

06-06-2022

CRYSTAL JARRETT CUSTOM DESIGNS
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EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

PRIORITY HOMES - LOVELESS TRIPLEX
NEPHI, UTAH

1



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

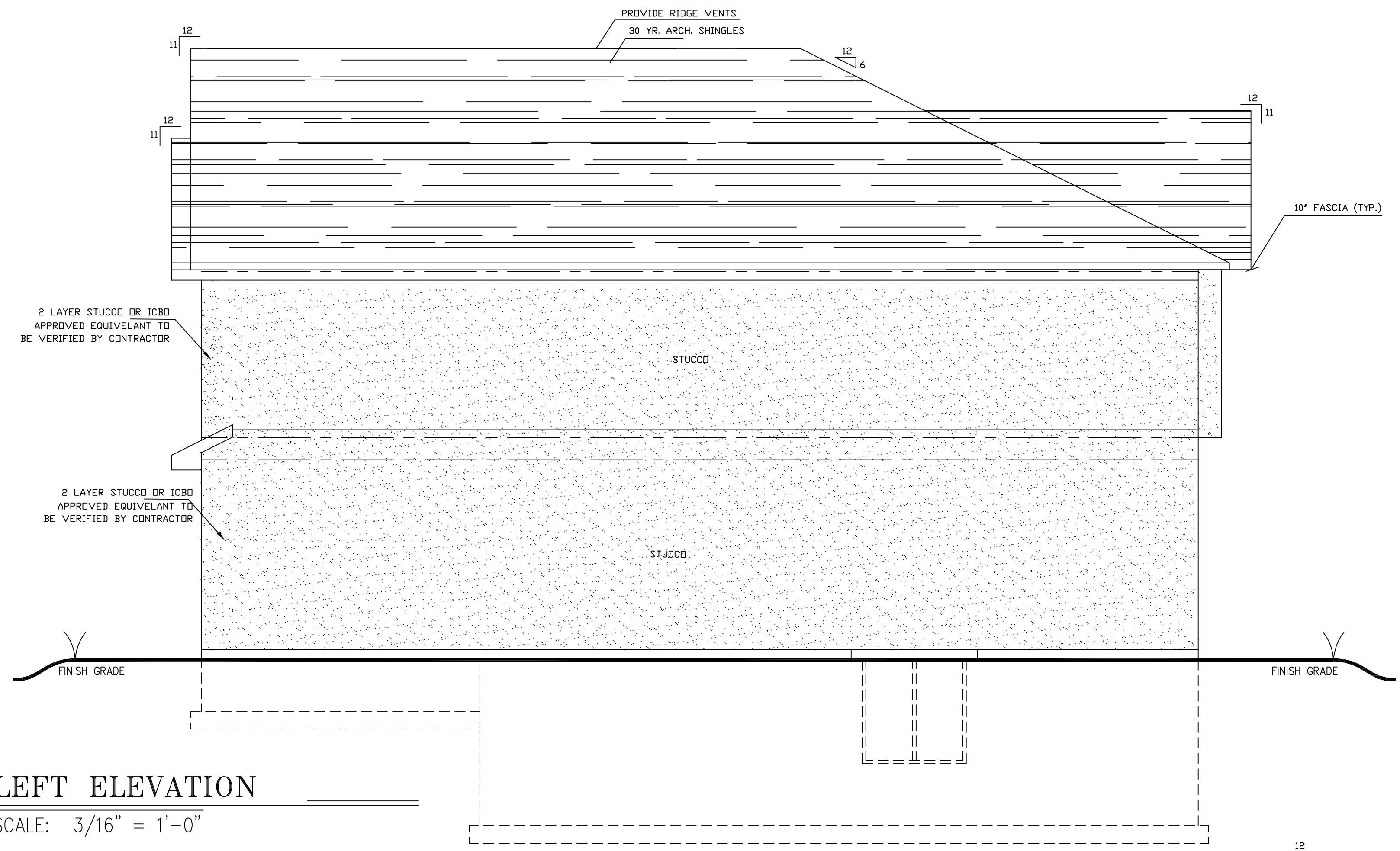
1. ALL WINDOWS ARE TO BE SINGLE HUNG/ OR SLIDING GLASS,
TO PROVIDE PROPER VENTILATION, & OR EGRESS AS PER CODE.



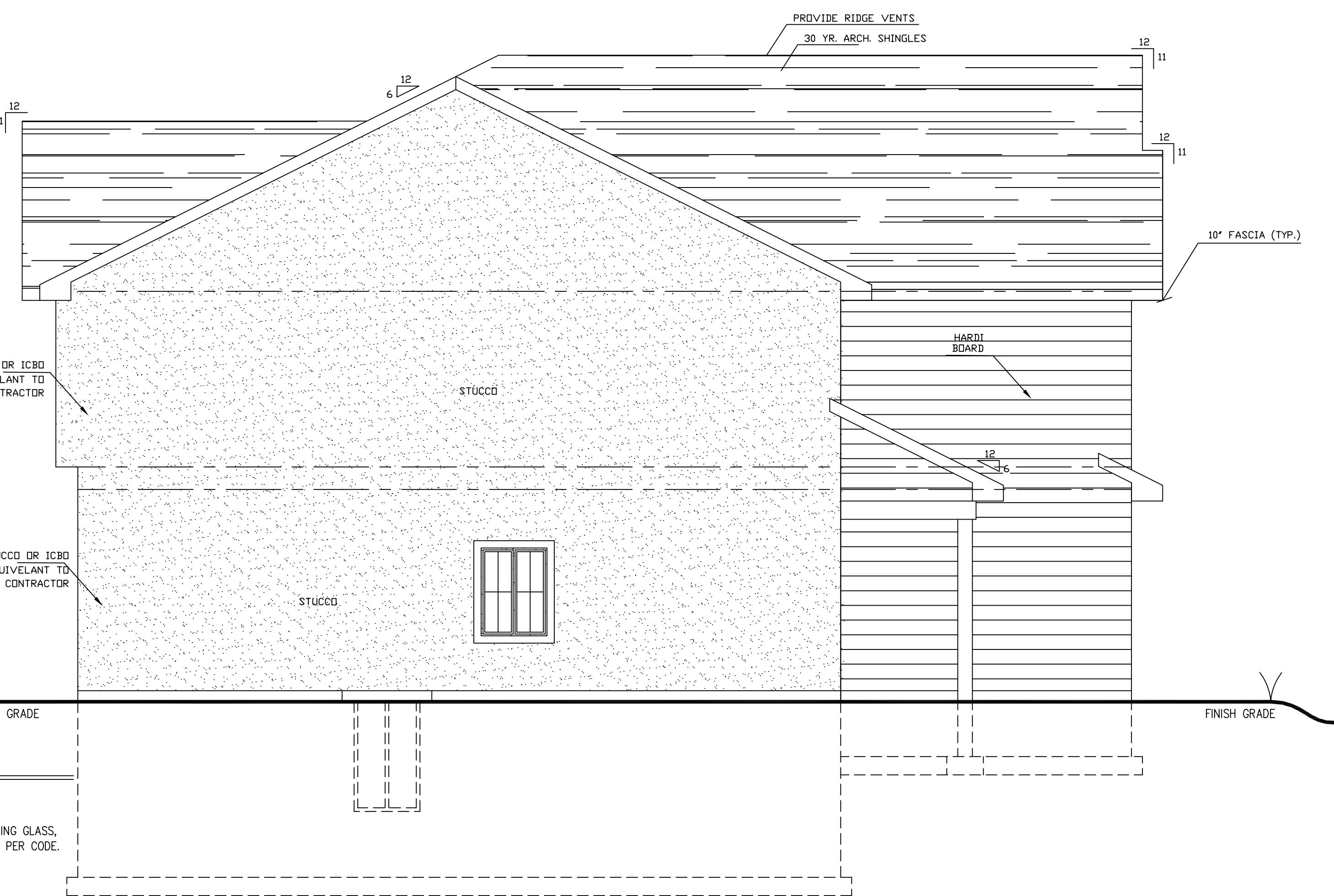
REAR ELEVATION

SCALE: 3/16" = 1'-0"

