# **1300 EAST RESIDENCE** 1362 S 1300 E, SALT LAKE CITY, UT 84105 **OWNERS: BRANDON HSIEH** PERMIT/CONST. DOCUMENTS | 04.29.2020

**PROJECT RENDERING:** 

SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEME TORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS RET MISAPPROPRIATION IN VIOLATION OF LAW,

CONTRAC



## VICINITY MAP:

SHERMAN AVE

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**PROJECT SITE** 

HARRISON AVE



- PROJECT OWNER: BRANDON HSIEH

## **DRAWING LIST:**

	DRAWING LIST WORKING ADU								
Sheet Number	Sheet Name Sheet Name								
GI002	ADU COVERSHEET								
ARCHITECT	URAL								
AE003	ADU CODE & ZONING ANALYSIS								
AE140	ADU FLOOR PLANS								
AE203	ADU VIEWS								
AE204	ADU ELEVATIONS/ SECTIONS								
AE407	ADU EN. PLANS & INT. ELEVATIONS								
AE504	ADU DETAILS								
AE602	ADU SCHEDULES & ASSEMBLY TYPES								
STRUCTUR	AL								
S101-ADU	ADU GENERAL STRUCTURAL NOTES								
S201-ADU	ADU FOOTING AND FOUNDATION PLAN								
S202-ADU	ADU ROOF FRAMING PLAN								
S301-ADU	ADU SCHEDULES								
S302-ADU	ADU SCHEDULES								
S501-ADU	ADU FOOTING AND FNDN DETAILS								
S601-ADU	ADU FRAMING DETAILS								
S701-ADU	ADU ROOF FRAMING DETAILS								

## **PROJECT INFORMATION:**

PROJECT ADDRESS: 1362 S 1300 E, SALT LAKE CITY, UT 84105

GENERAL CONTRACTOR: TIMBERLINE CONSTRUCTION, LLC

ARCHITECT: PROCESS STUDIO PLLC

STRUCTURAL ENGINEER: MJ STRUCTURAL ENGINEERS

CIVIL ENGINEER: REDBRICK SOLUTIONS

PROJECT DESCRIPTION: DETATCHED ACCESSORY DWELLING UNIT ON PROPERTY OF EXISTING RESIDENCE



╞	1	THE GENERAL CONTRACTOR SHALL HEREAFTER BE REFERRED TO AS
	·	"GENERAL CONTRACTOR" OR "GC". THE OWNER MAY HEREAFTER BE REFERRED TO AS "OWNER".
	2	THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION IN THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL UTILIZE THE CONSTRUCTION DRAWINGS AND ANY WRITTEN SPECIFICATIONS PROVIDED FOR ALL REQUIRED INFORMATION TO PROVIDE COMPLETE CONSTRUCTION OF THIS PROJECT. ITEMS LISTED IN DRAWINGS MAY NOT BE INCLUDED IN SPECIFICATIONS. ITEMS LISTED IN SPECIFICATIONS MAY NOT BE INCLUDED IN DRAWINGS.
D	3	UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE PART OF THE CONTRACT AS DEFINED BY THE CONSTRUCTION DOCUMENTS. THE GC SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.
	4	THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. THE GC SHALL ACCEPT PREMISES AS FOUND. OWNER WILL MAINTAIN THE EXISTING CONDITION OF THE SITE AND EXISTING STRUCTURES AT THE TIME OF BIDDING.
	5	DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE GENERAL CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY SUCH DISCREPANCIES PRIOR TO COMMENCING WORK.
	6	DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS: DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.
	7	ALL PLAN DIMENSIONS ARE FROM GRIDLINE OR FACE OF STUD OR FACE OF BLOCK UNLESS OTHERWISE INDICATED. SEE SECTION ON "DIMENSIONING" THIS SHEET.
	8	THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ALL CONDITIONS REQUIRING COORDINATION/ CHANGES WITH THE CONTRACT DOCUMENTS. COORDINATION / APPROVAL SHALL TAKE PLACE BEFORE THE WORK BEGINS. ALL CHANGES TO THE CONTRACT COST SHALL BE APPROVED THROUGH A CHANGE ORDER.
	9	DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
	10	THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. THE ARCHITECT WILL NOT REVIEW SHOP DRAWINGS UNTIL THE GC HAS REVIEWED AND STAMPED THE SHOP DRAWING/SUBMITTAL. THE GC IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS SHOWN ON THE SHOP DRAWINGS. THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS SHALL NOT OVERRIDE THE CONDITIONS DESCRIBED IN THE CONTRACT DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE BY THE ARCHITECT.
	11	FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
	12	FOR GRADING, TRENCHING ETC., CONTACT THE ARCHITECT FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE GENERAL CONTRACTOR BEFORE CONSTRUCTION.
	13	ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION. THE GENERAL CONTRACTOR MUST COMPLY WITH THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
	14	ALL PROJECT CONSTRUCTION SHALL CONFORM WITH ANSI A-117.1-1998, AND THE AMERICANS WITH DISABILITIES ACT (ADA).
	15	THE GENERAL CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL GOVERNING AUTHORITIES AND UTILITIES PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION.
	16	THE GENERAL CONTRACTOR SHALL MAINTAIN ALL REQUIRED EXITS AND FIRE LANES IN WORKING ORDER.
3	17	IF A GENERAL BUILDING PERMIT IS REQUIRED ALL PERMITS, DEPOSITS, AND CONNECTION FEES SHALL BE SECURED BY THE GENERAL CONTRACTOR AND REIMBURSED THROUGH THE OWNER.
	18	THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS, SMOKE DETECTORS, AND CARBON MONOXIDE DETECTORS WHERE SHOWN ON PLAN.
	19	MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
	20	THE GENERAL CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, INCLUDING EXTERIOR AND INTERIOR PEDESTRIAN TRAFFIC BARRIERS. ALL WORK SHALL CONFORM TO THE ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT.
	21	THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES FOR DUST AND NOISE CONTROL, AND ALL REQUIRED ENVIRONMENTAL PROTECTION WHERE WORK JOINS EXISTING CONDITIONS.
	22	ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION DAILY.
	23	IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE AND OR CALL BLUE STAKES TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND WHEN IDENTIFIED TO PROTECT THEM FROM DAMAGE. THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF IDENTIFIED UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
	24	APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE GENERAL CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE KEPT UNDER THE CARE OF THE JOB SUPERINTENDENT.
	25	THE GENERAL CONTRACTOR IS TO PROVIDE BLOCKING AS REQUIRED FOR MOUNTING OF WALL MOUNTED SHELVES, CABINETS, HC GRAB BARS AND PARTITION BRACES AND ALL OTHER ITEMS IDENTIFIED ON THE EQUIPMENT OR ACCESSORY SCHEDULE. BLOCKING SHALL BE FIRE TREATED WHERE REQUIRED BY THE BUILDING CODE.
	26	THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING, INSTALLATION AND HOOK-UP OF ALL OWNER FURNISHED ITEMS

THE GENERAL CONTRACTOR IS TO ASSURE THAT NO REBAR OR
REINFORCEMENT IS PRESENT PRIOR TO CORE DRILLING OR PLACING BO
OR ANY OTHER ITEM WHICH COULD DISTURB THE STRUCTURAL SLAB OF
FOUNDATION WALLS.

- PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS WHER REQUIRED.
- PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER AND DRYWA SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL, UNL NOTED OTHERWISE.
- PROVIDE METAL CORNER TRIM AT ALL OUTSIDE CORNERS OF PLASTER A DRYWALL SURFACES.
- ALL PENETRATIONS THROUGH ANY SURFACE SHALL BE THOROUGHLY SEA WITH APPROPRIATE SEALANT MATERIAL.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR METAL, TRIM, TREILLAGE, RAILINGS, MOLDINGS, FRAMES, CASTING ETC., SHALL BE PAIN
- FOR PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS, PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES FOR ANY PENETRATIONS IN RATED CONSTRUCTION.
- THE GC SHALL VERIFY LOCATIONS OF ALL CEILING ACCESS PANELS WITH MECHANICAL, FIRE SPRINKLER AND PLUMBING PLANS. ACCESS PANELS SHALL BE FURNISHED AND INSTALLED WITH A FIRE RATING EQUAL TO THE WALL OR CEILING ASSEMBLY INTO WHICH THEY ARE TO BE INSTALLED. F AND LOCATION SHALL BE APPROVED BY THE ARCHITECT.
- THE GC SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT PADS & BASES WITE EQUIPMENT MANUFACTURERS & SHALL VERIFY ALL SIZES AND LOCATIONS DUCT OPENINGS ON ROOF AND INTERIOR SHAFTS.
- THE GC SHALL BECOME FAMILIAR AND COMPLY WITH ALL APPLICABLE HOMEOWNER ASSOCIATION GUIDELINES THAT MAY EXIST REGARDING CONSTRUCTION PROCEDURES, SCHEDULES, APPROVALS, AND DEPOSITS SHALL CONFIRM THESE WITH OWNER PRIOR TO START OF CONSTRUCTION

MB

MET

MEZZ

MIN

MISC

MULL

MECHANICAL BOLT

MISCELLANEOUS

METAL

MEZZANINE

MINIMUM

MULLION

	ABBR	<b>REVIATIONS:</b>			DRAWING CONVENTIONS:			
	ABBREV	ABBREVIATION (S)			SYMBOLS			
	ABB	ABBREVIATION (S)	NSF	NET SQUARE FEET				
		ABOVE FINISHED FLOOR	(N) NR	NEW NON-RATED				
	ACOUS	ACOUSTICAL	N.I.C.	NOT IN CONTRACT	# NUMBER BENCHMARK			
ERE	ADD.	ADDENDUM	N.T.S.	NOT TO SCALE	N N			
		AIR CONDITIONING	NO.	NUMBER	BEGREE     NORTH ARROW			
/Δ11	AB	ANCHOR BOLT	OFF	OFFICE	& AND			
LESS	APPR	APPROVED	OC	ON CENTER	@ AT			
	AC	ASPHALT CONCRETE	OPING					
AND	BM	BEAM	000	CENTER				
	BP	BID PACKAGE	OPP	OPPOSITE LIAND				
EALED	BLK	BLOCK	OH OD					
	BOT	BOTTOM	OF	OVERFLOW	DETAIL VIEW TAG			
	B.O.B.	BOTTOM OF BEAM	OFI					
NTED.	BLDG	BUILDING	UFUI	INSTALLED				
	CLG	CEILING						
	CH	CEILING HEIGHT	PR PLAS	PAIR PLASTIC	A101 SHEET WHERE			
	CEM C/C	CEMENT CENTER TO CENTER	PL	PLATE				
4	CER	CERAMIC	PLWD	PLYWOOD	AREA			
	CLR	CLEAR	PC PREP	PORTLAND CEMENT PREPARATION				
IE FINISH		CLOSET	PT	PRESSURE TREATED				
	COMPO	COMPOSITION	PTDF	PRESSURE TREATED	WALL SECTION TAG			
ЛТН	CONC	CONCRETE	PROJ	PROJECTION				
NS OF		CONCRETE MASONRY UNIT						
	CONT	CONTINUOUS	QT	QUARRY TILE	WALL SECTION CUT LINE			
	CORD	COORDINATE	REF	FREFERENCE				
SGC	CORR		R OR RAD	RADIUS	SHEET WHERE FOUND			
2. 00 DN.			REDW'D					
	DEL	DELETE	REFL	REFLECTED				
	DET		REQ'D	REQUIRED	BUILDING SECTION TAG			
	DIAG	DIAMETER	RES	RESILIENT	BUILDING SECTION TAG			
	DIM	DIMENSION	RR R	RESTROOM(S) RISER				
	DIR	DIRECTION	RD	ROOF DRAIN				
	DO	DOOR OPENING	RTU	ROOF TOP UNIT				
	DBL	DOUBLE	RM R O	ROOM ROUGH OPENING	A101 SHEET WHERE			
	DF	DOUGLAS FIR	N.O.		FOUND			
	DN	DOWNSPOUT	SECT	SECTION				
	DWG	DRAWING	SHT	SHEET SIMILAR				
	DF	DRINKING FOUNTAIN	SPECS	SPECIFICATIONS	ELEVATION TAG ROOM FINISH TAG			
	EA	EACH	SQ	SQUARE				
	EWC	ELECTRIC WATER COOLER	SS STD	STAINLESS STEEL	Ref VIEW WALL FINISH			
			STA	STATION	SHEET NUMBER			
	ELEVOREL	ELEVATOR	STL	STEEL	FF WW EW BF			
	EQ	EQUAL	STG	STORAGE				
	EQUIP	EQUIPMENT	SIMUL	SUMULATED	T Share Finish			
	EJ	EXPANSION JOINT	SUSP	SUSPENDED	Ref			
	EXT	EXTERIOR	SYM	SYMMETRICAL				
	FOC		TEL	TELEPHONE				
	FOS	FACE OF STUD	TEMP	TEMPERED	DRAWING TITLE			
	FOW	FACE OF WALL	T&G	TONGUE & GROOVE				
	FT		TBC	TOP BACK OF CURB				
		PLASTIC	T.O.C.	TOP OF CONCRETE OR				
	FIN	FINISH	T.O.D.	TOP OF DECK	View Name X1			
	FF	FINISHED OPENING	T.O.F	TOP OF FOOTING				
	FHC	FIRE HOSE CABINET	Т.О.Р. ТО S	TOP OF PARAPET				
	FLR		T.O.W.	TOP OF WALL	SHEET WHERE FOUND —			
	FD FS	FLOOR SINK	TDC	TRAFFIC DECK COVERING				
	FDN	FOUNDATION	Ι ΤΥΡ	TYPICAI				
	FH FS							
	FSD	FULL SIZE DETAIL	USGBC	UNITED STATES GREEN				
			UNO	UNLESS NOTED OTHERWISE	1t WINDOW/CURTAIN WALL DESIGNATION. SEE WINDOW SCHEDULE.			
	GALV OR GV	GALVANIZED						
	GC	GENERAL CONTRACTOR	V.I.F.	VERIFY IN FIELD	? KEYED NOTE			
	GL	GLASS	VER	VERTICAL				
	GR	GRADE	WC	WATER CLOSET	F GLAZING MODIFIER. SEE GLAZING NOTES.			
	GYP. BD.	GYPSUM BOARD	WL WP	WATER LEVEL				
			W	WIDE				
		HARDWOOD	W/	WITH	DOOR TAG			
	HP	HIGH POINT	WD WP	WOOD WORKING POINT	1i WALL, FLOOR, CEILING, OR ROOF DESIGNATION. SEE CORRESPONDING LEGEND.			
	HM	HOLLOW METAL	WI	WROUGHT IRON				
	HORIZ	HURIZUNTAL			ATTACHED TO A WALL SHALL INDICATE THIS FINISH FOR ENTIRE			
	ID	INSIDE DIAMETER			LENGTH OF WALL FROM ONE INTERSECTION TO THE NEXT AND NOT BE TERMINATED BY WINDOWS OR DOORS LIND			
	INSUL	INSULATION						
	JAN	JANITOR						
	Ι Δ\/				ROOM NAME TAG REVISION CLOUD DATUM TAG			
		LEVEL						
	LTWT	LIGHT WEIGHT			Room name NAME NUMBER NAME			
	LTG	LIGHTING						
	MAINT	MAINTENANCE						
	MFG	MANUFACTURER			150 SF ROOM AREA OF ELEVATI			
		MASONRY OPENING			AREA REVISION			
	MAX	MAXIMUM						
	MECH	MECHANICAL						

