

WOOD FRAMING NOTES

STATEMENT OF SPECIAL INSPECTIONS

STRUCTURAL SHEET INDEX

1. ALL DIMENSIONAL LUMBER SHALL BE DF#2 GRADE OR BETTER. SAWN LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT.
2. ALL SHEATHING TO BE APA RATED SHEATHING EXPOSURE 1 AND SHALL CONFORM TO THE REQUIREMENTS OF THE APA RATED SHEATHING IN DOC PS 1 OR PS 2. ALL EXTERIOR WALL ARE REQUIRED TO BE SHEATHED. ALL SHEATHING SHALL HAVE SPAN RATINGS ACCORDING TO THE FOLLOWING:

FLOOR W/ 12" JOIST/TRUSS SPACING.....	24/12
FLOOR W/ 16" JOIST/TRUSS SPACING.....	32/16
FLOOR W/ 24" JOIST/TRUSS SPACING.....	48/24
ROOF W/ 12" JOIST/TRUSS SPACING.....	12/0
ROOF W/ 24" JOIST/TRUSS SPACING.....	24/0
ROOF W/ 48" JOIST/TRUSS SPACING.....	48/24
WALL W/ 12" STUD SPACING.....	16/0
WALL W/ 16" STUD SPACING.....	24/0
3. ALL LUMBER, TIMBER, PLYWOOD, REQUIRED TO BE TREATED SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE AWWA STANDARD U1 AND M4 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVE TREATED WOOD SHALL BEAR THE QUALITY MARK OF THE TREATMENT AGENCY. PROTECTION AGAINST CONTINUING SUPERVISION, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRESERVATIVE TREATED WOOD.
4. THE FOLLOWING SHALL BE PRESERVATIVE TREATED LUMBER OR REDWOOD:
 - A. ALL WALL SILL PLATES ON A CONCRETE SLAB THAT ARE IN DIRECT CONTACT WITH EARTH.
 - B. WOOD FRAMING MEMBERS THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH.
 - C. WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MAJOR WALLS OR CONCRETE WALLS BEING OVER GRADE.
 - D. WOOD JOISTS THAT ARE CLOSER THAN 18" OR WOOD GIRDERS THAT ARE CLOSER THAN 12" FROM EXPOSED EARTH IN CRAWL SPACES OR UNEXCAVATED AREA'S LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
5. PREFABRICATED I-JOISTS SHALL CONFORM TO ASTM D 5055.
6. LAMINATED VENEER LUMBER (LVL) SHALL BE 1-3/4" WIDE 1.9E WITH AN ALLOWABLE BENDING STRESS OF 2,600 PSI AND AN ALLOWABLE SHEAR STRESS OF 285 PSI. LAMINATED STRAND LUMBER (LSL) SHALL BE 1-3/4" WIDE WITH AN ALLOWABLE BENDING STRESS OF 2,325 PSI AND AN ALLOWABLE SHEAR STRESS OF 310 PSI.
7. STRUCTURAL GLUE LAMINATED TIMBER SHALL BE 24F-V4 DF UNLESS NOTED OTHERWISE AND MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 3737.

1. STRUCTURAL CONCRETE SHALL COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS ACCORDING TO ACI 318 TABLE 4.3.1 FOR THE EXPOSURE CATEGORIES AND CLASSES LISTED BELOW.

2. MINIMUM CONCRETE MIX REQUIREMENTS:
CONCRETE COMPRESSIVE STRENGTH, f'c: 4500 PSI.
MAXIMUM WATER TO CEMENT RATIO: 0.45
3. CEMENTITIOUS MATERIAL: TYPE V
3. STRUCTURAL CONCRETE SHALL REACH A MINIMUM 3-DAY COMPRESSIVE STRENGTH OF 1500 PSI AND SHALL REACH THE SPECIFIED COMPRESSIVE STRENGTH IN 28 DAYS. CONCRETE COMPRESSIVE TESTS SHALL CONFORM TO ASTM C 140 "TEST METHOD SAMPLING AND TESTING CONCRETE MASONRY UNITS AND RELATED UNITS". CEMENTITIOUS MATERIAL SHALL CONFORM TO ASTM C 150 "SPECIFICATION FOR PORTLAND CEMENTS".
4. THE CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES OR LESS. A TOLERANCE OF 1 INCH ABOVE THIS AMOUNT SHALL BE PERMITTED FOR INDIVIDUAL BATCHES PROVIDED THE AVERAGE FOR ALL BATCHES DOES NOT EXCEED 4 INCHES. THE SLUMP SHALL BE DETERMINED BY "STANDARD TESTING METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE" (ASTM C 143), WHERE A SUPERPLASTICIZER ADMIXTURE IS USED, MAXIMUM SLUMP IS ALLOWED TO BE INCREASED 1-1/2" FOR EACH 1% OF SUPERPLASTICIZER UP TO A MAXIMUM INCREASE OF 3".
5. WATER USED IN MIXING CONCRETE SHALL BE CLEAN FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NONPOTABLE WATER SHALL NOT BE USED.
6. CONCRETE AGGREGATES SHALL CONFORM TO ASTM C 33 "STANDARD SPECIFICATIONS FOR CONCRETE AGGREGATES" OR ASTM C 330 "STANDARD SPECIFICATION FOR LIGHTWEIGHT AGGREGATES". THE NOMINAL SIZE OF COARSE AGGREGATES SHALL NOT BE LARGER THAN 1/5 THE DISTANCE BETWEEN THE SIDES OF FORMS, 1/3 THE SLAB DEPTH, OR 3/4 THE MINIMUM CLEAR SPACING BETWEEN INDIVIDUAL REINFORCING BARS OR WIRES, BUNDLES OF BARS, INDIVIDUAL TENDONS, OR DUCTS.
7. DEFORMED CONCRETE REINFORCING SHALL BE GRADE 60 REINFORCING STEEL CONFORMING TO ASTM A 615 "STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS FOR CONCRETE REINFORCEMENT".
8. BAR MATS FOR CONCRETE REINFORCING SHALL CONFORM TO ASTM A 184 "STANDARD SPECIFICATION FOR WELDED DEFORMED STELL BAR MATS FOR CONCRETE REINFORCEMENT. REINFORCING BARS USED IN BAR MATS SHALL CONFORM TO ASTM A 515 OR ASTM A 706.
9. WELDED PLAIN WIRE FOR CONCRETE REINFORCEMENT SHALL NOT BE SMALLER THAN D4 AND SHALL CONFORM TO ASTM A 496 "STANDARD SPECIFICATION FOR STEEL WIRE, DEFORMED, FOR CONCRETE REINFORCEMENT". WELDED DEFORMED WIRE FOR CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A 497 "STANDARD SPECIFICATION FOR STEEL WELDED WIRE, DEFORMED, FOR CONCRETE REINFORCEMENT".
10. WELDED WIRE FOR CONCRETE REINFORCEMENT SHALL NOT BE SMALLER THAN D4 AND SHALL CONFORM TO ASTM A 496 "STANDARD SPECIFICATION FOR STEEL WIRE, DEFORMED, FOR CONCRETE REINFORCEMENT".
11. NO ADMIXTURES, OTHER THAN AIR-ENTRAINING ADMIXTURE CONFORMING ASTM C 260 OR SUPERPLASTICIZER CONFORMING TO ASTM C 494 MAY BE USED WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER. CALCIUM CHLORIDE AND CONCRETE ADMIXTURES CONTAINING CHLORIDE SALTS ARE NOT PERMITTED.
12. ALL REINFORCING LAP SPLICES SHALL BE CLASS 'B' SPLICES UNLESS NOTED OTHERWISE. LAP ALL REINFORCING BARS ACCORDING TO THE FOLLOWING LAP SPLICE SCHEDULE. WHERE BEAM REINFORCEMENT IS REQUIRED TO BE SPLICED, SPLICING SHALL ONLY TAKE PLACE IN COMPRESSION REGIONS, I.E. BOTTOM REINFORCING. SPLICES ALLOWED OVER SUPPORTS AND TOP REINFORCING SHALL BE SPOILED. SPOILING OF THE BEAM MIDSPAN, WHERE COLUMN VERTICAL REINFORCEMENT IS REQUIRED TO BE SPLICED, SPLICING WILL BE PERMITTED ONLY AT FLOOR LEVELS OR AREAS OF LATERAL SUPPORT.