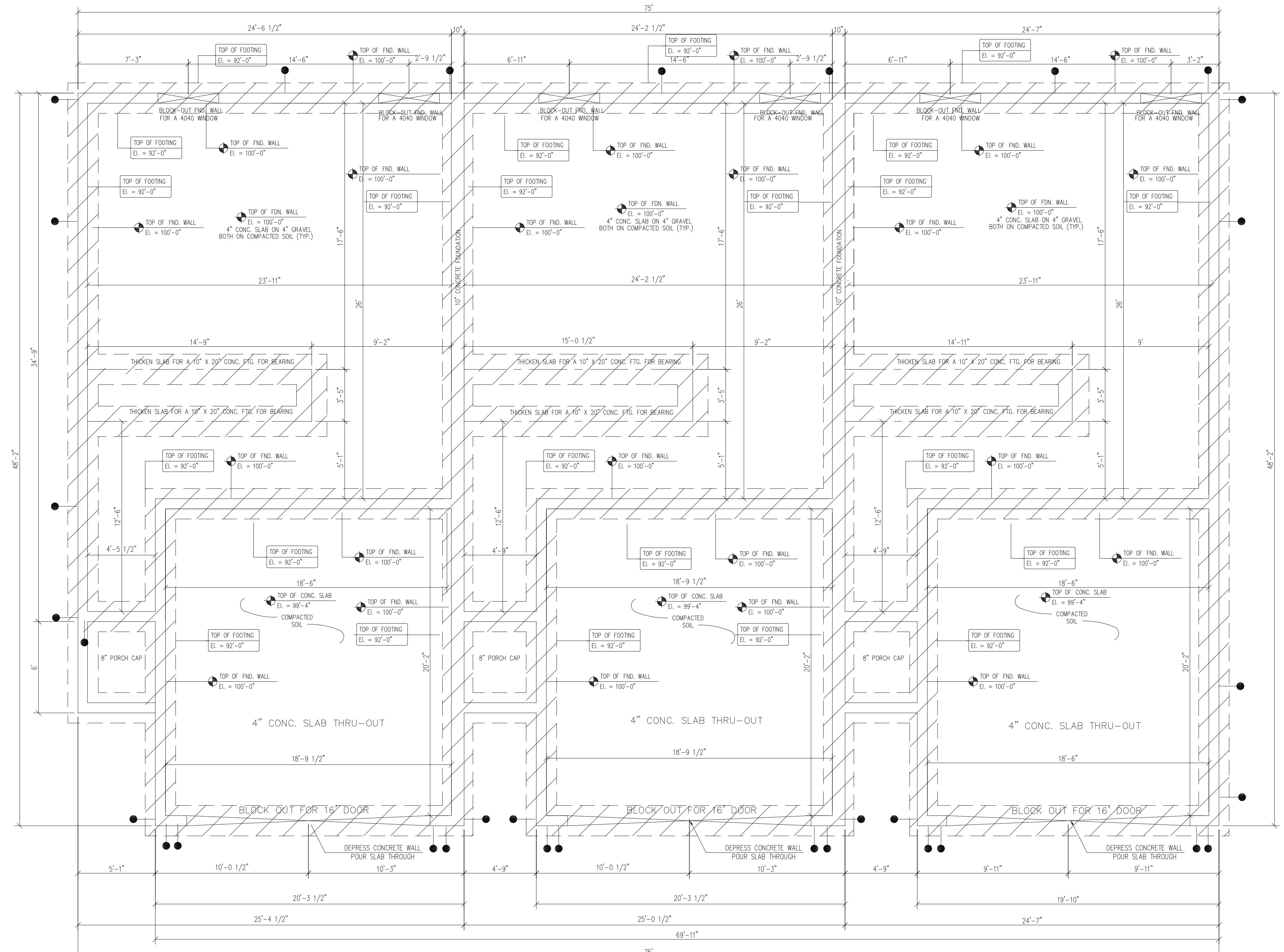
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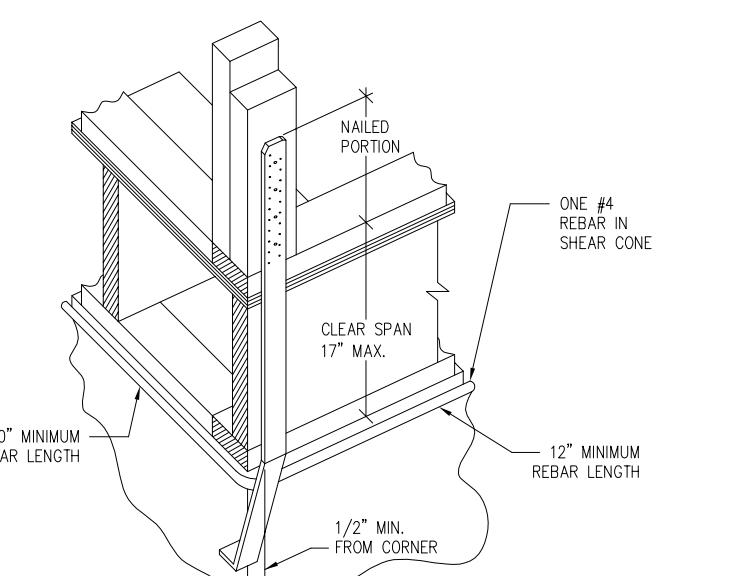
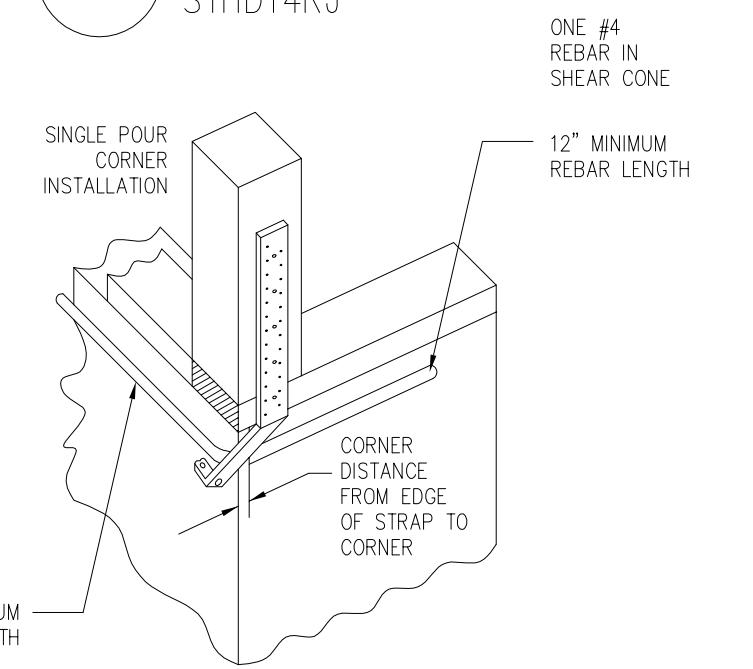
FOOTING / FOUNDATION PLAN

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

FND. & FTG. NOTES

1. USE 1/2" x 10" ANCHOR BOLTS @ 32" SPACING O.C.
2. ALL CONC. WALLS ARE 8" THICK U.N.O.
3. ALL INTERIOR CONC. FOOTINGS ARE 10" x 20" U.N.O.
4. ELEVATIONS ARE APPROXIMATE MEASURES ONLY AND THE ACTUAL MAY VARY.
5. ALL WORK SHALL BE IN STRICT ACCORDANCE w/ THE LATEST EDITION OF THE I.B.C., ACI 318-95 AND LOCAL ORDINANCES.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
7. REINFORCE ALL 9" WALLS WITH @ 16" O.C. VERT., (7) #4 BARS HORIZ. ALL REINFORCING STEEL SHALL BE GRADE 60 AND BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE.
8. MIN. COMPRESSIVE STRENGTH FOR DESIGN, $f_c = 3,000$ PSI.
9. ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (30"- FIELD VERIFY)
10. PROVIDE ISOLATION JOINTS AT EACH END.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL REINFORCING STEEL, INSERTS, ETC.
12. ALL REINFORCING STEEL SHALL BE 1 1/2" CLEAR FROM EXPOSED SURFACES.
13. CONCRETE SHALL HAVE 4" MAX. SLUMP.
14. AIR ENTRAINMENT SHALL BE 6% PLUS OR MINUS 1%.
15. MIN. WEIGHT CEMENT PER CU. YD. CONCRETE SHALL BE 417 LBS.
16. NOMINAL MAX. AGGREGATE SIZE SHALL BE 3/4"
17. MAX. WATER / CEMENT RATIO TO BE 0.50.
18. USE TYPE II CONCRETE.
19. CONTRACTOR SHALL STEP FTGS. & FDNS. AS REQ'D.
20. FTGS. SHALL BEAR ON UNDISTURBED NATURAL MATERIAL, OR ON PROPERLY PLACED ENGINEERED FILL. CONTRACTOR SHALL HAVE SOILS ENGINEER FIELD VERIFY AS REQ'D.
21. PROVIDE ISOLATION JOISTS AROUND COULMNS/ SPREAD FTGS. & CONTROL JOINTS AS REQ'D.
22. CONTRACTOR MUST REVIEW ALL ENGINEERING BEFORE STARTING ANY CONSTRUCTION.

NOTE: ALL EXTERIOR CONT. FOOTINGS ARE 10" X 24" W/ (3) #4 BAR CONT.

