CARRINGTON
LOT #

SOLD TO BEN NIELEN

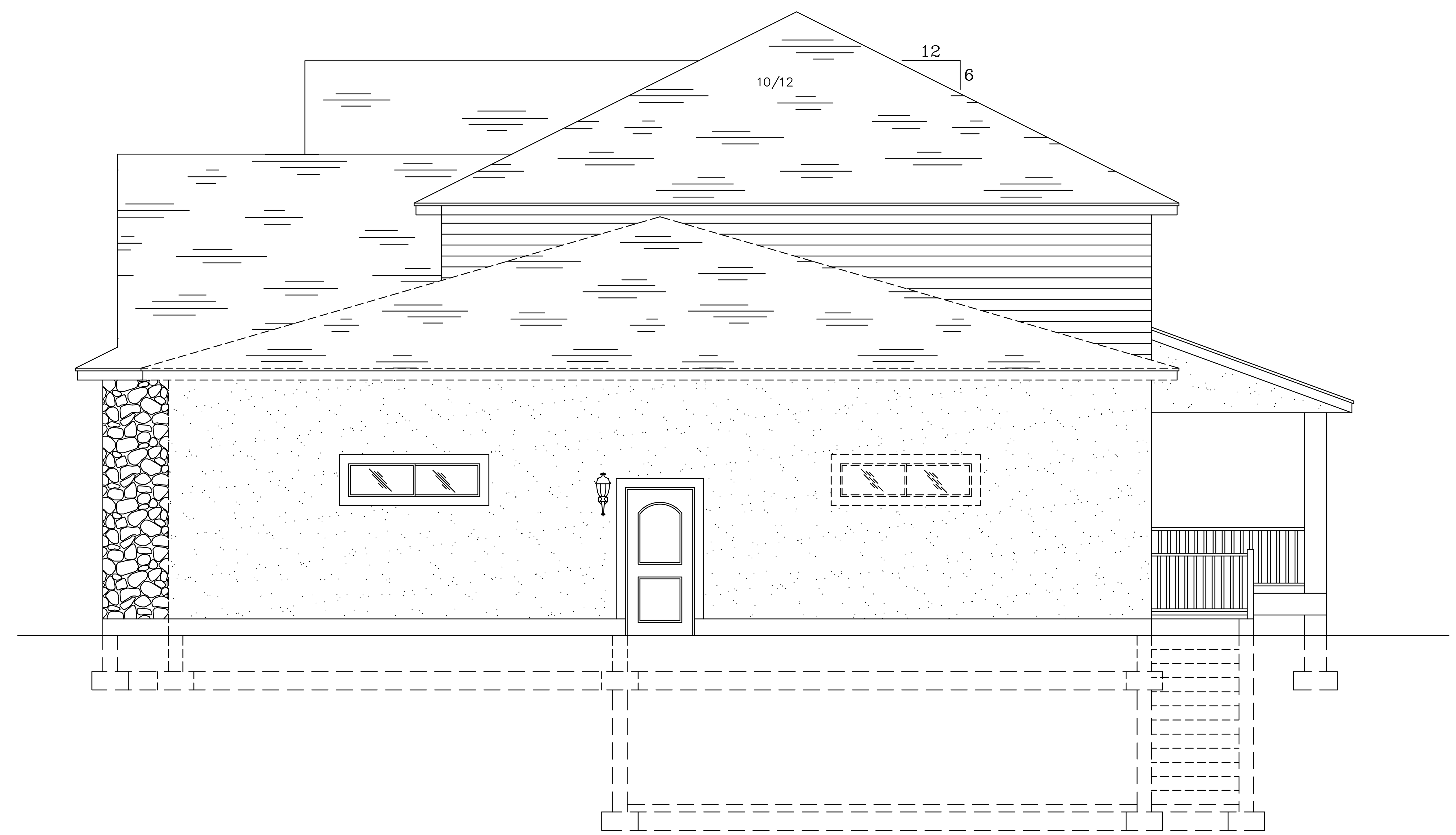
3498 S. GARIBALDI WAY

3-15-22

NOTE:

1. ALL CONC. LANDING TO BE 36" MIN. 1/4" MAX SLOPE PER. FT.
2. STEP FLASHING (SHINGLE) AS REQ'D. FLASHING BETWEEN STUCCO & VENEER.
3. STUCCO PER ICC.
4. ROOF PITCH 6/12 MIN. U.N.O.
5. ROOFING TO BE ARCH. GRADE 30 YR. ASPHALT SHINGLES WITH (6) NAILS PER SHINGLE.
6. ATTIC VENTS TO BE MIN. 1/150 OF AREA VENTILATED UNLESS PROVISIONS ARE MET FOR 1/300 RATIO (PER IRC)
7. FINAL GRADE TO SLOPE _% MIN. FOR _' MIN. ON ALL SIDES.
8. FULL RAIN GUTTERS W/ DOWNSPOUTS EXTENDED 10' AWAY FROM FOUNDATION WALLS. OR AS REQ'D. AS PER LOCAL CODE.
9. 36" MIN. RAILING REQ'D AT ANY DROP 30" OR GREATER.
10. ANGLE IRON BRICK AS REQ'D.
11. VAPOR/ WEATHER BARRIER (2) LAYERS OF 15 lb FELT TO BE APPLIED ON ALL EXTERIOR WALLS
12. ALL ATTICS WILL HAVE RIDGE VENTS FOR PROPER ATTIC VENTILATION.
13. PROVIDE FLASHING @ ALL INTERSECTION OF STUCCO TO BRICK, ROCK ETC.
14. PROVIDE METAL FLASHING WITH DOWN LEG @ FOUNDATION LEG.
15. CORROSION RESISTANCE FLASHING REQ'D FROM FOUNDATION UP THE FIRST 3 COURSES OF BRICK OR 9". BRICK TO HAVE 3/16" WEEP HOLES REQ'D 33" O.C. FLASHING TO EXTEND 1/2" BEYOND FOUNDATION FACE.
16. ALL ATTIC TRUSSES WILL BE BLOWN FIBER GLASS THAT WILL EQUALS R-38 OR BETTER.
17. ALL EAVES & VALLEYS TO HAVE ICE & WATER SHIELD
18. UFER GROUND REQ'D
19. PROVIDE 9" FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING
20. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS
21. PROVIDE TEMPERED GLASS IN ANY WINDOW WITHIN 5' OF THE BOTTOM RISER OF STAIRS WHEN BOTTOM EDGE OF GLASS IS LESS THAN 60" ABOVE FLOOR SURFACE
22. 36" x 36" LANDING AT MAIN REQ'D EXIT DOOR _" MAX DROP BETWEEN THRESHOLD AND LANDING 8" MAX DROP FOR SLIDING DOOR
23. WINDOW WELL NOTE
    R-310.2
    R-310.2.1
24. 90% COMPACTION ON ALL BACKFILLED AREAS
25. ALL DIRT RAMPS OVER SIDEWALKS ARE TO BE OF ROAD BASE MATERIAL
26. ANCHOR BOLTS TO BE 1/2" x 10" @ 32" O.C. MAX. SPACING
27. NOTE: SILL PLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD
28. TEMPERD GLASS FOR WINDOWS WITHIN 24" OF A DOOR, OR BATHROOM WINDOWS SUBJECT TO IMPACT.
29. GFCI OUTLETS IN BATH, KITCHEN, GARAGES, OUTSIDE, UNFINISHED BASEMENT & ALL LAUNDRY WITHIN 60" OF SINK.
30. PROVIDE CORROSION RESISTANT METAL "L" FLASHING WITH PROPER COUNTER FLASHING OVER ALL EXTERIOR DOORS INCLUDING GARAGE DOORS W/O NAILING OR FLANGES THAT ALLOW FOR PROPER FLASHING AND COUNTER FLASHING.
31. A WEATHER RESISTIVE BARRIER AND FLASHING INSPECTION IS REQUIRED BY STATE OF UTAH AMENDMENT R109.1.5 ALL WEATHER BARRIER MUST BE INSPECTED PRIOR TO THE INSTALLED BRICK OR STONE VENEER, VINYL, WOOD OR ALUMINUM SIDING AND OR STUCCO OR "EIFS" SYSTEMS
32. ONE COAT CEMENT STUCCO SYSTEM OR "EIFS" SYSTEM WILL BE INSTALLED ON WHAT APPEARS TO BE AREAS WITHOUT BRICK VENEER ON THE ELEVATION DRAWINGS AND ATTACH TO THE PLANS A CURRENT "ICC" EVALUATION REPORT FOR EITHER THE ONE COAT STUCCO SYSTEM OR "EIFS" SYSTEM
33. INSULATION BAFFLES IN THE ATTIC AT THE EXTERIOR PERIMETER OF ROOF TRUSS TO ALLOW FOR SOFFIT VENTING N1101.4.1
34. PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQUARE FEET OF ATTIC AREAS N1101.4
35. NOTE: PROVIDE AN ICC ES REPORT FOR ANY STUCCO OR CULTURED STONE PRODUCT
36. GLAZING ABOVE TUBS, & IN SHOWER DOORS, TUB & SHOWER ENCLOSURES MUST BE TEMPERED OR SAFETY GLASS.
37. GLAZING IN DOORS, WITHIN 24" OF ANY DOOR OR LESS THAN 18" ABOVE THE FLOOR MUST BE TEMPERED OR SAFETY GLASS.

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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PLAN DRAWN FOR
CARRINGTON
LOT #

JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.
JL HOME DESIGN

FRONT AND RIGHT SIDE ELEVATIONS
SCALE 1/4" = 1'-0"

UPPER. SQ. FT:	1227
MAIN. SQ. FT:	1784
BASEMENT. SQ. FT:	1920
TOTAL SQ. FEET	4931

PLAN: CARRINGTON
LOT #
DATE: 3-15-22

CARRINGTON
LOT #

3-15-22

SOLD TO BEN NIELEN

3498 S. GARIBALDI WAY

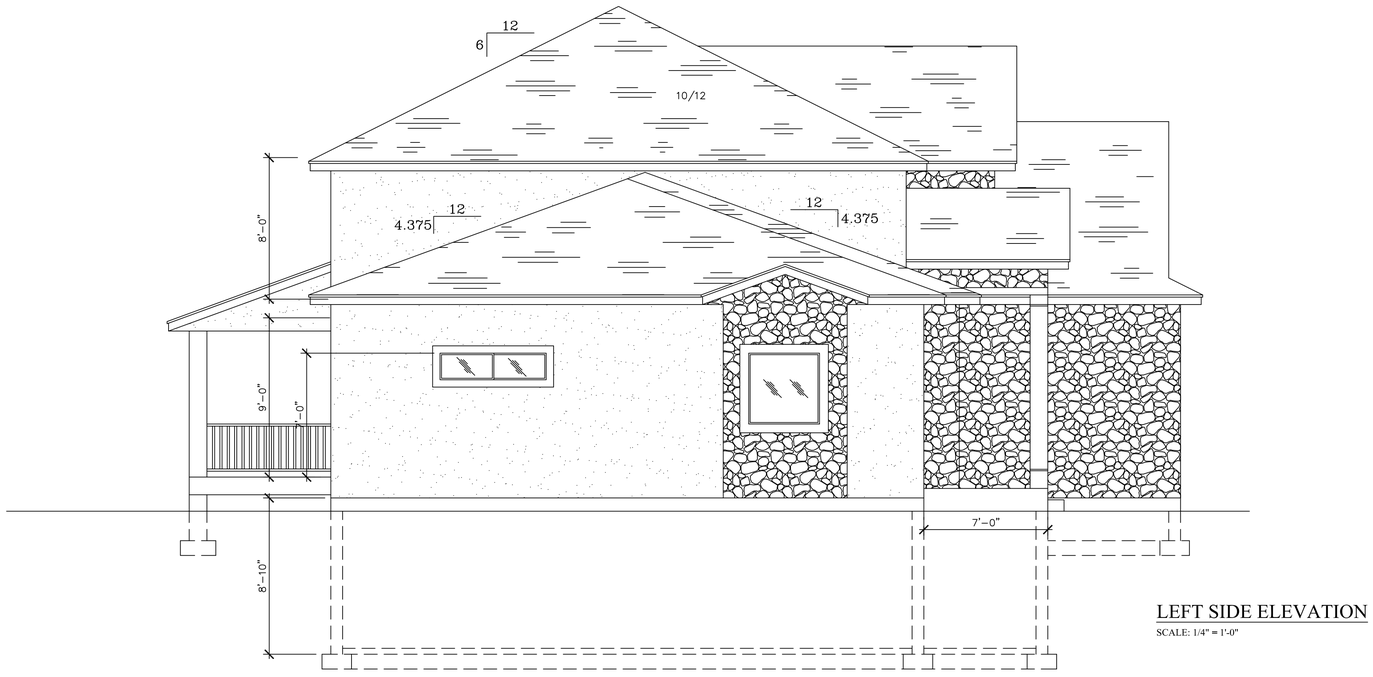
SYMBOL LEGEND

- SURFACE MOUNTED LIGHT FIXTURE
- RECESSED INCDNT. LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- CEILING EXHAUST FAN
- CEILING EXHAUST FAN W/ LIGHT
- WALL MOUNTED INCDNT. LIGHT
- RECESSED IN WALL INCDNT. LIGHT
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT FIX. UNDER CABINETS
- DUPLEX OUTLET
- 1/2 SWITCHED DUPLEX OUTLET
- 220 V. OUTLET
- W.P. GFI WEATHER PROOF BUBBLE (GFCI)
- RECESSED FLOOR OR CEILING OUTLET
- TV TELEVISION
- TELEPHONE OUTLET
- $ SWITCH
- P.C. PULL CHAIN LOGHT
- S.DET. SMOKE DETECTOR
- C.V. CENTRAL VACUUM OUTLET
- CEILING FAN WITH LIGHTS
- EXTERIOR FLOOD LIGHT
- FIXTURE CONNECTION
- HEAT LAMP FIXTURE
- INTERCOM
- C.M. CARBON MONOXIDE DETECTORS

