



BRADLEY RESIDENCE

LOT #1 POLE PATCH SUBDIVISION
WEBER COUNTY, UTAH

CONSULTANT SCHEDULE		
CONSULTANT	PHONE NUMBER	CONTACT INFO.
LANDFORMS DESIGN DESIGNER/ DRAFTER	BLAIR/ ROB	(801) 298-2240 blair@ - or - rob.a@landforms.com
YORK STRUCTURAL ENGINEER	JAKE	(801) 816-3501 jake@yorkengr.com

DEFERRED SUBMITTAL		SQUARE FOOTAGE	
ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE PRIOR TO SUBMITTING TO BUILDING OFFICIAL.			
A. FIRST APPROVED BY THE DESIGNER OF RECORD		MAIN LEVEL	2168
B. APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR ANY STRUCTURAL ITEMS FOR DEFERRED SUBMITTALS		LOWER LEVEL	2662
		TOTAL	5430
-ITEMS-			
1. FIRE SPRINKLER PLANS (MOD. NFPA 13D)		COLD STORAGE	210
2. RADIANT HEAT DESIGN (LAYOUT PLANS, CALC. & SPECS)		STORAGE UNDER GARAGE	935
3. GAS PIPING SCHEMATIC-PROVIDED BY MECH. CONTRACTOR		THEATER UNDER GARAGE	957
4. TRUSS PLANS & CALC. (IF APPLICABLE)		COVERED MAIN FLOOR DECK	413
5. STUCCO SYSTEM (IF APPLICABLE)		COVERED MAIN FLOOR ENTRY	311
6. FIREPLACE PRODUCT INFO. (IF APPLICABLE)		GARAGES	1620
7. CONSTRUCTION MITIGATION PLAN			
8. GEOTECH SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)			
9. LANDSCAPE PLAN (IF APPLICABLE)			
10. SPECIAL INSPECTIONS FOR BUILDING ON THIS PROJECT (IF APPLICABLE)			
11. CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS. PRIOR TO FOUR-WAY INSPECTION			
12. POOL DESIGN BY OTHERS (IF APPLICABLE)			
		CODE ANALYSIS	
		UTAH STATE ADOPTED CODES AS OF JULY 1, 2019:	
2019 IRC	2019 IPC	BUILDING OCCUPANCY: R-3	
2015 IBC	2015 IMC	TYPE 5	
2011 NEC	2015 IFGC	B-CONSTRUCTION	
		2019 UTAH ENERGY CONSERVATION CODE	

GENERAL NOTES	
<p>A. EXCAVATION, BACK FILL, GRADING & DAMP PROOFING</p> <ol style="list-style-type: none"> All excavations for footings shall be to natural undisturbed soil. All back filling shall be done with granular free draining material. Existing site material may be used so long as existing soils are free from clay soils and any construction debris. Compact all back fill material in 10" lifts to 95% of maximum soil density. Finish grading shall be done so as to provide positive drainage away from all building foundations. A minimum slope of 6" per 10' and shall be maintained with a 2% slope thereafter to approved drainage areas. All rainwater downspouts shall be piped away from the home to an approved drainage area. No rainwater shall drain in window wells or rock light wells. If any ground water is encountered during excavation, a qualified soils Engineer shall be retained to make an on-site assessment of the situation. Footings shall be placed around all exterior footings and gravity fed to an approved drainage area. 	
<p>B. WINDOWS</p> <ol style="list-style-type: none"> All windows in rooms used for sleeping shall have sills not more than 44" above the floor with an operable opening of not less than 5.7 square feet. The height of the window shall not be less than 24" with a net clear width of not less than 20". Exception: grade floor openings shall have a min. net clear opening of 5.0 sq. ft. Habitable rooms require 8% of floor area to be glazing with 1/2 of that glazing to be operable. All windows to be double pane insulated glazing of 3/16" double strength "B" grade glass minimum. 	
<p>C. VENTILATION</p> <ol style="list-style-type: none"> Natural ventilation shall be provided to every habitable room with equal to 4% of floor area with operable windows which will provide (35) fresh air changes per hour. No gas connections allowed in any rooms used for sleeping or in any corridors leading to or through any sleeping room. Ventilation shall be provided into all crawl spaces by means of screened vents measuring not less than 1" x 14" spaced not more than 25' apart and placed so as to provide cross ventilation. Provide (2) combustion air ducts to furnace rooms: (1) placed at 8' above floor and (1) placed at 12" below the ceiling with an area of not less than (1) square inch per 1000 BTUH input. Provide attic ventilation equal to 1/50 of the area of the space ventilated. Mechanical ventilation may be provided in habitable rooms, where not required for emergency escape. System will be able to provide (35) fresh air changes per hour. 	
<p>D. FIRE PROTECTION & WARNING</p> <ol style="list-style-type: none"> Provide 1/2" type "X" gyp. bd. on all supporting walls and ceilings of the garage adjacent to living areas. Nail all 5/8" type "X" gyp. bd. at 6" o.c. (One hour fire rated). Provide 1/2" type "X" gyp. bd. on walls and under side of stairs under any stairway area used for storage. Fire block walls at all stair stringers. Doors leading from the garage into the house shall be solid core wood or honeycomb metal doors not less than 1 1/2" thick. Smoke detectors are required in all hallways leading to sleeping rooms, sleeping rooms, unfinished areas, with a minimum of (1) one each story. Wire all smoke detectors to sound simultaneously. Smoke detectors must have battery back-up. A minimum of 30" shall be provided above all ranged, grills, or cook tops to combustibles. 	
<p>E. HANDRAILS & GUARDRAILS</p> <ol style="list-style-type: none"> Handrails are required at all stairways having (2) or more risers. Handrails shall be placed not less than 2'-0" above stair nosing and not more than 3'-6" above the finished floor. Handrail gap size shall have a circular cross section of 1 1/2" minimum - 2 1/8" max. Edges shall have a minimum radius of 1/4". Handrails may project 4 1/2" into the stairway on both sides. Continuous handrails shall be permitted to be interrupted by a newel post at a turn and the use of a volute turn or starting bailing shall be allowed on lowest tread. Guardrails are required at all landings or decks or floor levels more than 30" apart. Balusters for guardrails shall be spaced such that a 4" diameter sphere shall not pass through. When a guardrail is combined with a handrail on the open side of a stair, guardrail may be built to handrail height. Guardrails are required at all landings or decks or floor levels more than 30" in height above grade. 	

DRAWING SCHEDULE	
T1	COVER SHEET & DRAWING SCHEDULE
A1	LOWER LEVEL & FOOTING AND FOUNDATION PLAN
A2	GENERAL NOTES & DETAILS
A3	MAIN FLOOR PLAN
A4	CLERESTORY PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	FRAMING PLANS AND BEAMS
A8	FRAMING SECTIONS
A9	FRAMING SECTIONS
A10	ELECTRICAL, MECHANICAL, & PLUMBING NOTES
A11	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
A12	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS

TITLE SHEET AND DRAWING SCHEDULE

BRADLEY RESIDENCE
FARMSTEAD PLAN

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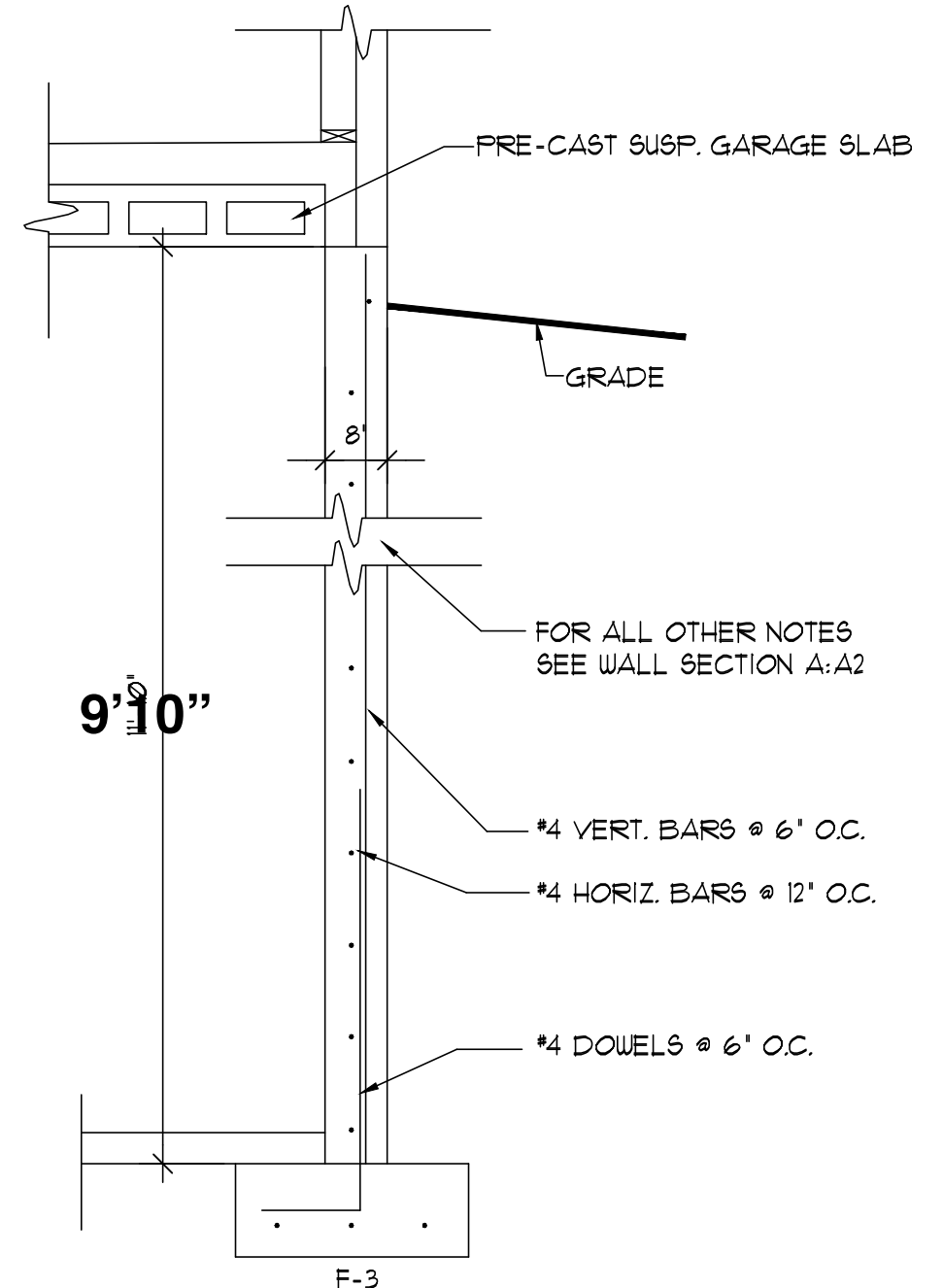
REVISIONS	
date	item

