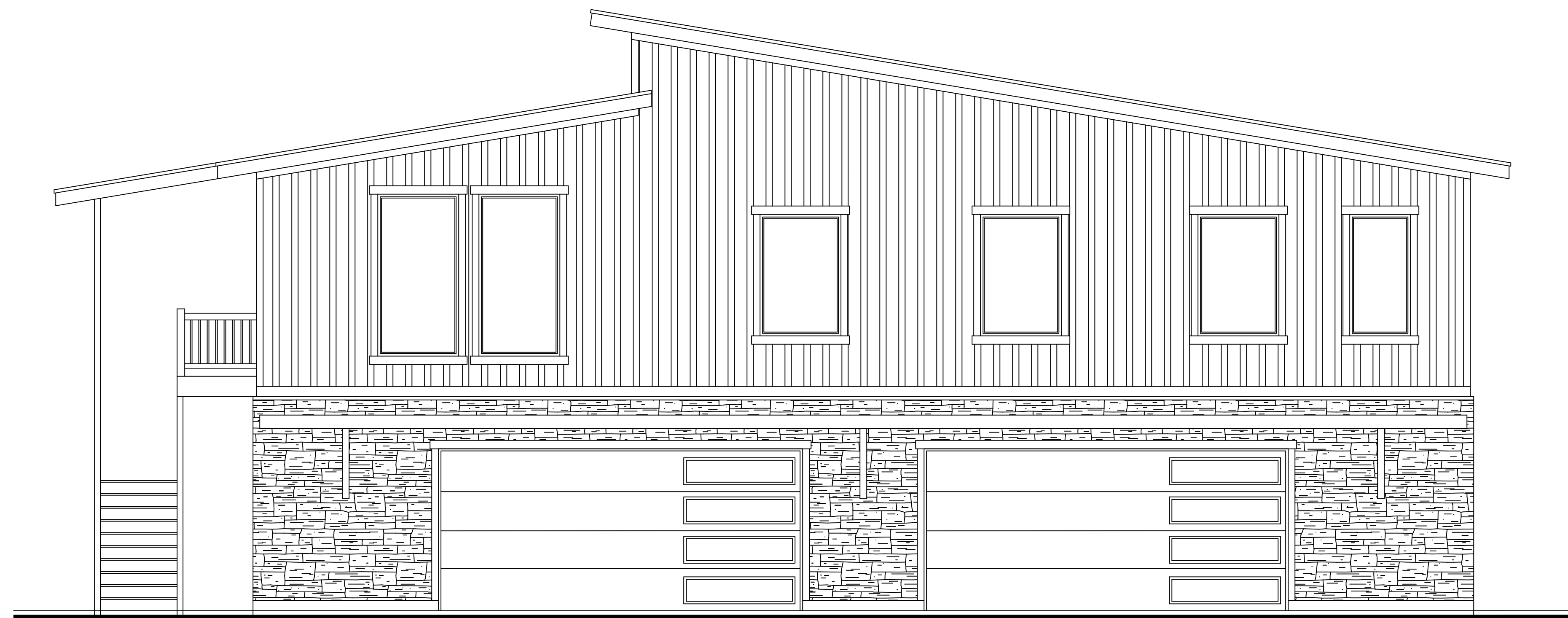


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 structural details of the building.



GENERAL NOTES:

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTIONS SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

BUILDING INFORMATION

BUILDER --
 OWNER BRACKEN RESIDENCE
 ADDRESS LOT # --, --
 --
 EDEN, UTAH

ENGINEER YORK ENGINEERING
 MORGAN, UTAH
 (801) 876-3501

SQUARE FOOTAGE:

MAIN LEVEL: 2,246 SQ. FT.
 LOWER LEVEL: 2,246 SQ. FT.
 TOTAL: 4,492 SQ. FT.

DRAWING INDEX:

- A1.0 COVER SHEET
- A1.1 GENERAL NOTES
- 9P.1 SITE PLAN
- B1.0 FND./FTG. PAGE
- B1.1 LOWER FLOOR PLAN
- B1.2 MAIN FLOOR PLAN
- C1.0 FRONT/REAR ELEVATION
- C1.1 LEFT/RIGHT ELEVATIONS
- E1.0 LOWER FLOOR ELEC./H.V.A.C. PLAN
- E1.1 MAIN FLOOR ELEC./H.V.A.C. PLAN
- F1.0 MAIN FLOOR FRAMING PLAN
- F1.1 ROOF FRAMING PLAN
- S1.0 SECTION PLANS

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIM	2-19-21
B	ISSUED FOR PRELIM	3-9-21

PLANNED FOR:
 BRACKEN RESIDENCE
 LOT #:
 ---- N WOLF CREEK DRIVE
 EDEN, UTAH

2253 N. 250 W.
 HARRISVILLE, UTAH,
 84040-9579
 JBDESIGN@GMAIL.COM

J. B. DESIGN'S
 AFFLUENT ARCHITECTURE

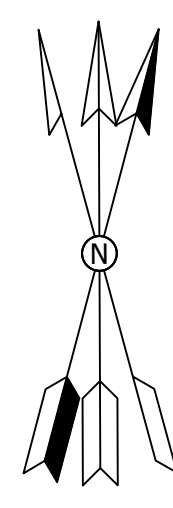
DATE:
 FEB. 9, 21

SHEET:
A1.0

PLAN NUMBER
R-2246-21UE

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SITE PLAN

REVISION	NO.	DESCRIPTION	DATE
A		ISSUED FOR PRELIM	2-19-21
B		ISSUED FOR PRELIM	3-9-21

PLANNED FOR:
BRACKEN RESIDENCE
LOT #:
---- N WOLF CREEK DRIVE
EDEN, UTAH

2253 N. 250 W
HARRISVILLE, UTAH,
80490-9579
JBDESIGNS9931@GMAIL.COM

J. B. DESIGN'S
AFFLUENT ARCHITECTURE



DATE:
FEB. 9, 21

SHEET:
SP.1

PLAN NUMBER
R-2246-21UE

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3'X3'X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O. SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE C516X3/2" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. (2) 16d OK FOR 2X6 HEADERS, USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4 X 6" SCREWS AT 14" O.C. EACH SIDE OF HEADER U.N.O. SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @ 12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MST48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O. SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE 1" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48 X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O. SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T+G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

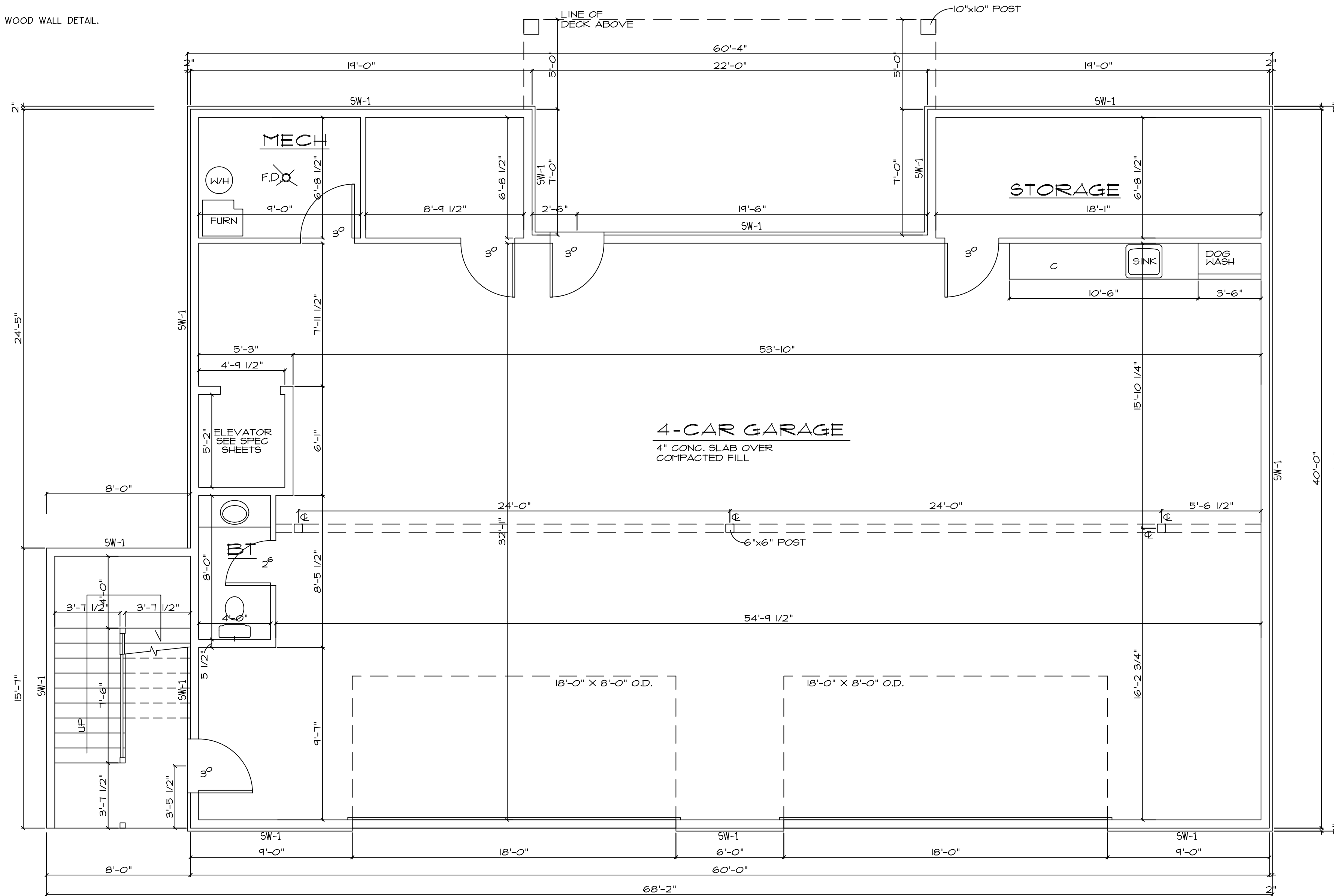
SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O. WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EQ.	BOTT. PL. TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
			EDGE	FIELD			
TYPICAL ⁴	7/16" ONE SIDE ²	8d	6" D.C.	12" D.C.	16G @ 3' D.C.	16d @ 6' D.C.	LTP4 OR A35 @ 16' D.C.
SW-1 ⁴	7/16" ONE SIDE ²	8d	4" D.C. ²	12" D.C.	16G @ 2' D.C.	16d @ 6' D.C.	LTP4 OR A35 @ 16' D.C.
SW-2 ³	7/16" ONE SIDE ²	8d	3" D.C. ²	12" D.C.	NOT ALLOWED	4" SDS SCREWS @ 8' D.C. ^{7,8}	LTP4 OR A35 @ 12' D.C.
SW-3 ³	7/16" ONE SIDE ²	8d	2" D.C. ²	12" D.C.	NOT ALLOWED	4" SDS SCREWS @ 8' D.C. ^{7,8}	LTP4 OR A35 @ 9' D.C.

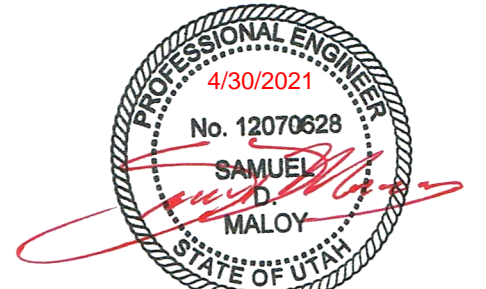
- NOTES:**
1. 1/2" GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1 WALLS.
 2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
 3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
 4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
 5. LAP SHEATHING 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
 6. NAILS TO BE COMMON OR GALVANIZED BOX.
 7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
 8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
 9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROUS EDGE NAILING.



FTG. / FOUND. PLAN
SCALE _____ 1/4"

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NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIM	2-19-21
B	ISSUED FOR PRELIM	3-3-21

PLANNED FOR:
BRACKEN RESIDENCE
LOT #:
---- N. WOLF CREEK DRIVE
EDEN, UTAH

J.B. DESIGN'S
2253 N. 250 W.
HARRISVILLE, UTAH
BOX 990-9579
JBDDESIGN931@GMAIL.COM

AFFLUENT ARCHITECTURE

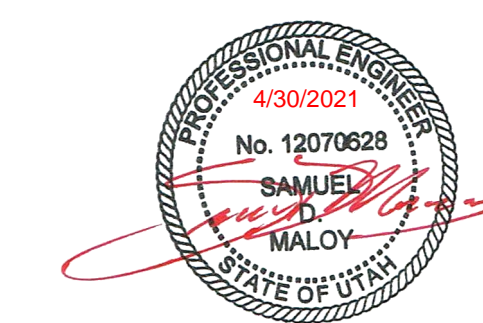
DATE:
FEB. 9, 21

SHEET:
B1.1

PLAN NUMBER
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HOLD-DOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE	
		STEM WALL	SLAB ON GRADE
LSTD8/ LSTD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTTS OR HDUS W/PAB5
HTTS AND HDUS	4X4 OR (2) 2X4	SB5/8X24	PAB5
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PABB (SEE PLAN)	SB1X30 OR PABB (SEE PLAN)
HDU14	6X6	SB1X30 OR PABB (SEE PLAN)	SB1X30 OR PABB (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. UNO. SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLD-DOWNS, USE THREADED ROD OF SAME
DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLD-DOWNS AT FOUNDATIONS WITH INTERLEVEL HOLD-DOWNS/STRAPS
ABOVE UNO. SEE PLAN.
4. DIMENSIONS TO HOLD-DOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLD-DOWNS WITH (2) ROWS EDGE
NAILING. (5. USE "RJ")
6. HOLD-DOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

FOOTING, FOUNDATION AND CONCRETE

- FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF UNO. SEE PLAN IF A PROJECT SOILS
REPORT HAS BEEN COMPLETED FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR
GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.
- CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5';
NOTIFY ENGINEER IF GRADE DROPS OVER 8" IN 24" (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE
MADE TO FOUNDATION AND FOOTINGS.
- ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF
2500 PSI MIN. UNO. 10 MEET STRENGTH REQUIREMENTS (SEE CALC.). NO SPECIAL INSPECTIONS REQUIRED UNO. SEE PLAN
HOWEVER, PER RC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO
GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.
- ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ALL STANDARDS AND PRACTICES.
- ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE
FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.
- OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE
CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.
- ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.
- STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.
- RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS. SEE PLAN.
- SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE UNO. SEE PLAN.
- TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE
AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL. PLATE.
- ALL FOUNDATION HOLD-DOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH
TO FULL HEIGHT KING STUDS UNO. SEE PLAN. PROVIDE WOOD POST AT EACH HOLD-DOWN PER THE HOLD-DOWN SCHEDULE.
DIMENSIONS TO HOLD-DOWN LOCATIONS MUST BE FIELD VERIFIED.
- FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS UNO. SEE PLAN.
- USE SAMPSON SET-UP EPOXY FOR CONCRETE ANCHORS UNO. SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON
ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.
- LAP REBAR 48 BAR DIAMETERS UNO. SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN
BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.
- LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS UNO. SEE PLAN FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT.
BARS FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.
- PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS UNO. SEE
PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND
BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK
AT END.
- PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS
AND ENDS.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE + SETBACK
REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE
PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER
DESIGN.

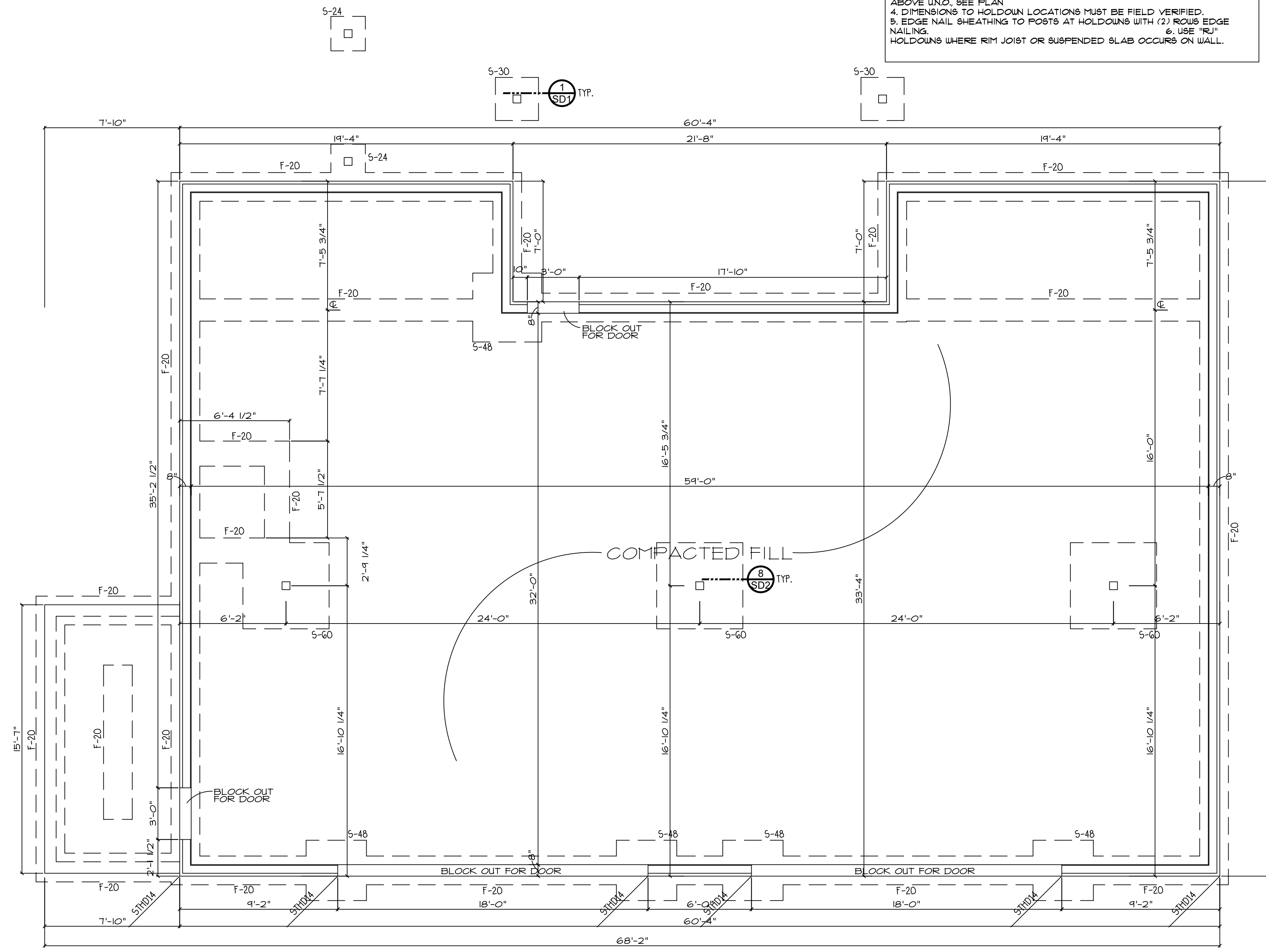
NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO
GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE,
CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY
REPORT TO YOUR ENGINEERING FOR REVIEW AND FURTHER DESIGN.

FOOTING SCHEDULE:				
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS
IS BOTTOM REINFORCING UNO. AND SHALL BE PLACED IN BOTTOM 1/2 OF
FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

3,000 PSI CONCRETE		FOUNDATION SCHEDULE				80,000 PSI STEEL	
MAXIMUM WALL HEIGHT FROM TO. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REIN.	HORIZONTAL WALL REIN.	MIN. WALL FOOTING SIZE AND REINFORCING	NOTES	SILL PLATE J-BOLTS, UNO. SEE PLAN 7" EMBEDMENT
2'-0" TO 4'-0"	NONE	8"	#4 @ 32" O.C.	#4 @ 14" O.C.	SEE PLAN		1/2" X 10" @ 32" O.C.
4'-0" TO 6'-0"	NONE	8"	#4 @ 14" O.C.	#4 @ 12" O.C.	(4) #4 X CONT.	SEE NOTE #4 BELOW	1/2" X 10" @ 32" O.C.
6'-0" TO 8'-0"	NONE	8"	#4 @ 14" O.C.	#4 @ 12" O.C.	(4) #4 X CONT.	SEE NOTE #4 BELOW	1/2" X 10" @ 32" O.C.
8'-0" TO 7'-0"	NONE	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(4) #4 X CONT. @ 12" O.C. TRANSVERSE	SEE NOTE #4 BELOW	1/2" X 10" @ 32" O.C.
7'-0" TO 8'-0"	FLOOR	8"	#4 @ 24" O.C.	#4 @ 18" O.C.	SEE PLAN		1/2" X 10" @ 32" O.C.
8'-0" TO 9'-0"	FLOOR	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	SEE PLAN		1/2" X 10" @ 32" O.C.
9'-0" TO 10'-0"	FLOOR	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	(3) #4 X CONT.	USE MIN F-24 FOOTING	1/2" X 10" @ 24" O.C.
10'-0" TO 11'-0"	FLOOR	8"	#4 @ 8" O.C.	#4 @ 12" O.C.	(3) #4 X CONT.	USE MIN F-30 FOOTING	1/2" X 10" @ 24" O.C.
11'-0" TO 12'-0"	FLOOR	8"	#4 @ 4" O.C.	#4 @ 12" O.C.	(4) #4 X CONT.	USE MIN F-36 FOOTING	1/2" X 10" @ 24" O.C.
12'-0"	REQ. ENGR.	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENGR.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL UNO. SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL
HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X 1/2" WASHER ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-0" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL
REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 4'-0" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITEN FOR SINGLE SILL PL. USE 8"
FOR DBL. SILL PL.
6. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
7. PERIODIC SPECIAL INSPECTIONS REQUIRED
ON 11'-0" TO 12'-0" FOUNDATION WALLS.



FTG. / FOUND. PLAN
SCALE _____ 1/4"

DATE	DESCRIPTION	ISSUED FOR PRELIM	ISSUED FOR PRELIM
2-19-21			
3-3-21			

PLANNED FOR:
BRACKEN RESIDENCE
LOT #:
---- N. WOLF CREEK DRIVE
EDEN, UTAH

2253 N. 250 W.
HARRISVILLE, UTAH
801-940-9579
JBDDESIGN@GMAIL.COM

J. B. DESIGN'S
AFFLUENT ARCHITECTURE

DATE:
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SHEET:
B1.1

PLAN NUMBER
R-2246-21UE

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. UNO. WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
			EDGE	FIELD			
TYPICAL ⁴	7/16" DNE SIDE ²	8d	6" O.C.	12" O.C.	16G @ 3' O.C.	16d @ 6" O.C.	LTP4 DR A35 @ 16" O.C.
SW-1 ⁴	7/16" DNE SIDE ²	8d	4" O.C. ²	12" O.C.	16G @ 2' O.C.	16d @ 6" O.C.	LTP4 DR A35 @ 16" O.C.
SW-2 ³	7/16" DNE SIDE ²	8d	3" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 DR A35 @ 12" O.C.
SW-3 ³	7/16" DNE SIDE ²	8d	2" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 DR A35 @ 9" O.C.

NOTES:

1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL. OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLD-DOWNS WITH (2) ROWS EDGE NAILING.

