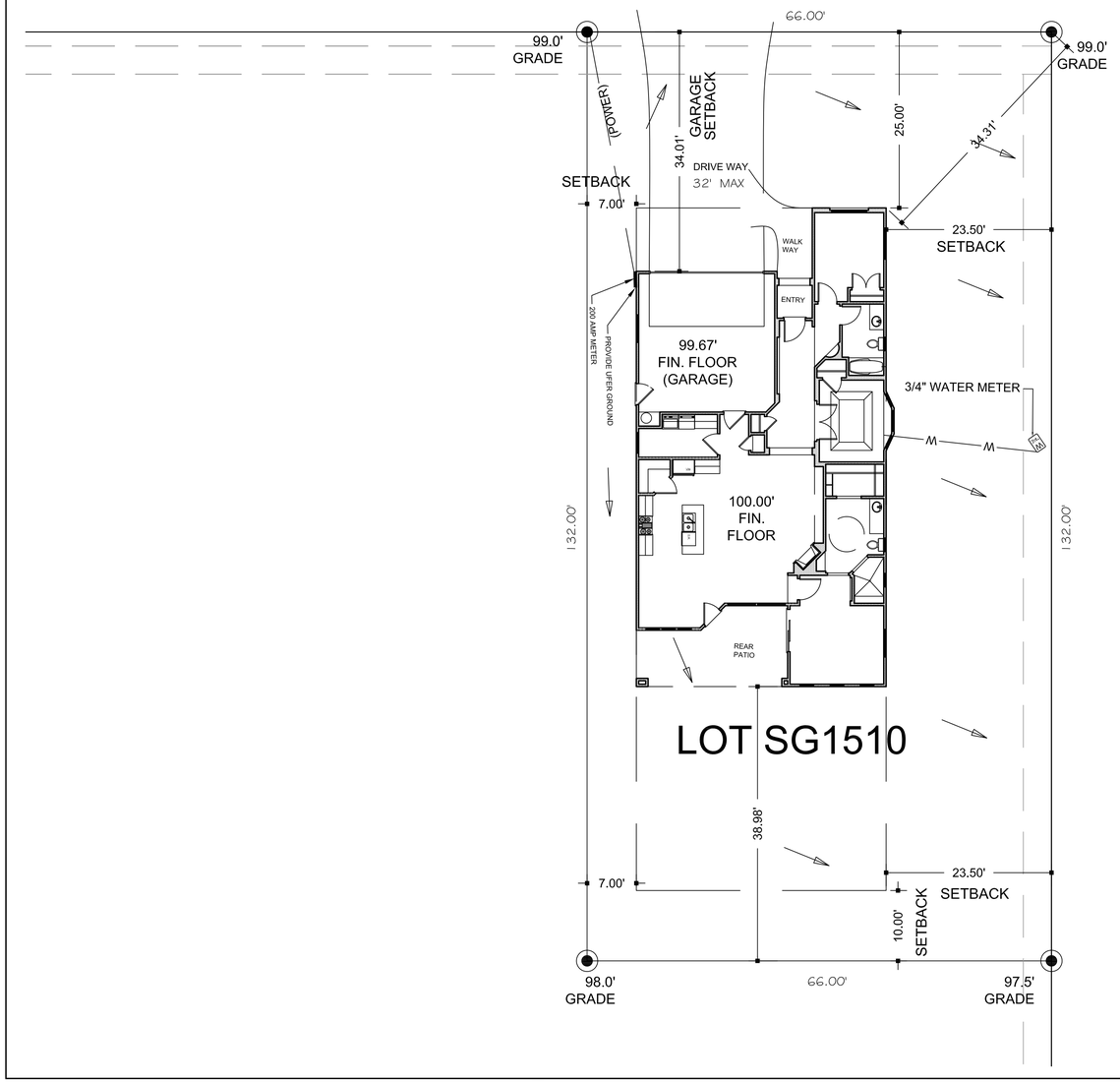
400 SOUTH STREET



200 WEST STREET

N

PLAN INDEX	
C.0	SITE PLAN
A.1	ELEVATIONS
A.2	FLOOR PLAN
A.3	MAIN ELECTRICAL PLAN
S.1	SHEAR WALL PLAN
S.2	FOUNDATION PLAN
S.3	ROOF FRAMING PLAN
SD.1	STRUCTURAL DETAILS

NOTES

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SITE PLAN
SCALE: 1" = 10'-0"

PLAN
1560

REV	BY	DATE	COMMENT

ST GEORGE LOT SG1510
LINDSEY RESIDENCE (SUHBA)

LCR @ ROUNDY

SITE PLAN

LCR DESIGN INC.
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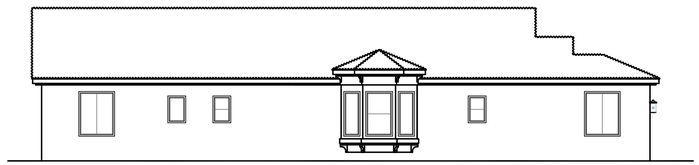
5/31/12

SHEET C.0

PLAN INDEX	
C.0	SITE PLAN
A.1	ELEVATIONS
A.2	FLOOR PLAN
A.3	MAIN ELECTRICAL PLAN
S.1	SHEAR WALL PLAN
S.2	FOUNDATION PLAN
S.3	ROOF FRAMING PLAN
SD.1	STRUCTURAL DETAILS

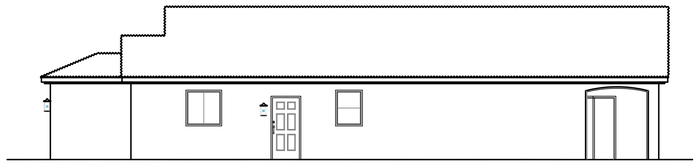


LEFT ELEVATION

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

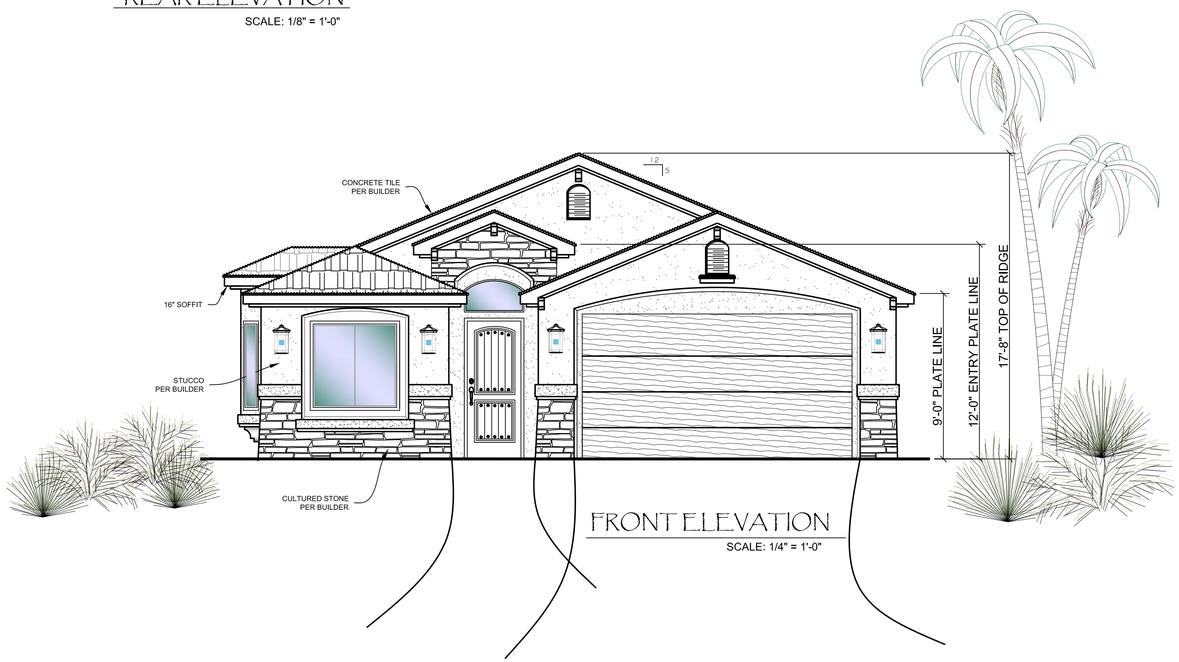
REAR ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION

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

PLAN
1560

REV	BY	DATE	COMMENT

ST GEORGE LOT SG1510
LINDSEY RESIDENCE (SUHBA)

