



DATE: FEB. 16, 2021  
 REV.: FEB. 24, 2021  
 REV.: FEB. 26, 2021  
 REV.: MAR. 1, 2021  
 REV.: MAR. 5, 2021  
 REV.: MAR. 9, 2021

REV.: MAR. 11, 2021

DRAFTED BY: CRAIG KUNZ

A NEW RESIDENCE FOR:

**CHAD SAUNDERS**

**PAGE LIST:**  
 PAGE 1 - ELEVATIONS  
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 PAGE 7 - PLOT PLAN, DETAILS  
 PAGE 8 - EXTERIOR VIEWS  
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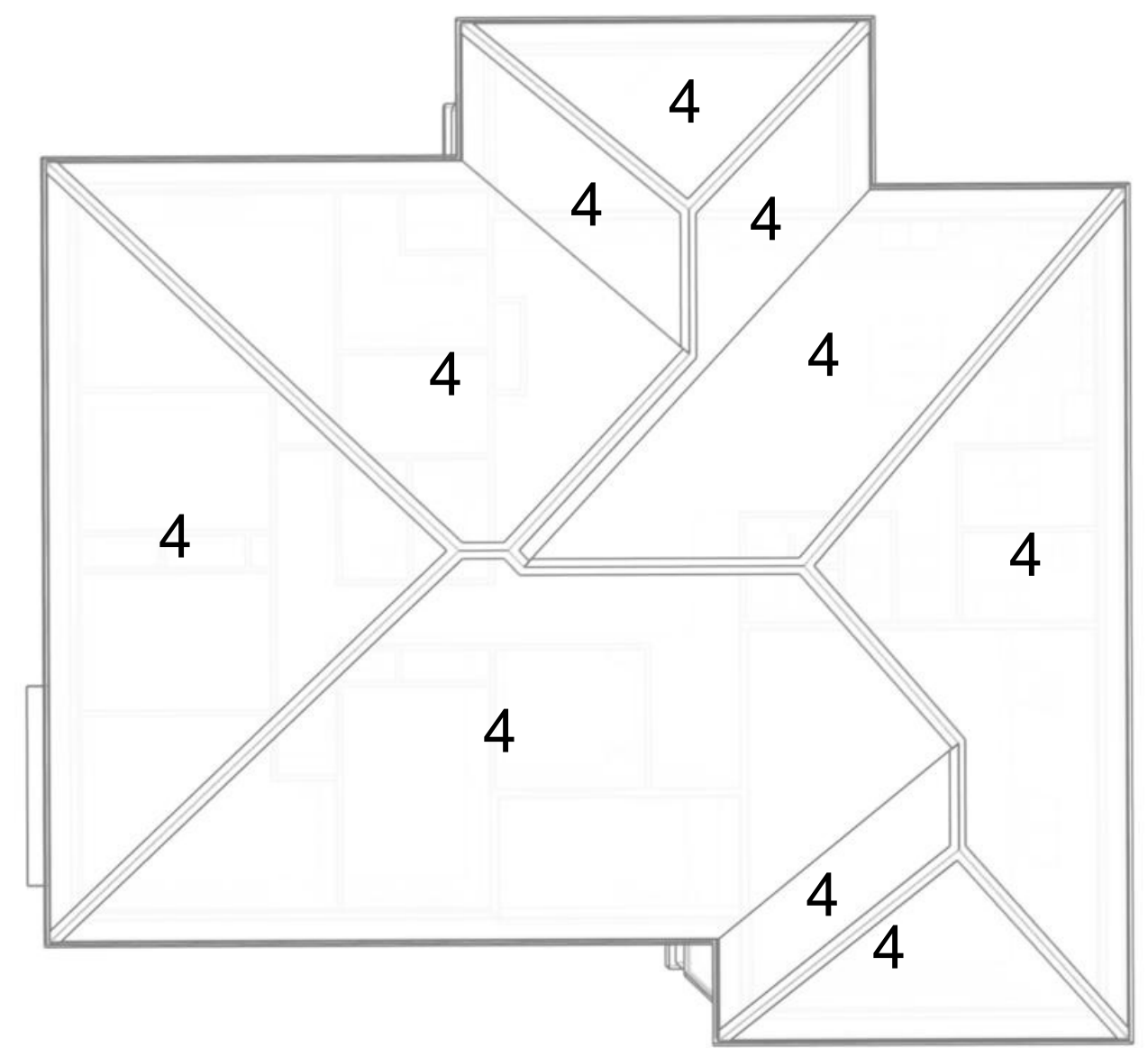
**PAGE I**



FRONT ELEVATION



RIGHT ELEVATION



ROOF PITCH OVERVIEW  
 (Not To Scale)

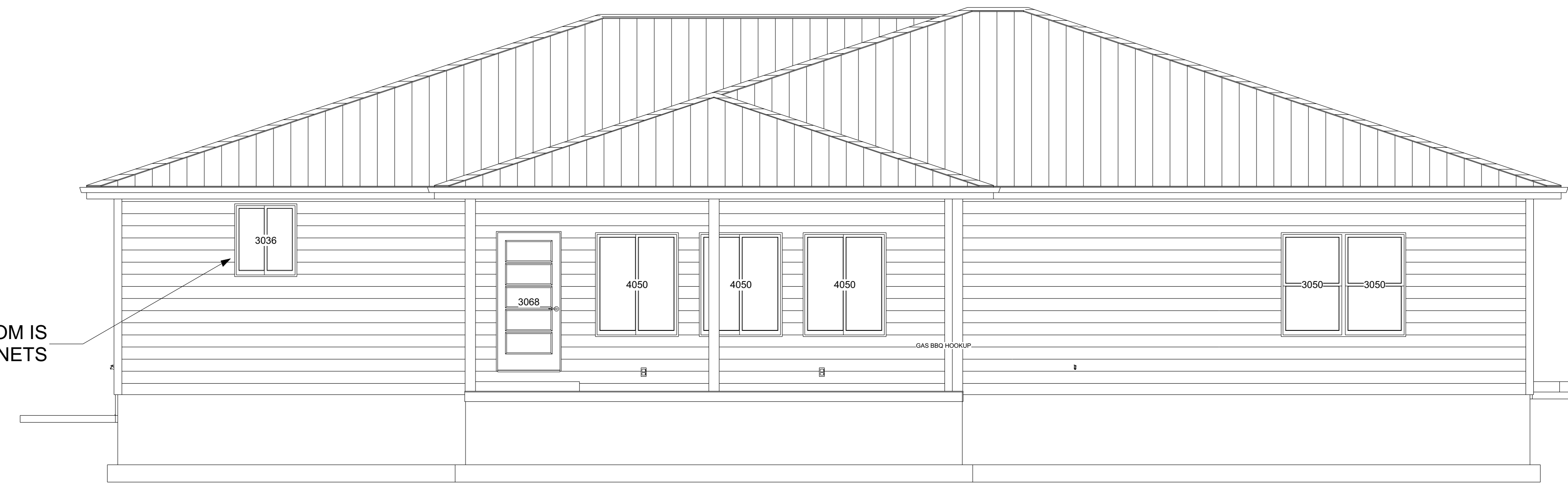
To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Dreamscape Home Plans is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



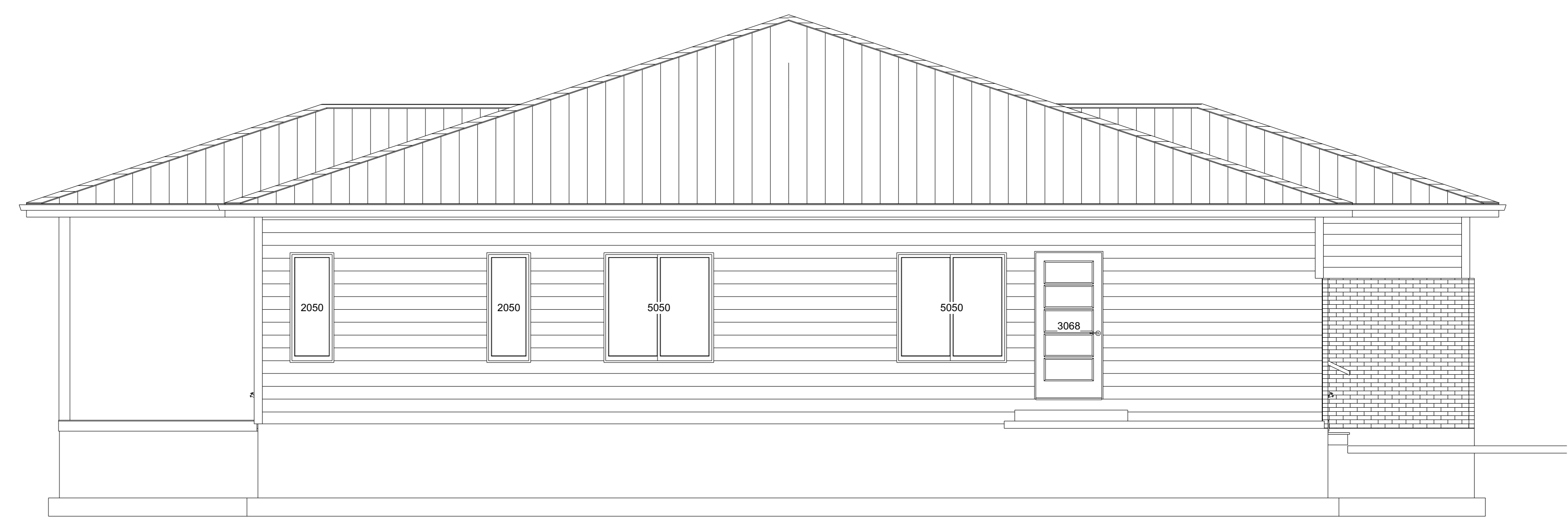
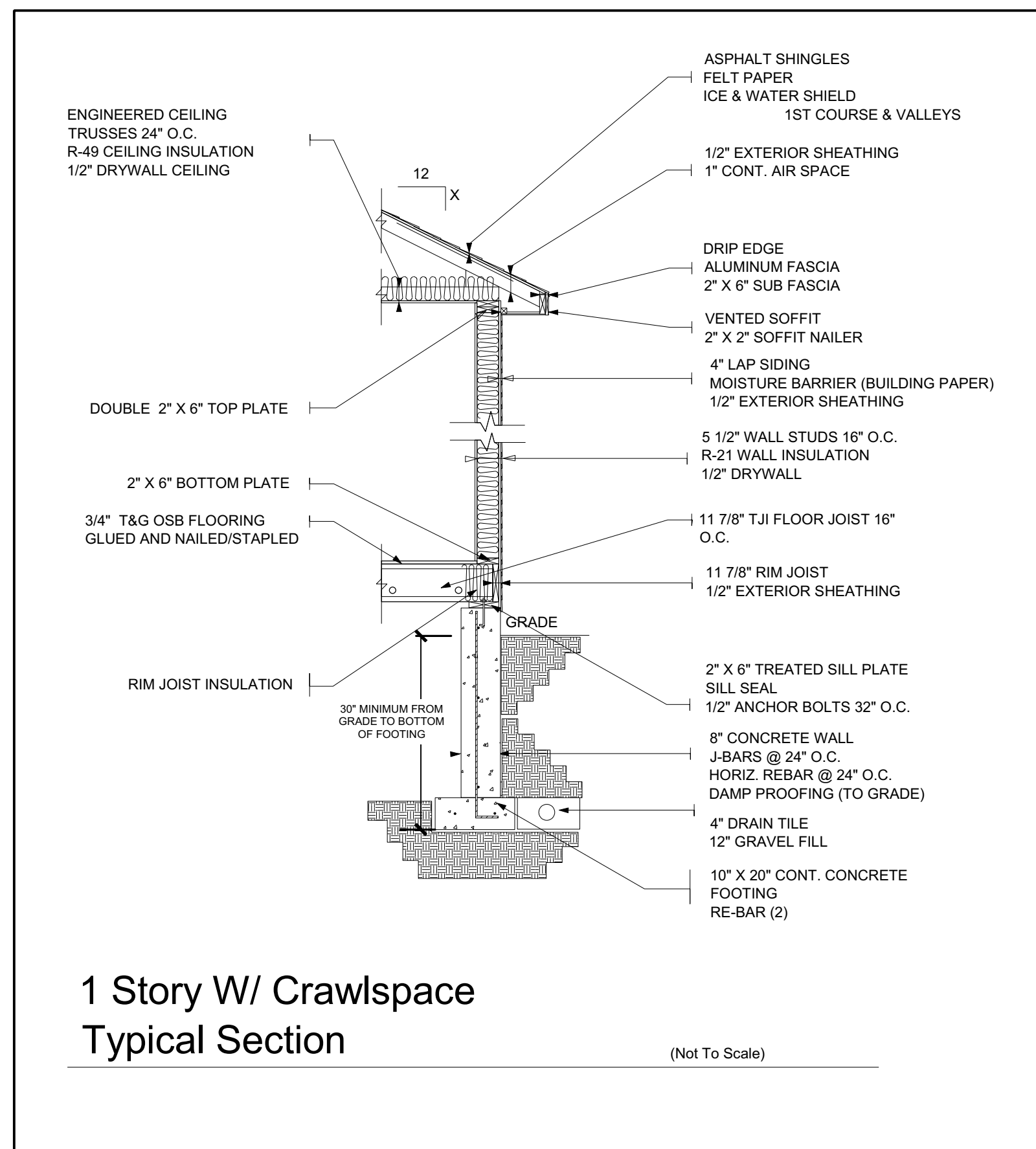
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REAR ELEVATION



LEFT ELEVATION

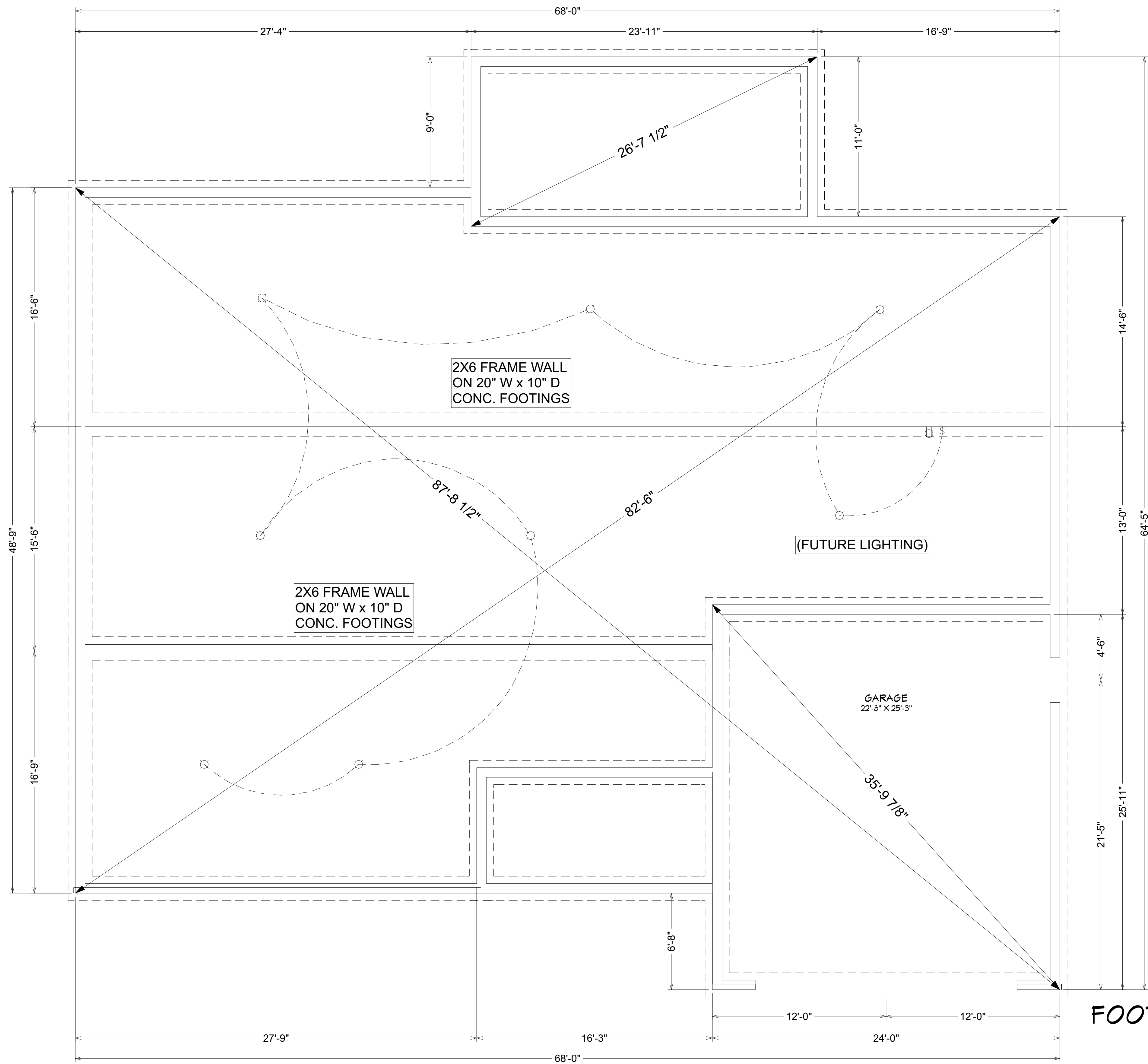
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**FOOTPRINT AREA**  
3656 SQ FT



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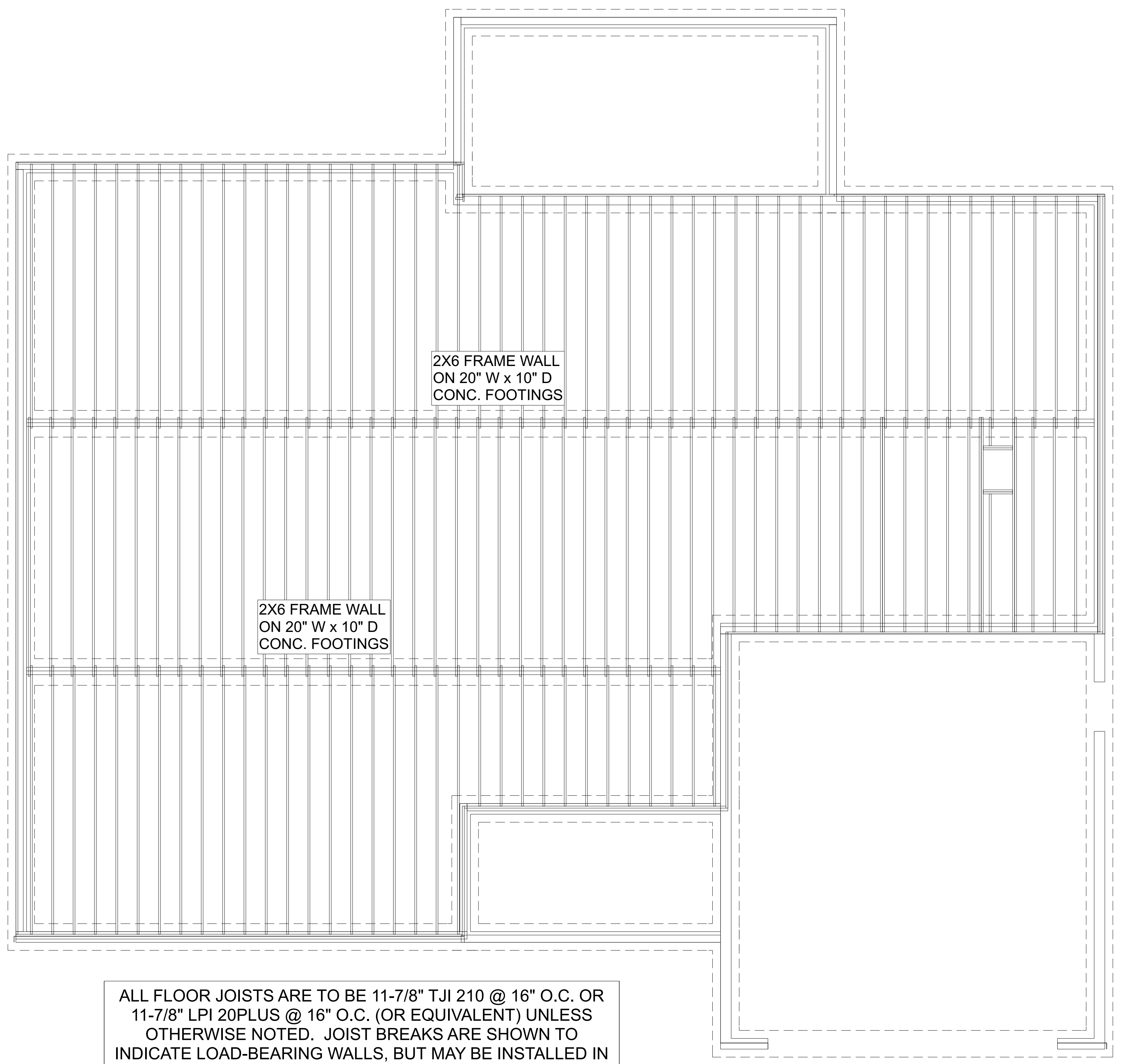
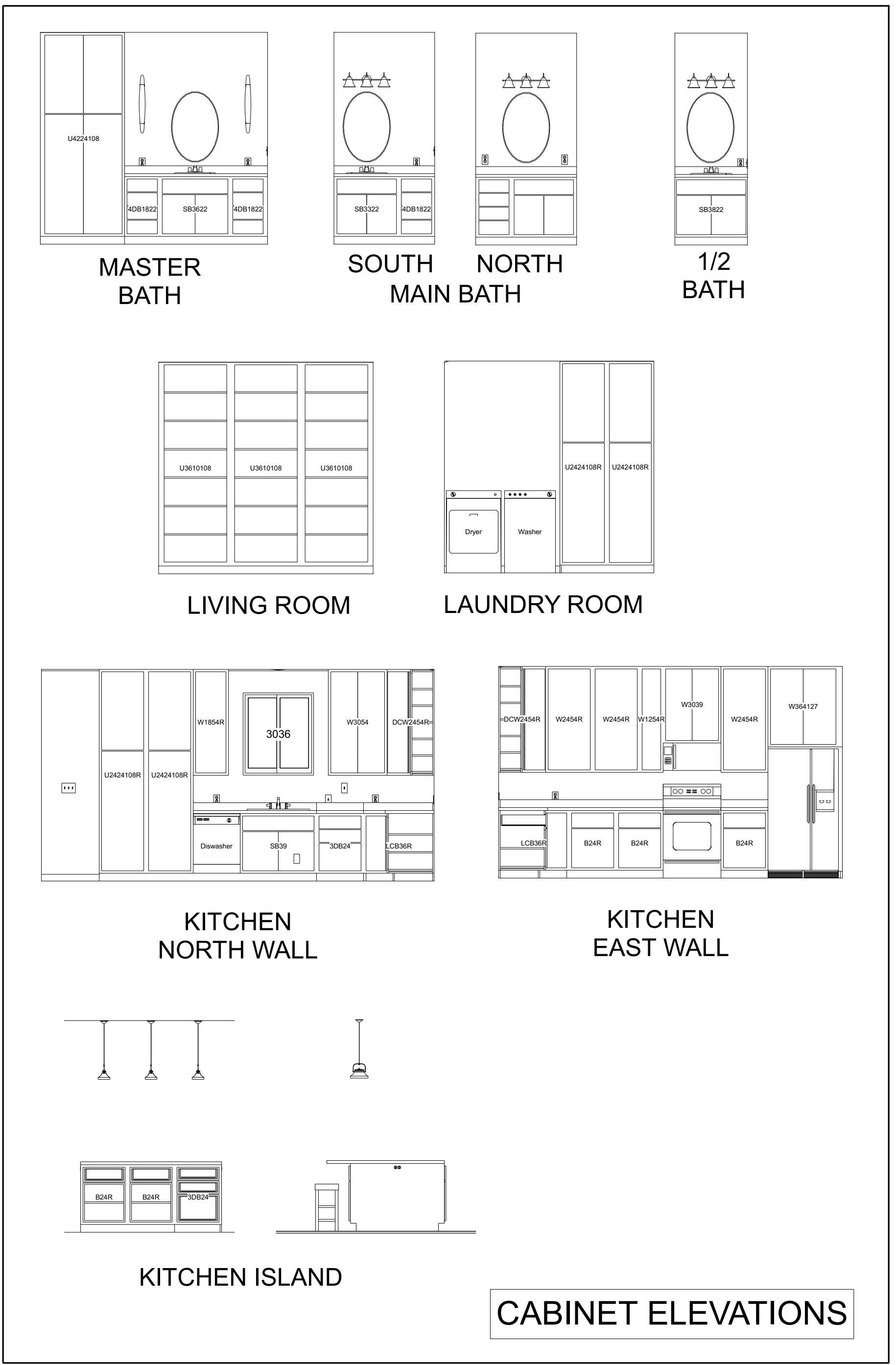
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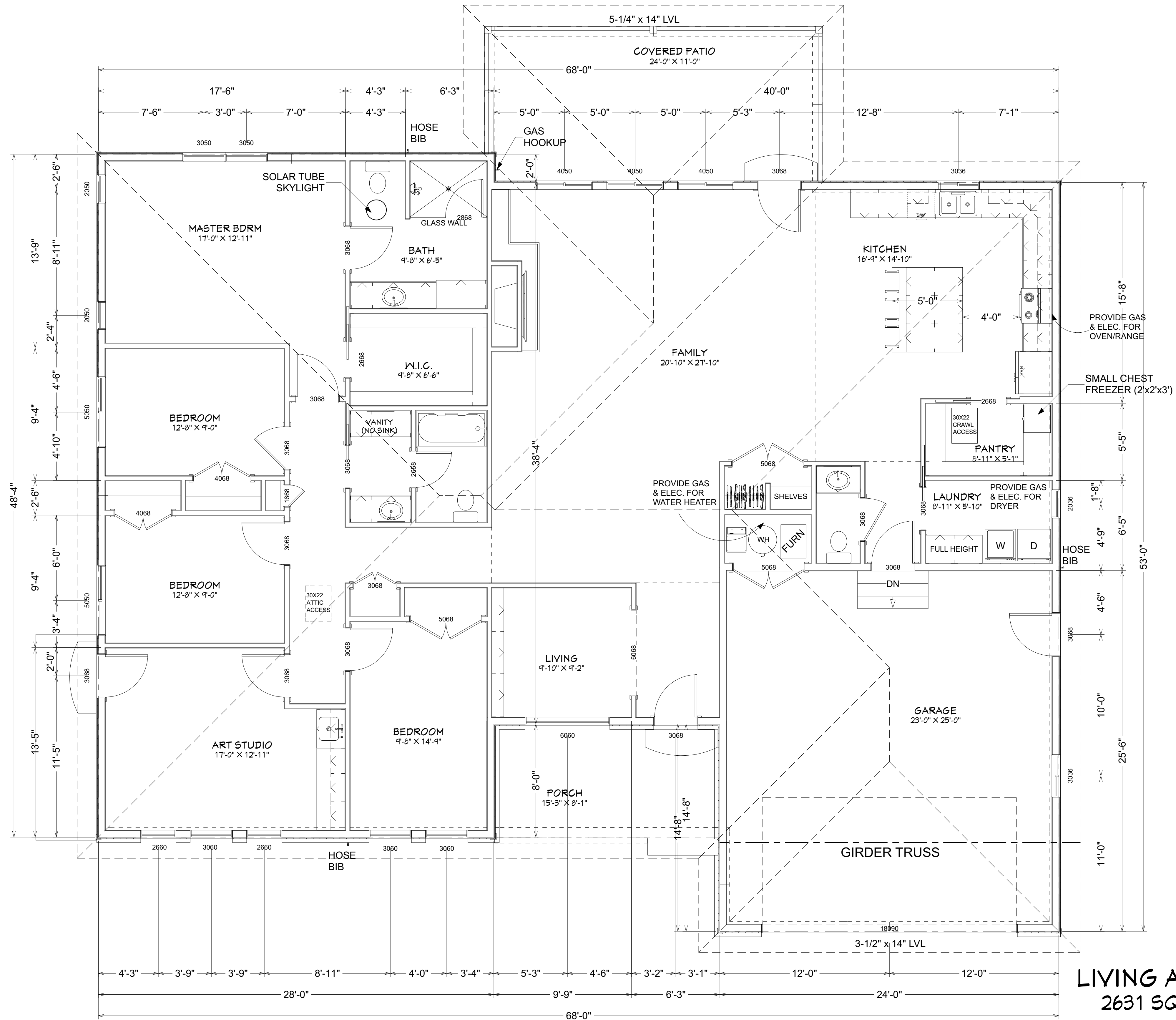
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ALL FLOOR JOISTS ARE TO BE 11-7/8" TJI 210 @ 16" O.C. OR 11-7/8" LPI 20PLUS @ 16" O.C. (OR EQUIVALENT) UNLESS OTHERWISE NOTED. JOIST BREAKS ARE SHOWN TO INDICATE LOAD-BEARING WALLS, BUT MAY BE INSTALLED IN CONTINUOUS SPANS. USE CRUSH-BLOCKING BETWEEN ALL JOISTS OVER LOAD BEARING WALLS/BEAMS.



