SIZES W/ OWNER PRIOR TO PURCHASE. ALL DOORS ARE TO BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED.
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39	GENERAL CONTRACTOR SHALL PROVIDE 30 YEAR ASPHALTIC ROOF SYSTEM OVER 30# FELT INFILTRATION BARRIER.
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EXISTING
B WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4 8



PROPOSED
B WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4 8

AN ADDITION FOR:
MATT & LACI MCCORMICK
345 EAST 300 SOUTH
KAMAS, UTAH

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APRIL 11, 2019

REVISIONS

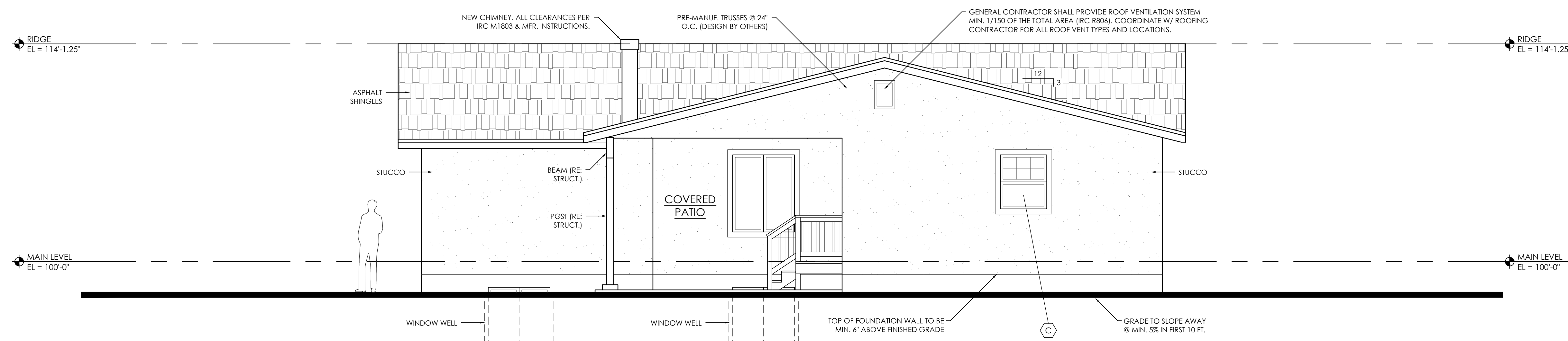
A3.2

ELEVATION & SECTION NOTES

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2	GENERAL CONTRACTOR SHALL COMPLY WITH ALL UTAH STATE AMENDMENTS TO THE 2015 IRC.
3	GENERAL CONTRACTOR SHALL COMPLY WITH ALL OTHER NATIONAL, STATE, LOCAL AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.
4	GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, DIMENSIONS, CONNECTIONS, ETC. PRIOR TO CONSTRUCTION.
5	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF FIXTURES, EQUIPMENT AND MATERIALS.
6	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER SHALL HAVE APPROPRIATE MOISTURE-PROOFING AND SHALL SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".
7	GENERAL CONTRACTOR SHALL ENSURE THAT EXISTING GRADE IS MODIFIED AS REQUIRED TO MAINTAIN CONTINUOUS DRAINAGE AWAY FROM STRUCTURE AT ALL POINTS TO A PUBLIC WAY TO ENSURE THAT NO DRAINAGE IS ALLOWED TO FLOW ONTO ANY ADJACENT PROPERTIES.
8	GENERAL CONTRACTOR SHALL ENSURE TOP OF FOUNDATION WALL IS MIN. 6" ABOVE ADJACENT FINISH GRADE.
9	GENERAL CONTRACTOR SHALL PROVIDE PROPER FLASHING AT ALL DOOR AND WINDOW CONDITIONS. INSTALL 60 MIL SELF-ADHESIVE BITUMINOUS ICE AND WATER SHIELD CONTINUOUS AT ALL PERIMETER CONDITIONS MIN. 3'-0" IN FROM EXTERIOR WALL AT ALL VALLEY AND RIDGE CONDITIONS AND AT ALL WALL / ROOF CONDITIONS. EXTEND UP WALL MIN. OF 3'-0".
10	GENERAL CONTRACTOR SHALL PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT.
11	ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION-GRADE REDWOOD (IRC R319).
12	SUBSTRATE FOR WET AREAS SHALL BE MIN. 1/2" DENSIFIED TILE BACKER (OR EQUIVALENT) CONTINUOUS FROM FLOOR TO CEILING (IRC R702.4.2).
13	ALL INTERIOR NON-BEARING WALLS TO BE 2X4 FRAMING @ 16" O.C. WITH DOUBLE TOP AND BOTTOM PLATES. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE 1/2" GYPSUM BOARD FINISH EACH SIDE. PROVIDE SOLID 2X MID SPAN BLOCKING IN WALLS EXCEEDING 10'-0".
14	PROVIDE 2X4 @ 16" O.C. FURR OUT FRAMING AT PERIMETER OF BASEMENT WALLS. PROVIDE PRESSURE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE FIRE BLOCKING AT MID SPAN. HOLD FRAMING OUT FROM FOUNDATION WALL 1/2". PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 1/2" GYPSUM BOARD FINISH.
15	EXTERIOR WALLS AND BEARING WALLS SHALL BE 2X6 FRAMING @ 16" O.C. W/ 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
16	CEILING JOISTS FURR DOWN TO BE 2X4 FRAMING W/ 1/2" GYPSUM BOARD.
17	WALLS AND CEILING OF GARAGE SHALL HAVE A MIN. 5/8" TYPE 'X' GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN THE EQUIVALENT PROTECTION OF ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD (IRC 309).
18	WALLS AND SOFFIT ON UNDERSIDE OF STAIRS SHALL HAVE 5/8" TYPE 'X' GYPSUM BOARD IF USED AS ACCESSIBLE SPACE (IRC R314.8).
19	FRAME AROUND FIREPLACE FLUE W/ 5/8" TYPE 'X' GYPSUM BOARD ON 2X STUDS. PROVIDE REQUIRED MIN. 2" AIR SPACE CLEARANCE TO COMBUSTIBLES (IRC R1003.18).
20	WHERE APPLICABLE, GENERAL CONTRACTOR SHALL ENSURE SEALED DIRECT VENT FIREPLACE IN SLEEPING AREAS.
21	GENERAL CONTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH LISTING (APPROVAL) NUMBER FOR EACH FIREPLACE INSERT AND SHOWER STEAMER PRIOR TO INSTALL.
22	PROVIDE FIRE BLOCKING IN ALL WALLS GREATER THAN 8'-0" HIGH.
23	ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE RAISED 18" ABOVE FINISHED FLOOR. ALL PLUMBING WALLS TO BE 2X6 FRAMING @ 16" O.C.
24	STAIRWAY CONSTRUCTION TO BE MIN. (3) 2x12 STRINGERS W/ 3/4" STAIR TREAD. STAIRWAY RISERS SHALL NOT EXCEED 7 3/4" AND TREADS SHALL NOT BE LESS THAN 10".
25	STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE (IRC 314.1).
26	LANDINGS SHALL HAVE A MIN. DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36" (IRC R312.2).
27	THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC R314.3).
28	GENERAL CONTRACTOR SHALL ENSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT AND SHALL NOT ALLOW PASSAGE OF A 4" SPHERE (IRC R312).
29	TOPS OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS AND BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS SECTIONAL DIMENSION. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL (IRC R315).
30	WHERE APPLICABLE, CRAWL SPACE VENTILATION SHALL BE A MINIMUM OF 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. VENTS SHALL BE ARRANGED TO PROVIDE CROSS-VENTILATION ON AT LEAST TWO OPPOSING SIDES (IRC R408).
31	WHERE APPLICABLE, ACCESSIBLE BELOW-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING (IRC R408.3).
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 0 1 2 4 8



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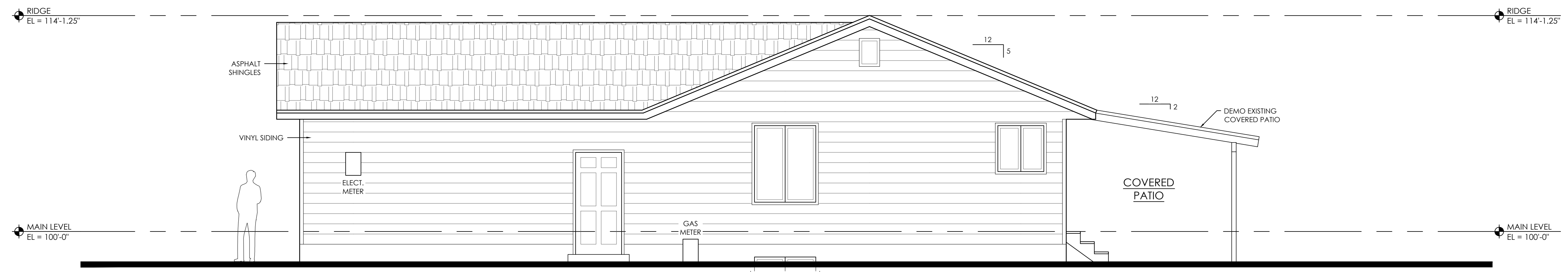
APRIL 11, 2019

REVISIONS

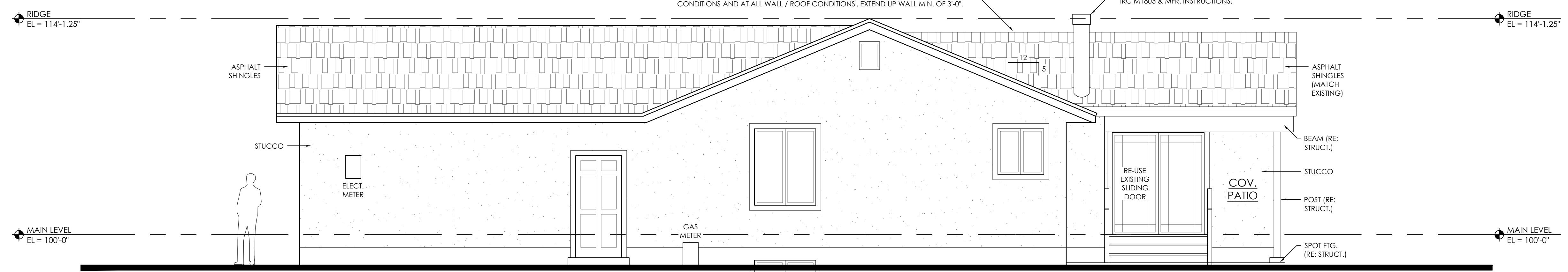
A3.3

ELEVATION & SECTION NOTES

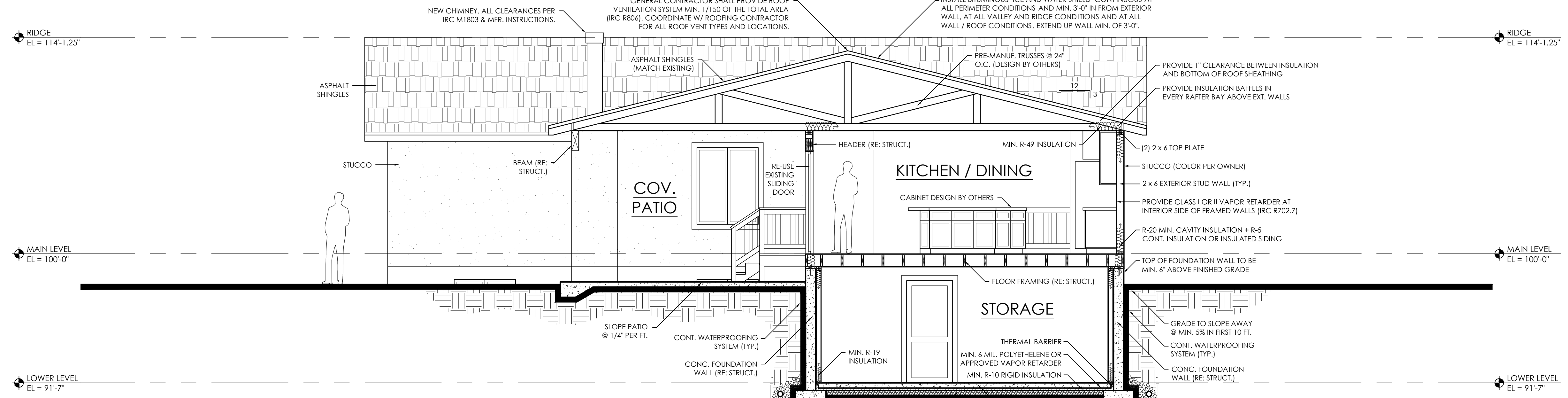
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EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4 8



PROPOSED EAST ELEVATION
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0 1 2 4 8



BUILDING SECTION
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AN ADDITION FOR:
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345 EAST 300 SOUTH

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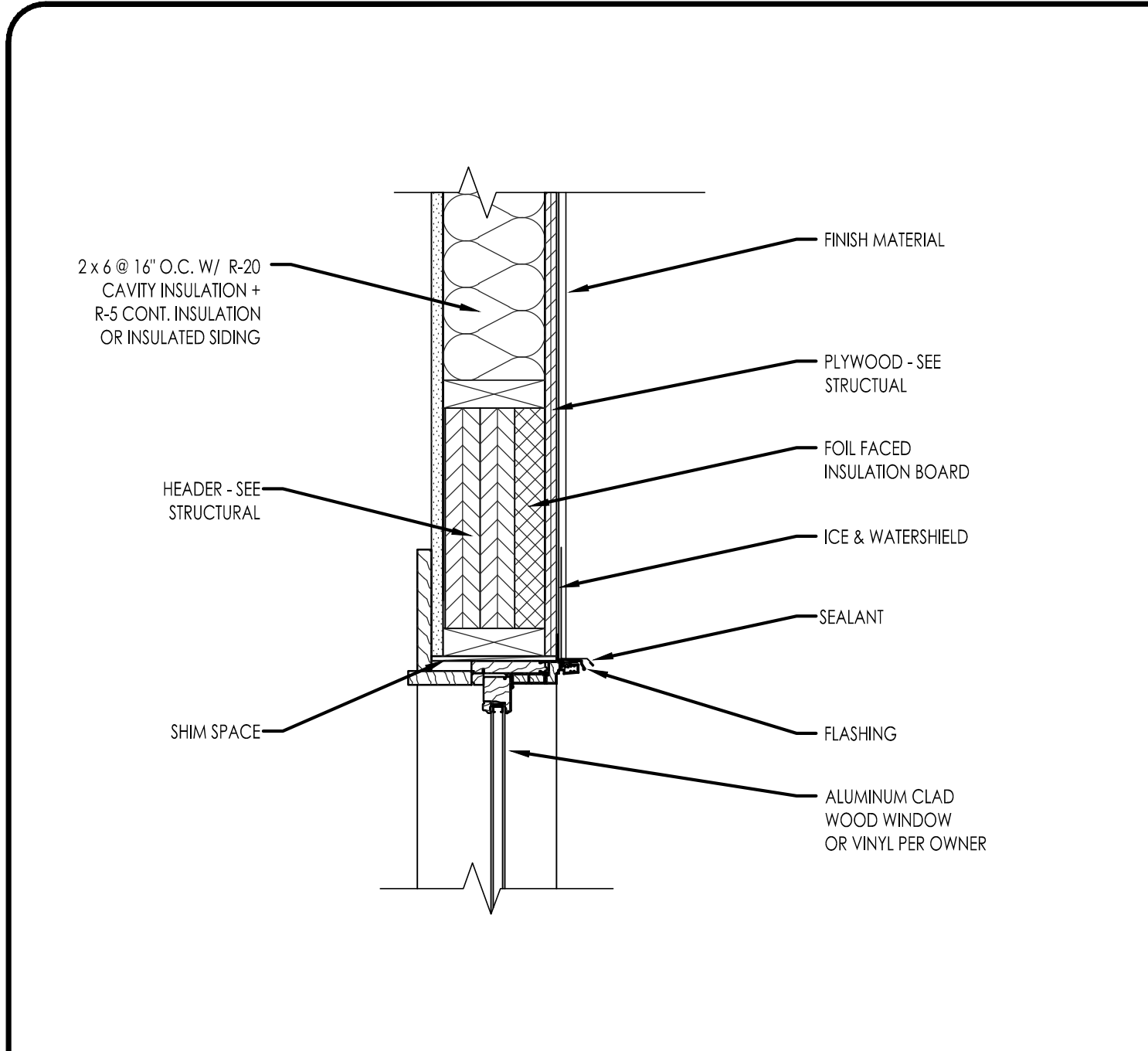
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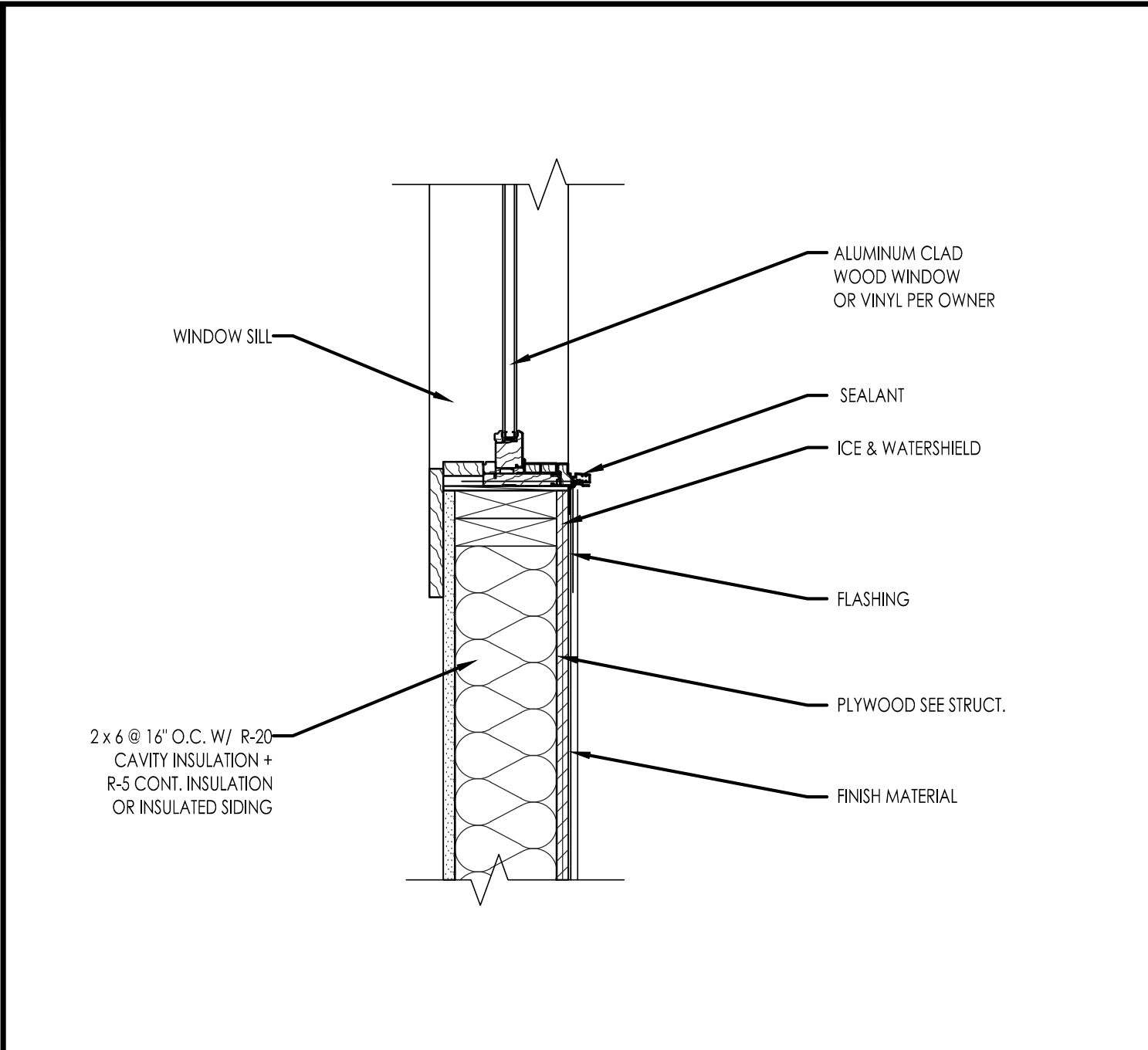
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APRIL 11, 2019
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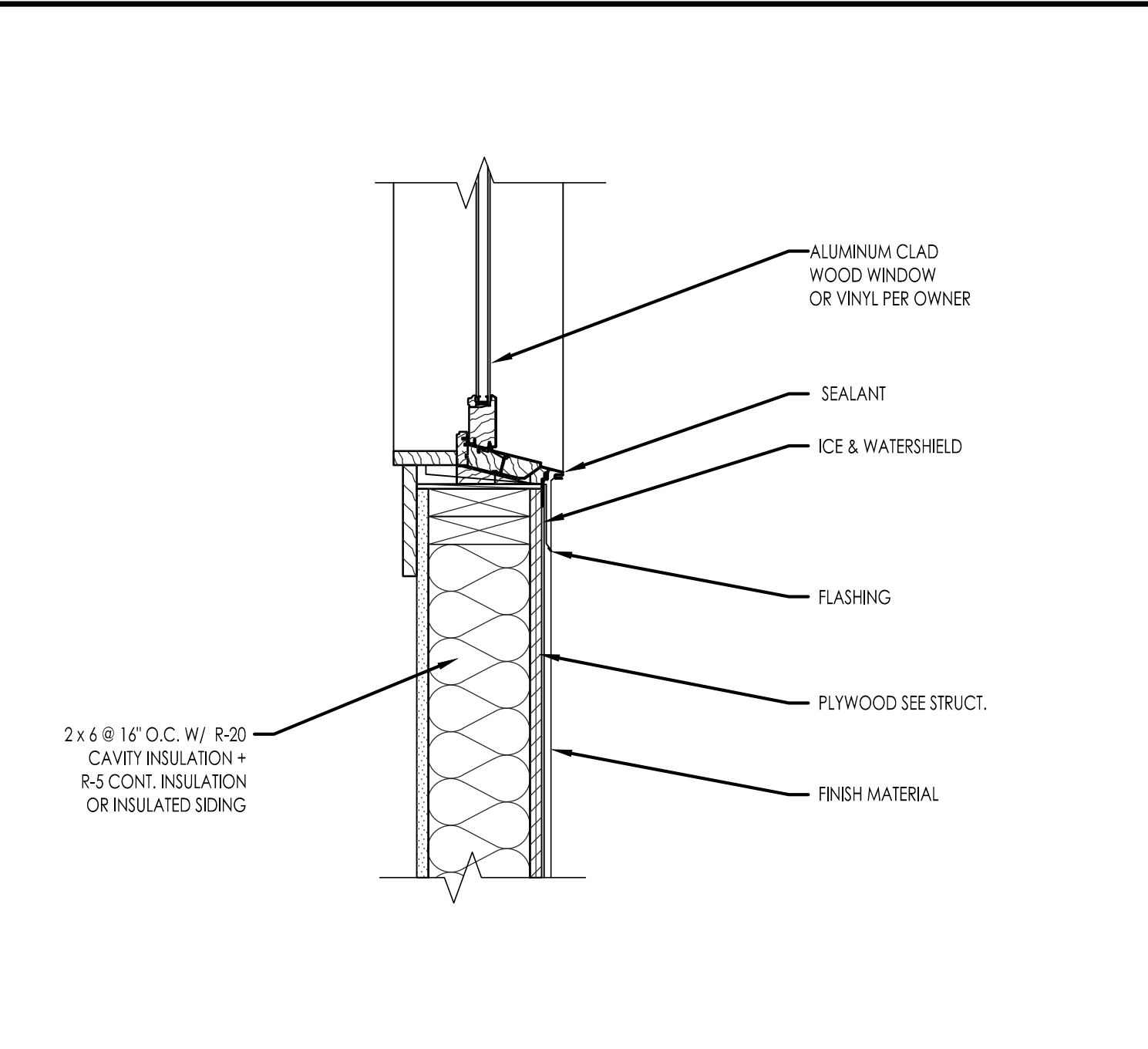
A3.4



D TYPICAL WINDOW HEADER DETAIL
1 1/2" = 1'-0"



C TYPICAL WINDOW JAMB DETAIL
1 1/2" = 1'-0"



B TYPICAL WINDOW SILL DETAIL
1 1/2" = 1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS
100	2'-6"	6'-8"	WOOD	INTERIOR	
101	2'-6"	6'-8"	WOOD	INTERIOR	
102	3'-0"	6'-8"	WOOD	INTERIOR	
200	2'-4"	6'-8"	WOOD	INTERIOR	
201	6'-0"	6'-8"	WOOD/GLASS	EXTERIOR	RE-USE EXIST. XO SLIDING DOOR (TEMP.)

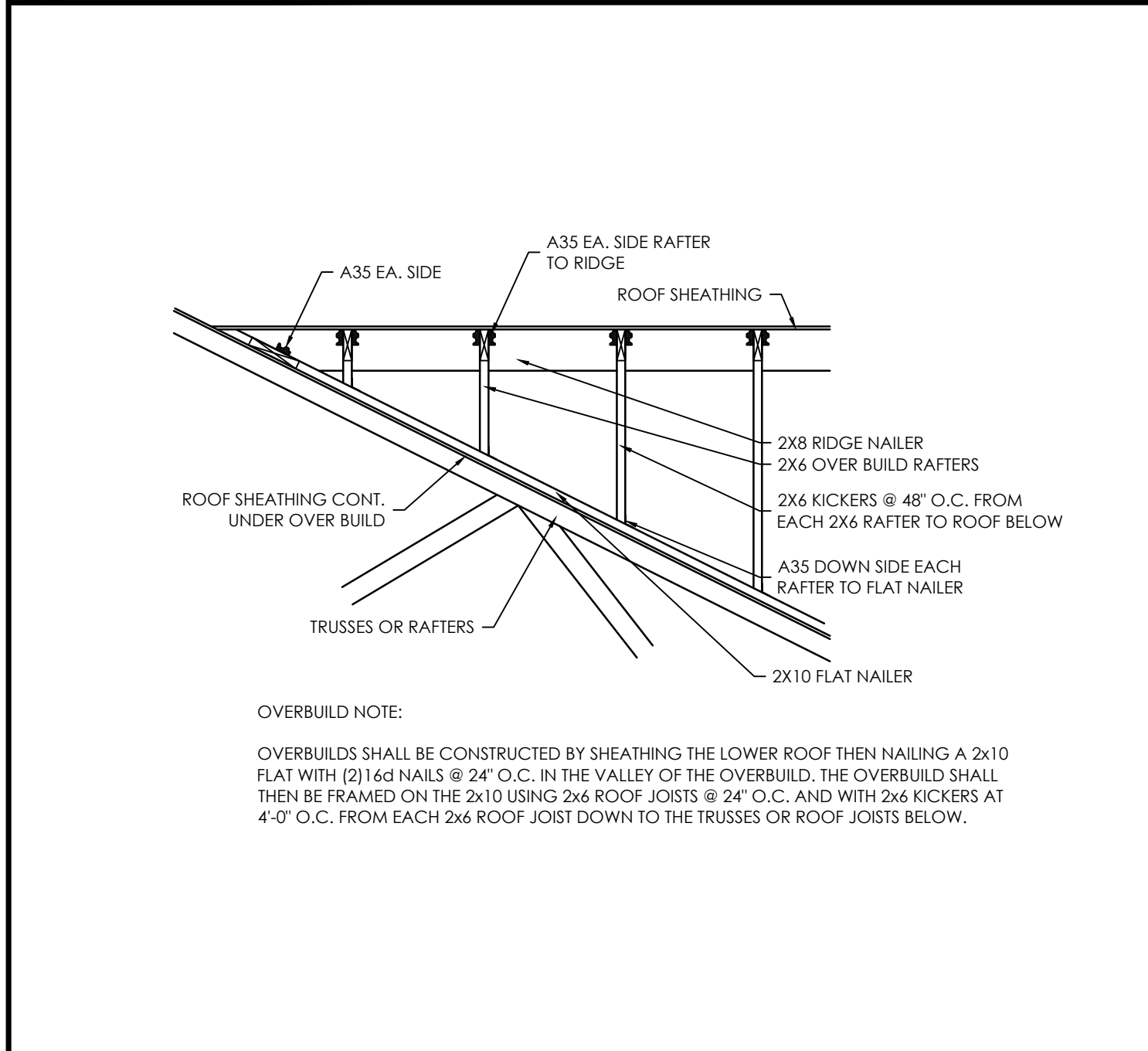
WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS
A	2'-6"	5'-0"	VINYL	INSULATED	SINGLE HUNG W/ SIMULATED DIVIDED LIGHT
B	2'-6"	5'-0"	VINYL	INSULATED	SINGLE HUNG W/ SIMULATED DIVIDED LIGHT
C	3'-0"	3'-6"	VINYL	INSULATED	SINGLE HUNG W/ SIMULATED DIVIDED LIGHT

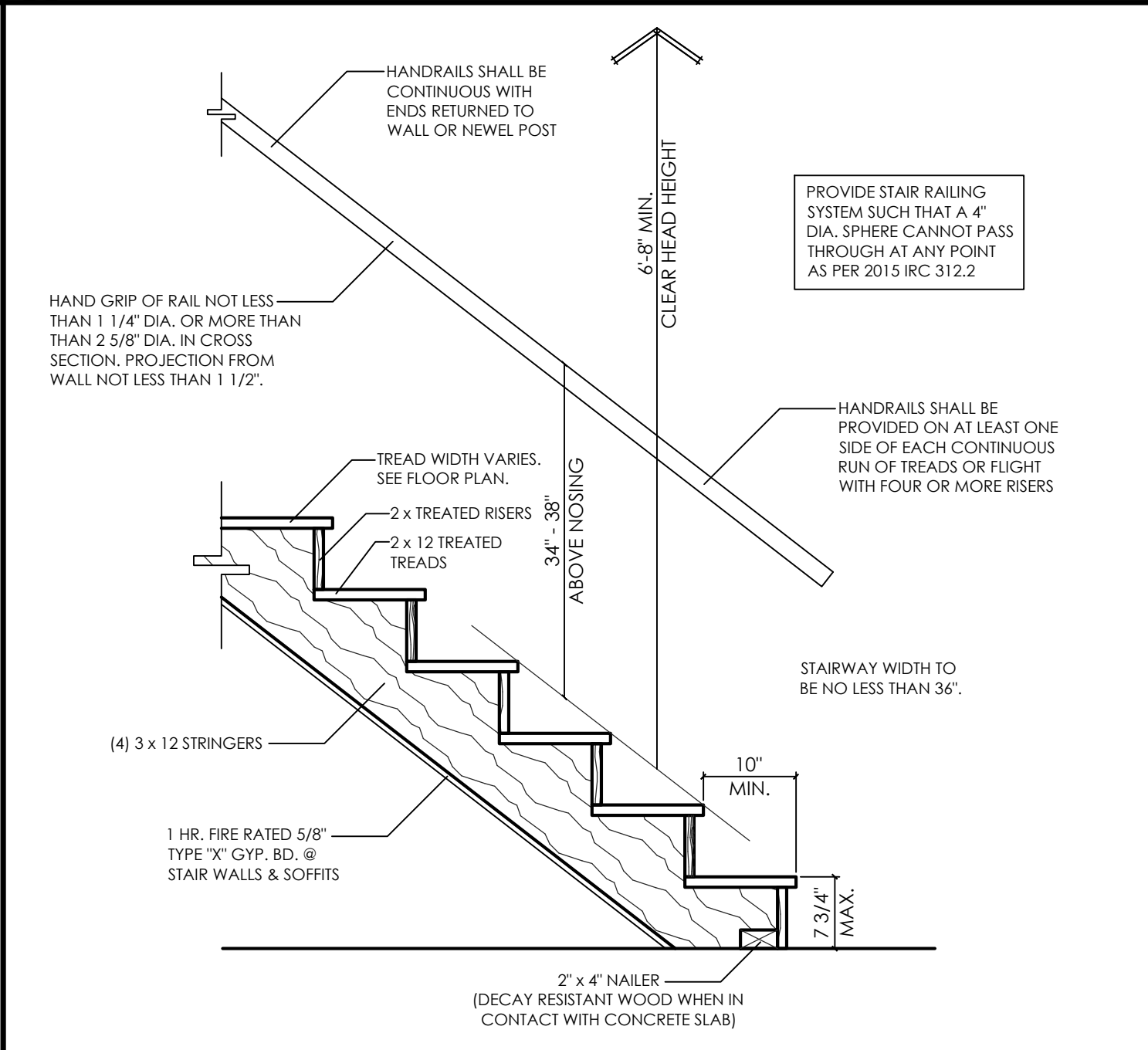
DOOR & WINDOW NOTES

- CONTRACTOR TO VERIFY ALL DOOR & WINDOW SIZES WITH OWNER PRIOR TO PURCHASE.
- BEDROOM WINDOW SILLS FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENING OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" (IRC R310.1).
- ALL WINDOWS TO HAVE A MIN. U-FACTOR OF .32.
- GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATH/TUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED (IRC TABLE R308.3).
- TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT (IRC R308).
- WINDOW WELLS TO PROVIDE A MINIMUM NET CLEAR OPENING OF 9 SQ. FT. WITH A MINIMUM DIMENSION OF 26 INCHES. PROVIDE A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44" DEEP (IRC R310.2).
- BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NEW CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION (IRC R310.2.4).

