

OGDEN VALLEY PLANNING COMMISSION

Ogden Valley Virtual Planning Commission

December 22, 2020

5:00 p.m.

<https://us02web.zoom.us/j/87034442502>

- *Roll Call*
- *Pledge of Allegiance*

Consent Items

CUP 2020-20: Consideration and action on a Bed and Breakfast Dwelling in the basement of an existing SFD located at 4427 Powder Mountain Rd. in Eden. **Applicant: Dennis & Kathy Longfellow; Staff Presenter: Scott Perkes**

Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. & Via Zoom Video Conferencing at the link listed here
<https://us02web.zoom.us/j/87034442502>

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and/or action on a conditional use permit for Longfellow Bed & Breakfast Dwelling.
Agenda Date:	Tuesday, December 22, 2020
Applicant:	Dennis & Kathy Longfellow, Owners
File Number:	CUP 2020-20

Property Information

Approximate Address:	4427 Powder Mountain Road, Eden, UT, 84310
Project Area:	1 acres
Zoning:	Forest Valley - 3 Zone (FV-3)
Existing Land Use:	Residential
Proposed Land Use:	Bed and breakfast dwelling
Parcel ID:	22-117-0010
Township, Range, Section:	T7N, R1E, Section 15 SW

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Scott Perkes sperkes@co.weber.ut.us 801-399-8772
Report Reviewer:	SB

Applicable Ordinances

- Weber County Land Use Code Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Weber County Land Use Code Title 104 Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)

Summary and Background

The applicant is requesting approval of a conditional use permit for the Longfellow Bed and Breakfast Dwelling located in the FV-3 zone at 4427 Powder Mountain Road in Eden (see **Exhibit A**). The FV-3 Zone allows a “bed and breakfast dwelling” as a conditional use. The bed and breakfast dwelling is proposed to occupy the basement of an existing single family dwelling. Access to the proposed B&B dwelling will be provided through an entrance located at the rear of the structure.

Analysis

General Plan: As a conditional use, this operation is allowed in the FV-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the Forest Valley (FV-3) Zone. The purpose of the FV-3 Zone can be further described in LUC §104-14-1 as follows:

The purpose of the FV-3 zone is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

A Bed and Breakfast Dwelling is listed as a conditional use in the FV-3 zone.

A bed and breakfast dwelling is defined by LUC §101-2-3 as follows:

The term "bed and breakfast dwelling" means an owner-occupied dwelling in which not more than two rooms are rented out by the day, offering overnight lodgings to travelers, and where one or more meals are provided by the host family, the price of which may be included in the room rate.

The FV-3 Zone has specific standards identified in LUC §104-14-3 (b), that shall be met as part of the development process. The seven applicable standards for a bed and breakfast dwelling are listed below. Staff analysis of the proposed bed and breakfast dwelling per these standards is provided as *Italicized text* following each standard:

- 1) Two parking spaces shall be provided for the host family plus one space for each guest room;**
*In addition to the garage and driveway parking already established for the primary single-family dwelling (at least 4 parking spaces), the applicant is providing **two dedicated parking spaces** for the bed and breakfast dwelling within the side yard setback off of Snowflake Dr. Both of these dedicated spaces are located outside of the adjacent ROW. A sidewalk is proposed to connect these dedicated parking spaces with the bed and breakfast dwelling entrance to the rear of the structure (see **Exhibit B**). Per the proposed floor plan and approved building plans (see **Exhibit C & D**), the bed and breakfast dwelling will include two sleeping rooms, thus requiring a minimum of two dedicated parking spots.*
- 2) Proprietor or owner shall occupy the property;**
The owner intends to occupy the primary dwelling unit as their primary residence.
- 3) Meals shall only be served to overnight guests;**
The owner intends to utilize the included kitchen within the bed and breakfast dwelling to stock continental breakfast items for guests.
- 4) Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;**
The owner is not proposing to include signage as part of their application.
- 5) Not more than two guests sleeping rooms per dwelling;**
Per the proposed floor plan, only two sleeping rooms will be provided as part of the bed and breakfast dwelling.
- 6) Allowed only in existing dwellings with no exterior additions nor change in residential character;**
The proposed bed and breakfast dwelling will occupy the basement of the existing single-family dwelling. No exterior additions or alterations in residential character are proposed.
- 7) Business license shall be obtained.**
The applicant will be required to obtain a business license as a condition of conditional use permit approval.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Thus far, the applicant has received conditional approval from the Weber Fire District, for the proposal.

The following is an analysis of the proposal reviewed against the conditional use standards:

- (1) Standards relating to safety for persons and property.**
*The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons.
The Weber Fire District has conditioned their approval on the following:*
 - a) The basement dwelling shall have functioning egress windows in the bedrooms.*
 - b) Smoke and CO detectors must be properly installed and working.*
 - c) Total occupancy load shall be kept at 10 or less including homeowners.*
- (2) Standards relating to infrastructure, amenities, and services.**
The proposal is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area.
- (3) Standards relating to the environment.**
The proposal is not anticipated or expected to negatively impact the environment.
- (4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan.**
The proposal is not anticipated to substantially impact the surrounding area. As a conditional use, this operation is allowed in the FV-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation is not anticipated to negatively impact the surrounding areas or be at odds with any of the goals and policies of the General Plan.

Design Review: Design review is required for Bed and Breakfast Inns and Hotels. Bed and Breakfast Dwellings, due to their limited scale, are not required to be reviewed per the design review standards listed in LUC §108-7 (Design Review) or LUC §108-2 (Architectural, Landscape, & Screening Design Standards).

Staff Recommendation

Staff recommends approval of this conditional use permit application subject to applicant meeting the following condition of approval in addition to any conditions of the various reviewing agencies or the Ogden Valley Planning Commission.

Planning conditions of approval:

- 1) The owner shall obtain a valid Weber County Business License.

This recommendation is based on the following findings:

- 1) The proposed use is allowed in the FV-3 Zone and meets the appropriate site development standards.
- 2) The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Application
- B. Site Plan
- C. Floor Plan
- D. Approved Building Plans

Map 1




Exhibit A – Application

Weber County Conditional Use Permit Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) DENNIS & CATHY LONGFELLOW		Mailing Address of Property Owner(s) 4427 POWDER MOUNTAIN ROAD EDEN UT 84310	
Phone 801 628 1235	Fax		
Email Address (required) nuc4561@yahoo.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) DENNIS LONGFELLOW		Mailing Address of Authorized Person 4427 POWDER MOUNTAIN ROAD EDEN UT 84310	
Phone 801 628 1235	Fax		
Email Address nuc4561@yahoo.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name BED & BREAKFAST		Total Acreage 1 ACRE	Current Zoning
Approximate Address 4427 POWDER MOUNTAIN ROAD EDEN UT 84310		Land Serial Number(s) PARCEL # 22-117-0010	
Proposed Use BED & BREAKFAST IN BASEMENT			
Project Narrative A BED & BREAKFAST DWELLING LOCATED IN BASEMENT OF DENNIS and CATHY LONGFELLOWS RESIDENTIAL HOME			

Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.



(Property Owner)



(Property Owner)

Subscribed and sworn to me this 25 day of NOVEMBER, 20 20

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

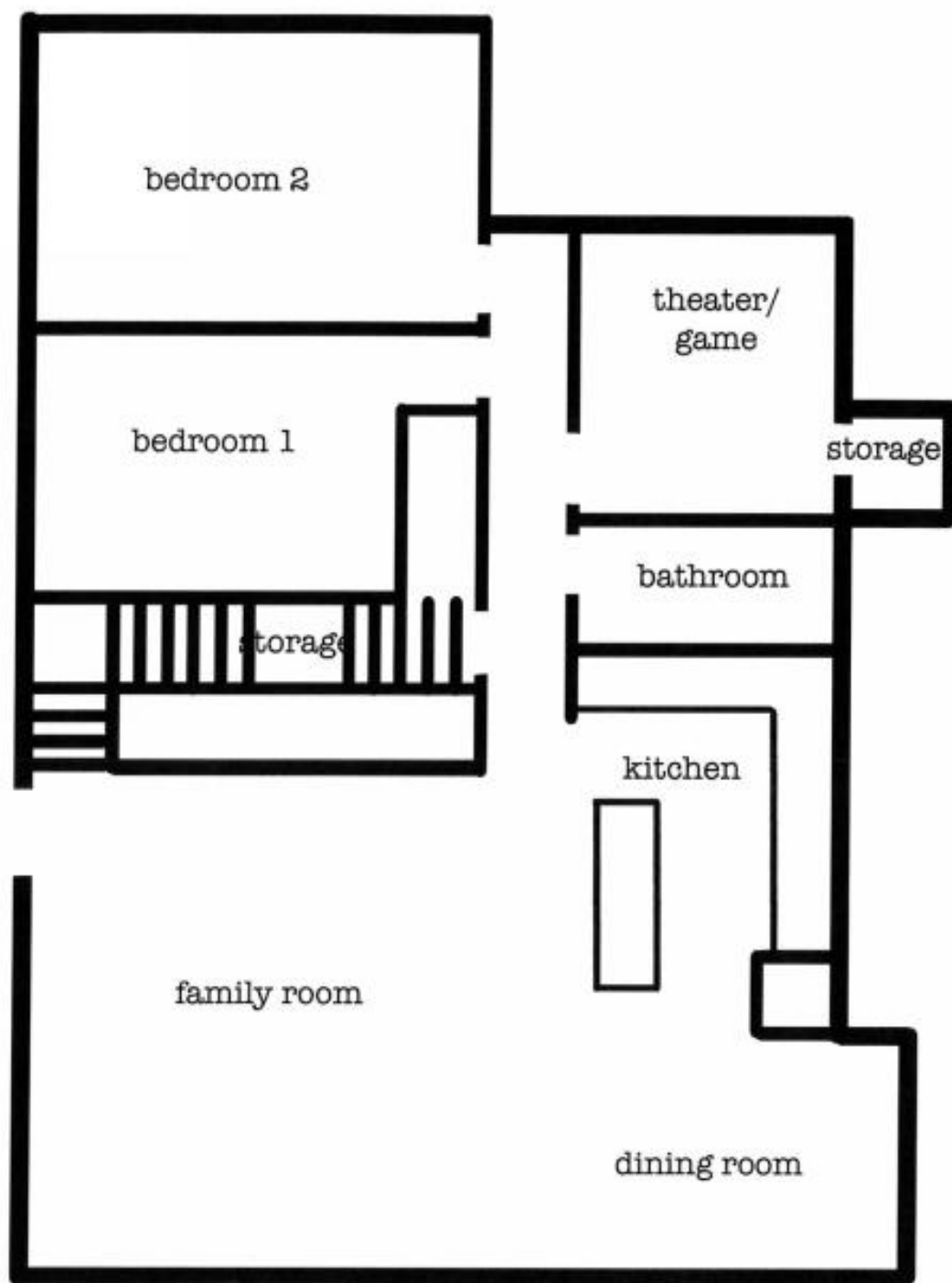
(Notary)

Exhibit B – Site Plan



sidewalk to entrance
2 parking stalls

Exhibit C – Floor Plan



Longfellow Bed and Breakfast

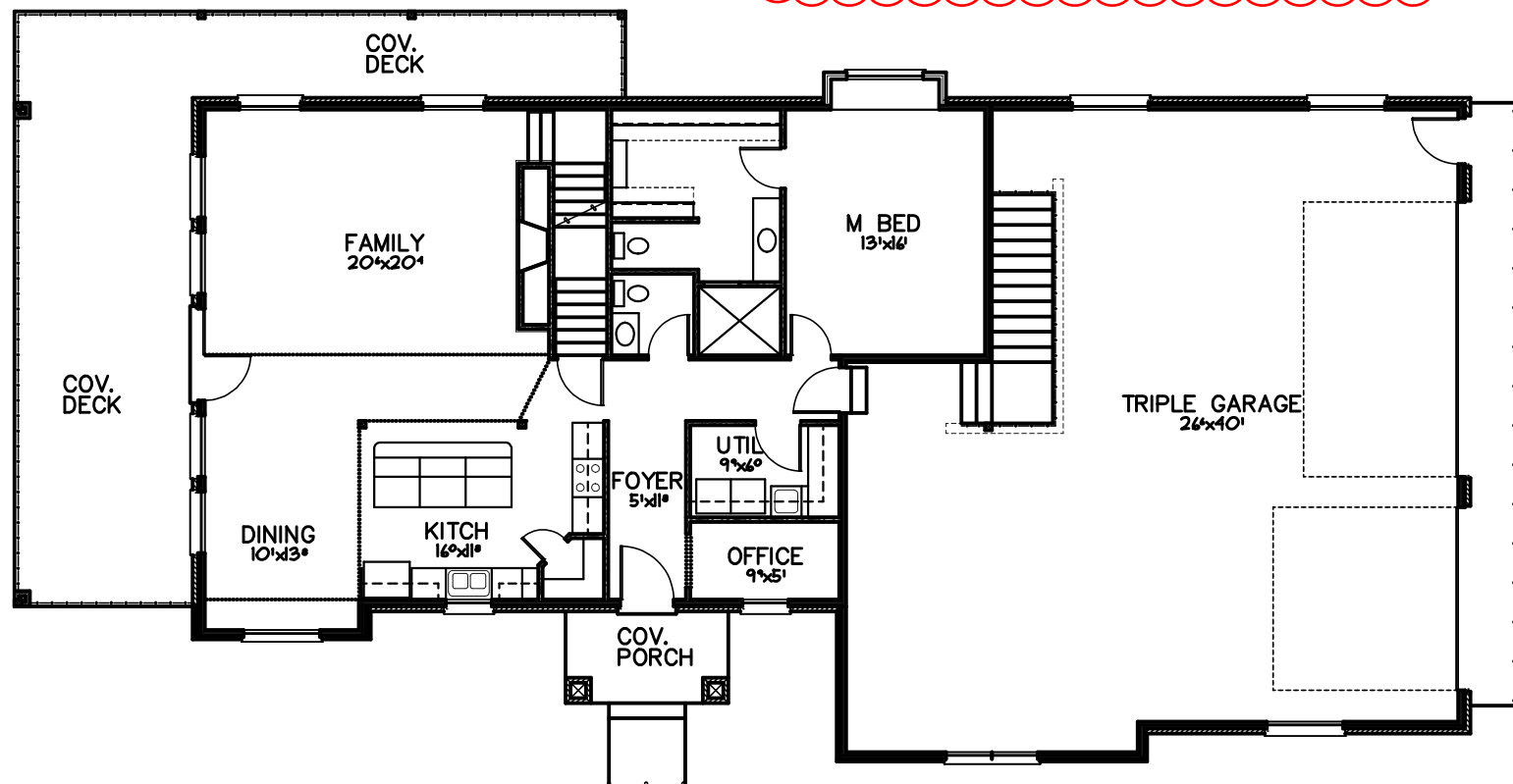
Exhibit D

REVIEWED FOR CODE
COMPLIANCE
WEBER COUNTY BUILDING INSPECTIONS

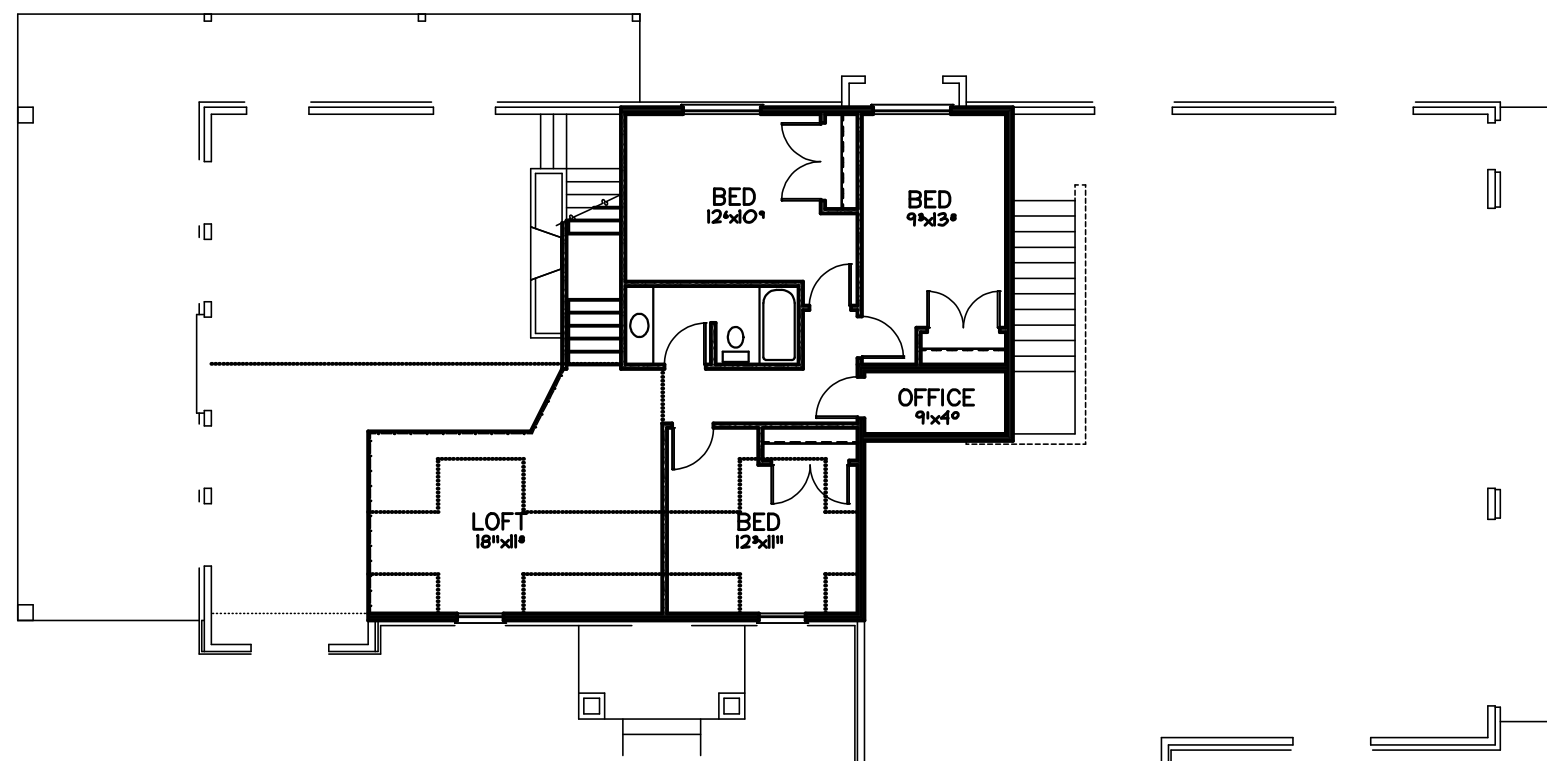
Stanley C. Berniche



ALL EXCAVATION WORK IN THE
RIGHT OF WAY REQUIRES AN
EXCAVATION PERMIT FROM WEBER
COUNTY ENGINEERING DEPT. CALL
801-399-8374 WITH ANY QUESTIONS



MAIN FLOOR AREA = 1641 SQ. FT.



UPPER FLOOR AREA = 940 SQ. FT.

BRICK VENEER STEEL ANGLE LINTEL SCHEDULE		
OPENING SIZE	ANGLE SIZE	COMMENTS
0'-0" to 6'-11"	L3, 1/2"x3, 1/2"x1/4"	
7'-0" to 8'-11"	L4"x3, 1/2"x1/4"	
9'-0" to 9'-11"	L5"x3, 1/2"x1/4"	
10'-0" to 18'-0"	L5"x3, 1/2"x1/4"	CONNECT STEEL ANGLE TO LVL BEAM WITH 1/2" DIA. x 3" LAG SCREWS AT 24" O.C.

BRICK VENEER STEEL ANGLE LINTEL NOTES:

- ALL STEEL LINTELS SHALL HAVE A MINIMUM BEARING LENGTH OF 1" PER FOOT OF OPENING OR 4" MINIMUM TYPICAL. MAXIMUM BEARING LENGTH NEED NOT EXCEED 12".
- LINTELS ARE DESIGNED TO SUPPORT UNIFORM LOADS CONSISTING ONLY OF WEIGHT OF WALL WITHIN A 60 DEGREE ISOCLES TRIANGLE AREA ABOVE OPENING.
- ALL STEEL LINTELS ARE TO HAVE LONG LEG VERTICAL.
- ALL ANGLE LINTELS SHALL BE CORROSIVE RESISTANT.

CONCRETE FOOTING SCHEDULE^{1,2,3}

				CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
MARK	WIDTH	LENGTH	THICK.	NO.	SIZE	LENGTH	SPACE	NO.	SIZE	LENGTH	SPACE
CONTINUOUS FOOTINGS											
FC1.5	1'-6"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT.	12"
FC1.7	1'-8"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT.	14"
FC2.0	2'-0"	CONT.	12"	N/A	N/A	N/A	N/A	3	#4	CONT.	9"
FC2.5	2'-6"	CONT.	12"	#4	2'-0"	18"	4	#4	CONT.	8"	
FC3.0	3'-0"	CONT.	12"	#4	2'-6"	18"	5	#4	CONT.	7.5"	
SQUARE FOOTINGS											
FS2.0	2'-0"	2'-0"	12"	3	#4	1'-6"	9"	3	#4	1'-6"	9"
FS2.5	2'-6"	2'-6"	12"	4	#4	2'-0"	8"	4	#4	2'-0"	8"
FS3.0	3'-0"	3'-0"	12"	5	#4	2'-6"	7.5"	5	#4	2'-6"	7.5"
FS3.5	3'-6"	3'-6"	12"	5	#4	3'-0"	9"	5	#4	3'-0"	9"
FS4.0	4'-0"	4'-0"	12"	6	#4	3'-6"	8.4"	6	#4	3'-6"	8.4"
FS4.5	4'-6"	4'-6"	12"	6	#4	4'-0"	9.6"	6	#4	4'-0"	9.6"
FS5.0	5'-0"	5'-0"	14"	7	#4	4'-6"	9"	7	#4	4'-6"	9"

CONCRETE FOOTING NOTES:

- PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER UNLESS NOTED OTHERWISE.
- ALSO PROVIDE SCHEDULED REINFORCING IN TOP OF FOOTING WHEN NOTED ON PLANS.
- FC - CONTINUOUS FOOTING; FS - SQUARE FOOTING

METAL HOLDOWN SCHEDULE¹

MARK	SIMPSON HOLDOWN	ATTACHMENT	COMMENTS
LSTD8 OR LSTD8RJ	LSTD8 OR LSTD8RJ (RIM JOIST)	(20)-16d SINKER NAILS	STD10, STD14, HT14, OR HDU4 MAY BE USED IN LIEU OF LSTD8
STD10 OR STD10RJ	STD10 OR STD10RJ (RIM JOIST)	(28)-16d SINKER NAILS	STD14, HT14, OR HDU4 MAY BE USED IN LIEU OF STD10
STD14 OR STD14RJ	STD14 OR STD14RJ (RIM JOIST)	(30)-16d SINKER NAILS	HT14 OR HDU4 MAY BE USED IN LIEU OF STD14
HTT4	HTT4	(18)-16d NAILS WITH 5/8" DIA. A307 ALL-THREAD ROD EXPOSED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/54.2 FOR EPOXY ATTACHMENT
HDU4	HDU4-SDS2.5	(10)-SDS1/4x1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EXPOSED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/54.2 FOR EPOXY ATTACHMENT
HDU5	HDU5-SDS2.5	(14)-SDS1/4x1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EXPOSED 11" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/54.2 FOR EPOXY ATTACHMENT
HDQ8	HDQ8-SDS3	(20)-SDS1/4x3 SCREWS WITH 1/2" DIA. A307 ALL-THREAD ROD EXPOSED 11" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/54.2 FOR EPOXY ATTACHMENT

METAL HOLDOWN NOTES:

- ALL HOLDOWNS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS 5 AND 9/54.2
- USE RIM JOIST MODEL OF STRAP IF STRAP IS LOCATED AT A RIM JOIST, OTHERWISE, A NON-RIM JOIST MODEL MAY BE USED.

CONCRETE FOUNDATION WALL SCHEDULE

MARK	WIDTH ⁸	MAX. HEIGHT ^{2,4,5}	WALL REINFORCING		COMMENTS
			VERTICAL ^{1,3}	HORIZONTAL ^{1,3}	
CFW3.0NR	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 18" O.C.	#4 AT 12" O.C.	SEE DETAIL 7 OR 11/54.1
CFW3.0	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 24" O.C.	#4 AT 12" O.C.	SEE DETAIL 7 OR 11/54.1
CFW4.0	8" MIN.	4'-0"	#4 AT 24" O.C.	#4 AT 15" O.C.	SEE DETAIL 6/54.1
CFW6.0	8" MIN.	6'-0"	#4 AT 24" O.C.	#4 AT 18" O.C.	SEE DETAIL 5/54.1
CFW8.0	8" MIN.	8'-0"	#4 AT 24" O.C.	#4 AT 19" O.C.	SEE DETAIL 5/54.1
CFW9.0	8" MIN.	9'-0"	#4 AT 24" O.C.	#4 AT 18" O.C.	SEE DETAIL 5/54.1
CFW10.0	8" MIN.	10'-0"	#4 AT 9" O.C.	#4 AT 12" O.C.	SEE DETAIL 5/54.1

CONCRETE FOUNDATION WALL NOTES:

- LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL.
- BEAM HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEED TO BE DROPPED FOR FROST PROTECTION OR SOIL CONDITIONS AS LONG AS UNBALANCED WALL HEIGHT (HEIGHT BETWEEN LOW AND HIGH GRADE) DOES NOT EXCEED THAT SHOWN. ADD ADDITIONAL HORIZONTAL REBAR AS NEEDED TO NOT EXCEED SPACING SHOWN.
- UNLESS NOTED OTHERWISE, PLACE HORIZONTAL REINFORCING IN CENTER OF THE WALL THICKNESS.
- PLACE VERTICAL REINFORCING ON INTERIOR SIDE OF HORIZONTAL REINFORCING.
- PROVIDE VERTICAL REBAR AND DROPS IN TOPS OF FOUNDATION AS NOTED ON PLANS AND WHERE REQUIRED FOR DOOR OPENINGS AND WHERE CONCRETE SLABS POUR OVER THE TOP OF FOUNDATION WALLS.
- SEE DRAWINGS FOR ACTUAL HEIGHT.
- SOIL BACKFILL SHALL BE SOIL CLASSIFICATION TYPES GW, GP, SW, OR SP PER IBC TABLE 1610.1. SOIL SHALL NOT BE SUBMERGED OR SATURATED IN GROUND WATER.
- SEE PLAN FOR ACTUAL WALL WIDTH.

WOOD BEAM/HEADER SCHEDULE^{1,8}

MARK ¹	SIZE ^{2,3}	COMMENT	MARK ¹	SIZE ^{2,3}	COMMENTS
WB2/3-8DF ⁴	(2)-2x8 FOR 2x4 WALLS	USE FOR BEAM/HEADER SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE IN 8' SEGMENTS. CEILING HEIGHTS LESS THAN 7'-10" (FOR CEILING HEIGHTS GREATER THAN 7'-10" PROVIDE VERTICAL REBAR AND DROPS IN TOPS OF FOUNDATION AS NOTED ON PLANS AND WHERE REQUIRED FOR WINDOW HEIGHTS - SEE DETAIL 10/56.1)	WB2-5.5LVL	(2)-1.3/4"x5.1/2" LVL	
	(3)-2x8 FOR 2x6 WALLS		WB2-7.25LVL	(2)-1.3/4"x7.1/4" LVL	
			WB2-9.5LVL	(2)-1.3/4"x9.1/2" LVL	
WB2/3-10DF ⁴	(2)-2x10 FOR 2x4 WALLS	USE FOR BEAM/HEADER SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE - SEE NOTE 4 BELOW	WB2-11.88LVL	(2)-1.3/4"x11.7/8" LVL	
	(3)-2x10 FOR 2x6 WALLS		WB2-14LVL	(2)-1.3/4"x14" LVL	
			WB2-16LVL	(2)-1.3/4"x16" LVL	
WB2-6DF	(2)-2x6 DF#2	WB2-5.5LVL MAY BE USED AS ALTERNATE	WB2-18LVL	(2)-1.3/4"x18" LVL	
WB2-8DF	(2)-2x8 DF#2	WB2-7.25LVL MAY BE USED AS ALTERNATE	WB3-5.5LVL	(3)-1.3/4"x5.1/2" LVL	
WB2-10DF	(2)-2x10 DF#2	WB2-7.25LVL MAY BE USED AS ALTERNATE	WB3-7.25LVL	(3)-1.3/4"x7.1/4" LVL	
WB2-12DF	(2)-2x12 DF#2	WB2-9.5LVL MAY BE USED AS ALTERNATE	WB3-9.5LVL	(3)-1.3/4"x9.1/2" LVL	
WB3-6DF	(3)-2x6 DF#2	WB3-5.5LVL MAY BE USED AS ALTERNATE	WB3-11.88LVL	(3)-1.3/4"x11.7/8" LVL	
WB3-8DF	(3)-2x8 DF#2	WB3-7.25LVL MAY BE USED AS ALTERNATE	WB3-14LVL	(3)-1.3/4"x14" LVL	
WB3-10DF	(3)-2x10 DF#2	WB3-7.25LVL MAY BE USED AS ALTERNATE	WB3-16LVL	(3)-1.3/4"x16" LVL	
WB3-12DF	(3)-2x12 DF#2	WB3-9.5LVL MAY BE USED AS ALTERNATE	WB3-18LVL	(3)-1.3/4"x18" LVL	

WOOD BEAM NOTES:

- BEAM MARKS WITH "DF" DESIGNATES THE USE OF DOUGLAS FIR-LARCH NO. 2 OR BETTER STANDARD LUMBER. BEAM MARKS WITH "LVL" DESIGNATES THE USE OF ENGINEERED LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2800$ psi, $F_v = 285$ psi, $E = 1.9 \times 10^6$ psi.
- "DF" BEAM SIZES SHOWN ARE NOMINAL AND HAVE SMALLER ACTUAL BEAM DIMENSIONS AS BASED ON STANDARD LUMBER. PROVIDE 1/2" PLYWOOD OR OSB BETWEEN INDIVIDUAL BEAM-PLYS TO CREATE A BEAM THICKNESS OF 1 1/2".
- MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS 12 IN. OR LESS. USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS GREATER THAN 12 IN.
- CONTACT THE ENGINEER FOR BEAM/HEADER SIZES WITH SPANS GREATER THAN 5'-2" THAT ARE NOT NOTED ON THE DRAWINGS.
- "FLUSH", WHEN NOTED ON PLANS, INDICATES TO PLACE THE BEAM SO THAT THE TOP AND/OR BOTTOM OF THE BEAM IS FLUSH WITH THE SUPPORTED FRAMING.
- DO NOT USE LVL BEAMS WHERE THEY MAY BE EXPOSED TO WEATHER (E.G. DECK FRAMING).