**LIVING AREA**  
 2631 SQ FT  
 9' WALLS



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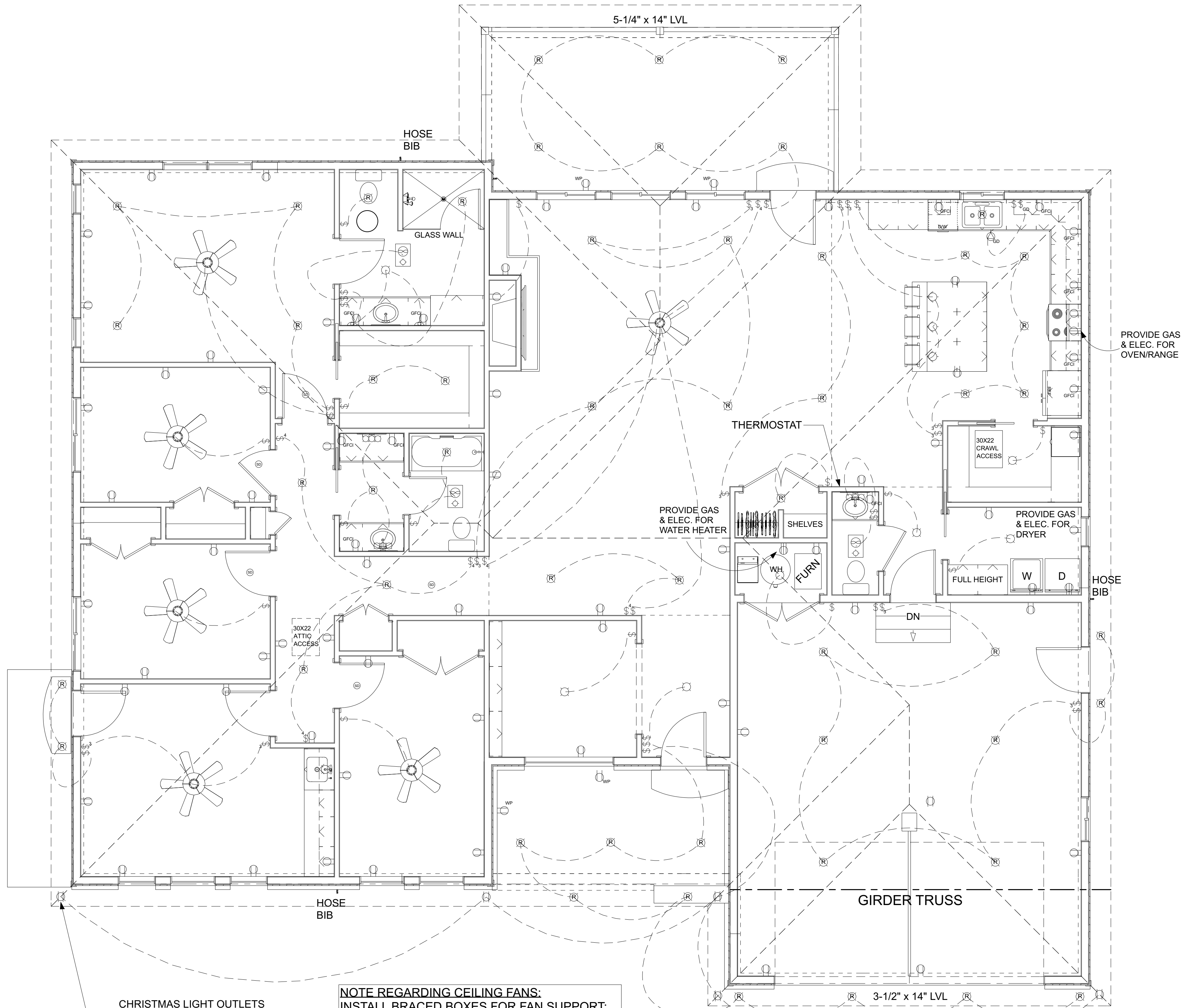
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CHRISTMAS LIGHT OUTLETS  
IN EAVES; SWITCHED BY FRONT DOOR

**NOTE REGARDING CEILING FANS:**  
INSTALL BRACED BOXES FOR FAN SUPPORT;  
EVEN IF HOMEOWNER DOES NOT INSTALL FANS  
AT THIS TIME, THE BOXES WILL BE BRACED  
FOR FUTURE UPGRADES.



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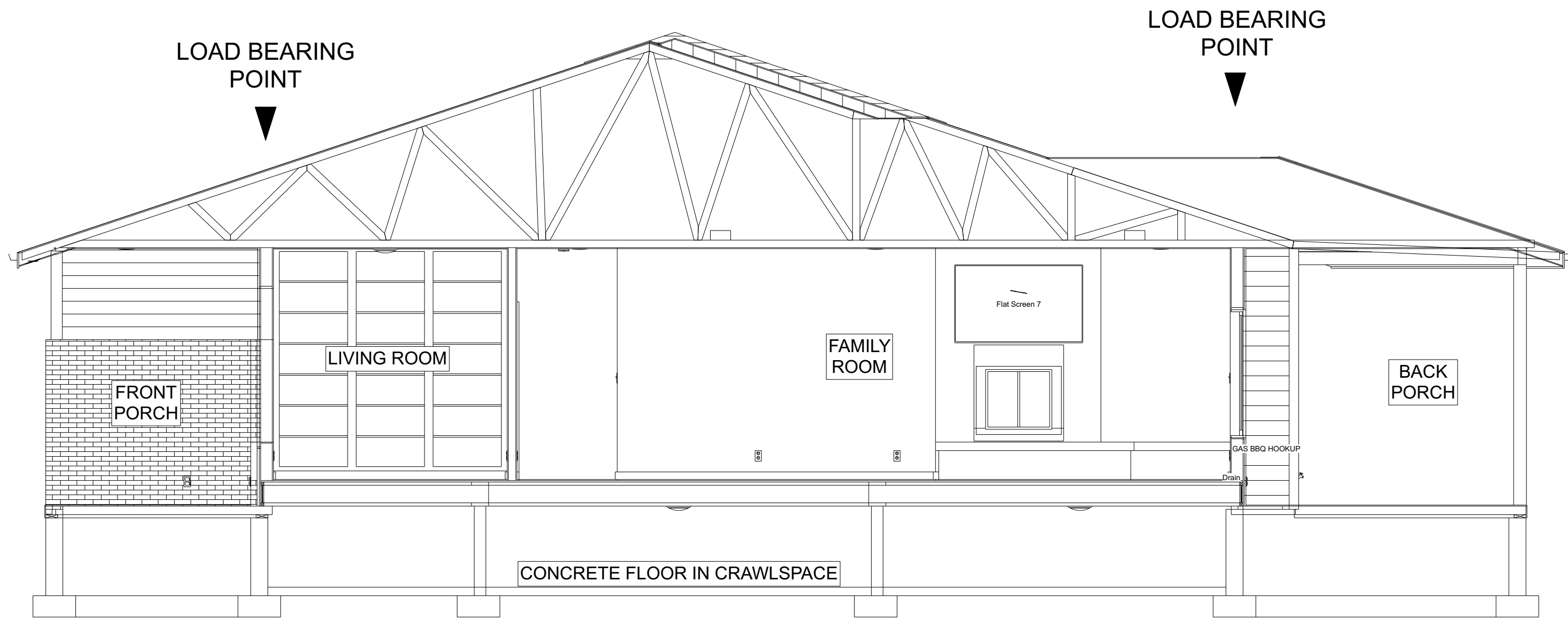
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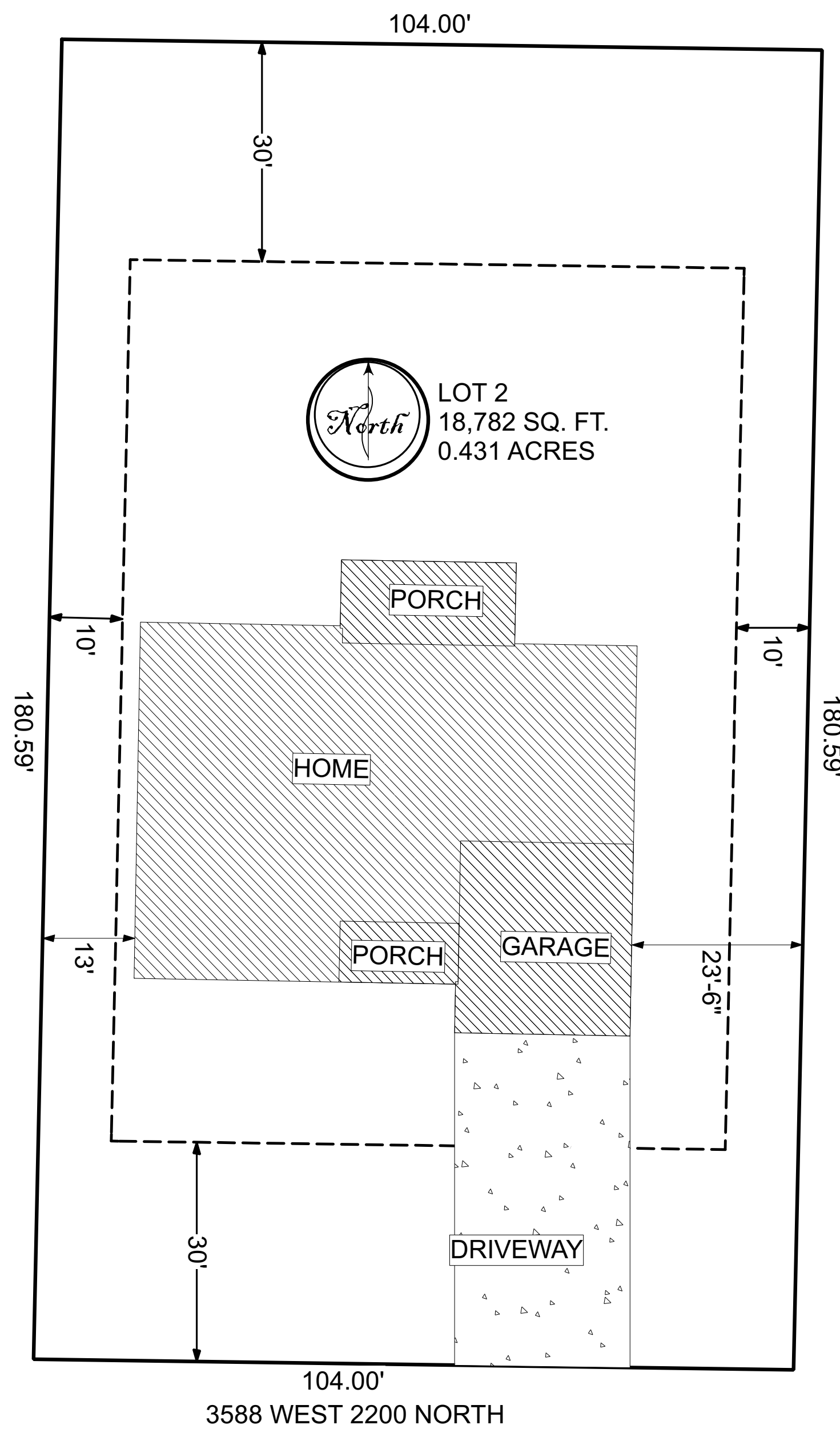
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NOTE: ALL INTERIOR DOORS (S01) ARE HOLLOW CORE, SLAB DOORS

DOOR SCHEDULE					
QTY	FLOOR	SIZE	HINGE SIDE	DESCRIPTION	COMMENTS
1	1	1668	R	HINGED-DOOR S01	
1	1	18090		GARAGE-GARAGE DOOR P01	
1	1	2668	L	HINGED-DOOR S01	
2	1	2668	L	POCKET-DOOR S01	
1	1	2868	R	HINGED-GLASS SLAB	
1	1	3068	L/R	DOUBLE HINGED-DOOR S01	
4	1	3068	L	HINGED-DOOR S01	
2	1	3068	L	POCKET-DOOR S01	
1	1	3068	R	EXT. HINGED-2 PANEL 2 GLASS	
2	1	3068	L	EXT. HINGED-DOOR F04	
2	1	4068	L/R	DOUBLE HINGED-DOOR S01	
2	1	5068	L/R	DOUBLE HINGED-DOOR S01	
1	1	5068	L/R	EXT. DOUBLE HINGED-SLAB	
3	1	3068	R	HINGED-DOOR S01	
1	1	3068	R	EXT. HINGED-DOOR F04	
1	1	3068	R	EXT. HINGED-DOOR S01	

WINDOW SCHEDULE				
QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
1	1	2036	SINGLE HUNG	
1	1	2050	SINGLE CASEMENT-HL	
1	1	2050	SINGLE CASEMENT-HR	
2	1	2660	SINGLE HUNG	
2	1	3036	RIGHT SLIDING	
2	1	3050	SINGLE HUNG	
3	1	3060	SINGLE HUNG	
3	1	4050	RIGHT SLIDING	
2	1	5050	RIGHT SLIDING	
1	1	6060	FIXED GLASS	



PLOT PLAN SCALE:  
 1"=15'-0"

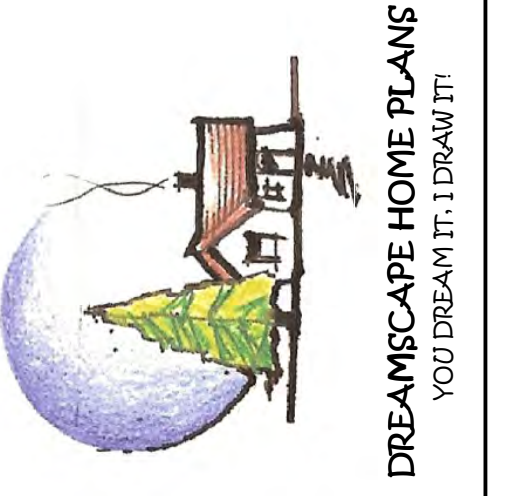
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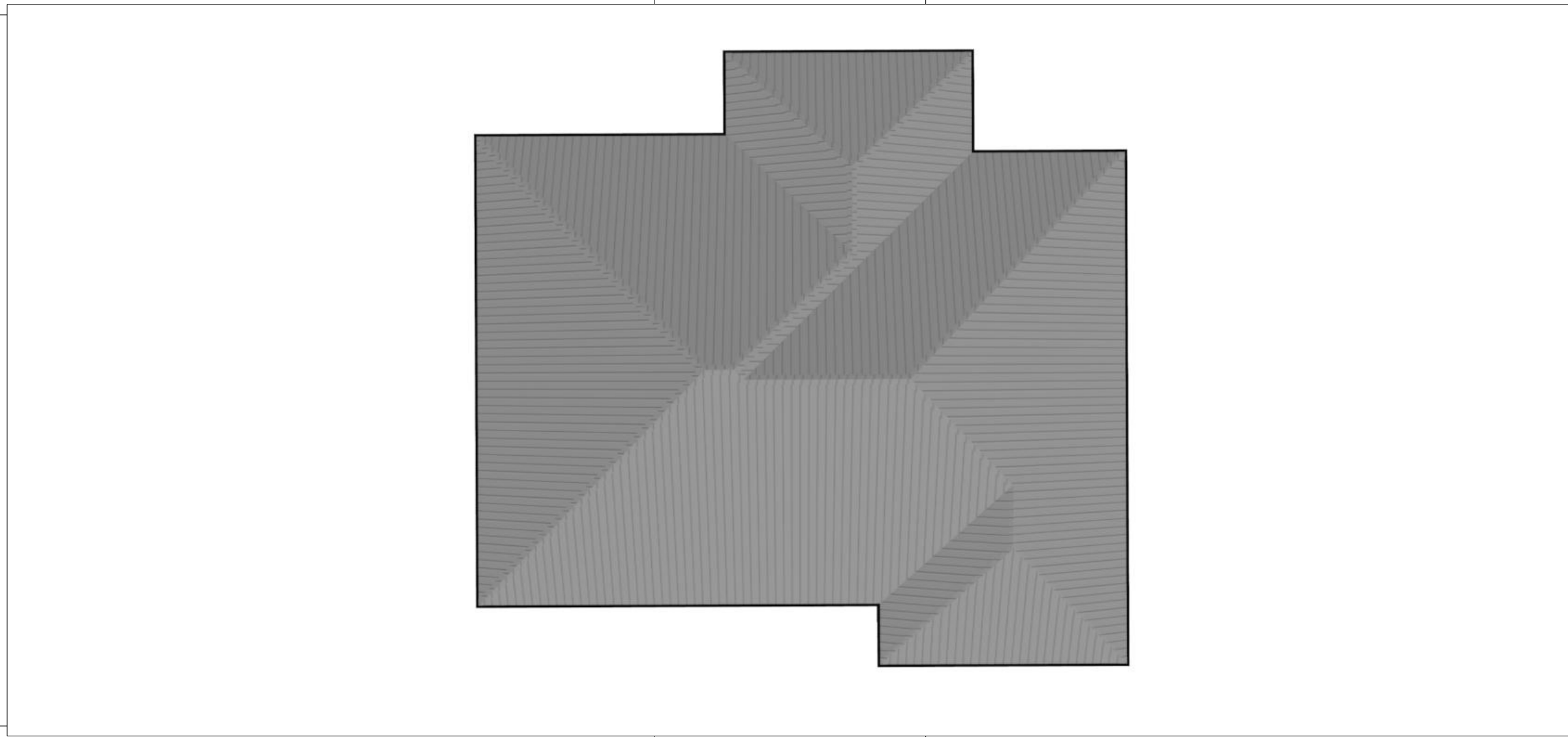
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## Basis for Design

1. Governing Building Code:	2018 International Building Code 2018 International Residential Code Category II
2. Roof Loads:	Pitched Roof Roof Dead Load = 10 psf Roof Live Load = 20 psf (reducible) Floor Dead Load = 10 psf Floor Live = 40 psf
3. Wind Design:	Basic Wind Speed = 105 mph Wind Exposure = C Mean Roof Height = 22 ft.
4. Seismic Design:	Design Category = D Use Group = I Importance Factor = 0.892 Soil = II Site Class = D Steel Frame Restraint System = R Analysis Procedure = Equivalent Method Basic Shear coefficient = 0.137W
5. Geotechnical Report:	Not Provided

Contractors and sub-contractors shall follow all standard building codes, practices, and requirements as listed in the 2018 IRC.

