

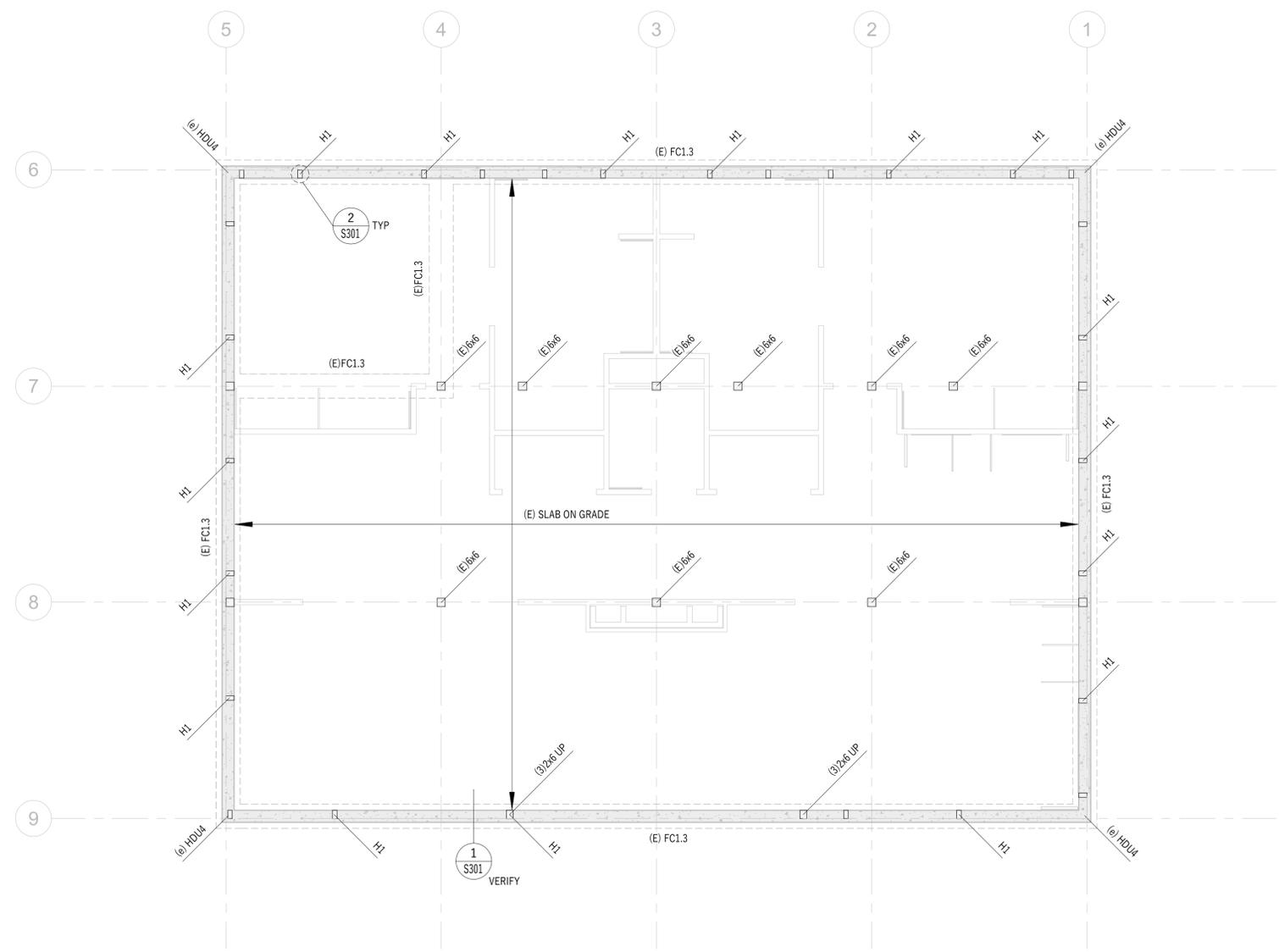
THE PRINTING PROCESS CAN BE HELD IN ADJUSTMENT BEING TO BE MADE TO DAMAGED PLAN SHEETS. PROCEED WITH CAUTION FROM PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL. ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY. THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RELEVANT PROVISIONS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF MISSION STRUCTURAL.