TOP DENOTES HORIZONTAL REINFORCING W/ 12" OF FRESH CONCRETE BELOW THE
LEVEL OF REINFORCING

- ## FOUNDATION & SLAB ON GRADE NOTES
1. CONTRACTOR SHALL COMPLY WITH RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND ALL ADDENDUMS, LETTERS, AND OTHER ASSOCIATED DOCUMENTS.
PROJECT SOILS REPORT: #19-0437 BY DUPONT ENGINEERING, INC DATED JUNE 30, 2019
 2. ALL FOOTINGS SHALL BEAR ON STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF AT LEAST 1500 PSF. STRUCTURAL FILL UNDER FOOTINGS SHALL BE ACCORDING TO THE FOLLOWING:
CONTINUOUS FOOTINGS.....PER SOILS REPORT
SPOT FOOTINGS.....PER SOILS REPORT
SLABS ON GRADE.....PER SOILS REPORT
UNDER SLAB BASE COURSE.....PER SOILS REPORT
 3. STRUCTURAL FILL TO EXTEND BEYOND PERIMETER OF FOOTING A MINIMUM OF 6" PER 12" OF FILL DEPTH.
 4. ALL THE MATERIALS PLACED AT THE SITE FOR THE FOUNDATION AND BUILDING SHALL BE COMPACTED TO 95% OR AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
 5. FOOTINGS SHALL BE LOCATED A MINIMUM OF 12" BELOW THE NEAREST ADJACENT FINAL GRADE.
 6. CONTRACTOR SHALL ASSURE THAT FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL IS DRY AND THAT BUILDING HORIZONTAL CLEARANCE FROM FOOTINGS TO ASCENDING SLOPES SHALL BE A MINIMUM OF 25 FEET UNLESS APPROVED BY GEOTECHNICAL ENGINEER. FOOTING TRENCHES TO BE CLEARED OF ALL DELETERIOUS MATERIAL BEFORE CONCRETE IS POURED.
 7. PROVIDE CRACK CONTROL JOINTS @ 10'-0" O.C. MAX. JOINTS SHOULD BE INSTALLED WITHIN 4 HOURS OF CONCRETE PLACEMENT.
 8. CONTRACTOR TO FOLLOW ALL SITE PREPARATION RECOMMENDATIONS FROM SOILS REPORT
FOUNDATION STEPS SHALL NOT EXCEED 4 FEET OR ¾; THE HORIZONTAL DISTANCE BETWEEN STEPS.
HORIZONTAL REBAR SHALL BE 12" O.C. THROUGH STEP DOWNS AND EXTEND 48 INCHES EITHER SIDE OF STEP.
 9. ALLOW FOUNDATION 14 DAYS MINIMUM TO CURE PRIOR TO BACKFILL. PROVIDE BRACING AND/ OR FLOOR FRAMING BEFORE BACKFILLING FOUNDATION WALL.
 10. CONCRETE SLABS SHALL BE PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN 7 DAYS BY USING A CURING COMPOUND CONFORMING TO ASTM C-309 OR BY WET BURLAP OR A PLASTIC MEMBRANE.
 11. LAP CONTINUOUS REINFORCING BARS WITH CLASS B LAP SPLICE ACCORDING TO CONCRETE LAP SPLICE SCHEDULE UNDER REINFORCED CONCRETE NOTES. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS WITH ACI STANDARD HOOKS. REINFORCING COVER SHALL BE AS FOLLOWS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (EXCEPT SLABS).....3"
CONCRETE EXPOSED TO EARTH OR WEATHER BUT PLACED IN FORMS.....2"
CONCRETE SLABS.....1"
 12. WATERPROOFING SHALL BE PLACED BETWEEN SOIL & CONCRETE WHEREVER SOIL IS USED AS A FORM FOR CONCRETE, EXCEPT FOR FOOTINGS.
 13. PLUMBING INSTALLED PARALLEL TO FOOTINGS SHALL BE INSTALLED ABOVE A 45 DEGREE LINE EXTENDING FROM THE NEAREST BOTTOM EDGE OF THE FOOTING. INSTALLING PLUMBING LINES UNDERNEATH AND PARALLEL WITH CONTINUOUS FOOTINGS IS PROHIBITED.
 14. WHERE PLUMBING RUNS BELOW AND PERPENDICULAR TO CONTINUOUS FOOTINGS, A PIPE SLEEVE SHALL BE PROVIDED THAT IS TWO PIPE SIZES GREATER THAN THE PIPE PASSING BELOW THE FOOTING. THE MINIMUM PIPE SLEEVE LENGTH SHALL BE THE WIDTH OF THE FOOTING PLUS 2 TIMES THE DEPTH OF THE PLUMBING LINE BELOW THE BOTTOM OF THE FOOTING. SPRAYED ON FOAM MAY BE USED IN LIEU OF A PIPE SLEEVE AND SHALL BE AT LEAST AS LARGE AS THE REQUIRED PIPE SLEEVE SIZE AND LENGTH.
 15. INSTALLING PLUMBING UNDERNEATH SPOT FOOTINGS IS PROHIBITED. SPOT FOOTINGS ELEVATIONS SHALL BE LOWERED TO KEEP PLUMBING ABOVE TOP OF SPOT FOOTINGS.
 16. VERTICAL PLUMBING PENETRATIONS THROUGH CONTINUOUS FOOTINGS AND SLABS SHALL BE PROVIDED WITH A PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE FOOTING. SPRAYED ON FOAM MAY BE USED IN LIEU OF A PIPE SLEEVE AND SHALL BE AT LEAST AS LARGE AS THE REQUIRED PIPE SLEEVE SIZE.
 17. HORIZONTAL PLUMBING PENETRATIONS THROUGH SPOT FOOTINGS ARE PROHIBITED. SPOT FOOTING ELEVATIONS MUST BE LOWERED TO KEEP PLUMBING ABOVE FOOTINGS WHERE POSSIBLE.
 18. HORIZONTAL PLUMBING PENETRATIONS IN CONTINUOUS FOOTINGS MUST BE APPROVED BY THE ENGINEER OF RECORD.
 19. ANY PIPE THAT PASSES THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH, OR A PIPE SLEEVE PIPE SHALL BE BUILT INTO THE FOUNDATION WALL. THE SLEEVE SHALL BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL. SPRAYED ON FOAM MAY BE USED IN LIEU OF A PIPE SLEEVE SO LONG AS THE FOAM IS AT LEAST AS LARGE AS THE REQUIRED PIPE SLEEVE SIZE.
 20. ALL REINFORCING SHOULD TO BE HOOKED SHALL HAVE STANDARD ACI HOOKS.
 21. PLACE CRACK CONTROL JOINTS BY SAW CUTTING @ 1/4" WIDE x 1 1/4" DEEP WHERE SHOWN. CUTTING TO BE PERFORMED WITHIN 24 HOURS OF CONCRETE PLACEMENT.
 22. CONCRETE SLABS SHALL BE PLACED AND FINISHED WITHIN A TOLERANCE OF 1/8 INCH IN EVERY 10 FEET, AS DETERMINED BY PLACING A 10 FOOT STRAIGHT EDGE ON THE SLAB IN ANY DIRECTION. ANY DEVIATION FROM THIS WHICH REQUIRES ADDITIONAL CUTTING OF OTHER BUILDING COMPONENTS SHALL BE THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR.
 23. COMPACT CLEAN INTERIOR SAND FILL HAVING LESS THAN 10% FINES TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY, ASTM D 1557 AT OPTIMUM MOISTURE CONTENT. SOIL COMPACTION SHALL BE FIELD CONTROLLED BY QUALIFIED LABORATORY OR SOILS ENGINEER, APPROVED BY STRUCTURAL ENGINEER.
 24. CAST IN ANCHOR BOLTS AND POST INSTALLED THREADED RODS EPOXIED INTO CONCRETE SHALL BE AS SHOWN.
 25. ALL LANDSCAPING AROUND THE HOME MUST BE GRADED AWAY FROM THE HOME AT A MINIMUM GRADE OF 5% FOR THE FIRST 10 FEET OR AS FAR AS POSSIBLE TO MINIMIZE WATER INFILTRATION INTO THE SUBGRADE.

FOUNDATION & SLAB ON GRADE NOTES

1. CONTRACTOR SHALL COMPLY WITH RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND ALL ADDENDUMS, LETTERS, AND OTHER ASSOCIATED DOCUMENTS:
 - PROJECT SOILS REPORT: #19-0347 BY DUPONT ENGINEERING, INC DATED JUNE 30, 2019
2. ALL FOOTINGS SHALL BEAR ON STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF AT LEAST 1500 PSF. STRUCTURAL FILL UNDER FOOTINGS SHALL BE ACCORDING TO THE FOLLOWING:
 - CONTINUOUS FOOTINGS.....PER SOILS REPORT
 - SPOT FOOTINGS.....PER SOILS REPORT
 - SLABS ON GRADE.....PER SOILS REPORT
 - UNDER SLAB BASE COURSE.....PER SOILS REPORT
3. STRUCTURAL FILL TO EXTEND BEYOND PERIMETER OF FOOTING A MINIMUM OF 6" PER 12" OF FILL DEPTH.
4. ALL THE MATERIALS PLACED AT THE SITE FOR THE FOUNDATION AND BUILDING SHALL BE COMPACTED TO 95% OR AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
5. FOOTINGS SHALL BE LOCATED A MINIMUM OF 12" BELOW THE NEAREST ADJACENT FINAL GRADE.
6. CONTRACTOR SHALL ASSURE THAT FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL IS DRY AND THE SUBGRADE IS PROPERLY PREPARED. CLEARANCE FROM FOOTINGS TO ASCENDING SLOPES SHALL BE A MINIMUM OF 25 FEET UNLESS APPROVED BY GEOTECHNICAL ENGINEER. FOOTING TRENCHES TO BE CLEARED OF ALL DELETERIOUS MATERIAL BEFORE CONCRETE IS POURED.
7. PROVIDE CRACK CONTROL JOINTS @ 10'-0" O.C. MAX. JOINTS SHOULD BE INSTALLED WITHIN 4 HOURS OF CONCRETE PLACEMENT.
8. CONTRACTOR TO FOLLOW ALL SITE PREPARATION RECOMMENDATIONS FROM SOILS REPORT FOR FOUNDATION STEPS. NOT EXCEED A FEET OR THE HORIZONTAL DISTANCE BETWEEN STEPS. HORIZONTAL REBAR SHALL BE 12" O.C. THROUGH STEP DOWNS AND EXTEND 48 INCHES EITHER SIDE OF STEP.
9. ALLOW FOUNDATION 14 DAYS MINIMUM TO CURE PRIOR TO BACKFILL. PROVIDE BRACING AND/ OR FLOOR FRAMING BEFORE BACKFILLING FOUNDATION WALL.
10. CONCRETE SLABS SHALL BE PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN 7 DAYS BY USING A CURING COMPOUND CONFORMING TO ASTM C-309 OR BY WET BURLAP OR A PLASTIC MEMBRANE.
11. LAP CONTINUOUS REINFORCING BARS WITH CLASS B LAP SPLICE ACCORDING TO CONCRETE LAP SPLICE SCHEDULE UNDER REINFORCED CONCRETE NOTES. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS WITH ACI STANDARD HOOKS. REINFORCING COVER SHALL BE AS FOLLOWS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (EXCEPT SLABS)... 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER BUT PLACED IN FORM..... 2"
 - CONCRETE SLABS..... IN CENTER OF SLAB
12. WATERPROOFING SHALL BE PLACED BETWEEN SOIL & CONCRETE WHEREVER SOIL IS USED AS A FORM FOR CONCRETE, EXCEPT FOR FOOTINGS.
13. PLUMBING INSTALLED PARALLEL TO FOOTINGS SHALL BE INSTALLED ABOVE A 45 DEGREE LINE EXTENDING FROM THE NEAREST BOTTOM EDGE OF THE FOOTING. INSTALLING PLUMBING LINES UNDERNEATH AND PARALLEL WITH CONTINUOUS FOOTINGS IS PROHIBITED.
14. WHERE PLUMBING RUNS BELOW AND PERPENDICULAR TO CONTINUOUS FOOTINGS, A PIPE SLEEVE SHALL BE PROVIDED THAT IS TWO PIPE SIZES GREATER THAN THE PIPE PASSING BELOW THE FOOTING. THE MINIMUM PIPE SLEEVE LENGTH SHALL BE THE WIDTH OF THE FOOTING PLUS 2 TIMES THE DEPTH OF THE PLUMBING LINE BELOW THE BOTTOM OF THE FOOTING. SPRAYED ON FOAM MAY BE USED IN LIEU OF PIPE SLEEVE AND SHALL BE AT LEAST AS LARGE AS THE REQUIRED PIPE SLEEVE SIZE AND LENGTH.
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18. ANY PIPE THAT PASSES THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH, OR A PIPE SLEEVE PIPE SHALL BE BUILT INTO THE FOUNDATION WALL. THE SLEEVE SHALL BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL. SPRAYED ON FOAM MAY BE USED IN LIEU OF A PIPE SLEEVE SO LONG AS THE FOAM IS AT LEAST AS LARGE AS THE REQUIRED PIPE SLEEVE SIZE.
19. ALL REINFORCING SHOWN TO BE HOOKED SHALL HAVE STANDARD AC HOOKS.
20. PLACE CRACK CONTROL JOINTS BY SAW CUTTING @ 14' DEEP & 1" 14" DEEP WHERE SHOWN. CUTTING TO BE COMPLETED WITHIN 24 HOURS OF CONCRETE PLACEMENT.
21. CONCRETE SLABS SHALL BE PLACED AND FINISHED WITHIN A TOLERANCE OF 1/8 INCH IN EVERY 10 FEET, AS DETERMINED BY PLACING A 10 FOOT STRAIGHT EDGE ON THE SLAB IN ANY DIRECTION, ANY DEVIATION FROM THIS WHICH REQUIRES ADDITIONAL CUTTING OF OTHER BUILDING COMPONENTS SHALL BE THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR.
22. COMPACT CLEAN INTERIOR SAND FILL HAVING LESS THAN 10% FINES TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY, ASTM D 1557 AT OPTIMUM MOISTURE CONTENT. SOIL COMPACTION SHALL BE FIELD CONTROLLED BY QUALIFIED LABORATORY OR SOILS ENGINEER, APPROVED BY STRUCTURAL ENGINEER.
23. CAST IN ANCHOR BOLTS AND POST INSTALLED THREADED RODS EPOXIED INTO CONCRETE SHALL BE ASTM A1554 GR. 36.
24. ALL LANDSCAPING AROUND THE HOME MUST BE GRADED AWAY FROM THE HOME AT A MINIMUM GRADE OF 5% FOR THE FIRST 10 FEET OR AS FAR AS POSSIBLE TO MINIMIZE WATER INFILTRATION INTO THE SUBGRADE.