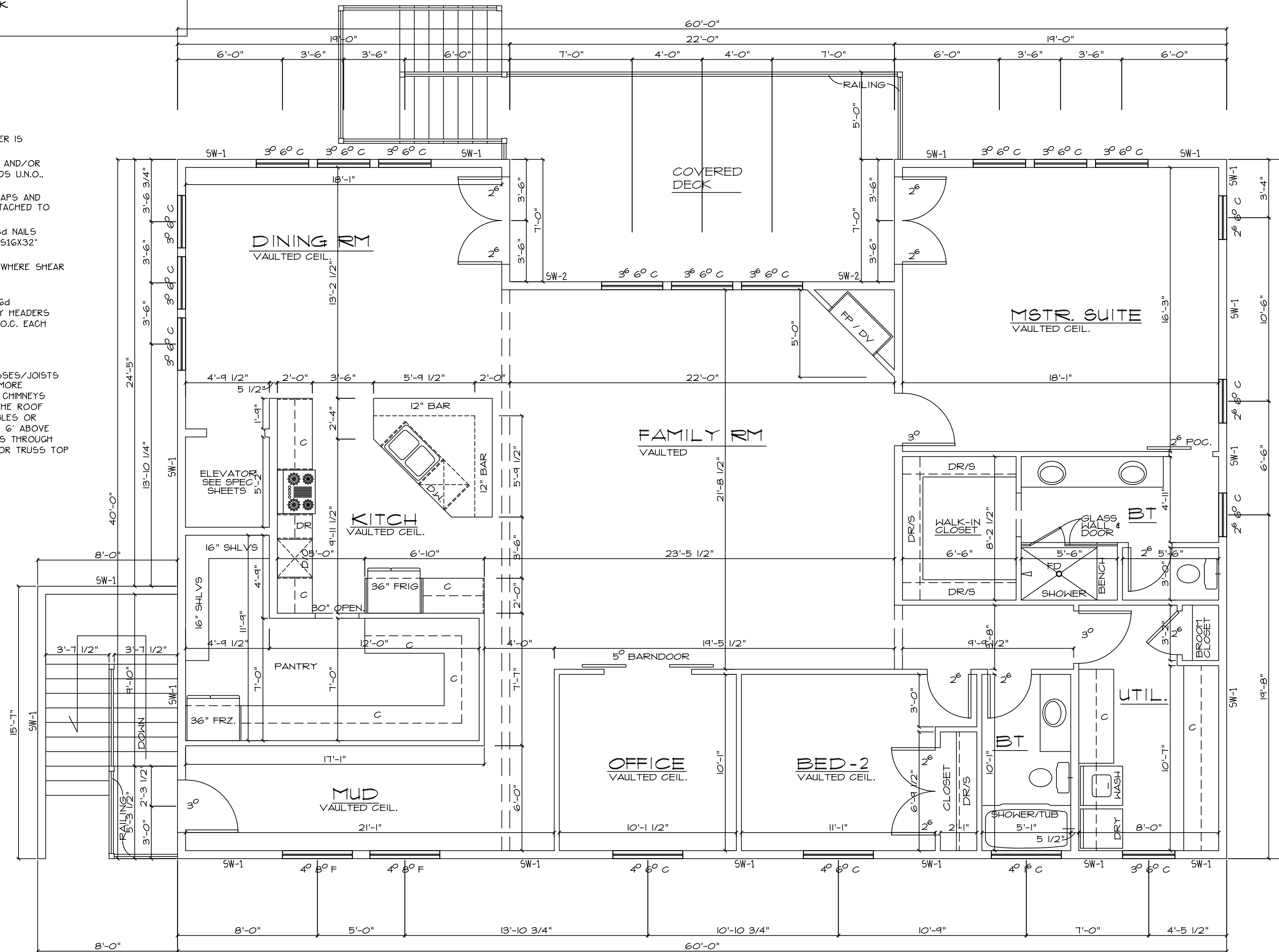
- SHEATHING NOTES**
1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
 2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS UNO. SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD P5-1.
 3. NAILS SHALL BE 1" MIN FROM SHEATHING EDGE.
 4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
 5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. UNO. SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNO. SEE PLAN.

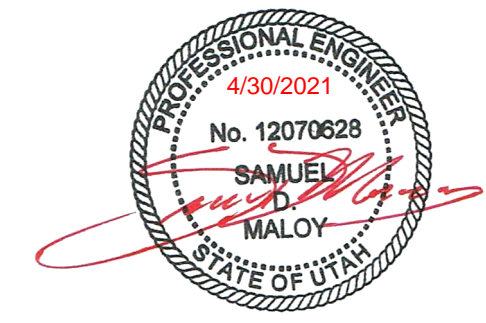
FLOOR SHEATHING: 3/4" T+G APA RATED 40/20 MIN. C48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING UNO. SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

- FRAMING NOTES**
1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD OUT WASHER.
 2. ALL FOUNDATION HOLD-DOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS UNO. SEE PLAN. PROVIDE WOOD POST AT EACH HOLD-DOWN PER THE HOLD-DOWN SCHEDULE.
 3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
 4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE UNO. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE C516X32" STRAP TO SPLICE PLATES, ALIGN WALL STUD WITH PLATE JOINTS.
 5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLD-DOWN STRAPS ARE INDICATED.
 6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. ((2) 16d OK FOR 2XG HEADERS). USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER UNO. SEE PLAN.
 7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
 8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
 9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2XG #12 O.C. USE LSL 2XG # 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED WITHIN 4' OF CHIMNEY TOP TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A M51G48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
 10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.



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NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIM	2-19-21
B	ISSUED FOR PRELIM	3-3-21

PLANNED FOR:
BRACKEN RESIDENCE
LOT #:
---- N. WOLF CREEK DRIVE
EDEN, UTAH

2253 N. 250 W.
HARRISVILLE, UTAH
BOX 990-9579
JBDDESIGN@GMAIL.COM

J. B. DESIGN'S
AFFLUENT ARCHITECTURE

DATE:
FEB. 9, 21

SHEET:
B1.2

NOTE:
2X6 EXTERIOR WALLS (5 1/2")
10'-0" WALLS HEIGHT (TYP)
WINDOWS SET @ 8'-0" (TYP)
UNLESS NOTED OTHERWISE.

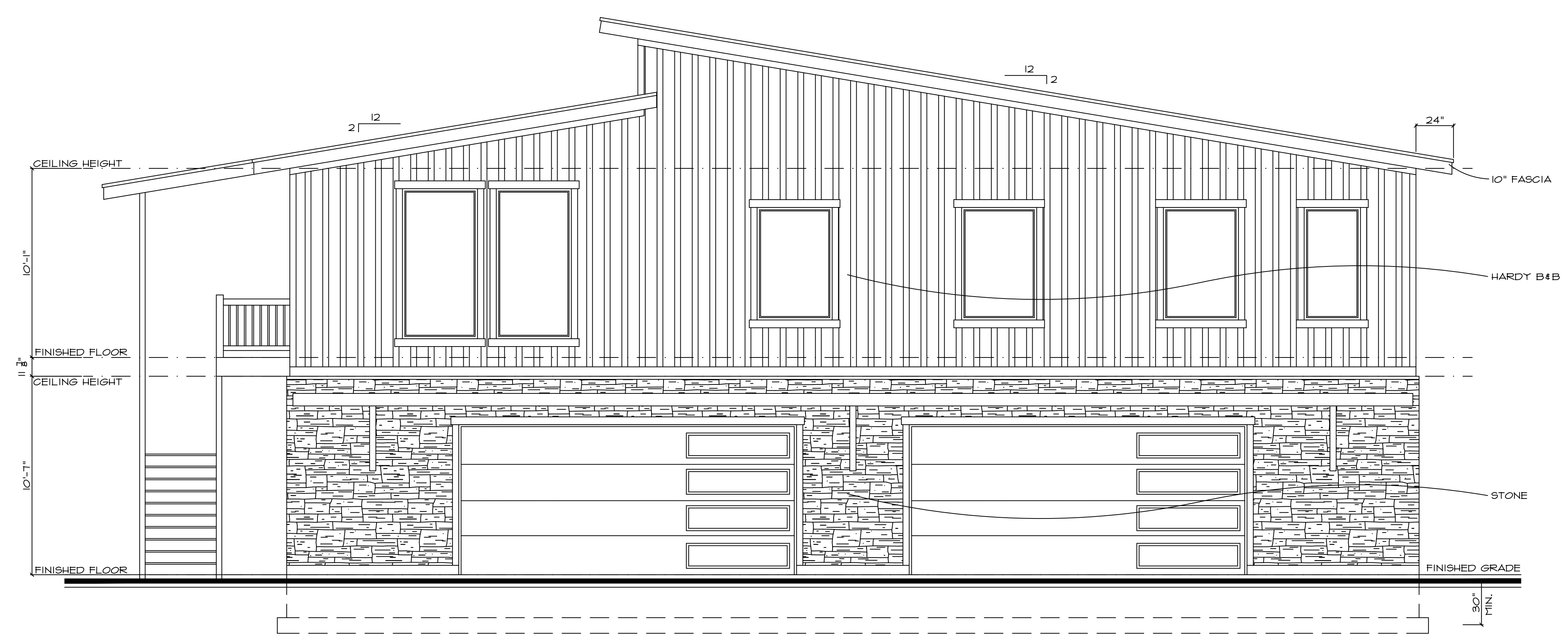
SQUARE FOOTAGE	
NAME	AREA
MAIN LEVEL	2,246
LOWER LEVEL	2,246
TOTAL	4,492
CVRD' DECK	268
CVRD' PATIO	268

MAIN FLOOR PLAN
SCALE 1/4"

PLAN NUMBER
R-2246-21UE

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FRONT ELEVATION
 SCALE 1/4"



REAR ELEVATION
 SCALE 1/4"

NO.	REVISION	DESCRIPTION	DATE
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PLANNED FOR:
BRACKEN RESIDENCE
 LOT #:
 ---- N. WOLF CREEK DRIVE
 EDEN, UTAH

2253 N. 250 W.
 HARRISVILLE, UTAH,
 84040-9579
 JBDESIGNS931@GMAIL.COM

J. B. DESIGN'S
 AFFLUENT ARCHITECTURE

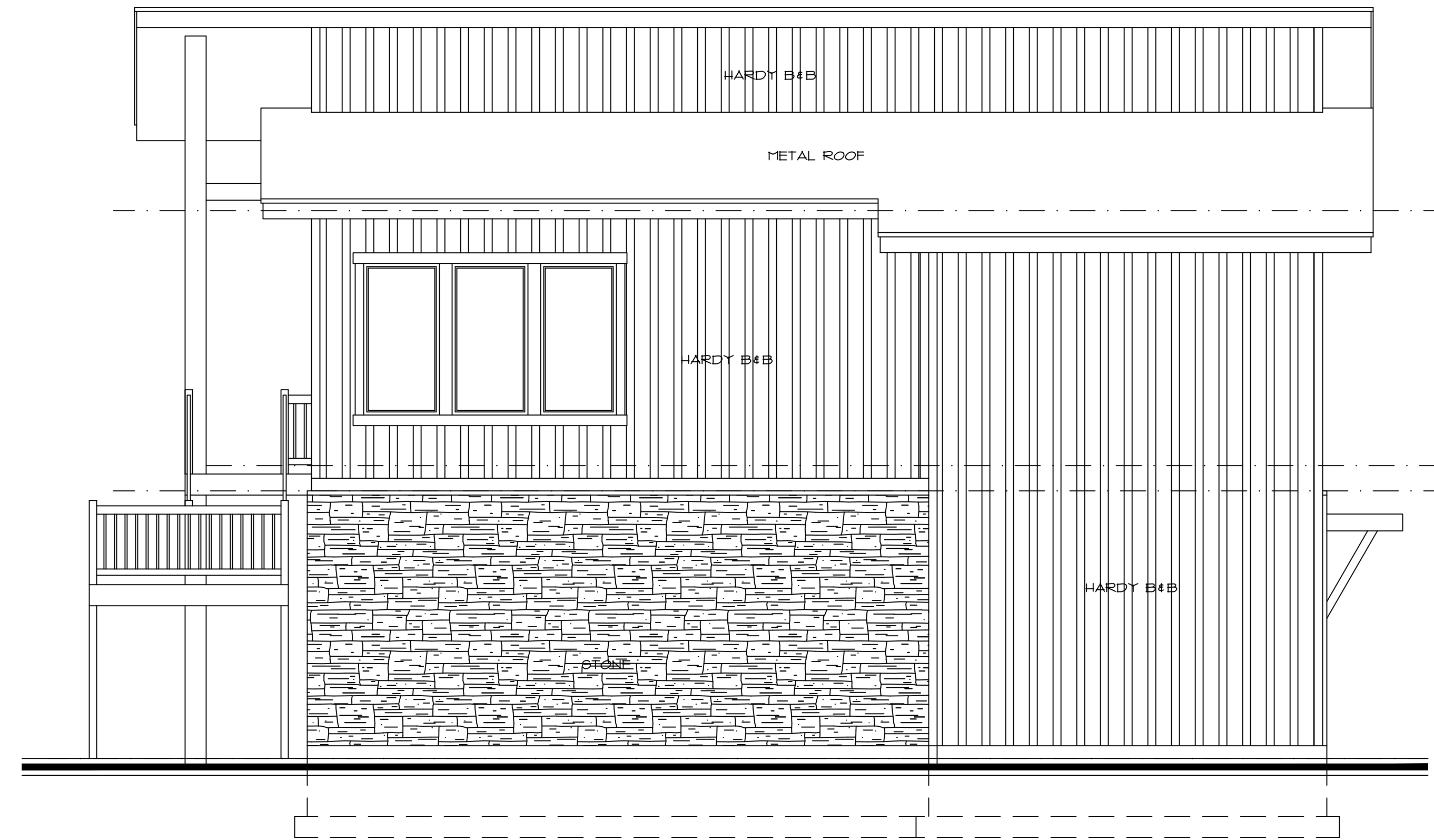
DATE:
 FEB. 9, 21

SHEET:
C1.0

PLAN NUMBER
R-2246-21UE

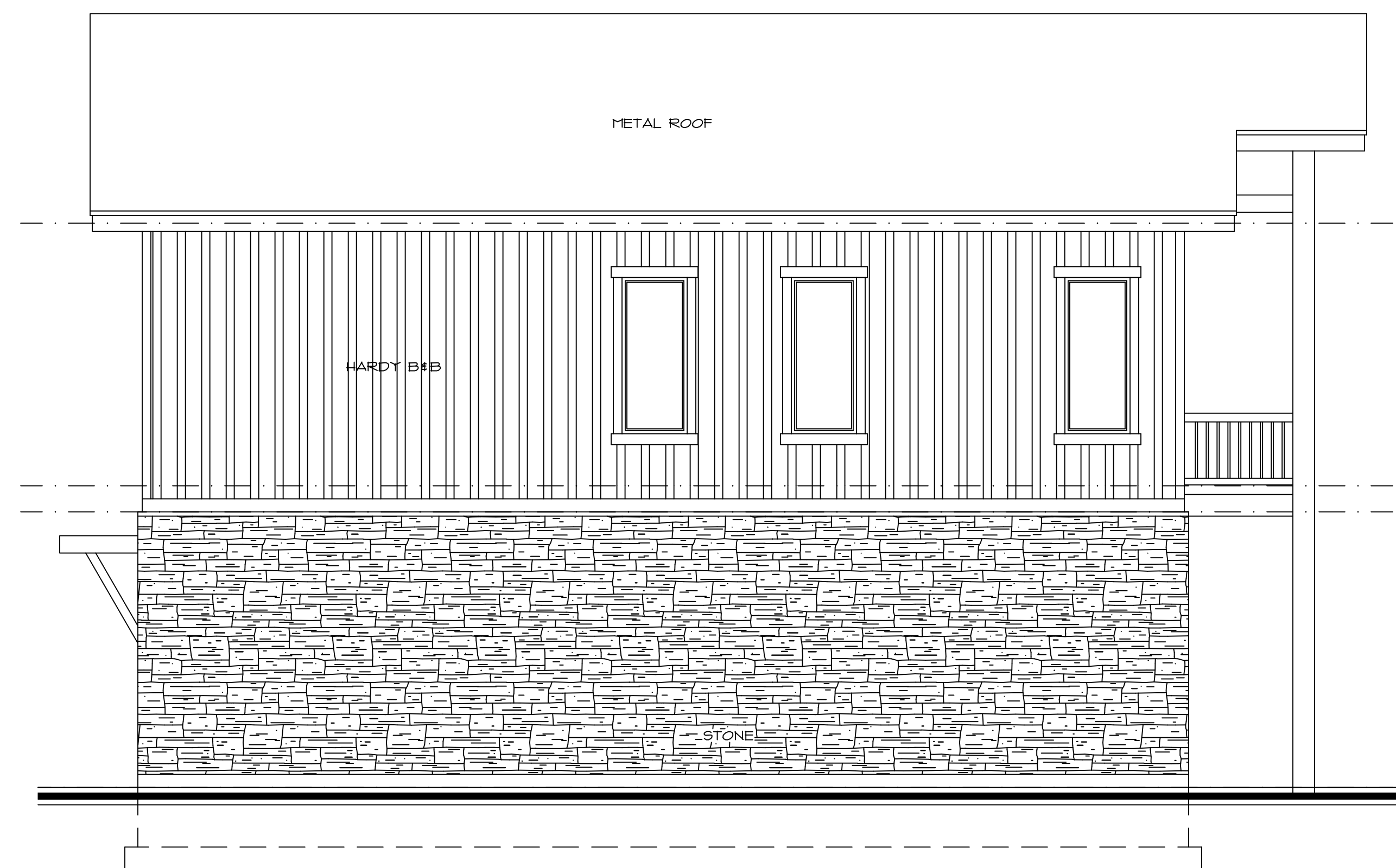
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LEFT ELEVATION

SCALE 1/4"



RIGHT ELEVATION

SCALE 1/4"

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 EDEN, UTAH

2253 N. 250 W.
 HARRISVILLE, UTAH,
 84040-9579
 JBDESIGN@GMAIL.COM

J. B. DESIGN'S
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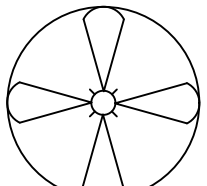











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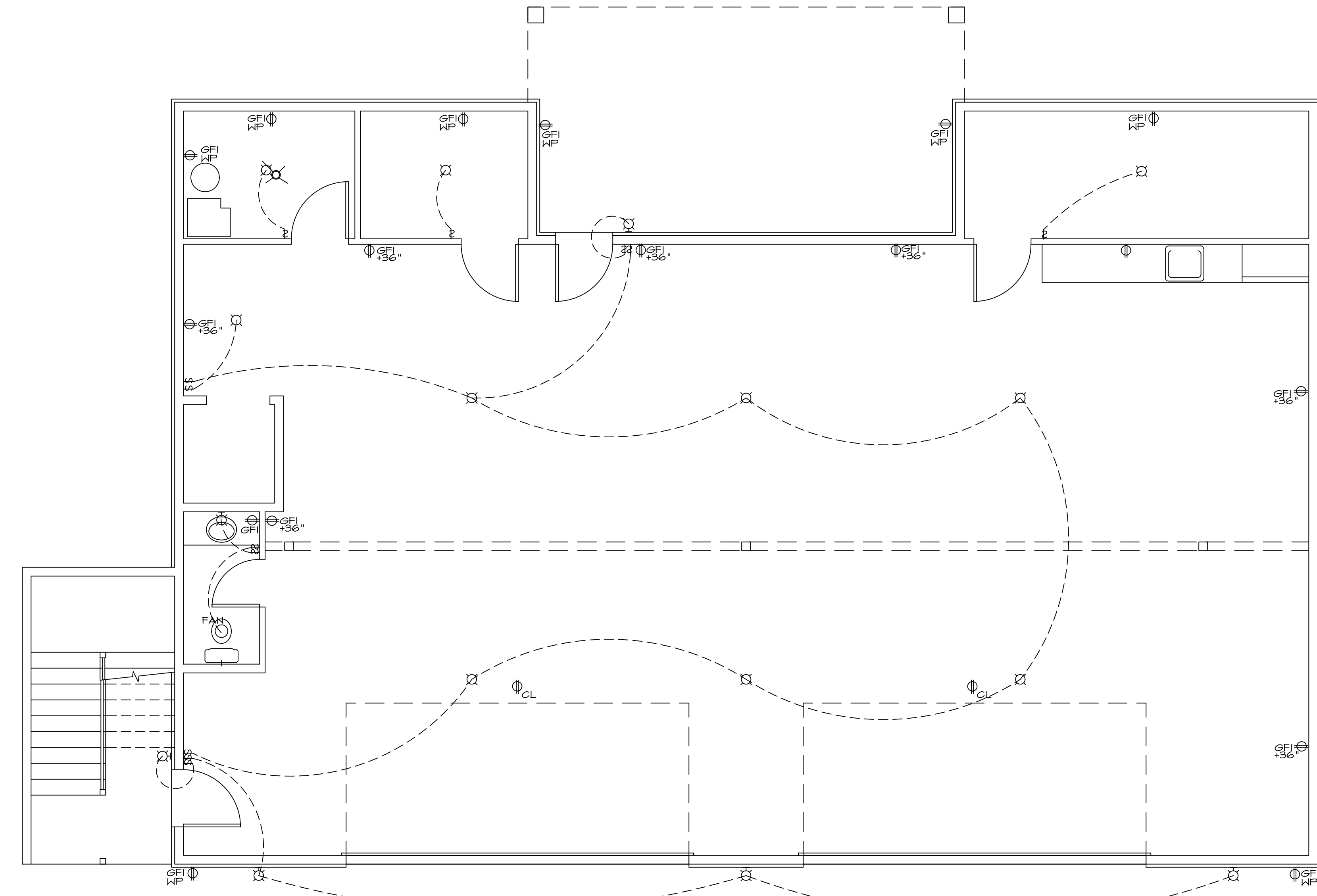
SHEET:
C1.0

PLAN NUMBER
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	CEILING FAN/LIGHT
	RECESSED LIGHT
	RND. CAN LIGHT
	LIGHT FIXTURE
	WALL MOUNT FIXTURE
	WALL OUTLET
	220V OUTLET
	T.V.
	CARBON MONOXIDE/ SMOKE DETECTOR
	BATH FAN
	SWITCH
	VENT




LOWER FLOOR ELEC. / H.V.A.C. PLAN
 SCALE 1/4"

REVISION	NO.	DESCRIPTION	DATE
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 LOT #:
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 EDEN, UTAH

