

NOTES:
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EXTERIOR END WALLS
TO BE 1 HOUR RATED
SEE WS6-1.3 ASSEMBLY
DETAIL ON PAGE A5

NOTE 1
SEE 1 HOUR FIREWALL
DETAIL WS6-1.3 ON PAGE
A5

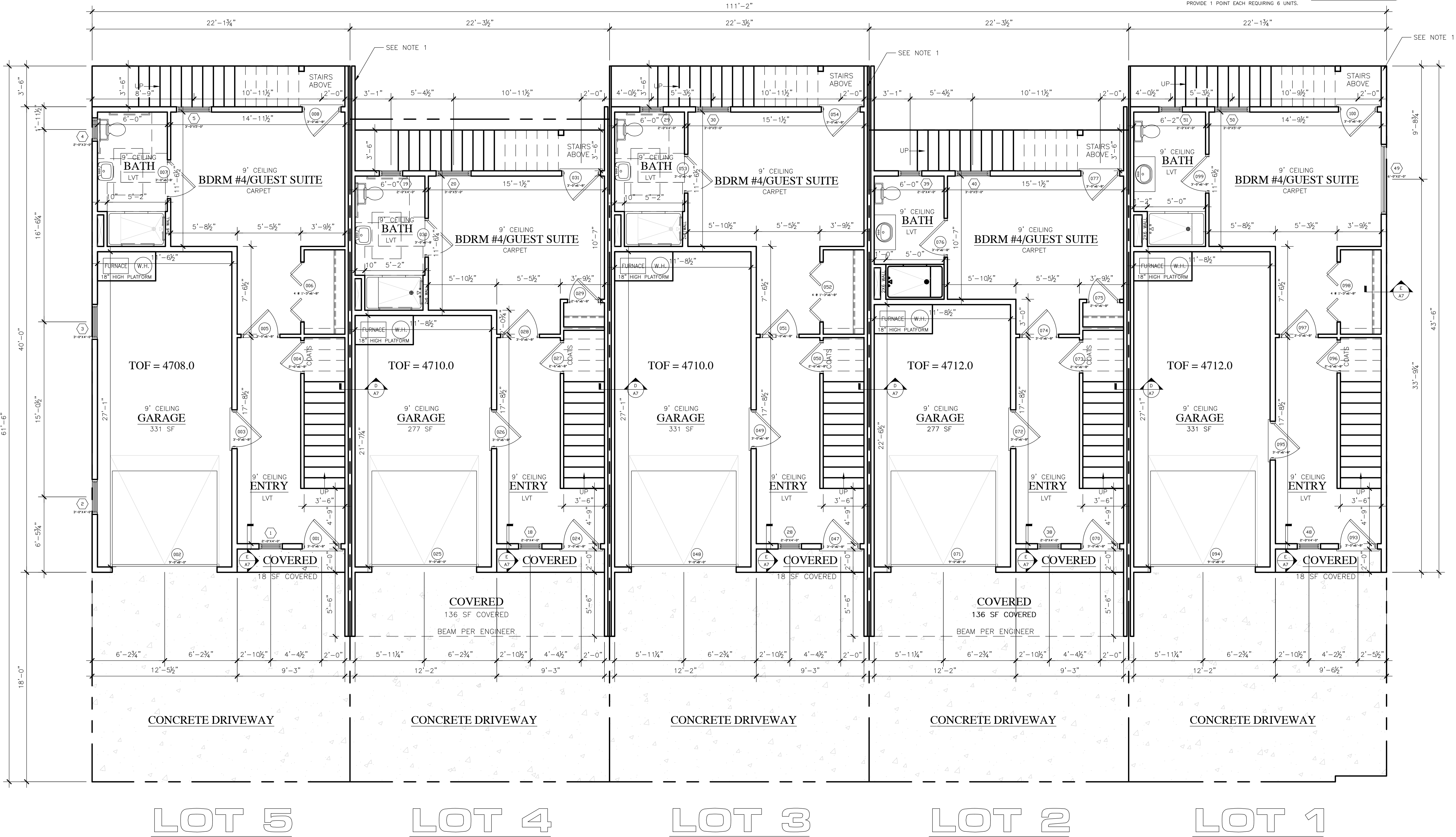
STATEMENT OF ACCESSIBILITY REQUIREMENT PER COLORADO STATUTES
587 & 588 N. GRAND FALLS
GRAND JUNCTION, CO

THE PROJECT CONSISTS OF TWO SEPARATE NON-CONTIGUOUS PROPERTIES WITH A DEVELOPMENT OF FIVE TOWNHOMES EACH.

EACH PROPERTY OF FIVE UNITS, WOULD NOT REQUIRE ANY ACCESSIBILITY POINTS PER COLORADO REVISED STATUTES ARTICLE 5, 9-5-105.

AS ONE DEVELOPMENT PROJECT, THERE ARE 6 POINTS REQUIRED PER 9-5-105 TABLE SHOWING 7-14 UNITS REQUIRING 6 POINTS.

AS MULTISTORY-UNITS WITHOUT ELEVATORS, THE TYPE B VISITABLE GROUND FLOOR, WOULD PROVIDE 1 POINT EACH REQUIRING 6 UNITS.



LIVING SQUARE FOOTAGE	
SPACE	AREA
GROUND FLOOR SF	529.50 SF
MAIN FLOOR SF	742.38 SF
UPPER FLOOR SF	821.00 SF
	2092.89 SF

GARAGE SQUARE FOOTAGE	
SPACE	AREA
GARAGE SF	331.42 SF

LIVING SQUARE FOOTAGE	
SPACE	AREA
GROUND FLOOR SF	474.25 SF
MAIN FLOOR SF	723.13 SF
UPPER FLOOR SF	821.00 SF
	2018.39 SF

GARAGE SQUARE FOOTAGE	
SPACE	AREA
GARAGE SF	265.67 SF

LIVING SQUARE FOOTAGE	
SPACE	AREA
GROUND FLOOR SF	529.50 SF
MAIN FLOOR SF	742.38 SF
UPPER FLOOR SF	821.00 SF
	2092.89 SF

GARAGE SQUARE FOOTAGE	
SPACE	AREA
GARAGE SF	331.42 SF

LIVING SQUARE FOOTAGE	
SPACE	AREA
GROUND FLOOR SF	463.00 SF
MAIN FLOOR SF	743.99 SF
UPPER FLOOR SF	821.00 SF
	2027.99 SF

GARAGE SQUARE FOOTAGE	
SPACE	AREA
GARAGE SF	276.92 SF

LIVING SQUARE FOOTAGE	
SPACE	AREA
GROUND FLOOR SF	529.50 SF
MAIN FLOOR SF	740.09 SF
UPPER FLOOR SF	821.00 SF
	2090.59 SF

GARAGE SQUARE FOOTAGE	
SPACE	AREA
GARAGE SF	331.42 SF

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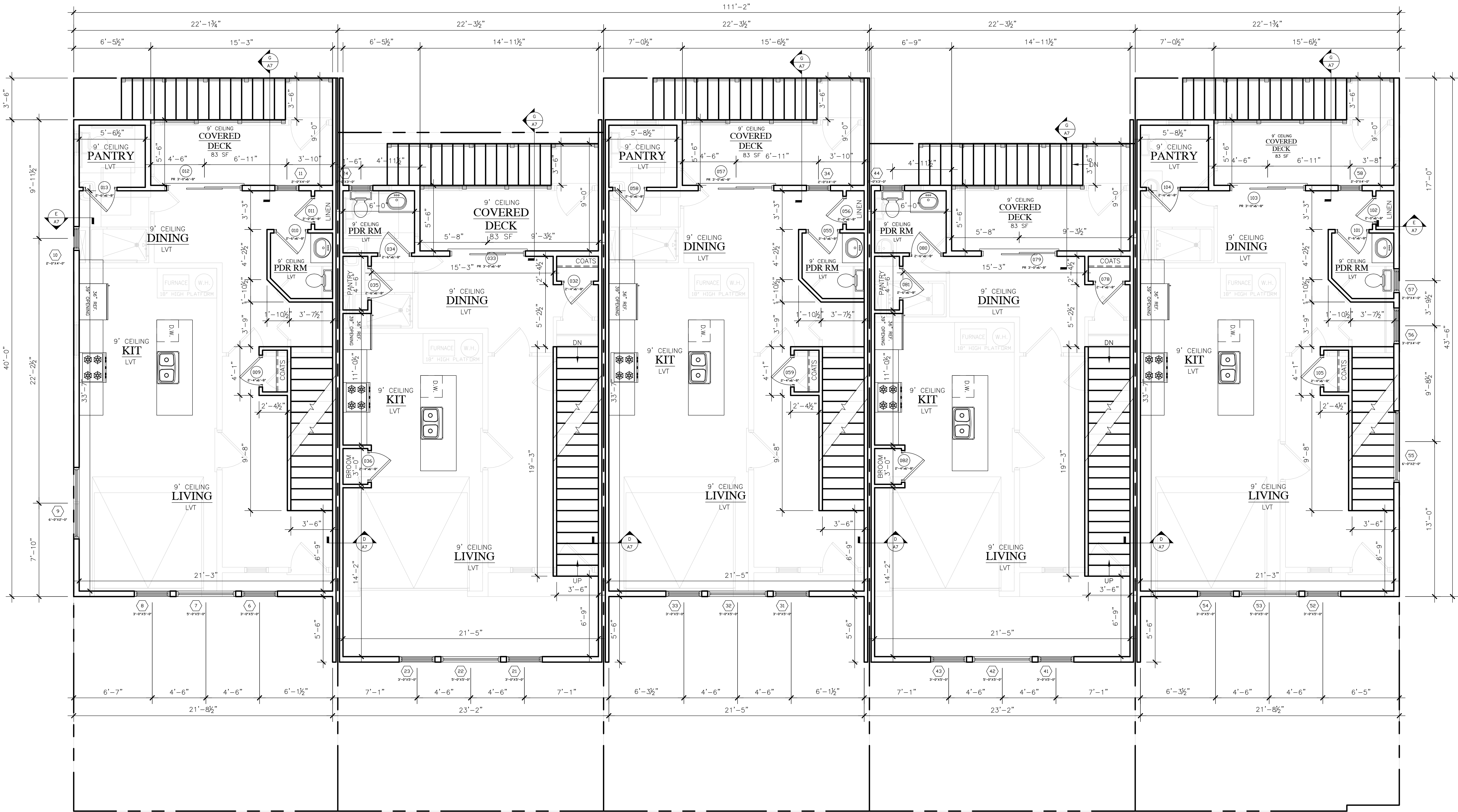
GROUND FLOOR

DRAWN BY	ALLDRAFT
FILE NAME	CAD FILE
DATE	10-03-2024
SCALE	1/4" = 1'-0"
SHEET	A1

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NOTE 1
SEE 1 HOUR FIREWALL
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LOT 5

LOT 4

LOT 3

LOT 2

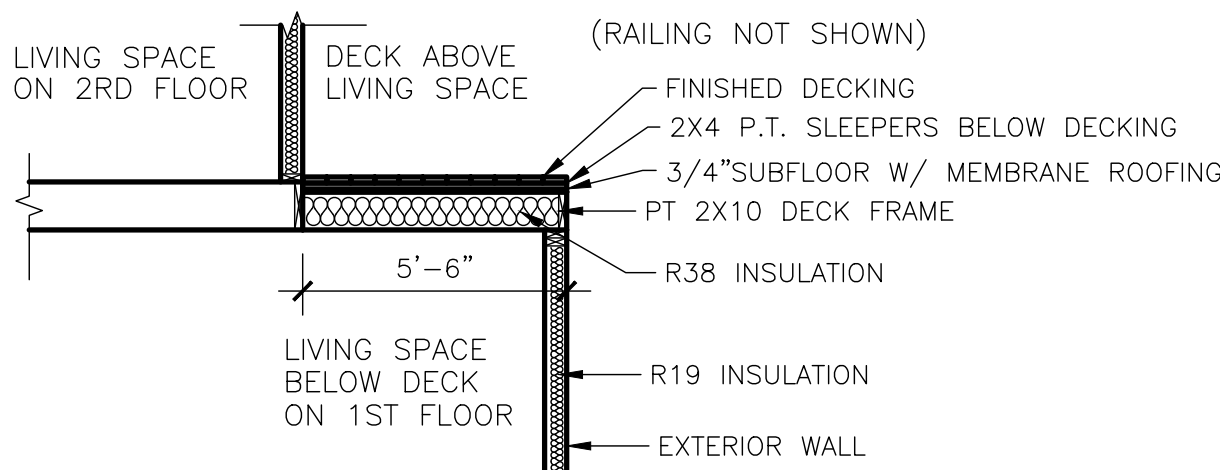
LOT 1

2ND FLOOR

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SHEET	A2

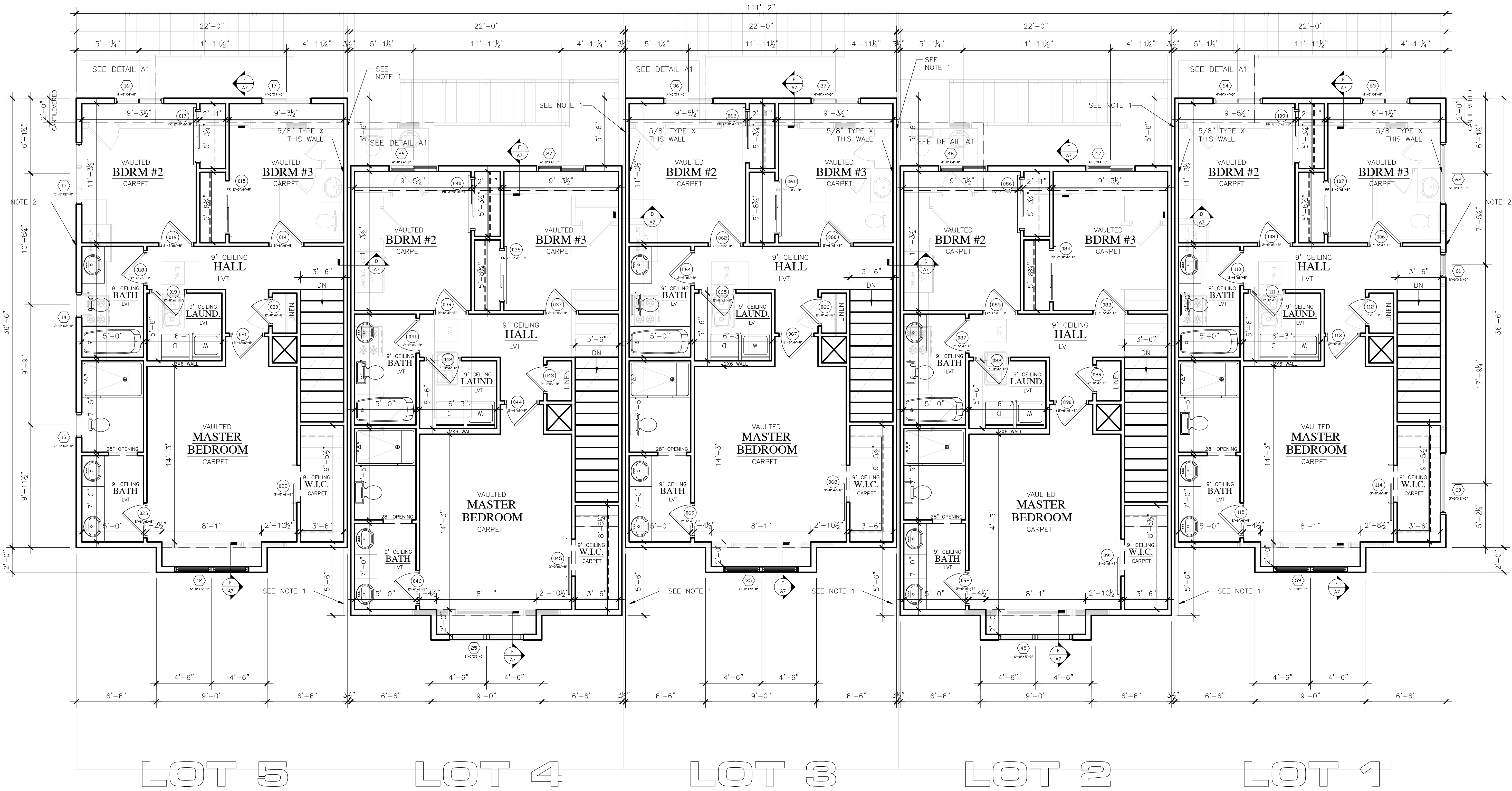
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DETAIL A1 - LIVING SPACE W/ DECK ABOVE



3RD FLOOR

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DOOR AND FRAME SCHEDULE		
MARK	DOOR SIZE	
	WD	HGT
014	2'-6"	6'-8"
015	PR 2'-0"	6'-8"
016	2'-6"	6'-8"
017	PR 2'-0"	6'-8"
018	2'-6"	6'-8"
019	2'-8"	6'-8"
020	2'-0"	6'-8"
021	2'-6"	6'-8"
022	3'-0"	6'-8"
023	2'-6"	6'-8"

DOOR AND FRAME SCHEDULE		
MARK	DOOR SIZE	
	WD	HGT
032	2'-4"	6'-8"
033	PR 3'-0"	6'-8"
034	2'-6"	6'-8"
035	2'-6"	6'-8"
036	2'-4"	6'-8"
037	2'-6"	6'-8"
038	PR 2'-0"	6'-8"
039	2'-6"	6'-8"
040	PR 2'-0"	6'-8"
041	2'-6"	6'-8"
042	2'-8"	6'-8"
043	2'-0"	6'-8"
044	2'-6"	6'-8"
045	3'-0"	6'-8"
046	2'-6"	6'-8"

DOOR AND FRAME SCHEDULE		
MARK	DOOR SIZE	
	WD	HGT
055	2'-6"	6'-8"
056	2'-0"	6'-8"
057	PR 3'-0"	6'-8"
058	2'-6"	6'-8"
059	2'-4"	6'-8"
060	2'-6"	6'-8"
061	PR 2'-0"	6'-8"
062	2'-6"	6'-8"
063	PR 2'-0"	6'-8"
064	2'-6"	6'-8"
065	2'-8"	6'-8"
066	2'-0"	6'-8"
067	2'-6"	6'-8"
068	3'-0"	6'-8"
069	2'-6"	6'-8"

DOOR AND FRAME SCHEDULE		
MARK	DOOR SIZE	
	WD	HGT
078	2'-4"	6'-8"
079	PR 3'-0"	6'-8"
080	2'-6"	6'-8"
081	2'-6"	6'-8"
082	2'-4"	6'-8"
083	2'-6"	6'-8"
084	PR 2'-0"	6'-8"
085	2'-6"	6'-8"
086	PR 2'-0"	6'-8"
087	2'-6"	6'-8"
088	2'-8"	6'-8"
089	2'-0"	6'-8"
090	2'-6"	6'-8"
091	3'-0"	6'-8"
092	2'-6"	6'-8"

DOOR AND FRAME SCHEDULE		
MARK	DOOR SIZE	
	WD	HGT
101	2'-6"	6'-8"
102	2'-0"	6'-8"
103	PR 3'-0"	6'-8"
104	2'-6"	6'-8"
105	2'-4"	6'-8"
106	2'-6"	6'-8"
107	PR 2'-0"	6'-8"
108	2'-6"	6'-8"
109	PR 2'-0"	6'-8"
110	2'-6"	6'-8"
111	2'-8"	6'-8"
112	2'-0"	6'-8"
113	2'-6"	6'-8"
114	3'-0"	6'-8"
115	2'-6"	6'-8"

WINDOW SCHEDULE			
MARK	SIZE		Style
	WIDTH	HEIGHT	
006	3'-0"	5'-0"	Double Hung
007	5'-0"	5'-0"	Picture
008	3'-0"	5'-0"	Double Hung
009	6'-0"	2'-0"	Picture
010	2'-0"	4'-0"	Double Hung
011	2'-0"	4'-0"	Double Hung
012	6'-0"	5'-0"	DBL.SH
013	2'-0"	3'-0"	Double Hung
014	2'-0"	3'-0"	Double Hung
015	5'-0"	2'-0"	Picture
016	4'-0"	4'-0"	Glider
017	4'-0"	4'-0"	Glider

WINDOW SCHEDULE			
MARK	SIZE		Style
	WIDTH	HEIGHT	
021	3'-0"	5'-0"	Double Hung
022	5'-0"	5'-0"	Picture
023	3'-0"	5'-0"	Double Hung
024	2'-0"	3'-0"	Double Hung
025	6'-0"	5'-0"	DBL.SH
026	4'-0"	4'-0"	Glider
027	4'-0"	4'-0"	Glider

WINDOW SCHEDULE			
MARK	SIZE		Style
	WIDTH	HEIGHT	
031	3'-0"	5'-0"	Double Hung
032	5'-0"	5'-0"	Picture
033	3'-0"	5'-0"	Double Hung
034	2'-0"	4'-0"	Double Hung
035	6'-0"	5'-0"	DBL.SH
036	4'-0"	4'-0"	Glider
037	4'-0"	4'-0"	Glider

WINDOW SCHEDULE			
MARK	SIZE		Style
	WIDTH	HEIGHT	
041	3'-0"	5'-0"	Double Hung
042	5'-0"	5'-0"	Picture
043	3'-0"	5'-0"	Double Hung
044	2'-0"	3'-0"	Double Hung
045	6'-0"	5'-0"	DBL.SH
046	4'-0"	4'-0"	Glider
047	4'-0"	4'-0"	Glider

WINDOW SCHEDULE			
MARK	SIZE		Style
	WIDTH	HEIGHT	
052	3'-0"	5'-0"	Double Hung
053	5'-0"	5'-0"	Picture
054	3'-0"	5'-0"	Double Hung
055	6'-0"	2'-0"	Picture
056	3'-0"	4'-0"	Double Hung
057	2'-0"	4'-0"	Double Hung
058	2'-0"	4'-0"	Double Hung
059	6'-0"	5'-0"	DBL.SH
060	5'-0"	2'-0"	Picture
061	2'-0"	3'-0"	Double Hung
062	5'-0"	2'-0"	Picture
063	4'-0"	4'-0"	Glider
064	4'-0"	4'-0"	Glider

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

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DOOR & WINDOW SCHEDULES

DRAWN BY

ALLDRAFT

FILE NAME

CAD FILE

DATE

10-03-2024

SCALE

1/4" = 1'-0"

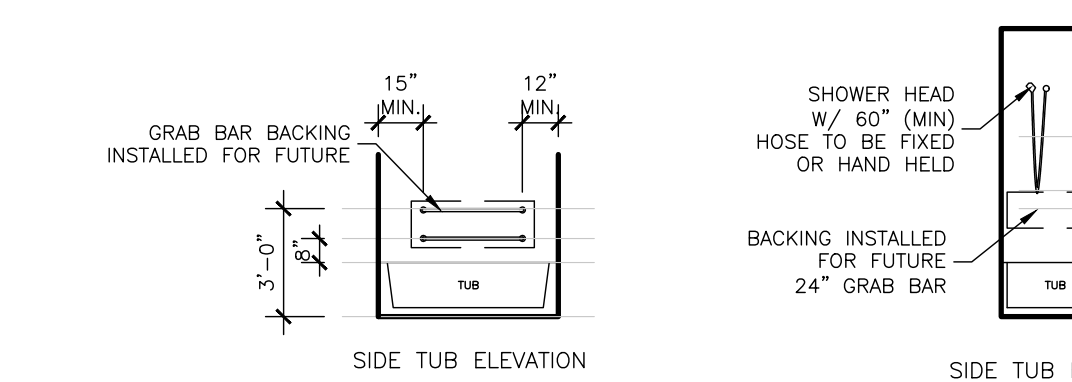
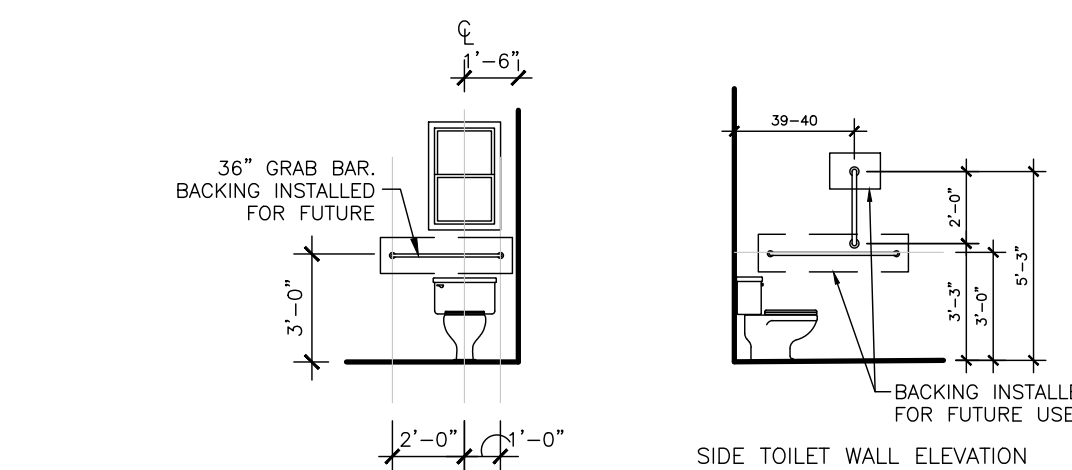
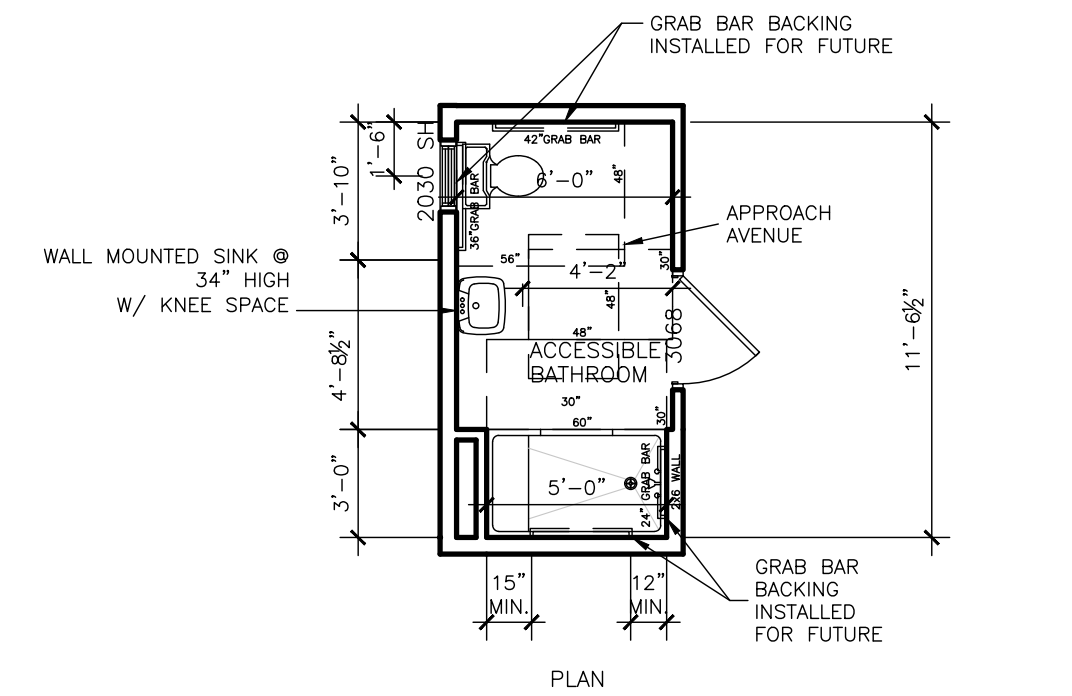
SHEET

A4

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TYPE 'B' BATHROOM ELEVATIONS

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

GENERAL NOTES:

1. RE: HANDICAP ACCESSIBILITY

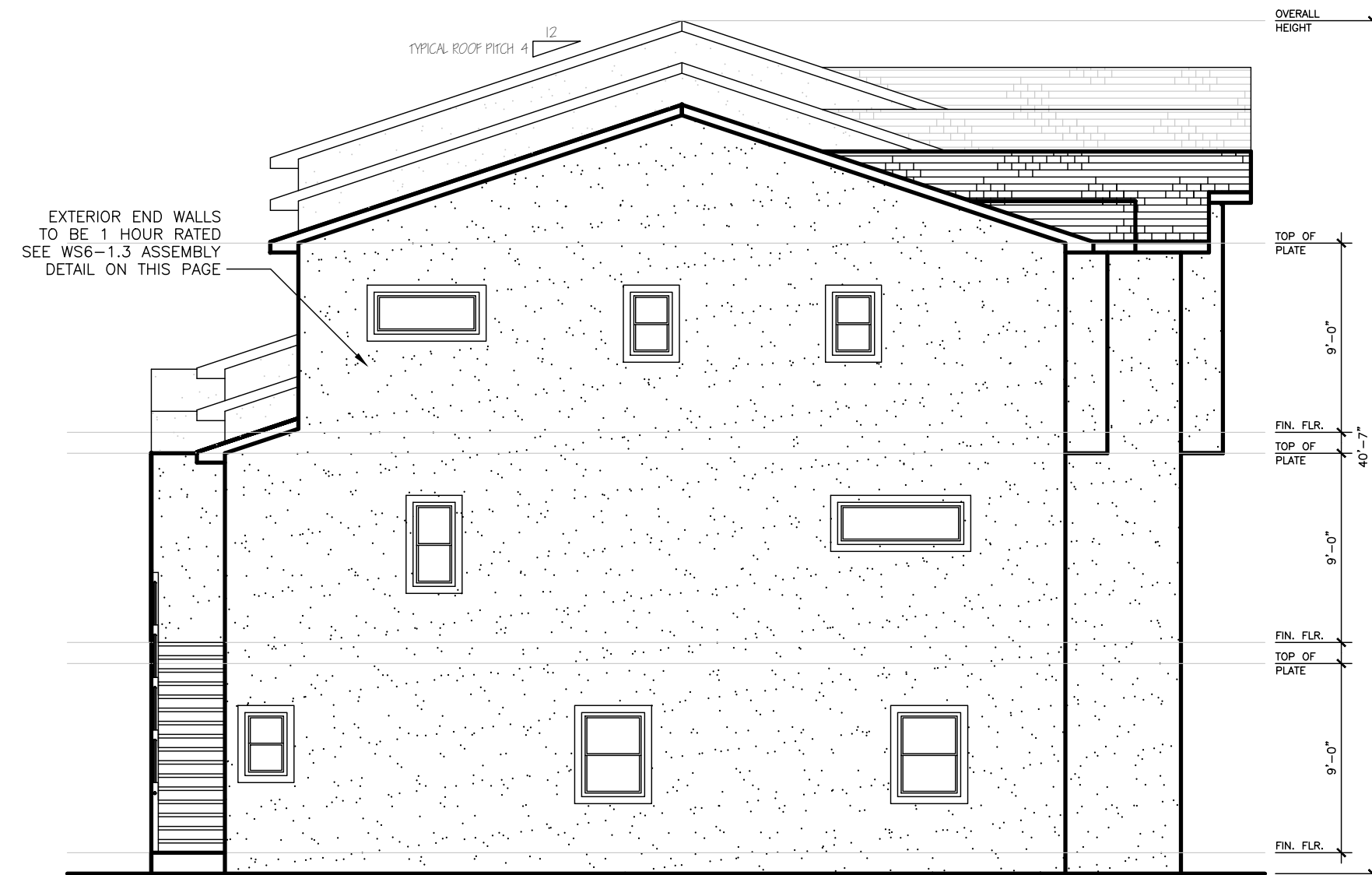
HANDICAPPED ADAPTABLE UNITS SHALL MEET REQ.'s
OF H.U.D. FAIR HOUSING ACCESSIBILITY GUIDLINES.