SIMPSON STRONG-TIE
STHD14RJSIMPSON STRONG-TIE
STHD14= STHD14 SIMPSON
HOLDDOWN= STHD14RJ SIMPSON
HOLDDOWN

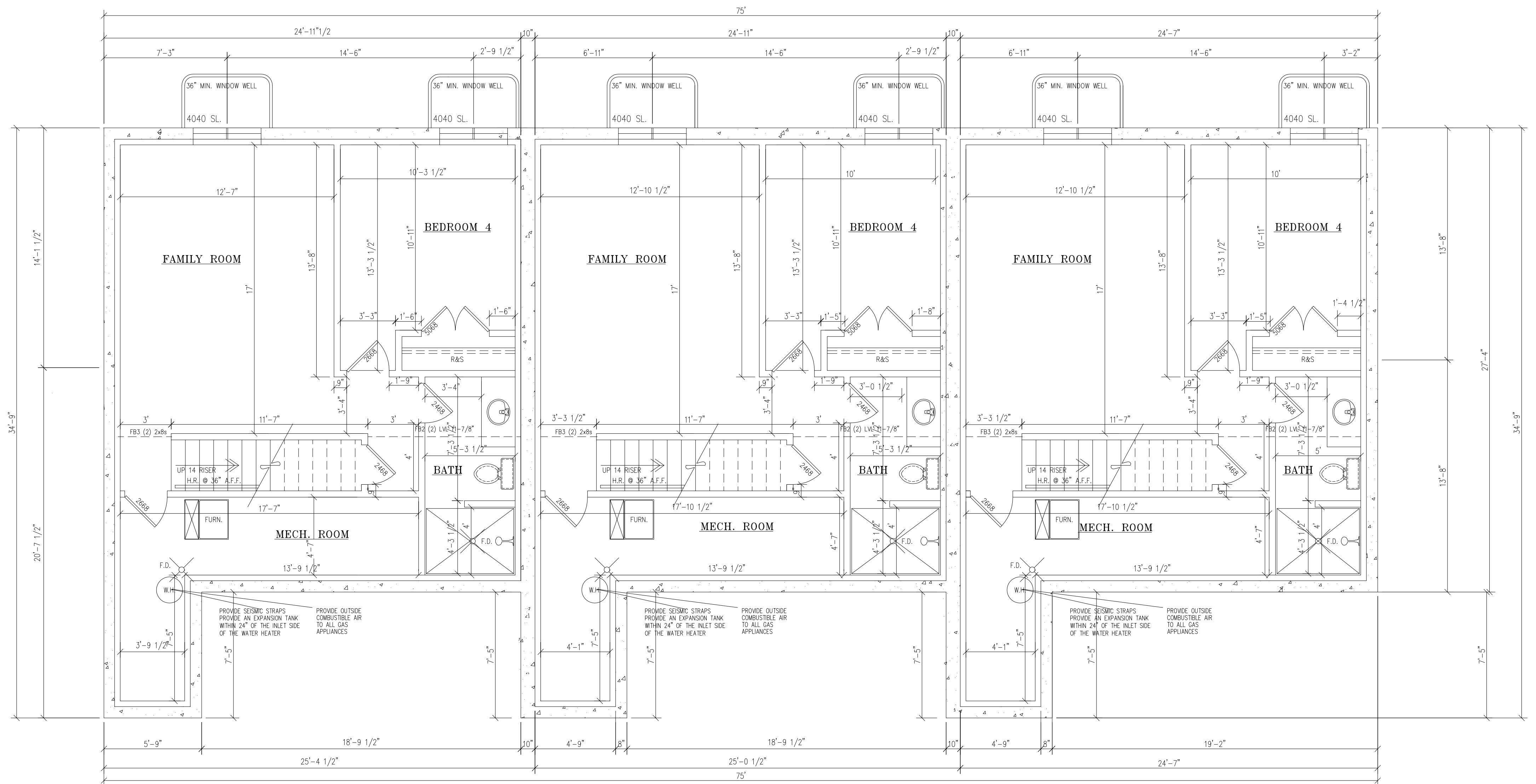
BASEMENT PLAN

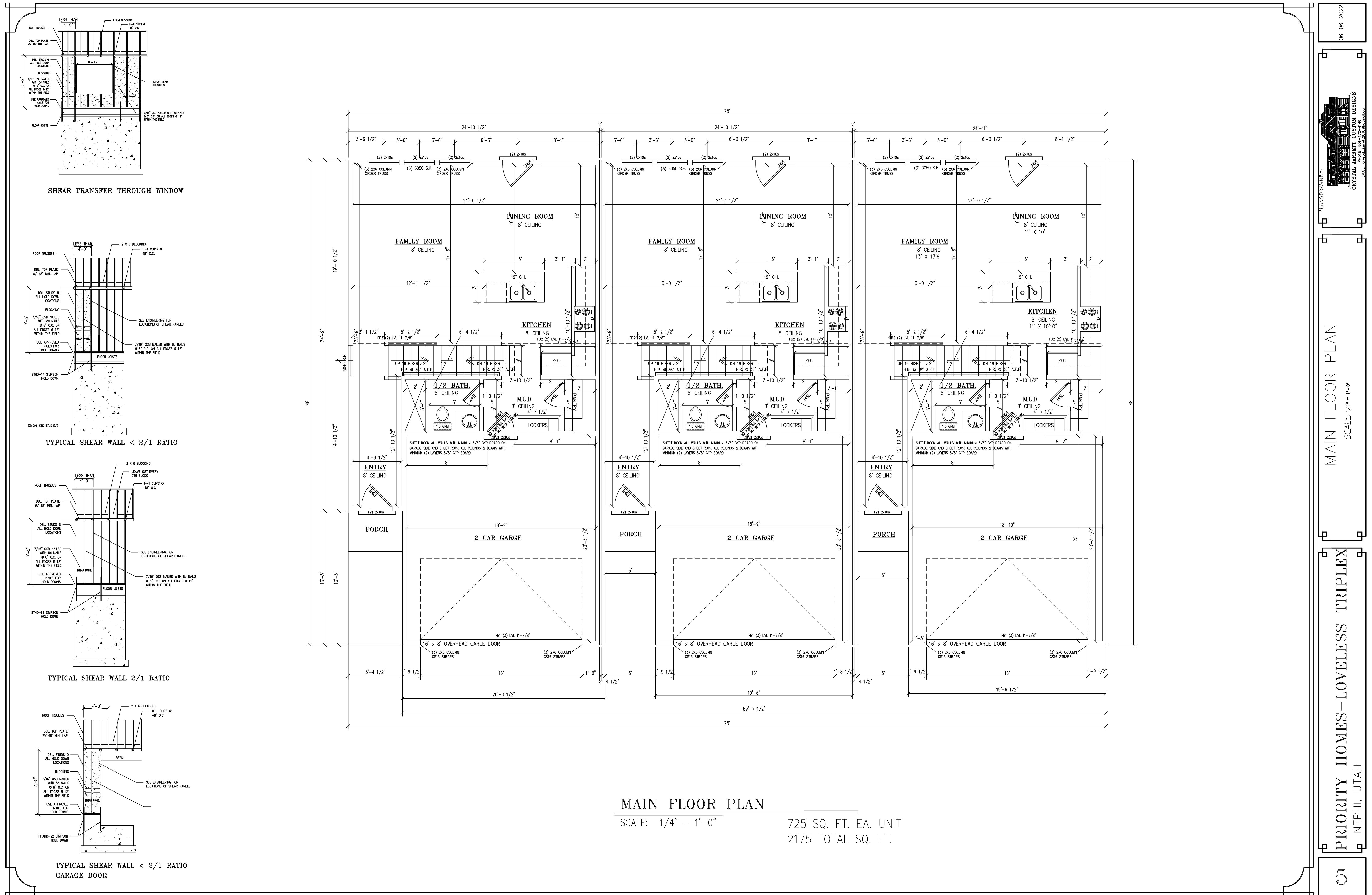
SCALE: $1/4'' = 1'-0''$

PRIORITY HOMES - LOVELESS TRIPLEX
 NEPHI, UTAH

BASEMENT FLOOR PLAN

SCALE: $1/4'' = 1'-0''$
 725 SQ. FT. EA. UNIT
 2175 TOTAL SQ. FT.





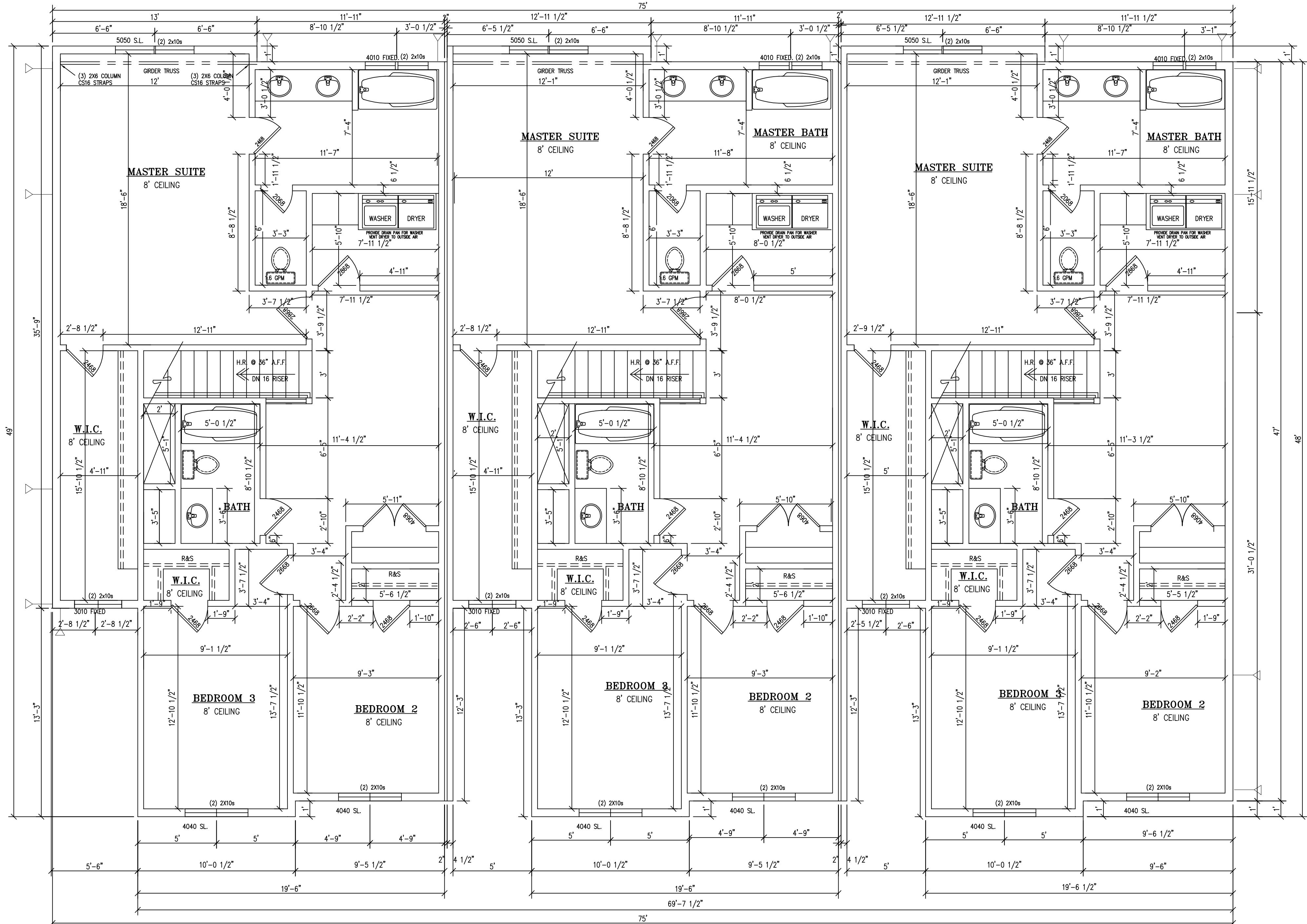
6-06-2022
CRAIG CUSTOM DESIGNS
EMAIL: CRAIG_CUSTOM@GMAIL.COM