STRUCTURAL CRITERIA

ANALYSIS ITEMS

GRAVITY LOADS (IBC 2018 TABLE 1607.1 & ASCE 7-10 TABLE C3-1)

ROOF LIVE:	20 PSF
ROOF DEAD:	25 PSF
FLOOR LIVE:	40 PSF (LIVING SPACE)
FLOOR DEAD:	15 PSF
DECK LIVE:	60 PSF

DEFLECTION CRITERIA

ROOF MEMBERS		
Δ(LIVE)	L/360	
Δ(TOTAL LOAD)	L/240	
FLOOR MEMBERS		
Δ(LIVE)	L/360	
Δ(TOTAL LOAD)	L/240	
WALLS		
Δ(LIVE)	L/240	

SEISMIC DESIGN PARAMETERS (ASCE 7-10 12.8)

SEISMIC DESIGN CATEGORY:	D	TO THIS PROJECTS SCOPE OF WORK
SITE CLASS:	D	
RISK CATEGORY:	II	Jul 21, 2021
IMPORTANCE FACTOR, I _c :	1.00	BY PAUL LUM
RESPONSE MOD. FACTOR, R:	6.5	INTEREST CONSULTING GROUP
OVER STRENGTH FACTOR, ϕ :	3.0	
DEFLECTION AMPLIFICATION FACTOR, C _d :	3.0	
BASIC SEISMIC-FORCE-RESISTING SYSTEM(S):	LIGHT FRAMED WALLS SHEATHED W/ WOOD STRUCTURAL PANELS	
DESIGN BASE SHEAR, V:	CsW	
SEISMIC DESIGN COEFFICIENT, C _s :	0.0714	
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE	
S _s :	0.491	
S ₁ :	0.163	
S _{0.1} :	0.233	
S _{0.5} :	0.464	

SPECIAL

WIND DESIGN PARAMETERS (ASCE 7-10 6.4)

ULTIMATE WIND SPEED:	115 MPH
EXPOSURE:	'C'
HT. AND EXPOSURE COEFF., λ :	1.32
RISK CATEGORY:	II
COMPONENTS & CLADDING DESIGN WIND LOADS TO BE PER ASCE 7-10	


GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS, SPANS, AND CONDITIONS WITH ARCHITECTURAL DRAWINGS. IF ANY OMISSIONS, MISTAKES, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE CONSTRUCTION DRAWINGS, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH A FAILURE.
2. IF DISCREPANCIES ARE FOUND, THE MORE STRINGENT SPECIFICATION SHALL BE FOLLOWED. CONTRACTOR RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL MEMBERS, WALLS, AND NON-STRUCTURAL ITEMS DURING CONSTRUCTION.
3. THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY OMISSIONS, MISTAKES, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH A FAILURE.
4. MANY PORTIONS OF THESE DRAWINGS, NOTES AND SPECIFICATIONS ARE THE RESULT OF DEMANDS BY VARIOUS APPROVING AGENCIES THAT MUST BE PERFORMED AS PART OF THIS WORK. ANY ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER, BUT OF THE PARTY RESPONSIBLE FOR MAKING THE CHANGE AND TAKING SUCH ACTION. IF NO ACTIONS ARE TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER OR THE CONTRADICTION TO THE ENGINEER'S WORK PRODUCT, THE INTENT, AND/OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION. THE ENGINEER SHOULD BE CONTACTED IN MATTERS OF ANY AND ALL CHANGES TO THE DRAWINGS AND SPECIFICATIONS HEREIN WITHOUT EXCEPTION.
5. ALL STRUCTURAL BRACING REQUIREMENTS ARE NOT SPECIFIED ON STRUCTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL FRAMING REQUIRED.
6. CONTRACTOR SHALL ASSURE THAT ALL PRODUCTS AND HARDWARE ARE USED PER MANUFACTURER'S RECOMMENDATIONS.

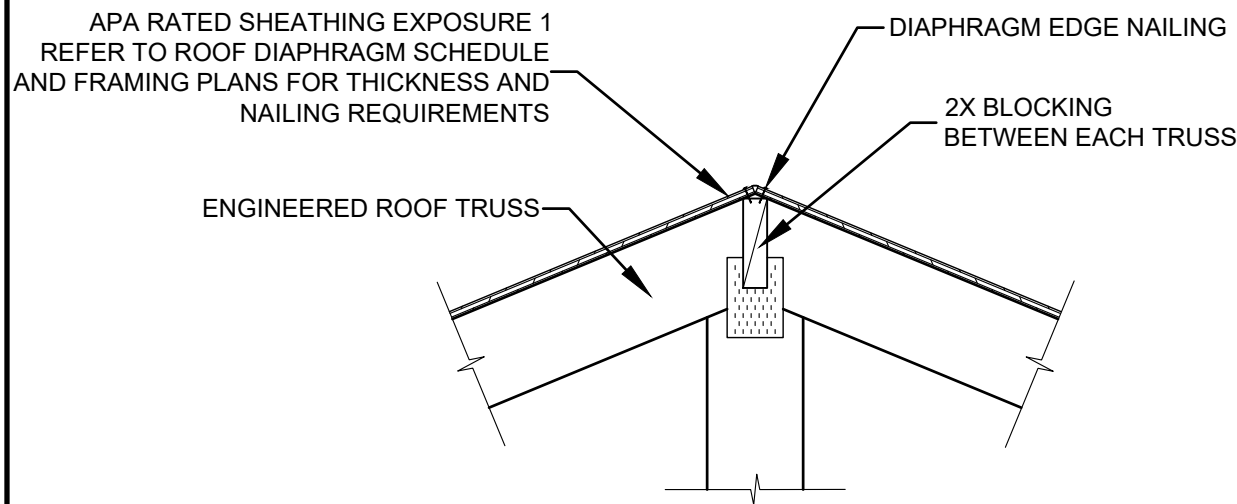
DEFERRED SUBMITTALS

1. TWO (2) COPIES OF EACH DEFERRED SUBMITTAL WILL FIRST BE SUBMITTED TO THE ARCHITECT/ENGINEER-OF-RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.
2. THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND WET-SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.
3. THE FOLLOWING ITEMS SHALL BE CONSIDERED AS DEFERRED SUBMITTAL ITEMS:
- A. ENGINEERED WOOD ROOF TRUSSES SHEETS \$3.10 AND \$4.10
- B. ENGINEERED WOOD FLOOR TRUSSES SHEET \$3.10

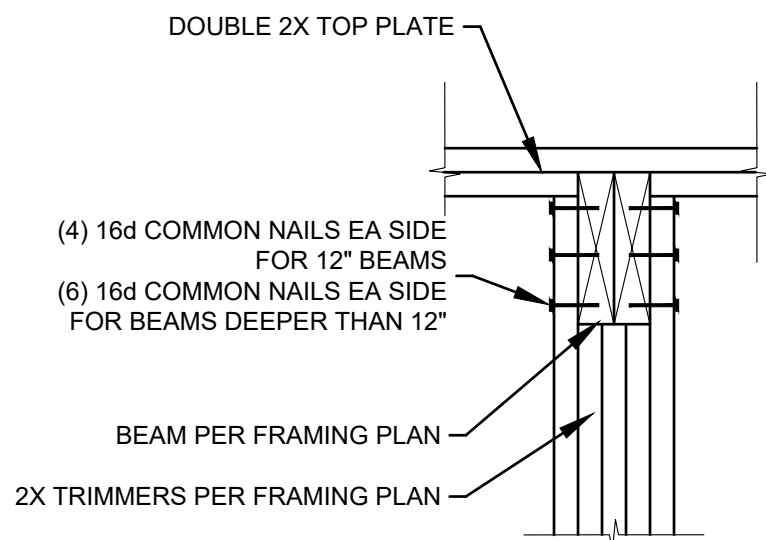
POST INSTALLED ANCHORS

- POST INSTALLED ANCHORS REQUIRE SPECIAL INSPECTION AS STATED IN THE STATEMENT OF SPECIAL INSPECTIONS SECTION. COPIES OF SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.
- POST INSTALLED ANCHORS SHALL BE AS FOLLOWS:
- A. INSTALLED IN CONCRETE
- SIMPSON TITEN HD (3/8", 1/2", AND 3/4" DIAMETERS)
 - SIMPSON STRONG-BOLT
 - HILTI KWIK BOLT TZ
 - SIMPSON SET-XP EPOXY
 - HILTI HIT-RE 500-SD EPOXY
- B. INSTALLED IN MASONRY
- HILTI KWIK BOLT 3
 - SIMPSON TITEN HD
 - SIMPSON WEDGE-ALL
- INSTALLATION AND MIN. EMBEDMENT SHALL BE IN ACCORDANCE WITH SPECS. OR AS SPECIFIED ON DRAWINGS, WHICHEVER IS GREATER.
- CONTRACTOR TO FOLLOW MANUFACTURERS REQUIREMENTS FOR INSTALLATION OF EXPANSION AND ANCHOR BOLT DRILL BIT DIAMETER, DRILLED HOLE DEPTH, MINIMUM EDGE DISTANCE, AND MINIMUM SPACING REQUIREMENTS.
- WHERE ANCHOR BOLTS ARE SET IN MASONRY WALLS, FILL BLOCK CELLS WITH CONCRETE FOR BOLTED COURSE AND ONE COURSE BELOW ANCHOR ELEVATION.
- 
- A Place to Call Home
COH APPROVED - 08/12

