

## GENERAL NOTES:

WORKMANSHIP THROUGHTOUT 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:

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the basis for any new plans.

structural details of the building.

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and

BRACKEN RESIDENCE LOT #: ---- N. WOLF CREEK DRIVE

2253 N. 250 W.
HARRISVILLE, UTAH.
801-690-9579
JBDESIGNS93II®GMAIL.COM

S I G N' S

J. B. DES

DATE: FEB. 9, 21 SHEET:

#### GENERAL

- I. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ARCHITECT OR ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
- 2. CONTRACTOR AND/OR SUB-CONTRACTORS SHALL NOT SCALE THE DRAWINGS OR DETAILS! CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS, ELEVATIONS, ETC., PRIOR TO COMMENCING THE WORK.
- 3. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACES OF CONCRETE FOUNDATION WALLS AND EXTERIOR STUD WALLS, AND INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OR SHOWN OTHERWISE.
- 4. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
- 5. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS, LATEST EDITION, WITH SPECIAL ATTENTION TO CHAPTER R300 - BUILDING PLANNING.
- 6. MECHANICAL AND ELECTRICAL INSTALLATIONS SHALL CONFORM TO THE INTERNATIONAL MECHANICAL AND NATIONAL ELECTRICAL CODES, LATEST EDITIONS.
- 1. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
- 9. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE INTERNATIONAL RESIDENTIAL CODE (IRC) ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- 10. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS
- II. FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 5% MINIMUM. ALL DRAINAGE FROM THE LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
- 12. ALL EARTH FILL TO RECIEVE CONCRETE FLOORS, WALKS, DRIVES, ETC., SHALL BE FULLY COMPACTED TO 95% MAXIMUM DENSITY.
- 13. PROVIDE FIRE BLOCKING AT ALL PARTITIONS OVER 10'-0" IN HEIGHT AND AT SOFFITS, BEARING WALLS, FLOOR AND CEILING JOIST LINES, AND OTHER LOCATIONS THAT COULD ALLOW PASSAGE OF FLAMES.
- 14. WINDOW SIZES MAY VARY WITH TYPE AND MANUFACTURER. CONTRACTOR SHALL VERIFY THAT WINDOWS USED COMPLY WITH EXIT, LIGHT AND VENTILATION REQUIREMENTS OF IRC.
- 15. ALL WINDOWS SHALL BE DOUBLE-GLAZED WITH A MINIMUM 1/4" AIR SPACE AND SHALL CONFORM TO THE IRC. FRAMELSS GLASS DOORS, GLASS IN DOORS, AND ALL GLASS WITHIN 24" OF ANY DOOR AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH THE IRC.
- 16. ALL WINDOWS AND DOORS SHALL BE FULLY FLASHED \$ CAULKED WATERTIGHT.
- 17. PROVIDE FREEZEPROOF BACK-FLOW PREVENTION HOSE BIBS, PER LATEST EDITION OF IPC.
- 18. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS, PER LATEST EDITION OF IPC.
- 19. PROVIDE EXPANSION TANK ON HOT WATER HEATER, PER LATEST EDITION OF IPC.
- 20.FLUE AND EXHAUST VENTS SHALL TERMINATE 4' BELOW, OR 4' HORIZONTALLY AND AT FLUE AND EXHAUST VENTS SHALL ALSO BE AT LEAST 3' ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE, PER LATEST EDITION OF IMC.

## MAIN FLOOR NOTES:

#### GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in.. Hinged shower doors shall open outward. The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R702.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be openable. (if no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

## FIRE PROTECTION:

Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd. with self closer. Door between garage and house shall be solid core wood or "B" labeled door not less than 1 3/4" w/ self closer. Protect enclosed usable space under stairs with 5/8" qyp. brd. fire blocking at stud cavities that are greater than 8'-0". GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over

Manufacturer's specifications for installation of materials shall be followed. 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.

## FLOOR PLAN GENERAL NOTES:

- I. Plumbing wall 2x6 @ 16" o.c. 2. Attic access 22" x 30" with a switched
- light in attic space. 3. Exhaust fan, 60 CFM run exhaust duct
- to the outside. 4. Provide 30" min. width for the water
- closet and 24" clear in front.
- 5. Vent dryer to outside with 4" metal ducting, termination cap.

#### EXHAUST SYSTEM NOTES

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend.

#### Hose connection back flow preventer shall be installed on the discharq side a hose threaded outlet.

ALL exterior doors shall have a floor of landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceeded 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

## ELECTRICAL NOTES:

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFI protected (IRC Sec. 3802.2)

Arch-fault circuit interrupters are required on all branch circuits that supply 125-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms (NEC art. 210-12).

## CARBON MONOXIDE ALARMS

Carbon Monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720.

When multiple alarms are installed within an individual dwelling unit, the alarm devices shall be interconnected. The alarm shall be clearly audible in all bedrooms over all background noises with all intervening doors closed.

## FIRE WARNING SYSTEM

R317.1 Single and multiple station smoke alarms shall be installed in the following locations. In each separate sleeping area in the immediate vicinity of the bedrooms. On each additional story of the dwelling, including basements and cellars. When more than one smoke alarm is required to be installed within a dwelling unit the alarm devices shall be interconnected in such a manner that the actuation will activate all alarms in the individual unit.

## BASEMENT NOTES:

#### APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls. MECHANICAL GENERAL NOTES:

Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2-ducts provided, 1) placed at 12" above floor, and 1) placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with I sq. in. per 4,000 BTU/h of the total inputting rating of all appliances within the space.

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with I sq. in. per 2,000 BTU/h of the total inpute rating of all appliances within the space.

#### WINDOW WELL NOTES

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 9 sq. ft. w/a min. horizontal projection and width of Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or

#### GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3,500 psi.

steps usable with 'the' window in the fully open position.

Emergency floor drains at water heaters, laundries, garages, ect. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

## ELEVATION NOTES:

#### **WINDOWS NOTES:**

Bedroom windows to have a finished sill height max. of 44" Windows to have 20" min. clear width and 24" min. clear

Bedroom windows to be a min. of 5.7 sq. ft. Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirments. Windows within 18" of the floor to be of tempered glass.

## GENERAL NOTES:

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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 continous process.

## EXCAVATION NOTES:

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.) Finish grading shall be done so as to provide positive draige away from all building foundations. a minimum slope of 2% shall be maintained for first 10'-0" with 1% slope thereafter to approved drainage area. slobe thereafter to approved drainage area.

## ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

## ROOF FRAMING NOTES:

An ice barrier that consists of at least two layers of underlayment cemented togeather or of a selfadhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

## WALL SECTION NOTES:

#### FLOOR PLAN GENERAL NOTES

- I. 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 sheeting.
- 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.. II. 2x6 studs @ 16" o.c.
- 12.R-13 fiberglass insulation batt. 13.R-19 fiberglass insulation batt.
- 14.Blown-in insulation system in wall. 15.Blown-in insulation in attic space 10" min. (R-38)
- 16. Manufactured roof trusses, manufacturer to provide all
- engineering of trusses prior to construction. I7.3/4"  $T \notin G$  waferboard, glued and nailed.
- 18.2×10 floor joist W.C.D.F. #2 or better. 19.T.J.I. Floor joist system.
- 20.Roof raftérs spáced @ 24" o.c.
- 21.2x4 bearing wall with solid blocking at joist.

#### GENERAL FLASHING NOTE:

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INST-ALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION. SEE SEC. 1405.3 IBC

## STAIR & HANDRAIL NOTES:

Handrails are required at all stairways having more than 2

Handrails shall be placed not less than 34" and not more than 38" high.

Guardrails (36" +) are required at all landings decks or floor levels more than 30" above finished grade. Stair risers not to exceed 7 3/4" high with stair treads to be

min. of IO" with no more than 3/8" variation. A nosing not less than 3/4" but not more than 1 1/4" inches shall be provided on stairways with solid risers. If the tread is II inches or deeper, no nosing is required.

Provide headroom clearance of 6'-8" min. Ballisters for handrails and quardrails shall be spaced no more than 4" apart and shall not have ladder effect.

## BRICK VENEER NOTES

LAP ALL JOINTS IN THE #9 HORIZOTAL JOINT REINFORCEMENT BY MINIMUM OF 2". EACH GALV. BRICK TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET.

ATTACH BRICK TIES TO WALL STUDS.

PLACE BRICK TIES AROUND OPENINGS NOT MORE THAN 3' O.C. AND WITHIN 12 INCHES OF OPENING. BRICK TIES SHALL BE MECHANICALLY ATTACHED TO HORIZONTAL JOINT REINFORCEMENT.

FOLLOW ALL OTHER REQUIREMENTS FOUND IN IRC SECTION R703.7.2

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ONOISINE

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 CS16X32\* 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.

G.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 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 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.

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 '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

			NAIL SI	PACING			
TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL4	7/16" ONE SIDE <sup>2</sup>	8d	6″ □.C.	12" O.C.	16G @ 3″ □.C.	16d @ 6″ □.C.	LTP4 DR A35 @ 16" D.C.
SW-14	7/16" ONE SIDE <sup>2</sup>	8d	4″ □.C. <sup>2</sup>	12″ □.C.	16G @ 2″ □.C.	16d @ 6″ □.C.	LTP4 DR A35 @ 16" D.C.
2M-5 <sub>3</sub>	7/16" DNE SIDE <sup>2</sup>	8d	3″ □.C.²	12" O.C.	NOT ALLOWED	4″ SDS SCREWS @ 8″ □.C. <sup>7,8</sup>	LTP4 DR A35 @ 12" D.C.
2M-3 <sub>3</sub>	7/16" DNE SIDE <sup>2</sup>	8d	2″ 🗆.C.²	12″ □.C.	NOT ALLOWED	4" SDS SCREWS @ 8" D.C. <sup>7,8</sup>	LTP4 OR A35 @ 9" O.C.

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 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.