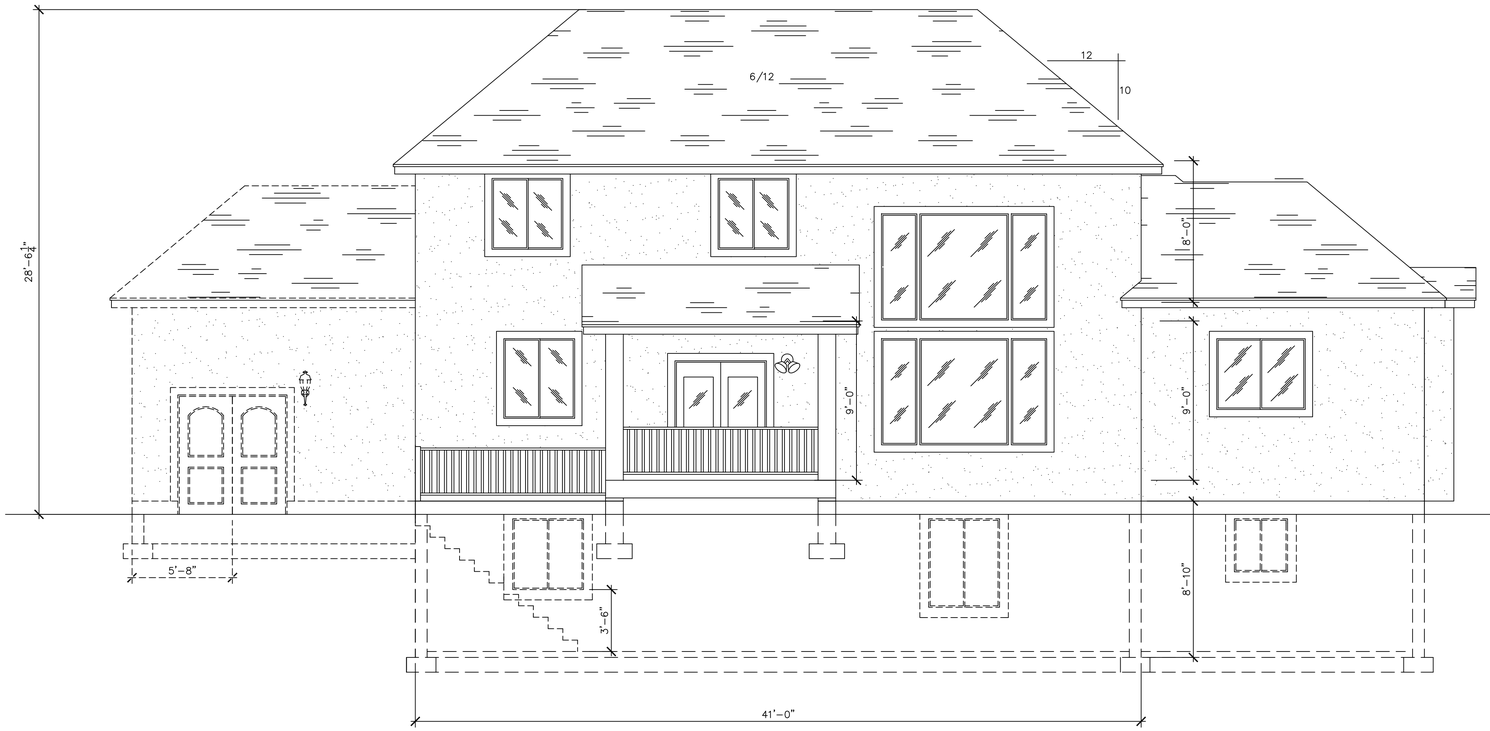
NOTE: ELECTRICAL

1. SMOKE DETECTORS TO BE HARD WIRED TOGETHER IN SERIES W/ BATTERY BACKUP.
2. ALL BEDROOM WITH SMOKE DETECTORS. TO COMPLY WITH NATIONAL ELECTRICAL CODE
3. ELECTRICAL CHES WASHERS SHALL BE SUPPLIES AN INDIVIDUAL CIRCUIT.
4. KITCHEN TO BE PROVIDED WITH AT LEAST TWO, 20 AMP CIRCUIT.
5. ELECTRICAL PANEL WILL NOT BE IN FIRE WALL OR STAIR WAY
6. PLASTIC ELECTRICAL BOXES IN GARAGE TO BE A MINIMUM 2 HOUR FIRE RATED
7. ALL BEDROOM OUTLETS SHALL BE ARC-FAULT PROTECED.
8. PLUG RECEPTACLES ARE REQ'D EVERY 12' MAXIMUM SPACING & WITHIN 6' ALL WALL ENDS OR DOORS
9. KITCHEN COUNTER TOP PLUGS ARE REQ'D AT 4' O.C. MAXIMUM SPACING & ALSO LOCATED WITHIN 2' OF COUNTER END.
10. SMOKE DETCTORS REQ'D IN HALL TO BEDROOMS
11. CARBON MONOXIDE DETECTORS ALL LEVELS AND INTERCONNECT ALL WIRING.
12. WEATHER PROOF BUBBLE ON ALL EXTERIOR GFCI OUTLETS.
13. PROVIDE 110 V OUTLET WITHIN 25' OF A/C UNIT
14. NOTE: UFER GROUND IS REQUIRED

WINDOW SYMBOL LEGEND



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

PLAN DRAWN FOR
CARRINGTON
LOT #

JL HOME DESIGN
JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.10 SQ. FT.

REAR AND LEFT SIDE ELEVATIONS

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

UPPER SQ. FT:	1227	PLAN:	CARRINGTON
MAIN SQ. FT:	1784	LOT #:	
BASEMENT SQ. FT:	1920	DATE:	3-15-22
TOTAL SQ. FEET	4931		

CARRINGTON
LOT #

3-15-22

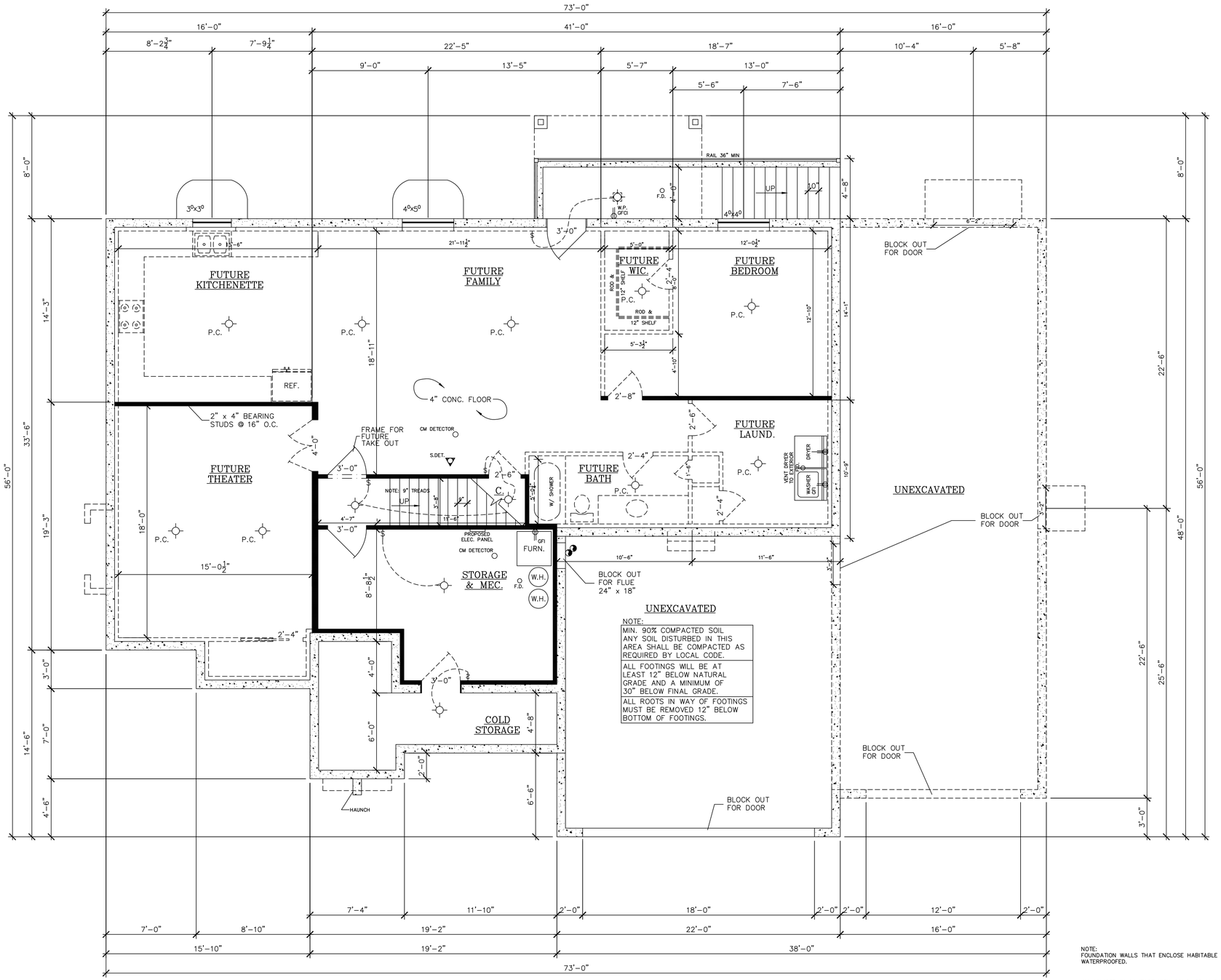
SOLD TO BEN NIELEN

3498 S. GARIBALDI WAY

NOTE:
ALL WINOWS ABOVE TUBS, AND IN SHOWER DOORS, TUB AND SHOWER ENCLOSURES MUST BE TEMPERD OR SAFTY GLASS.

NOTE:

1. PRV REQ'D ON MAIN WATERLINE SET AT OR BELOW 80 PSI.
2. PROVIDE A LADDER FOR WINDOW WELLS DEEPER THAN 44".
3. 2 SEISMIC RESTRAINT, REQ'D STRAP WATER HEATER TO WALL.
4. OUTSIDE COMBUSTION AIR TO BE PROVIDED TO FURNACE AND WATER HEATER. PER LOCAL CODE.
5. EXPANSION TANK REQ'D ON WATER SYSTEM.
6. BMT. WINDOWS SURF. AREA MUST BE 8% OF ROOM SQ. FTG. OR AS REQ'D. AS PER LOCAL CODE.
7. ALL FOOTINGS TO BE 30" BELOW GRADE MIN.
8. PROVIDE THERMAL BREAK BETWEEN ALL FLOOR SLABS AND EXTERIOR FDN WALLS.
9. 4" CONCRETE SLAB OVER 4" GRAVEL BASE ON NATURAL UNDISTURBED SOIL OR OVER COMPACTED FILL AS REQ'D TYPICAL AT ALL CONC. SLABS.
10. HOLDOWN LOCATIONS ARE SHOWN PER ENGINEER.
11. FOOTING STEP LOCATIONS AND ELEVATIONS ARE ASSUMED. ADJUST AS REQUIRED ON SITE.
12. FOOTING TO BEAR ON NATURAL UNDISTURBED SOIL.
13. 1/2" x 10" ANCHOR BOLTS EMBEDDED NOT LESS THAN 7" AND SPACED NOT MORE THAN 32" O.C. W/ NOT LESS THAN TWO BOLTS IN EACH PIECE. USE 3" x 3"x 0.229" SQUARE WASHERS (MIN.)
14. MIN. 90% COMPACTED SOIL ANY SOIL DISTURBED IN UNEXCAVATED AREA SHALL BE COMPACTED AS REQUIRED BY LOCAL CODE.
15. ALL ROOTS IN WAY OF FOOTINGS MUST BE REMOVED 12" BELOW BOTTOM OF FOOTINGS.
16. HEAT VALVES REQ'D AT INLET & OUTLET.
17. 30" OF REPAIR SPACE IN FRONT OF WATER HEATER
18. ONE-INCH WATER LINE TO STRUCTURE.
19. 6'-8" MIN. HEADROOM ON STAIRS
20. PROVIDE A CONCRETE ENCASED ELECTRODE, FOR USE AS A GROUNDING ROD, PER LOCAL CODE.
21. ELECTRICAL SUB-PANELS PREFERRED LOCATION IN STORAGE OR MEC. ELECTRICAL PANEL SHALL NOT BE LOCATED UNDER STAIRS UNLESS ADEQUATE WORKING CLEARANCE & HEIGHT ARE ACHIEVED, 6'-6" HIGH
22. FOUNDATION WALL TO BE IN COMPLIANCE WITH STATE AMENDMENT. (SEE STATE AMENDMENT.)
23. IF WATER HEATER IS IN GARAGE ELEVATE SO THE IGNITION SOURCE IS A MINIMUM 18" ABOVE GARAGE FLOOR.
24. IF FURNACE IS IN ATTIC OR CRAWL SPACE PROVIDE ACCESS, WORKING SPACE, LIGHT AND GFCI
25. PROVIDE OUTSIDE COMBUSTION AIR TO FURNACE & WATER HEATERS. ONE DUCT WITHIN 12" OF THE CEILING & SIZED 1 SQ. IN. PER 3000 TOTAL BTU INPUT OF ALL APPLIANCES. (INCLUDE THE COMBUSTION AIR DUCT SIZE)
26. NOTE: SILL PLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD
27. NOTE: UFER GROUND REQUIRED
28. WINDOW WELL NOTE
    R-310.2
    R-310.2.1
29. PER UTAH STATE AMENDMENT, 4' FOUNDATION WALLS REQUIRE (4) #4 REBAR HORZ. & #4 REBAR EVERY 32" ON CENTER VERT.
30. DUCTWORK IN UNCONDITIONED SPACES WILL HAVE R-8 VALUE INSULATION
31. A CERTIFICATE WILL BE POSTED IN THE FURNACE ROOM OR BY ELECTRICAL PANEL SHOWING INSULATION R VALUES, WINDOWS U FACTORS AND EFFICIENCIES OF THE MEC. SYSTEM



THE R-VALUE OF ALL INSULATION WILL BE POSTED ON THE BREAKER PANEL

FURNACE CLEARANCE
PROVIDE A MIN. OF 30" BY 30" LEVEL WORKING SPACE IN FRONT OF THE FURNACE AND A MIN. OF 3" SIDES & BACK

WATER HEATER SHALL BE ANCHORED OR STRAPPED IN ONE 1/3 FROM TOP & 1/3 FROM BOTTOM OF W.H. TO RESIST A HORIZONTAL FORCE EQUAL TO 1/3 OF THE OPERATING WEIGHT

100% FUTURE

NOTE:
FOUNDATION WALLS THAT ENCLOSE HABITABLE SPACE BELOW GRADE TO BE WATERPROOFED.

ALL LUMBER IN CONTACT WITH CONC. OR MASONRY MUST BE TREATED OR FOUNDATION-GRADE REDWOOD. IRC R323

9' BASEMENT PLAN

SQ. FT. 1920

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

PLAN DRAWN FOR
CARRINGTON
LOT #

JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.