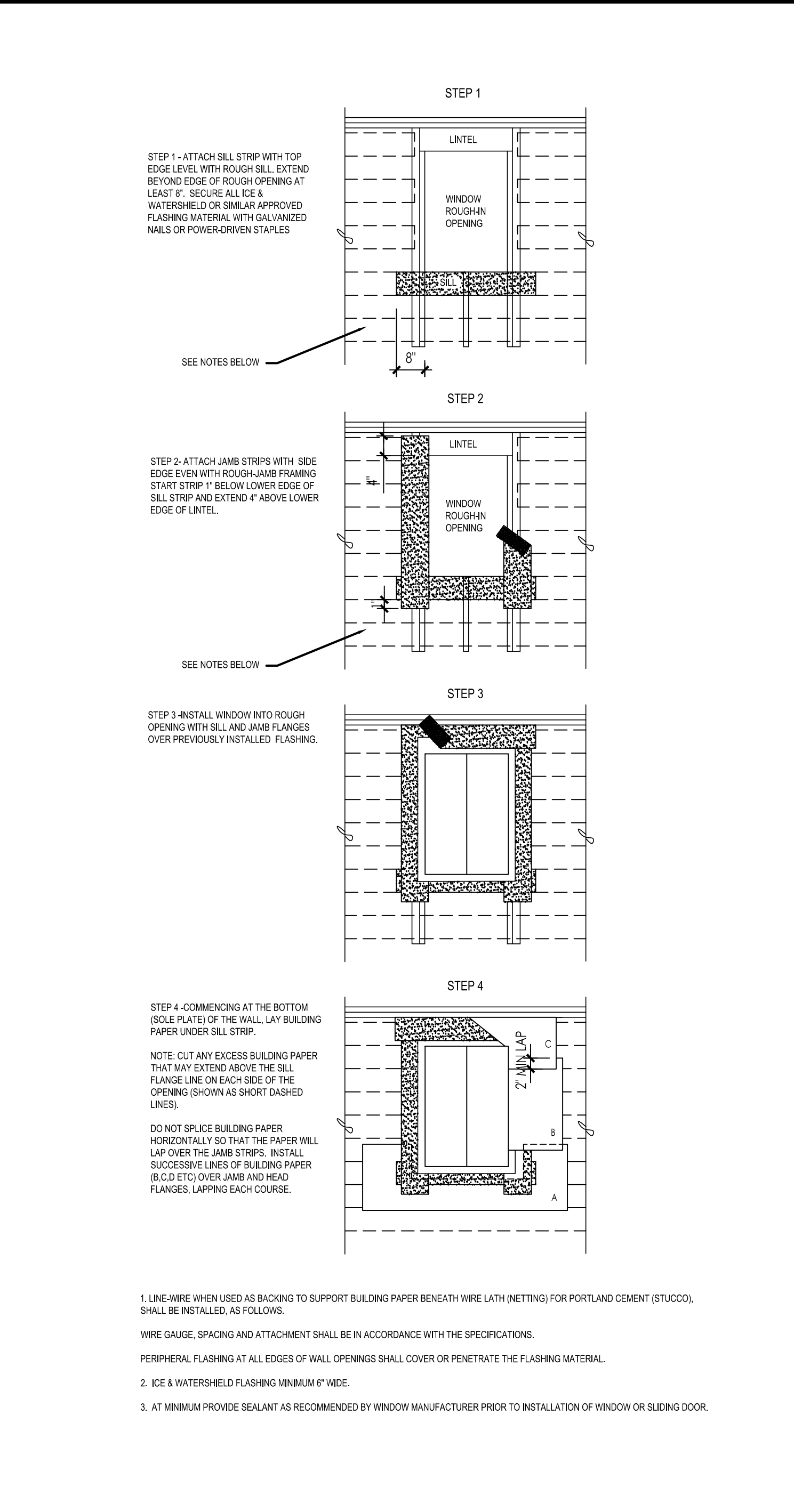
A DOOR & WINDOW SCHEDULE, DOOR & WINDOW NOTES
NOT TO SCALE



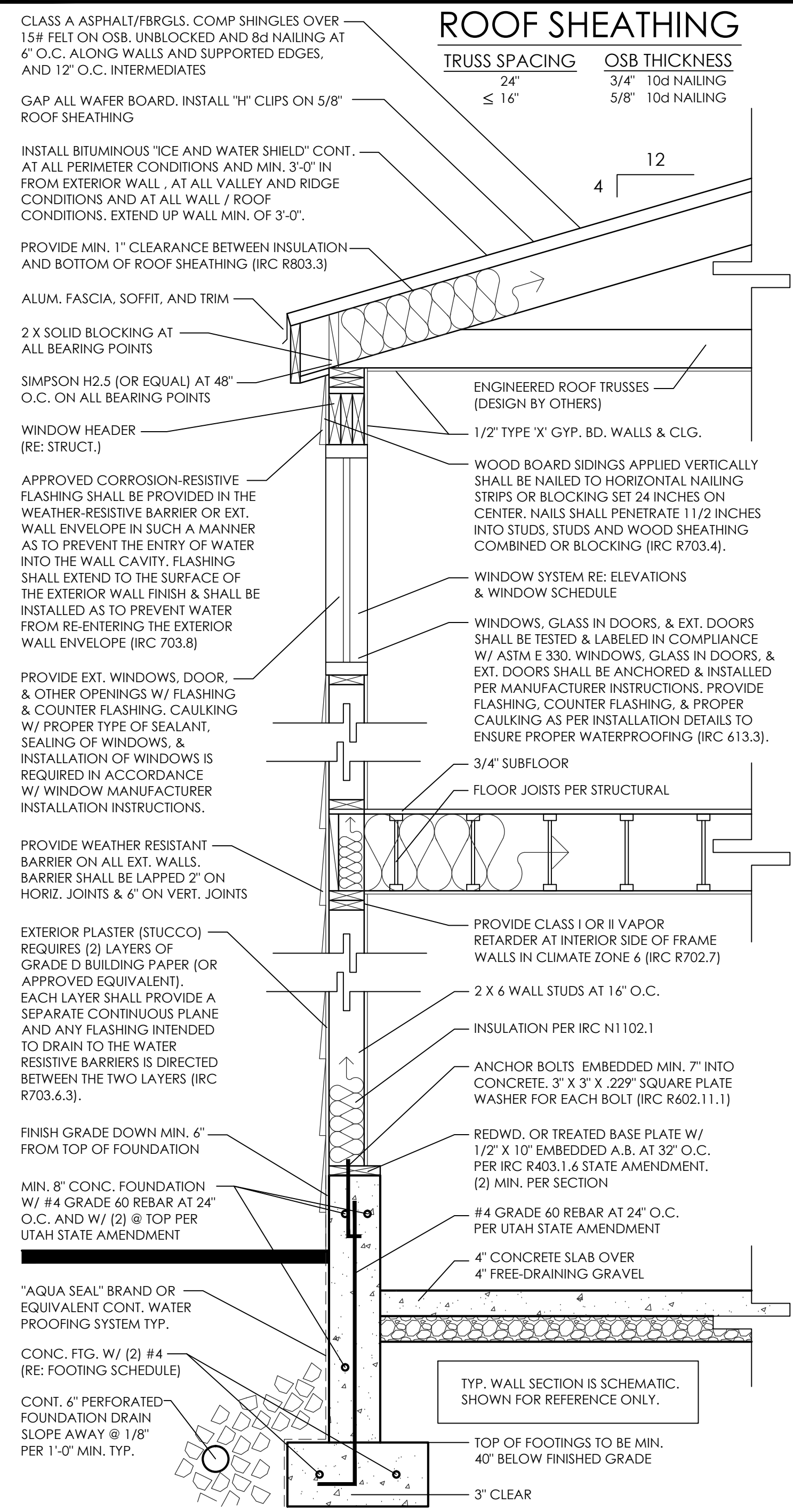
H TYPICAL ROOF OVERBUILD DETAIL
NOT TO SCALE



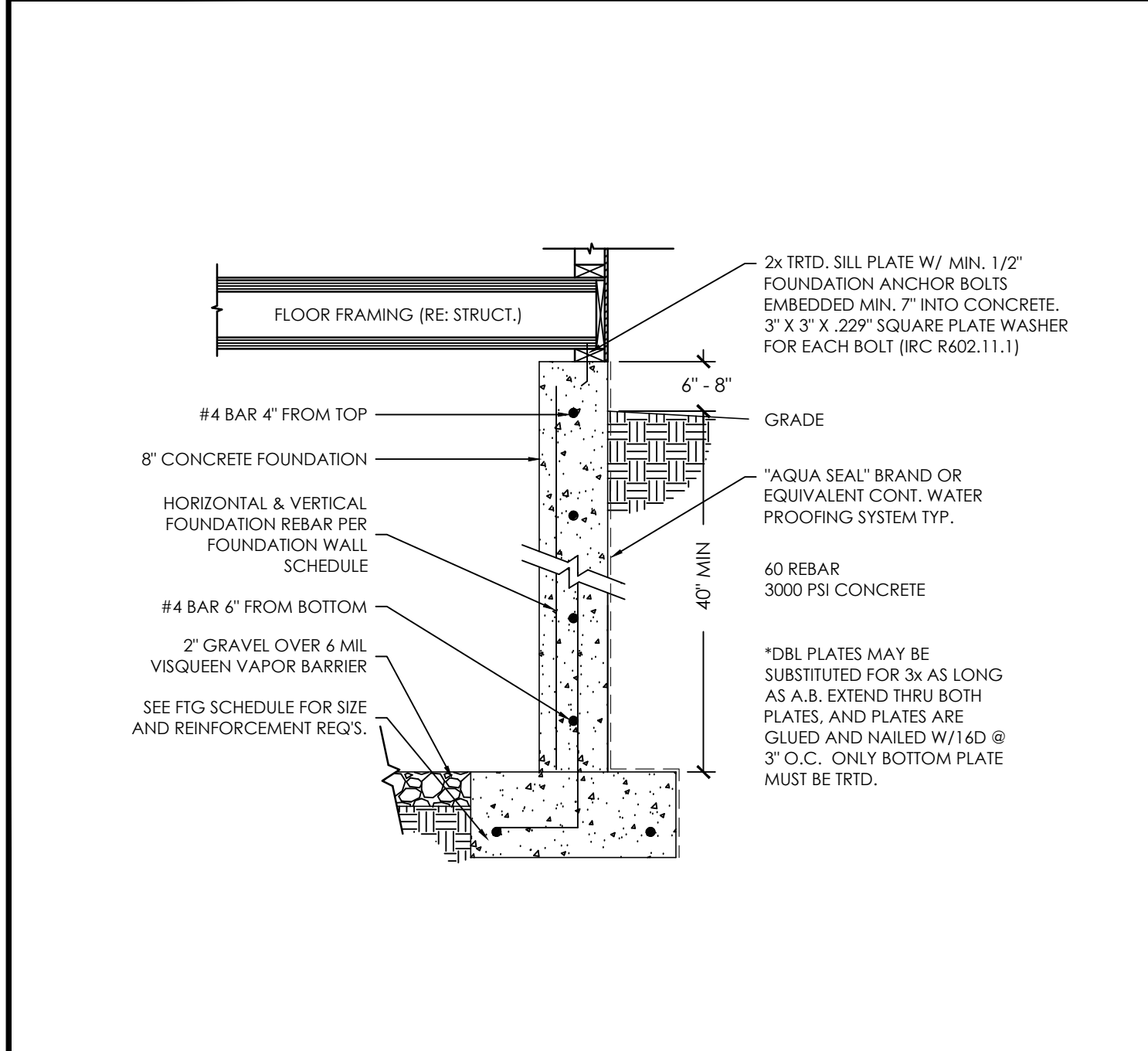
G TYPICAL STAIR DETAIL
3/4" = 1'-0"



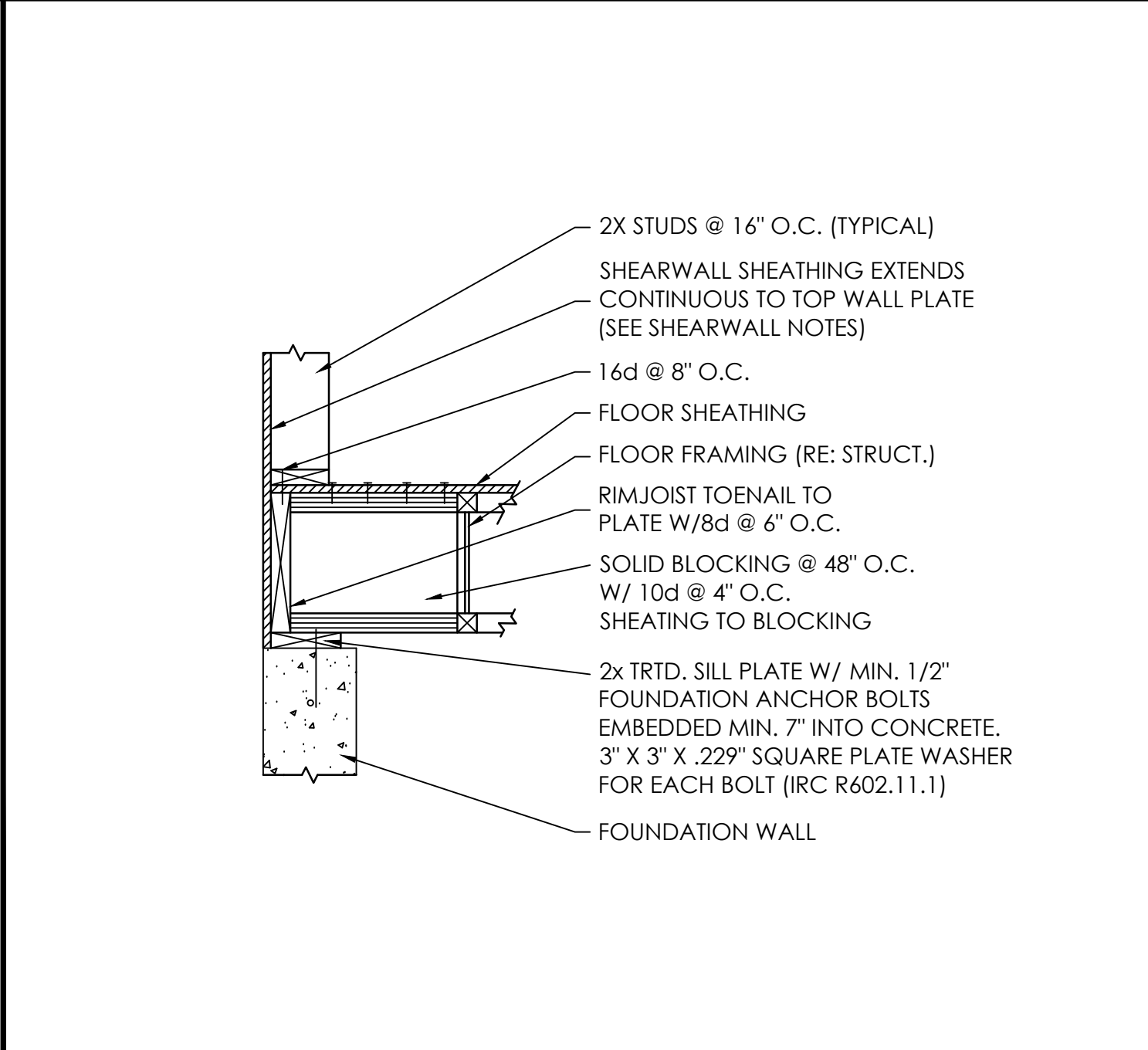
F TYPICAL WINDOW FLASHING DETAIL
NOT TO SCALE



E TYPICAL WALL SECTION
3/4" = 1'-0"



K TYPICAL FOUNDATION DETAIL
NOT TO SCALE



J TYPICAL WOOD I-JOIST DETAIL
NOT TO SCALE

AN ADDITION FOR:

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KAMAS, UTAH

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APRIL 11, 2019

REVISIONS

NO.	DESCRIPTION
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A4.1

MECH./PLUMB. NOTES

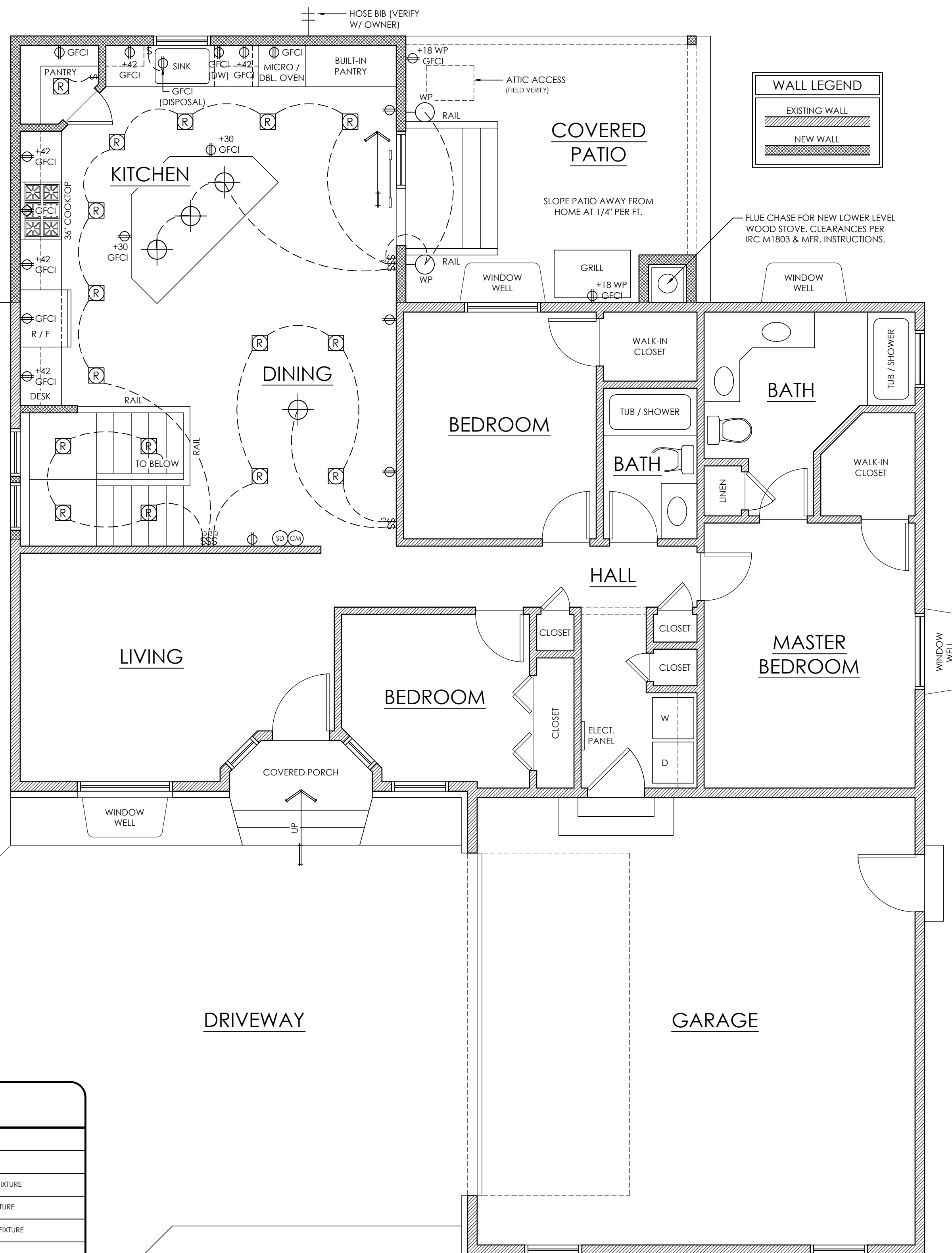
- MP - 1 THE MECHANICAL AND PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE 2015 IRC AND IFGC, AND ALL OTHER LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.
- MP - 2 COORDINATE WITH OWNER FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.
- MP - 3 MECHANICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
- MP - 4 BATHROOM EXHAUST FAN SPECIFICATIONS: BATHROOM EXHAUST FANS SHALL BE CAPABLE OF VENTILATING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE SIZED FOR MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR. PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED.
- MP - 5 BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL, OR APPROVED FIBER GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL, OR COPPER. DUCTS TO BE AIRTIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE OUTSIDE.
- MP - 6 CONTRACTOR TO ENSURE THAT A FLOOR DRAIN IS INSTALLED BY THE WATER HEATER. CONTRACTOR TO ENSURE THAT A METAL PAN IS INSTALLED UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR.
- MP - 7 DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES NO METAL SCREW OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN THE DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 25'-0" EXCLUDING FLEXIBLE TRANSITION DUCT. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE OBSTRUCTED WITHIN CONSTRUCTION. LONGER DUCT LENGTHS WILL BE PERMITTED AS PER EXCEPTION #11502.2. DRYER VENT SHALL BE ABLE TO EXHAUST GREATER THAN 25'-0" AS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO PROVIDE SPECIFICATIONS PRIOR TO INSTALLATION.
- MP - 8 LINE VOLTAGE AND LOW VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH ELECTRICAL CONTRACTOR.
- MP - 9 PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A MIN. RATE OF 1 SQ. IN. PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. ASSURE MIN 1" CLEARANCE AROUND EQUIPMENT @ SIDES AND REAR OF APPLIANCE ASSURE MIN 6" CLEARANCE IN FRONT OF APPLIANCE.
- MP - 10 PROVIDE 30" CLEAR FROM RANGE TOP TO COMBUSTIBLE MATERIALS (ABOVE).
- MP - 11 CONTRACTOR TO PROVIDE MAKE, MODEL, BTUS AND EFFICIENCY OF FURNACE USED TO LOCAL BUILDING DEPARTMENT PRIOR TO INSTALLATION.
- MP - 12 REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE OF THE AIR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.
- MP - 13 MIN. WINDOW AREA SHALL NOT EQUAL LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS PROPER MECHANICAL VENTILATION AN ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AND AVERAGE ILLUMINATION OF 4 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30".
- MP - 14 THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1-1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION PROVIDED.
- MP - 15 VENT DRYER TO OUTSIDE, WITH MAX LENGTH NOT TO EXCEED 15'-0", WITH A MAX. OF (2) 90 DEGREE ELBOWS. PROVIDE MAKEUP AIR TO LAUNDRY ROOM.
- MP - 16 CONTRACTOR TO PROVIDE GAS LOGS AND EACH GAS APPLIANCE WITH A SHUT-OFF VALVE WITHIN SIX FEET OF THE APPLIANCE.
- MP - 17 CONTRACTOR TO ENSURE THAT FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES WITH SEALED COMBUSTION CHAMBERS.
- MP - 18 CONTRACTOR TO ENSURE THAT THERE IS NO PLUMBING IN EXTERIOR WALLS.
- MP - 19 CONTRACTOR TO ENSURE THAT THERE IS A 21" MIN CLEARANCE IN FRONT OF WATER CLOSET, AND A 30" WIDE CLEARANCE OF FINISHED SPACE FOR WATER CLOSET.
- MP - 20 ALL TANK TYPE WATER CLOSETS ARE TO HAVE A FLOW RATE NOT GREATER THAN 1.6 GALLONS PER FLUSH. ALL SHOWERS TO HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM.
- MP - 21 ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER IRC REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.
- MP - 22 ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTER.
- MP - 23 WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE DOWNS IN TOP ONE-THIRD OF APPLIANCE AND BOTTOM ONE-THIRD.
- MP - 24 PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.
- MP - 25 GENERAL CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH ON PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.
- MP - 26 GENERAL CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WAIST LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH IRC AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS. WRAP ALL PLUMBING FIXTURE WASTE LINES WITH ROCK WOOL TO DAMPEN SOUND TRANSMISSION.
- MP - 27 PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC. BATHTUB VALVES SHALL LIMIT TEMPERATURE TO A MAXIMUM OF 120 DEGREES. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. MATERIALS SHALL BE NON-ABSORBENT (IRC R307.2).

ELECTRICAL NOTES

- EL - 1 THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE 2015 IRC AND UTAH STATE AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
- EL - 2 ALL DRAWINGS AND ELECTRICAL LAYOUTS INDICATE LOCATIONS AS SCHEMATIC. LOCATIONS SHALL BE PER 2015 IRC AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.
- EL - 3 CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS.
- EL - 4 CONTRACTOR TO VERIFY LOCATIONS OF ALL OUTLETS, FIXTURES, SWITCHES, ETC. W/ OWNER AND DESIGNER PRIOR TO WIRING.
- EL - 5 ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS, AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED.
- EL - 6 INSTALL SMOKE DETECTORS IN ALL BUILDING LEVELS, SLEEPING AREAS, ACCESS WAYS TO SLEEPING AREAS, ROOMS WITH SLOPED WALLS ADJACENT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE INTERCONNECTED AND HARD WIRED W/ BATTERY BACKUP.
- EL - 7 ALL ELECTRICAL RECEPTACLES SHALL BE SPACED AS PER 2015 IRC, CHAPTERS 38, 39 AND OTHER APPLICABLE SECTIONS OF THE CODE.
- EL - 8 ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS MUST BE PROVIDED WITH ARC-FAULT PROTECTION.
- EL - 9 ELECTRICAL PANELS MUST COMPLY W/ IRC E3305 FOR 30" X 36" CLEAR WORKING SPACE AND MIN 6'-6" HEADROOM.
- EL - 10 INSTALL AT LEAST TWO (2) OUTSIDE GRADE LEVEL RECEPTACLES - ONE IN THE FRONT YARD AND ONE IN THE REAR YARD.
- EL - 11 PROVIDE LIGHT FIXTURES IN CLOSETS THAT COMPLY WITH INSTALLATION REQ. AND CLEARANCE DIMENSIONS OF IRC E3903.11
- EL - 12 ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IRC AND NATIONAL ELECTRIC CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN UNOCCUPIED, ACCESSIBLE, AND PROTECTED LOCATION. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.
- EL - 13 HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISHED FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" TO CENTERLINE ABOVE SURFACE UNLESS NOTED OTHERWISE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.
- EL - 14 UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.
- EL - 15 CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT W/ BATTERY BACKUP AND, WHERE APPLICABLE, INTERCONNECTED WITH SMOKE DETECTORS.
- EL - 16 CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.
- EL - 17 IN LIVING AREAS OF THE HOME, OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG THE WALL IS FARTHER THAN 6'-0" O.C. FROM AN OUTLET
- EL - 18 PROVIDE A LI-FER GROUND AS PER NEC 250.50 AND SEC. E3308.1.2

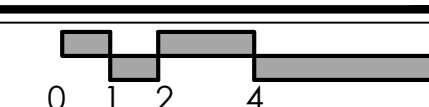
ELECTRICAL LEGEND

⊞	SINGLE POLE TOGGLE SWITCH	⊞	RECESSED CAN
⊞	THREE WAY TOGGLE SWITCH	⊞	STEP LIGHT
⊞	FOUR WAY TOGGLE SWITCH	⊞	MONOSPOT CEILING LIGHT FIXTURE
⊞	DIMMER TOGGLE SWITCH	⊞	CEILING MOUNTED LIGHT FIXTURE
⊞	THREE WAY DIMMER SWITCH	⊞	SUSPENDED PENDANT LIGHT FIXTURE
⊞	GARAGE DOOR OPENER	⊞	INDOOR WALL SCONCE
⊞	110 VOLT DUPLEX OUTLET	⊞	OUTDOOR WALL SCONCE (WATERPROOF)
⊞	110 VOLT ARC-FAULT PROTECTION	⊞	EXHAUST FAN
⊞	110 VOLT GROUND FAULT INTERRUPTER	⊞	TELEPHONE OUTLET (CAT 5E WIRING)
⊞	110 VOLT WATERPROOF GFI OUTLET W/ BUBBLE COVERS	⊞	TELEVISION ANTENNA / CABLE OUTLET
⊞	110 VOLT FLOOR DUPLEX OUTLET	⊞	INTERNET
⊞	110 VOLT DUPLEX OUTLET (1-42" ABOVE FINISHED FLOOR)	⊞	CEILING MOUNTED FAN AND LIGHT FIXTURE
⊞	110 VOLT DUPLEX CEILING OUTLET	⊞	WALL MOUNT FIXTURE
⊞	110 VOLT DUPLEX WATERPROOF RAFTER OUTLET	⊞	UNDER CABINET HALOGENS (24")
⊞	110 VOLT HALF-SWITCHED OUTLET	⊞	UNDER CABINET HALOGENS (48")
⊞	220 VOLT OUTLET	⊞	2' X 4' FLUORESCENT FIXTURE
⊞	SMOKE DETECTOR W/ BATTERY BACK-UP		
⊞	CARBON MONOXIDE DETECTOR		



MAIN LEVEL ELECTRICAL PLAN

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



- ELECTRICAL LAYOUTS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. COORDINATE W/ OWNER PRIOR TO PURCHASE / INSTALL.
- ALL EXISTING LIGHTING & ELECTRICAL TO REMAIN UNLESS NOTED OTHERWISE.
- EXISTING HOME SHALL HAVE SMOKE / CO DETECTORS INSTALLED TO CURRENT CODE REQUIREMENTS UNLESS ALREADY EXISTING.
- ALL 15 AND 20 AMP RECEPTACLES WITHIN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES (IRC E4002.14).
- RANGE HOODS CAPABLE OF EXHAUSTING AIR TO THE OUTSIDE IN EXCESS OF 400 CFM REQUIRE MAKE-UP AIR (IRC M1503.4)
- IN THE KITCHEN, A MINIMUM OF (2) 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLES (IRC E3901.3).

AN ADDITION FOR :

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KAMAS, UTAH

THE DESIGN, SERIAL CONCEPTS, DETAILS, FLOOR PLANS, AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MATT & LACI MCCORMICK. NO PARTS OF THESE DRAWINGS SHALL BE REPRODUCED OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THAT OF THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE WRITTEN CONSENT OF MATT & LACI MCCORMICK. THESE DRAWINGS SHALL CONSTITUTE CONTRACT DOCUMENTS. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY A WRITTEN CHANGE ORDER. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND THESE DRAWINGS SHALL BE THE PROPERTY OF MATT & LACI MCCORMICK. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY MATT & LACI MCCORMICK IMMEDIATELY. ALL CONDITIONS SHOWN ON THESE DRAWINGS.

