MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Kelsey Lindquist; 801-535-7930; Kelsey.lindquist@slcgov.com

Date: August 8, 2018

Re: Requested design and material changes for the Ninth West Townhomes Planned Development and Preliminary Subdivision Plat Petitions PLNSUB2018-00059 & PLNSUB2018-00223

ACTION REQUIRED: Review the modification to the north and east elevations. The commission requested the alterations in anticipation of a final decision on the proposal.

REQUEST: Rod Engar, applicant and owner representative, requests approval of a planned development application and preliminary plat for a 4 lot subdivision intended for 4 single-family attached homes. All of the lots would be accessed from the southern interior side yard, which is the main reason for the requested planned development application and the public hearing with the Planning Commission. The Planning Commission is the final decision authority for both applications.

BACKGROUND/DISCUSSION: The Planning Commission tabled the Ninth West Townhomes planned development and associated preliminary subdivision plat during the Planning Commission Hearing on June 13, 2018. The items were tabled and the Commission requested the following items to be modified:

1. Delineate each unit with alternating materials along the northern elevation;
2. Move the front door to unit one closer to the center of the eastern elevation;
3. Add a front porch element;
4. Windows should reflect a residential design.

The applicant submitted revisions to staff on 7/12/18. The revisions are attached to this memo.

Northern Elevation: The applicant revised the northern elevation to address the concerns regarding the use of stucco. The revised northern elevation illustrates the use of hardie-board siding, cultured stone and a gable roofed feature on the third unit.

Front Door: Additionally, the front door has been moved to the center of the eastern elevation. The two windows have been placed on either side of the entry.

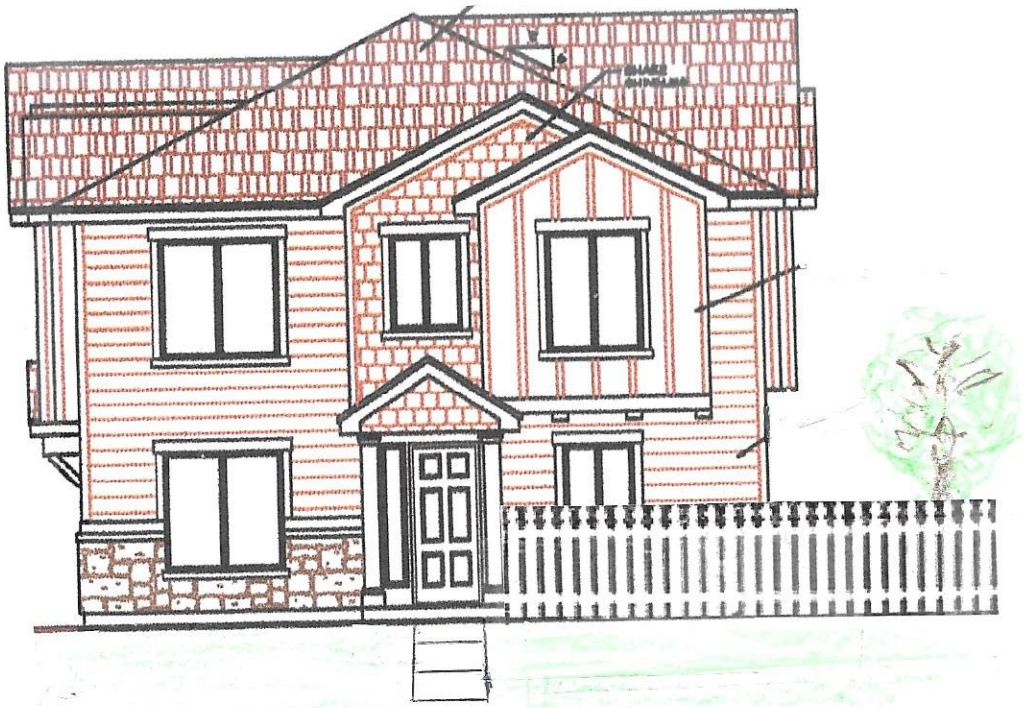
Porch Element: The applicant explored the front porch options for the proposed development. The applicant could not revise unit 1 to accommodate a front porch element. In lieu of a front porch, the applicant provided a revised eastern elevation to include a porch on grade element. An iteration including on grade flatwork in the front yard and an iteration without the on grade flat work are attached to this memo.

Residential Windows: The east facing windows, which have not altered in style, flank each side of the entry way.

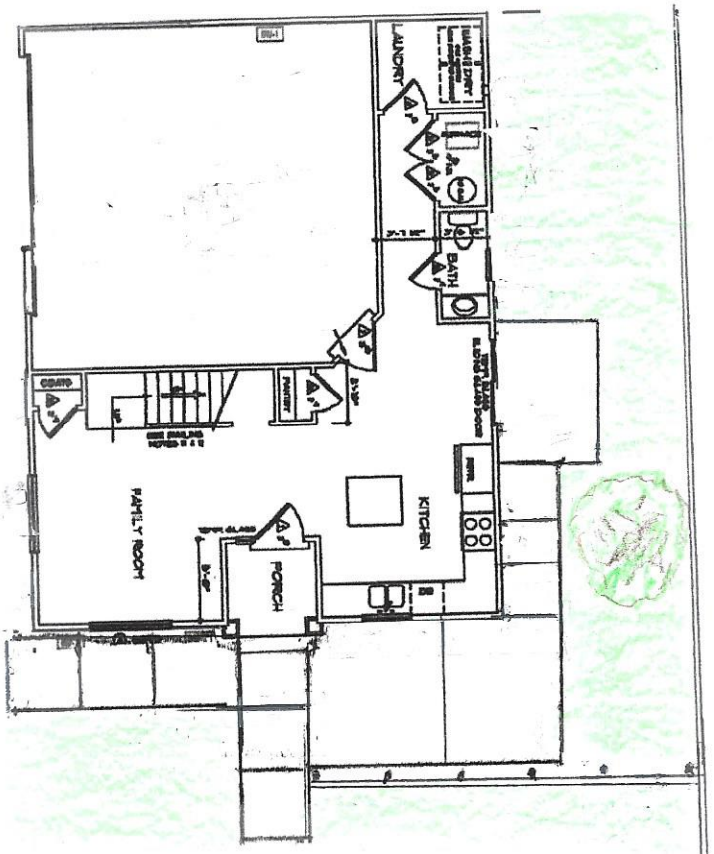
RECOMMENDATION: Based on the information in this memo and the original staff report, planning staff continues to recommend that the Planning Commission approve the requested planned development and preliminary plat subject to the conditions in the original staff report from June 13, 2018.