LCR @ ROUNDY

ELEVATIONS

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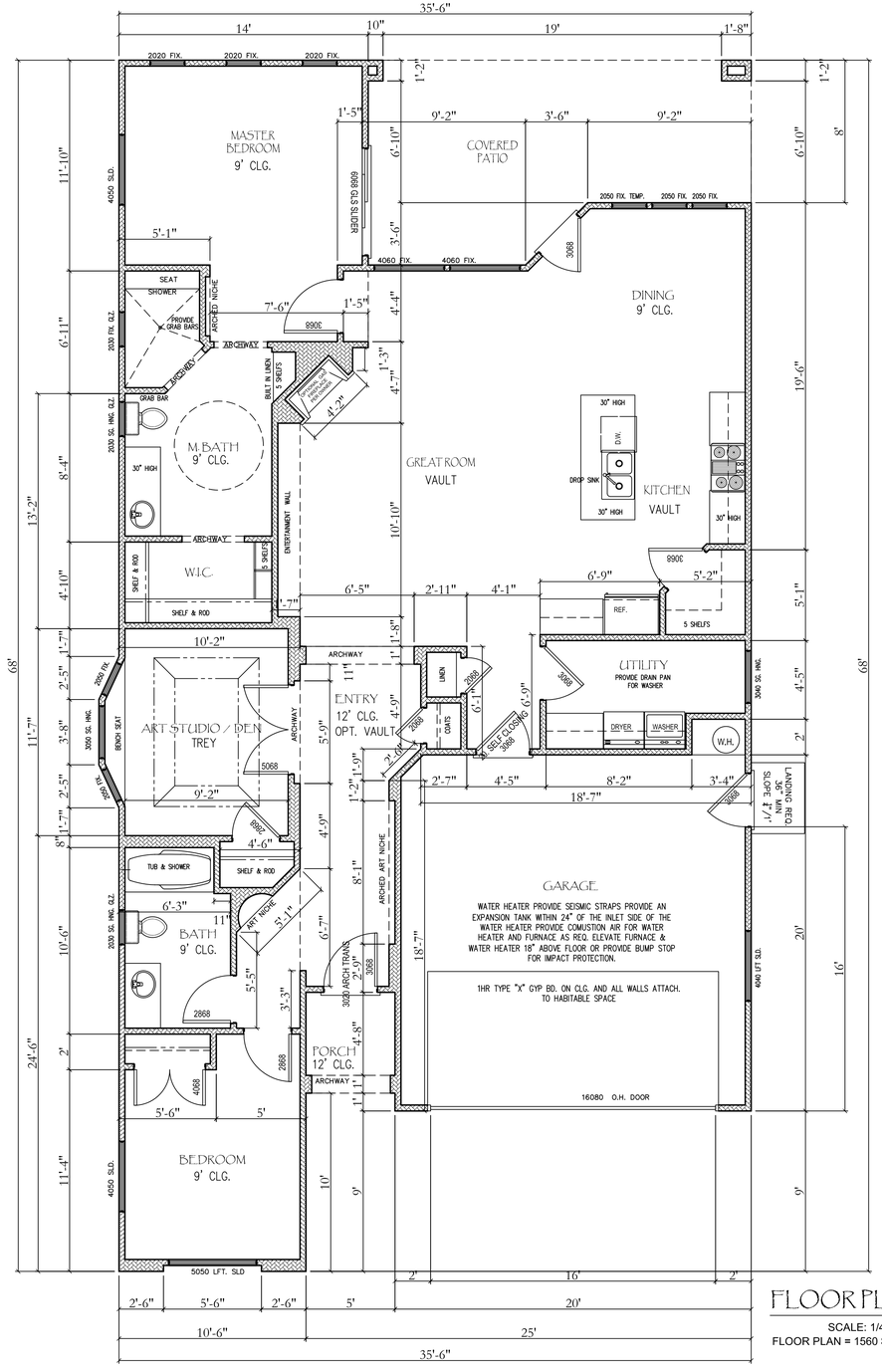
SHEET A.1



FLOOR PLAN

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

FLOOR PLAN = 1560 SQ. FT.

GENERAL REQUIREMENTS

ALL WORK SHALL CONFORM TO ALL ADOPTED STATE AND FEDERAL REGULATIONS AND RULES: (IBC), (IRC), (IECC), (NEC), (IPC) & (IMC)

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF FRAMING, DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS, EXTERIOR SHEETING SHALL ALIGN WITH THE FACE OF THE FOUNDATION.
2. UNLESS NOTED OTHERWISE:
   EXTERIOR WALLS = 2x6
   INTERIOR WALLS = 2x4
   PLUMBING WALLS = 2x6
3. ALL WOOD IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED.
4. ALL WINDOW FRAMES AND EXTERIOR BASE PLATES ARE TO BE SET IN A SOLID BED OF POLYMER FOAM SEALANT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE I.R.C. AS ADMINISTERED BY THE CITY, AND ALL APPLICABLE AMENDMENTS.
6. VERIFY LOCATIONS OF ALL UTILITY LINES BEFORE PROCEEDING WITH WORK, CALL BLUE STAKES AS REQUIRED BY LAW.
7. ALL NEW CONCRETE WALKS SHALL HAVE MINIMUM OF 2% CROSS SLOPE FOR DRAINAGE AWAY FROM BUILDING.
8. PROVIDE A 4" MINIMUM LAYER OF GRANULAR FILL UNDER CONCRETE SLABS, WALKS, AND CURBS.
9. PROVIDE SOLID BLOCKING AT SIDES OF GLAZING FOR WINDOW TREATMENT ANCHORS.
10. FIREPLACE TYPE & SIZE TO BE ICBO APPROVED AND OWNER/BUILDER VERIFIED.
11. FLOOR COVERINGS, BASE AND TRIM, MOLDINGS, AND CABINETRY TO BE DETERMINED BY OWNER/BUILDER,
12. FLOOR DRAINS TO BE INSTALLED AS REQUIRED.
13. HOSE BIB LOCATIONS TO BE VERIFIED BY OWNER/BUIILDER, ALL HOSE BIBS SHALL BE PROVIDED WITH APPROVED BACK FLOW PROTECTOR.
14. WINDOW & DOOR HEADERS TO BE (2) 2x10 UNLESS SPECIFIED OTHERWISE BY ENGINEER.
15. ALL PLUMBING TO BE IN ACCORDANCE WITH CURRENT I.P.C. AND LOCAL CODES.
16. SEISMIC TIE-DOWNS TO BE PROVIDED AT ALL WATER HEATERS AS REQUIRED BY THE I.R.C.
17. PROVIDE A MIN. CLEARANCE OF 30" IN FRONT OF ALL WATER HEATERS.
18. PROVIDE A MIN. CLEARANCE OF 36" IN FRONT OF FURNACE FOR SERVICE.
19. ALL PLUMBING VENTS THROUGH ROOF TO BE 2" PIPE MIN.
20. FLUE AND EXHAUST VENTS WILL TERMINATE 4' BELOW, 4' HORIZONTALLY FROM, AND AT LEAST 1' ABOVE A DOOR, AN OPERABLE WINDOW OR GRAVITY AIR INLET.
21. GAS METER AND MAIN SHUT OFF TO BE LOCATED AS PER GAS COMPANY REQUIREMENTS.
22. LICENSED CONTRACTOR TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS ON SITE.
23. ATTIC VENTILATION: 1 SQ. FT. / 150 SQ. FT. OF ATTIC AREA, UNLESS PROVISIONS ARE MET FOR 1/300 RATIO, IRC R806,2
24. PROVIDE A MIN. OF 30" X 30" LEVEL WORKING SPACE IN FRONT OF THE FURNACE AND A MIN. OF 3" ALONG THE SIDES AND BACK.

3150/150 = 21 SQFT OF VENTING REQUIRED OR
3150/300 = 10.5 SQFT OF VENTING REQUIRED

DRYER NOTES

1. DRYER VENT DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS. THE DUCTS MUST TERMINATE AT THE EXTERIOR OF THE BUILDING AND MUST NOT BE INSTALLED WITH SHEET METAL SCREWS.
2. DRYER VENT DUCT SHALL BE 4" DIAMETER MIN. WITH A MAXIMUM LENGTH OF 25'-0" LESS 2.5' FOR EACH 45 DEG. BEND.
3. DRYER VENT SHALL NOT CONNECT TO ANY OTHER VENT, DUCT, OR CHIMNEY. VENT HOOD SHALL BE A MIN. OF 12" ABOVE FINISHED GRADE.
4. ALL DRYER VENTS SHALL BE COUNTER FLASHED AND CAULKED.

