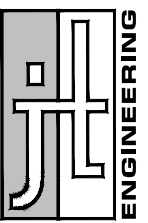


PROJECT:

WINDSOR ACCESSORY DWELLING UNIT

SALT LAKE CITY, UTAH



JT Engineering, PC
7886 SOUTH 2325 EAST
SOUTH WEBER, UTAH
cel 801.866.7702

GENERAL NOTES

1. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL PERFORM ALL WORK IN A MANNER CONSISTENT WITH THE BEST PRACTICES OF TRADES INVOLVED AND CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) OR PER LATEST CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS.
2. CONTRACTOR AND SUBCONTRACTORS MUST VERIFY PLANS AND DIMENSIONS OF ALL WORK INVOLVED PRIOR TO THE START OF ANY CONSTRUCTION OR ANY RELATED WORK. ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS FOUND HEREIN MUST BE REPORTED IMMEDIATELY TO THE DESIGNER/ENGINEER. DO NOT SCALE DRAWINGS.
3. MECHANICAL CONTRACTOR TO DESIGN HEATING SYSTEM IN ACCORDANCE TO THE INTERNATIONAL MECHANICAL CODE.
4. ELECTRICAL SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
5. CONTRACTOR IS RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
6. ALL LOCATIONS OF CONCRETE FLOORS, DRIVENAYS, SIDEWALKS, AND ETC. TO BE PLACED ON 95% COMPACTED FILL OF APPROVED MATERIAL.
7. SLOPE FINISH GROUND A MINIMUM OF 2% AWAY FROM BUILDING TO PROVIDE DRAINAGE OF WATER INTO AN APPROVED DRAINAGE SYSTEM.
8. INSTALL FREEZE PROOF BACK-FLOW PREVENTION HOSE BIBS AT A MINIMUM OF 2 EXTERIOR LOCATIONS TO BE DETERMINED BY THE OWNER WITH A HOT AND COLD HOSE BIB IN THE GARAGE.
9. THE BUILDING SHALL BE "AIR SEALED" AS PER 2015 IECC RESCHECK OR PROVIDED WITH A BLOWER DOOR TEST.
10. WHERE EXTERIOR CONCRETE PORCHES, DECKS OF STAIRS ATTACH TO A WOOD WALL, FLOOR ASSEMBLY, FLOOR SHEATHING OR FLOOR JOISTS THE CONCRETE SLAB DECKS, PORCH CAPS, LANDINGS OR STAIRS SHALL BE PROVIDED WITH A WEATHER-RESISTANT BARRIER OR BITUMEN MATERIAL CREATING A SEPARATION BETWEEN THE WOOD CONSTRUCTION AND THE CONCRETE.
11. PROVIDE ANTI-SCALD FAUCETS ON ALL SHOWER AND TUB-SHOWER COMBINATIONS. BATHTUBS AND WHIRLPOOL TUB VALVES SHALL LIMIT THE TEMPERATURE TO A MAXIMUM OF 120 DEGREES F.
12. EMERGENCY FLOOR DRAINS SHALL HAVE ADDITIONAL TRAP SEAL PROTECTION.

DESIGN CRITERIA

1. GOVERNING CODE. 2015 I.R.C.
2. SEISMIC DESIGN VARIABLES. D
I = 1.00
R = 6.50
3. BASIC 3 SEC. WIND SPEED. 115 MPH
EXPOSURE B
I = 1.00
4. ROOF DEAD LOAD. 15 PSF
5. ROOF SNOW LOAD. 30 PSF
6. FLOOR DEAD LOAD. 18 PSF
7. FLOOR LIVE LOAD. 40 PSF
8. SOIL BEARING PRESSURE. 1500 PSF
9. FROST DEPTH. 30 IN

IF A GEOTECHNICAL INVESTIGATION EXISTS FOR THIS PROJECT, CONTRACTOR IS REQUIRED TO FOLLOW THE SPECIFICATIONS CONTAINED THEREIN..

SQUARE FOOTAGE

1. GARAGE. 650 sq ft
2. SECOND FLOOR. 650 sq ft
3. DECK. 80 sq ft
4. PRINCIPLE STRUCTURE. 1325 sq ft
(EX. DWELLING + PROPOSED ADDITION)

NOTE:
SQUARE FOOTAGE IS MEASURED BY THE ENCLOSED AREA OF THE FLOOR FROM THE EXTERIOR FACE OF THE WALL.



VICINITY MAP

SHEET INDEX

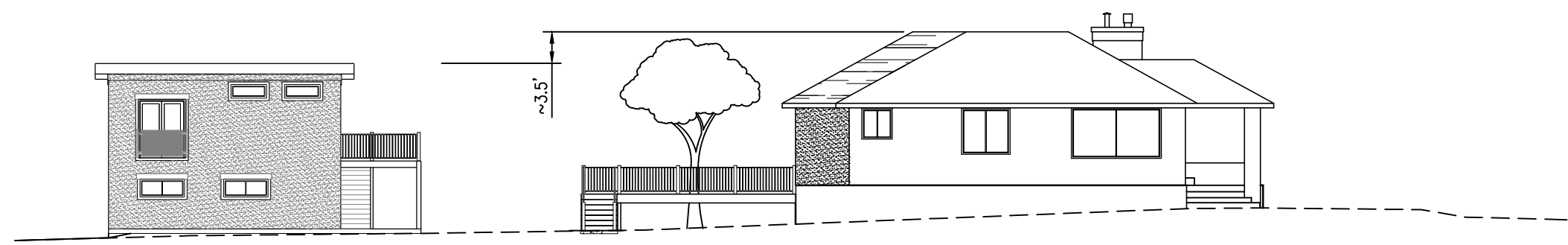
- | | |
|-----------|------------------------------|
| CV1. | COVERSHEET |
| SP1. | SITE PLAN |
| A1. | FOUNDATION PLAN |
| A2. | GARAGE FLOOR PLAN |
| A3. | SECOND FLOOR PLAN |
| A4. | FRONT ELEVATION |
| A5. | REAR ELEVATION |
| A6. | RIGHT ELEVATION |
| A7. | LEFT ELEVATION |
| A8. | SECTIONS |
| E1. | GARAGE ELECTRICAL PLAN |
| E2. | SECOND FLOOR ELECTRICAL PLAN |
| S1. | FLOOR FRAMING PLAN |
| S2. | ROOF FRAMING PLAN |
| SN1. | STRUCTURAL NOTES |
| SN2. | STRUCTURAL NOTES |
| DT1. | FOUNDATION DETAILS |
| DT2. | FRAMING DETAILS |
| DT3. | WALL SECTIONS |

#	DATE	BY	DESCRIPTION

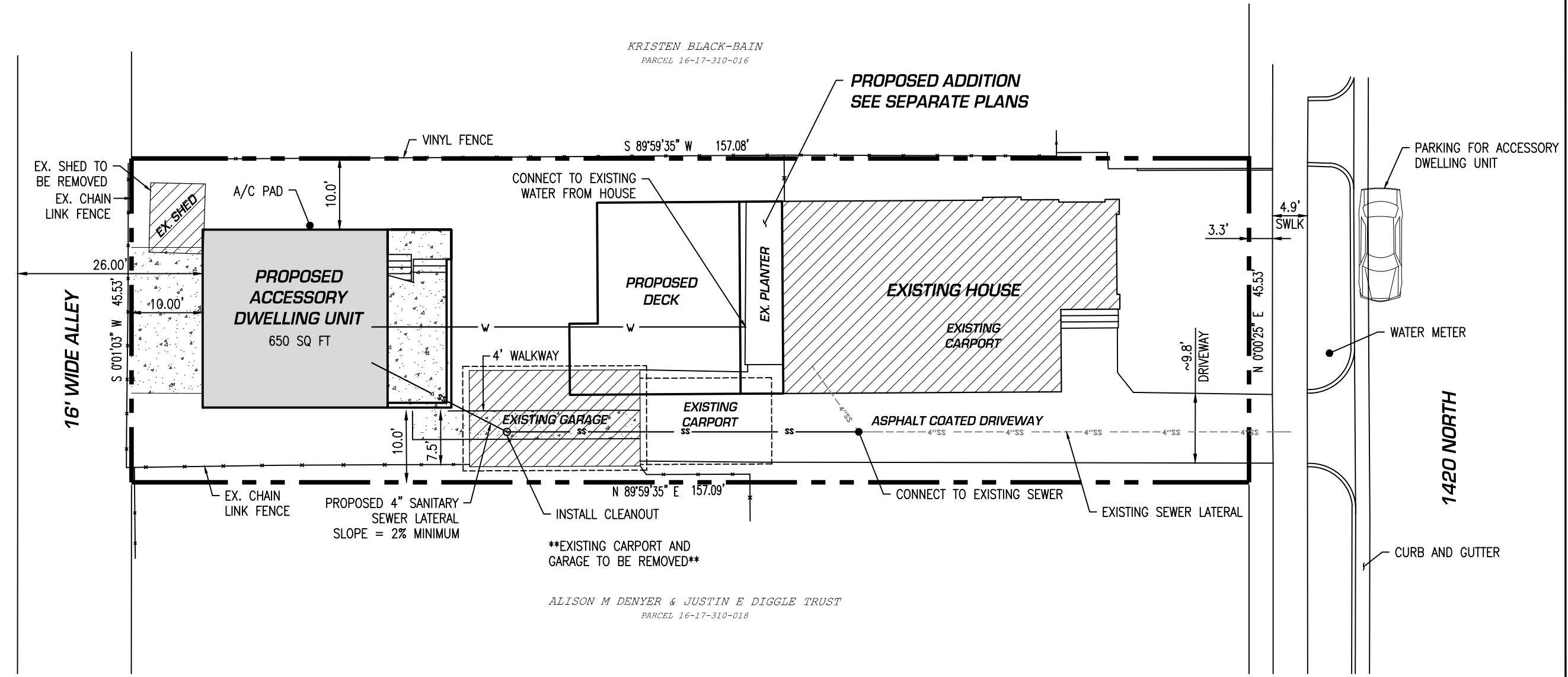
COVERSHEET
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
SCALE: N/A
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DATE: MAY 14, 2020
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SHEET NO.
CV1



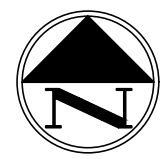
PROPERTY CROSS-SECTION



NOTE: IN ADDITION TO THE PARKING SPOT ON THE STREET FOR THE PROPOSED ACCESSORY DWELLING UNIT, THERE ARE 8 UTA BUS STOPS WITHIN A QUARTER MILE RADIUS. THE CLOSEST IS WITHIN A WALKING DISTANCE OF 550 FEET.

AREA SUMMARY

LOT AREA	7152 SQ FT
BUILDING FOOTPRINTS	
EXISTING HOUSE	1170 SQ FT
PROPOSED ADDITION	155 SQ FT
EXISTING GARAGE	324 SQ FT
PROPOSED ADU	650 SQ FT
TOTAL BUILDING FOOTPRINTS	2299 SQ FT
% OF LOT AREA	32.1%