ATTACHMENT A: REVISIONS REQUESTED BY THE PLANNING COMMISSION

NINTH WEST TOWNHOMES



FRONT ELEVATION



PLAN VIEW

GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO ALL ADOPTED CODES AND PRACTICES OF THE COMMUNITY OR AREA IN WHICH CONSTRUCTION TAKES PLACE. (2015 IRC, ETC...)
2. ALL CONSTRUCTION DEBRIS SHOULD BE REMOVED BY FINAL INSPECTION. CONSTRUCTION DEBRIS SHALL BE SECURED AT ALL TIMES DURING THE CONSTRUCTION PROCESS TO PREVENT MIGRATION FROM THE JOB SITE.
3. CURB, GUTTER AND SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY MUST BE INSTALLED AT THE TIME OF NEW HOME CONSTRUCTION. CURB, GUTTER AND SIDEWALK MUST BE CLEAN AND IN NEW CONDITION AT TIME OF FINAL INSPECTION.
4. ALL STUMPS, ROOTS, AND ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING
5. ALL FOOTINGS SHALL BE PLACED 12" BELOW UNDISTURBED EARTH AND A MINIMUM OF 30" BELOW FINISHED GRADE, OR AS NOTED PER PLAN. TOPS OF FOUNDATIONS SHALL BE 6" MINIMUM ABOVE FINISHED GRADE. FINISHED GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 6" MINIMUM FOR THE FIRST TEN FEET AND A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
6. APPROVED NUMBERS FOR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. (4" TALL W/ 1/2" STROKE)
7. ATTICS SHALL BE PROVIDED WITH AN ACCESS WITH A CLEAR OPENING OF 22"X30". MINIMUM HEAD ROOM ABOVE ACCESS OPENING SHALL BE 30". SUCH ACCESS SHALL NOT BE LOCATED ABOVE A CLOSET SHELF.
8. PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKINGS ON THE APPLIANCE, RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY SINGLE WALL PIPE HAVING A MIN. 1" CLEARANCE FROM COMBUSTIBLE MATERIALS.
9. SHOWER WALLS AND WALLS AROUND BATH TUBS SHALL BE CONSTRUCTED OF DENSE FIBER CEMENT BACKER BOARD (OR OTHER APPROVED MATERIAL) FULL HEIGHT OF WALL (GREEN BOARD NOT ALLOWED)
10. INSTALL 1/2" FIRE RATED SHEET ROCK ON ALL WALLS, CEILING, BEAMS AND SUPPORTS IN GARAGE FOR FIRE PROTECTION BETWEEN GARAGE AND DWELLING UNIT. IF DWELLING SPACE EXISTS ABOVE GARAGE, THEN INSTALL 5/8" FIRE RATED SHEET ROCK ON CEILING OF GARAGE. ALL SUCH SHEET ROCK SHALL BE NAILED 4" O.C. AT EDGES AND 6" O.C. IN THE FIELD OF EACH SHEET.
11. HANDRAILS SHALL BE PROVIDED FOR ALL STAIRS WITH 2 OR MORE RISERS. SUCH HANDRAILS SHALL BE RETURNED TO THE WALL OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. STAIR HAND RAILINGS SHALL NOT BE LESS THAN 34" ABOVE NOSING OF TREAD NOR MORE THAN 38" AND SHALL HAVE A CROSS-SECTIONAL DIMENSION BETWEEN 1-1/4" MIN. – 2-5/8" MAX..
12. GUARDRAILS SHALL BE NOT LESS THAN 36" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH THE GUARDRAIL.
13. FIREPLACE CHIMNEYS SHALL EXTEND 2'-0" MIN. ABOVE ANY ROOF LINE WITHIN 10'. ALL MASONRY CHIMNEYS SHALL HAVE TERRA COTTA FLUE LINERS AND SHALL BE CAPPED WITH 4" MIN. CONCRETE CAPS.
14. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES,ETC., SHALL BE SETTLED AND TAMPED TO 90% MINIMUM COMPACTION.
15. DRYER VENT DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK-DRAFT DAMPERS, TERMINATE AT THE EXTERIOR OF THE BUILDING, AND SHALL NOT BE INSTALLED WITH SHEET METAL SCREWS. MIN. DUCT DIAMETER SHALL BE 4", WITH A MAXIMUM OF TWO 90 DEGREE ELBOWS. VENT DRYER DIRECTLY TO OUTSIDE OF BUILDING. DRYER VENT SHALL NOT CONNECT TO ANY OTHER VENT DUCT OR CHIMNEY. VENT HOOD SHALL BE 12" MIN. ABOVE GRADE. MAXIMUM DRYER DUCT LENGTH IS 14'-0". (OR AS SPECIFIED BY DRYER MANUFACTURER.) DRYER DUCT MUST BE SEALED, AND SECURED EVERY 12'
16. THE MINIMUM HEADROOM HEIGHT IN ALL AREAS OF A DWELLING IS 7'-0", INCLUDING AREAS UNDER HEAT DUCTS, PLENUMS, STRUCTURAL MEMBERS AND PLUMBING OVERHEAD ITEMS.
17. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO THE OUTSIDE. VENTS SHALL PROVIDE AIR INTAKE TO MEET THE FOLLOWING CRITERIA:

PROVIDE 16.5 SQ. FT. GABLE / ROOF VENT
AND 16.5 SQ. FT. SOFFIT VENT
(AREA OF ROOF 4937/300=16.5)

FRAMING

18. STUDS EXCEEDING 10'-0" IN LENGTH SHALL BE 2"x6" D.F. #2 OR AS SPECIFIED BY ENGINEER; SOLID BLOCKING BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER ALL BEARING WALLS. SUCH BLOCKING SHALL BE 2" NOMINAL THICKNESS AND FULL DEPTH OF JOISTS, RAFTERS, TRUSSES OR STUDS.
19. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED, OR AS NOTED ON FLOOR FRAMING PLANS. JOIST UNDER AND PARALLEL TO ALL OTHER PARTITIONS SHALL BE DOUBLED WHEN THE LENGTH OF SUCH WALL EXCEEDS 1/3 THE LENGTH OF JOISTS 12" AND LONGER. 3/4" PLYWOOD OR O.S.B. SHALL BE USED FOR SUBFLOOR WHEN JOISTS ARE SPACED UP TO 24"O.C.
20. BRACE ALL EXTERIOR WALLS AND CROSS-STUD PARTITIONS AS FOLLOWS: PLYWOOD OR OSB SHEATHING WITH A NET THICKNESS OF NOT LESS THAN 7/16" NAILED WITH 8d NALS @ 6" O.C. ON PANEL EDGES AND @ 12" O.C. IN FIELD OF PANEL MINIMUM, EXCEPT WHEN NOTED OTHERWISE.
21. FIRE STOPPING:
    A. FIREBLOCK STUD SPACES OVER 10' IN HEIGHT, FURRED SPACES, SOFFITS, DROP CEILINGS, COVE CEILINGS, STAIR STRINGERS AT TOP AND BOTTOM OF RUN, BEARING WALLS AND CEILING JOIST LINES, ETC. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
    B. FIRESTOP OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH APPROVED NON-COMBUSTIBLE MATERIALS.
    C. GARAGE ATTIC ACCESS SHALL BE OF 1 HR. FIRE RESISTANT CONSTRUCTION & HAVE LATCH PROVIDED.
    D. FIREPLACE FLUES EXTENDING THROUGH ATTIC SPACE MUST BE SEPARATED FROM BY 5/8" TYPE "X" SHEETROCK, CDX PANEL, OR OSB. PANEL

WINDOWS

22. WINDOWS ARE RECOMMENDED TO BE DOOR HEIGHT. BEDROOM WINDOW EGRESS OPENING SHALL BE WITHIN 44" OF THE FINISHED FLOOR. SUCH WINDOW SHALL HAVE A MIN. CLEAR OPENING OF 5.7 SQ. FT. MIN. CLEARANCE HEIGHT MIN. 24 INCHES. MIN. CLEARANCE WIDTH 20 INCHES.
23. ALL WINDOWS (EXCEPT GARAGE) SHALL BE DOUBLE GLAZED WITH 1/4" MIN. SPACES.
24. GLASS USED IN SHOWER OR TUB ENCLOSURES SHALL BE FULLY TEMPERED.
25. FRAMELESS GLASS DOORS, GLASS IN DOORS, FIXED GLASS PANELS, WINDOWS OVER BATHTUBS, ALL GLASS WITHIN 24" OF ANY DOOR, WINDOWS WITHIN 24" OF THE FLOOR, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
26. PROVIDE SCREENS ON ALL OPERABLE WINDOWS AND GLASS DOORS.
27. UNLESS OTHERWISE SPECIFIED, ALL BASEMENT WINDOWS NOT FULLY 6' ABOVE FINISHED GRADE SHALL BE PROTECTED BY G.I. OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 10" OF 1" AGGREGATE GRAVEL TO BE 6" BELOW THE WINDOW SILL.

HEATING

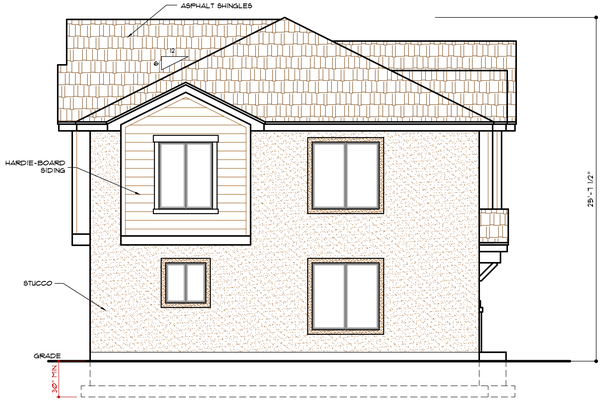
28. ALL HEATING AND VENTILATING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 I.R.C. FURNACES AND WATER HEATERS SHALL BE SO INSTALLED THAT THEY CAN BE INDIVIDUALLY REMOVED WITHOUT REMOVING THE OTHER.
29. PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS. 3" MIN. ALL OTHER SIDES.
30. PROVIDE FRESH AIR FOR COMBUSTION BY DUCTS LEADING FROM THE APPLIANCE ENCLOSURE TO THE OUTSIDE OF THE BUILDING. TWO OPENINGS ARE REQUIRED IN COMPARTMENTS OF LESS THAN 50 SQ. FT. ONE OPENING IN UPPER 12" AND ONE OPENING IN LOWER 12" OF SUCH COMPARTMENT EQUALLY DIVIDED OR AS NOTED IN PLANS. COVER THE INLET OF SUCH DUCTS WITH A CORROSION RESISTANT METAL SCREEN OF 1/4" MESH. VENTS SHALL TERMINATE 4" BELOW OR 4" HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW OR A GRAVITY AIR INLET INTO BUILDING.
31. JOINTS FOR RESIDENTIAL HEATING DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST (3) SHEET METAL SCREWS EVENLY SPACED. SUPPORT DUCTS WITH APPROVED METAL SUPPORTS.
32. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
33. FURNACE SIZE PER MANUAL J & D OR HEATING CONTRACTOR. FURNACE EFFICIENCY SHALL BE OBTAINED FROM RES CHECK CALCULATION.

