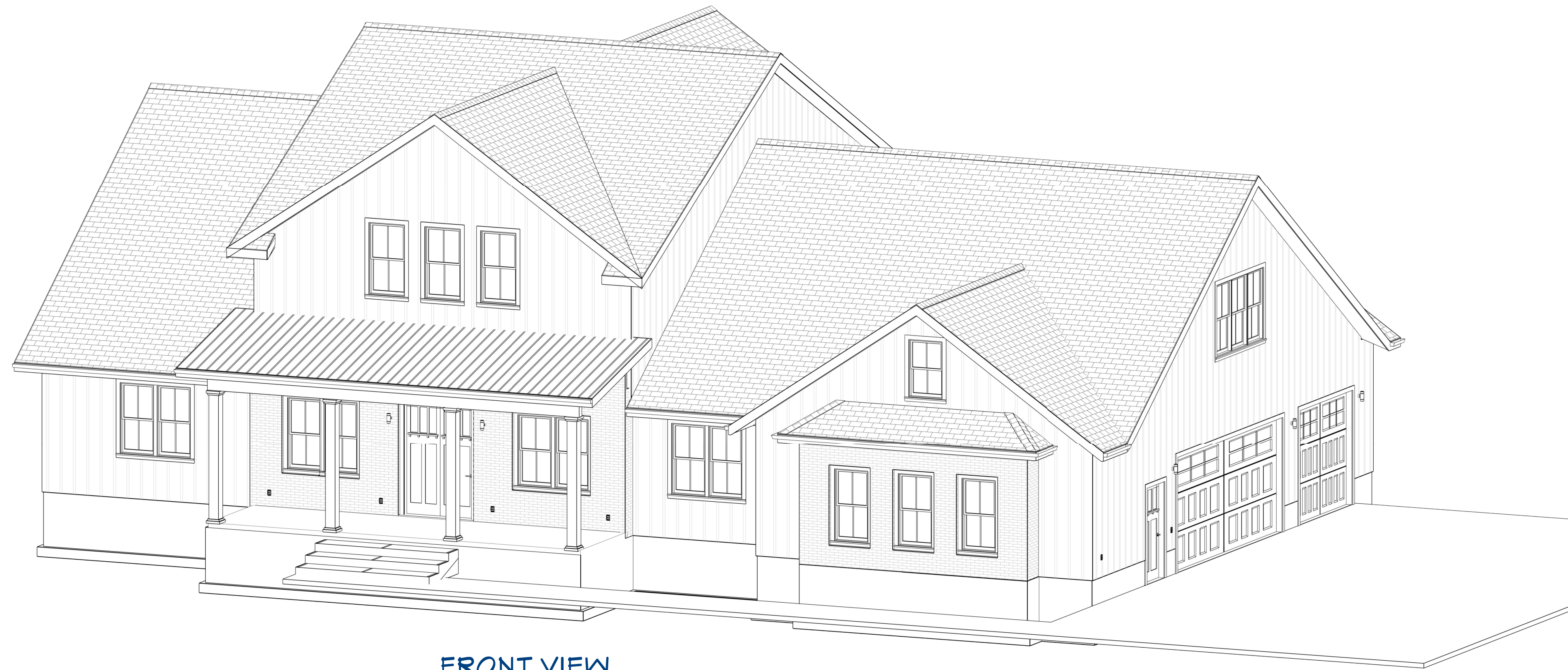


NAME:
ADDRESS:

USE PRESCRIPTIVE METHOD
R-50 in attic
R-19 in walls
R-10 (2") rigid insulation
against foundation
.34 U-Factor in windows

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435 512 5852



FRONT VIEW

TABLE OF SQUARE FOOTAGE

LOCATION	AREA SQ. FT	FLOOR
MAIN FLOOR	1913	MAIN
SECOND FLOOR	1289	SECOND FLOOR
FRONT PORCH	225	MAIN
GARAGE	1209	MAIN
BACK PATIO	773	MAIN

PAGE INDEX

PG 1	RENDERINGS, SHEET INDEX, AREA CALCULATIONS
PG 2	CODES, LUMBER SPANS, AND PLAT MAP
PG 3	FRONT AND BACK ELEVATION
PG 4	LEFT AND RIGHT ELEVATION
PG 5	ROOFLINES AND WALL SECTION
PG 6	FOOTING AND FOUNDATION
PG 7	UNDERGROUND PLUMBING DIMENSIONS
PG 8	MAIN FLOOR VIEW
PG 9	SECOND FLOOR VIEW
PG 10	FLOOR AND ROOF FRAMING
PG 11	MAIN FLOOR ELECTRICAL
PG 12	SECOND FLOOR ELECTRICAL
PG 13	DETAILS PAGE 1 (TYPICAL)

RENDERINGS, SHEET INDEX,
AREA CALCULATIONS



BACK VIEW

THIS PLAN IS AN ARTISTIC RENDERING.
ADDITIONAL ENGINEERING MAY BE NECESSARY.
HOUSE TO BE BUILT IN STRICT ADHERENCE
TO LOCAL BUILDING CODES.
ACTUAL HOUSE MAY VARY FROM THIS RENDERING.
EXTENT OF COMPLETION DETERMINED BY SALES CONTRACT

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DRAWN FOR:
NAME

DATE:
8/5/2024

SCALE:
1/4" = 1'

SHEET:
P-1

NAME:
ADDRESS:

USE PRESCRIPTIVE METHOD

R-50 in attic
R-19 in walls
R-10 (2") rigid insulation
against foundation
.34 U-Factor in windows

The Unified Government has adopted the following codes and ordinances as of June 30, 2022:
2018 International Residential Code
2018 International Building Code
2018 International Mechanical Code
2018 Uniform Plumbing Code
2017 National Electrical Code
2018 International Fire Code
2018 International Energy Conservation Code
2018 International Property Maintenance Code
2018 NFPA Life Safety Code
Ordinances of the Unified Government of CACHE County/ UTAH

TABLE OF LUMBER SPANS

GRADE SIZE SPACING MAX SPAN

CEILING JOISTS LL = 10# (NO STORAGE) DL-5#

DOUG.FIR-LARCH #2 2 X 6 16" O.C. 18'-1"

DOUG.FIR-LARCH #2 2 X 8 16" O.C. 23'-10"

CEILING JOISTS LL - 20# (LIMITED STORAGE) DL- 10#

DOUG.FIR-LARCH #2 2 X 6 16" O.C. 12'-10"

DOUG.FIR-LARCH #2 2 X 8 16" O.C. 16"-3"

DOUG.FIR-LARCH #2 2 X 10 16" O.C. 19'-10"

RAFTERS LL-20# DL-10# DL-20#

DOUG.FIR-LARCH #2 2 X 6 16" O.C. 14'-4" 12'-5"

DOUG.FIR-LARCH #2 2 X 8 16" O.C. 18'-2" 15'-9"

DOUG.FIR-LARCH #2 2 X 6 24" O.C. 11'-9" 10'-2"

DOUG.FIR-LARCH #2 2 X 8 24" O.C. 14'-10" 12'-10"

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CODES, LUMBER SPANS,
AND FLAT MAP

DRAWN FOR:
NAME

DATE:

8/5/2024

SCALE:

1/4" = 1'

SHEET:

P-2

NAME:
ADDRESS:

USE PRESCRIPTIVE METHOD
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R-19 in walls
R-10 (2") rigid insulation
against foundation
.34 U-Factor in windows

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FRONT VIEW

SCALE:
1/4" = 1'



BACK VIEW

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FRONT AND BACK
ELEVATION

DRAWN FOR:
NAME

DATE:
8/5/2024

SCALE:
1/4" = 1'