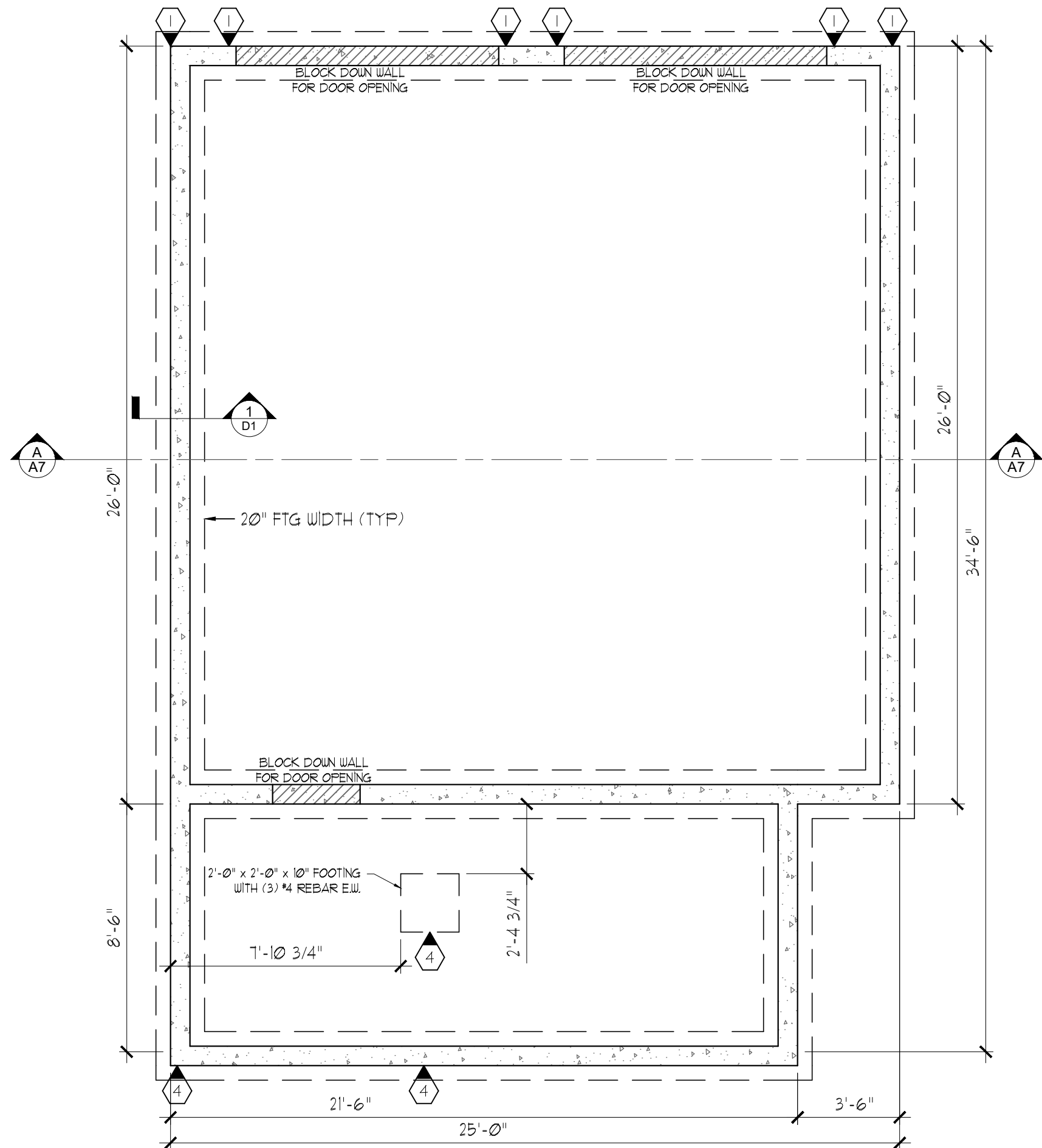


#	DATE	BY	DESCRIPTION

SITE PLAN
 WINDSOR ACCESSORY DWELLING UNIT
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FOUNDATION PLAN
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SHEET SIZE: 11X17
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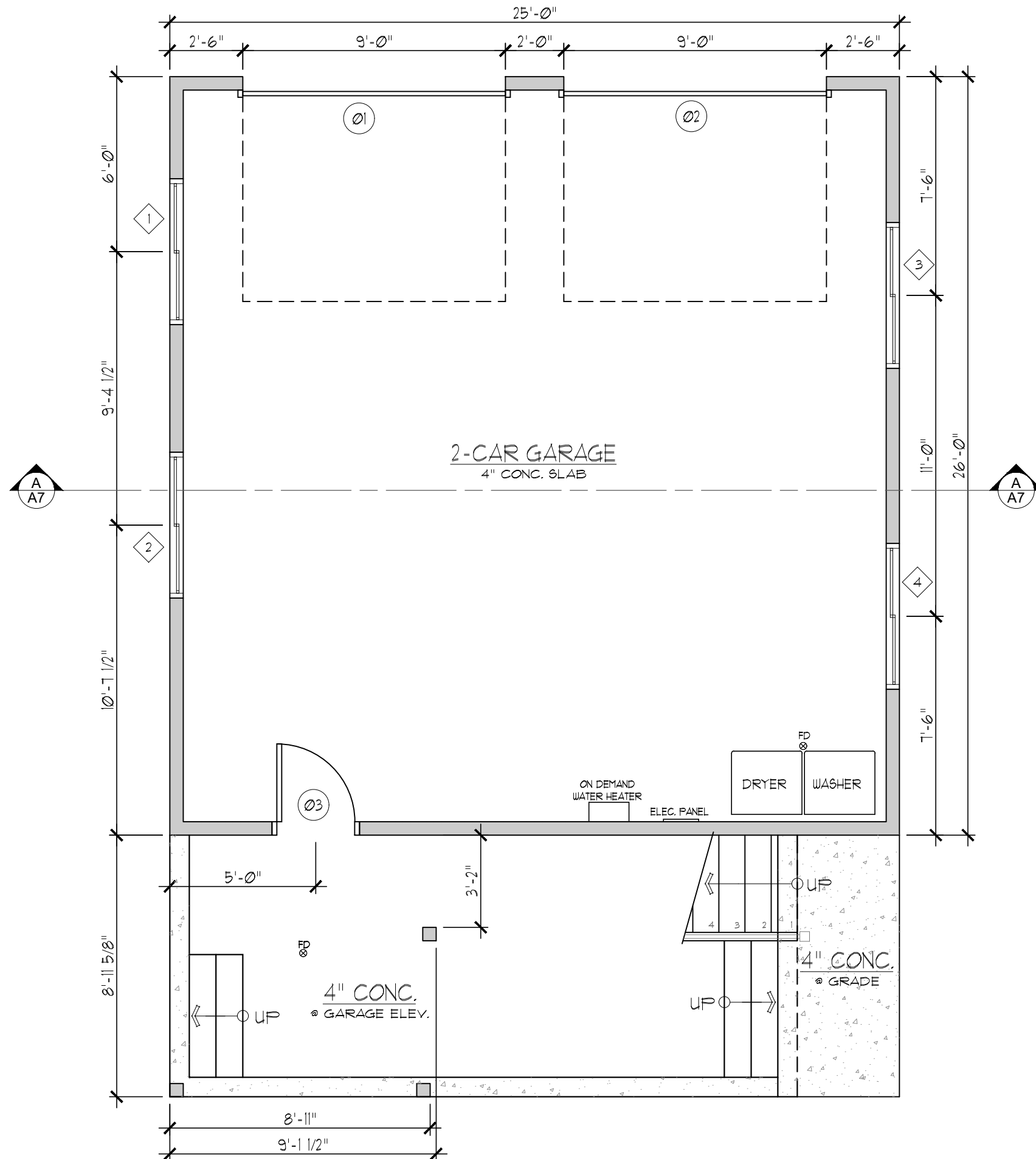
SHEET NO.
A1

MAIN FLOOR NOTES

1. ALL EXTERIOR TO BE 2X6 @ 16" O.C. AND INTERIOR FRAMING WALLS TO BE 2X4 @ 16" O.C., UNLESS NOTED OTHERWISE.
2. SEE BUILDING SECTION A FOR CEILING HEIGHT.
3. FIRE BLOCK ALL SOFFITS, FLOORS, CEILINGS, AND FUR-DOWNS.
4. EGRESS WINDOWS SHALL CONFORM TO IRC MIN. EGRESS STANDARDS.
5. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL WALLS AND CEILINGS OF GARAGE, NAILED PER IRC. FIRE-TAPE ALL JOINTS.
6. ALL GLASS IN DOORS, AND IN SHOWER OR TUB ENCLOSURES SHALL BE TEMPERED. WINDOW GLASS WITHIN 18" OF FLOOR OF SWINGING DOORS, OR WHEN LOCATED WITHIN A BATHTUB OR SHOWER SHALL BE TEMPERED.

DOOR SCHEDULE				
ITEM	WIDTH	HEIGHT	TYPE	NOTES
01	9'-0"	7'-0"	EXTERIOR	INSULATED GARAGE DOOR
02	9'-0"	7'-0"	EXTERIOR	INSULATED GARAGE DOOR
03	2'-8"	6'-8"	--	--

WINDOW SCHEDULE			
ITEM	WIDTH	HEIGHT	NOTES
1	5'-0"	2'-0"	VINYL HORIZONTAL SLIDER
2	5'-0"	2'-0"	VINYL HORIZONTAL SLIDER
3	5'-0"	2'-0"	VINYL HORIZONTAL SLIDER
4	5'-0"	2'-0"	VINYL HORIZONTAL SLIDER



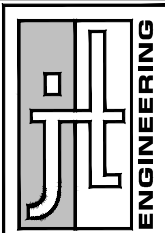
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GARAGE FLOOR PLAN
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REVISIONS	DESCRIPTION	BY	DATE

SECOND FLOOR PLAN
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A3

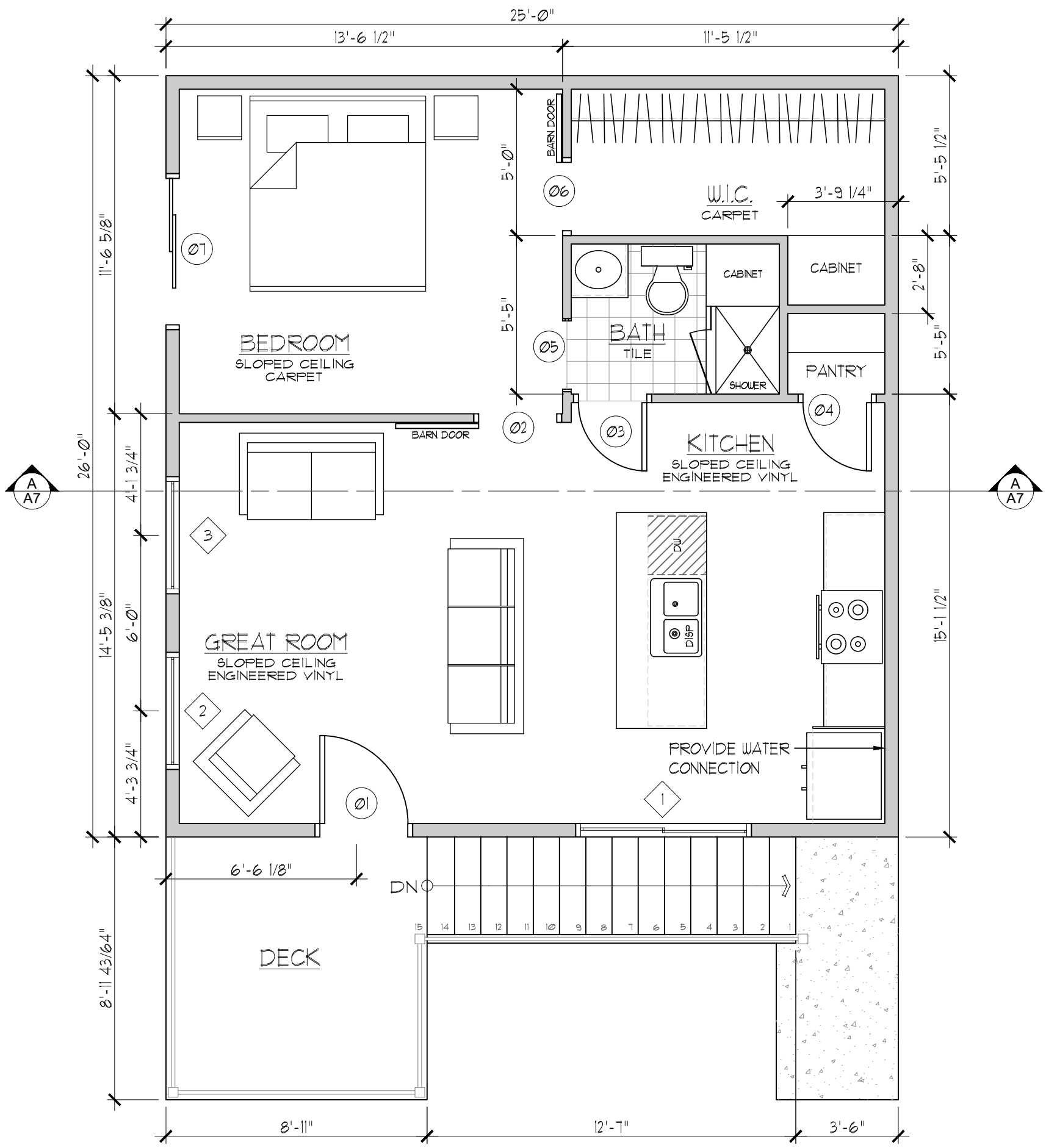
WINDOW SCHEDULE

ITEM	WIDTH	HEIGHT	NOTES
1	6'-0"	5'-0"	VINYL HORIZONTAL SLIDER
2	4'-0"	1'-6"	VINYL FIXED
3	4'-0"	1'-6"	VINYL FIXED

DOOR SCHEDULE

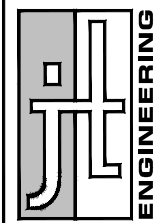
ITEM	WIDTH	HEIGHT	TYPE	NOTES
01	3'-0"	6'-8"	EXTERIOR	FULL GLASS
02	2'-8"	6'-8"	INTERIOR	BARN DOOR
03	2'-4"	6'-8"	INTERIOR	SELF CLOSING
04	2'-4"	6'-8"	INTERIOR	SELF CLOSING
05	2'-4"	6'-8"	INTERIOR	POCKET DOOR
06	2'-4"	6'-8"	INTERIOR	BARN DOOR
07	5'-0"	6'-8"	EXTERIOR	SLIDING GLASS DOOR

CONTRACTOR IS RESPONSIBLE TO UTILIZE TEMPERED GLASS, AS DETERMINED BY CODE REQUIREMENTS, FOR WINDOWS, DOORS, SHOWER ENCLOSURE, AND ETC.



TOTAL VENTILATION REQD:

PROVIDE OPENINGS OF AT LEAST 1 S.F. PER 150 S.F. OF ATTIC OR ROOF AREA. OPENINGS MAY BE REDUCED TO 1 S.F. FOR 300 S.F. OF ROOF AREA IF AT LEAST ONE HALF OF THE OPENINGS ARE IN THE UPPER ONE THIRD OF THE ROOF, AT LEAST THREE FEET ABOVE THE SOFFIT OR CORNICE VENTS OPENINGS, OR A VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE INSULATION.



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HATCH PATTERN	DESCRIPTION
	30 YEAR ARCHITECTURAL ASPHALT SHINGLE SYSTEM.
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM.
	EXTERIOR STONE VENEER AS SELECTED BY OWNER.
	FIBER CEMENT SIDING, BATTEN & BOARD STYLE. COLOR SELECTED BY OWNER.
	FIBER CEMENT SIDING, LAP BOARD STYLE. COLOR SELECTED BY OWNER.



