TABLE 2304.10.1-FASTENING SCHEDULE 2018 INTERNATIONAL BUILDING CODE

SR. NO.	DESCRIPTION OF BLDG ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING & LOCATION
1.	BLOCKING BTWN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
	BLOCKING BTWN RAFTERS OR TRUSS AT THE WALL TOP PLATE, TO RAFTERS OR TRUSS	2-8d COMMON (2 1/2"x0.131") 2-3"x0.131" NAILS 2-3" 14 GAGE STAPLES	EACH END, TOENAIL
		2-16d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3-3" GAGE STAPLES	END NAIL
	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3X14 GAGE STAPLES @6" O.C	FACE NAIL
2.	CEILING JOISTS TO PLATE	3-8d COMMON (2 1/2"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JIOST, TOENAIL
3.	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3½"x0.162"); OR 4-10d BOX (3"X0.128"); OR 4-3"x0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4.	CEILING JOISTS ATTACHED TO PARALLEL RAFTERS (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 3208.7.3.1	FACE NAIL
5.	COLLAR TIE TO RAFTER	3-10d COMMON (3"x0.148"); OR 4-10d BOX (3"X0.128"); OR 4-3"x0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6.	RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	3-10d COMMON (3"x0.148"); OR 3-16d BOX (3"x0.135"); OR 4-10d BOX (3"X0.128"); OR 4-3"x0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
7.	ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"X0.128"); OR 3-3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
		3-10d COMMON (3"x0.148"); OR 3-16d BOX (3"x0.135"); OR 4-10d BOX (3"X0.128"); OR 4-3"x0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
8.	STUD TO STUD (NOT BRACED WALL PANELS)	16d COMMON (3½"x0.162")	24" O.C FACE NAIL
		10d BOX (3"x0.128"); OR 3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C FACE NAIL
9.	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3½"x0.162"); OR	16" O.C FACE NAIL
		16d BOX (3½"x0.135"); OR	12" O.C FACE NAIL
		3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C FACE NAIL
10.	BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3½"x0.162"); OR	16" O.C EACH EDGE, FACE NAIL
		16d BOX (3½"x0.135")	12" O.C EACH EDGE, FACE NAIL
11.	CONTINUOUS HEADER TO STUD	4-8d COMMON (2½"x0.131"); OR 4-10d BOX (3"x0.128")	TOENAIL
12.	TOP PLATE TO TOP PLATE	16d COMMON (3½"x0.162"); OR	16" O.C FACE NAIL
		10d BOX (3"x0.128"); OR 3"x0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C FACE NAIL
13.	TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3½"x0.162"); OR 12-10d BOX (3"X0.128"); OR 12-3"x0.131" NAILS; OR 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MIN 24" LAP SPLICE LENGHT EACH SIDE OF END JOINT)
14.	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING(NOT AT BRACED WALL PANELS)	16d COMMON (3½"x0.162"); OR	16" O.C FACE NAIL
		16d BOX (3"x0.135"); OR 3"x0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C FACE NAIL
15.	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3½"x0.162"); OR 3-16d BOX (3"x0.135"); OR 4-3"x0.131"NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C FACE NAIL
16.	STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2½"x0.131"); OR 4-10d BOX (3"x0.128") 4-3"x0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
		2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"X0.128"); OR 3-3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL

FOR SI: 1 INCH = 25.4 MM.

A. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX/CASING.

B. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED.

C. WHERE A RAFTER IS FASTENED TO AN ADJACENT OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

TABLE 2304.10.1-FASTENING SCHEDULE - CONTINUED

DESCRIPTION OF BLDG ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING & LOCATION
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"X0.128"); OR 3-3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"X0.128"); OR 2-3"x0.131" NAILS; OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1"X6" SHEATHING TO EACH BEARING	2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"X0.128"	FACE NAIL
20. 1"X8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"X0.128"	FACE NAIL
21. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"X0.128"); OR 3-3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW.	8d COMMON (2½"x0.131"); OR 10d BOX (3"X0.128"); OR 3"x0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOENAIL
23. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"X0.128"	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3½"x0.162")	FACE NAIL
25. 2" PLANKS (PLANK&VEAM-FLOOR&ROOF)	2-16d COMMON (3½"x0.162")	EACH BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4"x0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX (3"X0.128"); OR 3"x0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20d COMMON (4"x0.192"); OR 3-10d BOX (3"X0.128"); OR 3-3"x0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND EACH SPLICE, FACE NAIL
27. LAGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3½"x0.162"); OR 4-10d BOX (3"X0.128"); OR 4-3"x0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOISTS OR RAFTERS, FACE NAIL
28. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3½"x0.162"); OR 4-10d BOX (3"X0.128"); OR 4-3"x0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"X0.128"); OR 2-3"x0.131" NAILS; OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH NAIL, TOENAIL

		EDGES (IN)	INTERMEDIATE SUPPORT(IN)
30. 3/8"-1/2"	6d COMMON OR DEFORMED (2"X0.113") (SUBFLR AND WALL)	6	12
	8d BOX OR DEFORMED (2 1/2"X0.113") (ROOF)	6	12
	2½"x0.113" NAIL (SUBFLOOR AND WALL)	6	12
	1½" 16 GAGE STAPLE, 7/16" CROWN (SUBFLR AND WALL)	4	8
	2½"x0.113" NAIL (ROOF)	4	8
	1½" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	3	6
31. 19/32"-3/4"	8d COMMON (2 1/2"X0.113"; OR 6d DEFORMED (2"X0.113")	6	12
	2½"x0.113" NAIL; OR 6d DEFORMED (2"X0.113")	4	8
32. 7/8"-1 1/4"	10d COMMON (3"X0.148"); OR 8d DEFORMED (2 1/2"X0.131")	6	12
OTHER EXTERIOR WALL SHEATHING			
33. ½" FIBERBOARD SHEATHING "B"	1 ½" GALVANIZED ROOFING NAIL (7/16" HEAD DIA); OR 1 ¼" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
34. ½" FIBERBOARD SHEATHING "B"	1 3/4" GALVANIZED ROOFING NAIL (1/16" HEAD DIA); OR 1 1/2" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
WOOD STRUCTURAL PANELS (WSP), COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
35. 3/4" AND LESS	8d COMMON (2 1/2"X0.113"); OR 6d DEFORMED (2"X0.113")	6	12
36. 7/8" - 1"	8d COMMON (2 1/2"X0.113"); OR 8d DEFORMED (2 1/2"X0.113")	6	12
37. 1 1/8" - 1 1/4"	10d COMMON (3"X0.148"); OR 8d DEFORMED (2 1/2"X0.113")	6	12
PANEL SIDING TO FRAMING			
38. 1 1/2" OR LESS	6d CORROSION-RESISTING SIDING (1 5/8"X0.106"); OR 6d CORROSION-RESISTING CASTING (2"X0.131")	6	12
39. 5/8"	8d CORROSION-RESISTING SIDING (2 3/8"X0.128"); OR 8d CORROSION-RESISTING CASTING (2 1/2"X0.113")	6	12
INTERIOR PANELING			
40. 1/4"	4d CASING (1 1/2"X0.080"); OR 4d FINISH (1/2"X0.072")	6	12
41. 3/8"	6d CASING (2"X0.099"); OR 6d FINISH (PANEL SUPPORT AT 24")	6	12

GENERAL:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
4. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS AND THE APPLICABLE PROVISIONS OF THE 2018 INTERNATIONAL BUILDING CODE AS AMENDED BY THE CITY.
6. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC.. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE OR SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT CONSTITUTE INSPECTION OF THE ABOVE ITEMS.
8. OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC. UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. THE ENGINEER SHALL BE NOTIFIED WHEN OTHER DRAWINGS SHOW OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC. THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS.
9. NO PIPES OR DUCTS SHALL BE PLACED IN FOUNDATION UNLESS SPECIFICALLY SHOWN OR NOTED ON THESE STRUCTURAL DRAWINGS. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DETAILS FOR AVOIDING THE INTERFERENCE OF MATERIALS TO BE EMBEDDED IN CONCRETE INCLUDING BUT NOT LIMITED TO REINFORCING STEEL, MISCELLANEOUS STEEL AND CONDUITS. THIS IS BEST ACCOMPLISHED THROUGH CAREFUL COORDINATION OF SHOP DRAWINGS.
11. PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL LOCATE EXISTING UTILITY SERVICES IN AREAS TO BE EXCAVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES IN THE WORK AREA AND SHALL REPAIR ANY DAMAGE CAUSED BY HIS OR HER OPERATIONS AT HIS OR HER OWN COST.
13. ALL ASTM STANDARDS LISTED HEREIN, SHALL BE OF THE ISSUE LISTED IN THE CURRENT ANNUAL BOOK OF STANDARDS SECTION 00, VOLUME 00.01 OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
14. CONTRACTOR SHALL VERIFY THE SITE CONDITIONS ARE ACCEPTABLE FOR THE PROPOSED CONSTRUCTION.
15. THE SPECIAL INSPECTOR MUST BE APPROVED BY THE CITY.
16. THE TESTING LABORATORY MUST BE APPROVED BY THE CITY.

SOILS CONDITION:

1. ALL NEW WORK IS DESIGNED USING AN ALLOWABLE SOIL BEARING OF 1500 PSF PER 'IBC 2018 TABLE 1806.2 SOIL CLASS 5
2. THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON NATIVE/UNDISTURBED SOIL.
3. IF THE BUILDING INSPECTOR SUSPECTS EXPANSIVE SOILS BASED ON OBSERVATION OF THE FOUNDATION EXCAVATION, HE MAY REQUIRE SOIL EXPANSION INDEX TESTS IN ACCORDANCE WITH IBC SEC. 1802.
4. FOOTINGS SHALL BE AT OR BELOW 30" FROM LOWEST ADJACENT SURFACE (i.e., FROST LINE DEPTH).

WOOD NOTES:

1. ALL WOOD MEMBERS SHALL BE DOUGLAS FIR/LARCH, CONFORMING TO THE IBC STANDARD 23-1 USING CURRENT WWPA GRADING RULES, UNLESS OTHERWISE NOTED. EACH PIECE OF LUMBER SHALL BE GRADE MARKED.
   HORIZONTAL FRAMING
   MEMBERS: ..... THICKNESS 2x" & 3x": NO. 2
   ALL OTHER HORIZONTAL
   MEMBERS: NO. 1, U.N.O.
   VERTICAL FRAMING
   MEMBERS: ..... 4x AND 6x POSTS: NO. 1
   ALL OTHER VERTICAL MEMBERS: NO. 2
   STUDS: CONSTRUCTION, U.N.O.
2. ALL PLYWOOD SHALL CONFORM TO IBC
   STANDARD 23-2 AND SHALL BE IDENTIFIED WITH APA GRADE MARK. SEE PLANS FOR THICKNESS.
   ROOF SHEATHING: ..... 5/8" : STRUCTURAL I (24/16)
   OR ICC EQUAL
   FLOOR SHEATHING: ..... 3/4" : STRUCTURAL I (16/0)
   OR ICC EQUAL
   WALL SHEATHING: ..... 1/2" : STRUCTURAL I (24/0)
   OR ICC EQUAL
3. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO FRAMING MEMBERS. NAIL AS INDICATED ON PLANS WITH COMMON WIRE NAILS; PROVIDE 2X OR 3X BLOCKING AT JOINTS PERPENDICULAR TO FRAMING MEMBERS AS INDICATED ON PLAN. ALL FRAMING MEMBERS SHALL BE ON A 4'-0" MODULE TO COINCIDE WITH PLYWOOD PATTERN.
4. 2" SOLID BLK SHALL BE PLACED BTWN ALL JSTS AND RAFTERS AT SUPPORTS.
5. LAG SCREWS: PREDRILL WITH A BIT SIZE OF 65% OF THE SHANK DIA FOR THE THREADED PORTION. LEAD HOLES SHALL BE SAME LENGTH AS UNTHREADED SHANK AND THE SAME DIA AS THE SHANK. SCREW ALL LAGS INTO PLACE. CUT WASHERS SHALL BE PROVIDED UNDER HEADS WHICH BEAR ON WOOD.
6. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIA FROM THE END AND 4 DIA FROM THE EDGE UNLESS OTHERWISE DETAILED.
7. NO CHECKS OR SPLITS ALLOWED AT AREAS TO BE BOLTED.
8. SEE SHEAR WALL SCHED ON DRAWINGS FOR REQUIREMENTS FOR SHEAR WALLS.
9. ALL CONNECTORS SHALL BE BY SIMPSON STRONG-TIE COMPANY OR ICC EQUAL.
10. DIAPHRAGM (VERTICAL AND HORIZONTAL) SHTG NAILS OR OTHER APPROVED CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH W/ THE SURFACE OF THE SHTG.
11. FASTENERS IN P.T. WOOD & FIRE RETARDANT WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
12. WOOD FRAMING MEMBERS, INCLUDING SHTG, RESTING ON EXT FDN WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE P.T. WOOD.