### **PLAN GRAPHICS & DIMENSIONS**



- ELEVATION









![](_page_4_Picture_0.jpeg)

![](_page_4_Picture_1.jpeg)

![](_page_4_Picture_2.jpeg)

ADU OVERVIEW 1 A3 AE203

![](_page_4_Picture_4.jpeg)

![](_page_5_Figure_0.jpeg)

![](_page_6_Figure_0.jpeg)

![](_page_6_Figure_1.jpeg)

![](_page_6_Figure_2.jpeg)

![](_page_6_Figure_3.jpeg)

![](_page_6_Picture_4.jpeg)

![](_page_6_Figure_5.jpeg)

![](_page_6_Figure_6.jpeg)

ADU BATHROOM B4 1/2" = 1'-0" AE407

![](_page_6_Figure_8.jpeg)

![](_page_6_Figure_10.jpeg)

![](_page_6_Picture_11.jpeg)

![](_page_7_Figure_0.jpeg)

## ROOM & FINISH SCHEDULE:

ROOM NOTES: • AREAS PROVIDED FOR REFERENCE, CONTRACTOR TO VERIFY IN FIELD.

SEE ENLARGED PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. FINAL FINISH SELECTIONS (MANUFACTURER, COLOR, ETC.) TO BE SELECTED BY OWNER AND ARCHITECT.

ROOM #	ROOM NAME	AREA	FLOOR FINISH	WALL FINISH	CEILING FINISH	WALL BASE	
	1		1				.1
301	GREAT ROOM	267 SF					
302	LAUNDRY	17 SF					
303	BATHROOM	48 SF					
304	CLOSET	29 SF					
305	BEDROOM	155 SF					

## WINDOW SCHEDULE:

### WINDOW NOTES:

SEE SHEET AE50X FOR WINDOW JAMB, HEAD, AND SILL DETAILS. PROVIDE EGRESS COMPLIANT WINDOWS AT ALL BEDROOMS. EGRESS WINDOWS MUST MEET THE FOLLOWING: MINIMUM NET CLEAR OPENING = 5.7 SQUARE FEET, MINIMUM NET CLEAR HEIGHT = 24", MINIMUM NET CLEAR WIDTH = 20", MAXIMUM SILL HEIGHT = 44".

WINDOWS TO BE CLEAR INSULATED GLAZING, LOW-E COATING, AND ARGON GAS. MAX. U-VALUE = 0.32, MAX SHGC = 0.50 PROVIDE SCREENS AT ALL OPERABLE WINDOW UNITS.

CONTRACTOR PROVIDE WINDOW SHOP DRAWINGS BY MANUFACTURER FOR OWNER AND ARCHITECT REVIEW PRIOR TO PURCHASE AND INSTALLATION.

MARK	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	DESCRIPTION	EGRESS COMPLIANT	
F	1	3' - 0"	3' - 0"	7' - 0"	4' - 0"	SINGLE, FIXED		SEE ELEVATION FOR LOCATION AND OF
М	1	3' - 0"	4' - 0"	7' - 0"	3' - 0"	SINGLE, CASEMENT, RIGHT	Y	SEE ELEVATION FOR LOCATION AND OF
Ν	1	3' - 0"	4' - 0"	7' - 0"	3' - 0"	SINGLE, CASEMENT, LEFT	Y	SEE ELEVATION FOR LOCATION AND OF
S	3	3' - 0"	2' - 0"	9' - 0"	7' - 0"	SINGLE, FIXED		SEE ELEVATION FOR LOCATION AND OF
Т	3	3' - 0"	2' - 0"			SINGLE, AWNING		SEE ELEVATION FOR LOCATION AND OF
U	3	3' - 0"	6' - 0"	7' - 0"	1' - 0"	SINGLE, FIXED		SEE ELEVATION FOR LOCATION AND OF
	12	-				•		

## IECC TABLE R402.4.1.1: AIR BARRIER AND INSULATION INSTALLATION

WALL AND ROOF TYPE NOTE: IN ADDITION TO THE ASSEMBLIES SHOWN, AREAS OF NEW CONSTRUCTION SHALL COMPLY WITH IECC R402.4. SEE THE AIR BARRIER AND INSULATION INSTALLATION REQUIREMENTS PRESCRIBED IN IECC TABLE R402.4.1.1 PROVIDED ON SHEET AE601.

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.

Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

## DOOR SCHEDULE:

DOOR NOTES:

COMMENTS

### • SEE SHEET AE50X FOR DOOR JAMB, HEAD, AND SILL DETAILS. EXTERIOR DOORS TO HAVE KEYED ENTRY LOCKSET TO BE SELECTED BY OWNER AND ARCHITECT.

• GLAZED EXTERIOR DOORS HAVE CLEAR INSULATED GLAZING, LOW-E COATING, AND ARGON GAS. MAX. U-VALUE = 0.32, MAX SHGC = 0.50 • INTERIOR DOORS TO HAVE PASSAGE LOCKSET TO BE SELECTED BY OWNER AND ARCHITECT.

### COMMENTS

### RIENTATION

MARK	WIDTH	HEIGHT	DESCRIPTION	PANEL	FIRE RATING	HARDWARE
301A	3' - 0"	7' - 0"	EXTERIOR, SINGLE, SWING	INSULATED		DEADBOLT AND LATCH
301B	2' - 6"	6' - 8"	INTERIOR, SINGLE, SWING	SOLID CORE		PASSAGE
302A	5' - 0"	7' - 0"	INTERIOR, DOUBLE, SWING	SOLID CORE		PASSAGE; BALLCATCH
303A	2' - 6"	7' - 0"	INTERIOR, SINGLE, SWING	SOLID CORE		PRIVACY
303B	2' - 6"	6' - 8"	INTERIOR, SINGLE, POCKET	SOLID CORE		PRIVACY
304A	2' - 6"	6' - 8"	INTERIOR, SINGLE, POCKET	SOLID CORE		PASSAGE
305A	2' - 6"	7' - 0"	INTERIOR, SINGLE, SWING	SOLID CORE		PRIVACY

### RIENTATION. TEMPERED GLASS REQUIRED

RIENTATION. TEMPERED GLASS REQUIRED RIENTATION

RIENTATION. TEMPERED GLASS REQUIRED RIENTATION. TEMPERED GLASS REQUIRED

## EXTERIOR WALL TYPES:

EXTERIOR WALL NOTES: • SEE FLOOR PLANS FOR LOCATION.

![](_page_8_Figure_27.jpeg)

![](_page_8_Figure_30.jpeg)