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

PRIORITY HOMES - LOVELESS TRIPLEX
NEPHI, UTAH

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UPPER FLOOR PLAN



UPPER FLOOR PLAN

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

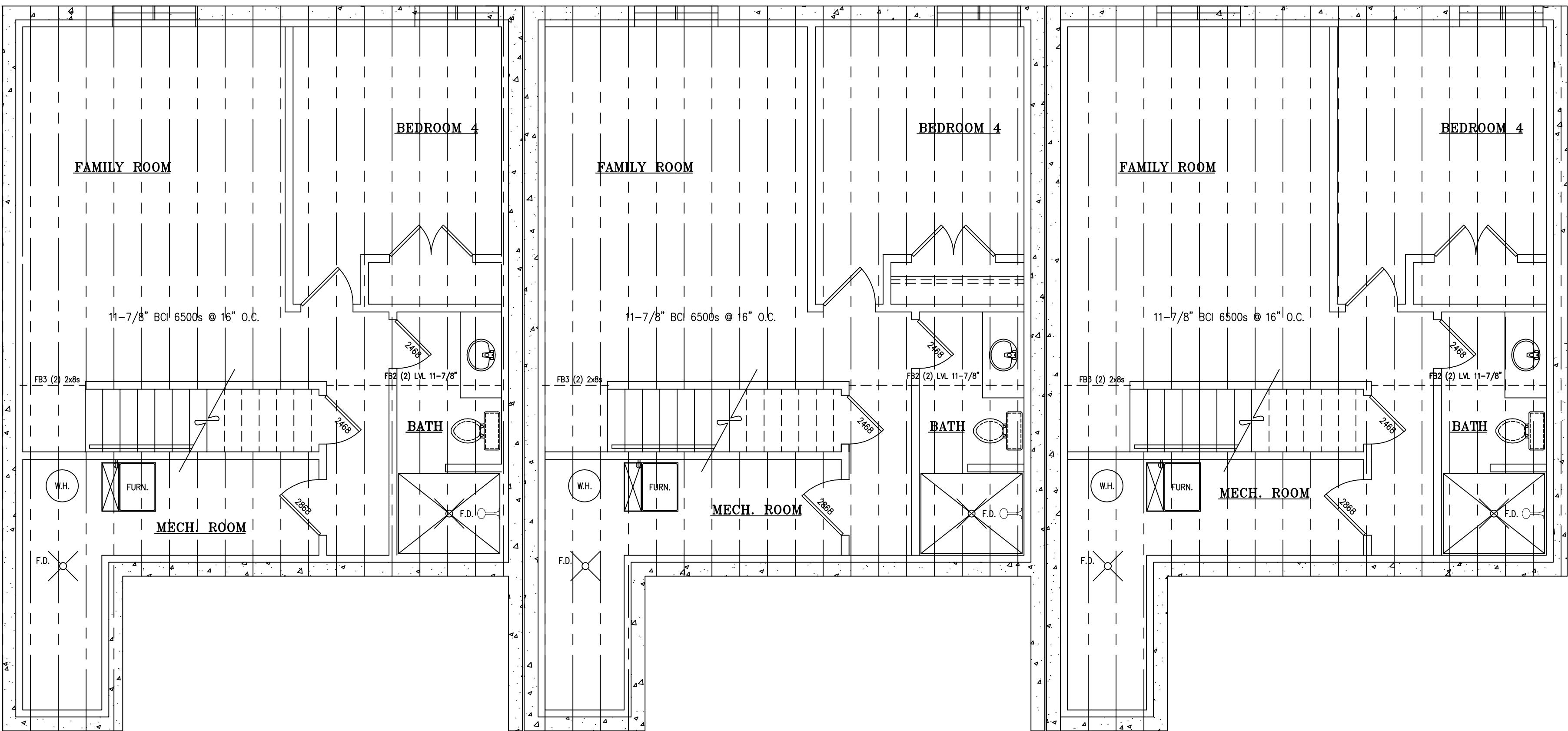
1129 SQ. FT. EA. OUTER UNIT

1129 SQ. FT. INNER UNIT

3374 TOTAL SQ. FT.

FLOOR FRAMING PLAN

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



FLOOR FRAMING PLAN

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



FLOOR FRAMING NOTES

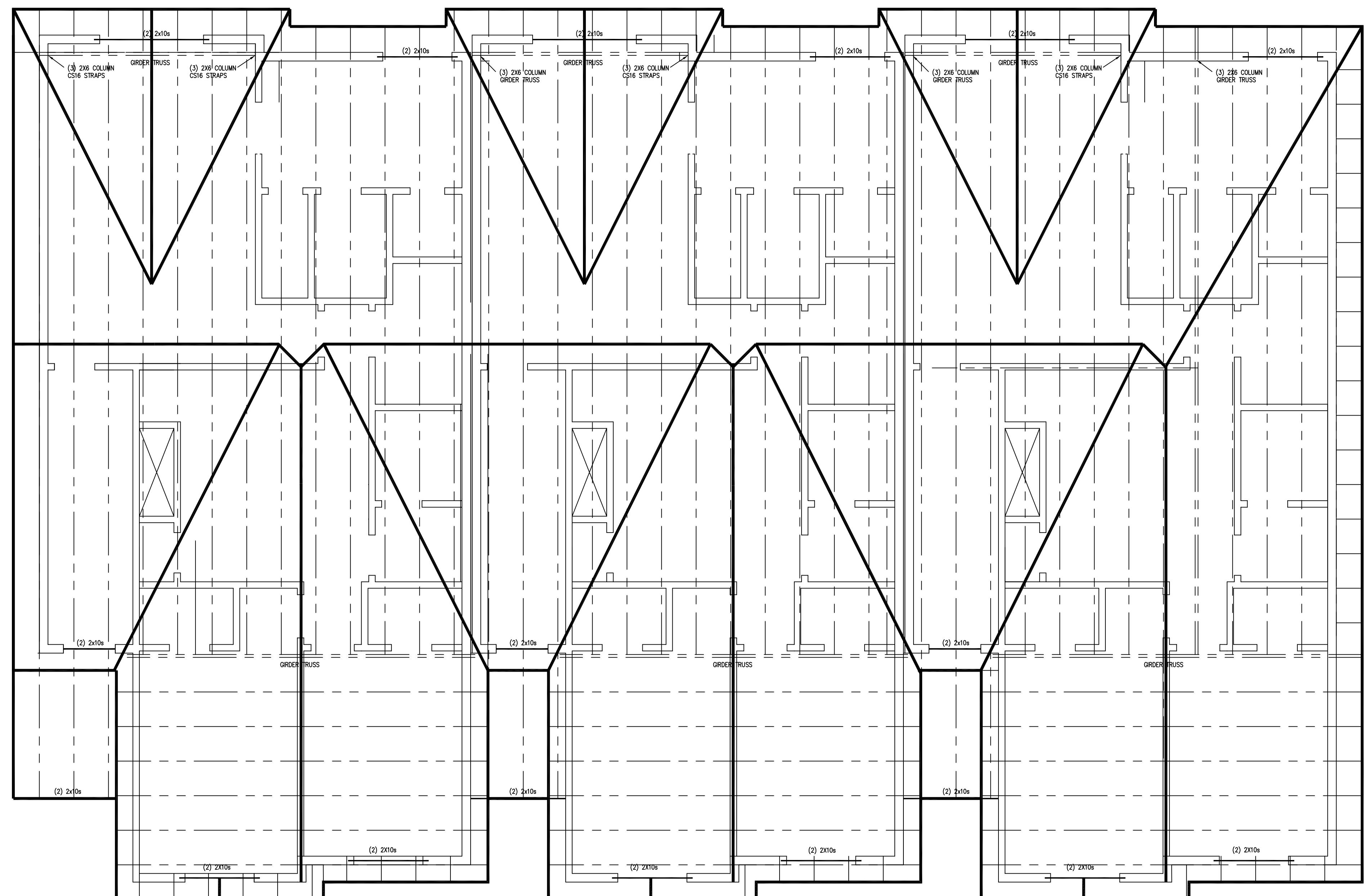
- ALL HEADERS TO BE (2) 2 x 10's w/ 1" PLYWOOD, U.N.O.
- PROVIDE CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION SUCH AS,
- A: FOUNDATION TO FLOOR TIES.
- B: FLOOR TO FLOOR TIES. SIMPSON STA-36 OR APPROVED EQUIVALENT @ 48" SPACING.
- C: WALL TO ROOF TIES. LOCATE AT POSITION WHERE TRUSS IS DIRECTLY OVER WALL STUD, WHICH IS IN LINE WITH FLOOR TO FLOOR TIE.
- USE 7/16" T & G WAFERWELD w/ 8d NAILS @ 6" SPACING OR 16 ga. STAPLES @ 4" SPACING.
- ALL EXTERIOR WALLS ARE CONSIDERED SHEAR. COMPLETELY COVER w/ 7/16" WAFERWELD. USE 8d NAILS @ 4" SPACING OR 16 ga. STAPLES @ 3" SPACING.
- ALL WOOD TO BE DOUGLAS FIR/LARCH SPECIES #2 OR BETTER.
- ALL WORK SHALL BE IN STRICT ACCORDANCE w/ THE LATEST EDITION OF THE IRC.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
- ALL ROOF TRUSS INSTALLATION TO BE AS PER TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- ALL GLU-LAM BEAMS SHALL BE 24F-V4 DF OR BETTER
- ALL JOISTS SHALL HAVE SOLID BLOCKING AT ALL BEARING POINTS.
- ANY VARIATION IN FRAMING SHALL BE PRE-APPROVED BY OWNER.
- ALL HEADERS & BEAMS SHALL BEAR ON COLUMNS OR EQUAL, THAT EXTEND DOWN THROUGH THE STRUCTURE TO THE CONC. FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR & CEILING LEVELS.
- ALL WOOD IN CONTACT w/ CONCRETE SHALL BE REDWOOD OR PRESSURE TREATED LUMBER.
- DOUBLE UP JOISTS THAT RUN PARALLEL UNDER A PARTITION OR WALL.
- ALL STRUCTURAL MEMBERS SHALL HAVE A MIN. OF 3" BEARING.