WOOD HOLDOWN SCHEDULE			
MARK	HARDWARE	DESCRIPTION	MIN. POST
H1	HDU2	5/8" DIA. THREADED ROD, EPOXY SET-3G w/ 8" EMBED	(2)2X
		HOLDOWN NOTES: 1. HOLDOWN SHALL BE ALIGNED WITH END, CORNER OR EDGE 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 EDGE DISTANCES.	

FOUNDATION NOTES	
1.	SEE SHEET S001 FOR FOUNDATION REQUIREMENTS NOT LISTED HERE OR ON PLANS
2.	CONTRACTOR TO FIELD VERIFY ALL ASSUMED CONDITIONS & CONTACT ENGINEER OF RECORD WHENEVER DISCREPANCIES APPEAR.
3.	CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL INFORMATION REGARDING TOP OF WALL AND TOP OF FOOTING ELEVATIONS. ALL TOW AND TOF FOOTING ELEVATIONS TO BE CONFIRMED W/ ARCHITECTURAL PLANS
4.	CENTER SPOT FOOTINGS ABOUT COLUMNS AND CENTER CONTINUOUS FOOTINGS ABOUT WALLS.
5.	ALL WOOD IN CONTACT W/ CONCRETE OR MASONRY MUST BE TREATED OR REDWOOD LUMBER. THIS INCLUDES, BUT IS NOT LIMITED TO, SILLPLATES AND LEDGERS.
6.	ALL FOOTINGS TO BE PLACED ON UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL.

ANCHOR BOLT SCHEDULE			
SW TYPE	SILL PLATE	ANCHOR BOLT SPACING	KEYED NOTES:
①	2x	30"	KEYED NOTES: 1. 5/8" SIMPSON TITEN HD ANCHOR BOLT (5-1/2" MIN EMBED). 2. PLATE WASHER 3x3x0.229" (1" ANGLED SLOTTED HOLE PERMITTED). 3. SILL PLATE PER SHEAR WALL SCHEDULE ON FRAMING PLANS.
②	2x	20"	
③	3x OR (2) 2x	18"	
④	3x OR (2) 2x	14"	
SILL PLATE NOTES: 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.			

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



DESIGNER

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INTERIORS

PROJECT

J3 RANCH

4462 North 3300 East, Liberty, UT 84310

ISSUE STATUS

PERMIT SET

ISSUE DATE

MAY 3, 2024

SHEET REVISIONS		
No.	DATE	DESCRIPTION

SHEET TITLE

FOOTING AND FOUNDATION PLAN

SHEET NUMBER

S101

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



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

- ### GENERAL FRAMING NOTES
- 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.
 - 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 ADEQUATELY WEATHERPROOFED.
 - WATERPROOFING IS THE RESPONSIBILITY OF THE ARCHITECT AND/OR CONTRACTOR