STRUCTURAL LUMBER MEMBER GRADES

MEMBER SIZE & LOCATION	GRADE	REMARKS
ALL STUDS	NO. 2	-
ALL 4x & LARGER POSTS	NO. 1	-
POSTS & TIMBERS (P&T)	NO. 1	-
2x & 4x BEAMS, JOISTS & RAFTERS	NO. 2	-
BEAMS & STRINGERS (B&S)	NO. 1	-
TOP, SILL/SOLE PLATES	NO. 2	-
STAIR STRINGERS	NO. 2	-
LEDGERS & NAILERS	NO. 2	-
BLOCKING	NO. 2	-
MISCELLANEOUS	NO. 2	-

DESIGN CRITERIA

CODE & DESIGN CRITERIA

1.	LOCAL JURISDICTION:		MESA COUNTY
2.	APPLICABLE BUILDING CODE:		2018 IBC
3.	RISK CATEGORY OF BUILDING:		II
4.	GRAVITY DESIGN LOADS:		
	- ROOF DEAD LOAD:(IBC 1606)	Dr =	15 PSF
	- ROOF LIVE LOAD:(IBC 1603.1.2)	Lr =	20 PSF
	- FLOOR DEAD LOAD:(IBC 1606)	Df =	16 PSF
	- FLOOR LIVE LOAD:(IBC 1603.1.2)	Lf =	40 PSF
	- HABITABLE ATTICS & SLEEPING AREA LIVE LOAD:(IBC 1603.1.2)	Lf =	30 PSF
	- UNHABITABLE ATTICS WITH STORAGE LIVE LOAD:(IBC 1603.1.2)	Lf =	20 PSF
	- ROOF SNOW LOAD	Sr =	30 PSF
5.	LATERAL DESIGN LOADS:		
5.1	WIND LOADS (ASCE §28.6 MWFRS ENCL. SIMPLE DIAPH. LOW-RISE BLDG.):		
	- IMPORTANCE FACTOR:	Iw =	1.00
	- BASIC WIND SPEED (3-SECOND GUST):	V =	115 MPH
	- EXPOSURE CATEGORY:		C
	- TOPOGRAPHIC FACTOR:	Kzt =	1.0
5.2	SEISMIC LOADS (ASCE §12.8 SLRS EQUIV. LATERAL FORCE PROCEDURE):		
	- IMPORTANCE FACTOR:	Ie =	1.00
	- SITE CLASS:		D-DEFAULT
	SEISMIC GROUND MOTION PARAMETERS:		
	- MAPPED MCE ACCELERATION @ SHORT-PERIODS:	Ss =	0.306g
	- MAPPED MCE ACCELERATION @ A PERIOD OF 1-SECOND:	S1 =	0.073g
	- SHORT-PERIOD SITE COEFFICIENT:	Fa =	1.555
	- LONG-PERIOD SITE COEFFICIENT:	Fv =	2.400
	- DESIGN ACCELERATION @ SHORT-PERIODS:	Sds =	0.317g
	- DESIGN ACCELERATION @ A PERIOD OF 1-SECOND:	Sd1 =	0.116g
	SEISMIC DESIGN CATEGORY:		B
	SEISMIC FORCE-RESISTING SYSTEM : LIGHT - FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS		
	SEISMIC RESPONSE COEFFICIENT:	Cs =	0.0488
	SLRS N-S & E-W DIRECTIONS:		
	LIGHT FRAMED WALLS SHEATHED W/ WOOD STRUCTURAL PANELS:		
	- RESPONSE MODIFICATION FACTOR:	R =	6.5
	- SYSTEM OVERSTRENGTH FACTOR:	Ω =	2.5*-> 2.0
	- DEFLECTION AMPLIFICATION FACTOR:	Cd =	4
	- ALLOWABLE STORY DRIFT:		2%
	- REDUNDANCY FACTOR:	RHO =	1.0

*OVERSTRENGTH FACTOR REDUCED BY 1/2, FOR FLEXIBLE DIAPHRAGMS, PER ASCE 7 T. 12.2-1 FOOTNOTE "g."

SHEET INDEX

ENGINEER OF RECORD:
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COLORADO LICENSED VENKATA ROHIT GRANDHI 58481 PROFESSIONAL ENGINEER

07.08.2025

REVISIONS

DATE 07/04/2025

PROJECT NO 25570

DRAWN BY RBT

REVIEWED BY ADP

S0.1

REINFORCING STEEL:

1. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, GRADE 60 FOR #5 AND LARGER BARS. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. SPLICE BARS 40 BAR DIAMETERS MINIMUM.
2. SUPPORTING DEVICES FOR THE REINFORCEMENT SHALL BE SPACED SUFFICIENTLY TO PROPERLY SUPPORT THE REINFORCEMENT AND PREVENT EXCESSIVE DEFLECTION THATMAY RESULT IN IMPROPER BAR PLACEMENT.
3. THE FOLLOWING MINIMUM BAR COVERS SHALL BE MAINTAINED:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER	
NO.6 BARS OR LARGER	2 INCHES
NO.5 BARS OR SMALLER	1 1/2 INCHES
SLABS, WALLS, JOISTS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	
NO.14 AND NO. 18 BARS	1 1/2 INCHES
NO.11 BARS OR SMALLER	3/4 INCHES
BEAMS AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	1 1/2 INCHES

4. BAR SPLICES: SPLICE REINFORCING WHERE INDICATED ON THE DRAWINGS. ALL SPLICES SHALL BE CLASS 'B' AS DEFINED IN ACI 318. IF SPLICE LENGTH IS NOT GIVEN ON THE DRAWINGS, PROVIDE LAP LENGTHS (IN INCHES) AS FOLLOWS:

	2500 PSI CONCRETE	
BAR SIZE	OTHER	TOP
#3	22	28
#4	29	38
#5	36	47
#6	43	56

LAP LENGTHS ASSUME CLEAR SPACING BETWEEN BARS OF 2 BAR DIAMETERS, AND A MINIMUM COVER OF 1 BAR DIAMETER. FOR DEVELOPMENT LENGTHS, DIVIDE BY 1.3. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 1'-0" OF FRESH CONCRETE BELOW.

5. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE. SOZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS NOTED OTHERWISE.

CONCRETE:

1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. SPECIFIED 28-DAY CONCRETE COMPRESSIVE STRENGTHS (F'C)

FOOTINGS	2500PSI
SLABS ON GRADE	2500PSI

THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" - OR PUMP DELIVERED CONCRETE.

3. REINFORCEMENT ANCHOR BOLT SLEEVES, AND OTHER SUCH ITEMS TO BE CAST MONOLITHICALLY IN CONCRETE SHALL BE SECURELY FASTENED AND IN PLACE PRIOR TO PLACING THE CONCRETE.

ABBREVIATIONS

#	POUND
Ø	DIAMETER
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADJ	ADJOINING
ADD'L	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ANCH	ANCHOR
APA	APA - THE ENGINEERED WOOD ASSOCITION
ARCH	ARCHITECT
ARCH'L	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
BLDG	BUILDING
BLK'G	BLOCKING
BM	BEAM
BN	BOUNDARY NAIL
BOT	BOTTOM
BRG	BEARING
BRKT	BRACKET
BS	BOTH SIDES
BTWN	BETWEEN
C	CHANNEL, CAMBER
CANT	CANTILEVER(ED)
CIP	CAST IN PLACE
CJP	COMPLETE JOINT PENETRATION
CJ	CONTROL JOINT, CEILING JOIST
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CONTRACTOR'S OPTION
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE, COORDINATION
CTR	CENTER
CLNG	CEILING
CP	CONCRETE PIER
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR LARCH
DIA, Ø	DIAMETER
DIM	DIMENSION
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DN	DOWN
DO	DITTO (REPEAT)
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EMBED	EMBEDMENT
EN	EDGE NAIL, END NAIL
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
ES	EACH SIDE
EXP	EXPANSION
EXT	EXTERIOR
(F)	FUTURE
FND	FOUNDATION
FN	FIELD NAILING
FF	FINISHED FLOOR
FJ	FLOOR JOIST
FLR	FLOOR
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRM	FROM
FRMG	FRAMING
FS	FAR SIDE
FT	FOOT, FEET
FTG	FOOTING
GLB, GLULAM	GLUED LAMINATED BEAM
GA	GAUGE, GAGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GR	GRADE
GYP	GYPSUM BOARD
(H), HORIZ.	HORIZONTAL
HD	HOLDOWN
HDR	HEADER
HK	HOOK
HGR	HANGER
HF	HEM-FIR
HSS	HOLLOW STRUCTURAL STEEL
ID	INSIDE DIAMETER
IF	INSIDE FACE
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIP (1,000#)
KP	KING POST
KS	KING STUD
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH

ABBREVIATIONS

(LO)	LOW
L	ANGLE
Ld	BAR DEVELOPMENT LENGTH
Ldh	BAR HOOK DEVELOPMENT LENGTH
LB	POUND
LG	LONG
LGR	LEDGER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
Ls	BAR SPLICE LENGTH
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE
MANU	MANUFACTURER
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH'L	MECHANICAL
MEP	MECH'L, ELEC'L & PLB'G
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NS	NEAR SIDE
N-S	NORTH SOUTH
NWC	NORMAL WEIGHT CONCRETE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PAF	POWER ACTUATED FASTENER
PB	POST BELOW
PC	PILE CAP
PCF	POUNDS PER CUBIC FOOT
PE	PANEL EDGE
PED	PEDESTAL
PEN	PENETRATION
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLB'G	PLUMBING
PLYWD	PLYWOOD
PP	PER PLAN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PU	POST UP
PSL	PARALLEL STRAND LUMBER
PT	PRESERVATIVE TREATED
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
REV	REVISION
RF	ROOF
RJ	ROOF JOIST(S)
RO	ROUGH OPENING
RR	ROOF RAFTER(S)
SAD	SEE ARCHITECTURAL DRAWINGS
SCHED	SCHEDULE
SHTG	SHEATHING
SIM	SIMILAR
SIMP	SIMPSON STRONGTIE (TM)
SMS	SHEET METAL SCREW
SOG	SLAB ON GRADE
SPECS	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STAGG	STAGGER(ED)
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SUPP	SUPPORT
SW	SHEARWALL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK, THICKNESS
TN	TOE NAIL
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PLYWOOD, TOP OF PEDESTAL
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
(V), VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VAPOR BARRIER
(WO)	WHERE OCCURES
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE
WP	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XS	EXTRA-STRONG
XXS	DOUBLE EXTRA-STRONG