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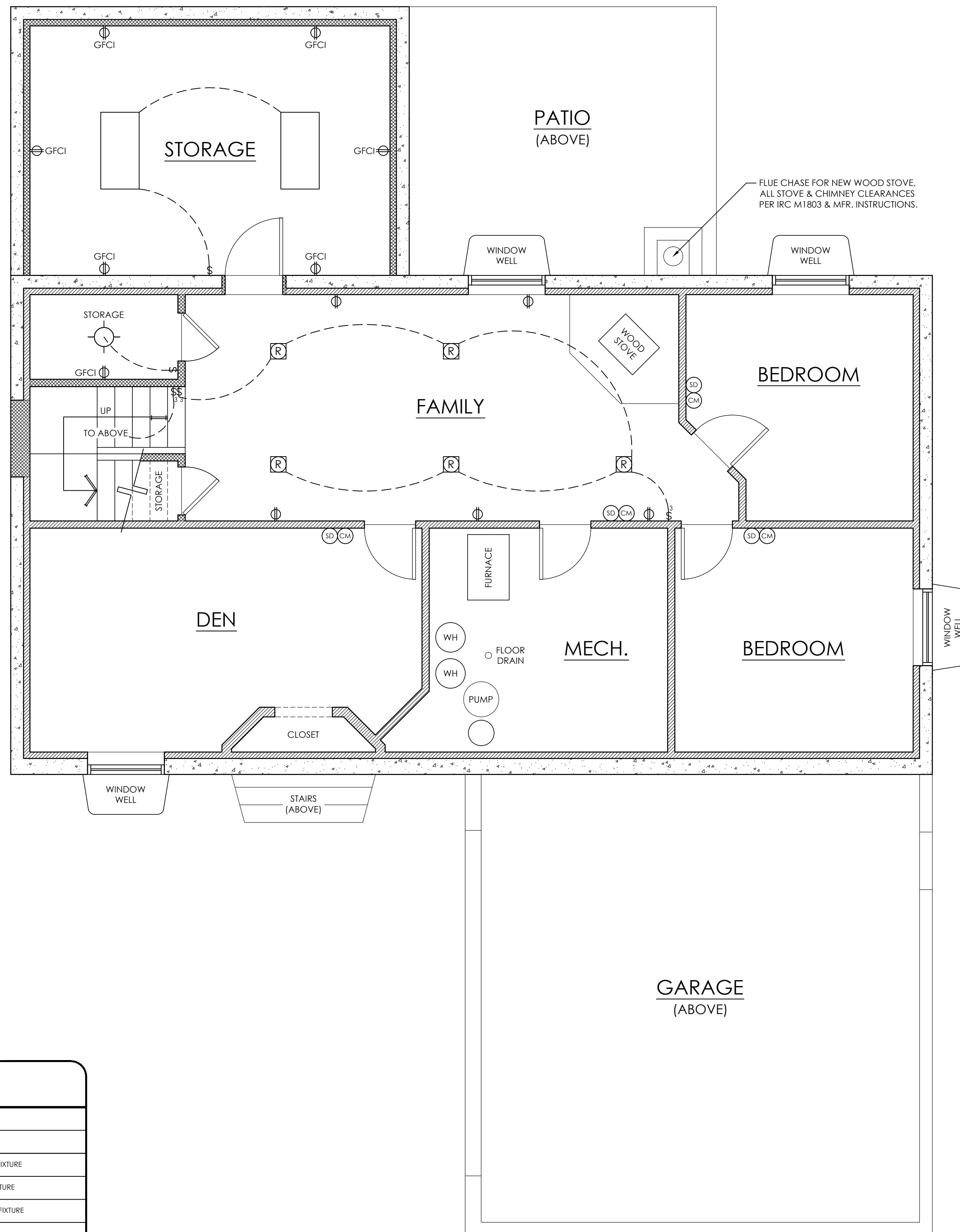
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MP - 5	BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL, OR APPROVED FIBER GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL, OR COPPER. DUCTS TO BE AIRTIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE OUTSIDE.
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MP - 7	DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES NO METAL SCREW OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN THE DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 25'-0" EXCLUDING FLEXIBLE TRANSITION DUCT. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE OBSTRUCTED WITHIN CONSTRUCTION. LONGER DUCT LENGTHS WILL BE PERMITTED AS PER EXCEPTION #11502.2. DRYER VENT SHALL BE ABLE TO EXHAUST GREATER THAN 25'-0" AS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO PROVIDE SPECIFICATIONS PRIOR TO INSTALLATION.
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MP - 10	PROVIDE 30" CLEAR FROM RANGE TOP TO COMBUSTIBLE MATERIALS (ABOVE).
MP - 11	CONTRACTOR TO PROVIDE MAKE, MODEL, BTUS AND EFFICIENCY OF FURNACE USED TO LOCAL BUILDING DEPARTMENT PRIOR TO INSTALLATION.
MP - 12	REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLS AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE OF THE AIR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.
MP - 13	MIN. WINDOW AREA SHALL NOT EQUAL LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS PROPER MECHANICAL VENTILATION AN ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AND AVERAGE ILLUMINATION OF 4 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30".
MP - 14	THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1-1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION PROVIDED.
MP - 15	VENT DRYER TO OUTSIDE, WITH MAX LENGTH NOT TO EXCEED 15'-0", WITH A MAX. OF (2) 90 DEGREE ELBOWS. PROVIDE MAKEUP AIR TO LAUNDRY ROOM.
MP - 16	CONTRACTOR TO PROVIDE GAS LOGS AND EACH GAS APPLIANCE WITH A SHUT-OFF VALVE WITHIN SIX FEET OF THE APPLIANCE.
MP - 17	CONTRACTOR TO ENSURE THAT FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES WITH SEALED COMBUSTION CHAMBERS.
MP - 18	CONTRACTOR TO ENSURE THAT THERE IS NO PLUMBING IN EXTERIOR WALLS.
MP - 19	CONTRACTOR TO ENSURE THAT THERE IS A 21" MIN CLEARANCE IN FRONT OF WATER CLOSET, AND A 30" WIDE CLEARANCE OF FINISHED SPACE FOR WATER CLOSET.
MP - 20	ALL TANK TYPE WATER CLOSETS ARE TO HAVE A FLOW RATE NOT GREATER THAN 1.6 GALLONS PER FLUSH. ALL SHOWERS TO HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM.
MP - 21	ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER IRC REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.
MP - 22	ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTER.
MP - 23	WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE-DOWNS IN TOP ONE-THIRD OF APPLIANCE AND BOTTOM ONE-THIRD.
MP - 24	PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.
MP - 25	GENERAL CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH ON PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.
MP - 26	GENERAL CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WAST LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH IRC AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS. WRAP ALL PLUMBING FIXTURE WASTE LINES WITH ROCK WOOL TO DAMPEN SOUND TRANSMISSION.
MP - 27	PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC. BATHTUB VALVES SHALL LIMIT TEMPERATURE TO A MAXIMUM OF 120 DEGREES. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. MATERIALS SHALL BE NON-ABSORBENT (IRC R307.2).

ELECTRICAL NOTES

EL - 1	THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE 2015 IRC AND UTAH STATE AMENDMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
EL - 2	ALL DRAWINGS AND ELECTRICAL LAYOUTS INDICATE LOCATIONS AS SCHEMATIC. LOCATIONS SHALL BE PER 2015 IRC AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.
EL - 3	CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS.
EL - 4	CONTRACTOR TO VERIFY LOCATIONS OF ALL OUTLETS, FIXTURES, SWITCHES, ETC. W/ OWNER AND DESIGNER PRIOR TO WIRING.
EL - 5	ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS, AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED.
EL - 6	INSTALL SMOKE DETECTORS IN ALL BUILDING LEVELS, SLEEPING AREAS, ACCESS WAYS TO SLEEPING AREAS, ROOMS WITH SLOPED WALLS ADJACENT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE INTERCONNECTED AND HARD WIRED W/ BATTERY BACKUP.
EL - 7	ALL ELECTRICAL RECEPTACLES SHALL BE SPACED AS PER 2015 IRC, CHAPTERS 38, 39 AND OTHER APPLICABLE SECTIONS OF THE CODE.
EL - 8	ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS MUST BE PROVIDED WITH ARC-FAULT PROTECTION.
EL - 9	ELECTRICAL PANELS MUST COMPLY W/ IRC E3305 FOR 30" X 36" CLEAR WORKING SPACE AND MIN 6'-6" HEADROOM.
EL - 10	INSTALL AT LEAST TWO (2) OUTSIDE GRADE LEVEL RECEPTACLES - ONE IN THE FRONT YARD AND ONE IN THE REAR YARD.
EL - 11	PROVIDE LIGHT FIXTURES IN CLOSETS THAT COMPLY WITH INSTALLATION REQ. AND CLEARANCE DIMENSIONS OF IRC E3903.11
EL - 12	ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IRC AND NATIONAL ELECTRIC CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN UNOBSTRUCTED, ACCESSIBLE, AND PROTECTED LOCATION. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.
EL - 13	HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISHED FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 12" TO CENTERLINE ABOVE SURFACE UNLESS NOTED OTHERWISE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.
EL - 14	UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.
EL - 15	CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT W/ BATTERY BACKUP AND, WHERE APPLICABLE, INTERCONNECTED WITH SMOKE DETECTORS.
EL - 16	CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.
EL - 17	IN LIVING AREAS OF THE HOME, OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG THE WALL IS FARTHER THAN 6'-0" O.C. FROM AN OUTLET
EL - 18	PROVIDE A LI-FER GROUND AS PER NEC 250.50 AND SEC. E3308.1.2

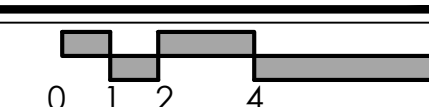
ELECTRICAL LEGEND

⊞	SINGLE POLE TOGGLE SWITCH	⊞	RECESSED CAN
⊞	THREE WAY TOGGLE SWITCH	⊞	STEP LIGHT
⊞	FOUR WAY TOGGLE SWITCH	⊞	MONOSPOT CEILING LIGHT FIXTURE
⊞	DIMMER TOGGLE SWITCH	⊞	CEILING MOUNTED LIGHT FIXTURE
⊞	THREE WAY DIMMER SWITCH	⊞	SUSPENDED PENDANT LIGHT FIXTURE
⊞	GARAGE DOOR OPER	⊞	INDOOR WALL SCONCE
⊞	110 VOLT DUPLEX OUTLET	⊞	OUTDOOR WALL SCONCE (WATERPROOF)
⊞	110 VOLT ARC-FAULT PROTECTION	⊞	EXHAUST FAN
⊞	110 VOLT GROUND FAULT INTERRUPTER	⊞	TELEPHONE OUTLET (CAT 5E WIRING)
⊞	110 VOLT WATERPROOF GFI OUTLET W/ BUBBLE COVERS	⊞	TELEVISION ANTENNA / CABLE OUTLET
⊞	110 VOLT FLOOR DUPLEX OUTLET	⊞	INTERNET
⊞	110 VOLT DUPLEX OUTLET (4'-2" ABOVE FINISHED FLOOR)	⊞	CEILING MOUNTED FAN AND LIGHT FIXTURE
⊞	110 VOLT DUPLEX CEILING OUTLET	⊞	WALL MOUNT FIXTURE
⊞	110 VOLT DUPLEX WATERPROOF RAFTER OUTLET	⊞	UNDER CABINET HALOGENS (24")
⊞	110 VOLT HALF-SWITCHED OUTLET	⊞	UNDER CABINET HALOGENS (48")
⊞	220 VOLT OUTLET	⊞	2' X 4' FLUORESCENT FIXTURE
⊞	SMOKE DETECTOR W/ BATTERY BACK-UP		
⊞	CARBON MONOXIDE DETECTOR		



LOWER LEVEL ELECTRICAL PLAN

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



ELECTRICAL LAYOUTS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. COORDINATE W/ OWNER PRIOR TO PURCHASE / INSTALL.

ALL EXISTING LIGHTING & ELECTRICAL TO REMAIN UNLESS NOTED OTHERWISE.

EXISTING HOME SHALL HAVE SMOKE / CO DETECTORS INSTALLED TO CURRENT CODE REQUIREMENTS UNLESS ALREADY EXISTING.

ALL 15 AND 20 AMP RECEPTACLES WITHIN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES (IRC E4002.14).

AN ADDITION FOR :

MATT & LACI MCCORMICK

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KAMAS, UTAH

THE DESIGN, IDEAS, CONCEPTS, DETAILS, ROOM PLANS AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MATT & LACI MCCORMICK. ANY REVISIONS OR CHANGES TO THESE DRAWINGS SHALL BE MADE BY MATT & LACI MCCORMICK. THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MATT & LACI MCCORMICK. MATT & LACI MCCORMICK SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. MATT & LACI MCCORMICK SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE DRAWINGS. MATT & LACI MCCORMICK SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE DRAWINGS. MATT & LACI MCCORMICK SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE DRAWINGS.

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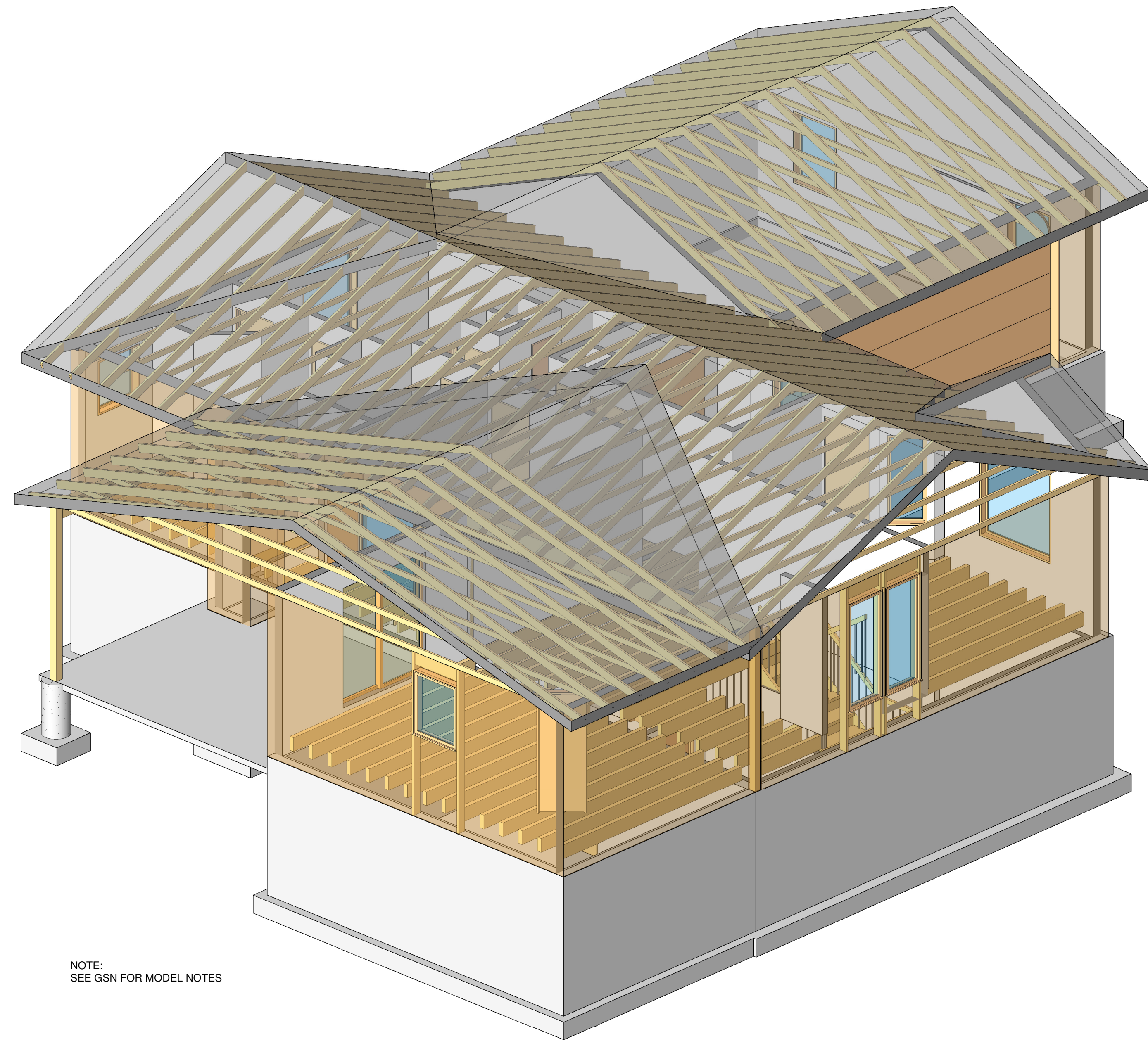
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APRIL 11, 2019

REVISIONS

A5.2



NOTE:
SEE GSN FOR MODEL NOTES

REAR VIEW 3D

SCALE: NONE

1
S0.1

LEGEND OF SYMBOLS (WOOD)	
	SECTION MARK
	SHEET NUMBER
	LEVEL NAME ELEV.
	(XXX/XXX) TOTAL LOAD/ LIVE LOAD IN PLF, ASD
	FTG. MARK
	TOP OF FTG. ELEV.
	FTG. STEP
	WD. SHEAR WALL
	DEPRESSED FND. WALL W/ POUR-OVER SLAB
	TOP OF FND. WALL OR COL. PIER ELEV.
	STEP IN SLAB / CHANGE IN ELEVATION
	COL. SIZE
	PIER / BASE PL MARK
	OPENING
	SEISMIC STRAP
	SYSTEMS & COMP. WHICH ARE PART OF THE LFRS AND HAVE ADD. REG'D SPEC. INSP. CONSIDERATIONS.
	SHEAR WALL-SEE SCHED. MIN. LENGTH OF SHEAR WALL-SEE ARCH.
	TYP. HD = SIMPSON HDU2 W/ (2) 2x END POST - SEE TYP. DTL'S TYPICAL CONFIGURATION OF HD.
	HDU - SIMPSON HOLD DOWN TYPE & SIZE. POST - SIZE OF END POST CONNECTED TO HOLD DOWN ((2) 2x MIN.).
	WOOD BEAM
	HAND/GUARD RAIL
	NEW CONC WALL
	OVERBUILD

STRUCTURAL SHEET INDEX	
SHEET #	SHEET NAME
S0.1	COVER SHEET
S0.2	GENERAL STRUCTURAL NOTES
S1.1	FOUNDATION & FRAMING PLANS
S5.1	FND. SCHED./ TYP. DTL'S
S5.2	DETAILS
S5.3	SHEAR WALL DETAILS
S5.4	FRAMING SCHEDULES/ DETAILS

REVISION SCHEDULE			
REV. #	REV. DATE	SHEET #	SHEET NAME

PLAN MARKS			
BF#	BRACED FRAME	GB#	GRADE BEAM
BM#	BEAM	LS#	LAT. STRAP
CB#	CONCRETE BEAM	LP#	LAT. PLATE
CC#	CONCRETE COLUMN	MC#	MASONRY COLUMN
CJ#	CONC. JOIST	MF#	MOMENT FRAME
CL#	CONC. LINTEL	MJ#	MASONRY JAMB
CP#	CONC. PIER	ML#	MASONRY LINTEL
CS#	CONC. SLAB	MP#	MASONRY PIER
CW#	CONC. WALL	MW#	MASONRY WALL
DP#	DRILLED PIER	RW#	RETAINING WALL
FC#	CONTINUOUS FTG.	BP#	BASE PLATE
FM#	MAT FTG.	SC#	STL. COLUMN
FR#	RECT. FTG.	SW#	SHEAR WALL
FS#	SQUARE FTG.	PB#	PANEL BLOCK
FT#	THICKENED SLAB FTG.	PL#	STEEL CAP PLATE
FW#	FND. WALL	WD#	WOOD DIAPHRAGM

ABBREVIATIONS

AB	ANCHOR BOLT	LHS	LEFT HAND SIDE
ABV	ABOVE	LL	LIVE LOAD (ASD, UNO)
ACI	AMERICAN CONCRETE INSTITUTE	LLH	LONG LEG HORIZ
A/E	ARCH. AND/OR ENGR.	LLV	LONG LEG VERT.
AECS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	LN	LINE
ADD	ADDITIONAL	LT	LIGHT
ADDM	ADDENDUM	LSL	LAMINATED STRAND LUMBER
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LSLT	LONG SLOTTED
ALT	ALTERNATE	LVL	LAMINATED VANEER LUMBER
APPLIC	APPLICABLE	LWC	LIGHT WEIGHT CONCRETE
APPROX	APPROXIMATE	MAS	MASONRY
ARCH	ARCHITECT	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MB	MACHINE BOLT
BLDG	BUILDING	MCJ	MASONRY CONTROL JOINT
BLW	BELOW	MECH	MECHANICAL
BM	BEAM	MEPL	MECHANICAL, ELECTRICAL, PLUMBING
BN	BOUNDARY NAILING	MEZZ	MEZZANINE
BTM	BOTTOM	MFR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BRK	BRICK	MISC	MISCELLANEOUS
C	CAMBER	MONO	MONOLITHIC
CALC	CALCULATIONS	MSJC	MASONRY STANDARDS JOINT COMMITTEE
CANT	CANTILEVERED	MTL	METAL
CD	CONTRACT DOCUMENTS/ CONTRACT DRAWINGS/ CONTROL/CONST. JOINT COMPLETE JOINT PENETRATION CENTER LINE	(N)	NEW
CJ	CONCRETE JOINT	NA	NOT APPLICABLE
C/L	CLEAR	NGVD	NATIONAL GEOGRAPHIC VERTICAL DATUM
CLR.	CONC. MAS. UNIT	NIC	NOT IN CONTRACT/SCOPE
CMU	CLEAR OUT	NS	NEAR SIDE
CO	COLUMN	NTS	NOT TO SCALE
COL.	COLUMN	NWC	NORMAL WEIGHT CONCRETE
CONC	CONCRETE	OAE	OR APPROVED EQUAL
CONF	CONFIGURATION	OC	ON CENTER SPACING
CONTR	CONTRACTOR	OD	OUTSIDE DIA.
COORD	COORDINATE	OF	OUTSIDE FACE
CTR	CENTER	OPNG	OPENING
d	DECK BEARING	OPP	OPPOSITE/ OPP. HAND
DB	DOUBLE	OSB	ORIENTED STRAND BOARD
DBA	DEFORMED BAR ANCHOR	OWB	OPEN WEBBED STEEL JOIST
DBE	DECK BEARING ELEV.	OWWJ	OPEN WEBBED WOOD JOIST
DEFL	DEFLECTION	PAR'L	PARALLEL
DEG	DEGREE	PCF	POUNDS PER CUBIC FOOT
DTL	DETAIL	PEN	PENETRATION
DIA	DIAMETER	PER	PERIODIC
DIAG	DIAGONAL	PERP	PERPENDICULAR
DIM	DIMENSION	PJP	PARTIAL JOINT PENETRATION
DL	DEAD LOAD (ASD, UNO)	PL	PLATE
DN	DOWN	PLF	PER LINEAR FOOT
DR	DRAIN	PLUM	PLUMB
DTL	DETAIL	PMB	PREMANUFACTURED METAL BUILDING
DWG	DRAWING	PNL	PANEL
DWL	DOWEL	PNT	POINT
E	MODULUS OF ELASTICITY	PSF	LBS. PER SQUARE FOOT
EA	EACH	PSI	LBS. PER SQUARE INCH
EAF	EACH FACE	PT	POST TENSIONED
EAJ	EXPANSION JOINT (SEISMIC SEPERATION)	QA	QUALITY ASSURANCE
ELEC	ELECTRICAL	QC	ON CENTER SPACING
ELEV.	ELEVATION	QD	QUANTITY
E.N.	EDGE NAILING	OF	OUTSIDE FACE
E.O.R	ENGR. OF RECORD	OPNG	OPENING
ENGR	ENGINEER	OPP	OPPOSITE/ OPP. HAND
EQUIP	EQUIPMENT	OSB	ORIENTED STRAND BOARD
ESR	ENGINEERING STANDARD REFERENCE (DOCUMENT)	OWB	OPEN WEBBED STEEL JOIST
EQ	EQUAL	OWWJ	OPEN WEBBED WOOD JOIST
EW	EACH WAY	PAR'L	PARALLEL
EXT.	EXTERIOR	PCF	POUNDS PER CUBIC FOOT
(E)/EXIST.	EXISTING	PEN	PENETRATION
(F)	FUTURE	PER	PERIODIC
FD	FLOOR DRAIN	PERP	PERPENDICULAR
FG	FINISHED FLOOR	PJP	PARTIAL JOINT PENETRATION
FG	FINISHED GRADE	PL	PLATE
FLR	FLOOR	PLF	PER LINEAR FOOT
FLEX	FLEXURAL	PLUM	PLUMB
FND	FOUNDATION	PMB	PREMANUFACTURED METAL BUILDING
FP	FULL PENETRATION	PNL	PANEL
FS	FAR SIDE	PNT	POINT
FRMG	FRAMING	PSF	LBS. PER SQUARE FOOT
FT	FOOT	PSI	LBS. PER SQUARE INCH
FTG	FOOTING	PT	POST TENSIONED
GA	GUAGE	QA	QUALITY ASSURANCE
GALV	GALVANIZED	QC	ON CENTER SPACING
GLB	GLU-LAMINATED BEAM	QD	QUANTITY
GR	GRADE	OF	OUTSIDE FACE
GB	GRADE BEAM	OPNG	OPENING
GSN	GENERAL STRUC. NOTES	OPP	OPPOSITE/ OPP. HAND
GYP	GYPSUM	OSB	ORIENTED STRAND BOARD
HB	HOR'Z BRIDGING	OWB	OPEN WEBBED STEEL JOIST
HD	HOLD DOWN	OWWJ	OPEN WEBBED WOOD JOIST
HORZ	HORIZONTAL	PAR'L	PARALLEL
HSA	HEADED STUD ANCHOR	PCF	POUNDS PER CUBIC FOOT
HSS	HOLLOW STRUCTURAL SECTION	PEN	PENETRATION
HT	HEIGHT	PER	PERIODIC
I	MOMENT OF INERTIA	PERP	PERPENDICULAR
IBC	INTERNATIONAL BUILDING CODE	PJP	PARTIAL JOINT PENETRATION
IF	INSIDE FACE	PL	PLATE
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PLF	PER LINEAR FOOT
ICC	INTERNATIONAL CODE COUNCIL	PLUM	PLUMB
ID	INSIDE DIAMETER	PMB	PREMANUFACTURED METAL BUILDING
IEBC	INTERNATIONAL EXISTING BUILDING CODE	PNL	PANEL
IN	INCH	PNT	POINT
INT	INTERIOR	PSF	LBS. PER SQUARE FOOT
IRC	INTERNATIONAL RESIDENTIAL CODE	PSI	LBS. PER SQUARE INCH
JBE	JOIST BEARING ELEV.	PT	POST TENSIONED
JOINT	JOINT	QA	QUALITY ASSURANCE
K/KIP	1,000 LBS.	QC	ON CENTER SPACING
KLF	KIP PER FOOT	QD	QUANTITY
L	ANGLE	OF	OUTSIDE FACE
LD	DEVELOPMENT LENGTH	OPNG	OPENING
LAT	LATERAL	OPP	OPPOSITE/ OPP. HAND
LBS	POUNDS	OSB	ORIENTED STRAND BOARD
LF	LINEAL FOOT	OWB	OPEN WEBBED STEEL JOIST
LFRS	LAT. FORCE RESISTING SYSTEM	OWWJ	OPEN WEBBED WOOD JOIST
		PAR'L	PARALLEL
		PCF	POUNDS PER CUBIC FOOT
		PEN	PENETRATION
		PER	PERIODIC
		PERP	PERPENDICULAR
		PJP	PARTIAL JOINT PENETRATION
		PL	PLATE
		PLF	PER LINEAR FOOT
		PLUM	PLUMB
		PMB	PREMANUFACTURED METAL BUILDING
		PNL	PANEL
		PNT	POINT
		PSF	LBS. PER SQUARE FOOT
		PSI	LBS. PER SQUARE INCH
		PT	POST TENSIONED
		QA	QUALITY ASSURANCE
		QC	ON CENTER SPACING
		QD	QUANTITY
		OF	OUTSIDE FACE
		OPNG	OPENING
		OPP	OPPOSITE/ OPP. HAND
		OSB	ORIENTED STRAND BOARD
		OWB	OPEN WEBBED STEEL JOIST
		OWWJ	OPEN WEBBED WOOD JOIST
		PAR'L	PARALLEL
		PCF	POUNDS PER CUBIC FOOT
		PEN	PENETRATION
		PER	PERIODIC
		PERP	PERPENDICULAR
		PJP	PARTIAL JOINT PENETRATION
		PL	PLATE
		PLF	PER LINEAR FOOT
		PLUM	PLUMB
		PMB	PREMANUFACTURED METAL BUILDING
		PNL	PANEL
		PNT	POINT
		PSF	LBS. PER SQUARE FOOT
		PSI	LBS. PER SQUARE INCH
		PT	POST TENSIONED
		QA	QUALITY ASSURANCE
		QC	ON CENTER SPACING
		QD	QUANTITY
		OF	OUTSIDE FACE
		OPNG	OPENING
		OPP	OPPOSITE/ OPP. HAND
		OSB	ORIENTED STRAND BOARD
		OWB	OPEN WEBBED STEEL JOIST
		OWWJ	OPEN WEBBED WOOD JOIST
		PAR'L	PARALLEL
		PCF	POUNDS PER CUBIC FOOT
		PEN	PENETRATION
		PER	PERIODIC
		PERP	PERPENDICULAR
		PJP	PARTIAL JOINT PENETRATION
		PL	PLATE
		PLF	PER LINEAR FOOT
		PLUM	PLUMB
		PMB	PREMANUFACTURED METAL BUILDING
		PNL	PANEL
		PNT	POINT
		PSF	LBS. PER SQUARE FOOT
		PSI	LBS. PER SQUARE INCH
		PT	POST TENSIONED
		QA	QUALITY ASSURANCE
		QC	ON CENTER SPACING
		QD	QUANTITY
		OF	OUTSIDE FACE
		OPNG	OPENING
		OPP	OPPOSITE/ OPP. HAND
		OSB	ORIENTED STRAND BOARD
		OWB	OPEN WEBBED STEEL JOIST
		OWWJ	OPEN WEBBED WOOD JOIST
		PAR'L	PARALLEL
		PCF	POUNDS PER CUBIC FOOT
		PEN	PENETRATION
		PER	PERIODIC
		PERP	PERPENDICULAR
		PJP	PARTIAL JOINT PENETRATION
		PL	PLATE
		PLF	PER LINEAR FOOT
		PLUM	PLUMB
		PMB	PREMANUFACTURED METAL BUILDING
		PNL	PANEL
		PNT	POINT
		PSF	LBS. PER SQUARE FOOT
		PSI	LBS. PER SQUARE INCH
		PT	POST TENSIONED
		QA	QUALITY ASSURANCE
		QC	ON CENTER SPACING
		QD	QUANTITY
		OF	OUTSIDE FACE
		OPNG	OPENING
		OPP	OPPOSITE/ OPP. HAND
		OSB	ORIENTED STRAND BOARD
		OWB	OPEN WEBBED STEEL JOIST
		OWWJ	OPEN WEBBED WOOD JOIST
		PAR'L	PARALLEL
		PCF	POUNDS PER CUBIC FOOT
		PEN	PENETRATION
		PER	PERIODIC
		PERP	PERPENDICULAR
		PJP	PARTIAL JOINT PENETRATION
		PL	PLATE
		PLF	PER LINEAR FOOT
		PLUM	PLUMB
		PMB	PREMANUFACTURED METAL BUILDING
		PNL	PANEL
		PNT	POINT
		PSF	LBS. PER SQUARE FOOT
		PSI	LBS. PER SQUARE INCH
		PT	POST TENSIONED
		QA	QUALITY ASSURANCE
		QC	ON CENTER SPACING
		QD	QUANTITY
		OF	OUTSIDE FACE
		OPNG	OPENING
		OPP	OPPOSITE/ OPP. HAND
		OSB	ORIENTED STRAND BOARD
		OWB	OPEN WEBBED STEEL JOIST
		OWWJ	OPEN WEBBED WOOD JOIST
		PAR'L	PARALLEL
		PCF	POUNDS PER CUBIC FOOT
		PEN	PENETRATION
		PER	PERIODIC
		PERP	PERPENDICULAR
		PJP	PARTIAL JOINT PENETRATION
		PL	PLATE
		PLF	PER LINEAR FOOT
		PLUM	PLUMB
		PMB	PREMANUFACTURED METAL BUILDING
		PNL	PANEL
		PNT	POINT
		PSF	LBS. PER SQUARE FOOT
		PSI	LBS. PER SQUARE INCH
		PT	POST TENSIONED
		QA	QUALITY ASSURANCE
		QC	ON CENTER SPACING
		QD	QUANTITY
		OF	OUTSIDE FACE
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		PEN	PENETRATION
		PER	PERIODIC
		PERP	PERPENDICULAR
		PJP	PARTIAL JOINT PENETRATION
		PL	PLATE