## General

- These drawings have been prepared by the Engineer of Record primarily to safeguard against major structural damage and loss of life, not to limit damage or maintain use of the structure. See the requirements of the current accepted building code, and as listed in the Basis for Design.
- Professional standards of care have been used in the preparation of these drawings, normally exercised under similar circumstances by reputable engineers in this, or similar localities.
- Design of non-structural elements (i.e. stairs, railings, non-load bearing walls, veneers, curtain walls, etc.) and their attachment is not included, and must be provided by others, unless specifically noted on these drawings.
- Design of pre-engineered structural products (i.e. wood trusses, steel joists, or pre-cast concrete elements, etc.) is not included and must be provided by others, unless specifically noted on these drawings.
- Specification references (i.e. ASTM, ACI, AWS, etc.) shall be the latest accepted version, where noted on these drawings.
- An experienced, licensed contractor, with a working knowledge of applicable codes and industry accepted standard practices, shall perform the work depicted in these drawings.
- All work shall conform to the minimum standards of the current accepted building code found in the Basis for Design, other codes, industry specific specifications, and standards listed herein. The contractor shall comply with requirements of all regulatory agencies with authority over any portion of the work. Work not specifically shown on these drawings shall conform to all applicable codes and accepted standard practices.
- The contractor shall verify all dimensions, elevations, and conditions on these drawings with the architectural drawings, and all other discipline drawings, prior to start of construction. Notify the Engineer of Record in writing before the beginning of construction regarding discrepancies, omissions, or variations, or they will become the sole responsibility of the contractor. Notes and the specific details on these drawings take precedence over the Structural General Notes, and General Details.
- Construction methods are not indicated on these drawings. The contractor shall be solely responsible for all methods, sequences, and procedures of construction. The contractor shall provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction.
- Excavation procedures, including shoring and protection of adjacent property, structures, streets and utilities, shall be performed in compliance with local building codes, regulations and safety requirement, and shall be the contractor's responsibility.
- Construction materials shall be spread out uniformly on structural systems, such that design live loads are not exceeded.
- Structural members shall not have openings, pockets, etc. larger than 6" placed in them, unless specifically noted on these drawings. When drawings by others show items in structural members not shown in the structural drawings, the Engineer of Record shall be notified in writing to determine the appropriate solution.
- Visits to the construction site by the Engineer of Record are a resource for the contractor these visits are for observation purposes only and shall not be considered as special inspection.
- All geotechnical recommendations will be followed when available for the project.

## Foundations

- Foundations were designed according to the minimum requirements of the current accepted building code as listed in the Basis for Design. A geotechnical Engineer should be commissioned to provide a soils report prior to the completion of the structural design for this project. Bush & Gudgeon, Inc. will not assume any liability beyond the minimum code requirements in the event that a Geotechnical Report is not provided.
- Footings & Foundations:  
Allowable Soil Pressure (eq. fluid weight): = 1500 psf
- Do not backfill against foundation walls more than 3'-0" in height until after the top of the concrete wall is braced by the completed interior floor systems and all elements have reached their design strength.
- All forms shall be braced to withstand the placement of fresh concrete.
- Footing excavations shall be clean and free from loose debris, standing water, or un-compacted material at the time of concrete placement.
- Trenches and excavations under or adjacent to foundations or slabs shall be properly backfilled and compacted. Utility trenching parallel to the foundation shall be located a minimum distance equal to the depth of the trench from the foundation. The trench may approach the foundation at 90 degrees to the structure and may not exceed two and one half feet wide. The trench approach to the foundation may not be located closer than 8 feet from a corner of the structure.

## Concrete

### Materials

- Compressive strength,  $f_c$ , shall be 4500 psi and a maximum water/cement ratio of 0.45 for concrete in contact with soil. All other structural concrete  $f_c$  shall be 3000 psi. Foundation design uses 2500 psi, therefore, special inspection is not required.
- Concrete mixes shall be designed by a certified concrete testing laboratory and approved by the engineer of record.
- All concrete shall be normal weight 145 pcf with hard rock aggregates.
- Maximum slump shall be 5 inches, and the water shall be clean potable water.
- Portland cement shall be ASTM C 150 type V for concrete in contact with soil. Type II cement may be used elsewhere. All cement in contact with soil shall comply to the table above regarding sulfate exposure.
- Fly ash shall comply with ASTM C 618, class F, and shall be approved by the architect in writing prior to being used on the job. When used, fly ash content shall be 15%-25%. Water-cement ratio shall be based on total cementitious material.
- Aggregates shall comply with ASTM C 33. Use 3/4 inch maximum aggregate in structural concrete. 1-1/2 inch maximum in slabs on grade and 3/8 inch pea gravel in grouts, unless specifically noted otherwise on the plans, or by written approval of the engineer of record.

### Materials

- No more than 90 minutes shall elapse between concrete batching and placement of concrete unless approved in writing by the engineer of record.
- Concrete mixing, placement and quality shall be per the current accepted code (listed in the basis for design). Mechanically vibrate all concrete. Vibrate slabs on grade around and under floor ducts or similar elements.
- Control joints in slabs on grade shall be as noted in the general details. Saw-cut joints shall be cut to a minimum depth of 1/4. Doweled joints shall be used where noted on plans. Do not joint post-tensioned concrete slabs on grade unless noted otherwise on plans. Space control joints as listed below.

Slab thickness (t)	Joint spacing (each way)
4"	10'-0"
5"	12'-6"
6"	15'-0"

## Concrete (cont.)

- Remove all debris from forms before placing concrete. Concrete shall be carefully placed in reinforced elements to avoid segregation of aggregates. Unconfined fall of concrete shall not exceed five feet, unless approved in writing by the engineer of record.
- Reinforcing, dowels, bolts, anchors, sleeves, embeds, etc. shall be securely positioned in the forms prior to placement of concrete.
- High early strength concrete may be used when requested by the contractor. Mix design data using field cured specimens shall be submitted for review and approval.
- Protect concrete from damage or reduced strength due to cold or hot weather in accordance with ACI 305 and 306. Contractor shall take special curing precautions to minimize shrinkage cracking of concrete slabs.
- Pipes and electrical conduits shall not be embedded in structural concrete except where specifically approved in writing by the engineer of record. Embedded items shall not impair the strength of the member.
- Construction joints in structural elements (walls, beams, columns, elevated slabs, etc.) not specifically detailed on the plans require prior written approval from the engineer of record. Contractor shall submit shop drawings showing the proposed joint layout.

## Reinforcing Steel

### Materials

- Reinforcing steel shall meet ASTM A615 and shall be grade 60 deformed bars for all bars and shall conform to ASTM A615, "Standard specifications for deformed and plain Carbon-Steel bars for concrete reinforcement."
- Welded wire fabric shall meet ASTM A185. Lap all welded wire fabric at least one row of wires plus 2 inches.

### Placement

- All reinforcing steel dimensions are center to center of the steel unless noted as clear (CLR) cover. Minimum cover for reinforcing shall be as follows (unless noted otherwise on the plans):

Exposure	Min. Cover	Cover Tolerance
Cast against and permanently exposed to earth	3"	+/- 3/8"
Exposed to earth or weather #5 bar and smaller	1 1/2"	+/- 3/8"
#6 bar and larger	2"	+/- 3/8"
Not exposed to earth or weather Slabs, walls and joists #11 and smaller #14-#18	3/4"	+/- 3/8"
Beams and columns Primary reinforcing, ties Struts, and spirals	1 1/2"	+/- 3/8"
Slabs on grade	1 1/2"	+/- 3/8"

- Lap splices in beams, slabs and footings shall be per current governing code or lap schedule where present. Stagger splices a minimum of one lap length. The lap welding of reinforcing bars shall not be allowed. Provide bent corner bars to match and lap with horizontal bars at all corners and intersections per general details. Vertical wall bars shall be spliced at or near floor lines. Splice top bars at center line of span and bottom bars at the support in spandrels, beams, grade beam, etc. unless noted otherwise on the plans.
- Mechanical splice couplers shall have current testing report accepted by local building official and shall be capable of developing 125% of the strength of the bar.
- All reinforcing shall be bent cold, one time only, and field bending of rebar shall not be allowed unless specifically noted on the plans.
- Welding of reinforcing bars, metal inserts, and connections shall conform to AWS D1.4, and shall be made only at locations shown on plans or details.
- All welds involving reinforcing bars shall be an E90 low hydrogen electrode. Weld quality rebar is marked with a "W".
- Reinforcing bar spacing shown on the plans represents the maximum on center spacing. All bars shall be detailed and placed per the current governing code as indicated in the basis of design.
- Dowel all vertical reinforcing to foundation, as specified on plans or details. Securely tie all bars in location prior to placement of the concrete.
- Minimum clear spacing between parallel reinforcement shall be 1 1/2 times bar diameter, 1 1/2 times the max aggregate size, or 1 1/2" (whichever is larger).

## Anchor Bolts

- Slip plate anchorage at concrete or masonry shall be 1/2" diameter embedded anchor bolts @ 32" o.c. (U.N.O.). All anchor bolts (excluding bolts for holdowns) shall be embedded 7" minimum into the concrete. Anchor bolts for holdowns shall not be considered as part of the required slip plate anchor bolts, as specified in the shearwall schedule or Structural General Notes. Interior walls may be anchored to the concrete with the following (unless noted otherwise on plans):
  - Embedded anchor bolts
  - Concrete screw anchors
  - Expansion anchors
  - Powder driven fasteners (as specified below)
- At all slip plates there shall be a minimum of two bolts per piece of plate with one bolt located not more than 12" or less than seven bolt diameters from each end of the piece of plate. A properly sized nut and washer shall be tightened on each bolt to the plate. For seismic design categories D-F, washers shall be a minimum of 0.229" thick by 3" square plate washer (refer to "Basis for Design" on the sheet for seismic design category) at exterior walls, shearwalls, and interior bearing walls where 2x slip plates are specified. Foundation plates and slits shall be the kind of wood specified in the current approved code as listed in the Basis for Design.
- All shearwalls shall be anchored to the concrete per the shearwall schedule.
- Where exterior wall embedded anchor bolts have been missed, damaged, or improperly located, one of the following retro-fit options may be used at the contractor's discretion:
  - Provide (1) 1/2" diameter Simpson Titen Screw Anchors (ESR-1056 & ESR-2713) concrete screw anchor shall be embedded a minimum of 4 1/2".
  - Provide (2) 1/2" diameter expansion anchors for each 1 1/2" diameter embedded anchor bolt. Expansion anchors shall be installed not closer than 6 1/2" o.c. and shall be installed with a minimum of 4 1/8" embedment and spaced 1 3/4" from the edge of the slabs. Expansion anchors being installed less than 2" from the edge of the concrete shall be Hilli Kwik Bolt 3 per ESR-2302. Substitutions shall be approved with written approval of the engineer of record.

- Epoxy bolts of the same diameter and spacing may be used in lieu of the embedded bolts. A 7" minimum embedment shall be provided for epoxy grouted bolts.
- As an alternate, Simpson LMA or MAS anchors may be used in lieu of the embedded anchor bolts. The anchor spacing shall be as follows:

Shearwall Mark	LMA/MAS spacing	Shearwall Mark	LMA/MAS spacing
SW1	28" o.c.	SW5	14" o.c.
SW2	18" o.c.	SW6	10" o.c.
SW3	16" o.c.	SW7	10" o.c.
SW4	8" o.c.	SW8	8" o.c.

- Where interior wall embedded anchor bolts have been missed, damaged, or improperly located, one of the following retro-fit options may be used at the contractor's discretion. Interior anchor bolts shall be defined as anchor bolts that are located a minimum of 6" from slab edges, steps, turn-downs, openings, or similar discontinuities:
  - Provide (1) 1/2" diameter Simpson Titen Screw Anchors (ESR-1056) & (2) diameter Titen Rammed/Reinforced LDT (ESR 5850) concrete screw anchor. Concrete screw anchors shall be embedded a minimum of 4 1/2".

# Structural General Notes

## Anchor Bolts (cont.)

- Expansion bolts of equal or greater diameter shall be installed per the manufacturer specifications. The bolts shall be one of the following ICC-ES Evaluation Reports:
  - Hilli Kwik Bolt 3 (ESR-2302)

Equivalent expansion bolts may be used at the contractor's discretion, provided that the alternate expansion anchors have greater shear and pullout values at equal embedment than those specified above. The expansion bolts shall have minimum embedment depths as follows:

  - 1/2" diameter bolts shall have 2 1/4" embedment minimum
  - 5/8" diameter bolts shall have 2 3/4" embedment minimum
  - 3/4" diameter bolts shall have 3 1/4" embedment minimum
- Epoxy bolts of the same diameter and spacing may be used in lieu of the embedded bolts. A 7" minimum embedment shall be provided for epoxy grouted bolts.
- Interior non-load bearing partition walls may be anchored to the slab with a minimum 0.140" diameter shot pins at 32" o.c. maximum spacing.

## Wood

### Materials

- Structural sawn lumber design values shall comply with the latest edition of the grading rules of the Western Wood Products Association (WWPA) or the West Coast Lumber Inspection Bureau (WCLIB). All sawn lumber shall be stamped with the grade match of an approved lumber grading agency. Structural sawn lumber components shall have the following minimum grade (unless noted otherwise on plans):

Use:	Material:
2x sill plates	Treated Douglas Fir
2x joist plates	Douglas Fir Stud Grade
2x4 studs/blocking	Douglas Fir Stud Grade
2x6 studs (up to 10'-0" in height)	Douglas Fir Stud Grade
2x6 studs (over 10'-0" in height)	Douglas Fir No. 2
Joists and all other sawn lumber	Douglas Fir No. 2
6x beams and 6x posts	Douglas fir No. 1

- Glue-Laminated beams (GLB) shall be Douglas Fir 24F-V4 unless noted otherwise on the plans. All cantilevered GLB beams shall be Douglas Fir 24F-V8. The GLB beams shall have the following minimum properties:
  - E=1,800,000 psi
  - Fb=2400 psi
  - Fv=165 psi

Fabrication and handling shall conform to the latest AITC and ASTM standards. Beams shall bear an appropriate grade stamp clearly noting its design properties. Beams shall be manufactured with industry standard minimum camber (2000' radius) unless camber is specifically noted on the plans.

- Laminated Veneer Lumber (LVL) shall be Douglas fir and manufactured in accordance with TrusJoist Macmillan Corporation manufacturing standards as referenced in NER-481, or approved equal. All LVL members shall have the following minimum properties:
  - E=1,800,000 psi
  - Fb=2600 psi
  - Fv=285 psi
  - Fc(parallel)=2510 psi
  - Fc(perpendicular)=750 psi

- When multiple LVL pieces are grouped together, they shall be fastened with (2) rows of 16d nails at 12" o.c. for member depths up to 14" in depth. LVL members greater than 14" in depth shall be used in built up sections only, and shall be fastened together with (3) rows of 16d nails at 12" o.c.
- Parallel Strand Lumber (PSL) shall be Douglas fir and manufactured in accordance with TrusJoist Macmillan Corporation manufacturing standards as referenced in NER-481, or approved equal. All LVL members shall have the following minimum properties:
  - E=2,000,000 psi
  - Fb=2900 psi
  - Fv=290 psi
  - Fc(parallel)=2900 psi
  - Fc(perpendicular)=750 psi

- Exterior walls, interior bearing partitions and shearwalls, any wood stud may be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of the studs to a depth greater than 40% of the width of the stud is permitted in non-bearing partitions supporting no loads other than the weight of the partition. The cut or notched stud shall be mechanically reinforced per the general detail.
- A hole not greater in diameter than 40% of the stud width may be bored in any wood stud. Bored holes not greater than 60% of the width of the stud is permitted in non-bearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are bored. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch. Do not notch joists, rafters or beams, unless noted otherwise on the plans. Approval for any holes or notches not indicated on the plans shall be provided by the engineer of record, in writing, prior to the work being done on the site.

### Framing

- All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir or other locally approved chemically treated lumber.
- All beams shall be considered flush bottom unless noted otherwise on the plans. Girder trusses and beams shall have full bearing (for example a (3) ply girder truss shall have a minimum of (3) 2x studs carried to the foundation or carrying beam per plans) at each bearing point with (2)x2 studs minimum. Nail studs together per typical nailing schedule. Beams and girder trusses (2ply or larger) bearing on top of plate shall be attached to the top plate with an A34 framing anchor or (2) 16d toenails each side of the structural member (unless noted otherwise on the plans).
- In exterior walls, interior bearing partitions and shearwalls, any wood stud may be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of the studs to a depth greater than 40% of the width of the stud is permitted in non-bearing partitions supporting no loads other than the weight of the partition. The cut or notched stud shall be mechanically reinforced per the general detail.
- A hole not greater in diameter than 40% of the stud width may be bored in any wood stud. Bored holes not greater than 60% of the width of the stud is permitted in non-bearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are bored. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch. Do not notch joists, rafters or beams, unless noted otherwise on the plans. Approval for any holes or notches not indicated on the plans shall be provided by the engineer of record, in writing, prior to the work being done on the site.
- All bolt shall be installed in holes bored with a bit 1/16" larger than the diameter of the bolt. Bolts and nuts seating on wood shall cut steel washers under heads and nuts. Drive threads to prevent loosening. Lag bolts shall be installed in pre-drilled holes by hand turning with a wrench (not with an electric or pneumatic impact tool).
- All nails (except 16d nails) shall be common nails unless specifically noted otherwise on the plans. 16d nails may be 16d sinker, 16d box, pneumatic (P-nail), or 12d common, unless noted otherwise on the plans. Nails shall be driven so that heads are flush with wood surface. Over or under driven nails will not be acceptable. Miscellaneous nailing shall be per the current approved code nailing schedule, or as listed below:

NAIL	SHANK DIA./LENGTH	
80.....	.....	0.13"/DIAx2.50"
100.....	.....	0.15"/DIAx3.00"
120.....	.....	0.145"/DIAx3.25"
160.....	.....	0.162"/DIAx3.50"
200.....	.....	0.192"/DIAx4.00"
300.....	.....	0.207"/DIAx4.50"
400.....	.....	0.225"/DIAx5.00"

- The following staple equivalents may be substituted for the nails specified on the plans, where accepted by the local building department:

Equivalent Spacing of Approved Fasteners			
Nail Size Common Nail	Staples and Nails Gauge		
	Spacing	16	15
6d	4"	3 1/2"	4"
	6"	5 1/2"	6"
	8"	6 1/2"	8"
	10"	8 1/2"	10"
	12"	10"	14 1/2"
8d	4"	4 1/2"	4 1/2"
	6"	5 1/2"	5"
	8"	5 1/2"	6 1/2"
	10"	6 1/2"	8"
	12"	8"	10"
10d	4"	4 1/2"	4 1/2"
	6"	5 1/2"	5"
	8"	4 1/2"	5 1/2"
	10"	5 1/2"	6 1/2"
	12"	6 1/2"	8"

Note: Penetration is the required depth of embedment of the staple or nail into the main member to achieve its full shear capacity (1" minimum into framing member).

## Wood (cont.)

- All plywood laid with face grain perpendicular to supports shall be C-D or C-C sheathing conforming to current adopted code as listed in the Basis for Design and shall conform to the following nominal thickness, span rating, and nailing pattern below (unless noted otherwise on the plans):
 

Nailing Pattern			
Thickness	Span Rating	Edge Nailing	Field Nailing
3/8"	24/0	8d @ 6" o.c.	8d @ 12" o.c.
7/16"	24/16	8d @ 6" o.c.	8d @ 12" o.c.
15/32"	32/16	8d @ 6" o.c.	8d @ 12" o.c.
3/4"	48/24	10d @ 6" o.c.	10d @ 12" o.c.
1"	60/48	10d @ 6" o.c.	10d @ 12" o.c.
1 1/8"	48" o.c.	10d @ 6" o.c.	10d @ 12" o.c.
- A.P.A. performance rated sheathing (O.S.B.) may be used as an alternate to plywood with prior approval of owner and/or architect. Rated sheathing shall comply with ICC-ES Evaluation Report No. ESR-2586, exposure 1, and shall have a span rating equivalent to or better than the plywood it replaces. Install per manufacturer's recommendations.
- Shear panel blocking noted on plans or details shall be constructed of 2x solid framing with 3/8" minimum plywood with 8d nails at 6" o.c. (unless noted otherwise on plans) and shall be nailed to adjacent trusses/joists with minimum (2) 16d at the top and bottom of truss or framing.

## Wood Connection Hardware

- Manufactured hardware shall be Simpson Strong-Tie products as noted on the drawings. Alternatives may be used at the discretion of the Engineer of Record. One manufacturer shall be used exclusively for each product. Only approved connectors listed below shall be used:
  - Simpson Strong-Tie Company Inc. Brea California, (ICBO report No.1211, 1258, 4448, 4935, NER-209, 393, 413, 421, 422, 432, 443, 469).
  - USP Lumber Connectors, 2150 Kitty Hawk Road, Livermore, California 94550, (ICBO report No. 2099, 2725, 3613, 5125, 5321, 5356, 5379, 5441, and NER-478, 505, 530).
- Tension holddown anchors and straps shall be installed as specified on the foundation and the roof framing plans. The following equivalent holddown anchors and straps substitutions may be used at the contractor's discretion:
 

Strap tie holddown	Bolt type holddown
PAHD2	HTT16, PHD2
HFAHD22	HTT22, PHD5
LSTDH8	HTT16, HD2A, PHD2
STDH8	HTT16, HD5A, PHD2
LSTDH10	HTT22, MTD28, HD5A
STDH14	PHD6, HD8A
PA18, PA23 & PA28	HTT16
HFA28	HTT22
HFA35	PHD6, HD6A
- Anchor bolt holddown anchorage shall have a standard hex head at the embedded end. The embedded anchor bolt diameter and depth of embedment or retrofit embedment shall be as follows:

Anchor Bolt Retro-fit						
Simpson Holddown	Minimum Bolt Dia.	Minimum Embedment	All Thread Dia.	Minimum Embedment	Simpson SSBT mono-pour	Simpson SSBT two-pour
LTT131	5/8"	7"	5/8"	10"	SSBT16	SSBT20
HTT16	5/8"	7 1/4"	5/8"	10"	SSBT16	SSBT20
HTT22	5/8"	9 3/4"	5/8"	10"	SSBT24	---
MTT28B	5/8"	8 3/4"	5/8"	10"	SSBT20	SSBT24
PHD2	5/8"	7 1/4"	5/8"	10"	SSBT16	SSBT20
PHD5	5/8"	8 3/4"	5/8"	10"	SSBT16	SSBT20
PHD6	7/8"	10 1/4"	7/8"	15"	SSBT28	SSBT34
PHD8	7/8"	11 1/4"	7/8"	15"	SSBT28	SSBT34
HDQ8	7/8"	11 3/4"	7/8"	15"	SSBT28	SSBT34
HHQ11	1"	18"	---	---	---	---
HHQ14	1"	18"	---	---	---	---
HD10A	7/8"	14"	7/8"	20"	SSBT28	SSBT34
HD14A	1"	17"	---	---	---	---
HD15	1 1/4"	17"	---	---	---	---
HD15	1 1/4"	18 1/4"	---	---	---	---

- Adhesives used to attach floor sheathing to the framing shall conform to the AFG-01 specification of the American Plywood Association (adhesives for field-gluing plywood to wood framing). The adhesive shall be certified as conforming to AFG-01 by a testing agency approved by the building official or accepted by the federal housing administration. Alternatives may be used only with specific approval of the EOR and only upon submittal of a listing of adhesives to be substituted.
- Where the truss manufacturer requires additional bearing an appropriately sized Truss Bearing Enhancer (TBE) connection shall be installed per the hardware manufacturer specifications.
- Where the truss manufacturer requires hardware to resist uplift forces per the truss calculations greater than # 250, the following steps shall be used:

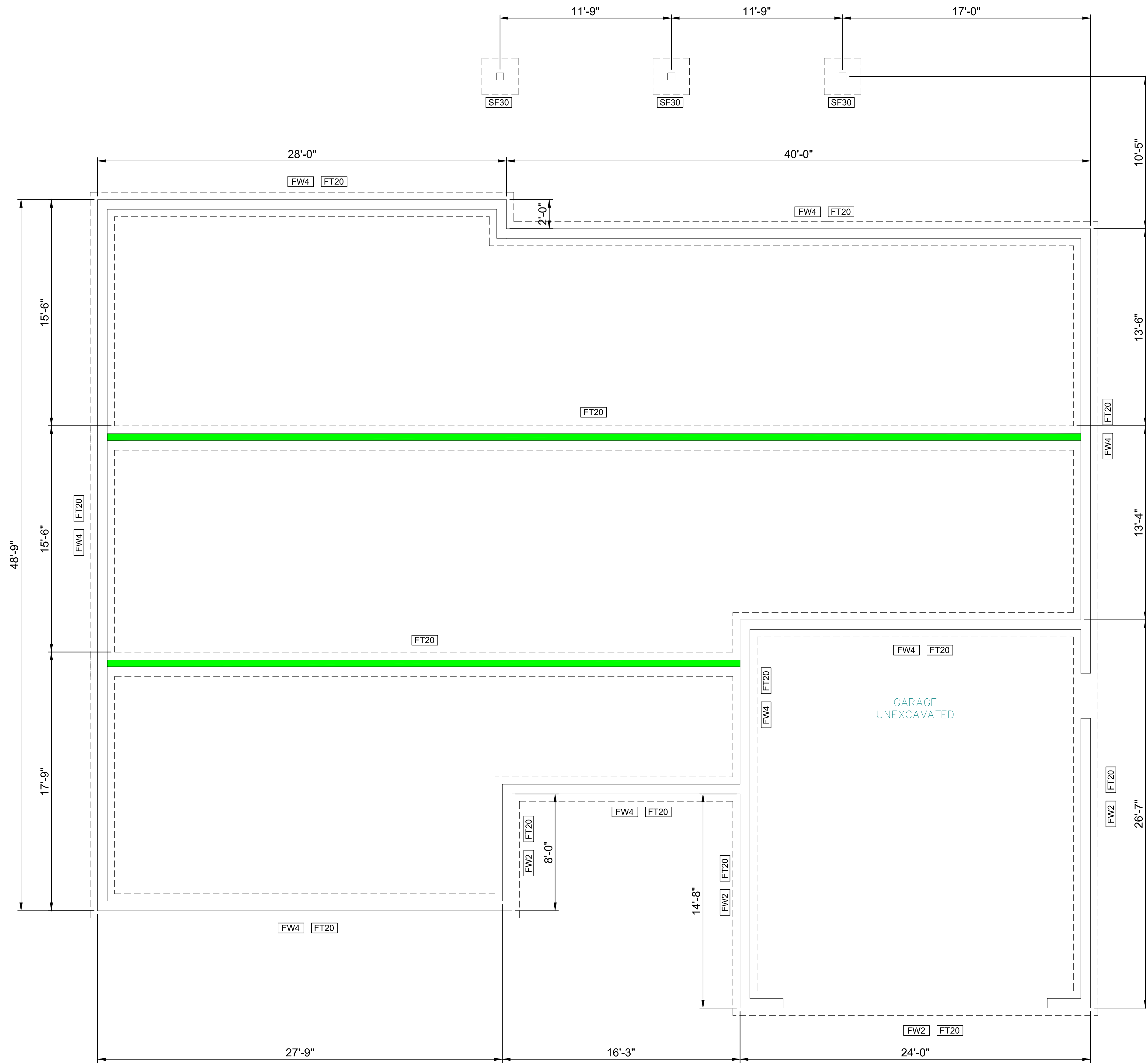
Lateral Ties @ Top Plate	Hardware for Uplift Forces			
	Douglas Fir-Larch		Spruce Pine Fir	
	Vert. Loads	Vert. Loads	Vert. Loads	Vert. Loads
	P1	P2	P1	P2
H1	165#	455#	140#	400#
H2,5A	110#	480#	110#	520#
LTS12	---	720#	---	620#
MTS12	---	1000#	---	850#
HTS16	---	1260#	---	1085#
HTS20	---	1450#	---	1245#
LG2				

FOOTING SCHEDULE					
MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT	
				TRANSVERSE	LENGTHWISE
FT20	20"	CONT.	10"	-	(2)#4
SF30	30"	30"	10"	(3)#4	(3)#4

1. PLACE REBAR 3" CLEAR FROM BOTTOM.

FOUNDATION SCHEDULE					
MARK	HEIGHT	WIDTH	REINFORCEMENT		
			VERTICAL	HORIZONTAL	LAYER
FW2	2.5'	8"	#4 @ 18"O.C.	(3)#4	CENTER
FW4	4'	8"	#4 @ 18"O.C.	(4)#4	CENTER

1. DOWEL VERTICAL BARS INTO FOOTING.  
 2. PLACE TOP AND BOTTOM BARS WITHIN 4" OF TOP AND BOTTOM OF WALL.  
 3. PLACE REINFORCEMENT LAYERS IN CENTER OR NEAR FACE AS NOTED.



## FOOTING AND FOUNDATION PLAN

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

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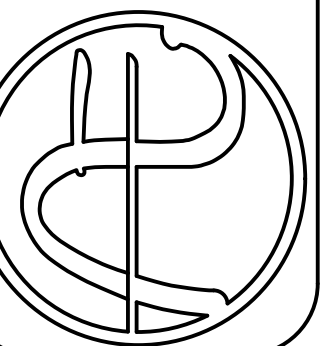
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 TRANSMITTED BY  
 DATE: 03/20/21  
 DATE: 03/20/21  
 DATE: 03/20/21  
 DATE: 03/20/21

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PROFESSIONAL STAMP  
  
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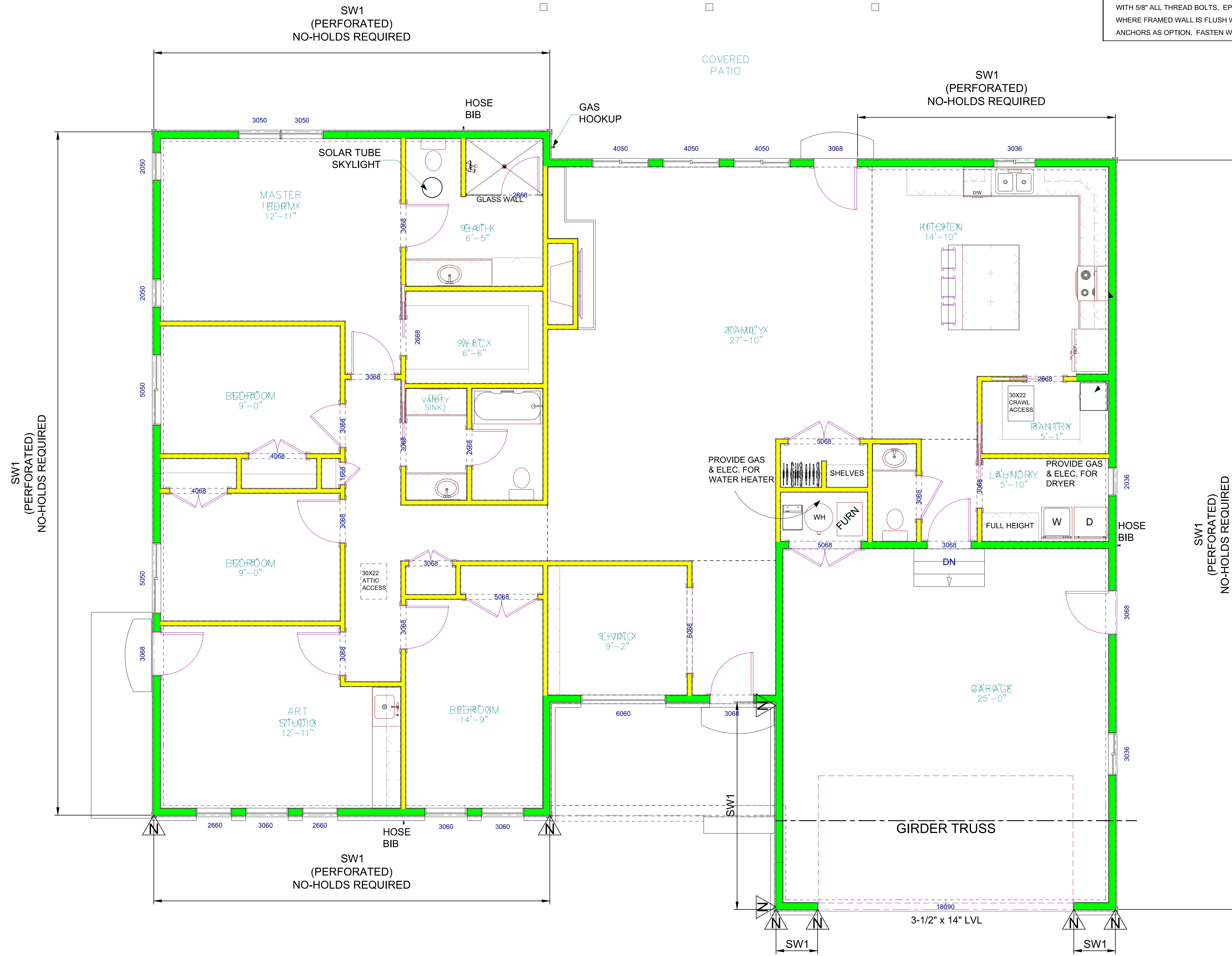
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SHEET  
**S-100**

SHEAR WALL SCHEDULE					
MARK	PANEL SHEATHING	EDGE NAILING	FRAMING & SILL PLATE	SOLE PLATE	SILL PLATE
SW1	7/16" STR II	8d @ 6" O.C.	2" NOMINAL	10d @ 8" O.C.	1/2" A.B. @ 32" O.C.
1. FIELD NAILING SHALL BE 12" O.C. AND STUD SPACING SHALL BE NO GREATER THAN 16" O.C.					
2. NAILS SHALL BE 8d COMMON (0.131"x2.5" AND 10d COMMON (0.148"x3").					
3. USE 3"x3"x0.229" PLATE WASHERS WITH ALL ANCHOR BOLTS					

HOLD-DOWN SCHEDULE				
MARK	SIMPSON NO.	FASTENERS	ANCHOR	POST
N	LSTHD8	(24)10dX3"	STRAP 8" EMBED	(2) 2X POST
1. SIMPSON STRONG-TIE OR EQUIVALENT.				
2. ATTACH HOLD-DOWN TO (2)2X POST U.N.O. ABOVE THE FLOOR DECK.				
3. SHEAR WALL EDGE NAILING SHALL BE TO (2)2X POSTS U.N.O. ABOVE FLOOR DECK.				
4. NAILS SHALL BE 10d COMMON (0.148X3" NAILS).				
5. MISPLACED FOUNDATION STRAP HOLD-DOWNS MAY BE RETROFITTED USING HTT22 HOLD-DOWNS WITH 5/8" ALL THREAD BOLTS. EPOXY INTO FOUNDATION WALL WITH 5 INCHES EMBEDMENT. WHERE FRAMED WALL IS FLUSH WITH FOUNDATION WALL USE MST48 WITH (2)1/2" DIA. WEDGE ANCHORS AS OPTION. FASTEN WITH (16) 16d NAILS TO DOUBLE STUD ABOVE.				



# SHEAR WALL PLAN

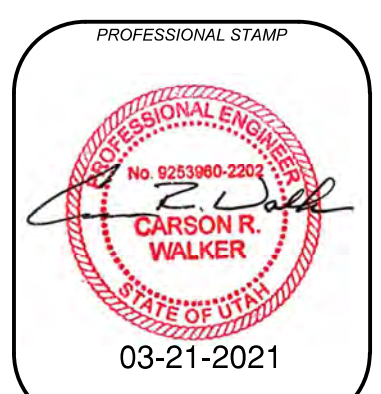
SCALE: 1/4"=1'-0"

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 DRAWN BY: C. WALKER  
 CHECKED BY: C. WALKER  
 DATE: 03/20/21

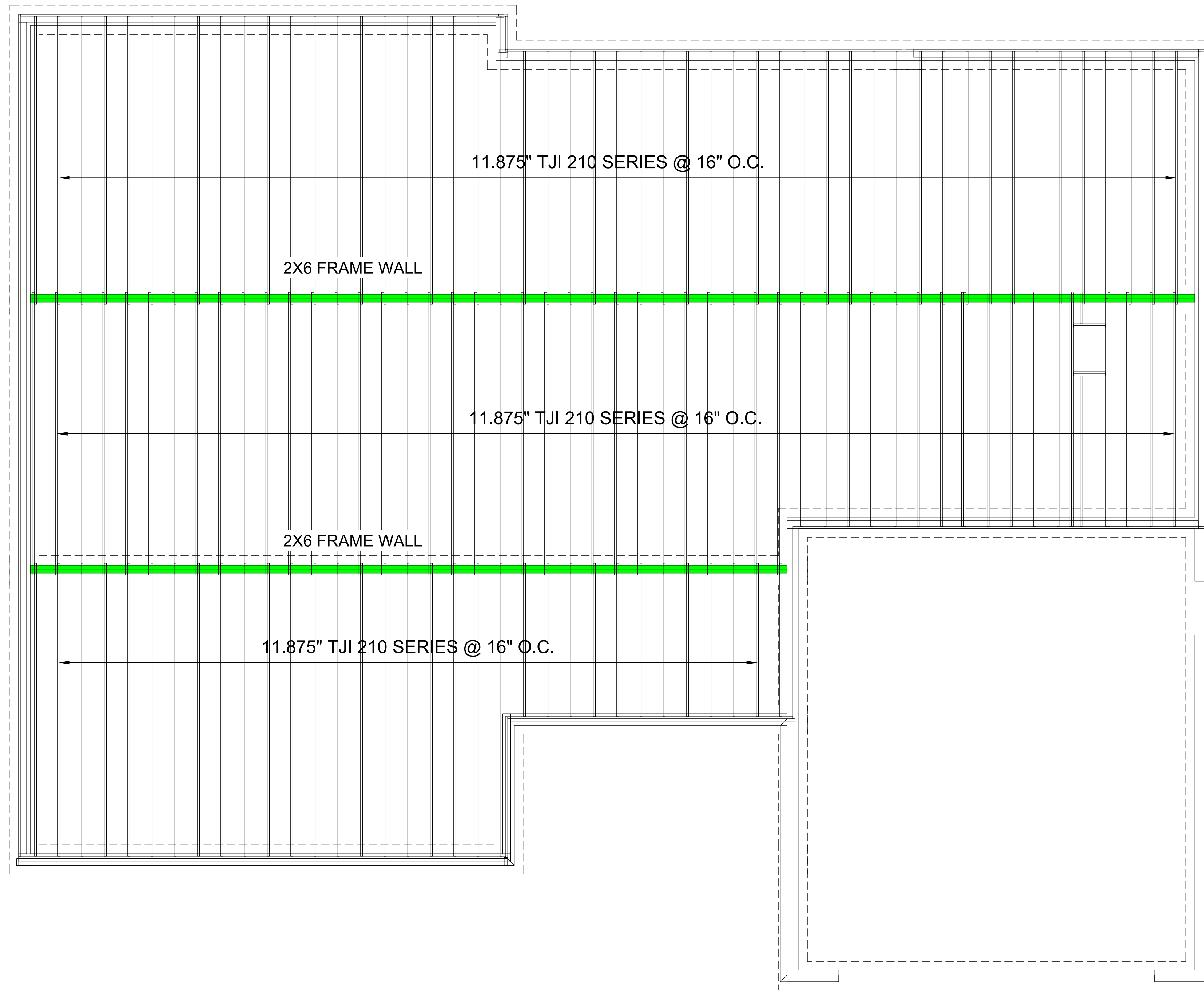
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SHEET  
**S-101**



FLOOR SHEATHING SCHEDULE		
SPACING	SHEATHING THICKNESS	SPAN RATING
16" O.C.	5/8"	32/16
24" O.C.	3/4"	40/20
1. SHEATHING PERPENDICULAR TO SUPPORTS.		
2. SHEATHING NAILED AND GLUED TO FLOOR JOISTS.		
3. USE 8d NAILS 6" O.C. (EDGES) 12" O.C. (FIELD)		
4. NAILING NO CLOSER THAN 3/8" FROM PANEL EDGE.		

# MAIN FLOOR FRAMING PLAN

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

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C. WALKER	03/20/21
C. WALKER	03/20/21
C. WALKER	03/20/21

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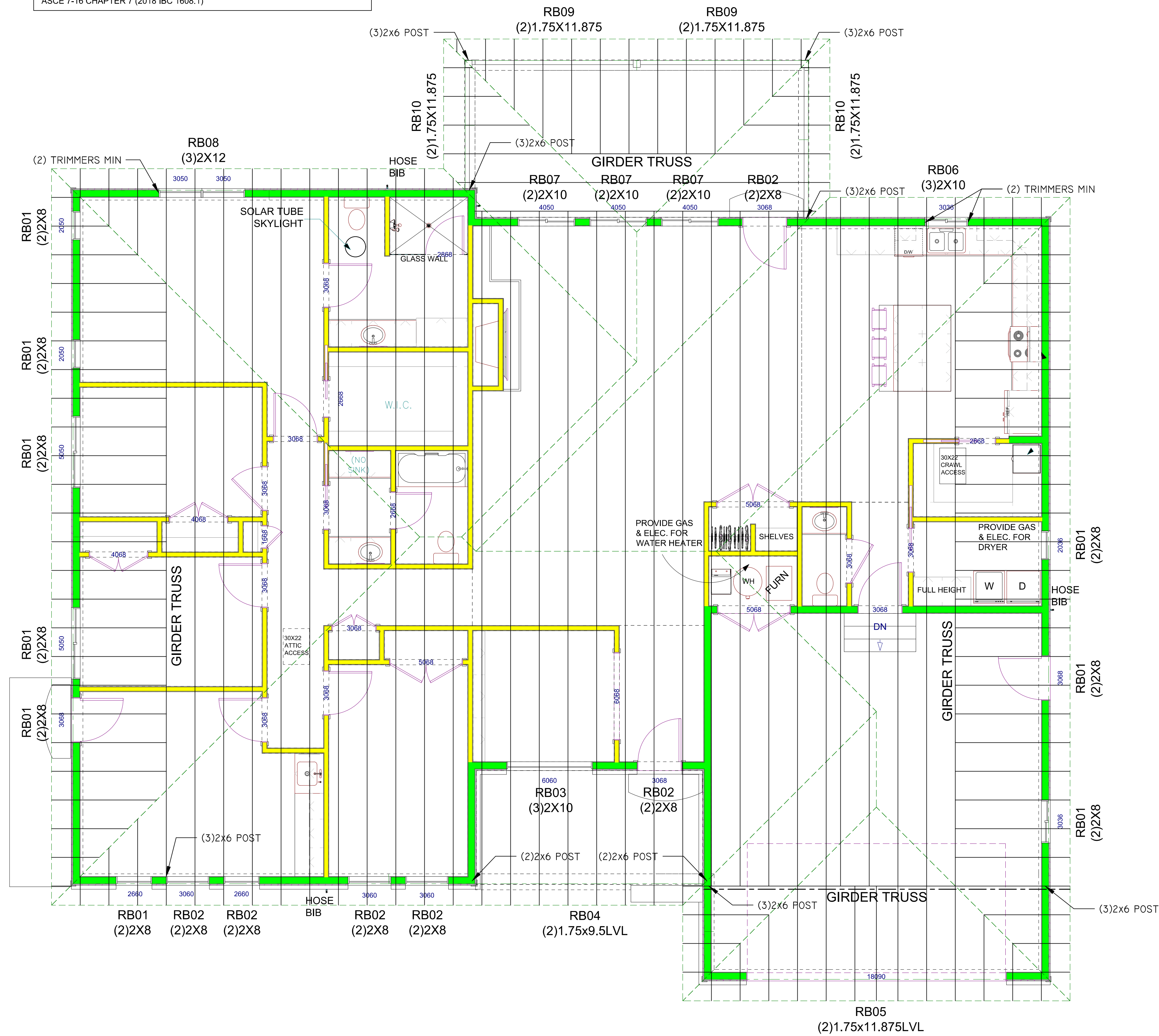


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SHEET  
**S-102**

ROOF SHEATHING SCHEDULE		
SPACING	SHEATHING THICKNESS	SPAN RATING
RS 1	7/16"	42/16
1. SHEATHING PERPENDICULAR TO SUPPORTS.		
2. USE 8d NAILS 6" O.C. (EDGES) 12" O.C. (FIELD)		
3. NAILING NO CLOSER THAN 3/8" FROM PANEL EDGE.		

WOOD TRUSS LOAD SCHEDULE	
GROUND SNOW LOAD, $P_g = 43$ PSF	
FLAT ROOF SNOW LOAD, $P_f = 30$ PSF	
TOP CHORD DEAD LOAD = 5 PSF	
BOTTOM CHORD DEAD LOAD = 5 PSF	
1. DESIGN SNOW LOADS SHALL BE DETERMINED IN ACCORDANCE WITH ASCE 7-16 CHAPTER 7 (2018 IBC 1608.1)	



## ROOF FRAMING PLAN

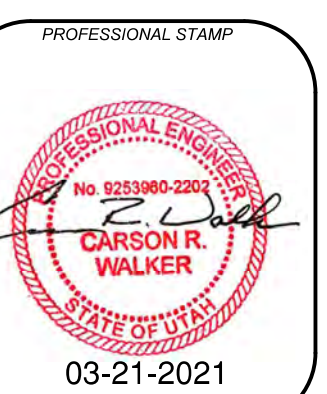
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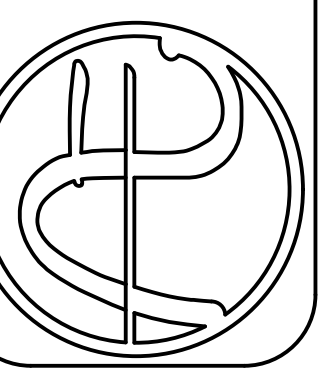
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 REVIEWED BY  
 DATE: 03/20/21  
 DATE: 03/20/21  
 C. WALKER  
 C. WALKER  
 C. WALKER  
 C. WALKER