2253 N. 250 W.
 HARRISVILLE, UTAH,
 84040-9579
 JBDESIGN@GMAIL.COM

J. B. DESIGN'S
 AFFLUENT ARCHITECTURE



DATE:
 FEB. 9, 21

SHEET:
E1.0

PLAN NUMBER
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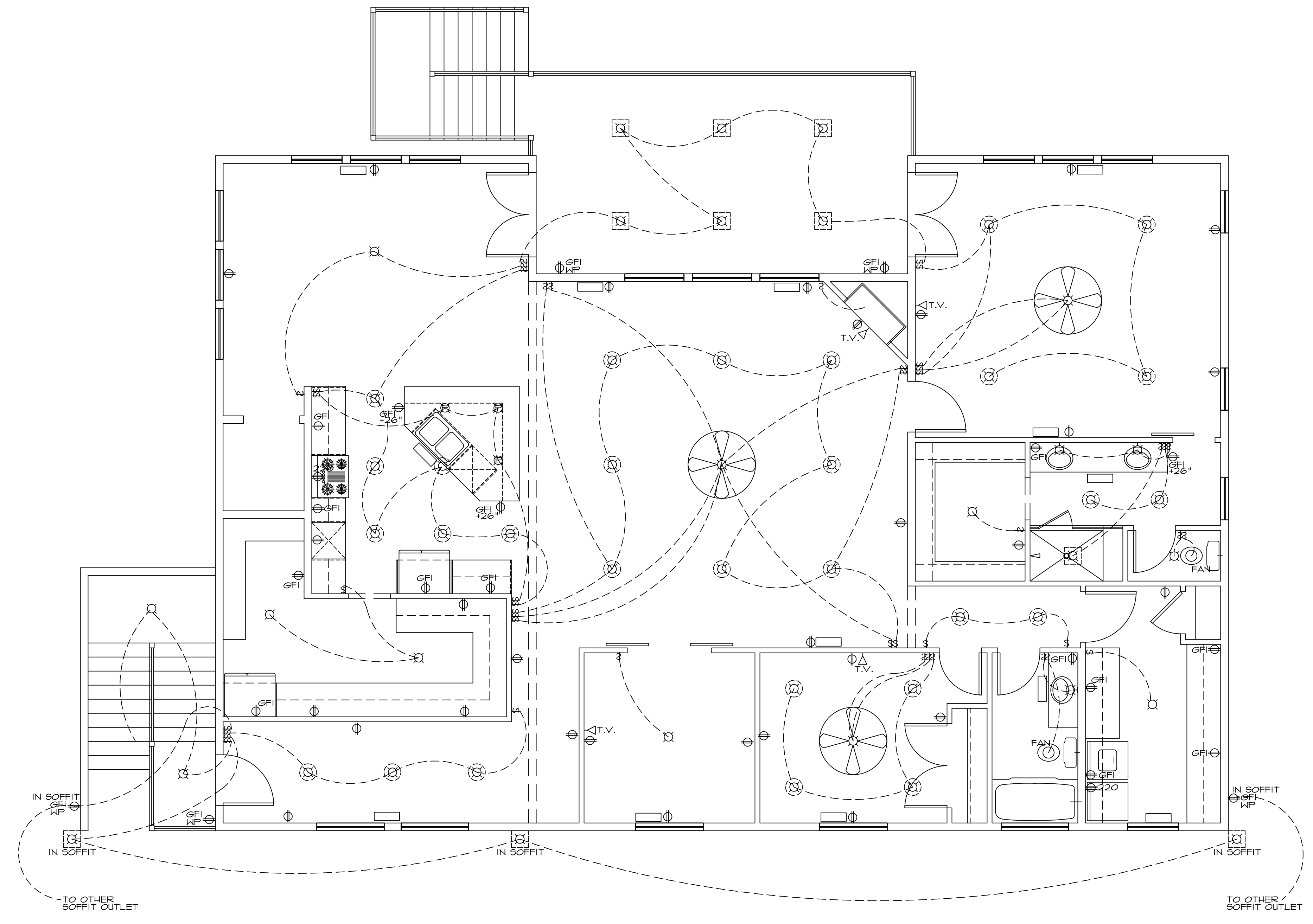
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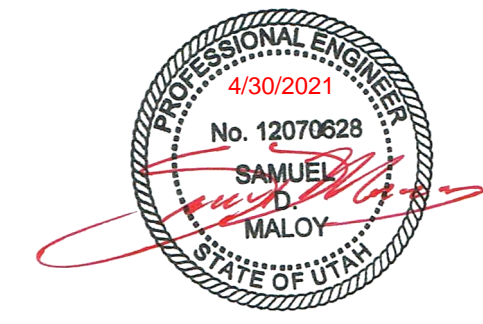
SHEET:
E1.1

PLAN NUMBER
R-2246-21UE

	CEILING FAN/LIGHT
	RECESSED LIGHT
	RND. CAN LIGHT
	LIGHT FIXTURE
	WALL MOUNT FIXTURE
	WALL OUTLET
	220V OUTLET
	T.V.
	CARBON MONOXIDE/ SMOKE DETECTOR
	BATH FAN
	SWITCH
	VENT

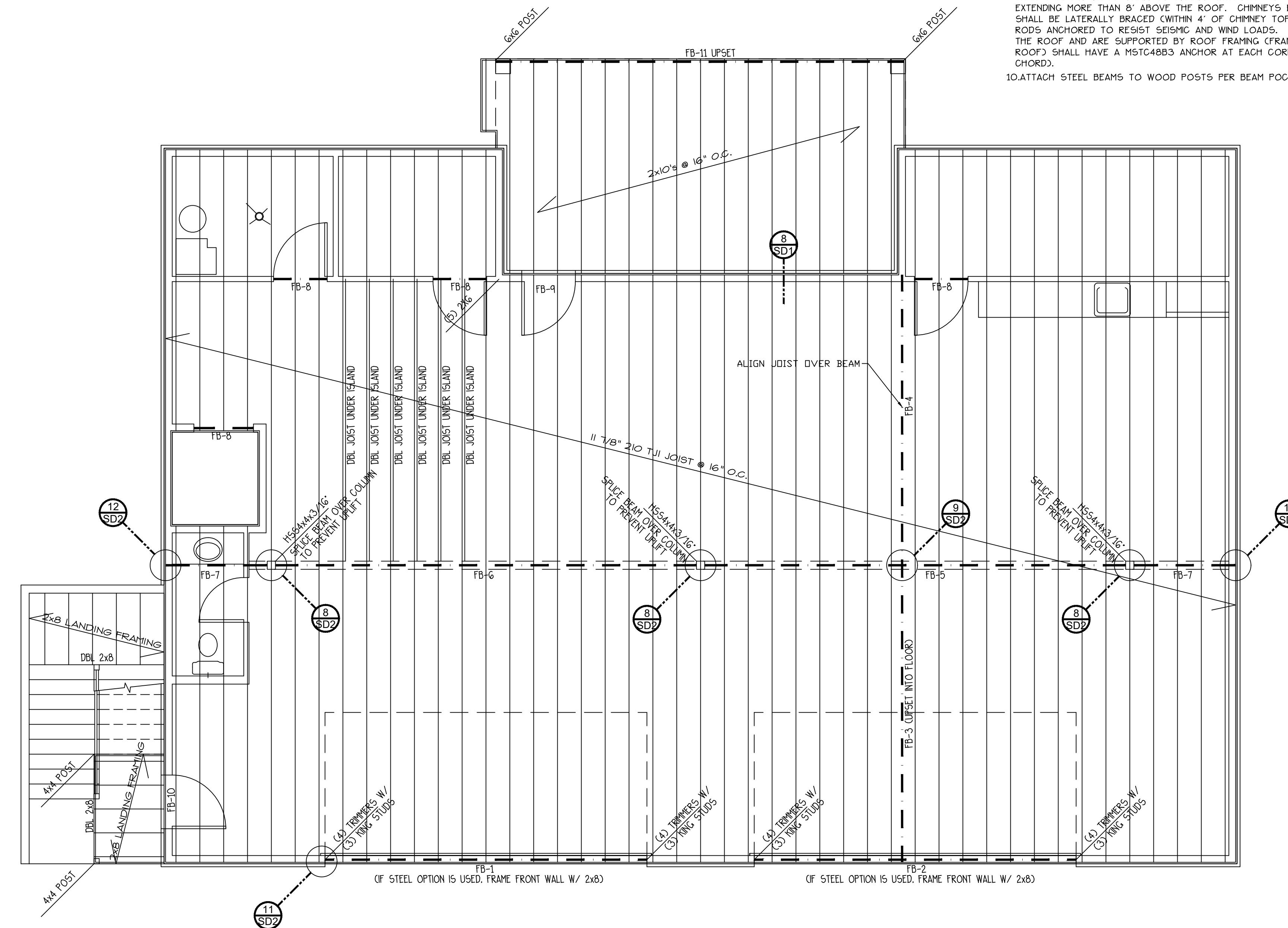


MAIN FLOOR ELEC. / H.V.A.C. PLAN
 SCALE 1/4"



FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3'X3'X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O. SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIN BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE C616X32' STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2XG HEADERS]. USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS. USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) " THROUGH BOLTS AT 16" O.C. OR (2) 5D5 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O. SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 #12 O.C. USE LSL 2X6 • 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH GABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.



FLOOR BEAM SCHEDULE

- FB-1 5 1/2" x 28 3/4" GLULAM or W14x34 STEEL BEAM
- FB-2 5 1/2" x 24" GLULAM or W14x26 STEEL BEAM
- FB-3 5 1/2" x 12" GLULAM
- FB-4 W10x26 STEEL BEAM
- FB-5 W18x60 STEEL BEAM
- FB-6 W18x60 STEEL BEAM
- FB-7 W18x60 STEEL BEAM
- FB-8 (2) 2x6 DF #2
- FB-9 (2) 2x8 DF #2
- FB-10 (2) 2x6 DF #2
- FB-11 5 1/2" x 18" GLULAM

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O. SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD P5-1.
3. NAILS SHALL BE " MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O. SEE PLAN. ALL EXTERIOR WALLS & VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T+G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FLOOR FRAMING PLAN

SCALE 1/4"

NO.	DESCRIPTION	DATE
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 BRACKEN RESIDENCE
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 EDEN, UTAH

2253 N. 250 W.
 HARRISVILLE, UTAH
 BOX 490-9579
 JBDESIGN@GMAIL.COM

J. B. DESIGN'S
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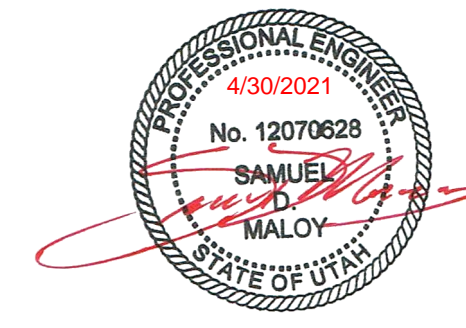
DATE:
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SHEET:
F1.0

PLAN NUMBER
R-2246-21UE

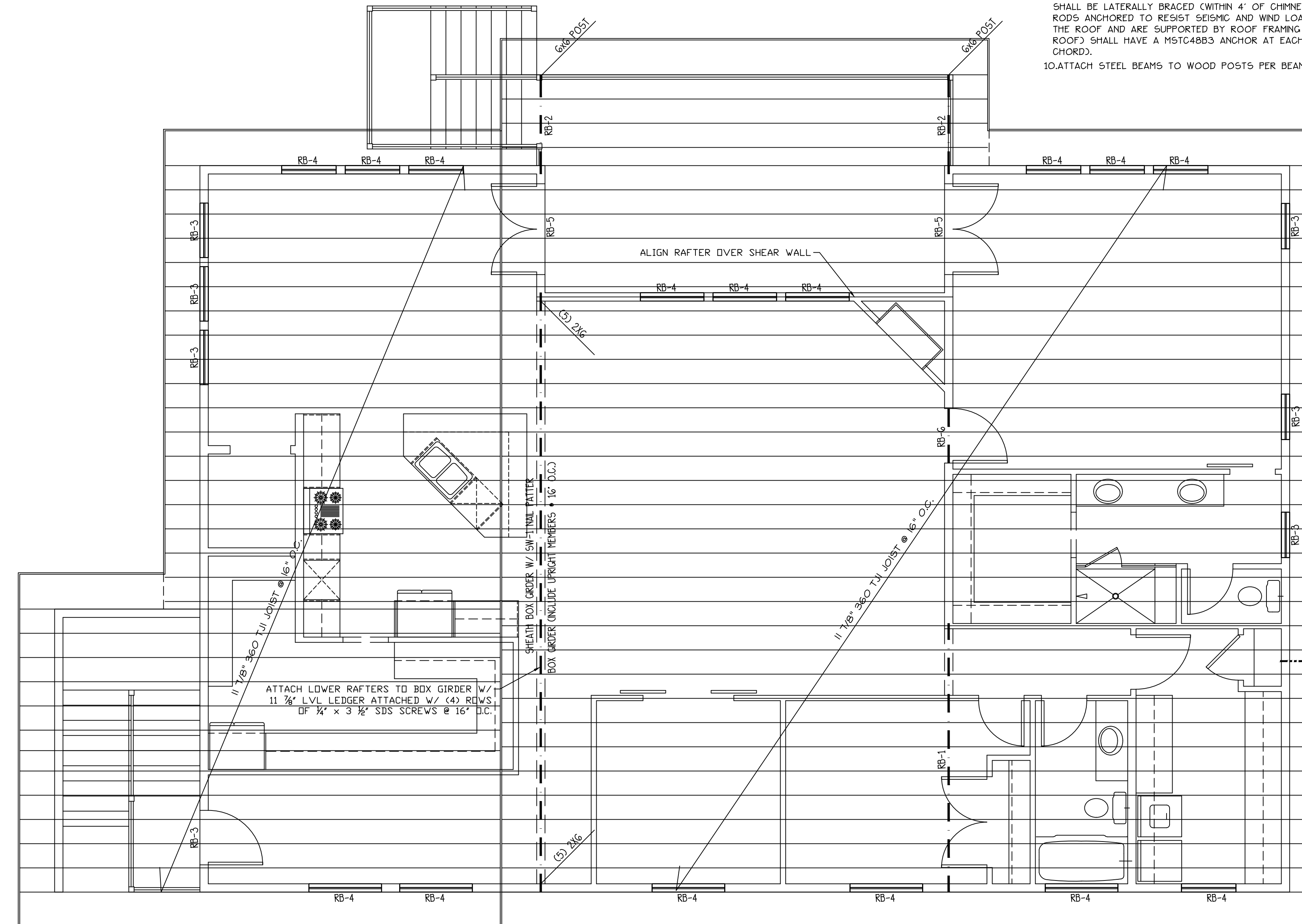
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FRAMING NOTES

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3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON R4 BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE. SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (C2) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE C516X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (C2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (C2) PLY HEADERS TOGETHER WITH (C3) 16d AT 12" O.C. (C2) 16d OK FOR 2X6 HEADERS), USE (C3) 16d AT 12" O.C. EACH SIDE FOR (C3) PLY HEADERS. USE (C4) 16d AT (C2) AND (C3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (C4) PLY HEADERS TOGETHER WITH (C2) " THROUGH BOLTS AT 16" O.C. OR (C2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O. SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSSES/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 #12 O.C. USE LSL 2X6 • 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.



ROOF BEAM SCHEDULE

- RB-1 5 1/2" x 15" GLULAM
- RB-2 (2) 2x8 DF #2
- RB-3 (2) 2x6 DF #2
- RB-4 (2) 2x6 DF #2
- RB-5 (2) 2x12 DF #2
- RB-6 (2) 2x8 DF #2

5/8" ROOF SHEATHING W/ 10d NAILS •
 6" EDGE AND 12" FIELD SPACING IS
 REQUIRED DUE TO 50 PSF SNOW
 LOAD

24" OVERHANG (TYP)

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS. SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O. SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE 1" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O. SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T+G APA RATED 40/20 MIN. C48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

DESIGN CRITERIA

GOVERNING CODE	2018 IBC
SEISMIC	CATEGORY = D I = 1.00 R = 6.5 F _a = 12
ULT. WIND SPEED (3-SECOND GUST)	115 MPH EXPOSURE C
ROOF LOADS	DEAD 15 PSF SNOW 50 PSF
FLOOR LOADS	DEAD 15 PSF LIVE 40 PSF DEFLECTION LL=L/360 TL=L/240
DECK LOADS	DEAD 12 PSF LIVE 60 PSF
SOIL BEARING PRESSURE	1500 PSF
EQUIVALENT FLUID PRESSURE	38 PCF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.

ROOF FRAMING PLAN

SCALE 1/4"

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIM	2-19-21
B	ISSUED FOR PRELIM	3-3-21

PLANNED FOR:
 BRACKEN RESIDENCE
 LOT #:
 ---- N. WOLF CREEK DRIVE
 EDEN, UTAH

2253 N. 250 W.
 HARRISVILLE, UTAH
 BOX 990-9579
 JBDESIGN@GMAIL.COM

J. B. DESIGN'S
 AFFLUENT ARCHITECTURE

DATE:
 FEB. 9, 21

SHEET:
F1.1

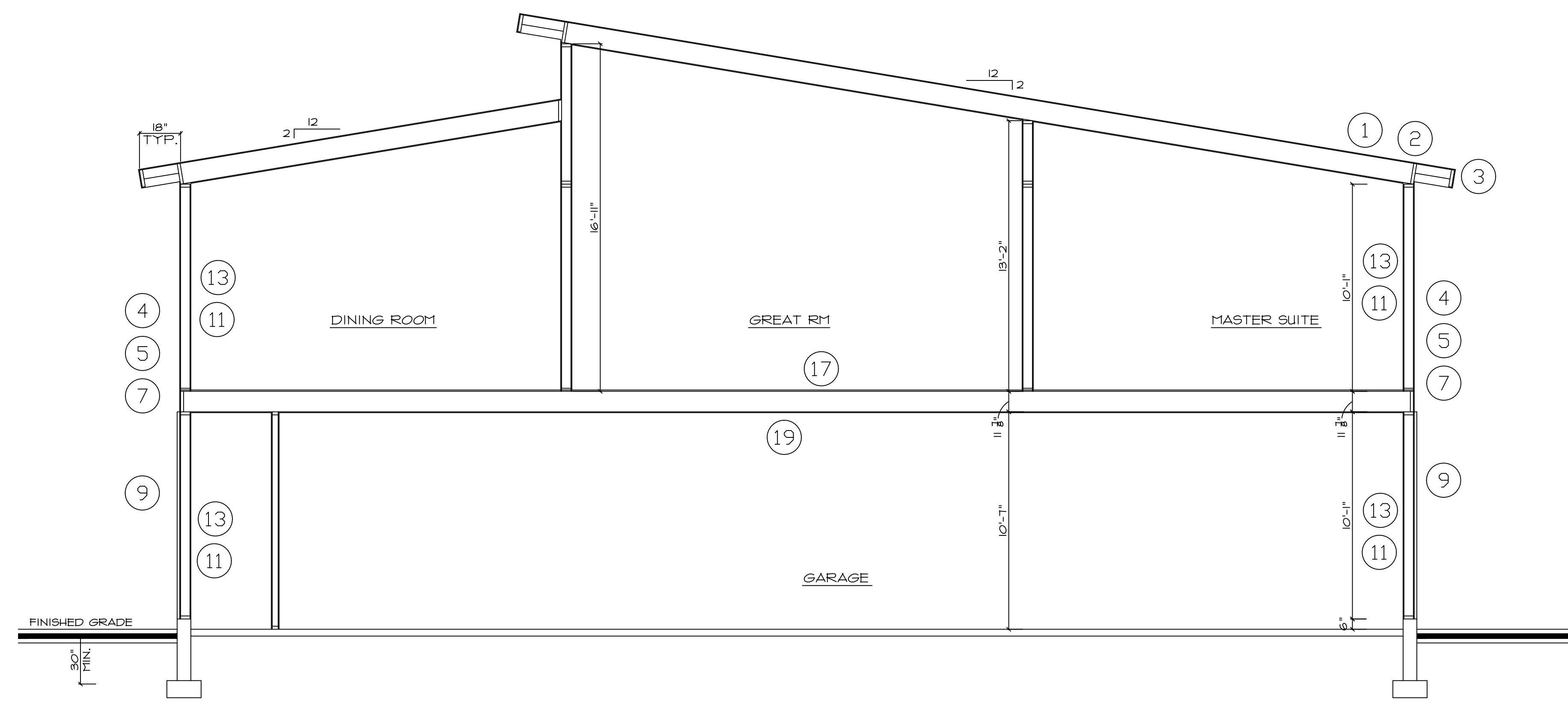
PLAN NUMBER
R-2246-21UE

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 the basis for any new plans.

The General Contractor or Builder is to assume full
 responsibility to verify the conditions, dimensions and
 structural details of the building.

FLOOR PLAN GENERAL NOTES:

1. Roof sheathing 7/16" waferboard or equal, 15# roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
2. Solid blocking at wall line, provide simpson a-35 framing anchors at bearing ends of trusses.
3. 2x6 fascia backer, aluminum fascia and vented alum. soffit system, with insulation baffles @ rafters.
4. Wood, composite, or aluminum siding
5. 7/16" waferboard sheathing on exterior walls.
6. Stucco system, refer to stucco provider for all backing and wall preparations.
7. 3/4" Styrofoam sheathing.
8. Brick veneer, with ties of 22Ga. @ 16" o.c. with no. 9 wire in bed joints with ties.
9. Stone veneer, with ties are req.
10. 2x4" studs @ 16" o.c..
11. 2x6 studs @ 16" o.c.
12. R-13 fiberglass insulation batt.
13. R-19 fiberglass insulation batt.
14. Blow-in insulation system in wall.
15. Blow-in insulation in attic space 10" min. (R-38)
16. Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
17. 3/4" T&G waferboard, glued and nailed.
18. 2x10 floor joist W.C.D.F. #2 or better.
19. T.I. Floor joist system.
20. Roof rafters spaced @ 24" o.c.
21. 2x4 bearing wall with solid blocking at joist.



