WOOD FRAMING

1. STRESS GRADE:

- 1.1. FRAMING LUMBER: DOUGLAS FIR-LARCH (SURFACED DRY NOT TO EXCEED MAXIMUM 19% MOISTURE). CONFORMING TO NDS & APPLICABLE STANDARDS IN THE FOLLOWING GRADES, U.N.O.:
 1.1.1. DIMENSIONED LUMBER-BEAMS: JOISTS-#2 OR BETTER (Fb = 900 PSI, Fc = 1350 PSI, Fv = 180 PSI,
- E=1600 KSI) 1.1.2. ROUGH SAWN BEAMS (LARGER THAN 5"x5"): DOUGLAS FIR-LARCH #1 (Fb = 1550 PSI, Fc = 1100 PSI, Fv = 170 PSI, E=1700 KSI)
- 1.1.3. POSTS, TIMBERS (8X8 & LARGER): DOUGLAS FIR-LARCH #1 (Fb = 1400 PSI, Fc = 1200 PSI, Fv = 170 PSI, E = 1700 KSI)
- 1.1.4. STUDS: DOUGLAS FIR-LARCH STUD GRADE (Fb = 700 PSI, Fc = 850 PSI, Fv = 180 PSI, E = 1400 KSI) BUILT-UP COLUMNS: DOUGLAS FIR-LARCH #2 OR BETTER (Fb = 900 PSI, Fc=1350 PSI, F
- Fv=180 PSI, E=1600 KSI)

 1.1.5.
 BUILT-UP COLUMNS: DOUGLAS FIR-LARCH #2 OR BETTER (Fb = 1350 PSI, Fc = 1350 PSI, Fv = 180

 FV=180
- PSI, E = 1900 KSI)
 ALL SIMPLE-SPAN GLUE LAMINATED TIMBER MEMBERS SHALL BE GRADE 24F-V4 DF/DF (Fb = 2400 PSI, Fv = 265 PSI, E=1800 KSI). FOR CANTILEVERED OR CONTINUOUS GLULAM BEAMS U.N.O., USE 24F-V8 (Fb
- = 2400 PSI, Fv = 265 PSI, E = 1800 PSI). FOR GLULAM COLUMNS, USE 24F-V8
 3. PROVIDE SOLID BLOCKING AT LEAST 1-1/2" THICK AT ENDS & AT EACH SUPPORT OR JOIST. PROVIDE APPROVED BRIDGING AT A MAXIMUM 8'-0" O.C. BETWEEN SUPPORTS OR AS REQUIRED BY THE JOIST MANUFACTURER.
- NAILING SHALL CONFORM TO STANDARD NAILING SCHEDULE OF THE NDS, U.N.O. ON PLANS OR SCHEDULES. ALL NAILS SHALL BE COMMON NAILS.
 BUILT LUB REAMS OF 27 MEMBERS SHALL BE NAILED TOCETHER WITH (2) 15D NAILS AT 12" OC
- 5. BUILT-UP BEAMS OF 2x MEMBERS SHALL BE NAILED TOGETHER WITH (2) 16D NAILS AT 12" O.C. STAGGERED. USE (2) 16D COMMON NAILS AT ALL SUPPORTS.
- ALL HEADERS SHALL BEAR ON MINIMUM OF ONE TRIMMER & ONE KING STUD AT EACH END, U.N.O..
 ALL WOOD POST BUILT-UP COLUMNS SHALL BE CONTINUOUS TO FOUNDATION OR BEAM, SOLID BLOCK
- ALL POSTS OR COLUMNS AT FLOOR LINES.
 8. PROVIDE DOUBLE JOIST BENEATH ALL WALLS RUNNING PARALLEL AND HAVING A LENGTH GREATER
- THAN HALF JOIST SPAN.9. ALL METAL HANGERS SHALL BE "SIMPSON" OR EQUAL. USE SIMPSON HANGERS FOR ALL FLUSH CONNECTIONS. USE STRONGEST HANGER COMPATIBLE WITH MEMBER SIZE & NAIL PER MANUFACTURER.
- SPECIFICATIONS TO OBTAIN MAXIMUM LOAD-CARRYING CAPACITY.10.SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR-LARCH (FC
- = 625 PSI) WHEN IN CONTACT WITH CONCRETE.
 11. DOUBLE TOP PLATES TO BE LAPPED 4'-0" AT SPLICE AND CONNECT WITH 16D COMMON NAILS @ 3" O.C. STAGGERED.
- BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE MI WASHERS AGAINST WOOD EXCEPT SILL PLATES.
 RETIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG AND TURN BOLTS INTO HOLES, DO NOT DRIVE IN.
- 13. LAMINATED VENEER LUMBER: ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF TRUSS-JOIST WEYERHAEUSER FOR MICROLAM LAMINATED VENEER LUMBER, OR ENGINEER-APPROVED EQUAL. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE TRUSS-JOIST WEYERHAEUSER PRODUCT GUIDE, LATEST EDITION. LAMINATED VENEER PRODUCTS TO CONFORM TO THE ICC ES ESR-1387 REPORT.
- 14. ALL FASTENER WHICH ARE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.