ROOF FRAMING PLAN

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

PRIORITY HOMES - LOVELESS TRIPLEX

NEPHI, UTAH



ROOF FRAMING PLAN

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

ROOF SH'TG NAILED W/ 8d NAILS
@ 6"O.C. @ PANEL ENDS, SUPPORT
PNL. EDGES, TOP OF SHEAR WALLS
AND BLOCK'G NAIL W/ 8d NAILS @
12"O.C. IN FIELD. NOTE NAIL SPACING
TO BE { MIN. FROM PNL. EDGES

SEE TRUSS CO.
FOR FINAL
TRUSS DESIGN

FRAMING NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS, SPANS, AND CONDITIONS AND NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES PRIOR TO CONSTRUCTION.
- USE SIMPSON A35 TIES 16" O.C. BETWEEN CANTILEVERED JOIST AND SILL OR TOP PLATE.
- USE SIMPSON H1 TIES EACH END OF EACH ROOF TRUSS AND FLOOR JOIST.
- IF DISCREPANCIES ARE FOUND, THE MORE STRINGENT SPECIFICATION SHALL BE FOLLOWED.
- ALL MULTIPLE BEAMS AND HEADERS TO BE NAILED USING 16D COMMON NAILS TWO ROWS AT 12" O.C.
- CONTRACTOR SHALL ASSURE THAT ALL MATERIALS ARE USED PER MANUFACTURER'S RECOMMENDATIONS.
- SITE ENGINEERING AND LIABILITY SHALL BE PROVIDED BY THE OWNER/BUILDER AS REQUIRED.
- CONNECT BEAMS AND HEADERS OVER 6 FEET IN LENGTH TO 3-TRIMMERS.
- THE CONTRACTOR SHALL CONFORM TO ALL BUILDING CODES AND PRACTICES AS PER THE 2012 IBC.
- USE BALLOON FRAMING METHOD WHEN CONNECTING FLOORS IN SPLIT LEVEL DESIGNS.
- NAIL ALL INTERIOR SECOND FLOOR SHEAR WALLS TO FLOOR JOISTS USING 16D NAILS IN BOTTOM PLATE PER SHEAR WALL DETAILS AND ADD ADDITIONAL FLOOR JOIST AS REQUIRED TO PROVIDE SUPPORT UNDER SHEAR WALL.
- PROVIDE JOIST AND RAFTER HANGERS AS PER MANUFACTURER'S SPECIFICATIONS.
- IF GARAGE RETURN WALLS ARE LESS THAN 32" WIDE THEN EXTEND HEADERS ACROSS RETURN WALLS WITH 2 KING STUDS ON EITHER END EXTENDING FROM THE TOP OF HEADER TO BOTTOM PLATE.
- USE A MINIMUM OF 2.9 1/4 LVL 1.9 E FOR ALL HEADERS CARRYING GIRDER LOADS.
- USE 1 1/8" WIDE TIMBER STRAND OR EQUIVALENT FOR ALL RIM JOISTS.
- PROVIDE SOLID BLOCKING THROUGH STRUCTURE DOWN TO FOOTING FOR ALL LOAD PATHS.
- ALL SHEAR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED STRUCTURAL WOOD PANEL. BLOCK ALL HORIZONTAL EDGES 1 1/2" NOMINAL OR WIDER. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE AND BE NAILED AT LEAST 6" O.C. ALONG SILL PLATE. NAILS SHALL BE PLACED NOT LESS THAN 1/4" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRAY THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER GABLE END TO WALL JOINTS AND OVER RIM JOIST BETWEEN FLOORS AND NAIL TO RIM AND WALL PLATES AT 6" O.C.
- PROVIDE 1 STUD PER 2000# UNDER GIRDER TRUSS BEARING POINTS UNLESS NOTED OTHERWISE

SITE CONDITIONS:
DRY AND STABLE GRANULAR BASE,
1500 PSF BEARING CAPACITY

DIMENSIONAL LUMBER:
DOUG FIR #2 OR BETTER

STEEL:
ASTM A36

DESIGN CRITERIA

DESIGN CRITERIA IRC 2003

ROOF LOAD:

MATERIAL PROPERTIES &
DEAD LOAD 25 PSF
FLOOR LOAD

LIVE LOAD 40 PSF
CONCRETE ADY REINFORCEMENT (FC):
4000 PSI (FOUNDATION)