BUILDING SECTIONS
 SCALE 1/4"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRELIM	6-24-19

PLANNED FOR:
BRACKEN RESIDENCE
 LOT # 8
 4243 N. WOLF CREEK DRIVE
 EDEN, UTAH

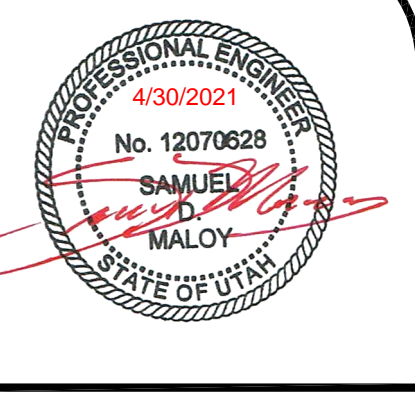
2253 N. 250 W.
 HARRISVILLE, UTAH,
 84040-9579
 JBDESIGN@GMAIL.COM

J. B. DESIGN'S
 AFFLUENT ARCHITECTURE

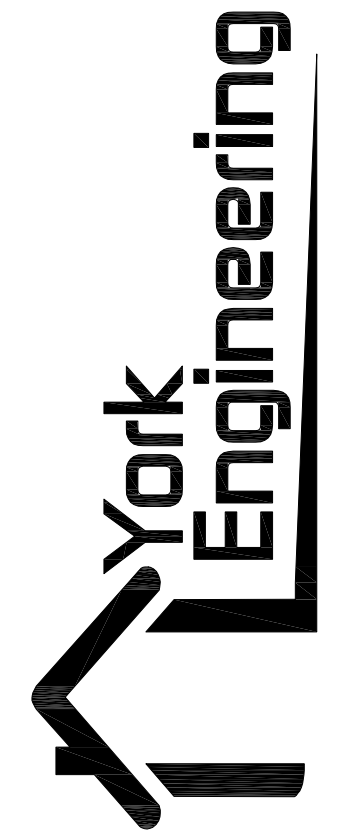
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JUNE 18, 19