WOOD SHEATHING

- 1. CONTRACTOR TO TAKE CARE TO PROTECT ALL OSB SHEATHING FROM WATER DAMAGE. ANY OSB EXPOSED TO SIGNIFICANT MOISTURE, SHALL BE ASSESSED BY BUILDING INSPECTOR OR REPLACED
- 2. ROOF SHEATHING: 9/16" w/ SPAN RATING 32/16 OSB TYP. (U.N.O.)
- 2.1.1. EDGE BLOCKING OF UNSUPPORTED EDGES OF PLYWOOD SHEATHING ONLY REQUIRED WHERE NOTED ON PLANS. PLYCLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MIDSPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.
 2.1.1. TYPICAL NAILING SHALL BE 10D @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND
- 10D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.). FLOOR SHEATHING: 3/4" T&G TYP (U.N.O.)
- 3.0.1. EDGE BLOCKING OF UNSUPPORTED EDGES OF PLYWOOD SHEATHING ONLY REQUIRED WHERE NOTED ON PLANS IN WHICH CASE T&G PLYWOOD SHALL BE USED.
 3.0.2. TYPICAL NAILING SHALL BE 10D @ 6" O.C. AT SUPPORTED EDGES, AND OVER SHEAR WALLS AND
- 10D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.) USE RING SHANK NAILS.
 3.0.3. ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE T&G PANELS. GLUE SHALL MEET THE REQUIREMENTS IN THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAT BE APPLIED MANUALLY OR WITH PNEUMATIC OR ELECTRIC
- EQUIPMENT. 4. WALL SHEATHING: 7/16" OSB TYP.
- 4.1. SEE SHEAR WALL SCHEDULE ON PLAN FOR ADDITIONAL WALL SHEATHING REQUIREMENTS.
 4.2. TYPICAL NAILING SHALL BE 8D @ 6" O.C. ALL EDGES, AND 8D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.) WHERE PLYWOOD SHEATHING IS USED ON SHEAR WALLS, SEE SCHEDULES.

EPOXY ANCHORS

1. ACCEPTABLE MANUFACTURERS (EPOXY TYPE):

- 1.1. HILTI...... HIT-HY 200
- SIMPSON...... SET-XP
 ANCHOR INSTALLATION:
- 2.1. DRILL HOLE TO THE EMBEDMENT DEPTH NOTED ON PLANS. DRILL BIT DIAMETER TO BE DETERMINED PER ANCHOR DIAMETER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2.2. INSTALL ANCHORS PER MANUFACTURER'S REQUIREMENTS. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, HOLE PREPARATION, EPOXY PROPORTIONS AND QUANTITIES, INSTALLATION TEMPERATURE, AND CURE TIMES.
- 2.3. CLEAR OUT ALL DUST AND FRAGMENTS FROM THE HOLE PRIOR TO INJECTION OF EPOXY USING A BRUSH AND COMPRESSED AIR. COMPRESSED AIR TO BE INJECTED INTO THE HOLE USING A WAND TO BLOW THE DUST FROM THE BACK OF THE HOLE FORWARD THROUGH THE OPENING. ENSURE ALL DUST HAS BEEN REMOVED PRIOR TO INJECTING EPOXY.
- 2.4. INJECT EPOXY INTO HOLE. AMOUNT OF EPOXY TO BE DETERMINED BY MANUFACTURER'S REQUIREMENTS FOR ANCHOR DIAMETER AND EMBEDMENT DEPTH.
- 2.5. INSERT ANCHOR AND TWIST 1/2 ROTATION UNLESS NOTED OTHERWISE IN INSTALLATION
- INSTRUCTIONS.
- 2.6. REMOVE EXCESS EPOXY FROM SURFACE.2.7. ALLOW EPOXY TO CURE PER MANUFACTURER'S SPECIFICATIONS.