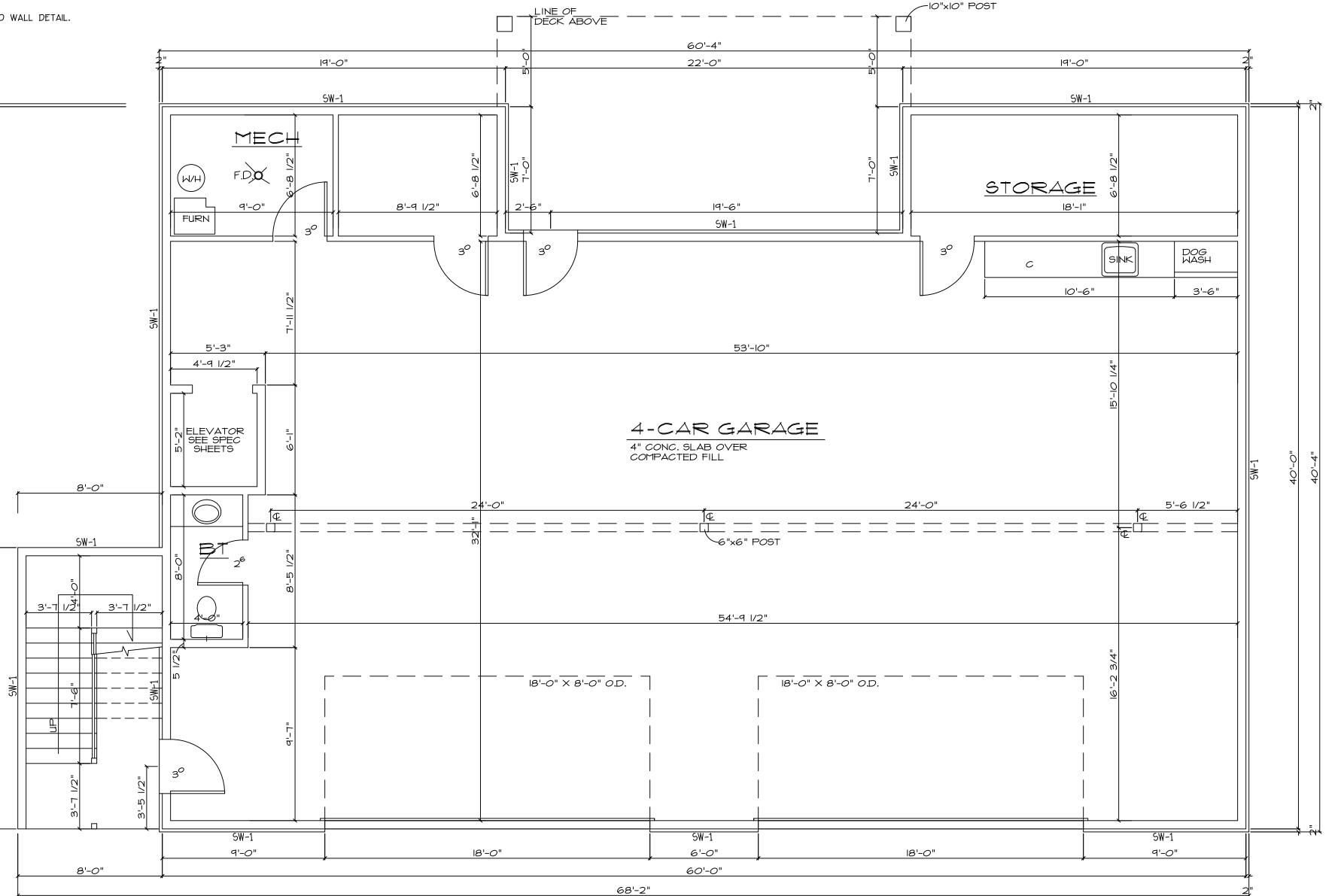
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES. 5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.

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, I6d @ 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.

 $\mid$  9, EDGE NAIL SHEATHING. TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.



FTG. / FOUND. PLAN

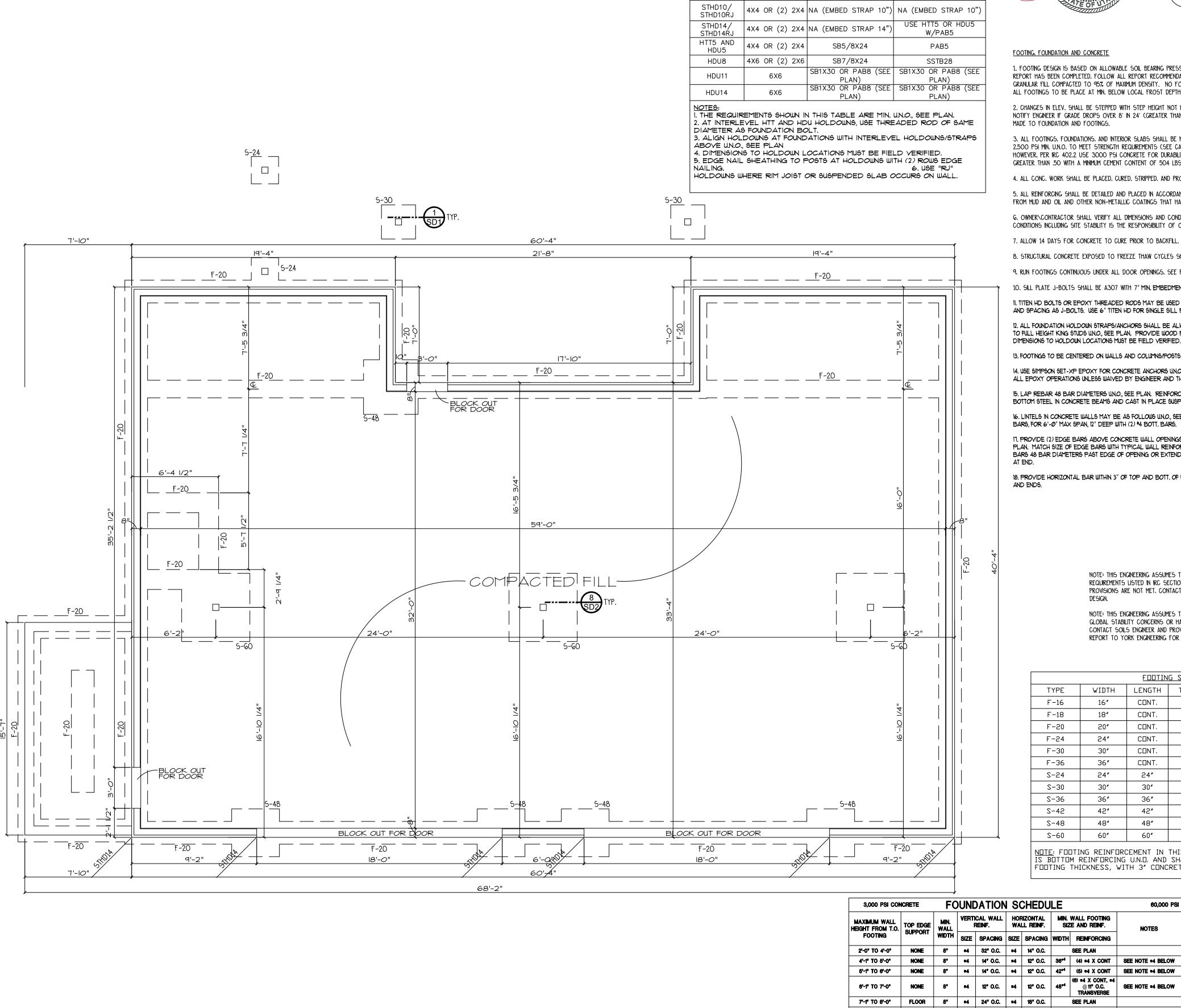
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**BEVISIONS** 



SCALE-

HOLDOWN SCHEDULE:

STEM WALL

4X4 OR (2) 2X4 NA (EMBED STRAP 8") NA (EMBED STRAP 8")

(FULL HT. KING

HOLDOWN

LSTHD8ŔJ

MIN. BOLT SIZE

SLAB ON GRADE

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**BEVISIONS** 

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., 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 PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. 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.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 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.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES. 5. 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. G. 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

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE UN.O., SEE PLAN.

II. 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.

12. ALL FOUNDATION HOLDOWN 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 HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS UN.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS UN.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS UN.O., 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. 16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS UN.O., 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. 17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS UN.O., 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

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS

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

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 YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

		FOOTIN	G SCHEDUL	<u>E</u> :
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CDNT.	10″	(2) # 4 BARS C□NT.
F-18	18"	CDNT.	10″	(2) # 4 BARS CONT.
F-20	20"	CDNT.	10″	(2) # 4 BARS CONT.
F-24	24"	CDNT.	10″	(3) # 4 BARS CONT.
F-30	30″	CDNT.	10"	(3) # 4 BARS C□NT.
F-36	36″	CDNT.	10"	(4) # 4 BARS C□NT.
S-24	24"	24"	10″	(3) # 4 BARS EACH WAY
2-30	30″	30″	10″	(3) # 4 BARS EACH WAY
2-36	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 U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

3,000 PSI COI	NCRETE	FC	UNE	OATION	I SC	CHEDU	LE		60,000 PSI STEEL			
MAXIMUM WALL HEIGHT FROM T.O.	TOP EDGE	MIN. WALL		CAL WALL REINF.		RIZONTAL LL REINF.		WALL FOOTING E AND REINF.	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN <sup>6</sup> (MIN.		
FOOTING	SUPPORT	WIDTH	SIZE	SPACING	SIZE	SPACING	WIDTH	REINFORCING	]	7" EMBEDMENT)		
2'-0" TO 4'-0"	NONE	8*	#4	32° O.C.	#4	14° O.C.		SEE PLAN		½" X 10" @ 32" O.C.		
4'-1" TO 5'-0"	NONE	8*	84	14° O.C.	<b>84</b>	12° O.C.	36* <sup>4</sup>	(4) =4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.		
5'-1" TO 6'-0"	NONE	8*	84	14° O.C.	<b>84</b>	12° O.C.	42*4	(5) =4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.		
6'-1" TO 7'-0"	NONE	8*	•4	12° O.C.	<b>84</b>	12° O.C.	48° <sup>4</sup>	(6) •4 X CONT, •4 @ 11° O.C. TRANSVERSE	SEE NOTE #4 BELOW	½° X 10° @ 32° O.C.		
7'-1" TO 8'-0"	FLOOR	8*	84	24° O.C.	<b>84</b>	18° O.C.		SEE PLAN		½" X 10" @ 32" O.C.		
8'-1" TO 9'-0"	FLOOR	8*	84	16° O.C.	<b>84</b>	18° O.C.		SEE PLAN		½" X 10" @ 32" O.C.		
9'-1" TO 10'-0"	FLOOR	8*	<b>84</b>	12° O.C.	<b>84</b>	12° O.C.	24*	(3) =4 X CONT	USE MIN F-24 FOOTING	%" X 10" @ 24" O.C.		
10'-1" TO 11'-0"	FLOOR	8*	<b>84</b>	6° O.C.	<b>84</b>	12° O.C.	30*	(3) =4 X CONT	USE MIN F-30 FOOTING	5%" X 10" @ 24" O.C <sup>8</sup> .		
11'-1" TO 12'-0" <sup>7</sup>	FLOOR	8*	<b>84</b>	4° O.C.	=4	12° O.C.	36*	(4) =4 X CONT	USE MIN F-36 FOOTING	5%" X 10" @ 24" O.C <sup>8</sup> .		
· 12'-0"+	REQ. ENG.	-	-	-	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENG.		

