

## A DESIGN CRITERIA

BUILDING CODE: 2015 IRC / IBC WITH CITY OF STEAMBOAT SPRINGS AMENDMENTS

RISK CATEGORY: II  
FUT. 10% SOLAR: 3 PSF  
FLOR. 2021 AD LOAD: 15 PSF  
ROOF DEAD LOAD: 20 PSF  
WALL DEAD LOAD: 10 PSF  
FLOOR LIVE LOAD: 40 PSF  
ROOF LIVE LOAD: 20 PSFSNOW LOAD: GROUND SNOW LOAD,  $p_s = 103$  PSF  
FLAT ROOF SNOW LOAD,  $p_f = 72$  PSF  
SNOW EXPOSURE FACTOR,  $C_s = 1.0$   
SNOW IMPORTANCE FACTOR,  $I_s = 1.0$   
THERMAL FACTOR,  $C_t = 1.0$ WIND DATA: ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 115  
ASD WIND SPEED IN MPH: 89  
WIND EXPOSURE: CINTERNAL WIND PRESSURE COEFFICIENT (GCPI): 0.18  
COMPONENTS AND CLADDING DESIGN PARAMETERS FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE ASCE 7 DESIGN STANDARDSEISMIC DATA: SEISMIC IMPORTANCE FACTOR,  $I_e = 1.0$   
SITE CLASS: D  
SEISMIC DESIGN CATEGORY: B

REFERENCED ARCH DRAWINGS: SET DATED 4/23/2024 BY EMELIA ALVIS

## GENERAL NOTES

1. CONSTRUCTION DOCUMENTS ARE VALID FOR A SINGLE USE AT THE PROJECT LOCATION AND SHALL NOT BE REUSED, COPIED, OR REPRODUCED WITHOUT WRITTEN APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL IN REASONABLE CHARGE.

2. GENERAL NOTES AND TYPICAL DETAILS ARE PROVIDED AS A SUPPLEMENT TO THE CONSTRUCTION DOCUMENTS AND APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT AVAILABLE. SPECIFIC NOTES AND STRUCTURAL DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. STRUCTURAL REQUIREMENTS SHOWN IN THE FRAMING PLANS AND IN THE STRUCTURAL DETAILS SHALL TAKE PRECEDENCE OVER STRUCTURAL NOTES INDICATED IN ARCHITECTURAL SECTIONS.

3. THE BUILDING DIMENSIONS ARE FOR GENERAL REFERENCE ONLY. PRINTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON CONSTRUCTION DOCUMENTS. THE REGISTERED DESIGN PROFESSIONAL IN REASONABLE CHARGE DOES NOT WARRANT THE ACCURACY OF SCALED DIMENSIONS. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.

4. APPROVAL BY THE INSPECTOR DOES NOT IMPLY APPROVAL BY THE REGISTERED DESIGN PROFESSIONAL IN REASONABLE CHARGE. STRUCTURAL SPECIFICATIONS THAT ARE UNCLEAR OR AMBIGUOUS SHALL BE REFERRED TO THE REGISTERED DESIGN PROFESSIONAL IN REASONABLE CHARGE FOR INTERPRETATION OR CLARIFICATION.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS, MEANS AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN SPECIFICALLY NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS, INCLUDING ALL TYPICAL STRUCTURAL CONNECTIONS AS REFERENCED INIRC TABLE R602.3(1) AND IBC TABLE 2304.10.1. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING, PROVIDING ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL PERMANENT MEMBERS ARE PLACED AND ALL FINN CONNECTIONS ARE COMPLETED.

6. THE CONTRACTOR IS RESPONSIBLE FOR STANDARD CONNECTIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL OBTAIN ADDITIONAL ASSISTANCE FROM THE REGISTERED DESIGN PROFESSIONAL IN REASONABLE CHARGE FOR ALL NON-STANDARD CONNECTIONS.

7. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION ON THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

8. STRUCTURAL OBSERVATION PER IBC SECTION 1704.6 IS NOT REQUIRED.

9. THE DEFERRED SUBMITTALS LISTED BELOW SHALL BE SUBMITTED TO DL ENGINEERING, INC FOR REVIEW:

9.1. MANUFACTURED ROOF TRUSSES  
9.2. STAIRS  
9.3. GUARD RAILS

10. AFTER THE DEFERRED SUBMITTAL HAS BEEN REVIEWED AND FOUND IN GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND PRIOR TO INSTALLATION, THE DEFERRED SUBMITTAL SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

## ABBREVIATIONS

L = STEEL ANGLE  
 Ø = DIAMETER  
 ≈ = APPROXIMATELY  
 EQUAL TO  
 AB = ANCHOR BOLT  
 A.B. = ABOVE  
 ARCH. = ARCHITECT  
 BLK. = BLOCKING  
 BLW. = BELOW  
 BM = BEAM  
 B.O.F. = BOTTOM OF FOUNDATION  
 CANT. = CANTILEVER  
 CJ = CEILING JOIST  
 CLG. = CEILING  
 COL. = COLUMN  
 CONC. = CONCRETE  
 CONT. = CONTINUOUS  
 DBL = DOUBLE  
 (E) = EXISTING  
 EA = EACH  
 EF = EACH FACE  
 ELEV. = ELEVATION  
 EN = EDGE NAIL  
 EW = EACH WAY  
 EXT. = EXTERIOR  
 F.F. = FINISHED FLOOR  
 FDN = FOUNDATION  
 FJ = FLOOR JOIST  
 FLR. = FLOOR  
 FTG. = FOOTING  
 GYP. = GYPSUM  
 HORIZ = HORIZONTAL  
 HK = HOOK  
 INT. = INTERIOR  
 JST. = JOIST

KP = KING POST  
 MAX = MAXIMUM  
 MB = MACHINE BOLT  
 MFG = MANUFACTURER  
 MIN. = MINIMUM  
 (N) = NEW  
 o.c. = ON CENTER  
 O.H. = OPPOSITE HAND  
 P.T. = PRESSURE-TREATED  
 PL. = PLATE  
 R.F. = RAFTER  
 REF. = REFERENCE, REFER TO  
 SAD = SEE  
 ARCHITECTURAL DRAWINGS  
 SIM. = SIMILAR  
 SOG = SLAB ON GRADE  
 STD = STANDARD  
 STGR = STAGGER  
 STRUCT. = STRUCTURAL  
 T&B = TOP AND BOTTOM  
 TN = TOE NAIL  
 T.O.F. = TOP OF FOOTING  
 T.O.S. = TOP OF SLAB  
 T.O.W. = TOP OF WALL  
 TYP. = TYPICAL  
 V.I.F. = VERIFY IN FIELD  
 w/ = WITH  
 U.O.N. = UNLESS  
 OTHERWISE NOTED

## C FOUNDATION NOTES

1. ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE:  
1.1. DEAD LOAD + LIVE LOAD: 2,500 PSF  
2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH CHAPTER 18 OF THE IBC. ALL FOOTING EXCAVATIONS SHALL BE NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED OVER EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE.3. FROST DEPTH: 48" MINIMUM  
4. GEOTECHNICAL REPORT BY:  
4.1. NORTHWEST COLORADO CONSULTANTS, INC.  
4.2. REPORT NO. 16-10599  
4.3. DATED: 04/26/20175. WHERE BOTTOM OF ADJACENT FOOTINGS ARE DIFFERENT PROVIDE STEPPED FOOTING.  
6. USE  $\frac{1}{2}$ " DIAMETER x 12" ANCHOR BOLTS (AB) AT 48" o.c. UON. MINIMUM EMBEDMENT INTO CONCRETE IS 7" UON. AB ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE AND NOTES FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO AB PER SILL PIECE.

7. PROVIDE CONTROL JOINTS AS SHOWN ON PLAN AND AS REQUIRED TO MEET A MAXIMUM SPACING IN FEET OF 3 TIMES THE SLAB DEPTH IN INCHES (FOR EXAMPLE 3x4" = 12"-0" MAX) AND 12"-0" MAX. INSTALL JOINTS TO DIVIDE SLAB INTO RECTANGULAR AREAS WITH LONG DIMENSION LESS THAN 1.5 x SHORT DIMENSION. INSTALL JOINTS AT FACE OF STUDS OF WALL WHERE POSSIBLE.

ACI 318-14 Table 206.1.3.1 - Specified concrete cover for cast-in-place non-prestressed concrete members

| Concrete exposure                                   | Member                                      | Reinforcement   | Specified cover, in. |
|---|---|---|----------------------|
| Cast against and permanently in contact with ground | All   | All   | 3                    |
| Exposed to weather or in contact with ground        | All   | No. 6 and larger<br>No.5 bar, W31 or D31 wire, and smaller                          | 2<br>1-1/2           |
|   | Slabs, joists, and walls                    | No. 14 and No. 18 bars  | 1-1/2                |
| Not exposed to weather or in contact with ground    | Beams, columns, pedestals, and tension ties | No. 11 bar and smaller<br>Primary reinforcement, stirrups, ties, spirals, and hoops | 3/4<br>1-1/2         |

REBAR SPLICE LENGTHS IN TENSION

REBAR DEVELOPMENT LENGTHS IN TENSION

STANDARD HOOK LENGTHS IN TENSION (90 DEGREES)

BAR SIZE SPLICE LENGTHS (INCHES)

BAR SIZE DEVELOPMENT LENGTHS (INCHES)

BAR SIZE HOOK LENGTHS (INCHES)

#3 20 #3 16 #3 8

#4 27 #4 21 #4 11

#5 33 #5 26 #5 13

#6 40 #6 31 #6 16

#7 58 #7 45 #7 18

#8 66 #8 51 #8 21

SPICE LENGTHS, DEVELOPMENT LENGTHS, AND HOOK LENGTHS ARE BASED ON  $f_c = 3,500$  psi AND  $f_y = 60,000$  psi

ACI 318-14 TABLE 19.3.3.1 - Total air content for concrete in Exposure Class F1, F2, or F3

| Nominal Aggregate size, in. | Target air content, % |
|-----------------------------|-----------------------|
| F1                          | 6                     |
| F2 and F3                   | 7.5                   |
| $\frac{3}{8}$               | 5.5                   |
| $\frac{1}{2}$               | 7                     |
| $\frac{3}{4}$               | 5                     |
| 1                           | 6                     |
| $\frac{1}{2}$               | 4.5                   |
| 2                           | 5.5                   |
| 3                           | 4                     |
| 3.5                         | 4.5                   |

## D SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH IBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY IBC SECTION 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

1. STRUCTURAL STEEL CONSTRUCTION PER IBC SECTIONS 1705.2, 1705.12.1, 1705.13.1, AND TABLE 1705.2.3 INCLUDING MATERIAL IDENTIFICATION, SHOP AND FIELD WELDING, AND INSTALLATION OF HIGH-STRENGTH BOLTS.  
2. CONCRETE CONSTRUCTION PER IBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OF STRENGTH NO GREATER THAN 2500 PSI. NON-STRUCTURAL SLABS-ON-GRADE AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER IBC SECTION 1705.3.  
3. WOOD CONSTRUCTION PER IBC SECTIONS 1705.5, 1705.11.1, AND 1705.12.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS, TOP PLATE SPLICES, LEDGER SPLICES, HARDWARE, BRACES, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF SHEATHING IS 4" APART OR LESS.  
4. SOILS PER IBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.  
5. SPECIAL CASES PER IBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE IBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE.

SHEAR WALL KEY:

KEY SHEATHING EDGES FIELD AB SIZE NOTES

1 ZIP R-6 SHTG 10d @ 3" o.c. 10d @ 12" o.c.  $\frac{3}{8}$ " o @ 48"oc BLK ALL EDGES2 ZIP R-6 SHTG 10d @ 4" o.c. 10d @ 12" o.c.  $\frac{1}{2}$ " o @ 48"oc BLK. ALL EDGES3  $\frac{3}{8}$ " OSB 8d @ 6" O.C. 8d @ 12" O.C.  $\frac{1}{2}$ " o @ 48"oc BLK. ALL EDGES4 ZIP R-6 SHTG OR  $\frac{3}{8}$ " OSB O/1" INSUL w/  $\frac{3}{8}$ " OSB OPPOSITE SIDE 10d @ 4" o.c. 10d @ 12" o.c.  $\frac{3}{8}$ " o @ 36"oc BLK. ALL EDGES

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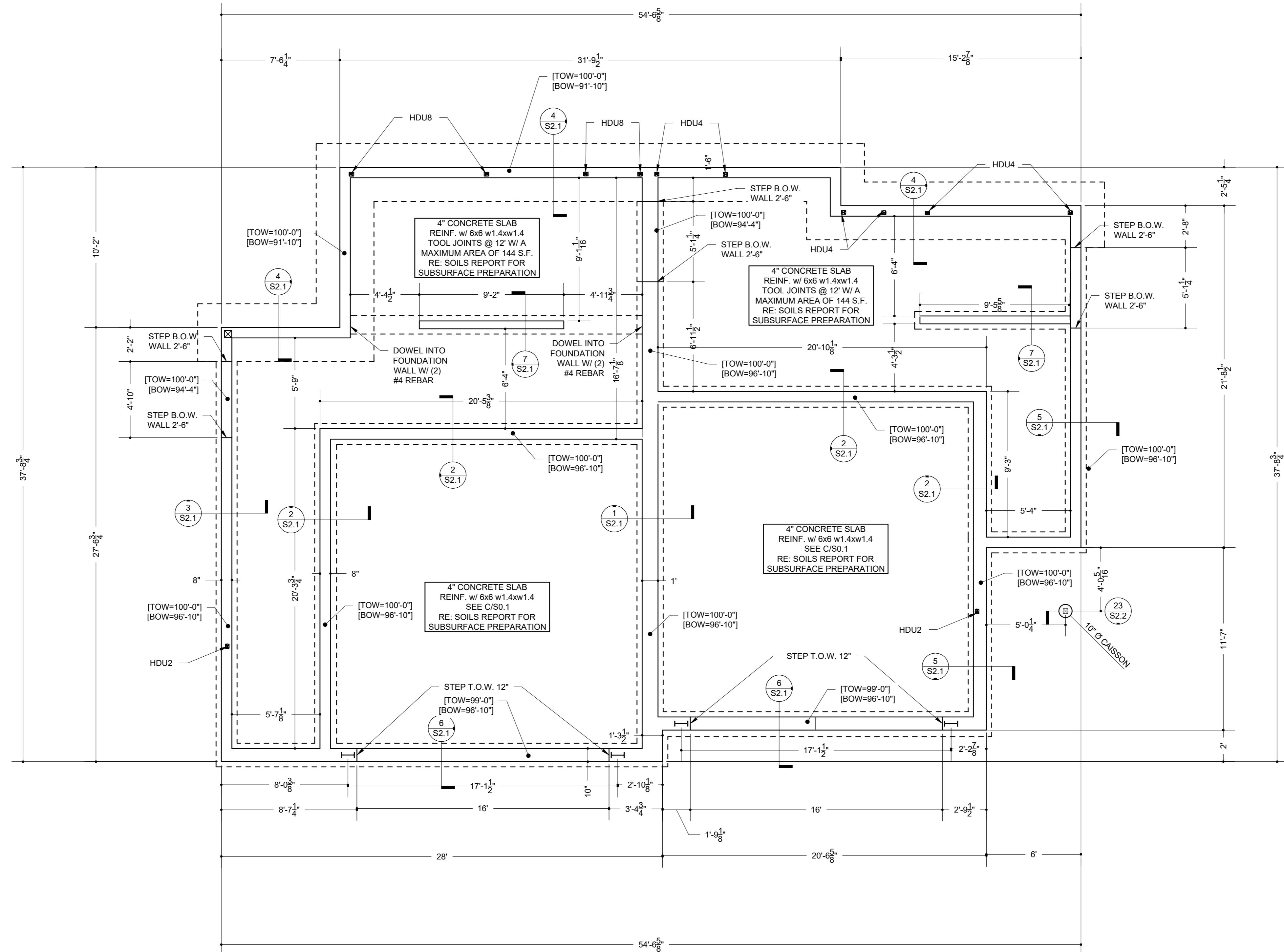
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| LEGEND:              |       |
|----------------------|-------|
| WALL                 | □     |
| (N) FOUNDATION       | □     |
| MEMBER #<br>IN CALCS | ①     |
| SHEAR WALL           | ◇     |
| BEAMS AND<br>HEADERS | - - - |
| POST BELOW           | □     |
| POST ABOVE           | □     |
| BLOCKING             | ■     |
| CONTINUOUS<br>MEMBER | ■     |