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	2/20/20

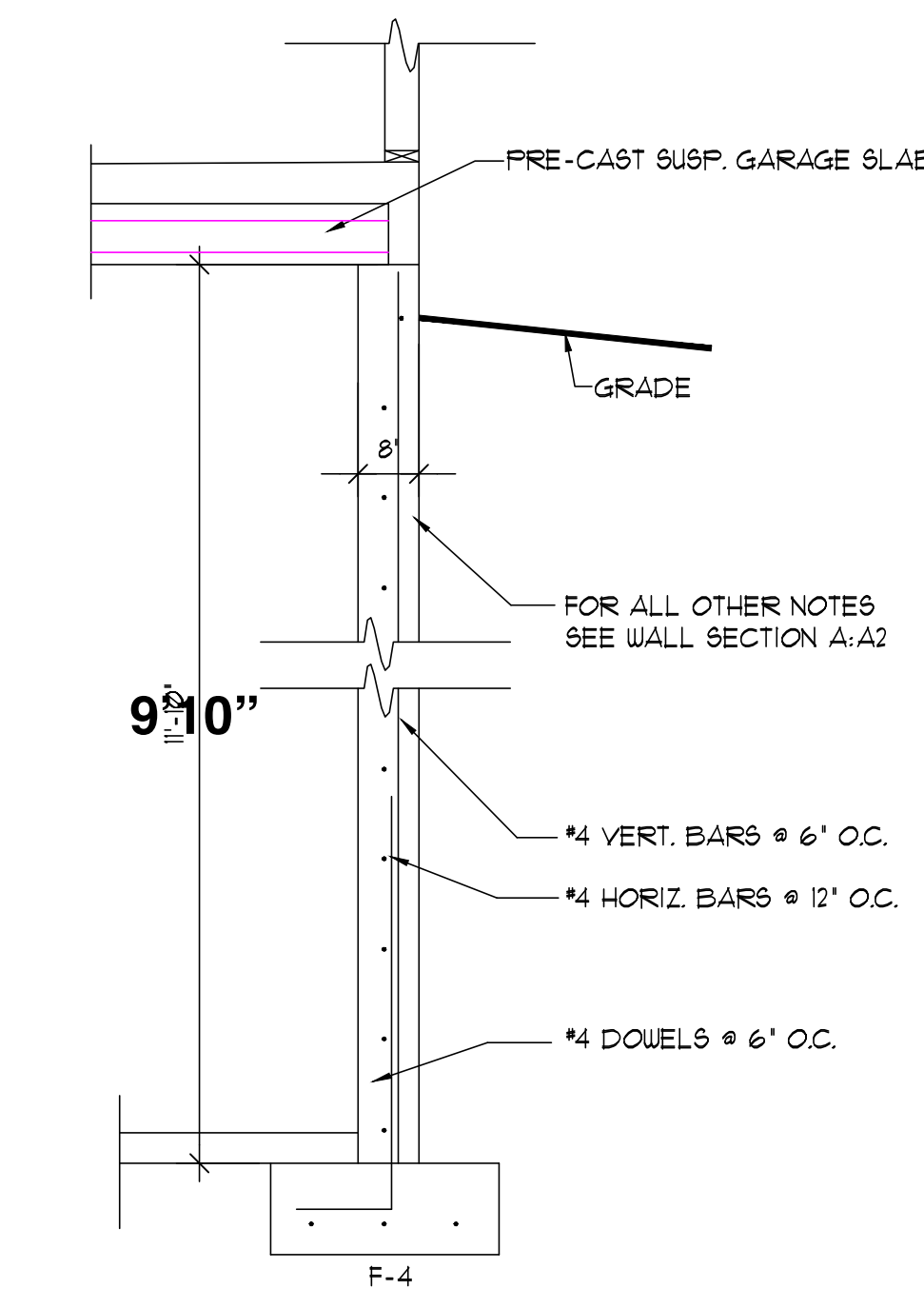
T1

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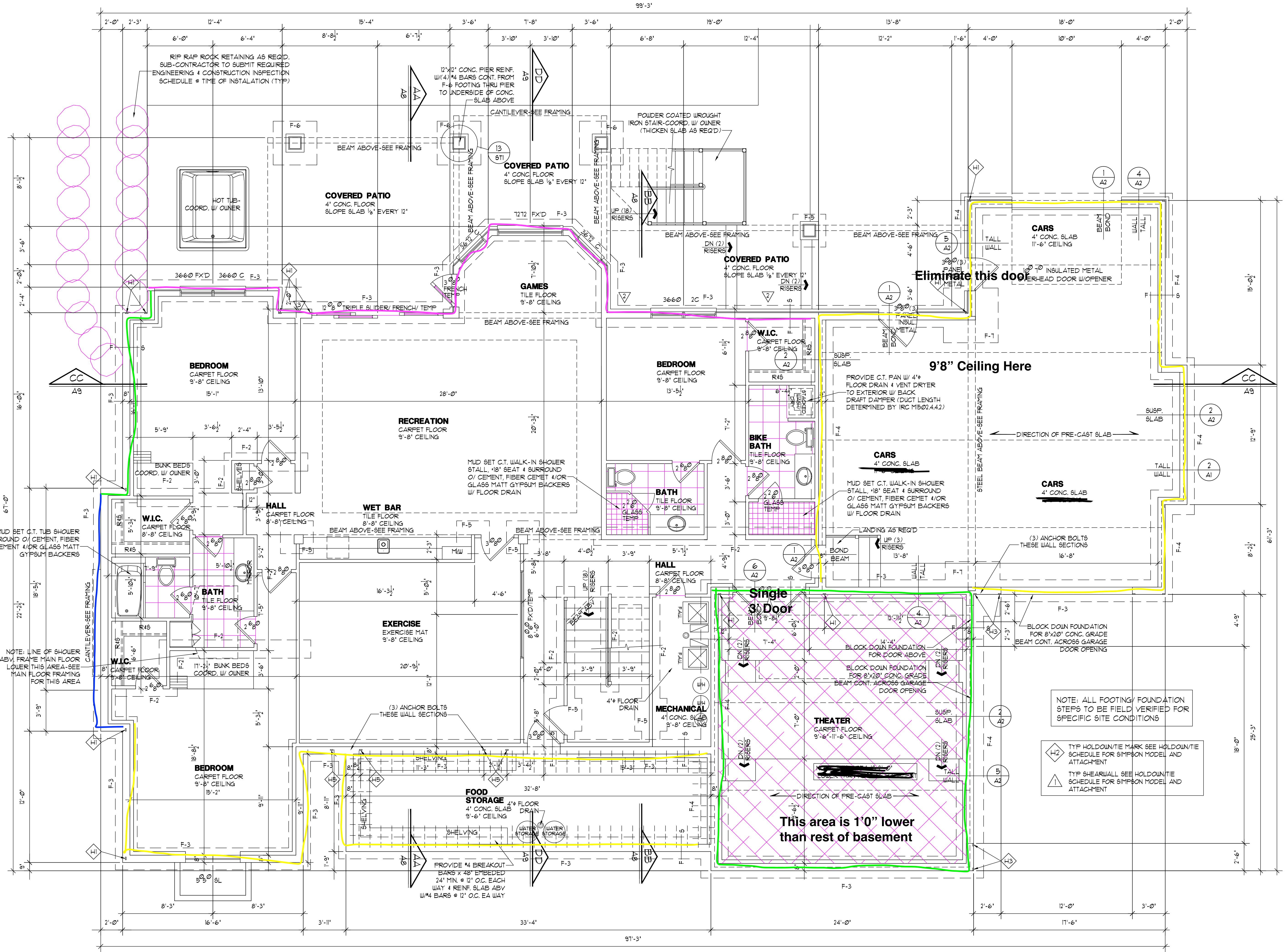
- Wall Height - 10'0" █
- Wall Height - 11'0" █
- Wall Height - 8'0" █
- Wall Height - 4'0" █
- Wall Height - Walkout Basement █



WALL SECTION
SCALE: 1/2" = 1'-0"



WALL SECTION
SCALE: 1/2" = 1'-0"



LOWER LEVEL, FOOTING & FOUNDATION PLAN

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

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 CITY: WEBER COUNTY, UTAH
 PROJECT: BRADLEY RESIDENCE
 SHEET: 1 OF 1



LOWER LEVEL FLOOR PLAN
BRADLEY RESIDENCE
 FARMSTEAD PLAN
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REVISIONS	DATE	ITEM

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	2/20/20

A1

FOOTING AND FOUNDATION GENERAL NOTES

- ALL EXTERIOR FLAT WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3000 PSI WITHIN 28 DAYS AFTER PLACING. FOOTINGS AND FOUNDATION WALLS SHALL BE AT LEAST 3000 PSI.
- ALL METAL REINFORCEMENT SHALL CONFORM TO A.S.T.M. A66-68 GRADE 60, WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
- ALL REINFORCING BARS SHALL BE DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ACI 318.
- ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED TO THE FORMS AND SPACED FROM THEM AS FOLLOWS:
 - (a) FOR CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER, 3/4 IN. IN SLABS AND WALLS.
 - (b) FOR CONCRETE EXPOSED TO THE GROUND OR WEATHER, 2 IN. IN WALLS, 3 IN. ABOVE BOTTOM OF FOOTINGS.
- ALL SPLICES IN CONTINUOUS REINFORCING BARS SHALL LAP 36 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS SHOWN OTHERWISE.
- UNLESS OTHERWISE SHOWN, MAKE ALL CONCRETE SLABS ON EARTH AT LEAST 4 IN. THICK.
- PROVIDE 2 IN. X 4 IN. X CONT. KEY IN ALL WALL FOOTINGS WHERE GROUND WATER IS PRESENT.
- LARGE AREAS OF SLAB ON GRADE SHALL BE PLACED IN STRIPS SUBDIVIDED BY CONTRACTION OR CONSTRUCTION JOINTS INTO ROUGHLY SQUARES WHOSE SIDES SHALL NOT EXCEED 25 FT. IN EITHER DIRECTION.
- FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED FILL AND PROVIDE 30" MIN. Frost PROTECTION.
- CONCRETE FLOOR SLABS EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (2000 1/100) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NON BASE COURSE EXISTS. -R506.2.3
- PROVIDE A U-FER GROUND AS PER R506.01 AND NEC 250.50

STEEL

- ALL STRUCTURAL STEEL AND STRUCTURAL STEEL WORK SHALL COMPLY WITH 'SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS OF THE A.I.S.C.'
- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE A.S.T.M. GRADE 50
- ALL WELDS AND WELDING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF 'THE AMERICAN WELDING SOCIETY,' USING E70XX ELECTRODES.

