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DIMENSIONS AND ELEVATIONS ARE SUPPLIED BY THE ARCHITECT. THEY MAY BE DOWNLOADED FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS AGAINST THE ARCHITECTURAL DRAWINGS.

ACUTE
ENGINEERING, INC.

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HOLD-DOWN SCHEDULE				
MARK	HOLD-DOWN	MINIMUM FASTENERS	ANCHOR	POST
A	LSTDH8	10d X 2-1/2" (148 X 2-1/2")	STRAP 8" EMBED.	(2) 2X POST
C	STHD14	10d X 2-1/2" (148 X 2-1/2")	STRAP 14" EMBED.	(2) 2X POST

1. HOLD-DOWNS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT.
2. SHEAR WALL EDGE NAILING SHALL BE TO HOLD-DOWN POST.
3. STHD STRAPS SHALL BE "J" TYPE AT RIM JOIST LOCATIONS.

SHEAR WALL SCHEDULE				
MARK	THEFTING	EDGE NAILING	ABUTTING PANEL EDGE FRAMING	ANCHORAGE
SW1	7/16" 8d @ 6"	2X	10d @ 12"	1/2" A.B. @ 32"
SW2	7/16" 8d @ 4"	2X	10d @ 12"	12" A.B. @ 32"

1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).
2. SHEATHING NAILS SHALL BE COMMON OR GALVANIZED 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. FOR SW1 ONLY, EDGE NAILS MAY BE SUBSTITUTED WITH 1-1/2" 16 GAGE STAPLES SPACED AT 3" O.C. AND FIELD NAILS MAY BE SUBSTITUTED WITH 16 GAGE STAPLES AT 12" O.C.
4. ANCHOR NAILS SHALL BE COMMON NAILS.
5. ANCHOR BOLTS SHALL HAVE A 3X3X0.259 WHEELER AND 7" MIN EMBEDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.

NOTES:

ACCESS PANEL OPENINGS FOR JETTED TUB
OPENINGS MUST NOT BE 18" X 18" WHERE EQUIPMENT
IS MORE THAN 2' FROM ACCESS OPENING.
OPENING MAY BE 12" X 12" IF LESS THAN 2'.

ALL TUBS MUST HAVE ANTI-SCALD MIXING VALVES
LIMITING WATER TEMP TO 120 DEGREES.

NOTES:

BLOWDOWN VALVES WILL NOW BE REQUIRED IN
ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED
THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF
THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM
WATER MAIN. BLOWDOWN VALVES ARE TO BE PLUMBED
TO BE PLUMBED INDEPENDENT FROM THE UPSTREAM FLOORS.
BLOWDOWN VALVES MUST BE ACCESSIBLE.

NOTES:

PROVIDE PERMANENT PROTECTION FOR
EXTERIOR STRUCTURAL GLUE-LAM BEAMS
OR MUST BE PROTECTED WITH PRESSURE TREATED
PRESERVATIVE

SHOWER DOORS MUST BE SIZED AS TO PROVIDE
A MINIMUM OF 22" NET CLEAR OPENING

TUBS AND SHOWERS WITH TILED WALLS NOW
REQUIRE CEMENT, FIBER CEMENT OR GLASS
MAT GYPSUM BACKERS. GREEN BOARD IS NO
LONGER ALLOWED IN ANY APPLICATION.

NOTES:

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER
DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED
BEHIND AT ALL LINER LOCATIONS.

SHOWER PAN LINERS MUST BE INSTALLED WITH
BUILT UP FLOORS AND MUST BE INSPECTED

BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE
AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE

SOAKER, GARDEN TUBS AND WHIRLPOOL TUBS MUST HAVE
ANTI-SCALD MIXING VALVES LIMITING WATER TEMP TO 120 DEG.