FOUNDATION PLAN

1/4" = 1'-0"

NOTES:

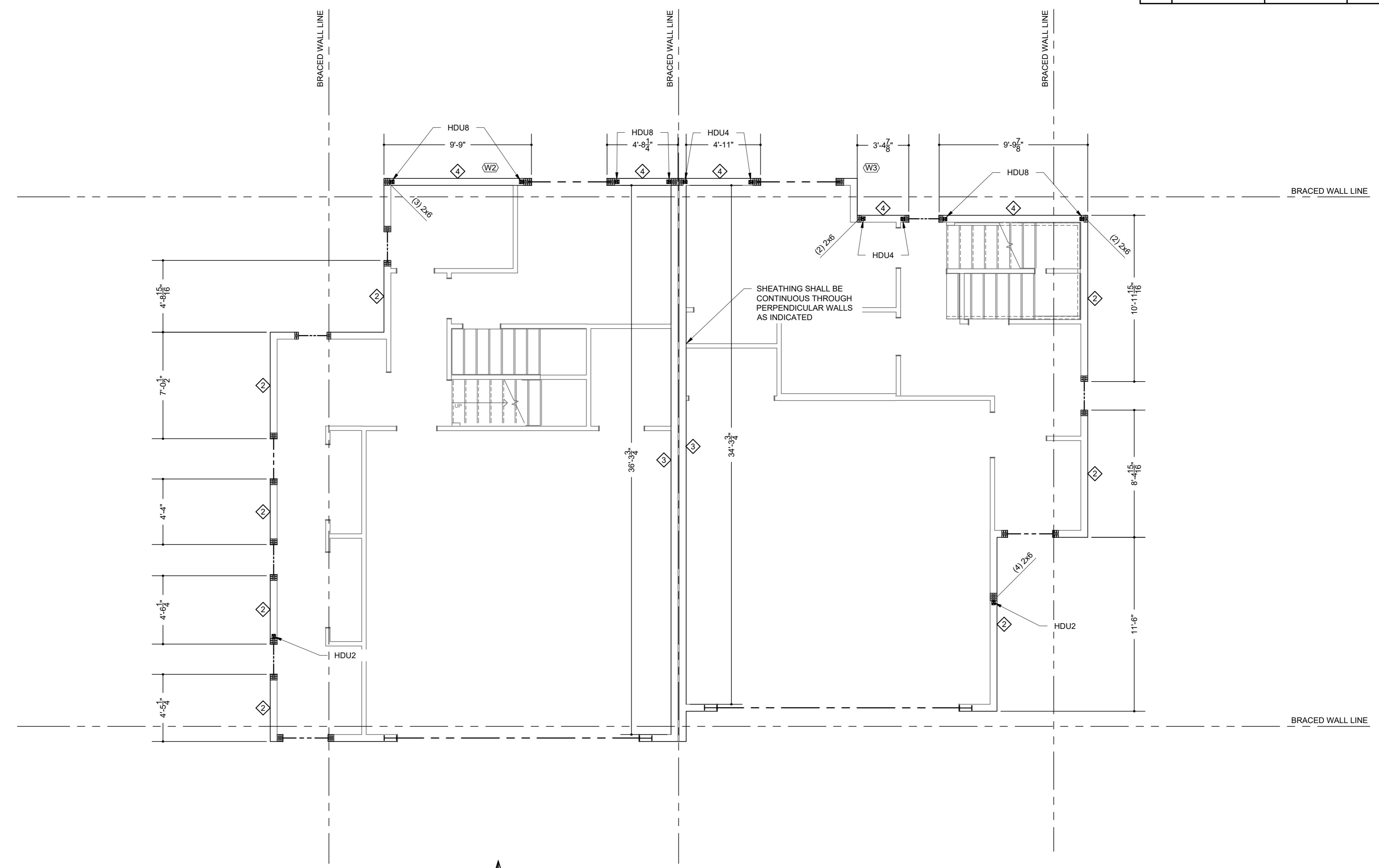
1. REFER TO SHEET S0.1 & S0.2 FOR GENERAL NOTES AND SPECIFICATIONS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAILS SHEETS ARE APPLICABLE AND SHALL BE FOLLOWED.
2. TOP OF FOUNDATION WALL SHALL BE 100'-0" UNLESS OTHERWISE NOTED BY [TOW=XX'-XX"]
3. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING(F.V.) LOCATIONS AND COORDINATING WITH FRAMER ALL HOLD DOWNS SHOWN ON PLAN PER THE MANUFACTURERS RECOMMENDED INSTALLATION REQUIREMENTS.
4. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL SUPPORTING ELEMENTS (SUCH AS FLOOR FRAMING) ARE IN PLACE AND SECURELY ANCHORED, OR ADEQUATE SHORING IS INSTALLED. CONCURRENT BACKFILLING OF EACH SIDE OF A FREE-STANDING FOUNDATION WALL TO FINAL GRADES AS INDICATED ON PLAN OR SECTION IS REQUIRED UNLESS TEMPORARY SHORING IS INSTALLED.

REVIEWED  
FOR  
CODE  
COMPLIANCE  
12/31/2024



| LEGEND:           |       |
|-------------------|-------|
| WALL              | _____ |
| (N) FOUNDATION    | _____ |
| MEMBER # IN CALCS | ①     |
| SHEAR WALL        | ◇     |
| BEAMS AND HEADERS | —     |
| POST BELOW        | □     |
| POST ABOVE        | □     |
| BLOCKING          |       |
| CONTINUOUS MEMBER |       |

| SHEAR WALL KEY: |  |               |                |                |                |
|-----------------|--|---------------|----------------|----------------|----------------|
| KEY             | SHEATHING  | EDGES         | FIELD          | AB SIZE        | NOTES          |
| ①               | ZIP R-6 SHTG   | 10d @ 3" o.c. | 10d @ 12" o.c. | 5/8" o @ 48°oc | BLK ALL EDGES  |
| ②               | ZIP R-6 SHTG   | 10d @ 4" o.c. | 10d @ 12" o.c. | 1/2" o @ 48°oc | BLK. ALL EDGES |
| ③               | 7/16" OSB  | 8d @ 6" O.C.  | 8d @ 12" O.C.  | 1/2" o @ 48°oc | BLK. ALL EDGES |
| ④               | ZIP R-6 SHTG OR<br>7/16" OSB O/ 1" INSUL<br>W/ 1/4" OSB OPPOSITE<br>SIDE | 10d @ 4" o.c. | 10d @ 12" o.c. | 5/8" o @ 36°oc | BLK. ALL EDGES |



NOTES:

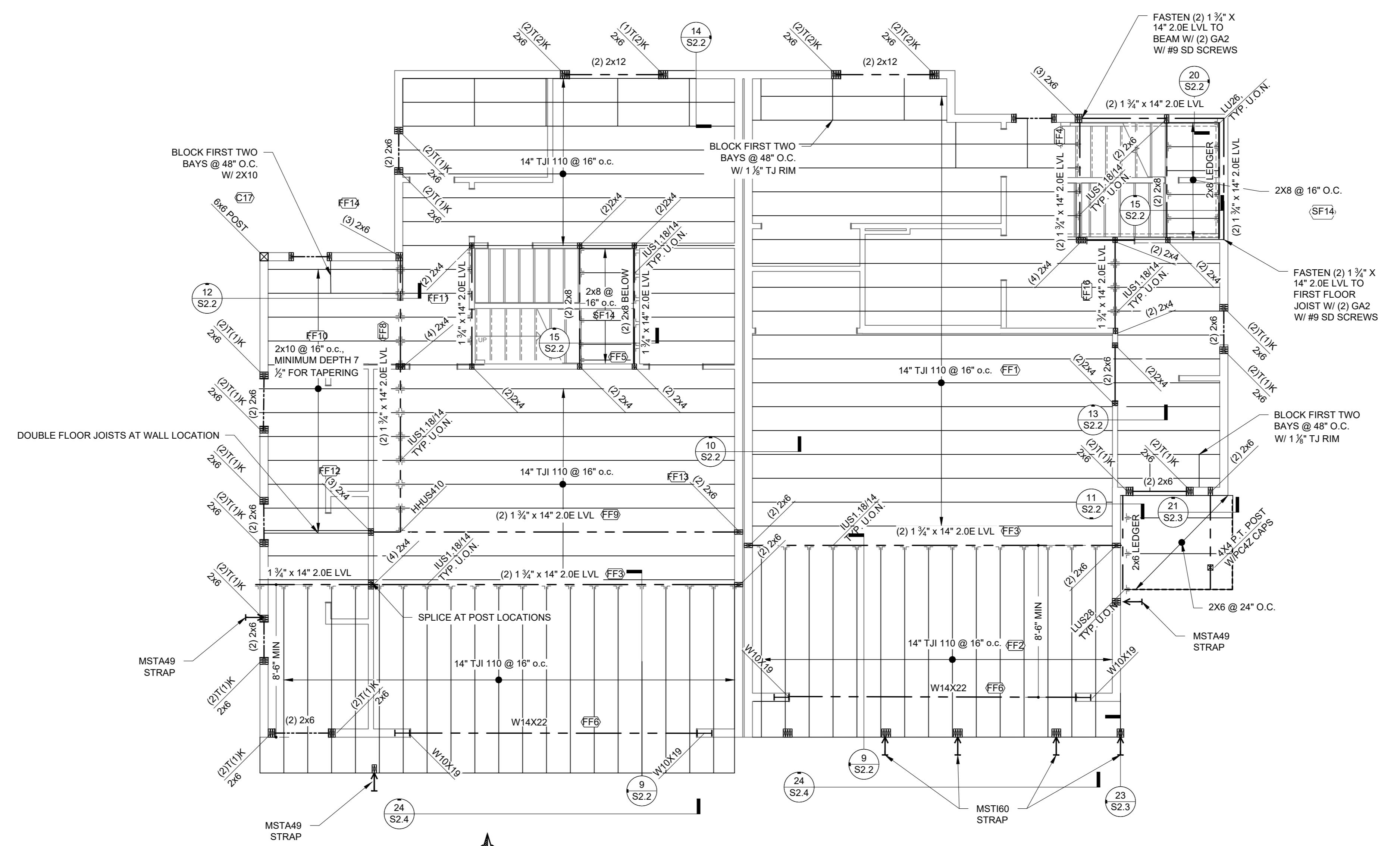
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2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FASTENING OF ALL BUILDING ELEMENTS PER TABLE R602.3(1). THESE TYPICAL FASTENING REQUIREMENTS WILL BE OMITTED FROM THE DRAWING FOR CLARITY.
3. EXTERIOR SHEATHING SHALL BE 7/16" ORIENTED STRAND BOARD WITH NAILING AT 6" ON CENTER ALONG PANEL EDGES AND 12" ON CENTER ALONG FIELD, UNLESS OTHERWISE NOTED PER THE SHEAR WALL SCHEDULE.
4. ALL EXTERIOR SURFACES, EVEN THOSE ABOVE AND BELOW OPENINGS, ARE TO BE CONTINUOUSLY SHEATHED WITH A MINIMUM OF SHEAR SCHEDULE 1 UNLESS OTHERWISE NOTED ON THE PLANS.
5. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
6. BLOCKING IS REQUIRED ABOVE AND BELOW BRACED WALL PANEL EDGES.

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FOR  
CODE  
COMPLIANCE  
12/31/2024



0' 4'

| <u>LEGEND:</u>       |   |
|----------------------|---|
| WALL                 |  |
| (N) FOUNDATION       |  |
| MEMBER #<br>IN CALCS |  |
| SHEAR WALL           |  |
| BEAMS AND<br>HEADERS |  |
| POST BELOW           |  |
| POST ABOVE           |  |
| BLOCKING             |  |
| CONTINUOUS<br>MEMBER |  |



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## SECOND FLOOR FRAMING PLAN

1/4" = 1'

NOTES:

1. REFER TO SHEET S0.1 & S0.2 FOR GENERAL NOTES AND SPECIFICATIONS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAILS SHEETS ARE APPLICABLE AND SHALL BE FOLLOWED.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FASTENING OF ALL BUILDING ELEMENTS PER TABLE R602.3(1). THESE TYPICAL FASTENING REQUIREMENTS WILL BE OMITTED FROM THE DRAWING FOR CLARITY.
3. ALL NAILS REFERENCED IN THESE DESIGN DRAWINGS ARE TO BE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.
4. STUD WALL FRAMING SHALL BE 2x6 AT 16" ON-CENTER, UNLESS OTHERWISE NOTED.
5. ALL HEADERS SHALL BE A MINIMUM (2) 2x6 U.O.N. AND BEAR ON (1) TRIMMER STUD WITH (1) ADJACENT KING STUD U.O.N. BY (X)T(X)K.
6. EXTERIOR SHEATHING SHALL BE  $\frac{7}{16}$ " ORIENTED STRAND BOARD WITH NAILING AT 6" ON CENTER ALONG PANELEDGES AND 12" ON CENTER ALONG FIELD, U.O.N. PER THE SHEAR WALL SCHEDULE.
7. ALL EXTERIOR SURFACES, EVEN THOSE ABOVE AND BELOW OPENINGS, ARE TO BE CONTINUOUSLY SHEATHED WITH A MINIMUM OF SHEAR SCHEDULE 1 UNLESS OTHERWISE NOTED ON THE PLANS.
8. BLOCK ABOVE AND BELOW ALL BRACE WALL PANELS.
9. ROOF SHEATHING SHALL BE  $\frac{7}{16}$ " ORIENTED STRAND BOARD WITH NAILING AT 6" ON CENTER ALONG PANEL EDGES AND 12" ON CENTER ALONG FIELD.
10. ALL STUD PACKS SHALL BE CONTINUOUS TO FOUNDATION WITH FLOOR-TO-FLOOR SQUASH BLOCKING. FASTEN SHEATHING TO ALL EXTERIOR STUD PACK MEMBERS WITH 10D NAILS AT 6" ON CENTER.