FOOTING SCHEDULE

ALL FOOTINGS ON THIS SCHEDULE MAY NOT BE USED FOR THIS PLAN

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINF.				LENGTHWISE REINF.				REMARKS
				NO.	SIZE	LENGTH	SPACE	NO.	SIZE	LENGTH	SPACE	
F-1	1'-8"	CONT.	10"	NONE				(2)	#4	CONT.	14"	PERIMETER FTG.
F-2	1'-8"	CONT.	10"	NONE				(2)	#4	CONT.	14"	INTERIOR FOOTING UNDER SLAB
F-3	2'-0"	CONT.	12"	NONE				(3)	#4	CONT.	9"	PERIMETER FTG.
F-4	2'-6"	CONT.	12"	NONE				(4)	#4	CONT.	8"	PERIMETER FTG.
F-5	3'-0"	3'-0"	12"	(4)	#4	2'-6"	10"	(3)	#4	2'-6"	15"	SPOT FTG.
F-6	4'-0"	4'-0"	12"	(5)	#4	3'-6"	10 1/2"	(5)	#4	3'-6"	10 1/2"	SPOT FTG.
F-7	5'-0"	5'-0"	12"	(5)	#4	4'-6"	13 1/2"	(5)	#4	4'-6"	13 1/2"	SPOT FTG.
F-8	4'-0"	CONT.	12"	NONE				(5)	#4	CONT.	10 1/2"	PERIMETER FTG.

FOUNDATION SCHEDULE

MAXIMUM WALL HEIGHT FROM TOP OF FOOTING TO FINISH FLOOR	TOP EDGE OF WALL REIN. WIDTH/SPACING	MIN. WALL REIN. WIDTH/SPACING	VERTICAL WALL REIN. SIZE/SPACING	HORIZONTAL WALL REIN. SIZE/SPACING	ADDITIONAL REIN. FOR OPENINGS ABOVE TOP SIDES BELOW FINISH FLOOR	MAX. LITEL. LENGTH	MIN. LITEL. LENGTH	FOUNDATION BOLTS	NOTES
2'-0" TO 5'-0"	NONE	8"	#4 24" O.C.	#4 18" O.C.	2 #4 1 #4 1 #4 2'	6"	5/8" 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"	5/8" 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"	5/8" X 10" @ 32" O.C.		
7'-1" TO 8'-0"	FLOOR	8"	#4 24" O.C.	#4 18" O.C.	2 #4 1 #4 1 #4 5'	10"	5/8" X 10" @ 32" O.C.		
8'-1" TO 9'-0"	FLOOR	8"	#4 18" O.C.	#4 18" O.C.	2 #4 1 #4 1 #4 6'	12"	5/8" 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"	5/8" X 10" @ 24" O.C.		
10'-1" TO 11'-0"	FLOOR	8"	#4 6" O.C.	#4 12" O.C.	2 #4 1 #4 1 #4 6'	12"	5/8" X 10" @ 24" O.C.		
11'-1" TO 12'-0"	FLOOR	8"	#4 4" O.C.	#4 12" O.C.	2 #4 1 #4 1 #4 6'	12"	5/8" X 10" @ 24" O.C.		
>12'-0"	REQ. ENG.							CONTACT YORK ENGINEERING	

- NOTES:
- REBAR TO BE PLACED IN THE CENTER OF THE WALL (UNCL.) AND EXTEND FROM THE FOOTING TO WITHIN 3' OF THE TOP OF THE WALL.
 - #4 FOOTING DOUELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL SIZE AND SPACING. DOUELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
 - 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).
 - BARs SHALL BE PLACED WITHIN 2' OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
 - THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
 - ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
 - USE 3" X 3" X 1/4" WASHERS ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
 - J-BOLTS MAY BE REPLACED WITH 5/8" X EXPANSION BOLTS INTO SUSPENDED SLAB.
 - TIEEN HD BOLTS OR BROOKY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE BILL PLATE, USE 8" TITENS FOR DOUBLE BILL PLATES.
 - ATTACH BILL PLATE TO FLOOR JOISTS/BLOCKING WITH A34 CLIP AS PER DETAILS.
 - PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

2015 REScheck COMPLIANCE UTAH ENERGY CONSERVATION CODE

DESCRIPTION	INSULATION R-VALUE	DOOR/WINDOW U-VALUE, SHGC VALUE
EXTERIOR OR FURRED BASEMENT WALLS 2x4 STUDS	R-11 W/ R-1 URETHANE	R-18 TOTAL
EXTERIOR STUD WALLS 2x6 STUDS	R-13 W/ R-1 URETHANE	R-20 TOTAL
BLOUN INSULATION OVER LIVING AREA	R-42	PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQFT. OF ATTIC AREA
NON-VENTED ROOF INSULATION OVER LIVING AREA	R-19 BATT + 3" CLOSED CELL FOAM (R-21) + R-40 TOTAL	
INSULATED FLOOR OVER GARAGE AREA 4 CANTILEVERS	R-30	
WINDOWS	U-0.320 SHGC-0.240	
EXTERIOR DOORS SOLID/GLASS	U-0.250 SHGC-0.240	
CONC. STEM WALL	R-10 RIGID	3'-0" EA WAY (STEM WALL/ UNDER SLAB)
FURNACE EFFICIENCY	LOWER LEVEL MAIN FLOOR = 90%	

FRAMING GENERAL NOTES 2018 IRC

- ALL BEARING HEADERS, JOISTS AND BEAMS SHALL BE DOUG FIR #1 OR BETTER. ALL BEARING COLUMNS SHALL BE DOUG FIR #1 OR BETTER. ALL BEARING STUDS & TRIMMERS SHALL BE DOUG FIR #1 OR BETTER FOR MAX. HEIGHTS ALLOWED SEE STUD WALL HEIGHT SCHEDULE. GLU-LAMINATED TIMBER MEMBERS SHALL HAVE A MINIMUM ALL ALLOWABLE BENDING STRESS OF 2400 psi (24'-14' LAMINATED).
- PROVIDE SOLID BLOCKING AT LEAST 2 IN. THICK AND FULL DEPTH OF JOIST # ENDS AND AT EACH SUPPORT OF JOIST. PROVIDE SOLID BLOCKING @ BEARING ENDS OF TRUSSES.
- LAMINATED BUILT-UP BEAMS OF 2X MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN (2) ROWS 16d SPIKES AT SIXTEEN-INCH (16 IN) CENTERS, STAGGERED. USE (2) ROWS 16d COMMON NAILS AT 3' OFF TOP AND BOTTOM OF BUILT UP BEAM. STAGGER TOP AND BOTTOM ROWS OF NAILS.
- ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. ROOF SHEATHING SHALL BE 5/8" STRUC II WITH A SPAN RATING OF 24/6. ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d @ 6" O.C. @ BOUNDARY AND EDGES. 4 W/ 8d @ 12" O.C. @ FIELD. FLOOR SHEATHING SHALL BE 5/8" STRUC II WITH A SPAN RATING OF 40/20. FLOOR SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d @ 6" O.C. @ BOUNDARY AND EDGES. 4 W/ 8d @ 12" O.C. @ FIELD.
- TRUSSES TO BE DESIGNED & ENGINEERED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS SHOWN IN DESIGN BASIS BELOW. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR ALL APPLICABLE SNOW LOADING CONDITIONS PER IRC 2018.
- PROVIDE FIRE BLOCKING IN ANY STUD CAVITIES GREATER THAN 10'-0".
- PROVIDE JOIST HANGERS WHERE SHOWN OR WHERE APPLICABLE.
- PROVIDE TRIMMERS/STUDS UNDER BEARING ENDS OF GIRDER TRUSSES & BEAMS EQUIVALENT TO THE WIDTH OF THE MEMBER SUPPORTED, OR AS SPECIFIED ON FRAMING PLANS.
- PROVIDE GABLE END TRUSSES AS REQUIRED.
- ALL NONBEARING INTERIOR FRAMING @ 16" O.C.
- FRAMING TO INCLUDE ALL FURR DOWNS, PLANT SHELVES & CEILING RAFTERS AS PER PLAN.
- ALL WOOD BEAMS AND HEADERS SHALL BEAR ON MINIMUM OF (1) TRIMMER STUD AT EACH END UNLESS SHOWN OTHERWISE.
- PROVIDE SOLID BLOCKING IN FLOORS TO TRANSFER COLUMN POINT LOADS THROUGH FLOOR (1/4" X 9 1/2" 1 1/2" AND 1/4" L.V.L.'s) TO MATCH FLOOR SYSTEM.
- HOT TUBS OR OTHER OWNER INSTALLED ITEMS THAT IMPOSE HEAVY LOADS ON STRUCTURAL MEMBERS WILL REQUIRE ADDITIONAL ENGINEERING IF NOT SHOWN ON ORIGINAL PLANS USED FOR DESIGN. STRUCTURAL MEMBERS MAY NEED TO BE INCREASED FOR THE ADDITIONAL IMPOSED LOADING.
- USE A39s @ EACH CANTILEVERED JOIST TO BEARING WALL PLATE.

DESIGN BASIS

GOVERNING BUILDING CODE	IRC, I.B.C. 2018
SEISMIC DESIGN SECTION	1613.5.2 (ASCE 7) CAT. D
WIND DESIGN	
BASIC WIND SPEED	15 MPH
DESIGN SOIL BEARING PRESSURE	1500 P.S.F.
ROOF LIVE LOAD	50 P.S.F.
DEAD LOAD	15 P.S.F.
SUSPENDED FLOOR LIVE LOAD	40 P.S.F.
DEAD LOAD	5 P.S.F.
EXTERIOR BALCONY DECK LIVE LOAD	60 P.S.F.
DEAD LOAD	10 P.S.F.