SHOP DRAWINGS

- 1. ALL ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE CERTIFICATION STAMP AND SIGNATURE OF A QUALIFIED PROFESSIONAL ENGINEER WHO IS LICENSED IN THE STATE OF UTAH.
- 2. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE FOLLOWING ITEMS: NOT APPLICABLE.

GENERAL INSPECTION

- 1. THE ITEM MARKED WITH "●" IN THE SPECIAL INSPECTION SCHEDULE SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY
- CONTINUOUS SPECIAL INSPECTION MEANS THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION MEANS THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING-SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK PER IBC SECTION 202.
 PERIODIC - OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED
- PENDING THESE INSPECTIONS.
- 4. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS, AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. ANY ITEMS WHICH FAIL TO COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, ARCHITECT, AND ENGINEER PRIOR TO COMPLETION OF THAT PHASE OF WORK.
- AND ENGINEER FRIOR TO COMPLETION OF THAT PHASE OF WORK.
 ANY CONSTRUCTION OR MATERIAL THAT HAS FAILED INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
 CONTRACTOR SHALL READ AND UNDERSTAND THEIR DUTIES IN THE SPECIFICATION AND UNDER THE
- BUILDING CODE FOR SPECIAL INSPECTIONS AND COORDINATE AS NECESSARY THE OWNER'S RESPONSIBILITIES.7. THE SPECIAL INSPECTORS SHALL BE PROVIDED AND SHALL ONLY USE APPROVED SHOP DRAWINGS.
- SPECIAL INSPECTION REPORTS ARE TO BE SUBMITTED IMMEDIATELY TO THE EOR, ARCHITECT, AND CONTRACTOR DAILY WHEN INSPECTIONS ARE PERFORMED.
 THE GENERAL CONTRACTOR SHALL PROVIDE TIMELY NOTICE TO THE SPECIAL INSPECTOR AND
- 9. THE GENERAL CONTRACTOR SHALL PROVIDE TIMELY NOTICE TO THE SPECIAL INSPECTOR AND SUFFICIENT TIME FOR THE INSPECTOR TO PERFORM THEIR INSPECTION.

GENERAL INSPECTION COMMENTS

- 1. QUALITY CONTROL SHALL BE PROVIDED BY THE FABRICATOR AND ERECTOR.
- QUALITY ASSURANCE SHALL BE PROVIDED BY OTHERS WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION, APPLICABLE BUILDING CODE, PURCHASER, OWNER, OR ENGINEER OF RECORD.
 NONDESTRUCTIVE TESTING SHALL BE PERFORMED BY THE AGENCY OR FIRM RESPONSIBLE FOR
- QUALITY ASSURANCE, EXCEPT AS PERMITTED IN ACCORDANCE WITH SECTION N7.
- INSTALLATION PROCEDURES AS SPECIFIED IN TABLE N5.6-2 ARE NOT APPLICABLE. THE QCI AND QAI NEED NOT BE PRESENT DURING THE INSTALLATION OF FASTENERS IN SNUG-TIGHT JOINTS.
 OBSERVATION OF BOLTING OPERATIONS SHALL BE THE PRIMARY METHOD USED TO CONFIRM THAT THE MATERIALS, PROCEDURES AND WORKMANSHIP INCORPORATED IN CONSTRUCTION ARE IN

CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE PROVISIONS OF THE RCSC

- SPECIFICATION.
 PERIODIC SPECIAL INSPECTION IS ALLOWED FOR VERIFICATION OF THE WELDABILITY OF REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS, AND SHEAR REINFORCEMENT. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR WELDING OF OTHER ASTM A 706 REINFORCING STEEL NOT INCLUDED IN THE CONTINUOUS SPECIAL INSPECTION REQUIREMENTS NOTED
- ABOVE.
 7. SPECIAL INSPECTION IS NOT REQUIRED FOR CONCRETE ISOLATED SPREAD FOOTINGS, CONTINUOUS CONCRETE FOOTINGS, NON-STRUCTURAL CONCRETE SLABS, FOUNDATION WALLS, DRIVEWAYS, PATIOS, AND SIDEWALKS PROVIDED THE REQUIREMENTS OF IBC 1705.3 ARE MET.
- EPOXY AND EXPANSION ANCHORS INTO MASONRY OR CONCRETE MAY BE USED ONLY WHEN APPROVED BY ARCHITECT. AND/OR ENGINEER
 PERFORM AIR, SLUMP AND TEMP. TESTS WHEN CONCRETE SAMPLES ARE CAST.
- PERFORMAIN, SLUMP AND TEMP. TESTS WHEN CONCRETE SAMPLES ARE CAST.
 WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSPECTED TO DETERMINE THAT THICKNESS AND GRADE ARE IN COMPLIANCE WITH APPROVED BUILDING PLANS AND CONSTRUCTION OF PANEL SHEATHING IS IN COMPLIANCE WITH PERMITTED PLANS.
- SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, WOOD DIAPHRAGMS, INCLUDING NAILING, & BOLTING, AND OTHER FASTENING TO OTHER COMPONENTS WHERE THE SPACING OF THE SHEATHING FASTENERS IS GREATER THAN 4"O.C..
- 12. SPECIAL INSPECTION OF SOILS SHALL REFERENCE THE APPROVED SOILS REPORT TO DETERMINE COMPLIANCE. WHERE SOILS REPORT IS NOT PROVIDED SPECIAL INSPECTIONS ARE REQUIRED TO VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D 1557.

BASIS OF DESIGN

5. FOUNDATION DESIGN:

1. GOVE	RNING BUILDING CODE: IBC 2021, ACI 318-19, NDS 2018, ASCE 7-16
1.1.	RISK CATEGORY II
2. ROOF	LOADS:
2.1.	ground snow: 60 psf
2.2.	ROOF SNOW: 40 PSF
2.3.	DEAD LOAD: 15 PSF
3. SEISM	IC FORCES
3.1.	SEISMIC IMPORTANCE FACTOR: I
3.2.	SITE CLASS: D-DEFAULT
3.3.	SEISMIC DESIGN CATEGORY: D
3.4.	MAPPED SPECTRAL RESPONSE ACCELERATIONS: S _S =107.1 %g , S ₁ =38.
3.5.	SPECTRAL RESPONSE COEFFICIENTS: S _{DS} =0.857, S _{D1} =0.494
3.6.	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
3.7.	SEISMIC FORCE RESISTING SYSTEM: WOOD SHEAR WALLS
3.8.	RESPONSE MODIFICATION FACTOR: R=6.5
3.8.	SEISMIC RESPONSE COEFFICIENT: $C_s=0.132$
4. WIND	DESIGN:
4.1.	WIND EXPOSURE: C