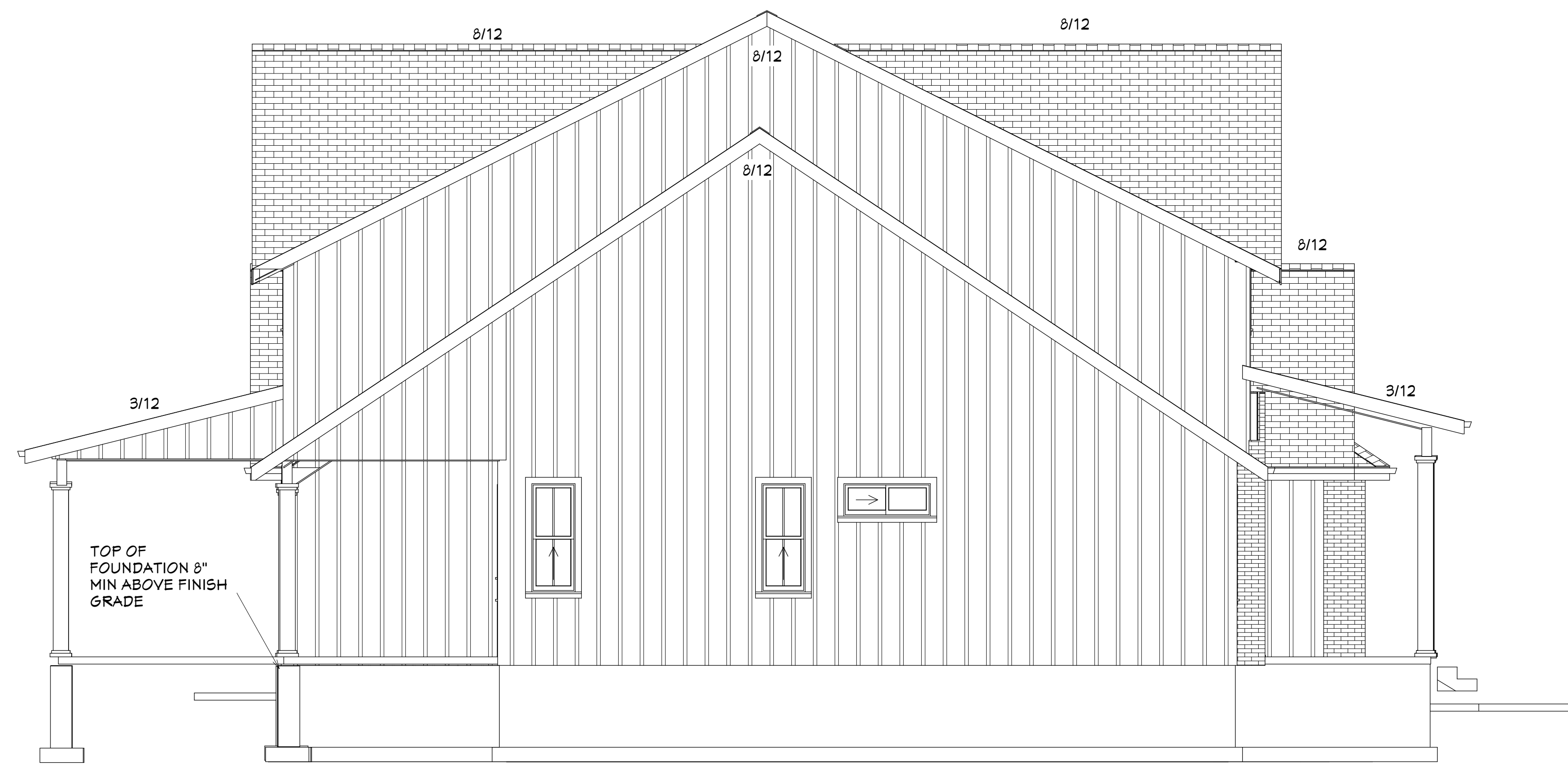
SHEET:
P-3

NAME:
ADDRESS:

USE PRESCRIPTIVE METHOD

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R-19 in walls
R-10 (2") rigid insulation
against foundation
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BOTTOM OF FOOTING 32" MIN BELOW FINISH GRADE

LEFT VIEW

SCALE:
1/4" = 1'



BOTTOM OF FOOTING 32" MIN BELOW FINISH GRADE

RIGHT VIEW

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LEFT AND RIGHT
ELEVATION

DRAWN FOR:
NAME

DATE:
8/5/2024

SCALE:
1/4" = 1'

SHEET:
P-4

NAME:
ADDRESS:

USE PRESCRIPTIVE METHOD

R-50 in attic
R-19 in walls
R-10 (2") rigid insulation
against foundation
.34 U-Factor in windows

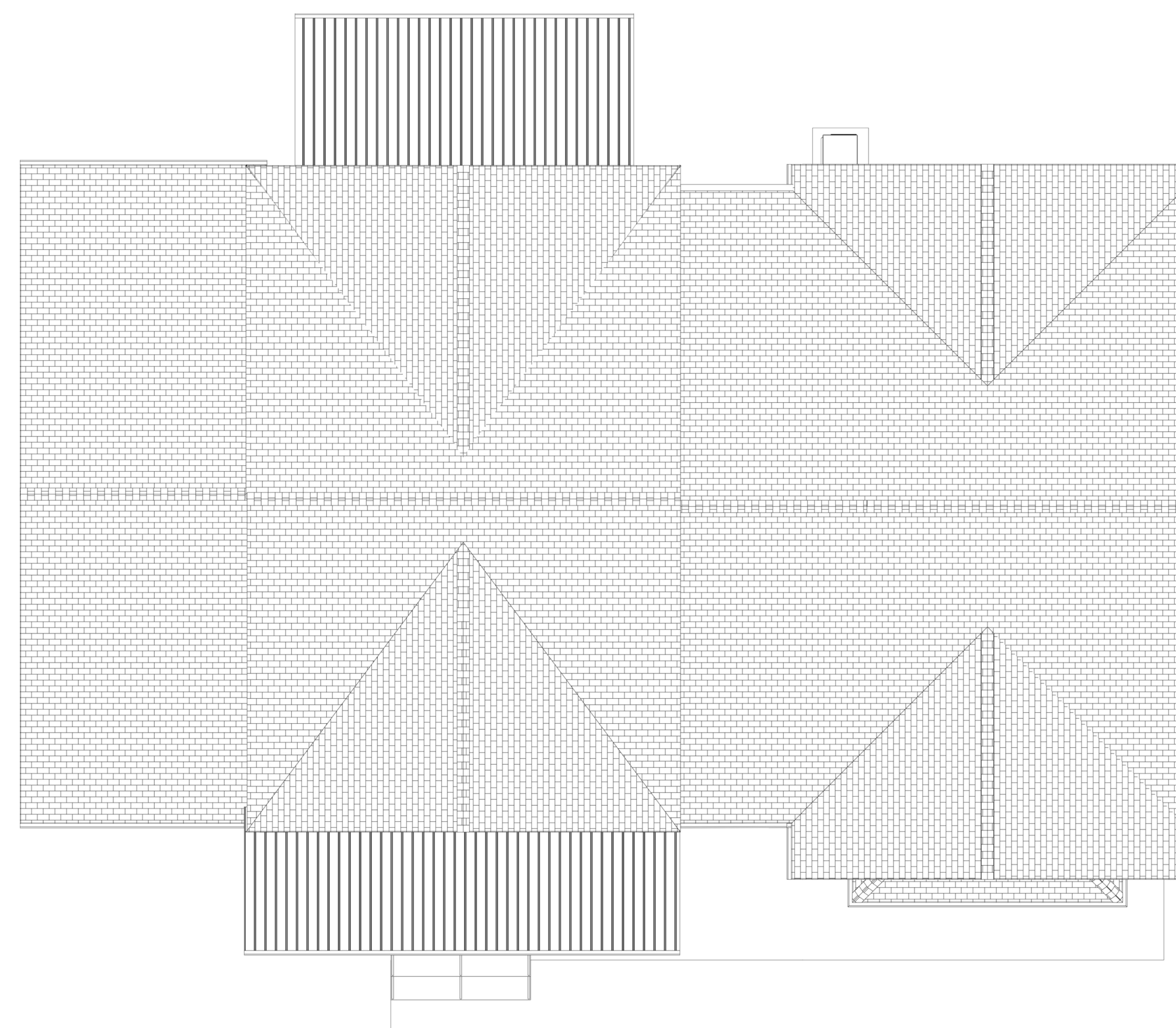
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2 X 6 MIN HEADER OVER ANY OPENING 40" OR LESS

2 X 10 MIN HEADER OVER ANY OPENING OVER 40" BUT LESS THAN 75"

2 X 12 MIN HEADER OVER ANY OPENING OVER 75" BUT LESS THAN 98"

DOUBLE 11 7/8 LVL OVER ANY OPENING OVER 98" BUT LESS THAN 220"



