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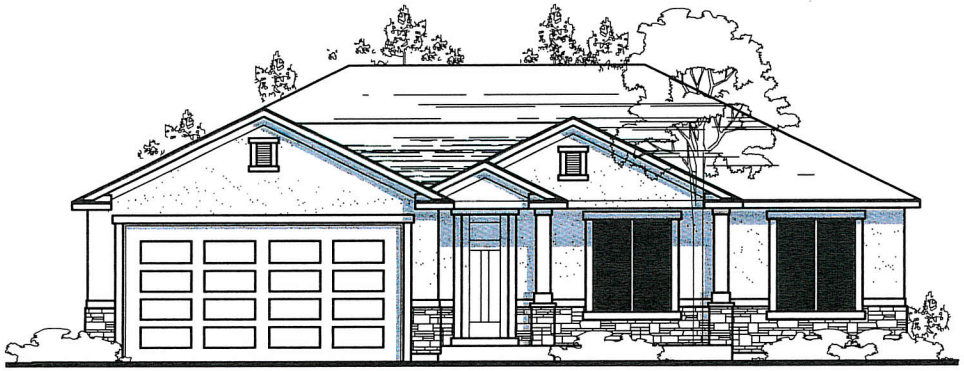


HARRISON HEIGHTS LOT #50 - BROCK

PHONE:
801-798-7317

EMAIL:
mike@arivehomes.com

PAGE SCHEDULE

SHEET	DESCRIPTION
C.1	COVER SHEET & NOTES
A.1	PLOT PLAN & NOTES
A.2	BASEMENT FLOOR PLAN
A.3	MAIN FLOOR PLAN
A.4	ELEVATION PLANS
A.5	MAIN FLOOR FRAMING PLAN
A.6	ROOF FRAMING PLAN
A.7	CROSS SECTION & DETAILS

OWNER:
Arive Homes
Phone: 801-798-7317
Email: mike@arivehomes.com

ARCHITECTURAL DESIGNER:
Justin Curtis
Phone: 801-360-9085
Email: justin@arivehomes.com

DESIGN SPECIALIST:
Kelly Heaps
Phone: 206-930-2700
Email: kelly@arivehomes.com

CHIEF SUPERINTENDENT:
Steve Bills
Phone: 801-520-3796
Email: construction@arivehomes.com

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
HARRISON HEIGHTS
LOT #50

Brock
Address:
1219 N Christley Lane
Elk Ridge, UT 84651

DATE: May 25, 2016

PROJECT #: 41:822:0050

DRAWING TITLE: COVER SHEET & NOTES

SCALE: AS NOTED

REVISIONS	
DATE	DESCRIPTION

SHEET
A.1

PARCEL #41:822:0050

1219 N CHRISTLEY LN - ELK RIDGE

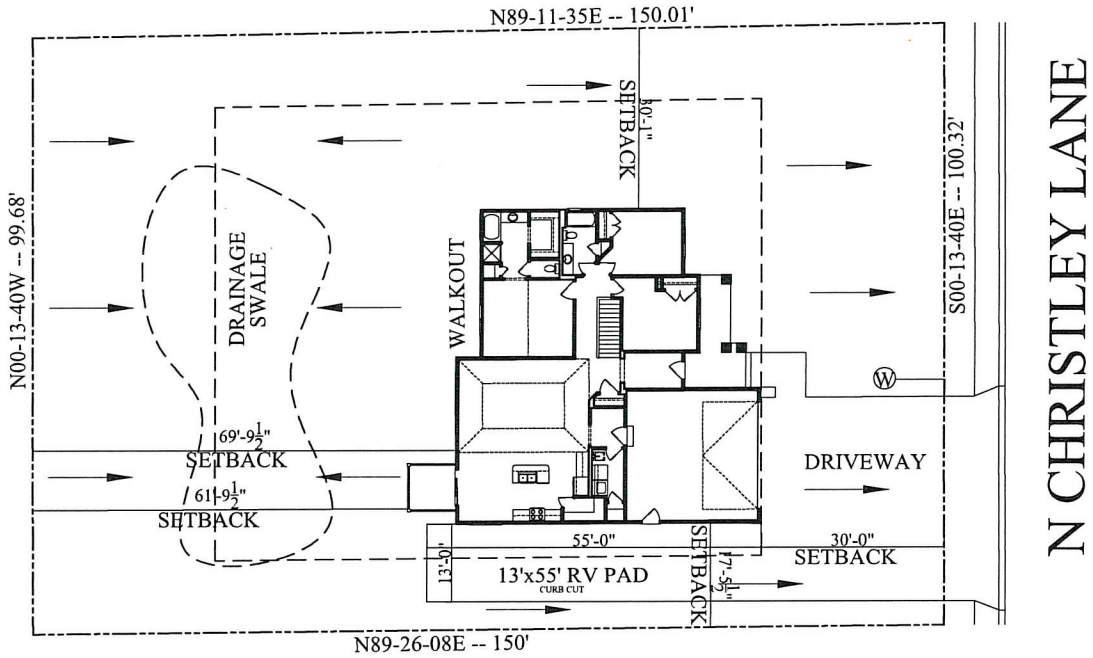
LOT 50, HARRISON HEIGHTS
PHASE 7 SUB AREA 0.344 AC.

NOTE: LANDSCAPING SHALL BE GRADED SUCH THAT ALL STORM WATER IS CONTAINED ON PROPERTY. LONG-TERM DRAINAGE CONTROL BY STANDARD RESIDENTIAL LANDSCAPING, INCLUDING GRASS, TREES, BUSHES AND AN AUTOMATIC SPRINKLER SYSTEM.

DRAIN AS MUCH OF THE ROOF AS POSSIBLE OUT TO THE STREET FRONTING THE HOME TO MINIMIZE THE AMOUNT TO BE HANDLED WITHIN OWN LOT BOUNDRIES.

MINIMUM 2% GRADE 10' AWAY FROM STRUCTURE

NOTE: VERIFY SIDE SETBACKS



PLOT PLAN AND NOTES

11X17 :20 SCALE ——— 24X36 :10 SCALE

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DRAWING TITLE: PLOT PLAN & NOTES

SCALE: AS NOTED

REVISIONS	
DATE	DESCRIPTION

SHEET
A.1

WINDOW SCHEDULE

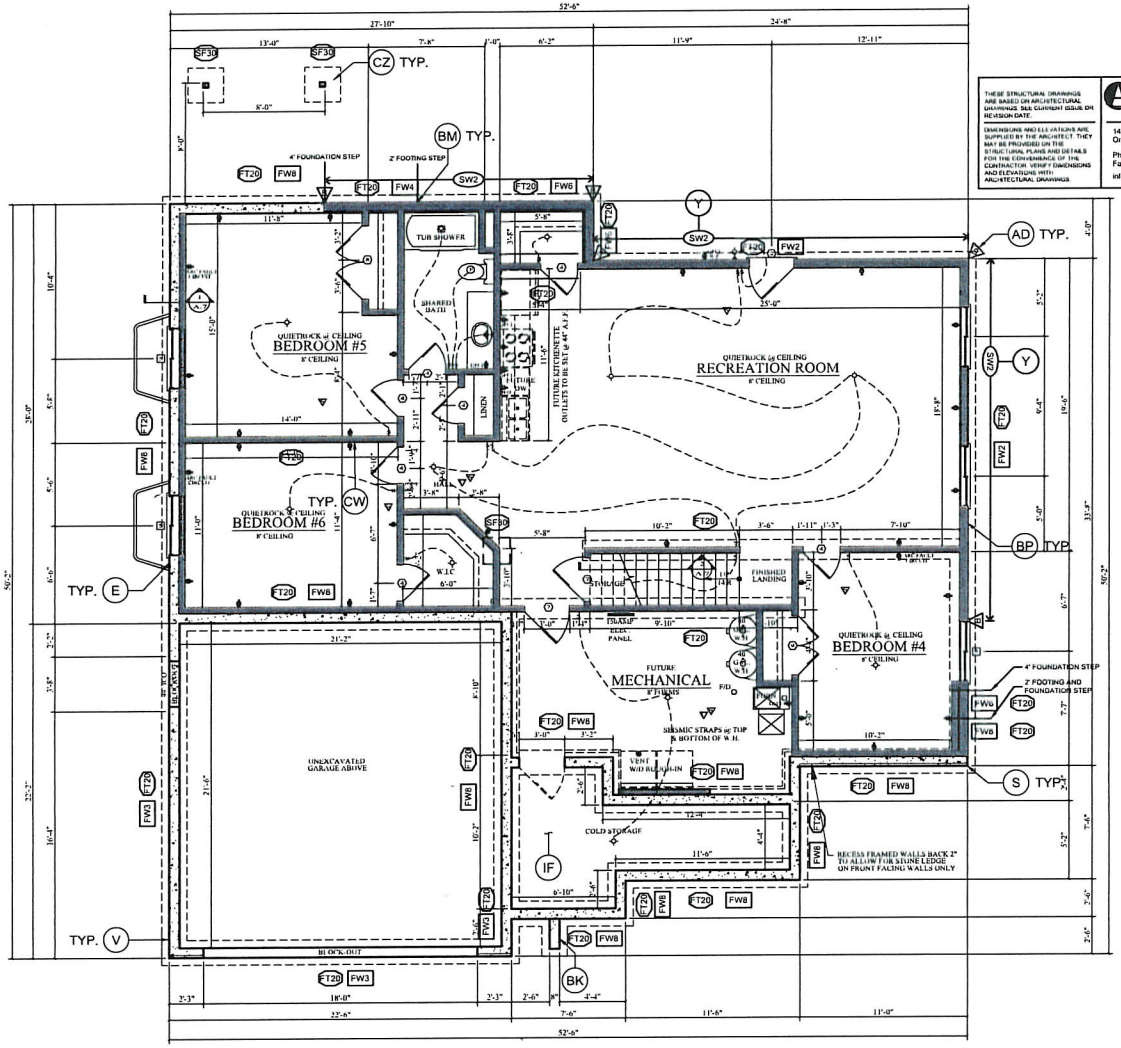
SYMBOL	SIZE W X H	OPERATION	TYPE
1	5'-0" X 6'-0"	HORIZONTAL SLIDER	VINYL LOW-E
2	4'-0" X 5'-0"	FIXED	VINYL LOW-E
3	5'-0" X 6'-0"	SINGLE HUNG	VINYL LOW-E
4	4'-0" X 1'-6"	HORIZONTAL SLIDER	VINYL LOW-E
5	4'-0" X 4'-0"	HORIZONTAL SLIDER	VINYL LOW-E

DOOR SCHEDULE

SYMBOL	SIZE W X H	STYLE	TYPE
1	3'-0" X 6'-0"	CHEYENNE	FIBERGLASS EXTERIOR
2	3'-0" X 6'-8"	CHEYENNE	STEEL EXTERIOR
3	6'-0" X 6'0"	GLASS PATIO SLIDER	EXTERIOR
4	2'-6" X 6'-8"	CHEYENNE	INTERIOR
5	2'-4" X 6'-8"	CHEYENNE	INTERIOR
6	2'-8" X 6'-8"	CHEYENNE	INTERIOR
7	3'-0" X 6'-8"	CHEYENNE	INTERIOR
8	5'-0" X 6'-8"	CHEYENNE	INTERIOR
9	4'-0" X 6'-8"	CHEYENNE	INTERIOR
10	2'-0" X 6'-8"	CHEYENNE	INTERIOR
11	1'-6" X 6'-8"	CHEYENNE	INTERIOR

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING FIXTURE		110 V. DUPLEX OUTLET
	RECESSED CAN FIXTURE		220 V. OUTLET
	WALL MOUNT FIXTURE		WATERPROOF OUTLET
	CEILING FAN W/ LIGHT		BATHROOM FAN
	SINGLE POLE SWITCH		SMOKE DETECTOR
	THREE WAY SWITCH		CARBON MONOXIDE
	110 V. DUPLEX OUTLET		PENDANT LIGHT
	DATA		TV
	PHONE		FLOOD LIGHT
	L.E.D. LIGHT		SOFFIT OUTLET



BASEMENT FLOOR PLAN

1/8" SCALE 11X17 — 1/4" SCALE 24X36
FINISHED SQ. FT. — 1492
UNFINISHED SQ. FT. — 225
COLD STORAGE — 153

THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS. SEE CURRENT ISSUE OR REVISION DATE.