1. DESIGN CRITERIA:
 - A. BASIS OF DESIGN: 2015 IBC.
 - B. OCCUPANCY CATEGORY: II
 - C. FLOOR LIVE LOADS: 40 PSF / 300 LBS
 - D. ROOF LIVE LOADS:
 - 1) LIVE LOAD REDUCTION (PER 1607.9) NOT USED
 - 2) ROOF LIVE LOAD: 20 PSF / 300 LBS
 - E. ROOF SNOW LOADS:
 - 1) GROUND SNOW LOAD PG: 100 PSF
 - 2) FLAT ROOF SNOW LOAD PF: 70 PSF
 - 3) SNOW EXPOSURE FACTOR, CE: 1.0
 - 4) SNOW LOAD IMPORTANCE FACTOR, I: 1.0
 - 5) THERMAL FACTOR, CT: 1.0
 - F. WIND DESIGN DATA:
 - 1) BASIC WIND SPEED (3-SEC.): 115 MPH**
 - 2) WIND IMPORTANCE FACTOR, I: 1.0
 - 3) WIND EXPOSURE (ORIGINATING DIRECTION): C
 - a. ALL DIRECTIONS: C
 - 4) INTERNAL PRESS. COEFF.: +/- 0.18
 - 5) COMPONENTS & CLADDING EACH COMPONENT TO BE SPECIFICALLY DESIGNED PER ASCE 7-10.
 - G. SEISMIC DESIGN DATA:
 - 1) IMPORTANCE FACTOR, I: 1.0
 - 2) MAPPED SPECTRAL RESPONSE:
 - a. SS: 0.569
 - b. S1: 0.186
 - 3) DESIGN SPECTRAL RESPONSE:
 - a. SDS: 0.51
 - b. SD1: 0.255
 - 4) SITE CLASS: D
 - 5) SEISMIC DESIGN CATEGORY: D
 - 6) BASIC SEISMIC-FORCE RESISTING SYSTEM(S):
 - a. SYSTEM / BUILDING
 - b. RESPONSE MOD. FACTOR(S), R
 - 7) SEISMIC RESPONSE COEFF. (S), CS: 0.1
 - 8) DESIGN BASE SHEAR, V, WT, CS
 - 9) ANALYSIS PROCEDURE USED: EQUIV. LAT FORCE
 - H. GEOTECHNICAL:
 - 1) DESIGN LOAD BEARING: 1,500 PSF
 - 2) MIN. FROST DEPTH: 30 IN
2. DRAWINGS:
 - A. THE STRUCTURAL NOTES AND DRAWINGS ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS (IF APPLICABLE) WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS.
 - B. 3-D REPRESENTATIONS, IF APPLICABLE, ARE INTENDED TO ASSIST IN THE CONSTRUCTION, HOWEVER SPECIFIC ITEMS MAY OR MAY NOT BE MODELED OR MAY BE MODELED INCORRECTLY, AND STILL MEET DESIGN INTENT. THE CONTRACTOR SHALL COORDINATE ALL FRAMING WITH THE STRUCTURAL FRAMING PLANS, STRUCTURAL DETAILS, AND ARCHITECTURAL PLANS.
 - C. NOT ALL STRUCTURAL MEMBERS ARE SHOWN IN 3-D VIEW.
 - D. THE ARCHITECTURAL DOCUMENTS (IF APPLICABLE) ARE THE PRIME CONSTRUCTION DOCUMENTS. THE STRUCTURAL DOCUMENTS ARE SUPPLEMENTARY TO, AND USED IN CONJUNCTION WITH, THE ARCHITECTURAL DOCUMENTS AND THE CONSTRUCTION DOCUMENTS.
 - E. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE SUPERVISION OF A LICENSED ENGINEER TO MEET OR EXCEED INDUSTRY STANDARDS, HOWEVER, THESE CONSTRUCTION DOCUMENTS ARE BASED ON LIMITED INFORMATION, VARIABLE SITE CONDITIONS, ETC. ALL SITUATIONS, ELEMENTS AND CONDITIONS MAY NOT BE EXPLICITLY DEPICTED IN THESE DRAWINGS.
 - F. GIVEN THE LIMITED INFORMATION PROVIDED, VARIOUS CIRCUMSTANCES AND SITE CONDITIONS, IT IS NECESSARY THAT THE WORK DEPICTED BE PERFORMED BY A QUALIFIED AND EXPERIENCED CONTRACTOR, INCLUDING CONTRACTOR'S EMPLOYEES OR SUB-CONTRACTORS, WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE BUILDING CODE REQUIREMENTS, INDUSTRY-STANDARD PRACTICES, AND HIGH QUALITY OF WORKMANSHIP.
 - G. ALL OMISSIONS OR CONFLICTS BETWEEN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHOULD BE FOLLOWED AS SPECIFICALLY DIRECTED BY THE ARCHITECT/ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
 - H. SPECIFIC NOTES AND DETAILS ON THE CONSTRUCTION DOCUMENTS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN. TYPICAL OR SIMILAR DETAILS REFER TO GENERAL CONDITIONS BEING ADDRESSED AND ARE NOT NECESSARILY DETAILS LABELED "TYPICAL" OR "SIMILAR" IN THE PLANS AND DOCUMENTS.
 - I. DRAWINGS AND DETAILS HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM. ITEMS NOT SPECIFICALLY DIMENSIONED, ALTHOUGH INFORMATIONAL, SHALL NOT BE SCALED ON PLANS OR DETAILS, REGARDLESS OF ANY SPECIFIC SCALE NOTED ON THE PLAN OR TITLE BLOCK.
 - J. DETAILS MAY SHOW ONLY ONE VIEW OF AN ELEMENT(S) AND/OR MAY OMIT INFORMATION ITEMS FOR CLARITY.
 - K. WHERE REFERENCE IS MADE TO VARIOUS MATERIAL STANDARDS, SUCH STANDARDS SHALL BE THE EDITION REFERENCED IN THE GOVERNING BUILDING CODE.
 - L. NOTICE OF COPYRIGHT: THESE DOCUMENTS, INCLUDING ANY DRAWING OR DETAIL, ARE HEREBY COPYRIGHTED BY DRI, ALL RIGHTS RESERVED. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR USE ONLY. REPRODUCTION AND DISTRIBUTION OF THESE DRAWINGS IS ONLY ALLOWED AS REQUIRED FOR REGULATORY AGENCIES AND FOR CONVENIENCE OF INFORMATION TO CONTRACTED PARTIES IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR COPIED, IN PART OR WHOLE BY ANY PARTY FOR USE IN PREPARATION OF SHOP DRAWINGS OR OTHER SUBMITTALS.
3. CONTRACTOR RESPONSIBILITIES:
 - A. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS.
 - B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO ESTABLISH AND VERIFY ANY ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM SUCH AS OPENINGS, PENETRATIONS, INSERTS, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC. SIZES AND LOCATIONS OF MECHANICAL AND OTHER EQUIPMENT OR ANY OF THE ITEMS PREVIOUSLY LISTED, THAT DIFFER FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER. ANY INTERFERENCES OR CONFLICTS OF ANY ITEM WITH A STRUCTURAL ELEMENT SHALL ALSO BE REPORTED IMMEDIATELY TO THE ENGINEER / ARCHITECT.
 - C. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO MODIFY THE CONTRACT DOCUMENTS. CHANGES, MODIFICATIONS OR SUBSTITUTIONS MAY BE MADE ONLY BY AN AUTHORIZED REPRESENTATIVE OF DRI. ENGINEER SHALL NOT BE LIABLE FOR ANY CLAIMS ARISING DIRECTLY OR INDIRECTLY FROM CHANGES MADE WITHOUT WRITTEN AUTHORIZATION BY AN AUTHORIZED REPRESENTATIVE. ANY SUCH WORK DONE BY THE CONTRACTOR BEFORE RECEIVING WRITTEN APPROVAL WILL BE AT THE CONTRACTOR'S RISK.
 - D. ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTIVITIES UNDER CONTROL OF THE CONTRACTOR. ENGINEER SHALL NOT BE RESPONSIBLE FOR FABRICATION, ERECTION AND CONSTRUCTION REQUIREMENTS AS PRESCRIBED BY OSHA OR OTHER REGULATORY AGENCIES REGARDLESS OF INDICATIONS IN THESE DOCUMENTS.
 - E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND CONSTRUCTION SITE SAFETY IN ORDER TO COMPLY WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR THE CHOSEN METHOD OF ERECTION AND FOR THE SAFETY OF LIFE AND PROPERTY. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL THE ENTIRE STRUCTURAL SYSTEM HAS BEEN COMPLETELY DESIGNED OR ALL SHORING AND BRACING IS BY OTHERS AT NO ADDITIONAL COST TO THE OWNER.
 - F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE PROTECTION FOR ALL STRUCTURAL ITEMS FROM CORROSION DUE TO MOLD, CONDENSATION, RUST, CHEMICAL REACTIONS, ETC.
 - G. THE CONTRACTOR SHALL ENSURE THAT CONSTRUCTION MATERIALS OR EQUIPMENT PLACED ON THE STRUCTURE IN QUANTITIES OR MASSES DO NOT EXCEED THE DESIGN LOADS STATED HEREIN OR THE DESIGN LOAD BEARING CAPACITY OF SHORING PROVIDED BY THE CONTRACTOR.
4. SPECIAL INSPECTION
 - A. THE SPECIAL INSPECTOR SHOULD VERIFY ANY SIGNATURE BLOCKS ON THE TITLE BLOCK ARE SIGNED & DATED BY THE RESPECTIVE PARTIES.
 - B. SPECIAL INSPECTIONS ARE NOT REQUIRED.
5. STRUCTURAL OBSERVATIONS
 - A. STRUCTURAL OBSERVATIONS ARE NOT REQUIRED FOR THIS PROJECT PER IBC 2015(IBC 2016 SECTION 1710).
6. DEFERRED DESIGNS / SUBMITTALS:
 - A. A DEFERRED DESIGN IS A PART OR PORTION OF THE PROJECT THAT WAS NOT DESIGNED BY THE PROJECT ENGINEER OF RECORD. IT HAS BEEN DELEGATED TO THE CONTRACTOR TO COMPLETE THE DESIGN ELEMENTS WITH THE SPECIFIC MANUFACTURERS AND SUPPLIERS USED. ON ALL DEFERRED ITEMS, AN INDEPENDENT DESIGN MUST BE COMPLETED AND COORDINATED WITH THE ORIGINAL CONSTRUCTION DRAWINGS. THE COMPLETE SUBMITTAL FOR DEFERRED

- A. DESIGN SOIL PRESSURE: SEE GSN / DESIGN CRITERIA
 - B. ALL FOOTINGS SHALL BE PLACED ON MECHANICALLY COMPACTED FILL COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
 - C. UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS ON EARTH SHALL BEAR ON STRUCTURAL FILL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
 - D. TOP OF FOOTING ELEVATIONS SHOWN ON THE FOOTING AND FOUNDATION PLAN ARE BASED ON PRELIMINARY GRADE INFORMATION AND MUST BE VERIFIED PRIOR TO CONSTRUCTION. STEPS WHERE SHOWN ARE AT APPROXIMATE LOCATIONS. ALL EXTERIOR FOOTINGS MUST BEAR A MINIMUM OF 36 INCHES BELOW LOWEST ADJACENT FINAL GRADE.
 - E. ALL WALLS (EXCEPT CANTILEVERED RETAINING WALLS) SHALL BE ADEQUATELY BRACED AGAINST LATERAL MOVEMENT PRIOR TO BACKFILLING, DESIGN AND ERECTION OF BRACING/SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING SHALL REMAIN IN PLACE UNTIL SUPPORTING STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.
 - F. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS.
 - G. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.) WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED FORMS PROVIDED THAT THE DIMENSIONS ARE INCREASED 1" ON EACH SIDE.
- 8. CONCRETE:**
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT, REMOVAL AND COST OF ALL FORM WORK, SHORING, POUR STOPS, ETC. REQUIRED TO CONSTRUCT ALL CONCRETE WORK. SUCH FORM WORK IS NOT NECESSARILY SHOWN ON THE STRUCTURAL PLANS OR DETAILS.
 - B. SUPPORTING FORMS AND SHORING SHALL NOT BE REMOVED UNTIL STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY CONSTRUCTION LOAD TO WHICH THEY MAY BE SUBJECTED. IN NO CASE SHALL FORMS AND SHORING BE REMOVED IN LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT.
 - C. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS.
 - D. CONCRETE SHOULD BE SUPPLIED IN ACCORDANCE WITH ACI 318 AND THE FOLLOWING REQUIREMENTS:

CONC. USE	COMP. STRENGTH (f'c) (psi)	Exposure Classes	Cement Type*	Max W/C Ratio	Max Fly ash	Air Content [†]	Aggregate Size, Max.	Slump Limit [‡]
Footings [§]	4500	F1, S0, P0, C0	I, II	0.45	50%	5%	1 1/2"	4"
Foundation Walls	4500	F1, S0, P0, C0	I, II	0.45	25%	5%	3"	4"
Interior Slabs on Grade	3000	F0, S0, P0, C0	I, II	0.50	25%	1.5%	1"	4"
- TABLE FOOTNOTES:
- a) CEMENT TO COMPLY WITH ASTM C150. USE TYPE V CEMENT WHERE REQUIRED BY SOILS REPORT.
 - b) AIR CONTENT +/- 1.5%, MEASURED AT POINT OF FINAL PLACEMENT, AIR ENTERING ADMIXTURES SHALL COMPLY WITH ASTM C260 (WHEN USED), CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PER CENTRATION SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.
 - c) SLUMP LIMIT +/- 1" APPLIES TO NON-PLASTICIZED CONCRETE. TEST SHALL BE CONDUCTED PRIOR TO ADDING PLASTICIZER IF USED.
 - d) THE REQUIRED COMPRESSIVE STRENGTH IS PERMITTED TO BE EVALUATED AT 56 DAYS INSTEAD OF STANDARD 28 DAYS FOR FOOTING CONCRETE WITH FLY ASH CONTENT EXCEEDING 25%.
- E. MATERIALS, UNLESS NOTED OTHERWISE:
- 1) NORMAL WEIGHT AGGREGATES: ASTM C 33
 - 2) LIGHT WEIGHT AGGREGATES: ASTM C 330
 - 3) LIGHT WEIGHT CONCRETE: 1080 (10) 3) PCF
 - 4) FLY ASH, CLASS F POZZOLAN: ASTM C618
 - 5) REINFORCING STEEL:
 - a. GRADE 60 (FY = 60 KSI): ASTM 615
 - b. DEFORMED BAR ANCHORS (DBA): ASTM A496
 - 6) HEADED STUD ANCHORS (HSA): ASTM A108
 - 8) ANCHOR BOLTS: ASTM F1554 (SEE NOTE BELOW)
 - a. F1554 IS AN ANCHOR BOLT SPECIFIC MANUFACTURING SPECIFICATION, NOT A MATERIAL SPECIFICATION. ANY PROPERLY SIZED BOLT, WHETHER IT IS A PROPRIETARY PRODUCT OR SPECIALLY MACHINED BOLT, MAY BE USED ACCORDINGLY PROVIDED IT CONFORMS TO THE MATERIAL AND MANUFACTURING REQUIREMENTS SET FORTH IN ASTM F1554.
 - b. WHERE NOT SPECIFICALLY SPECIFIED, GRADE 36 MAY BE USED, IF THE FOLLOWING ARE IN REID, USE GRADE 36-S1. (W, S1 SUPPLEMENT).
 - c. A. B. NUTS (WHERE APPLIC.): A563A HEX (+1/2" DIA)
 - d. A. B. NUTS (WHERE APPLIC.): A563A HEAVY HEX (+1-1/2" DIA)
 - e. A. B. WASHERS (WHERE APPLIC.): F438 HARDENED WASHER
 - 9) ADMIXTURES: AIR-ENTRAINING ADMIXTURES SHALL COMPLY WITH ASTM C 260 (WHEN USED). CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PERCENT.
 - 10) TYPE III CEMENT COMPLYING WITH ASTM C-150 SHALL BE USED FOR ALL CONCRETE.
 - 11) THE WATER/CEMENT RATIO FOR CONCRETE 4000 PSI AND GREATER SHALL NOT EXCEED 0.5 (GROUT MIXES ARE EXCLUDED).
 - 12) THE SLUMP OF ALL CONCRETE SHALL BE LIMITED TO 4" UNLESS PLASTICIZERS ARE USED.
 - 13) PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318.
 - 14) AIR ENTRAINMENT SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.
 - 15) FLY ASH SHALL BE A MAXIMUM OF 20% OF THE CEMENTITIOUS MATERIAL. SEE REINFORCEMENT NOTES FOR REQUIRED CONCRETE COVER.
- F. CONSTRUCTION JOINTS AND CONTROL JOINTS:
- 1) PROVIDE A BEVELED 2 X 4 INTERMEDIATE KEYWAY THAT SHALL BE INSTALLED IN ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS INCLUDING BETWEEN TOP OF FOOTING AND FOUNDATION WALLS. IN ADDITION, ALL JOINTS SHALL BE INTENTIONALLY ROUGHENED TO FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH.
 - 2) CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE TO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.25:1. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
 - 3) CONTROL JOINTS MAY BE INSTALLED BY:
 - a. SAW CUT TO A DEPTH OF 1/2 THE THICKNESS OF THE SLAB.
 - b. TOOLED JOINTS A DEPTH OF 1/2 THE THICKNESS OF THE SLAB.
 - c. INSTALL CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS NOTED OTHERWISE.
- H. CONSTRUCTION:
- 1) USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT BAR AND THE REINFORCEMENT BARS AND W.W.F PRIOR TO PLACING CONCRETE. W.W.F SHALL BE CONTINUOUSLY SUPPORTED AT 30" O.C. MAXIMUM. REINFORCING PRECAST FOR SLABS ON GRADE SHALL BE ADEQUATELY SUPPORTED ON PRECAST CONCRETE UNITS. LIFTING THE REINFORCING OFF OF THE GRADE DURING PLACEMENT OF CONCRETE IS NOT PERMITTED.
 - 2) CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, EMBEDS, CONDITS, BOLTS, INSERTS AND OTHER EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
 - 3) ALL EMBEDS AND DOWELS SHALL BE SECURELY TIED TO FORM WORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.

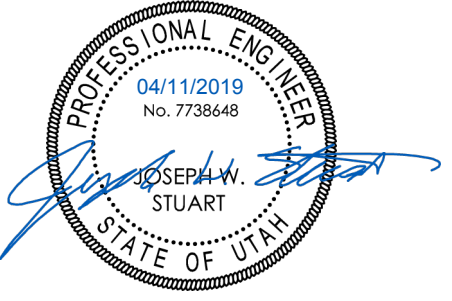
- 4) NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT. PENETRATIONS WILL NOT BE ALLOWED IN FOOTINGS OR GRADE BEAMS UNLESS DETAILED. PIPING SHALL BE ROUTED AROUND THESE ELEMENTS AND FOOTINGS STEPPED TO AVOID PIPING.
 - 5) REINFORCING BARS SHALL NOT BE WELDED. DO NOT SUBSTITUTE REINFORCING BARS FOR DBAs OR HSAs, U.N.O.
- I. DETAILING:
- 1) LAP LENGTHS (SEE TYPICAL LAP LENGTH SCHEDULE)
 - 2) DO NOT SPLICE STIRRUPS AND TIES
 - 3) AT JOINTS PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING, UNLESS NOTED OTHERWISE.
 - 4) AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTIONS SLAB ON GRADE POINTS, PROVIDE 2 #4 X CONT.
 - 5) PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
 - 6) ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR TO THE STRUCTURE BELOW WITH THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCING FOR THE ELEMENT ABOVE. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEGREE STANDARD HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING U.N.O.
 - 7) CONCRETE SLAB SHALL BE REINFORCED WITH W1.6XW1.6 WIRE MESH 6"X6" = W1.6XW1.4
 - 8) PROVIDE (2) #5 BARS AROUND CONCRETE OPENING IN FLOOR DECKING
- J. UNLESS NOTED OTHERWISE, MINIMUM REINFORCEMENT OF ALL CONCRETE FOUNDATION WALLS SHALL BE:
- | THICK | TOP & BTM | VERT | HORIZ |
|-------|---------------|---------------------|---------------------|
| 6" | #4 @ 12" O.C. | #4 @ 12" O.C. | #4 @ 12" O.C. |
| 8" | (2) #5 | #4 @ 12" O.C. | #5 @ 12" O.C. |
| 10" | (2) #5 | #4 @ 12" O.C., E.F. | #5 @ 12" O.C., E.F. |
| 12" | (2) #5 | #4 @ 18" O.C., E.F. | #4 @ 18" O.C., E.F. |
9. REINFORCING STEEL
- A. ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60 AND ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185 AND SHALL BE SUPPLIED IN FLAT SHEETS. ADEQUATELY TIE AND SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 315, TO MAINTAIN EXACT REQUIRED POSITION.
 - B. ALL FLOOR BENT DOWELS SHALL BE GRADE 40 WITH SPACING INDICATED REDUCED BY 1/3.
 - C. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE:
 - 1) CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - 2) EXPOSED TO EARTH OR WEATHER:
 - a. #5 & SMALLER: 1-1/2"
 - b. #5 & SMALLER: 1-1/2"
 - 3) NOT EXPOSED TO WEATHER OR EARTH:
 - a. SLABS, WALLS, JOISTS, #11 & SMALLER: 3/4"
 - b. BEAMS, COLUMNS, MAIN REINFORCING OR TIES: 1-1/2"
 - c. SLAB ON GRADE: PLATE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE
 - D. EXCEPT WHERE NOTED ON PLANS OR DETAILS CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MINIMUM STRESS BY LAPPING PER THE REBAR LAP SCHEDULE.
 - E. REINFORCING STEEL MAY BE SPLICED WITH MECHANICAL COUPLERS THAT HAVE A TENSION CAPACITY OF AT LEAST 125% OF THE STRENGTH OF THE BAR. MECHANICAL COUPLERS SHALL BE A POSITIVE CONNECTING TYPE COUPLER, AND SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED ICC RESEARCH REPORT. WHERE THESE ARE USED, SPLICES ON ADJACENT BARS SHALL BE STAGGERED AT LEAST 24 INCHES ALONG THE LENGTH OF THE BARS.
 - F. ALL VERTICAL REINFORCING IN STRUCTURAL ELEMENTS ABOVE SHALL BE SPLICED WITH MATCHING DOWELS EMBEDDED WITHIN THE FOOTINGS OR STRUCTURE BELOW. SPLICE LENGTHS SHALL COMPLY WITH REBAR LAP SCHEDULE. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NEED NOT EXCEED MORE THAN 20" INTO FOOTING. FOR MASONRY CONSTRUCTION SEE STRUCTURAL NOTE "MASONRY".
 - G. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS, WHERE REINFORCING IS WELDED, USE ASTM A-706 REINFORCING.
 - H. REINFORCING BARS, TIES, AND TENDONS SHALL BE SUPPORTED BY NYLON CONES, PLASTIC-COATED TIE WIRE OR PLASTIC COATED CHAIRS. REINFORCING IN FOOTINGS IS PERMITTED TO BE SUPPORTED ON CONCRETE DOBIES.
 - I. UNLESS NOTED OTHERWISE, HOOKS, STIRRUPS, TIES, AND OTHER BENDS IN REINFORCING STEEL SHALL MEET THE STANDARDS SET FORTH IN ACI 318(3)R-08. REINFORCEMENT IS PERMITTED TO BE WELDED BY THE ENGINEER, ALL REINFORCEMENT SHALL BE BENT COLD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN ON THESE DRAWINGS OR OTHERWISE PERMITTED BY THE ENGINEER.
 - J. UNLESS SPECIFICALLY NOTED AND/OR DETAILED IN THE STRUCTURAL DRAWINGS CONDUIT SHALL NOT BE IN CONTACT WITH REINFORCING STEEL.
10. GENERAL TIMBER NOTES
- A. GENERAL:
- 1) THESE NOTES APPLY TO TYPICAL SITUATIONS AND MATERIALS. EACH NOTE SHOULD BE TAKEN AS PROJECT MINIMUM STANDARDS, BUT MAY BE AMENDED AND/OR SUPERSEDED BY OTHER NOTES, DETAILS, SCHEDULES AND SPECIFICATIONS (IF APPLICABLE). "U.N.O." APPLIES TO EACH NOTE IN THE GENERAL WOOD NOTES' SECTION.
 - 2) ALL HORIZONTAL FRAMING MEMBERS SHALL BE INSTALLED WITH THE NATURAL CROWN UP, AS MARKED ON THE MEMBER (U.N.O.).
 - 3) ALL FRAMING IN CONTACT WITH FOOTINGS, FOUNDATIONS OR SLABS ON GRADE SHALL HAVE EQUIVALENT STRESS GRADES TO TYPICAL FRAMING MEMBERS AND BE EITHER:
 - a. PRESSURE TREATED LUMBER
 - b. TIMBERSTRAND LUMBER OR TREATED LUMBER
 - 4) ALL FRAMING USED IN EXTERIOR APPLICATIONS SHOULD HAVE AN EXTERIOR TREATMENT APPLIED (IE. WEATHER-PROOFED), ENGINEERED LUMBER SHOULD NOT BE USED IN EXTERIOR APPLICATIONS UNLESS APPROVED BY THE MANUFACTURER.
- B. DIMENSIONAL LUMBER
- 1) ALL FRAMING LUMBER SHALL BE DOUGLAS FIR/LARCH CLEARLY MARKED WITH A STAMP BY WPPA APPROVED AGENCY AND SHALL BE GRADED AS FOLLOWS:
 - a. TRUSSES & TRUSS BLOCKING (IF APPLICABLE):
 1. CHORDS: NO. 1
 2. WEBS: NO. 2
 3. ROOF/FLOOR FRAMING:
 4. BEAMS & STRINGERS: NO. 1.
 - b. WALLS:
 1. JOISTS & RAFTERS: NO. 1.
 2. BEAMS & STRINGERS: NO. 1.
 3. POST & TRIMMERS: NO. 1.
 4. STUDS: NO. 2.
 - c. INTERIOR NON-BEARING WALLS:
 1. JOISTS & RAFTERS: NO. 2.
 2. BEAMS & STRINGERS: NO. 2.
 3. POST & TRIMMERS: NO. 2.
 4. STUDS: NO. 2.
 - 2) ALL BEARING WALLS SHALL BE 2x6 SPACED AT 16" O.C. BLOCK ALL NON-SHEATHED BEARING WALLS AT 4'-0" O.C. (U.N.O.).
 - 3) VERIFY THE STUD SPACING WITH THE ANCHOR BOLT SPACING REQUIREMENTS. WHERE STUDS INTERFERE WITH ANCHOR BOLTS, PROVIDE AN ADDITIONAL FULL-HEIGHT STUD TO ENSURE THAT THE FULL CROSS-SECTIONAL AREA OF THE STUD IS IN CONTACT WITH THE SILL PLATE.
 - 4) EXTERIOR WALLS SHALL HAVE DOUBLE 2X TOP PLATES SPLICED WITH A MINIMUM OF 3'-0" OF OVERLAP AT SPLICES AND SHALL BE CONNECTED WITH A MINIMUM OF (12) 16D NAILS WITH (2) NAILS @ 3" O.C., MAX, STAGGERED.
 - 5) AT SHEAR WALLS, PROVIDE DOUBLE 2X END STUDS AT EACH END OF WALL WHERE A BEAM OR COLUMN IS BEARING ON A TOP PLATE, AS A MINIMUM, PROVIDE (2) ADDITIONAL 2X STUDS IN WALL BELOW.
- C. SHEATHING
- 1) SHEATHING SHALL BE APA RATED SHEATHING, EXPOSURE I, EXTERIOR GLUE AND PANEL INDEX RATING AS NOTED BELOW (U.N.O.):

LOCATION	THICKNESS	PANEL INDEX
WALLS	7/16"	240
FLOORS	23/32"	4924
ROOFS	19/32"	3216
 - 2) PROVIDE 2X SHAPED BLOCKING AT RIDGES UNLESS A CONTINUOUS MEMBER EXISTS. PANEL EDGES ARE UNBLOCKED (U.N.O.).
 - 3) ALL ROOF SHEATHING SHALL HAVE 100 COMMON NAILS AT 6" O.C. AT BOUNDARY (BN) AND EDGES (EN) AND AT 6" O.C. FIELD NAILING (FN). INSTALL FLAT BLOCKING AT ALL PANEL EDGES (U.N.O.).
 - 4) ALL FLOOR SHEATHING SHALL HAVE 100 COMMON NAILS AT 6" O.C. AT BOUNDARY (BN) AND EDGES (EN) AND AT 6" O.C. FIELD NAILING (FN). INSTALL FLAT BLOCKING AT ALL PANEL EDGES (U.N.O.).
 - 5) ALL EXTERIOR WALL SHEATHING SHALL HAVE 40 COMMON NAILS AT 6" O.C. AT BOUNDARY (BN) AND EDGES (EN) AND AT 12" O.C. FIELD NAILING (FN). INSTALL FLAT BLOCKING AT ALL PANEL EDGES (U.N.O.).

- 6) INDIVIDUAL PIECES OF SHEATHING AT ROOF, FLOOR, AND SHEAR WALLS SHALL NOT BE SMALLER THAN 24" IN EITHER DIRECTION AND SHALL SPAN A MINIMUM OF THREE MEMBERS, UNO.
 - 7) ALL 2X12 FLOOR/ROOF SHEATHING SHALL BE TONGUE AND GROOVE (U.N.O.).
 - 8) ALL ROOF SHEATHING AND WALL SHEATHING AT SHEAR WALLS SHALL HAVE SOLID BLOCKING AT ALL PANEL EDGES (U.N.O.).
 - 9) AT ALL OVERBUILD LOCATIONS, ROOF SHEATHING SHALL BE COMPLETE BELOW OVERBUILDS PRIOR TO OVERBUILD CONSTRUCTION.
 - 10) AT SHEAR WALLS, PANEL EDGE NAILING IS TO INCLUDE TOP & BOTTOM PLATES, END POSTS, ALL VERTICAL ELEMENTS, HOLD-DOWN ANCHORS AND HORIZONTAL BLOCKING.
 - 11) AT ROOF & FLOOR DIAPHRAGMS, PANEL EDGE NAILING IS TO INCLUDE DRAG STRUTS, TENSION CHORDS, BLOCKING OVER BEARING WALLS AND SHEAR WALLS, AND ANY OTHER SPECIAL DIAPHRAGM MEMBERS NOTED ON PLANS.
- D. CONNECTIONS & FASTENERS:
- 1) THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE STRUCTURAL CONNECTIONS. CONNECTIONS MUST CARRY THE BEARING CAPACITY OF THE MEMBER AND ANY UPLIFT OR SEISMIC FORCES GENERATED IN THE MEMBER. SPECIAL CONSIDERATION SHALL BE GIVEN TO CRUSHING OF WOOD AT BEARING, SPLITTING AND OR CRACKING, ETC.
 - 2) ALL BOLTS THRU WOOD SHALL BE ASTM A-307 AND SHALL HAVE HARDENED WASHERS UNDER ASTM A-563 HEAVY HEX NUT AND BOLT HEADS.
 - 3) AT EXPOSED LOCATIONS OR IN TREATED WOOD, NAILS SHALL BE GALVANIZED OR STAINLESS STEEL. (SEE NOTE BELOW FOR FASTENERS CONNECTED TO OR IN CONTACT WITH TREATED WOOD). THE HEAD OF ALL NAILS SHALL BE FLUSH WITH SURFACE OF THE SHEATHING. ALL NAILS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

NAIL SIZE	SHANK DIAMETER	MIN. PENETRATION INTO SUPPORT MEMBER
6D	0.131"	1.25"
8D	0.131"	1.50"
10D	0.148"	1.63"
12D	0.148"	1.63"
16D	0.162"	1.75"
 - 4) A CONTINUOUS BEAD OF PERMANENT BOND TIMBERWOOD ADHESIVE COMPOUND SHALL BE USED TO FASTEN ALL FLOORWOOD FLOOR SHEATHING TO FLOOR JOISTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - 5) ALL FRAMING ANCHORS, POST CAPS, HOLD DOWNS, COLUMN BASES ETC., TO BE SIMPSON OR APPROVED EQUIVALENT.
 - 6) ALL WALL BOTTOM PLATES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS (U.N.O.):
 - a. ANCHORAGE TO FOUNDATIONS OR FOOTINGS WITH 3/4" DIAMETER ANCHOR BOLTS AT 32" ON CENTER.
 - b. THERE SHALL BE A MINIMUM OF (2) ANCHOR BOLTS PER PLATE WITH END BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 4" FROM EACH END OF EACH PIECE.
 - c. BOTTOM PLATES SHALL INCLUDE 1/4" X 3" X 3" STEEL PLATE WASHERS BETWEEN THE SILL PLATE AND NUT OF THE ANCHOR BOLT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE SLOTTED DIAGONAL WITH A WIDTH UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED 1/34" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
 - 7) FASTENERS CONNECTED TO OR IN CONTACT WITH PRESERVATIVE-TREATED ANCHOR FIRE-RETARDANT-TREATED WOOD EXCEPT FOR TIMBERSTRAND LSL, TREATED LUMBER AND BORATE BASED TREATMENTS) SHALL BE OF G-185 HOT-DIP GALVANIZED STEEL OR 304 OR 316 STAINLESS STEEL. STAINLESS STEEL AND GALVANIZED STEEL SHALL NEVER BE USED IN CONTACT WITH EACH OTHER.
 - 8) ALL NAILS SPECIFIED IN THE DETAILS AND SCHEDULES SHALL BE COMMON NAILS (U.N.O.).
 - 9) UNLESS NOTED OTHERWISE, THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THE REQUIREMENTS SET FORTH IN IBC TABLE 2304.9.1. CONNECTIONS FOR MULTIPLE PIECES OF ENGINEERED LUMBER SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
 - 10) ALL STRUCTURAL MEMBERS SHALL HAVE 1/4" BEARING (MINIMUM).
- E. ENGINEERED MEMBERS
- 1) ALL ENGINEERED LUMBER SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
 - 2) GLU-LAMINATED BEAMS SHALL BE DOUGLAS-FIR INDUSTRIAL / ARCHITECTURAL / PREMIUM APPEARANCE GRADE WITH A COMBINATION OF 1.5" OR EXCEPT CANTILEVERED AND CONTINUOUS BEAMS SHALL BE COMBINATION NUMBER 24T-V8.
 - 3) ALL ENGINEERED LUMBER SHALL BE FURNISHED BY TRUS-JOISTRED BUILT CORPORATION OR APPROVED EQUAL AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES (U.N.O.):

MODULUS OF ELASTICITY	FLEXURAL STRESS RATING
LVL: 1,900,000 PSI	2,600 PSI
PSL: 2,000,000 PSI	2,900 PSI
LSL: 1,500,000 PSI	2,250 PSI
 - 4) ALL WOOD TIE JOISTS AND BRIDGING SHALL BE FURNISHED BY THE MANUFACTURER.
 - 5) ENGINEERED LUMBER, WITH THE EXCEPTION OF GLU-LAMINATED MEMBERS, SHALL NOT BE USED IN EXTERIOR APPLICATIONS.
- F. PRE-MANUFACTURED TRUSSES
- 1) ALL WOOD TRUSSED RAFTERS SHALL BE FABRICATED IN COMPLIANCE WITH THE ICC RESEARCH COMMITTEE RECOMMENDATIONS FOR THE CONNECTOR PLATES USED. SUBMIT DESIGN CALCULATIONS WITH ENGINEERS SEAL FOR REVIEW WITH SHOP DRAWINGS, PROVIDE CONNECTIONS AND DETAILS FOR ALL TRUSS TO TRUSS CONNECTIONS INCLUDING CONNECTION HARDWARE.
 - 2) MINIMUM NOMINAL DIMENSIONS FOR TRUSS MEMBERS ARE AS FOLLOWS:
 - a. TOP CHORD: 2x6
 - b. BOTTOM CHORD: 2x4
 - c. WEBS: 2x4
 - 3) TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS, PER THE IBC/CBC, INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UP IN VALLEYS, ETC. TRUSS MANUFACTURER SHALL RECOMMEND AND PROVIDE ALL REQUIRED TRUSS BRACING, BLOCKING, TRUSS-TO-SNOW & TRUSS-TO-BEAM CONNECTIONS, ETC.
 - 4) TRUSS DESIGNER TO PROVIDE A DETAILED KEY PLAN AND INDIVIDUAL MEMBER DESIGNS AS PART OF THE SUBMITTAL FOR APPROVAL.
 - 5) 3-D REPRESENTATION IS INTENDED TO PORTRAY THE OVERALL DESIGN INTENT. THE SPECIFIC TRUSS DESIGN IS DEFERRED TO THE TRUSS MANUFACTURER. THE PRE-MANUFACTURED TRUSS DESIGNER TO COORDINATE FRAMING, INCLUDING SPECIFIC EAVE CONFIGURATIONS WITH THE ARCHITECTURAL DRAWINGS.
 - 6) TRUSS MINIMUM DESIGN LOADING (U.N.O.):
 - a. TOP CHORD SNOW LOAD: 70 PSF
 - b. TOP CHORD DEAD LOAD: 10 PSF
 - c. BOTTOM CHORD DEAD LOAD: 10 PSF
- G. INSTALLATION OF ALL METAL-PLATE-CONNECTED WOOD TRUSSES SHALL COMPLY WITH THE FOLLOWING STANDARDS:
- 1) ANSITP1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSSES"
 - 2) TPI HB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING & BRACING METAL-PLATE-CONNECTED WOOD TRUSSES"
 - 3) TPI DBS "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL-PLATE-CONNECTED WOOD TRUSSES"
 - 4) PROVIDE SOLID 2" (NOMINAL) FULL DEPTH BLOCKING AT ENDS AND SUPPORT LOCATIONS FOR ALL JOISTS AND RAFTERS. BLOCKING SHALL BE ATTACHED TO SUPPORT FRAMING WITH A MINIMUM OF (1) SIMPSON A35 FRAMING ANCHOR BETWEEN JOISTS (U.N.O.).
 - 5) PROVIDE DOUBLE JOIST UNDER PARALLEL NONBEARING WALLS AND SOLID BLOCKING UNDER PERPENDICULAR NONBEARING WALLS.
 - 6) MINIMUM TRUSS METAL PLATE SIZE: 3X5"
 - 7) SIZE PLATE FOR 15% OF MEMBER FORCES. NO INCREASE IN PLATE VALUES FOR DURATION OF LOADING, REPEITIVE USE, ETC. WILL BE ALLOWED.
 - 8) PRESS PLATE INTO WOOD MEMBERS TO OBTAIN FULL PENETRATION WITHOUT CRUSHING THE OUTER SURFACE OF THE WOOD MEMBER.
 - 9) GAP BETWEEN PLATE AND WOOD MEMBER SHALL BE LESS THAN 1/32".
 - 10) PLATES ARE TO BE INSTALLED IN THE SHOP AT TIME OF FABRICATION. PLATES ARE NOT TO BE APPLIED IN-FIELD.