HOLDOWN SCHEDULE: 2018 IRC

MARK	SIMPSON MODEL	MIN. POST SIZE (FULL HGT. KING POST)	STEM WALL	SLAB ON GRADE	NOTES/ COMMENTS
HD4	L80TH48/BR/2	4x4 OR (2) 2x4	N/A EMBED STRAP 8"	N/A EMBED STRAP 8"	
HD2	8TH10/10R/2	4x4 OR (2) 2x4	N/A EMBED STRAP 10"	N/A EMBED STRAP 10"	
HD3	8TH14/14R/2	4x4 OR (2) 2x4	N/A EMBED STRAP 14"	USE HTTS OR HDUB W/ PAB5	
HD5	HTTS/ HDUB	4x4 OR (2) 2x4	889/8x24	PAB5	
HD6	HDUB	4x4 OR (2) 2x4	887/8x24	887B28	
HDU1	HDU4	6x6	881X30 OR PAB5	SEE PLAN	
HDU2	HDU4	6x6	881X30 OR PAB5	SEE PLAN	

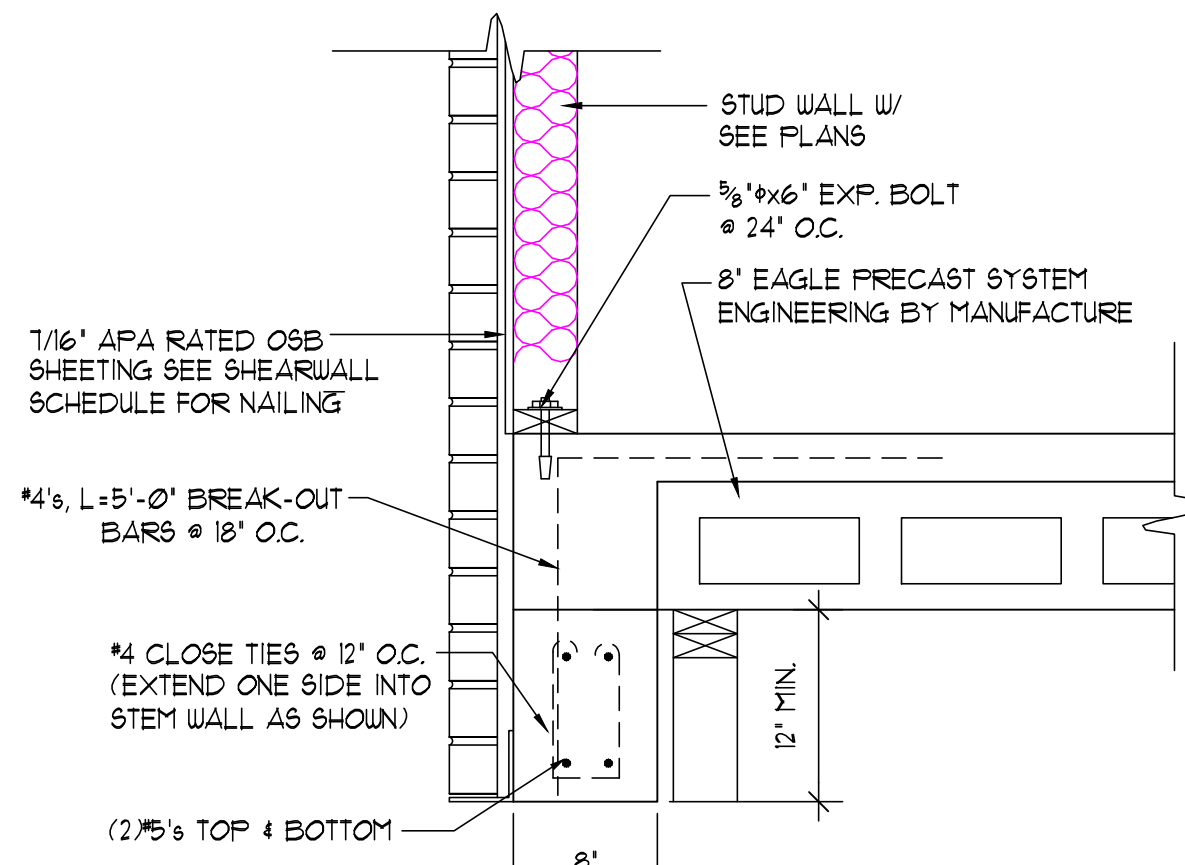
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE A MINIMUM. SEE PLANS FOR SPECIFIC CALLS OUTS.
2. RU: AFTER MODEL INDICATES 5THD FOR RIM JOIST APPLICATIONS. USE RU MODELS
3. USE STANDARD WASHERS WHEN BOLTING HD4 TO THE STUDS OPPOSITE THE 'HOLDOWN'. HD4 MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 1 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
4. FOUNDATION CONCRETE STRENGTH SHALL BE 3000 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL REBAR IN SHEAR ONE ON ALL FOUNDATION 'HOLD-DOWNS'.
5. 16d SINKERS MAY BE REPLACED W/ 10d COMMON NAILS W/ NO REDUCTIONS (16d SINKERS @ 2x148" x 3 1/4" LONG, 10d COMMON @ 2x148" x 3"). (QU) NAILS MAY NOT BE USED UNLESS SPECIFICALLY NOTED.
6. REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-2018 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.
7. ALL HOLD-DOWNS ON THIS SCHEDULE MAY NOT BE APPLICABLE TO THIS PLAN.

SHEARWALL SCHEDULE

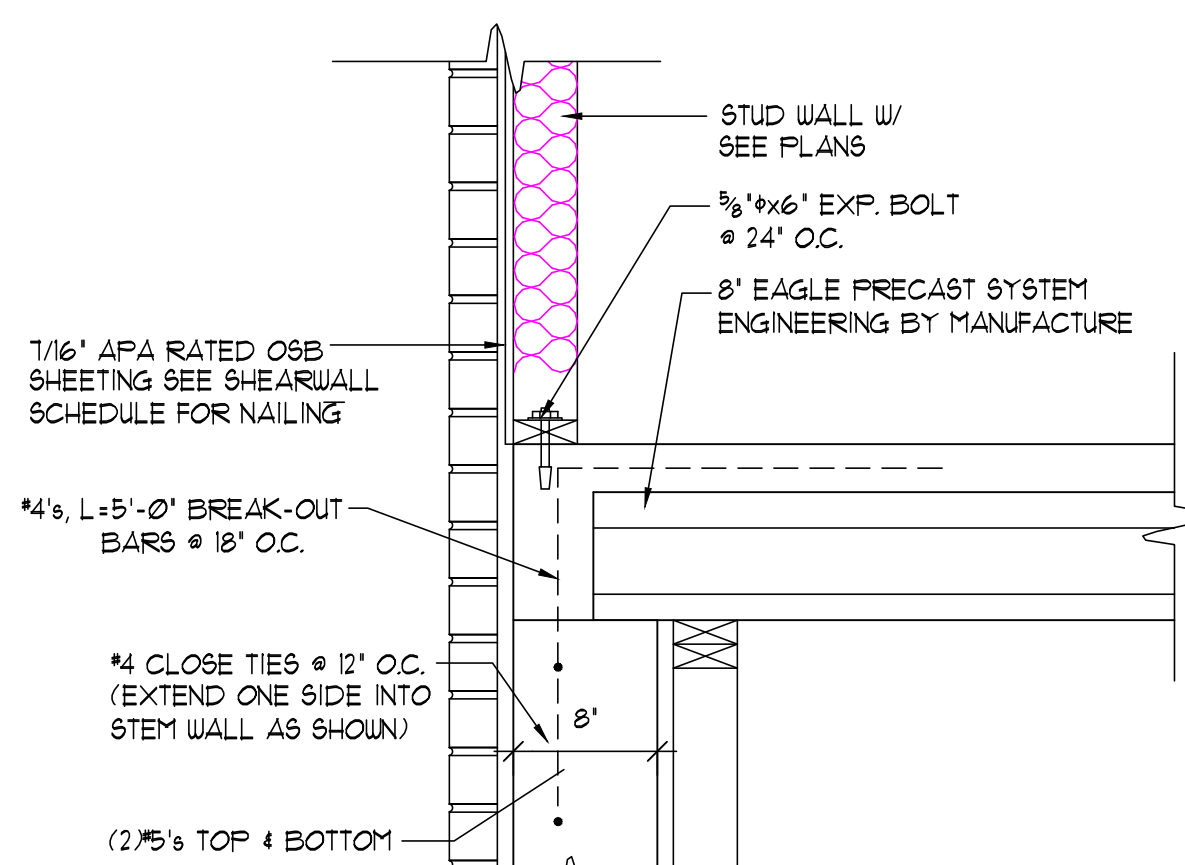
ALL SHEARWALLS NOTED MAY NOT BE USED IN THIS PLAN

TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	BLOCK TO PL ATTACHMENT BELOW DOUBLE SIDED SHEAR WALLS
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	16G @ 3' O.C.	16d @ 6" O.C.	LTR4 OR A35 @ 16" O.C.
SU-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	16G @ 2' O.C.	16d @ 6" O.C.	LTR4 OR A35 @ 16" O.C.
SU-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED	4" SD9 SCREWS @ 8" O.C. ¹⁸	LTR4 OR A35 @ 12" O.C.
SU-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED	4" SD9 SCREWS @ 8" O.C. ¹⁸	LTR4 OR A35 @ 9" O.C.