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Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK.	REINFORCEMENT TRANSVERSE	REINFORCEMENT LENGTHWISE
FT20	20"	CONT.	10"	-	(2) #4
FF30	30"	30"	10"	(3) #4	(3) #4

1. CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE.

FOUNDATION SCHEDULE

MARK	HEIGHT	WIDTH	REINFORCEMENT VERTICAL	REINFORCEMENT HORIZONTAL	REINFORCEMENT LAYER
FW2	2.5'	8"	#4 @ 24"	(2) #4	CENTER
FW3	3'	8"	#4 @ 24"	(3) #4	CENTER
FW4	4'	8"	#4 @ 24"	(4) #4	CENTER
FW6	6'	8"	#4 @ 24"	(5) #4	CENTER
FW8	8'	8"	#4 @ 24"	(6) #4	CENTER

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

SHEAR WALL SCHEDULE

MARK	PANEL SHEATHING	EDGE NAILING	FRAMING SILL PLATE	ANCHORAGE SOLE PLATE	ANCHORAGE SILL PLATE
SW1	7/16"	8d @ 6"	2" NOMINAL	10d @ 12"	1/2" A.B. @ 32"
SW2	7/16"	8d @ 4"	2" NOMINAL	10d @ 12"	1/2" A.B. @ 32"

1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).
2. SHEATHING NAILS SHALL BE COMMON OR BOX NAILS. FIELD NAIL SPACING SHALL BE 12" FOR STUDS SPACED 16" O.C. OR LESS AND 6" O.C. FOR STUDS SPACED AT 24" O.C.
3. ANCHORAGE NAILS SHALL BE COMMON NAILS.
4. ANCHOR BOLTS SHALL HAVE A 3x3x0.229" WASHER AND 7" MIN EMBEDDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.

HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	FASTENERS	ANCHOR	POST
A	STHD10	(28) 10d	STRAP 10" EMBED.	(2) 2X POST
A	STHD14	(38) 10d	STRAP 14" EMBED.	(2) 2X POST
A	CS16	(22) 10d	(FLOOR STRAP)	(2) 2X POST

1. SIMPSON STRONG-TIE OR EQUIVALENT. STHD STRAPS USE "RJ" TYPE AT RIM JOIST LOCATIONS.
2. NAILS SHALL BE COMMON NAILS. SHEAR WALL EDGE NAILING SHALL BE TO POST.
3. MISPLACED STHD HOLD-DOWNS MAY BE RETROFITTED USING HTT5 HOLD-DOWNS WITH 5/8" ALL- THREAD BOLTS. EPOXY INTO FOUNDATION WALL WITH 5 INCHES EMBEDMENT. WHERE FRAMED WALL IS FLUSH WITH FOUNDATION WALL USE MST48 WITH TWO 1/2" DIA. WEDGE ANCHORS AS OPTION. FASTEN WITH 16-16d COMMON NAILS TO POST ABOVE.

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NEW RESIDENCE FOR:
HARRISON HEIGHTS
LOT #50

Brock
Address:
1219 N Christley Lane
Elk Ridge, UT 84651

DATE: May 25, 2016
PROJECT #: 41822.0050

DRAWING TITLE:
BASEMENT FLOOR PLAN

11X17: 1/8" SCALE
24X36: 1/4" SCALE

REVISIONS	
DATE	DESCRIPTION

SHEET
A.2

WINDOW SCHEDULE

SYMBOL	SIZE W X H	OPERATION	TYPE
1	3'-0" X 6'-0"	HORIZONTAL SLIDER	VINYL LOW-E
2	4'-0" X 5'-0"	FIXED	VINYL LOW-E
3	3'-0" X 6'-0"	SINGLE HUNG	VINYL LOW-E
4	4'-0" X 1'-6"	HORIZONTAL SLIDER	VINYL LOW-E
5	4'-0" X 4'-0"	HORIZONTAL SLIDER	VINYL LOW-E

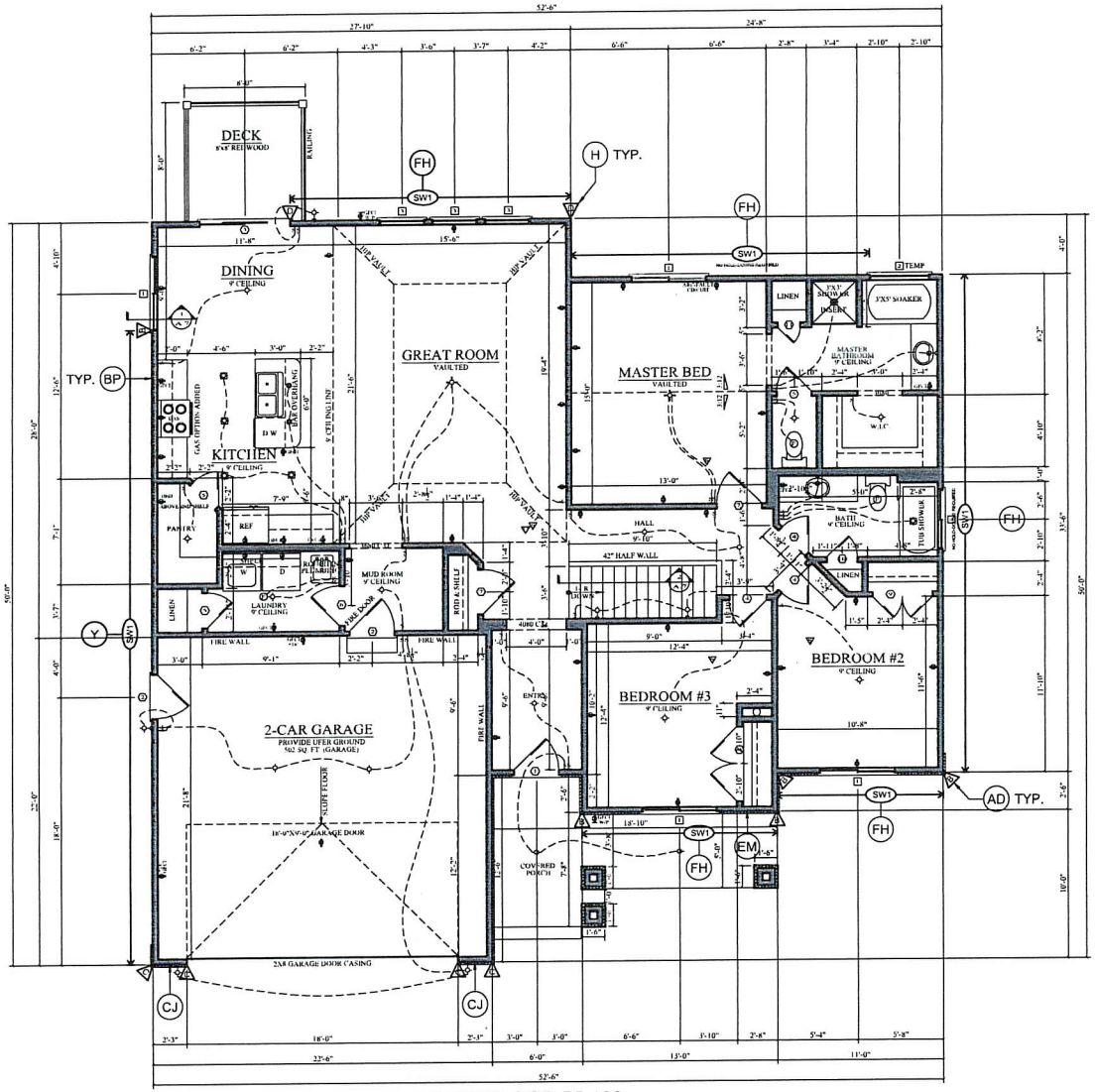
DOOR SCHEDULE

SYMBOL	SIZE W X H	STYLE	TYPE
1	3'-0" X 6'-0"	CHEYENNE	FIBERGLASS EXTERIOR
2	3'-0" X 6'-8"	CHEYENNE	STEEL EXTERIOR
3	6'-0" X 6'-8"	GLASS PATIO SLIDER	EXTERIOR
4	2'-6" X 6'-8"	CHEYENNE	INTERIOR
5	2'-4" X 6'-8"	CHEYENNE	INTERIOR
6	2'-8" X 6'-8"	CHEYENNE	INTERIOR
7	3'-0" X 6'-8"	CHEYENNE	INTERIOR
8	5'-0" X 6'-8"	CHEYENNE	INTERIOR
9	4'-0" X 6'-8"	CHEYENNE	INTERIOR
10	2'-0" X 6'-8"	CHEYENNE	INTERIOR
11	1'-6" X 6'-8"	CHEYENNE	INTERIOR

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING FIXTURE		110 V. DUPLEX OUTLET
	RECESSED CAN FIXTURE		220 V. OUTLET
	WALL MOUNT FIXTURE		WATERPROOF OUTLET
	CEILING FAN W/ LIGHT		BATHROOM FAN
	SINGLE POLE SWITCH		SMOKE DETECTOR
	THREE WAY SWITCH		CARBON MONOXIDE
	110 V. DUPLEX OUTLET		PENDANT LIGHT
	DATA		TV
	PHONE		FLOOD LIGHT
	LED LIGHT		SOFFIT OUTLET

1. Framing
1. All connections on floor plans are to height framing. Walls calculation are 8 inches wide.
2. Backing blocks or a sufficient nail be called to prevent wall not less than 1x2 nailed at 18" O.C. on all edges.
3. All structural sheathing, shall be A.P.A. rated and shall not be used for floor upon nailing. Floor sheathing shall be tongue and groove. Roof all water based sheathing, beneath bridges and roof sheathing
4. Trusses shall be engineered and certified by manufacturer and guaranteed by a structural bracing as required by local codes.
5. All beams shown shall be based on one stock smaller or solid than the same nominal dimension.
6. Ridge 1" which than one 2x6 or longer from 16" on length of rafter, board.
7. All connections, anchors, straps, ties, etc. shall be of the type approved by the building inspector.
8. Exterior walls shall be of brick, stone, plant material and siding panels per plan.
9. Second floor, back or corner
9. When are noted exterior, contract all wind to contractor, wind or stick, use wind or wood (stick) and is stated with timber connection.
10. All nailing plates and ridges shall be nailed together with 3x6 Nails at 8 inches O.C. No more than two ply plates connected by the foundation with 5 bolts, & single bolt, anchors are allowed without engineering.
Straight member ridges are not allowed without engineering that shows the fastening to adjacent
11. Attach all floor edges of plywood and the siding with 2"nominal bracking. Attach edges of plywood at floor and roofs to the joists and rafters.
12. All ledger bolts shall have washers and be of a minimum diameter equal to three times the bolt diameter and shall be spaced at 24 inches.
13. Minimum nailing shall be or greater than 3x2.5 (1) at the 2012 IRC
14. Fastener must at thicker as may be manufactured for joists or rafter wood for load values provided by the manufacturer. Joists and floor decking shall be fastened with continuous glue bead and strip decks walls.
15. Provide bold density of door walls as indicated on the foundation plan
16. Wood beams, consisting of four or more pieces shall have the pieces connect bolted or nailed together to prevent separation and to insure beyond load sharing. Each member connected piece shall be continuous between supports, and splices shall have the same stiffness as the components in size
17. Shallow or stubbed or shorts to be 10" in depth. Shallow in which bolts to be 12". In shallow with shorts, shallow, upper shall be at 10" and lower shall be at 10" in shorts with single shelf shall
18. 2x stress fastened then
19. Stud walls that are 2x2 or longer in size shall be center with stub shelf spaced at 12" O.C.
20. Stud walls over 10 in length shall be also bracked per section 302.3.1 of the 2012 IRC
21. Materials grade, shall be as follows:
Foundation footers (simply Span) 3000 psi 28 Day
(conditioned) 2x4 (6x6 (3x10)
Sills 100 (Clear Select)
Header 100 (Clear Select)
Studs 100 (Clear Select)
Studs (Non-bearing walls) 100 stud grade or better
(bearing walls) 100 (clear Select)
Fire-lab blocks or joists For maximum lengths
Sill plates on concrete or concrete 100 #2 (pressure Treated)
b. Electrical
1. Permanently wired smoke detectors are required and must be installed in each sleeping room and in a place centrally located in the corridor or area giving access to each sleeping room which will cause the sleeping and but more than one story and in the college will measure. A detector shall be installed on each story and in basement. In dwelling units which a work sleeping area is located on a floor or basement, the detector shall be installed on the upper level. On split level, the detector must be installed on the upper level. In dwelling units where a bedroom is located on a floor below the entrance floor, the detector shall be placed at the top of the upper level of the lower portion, in the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, smoke detectors installed in the hallway and in the adjacent bedroom. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit to which they are located. Detectors must have battery backup and must sound a signal when the batteries are low. Detectors must be wired in series.
Bathroom receptacle outlets shall be supplied by dedicated 20 amp branch circuit with no other outlets
2. Incandescent closet lighting, must be 18" min from combustible materials for instalation. 6" fluorescent or equal is shall between and because of stairs.
3. Ground fault on site protection required for all 110 volt, single phase 15 and 20 ampere receptacles in bath or bathrooms garage, non-continuous where must or should grounded and on the exterior and garage power points. GFI interrupters for all receptacles with another receptacles. Garage outlets must be a minimum of 18" above floor
4. All receptacles and lighting fixtures exposed non-accessible outlet shall be supported by attachment boxes, conforms 314.23 of the 2012 Mechanical, energy conservation.
5. Conduit for metal base service entrance shall be attached to foundation with screws and conduit clamp.
7. Outlets shall be spaced according to per building code or a minimum requirement. Actual outlet location may vary from actual plan shown.
8. Electric meter outlets, of a common outlet of electricity or outlets installed for use in a grounding electrode for the electrical system shall be installed per section 2012 IRC shall be required
9. Plugs, electrical boxes, in garage, the wall to be 4 feet height
10. Are boxes or sensors must be waterproof protected or equipped
11. Exterior doors with electric shall be installed on each balcony in all of a dwelling not equipped with real building application. Certain home, the electric shall have 110 volt permanent power with the Battery backup and shall be interconnected
b. Masonry
1. Masonry veneer anchors spacings shall be supported per table 1916.1.1 of the 2009 IRC
2. Flashing shall be installed beneath the first course of masonry above finished ground level above the foundation wall and at other points of support.
3. Weep holes shall be provided in the vertical joints of exterior walls at a maximum spacing of 33" O.C. Weep holes shall not be less than 3/16 in diameter. Weep holes shall be located immediately above the flashing.