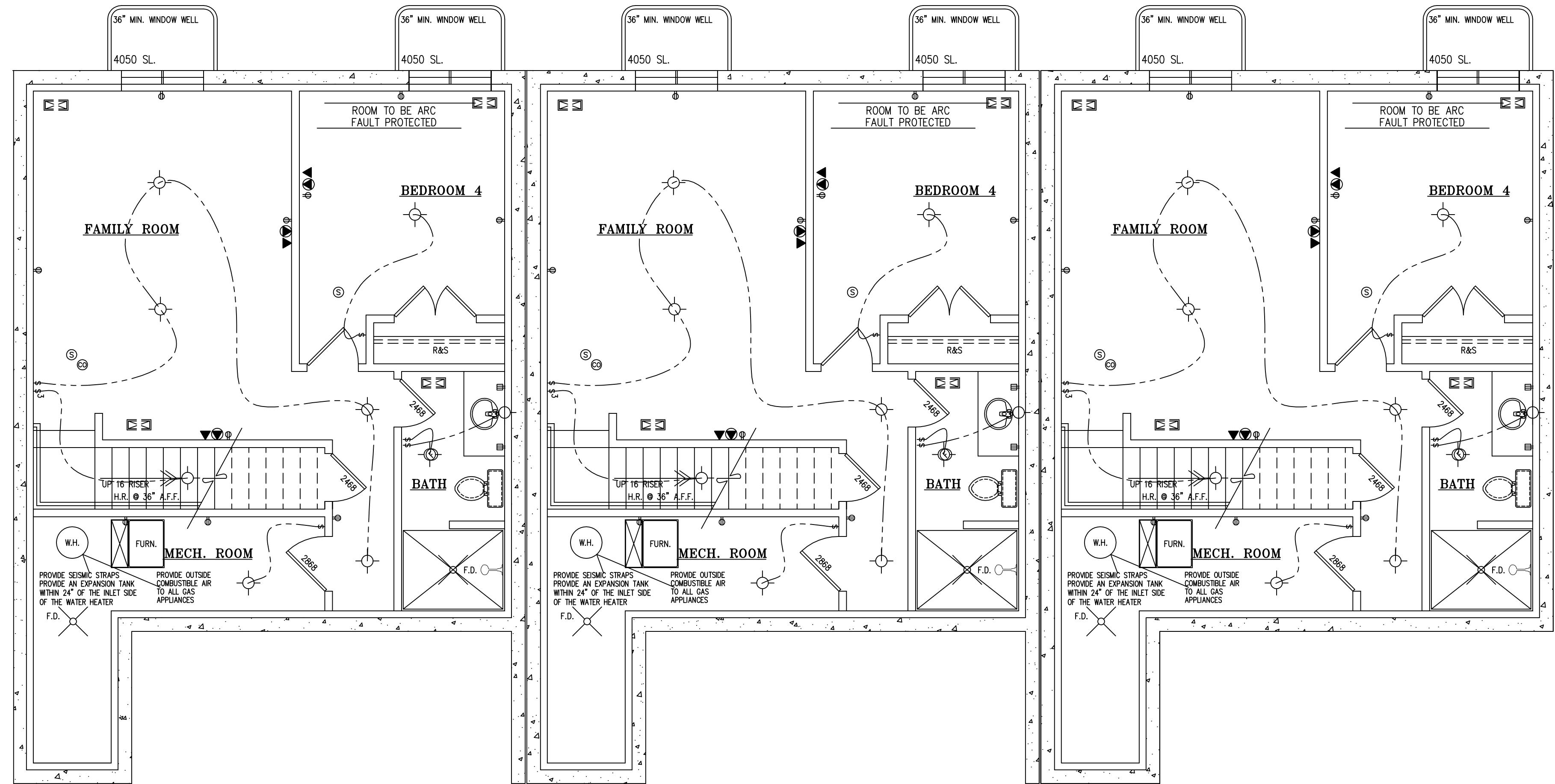
SEISMIC CATEGORY: D

WIND SPEED: 90 MPH

EXPOSURE REINFORCEMENT:
ASTM A615 GRADE 60

BASEMENT ELECTRICAL PLANS

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



ELECTRICAL

1. ALL EXT. FIXTURES TO BE MOISTER RATED
2. LIGHT FIXTURES IN CLOSET TO BE A MIN 12' FROM STORAGE
3. BOXES BETWEEN GARAGE & DWELLING & CLG. TO BE UL APPR. FIRE RESISTIVE PLASTIC
4. SINGLE REC. SLOT ON ALL DEDICATED OUTLETS TYP.
5. ALL 220 TO BE 4 WIRE
6. SMOKE DET. INTERLINKED TO SOUND SIMULTANEOUSLY & HAVE BAT. BACK UP TYP.
7. FAN USE ONLY FAN RATED BOX ALL CLG. FANS TYP.
7. ALL OUTLETS TO BE TAMPER PROOF.

BASEMENT ELECTRICAL PLAN

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

MECH.

1. PROVIDE LIGHT SWITCH BY ATTIC ACCESS WITH LIGHT FIXTURE AND CONVENIENCE OUTLET BY ATTIC MECH. UNITS
2. FAU PLACEMENT MAY VERY BASED ON TRUSS LAYOUT
3. VENT BATH FAN TO ROOF PROVIDE BACKDRAFT DAMPER & BIRD SCREEN
4. 4"- DRYER VENT TO OUTSIDE PROVIDE BACKDRAFT DAMPER & BIRD SCREEN
5. ALL MECHANICAL TO BE IN ACCORDANCE WITH CURRENT IBC CODE.

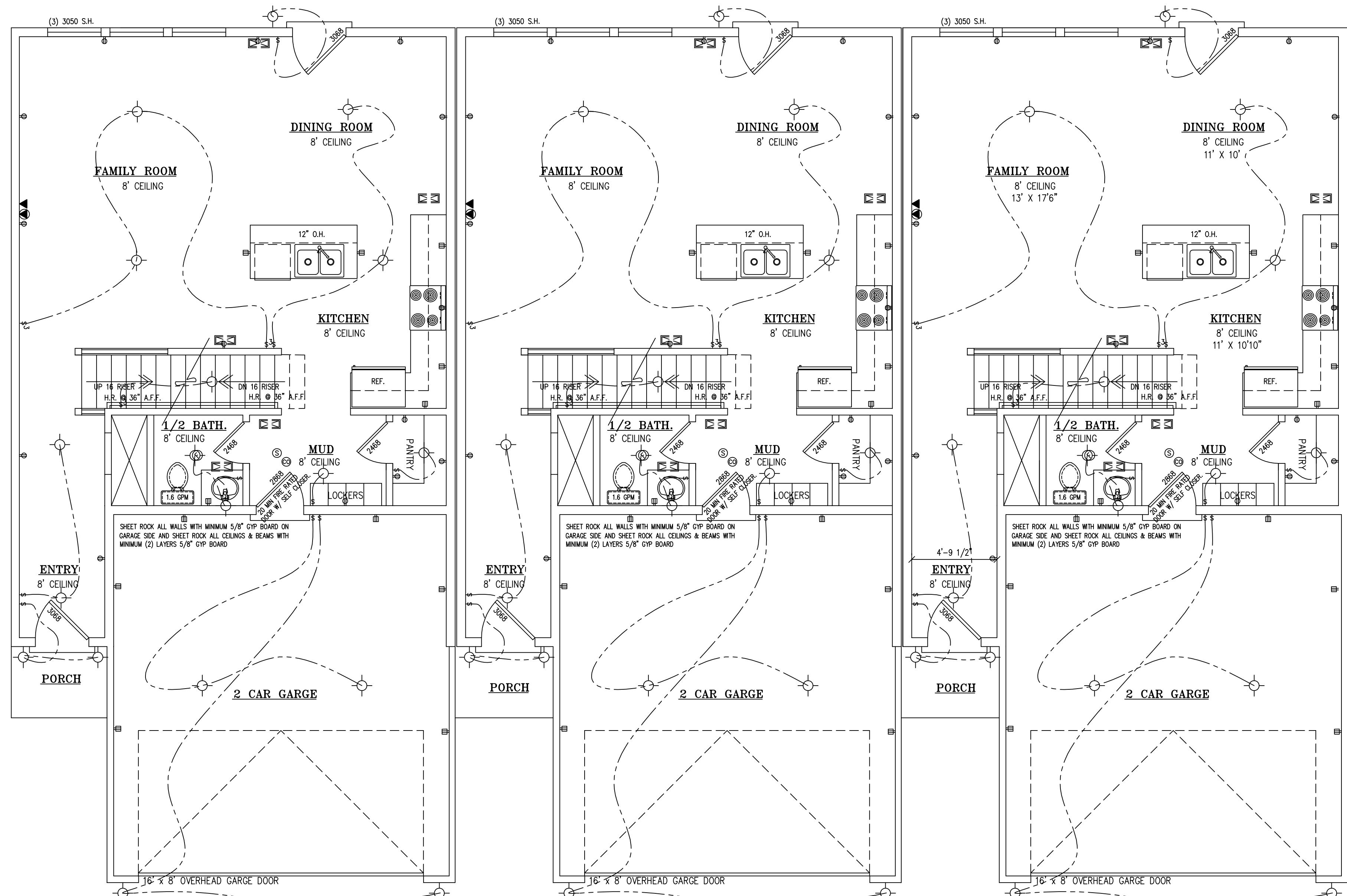
PRIORITY HOMES - LOVELESS TRIPLEX
NEPHI, UTAH

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06-06-2022

PLANS DRAWN BY:
CRYSTAL JARRETT CUSTOM DESIGNS
PHONE: 801-472-4446
EMAIL: crystal@crystalcustomdesigns.com

MAIN FLOOR ELECTRICAL PLAN



ELECTRICAL

1. ALL EXT. FIXTURES TO BE MOISTER RATED
2. LIGHT FIXTURES IN CLOSET TO BE A MIN 12' FROM STORAGE
3. BOXES BETWEEN GARAGE & DWELLING & CL.G. TO BE UL APPR. FIRE RESISTIVE PLASTIC
4. SINGLE REC. SLOT ON ALL DEDICATED OUTLETS TYP.
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3. VENT BATH FAN TO ROOF PROVIDE BACKDRAFT DAMPER & BIRD SCREEN
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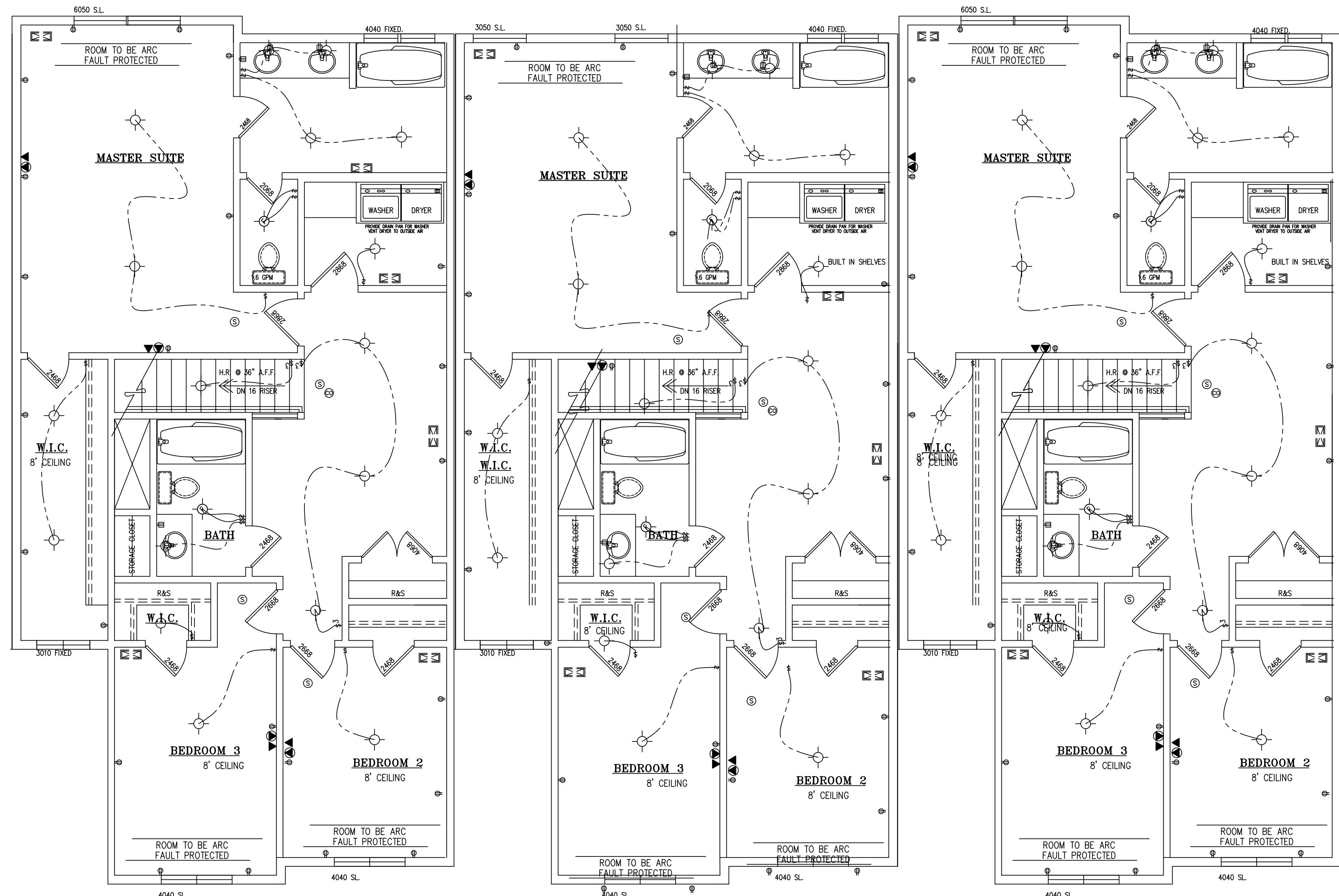
MAIN FLOOR ELECTRICAL PLAN