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

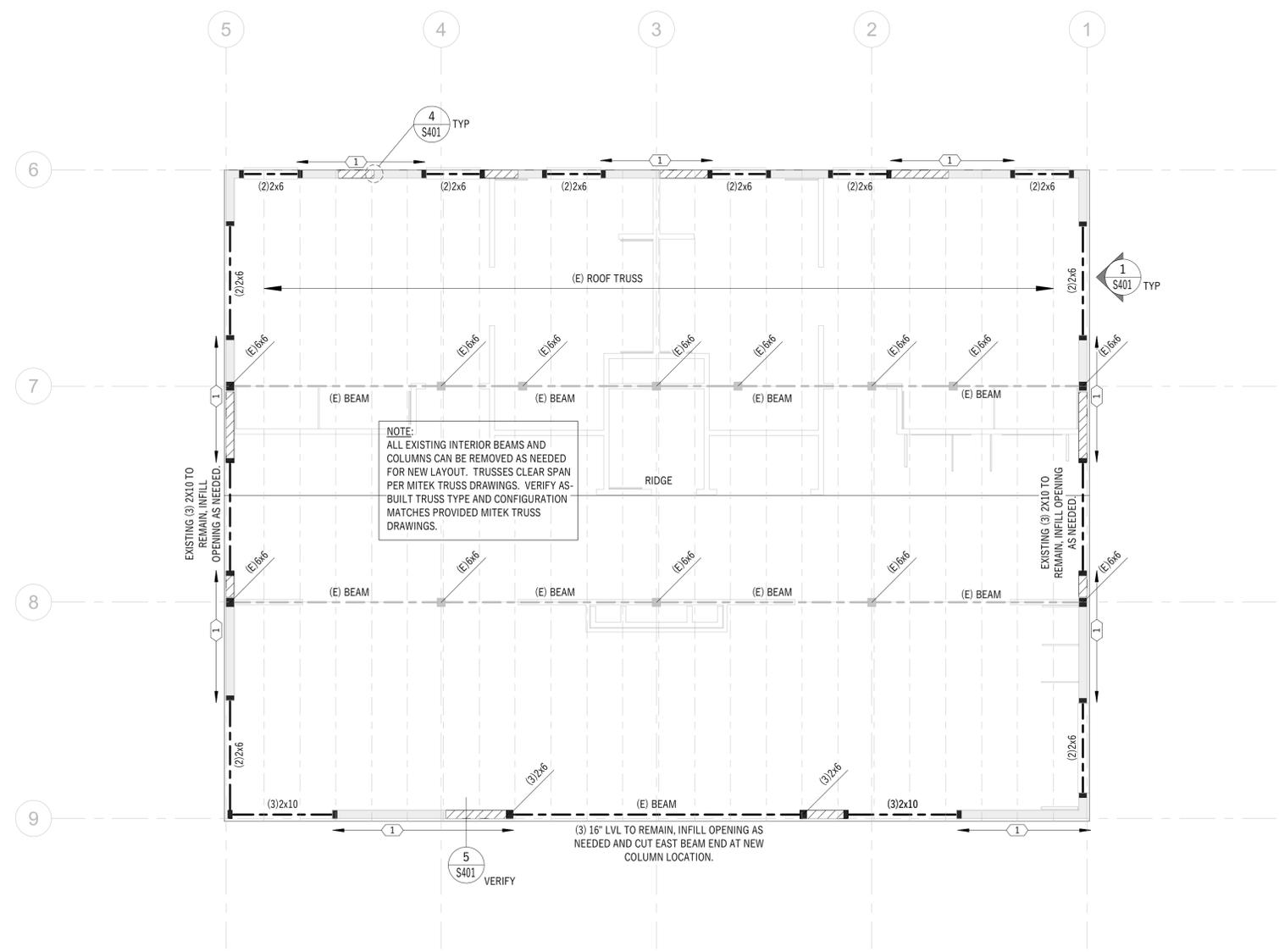
- ### WOOD SHEAR PLAN NOTES
- SEE SHEETS S001 FOR SHEAR FRAMING REQUIREMENTS NOT LISTED HERE OR ON THE PLANS.
 - AT A MINIMUM, UNLESS NOTED OTHERWISE, EXTERIOR FRAMED WALLS SHALL BE SHEATHED AS TYPE '1' SHEARWALLS.
 - SHEARWALL DENOTED AS SUCH.
 SHEARWALL TYPE
 - ALL INTERIOR SHEARWALLS SHALL EXTEND 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
(1)	6"	2x	4"	A35 @ 32" O.C.
(2)	4"	2x	2-1/2"	A35 @ 24" O.C.
(3)	3" (STAGGERED)	3x OR (2) 2x	NOT ALLOWED	A35 @ 16" O.C.
(4)	2" (STAGGERED)	3x OR (2) 2x	NOT ALLOWED	A35 @ 12" O.C.