MAIN FLOOR PLAN

1/8" SCALE 11X17 —— 1/4" SCALE 24X36

SQ. FT. —— 1689

SHEAR WALL SCHEDULE

MARK	PANEL SHEATHING	EDGE NAILING	FRAMING SILL PLATE	ANCHORAGE	
				SOLE PLATE	SILL PLATE
SW1	7/16"	8d @ 6"	2" NOMINAL	10d @ 12"	1/2" A.B. @ 32"
SW2	7/16"	8d @ 4"	2" NOMINAL	10d @ 12"	1/2" A.B. @ 32"

1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).
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4. ANCHOR BOLTS SHALL HAVE A 3x3x0.229" WASHER AND 7" MIN EMBEDDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.

HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	FASTENERS	ANCHOR	POST
B	STHD10	(28) 10d	STRAP 10" EMBED.	(2) 2X POST
A	STHD14	(38) 10d	STRAP 14" EMBED.	(2) 2X POST
A	CS16	(22) 10d	(FLOOR STRAP)	(2) 2X POST

1. SIMPSON STRONG-TIE OR EQUIVALENT. STHD STRAPS USE "RJ" TYPE AT RIM JOIST LOCATIONS.
2. NAILS SHALL BE COMMON NAILS. SHEAR WALL EDGE NAILING SHALL BE TO POST.
3. MISPLACED STHD HOLD-DOWNS MAY BE RETROFITTED USING HTT5 HOLD-DOWNS WITH 5/8" ALL- THREAD BOLTS. EPOXY INTO FOUNDATION WALL WITH 5 INCHES EMBEDMENT. WHERE FRAMED WALL IS FLUSH WITH FOUNDATION WALL USE MST48 WITH TWO 1/2" DIA. WEDGE ANCHORS AS OPTION. FASTEN WITH 16-16d COMMON NAILS TO POST ABOVE.

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LOT #50

Brock
Address:
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DATE: May 25, 2016

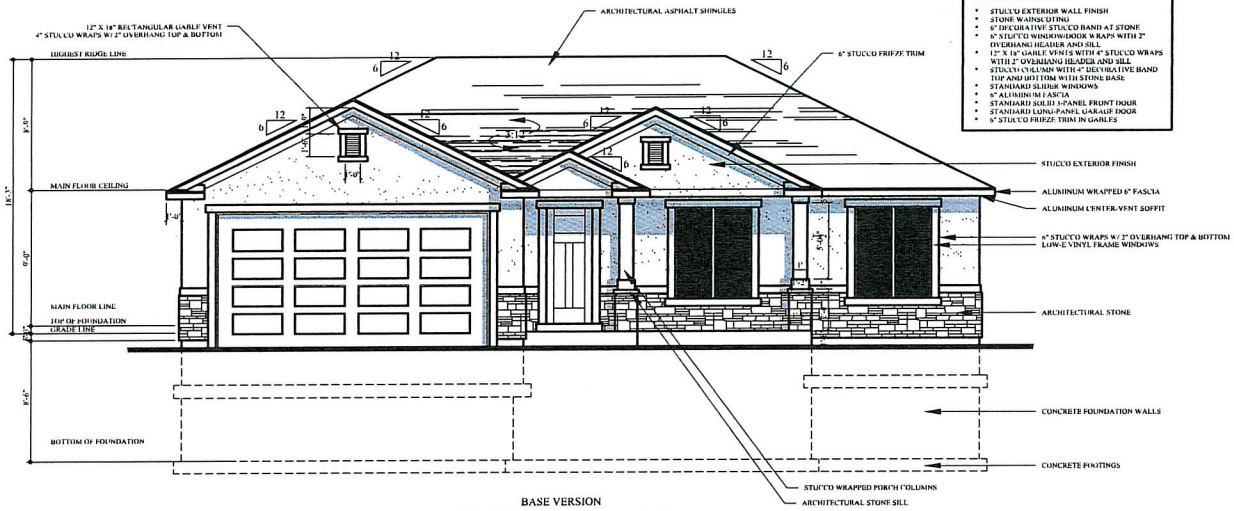
PROJECT #: 41-822-0050

DRAWING TITLE: MAIN FLOOR PLAN

11X17 1/8" SCALE — 24X36 1/4" SCALE

REVISIONS	
DATE	DESCRIPTION

SHEET
A.3



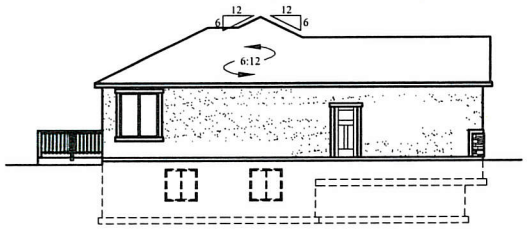
BASE ELEVATION

- STUCCO EXTERIOR WALL FINISH
- STONE WAINSCOTING
- 6" DECORATIVE STUCCO BAND AT STONE
- 6" STUCCO WINDOW/DOOR WRAPS WITH 2" OVERHANG HEADER AND SILL
- 12" X 18" GABLE VENTS WITH 4" STUCCO WRAPS WITH 2" OVERHANG HEADER AND SILL
- STUCCO COLUMN WITH 4" DECORATIVE BAND TOP AND BOTTOM WITH STONE BASE
- STANDARD SLIDER WINDOWS
- 6" ALUMINUM FASCIA
- STANDARD SOLID 1-PANEL FRONT DOOR
- STANDARD LONG-PANEL GARAGE DOOR
- 6" STUCCO FRIEZE TRIM IN GABLES

BASE VERSION

FRONT ELEVATION

11x17: 1/8" SCALE——24X36: 1/4" SCALE

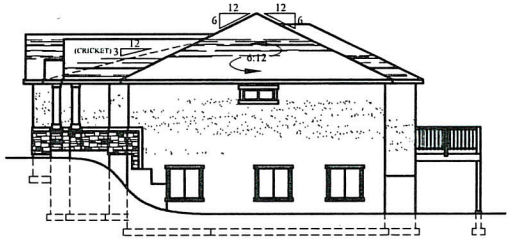


LEFT SIDE ELEVATION

24X36: 1/4" SCALE——11x17: 1/8" SCALE

REAR ELEVATION

24X36: 1/4" SCALE—11x17: 1/8" SCALE



RIGHT SIDE ELEVATION

24X36: 1/4" SCALE——11x17: 1/8" SCALE

ARIVE HOMES
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NEW RESIDENCE FOR:
HARRISON HEIGHTS
LOT #50

Brock
Address:
1219 N Christley Lane
Elk Ridge, UT 84651

DATE: May 25, 2016

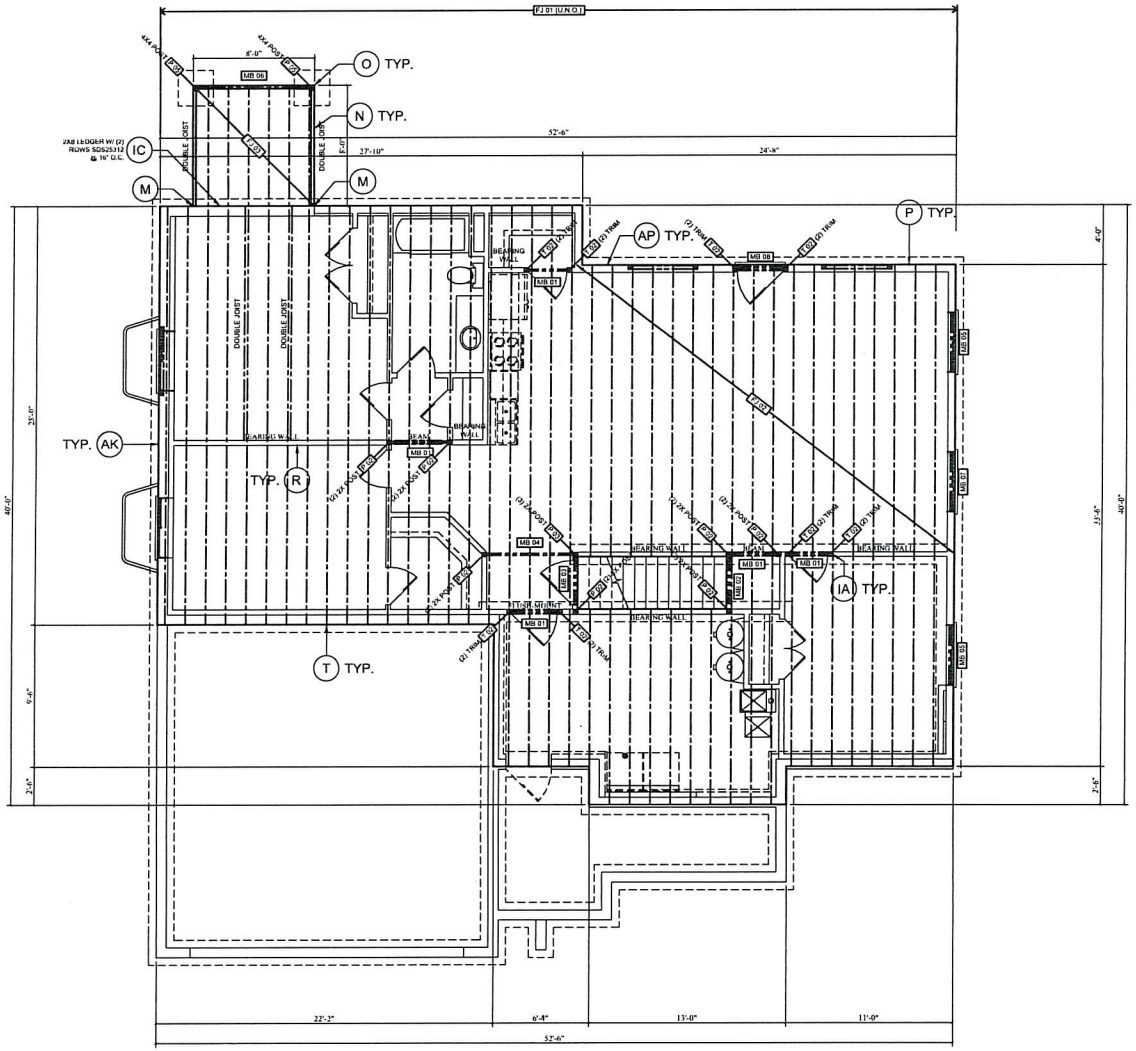
PROJECT #: 41:822:0050

DRAWING TITLE:
ELEVATION PLANS

24X36: 1/4" SCALE
11X17: 1/8" SCALE

REVISIONS	
DATE	DESCRIPTION

SHEET
A.4



MAIN FLOOR FRAMING

1/8" SCALE 11X17 ——— 1/4" SCALE 24X36

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Phone 801.229.9020
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BEAM SCHEDULE

MARK	TYPE
MB 01	(2)2X8
MB 02	(2)2X8
MB 03	(2)2X8
MB 04	(2)2X10
MB 05	(2)2X8
MB 06	(2)2X8
MB 07	(3)2X8
MB 08	(3)2X8

1. DIMENSIONAL LUMBER DF#2 U.N.O.
2. LAMINATED VENEER LUMBER (LVL) 1.9E
3. GLUED LAMINATED TIMBER (GLB) 24F-1.8E
4. STEEL W-SHAPES A992-50
5. SUFFIXES (A, B, ETC.) DENOTE ALTERNATIVES FOR THE SPECIFIED BEAM

FLOOR JOIST SCHEDULE

MARK	TYPE
FJ 01	11.875" TJI 110 @ 16" O.C.
FJ 02 A	11.875" TJI 210 @ 16" O.C.
FJ 02 B	11.875" TJI 110 @ 12" O.C.
FJ 03	2X8 @ 16" O.C.