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. MAX. HEIGHT REDUCED TO 44" AT KITCHEN COUNTER OR OTHER OBSTRUCTIONS 20" TO 25" IN DEPTH.

PROVIDE HARDWARE, FAUCET CONTROL, ETC. TO
COMPLY W/ ANSI. A117.1.



FRONT ELEVATION
3/16" = 1'-0"



LEFT ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"

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SHEET	

A5

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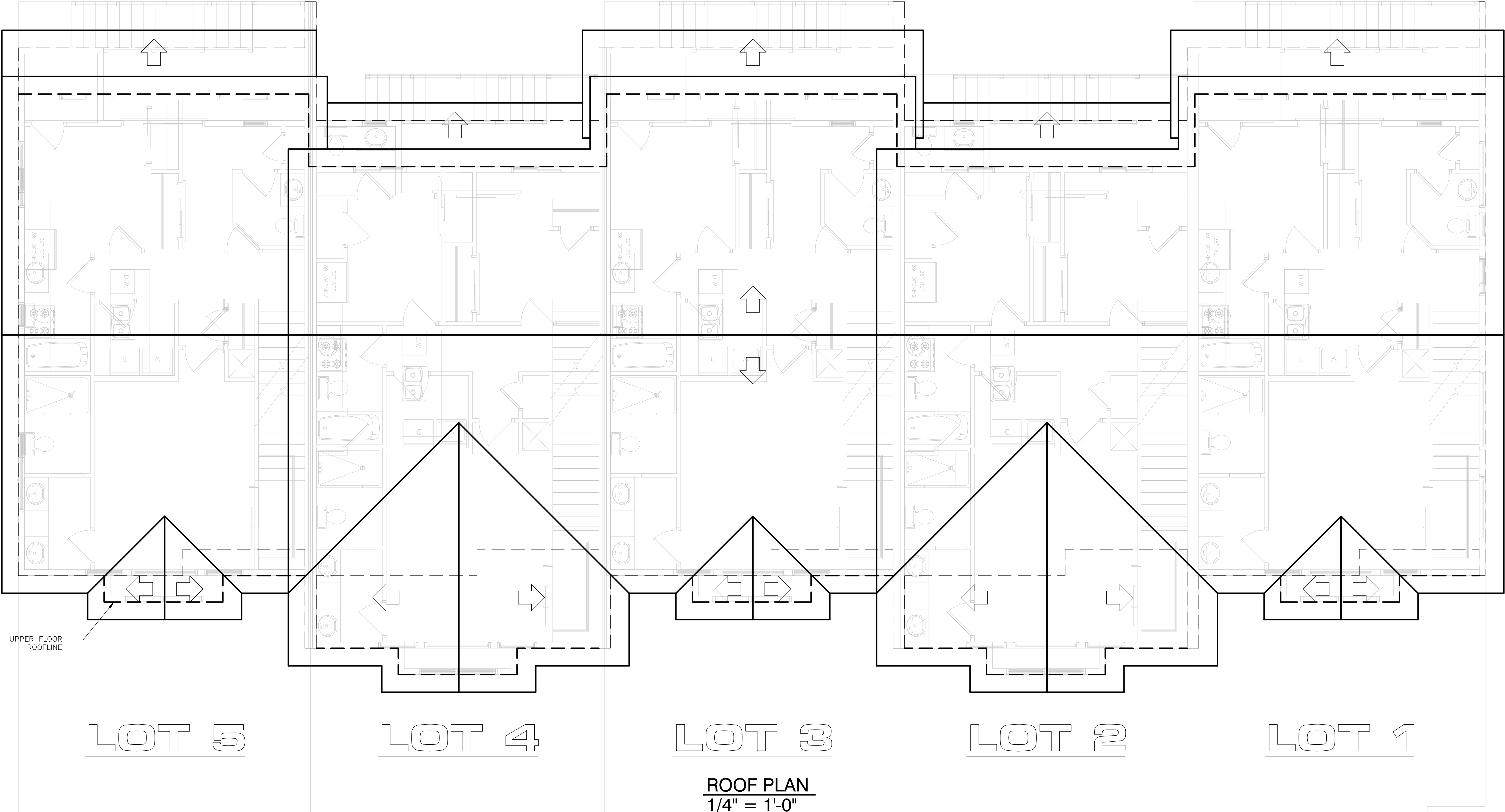
DOOR AND WINDOW HEADER SCHEDULE

OPENING WIDTH	HEADER SIZE
3'	(2) 2X8 HEM-FIR
4'	(2) 2X8 HEM-FIR
5'	(2) 2X8 HEM-FIR
6'	(2) 2X10 HEM-FIR
8'	(3) 2X10 HEM-FIR
10'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
12'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
16'	(2) 1- $\frac{3}{4}$ x 14" ML

HEADERS BELOW A GIRDER TRUSS OR BELOW ANY ADDITIONAL POINT LOAD SHOULD BE REVIEWED BY AN ENGINEER.

4/12 TYPICAL ROOF PITCH

ENGINEERED TRUSSES DESIGNED FOR LOCAL AREA SNOW LOAD



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CONTINUITY:
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS AND HANDRAILS ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN A WALL AND THE HANDRAIL (SEE FIGURE 1)

SIZE:

- CIRCULAR HANDRAILS SHALL HAVE A DIAMETER OF 1½" - 2" (SEE FIGURE 2)
- NONCIRCULAR:
 - * NON CIRCULAR HANDRAILS SEE IRC SECTION 311.7.8.3 #2



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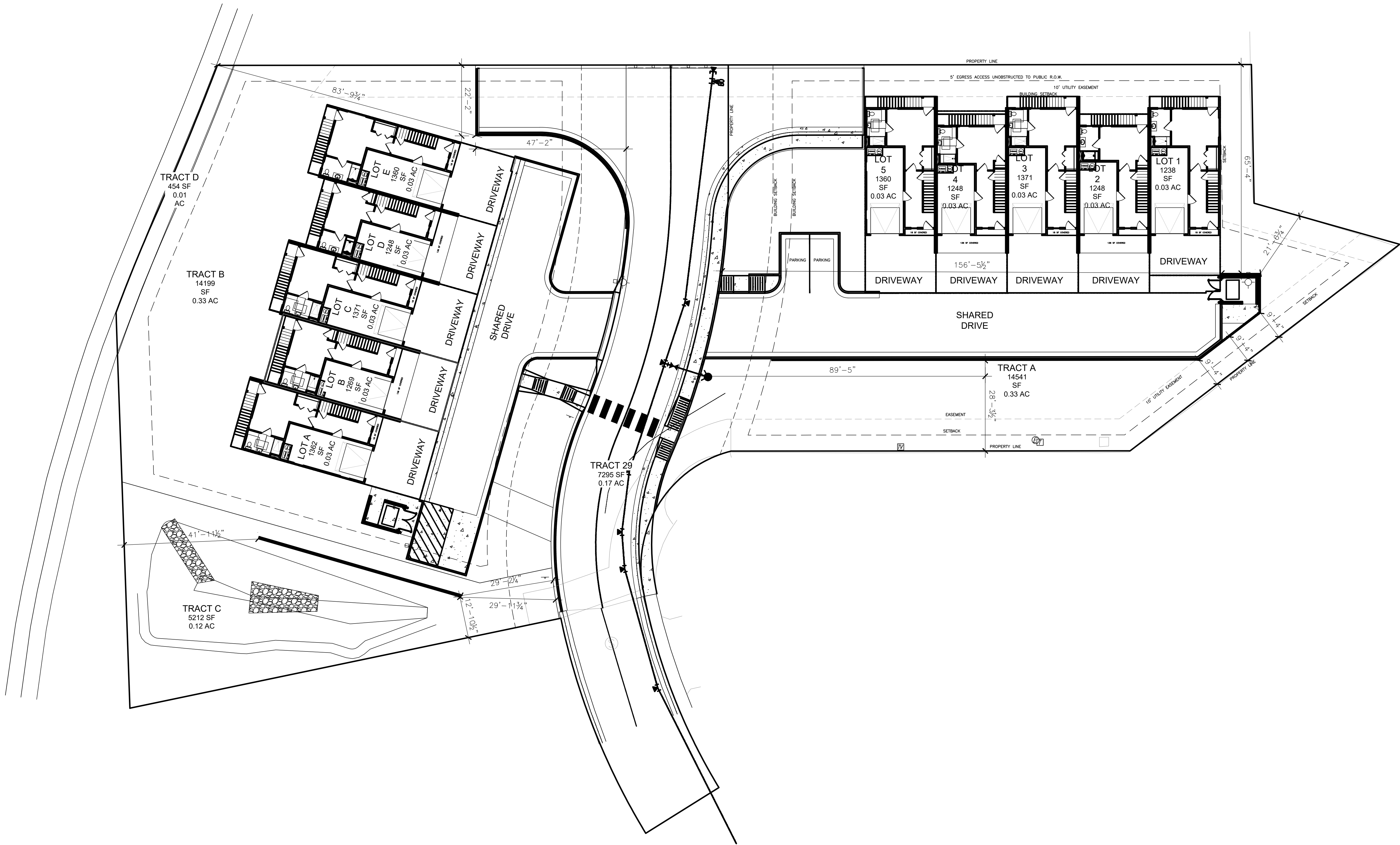
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4. USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF THESE TERMS BY THE OWNER AND OR BUILDER.

DRAWN BY	ALLDRAFT
FILE NAME	CAD FILE
DATE	10-03-2024
SCALE	3/16" = 1'-0"
SHEET	A7

NOTES:
1. IT IS THE RESPONSIBILITY OF THE OWNER AND OR BUILDER TO
VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR USE BY AN EXPERIENCED BUILDER.
3. AN INEXPERIENCED BUILDER MAY NEED TO CONSULT OTHER
PROFESSIONALS SUCH AS AN ENGINEER AND OR OTHER CONSULTANTS.
4. USE OF THIS PLAN CONSTITUTES BUILDER AND OR OWNER ACCEPTANCE OF THESE TERMS.
5. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
6. 2X4 WALLS ARE DRAWN 3.5" AND 2X6 WALLS ARE DRAWN 5.5".
7. THIS PLANS HAS NOT BEEN ENGINEERED. SEE ENGINEERED PLAN BY OTHERS.
8. THIS PLAN IS COPYRIGHTED BY ALLDRAFT UNLESS NOTED OTHERWISE — COPYRIGHT©2016
UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW — DMCA 1996

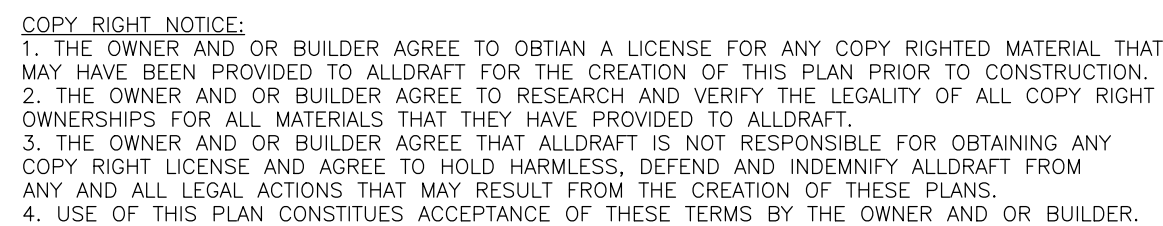


RETAINING WALL MEASUREMENT

COPY RIGHT NOTICE:
1. THE OWNER AND OR BUILDER AGREE TO OBTAIN A LICENSE FOR ANY COPY RIGHTED MATERIAL THAT
MAY HAVE BEEN PROVIDED TO ALLDRAFT FOR THE CREATION OF THIS PLAN PRIOR TO CONSTRUCTION.
2. THE OWNER AND OR BUILDER AGREE TO RESEARCH AND VERIFY THE LEGALITY OF ALL COPY RIGHT
OWNERSHIPS FOR ALL MATERIALS THAT THEY HAVE PROVIDED TO ALLDRAFT.
3. THE OWNER AND OR BUILDER AGREE THAT ALLDRAFT IS NOT RESPONSIBLE FOR OBTAINING ANY
COPY RIGHT LICENSE AND AGREE TO HOLD HARMLESS, DEFEND AND INDEMNIFY ALLDRAFT FROM
ANY AND ALL LEGAL ACTIONS THAT MAY RESULT FROM THE CREATION OF THESE PLANS.
4. USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF THESE TERMS BY THE OWNER AND OR BUILDER.

DRAWN BY
ALLDRAFT
FILE NAME
CAD FILE
DATE
11-11-2024
SCALE
1/16" = 1'-0"
SHEET
A8

1. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO
VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION.
2. THE PLANS ARE INTENDED FOR USE BY AN EXPERIENCED BUILDER.
3. AN EXPERIENCED BUILDER MAY NEED TO CONSULT OTHER
PROFESSIONALS SUCH AS AN ENGINEER AND/OR OTHER CONSULTANTS.
4. THESE PLANS ARE CONSIDERED TO BE A PRELIMINARY DRAFT. IN THE ABSENCE OF THESE TERMS,
ALL DIMENSIONS ARE TO FACE OF STUD NOTED UNLESS OTHERWISE.
5. 2X4 WALLS ARE DRAWN 3.5" & 2X6 WALLS ARE DRAWN 5.5".
6. THIS PLANS HAS NOT BEEN ENGINEERED. SEE ENGINEERED PLAN BY OTHERS.
7. THIS IS CONSIDERED TO BE A PRELIMINARY DRAFT. IN THE ABSENCE OF THESE TERMS,
UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW - DMCA 1996



DRAWN BY	ALLDRAFT
FILE NAME	CAD FILE
DATE	10-03-2024
SCALE	1/8" = 1'-0"
SHEET	SITE

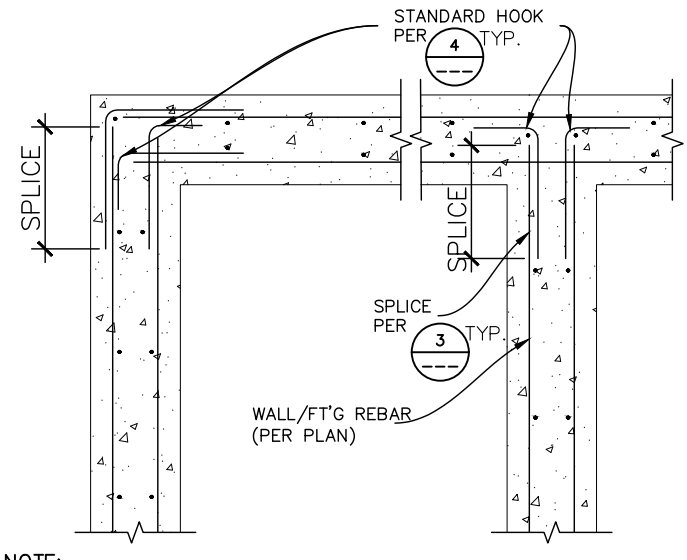
SHEAR WALL SCHEDULE										
SYMBOL	MATERIALS	NO. OF SIDES	NAILING		A35/LTP 4 FRAMING CLIPS	SILL PLATE	SILL PLATE ATTACHMENT U.N.O.			SHEAR CAPACITY (LBS/FT)
			FIELD (F.N.)	BOUNDARY (B.N.) & EDGE (E.N.)			FRAMED	FLOOR	CONCRETE FOUNDATION (F1554 BOLTS)	
1	15/32" STRUCTURAL-I PLYWOOD(PL 32/16) 5-PLY	1	8d @ 12" O.C.	8d @ 6" O.C.	32" O.C.	2x	16" O.C.	4" O.C.	8" Ø A.B. @ 48" O.C.	280
2	15/32" STRUCTURAL-I PLYWOOD(PL 32/16) 5-PLY	1	10d @ 12" O.C.	10d @ 6" O.C.	16" O.C.	2x	12" O.C.	3" O.C.	8" Ø A.B. @ 32" O.C.	340
3	15/32" STRUCTURAL-I PLYWOOD(PL 32/16) 5-PLY	1	10d @ 12" O.C.	10d @ 4" O.C.	12" O.C.	3x	6" O.C.	2" O.C.	8" Ø A.B. @ 24" O.C.	510
4	15/32" STRUCTURAL-I PLYWOOD(PL 32/16) 5-PLY	1	10d @ 12" O.C.	10d @ 3" O.C.	8" O.C.	3x	6" O.C.	—	8" Ø A.B. @ 12" O.C.	665
5	15/32" STRUCTURAL-I PLYWOOD(PL 32/16) 5-PLY	2	10d @ 12" O.C.	10d @ 4" O.C.	6" O.C.	3x	3" O.C.	—	8" Ø A.B. @ 10" O.C.	1020
6	15/32" STRUCTURAL-I PLYWOOD(PL 32/16) 5-PLY	2	10d @ 12" O.C.	10d @ 2" O.C.	4" O.C.	3x	3" O.C.	—	8" Ø A.B. @ 8" O.C.	1740

1. SHEAR WALLS AND HOLD-DOWNS ARE SHOWN ON WALL ON THE SAME FLOOR SHOWN.
E.G. 2ND FLOOR SHEAR WALLS AND HOLD-OWN ARE SHOWN ON SECOND FLOOR FRAMING PLAN.
2. ALL SHEATHING TO BE STRUCTURAL 1, CDX, EXTERIOR GRADE.
3. ALL SHEATHING NAILING TO BE COMMON NAILS.
4. ALL PANEL EDGES SHALL BE BLOCKED.
5. PROVIDE 4x POST AT EACH END OF SHEAR WALL FOR HOLD-DOWN EXCEPT AS OTHERWISE NOTED.
6. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. EITHER SIDE PANEL JOINTS SHALL BE OFFSET TO FALL DIFFERENT FRAMING MEMBERS OF FRAMING SHALL BE 3" AND NAILING ON EACH SIDE SHALL BE STAGGERED.
7. FRAMING ADJOINING PANEL EDGES SHALL BE 3x AND NAILING SHALL BE STAGGERED.
8. MINIMUM DIMENSION OF PLYWOOD PANEL TO BE 2'-0" FOR SHEAR WALL.
9. MINIMUM LUMBER THICKNESS OF 1 1/2" FOR CONNECTING FRAMING CLIP.
10. PRE-DRILL STILL PLATE AS REQUIRED TO PREVENT SPLITTING.

NAILING NOTES:									
1. NAILS SHALL BE DRIVEN PERPENDICULAR WHERE POSSIBLE INSTEAD OF TOENAILS.									
2. PRE-DRILL FOR ALL NAILS 20d OR LARGER.									
3. ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.									
4. ALL NAILING APPLICATION SHALL CONFORM TO IRC 2018 BUILDING CODE.									
FASTENING SCHEDULE (TABLE 2304.10.1)									
1. JOIST OR RAFTERS AT ALL BEARINGS									
TOE NAIL EACH SIDE									
..... 3-8d									
2. BRIDGING TO JOIST									
TOE NAIL EACH END									
..... 2-8d									
3. 1" X 6" SUBFLOOR OR LESS TO EACH JOIST									
FACE NAIL									
..... 2-8d									
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST									
FACE NAIL									
..... 3-8d									
5. 2" SUBFLOOR TO JOIST OR GIRDER									
BLIND AND FACE NAIL									
..... 2-16d									
6. SOLE PLATE TO JOIST OR BLOCKING									
FACE NAIL									
..... 16d @ 16" OC									
7. TOP PLATE TO STUD									
END NAIL									
..... 2-16d									
8. STUD TO SOLE PLATE									
TOE NAIL									
..... 4-8d									
9. DOUBLE STUDS									
FACE NAIL									
..... 16d @ 24" OC									
10. DOUBLE TOP PLATES									
FACE NAIL									
..... 16d @ 16" OC									
11. TOP PLATES LAPS & INTERSECTIONS									
FACE NAIL									
..... 2-16d									
12. CONTINUOUS HEADER TWO PIECES									
ALONG EACH EDGE									
..... 16d @ 16" OC									
13. CEILING JOIST TO PLATE									
TOE NAIL									
..... 3-8d									
14. CONTINUOUS HEADER TO STUD									
TOE NAIL									
..... 4-8d									
15. CEILING JOISTS, LAPS OVER PARTITIONS									
FACE NAIL									
..... 3-16d									
16. CEILING JOISTS TO PARALLEL RAFTERS									
FACE NAIL									
..... 3-16d									
17. RAFTER TO PLATE									
TOE NAIL									
..... 3-8d									
18. 1" BRACE TO EACH STUD AND PLATE									
FACE NAIL									
..... 2-8d									
19. 1" X 8" SHEATHING OR LESS TO EACH BEARINGS									
FACE NAIL									
..... 2-8d									
20. WIDER THAN -" X 8" SHEATHING TO EACH BEARING									
FACE NAIL									
..... 3-8d									
21. BUILT-UP CORNER STUDS									
..... 16d @ 24" OC									
22. BUILT-UP GIRDER & BEAMS									
AT TOP AND BOTTOM STAGGER									
..... 20d @ 24" OC									
AT ENDS & AT EACH SPLICE									
..... 2-20d									
23. 2" PLANKS AT EACH BEARING									
..... 2-16d									
24. BLOCKING BETWEEN JOISTS OR RAFTERS									
TO JOIST OR RAFTERS									
TOE NAILS, EACH SIDE									
..... 2-10d									
TO JOIST OR RAFTER BEARINGS									
TOE NAILS, EACH SIDE									
..... 2-10d									
25. JOIST OR RAFTERS TO SIDES OF STUDS									
8" OR LESS									
..... 3-16d									
FOR EACH ADDITIONAL 4' IN DEPTH OF JOIST									
..... 1-16d									
26. BLOCKING BETWEEN STUDS,									
EACH END									
2-16d OR 2-10d TOENAILS									
27. RIBBONS TO STUDS									
1" RIBBONS									
..... 2-8d									
2" RIBBONS									
..... 2-16d									

- DESIGN DATA:
1. DESIGN LOADS: GROUND SNOW LOAD = 30 PSF
2. ROOF SNOW LOAD = 30 PSF
- ROOF DL = 15 PSF FLOOR DL = 15 PSF
- LL = 20 PSF LL = 40 PSF
3. DESIGN CODE : I.R.C. 2018
4. SOILS ENGINEERING PARAMETERS: PER SOILS REPORT
- q_o = 4,500 PSF
- R = 6.5 (WOOD SHEAR WALLS)
- R = 1.5 (TIMBER FRAMES)
5. WIND PARAMETERS:
- I_w = 1.00 K_z = 0.85
- SPEED = 115 MPH K_{zt} = 1.00
- K_d = 0.85 ENCLOSURE = ENCLOSED
- EXPOSURE = C

- GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IRC 2018.
2. DETAILS OF CONSTRUCTION SHALL BE VERIFIED AT SITE BY THE CONTRACTOR AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE PROMPTLY REPORTED TO ENGINEER PRIOR TO PROCEED WITH WORK.
3. DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY MEASURE ALL EXISTING CONDITIONS TO ASSURE ACCURATE POSITIONING OF THE NEW CONSTRUCTION.
5. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR SITUATIONS.
6. DO NOT SCALE THESE DRAWINGS.
7. STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE PLANS AND DETAILS PREPARED BY THE ENGINEER ARE FOR THE COMPLETED WORK ONLY. IN PREPARING THEM, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PROCEDURES NECESSARY TO ACHIEVE THE COMPLETE WORK.
9. DAMAGE TO EXISTING CONDITIONS NOT CAUSED BY THE NEW WORK SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE.
10. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND UNDERPINNINGS, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY PRIOR TO AND DURING CONSTRUCTION. SUCH DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO SUCH WORK.
11. ALL DISTURBED SOIL SHALL BE COMPACTED TO 90% RELATIVE DENSITY.
- CONCRETE AND REBAR:
1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-14.
2. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
3. REINFORCING STEEL SHALL BE NEW, FREE OF SCALE, AND RUST PER ASTM-615, GRADE 60.
4. CONCRETE COVERAGE OF REINFORCING BARS SHALL BE AS FOLLOWS:
- 3" CONCRETE IF POURED DIRECTLY AGAINST EARTH.
- 2" CONCRETE IF EXPOSED TO EARTH BUT POURED IN FORMS.
- 1 1/2" FOR BEAM, COLUMN

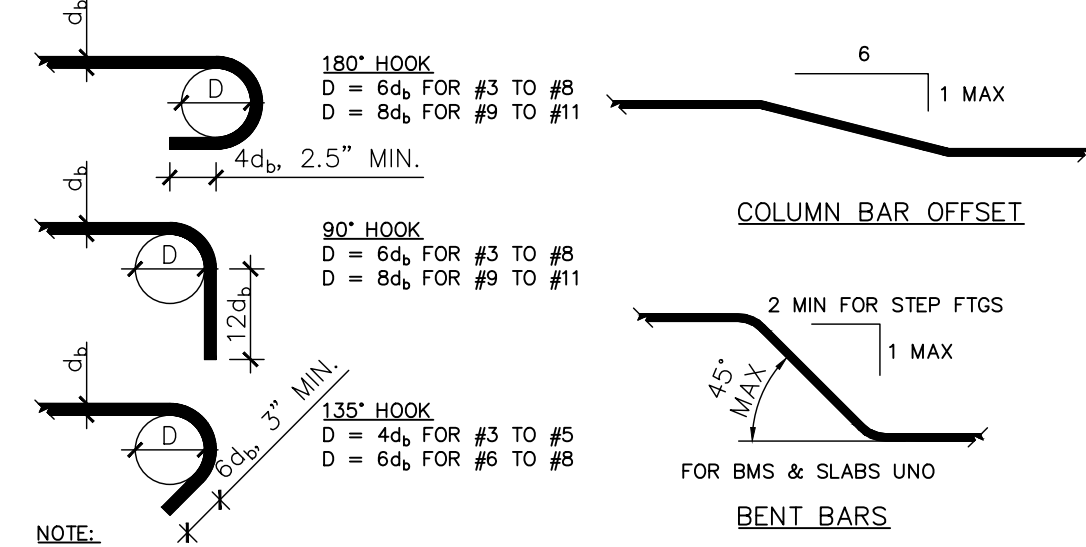
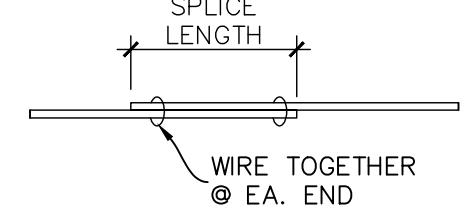


NOTE:
CONTINUOUS BARS MAY BE BENT TO REPLACE BARS W/
STANDARD HOOKS CORNER AND INTERSECTING WALLS

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT SIZE	CONCRETE COVER, IN.
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	#6 & LARGER	2
		#5 & SMALLER	1-1/2
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	#14 & LARGER	1-1/2
		#11 & SMALLER	3/4
	BEAMS, & COLUMNS	ALL	1-1/2

REBAR SIZE	SPLICE LENGTH (F _c = 2.5 KSI)	SPLICE LENGTH (F _c = 3.0 KSI)
#3	19"	17"
#4	25"	23"
#5	31"	28"
#6	37"	34"
#7	54"	49"
#8	61"	56"

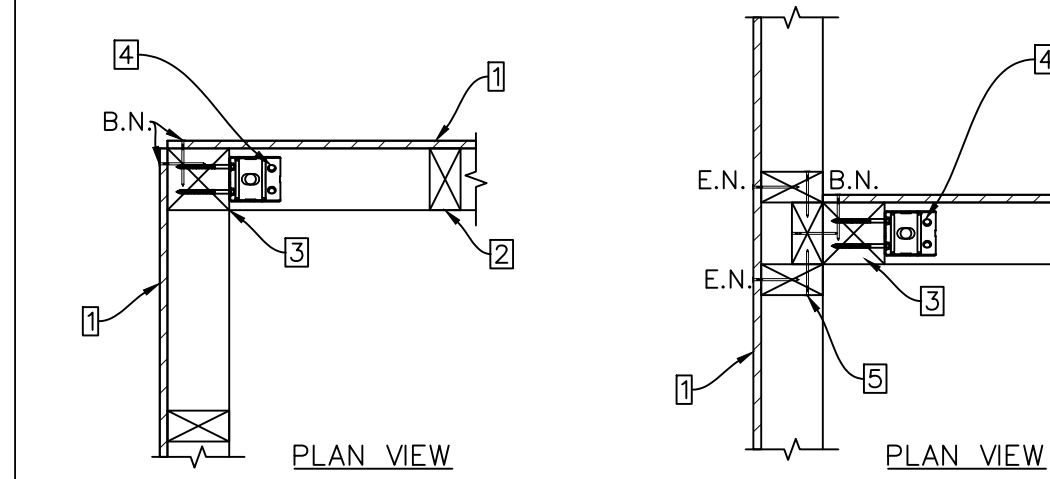
MINIMUM BAR SPACING: 4x BAR DIAMETER



NOTE:
ALL BARS SHALL END IN A STANDARD 90° OR 180°
HOOK U.N.O. IN DETAILS

STANDARD HOOKS & BENDS

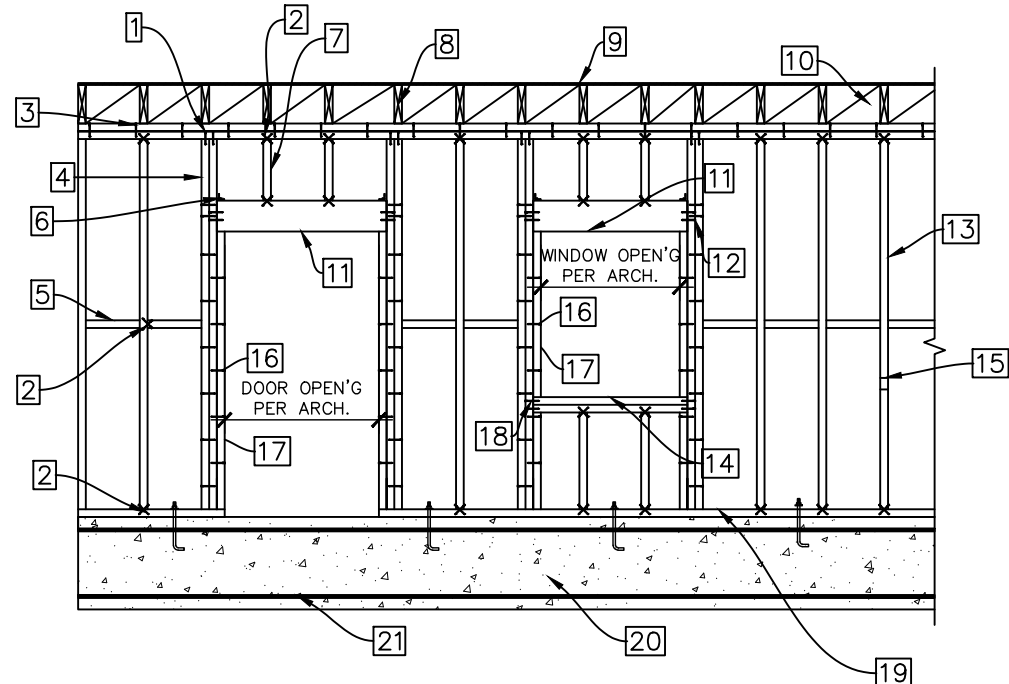
1. WALL SHTH'G, PER PLAN
2. 2x STUD @ 16" OC
3. POST, PER PLAN
4. SIMP. HDU, PER PLAN
5. 16d @ 12" O.C.



