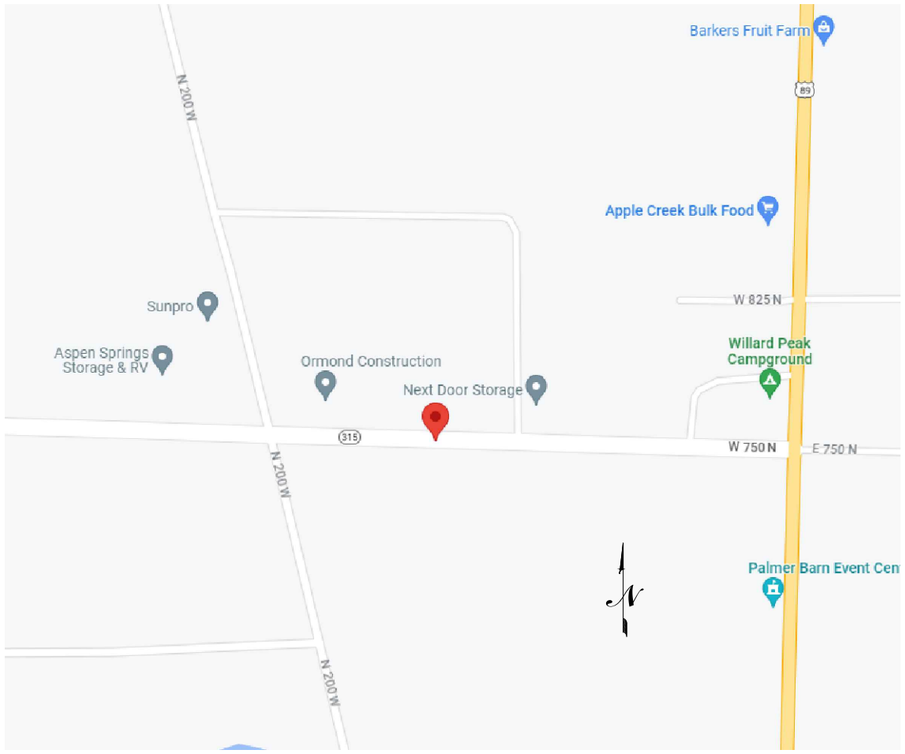
ROMERO CONSTRUCTION SHOP

APPROX. 125 WEST 750 NORTH
WILLARD, UTAH 84340

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
4264 EXISTING GRADE CONTOURS		PROPOSED FIRE HYDRANT	
4264 PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT	
EXISTING CURB		PROPOSED STREET LIGHT	
PROPOSED CURB & GUTTER		PROPOSED PARKING LIGHT	
PROPOSED CURB WALL	WM	EXISTING WATER METER	
REVERSE PAN CURB & GUTTER	WV	EXISTING WATER VALVE	
EX SS EXISTING SEWER	GV	EXISTING GATE VALVE	
PROP SS PROPOSED SEWER		EXISTING OVERHEAD POWER POLE	
EX EXISTING WATER	TBC	TOP BACK CONCRETE	
PROPOSED WATER	FF	FINISHED FLOOR	
EX FL EXISTING FIRE LINE	HW	HIGH WATER	
PROP FL PROPOSED FIRE LINE	TOG	TOP OF GRATE	
EX SD EXISTING STORM DRAIN	TOL	TOP OF LID	
PROP SD PROPOSED STORM DRAIN	IE	INVERT ELEVATION	
EXISTING GAS	EX	EXISTING	
PROP PROPOSED GAS	NG	NATURAL GROUND	
EXOP EXISTING OVERHEAD POWER	TOA	TOP OF ASPHALT	
EXUP EXISTING UNDERGROUND POWER	TOC	TOP OF CONCRETE	
EX TELE EXISTING TELEPHONE LINE	EOC	EDGE OF CONCRETE	
PROP TELE PROPOSED TELEPHONE LINE	EOA	EDGE OF ASPHALT	
EX EXISTING FIBER OPTIC LINE	TOG	TOP OF GRAVEL	
PROP PROPOSED FIBER OPTIC LINE	TOW	TOP OF WALL	
PROPOSED CONCRETE	TOL	TOP OF LANDSCAPING	
	TOW	TOP OF SIDE WALK	
PROPOSED ASPHALT	PROP	PROPOSED	
	39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED	
PROPOSED LANDSCAPING			



VICINITY MAP

NOT TO SCALE

SHEET INDEX

CS COVER SHEET
CS-2 SPECIFICATIONS
SH-1 DEMOLITION PLAN
SH-2 PLOT PLAN
SH-3 GRADING PLAN
ELEV -1 FRONT & BACK ELEVATIONS
ELEV-2 SIDE ELEVATIONS
FDN-1 FOUNDATION LAYOUT
FDN-2 FOUNDATION ENGINEERING
FP-1 MAIN LEVEL FRAMING
FP-2 MAIN LEVEL ENGINEERING
FP-3 FLOOR JOIST PLAN
FP-4 FIRST FLOOR FRAMING
FP-5 MAIN FLOOR ELECTRICAL
FP-6 FIRST FLOOR ELECTRICAL
SD-1 STANDARD FOUNDATION DETAILS
SD-2 STANDARD DETAILS
SD-3 WALL SECTION AND STAIR DETAIL

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION 1-800-662-4111.
2. SEE PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS, SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY, WITH THE ARCHITECT THAT FINISHED FLOOR ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
7. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN 261.
11. ALL WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
12. ALL WATER LINES TO A HAVE A MINIMUM COVER OF 4' WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITIES (1.5' VERTICAL SEPARATION WITH SEWER).
13. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS, AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
14. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES, AND STRUCTURES PRIOR TO CONSTRUCTION.
15. ALL SEWER WORK TO BE DONE PER MAGNA WATER DISTRICT SPECIFICATIONS.
16. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING, AND ALL UTILITIES TO BE REPLACED IN KIND.
17. ALL WORK TO BE DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED, AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT. A TRAFFIC CONTROL PERMIT MAY ALSO BE REQUIRED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER FORSGREN
STATE OF UTAH

11 OCTOBER 2026

Blue Stakes of UTAH 811 Bluestakes.org

SCALE: 1" = 20'

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVISED BY
JEFF FORSGREN
(801)-589-0197

DATE:
10/11/2026

SHEET CS

GENERAL NOTES

1. All work shall comply with the latest adopted editions of the International Building Code (IBC), International Mechanical Code (IMC), International Plumbing Code (IPC), International Fire Code (IFC), and National Electrical Code (NEC) as amended by City Public Works.

2. Where there is a conflict between drawings and specifications or any applicable standard, the higher standard will apply. All work in the city R.O.W. must conform to City Standards.

3. All work in the city R.O.W. must be inspected in coordination with governing City.

4. Construction shall conform to all local, state, and federal regulations, including the Americans with Disabilities Act (ADA) and the 2021 International Energy Conservation Code (IECC).

5. The contractor shall verify all dimensions, elevations, and site conditions prior to the start of work and notify the architect/engineer of any discrepancies.

6. All materials and workmanship shall be of the highest quality and conform to industry standards.

7. The contractor is responsible for traffic control, permitting for road work, and closures as required by local regulations.

8. The contractor shall obtain utility locates before beginning any excavation work. Potholing is required prior to the main excavation to identify the exact locations of existing utilities.

CONCRETE NOTES

Concrete strength requirements:

1. Concrete for slabs, foundations, and footings shall have a minimum 28-day compressive strength of 4,000 psi.

2. Exterior concrete must be at least 4,500 psi.

3. Concrete shall be placed in accordance with weather conditions, as follows:
The maximum allowable slump for concrete is 4" for general applications and 3" for flatwork.

Air-entrainment is required in concrete exposed to freeze-thaw conditions (minimum of 5% air content).

4. Concrete shall not be placed in temperatures below 40°F unless appropriate measures (e.g., heated enclosures or accelerators) are taken.

5.All concrete placement must be done in dry conditions to prevent damage from rain and other weather events during curing.

GRADING & DRAINAGE NOTES

1. Grading for all paved areas shall ensure proper drainage away from buildings and structures, with a minimum 2% slope for asphalt and a minimum 1% slope for concrete.

2. The parking lot and pedestrian pathways shall be designed to meet ADA slope requirements, ensuring no slope exceeds 2% for accessible routes.

3. All grading shall ensure that stormwater flows in designated directions to the stormwater collection system, preventing pooling or runoff onto adjacent properties.

Subgrade preparation:

4. All subgrade for asphalt and concrete must be compacted to 95% of the maximum dry density (as determined by ASTM D698) before placement.

5. Subgrade material for asphalt should consist of clean, well-graded aggregate with no large rocks or organic material.

6. For concrete, ensure that subgrade is firm, stable, and free from excessive moisture or loose material.

7. Curb and gutter systems shall be graded to allow for proper stormwater drainage, ensuring that water does not collect or cause erosion at the base of curbs.

8. Concrete pavement thickness shall be 6" for all sidewalks, slabs, and drive approaches across the site, with city sidewalks and the sidewalk across the front of the building being 4" thick.

LANDSCAPING NOTES

1. Irrigation systems shall be connected to the culinary water system and designed to minimize water usage through efficient practices.

2. The irrigation system must include automatic controllers and sensors for weather-based operation, optimizing water usage and preventing overwatering.

3. Landscaping shall consist of low water usage plants that are suitable for the climate of WILLARD City, Utah.

4. Plants should be chosen based on their drought tolerance and ability to thrive in the local environment.

5. Drip irrigation shall be used where appropriate, and spray irrigation shall be minimized to reduce water waste.

6. All plant material shall be maintained in a healthy condition, and soil shall be amended as necessary to ensure proper drainage and growth.

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) NOTES

1. Fire suppression system requirements are TBD based on final building use and occupancy classification.

HVAC system:

2. Shop area: Large natural gas heaters.

3. Office area: Mini-split systems.

4. Electrical service shall be 3-phase per U.S. power standards.

5. All lighting and mechanical systems shall comply with 2021 IECC energy efficiency requirements.

6. Electrical outlets shall be installed per the National Electrical Code (NEC) and in accordance with occupant preferences.

7. Plumbing systems shall comply with the International Plumbing Code (IPC) and local jurisdictional requirements.

8. All plumbing fixtures shall be water-conserving type per 2021 IECC requirements.

9. Water supply and drainage systems shall be properly sized to meet occupancy demand and local codes.

10. Floor drains shall be provided in restrooms and any areas subject to water exposure per code.

PARKING LOT & ADA COMPLIANCE NOTES

1. All parking lot design shall adhere to ADA requirements for slope, parking stall size, access aisles, and signage.

2. The parking lot must have a 2% minimum slope for drainage, and all accessible parking spaces and access aisles shall have a slope of no more than 2%.

3. Parking stall striping shall be done in compliance with ADA standards, ensuring proper visibility and access.

4. Proper signage shall be installed for ADA parking spaces, including compliant signage for accessible routes.

STEEL FRAME & STRUCTURAL NOTES

1. The building is a single-story steel frame structure with steel cladding and a steel roof.

2. All structural steel members shall conform to the latest ASTM standards, including ASTM A36 for mild steel and ASTM A992 for structural shapes.

3. The steel frame shall be designed to resist the effects of seismic forces, wind loads, and dead loads as defined by the IBC and local code requirements.

4. All welding of structural steel shall be performed in accordance with AWS D1.1 and shall be completed by certified welders.

5. All bolts used in the steel frame shall be high-strength, steel bolts, and shall conform to ASTM A325 or A490 standards as applicable.

6. Steel framing components shall be galvanized or coated to prevent corrosion, in accordance with ASTM A123 or A153, as appropriate for the location and environmental conditions.

7. Steel roof and wall cladding shall be installed with proper fasteners and seals to prevent water infiltration and to ensure structural integrity in high wind conditions.

8. Steel frame connections shall be designed to meet the required load-bearing capacity and shall be detailed to ensure proper installation and function.

9. The steel structure shall be designed to meet all applicable seismic, wind, and load-bearing requirements based on local site conditions.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

1. The contractor shall implement and maintain Best Management Practices (BMPs) to prevent erosion, sedimentation, and pollution of stormwater runoff.

2. Silt fences, wattles, or other erosion control measures shall be installed and maintained as required.

3. Storm drain inlets shall be protected from sedimentation and debris during construction.

4. Construction entrances shall be stabilized to minimize tracking of sediment onto public roads.

5. Stockpiles of soil, sand, or other loose materials shall be covered or stabilized to prevent erosion.

6. Temporary and permanent seeding, mulching, or other stabilization methods shall be used as necessary to control dust and erosion.

7. All disturbed areas shall be restored and vegetated per project specifications upon completion of construction.

8. A designated concrete washout area shall be provided and maintained to prevent contamination of stormwater.

9. The contractor shall comply with all local, state, and federal stormwater regulations and obtain necessary permits.

10. Weekly inspections of SWPPP measures shall be conducted, and any deficiencies shall be corrected immediately.

SUBMITTALS & APPROVALS

1. All materials and equipment shall be submitted for approval prior to installation.

2. As-built drawings shall be provided at the completion of the project.

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER FORSGREN
STATE OF UTAH

11 OCTOBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVISED BY
JEFF FORSGREN
(801)-589-0157

DATE:
10/11/2026

SHEET CS2



San. Sewer Manhole	
Water Manhole	
Storm Drain Manhole	
Cleanout	
Electrical Manhole	
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	
Culinary Water	
Gas Line	
Irrigation Line	
Storm Drain	
Telephone Line	
Secondary Waterline	
Power Line	
Fire Line	
Land Drain	
Power Pole	
Power Pole w/guy	
Light Pole	
Fence	
Flowline of Ditch	
Overhead Power Line	
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Walk	TW
Top of Wall	TWL
Top of Concrete	TC
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	4238
Existing Contour	4220
Finish Grade	**95.33TA**
Existing Grade	95.72TA
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

GENERAL DEMOLITION NOTES:
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping, and structures to be cleared inside the construction limit line or otherwise shown.
4. All utilities, sewer, water, gas, telephone, and electrical services to be disconnected and capped according to city, county, and utility company requirements, unless otherwise shown.
5. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be offsite except where noted.
6. DO NOT interrupt any services or disrupt the operation of any business shown outside the demolition limits.
7. Remove debris, rubbish, and other material resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
8. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during constructions.
9. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
10. Contractor shall be responsible for disposal of all waster material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
11. Contractor shall verify with city any street removal, curb cuts, and any restoration required for the utility line removal.
12. Install traffic warning devices as needed in accordance with local standards.
13. Contractor shall obtain all permits necessary for demolition from City, County, State, or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and , where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

ALL CONSTRUCTION TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Blue Stakes of UTAH 811 Bluestakes.org

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER FORSGREN
STATE OF UTAH

11 OCTOBER 2026

0 50 100 150

SCALE 1" = 50'