SHEAR WALL SCHEDULE

WALL MARK	SHEAR WALL CONSTRUCTION			PANEL ATTACHMENT		WALL ANCHORAGE			COMMENTS
	PANEL ^{5,6} MATERIAL	SIDES	PANEL ² EDGES	PANEL FASTENER ^{3,9}	EDGE NAILING	FIELD NAILING	ANCHOR BOLT ^{1,7} FASTENER	SPACING	
SW1	1/2" GYPSUM WALLBOARD ⁴	BOTH SIDES	BLOCKED	NO. 6x1.1/4" SCREWS	4" O.C.	16" O.C.	16d NAILS	4" O.C.	USE SW4 AS ALTERNATE
SW2	7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	4" O.C.	12" O.C.	5/8" x12" A.B. NON-RESIDENTIAL	32" O.C.	SEE NOTE 8 BELOW
SW3	7/16" OSB SHEATHING ¹¹	BOTH SIDES	BLOCKED	8d NAILS	4" O.C.	12" O.C.	5/8" x12" A.B. RESIDENTIAL	16" O.C.	SEE NOTE 8 & 11 BELOW
SW4	3/8" OR 7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	6" O.C.	12" O.C.	RESIDENTIAL	32" O.C.	SEE NOTE 8 BELOW
SW5	7/16" OSB SHEATHING	BOTH SIDES	BLOCKED	SEE DETAIL 5/55.2					SEE NOTE 8 BELOW

SHEAR WALL NOTES:

- ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT (ALL-THREAD EPOXY BOLTS W/ 7" MIN. EMBEDMENT MAY BE USED IN LIEU OF A.B. - SEE 3/54.2)
- PROVIDE SOLID BLOCKING AT ALL PANEL EDGES FOR WALLS INDICATED TO BE "BLOCKED".
- SCREWS FOR WALLBOARD SHALL BE TYPE "W" OR "S" DRYWALL SCREWS (5d COOLER OR WALLB D NAILS MAY BE USED IN LIEU OF SCREWS)
- USE 1/2" PRE-DRILLED HOLES FOR FASTENERS WHERE NECESSARY. SPACING SHALL BE AS NOTED.
- 3/8" OR 7/16" OSB SHEATHING ON ONE SIDE OF WALL MAY BE USED IN LIEU OF GYPSUM WALLBOARD FOR ALL SHEAR/BRACED WALLS USING GYPSUM WALLBOARD ABOVE. ATTACH TO WALL WITH 8d NAILS AT 4" O.C. AT ALL INTERMEDIATE SUPPORTS.
- OSB SHEATHING SHALL BE APA RATED (INT. GRADE WITH EXT. GLUE) WITH A MINIMUM 24/0 SPAN RATING.
- USE 16d NAILS AT 4" O.C. WALL ANCHORAGE WHEN WALL RESTS ON WOOD FLOOR FRAMING AND NOT DIRECTLY ON FOUNDATION WALL OR FOOTING.
- PROVIDE SOLID BLOCKING BELOW FLOOR SHEATHING.
- TO HELP RESIST SEISMIC/WIND FORCES, ALL SHEAR WALLS SHALL BE ATTACHED TO THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET 54.1 THRU 54.3, U.N.O.
- 16 GAGE STAPLES WITH 7/16" MIN. CROWN WIDTH AND 1" MIN. PENETRATION INTO SUPPORTING FRAMING MEMBERS MAY BE USED IN LIEU OF NAILS AT A SPACING OF ONE-HALF THAT DESIGNATED FOR NAILS.
- PROVIDE SUPPORT STUDS AT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDER TRUSSES AS FOLLOWS, UNLESS NOTED OTHERWISE:
- WHEN PANELS ARE APPLIED ON BOTH FACES OF A WALL PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.

METAL CONNECTOR SCHEDULE

MARK	SIMPSON CONNECTOR	ATTACHMENT ¹	COMMENTS
A34	A34 ANCHOR	(8)-8d NAILS	
A35	A35 ANCHOR	(12)-8d NAILS	
CS14x40	CS14x40" LONG STRAP	FILL HOLES WITH 10d NAILS	SEE DETAIL 1/56.2
CS14x48	CS14x48" LONG STRAP	FILL HOLES WITH 10d NAILS	SEE DETAIL 2/56.2
CS16x40	CS16x40" LONG STRAP	FILL HOLES WITH 8d NAILS	SEE DETAIL 1/56.2
CS16x48	CS16x48" LONG STRAP	FILL HOLES WITH 8d NAILS	SEE DETAIL 2/56.2
DSCSR ²	DSCSR/L-SDS3 TWIST STRAP	(24)-SDS 1/4"x3"	SIM. TO DETAIL 9/56.1
H1	H1 ANCHOR	(10)-8d NAILS	
HTS30C ²	HTS30C TWIST STRAP	(20)-10d NAILS	SEE DETAIL 9/56.1
LTP4	LTP4 ANCHOR	(12)-8d NAILS	
MST37	MST37 STRAP	(42)-16d NAILS	SEE DETAIL 10&11&12/56.1
MST48	MST48 STRAP	(34)-16d NAILS	SEE DETAIL 6/55.2
MSTA21	MSTA21 STRAP	(16)-10d NAILS	SEE DETAIL 6/55.2
MSTC48B3	MSTC48B3 STRAP	(54)-10d NAILS	SEE SIMPSON CATALOG
MST24C ²	MST24C TWIST STRAP	(14)-10d NAILS	SEE DETAIL 11/55.1 & 9/56.2
MST30C ²	MST30C TWIST STRAP	(14)-10d NAILS	SEE DETAIL 9/56.1

METAL CONNECTOR NOTES:

- USE 1 1/2" LONG NAILS WHEN INSTALLED IN 1 1/2" WOOD THICKNESS. OTHERWISE USE FULL.
- STRAP MAY REQUIRE BEING INSTALLED PRIOR TO INSTALLATION OF WALL SHEATHING, AND/OR ADJACENT FRAMING, AND/OR SETTING TRUSSES. COORDINATE AS NECESSARY.

GENERAL STRUCTURAL NOTES

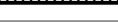
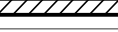




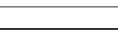
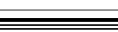

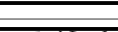
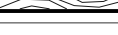



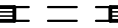
I. CONCRETE, FOOTINGS, AND FOUNDATIONS:

- SOIL BEARING PRESSURE IS ASSUMED TO BE AT LEAST 1500 PSF BY OWNER. NOTIFY THE ENGINEER IF THE SOIL BEARING PRESSURE IS FOUND TO BE LESS THAN 1500 PSF.
- ALL FOOTINGS SHALL BE ESTABLISHED ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. ALL EXTERIOR FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 30", OR THE LOCAL FROST DEPTH, WHICHEVER IS GREATER, BEFORE FINISHED GRADE.
- THE NATURAL UNDISTURBED SOIL BELOW ALL FOOTINGS SHALL BE VERIFIED FOR BEARING SUITABILITY. REMOVE ALL SOFT SPOTS AND REPLACE WITH COMPACTED STRUCTURAL FILL.
- COMPACTED STRUCTURAL FILL: ALL FILL MATERIAL SHALL BE A WELL-GRADED GRANULAR MATERIAL WITH A MAXIMUM SIZE LESS THAN 4 INCHES AND WITH NOT MORE THAN 10 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557. ALL FILLS SHALL BE TESTED. COMPACTED STRUCTURAL FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS.
- ALL CONCRETE SLABS SHALL BE PLACED OVER 4" MINIMUM FREE DRAINING GRANULAR BASE OVER UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS AS PER DETAILS.
- THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR FOOTINGS AND FOUNDATIONS SHALL BE 2500 psi FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 3000 psi FOR RESIDENTIAL STRUCTURES. USE 4000 psi FOR SUSPENDED SLABS AND ALL OTHER CONCRETE.
- REINFORCEMENT STEEL SHALL BE GRADE 60 ($F_y = 60$ KSI).
- SUSPENDED SLABS AND ANY SUPPORTING STEEL BEAMS SHALL BE APPROPRIATELY FULLY SHORED 14 DAYS MINIMUM.
- AT CONTRACTOR'S AND/OR OWNER'S OPTION, USE EPOXY COATED REBAR IN SUSPENDED SLABS FOR EXTENDED SLAB LIFE.
- EPOXY BOLTS SHALL BE ALL-THREAD GRADE A307 MIN. SMOOTH SHANK OR PLATE BOLTS (WEDGE ANCHORS SHALL NOT BE USED).
- REINFORCEMENT STEEL SHALL MEET THE FOLLOWING CONCRETE COVER REQUIREMENTS:
 - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ----- 3"
 - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER ----- 1 1/2"
 - FORMED CONCRETE NOT EXPOSED TO EARTH OR WEATHER ----- 3/4"
- REINFORCEMENT STEEL SHALL HAVE THE FOLLOWING MINIMUM LAP SPLICE LENGTHS, UNLESS NOTED OTHERWISE ON DRAWINGS:
 - 20 BAR DIA. FOR #3 AND #4 BARS
 - 40 BAR DIA. FOR #5 THRU #8 BARS
- FOR ALL OPENINGS LESS THAN 6'-6" IN CONCRETE FOUNDATION WALLS, PROVIDE A 10" DEEP CONCRETE HEADER WITH (2) #4 BARS MINIMUM, UNLESS NOTED OTHERWISE. EXTEND BARS 24" MINIMUM BEYOND EDGE OF THE OPENINGS AND PLACE BARS IN TOP OF THE OPENINGS. SPACING OF ANCHOR BOLTS SHALL BE REINFORCING OF OPENINGS GREATER THAN 6'-6" IF NOT NOTED ON PLANS.
- FOUNDATION ANCHOR BOLTS SHALL BE 5/8" DIA. x12" MIN. FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 1/2" DIA. x10" MIN. FOR RESIDENTIAL STRUCTURES. UNLESS NOTED OTHERWISE, SPACING OF ANCHOR BOLTS SHALL BE 32" O.C. MAX. WITH ONE LOCATED AT LEAST WITHIN 4" TO 12" OF EACH END OF EACH WALL. WALL SCHEDULES FOR MORE STRINGENT ANCHOR BOLT REQUIREMENTS AT SPECIFIC SHEAR WALLS.
 - PROVIDE 7" MIN. EMBEDMENT INTO CONCRETE.
 - USE 0.229"x3"x3" PLATE WASHERS AT BOLTS FOR PLATE ANCHORAGE.
 - EPOXY BOLTS MAY BE USED IN LIEU OF ANCHOR BOLTS (SEE DETAIL 3/54.2).
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL CONSIST OF TREATED LUMBER. UNLESS OTHERWISE NOTED, ALL WOOD SHALL MEET THE CODE REQUIREMENTS. FASTENERS INTO TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

II. WOOD FRAMING:

- GLU-LAM TIMBER: 24F-V4 DF/DF
- FRAMING LUMBER: DOUGLAS FIR-LARCH NO. 2 OR BETTER
- SHEATHING: APA RATED (INT. GRADE WITH EXT. GLUE) AS FOLLOWS WITH THE FOLLOWING NAILING REQUIREMENTS, U.N.O. PLACE ROOF AND FLOOR SHEATHING IN STAGGERED LAYOUT.
 - ROOF: 5/8" THICK OSB PANELS WITH A 32/16 SPAN RATING / 7/16" THICK PANELS WITH 24/16 SPAN RATING MAY BE USED FOR RESIDENTIAL BUILDINGS WITH SNOW LOADS NOT MORE THAN 40 PSF. FOR ALL PANELS WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES. BLOCKING, TRUSS DRAG STRUTS, AND GABLE END WALLS/TRUSSES AND 2 FULL HEIGHT KING STUDS (TOP PLATE) AT THE ENDS OF ALL BEAMS, UNLESS NOTED OTHERWISE. FOR SPANS LESS THAN 6'-0", PROVIDE A MINIMUM OF 1 FULL HEIGHT KING STUD.
 - D. USE APPROPRIATE SIMPSON POST CAPS / TIES TO CONNECT BEAMS TO POSTS / STUDS FOR SPANS OF 6'-0" AND GREATER.
 - E. ALL WOOD POSTS SHALL HAVE APPROPRIATE SIMPSON POST CAPS AND BASE CONNECTORS INSTALLED ON EACH END. WOOD POSTS SHALL BE INSTALLED ON CONCRETE SLABS AT LEAST A 1" STANDOFF BASE. WHERE POSTS ARE INSTALLED ON CONCRETE SLABS OR FOOTINGS SEE DETAILS 9/54.1, 10/54.1 AND 8/54.2 FOR ADDITIONAL INFORMATION.
 - F. USE APPROPRIATE SIMPSON HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS. USE TOP FLANGE HANGERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS, AS PER DETAIL 10/55.2.
 - G. ALL METAL CONNECTORS, STRAPS, HOLDOWNS, HANGERS, ETC. CALLED OUT ON THE DRAWINGS SHALL BE INSTALLED WITH APPROPRIATE SCHEDULED BOLTS, ATTACHMENTS, ETC. AS PER THE MANUFACTURER'S RECOMMENDATIONS.
- 16 GAGE STAPLES WITH 7/16" MIN. CROWN WIDTH AND 1" MIN. PENETRATION INTO SUPPORTING FRAMING MEMBERS MAY BE USED IN LIEU OF NAILS AT A SPACING OF ONE-HALF THAT DESIGNATED FOR NAILS.
- PROVIDE SUPPORT STUDS AT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDER TRUSSES AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - SPANS LESS THAN 5'-0": 1 SUPPORT STUD MINIMUM.
 - SPANS 5'-0" TO 10'-0": 2 SUPPORT STUDS MINIMUM.
 - SPANS 10'-0" TO 14'-0": 3 SUPPORT STUDS MINIMUM.
 - SPANS GREATER THAN 14'-0": 4 SUPPORT STUDS MINIMUM.
- ADDITIONALLY, SUPPORT STUDS SHALL AT LEAST MATCH THE WIDTH OF THE BEAM, HEADER, AND GIRDER TRUSS AND THE WIDTH OF THE SUPPORTING WALL.
- FOR SPANS OF 6'-0" AND GREATER, AT EXTERIOR WALLS, PROVIDE A MINIMUM OF 2 FULL HEIGHT KING STUDS (TOP PLATE) AT THE ENDS OF ALL BEAMS, UNLESS NOTED OTHERWISE. FOR SPANS LESS THAN 6'-0", PROVIDE A MINIMUM OF 1 FULL HEIGHT KING STUD.
- D. USE APPROPRIATE SIMPSON POST CAPS / TIES TO CONNECT BEAMS TO POSTS / STUDS FOR SPANS OF 6'-0" AND GREATER.
- E. ALL WOOD POSTS SHALL HAVE APPROPRIATE SIMPSON POST CAPS AND BASE CONNECTORS INSTALLED ON EACH END. WOOD POSTS SHALL BE INSTALLED ON CONCRETE SLABS AT LEAST A 1" STANDOFF BASE. WHERE POSTS ARE INSTALLED ON CONCRETE SLABS OR FOOTINGS SEE DETAILS 9/54.1, 10/54.1 AND 8/54.2 FOR ADDITIONAL INFORMATION.
- F. USE APPROPRIATE SIMPSON HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS. USE TOP FLANGE HANGERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS, AS PER DETAIL 10/55.2.
- G. ALL METAL CONNECTORS, STRAPS, HOLDOWNS, HANGERS, ETC. CALLED OUT ON THE DRAWINGS SHALL BE INSTALLED WITH APPROPRIATE SCHEDULED BOLTS, ATTACHMENTS, ETC. AS PER THE MANUFACTURER'S RECOMMENDATIONS.

WALL LEGEND AND ABBREVIATIONS

SYMBOL / ABBREVIATION	DESCRIPTION	SYMBOL / ABBREVIATION	DESCRIPTION
A.B.	"ANCHOR BOLT"		PREFAB STONE
ABV.	"ABOVE"		BRICK/NATURAL STONE
A.P.O.	"AS PER OWNER"		NOTCH IN TOP OF FDTN. WALL
BL.W.	"BELOW"		CONC. FDTN. WALL
BRG.	"BEARING"		CONC. FOOTING
C.J.	"CONTROL/CONSTRUCTION JOINT"		STEPPED FOOTING
CONC.	"CONCRETE"	S  S	2x6 BEARING WALL
CONT.	"CONTINUOUS"		2x4 BEARING WALL
DET.	"DETAIL"		2x6 NON-BEARING WALL
EA.	"EACH"		2x4 NON-BEARING WALL
FDTN.	"FOUNDATION"		2x6 NON-BEARING SHEAR WALL
FTG.	"FOOTING"		2x4 NON-BEARING SHEAR WALL
G.L.B.	"GLU-LAM BEAM"		HEADER/BEAM
MAX.	"MAXIMUM"		6x6 POST
MIN.	"MINIMUM"		4x4 POST
O.C.	"ON CENTER"		
OPP.	"OPPOSITE"		
SIM.	"SIMILAR"		
TYP.	"TYPICAL"		
U.N.O.	"UNLESS NOTED OTHERWISE"		

THESE DRAWINGS AND CONTRACTOR WILL HAVE TO BE RESPONSIBLE FOR ALL MATERIALS AND LABOR AND FOR THE PROTECTION OF OTHER INFORMATION NOTED ON THESE DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF OTHER INFORMATION NOTED ON THESE DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF OTHER INFORMATION NOTED ON THESE DRAWINGS.

Stanley C. Berniche



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DATE: 3/13/2019

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FOR: DENNIS & CATHY L ONCEELL LOW

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ELEVATIONS

DATE:	3/13/2019	DRAWN: CWH/BRH
JOB NO.:	19012	TYPE: ORIGINAL DRAWING

SHEET

52.1

REVIEWED FOR CODE
COMPLIANCE
WEBER COUNTY BUILDING INSPECTIONS

Stanley C. Berniche

NOTES TO PLAN:

1. SEE GENERAL STRUCTURAL NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. THIS PLAN IS TO BE WORKED ALONG WITH THESE OTHER SUPPORTING SHEETS. THE OWNER AND CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
2. FOOTINGS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOOTING SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS SHALL BE A FC2.0 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING INTERIOR WOOD BEARING WALLS SHALL BE A FC1.5 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING A CONV. PATIO/DECK POST SHALL BE A FS3.0 FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS 9/54.1 AND 4/54.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
3. FOUNDATION WALLS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOUNDATION WALL SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. REINFORCING FOR RETAINING WALLS SHALL BE BASED ON THE FOUNDATION WALL HEIGHT AS DESIGNATED IN THE SCHEDULE. CONTACT THE DESIGNER FOR FOUNDATION WALLS WITH HEIGHTS (HEIGHT BETWEEN LOW AND HIGH GRADE) GREATER THAN THAT SHOWN IN THE SCHEDULE. SEE DETAIL 4/54.1 FOR FOUNDATION WALL CORNERS AND INTERSECTIONS. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE FLOORS ARE PROPERLY INSTALLED TO PROVIDE ADEQUATE BRACING. SOIL USED FOR BACKFILL SHALL CONFORM TO THAT SPECIFIED IN THE CONCRETE FOUNDATION WALL SCHEDULE.
4. ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S5.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
5. HOLDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S1.1 AND DETAILS 2/54.2 FOR ADDITIONAL INFORMATION. PROVIDE HOLDOWNS AS NOTED ON THE DRAWINGS. USE RIM JOIST VERSION OF STRAP WHEN LOCATED AT RIM JOIST FOR WOOD OR MISPLACED HOLDOWNS. PROVIDE HOLDOWNS FOR DOWN STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLDOWN SCHEDULE.
6. RETAINING WALLS: SEE DETAILS 1/54.1 AND 2/54.1 FOR RETAINING WALL CONSTRUCTION INFORMATION FOR LANDSCAPE AREAS ONLY. CONTACT THE DESIGNER FOR RETAINING WALLS EXCEEDING THE HEIGHT SHOWN IN THE DETAILS OR AREAS WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF THE WALL.
7. DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONALLY FORMED FOOTINGS.
8. CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/55.2.
9. CONCRETE SLABS OVER BACKFILL: PROVIDE REBAR DOWELS FROM CONCRETE TO CONCRETE FOUNDATION WALLS OVER BACKFILL AREAS AS SHOWN IN DETAIL 3/55.2.
10. CONCRETE SLAB CONTROL JOINTS: SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS PROVIDED AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. INSTALL JOINTS SO THE LENGTH TO WIDTH RATIO BETWEEN THE JOINTS IS NOT MORE THAN 1.25 TO 1. INSTALL CONTROL JOINTS WITHIN 24 HOURS OF CONCRETE PLACEMENT BY SAW CUTTING TO A DEPTH OF 1/4" THE THICKNESS OF THE SLAB. ALL DISCONTINUOUS CONTROL JOINTS OR CONSTRUCTION JOINTS SHALL BE REINFORCED WITH (2) #4 x 48" REBAR. SEE DETAILS.
11. WALLS: 2x4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING SHEAR AND BRACING WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
12. SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL UNLESS NOTED OTHERWISE. TO HELP RESIST SEISMIC WIND LOADS, ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.1 UNLESS NOTED OTHERWISE. WALLS NOTED AS "BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
13. BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL BE FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.1 UNLESS NOTED OTHERWISE. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
14. WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWING, SEE THE WOOD BEAM/HEADER SCHEDULE FOR SIZES AND ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR SIZES AND ADDITIONAL INFORMATION. DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 5'-2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
15. FLOOR FRAMING: ALL FLOOR JOISTS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S5.1 THRU S5.2. UNLESS NOTED OTHERWISE, FLOOR JOISTS SHALL RUN PARALLEL TO EXISTING STAIRS AND/OR SHEAR WALLS. THE THICKNESS OF THE SLAB SHALL BE AS NOTED IN THE DETAILS ON SHEETS S4.1 THRU S6.1 UNLESS NOTED OTHERWISE. WHERE POSSIBLE, ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
16. FLOOR FRAMING PERFORMANCE: THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEEDS THE MINIMUM CODE REQUIREMENTS AND REPRESENT A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION.
17. WOOD POSTS: ALL WOOD POSTS SHALL HAVE APPROPRIATE METAL POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS UPLIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST 1" STAIR FOOT BASE. WHERE POSTS ARE INSTALLED ON CONC. PIERS OR FOOTINGS SEE DETAILS 9/54.1, 10/54.1, AND 8/54.2 FOR ADDITIONAL INFORMATION.
18. METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
19. DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/55.1.
20. TIE UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON M548 STRAP WHERE NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 6/55.2.
21. TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILING, RAISED CEILING, ETC.) NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
22. TRUSS, RAFTER, AND ROOF FRAMING: ALL TRUSSES AND RAFTERS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.1 UNLESS NOTED OTHERWISE. PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/56.2.
23. TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.

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BASEMENT/FOUNDATION PLAN

S2.2

EXPOSED GLUE LAMINATED BEAMS SHALL BE PRESSURE TREATED WITH PRESERVATIVE OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD PER THE 2015 IRC, SECTION R317.1.5

FLOOR FRAMING PERFORMANCE NOTE:
THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEEDS THE MINIMUM CODE REQUIREMENTS AND REPRESENT A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION.

OPENING PROTECTION PER SECTION R302.5.1 OF THE 2015 IRC.

FIRE PROTECT STAIRS PER SECTION R302.5.1 OF THE 2015 IRC.

OWNER OR CONTRACTOR SHALL VERIFY WITH THE WINDOW SUPPLIER THAT THE MINIMUM CLEAR OPENING WIDTH AND HEIGHT MEET THE 2015 IRC SECTION R302.5.1 REQUIREMENTS.

NOTE TO WINDOW/DOOR SUPPLIER:
ALL WINDOW AND DOOR SIZES AND LOCATIONS SHALL BE VERIFIED WITH THE OWNER/GENERAL CONTRACTOR AND WITH THE WINDOW/DOOR SUPPLIER BEFORE FABRICATION. WINDOWS AND DOORS SHALL NOT BE FABRICATED BEFORE ROUGH FRAMING IS COMPLETE AND VERIFIED AS NOTED ABOVE. THE WINDOW/DOOR SUPPLIER SHALL ASSUME ALL RISKS ASSOCIATED WITH WINDOW/DOORS FABRICATED BEFORE VERIFICATION AS NOTED ABOVE.

HOLDOWN NOTE:
SEE MAIN FLOOR PLAN FOR LOCATIONS OF HOLDOWNS WITH RESPECT TO WALL FRAMING ABOVE. ALSO REFER TO DETAILS 5 AND 9/54.2

FOOTINGS ARE TO BEAR ON SUITABLE NATURAL SOIL OR PROPERLY COMPACTED AND TESTED STRUCTURAL FILL. IF BEARING ON FILL, COMPACTION TEST AND SOILS REPORT ARE REQUIRED.

STEP FOOTINGS AS NECESSARY TO MAINTAIN THE MINIMUM REQUIRED FROST DEPTH. CONTACT ENGINEER OF RECORD FOR APPROVAL PRIOR TO MAKING ANY FOOTING/ FOUNDATION CHANGES.

MINIMUM FROST DEPTH FOR ALL EXTERIOR CONTINUOUS AND SPOT FOOTINGS SHALL BE 40" BELOW FINISHED GRADE.

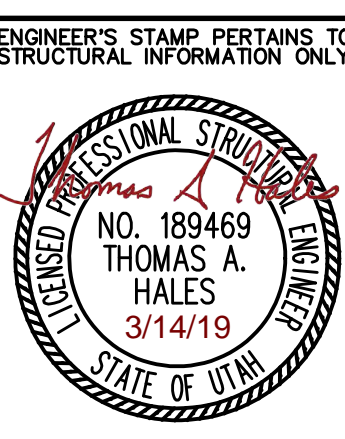
BASEMENT/FOUNDATION PLAN

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

DESIGN LOADS	
ROOF:	
SNOW	= 55 psf
DEAD	= 17 psf
FLOOR:	
LIVE	= 40 psf
DEAD	= 12 psf
DECK:	
LIVE	= 60 psf
DEAD	= 12 psf
GROUND SNOW LOAD	= 79 psf
ULTIMATE DESIGN WIND SPEED, V_{ult}	= 115 mph
NOMINAL DESIGN WIND SPEED, V_{des}	= 90 mph
SEISMIC DESIGN CATEGORY 'D'	
SITE CLASS 'D'	
SOIL BEARING PRESSURE	= 1500 psf
CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. NO INCREASE OR LIGHTWEIGHT CONC. HAS BEEN INCORPORATED IN THE FLOOR DESIGN.	