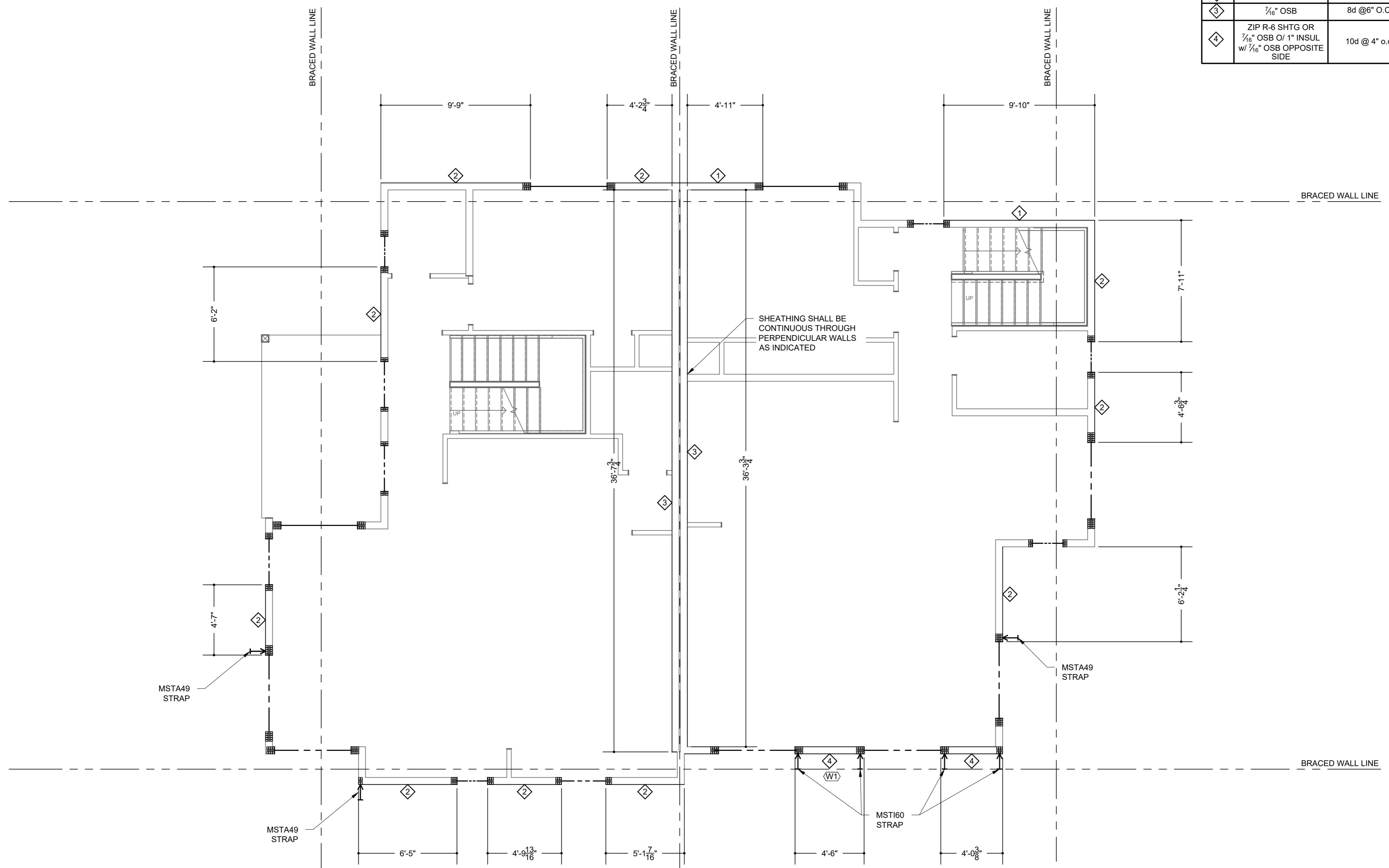
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12/31/2024



| <u>LEGEND:</u>       |   |
|----------------------|---|
| WALL                 |  |
| (N) FOUNDATION       |  |
| MEMBER #<br>IN CALCS |  |
| SHEAR WALL           |  |
| BEAMS AND<br>HEADERS |  |
| POST BELOW           |  |
| POST ABOVE           |  |
| BLOCKING             |  |
| CONTINUOUS<br>MEMBER |  |

| SHEAR WALL KEY: |   |               |                |                |                |
|-----------------|---|---------------|----------------|----------------|----------------|
| KEY             | SHEATHING   | EDGES         | FIELD          | AB SIZE        | NOTES          |
| 1               | ZIP R-6 SHTG  | 10d @ 3" o.c. | 10d @ 12" o.c. | 5/8" Ø @ 48"oc | BLK ALL EDGES  |
| 2               | ZIP R-6 SHTG  | 10d @ 4" o.c. | 10d @ 12" o.c. | 1/2" Ø @ 48"oc | BLK. ALL EDGES |
| 3               | 7/16" OSB   | 8d @ 6" O.C.  | 8d @ 12" O.C.  | 1/2" Ø @ 48"oc | BLK. ALL EDGES |
| 4               | ZIP R-6 SHTG OR<br>7/16" OSB O/ 1" INSUL<br>W/ 7/16" OSB OPPOSITE<br>SIDE | 10d @ 4" o.c. | 10d @ 12" o.c. | 5/8" Ø @ 36"oc | BLK. ALL EDGES |



**SECOND STORY LATERAL PLAN**

## NOTES

NOTES:

1. REFER TO SHEET S0.1 & S0.2 FOR GENERAL NOTES AND SPECIFICATIONS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAILS SHEETS ARE APPLICABLE AND SHALL BE FOLLOWED.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FASTENING OF ALL BUILDING ELEMENTS PER TABLE R602.3(1). THESE TYPICAL FASTENING REQUIREMENTS WILL BE OMITTED FROM THE DRAWING FOR CLARITY.
3. EXTERIOR SHEATHING SHALL BE  $\frac{7}{16}$ " ORIENTED STRAND BOARD WITH NAILING AT 6" ON CENTER ALONG PANEL EDGES AND 12" ON CENTER ALONG FIELD, UNLESS OTHERWISE NOTED PER THE SHEAR WALL SCHEDULE.
4. ALL EXTERIOR SURFACES, EVEN THOSE ABOVE AND BELOW OPENINGS, ARE TO BE CONTINUOUSLY SHEATHED WITH A MINIMUM OF SHEAR SCHEDULE 1 UNLESS OTHERWISE NOTED ON THE PLANS.
5. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
6. BLOCKING IS REQUIRED ABOVE AND BELOW BRACED WALL PANEL EDGES.

**REVIEWED  
FOR  
CODE  
COMPLIANCE**

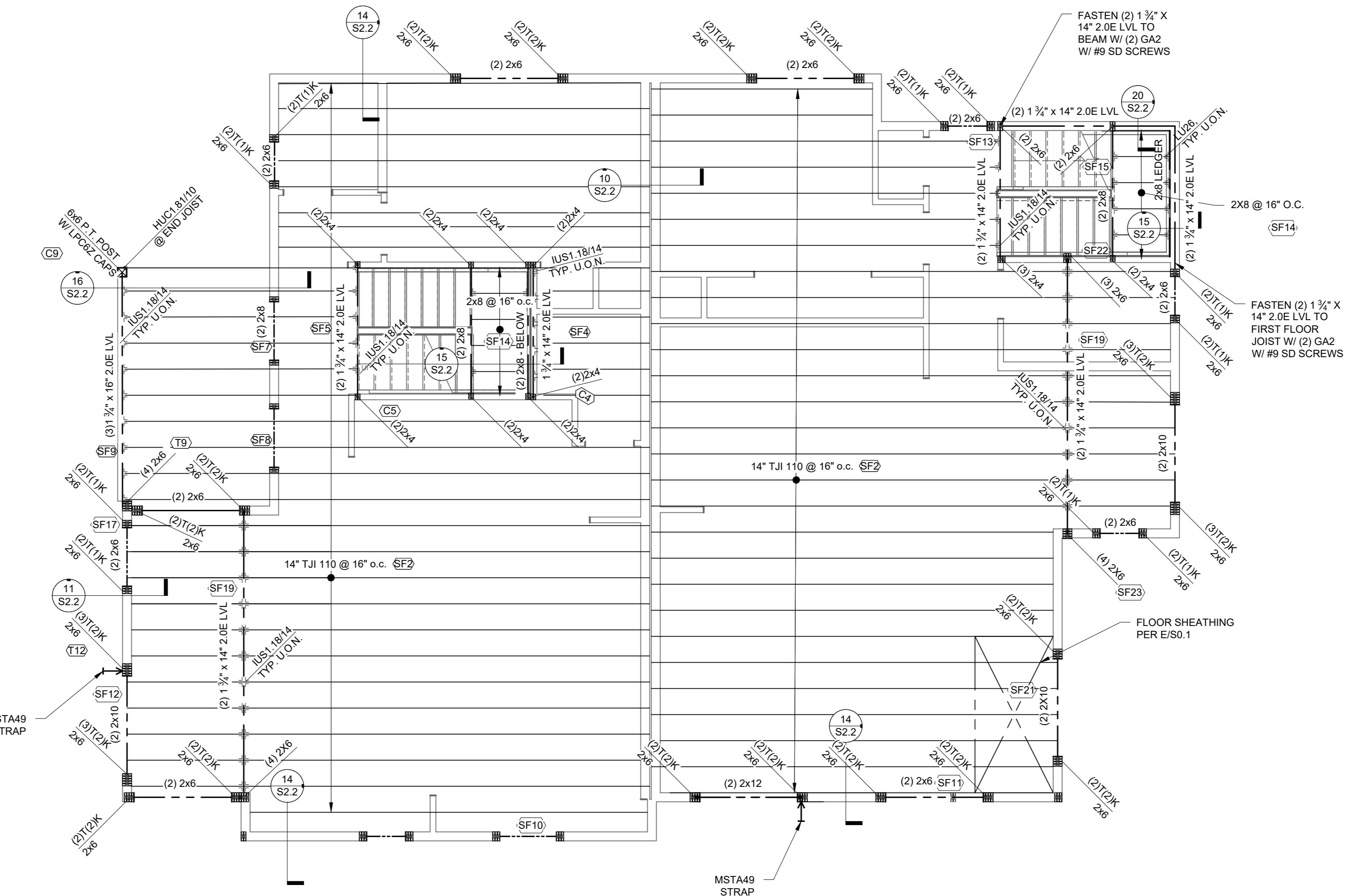
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### LEGEND

|                      |   |
|----------------------|---|
| WALL                 | <input type="checkbox"/>  |
| (N) FOUNDATION       | <input type="checkbox"/>  |
| MEMBER #<br>IN CALCS |  |
| SHEAR WALL           |  |
| BEAMS AND<br>HEADERS | -----   |
| POST BELOW           | <input type="checkbox"/>  |
| POST ABOVE           | <input type="checkbox"/>  |
| BLOCKING             |  |
| CONTINUOUS<br>MEMBER |  |



### THIRD FLOOR FRAMING PLAN

1/4" = 1'-0"

NOT

NOTES:

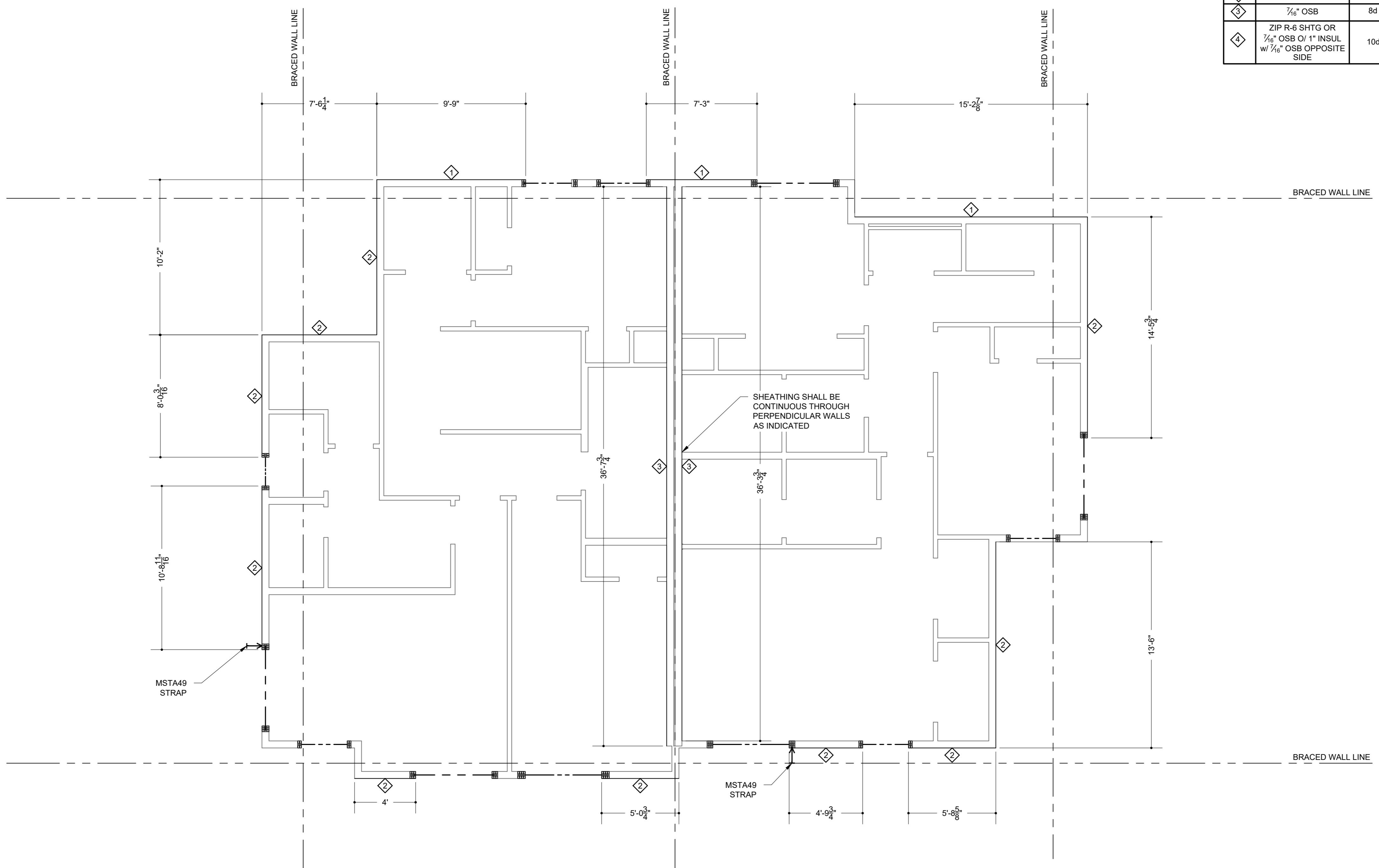
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2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FASTENING OF ALL BUILDING ELEMENTS PER TABLE R602.3(1). THESE TYPICAL FASTENING REQUIREMENTS WILL BE OMITTED FROM THE DRAWING FOR CLARITY.
3. STUD WALL FRAMING SHALL BE 2x6 AT 16" ON-CENTER, UNLESS OTHERWISE NOTED.
4. ALL HEADERS SHALL BE A MINIMUM (2) 2x6 U.O.N. AND BEAR ON (1) TRIMMER STUD WITH (1) ADJACENT KING STUD U.O.N. BY (X)T(X)K.
5. ALL STUD PACKS SHALL BE CONTINUOUS TO FOUNDATION WITH FLOOR-TO-FLOOR SQUASH BLOCKING. FASTEN SHEATHING TO ALL EXTERIOR STUD PACK MEMBERS WITH 10D NAILS AT 6" ON CENTER.

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| LEGEND:              |       |
|----------------------|-------|
| WALL                 | _____ |
| (N) FOUNDATION       | _____ |
| MEMBER #<br>IN CALCS | ①     |
| SHEAR WALL           | ◇     |
| BEAMS AND<br>HEADERS | —     |
| POST BELOW           | □     |
| POST ABOVE           | □□    |
| BLOCKING             | ▀     |
| CONTINUOUS<br>MEMBER | ▀▀    |



N

THIRD STORY LATERAL PLAN

1/4" = 1'-0"

NOTES:

1. REFER TO SHEET S0.1 & S0.2 FOR GENERAL NOTES AND SPECIFICATIONS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAILS SHEETS ARE APPLICABLE AND SHALL BE FOLLOWED.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FASTENING OF ALL BUILDING ELEMENTS PER TABLE R602.3(1). THESE TYPICAL FASTENING REQUIREMENTS WILL BE OMITTED FROM THE DRAWING FOR CLARITY.
3. EXTERIOR SHEATHING SHALL BE  $\frac{1}{8}$ " ORIENTED STRAND BOARD WITH NAILING AT 6" ON CENTER ALONG PANEL EDGES AND 12" ON CENTER ALONG FIELD, UNLESS OTHERWISE NOTED PER THE SHEAR WALL SCHEDULE.
4. ALL EXTERIOR SURFACES, EVEN THOSE ABOVE AND BELOW OPENINGS, ARE TO BE CONTINUOUSLY SHEATHED WITH A MINIMUM OF SHEAR SCHEDULE 1 UNLESS OTHERWISE NOTED ON THE PLANS.
5. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
6. BLOCKING IS REQUIRED ABOVE AND BELOW BRACED WALL PANEL EDGES.

SHEAR WALL KEY:

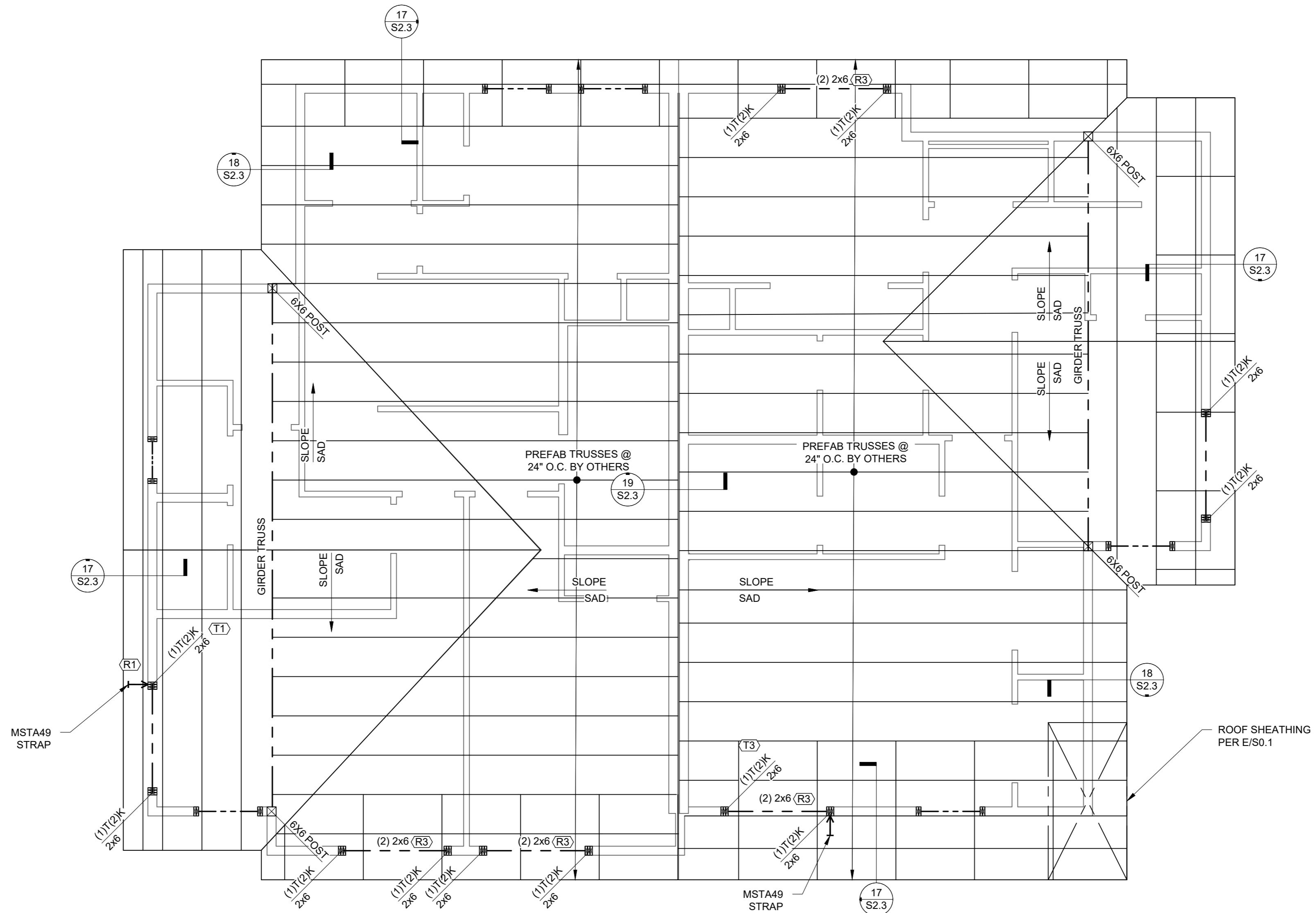
| KEY | SHEATHING   | EDGES         | FIELD          | AB SIZE                      | NOTES          |
|-----|---|---------------|----------------|------------------------------|----------------|
| ◇   | ZIP R-6 SHTG  | 10d @ 3" o.c. | 10d @ 12" o.c. | $\frac{5}{8}$ " o @ 48" o.c. | BLK ALL EDGES  |
| ◇   | ZIP R-6 SHTG  | 10d @ 4" o.c. | 10d @ 12" o.c. | $\frac{5}{8}$ " o @ 48" o.c. | BLK. ALL EDGES |
| ◇   | $\frac{1}{8}$ " OSB   | 8d @ 6" O.C.  | 8d @ 12" O.C.  | $\frac{5}{8}$ " o @ 48" o.c. | BLK. ALL EDGES |
| ◇   | ZIP R-6 SHTG OR<br>$\frac{1}{8}$ " OSB O/1" INSUL<br>w/ $\frac{1}{16}$ " OSB OPPOSITE<br>SIDE | 10d @ 4" o.c. | 10d @ 12" o.c. | $\frac{5}{8}$ " o @ 36" o.c. | BLK. ALL EDGES |

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0' 4'

| LEGEND:           |   |
|-------------------|---|
| WALL              | □ |
| (N) FOUNDATION    | □ |
| MEMBER # IN CALCS | ① |
| SHEAR WALL        | ◊ |
| BEAMS AND HEADERS | — |
| POST BELOW        | □ |
| POST ABOVE        | □ |
| BLOCKING          | ▀ |
| CONTINUOUS MEMBER | ▀ |



ROOF FRAMING PLAN

1/4" = 1'-0"