4.2. BASIC WIND SPEED: 103 MPH 3 SECOND GUST

5.1. SOIL BEARING PRESSURE: 1500 PSF (PRESCRIPTIVE)

5.2. FROST DEPTH: 40 IN. (CONFIRM W/LOCAL GOVERNING ORDINANCES)

A Construction of the second s



GENERAL

- THE GENERAL STRUCTURAL NOTES ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL GOVERN OVER THE GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
 TYPICAL DETAILS AND SECTIONS CUT ON PLAN, OR NOT CUT ON PLAN, BUT ONLY FOUND IN THE
- THE ARCHITECT DRAWINGS ARE THE PRIME DRAWINGS. THE STRUCTURAL DRAWINGS ARE
- SUPPLEMENTARY TO AND MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL COMPARE ARCHITECTURAL DRAWINGS FOR POTENTIAL DISCREPANCIES. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE RESOLVED BEFORE PROCEEDING WITH ANY CONSTRUCTION. IN THE CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE DESIGNER WITHOUT ADDITIONAL COST TO THE OWNER.
- 4. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND ALL TRADE ELEMENTS BEING INTEGRATED INTO STRUCTURAL SYSTEM. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM DUE TO TRADE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEER.
- 5. DRAWINGS AND DETAILS HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM; HOWEVER CONTRACTOR/SUPPLIERS SHOULD NOT SCALE PLANS OR DETAILS FOR DIMENSIONAL INFORMATION.
- THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS WITH SITE CONDITIONS. THE ARCHITECT AND ENGINEER SHOULD BE INFORMED OF ANY DISCREPANCIES IF THEY OCCUR.
 THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT FOR ARCHITECT AND/OR
- ENGINEER APPROVAL BEFORE PROCEEDING WITH AND SUBSTITUTIONS, MODIFICATIONS, OR CHANGES.
 THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTIVITIES UNDER CONTROL OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF ALL
- CONSTRUCTION, INCLUDING CONSTRUCTION OF ALL STRUCTURAL ELEMENTS.
 9. THE CONTRACTOR MUST PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS UNTIL THE COMPLETION OF THE STRUCTURAL SYSTEM NEEDING SUCH TEMPORARY SUPPORT.
- 10. OBSERVATION VISITS TO THE SITE BY ARCHITECT'S/ENGINEER'S REPRESENTATIVES SHALL NOT BE CONSIDERED AN INSPECTION NOR CONSIDERED AS AN APPROVAL OF CONSTRUCTION.
- 11. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND SHALL NOT PROCEED WITH THE WORK INVOLVED UNTIL THE INSPECTIONS HAVE BEEN COMPLETED AND THE WORK APPROVED BY THE INSPECTING AGENCY.
- 12. ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY IN AND AROUND THE JOB SITE, INCLUDING ADJACENT PROPERTIES. REGARDLESS OF INDICATIONS IN THESE DOCUMENTS, FOLLOW PRESCRIBED REQUIREMENTS BY OSHA OR OTHER REGULATORY AGENCIES.

DEFERRED SUBMITTALS

- DEFERRED SUBMITTAL IS THE DESIGN UNDERTAKEN BY THE CONTRACTOR IN RESPONSE TO THE DELEGATED DESIGN. DEFERRED SUBMITTALS MAY BE COMPOSED OF DRAWINGS, DETAILS, AND PRODUCT INFORMATION TO FULFILL THE DELEGATED DESIGN.
- THE PRIME AOR AND/OR EOR MUST APPROVE THE DEFERRED SUBMITTAL BEFORE ANY DELGATED DESIGN WORK MAY BE INSTALLED.
- 3. THE FOLLOWING ITEMS SHALL BE ISSUED AS DEFERRED SUBMITTALS FOR THIS PLAN SET: NOT APPLICABLE.
- 4. ALL ITEMS ISSUED AS DEFERRED SUBMITTALS SHALL BE ISSUED A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION AND SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED FOR GENERAL CONFORMANCE TO THE DRAWINGS BY THE GENERAL CONTRACTOR, THE STRUCTURAL ENGINEER OF RECORD, AND THE BUILDING OFFICIAL. A COPY OF THE DEFERRED SUBMITTAL SHALL BE FORWARDED TO THE CITY AFTER THE STRUCTURAL ENGINEER OF RECORD HAS REVIEWED THE DOCUMENTS AND PRIOR TO ERECTION OF THE DEFERRED SUBMITTAL ITEMS.

STRUCTURAL SHEET INDEX

-	
SHEET NUMBER	SHEET TITLE
S001	GENERAL STRUCTURAL NOTES
S101	FOOTING AND FOUNDATION PLAN
S201	ROOF FRAMING PLAN
S301	FOOTING AND FOUNDATION DETAILS
S401	FRAMING DETAILS

DESIGNER

TOT TARA DUDLEY INTERIORS

J3 RANCH

PROJECT

4462 North 3300 East, Liberty, UT 84310

ISSUE STATUS

PERMIT SET

ISSUE DATE

MAY 3, 2024

SHEET REVISIONS No. DATE DESCRIPTION Image: Constraint of the second se

SHEET TITLE

GENERAL STRUCTURAL NOTES

SHEET NUMBER

5001

SCALE: NO SCALE



WOOD HOLDOWN SCHEDULE				
MARK HARDWARE		DESCRIPTION		
H1	HDU2	5/8" DIA. THREADED ROD, EPOXY SET-3G w/ 8" EMBED		
HOLDOWN MARK		 HOLDOWN NOTES: 1. HOLDOWN SHALL BE ALIGNED WITH END, CORNER OF OF OPENING OF SHEARWALL ABOVE. 2. USE STAINLESS STEEL ANCHORS AND BOLTS WHERE HARDWARE CONTACTS PRESSURE TREATED LUMBER 3. INCREASE FOOTING THICKNESS AND/OR WIDTHS AS NECESSARY TO ACCOMMODATE ANCHOR EMBED AND DISTANCES. 		