FLOOR DRAINS TO HAVE DEEP SEAL TRAPS

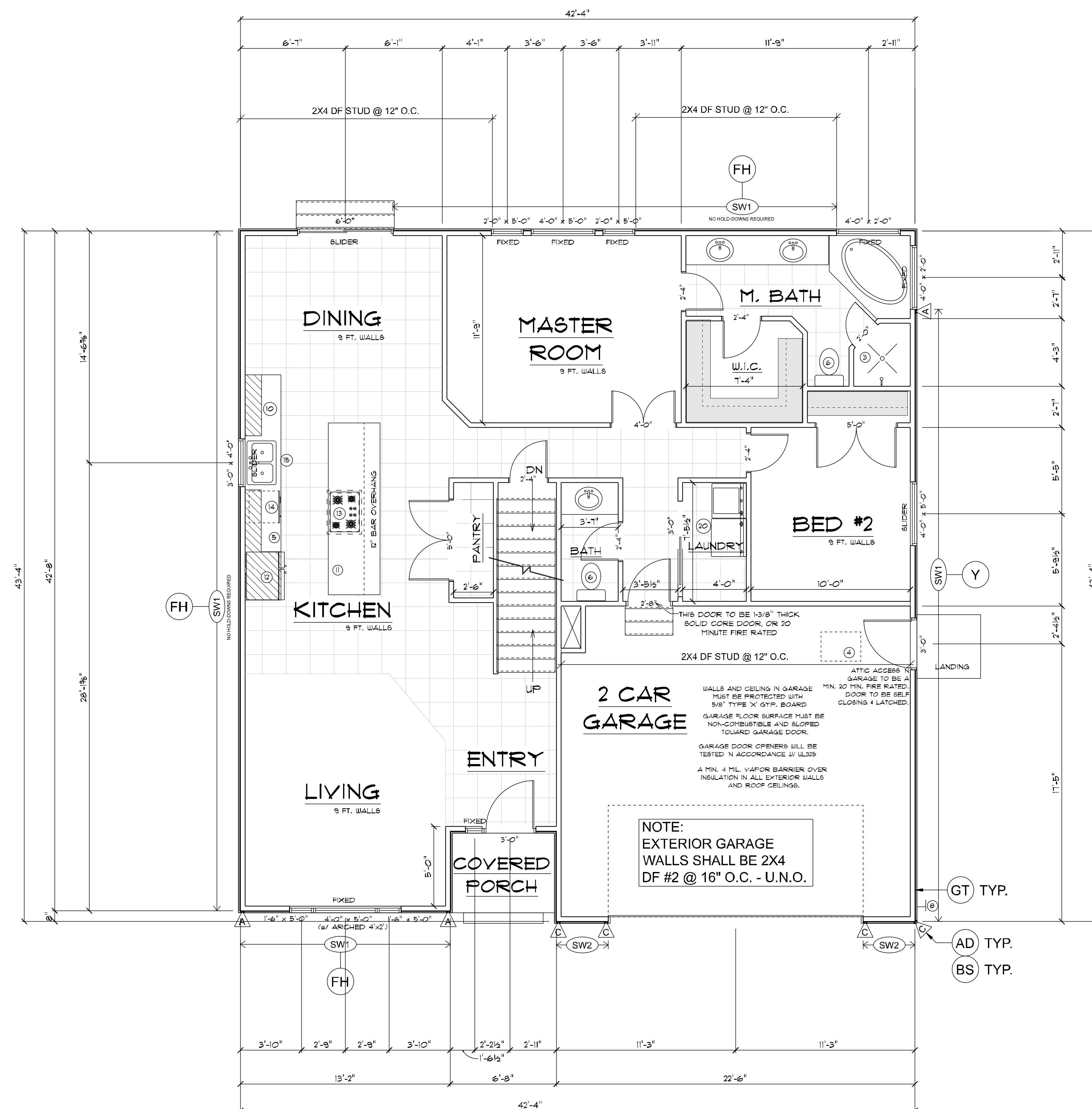
2015IRC TO BE GOVERNING CODE ON DRAWINGS.

HIGH DESERT DESIGN, LLC ASSUMES NO LIABILITY FOR
ANY BUILDING CONSTRUCTED FROM THESE PLANS. IT IS
THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO
PERFORM BUILDING REVIEW BEFORE BEGINNING CONSTRUCTION.
THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
1. VERIFY ALL PLANS
2. VERIFY ALL STAIR REQUIREMENTS
3. VERIFY COMPLIANCE WITH LOCAL CODES
4. VERIFY ALL FOUNDATION HOLD-DOWN LOCATIONS
5. VERIFY ACTUAL SITE CONDITIONS
ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE
BUILDER PRIOR TO CONSTRUCTION.

TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE
TRUSS MANUFACTURER.

CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN
WITHOUT THE ASSISTANCE OF A BUILDING PROFESSIONAL.