5 TYP. SHEAR WALLS INTERSECTION
SCALE: NTS

1 TYP. WALL/FT'G INTERSECTION
SCALE: NTS

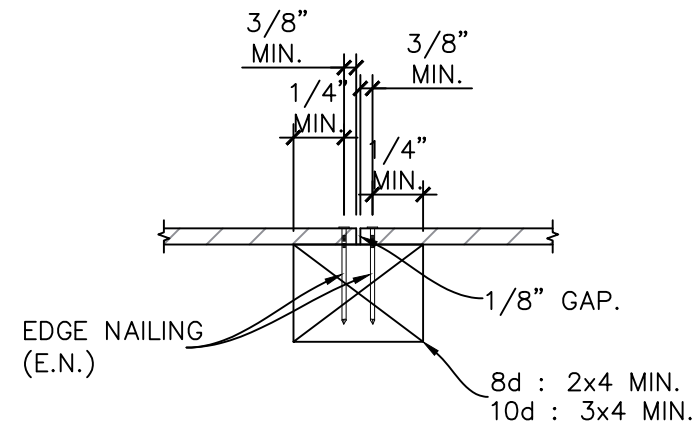
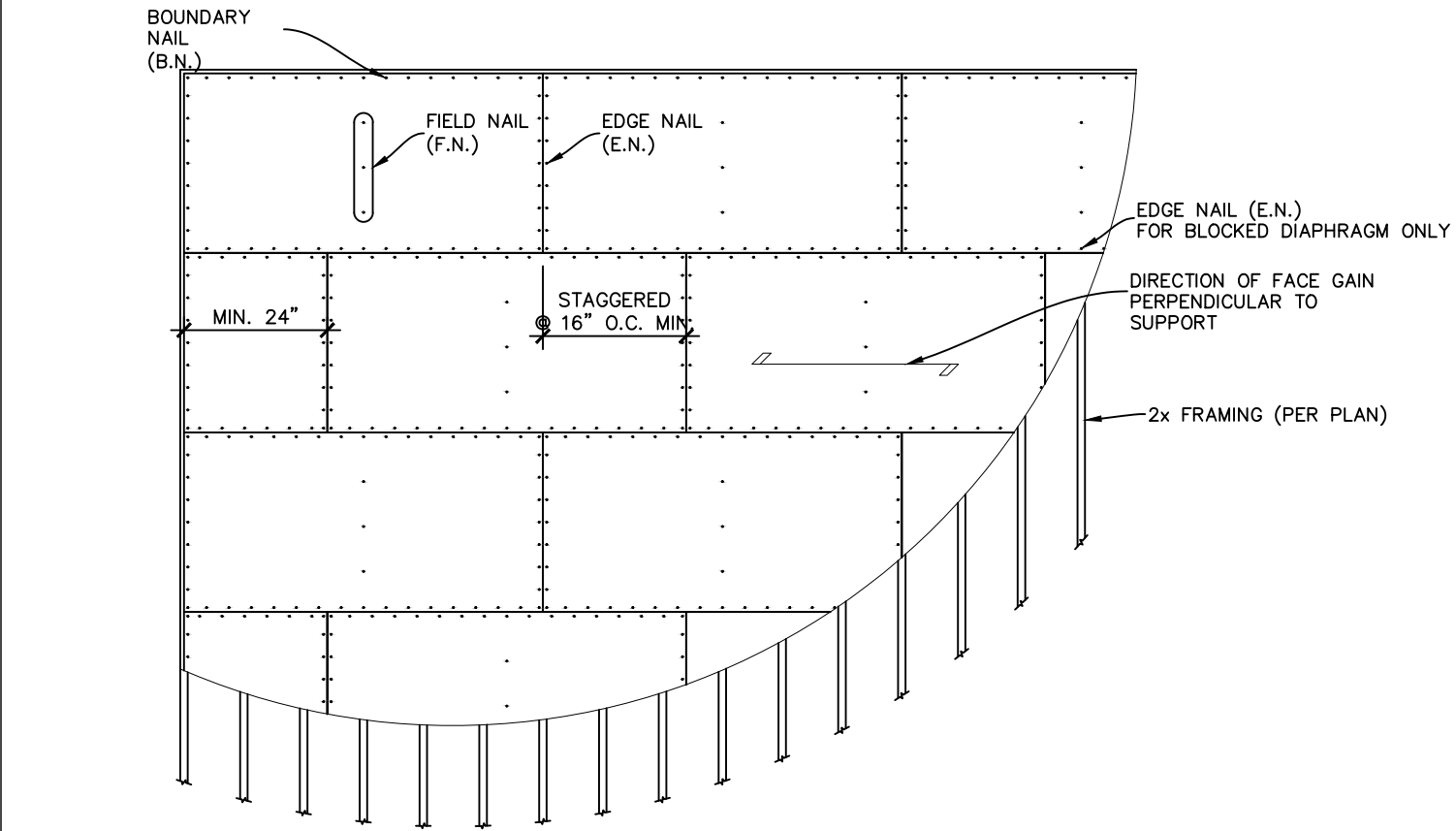
1. (2)-10d LOWER TOP PLATE
2. (2)-10d TN E.S.
3. 16d @ 6" OC STAGG.
4. DBL. STUDS, E.S.
5. 2x BLK'G @ MID-HIT OF STUDS OR @ 8'-0" O.C.
6. A35, EA. END
7. CRIPPLE STUDS
8. FJ/RR, PER PLAN
9. FLR/RF SHTH'G, PER PLAN
10. 2x BLK'G @ 48" OC
11. HDR, PER PLAN
12. (4)-16d E.S.
13. 2x STUDS @ 16" O.C.
14. DBL. PLATE (NO SPLICES)
15. HOLE IN STUDS, PER DETAIL 14/-
16. 16d @ 12" STAGG.
17. TRIMMER STUD
18. (2)-16d EA. PLATE
19. 2x PT SILL PL W/ 5/8" x 10" AB @ 6' O.C. MAX. W/ 3" SQ. x 0.229" PL WASHER
20. FT'G, PER PLAN
21. REBAR, PER PLAN



CLEAR OPENING	MIN. HEADER SIZE	REMARKS
UP TO 4'-0"	4x4	---
4'-1" TO 6'-0"	4x6	---
6'-1" TO 8'-0"	4x8	---
8'-1" TO 10'-0"	4x10	---

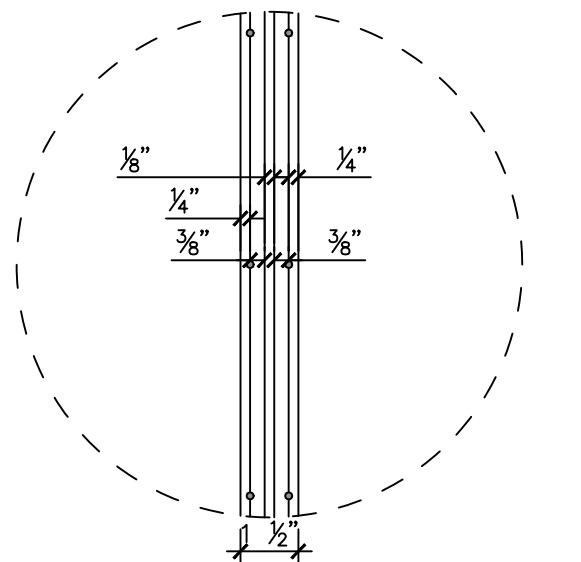
NOTE: 1. USE ABOVE SCHEDULE SIZES ONLY WHERE SIZE IS NOT INDICATED ON PLANS OR DETAILS.
2. PROVIDE 2X TRIMMER AND KING STUD, TYPICAL. U.N.O. NAILING PER NAILING SCHEDULE.

6 TYP. STUD WALL FRAMING & HEADER SCHEDULE
SCALE: NTS



BLOCKED DIAPHRAGM NAILING

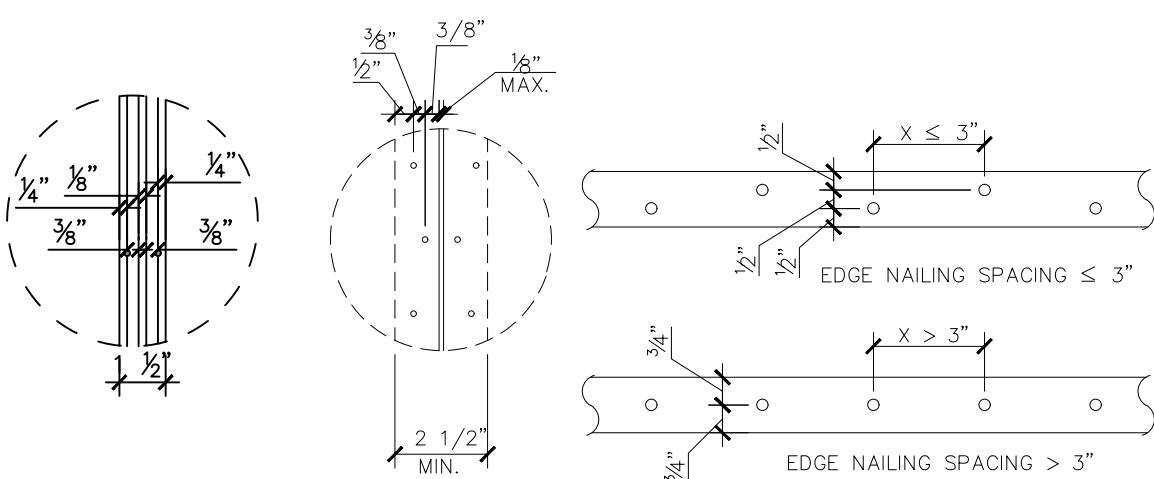
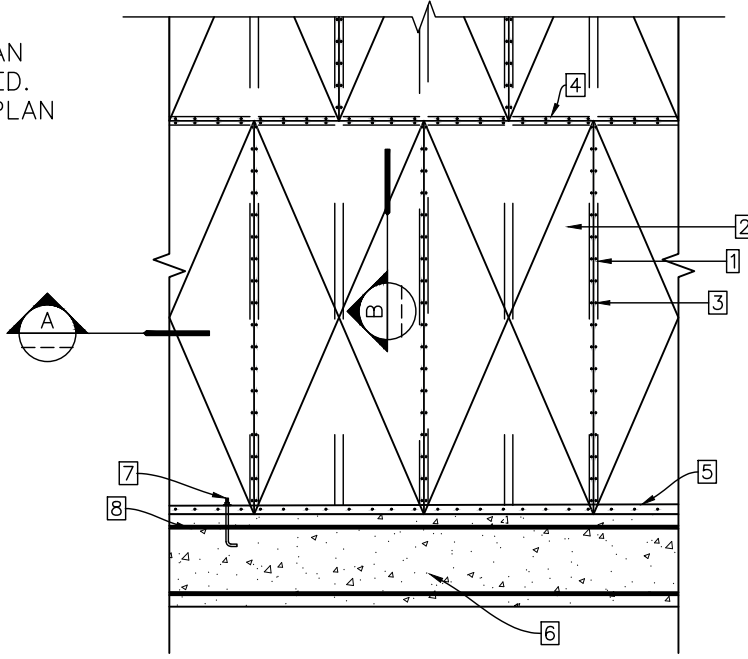
- NOTE:
1. STAGGER JOINTS AS SHOWN.
 2. MIN. SIZE OF SHEET SHALL BE 2 FT. X 2 FT.
 3. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
 4. TOLERANCE ON NAILING SHALL BE 3/4" W/ THE AVERAGE NAIL SPACING OVER ANY 4 FT. LENGTH BEING AT LEAST THAT NOTED ON THE PLAN



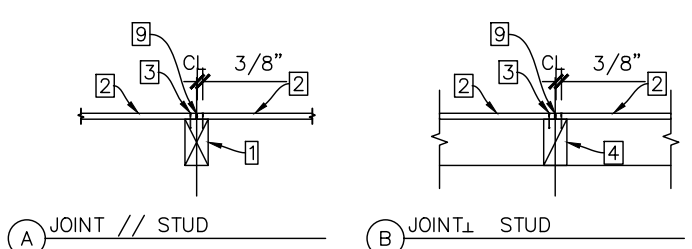
PANEL JOINT NAILING

9 TYP. SHEATHING LAYOUT
SCALE: NTS

1. 2x STUD, @16" OC
2. WALL SHTH'G, PER PLAN
3. EN @ PANEL PERIMETER PER SCHED.
4. SOLID BLK'G
5. 2x SILL PL
6. FT'G, PER PLAN
7. AB, PER SCHED.
8. REBAR, PER PLAN
9. 1/8" GAP
- 10.



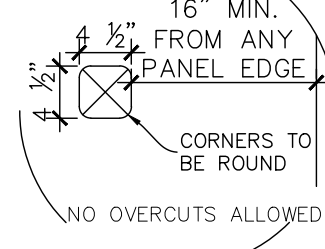
PANEL JOINT NAILING



A JOINT // STUD

B JOINT ⊥ STUD

SILL NAILING

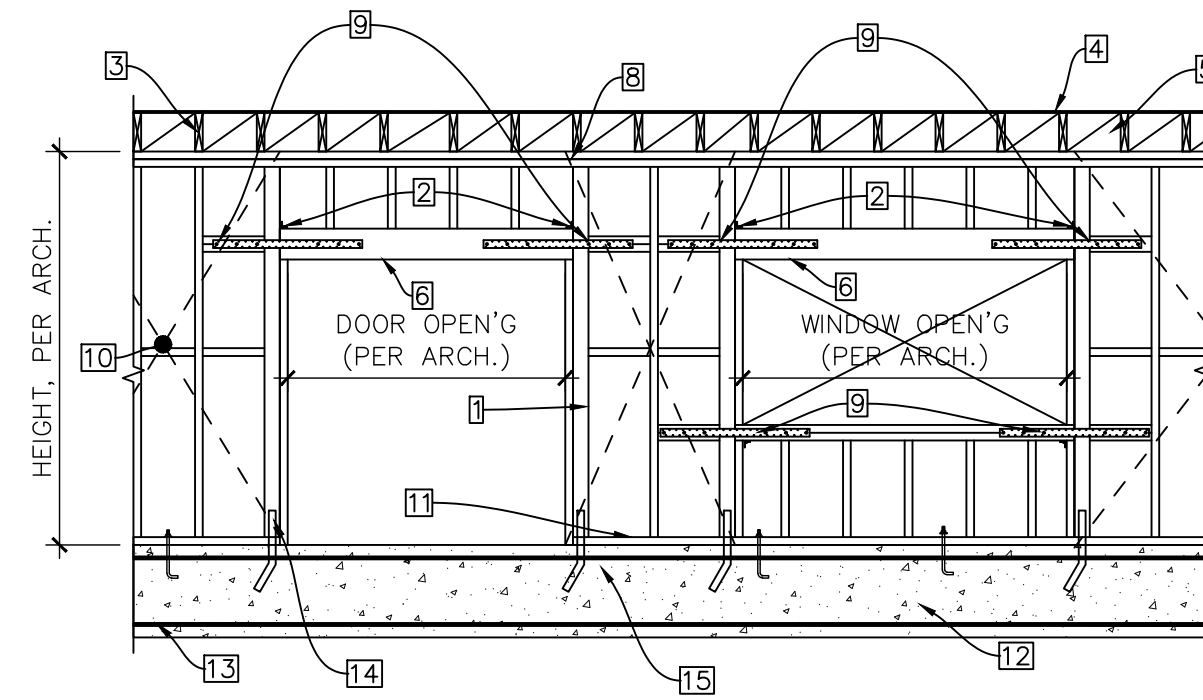


OPENING LIMITS

11 TYP. SHEAR WALL ELEVATION & NAILING
SCALE: NTS

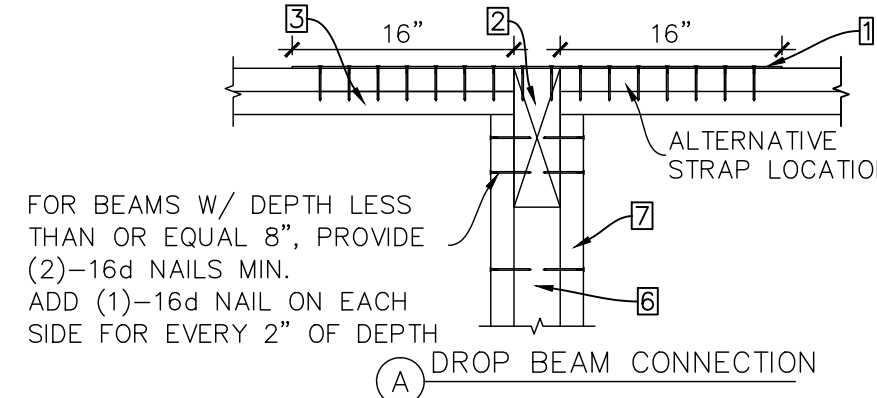
3 TYP. SPLICE SCHEDULE
SCALE: NTS

1. POST, PER PLAN
2. A35, EA. CORNER
3. FJ/RR, PER PLAN
4. FLR/RF SHTH'G, PER PLAN
5. 2x BLK'G @ 48" OC
6. HDR, PER PLAN
7. 2x STUDS @ 16" O.C.
8. DBL. TOP PLATES
9. SIMP. MST37 TYP. (MIN.)
10. WALL SHTH'G, PER PLAN
11. 2x PT SILL PL W/ 5/8" x 10" AB @ 6' O.C. MAX. W/ 3" SQ. x 0.229" PL WASHER
12. FTG, PER PLAN
13. REBAR, PER PLAN
14. SIMP. STD14 EMBEDDED STRAP TYP. @ GARAGE AND DOOR ENTRANCES.

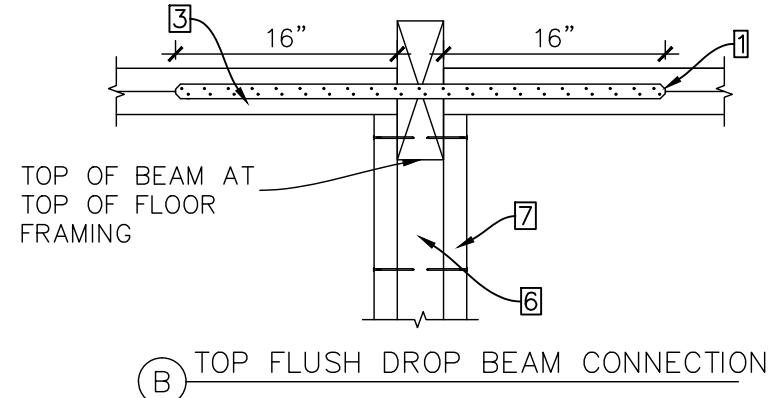


7 TYP. SHEAR WALL FRAMING
SCALE: NTS

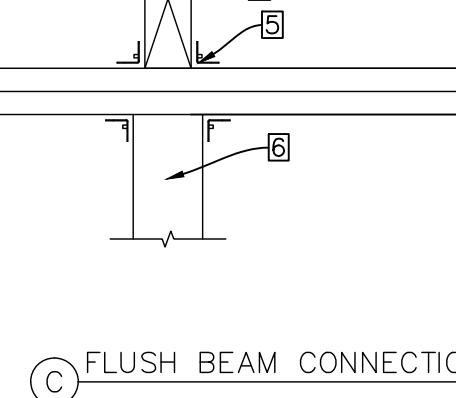
1. (1) CS16 STRAP W/ (15)-8d NAILS MIN. EACH SIDE OF BEAM. EXTEND THE STRAP 16" PAST EACH SIDE OF BEAM
2. DROP BM, PER PLAN
3. TOP PLATES
4. FLUSH BM, PER PLAN
5. A35, @ EA. SIDE, TOP & BOTTOM
6. POST, PER PLAN
7. 2x STUD @ EA SIDE OF POST W/ 16d NAIL @ 12" OC TO POST



FOR BEAMS W/ DEPTH LESS THAN OR EQUAL 8", PROVIDE (2)-16d NAILS MIN. ADD (1)-16d NAIL ON EACH SIDE FOR EVERY 2" OF DEPTH



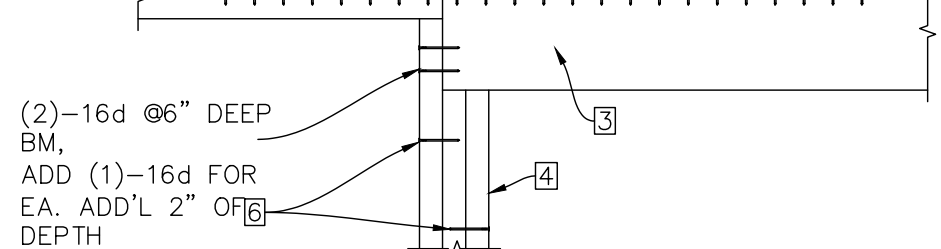
TOP OF BEAM AT TOP OF FLOOR FRAMING



FLUSH BEAM CONNECTION

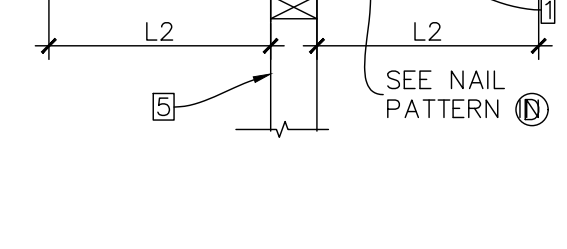
10 BEAM CONNECTIONS
SCALE: NTS

1. DRAG STRAP, PER PLAN
2. FLUSH BM, PER PLAN
3. DROP BM, PER PLAN
4. POST, PER PLAN
5. BEARING WALL, PER PLAN
6. 16d @12" O.C.

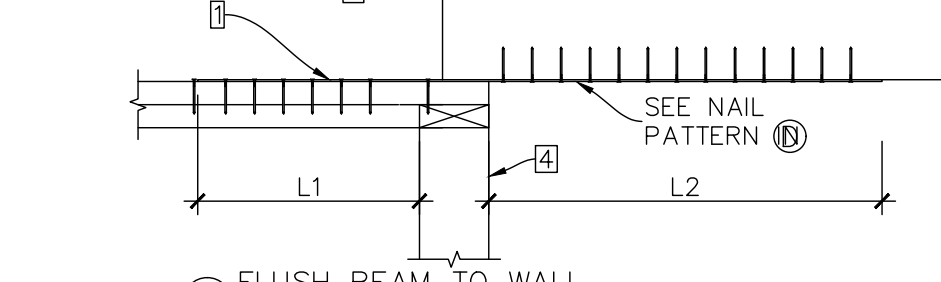


(2)-16d @6" DEEP BM. ADD (1)-16d FOR EA. ADD'L 2" OF DEPTH

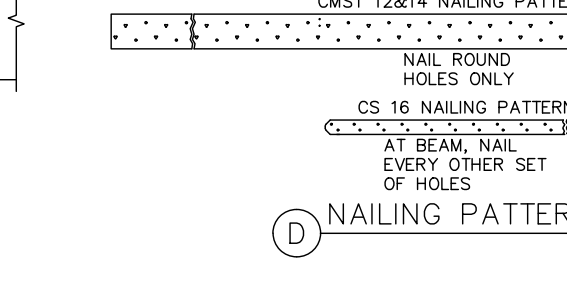
A DROP BEAM TO WALL



B FLUSH BEAM TO FLUSH BEAM

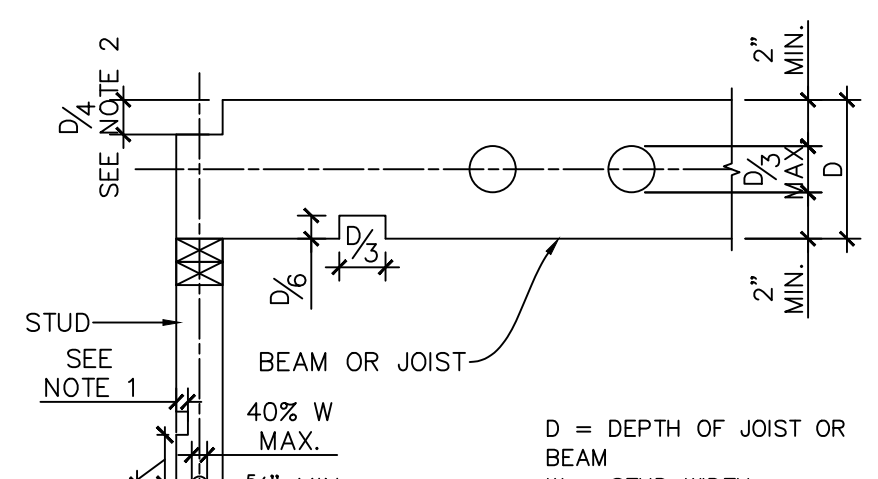


C FLUSH BEAM TO WALL



D NAILING PATTERN

STRA P	DRAG MEMBER	L1 (LENGTH OF STRAP TO TOP PLATES)	L2 (LENGTH OF STRAP TO DRAG MEMBER)	DRAG CAPACITY (LBS)
CS16	1 1/2" MIN.	16" W/ (20)-8d	32" W/ (2) ROWS OF 8d's @ 4" O.C.	1,705
CMST14	3 1/2" MIN.	34" W/ (66)-10d	72" W/ (2) ROWS OF 10d's @ 3 1/2" O.C.	6,475
CMST12	3 1/2" MIN.	44" W/ (86)-10d	96" W/ (2) ROWS OF 10d's @ 3 1/2" O.C.	9,215