1. DIMENSIONAL LUMBER DF#2 U.N.O.
2. SUFFIXES (A, B, ETC.) DENOTE ALTERNATIVES FOR THE SPECIFIED JOIST

SHEATHING SCHEDULE

TYPE	THICKNESS
FLOOR	3/4" (48/24 SPAN RATING)
ROOF	7/16" (24/16 SPAN RATING)

1. SHEATHING PERPENDICULAR TO SUPPORTS.
2. FLOOR SHEATHING NAILED & GLUED TO SUPPORT.
3. 8d COMMON NAILS 6" O.C. (EDGES) 12" O.C. (FIELD)
4. NAILING NO CLOSER THAN 3/8" FROM PANEL EDGE.

POST SCHEDULE

MARK	TYPE
P 02	(2)2X POST
P 03	(3)2X POST
P 04	(4)2X POST
P 05	4X4 POST
T 02	(2)TRIM
T 08	(2)TRIM (2)KING

1. PARALLEL STRAND LUMBER (PSL) 1.8E
2. STEEL PIPE (PIPE STD) A53
3. STEEL HOLLOW SECTION (HSS) A500
4. STEEL COLUMNS REQUIRE BEARING PLATES
5. CONTINUE POSTS TO FDN / STRUCT MEMBER

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
HARRISON HEIGHTS
LOT #50

Brock
Address:
1219 N Christley Lane
Elk Ridge, UT 84651

DATE: May 25, 2016

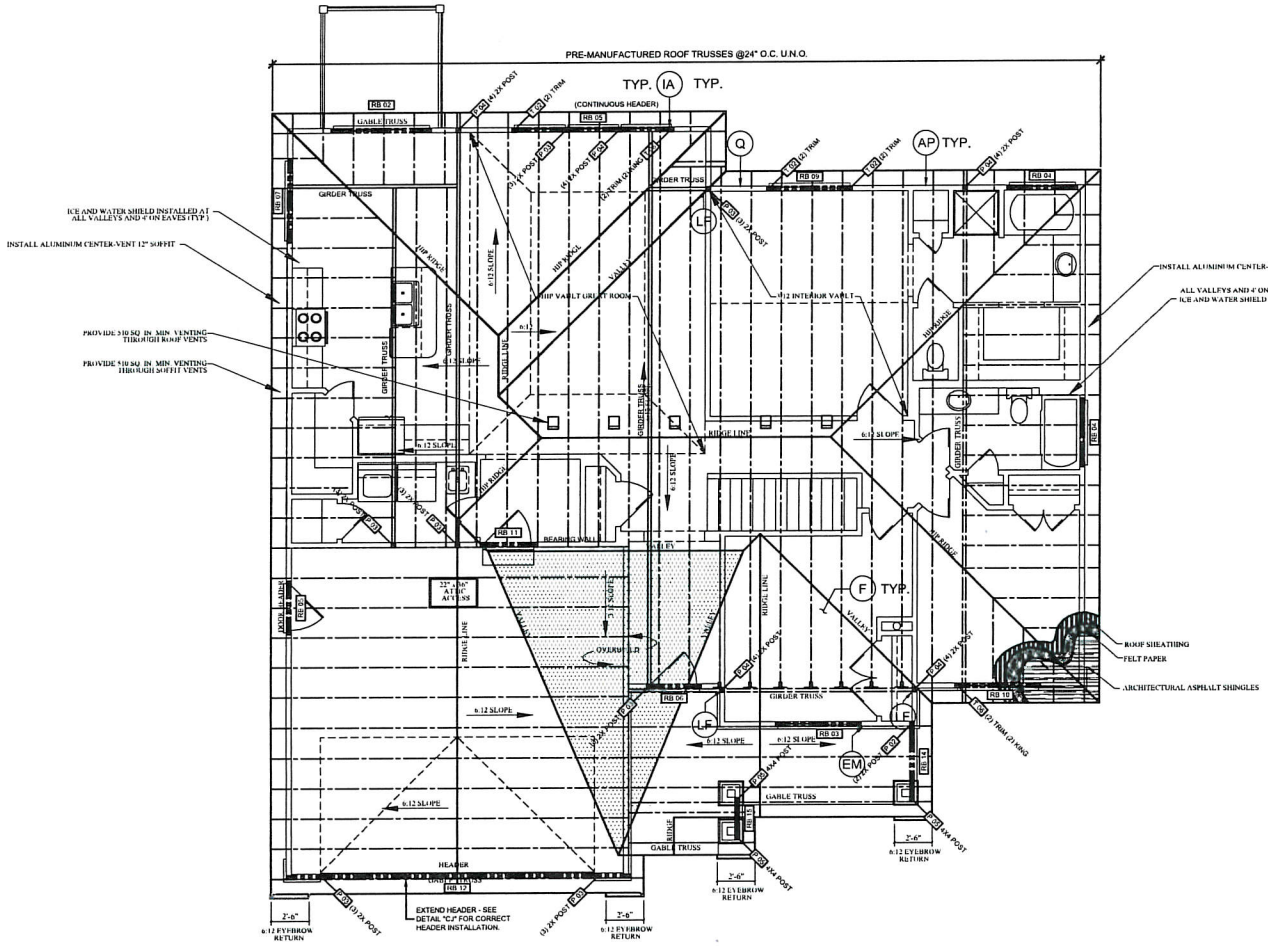
PROJECT #: 41:822:0050

DRAWING TITLE: MAIN FLOOR FRAMING

11X17: 1/8" SCALE — 24X36: 1/4" SCALE

REVISIONS	
DATE	DESCRIPTION

SHEET
A.5



ROOF FRAMING PLAN

1/8" SCALE 11X17 ——— 1/4" SCALE 24X36

THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS BY CURRENT ISSUE OR REVISION DATE.

DIMENSIONS AND ELEVATIONS ARE SUPPLIED BY THE ARCHITECT. THEY MAY BE PROVIDED ON THE STRUCTURAL PLANS AND DETAILS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

ACUTE ENGINEERING, INC.
1429 South State St.
Orem, Utah 84097
Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

BEAM SCHEDULE

MARK	TYPE
RB 01	(2)2X6
RB 02	(2)2X8
RB 03	(2)2X8
RB 04	(2)2X6
RB 05	(2)1.75X9.5 LVL
RB 06	(2)2X8
RB 07	(2)1.75X9.5 LVL
RB 08	(2)2X10
RB 09	(2)1.75X9.5 LVL
RB 10	(2)1.75X9.5 LVL
RB 11	(2)2X6
RB 12	(2)1.75X11.875 LVL
RB 13	(2)1.75X9.5 LVL
RB 14	(2)2X8
RB 15	(2)2X8

1. DIMENSIONAL LUMBER DF#2 U.N.O.
2. LAMINATED VENEER LUMBER (LVL) 1.9E
3. GLUED-LAMINATED TIMBER (GLB) 24F-1.8E
4. STEEL W-SHAPES A992-50
5. SUFFIXES (A, B, ETC.) DENOTE ALTERNATIVES FOR THE SPECIFIED BEAM

SHEATHING SCHEDULE

TYPE	THICKNESS
FLOOR	3/4" (48/24 SPAN RATING)
ROOF	7/16" (24/16 SPAN RATING)

1. SHEATHING PERPENDICULAR TO SUPPORTS.
2. FLOOR SHEATHING NAILED & GLUED TO SUPPORT.
3. 8d COMMON NAILS 6" O.C. (EDGES) 12" O.C. (FIELD)
4. NAILING NO CLOSER THAN 3/8" FROM PANEL EDGE.

WOOD TRUSS LOADS

GROUND SNOW LOAD, P_g = 55 PSF

FLAT ROOF SNOW LOAD = 40 PSF

TOP CHORD DEAD LOAD = 10 PSF

BOTTOM CHORD DEAD LOAD = 5 PSF

1. DESIGN SNOW LOADS SHALL BE IN ACCORDANCE WITH ASCE 7-10 CHAP.7 (2012 IBC 1608.1)

POST SCHEDULE

MARK	TYPE
P 02	(2)2X POST
P 03	(3)2X POST
P 04	(4)2X POST
P 05	4X4 POST
T 02	(2)T/RM
T 06	(2)T/RM (2)KING

1. PARALLEL STRAND LUMBER (PSL) 1.8E
2. STEEL PIPE (PIPE STD) A53
3. STEEL HOLLOW SECTION (HSS) A500
4. STEEL COLUMNS REQUIRE BEARING PLATES
5. CONTINUE POSTS TO FDN / STRUCT MEMBER

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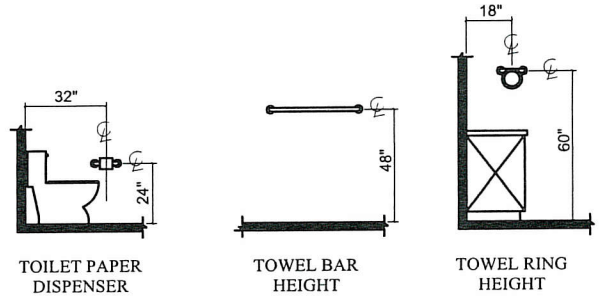
DRAWING TITLE:
ROOF FRAMING PLAN

24X36: 1/4" SCALE
11X17: 1/8" SCALE

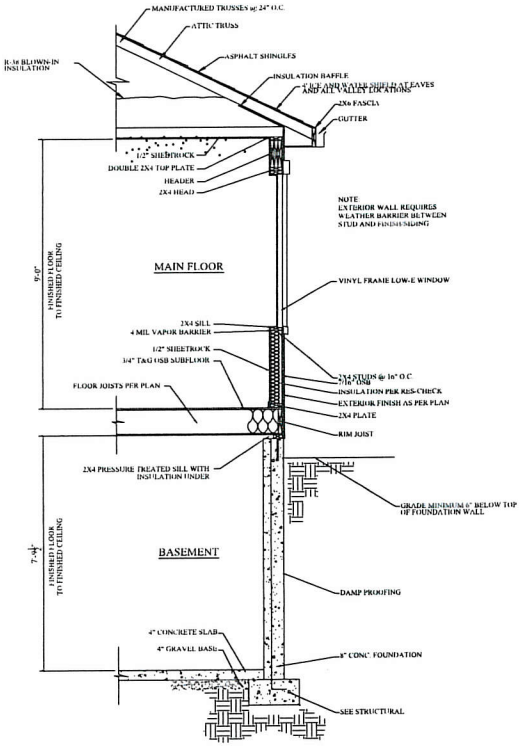
REVISIONS	
DATE	DESCRIPTION

SHEET
A.6



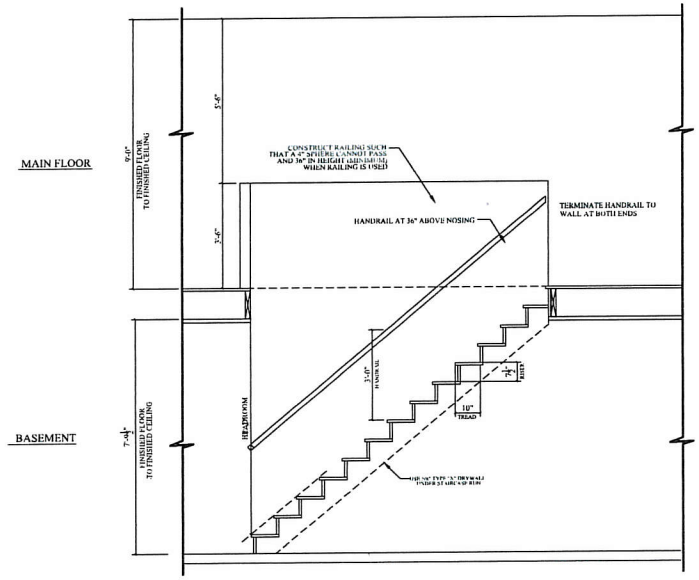
BATHROOM HEIGHT STANDARDS

NO SCALE — NO SCALE



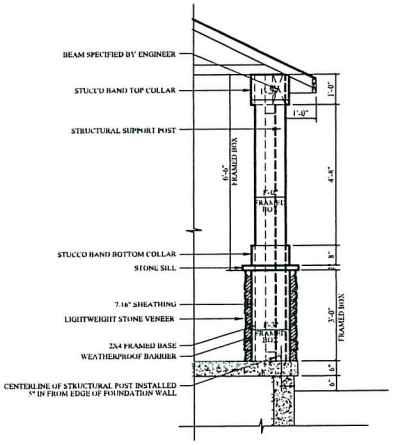
1 A.7 EXTERIOR WALL SECTION

1/8" SCALE 11X17 — 1/4" SCALE 24X36



2 A.7 STAIRCASE SECTON

1/8" SCALE 11X17 — 1/4" SCALE 24X36



BASE

3 A.7 FRONT COLUMN DETAIL

1/4" SCALE 11X17 — 1/2" SCALE 24X36

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DATE: May 25, 2016

PROJECT #: 41:822:0050

DRAWING TITLE: CROSS SECTIONS

11X17: 1/4" SCALE — 24X36: 1/2" SCALE

REVISIONS	
DATE	DESCRIPTION

SHEET

A.7

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA   Arive Homes Brock V11-2013 (HH50) 1820516