DEMOLITION PLAN

SCALE: NTS

COMMENTS
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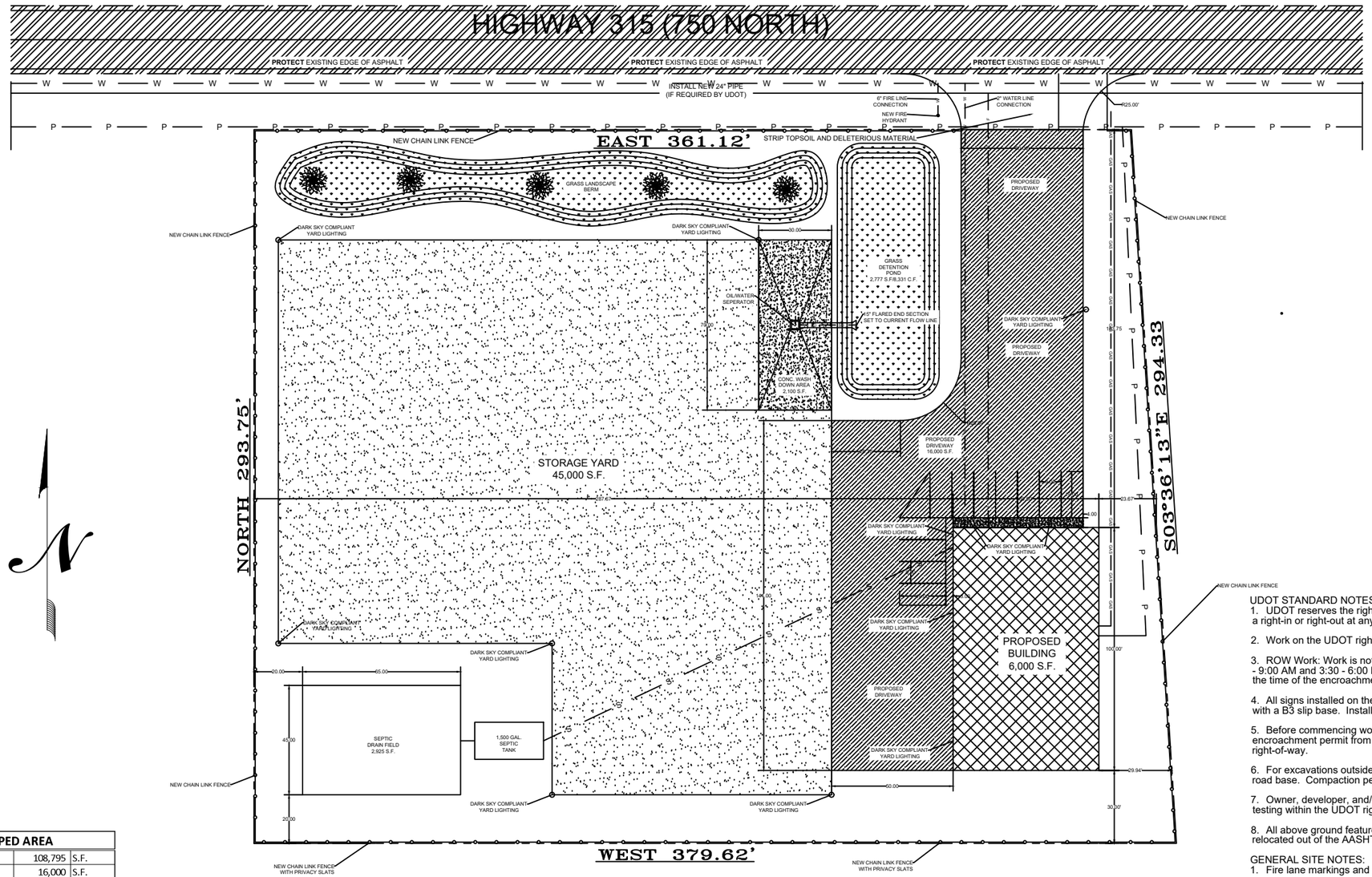
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD, UTAH 84340

REVISED BY
JEFF FORSGREN
(801)-389-0157

DATE:
10/11/2026

SHEET 1



DEVELOPED AREA		
SITE AREA	108,795	S.F.
ASPHALT	16,000	S.F.
ROADBASE STORAGE YARD	45,000	S.F.
SEPTIC DRAIN FIELD	2,925	S.F.
BUILDING	6,000	S.F.
DETENTION POND	2,777	S.F.
LANDSCAPING	36,093	S.F.

Blue Stakes of UTAH 811 Bluestakes.org



11 OCTOBER 2026

PLOT PLAN

0 50 100 150

SCALE 1" = 50'

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	CO
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	
Culinary Water	
Gas Line	
Irrigation Line	
Storm Drain	
Telephone Line	
Secondary Waterline	
Power Line	
Fire Line	
Land Drain	
Power Pole	
Power Pole w/guy	
Light Pole	
Fence	
Flowline of Ditch	
Overhead Power Line	
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Walk	TW
Top of Wall	TWL
Top of Concrete	TC
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	4238
Existing Contour	4220
Finish Grade	**95.33TA**
Existing Grade	95.72TA
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

UDOT STANDARD NOTES:
1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 - 9:00 AM and 3:30 - 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
4. All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
5. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permit Office before working within the State right-of-way.
6. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
7. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
8. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

GENERAL SITE NOTES:
1. Fire lane markings and signs to be installed as directed by the Fire Marshal.
2. Aisle makings, directional arrows, and stop bars will be painted at each driveway as shown on the plans.
3. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
4. All dimensions are to back of curb unless otherwise noted.
5. ALL hazardous chemicals are to be stored inside in approved containers or owner will build appropriate containment area.
6. Road base parking area to have mag. chloride applied to soil to prevent dust.
7. (11) Proposed parking spots. This exceeds the total numbers of employees working on site.
8. Hours of operation are from 6:00 AM to 10:00 PM.

CAUTION NOTICE TO CONTRACTOR

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ALL CONSTRUCTION TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

SCALE: NTS

COMMENTS

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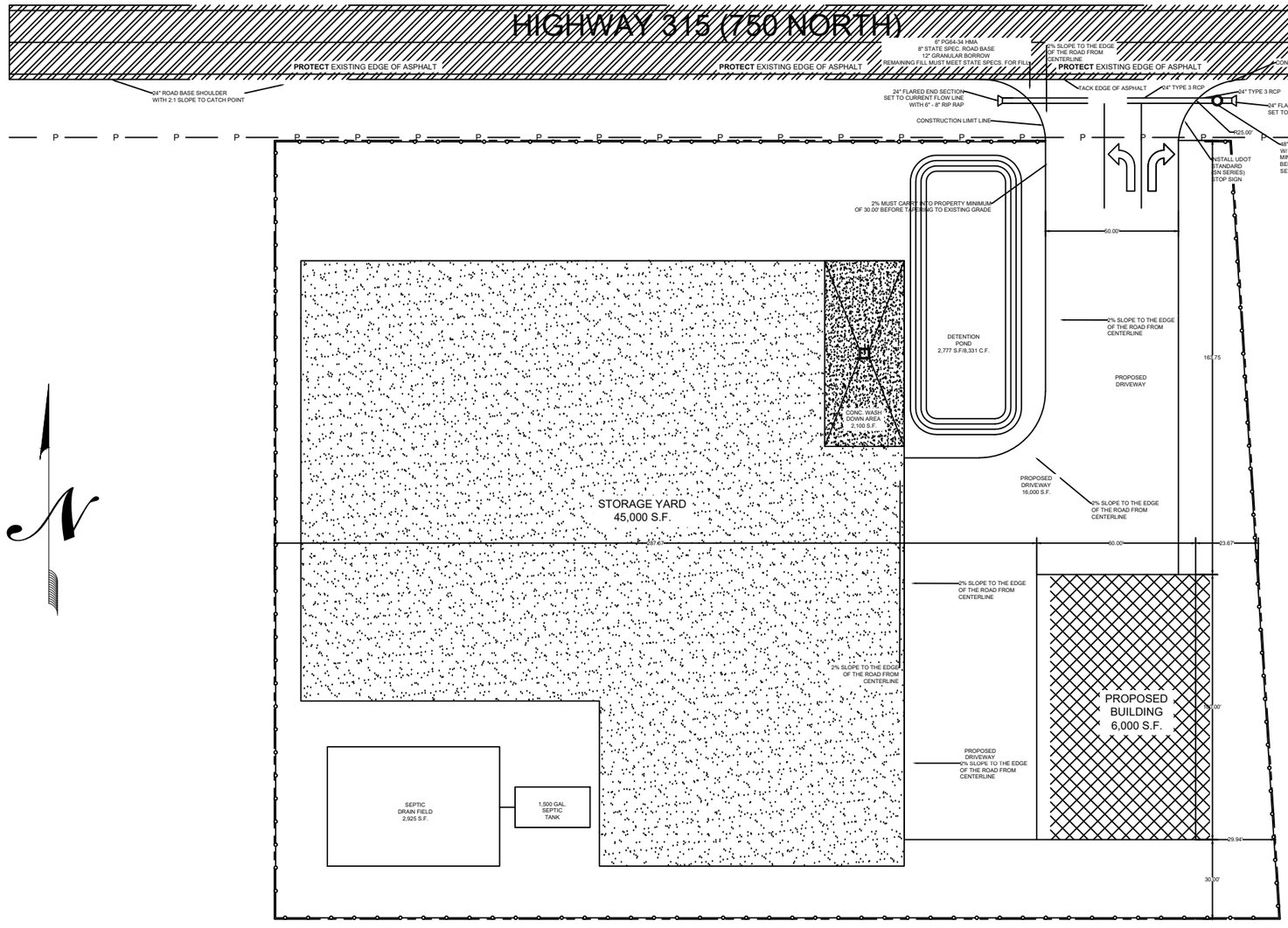
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SHEET 2



San. Sewer Manhole	
Water Manhole	
Storm Drain Manhole	
Cleanout	
Electrical Manhole	
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	
Culinary Water	
Gas Line	
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Storm Drain	
Telephone Line	
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Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

GENERAL GRADING NOTES:
1. All work shall be in accordance with the City, County, or State Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geo-technical report prepared for the project and shall be certified by the geo-technical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geo-technical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geo-technical report.
7. All trench backfill shall be tested and certified by the site geo-technical engineer per the grading code.
8. A geo-technical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geo-technical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtain the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud, and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the governing body's engineer.
14. the site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OHSA requirements for trench walls.
16. Aggregate base shall be compacted per the geo-technical report prepared for the projects.
17. Elevations shown on this plan are finish grades. Rough grades are the sub-grades of the improvements shown hereon.
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurate reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved "Best Management Practices" (BMP) approved methods to strain the storm water during construction. Protect surrounding properties and street from site runoff with sand bags, silt fence, or construction earth berms.

ADA NOTES:
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accusable route must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirements notify consultants immediately.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and , where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

ALL CONSTRUCTION TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Blue Stakes of UTAH 811 Bluestakes.org

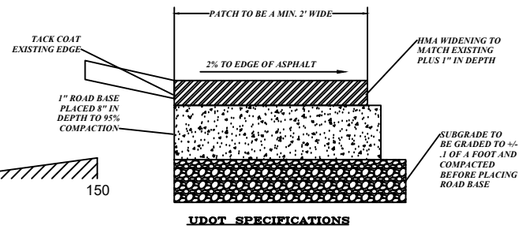
LICENSED PROFESSIONAL ENGINEER NO. 9162541 JEFFREY OLIVER FORSGREN STATE OF UTAH

11 OCTOBER 2026

OVERALL PLAN

0 50 100 150

SCALE 1" = 50'



UDOT SPECIFICATIONS

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

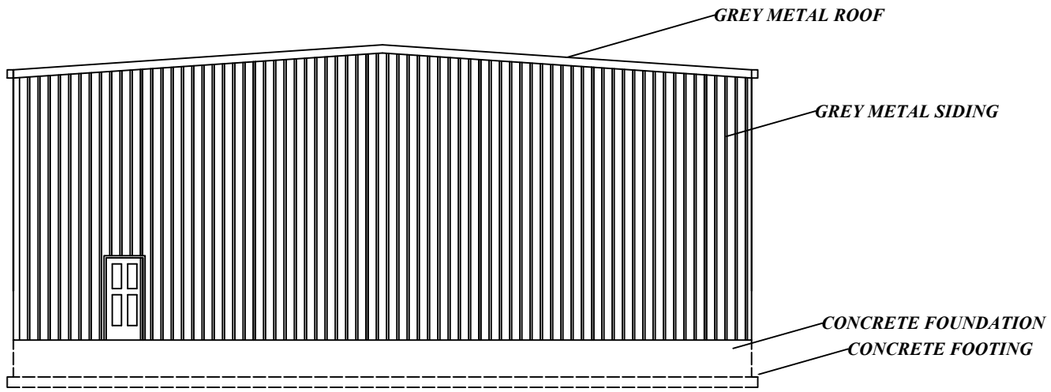
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
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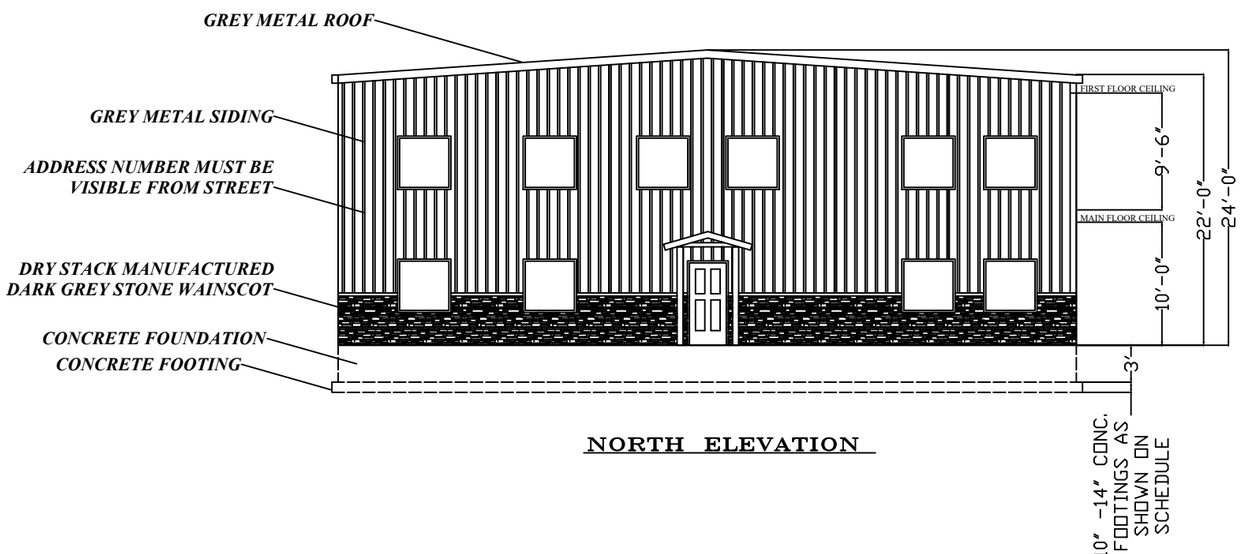
REVISED BY
JEFF FORSGREN
(801) 589-0157