NOTES:

1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., 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 ½" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" 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'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.

A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND THAT THE LEGISLE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8"

5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8"

6. ATTACH SILL PLATE TO

7. PERIODIC SPECIAL INSPECTIONS REQUIRED FOR DBL SILL PL.
FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
ON 11'-1' TO 12'-0' FOUNDATION WALLS.

PLAN NUMBER

R-2246-21UE

FEB. 9, 21

**B**1.1

1.SILL PLATE J-BOLTS SHALL HAVE A 3'X3'X1/4' WASHER AT EACH BOLT. IF SLOTTED WASHER IS

SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.

FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.

6.ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12 O.C. [(2) 16d OK

7.SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.

10.ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.

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.,

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

4.WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36' AT ALL SPLICES WITH (12) 16d NAILS

FOR 2XG HEADERS]. USE (3) 16d AT 12 O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d

STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP. PROVIDE CS16X32\*

5.PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR

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

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 MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP

FRAMING NOTES

USED, ADD CUT WASHER.

WALL HOLDOWN STRAPS ARE INDICATED.

SIDE OF HEADER U.N.O., SEE PLAN.

8.EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.

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 " MIN FROM SHEATHING EDGE.

5'-0"

13'-10 3/4"

SCALE-

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 G. 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 G 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.

7'-0"

4'-5 1/2"

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the basis for any new plans.

structural details of the building.

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**BEVISIONS** 

FEB. 9, 21

B1.2

2,246

4,492

268

268

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

> MAIN LEVEL LOWER LEVEL

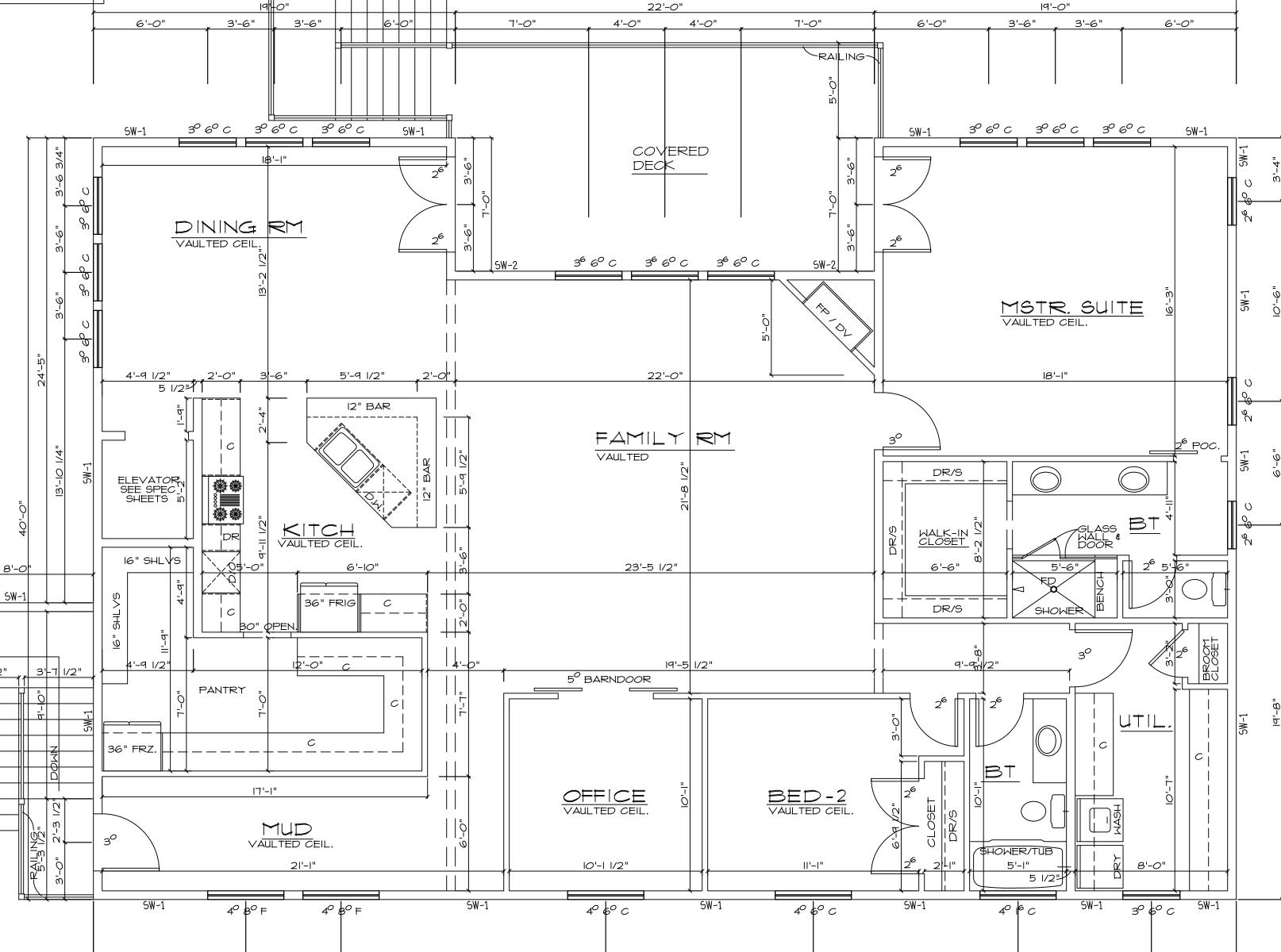
> > TOTAL

CVRD' DECK

CVRD' PATIO

SQUARE FOOTAGE

R-2246-21UE



60'-0"

10'-10 3/4"

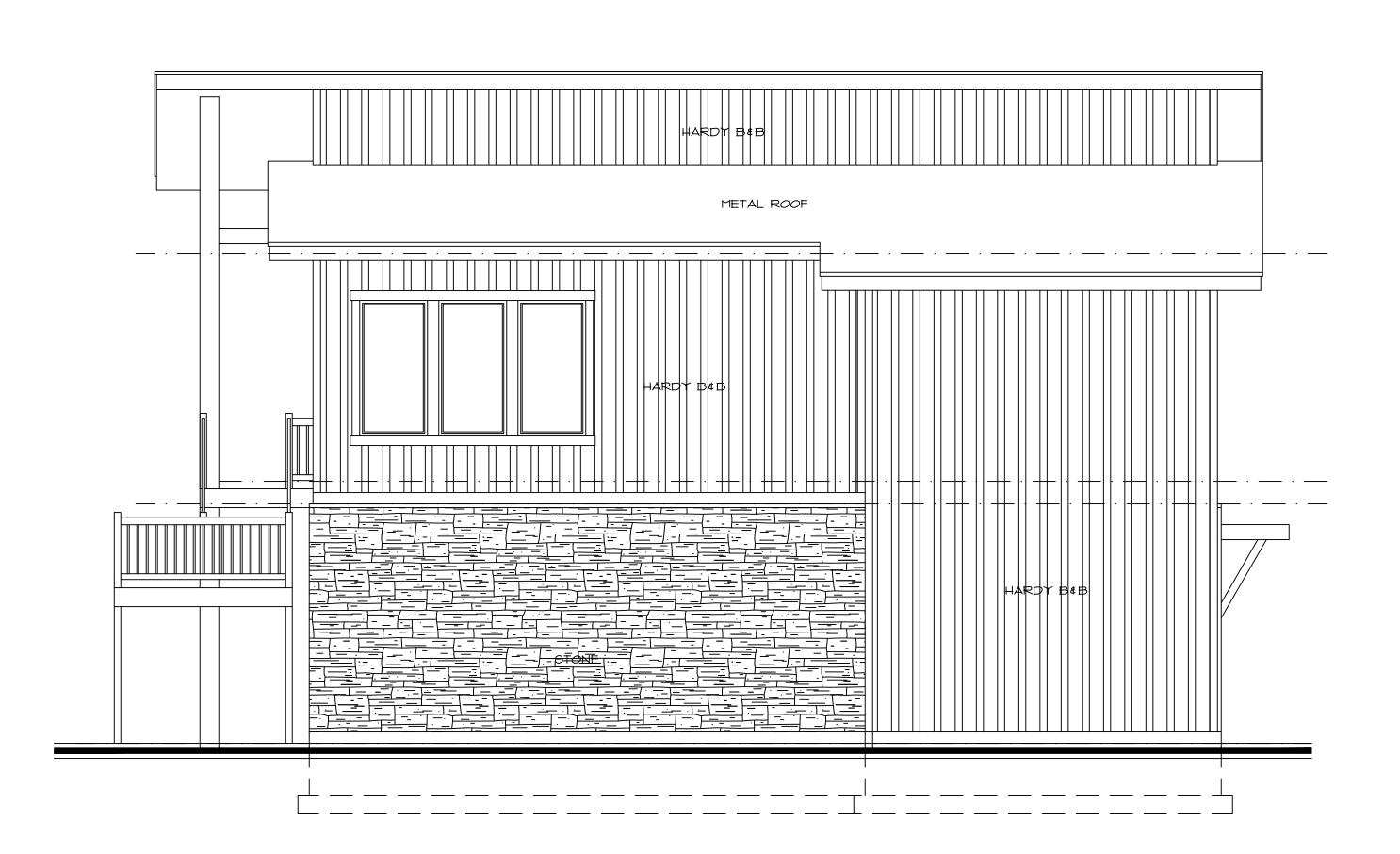
60'-0"

structural details of the building. CEILING HEIGHT - HARDY B&B FINISHED FLOOR CEILING HEIGHT FINISHED FLOOR FRONT ELEVATION SCALE—