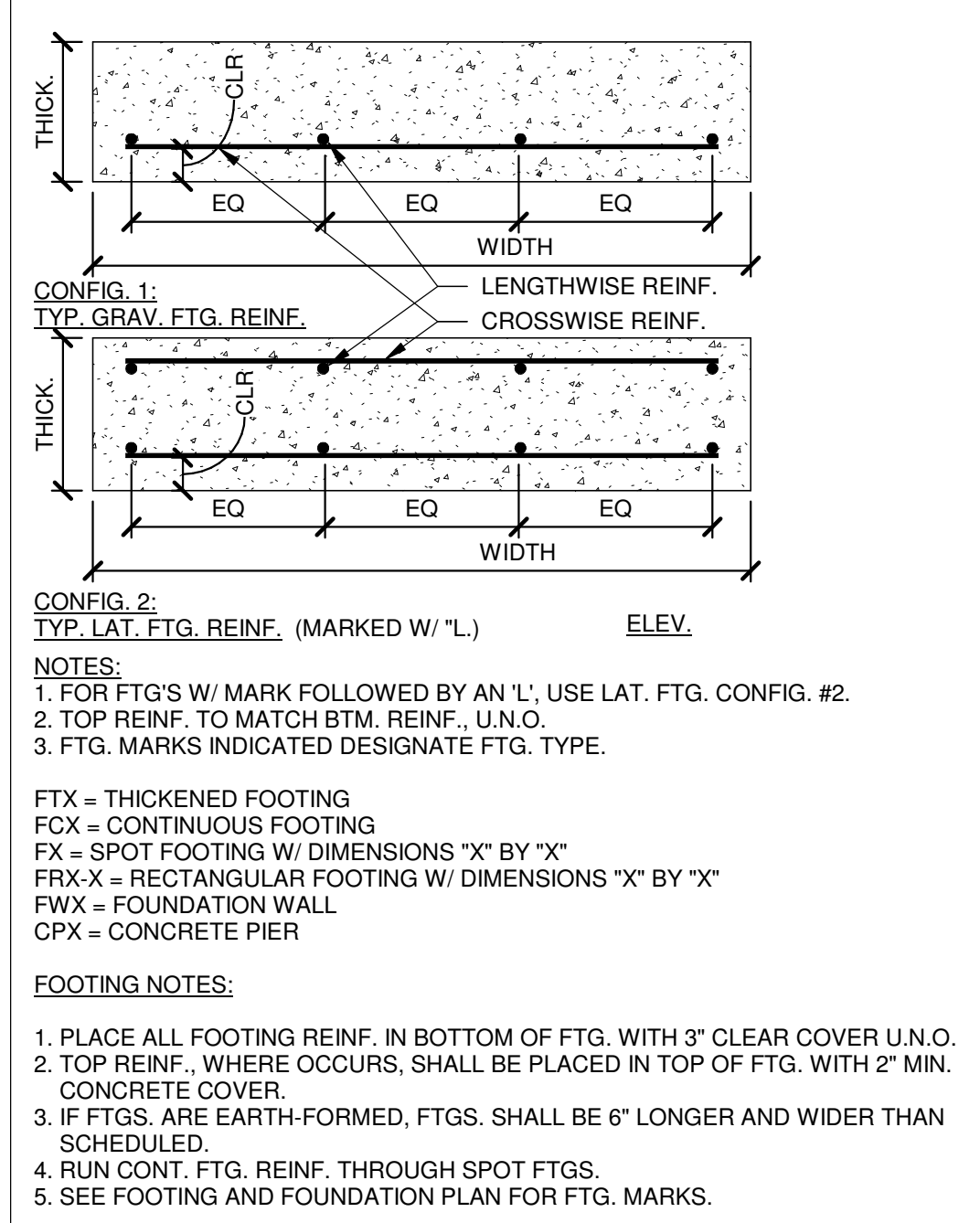
MCCORMICK ADDITION
 MATT & LACI MCCORMICK
 3445 EAST 300 SOUTH
 KAMAS, UTAH

Rev. # Rev. Date Rev. Desc.

Project No.	119020
Engineer	JWS
Drawn By	TTV
Checked By	JWS
Date	04/11/2019

GENERAL STRUCTURAL NOTES

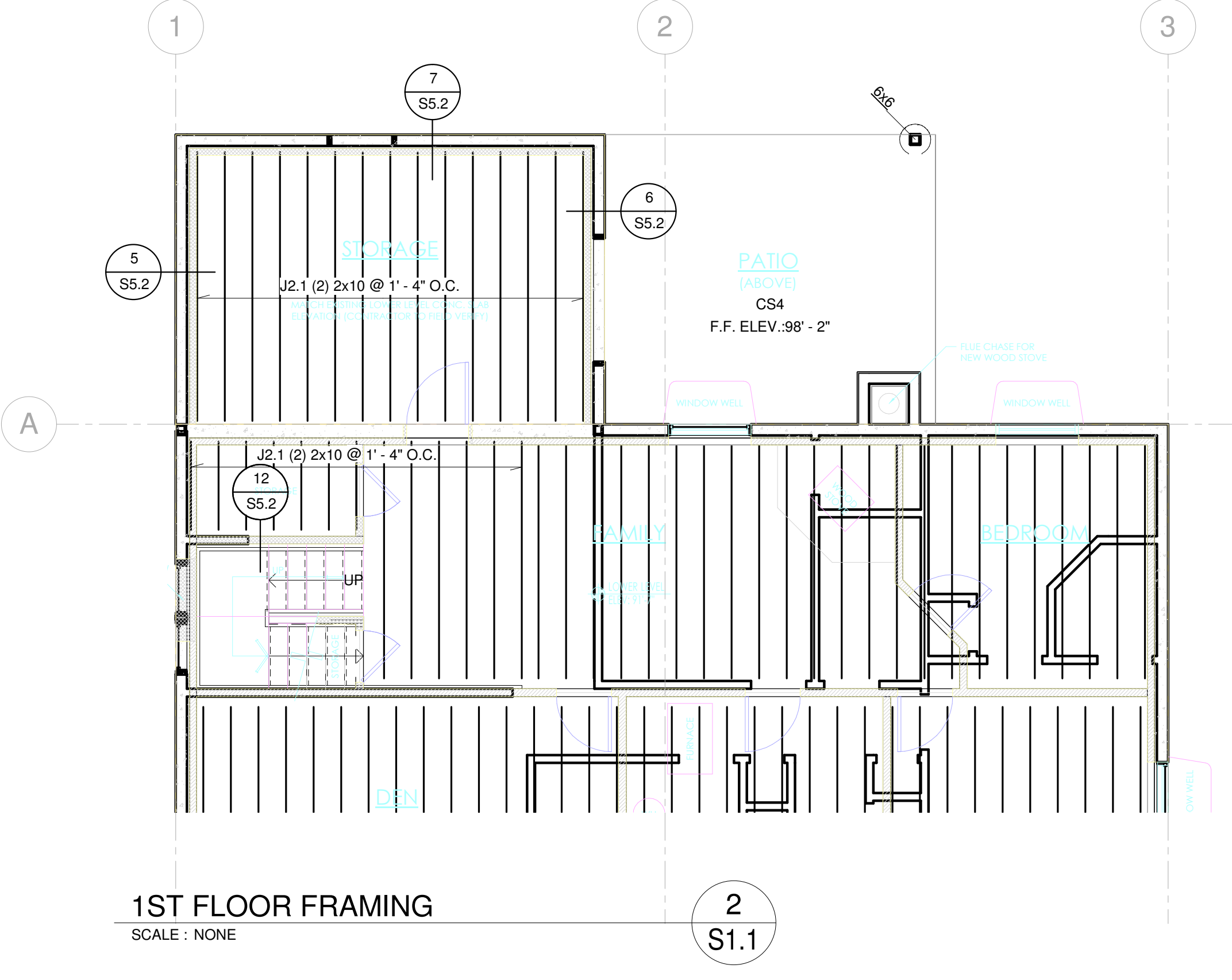
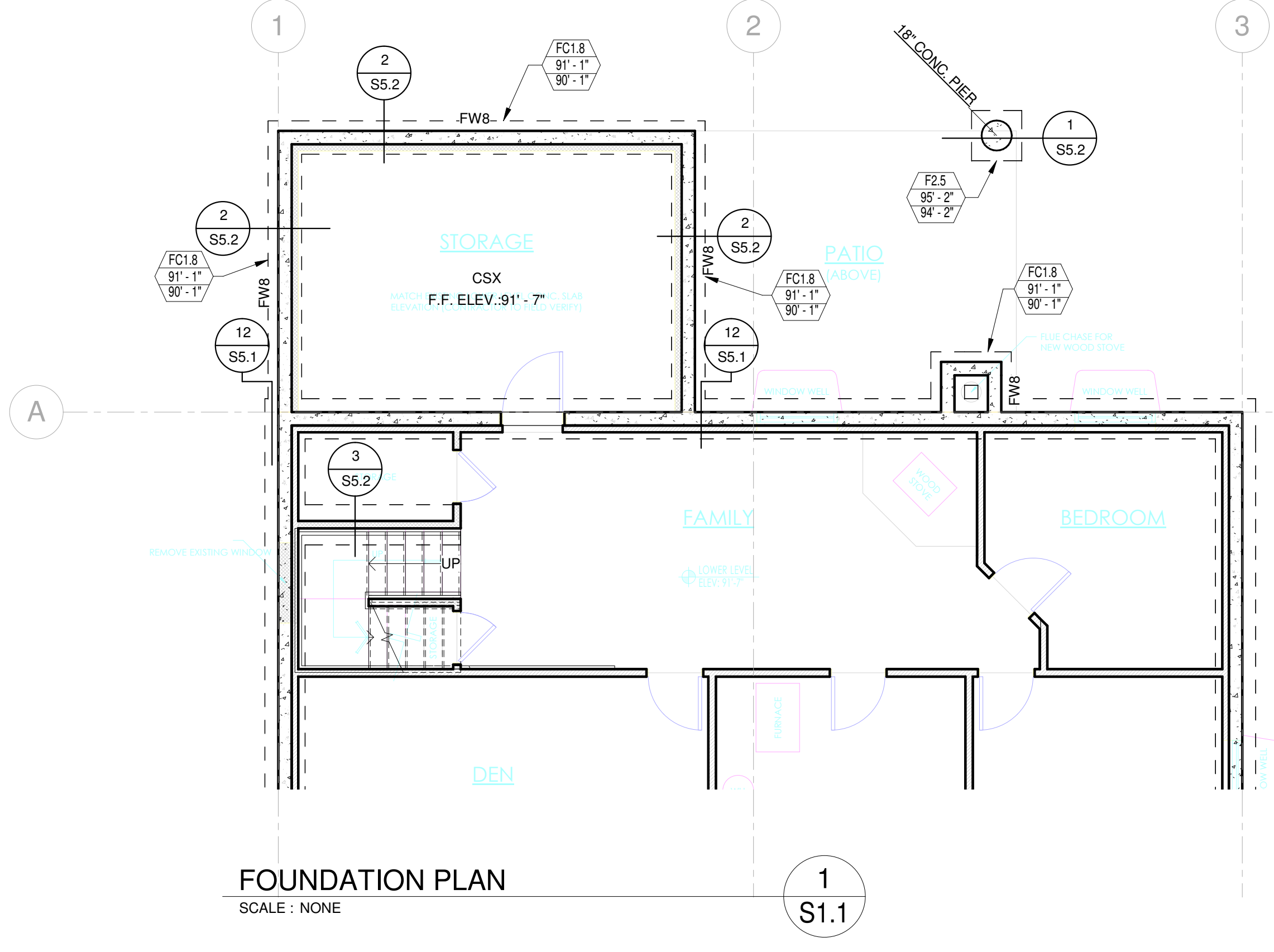
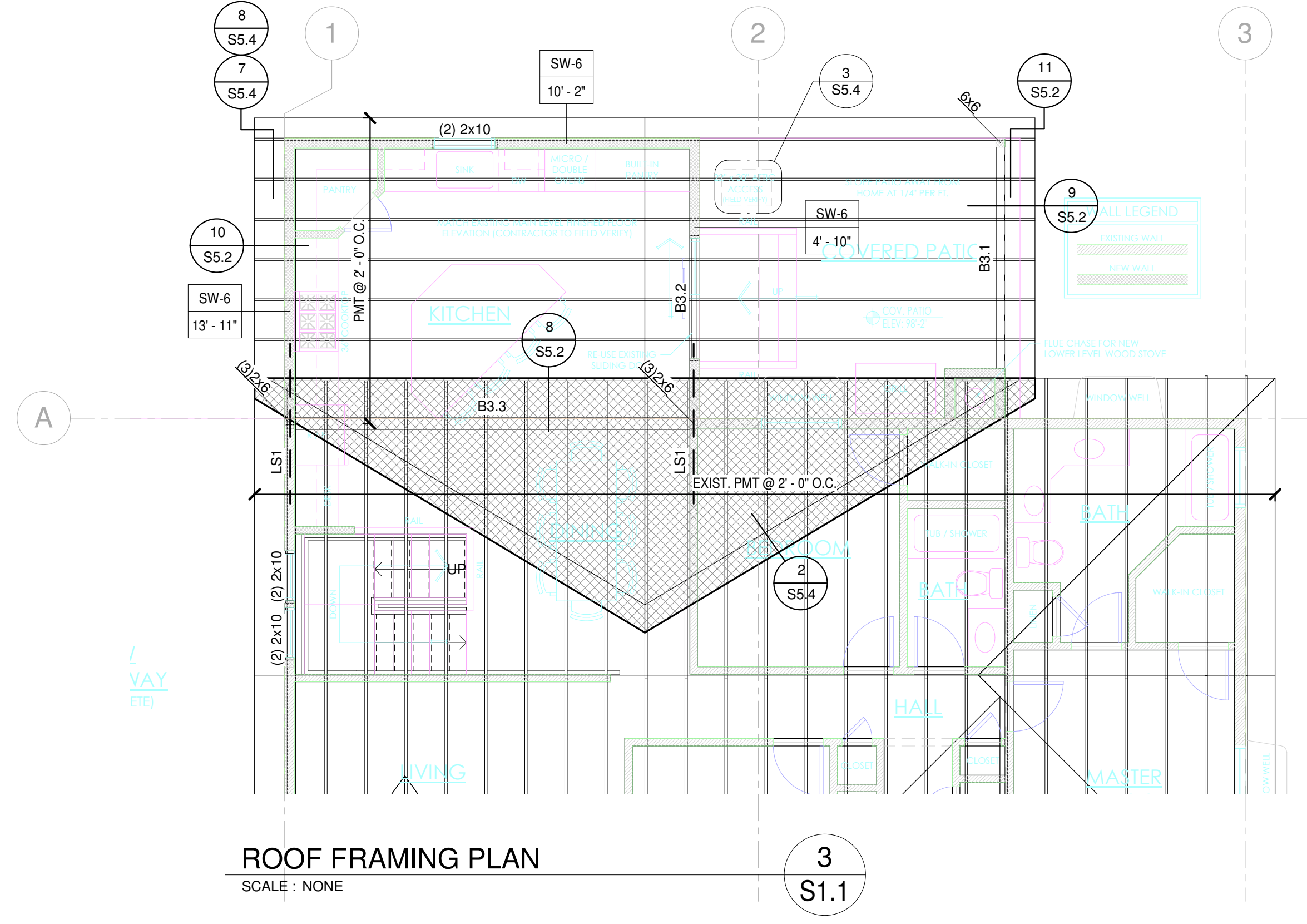
S0.2



MARK	SIZE			LENGTHWISE REINFORCEMENT			CROSSWISE REINFORCEMENT		
	WIDTH	LENGTH	THICK	QTY. (LW)	SIZE (LW)	SPA. (LW)	QTY. (CW)	SIZE (CW)	SPACE (CW)
F2.5	2'-0"	CONT.	1'-0"	(2)	#5	-	(2)	#5	-
FC1.8	1'-8"	CONT.	1'-0"	(2)	#4	-	-	#4	@ 10" O.C.
FCX	2'-0"	CONT.	1'-0"						
FXX	3'-0"	3'-0"	1'-0"						

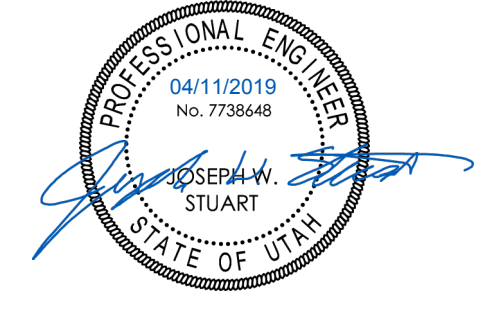
MARK	BEAM SCHEDULE	
	OPTION 1	OPTION 2
B3.1	5.125x10.5 GLB	
B3.2	(2) 2x12	
B3.3	(4) 1 3/4" x 18" LVL	

MARK	BEAM TYPE	JOIST SCHEDULE	
		SPACING (O.C.)	OPTION 2
J2.1	(2) 2x10	1' - 4"	



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MCCORMICK ADDITION
MATT & LACI MCCORMICK
345 EAST 300 SOUTH
KAMAS, UTAH

Rev. #	Rev. Date	Rev. Desc.

Project No. 119020
Engineer JWS
Drawn By TTV
Checked By JWS
Date 04/11/2019

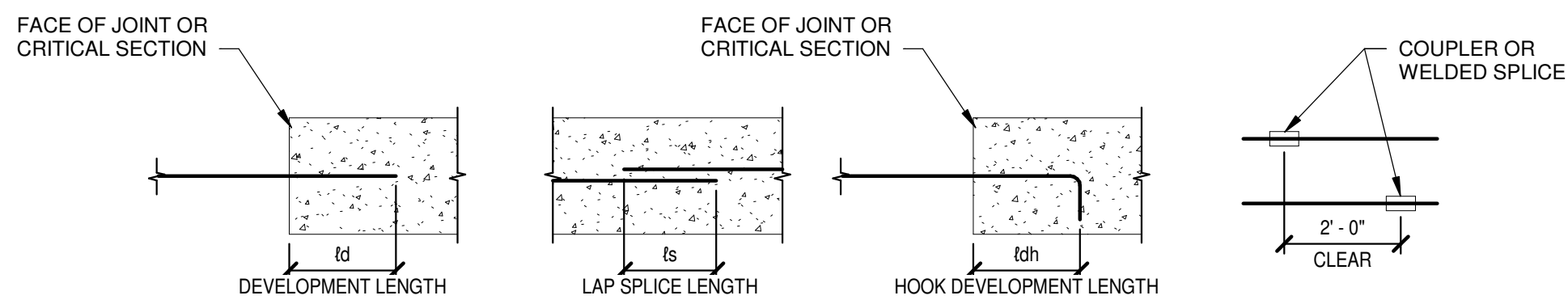
FOUNDATION & FRAMING PLANS

S1.1

PERMIT SET

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2015 IBC CONC. REBAR LAP SCHEDULE (FOR CONC. APPLICATIONS ACI 318 - 14)



CONCRETE REINFORCING & SPLICE LENGTHS (IN.)

BAR LOCATION	CONCRETE		#3		#4		#5		#6		#7		#8		#9		#10		#11		COMMENTS					
	TYPE	STRENGTH	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh						
VERT. WALL BARS, FILL ON METAL DECK	NWC	3000 PSI	17	22	8	22	29	8	28	36	10	33	43	12	48	62	13	55	72	15	62	17	69	19	76	30
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	3000 PSI	17	22	8	22	29	8	28	36	10	33	43	12	48	62	13	55	72	15	62	17	69	19	76	30
BEAM BOTTOM BARS, COLUMN BARS	NWC	3000 PSI	17	22	8	22	29	11	28	36	14	33	43	16	48	62	19	55	72	22	62	25	69	27	76	30
FOOTING BOTTOM BARS	NWC	3000 PSI	12	16	8	14	18	8	17	22	10	20	26	12	29	38	13	33	43	15	37	17	42	19	46	30
BEAM TOP BARS	NWC	3000 PSI	22	29	8	29	38	11	36	47	14	43	56	16	63	82	19	72	94	22	81	25	90	27	96	30
SLAB ON GRADE	NWC	3000 PSI	12	16	8	14	18	8	17	22	10	20	26	12	32	42	13	42	55	15	53	17	69	19	76	30

CONCRETE REINFORCING & SPLICE LENGTHS (IN.)

BAR LOCATION	CONCRETE		#3		#4		#5		#6		#7		#8		#9		#10		#11		COMMENTS					
	TYPE	STRENGTH	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh						
VERT. WALL BARS, FILL ON METAL DECK	NWC	4000 PSI	15	20	7	18	25	7	24	31	8	29	38	10	42	55	12	48	62	13	54	15	60	17	66	26
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4000 PSI	15	20	7	19	25	7	24	31	8	29	38	10	42	55	12	48	62	13	54	15	60	17	66	26
BEAM BOTTOM BARS, COLUMN BARS	NWC	4000 PSI	15	20	7	19	25	9	24	31	12	29	38	14	42	55	17	48	62	19	54	21	60	24	66	26
FOOTING BOTTOM BARS	NWC	4000 PSI	12	16	7	12	16	7	15	20	8	18	23	10	25	33	12	29	38	13	33	15	36	17	40	26
BEAM TOP BARS	NWC	4000 PSI	19	25	7	25	33	9	31	40	12	37	48	14	54	70	17	62	81	19	70	21	78	24	85	26
SLAB ON GRADE	NWC	4000 PSI	12	16	7	12	16	7	15	20	8	18	23	10	28	36	12	36	47	13	46	15	60	17	66	26

CONCRETE REINFORCING & SPLICE LENGTHS (IN.)

BAR LOCATION	CONCRETE		#3		#4		#5		#6		#7		#8		#9		#10		#11		COMMENTS					
	TYPE	STRENGTH	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh						
VERT. WALL BARS, FILL ON METAL DECK	NWC	4500 PSI	14	18	7	18	23	6	23	30	8	27	35	9	40	52	11	45	59	13	51	14	56	16	62	25
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4500 PSI	14	18	7	18	23	6	23	30	8	27	35	9	40	52	11	45	59	13	51	14	56	16	62	25
BEAM BOTTOM BARS, COLUMN BARS	NWC	4500 PSI	14	18	7	18	23	9	23	30	11	27	35	13	40	52	16	45	59	18	51	20	56	22	62	25
FOOTING BOTTOM BARS	NWC	4500 PSI	12	16	7	12	16	6	14	18	8	17	22	9	24	31	11	27	35	13	31	14	34	16	37	25
BEAM TOP BARS	NWC	4500 PSI	18	23	7	24	31	9	30	39	11	35	46	13	51	66	16	59	77	18	66	20	73	22	80	25
SLAB ON GRADE	NWC	4500 PSI	12	16	7	12	16	6	14	18	8	17	22	9	27	35	11	34	44	13	44	14	56	16	62	25

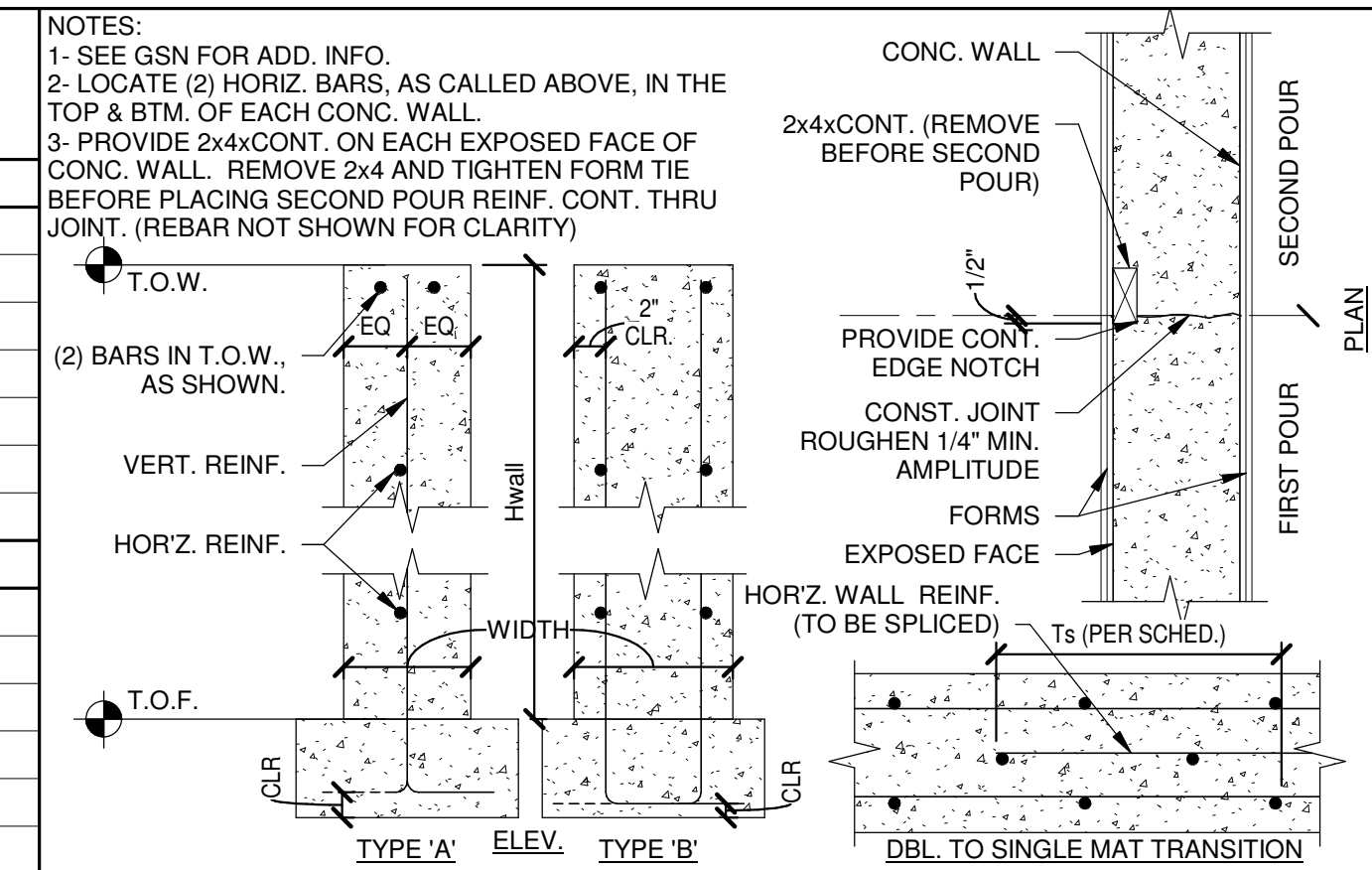
CONCRETE REINFORCING & SPLICE LENGTHS (IN.)

BAR LOCATION	CONCRETE		#3		#4		#5		#6		#7		#8		#9		#10		#11		COMMENTS					
	TYPE	STRENGTH	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh	td	ts	tdh						
VERT. WALL BARS, FILL ON METAL DECK	NWC	5000 PSI	13	17	6	17	22	6	22	29	7	26	34	9	38	49	10	43	56	12	48	13	54	15	59	23
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	5000 PSI	13	17	6	17	22	6	22	29	7	26	34	9	38	49	10	43	56	12	48	13	54	15	59	23
BEAM BOTTOM BARS, COLUMN BARS	NWC	5000 PSI	13	17	6	17	22	8	22	29	11	26	34	13	38	49	15	43	56	17	48	19	54	21	59	23
FOOTING BOTTOM BARS	NWC	5000 PSI	12	16	6	12	16	6	13	17	7	16	21	9	23	30	10	26	34	12	29	13	32	15	36	23
BEAM TOP BARS	NWC	5000 PSI	17	22	6	23	30	8	28	36	11	34	44	13	49	64	15	56	73	17	63	19	69	21	76	23
SLAB ON GRADE	NWC	5000 PSI	12	16	6	12	16	6	13	17	7	16	21	9	25	33	10	32	42	12	41	13	54	15	59	23

- NOTES:
 1. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES SHOWN. SEE STRUCTURAL NOTES FOR MINIMUM COUPLER CAPACITY. WHERE MECHANICAL COUPLERS ARE USED, STAGGER ADJACENT SPLICES A MINIMUM OF 24" AS INDICATED ABOVE.
 2. DEVELOPMENT LENGTHS SHALL BE INCREASED BY 50% FOR STRAIGHT BAR DEVELOPMENT AND 20% FOR HOOKED BARS WHERE EPOXY COATING IS USED.
 3. WHEN SPLICING BARS OF DIFFERENT SIZES, USE LAP SPLICE LENGTH OF LARGER BARS U.N.O.
 4. SPLICE BARS LARGER THAN #11 USING MECHANICAL COUPLERS.