BUILDER SPECIAL NOTES

1. ELECTRIC POWER BOLT FRONT & REAR DOORS
2. LIGHT SWITCHES TO BE PRE-DETERMINED HEIGHT 3'-0" FOR ACCESSIBILITY
3. MASTER BATH ADJUSTABLE SHOWER HANDLE
4. COOK TOP FRONT KNOBS
5. KITCHEN SINK TO BE LOWER
6. CABINETS TO BE 30" HIGH

PLAN
1560

REV	BY	DATE	COMMENT
1			
2			
3			
4			
5			

ST GEORGE LOT SG 1510
LINDSEY RESIDENCE (SUHBA)

LCR @ ROUNDY

FLOOR PLAN

DESIGN INC.
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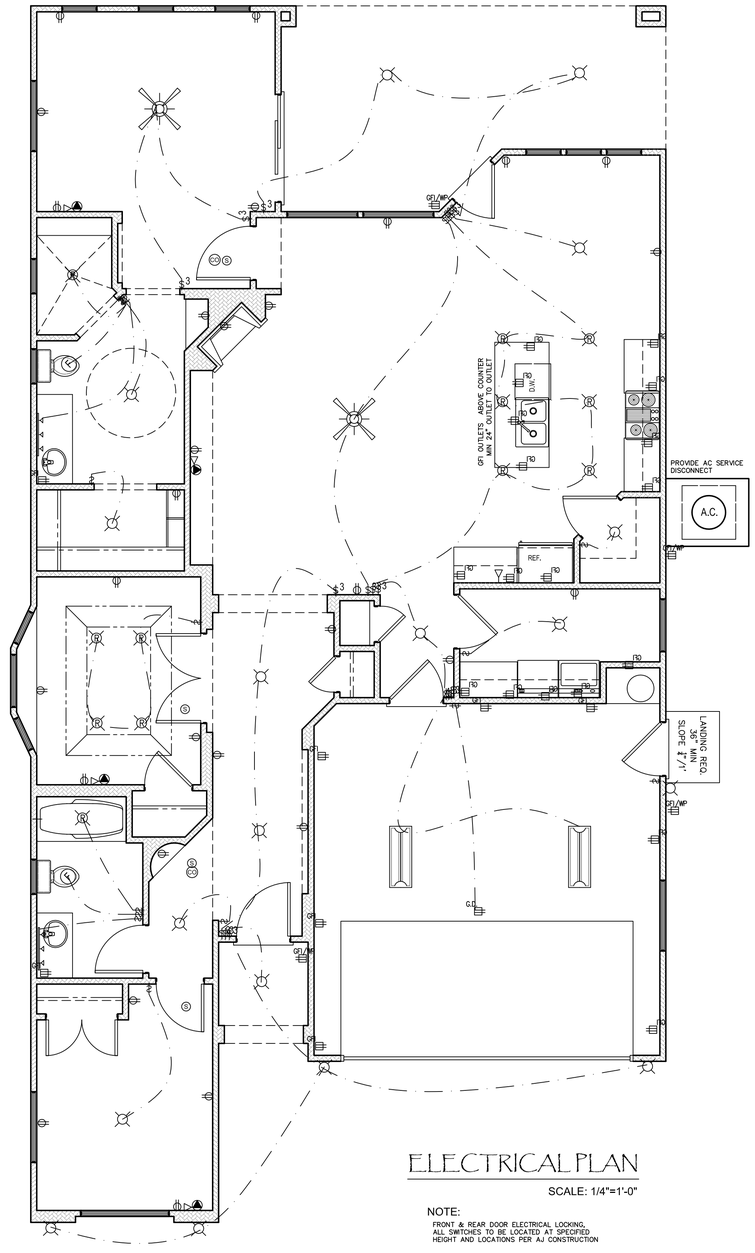
5/31/12

SHEET A.2



ELECTRICAL PLAN

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

NOTE:
FRONT & REAR DOOR ELECTRICAL LOCKING, ALL SWITCHES TO BE LOCATED AT SPECIFIED HEIGHT AND LOCATIONS PER AJ CONSTRUCTION

GENERAL REQUIREMENTS

ALL WORK SHALL CONFORM TO ALL ADOPTED STATE AND FEDERAL REGULATIONS AND RULES: (IBC), (IRC), (IECC), (NEC), (IPC) & (IMC)

ELECTRICAL NOTES

1. OUTLET PLACEMENT SHALL COMPLY WITH CURRENT IRC
2. MINIMUM FIXTURE CLEARANCE TO SHELVING IS 1'-2".
3. SMOKE DETECTORS TO COMPLY WITH SECITON R314.
4. GFI OUTLETS REQUIRED WITHIN 6' OF SINKS, AT GARAGES, BATHROOMS, OUTSIDE AND UNFINISHED AREAS.
5. OUTLETS TO BE 1'-6" ABOVE FINISHED FLOOR IN GARAGE.
6. UTILITY METERS, PANEL BOX AND UFER GROUND TO BE LOCATED BY ELECTRICAN.
7. PROVIDE 6-PAIR DROP FOR TELEPHONE SERVICE.
8. PROVIDE ARC FAULT PROTECTION IN ALL BEDROOMS.
9. ALL 15-20 AMP RECEPTACLES SPECIFIED IN SECTION E3901.1 SHALL BE LISTED AS TAMPER RESISTANT.
10. ALL OUTLETS SHALL BE INSTALLED MIN 6-0" TO EACH OTHER HORZ AND ABOVE KITCHEN COUNTERS 24" O.C. AND 12" FROM END MIN.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF FRAMING. DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. EXTERIOR SHEETING SHALL ALIGN WITH THE FACE OF THE FOUNDATION.
2. UNLESS NOTED OTHERWISE:
   EXTERIOR WALLS = 2x6
   INTERIOR WALLS = 2x4
   PLUMBING WALLS = 2x6
3. ALL WOOD IN CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED.
4. ALL WINDOW FRAMES AND EXTERIOR BASE PLATES ARE TO BE SET IN A SOLID BED OF POLYMER FOAM SEALANT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE I.R.C. AS ADMINISTERED BY THE CITY, AND ALL APPLICABLE AMENDMENTS.
6. VERIFY LOCATIONS OF ALL UTILITY LINES BEFORE PROCEEDING WITH WORK, CALL BLUE STAKES AS REQUIRED BY LAW.
7. ALL NEW CONCRETE WALKS SHALL HAVE MINIMUM OF 2% CROSS SLOPE FOR DRAINAGE AWAY FROM BUILDING.
8. PROVIDE A 4" MINIMUM LAYER OF GRANULAR FILL UNDER CONCRETE SLABS, WALKS, AND CURBS.
9. PROVIDE SOLID BLOCKING AT SIDES OF GLAZING FOR WINDOW TREATMENT ANCHORS.
10. FIREPLACE TYPE & SIZE TO BE ICBO APPROVED AND OWNER/BUILDER VERIFIED.
11. FLOOR COVERINGS, BASE AND TRIM, MOLDINGS, AND CABINETRY TO BE DETERMINED BY OWNER/BUILDER.
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17. PROVIDE A MIN. CLEARANCE OF 30" IN FRONT OF ALL WATER HEATERS.
18. PROVIDE A MIN. CLEARANCE OF 36" IN FRONT OF FURNACE FOR SERVICE.
19. ALL PLUMBING VENTS THROUGH ROOF TO BE 2" PIPE MIN.
20. FLUE AND EXHAUST VENTS WILL TERMINATE 4' BELOW, 4' HORIZONTALLY FROM, AND AT LEAST 1' ABOVE A DOOR, AN OPERABLE WINDOW OR GRAVITY AIR INLET.
21. GAS METER AND MAIN SHUT OFF TO BE LOCATED AS PER GAS COMPANY REQUIREMENTS.
22. LICENSED CONTRACTOR TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS ON SITE.