PLUMBING

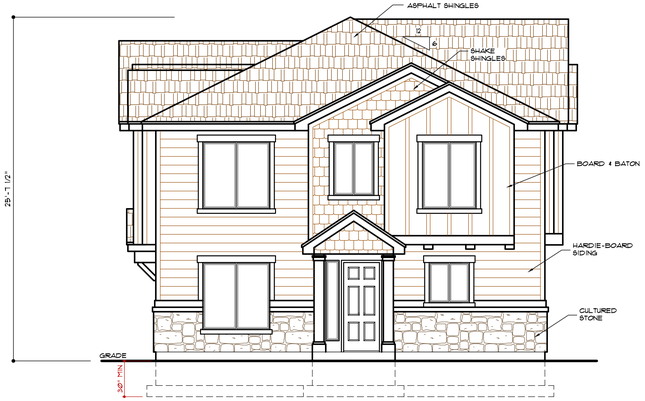
34. ALL TOILETS OR WATER CLOSETS SHALL BE LOW FLUSH TYPE. MAXIMUM 1.6 GALLONS PER FLUSH. PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSETS AND A COMPARTMENT WIDTH OF NOT LESS THAN 30".
35. MAIN PLUMBING STACKS SHALL RUN UNDIMINISHED IN SIZE (3" MIN.) AND DIRECT AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF. NO PLUMBING VENT SHALL TERMINATE LESS THAN 10' HORIZONTALLY OR 3' ABOVE ANY GRAVITY OR POWER AIR INLET.
36. FREEZELESS, ANTI-SIPHON & BACKFLOW PREVENTATIVE HOSE BIBS TO BE USED.
37. SHOWER HEADS TO HAVE 2.5 GAL/MIN. MAXIMUM OUTPUT.
38. PLUMBING VENTS NOT TO BE FLAG POLED. SLIP JOINT PLUMBING NOT ALLOWED IN CONCEALED SPACES W/O 24"X24" ACCESS
39. HOT WATER LINES IN UNFINISHED BASEMENTS, CRAWL SPACES, WALLS OF FLOORS EXPOSED TO UNHEATED AREAS SHALL BE INSULATED W/ MIN. OF 1/2" INSULATION PER 2015 IRC.
40. ANTI-SCALD FAUCETS REQ. ON ALL SHOWER & SHOWER/TUB COMBINATIONS (MAX. 120°F.
41. FLOOR DRAINS SHALL BE OF THE DEEP SEAL TRAP OR TRAP SEAL PRIMER TYPE.

ELECTRICAL

42. PROVIDE MINIMUM CLEARANCE OF 30" WIDTH BY 36" DEPTH BY 6'-6" HEIGHT FOR ELECTRICAL PANEL AREA. NO ELECTRICAL PANEL SHALL BE LOCATED IN BATHROOMS, FIRE-RATED GARAGE WALLS OR CLOSETS.
43. INSTALL #4 REBAR CONCRETE ENCASED ELECTRODE FOR GROUNDING PURPOSES. INSTALL PER NEC SECTION 250-52 (A) (3).
44. ELECTRICAL CONVENIENCE OUTLETS SHALL BE SO SPACED THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET. SWITCH BOTTOM HALF OF ELECTRICAL OUTLETS ONLY, UNLESS OTHERWISE NOTED. IN ALL ROOMS AS DESIGNATED, ELECTRICAL OUTLETS IN BATH ROOMS, GARAGES, OR OUTSIDE OF BUILDING SHALL BE PROTECTED WITH AN APPROVED GFCI.
45. SMOKE DETECTORS REQUIRED AT EACH BEDROOM, AT HALLWAYS LEADING TO BEDROOMS, AT EVERY FLOOR LEVEL INCLUDING BASEMENTS, AT THE TOP OF EACH STAIRWAY ON FLOORS WITHOUT BEDROOMS, AND IN ROOMS SERVING BEDROOMS WHERE THE CEILING HEIGHT OF THE ROOM IS 24" OR MORE GREATER IN HEIGHT THAN THE BEDROOM SERVED FROM SUCH ROOM. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP.
46. PROVIDE A VENTILATING FAN CAPABLE OF PRODUCING A CHANGE OF AIR EVERY 12 MIN. FOR ALL BATHROOMS WITHOUT WINDOW VENTILATION.
47. ELECTRICAL CENTRAL HEATING EQUIPMENT, OTHER THAN FIXED ELECTRIC SPACE HEATING EQUIPMENT, SHALL BE SUPPLIED WITH AN INDIVIDUAL BRANCH CIRCUIT.
48. TEMPORARY WIRING SHALL CONFORM TO 2015 NEC.
49. 200 AMP ELECTRICAL PANEL. (VERIFY WITH ELECTRICIAN.)
50. BATHROOM AND KITCHEN OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT(S).
51. PACIFICORP (UP & L) REQUIRES THAT THE MAIN ELECTRICAL SERVICE ENTRANCE MUST BE WITHIN 10'-0" OF THE FRONT CORNER OF THE HOUSE. ELECTRICAL METER MUST BE ON THE SIDE OF THE HOUSE. ELECTRICAL SERVICE ENTRANCE CAN NOT BE LOCATED OVER A WINDOW WELL, OR WITHIN 3'-0" OF GAS METER.
52. BRANCH CIRCUITS SUPPLYING 125-VOLT, SINGLE PHASE, 15- & 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS.
53. LIGHTS OVER TUBS AND SHOWERS SHALL BE RATED FOR WET PROTECTION AREAS.
54. ALL RECEPTACLES TO BE TAMPER RESISTANT.
55. ALL ELECTRICAL BOXES IN GARAGE TO BE 2 HOUR RATED.



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



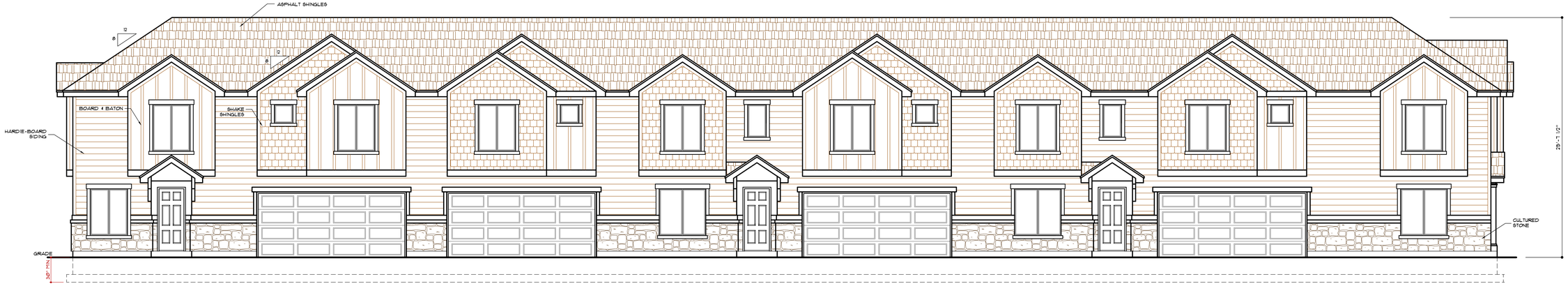
FRONT ELEVATION SCALE: 1/4"=1'-0"

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

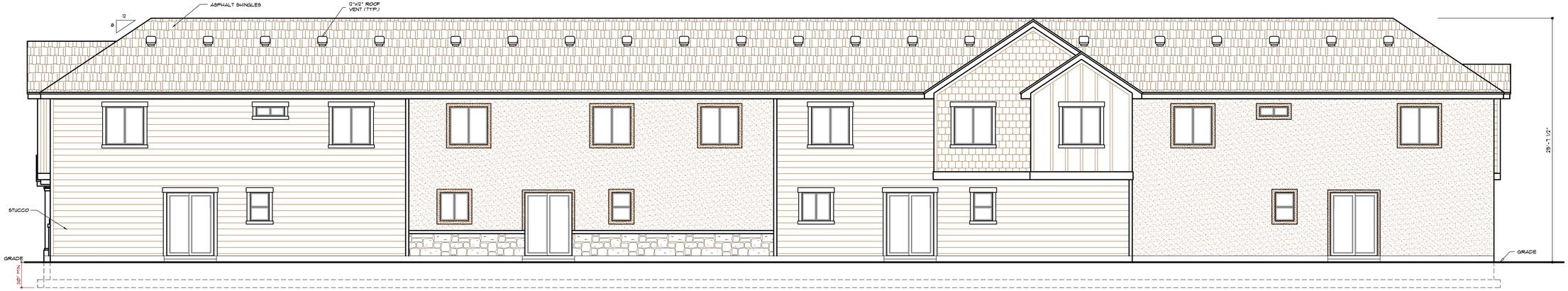
DRAFTED BY:
TECHNI-GRAPHIC SERVICES INC.
(801) 268-9249