DATE:
10/11/2026

SHEET 3



SOUTH ELEVATION



NORTH ELEVATION

SCALE: NTS

COMMENTS

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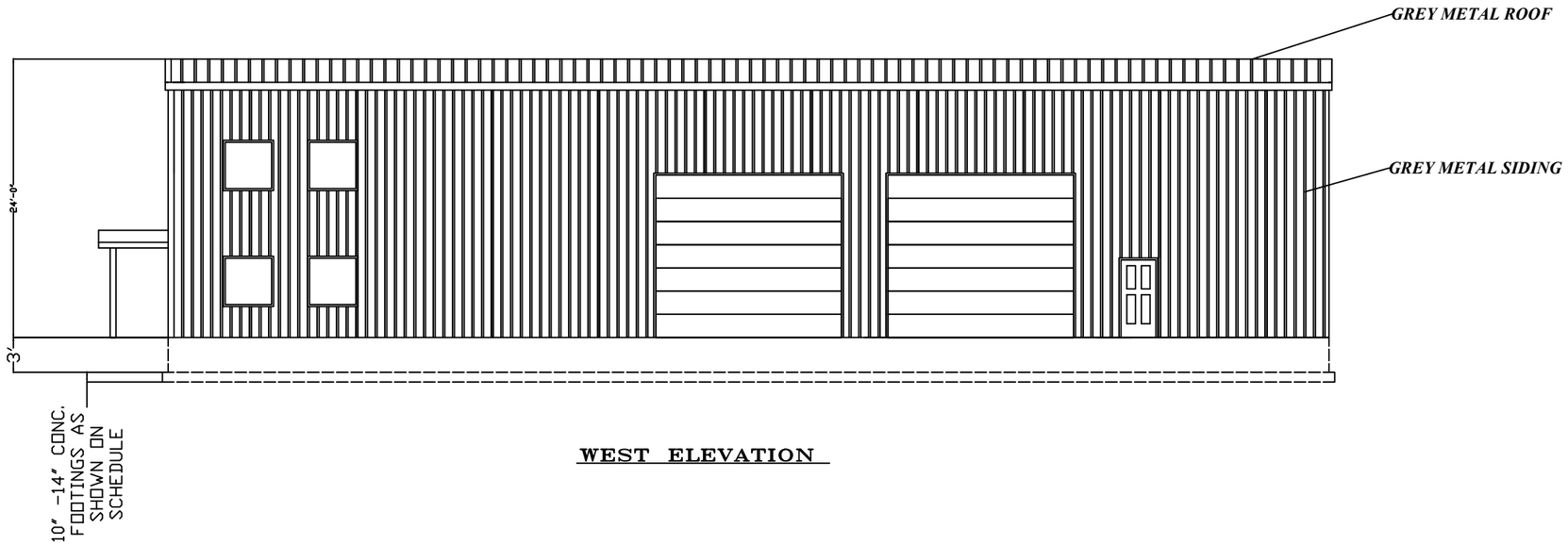
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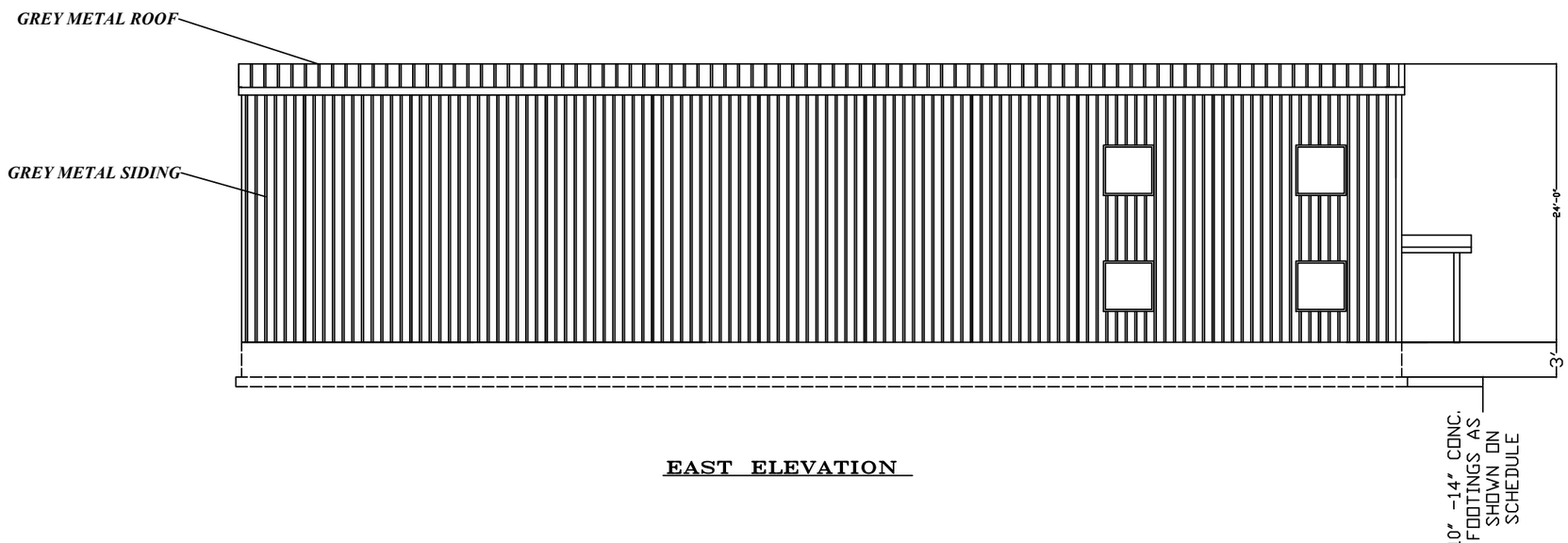
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JEFF FORSGREN
(801)-389-0157

DATE:
10/11/2026

SHEET ELEV-1



WEST ELEVATION



EAST ELEVATION

SCALE: NTS

COMMENTS

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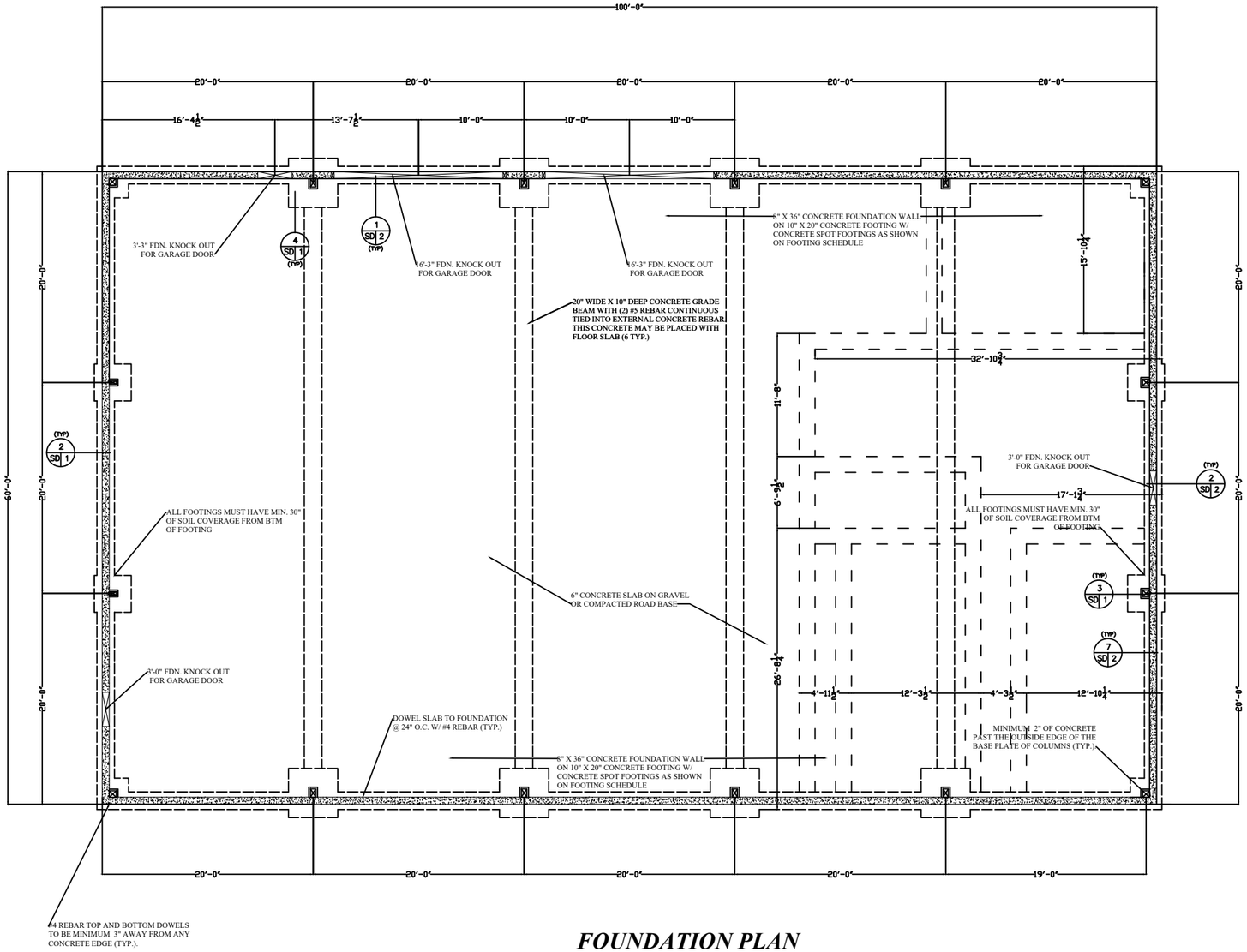
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DATE:
10/11/2026

SHEET ELEV-2



FOUNDATION PLAN

NOTES:

1. ALL REBAR TO BE INSPECTED BEFORE CONCRETE IS PLACED.
2. ALL REBAR TO BE TIED ACCORDING TO ACCEPTED INDUSTRY STANDARDS.
3. ALL SPOT FOOTING AND COLUMN REBAR IS #5 UNLESS OTHERWISE NOTED.
4. FOUNDATION WALLS AND STRIP FOOTINGS REBAR IS #4 UNLESS OTHERWISE NOTED.
5. CONCRETE STRENGTH MUST BE 3,000 PSI OR STRONGER FOR FOOTINGS AND FOUNDATION.
6. BOLT PATTERNS AND SPACING FOR STEEL STRUCTURE SHALL BE VERIFIED BEFORE PLACING CONCRETE.
7. IF WET OR SOFT SOIL CONDITIONS ARE FOUND DURING EXCAVATION THE FOOTING AND FOUNDATION ENGINEER MUST BE CONTACTED FOR ASSESSMENT.
8. ALL MEASUREMENTS ARE TO VERIFIED ON SITE BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR PERFORMING THE WORK. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES ON DRAWINGS BY OTHERS.

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV	
1. LIVE LOADS:	SLEEPING AREAS	30 PSF
	DECKS	60 PSF
	BALCONIES	100 PSF
	OTHER AREAS	40 PSF
2. SNOW LOAD:	GROUND Pg	☐ PSF
	ROOF Pf	☐ PSF + DRIFT
	Ps: 30 PSF	
	Ce: 1.0 Cw: 1.0	
	Ct: 1.0 I: 1.0	
3. WIND:	DESIGN SPEED: 130 MPH 3 SEC. GUST	
	EXPOSURE: ☐	
4. SEISMIC:	SDC ☐	
	SITE CLASS: D (ASSUMED)	
	Sds: 1.24	
	Sm1: 1.98	
	R: 6.5	
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)	
6. DEAD LOADS:	ROOF	15 PSF (ASPHALT SHINGLES)
	FLOOR	15 PSF (INCL. THIN TILE)
	WALL	10 PSF (STUCCO, SIDING)
	WALL	45 PSF (VENEER: BRICK,STONE)
	CONCRETE	145 PCF (FTGS, FOUND, ETC)

UNIFIED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED.
DESIGN SOIL BEARING PRESSURE: 1500 PSF (ASSUMED).

1. ALL DESIGN IS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR UNIFORM CRUSHED GRAVEL. SOFT AREAS DEEPER THAN 2' AND ANY ON SITE OR OTHER GEOTECHNICAL HAZARDS SHALL BE INVESTIGATED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.
3. DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE FLOOR SLAB IS IN PLACE AND HAS CURED A MINIMUM OF 7 DAYS.

CONCRETE SPECS & DETAILING

ELEMENT	(F'c) MINIMUM	(F'c) RECOMMENED	W/C RATIO
FOOTINGS	2500 PSI	3000 PSI	.50
WALLS	2500 PSI	3500 PSI	.50
SUSP. SLABS	2500 PSI	3500 PSI	.45
SLABS	3500 PSI	4000 PSI	.45

1. (F'c) STRENGTH BASED ON 28 DAY CURE TIME
2. PORTLAND TYPE I/II CEMENT.
3. 25% MAXIMUM CLASS "C" OR "F" FLY ASH BE WEIGHT
4. 3/4" MAX AGGREGATE SIZE
5. 4" MAXIMUM SLUMP
6. ADMIXTURES ACCEPTABLE EXCLUDING CALCIUM CHLORIDE

STEEL REINFORCEMENT DETAILING & SPECIFICATIONS	
NON-WELDABLE (ALL U.N.O.)	ASTM A 615 GRADE 60
WELDABLE	ASTM A 706 GRADE 60 LOW ALLOY
WELDED WIRE FABRIC	ASTM A 185

REINFORCEMENT CONCRETE COVER (MIN.)	INCHES
EXPOSED TO EARTH (NOT FORMED)	3"
EXPOSED TO EARTH OR WEATHER (FORMED)	2"
NOT EXPOSED TO EARTH OR WEATHER	1-1/2"

REINFORCEMENT (REBAR) LAP SCHEDULE

SIZE	MINIMUM LAP FOR CONTINUOUS REBAR, U.N.O.
#3	12"
#4	18"
#5	20"
#6	24"

1. CONTRACTOR RESPONSIBLE FOR FORMWORK AND SHORING.
2. REINFORCMENT SUPPORT PER ACI 315
3. ROUGHEN CONSTRUCTION JOINT SURFACES TO 1/4" AMPLITUDE OR MORE
4. BEND REINFORCEMENT COLD ONCE.
5. BEND RADII AND HOOK LENGTHS TO CONFORM TO ACI 318.
6. PROVIDE CONTINUOUS CORNER BARS AT WALL AND FOOTING CORNERS LONG ENOUGH TO MEET REQUIRED LAP LENGTHES.

CONCRETE PLACEMENT & CONSTRUCTIION SPECS

1. VIBRATE AND CONSOLIDATE CONCRETE DURING PLACEMENT AS NEEDED TO LIMIT VOIDS AND SEPARATING OF MATERIAL INGREDIENTS.
2. WHEN PLACING CONCRETE IN HOT OR COLD WEATHER, PROVIDE PROTECTION FROM FREEZING OR ACCELERATED DRYING.
3. CONCRETE SLAB CONTROL JOINT DEPTH SHALL BE 1/3 THE SLAB THICKNESS MIN. AND SPACED NO MORE THE 30 TIMES THE SLAB THICKNESS OR PER SCHEDULE BELOW, BUT NOT MORE THAN 1.25 TIMES ANY SLAB EDGE LENGTH.

SLAB THICKNESS	JOINT DEPTH MIN	SPACING MAX
3-1/2"	1-1/4"	8'-0"
4"	1-1/2"	10'-0"
5"	1-3/4"	12'-0"
6"	2"	15'-0"

FROST DEPTH, GRADING, DRAINAGE

SEE PLAN	MINIMUM FROST DEPTH
SEE PLAN	MINIMUM FINISH GRADE TO TOP OF FOUND.

NOTES:

1. FROST DEPTH IS THE REQUIRED DEPTH OF THE UNHEATED SIDE OF THE FOUNDATION AND FOOTING, FROM ANY SURFACE OF THE ADJACENT FINISH GRADE TO THE BOTTOM OF FOOTING.
2. FINISH GRADE SHALL SLOPE DOWN AWAY FROM HOME FOUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF HORIZONTAL DISTANCE.
3. DOWNSPOUTS SHALL EXTEND OUT AWAY FROM THE FOUNDATION AT LEAST 5 FEET OR INTO AN APPROVED DRAINAGE SYSTEM OR ON SITE PIPING.
4. ALL LOT DRAINAGE SHOULD BE GRADED TO DRAIN TO APPROVED AREAS, SWALES, OR DRAINAGE SYSTEMS, PER THE REQUIREMENTS OF THE GOVERNING CITY OR COUNTY.