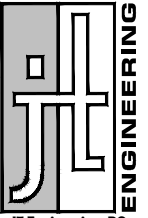
FRONT/EAST ELEVATION
1/4" = 1'-0"

REVISIONS	DESCRIPTION	BY	DATE

FRONT ELEVATION
WINDSOR ACCESSORY DWELING UNIT
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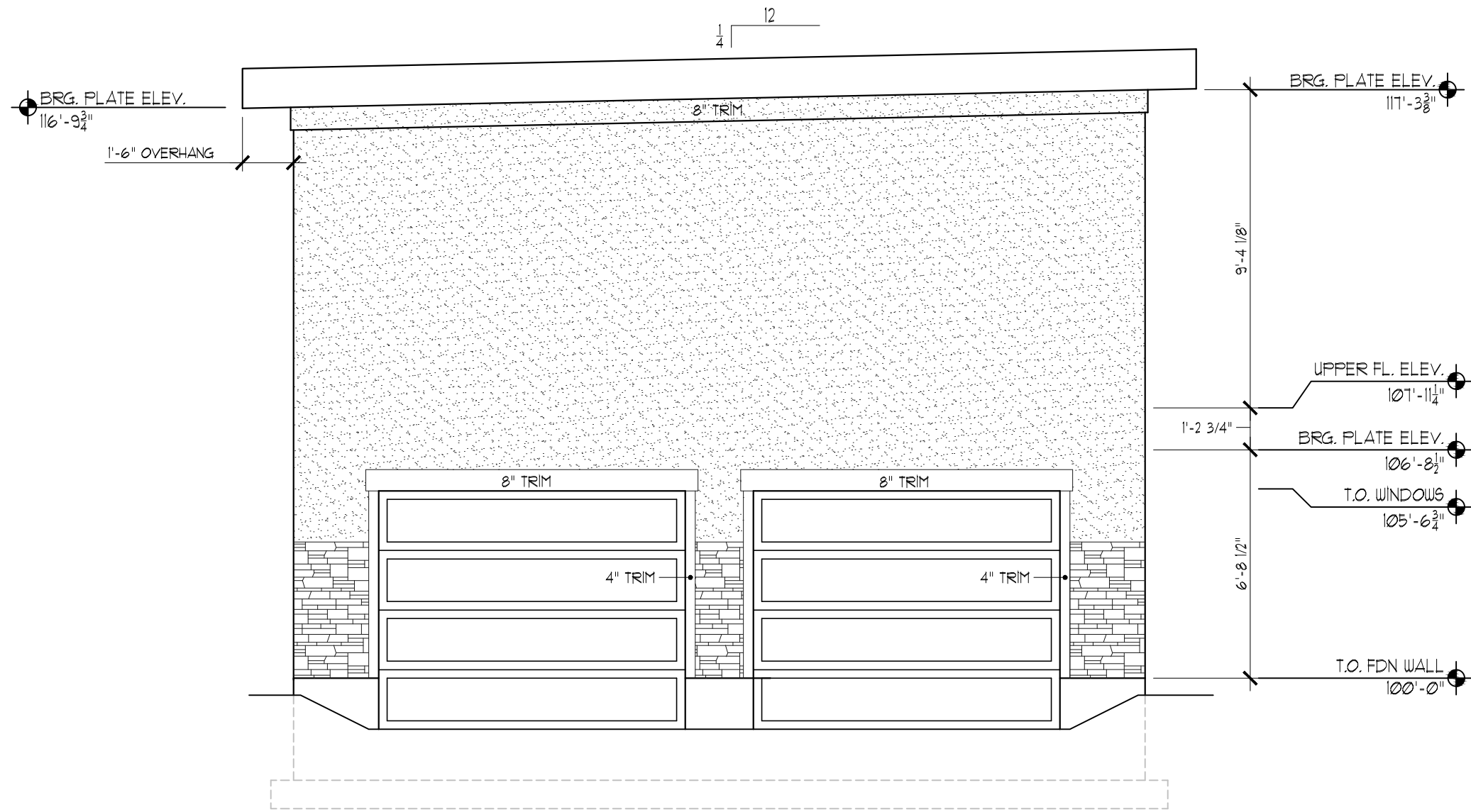
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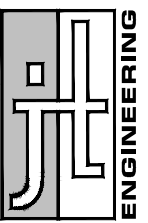


REAR/WEST ELEVATION
1/4" = 1'-0"

REAR ELEVATION
WINDSOR ACCESSORY DWELLING UNIT
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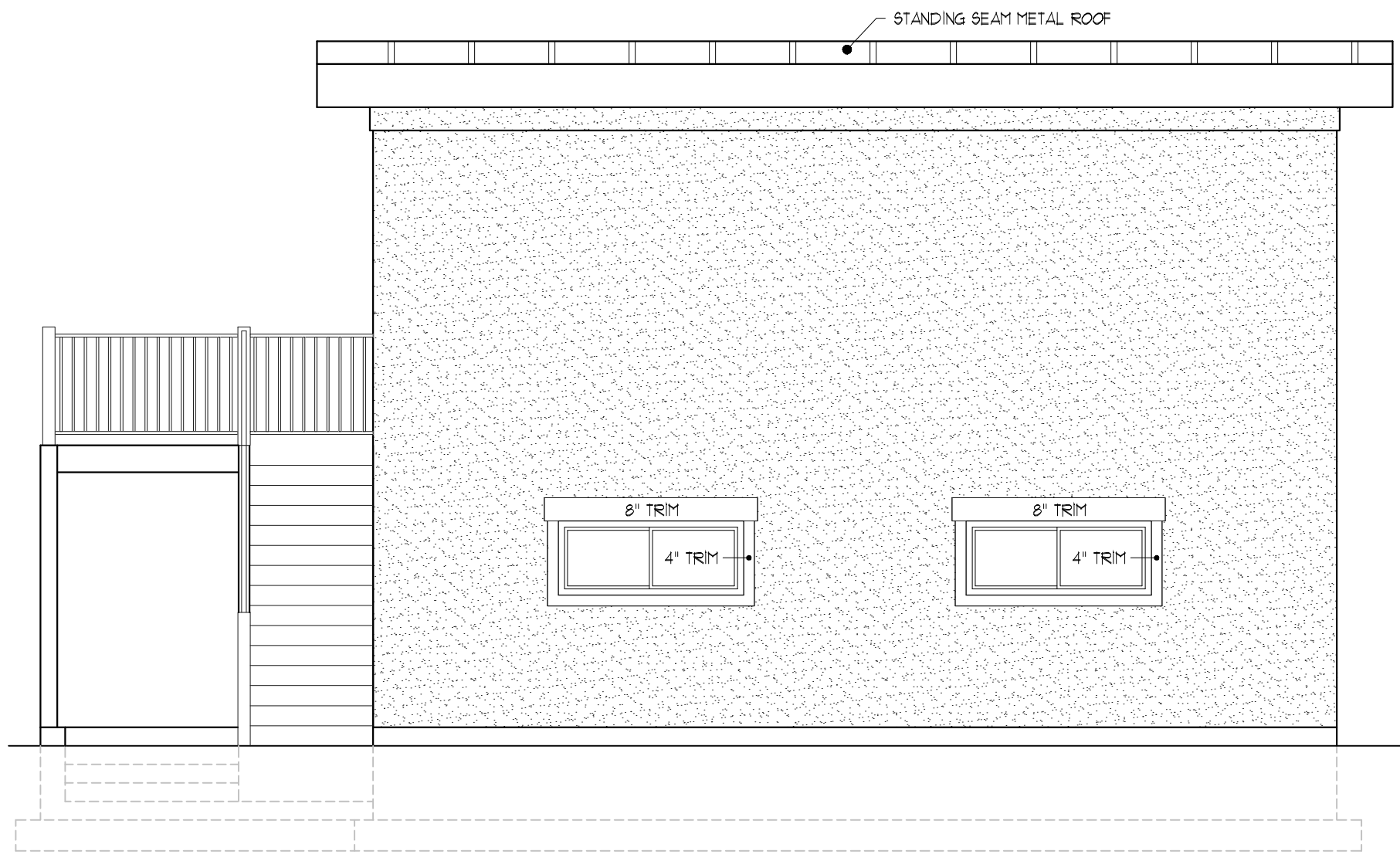
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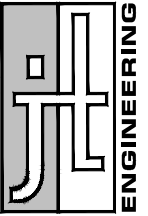


RIGHT/NORTH ELEVATION
 1/4" = 1'-0"

RIGHT ELEVATION
 WINDSOR ACCESSORY DWELLING UNIT
 1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

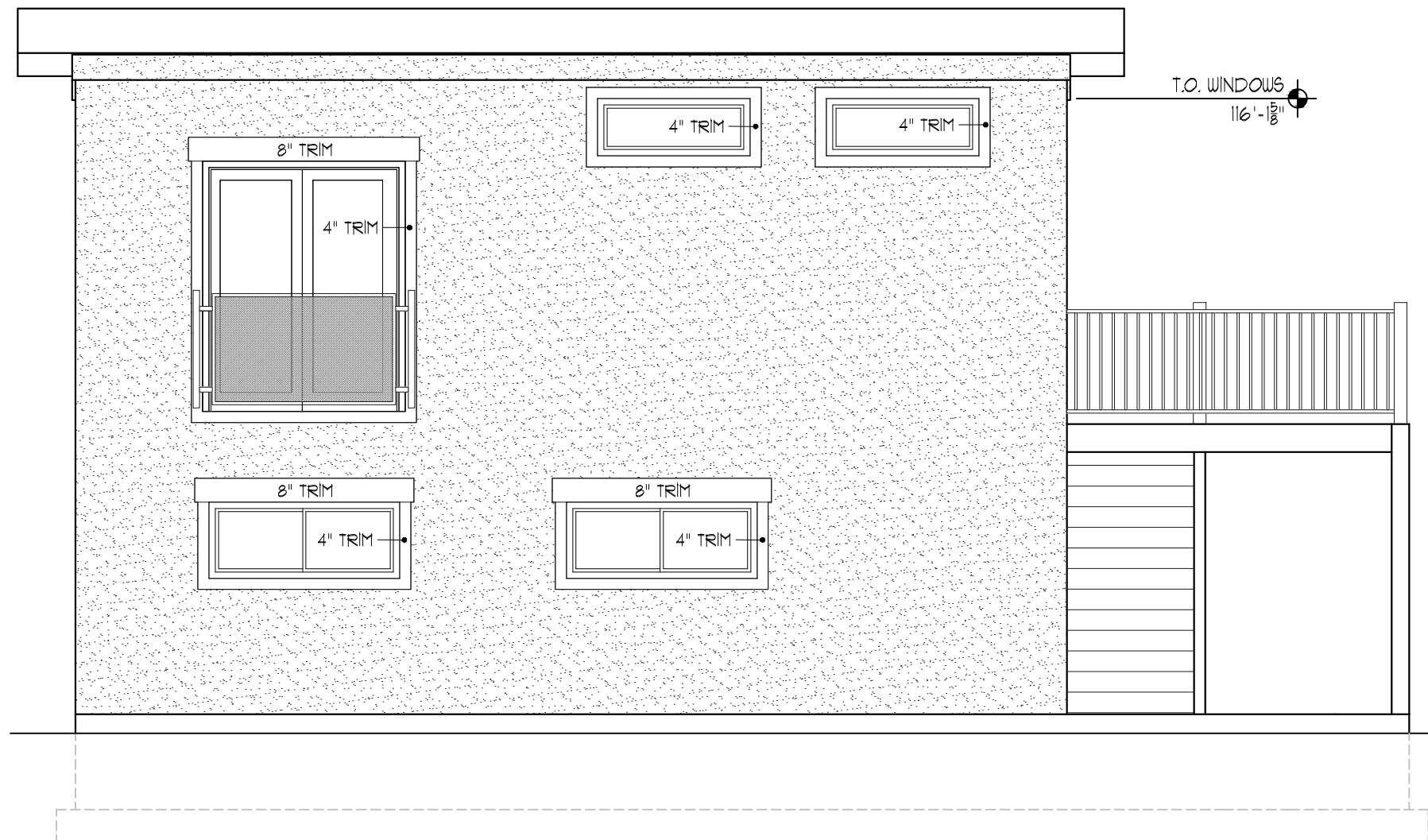
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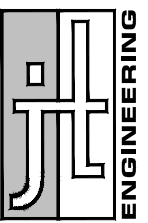


LEFT SOUTH ELEVATION
 1/4" = 1'-0"