DATE 3/2018
SCALE AS NOTED

SHEET# 5 of 9



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

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DATE 3/2018
REVISIONS

SHEET
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FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	ADDITIONAL REINF. FOR OPENINGS: ABOVE NO.	ABOVE SIZE	SIDES NO.	SIDES SIZE	BELOW NO.	BELOW SIZE	MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REINF. WIDTH	ADDITIONAL FTG. SIZE AND REINF. LENGTH	NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)
2'-0" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	2'	6"	SEE FTG. SCHED.			⅝" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3'	6"	36"	4 #4 X CONT	SEE NOTE 8 BELOW	⅝" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	4'	8"	40"	5 #4 X CONT	SEE NOTE 8 BELOW	⅝" X 10" @ 32" O.C.
7'-10" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	SEE FTG. SCHED.			⅝" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	SEE FTG. SCHED.			⅝" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	24"	2 #4 X CONT	USE MIN F-24 FOOTING	⅝" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	24"	2 #4 X CONT	USE MIN F-24 FOOTING	⅝" X 10" @ 24" O.C.
>11'-0"±	REQ. ENG.	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–		REQ. ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL. (THE REMAINING EQUALLY SPACED BETWEEN)
4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 36 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X ¼" WASHERS, IF SLOTTED WASHER IS USED, ADD CUT WASHER
8. LARGER FOOTINGS AND INCREASED FOUNDATION RE-ENFORCEMENT SPECIFIED ON 5'-1" TO 7'-0" WALLS MAY BE REDUCED TO FOOTING SIZE SPECIFIED ON PLANS (MIN F-20) AND WALL RE-ENFORCEMENT PLACED AT 24" O.C. VERTICAL AND 18" O.C. HORIZONTAL PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST
   A. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE A JOG IN THE FOUNDATION
   B. 5'-1" TO 7'-0" WALL LENGTH NOT TO EXCEED 15'-0" BEFORE IT STEPS BELOW 51" IN HEIGHT
   C. UNBALANCED BACKFILL DOES NOT EXCEED 4'
9. MINIMUM STRENGTH REQUIRES 2,500 PSI CONCRETE; HOWEVER, AS PER IRC 402.2 3,000 PSI CONCRETE SHALL BE USED

FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	8"	2- * 4 BARS CONT.
F-18	18"	CONT.	10"	2- * 4 BARS CONT.
F-20	20"	CONT.	10"	2- * 4 BARS CONT.
F-24	24"	CONT.	10"	3- * 4 BARS CONT.
F-30	30"	CONT.	10"	3- * 4 BARS CONT.
F-36	36"	CONT.	10"	4- * 4 BARS CONT.
5-24	24"	24"	10"	2- * 4 BARS EACH WAY
5-30	30"	30"	10"	3- * 4 BARS EACH WAY
5-36	36"	36"	10"	4- * 4 BARS EACH WAY
5-42	42"	42"	12"	5- * 4 BARS EACH WAY
6-48	48"	48"	12"	6- * 4 BARS EACH WAY
9-60	60"	60"	12"	1- * 4 BARS EACH WAY

FOOTING, FOUNDATION AND CONCRETE:

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN ½ THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE (2) #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (@1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 5/8 WITH A MINIMUM CEMENT CONTENT OF 5.94 lbs. PER CUBIC YARD ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

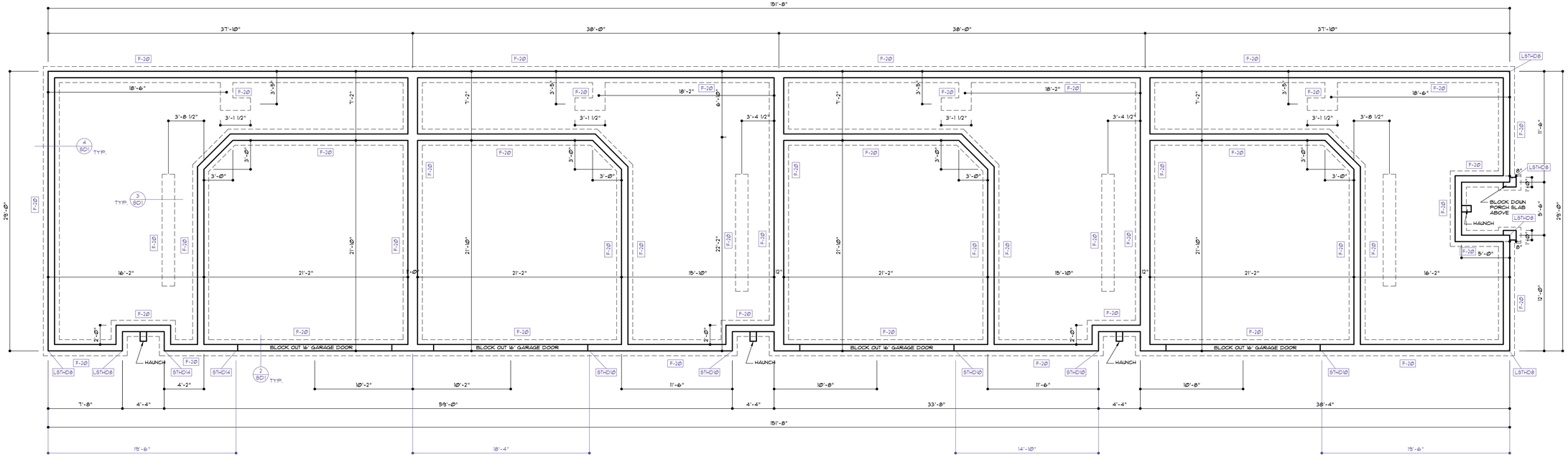
ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 30D BAR DIAMETERS.

VERT # HORIZ "4 BAR AS PER FND SCHEDULE. OPENINGS TO HAVE (1) VERT. "4 BAR EACH SIDE OF OPENING TIED TO HORIZ BAR. (2) "4 BAR ABOVE AND (1) "4 BELOW WINDOW OPENING EXTENDING 36" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STHD(X)U STRAPS AS NOTED ON DRAWING. OWNER ½ CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

NOTE:
THIS ENGINEERING ASSUMES THAT EITHER THE SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET, OR THAT A 20' DEEP LEVEL YARD (5% GRADE OR LESS) EXISTS ON ALL SIDES OF THE HOME. IF THIS IS NOT TRUE THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND DESIGN.



FOUNDATION PLAN

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

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

DRAFTED BY:
TECHNI-GRAPHIC SERVICES INC.
(801) 288-9249

DATE 3/2018
REVISIONS DATE

SHEET 1 of 9

PROFESSIONAL ENGINEER
No. 761739
TANNER WILDE CLEMENTS
STATE OF UTAH
06/29/2018

DOOR SCHEDULE						
MK	QTY.	WDTH.	HT.	THK	DESCRIPTION	REMARKS
1	4	3'-0"	6'-8"	1¾"	S.C. EXTERIOR	PAINT
2	4	3'-0"	6'-8"	1¾"	S.C. EXTERIOR W/ CLOSER + 20 MIN. RATED	PAINT
3	4	3'-0"	6'-8"	1⅜"	INTERIOR DOOR	PAINT
4	12	2'-6"	6'-8"	1⅜"	INTERIOR DOOR	PAINT
5	12	2'-4"	6'-8"	1⅜"	INTERIOR DOOR	PAINT
6	33	2'-0"	6'-8"	1⅜"	INTERIOR DOOR	PAINT
7	12	2'-0"	6'-8"	1⅜"	INTERIOR DOOR	PAINT
8	2	1'-6"	6'-8"	1⅜"	INTERIOR DOOR	PAINT

ALL DOORS TO BE OPTIONAL 8'-0" TALL (PER OWNER)