NOTICE AND WARNING
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THESE DRAWINGS & DESIGNS MAY BE USED FOR THE CONSTRUCTION OF A SINGLE BUILDING LOCATED AS FOLLOWS:
LOT # 11
SUBDIVISION SNOWFLAKE SUBDIVISION NO. 2
ADDRESS 4427 N. POWDER MOUNTAIN ROAD
CITY EDEN STATE UTAH
ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.
DATE 3/13/2019

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS. READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

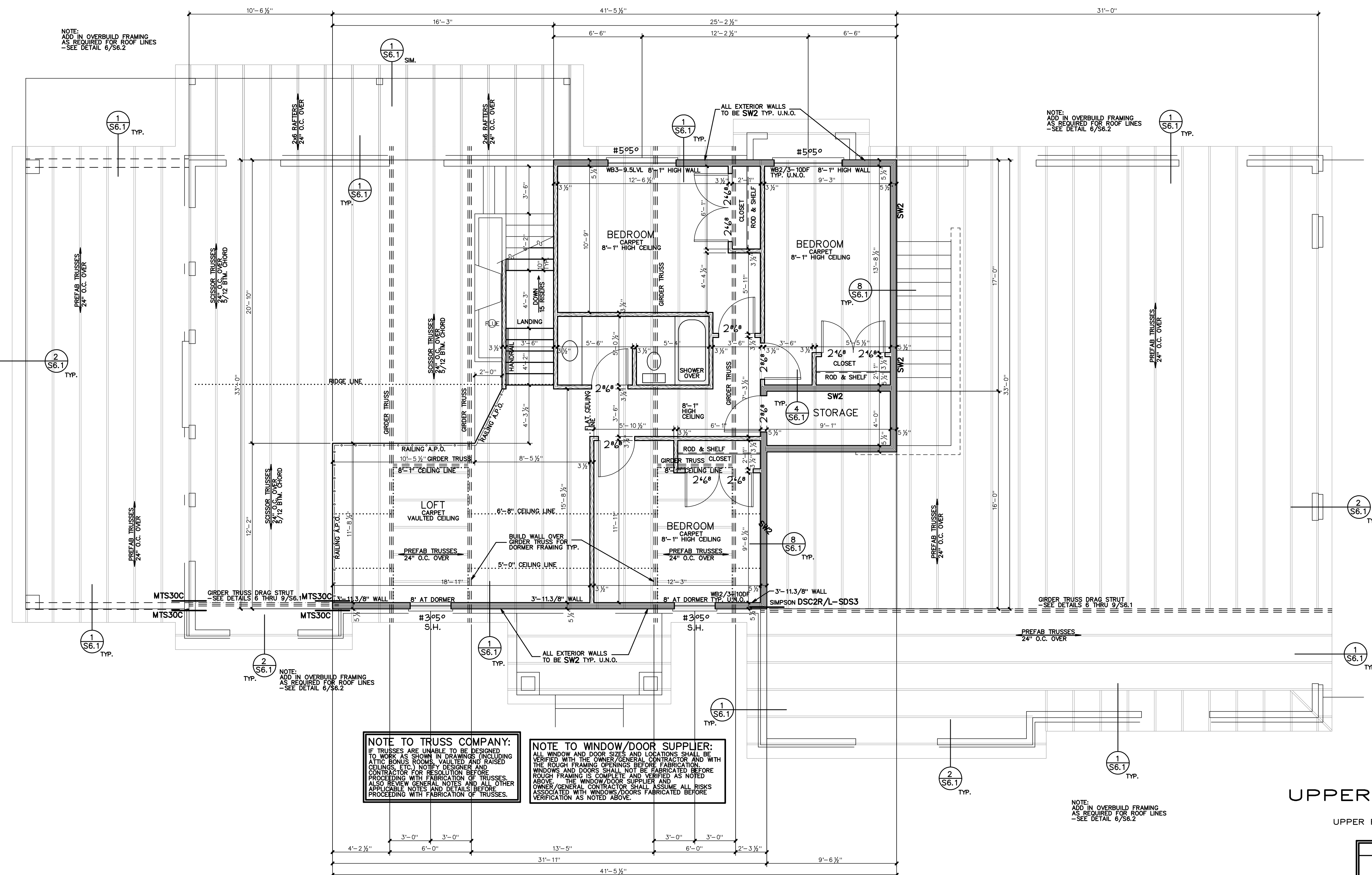


REVIEWED FOR CODE COMPLIANCE
WEBER COUNTY BUILDING INSPECTIONS

Stanley C. Berniche

NOTES TO PLAN:

- SEE GENERAL STRUCTURAL NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. THIS PLAN IS TO BE WORKED ALONG WITH THESE OTHER SUPPORTING SHEETS. THE OWNER AND CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
- FOOTINGS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOOTING SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS SHALL BE A FC2.0 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING INTERIOR WOOD BEARING WALLS SHALL BE A FC1.5 FOOTING UNLESS NOTED OTHERWISE. FOOTINGS SUPPORTING A C.O.V. PATIO/DECK POST SHALL BE A FSS.1 FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS 3/S4.1 AND 4/S4.1 FOR FOOTING STEPS, CORNERS, AND INTERSECTIONS.
- FOUNDATION WALLS: SEE THE GENERAL STRUCTURAL NOTES, THE CONCRETE FOUNDATION WALL SCHEDULE, AND THE DETAILS ON SHEETS S4.1 AND S4.2 FOR ADDITIONAL INFORMATION. REINFORCING SHALL BE BASED ON THE FOUNDATION WALL HEIGHT AS DETERMINED IN THE SCHEDULE. CONTACT THE DESIGNER FOR FOUNDATION WALLS WITH HEIGHTS BETWEEN LOW AND HIGH GRADE. FOUNDATION WALLS SHALL BE GREATER THAN THAT SHOWN IN THE SCHEDULE. SEE DETAIL 4/S4.1 FOR FOUNDATION WALL CORNERS AND INTERSECTIONS. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE FLOORS ARE PROPERLY INSTALLED TO PROVIDE EQUIVALENT BRACING FOR BACKFILL. ALL DETAILS SHALL CONFORM TO THAT SPECIFIED IN THE CONCRETE FOUNDATION WALL SCHEDULE.
- ANCHOR BOLTS: SEE THE GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE ON SHEET S1.1 FOR FOUNDATION ANCHOR BOLT REQUIREMENTS.
- HOLDOWNS: SEE THE METAL HOLDOWN SCHEDULE ON SHEET S1.1 AND DETAILS 5 & 9/S4.2 FOR ADDITIONAL INFORMATION. PROVIDE HOLDOWNS AS NOTED ON THE DRAWINGS. USE RIM JOIST WHEN LOCATED AT RIM JOIST. FOR MISSED OR MISPLACED HOLDOWNS USE AN ALTERNATE HOLDOWN STRAP AS NOTED IN THE COMMENTS COLUMN OF THE METAL HOLDOWN SCHEDULE.
- RETAINING WALLS: SEE DETAILS 1/S4.1 AND 2/S4.1 FOR RETAINING WALL CONSTRUCTION INFORMATION FOR WALLS RETAINING LANDSCAPE AREAS ONLY. CONTACT THE DESIGNER FOR RETAINING WALLS EXCEEDING THE HEIGHT SHOWN IN THE DETAILS OR AREAS WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF TOP OF WALL.
- DECK FOOTINGS: PLASTIC CONCRETE SPOT FOOTING FORMS WITH EQUIVALENT OR GREATER FOOTING FOOTPRINT AND REINFORCING MAY BE USED IN PLACE OF TRADITIONAL FORM FOOTINGS.
- CONCRETE PORCH SLABS: PROVIDE REINFORCING FOR SELF SUSPENDED CONCRETE PORCH SLABS AS SHOWN IN DETAIL 4/S5.2.
- CONCRETE SLABS OVER BACKFILL: PROVIDE REBAR DOWELS FROM CONCRETE SLABS TO ADJACENT CONCRETE FOUNDATION WALLS OVER BACKFILL AREAS AS SHOWN IN DETAIL 3/S5.2.
- CONCRETE SLAB CONTROL JOINTS: SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS PROVIDED AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. INSTALL JOINTS SO THE LENGTH TO WIDTH RATIO BETWEEN THE JOINTS IS NOT MORE THAN 1.25 TO 1. INSTALL CONTROL JOINTS WITHIN 24 HOURS OF CONCRETE PLACEMENT BY SAW CUTTING TO A DEPTH OF 1/4 THE THICKNESS OF THE SLAB. ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS SHALL BE REINFORCED WITH (2)-#4 x 48" REBAR. SEE DETAILS.
- WALLS: 2x4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
- SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL UNLESS NOTED OTHERWISE. TO HELP RESIST SEISMIC/WIND FORCES, ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
- BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL BE FULL HEIGHT STUD WALLS AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S4.1 THRU S6.3, U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
- WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWINGS, SEE THE WOOD BEAM/HEADER SCHEDULE FOR ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAMS OR HEADERS NOT DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 9'-2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 9'-2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
- FLOOR FRAMING: ALL FLOOR JOISTS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.2, U.N.O. FLOOR JOISTS THAT RUN PARALLEL TO EXTERIOR BEARING WALLS OR SHEAR WALLS SHALL HAVE SOLID BLOCKING PROVIDED BY ONE OF THE METHODS SHOWN IN DETAILS 2, 3, 5, 6, 8, 9, OR 9/S5.1 WHERE POSSIBLE. ALL FLOOR FRAMING SHALL BE CONTINUOUS OVER INTERMEDIATE BEARING SUPPORTS.
- FLOOR FRAMING PERFORMANCE: THE FLOOR FRAMING SYSTEM DESIGNATED IN THESE DRAWINGS EXCEEDS THE MINIMUM CODE REQUIREMENTS AND REPRESENT A STANDARD FLOOR PERFORMANCE. HOWEVER, DUE TO VARIATIONS IN AN INDIVIDUAL'S PERCEPTION OF AN ACCEPTABLE FLOOR PERFORMANCE, THE OWNER/CONTRACTOR SHALL VERIFY THAT THE DESIGNATED FLOOR FRAMING SYSTEM IS ACCEPTABLE TO THE OWNER'S EXPECTATIONS BEFORE BEGINNING FLOOR CONSTRUCTION.
- WOOD POSTS: ALL WOOD POSTS SHALL HAVE APPROPRIATE METAL POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 900 POUNDS LIFT/UP. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST A 1" STANDOFF FROM CONCRETE. WOOD POSTS ARE NOT TO BE USED FOR FOUNDATIONS. SEE DETAILS 9/S4.1, 10/S4.1, AND 8/S4.2 FOR ADDITIONAL INFORMATION.
- METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
- DECK FLOORS: ALL DECK FLOORS SHALL BE HORIZONTALLY TIED TO INTERIOR FLOORS TO RESIST SEISMIC FORCES. SEE DETAIL 11/S5.1.
- UPPER FLOOR WALLS TO LOWER FLOOR WALLS WITH SIMPSON M548 STRAP WHEN NOTED ON PLANS. SEE METAL CONNECTOR SCHEDULE AND DETAIL 6/S5.2.
- TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE LAYOUT AS SHOWN IN THE DRAWINGS (INCLUDING ATTIC BONUS ROOMS, VAULTED CEILING, AND THE DESIGNER AND THE CONTRACTOR SHALL VERIFY THE DESIGNER FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
- TRUSS, RAFTER, AND ROOF FRAMING: ALL TRUSSES AND RAFTERS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEETS S6.1 THRU S6.3, U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME AS SHOWN IN DETAIL 6/S6.2.
- TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A ZONE 2 PLANE HORIZONTAL SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.



UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"
UPPER FLOOR AREA = 940 SQ. FT.

DESIGN LOADS	
ROOF:	
SNOW - 55 psf	
DEAD - 17 psf	
FLOOR:	
DEAD - 40 psf	
DEAD - 12 psf	
DECK:	
LIVE - 60 psf	
DEAD - 12 psf	
GROUND SNOW LOAD - 79 psf	
ULTIMATE DESIGN WIND SPEED, V _{ult} - 115 mph	
NOMINAL DESIGN WIND SPEED, V _{des} - 90 mph	
SEISMIC DESIGN CATEGORY 'D'	
SITE CLASS 'D'	
SOIL BEARING PRESSURE - 1500 psf	
CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL. NO INCOMPLETE OR LIGHTWEIGHT CONC. HAS BEEN INCLUDED IN THE FLOOR DESIGN.	

NOTICE AND WARNING

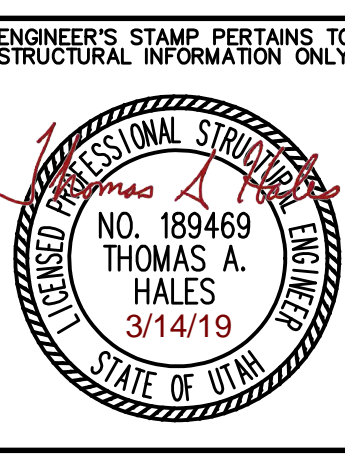
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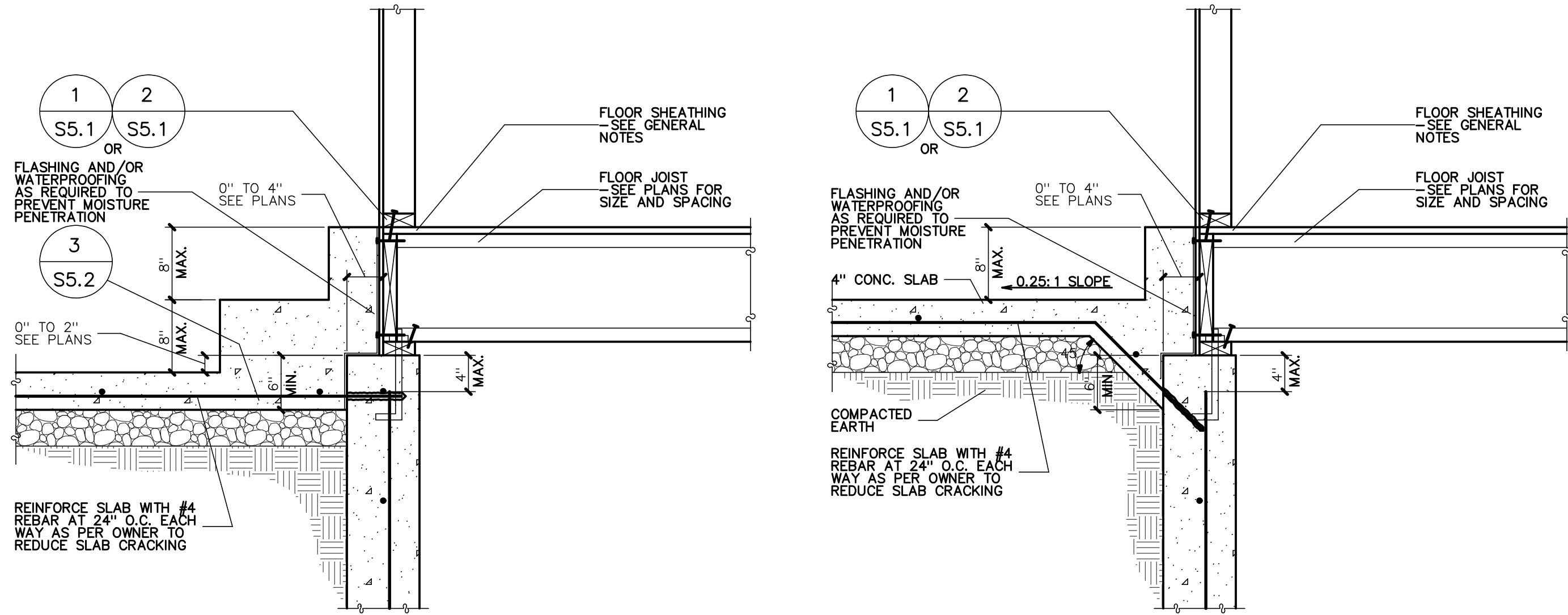
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DATE: 3/13/2019



THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER AND DEPENDENT CONTRIBUTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER AND DEPENDENT CONTRIBUTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER AND DEPENDENT CONTRIBUTION OF THE PROJECT.

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS. READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

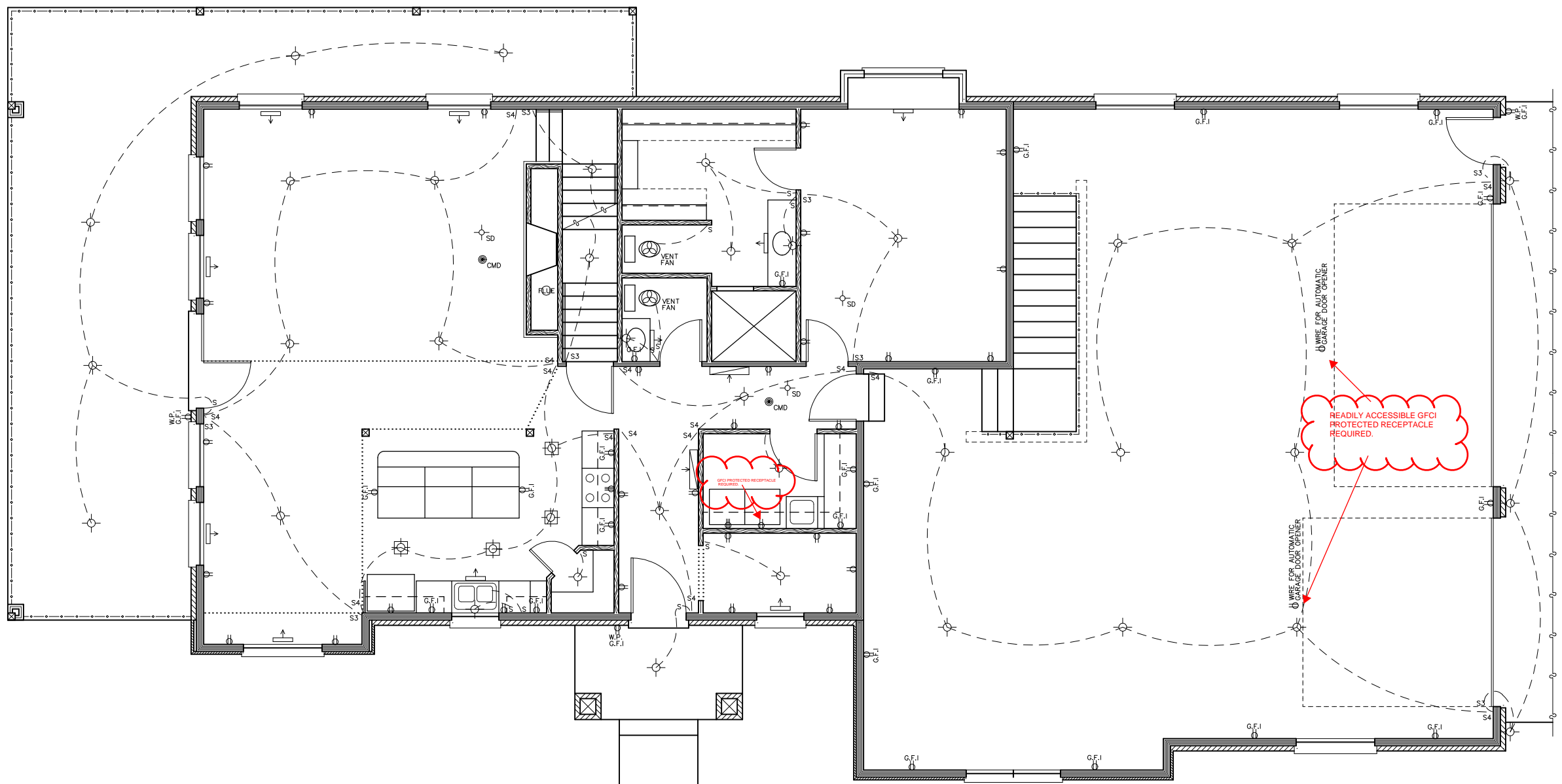


RAISED PATIO SLAB FOR STAIRS DETAIL
NO SCALE

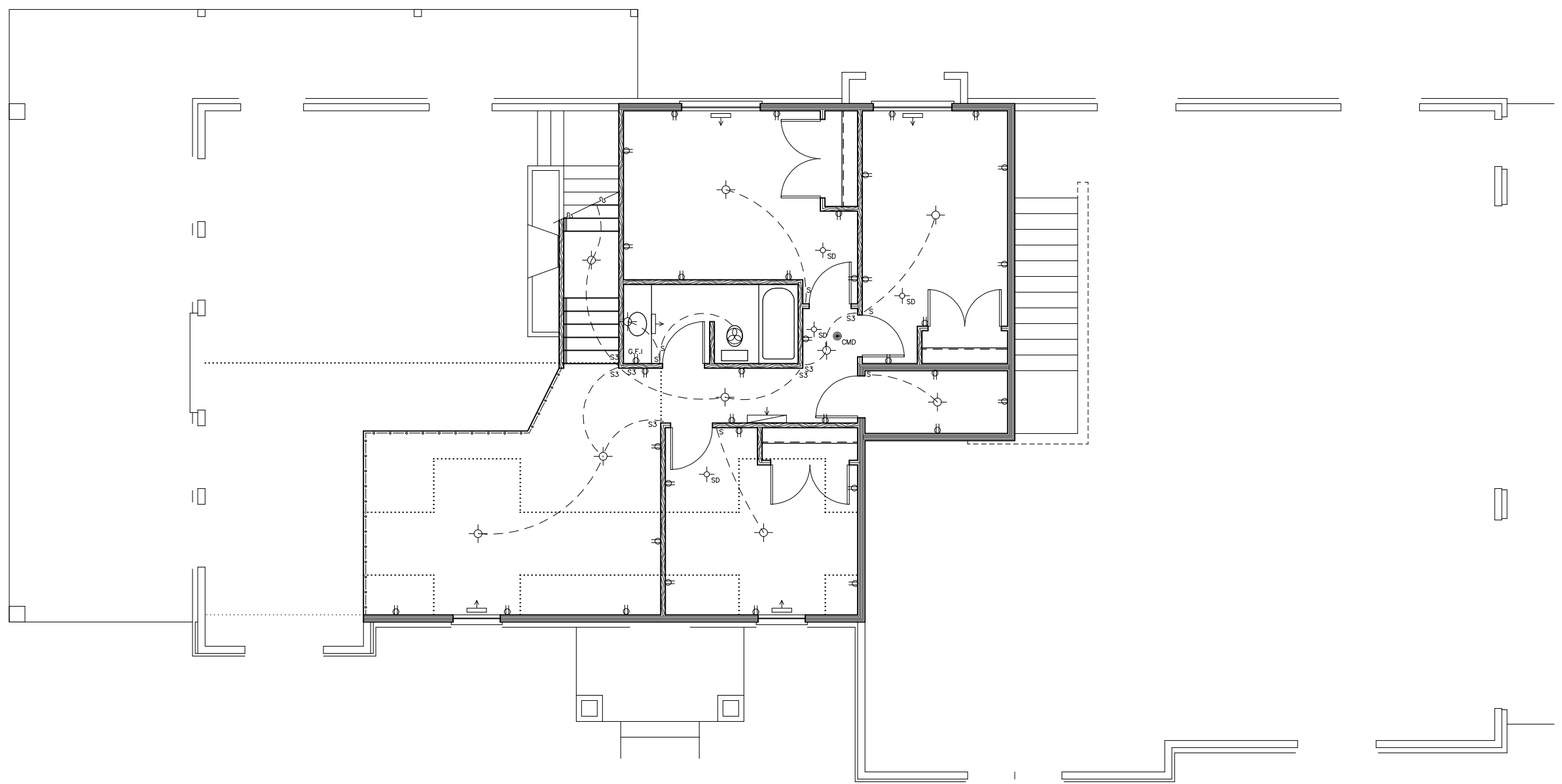
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S3.1

RAISED PATIO SLAB DETAIL
NO SCALE

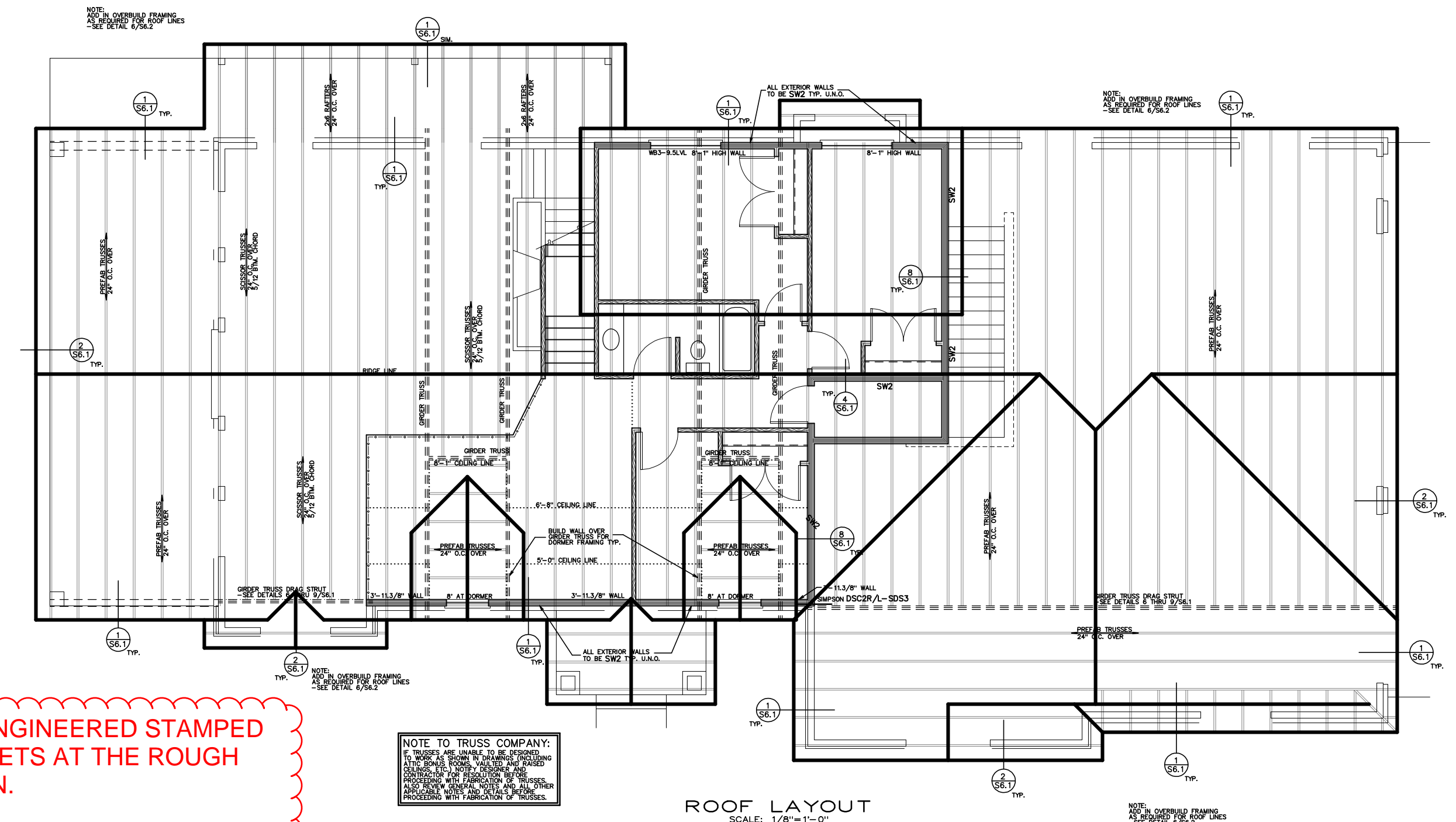
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S3.1



MAIN FLOOR ELEC./H.V.A.C. LAYOUT
SCALE: 1/8" = 1'-0"

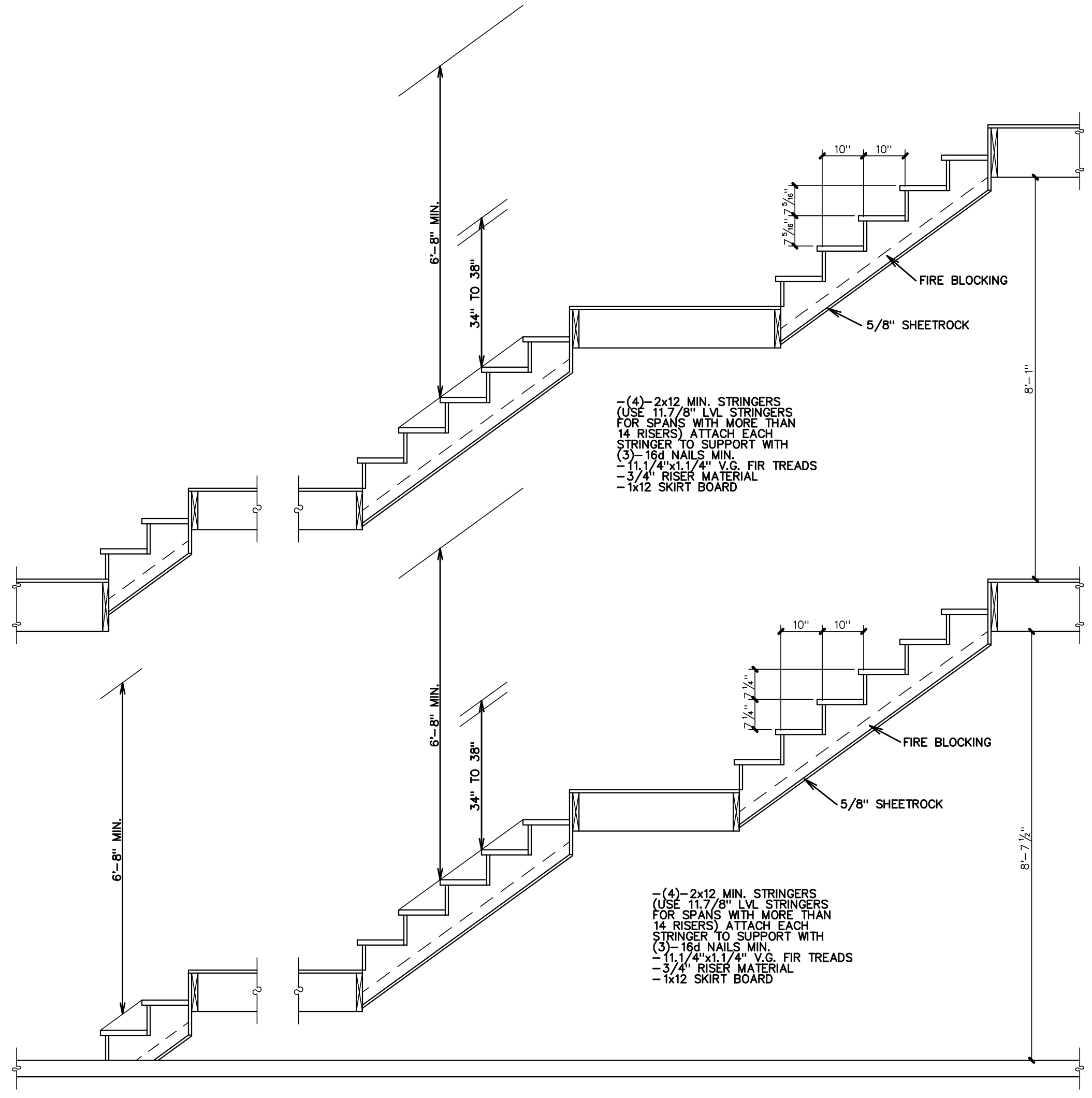


UPPER FLOOR ELEC./H.V.A.C. LAYOUT
SCALE: 1/8" = 1'-0"



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

PROVIDE ENGINEERED STAMPED TRUSS SHEETS AT THE ROUGH INSPECTION.