**8' HIGH WALLS MIN (VAULTED)
SECOND FLOOR**

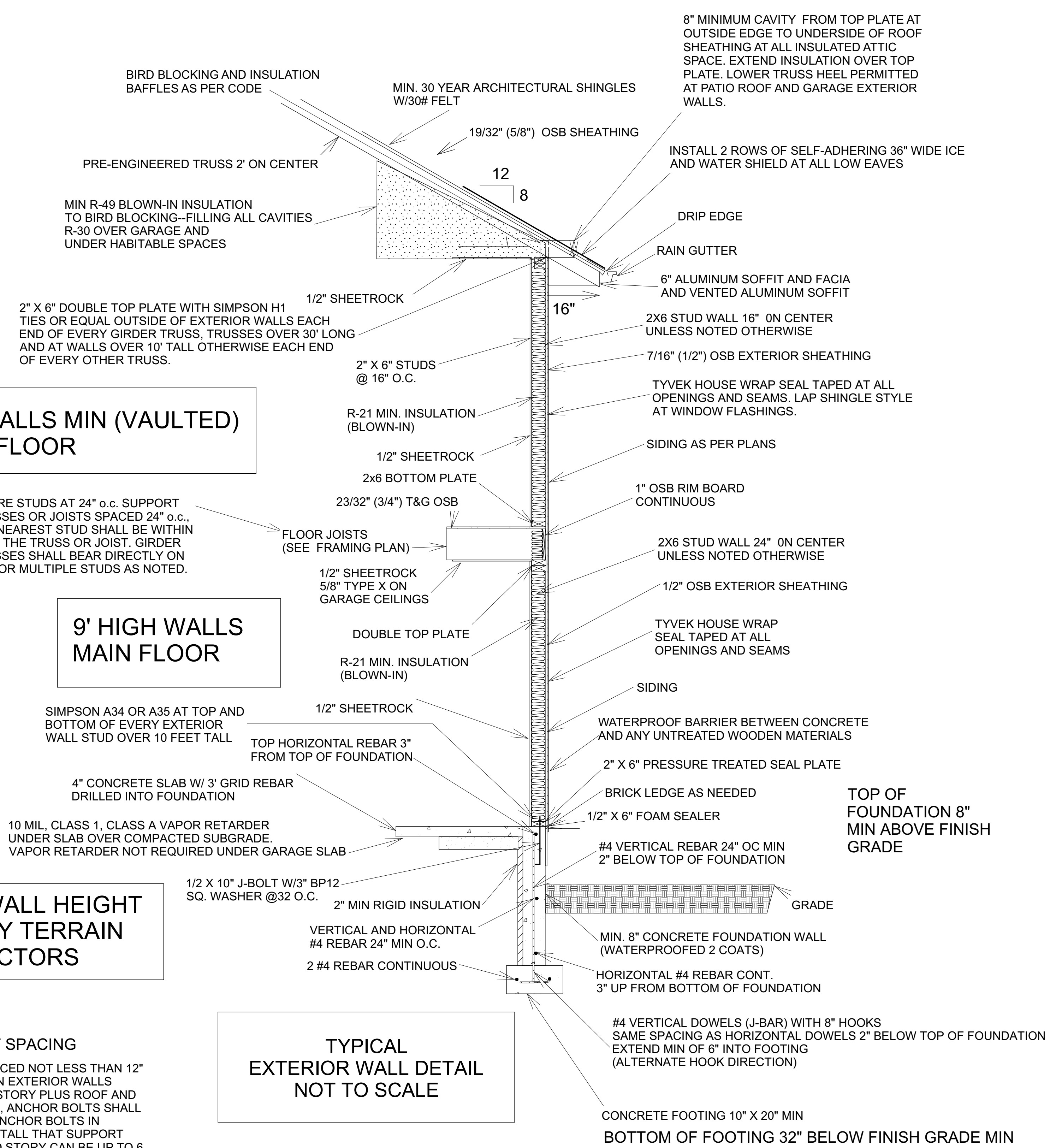
WHERE STUDS AT 24" o.c. SUPPORT TRUSSES OR JOISTS SPACED 24" o.c., THE NEAREST STUD SHALL BE WITHIN 5" OF THE TRUSS OR JOIST. GIRDER TRUSSES SHALL BEAR DIRECTLY ON ONE OR MULTIPLE STUDS AS NOTED.

**9' HIGH WALLS
MAIN FLOOR**

FOUNDATION WALL HEIGHT DETERMINED BY TERRAIN AND OTHER FACTORS

ANCHOR BOLT SPACING
ANCHOR BOLTS SHALL BE SPACED NOT LESS THAN 12" FROM ENDS OF SILL PLATES. IN EXTERIOR WALLS THAT SUPPORT THE SECOND STORY PLUS ROOF AND WALLS MORE THAN 10 FT TALL, ANCHOR BOLTS SHALL BE NOT MORE THAN 4 FT o.c. ANCHOR BOLTS IN WALLS NOT MORE THAN 10 FT TALL THAT SUPPORT ONLY A ROOF OR THE SECOND STORY CAN BE UP TO 6 FT o.c. WALL SEGMENTS OVER 24" LONG SHALL HAVE AT LEAST (2) ANCHOR BOLTS. WASHERS SHALL BE AT LEAST 0.20 INCHES THICK AND EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON BOTH SIDES.

TYPICAL EXTERIOR WALL DETAIL NOT TO SCALE



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ROOF LINES AND
WALL SECTION

DRAWN FOR:
NAME

DATE:

8/5/2024

SCALE:

1/4" = 1'

SHEET:

P-5

1st Floor

NAME:
ADDRESS:

USE PRESCRIPTIVE METHOD

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R-19 in walls
R-10 (2") rigid insulation
against foundation
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FOOTING AND
FOUNDATION

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NAME

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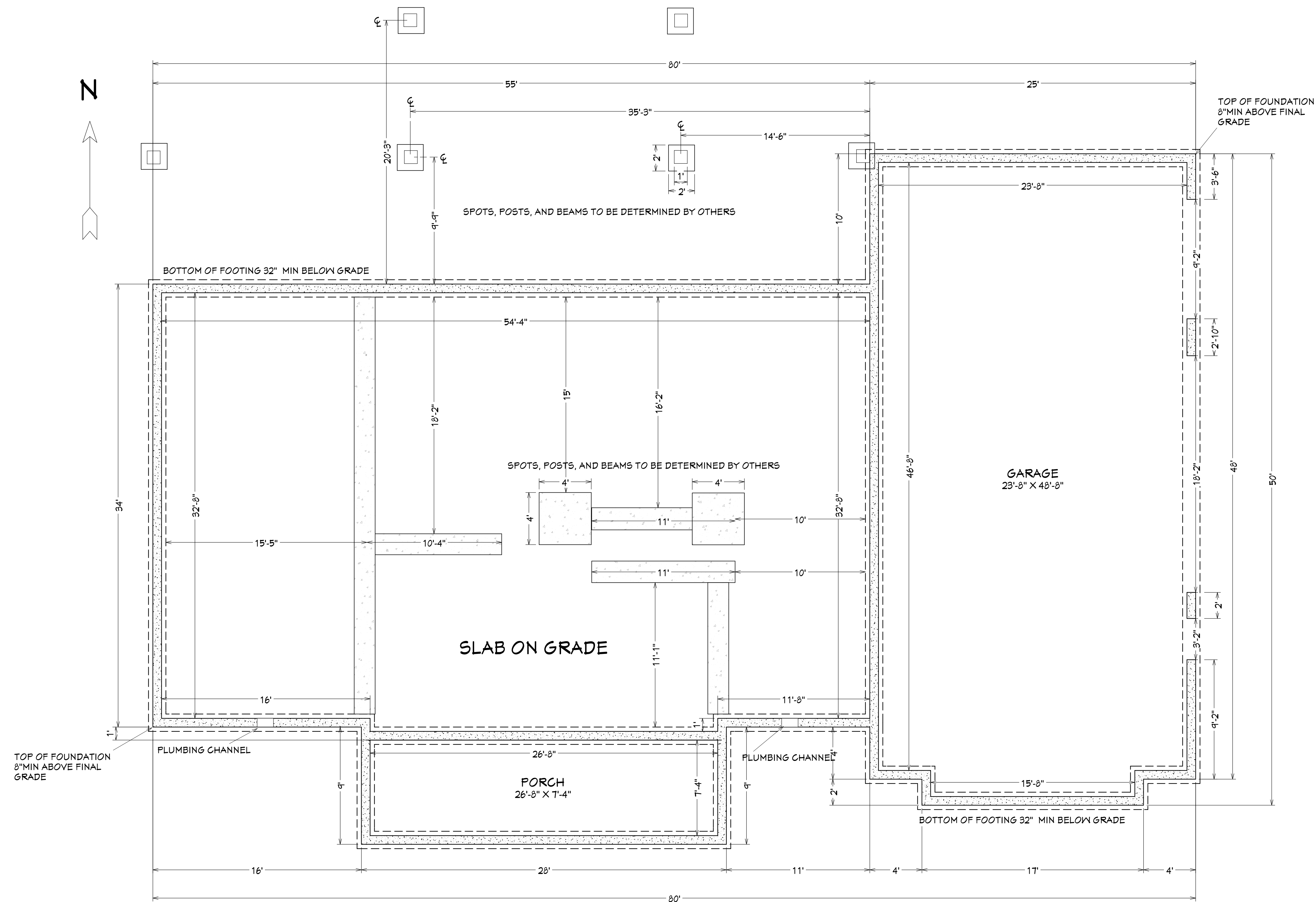
SCALE:

1/4" = 1'

SHEET:

P-6

SPOTS, POSTS, AND BEAMS TO BE DETERMINED BY OTHERS



LIVING AREA
1913 SQ FT

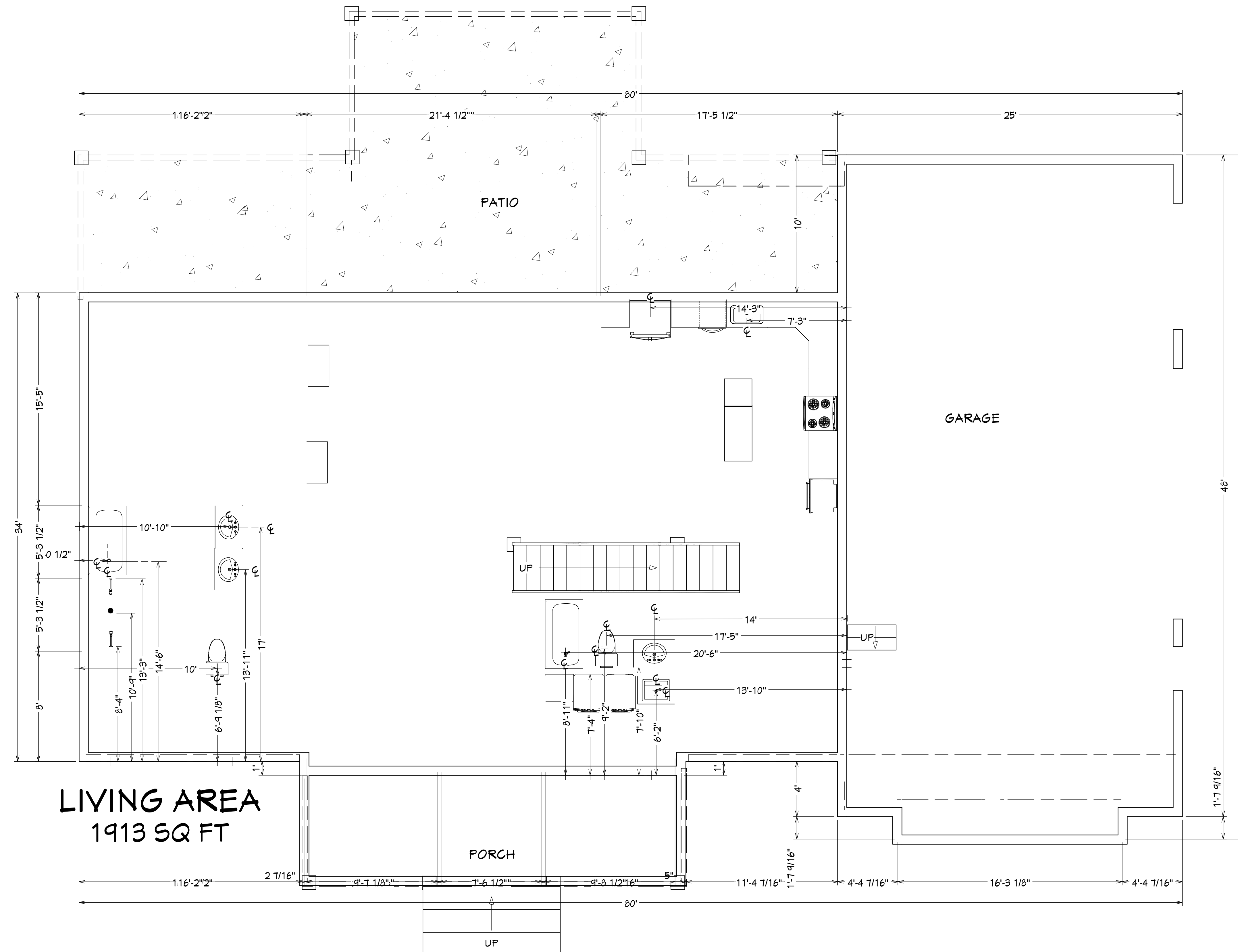
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UNDERGROUND
PLUMBING
DIMENSIONS

DRAWN FOR:
NAME

DATE:
8/5/2024

SCALE:
1/4" = 1'

SHEET:

P-7

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USE PRESCRIPTIVE METHOD
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against foundation
.34 U-Factor in windows

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MAIN FLOOR VIEW

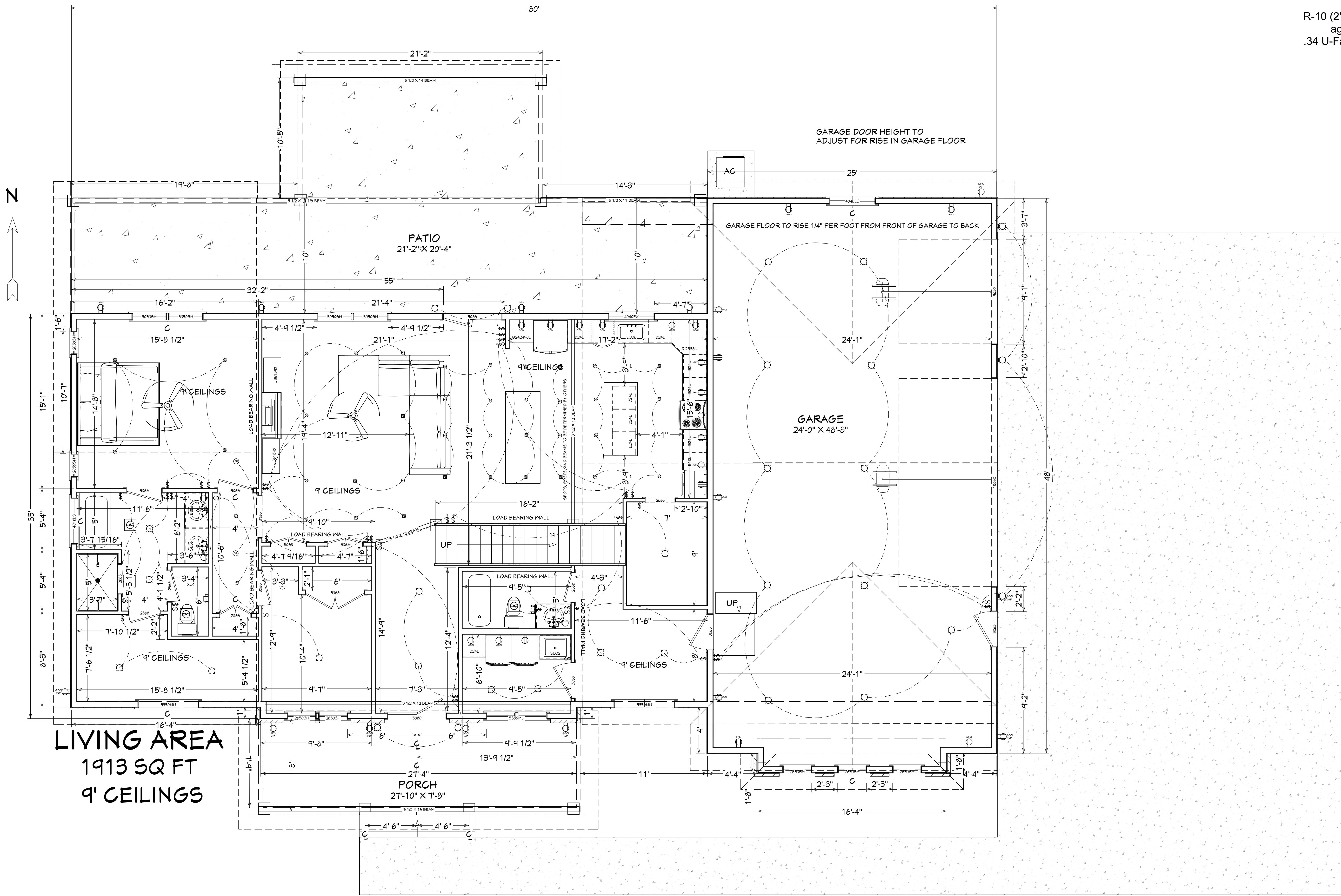
DRAWN FOR:
NAME

DATE:
8/5/2024

SCALE:
1/4" = 1'

SHEET:

P-8



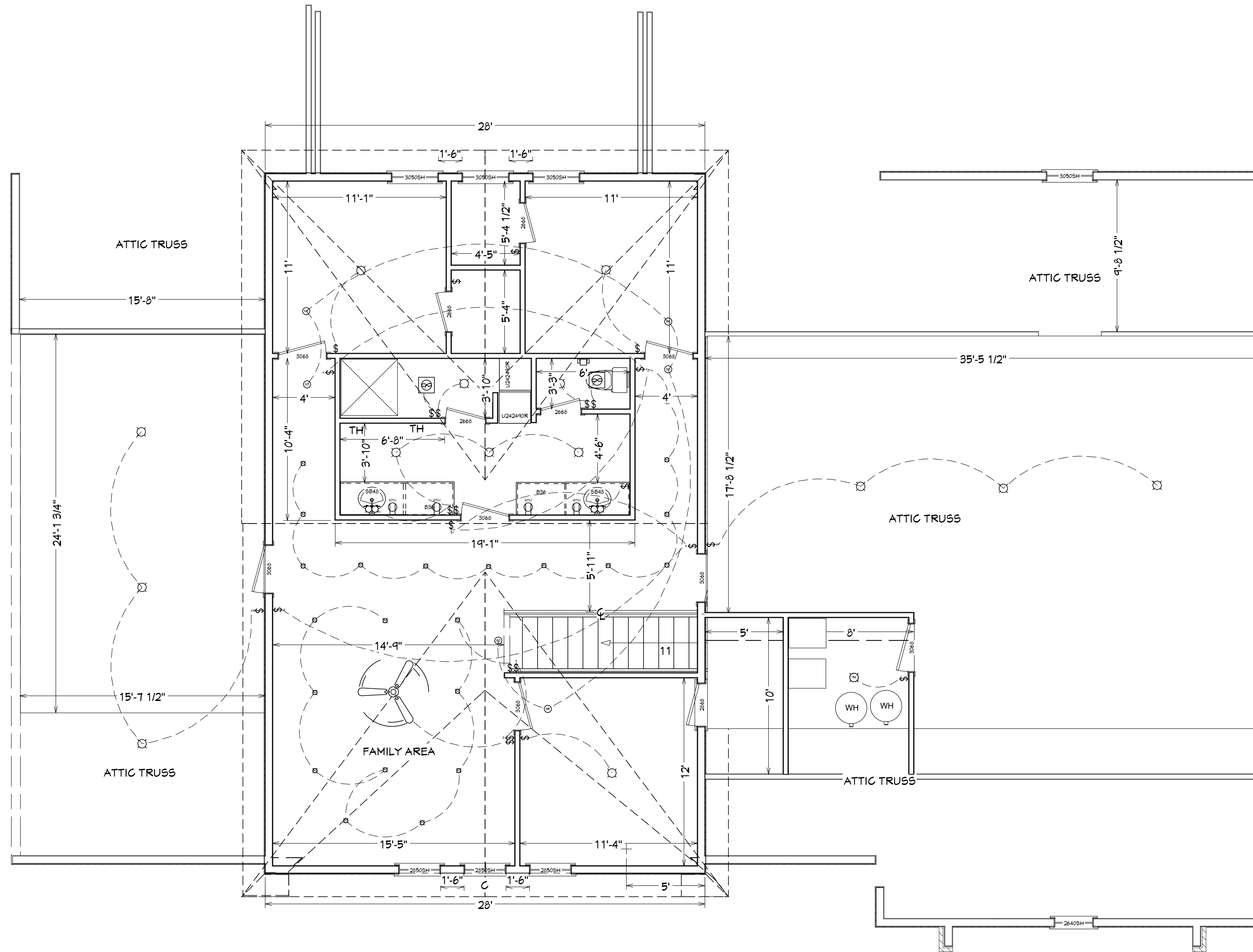
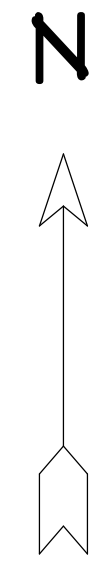
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R-10 (2") rigid insulation
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LIVING AREA
1289 SQ FT

SECOND FLOOR VIEW

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DRAWN FOR:
NAME

DATE:
8/5/2024

SCALE:
1/4" = 1'

SHEET:
P-9

NAME:
ADDRESS:

USE PRESCRIPTIVE METHOD

R-50 in attic
R-19 in walls
R-10 (2") rigid insulation
against foundation
.34 U-Factor in windows

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FLOOR AND ROOF
FRAMING

DRAWN FOR:
NAME

DATE:

8/5/2024

SCALE:

1/4" = 1'

SHEET:

P-10

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USE PRESCRIPTIVE METHOD
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R-19 in walls
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against foundation
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MAIN FLOOR ELECTRICAL

DRAWN FOR:
NAME

DATE:

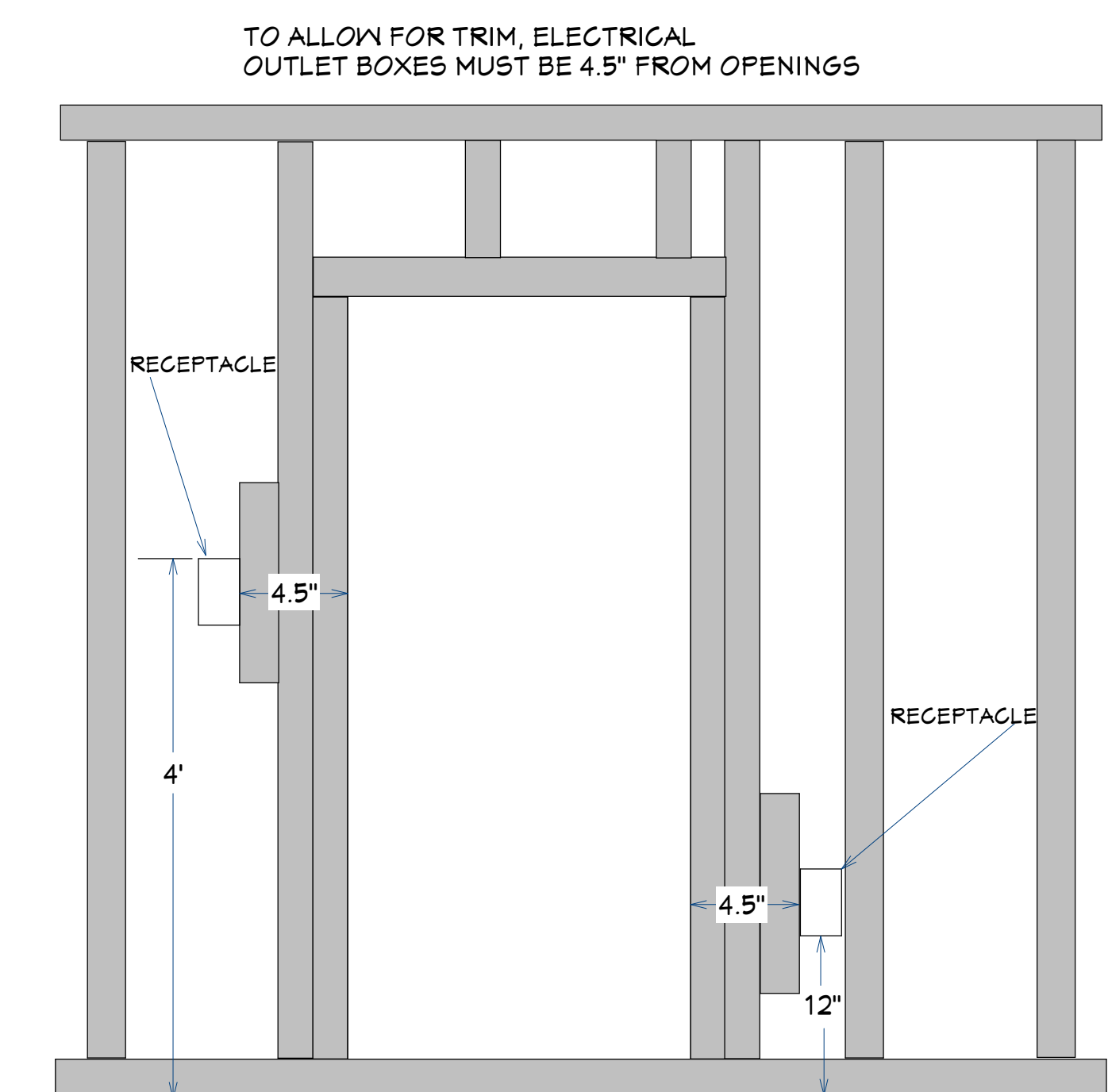
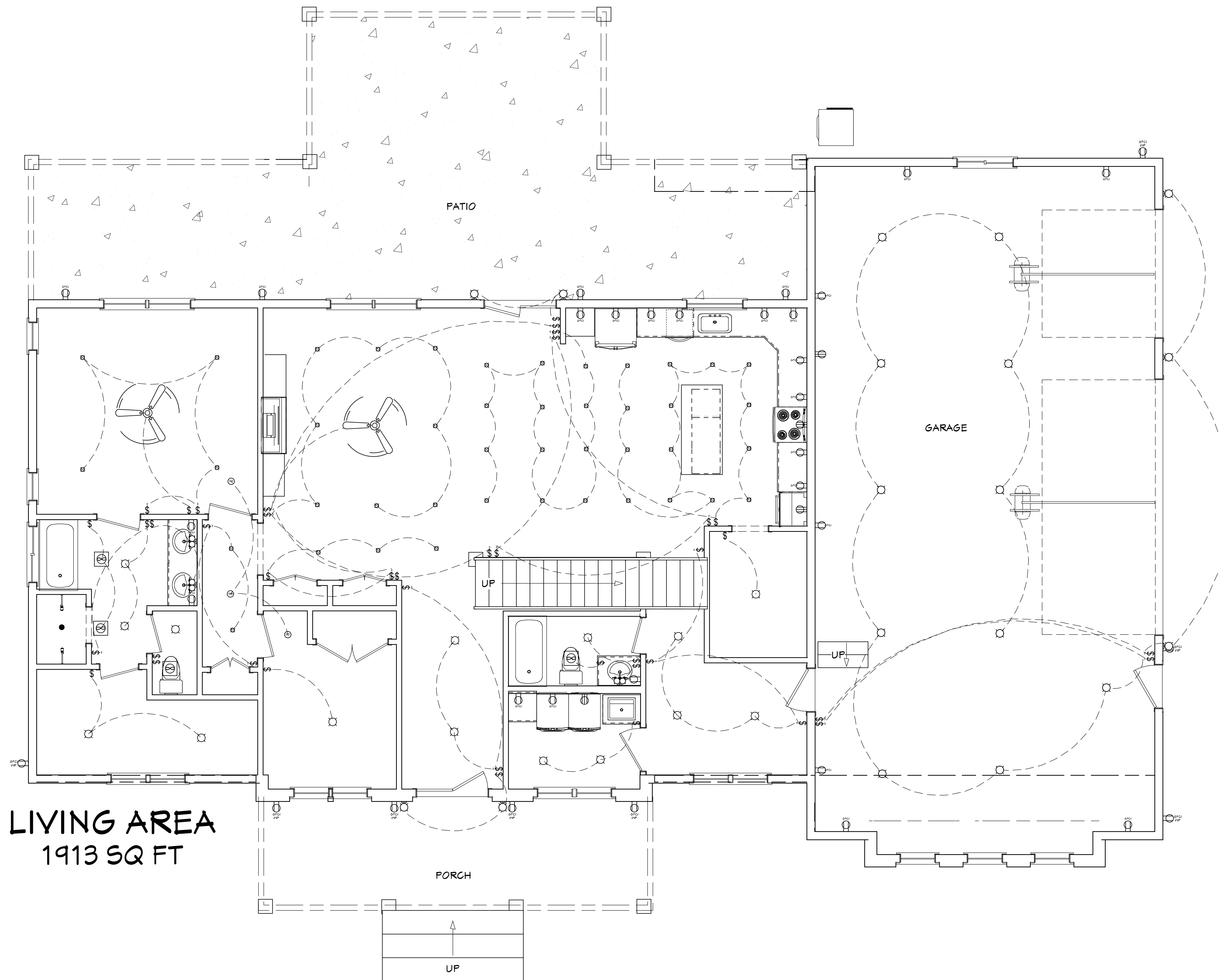
8/5/2024