### **GENERAL**

- Changes to these contract drawings may be made only by an authorized representative of the engineer or architect. The architect or engineer shall not be held responsible or liable for any claims arising directly or indirectly from changes made without written authorization by an authorized representative.
- Omissions or conflicts between the contract drawings and/or specifications shall be brought to the attention of the architect/engineer before proceeding with any work involved. In case of conflict, follow the most stringent requirement as directed by the architect/engineer at no additional cost to the owner.
- The contractor shall be responsible for means, methods, techniques, sequences, and procedures in order to comply with the contract drawings and specifications. The contractor shall provide adequate shoring and bracing as required for the chosen method of erection. Shoring and bracing shall remain in place until final connections for the permanent members are completed. The building shall not be considered stable until all connections are completed. Walls shall not be considered self-supporting and shall be braced until the floor/roof system is completed.
- The contractor shall coordinate with all trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment, etc. Sizes and locations of mechanical and other equipment that differs from those shown on the contract drawings shall be reported to the architect/engineer.
- The contractor shall submit a written request to the architect/engineer before proceeding with any changes, substitutions, or modifications. Any work done by the contractor before receiving written approval will be at the contractor's risk.
- The contractor shall verify all site conditions and dimensions. If actual conditions differ from those shown in the contract drawings, the contractor shall immediately notify the architect/engineer before proceeding with the fabrication or construction of any affected elements.
- The structural notes are intended to complement the project specifications. Specific notes and details in the drawings shall govern over the structural notes and typical details. Typical details and sections shall apply where specific details are not shown.
- Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings. The structural drawings shall be used in conjunction with the architectural and other consultants' drawings. Most dimensions and most non-structural elements such as elevations, depressions, slopes, mechanical housekeeping pads, etc. are not shown in the structural drawings. See the Architectural Drawings for dimensions, doors, windows, non-bearing interior and exterior walls, elevations, slopes, stairs, curbs, drains, recesses, depressions, railings,
- waterproofing, finishes, chamfers, kerfs, etc. 10. Shop drawings made from reproductions of the drawings will be rejected unless the contractor signs a release agreement prior to the shop drawings being reviewed. 11. Review of shop drawing submittals by the engineer is for general compliance only and is not
- intended for approval. The shop drawing review shall not relieve the contractor from the responsibility of completing the project according to the contract documents. 12. All work shall be done in accordance with OSHA requirements. Potential conflicts between
- these documents and OSHA requirements shall be brought to the attention of the structural engineer before proceeding with the work. 13. Site observations by the engineer and or architect shall not be construed as approval of
- construction, the procedures, nor special inspection. 14. The terms "Engineer" and "Engineer of Record" (EOR) are meant to refer to an authorized representative of M J Structural Engineers.

## **BASIS FOR DESIGN**

		• N
	Covering Puilding Code	IBC 2019 S
•	Bick Category	1BC 2018 F
•	Floor Live Loads	<u>11</u> a
•	Liniformly Distributed Loads	• F
•	Dinionniy Distributed Lodus	7. Deta
	Residential Living Space	40 psr • L
	Deck/Balcony	60 psr c
•	Roof Live Load*	20 psf
	*(Not concurrent with Roof Snow Load)	•
•	Roof Snow Load	
٠	Ground Snow Load	P/g = 32  psf
٠	Flat Roof Snow Load	P/f = 30  psf
٠	Snow Exposure Factor	C/e = 1.0 • А
٠	Thermal Factor	C/t = 1.0 • A
٠	Snow Load Importance Factor	I/Snow = 1.0 • P
	Wind Load	• 4
٠	Basic Wind Speed (3 Second Gust)	115 mph r
٠	Wind Exposure	B t
٠	Internal Pressure Coefficient	± 0.18 ii
	Seismic Design Criteria	• 9
٠	Mapped Spectral Response Accelerations	e
	Short Period Acceleration	S/S = 1.389
	1-Second Acceleration	S/1 = 0.514
•	Site Class (Soil Profile)	D - Default
•	Spectral Response Coefficients	
	Short Period Acceleration	S/DS = 1.112
	1-Second Acceleration	S/D1 = Null
•	Seismic Importance Factor	I/Seismic = 1.0
•	Seismic Design Category	D - Default
•	Effective Structural Seismic Weight	W
•	Basic Seismic Force Resisting System	Light Framed Wood Shearwalls
	Response Modification Coefficient	R = 6.5
	System Over-Strength Factor	$\Omega/0 = 2.5$
	Deflection Amplification Factor	C/D = 4
	Design Base Shear	$\frac{C_{1}C_{2}}{V} = \frac{1}{C}$
•	Analysis Procedure	<u>Fourivalent Lateral Force</u>
•	Analysis Fluceulle	

### **FOUNDATION**

- Soils Investigation Report:
- Soil Bearing Pressure:
- Frost Protection:
- Clear excavations of debris and loose soil prior to placing footings. All footings shall bear on undisturbed natural sub-grade or engineered compacted fill as noted in these drawings.

## **EARTHWORK**

Clearing: Remove all existing structures and associated foundations, slabs, fencing, asphalt, concrete, and incidental structures as necessary for project completion. The entire building area, including 3 feet beyond the building perimeter, shall be scraped to the depth necessary (4" minimum) to remove all vegetation, topsoil, loose/disturbed surficial soils, debris, and any other deleterious materials. Following stripping, all undocumented fill soils and any remaining loose natural soils shall be excavated to expose competent natural soils.

None

1500 psf - Assumed for Design

30 inches minimum

- Proof roll the entire building pad area to check for the presence of unsuitable fills, soft spots, or other undesirable materials or conditions. Remove sub-grade materials that are unsuitable and replace with compacted structural fill or 2,000 psi lean concrete. Compacted structural fill: All fill material shall be a well-graded granular material with a maximum size less than 3"
- and with not more than 15% passing a #200 sieve. It shall be compacted to at least 95% of the maximum laboratory density as determined by ASTM D 1557 for fill beneath footings and 90% for fill beneath floor slabs. All fill shall be tested. Compacted structural fill shall be placed in lifts not exceeding 8" in uncompacted thickness. Floor slabs thicknesses shall be as indicated in the plans and underlain by a granular layer at least 4" thick. The granular fill shall be free-draining fill such as "pea" gravel or three-quarters- to one-inch minus clean gap-graded gravel with not more than 5% passing a #200 sieve and shall be compacted to at least 90% of the maximum laboratory density as determined by ASTM D 1557.

## **CONCRETE**

- Materials unless noted otherwise:
- Normal Weight Aggregates • Fly Ash, Class F Pozzolan •
- Reinforcing Steel •
- General • • Deformed Bar Anchors (DBA)
- Headed Stud Anchors (HSA)
- Anchor Bolts: See steel and/or wood section(s) of general notes Admixtures: Air-entraining admixtures shall comply with ASTM added to the concrete mix. Unreinforced concrete slabs on grad
- percent. Cement complying with ASTM C-150 shall be used for all concre ٠
- type. No aluminum conduit or product containing aluminum or any of • embedded in concrete.

### <u>CONCRETE</u> EXPOSURE <u>CEMENT</u> (MIN) (MAX) w/ <u>USE</u> CLASSIFICATION TYPE fc (psi) cm RATIC Footings F2 S0 P0 C1 I/II 3000 0.50 Interior SOG F0 S0 P0 C0 I/II 3500 0.50 Walls F1 S0 P0 C1 I/II 4000 0.45

- The contractor shall be responsible for the design, detailing, care, shores. Supporting forms and shoring shall not be removed until structu • to safely support their own weight and any construction load to
- however, shall forms and shoring be removed in less than 24 he
- Reinforcement shall have the following concrete cover: • Cast-in-place Concrete
  - Cast against and permanently exposed to earth
- Formed concrete exposed to earth or weather: • #6 thru #18 bars •
- #5 and smaller bars •
- Concrete not exposed to weather or in contact with ground: • Slabs, Walls, Joists; #11 Bars and Smaller • Beams, Columns: Primary Reinforcement, Ties, Stirrups, •
- Construction Joints and Control Joints: • All horizontal and vertical construction joints, including betweer
- intentionally roughened to a full amplitude of approximately 1/4 Install construction or control joints in slabs on grade at a space ٠
- any direction, unless noted otherwise. Control joints shall be ins ratio of the slab is no more than 1.25:1. Control joints shall be placement. Control joints may be installed by either:
- Saw cut with depth of 1/4 the thickness of the slab •
- Tooled joints with depth of 1/4 the thickness of the slab 6. Construction
- Use chairs or other support devices recommended by the CRSI • concrete. Reinforcing steel for slabs on grade shall be adequat reinforcing off the grade during placement of concrete is not pe Contractor shall coordinate placement of all openings, curbs, do
- items prior to concrete placement.
- All embeds and dowels shall be securely tied to formwork or to No pipes, ducts, sleeves, etc. shall be placed in structural concr • structural engineer. Penetrations through walls when approved Penetrations will not be allowed in footings or grade beams unl and footings stepped to avoid piping.
- Reinforcing bars shall not be welded. Do not substitute reinforce • 7. Detailing Lap splice lengths shall be detailed to comply with the "Reinford
  - contract drawings. Do not splice stirrups and ties. Do not splice vertical bars in Splices may be made with mechanical splices capable of 12! splices shall be the positive connecting type coupler and sha Standard Couplers, "Bar-Lock" or equal with internal protect
  - adjacent bars shall be staggered a minimum of 24" apart alo At joints provide reinforcing dowels to match the member reinfo At all discontinuous control or construction slab on grade joints
  - Provide corner bars at intersecting wall corners using the same All vertical reinforcing shall be doweled to footings, or to the sta reinforcing for the element above. Dowels extending into footin to within 4" of the bottom of the footing. Footing dowels (#8 b into footings.
  - See details for reinforcing around miscellaneous openings (8" to engineer. All recesses that interrupt reinforcing shall be reinforc