HOME DESIGN
JL

FOOTING-FOUNDATION AND BASEMENT PLAN

SCALE 1/4" = 1'-0"

SCALE 0 1' 2' 4'

UPPER SQ. FT:	1227	PLAN: CARRINGTON	
MAIN SQ. FT:	1784	LOT #	
BASEMENT SQ. FT:	1920	DATE:	3-15-22
TOTAL SQ. FEET	4931		

Page: 3 of 9

CARRINGTON
LOT #

3-15-22

SOLD TO BEN NIELEN

3498 S. GARIBALDI WAY

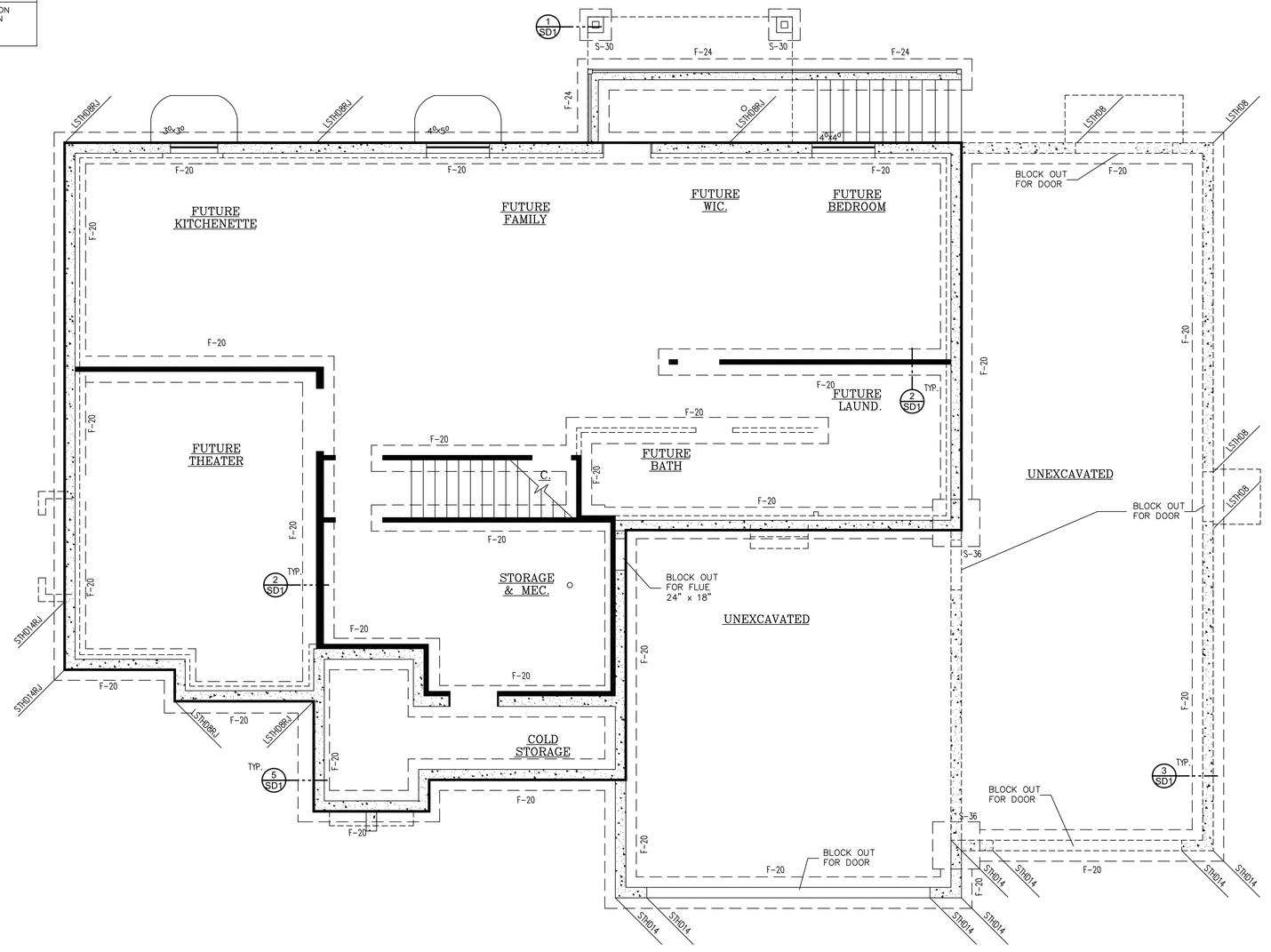
FOOTING SCHEDULE:				
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"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

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

NOTE:
ALL WINOWS ABOVE TUBS, AND IN SHOWER DOORS, TUB AND SHOWER ENCLOSURES MUST BE TEMPERD OR SAFTY GLASS.

NOTE:

1. PRV REQ'D ON MAIN WATERLINE SET AT OR BELOW 80 PSI.
2. PROVIDE A LADDER FOR WINDOW WELLS DEEPER THAN 44".
3. 2 SEISMIC RESTRAINT, REQ'D STRAP WATER HEATER TO WALL.
4. OUTSIDE COMBUSTION AIR TO BE PROVIDED TO FURNACE AND WATER HEATER PER LOCAL CODE.
5. EXPANSION TANK REQ'D ON WATER SYSTEM.
6. BMT. WINDOWS SURF. AREA MUST BE 8% OF ROOM SQ. FTG. OR AS REQ'D. AS PER LOCAL CODE.
7. ALL FOOTINGS TO BE 30" BELOW GRADE MIN.
8. PROVIDE THERMAL BREAK BETWEEN ALL FLOOR SLABS AND EXTERIOR FDN WALLS.
9. 4" CONCRETE SLAB OVER 4" GRAVEL BASE ON NATURAL UNDISTURBED SOIL OR OVER COMPACTED FILL AS REQ'D TYPICAL AT ALL CONC. SLABS.
10. HOLDOWN LOCATIONS ARE SHOWN PER ENGINEER.
11. FOOTING STEP LOCATIONS AND ELEVATIONS ARE ASSUMED. ADJUST AS REQUIRED ON SITE.
12. FOOTING TO BEAR ON NATURAL UNDISTURBED SOIL.
13. 1/2" x 10" ANCHOR BOLTS EMBEDDED NOT LESS THAN 7" AND SPACED NOT MORE THAN 32" O.C. W/ NOT LESS THAN TWO BOLTS IN EACH PIECE. USE 3" x 3"x 0.229" SQUARE WASHERS (MIN.)
14. MIN. 90% COMPACTED SOIL ANY SOIL DISTURBED IN UNEXCAVATED AREA SHALL BE COMPACTED AS REQUIRED BY LOCAL CODE.
15. ALL ROOTS IN WAY OF FOOTINGS MUST BE REMOVED 12" BELOW BOTTOM OF FOOTINGS.
16. HEAT VALVES REQ'D AT INLET & OUTLET.
17. 30" OF REPAIR SPACE IN FRONT OF WATER HEATER
18. ONE-INCH WATER LINE TO STRUCTURE.
19. 6'-8" MIN. HEADROOM ON STAIRS
20. PROVIDE A CONCRETE ENCASED ELECTRODE, FOR USE AS A GROUNDING ROD, PER LOCAL CODE.
21. ELECTRICAL SUB-PANELS PREFERRED LOCATION IN STORAGE OR MEC. ELECTRICAL PANEL SHALL NOT BE LOCATED UNDER STAIRS UNLESS ADEQUATE WORKING CLEARANCE & HEIGHT ARE ACHIEVED, 6'-6" HIGH
22. FOUNDATION WALL TO BE IN COMPLIANCE WITH STATE AMENDMENT. (SEE STATE AMENDMENT.)
23. IF WATER HEATER IS IN GARAGE ELEVATE SO THE IGNITION SOURCE IS A MINIMUM 18" ABOVE GARAGE FLOOR.
24. IF FURNACE IS IN ATTIC OR CRAWL SPACE PROVIDE ACCESS, WORKING SPACE, LIGHT AND GFCI
25. PROVIDE OUTSIDE COMBUSTION AIR TO FURNACE & WATER HEATERS. ONE DUCT WITHIN 12" OF THE CEILING & SIZED 1 SQ. IN. PER 3000 TOTAL BTU INPUT OF ALL APPLIANCES. (INCLUDE THE COMBUSTION AIR DUCT SIZE)
26. NOTE: SILL PLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD
27. NOTE: UFER GROUND REQUIRED
28. WINDOW WELL NOTE
    R-310.2
    R-310.2.1
29. PER UTAH STATE AMENDMENT, 4' FOUNDATION WALLS REQUIRE (4) #4 REBAR HORZ. & #4 REBAR EVERY 32" ON CENTER VERT.
30. DUCTWORK IN UNCONDITIONED SPACES WILL HAVE R-8 VALUE INSULATION
31. A CERTIFICATE WILL BE POSTED IN THE FURNACE ROOM OR BY ELECTRICAL PANEL SHOWING INSULATION R VALUES, WINDOWS U FACTORS AND EFFICIENCIES OF THE MEC. SYSTEM



NOTE
SEE DETAIL SHEET SD3 FOR ENGINEERING NOTES AND SCHEDULES

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.

100% FUTURE

NOTE:
FOUNDATION WALLS THAT ENCLOSE HABITABLE SPACE BELOW GRADE TO BE WATERPROOFED.

ALL LUMBER IN CONTACT WITH CONC. OR MASONRY MUST BE TREATED OR FOUNDATION-GRADE REDWOOD. IRC R323

FOOTING/FOUNDATION PLAN

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

PROFESSIONAL ENGINEER
3/17/2022
No. 5563266
MICHAEL C. DENT
STATE OF UTAH

PLAN DRAWN FOR: CARRINGTON
LOT #

JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.

JL HOME DESIGN

FOOTING-FOUNDATION AND BASEMENT PLAN

1/4" = 1'-0"

SCALE: 0 1' 2' 4'

PLAN:	CARRINGTON
LOT #	
DATE:	3-15-22

UPPER. SQ. FT:	1227
MAIN. SQ. FT:	1784
BASEMENT. SQ. FT:	1920
TOTAL SQ. FEET	4931

Page: 3a of 9

CARRINGTON
LOT #

3-15-22

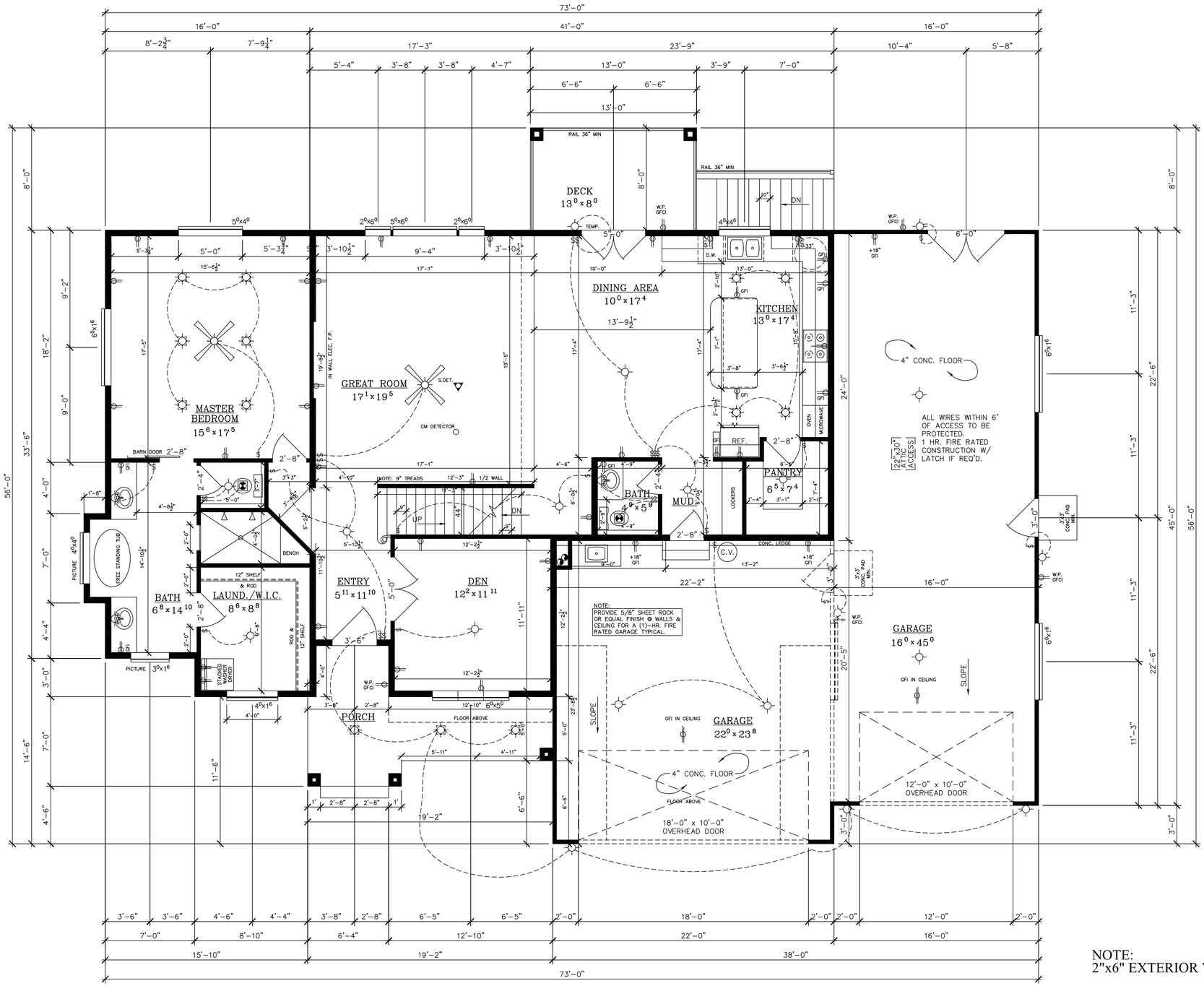
NOTE:

1. FREEZE-LESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
2. TOILETS: 1.6 GALS/FLUSH MAX.
3. SHOWER HEADS: 2.5 GALS/MIN. MAX.
4. PLUMBING VENTS SHALL BE 2 FT. ABOVE OR 10 FT. AWAY FROM ALL AIR INTAKE OPENINGS.
5. FLAGPOLING OF PLUMBING VENTS IS PROHIBITED.
6. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES W/ BATTERY BACKUP.
7. DOOR FROM HOUSE TO GARAGE TO BE (20)-MIN. FIRE RATED DOOR W/ CLOSER
8. BEAM & HEADERS SIZES PER ENGINEER.
9. LISTED & LABELED FIREPLACE. ICBO# NER-181 OR ALPINE DIRECT VENT ASC 42
10. TEMPERED GLASS TO BE IN SHOWERS, ABOVE TUBS, SLIDING DOORS, GLASS WITHIN 18" OF FLOOR & WITHIN 2' OF DOORS.
11. FLOOR FRAMING TO BE 11-7/8" TJI FLOOR JOISTS @ 16" O.C. TYPICAL UNLESS NOTED OTHERWISE.
12. ALL HEADERS TO BE (2) 2"x10" UNLESS OTHER WISE NOTED.
13. PROVIDE SOLID BLOCKING AT JOIST BEARING.
14. FULL HEIGHT WALLS ARE SHOWN SHADED ON PLANS.
15. SPECIFIC SHEAR WALL TYPES AND LOCATIONS PER ENGINEER
16. PROVIDE ARC-FAULT PROTECTION ON ALL BEDROOM LIGHTS, SWITCHES, SMOKE DETECTORS AND RECEPTACLES.
17. 50 CFM FAN REQ'D IN BATHROOMS WITH OUT WINDOW.
18. SNOW & ICE DAM PROTECTION ON ALL ALL EAVES ABOVE HEATED WALLS.
19. 6'-8" MIN. HEADROOM ON STAIRS
20. ALL WIRES WITHIN 6' OF ACCESS TO BE PROTECTED. 1 HR. FIRE RATED CONSTRUCTION W/ LATCH IF REQ'D.
21. CARBON MONOXIDE DETECTORS REQ'D AT EACH LEVEL AND TO BE HARD WIRED IN SERIES
22. INSPECTION OF WEATHER-RESISTIVE BARRIER & FLASHING TO PREVENT WATER FROM ENTERING.
23. BEDROOM EGRESS WINDOWS TO BE WITHIN 44" OF FLOOR
24. ALL WINDOWS & DOORS MUST BE FLASHED AND CAULKED AS PER MANUFACTURES INSTRUCTIONS (9" FLASHING)
25. PROVIDE AN ATTIC ACCESS TO ALL AREAS THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30" OR GRATER. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" AND SHALL BE IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION WITH A MIN. 30" UNOBSTRUCTED HEAD ROOM. (NOT IN CLOSETS)
26. PROVIDE EXTERIOR WINDOWS, DOORS AND OTHER OPENINGS WITH FLASHING AND COUNTER FLASHING. CAULKING WITH THE PROPER TYPE OF SEALANT. SEALING OF WINDOWS AND INSTALLATION OF WINDOWS IS REQUIRED IN ACCORDANCE WITH AAMA GUIDELINES.
27. PROVIDE ICE AND WATER SHIELD AT ALL ROOF EDGES, EAVES, AND VALLEYS. SHIELD MUST EXTEND AT LEAST 24" PAST THE WARM AIR SIDE OF THE EXTERIOR WALLS. R 905.2.7.1
28. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR WALL SHEATHING, FLOOR SHEATHING OR FLOOR JOISTS AND CONCRETE SLABS, DECK PORCH CAPS, LANDINGS OR STAIRS.
29. EXTERIOR FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURE'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUF.
30. OCCUPANCY SEPARATIONS SHALL BE VERTICAL (WALLS FROM FLOOR TO UNDER SIDE OF ROOF SHEATHING) OR HORIZONTAL (CEILING OR FLOOR ABOVE) OR BOTH. WHERE HORIZONTAL, THE STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY FIRE-RESISTIVE CONSTRUCTION. NAILING SHALL BE 6" O.C. FOR THE CEILING AND 7" O.C. FOR THE WALLS.
31. ICE & WATER SHIELD SHALL EXTEND INWARD AT LEAST 24" BEYOND THE EXTERIOR WALLS.
32. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
33. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & WHOSE BOTTOM EDGE IS LESS THAN 60 " ABOVE THE FLOOR OR WALKING SURFACE.
34. PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREAS N1101.4.1
35. PROVIDE 9" FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING
36. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS
37. TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM
38. THE ATTIC ACCESS THAT IS IN THE GARAGE IS TO BE LOCKED IN PLACE TO MAINTAIN THE REQ.D FIRE SEPARATION.
39. GARAGE PENETRATIONS TO BE PROTECTED WITH APPROVED MATERIAL TO RESIST THE PASSAGE OF FLAME & SMOKE. A FULL ENVELOPE PROTECTION IS REQUIRED
40. BATHTUB AND SHOWERS WILL HAVE AN ANTI SCALD VALVE LIMITING WATER TEMPERATURE TO 120 DEGREES
41. BACKWATER VALVES FOR DWV THAT ARE LOWER THAN THE MANHOLE COVER THIS WILL REQUIRE THAT THE BASEMENT WASTE SYSTEMS WILL BE PLUMBED INDEPENDENTLY.
42. NOTE:
PROVIDE AN ICC ES REPORT FOR ANY STUCCO OR CULTURED STONE PRODUCT
43. FLASHING EXTENDING 1/2" PAST THE FOUNDATION FOR ALL BRICK AND ROCK PRODUCTS.
44. FLASHING IS ALSO REQUIRED AT THE INTERSECTION OF STUCCO PRODUCTS TO ANY OTHER EXTERIOR COVERING
45. CONTRACTOR TO SUPPLY A HAVAC LOAD/LOSS CALCULATION REPORT AND A DUCT SIZING LAYOUT PLAN FOR THE COMPLETE STRUCTURE.
46. NOTE:
HEATING AND COOLING SYSTEM WAS DESIGNED TO ACCA MANUAL J AND D OR OTHER APPROVED CALCULATIONS.

SOLD TO BEN NIELEN

NOTE:
ALL ELECTRICAL RECEPTACLES ARE TO BE TAMPER PROOF TYPE

3498 S. GARIBALDI WAY



NOTE:
2"x6" EXTERIOR WALLS

9' MAIN FLOOR PLAN

SQ. FT. 1784

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

PLAN DRAWN FOR
CARRINGTON
LOT #

JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN

$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.

JL HOME DESIGN

MAIN FLOOR PLAN
SQ. FT: 1784
SCALE: 1/4" = 1'-0"

UPPER SQ. FT:	1227
MAIN SQ. FT:	1784
BASEMENT SQ. FT:	1920
TOTAL SQ. FEET	4931
PLAN:	CARRINGTON
LOT #	
DATE:	3-15-22

CARRINGTON
LOT #

3-15-22

SOLD TO BEN NIELEN

NOTE:
ALL CIRCUITS, NOT JUST OUTLETS TO BE ARCH FAULT PROTECTED.

3498 S. GARIBALDI WAY

PROVIDE A CERTIFICATE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE "R" VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS, SLAB, CRAWL SPACE AND DUCTS OUTSIDE CONDITIONED SPACES. WINDOW "U" FACTORS AND HEAT GAIN MUST ALSO BE LISTED AND SHOWN. THE TYPE AND EFFICIENCY OF FURNACE, BOILER, WATER HEATER AND AIR CONDITIONING EQUIPMENT SHALL ALSO BE LISTED.

PROVIDE A PROPERLY SIZED GAS LINE SCHEMATIC FOR ALL GAS APPLIANCES. SHOW PIPING TYPES, SIZES, LENGTHS, BTU IMPUTES OF APPLIANCES, AND DELIVERY PRESSURE. PROVIDE ACCURATE LONGEST GAS LINE RUN AND TOTAL "CFH". SHOW LOCATION OF GAS REGULATORS. PROVIDE SEDIMENT TRAPS AHEAD OF ALL GAS APPLIANCES.

HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH "ACCA" (AIR CONDITIONING CONTRACTORS OF AMERICA) MANUAL "J" OR OTHER APPROVED CALCULATIONS. DUCT SYSTEMS SERVING HEATING COOLING OR EXHAUST SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH "ACCA" MANUAL D OR OTHER APPROVED METHODS. CALCULATIONS AND DOCUMENTATION IS NOW REQUIRED IRC M 1301.1 & M1601.1 MECHANICAL ENGINEERS STAMPED DESIGN TO ASHRAE WITH ALSO BE ACCEPTABLE. PLANS WILL NOT BE ACCEPTABLE WITHOUT MANUAL "J" CALCULATIONS FOR HEATING AND COOLING EQUIPMENT INCLUDING HEAT LOSS CALCULATIONS AND MANUAL "D" CALCULATIONS FOR DUCT SIZING.

PROVIDE MAKE MODEL & BTU'S AND EFFICIENCY OF ALL FURNACES & SEER OF A/C UNITS. OPTIONAL SECOND FURNACE AND A/C UNIT BE PROVIDED FOR THE UP STAIRS

BATHROOM EXHAUST FAN DUCTS MUST BE NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATION'S IN SOFFIT AND WALL AREAS AND TO AN APPROVED THRU THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE M 1506.2

ALL BATHROOM EXHAUST DUCTS MUST HAVE A AUTOMATIC OR GRAVITY BACK DRAFT DAMPER AT THE PENETRATION OF THE EXTERIOR ENVELOPE N 1103.5

SHOW SIZE AND LENGTH OF DRYER VENT AND EXTERIOR TERMINATION. BOOSTER FANS ARE NO LONGER ALLOWED. PROVIDE A MAXIMUM LENGTH OF 15 FEET WITH TWO (2) 90 DEGREE BENDS FOR USED OR EXISTING DRYERS AND 25 FEET WITH TWO (2) 90 DEGREE BENDS FOR NEW (VERIFIED) DRYERS AND ANY LONGER LENGTHS MUST BE JUSTIFIED WITH NEW DRYER MANUFACTURE DUCT LENGTH SPECIFICATIONS. DRYER VENTS MUST TERMINATE A MINIMUM OF 3 FEET IN ANY DIRECTION AWAY FROM DOORS, WINDOWS OR OPENINGS INTO A RESIDENCE. ALL THREE DRYERS.

WATER HEATER MUST HAVE INTERNAL HEAT/CHECK VALVES OR BE PROVIDED WITH EXTERNAL ONES AT INLET & OUTLET AND MUST HAVE AN EXPANSION TANK.

ANY WOOD BURNING STOVE MUST HAVE SCREEN AND BURNING EMBER DEVICE AT FLUE TERMINATION'S AND PROVIDE TERMINATION DETAILS AS ALL GAS BURNING FIRE PLACES. ANY MANUFACTURED WOOD BURNING FIREPLACE FLUE MAY NOT TERMINATE AT A CHIMNEY WITH DECORATIVE SHROUD UNLESS THE SHROUD IS LISTED AND APPROVED BY THE FIREPLACE MANUFACTURE.

PROVIDE A RISER DETAILS FOR THE FURNACE AND WATER HEATER FLUE AND VENT CONNECTORS INCLUDING THE TOTAL LENGTH AND VENT CONNECTOR SIZES AND SHOW THE COMBUSTION AIR DUCT OR OPENING SIZE FOR FURNACE ROOM (S)

BACK WATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OT THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOORS. BACK WATER VALVES MUST BE ACCESSIBLE.

INDICATE IF A JETTED TUB IS TO BE INSTALLED. IF YES, AN ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS MUST NOW BE 18 INCHES BY 18 INCHES WHERE EQUIPMENT IS MORE THAN TWO FEET FROM ACCESS OPENING AND 12 INCHES X 12 INCHES IF LESS THAN 2 FEET FROM ACCESS OPENING.

SHOWER PAN LINERS MUST EXTEND 3 INCHES ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND AT ALL LINER LOCATIONS.

GARDEN TUB AND WHIRL POOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES.

SHOWER PAN LINERS MUST BE INSTALLED ON BUILT UP FLOORS AND MUST BE INSPECTED.

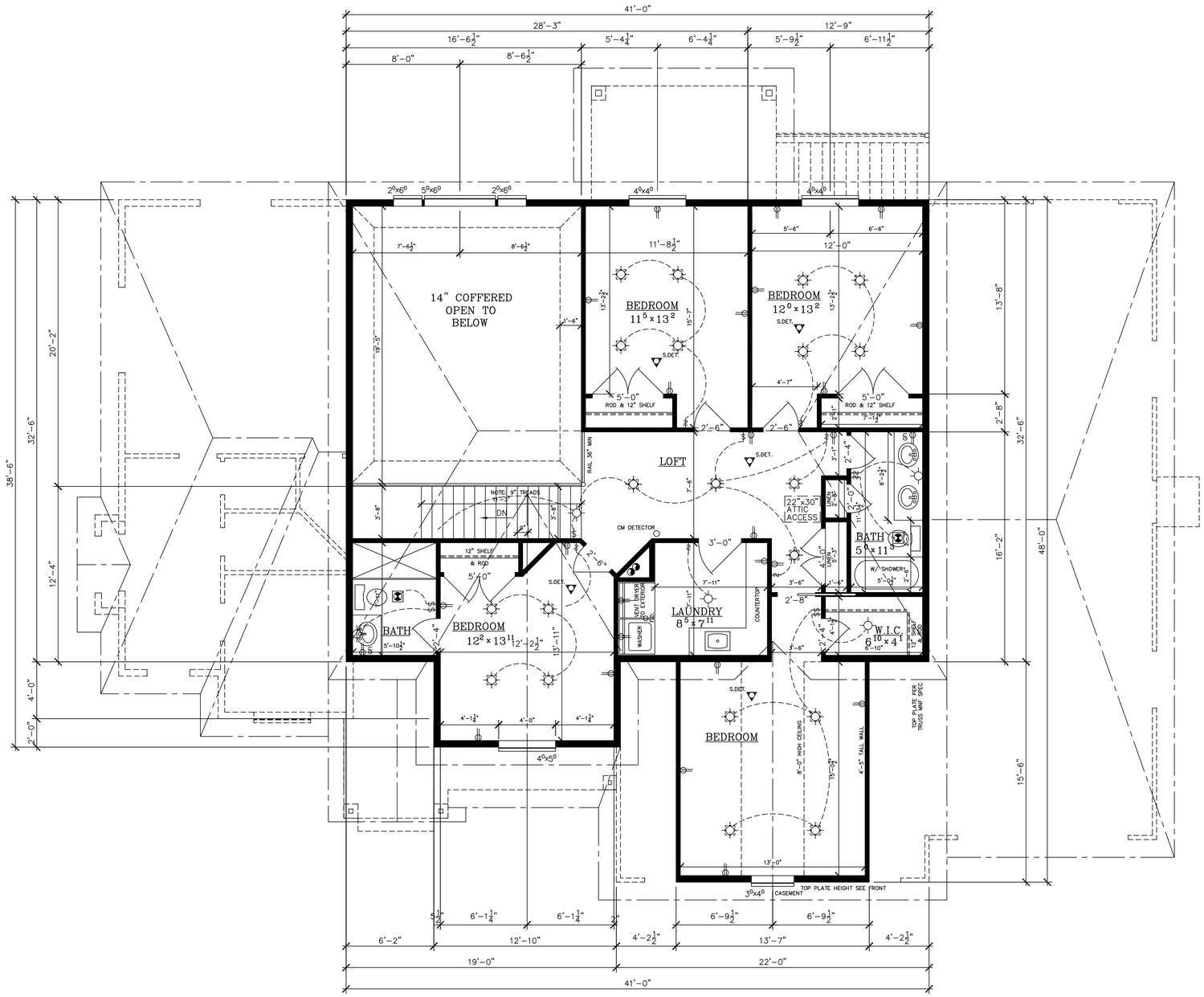
FLOOR DRAINS MUST HAVE A DEEP SEAL TRAPS.