11 OCTOBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

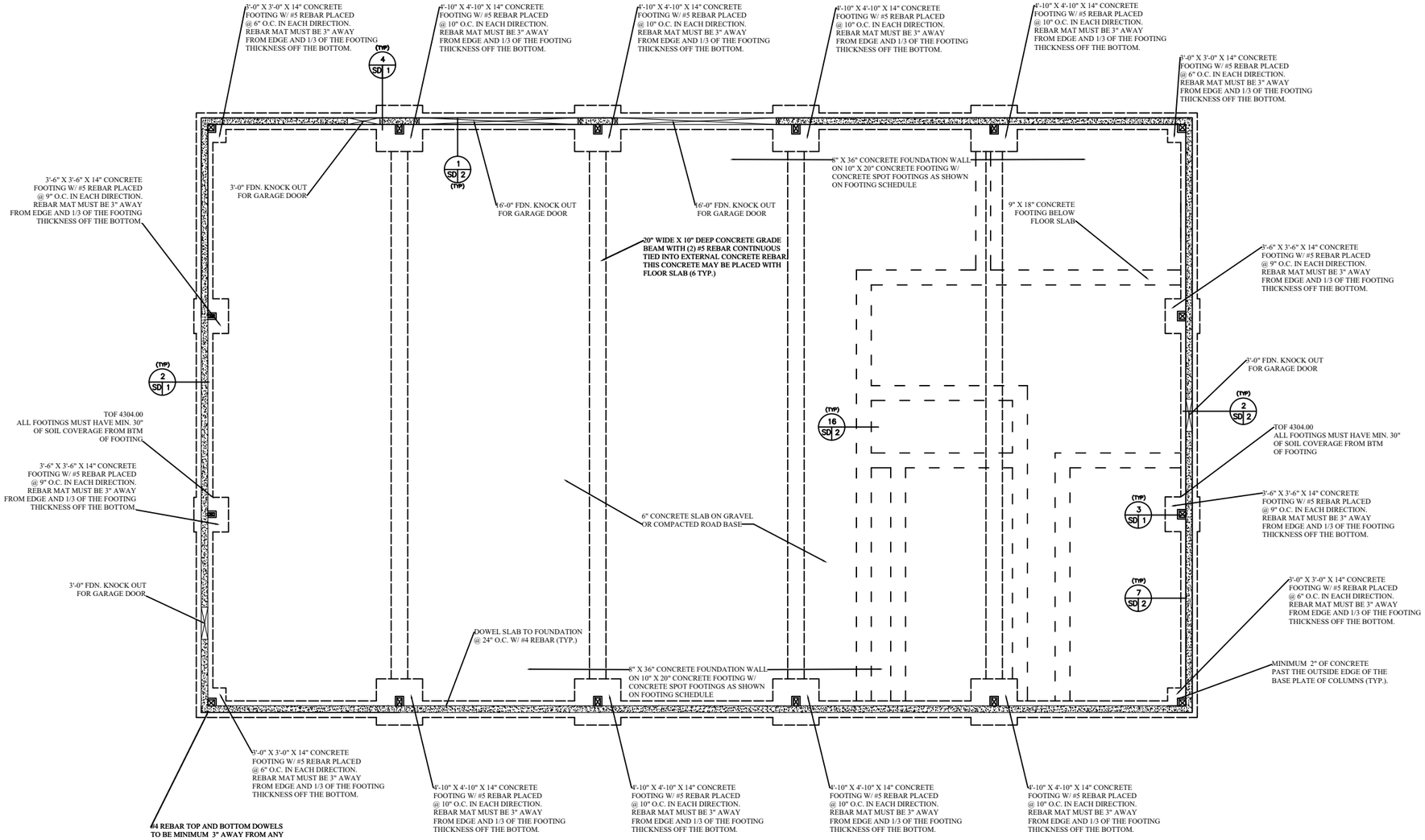
F3 ENGINEERING
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REVISED BY
JEFF FORSGREN
(801)-389-0157

DATE:
10/11/2026

SHEET FP-4



FOOTING SCHEDULE

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV		
1. LIVE LOADS:	SLEEPING AREAS	30 PSF	
	DECKS	60 PSF	
	BALCONIES	100 PSF	
	OTHER AREAS	40 PSF	
2. SNOW LOAD:	GROUND Pg	50 PSF	
	ROOF Pf	35 PSF + DRIFT	
	Ps: 30 PSF		
	Ce: 1.0	Ce: 1.0	
	Ct: 1.0	I: 1.0	
3. WIND:	DESIGN SPEED: 130 MPH 3 SEC. GUST EXPOSURE: B		
4. SEISMIC:	SDC: D SITE CLASS: D (ASSUMED) Sds: 1.042g Sm1: 0.618 R: 6.5		
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)		
6. DEAD LOADS:	ROOF	15 PSF (ASPHALT SHINGLES)	
	FLOOR	15 PSF (INCL. THIN TILE)	
	WALL	10 PSF (STUCCO, SIDING)	
	WALL	45 PSF (VENEER: BRICK,STONE)	
	CONCRETE	145 PCF (FTGS, FOUND, ETC)	

UNIFIED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED.
DESIGN SOIL BEARING PRESSURE: 1500 PSF (ASSUMED).

1. **ALL DESIGN IS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.**
2. **ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR UNIFORM CRUSHED GRAVEL. SOFT AREAS DEEPER THAN 2' AND ANY ON SITE OR UNDER GEOTECHNICAL HAZARDS SHALL BE INVESTIGATED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.**
3. **DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE FLOOR SLAB IS IN PLACE AND HAS CURED A MINIMUM OF 7 DAYS.**

CONCRETE SPECS & DETAILING

ELEMENT	(F'c) MINIMUM	(F'c) RECOMMEND	W/C RATIO
FOOTINGS	2500 PSI	3000 PSI	.50
WALLS	2500 PSI	3500 PSI	.50
SUSP. SLABS	2500 PSI	3500 PSI	.45
SLABS	3500 PSI	4000 PSI	.45

1. (F'c) STRENGTH BASED ON 28 DAY CURE TIME
2. PORTLAND TYPE I/II CEMENT.
3. 25% MAXIMUM CLASS "C" OR "F" FLY ASH BE WEIGHT
4. 3/4" MAX AGGREGATE SIZE
5. 4" MAXIMUM SLUMP
6. ADMIXTURES ACCEPTABLE EXCLUDING CALCIUM CHLORIDE

STEEL REINFORCEMENT DETAILING & SPECIFICATIONS	
NON-WELDABLE (ALL U.N.O.)	ASTM A 615 GRADE 60
WELDABLE	ASTM A 706 GRADE 60 LOW ALLOY
WELDED WIRE FABRIC	ASTM A 185

REINFORCEMENT CONCRETE COVER (MIN.)	INCHES
EXPOSED TO EARTH OR WEATHER (FORMED)	2"
EXPOSED TO EARTH OR WEATHER (FORMED)	2"
NOT EXPOSED TO EARTH OR WEATHER	1-1/2"

REINFORCEMENT (REBAR) LAP SCHEDULE

SIZE	MINIMUM LAP FOR CONTINUOUS REBAR, U.N.O.
#3	12"
#4	18"
#5	20"
#6	24"

1. CONTRACTOR RESPONSIBLE FOR FORMWORK AND SHORING.
2. REINFORCMENT SUPPORT PER ACI 315
3. ROUGHEN CONSTRUCTION JOINT SURFACES TO 1/4" AMPLITUDE OR MORE
4. BEND REINFORCEMENT COLD ONCE
5. BEND RADII AND HOOK LENGTHS TO COMFORM TO ACI 318.
6. PROVIDE CONTINUOUS CORNER BARS AT WALL AND FOOTING CORNERS LONG ENOUGH TO MEET REQUIRED LAP LENGTHES.

CONCRETE PLACEMENT & CONSTRUCTION SPECS

1. VIBRATE AND CONSOLIDATE CONCRETE DURING PLACEMENT AS NEEDED TO LIMIT VOIDS AND SEPARATING OF MATERIAL INGREDIENTS.
2. WHEN PLACING CONCRETE IN HOT OR COLD WEATHER, PROVIDE PROTECTION FROM FREEZING OR ACCELERATED DRYING.
3. CONCRETE SLAB CONTROL JOINT DEPTH SHALL BE 1/3 THE SLAB THICKNESS MIN. AND SPACED NO MORE THE 30 TIMES THE SLAB THICKNESS OR PER SCHEDULE BELOW, BUT NOT MORE THAN 1.25 TIMES ANY SLAB EDGE LENGTH.

SLAB THICKNESS	JOINT DEPTH MIN	SPACING MAX
3-1/2"	1-1/4"	8'-0"
4"	1-1/2"	10'-0"
5"	1-3/4"	12'-0"
6"	2"	15'-0"

FROST DEPTH, GRADING, DRAINAGE

SEE PLAN	MINIMUM FROST DEPTH
SEE PLAN	MINIMUM FINISH GRADE TO TOP OF FOUND.

NOTES:

1. **FROST DEPTH IS THE REQUIRED DEPTH OF THE UNHEATED SIDE OF THE FOUNDATION AND FOOTING, FROM ANY SURFACE OF THE ADJACENT FINISH GRADE TO THE BOTTOM OF FOOTING.**
2. **FINISH GRADE SHALL SLOPE DOWN AWAY FROM HOME FOUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF HORIZONTAL DISTANCE.**
3. **DOWNSPOUTS SHALL EXTEND OUT AWAY FROM THE FOUNDATION AT LEAST 5 FEET OR INTO AN APPROVED DRAINAGE SYSTEM OR ON SITE PIPING.**
4. **ALL LOT DRAINAGE SHOULD BE GRADED TO DRAIN TO APPROVED AREAS, SWALES, OR DRAINAGE SYSTEMS, PER THE REQUIREMENTS OF THE GOVERNING CITY OR COUNTY.**



11 OCTOBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
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ROMERO CONSTRUCTION SHOP
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WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREN
(801)-389-0157

DATE:
10/11/2026

SHEET FP-4

GENERAL NOTES

A: CONTRACTOR TO VERIFY ALL DIMENSIONS, BEAM SIZES, FOOTING SIZES, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
B: TRUSSES TO BE DESIGNED AND BUILT BY A CERTIFIED TRUSS ENGINEER.
C: ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.

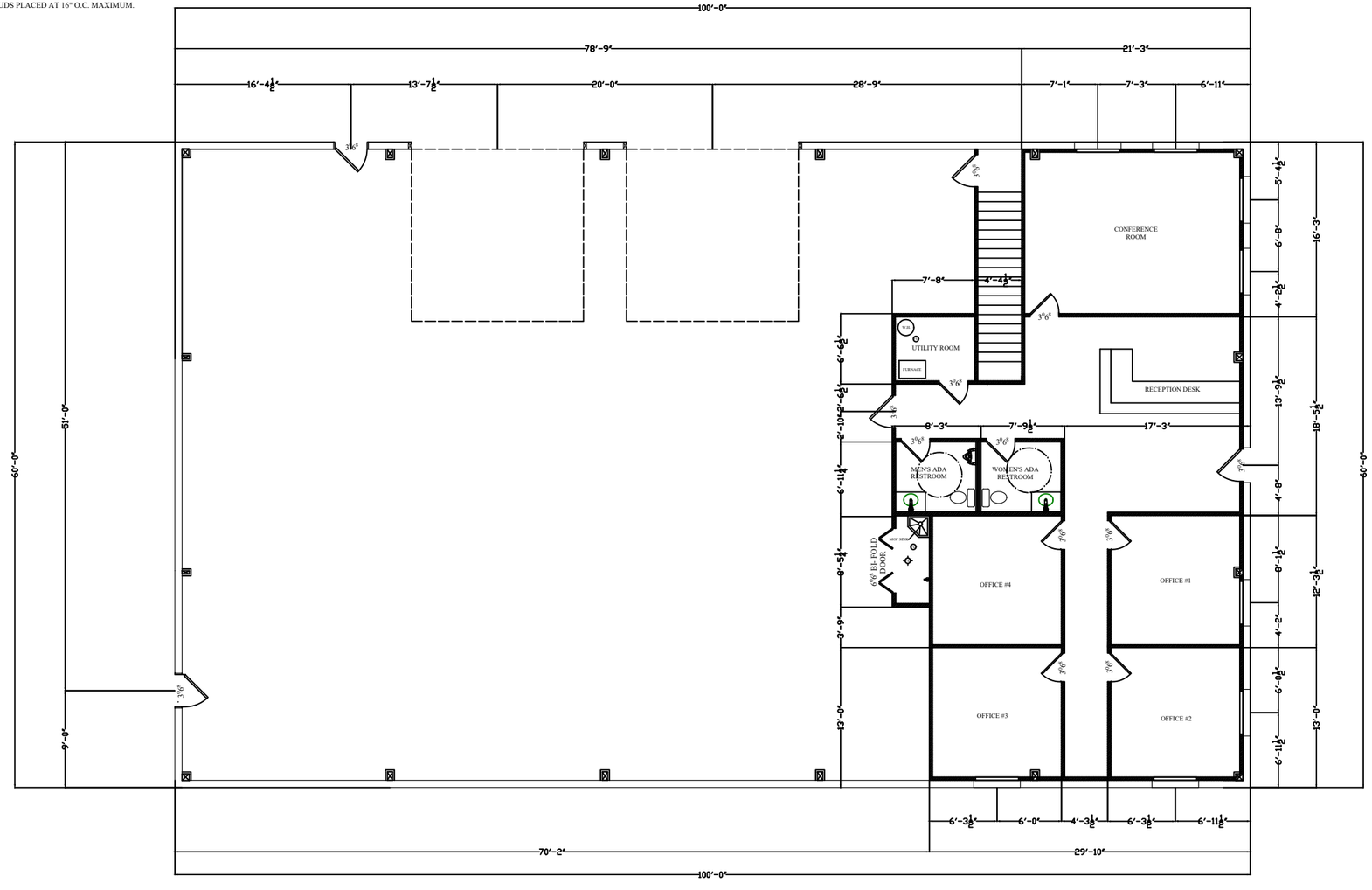
WOOD FRAMING:

A: MATERIALS:
1: FRAMING LUMBER: NO. 2 DOUGLAS FIR-LARCH OR BETTER
2: SHEATHING: APA RATED OSB. AS FOLLOWS
ROOF: 7/16" THICK W/ 24/16 SPAN RATING (USE 5/8" THICK PANELS FOR SNOW LOADS GREATER THAN 40 PSF) NAIL ALL PANELS WITH 8d NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

FLOOR: 3/4" THICK TONGUE AND GROOVE PANELS. GLUE AND NAIL ALL PANELS WITH 8d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 8" O.C. AT ALL INTERMEDIATE SUPPORTS.

WALLS: 7/16" THICK PANELS. NAIL ALL PANELS WITH 8d NAILS AT 4" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. SOLID BLOCK ALL PANEL EDGES.

B: FOR SPANS OF 6'-0" AND GREATER, USE A MIN. OF 2 STUDS TO SUPPORT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, UNLESS NOTED OTHERWISE. SOLID BLOCK ALL POINT LOADS THROUGH FLOOR JOISTS.
C: FOR SPANS OF 6'-0" AND GREATER AT EXTERIOR WALLS, PROVIDE 2 FULL HEIGHT STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS UNLESS NOTED OTHERWISE.
D: USE APPROPRIATE SIMPSON TIES TO CONNECT BEAMS TO POSTS/STUDS FOR SPANS OF 6'-0" OR GREATER.
E: FOR SPANS UNDER 5'-0" USE (2) 2X10 HEADERS @ EXT. DOOR AND WINDOW LOCATIONS USE (2) 2X12 FOR SPANS 5'-0" TO 6'-0" OPENINGS. SPANS GREATER THAN 6'-0" MUST HAVE LVL OR EQUIV. SIZED FOR SPAN.
F: MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS OF 12" OR LESS. USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAMS DEPTHS GREATER THAN 12". LVL'S MUST BE NAILED TOGETHER AS PER MANUFACTURE SPECS.
G: USE APPROPRIATE SIMPSON TOP FLANGE HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS.
H: BEARING AND EXTERIOR WALLS STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES. END JOINTS OF SPLICES IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24" O.C. AND NAILED WITH 16d NAILS AT 4" O.C. WITHIN OFFSET LENGTH. OVERLAP THE PLATES AT CORNERS AND AT INTERSECTIONS.
J: ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.



FLOOR PLAN

NOTES TO PLAN:

1: 2X4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2X6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.
2: USE 2X4 FURRING WITH 3 1/2" INSULATION BATTS AGAINST CONCRETE FOUNDATION WALLS IN FINISHED ROOMS IN BASEMENT.
3: PROVIDE COMBUSTION AIR TO FURNACE AT A RATE OF 1/2 SQ. IN. PER 1000 BTU INPUT AT BOTH CEILING AND FLOOR.