## **GENERAL STRUCTURAL NOTES**

### <u>WOOD</u>

ASTM C 33 ASTM C618	1. •	Mate C	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Items r accordi • Con	equiring deferred submittals that are ng to specifications given in structur crete Mix Designs (by concrete supp	e listed below are to al and architectural blier)	be designed and fabricated by the manufac drawings.
ASTM 615 Grade 60 ( 60 ksi ASTM A496 ASTM A108	•	• • •	Visually graded dimension lumber shall be Douglas Fir-Larch #2 or better. Visually graded timbers (5" x 5" and larger) shall be Douglas Fir-Larch #1 or better. Machine stress rated (MSR) lumber shall be 1600f-1.6E or better. End jointed lumber may be used interchangeably with solid sawn members of the same species and grade with	These coordin	deferred submittals shall first be sub ation. Upon completion of the archit	mitted to the projec	t architect and/or engineer for review and , a submittal to the city shall be made (for c
s. C 260 (when used). Calcium chloride shall not be de may have calcium chloride not exceeding one	•	•	written approval from the Engineer. Vood Structural Panel Sheathing Wood sheathing shall be APA rated sheathing Exposure 1 unless noted otherwise and shall conform to the requirements for its type in USDOC PS1 or USDOC PS2. The panels must be identified by the	and tha to geon The fina will occ	it the plans and calculations for the netry, load conditions, etc.) with no al submittal shall be signed and seal	deferred submittal it exceptions. ed by a Professiona	Engineer licensed in the state in which cons
ete. See table of concrete properties for cement		•	trademarks of the approving testing and inspection agency. Wood sheathing minimum thicknesses, span ratings, and nailing requirements shall be as indicated in	Will Occ			
ther material injurious to concrete shall be		•	the Roof and Floor Sheathing Schedule, unless noted otherw Wood sheathing shall have the following minimum thicknesses and span ratings, unless noted otherwise: Roof 19/32"(40/20)	<u>LEGE</u>	END OF MARKS A	ND ABRE	<u>VIATIONS</u>
/         (MAX) FLAYASH         AIR CONTENT         (MAX)           D         PERCENT         PERCENT         AGG SIZE           30         6         1"           20         24"		•	Wall7/16"(24/16)Nails or other approved fasteners used to connect sheathing to the structure shall be driven such that their head or crown is flush with the surface of the sheathing. Do not overdrive fasteners.	ALT ARCH	Alternate Architect	JST JST's	Joist Joists
30 2 3/4 30 5 3/4" placement and removal of all formwork and	•	• •	refabricated Wood I-joists I-joists shall comply with ASTM D5055 All prefabricated wood joists shall be as called out on plan and manufactured by the following: BCI: Manufactured by Boise Cascade	BLDG BLK BN	Building Blocking Boundary Nail	k klf ksf	Kip(s) = 1000 Pounds Kips Per Linear Ft Kips Per Square Ft
ural members have acquired sufficient strength which they may be subjected. In no case, ours after concrete placement.		•	TJI: Manufactured by i-Level (Weyerhaeuser). LPI: Manufactured by LP Building Products (Louisiana-Pacific Corporation). I-joists of equal design properties as those called for on plan, including depth, stiffness and flange width	BOTT BRG BTWN BYND	Bottom Bearing Between Bevond	LB LSL	Pounds (#) Laminated Strand Lumber
Clear Cover:		•	may be substituted with written approval from the Engineer. Handle, store and install all wood I-joists per the manufacturer's guidelines. DO NOT cut or notch flanges.	CANT	Cantilever	MAS	Masonry
2"	•	• 5	Holes cut in the webs of the I-joists shall be per the manufacturer's guidelines. tructural Glued Laminated Timber (GLB)	CJ CL	Control Joint Center Line	(MAX) MECH	Maximum Mechanical
1-1/2"	•	•	Structural glued laminated timber shall be manufactured and identified as required in ANSI A190.1 and ASTM D3737. Glulam beams shall be the following species and combination number:	CLR COL	Clear Column Concrete	MFR (MIN) MISC	Manufacturer Minimum Missollangous
3/4" Spirals 1-1/2"		•	Simple-Span Glulam Beams: Douglas-fir 24F-V4 1.8E Continuous-Span and Cantilevered Glulam Beams: Douglas-fir 24F-V8 1.8E	CONC	Continuous Coil Stran	MISC	Miscellaneous Metal
n top of footing and foundation walls, shall be		•	Hybrid combination glulams with equivalent design properties may also be used with written approval from the Engineer.	DB	Deck Bearing	(N)	New
4". ing not to exceed 30 times the slab thickness in		•	Appearance of members shall be Framing or Industrial appearance. Camber: unless otherwise noted on the drawings, all stock glulam beams shall be cambered to industry standard 3500'. O" radius. Stock beams with zoro camber are accentable where available.	DBA DBL	Deformed Bar Anchor Double	oc OPNG	On Center Opening
stalled in slabs on grade so the length to width completed within 12 hours of concrete	•	L	aminated Veneer Lumber (LVL), Laminated Strand Lumber (LSL), and Rim Board	DIM DWG	Dimension Drawing	OPP OSB	Opposite Orientated Strand Board
		•	All LVL shall be a minimum of 1 3/4" thick have the following minimum properties, U.N.O.: $Fb = 2600 \text{ nsi}$ : $F = 1.9 \times 10^6 \text{ nsi}$ : $Fv = 285 \text{ nsi}$ : $Ft = 1555 \text{ nsi}$ : $FcII = 2510 \text{ nsi}$ : $FcII = 750 \text{ nsi}$	(E)	Existing	PCF	Pounds Per Cubic Ft
to support has and the sainfascement have asies to place		•	All LSL shall be a minimum of $1^{1/4}$ " thick and shall have the following minimum properties, U.N.O.: Eb = 1700 psi; E = 1.3x10 <sup>6</sup> psi; Ev = 400 psi; Et = 1075 psi; Ecll = 1400 psi; Ecl. = 680 psi	EA ELEC	Each Electrical	PERP PL	Perpendicular Plate Deutoda Dan Lincon Et
rely supported on precast concrete units. Lifting the	iig	•	All Rim Boards shall be a minimum of 11/4" thick and shall have the following minimum properties, U.N.O.: $F_{b} = 1130 \text{ psi}; F = 0.8 \times 10^{6} \text{ psi}; F_{v} = 355 \text{ psi}; F_{c} = 1415 \text{ psi}$	EMBED EN EO	Edge Nail	PRE-FAB	Pounds Per Linear Ft Pre-Fabricated Pounds Per Square Et
owels, sleeves, conduits, bolts, inserts and other embedd	lded	•	Handle, store and install all LVL, LSL, and Rim Boards per the manufacturer's guidelines. Connect multiple members together per the manufacturer's guidelines and as shown in the details.	EQUIP EXT	Equal Equipment Exterior	psi psi PT/DF	Pounds Per Square Inch Pressure Treated Douglas Fir
adjacent reinforcing prior to the placement of concrete. rete unless specifically detailed or approved by the		•	Where discrepancies exist between the manufacturer's guidelines and the details shown in these plans, use the more stringent of the requirements.	FD	Floor Drain	RD	Roof Drain
shall be built into the wall prior to concrete placement. less detailed. Piping shall be routed around these elemer	• nts	•	lails All Nails shall conform with the tolerances specified in ASTM F1667, "Standard Specification of Driven	FND FLR	Foundation Floor	REINF REQD	Reinforce/Reinforcement/Reinforcing Required/Requirements/Requiring
ing bars for DBAs or HSAs.		•	Fasteners: Nails, Spikes and Staples." All nails shall be common nails with the following properties:	FTG	Footing	SCHED	Schedule
cing Bar Lap Splice Schedule" contained within the			Nail Size Shank Diameter Min. Penetration into Support Member	GA GALV	Gauge Galvanized	SIM STD	Similar Standard
retaining walls unless specifically shown.			6d 0.113" 1.25" 8d 0.131" 1.50"	GLB GSN	Glued Laminated Beam General Structural Notes	STIFF STL	Stiffener Steel
5% tension capacity of the bar being spliced. Mechanica all meet all ACI requirements. Use "Cadweld", "Lenton"	al		10d         0.148"         1.63"           12d         0.148"         1.63"	HD	Hold-Down	STRUCT	Structural
cor. If mechanical splices are used, splices or couplers o ong the longitudinal axis of the reinforcing bars. forcing, unless noted otherwise.	on	•	16d 0.162" 1.75" Nails with properties less then those listed above shall not be used without prior written approval from the Engineer. Nails shall have round (full) heads. Nails with "T", brad, finish or casing heads are not permitted.	HDR HORIZ HSA	Header Horizontal Headed Stud Anchor	T&G TEMP TYP	Tongue and Groove Tempature Typical
bar size and spacing as the horizontal wall reinforcing.	• rtical	E	Colts Anchor Bolts: ASTM E1554 Grade 36 (or A307 Grade A/C or A36)	ICBO	International Conference of Building Officals	U.N.O.	Unless Noted Otherwise
ars and smaller) with hooks need not extend more than	extend 20"	•	All anchor bolts connecting the sill plate to the concrete foundation shall have a PL1/4"x3"x3" washer between the sill plate and the nut and have a minimum 7" embedment into concrete. Connection Bolts: ASTM A307 Grade A/C/ or A36	IBC INT	International Building Code Interior	VERT w/	Vertical With
o 36" wide). For openings wider than 36", contact the ced the same as an opening.		•	All bolted connections shall have a standard cut or larger washer on both sides of the connection (between the head and the wood member and between the nut and the wood member). Bolt holes shall be a minimum of 1/32" to a maximum of 1/16" larger than the bolt diameter. Holes shall be accurately aligned in main members and side plates or side members. Bolts chall not be forsibly			WP	Working Point
	2.	• Coni	All bolted connections shall have a standard cut or larger washer on both sides of the connection hection Hardware				
	•	A C	Il connection hardware shown shall be supplied by Simpson Strong-Tie Incorporated or USP structural onnectors.				
	•	I C	nstall all hardware per the manufacturer's guidelines. Connection hardware of equal design properties by other manufacturers may be substituted with written				
	3.	a All fa	pproval from the Engineer. asteners in contact with pressure-treated or fire-treated wood shall be hot-dipped zinc-coated galvanized or stainless				
	4.	stee All v	l. vood in contact with concrete, masonry or soil shall be pressure treated or redwood.				
	5. 6.	Gen Prov	eral framing and carpentry shall be connected as per "THE MINIMUM NAILING SCHEDULE" unless noted otherwise. ide rim board or solid blocking at all joist, rafter, and truss bearing points U.N.O. Where blocking is used, it shall be at				
	•	least R "	t 2" (nominal) thick full depth of joist and shaped to match slope of blocked member. Tim board or blocking between joists shall be nailed to the wood plate at the top of the wall with one Simpson A35" framing anchor per each piece of blocking. Fill all holes in the framing anchors with 8d x 1-1/2" nails 12 nails per A35), unless shown otherwise on the drawings				
	7.	Prov	ide approved bridging at 8'-0" on center maximum between joist or rafter end supports where both the top and of the member are not braced with sheathing or wall board.				
	8. •	Built V	-up beams of 2x members shall be connected together as shown in the details. Vhere a built-up beam connection is not shown in the details, built-up beams shall be connected as follows:				
	•	•	Members 12" or less in depth shall be spiked together with not less than 16d spikes at 12" on center, staggered. Members more than 12" shall be connected together with 1/2" diameter bolts at 24" on center, staggered. Bolts				
	9.	All b	shall be placed one-quarter of the depth of the member from the top and bottom of the member. earing and shear walls shall have a minimum of 2 top plates. Splices in top plates shall be made as shown in the top-				
	•	plate V	e splice schedule. Vhere a top-plate splice is not shown in the details, top plates splices shall be staggered a minimum of 4'-0"				
		fi	rom the nearest splice in adjoining top plate and spiked together with a minimum of (20) 16d nails between plices unless noted otherwise.				
	10. 11.	Prov Do r	ide a double joist under parallel partitions. Not cut or notch any wood stud greater than 25% of its width. Do not bore a hole in any wood stud greater in				
		dian edge sect	neter than 40% of its width. Bored holes shall be centered in the stud whenever possible. In no case shall the of any bored hole be nearer than 1" to the edge of the stud. Bored holes shall not be located at the same ion of stud as a cut or notch.				
	•	E te	bored noies up to 60% of the stud width are allowed provided that an additional stud is placed adjacent to the stud o be bored, that the bored hole is centered in the stud, and no more than two successive sets of studs are so ared				
		۵					