1. Building code: Utah Administrative Code (UAC) HB310
    1.1 Model building code: 2012 IHC
    1.2 Use and occupancy classification: R (Residential - 1-unit dwelling)
    1.3 Risk Category: II (Not occupancy categories I, III, IV)
2. Dead loads
    2.1 Roof = 15 psf (10 psf top chord, 5 psf bottom chord)
    2.2 Floor = 12 psf
    2.3 Walls = 10 psf (interior walls), 11 psf (exterior walls)
3. Live loads
    – Roofs (ordinary construction) = 20 psf (or 300 lb point load)
    – Residential (1-2 unit dwelling) = 40 psf
    – Stairs and exits (residential 1-2 unit dwelling) = 40 psf (or 300 lb point load)
4. Snow load
    4.1 Ground snow load, Pg = 55 psf (elevation 5055 ft)
    4.2 Exposure factor, Ce = 1
    4.3 Thermal factor, Ct = 1
    4.4 Snow importance factor, Is = 1
    4.5 Flat roof snow load, Pf = 40 psf
5. Earthquake design data
    5.1 Mapped acceleration parameters
        5.1.1 Latitude, Longitude: 40.021, -111.68
        5.1.2 MCE short period Ss = 1.2 SDS = 0.82
        5.1.3 MCE 1.0 sec. period S1 = 0.44 SD1 = 0.46
    5.2 Seismic design category: D1
    5.3 Seismic importance factor, Ie = 1
    5.4 Basic structural system: Bearing wall systems
    5.5 Seismic force-resisting system: Light-frame wood walls (wood sheathing)
        5.5.1 Response modification factor R = 6.5
        5.5.2 System overstrength factor Omega = 3
        5.5.3 Deflection amplification factor Cd = 4
    5.5 Equivalent Lateral Force Procedure
        5.5.1 Seismic response coefficient Cs = 0.13
        5.5.2 Seismic base shear (LRFD) V = 8680 lb
6. Wind design data
    6.1 Exposure category: B
    6.2 Ultimate design wind speed, Vult = 115 mph
    6.3 Components and cladding pressure = 24 psf (end), 20 psf (interior)
    6.4 Internal pressure coeff., Gcpi = 0.18
7. Geotechnical design basis
    - Harrison Heights (HH) report, CMT No. 6827, 7 JUL 2014
    7.2 Site class = D
    7.3 Soil notes: None
    7.4 Lateral earth pressure
        7.4.1 Active = 35 psf
        7.4.2 At-rest = 65 psf
    7.5 Allowable foundation parameters
        7.5.1 Allowable soil bearing, Qa = 2000 psf
        7.5.2 Allowable lateral bearing = 275 psf
        7.5.3 Coefficient of friction = 0.25
    7.6 Minimum frost cover = 30 in.

DEFERRED SUBMITTALS

1. The following items are to submitted subsequent to the time of application (deferred submittals):
    – Prefabricated metal plate wood trusses - roof (truss manufacturer)
2. Deferred submittals shall have the prior approval of the building official (2012 IBC 107.3.4.1).
3. Deferred submittal documents shall be submitted to the registered design professional in responsible charge who shall review and forward them to the building official with a notation indicating that the documents have been reviewed and found to be in general conformance to the design of the building (2012 IBC 107.3.4.1).
4. Deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official (2012 IBC 107.3.4.1).

GENERAL

1. Construction documents are valid for a single use at the project location and shall not be reused, copied, or reproduced without written approval of the registered design professional in responsible charge.
2. General notes and typical details are provided as a supplement to the construction documents and apply where specific notes and details are not available. Specific notes and structural details shall take precedence over general notes and typical details. Structural requirements shown in the framing plans and in structural details shall take precedence over structural notes indicated in architectural sections.
3. Printed dimensions shall take precedence over scales shown on construction documents. The registered design professional in responsible charge does not warrant the accuracy of scaled dimensions.
4. Approval by the inspector does not imply approval by the registered design professional in responsible charge. Structural specifications that are unclear or ambiguous shall be referred to the registered design professional in responsible charge for interpretation or clarification.
5. The registered design professional in responsible charge assumes no liability for the accuracy, completeness, or code compliance of architectural, electrical, mechanical, drainage, or other non-structural specifications.
6. Omissions in and conflicts between the various elements of the construction documents shall be brought to the immediate attention of the registered design professional in responsible charge and shall be resolved by the same before proceeding with any work involved.
7. Requests for substitutions shall be submitted in writing to the registered design professional in responsible charge and shall include the reasons for the request and any cost differentials. Substitutions are not allowed unless approved in writing by the registered design professional in responsible charge.
8. The contractor shall become familiar with all portions of the construction documents and shall insure that all subcontractors are familiar with those portions pertaining to their area of work. The contractor shall verify all site conditions, dimensions, elevations, coordinate all doors, windows, non-bearing interior and exterior walls, elevations, slopes, stairs, curbs, drains, recesses, depressions, railings, waterproofing, finishes, chamfer, kerfs, and so forth, and immediately notify the registered design professional in responsible charge regarding actual conditions which are not in agreement with the construction documents.
9. The contractor is responsible for the method, means, and sequence of all structural erection except when specifically noted otherwise in the construction documents. The contractor shall provide temporary shoring and bracing, providing adequate vertical and lateral support during erection. Shoring and bracing shall remain in place until all permanent members are placed and all final connections are completed.
10. The contractor is responsible for standard connections, unless noted otherwise. The contractor shall obtain additional assistance from the registered design professional in responsible charge for non-standard connections.

POST-INSTALLED ANCHORS

1. Epoxy adhesive anchoring systems
    1.1. Concrete: Hilti HIT-RE 500-SD (ICC ES ESR-2322) or Simpson SET-XP (ICC ES ESR-2508)
    1.2. Masonry (grouted): Hilti HIT-HY 150-MAX (ICC ES ESR-1967) or Simpson SET (ICC ES ESR-1772)
    1.3. The calculated strength of anchorage assumes the following conditions for installation: 7 day minimum age of concrete, maximum short term concrete temperature= 150° F, maximum long term concrete temperature= 110° F, dry concrete surface, and normal weight concrete. If conditions are otherwise, contact engineer for anchor specifications.
    1.4. Steel reinforcement and rods shall be embedded 10 bar diameters unless noted otherwise in the structural drawings and details. Where 10 bar diameters exceeds the member thickness minus minimum cover, steel reinforcement shall be embedded the member thickness minus minimum cover with a standard hook.
    1.5. Embedded portions of steel reinforcement and rods shall be clean, straight, and free of mill scale, rust and other coatings that impair the bond with the adhesive. Reinforcement must not be bent after installation (ICC ES ESR-2322).
    1.6. Installation of adhesive anchors shall be performed by personnel trained to install adhesive anchors.
2. Mechanical expansion anchors
    2.1. Concrete: Hilti KWIK BOLT TZ (ICC ES ESR-1917)
    2.2. Masonry: Hilti KWIK BOLT 3 (ICC ES ESR-1385)
    2.3. Expansion anchors shall not be used in tensile load applications (e.g. hold-downs, moment frames).
3. Post-installed anchoring systems shall be installed according to the Manufacture's Printed Installation Instructions (MPII). Hole cleaning method shall be based on drilling method and borehole conditions and shall conform to the manufacture's instructions.

SOIL AND FOUNDATIONS

1. Geotechnical investigations shall conform to 2012 IBC 1803. Excavation, grading and fill shall conform to 2012 IBC 1804. Footings and foundations shall be constructed in accordance with 2012 IBC 1807 through 1810.
2. Where required, the owner shall submit a geotechnical investigation report to the building official in accordance with 2012 IBC 1803. The contractor shall inform the registered design professional in responsible charge if the soil conditions are not consistent with the investigation report and the foundation design data.
3. Excavations for any purpose shall not remove lateral support from any footing or foundation without first underpinning or protecting the footing or foundation against settlement or lateral translation (2012 IBC 1804.1).
4. Excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulders or with soil that is a controlled low-strength material (CLSM). The backfill shall be placed in lifts and compacted, in a manner that does not damage the foundation or the waterproofing or dampproofing material (2012 IBC 1804.2).
5. The ground immediately adjacent to the foundation shall have a 5-percent slope away from the building for a minimum distance of 10 feet measured perpendicular to the face of the foundation wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Impervious surfaces within 10 feet of the building foundation shall have a minimum 2-percent slope (2012 IBC 1804.3).
6. Footings and foundations shall be built on undisturbed soil, compacted fill material or CLSM. Compacted fill material and CLSM shall conform to 2012 IBC 1804.5 and 2012 IBC 1804.6, respectively (2012 IBC 1809.2).
7. The top surface of the footings shall be level. The bottom surface of footings is permitted to have a maximum 10-percent slope. Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground has more than a 10-percent slope (2012 IBC 1809.3).
8. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (2012 IBC 1809.4). Foundation walls, piers and other permanent supports shall be extended below the frost line, except where otherwise protected from frost (2012 IBC 1809.5).
9. The placement of footings on or adjacent to 33-percent slopes and sleeper shall conform to 2012 IBC 1808.7.
10. Floors of basements shall be placed over base course not less than 4 inches in thickness and a drain shall be installed around the foundation perimeter that consists of gravel or crushed stone containing not more than 10-percent material that passes through a No. 4 sieve (2012 IBC 1805.4.1).
11. Backfill shall not be placed against a foundation wall until the wall has sufficient strength and is anchored to the floor above, or is sufficiently braced to prevent damage by the backfill, except bracing is not required for walls supporting less than 4 feet of unbalanced backfill (R404.1.7).