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV	
1. LIVE LOADS:	SLEEPING AREAS	30 PSF
	DECKS	60 PSF
	BALCONIES	100 PSF
	OTHER AREAS	40 PSF
2. SNOW LOAD:	GROUND Pg	PSF
	ROOF Pa	PSF + DRIFT
	Pg: 30 PSF	Ce: 1.0 Ct: 1.0
	Cs: 1.0	Cw: 1.0
		I: 1.0
3. WIND:	DESIGN SPEED: 130 MPH 3 SEC. GUST EXPOSURE: B	
4. SEISMIC:	SDC	B
	SITE CLASS	D (ASSUMED)
	Sds: 0.156	
	Sm1: 0.095	
	R: 6.5	
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)	
6. DEAD LOADS:	ROOF	15 PSF (ASPHALT SHINGLES)
	FLOOR	15 PSF (INCL. 5MM TILE)
	WALL	10 PSF (STUCCO, SIDING)
	WALL	45 PSF (VENEER: BRICK,STONE)
	CONCRETE	145 PCF (FTGS, FOUND, ETC)

BEAM SCHEDULE (LVL SPEC)

DESIGNATION (SEE PLAN)	QTY. BEAM DESCRIPTION	MIN. 2X SUPPORTS U.N.O.	NOTES (TYP.)
MIN. LOAD BEARING BEAM IF NOT NOTED	(2) 2 X 8 DF#2	1	1. JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 16" O.C.
B(2)5.1/2	(2) 1-3/4" X 5-1/2" LVL	1	3. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #23), TO TIE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
B(2)6	(2) 2 X 6 DF/HF#2	1	
B(2)7.1/4	(2) 1-3/4" X 7-1/4" LVL	1	
B(2)8	(2) 2 X 8 DF/HF#2	1	
B(3)8	(3) 2 X 8 DF/HF#2	1	
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	2	2. LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM. MINIMUM LVL SPEC PROVIDE 1.9E AND 2600 PSI Fb OR BTR.
B(3)9.1/2	(3) 1-3/4" X 9-1/2" LVL	2	
B(2)10	(2) 2X10 DF/HF #2	1	
B(3)10	(3) 2 X 10 DF/HF#2	1	
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	1	4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
B(2)11.7/8	(2) 1-3/4" X 11-7/8" LVL	2	
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	(3) 2X8	5. ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi, Fu = 65 ksi CRITERIA.
B(4)11.7/8	(4) 1-3/4" X 11-7/8" LVL	SEE PLAN	
B(2)12	(2) 2 X 12 DF/HF#2	SEE PLAN	
B(3)12	(3) 2 X 12 DF/HF#2	SEE PLAN	
B(2)14	(2) 1-3/4" X 14" LVL	SEE PLAN	
B(3)14	(3) 1-3/4" X 14" LVL	SEE PLAN	
B(2)16	(2) 1-3/4" X 16" LVL	SEE PLAN	
B(3)16	(3) 1-3/4" X 16" LVL	SEE PLAN	
B(2)18	(2) 1-3/4" X 18" LVL	SEE PLAN	
B(3)18	(3) 1-3/4" X 18" LVL	SEE PLAN	
GLB	WOOD GLULAM BEAM. SEE PLAN	SEE PLAN	
RS	WOOD ROUGH SAWN. SEE PLAN	SEE PLAN	
W# X ##	STEEL WIDE FLANGE.SEE PLAN	SEE PLAN	

WALL STUD HEIGHTS & LOAD BLOCKING

FRAMED WALL STUD HEIGHTS (HEIGHTS ARE UNSUPPORTED CLEAR SPANS)

WALL STUDS MAX. HEIGHT	NOMINAL SF SIZE	VERT. O.C. SPACING	LATERAL SUPPORT
UP TO 10'	2 X 4	16"	NONE.
UP TO 12'	2 X 4	12"	OSB, PLYWOOD, OR GLUED GYPSUM BOARD
UP TO 14'	2 X 6	16"	
UP TO 16'	2 X 6	12"	

NOTES (TYP.)
1. PLAN WALL SPECS, DIMENSIONS AND SCALES GOVERN WALL SIZING.
2. SEE MINIMUM NAILING SCHEDULE TABLE WHEN USING WALL STUD HT. TABLE.
3. PROVIDE 2X DF OR BTR. SQUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED THROUGH WALLS FROM BEAMS AND GIRDER TRUSSES SUPPORTED BY MORE THEN (1) TRIMMER (SEE BEAM SCHEDULE) AND WHEN NOT LOCATED ALONG EXTERIOR WALLS WHEN RIM JOISTS ARE NOT PROVIDED.

FRAMING NAILING SCHEDULE U.N.O.

	CONNECTION DESCRIPTION	NAILING	NOTES
1	JOIST TO TOP PLATE OR BEAM	(2) 16D	TOENAIL
2	BLOCKING CBLKD TO SILL OR BEAM	16D @ 4"O.C.	TOENAIL
3	SILL TO JOIST, R.J. BLKG. BEAM THRU FLOOR	16D @ 4" O.C.	FACE NAIL
4	TOP OR SILL PLATE TO STUD	(2) 16D	FACE NAIL
5	BUILT UP CNR./TPLD STUDS / COLUMNS	16D @ 16" O.C.	FACE NAIL
6	SNL. TOP PLATE LAP	16D @ 4" O.C.	FACE NAIL
7	DBL. TOP PLATE INTERSECTION LAP	(2) 16D	FACE NAIL
8	HEADERS, BEAMS, GIRDERS MULTPL/BUILT UP	(2) 16D @ 16"	FACE NAIL
9	DSB PANELS TO 2X WALL FRAMING	8D @ 6" / 12"	EDGE/INT.

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

LUMBER SPECS

	LUMBER DESCRIPTION	MINIMUM GRADE	NOTES
1	WALL STUDS, WALL PLATES, BLOCKING	STUD	
2	BEAM AND HEADER WALL SUPPORT	STUD	
3	BEAMS AND HEADERS	SPS DF/HF #2	
4	ROOF, WALL AND FLOOR PANELS	APA EXT. #1	
5	TREATED FLOOR RAILS	GRND. RATED	



11 OCTOBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREEN
(801)-389-0157

DATE:
10/11/2026

SHEET FP-1

GENERAL NOTES

A: CONTRACTOR TO VERIFY ALL DIMENSIONS, BEAM SIZES, FOOTING SIZES, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
B: TRUSSES TO BE DESIGNED AND BUILT BY A CERTIFIED TRUSS ENGINEER.
C: ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.

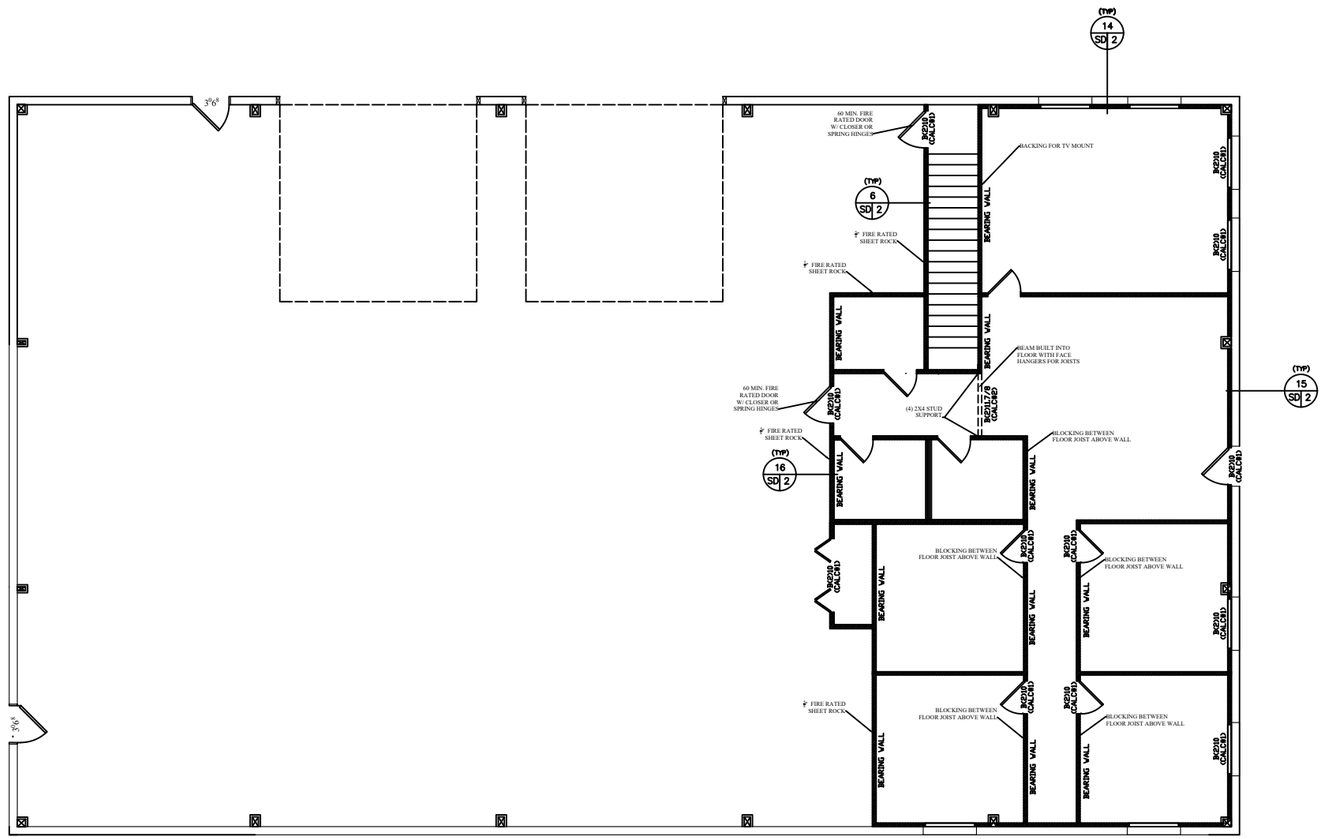
WOOD FRAMING:

A: MATERIALS:
1: FRAMING LUMBER: NO. 2 DOUGLAS FIR-LARCH OR BETTER
2: SHEATHING: APA RATED OSB. AS FOLLOWS
ROOF: 7/16" THICK W/ 24/16 SPAN RATING (USE 5/8" THICK PANELS FOR SNOW LOADS GREATER THAN 40 PSF) NAIL ALL PANELS WITH 8d NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

FLOOR: 3/4" THICK TONGUE AND GROOVE PANELS. GLUE AND NAIL ALL PANELS WITH 8d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING, AND AT 8" O.C. AT ALL INTERMEDIATE SUPPORTS.

WALLS: 7/16" THICK PANELS. NAIL ALL PANELS WITH 8d NAILS AT 4" O.C. AT ALL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. SOLID BLOCK ALL PANEL EDGES.

B: FOR SPANS OF 6'-0" AND GREATER, USE A MIN. OF 2 STUDS TO SUPPORT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, UNLESS NOTED OTHERWISE. SOLID BLOCK ALL POINT LOADS THROUGH FLOOR JOISTS.
C: FOR SPANS OF 6'-0" AND GREATER AT EXTERIOR WALLS, PROVIDE 2 FULL HEIGHT STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS UNLESS NOTED OTHERWISE.
D: USE APPROPRIATE SIMPSON TIES TO CONNECT BEAMS TO POSTS/STUDS FOR SPANS OF 6'-0" OR GREATER.
E: FOR SPANS UNDER 5'-0" USE (2) 2X10 HEADERS @ EXT. DOOR AND WINDOW LOCATIONS USE (2) 2X12 FOR SPANS 5'-0" TO 6'-0" OPENINGS. SPANS GREATER THAN 6'-0" MUST HAVE LVL OR EQUIV. SIZED FOR SPAN.
F: MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS OF 12" OR LESS. USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAMS DEPTHS GREATER THAN 12". LVL'S MUST BE NAILED TOGETHER AS PER MANUFACTURE SPECS.
G: USE APPROPRIATE SIMPSON TOP FLANGE HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS.
H: BEARING AND EXTERIOR WALLS STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES. END JOINTS OF SPLICES IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24" O.C. AND NAILED WITH 16d NAILS AT 4" O.C. WITHIN OFFSET LENGTH. OVERLAP THE PLATES AT CORNERS AND AT INTERSECTIONS.
J: ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.



MAIN FLOOR FRAMING PLAN

NOTES TO PLAN:

1: 2X4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2X6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM.
2: USE 2X4 FURRING WITH 3 1/2" INSULATION BATTS AGAINST CONCRETE FOUNDATION WALLS IN FINISHED ROOMS IN BASEMENT.
3: PROVIDE COMBUSTION AIR TO FURNACE AT A RATE OF 1/2 SQ. IN. PER 1000 BTU INPUT AT BOTH CEILING AND FLOOR.

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV	
1. LIVE LOADS:	SLEEPING AREAS	30 PSF
	DECKS	60 PSF
	BALCONIES	100 PSF
	OTHER AREAS	40 PSF
2. SNOW LOAD:	GROUND Pg	[ ] PSF
	ROOF Ps	[ ] PSF + DRIFT
	Pf: 30 PSF	
	Ce 1.0 = Cw 1.0	
	Ct 1.0 Ie 1.0	
3. WIND:	DESIGN SPEED: 115(ULT) MPH 3 SEC. GUST EXPOSURE: [B]	
4. SEISMIC:	SDC [B] SITE CLASS: D (ASSUMED) Sds: [0.156] Sm1: [0.09] R: [6.5]	
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)	
6. DEAD LOADS:	ROOF	15 PSF (ASPHALT SHINGLES)
	FLOOR	15 PSF (INCL. 5MM TILE)
	WALL	10 PSF (STUCCO, SIDING)
	WALL	45 PSF (VENEER: BRICK,STONE)
	CONCRETE	145 PCF (FTGS, FOUND, ETC)

BEAM SCHEDULE [illegible]

DESIGNATION (SEE PLAN)	QTY. BEAM DESCRIPTION	MIN. 2X SUPPORTS U.N.O.	NOTES (TYP.)
MIN. LOAD BEARING BEAM IF NOT NOTED	(2) 2 X 8 DF#2	1	1. JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 16" O.C.
B(2)5.1/2	(2) 1-3/4" X 5-1/2" LVL	1	3. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #23), TO TIE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
B(2)6	(2) 2 X 6 DF/HF#2	1	
B(2)7.1/4	(2) 1-3/4" X 7-1/4" LVL	1	
B(2)8	(2) 2 X 8 DF/HF#2	1	
B(3)8	(3) 2 X 8 DF/HF#2	1	
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	2	2. LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM. MINIMUM LVL SPEC PROVIDE 1.9E AND 2600 PSI Fb OR BTR.
B(3)9.1/2	(3) 1-3/4" X 9-1/2" LVL	2	
B(2)10	(2) 2X10 DF/HF #2	1	
B(3)10	(3) 2 X 10 DF/HF#2	1	
B(1)11.7/8	(1) 1-3/4" X 11-7/8" LVL	1	4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
B(2)11.7/8	(2) 1-3/4" X 11-7/8" LVL	2	
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	(3) 2X8	5. ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi, Fu = 65 ksi CRITERIA.
B(4)11.7/8	(4) 1-3/4" X 11-7/8" LVL	SEE PLAN	
B(2)12	(2) 2 X 12 DF/HF#2	SEE PLAN	
B(3)12	(3) 2 X 12 DF/HF#2	SEE PLAN	
B(2)14	(2) 1-3/4" X 14" LVL	SEE PLAN	
B(3)14	(3) 1-3/4" X 14" LVL	SEE PLAN	
B(2)16	(2) 1-3/4" X 16" LVL	SEE PLAN	
B(3)16	(3) 1-3/4" X 16" LVL	SEE PLAN	
B(2)18	(2) 1-3/4" X 18" LVL	SEE PLAN	
B(3)18	(3) 1-3/4" X 18" LVL	SEE PLAN	
GLB	WOOD GLULAM BEAM. SEE PLAN	SEE PLAN	
RS	WOOD ROUGH SAWN. SEE PLAN	SEE PLAN	
W# X ##	STEEL WIDE FLANGE.SEE PLAN	SEE PLAN	

WALL STUD HEIGHTS & LOAD BLOCKING

FRAMED WALL STUD HEIGHTS (HEIGHTS ARE UNSUPPORTED CLEAR SPANS)			
WALL STUBS MAX. HEIGHT	NOMINAL 2" SIZE	VERT. S.C. SPACING	LATERAL SUPPORT
UP TO 12'	2 X 4	16"	NONE
UP TO 12'	2 X 4	12"	OSB, PLYWOOD, OR GLUED GYPSUM BOARD
UP TO 14'	2 X 6	16"	
UP TO 16'	2 X 6	12"	

NOTES (TYP.)
1: PLAN WALL SPECS, DIMENSIONS AND SCALES GOVERN WALL SIZING.
2. SEE MINIMUM NAILING SCHEDULE TABLE WHEN USING WALL STUD HT. TABLE.
3. PROVIDE 2X DF OR BTR. SQUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED THROUGH WALLS FROM BEAMS AND GIRDER TRUSSES SUPPORTED BY MORE THEN (1) TRIMMER (SEE BEAM SCHEDULE) AND WHEN NOT LOCATED ALONG EXTERIOR WALLS WHEN RIM JOISTS ARE NOT PROVIDED.