SYMBOLS

	CEILING MOUNTED LIGHT
	CEILING FAN
	FLUORESCENT LIGHT
R	RECESSED CAN LIGHT
E	EXHAUST FAN
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	110 VOLT OUTLET (ARCH FAULT IN BEDROOMS)
	220 VOLT OUTLET
GFI	GFI OUTLET
GFI/WP	GFI WEATHER PROTECTED OUTLET
+18"	GFI FLOOR OUTLET
$	SINGLE POLE SWITCH
$3	3-WAY SWITCH
	TELEPHONE JACK
	TELEVISION OUTLET

PLAN 1560

REV	BY	DATE	COMMENT
1			
2			
3			
4			
5			

ST GEORGE LOT SG 1510
LINDSEY RESIDENCE (SUHBA)

LCR © ROUNDY

ELECTRICAL PLAN

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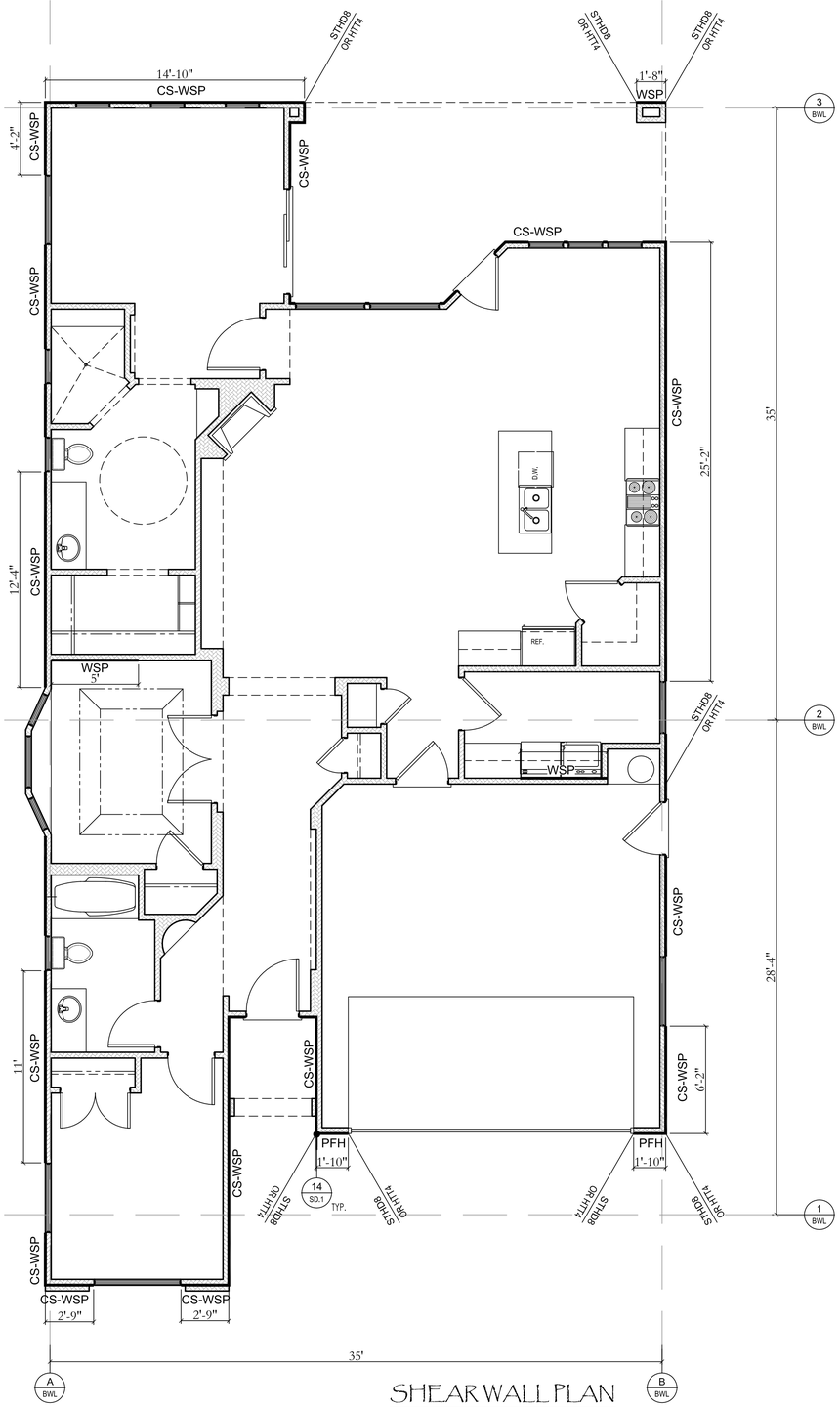
SHEET A.4



SHEAR WALL PLAN

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

CURRENT IRC GOVERNING CODE DESIGN CRITERIA

LOAD REQUIREMENTS:

ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	25 PSF
FLOOR LIVE LOAD	40 PSF
DECK LIVE LOAD	60 PSF
FLOOR DEAD LOAD	15 PSF

SEISMIC CATEGORY :	D
WIND SPEED:	90 MPH
EXPOSURE:	C

CONTRACTOR

1. CONTRACTOR RESPONSIBLE TO VERIFY ALL SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO EXCAVATION. CONTACT PROPER AUTHORITIES.
3. CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS AND ENGINEERING REQUIREMENTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR RESPONSIBLE TO MEET ALL REQUIREMENTS HEREWITH AND TO MEET ALL CONDITIONS FOUND UNDER THE IRC BUILDING CODE AND LOCAL BUILDING CODE REQUIREMENTS.
5. THE MOST STRINGENT REQUIREMENTS ARE TO BE APPLIED IN THE EVENT ANY CONFLICTING ITEMS ON THE DRAWINGS, GENERAL NOTES AND SPECIFICATIONS SHOULD OCCUR.

GENERAL FRAMING NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IRC BUILDING CODE, AND LOCAL ORDINANCES.
2. INSTALLATION OF ALL HOLDOWN ANCHORS, STRAPS & MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSION OF 4,000 PSI. CONCRETE WHICH IS SUSPENDED OR USED IN A RETAINING WALL SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4,000 PSI. REINFORCING STEEL SHALL BE GRADE 60, AND SHALL BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE. (ACTUAL STRENGTH REQUIRED BY DESIGN EQUALS 2,500 PSI, NO SPECIAL INSPECTION REQUIRED). FOR EXTERIOR FLATWORK USE 4,000 PSI WITH 5 TO 7% AIR ENTRAINMENT.
2. ALL FOUNDATIONS AND FOOTINGS TO BE INSTALLED PER SOILS REPORT
3. IF ANY UNSTABLE OR COLLAPSIBLE OR OTHERWISE POOR SOIL CONDITIONS ARE DISCOVERED DURING EXCAVATION, A SOILS ENGINEER SHOULD BE NOTIFIED IMMEDIATELY FOR A SOILS STUDY.
4. SOIL BEARING CAPACITY VALUE USED SHALL BE 1500 PSF ASSUMED, UNLESS SOILS ENGINEERING REPORT INDICATES OTHERWISE.
5. MINIMUM EXPOSED ABOVE FINISH GRADE FOUNDATION WALL TO BE 4 INCHES. RECOMMENDED HEIGHT TO BE BETWEEN 8 TO 12 INCHES.

NOTE: SEE DETAIL SHEET SD.1 FOR ALL FRAMING DETAILS STANDARD

SHEARWALL SCHEDULE

SYMBOL	MATERIAL	NAILING	ALT.ATTACHMENT	SILL PLATE	NAILING
CS-WSP	7/16" STRUCT. II PLYWOOD OR O.S.B.	8d @ 6" O.C. ALL EDGES 8d @ 12" O.C. IN FIELDS	16ga @ 3" O.C. ALL EDGES 16ga @ 6" O.C. IN FIELDS	1/2"Ø ANCHOR BOLTS @ 48" O.C.	16d @ 6" O.C. INTO BLOCKING BELOW
WSP	7/16" STRUCT. II PLYWOOD OR O.S.B.	8d @ 6" O.C. ALL EDGES 8d @ 12" O.C. IN FIELDS	16ga @ 3" O.C. ALL EDGES 16ga @ 6" O.C. IN FIELDS	1/2"Ø ANCHOR BOLTS @ 48" O.C.	16d @ 6" O.C. INTO BLOCKING BELOW
GB1	1/2" GYPSUM BOARD 8'-0" MIN.	5d @ 7" O.C. ALL EDGES 5d @ 7" O.C. IN FIELDS	TYPE W OR S SCREW @ 12" O.C. TYPICAL	1/2"Ø ANCHOR BOLTS @ 48" O.C.	16d @ 6" O.C. INTO BLOCKING BELOW
GB2	1/2" GYPSUM BOARD 4'-0" MIN. EACH SIDE	5d @ 7" O.C. ALL EDGES 5d @ 7" O.C. IN FIELDS	TYPE W OR S SCREW @ 12" O.C. TYPICAL	1/2"Ø ANCHOR BOLTS @ 48" O.C.	16d @ 6" O.C. INTO BLOCKING BELOW
PFH	7/16" STRUCT. II PLYWOOD OR O.S.B.	INSTALL PER DETAIL 14 ON STRUCTURAL DETAIL SHEET SD-1		1/2"Ø ANCHOR PER DETAIL	N.A.