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07.08.2025

REVISIONS

DATE 07/04/2025

PROJECT NO 25570

DRAWN BY RBT

REVIEWED BY ADP

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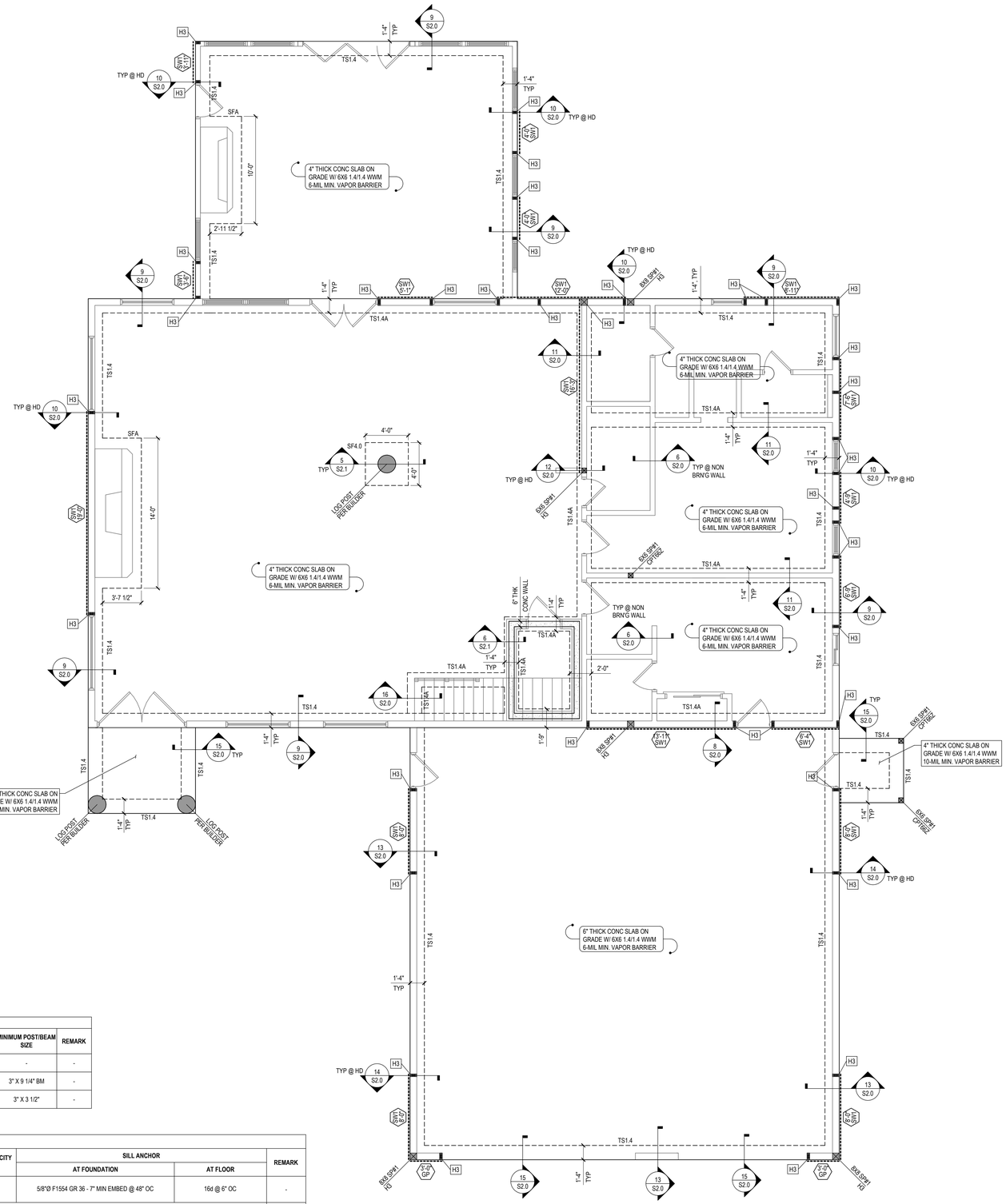

1 **FOUNDATION PLAN**
SCALE 3/16" = 1'-0"

FOUNDATION SCHEDULE					
MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	REMARK
TS1.4	CONT	1'-4"	36"	(2)#4 TOP & BOTTOM LONGITUDINAL	NOTE - 2
TS1.4A	CONT	1'-4"	16"	(2)#4 TOP & BOTTOM LONGITUDINAL	NOTE - 2
SF4.0	4'-0"	4'-0"	12"	(5)#4 EACH WAY BOTTOM	-
SFA	PER PLAN		12"	#4 @ 18" OC EACH WAY BOTTOM	-

NOTES:

1. REFER TO ARCHITECTURAL DRAWING FOR SOG ELEVATION.
2. PROVIDE #4 @ 16" OC CLOSED LOOP STIRRUPS.

HOLDOWN SCHEDULE						
MARK	HOLD DOWN / STRAP ASSEMBLY WITH FASTENERS	ASD TENSION CAPACITY(160)	ANCHOR BOLT	MINIMUM EMBED DEPTH / STRAP END LENGTH	MINIMUM POST/BEAM SIZE	REMARK
H1	CMSTC16 STRAP WITH (50) 0.148"X3 1/4"	4690	-	20"	-	-
H2	MSTC48B3 STRAP	3975	-	44 7/8"	3" X 9 1/4" BM	-
H3	HDU4-SDS2.5 WITH (10) 1/4"X2 1/2" SDS	4565	SSTB16	12 5/8"	3" X 3 1/2"	-

SHEAR WALL SCHEDULE										
TAG	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR		REMARK
			PANEL EDGE	FIELD					AT FOUNDATION	AT FLOOR	
SW1	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	6" OC	12" OC	2X @ 16" OC	(2) 2X	SP#2	393	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 48" OC	16d @ 6" OC	-
GP	GP INDICATES GARAGE PORTAL REFFER TO 12/S5.0 FOR DETAIL										-

NOTES:

1. WOOD SHEATHING PANELS CAN BE INSTALLED VERTICALLY OR HORIZONTALLY. PROVIDE BLOCKING AT ALL EDGES OF SHEATHING, BLOCKING TO BE SAME MATERIAL AS WALL FRAMING. REFER TO 2/S3.0 FOR SHEAR WALL ELEVATION.
2. HOLD-DOWNS ARE SIMPSON STRONG-TIE PRODUCTS. PROVIDE SPECIFIED ITEM OR APPROVED EQUIVALENT.
3. ATTACHMENT PATTERN LISTED IS TO BE USED AT THE EDGE OF THE SHEATHING PANELS. ADD (2) ROWS OF NAILS TO THE SHEAR WALL END POST.
4. THE SHEAR CAPACITIES PER IBC TABLE 2306.3(1)/SDPWS-15 TABLE 4.3A WITH ASD REDUCTION FACTOR 2.0.

PLAN NOTES:

1. LOCATE POSTS ON CENTER OF FOOTING AND VERIFY THE SIZE OF FOOTING PER PLAN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
2. IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. ALL WOOD FRAMING USED FOR EXTERIOR APPLICATION SHALL BE P.T. WOOD. FASTENERS IN P.T. WOOD & FIRE RETARDANT WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
4. SEE ARCH DWG's FOR DIMENSIONS NOT SHOWN.
5. ALL POSTS SHALL BEAR DIRECTLY ON SILL PLATE, w/2-16d TOENAILS MIN.
6. ALL STEEL AND/OR HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING OF CONCRETE AT CONSTRUCTION.
7. WOOD SHALL BE 8" MIN. ABOVE FINISH GRADE. SEC. 1806.1.
8. REFER TO 1/S2.0 FOR SLAB ON GRADE CONTROL & CONSTRUCTION JOINT DETAIL.
9. REFER TO 2/S2.0 FOR FOUNDATION AT UTILITY DETAIL.
10. REFER TO 4/S2.0 FOR CONTINUOUS FOUNDATION CORNER REINFORCEMENT DETAIL.
11. REFER TO 5/S2.0 FOR TYP SLAB ON GRADE DETAIL.
12. REFER TO 7/S2.0 FOR CONCEALED POST TIE (CPT) CONNECTOR DETAIL.
13. REFER TO 1/S2.1 FOR TYP CONC WALL CORNER DETAIL.
14. REFER TO 4/S2.1 FOR CONC WALL OPENING DETAIL.

LEGEND:

2X WOODEN STUD WALL	
WOOD POST	
6" THK CONC WALL	
FOOTING	
LOG POST PER BUILDER	

HOLD DOWN
2X WOODEN STUD WALL
SHEAR WALL
LENGTH OF SHEAR WALL
SHEAR WALL TAG
4'-0" SW6

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KEY NOTES:

#	INDICATES NOTES APPLICABLE TO THIS PLAN ONLY.
1	PRE-ENGINEERED ROOF TRUSSES @ 24" OC - BY MANUFACTURE, TYP.

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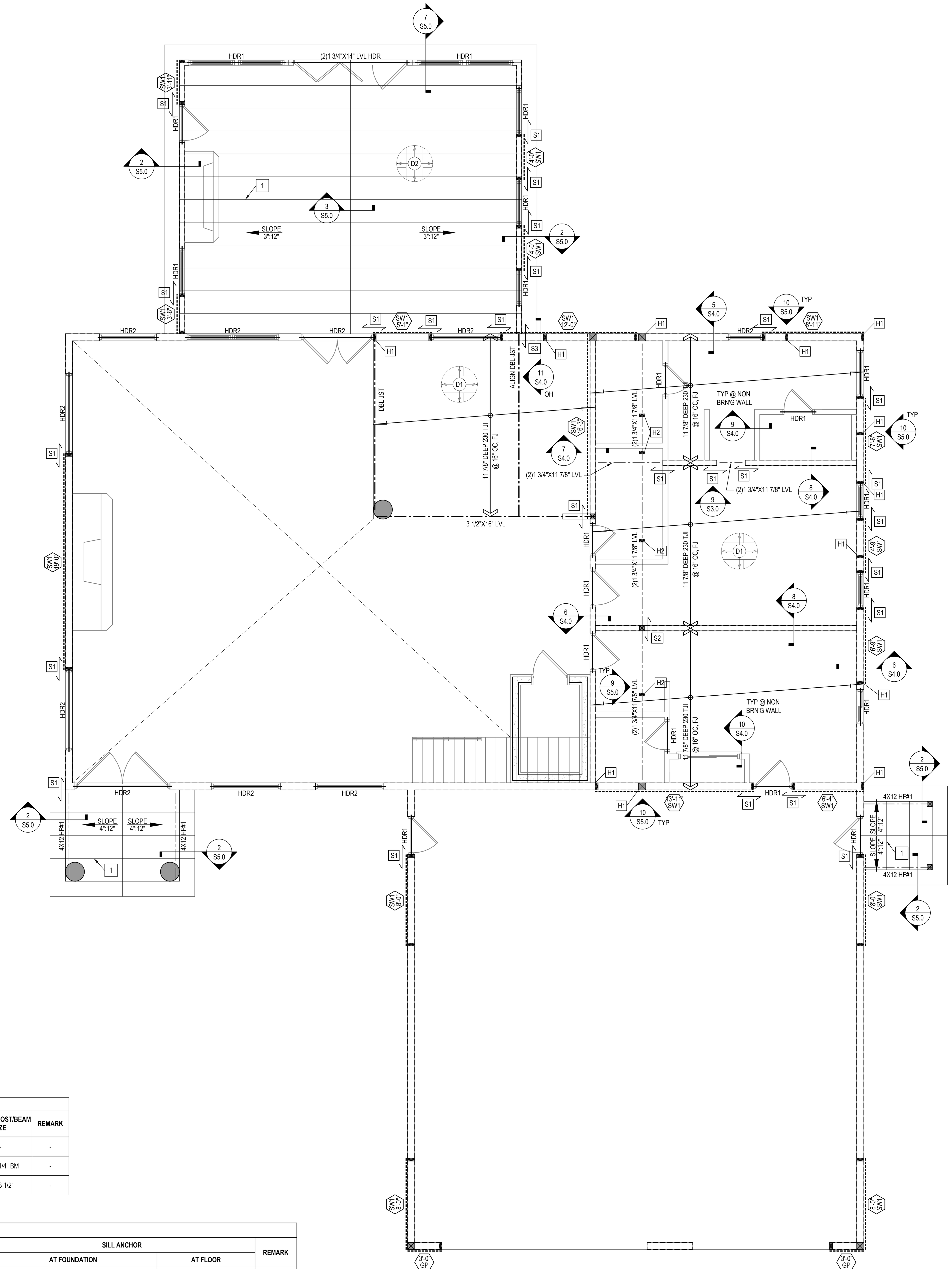