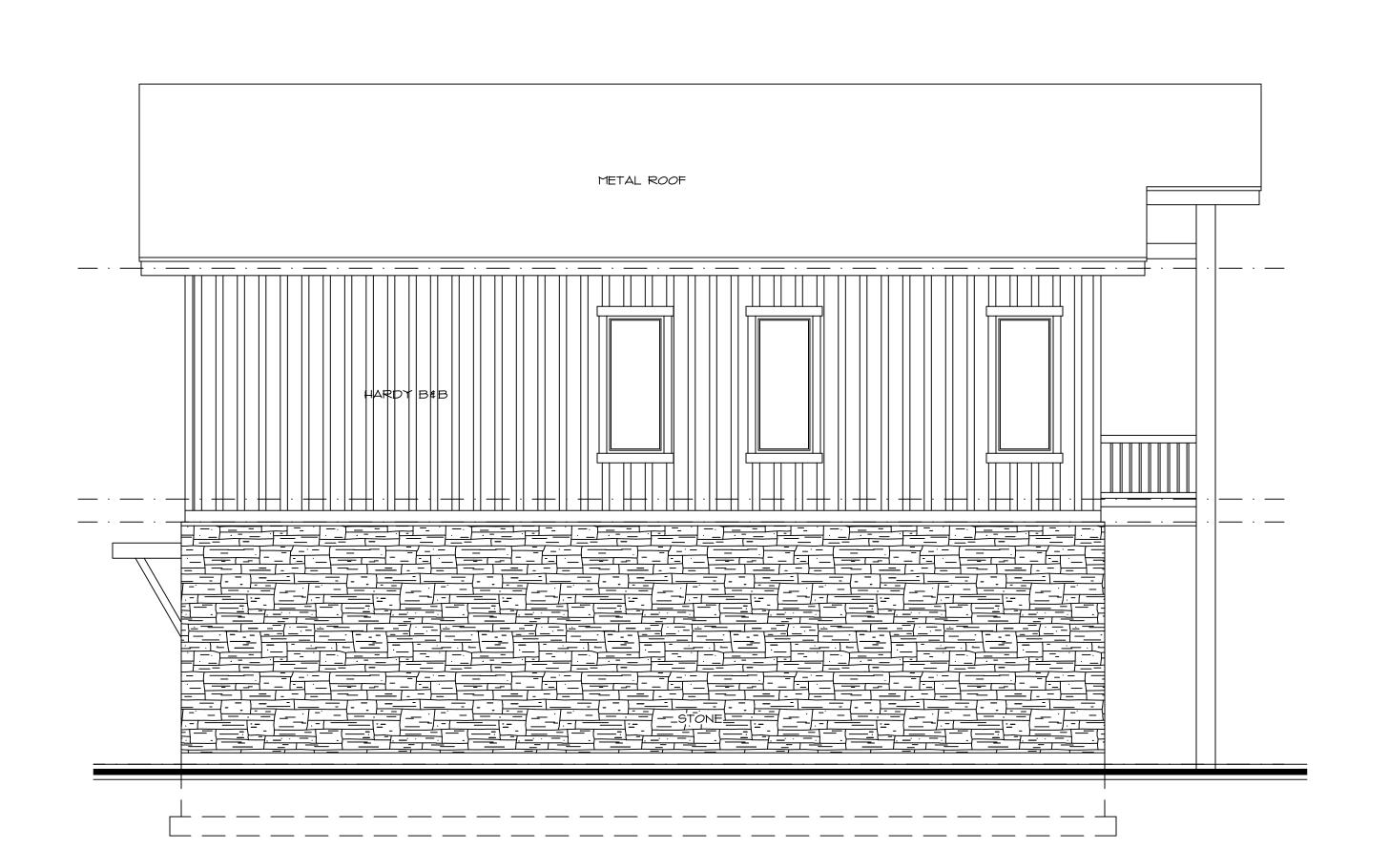
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SCALE 1/4"



RIGHT ELEVATION

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BRACKEN RESIDENCE Lot #: ---- N. Wolf Creek drive Eden, utah

2253 N. 250 W.
HARRISVILLE, UTAH.
801-690-9579
JBDESIGNS93II®GMAIL.COM

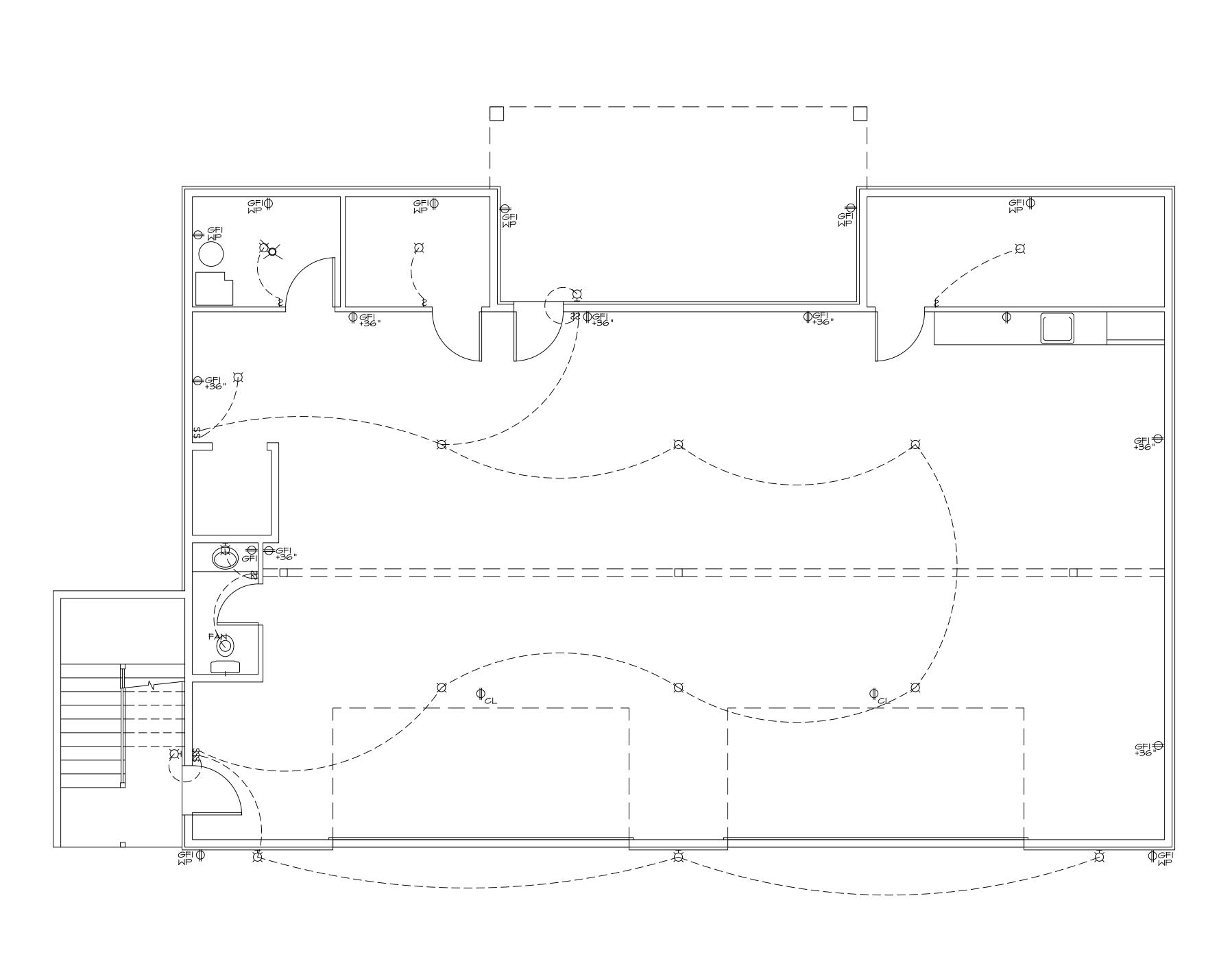
SIGN'S

J. B. DES

DATE: FEB. 9, 2

C1.0

PLAN NUMBER



LOWER FLOOR ELEC. / H.V.A.C. PLAN

CEILING FAN/LIGHT

RECESSED LIGHT

RND. CAN LIGHT

LIGHT FIXTURE

WALL OUTLET

220V OUTLET

BATH FAN

SWITCH

VENT

CARBON MONOXIDE/ SMOKE DECTETOR

 $\prec$ 

WALL MOUNT FIXTURE

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OR:

BRACKEN RESIDENCE

LOT #:

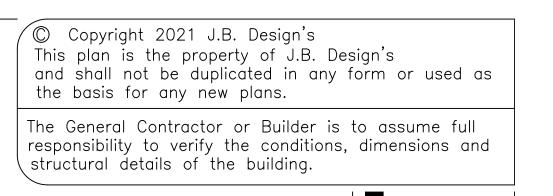
---- N. WOLF CREEK DRIVE

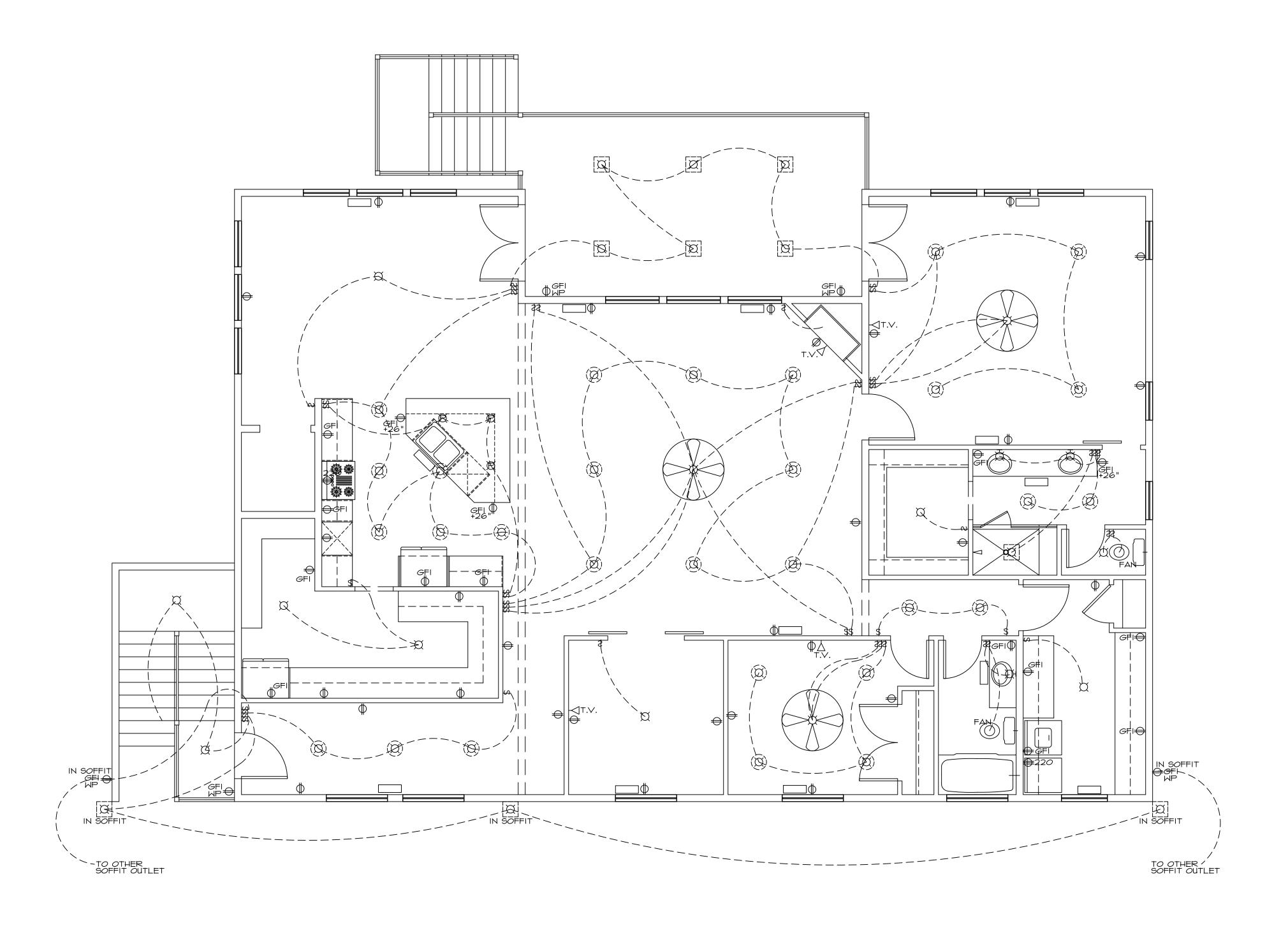
2253 N. 250 W.
HARRISVILLE, UTAH.
801-690-9579
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SESIGN'S