D = DEPTH OF JOIST OR BEAM W = STUD WIDTH

NOTES

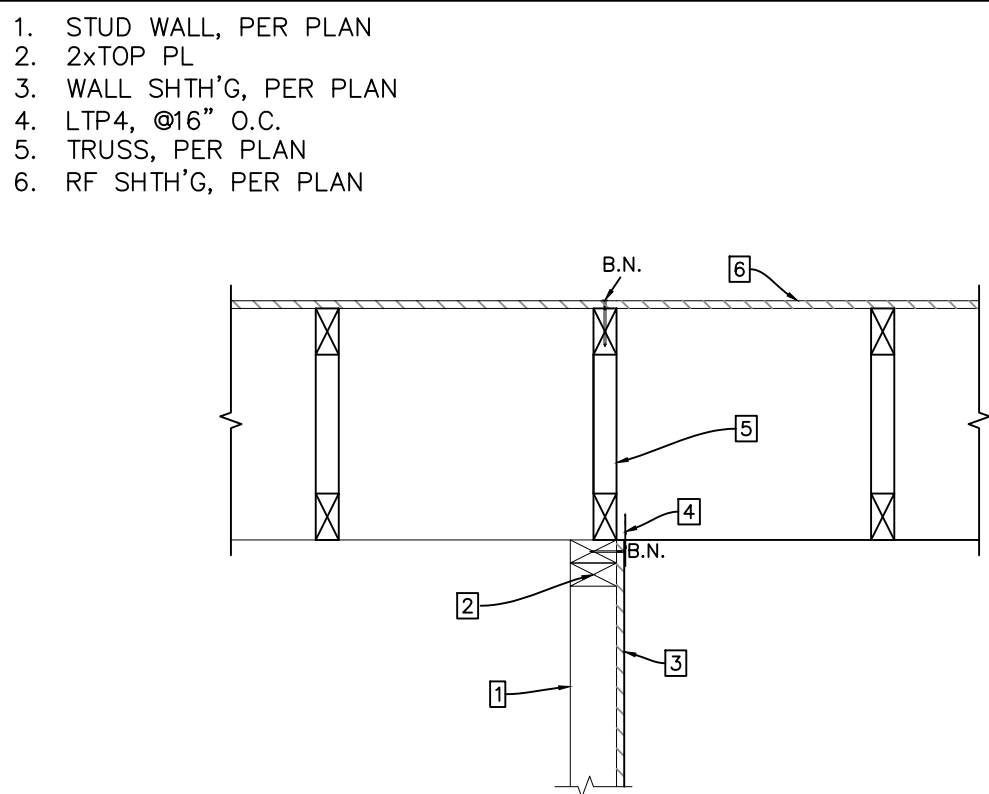
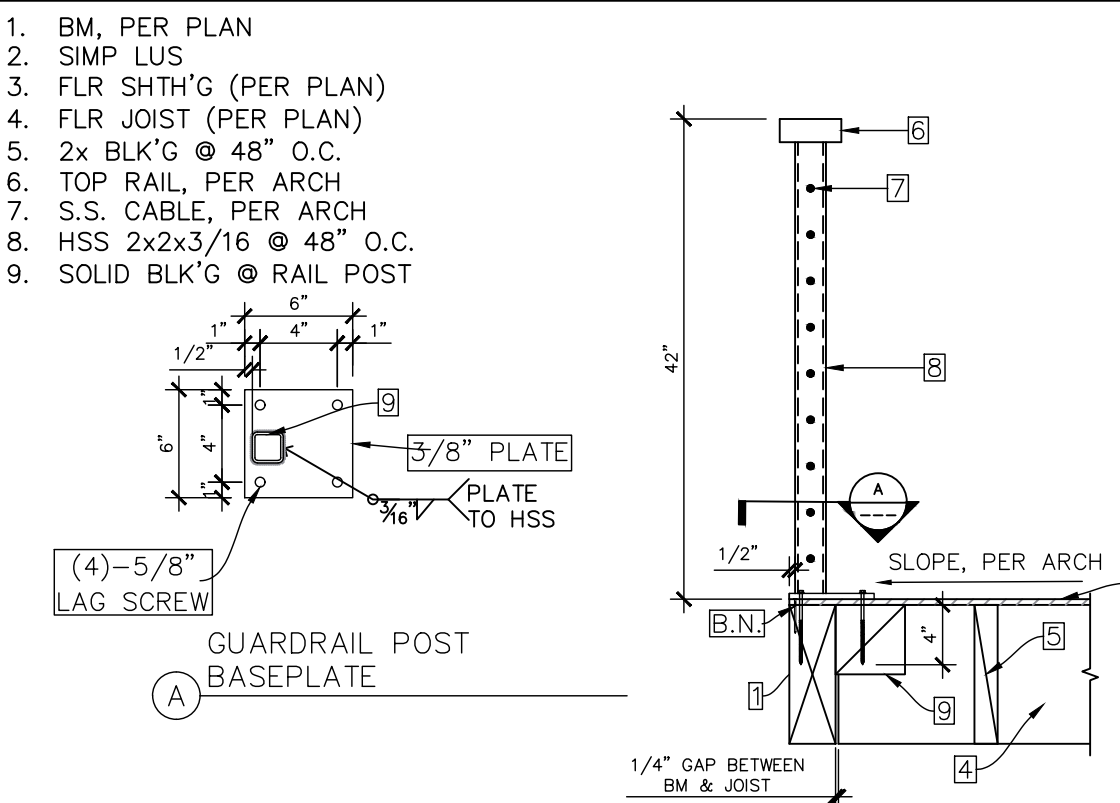
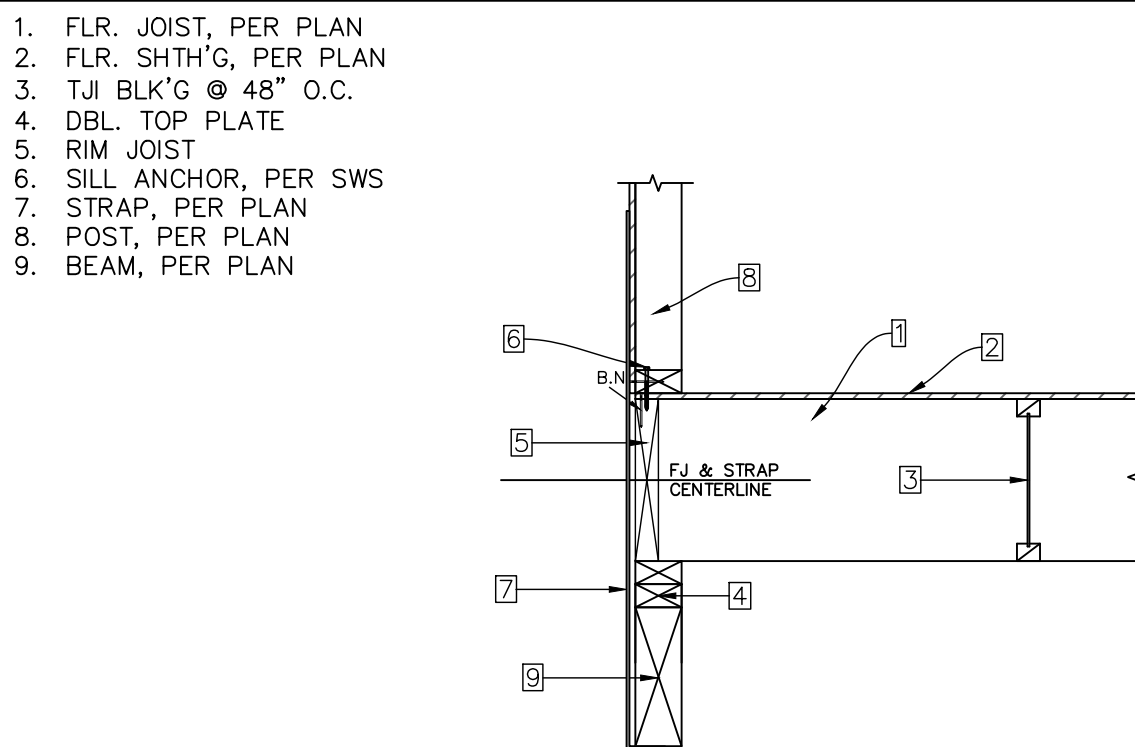
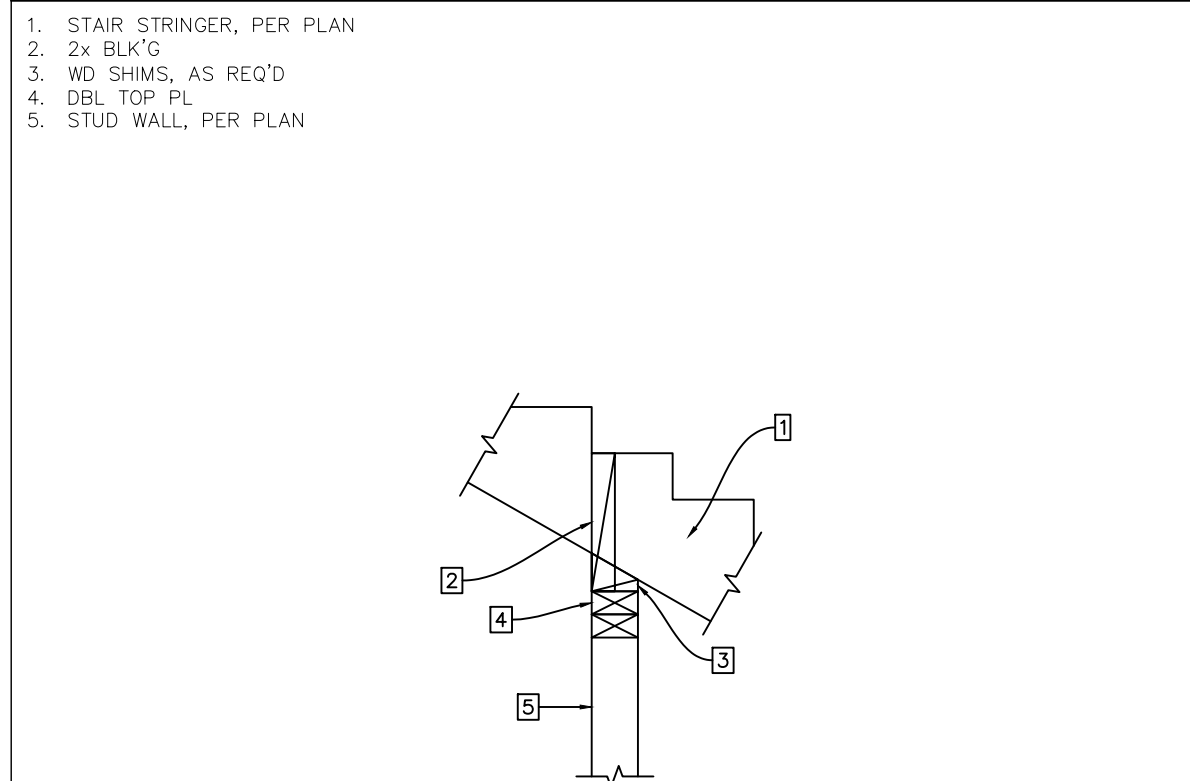
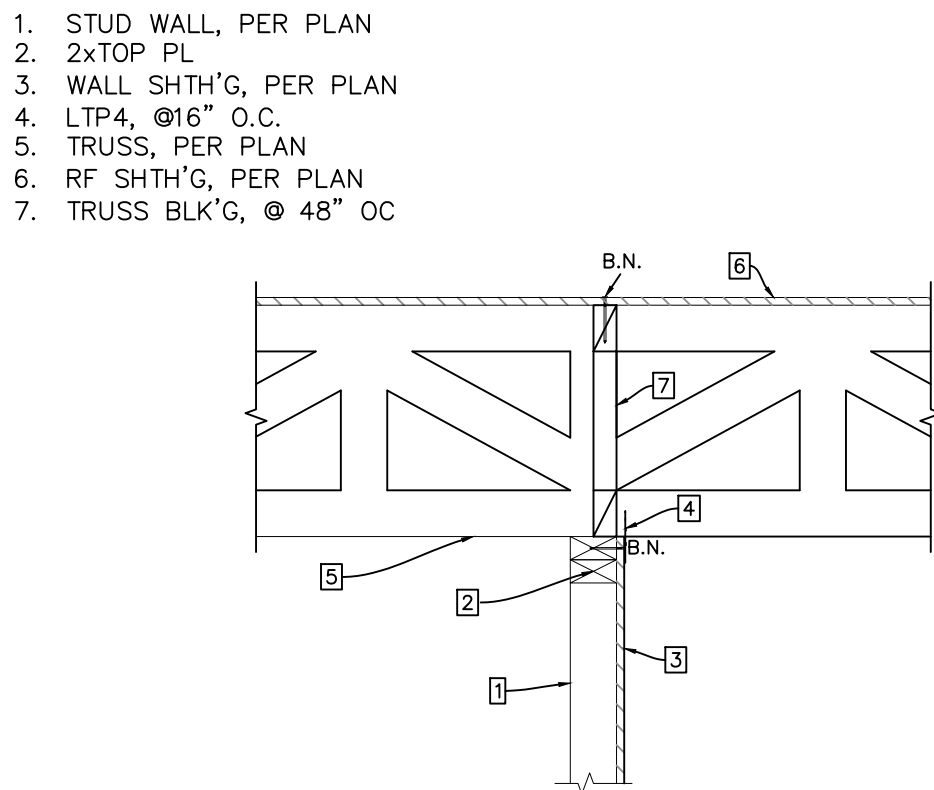
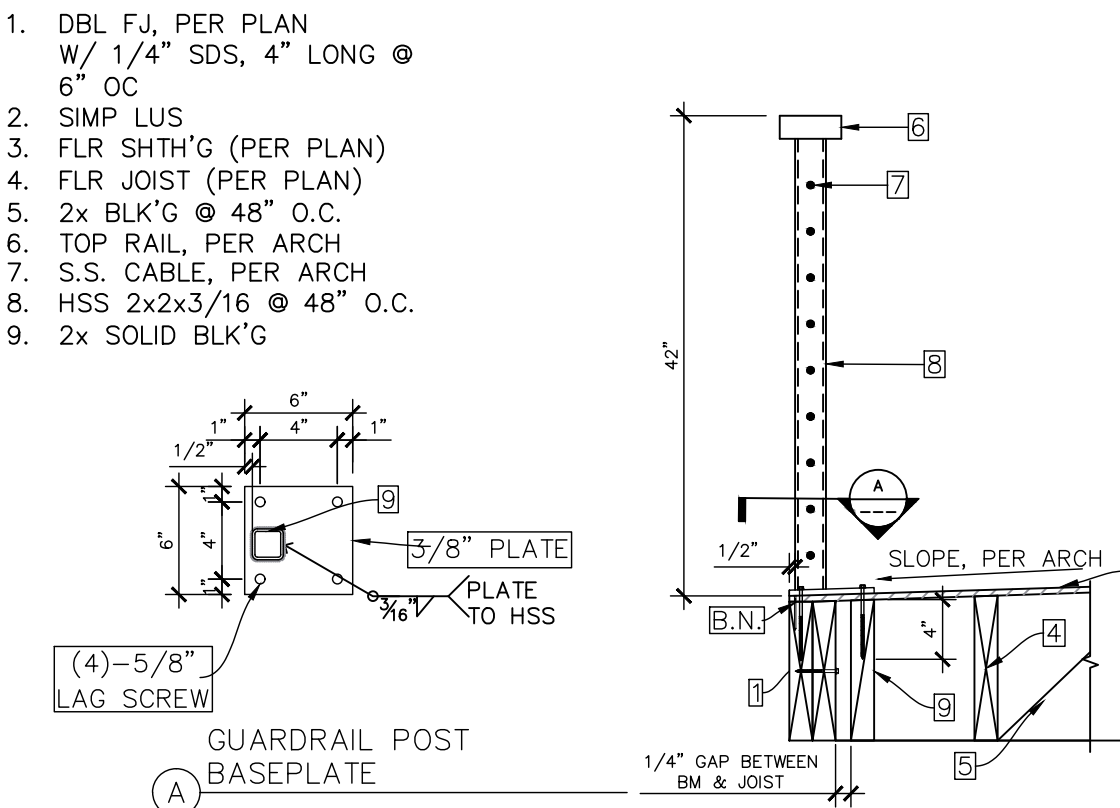
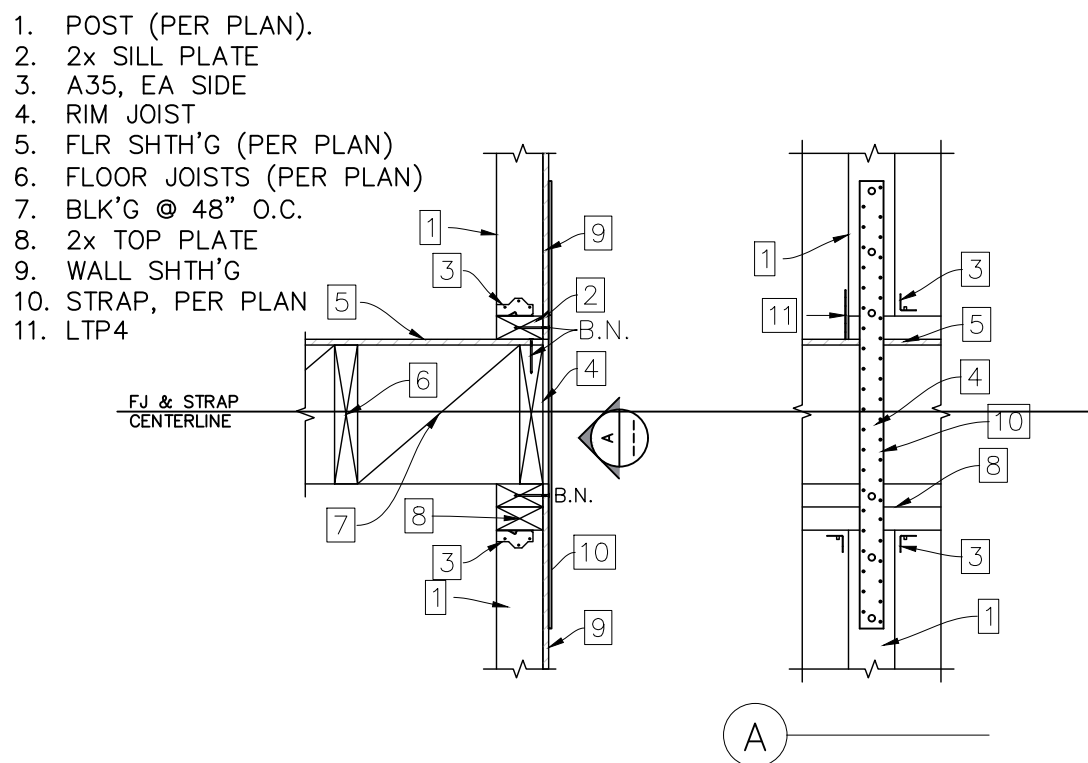
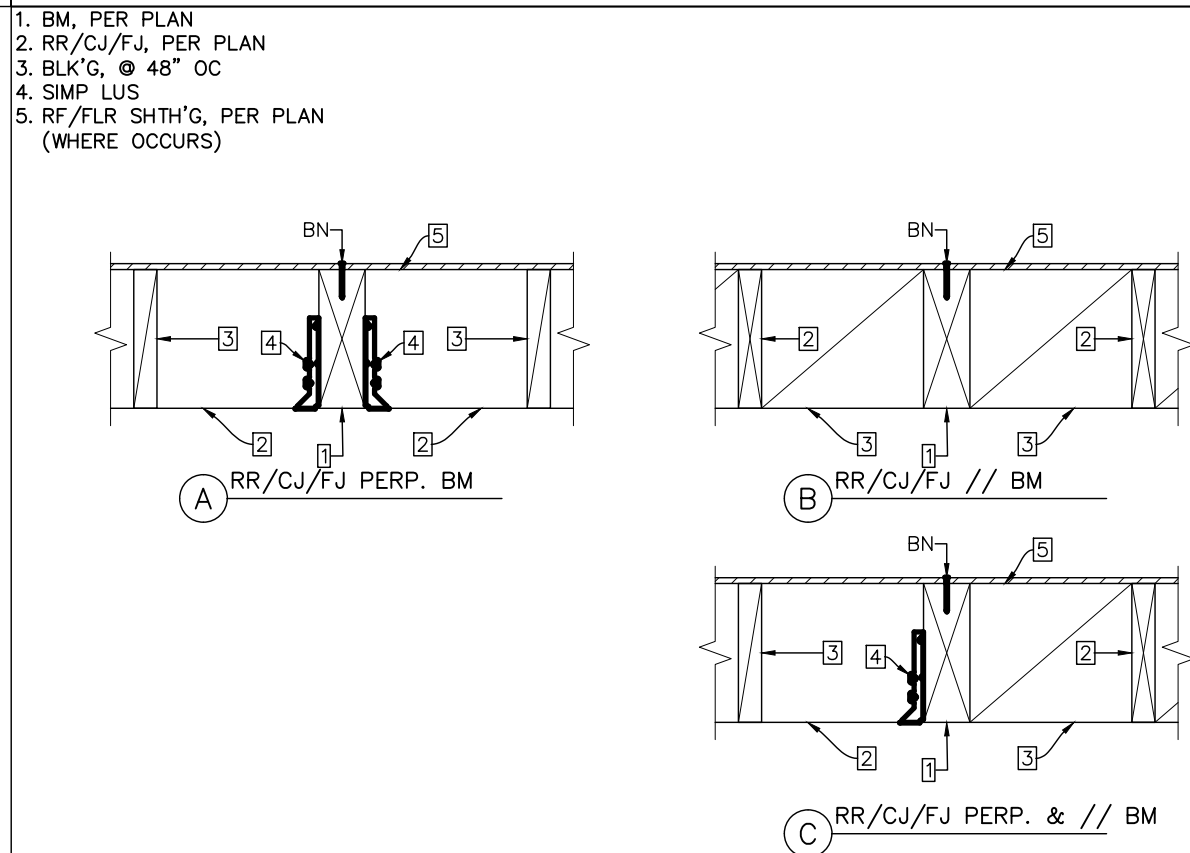
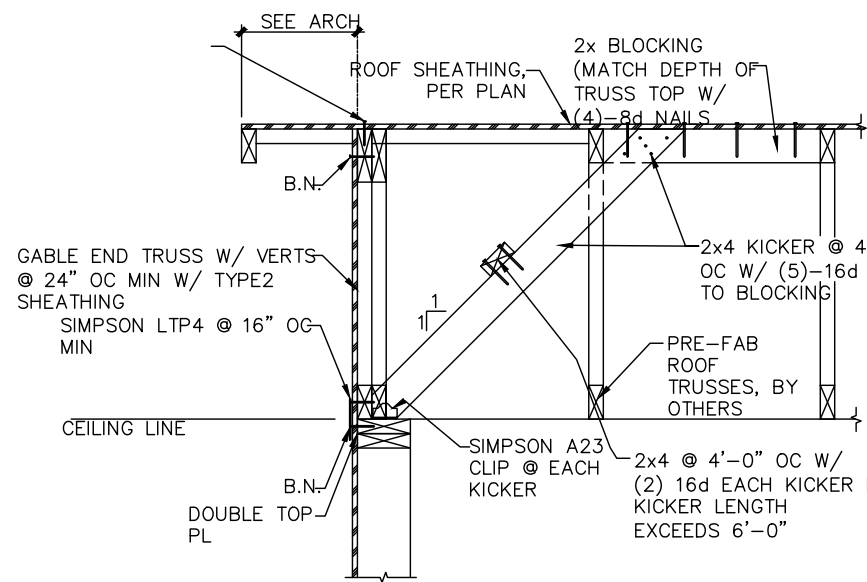
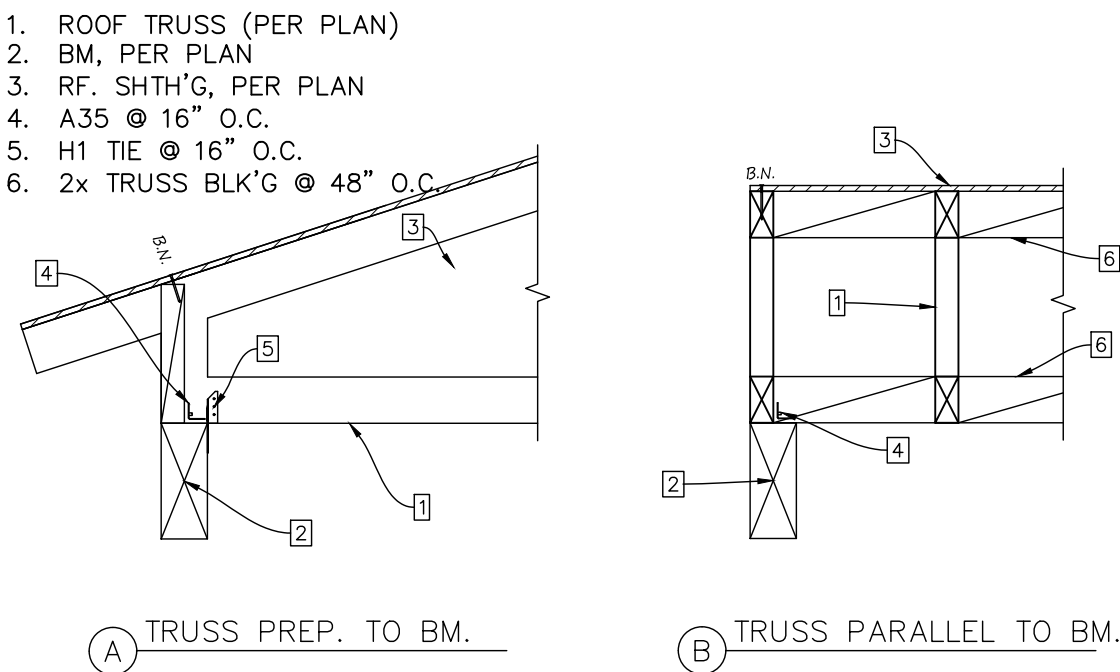
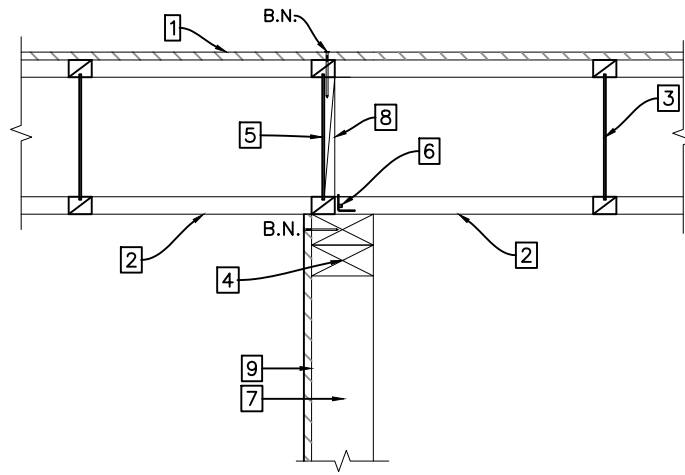
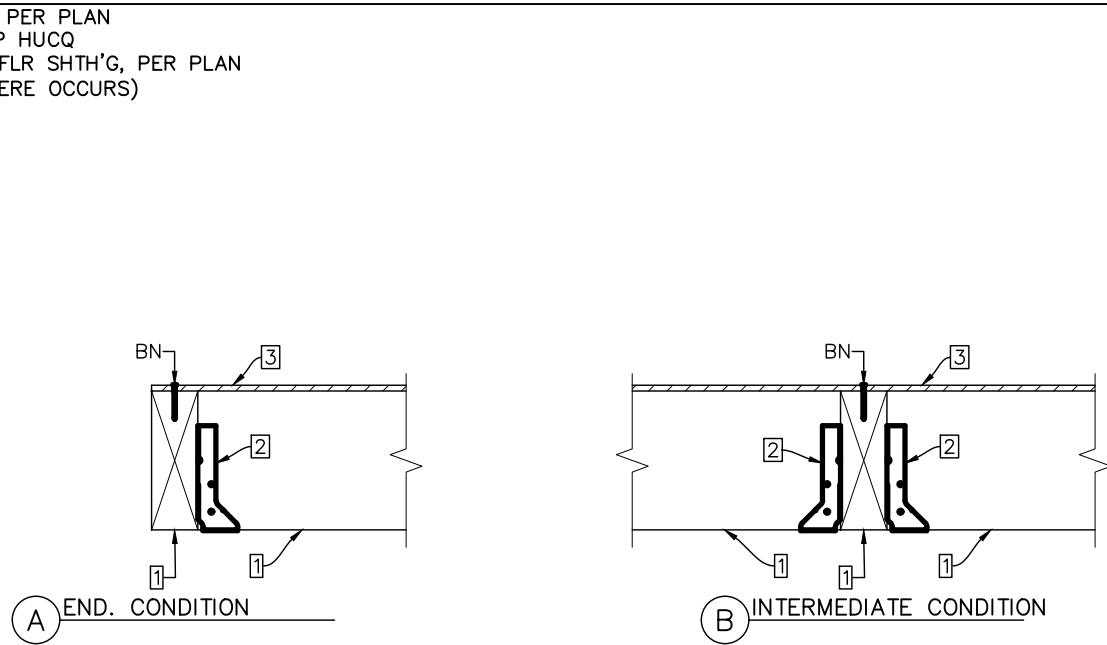
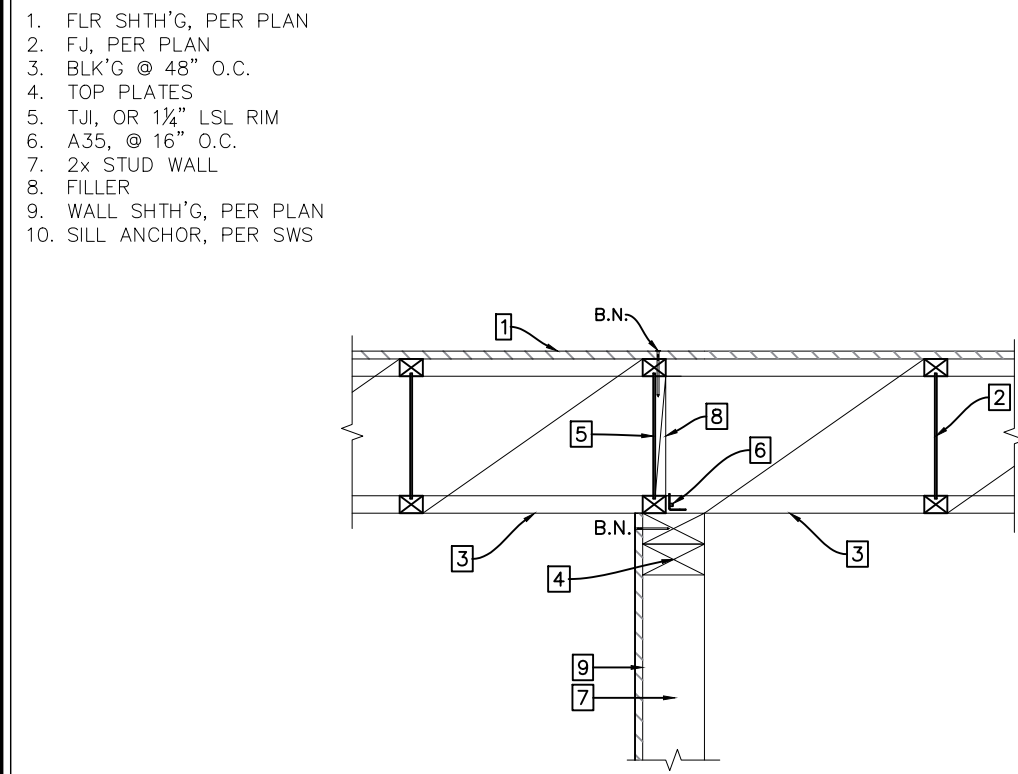
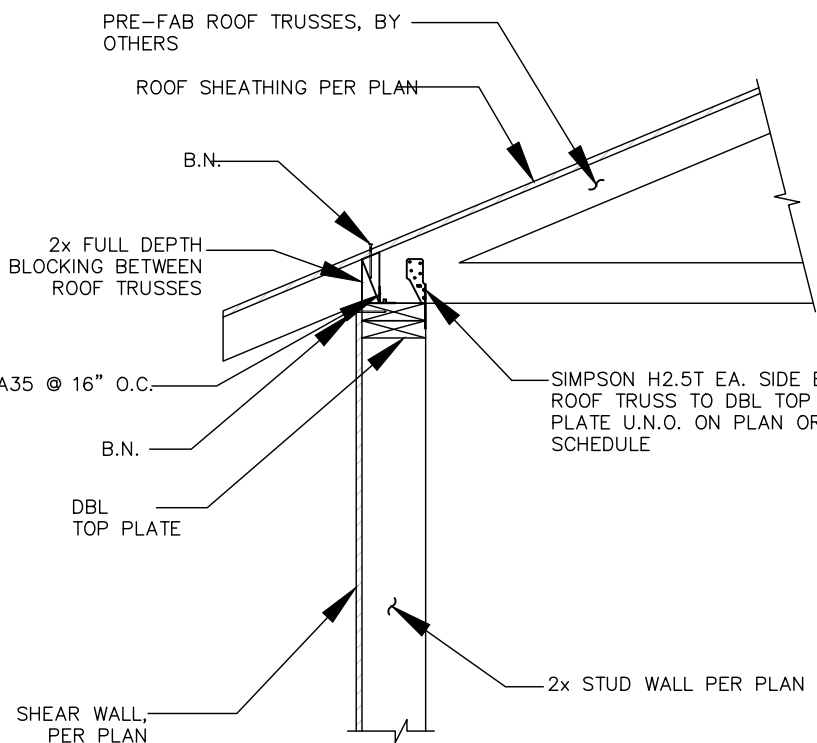
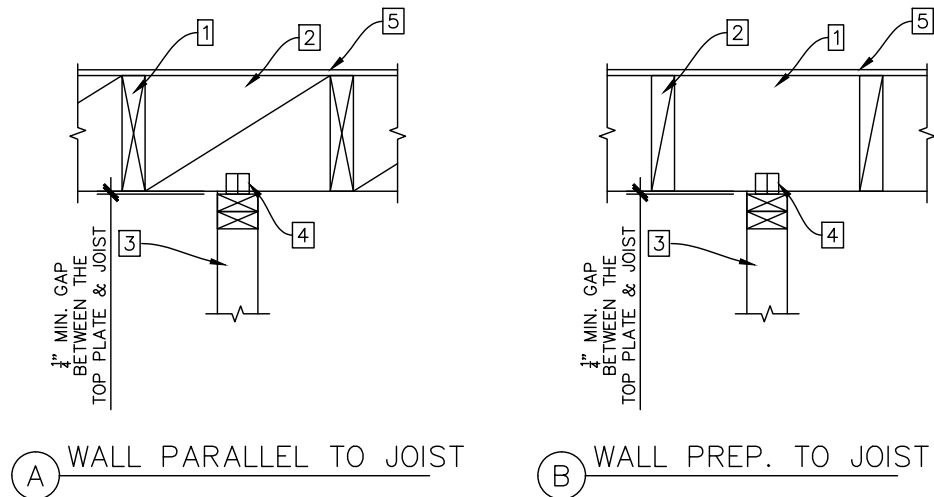
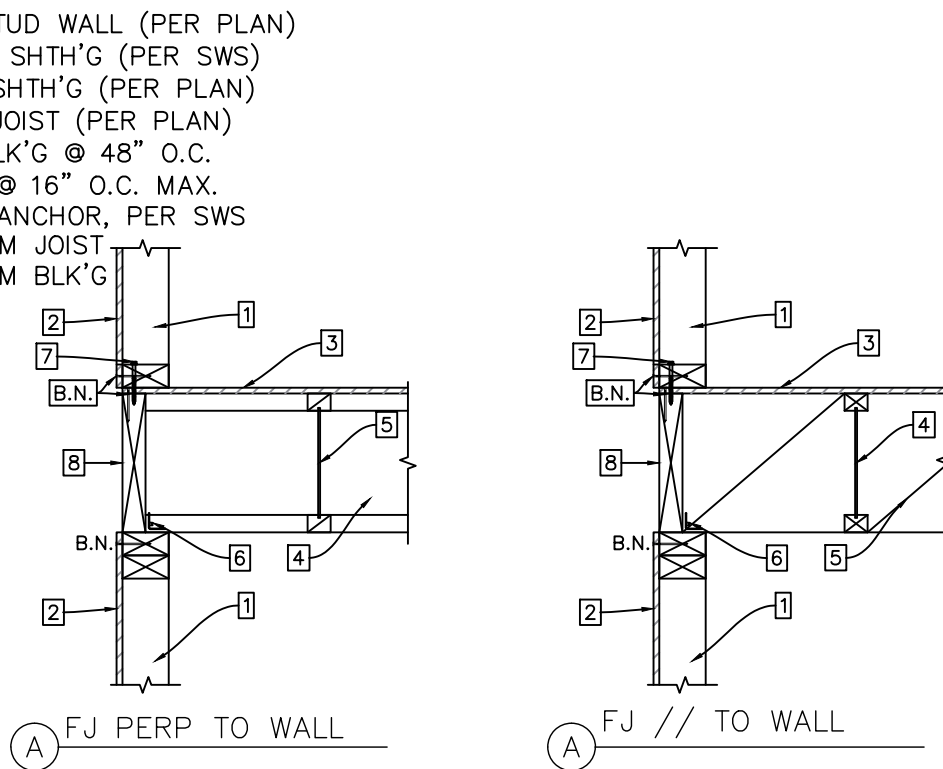
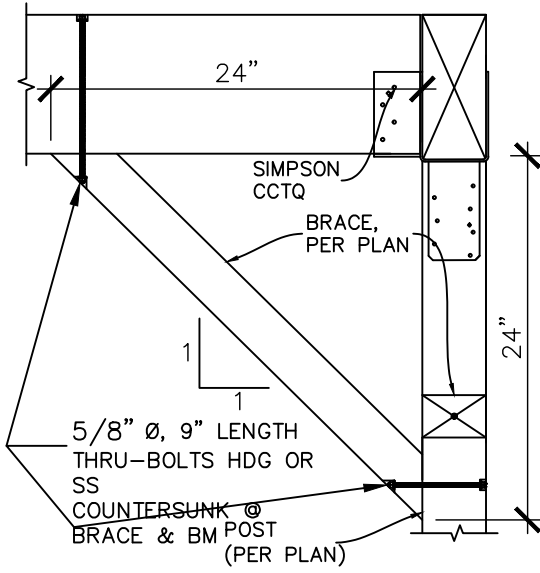
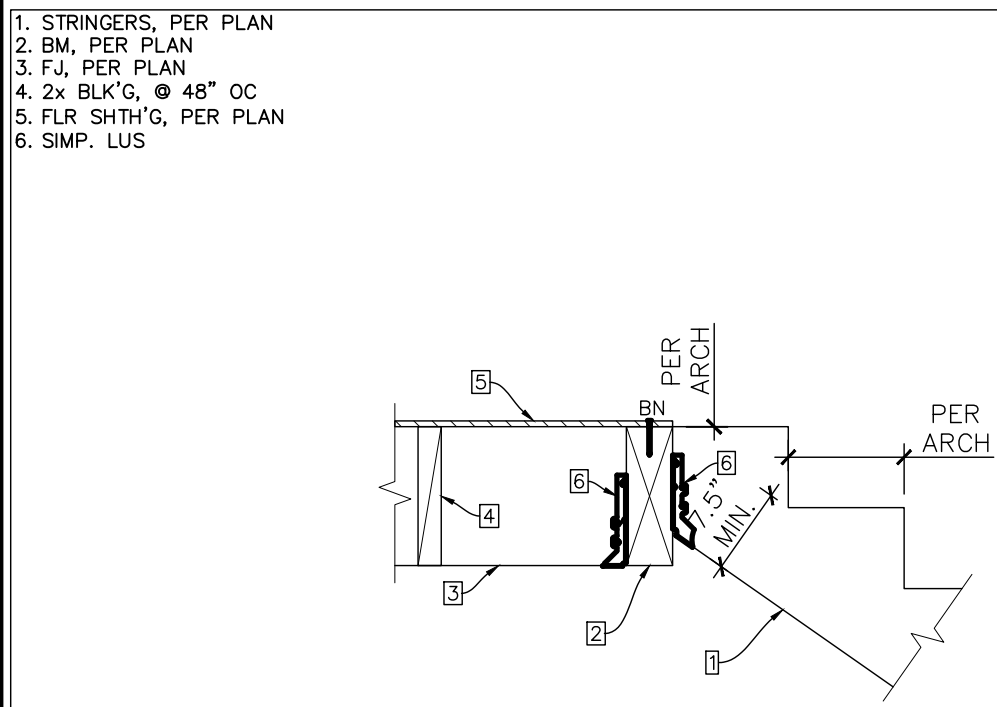
1. MAX. 25% W FOR LOAD BEARING WALL & 40% W FOR NON LOAD BEARING WALL.
2. AT SUPPORTS, NOTCHES ARE ALLOWED FROM THE TOP ONLY OR THE BOTTOM ONLY.
3. NOTCHES SHALL NOT BE ALLOWED WITHIN THE MIDDLE ONE-THIRD OF THE BEAM OR JOIST
4. MEMBERS W/ NOMINAL WIDTH > 4" SHALL NOT BE NOTCHED IN THE TENSION SIDE EXCEPT AT THE SUPPORTS.
5. DO NOT NOTCH OR DRILL STUDS AND JOISTS WITHIN W OR D OF KNOTS IN WOOD