WINDOWS SCHEDULE				
MK	QTY.	WDTH.	HT.	DESCRIPTION	REMARKS
A	7	5'-0"	5'-0"	SLIDER	DOUBLE GLAZED
B	3	4'-0"	5'-0"	SLIDER	DOUBLE GLAZED
C	4	3'-0"	3'-0"	SLIDER	DOUBLE GLAZED-TEMPERED GLASS
D	4	2'-0"	3'-0"	DOUBLE HUNG	DOUBLE GLAZED
E	4	5'-0"	6'-8"	SLIDING GLASS DOOR	DOUBLE GLAZED-TEMPERED GLASS
F	2	3'-0"	7'-0"	SLIDER	DOUBLE GLAZED-TEMPERED GLASS
G	4	2'-0"	2'-6"	FIXED OR CASEMENT	DOUBLE GLAZED-TEMPERED GLASS
J	1	2'-0"	3'-6"	FIXED OR CASEMENT	DOUBLE GLAZED
K	16	4'-0"	4'-0"	SLIDER	DOUBLE GLAZED
L	1	3'-0"	4'-0"	SLIDER	DOUBLE GLAZED

- MAXIMUM U-VALUE FOR WINDOWS TO BE .35 MIN.
- CONTRACTOR SHALL REVIEW AND VERIFY SIZE, TYPE, AND QUANTITY OF ITEMS LISTED ON SCHEDULES BEFORE ORDERING DOORS + WINDOWS.
- WINDOW SUPPLIER TO VERIFY WINDOWS MEET MINIMUM EGRESS REQUIREMENTS.
- CAULK, FLASH, AND COUNTER FLASH ALL EXTERIOR DOORS AND WINDOWS
- WINDOWS AND DOORS TO MEET IRC R613

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE
EQ TYPICAL O.C.	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	16G @ 3"
SW-1 O.C.	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	16G @ 2"
SW-2 ALLOWED	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT
SW-3 ALLOWED	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

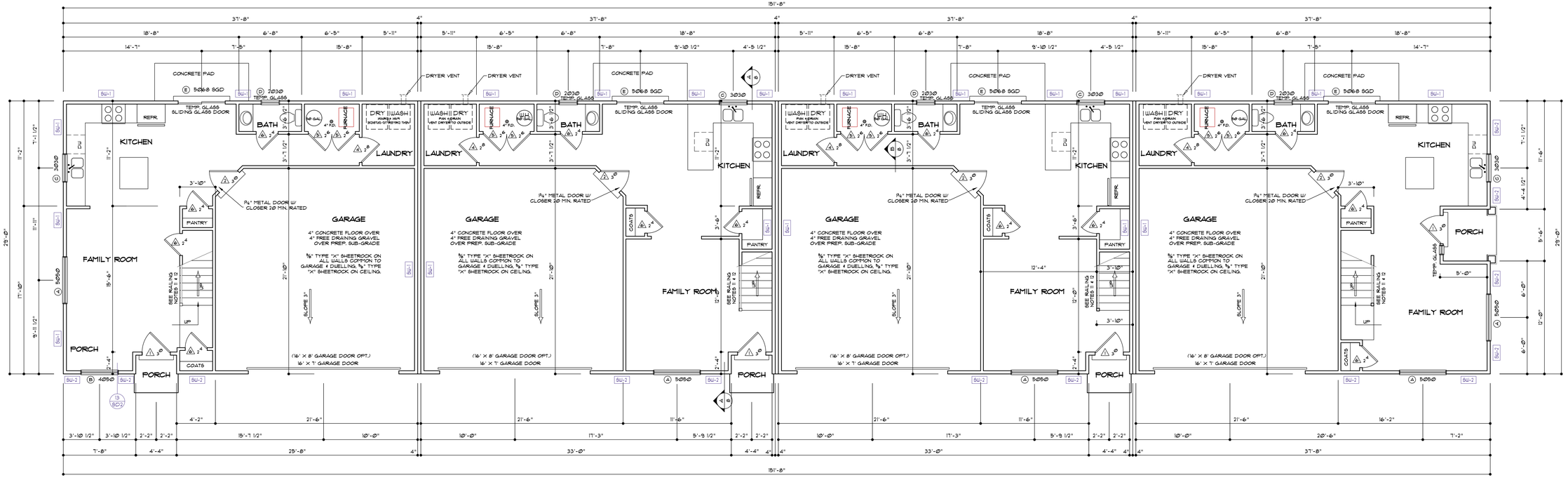
MECH. NOTES

PROVIDE 1" DUCT FOR COMBUSTION AIR FROM OUTSIDE IN UPPER THIRD AND LOWER THIRD OF FURNACE AREA.

INSTALL EXPANSION TANK ON SUPPLY LINE TO WATER HEATER

SECURE WATER HEATER TO WALL WITH APPROVED (2) STRAPS-UPPER THIRD AND LOWER THIRD OF WATER HEATER

INSTALL PRESSURE RELIEF VALVE ON WATER HEATER



MAIN FLOOR PLANS

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

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

DRAFTED BY:
TECHNI-GRAPHIC SERVICES INC.
(801) 268-9249

DATE 3/2018
REVISIONS

SHEET# 2 of 9

PROFESSIONAL ENGINEER No. 7617394 TANNER WILDE CLEMENTS STATE OF UTAH

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM, OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE
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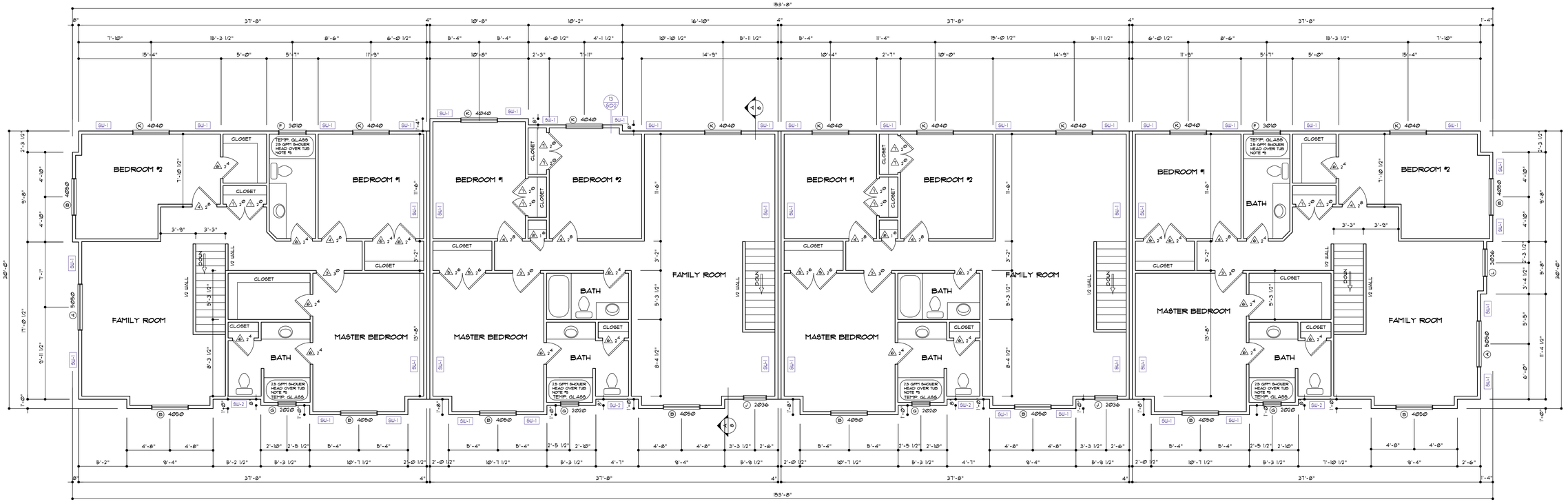
SW-2 ALLOWED	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT
SW-3 ALLOWED	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.