J. B. DES

DATE:
FEB. 9, 21
SHEET:
E1.0



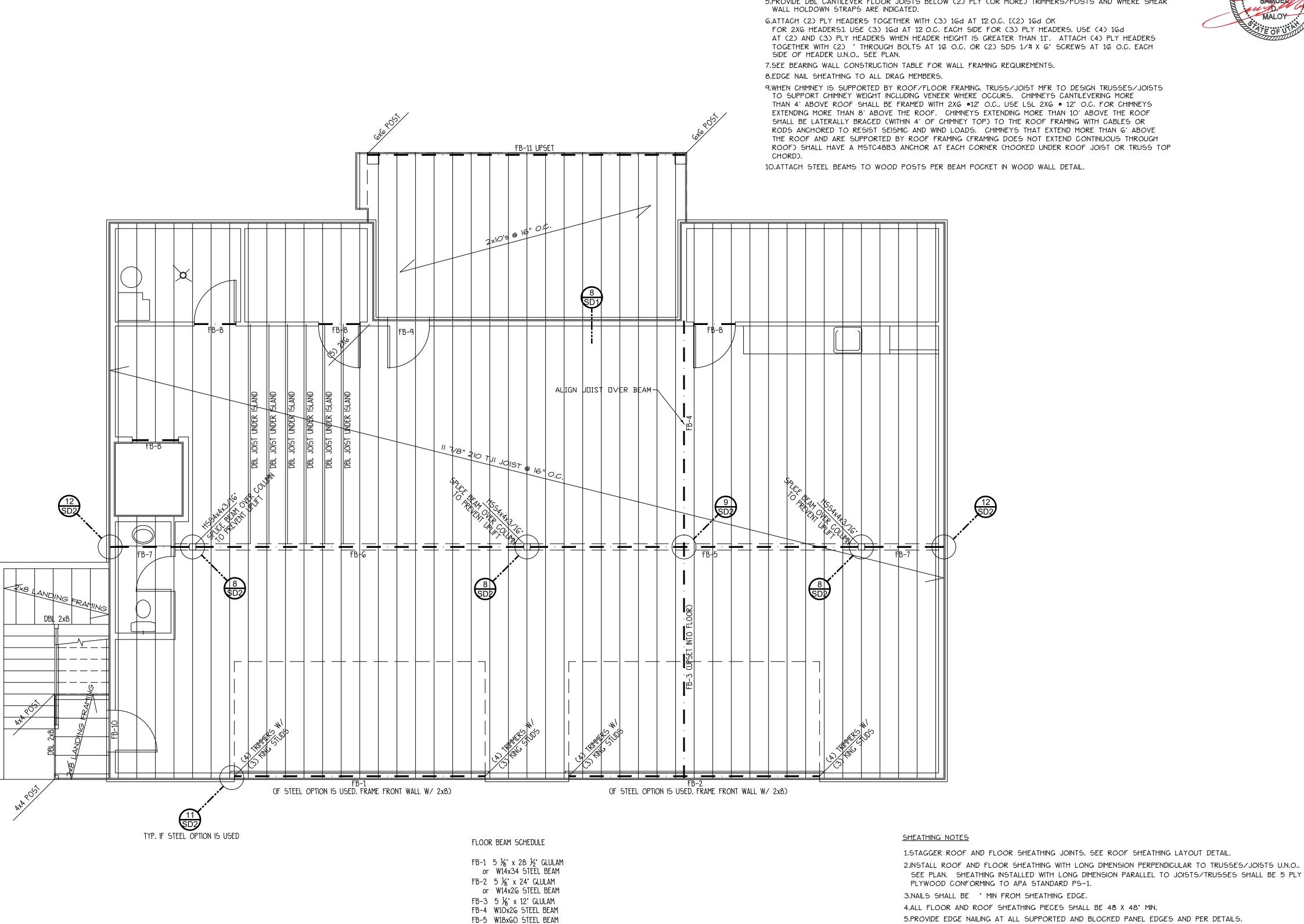


	CEILING FAN/LIGHT
	RECESSED LIGHT
(Q)	RND. CAN LIGHT
¤	LIGHT FIXTURE
Ä	WALL MOUNT FIXTURE
<del> </del>	WALL OUTLET
€	220V OUTLET
$\triangle$	T.V.
0	CARBON MONOXIDE/ SMOKE DECTETOR
0	BATH FAN
\$	SMITCH
	VENT

MAIN FLOOR ELEC. / H.V.A.C. PLAN

PLAN NUMBER R-2246-21UE

SNOISIOMS



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 CS16X32\* 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

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

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 .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 G' 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

10.ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

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

No. 12070628 SAMUEL .

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**BENIZIONZ** 

FEB. 9, 21

WALL SHEATHING: 7/16' APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL

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.

ROOF SHEATHING: 7/16' APA RATED 24/16 MIN. WITH 8d NAILS AT 6' O.C. EDGE NAILING

SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND

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

R-2246-21UE

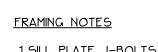
FB-6 W18x6O STEEL BEAM FB-7 W18x6O STEEL BEAM

FB-8 (2) 2x6 DF #2

FB-9 (2) 2x8 DF #2

FB-10 (2) 2x6 DF #2

FB-11 5 1/8" x 18" GLULAM



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 CS16X32\* 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 HEADERS1, USE (3) 1Gd AT 12 O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 1Gd 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 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 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 MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP

No. 12070628 SAMUEL MALOY

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the basis for any new plans.

structural details of the building.

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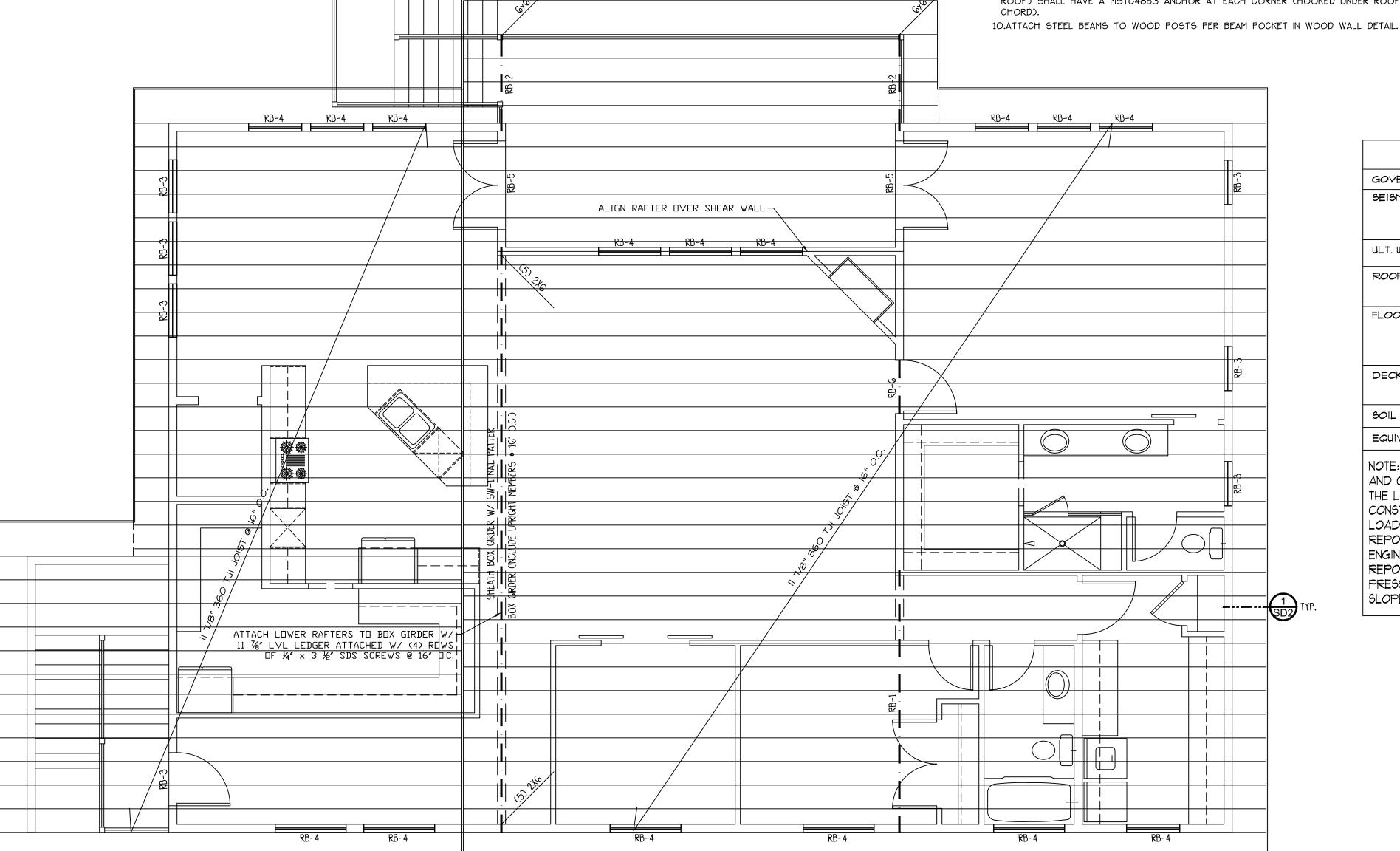
The General Contractor or Builder is to assume full

responsibility to verify the conditions, dimensions and

9|4|m|

DESIGN CRITERIA								
GOVERNING C	2018 IBC							
SEISMIC			CATEGORY = I					
			l = 1.00					
			R = 6.5					
			Fa = 1.2					
ULT. WIND SPE	ED (3-SECOND	GUST)	115 MPH					
		<b>-</b> , ,	EXPOSURE C					
ROOF LOADS	DEAD		15 PSF					
	SNOW		50 PSF					
FLOOR LOAD	<sup>S</sup> DEAD		15 PSF					
	LIVE		40 PSF					
	DEFLECTION	LL=L/360	TL=L/24Ø					
DECK LOADS	DEAD		12 PSF					
	LIVE		60 PSF					
SOIL BEARING	1500 PSF							
EQUIVALENT F		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 BEAM SCHEDULE

RB-1 5 1/8" 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

% ROOF SHEATHING W/ 10d NAILS • 6' EDGE AND 12' FIELD SPACING IS REQUIRED DUE TO 50 PSF SNOW

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 '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 G' 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.