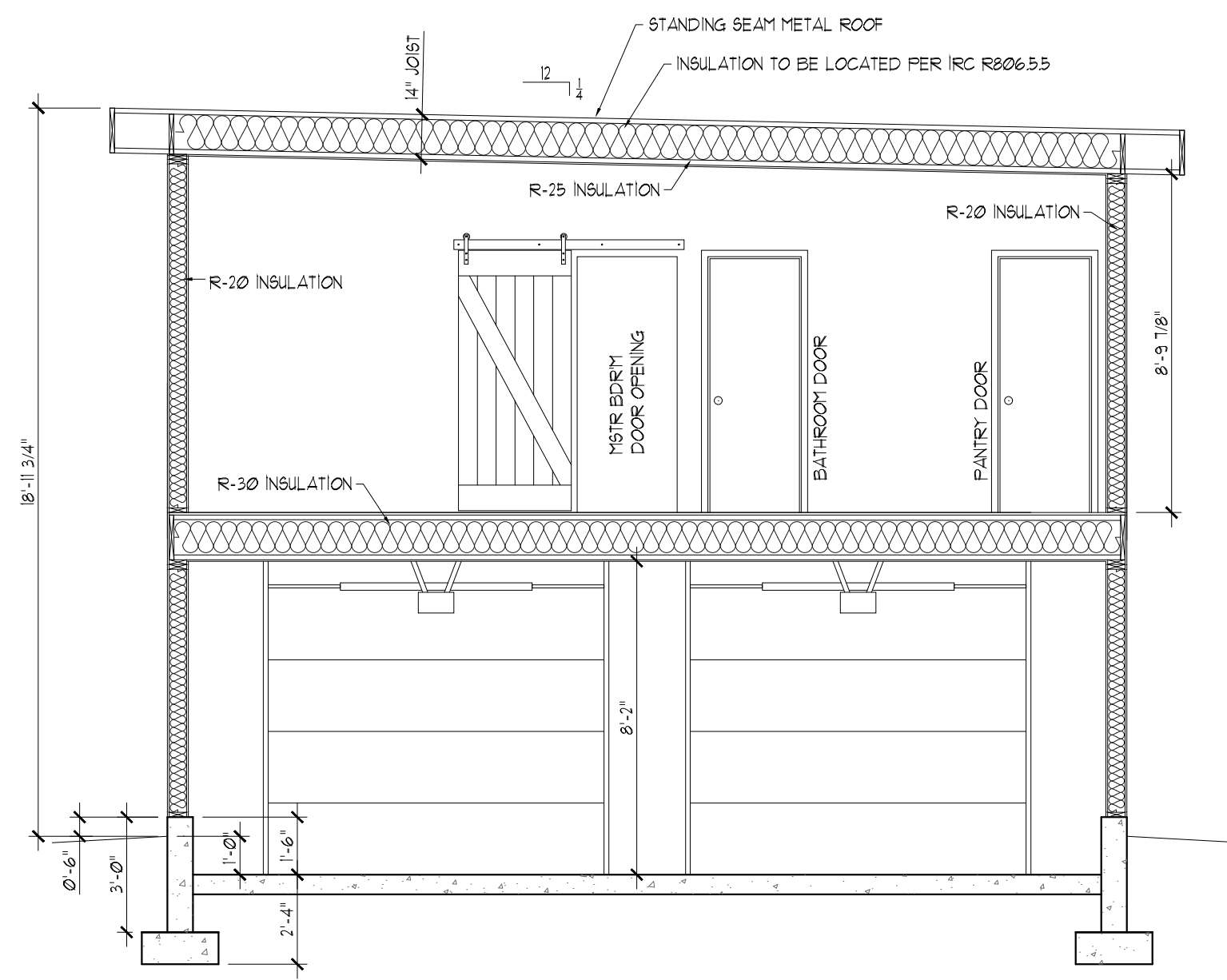
LEFT ELEVATION
 WINDSOR ACCESSORY DWELLING UNIT
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SECTION A
 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

SECTIONS
 WINDSOR ACCESSORY DWELLING UNIT
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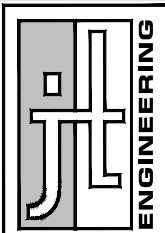
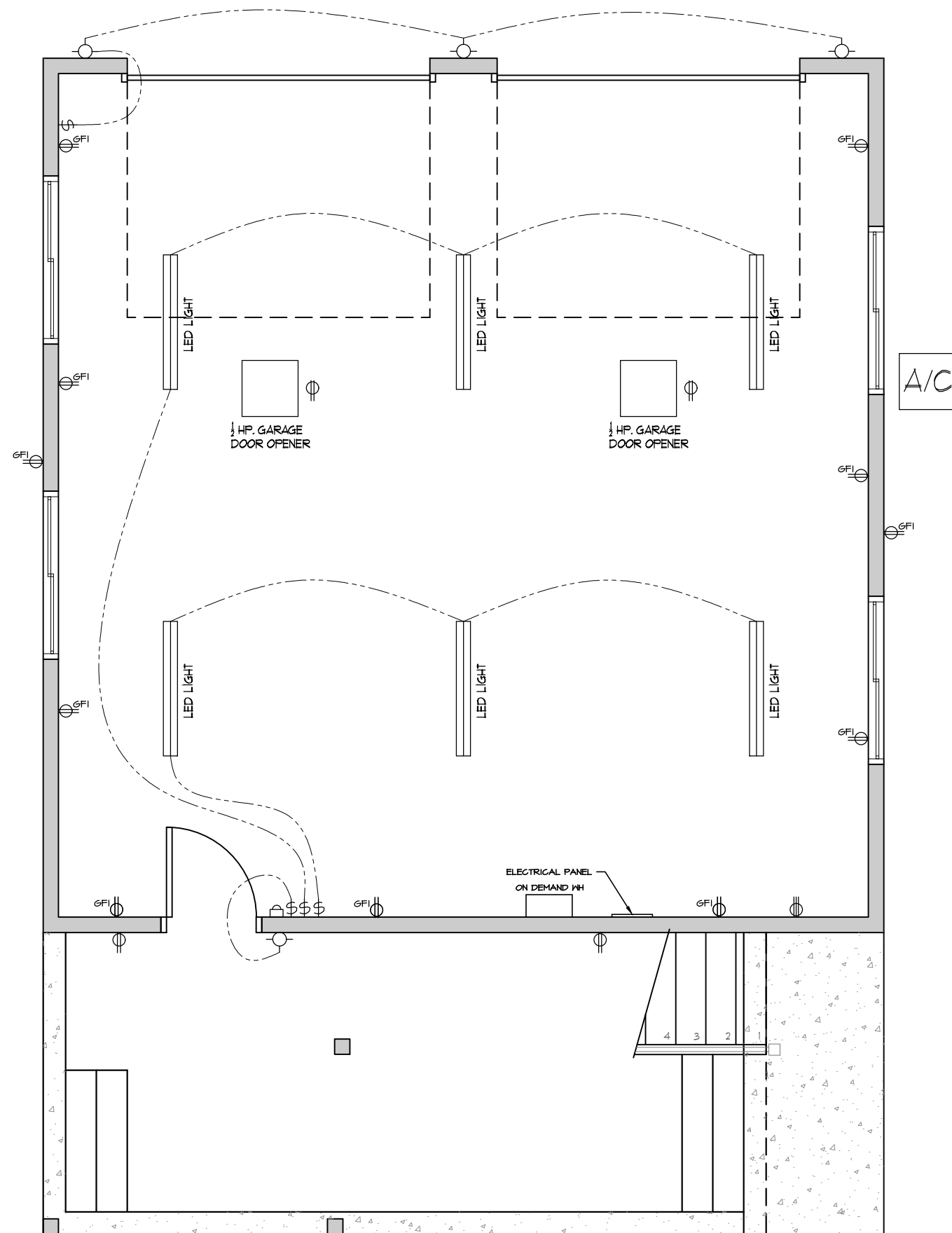
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A8

ELECTRICAL/MECHANICAL SYMBOLS

	40 AMP 220 VOLT OUTLET
	EXTERIOR OUTLET IN EAVES
	110 VOLT OUTLET
	GFCI 110 VOLT OUTLET
	LIGHT FIXTURE
	RECESSED LIGHT FIXTURE (IC RATED)
	LIGHT SWITCH
	3 - WAY LIGHT SWITCH
	4 - WAY LIGHT SWITCH
	MOTION ACTIVATED LIGHT SWITCH
	SMOKE DETECTOR
	COMBINATION SMOKE AND CO DETECTOR
	EXTERIOR WALL-MOUNT LIGHT
	TELEVISION JACK
	PHONE JACK
	RJ-45 INTERNET CONNECTION "LAN" JACK
	CEILING FAN
	HEAT VENT
	UNDER SINK VENT
	COLD AIR RETURN
	PUSH BUTTON
	ANTI-SYPHAN HOSE BIB
	CHIME
	WALL SCONCE MTD @6'-0" AFF

NOTE: EXTERIOR LIGHTS TO BE MOTION DETECTOR TYPE WITH A PHOTOCELL



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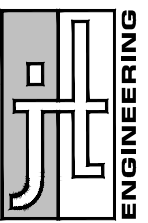
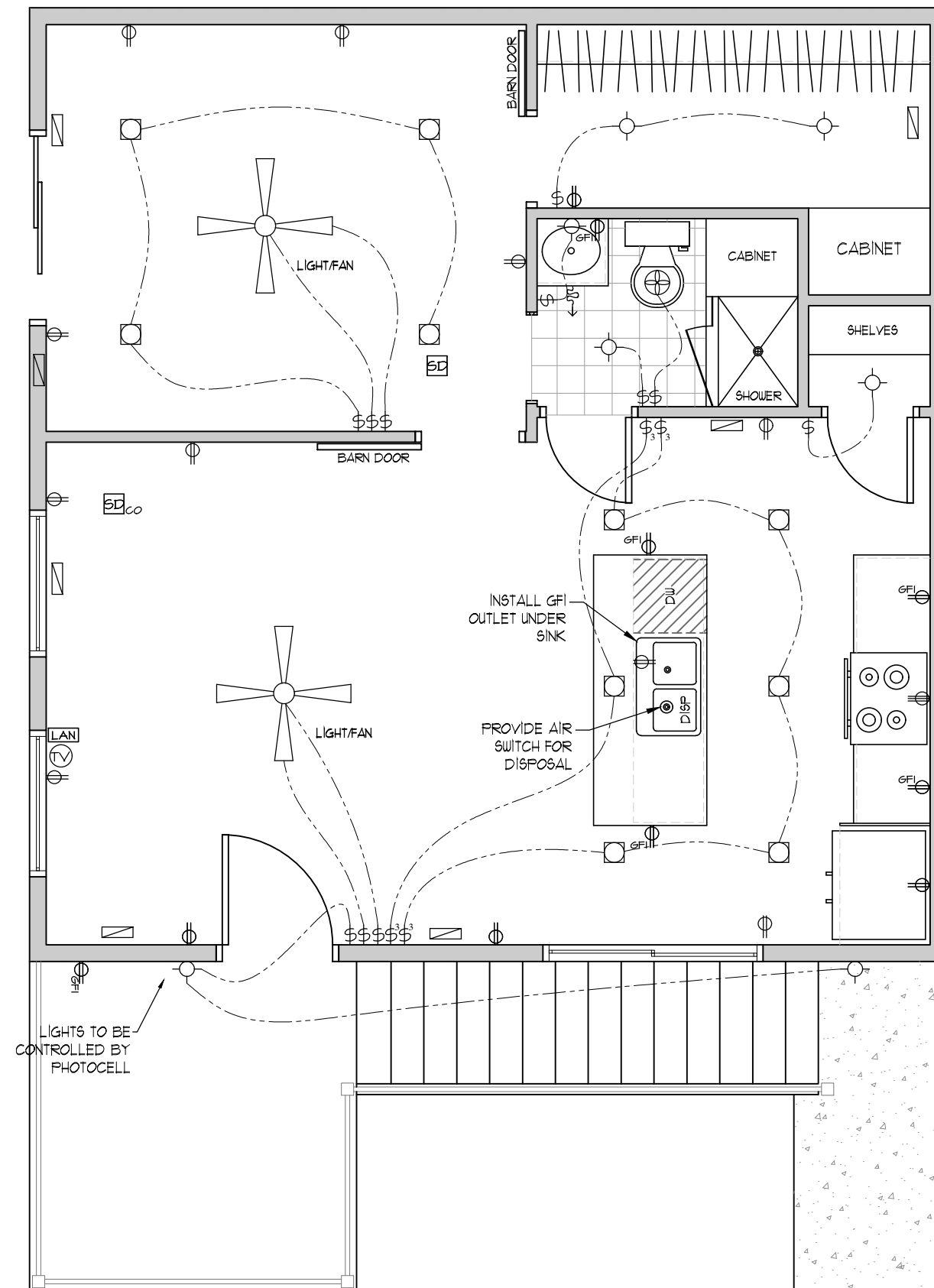
MAIN FLOOR ELEC.
WINDSOR ACCESSORY DWELLING UNIT
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ELEC & MECHANICAL NOTES

1. SMOKE DETECTORS ARE REQUIRED IN ALL SLEEPING ROOMS, AND SHALL BE WIRED IN SERIES.
2. ELECTRICIAN SHALL PRE-WIRE FOR BLOWER UNIT AT ALL FIREPLACE LOCATIONS.
3. ELECTRICAL SHALL PRE-WIRE PUSH BUTTON CONTROLS FOR AUTOMATIC GARAGE DOOR OPENERS (OPENERS NOT IN CONTRACT)
4. PRE-WIRE FOR TELEPHONE AT LOCATIONS SHOWN.
5. PRE-WIRE COAXIAL CABLE FOR TELEVISION AT LOCATIONS SHOWN.
6. PROVIDE PVC VENTS TO ALL HIGH-EFFICIENCY FURNACES AND WATER-HEATERS AS PER MFR SPECIFICATIONS.
7. MECHANICAL SUBCONTRACTOR SHALL SIZE ALL FURNACES, FLENUMS, DUCTS, REGISTERS, VENTS, FLUES, ECT.
8. MECHANICAL ENGINEER/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY REQUIRED HEAT LOSS OR HEAT GAIN CALCULATIONS.
9. MECHANICAL SUBCONTRACTOR SHALL PROVIDE DUCTING OF ALL EXHAUST FANS, RANGE HOODS, AND DRYER VENTS TO EXTERIOR (FLEX DUCTING IS ALLOWABLE ONLY FOR BATH EXHAUSTS)
10. PROVIDE PRESSURE REGULATOR AT WATER MAIN SHUT-OFF VALVE WITH COPPER GROUND FROM ELECTRICAL SERVICE ATTACHED EACH SIDE OF REGULATOR.
11. ALL HOSE BIBBS SHALL BE FREEZE-PROOF TYPE AND SHALL HAVE SEPARATE WATER SHUT-OFF VALVES LOCATED WITHIN BUILDING.
12. ALL WORK SHALL CONFORM TO NEC, IBC, IMC, IFG, AND ALL APPLICABLE LOCAL CODES, WITH MOST STRINGENT TO GOVERN.
13. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNIT MUST BE TAMPER PROOF.
14. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN THE KITCHEN AND LAUNDRY ROOM ARE TO BE PROVIDED WITH AFCI PROTECTION.
15. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH LEVEL OF THE DWELLING UNIT AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
16. ALL RECEPTACLES INSTALLED OUTDOORS OR OTHER DAMP LOCATIONS ARE TO BE LISTED TYPE "WR". (IRC 4002.8)



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SECOND FLOOR ELEC.
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E2

#	DATE	BY	DESCRIPTION

NOTE: FB-1 TO EXTEND ACROSS SW-1 AND SIMPSON SSWPS STRAPS ARE TO BE APPLIED TO FACE OF 4X6 POSTS AND FACE OF FB-1 PER SIMPSON SPECIFICATIONS.