UPPER FLOOR PLANS

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

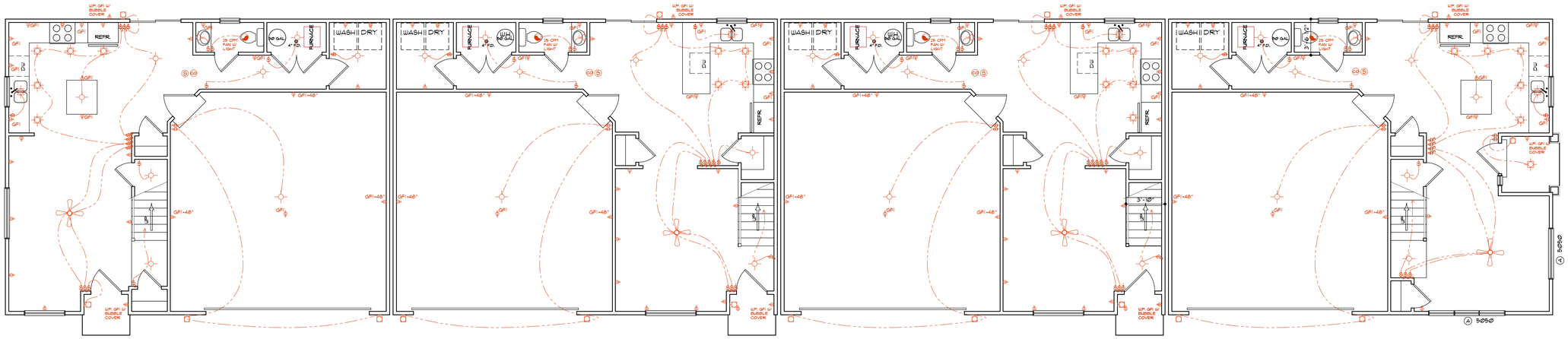
NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

DRAFTED BY:
TECHNI-GRAPHIC SERVICES INC.
(801) 268-9249

DATE 3/2018
AS NOTED SCALE

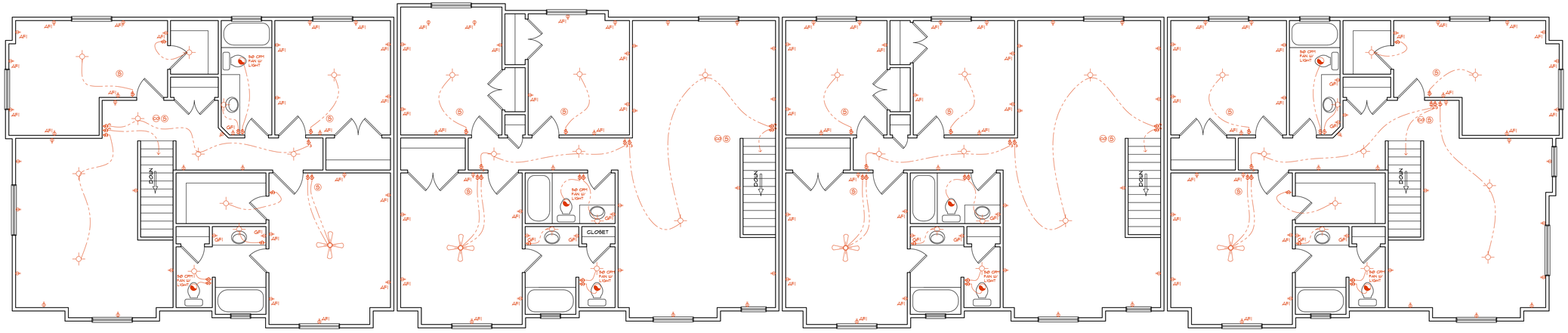
SHEET # 3 of 9

PROFESSIONAL ENGINEER
No. 7617394
TANNER WILDE CLEMENTS
STATE OF UTAH



MAIN FLOOR ELECTRICAL PLANS

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



UPPER FLOOR ELECTRICAL PLANS

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

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

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TECHNI-GRAPHIC SERVICES INC.
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DATE 3/2018
REVISIONS

SHEET
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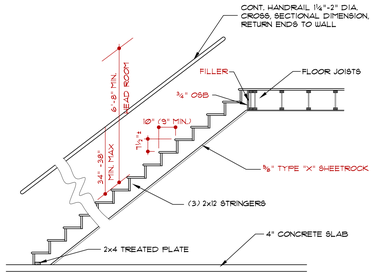
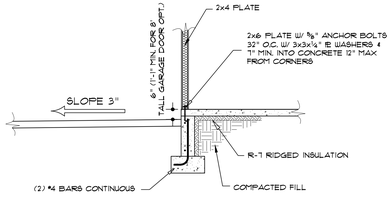


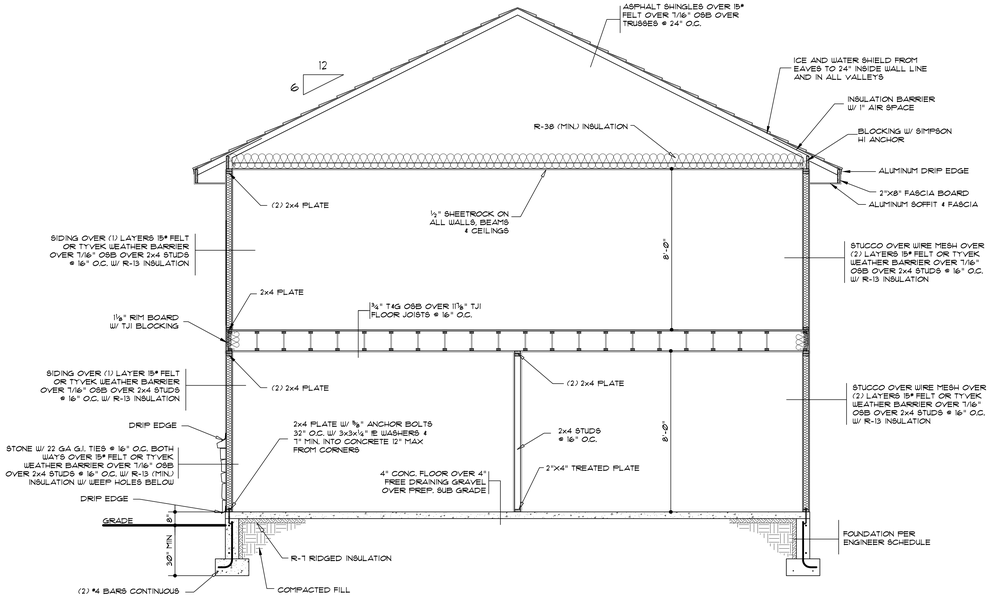
STAIR DETAIL

SCALE: 3/8"= 1'-0"



SECTION B

SCALE: 3/8"= 1'-0"



SECTION A

SCALE: 3/8"= 1'-0"

NINTH WEST TOWNHOMES
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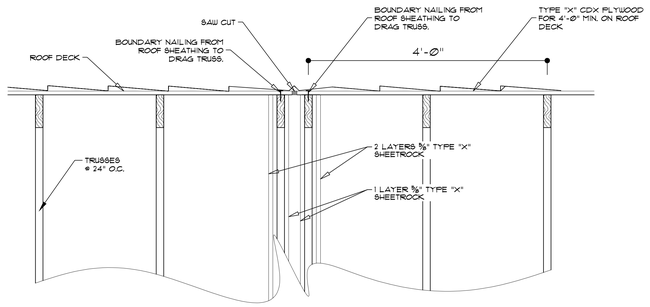
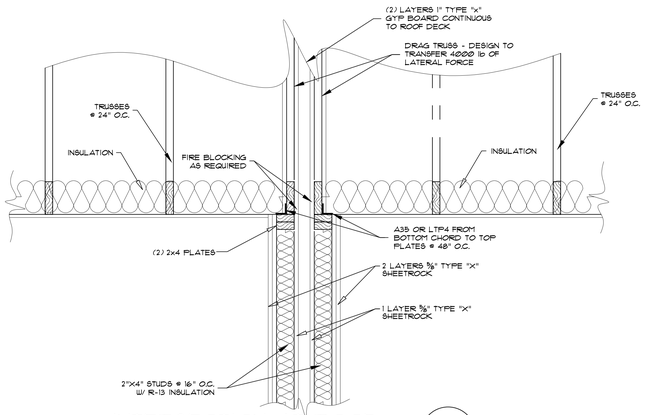
AS NOTED

SHEET # 8 OF 9



INTERSECTION AT ROOF — AA / 12

SCALE: N.T.S.



INTERSECTION AT ROOF — BB / 12

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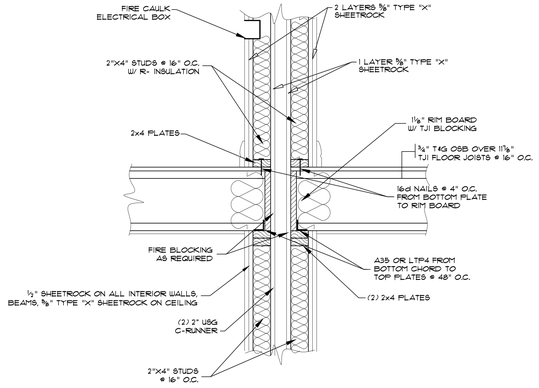

INTERMEDIATE FLOOR SECTION — CC / 12

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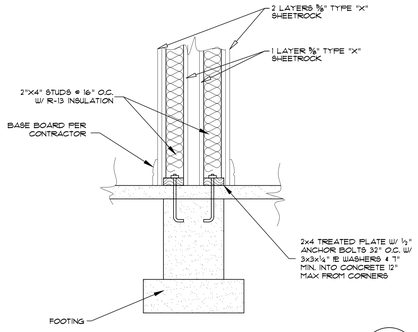

INTERSECTION @ FOUNDATION — DD / 12

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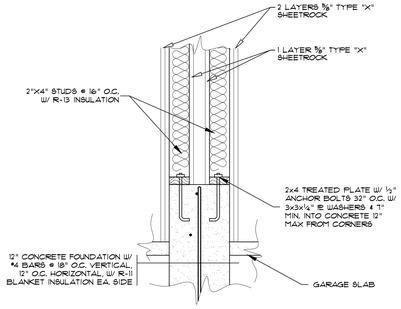

INTERSECTION @ FOUNDATION — EE / 12

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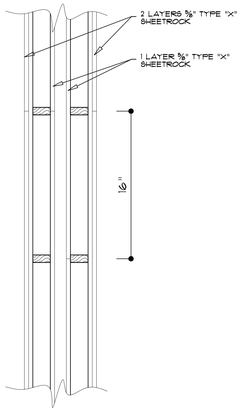

WALL SECTION

SCALE: N.T.S.