ROOF FRAMING PLAN

R-2246-21UE

**BENIZIONS** 

FEB. 9, 21

#### FLOOR PLAN GENERAL NOTES:

- I. 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 sheeting.

  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.Blown-in insulation system in wall.

  15.Blown-in insulation system in wall.

  16.Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.

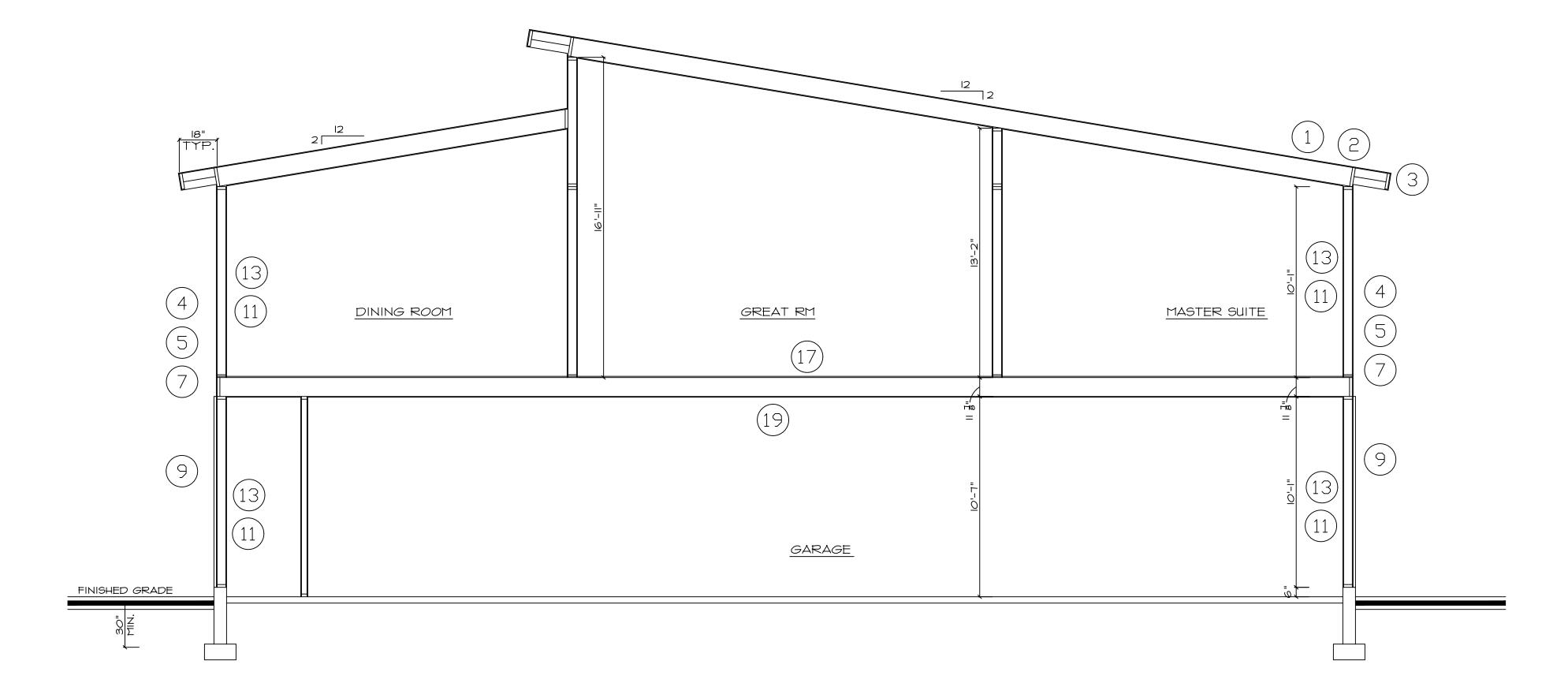
  17.3/4" T&G waferboard, glued and nailed.

  18.2x10 floor joist W.C.D.F. #2 or better.

  19.T.J.I. Floor joist system.

  20.Roof rafters spaced @ 24" o.c.

  21.2x4 bearing wall with solid blocking at joist.



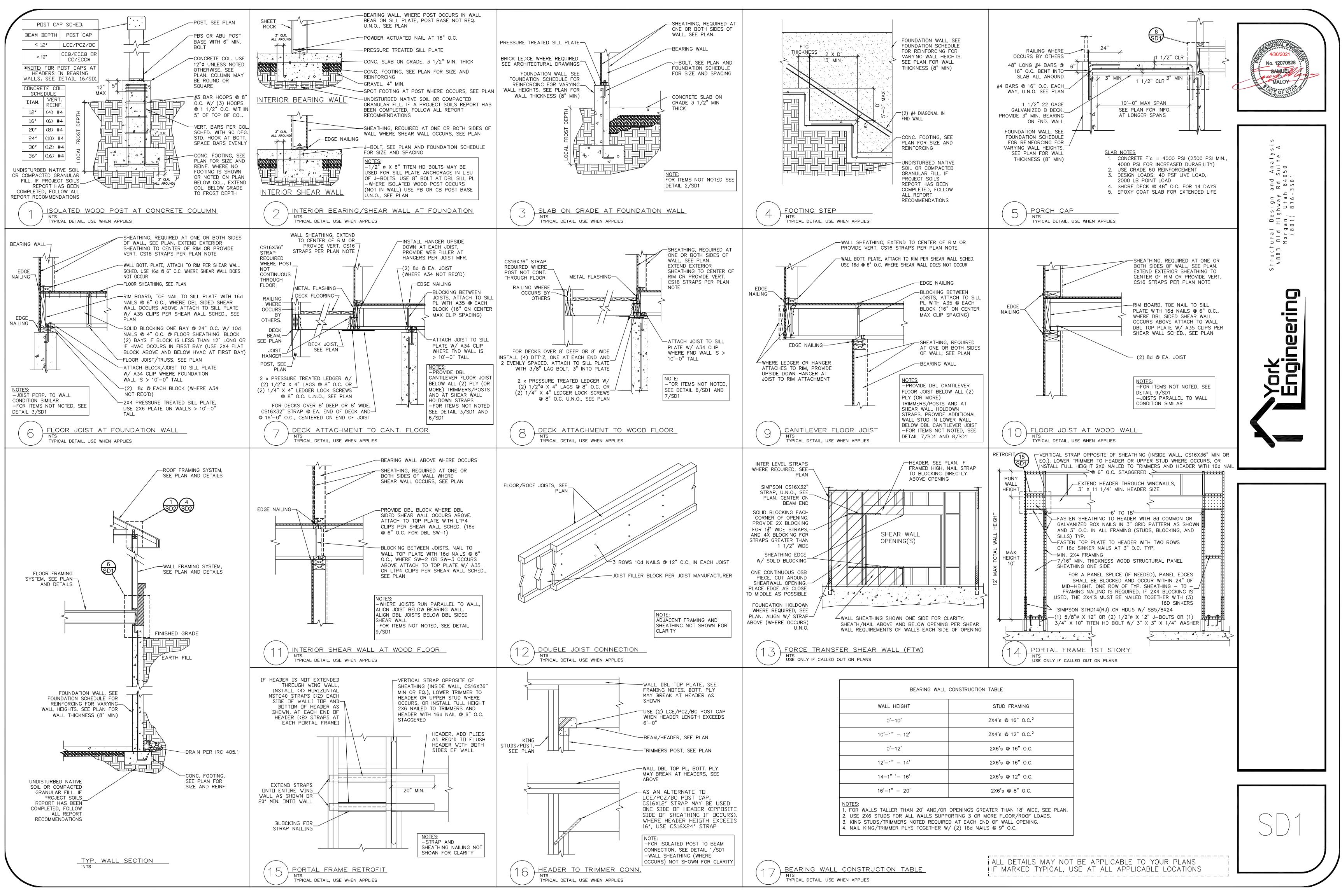
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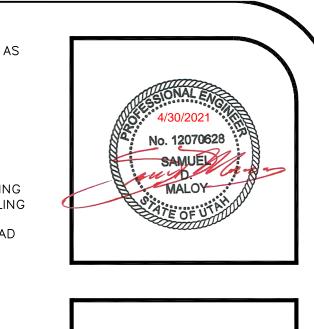
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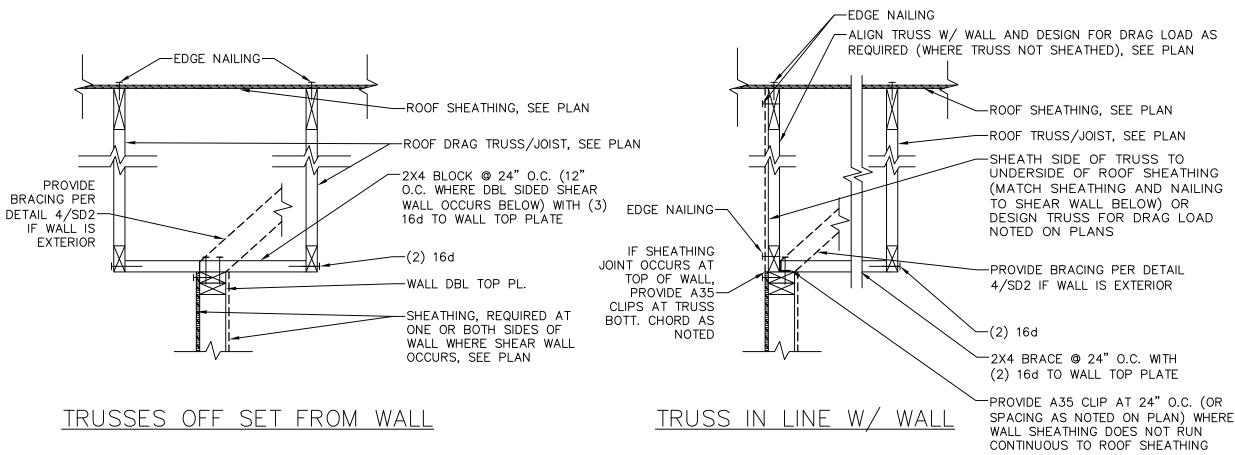
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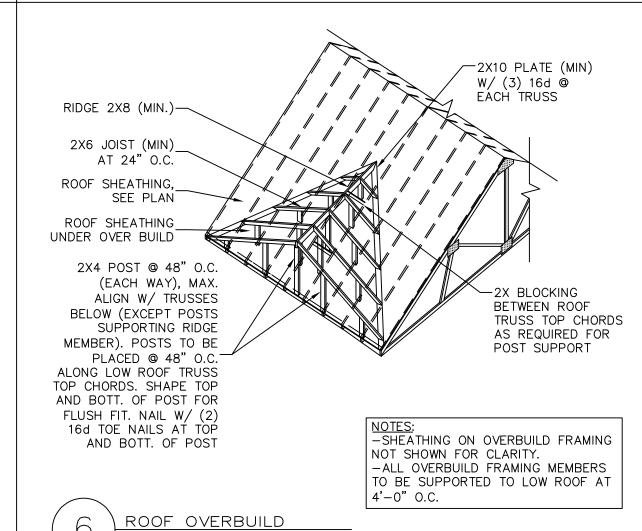