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S1.0

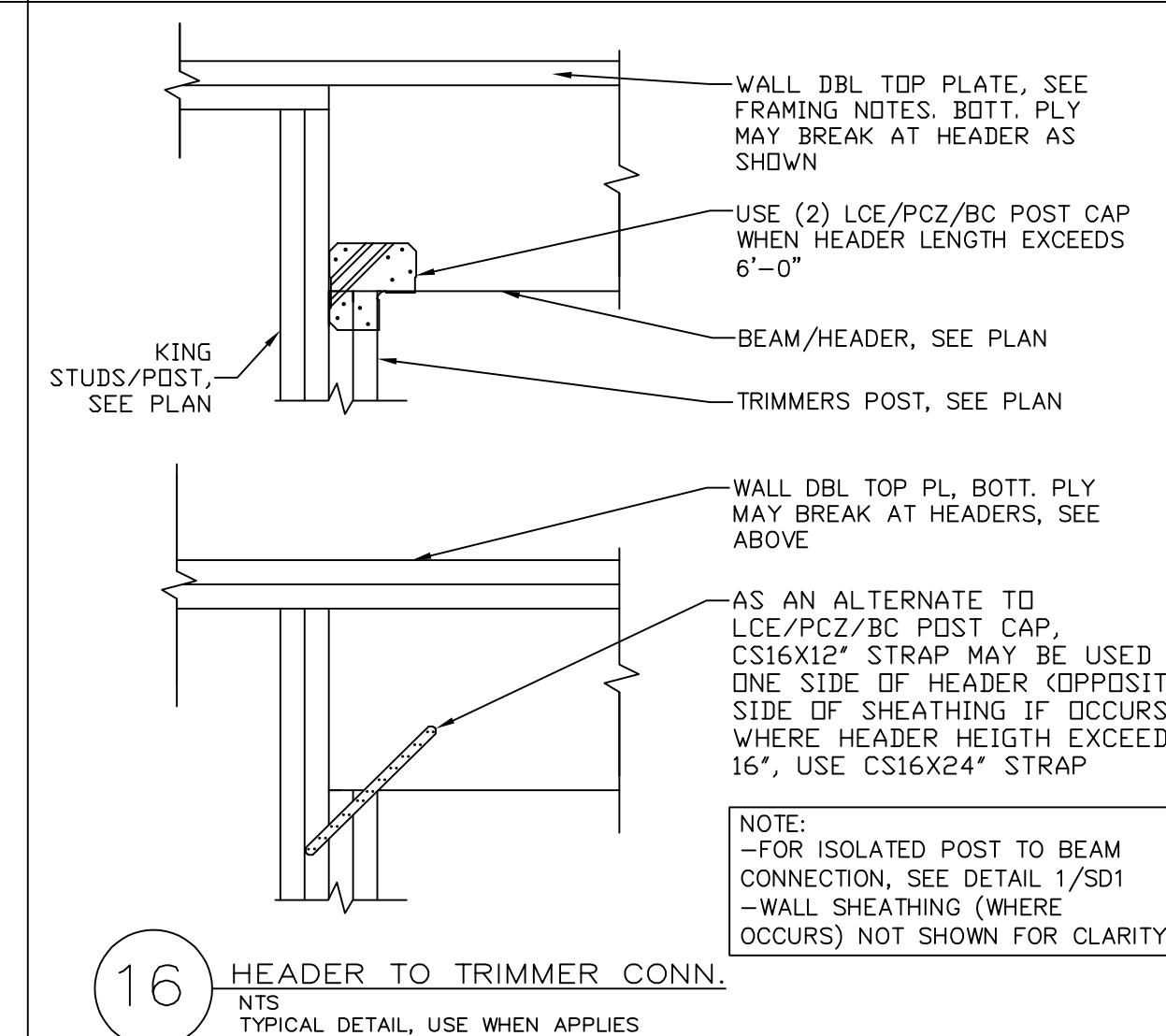
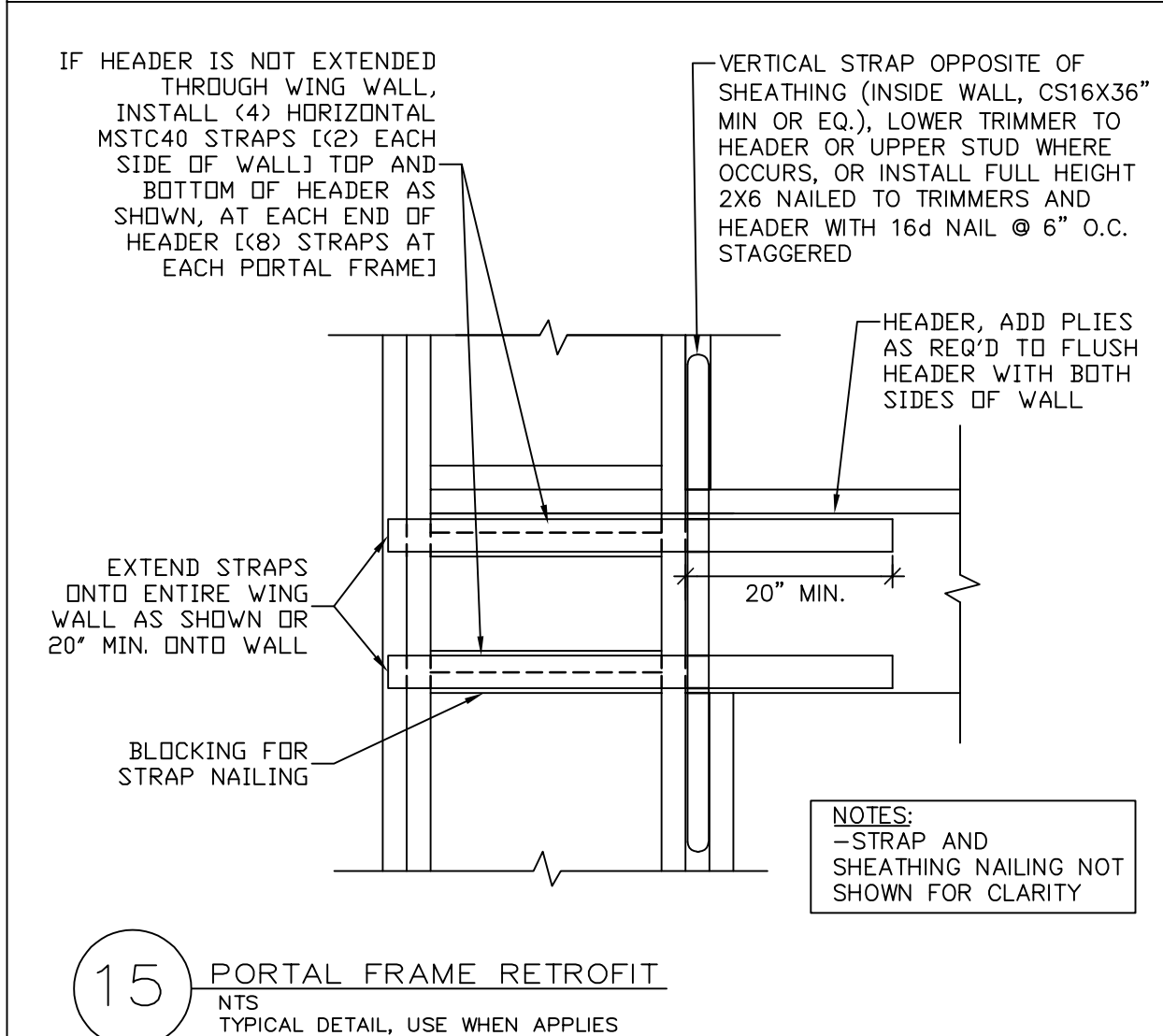
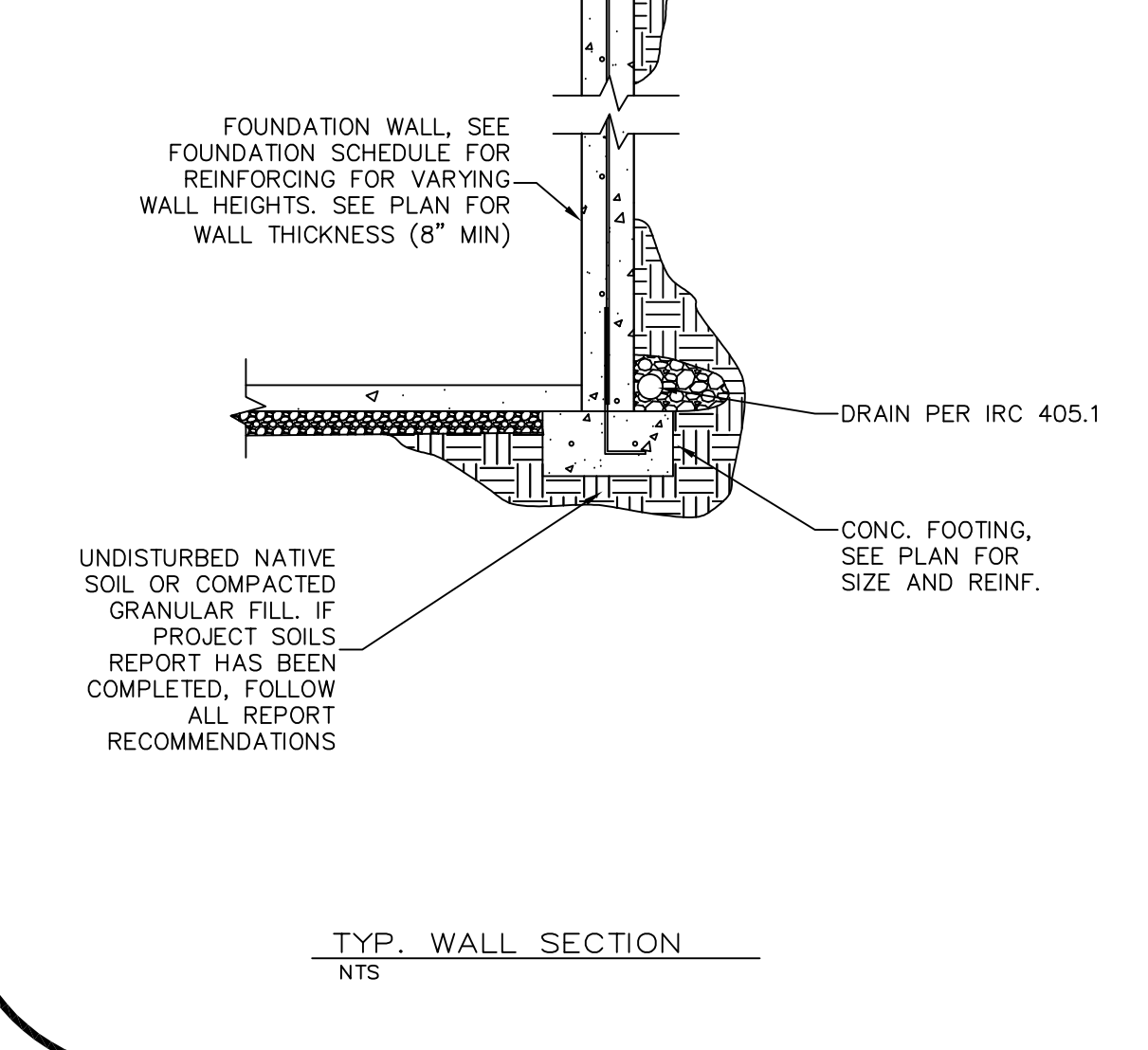
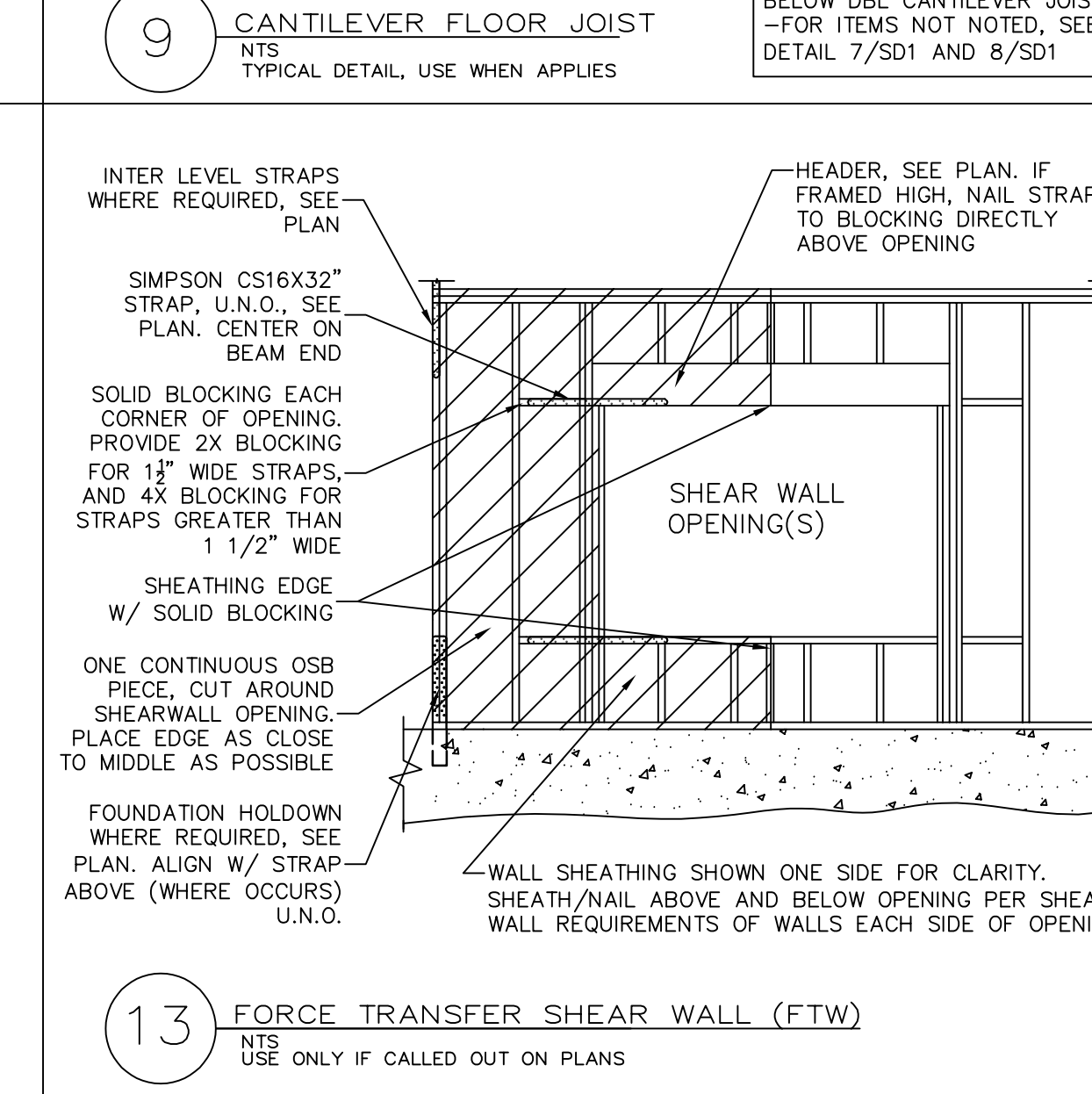
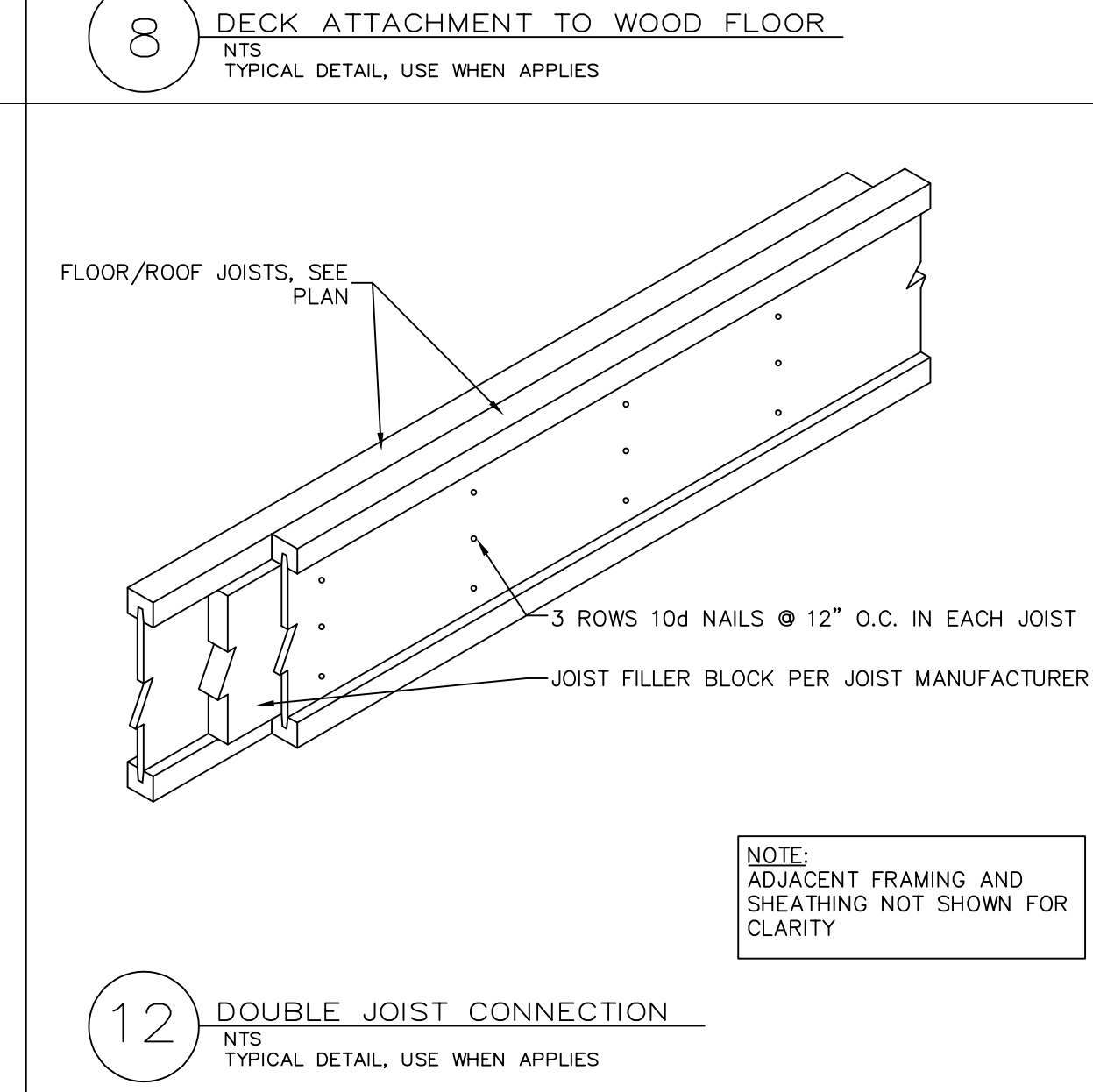
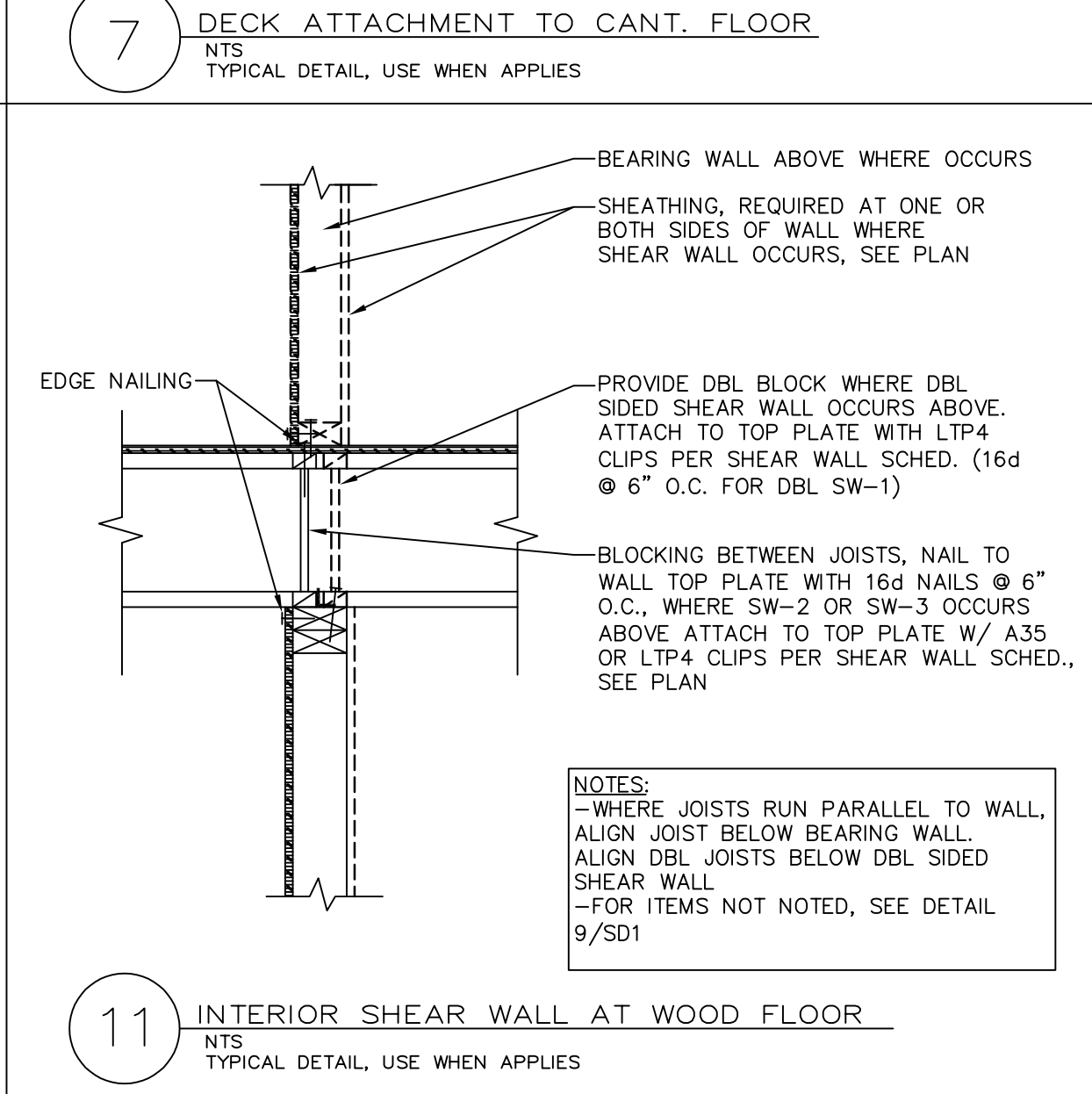
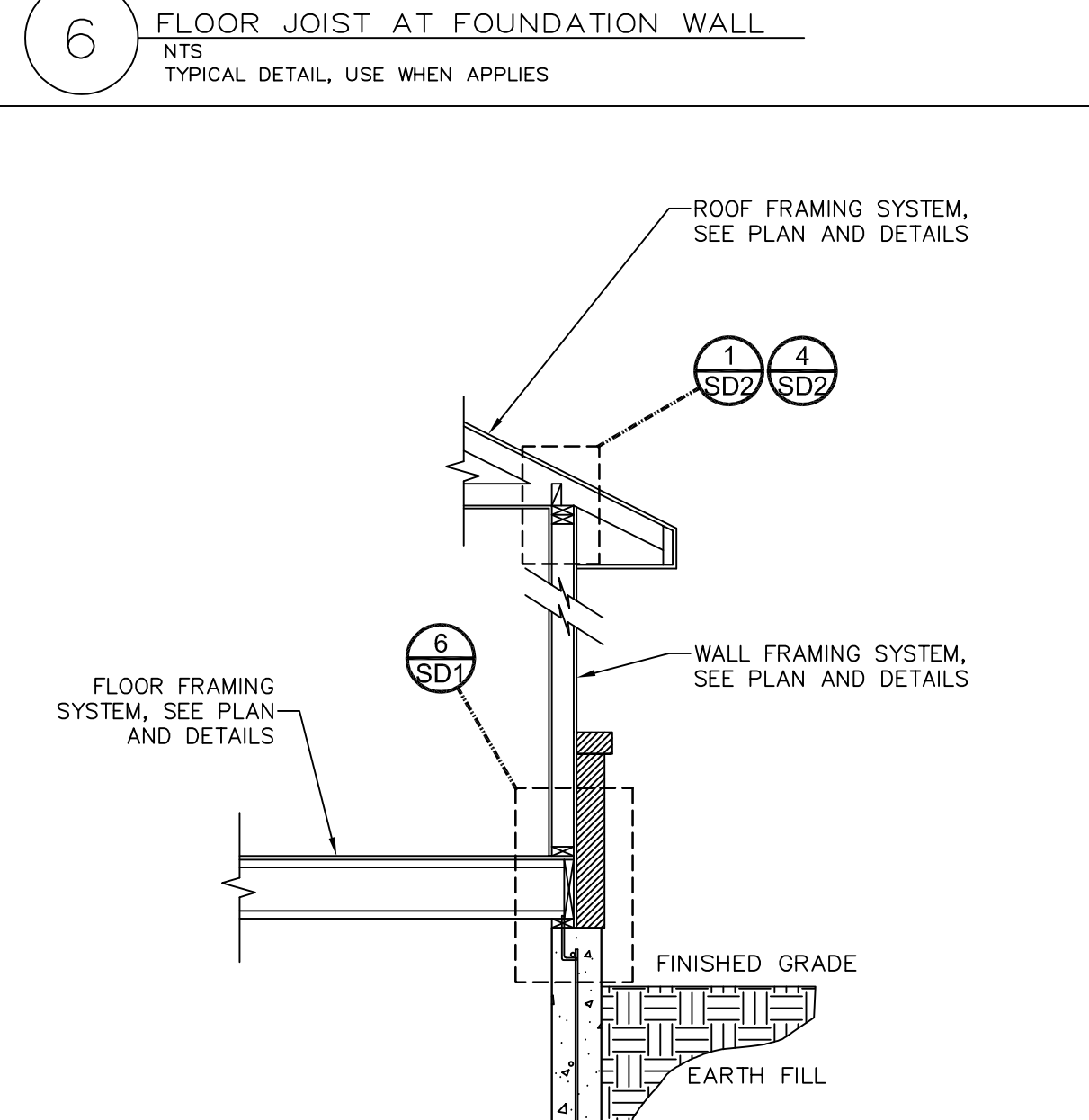
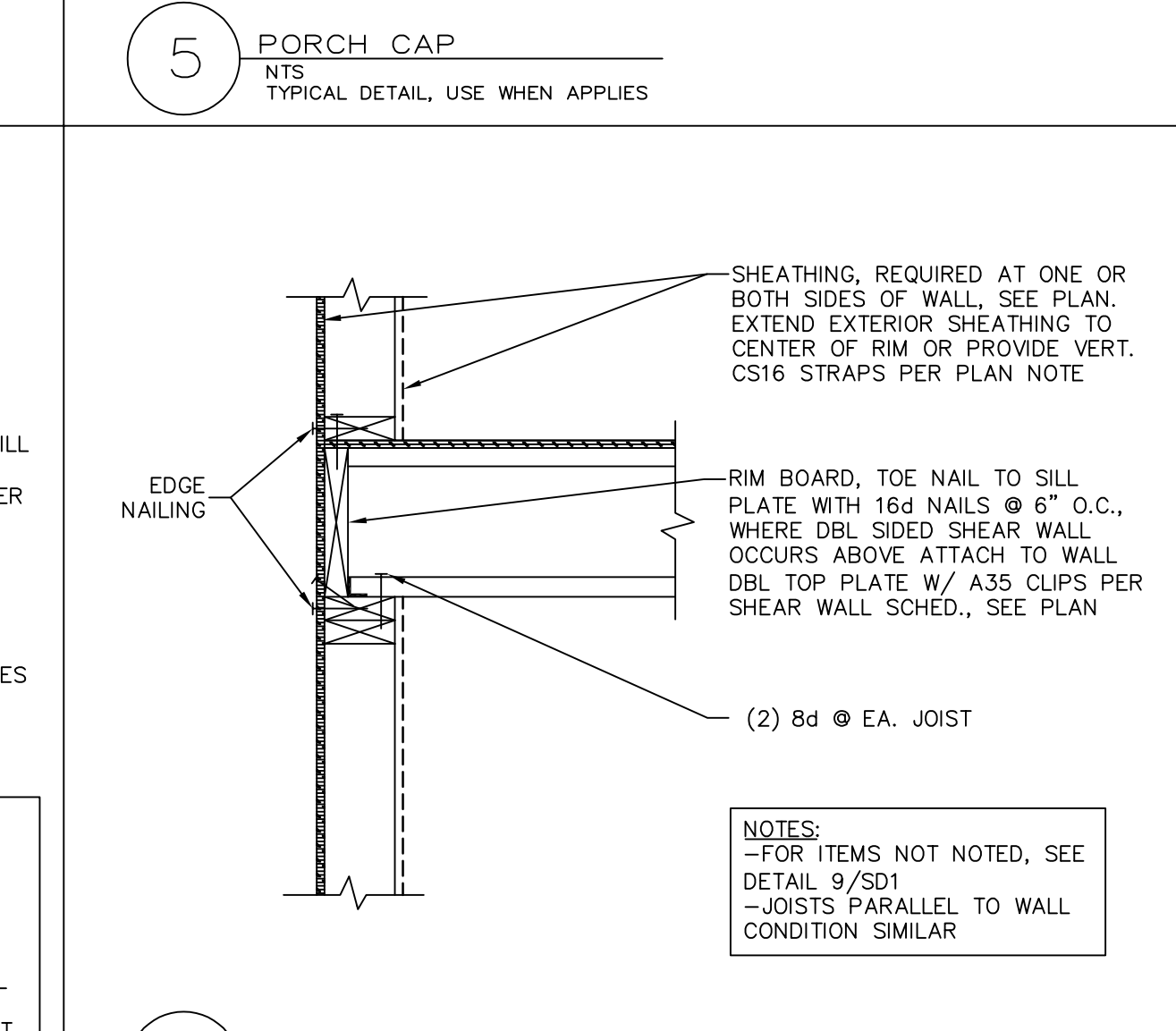
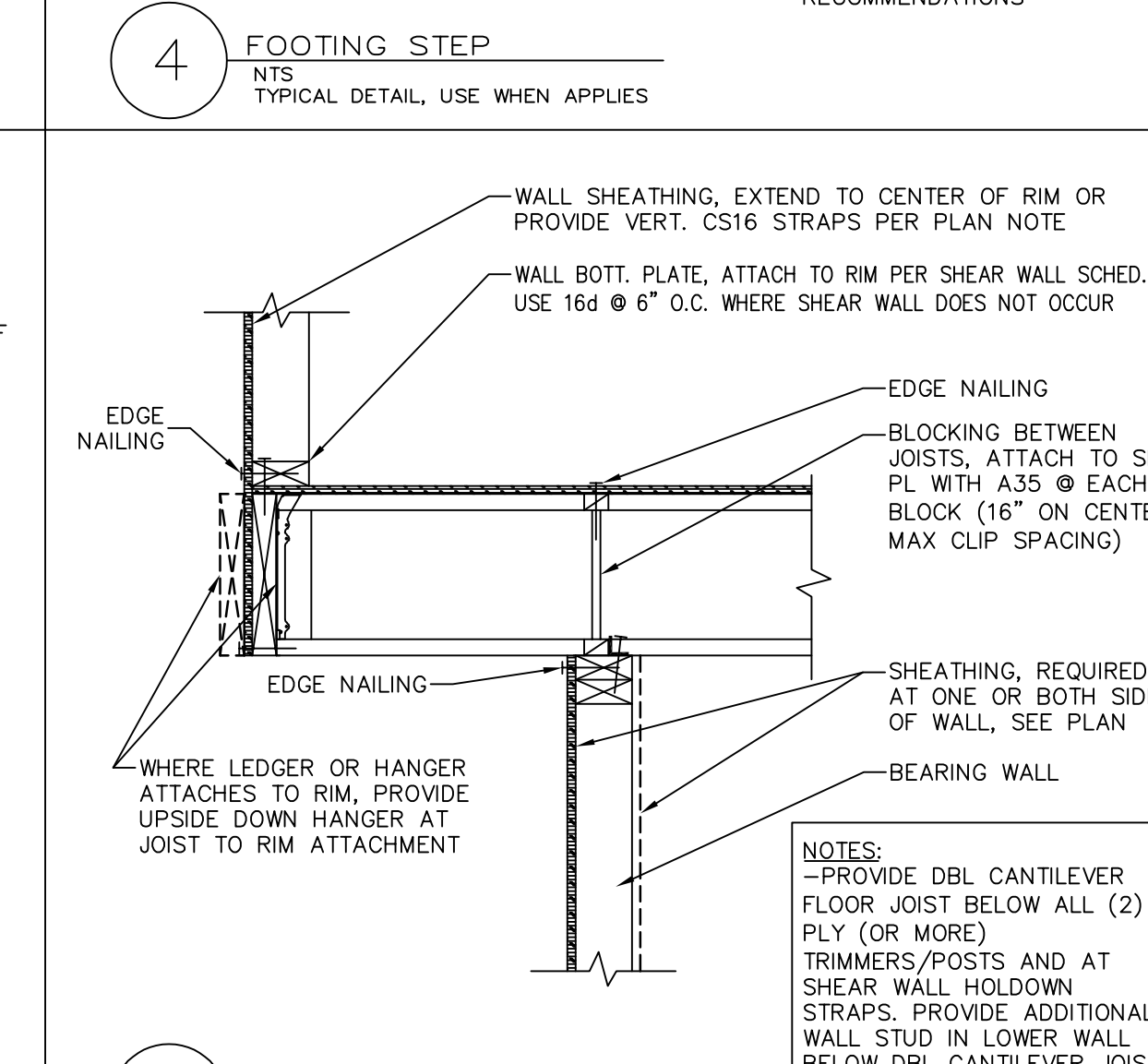
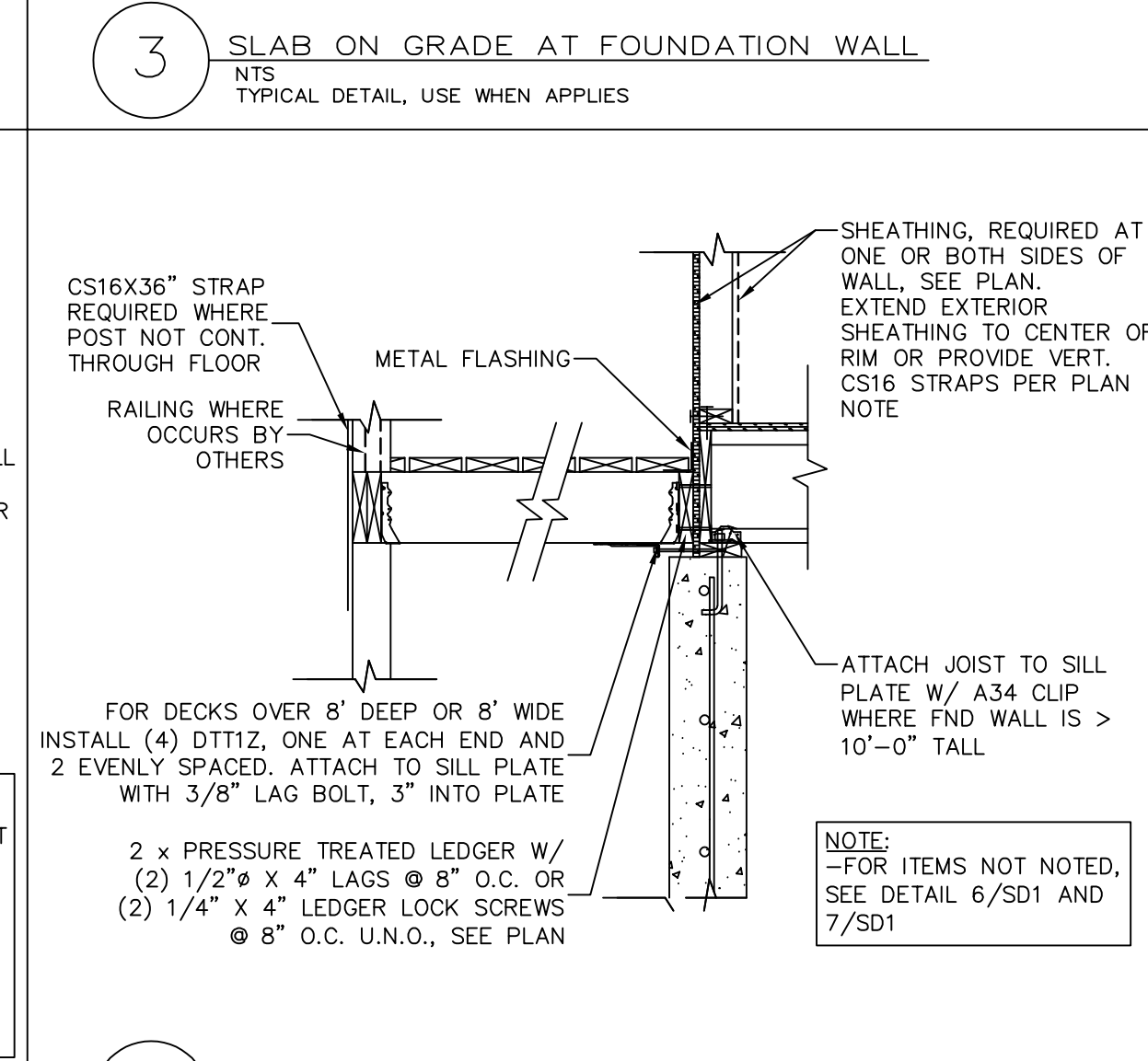
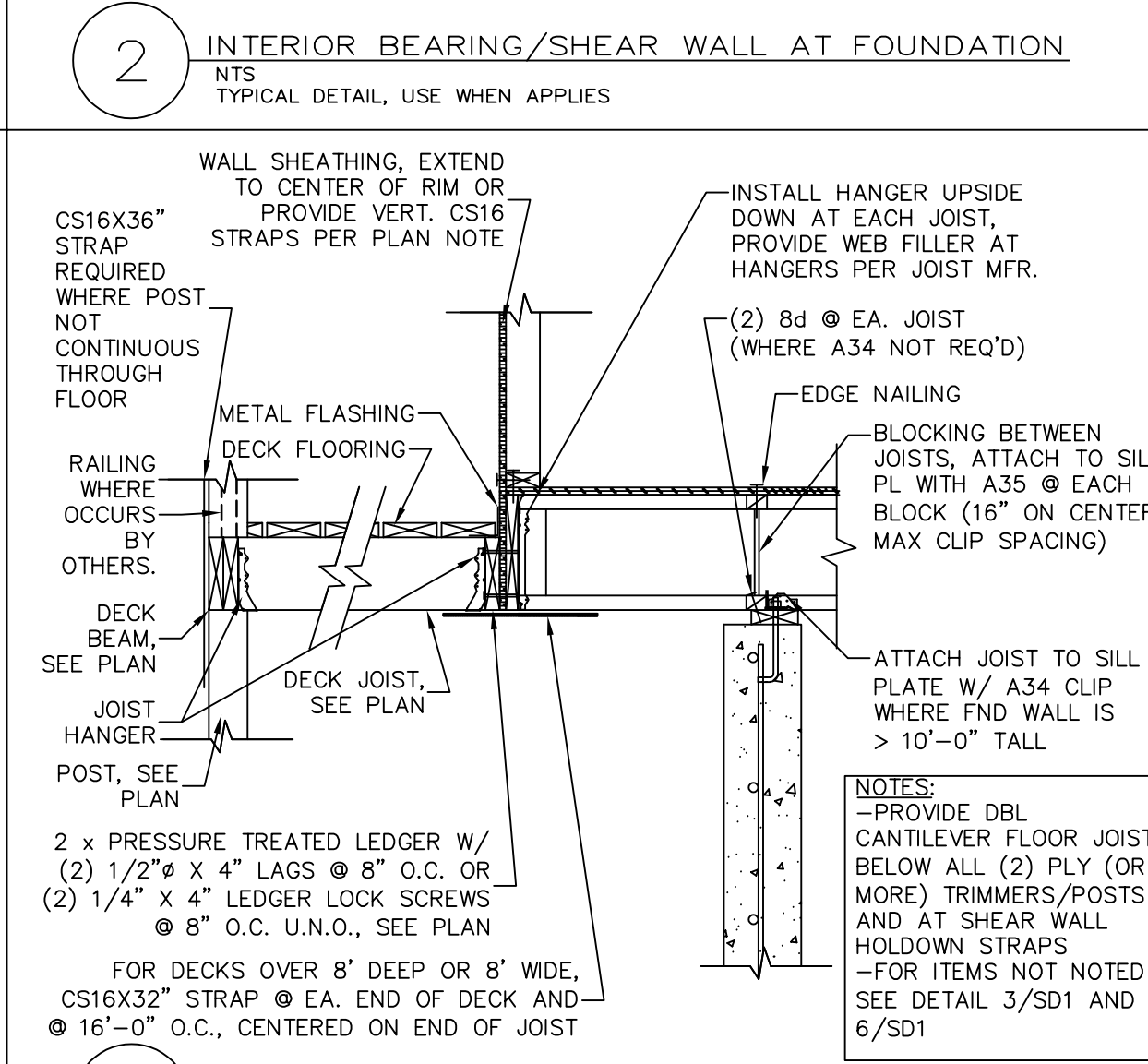
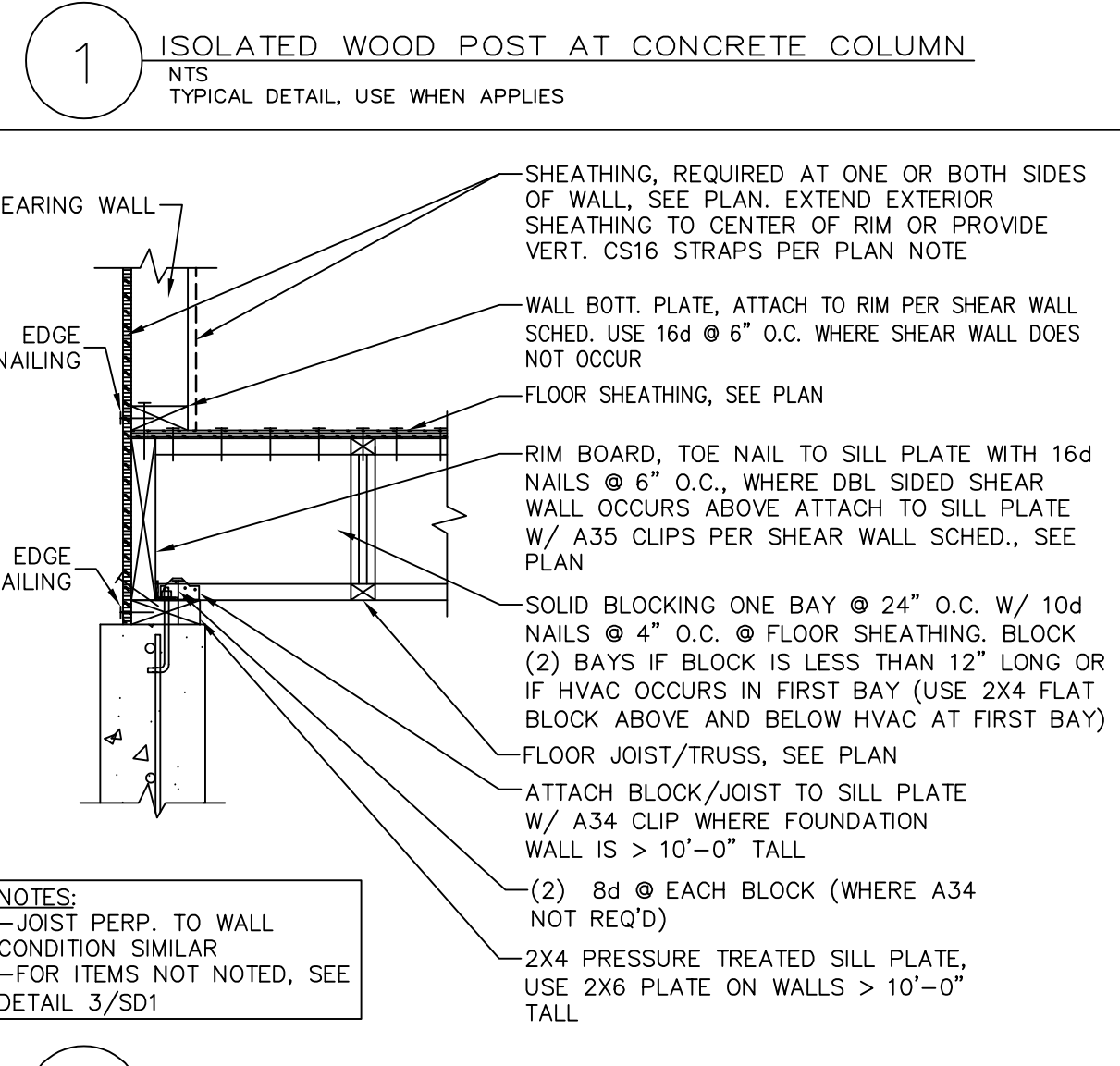
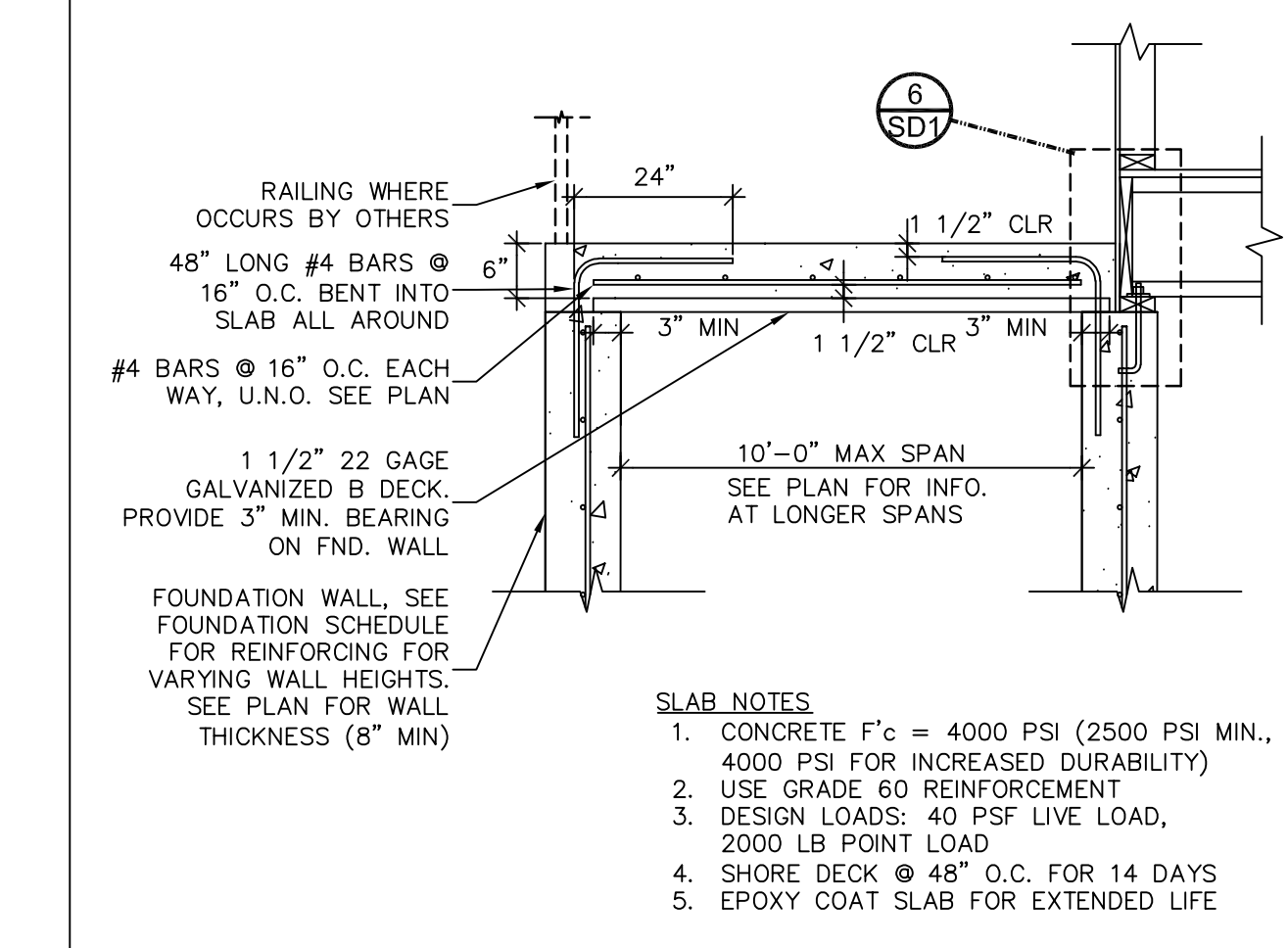
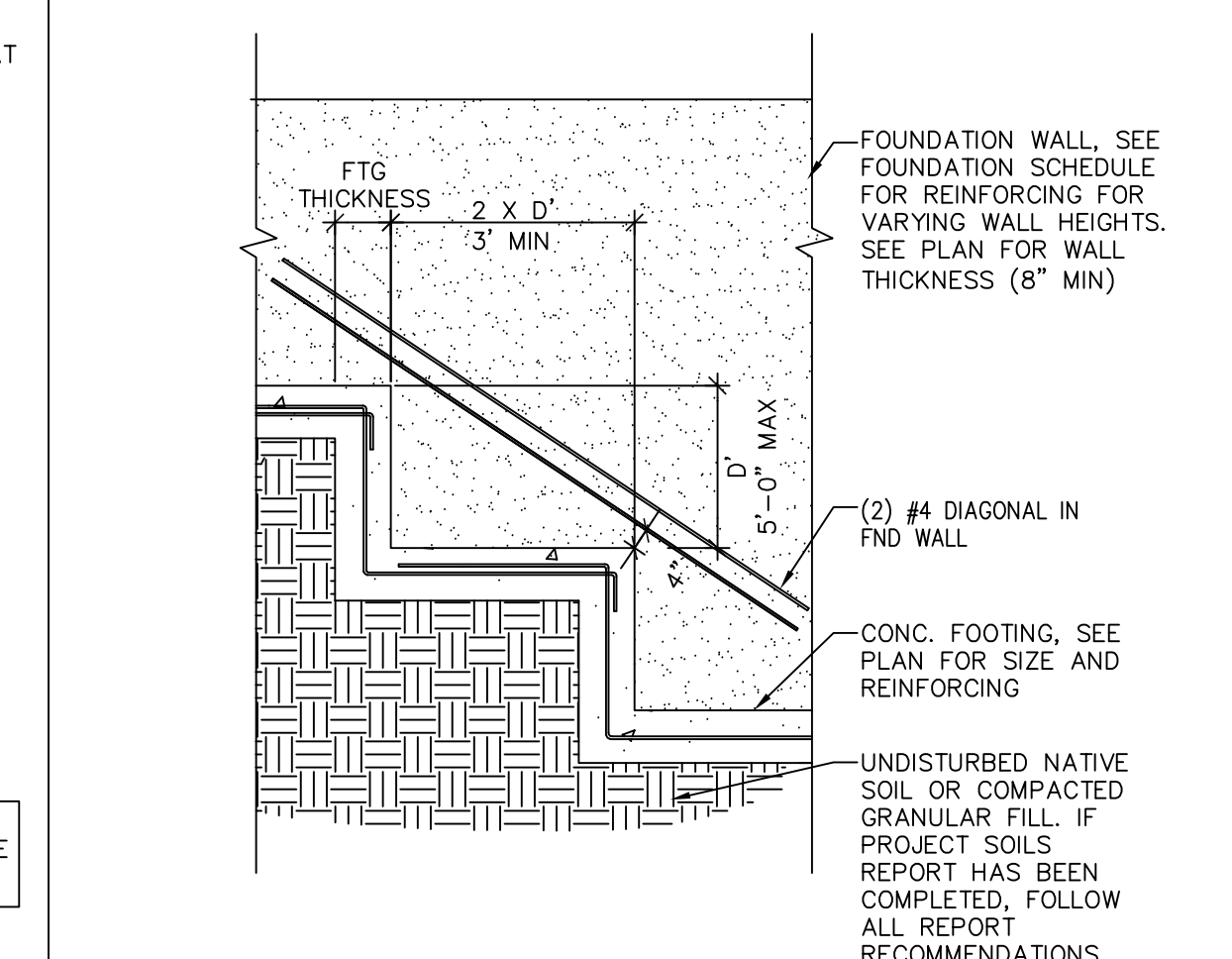
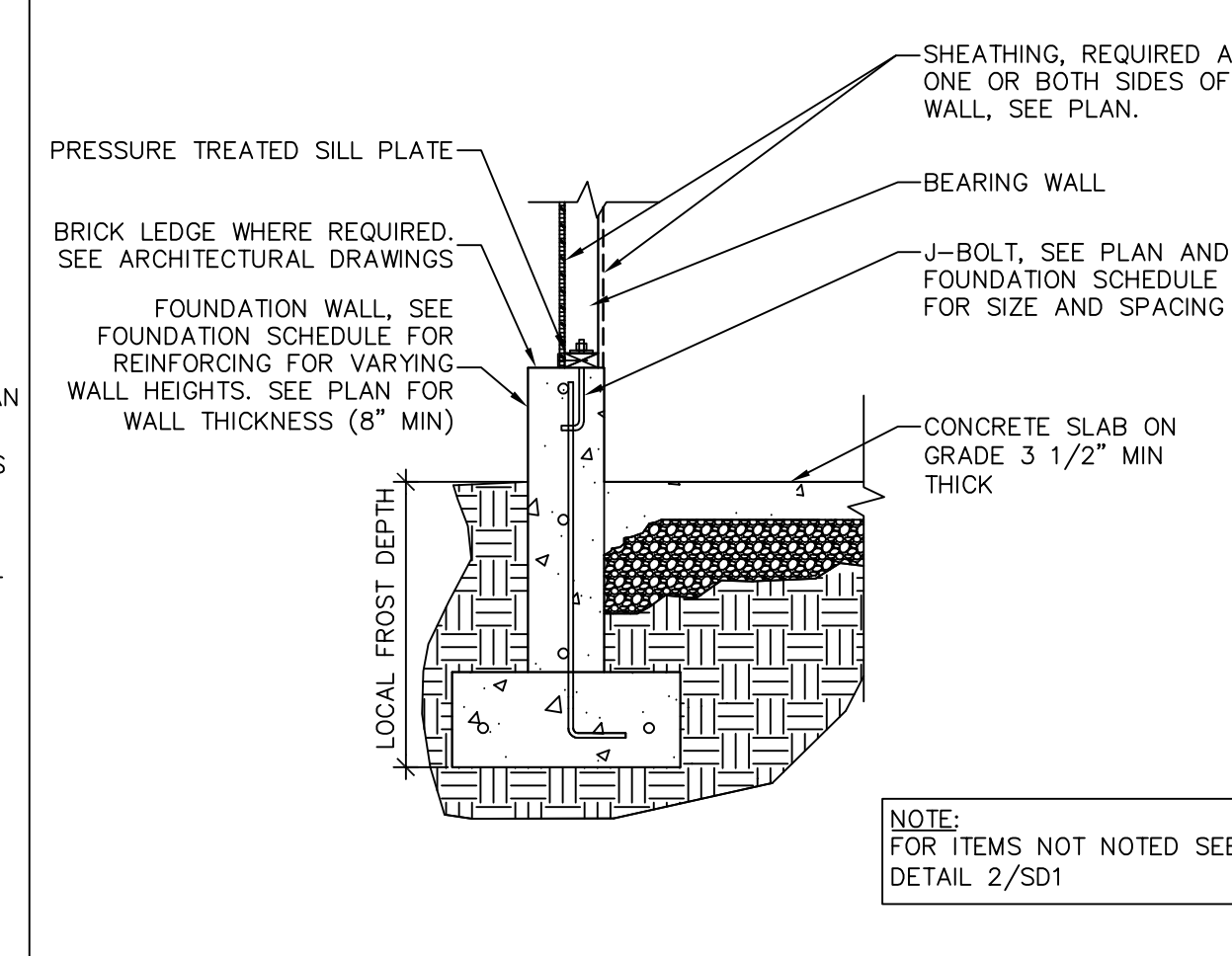
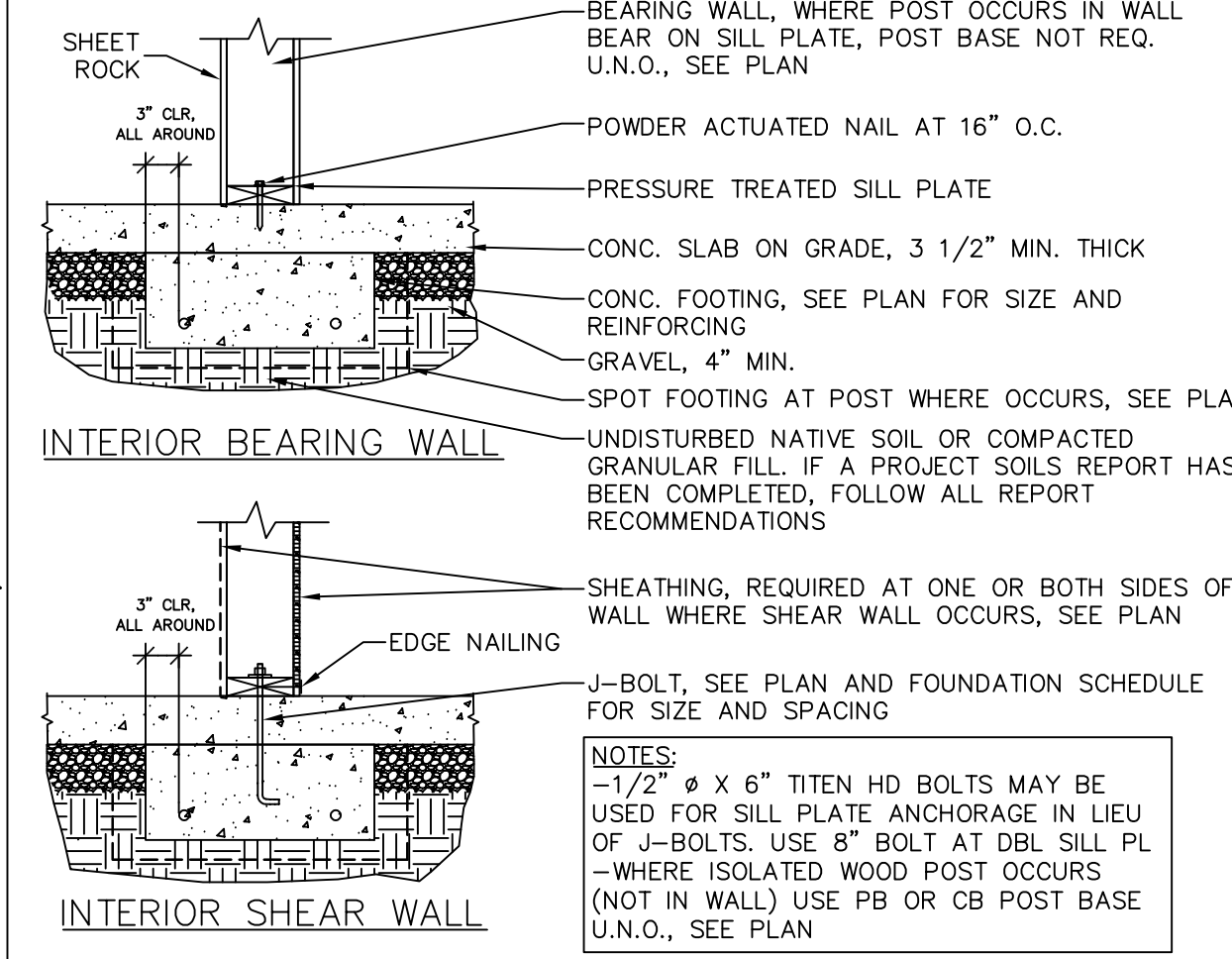
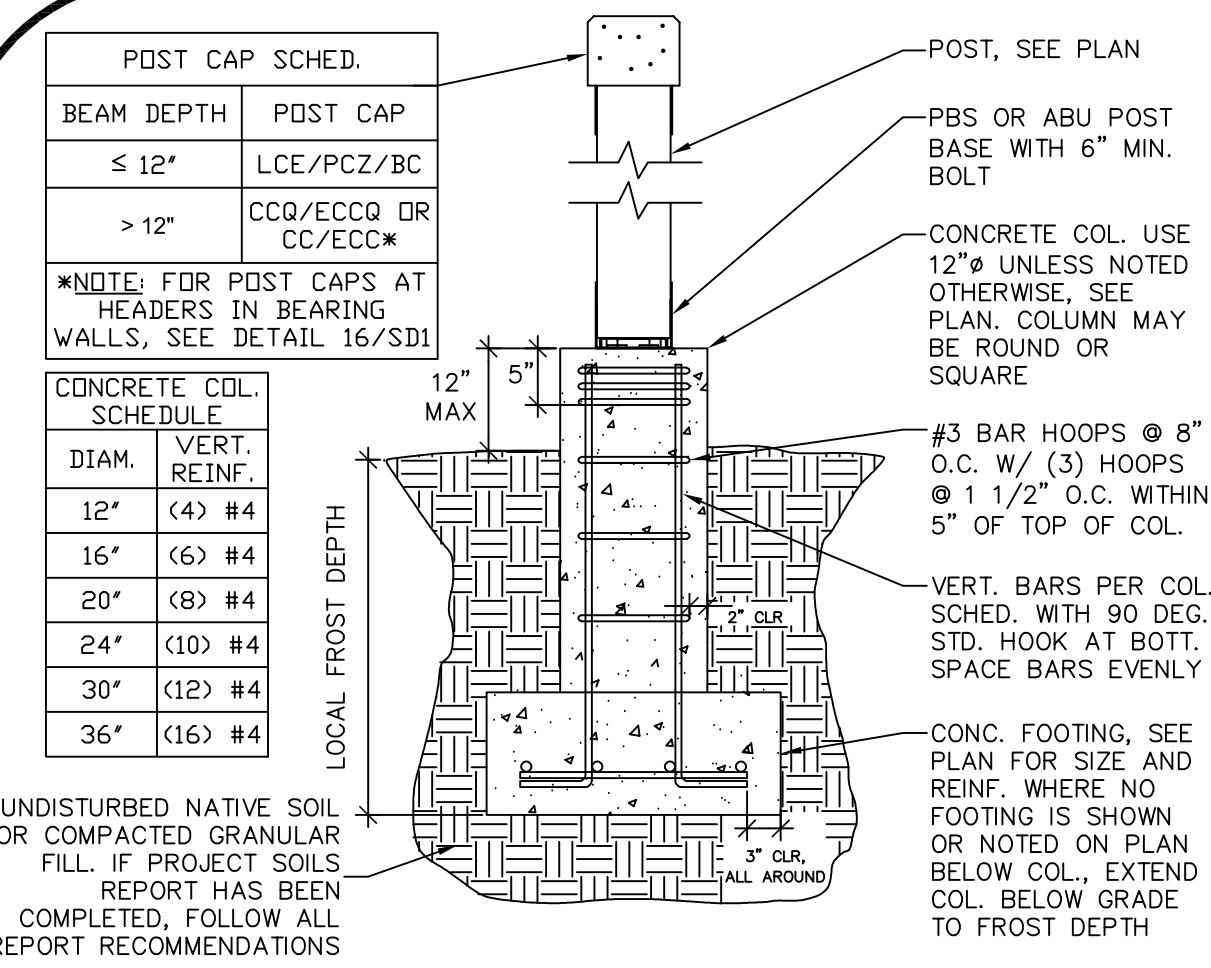
PLAN NUMBER
R-2502-19UE