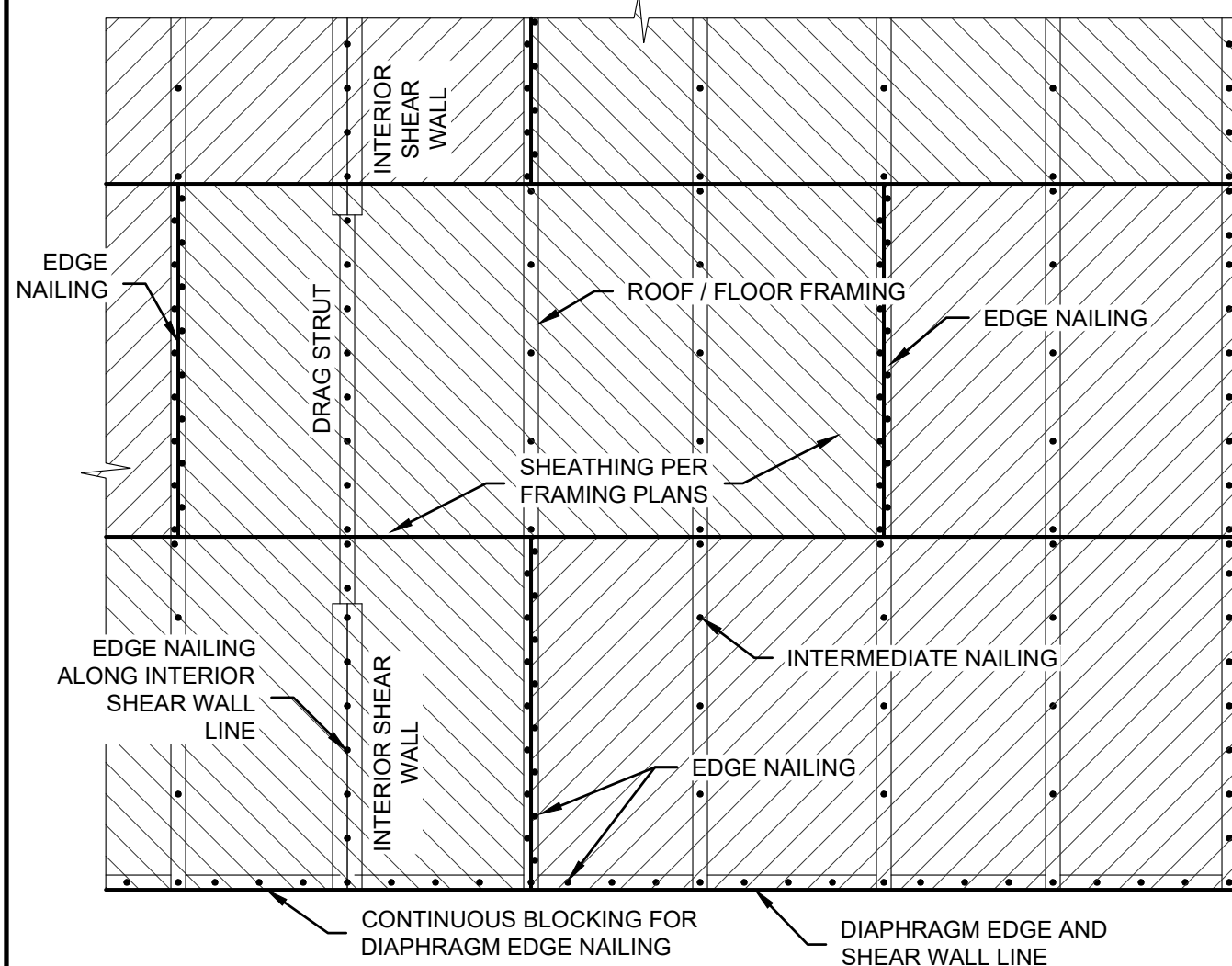
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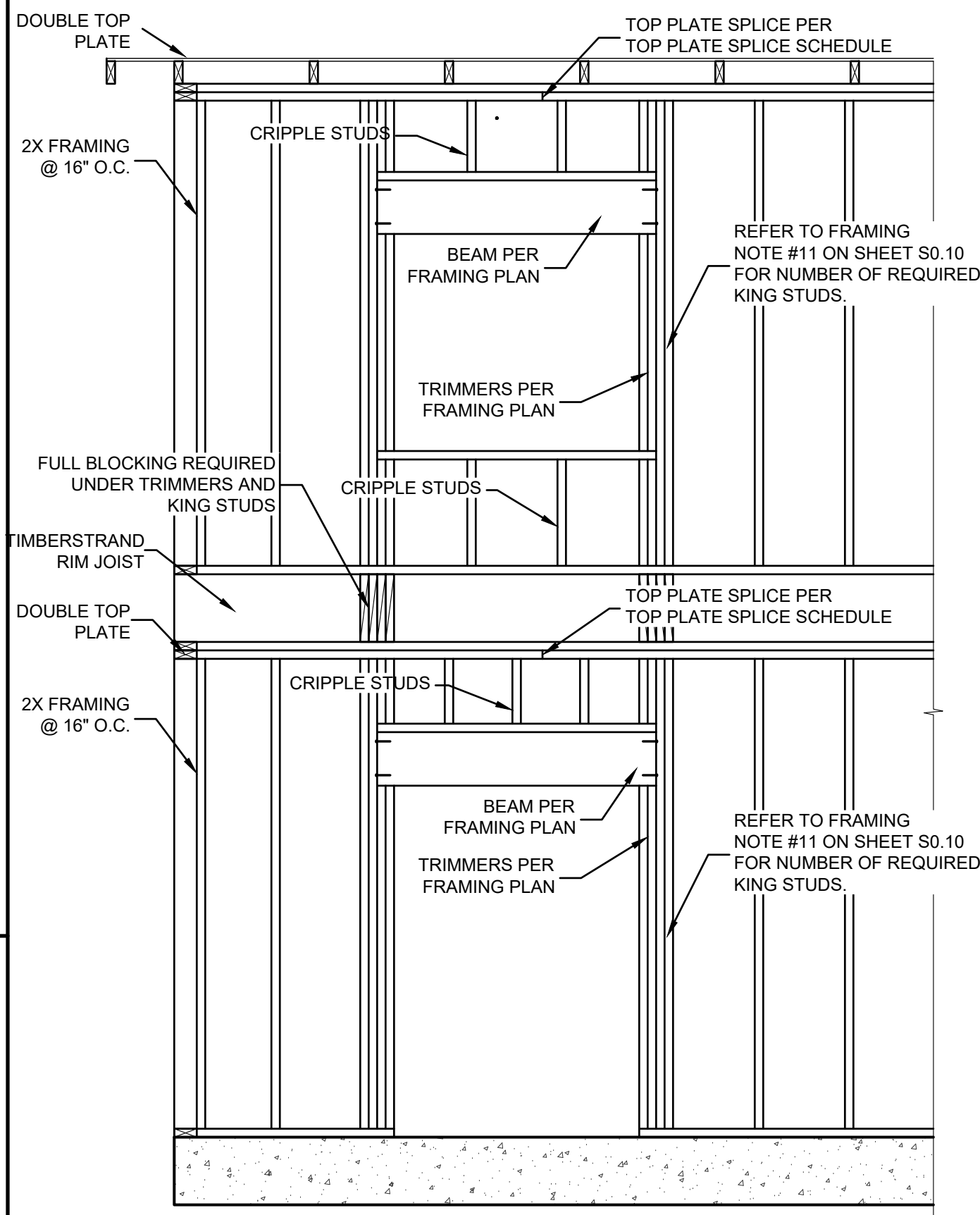
12 RIDGE BLOCKING W/O VENTING
S1.10 SCALE:NTS



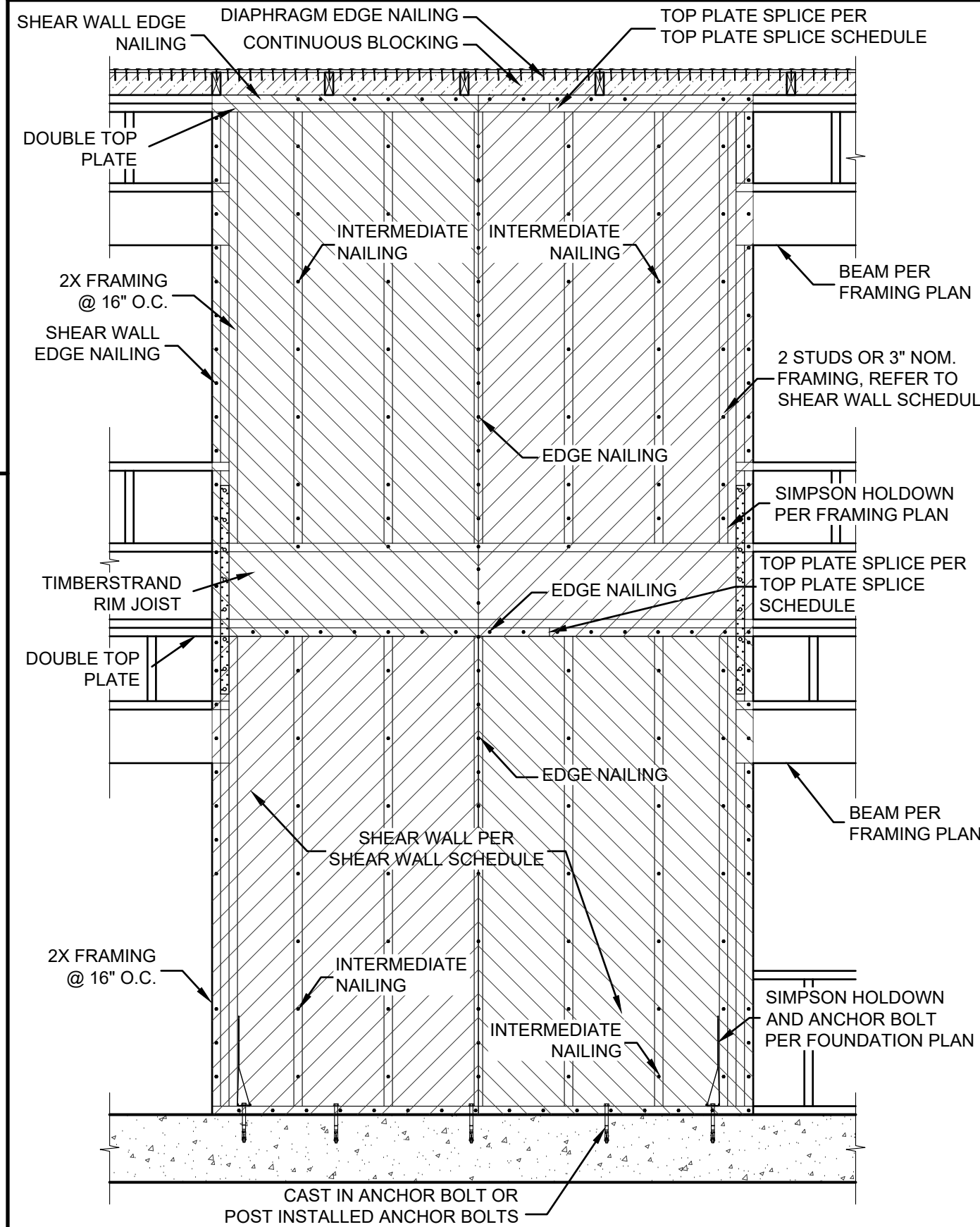
11 BEAM POCKET
S1.10 SCALE:NTS



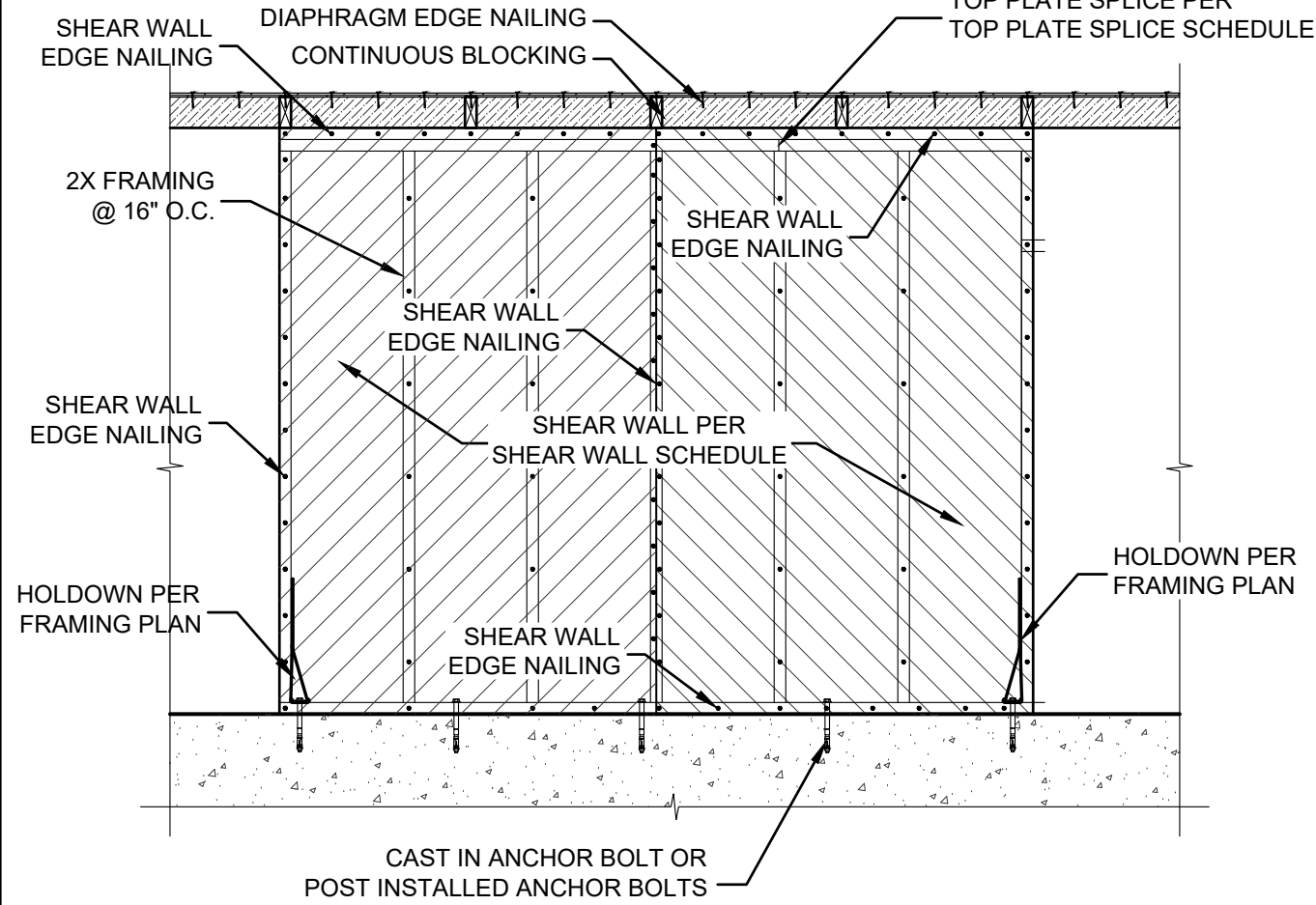
10 UNBLOCKED WOOD DIAPHRAGM
S1.10 SCALE:NTS