NOTES:

1. ALL PLYWOOD SHEARWALLS ARE BLOCKED AT ALL FREE EDGES.
2. ALL ANCHOR BOLTS SHALL INCLUDE A STEEL 3"x3"x0.229" PLATE WASHER.
3. ALL ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT AND SHALL BE PER ASTM A307.
4. ALL NAILS ARE COMMON NAILS, U.N.O.
5. ALL HOLDOWNS ARE PER SIMPSON STRONG-TIE.
6. ALL STHD STRAP HOLDOWNS SHALL HAVE (1) # 4 x 30" LONG IN FOUNDATION
7. HOLDOWNS DESIGNATION TO BE USED AT ALL RIM JOIST APPLICATIONS WILL HAVE "RJ".
8. ALL SILL PLATES TO BE 2" NOMINAL U.N.O
9. ROOF DECK SHALL BE 7/16" WOOD STRUCTURAL PANEL, UNBLOCKED, WITH PANEL RATING OF 32/16. NAILING SHALL BE 8d AT 6" O.C. ALL BOUNDARIES AND SUPPORTED EDGES, AND 12" IN FIELD. STAPLES MAY REPLACE NAILS: 16 GA. AT 4" O.C. ALL BOUNDARIES AND SUPPORTED EDGES AND 8" O.C. FIELD. STAPLES SHALL HAVE 1" MIN. PENETRATION INTO FRAMING MEMBER.
10. FLOOR DECK SHALL BE 3/4" TAG WOOD STRUCTURAL PANEL, UNBLOCKED, WITH PANEL RATING OF 48/24. NAILING SHALL BE 10d AT 6" O.C. ALL BOUNDARIES AND SUPPORTED EDGES, AND 12" IN FIELD.

PLAN 1560

REV	BY	DATE	COMMENT

ST GEORGE LOT SG 1510
LINDSEY RESIDENCE (SUHBA)

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SHEAR WALL PLAN

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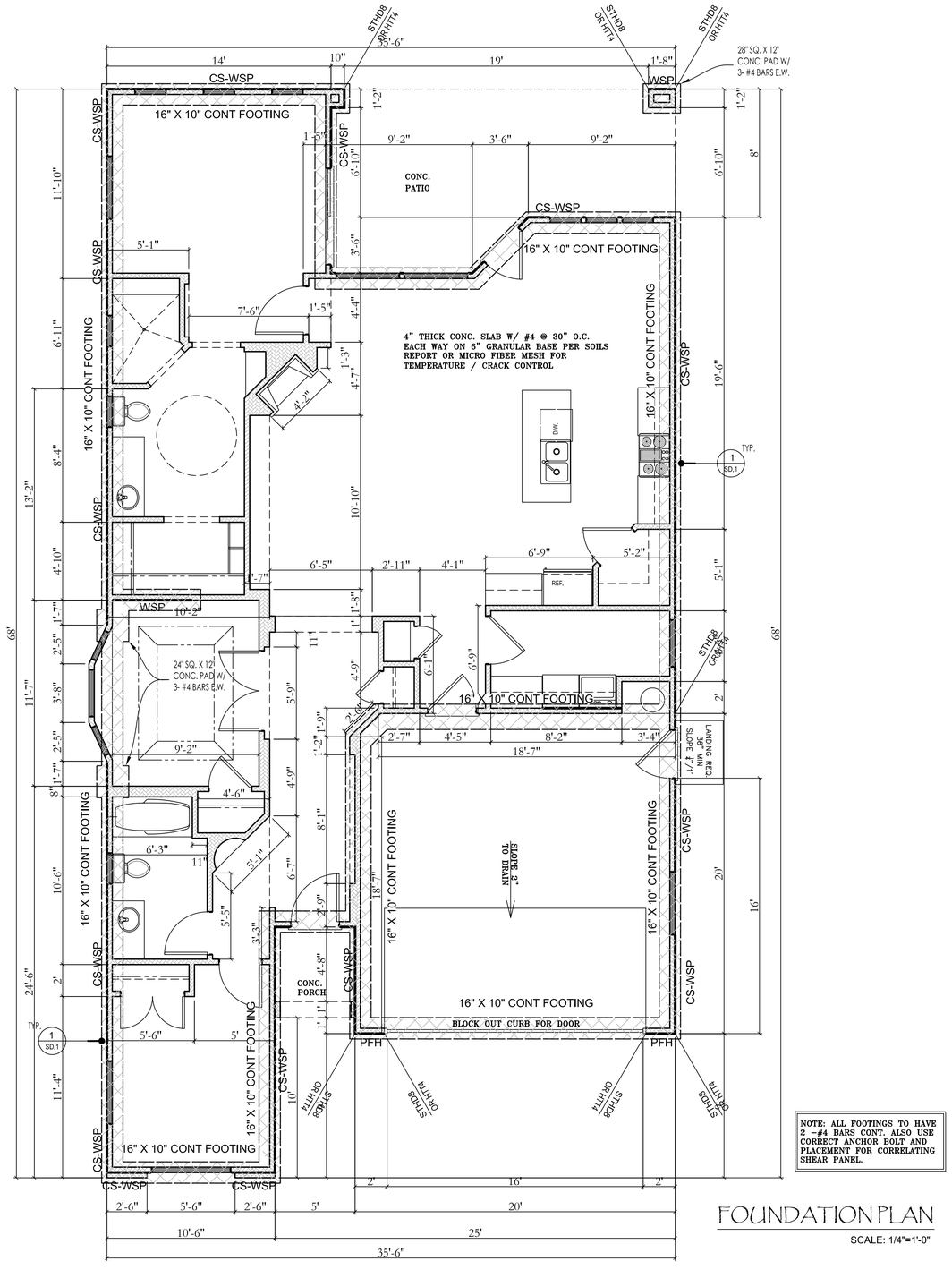
5/31/12

SHEET S.1



FOUNDATION PLAN

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

CURRENT IRC GOVERNING CODE DESIGN CRITERIA

LOAD REQUIREMENTS:

ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	25 PSF
FLOOR LIVE LOAD	40 PSF
DECK LIVE LOAD	60 PSF
FLOOR DEAD LOAD	15 PSF

SEISMIC CATEGORY : D
WIND SPEED: 90 MPH
EXPOSURE: C

CONTRACTOR

1. CONTRACTOR RESPONSIBLE TO VERIFY ALL SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO EXCAVATION. CONTACT PROPER AUTHORITIES.
3. CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS AND ENGINEERING REQUIREMENTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR RESPONSIBLE TO MEET ALL REQUIREMENTS HEREWITH AND TO MEET ALL CONDITIONS FOUND UNDER THE IRC BUILDING CODE AND LOCAL BUILDING CODE REQUIREMENTS.
5. THE MOST STRINGENT REQUIREMENTS ARE TO BE APPLIED IN THE EVENT ANY CONFLICTING ITEMS ON THE DRAWINGS, GENERAL NOTES AND SPECIFICATIONS SHOULD OCCUR.

GENERAL FRAMING NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IRC BUILDING CODE, AND LOCAL ORDINANCES.
2. INSTALLATION OF ALL HOLDOWN ANCHORS, STRAPS & MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSION OF 4,000 PSI. CONCRETE WHICH IS SUSPENDED OR USED IN A RETAINING WALL SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4,000 PSI. REINFORCING STEEL SHALL BE GRADE 60, AND SHALL BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE. (ACTUAL STRENGTH REQUIRED BY DESIGN EQUALS 2,500 PSI, NO SPECIAL INSPECTION REQUIRED). FOR EXTERIOR FLATWORK USE 4,000 PSI WITH 5 TO 7% AIR ENTRAINMENT.
2. ALL FOUNDATIONS AND FOOTINGS TO BE INSTALLED PER SOILS REPORT
3. IF ANY UNSTABLE OR COLLAPSIBLE OR OTHERWISE POOR SOIL CONDITIONS ARE DISCOVERED DURING EXCAVATION, A SOILS ENGINEER SHOULD BE NOTIFIED IMMEDIATELY FOR A SOILS STUDY.
4. SOIL BEARING CAPACITY VALUE USED SHALL BE 1500 PSF ASSUMED, UNLESS SOILS ENGINEERING REPORT INDICATES OTHERWISE.
5. MINIMUM EXPOSED ABOVE FINISH GRADE FOUNDATION WALL TO BE 4 INCHES. RECOMMENDED HEIGHT TO BE BETWEEN 8 TO 12 INCHES.