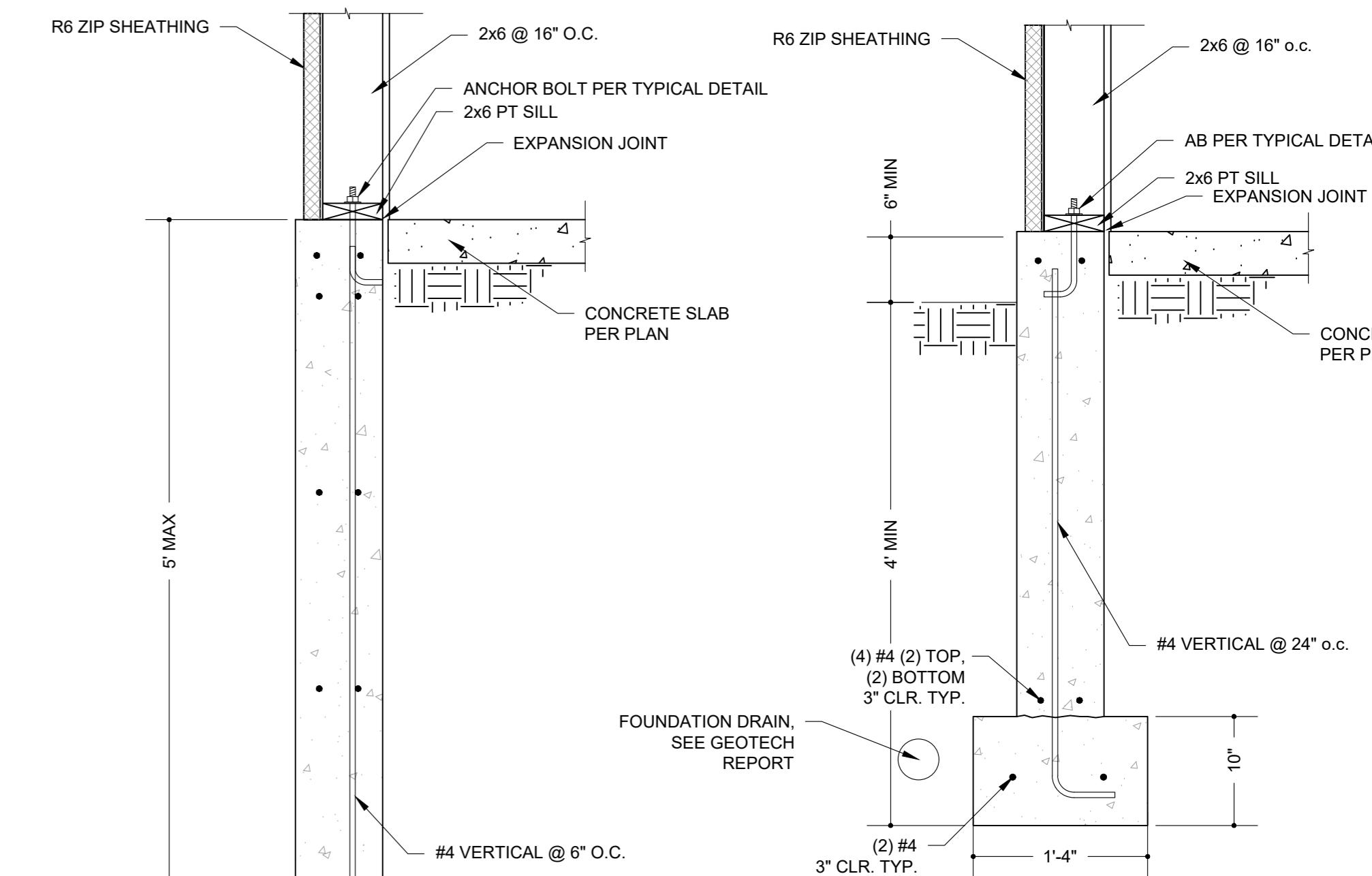
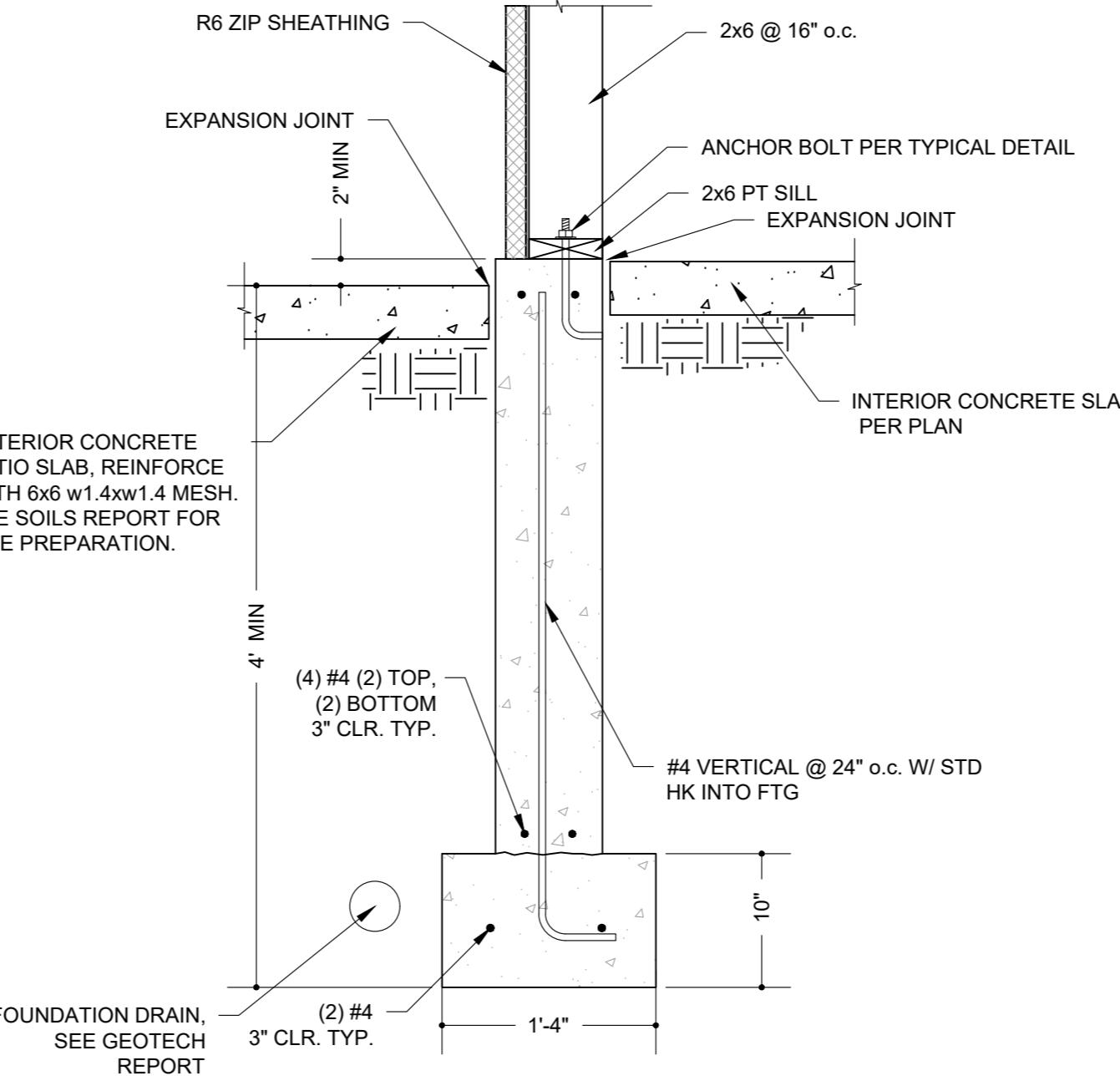
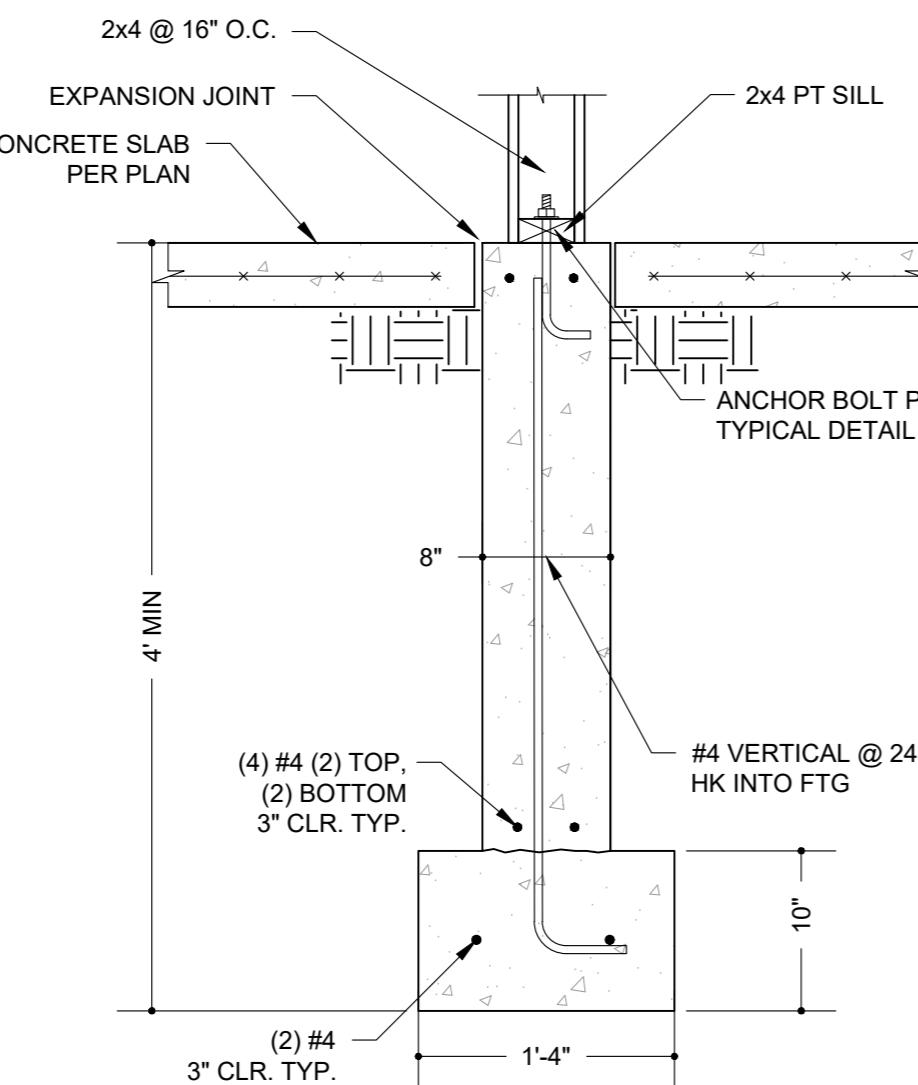
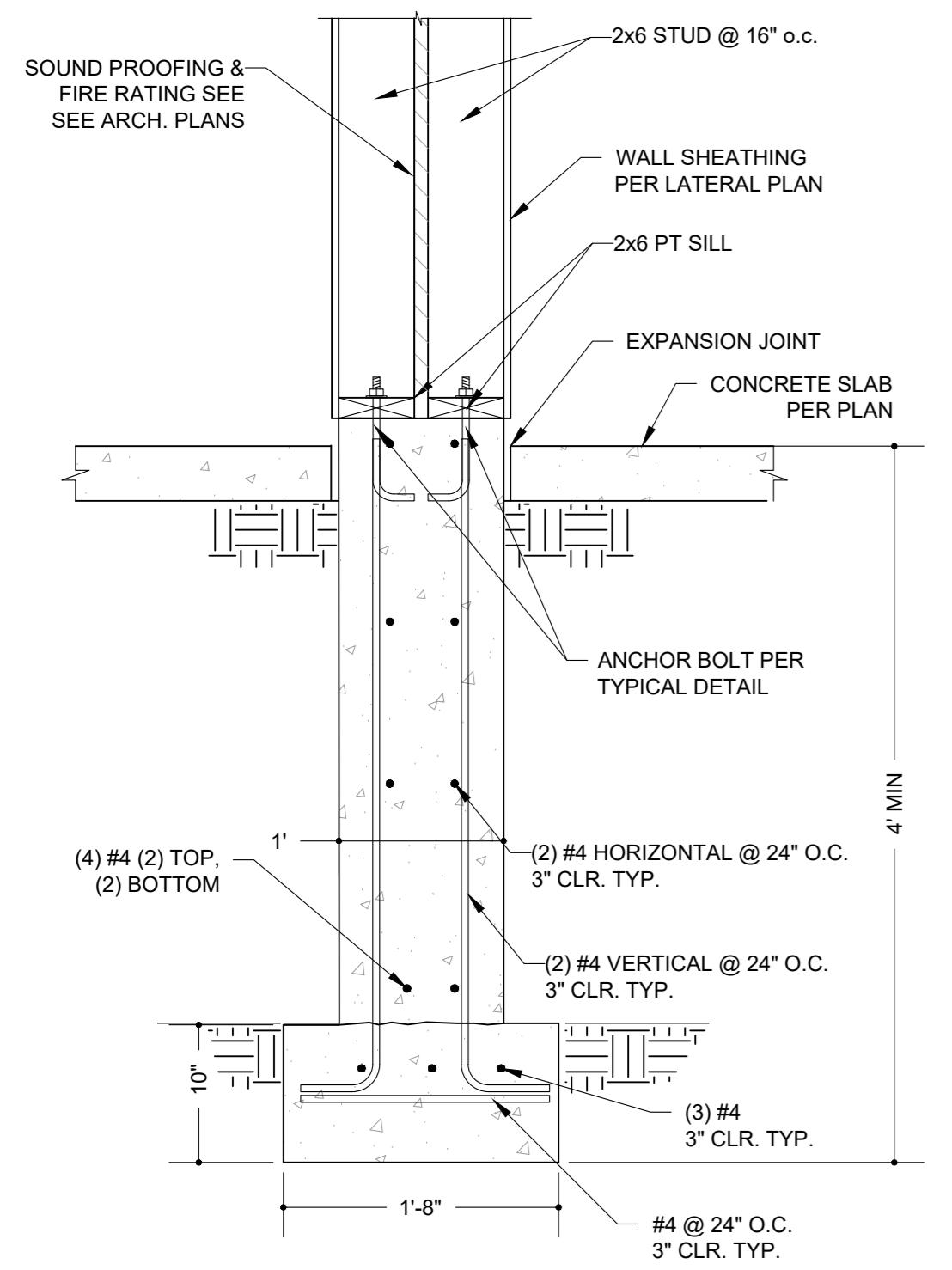
NOTES:

1. REFER TO SHEET S0.1 & S0.2 FOR GENERAL NOTES AND SPECIFICATIONS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAILS SHEETS ARE APPLICABLE AND SHALL BE FOLLOWED.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FASTENING OF ALL BUILDING ELEMENTS PER TABLE R602.3(1). THESE TYPICAL FASTENING REQUIREMENTS WILL BE OMITTED FROM THE DRAWING FOR CLARITY.
3. EXTERIOR STUD WALL FRAMING SHALL BE 2x6 AT 16" O.C. UNLESS OTHERWISE NOTED. INTERIOR STUD WALL FRAMING SHALL BE 2x4 AT 16" O.C., UNLESS OTHERWISE NOTED.
4. ALL HEADERS SHALL BE A MINIMUM (2) 2x6 U.O.N. AND BEAR ON (1) TRIMMER STUD WITH (1) ADJACENT KING STUD U.O.N. BY (X)T(X).
5. ALL STUD PACKS SHALL BE CONTINUOUS TO FOUNDATION WITH FLOOR-TO-FLOOR SQUASH BLOCKING. FASTEN SHEATHING TO ALL EXTERIOR STUD PACK MEMBERS WITH EDGE NAILING PER SHEAR WALL SCHEDULE.

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0' 4'



1 PARTY WALL FOUNDATION

1" = 1'-0"

2 INTERIOR GARAGE FOUNDATION

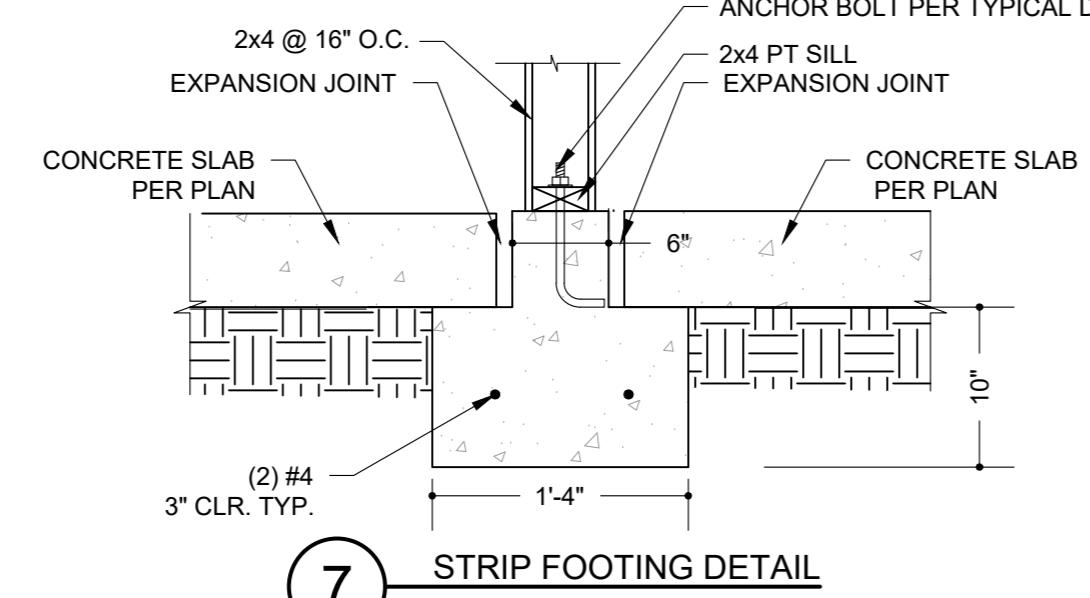
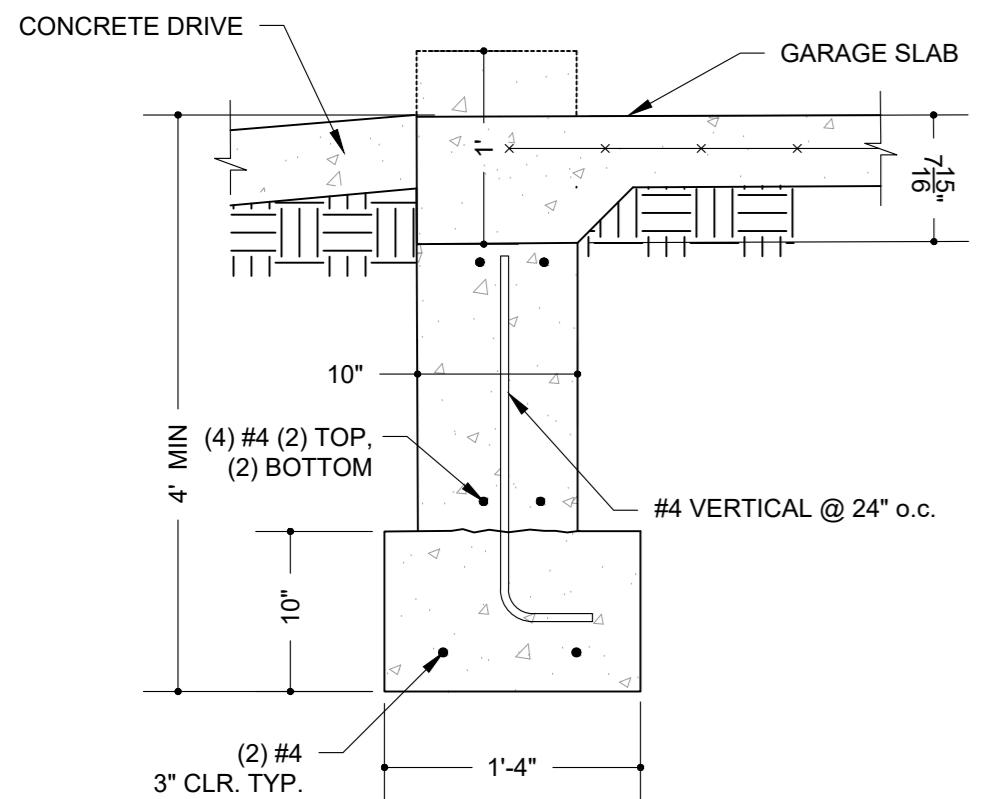
1" = 1'-0"