CONCRETE

1. Concrete materials, quality control, and construction shall comply with 2012 IBC Chapter 19 and ACI 318-11.
2. Compressive strength (minimum specified at 28 days)
    2.1. Footings: 3,000 psi (2012 IBC Table 1808.8.1)
    2.2. Interior floor slabs on grade: 4,000 psi
    2.3. Exterior floor slabs on grade: 4,000 psi (2012 IBC Table 1904.2)
    2.4. Suspended slabs: 4,000 psi (2012 IBC Table 1904.2)
    2.5. Walls: 3,000 psi (2012 IBC Table 1904.2) for R-2, R-3 occupancies and appurtenances; 4,000 psi (2012 IBC Table 1904.2) for other occupancies
3. Materials
    3.1. Cements (ASTM C 150). Concrete exposed to freezing and thawing or deicing chemicals shall conform to the maximum water-cementitious material ratios and minimum compressive strength requirements of ACI 318-11 Table 4.3.1.
    3.2. Aggregates (ASTM C 33): nominal maximum size of coarse aggregate shall not be larger than 1/5 the narrowest dimension between forms, nor 1/3 the depth of slabs, nor 3/4 the minimum clear spacing between reinforcing bars or wires, tendons, or ducts (ACI 318-11 3.3.2).
    3.3. Water used in mixing concrete shall be potable, clean and free from injurious amounts of oils, acids, alkalis, salts, organic materials, or other substances deleterious to concrete or reinforcement (ACI 318-11 3.4.1-2).
    3.4. Admixtures shall be subject to prior approval by the registered design professional in responsible charge (ACI 318-11 3.6.3).
    3.5. Concrete exposed to freezing and thawing or deicing chemicals shall be air-entrained with air content indicated in ACI 318-11 Table 4.4.1. Tolerance on air content as delivered shall be plus/minus 1.5 percent (ACI 318-11 4.4.1).
4. Steel Reinforcement
    4.1. Deformed bars: fy = 60 ksi (ASTM A615)
    4.2. Welded plain wire: fy = 60 ksi (ASTM A1064)
    4.3. Deformed Bar Anchors (DBA) (ASTM A496)
    4.4. Headed Stud Anchors (HSA) (ASTM A108)
    4.5. At the time concrete is placed, reinforcement shall be free from mud, oil, or other nonmetallic coatings that decrease bond (ACI 318-11 7.4.1).
    4.6. Reinforcement shall be accurately placed and adequately supported before concrete is placed, and shall be secured against displacement (ACI 318-11 7.5.1).
    4.7. Details of reinforcement shall conform to ACI 318-11 Section 7.
5. Minimum concrete cover (ACI 318-11 7.7.1)
    5.1. Concrete cast against and exposed to earth: 3 inches
    5.2. Concrete exposed to earth or weather:
        5.2.1. No. 6 through No. 18 bars: 2 inches
        5.2.2. No. 5 bar, W31 wire, and smaller: 1.5 inches
    5.3. Concrete not exposed to earth or weather:
        5.3.1. Slabs, walls, joists No. 11 bar and smaller: 0.75 inches
        5.3.2. Beams, columns primary reinf., ties, stirrups: 1.5 inches
6. Formwork shall conform to ACI 318-11 chapter 6 and ACI 347. Forms shall be removed in a manner as not to impair safety and serviceability of the structure. Concrete exposed by form removal shall have sufficient strength not to be damaged by removal operation (ACI 318-11 6.2.1).
7. Conduits, pipes, and sleeves of any material not harmful to concrete and within the limitations of ACI 318-11 6.3 shall be approved by the registered design professional in responsible charge (ACI 318-11 6.3.1).
8. Construction joints shall be so made and located as not to impair the strength of the structure (ACI 318-11 6.4.3).
9. The thickness of concrete floor slabs on grade shall not be less than 3.5 inches. A 6-mil polyethylene vapor retarder with joints lapped not less than 6 inches (or an equivalent material) shall be placed between the base course or subgrade and the concrete floor slab, except a vapor retarder is not required in detached utility buildings or other unheated facilities (2012 IBC 1907).

MASONRY

1. Masonry materials, construction, and quality shall conform to IBC 2103-2105 and ACI 530-11.
    1.1. Compressive strength: f'c = 1,500 psi (IBC Table 2105.2.2.1.2)
2. Concrete masonry units (CMU) (ASTM C 90)
    2.1. Grade N, Type I
    2.2. Compressive strength: f'm = 1,500 psi (IBC Table 2105.2.2.1.2)
3. Mortar (ASTM C 270)
    3.1. Type S Portland cement (ACI 530-11 1.18.4.4.2.2)
    3.2. Compressive strength: f'c = 1,800 psi (IBC Table 2105.2.2.1.2)
4. Grout (ASTM C 476)
    4.1. Type: fine or coarse (IBC 2103.13)
    4.2. Compressive strength (minimum specified at 28 days): f'c = 2,000 psi (ASTM C 1019)
5. Steel reinforcement
    5.1. Deformed bars: fy = 60 ksi (ASTM A 615 Gr. 60)
    5.2. Deformed Bar Anchors (DBA) (ASTM A496)
    5.3. Headed Stud Anchors (HSA) (ASTM A108)
6. Bed joint thickness shall be 5/8 inch maximum (IBC 2105.2.2.1.2)
7. Grout shall have an 8"-11" slump using a 3/8" maximum aggregate. Grout lifts shall not exceed 5 feet in height unless noted otherwise. Consolidate by mechanical vibration pours that exceed 12 inches in height.
8. The clear distance between parallel bars shall not be less than the nominal diameter of the bars, nor less than 1 inch (ACI 530-11 1.16.3.1). Joint reinforcement shall have cover not less than 5/8".
9. The diameter of bend measured on the inside of reinforcing bars, other than for stirrups and ties, shall not be less than 6 bar diameters (ACI 530-11 1.16.6).
10. All masonry below grade shall be solid grouted.
11. Control joint spacing not to exceed 30'-0". See Architectural for locations.

MASONRY AND STONE VENEER

1. Masonry veneer materials, construction, and quality shall conform to IBC 2103-2105 and ACI 530-11 Chp. 6.
2. Lintels
    2.1. Veneer shall not support any vertical load other than the dead load of the veneer above. Veneer above openings shall be supported on lintels of noncombustible materials. Lintels shall have 1 inch of bearing for each 1 foot of span, but not less than 4 inches of bearing.
3. Anchorage
    3.1. Veneer shall be anchored to the supporting wall framing with hot-dipped galvanized Hohmann & Barnard DW - 10HS anchor system (or equivalent) metal ties.
    3.2. Engage all anchor ties with a No. 9 gage wire in the center of the veneer and embedded in the mortar joint.
    3.3. Each tie shall be spaced not more than 16 inches on center horizontally and vertically and shall support not more than 2.67 square feet of wall area. Additional metal ties shall be provided around all wall openings greater than 16 inches in either dimension.

WOOD

1. Wood materials, quality, and construction shall conform to 2012 IBC Chapter 23 and Table 2304.9.1.
2. Structural lumber (2012 IBC 2303.1.1-8, 2005 NDS)
    2.1. Bearing walls: Douglas-Fir Larch (DF) Stud (ASTM D 1990, DOC PS 20)
    2.2. Posts: Douglas-Fir Larch (DF) Stud (ASTM D 1990, DOC PS 20)
    2.3. Beams and headers: Douglas-Fir Larch (DF) No. 2 (ASTM D 1990, DOC PS 20)
    2.4. Heavy timber: Douglas-Fir Larch (DF) No. 1 (ASTM D 1990, DOC PS 20)
    2.5. Sill plates: Preservative-treated wood, redwood (AWPA U1 M4)
    2.6. Naturally durable or preservative-treated wood shall be used where structural lumber is 18 inches or closer to exposed ground; where structural lumber is attached directly to exterior masonry or concrete walls below grade; where sleepers, sills, posts, and columns are on a concrete or masonry slab or footing that is in direct contact with earth; and where structural lumber is attached directly to exterior masonry or concrete walls, unless a 0.5 inch air space on top, sides, and end is provided (2012 IBC 2304.11).
3. Structural logs (ASTM D 3957) - ICC - 400 standard for the design and construction of log structures
4. Structural glued-laminated timber (2012 IBC 2303.1.3,2012 NDS 5.1.1)
    4.1. Single span: 24F-1.8E (24F-V4) (ASTM D 3737, ANSI/AITC A190.1)
    4.2. Multiple span: 24F-1.8E Balanced layup (24F-V8) (ASTM D 3737, ANSI/AITC A190.1)
    4.3. Cantilever span: 24F-1.8E Balanced layup (24F-V8) (ASTM D 3737, ANSI/AITC A190.1)
5. Structural composite lumber and engineered wood (2012 NDS 8.1.1)
    5.1. Laminated strand lumber (LSL)
        5.1.1. Ex = 1.3E (ASTM D 5456)
        5.1.2. Ex = 1.55E (ASTM D 5456)
        5.1.3. 1.125 inch APA Performance-Rated (or equivalent) rim board
    5.2. Laminated veneer lumber (LVL)
        5.2.1. Ex = 1.9E (ASTM D 5456)
    5.3. Parallel strand lumber (PSL)
        5.3.1. Ex = 2.0E (beams) (ASTM D 5456)
        5.3.2. Ex = 1.8E (columns) (ASTM D 5456)
    5.4. Prefabricated wood I-joist (2012 IBC 2303.1.2,2012 NDS 7.1.1) (ASTM D 5055)
6. Wood structural panels (2012 IBC 2304.7.1, 2012 NDS 9.1.3)
    6.1. Roof, floor, and wall sheathing: oriented strand board (OSB) (DOC PS 1.2).
    6.2. Sheathing shall be manufactured with exterior glue and not less than 4X8 feet, except at boundaries and at changes in framing (2012 IBC 2305.1, AWC SDPWS-2008).
    6.3. Wall sheathing
        6.3.1. Oriented strand board (OSB) (DOC PS 1.2)
        6.3.2. All panel joints in walls shall occur over studs or blocking using a minimum of 8d common nails spaced a maximum of 6 inches at panel edges and 12 inches at intermediate framing (2012 IBC 2306.2).
    6.4. Roof and floor sheathing shall be placed perpendicular to supporting framing. Stagger sheathing joints.
7. Fasteners
    7.1. Nails (2012 IBC 2303.6, 2012 NDS Table L4) (ASTM F 1667)

Pennyweight		Common	Box	Sinker
7.1.1. 8d	=	0.131" X 2.5"	0.113" X 2.5"	0.113" X 2.375"
7.1.2. 10d	=	0.148" X 3.0"	0.128" X 3.0"	0.120" X 2.875"
7.1.3. 16d	=	0.162" X 3.5"	0.135" X 3.5"	0.148" X 3.250"
7.1.4. 20d	=	0.192" X 4.0"	0.148" X 4.0"	0.177" X 3.750"
7.1.5. 30d	=	0.207" X 4.5"	0.148" X 4.5"	0.192" X 4.250"

    7.2. Staples (2012 IBC 2303.6)
        7.2.1. 14 gage = 1.5X0.4375 inch crown (ASTM F 1667)
        7.2.2. 16 gage = 1.5X0.4375 inch crown (ASTM F 1667)
    7.3. Power-driven pins (2012 IBC 2304.9)
        7.3.1. Concrete drive pin = 0.145X2.5 inch with pre-assembled washer (ASTM A 510)
        7.3.2. Steel drive pin = 0.145X2 inch (ASTM A 510)
    7.4. Bolts (2012 NDS 11.1.3, Table L1)
        7.4.1. Connector bolts (A307)
        7.4.2. Anchor bolts (A307) with a 3X3X0.229 inch washer (2012 IBC 2308.12.8) and 7" min embedment.
        7.4.3. Bolt holes shall be drilled with a bit 1/32 inch to 1/16 inch larger than the nominal bolt diameter.
    7.5. Lag Screws (2012 NDS 11.1.4, Table L2) (A307)
        7.5.1. Lag screws shall be inserted in a drilled pilot hole that is 60%-75% of the shank diameter by turning with a wrench. Do not drive screws with a hammer. Lag screws shall be provided with an oversized washer.
    7.6. Fasteners in preservative-treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, silicon bronze or copper (2012 IBC 2304.9.5).
    7.7. Sheathing fasteners shall be driven so the head or crown is flush with the sheathing surface (2012 IBC 2304.9.2).
8. Joist hangers and connectors (2012 IBC 1710 - 1711)
    8.1. Hanger hardware and other wood connections shall be designed to carry the capacity of the supporting members.
9. Floor framing (2012 IBC 2308.8)
    9.1. Joists shall not have less than 1.5 inches of bearing on wood or metal, or less than 3 inches on masonry (2012 IBC 2308.8.1). Pre-fabricated wood I-joists shall have minimum bearing according to the manufacture's recommendations and specifications.
    9.2. Joists shall be supported laterally at the ends and at each support by full-depth solid blocking, except where nailed to a header. Solid blocking shall not be less than 2 inches thick (2012 IBC 2308.8.2).
    9.3. Where the nominal depth-to-thickness ratio of the framing member exceeds 6:1, there shall be one line of bridging for each 8 feet of span. Bridging shall consist of not less than 1X3 inch lumber, metal bracing, or full-depth solid blocking (2012 IBC 2308.8.5).
    9.4. Notches on the ends of joists shall not exceed one-fourth the joist depth. Holes bored in joists shall not be within 2 inches of the top or bottom of the joist. Notches in the top or bottom of joists shall not exceed one-sixth the depth and shall not be located in the middle third of the span (2012 IBC 2308.8.2).
    9.5. The diameter of holes bored or cut into structural floor members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the notch (R502.8.1).
10. Wall framing (2012 IBC 2308.9)
    10.1. Studs shall be placed with their wide dimension perpendicular to the wall. Not less than three studs shall be installed at each corner of an exterior wall (2012 IBC 2308.9.2).
    10.2. Bearing and exterior wall studs shall be capped with 2-inch thick nominal double top plates, have a width at least equal to the width of the studs, and shall be installed to provide overlapping at corners and intersections with other partitions. End joints in partitions shall be offset at least 48 inches, and shall be nailed with not less than eight 16d common face nails on each side of the joint. Plates shall have a width at least equal to the width of the studs (2012 IBC 2308.9.2.1).
    10.3. In nonbearing walls and partitions studs shall be capped with no less than a single top plate installed to provide overlapping at corners and at intersections with other walls and partitions. The plate shall be continuously tied at joints by solid blocking at least 16 inches in length and equal in size to the plate or metal ties with spliced sections fastened on each side of the joint (2012 IBC 2308.9.2.3).
    10.4. Studs shall have full bearing on a 2-inch thick nominal (or larger) bottom plate or sill having a width at least equal to the width of the stud (2012 IBC 2304.3.1).
    10.5. Bearing partitions parallel to joists shall be supported on beams, girders, doubled joists, walls or other bearing partitions. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth unless noted otherwise (2012 IBC 2308.8.4).
    10.6. In exterior walls and bearing partitions, any wood stud is permitted to be cut or notched to a depth not exceeding 25 percent of its width. In nonbearing partitions, cutting or notching of studs to a depth of not greater than 40 percent of the width is permitted (2012 IBC 2308.9.10).
    10.7. A hole with a diameter not greater than 40 percent of the stud width is permitted to be bored in any wood stud. In no case shall the edge of the bored hole be nearer than 0.625 inches to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch (2012 IBC 2308.9.11).
11. Posts and columns
    11.1. Columns shall be as wide as the member they support, laterally supported at all floor levels, and extend down through the structure to the foundation. Provide squash blocking at rim joist below all columns, trimmers, and posts.
    11.2. Wood columns and posts shall be framed to provide full end bearing (2012 IBC 2304.9.7).
    11.3. Posts and columns shall be supported by concrete piers or metal pedestals projecting above concrete or masonry floors or decks exposed to weather or water splash, or in basements, and which support permanent structures, unless naturally durable or preservative-treated wood is used. The pedestal shall project at least 6 inches above exposed earth and at least 1 inch above floors.
12. Roof and ceiling framing (2012 IBC 2308.10).
    12.1. Roof rafters and ceiling joists shall be supported laterally to prevent rotation and lateral displacement in accordance with 2012 IBC 2308.8.5 (2012 IBC 2308.10.6).
    12.2. Rafters and joists over three foot long shall be supported using hanger hardware if not supported by bearing.