1 FLOOR & LOWER ROOF FRAMING PLAN
SCALE 3/16" = 1'-0"

TIE STRAP SCHEDULE							
MARK S#	STRAP	MIN. NAILING EACH SIDE	MAX. NAIL SPACING			MIN. END LENGTH	MIN. ASD TENSION CAPACITY
			CASE 1	CASE 2			
				END LENGTH	REMAINDER LENGTH		
S1	CS-16	(10)10d	10d @ 4"OC STGR	FILL ALL NAIL HOLES	10d @ 4 "OC STGR	12"	1,705#
S2	CS-14	(13)10d	10d @ 4"OC STGR	FILL ALL NAIL HOLES	10d @ 4"OC STGR	16"	2,490#

NOTES:

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.

CUT LENGTH — EQ / EQ — CASE 1
CUT LENGTH — END LENGTH (EL) / REMAINDER LENGTH (RL) — CASE 2

2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ◊
3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2X6 WHERE NO FRAMING OCCURS, UNO.

D#	DIAPHRAGM SCHEDULE						
	PANEL GRADE	PERFORMANCE CATEGORY	NAILING (BN/EN/FN)	BLOCKING REQ'S	MIN. FRMG. THICKNESS	ASD SHEAR CAPACITY PLF	A35 / LTP4 CLIP SPACING
D1	SHEATHING AND FLOOR	3/4"	10d @ 6/6/12	UNBLOCKED	2X	300 PLF	48" OC
D2	STRUC-I	5/8"	8d @ 6/6/12	UNBLOCKED	2X	253 PLF	48" OC

HOLDOWN SCHEDULE						
MARK	HOLD DOWN / STRAP ASSEMBLY WITH FASTENERS	ASD TENSION CAPACITY(160)	ANCHOR BOLT	MINIMUM EMBED DEPTH / STRAP END LENGTH	MINIMUM POST/BEAM SIZE	REMARK
H1	CMSTC16 STRAP WITH (50) 0.148"X3 1/4"	4690	-	20"	-	-
H2	MSTC48B3 STRAP	3975	-	44 7/8"	3" X 9 1/4" BM	-
H3	HDU4-SDS2.5 WITH (10) 1/4"X2 1/2" SDS	4565	SB5/8X24	18"	3" X 3 1/2"	-

SHEAR WALL SCHEDULE											
TAG	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR		REMARK
			PANEL EDGE	FIELD					AT FOUNDATION	AT FLOOR	
SW1	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	6" OC	12" OC	2X @ 16" OC	(2) 2X	SP#2	393	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 48" OC	16d @ 6" OC	-
GP	GP INDICATES GARAGE PORTAL REFFER TO 12/S5.0 FOR DETAIL										-

NOTES:

1. WOOD SHEATHING PANELS CAN BE INSTALLED VERTICALLY OR HORIZONTALLY. PROVIDE BLOCKING AT ALL EDGES OF SHEATHING, BLOCKING TO BE SAME MATERIAL AS WALL FRAMING. REFER TO 2/S3.0 FOR SHEAR WALL ELEVATION.
2. HOLD-DOWNS ARE SIMPSON STRONG-TIE PRODUCTS. PROVIDE SPECIFIED ITEM OR APPROVED EQUIVALENT.
3. ATTACHMENT PATTERN LISTED IS TO BE USED AT THE EDGE OF THE SHEATHING PANELS. ADD (2) ROWS OF NAILS TO THE SHEAR WALL END POST.
4. THE SHEAR CAPACITIES PER IBC TABLE 2306.3(1)/SDPWS-15 TABLE 4.3A WITH ASD REDUCTION FACTOR 2.0.

PLAN NOTES:

1. IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. ALL WOOD FRAMING USED FOR EXTERIOR APPLICATION SHALL BE P.T. WOOD. FASTENERS IN P.T. WOOD & FIRE RETARDANT WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
3. SEE ARCH DWG's FOR DIMENSIONS NOT SHOWN.
4. ALL DIAPHRAGMS TO BE NAILED WITH COMMON NAILS ONLY.
5. HDR INDICATES HEADER. REFER TO 11/S3.0 FOR DETAIL.
6. REFER TO 12/S3.0 FOR STRAPS AROUND HDR CONNECTION TYP DETAIL.
7. REFER TO 13/S3.0 FOR WOOD POST TO BEAM CONNECTION DETAIL.
8. ALL LVL ARE MICROLLAM BEAMS OF 2.0E.

LEGEND:	
2X STUD BEARING WALL	
2X WOODEN STUD WALL	
LOG POST PER BUILDER	
WOOD BEAM	##
WOOD POST	
WOOD HEADER	HDR
STRAP	S#
FLOOR FRAMING	EXTENT / SPAN

HOLD DOWN
2X WOODEN STUD WALL
SHEAR WALL
LENGTH OF SHEAR WALL
SHEAR WALL TAG
#'-#" SW#

REVISIONS

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PROJECT NO 25570

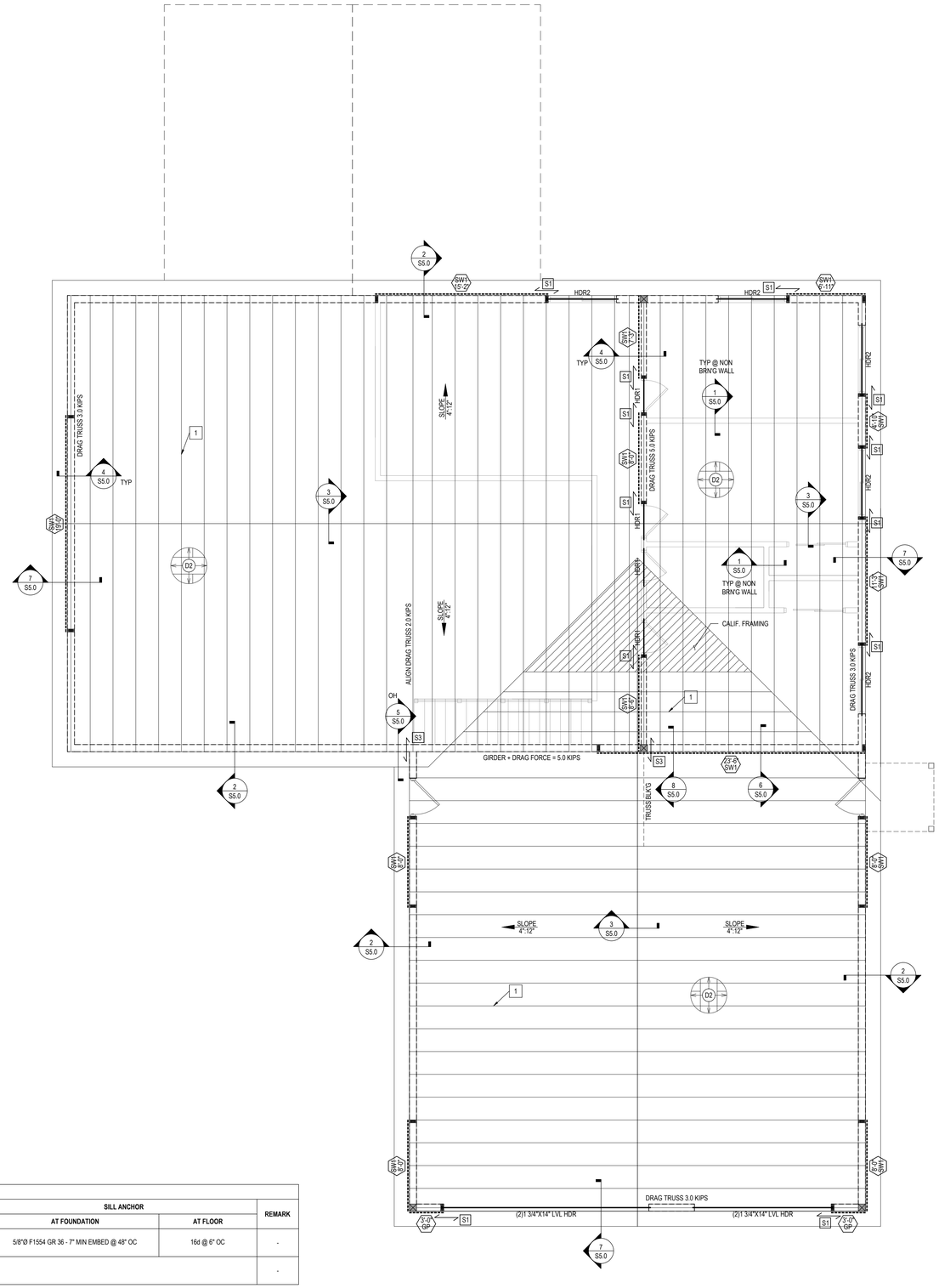
DRAWN BY RBT

REVIEWED BY ADP

S1.1

KEY NOTES:

#	INDICATES NOTES APPLICABLE TO THIS PLAN ONLY.
1	PRE-ENGINEERED ROOF TRUSSES @ 24" OC - BY MANUFACTURE, TYP.



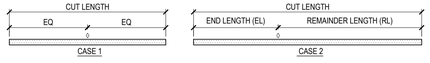
1 **UPPER ROOF FRAMING PLAN**
SCALE 3/16" = 1'-0"

TIE STRAP SCHEDULE

MARK (S#)	STRAP	MIN. NAILING EACH SIDE	MAX. NAIL SPACING			MIN. END LENGTH	MIN. ASD TENSION CAPACITY
			CASE 1	CASE 2			
				END LENGTH	REMAINDER LENGTH		
S1	CS-16	(10)10d	10d @ 4"OC STGR	FILL ALL NAIL HOLES	10d @ 4 "OC STGR	12"	1,705#
S2	CS-14	(13)10d	10d @ 4"OC STGR	FILL ALL NAIL HOLES	10d @ 4"OC STGR	16"	2,490#

NOTES:

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.



2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ◊
3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2X6 WHERE NO FRAMING OCCURS, UNO.