## <u>DEFERRED SUBMITTALS</u>

<sup>1</sup> Items requiring deferred submittals that are listed below are to be designed and fabricated by the manufacturer

city review performed regard struction

P & R t O u C d E i S o S 3055 s. grace street salt lake city, utah 84109 p.571.332.6361 www.processpllc.com STRUCTURAL ENGINEERS 5673 S Redwood Rd. Salt Lake City, UT 84123 Office: 801-905-1097 mjstructuralengineers.com JACKSON No. Description Date 1300 EAST **RESIDENCE ADU** GENERAL STRUCTURAL NOTES PERMIT SET **Project Status** 20059 Project Number 04/28/2020 Date SCP / AM Drawn by / Designed by M.I Checked by S101

g A

Scale

CONDITION ENTS, AND SEME CON<sup>-</sup> WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION ' LC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. REOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE T F PROCESS STUDIO PLLC AND SENT OF PROCESS STUDIO PLI MARNING: REPRODUCTION HEI ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PC SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRIT ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRA

1 FOOTING AND FOUNDATION PLAN - ADU S201 NO SCALE:

![](_page_10_Figure_3.jpeg)

![](_page_10_Figure_4.jpeg)

![](_page_10_Figure_5.jpeg)

## MARKS AND SYMBOL LEGEND

### - SECTION MARK - SHEET NUMBER

- FTG DESIGNATION
- TOP OF FOOTING ELEVATIONS
- CONC WALL, SEE SCHED

DEPRESSED FND WALL, POUR SLAB OVER, SEE FTG AND FND DETS ON (S501) WOOD COLUMN (2) 2x6 MIN.

### FTG STEP, SEE FTG AND FND DETS ON (S501)

CONC WALL, SEE SCHED

CONT. FTG, SEE SCHED

CONTROL JOINT, SEE FTG AND FND DETAILS ON (S501)

HOLD-DOWN TYPE, SEE GSN AND SCHED'S

- FOOTING AND FOUNDATION <u>PLAN NOTES</u> SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
- SEE FOOTING AND FOUNDATION DETAILS FOR BURIED PIPES RUNNING PARALLEL AND PERPENDICULAR TO FOOTINGS.
- SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR TYPICAL CONSTRUCTION AND CONTROL JOINTS IN
- FLOOR SLAB. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR LOCATIONS WHERE CONTROL JOINTS ARE
- DISCONTINUOUS. SEE FOOTING AND FOUNDATION DETAILS FOR REINFORCING
- AROUND MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
- SEE FOOTING AND FOUNDATION DETAILS FOR TERMINATION OF HORIZONTAL WALL REINFORCING AT CORNERS. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION
- DETAILS FOR FILL BENEATH FOOTINGS.