FRAMING NAILING SCHEDULE U.N.O.

	CONNECTION DESCRIPTION	NAILING	NOTES
1	JOIST TO TOP PLATE OR BEAM	(2) 16D	TOENAIL
2	BLOCKING CBLKD TO SILL OR BEAM	16D @ 4"O.C.	TOENAIL
3	SILL TO JOIST, R.J. BLKG. BEAM THRU FLOOR	16D @ 4" O.C.	FACE NAIL
4	TOP OR SILL PLATE TO STUD	(2) 16D	FACE NAIL
5	BUILT UP CNR/TPLED STUDS / COLUMNS	16D @ 16" O.C.	FACE NAIL
6	DBL. TOP PLATE LAP	16D @ 4" O.C.	FACE NAIL
7	DBL. TOP PLATE INTERSECTION LAP	(2) 16D	FACE NAIL
8	HEADERS, BEAMS, GIRDERS MULTPL/BUILT UP	(2) 16D @ 16"	FACE NAIL
9	DSB PANELS TO 2X WALL FRAMING	8D @ 6" / 12"	EDGE/INT.

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

LUMBER SPECS

	LUMBER DESCRIPTION	MINIMUM GRADE	NOTES
1	WALL STUBS, WALL PLATES, BLOCKING	STUD	
2	BEAM AND HEADER WALL SUPPORT	STUD	
3	BEAMS AND HEADERS	SPS DF/HF #2	
4	ROOF, WALL AND FLOOR PANELS	APA EXT. #1	
5	TREATED FLOOR RAILS	GRND. RATED	



11 OCTOBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREN
(801)-389-0157

DATE:
10/11/2026

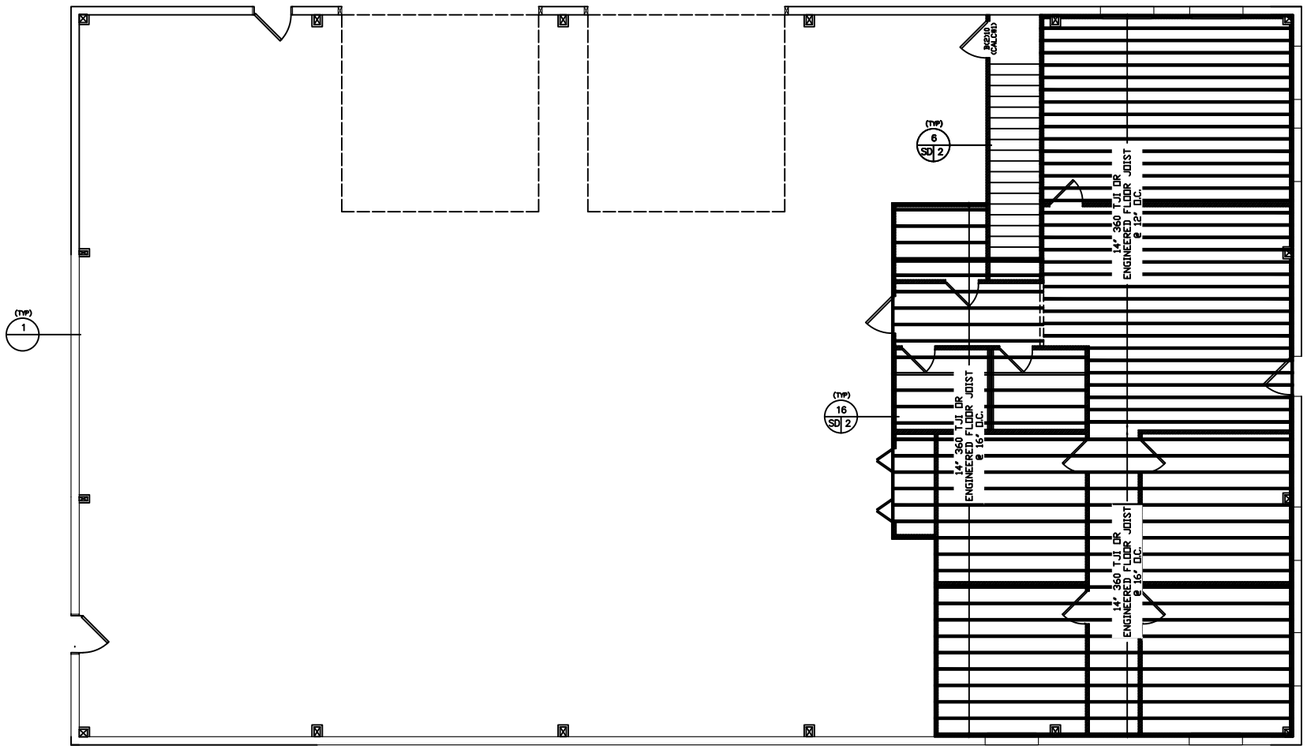
SHEET FP-1

GENERAL NOTES:

A: CONTRACTOR TO VERIFY ALL DIMENSIONS, BEAM SIZES, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
B: ALL WORK IS TO BE CONSISTENT WITH BEST BUILDING PRACTICES AND CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
C: CONTRACTOR TO VERIFY FOUNDATION HEIGHT AND LOCATION OF STEPS IN FOOTINGS AND FOUNDATIONS
D: CHECK DETAIL PAGE SD3 FOR FRAMING SPECIFICATIONS AND CALLOUTS.

FLOOR JOISTS:

1: USE FLOOR JOISTS AND BEAMS AS SHOWN ON THE ENGINEERING DRAWINGS.
2: ALL SPECIFICATIONS AND INFORMATION ON THE ENGINEERING DRAWINGS SUPERCEDE THE ALL OTHER DRAWINGS.
3: BLOCKING IN BETWEEN FLOOR JOIST IS REQUIRED AT 8'-0" O.C.
4: FLOOR MUST BE GLUED AND NAILED @ 8" O.C. WITH 8D RINGSHANK NAILS.
5: USE APPROPRIATE JOIST HANGERS AS NEEDED.
6: JOIST HANGERS TO HAVE APPROPRIATE NAILS USED IN ALL HOLES AS REQUIRED BY MANUFACTURER.
7: SOLID BLOCKING REQUIRED OVER ALL BEARING WALLS.
8: SOLID BLOCKING REQUIRED UNDER ALL LOAD POINTS.
9: JOISTS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
10: ALL HOLES TO BE CUT IN JOISTS SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
11: ALL RIMBOARDS SHALL BE 1 1/4" X 11 7/8" TIMBERSTAND RIMBOARD.
12: ALL BEARING WALLS AND SUPPORTING FOOTINGS ARE SHOWN ON FOUNDATION SHEET.



FLOOR JOIST PLAN

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14, OCCUPANCY CATEGORY IV	
1. LIVE LOADS:	SLEEPING AREAS	30 PSF
	DECKS	60 PSF
	BALCONIES	100 PSF
	OTHER AREAS	40 PSF
2. SNOW LOAD:	GROUND Pg	PSF
	ROOF Pa	PSF + DRIFT
	Pg: 30 PSF	
	Ce: 1.0 Cw: 1.0	
	Ct: 1.0 I: 1.0	
3. WIND:	DESIGN SPEED: 130 MPH 3 SEC. GUST	
	EXPOSURE: B	
4. SEISMIC:	SDC	
	SITE CLASS	D (ASSUMED)
	Sds:	
	Sm1:	
	R:	
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)	
6. DEAD LOADS:	ROOF	15 PSF (ASPHALT SHINGLES)
	FLOOR	15 PSF (INCL. 3/4IN T&G)
	WALL	10 PSF (STUCCO, SIDING)
	WALL	45 PSF (VENEER: BRICK,STONE)
	CONCRETE	145 PCF (FTGS, FOUND, ETC)

BEAM SCHEDULE

DESIGNATION (SEE PLAN)	QTY.BEAM DESCRIPTION	MIN. 2X SUPPORTS U.N.O.	NOTES (TYP.)
MIN. LOAD BEARING BEAM IF NOT NOTED	(2) 2 X 8 DF#2	1	1. JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 16" O.C.
B(2)5.1/2	(2) 1-3/4" X 5-1/2" LVL	1	3. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #23), TO TIE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
B(2)6	(2) 2 X 6 DF/HF#2	1	
B(2)7.1/4	(2) 1-3/4" X 7-1/4" LVL	1	
B(2)8	(2) 2 X 8 DF/HF#2	1	
B(3)8	(3) 2 X 8 DF/HF#2	1	
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	2	2. LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM. MINIMUM LVL SPEC PROVIDE 1.9E AND 2600 PSI Fb OR BTR.
B(3)9.1/2	(3) 1-3/4" X 9-1/2" LVL	2	
B(2)10	(2) 2X10 DF/HF #2	1	
B(3)10	(3) 2 X 10 DF/HF#2	1	
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	1	
B(2)11.7/8	(2) 1-3/4" X 11-7/8" LVL	2	4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	(3) 2X8	
B(4)11.7/8	(4) 1-3/4" X 11-7/8" LVL	SEE PLAN	5. ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi, Fu = 65 ksi CRITERIA.
B(2)12	(2) 2 X 12 DF/HF#2	SEE PLAN	
B(3)12	(3) 2 X 12 DF/HF#2	SEE PLAN	
B(2)14	(2) 1-3/4" X 14" LVL	SEE PLAN	
B(3)14	(3) 1-3/4" X 14" LVL	SEE PLAN	
B(2)16	(2) 1-3/4" X 16" LVL	SEE PLAN	
B(3)16	(3) 1-3/4" X 16" LVL	SEE PLAN	
B(2)18	(2) 1-3/4" X 18" LVL	SEE PLAN	
B(3)18	(3) 1-3/4" X 18" LVL	SEE PLAN	
GLB	WOOD GLULAM BEAM. SEE PLAN	SEE PLAN	
RS	WOOD ROUGH SAWN. SEE PLAN	SEE PLAN	
W# X ##	STEEL WIDE FLANGE.SEE PLAN	SEE PLAN	

WALL STUD HEIGHTS & LOAD BLOCKING

FRAMED WALL STUD HEIGHTS PER HEIGHT OF (HEIGHTS ARE UNSUPPORTED CLEAR SPANS)

WALL STUDS MAX. HEIGHT	NOMINAL DF SIZE	VERT. O.C. SPACING	LATERAL SUPPORT
UP TO 10'	2 X 4	16"	NONE
UP TO 12'	2 X 4	12"	OSB, PLYWOOD, OR GLUED GYPSUM BOARD
UP TO 14'	2 X 6	16"	
UP TO 16'	2 X 6	12"	

NOTES (TYP.)
1. PLAN WALL SPECS, DIMENSIONS AND SCALES GOVERN WALL SIZING.
2. SEE MINIMUM NAILING SCHEDULE TABLE WHEN USING WALL STUD HT. TABLE.
3. PROVIDE 2X DF OR BTR. SQUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED THROUGH WALLS FROM BEAMS AND GIRDER TRUSSES SUPPORTED BY MORE THEN (1) TRIMMER (SEE BEAM SCHEDULE) AND WHEN NOT LOCATED ALONG EXTERIOR WALLS WHEN RIM JOISTS ARE NOT PROVIDED.

FRAMING NAILING SCHEDULE U.N.O.

	CONNECTION DESCRIPTION	NAILING	NOTES
1	JOIST TO TOP PLATE OR BEAM	(2) 16D	TOENAIL
2	BLOCKING CBLKD TO SILL OR BEAM	16D @ 4"O.C.	TOENAIL
3	SILL TO JOIST, R.J. BLKG. BEAM THRU FLOOR	16D @ 4" O.C.	FACE NAIL
4	TOP OR SILL PLATE TO STUD	(2) 16D	FACE NAIL
5	BUILT UP CNLTIPLED STUDS / COLUMNS	16D @ 16" O.C.	FACE NAIL
6	DBL. TOP PLATE LAP	16D @ 4" O.C.	FACE NAIL
7	DBL. TOP PLATE INTERSECTION LAP	(2) 16D	FACE NAIL
8	HEADERS, BEAMS, GIRDERS MULTPL/BUILT UP	(2) 16D @ 16"	FACE NAIL
9	DSB PANELS TO EX WALL FRAMING	8D @ 6" / 12"	EDGE/INT.

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

LUMBER SPECS

	LUMBER DESCRIPTION	MINIMUM GRADE	NOTES
1	WALL STUDS, WALL PLATES, BLOCKING	STUD	
2	BEAM AND HEADER WALL SUPPORT	STUD	
3	BEAMS AND HEADERS	SPS DF/HF #2	
4	ROOF, WALL AND FLOOR PANELS	APA EXT. R1	
5	TREATED FLOOR RAILS	GRND. RATED	

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER FORSGREN
Jeffrey Olivers Forsgren
11 OCTOBER 2026

SCALE: NTS

COMMENTS
ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

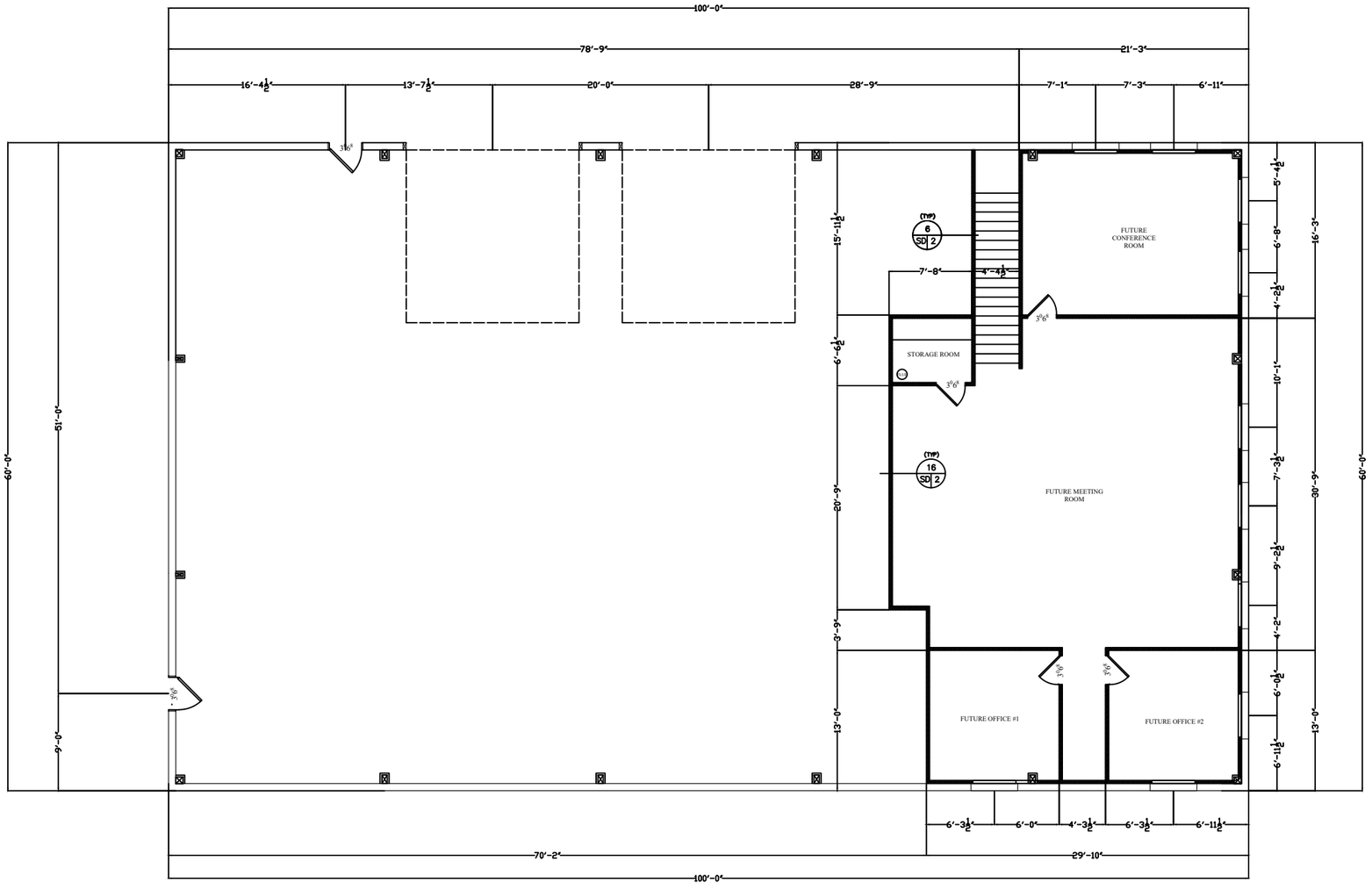
F3 ENGINEERING
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ROMERO CONSTRUCTION SHOP
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REVISED BY
JEFF FORSGREN
(801)-389-0157