13 NOTCHES & HOLES
SCALE: NTS

GENERAL NOTES

PAGE: S1

SCALE AS NOTED



GENERAL NOTES

PAGE: S2

SCALE AS NOTED

FLOORPLAN
THIS FOUNDATION DESIGN WAS BASED UPON
A FLOOR PLAN GENERATED BY:
ALLDRAFT
DATED: 10-03-2024

FLOOR FRAMING PLAN
THE BUILDER SHALL VERIFY THAT A FLOOR FRAMING
PLAN HAS BEEN DESIGNED TO BE COMPATIBLE WITH THIS
FOUNDATION PLAN.

TRUSS PLAN
THE BUILDER SHALL VERIFY THAT A TRUSS
PLAN HAS BEEN DESIGNED TO BE COMPATIBLE WITH THIS
FOUNDATION PLAN.

GENERAL
CONTRACTOR TO VERIFY ALL DIMENSIONS AND
DETAILS PRIOR TO CONSTRUCTION. CONTRACTOR
SHALL NOTIFY ENGINEER OF ANY DESCREPANCIES
PRIOR TO CONSTRUCTION.

CONCRETE
28 DAY COMPRESSIVE STRENGTH
OF 4000 PSI. MIN. TYPE II CEMENT

REINFORCING STEEL
NEW DEFORMED BILLET STEEL
PER ASTM A-615, GRADE 60.
LAP ALL #5 REBAR 25"
LAP ALL #4 REBAR 20"
LAP ALL #3 REBAR 15"

FINISHING
FLOAT & STEEL TROWEL
LIGHT BROOM FINISH - EXTERIOR

JOINING
COMPLY W/ ACI-301-72.11.1 SAW CUTTING
FILL CUTS W/ EPOXY JOINT COMPOUND
PROVIDE TOOLED OR SAW CUTS @ 12" O.C.
MAX. TO MINIMIZE CRACKING.

CURING
COMPLY W/ ACI-301-72
7 DAYS @ OPT. MOISTURE CONTENT

SLOPE EXTERIOR CONCRETE AWAY FROM
STRUCTURE A MIN. OF 1/8" : 1'-0"

SOIL PREPARATION
BUILDER/OWNER IS RESPONSIBLE FOR
PROPER SOILS PREPARATION AND SHALL VERIFY THAT
SITE PREPARATION IS SUITABLE FOR CONSTRUCTION.

SOILS REPORT
THIS DESIGN IS BASED UPON A SOILS REPORT BY
GRAND JUNCTION LINCOLN DEVORE, DATED MARCH
15, 2022

PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS
OTHER THAN SHEAR WALLS AS FOLLOWS:

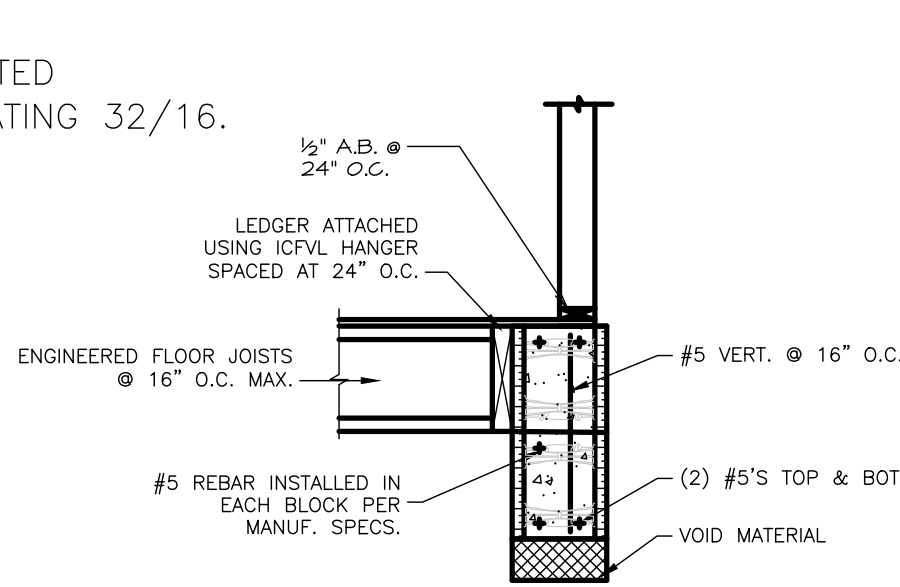
WOOD STRUCTURAL PANEL, 15/32" CD APA RATED
PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN
RATING 32/16, NAILED WITH 8D COMMONS SPACED AT
6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C.
ALONG
INTERMEDIATE SUPPORTS (FIELD) (F.N.)

FLOOR AND DECK SHEATHING CONSTRUCTION:

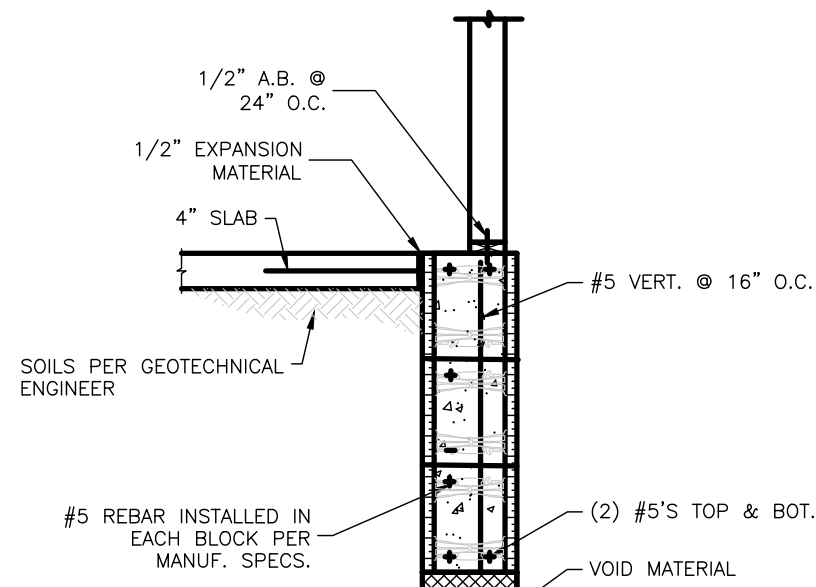
WOOD STRUCTURAL PANEL, 3/4" CD APA RATED
PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24,
GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLK'G.
NAILING PER NAILING SCHEDULE.

ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED
ROOFS:

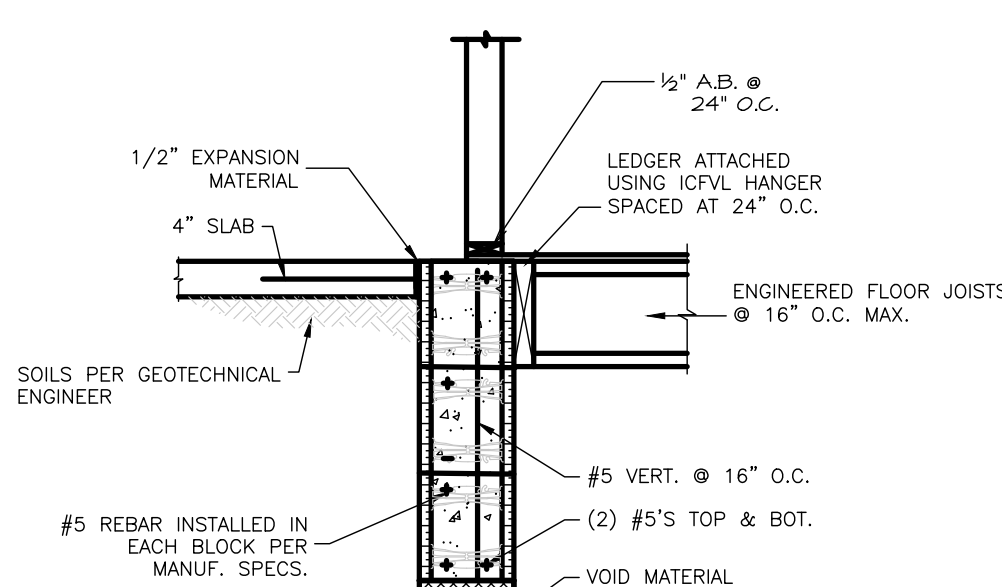
WOOD STRUCTURAL PANEL, 5/8" CD APA RATED
PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 32/16.
NAILING PER NAINLING SCHEDULE.



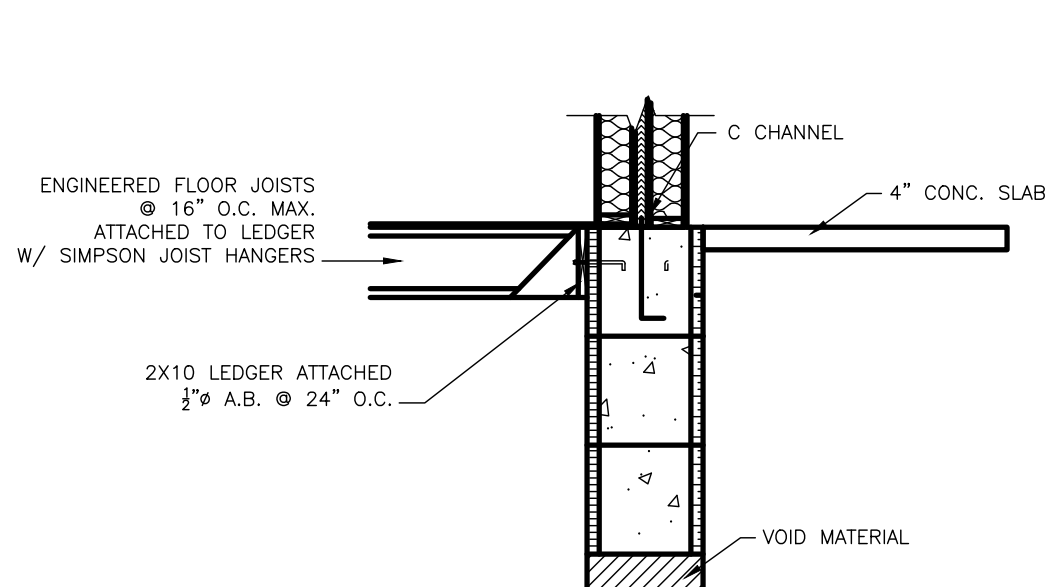
SECTION - A
SCALE: 3/4" = 1'-0"



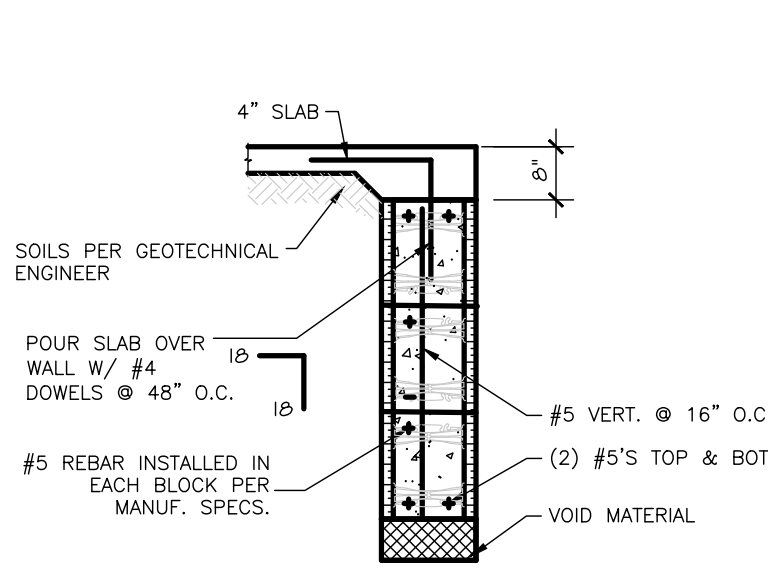
SECTION - B
SCALE: 3/4" = 1'-0"



SECTION - C
SCALE: 3/4" = 1'-0"



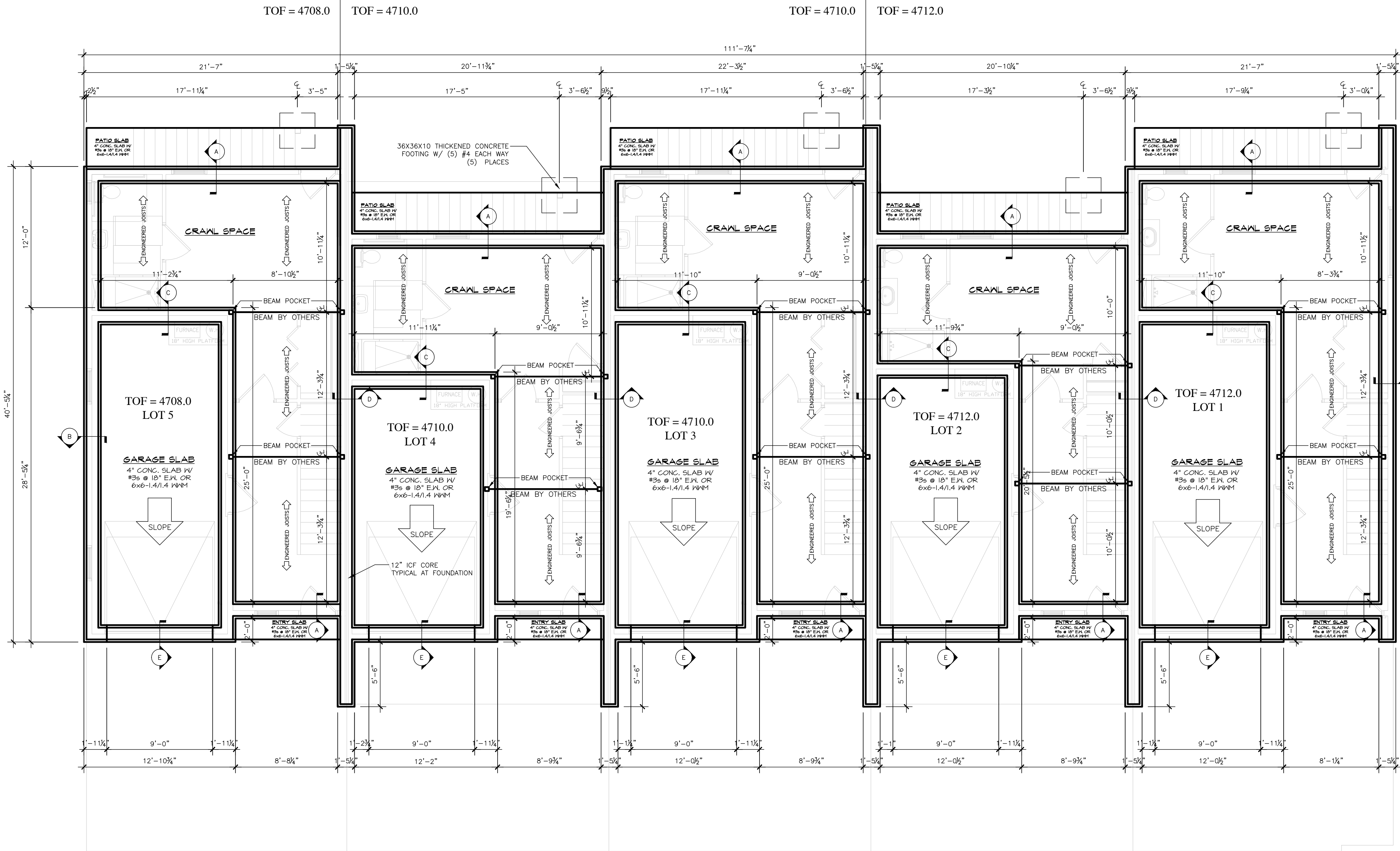
SECTION - D
SCALE: 3/4" = 1'-0"



SECTION - E
SCALE: 3/4" = 1'-0"

FOUNDATION PLAN

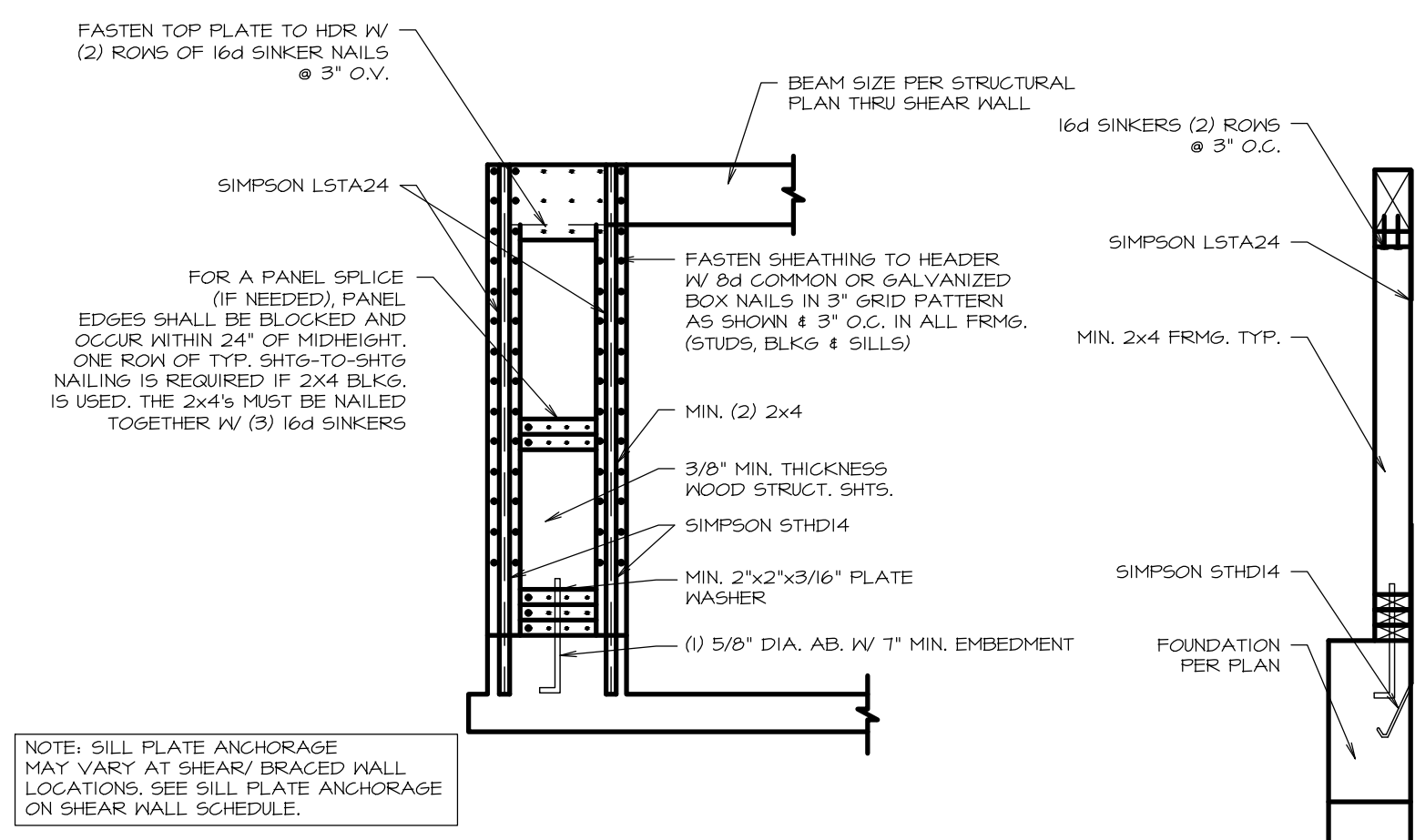
DIMENSIONS ARE TO OUTSIDE EDGE OF FOAM ON ICF BLOCK.
THIS IS BASED ON A FOAM THICKNESS OF 2-5/8" IF DIFFERENT
PLEASE ADJUST IN FIELD.