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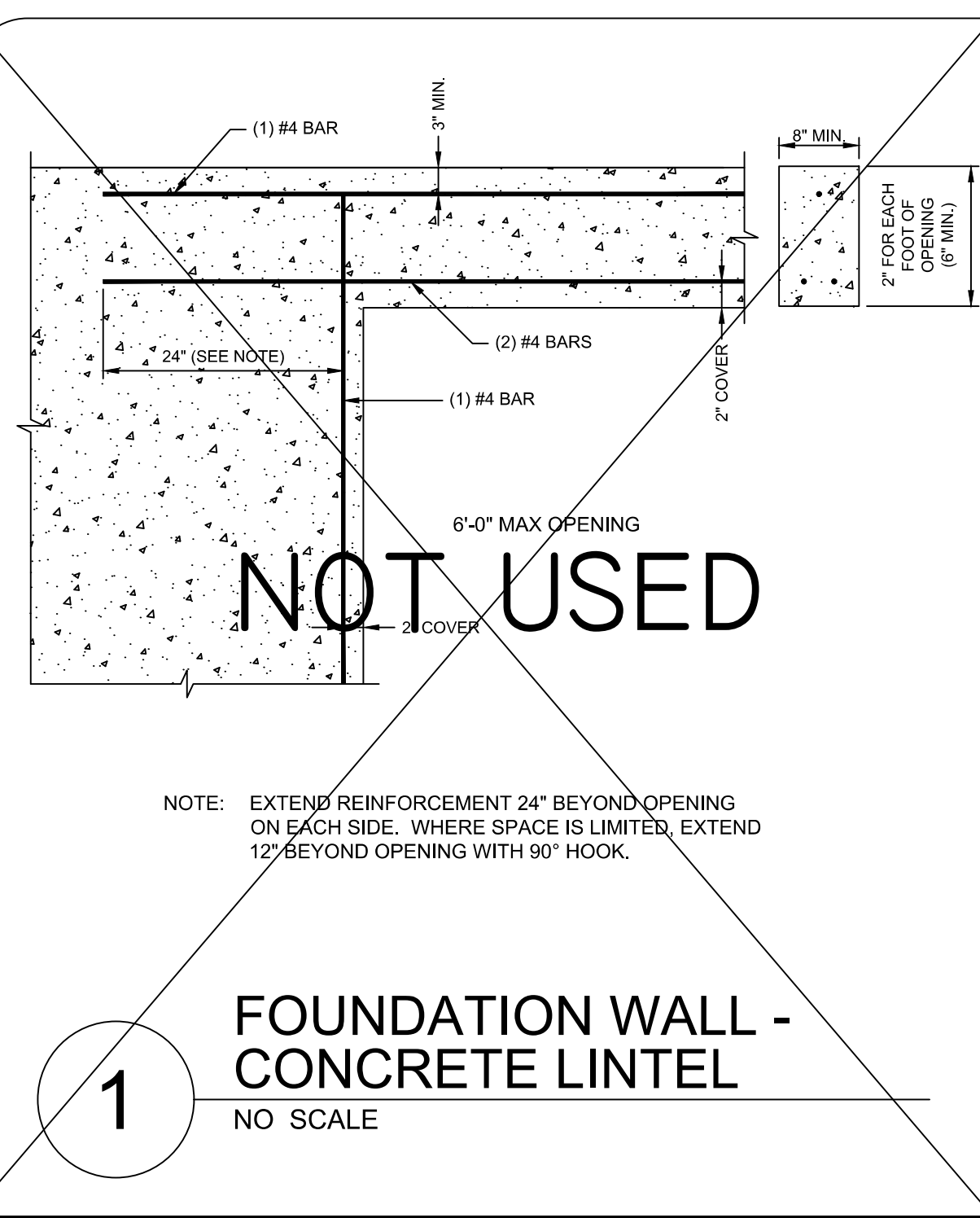
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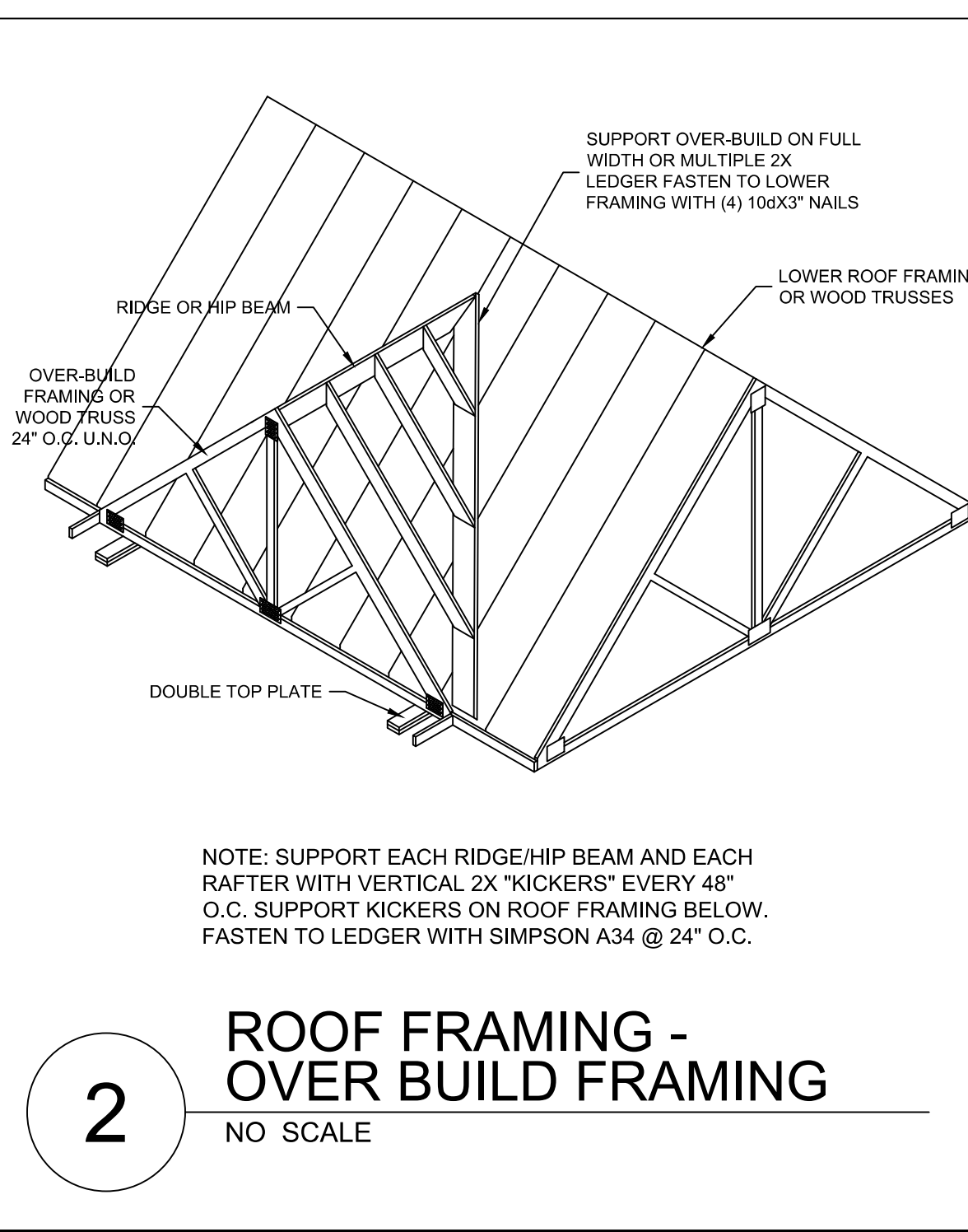
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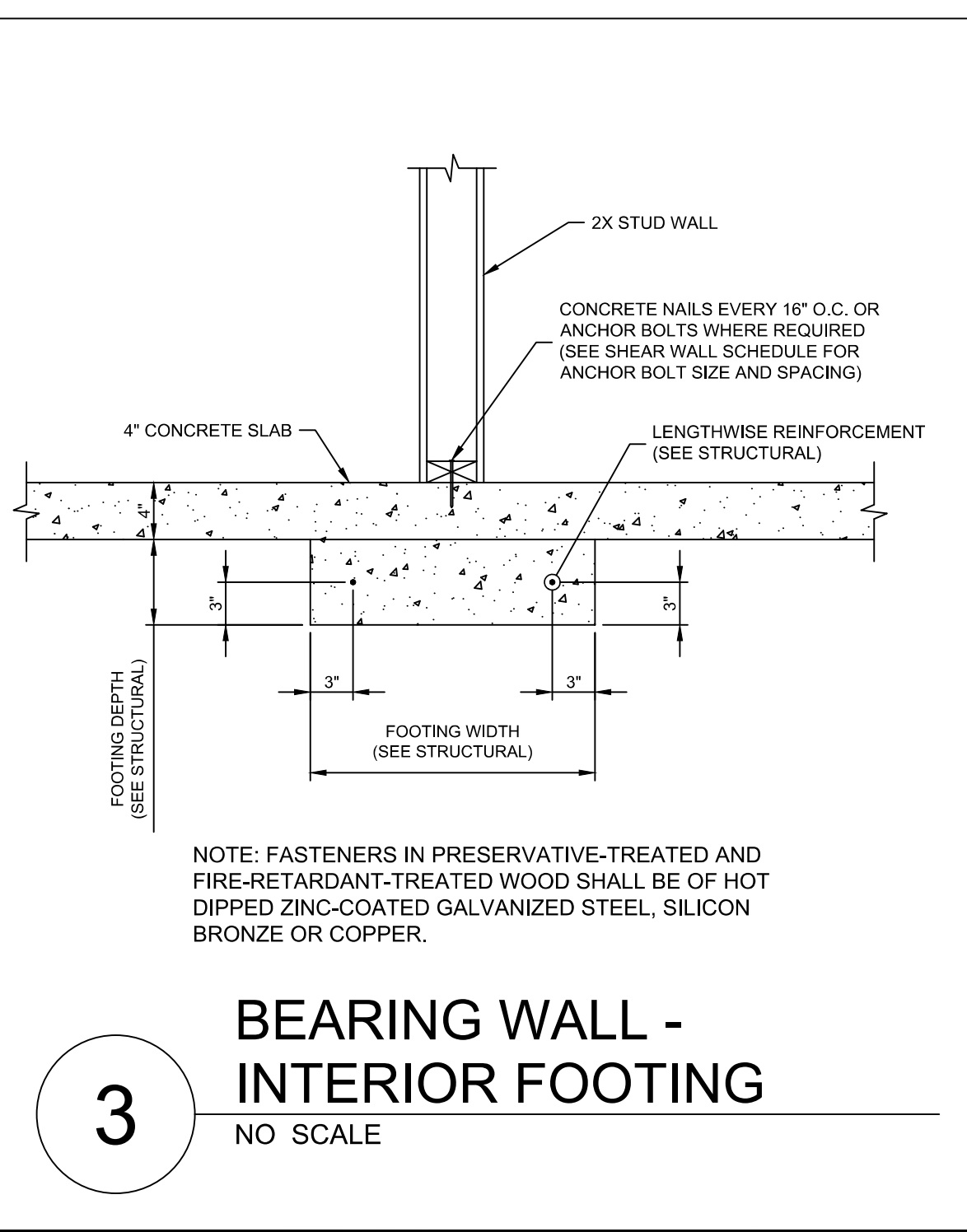
SHEET  
**S-103**



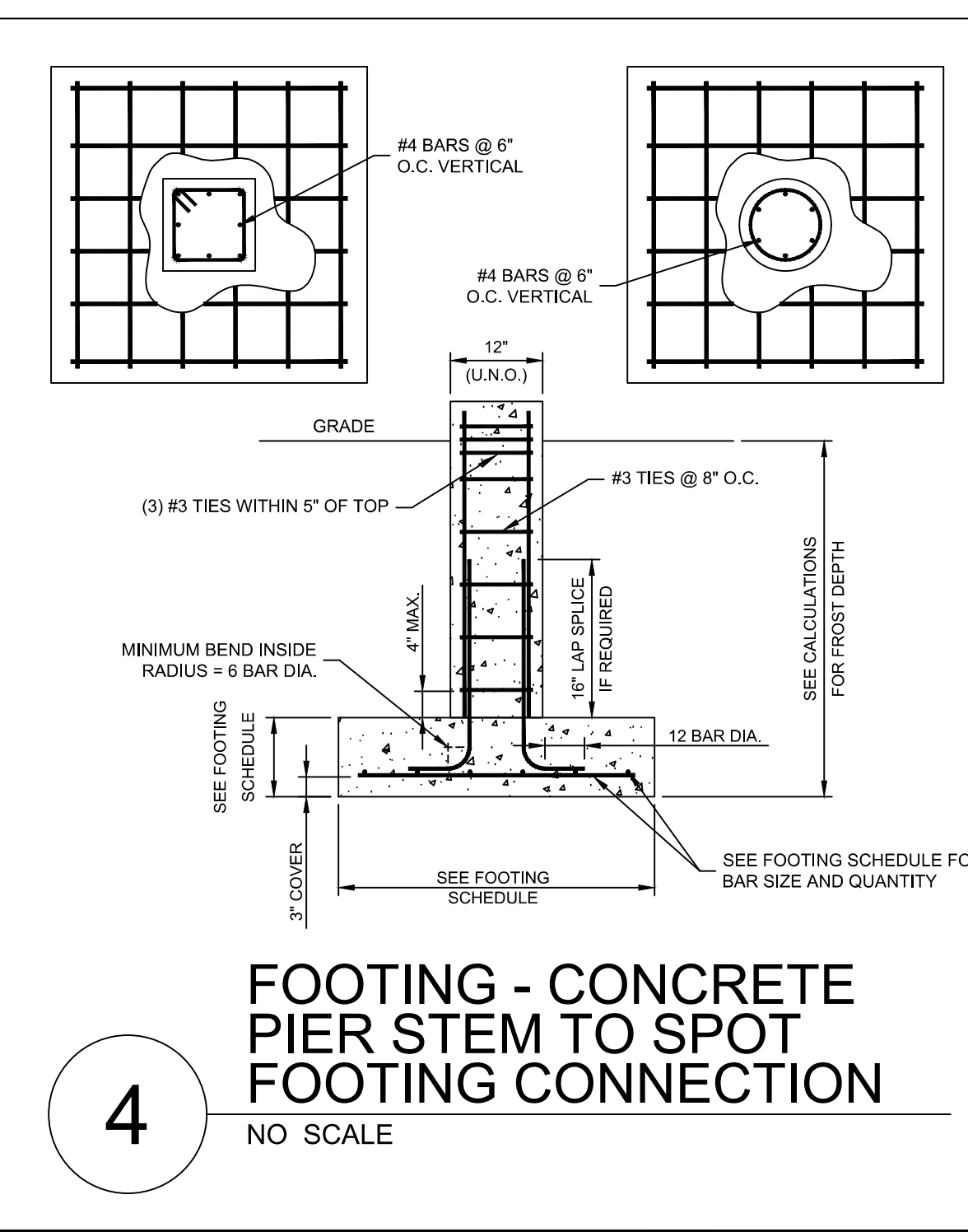
**1** FOUNDATION WALL - CONCRETE LINEL  
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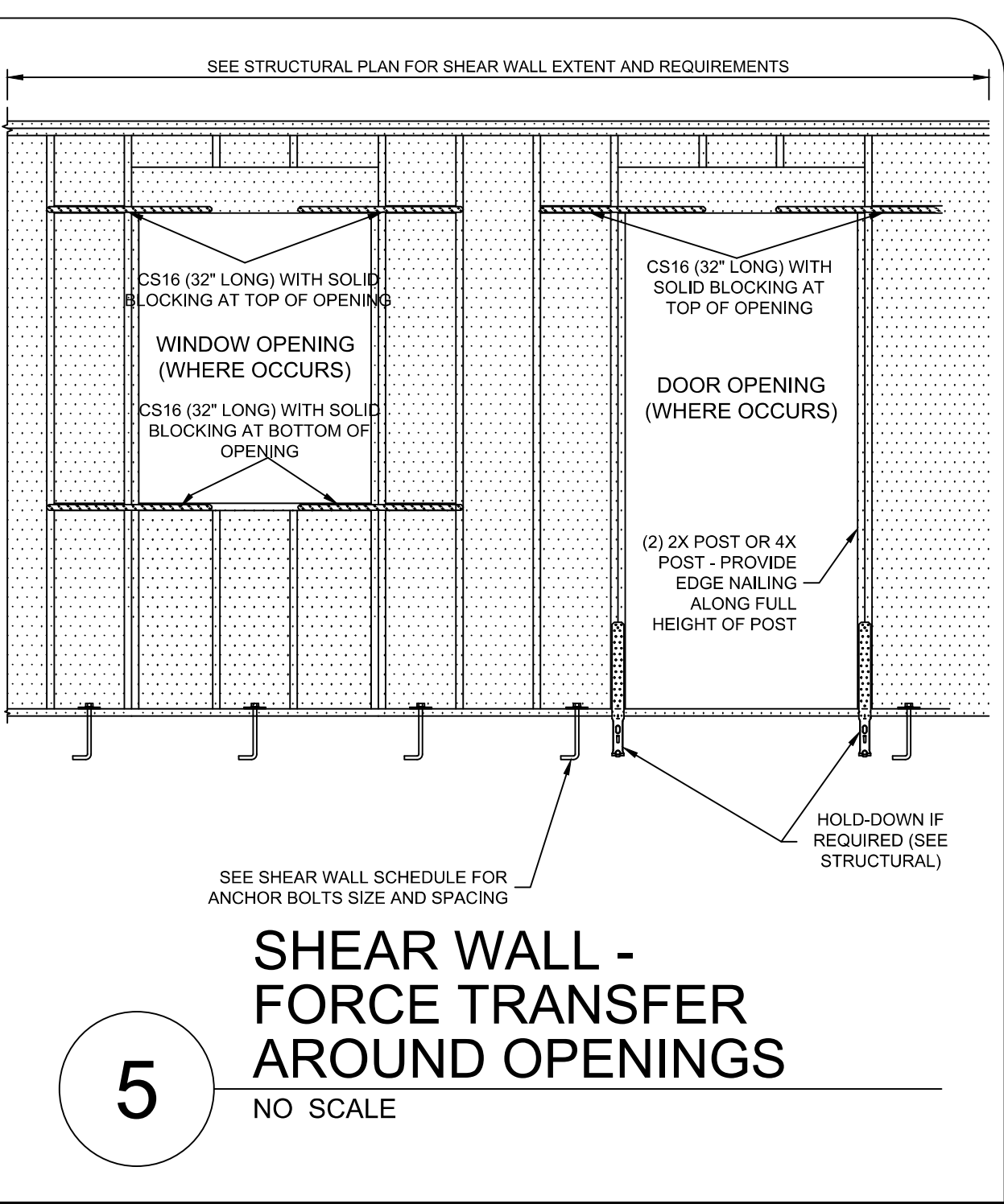
**2** ROOF FRAMING - OVER BUILD FRAMING  
NO SCALE



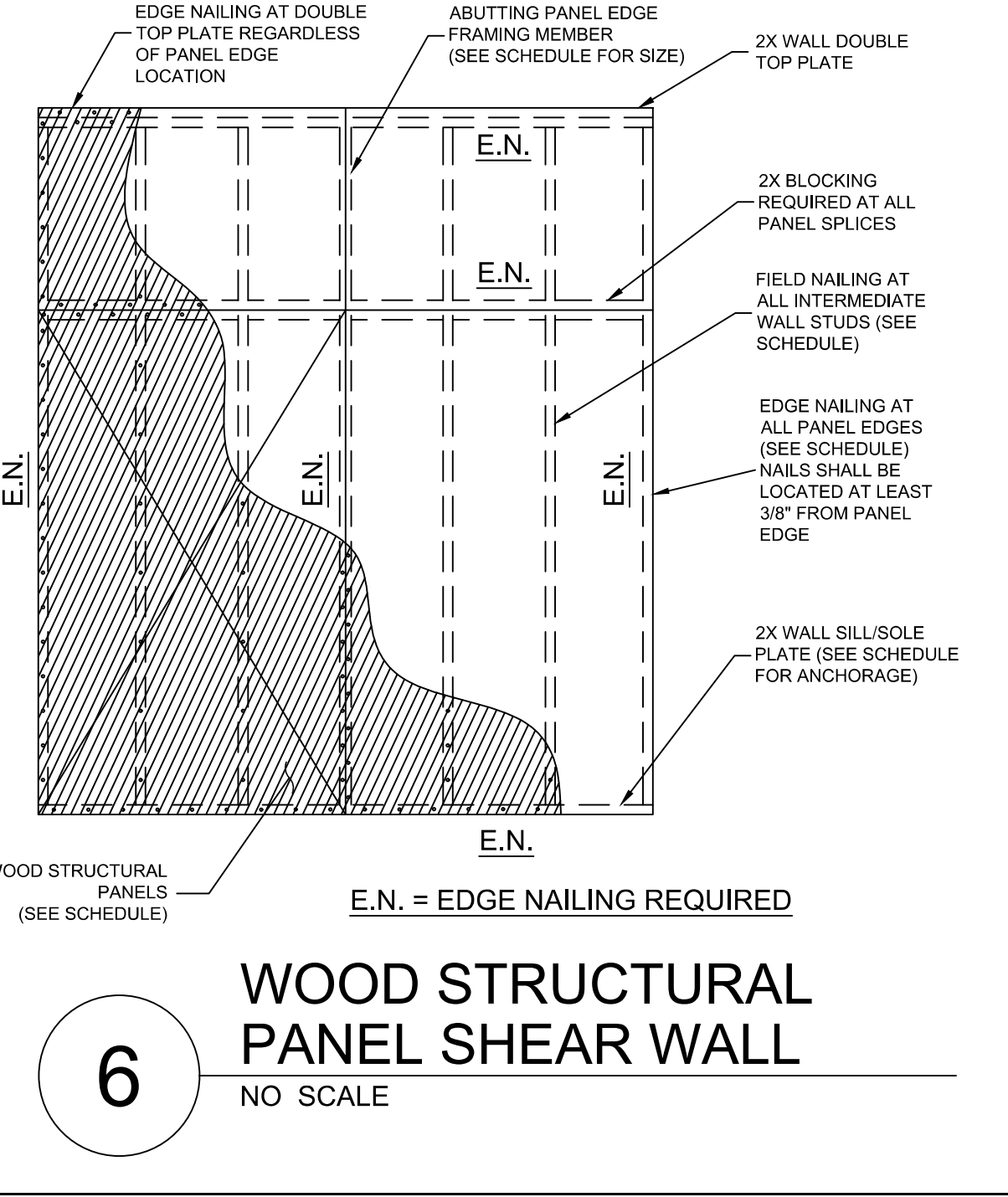
**3** BEARING WALL - INTERIOR FOOTING  
NO SCALE