DATE:
10/11/2026

SHEET FP-3



FIRST FLOOR PLAN

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV	
1. LIVE LOADS:	SLEEPING AREAS DECKS BALCONIES OTHER AREAS	30 PSF 60 PSF 100 PSF 40 PSF
2. SNOW LOAD:	GROUND Pg ROOF Ps = Pf = 30 PSF Ce 1.0 Ct 1.0 Cs 1.0 I 1.0	[redacted] PSF [redacted] PSF + DRIFT
3. WIND:	DESIGN SPEED: [redacted] MPH 3 SEC. GUST EXPOSURE: [redacted]	
4. SEISMIC:	SDC [redacted] SITE CLASS D (ASSUMED) Sds: [redacted] Sm1: [redacted] R: [redacted]	
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)	
6. DEAD LOADS:	ROOF FLOOR WALL CONCRETE	15 PSF (ASPHALT SHINGLES) 15 PSF (INCL. THIN TILE) 10 PSF (STUCCO, SIDING) 45 PSF (VENEER BRICK,STONE) 145 PCF (FTGS, FOUND, ETC)

BEAM SCHEDULE [redacted]

DESIGNATION (SEE PLAN)	QTY. BEAM DESCRIPTION	MIN. 2X SUPPORTS U.N.O.	NOTES (TYP.)
MIN. LOAD BEARING BEAM IF NOT NOTED	(2) 2 X 8 DF#2	1	1. JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 16" O.C.
B(2)5.1/2	(2) 1-3/4" X 5-1/2" LVL	1	3. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON HCS), TO TIE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
B(2)6	(2) 2 X 6 DF/HF#2	1	
B(2)7.1/4	(2) 1-3/4" X 7-1/4" LVL	1	
B(2)8	(2) 2 X 8 DF/HF#2	1	
B(3)8	(3) 2 X 8 DF/HF#2	1	
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	2	2. LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM. MINIMUM LVL SPEC: PROVIDE 1.9E AND 2600 PSI Fb OR BTR.
B(3)9.1/2	(3) 1-3/4" X 9-1/2" LVL	2	
B(2)10	(2) 2300* DF/HF #2	1	
B(3)10	(3) 2 X 10 DF/HF#2	1	
B(1)11.7/8	(1) 1-3/4" X 11-7/8" LVL	1	4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
B(2)11.7/8	(2) 1-3/4" X 11-7/8" LVL	2	
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	(3) 2X8	5. ALL STEEL BEAMS MEET ASTM A992. OR Fy = 50 ksi, Fu = 65 ksi CRITERIA.
B(4)11.7/8	(4) 1-3/4" X 11-7/8" LVL	SEE PLAN	
B(2)12	(2) 2 X 12 DF/HF#2	SEE PLAN	
B(3)12	(3) 2 X 12 DF/HF#2	SEE PLAN	
B(2)14	(2) 1-3/4" X 14" LVL	SEE PLAN	
B(3)14	(3) 1-3/4" X 14" LVL	SEE PLAN	
B(2)16	(2) 1-3/4" X 16" LVL	SEE PLAN	
B(3)16	(3) 1-3/4" X 16" LVL	SEE PLAN	
B(2)18	(2) 1-3/4" X 18" LVL	SEE PLAN	
B(3)18	(3) 1-3/4" X 18" LVL	SEE PLAN	
GLB	WOOD GLULAM BEAM. SEE PLAN	SEE PLAN	
RS	WOOD ROUGH SAWN. SEE PLAN	SEE PLAN	
W# X ##	STEEL WIDE FLANGE.SEE PLAN	SEE PLAN	

WALL STUD HEIGHTS & LOAD BLOCKING

FRAMED WALL STUD HEIGHTS [redacted]
(HEIGHTS ARE UNSUPPORTED CLEAR SPANS)

WALL STUDS MAX. HEIGHT	NOMINAL 2X SIZE	VERT. O.C. SPACING	LATERAL SUPPORT
UP TO 10'	2 X 4	16"	NONE
UP TO 12'	2 X 4	12"	OSB, PLYWOOD, OR GLUED GYPSUM BOARD
UP TO 14'	2 X 6	16"	
UP TO 16'	2 X 6	12"	

NOTES (TYP.)

1. PLAN WALL SPECS, DIMENSIONS AND SCALES GOVERN WALL SIZING.
2. SEE MINIMUM NAILING SCHEDULE TABLE WHEN USING WALL STUD HT. TABLE.
3. PROVIDE 2X DF OR STR. SQUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED THROUGH WALLS FROM BEAMS AND GIRDER TRUSSES SUPPORTED BY MORE THEN (1) TRIMMER (SEE BEAM SCHEDULE) AND WHEN NOT LOCATED ALONG EXTERIOR WALLS WHEN RIM JOISTS ARE NOT PROVIDED.

FRAMING NAILING SCHEDULE U.N.O.

	CONNECTION DESCRIPTION	NAILING	NOTES
1	JOIST TO TOP PLATE OR BEAM	(2) 16D	TOENAIL
2	BLOCKING (BLKD) TO SILL OR BEAM	16D @ 4"O.C.	TOENAIL
3	SILL TO JOIST, R.J. BLKG. BEAM THRU FLOOR	16D @ 4" O.C.	FACE NAIL
4	TOP OR SILL PLATE TO STUD	(2) 16D	FACE NAIL
5	BUILT UP (MULTIPLE) STUDS / COLUMNS	16D @ 16" O.C.	FACE NAIL
6	DBL. TOP PLATE LAP	16D @ 4" O.C.	FACE NAIL
7	DBL. TOP PLATE INTERSECTION LAP	(2) 16D	FACE NAIL
8	HEADERS, BEAMS, GIRDERS MULTPL/BUILT UP	(2) 16D @ 16"	FACE NAIL
9	DSB PANELS TO EX WALL FRAMING	8D @ 6" / 12"	EDGE/INT.

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

LUMBER SPECS

	LUMBER DESCRIPTION	MINIMUM GRADE	NOTES
1	WALL STUDS, WALL PLATES, BLOCKING	STUD	
2	BEAM AND HEADER WALL SUPPORT	STUD	
3	BEAMS AND HEADERS	SPS DF/HF #2	
4	ROOF, WALL AND FLOOR PANELS	APA EXT. R1	
5	TREATED FLOOR RAILS	GRND. RATED	

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER FORSGREN
STATE OF UTAH

11 OCTOBER 2026

SCALE: NTS

COMMENTS

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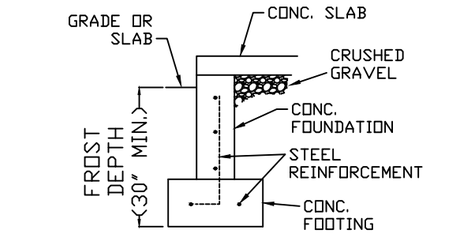
F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREN
(801)-389-0157

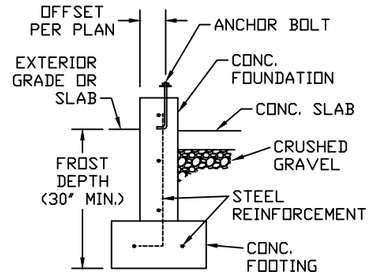
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SHEET FP-4



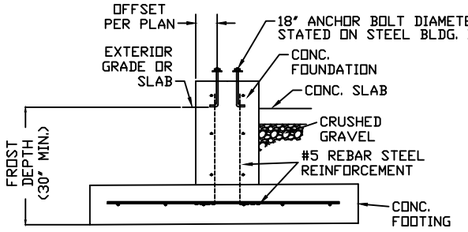
1 FLOUND. BLOCK OUT

NTS



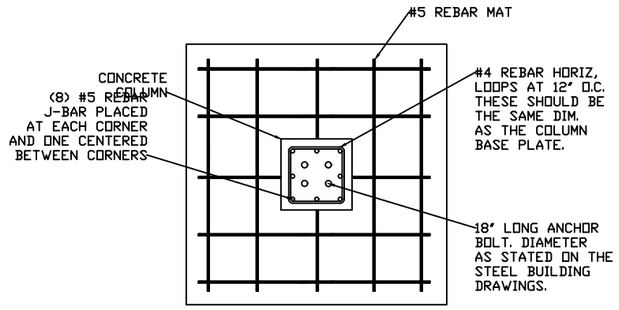
2 FOUND. HALF WALL

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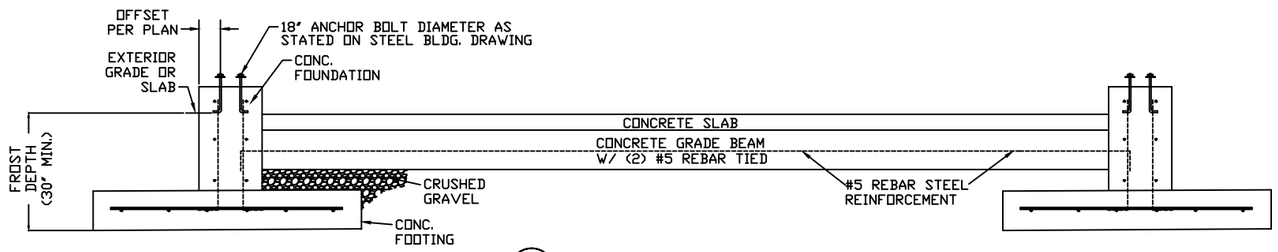


3 COLUMN TO FOOTING

NTS



4 COLUMN TO FOOTING



5 COLUMN TO GRADE BEAM

NTS

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV	
1. LIVE LOADS:	BALCONIES OTHER AREAS	100 PSF 100 PSF
2. SNOW LOAD:	GROUND Pg ROOF Ps Pf: 30 PSF Cs: 1.0 Ce: 1.0 Ct: 1.0 I: 1.0	43 PSF 30 PSF + DRIFT
3. WIND:	DESIGN SPEED: 120 MPH 3 SEC. GUST EXPOSURE: C	
4. SEISMIC:	SDC D SITE CLASS D (ASSUMED) Sds: 74.8% Sm1: 39.8% R: 6.5	
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)	
6. DEAD LOADS:	ROOF FLOOR WALL WALL CONCRETE	15 PSF (ASPHALT SHINGLES) 15 PSF (INCL. THIN TILE) 10 PSF (STUCCO, SIDING) 45 PSF (VENEER: BRICK,STONE) 145 PCF (FTGS, FOUND, ETC)

CONCRETE SPECS & DETAILING

ELEMENT	(F'c) MINIMUM	(F'c) RECOMMENED	W/C RATIO
FOOTINGS	2500 PSI	3000 PSI	.50
WALLS	2500 PSI	3500 PSI	.50
SUSP. SLABS	2500 PSI	3500 PSI	.45
SLABS	3500 PSI	4000 PSI	.45

1. (F'c) STRENGTH BASED ON 28 DAY CURE TIME
2. PORTLAND TYPE I/II CEMENT.
3. 25% MAXIMUM CLASS "C" OR "F" FLY ASH BE WEIGHT
4. 3/4" MAX AGGREGATE SIZE
5. 4" MAXIMUM SLUMP
6. ADMIXTURES ACCEPTABLE EXCLUDING CALCIUM CHLORIDE

STEEL REINFORCEMENT DETAILING & SPECIFICATIONS	
NON-WELDABLE (ALL U.N.O.)	ASTM A 615 GRADE 60
WELDABLE	ASTM A 706 GRADE 60 LOW ALLOY
WELDED WIRE FABRIC	ASTM A 185

REINFORCEMENT CONCRETE COVER (MIN.)	INCHES
EXPOSED TO EARTH (NOT FORMED)	3"
EXPOSED TO EARTH OR WEATHER (FORMED)	2"
NOT EXPOSED TO EARTH OR WEATHER	1-1/2"

REINFORCEMENT (REBAR) LAP SCHEDULE

SIZE	MINIMUM LAP FOR CONTINUOUS REBAR, U.N.O.
#3	12"
#4	18"
#5	20"
#6	24"

1. CONTRACTOR RESPONSIBLE FOR FORMWORK AND SHORING.
2. REINFORCMENT SUPPORT PER ACI 315
3. ROUGHEN CONSTRUCTION JOINT SURFACES TO 1/4" AMPLITUDE OR MORE
4. BEND REINFORCEMENT COLD ONCE
5. BEND RADII AND HOOK LENGTHS TO COMFORM TO ACI 318.
6. PROVIDE CONTINUOUS CORNER BARS AT WALL AND FOOTING CORNDERS LONG ENOUGH TO MEET REQUIRED LAP LENGTHES.

CONCRETE PLACEMENT & CONSTRUCTION SPECS

1. VIBRATE AND CONSOLIDATE CONCRETE DURING PLACEMENT AS NEEDED TO LIMIT VOIDS AND SEPARATING OF MATERIAL INGREDIENTS.
2. WHEN PLACING CONCRETE IN HOT OR COLD WEATHER, PROVIDE PROTECTION FROM FREEZING OR ACCELERATED DRYING.
3. CONCRETE SLAB CONTROL JOINT DEPTH SHALL BE 1/3 THE SLAB THICKNESS MIN. AND SPACED NO MORE THE 30 TIMES THE SLAB THICKNESS OR PER SCHEDULE BELOW, BUT NOT MORE THAN 1.25 TIMES ANY SLAB EDGE LENGTH.

SLAB THICKNESS	JOINT DEPTH MIN	SPACING MAX
3-1/2"	1-1/4"	8'-0"
4"	1-1/2"	10'-0"
5"	1-3/4"	12'-0"
6"	2"	15'-0"

FROST DEPTH, GRADING, DRAINAGE

SEE PLAN	MINIMUM FROST DEPTH
SEE PLAN	MINIMUM FINISH GRADE TO TOP OF FOUND.

NOTES:

1. FROST DEPTH IS THE REQUIRED DEPTH OF THE UNHEATED SIDE OF THE FOUNDATION AND FOOTING, FROM ANY SURFACE OF THE ADJACENT FINISH GRADE TO THE BOTTOM OF FOOTING.
2. FINISH GRADE SHALL SLOPE DOWN AWAY FROM HOME FOUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF HORIZONTAL DISTANCE.
3. DOWNSPOUTS SHALL EXTEND OUT AWAY FROM THE FOUNDATION AT LEAST 5 FEET OR INTO AN APPROVED DRAINAGE SYSTEM OR ON SITE PIPING.
4. ALL LOT DRAINAGE SHOULD BE GRADED TO DRAIN TO APPROVED AREAS, SWALES, OR DRAINAGE SYSTEMS., PER THE REQUIREMENTS OF THE GOVERNING CITY OR COUNTY.