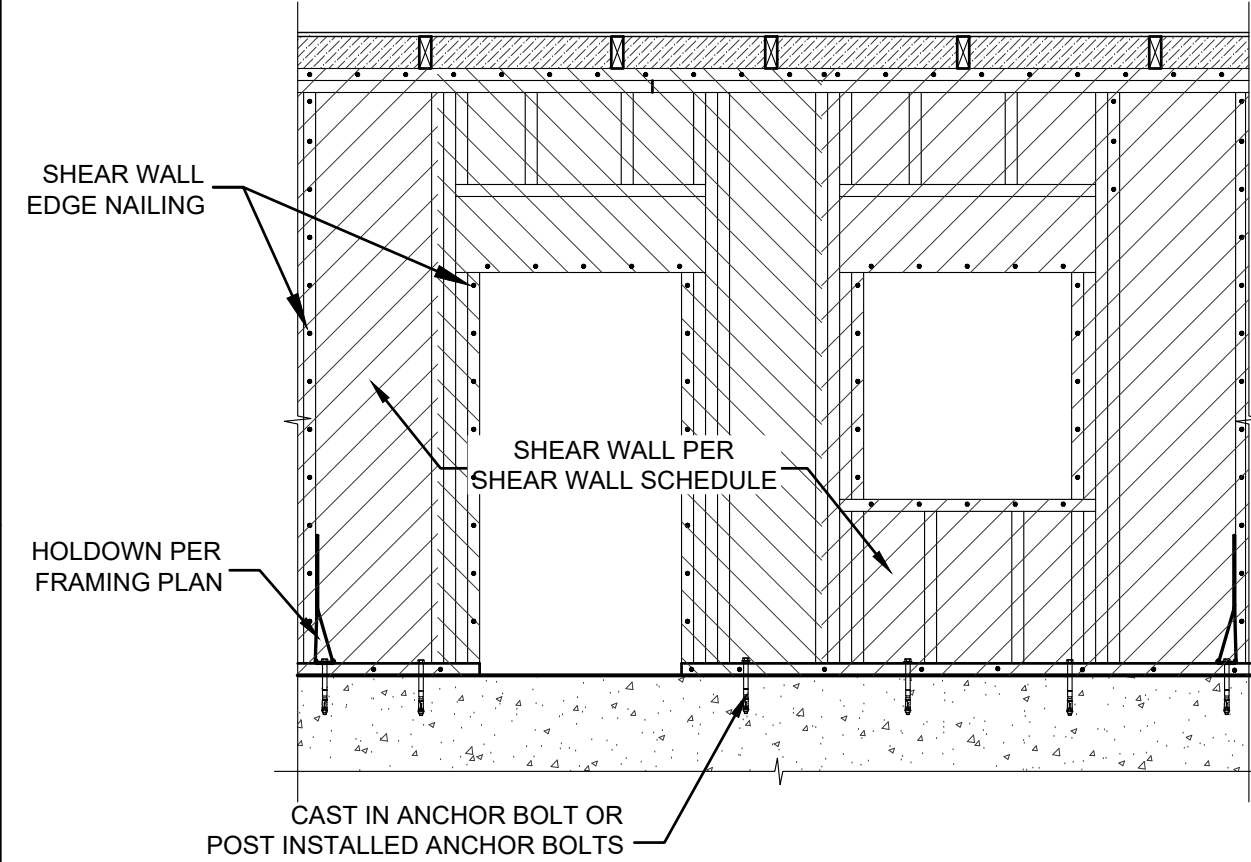
9 OPENING IN MULTIPLE STORY WOOD STUD FRAMED WALL
S1.10 SCALE:NTS



7 2 STORY SHEAR WALL
S1.10 SCALE: NTS



6 SHEAR WALL ON SLAB OR STEM WALL
S1.10 SCALE: NTS



5 PERFORATED SHEAR WALL
S1.10 SCALE:NTS

CONNECTION OF TOP LOADED AND SIDE LOADED MULTIPLE PLY BEAMS

1 3/4\"/>

(2) PLIES:
UP TO 12\"/>

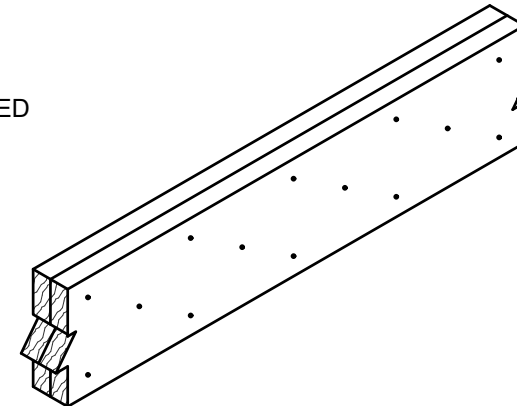
(3) PLIES:
UP TO 12\"/>

(4) PLIES:
UP TO 12\"/>

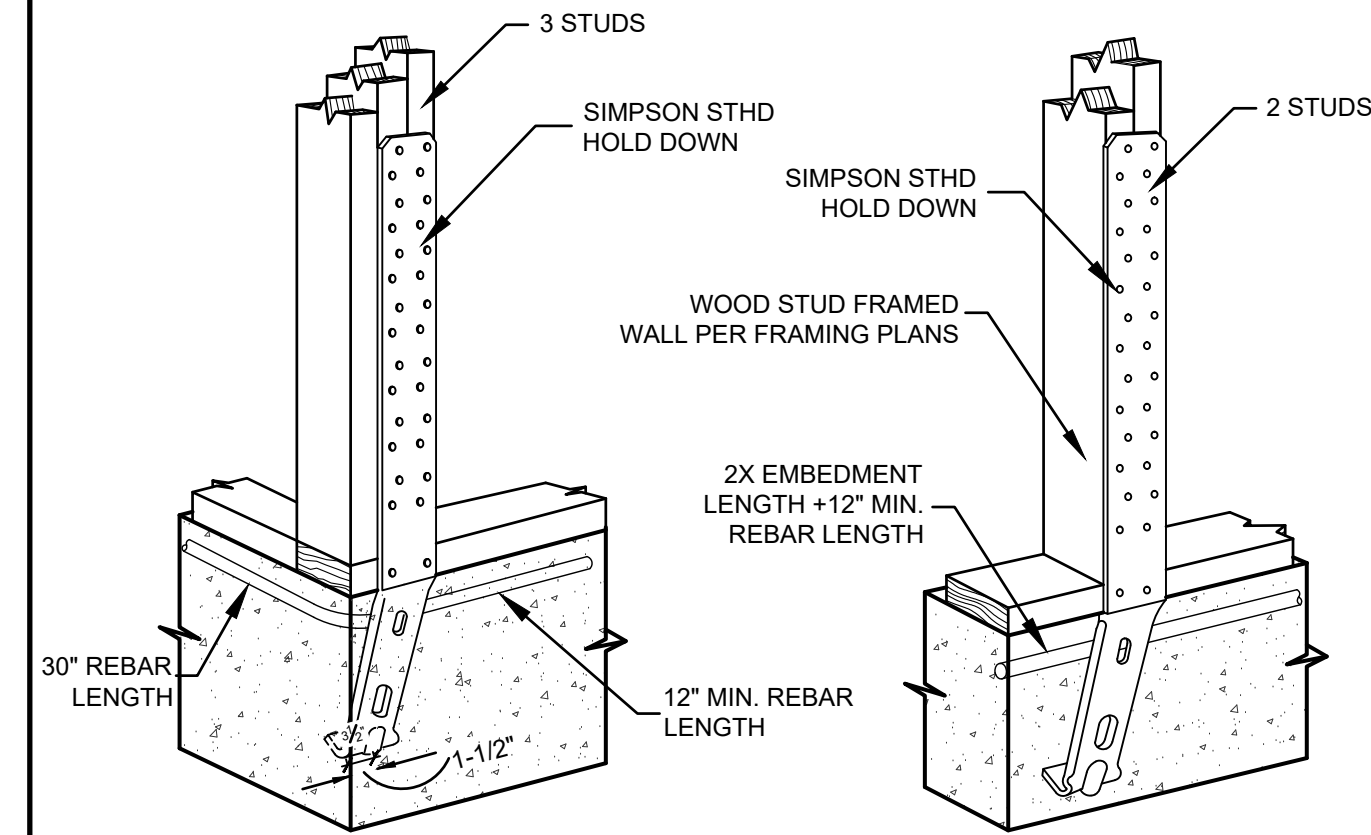
NOTE: NAILED CONNECTIONS REQUIRE AN ADDITIONAL ROW OF NAILS WHEN NAIL SIZE IS SMALLER THAN SPECIFIED ABOVE