ALL SHOWERS ARE TO BE FIN
AT A HEIGHT NOT LESS THAN
6' ABV FLOOR; III: NON
ABSORBENT MATERIAL.



MAIN LEVEL

8/28/17

12

PLAN: #610	DATE: 6/28/17
SHEET: 4	LOWER LEVEL: 1352 S.F.
OF:	MAIN LEVEL: 1341 S.F.
	UPPER LEVEL: 911 S.F.
	TOTAL FINISHED: 1,918 S.F.

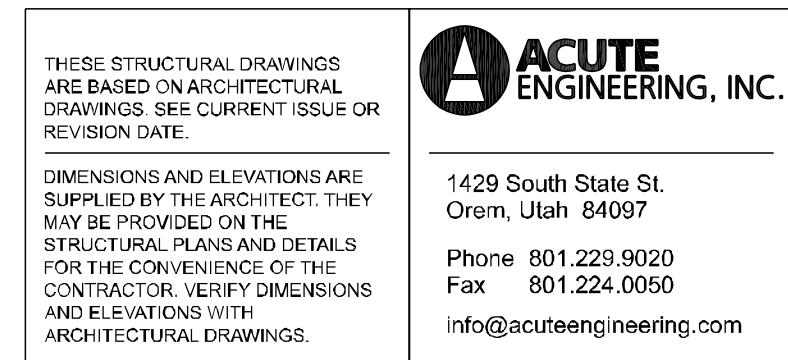
HIGH DESERT Design, LLC
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RIVERTON, UT 84065

ATTENTION:
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AND DESIGNS ARE THE PROPERTY
OF HIGH DESERT DESIGN, LLC.
ALL RIGHTS ARE RESERVED.
NOT BE REPRODUCED WITHOUT
CONSENT OF HIGH DESERT DESIGN, LLC.
ONE USE FOR CONSTRUCTION
IS THE ONLY USE PERMITTED.

KEYNOTES

1. GAS FIREPLACE (HEAT & GLC ICBO NER-B1)
2. OPTIONAL TV NOOK ABV.
3. 42" X 86" SHOWER
4. 22" X 30" ATTIC ACCESS
5. GRANITE COUNTERTOP ON 34" HIGH BASE CABINET
6. 1/6 GALLON PER FLUSH TOILET
7. STANDARD TUB/SHOWER COMBO
8. HOSE BIB WITH SHUT OFF BALL VALVE
9. BRICK OR ROCK (TYP.)
10. UPPER CABINETS (TOP @ 1")
11. ISLAND WITH 10" OVERHANG
12. 36" WIDE REFRIGERATOR SPACE (WITH INSTALLED WATER LINE)
13. 30" RANGE WITH HOOD
14. DISHWASHER
15. DOUBLE SINK WITH DISPOSAL AND SPRAYER
16. 34" SOLID GRANITE COUNTERTOP
17. (4) 16" SHLV. STARTING @ 24" ABV. FINISHED FLOOR
18. 30" DOUBLE OVEN
19. DRYER (VENT TO EXTERIOR W/4" VENT)
20. WASHER SPACE



HOLD-DOWN SCHEDULE				
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A	LSTD08	10d X 2-1/2" (148 X 2-1/2")	STRAP 8" EMBED.	(2) 2X POST
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SHEAR WALL SCHEDULE					
MARK	SHEATHING	EDGE NAILING	ABUTTING PANEL EDGE FRAMING	ANCHORAGE	
				SOLE PLATE	SILL PLATE
SW1	7/16"	8d @ 6"	2X	10d @ 12"	1/2" A.B. @ 32"
SW2	7/16"	8d @ 4"	2X	10d @ 12"	1/2" A.B. @ 32"

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NOTES:
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ALL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMP TO 120 DEGRESS

NOTES:
BACKWATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IS LOCATED IN THE DRAIN LINE OF THE DRAIN IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOORS. BACKWATER VALVES MUST BE ACCESSIBLE.

NOTES:
PROVIDE PERMANENT PROTECTION FOR EXTERIOR STRUCTURAL GLUE-LAM BEAMS OR POSTS PROTECTED WITH PRESSURE TREATED PRESERVATIVE

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TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT FIBER CEMENT OR GLASS MATT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWED IN ANY APPLICATION.