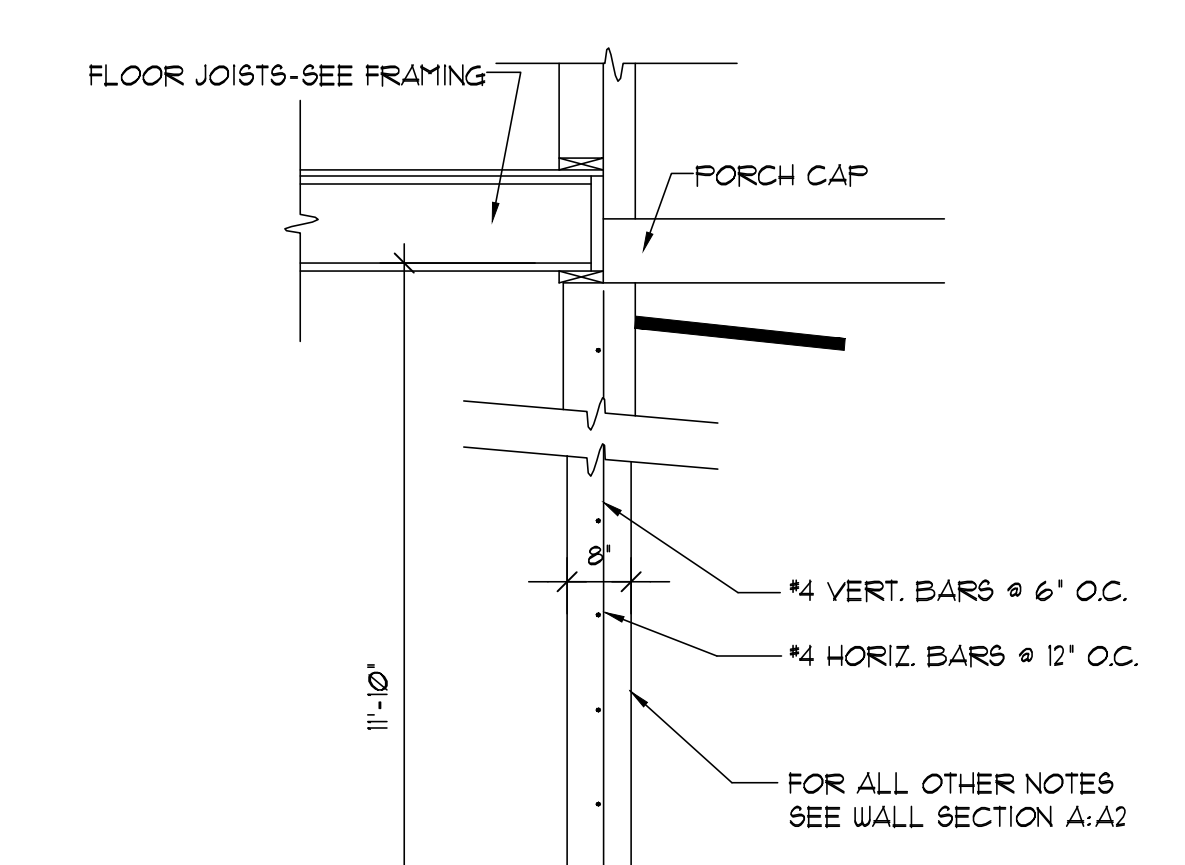
- SHEARWALL NOTES:
- ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. UNCL. WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/6 MIN. NAILS SHALL BE SPACED 12" MIN FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.
 - 1 1/2 GAGE X 1 1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SU-1 WALLS.
 - WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
 - PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SU-2 AND SU-3 AND LAP SHEATHING 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
 - LAP SHEATHING 1 1/4" MIN. ONTO BILL PLATES ON FOUNDATIONS.
 - NAILS TO BE COMMON OR GALVANIZED.
 - AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM WALL TOP FL OR TO BILL PLATE BELOW 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
 - USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
 - EDGE NAIL SHEATHING TO POSTS AT HOLD-DOWNS WITH (2) ROWS EDGE NAILING.



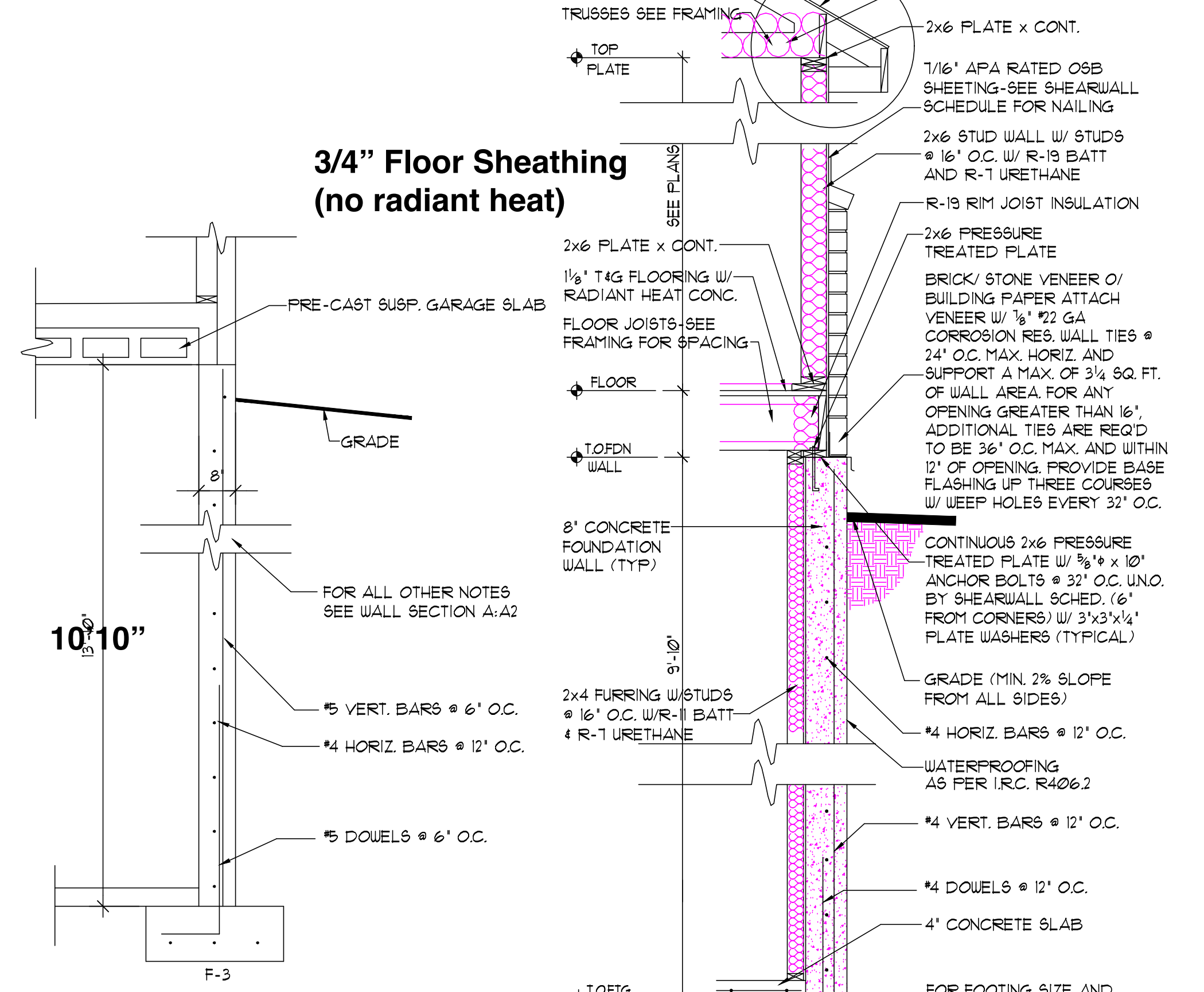
BOND BEAM DETAIL
SCALE: 1" = 1'-0"



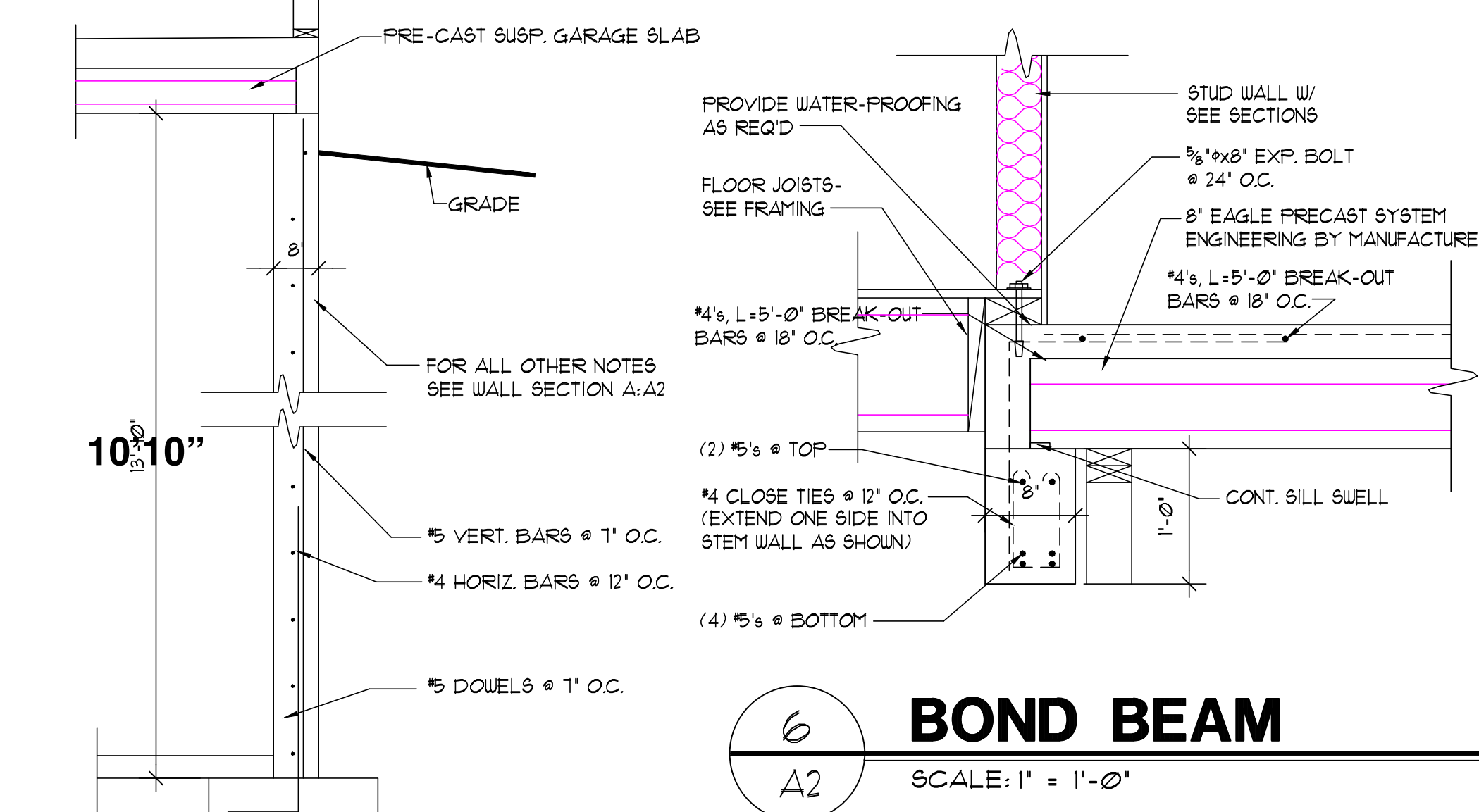
PRE-CAST ATOP
SCALE: 1" = 1'-0"