3 EXTERIOR FOUNDATION

1" = 1'-0"

5 FOUNDATION DETAIL

1" = 1'-0"



6 GARAGE FOUNDATION DETAIL

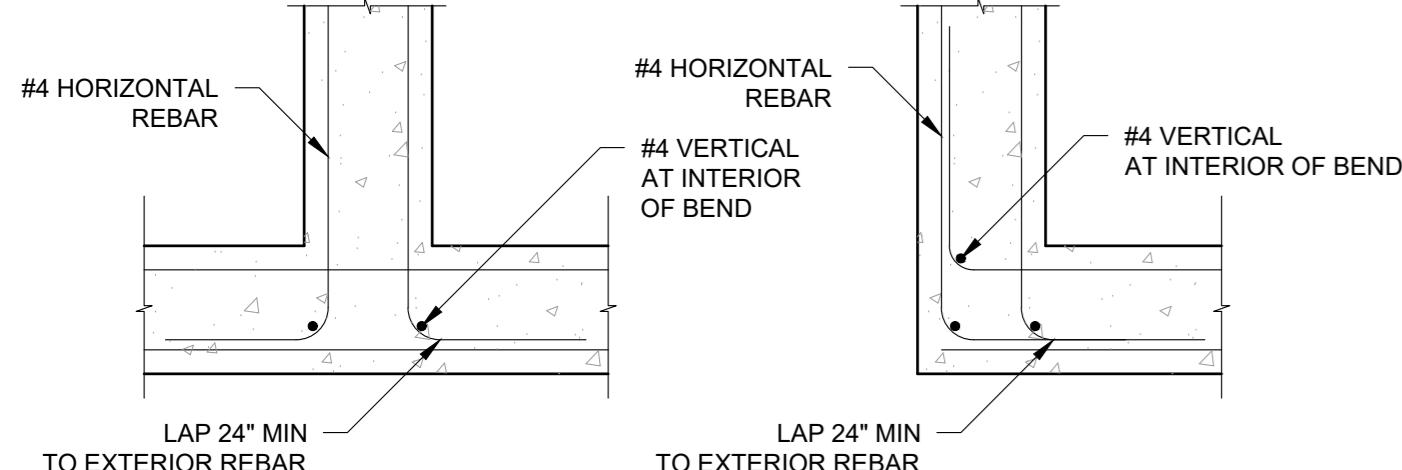
1" = 1'-0"

7 STRIP FOOTING DETAIL

1" = 1'-0"

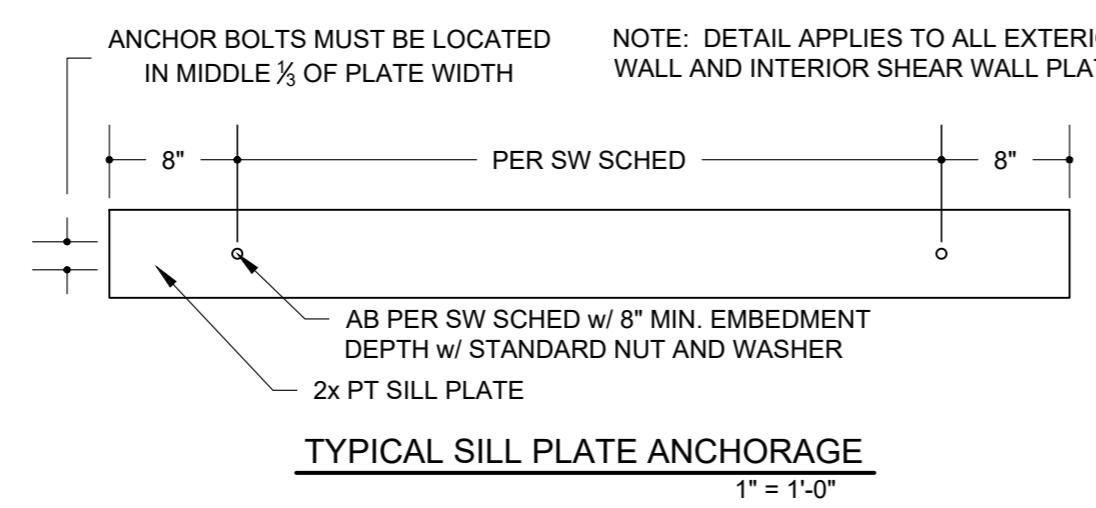
TYP STEP FOOTING REBAR LAYOUT

1" = 1'-0"



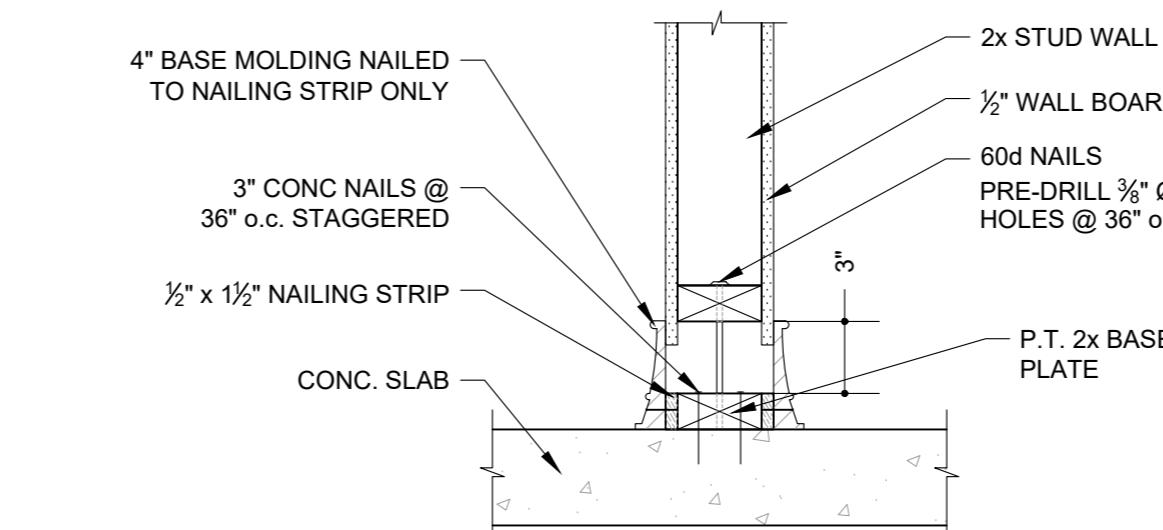
TYP CORNER REBAR LAYOUT

1" = 1'-0"



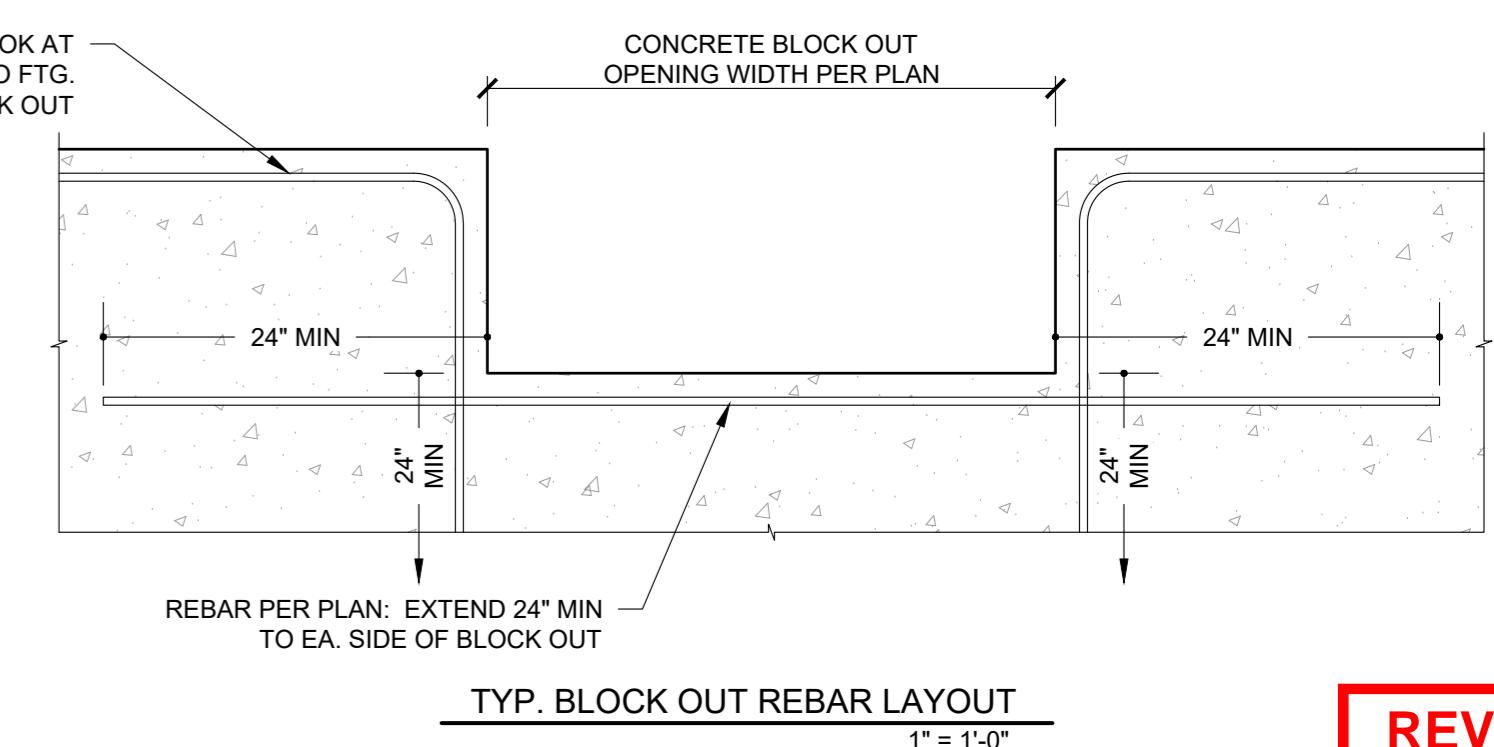
TYPICAL SILL PLATE ANCHORAGE

1" = 1'-0"



TYPICAL FLOATED WALL SECTION

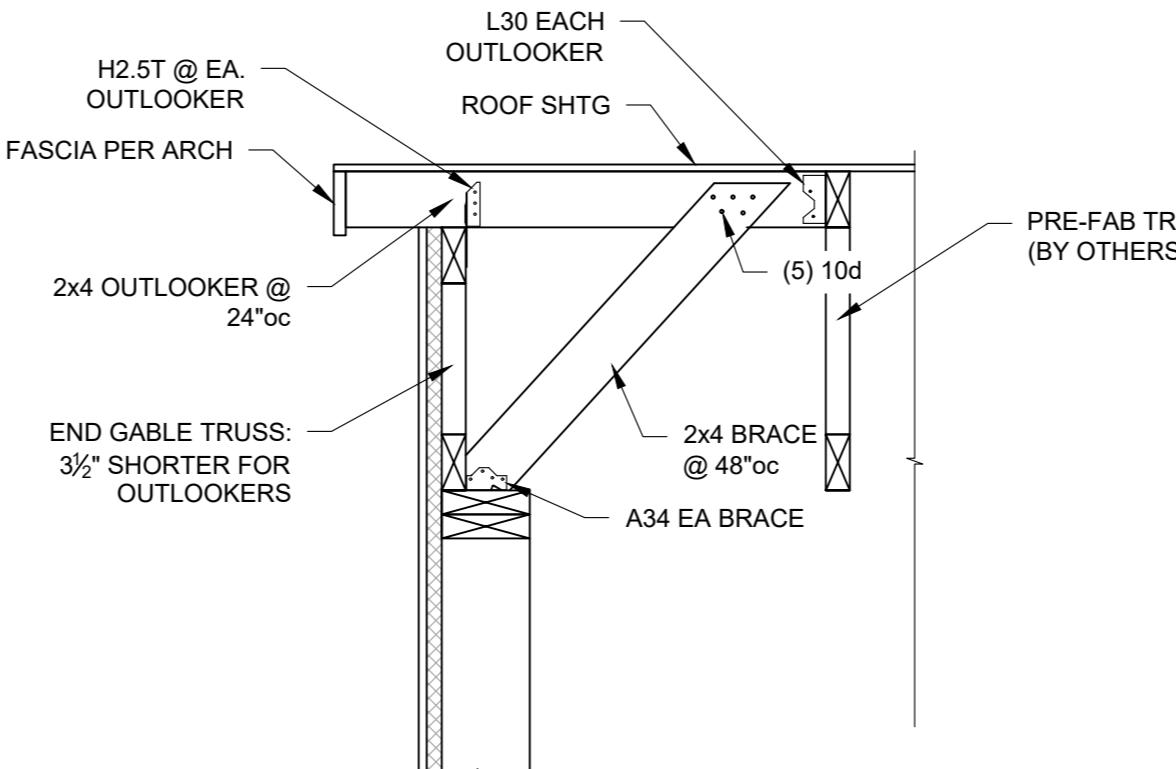
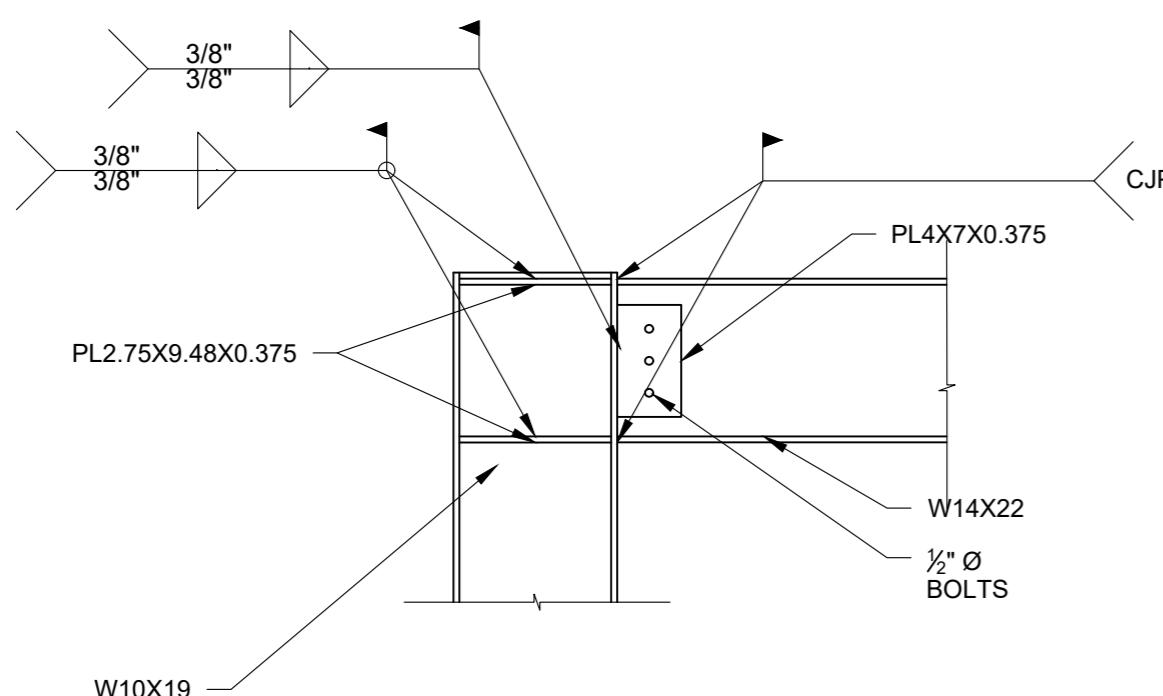
1-1/2" = 1'-0"