NOTE: SEE DETAIL SHEET SD.1 FOR ALL FRAMING DETAILS STANDARD

PLAN 1560

REV	BY	DATE	COMMENT

ST GEORGE LOT SG 1510
LINDSEY RESIDENCE (SUHBA)

LCR © ROUNDY

FOUNDATION PLAN

DESIGN INC.
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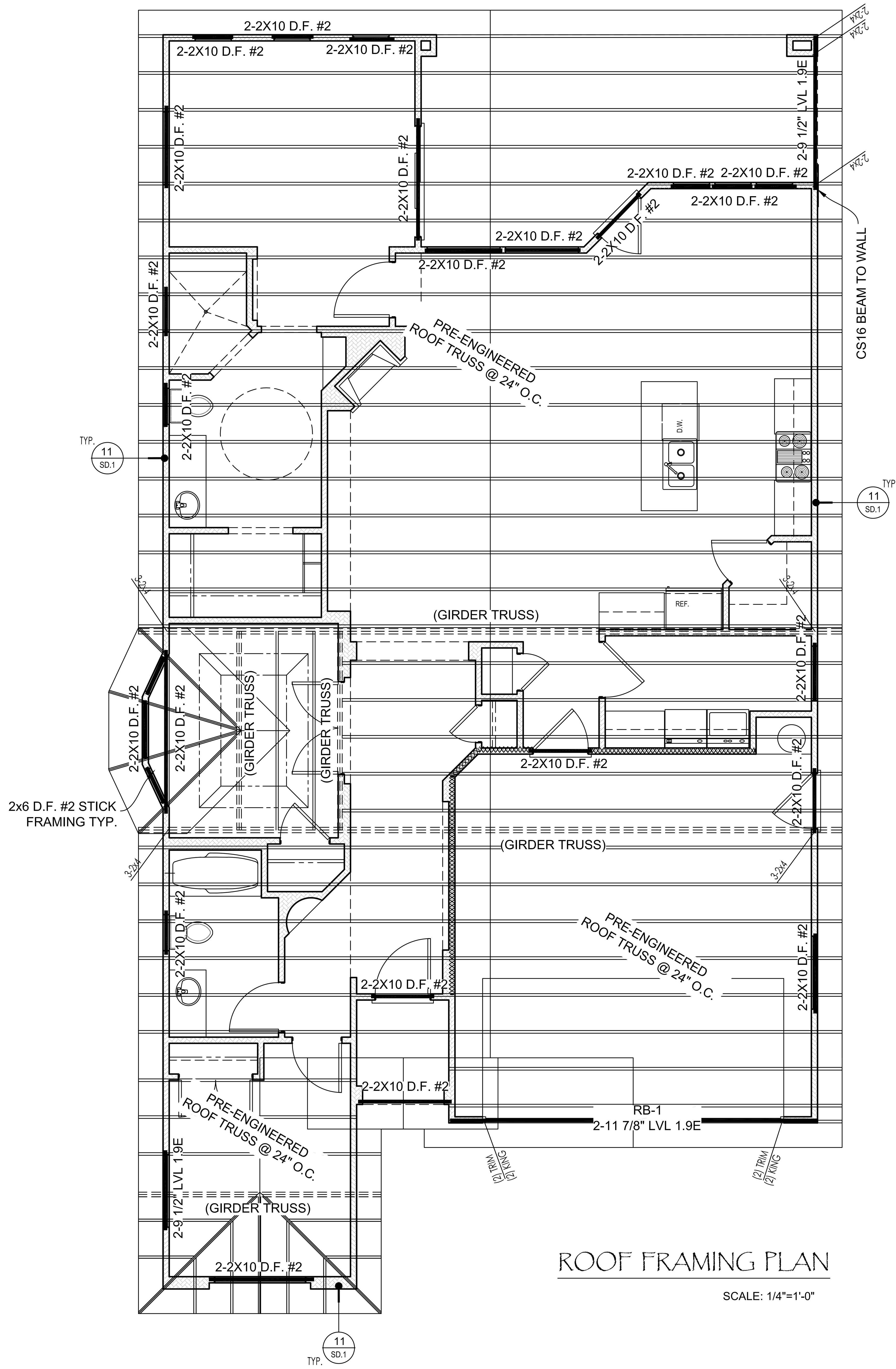
LCR

5/31/12

SHEET S.2



ROOF FRAMING PLAN

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

CURRENT IRC GOVERNING CODE DESIGN CRITERIA

LOAD REQUIREMENTS:
ROOF LIVE LOAD 20 PSF
ROOF DEAD LOAD 25 PSF
FLOOR LIVE LOAD 40 PSF
DECK LIVE LOAD 60 PSF
FLOOR DEAD LOAD 15 PSF

SEISMIC CATEGORY : D
WIND SPEED: 90 MPH
EXPOSURE: C

CONTRACTOR

1. CONTRACTOR RESPONSIBLE TO VERIFY ALL SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO EXCAVATION. CONTACT PROPER AUTHORITIES.
3. CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS AND ENGINEERING REQUIREMENTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR RESPONSIBLE TO MEET ALL REQUIREMENTS HEREWITH AND TO MEET ALL CONDITIONS FOUND UNDER THE IRC BUILDING CODE AND LOCAL BUILDING CODE REQUIREMENTS.
5. THE MOST STRINGENT REQUIREMENTS ARE TO BE APPLIED IN THE EVENT ANY CONFLICTING ITEMS ON THE DRAWINGS, GENERAL NOTES AND SPECIFICATIONS SHOULD OCCUR.

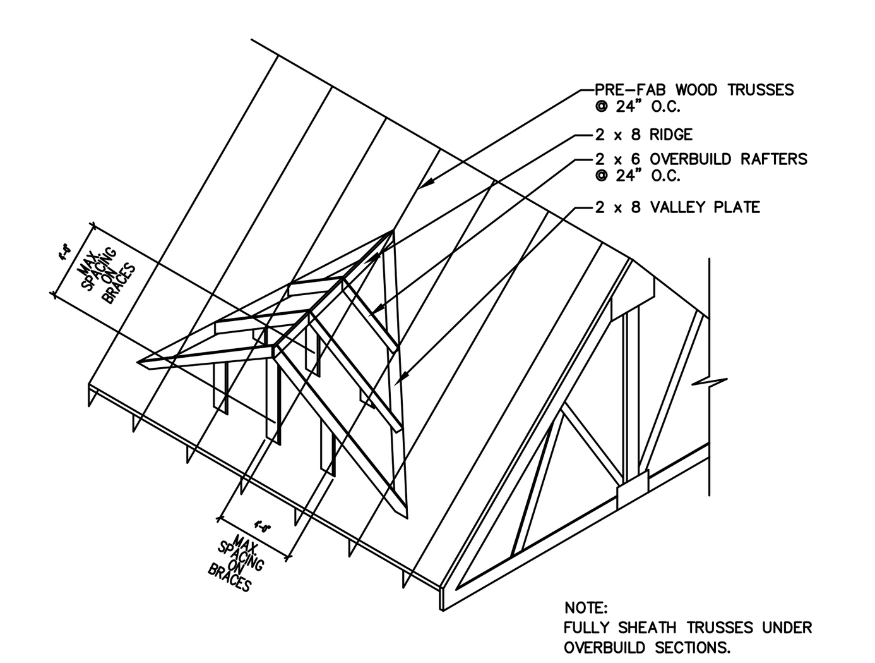
GENERAL FRAMING NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IRC BUILDING CODE, AND LOCAL ORDINANCES,
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO VERIFY ALL ENGINEERING REQUIREMENTS PRIOR TO STARTING CONSTRUCTION.
3. ALL JOISTS, RAFTERS AND HEADERS SHALL BE DOUGLAS FIR LARCH NO. 2 OR EQUAL. IF TJI'S OR EQUAL ARE USED, THEY MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BRIDGING AT 8 FT. O.C. FOR FLOOR JOISTS. USE WEB STIFFENERS AT BEARING WHEN REQUIRED BY MANUFACTURER.
4. GLU-LAMINATED BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24-V8 DF/DF OR EQUAL FOR CONTINUOUS SPANS CAMBER PER MANUFACTURER.
5. ALL STRUCTURAL STEEL SHALL BE ASTM A36, PROPERLY PRIMED AND PAINTED.
6. PROVIDE CRAWL SPACES WITH AN 18" x 24" ACCESS CRAWL HOLE.
7. THRUST SHALL BE ELIMINATED BY USE OF COLLAR TIES, OR JOISTS, (PROPERLY INSTALLED), AT ALL STICK FRAME AREAS, UNLESS SUPPORTED BY BEAMS.
8. PREFABRICATED AND ENGINEERED TRUSS CAN BE USED FOR THE ROOF AND/OR FLOOR.