FND/CONC. WALL SCHEDULE

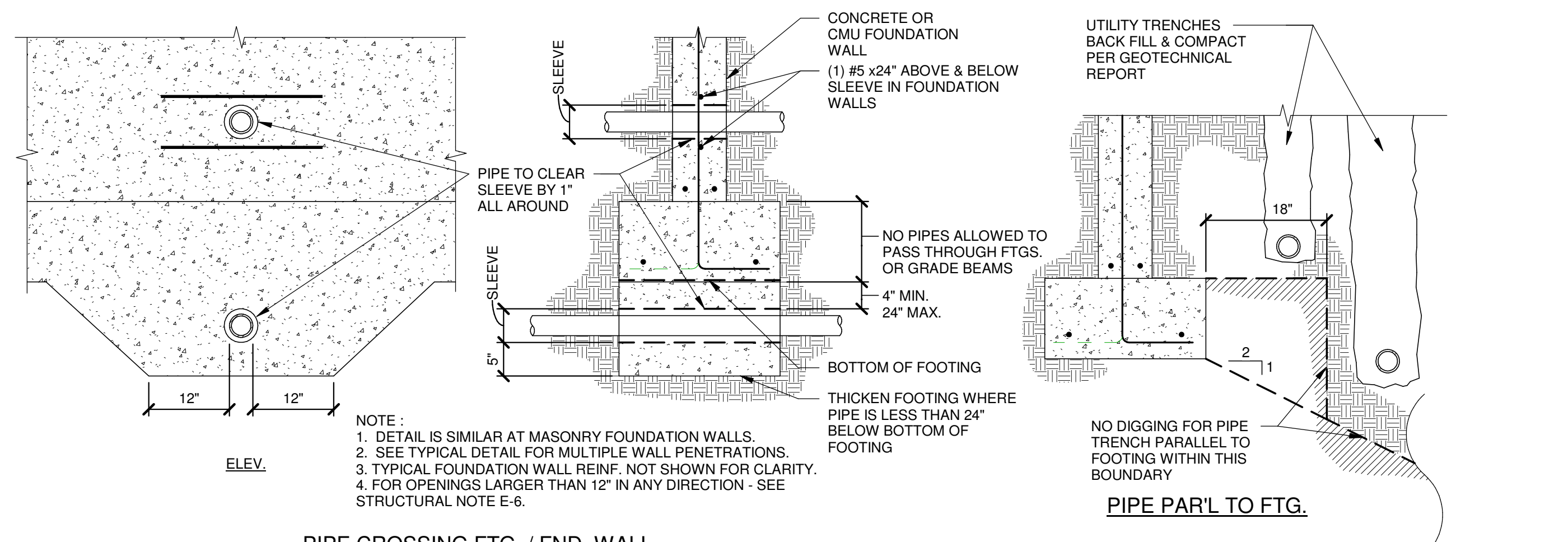
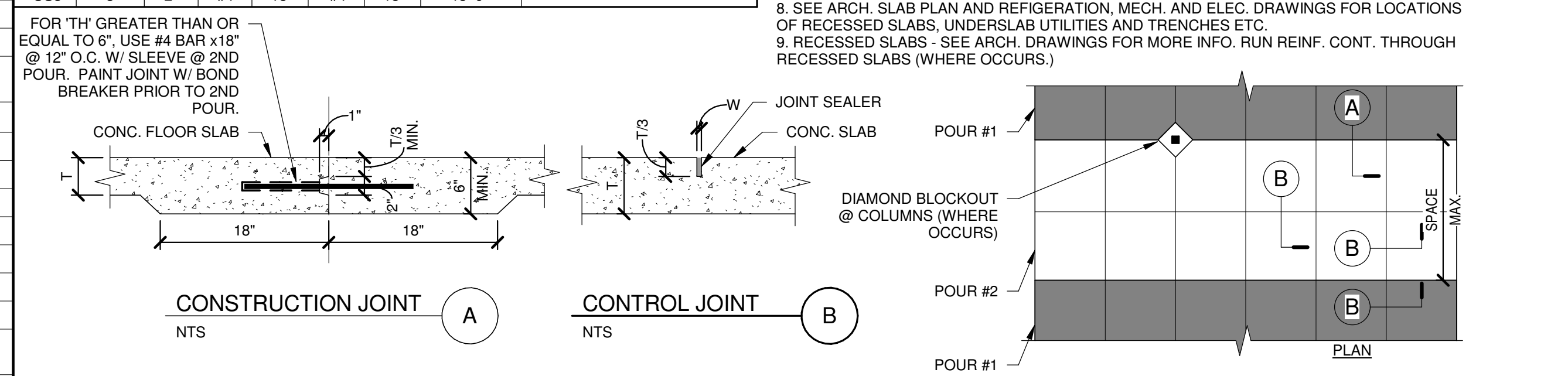
MARK	WIDTH (IN.)	MAX HEIGHT WALL (HW)	TYPE	REINF.						COMMENTS
				VERT.			HORIZ.			
				QTY.	SIZE	SPACE	QTY.	SIZE	SPACE	
FOUNDATION WALLS:										
FW 8	8"	< 4'-0"	A	---	#4	12"	---	#5	18"	
		< 6'-0"	A	---	#4	12"	---	#5	18"	
		< 8'-0"	A	---	#5	12"	---	#5	18"	USE U.N.O.
		< 10'-0"	A	---	#6	12"	---	#5	18"	
FW 10	10"		B	---	#4	12"	---	#5	12"	
FW 12	12"		B	---	#4	10"	---	#5	10"	
CONCRETE WALLS										
CW 6	6"		A	---	#4	18"	---	#4	12"	
CW 8	8"	< 6'-0"	A	---	#4	12"	---	#5	18"	
		< 8'-0"	A	---	#5	12"	---	#5	18"	
		< 10'-0"	A	---	#6	12"	---	#5	18"	
CW 10	10"		B	---	#4	12"	---	#5	12"	
CW 12	12"		B	---	#4	10"	---	#5	10"	



CONCRETE SLAB-ON-GRADE SCHEDULE

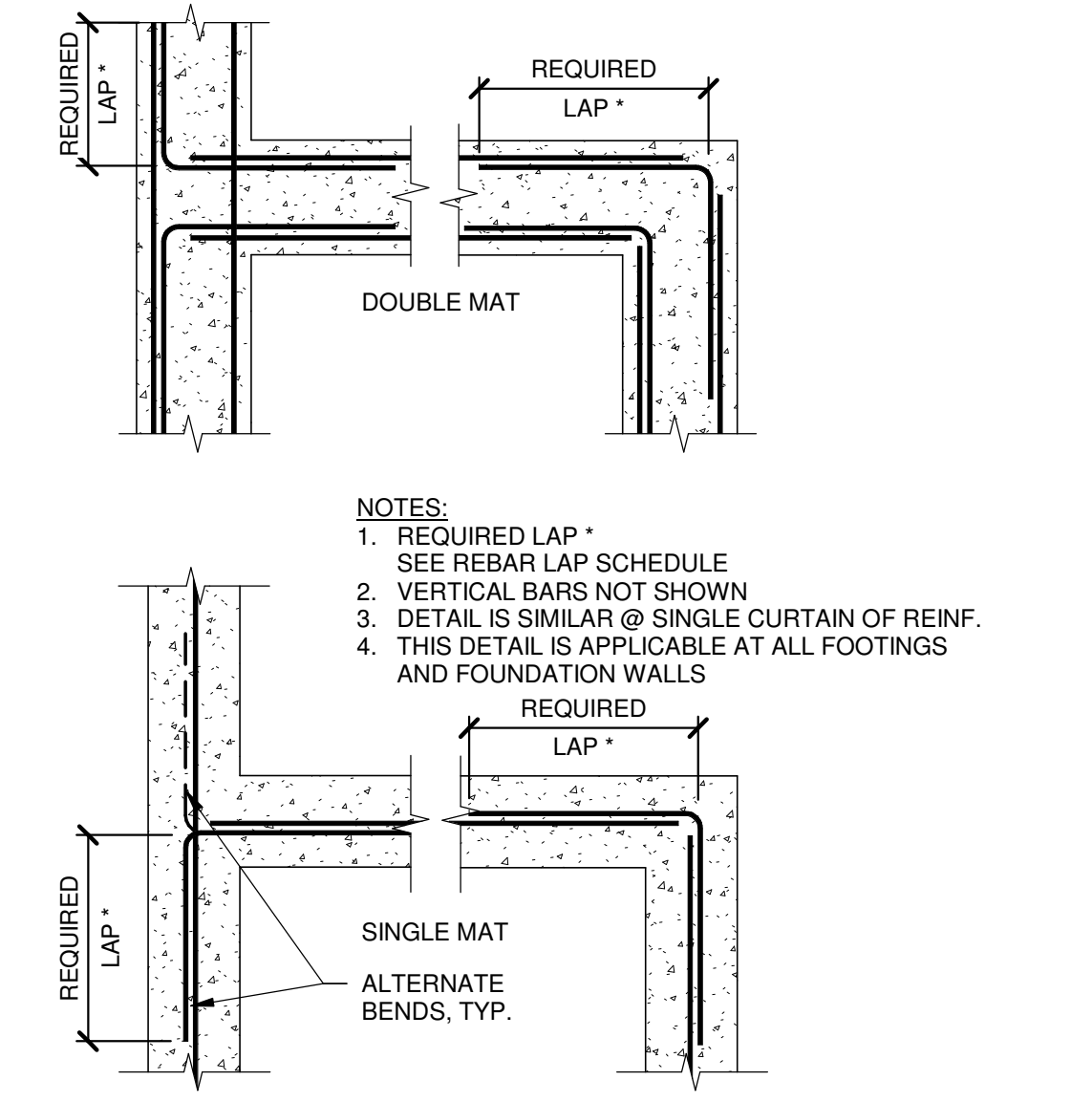
MARK	Ts (IN.)	Ts / 4	REINF.				MAX. JOINT SPACING	COMMENTS
			LONG.		TRANS.			
			SIZE	SPA.	SIZE	SPA.		
CS40	4	1	-	-	-	-		
CS4	4	1	#4	24"	#4	24"	10'-0"	
CS5	5	1 1/4"	#4	20"	#4	20"	10'-0"	
CS6	6	1 1/2"	#4	18"	#4	18"	12'-0"	
CS8	8	2"	#4	15"	#4	15"	15'-0"	

- NOTES:
 1. THICKENING OF SLAB NOT REQUIRED FOR SLABS WITH Ts = 6" OR GREATER. SEE PLAN FOR 'T' AND SLAB REINFORCEMENT SIZE AND SPACING.
 2. COORD. JOINT LOCATIONS WITH ARCH.
 3. FILL ALL INTERIOR CONTROL JOINTS WITH SEALER AFTER 28 DAYS FOLLOWING CONC. PLACEMENT.
 4. 'W' EQUAL TO 1/8" FOR JOINTS LEFT EXPOSED. 1/4" FOR OTHER.
 5. SLAB SHALL BE UNDERLAIN BY FREE DRAINING MATERIAL. SEE GEOTECH REPORT, WHERE APPLIC.
 6. REINF. TO RUN CONT. THROUGH COLD JOINTS, AS SHOWN.
 7. SLAB ON GRADE SHALL BE PER SCHED. SLAB SHALL BE UNDERLAIN BY FREE DRAINING MATERIAL AS PRESCRIBED IN THE SOILS REPORT (WHERE APPLIC.).
 8. SEE ARCH. SLAB PLAN AND REFRIGERATION, MECH. AND ELEC. DRAWINGS FOR LOCATIONS OF RECESSED SLABS, UNDERSLAB UTILITIES AND TRENCHES ETC.
 9. RECESSED SLABS - SEE ARCH. DRAWINGS FOR MORE INFO. RUN REINF. CONT. THROUGH RECESSED SLABS (WHERE OCCURS).



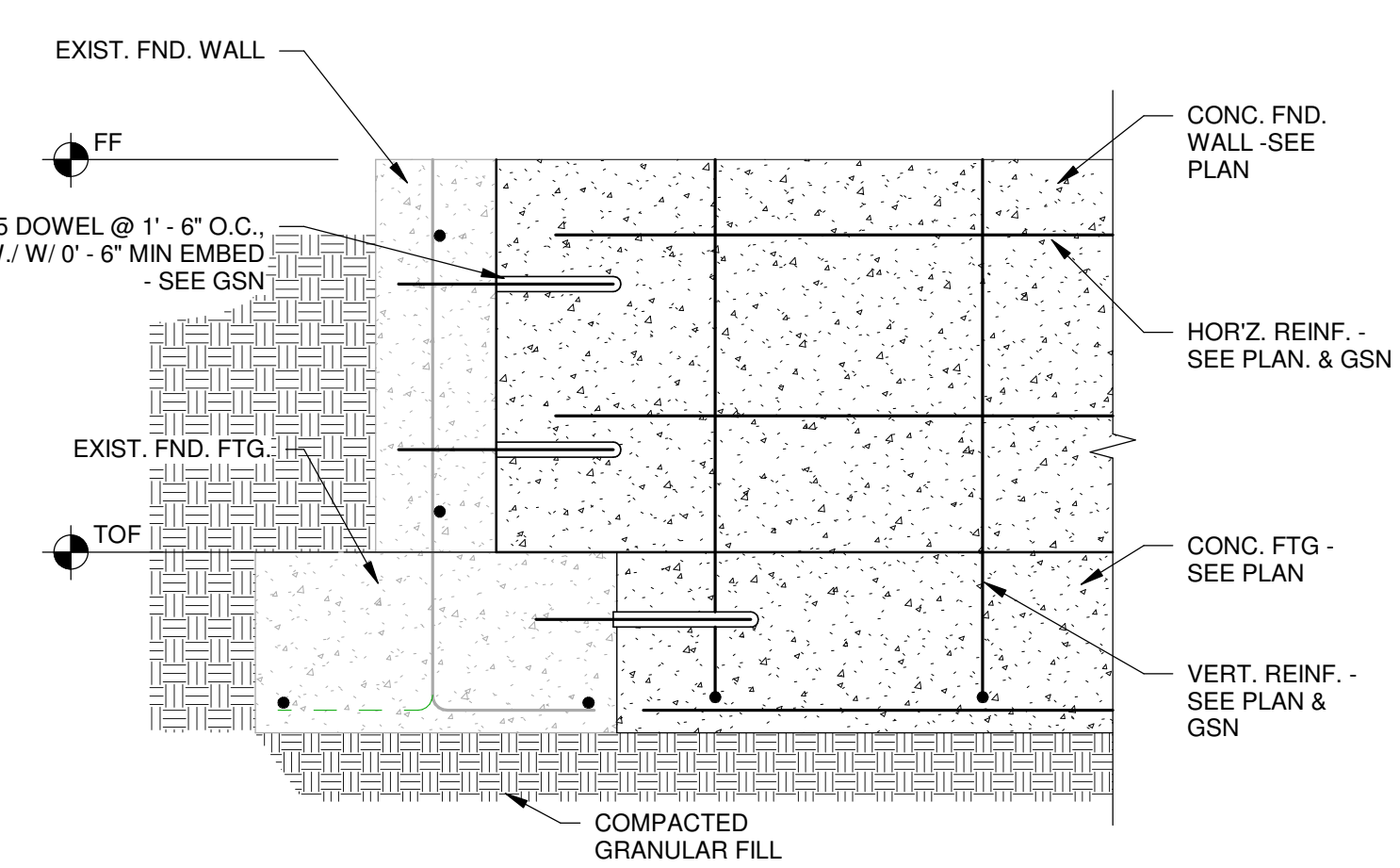
0300.07-A - ALLOWABLE PIPING LOCATION @ FTG. DTL.
 SCALE: NONE

9
S5.1



0300.02 - TYP. REINF. @ INTERSECTION IN CONC. DTL.
 SCALE: NONE

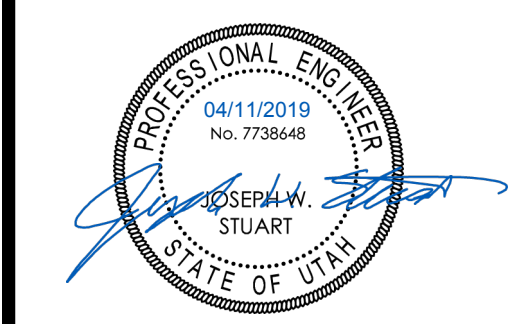
11
S5.1



0302.05 - EXIST. TO NEW FND. CONN. DTL.
 SCALE: NONE

12
S5.1

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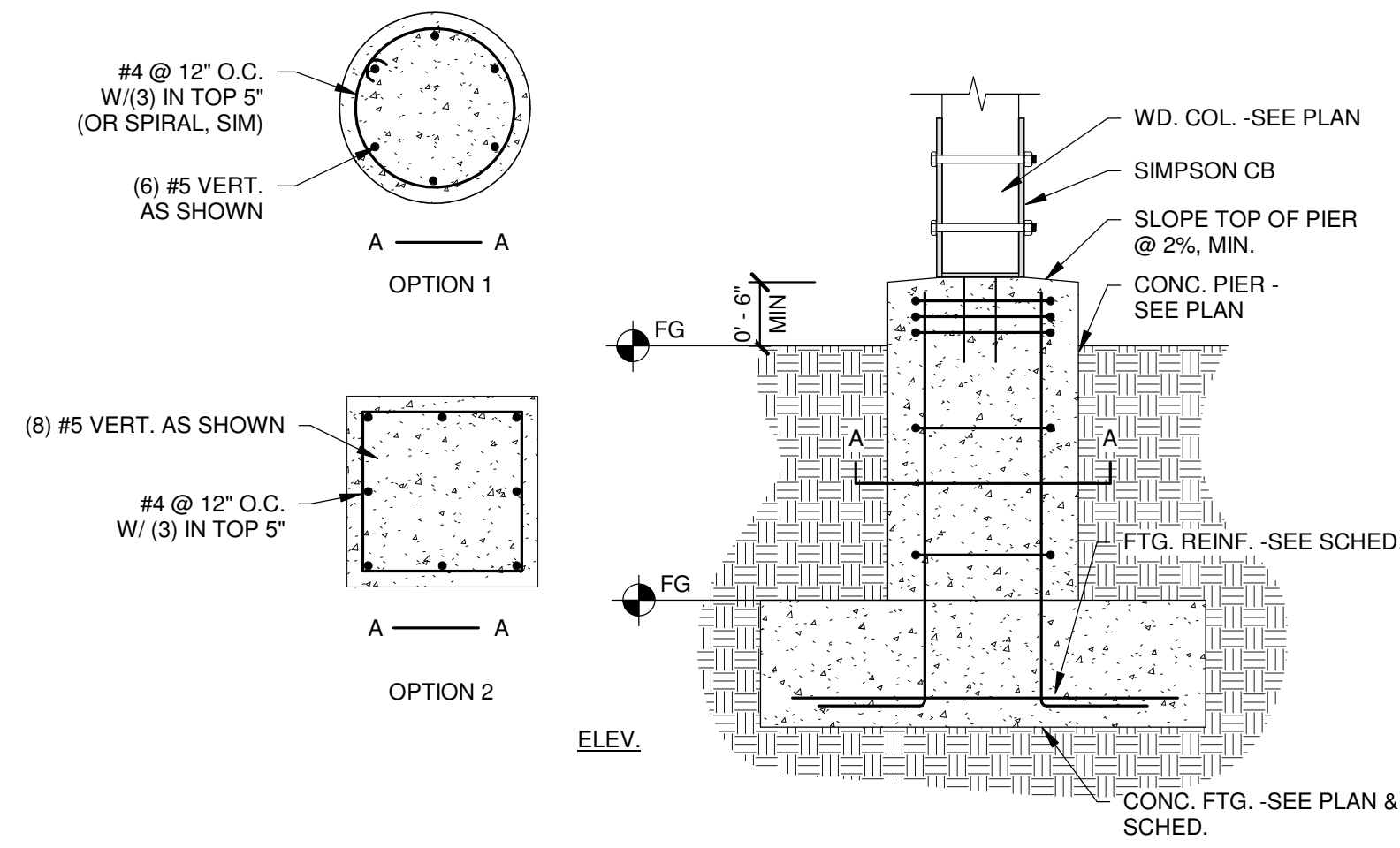
MCCORMICK ADDITION
 MATT & LAGI MCCORMICK
 345 EAST 300 SOUTH
 KAMAS, UTAH

Rev. #	Rev. Date	Rev. Desc.

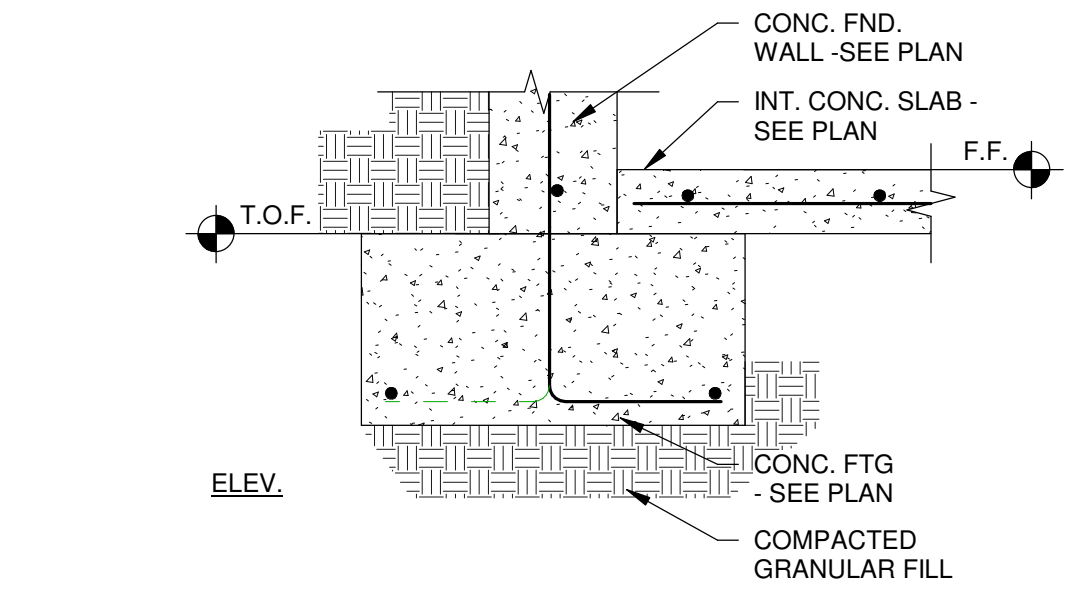
Project No.	119020
Engineer	JWS
Drawn By	TTV
Checked By	JWS
Date	04/11/2019

FND. SCHED./ TYP. DTL'S
S5.1

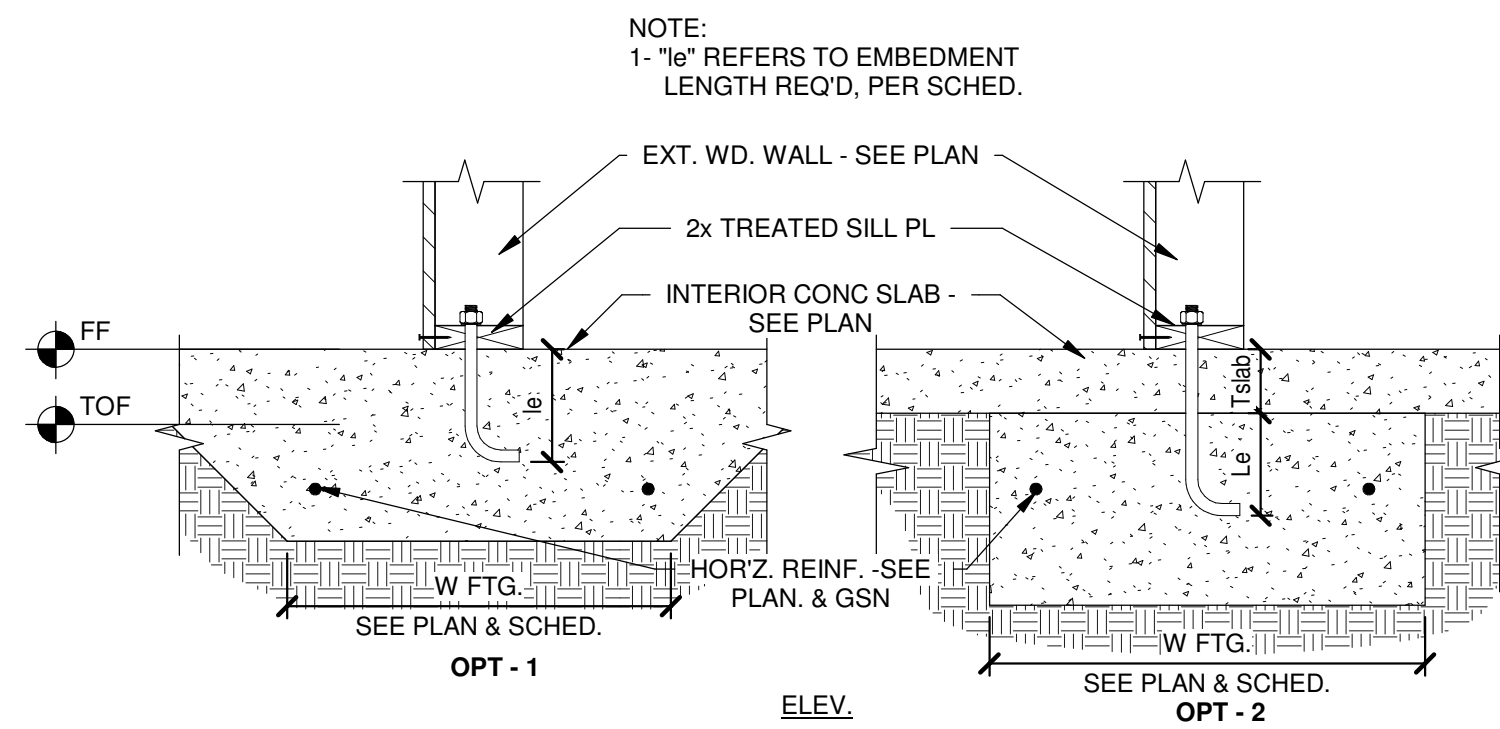
D:\B\EX2\1\DWG\Drawings\0300\0300.07-A-Allowable Piping Location @ Ftg. DTL.dwg
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 MCCORMICK ADDITION



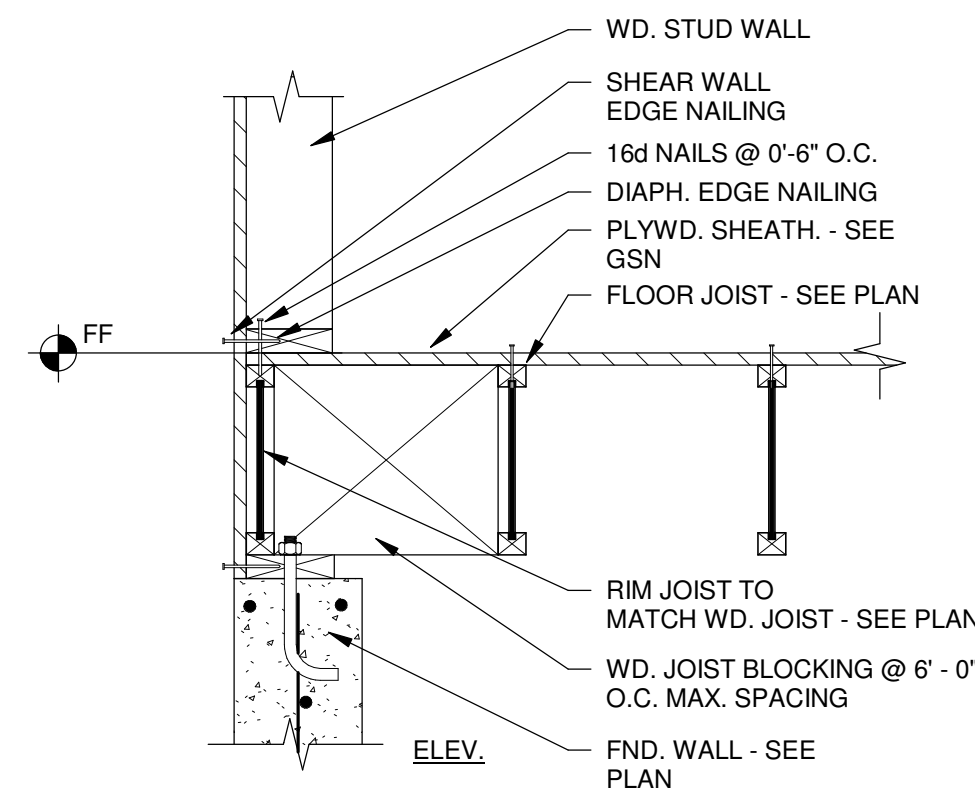
0306.05 - WD. POST & PIER FTG. DTL. 1 S5.2
SCALE: NONE



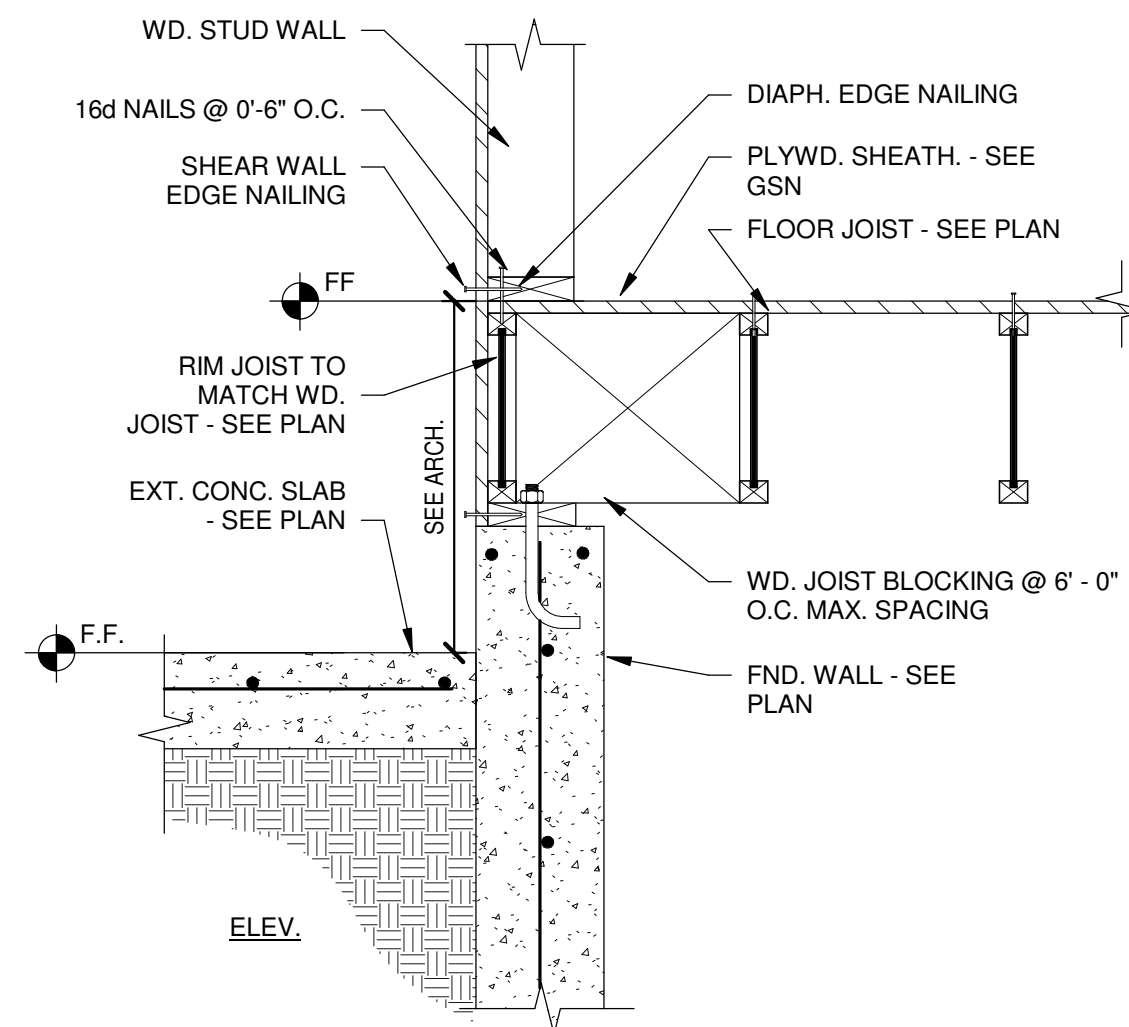
0303.08 - EXT. FTG. @ BASEMENT WALL 2 S5.2
SCALE: NONE



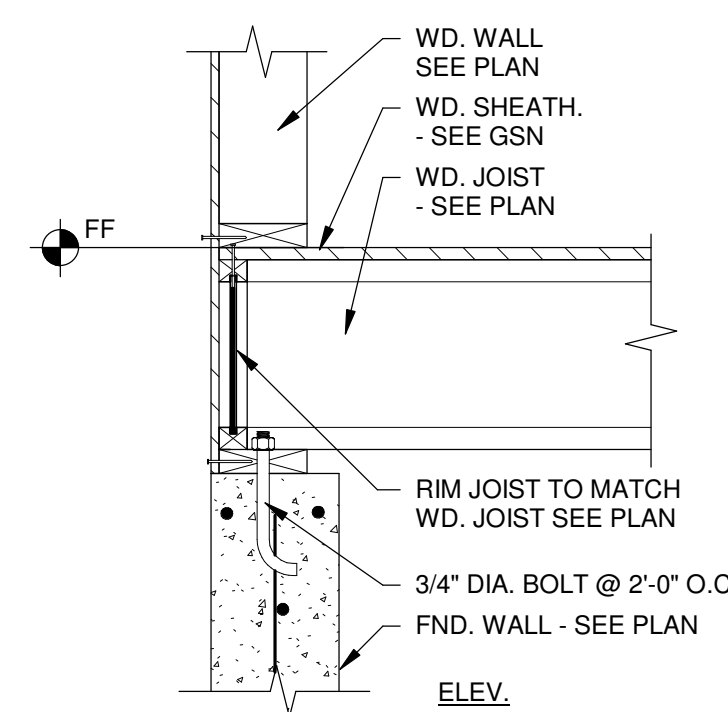
0306.06 - INT. THICKENED FTG. DTL. 3 S5.2
SCALE: NONE