FLOOR BEAM SCHEDULE

REF #	SIZE	TYPE	NOTES
FB-1	(3) 2 X 10	DIM	EXTEND ACROSS SHEAR WALLS TO CREATE PORTAL
FB-2	(3) 2 X 8	DIM	
FB-3	(3) 2 X 10	DIM	
FB-4	(3) 2 X 6	DIM	
FB-5	(2) 2 X 12	DIM	STRINGER CUT FOR TREADS TO BE ATTACHED TO SIDE OF THIS BEAM. DO NOT NOTCH BEAM.
FB-6	3-1/8 X 9	GLB	FLUSH BEAM

SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILING			ANCHOR BOLTS	HOLD-DOWNS @ EACH END OF WALL SECTION
		SIZE	EDGES	FIELD		
SW-1	7/16" O.S.B.	8d	3"	6"	5/8" dia. @ 12" O.C.	STHD14
SW-2	7/16" O.S.B.	8d	6"	12"	5/8" dia. @ 12" O.C.	NONE
SW-3	7/16" O.S.B.	8d	6"	12"	5/8" dia. @ 24" O.C.	NONE
SW-4	7/16" O.S.B.	8d	6"	12"	NONE	NONE

--- REPRESENTS A SHEAR WALL PANEL.
 ALL SHEAR WALL PANELS MUST HAVE AT LEAST 3 ANCHOR BOLTS, ONE ON EACH END OF THE PANEL AND ONE IN THE CENTER.

NOTE: SEE WEYERHAEUSER "INSTALLATION GUIDE FOR FLOOR AND ROOF FRAMING, TJ-9001, AND THE "DEEP DEPTH TRUS JOIST TJI INSTALLATION GUIDE" TJ-9006 FOR DETAILS ON JOIST INSTALLATION.



PROVIDE ADDITIONAL RIM BOARD FOR LEDGER LAG BOLT CONNECTION

2x10 LEDGER WITH (2) 3/8" X 5" LAG BOLTS, ONE 2" FROM TOP OF LEDGER AND ONE 2" FROM BOTTOM OF LEDGER, BETWEEN EACH JOIST CAVITY TO PREVENT SEPARATION FROM WALL

ATTACH JOISTS TO LEDGER WITH SIMPSON LUS28Z (TYP)

ATTACH JOISTS TO BEAM WITH SIMPSON LUS28Z (TYP)

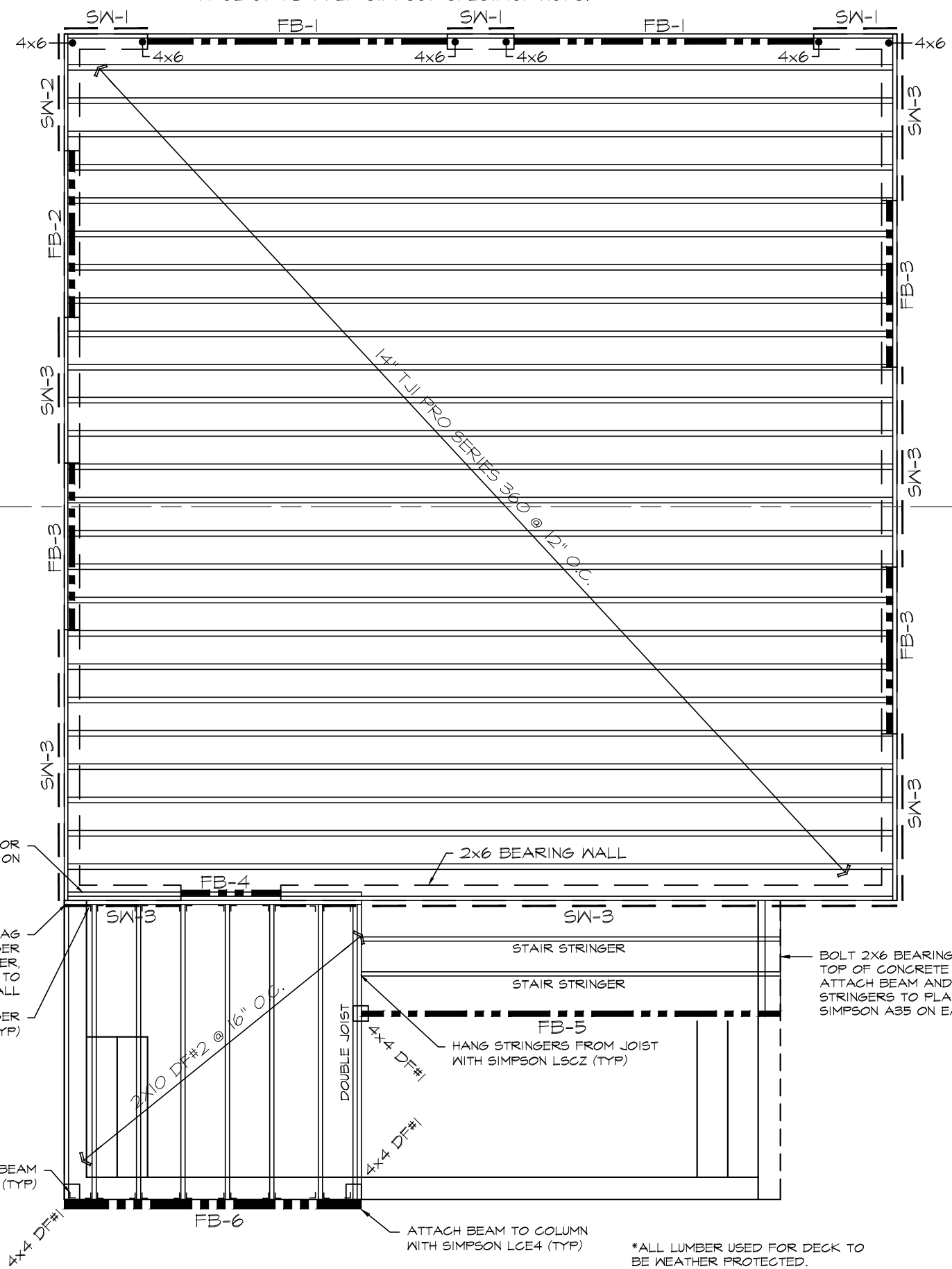
2x6 BEARING WALL

BOLT 2x6 BEARING PLATE TO TOP OF CONCRETE WALL. ATTACH BEAM AND STAIR STRINGERS TO PLATE WITH SIMPSON A35 ON EACH SIDE.

HANG STRINGERS FROM JOIST WITH SIMPSON LSCZ (TYP)

ATTACH BEAM TO COLUMN WITH SIMPSON LCE4 (TYP)

*ALL LUMBER USED FOR DECK TO BE WEATHER PROTECTED.



ROOF BEAM SCHEDULE

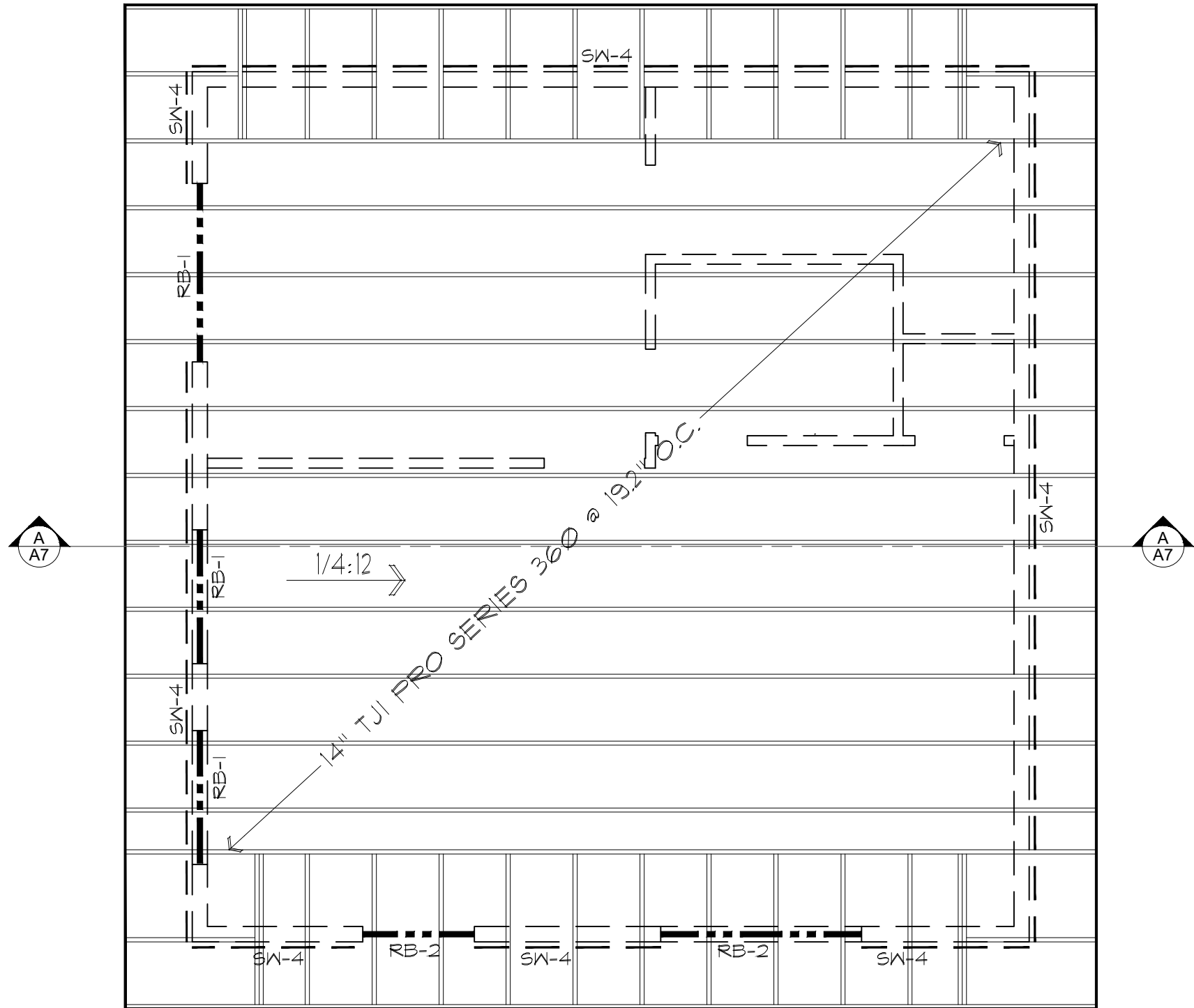
REF #	SIZE	TYPE	NOTES
RB-1	(3) 2 X 6	DIM	
RB-2	(3) 2 X 6	DIM	

SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILING			ANCHOR BOLTS	HOLD-DOWNS @ EACH END OF WALL SECTION
		SIZE	EDGES	FIELD		
SW-1	7/16" O.S.B.	8d	3"	6"	5/8" dia. @ 12" O.C.	HDU8-SD525
SW-2	7/16" O.S.B.	8d	6"	12"	5/8" dia. @ 12" O.C.	NONE
SW-3	7/16" O.S.B.	8d	6"	12"	5/8" dia. @ 24" O.C.	NONE
SW-4	7/16" O.S.B.	8d	6"	12"	NONE	NONE

--- REPRESENTS A SHEAR WALL PANEL.
 ALL SHEAR WALL PANELS MUST HAVE AT LEAST 3 ANCHOR BOLTS, ONE ON EACH END OF THE PANEL AND ONE IN THE CENTER.

NOTE: SEE WEYERHAEUSER "INSTALLATION GUIDE FOR FLOOR AND ROOF FRAMING" TJ-9001 FOR DETAILS ON JOIST INSTALLATION.



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#	DATE	BY	DESCRIPTION

ROOF FRAMING PLAN
 WINDSOR ACCESSORY DWELLING UNIT
 1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
 SCALE: 1/4" = 1'
 DRAWN BY: JHT
 DATE: MAY 14, 2020
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SHEET NO.
S2

GENERAL NOTES

1. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL PERFORM ALL WORK IN A MANNER CONSISTENT WITH THE BEST PRACTICES OF TRADES INVOLVED AND CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) OR PER LATEST CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS.
2. CONTRACTOR AND SUBCONTRACTORS MUST VERIFY PLANS AND DIMENSIONS OF ALL WORK INVOLVED PRIOR TO THE START OF ANY CONSTRUCTION OR ANY RELATED WORK. ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS FOUND HEREIN MUST BE REPORTED IMMEDIATELY TO THE DESIGNER/ENGINEER. DO NOT SCALE DRAWINGS.
3. CONTRACTOR IS RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
4. ALL LOCATIONS OF CONCRETE FLOORS, DRIVEWAYS, SIDEWALKS, AND ETC. TO BE PLACED ON 95% COMPACTED FILL OF APPROVED MATERIAL.
5. SLOPE FINISH GROUND A MINIMUM OF 2% AWAY FROM BUILDING TO PROVIDE DRAINAGE OF WATER INTO AN APPROVED DRAINAGE SYSTEM.