WALL SECTION
SCALE: 1/2" = 1'-0"



WALL SECTION (SLAB PARALLEL)
SCALE: 1/2" = 1'-0"



WALL SECTION (SLAB PERPENDICULAR)
SCALE: 1/2" = 1'-0"

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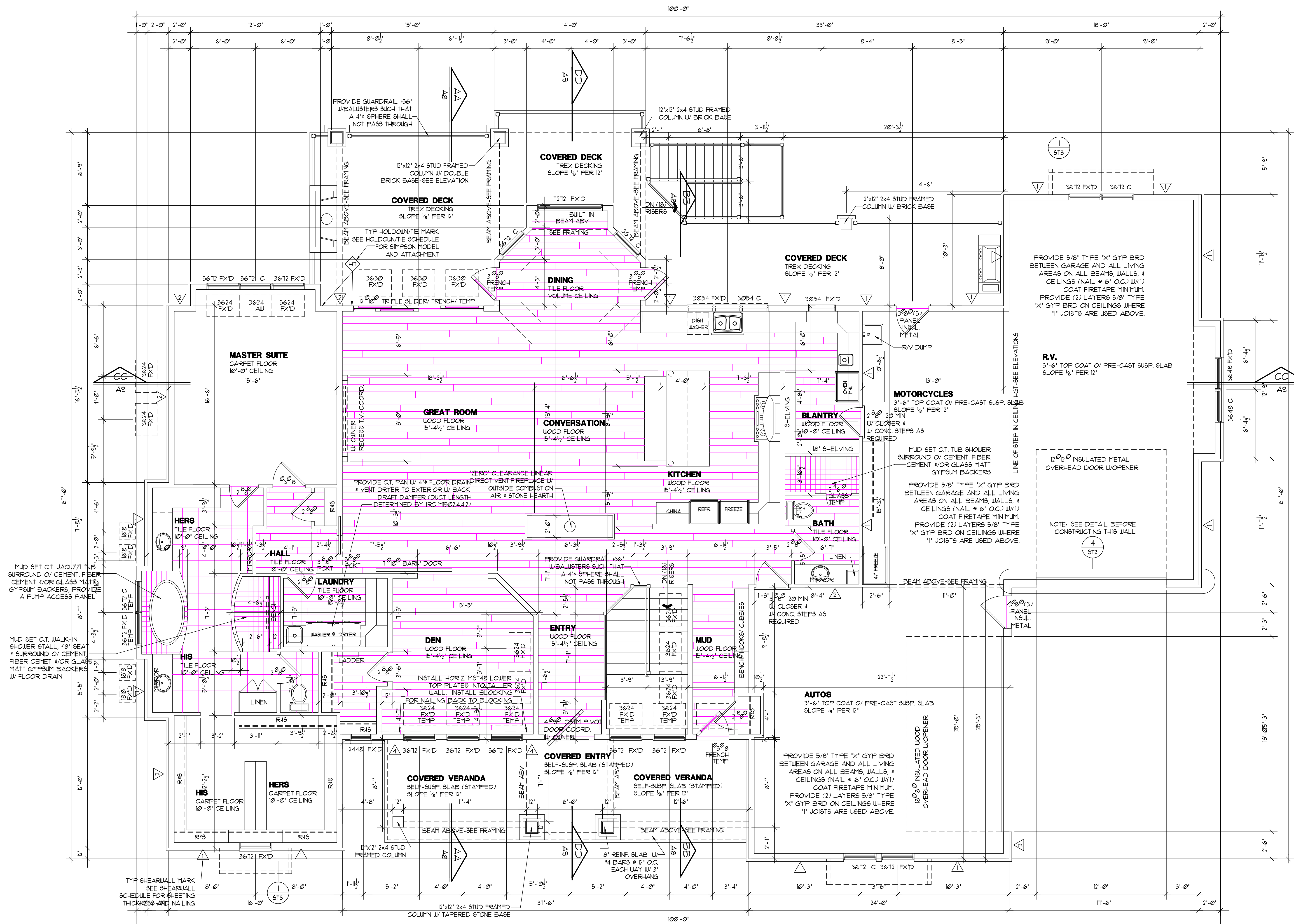
GENERAL NOTES AND DETAILS
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CAD TECH
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2/20/20

A2



NOTE: SHEARWALL REQUIRE DEL. STUDS @ PANEL EDGES-SEE SCHED.

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 2768 SQ.FT.

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 DATE: 2/20/20
 CITY: WEBER COUNTY, UTAH
 LOT: 1
 SUBDIVISION: POLE PATCH
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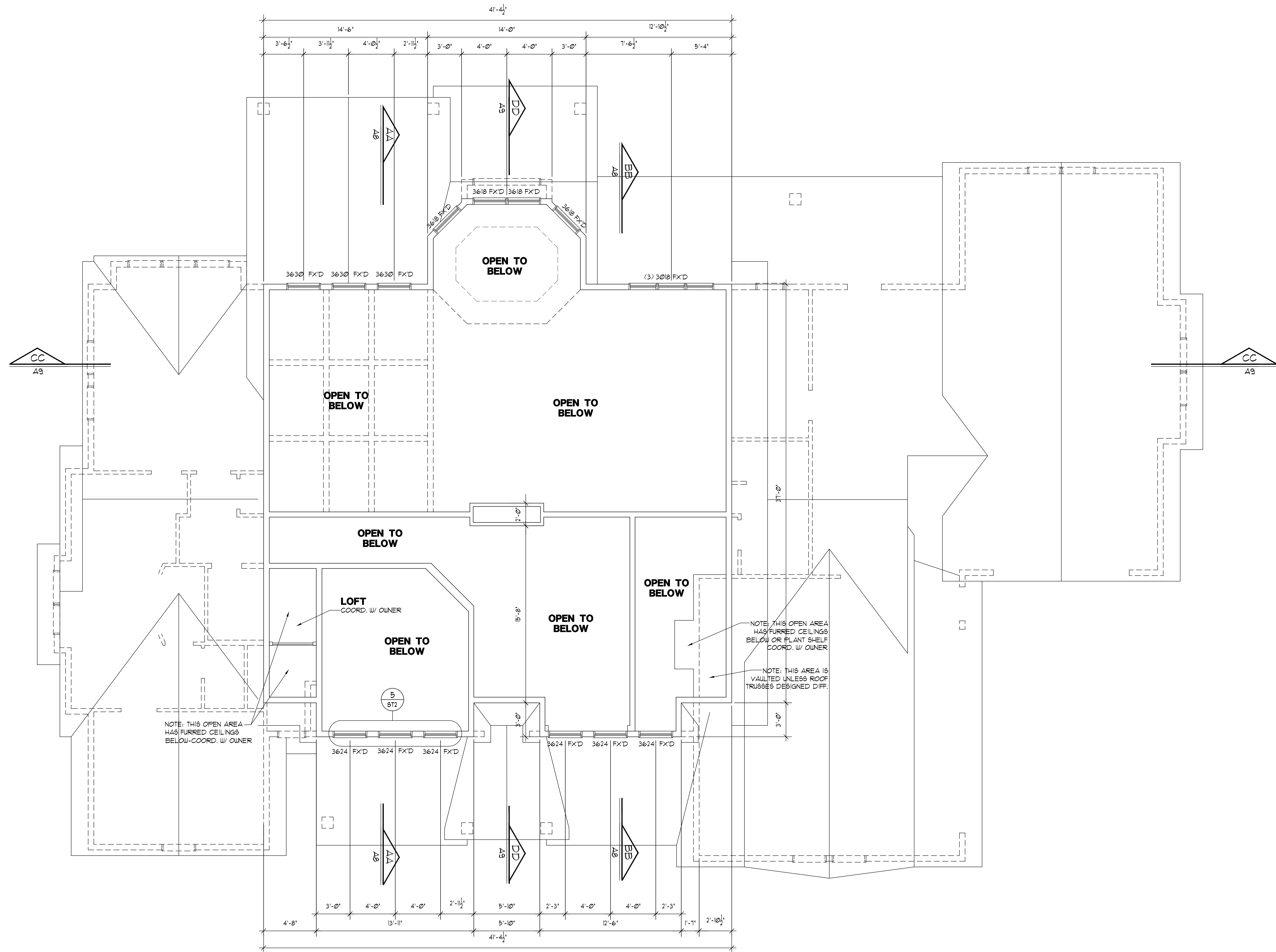


MAIN FLOOR PLAN
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A3



CLERESTORY PLAN

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

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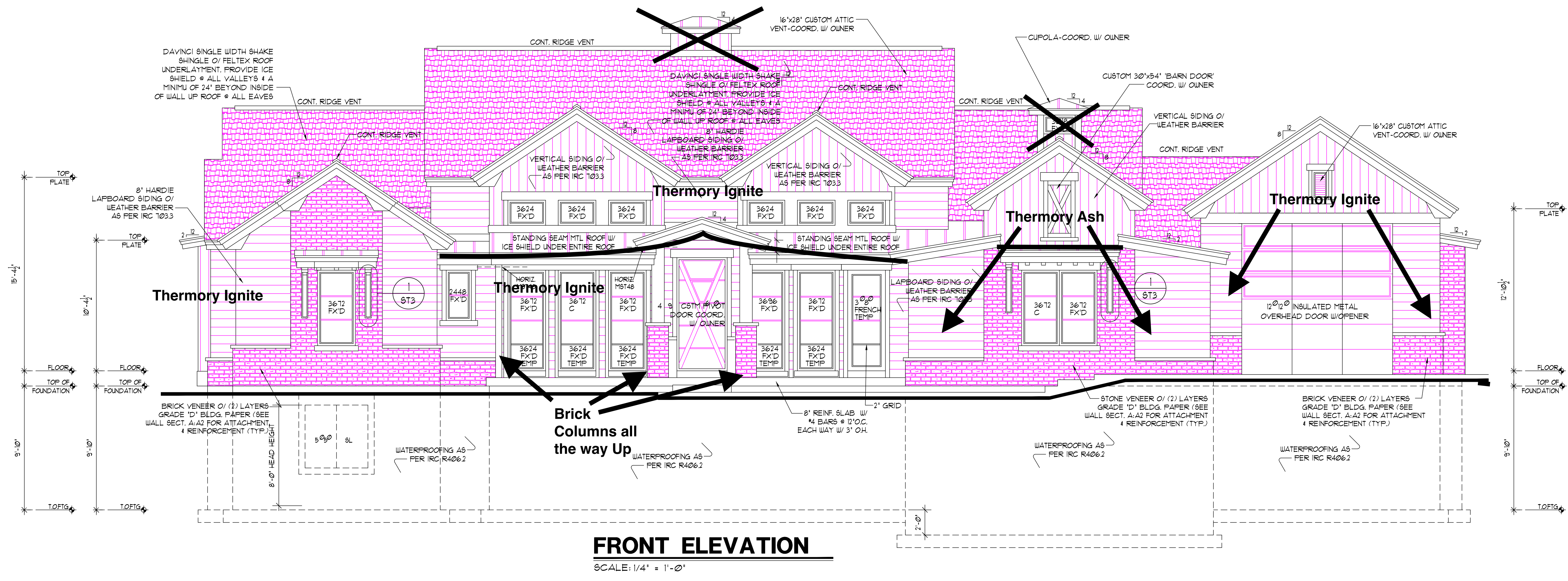