SCALE:

1/4" = 1'

SHEET:

P-11



RECEPTACLE PLACEMENT DETAIL
(TYPICAL)

DETAIL NOT TO SCALE

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NAME:
ADDRESS:

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R-19 in walls
R-10 (2") rigid insulation
against foundation
.34 U-Factor in windows

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SECOND FLOOR
ELECTRICAL

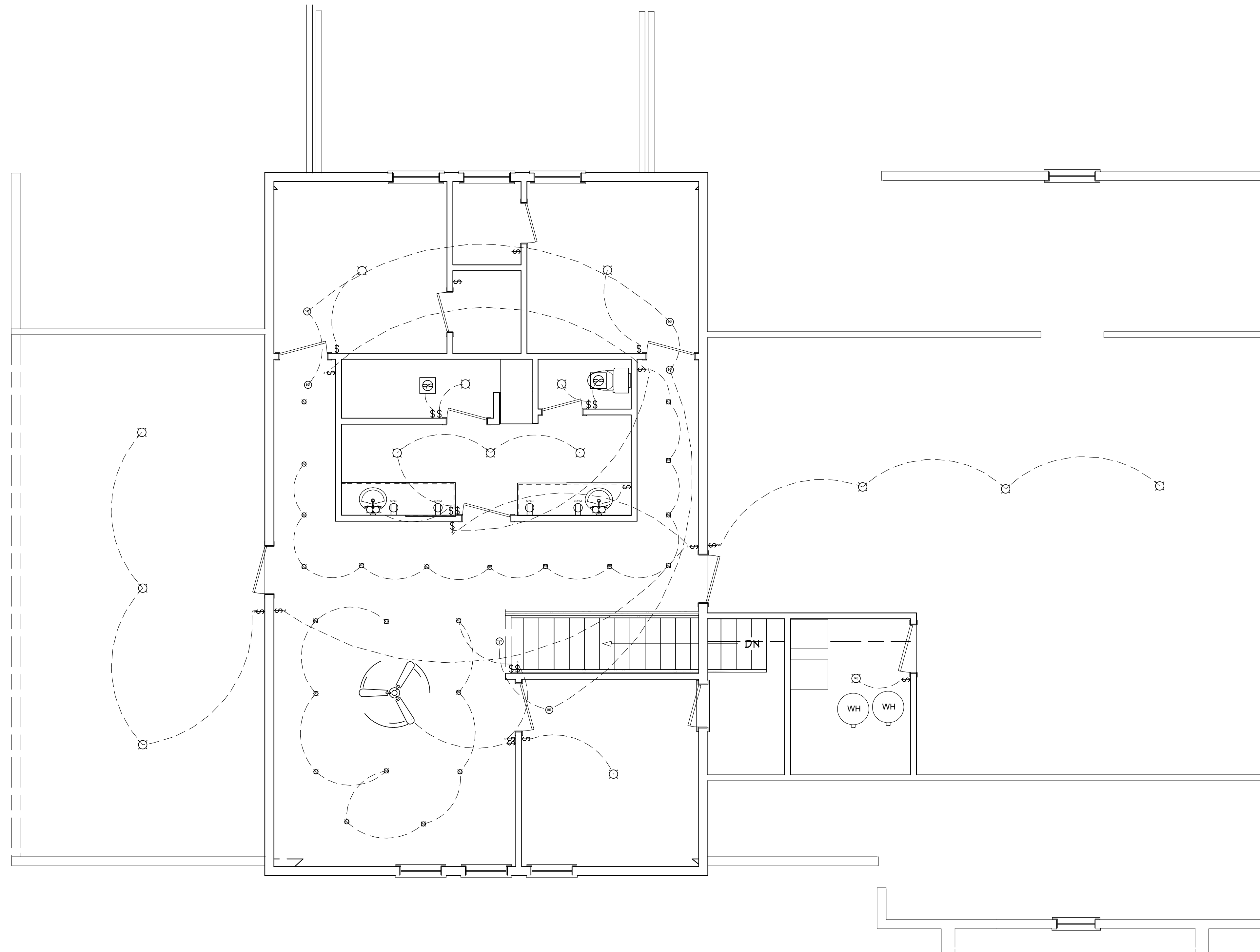
DRAWN FOR:
NAME

DATE:
8/5/2024

SCALE:
1/4" = 1'