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

UPPER LEVEL ELECTRICAL PLANS

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

PRIORITY HOMES - LOVELESS TRIPLEX NEPHI, UTAH



ELECTRICAL

1. ALL EXT. FIXTURES
TO BE MOISTER RATED

2. LIGHT FIXTURES IN
CLOSET TO BE A MIN
12" FROM STORAGE

3. BOXES BETWEEN
GARAGE & DWELLING
& CLG. TO BE UL APPR.
FIRE RESISTIVE PLASTIC

4. SINGLE REC. SLOT
ON ALL DEDICATED
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5. ALL 220 TO BE 4 WIRE

6. SMOKE DET. INTERLINKED
TO SOUND SIMULTANEOUSLY
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RATED BOX ALL
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MECH.

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BY ATTIC ACCESS WITH LIGHT
Fixture AND CONVENIENCE
OUTLET BY ATTIC MECH. UNITS

2. FAU PLACEMENT MAY
VERY BASED ON TRUSS LAYOUT

3. VENT BATH FAN TO ROOF
PROVIDE BACKDRAFT
DAMPER & BIRD SCREEN

4. 4"~ DRYER VENT TO OUTSIDE
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DAMPER & BIRD SCREEN

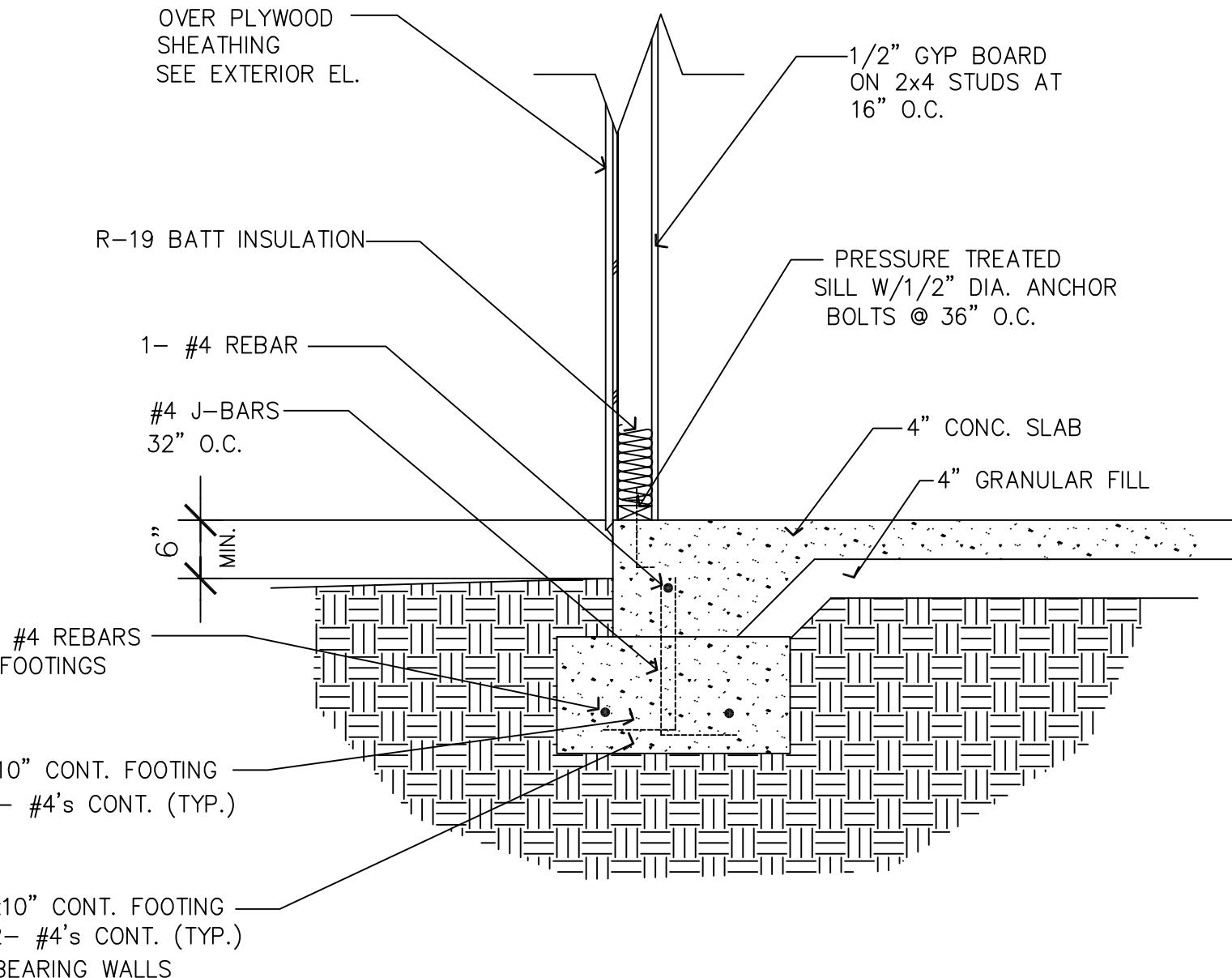
5. ALL MECHANICAL TO BE
IN ACCORDANCE WITH
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UPPER FLOOR ELECTRICAL PLAN

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

TYPICAL WALL SECTION

SCALE: 3/4"-1'-0"