3 1/2\"/>

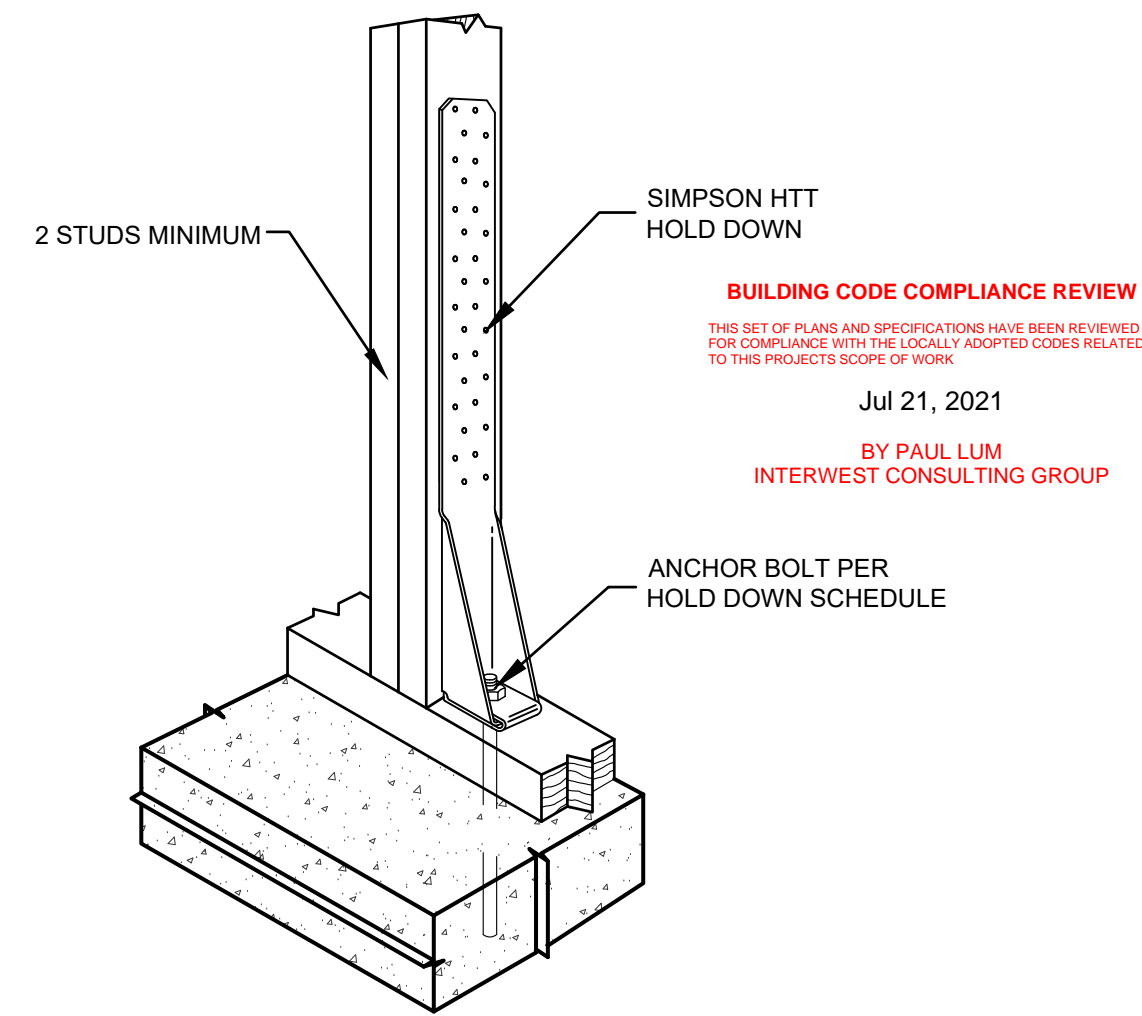
MINIMUM OF 2 ROWS 1/2\"/>



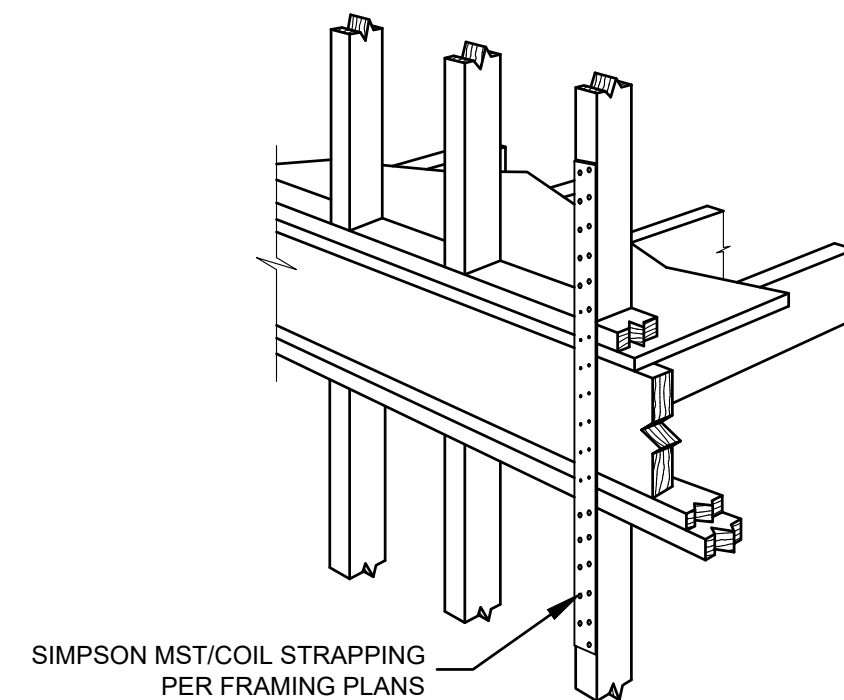
4 MULTIPLE PLY BEAM FASTENING
S1.10 SCALE:NTS



3 SIMPSON STHD
S1.10 SCALE:NTS



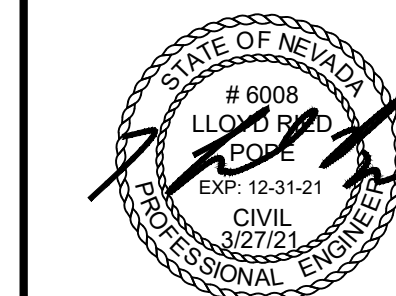
2 SIMPSON HTT
S1.10 SCALE:NTS



1 SIMPSON MST/COIL STRAP
S1.10 SCALE:NTS

MILAN LOT 2
FOR ASSURED REAL ESTATE
HENDERSON, NV

TYPICAL STRUCTURAL DETAILS



DATE:
DRAWN BY: LRP PROJECT NO:

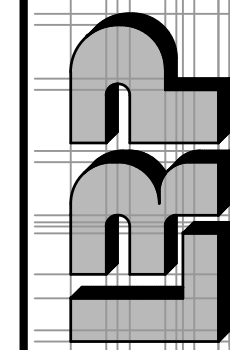
SHEET
S1.10

1245 EAST 100 SOUTH SUITE 15-B
ST. GEORGE, UTAH

(PHONE) 435-623-4676

(FAX) 435-623-1736

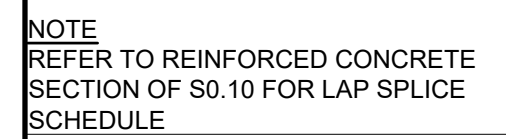
(EMAIL) lrpope@infowest.com



L. R. POPE ENGINEERING INC.

STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

ALL DRAWINGS AND SPECIFICATIONS BEING A PART OF THE SERVICES RENDERED BY L.R. POPE ENGINEERING INC. FOR THE PROJECT DESCRIBED HEREIN. NO PART OF THIS DRAWING OR SPECIFICATION SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF L.R. POPE ENGINEERING INC.



WOOD STUD
FRAMED CORNERS & INTERSECTIONS

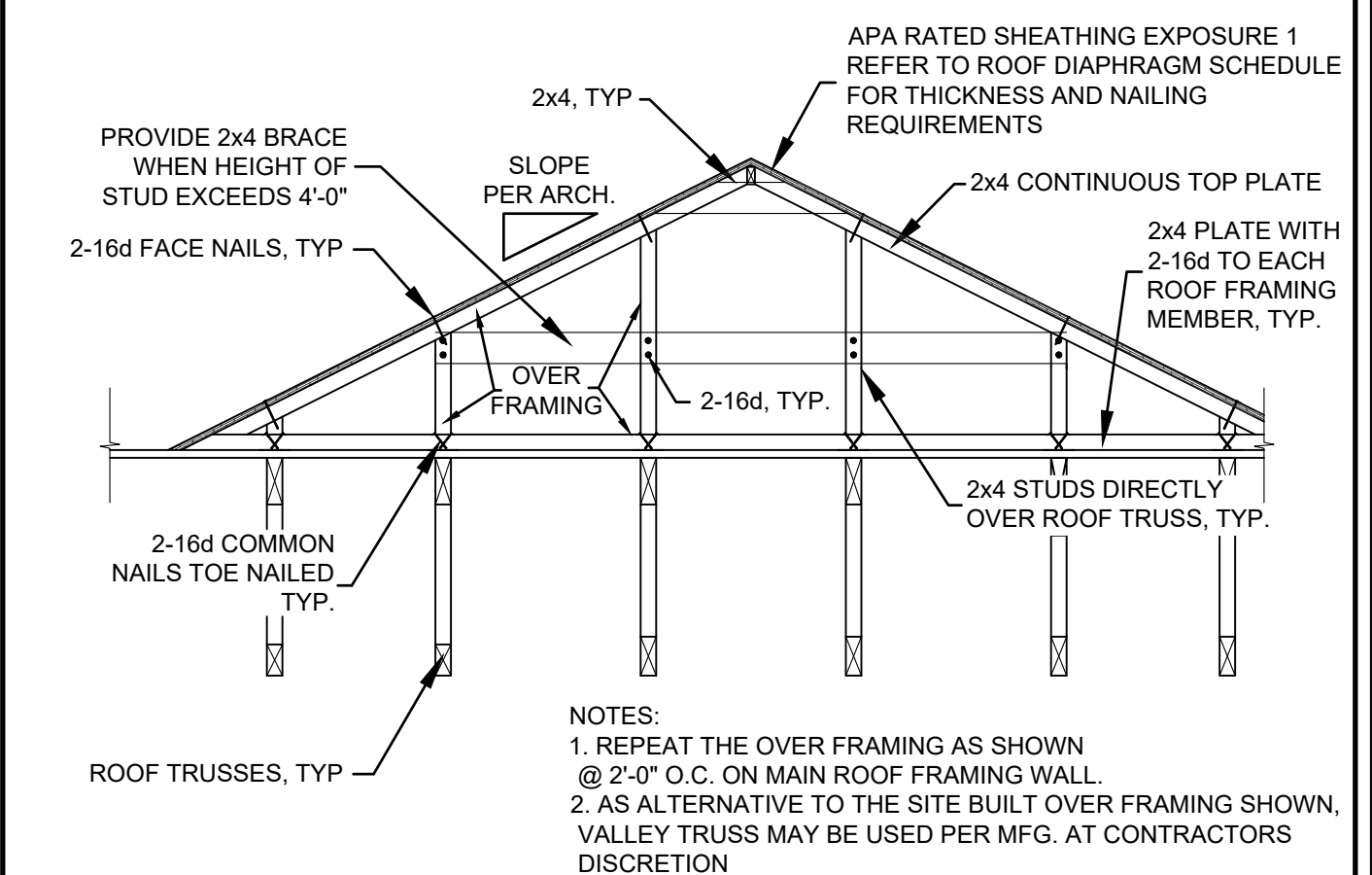
4
S1.20 SCALE:NTS

-
- 7/16" SHEATHING NAILED TO 2X4 FRAMING
- 2X4 FRAMING ALL AROUND

BUILDING CODE COMPLIANCE REVIEW
THIS SET OF PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED
FOR COMPLIANCE WITH THE CURRENT BUILDING CODES RELATED
TO THIS PROJECTS SCOPE OF WORK