PREFABRICATED METAL PLATE WOOD TRUSSES

1. Prefabricated metal plate wood trusses shall be designed in accordance with 2012 IBC 2303.4 and shall conform to the structural specifications and design criteria.
2. The truss designer shall provide a truss package that includes the following items.
    2.1. Design drawings of each individual truss (2012 IBC 2303.4.3).
    2.2. Truss placement diagram for the project (2012 IBC 2303.4.2).
    2.3. Truss member permanent bracing specification (2012 IBC 2303.4.1.2).
3. Transfer of loads and anchorage of each truss to the supporting structure shall be approved by the registered design professional in responsible charge (2012 IBC 2303.4.4).
4. Truss members and components shall not be cut, notched, drilled, spliced of otherwise altered in any way without written concurrence and approval of the registered design professional in responsible charge. Alterations resulting in the addition of loads to any member (e.g. HVAC equipment) shall not be permitted without verification that the truss is capable of supporting such additional loading (2012 IBC 2303.4.5).

STEEL

1. Structural steel work shall conform to 2012 IBC 2205, AISC 341-10, AISC 358-10, and AISC 360-10.
2. Structural shapes
    2.1. W. fy = 50 ksi (ASTM A992)
    2.2. M,S,C,MC, and L fy = 36 ksi (ASTM A36)
    2.3. HP. fy = 50 ksi (ASTM A572 Gr. 50)
    2.4. HSS Rectangular fy = 46 ksi (ASTM A500 Gr.B)
    2.5. HSS Round fy = 42 ksi (ASTM A500 Gr.B)
    2.6. Pipe: fy = 35 ksi (ASTM A53 Gr.B)
    2.7. All structural steel shall be properly primed and painted.
3. Plates and bars: fy = 36 ksi (ASTM A36)
4. Structural fasteners
    4.1. High-strength bolts: fu = 105-150 ksi (ASTM A325, A490)
    4.2. Common bolts: fu = 60 ksi (ASTM A307 Gr. A)
        4.2.1. Nuts (ASTM A563)
        4.2.2. Washers (ASTM F436)
        4.2.3. Steel to steel bolted connections shall be made with high strength-bolts, unless noted otherwise. Bolts shall carry the identifying mark of three radial lines. All other bolted connections shall be made with bolts and nuts conforming to ASTM A307 unless note otherwise. Bolted connections shall be tightened and shall have washers as required by AISC unless noted otherwise. Enlarging holes shall be accomplished by means of reaming. Do not use a torch on any bolt holes.
    4.3. Shear studs: fu = 65 ksi (ASTM A108)
    4.4. Threaded rods: fy = 36 ksi (ASTM A36)
    4.5. Anchor rods: fy = 36 ksi (ASTM F1554 Gr. 36)
5. Steel deck: fy = 36 ksi (ASTM A611)
6. Welding: fu = 70 ksi.
    6.1. Welding work shall comply with the American Welding Society (AWS) "Structural Welding Code," excluding items conflicting with AISC requirements.

COLD-FORMED STEEL FRAMING

1. Cold-formed (light-gage) steel framing shall conform to 2012 IBC 2210-2211 and AISI-2010 standards.
2. Material: fy = 33 ksi (ASTM A1003)
3. Corrosion protection: steel framing shall have a metallic coating complying with ASTM A1003 (R603.2.3).
4. Fastening requirements: screws for steel-to-steel connections shall be installed with a minimum edge distance and center-to-center spacing of 0.5 inches, self-drilling tapping, and conform to ASTM C1513. Screws for attaching structural sheathing to steel wall framing shall be minimum No. 8 self-drilling tapping, and conform to ASTM C1513. Gypsum board shall be attached to steel wall framing with minimum No. 6 screws conforming to ASTM C954. For all connections, screws shall extend through the steel a minimum of three exposed threads. All fasteners shall have rust inhibitive coating or be manufactured from material not susceptible to corrosion (R603.2.4).
5. Tracks shall have the same minimum thickness as the wall studs (R603.3.2).
6. The flanges of steel studs shall be laterally braced in accordance with one or both of the following methods: gypsum board or structural sheathing; horizontal steel strapping (1.5 inches wide and 33 mils thick) with blocking at strap ends and spaced vertically at the mid-point for walls up to 8 feet, third points for walls up to 10 feet, and spacing determined by the structural engineer for taller walls (R603.3.3).

STATEMENT OF SPECIAL INSPECTIONS

1. Special inspections shall conform to 2012 IBC 1704. Special inspections are not required for occupancies in Group U that are accessory to a residential occupancy, and work of a minor nature, unless otherwise required by the building official (2012 IBC 1704.2).
2. The owner shall employ one or more approved agencies to perform inspections during construction where special inspections are required. The special inspector shall provide written documentation to the building official demonstrating his or her competence, for inspection of the particular type of construction or operation requiring special inspection (2012 IBC 1704.2).
3. Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected was or was not done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the building official prior to the start of work (2012 IBC 1704.2.4).
4. Special inspections shall be required for proposed work that is, in the opinion of the building official, unusual in nature, such as, but not limited to, construction materials and systems that are alternatives to materials and systems prescribed by code and materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in code (2012 IBC 1705.1.1).
5. Soils
    5.1. Special inspections for existing site soil conditions, fill placement, and load-bearing requirements shall be as required by 2012 IBC 1705.6 and 2012 IBC Table 1705.6.
    5.2. The approved geotechnical report, and the documents prepared by the registered design professional shall be used to determine compliance. During fill placement, the special inspector shall determine that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report (2012 IBC 1705.6).
6. Concrete
    6.1. Special inspections for concrete construction shall conform to 2012 IBC 1705.3 and 2012 IBC Table 1705.3.
    6.2. Special inspections are not required for isolated spread concrete footings of buildings three stories or less in height that are fully supported on earth or rock, or for continuous concrete footings supporting walls of buildings three stories or less in height that are fully supported on earth or rock where (1) the footings support walls of light-frame construction, (2) the footings are designed in accordance with 2012 IBC Table 1809.7, or (3) the structural design of the footing is based on a specified compressive strength no greater than 2,500 psi, regardless of the compressive strength specified in the construction documents or used in the footing construction. Special inspections are not required for nonstructural concrete slabs on grade, including pre-stressed slabs on grade, where the effective pre-stress in the concrete is less than 150 psi. Special inspections are not required for concrete foundation walls constructed in accordance with 2012 IBC Table 1807.1.6.2, or for concrete patios, driveways and sidewalks on grade (2012 IBC 1705.3).
7. Wood
    7.1. Special inspection is required for wood shear walls, shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other components of the seismic-force-resisting system, where the fastener spacing of the sheathing is 4 inches on center or less (2012 IBC 1705.10.1).
    7.2. The special inspector shall inspect high-load diaphragms built on site. The special inspector shall inspect the wood structural panel sheathing to ascertain whether it is of the grade and thickness shown on the approved building plans. The special inspector must verify the nominal size of framing. The special inspector shall inspect members at adjoining panel edges, the nail or staple diameter and length, the number of fastener lines and that the spacing between fasteners in each line and at edge margins agrees with the approved building plans (2012 IBC 1705.5.1).
8. Steel
    8.1. Special inspections for steel elements shall be as required by 2012 IBC 1704.3, 2012 IBC Table 1704.3, AISC 341 and AWS D1.1 (2012 IBC 1707.2 and 2012 IBC 1708.4).
    8.2. Special inspection of the steel fabrication process shall not be required where the fabricator does not perform any welding, thermal cutting or heating operation of any kind as part of the fabrication process. In such cases, the fabricator shall be required to submit a detailed procedure for material control that demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the material specification and grade for the main stress-carrying elements are capable of being determined. Mill test reports shall be identifiable to the main stress-carrying elements when required by the approved construction documents (2012 IBC 1705.2).
9. Masonry
    9.1. Special inspections for masonry elements shall conform to 2012 IBC 1705.4.
    9.2. Special inspections shall not be required for (1) empirically designed masonry, glass unit masonry or masonry veneer designed by Section 2109, 2110 or Chapter 14, respectively, where they are part of structures classified as Risk Category I, II or III in accordance with Section 1604.5; (2) masonry foundation walls constructed in accordance with 2012 IBC Tables 1807.1.6.3 (1-4); (3) masonry fireplaces, masonry heaters or masonry chimneys installed or constructed in accordance with 2012 IBC 2111, 2112, or 2113 (2012 IBC 1705.4).
    9.3. The minimum special inspection program for empirically designed masonry, glass unit masonry and masonry veneer designed by Section 2109, 2110 or Chapter 14, respectively, in structures classified as Risk Category IV, in accordance with Section 1604.5, shall comply with TMS 402/ACI 530/ASCE 5 Level B Quality Assurance (2012 IBC 1705.4.1).
10. Architectural components
    10.1 Periodic special inspection is required during the erection and fastening of exterior cladding and veneer except for architectural components in structures 30 feet or less in height, or for cladding and veneer weighing 5 psf or less (2012 IBC 1705.11.5).

STRUCTURAL OBSERVATIONS

1. Where required by the Provisions of Section 1704.5.1 or 1704.5.2, the owner shall employ a registered design professional to perform structural observations as defined in 2012 IBC 1702. Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of the structural observations. At the conclusion of the work, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies which have not been resolved (2012 IBC 1710.0).

ACUTE ENGINEERING, INC.
1429 South State St.
Orem, Utah 84097
Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

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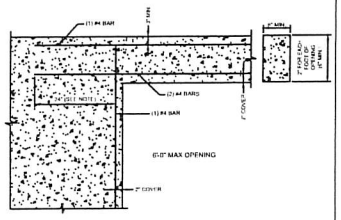
ORIGINAL PROJECT #	1820516
DRAWN BY	MP
CHECKED BY	PRT
SCALE	NTS
DATE	25 MAY 2016

ARIVE HOMES BROCK V11-2013 (HH50)

GENERAL STRUCTURAL NOTES

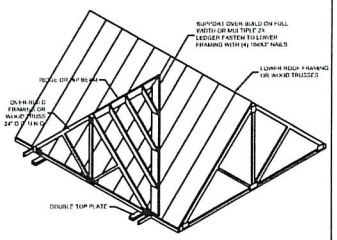
ISSUES / REVISIONS

SN1



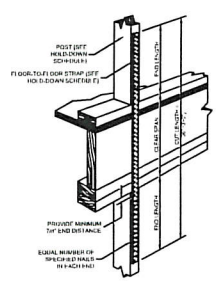
NOTE: EXTEND REINFORCEMENT 24" BEYOND OPENING ON EACH SIDE. WHERE SPACE IS LIMITED, EXTEND 12" BEYOND OPENING WITH 90° HOOK.