NINTH WEST TOWNHOMES
SALT LAKE CITY, UT

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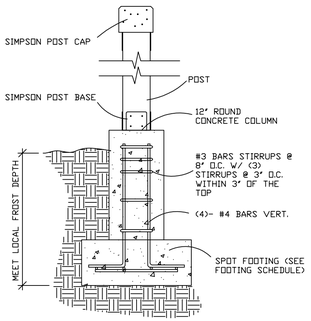
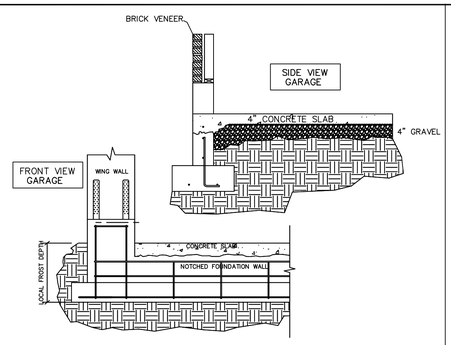
DATE 3/2018
SCALE AS SHOWN

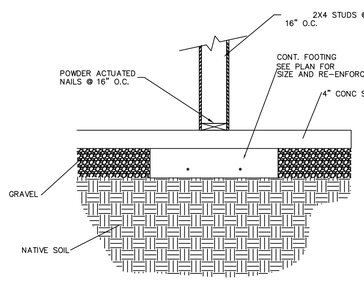
SHEET 9 OF 9



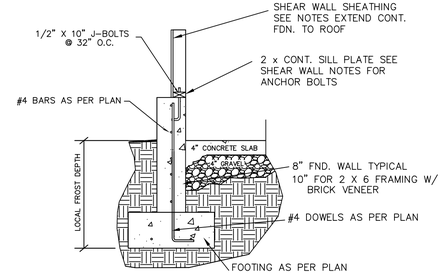
1 PATIO POST FTG. DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



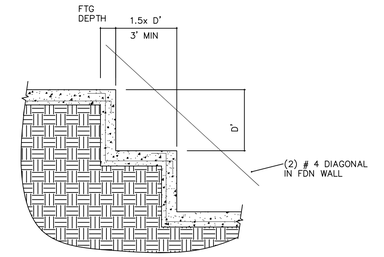
2 GARAGE SLAB TO FOUND. CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



3 INTERIOR BEARING WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



4 FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



5 FOOTING STEP DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:

HEIGHT	STUD FRAMING
0' TO 10'	2x4's @ 16"o.c.
10' TO 12'	2x4's @ 12"o.c.
0' TO 12'	2x6's @ 24"o.c.
12' TO 14'	2x6's @ 16"o.c.
14' TO 16'	2x6's @ 12"o.c.
16' TO 20'	2x6 LSL's @ 12"o.c.

WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 6' WIDE TO BE SPECIFIED BY ENGINEER. USE DBL KING STUDS ON ALL WALLS 10' HIGH. USE 2X6 STUDS FOR ALL WALLS SUPPORTING OVER TWO LOADS.

6 STUD HEIGHT/SIZE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2:2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

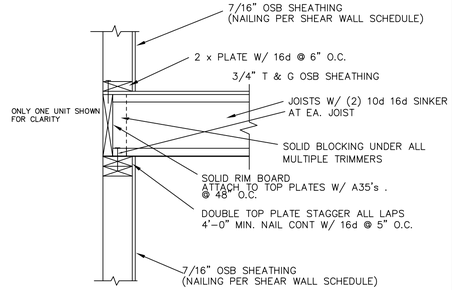
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURES SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS, 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

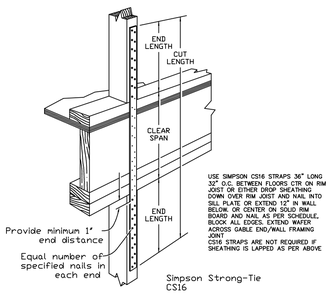
CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

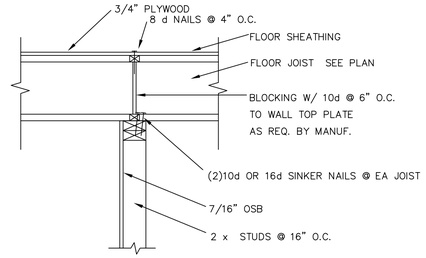
INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.



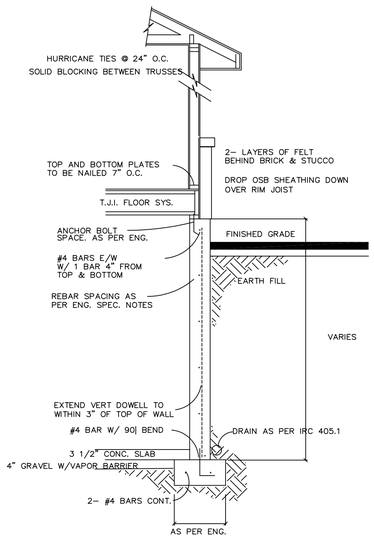
8 SHEAR WALL BETWEEN UNITS
NTS



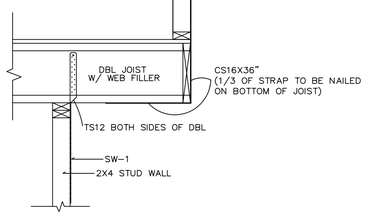
9 TYP. CS16 DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



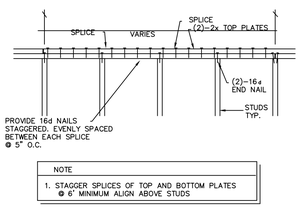
10 INTERIOR SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



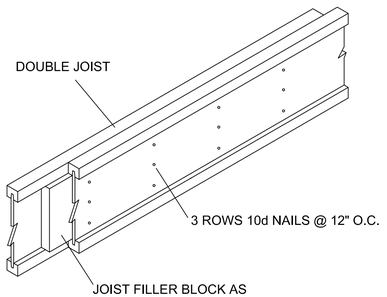
11 TYP. WALL SECTION
NTS



12 CANTILEVER SHEAR WALL



13 TYP. TOP PLATE NAILING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



14 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN ½ THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (G.T. 1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 30 BAR DIAMETERS.

VERT & HORZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW. WINDOW OPENING EXTENDING 36" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON STHDX(RJ) STRAPS AS NOTED ON DRAWING. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

THE CONTRACTOR SHALL USE THE FOLLOWING LUMBER GRADES UNLESS OTHERWISE NOTED:

JOISTS	DOUG FIR #2 & BTR
PARALLAMS	PER MANUF. SPEC.
HEADERS	DOUG FIR #2 & BTR
PRE-FAB TRUSSES & JOIST	PER MANUF. SPEC.
BEARING WALL STUDS	DOUG FIR #2 & BTR
SILL PLATES	PRESSURE TREATED DOUG FIR #2 & BTR
POSTS	DOUG FIR #1 & BTR
EXT DECK JOIST & BEAMS	PRESSURE TREATED DOUG FIR #2 & BTR

EACH PIECE OF STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED WITH A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING, AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

THE SIZING AND SURFACING OF ALL LUMBER EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE SHALL BE MILL SIZED AND SURFACED ON 4 SIDES. ALL LUMBER SHALL BE STRAIGHT STOCK FREE FROM WARPS AND SINGLE LENGTH PIECES. SPLICING SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.

LUMBER SHALL BE AT LEAST OF THE GRADES NOTED ABOVE UNLESS OTHERWISE NOTED ON THE PLANS. ALL LUMBER SHALL BE SURFACED AND FREE OF HEART CENTER. LUMBER SHALL MEET SPECIES AND COMMERCIAL GRADE AS INDICATED ON THE PLANS AND THE DESIGN VALUES FOR VISUALLY GRADED LUMBER IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, WHEREVER IS GREATER. BASE VALUES SHOWN MAY BE ADJUSTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION. DF INDICATES DOUGLAS FIR, HF INDICATES HEM FIR, RD INDICATES REDWOOD, AND SDF INDICATES SPRUCE PINE FIR.