GENERAL NOTES

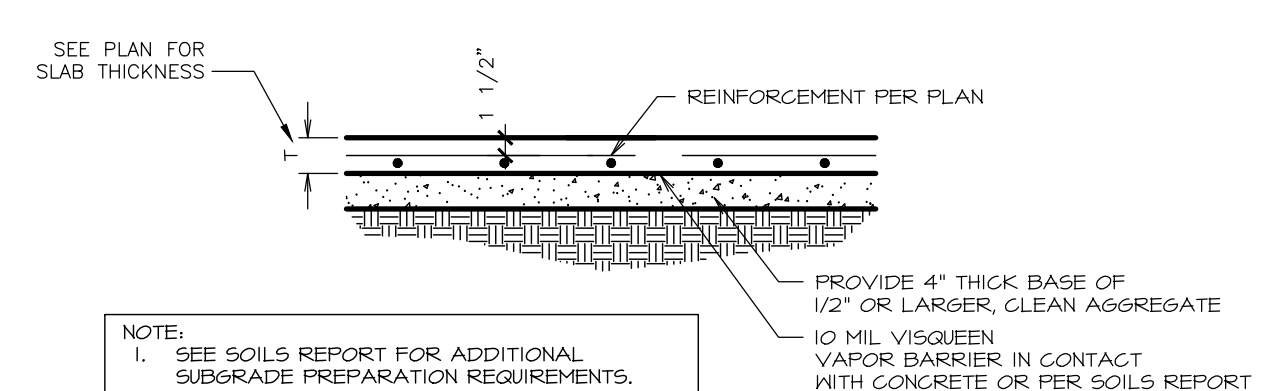
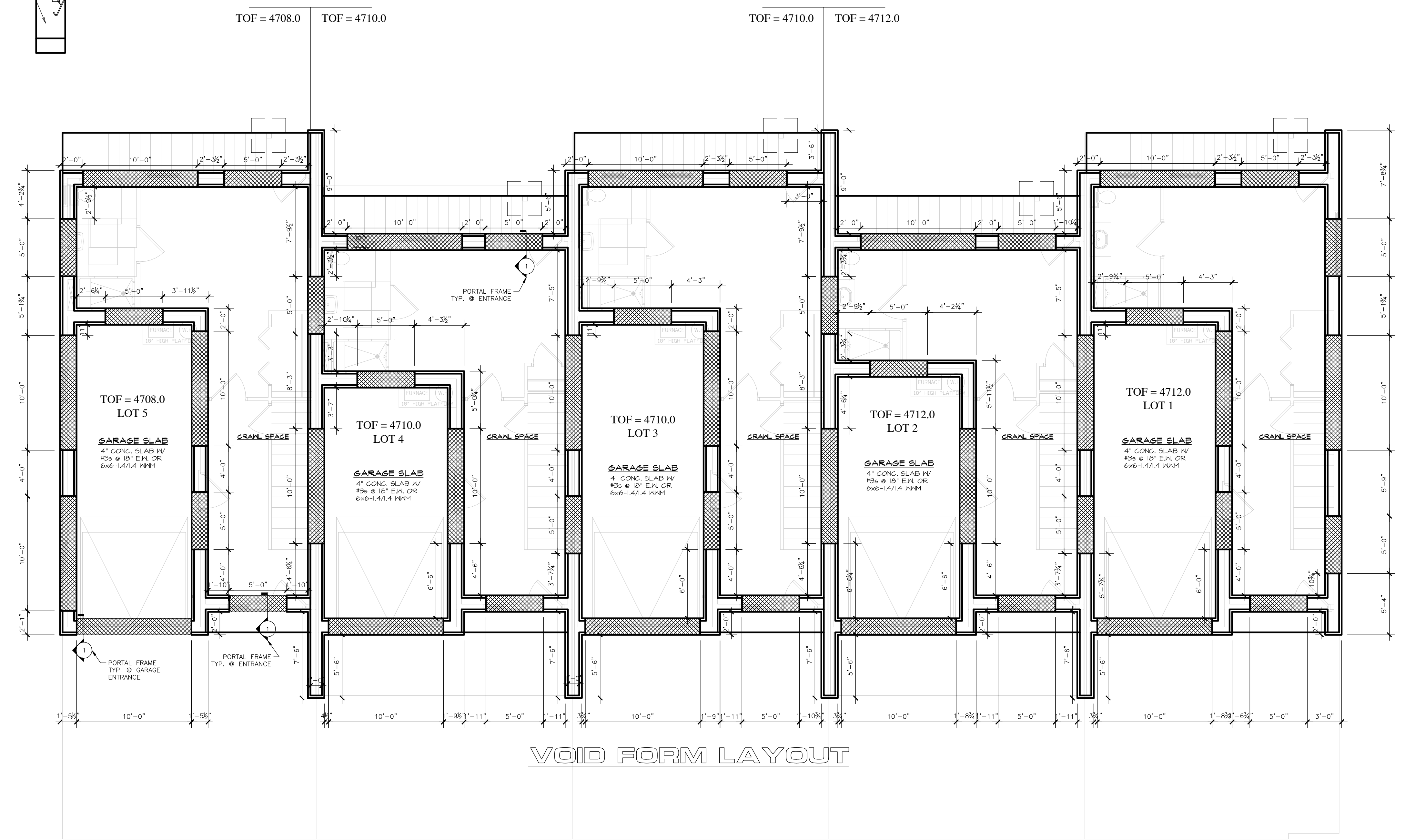
PAGE: S3

SCALE AS NOTED

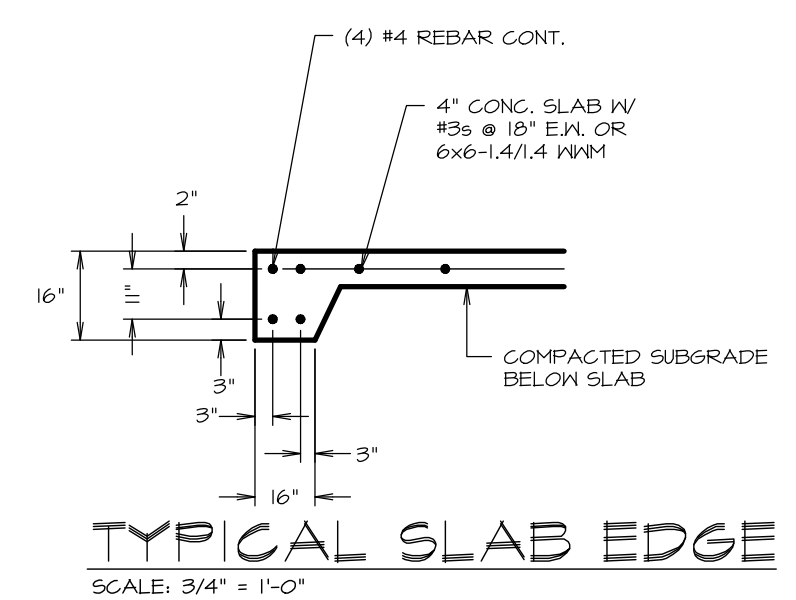
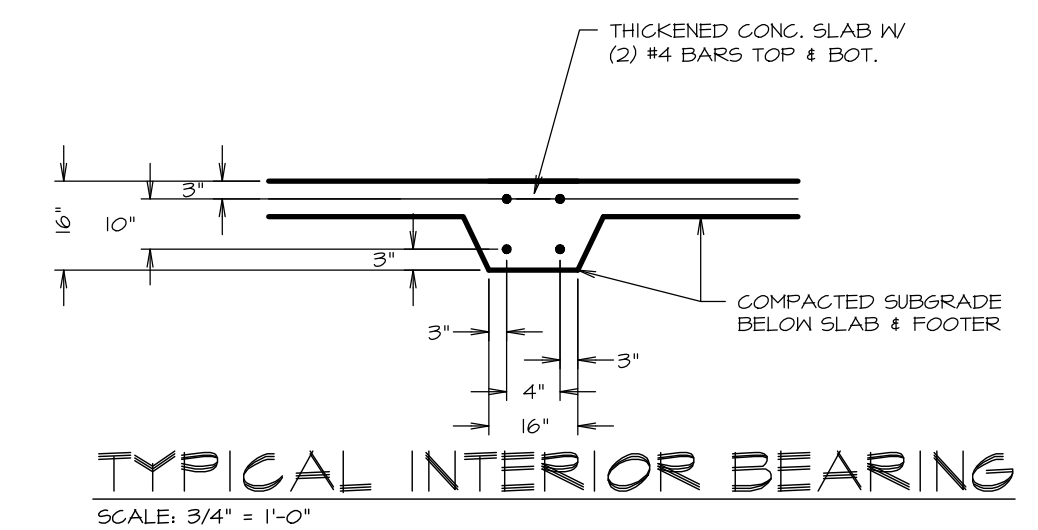
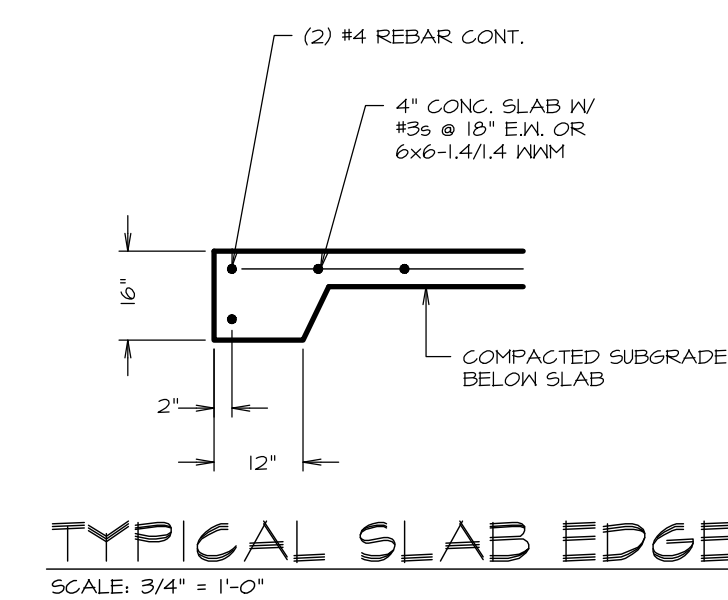
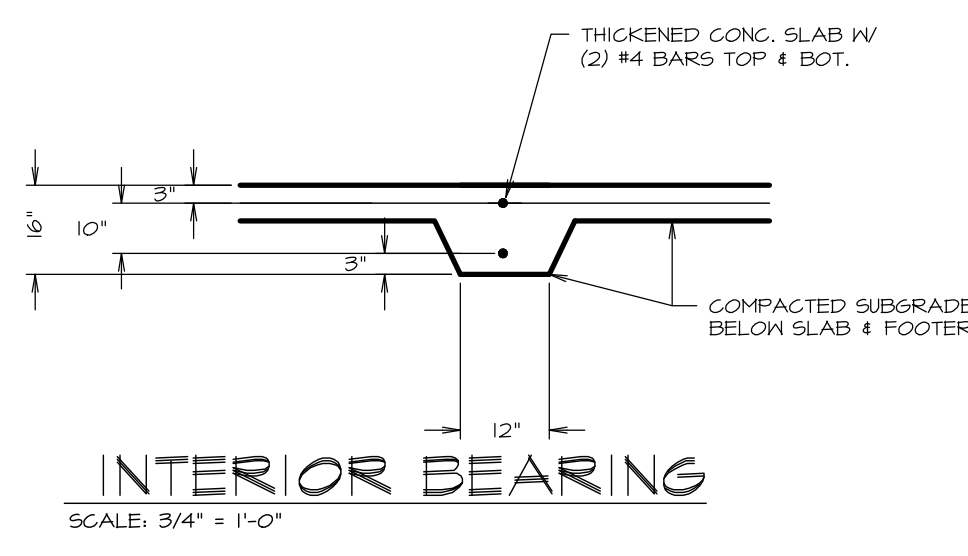
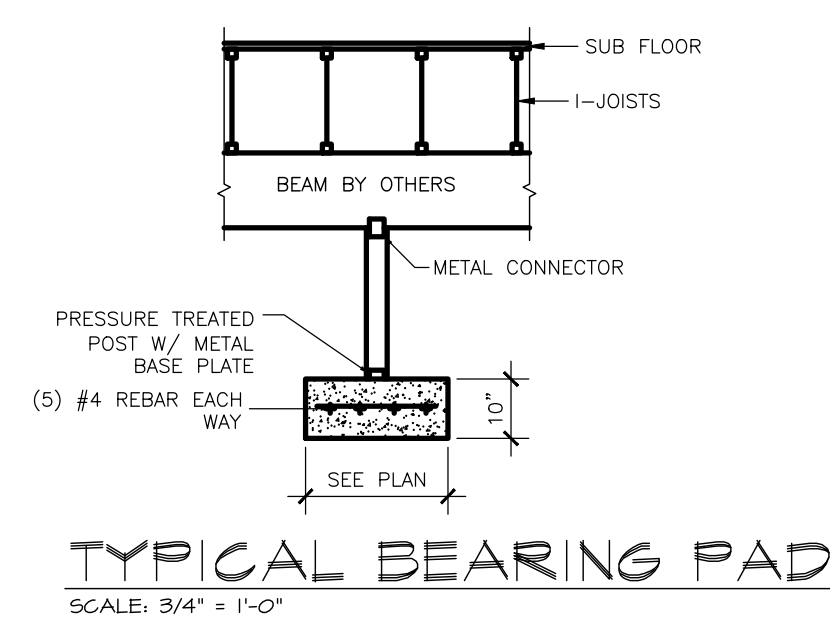


1 GARAGE PORTAL FRAME DETAIL
SCALE: N.T.S.

DIMENSIONS ARE TO OUTSIDE EDGE OF FOAM ON ICF BLOCK. THIS IS BASED ON A FOAM THICKNESS OF 2-5/8" IF DIFFERENT PLEASE ADJUST IN FIELD.

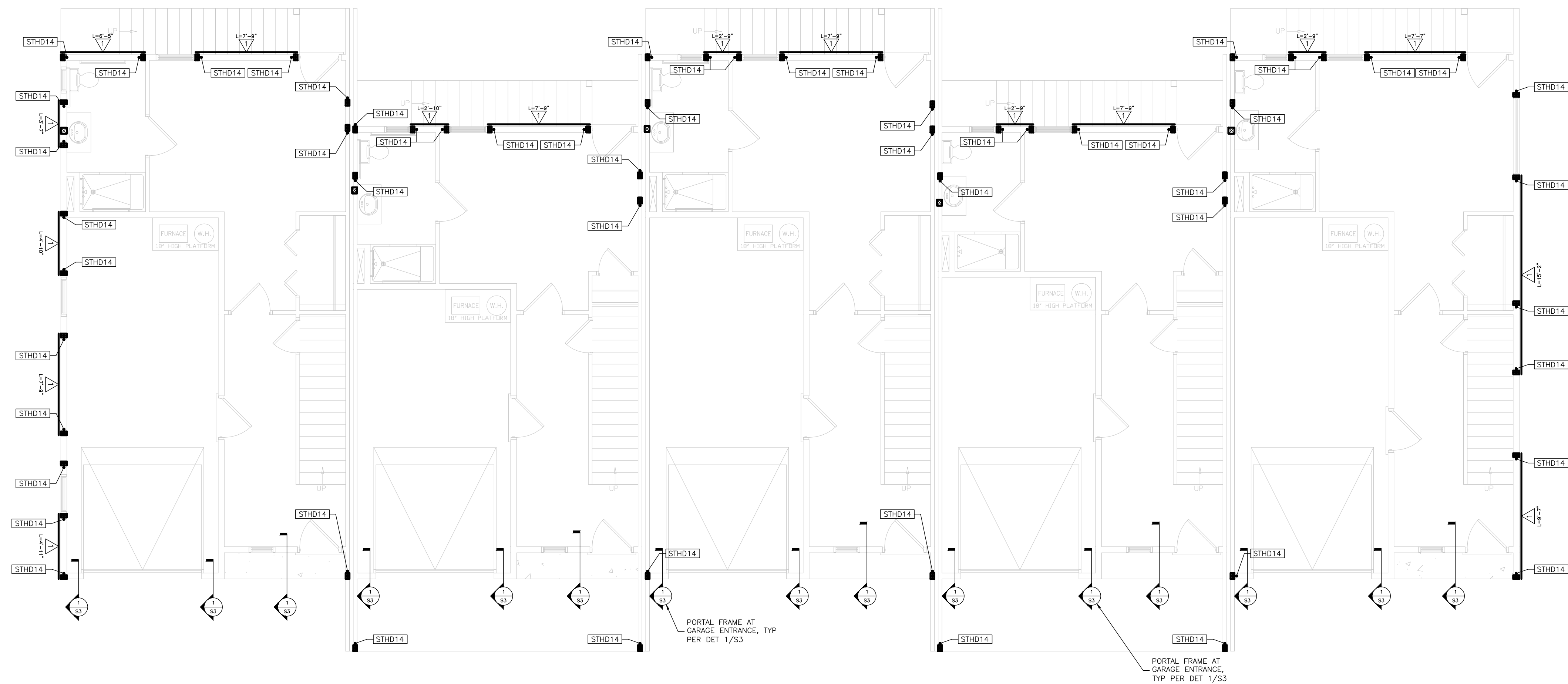


TYPICAL SLAB ON GRADE
SCALE: N.T.S.



GENERAL NOTES

PAGE: S4
SCALE AS NOTED



LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

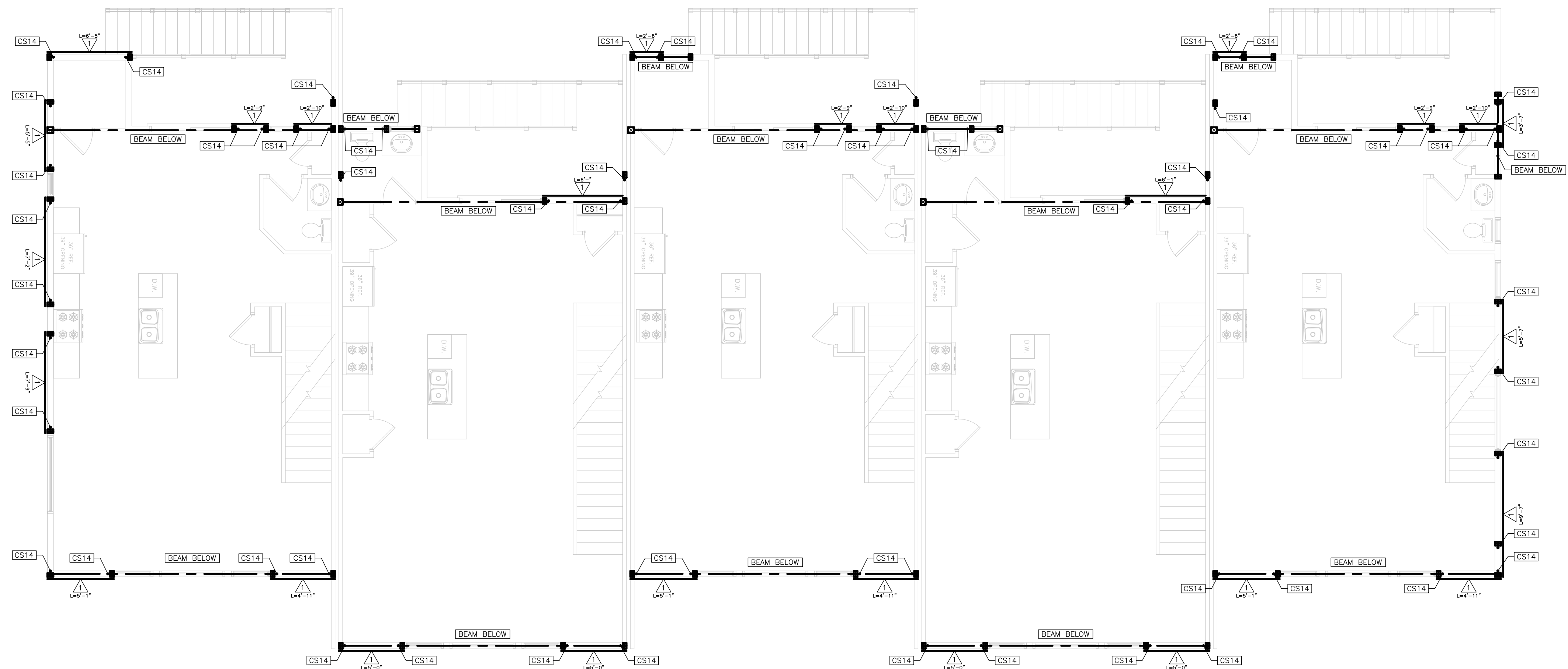
NOTE:
SHEAR WALL AND HOLD
DOWN DETAILS PER
SHEET S5.3

GROUND FLOOR SHEAR WALL LAYOUT PLAN

GENERAL NOTES

PAGE: S5

SCALE AS NOTED



LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

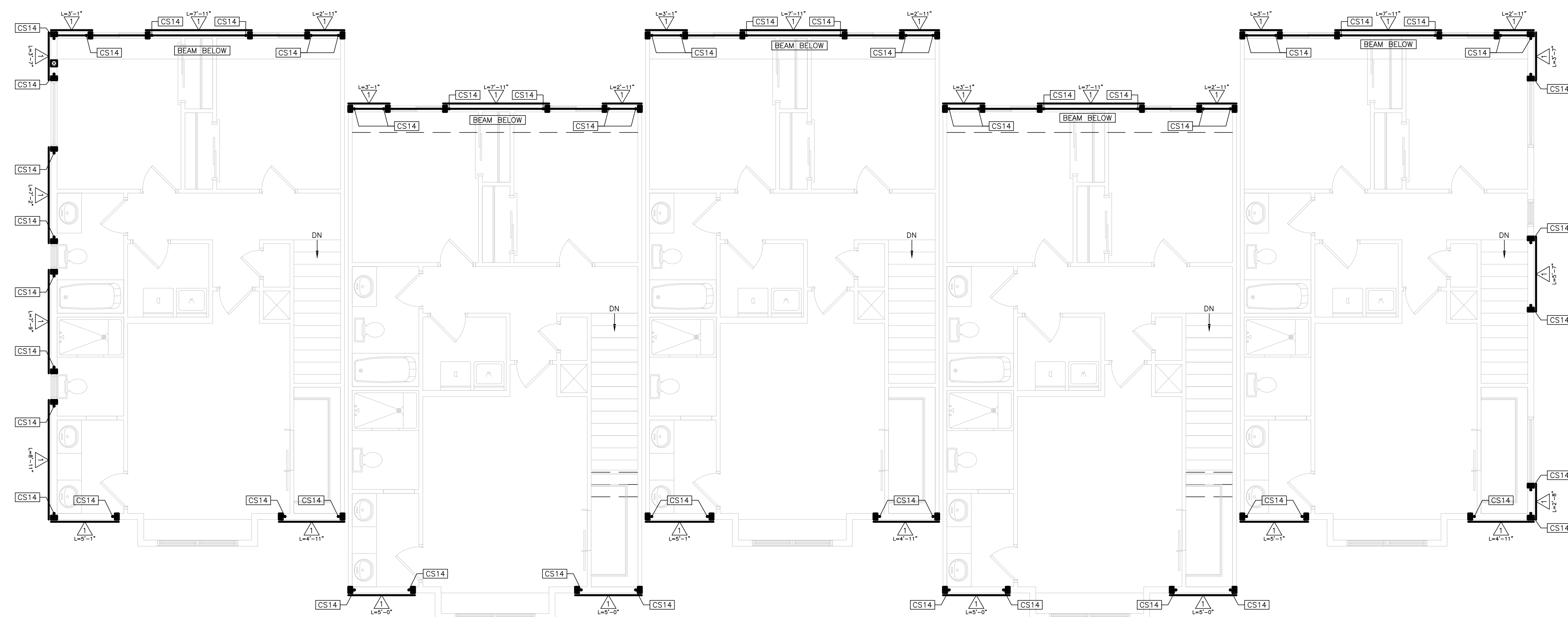
NOTE:
SHEAR WALL AND HOLD
DOWN DETAILS PER
SHEET S5.3

MAIN FLOOR SHEAR WALL LAYOUT PLAN

GENERAL NOTES

PAGE: S5.1

SCALE AS NOTED



LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

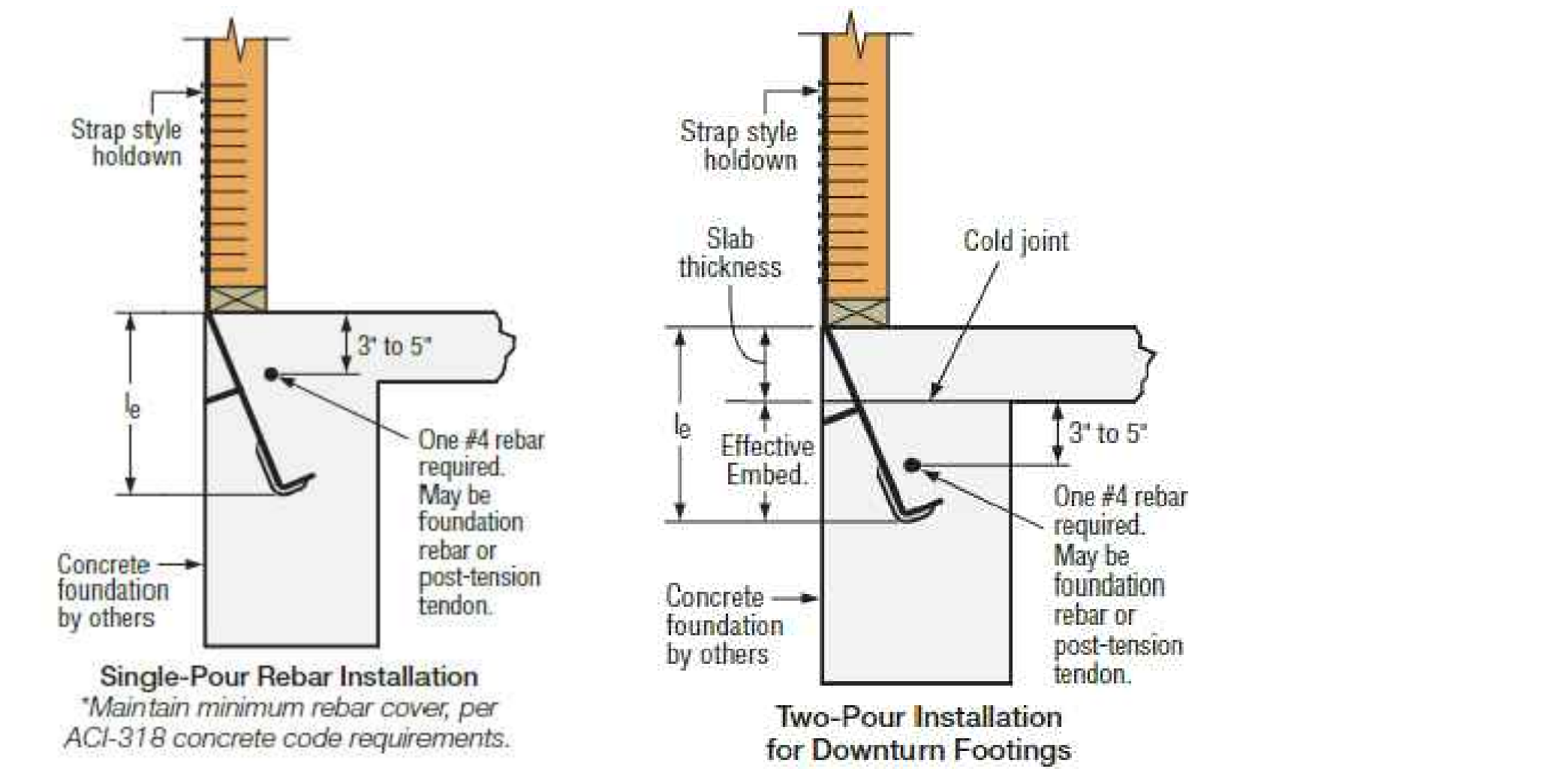
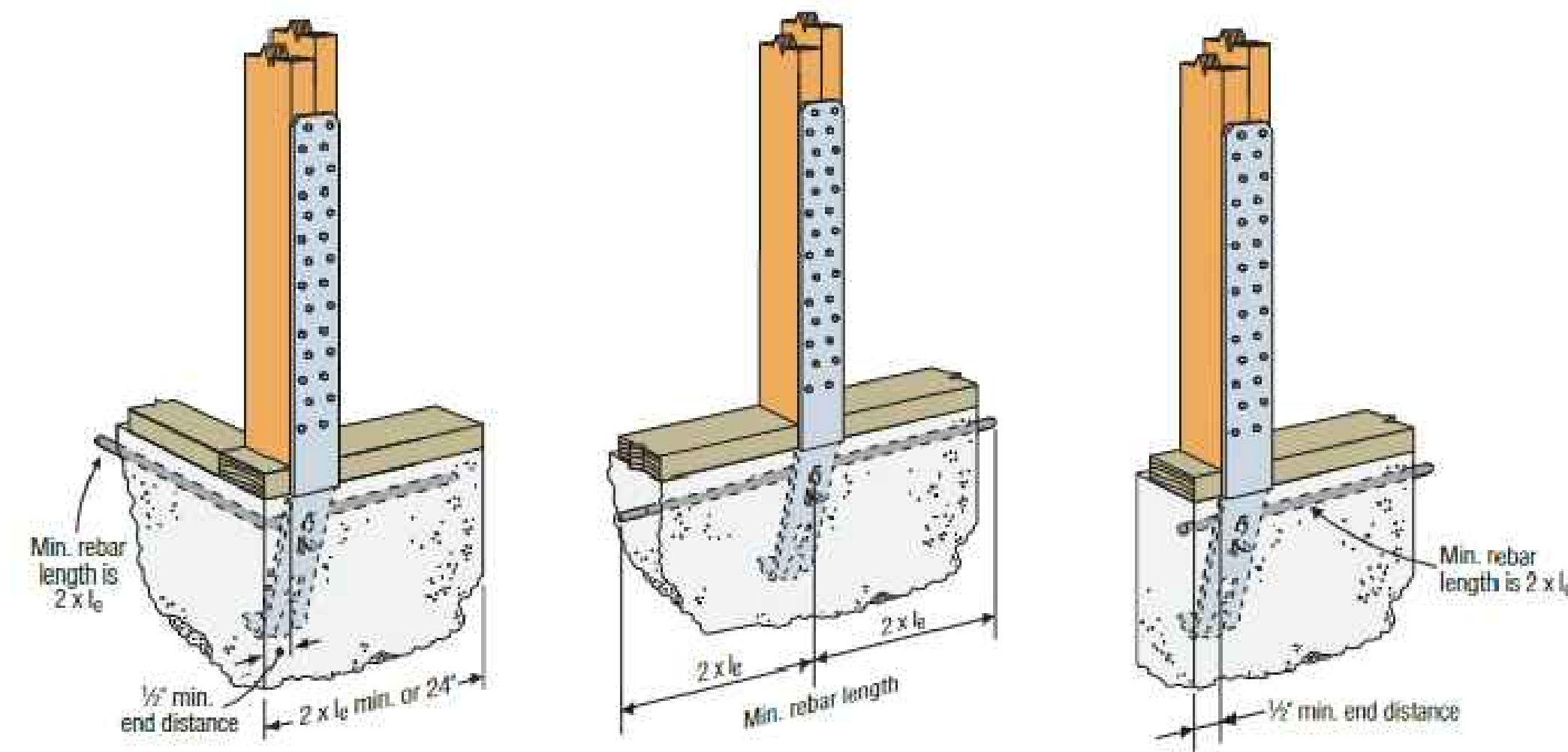
NOTE:
SHEAR WALL AND HOLD
DOWN DETAILS PER
SHEET S5.3