SHOW ELECTRICAL SERVICE SIZE AND METER LOCATION AND SUB PANEL LOCATION.

INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS.

INSTALL 110 VOLT ELECTRICAL OUTLET WITHIN 25 FEET OF EXTERIOR A-C UNIT.

VERIFY THAT ICE AND WATER SHIELD WILL PROVIDE 24 INCHES PAST THE WARM SIDE OF THE ROOF (FULL AVE AND EXTENDING 24 INCHES PAST THE INSIDE OF EXTERIOR WALL ON THE WARM SIDE OF THE ROOF)



NOTE:
2"x6" EXTERIOR WALLS

8' UPPER FLOOR PLAN

SQ. FT. 1227

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

PLAN DRAWN FOR
CARRINGTON
LOT #

JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.

HOME DESIGN
JL

UPPER FLOOR PLAN
SQ. FT: 1227
SCALE 1/4" = 1'-0"

	PLAN:	CARRINGTON	
1227	LOT #		3-15-22
1784			
1920			
4931	DATE:		

UPPER SQ. FT:
MAIN SQ. FT:
BASEMENT SQ. FT:
TOTAL SQ FEET

Page: 5 of 9

CARRINGTON
LOT #

SOLD TO BEN NIELEN

3-15-22

3498 S. GARIBALDI WAY

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 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 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.

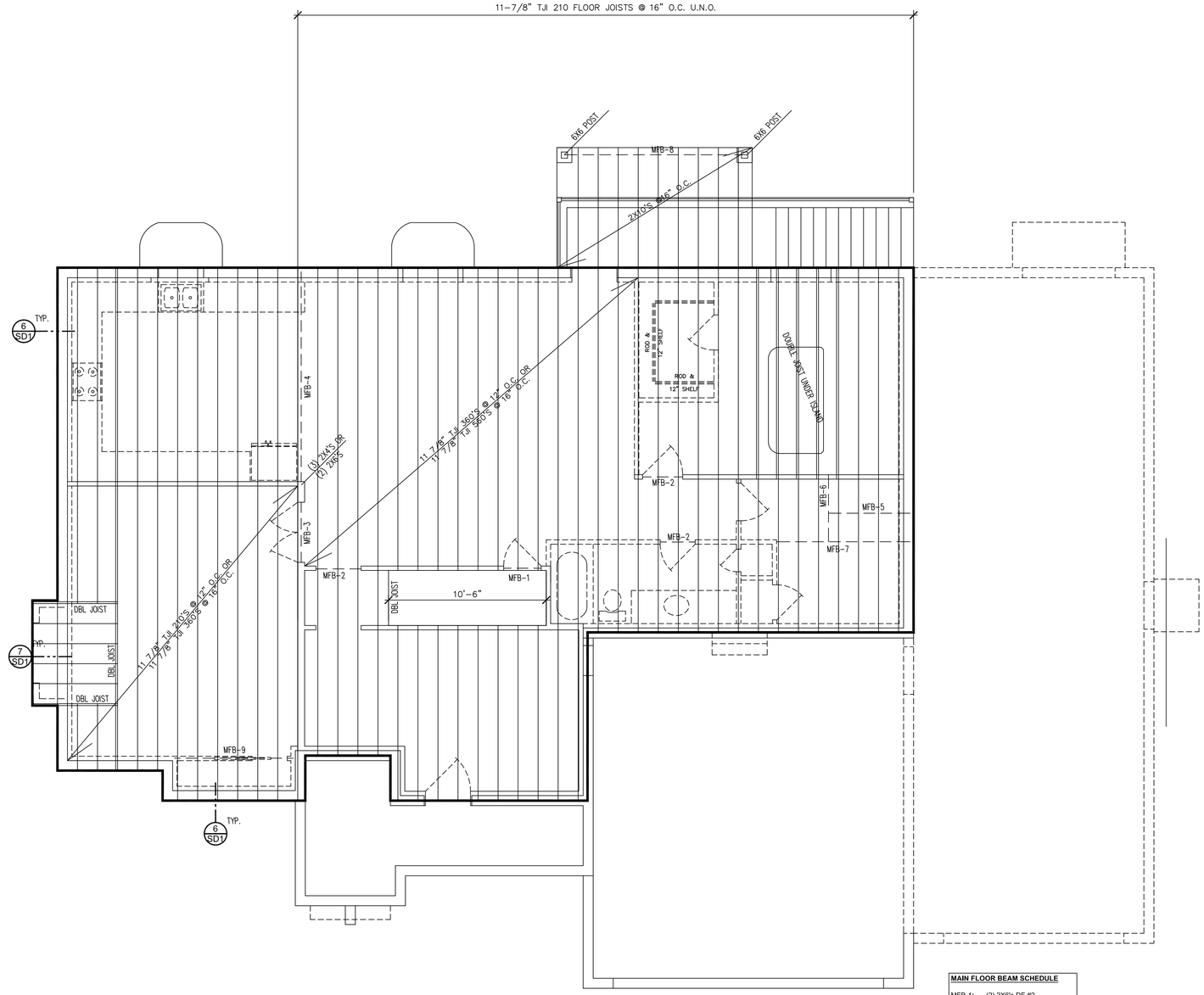
CS16 FLOOR TIE STRAPS

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).



MAIN FLOOR BEAM SCHEDULE	
MFB-1:	(2) 2X6's DF #2
MFB-2:	(2) 2X6's DF #2
MFB-3:	(2) 2X6's DF #2
MFB-4:	(2) 1 3/4" X 11 7/8" LVL
MFB-5:	(1) 1 3/4" X 11 7/8" LVL
MFB-6:	(1) 1 3/4" X 11 7/8" LVL
MFB-7:	(2) 1 3/4" X 11 7/8" LVL
MFB-8:	3 1/8" x 10 1/2" GLB
MFB-9:	(2) 1 3/4" X 7 1/4" LVL

FLOOR JOIST NOTE:
NO FLOOR JOIST SHALL RUN:
1. DIRECTLY UNDER A PLUMBING WALL.
2. ALLOW 4" OPENING 12 1/2" AWAY FROM A PLUMBING WALL WITH A TOILET
3. ALLOW 2" OPENING 7 1/2" AWAY FROM A PLUMBING WALL WITH A TUB
4. TJI'S SHALL BE INSTALLED PER MANUFACTURES SPECES.

PROFESSIONAL ENGINEER
3/17/2022
No. 5553004
MICHAEL C. DENT
STATE OF UTAH

MAIN FLOOR FRAMING AND LOWER SHEAR WALL PLAN

SCALE 1/4" = 1'-0"

PLAN DRAWN FOR
CARRINGTON
LOT #

JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.

JL HOME DESIGN

MAIN FLOOR FRAMING AND LOWER SHEAR WALL
SCALE 1/4" = 1'-0"

PLAN: CARRINGTON
LOT #
DATE: 3-15-22

UPPER. SQ. FT:	1227
MAIN. SQ. FT:	1784
BASEMENT. SQ. FT:	1920
TOTAL SQ. FEET	4931

Page: 6 of 9

CARRINGTON
LOT #

SOLD TO BEN NIELEN

3-15-22

3498 S. GARIBALDI WAY

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

SHEAR WALL NOTES

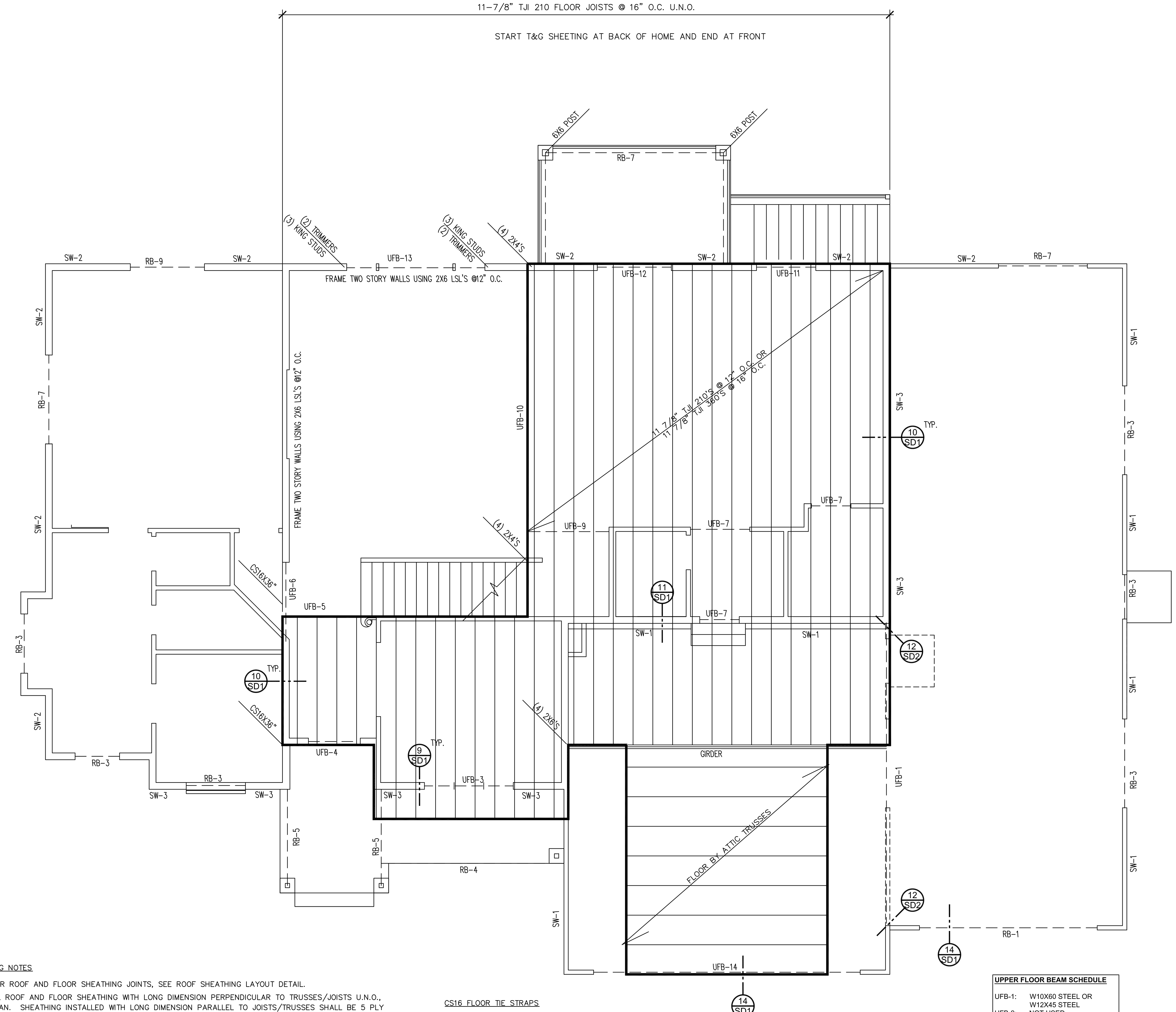
ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE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

SHEAR WALL SCHEDULE

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

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 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.

FLOOR JOIST NOTE:
NO FLOOR JOIST SHALL RUN:
1. DIRECTLY UNDER A PLUMBING WALL.
2. ALLOW 4" OPENING 12 1/2" AWAY FROM A PLUMBING WALL WITH A TOILET
3. ALLOW 2" OPENING 7 1/2" AWAY FROM A PLUMBING WALL WITH A TUB
4. TJI'S SHALL BE INSTALLED PER MANUFACTURES SPECES.



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.

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).

UPPER FLOOR BEAM SCHEDULE

UFB-1:	W10X60 STEEL OR W12X45 STEEL
UFB-2:	NOT USED
UFB-3:	(2) 2X8's DF #2
UFB-4:	(2) 2X6's DF #2
UFB-5:	(2) 1 3/4" X 11 7/8" LVL
UFB-6:	(2) 2X8's DF #2
UFB-7:	(2) 2X6's DF #2
UFB-8:	NOT USED
UFB-9:	(2) 2X10's DF #2
UFB-10:	(3) 1 3/4" X 11 7/8" LVL
UFB-11:	(2) 2X6's DF #2
UFB-12:	(2) 1 3/4" X 7 1/4" LVL
UFB-13:	(2) 1 3/4" X 11 7/8" LVL
UFB-14:	(2) 1 3/4" X 16" LVL

PROFESSIONAL ENGINEER 3/17/2022 No. 5563066 MICHAEL C. DENT STATE OF UTAH

UPPER FRAMING AND MAIN SHEAR WALL PLAN

SCALE 1/4" = 1'-0"

PLAN DRAWN FOR
CARRINGTON
LOT #

JL HOME DESIGN
JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.