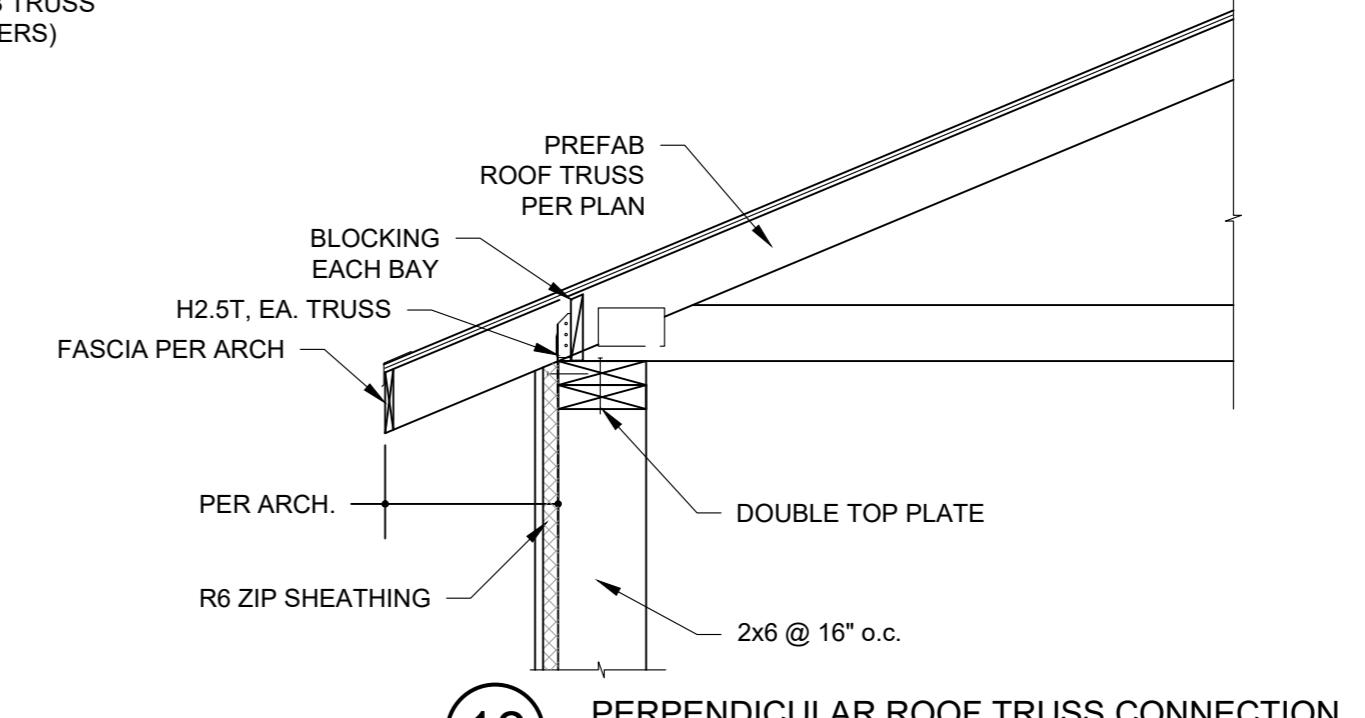
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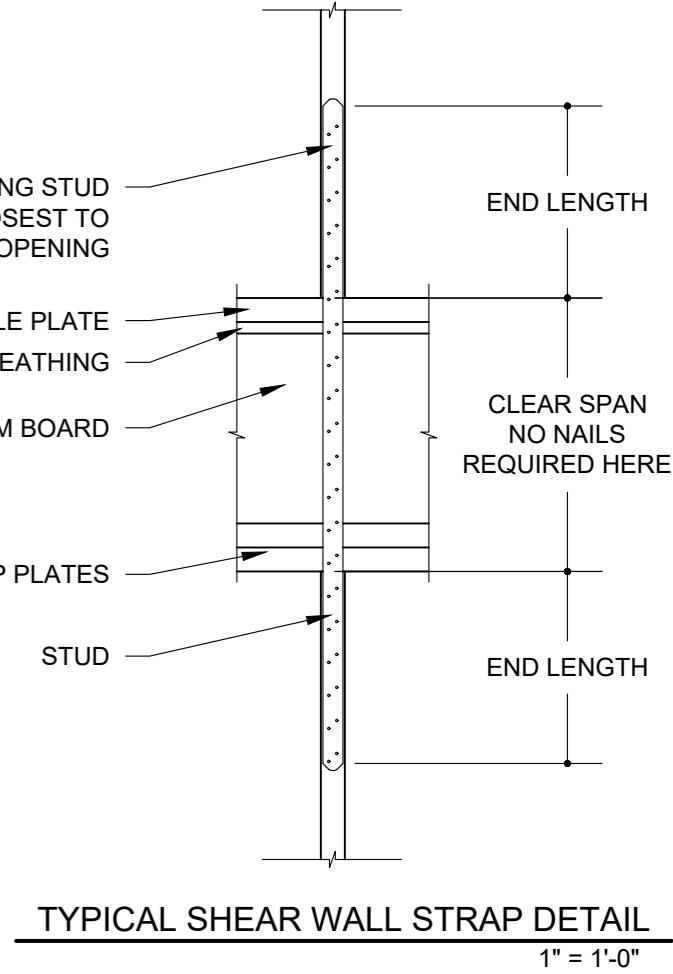




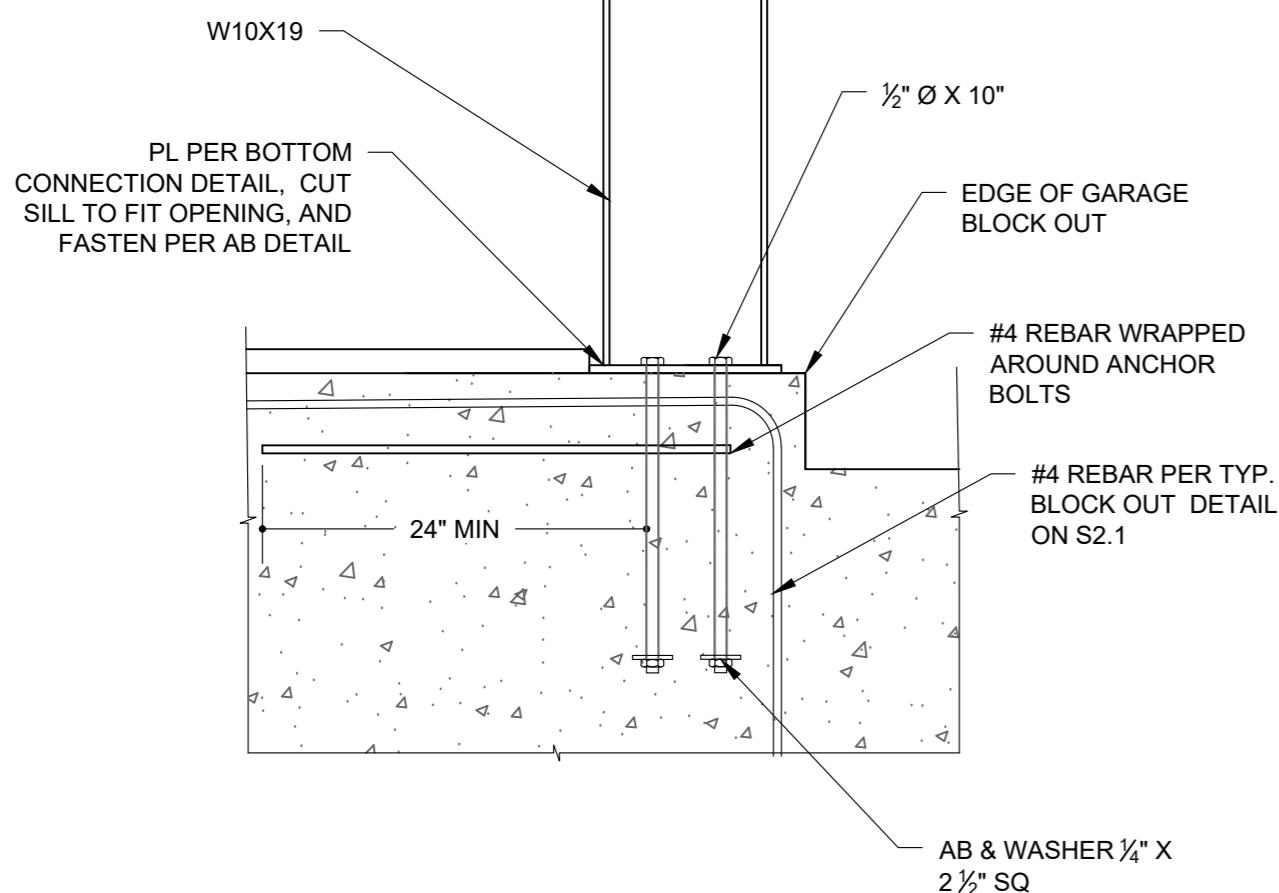
17 TRUSS RAKE  
1" = 1'-0"



18 PERPENDICULAR ROOF TRUSS CONNECTION  
1" = 1'-0"

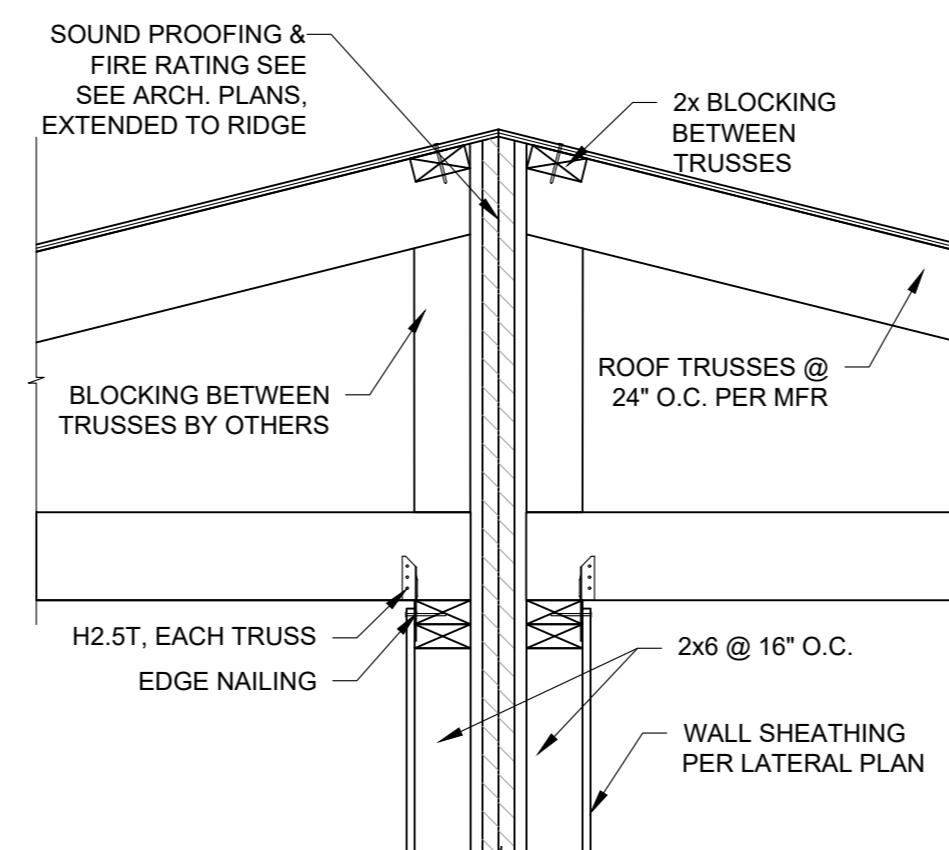


TYPICAL SHEAR WALL STRAP DETAIL  
1" = 1'-0"