UPPER FLOOR SHEAR WALL LAYOUT PLAN

GENERAL NOTES

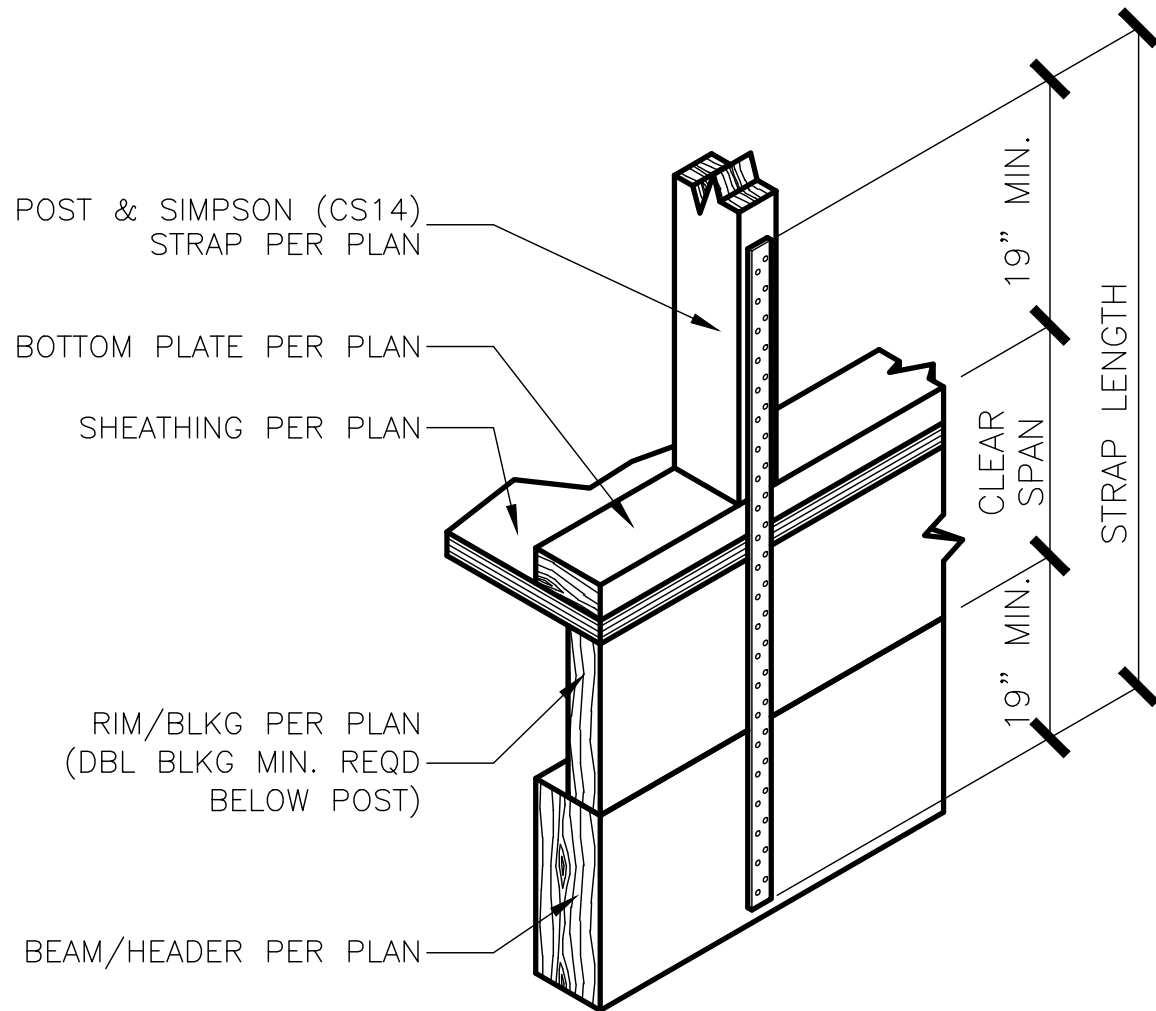
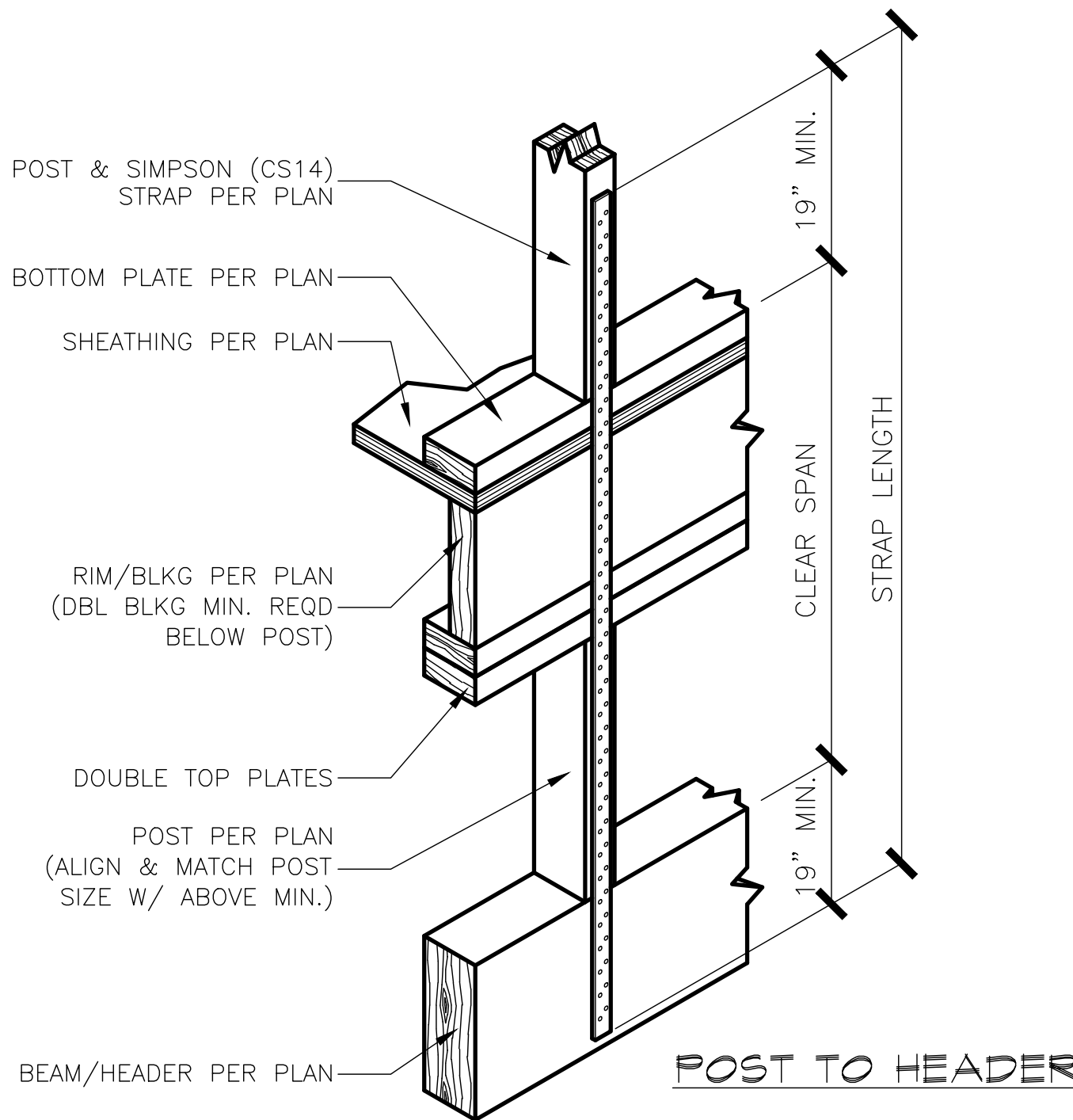
PAGE: S5.2

SCALE AS NOTED

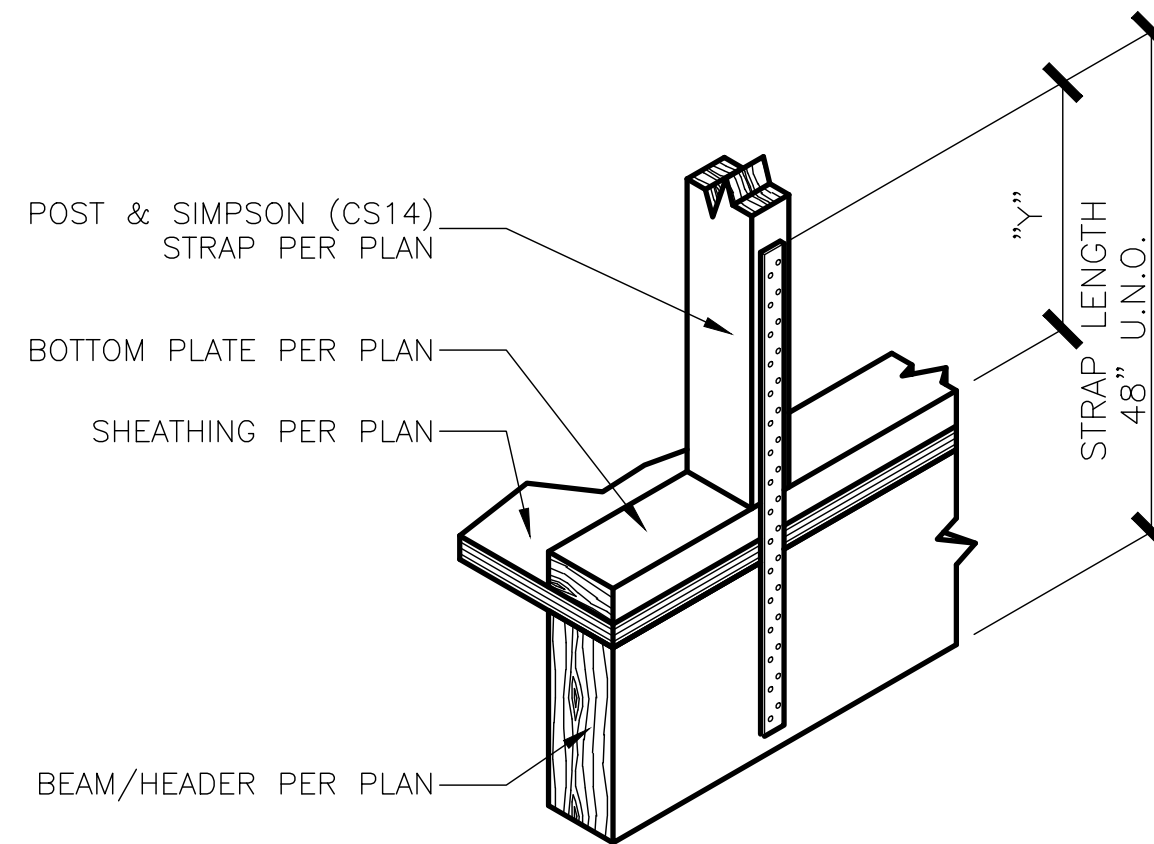


STHD SCHEDULE												
MIN. STEM WALL (IN.)	MODEL NO.		STRAP LENGTH (L)		l _e (IN.)	REQUIRED NAILS	NON-CRACKED			CRACKED		
	STANDARD	RIM JOIST	STANDARD (IN.)	RIM JOIST (IN.)			MIDWALL	CORNER	ENDWALL	MIDWALL	CORNER	ENDWALL
6	STHD14	STHDD14RJ	26 1/8	39 5/8	14	22 - 160 SINKERS	3695	3695	2685	3695	3695	2685

2 TYPICAL STHD14 STRAP TIE-HOLDOWN
SCALE: N.T.S.

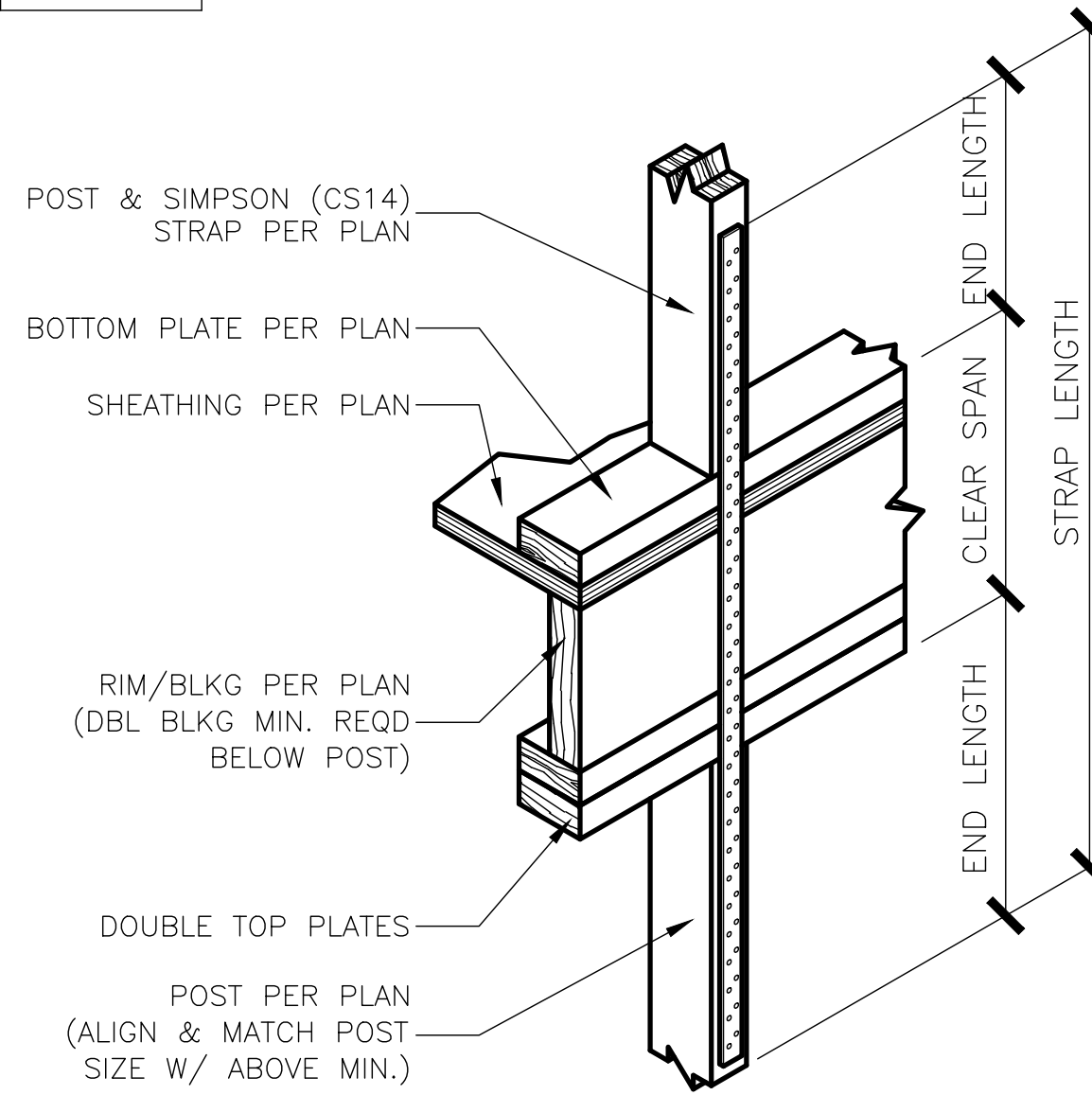


POST TO DROPPED BEAM/HEADER



POST TO FLUSH BEAM

STRAP MODEL NO.	"Y" MIN. (IN.)
CS14	16"



POST TO POST

NOTE: USE 10d NAILS @4" O.C. STAGGERED ALONG ENTIRE LENGTH OF DBL STUDS WHERE OCCURS. IF SPECIFIED, USE POST SIZE CALLED OUT PER PLAN.

STRAP SCHEDULE								
MODEL NO.	TOTAL L	Gd	DF/SP		SPF/HF		ALLOWABLE TENSION LOADS (160)	CODE REF.
			FASTENERS	END LENGTH	FASTENERS	END LENGTH		
			26-10d	15"	30-10d	16"	2490	
CS14	100'	14	30-8d	16"	36-8d	19"	2490	14

1 TYPICAL VERTICAL STRAP
SCALE: N.T.S.

DOOR AND WINDOW HEADER SCHEDULE

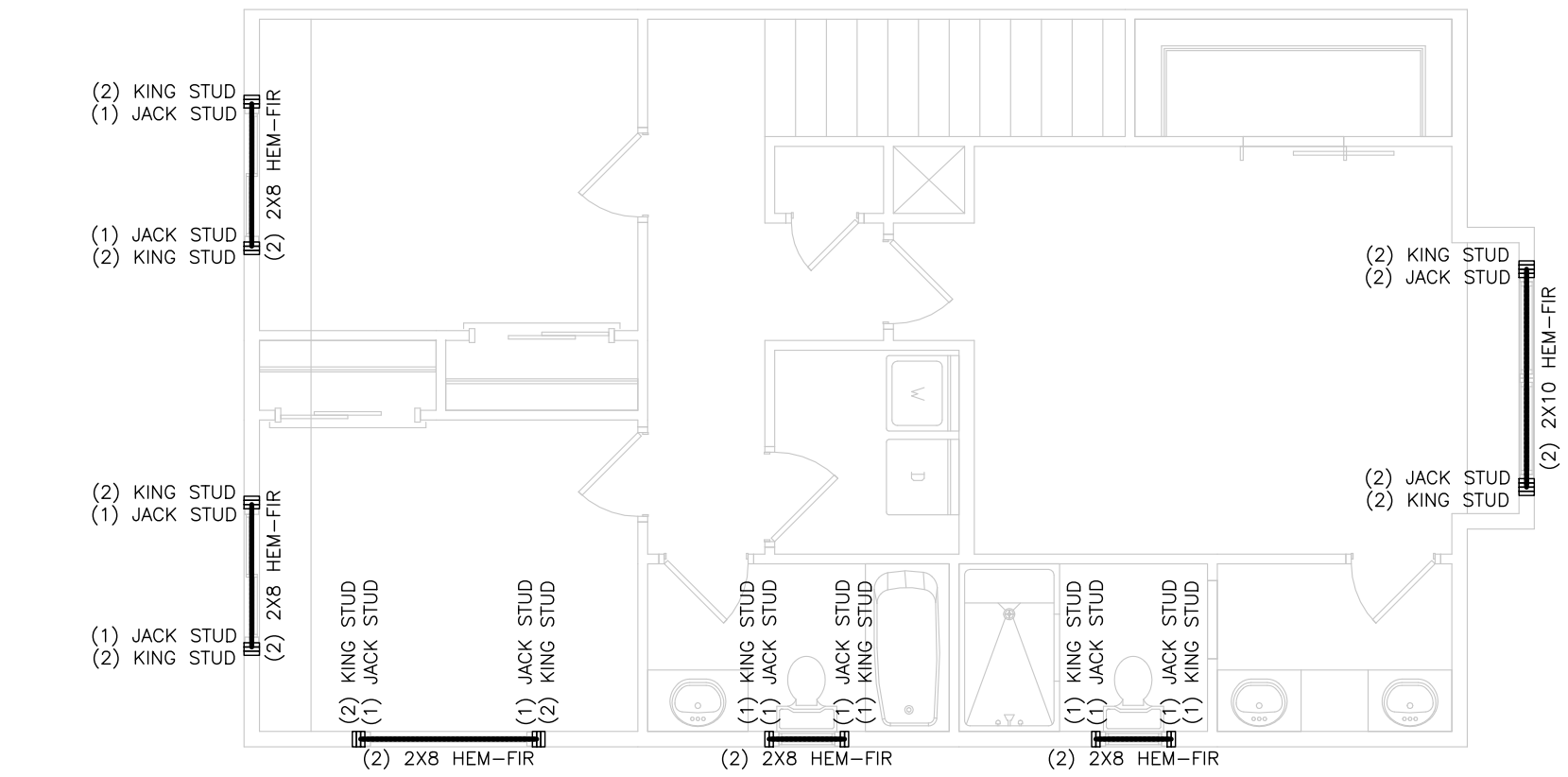
OPENING WIDTH	HEADER SIZE
3'	(2) 2X8 HEM-FIR
4'	(2) 2X8 HEM-FIR
5'	(2) 2X8 HEM-FIR
6'	(2) 2X10 HEM-FIR
8'	(3) 2X10 HEM-FIR
10'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
12'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
16'	(2) 1- $\frac{3}{4}$ x 14" ML

HEADERS BELOW A GIRDER TRUSS OR BELOW ANY ADDITIONAL POINT LOAD SHOULD BE REVIEWED BY AN ENGINEER.

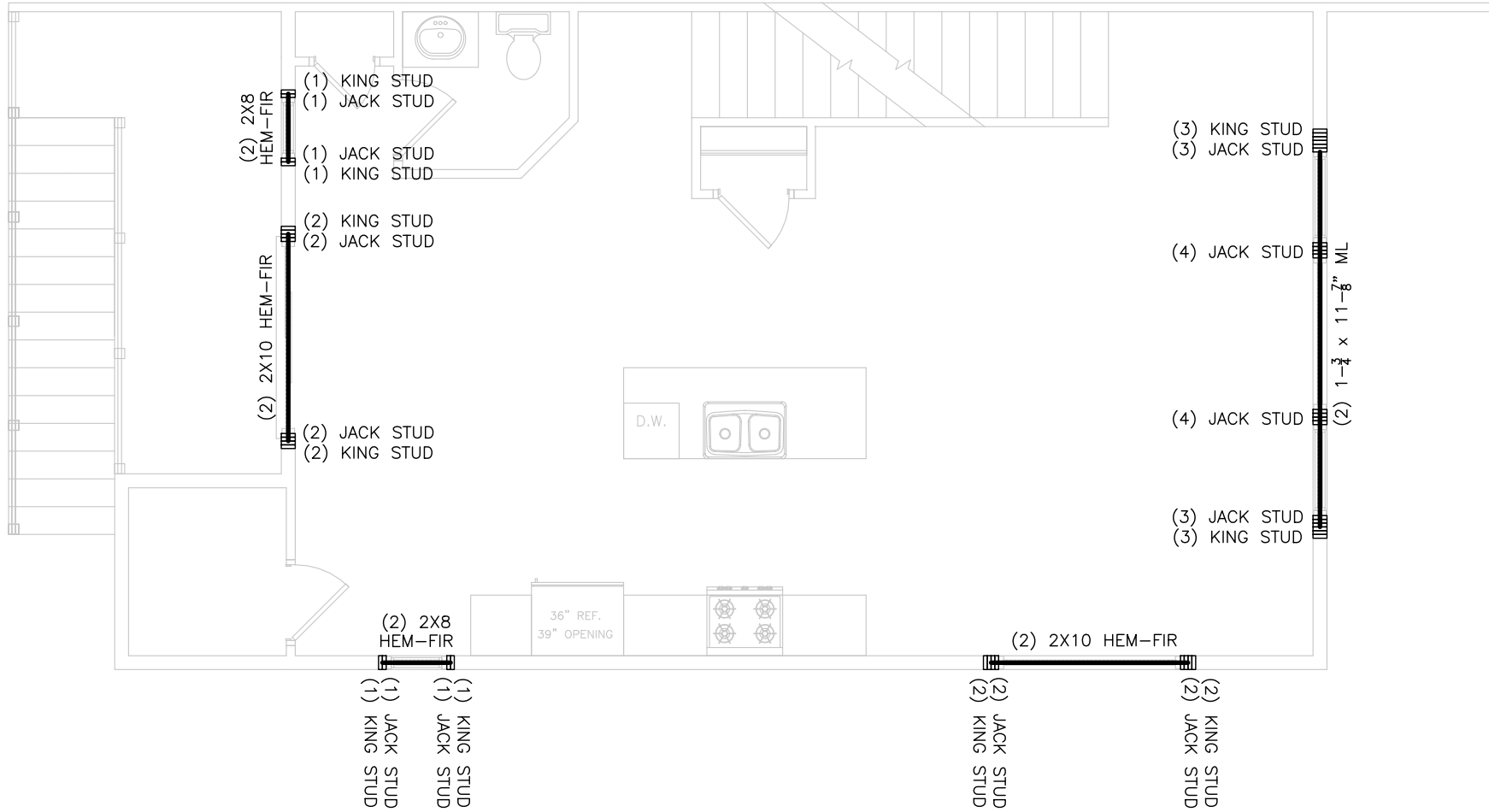
TABLE R603.7(1)

TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH END OF AN OPENING

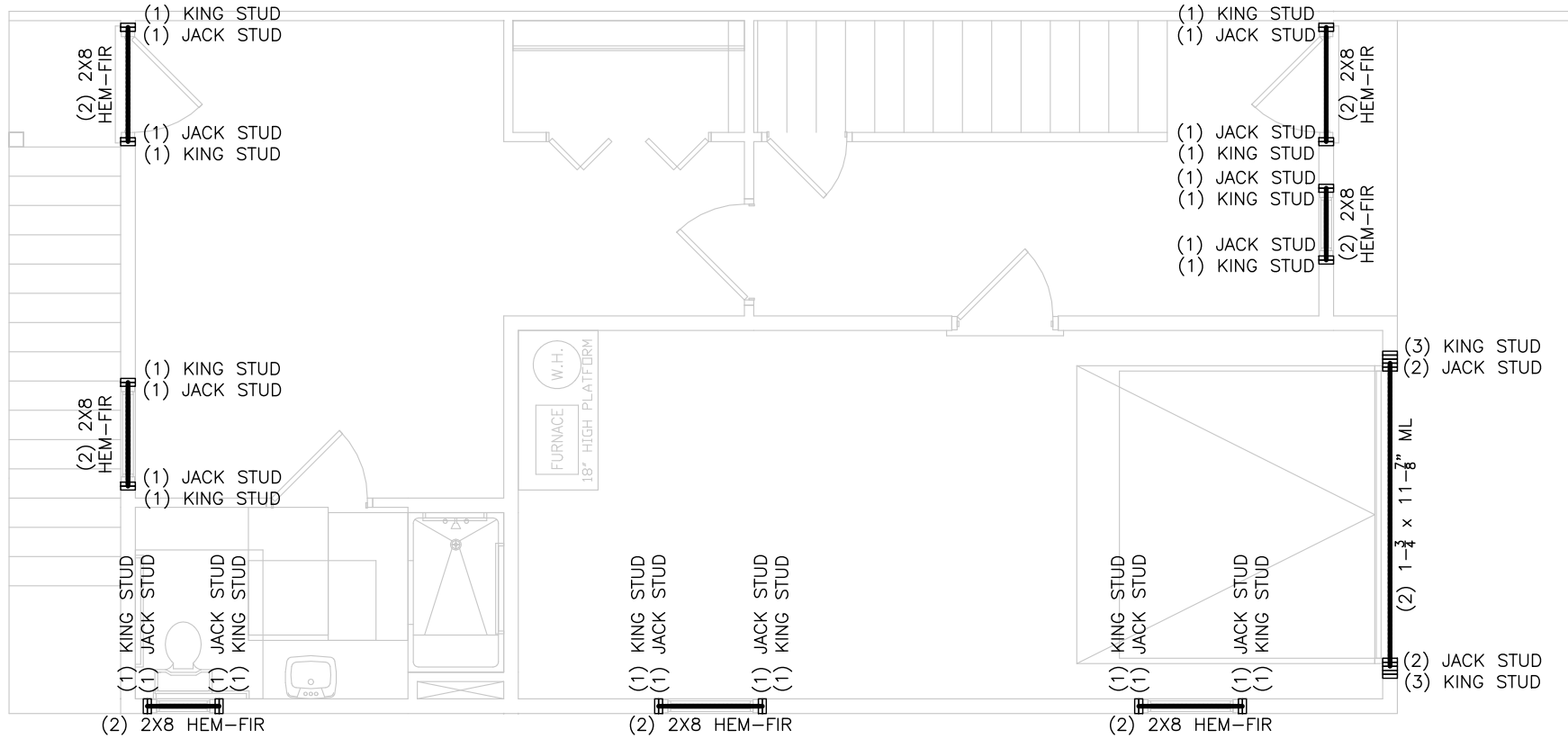
SIZE OF OPENING (FEET-INCHES)	24-INCH O.C. STUD SPACING		16-INCH O.C. STUD SPACING	
	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF JACK STUDS	NO. OF KING STUDS
UP TO 3'-6"	1	1	1	1
>3'-6" TO 5'-0"	1	2	1	2
>5'-0" TO 5'-6"	1	2	2	2
>5'-6" TO 8'-0"	1	2	2	2
>8'-0" TO 10'-6"	2	2	2	3
>10'-6" TO 12'-0"	2	2	3	3
>12'-0" TO 13'-0"	2	3	3	3
>13'-0" TO 14'-0"	2	3	3	4
>14'-0" TO 16'-0"	2	3	3	4
>16'-0" TO 18'-0"	3	3	4	4



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR

LOT 5

GENERAL NOTES

PAGE: S6

SCALE AS NOTED

DOOR AND WINDOW HEADER SCHEDULE

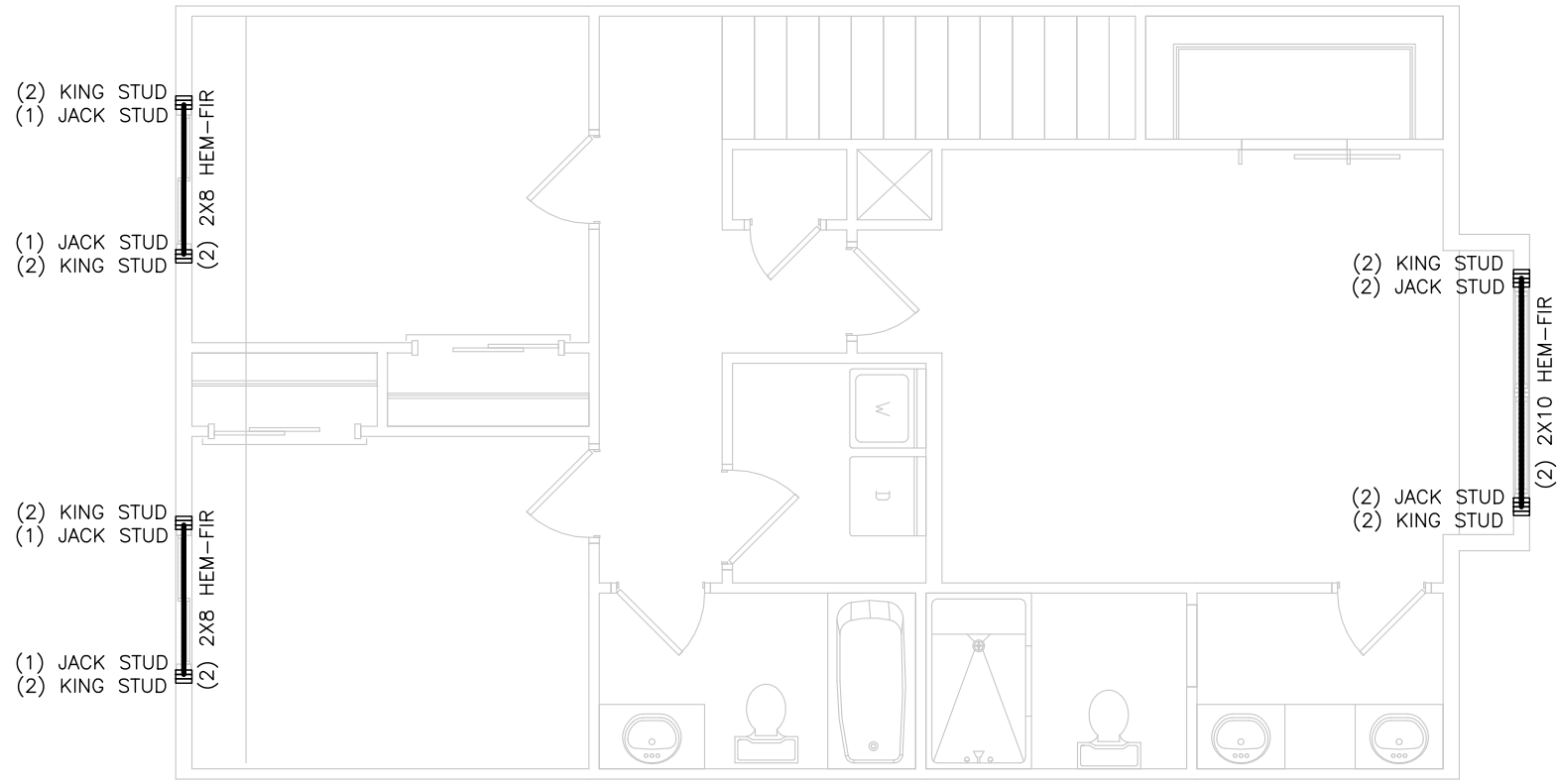
OPENING WIDTH	HEADER SIZE
3'	(2) 2X8 HEM-FIR
4'	(2) 2X8 HEM-FIR
5'	(2) 2X8 HEM-FIR
6'	(2) 2X10 HEM-FIR
8'	(3) 2X10 HEM-FIR
10'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
12'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
16'	(2) 1- $\frac{3}{4}$ x 14" ML

HEADERS BELOW A GIRDER TRUSS OR BELOW ANY ADDITIONAL POINT LOAD SHOULD BE REVIEWED BY AN ENGINEER.