FOOTING & FOUNDATION NOTES

1. ALL CONCRETE USED TO BE NORMAL WEIGHT CONCRETE WITH A 28 DAY COMPRESIVE STRENGTH OF 3000 PSI.
2. ALL FOOTINGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. ANY SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER BEFORE PROCEEDING.
3. FOOTING AND FOUNDATION REINFORCEMENT TO BE DONE AS PER STATE SPECIFICATIONS WITH GRADE 60 REBAR SPACED SIZED AND SPACED PER THE STRUCTURAL DETAILS. SPLICES IN REINFORCING BARS SHALL LAP 36 BAR DIAMETER AND BE DOUBLE TIED.
4. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 30" BELOW FINISHED GRADE TO PROVIDE ADEQUATE FROST PROTECTION.
5. FOOTINGS SHALL BEAR ON ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX DENSITY, BASED ON ASTM D1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED EIGHT INCHES IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU COHESIVE SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.
6. EXTERIOR FOOTINGS: 20" X 10" CONTINUOUS WITH (2) #4 BARS CONTINUOUS AND #4 J-BAR @ 24" O.C, UNLESS OTHERWISE STATED ON THE FOUNDATION PLAN AND IN THE STRUCTURAL DETAIL SHEETS.
7. INTERIOR FOOTINGS: 18" X 10" CONTINUOUS (INCLUDING SLAB) WITH (2) #4 BARS CONTINUOUS. MUST BE LOCATED AT THE CENTERLINE, BENEATH ALL BEARING WALLS
8. ALL WINDOW AND DOOR OPENINGS TO BE WRAPED WITH (2) #4 GRADE 60 REBAR.

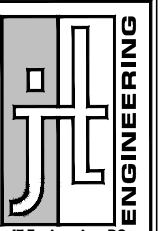
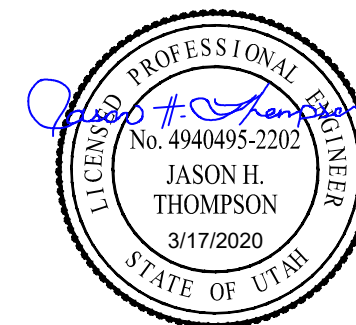
LUMBER

1. MEMBER GRADES SHALL BE AS FOLLOWS

GLU-LAM BEAMS (SIMPLE SPAN)	24F-V4
(CANTILEVERED)	24F-V8
JOISTS	DOUG FIR #2 BTR
HEADERS	DOUG FIR #2 BTR
POSTS	DOUG FIR #1 BTR
STUDS NON-BEARING WALLS	EXTERIOR DOUG FIR #2 BTR
	INTERIOR DOUG FIR STUD GRADE BTR
STUDS BEARING WALLS	DOUG FIR #2 BTR
PRE-FAB TRUSSES/JOISTS	AS PER MANUFACTURER
SILL PLATES IN CONTACT W/CONCRETE	DOUG FIR #2 BTR
	(PRESSURE TREATED FOR MOISTURE PROTECTION)
2. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS.
3. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER.
4. STUD NAILS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
5. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2 IN. NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOOR AND ROOF AS DIRECTED ON DRAWINGS.
6. SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. X 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT APART, FOR SPANS OF 14 FT AND GREATER.
7. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIA EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
8. MINIMUM NAILING SHALL BE AS PER TABLE 2304.0.1 OF THE INTERNATIONAL BUILDING CODE.
9. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL.
10. TRUSSES SHALL HAVE BRIDGING & BLOCKING AS RECOMMENDED BY THE MANUFACTURER. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.

HOLDOWNS

1. SIMPSON STHD14(RJ)
 2. SIMPSON STHD10(RJ)
 3. SIMPSON HPAHD22
 4. SIMPSON ABU(44 OR 66 OR 88)
(PER SIZE OF POST)
 5. SIMPSON MST48
 6. SIMPSON MST37
 7. SIMPSON HDU8-SDS2.5
1. ALL FOUNDATION HOLD DOWNS AS SPECIFIED IN THE FOUNDATION PLAN SHALL BE PLACED WITHIN 6" OF WALL CORNERS & SIDES OF ROUGH OPENINGS OF WINDOWS & DOORS IN FRAME WALLS ABOVE.
 2. PLACE ALL SPECIFIED STRAPS @ EDGE OF ROUGH OPENINGS AND WALL ENDS SPANNING BETWEEN ADJACENT FLOORS.
 3. ALL HOLD DOWNS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 4. THE HOLD DOWNS LISTED ABOVE ARE NOT ALL USED. SEE FOUNDATION PLAN FOR SPECIFIC CALL-OUTS.



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REVISIONS	DESCRIPTION	BY	DATE

STRUCTURAL NOTES
(TYPICAL)
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17

SCALE: NTS

DRAWN BY: JHT

DATE: MAR. 17, 2020

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SHEET NO.

SN1

FLOOR FRAMING NOTES

1. SHADED WALLS INDICATES A BEARING WALL.
2. TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN. T & G, APA RATED 48/24 OSB OR PLYWOOD SHEATHING NAILED WITH 8d NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF WALLS, AND ALL BLOCKING; 8d AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MINIMUM FROM EDGE OF PANEL.
3. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GLUE WITH GLUE CONFORMING TO AFG-1 ACCORDING TO APA SPECIFICATIONS.
4. BLOCK JOISTS SOLID AT ALL BEARING POINTS.
5. USE TJI RIM JOIST AT END OF JOISTS AROUND THE PERIMETER OF THE FLOOR AND STAIRS.
6. REFER TO JOIST MANUFACTURERS SPECIFICATIONS AND DETAILS FOR PROPER CONSTRUCTION OF FLOOR SYSTEM.
7. ALL STEEL BEAMS SHALL HAVE A 2x6 DF PLATE ATTACHED TO THE TOP FLANGE WITH (1) - 1/2" BOLT WITH WASHERS AT 16" O.C. STAGGERED.
8. CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE CODE REQUIRED HEADROOM IS PROVIDED FROM THE FINISHED FLOOR ELEVATION TO THE BOTTOM OF THE BEAM.
9. USE SIMPSON CONNECTIONS AT ALL BEAM TO COLUMN CONNECTIONS.
10. USE SIMPSON CONNECTIONS AT ALL JOIST TO BEAM FLUSH MOUNT CONNECTIONS.

TABLE OF EQUIVALENT FASTENERS NAILS, STAPLES, & T-NAILS <small>(VALID FOR LATERAL LOADS ONLY)</small>						
COMMON NAIL SPACING	STAPLE SPACING			T-NAIL SPACING		
	16* 1"***	15* 1"***	14* 1"***	113* 1 1/4"***	131* 1 1/2"***	
6d @	4" 5" 6" 8" 10" 12"	3 1/2" 4" 6 1/2" 8 1/2" 10" 10"	4" 6" 8" 10" 12" 12"	5" 7" 9 1/2" 12" 12" 14 1/2"	4" 7" 8" 10" 10" 12"	5" 7 1/2" 10" 12" 12" 14 1/2"
8d @	4" 6" 8" 10" 12"	2 1/2" 4" 5 1/2" 6 1/2" 8" 8"	3 1/2" 5" 6 1/2" 8" 10" 12"	4" 6" 8" 10" 10" 9 1/2"	3 1/2" 5" 6 1/2" 8" 8" 9 1/2"	4" 6" 10" 10" 10" 12"
10d @	4" 6" 8" 10" 12"	2" 3 1/2" 4 1/2" 5 1/2" 7" 6 1/2"	2 1/2" 4" 5 1/2" 7" 8" 8"	3" 4" 6 1/2" 7" 8" 9 1/2"	2 1/2" 4" 5 1/2" 6 1/2" 6 1/2" 8 1/2"	3 1/2" 5" 7" 8 1/2" 8 1/2" 10"

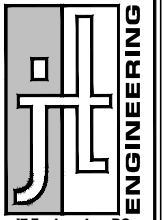
* GAUGE
** PENETRATION

SHEARWALL NOTES

1. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED OSB SHEATHING AND NAILED W/ 8d @ 6" O.C. EDGE, 12" O.C. FIELD UNLESS NOTED OTHERWISE.
2. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER REQUIRED EDGE SPACING ALONG SILL PLATE.
3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
4. ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

STAIR FRAMING NOTES

1. (3) 2 X 12 STRINGERS TO BE USED, UNLESS NOTED OTHERWISE.
2. FIRE BLOCKING REQUIRED ALONG STRINGERS BETWEEN EACH STUD. 2 X 6 BLOCKING AT TOP AND BOTTOM OF EACH RUN.
3. 5/8" TYPE "X" GYPSUM REQUIRED UNDER STAIRS AND AROUND STAIR WELL WALLS.
4. BALLISTERS TO BE SPACED A MAXIMUM OF 4" TO PREVENT A 4" SPHERE FROM PASSING THROUGH THEM.



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			DESCRIPTION	

STRUCTURAL NOTES
(TYPICAL)

WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17

SCALE: NTS

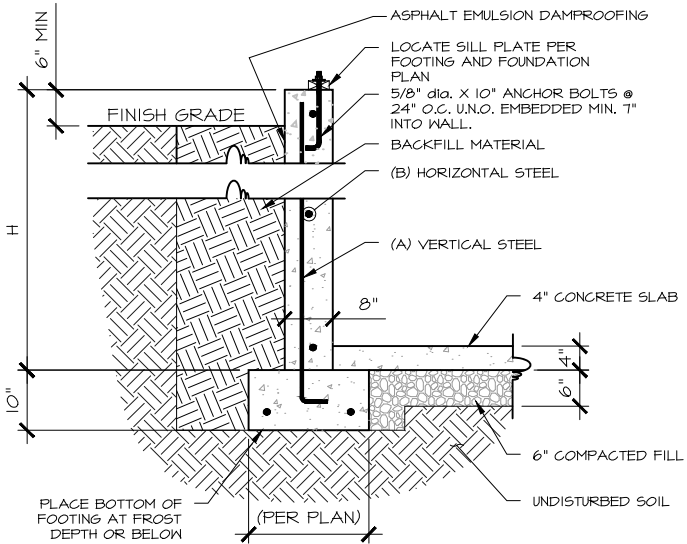
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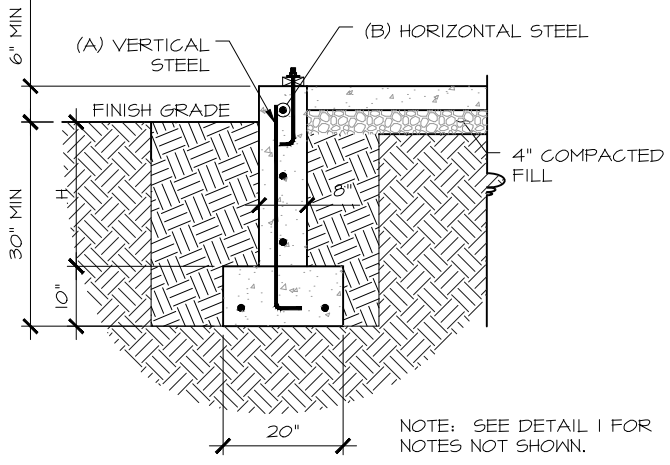
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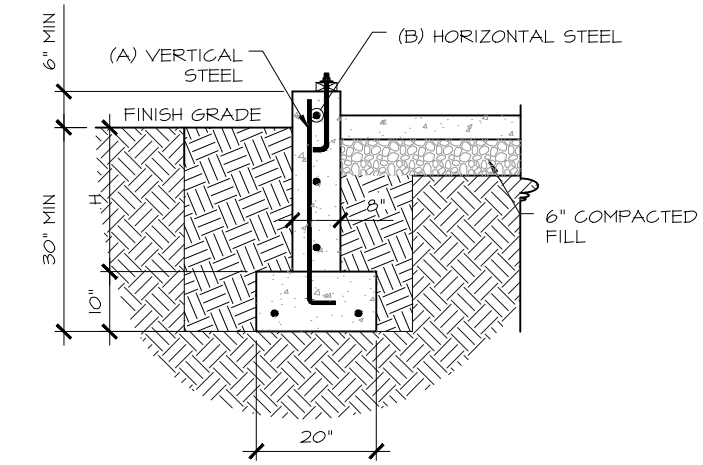
1 TYPICAL FTG & FDN DETAIL
NOT TO SCALE

WALL SCHEDULE			
WALL HEIGHT	VERTICAL STEEL	HORIZONTAL STEEL	MAX LINTEL LENGTH
H	A	B	
2'-0"	#4 @ 32" O.C. (2) #4 BARS	2'-0"	
3'-0"	#4 @ 32" O.C. (3) #4 BARS	2'-0"	
4'-0"	#4 @ 32" O.C. (4) #4 BARS	3'-0"	
6'-0"	#4 @ 24" O.C. (5) #4 BARS	3'-0"	
8'-0"	#4 @ 24" O.C. (6) #4 BARS	6'-0"	
9'-0"	#4 @ 16" O.C. (7) #4 BARS	6'-0"	

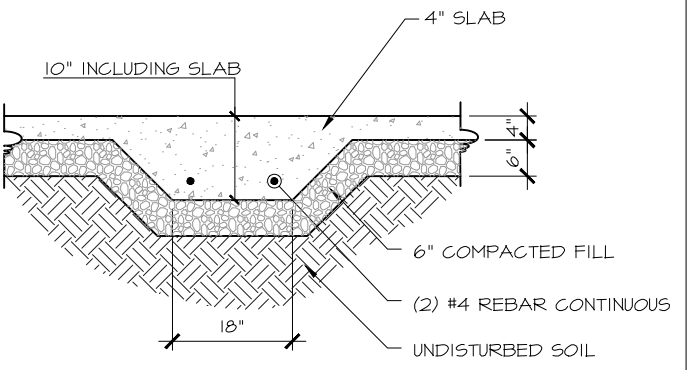
- BASED ON 3,000 PSI CONCRETE AND 60,000 PSI REINFORCING STEEL. REBAR TO BE PLACED IN THE CENTER OF THE WALL, AND EXTENDED FROM THE FOOTING TO WITHIN THREE INCHES OF THE TOP OF THE WALL; DOWNELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING, EXTENDING 24 INCHES INTO THE FOUNDATION WALL.
- ONE BAR SHALL BE LOCATED IN THE TOP FOUR INCHES, ONE BAR IN THE BOTTOM FOUR INCHES AND THE OTHER BARS EQUALLY SPACED BETWEEN.
- CORNER BAR SHALL BE PROVIDED SO AS TO LAP 24 INCHES.
- BARS SHALL BE PLACED WITHIN TWO INCHES OF OPENINGS AND EXTEND 24 INCHES BEYOND THE EDGE OF THE OPENING; VERTICAL BARS MAY TERMINATE THREE INCHES FROM THE TOP OF THE CONCRETE.