			FOUNDA	TION NOTES		
MIN. POST	1. SEE SHEET S001 FOR FOUNDATION REQUIREMENTS NOT LISTED HERE OR ON PLANS					
(2)2X	2. CONTRACTOR TO FIELD VERIFY ALL ASSUMED CONDITIONS & CONTACT ENGINEER OF RECORD WHENEVER DISCREPANCIES APPEAR.					MISSION
	3. CONT WALL CONF	RACTOR TO ASSU AND TOP OF FOO IRMED W/ ARCHIT	ME RESPONSIBILITY TING ELEVATIONS. / ECTURAL PLANS	Y FOR ALL INFORMATION RE ALL TOW AND TOF FOOTING	EGARDING TOP OF G ELEVATIONS TO BE	
R EDGE	7222 S. CHRISTALEE WEST JORDAN, UT 84 4. CENTER SPOT FOOTINGS ABOUT COLUMNS AND CENTER CONTINUOUS FOOTINGS ABOUT WALLS.					WEST JORDAN, UT 84084 801-979-1774 MISSIONSTRUCTURAL.COM
?.	5. ALL W LUMB	'OOD IN CONTACT ER. THIS INCLUDE	" w/ CONCRETE OR I ES, BUT IS NOT LIMI	MASONRY MUST BE TREAT TED TO, SILLPLATES AND L	ED OR REDWOOD EDGERS.	SCRESSIONAL ENCLUSION
D EDGE	6. ALL FOOTINGS TO BE PLACED ON UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL.					No. 12885814 COURTNEY R. FLEMING 05/03/2024
		A١	ICHOR BC	LT SCHEDUL	.E	
	SW TYPE	SILL PLATE	ANCHOR BOLT SPACING	<u>KEYED NOTES:</u> 1. 5/8" SIMPSON		
	$\langle 1 \rangle$	2x	30''	TITEN HD ANCHOR BOLT (5-1/2" MIN	1/2" MAX	-
	2	2x	20''	EMBED). 2. PLATE WASHER 3x3x0.229" (1" ANGLED SLOTTED HOLE PERMITTED)		
	$\langle 3 \rangle$	3x OR (2) 2x	18"			
	$\langle 4 \rangle$	3x OR (2) 2x	14"			
	 <u>SILL PLATE NOTES:</u> 1. (2)2x PLATES TO BE STITCHED- NAILED WITH (2) 16d @ 6" O.C 2. STAINLESS NAILING REQUIRED INTO TREATED SILLPLATES, OR USE BORATE TREATED SILLPLATE. 			3. SILL PLATE PER SHEAR WALL SCHEDULE ON FRAMING PLANS.		DESIGNER
	PLAN LEGEND					
	MARK	НАТСН		NOTE		
	OB AREA OF O					
	BW	N/A	INTERIOR BEARING WALL			
			εοι ινιρατι			
	FOUNDATION BLOCKING OUT FOR CONCRETE SLAB POUR OVER					PROJECT

DENOTE: EXISTING STRUCTURAL ELEMENT

(E) N/A

J3 RANCH

4462 North 3300 East, Liberty, UT 84310

ISSUE STATUS

PERMIT SET

ISSUE DATE

MAY 3, 2024



SHEET TITLE

FOOTING AND FOUNDATION PLAN

SHEET NUMBER





WOOD BEAM NOTES

- 1. SEE FRAMING DETAIL SHEET FOR KING STUD SCHEDULE.
- 2. ALL BEAMS/HEADERS IN WALL OPENINGS TO BEAR ON (1)TRIMMER, OR PER COLUMN
- CALLED OUT ON PLAN. 3. AT BEAM TO BEAM CONNECTIONS, USE TOP-MOUNT HANGERS OR HEAVY DUTY FACE
- MOUNT HANGER.
- 4. ALL BUILT UP BEAMS TO BE DF#2 OR BETTER, U.N.O. ON PLAN.
- 5. ALL SOLID TIMBER BEAMS TO BE DF#1 OR BETTER, U.N.O. ON PLAN.
- 6. ALL LVLS TO BE MICROLOLAM LVL 2.0E OR EQUIVILENT.
- 7. SIMPLE SUPPORTED GLULAM BEAMS TO BE DF24F-V4. CANTILEVERED TO BE 24F-V8