PLAN LEGEND

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



NOTE:
ALL EXISTING INTERIOR BEAMS AND COLUMNS CAN BE REMOVED AS NEEDED FOR NEW LAYOUT. TRUSSES CLEAR SPAN PER MITEK TRUSS DRAWINGS. VERIFY AS-BUILT TRUSS TYPE AND CONFIGURATION MATCHES PROVIDED MITEK TRUSS DRAWINGS.

(3) 16" LVL TO REMAIN, INFILL OPENING AS NEEDED AND CUT EAST BEAM END AT NEW COLUMN LOCATION.

DESIGNER

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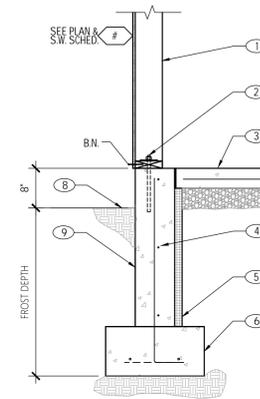
ROOF FRAMING PLAN

SHEET NUMBER

S201

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





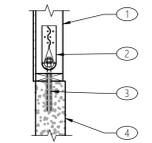
- KEYNOTES:**
- 2x6 DF STUDS @ 16" O.C.
 - SEE FRAMING PLANS FOR SPECIAL CONDITIONS.
 - ANCHOR BOLT PER SW SCHEDULE ON FOOTING AND FOUNDATION PLAN.
 - TYPICAL SLAB ON GRADE.
 - SEE ARCH PLAN TO CONFIRM RADIANT.
 - SEE GSN FOR ADDITIONAL REQUIREMENTS.
 - FOUNDATION WALL PER PLAN. SEE FOOTING AND FOUNDATION FOUNDATION PLAN.
 - 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.

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

1
S301

EXTERIOR FOUNDATION WALL

- KEYNOTES:**
- 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.



2
S301

RETROFIT ANCHOR AND HOLDOWN

DESIGNER

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No.	DATE	DESCRIPTION

SHEET TITLE

FOUNDATION DETAILS

SHEET NUMBER

S301

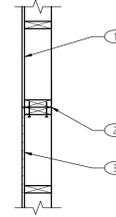
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THE PERMITTING PROCESS CAN BE COMPLEX. IT IS CRUCIAL TO UNDERSTAND THE LOCAL REGULATIONS AND REQUIREMENTS. THESE ESTIMATES ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY PERMITTING OR CONSTRUCTION PURPOSES. ALWAYS CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT FOR DETAILED INFORMATION AND REQUIREMENTS. THESE ESTIMATES ARE BASED ON THE INFORMATION PROVIDED AND ARE SUBJECT TO CHANGE. THE INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY PERMITTING OR CONSTRUCTION PURPOSES. ALWAYS CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT FOR DETAILED INFORMATION AND REQUIREMENTS.



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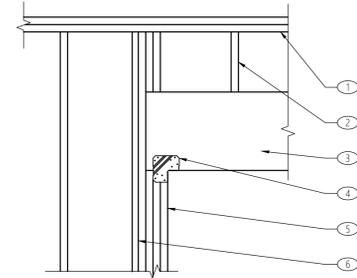
1. EXISTING WALL PER PLAN.
2. ATTACH NEW WALL TO EXISTING WALL W/ 10d, STAGGERED, STITCH NAILING OF ADJOINING PANEL STUDS. MATCH SHEARWALL EDGE NAIL SPACING PER PLAN.
3. NEW SHEARWALL PER PLAN.
- 3.1. SHEATHING TO BE FULL HEIGHT (FROM SILL TO TOP PLATE) OR BLOCKED AT ALL PANEL EDGES PER SHEARWALL SCHEDULE.