USE APPROPRIATE SIMPSON TIES/HARDWARE TO CONNECT ALL HEADERS TO POST OR TRIMMERS FOR ALL HEADERS 6' LONG AND LONGER. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 16d @ 12" O.C. TWO ROWS.

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2:2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB W/ 16d NAILS @ 6" O.C.

FRAMING AND SHEATHING CONTINUED

LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING UNLESS SHOWN OTHERWISE ON THE PLANS. WHERE SHEATHING IS LAID WITH FACE GRAIN PARALLEL TO FRAMING, 5 PLY MINIMUM SHEATHING SHALL BE USED. SHEATHING SHALL CONFORM TO APA STANDARDS PS-1 AND NER-108 EXPOSURE. USE AS FOLLOWS UNLESS OTHERWISE NOTED IN PLANS.

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURES SPECIFICATIONS.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

THE CONTRACTOR SHALL FOLLOW THE MINIMUM NAILING SCHEDULE LISTED IN THE NDS TABLE 3.2.1. USE COMMON NAILS WHEREVER NAILS ARE SPECIFIED FOR SHEAR WALLS OR DIAPHRAGMS. SINKERS MAY BE USED IN ALL OTHER LOCATIONS.

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL BEARING OR SHEAR WALLS PARALLEL TO DIRECTION OF FRAMING. PROVIDE DOUBLE FLOOR JOISTS UNDER WINDOW AND DOOR TRIMMERS AND AT OUTSIDE EDGES OF ALL CANTILEVERED FLOOR SECTIONS.

BOLTS SHALL BE INSTALLED IN HOLES BORED 1/16" LARGER THAN THE BOLT DIAMETER. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE 3" X 3" X 1/4" CUT STEEL WASHERS UNDER ALL HEADS AND NUTS. NUTS SHALL BE SCREWED TIGHT. COUNTER BORE FOR HEADS AND NUTS ONLY WHERE NOTED ON THE DRAWINGS AND THEN ONLY TO SUFFICIENT DEPTH TO FLUSH NUT OR HEAD. CUT OFF EXCESSIVE BOLT LENGTH AS REQUIRED AND NICK THE BOLT THREADS TO PREVENT NUT MOVEMENT OR LOOSENING.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS. USE METAL HURRICANE CLIPS EACH END OF EACH TRUSS.

ALL ROUGH HARDWARE, JOIST HANGERS, STRAPS, POST CAPS ETC, SHALL BE MANUFACTURED BY SIMPSON COMPANY OR AN APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.

ALL FASTENERS WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MET THE REQUIREMENTS OF IBC 2304.9.5

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE ON PLAN ON ALL APPLICABLE AREAS

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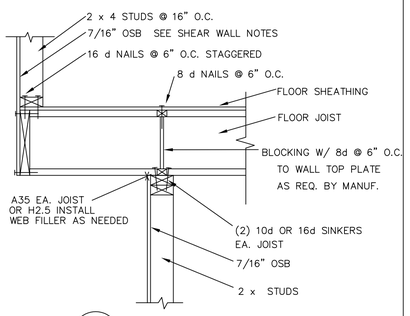
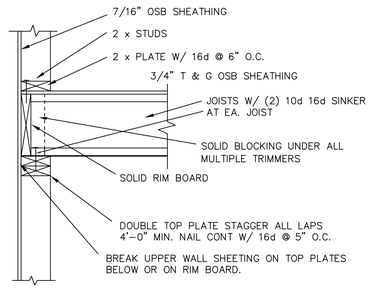


1 CANT. FLOOR FRAMING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



4 WOOD JOIST FRAMING
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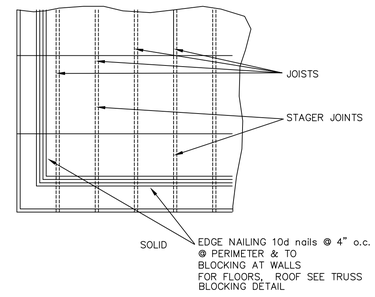
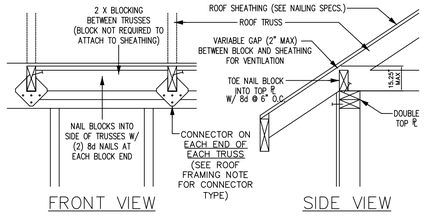
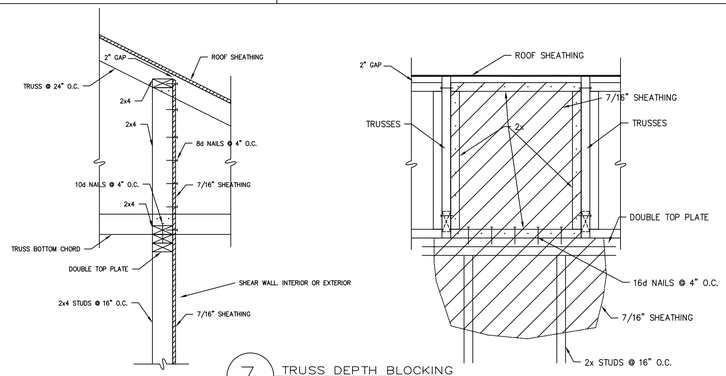
TYPICAL DETAIL, USE WHEN APPLIES



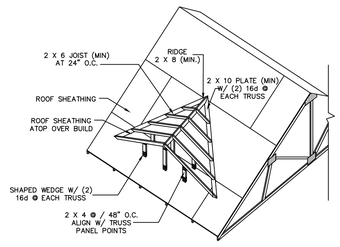
5 HORIZ. SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



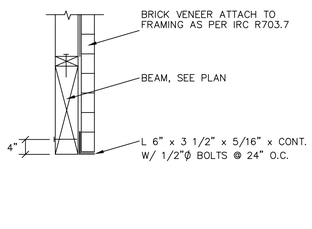
6 TRUSS BLOCK DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



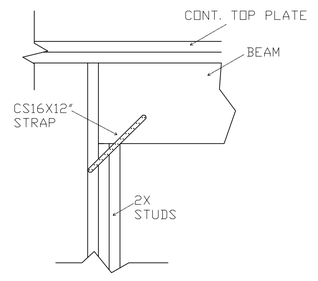
7 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



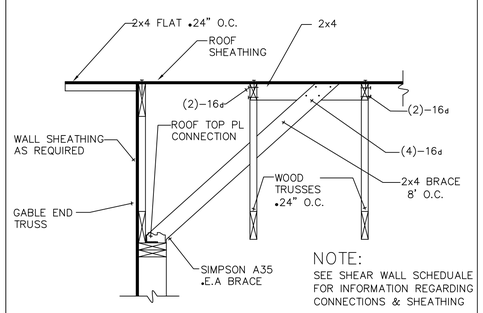
9 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



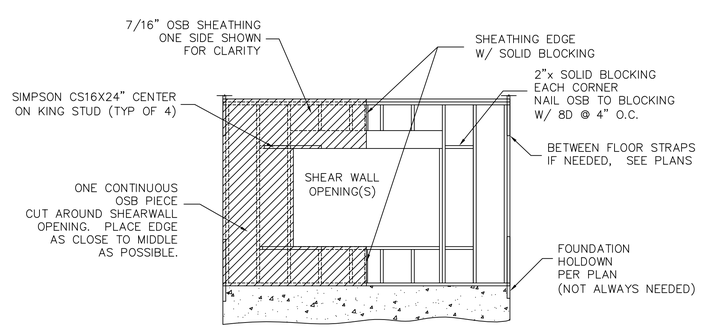
10 BRICK VENEER CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



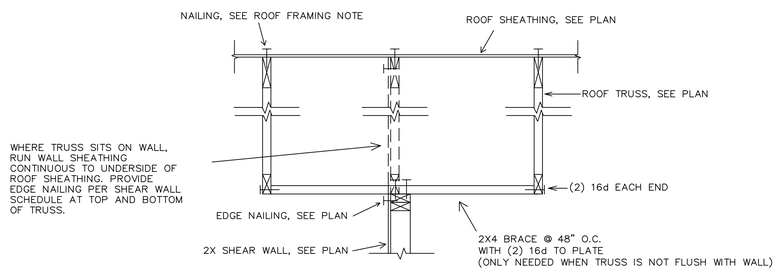
11 HEADER DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



12 GABLE BRACE DETAIL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



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



15 TRUSSES PARALLEL TO SHEAR WALL
NTS
USE ONLY IF CALLED OUT ON PLANS

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