GENERAL FRAMING NOTES

1. SEE SHEET S001 FRAMING REQUIREMENTS NOT LISTED HERE OR ON THE PLANS.

- . CONTRACTOR TO FIELD VERIFY ALL ASSUMED CONDITIONS AND CONTACT ENGINEER OF RECORD WHENEVER DISCREPANCIES COME UP. . ALL EXTERIOR & INTERIOR BEARING WALLS SHALL BE FRAMED WITH 2x6 D.F. #2 STUDS @
- 16" O.C., TYPICAL U.N.O., THICKNESS OF INDIVIDUAL WALLS SHALL BE DETERMINED BY ARCHITECT.
- 4. ALL VERTICAL WINDOW MULLIONS IN WALLS w/ AN UNBRACED HEIGHT GREATER THAN 12'-0" SHALL BE FRAMED w/ (2) 2x6 D.F. #2 STUDS, OR (2) 2x6 LSL STUDS, U.N.O. ON PLANS.
- . ENGINEERED LUMBER MUST NOT BE USED IN EXTERIOR APPLICATIONS UNLESS ADEQUATELTY WEATHERPROOFED. 6. WATERPROOFING IS THE RESPONSABILTY OF THE ARCHITECT AND/OR CONTRACTOR

WOOD COLUMN NOTES

- 1. AT WALL OPENINGS, BUILD UP TRIMMERS PER COLUMN CALL OUT ON PLAN
- 2. _____ DENOTES POINT LOAD BELOW, (2)2x6 MIN.
- 3. _____ DENOTES POINT LOAD ABOVE, (2)2x6 MIN.
- 4. ALL BUILT UP COLUMNS TO BE DF#2 OR BETTER, U.N.O. ON PLAN.
- 5. ALL SOLID POSTS TO BE DF#1 OR BETTER, U.N.O. ON PLAN.
- 6. FOR OPENINGS 4' OR LESS, IF COLUMN IS NOT SPECIFIED ON PLAN, ONLY ONE TRIMMER IS REQUIRED.

WOOD SHEAR PLAN NOTES

- SEE SHEETS S001 FOR SHEAR FRAMING REQUIREMENTS NOT LISTED HERE OR ON THE PLANS.
- AT A MINIMUM, UNLESS NOTED OTHERWISE, EXTERIOR FRAMED WALLS SHALL BE SHEATHED AS TYPE '1' SHEARWALLS.
- SHEARWALL DENOTED AS SUCH,
- 〈 # 〉→
- ALL INTERIOR SHEARWALLS SHALL EXTEND TO BOUNDARY PLATE SHEATHING. OR THROUGH A DETAILED TRANSFER. SEE PLANS FOR DETAILS CALLOUTS AND SEE DETAIL

WOOD SHEARWALL SCHEDULE					
TYPE	PANEL EDGE NAIL SPACING	PANEL EDGE STUDS	16ga. STAPLE ALTERNATE 1" STUD PENETRATION EDGE SPACING	SIMPSON CLIP ANGLE SPACING	
$\langle 1 \rangle$	6''	2x	4''	A35 @ 32" O.C.	
$\langle 2 \rangle$	4''	2x	2-1/2"	A35 @ 24" O.C.	
$\langle 3 \rangle$	3" (STAGGERED)	3x OR (2) 2x	NOT ALLOWED	A35 @ 16" O.C.	
$\langle 4 \rangle$	2" (STAGGERED)	3x OR (2) 2x	NOT ALLOWED	A35 @ 12" O.C.	