STAIR DETAIL
SCALE 1/2" = 1'-0"

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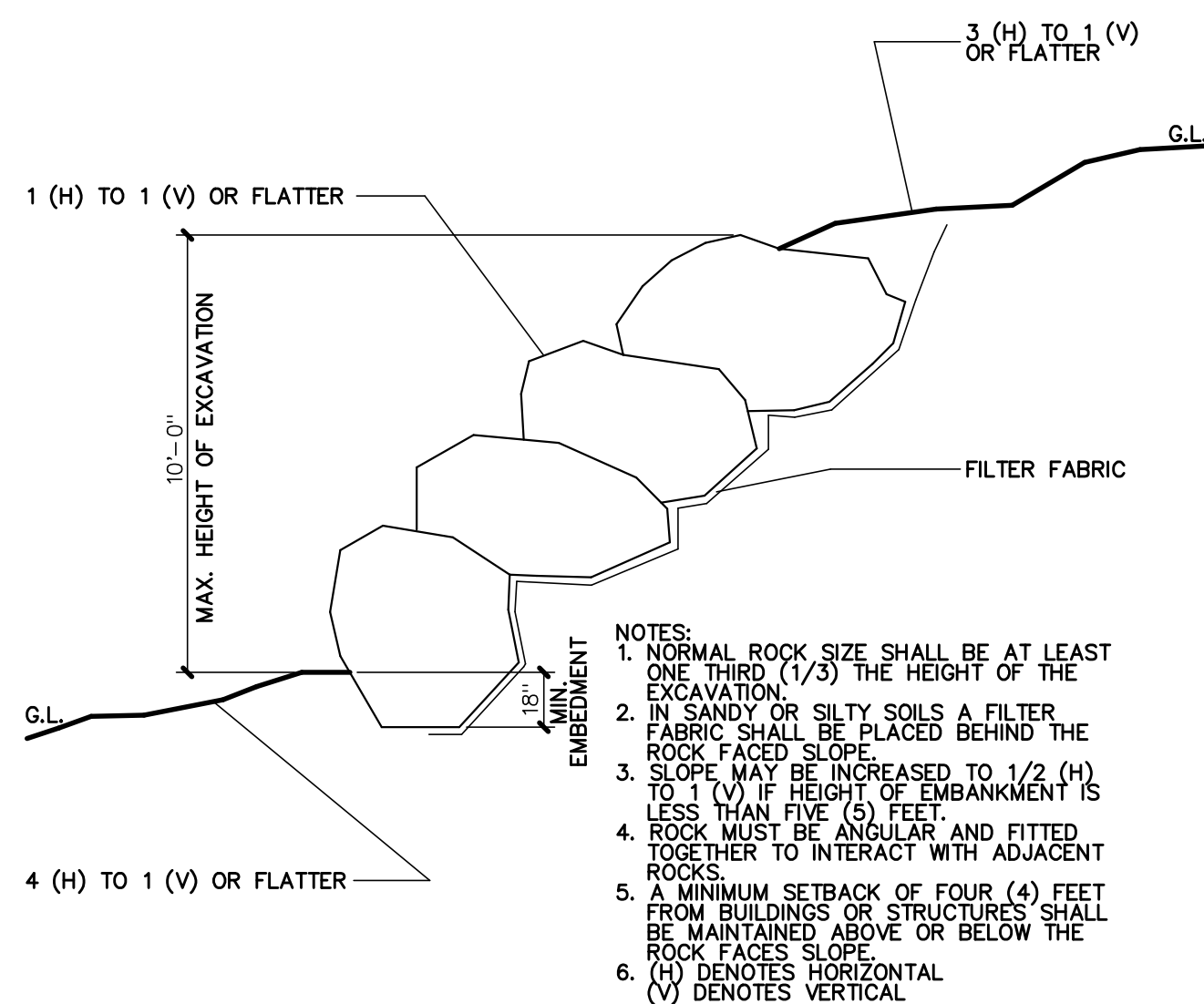
Stanley C. Berniche

GENERAL NOTES

- ROOF NOTES
 - PROVIDE ICE AND WATER SHIELD ON ROOF FROM ALL EAVE EDGES TO 24" INSIDE THE EXTERIOR WALL. ROOFS WITH SLOPES LESS THAN 4/12 SHALL HAVE ICE AND WATER SHIELD INSTALLED ON ENTIRE ROOF PLANE.
 - PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC SPACE
 - PROVIDE ATTIC VENTILATION AND ATTIC ACCESS AS PER LOCAL CODE
 - ATTIC VENTILATION: TOTAL SQ. FT./300x144 = TOTAL SQ. IN.
- PROVIDE 50% ATTIC VENTS AND 50% SOFFIT VENTS
- BAFFLE TRUSS CAVITIES AT EXTERIOR WALLS
- ELECTRICAL NOTES
 - THE ELECTRICAL PLAN SHOWN ONLY REPRESENTS A BASIC ELECTRICAL LAYOUT. ALL ELECTRICAL SHALL BE COORDINATED WITH THE OWNER AND SHALL MEET THE APPLICABLE ELECTRICAL CODES.
 - SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS NEXT TO A FURNACE AND WATER HEATER, AND ON EACH ADDITIONAL STORY OF THE DWELLING AS PER LOCAL ELECTRICAL CODES.
 - CARBON MONOXIDE DETECTORS (CMD) SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES AS PER LOCAL CODE.
 - ARC-FAULT CIRCUIT INTERRUPTERS SHALL BE INSTALLED IN ALL BEDROOMS AS PER LOCAL ELECTRICAL CODES.
 - GROUND-FAULT CIRCUIT INTERRUPTERS SHALL BE INSTALLED IN ALL OUTDOOR OUTLETS AND OUTLET CIRCUITS IN KITCHENS, BATHROOMS, GARAGES, AND WHERE OUTLETS ARE CLOSE TO A WATER SOURCE AS PER LOCAL ELECTRICAL CODES.
- MISCELLANEOUS NOTES
 - ADDITIONS: CONTRACTOR SHALL COORDINATE AND ADJUST FOUNDATION AND OTHER WALL HEIGHTS AS NEEDED TO ALLOW FLOOR LEVELS TO BE FLUSH BETWEEN NEW AND EXISTING FLOORS. ALSO, TIE HVAC SYSTEM INTO EXISTING HVAC SYSTEM, OR PROVIDE NEW AS PER LOCAL CODES.
 - POISON SOIL FOR TERMITE CONTROL AS PER LOCAL CODE REQUIREMENTS
 - PROVIDE 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD AT AREAS AS REQUIRED BY LOCAL FIRE CODE.
 - WINDOW FRAMING: ALL OPENABLE WINDOWS THAT HAVE A WINDOW SILL LOCATED MORE THAN 72" ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW SHALL BE PLACED SO THAT THE WINDOW SILL IS AT LEAST 24" ABOVE THE INTERIOR FINISHED FLOOR OR SHALL HAVE A WINDOW GUARD PROVIDED AS PER CODE. ALL WINDOWS USED FOR EGRESS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.
 - PROVIDE R-13 INSULATION MINIMUM IN 2x4 EXTERIOR WALLS, AND R-19 INSULATION MINIMUM IN 2x6 EXTERIOR WALLS. PROVIDE R-38 INSULATION MINIMUM AT ALL INTERIOR TRUSS ATTIC SPACES AND RAFTER FRAMING.
 - CRAWL SPACE VENTS: PROVIDE CRAWL SPACE VENTS AS PER LOCAL CODE REQUIREMENTS FOR ALL CRAWL SPACE AREAS.

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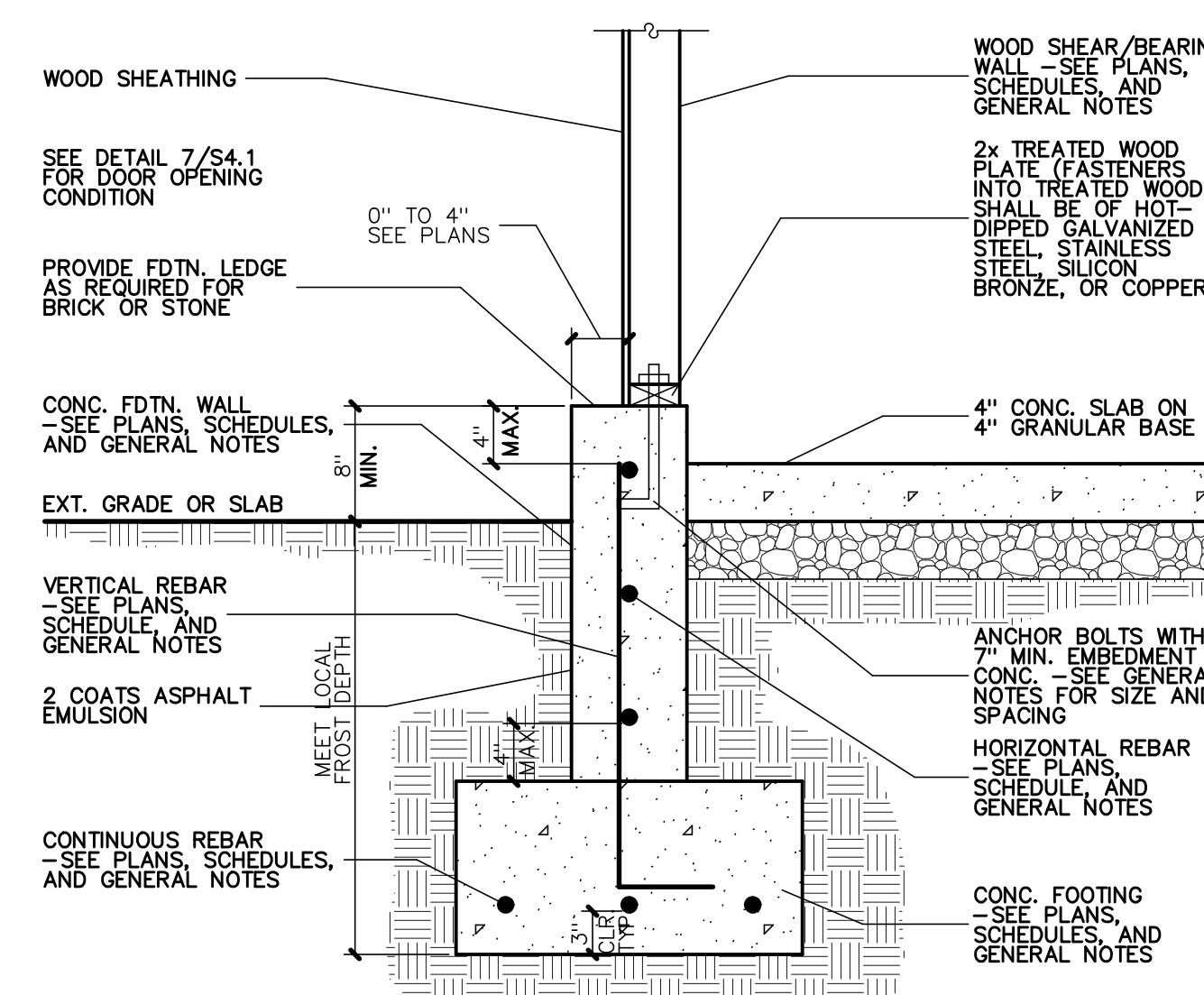
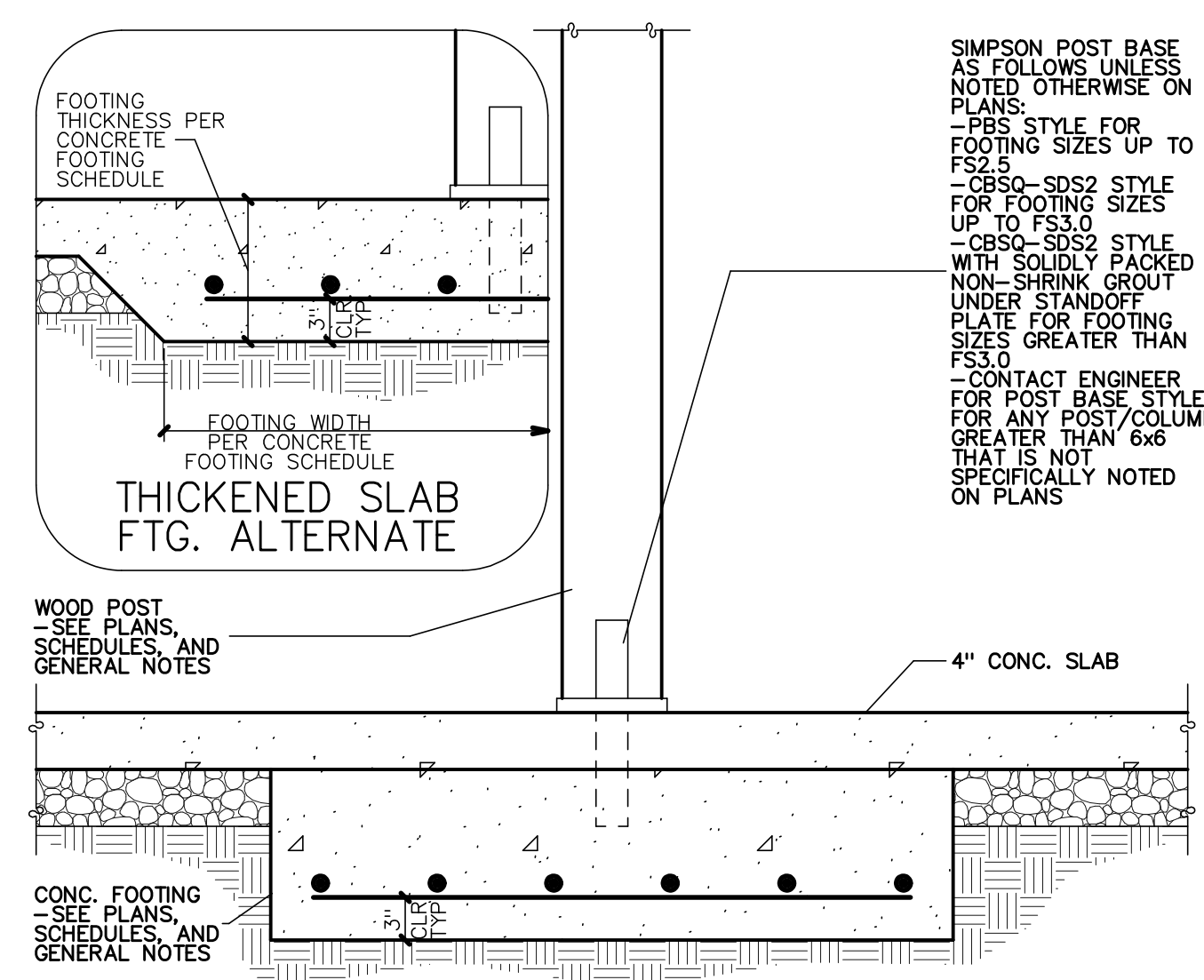
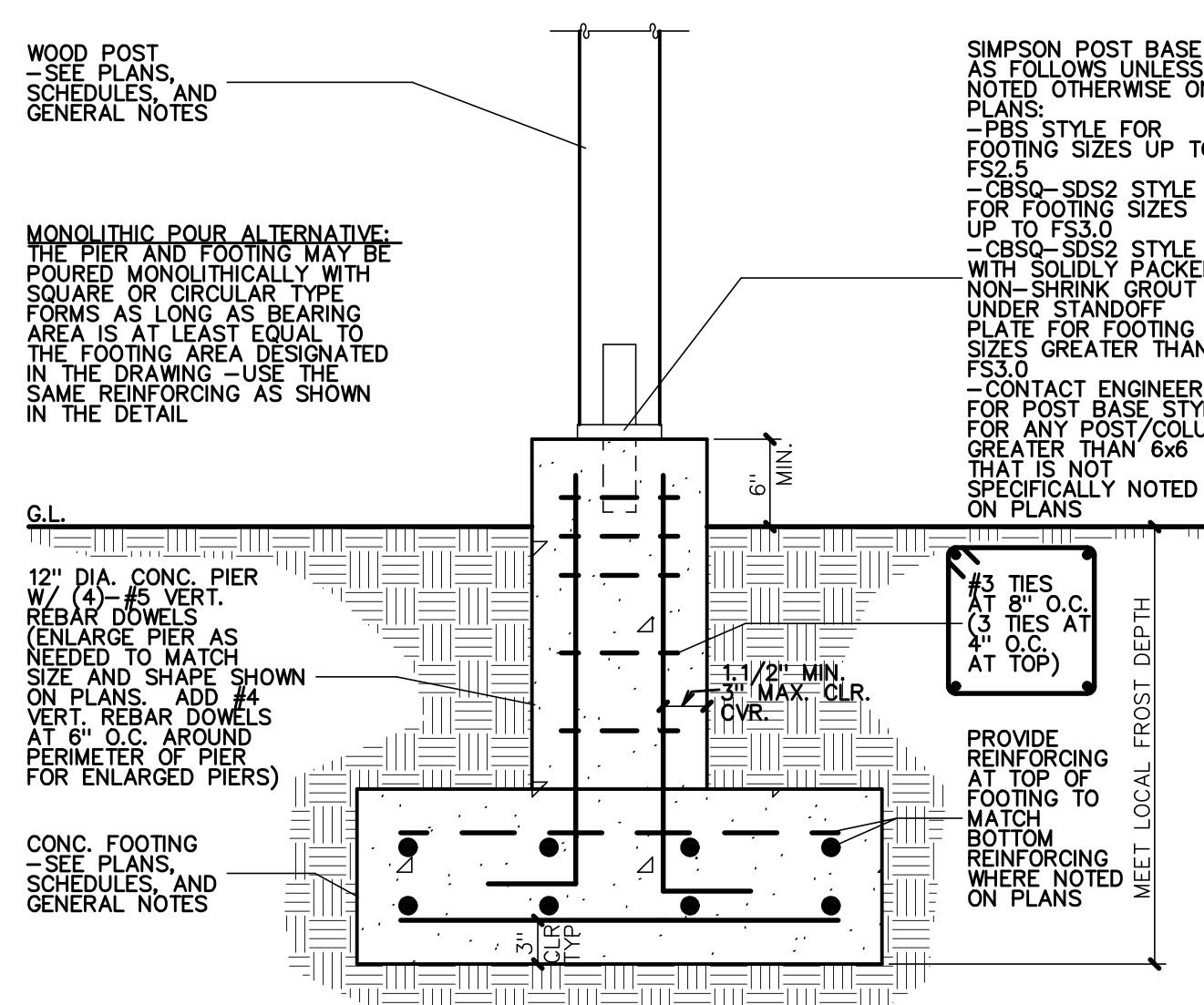
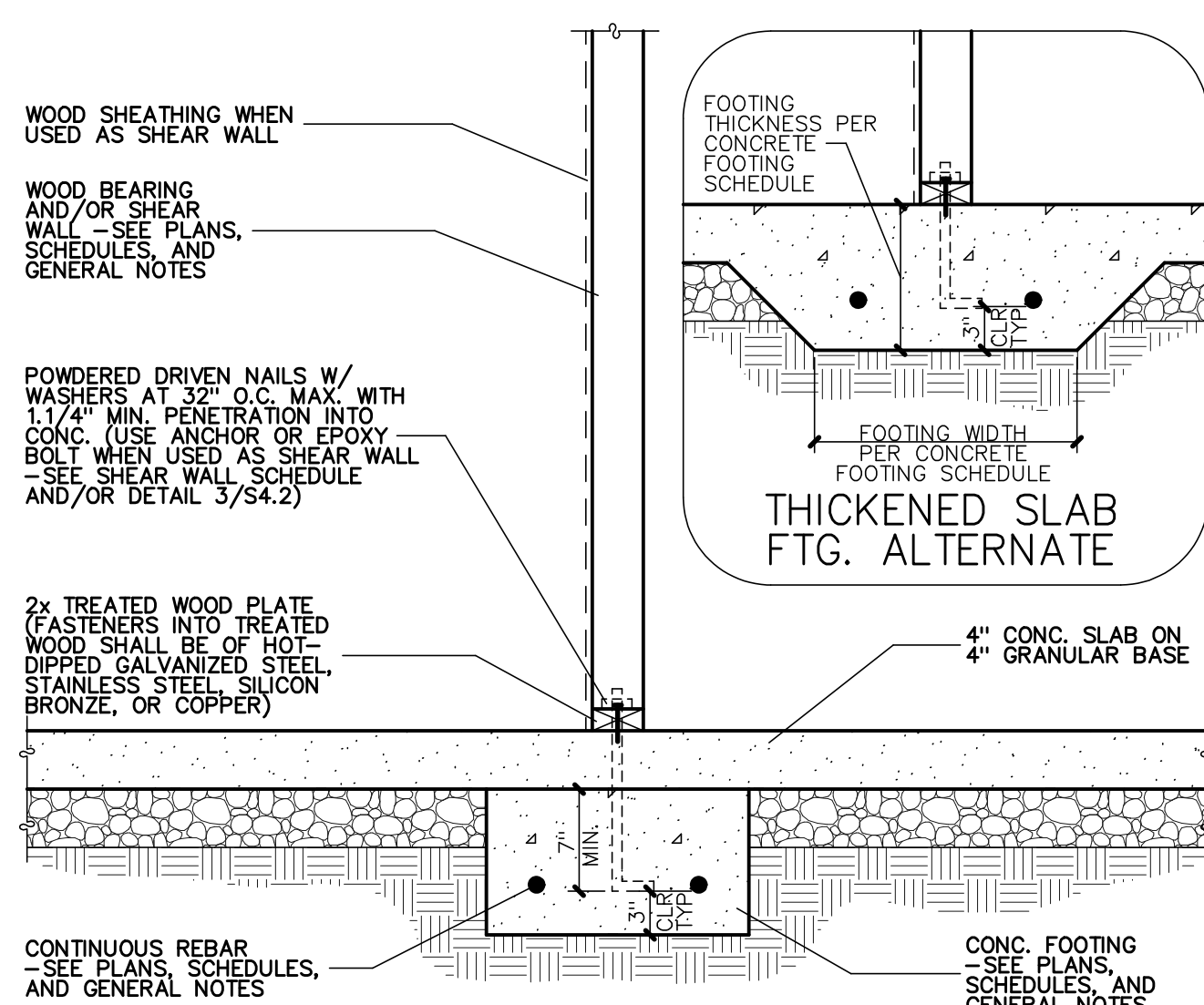
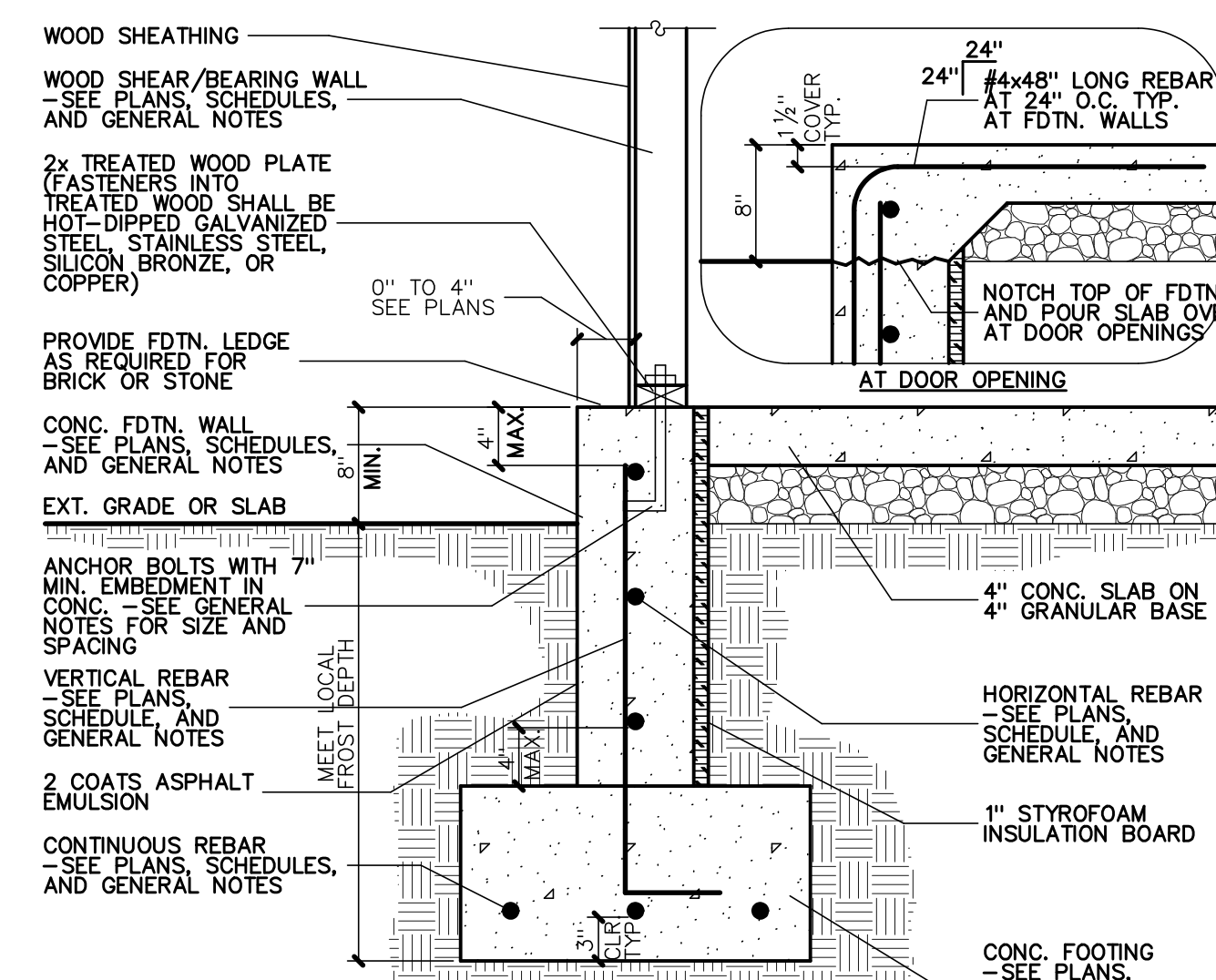
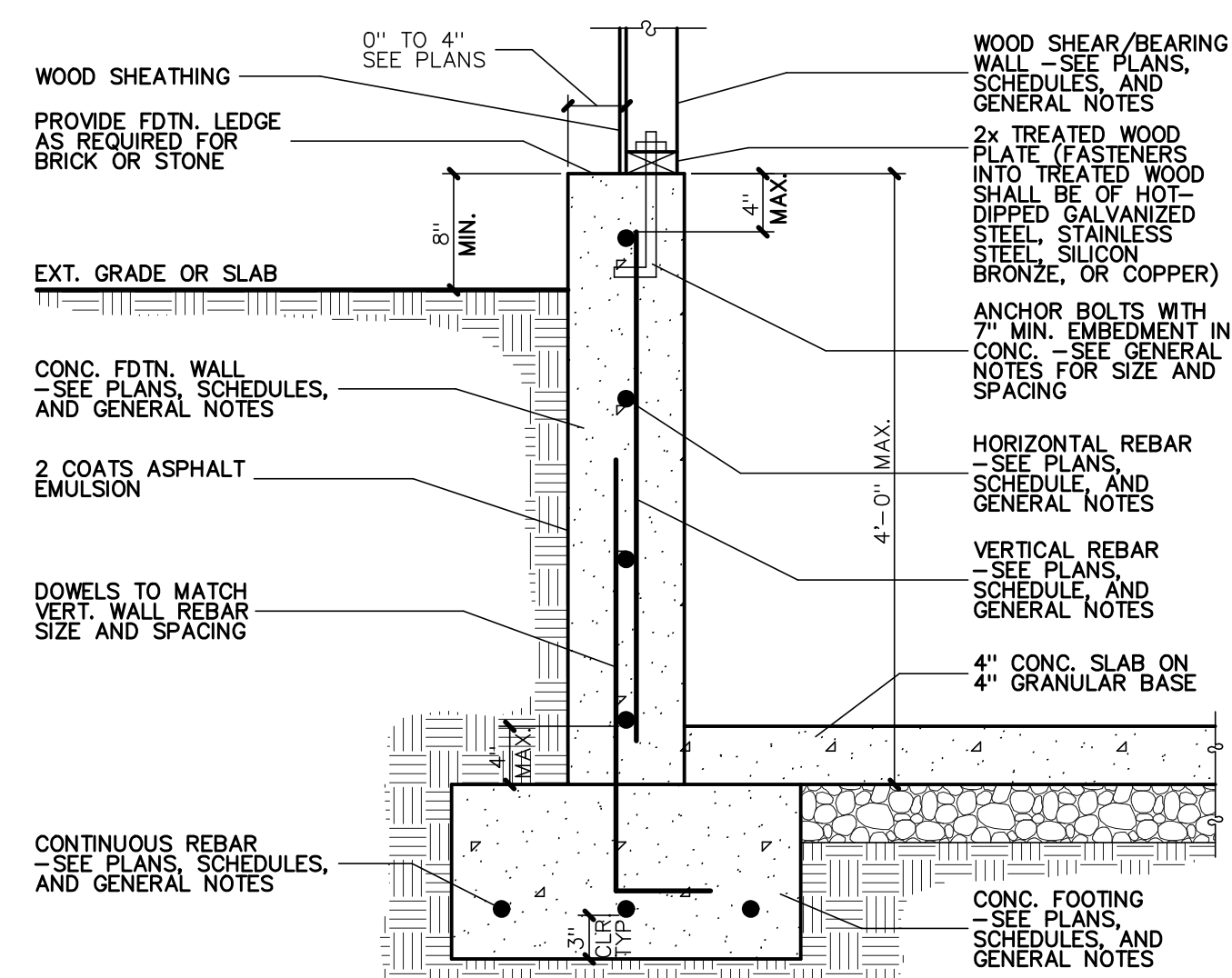
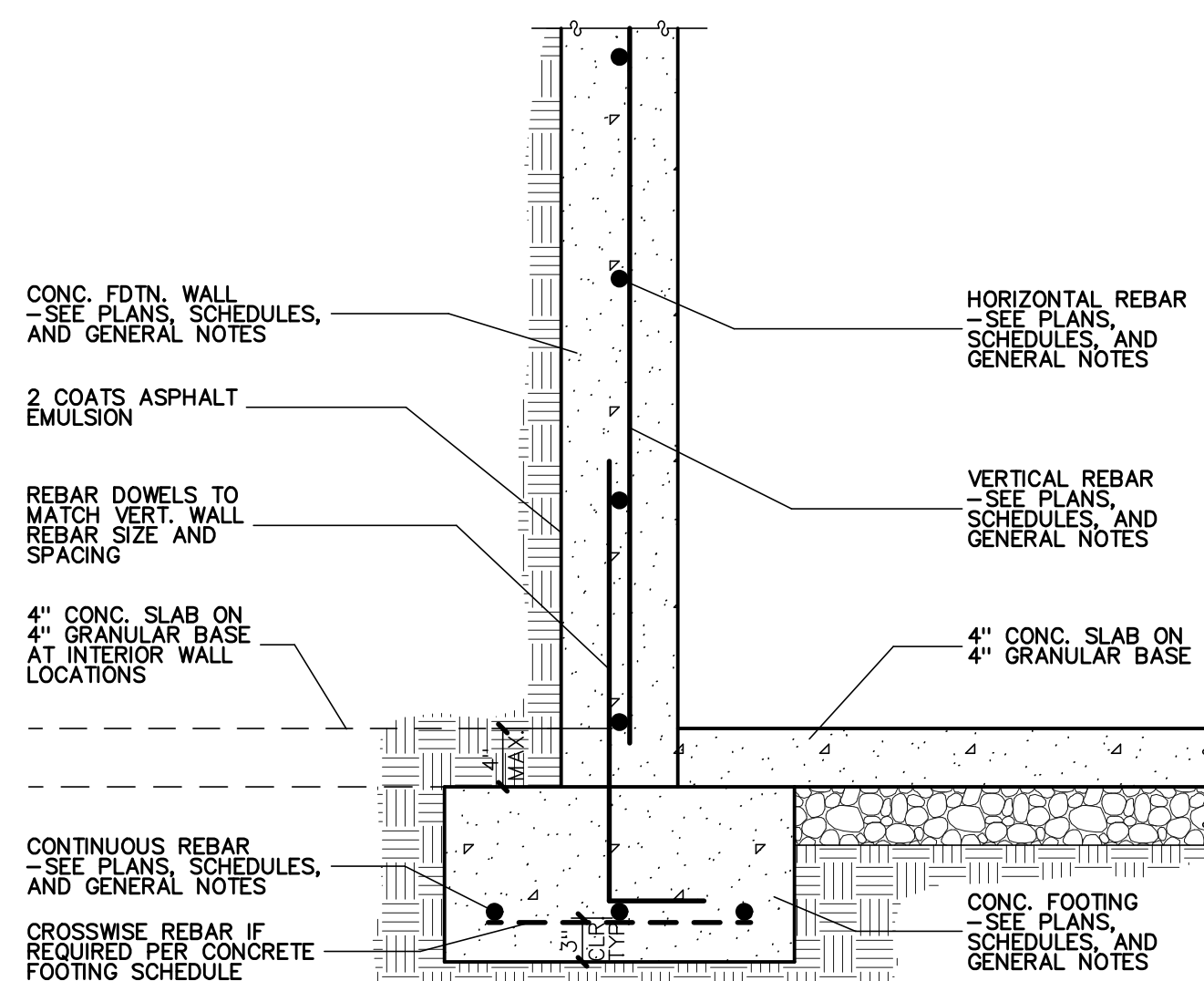
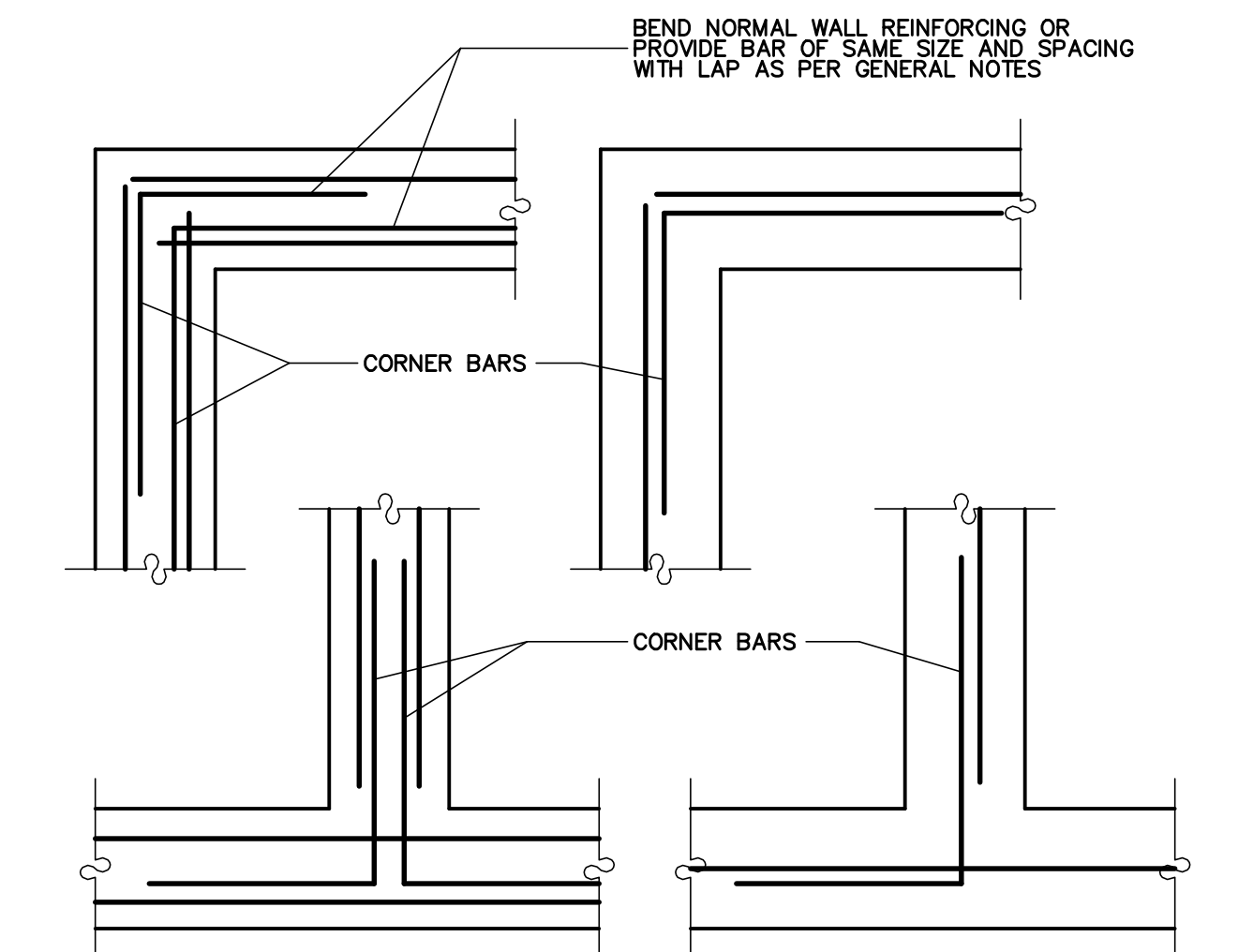
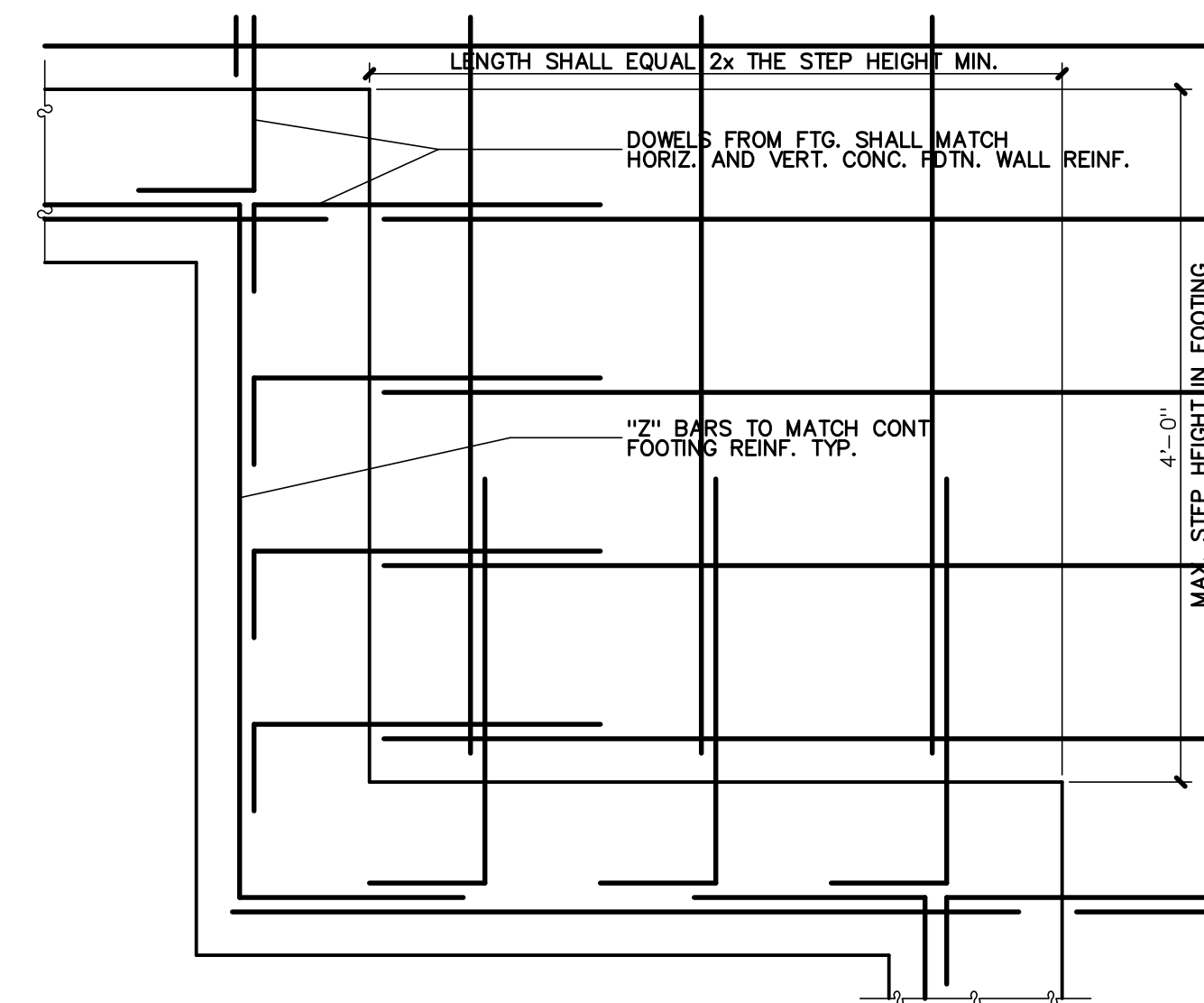
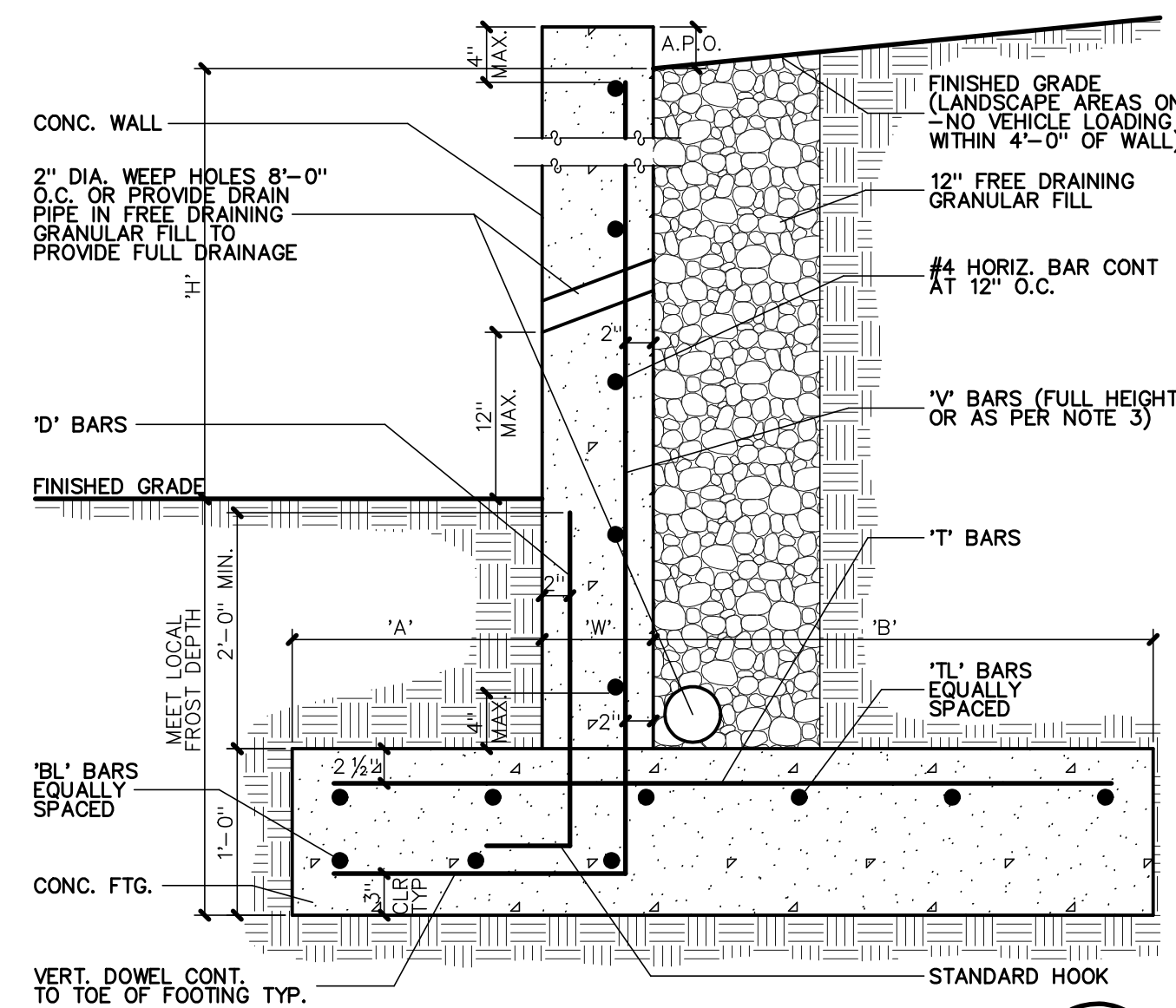
REVIEWED FOR CODE
COMPLIANCE
WEBER COUNTY BUILDING INSPECTIONS