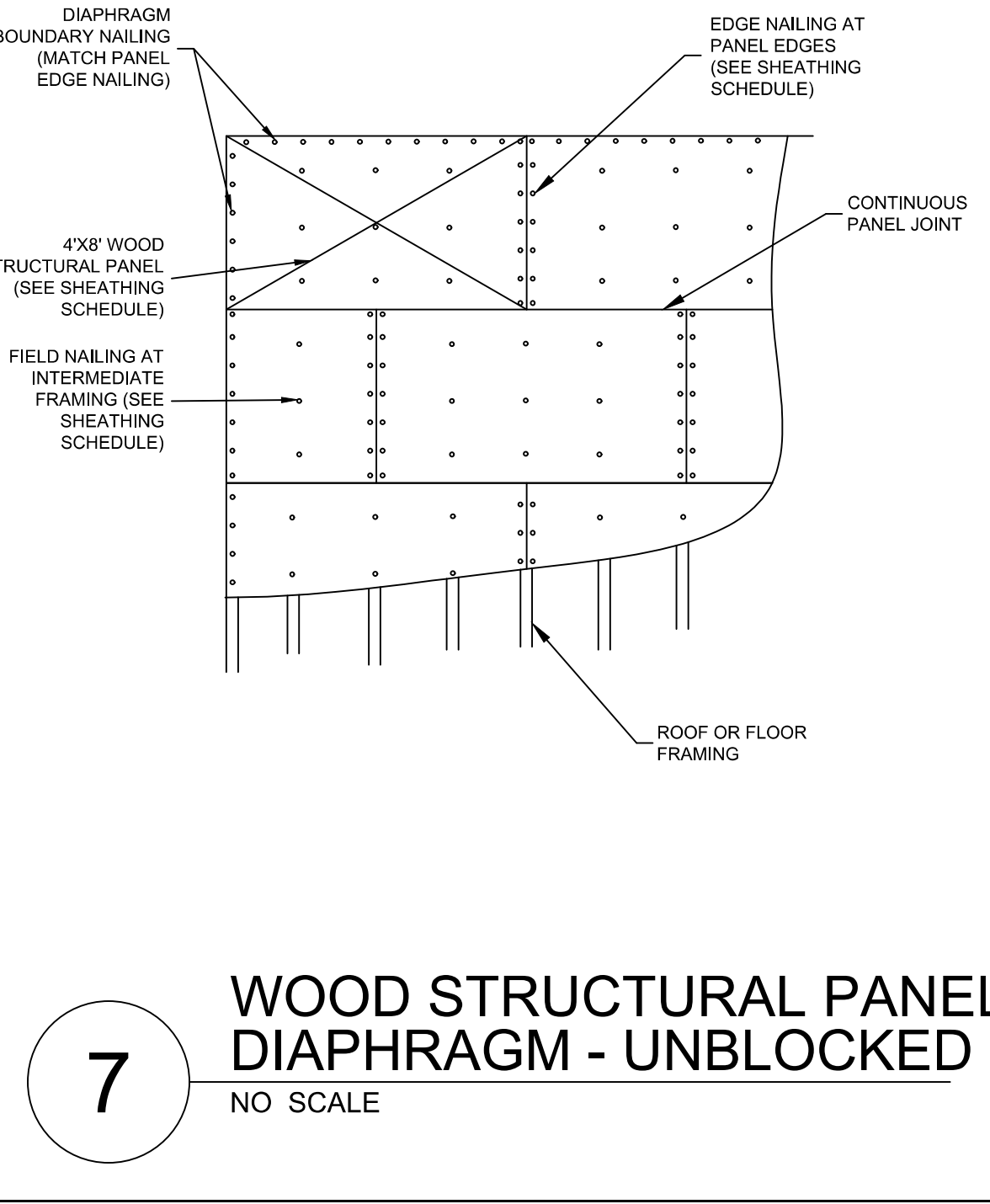
**4** FOOTING - CONCRETE PIER STEM TO SPOT FOOTING CONNECTION  
NO SCALE



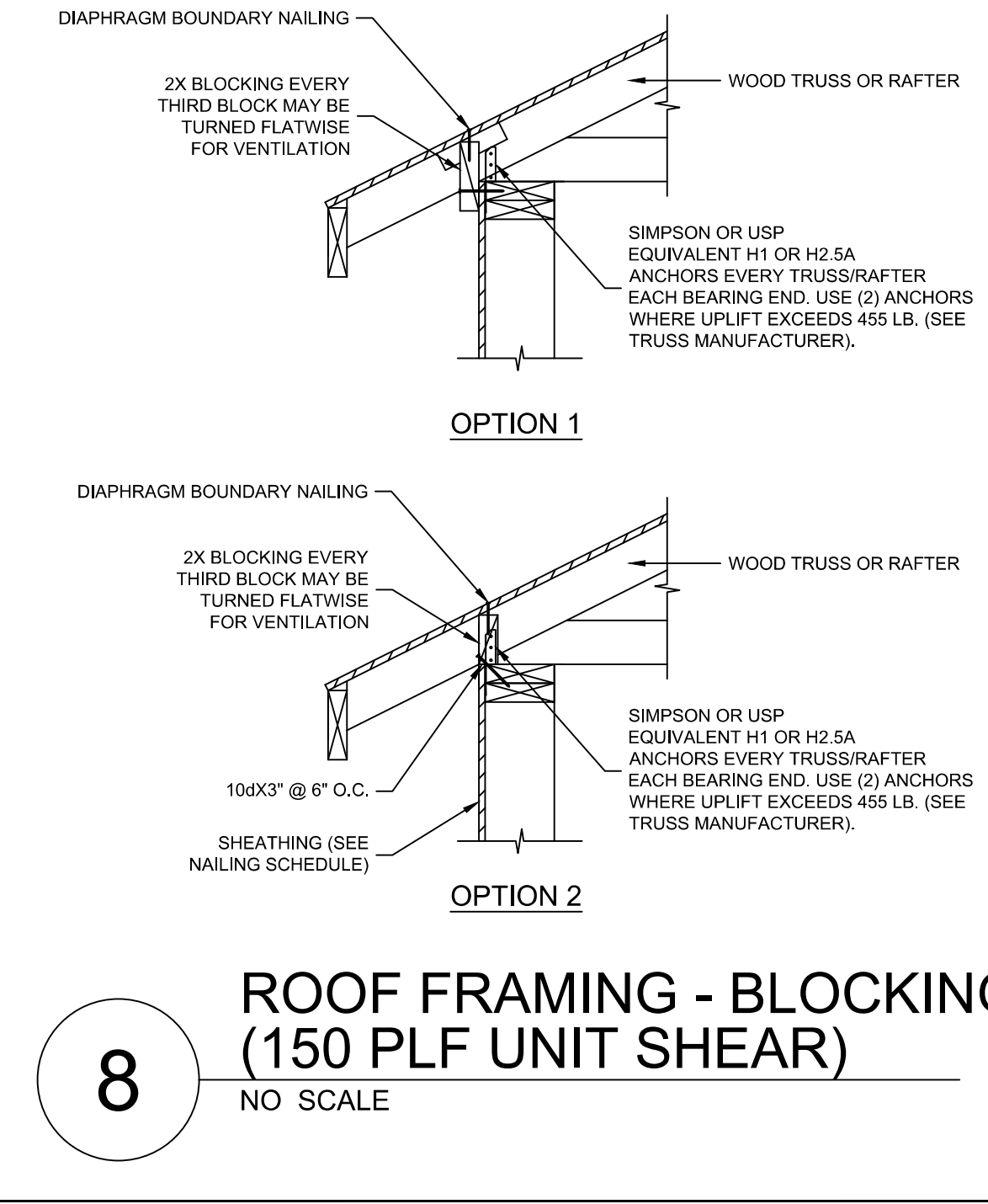
**5** SHEAR WALL - FORCE TRANSFER AROUND OPENINGS  
NO SCALE



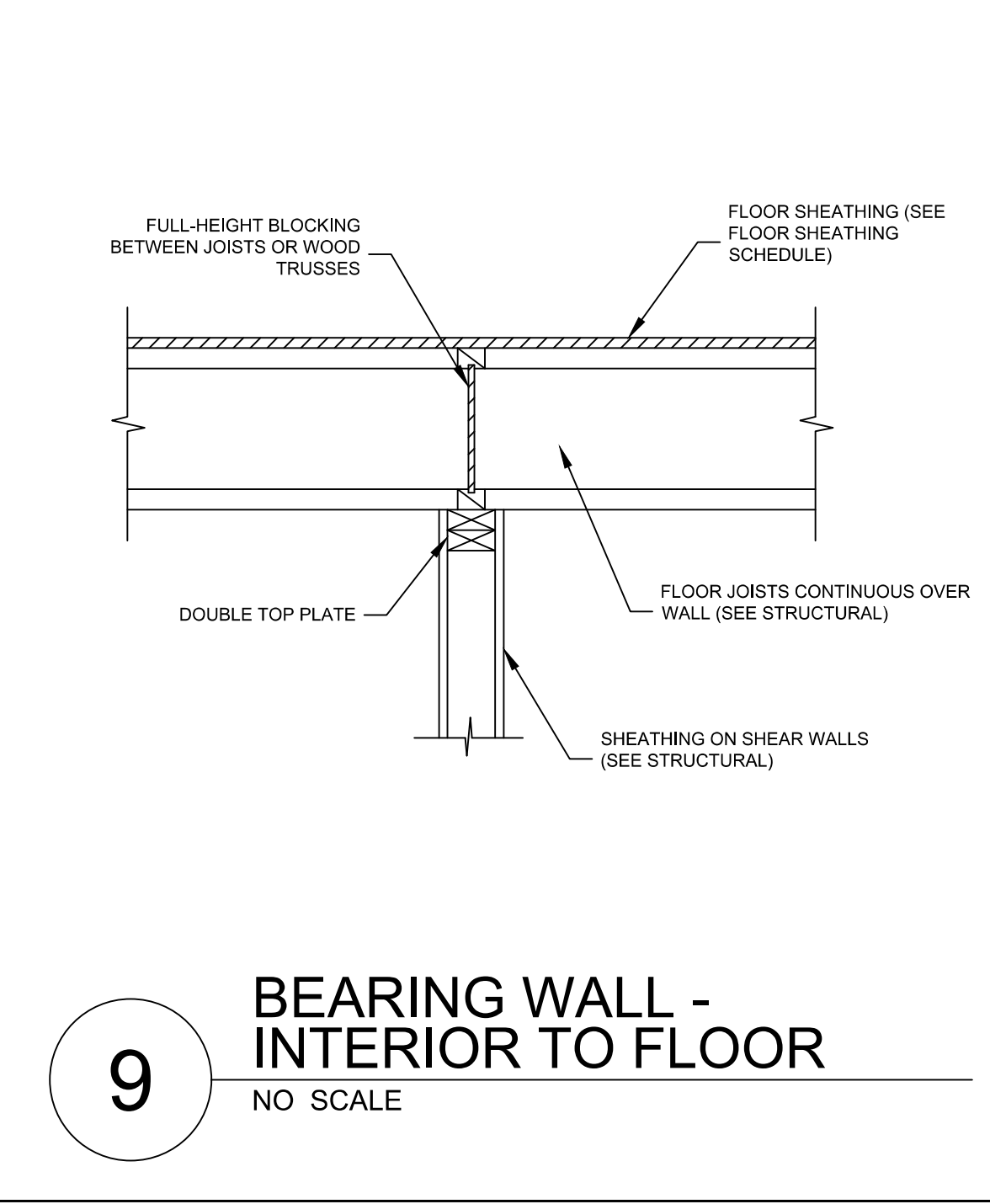
**6** WOOD STRUCTURAL PANEL SHEAR WALL  
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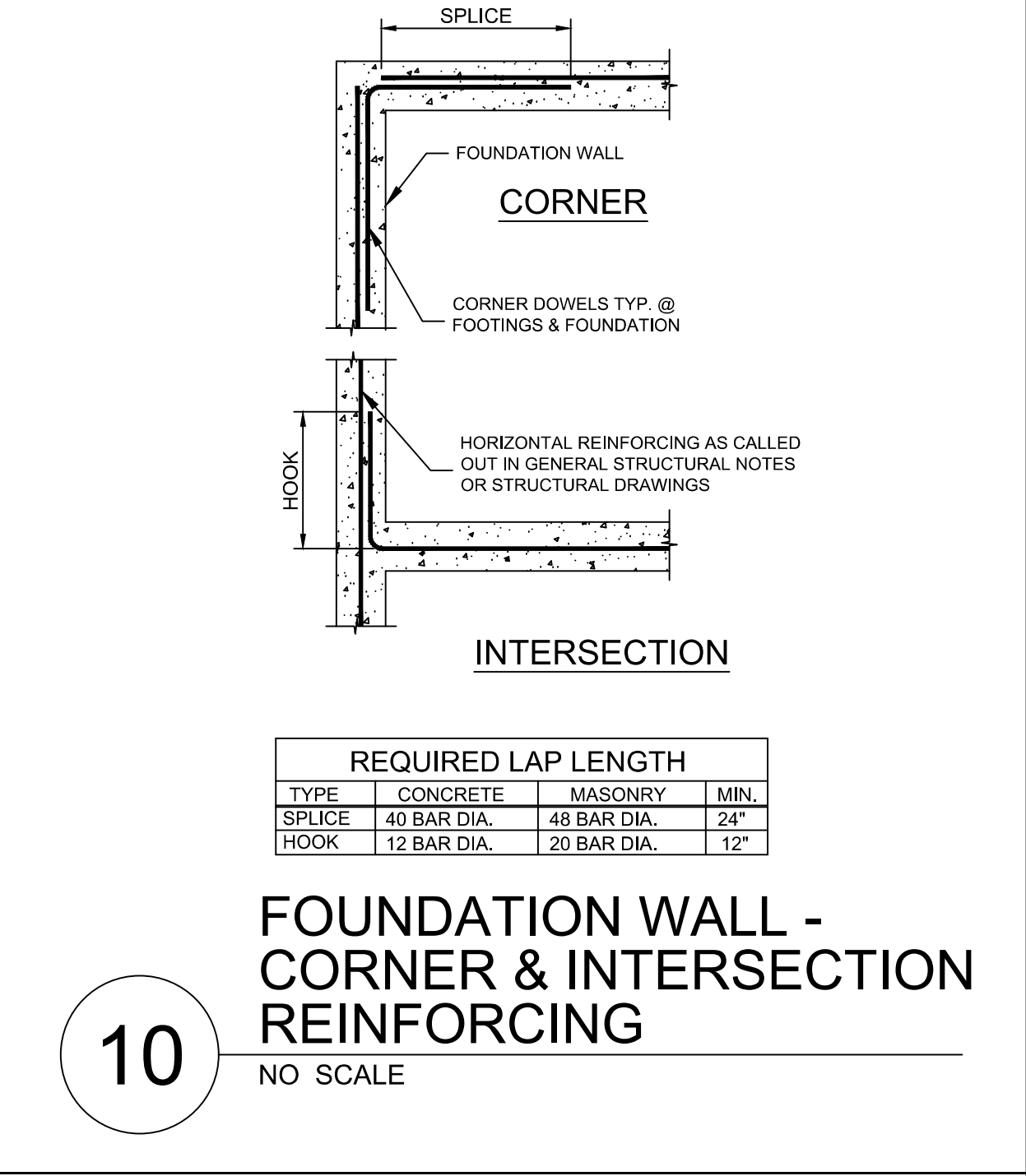
**7** WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED  
NO SCALE



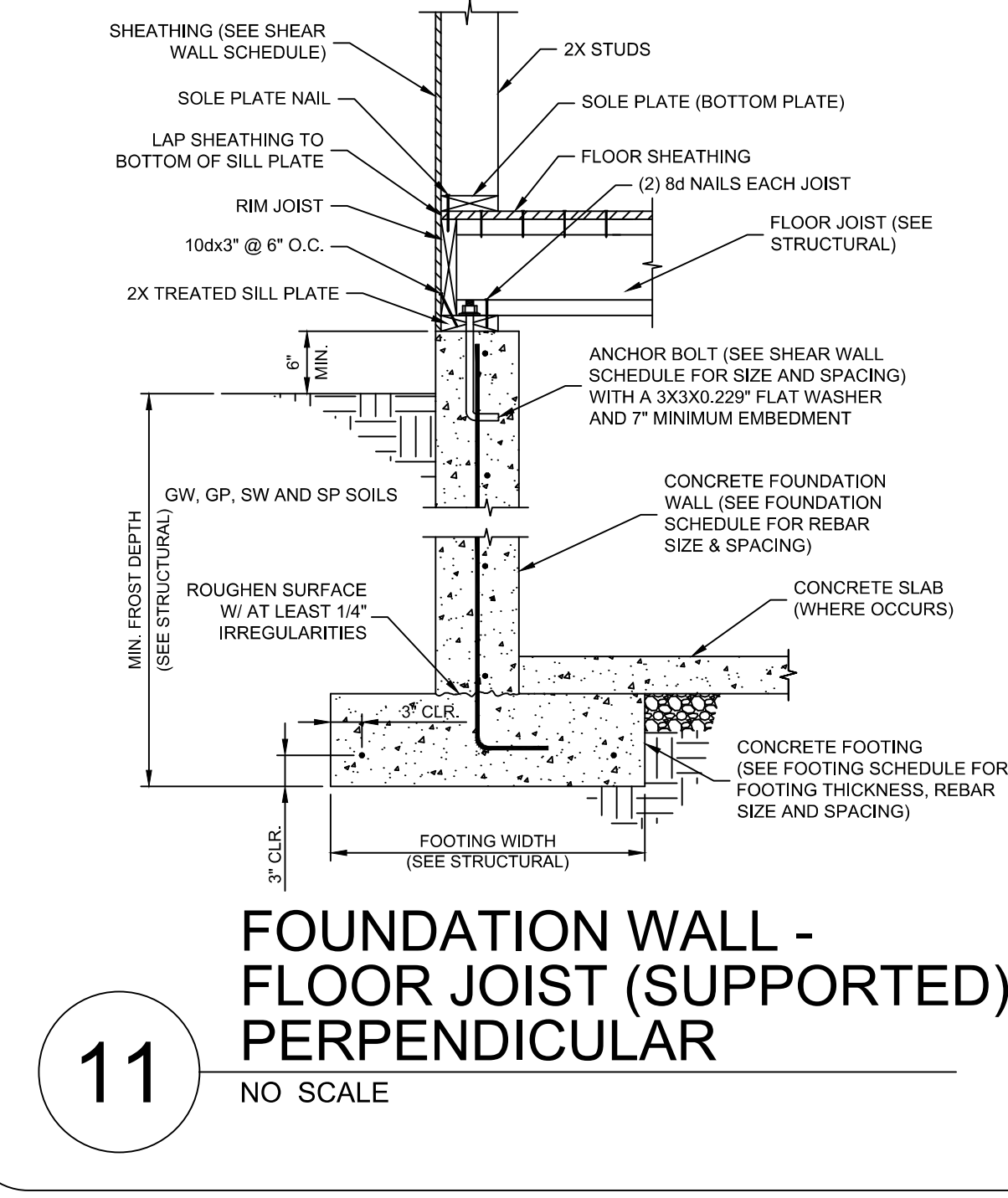
**8** ROOF FRAMING - BLOCKING (150 PLF UNIT SHEAR)  
NO SCALE



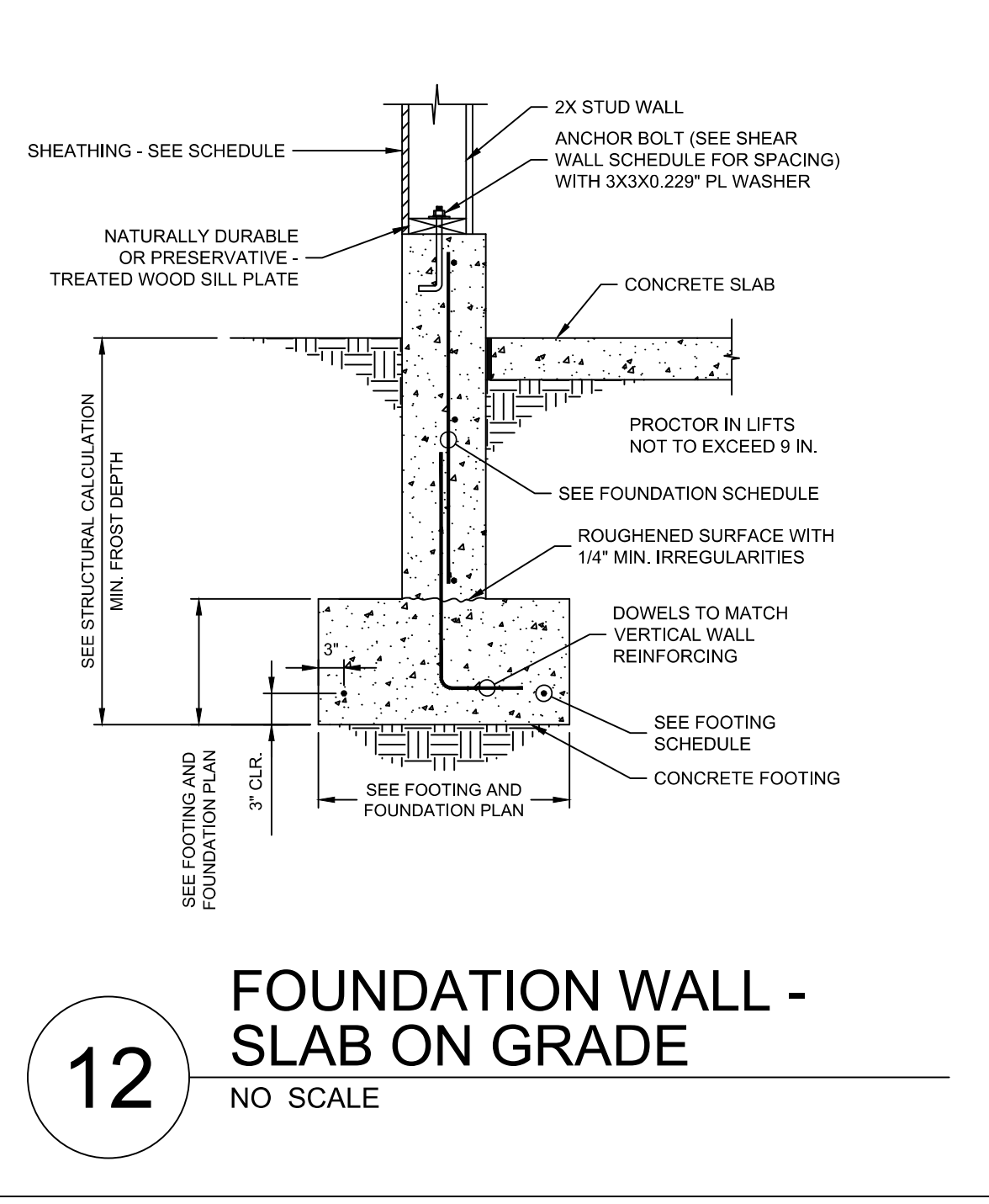
**9** BEARING WALL - INTERIOR TO FLOOR  
NO SCALE