LICENSED PROFESSIONAL ENGINEER
NO. 9162541
JEFFREY OLIVER FORSGREN
STATE OF UTAH

11 OCTOBER 2026

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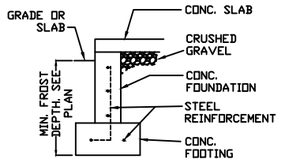
F3 ENGINEERING
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ROMERO CONSTRUCTION SHOP
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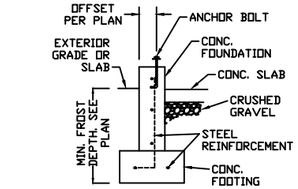
REVISED BY
JEFF FORSGREN
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10/11/2026

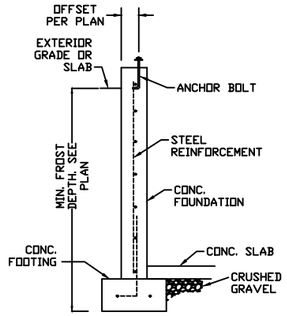
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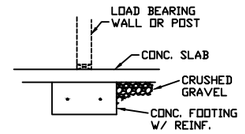
1 FLOUND. BLOCK OUT
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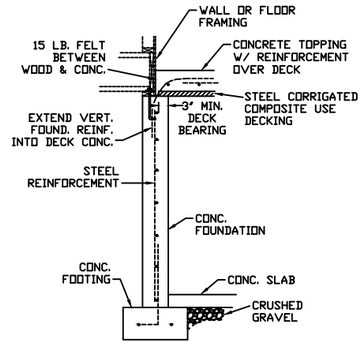
2 FOUND. HALF WALL
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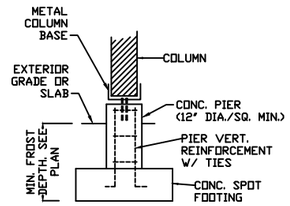
3 FOUNDATION WALL
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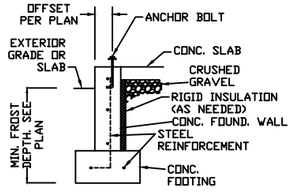
4 INTERIOR FOOTING
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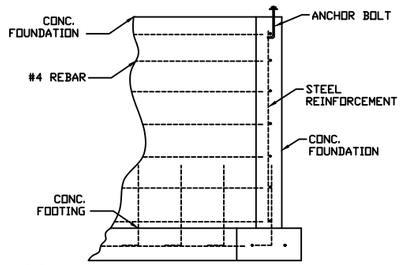
5 FOUND. TO SUSPENDED SLAB
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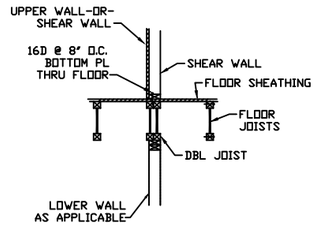
6 SPOT FOOTING & PIER
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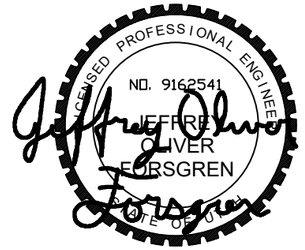
7 FOUNDATION WALL
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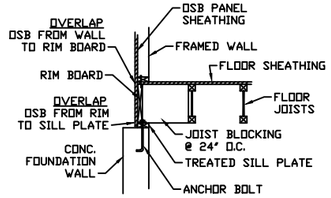
8 FOUNDATION WALL
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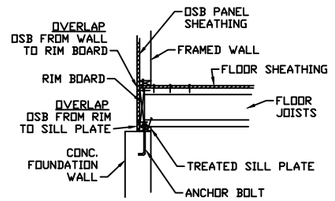
9 UPPER SW TO FLOOR
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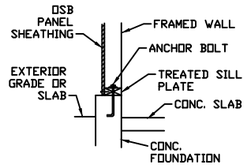
11 OCTOBER 2026



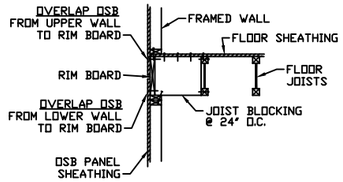
11 FOUND. TO PARALLEL JOIST
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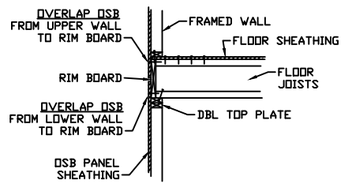
12 FOUND. TO PERPENDICULAR JOIST
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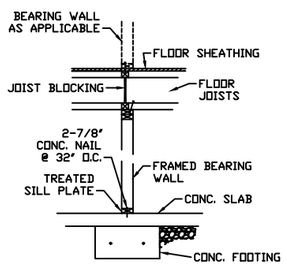
13 FLOUND. TO WALL
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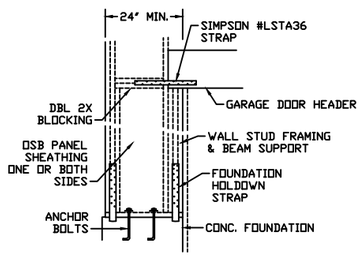
14 FOUND. TO PARALLEL JOIST
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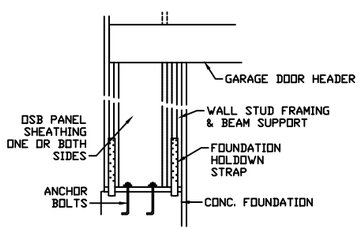


15 WALL TO JOIST TO WALL
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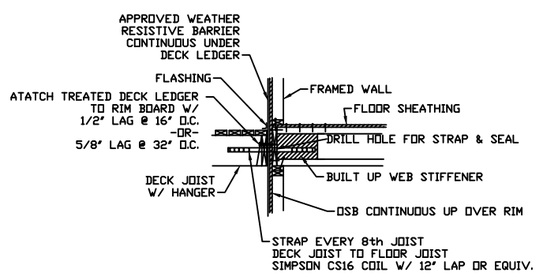


16 INTERIOR BEARING WALL
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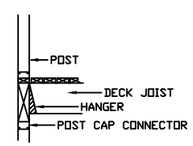




17 GARAGE RETURN WALL —OR— GARAGE RETURN WALL
NTS



18 EXTERIOR DECK ATTACHMENT
NTS



19 COLUMN TO BEAM
NTS

SCALE: NTS

COMMENTS

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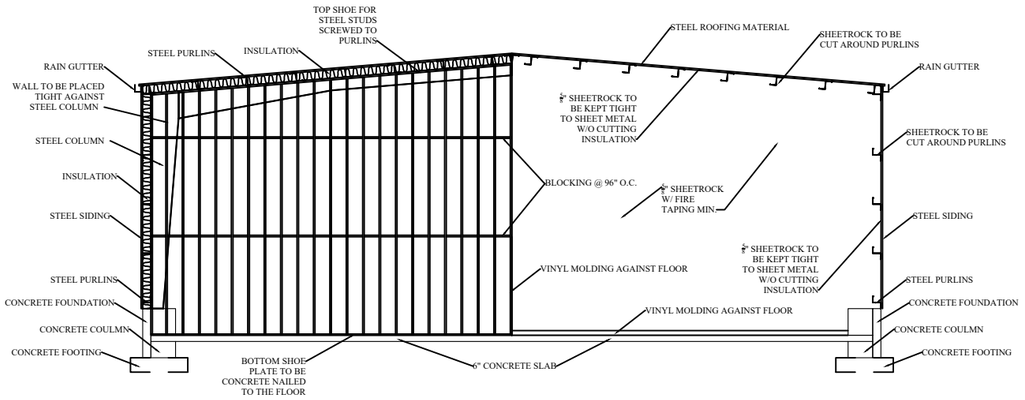
F3 ENGINEERING
960 WEST 7850 SOUTH
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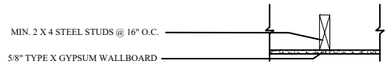
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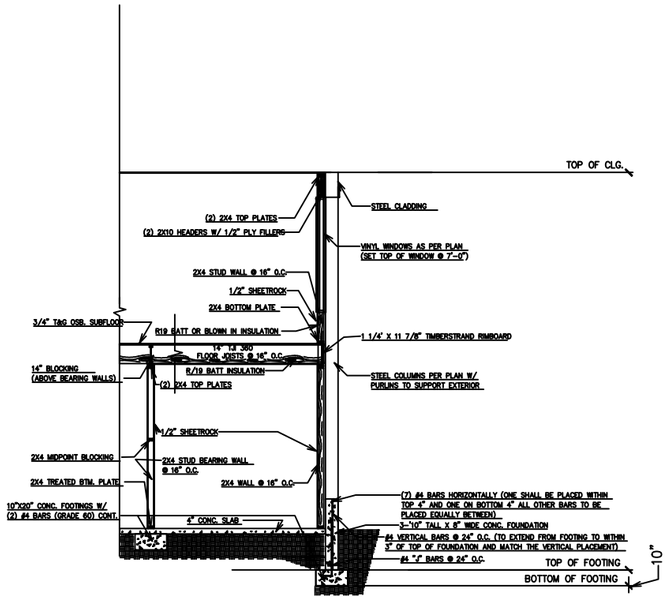
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SEPARATION WALL

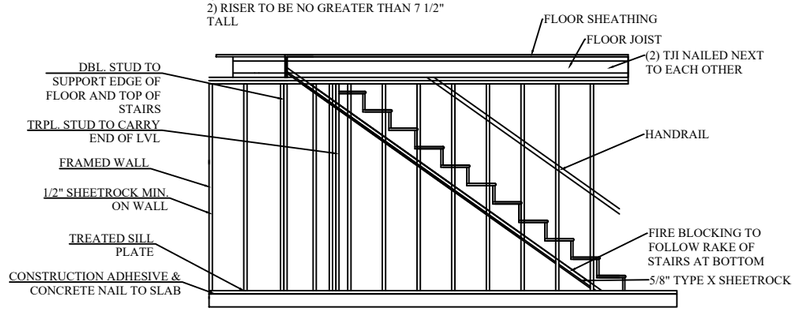


1 WALL ASSEMBLIES



TYPICAL WALL SECTION

NOTES:
1) TREAD TO BE NO LESS THAN 10" WIDE
2) RISER TO BE NO GREATER THAN 7 1/2" TALL



6 STAIR DETAIL
NTS

DESIGN CRITERIA

DESIGN CRITERIA

GOVERNING CODE:	2021 IBC, ACI 318-14 OCCUPANCY CATEGORY IV		
1. LIVE LOADS:	SLEEPING AREAS	30 PSF	
	DECKS	60 PSF	
	BALCONIES	100 PSF	
	OTHER AREAS	40 PSF	
2. SNOW LOAD:	GROUND Pg	25 PSF	
	ROOF Pg	25 PSF + DRIFT	
	Ps: 30 PSF		
	Ce: 1.0 Ct: 1.0	Cs: 1.0 I: 1.0	
3. WIND:	DESIGN SPEED: 130 MPH 3 SEC. GUST EXPOSURE: B		
4. SEISMIC:	SDC D SITE CLASS D (ASSUMED) Sds: 1.024g Sm1: 0.614g R: 6.5		
5. SOIL BEARING:	ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)		
6. DEAD LOADS:	ROOF	15 PSF (ASPHALT SHINGLES)	
	FLOOR	15 PSF (NOL THIN TILE)	
	WALL	10 PSF (STUCCO, SIDING)	
	WALL	45 PSF (VENEER, BRICK,STONE)	
	CONCRETE	145 PCF (FTGS, FOUND, ETC)	

UNIFIED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED.
DESIGN SOIL BEARING PRESSURE: 1500 PSF (ASSUMED).

1. ALL DESIGN IS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.

2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR UNIFORM CRUSHED GRAVEL. SOFT AREAS DEEPER THAN 2' AND ANY ON SITE OR OTHER GEOTECHNICAL HAZARDS SHALL BE INVESTIGATED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.

3. DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE FLOOR SLAB IS IN PLACE AND HAS CURED A MINIMUM OF 7 DAYS.

CONCRETE SPECS & DETAILING

ELEMENT	(F'c) MINIMUM	(F'c) RECOMMENED	W/C RATIO
FOOTINGS	2500 PSI	3000 PSI	.50
WALLS	2500 PSI	3500 PSI	.50
SUSP. SLABS	2500 PSI	3500 PSI	.45
SLABS	3500 PSI	4000 PSI	.45

1. (F'c) STRENGTH BASED ON 28 DAY CURE TIME
2. PORTLAND TYPE I/II CEMENT.
3. 25% MAXIMUM CLASS "C" OR "F" FLY ASH BE WEIGHT
4. 3/4" MAX AGGREGATE SIZE
5. 4" MAXIMUM SLUMP
6. ADMIXTURES ACCEPTABLE EXCLUDING CALCIUM CHLORIDE

STEEL REINFORCEMENT DETAILING & SPECIFICATIONS	
NON-WELDABLE (ALL UNO)	ASTM A 615 GRADE 60
WELDABLE	ASTM A 706 GRADE 60 LOW ALLOY
WELDED WIRE FABRIC	ASTM A 185

REINFORCEMENT CONCRETE COVER (MIN)	INCHES
EXPOSED TO EARTH (NOT FORMED)	3"
EXPOSED TO EARTH OR WEATHER (FORMED)	2"
NOT EXPOSED TO EARTH OR WEATHER	1-1/2"

REINFORCEMENT (REBAR) LAP SCHEDULE

SIZE	MINIMUM LAP FOR CONTINUOUS REBAR, U.N.O.
#3	12"
#4	18"
#5	20"
#6	24"

1. CONTRACTOR RESPONSIBLE FOR FORMWORK AND SHORING.
2. REINFORCMENT SUPPORT PER ACI 315
3. ROUGHEN CONSTRUCTION JOINT SURFACES TO 1/4" AMPLITUDE OR MORE
4. BEND REINFORCEMENT COLD ONCE
5. BEND RADII AND HOOK LENGTHS TO CONFORM TO ACI 318.
6. PROVIDE CONTINUOUS CORNER BARS AT WALL AND FOOTING CORNDERS LONG ENOUGH TO MEET REQUIRED LAP LENGTHES.

CONCRETE PLACEMENT & CONSTRUCTION SPECS

1. VIBRATE AND CONSOLIDATE CONCRETE DURING PLACEMENT AS NEEDED TO LIMIT VOIDS AND SEPARATING OF MATERIAL INGREDIENTS.
2. WHEN PLACING CONCRETE IN HOT OR COLD WEATHER, PROVIDE PROTECTION FROM FREEZING OR ACCELERATED DRYING.
3. CONCRETE SLAB CONTROL JOINT DEPTH SHALL BE 1/3 THE SLAB THICKNESS MIN. AND SPACED NO MORE THE 30 TIMES THE SLAB THICKNESS OR PER SCHEDULE BELOW, BUT NOT MORE THAN 1.25 TIMES ANY SLAB EDGE LENGTH.

SLAB THICKNESS	JOINT DEPTH MIN	SPACING MAX
3-1/2"	1-1/4"	8'-0"
4"	1-1/2"	10'-0"
5"	1-3/4"	12'-0"
6"	2"	15'-0"

FROST DEPTH, GRADING, DRAINAGE

SEE PLAN	MINIMUM FROST DEPTH
SEE PLAN	MINIMUM FINISH GRADE TO TOP OF FOUND.

NOTES:

1. FROST DEPTH IS THE REQUIRED DEPTH OF THE UNHEATED SIDE OF THE FOUNDATION AND FOOTING, FROM ANY SURFACE OF THE ADJACENT FINISH GRADE TO THE BOTTOM OF FOOTING.
2. FINISH GRADE SHALL SLOPE DOWN AWAY FROM HOME FOUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF HORIZONTAL DISTANCE.
3. DOWNSPOUTS SHALL EXTEND OUT AWAY FROM THE FOUNDATION AT LEAST 5 FEET OR INTO AN APPROVED DRAINAGE SYSTEM OR ON SITE PIPING.
4. ALL LOT DRAINAGE SHOULD BE GRADED TO DRAIN TO APPROVED AREAS, SWALES, OR DRAINAGE SYSTEMS, PER THE REQUIREMENTS OF THE GOVERNING CITY OR COUNTY.



11 OCTOBER 2026

SCALE: NTS

COMMENTS

ALL WORK IS TO BE CONSISTENT WITH THE BEST BUILDING PRACTICES AND CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

F3 ENGINEERING
960 WEST 7850 SOUTH
WILLARD, UTAH 84340

ROMERO CONSTRUCTION SHOP
125 WEST 750 NORTH
WILLARD UTAH, 84340

REVISED BY
JEFF FORSGREN
(801)-389-0197

DATE:
10/11/2026

SHEET SD-3