![](_page_10_Picture_26.jpeg)

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE POPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAD, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPROPRIATION IN VIOLATION OF LAW, **D** 

ROOF FRAMING PLAN - ADU S202 NO SCALE:

![](_page_11_Figure_3.jpeg)

![](_page_11_Figure_4.jpeg)

3

## MARKS AND SYMBOL LEGEND

### SECTION MARK SHEET NUMBER

SHEATHING ORIENTATION, SEE SHEATHING SCHEDULE FOR THICKNESS, SPAN RATING AND NAILING REQUIREMENTS

WOOD COLUMN

WOOD BRG WALL, SEE SCHED

WOOD SHEARWALL, DASHED LINE INDICATES SIDE OF WALL TO RECEIVE SHEATHING, SEE SCHED

WOOD SHEAR WALL TAG, SEE SCHED

- INDICATES NUMBER OF TRIMMER STUDS - INDICATES NUMBER OF KING STUDS

ROOF FRAMING PLAN NOTES
SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS VERIFY ROOF SLOPES, DRAINS, AND DECK BEARING ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ROOF FRAMING DETAILS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING ELEVATIONS AND SOFFIT ELEVATIONS AND DETAILS. ALL ROOF SHEATHING SHALL HAVE STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO FRAMING MEMBERS. UNLESS NOTED OTHERWISE. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING SCHEDULE ON SHEET (S301). CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BRACE, WALLS, BEAMS, TRUSSES, ETC. AS REQUIRED DURING CONSTRUCTION. SEE THE MINIMUM NAILING SCHEDULE FOR CONNECTIONS NOT SPECIFICALLY DETAILED. SEE SCHEDULE FOR PIPE PENETRATIONS THROUGH WOOD WALL TOP PLATES. FOR BUILT UP BEAMS AND COLUMNS, SEE FRAMING DETAILS. IF TIE DOWN POST AND FULL HEIGHT BEARING POST OCCUR AT THE SAME LOCATION, USE LARGER OF POSTS SPECIFIED. SEE FRAMING DETAILS FOR TYPICAL BEARING STUDS AND KING STUDS AT WALL OPENINGS. ALL EXTERIOR WALLS. ARE (SW-1) UNLESS NOTED OTHERWISE.
SEE SHEAR WALL SHEATHING SCHEDULE.

STU	STUD WALL SCHEDULE					
T	/PE	SIZE	SPACING			
EXTE	RIOR	2x6	16"oc			
INTER	or Brg	2x4	16"oc			
INTERIOR	NON BRG	2x4	16"oc			

![](_page_11_Figure_17.jpeg)

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Scale

4

	CONCRETE FOOTING SCHEDULE												
	MARK	WIDTH	LENGTH	DEPTH	R NO	REINFORCING CROSSWISE			REINFORCING LENGTHWISE			HWISE SPACING	COMMENTS
	FC2.0	2'-0"	CONT	12"		_	—	—	3	#4	CONT	EQ	
<u> </u>	2000-51500												

C3000-S1500

![](_page_12_Figure_2.jpeg)

**CONCRETE FOOTING NOTES:** 

1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER, UNLESS NOTED OTHERWISE.

2. TOP REINFORCING, WHERE SPECIFIED, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER. 3. IF FOOTINGS ARE EARTH FORMED, FOOTING WIDTH AND LENGTH SHALL BE 6" WIDER AND LONGER THAN SCHEDULED.

- 4. SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.
- 5. NOT ALL FOOTINGS ARE USED, SEE FOUNDATION PLAN FOR FOOTING MARKS. 6. RUN CONTINUOUS BARS IN 'FC' FOOTING THROUGH INTERSECTED 'FS' FOOTINGS.

1	CONCRETE FOOTING SCHEDULE
<b>∑ S301</b> ∕	NO SCALE:

'LSTHD/STHD' TYPE HOLDOWN SCHEDULE						
MARK	HOLDOWN POST	REQUIRED NAILS	MIN EDGE DISTANCE	EMBEDMENT DEPTH		
LSTHD8	(2) 2x	(24) 16d	1 1/2"	0' - 8"		
STHD10	(3) 2x	(28) 16d	1 1/2"	0' - 10"		
STHD14	(3) 2x	(38) 16d	1 1/2"	1' - 2"		

NOTES:

INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER 1. THAN FOOTING DEPTH SPECIFIED.

ALL HOLDOWNS SPECIFIED ARE 'SIMPSON STRONG TIE', SEE GSN FOR 2.

REGARDLESS OF MODEL SPECIFIED ON PLAN.

SUBSTITUTIONS. (RJ) INDICATES 'RIM JOIST', USE 'RJ' MODEL WHERE RIM JST IS PRESENT

![](_page_12_Figure_14.jpeg)

4 LSTHD TYPE HOLDOWN SCHEDULE

S301 NO SCALE:

MARK THIC CW-1 CW-2

CONCRETE WALL NOTES:

![](_page_12_Figure_18.jpeg)

DRAWINGS.

![](_page_12_Picture_22.jpeg)

![](_page_12_Figure_23.jpeg)

NO NO AND 3NS ALL OF THE IDEAD, DESIGI E RESPONSIBLE FOR A /IOLATION OF LAW, SHA SHA DR USE ON AND IN CONN JENCE OVER SCALE DIME DISCI OSLIRE MAY CONS ERE CREATED, EVOLVED, AND DEVELOPED FO WRITTEN DIMENSIONS SHALL HAVE PRECEE DF IS A CRIMINAL OFFENSE. UNAUTHORIZED ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE POPERTY OF PROCESS STUDIO PLLC AN SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO F ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION H

CONCRETE WALL							
KNESS		WALL TYPE	COMMENTS				
INILOO	VERTICAL	HORIZONTAL	TOP AND BOTTOM		COTITIENTS		
8"	(1) #4 AT16"oc	(1) #4 AT12"oc	(1) #4	А			
0"	(2) #4 AT18"oc	(2) #4 AT16"oc	(2) #4	В			

1. SEE GENERAL STRUCTURAL NOTES FOR COVER AND OTHER REQUIREMENTS NOT NOTED IN SCHEDULE. 2. CONCRETE WALLS NOT DESIGNATED ON THE PLANS SHALL BE REINFORCED AS FOLLOWS:

THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	#4 BARS AT 18"oc	#4 BARS AT 16"oc
8"	#4 BARS AT 18"oc	#4 BARS AT 12"oc
10"	#4 BARS AT 16"oc	#5 BARS AT 15"oc
12"	#4 BARS AT 18"oc EA FACE	#4 BARS AT 16"oc EA FACE

3. PLACE STEEL IN THE CENTER OF THE WALL (EXCEPT TYPE 'B' AND RETAINING WALLS). WALLS THICKER THAN 10" SHALL HAVE TWO CURTAINS OF REINFORCEMENT (PLACED NEAR EA FACE OF THE WALL), UNLESS NOTED OTHERWISE ON THE STRUCTURAL

### WALL REINFORCEMENT PLACEMENT TYPES:

![](_page_12_Figure_35.jpeg)