E FOUNDATION WALL - CONCRETE LINTEL
NO SCALE



NOTE: SUPPORT EACH RIDGEHIP BEAM AND EACH RAFTER WITH VERTICAL 2X "KICKERS" EVERY 48" O.C. SUPPORT KICKERS ON ROOF FRAMING BELOW. FASTEN TO LEDGER WITH SIMPSON A34 @ 24" O.C.

F ROOF FRAMING - OVER BUILD FRAMING
NO SCALE



H HOLD-DOWN - FLOOR STRAP
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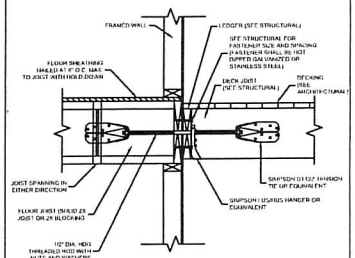

M DECK / BALCONY - TENSION TIE
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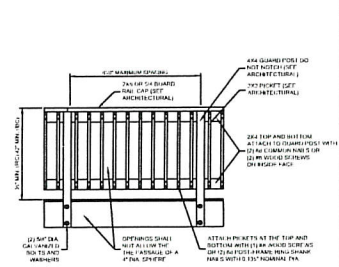

N DECK / BALCONY - GUARD RAIL
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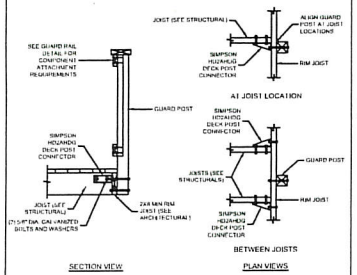

O DECK / BALCONY - GUARD POST
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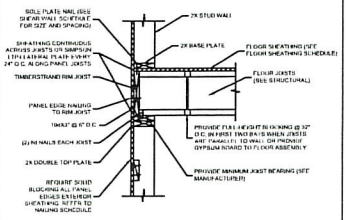

P BEARING WALL - EXTERIOR TO FLOOR (150 PLF UNIT SHEAR)
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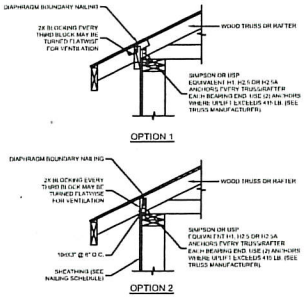

Q ROOF FRAMING - BLOCKING (150 PLF UNIT SHEAR)
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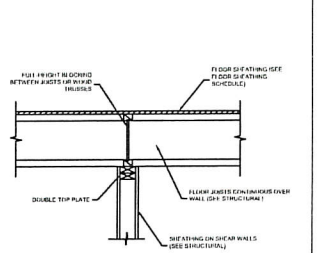

R BEARING WALL - INTERIOR TO FLOOR
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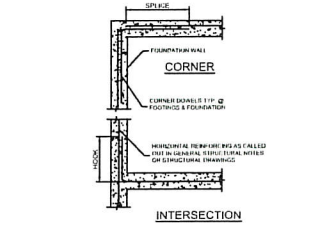
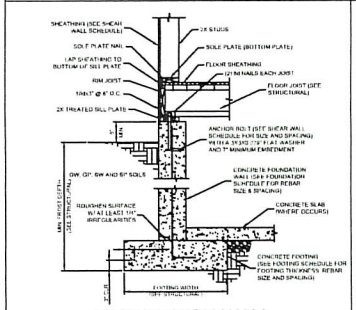
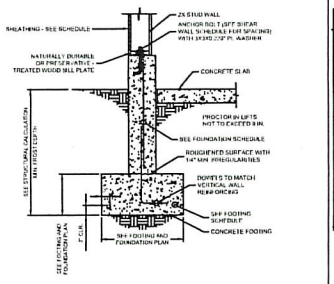


REQUIRED LAP LENGTH			
TYPE	CONCRETE	MASONRY	MIN
#5 OR LF	20 BAR DIA	40 BAR DIA	24"
#6 OR HF	23 BAR DIA	46 BAR DIA	32"

S FOUNDATION WALL - CORNER & INTERSECTION REINFORCING
NO SCALE



T FOUNDATION WALL - FLOOR JOIST (SUPPORTED) PERPENDICULAR
NO SCALE



V FOUNDATION WALL - SLAB ON GRADE
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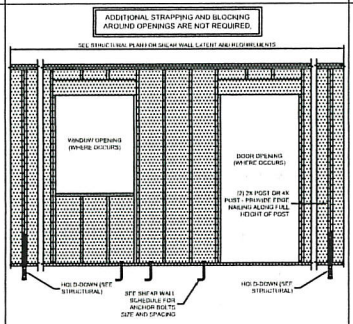

Y SHEAR WALL - PERFORATED
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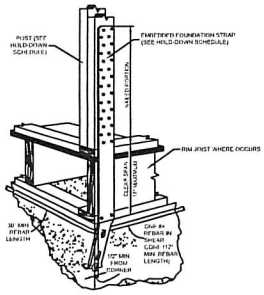

AD HOLD-DOWN - FOUNDATION STRAP
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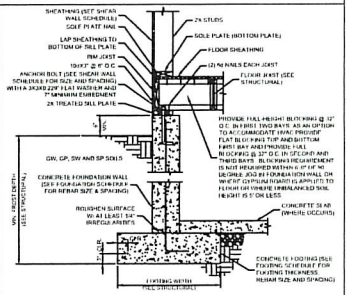

AK FOUNDATION WALL - FLOOR JOIST (SUPPORTED) PARALLEL
NO SCALE

ACUTE ENGINEERING, INC.
1429 South State St.
Orem, Utah 84097
Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

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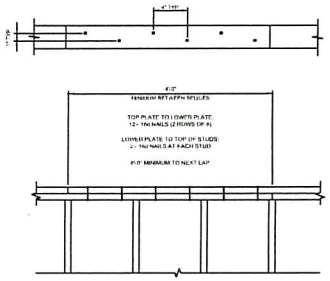
ORIGINAL PROJECT #
1820516
DRAWN BY
MP
CHECKED BY
PRT
SCALE
NTS
DATE
25 MAY 2016

ARIVE HOMES BROCK V11-2013 (HH50)

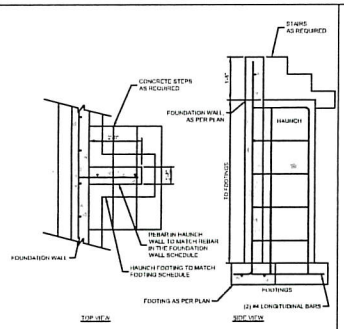
STRUCTURAL DETAILS

ISSUES / REVISIONS

SD1



AP DIAPHRAGM - TOP PLATE SPLICE
NO SCALE



BK CONCRETE STAIR HAUNCH
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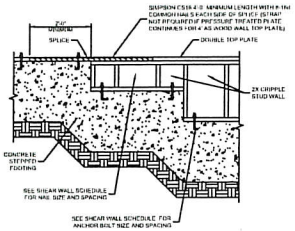
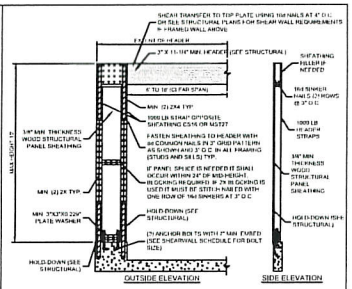


BM SHEAR WALL - STEPPED FOUNDATION
NO SCALE

PENNY WEIGHT DESIGNATION	EQUIVALENT SPACING (IN. O.C.)		
	COMMON NAIL	BOX NAIL	16 GAGE STAPLE
8d	4	4	3 1/2
	5	5	4
	6	6	4 1/2
	10	10	6 1/2
	12	12	8
10d	3	3	2
	4	4	2 1/2
	5	5	4
	8	8	5 1/2
	10	10	6 1/2
	12	12	8
16d	4	4	2
	6	6	3 1/2
	8	8	4 1/2
	10	10	5 1/2
	12	12	6 1/2

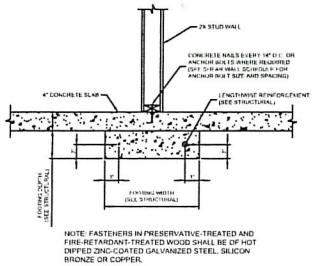
NOTES:
1. SPACING VALUES FOR LATERAL LOADING, FOR STRUCTURAL SPLYWOOD OR OSB SHEATHING.
2. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
3. FASTENERS IN PRESSURE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER.

BP SHEAR WALL - EQUIVALENT SHEATHING FASTENERS
NO SCALE



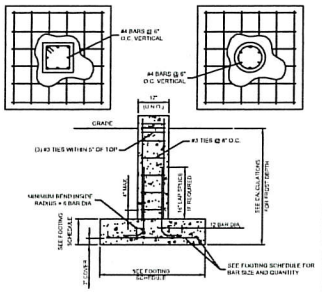
NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

CJ PORTAL FRAME - CONCRETE FOUNDATION
NO SCALE

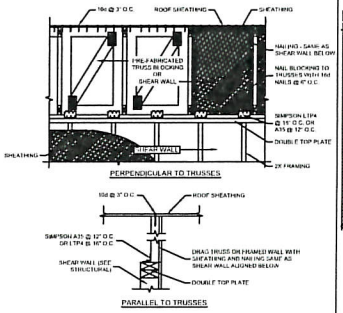


NOTE: FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER.

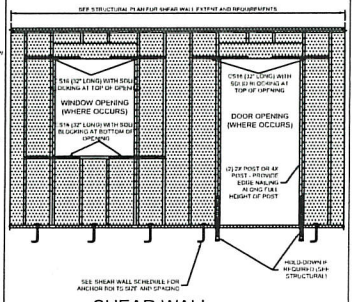
CW BEARING WALL - INTERIOR FOOTING
NO SCALE



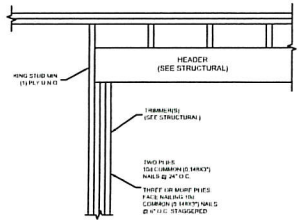
CZ FOOTING - CONCRETE PIER STEM TO SPOT FOOTING CONNECTION
NO SCALE



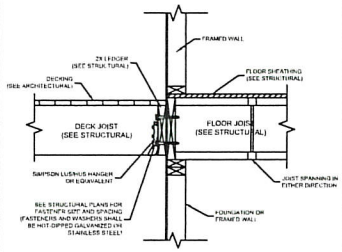
EM SHEAR WALL - ROOF DIAPHRAGM CONNECTION
NO SCALE



FH SHEAR WALL - FORCE TRANSFER AROUND OPENINGS
NO SCALE

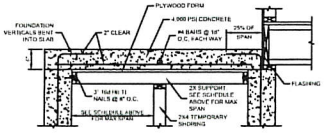


IA WOOD BEAM - WALL HEADER FRAMING
NO SCALE

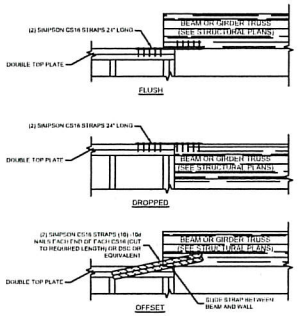


IC LEDGER - DECK TO RIM BOARD
NO SCALE

2X SUPPORT	MAX SPAN
2X6 DF #2 @ 16" O.C.	4'-10"
2X8 DF #2 @ 16" O.C.	7'-0"



IF COMPOSITE SLAB - MAX CLEAR SPAN 10'-0"
NO SCALE



LF DIAPHRAGM - CHORD / COLLECTOR STRAP
NO SCALE

ACUTE ENGINEERING, INC.
1429 South State St.
Orem, Utah 84097
Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS. SEE CURRENT ISSUE OR REVISION DATE.

DIMENSIONS AND ELEVATIONS ARE SUPPLIED BY THE ARCHITECT. THEY MAY BE PROVIDED ON THE STRUCTURAL PLANS AND DETAILS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

ORIGINAL PROJECT #	1820516
DRAWN BY	MP
CHECKED BY	PRT
SCALE	NTS
DATE	25 MAY 2016

ARIVE HOMES BROCK V11-2013 (HH50)

STRUCTURAL DETAILS

ISSUES / REVISIONS

SD2