Structural Design and Analysis
 4883 Old Highway Rd Suite A
 Morgan, Utah 84050
 (801) 876-3501



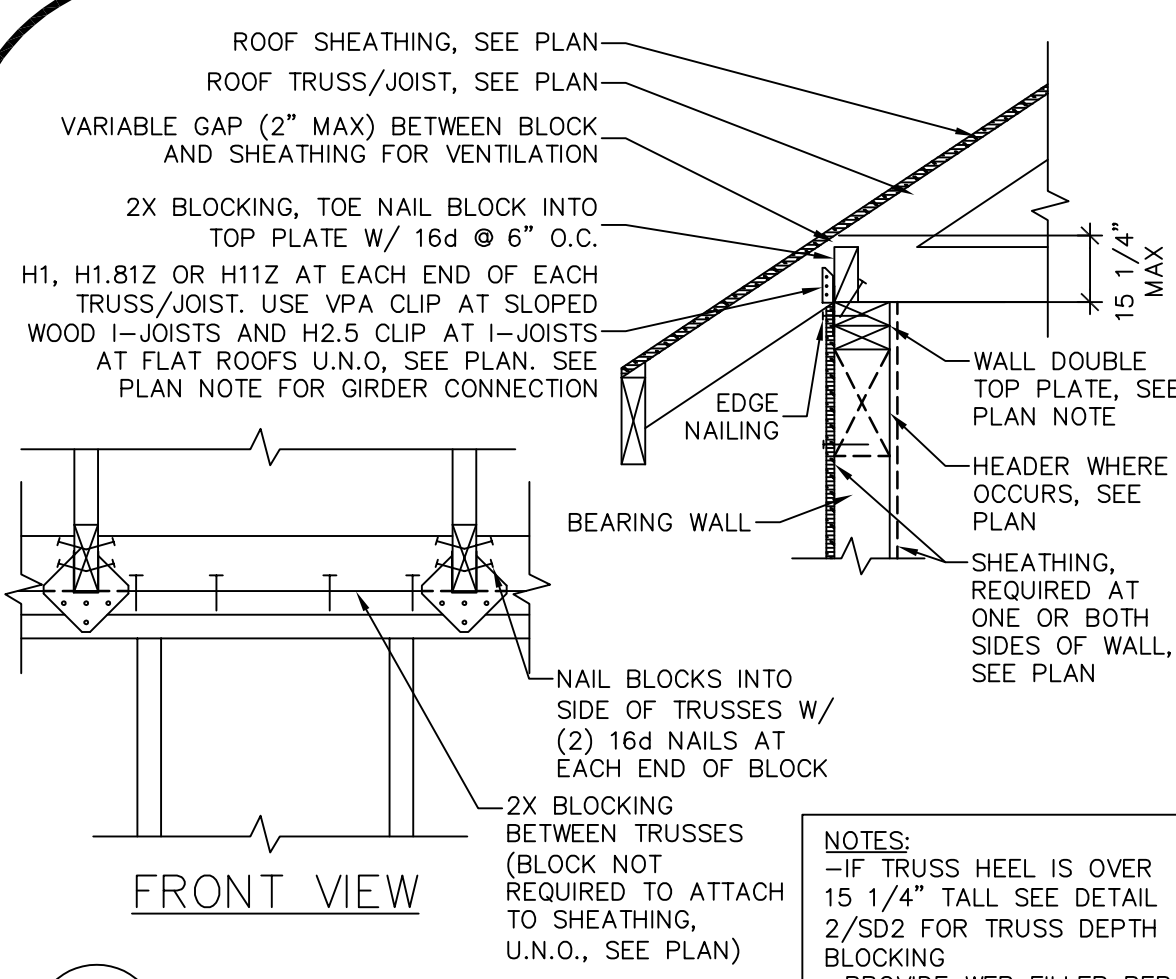
SD1



WALL HEIGHT	STUD FRAMING
0'-10"	2X4's @ 16" O.C. ²
10'-1" - 12'	2X4's @ 12" O.C. ²
0'-12'	2X6's @ 16" O.C.
12'-1" - 14'	2X6's @ 16" O.C.
14'-1" - 16'	2X6's @ 12" O.C.
16'-1" - 20'	2X6's @ 8" O.C.