DIAPHRAGM SCHEDULE

D#	PANEL GRADE	PERFORMANCE CATEGORY	NAILING (BN/EN/FN)	BLOCKING REQ'S	MIN. FRMG. THICKNESS	ASD SHEAR CAPACITY PLF	A35 / LTP4 CLIP SPACING
D1	SHEATHING AND FLOOR	3/4"	10d @ 6/6/12	UNBLOCKED	2X	300 PLF	48" OC
D2	STRUC-I	5/8"	8d @ 6/6/12	UNBLOCKED	2X	253 PLF	48" OC

SHEAR WALL SCHEDULE

TAG	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR		REMARK
			PANEL EDGE	FIELD					AT FOUNDATION	AT FLOOR	
SW1	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	6" OC	12" OC	2X @ 16" OC	(2) 2X	SP#2	393	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 48" OC	16d @ 6" OC	-
GP	GP INDICATES GARAGE PORTAL REFFER TO 12/S5.0 FOR DETAIL										-

NOTES:

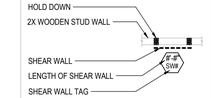
1. WOOD SHEATHING PANELS CAN BE INSTALLED VERTICALLY OR HORIZONTALLY. PROVIDE BLOCKING AT ALL EDGES OF SHEATHING, BLOCKING TO BE SAME MATERIAL AS WALL FRAMING. REFER TO 2/S3.0 FOR SHEAR WALL ELEVATION.
2. HOLD-DOWNS ARE SIMPSON STRONG-TIE PRODUCTS. PROVIDE SPECIFIED ITEM OR APPROVED EQUIVALENT.
3. ATTACHMENT PATTERN LISTED IS TO BE USED AT THE EDGE OF THE SHEATHING PANELS. ADD (2) ROWS OF NAILS TO THE SHEAR WALL END POST.
4. THE SHEAR CAPACITIES PER IBC TABLE 2306.3(1)/SDPWS-15 TABLE 4.3A WITH ASD REDUCTION FACTOR 2.0.

PLAN NOTES:

1. IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. ALL WOOD FRAMING USED FOR EXTERIOR APPLICATION SHALL BE P.T. WOOD. FASTENERS IN P.T. WOOD & FIRE RETARDANT WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
3. SEE ARCH DWG's FOR DIMENSIONS NOT SHOWN.
4. ALL DIAPHRAGMS TO BE NAILED WITH COMMON NAILS ONLY.
5. HDR INDICATES HEADER. REFER TO 11/S3.0 FOR DETAIL.
6. REFER TO 12/S3.0 FOR STRAPS AROUND HDR CONNECTION TYP DETAIL.
7. ALL LVL ARE MICROLLAM BEAMS OF 2.0E.

LEGEND:

2X STUD BEARING WALL	
2X WOODEN STUD WALL	
STRAP	S#
WOOD HEADER	HDR



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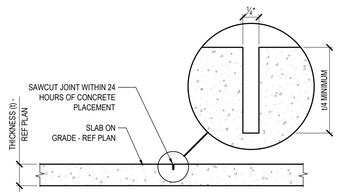
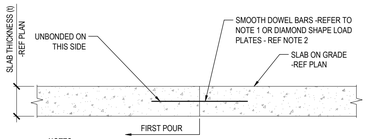


CONTROL JOINT



NOTES:

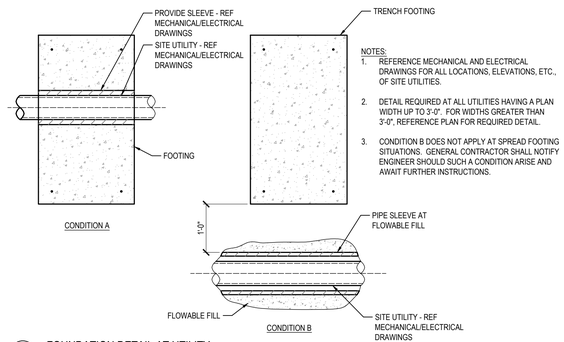
1.WHEN 'I' IS 4" USE 1/2"Ø x 1'-4" SMOOTH DOWEL BARS AT 18" OC. WHEN 'I' IS 5" OR 6" USE 3/4"Ø x 1'-2" SMOOTH DOWEL BARS AT 12" OC. WHEN 'I' IS GREATER THAN 6" USE 1"Ø x 1'-4" SMOOTH DOWEL BARS AT 12" OC.

2.WHEN 'I' IS 4" TO 6" USE 1/4"x4 1/2"x4 1/2" DIAMOND LOAD PLATES AT 18" OC. WHEN 'I' IS GREATER THAN 6" USE 3/8"x4 1/2"x4 1/2" DIAMOND LOAD PLATES AT 18" OC.

CONSTRUCTION JOINT

1 TYP SLAB ON GRADE CONTROL & CONSTRUCTION JOINT

Scale: NTS



NOTES:

1. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL LOCATIONS, ELEVATIONS, ETC., OF SITE UTILITIES.
2. DETAIL REQUIRED AT ALL UTILITIES HAVING A PLAN WIDTH UP TO 3'-0". FOR WIDTHS GREATER THAN 3'-0", REFERENCE PLAN FOR REQUIRED DETAIL.
3. CONDITION B DOES NOT APPLY AT SPREAD FOOTING SITUATIONS. GENERAL CONTRACTOR SHALL NOTIFY ENGINEER SHOULD SUCH A CONDITION ARISE AND AWAIT FURTHER INSTRUCTIONS.

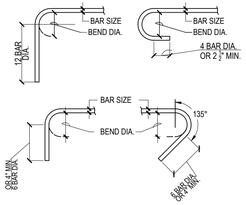
2 FOUNDATION DETAIL AT UTILITY

Scale: NTS

TABLE 1 - PRIMARY REINFORCEMENT		
BAR BEND	BAR SIZE	MIN. BEND DIA. *
ALL GRADES OF REINFORCEMENT	#3 THRU #8	6 BAR DIA.
	#9, #10 & #11	8 BAR DIA.
	#14 & #18	10 BAR DIA.

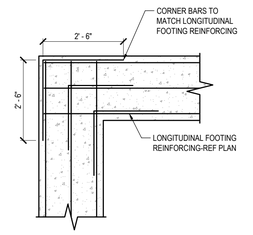
TABLE 2 - STIRRUP & TIE REINFORCEMENT	
BAR SIZE	MIN. BEND DIA. *
#3 THRU #5	4 BAR DIA.
ALL OTHER BARS	SEE TABLE 1

NOTES:
* MEASURED ON INSIDE OF BAR
1. ALL REINFORCEMENT BENT COLD
2. FIELD BENDING NOT PERMITTED U.O.N.



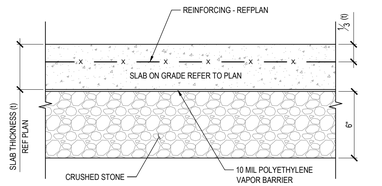
3 TYPICAL HOOK DETAILS

Scale: NTS



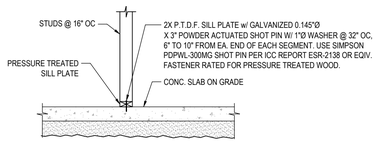
4 CORNER REINF. DETAIL

Scale: NTS



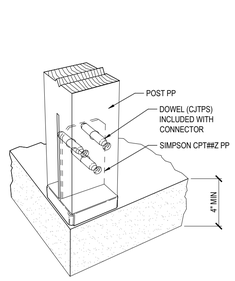
5 TYPICAL SLAB ON GRADE SECTION

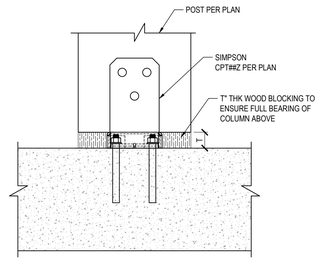
Scale: NTS

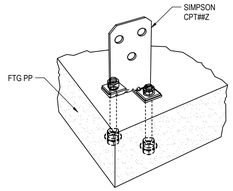


6 DETAIL - TYP NON -STRUCTURAL INTERIOR WALL

Scale: NTS

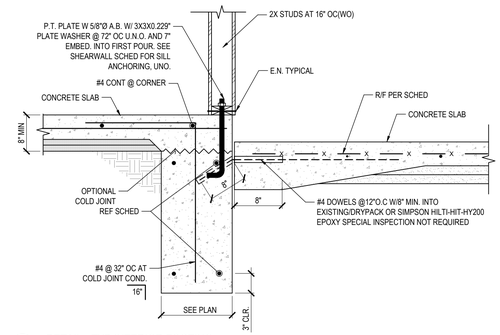






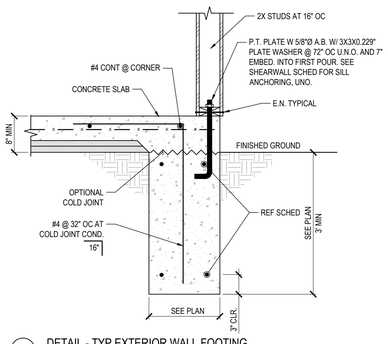
7 CONCEALED POST TIE (CPT) CONNECTOR DETAIL

Scale: NTS



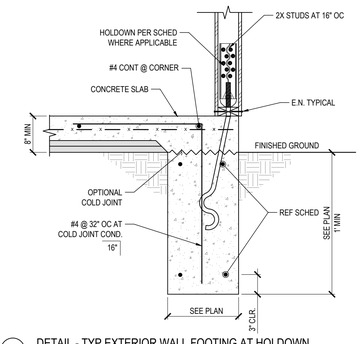
8 DETAIL - TYP INTERIOR FOOTING

Scale: NTS



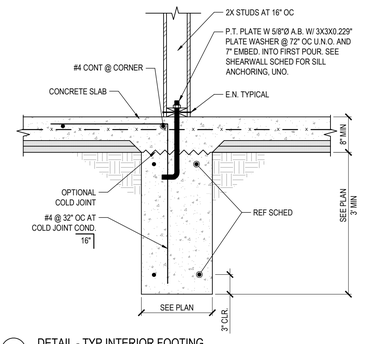
9 DETAIL - TYP EXTERIOR WALL FOOTING

Scale: NTS



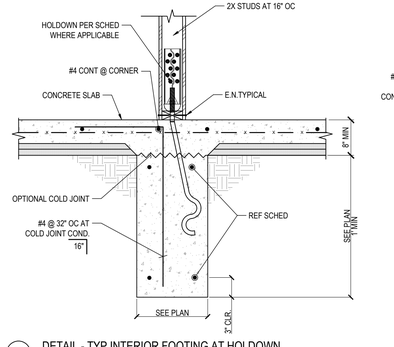
10 DETAIL - TYP EXTERIOR WALL FOOTING AT HOLDOWN

Scale: NTS



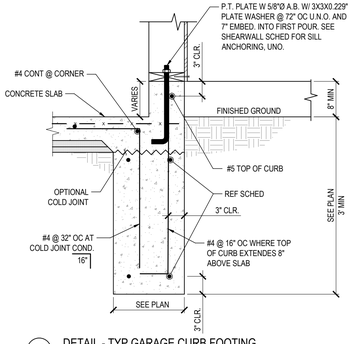
11 DETAIL - TYP INTERIOR FOOTING

Scale: NTS



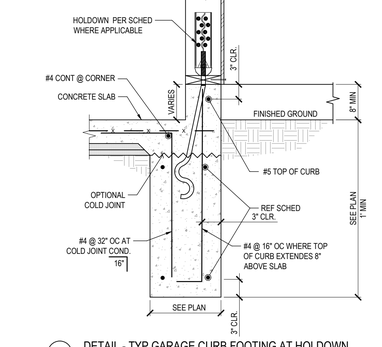
12 DETAIL - TYP INTERIOR FOOTING AT HOLDOWN