Jul 21, 2021

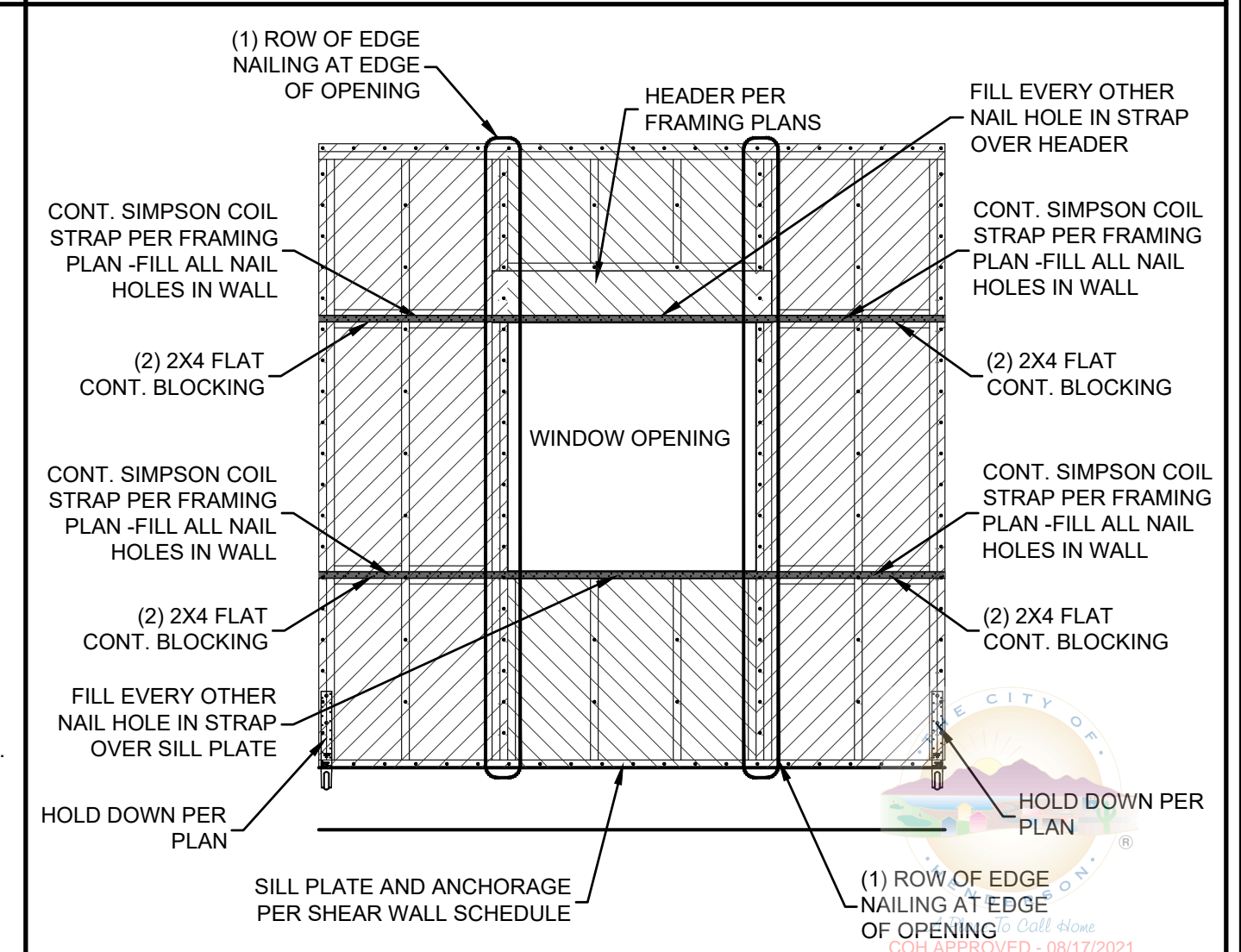
BY PAUL LUM
INTERWEST CONSULTING GROUP



2 ROOF OVERBUILD
S1.20 SCALE:NTS



CONCRETE CORNERS & INTERSECTIONS

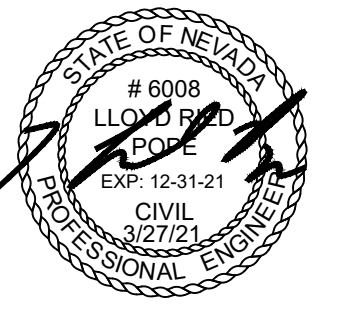


**SHEAR WALL
WITH REINFORCED OPENING**

3
S1.20 SCALE: NTS

MILAN LOT 2
FOR ASSURED REAL ESTATE
HENDERSON, NV

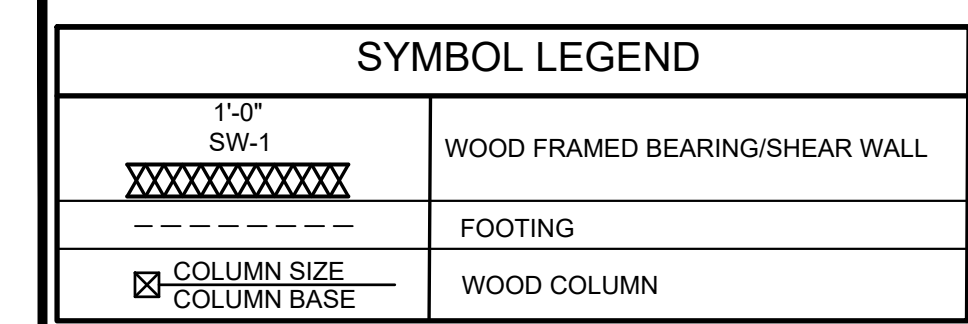
ATYPICAL STRUCTURAL DETAILS



DATE:

DRAWN BY: LRP PROJECT NO:

SHEET
S1.20



1. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES, OMISSIONS, OR ERRORS BEFORE COMMENCING CONSTRUCTION.

2. REFERENCE TO SHEET 50.10 FOR ALL CONCRETE, FOUNDATION, AND SUBGRADE SPECIFICATIONS

3. CONTRACTOR TO FOLLOW ALL SITE PREPARATIONS FROM SOILS REPORT

4. ALL LANDSCAPING AROUND THE HOME MUST BE GRADED AROUND FROM THE HOME AT A MINIMUM GRADE OF 5% FOR THE FIRST 10 FEET OR AS FAR AS POSSIBLE TO MINIMIZE WATER INFILTRATION INTO THE SUBGRADE

MARK	SILL PLATE	ANCHOR BOLTS AND SPACING
SW-1	2" NOMINAL	1/2" Ø X 10" ANCHOR BOLTS @ 48" O.C.
SW-2	2" NOMINAL	1/2" Ø X 10" ANCHOR BOLTS @ 32" O.C.
SW-3	2" NOMINAL	1/2" Ø X 10" ANCHOR BOLTS @ 23" O.C.
SW-4	2" NOMINAL	1/2" Ø X 10" ANCHOR BOLTS @ 17" O.C.
SW-5	2" NOMINAL	5/8" Ø X 10" ANCHOR BOLTS @ 24" O.C.
SW-6	2" NOMINAL	5/8" Ø X 10" ANCHOR BOLTS @ 20" O.C.
SW-7	2" NOMINAL	3/4" Ø X 10" ANCHOR BOLTS @ 19" O.C.
SW-PF	(3) 2" NOMINAL	5/8"ØX14" BOLT @ CENTER OF SILL PLATE

NOTES:

1. ANCHOR BOLTS FOR INTERIOR SHEAR WALLS SHALL BE SIMPSON STRONG-BOLTS, SIMPSON TITEN HD, OR HILTI KWIK BOLT TZ ANCHORS OF THE SAME DIAMETER AND SPACING W/ 4-1/2" MINIMUM EMBEDMENT. INTERIOR SHEAR WALL ANCHOR BOLTS MAY ALSO BE EPOXIED INTO CONCRETE WITH SIMPSON SET-XP OR HILTI HIT-RE 500-SD EPOXY AND A MINIMUM 4-1/2" EMBEDMENT.
2. 'PSW' INDICATES A PERFORATED SHEAR WALL REQUIRING ANCHOR BOLTS THE FULL LENGTH OF THE SILL PLATE

MARK	TYPE	ANCHORAGE AND NOTES	FASTENERS
①	LSTDH8"	NO ANCHOR BOLT REQUIRED	(20) 16d
②	CS14	CUT LENGTH = JOIST DEPTH + 30"	(26) 10d
③	CS16	CUT LENGTH = JOIST DEPTH + 22"	(20) 10d
④	MSTC4B8"	NO ANCHOR BOLT REQUIRED	(38) 10d
⑤	STHD10"	NO ANCHOR BOLT REQUIRED	(28) 16d
⑥	HTT4	5/8" Ø THREADED ROD EPOXIED 7" INTO FOOTINGS*	(18) 10d

	MARK	FOOTING SIZE	REINFORCEMENT	FOOTING TYPE
	F-1	18" X 10" X CONT.	(2) #4 BARS CONT.	CONTINUOUS
	F-2	30" SQ. X 10"	(3) #4 BARS EA. WAY	SPOT
	F-3	42" SQ. X 10"	(4) #4 BARS EA. WAY	SPOT
	F-4	30" X 42" X 10"	(4) #4 BARS EA. WAY	SPOT

BUILDING CODE COMPLIANCE REVIEW

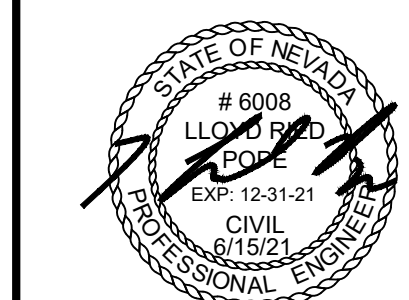
THIS SET OF PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE LOCALLY ADOPTED CODES RELATED TO THIS PROJECTS SCOPE OF WORK.

Jul 21, 2021

BY PAUL LUM
INTERWEST CONSULTING GROUP

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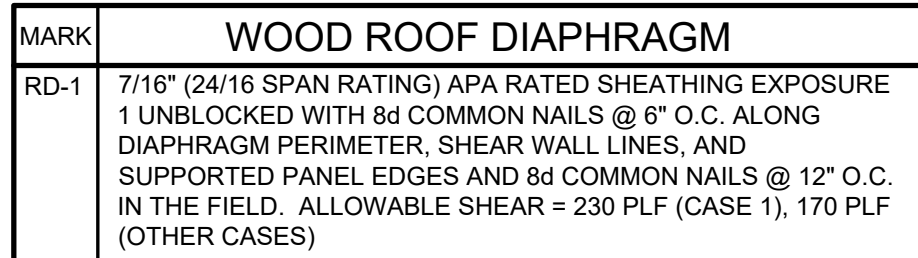
MILAN LOT 2
FOR ASSURED REAL ESTATE
HENDERSON, NV
FOUNDATION PLAN



DATE:

DRAWN BY: LRP PROJECT NO:

SHEET
S2.10



BUILDING CODE COMPLIANCE REVIEW

THIS SET OF PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED
FOR COMPLIANCE WITH THE LOCALLY ADOPTED CODES RELATED
TO THIS PROJECTS SCOPE OF WORK

Jul 21, 2021

BY PAUL LUM
INTERWEST CONSULTING GROUP

SIMPSON HOLDDOWN SCHEDULE			
MARK	TYPE	ANCHORAGE AND NOTES	FASTENERS
①	LSTDH8*	NO ANCHOR BOLT REQUIRED	(20) 16d
②	CS14	CUT LENGTH = JOIST DEPTH + 30"	(26) 10d
③	CS16	CUT LENGTH = JOIST DEPTH + 22"	(20) 10d
④	MSTC48B3	NO ANCHOR BOLT REQUIRED	(38) 10d
⑤	STDH10*	NO ANCHOR BOLT REQUIRED	(28) 16d
⑥	HTT4	5/8" Ø THREADED ROD EPOXIED 7" INTO FOOTING**	(18) 10d

*USE RJ HOLDDOWNS FOR RJM JOIST APPLICATIONS
 **USE SIMPSON SET-XP EPOXY

ALL BEARING WALL HEADERS TO BE
(2) 2X10 DF#2 UNLESS NOTED OTHERWISE.