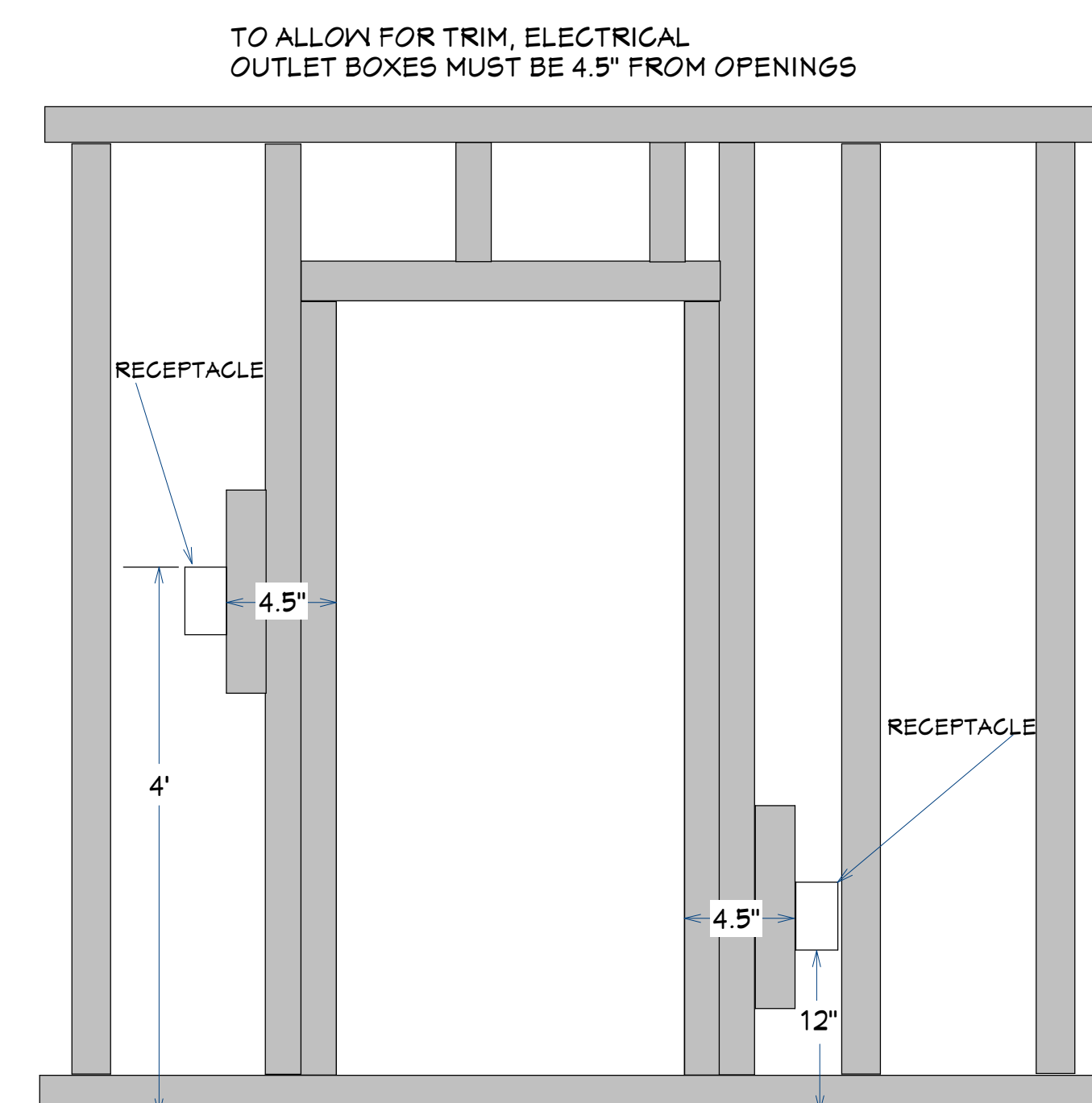
SHEET:

P-12



LIVING AREA
1289 SQ FT

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EXTENT OF COMPLETION DETERMINED BY SALES CONTRACT

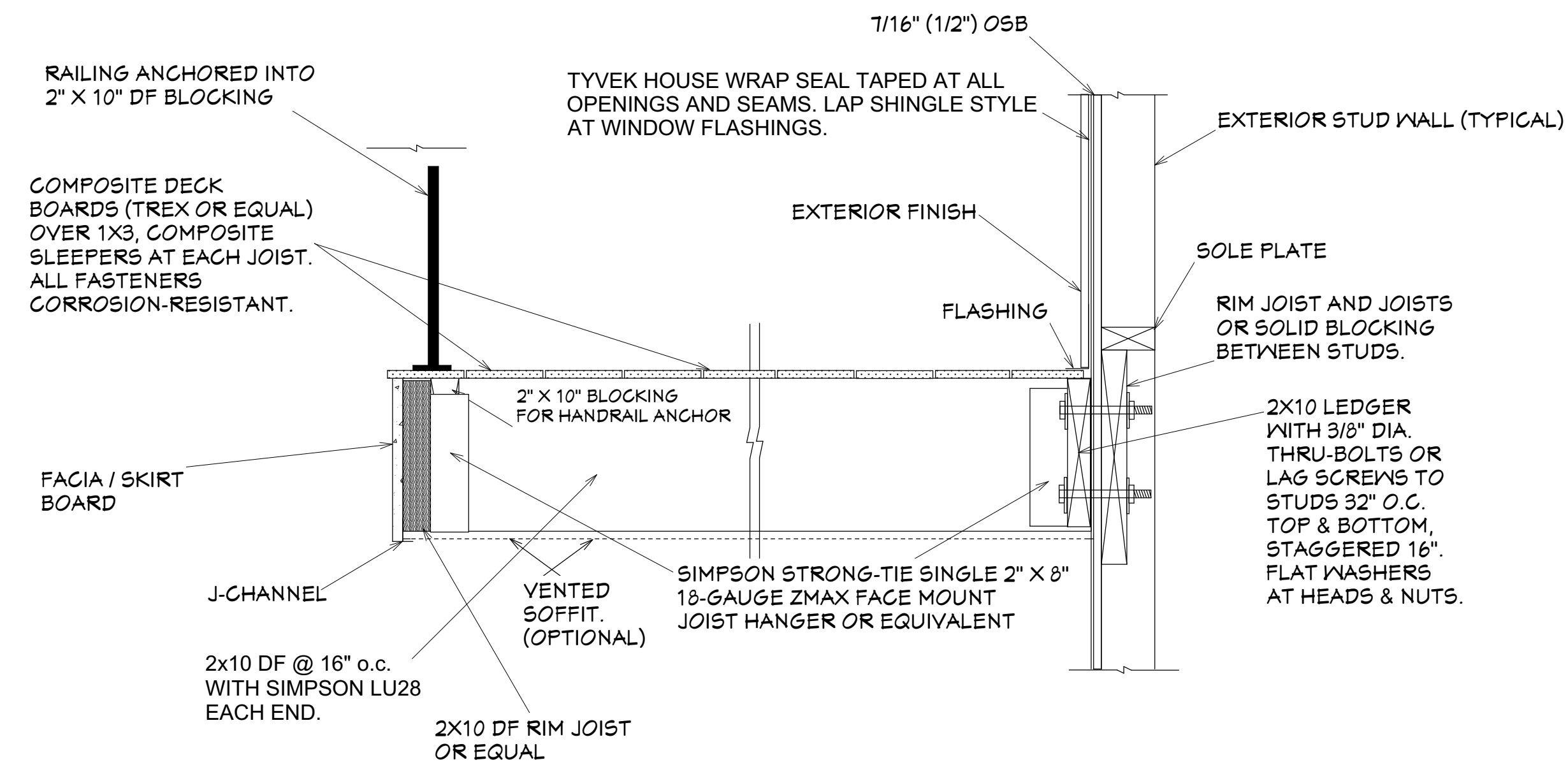


RECEPTACLE PLACEMENT DETAIL
(TYPICAL)