Scale: NTS



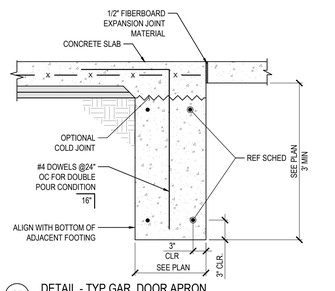
13 DETAIL - TYP GARAGE CURB FOOTING

Scale: NTS



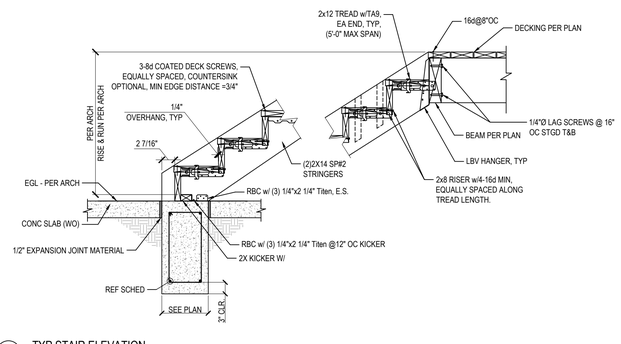
14 DETAIL - TYP GARAGE CURB FOOTING AT HOLDOWN

Scale: NTS



15 DETAIL - TYP GAR. DOOR APRON

Scale: NTS



16 TYP STAIR ELEVATION

Scale: NTS

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07.08.2025

REVISIONS

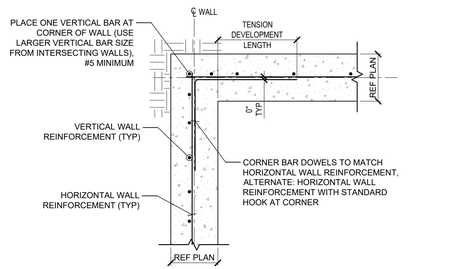
DATE 07/04/2025

PROJECT NO 25570

DRAWN BY RBT

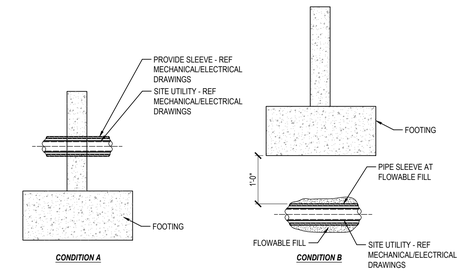
REVIEWED BY ADP

S2.0



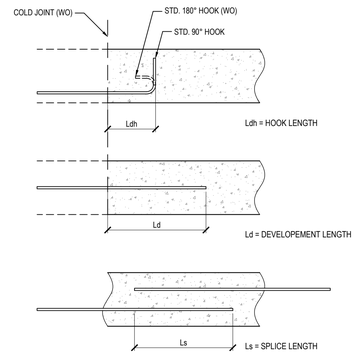
1 FOUNDATION WALL INTERSECTION DETAIL

Scale: NTS



2 FOUNDATION DETAIL AT UTILITY

Scale: NTS



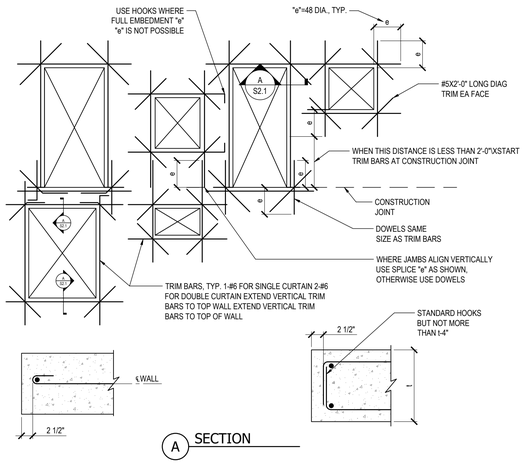
3 DETAIL - DEVELOPMENT, LAP & HK EXAMPLES

Scale: NTS

REINFORCEMENT DEVELOPMENT & LAP SPLICE SCHED.
SCHED IS FOR DEFORMED BARS (U.N.O.) - UNITS ARE IN INCHES

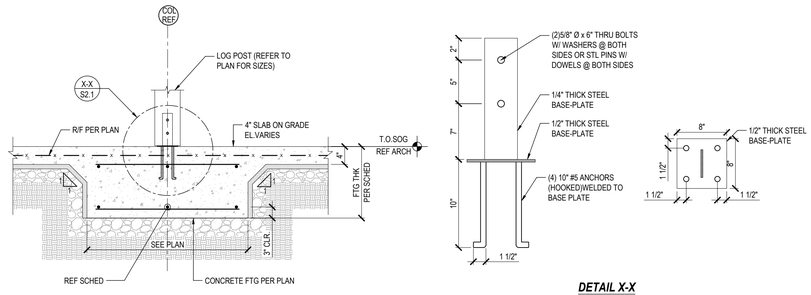
BAR SIZE	GROUT - 2,000 PSI (f'm = 1,500 PSI)			
	Ls	Ld	Ldh	REMARKS
#3	13	13	12	
#4	22	22	16	
#5	45	45	37	
#6	54	54	44	
#7	63	63	52	

SCHED NOTES:
1. Ls = STANDARD LAP SPLICE LENGTH, Ld = STANDARD STRAIGHT BAR DEVELOPMENT LENGTH & Ldh = STANDARD HOOKED BAR DEVELOPMENT LENGTH
2. SEE "MASONRY REINF SPACING & COVER REQ'S" FOR MIN. BAR CLR. SPACING AND CLR. COVER REQ'S
3. HOOKS SHALL BE USED WHERE DETAILED, OR WHERE REQ'D STRAIGHT BAR DEVELOPMENT LENGTH CANNOT BE ACHIEVED



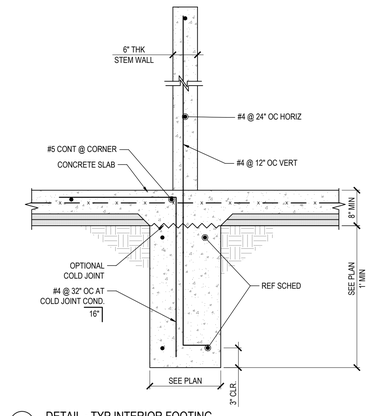
4 CONCRETE WALL OPENING TRIM REINFORCEMENT

Scale: NTS



5 TYP OHIA POST BASE CONNECTION DETAIL

Scale: NTS



6 DETAIL - TYP INTERIOR FOOTING

Scale: NTS

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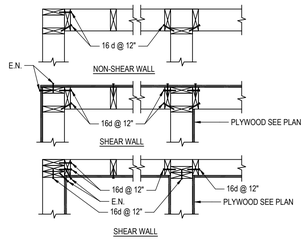
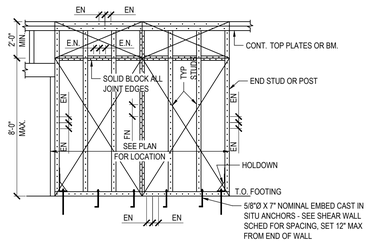


1 STUD WALL INTERSECTIONS

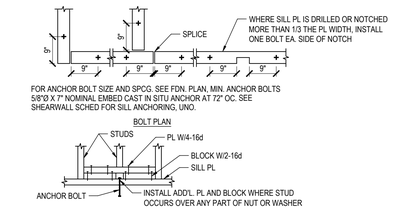
Scale: NTS



2 DETAIL - TYP PLYWOOD SHEAR WALL

NOTE:
1. SEE SHEAR WALL SCH ON S1.0 FOR MORE INFO. NAILING PER SCHED.

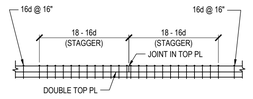
Scale: NTS



3 DETAIL - STUD OVER SILL PLATE ANCHOR BOLT

NOTE:
1. FOR A.B.'s USED WITHIN SHEARWALLS USE ANCHOR BOLTS 5/8"Ø X 7" NOMINAL EMBED CAST IN SITU ANCHOR AT 72" OC. SEE SHEARWALL SCHED FOR SILL ANCHORING, UNO.

Scale: NTS



4 DETAIL - NAILED PLATE SPLICE

NOTES:
1. USE COMMON NAILS
2. JOINTS IN LOWER PLATE SHALL BE AT CENTER OF STUD
3. STAGGER JOINTS 4'-0" OC MIN.

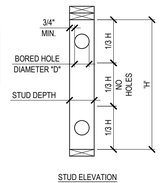
Scale: NTS

EXTERIOR WALLS OR INTERIOR BEARING OR SHEAR WALLS

STUD SIZE	MAX. BORED HOLE DIAMETER "D"	MAX. NOTCH DEPTH "N"
2 x 4	2 x 4	7/8"
2 x 6	2 x 6	1 3/8"

INTERIOR NON- BEARING WALLS

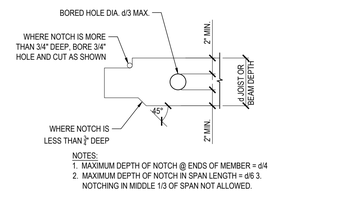
STUD SIZE	MAX. BORED HOLE DIAMETER "D"
2 x 4	2"
2 x 6	3 1/4"



5 DETAIL - TYP STUD NOTCH & BORING

NOTE:
DO NOT LOCATE HOLES IN MIDDLE 1/3 OF STUD HEIGHT

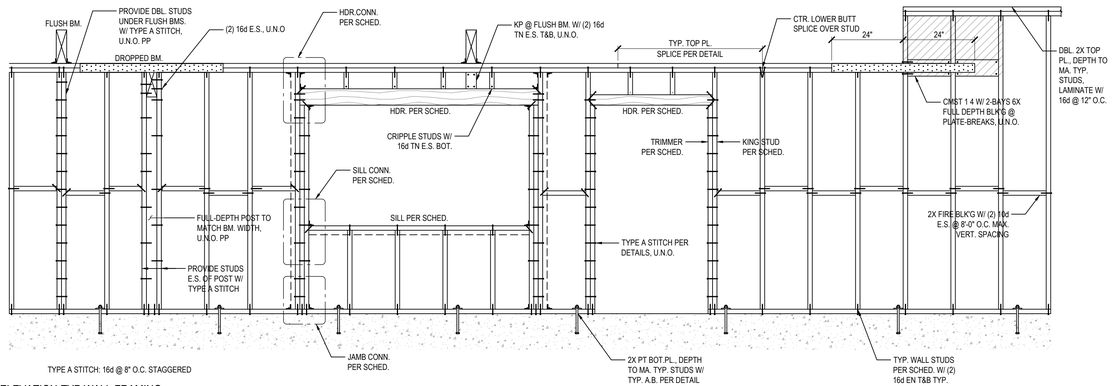
Scale: NTS



NOTES:
1. MAXIMUM DEPTH OF NOTCH @ ENDS OF MEMBER = d/4
2. MAXIMUM DEPTH OF NOTCH IN SPAN LENGTH = d/6 3. NOTCHING IN MIDDLE 1/3 OF SPAN NOT ALLOWED.