   SHALL DESIGN TRUSSES FOR ALL LOADS PER IRC BUILDING CODE, INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD UPS IN VALLEYS AND EAVES, ETC. ALL OVER BUILT AREAS TO BE VERTICALLY BRACED TO TRUSSES AT 48" O.C.
9. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
10. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" THICK WSP SHEATHING OR EQUAL WITH 8d COMMON NAILS AT 6 INCHES O.C. EDGES AND AT 12 INCHES O.C. IN THE FIELD UNLESS OTHERWISE NOTED.
11. ROOF DECK SHALL BE 7/16" WOOD STRUCTURAL PANEL, UNBLOCKED, WITH PANEL RATING OF 32/16. NAILING SHALL BE 8d AT 6" O.C. ALL BOUNDARIES AND SUPPORTED EDGES, AND 12" IN FIELD. STAPLES MAY REPLACE NAILS: 16 GA. AT 4" O.C. ALL BOUNDARIES AND SUPPORTED EDGES AND 8" O.C. FIELD. STAPLES SHALL HAVE 1" MIN. PENETRATION INTO FRAMING MEMBER.
12. FLOOR DECK SHALL BE 3/4" T&G WOOD STRUCTURAL PANEL, UNBLOCKED, WITH PANEL RATING OF 48/24. NAILING SHALL BE 10d AT 6" O.C. ALL BOUNDARIES AND SUPPORTED EDGES, AND 12" IN FIELD.
13. INSTALLATION OF ALL HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. ROOF FRAMING AROUND OPENING WITH HEADERS OVER 6 FEET MUST BE SUPPORTED BY HANGERS OR FRAMING ANCHORS, UNLESS BEARING ON A BEAM, PARTITION, OR WALL.
15. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED BY AN APPROVED AGENCY.
16. MINIMUM 18" CLEARANCE FROM SOIL FOR WOOD JOISTS AND 12" CLEARANCE FROM SOIL FOR WOOD GIRDERS REQUIRED UNLESS TREATED WOOD OR FOUNDATION REDWOOD ALL MARKED OR BRANDED BY AN APPROVED AGENCY.
17. DOUBLE FLOOR JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO JOISTS.
18. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS.
19. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. CONTRACTOR IS RESPONSIBLE FOR CONNECTION. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.
20. SILL PLATES OF THE INTERIOR BRACED WALL LINES ARE TO BE NAILED TO THE FLOOR JOISTS WITH NAILS PER SHEAR WALL DETAILS
21. DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA 8-16d (31/2″ × 0.135″) U.N.O
22. DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA 12-16d (31/2″ × 0.135″) EACH SIDE OF SPLICE

* BEARING WALL *

* WALLS > 10' TO BE 2X6 @16" O.C. *



OVERBUILD DETAIL Scale: N.T.S. File: 1

NOTE: SEE DETAIL SHEET SD.1 FOR ALL FRAMING DETAILS STANDARD

PLAN 1560

COMMENT					
DATE					
BY					
REV	△	△	△	△	△

ST GEORGE LOT SG1510
LINDSEY RESIDENCE (SUHBA)

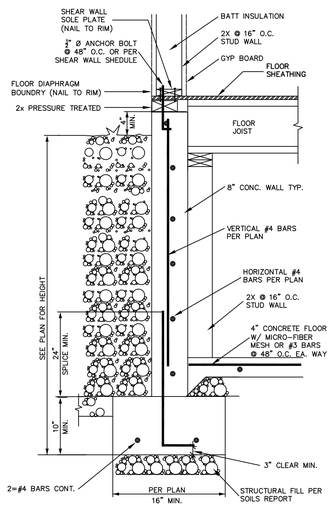
ROOF FRAMING PLAN

DESIGN INC.
435-668-7358

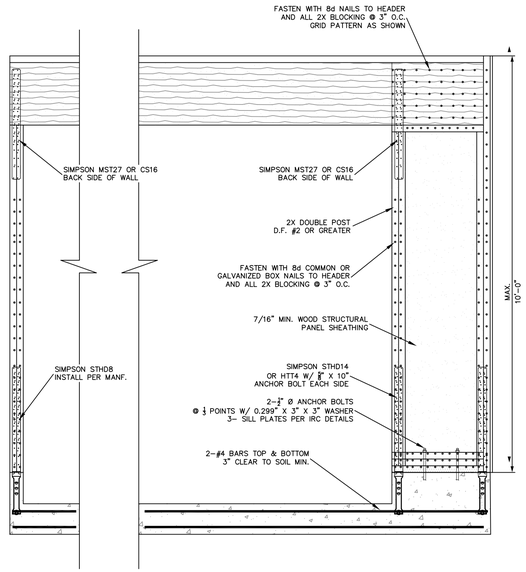
5/31/12

SHEET S.3

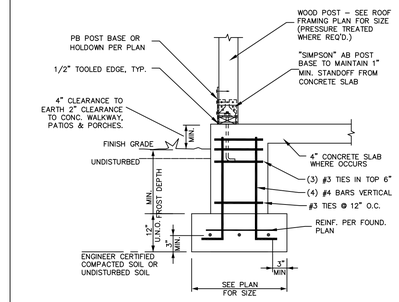
NOTES:
1. f'c=4,000 psi
2. fy=60,000 psi
3. PLACE FOOTINGS ON NATIVE SOIL OR FIELD COMPACT TO 95%
4. WHERE TJI IS USED AS RIM, SHEATHING SHALL LAP ONTO THE BOTTOM PLATE.
5. FOUNDATION ANCHORAGE MAY VARY AT SHEAR WALL LOCATIONS SEE SHEAR WALL SCHEDULE & FOUNDATION ANCHORAGE.



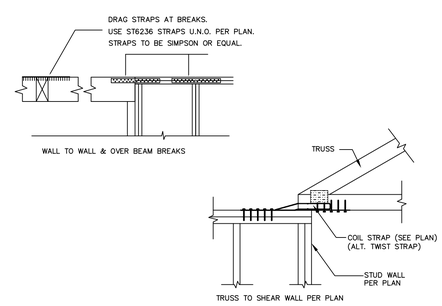
8" CONC WALL | Scale: N.T.S. | File: | 17



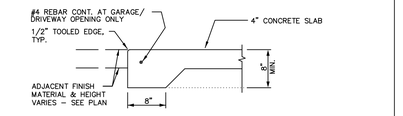
SHEAR WALL TYPE PFH | Scale: N.T.S. | File: | 14



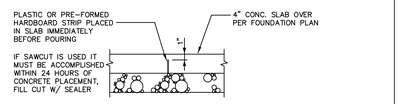
PATIO POST | Scale: N.T.S. | File: | 12



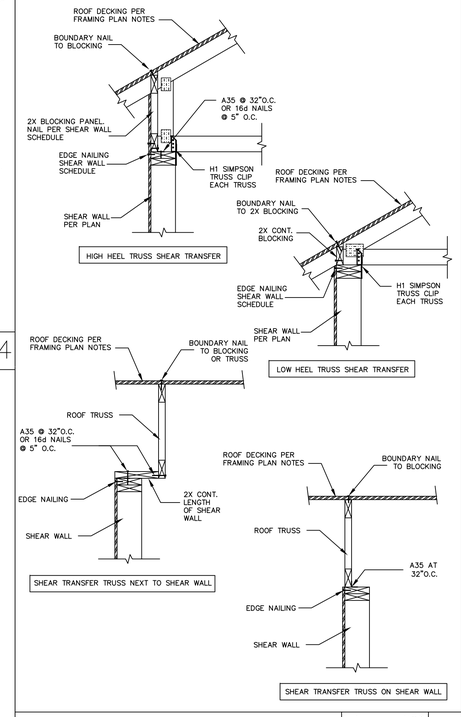
DRAG STRUT | Scale: N.T.S. | File: | 8



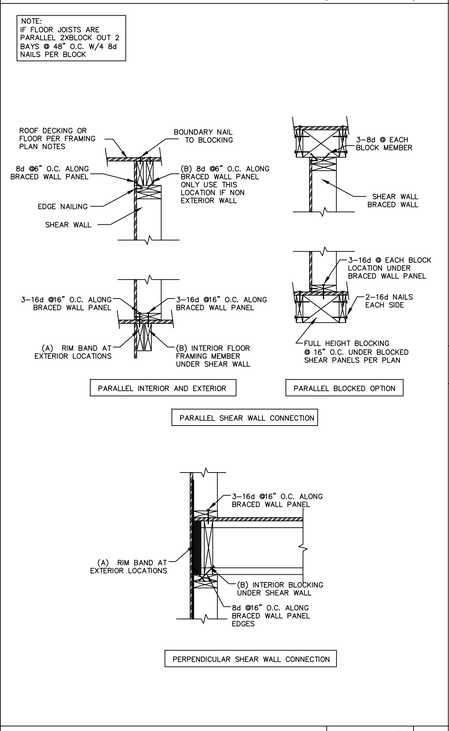
THICKENED SLAB | Scale: N.T.S. | File: | 5