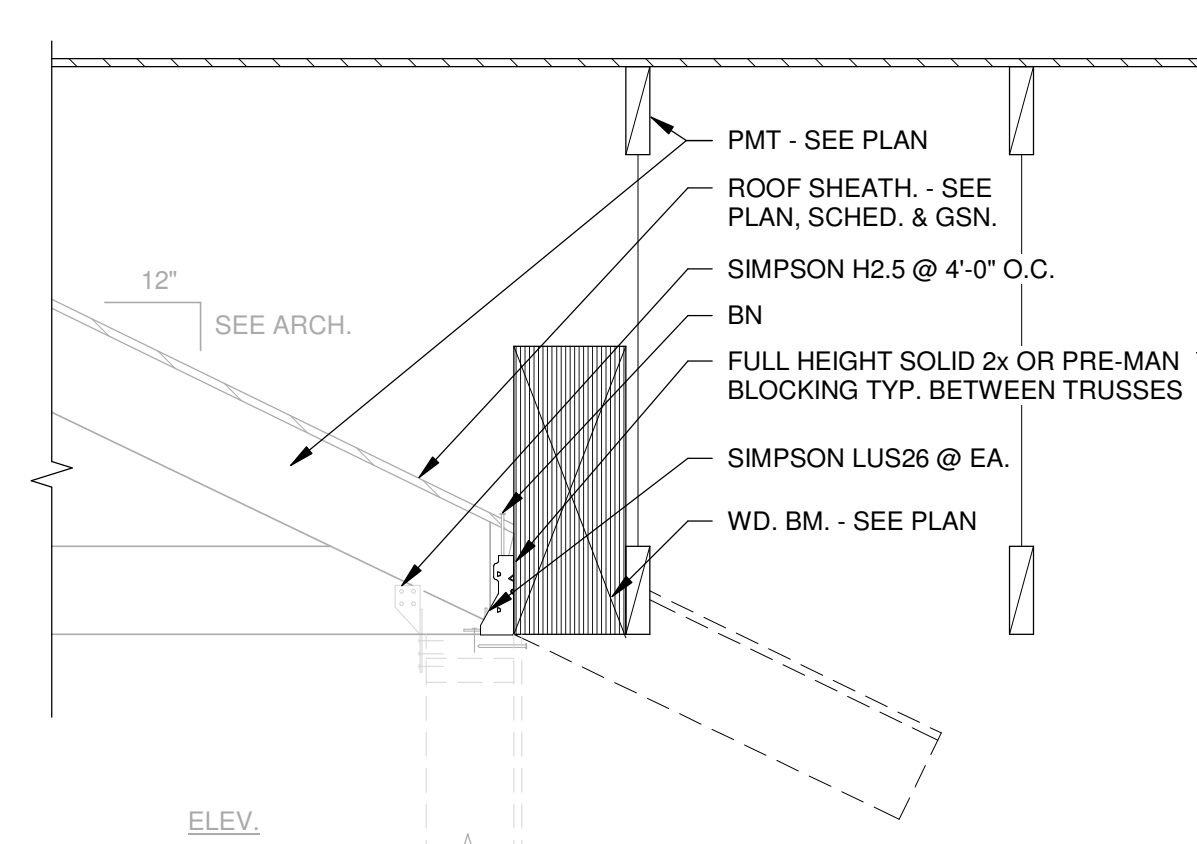
0306.15 - CONC. WALL W/ PAR'L FLR. JOISTS 5 S5.2
SCALE: NONE



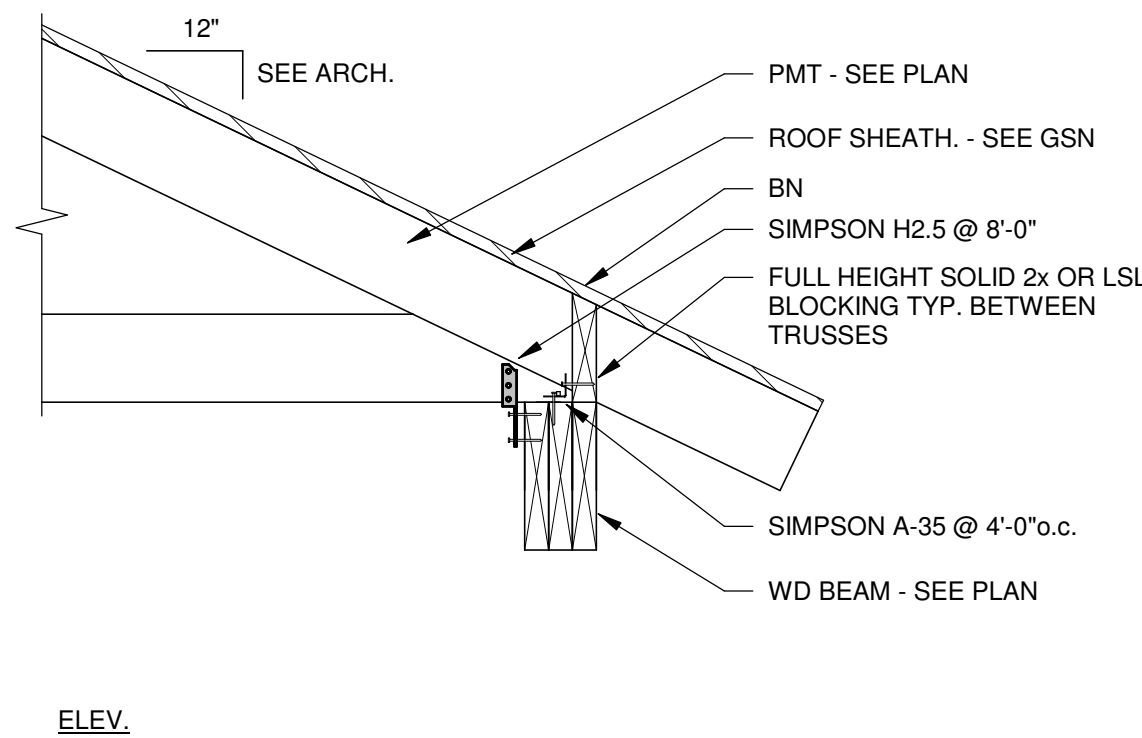
0306.15 - CONC. WALL W/ PAR'L FLR. JOISTS & EXTERIOR CONC. SLAB DTL 6 S5.2
SCALE: NONE



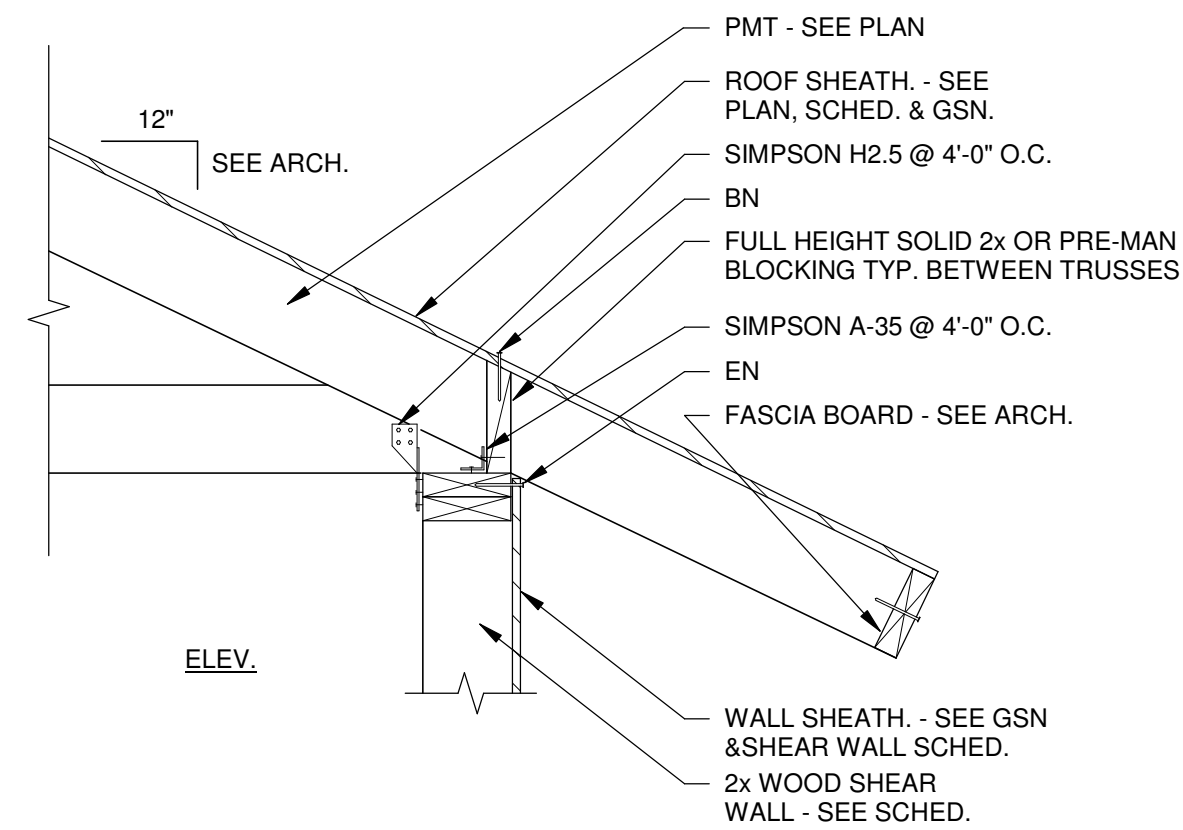
0306.16 - CONC. WALL W/ PERP. FLOOR JOIST 7 S5.2
SCALE: NONE



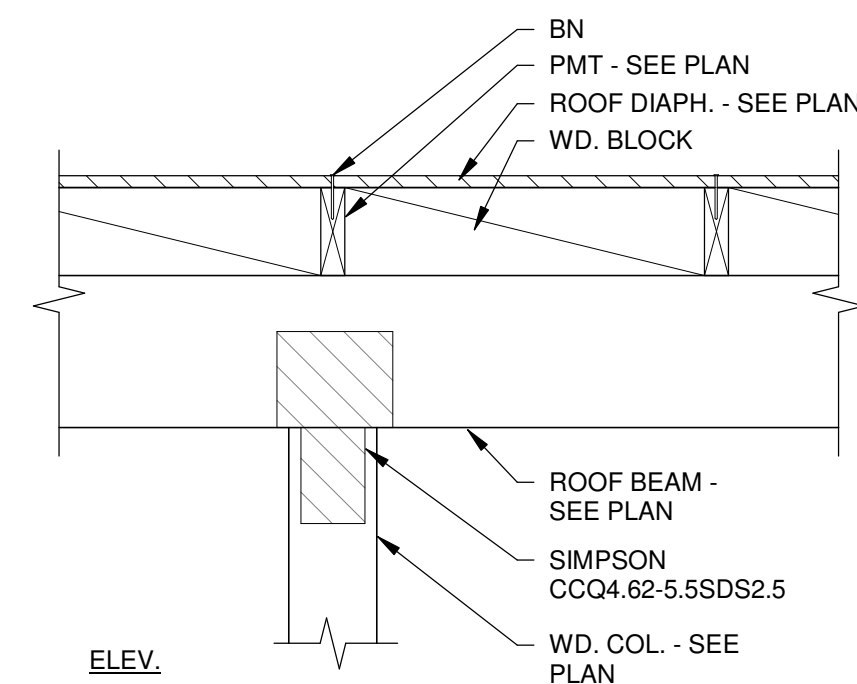
0606.05 - NEW BM. TO EXIST PMT DTL 8 S5.2
SCALE: NONE



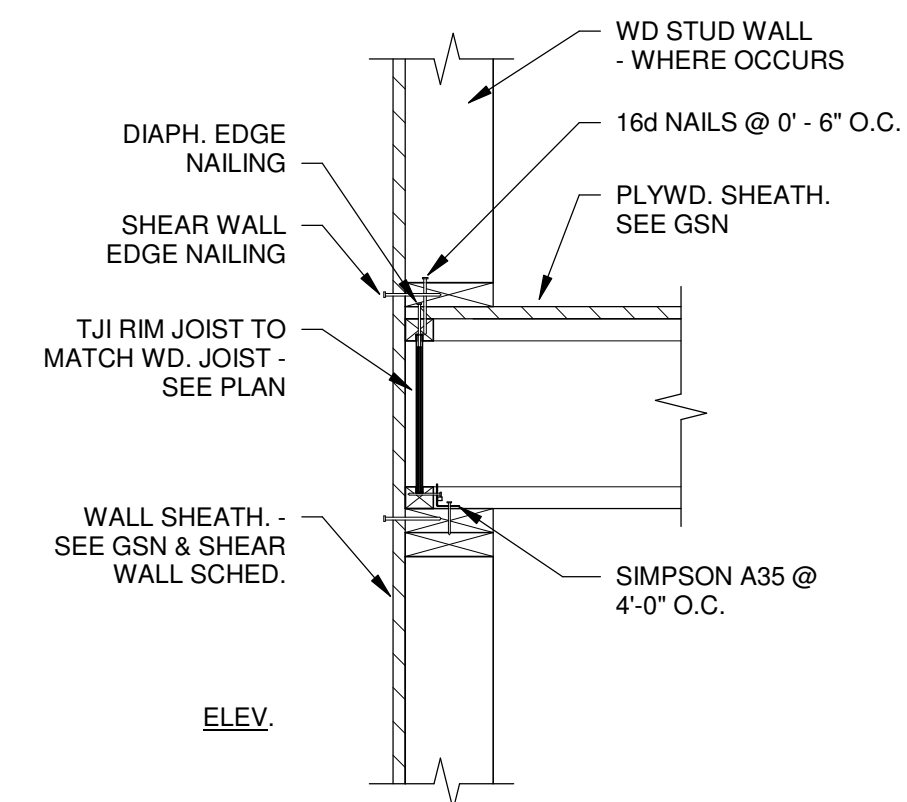
0606.01R - TRUSS ON BEAM DTL. 9 S5.2
SCALE: NONE



0606.05 - TYP. WALL TO TRUSS DTL 10 S5.2
SCALE: NONE



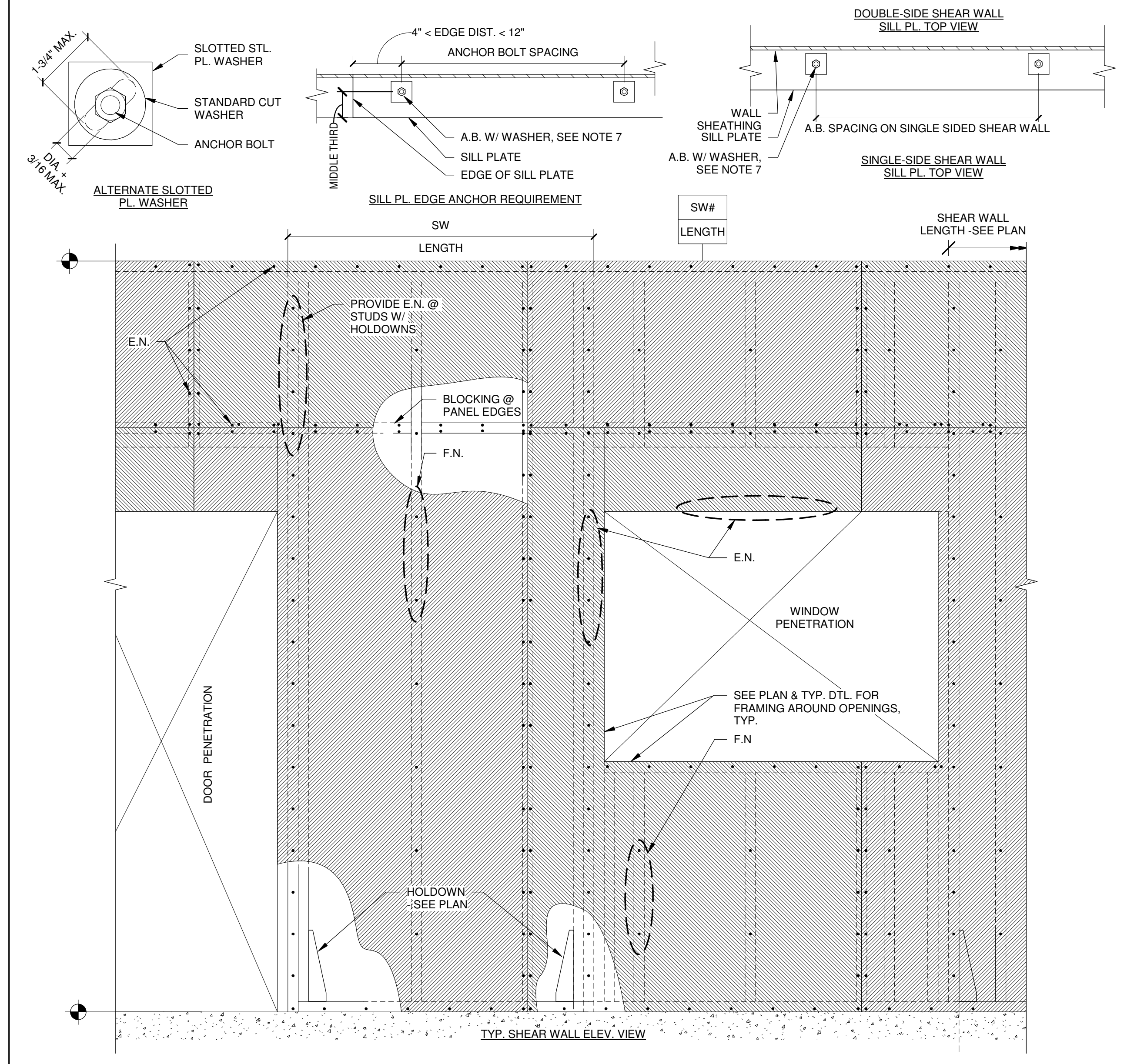
0606.08R - EXT. COL. CAP DTL. 11 S5.2
SCALE: NONE



0606.12 - PLAT. WALL PERP. TO FLR. JOIST 12 S5.2
SCALE: NONE

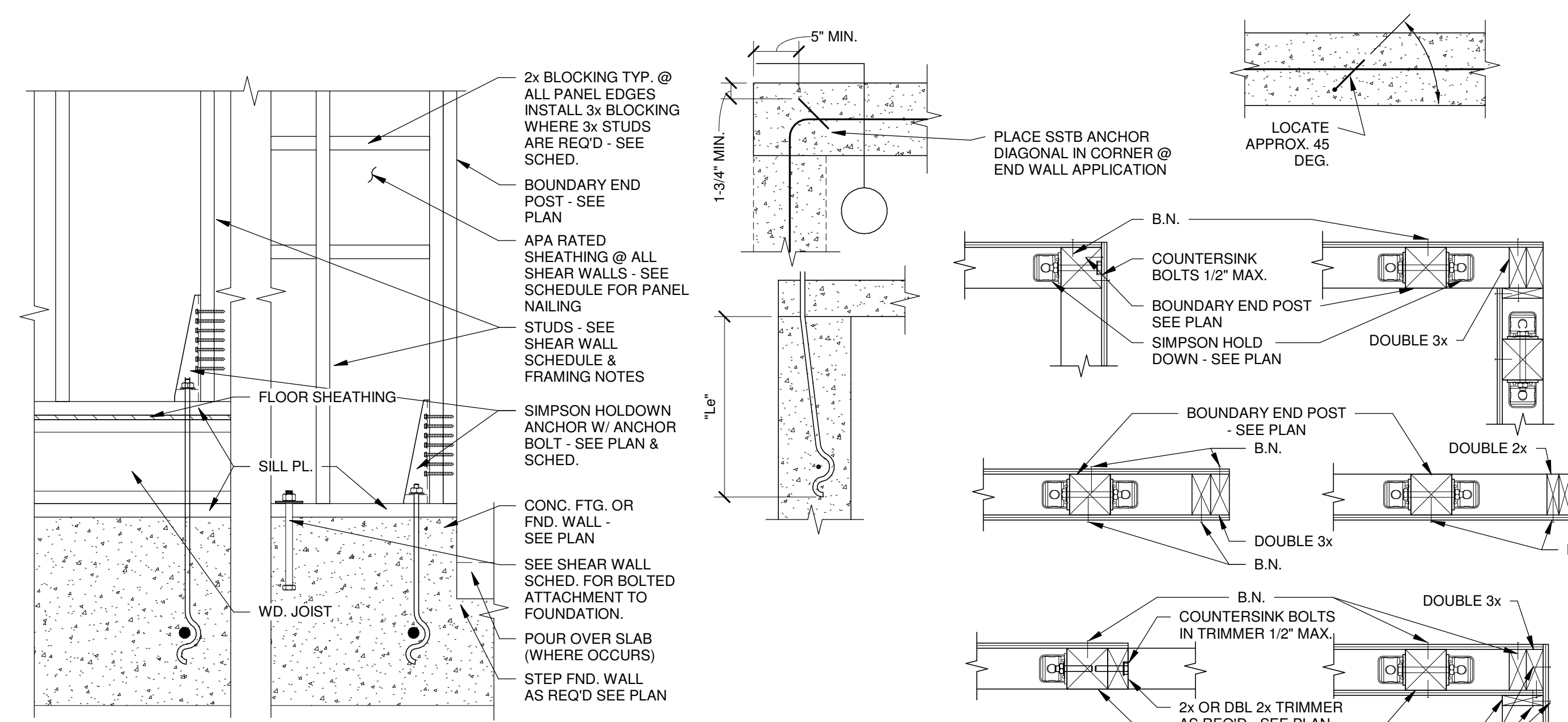
WOOD SHEAR WALL SCHEDULE									
MARK	SHEATHING ATTACHMENT				BOTTOM PLATE ATTACHMENT			COMMENTS	
	SHEATHING THICKNESS	NO. SIDES SHEATHED	FRAMING AT PANEL EDGES	E.N. SPACING (Ø)	F.N. SPACING (Ø)	NOM. SILL PL. THICKNESS	ANCHOR BOLTS TO CONCRETE SIZE		ANCHOR BOLTS TO CONCRETE SPACING
SW6	7/16"	1	2x	6" O.C.	12" O.C.	2x	5/8"	32"	USE, U.N.O.
SW4	7/16"	1	2x	4" O.C.	12" O.C.	2x	5/8"	32"	
SW3	7/16"	1	3x OR (2) 2x	3" O.C.	12" O.C.	2x	5/8"	24"	
SW2	7/16"	1	3x OR (2) 2x	2" O.C.	12" O.C.	2x	5/8"	16"	
SW4-2	7/16"	2	3x OR (2) 2x	3" O.C.	12" O.C.	2x	5/8"	16"	
SW3-2	7/16"	2	3x OR (2) 2x	2" O.C.	12" O.C.	2x	5/8"	16"	

- NOTES:
1. WALL STUD SPACING SUPPORTING SHEATHING SHALL NOT EXCEED 16" O.C.
 2. ALL EXTERIOR WALLS SHALL BE SW-A, U.N.O.
 3. PROVIDE BLOCKING AT ALL PANEL EDGES.
 4. ANCHOR BOLT EMBEDMENT INTO CONCRETE SHALL BE 7", MIN.
 5. EACH SEGMENT OF SILL PLATE SHALL HAVE AT LEAST (2) ANCHOR BOLTS. ANCHOR BOLTS LOCATED AT THE END OF EACH SILL PLATE SEGMENT SHALL BE LOCATED NO MORE THAN 12", AND NO LESS THAN 4", FROM SEGMENT END.
 6. AT THE END OF EACH SHEAR WALL PROVIDE (2) FULL-HEIGHT 2x STUDS OR (1) FULL-HEIGHT 3x, U.N.O. WHEN (2) FULL-HEIGHT 2x STUDS ARE USED, FACE-NAIL STUDS TOGETHER W/ 16d @ 2" O.C., STAG.
 7. ALL ANCHOR BOLTS SHALL HAVE A MIN. 3"x3"x1/4" STEEL PL WASHER. EDGE OF WASHER SHALL BE WITHIN 1/2" (MAX.) OF SHEATHED EDGE(S) OF THE SILL PLATE, TYP.
 8. NUT SHALL BE SECURELY FASTENED TO SILL PL. BUT NOT COUNTER-SUNK.
 9. LOCATE ANCHOR BOLT IN MIDDLE THIRD OF SILL PLATE.

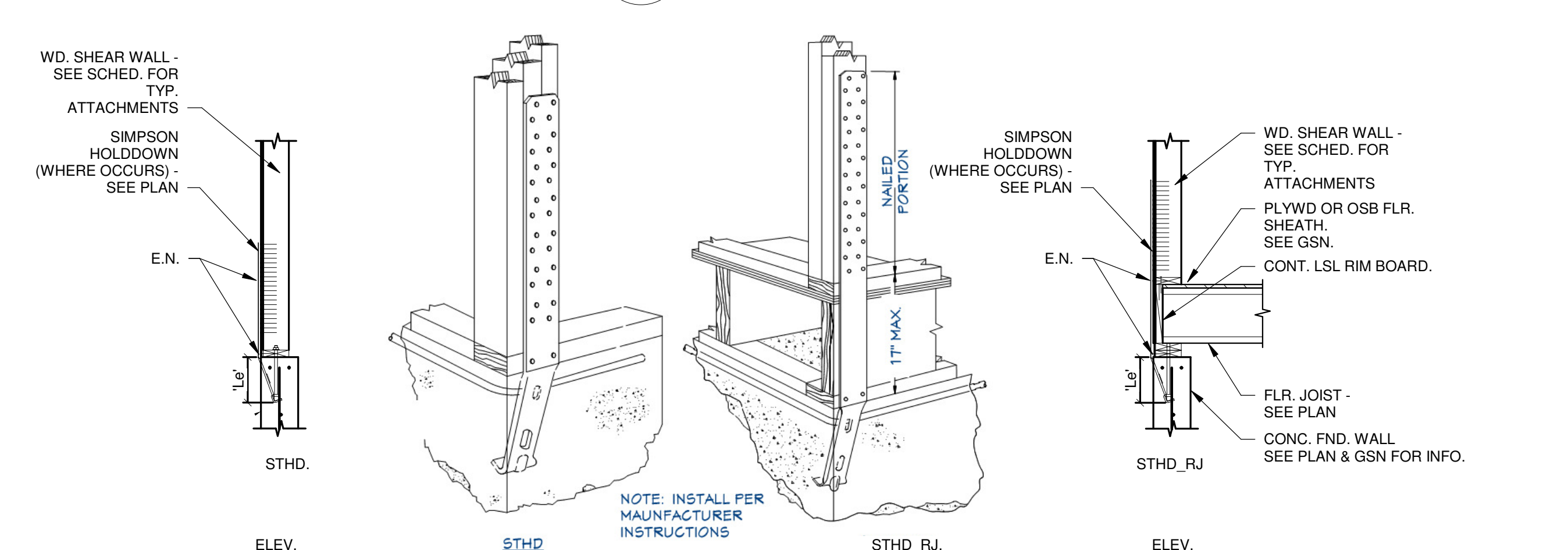


HOLD DOWN SCHED.													
MARK	OPTION 1: STRAP TIE HOLDDOWN ³	OPTION 2: HOLDDOWN W/ ANCHOR ⁴						COMMENTS					
		HOLD DOWN	L: LENGTH (in.)	Le: EMBED (in.)	REQ'D NAILS QTY.	TYPE	HOLD DOWN QTY.		SDS SCREWS TYPE	WD. THICK (in.)	ANCHOR BOLT DIA. (in.)	L: LENGTH (in.)	Le: MIN. EMBED. (in.)
HD-A	LSDTHd8	18 5/8	8	(16)	16d Sinkers	HDU2-SDS 2.5	(6)	SDS 1/4" x 2	3"	SSTB 16	5/8	17 5/8	12 5/8
HD-B	STHD10	24 5/8	10	(20)	16d Sinkers	HDU2-SDS 2.5	(6)	SDS 1/4" x 2	3"	SSTB16	5/8	17 5/8	12 5/8
HD-C	STHD14	24 1/8	14	(24)	16d Sinkers	HDU4-SDS 2.5	(10)	SDS 1/4" x 2	3"	SSTB24	5/8	25 5/8	20 5/8
HD-D						HDU5-SDS 2.5	(14)	SDS 1/4" x 2	3"	SB5/8x24	5/8	24	18
HD-E						HDU8-SDS 2.5	(20)	SDS 1/4" x 2	4.5"	SSTB28	7/8	29 7/8	24 7/8
HD-F						HDU11-SDS 2.5	(30)	SDS 1/4" x 2	5.5"	SB7/8x24	7/8	24	18

- NOTE:
1. WHERE APPLIC., CONTRACTOR HAS THE OPTION OF USING A STRAP TIE HOLD-DOWN, OR A CONVENTIONAL HOLDDOWN, PER SCHED.
 2. SEE TYP. HOLDDOWN STRAP DTL. FOR ADDNL. INFO.
 3. SEE TYP. END POST & HOLDDOWN ANCHOR DTL. FOR ADDNL. INFO.
 4. EXTEND FND. WALL PAST ANCHOR 2'Lie. OR AS SHOWN ON PLAN.
 5. AT INTERIOR HOLD DOWNS ON CONC. SLAB ON METAL DECK, WELD THREADED ROD EQUIVALENT SIZE AND STRENGTH TO TOP OF W-BEAM AT INTERIOR HOLD DOWNS ON THICKENED SLAB FOOTINGS. PROVIDE HEADED ANCHOR BOLT OF EQUIVALENT SIZE W/ 8" MIN. EMBEDMENT.



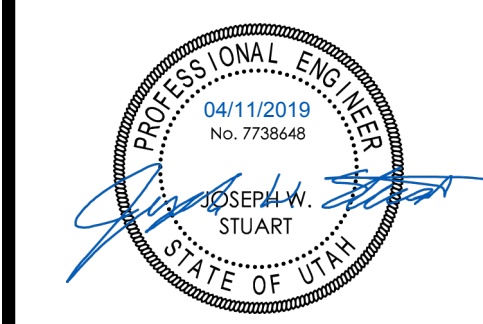
0603.01 - TYP. END POST & HOLDDOWN ANCHORAGE DTL. SCALE: NONE



0603.02 - HOLDDOWN STRAP DTL. SCALE: NONE

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MCCORMICK ADDITION
MATT & LAGI MCCORMICK
345 EAST 300 SOUTH
KAMAS, UTAH

Rev. # Rev. Date Rev. Desc.