4 NEW SHEARWALL TO EXISTING WALL AT ADJOINING PANEL EDGE
S401 NO SCALE

KEYNOTES:

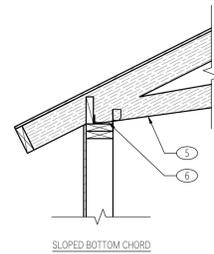
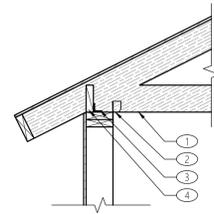
1. DOUBLE 2x TOP PLATE.
- 1.1. SEE GSN FOR FRAMING REQUIREMENTS.
2. CRIPPLE STUDS WHERE OCCUR.
3. BEAM PER PLAN.
4. SIMPSON LCE POST CAP, ONE AT EACH END.
- 4.1. WHERE WALL SHEATHING IS PRESENT AND IS CONTINUOUS ACROSS JOINT BETWEEN BEAM/KING STUDS, LCE CAN BE OMITTED.
5. TRIMMER STUDS PER COLUMN SCHEDULE.
6. KING STUDS.
- 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.



1 TYPICAL BEAM IN WALL OPENING (KING STUD SCHEDULE)
S401

KEYNOTES:

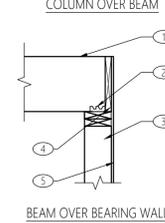
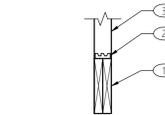
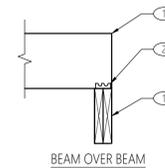
1. TRUSS BOTTOM CHORD.
- 1.1. SEE ARCH SECTION TO VERIFY BOTTOM CHORD PITCH.
2. H1 OR H2.5 CLIP AT EA. TRUSS END.
3. A35 PER PLAN AND SHEAR WALL SCHEDULE.
4. SOLID BLOCKING BETWEEN TRUSSES.
5. SLOPED CONDITION - SEE ARCH SECTION FOR ANGLE.
6. BEARING MIGHT REQUIRE BEVELED PLATE SCREWED TO TOP PLATES OR PRE-MANUFACTURED SIMPSON VPA BEARING CLIP.



5 TRUSS OVER BEARING/SHEAR WALL
S401

KEYNOTES:

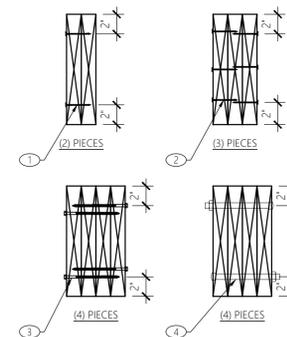
1. WOOD BEAM PER PLAN.
2. SIMPSON A35 (OR SIMILAR) ON EACH SIDE NAILED PER SPECS.
3. BUILD UP WOOD COLUMN PER PLAN.
4. RIM BOARD.
5. STRUCTURAL WALL SHEATHING.



2 TYPICAL BEAM OR COLUMN TRANSFER CONNECTIONS
S401

KEYNOTES:

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



3 TYPICAL BUILT UP BEAM SECTION
S401

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SHEET NUMBER

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SCALE: NO SCALE

THE PERMITTING PROCESS CAN BE AFRICA, EUROPE, ASIA, SOUTH AMERICA, AUSTRALIA, AND OTHER REGIONS. THESE ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING DEPARTMENT'S STAMP OF APPROVAL. ALLOWING CONSTRUCTION TO BE CONSIDERED PERMANENT. THESE ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING DEPARTMENT'S STAMP OF APPROVAL. ALLOWING CONSTRUCTION TO BE CONSIDERED PERMANENT. THESE ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING DEPARTMENT'S STAMP OF APPROVAL. ALLOWING CONSTRUCTION TO BE CONSIDERED PERMANENT.