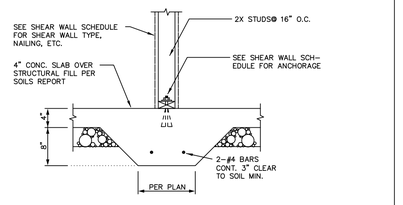
CONTRACTION JOINT | Scale: N.T.S. | File: | 4



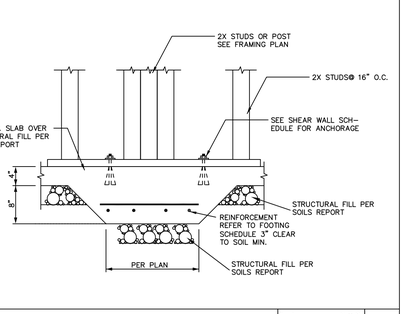
ROOF SHEAR TRNS | Scale: N.T.S. | File: | 11



FLR SHEAR TRANSFER | Scale: N.T.S. | File: | 7



INTERIOR FOOTING | Scale: N.T.S. | File: | 3



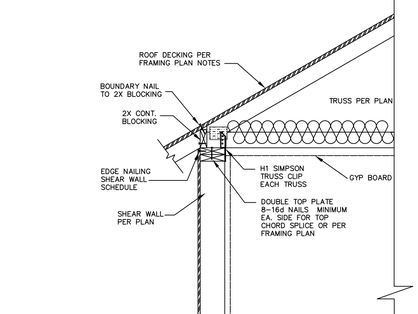
SPOT FOOTING | Scale: N.T.S. | File: | 2

SHEARWALL SCHEDULE

SYMBOL	MATERIAL	NAILING	ALT.ATTACHMENT	SILL PLATE	NAILING
CS-WSP	7/16" STRUCT. II PLYWOOD OR O.S.B.	8d @ 6" O.C. ALL EDGES 8d @ 12" O.C. IN FIELDS	16ga @ 3" O.C. ALL EDGES 16ga @ 6" O.C. IN FIELDS	1/2"Ø ANCHOR BOLTS @ 48" O.C.	16d @ 6" O.C. INTO BLOCKING BELOW
WSP	7/16" STRUCT. II PLYWOOD OR O.S.B.	8d @ 6" O.C. ALL EDGES 8d @ 12" O.C. IN FIELDS	16ga @ 3" O.C. ALL EDGES 16ga @ 6" O.C. IN FIELDS	1/2"Ø ANCHOR BOLTS @ 48" O.C.	16d @ 6" O.C. INTO BLOCKING BELOW
GB1	1/2" GYPSUM BOARD 8'-0" MIN.	5d @ 7" O.C. ALL EDGES 5d @ 7" O.C. IN FIELDS	TYPE W OR S SCREW @ 12" O.C. TYPICAL	1/2"Ø ANCHOR BOLTS @ 48" O.C.	16d @ 6" O.C. INTO BLOCKING BELOW
GB2	1/2" GYPSUM BOARD 4'-0" MIN. EACH SIDE	5d @ 7" O.C. ALL EDGES 5d @ 7" O.C. IN FIELDS	TYPE W OR S SCREW @ 12" O.C. TYPICAL	1/2"Ø ANCHOR BOLTS @ 48" O.C.	16d @ 6" O.C. INTO BLOCKING BELOW
PFH	7/16" STRUCT. II PLYWOOD OR O.S.B.	INSTALL PER DETAIL 14 ON STRUCTURAL DETAIL SHEET SD–1		1/2"Ø ANCHOR PER DETAIL	N.A.

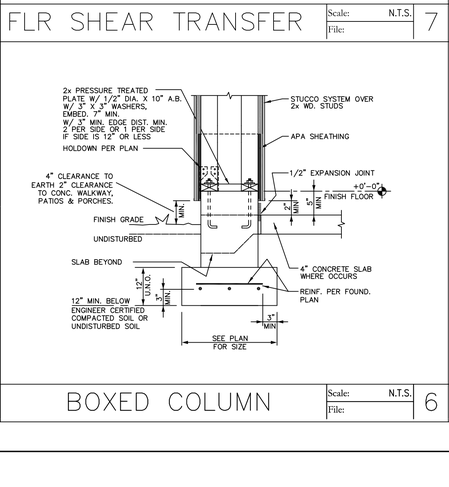
NOTES:
1. ALL PLYWOOD SHEARWALLS ARE BLOCKED AT ALL FREE EDGES.
2. ALL ANCHOR BOLTS SHALL INCLUDE A STEEL 3"x3"x0.229" PLATE WASHER.
3. ALL ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT AND SHALL BE PER ASTM A307.
4. ALL NAILS ARE COMMON NAILS, U.N.O.
5. ALL HOLDOWNS ARE PER SIMPSON STRONG–TIE.
6. ALL STHD STRAP HOLDOWNS SHALL HAVE (1) # 4 x 30" LONG IN FOUNDATION
7. HOLDOWNS DESIGNATION TO BE USED AT ALL RIM JOIST APPLICATIONS WILL HAVE "RJ".
8. ALL SILL PLATES TO BE 2" NOMINAL U.N.O
9. ROOF DECK SHALL BE 7/16" WOOD STRUCTURAL PANEL, UNBLOCKED, WITH PANEL RATING OF 32/16. NAILING SHALL BE 8d AT 6" O.C. ALL BOUNDARIES AND SUPPORTED EDGES, AND 12" IN FIELD. STAPLES MAY REPLACE NAILS: 16 GA. AT 4" O.C. ALL BOUNDARIES AND SUPPORTED EDGES AND 8" O.C. FIELD. STAPLES SHALL HAVE 1" MIN. PENETRATION INTO FRAMING MEMBER.
10. FLOOR DECK SHALL BE 3/4" T&G WOOD STRUCTURAL PANEL, UNBLOCKED, WITH PANEL RATING OF 48/24. NAILING SHALL BE 10d AT 6" O.C. ALL BOUNDARIES AND SUPPORTED EDGES, AND 12" IN FIELD.

SHEAR SCHEDULE TYP. | Scale: N.T.S. | File: | 16



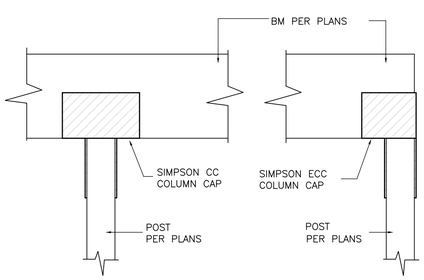
WALL SECTION TYP | Scale: N.T.S. | File: | 13

STUCCO SCREED | Scale: N.T.S. | File: | 10



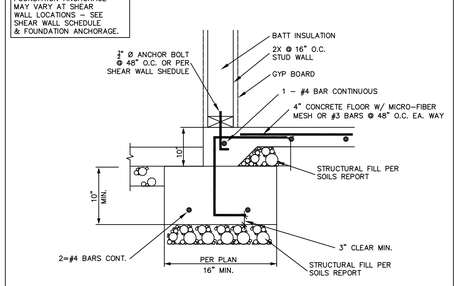
SHEAR TO BEAM | Scale: N.T.S. | File: | 9

BOXED COLUMN | Scale: N.T.S. | File: | 6



POST–BEAM DETAIL | Scale: N.T.S. | File: | 15

NOTE: FOUNDATION ANCHORAGE MAY VARY AT SHEAR WALL LOCATIONS – SEE SHEAR WALL SCHEDULE & FOUNDATION ANCHORAGE.



EXTERIOR FOOTING | Scale: N.T.S. | File: | 1

PLAN 1560

REV	BY	DATE	COMMENT

ST GEORGE LOT SG1510
LINDSEY RESIDENCE (SUHBA)

FRAMING DETAILS

DESIGN INC.
435–668–7358
LCR
LCR @ ROUNDY

5/31/12

SHEET SD.1