Stanley C. Berniche

MARK	"W"	"H" ²	'A'	'B'	'V' BARS ³		'D' BARS		'T' BARS		'TL' BARS		'BL' BARS	
					SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	NO.	SIZE	NO.
CRW2.0	8" MIN.	TO 2'-0"	8"	8"	#4	18"	N/A	N/A	#4	18"	#4	3	#4	2
CRW4.0	8" MIN.	TO 4'-0"	1'-0"	1'-8"	#4	12"	N/A	N/A	#4	12"	#4	4	#4	2
CRW6.5	8" MIN.	TO 6'-6"	1'-3"	3'-0"	#5	12"	N/A	N/A	#4	12"	#4	5	#4	2
CRW8.0	8" MIN.	TO 8'-0"	1'-3"	3'-6"	#5	10"	#4	24"	#4	10"	#4	6	#4	3
CRW9.5	8" MIN.	TO 9'-6"	1'-6"	4'-6"	#6	10"	#4	24"	#4	8"	#4	7	#4	3
CONC. RETAINING WALL NOTES:														
1. LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL.														
2. WALL HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEEDED TO BE DROPPED FOR FROST PROTECTION OR SOIL CONDITIONS AS LONG AS THE UNBALANCED FILL HEIGHT ("H"-HEIGHT BETWEEN LOW AND HIGH GRADES) DOES NOT EXCEED THAT SHOWN. ADD ADDITIONAL HORIZONTAL REBAR AS NEEDED TO NOT EXCEED THAT SHOWN.														
3. "V" BARS SHALL NOT BE SPICED BELOW MID-HEIGHT OF WALL.														
4. THIS SCHEDULE IS FOR RETAINING LANDSCAPE AREAS ONLY. DO NOT USE WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF TOP OF WALL.														

CONC. RETAINING WALL NOTES:

1. LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL.
2. WALL HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEED TO BE DROPPED FOR FROST PROTECTION. INCREASED HEIGHT SHALL BE UNIFORM THROUGHOUT THE WALL. HEIGHT BETWEEN LOW AND HIGH GRADE DOES NOT EXCEED THAT SHOWN. ADD ADDITIONAL HORIZONTAL REBAR AS NEEDED TO NOT EXCEED THAT SHOWN.
3. V BARS SHALL NOT BE SPLICED BELOW MID-HEIGHT OF WALL.
4. THIS DETAIL APPLIES TO ALL LANDSCAPE AREAS ONLY. DO NOT USE WHERE VEHICLE LOADING WILL BE WITHIN FOUR FEET OF TOP OF WALL.



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FOR: **CONTRACTOR'S OFFICE**

LOT 11, SNOWFLAKE SUBDIVISION NO. 2
4427 N. POWDER MOUNTAIN ROAD
EDEN, UTAH 84310

304 WEST PLEASANT VIEW DR.

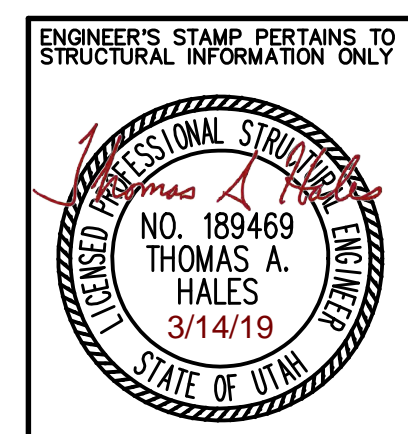
OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM



FOOTING AND FOUNDATION DETAILS

**SHEET
TITLE:**

DATE:	3/13/2019	DRAWN: CWH/BRH
JOB NO.:	19012	TYPE: ORIGINAL DRAWING



HEET S4.1

SHEET

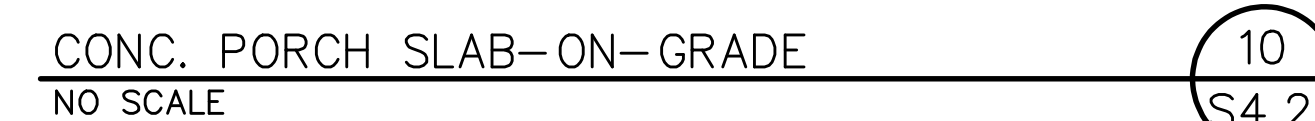
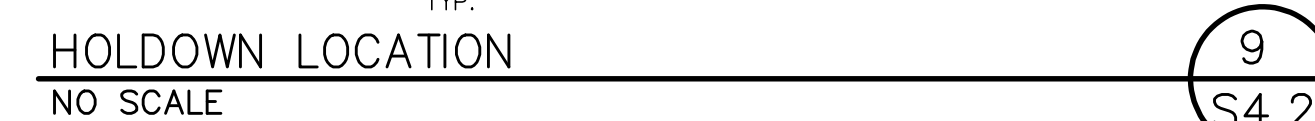
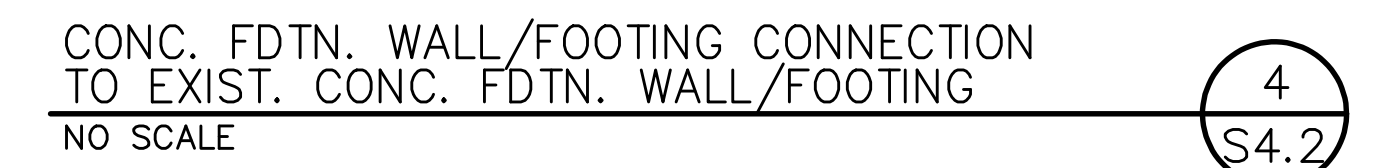
NOTE: ALL DETAILS SHOWN ON THIS SHEET ARE NOT NECESSARILY USED ON THIS JOB -- SEE PLAN SHEETS FOR REFERENCES TO DETAILS

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION. ACCORDINGLY, THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE ALL MATERIALS, METHODS, AND CONSTRUCTION INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL SUCH INFORMATION NECESSARY FOR THE PROPER AND EFFICIENT CONSTRUCTION OF THE PROJECT. IF THE CONTRACTOR DISCOVERS OR SUSPECTS ANY ERRORS, OMISSIONS OR DEFECTS IN THE DRAWING AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.



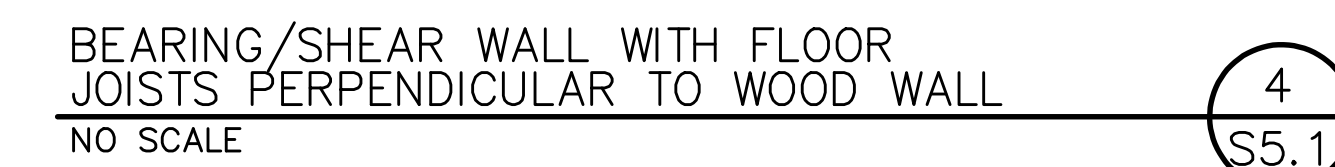
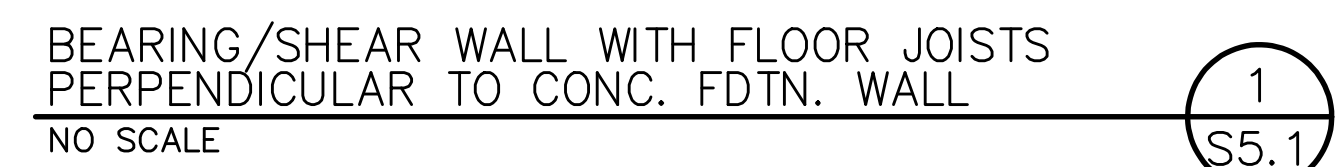
EPOXY REBAR DOWEL SCHEDULE



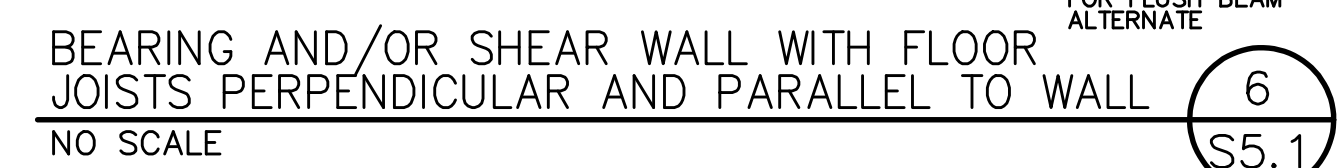
ER SHALL VERIFY ALL
AND CONDITIONS, READ
OME THOROUGHLY
RAWINGS PRIOR TO

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

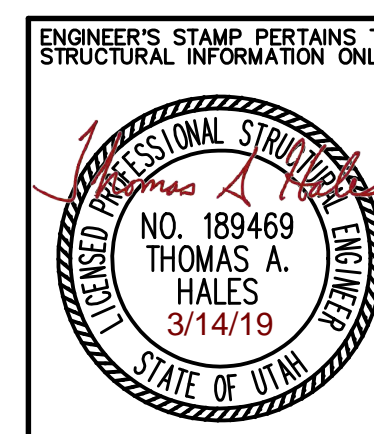
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Stanley C. Berniche



BEARING AND/OR SHEAR WALL WITHOUT
BEARING AND/OR SHEAR WALL DIRECTLY BELOW 12
NO SCALE S5 1

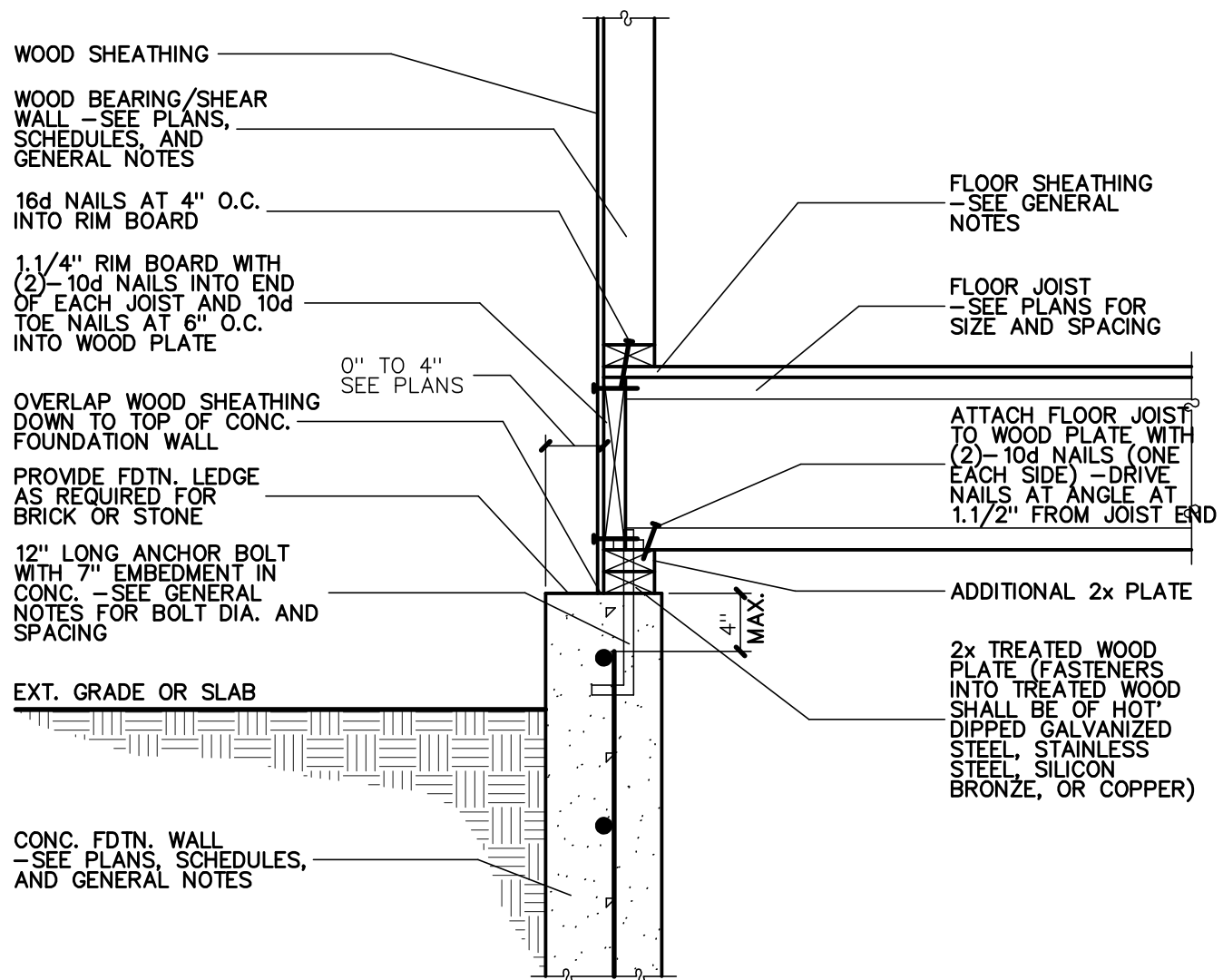


CONTRACTOR & OWNER SHALL VERIFY ALL
DIMENSIONS, AREAS, AND CONDITIONS, READ
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CONSTRUCTION.