UPPER FLOOR FRAMING AND MAIN SHEAR WALL
RULER 0 1' 2' 4'
SCALE 1/4" = 1'-0"

UPPER. SQ. FT:	1227	PLAN: CARRINGTON	
MAIN. SQ. FT:	1784	LOT #	
BASEMENT. SQ. FT:	1920		
TOTAL SQ. FEET	4931	DATE:	3-15-22

CARRINGTON
LOT #

3-15-22

SOLD TO BEN NIELEN

GAP ALL WAFER BOARD, INSTALL "h" CLIPS ON ROOF SHEATHING

3498 S. GARIBALDI WAY

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

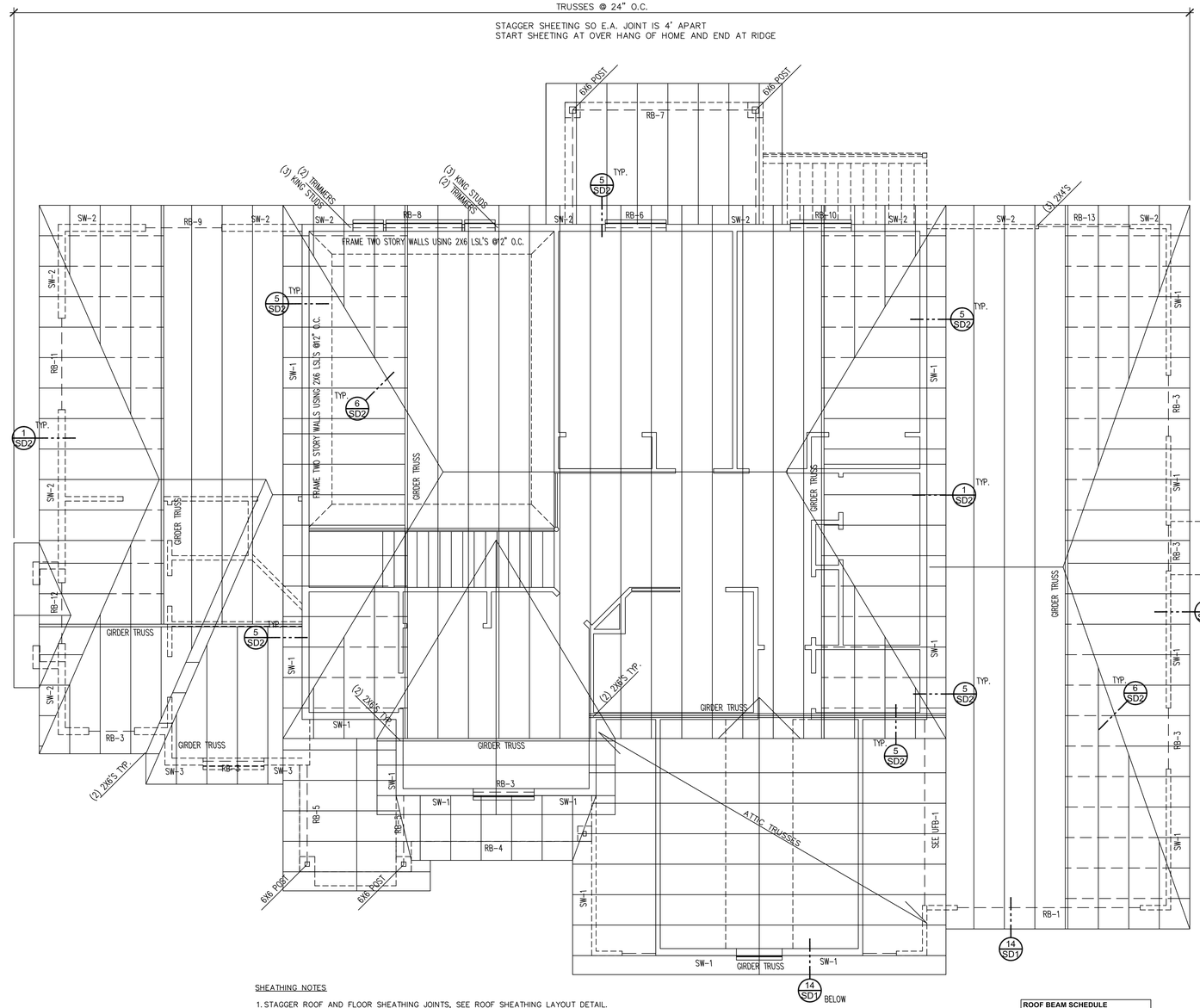
SHEAR WALL NOTES

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 7/16" MIN. PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

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

NOTES:
1. WHERE CASE X 1–1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1 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 AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW–2 AND SW–3 AND LAP SHEATHING 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 DOUBLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR SILL PL MAY BE USED IN LIEU OF DBL RIM BOARD AT THIS LOCATION FOR ATTACHMENT
8. USE 3" 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.



NOTE:

TRUSSES AND OTHER ROOFING MEMBERS SHALL BE DESIGNED AND ENGINEERED BY SUPPLIER.

PROVIDE TRUSS ENGINEERING AT 4–WAY INSPECTION.

TRUSSES SPACED @ 24" O.C. UNLESS NOTED OTHERWISE.

ALL BRACING AND BLOCKING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

OVERBUILD AS NECESSARY.

ATTIC TO BE VENTED MIN. 1/150 OF ATTIC AREA UNLESS PROVISIONS ARE MET FOR 1/300 RATIO (UBC 1505.3).

OVER–BUILD MIN. REQUIREMENTS:

2x10 VALLEY BOARDS.

2x6 RAFTERS W/ VERTICAL 2x4 BRACING 4 FT. O.C. ALIGNED W/ TRUSSES BELOW (NOT ON SHEATHING).

2x10 RIDGE BOARDS.

TRUSSES ARE NOT DESIGNED FOR LARGE POINT LOADS. DO NOT CUT OR NOTCH TRUSSES.

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.

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.

ROOF BEAM SCHEDULE

RB-1:	(2) 1 3/4" X 14" LVL
RB-2:	NOT USED
RB-3:	(2) 2X6's DF #2
RB-4:	(2) 2X10's DF #2
RB-5:	(2) 2X10's DF #2
RB-6:	(2) 2X8's DF #2
RB-7:	(2) 1 3/4" X 9 1/2" LVL
RB-8:	(2) 1 3/4" X 11 7/8" LVL
RB-9:	(2) 1 3/4" X 9 1/2" LVL
RB-10:	(2) 1 3/4" X 7 1/4" LVL
RB-11:	(2) 2X8's DF #2
RB-12:	(2) 2X10's DF #2
RB-13:	(2) 1 3/4" X 9 1/2" LVL

PROFESSIONAL ENGINEER
3/17/2022
No. 5563044
MICHAEL C. DENT
STATE OF UTAH

DESIGN CRITERIA

GOVERNING CODE		2015 IBC
SEISMIC		CATEGORY= D2
		I = 1.00
		R = 6.5
		Fa = 1.4
ULT. WIND SPEED (3–SECOND GUST)		115 MPH
		EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30 PSF
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION LL=L/360 TL=L/240	
DECK LOADS	DEAD	12 PSF
	LIVE	60 PSF
SOIL BEARING PRESSURE		1500 PSF
EQUIVALENT FLUID PRESSURE		38 PCF

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

ROOF FRAMING AND UPPER SHEAR WALL PLAN

SCALE 1/4" = 1'-0"

PLAN DRAWN FOR: CARRINGTON LOT #

JL HOME DESIGN
JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.

ROOF FRAMING AND UPPER SHEAR WALL

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

PLAN:	CARRINGTON
LOT #	
DATE:	3-15-22

UPPER. SQ. FT:	1227
MAIN. SQ. FT:	1784
BASEMENT. SQ. FT:	1920
TOTAL SQ. FEET	4931

CARRINGTON
LOT #

3-15-22

SOLD TO BEN NIELEN

3498 S. GARIBALDI WAY

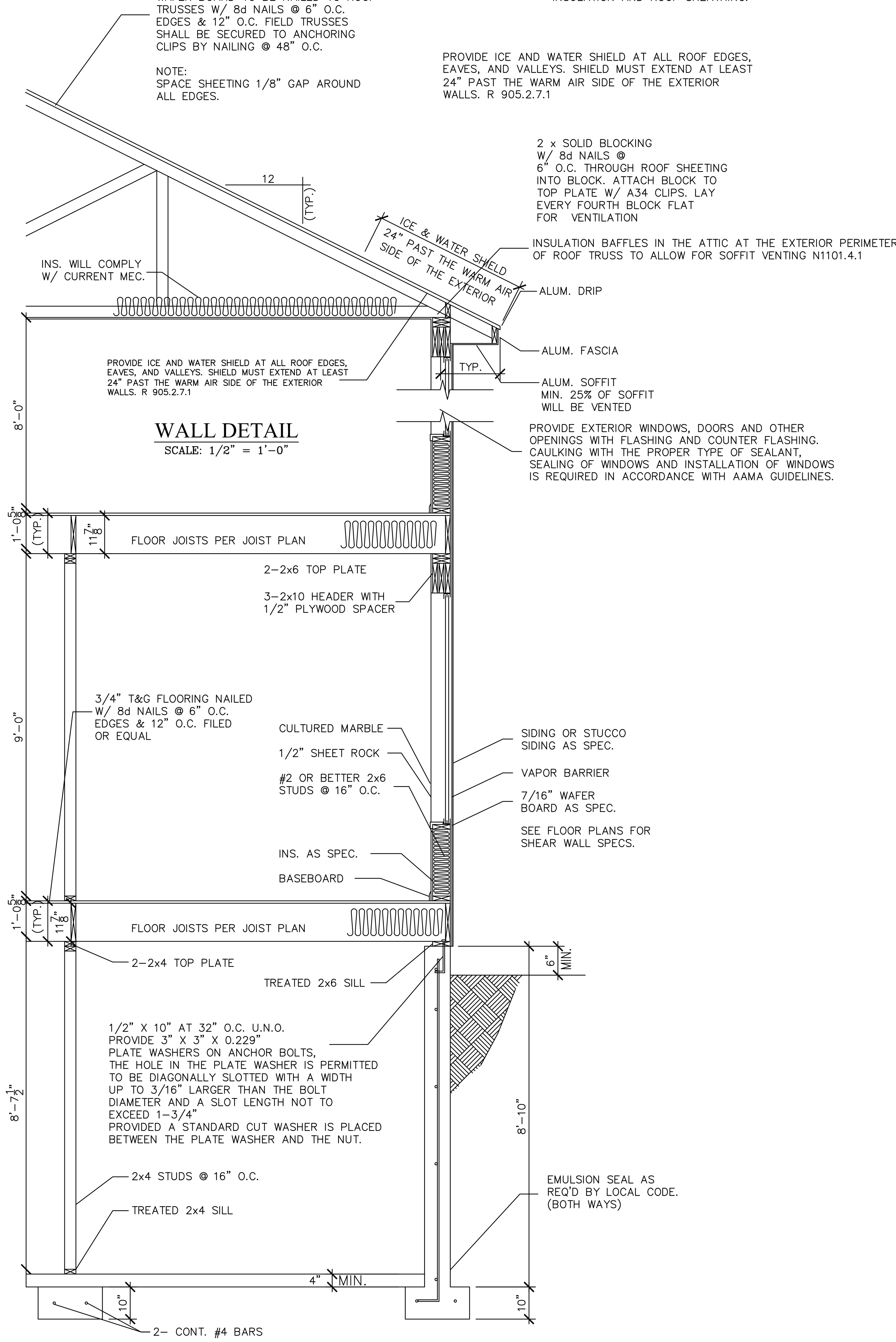
NOTE:
INSTALL CLASS "A" ROOFING MATERIAL

NOTE:
ALL FOUNDATION WALLS THAT ENCLOSE HABITABLE SPACE BELOW GRADE TO BE WATERPROOFED AS PER ICR R 406.2.

ATTIC VENTS TO BE MIN. 1/150 OF AREA VENTILATED UNLESS PROVISIONS ARE MET FOR 1/300 RATIO (PER IRC 20015)

TURTLE VENT

ATTIC SQ. FT. _____
ATTIC VENT MAX SQ. FT. _____
WITH (_) MIN. 10"X10" TURTLE VENTS & 1/300 RATIO SOFFIT VENTED
1" GAP TO BE LEFT BETWEEN INSULATION AND ROOF SHEATHING.



STAIR CODE NOTES:

8" MAX. RISE
9" MIN. TREAD
36" MIN. WIDTH
5/8" SHEETROCK INSTALLED IN STORAGE UNDER STAIRS

FIRE BLOCKING NOTES:

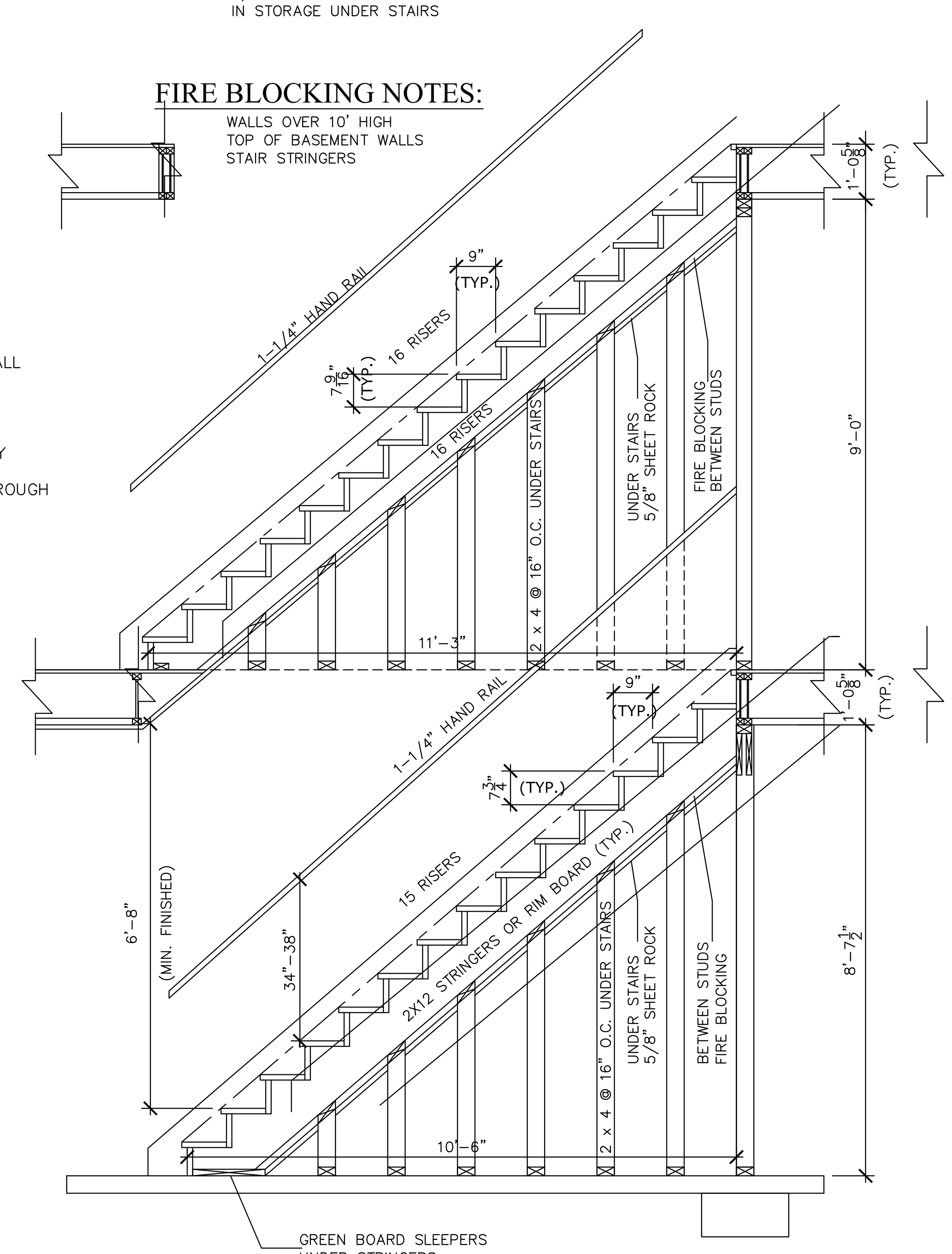
WALLS OVER 10' HIGH
TOP OF BASEMENT WALLS
STAIR STRINGERS

STAIR DETAIL

SCALE: 1/2" = 1'-0"

STAIR CODE NOTES:

MAX. 3/8" VARIATION BETWEEN ANY TREADS OR ANY RISERS.
RETURN HANDRAIL ENDS TO WALL OR TO A NEWEL POST.
36" MIN. WIDTH
TYPE X SHEETROCK INSTALLED IN STORAGE UNDER STAIRS
PROVIDE 36" GAURDRAIL @ ANY DROP 30" OR GREATER.
4" SPHERE MAY NOT PASS THROUGH BALUSTERS ANY POINT.
8" MAX. RISE
9" MIN. TREAD
36" MIN. WIDTH
5/8" SHEETROCK INSTALLED IN STORAGE UNDER STAIRS



NOTE:
THERMAL BARRIER (INTERIOR) MUST BE SEALED AND CAULKED, THE ENTIRE EXTERIOR OF THE HOME MUST HAVE AND EXTERIOR THERMAL BARRIER WHICH CAN ALSO BE THE WATER RESISTIVE BARRIER, ALL JOINTS, PENETRATIONS, INTERSECTIONS WITH WINDOWS, DISSIMILAR MATERIAL OR OBJECTS OR ANY OPENING, HOLE TEAR OR ANY SOURCE THAT MAY CAUSE AIR LEAKAGE MUST BE SEALED, CAULKED OR WEATHER-STRIPPED WITH SUITABLE AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.