Project No.	119020
Engineer	JWS
Drawn By	TTV
Checked By	JWS
Date	04/11/2019

SHEAR WALL DETAILS

S5.3

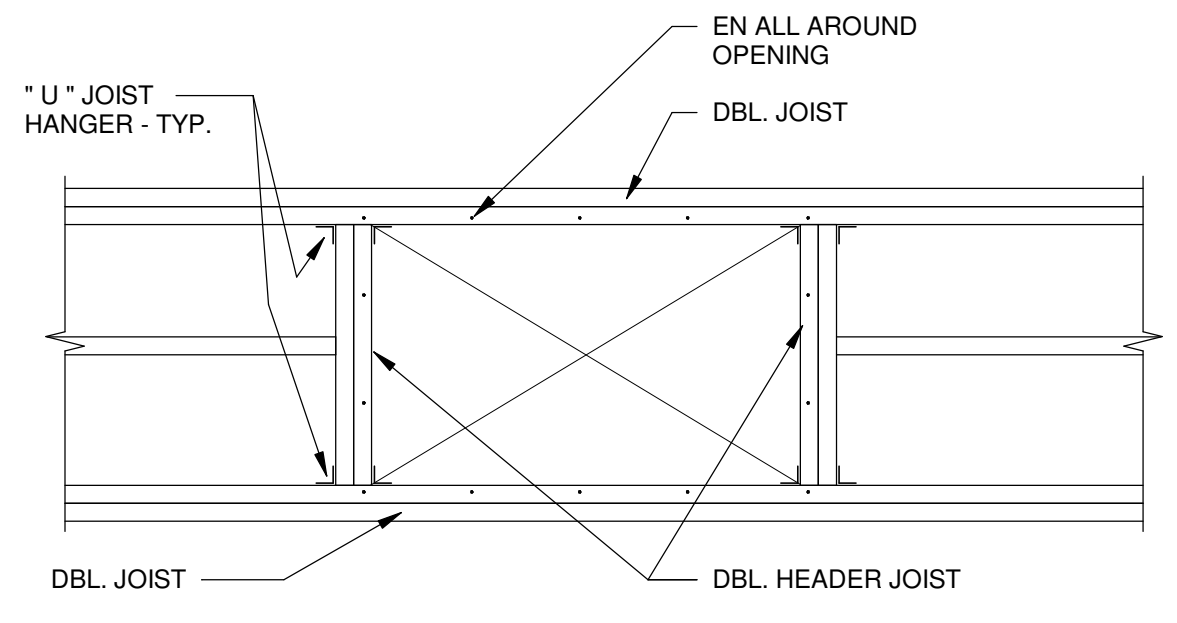
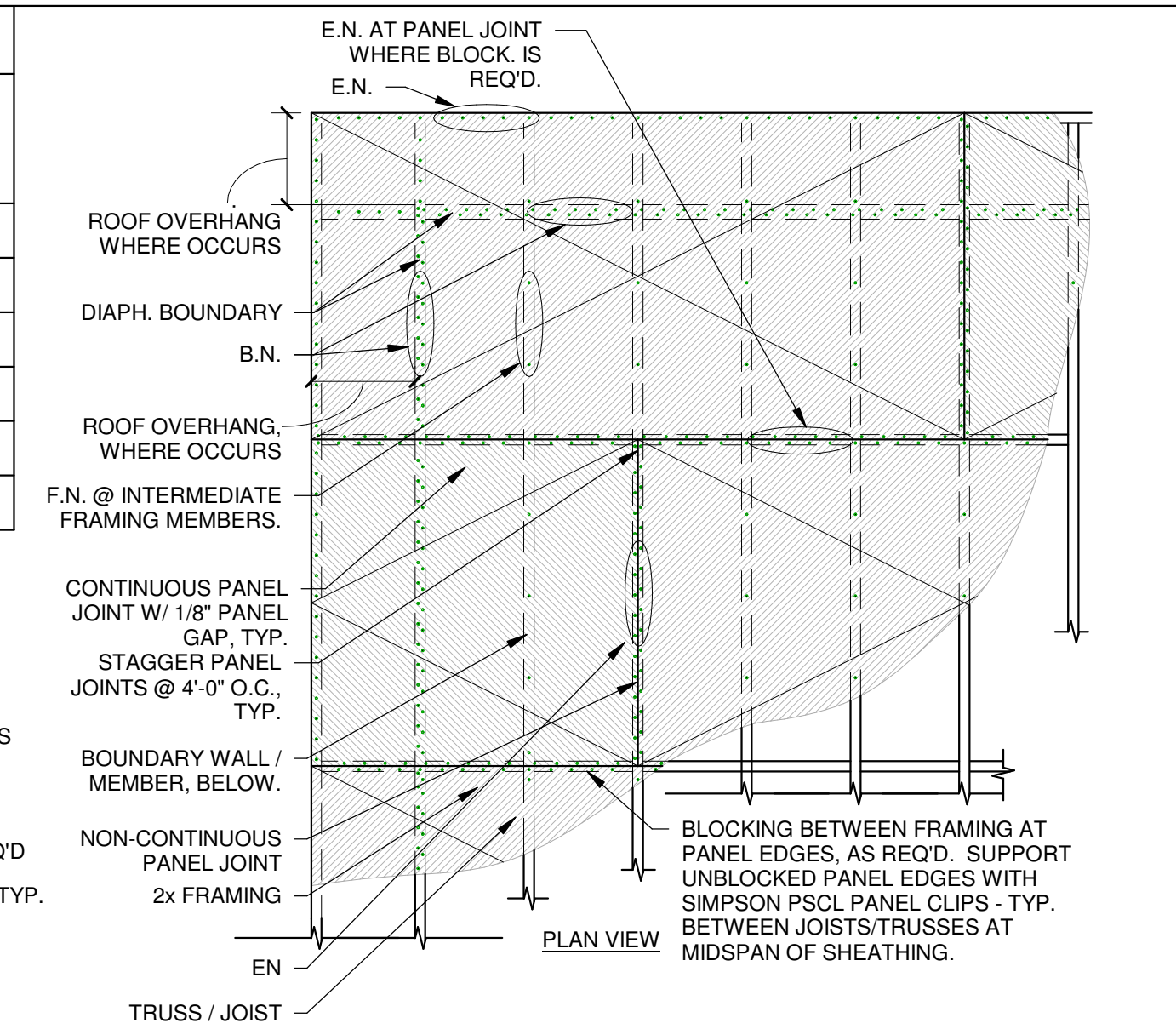
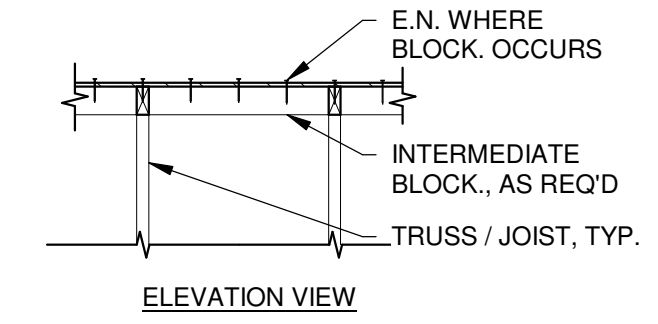
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PERMIT SET

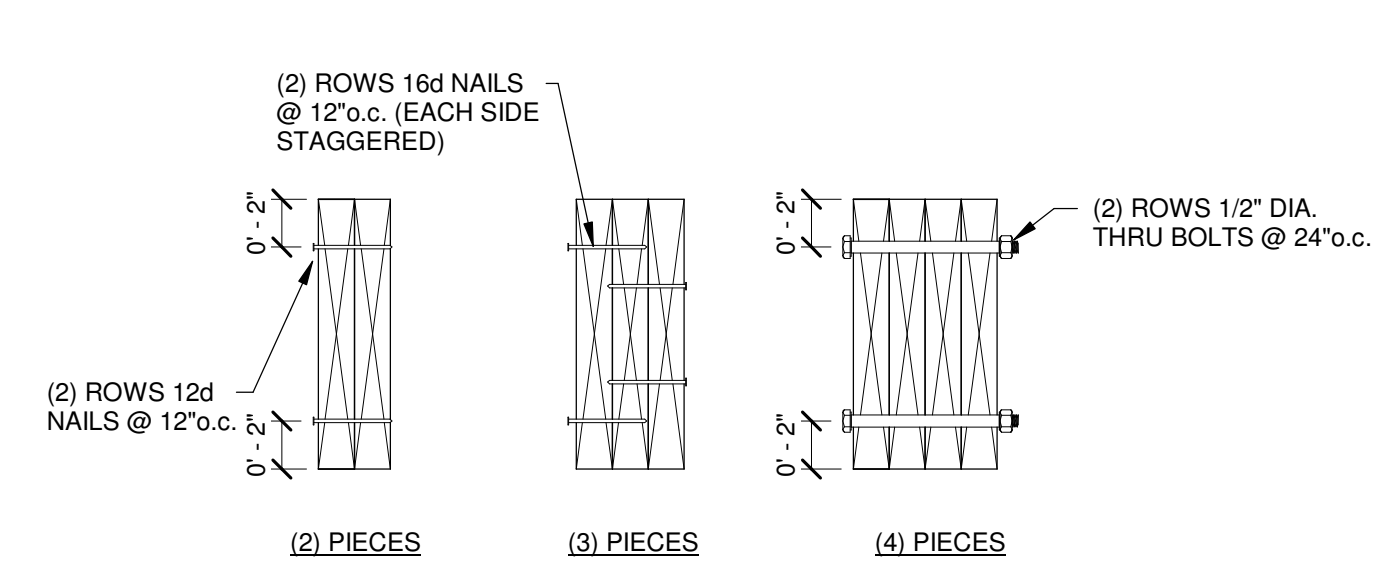
DIAPHRAGM SHEATHING ATTACHMENT SCHEDULE

MARK	NAIL SIZE	SHEATH. THICK.	B.N.	E.N.	F.N.	BLOCK.	COMMENTS
WD6X	10d	-	6" o.c.	6" o.c.	12" o.c.	NO	EXIST. SHEATH. TO REMAIN
WD6N	10d	19/32"	6" o.c.	6" o.c.	12" o.c.	NO	USE, U.N.O.
WD6	10d	19/32"	6" o.c.	6" o.c.	12" o.c.	YES	
WD4	10d	19/32"	4" o.c.	6" o.c.	12" o.c.	YES	
WD2.5	10d	19/32"	2-1/2" o.c.	4" o.c.	12" o.c.	YES	
WD2	10d	19/32"	2" o.c.	3" o.c.	12" o.c.	YES	

NOTES:
 1. ALL NAIL SIZES ARE 'COMMON NAILS', U.N.O.
 2. SHEATHING GRADE TO BE STRUCTURAL 1, U.N.O.
 3. WHERE NAIL SPACING IS 3" O.C. OR LESS, FRAMING MEMBERS AND BLOCKING SHALL BE 3x NOMINAL (MIN.) AT ADJOINING PANEL EDGES. NAILS SHALL BE STAGGERED.
 4. ALL NAILING TO BE 3/8" MIN. TO EDGE OF SHEATHING AND SUPPORT.
 5. ON RE-ROOF OF EXIST. REMOVE & REPLACE SHEATHING W/ NEW, U.N.O.



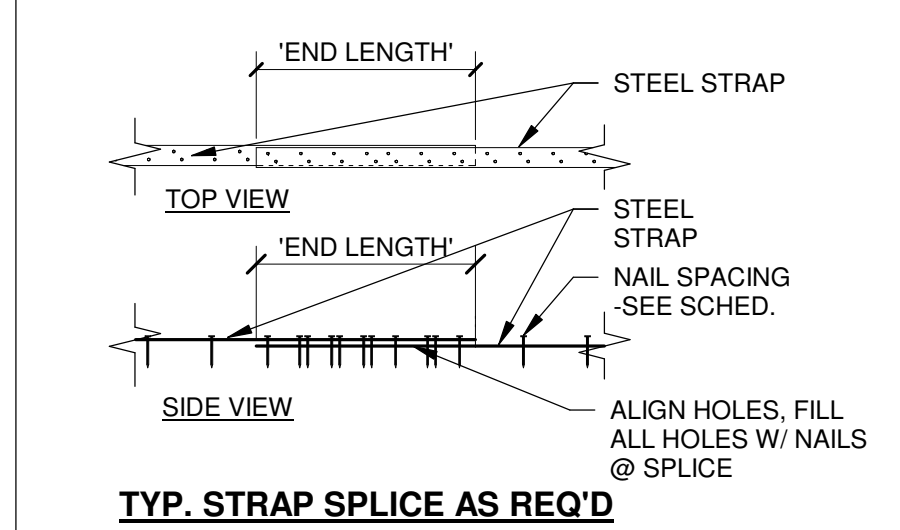
0600.01 - TYP. OPNG. DTL.
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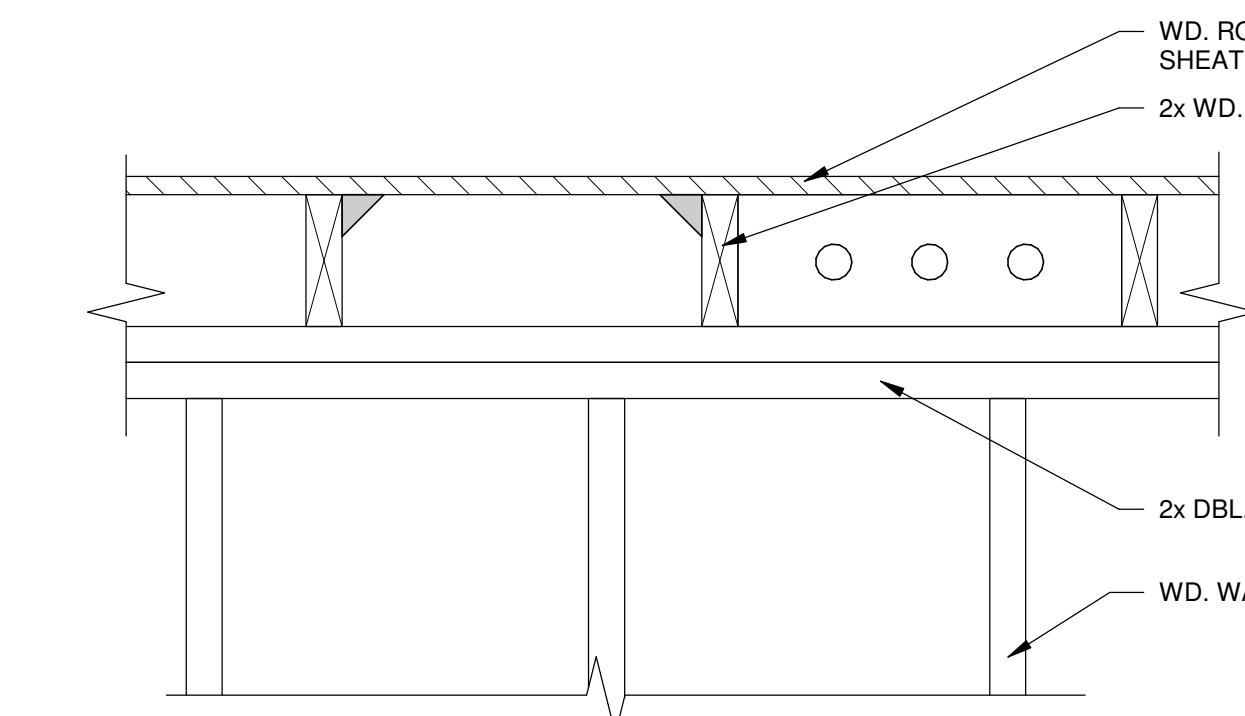
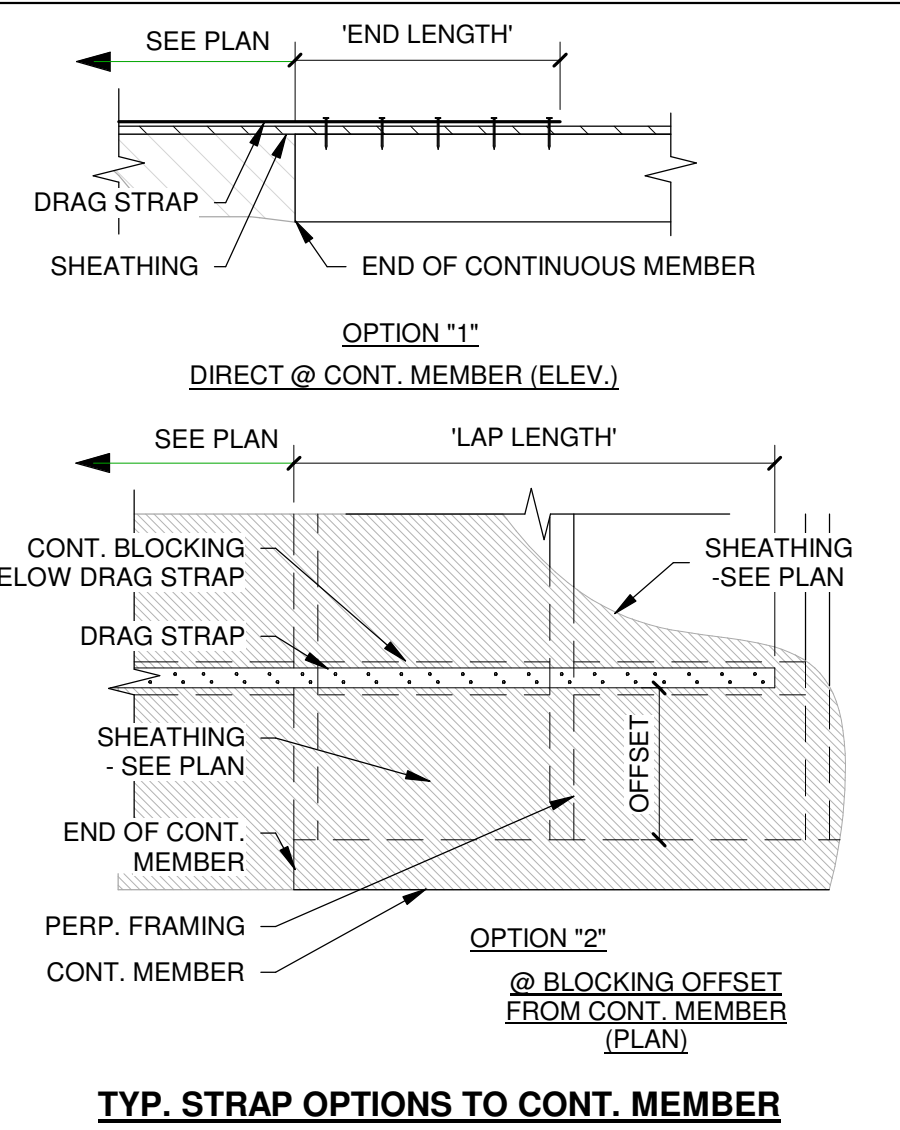
0600.08 - TYP. BEAM/JOIST SIS.CONN. DTL.
 SCALE: NONE

LATERAL STRAP SCHEDULE

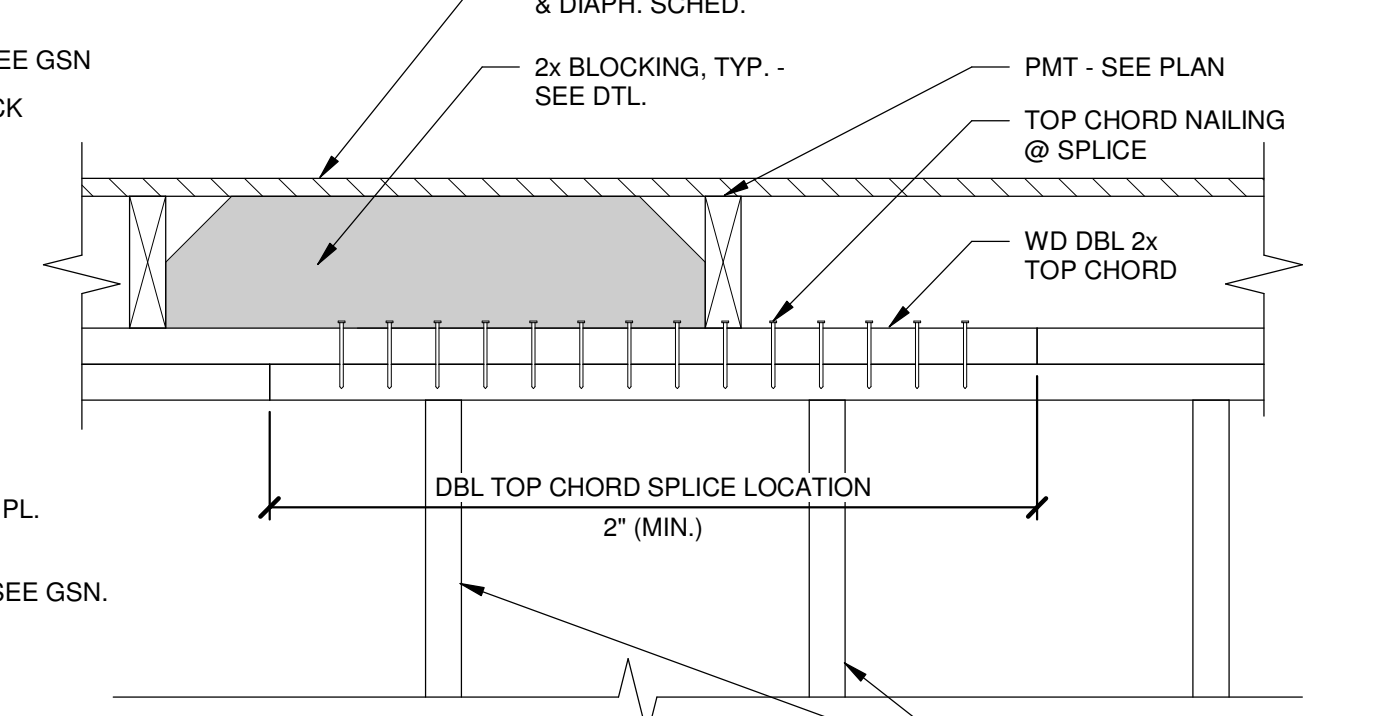
MARK	TYPE	END LENGTH	LAP LENGTH	NAIL @ LAP	NAIL @ CENTER	COMMENTS
LS1	1	CS20	9"	4"	EVERY HOLE	NOT REQ'D
LS2	1	CS16	14"	6"	EVERY HOLE	NOT REQ'D
LS3	1	CS14	19"	9"	EVERY HOLE	NOT REQ'D
LS4	1	CMSTC16	25"	16"	EVERY HOLE	NOT REQ'D
LS5	1	CMST14	34"	23"	EVERY HOLE	NOT REQ'D
LS6	1	CMST12	44"	32"	EVERY HOLE	NOT REQ'D
LS7	2	CMST14	34"	23"	EVERY HOLE	NOT REQ'D
LS8	2	CMST12	44"	32"	EVERY HOLE	NOT REQ'D



NOTES:
 1. CONTRACTOR HAS THE OPTION TO CONNECT DIRECTLY TO MEMBER OR ADD BLOCKING AND CONNECT THRU SHEATHING



0600.09 - BLOCK VENT OPTIONS DTL.
 SCALE: NONE

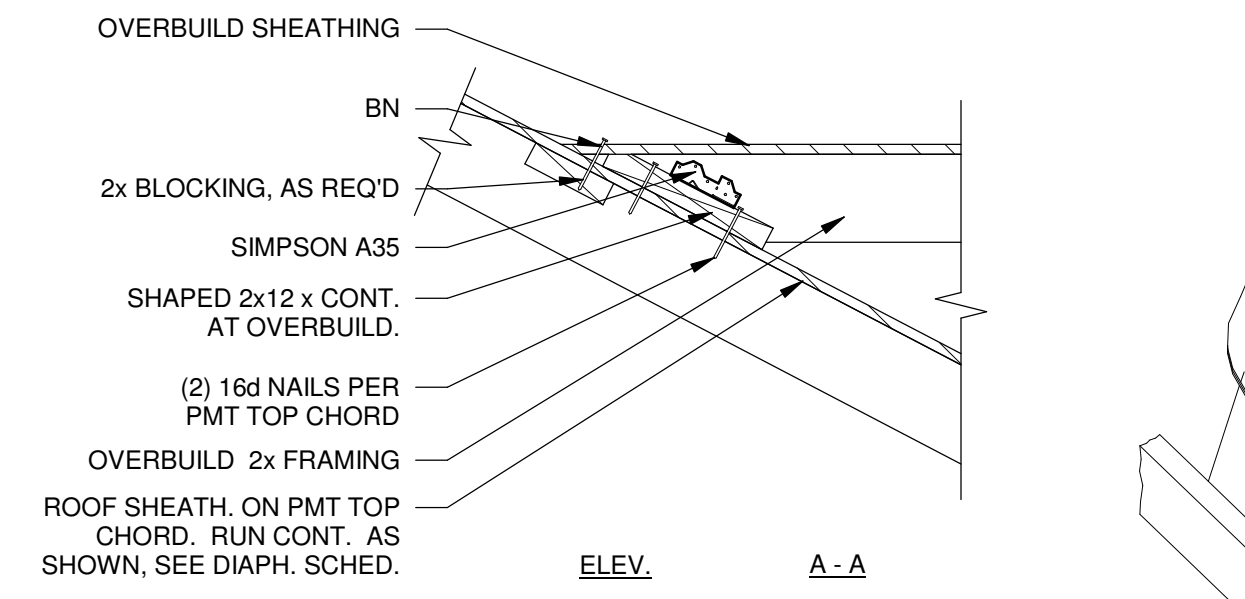
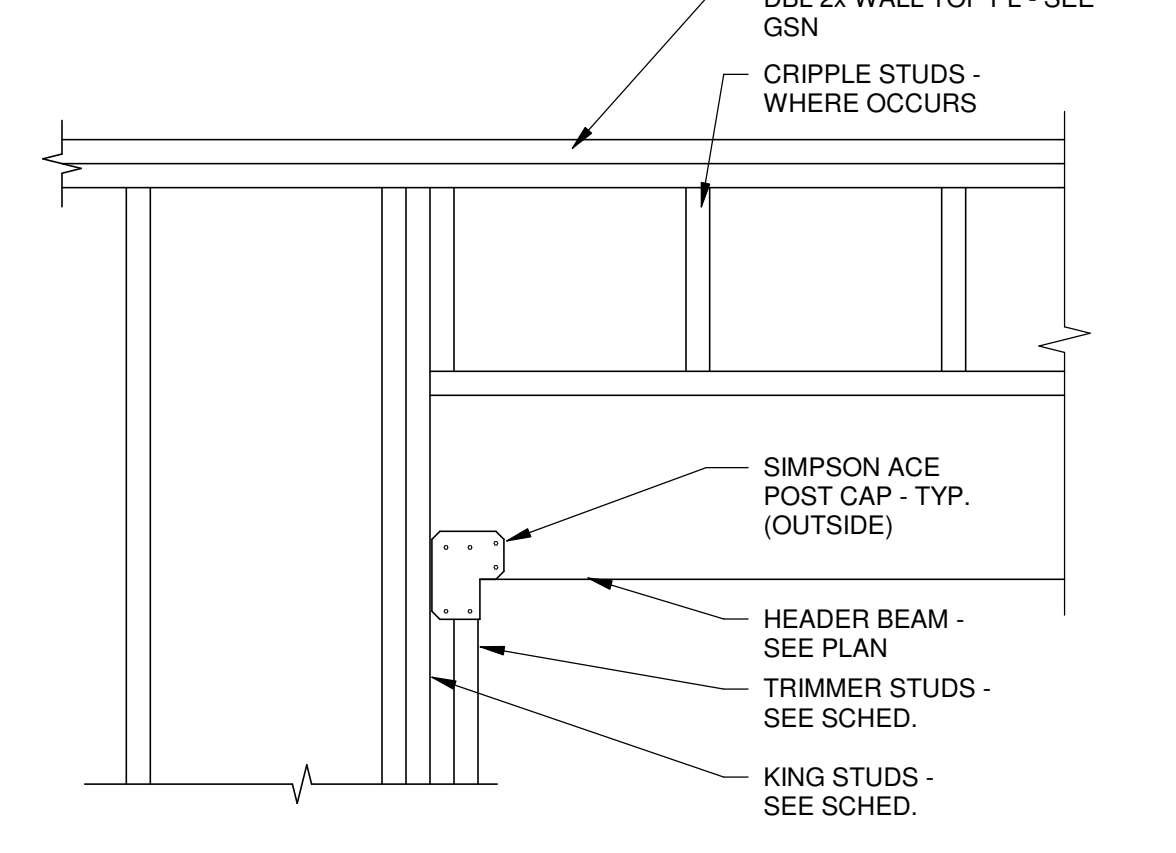


0600.06 - TOP CHORD SPLICE DTL.
 SCALE: NONE

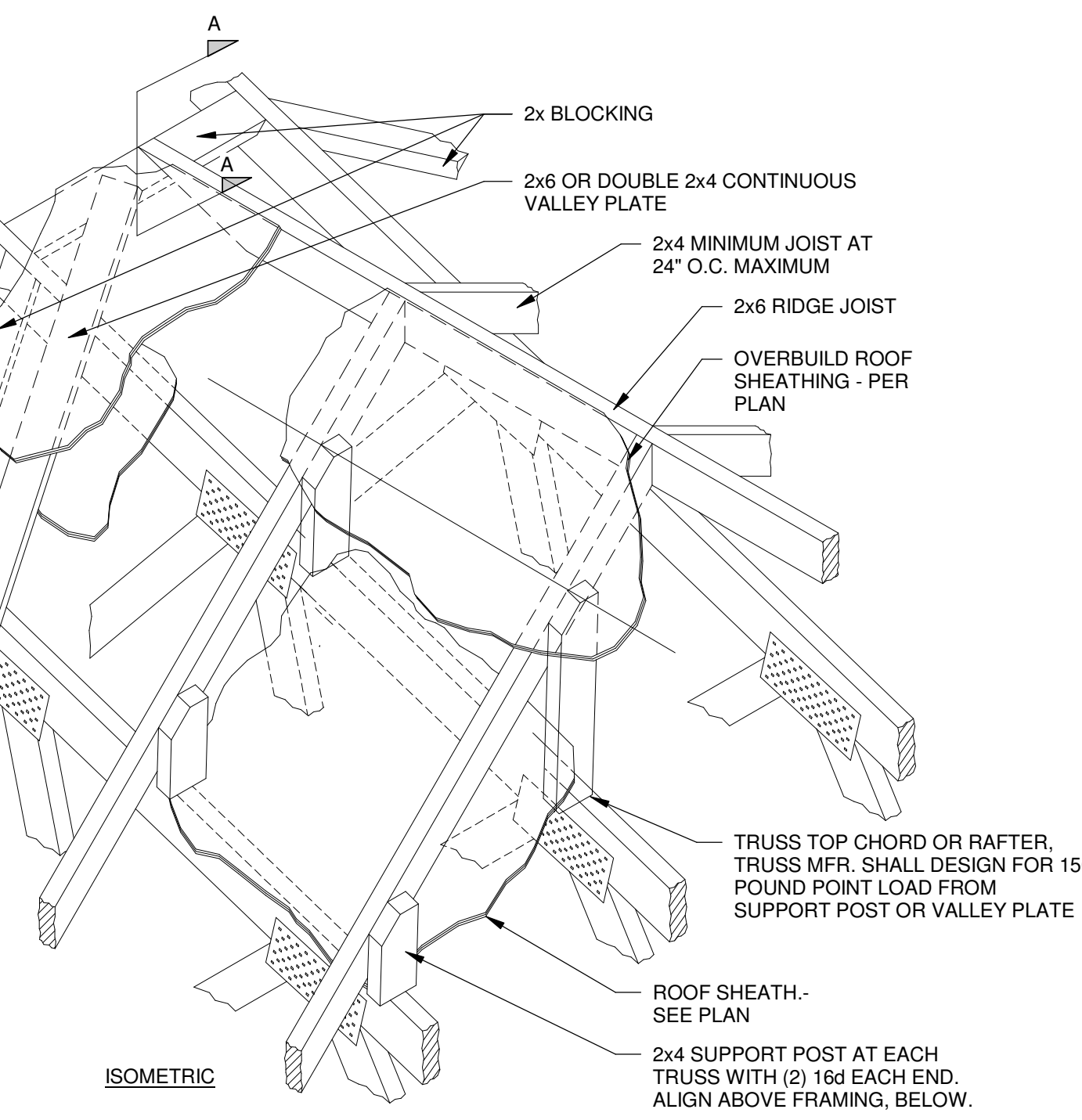
TYPICAL WALL FRAMING SCHEDULE

	QTY.	SIZE	MIN. QTY.	SIZE	MIN. QTY.	SIZE	
B2-8	2	2x8	1	2x6	1	2x6	USE, U.N.O.
B2-10	2	2x10	1	2x6	1	2x6	
B2-12	2	2x12	2	2x6	2	2x6	
B3-10	3	2x10	1	2x6	1	2x6	
B3-12	3	2x12	1	2x6	2	2x6	
LS1							
B2-9.25	2	1 3/4" x 9 1/4 LVL	1	2x6	1	2x6	
B3-9.25	3	1 3/4" x 9 1/4 LVL	1	2x6	2	2x6	
B2-11.78	2	1 3/4" x 11 7/8 LVL	2	2x6	2	2x6	
B3-11.78	3	1 3/4" x 11 7/8 LVL	3	2x6	2	2x6	
B4-11.78	4	1 3/4" x 11 7/8 LVL	SEE PLAN	2x6	2	2x6	
B3-14	3	1 3/4" x 14 LVL	SEE PLAN	2x6	2	2x6	
B3-16	3	1 3/4" x 16 LVL	SEE PLAN	2x6	2	2x6	
B3-18	3	1 3/4" x 18 LVL	SEE PLAN	2x6	2	2x6	
B4-16	4	1 3/4" x 16 LVL	SEE PLAN	2x6	2	2x6	
B4-18	4	1 3/4" x 18 LVL	SEE PLAN	2x6	2	2x6	

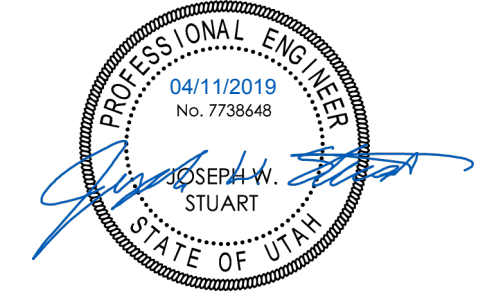
NOTES:
 1. WHERE A SPECIFIC HEADER SIZE IS NOT CALLED OUT ON THE PLAN, USE THE DEFAULT BEAM AS INDICATED IN THE COMMENTS COLUMN OF THIS TABLE.



0600.01R - ROOF OVERBUILD DTL.
 SCALE: NONE



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MCCORMICK ADDITION
 MATT & LAGI MCCORMICK
 345 EAST 300 SOUTH
 KAMAS, UTAH

Rev. #	Rev. Date	Rev. Desc.

Project No.	119020
Engineer	JWS
Drawn By	TTV
Checked By	JWS
Date	04/11/2019

FRAMING SCHEDULES/DETAILS
S5.4

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