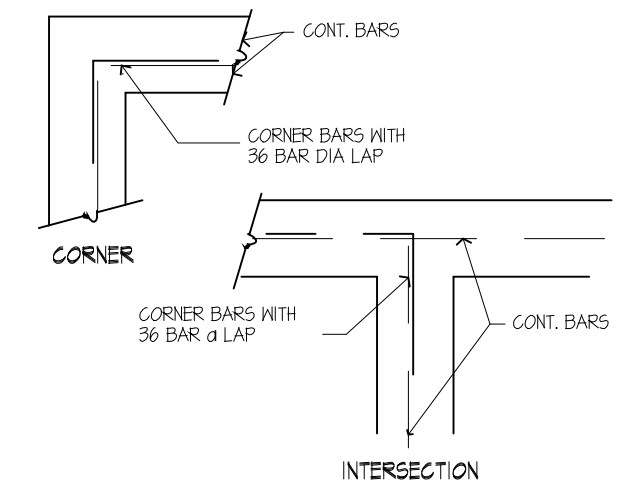
2 TYPICAL FTG & FDN @ WALKOUT
NOT TO SCALE



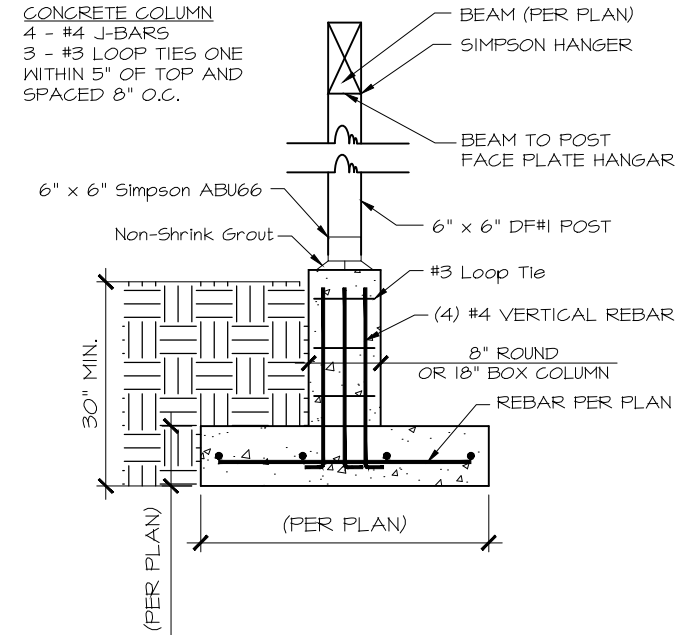
3 TYPICAL GARAGE FTG & FDN
NOT TO SCALE



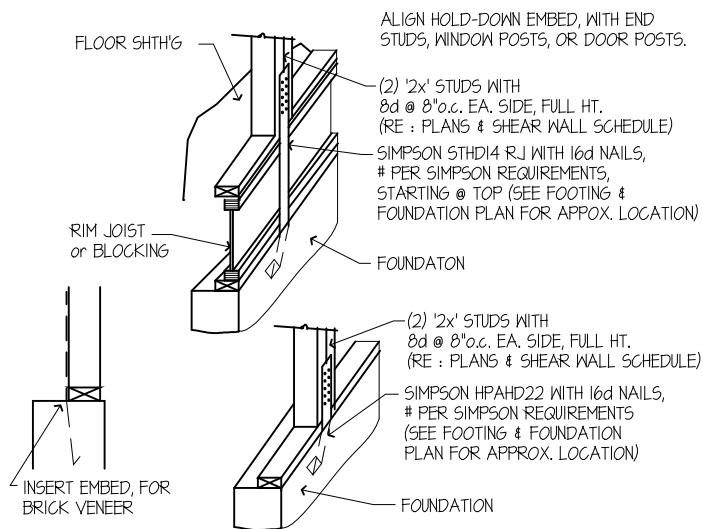
4 TYPICAL INTERIOR FOOTING
NOT TO SCALE



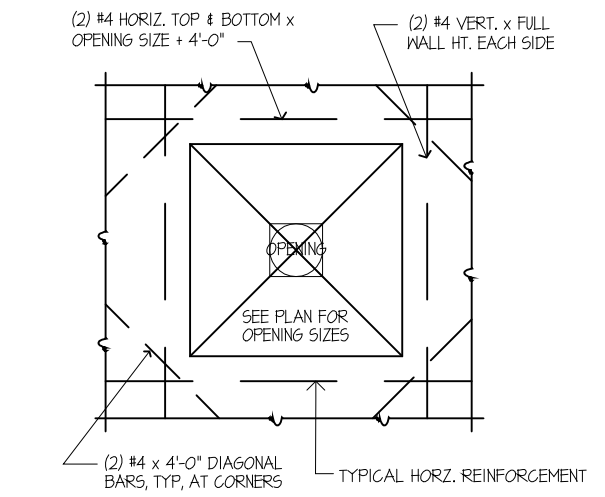
5 FOUNDATION WALL REINFORCEMENT
NOT TO SCALE



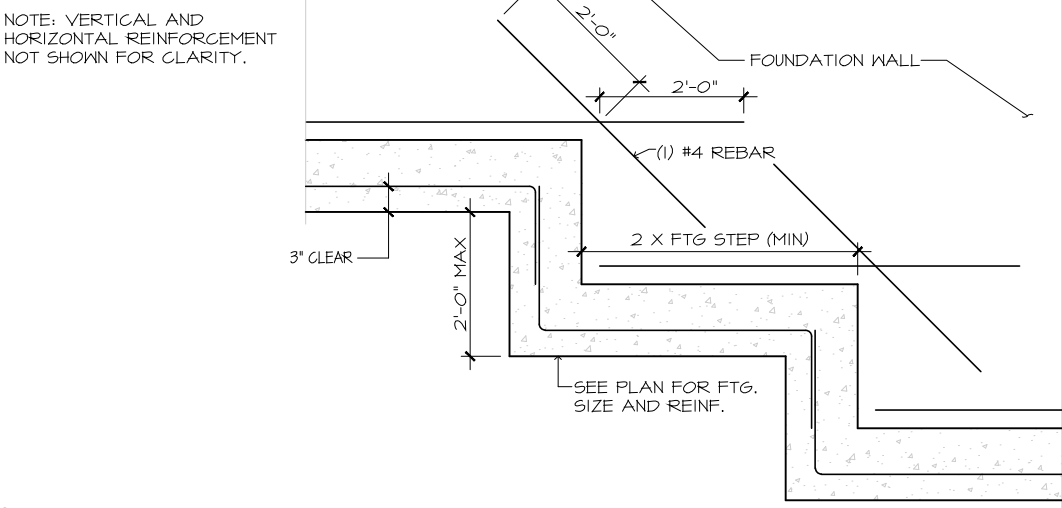
6 TYPICAL POST FTG
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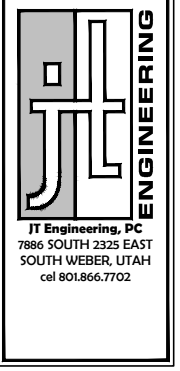
7 TYPICAL HOLD-DOWNS
NOT TO SCALE



8 WALL OPENING REINFORCEMENT
NOT TO SCALE



9 TYPICAL FOOTING STEP
NOT TO SCALE

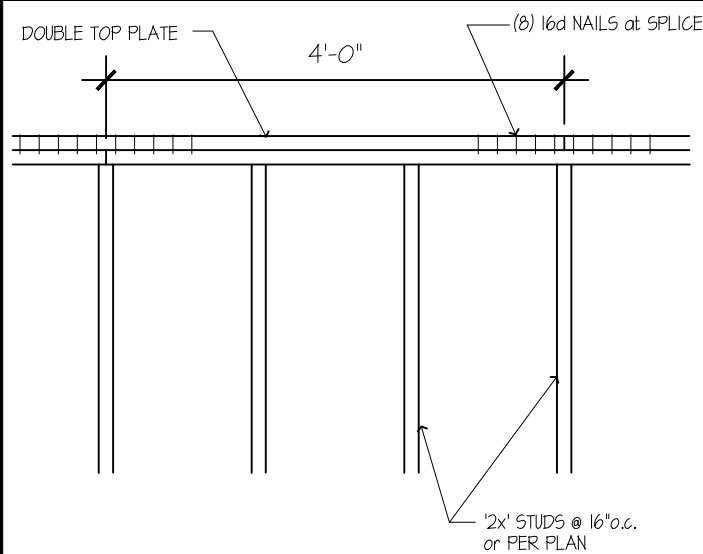


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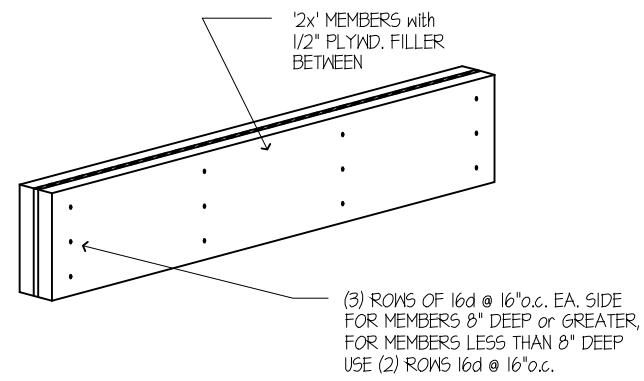
FOUNDATION DETAILS
(TYPICAL)
WINDSOR ACCESSORY DWELLING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

SHEET SIZE: 11X17
SCALE: VARIES
DRAWN BY: JHT
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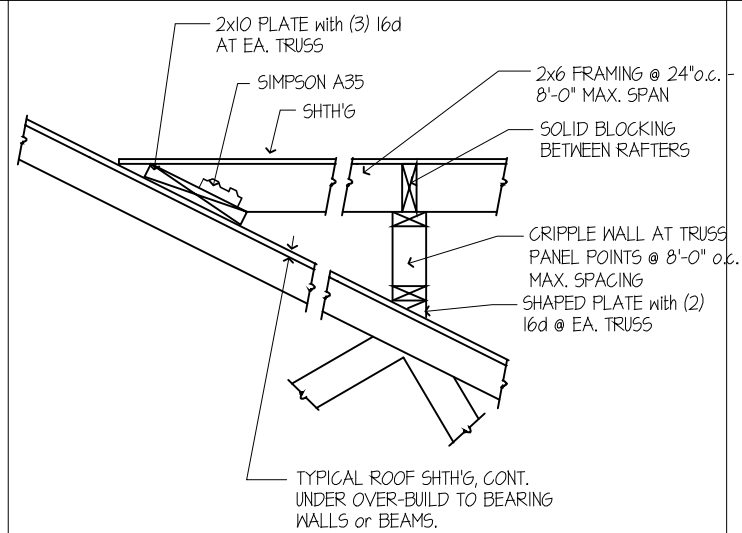
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D1



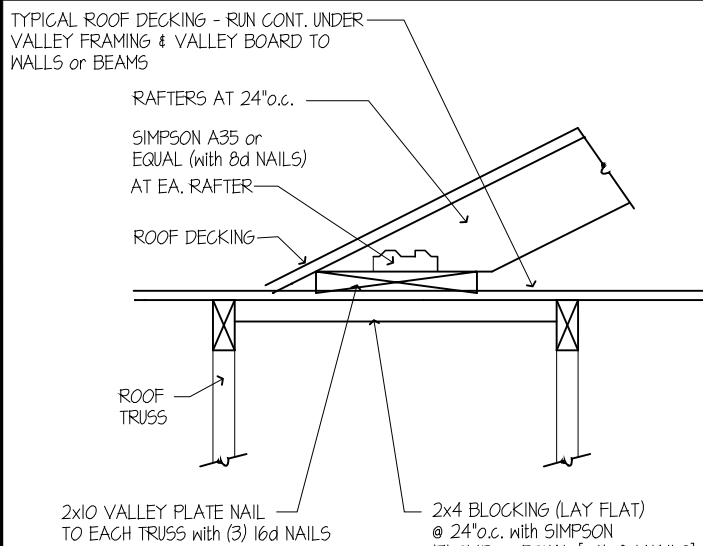
1 TYPICAL TOP PLATE SPLICING
NOT TO SCALE



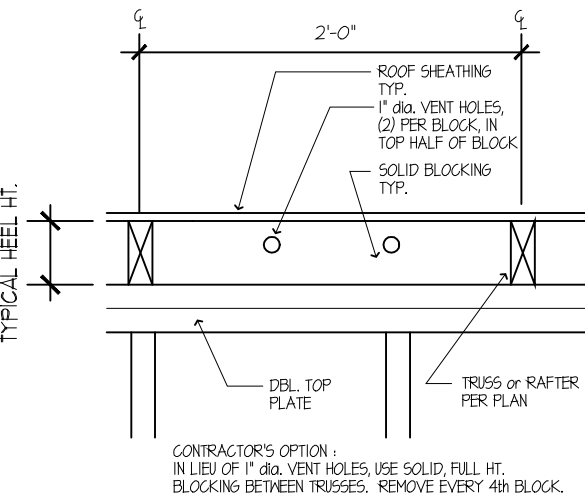
2 TYPICAL BUILT-UP '2x' HEADER
NOT TO SCALE