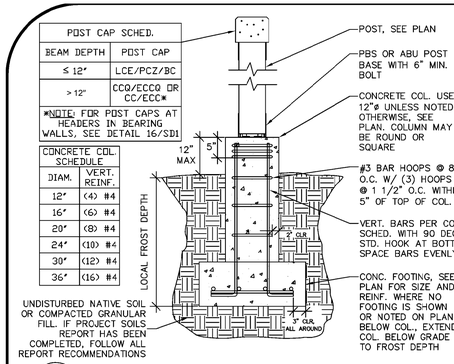
PLAN DRAWN FOR
CARRINGTON
LOT #

JL HOME DESIGN
JARED LESSER
CELL 787-9004
CUSTOM HOME DESIGN
$.50 SQ. FT.
STOCK PLANS $.30 SQ. FT.

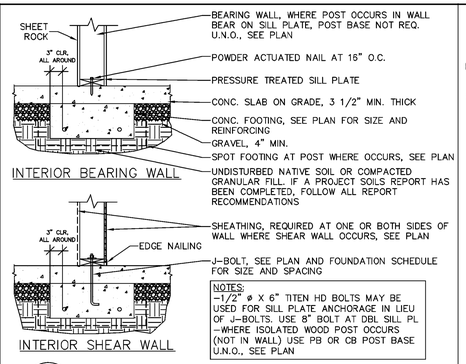
SECTION DETAILS

RULER 0 1' 2' 4'
SCALE 1/4" = 1'-0"

UPPER. SQ. FT:	1227	PLAN:	CARRINGTON
MAIN. SQ. FT:	1784	LOT #	
BASEMENT. SQ. FT:	1920		
TOTAL SQ. FEET	4931	DATE:	3-15-22

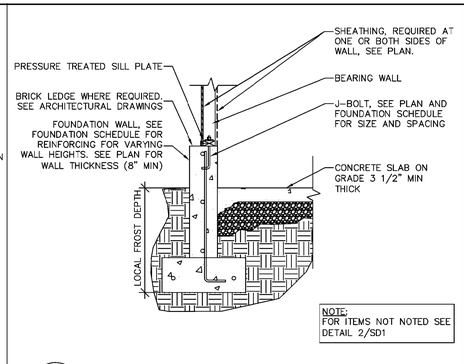


1 ISOLATED WOOD POST AT CONCRETE COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



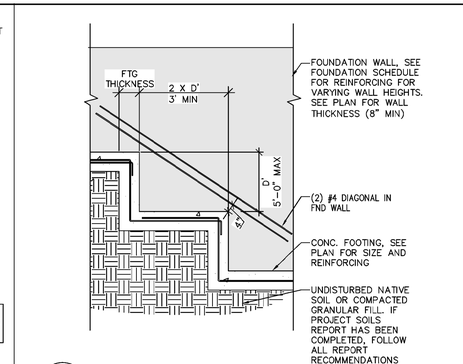
NOTES:
-1/2" ø X 6" TITEN HD BOLTS MAY BE USED FOR SILL PLATE ANCHORAGE IN LIEU OF J-BOLTS. USE 8" BOLT AT DBL SILL PL. -WHERE ISOLATED WOOD POST OCCURS (NOT IN WALL) USE PB OR CB POST BASE U.N.O., SEE PLAN

2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES

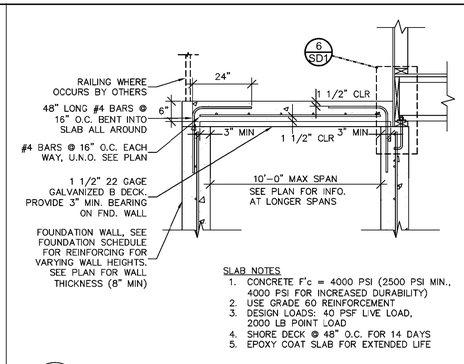


NOTE:
FOR ITEMS NOT NOTED SEE DETAIL 2/SD1

3 SLAB ON GRADE AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

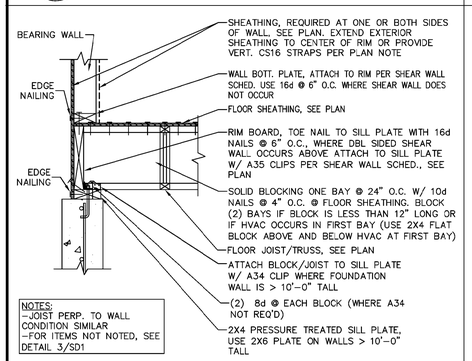


4 FOOTING STEP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



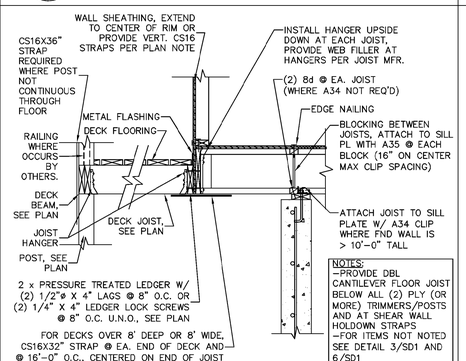
SLAB NOTES
1. CONCRETE F'c = 4000 PSI (2500 PSI MIN., 4000 PSI FOR INCREASED DURABILITY)
2. USE GRADE 60 REINFORCEMENT
3. DESIGN LOADS: 40 PSF LIVE LOAD, 2000 LB POINT LOAD
4. SHORE DECK @ 48" O.C. FOR 14 DAYS
5. EPOXY COAT SLAB FOR EXTENDED LIFE

5 PORCH CAP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



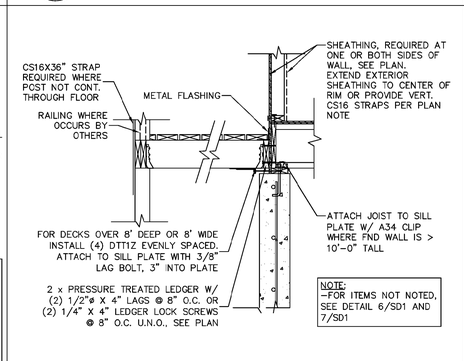
NOTES:
-JOIST PERP. TO WALL CONDITION SIMILAR
-FOR ITEMS NOT NOTED, SEE DETAIL 3/SD1

6 FLOOR JOIST AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



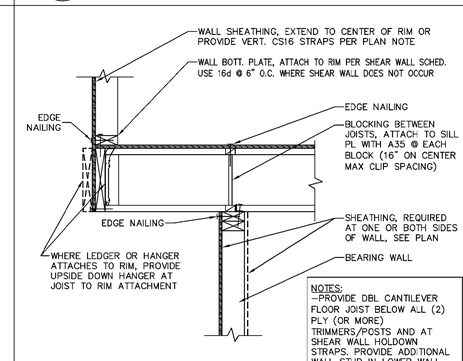
NOTES:
-PROVIDE DBL CANTILEVER FLOOR JOIST BELOW ALL (2) PLY (OR MORE) TRIMMERS/POSTS AND AT SHEAR WALL HOLDOWN STRAPS
-FOR ITEMS NOT NOTED SEE DETAIL 3/SD1 AND 6/SD1

7 DECK ATTACHMENT TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



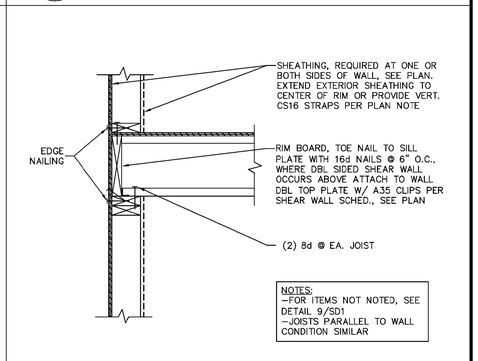
NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 6/SD1 AND 7/SD1

8 DECK ATTACHMENT TO WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



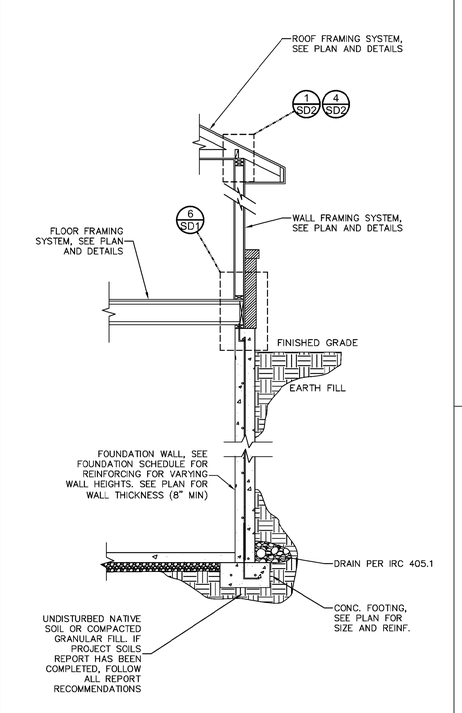
NOTES:
-PROVIDE DBL CANTILEVER FLOOR JOIST BELOW ALL (2) PLY (OR MORE) TRIMMERS/POSTS AND AT SHEAR WALL HOLDOWN STRAPS. PROVIDE ADDITIONAL WALL STUD IN LOWER WALL BELOW DBL CANTILEVER JOIST -FOR ITEMS NOT NOTED, SEE DETAIL 7/SD1 AND 8/SD1

9 CANTILEVER FLOOR JOIST
NTS
TYPICAL DETAIL, USE WHEN APPLIES

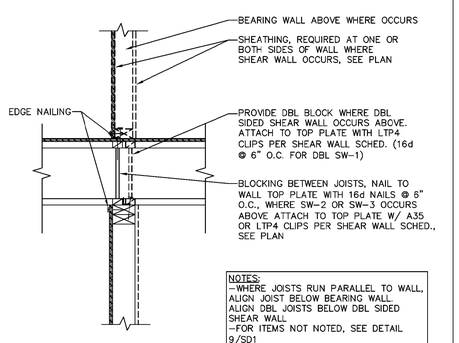


NOTES:
-FOR ITEMS NOT NOTED, SEE DETAIL 9/SD1
-JOISTS PARALLEL TO WALL CONDITION SIMILAR

10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

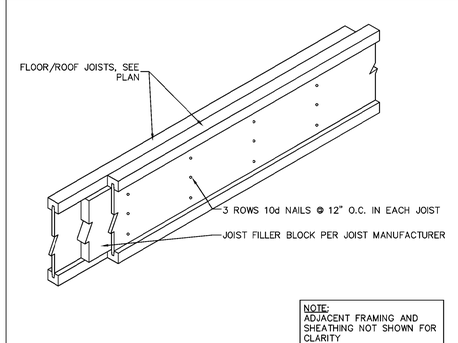


TYP. WALL SECTION
NTS



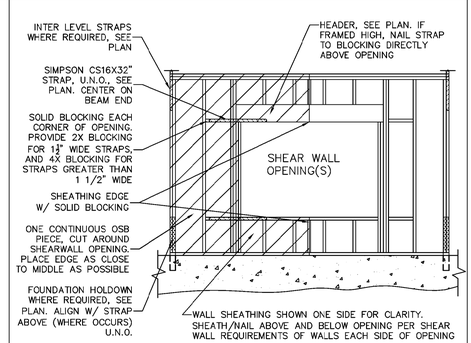
NOTES:
-WHERE JOISTS RUN PARALLEL TO WALL, ALIGN JOIST BELOW BEARING WALL. ALIGN DBL JOISTS BELOW DBL SIDED SHEAR WALL
-FOR ITEMS NOT NOTED, SEE DETAIL 9/SD1

11 INTERIOR SHEAR WALL AT WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES

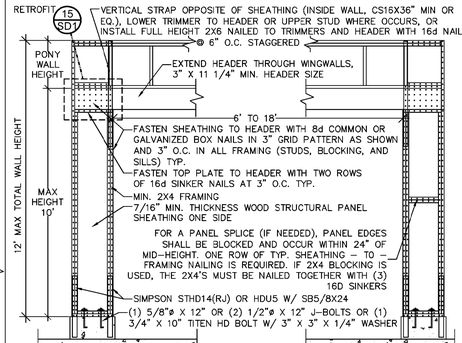


NOTE:
ADJACENT FRAMING AND SHEATHING NOT SHOWN FOR CLARITY

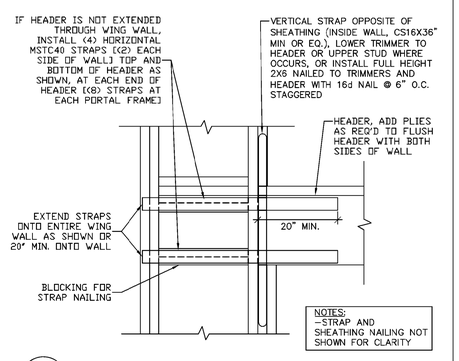
12 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