	PLAN LEGEND		
MARK	НАТСН	NOTE	
OB		AREA OF OVER BUILD	
BW	N/A	INTERIOR BEARING WALL	
		EXISTING WALL	
	\searrow	FOUNDATION BLOCKING OUT FOR CONCRETE SLAB POUR OVER	
(E)	N/A	DENOTE: EXISTING STRUCTURAL ELEMENT	







J3 RANCH

PROJECT

4462 North 3300 East, Liberty, UT 84310

ISSUE STATUS

PERMIT SET

ISSUE DATE

MAY 3, 2024

SHEET REVISIONS						
No.	DATE	DESCRIPTION				

SHEET TITLE

ROOF FRAMING PLAN

SHEET NUMBER

S201

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

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1 EXTERIOR FOUNDATION WALL S301

2 RETROFIT ANCHOR AND HOLDOWN

SCALE: NO SCALE

S301

SHEET TITLE

FOUNDATION DETAILS

SHEET NUMBER

ISSUE DATE

MAY 3, 2024

SHEET REVISIONS

DATE

DESCRIPTION

PERMIT SET

ISSUE STATUS

4462 North 3300 East, Liberty, UT 84310

PROJECT

J3 RANCH

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DESIGNER DLE

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MISSION STRUCTURAL

7222 S. CHRISTALEE CT. WEST JORDAN, UT 84084 801-979-1774 MISSIONSTRUCTURAL.COM

ABBREVIATIONS: B.N. = BOUNDARY NAILING BOTH PER PLAN OR SCHEDULE

SHEARWALL PER PLAN.
 HOLDOWN/POST PER PLAN AND WOOD HOLDOWN SCHEDULE.
 THREADED ROD INSTALLED W/ SET-3G PER SCHEDULE.
 FOLLOW ALL MANUFACTURER INSTRUCTIONS.
 EXISTING FOUNDATION.

KEYNOTES:



KEYNOTES:

- 2x6 DF STUDS @ 16" O.C.,
 SEE FRAMING PLANS FOR SPECIAL CONDITIONS.
 ANCHOR BOLT PER SW SCHEDULE ON FOOTING AND FOUNDATION PLAN.

- TYPICAL SLAB ON GRADE.
 3.1. SEE ARCH PLAN TO CONFIRM RADIANT.
 3.2. SEE GSN FOR ADDITIONAL REQUIREMENTS.
- 4. FOUNDATION WALL PER PLAN. SEE FOOTING AND FOUNDATION FOUNDATION PLAN.
- 4.1. SEE GSN FOR ADDITIONAL REQUIREMENTS.
- SEE GSN FOR ADDITIONAL REQUIREMENTS.
 RIGID FOAM INSULATION PER ARCH.
 SEE FOOTING AND FOUNDATION PLAN FOR FOOTING REQUIREMENTS AND SCHEDULE.
 ALTERNATE BENDS AT FOOTING.
 FINISHED GRADE, SLOPED PER ARCH.
 IMPERVIOUS MEMBRANE PER ARCH.





3 S401 TYPICAL BUILT UP BEAM SECTION



5

BEAM OVER BEARING WALL



KEYNOTES:

3. BEAM PER PLAN.

6. KING STUDS.

DOUBLE 2x TOP PLATE.
 SEE GSN FOR FRAMING REQUIREMENTS.
 CRIPPLE STUDS WHERE OCCUR.

SIMPSON LCE POST CAP, ONE AT EACH END.
 WHERE WALL SHEATHING IS PRESENT AND IS CONTINUOUS ACROSS JOINT

BE OMITTED. 5. TRIMMER STUDS PER COLUMN SCHEDULE.

 6.1.
 (2) AT OPENINGS UP TO 6'-0"

 6.2.
 (3) AT OPENINGS 6'-1" TO 12'-0"

 6.3.
 (4) AT OPENINGS 12'-1" AND GRATER.

BETWEEN BEAM/KING STUDS, LCE CAN



<u>KEYNOTES:</u>

(2) ROWS 12d NAILS AT 12" o.c.
 (3) ROWS 12d NAILS AT 12" o.c.
 EACH SIDE STAGGERED
 (2) ROWS SDS SCREWS AT 16" o.c.
 EACH SIDE STAGGERED
 (2) ROWS 1/2" DIA. THRU BOLTS AT 16" O.C.



- WOOD BEAM PER PLAN.
 SIMPSON A35 (OR SIMILAR) ON EACH
- SIDE NAILED PER SPECS. 3. BUILD UP WOOD COLUMN PER PLAN.
- RIM BOARD.
 STRUCTURAL WALL SHEATHING.



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SHEET NUMBER

SHEET TITLE

FRAMING DETAILS