NOTES:
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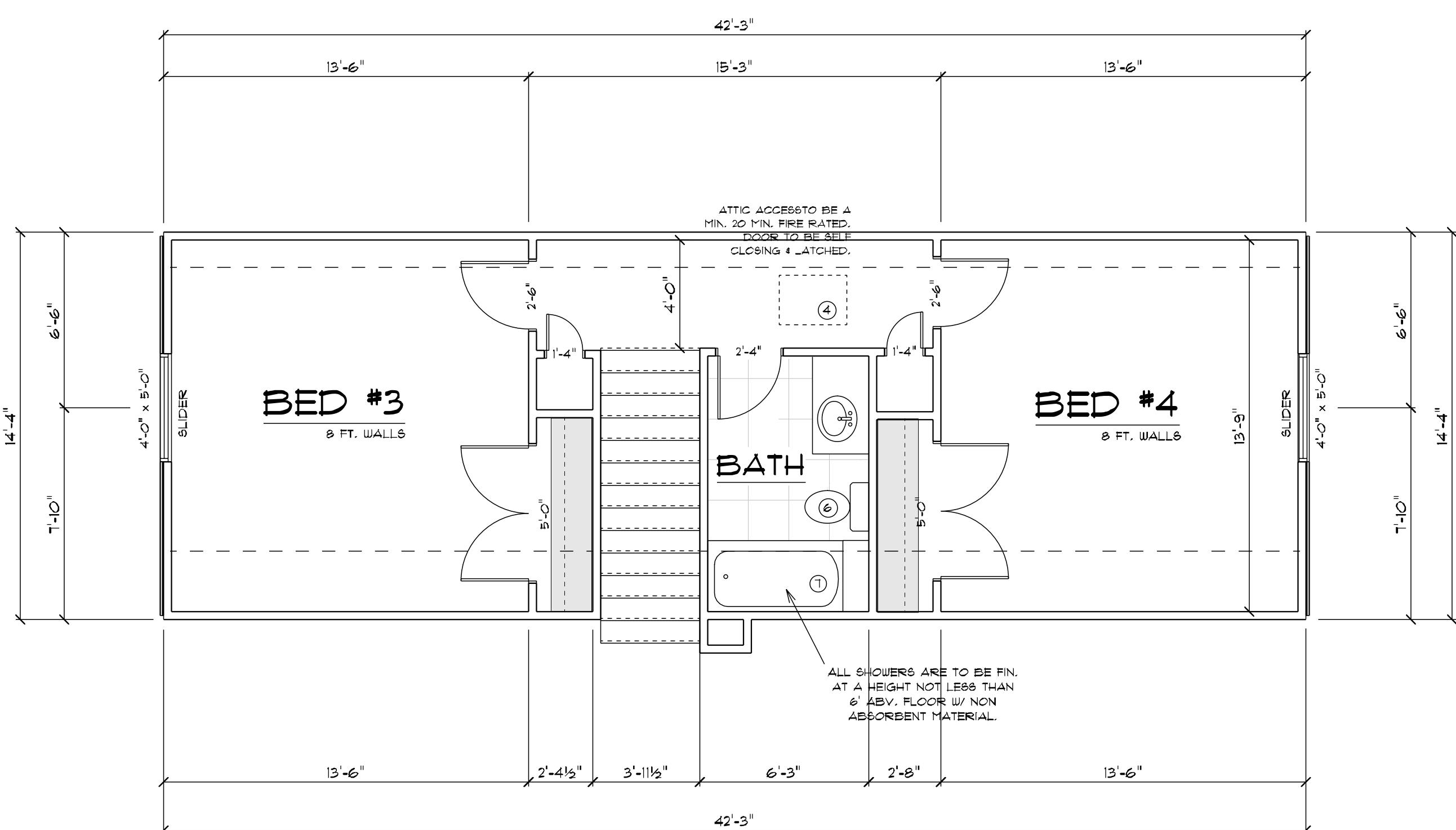
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UPPER LEVEL

HIGH DESERT Design, LLC
HIGHDESERTPLANS.com

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7. STANDARD TUB/SHOWER COMBO

2018 E. HARKER'S WAY
EAGLE MOUNTAIN, UT
DRAINED FOR ONE TIME USE FOR:

PLAN: #610 DATE: 6/28/17

SHEET: 5 OF 12

SCALE: 1/4"=1'

12

TOTAL FINISHED: 1,918 S.F.

THE BUILDING GROUP