13 FORCE TRANSFER SHEAR WALL (FTW)
NTS
USE ONLY IF CALLED OUT ON PLANS

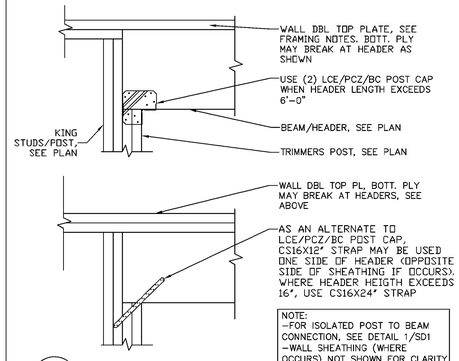


14 PORTAL FRAME 1ST STORY
NTS
USE ONLY IF CALLED OUT ON PLANS



NOTES:
-STRAP AND SHEATHING NAILING NOT SHOWN FOR CLARITY

15 PORTAL FRAME RETROFIT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE:
-FOR ISOLATED POST TO BEAM CONNECTION, SEE DETAIL 1/SD1
-WALL SHEATHING (WHERE OCCURS) NOT SHOWN FOR CLARITY

16 HEADER TO TRIMMER CONN.
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALL CONSTRUCTION TABLE

		KING STUDS (K)/ TRIMMERS (T) BASED ON WALL OPENING WIDTH (U.N.O., SEE PLAN)							
WALL HEIGHT	STUD FRAMING	≤2'-6"	2'-7"-5'-0"	5'-1" - 8'-0"	8'-1" - 10"-0"	10'-1" - 12'-0"	12'-1" - 14'-0"	14'-1" - 16'-0"	16'-1" - 18'-0"
0'-10'	2X4's @ 16" O.C.[2]	1 K/1 T	1 K/2 T	1 K/3 T	2 K/3 T	2 K/4 T	2 K/4 T	2 K/5 T	3 K/5 T
10'-1" - 12'	2X4's @ 12" O.C.[2]	1 K/2 T	1 K/ 3 T	2 K/ 4 T	2 K/ 4 T	3 K/ 5 T	3K/3½"X5½" PSL T	4K/3½"X7" PSL T	4K/3½"X7" PSL T
0'-12'	2X6's @ 24" O.C.	1 K/ 1 T	1 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 3 T	3K / 3T	3K / 4T
12'-1" - 14'	2X6's @ 16" O.C.	1 K/ 1 T	1 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 3 T	3 K/ 4 T	3K / 4T	3K / 5T
14-1" '- 16'	2X6's @ 12" O.C.	1 K/ 2 T	1 K/ 2 T	2 K/ 3 T	2 K/ 4 T	3 K/ 4 T	3 K/ 5 T	4K / 5T	4K/5¼"X5¼" PSL T
16'-1" - 20'	2X6 LSL's @ 12" O.C.	2 K/ 2 T	2 K/ 2 T	2 K/ 4 T	2 K/ 5 T	3K/5¼"X5¼" PSL T	4K/5¼"X7" PSL T	4K/5¼"X7" PSL T	4K/5¼"X7" PSL T

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

17 BEARING WALL CONSTRUCTION TABLE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

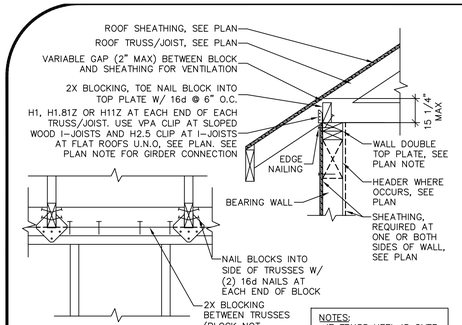
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

PROFESSIONAL ENGINEER
3/17/2022
No. 5562068
MICHAEL L. DENT
STATE OF UTAH

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

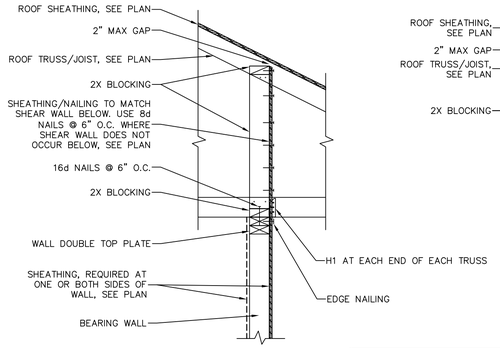
York Engineering

SD1



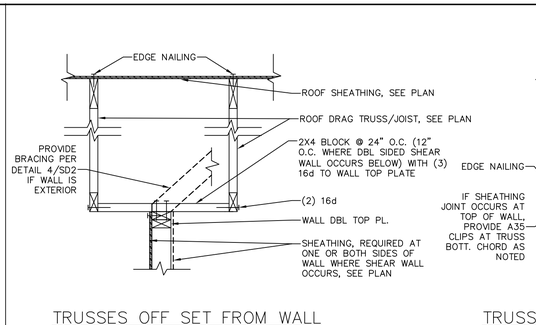
NOTES:
-IF TRUSS HEEL IS OVER 15 1/4" TALL SEE DETAIL 2/SD2 FOR TRUSS DEPTH BLOCKING
-PROVIDE WEB FILLER PER JOIST MFR AT WOOD I-JOISTS FOR CLIP NAILING

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



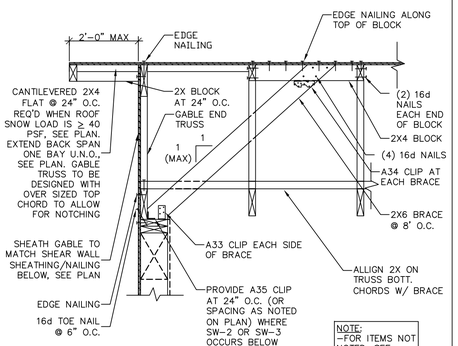
NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF BLOCKING SHOWN HERE. BLOCKING TO BE DESIGNED FOR 350 PLF SHEAR LOAD AT TOP OF BLOCK. ATTACH BLOCKING TO WALL TOP PLATE W/ NAILING NOTED OR (1) A35 CLIP OR (1) LTP4 CLIP AT EACH BLOCK

2 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



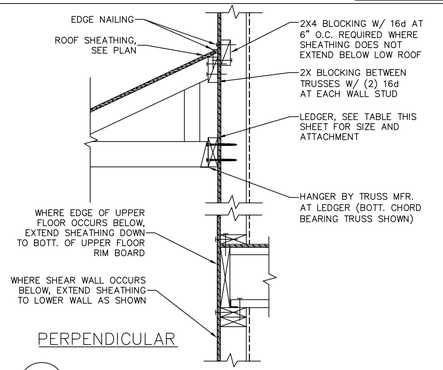
NOTES:
-BRACE TRUSS BOTTOM CHORDS PER TRUSS MFR. REQUIREMENTS. BRACING NOT SHOWN FOR CLARITY.
-WHERE ROOF TRUSS IS NOT SHEATHED, TRUSS TO BE DESIGNED FOR DRAG LOAD NOTED ON PLANS (1500 LB MIN. IF LOAD NOT NOTED). TRUSS TO BE DESIGNED TO TRANSFER DRAG LOAD FROM TOP CHORD TO BOTTOM CHORD.

3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS
TYP. DETAIL, USE WHEN APPLIES



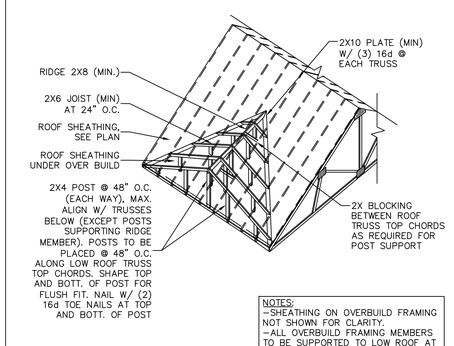
NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 1/SD2

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



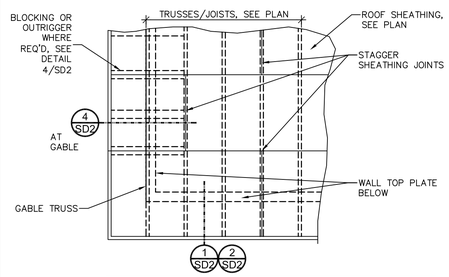
NOTE:
-LOW ROOF MAY BE SLOPED OR FLAT

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



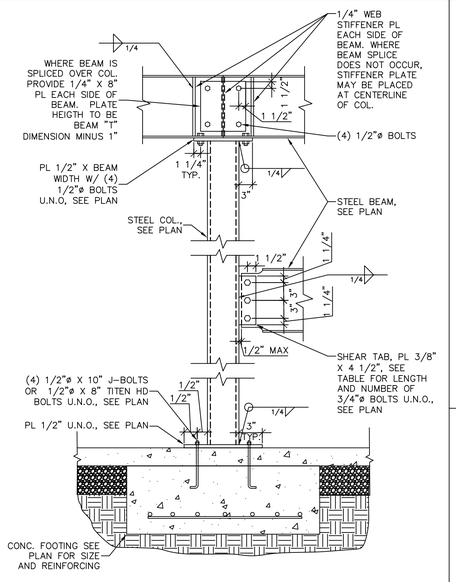
NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.

6 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



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

7 ROOF SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

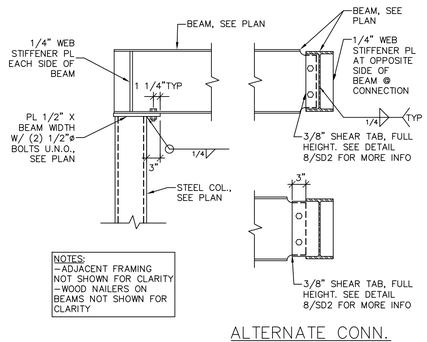


NOTES:
-FOR COL. ON FOUNDATION WALL, USE 8" WIDE BASE PLATE, SPACE BOLTS 3" APART U.N.O., SEE PLAN
-SHEAR TAB CONN. MAY BE USED AT TOP OF COL. IN LIEU OF CAP PLATE
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY
-FOR ITEMS NOT NOTED, SEE DETAIL 2/SD1

BEAM SIZE	# OF 3/4" DIAM. BOLTS	SHEAR TAB LENGTH	CONN. CAPACITY (ASD)
W8	2	5 1/2"	16.5K
W10	2	5 1/2"	16.5K
W12	3	8 1/2"	28.8K
W14	3	8 1/2"	28.8K
W16	4	11 1/2"	41.5K
W18	5	14 1/2"	54.1K

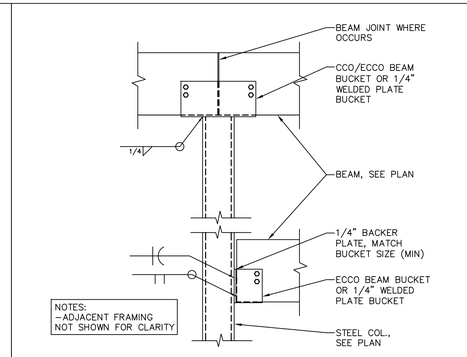
NOTES:
-BOLTS TO BE A325 U.N.O., SEE PLAN
-CONN. CAPACITY BASED ON AISC TABLE 10-10A

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



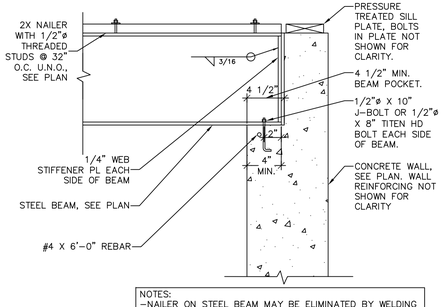
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY

9 STEEL CONNECTION DETAILS
NTS
TYP DETAIL, USE WHEN APPLIES



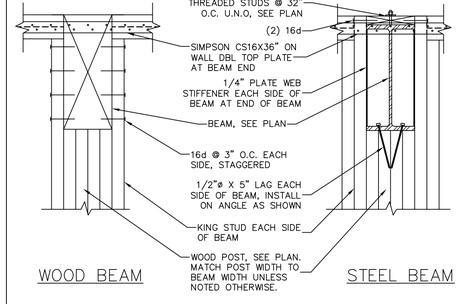
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY

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



NOTES:
-NAILER ON STEEL BEAM MAY BE ELIMINATED BY WELDING JOIST HANGERS TO STEEL BEAM. BEAM MAY BE MOVED UP TO BE FLUSH W/ TOP OF SILL PLATE.
-FLOOR FRAMING NOT SHOWN FOR CLARITY.

11 STEEL BEAM POCKET IN CONCRETE WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE: NAILING AT POST PLYS NOT SHOWN FOR CLARITY.

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

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)				1. LEDGER NAILS TO BE 16d – .148"ø X 3 1/2", MIN.
MAX TRUSS/JOIST SPAN (FT)	40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF	2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE
≤ 8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) 1/4" SDS X 4 1/2"	3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED
12'	2X8, (4) 16d	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS
16'	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	
20'	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	

GENERAL STRUCTURAL NOTES

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.
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.
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 SUBJECT TO APPROVAL BY THE ENGINEER.
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., SEE PLAN.
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.
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.
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.
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 ⅝" DIAM. STUDS AT 24" O.C. U.N.O, SEE PLAN.
34. ¼" WEB STIFFENERS SHALL BE PROVIDED EACH SIDE OF STEEL BEAMS AT ALL BEARING POINTS.
35. USE ⅝" 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.

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

PROFESSIONAL ENGINEER
3/17/2022
No. 5563266
MICHAEL C. DENT
STATE OF UTAH
Structural Design and Analysis
4883 Old Highway 80 Suite A
Morgan, Utah 84050
(801) 876-3501
York Engineering

SD2

FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING SIZE AND REINF. WIDTH	MIN. WALL FOOTING SIZE AND REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN[5] (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"[4]	(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"[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.	#4	12" O.C.	48"[4]	(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	⅝" 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	⅝" X 10" @ 24" O.C.[6]
11'-1" TO 12'-0"[7]	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	⅝" X 10" @ 24" O.C.[6]
> 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".
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" 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"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

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

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: 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.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
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 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 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 CHORD).
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

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

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 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.

PROFESSIONAL ENGINEER
3/17/2022
No. 5563066
MICHAEL C. DENT
STATE OF UTAH

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

York Engineering

SD3