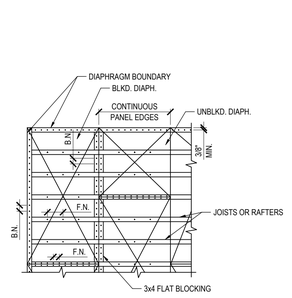
6 DETAIL - JOIST OR BEAM NOTCH

Scale: NTS



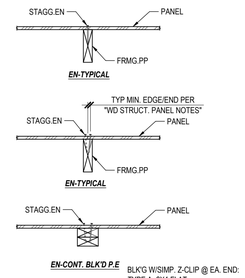
7 ELEVATION-TYP WALL FRAMING

Scale: NTS



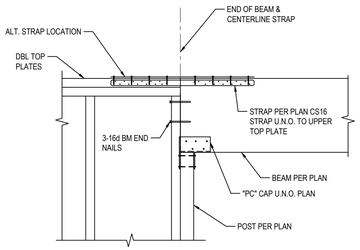
8 DIAPHRAGM NAILING ROOF OR FLOOR

Scale: NTS



9 DETAIL - TYP BEAM STRAP FLUSH CONNECTIONS

Scale: NTS



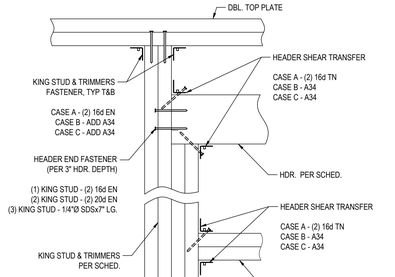
WALL TYPE	STUD FRAMING			MAXIMUM STUD HEIGHT		SILL PLATE ANCHORAGE, U.N.O.		REMARKS
	WALL SIZE	STUD SIZE	SPACING	INTERIOR	EXTERIOR	DESCRIPTION	SPACING	
NON-LOAD BEARING	4"	2x4	16"	14'	-	SIMP PDPWL-250MG, ADD ADD'L PAF WITHIN 6" FROM EA. END OF EA. PLATE	32" O.C.	
	6"	2x6	16"	22'	-		24" O.C.	
	6"	2x6	12"	22'	-		16" O.C.	
LOAD BEARING W/ ROOF ONLY	4"	2x4	16"	12'	12'	ANCHOR BOLT: 5/8"Ø W/ 7" EMBED. SIMP. PLATE WASHER: 4" WALL: BPS/8-3 OR BPS5/8-3 6" WALL: BPS/8-6 OR BPS5/8-6 PRE-FAB PLATE WASHER: 4" WALL: 0.229" PL. x 3" SQ. 6" WALL: 0.229" PL. 3"x4 1/2"	48" MAX., SEE SW SCHED.	
	6"	2x6	16"	20'	20'			
	6"	2x6	12"	20'	20'			
LOAD BEARING W/ ROOF & FLR.	4"	2x4	16"	10'	10'			
	6"	2x6	16"	18'	18'			
	6"	2x6	12"	18'	18'			

SCHEDULE NOTES: 1) SEE LUMBER GENERAL NOTES FOR ASTM, GRADE, FINISH & TIGHTENING REQ'S FOR ANCHOR BOLT, NUT, PL. WASHER & STANDARD CUT WASHERS
2) ALL LONG SLOTTED WASHERS SHALL HAVE A STANDARD CUT WASHER UNDER NUT
3) SEE "TYPICAL ANCHOR BOLT DETAILING REQUIREMENTS," AND "TYPICAL INTERIOR PARTITION WALL" DETAIL FOR ADDITIONAL INFO AND REQUIREMENTS.

10 TYP- STUD WALL SCHEDULE

NOTE:
1. USE THIS SCHEDULE U.N.O. ON PLAN.

SCALE: NTS



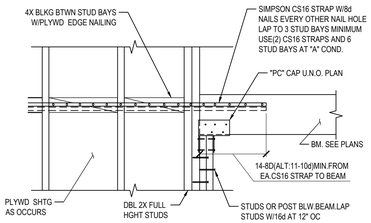
NOTE:
1. SHEAR CLIPS SHOWN ARE FOR 4" WALLS, PROVIDE A35s @ 6" WALLS.
2. STITCH NAILING BTWN. K.S. & TRIMMERS NOT SHOWN FOR CLARITY.

11 DETAIL - TYP KING STUD, HEADER & SILL CONNECTION

SCALE: NTS

HDR#	MEMBER
HDR1	(2) 2X8 HF#2
HDR2	(2) 2X10 HF#2

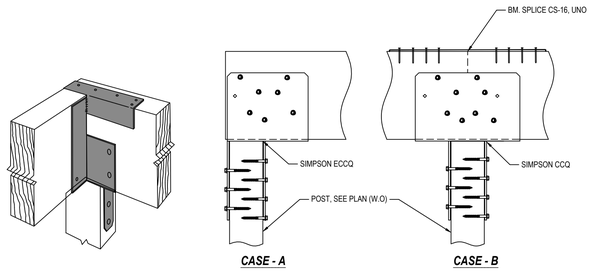
NOTES:
1. REFER TO ARCH FOR OPENING ELEVATION.
2. HDR# INDICATES HEADER REFER TO THIS SHEET FOR ELEVATION DETAIL AND SCHED.



12 TYPICAL DETAIL AT DOOR HEADER BEAM

NOTE:
1. USE ECCLL/ECCLR FOR MULTIPLE BEAM TO COLUMN CONNECTIONS OR A COMBINATION OF ECC AND HW AS SHOWN.

Scale: NTS



13 TYPICAL DETAIL AT CONTINUOUS BEAM

NOTE:
1. USE ECCLL/ECCLR FOR MULTIPLE BEAM TO COLUMN CONNECTIONS OR A COMBINATION OF ECC AND HW AS SHOWN.

Scale: NTS

REVISIONS

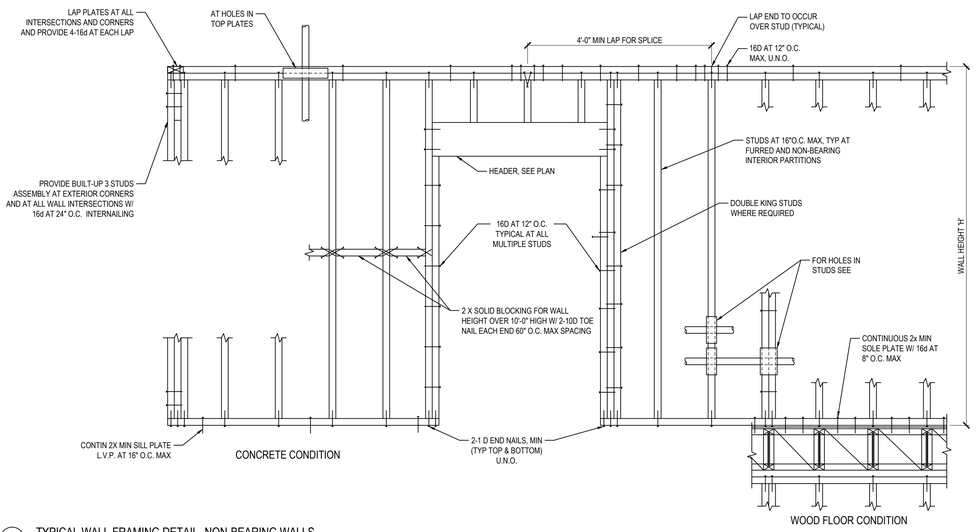
DATE
07/04/2025

PROJECT NO
25570

DRAWN BY
RBT

REVIEWED BY
ADP

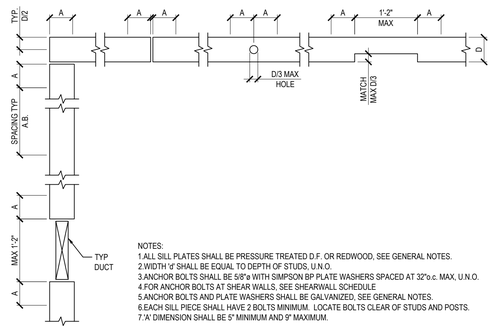
S3.0



1 TYPICAL WALL FRAMING DETAIL- NON-BEARING WALLS

Scale: NTS

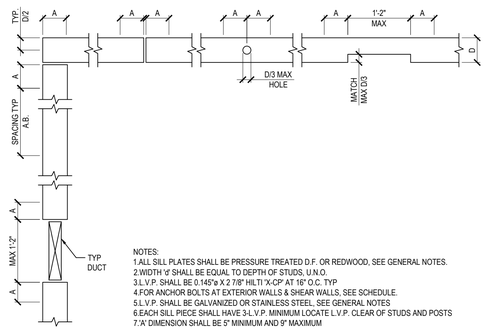
NOTE:
1. CUTTING, NOTCHING, OR BORING OF STUDS OR PLATES SHALL COMPLY WITH THE DETAILS.



NOTES:
1.ALL SILL PLATES SHALL BE PRESSURE TREATED D.F. OR REDWOOD, SEE GENERAL NOTES.
2.WIDTH 'd' SHALL BE EQUAL TO DEPTH OF STUDS, U.N.O.
3.ANCHOR BOLTS SHALL BE 5/8"ø WITH SIMPSON BP PLATE WASHERS SPACED AT 32"o.c. MAX, U.N.O.
4.FOR ANCHOR BOLTS AT SHEAR WALLS, SEE SHEARWALL SCHEDULE.
5.ANCHOR BOLTS AND PLATE WASHERS SHALL BE GALVANIZED, SEE GENERAL NOTES.
6.EACH SILL PIECE SHALL HAVE 2 BOLTS MINIMUM. LOCATE BOLTS CLEAR OF STUDS AND POSTS.
7.'A' DIMENSION SHALL BE 5" MINIMUM AND 9" MAXIMUM.

2 ANCHORS AND SILL PLATE AT WALLS

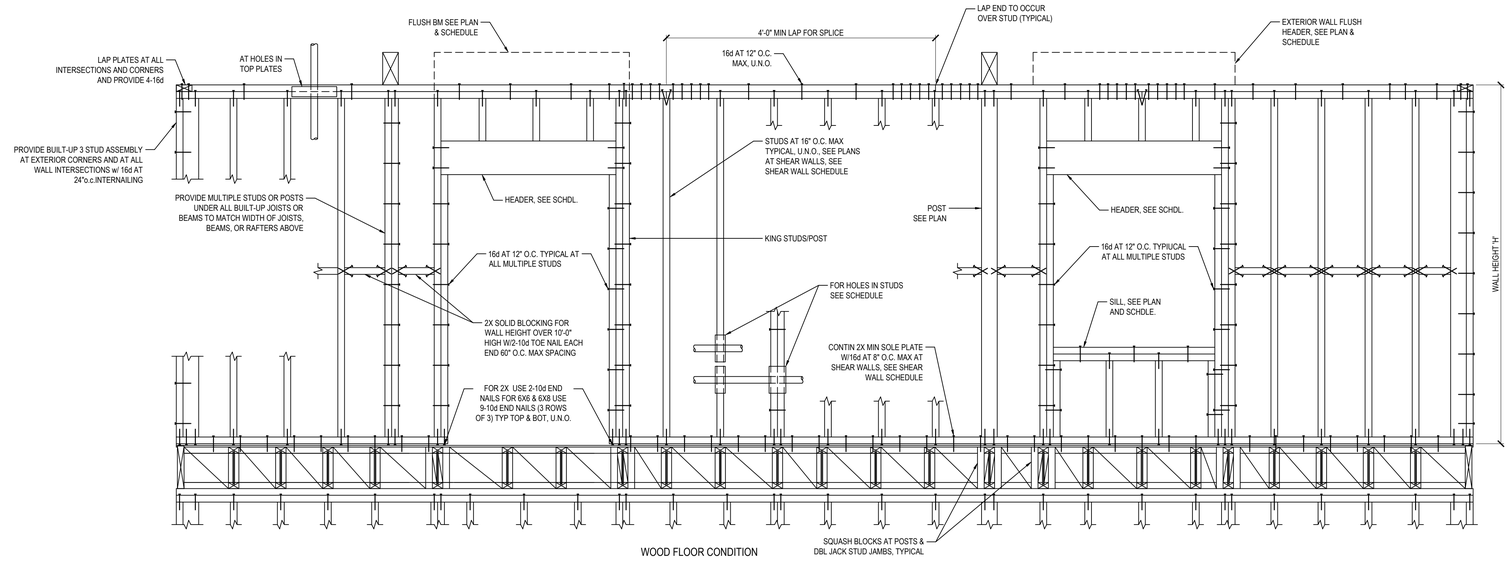
Scale: NTS



NOTES:
1.ALL SILL PLATES SHALL BE PRESSURE TREATED D.F. OR REDWOOD, SEE GENERAL NOTES.
2.WIDTH 'd' SHALL BE EQUAL TO DEPTH OF STUDS, U.N.O.
3.L.V.P. SHALL BE 0.145"e X 2 7/8" HILTI 'X-CP' AT 16" O.C. TYP
4.FOR ANCHOR BOLTS AT EXTERIOR WALLS & SHEAR WALLS, SEE SCHEDULE.
5.L.V.P. SHALL BE GALVANIZED OR STAINLESS STEEL, SEE GENERAL NOTES
6.EACH SILL PIECE SHALL HAVE 3-L.V.P. MINIMUM LOCATE L.V.P. CLEAR OF STUDS AND POSTS
7.'A' DIMENSION SHALL BE 5" MINIMUM AND 9" MAXIMUM