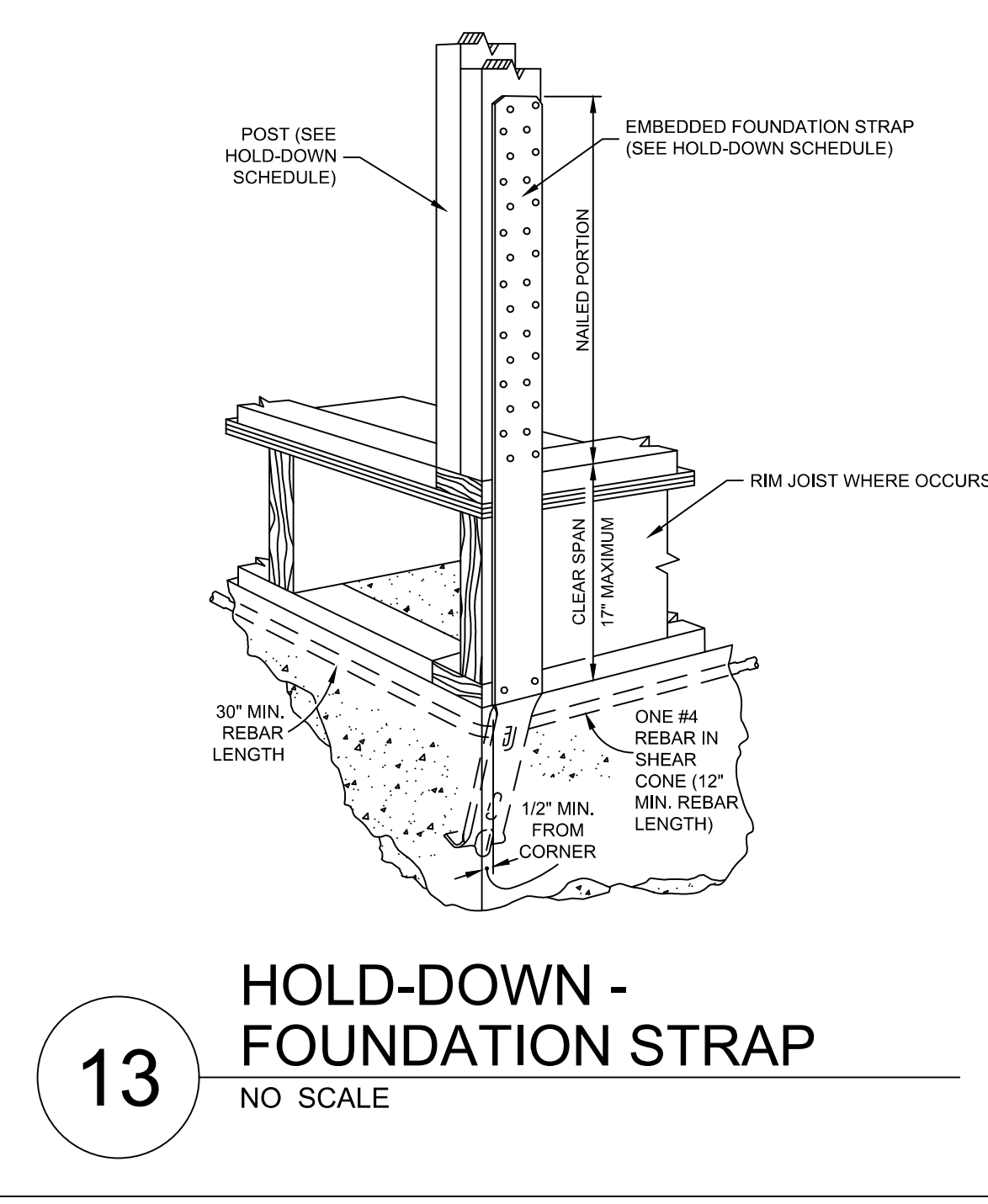
**10** FOUNDATION WALL - CORNER & INTERSECTION REINFORCING  
NO SCALE



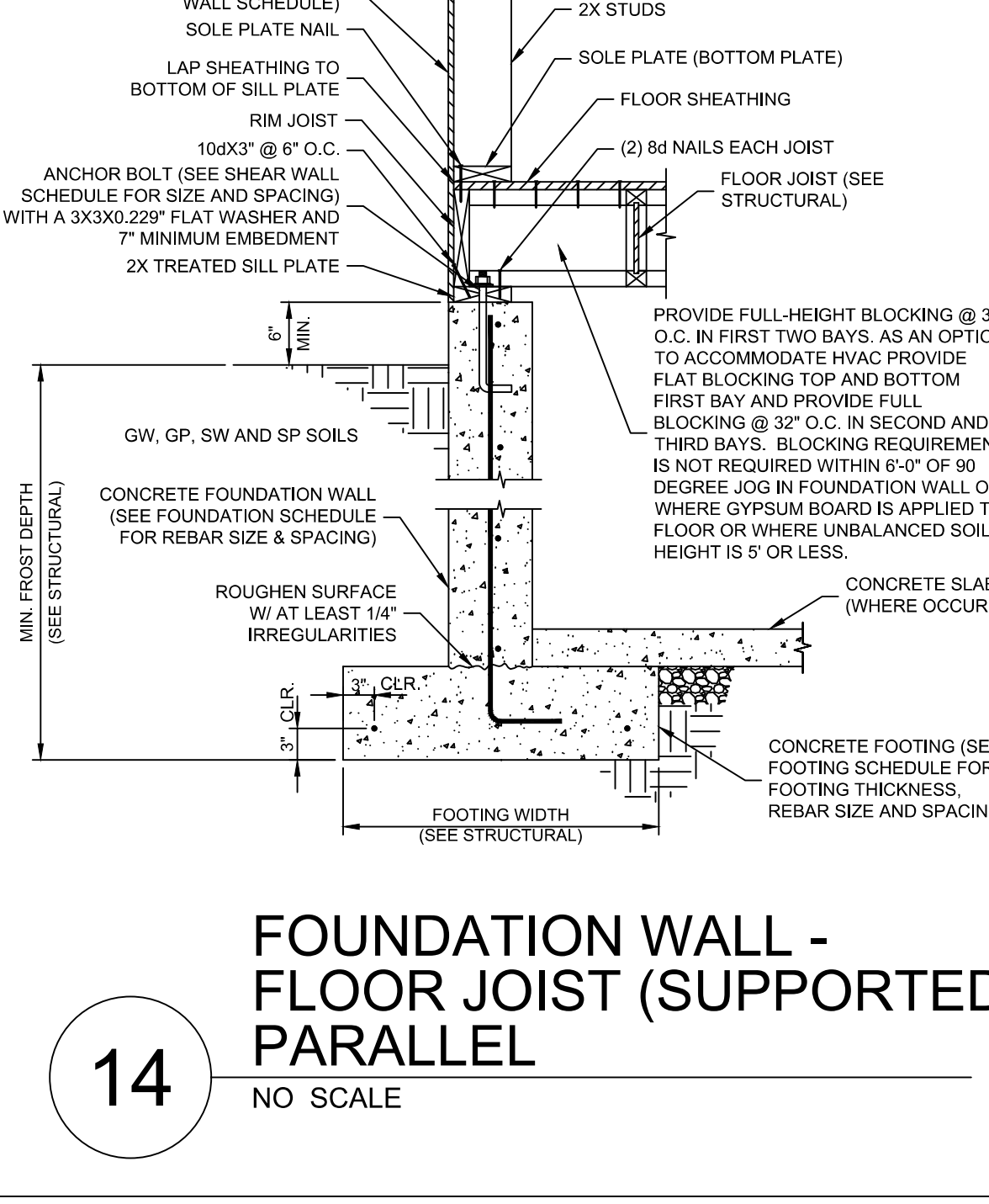
**11** FOUNDATION WALL - FLOOR JOIST (SUPPORTED) PERPENDICULAR  
NO SCALE



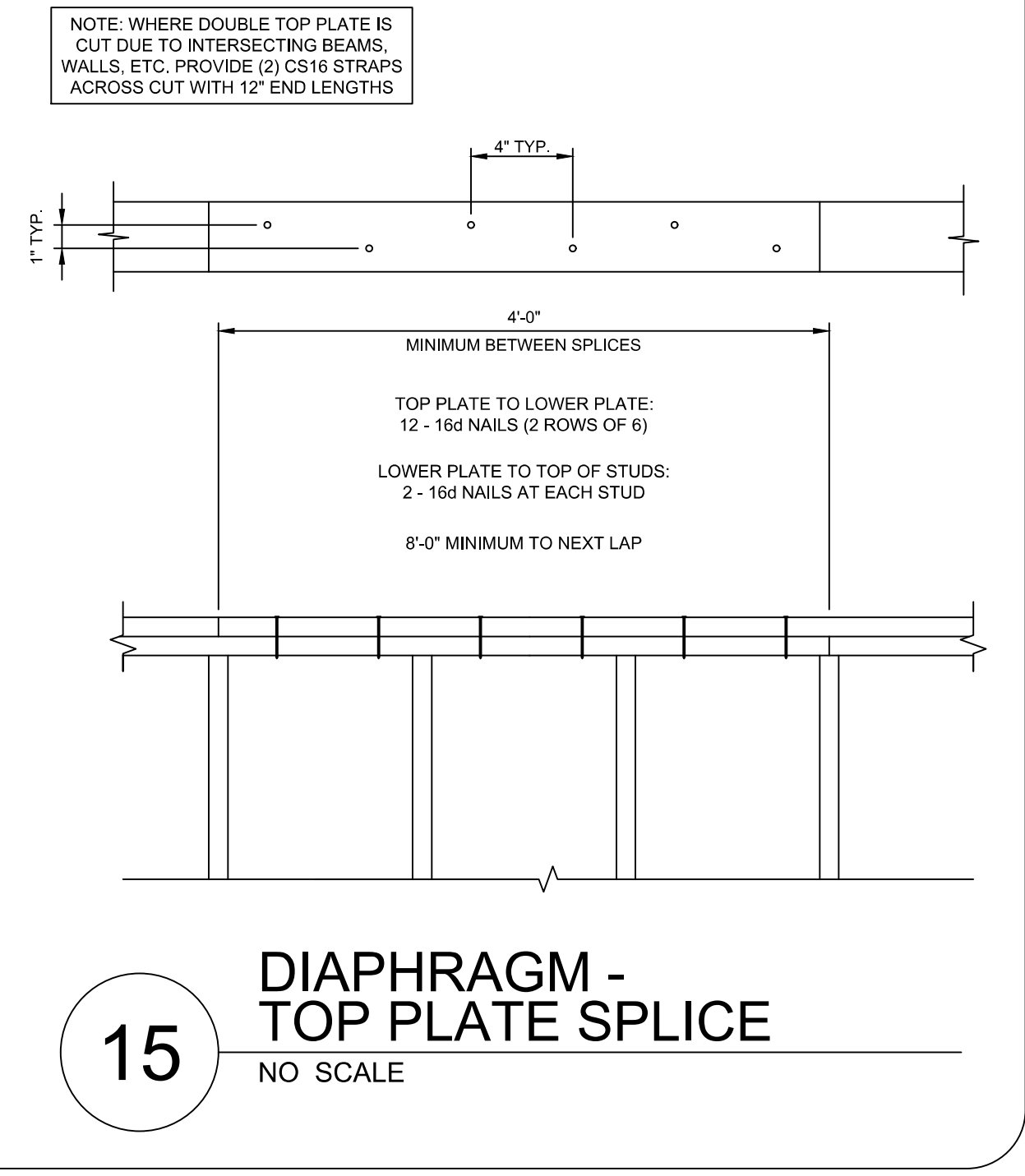
**12** FOUNDATION WALL - SLAB ON GRADE  
NO SCALE



**13** HOLD-DOWN - FOUNDATION STRAP  
NO SCALE



**14** FOUNDATION WALL - FLOOR JOIST (SUPPORTED) PARALLEL  
NO SCALE



**15** DIAPHRAGM - TOP PLATE SPLICE  
NO SCALE

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DATE: 03/20/21  
C. WALKER  
DATE: 03/20/21  
C. WALKER

NO.	DESCRIPTION	DATE
A	ISSUED FOR PERMIT	03/20/21

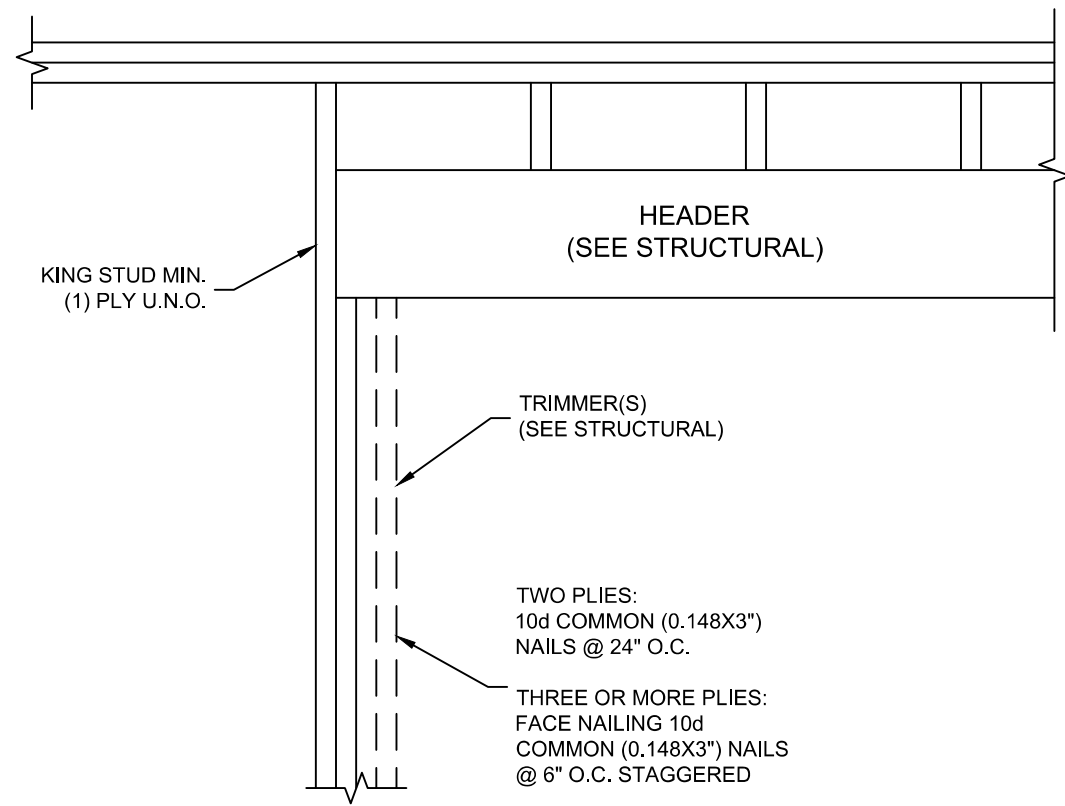
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PROFESSIONAL STAMP  
RESIDENTIAL ENGINEER  
No. 023900-2017  
CARSON R. WALKER  
STATE OF UTAH  
03-21-2021

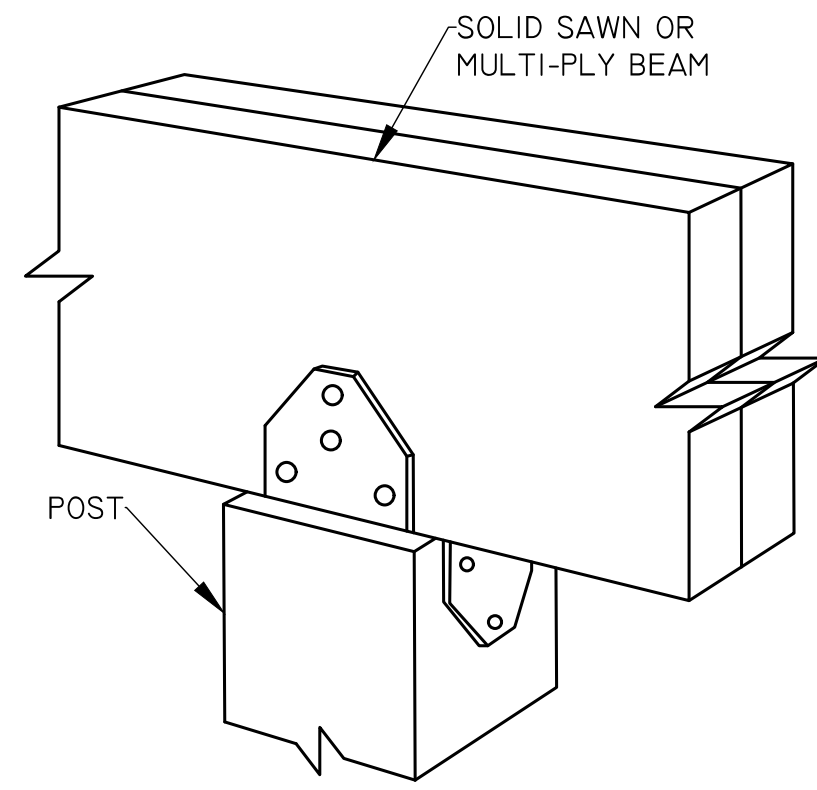
**ALIGNED ENGINEERING**  
210 South 300 East  
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**S-201**

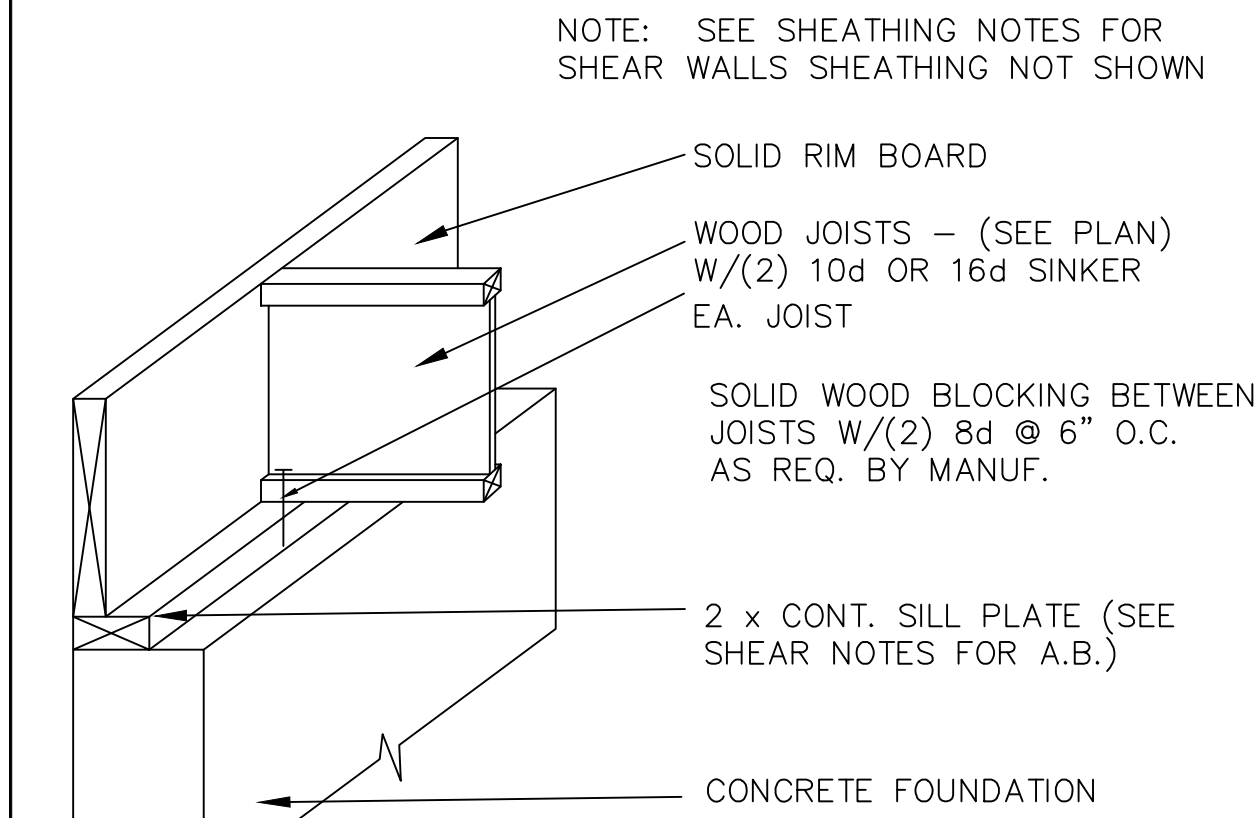




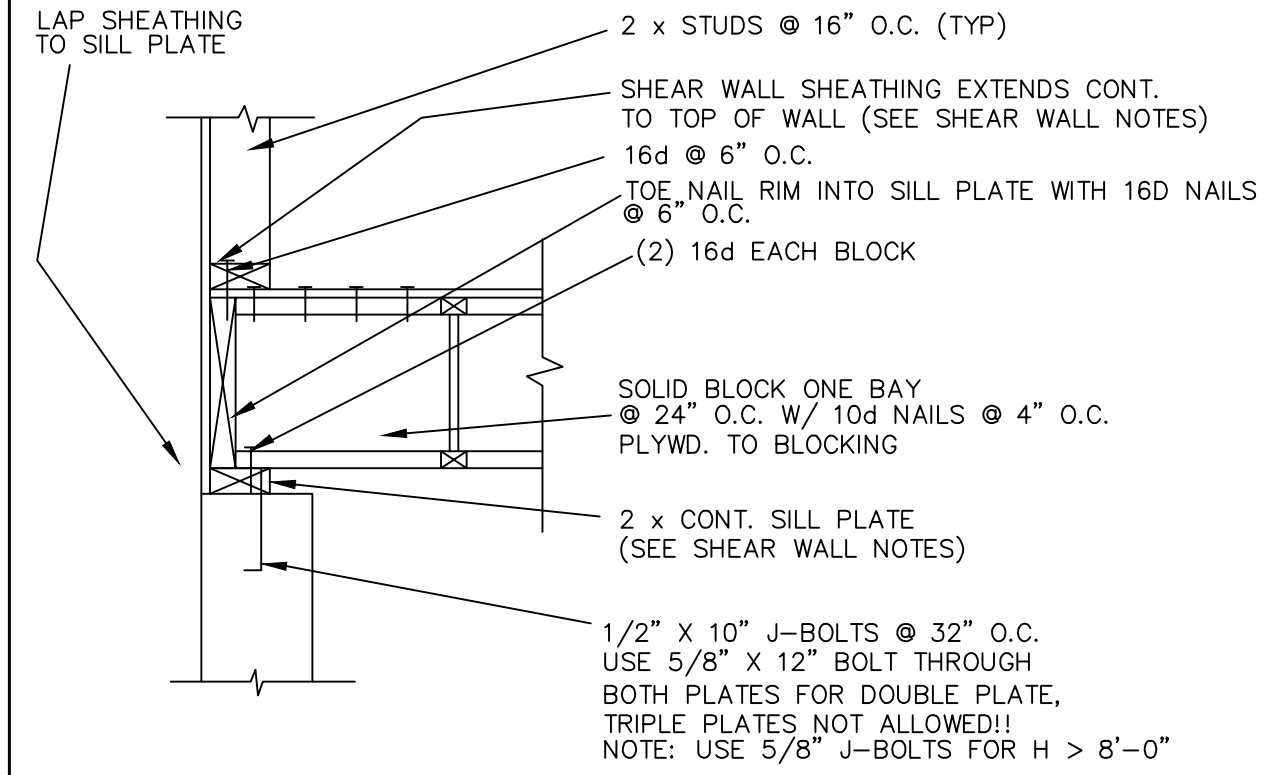
**16** WOOD BEAM - WALL HEADER FRAMING  
NO SCALE



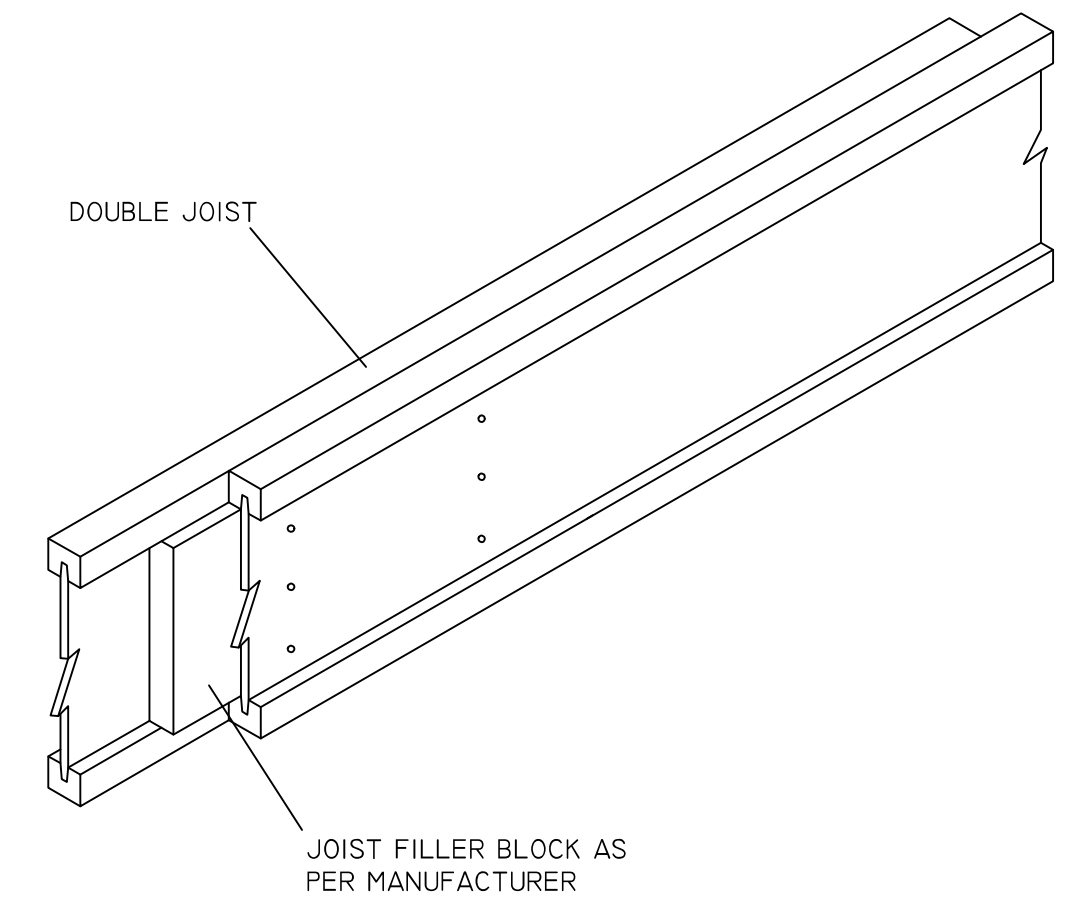
**17** BEAM TO POST ATTACHMENT (TYP)  
NO SCALE