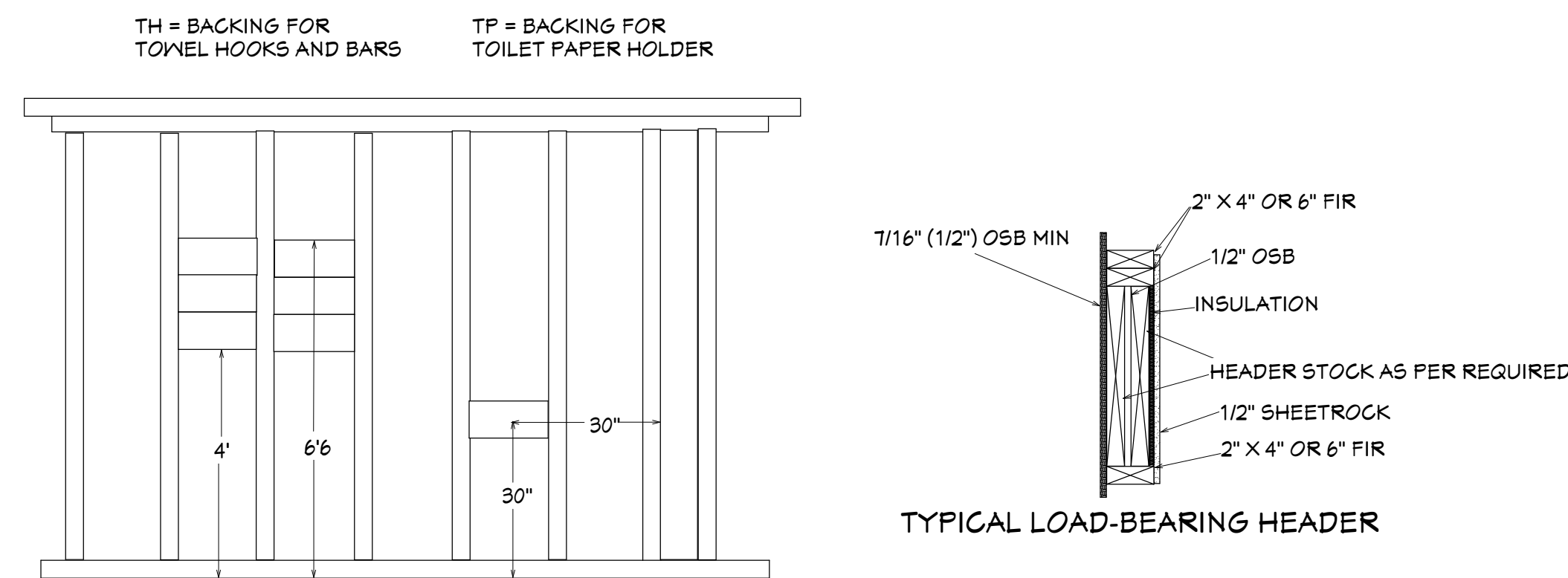
DETAIL NOT TO SCALE

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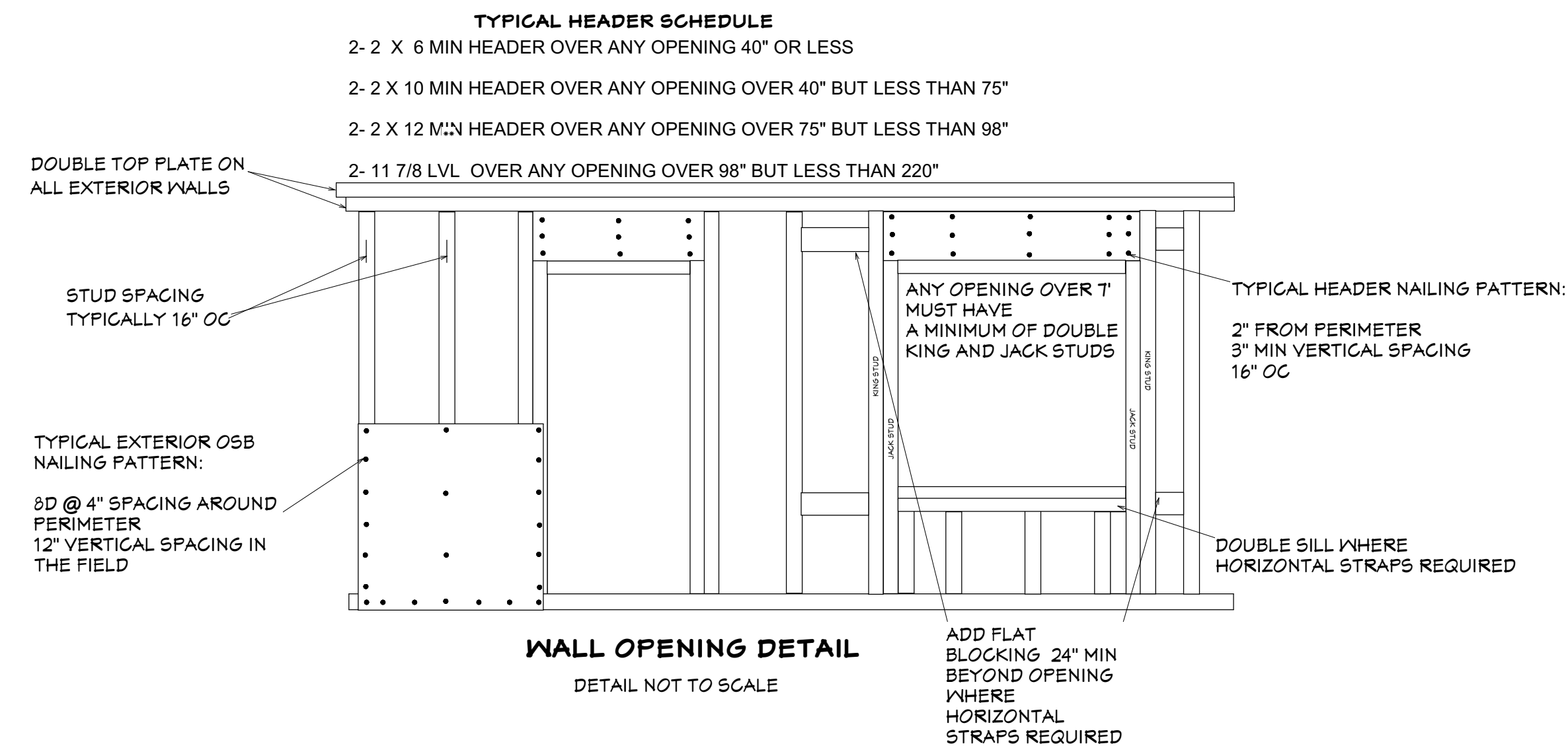
NAME:
ADDRESS:



DECK DETAIL (TYPICAL)



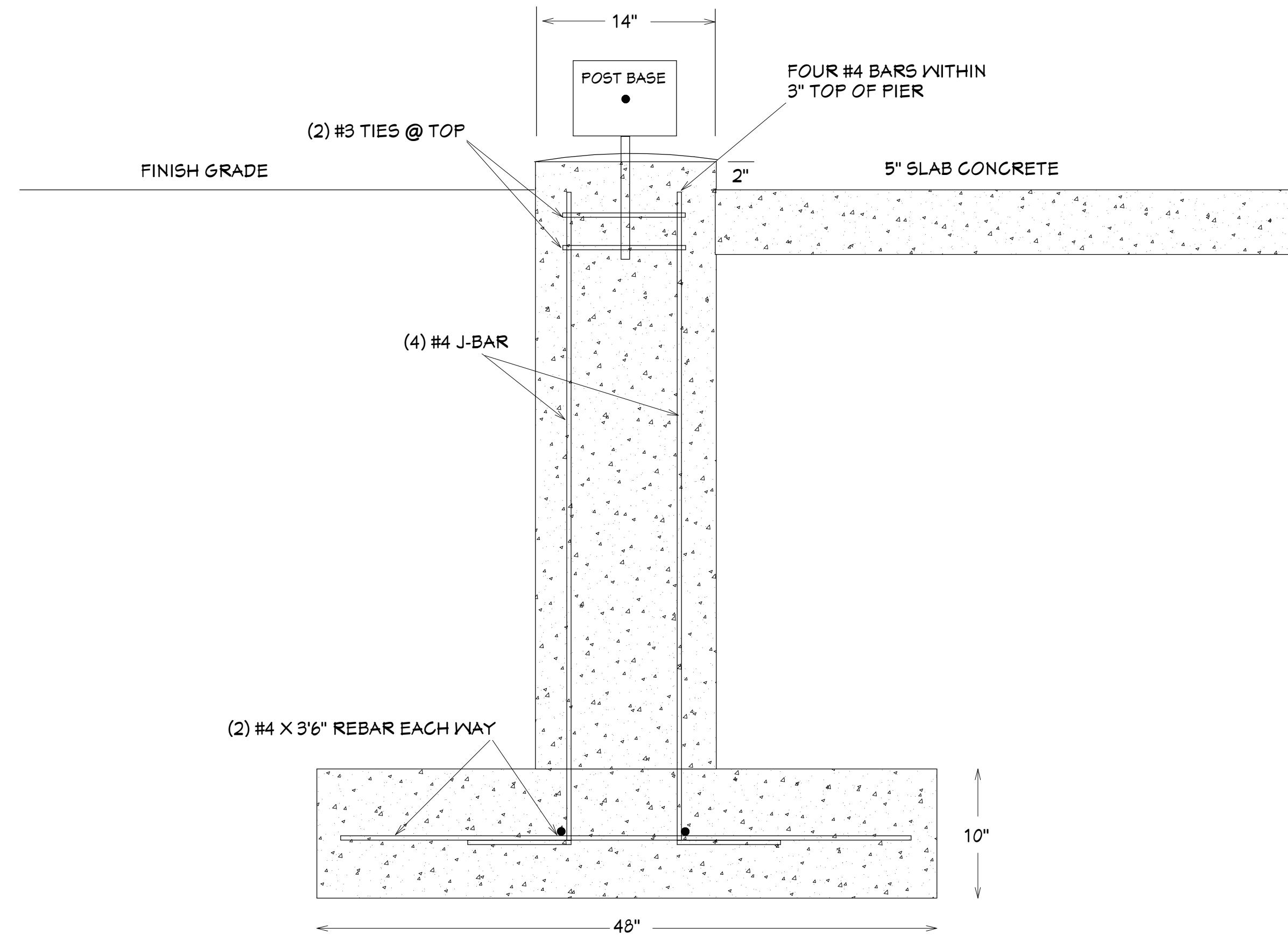
TYPICAL LOAD-BEARING HEADER



WALL OPENING DETAIL
DETAIL NOT TO SCALE

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EXTENT OF COMPLETION DETERMINED BY SALES CONTRACT

USE PRESCRIPTIVE METHOD
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R-19 in walls
R-10 (2") rigid insulation
against foundation
.34 U-Factor in windows



SPOT FOOTING AND PIER DETAIL (TYPICAL)

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DETAILS PAGE 1
(TYPICAL)

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NAME

DATE:

8/5/2024

SCALE:

1/4" = 1'

SHEET:

P-13

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NAME:
ADDRESS:

USE PRESCRIPTIVE METHOD

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R-19 in walls
R-10 (2") rigid insulation
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DETAILS PAGE 2
(TYPICAL)

DRAWN FOR:
NAME

DATE:

8/5/2024

SCALE:

1/4" = 1'

SHEET:

P-16

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