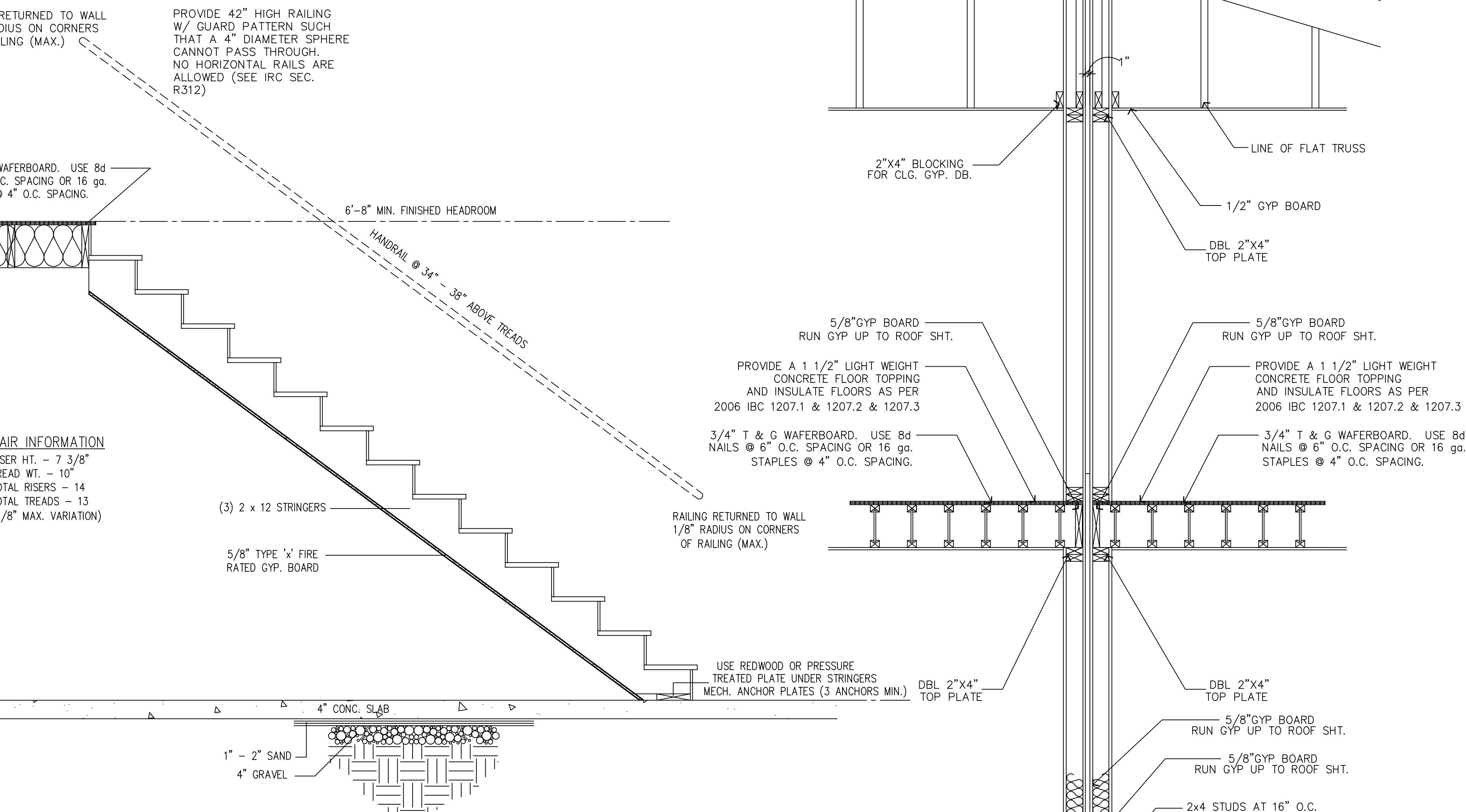


TYP. ONE STORY WALL SECTION
SCALE: 3/4"=1'-0"

SCALE: 3/4"=1'-0"

STAIR SECTION

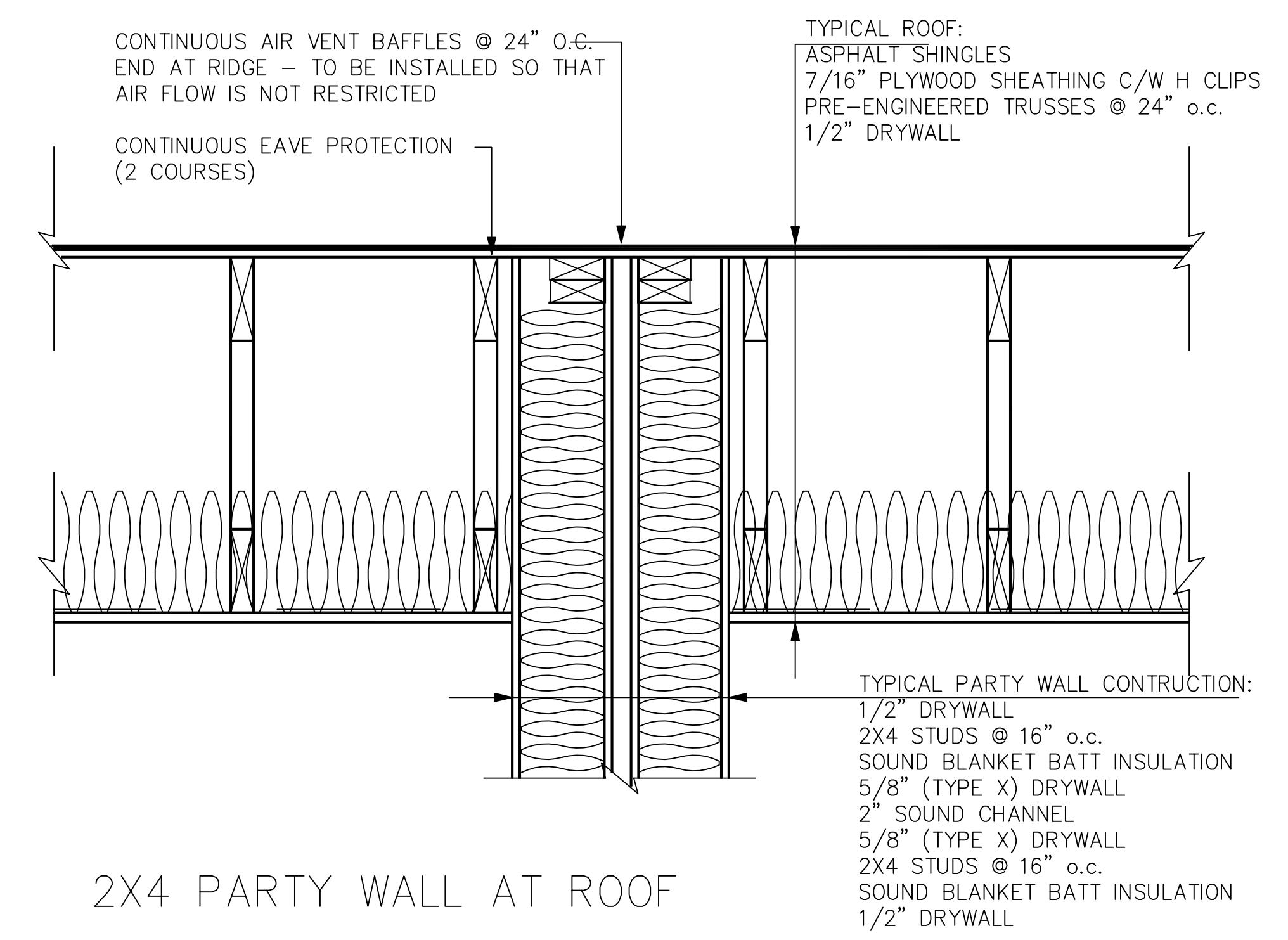
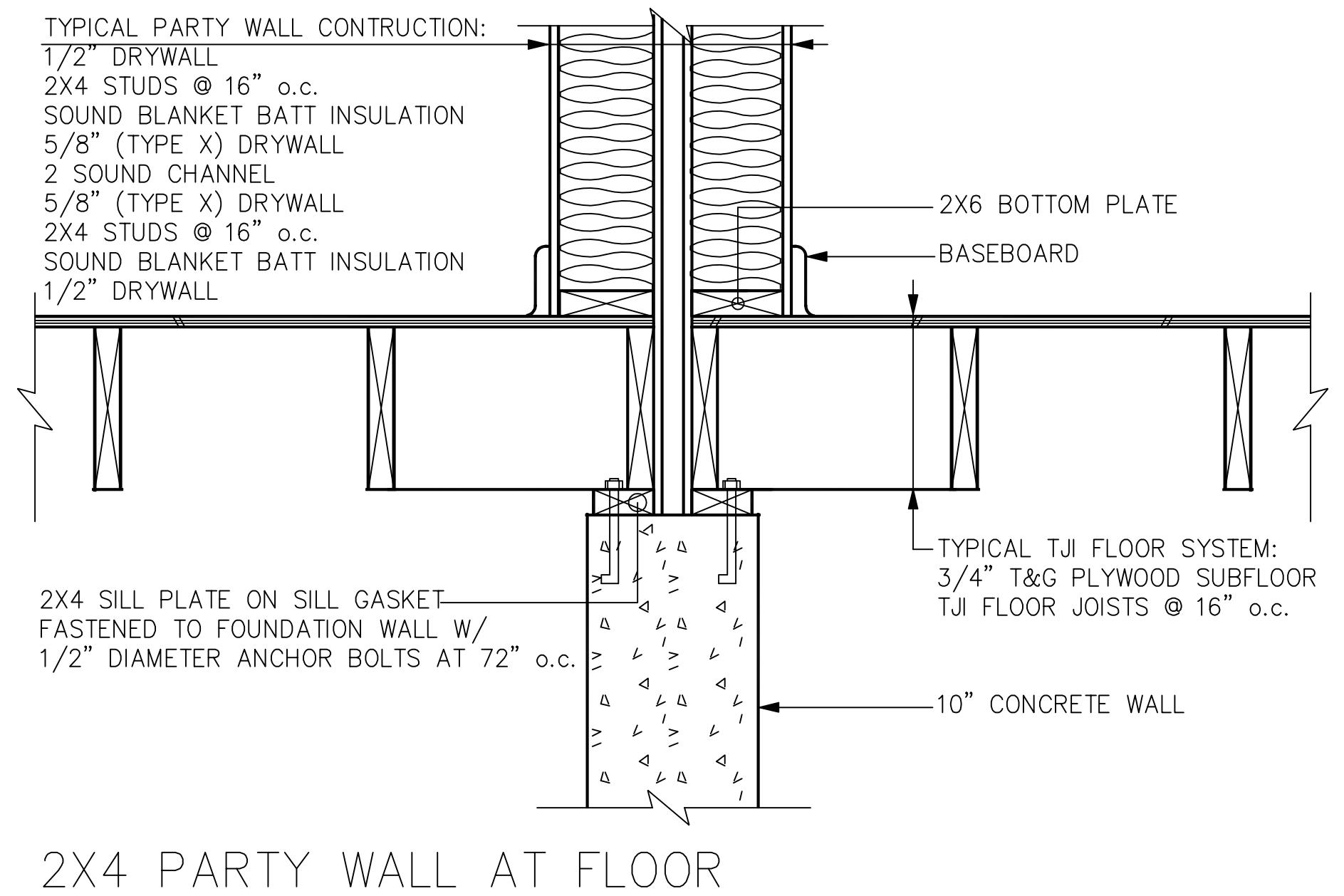
NTS



2 STORY WALL SECTION

SCALE: 3/4"-1'-0"

PARTY WALL DETAILS



PRIORITY HOMES - LOVELESS TRIPLEX

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

WALL SECTIONS

06-06-2022