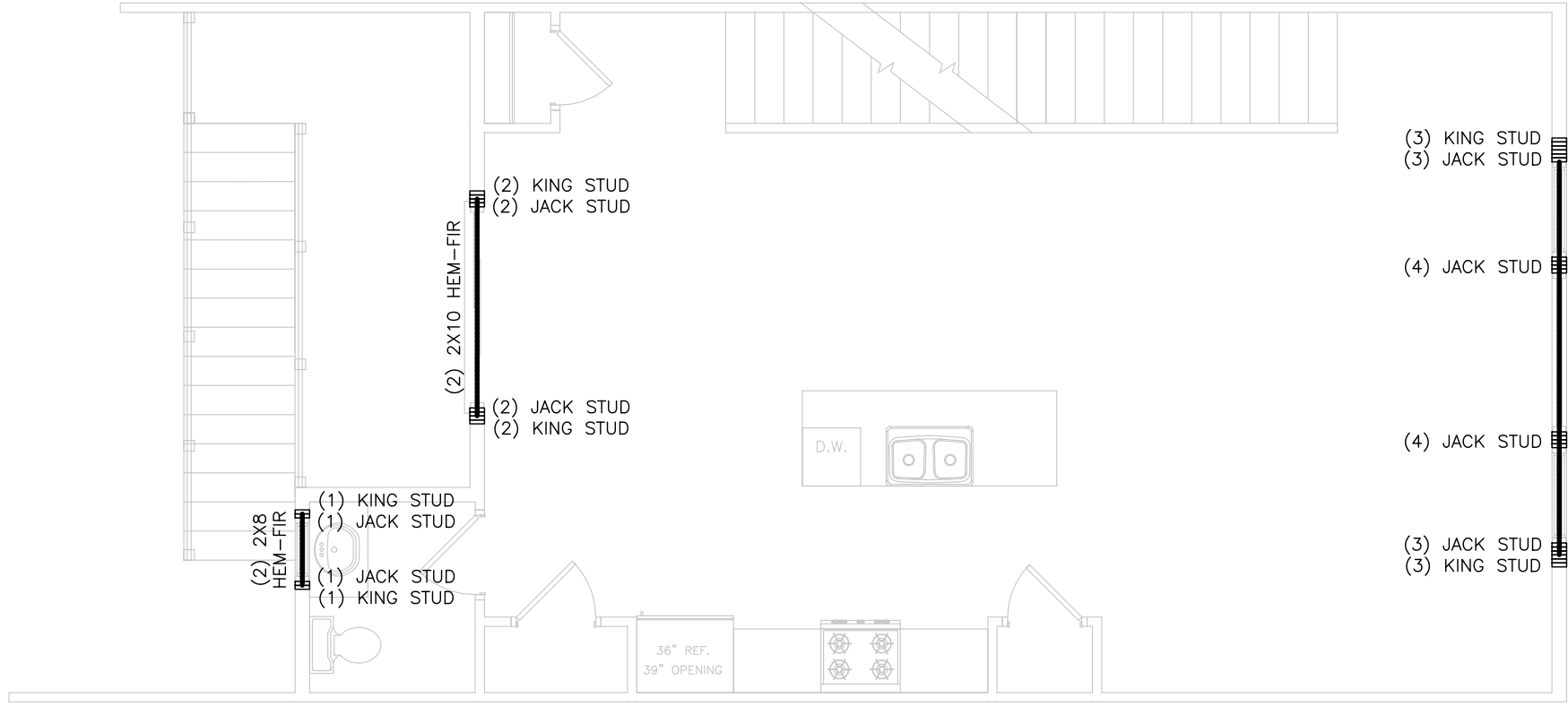
TABLE R603.7(1)

TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH END OF AN OPENING

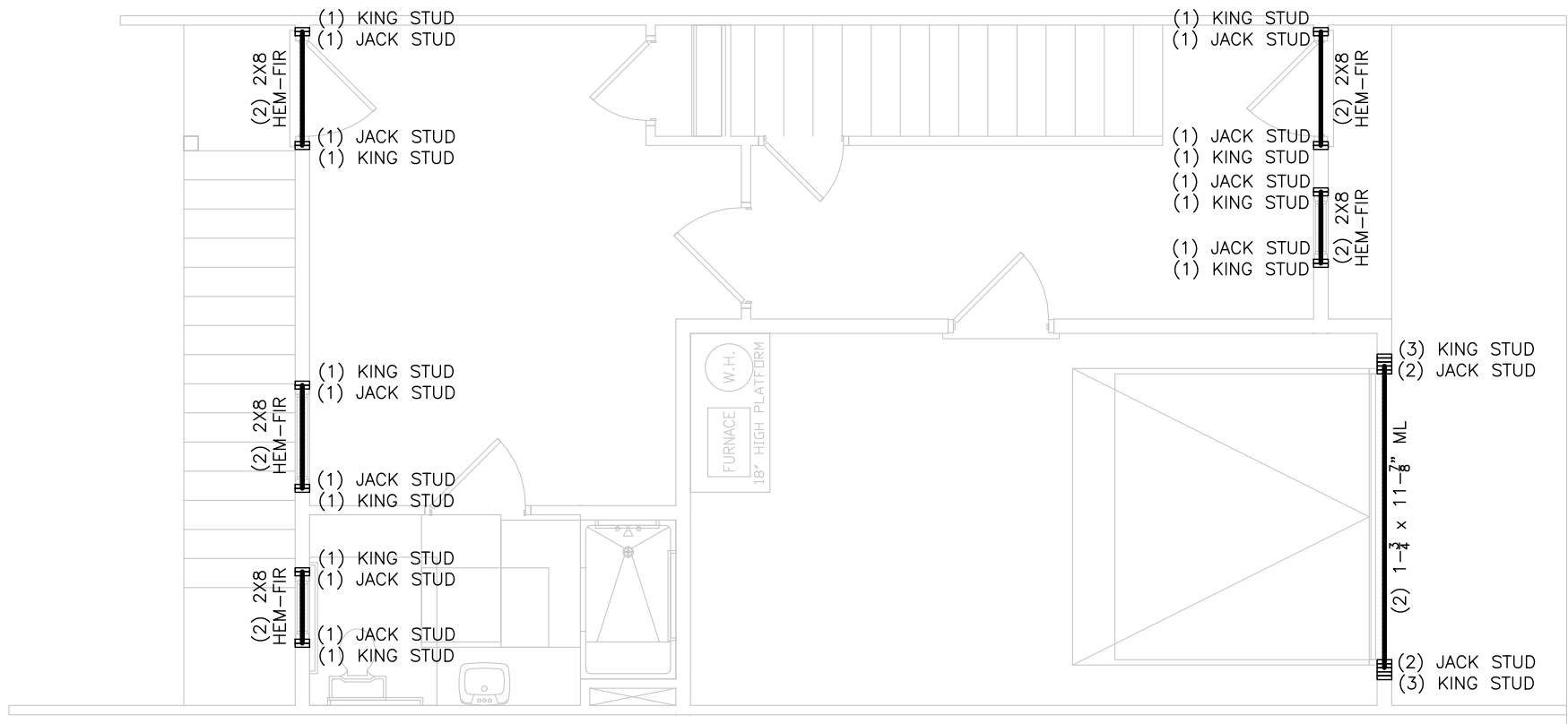
SIZE OF OPENING (FEET-INCHES)	24-INCH O.C. STUD SPACING		16-INCH O.C. STUD SPACING	
	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF JACK STUDS	NO. OF KING STUDS
UP TO 3'-6"	1	1	1	1
>3'-6" TO 5'-0"	1	2	1	2
>5'-0" TO 5'-6"	1	2	2	2
>5'-6" TO 8'-0"	1	2	2	2
>8'-0" TO 10'-6"	2	2	2	3
>10'-6" TO 12'-0"	2	2	3	3
>12'-0" TO 13'-0"	2	3	3	3
>13'-0" TO 14'-0"	2	3	3	4
>14'-0" TO 16'-0"	2	3	3	4
>16'-0" TO 18'-0"	3	3	4	4



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR

LOT 4

GENERAL NOTES

PAGE: S7

SCALE AS NOTED

DOOR AND WINDOW HEADER SCHEDULE

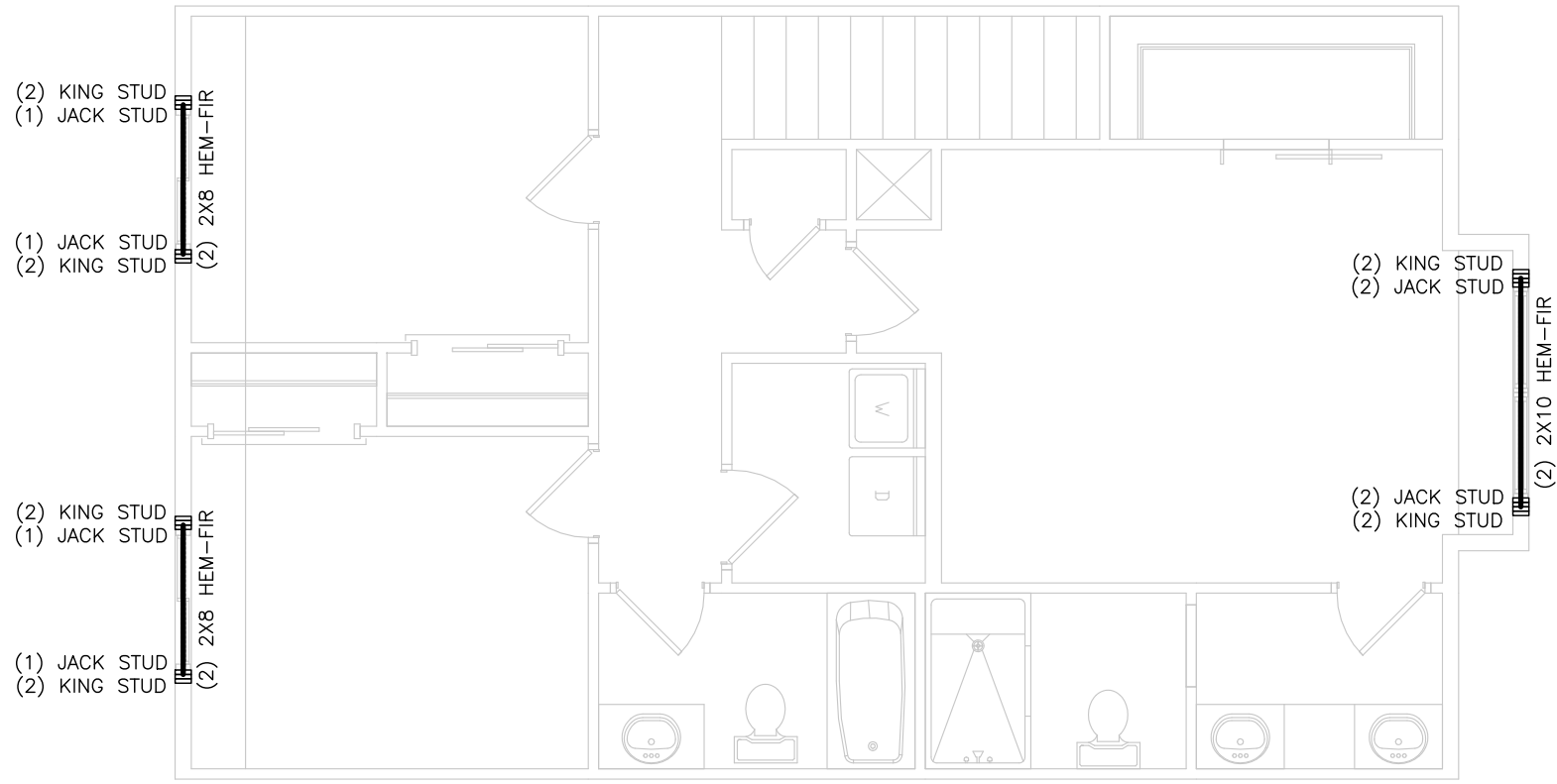
OPENING WIDTH	HEADER SIZE
3'	(2) 2X8 HEM-FIR
4'	(2) 2X8 HEM-FIR
5'	(2) 2X8 HEM-FIR
6'	(2) 2X10 HEM-FIR
8'	(3) 2X10 HEM-FIR
10'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
12'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
16'	(2) 1- $\frac{3}{4}$ x 14" ML

HEADERS BELOW A GIRDER TRUSS OR BELOW ANY ADDITIONAL POINT LOAD SHOULD BE REVIEWED BY AN ENGINEER.

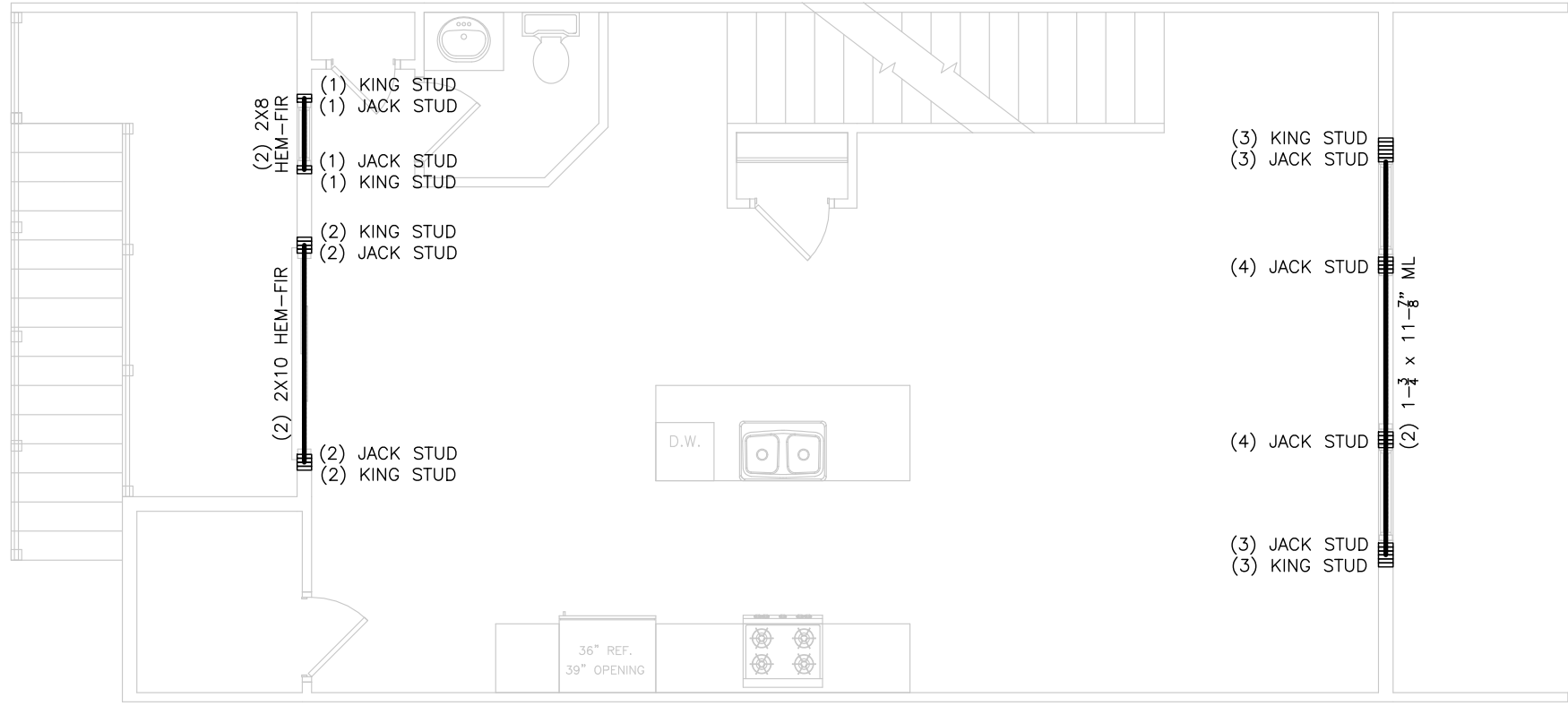
TABLE R603.7(1)

TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH END OF AN OPENING

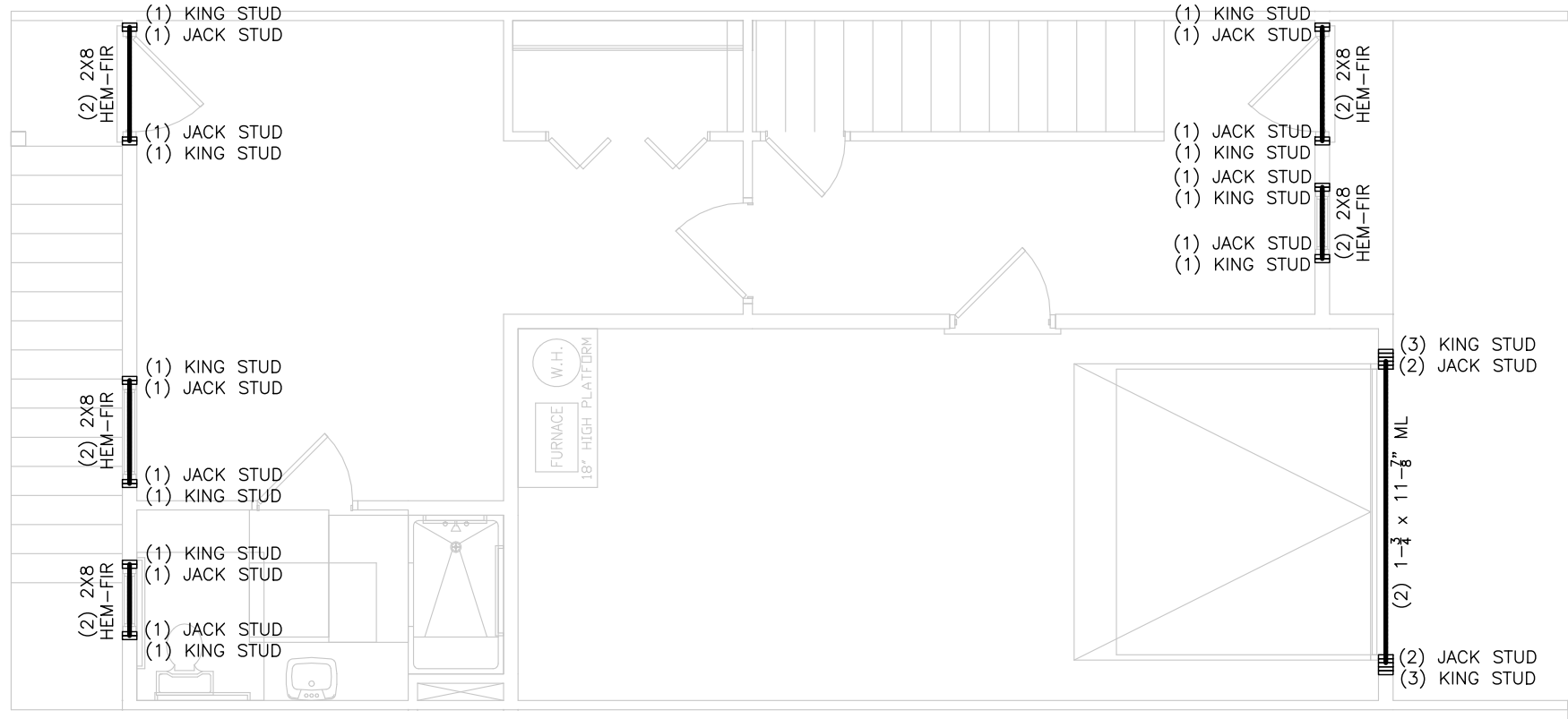
SIZE OF OPENING (FEET-INCHES)	24-INCH O.C. STUD SPACING		16-INCH O.C. STUD SPACING	
	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF JACK STUDS	NO. OF KING STUDS
UP TO 3'-6"	1	1	1	1
>3'-6" TO 5'-0"	1	2	1	2
>5'-0" TO 5'-6"	1	2	2	2
>5'-6" TO 8'-0"	1	2	2	2
>8'-0" TO 10'-6"	2	2	2	3
>10'-6" TO 12'-0"	2	2	3	3
>12'-0" TO 13'-0"	2	3	3	3
>13'-0" TO 14'-0"	2	3	3	4
>14'-0" TO 16'-0"	2	3	3	4
>16'-0" TO 18'-0"	3	3	4	4



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR

LOT 3

GENERAL NOTES

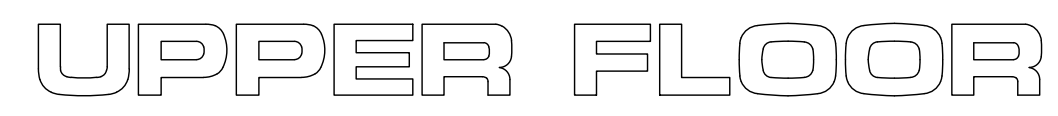
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SCALE AS NOTED

OPENING WIDTH	HEADER SIZE
3'	(2) 2X8 HEM-FIR
4'	(2) 2X8 HEM-FIR
5'	(2) 2X8 HEM-FIR
6'	(2) 2X10 HEM-FIR
8'	(3) 2X10 HEM-FIR
10'	(2) 1- $\frac{1}{2}$ " x 11- $\frac{7}{8}$ " ML
12'	(2) 1- $\frac{1}{2}$ " x 11- $\frac{7}{8}$ " ML
16'	(2) 1- $\frac{1}{2}$ " x 14" ML

TABLE R603.7(1)

SIZE OF OPENING (FEET-INCHES)	24-INCH O.C. STUD SPACING		16-INCH O.C. STUD SPACING	
	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF JACK STUDS	NO. OF KING STUDS
UP TO 3'-6"	1	1	1	1
>3'-6" TO 5'-0"	1	2	1	2
>5'-0" TO 5'-6"	1	2	2	2
>5'-6" TO 8'-0"	1	2	2	2
>8'-0" TO 10'-6"	2	2	2	3
>10'-6" TO 12'-0"	2	2	3	3
>12'-0" TO 13'-0"	2	3	3	3
>13'-0" TO 14'-0"	2	3	3	4
>14'-0" TO 16'-0"	2	3	3	4
>16'-0" TO 18'-0"	3	3	4	4



SCALE AS NOTED

DOOR AND WINDOW HEADER SCHEDULE

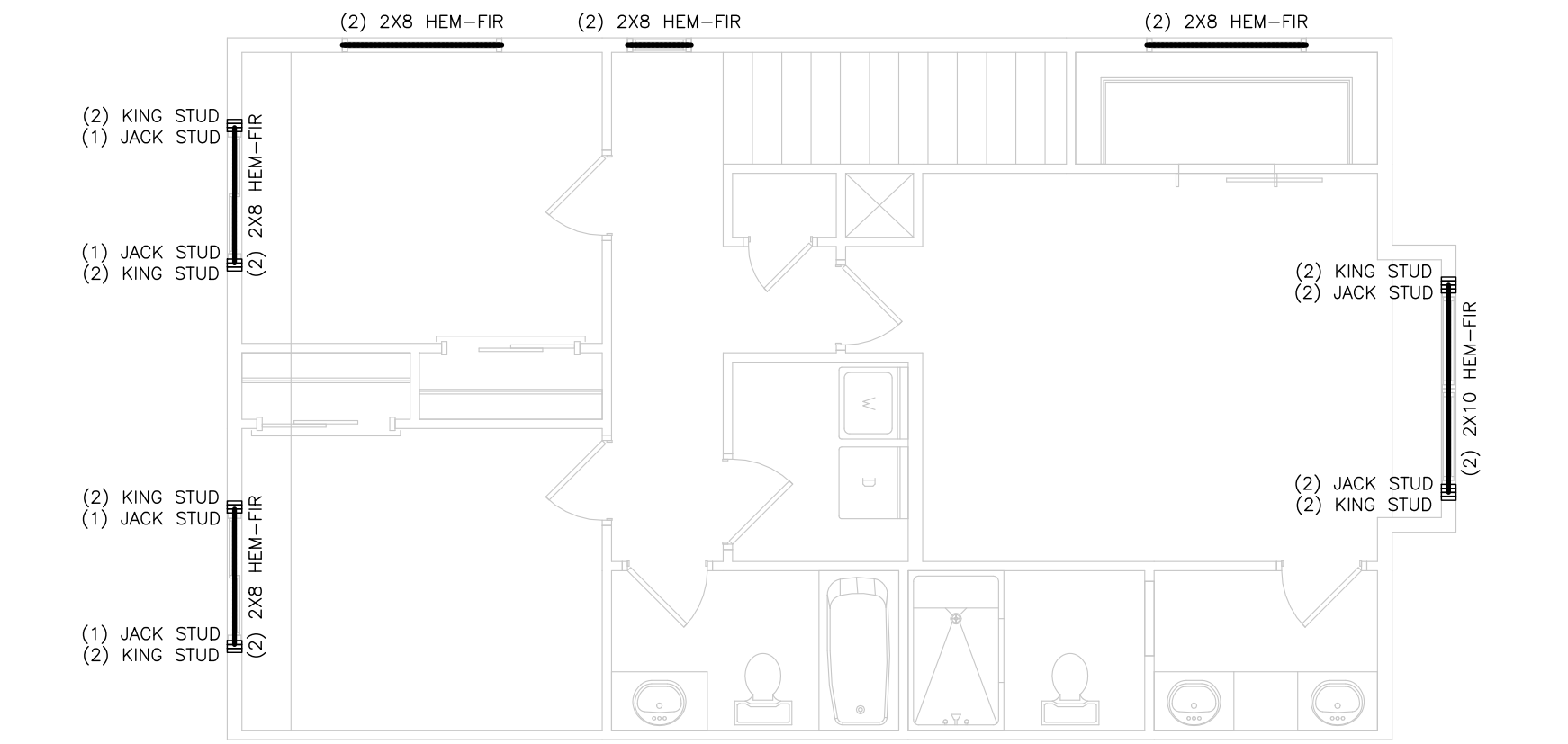
OPENING WIDTH	HEADER SIZE
3'	(2) 2X8 HEM-FIR
4'	(2) 2X8 HEM-FIR
5'	(2) 2X8 HEM-FIR
6'	(2) 2X10 HEM-FIR
8'	(3) 2X10 HEM-FIR
10'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
12'	(2) 1- $\frac{3}{4}$ x 11- $\frac{7}{8}$ " ML
16'	(2) 1- $\frac{3}{4}$ x 14" ML

HEADERS BELOW A GIRDER TRUSS OR BELOW ANY ADDITIONAL POINT LOAD SHOULD BE REVIEWED BY AN ENGINEER.

TABLE R603.7(1)

TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH END OF AN OPENING

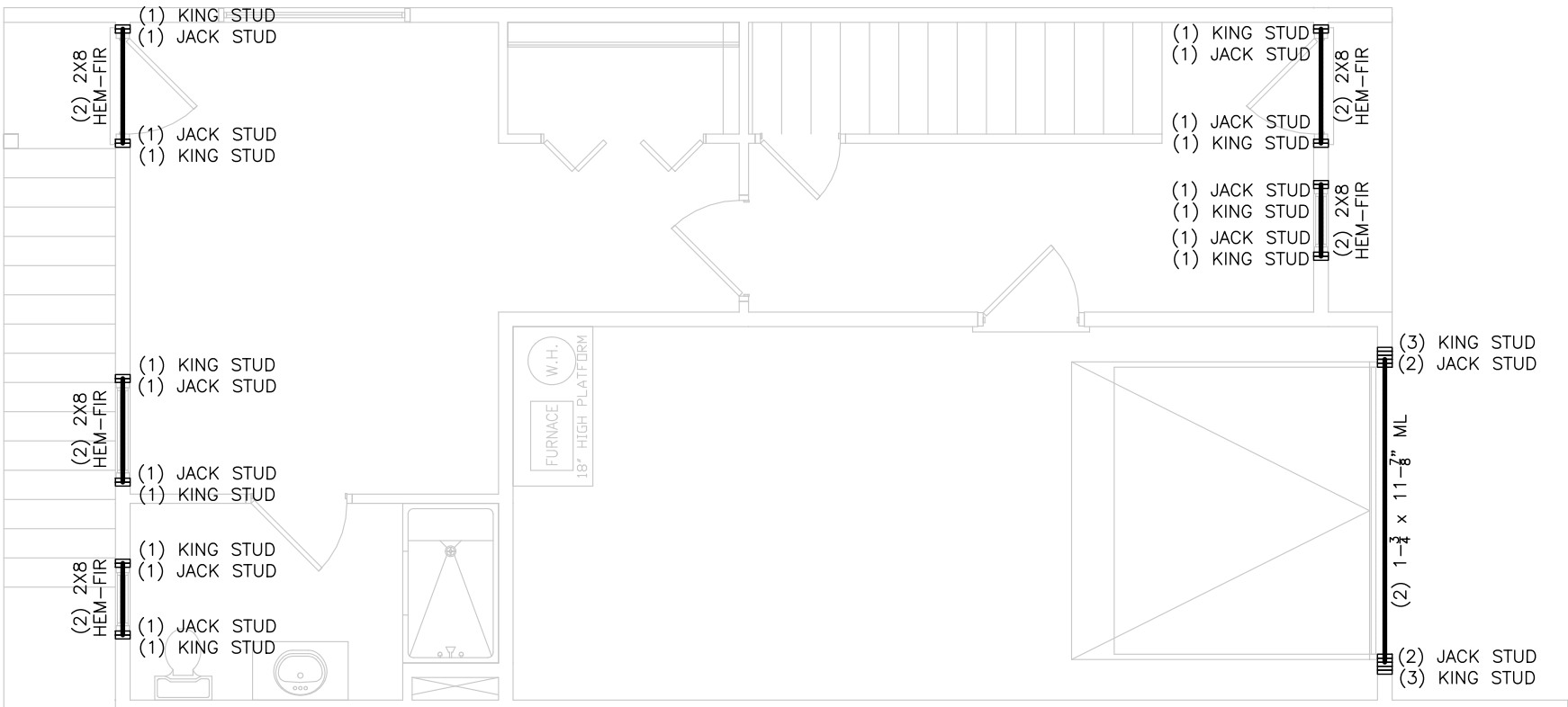
SIZE OF OPENING (FEET-INCHES)	24-INCH O.C. STUD SPACING		16-INCH O.C. STUD SPACING	
	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF JACK STUDS	NO. OF KING STUDS
UP TO 3'-6"	1	1	1	1
>3'-6" TO 5'-0"	1	2	1	2
>5'-0" TO 5'-6"	1	2	2	2
>5'-6" TO 8'-0"	1	2	2	2
>8'-0" TO 10'-6"	2	2	2	3
>10'-6" TO 12'-0"	2	2	3	3
>12'-0" TO 13'-0"	2	3	3	3
>13'-0" TO 14'-0"	2	3	3	4
>14'-0" TO 16'-0"	2	3	3	4
>16'-0" TO 18'-0"	3	3	4	4



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR

LOT 1

GENERAL NOTES

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SCALE AS NOTED