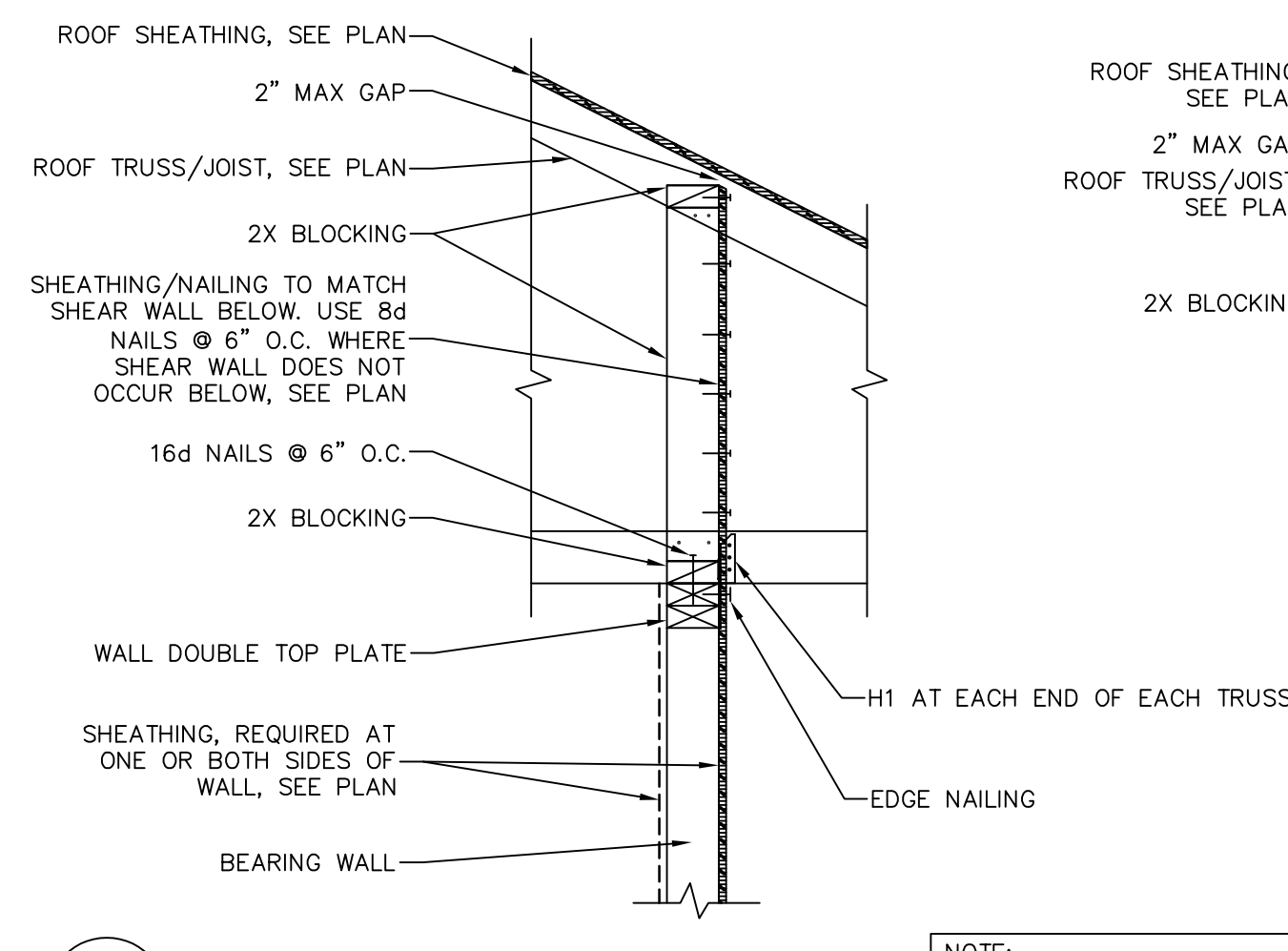
NOTES:
 1. FOR WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 18' WIDE, SEE PLAN.
 2. USE 2X6 STUDS FOR ALL WALLS SUPPORTING 3 OR MORE FLOOR/ROOF LOADS.
 3. KING STUDS/TRIMMERS NOTED REQUIRED AT EACH END OF WALL OPENING.
 4. NAIL KING/TRIMMER PLYS TOGETHER W/ (2) 16d NAILS @ 9" O.C.

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
 IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS



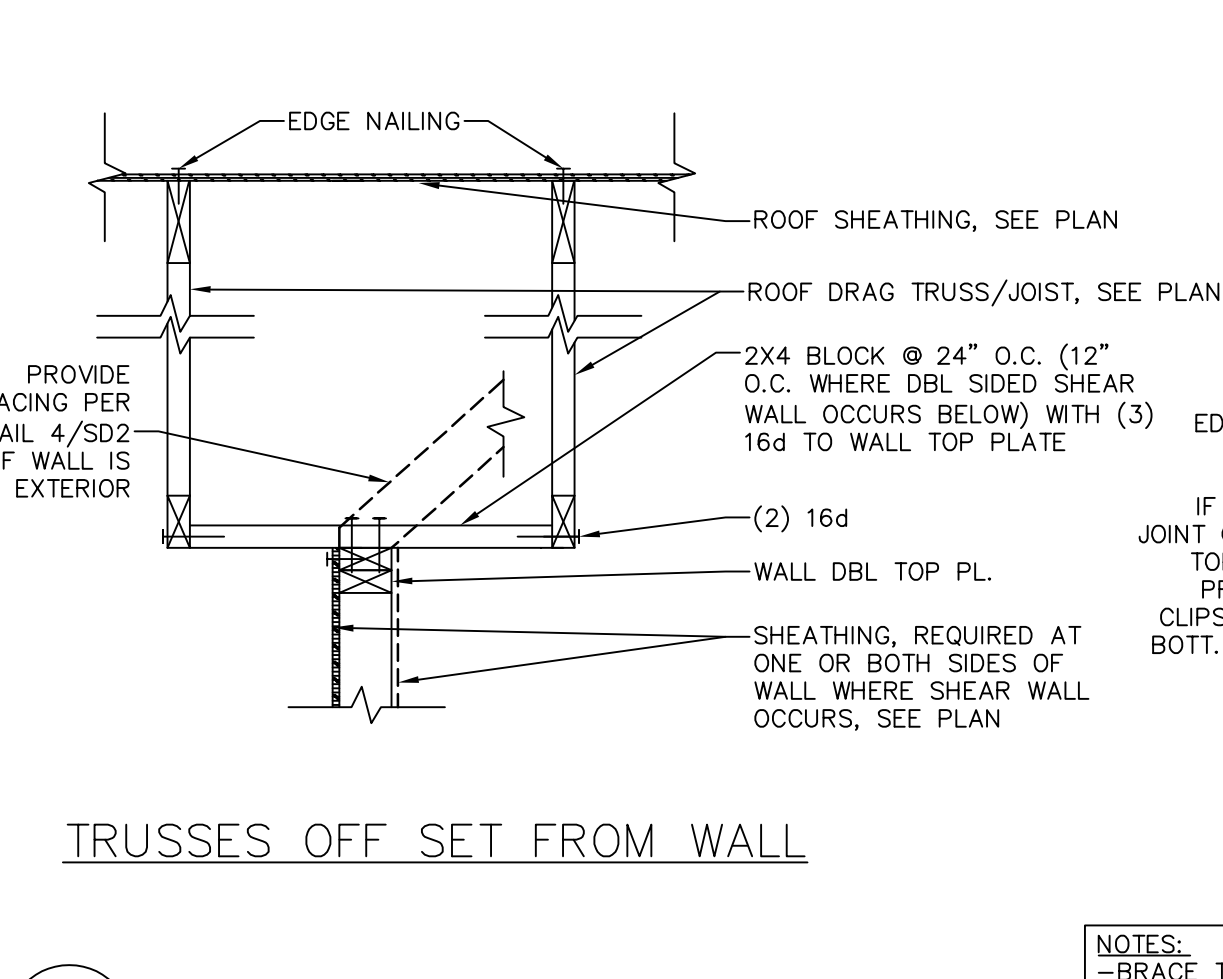
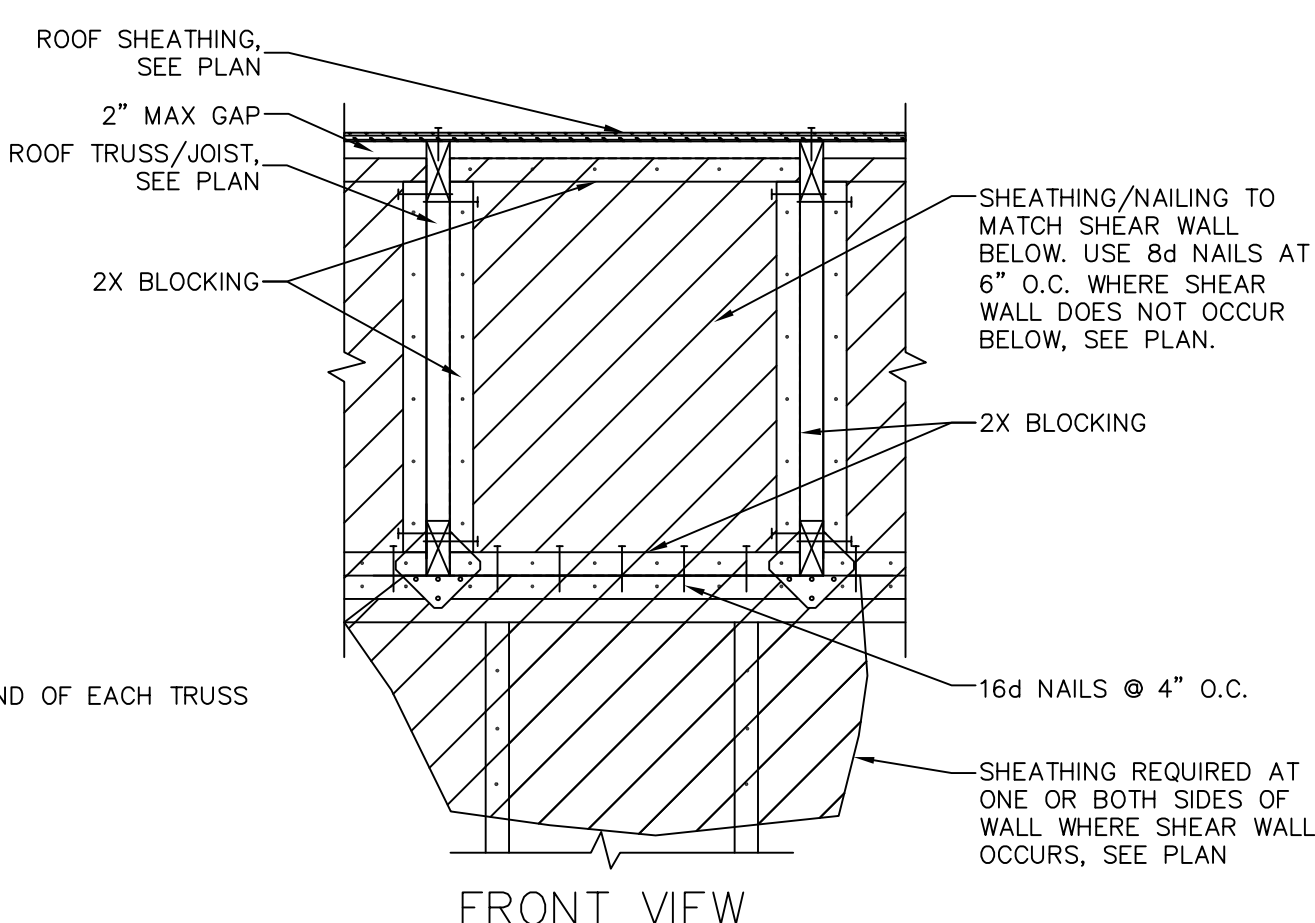
1 ROOF TRUSS AT WOOD WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES

NOTES:
-IF TRUSS HEEL IS OVER 15 1/4" TALL SEE DETAIL 2/SD2 FOR TRUSS DEPTH BLOCKING
-PROVIDE WEB FILLER PER JOIST MFR AT WOOD I-JOISTS FOR CLIP NAILING



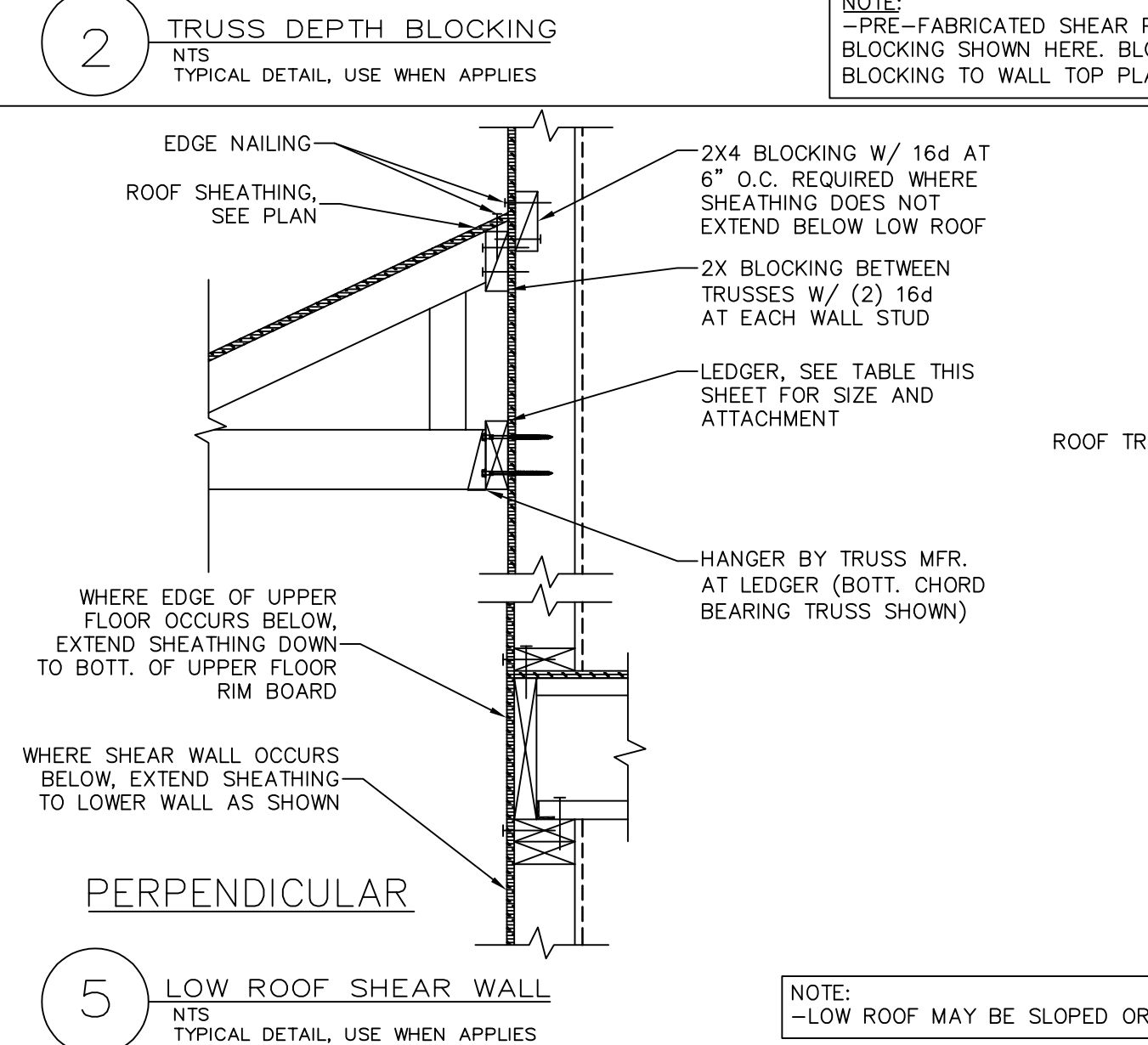
2 TRUSS DEPTH BLOCKING
NTS TYPICAL DETAIL, USE WHEN APPLIES

NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF BLOCKING SHOWN HERE. BLOCKING TO BE DESIGNED FOR 350 PLF SHEAR LOAD AT TOP OF BLOCK. ATTACH BLOCKING TO WALL TOP PLATE W/ NAILING NOTED OR (1) A35 CLIP OR (1) LTP4 CLIP AT EACH BLOCK



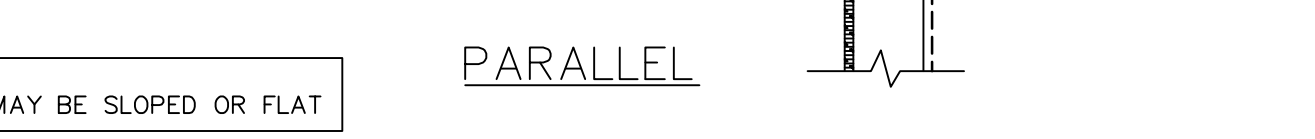
4 ROOF TRUSS AT WOOD WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES

NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 1/SD2



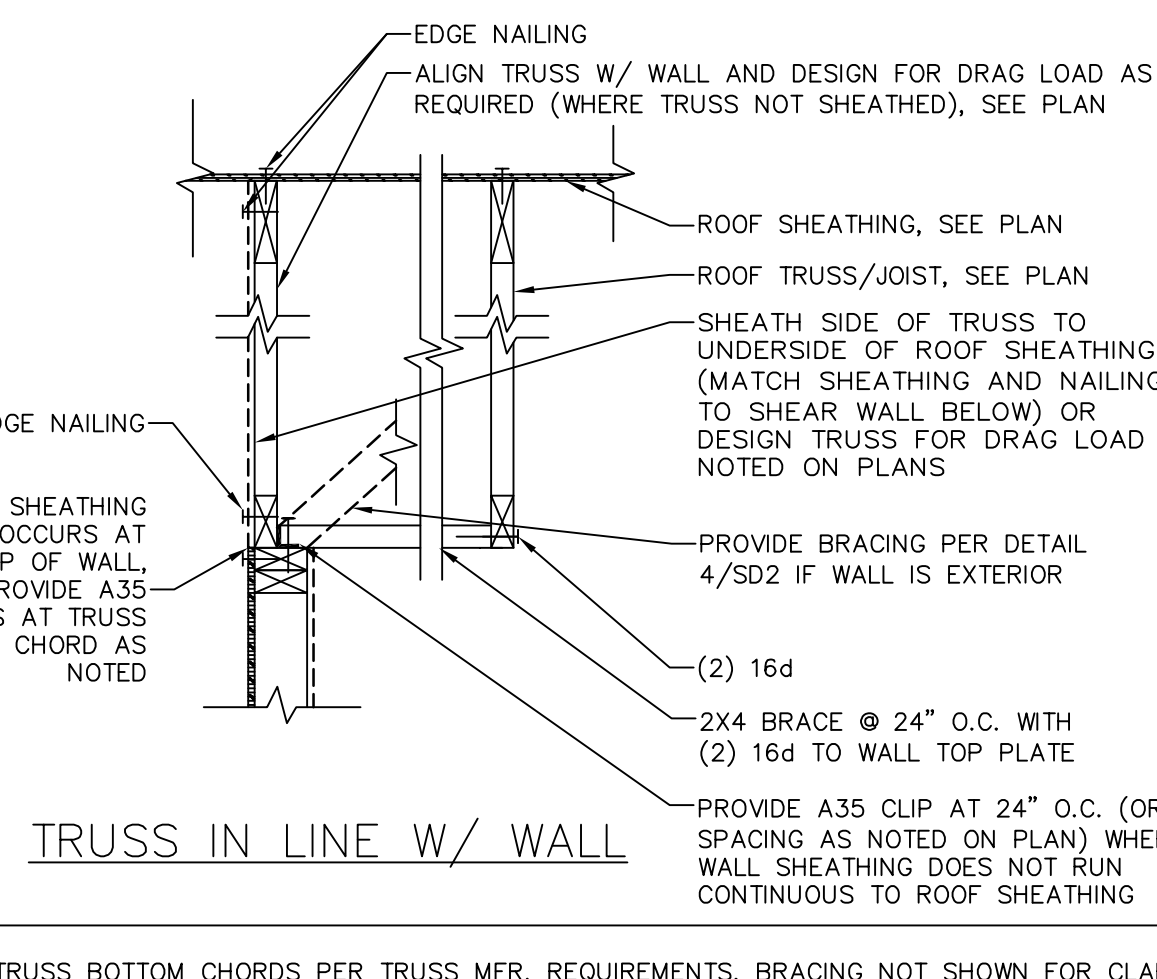
5 LOW ROOF SHEAR WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES

NOTE:
-LOW ROOF MAY BE SLOPED OR FLAT



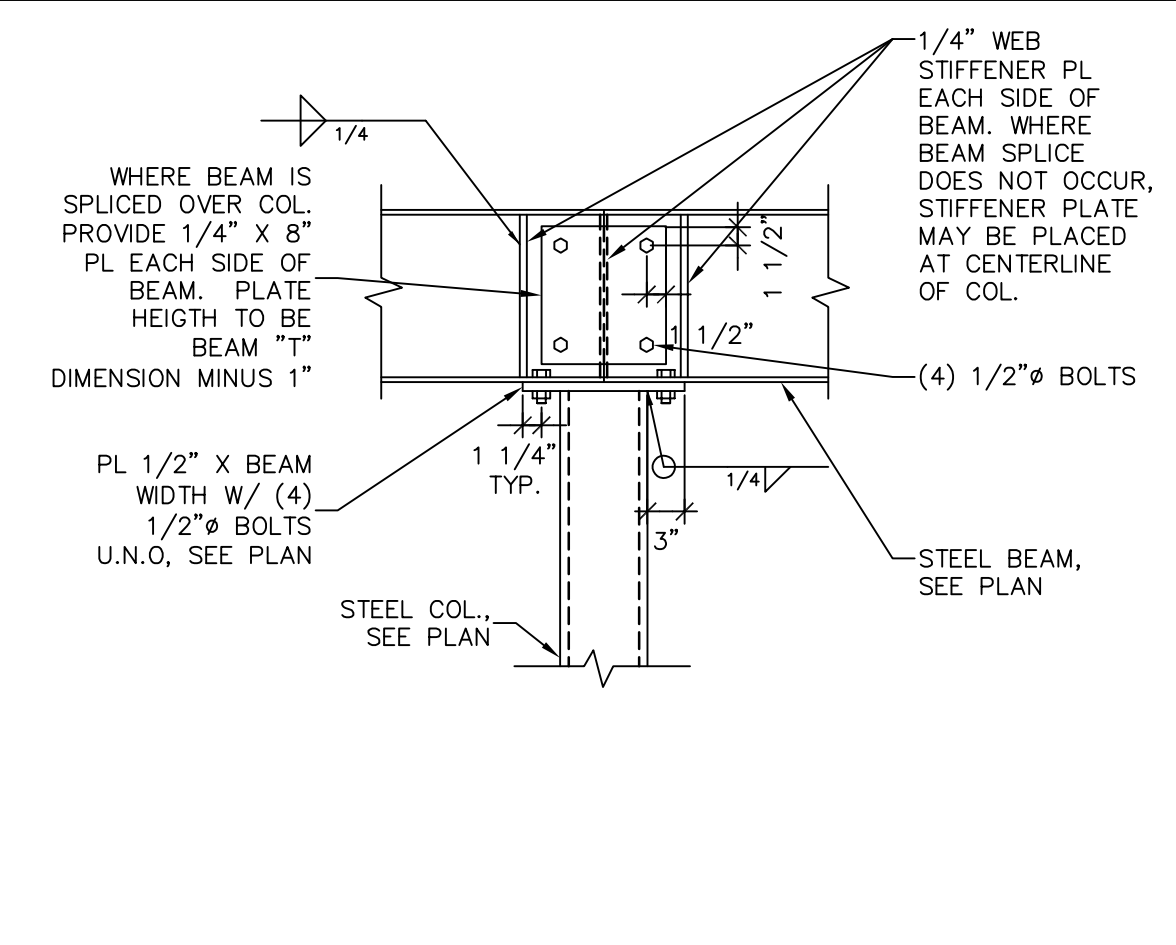
6 ROOF OVERBUILD
NTS TYPICAL DETAIL, USE WHEN APPLIES

NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.