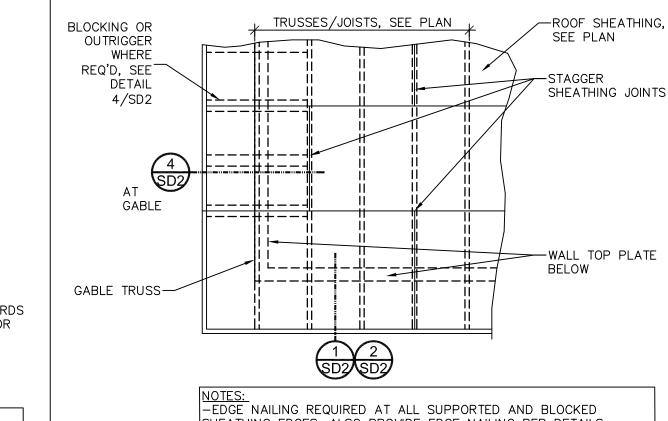


TRUSS PARALLEL TO INTERIOR SHEAR WALL

TYP. DETAIL, USE WHEN APPLIES

NOTES:
-BRACE TRUSS BOTTOM CHORDS PER TRUSS MFR. REQUIREMENTS. BRACING NOT SHOWN FOR CLARITY -WHERE ROOF TRUSS IS NOT SHEATHED, TRUSS TO BE DESIGNED FOR DRAG LOAD NOTED ON PLANS (1500 LB MIN. IF LOAD NOT NOTED). TRUSS TO BE DESIGNED TO TRANSFER DRAG LOAD FROM TOP CHORD TO BOTTOM CHORD.





SHEATHING LAYOUT

TYPICAL DETAIL, USE WHEN APPLIES

(5) SDS 1/4" X 4 1/2"

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

TYPICAL DETAIL, USE WHEN APPLIES

(4) SDS 1/4" X 4 1/2'

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

## GENERAL STRUCTURAL NOTES

SUBJECT TO APPROVAL BY THE ENGINEER.

1. 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.

(5) SDS 1/4" X 4 1/2"

- 2. 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. 3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., PRIOR TO CONSTRUCTION.
- 4. 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.
- 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
- 6. ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. 7. SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
- 8. TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT INDICATED.

(4) SDS 1/4" X 4 1/2"

- 9. 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. 10. 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
- 11. 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. 12. 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.,
- 13. WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED
- 14. SAWN LUMBER SHALL BE DOUG FIR #2 OR BETTER U.N.O., SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
- 15. INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS U.N.O, SEE PLAN
- 16. WEB FILLERS SHALL BE PROVIDED ON WEBS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST 17. 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.
- 18. 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.
- 19. BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 U.N.O., SEE PLAN.
- 20. BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUT AND WOOD MEMBER
- 21. 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.
- 22. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED U.N.O, SEE PLAN.
- 23. 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.
- 24. DO NOT COUNTER SINK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER. 25. ALL NAILING SHALL BE PER IBC TABLE 2304.10.1 U.N.O., SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOTT. 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.
- 27. WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOIST/TRUSS UNDER WALL BOTT. 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.
- 28. WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
- 29. SHEATHING SHALL BE PROVIDED ON RIM BOARDS AND NAILED PER REQUIREMENTS OF SHEAR WALL ABOVE.
- 30. 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.
- 31. ATTACH BRICK VENEERS TO FRAMING PER IRC R703.8.
- 32. PROVIDE 6" X 3 1/2" X 5/16" STEEL ANGLE TO SUPPORT BRICK VENEERS. ATTACH ANGLE WITH (2) 7/16" X 4" LAGS AT 16" O.C., USE (1) ½" X 4 ½" TITEN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.

26. 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.

- 33. WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH ½" DIAM. THREADED STUDS AT 32" O.C. U.N.O, SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH ½" DIAM. STUDS AT 24" O.C. U.N.O, SEE PLAN.
- 34. 1/4" WEB STIFFENERS SHALL BE PROVIDED EACH SIDE OF STEEL BEAMS AT ALL BEARING POINTS.
- 35. USE ¾" DIAM. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS U.N.O., SEE PLAN.
- 36. GROUT BELOW STEEL BASE PLATES (IF USED) SHALL BE 5000 PSI NON-SHRINK GROUT. 37. ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
- 38. WELD MATERIAL SHALL BE 70 KSI MIN.
- 39. RIM BOARD TO BE 1 1/8" MIN. U.N.O., SEE PLAN.
- 40. 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. 41. PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSS BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.
- 42. PRE-FABRICATED TRUSS LAYOUT PLAN AND CALCULATIONS SHALL BE PROVIDED TO YORK ENGINEERING FOR REVIEW AND

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

(4) 1/2"ø X 10" J-BOLTS OR 1/2"ø X 8" TITEN HD-BOLTS U.N.O., SEE PLAN PL 1/2" U.N.O., SEE PLAN-CONC. FOOTING SEE PLAN FOR SIZE-AND REINFORCING

ROOF SHEATHING, SEE PLAN-

ROOF TRUSS/JOIST, SEE PLAN-

AND SHEATHING FOR VENTILATION

TOP PLATE W/ 16d @ 6" O.C.

2X BLOCKING, TOE NAIL BLOCK INTO

VARIABLE GAP (2" MAX) BETWEEN BLOCK

H1. H1.81Z OR H11Z AT EACH END OF EACH

FRONT VIEW

<u>/ 2'-0" MAX /</u>

CANTILEVERED 2X4

FLAT @ 24" O.C

REQ'D WHEN ROOF

EXTEND BACK SPAN

ONE BAY U.N.O.

SEE PLAN. GABLE

TRUSS TO BE

DESIGNED WITH

OVER SIZED TOP

CHORD TO ALLOW

SHEATH GABLE TO

BELOW, SEE PLAN

EDGE NAILING-

16d TOE NAIL

@ 6" O.C.

WHERE BEAM IS

BEAM. PLATE

HEIGTH TO BE

BEAM "T'

SPLICED OVER COL.

PROVIDE 1/4" X 8"

DIMENSION MINUS 1"

PL 1/2" X BEAM

U.N.O, SEE PLAN

WIDTH W/(4)1/2"ø BOLTS

PL EACH SIDE OF

MATCH SHEAR WALL

SHEATHING/NAILING

FOR NOTCHING

PSF, SEE PLAN.

SNOW LOAD IS > 40

TRUSS/JOIST. USE VPA CLIP AT SLOPED

AT FLAT ROOFS U.N.O, SEE PLAN. SEE

PLAN NOTE FOR GIRDER CONNECTION

WOOD I-JOISTS AND H2.5 CLIP AT I-JOISTS-

-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

# OF 3/4" SHEAR CONN.
DIAM. TAB CAPACITY BOLTS | LENGTH | (ASD) 2 5 1/2" 16.5K 3 8 1/2" 28.8K 3 8 1/2" 28.8K 4 11 1/2" 41.5K 5 14 1/2" 54.1K -BOLTS TO BE A325 U.N.O., SEE PLAN -CONN. CAPACITY BASED ON AISC TABLE 10-10A

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



—(4) 2X6 TRIMMERS

 $-(3) \frac{1}{4}$ " X 3  $\frac{1}{2}$ " SDS SCREWS EACH

\_¼″ END PLATE

ROOF SHEATHING, SEE PLAN-

ROOF TRUSS/JOIST, SEE PLAN-

SHEATHING/NAILING TO MATCH

-WALL DOUBLE

PLAN NOTE

**EDGE** 

NAILING

BEARING WALL

-NAIL BLOCKS INTO

(2) 16d NAILS AT

-A33 CLIP EACH SIDE

-PROVIDE A35 CLIP

AT 24" O.C. (OR

ON PLAN) WHERE

SW-2 OR SW-3

OCCURS BELOW

SPACING AS NOTED

OF BRACE

-2X BLOCKING

(BLOCK NOT

TO SHEATHING,

ROOF TRUSS AT WOOD WAL

NAILING

-2X BLOCK

AT 24" O.C.

-GABLE END

TRUSS

ROOF TRUSS AT WOOD WALL

TYPICAL DETAIL, USE WHEN APPLIES

SEE PLAN

TYPICAL DETAIL, USE WHEN APPLIES

U.N.O., SEE PLAN)

BETWEEN TRUSSES

SIDE OF TRUSSES W/

EACH END OF BLOCK

TOP PLATE, SEE

-HEADER WHERE

OCCURS, SEE

REQUIRED AT

ONE OR BOTH

SIDES OF WALL

-SHEATHING.

SEE PLAN

PLAN

NOTES:
-IF TRUSS HEEL IS OVER

2/SD2 FOR TRUSS DEPTH

JOIST MFR AT WOOD

-PROVIDE WEB FILLER PER

I-JOISTS FOR CLIP NAILING

-EDGE NAILING ALONG

NAILS

EACH END

OF BLOCK

-2X4 BLOCK

(4) 16d NAILS

-2X6 BRACE

@ 8' O.C.

Y—A34 CLIP AT

EACH BRACE

-ALLIGN 2X ON

TRUSS BOTT.

FOR ITEMS NOT

NOTED, SEE

DETAIL 1/SD2

STIFFENER PL

EACH SIDE OF

BEAM. WHERE

BEAM SPLICE

DOES NOT OCCUR

STIFFENER PLATE

MAY BE PLACED

AT CENTERLINE

-(4) 1/2"ø BOLTS

-STEEL BEAM,

SEE PLAN

OF COL.