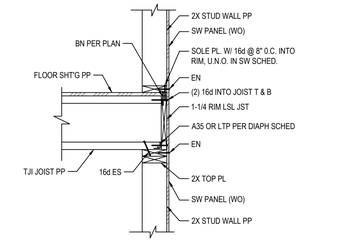
3 LVP AND SILLS AT BEARING AND PARTITION WALLS

Scale: NTS



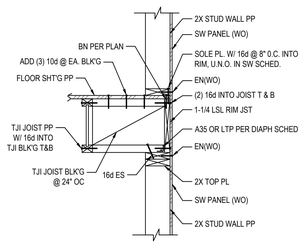
4 TYPICAL WALL FRAMING DETAILS-SHEAR/ BEARING WALLS

Scale: NTS



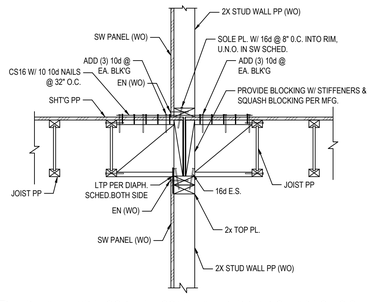
5 DETAIL - TYP PERPENDICULAR JOIST TO WALL

Scale: NTS



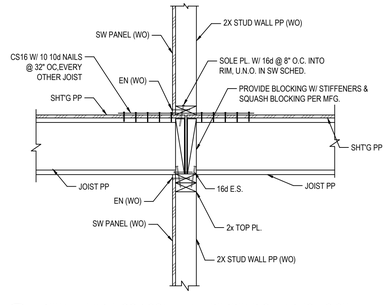
6 DETAIL - TYP PARALLEL JOIST TO WALL

Scale: NTS



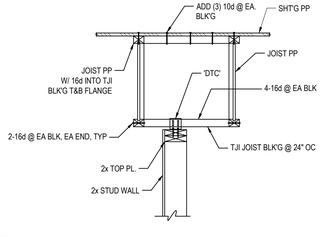
7 DETAIL - TYP FLOOR WITH CONT WALL PERPENDICULAR TO JOIST

Scale: NTS



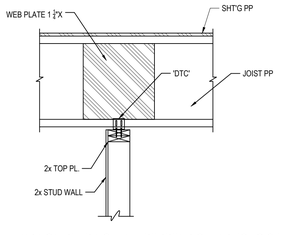
8 DETAIL - TYP FLOOR CONT WALL PERPENDICULAR TO JOIST

Scale: NTS



9 DETAIL - TYP NON-BEARING WALL PARALLEL TO JOIST

Scale: NTS



10 DETAIL - TYP NON-BEARING WALL PERPENDICULAR TO JOIST

Scale: NTS

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07.08.2025

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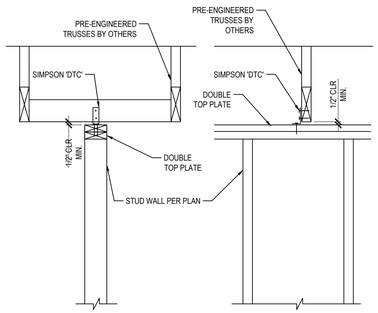
DATE 07/04/2025

PROJECT NO 25570

DRAWN BY RBT

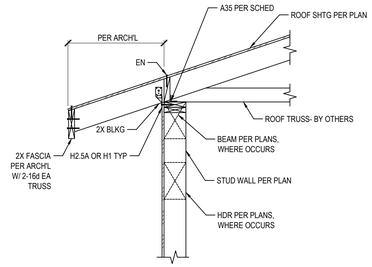
REVIEWED BY ADP

S4.0



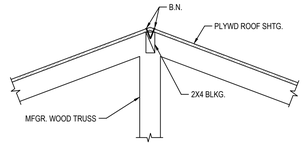
1 DETAIL - TYP NON-BRG. WALL ROOF TRUSS CONNECTION

Scale: NTS



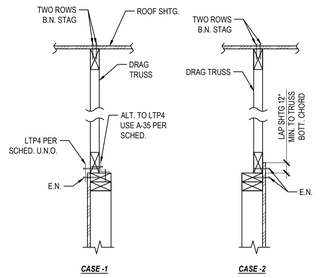
2 TYPICAL ROOF DETAIL

Scale: NTS



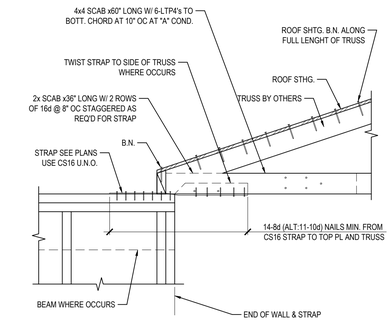
3 DETAIL - TYP BLOCKING AT RIDGE

Scale: NTS



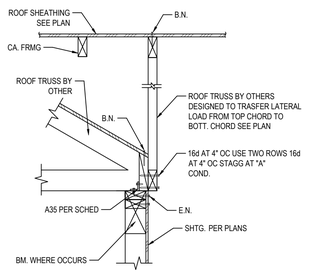
4 DETAIL - TYP DRAG TRUSS OVER SHEAR WALL

Scale: NTS



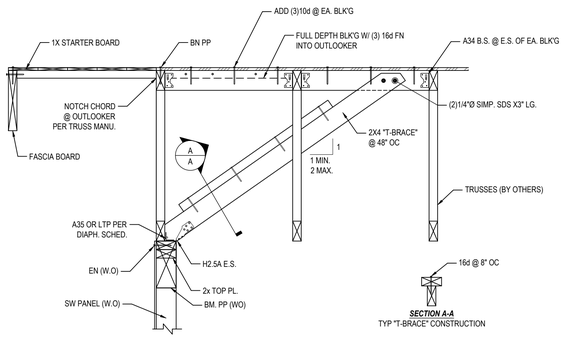
5 DETAIL - TYP DRAG TRUSS TO TOP PLATE CONNECTION

Scale: NTS



6 DETAIL - TYP ROOF TRUSS CONNECTION

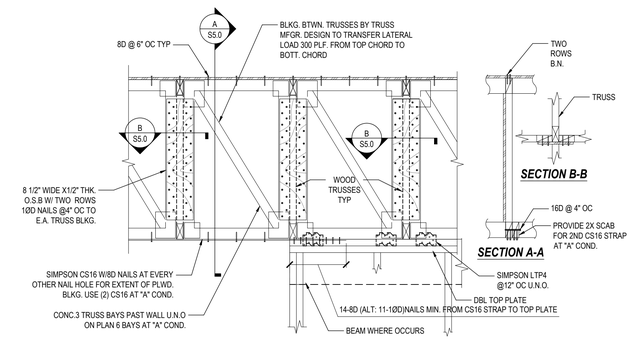
Scale: NTS



7 DETAIL - TRUSS @ GABLE END WALL

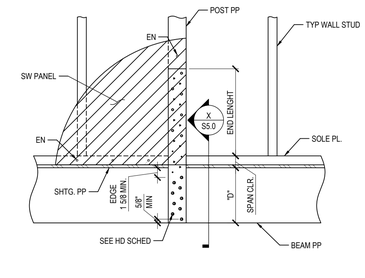
NOTES:
1. SEE TRUSS GENERAL NOTES FOR MINIMUM DESIGN DRAG LOAD.
2. TRUSS PROFILE VARIES, SEE TRUSS DRAWINGS FOR ADD'L INFO.

Scale: NTS



8 DETAIL - TYP DRAG CONNECTION AT TRUSS

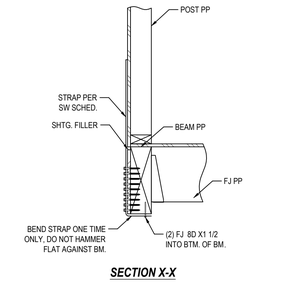
Scale: NTS

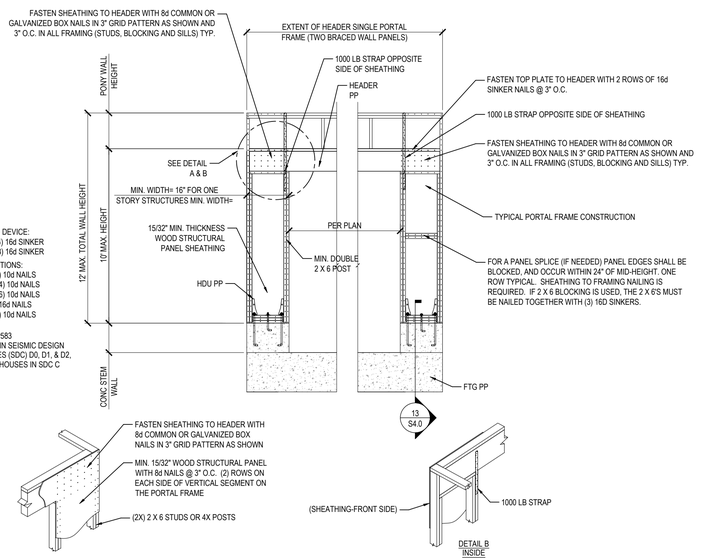


9 DETAIL - FLOOR HD TO BEAM

NOTE:
1. OMIT PANEL EN UNDER EXTENT OF STRAP USE ROUND AND TRIANGLE HOLES (U.N.O.)

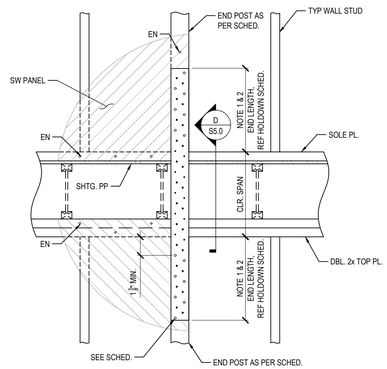
Scale: NTS





12 GARAGE PORTAL DETAILS - GP

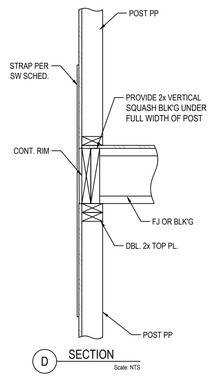
Scale: NTS



10 DETAIL - FLOOR TO FLOOR STRAP

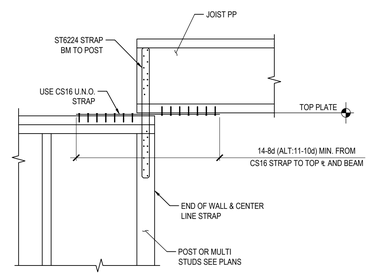
NOTES:
1)OMIT PANEL EN UNDER EXTENT OF STRAP
2)USE ROUND AND TRIANGLE HOLES (U.N.O.)

Scale: NTS



D SECTION

Scale: NTS



11 DETAIL - TYP OFFSET BEAM TOP PLATE CONNECTION

Scale: NTS

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