7 ROOF SHEATHING LAYOUT
NTS TYPICAL DETAIL, USE WHEN APPLIES

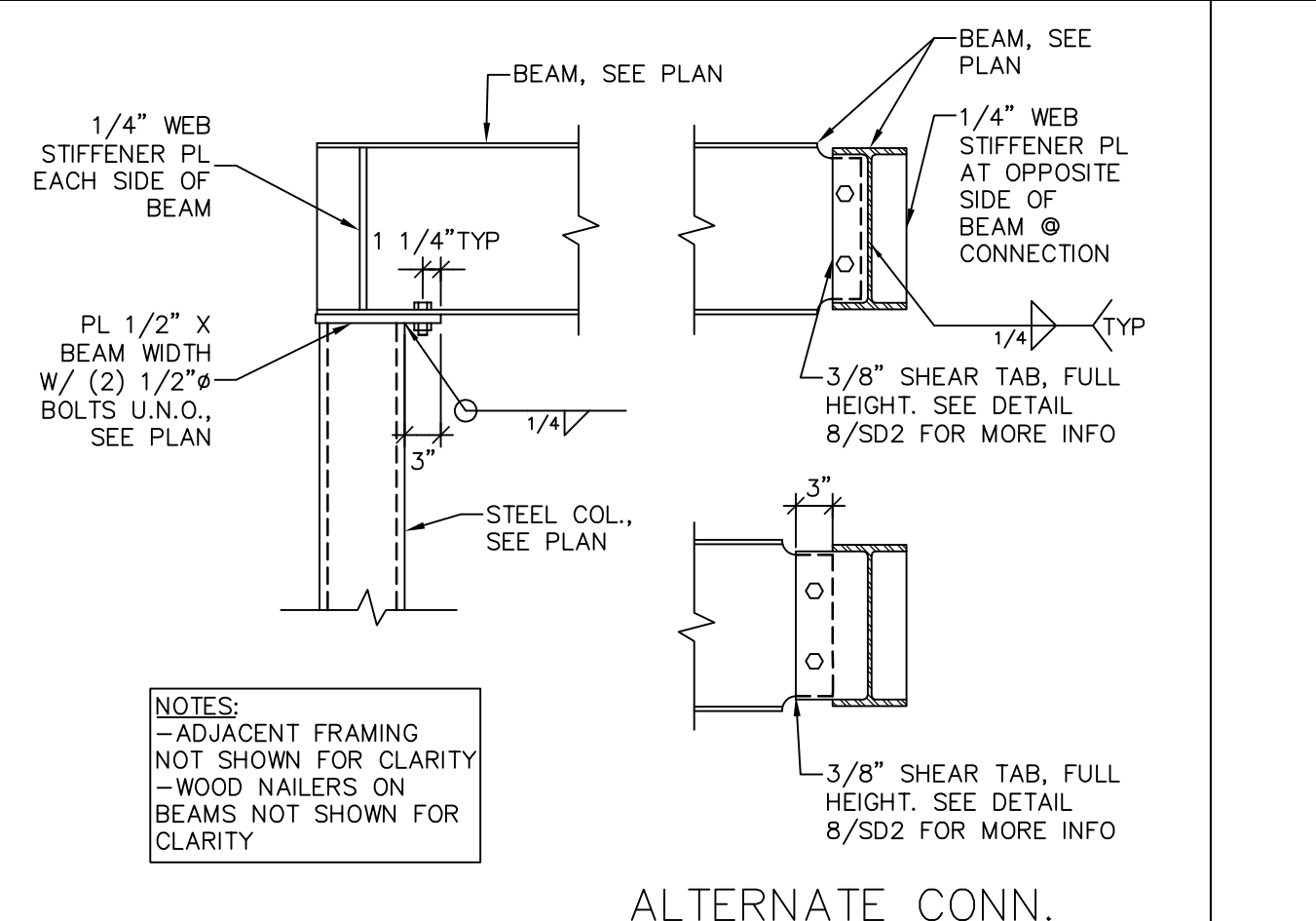
NOTES:
-EDGE NAILING REQUIRED AT ALL SUPPORTED AND BLOCKED SHEATHING EDGES. ALSO PROVIDE EDGE NAILING PER DETAILS 3/SD2, 4/SD2 AND PER PLAN NOTES.
-BRACING REQUIRED PER DETAIL 4/SD2 NOT SHOWN FOR CLARITY



8 STEEL BEAM TO COLUMN CONNECTION
NTS TYPICAL DETAIL, USE WHEN APPLIES

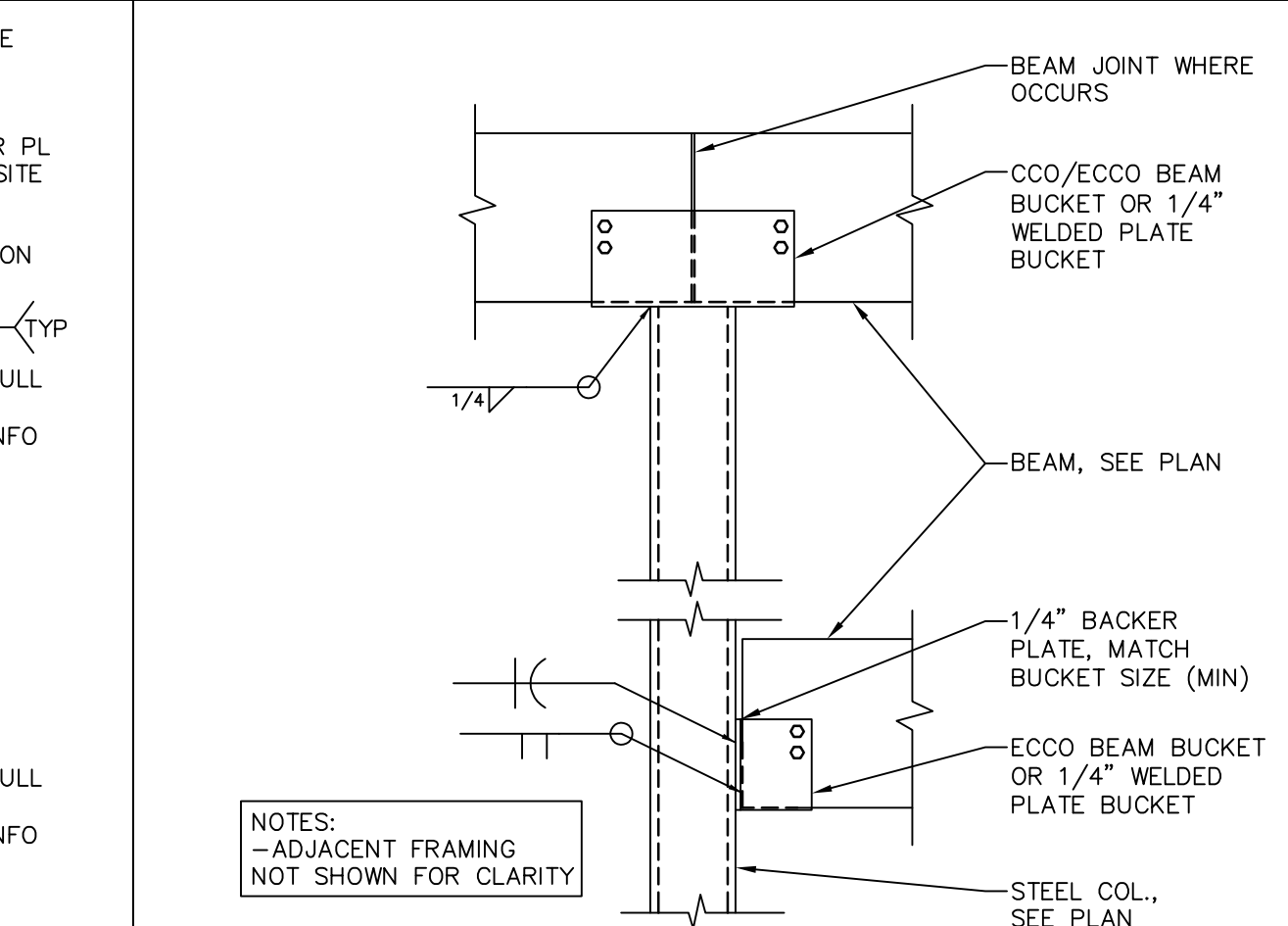
BEAM SIZE	# OF 3/4" DIA. BOLTS	SHEAR TAB LENGTH	CONN. CAPACITY (ASD)
W8	2	5 1/2"	16.5K
W10	2	5 1/2"	16.5K
W12	3	8 1/2"	29.9K
W14	3	8 1/2"	29.9K
W16	4	11 1/2"	41.5K
W18	5	14 1/2"	54.1K

NOTES:
-FOR COL. ON FOUNDATION WALL, USE 8" WIDE BASE PLATE. SPACE BOLTS 3" APART U.N.O., SEE PLAN.
-SHEAR TAB CONN. MAY BE USED AT TOP OF COL. IN LIEU OF CAP PLATE.
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY
-FOR ITEMS NOT NOTED, SEE DETAIL 2/SD1



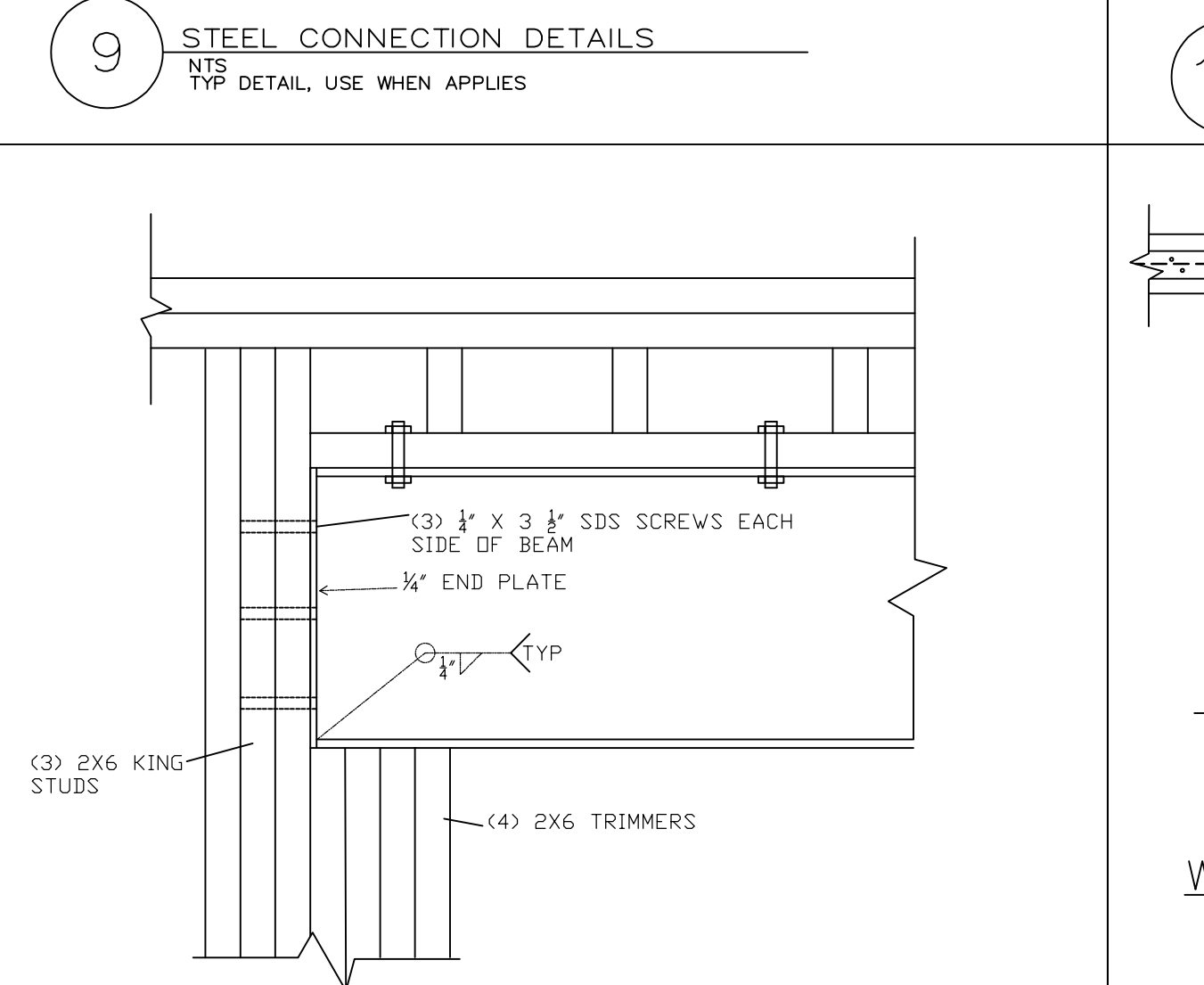
9 STEEL CONNECTION DETAILS
NTS TYP. DETAIL, USE WHEN APPLIES

NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY

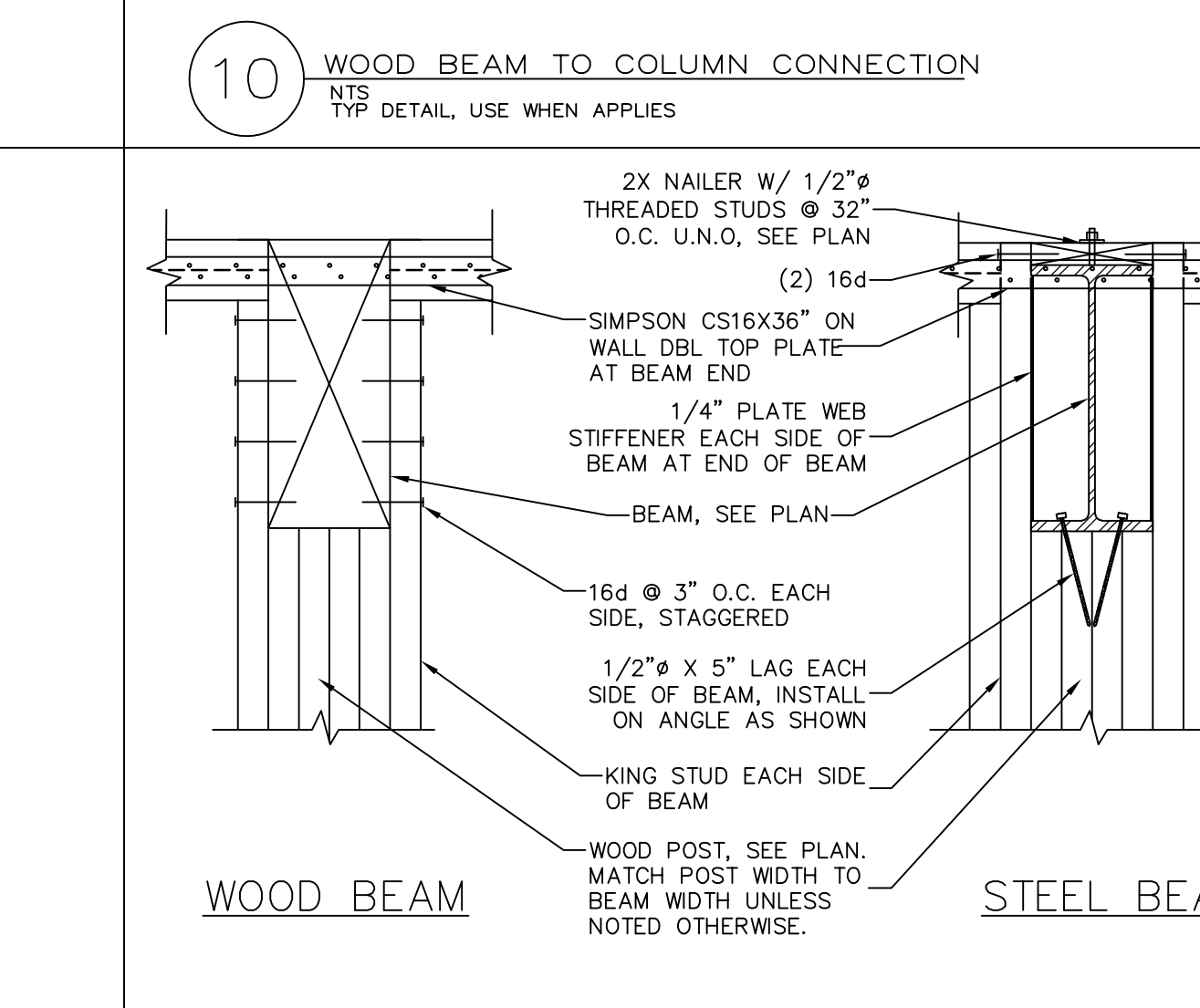


10 WOOD BEAM TO COLUMN CONNECTION
NTS TYP. DETAIL, USE WHEN APPLIES

NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY



11 STEEL GARAGE DOOR HEADER DETAIL
NTS TYPICAL DETAIL, USE WHEN APPLIES



12 BEAM POCKET IN WOOD WALL
NTS TYPICAL DETAIL, USE WHEN APPLIES

NOTE: NAILING AT POST PLYS NOT SHOWN FOR CLARITY.

MAX TRUSS/JOIST SPAN (FT)	MIN. LEDGER SIZE AND ATTACHMENT TO WALL STUDS AT 16" O.C. (U.N.O., SEE PLAN)				TABLE NOTES
	ROOF OR FLOOR LIVE/SNOW LOAD (PSF)				
	40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF	1. LEDGER NAILS TO BE 16d - .148" ø x 3 1/2", MIN. 2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE 3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED 4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS
≤ 8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) SDS 1/4" x 4 1/2"	
12'	2X8, (4) 16d	2X10, (3) SDS 1/4" x 4 1/2"	2X10, (3) SDS 1/4" x 4 1/2"	2X10, (3) SDS 1/4" x 4 1/2"	
16'	2X10, (3) SDS 1/4" x 4 1/2"	2X10, (3) SDS 1/4" x 4 1/2"	1 3/4" x 11 7/8" LVL, (4) SDS 1/4" x 4 1/2"	1 3/4" x 11 7/8" LVL, (4) SDS 1/4" x 4 1/2"	
20'	1 3/4" x 11 7/8" LVL, (4) SDS 1/4" x 4 1/2"	1 3/4" x 11 7/8" LVL, (4) SDS 1/4" x 4 1/2"	1 3/4" x 16" LVL, (5) SDS 1/4" x 4 1/2"	1 3/4" x 16" LVL, (5) SDS 1/4" x 4 1/2"	

- GENERAL STRUCTURAL NOTES**
- CONTRACTOR (INCLUDING SUB-CONTRACTORS) SHALL FOLLOW ALL REQUIREMENTS STATED IN THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND STANDARDS AND SHALL BE QUALIFIED TO PERFORM AND EXPERIENCED IN PERFORMING THE WORK REQUIRED FOR THE PROJECT.
 - CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS STATED IN ALL OTHER DOCUMENTS APPLICABLE TO THE PROJECT. IF ANY DISCREPANCIES OCCUR BETWEEN THE STRUCTURAL DOCUMENTS AND OTHER PROJECT DOCUMENTS, NOTIFY YORK ENGINEERING OF THE DISCREPANCY PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE SHORING AND BRACING AS REQUIRED TO PROVIDE STRUCTURAL STABILITY AT ALL TIMES DURING CONSTRUCTION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
 - ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
 - SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
 - TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT INDICATED.
 - MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT THE DESIGN LOADS STATED IN THE DESIGN CRITERIA TABLE ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
 - EACH PIECE OF STRUCTURAL LUMBER (AND SHEATHING) SHALL BE MARKED BY A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING AND GRADE MARKINGS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
 - THE SIZING AND SURFACING OF ALL LUMBER SHALL BE MILL SIZED AND SURFACED ON ALL 4 SIDES U.N.O., SEE PLAN. ALL LUMBER SHALL BE FREE OF HEART CENTER. SPLICES SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.
 - ALL FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL U.N.O. AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. USE THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER U.N.O., SEE PLAN.
 - WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED.
 - SAWN LUMBER SHALL BE DOUG FIR #2 OR BETTER U.N.O., SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
 - INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS U.N.O., SEE PLAN.
 - WEB FILLERS SHALL BE PROVIDED ON JOISTS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST.
 - PRE-MANUFACTURED TRUSSES AND JOISTS SHALL BE BRACED PER THE MANUFACTURER'S REQUIREMENTS. MULTI-PLY MEMBERS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S REQUIREMENTS.
 - PRE-MANUFACTURED PRODUCTS SUCH AS WOOD TRUSSES AND I-JOISTS SHALL ONLY BE ALTERED WITH THE APPROVAL OF THE MANUFACTURER AND SHALL BE REPAIRED (WHEN REQUIRED) PER THE MANUFACTURER'S REQUIREMENTS.
 - BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL, AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 U.N.O., SEE PLAN.
 - BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUIT AND WOOD MEMBER.
 - LAGS SHALL BE INSTALLED IN HOLES PRE-DRILLED AT SAME DIAMETER AS LAG SHAFT FOR UNTHREADED SHAFT PORTION OF HOLE AND 40%-70% OF SHAFT DIAMETER FOR THREADED PORTION.
 - ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESURE TREATED U.N.O., SEE PLAN.
 - ALL FASTENERS AND CONNECTORS (NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.
 - DO NOT COUNTER SINK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER.
 - ALL NAILING SHALL BE PER IBC TABLE 2304.10.3 U.N.O., SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOT. PLATES WITH (2) 16d NAILS, USE (3) 16d NAILS FOR 2X6 STUDS. BUILT-UP 2X POSTS SHALL BE FACE NAILED TOGETHER WITH (2) 16d AT 9" O.C.
 - PROVIDE POSTS TO MATCH WIDTH OF SUPPORTED BEAMS/HEADERS U.N.O., SEE PLAN. CONTINUE POSTS TO FOUNDATION INCLUDING SQUASH BLOCKING IN FLOORS. MATCH SQUASH BLOCKING SIZE TO POST SIZE.
 - WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOISTS/TRUSS UNDER BOT. PLATE OR PROVIDE FULL HEIGHT BLOCKING AT 16" O.C. IN FLOOR PERPENDICULAR TO WALL AND BLOCKING ALIGNED UNDER WALL. PROVIDE DBL JOIST/TRUSS UNDER DBL SIDED SHEAR WALLS, SEE INTERIOR SHEAR WALL AT WOOD FLOOR DETAIL.
 - WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
 - SHEATHING SHALL BE PROVIDED ON RIM BOARDS AND NAILED PER REQUIREMENTS OF SHEAR WALL ABOVE.
 - EXCEPT WHERE NOTED OTHERWISE, PROVIDE METAL FRAMING CONNECTOR (HANGER, CLIP, CAP, ETC.) AT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD CONNECTIONS.
 - ATTACH BRICK VENTERS TO FRAMING PER IBC 2103.8.
 - PROVIDE 6" x 3 1/2" x 5/16" STEEL ANGLE TO SUPPORT BRICK VENTERS. ATTACH ANGLE WITH (2) 7/16" x 4" LAGS AT 16" O.C., USE (3) 1/2" x 4 1/2" TITEN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.
 - WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH 1/4" DIA. THREADED STUDS AT 32" O.C. U.N.O., SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH 1/2" DIA. STUDS AT 24" O.C. U.N.O., SEE PLAN.
 - USE 1/2" DIA. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS U.N.O., SEE PLAN.
 - GROUT BELOW STEEL BASE PLATES (IF USED) SHALL BE 5000 PSI NON-SHRINK GROUT.
 - ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
 - WELD MATERIAL SHALL BE 70 KSI MIN.
 - RIM BOARD TO BE 1 1/8" MIN. U.N.O., SEE PLAN.
 - YORK ENGINEERING LIABILITY IS LIMITED TO FIVE TIMES THE FEE COLLECTED FOR SERVICES. THE CONTRACTOR(S) MUST READ, UNDERSTAND AND ACCEPT ALL YORK ENGINEERING DOCUMENTS APPLICABLE TO THIS DESIGN PRIOR TO UTILIZING THE DESIGN. BY USING THIS DESIGN, THE OWNER/CONTRACTOR ACCEPTS THE DESIGN, ASSUMED LOADS AND LIMITS ON LIABILITY STATED.
 - PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSS BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.
 - PRE-FABRICATED TRUSS LAYOUT PLAN AND CALCULATIONS SHALL BE PROVIDED TO YORK ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