CHORDS W/ BRACE

TOP OF BLOCK

REQUIRED TO ATTACH | 15 1/4" TALL SEE DETAIL

BLOCKING

SHEAR WALL BELOW. USE 8d

NAILS @ 6" O.C. WHERE-

SHEAR WALL DOES NOT

OCCUR BELOW, SEE PLAN

WALL DOUBLE TOP PLATE-

ONE OR BOTH SIDES OF -

EDGE NAILING-

SEE PLAN

ROOF SHEATHING,

WHERE EDGE OF UPPER

FLOOR OCCURS BELOW,

RIM BOARD

EXTEND SHEATHING DOWN-

TO BOTT. OF UPPER FLOOR

WHERE SHEAR WALL OCCURS

1/4" WEB

PL 1/2" X

W/ (2) 1/2"ø─

SEE PLAN

BEAM WIDTH

BOLTS U.N.O.,

BEAM

STIFFENER PL

EACH SIDE OF

BELOW, EXTEND SHEATHING-

TO LOWER WALL AS SHOWN

PERPENDICULAR

-ADJACENT FRAMING

-WOOD NAILERS ON

CLARITY

(3) 2X6 KING

STUDS

NOT SHOWN FOR CLARIT'

BEAMS NOT SHOWN FOR

OW ROOF SHEAR WAL

TYPICAL DETAIL, USE WHEN APPLIES

1/4"TYP

STEEL CONNECTION DETAILS

TYP DETAIL, USE WHEN APPLIES

-STEEL COL.,

SEE PLAN

BEAM, SEE PLAN

WALL, SEE PLAN

BEARING WALL-

TRUSS DEPTH BLOCKING

TYPICAL DETAIL, USE WHEN APPLIES

SHEATHING, REQUIRED AT

16d NAILS @ 6" O.C.-

2" MAX GAP—

2X BLOCKING-

2X BLOCKING—

ROOF SHEATHING,

ROOF TRUSS/JOIST,

-H1 AT EACH END OF EACH TRUSS

─EDGE NAILING

-2X4 BLOCKING W/ 16d AT

6" O.C. REQUIRED WHERE

EXTEND BELOW LOW ROOF

LEDGER, SEE TABLE THIS

SHEET FOR SIZE AND

-HANGER BY TRUSS MFR.

AT LEDGER (BOTT. CHORD

-LOW ROOF MAY BE SLOPED OR FLAT

-BEAM, SEE

1/4" WEB

SIDE OF

BEAM @

3/8" SHEAR TAB, FULL

8/SD2 FOR MORE INFO

-3/8" SHEAR TAB, FULL

8/SD2 FOR MORE INFO

HEIGHT. SEE DETAIL

ALTERNATE CONN.

HEIGHT. SEE DETAIL

STIFFENER PL

AT OPPOSITE

CONNECTION

PLAN

BEARING TRUSS SHOWN)

ATTACHMENT

SHEATHING DOES NOT

2X BLOCKING BETWEEN

TRUSSES W/(2) 16d

AT EACH WALL STUD

SEE PLAN

2" MAX GAP—

SEE PLAN

2X BLOCKING-

BEAM POCKET IN WOOD WALL TYPICAL DETAIL, USE WHEN APPLIES

WOOD BEAM

NOTE: NAILING AT POST CLARITY.

SHEATHING/NAILING TO

6" O.C. WHERE SHEAR

WALL DOES NOT OCCUR

BELOW. USE 8d NAILS AT

MATCH SHÉAR WALL

BELOW, SEE PLAN.

·16d NAILS @ 4" O.C.

OCCURS, SEE PLAN

SHEATHING REQUIRED AT

WALL WHERE SHEAR WALL

SHEATHING REQUIRED AT

ONE OR BOTH SIDES OF

WALL, SEE PLAN. WHERE

SHEAR WALL OCCURS

SHEATHING DOWN TO

2X4 BLOCKING W/

16d AT 6" O.C.

REQUIRED WHERE

SHEATHING DOES

NOT EXTEND BELOW

TRUSS TOP CHORD

OR 2X4 LEDGER W/

(2) 16d AT EACH

-BEAM JOINT WHERE

·CCO/ECCO BEAM

BUCKET OR 1/4"

WELDED PLATE

-BEAM, SEE PLAN

-1/4" BACKER

PLATE, MATCH

BUCKET SIZE (MIN)

-ECCO BEAM BUCKET

OR 1/4" WELDED

PLATE BUCKET

-STEEL COL.,

SEE PLAN

WALL STUD

BELOW, CONT.

LOWER WALL

LOW ROOF

ONE OR BOTH SIDES OF

2X BLOCKING

NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF

EDGE NAILING-

WHERE EDGE OF UPPER

FLOOR OCCURS BELOW,

EXTEND SHEATHING DOWN-

BELOW, EXTEND SHEATHING-

PARALLEI

TO LOWER WALL AS SHOWN

RIM BOARD

TO BOTT. OF UPPER FLOOR

WHERE SHEAR WALL OCCURS

1/4

-ADJACENT FRAMING

NOT SHOWN FOR CLARITY

NTS TYP DETAIL, USE WHEN APPLIES

WOOD BEAM TO COLUMN CONNECTION

2X NAILER W/ 1/2"ø

O.C. U.N.O, SEE PLAN

THREADED STUDS @ 32"

SIMPSON CS16X36" ON

WALL DBL TOP PLATE-

STIFFENER EACH SIDE OF

-16d @ 3" O.C. EACH

SIDE, STAGGERED

OF BEAM

BEAM AT END OF BEAM

-BEAM, SEE PLAN—

1/2"ø X 5" LAG EACH

ON ANGLE AS SHOWN

SIDE OF BEAM, INSTALL-

-KING STUD EACH SIDE

-WOOD POST, SEE PLAN.

MATCH POST WIDTH TO

BEAM WIDTH UNLESS

NOTED OTHERWISE.

1/4" PLATE WEB

AT BEAM END

ROOF SHEATHING

SEÉ PLAN

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

PLYS NOT SHOWN FOR

STEEL BEAM

APPROVAL PRIOR TO CONSTRUCTION.

3,000 PSI COM	FC	)UN[	ATION	I S	CHEDU	JLE 60,000 PSI STEEL				
MAXIMUM WALL HEIGHT FROM T.O.	TOP EDGE SUPPORT	MIN. WALL		RTICAL WALL HORIZONTAL REINF. WALL REINF.		MIN. WALL FOOTING SIZE AND REINF.		NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN <sup>5</sup>	
FOOTING		WIDTH	SIZE	SPACING	SIZE	SPACING	WIDTH	REINFORCING		(MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.		SEE PLAN		½" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36" <sup>4</sup>	(4) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42" <sup>4</sup>	(5) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48" <sup>4</sup>	(6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	½" X 10" ⊚ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.		SEE PLAN		½" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.		SEE PLAN		½" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	%" X 10" ◎ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	%" X 10" @ 24" O.C <sup>6</sup> .
11'-1" TO 12'-0" <sup>7</sup>	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	%" X 10" @ 24" O.C <sup>6</sup> .
> 12'-0"+	REQ. ENG.	-	_	_	_	-	-	-	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:

1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., 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 ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" 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'-1" 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".
TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE

8" FOR DBL SILL PL.

6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.

7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:									
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT					
F-16	16"	CDNT.	10"	(2) # 4 BARS C□NT.					
F-18	18"	CDNT.	10"	(2) # 4 BARS C□NT.					
F-20	20″	CDNT.	10"	(2) # 4 BARS C□NT.					
F-24	24"	CDNT.	10"	(3) # 4 BARS C□NT.					
F-30	30″	CDNT.	10"	(3) # 4 BARS C□NT.					
F-36	36 <i>"</i>	CONT.	10"	(4) # 4 BARS C□NT.					
S-24	24"	24"	10″	(3) # 4 BARS EACH WAY					
2-30	30″	30″	10"	(3) # 4 BARS EACH WAY					
2-36	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					
2-60	60″	60″	12"	(7) # 4 BARS EACH WAY					

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

	HOLDOWN SCHEDULE:									
		MIN. BO	MIN. BOLT SIZE							
HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	STEM WALL	SLAB ON GRADE							
LSTHD8/ LSTHD8RJ	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 HTT5 OR HDU5 W/PAB5							
HTT5 AND HDU5	4X4 OR (2) 2X4	SB5/8X24	PAB5							
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28							
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)							
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)							

NOTES:

1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.

2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.

3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN

4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE

6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

	HOLDOWN RETROFIT TABLE:					
HOLDOWN	RETROFIT OPTIONS					
LSTHD8/LSTHD8RJ	HTT5 WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)					
STHD10/STHD10RJ	HTT5 WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)					
STHD14/STHD14RJ	HDU8 WITH 7/8" Ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)					
HTT5 AND HDU5	HDU8 WITH 7/8" Ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)					
HDU8	(2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX,).					
HDU11	(2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).					
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.					
NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX BEND.						

#### FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., 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 PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. 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.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 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.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. 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

6. 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

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. 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

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., 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.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., 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.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., 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.

18. 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 YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

## 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 ½" 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.

## 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 CS16X32" 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) ½" THROUGH BOLTS AT 16" O.C. OR (2) 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, 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 MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP

10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

#### 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

NAIL SPACING				PACING			
TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL4	7/16" ONE SIDE <sup>2</sup>	8d	6″ □.C.	12″ O.C.	16G @ 3″ 🗆.C.	16d @ 6″ □.C.	LTP4 OR A35 @ 16" O.C.
SW-14	7/16" ONE SIDE <sup>2</sup>	8d	4″ □.C. <sup>2</sup>	12″ O.C.	16G @ 2″ 🗆.C.	16d @ 6″ □.C.	LTP4 OR A35 @ 16" O.C.
2M-5 <sub>3</sub>	7/16" ONE SIDE <sup>2</sup>	8d	3″ 🗆.C.²	12″ O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" 0.C. <sup>7,8</sup>	LTP4 OR A35 @ 12″ O.C.
2M-3 <sub>3</sub>	7/16" ONE SIDE <sup>2</sup>	8d	2" 0.C. <sup>2</sup>	12″ O.C.	NOT ALLOWED	4″ SDS SCREWS @ 8″ □.C. <sup>7,8</sup>	LTP4

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 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 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) ROWS EDGE NAILING.

#### CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

#### TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END
OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD
WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END
AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

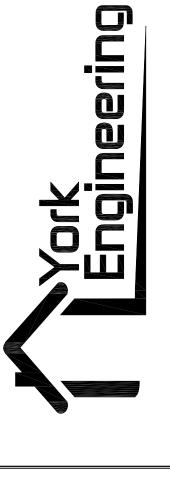
#### HEADER TO TRIMMER/KING STUD CONNECTION

 NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.

 FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.



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