CONCRETE WALL SCHEDULE

### CONCRETE REINFORCING BAR LAP SPLICE SC f'c = 3000 PSI f'c = 4000 PSI f'c = 4500 PSI TOP REGULAR REGULAR TOP REGULAR TOP BAR SIZE CLASS CLASS CLASS CLASS CLASS CLASS A B A B A B A B ABA 17" | 22" | 22" | 28" | 15" | 19" | 19" | 25" | 14" | 18" | 18" | #3 #4 22" 29" 29" 38" 19" 25" 33" 18" 24" 24" 3 #5 28" 36" 36" 47" 24" 31" 41" 23" 30" 30" 30" 3 33" | 43" | 43" | 56" | 29" | 37" | 37" | 49" | 27" | 35" #6 35" 4 #7 48" 63" 63" 81" 42" 54" 71" 40" 51" 51"

### CONCRETE REINFORCING BAR LAP SPLICE NOTES:

- 1. THIS SCHEDULE SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
- 2. HORIZONTAL BARS ARE CLASSIFIED AS TOP BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BARS. 3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS NOTED OTHERWISE.
- 4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
- 5. FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3.
- 6. FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3 FOR TOP BARS AND 1.5 FOR REGULAR BARS.
- 7. LAP LENGTHS SHALL BE MULTIPLIED BY 1.25 AT SHEARWALL BOUNDARY ELEMENTS. 8. DEVELOPMENT LENGTH 'Ld' IS EQUAL TO CLASS 'A' SPLICE.

![](_page_12_Figure_45.jpeg)

CHEDULE								
		f'c = 50	00 PSI					
	REG	JLAR	TC	)P				
	CLA	ASS	CLASS					
3	А	В	А	В				
3"	13"	17"	17"	22"				
1"	17"	23"	23"	29"				
3"	22"	28"	28"	36"				
5"	26"	34"	34"	49"				
7"	38"	49"	49"	63"				

![](_page_12_Figure_51.jpeg)

![](_page_13_Figure_1.jpeg)

	WOOD SHEATHING SHEARWALL SCHEDULE							
IARK	WOOD SHEATHING THICKNESS	SHEATHING BOTH SIDES	NAIL SIZE	EDGE NAIL	FIELD NAIL	JOINT STUD, BLKG, SILL	SILL NAILING TO WOOD	SILL BOLTING TO CONC.
SW-1	7/16"	No	8d	6"oc	12"oc	2x	16d AT 10"oc	5/8"Ø AT 32"oc

NOTES:

MINIMUM NAIL PENETRATION INTO FRAMING, 8d = 1 1/2", 10d = 1 5/8"

P. USE COMMON NAILS. (8d DIAMETER = 0.131", 10d DIAMETER = 0.148")

3. STAGGER SHEATHING JOINTS ON DOUBLE SIDED WALLS SO THAT JOINTS ON EA SIDE OF WALL DO NOT OCCUR AT SAME STUD.

4. ALL ANCHOR BOLTS SHALL HAVE A 3"x3"x1/4" PLATE WASHER. 5. ALL ANCHORS BOLTS SHALL HAVE A MINIMUN EMBEDMENT DEPTH OF 7".

6. WHERE (2) 2x SILL PLATES ARE USED, THE 1ST PLATE SHALL BE NAILED TO THE FLOOR BELOW. THEN THE SECOND PLATE w/ EA PLATE HAVING SPECIFIED NAILING.

WHERE 3x PLATES ARE USED FASTEN w/ 16d NAILS 4 1/4" MIN. OR USE 1/4" x 4 1/2" SDS SCREWS AT 6"oc. 7. SILL BOLTING TO CONCRETE IS THE MINIMUM REQUIRED. INSTALL SIMPSON 5/8"Ø (MIN) TITEN HD AS NEEDED TO MEET MINIMUM. SEE DETAILS ON SHEET S501 FOR SILL BOLTING.

PL SIZE	(MIN) DISTANCE BTWN SPLICES	REQD NAILS EA SIDE OF SPLICE
2x4	4'-0"	(22) 16d NAILS
2x6	6'-0"	2 ROWS OF (18) 16d NAILS

![](_page_13_Figure_11.jpeg)

![](_page_13_Figure_12.jpeg)

WOOD SHEATHING SHEARWALL SCHEDULE AND TYPICAL

## 3 DETAILS S302 NO SCALE:

![](_page_13_Figure_16.jpeg)

![](_page_13_Figure_17.jpeg)

![](_page_13_Figure_18.jpeg)

![](_page_13_Figure_19.jpeg)

### SHEATHING SCHEDULE AT ROOF Field Boundary WOOD EDGE NAIL EDGE BLOCK LOCATION NAIL SIZE SHEATHING CONT EDGE OTHER EDGE THICKNESS ROOF 19/32" 10d 12 6 NO

6

6

PLYWOOD SHEATHING NOTES:

1. MINIMUM NAIL PENETRATION INTO FRAMING 8d-1 1/2", 10d-1 5/8".

2. USE SCREW SHANK NAILS AT FLOOR PLYWOOD. 3. USE COMMON NAILS. (8d DIAMETER = 0.131", 10d DIAMETER = 0.148")

4. GLUE AND NAIL FLOOR SHEATHING TO SUPPORTS.

![](_page_13_Figure_25.jpeg)

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MINIMUM NAILING	SCHEDULE
CONNECTION	NAILING
SOLE PL TO JST OR BLK, FACE NAIL	16d AT 1'-4"oc
BRDG TO JST, TOE NAIL EA END	(2) 8d
BLK BTWN JST OR RAFTERS TO TOP PL, TOE NAIL	(3) 8d
RIM JST TO TOP PL, TOE NAIL	8d AT 0'-6"oc
TOP PL TO STUD, END NAIL	(2) 16d
STUD TO SOLE PL, END NAIL	(2) 160 16d AT 21 0lles
	160 AT 2-0 0C
	100 AT 1 -4 0C (2) 16d
CONT HEADER TWO DIFCES	16d AT 1'-4"oc ALONG EA EDGE
CETI ING IST TO PL TOF NATI	(3) 8d
CONT HEADER TO STUD. TOE NATI	(4) 8d
CEILING JST. LAPS OVER PARTITIONS. FACE NAIL	(3) 16d
CEILING JST TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PL, TOE NAIL	(3) 8d
1" BRACE TO EA STUD AND PL, FACE NAIL	(2) 8d
BUILT-UP CORNER STUDS	16d AT 2'-0"oc
BUILT-UP GIRDER AND BM	20d AT 32"oc AT TOP AND BOTT AND
	STAGGERED, (2) 20d AT ENDS AND AT
	EA SPLICE
COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
JACK RAFTER TO HIP, TOE NAIL	(3) 10d
FACE NAIL	(2) 16d
ROOF RAFTER TO 2x RIDGE BM, TOE NAIL	(2) 16d
FACE NAIL	(2) 16d
JST TO BAND JST, FACE NAIL	(3) 16d
	(3) 160
SUBILION, NOOF AND WALL SHEATHING (TO EDAMING)	
1/2" AND LESS	8d
19/32" - 1"	8d OR 10d
1 1/8" - 1 1/4"	10d
COMBINATION SUB FLOOR -	
UNDERLAYMENT (TO FRAMING)	
3/4" AND LESS	8d
7/8" - 1"	8d OR 10d
1 1/8" - 1 1/4"	10d
MINIMUM NAILING NOTES:	

1. NAILING SCHEDULE IS PER TABLE OF THE I.B.C. 2015.

2. NAILING REQUIREMENTS SHOWN HERE DO NOT REPLACE HARDWARE ON THE PLANS OR DETAILS. 3. ALL NAILS USED ARE COMMON NAILS.

NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS, EXCEPT 6" INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF DIAPHRAGMS AND SHEAF WALLS, REFER TO THE APPROPRIATE SCHEDULE.

## 4 MINIMUM NAILING SCHEDULE

S302 NO SCALE:

![](_page_14_Figure_0.jpeg)

![](_page_15_Figure_0.jpeg)

![](_page_16_Figure_0.jpeg)

![](_page_16_Figure_5.jpeg)