SHEET	SHEET TITLE:
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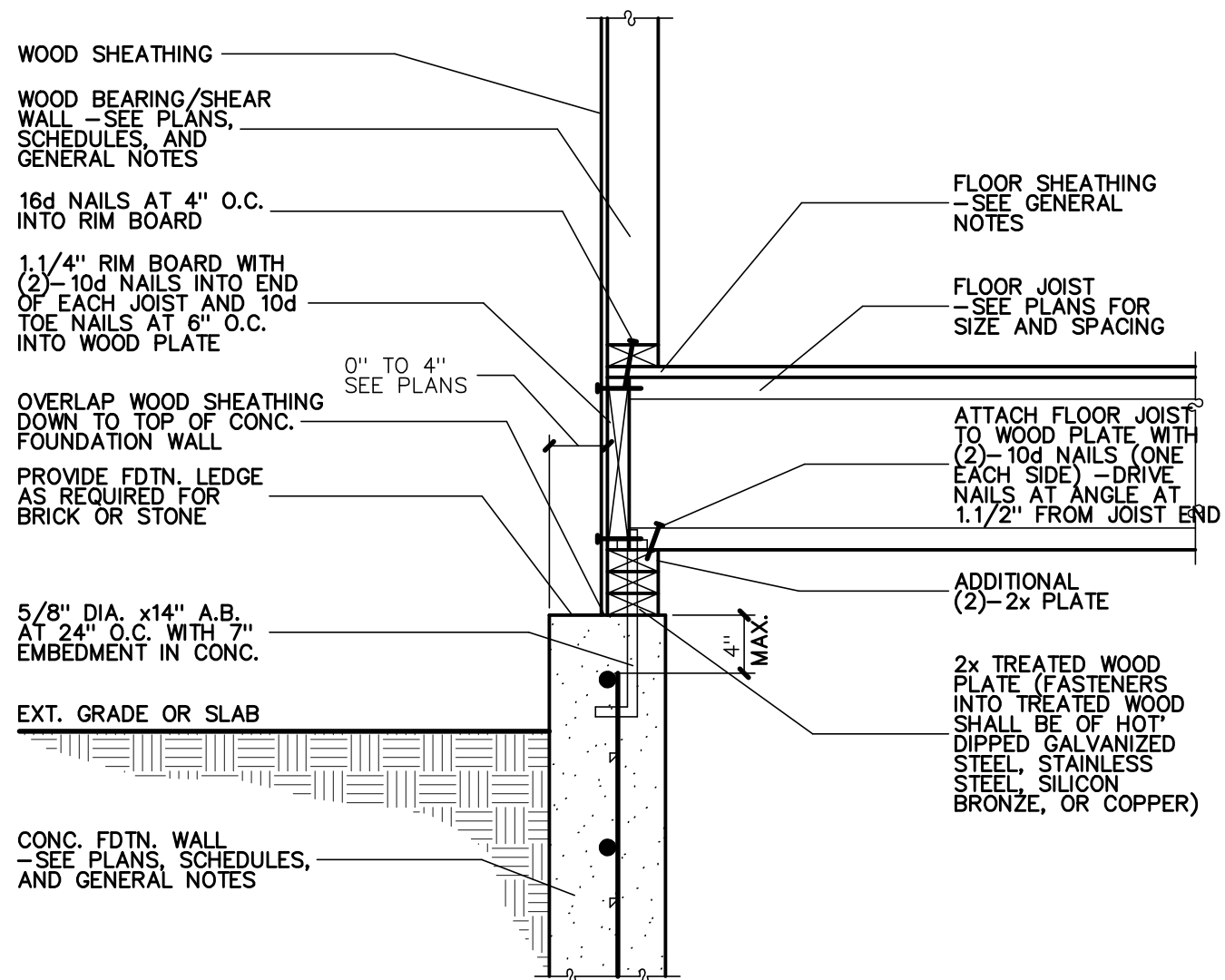
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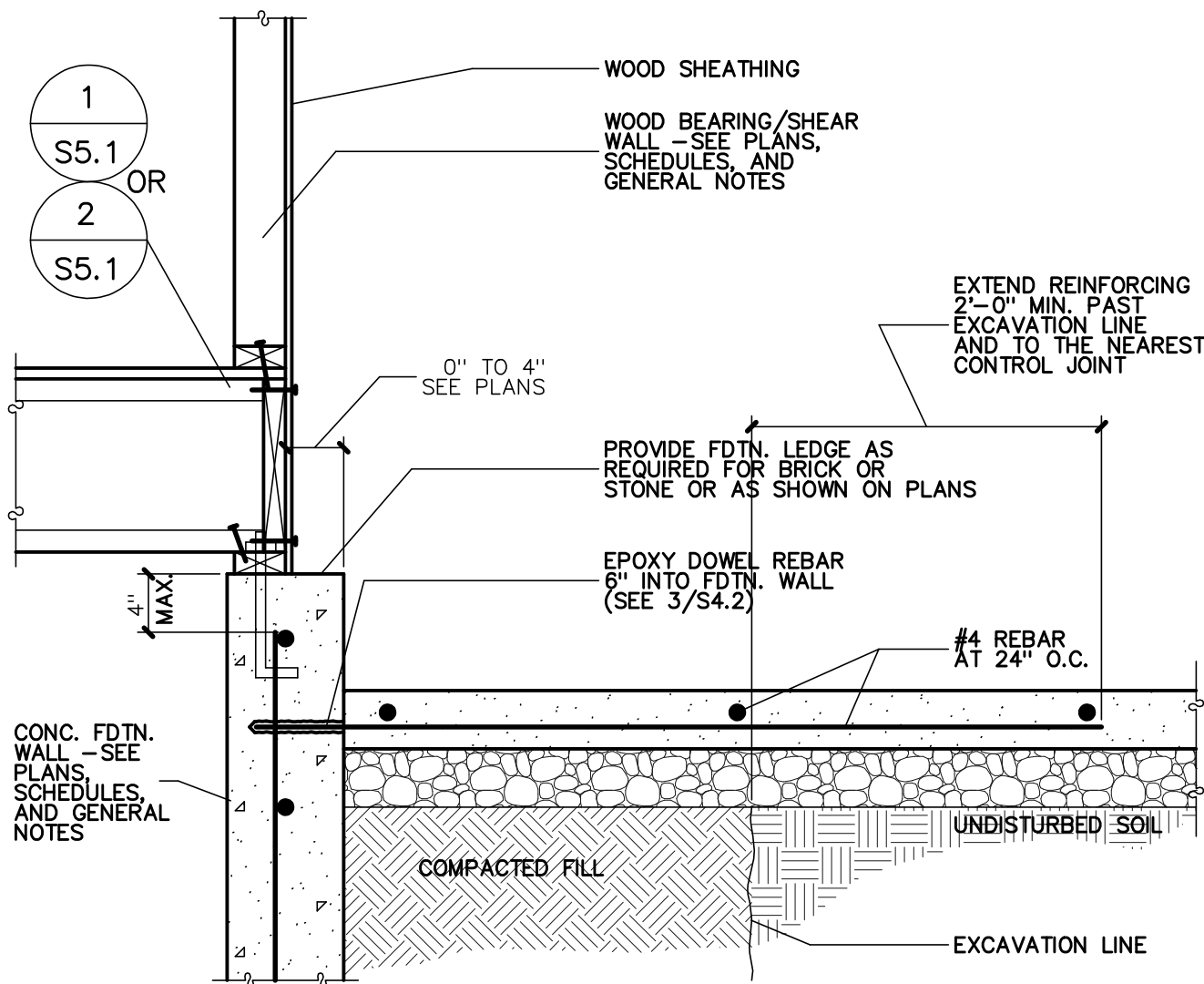
FDTN. WALL WITH DOUBLE PLATE OPTION
NO SCALE

1
S5.2



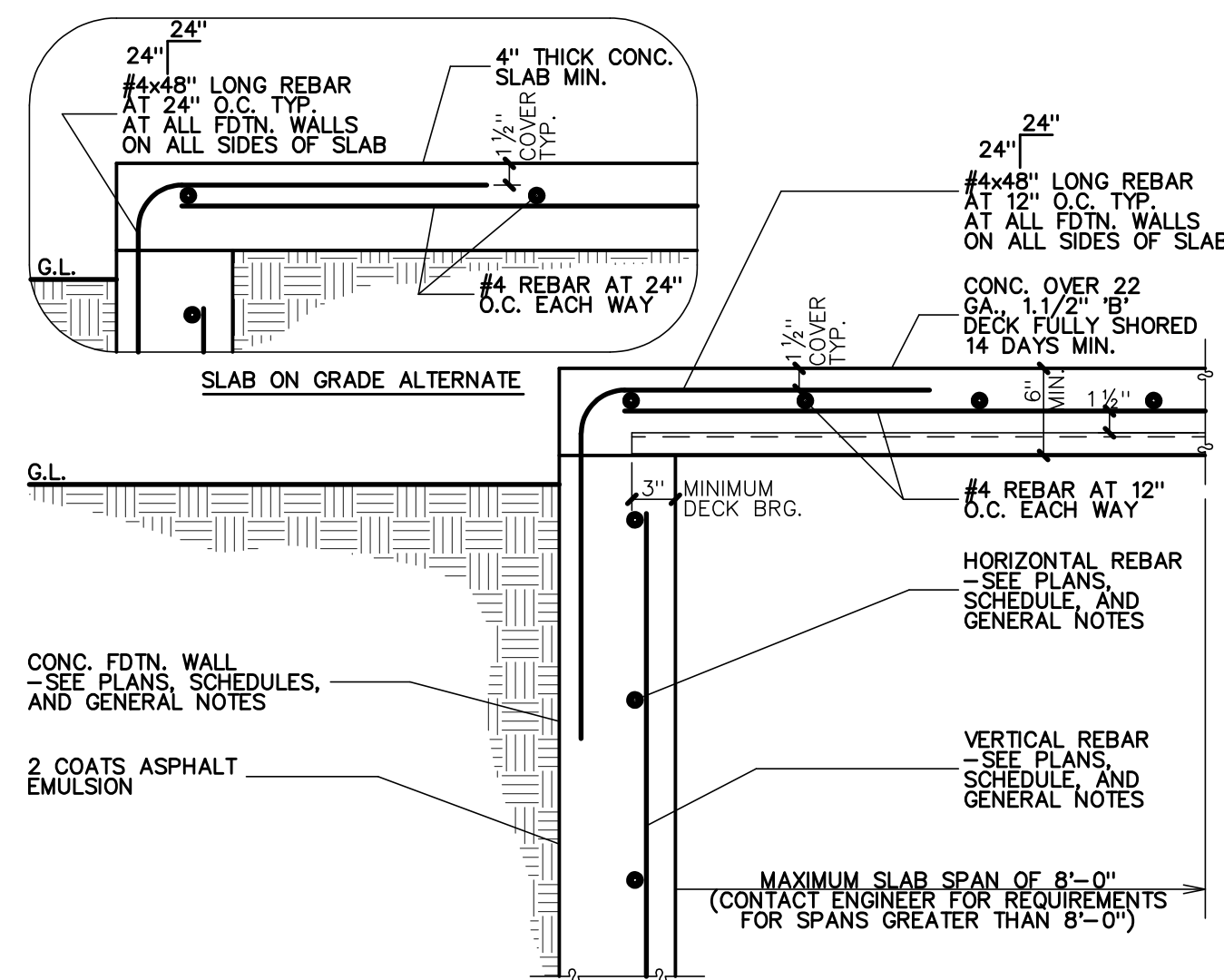
FDTN. WALL WITH TRIPLE PLATE OPTION
NO SCALE

2
S5.2



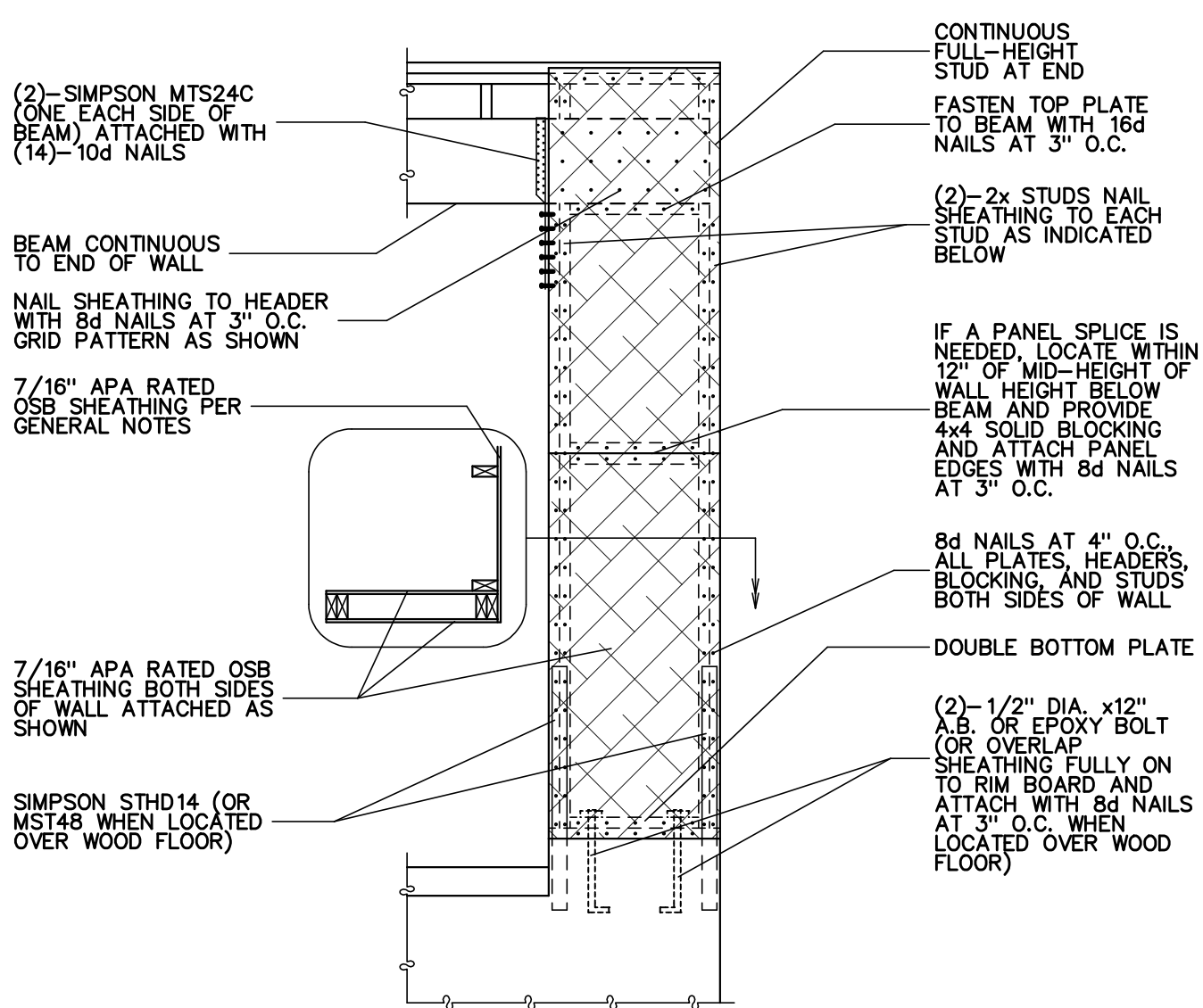
REBAR DOWELS FOR CONC. SLAB AT CONC. FDTN.
NO SCALE