CLERESTORY PLAN
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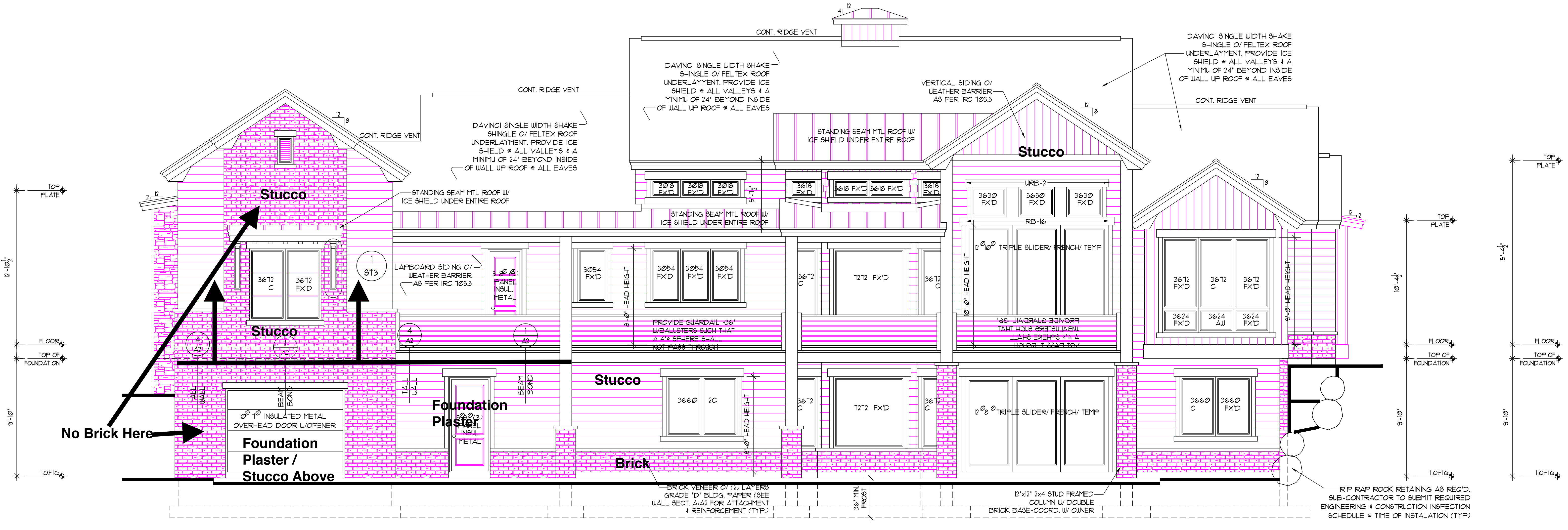
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A4



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



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

Stucco Columns

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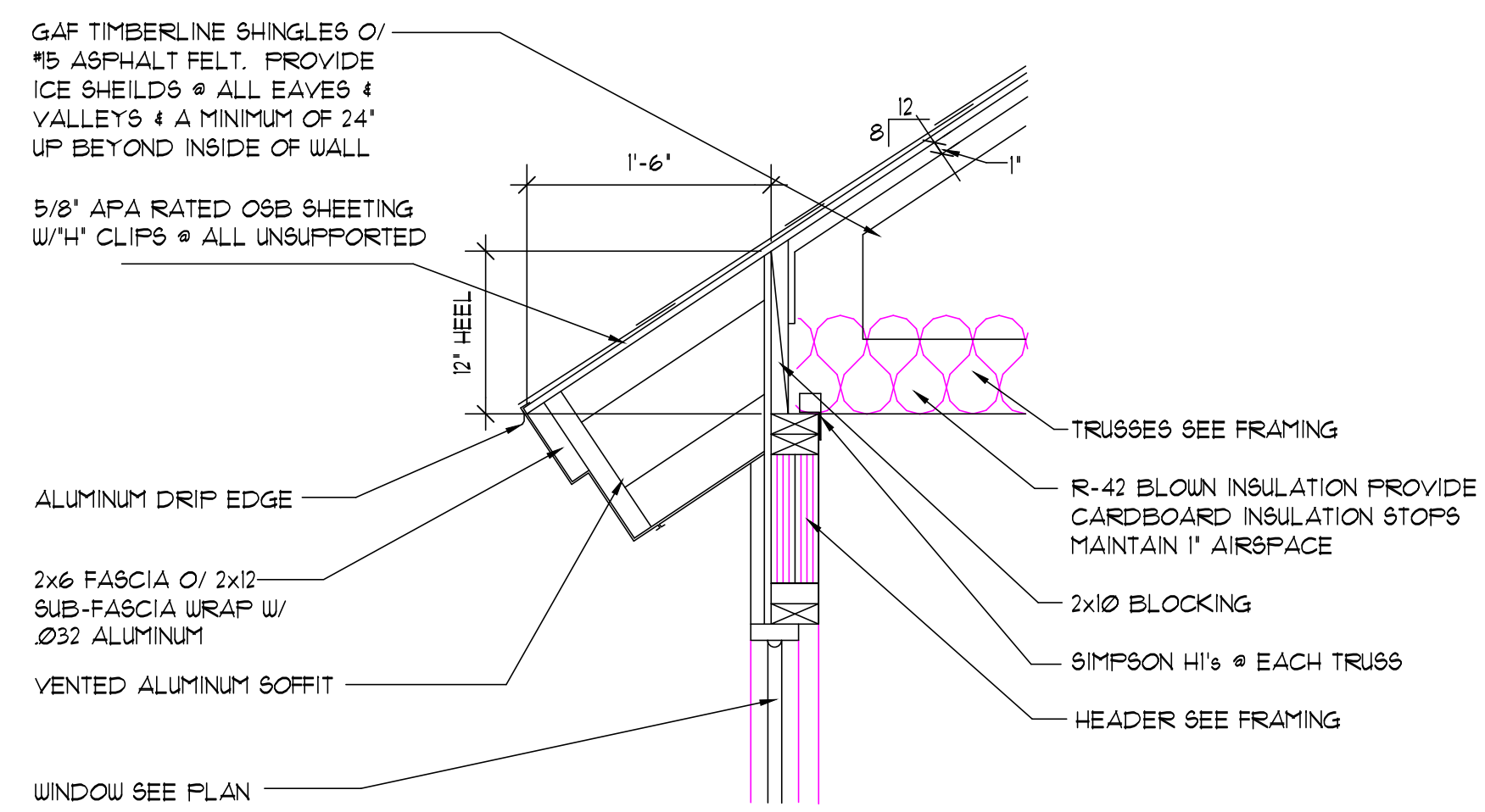


EXTERIOR ELEVATIONS
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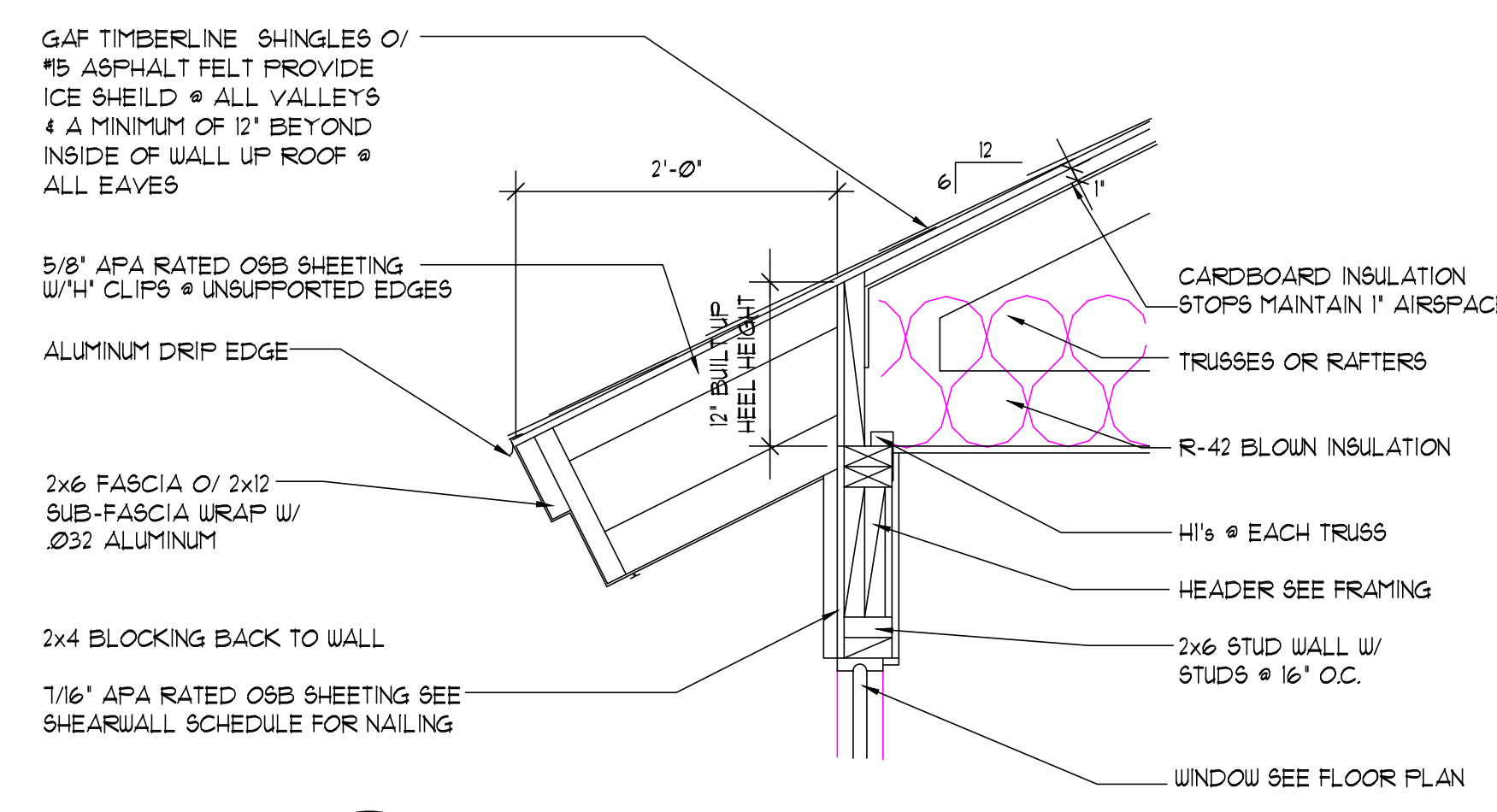
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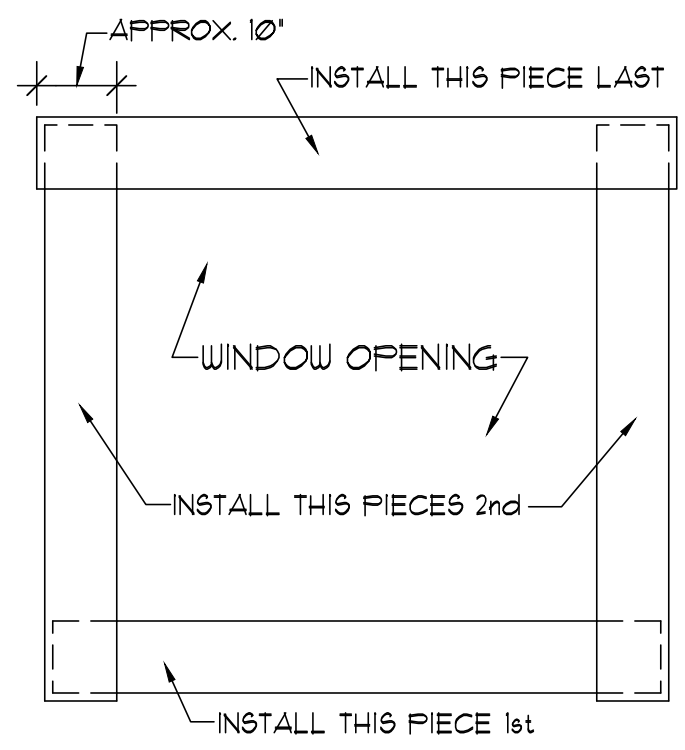
1 EAVE DETAIL
SCALE: 1" = 1'-0"