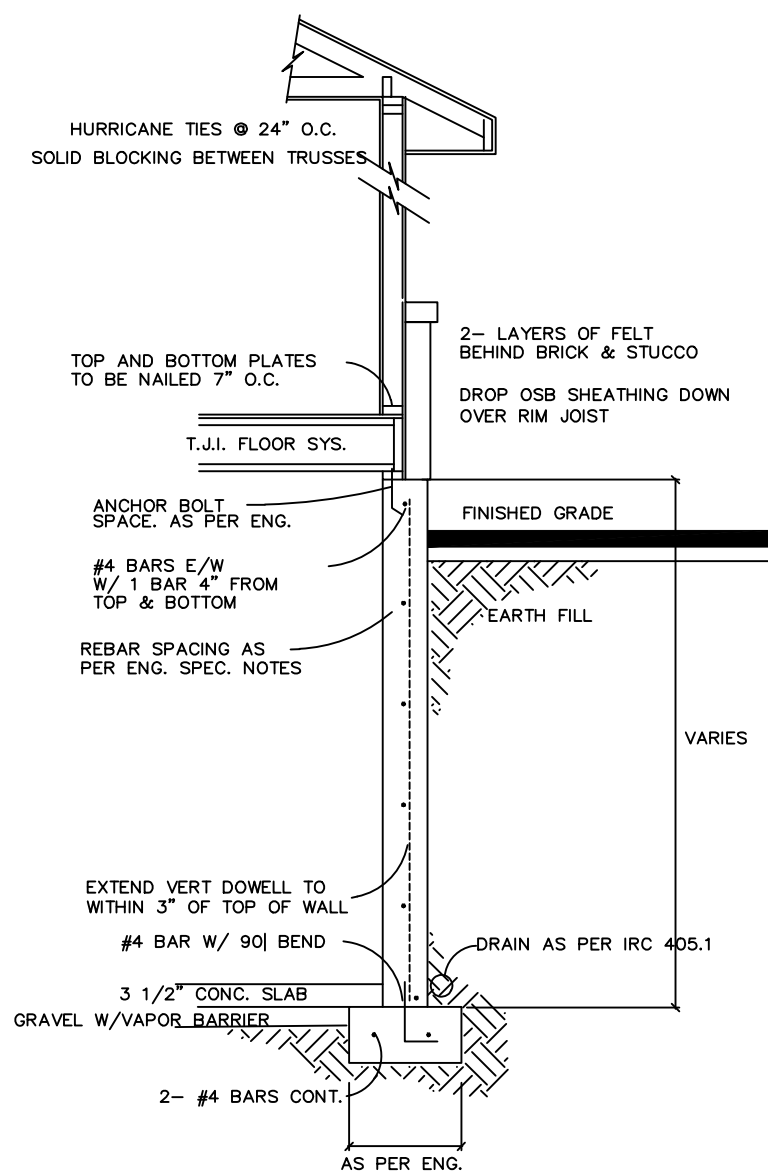
**18** WOOD JOIST FRAMING  
NO SCALE



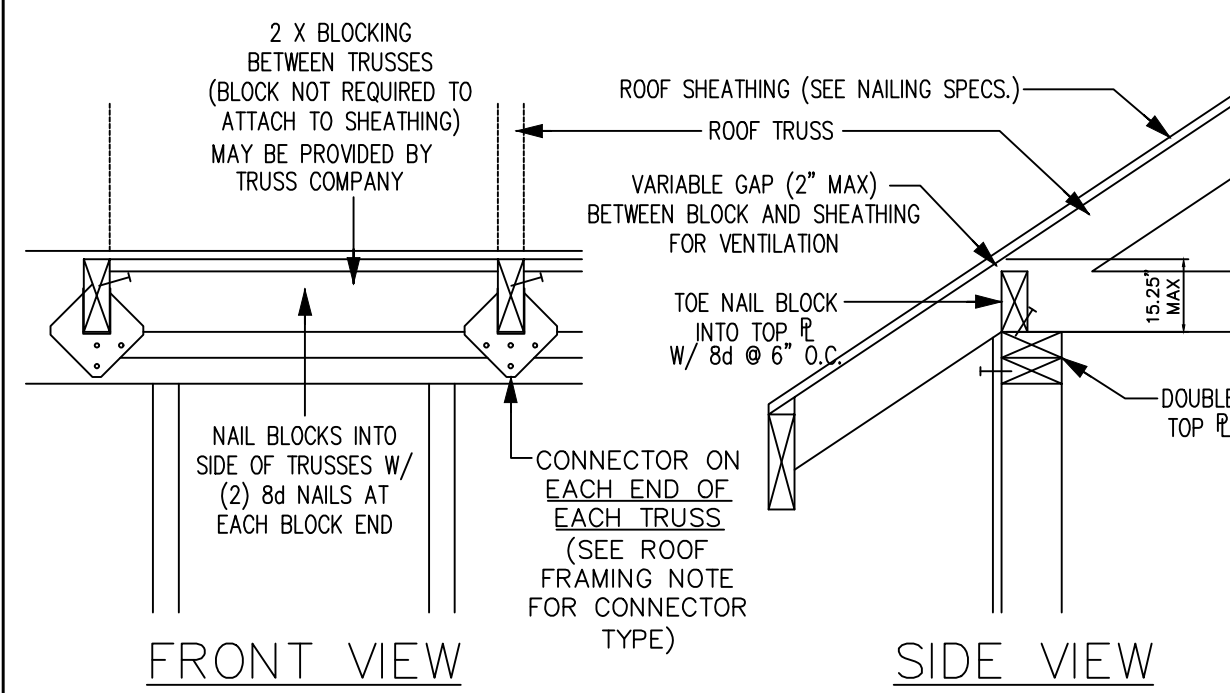
**19** WOOD JOIST FRAMING  
NO SCALE



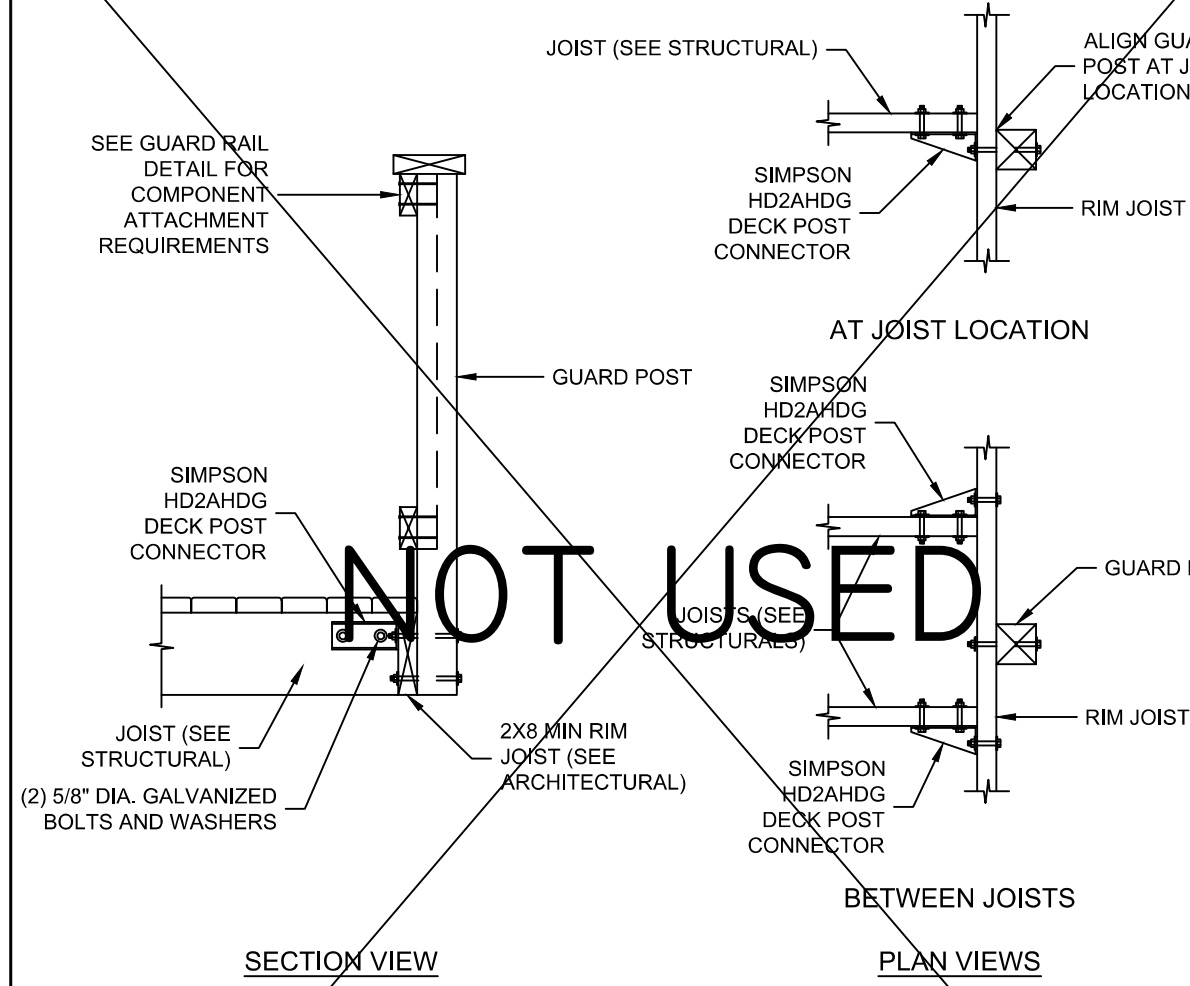
**20** DOUBLE JOIST DETAIL  
NO SCALE



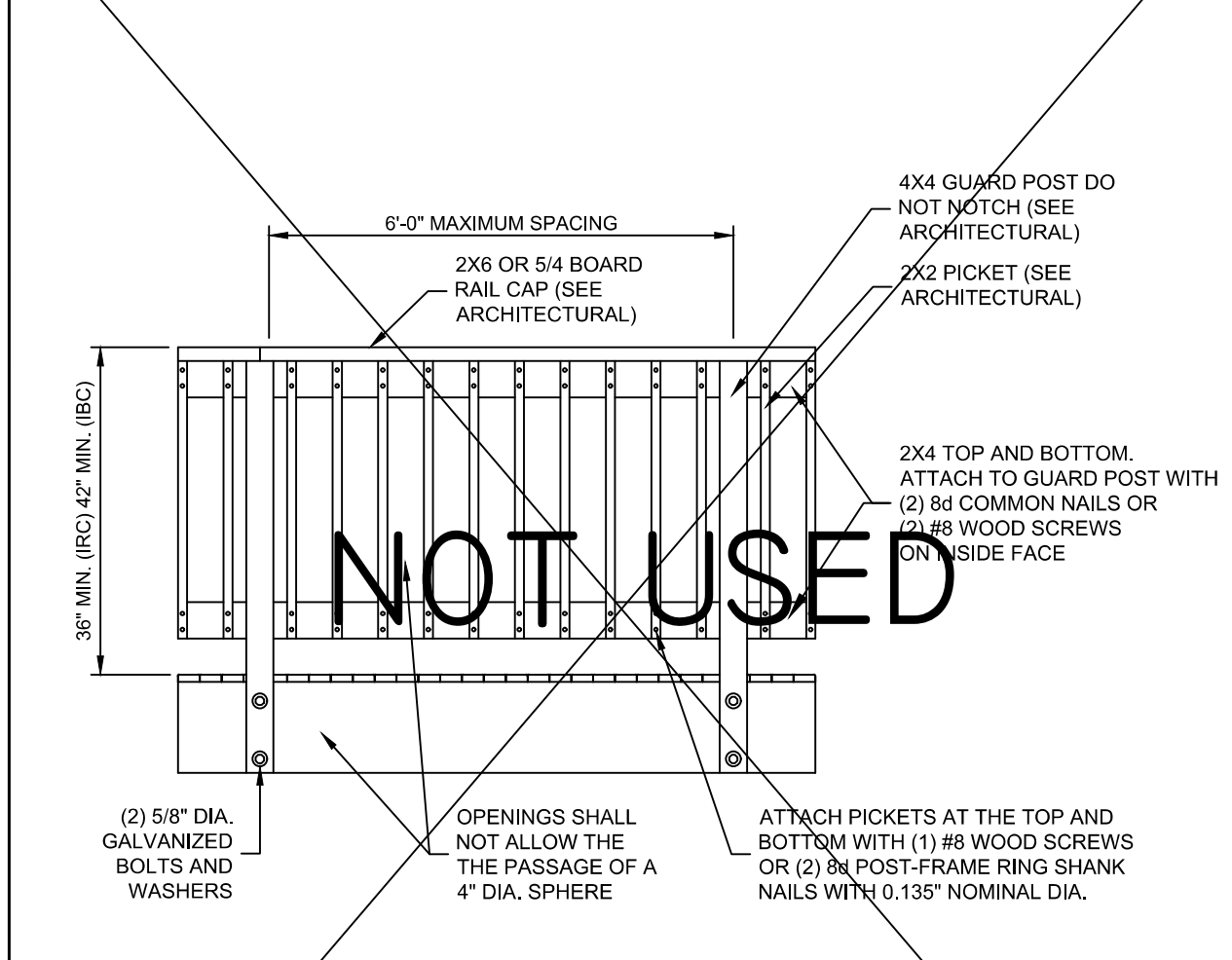
**21** TYPICAL WALL SECTION  
NO SCALE



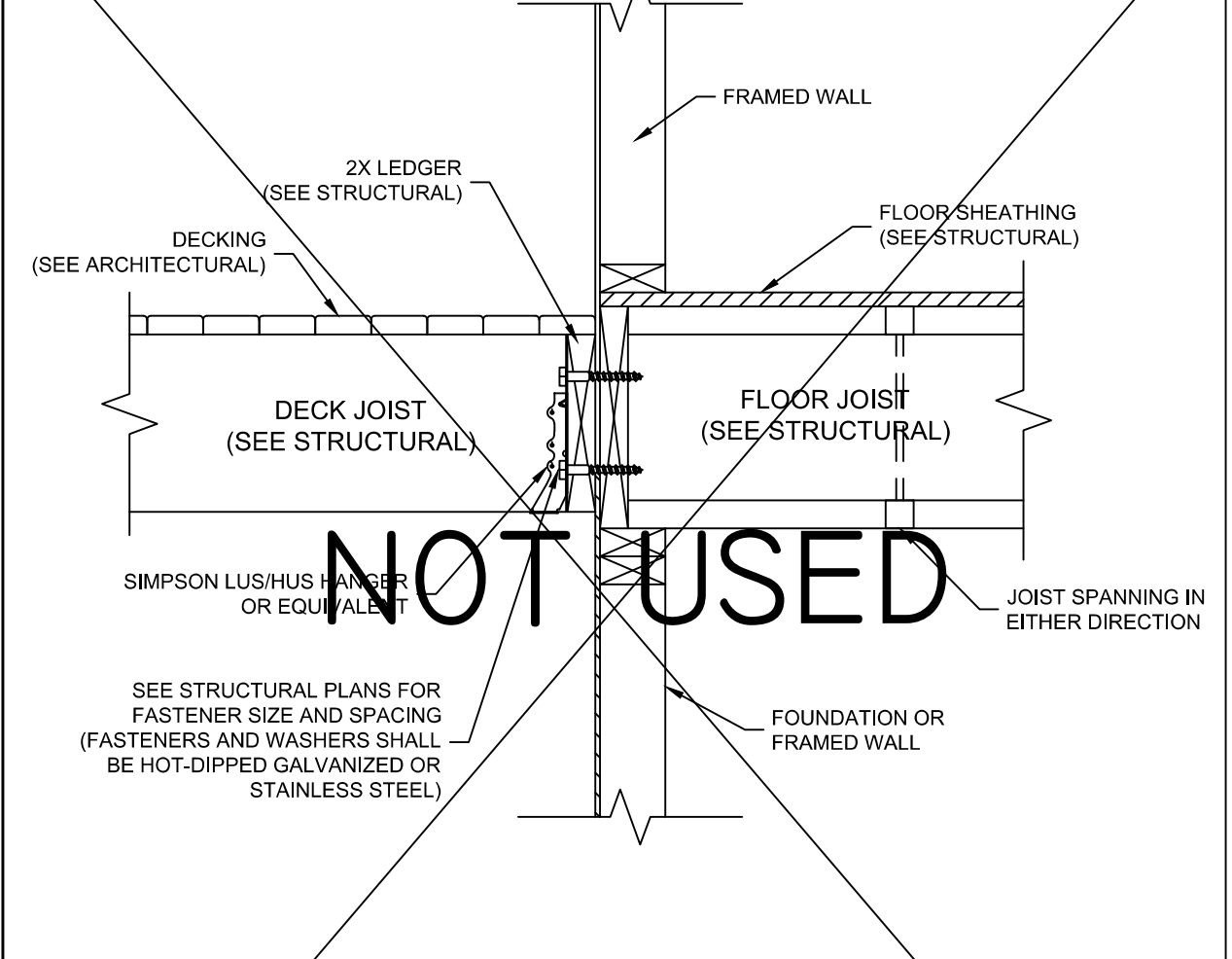
**22** TRUSS BLOCK DETAIL  
NO SCALE



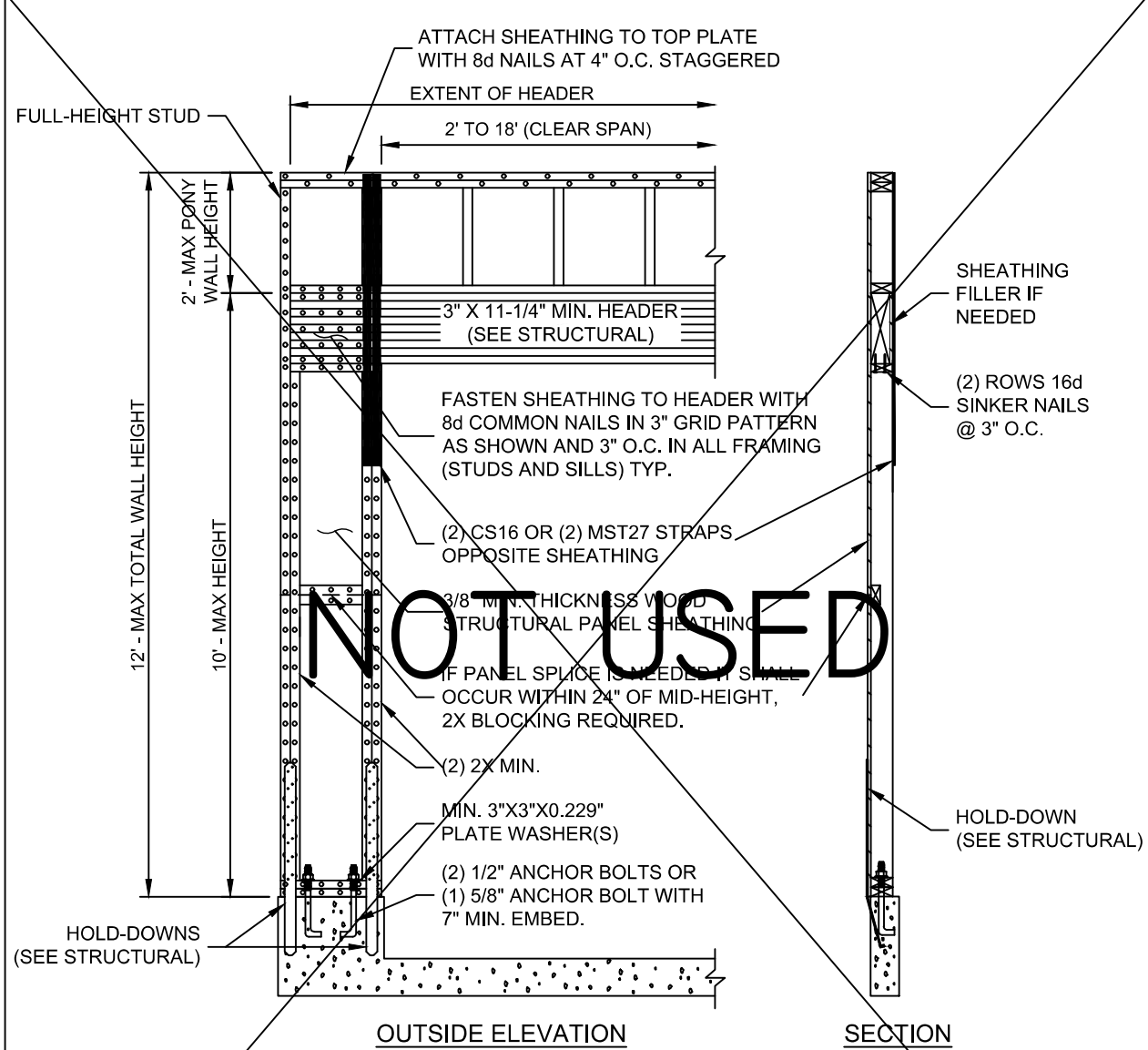
**23** DECK / BALCONY - GUARD POST  
NO SCALE



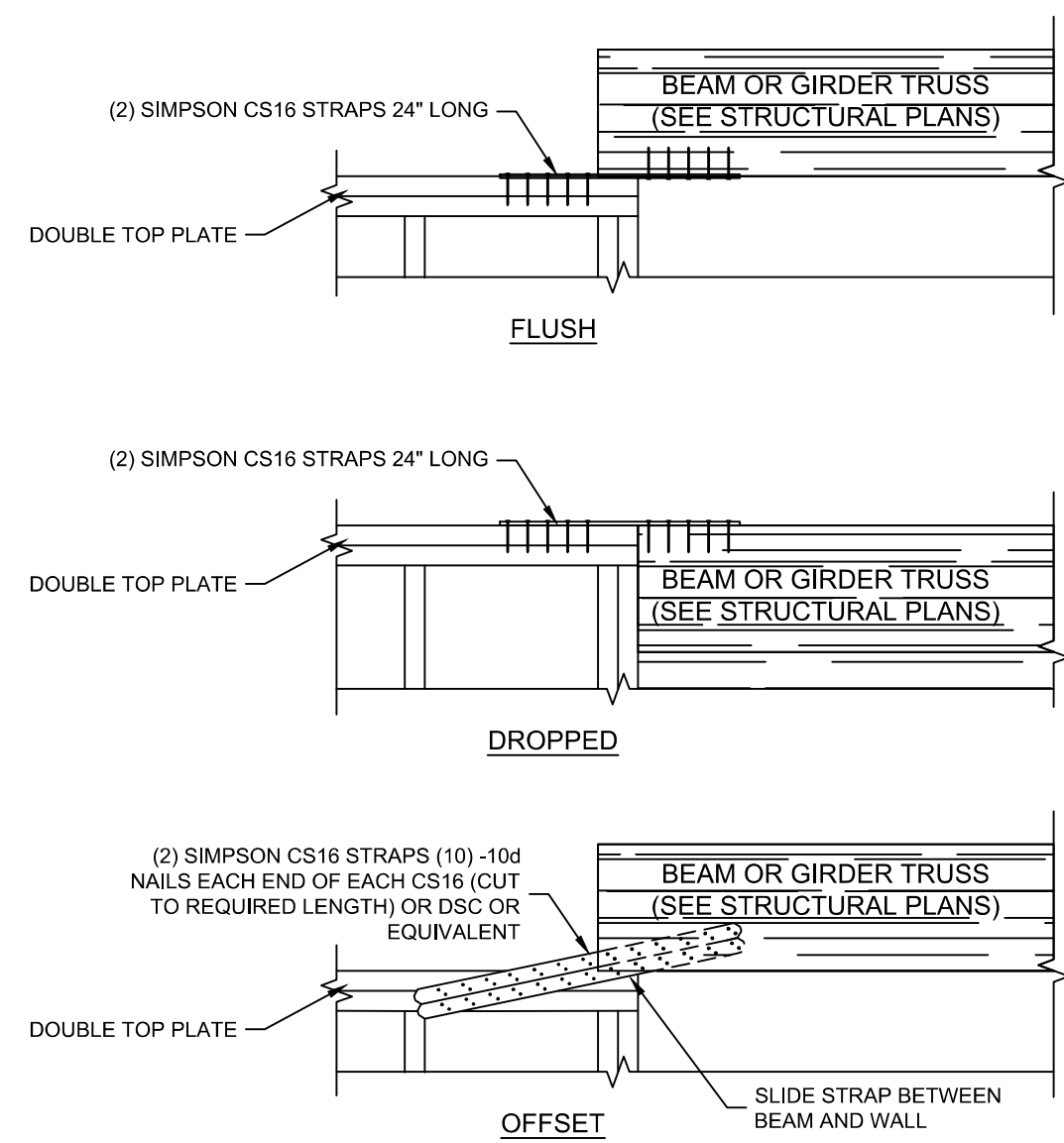
**24** DECK / BALCONY - GUARD RAIL  
NO SCALE



**25** LEDGER - DECK TO RIM BOARD  
NO SCALE



**26** APA PORTAL FRAME - CONCRETE FOUNDATION  
NO SCALE



**27** DIAPHRAGM - CHORD / COLLECTOR STRAP  
NO SCALE

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PREPARED BY: C. WALKER  
DATE: 03/20/21  
ISSUED FOR PERMIT: C. WALKER  
DATE: 03/20/21

NO.	DESCRIPTION	DATE
A	ISSUED FOR PERMIT	03/20/21

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