3
S5.2



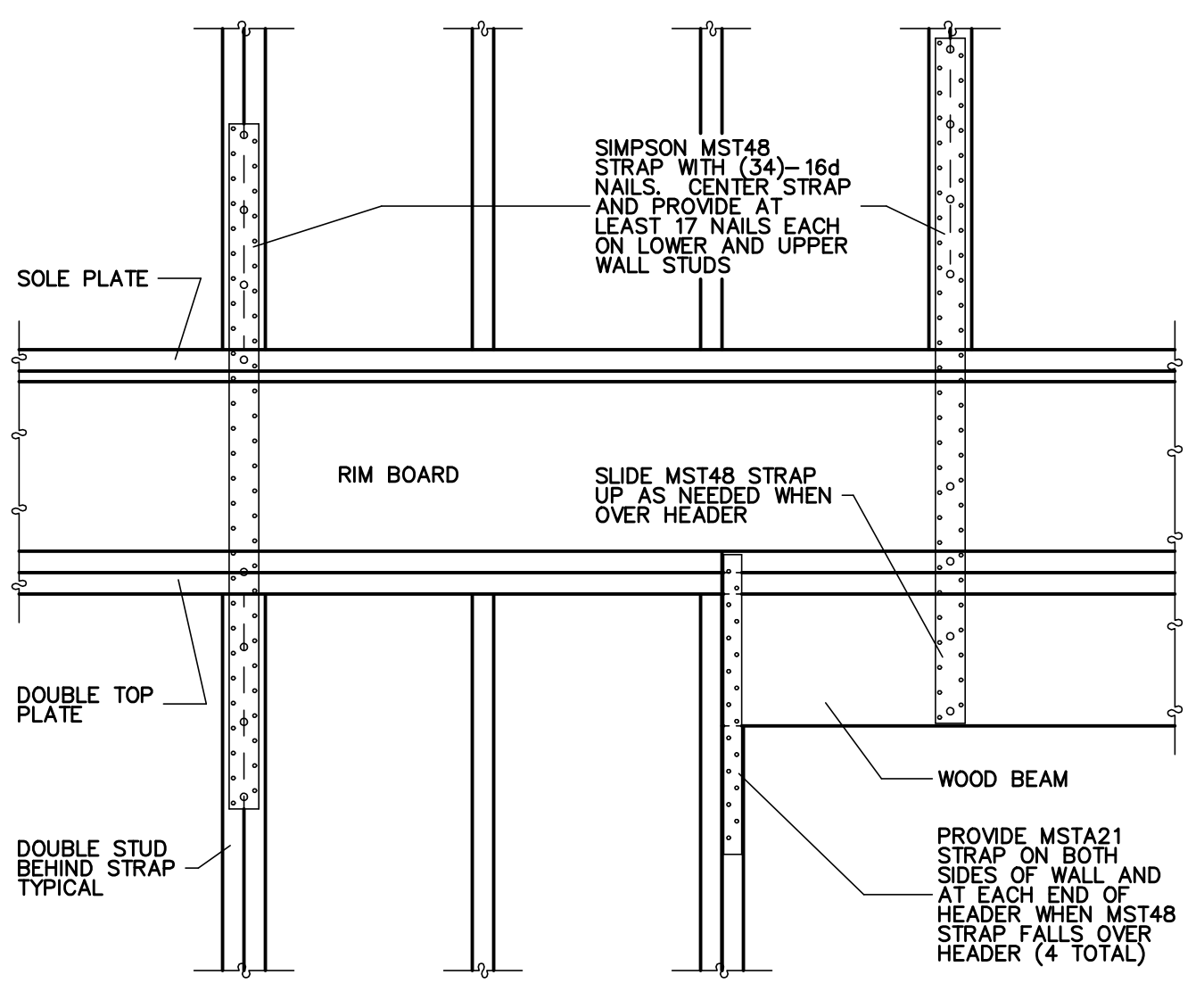
CONC. PORCH SUSPENDED SLAB
NO SCALE

4
S5.2



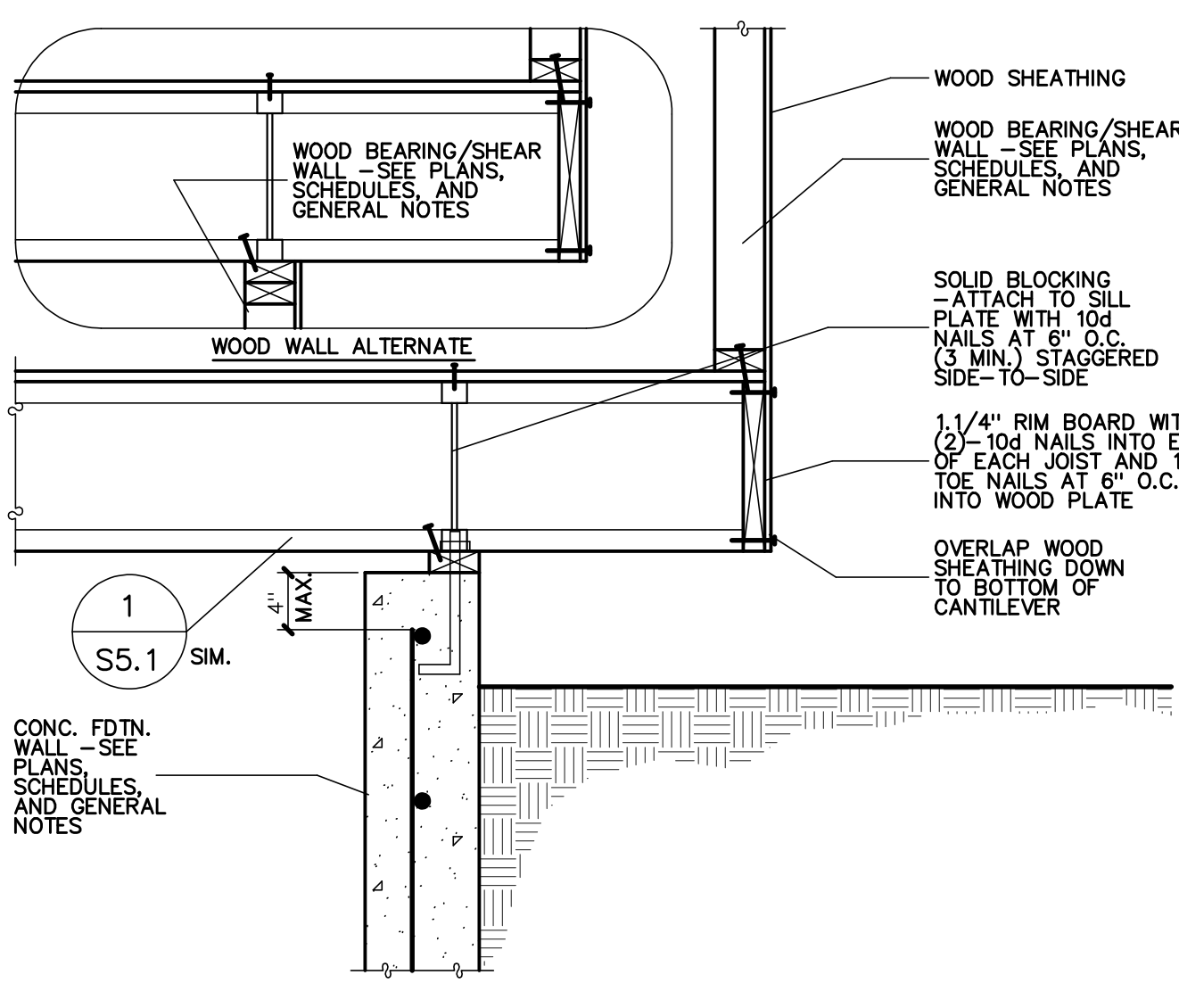
SW5 SHEAR WALL CONSTRUCTION
NO SCALE

5
S5.2



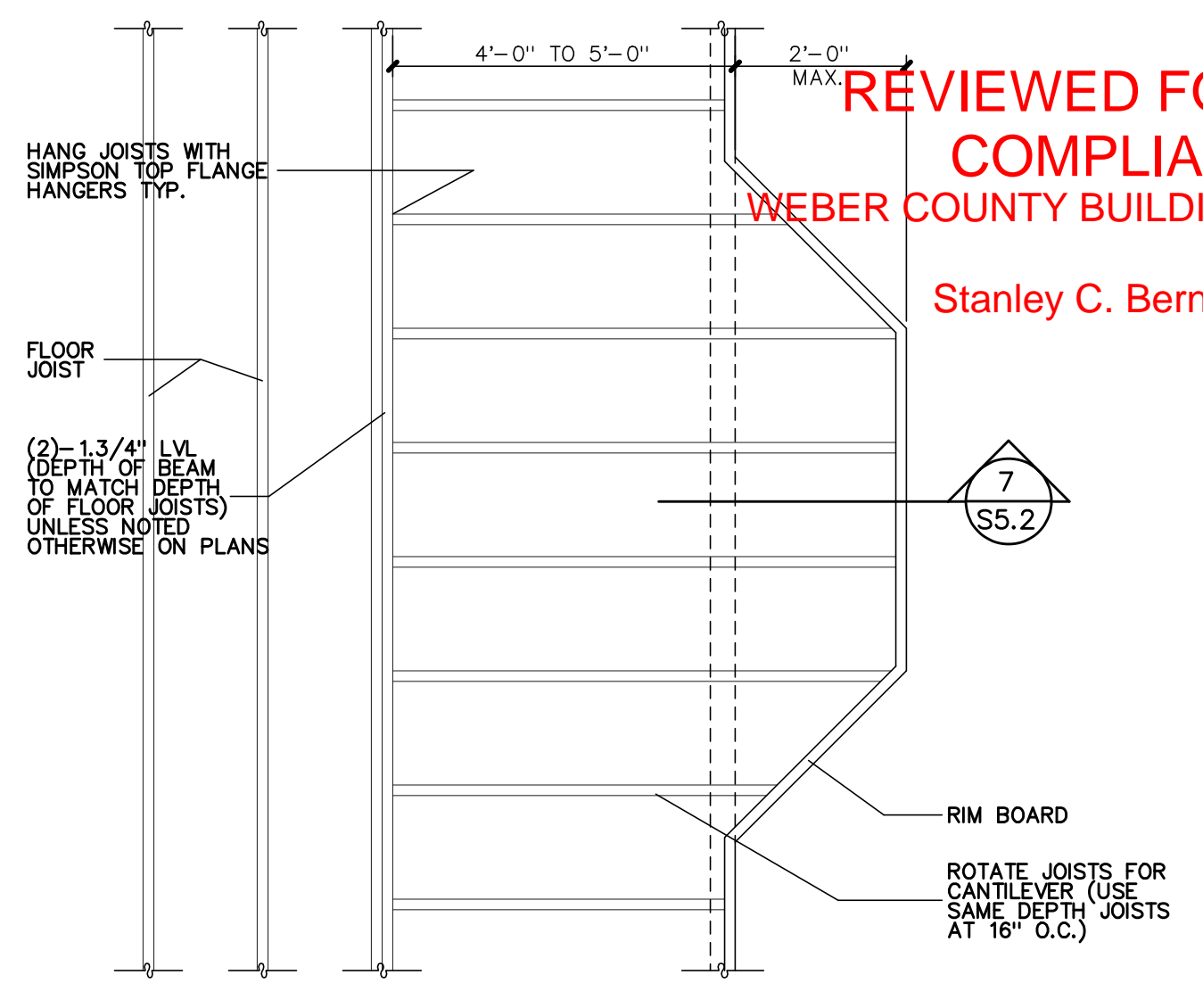
MSTA48 AND MSTA21 FLOOR-TO-FLOOR ATTACHMENT
NO SCALE

6
S5.2



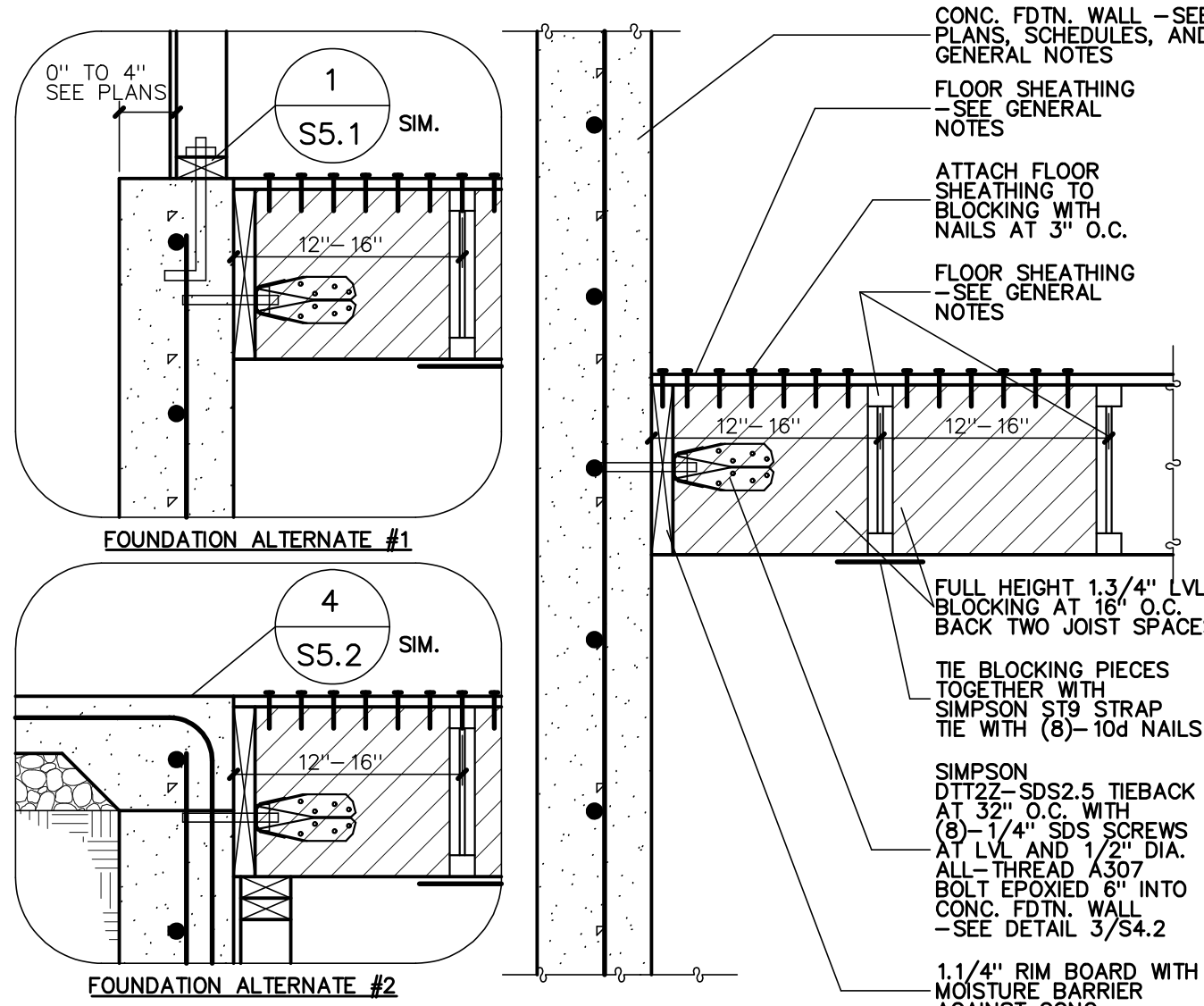
CANTILEVERED FLOOR
NO SCALE

7
S5.2



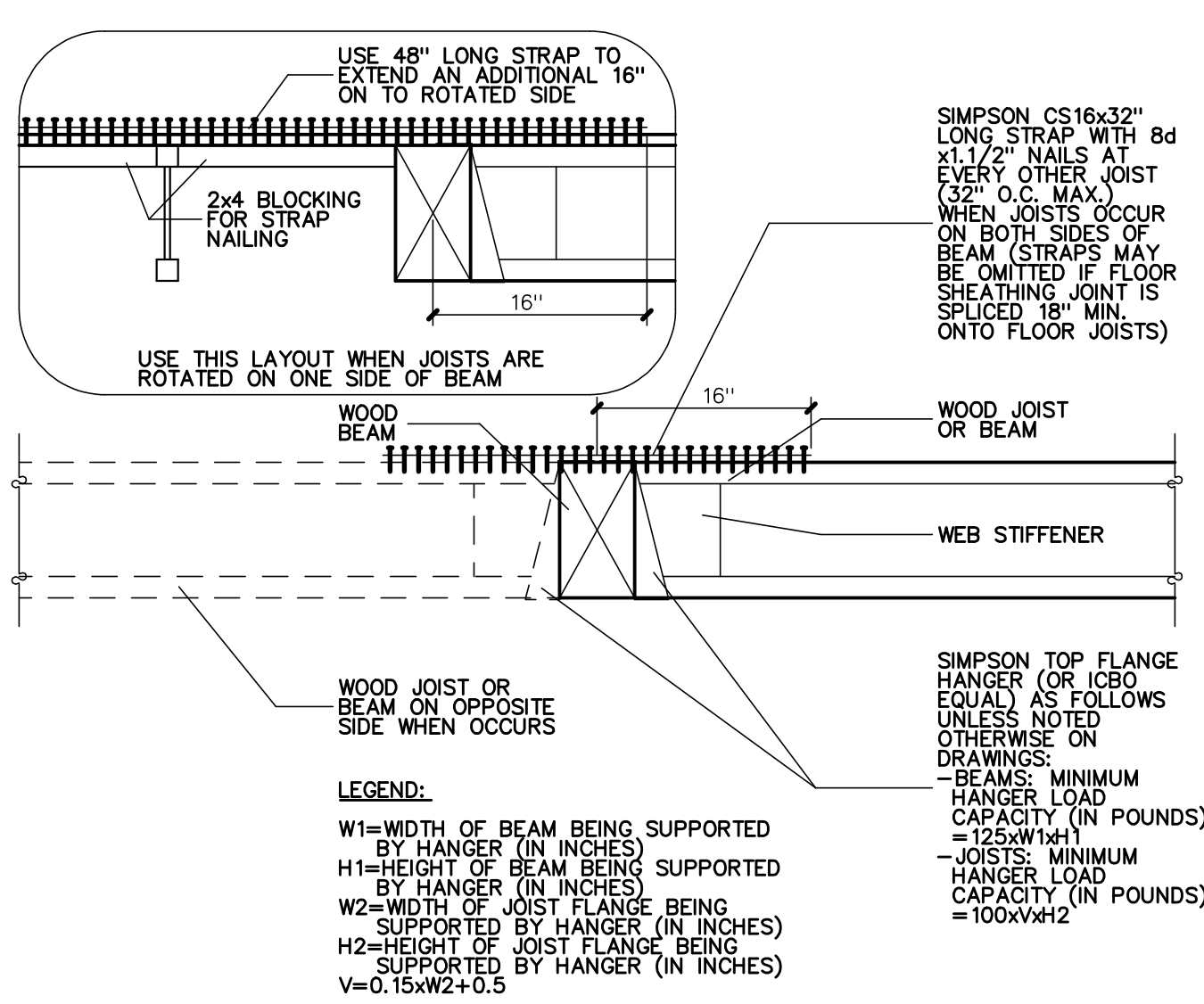
CANTILEVERED FLOOR LAYOUT WHEN PERPENDICULAR TO FLOOR JOISTS
NO SCALE

8
S5.2



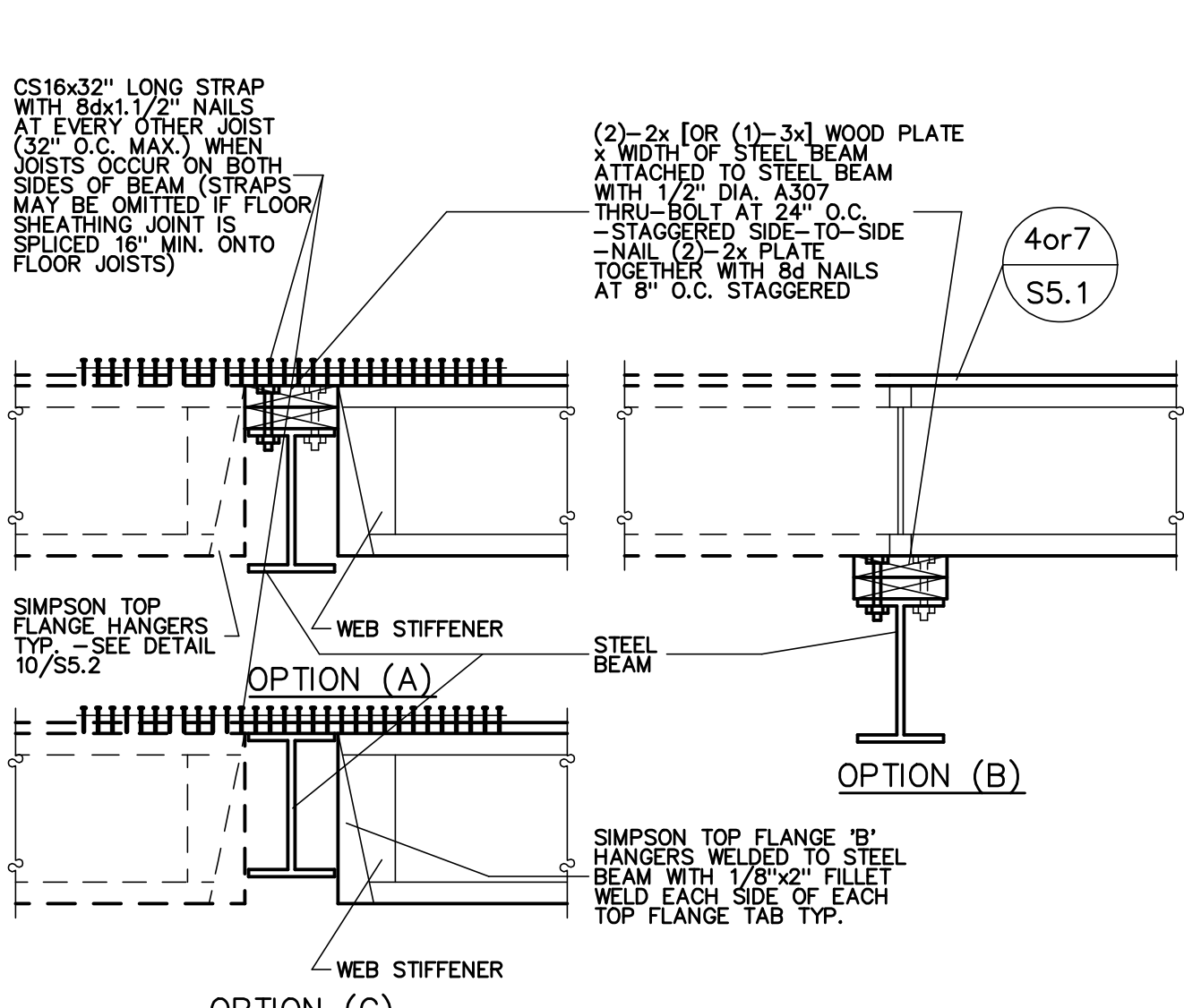
FLOOR JOIST TO FACE OF FOUNDATION WALL
NO SCALE

9
S5.2



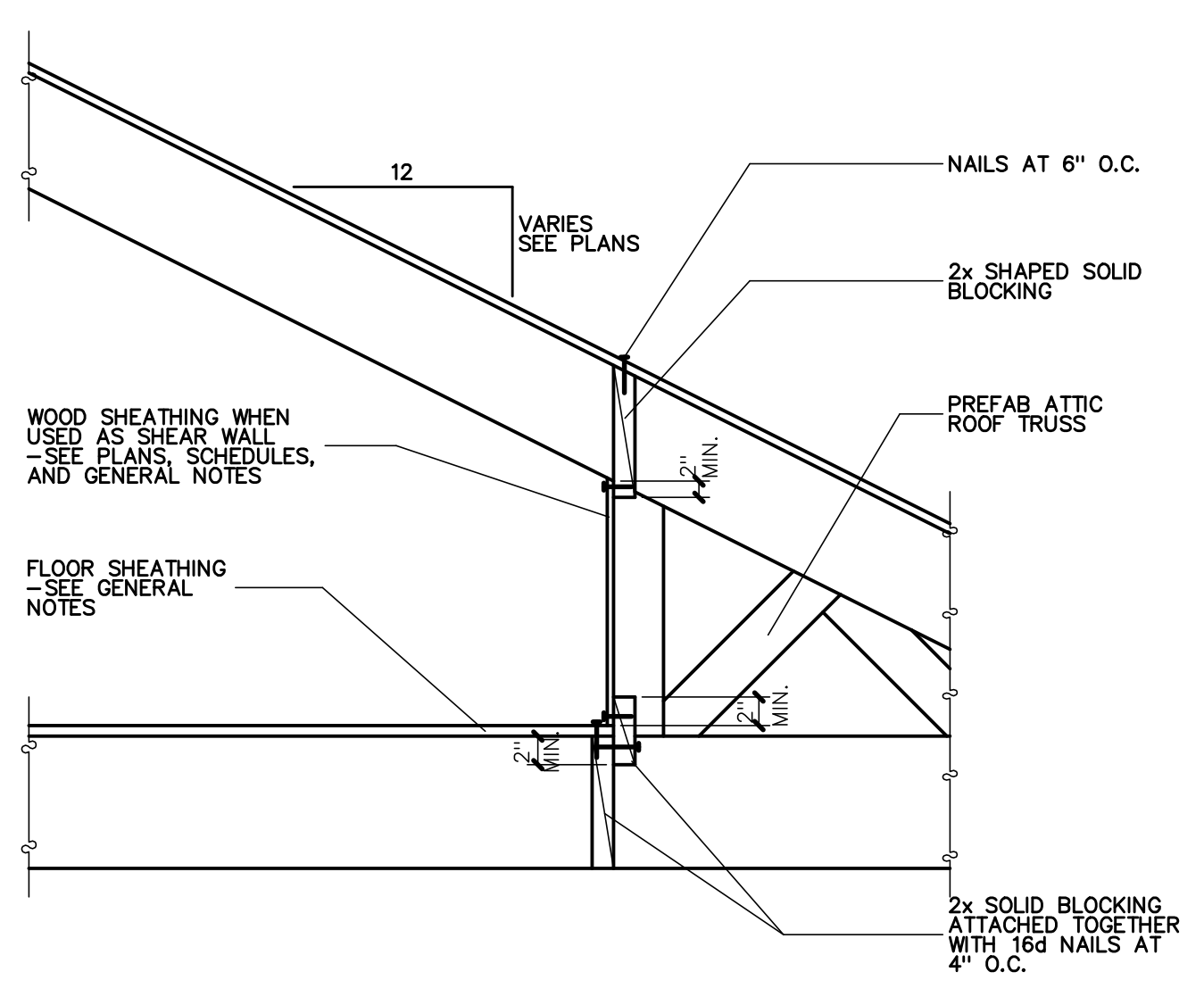
WOOD JOIST OR BEAM TO WOOD BEAM CONNECTION
NO SCALE

10
S5.2



FLOOR JOIST SUPPORT AT STEEL BEAM
NO SCALE

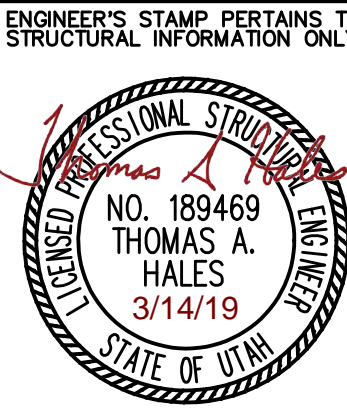
11
S5.2



INTERIOR DIAPHRAGM ATTACHMENT AT ATTIC TRUSS FLOOR
NO SCALE

12
S5.2

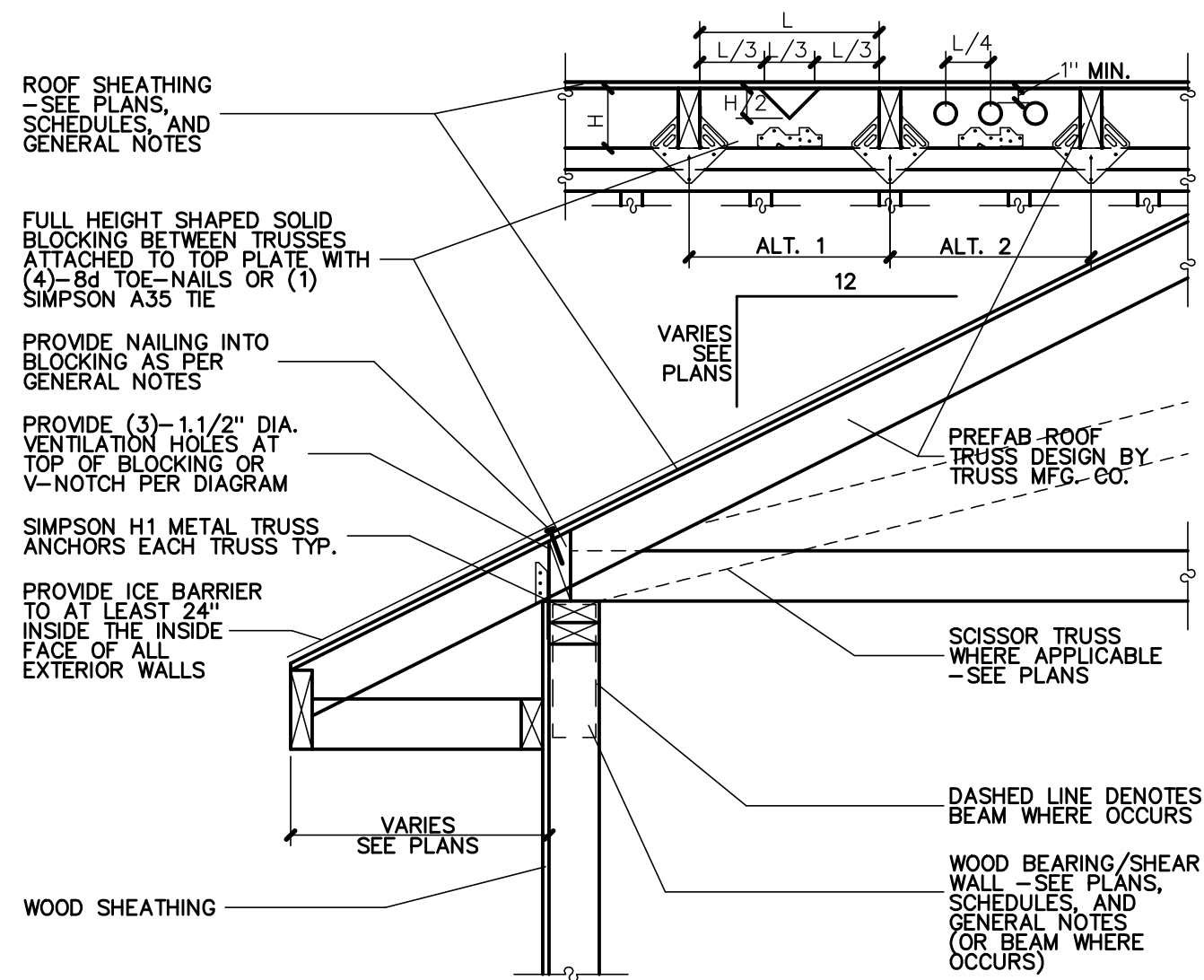
REVIEWED FOR CODE COMPLIANCE
WEBER COUNTY BUILDING INSPECTIONS
Stanley C. Berniche



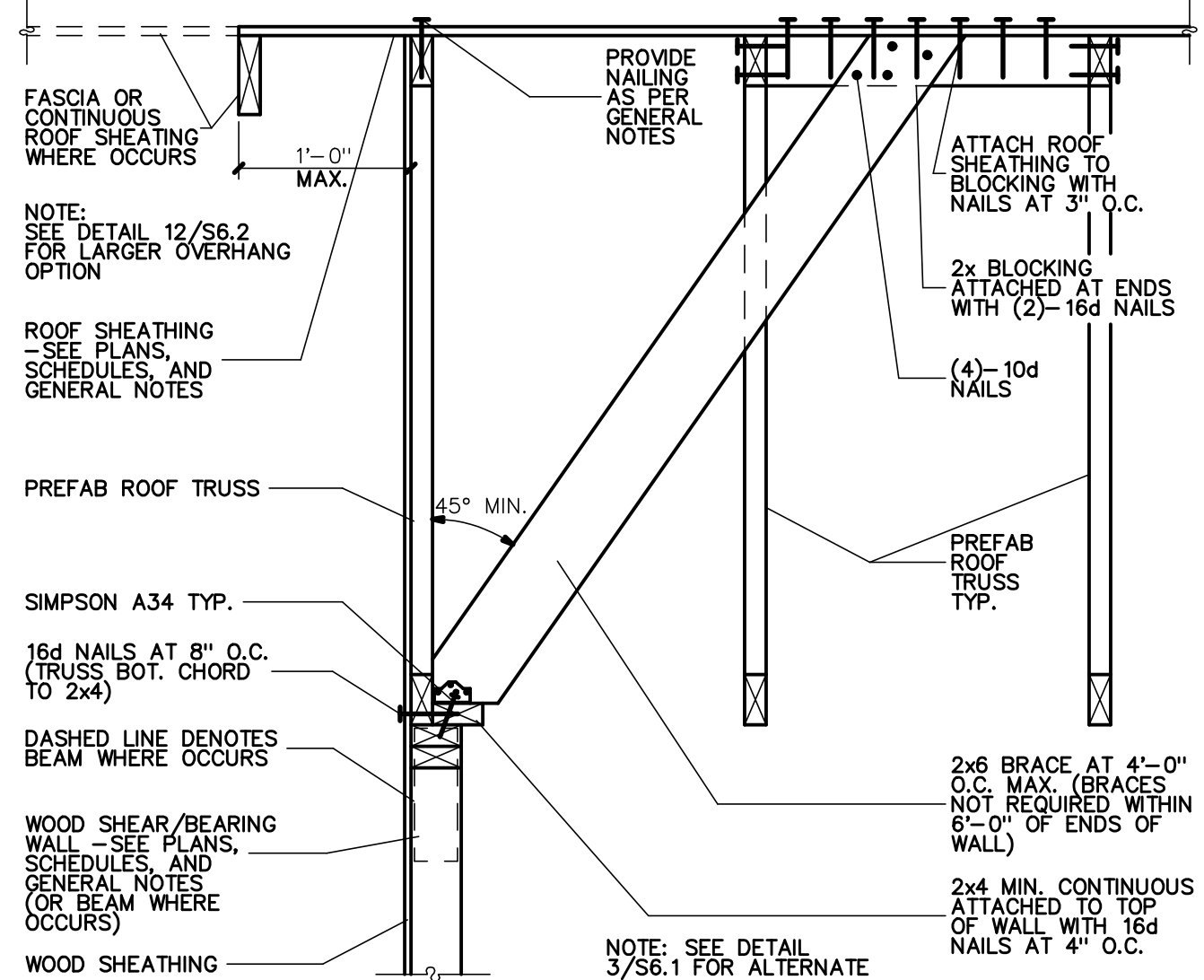
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR HAS A THOROUGH KNOWLEDGE OF THE BUILDING DEPARTMENT CODES AND ORDINANCES OF JURISDICTION, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND DECENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND DECENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND DECENT CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND DECENT CONSTRUCTION OF THE PROJECT.

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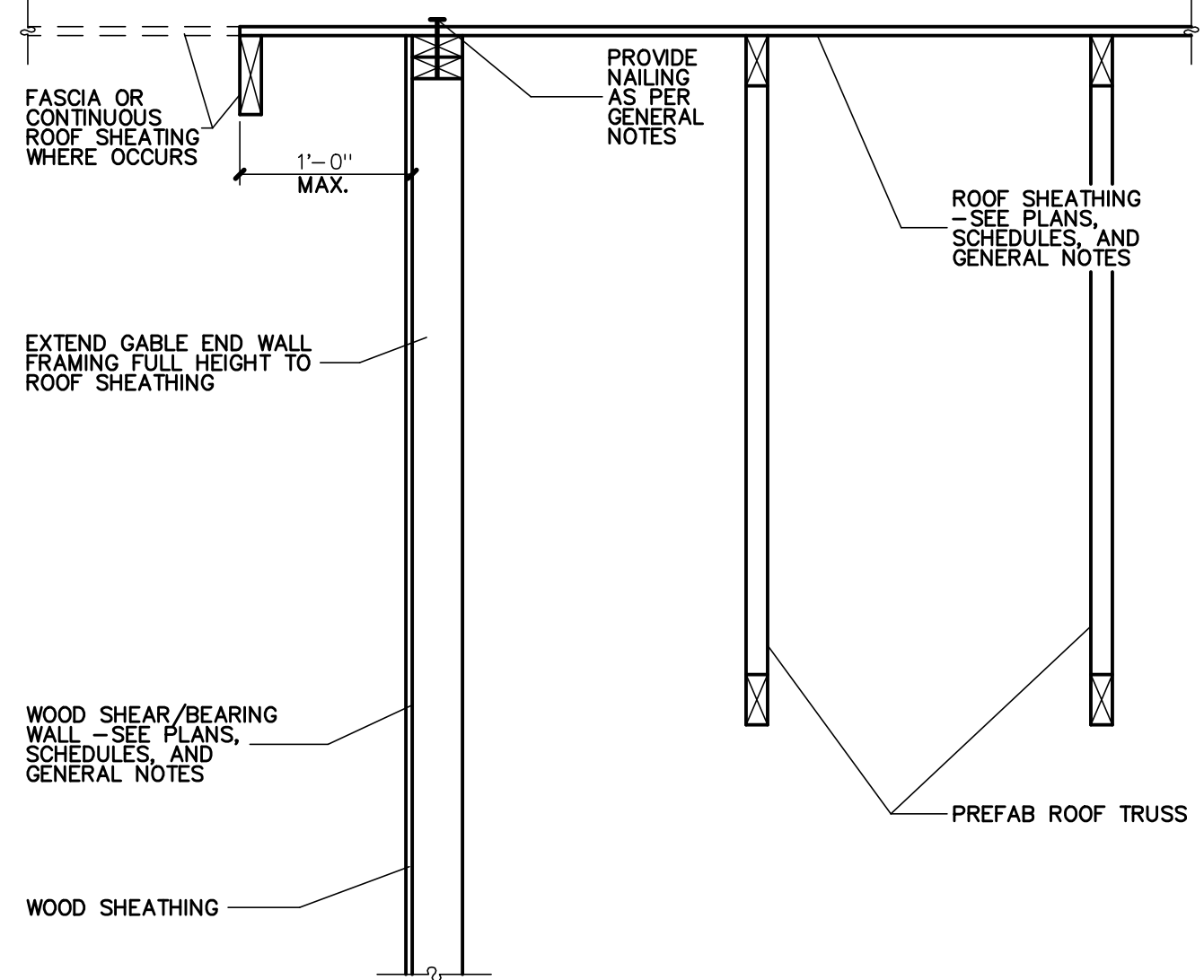
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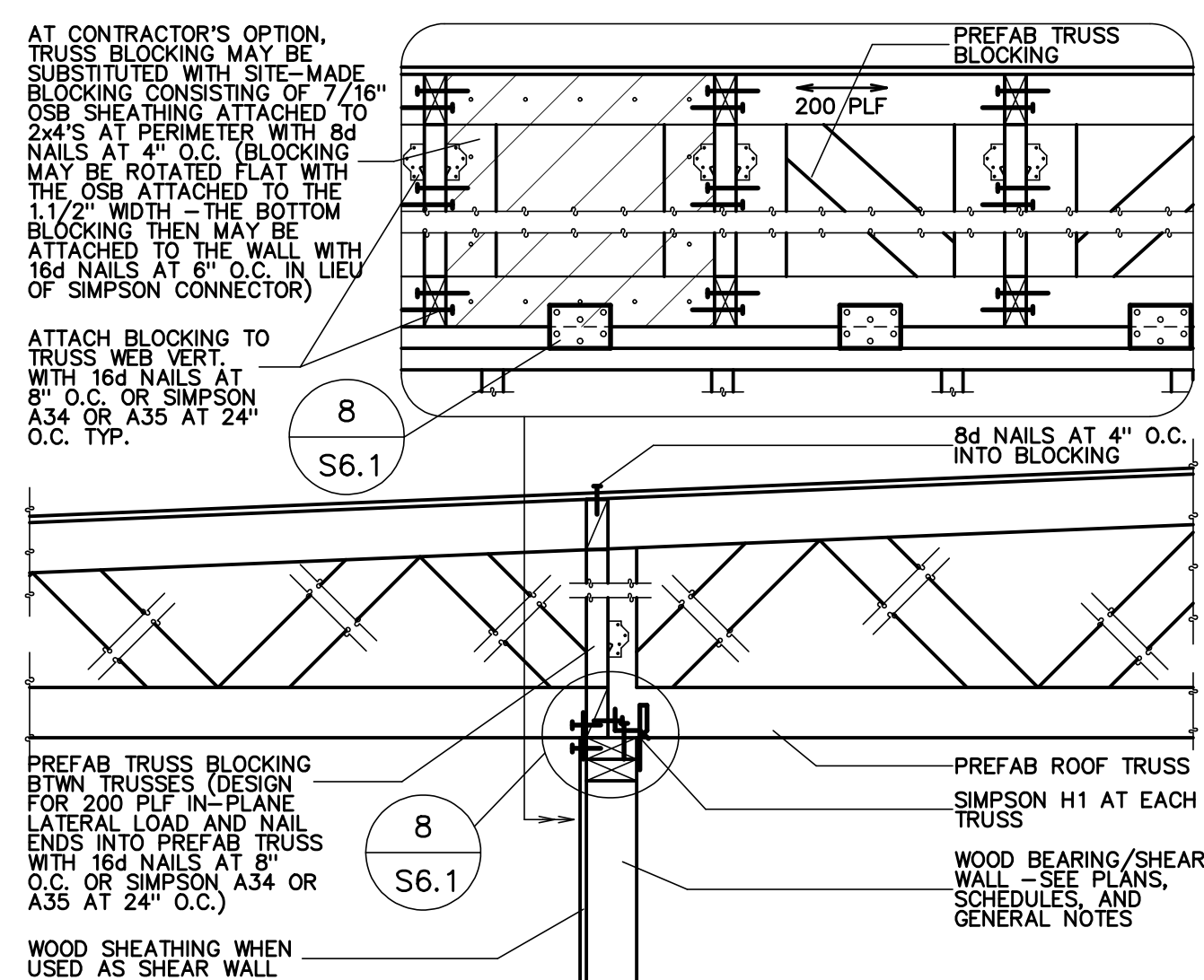
BEARING/SHEAR WALL AT ROOF TRUSSES
NO SCALE