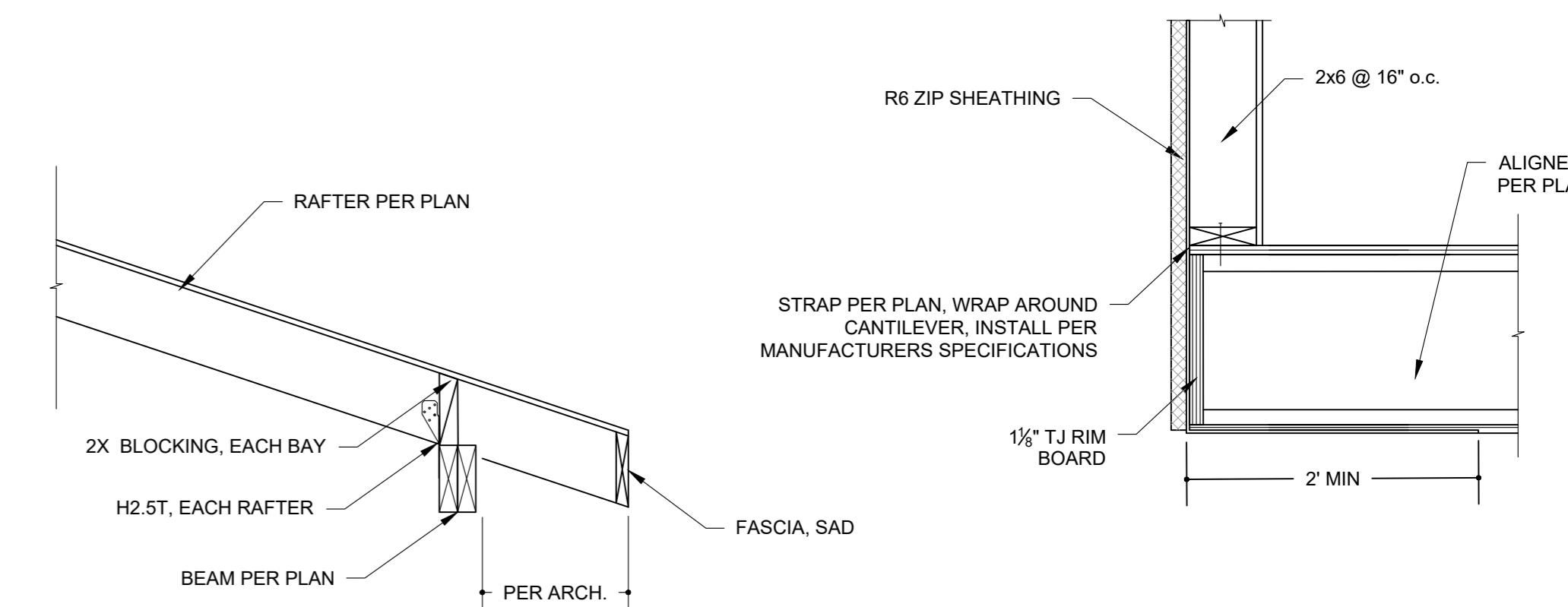


24 MOMENT FRAME DETAIL  
1" = 1'-0"

NOTES:  
1. MIRRORED ON OPPOSITE SIDE

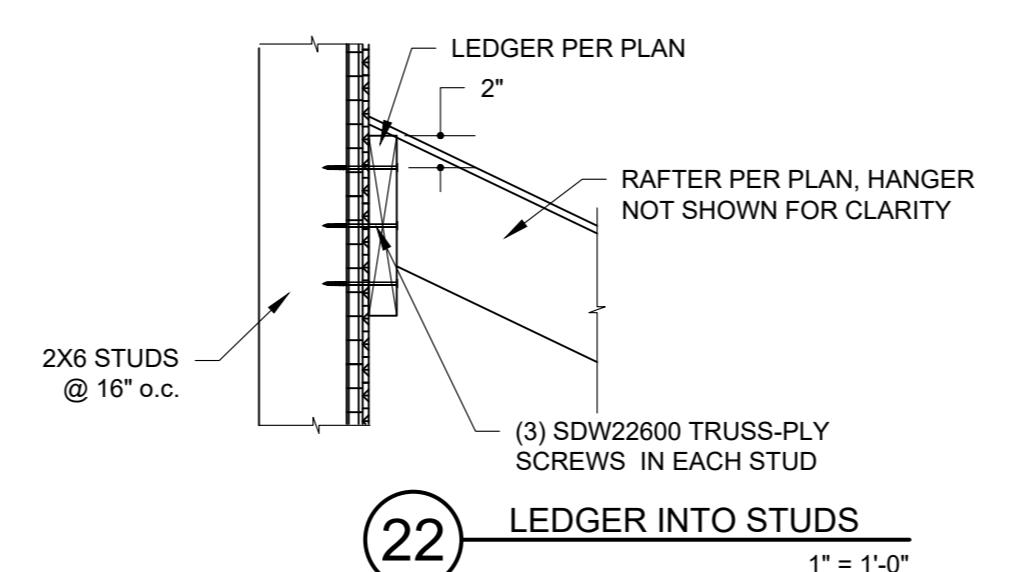
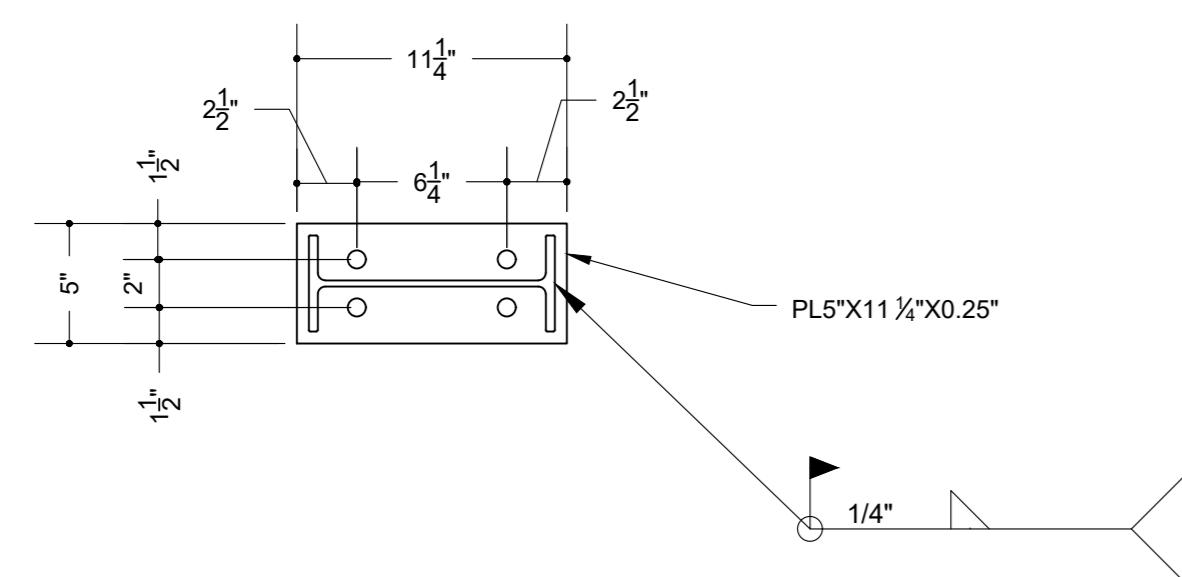


19 DEMISING WALL AT ROOF  
1" = 1'-0"

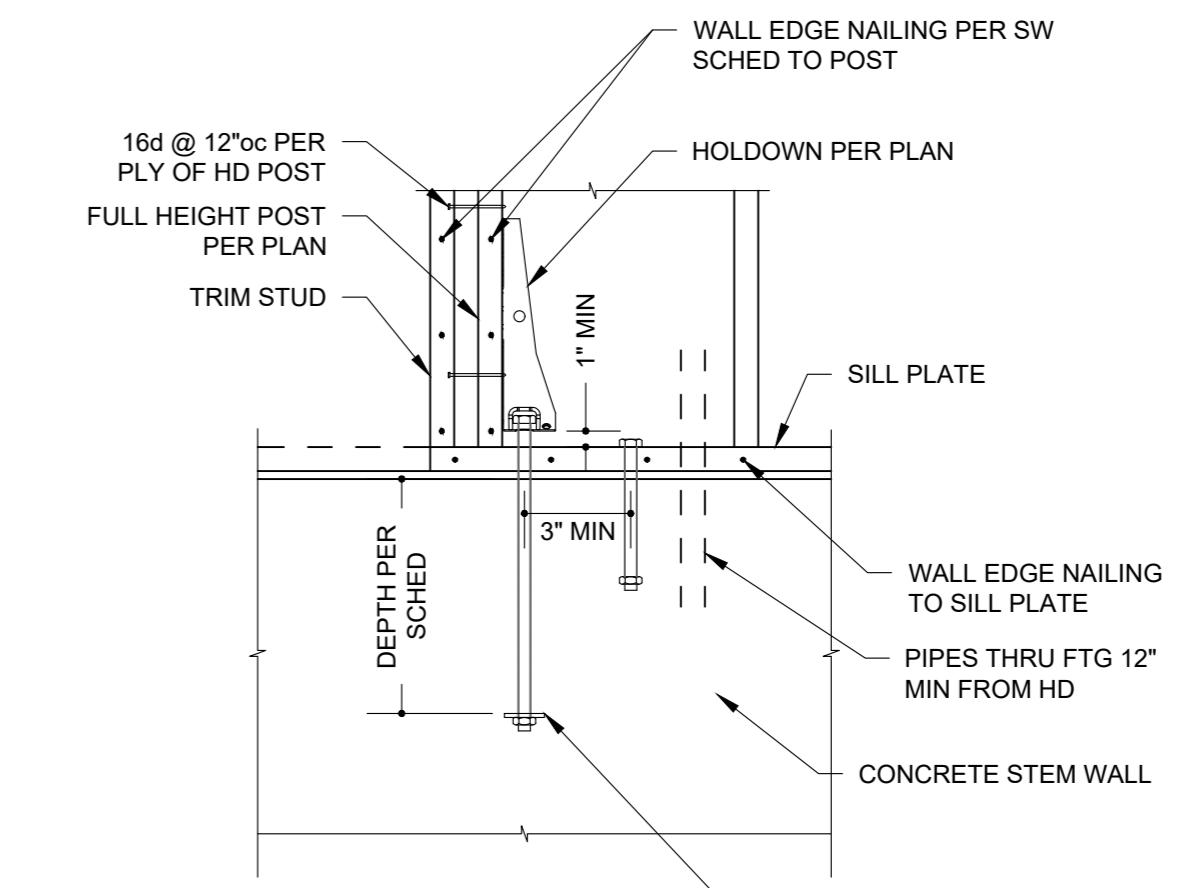


21 SECTION  
1" = 1'-0"

23 SECTION  
1" = 1'-0"



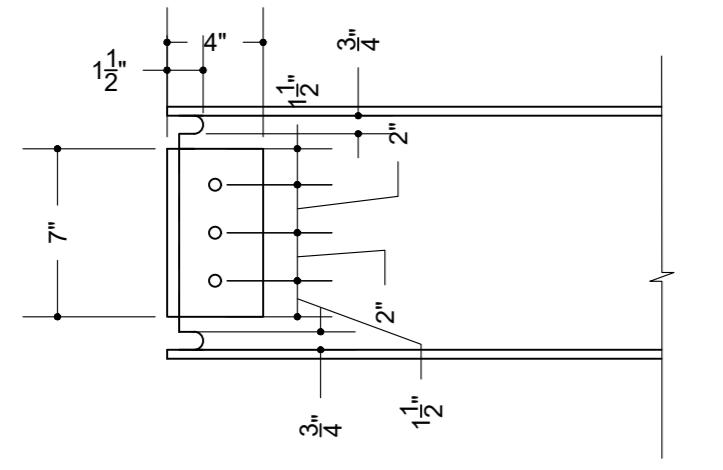
22 LEDGER INTO STUDS  
1" = 1'-0"



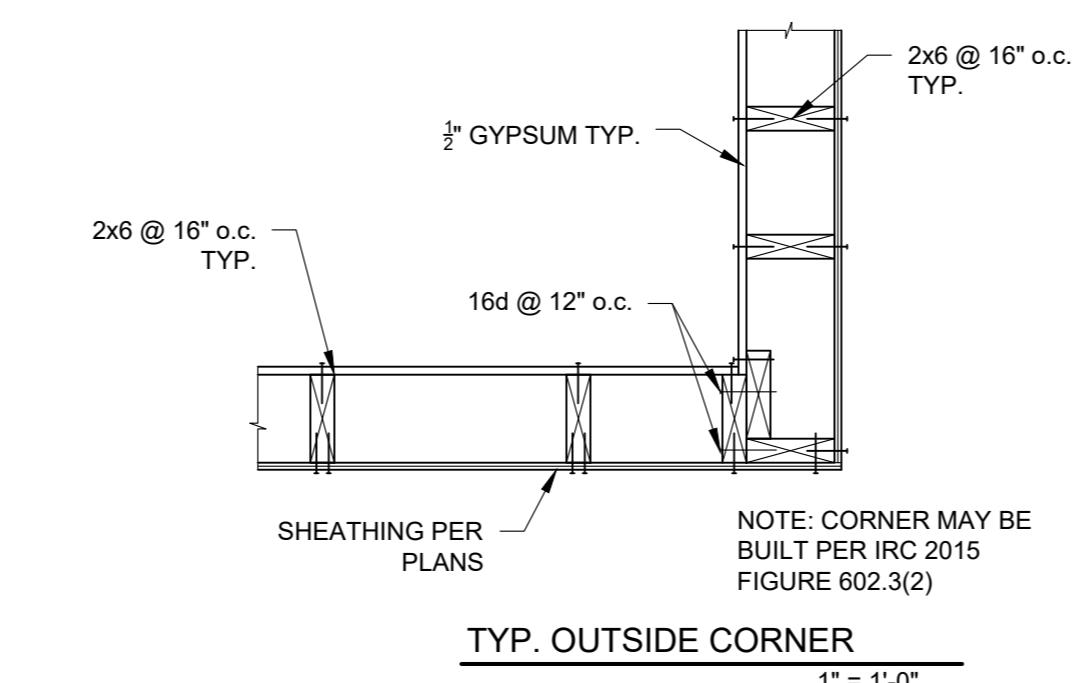
| HOLDOWN              | AB OR THRD ROD | WASHER AT AB     | DEPTH | MIN POST SIZE UON ON PLANS |
|----------------------|----------------|------------------|-------|----------------------------|
| DTT22                | 1/2"ø          | 1/4" x 2 1/2" SQ | 12"   | (2) 2x OR 4x               |
| HDU2<br>HDU4<br>HDU5 | 5/8"ø          | 1/4" x 2 1/2" SQ | 12"   | (2) 2x OR 4x               |
| HDU8                 | 7/8"ø          | 5/8" x 3" SQ     | 15"   | (3) 2x OR 6x               |

TYP. HOLDOWN DETAIL AT FOUNDATION  
1" = 1'-0"

BOTTOM MOMENT FRAME CONNECTION DETAIL  
1 1/2" = 1'-0"



TOP MOMENT FRAME CONNECTION DETAIL  
1 1/2" = 1'-0"



TYP. OUTSIDE CORNER  
1" = 1'-0"

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