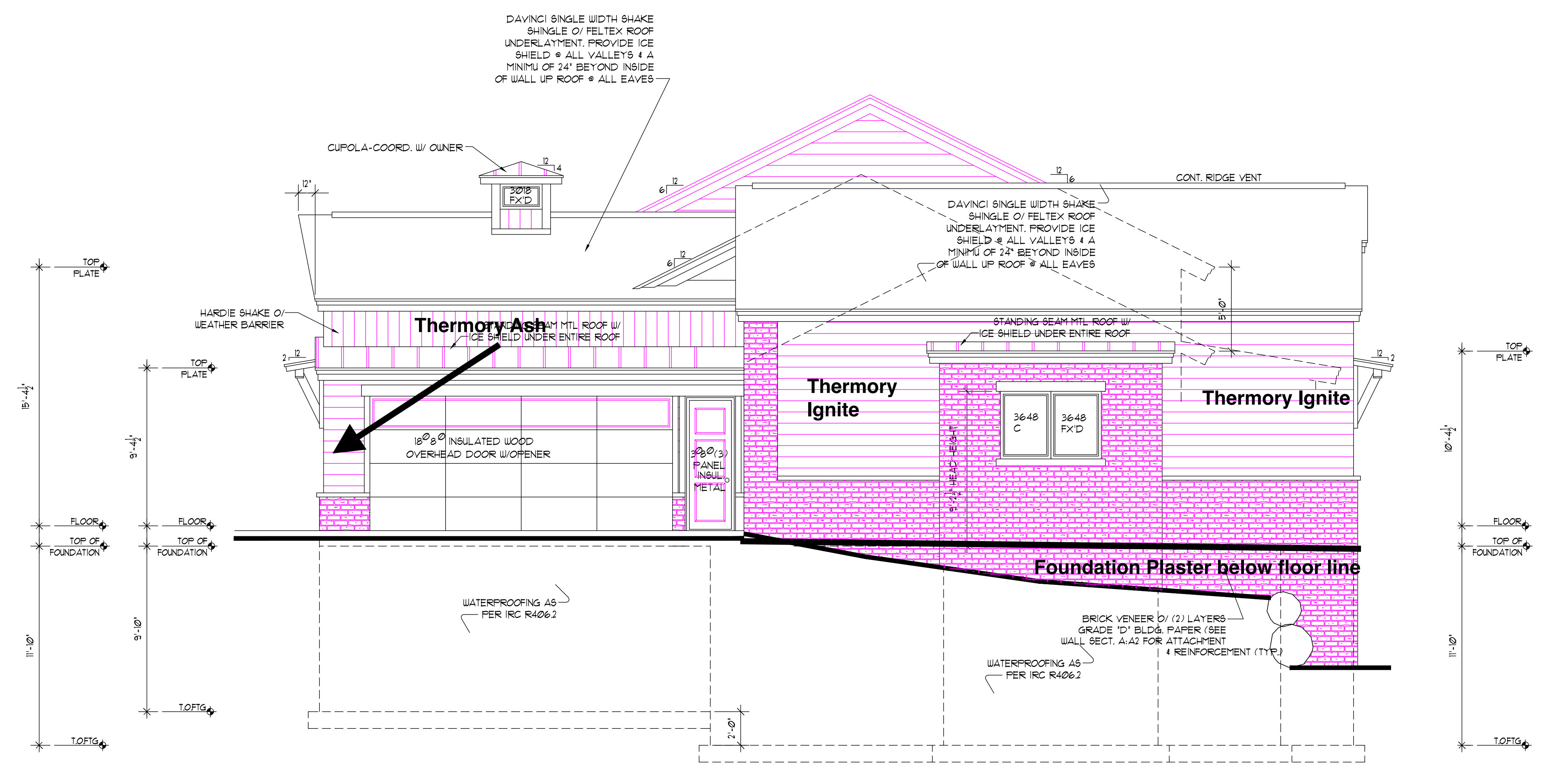
2 EAVE DETAIL
SCALE: 1" = 1'-0"

FLASHING GENERAL NOTES

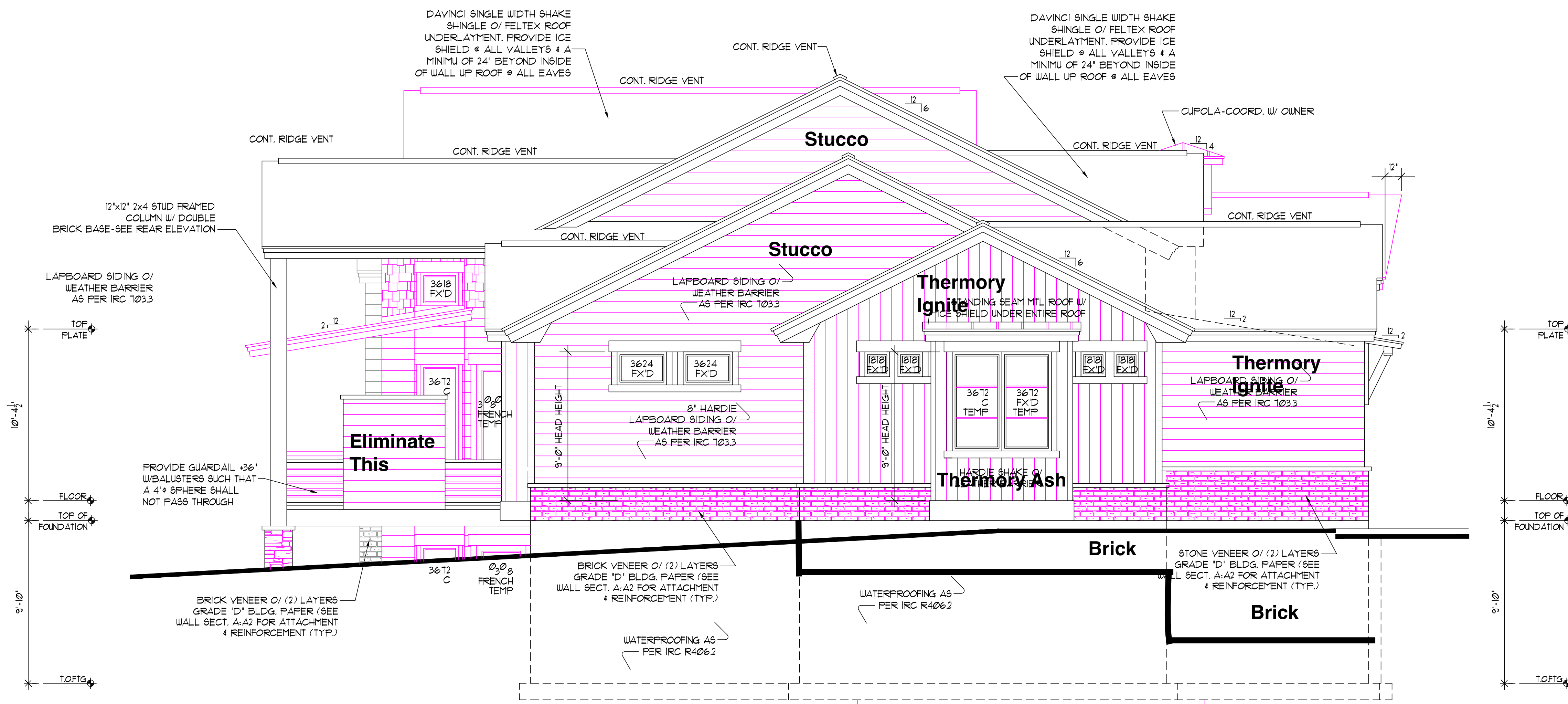
FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING A WALL, ROOF OR FLOOR AND REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF CORNERS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING AND RETURN PARTIALLY THROUGH THE DEPTH OF THE WALL. R103.15, R103.8, R303.2, R309



WINDOW FLASHING
SCALE: 1" = 1'-0"



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



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

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