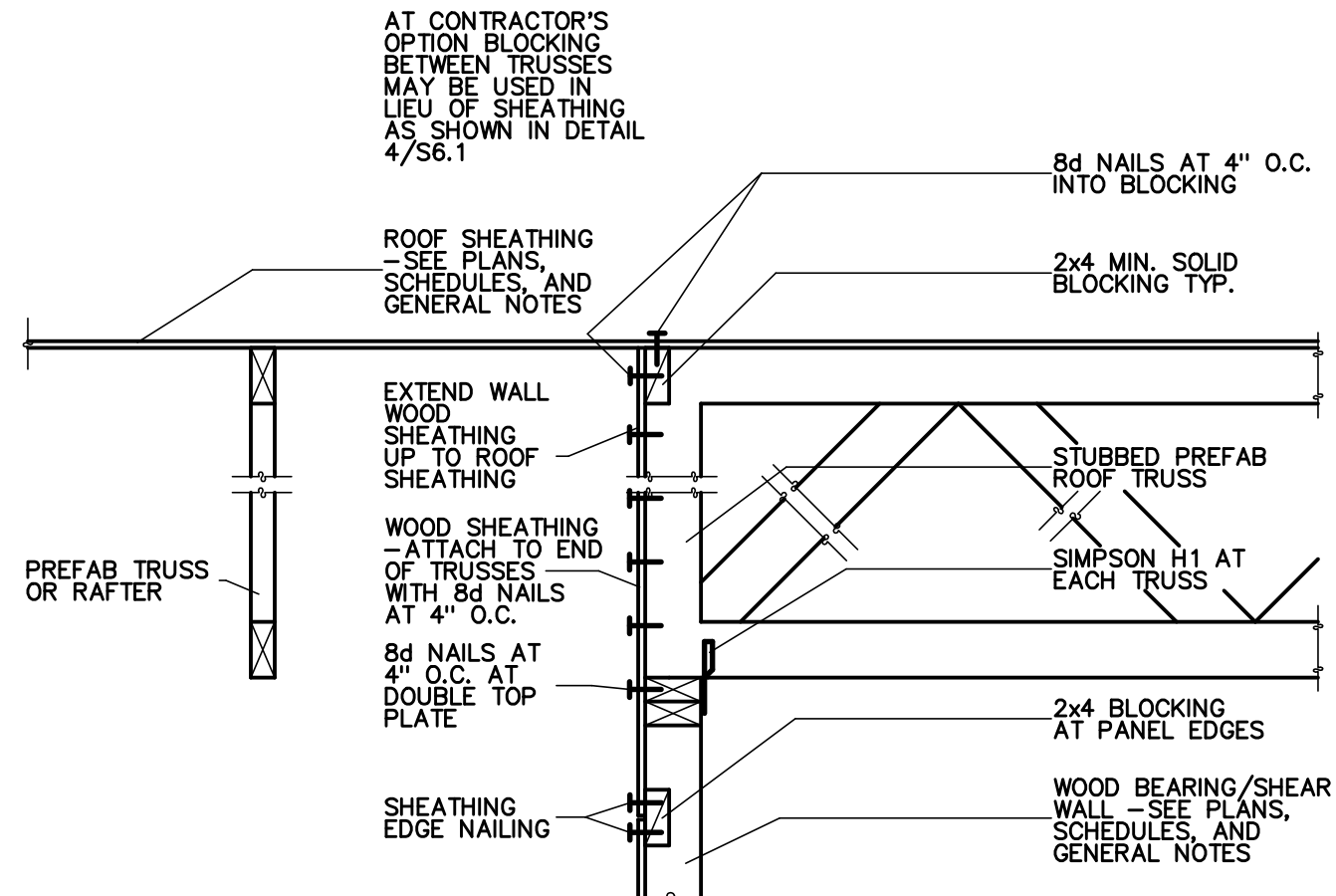
GABLE END AND/OR SHEAR WALL PARALLEL TO ROOF TRUSSES
NO SCALE



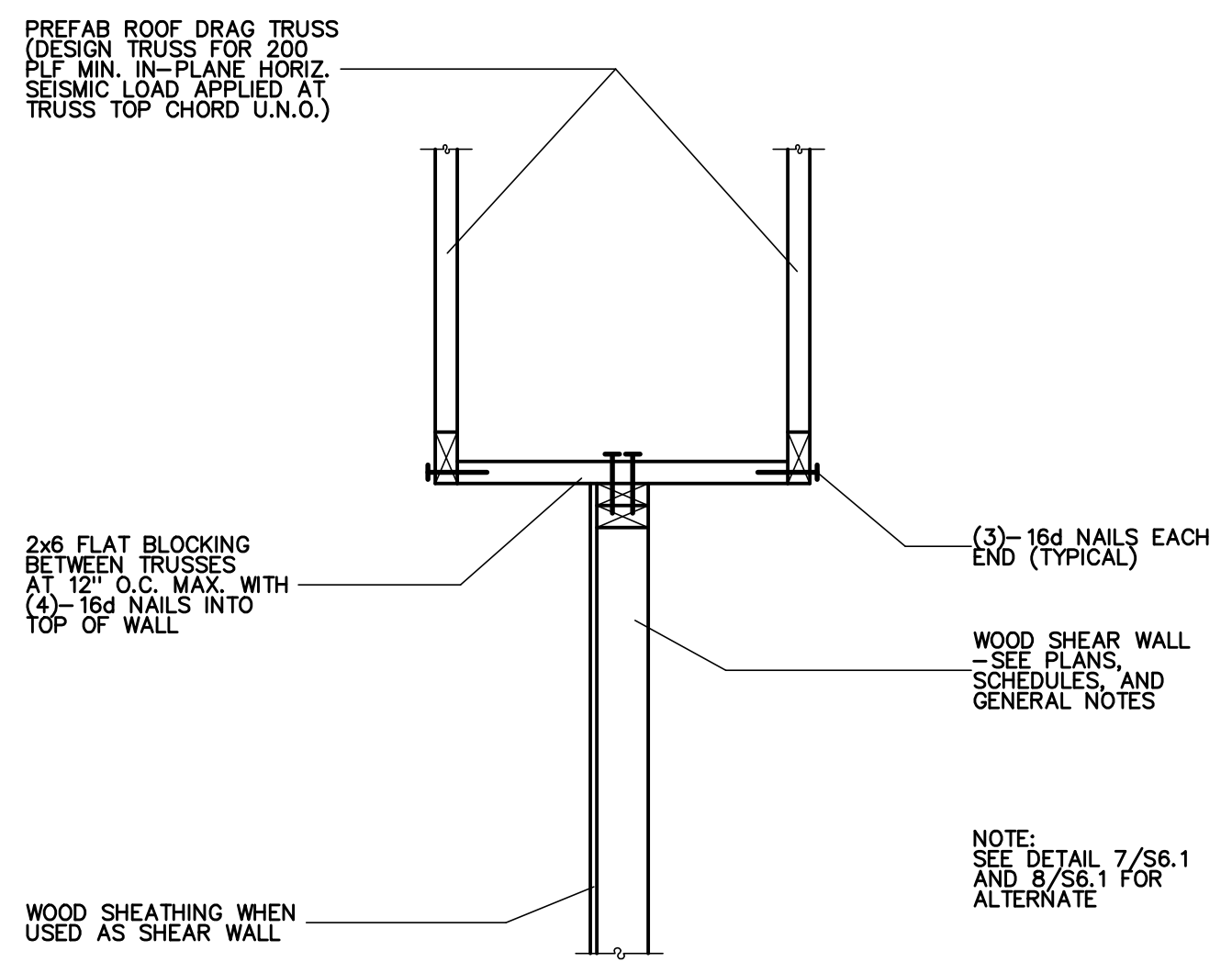
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NO SCALE



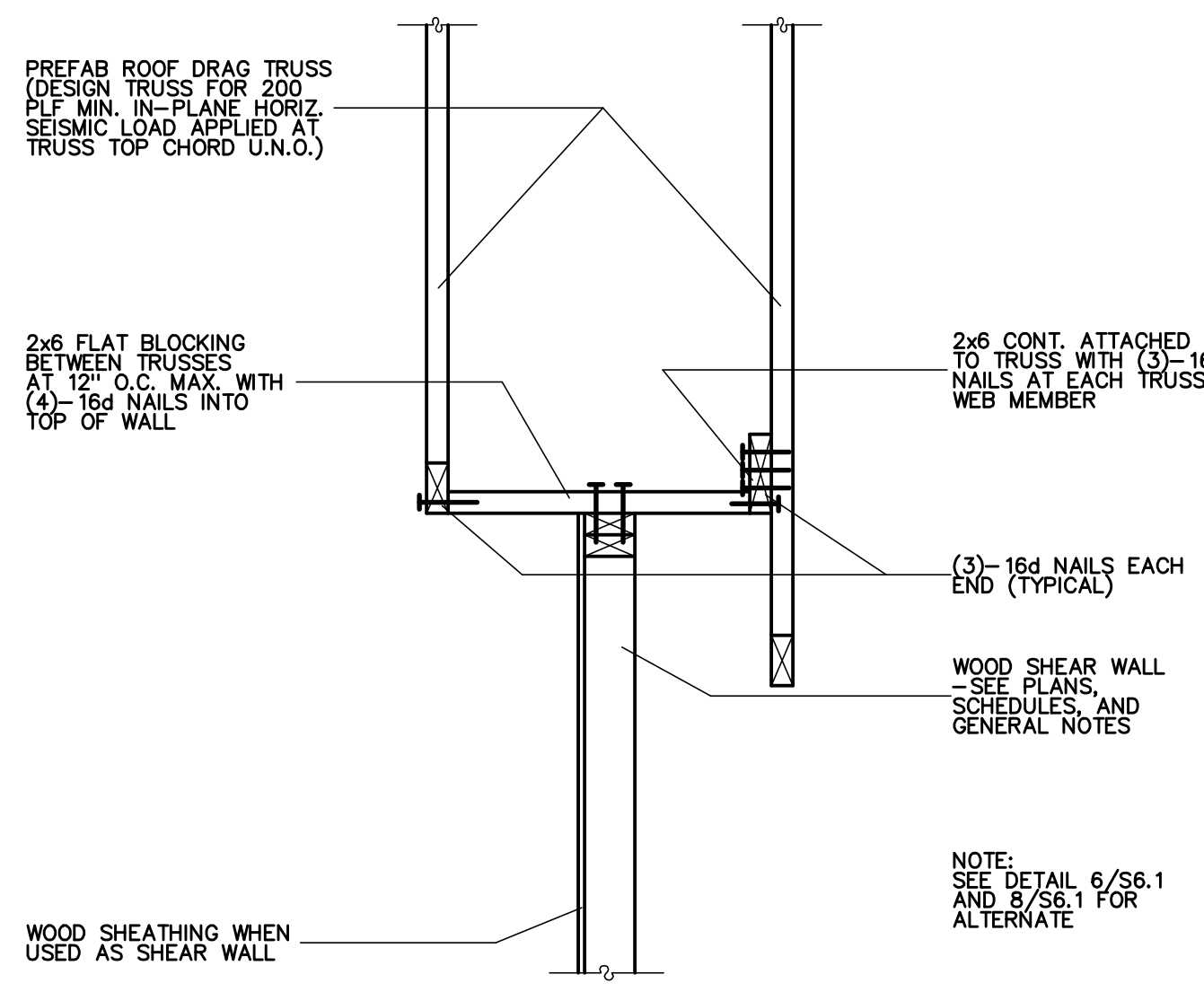
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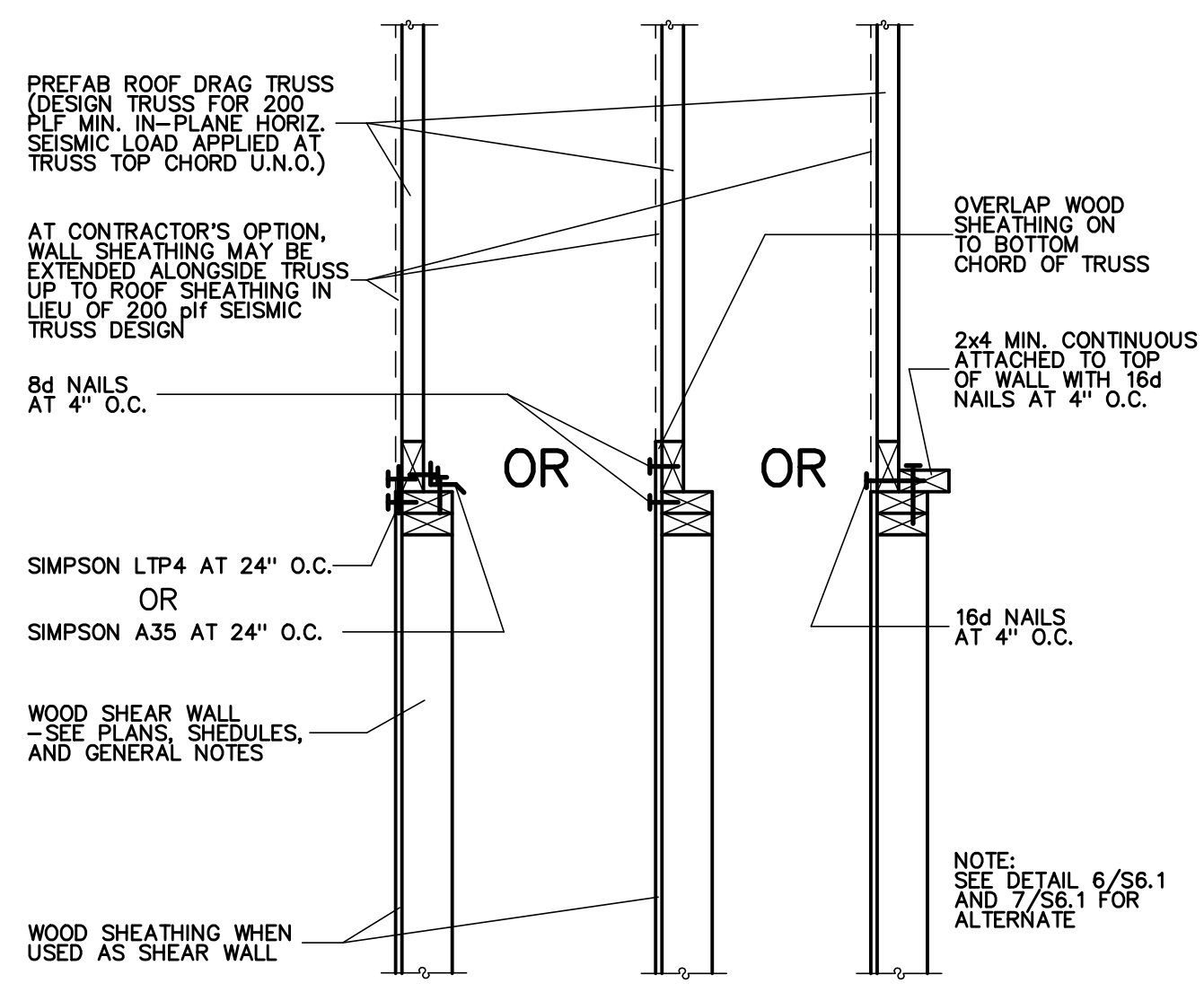
BEARING/SHEAR WALL AT STUBBED ROOF TRUSSES
NO SCALE



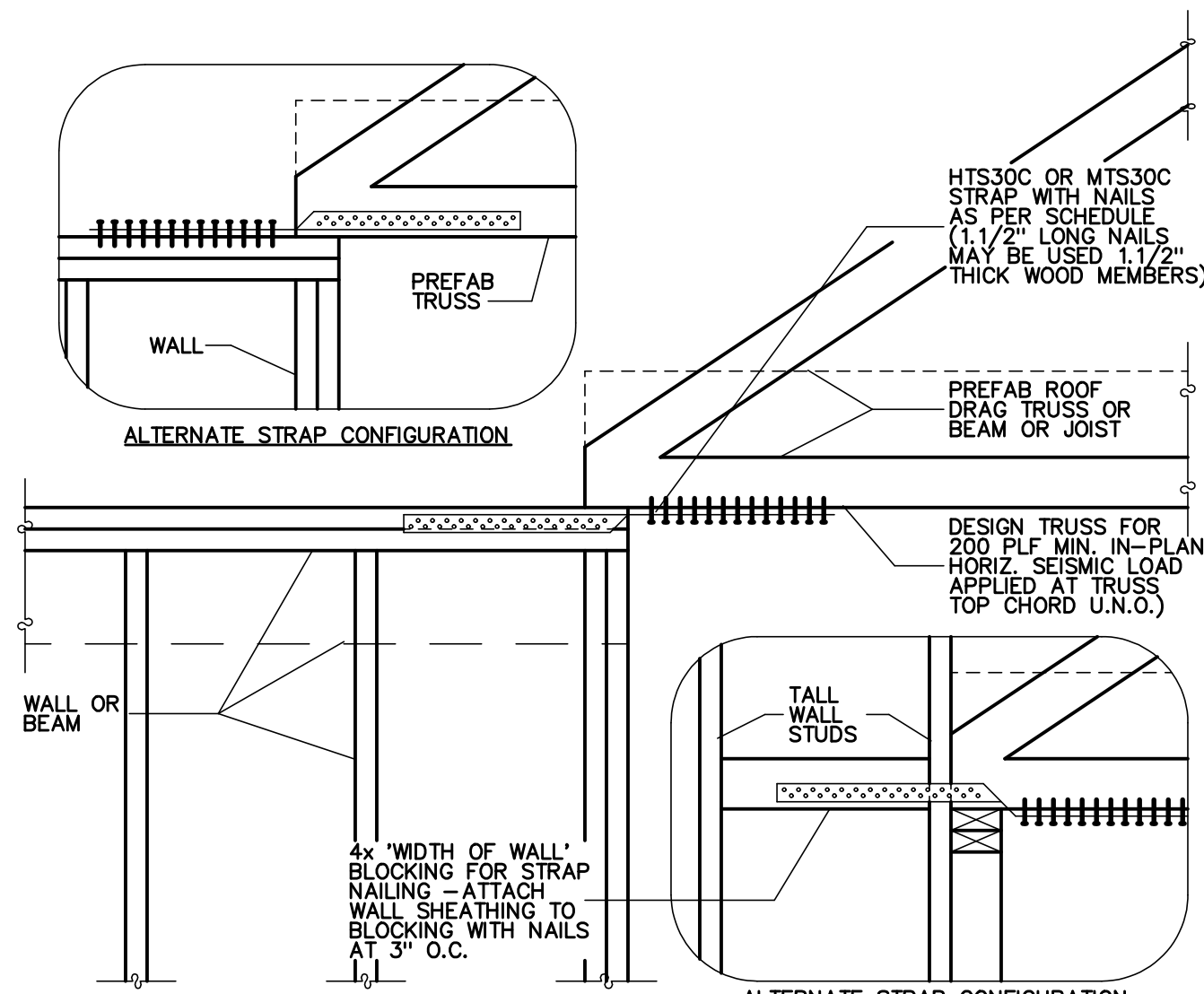
SHEAR WALL PARALLEL TO ROOF TRUSSES
NO SCALE



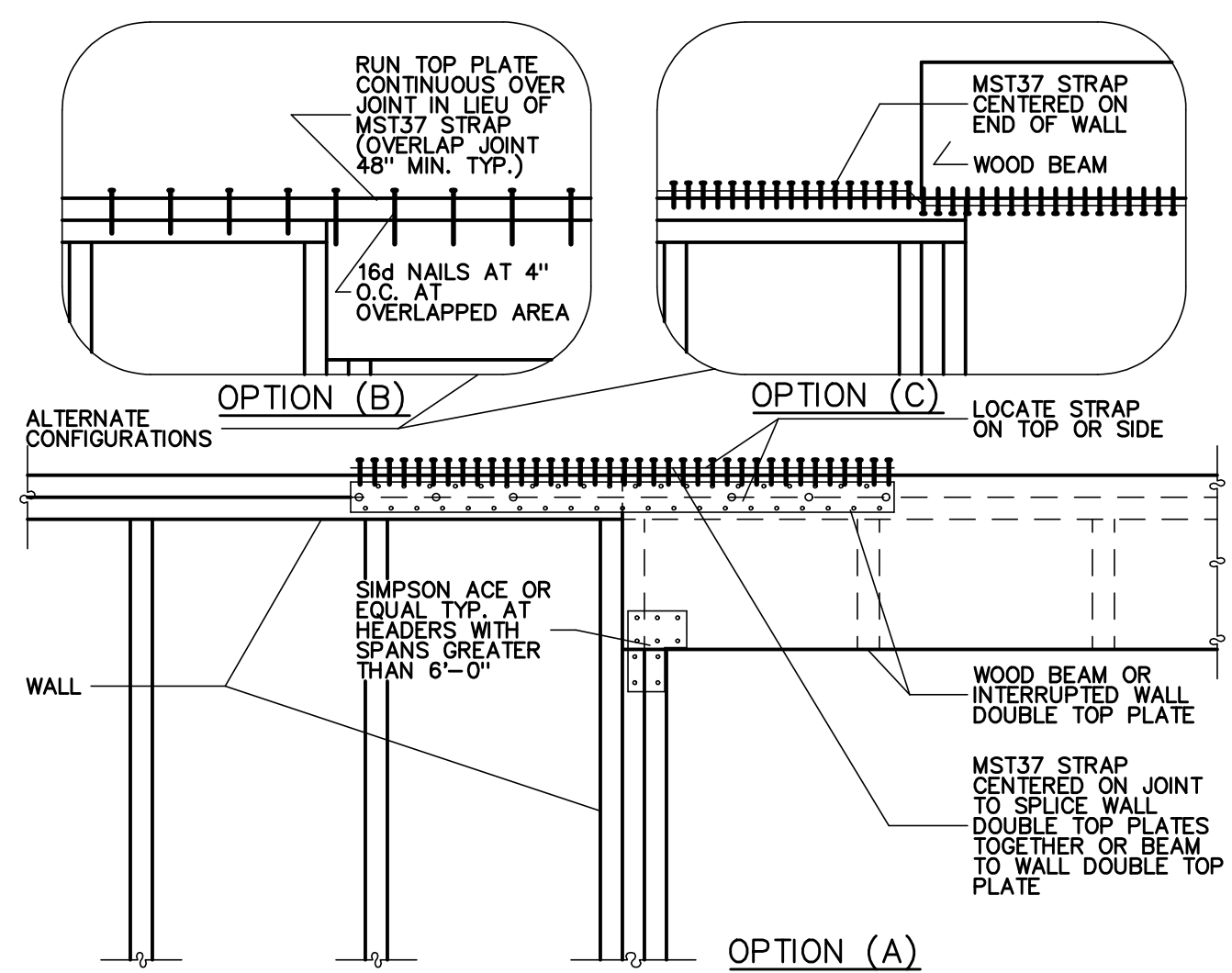
SHEAR WALL PARALLEL TO ROOF TRUSSES
NO SCALE



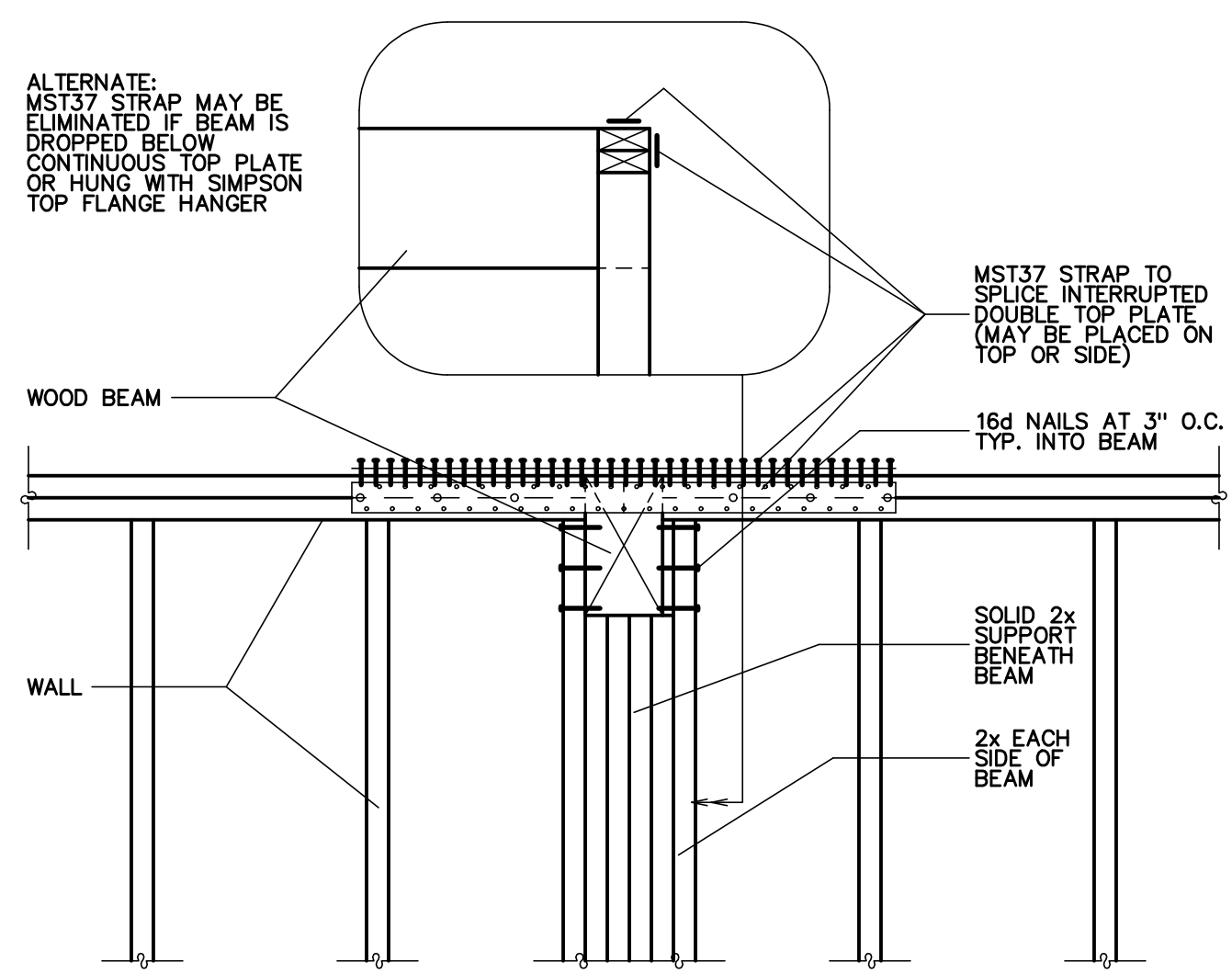
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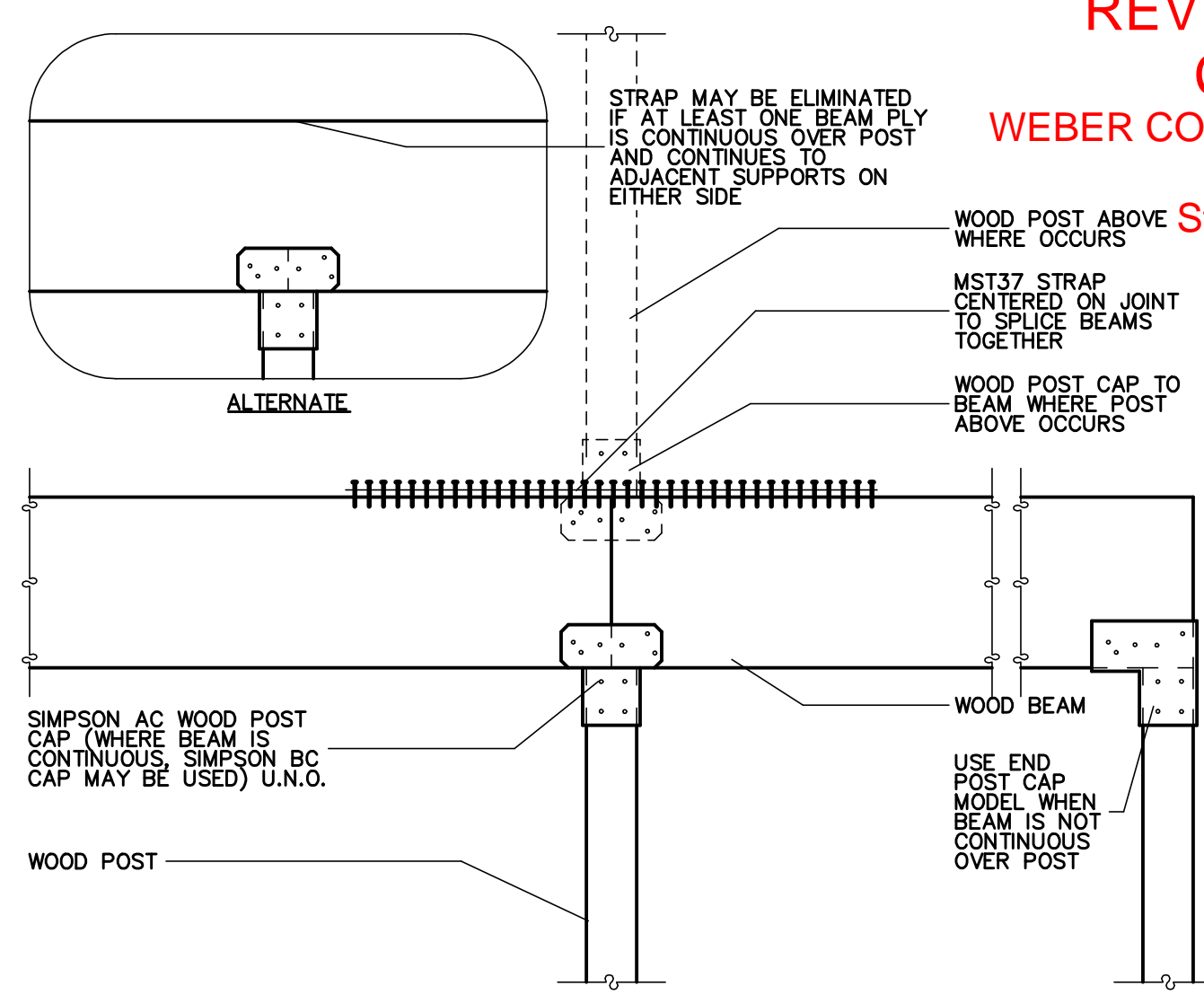
HTS30C/MTS30C STRAP INSTALLATION
NO SCALE



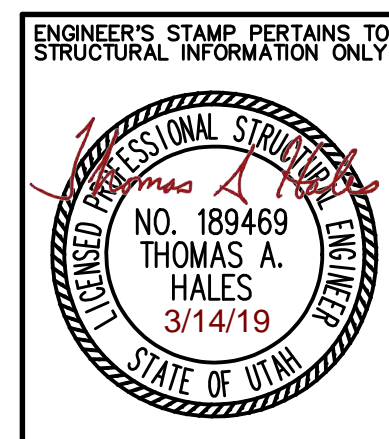
MST37 STRAP INSTALLATION AND HEADER DETAIL
NO SCALE



WOOD BEAM POCKET IN WALL
NO SCALE



WOOD BEAM TO POST AND MST37 STRAP INSTALLATION
NO SCALE



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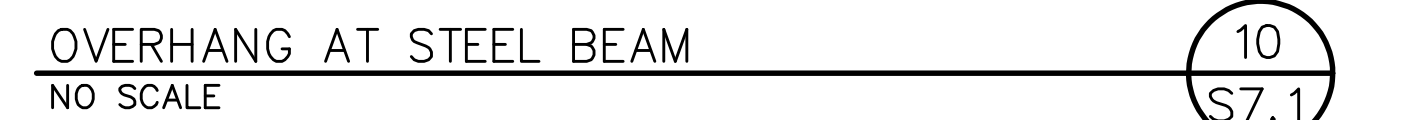
FOR: DENNIS & CATHY LONGFELLOW
LOT 11, SNOWFLAKE SUBDIVISION NO. 2
4427 N. POWDER MOUNTAIN ROAD
EDEN, UTAH 84310

304 WEST PLEASANT VIEW DR.
ODEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM



ROOF FRAMING DETAILS
DATE: 3/13/2019
DRAWN: CMH/BRH
TYPE: ORIGINAL DRAWING
JOB NO.: 19012
PLAN NO.: 1-2-1641/3-1-940 TWO-STORY

S6.1



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4427 N. POWDER MOUNTAIN ROAD

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OGDEN, UTAH 84414
PHONE: (801)-782-0484
FAX: (801)-782-8631
WWW.LOMONDVIEW.COM

SHEET TITLE:	DATE:	DRAWN:
FLOOR SUSPENDED SLAB FRAMING DETAILS	3/13/2019	CWH/BRH
	JOB NO.:	TYPE:
	19012	ORIGINAL DRAWING

SHEET
12.1

REVIEWED FOR CODE COMPLIANCE
WEBER COUNTY BUILDING INSPECTION

Stanley C. Berniche

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