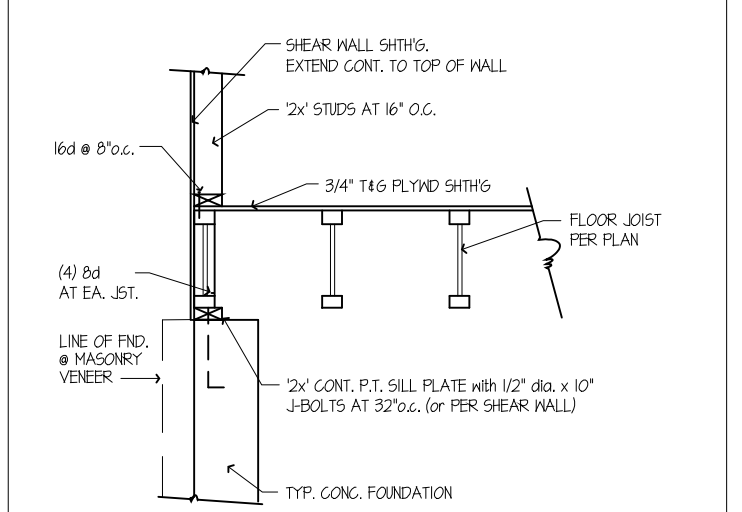
3 TYPICAL OVER-BUILD
NOT TO SCALE



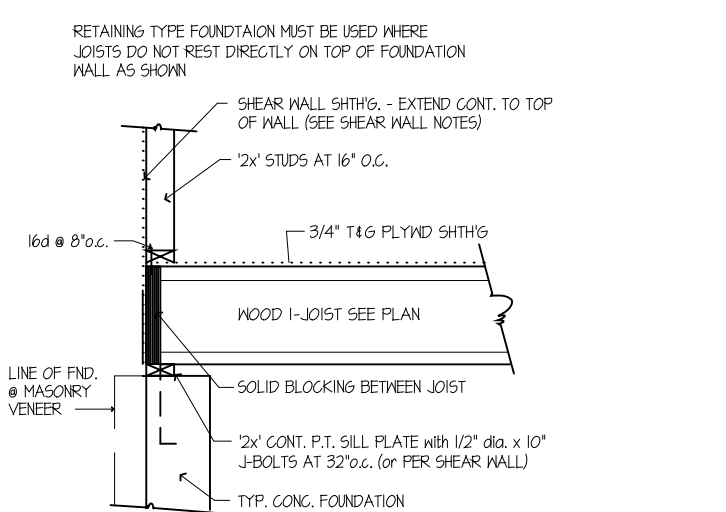
4 VALLEY BOARD
NOT TO SCALE



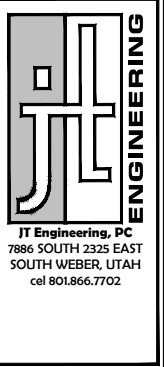
5 VENT HOLES IN TRUSS BLOCKING
NOT TO SCALE



6 SHEAR WALL TRANSFER AT FND.
NOT TO SCALE



7 SHEAR WALL TRANSFER AT FND.
NOT TO SCALE

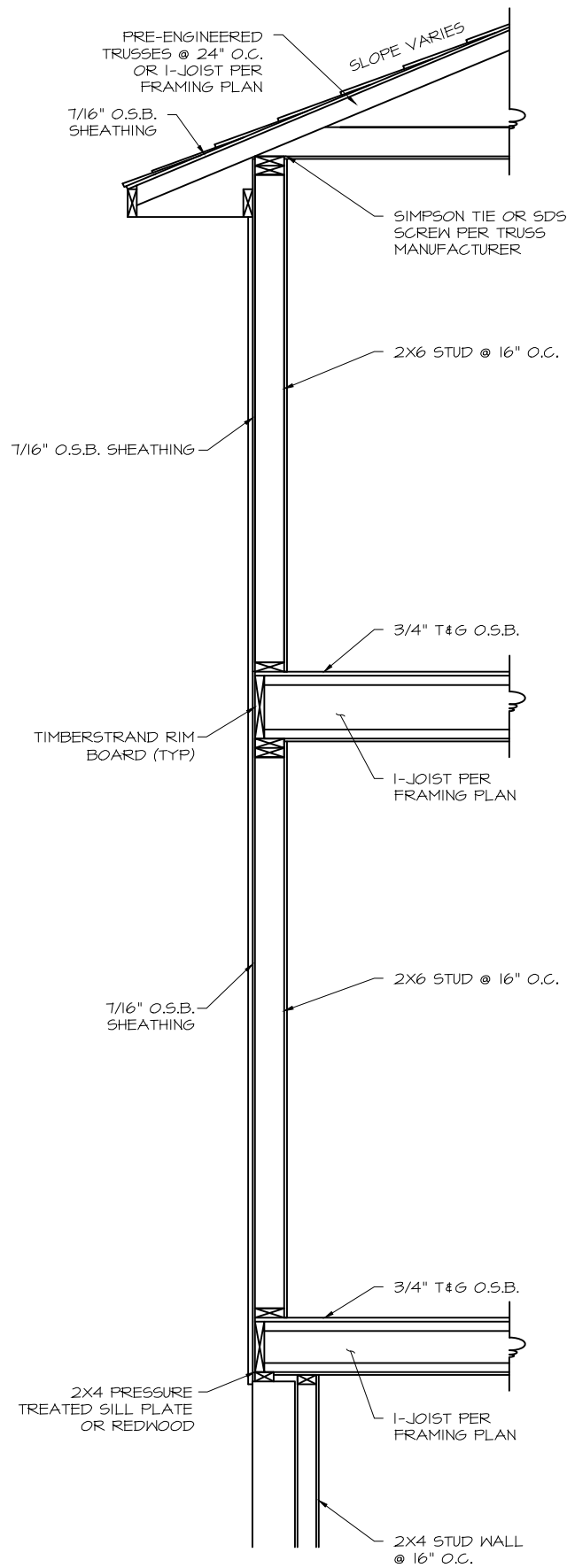


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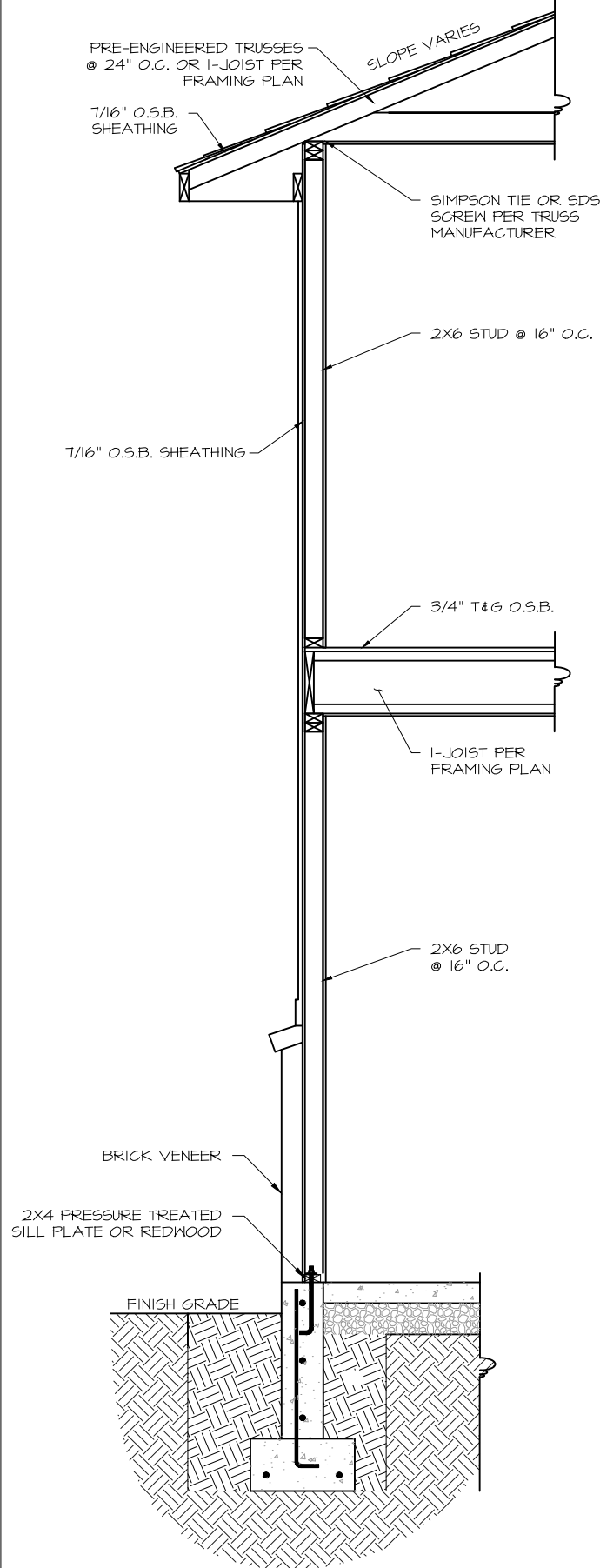
FRAMING DETAILS
(TYPICAL)
WINDSOR ACCESSORY DWELING UNIT
1756 SOUTH WINDSOR STREET, SALT LAKE CITY, UTAH 84105

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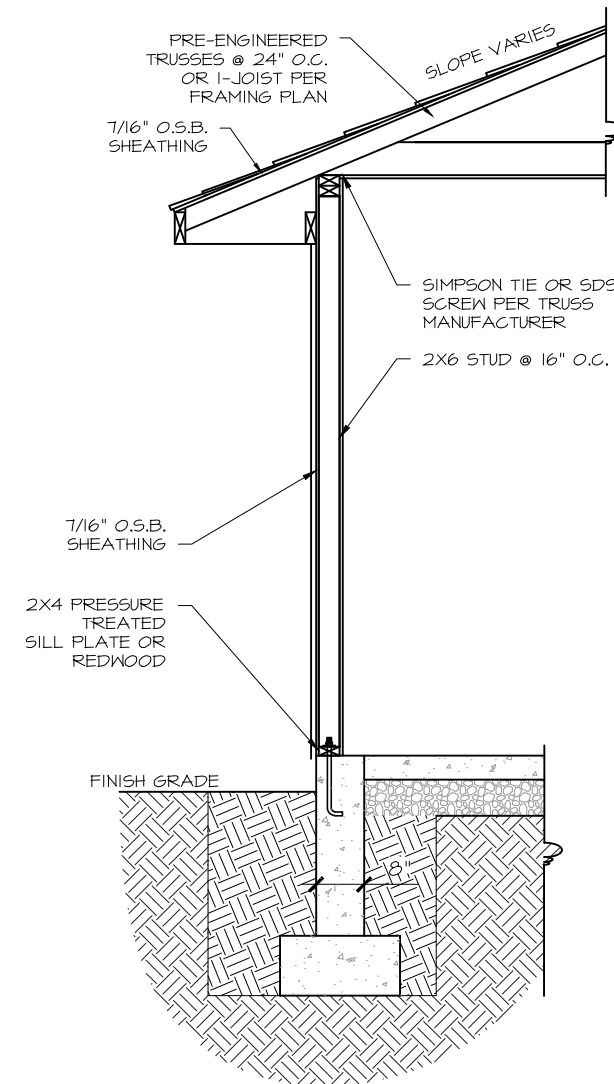
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D2



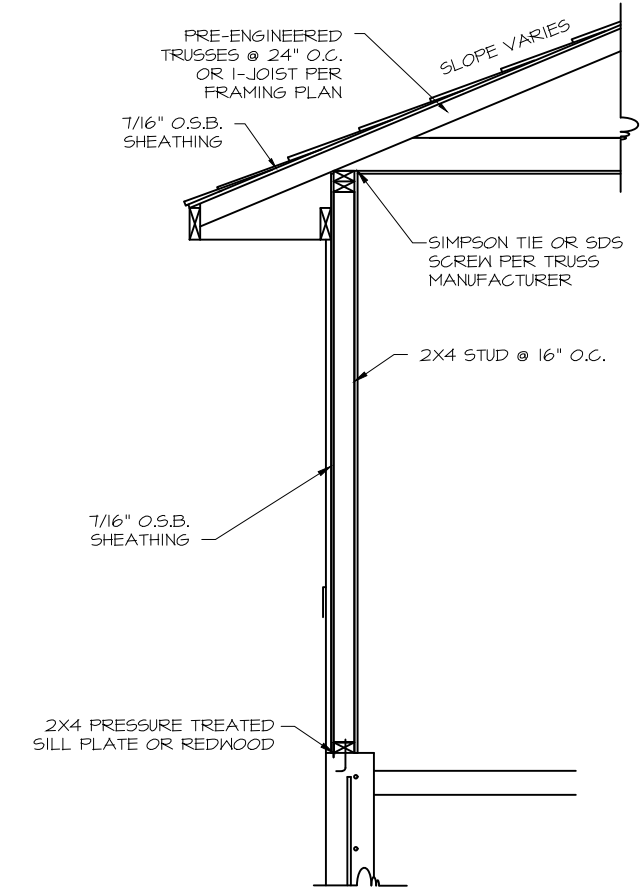
1 TYPICAL 2-STORY WALL
NOT TO SCALE



2 TYPICAL WALL, SLAB ON GRADE
NOT TO SCALE



3 TYPICAL WALL, 1-STORY SLAB ON GRADE
NOT TO SCALE



4 TYPICAL GARAGE WALL
NOT TO SCALE



REVISIONS	DESCRIPTION	BY	DATE	#

WALL SECTIONS
(TYPICAL)
WINDSOR ACCESSORY DWELLING UNIT
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SHEET NO.
D3