SYMBOL LEGEND	
	CONCRETE WALL
	WOOD FRAMED BEARING WALL
	WOOD FRAMED BEARING/SHEAR WALL
	ROOF TRUSS / JOIST
	BEAM
	LINTEL
	COLUMN SYMBOL
E.N.	EDGE NAILING FULL LENGTH OF TRUSS

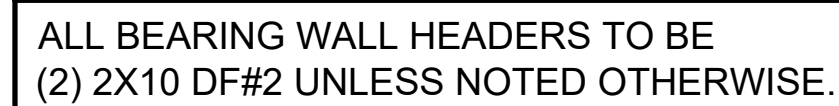
GENERAL NOTES	
<p>1. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS AND NOTIFY ENGINEERS OF DISCREPANCIES, OMISSIONS, OR ERRORS BEFORE CONSTRUCTION.</p> <p>2. REFER TO SHEET S0.10 FOR ALL GENERAL FRAMING AND MATERIAL SPECIFICATIONS.</p> <p>3. SEE ARCHITECTURAL PLANS FOR ANY ADDITIONAL DIMENSIONS</p> <p>4. CONTRACTOR TO FOLLOW ALL SITE PREPARATIONS FROM SOILS REPORT.</p> <p>5. ENGINEERED TRUSS MANUFACTURER TO COORDINATE MECHANICAL EQUIPMENT LOCATIONS WITH MECHANICAL DRAWINGS</p> <p>6. ALL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY L.R. POPE ENGINEERING INC.</p> <p>7. CONTRACTOR TO FOLLOW ALL SIMPSON INSTALLATION REQUIREMENTS.</p> <p>8. REFER TO FRAMING NOTES FOR ADDITIONAL REQUIREMENTS</p>	
WOOD FRAMED WALLS	
<p>1. ALL BEARING AND SHEAR WALLS TO BE FRAMED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:</p> <p>UP TO 10'-0" WALL - 2X4 DF #2 STUDS @ 16" O.C.</p> <p>UP TO 15'-0" WALL - 2X6 DF #2 STUDS @ 16" O.C.</p> <p>UP TO 16'-0" WALL - 2X6 DF #2 STUDS @ 12" O.C.</p> <p>2. ALL INTERIOR PARTITION WALLS TO BE FRAMED WITH 2X4 NOM. DF#2 STUDS @ 16" O.C.</p>	

MARK	WOOD FLOOR DIAPHRAGM
FD-1	23/32" (48/24 SPAN RATING) TONGUE AND GROOVE APA RATED SHEATHING EXPOSURE 1 UNBLOCKED WITH 10d COMMON NAILS @ 6" O.C. ALONG DIAPHRAGM PERIMETER, SHEAR WALL LINES, AND SUPPORTED PANEL EDGES AND 10d COMMON NAILS @ 12" O.C. IN THE FIELD. FLOOR SHEATHING SHALL BE GLUED TO ALL SUPPORTS IN ADDITION TO REQUIRED DIAPHRAGM NAILING. ALLOWABLE SHEAR = 285 PLF (CASE 1), 215 PLF (OTHER CASES)

TOP PLATE SPLICE SCHEDULE	
TC-1:	8-16d NAILS= 8 X 93 X 1.6 = 1,190 LBS (MINIMUM)
TC-2:	10-16d NAILS= 1,488 LBS
TC-3:	15-16d NAILS= 2,230 LBS
TC-4:	20-16d NAILS= 2,976 LBS
TC-5:	24-16d NAILS= 3,570 LBS
TC-6:	SIMPSON MST 48 STRAP= 4,845 LBS
TC-7:	SIMPSON MST 60 STRAP= 6,400 LBS

WOOD FRAMED SHEAR WALL SCHEDULE	
MARK	SHEARWALL REQUIREMENTS
SW-1	7/16" APA RATED SHEATHING EXPOSURE 1 W/ 8d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS. BOLT 2X SILL PLATE TO FOUNDATION WITH 1/2"x10" ANCHOR BOLTS & 0.229"x3"x3" PLATE WASHERS @ 48" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 12" O.C. ALLOWABLE SHEAR = 140 PLF
SW-2	7/16" APA RATED SHEATHING EXPOSURE 1 W/ 8d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS. BOLT 2X SILL PLATE TO FOUNDATION WITH 1/2"x10" ANCHOR BOLTS & 0.229"x3"x3" PLATE WASHERS @ 32" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 6" O.C. ALLOWABLE SHEAR = 260 PLF
SW-3	7/16" APA RATED SHEATHING EXPOSURE 1 W/ 8d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS. BOLT 2X SILL PLATE TO FOUNDATION WITH 1/2"x10" ANCHOR BOLTS & 0.229"x3"x3" PLATE WASHERS @ 23" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 4-3/4" O.C. ALLOWABLE SHEAR = 350 PLF
SW-4	7/16" APA RATED SHEATHING EXPOSURE 1 WITH 8d COMMON NAILS @ 3" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ALL PANEL EDGES. BOLT 2X SILL PLATE TO FOUNDATION W/ 1/2"x10" ANCHOR BOLTS & 0.229"x3"x3" STEEL PLATE WASHERS @ 17" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 3-1/2" O.C. ALLOWABLE SHEAR = 490 PLF
SW-5	7/16" APA RATED SHEATHING EXPOSURE 1 WITH 8d COMMON NAILS AT 2" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ALL PANEL EDGES. BOLT 2X SILL PLATE TO FOUNDATION W/ 5/8"x10" ANCHOR BOLTS & 0.229"x3"x3" STEEL PLATE WASHERS AT 24" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 20d COMMON NAILS AT 4-1/2" O.C. ALLOWABLE SHEAR = 640 PLF
SW-6	15/32" APA RATED SHEATHING EXPOSURE 1 WITH 10d COMMON NAILS AT 2" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ALL PANEL EDGES. BOLT 2X SILL PLATE TO FOUNDATION W/ 5/8"x10" ANCHOR BOLTS & 0.229"x3"x3" STEEL PLATE WASHERS AT 20" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 20d COMMON NAILS AT 3-1/2" O.C. ALLOWABLE SHEAR = 770 PLF
SW-PF	7/16" APA RATED SHEATHING EXPOSURE 1 WITH 8d COMMON NAILS @ 3" O.C. INTO ALL FRAMING MEMBERS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ALL PANEL EDGES. BOLT 2X TRIPLE 2X SILL PLATE TO FOUNDATION W/ (1) 5/8"x10" ANCHOR BOLT & 0.229"x3"x3" STEEL PLATE WASHER IN THE CENTER OF THE SILL PLATE.

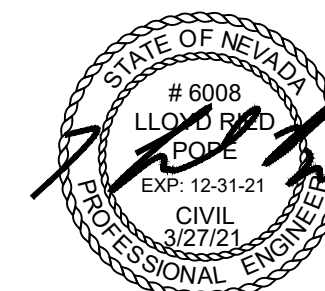
NOTE: 'PSW' INDICATES A PERFORATED SHEAR WALL. SEE DETAIL 5/S1.1.
'FTW' INDICATES A SHEAR WALL WITH REINFORCED OPENING. SEE
DETAIL 3/S1.20



1 ROOF FRAMING PLAN
S4.10 SCALE: 3/16"=1'-0"

SYMBOL LEGEND	
	WOOD FRAMED BEARING WALL
	WOOD FRAMED BEARING/SHEAR WALL
	ROOF TRUSS / JOIST
	BEAM
	COLUMN SYMBOL
	COLUMN SYMBOL
	EDGE NAILING FULL LENGTH OF TRUSS
GENERAL NOTES	
1. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES, OMISSIONS, OR ERRORS BEFORE CONSTRUCTION. 2. REFER TO SHEET SO-10 FOR ALL GENERAL FRAMING AND MATERIAL SPECIFICATIONS. 3. SEE ARCHITECTURAL PLANS FOR ANY ADDITIONAL DIMENSIONS 4. CONTRACTOR TO FOLLOW ALL SITE PREPARATIONS FROM SOILS REPORT. 5. ENGINEER TRUSS MANUFACTURER TO COORDINATE MECHANICAL EQUIPMENT LOCATIONS WITH MECHANICAL DRAWINGS 6. ALL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY I.R. POPE ENGINEERING INC. 7. CONTRACTOR TO FOLLOW ALL SIMPSON INSTALLATION REQUIREMENTS 8. REFER TO FRAMING NOTES FOR ADDITIONAL REQUIREMENTS	
WOOD FRAMED WALLS	
1. ALL EXTERIOR WALLS TO BE FRAMED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS: UP TO 10'-0" WALL - 2X4 DF #2 STUDS @ 16" O.C. UP TO 15'-0" WALL - 2X6 DF #2 STUDS @ 16" O.C. 2. ALL INTERIOR WALLS TO BE FRAMED WITH 2X4 NOM. DF#2 STUDS @ 16" O.C.	
WOOD ROOF DIAPHRAGM	
RD-1	7/16" (24/16 SPAN RATING) APA RATED SHEATHING EXPOSURE 1 UNBLOCKED WITH 8d COMMON NAILS @ 6" O.C. ALONG DIAPHRAGM PERIMETER, SHEAR WALL LINES, AND SUPPORTED PANEL EDGES AND 8d COMMON NAILS @ 12" O.C. IN THE FIELD. ALLOWABLE SHEAR = 230 PLF (CASE 1), 170 PLF (OTHER CASES)
TOP PLATE SPlice SCHEDULE	
TC-1: 8-16d NAILS = 8 x 93 x 1.6 = 1,190 LBS (MINIMUM) TC-2: 10-16d NAILS= 1,488 LBS TC-3: 15-16d NAILS= 2,230 LBS TC-4: 20-16d NAILS= 2,976 LBS TC-5: 24-16d NAILS= 3,570 LBS TC-6: SIMPSON MST 48 STRAP= 4,845 LBS TC-7: SIMPSON MST 6d STRAP= 6,400 LBS	
WOOD FRAMED SHEAR WALL SCHEDULE	
MARK	SHEARWALL REQUIREMENTS
SW-1	7/16" APA RATED SHEATHING EXPOSURE 1 W/ 8d COMMON NAILS @ 8" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS. BOLT 2X SILL PLATE TO FOUNDATION WITH 1/2"x0" X10" ANCHOR BOLTS & 0.229"x3"x3" PLATE WASHERS @ 48" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 12" O.C. ALLOWABLE SHEAR = 140 PLF
SW-2	7/16" APA RATED SHEATHING EXPOSURE 1 W/ 8d COMMON NAILS @ 8" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS. BOLT 2X SILL PLATE TO FOUNDATION WITH 1/2"x0"X10" ANCHOR BOLTS & 0.229"x3"x3" PLATE WASHERS @ 32" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 8" O.C. ALLOWABLE SHEAR = 260 PLF
SW-3	7/16" APA RATED SHEATHING EXPOSURE 1 W/ 8d COMMON NAILS @ 4" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS. BOLT 2X SILL PLATE TO FOUNDATION WITH 1/2"x0"X10" ANCHOR BOLTS & 0.229"x3"x3" PLATE WASHERS @ 23" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 4-3/4" O.C. ALLOWABLE SHEAR = 350 PLF
SW-4	7/16" APA RATED SHEATHING EXPOSURE 1 WITH 8d COMMON NAILS @ 3" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ADJOINING PANEL EDGES. BOLT 2X SILL PLATE TO FOUNDATION W/ 5/8"x10" ANCHOR BOLTS & 0.229"x3"x3" STEEL PLATE WASHERS @ 17" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 3-1/2" O.C. ALLOWABLE SHEAR = 490 PLF
SW-5	7/16" APA RATED SHEATHING EXPOSURE 1 WITH 8d COMMON NAILS AT 2" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ALL PANEL EDGES. BOLT 2X SILL PLATE TO FOUNDATION W/ 5/8"x10" ANCHOR BOLTS & 0.229"x3"x3" STEEL PLATE WASHERS AT 24" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 20d COMMON NAILS AT 4-1/2" O.C. ALLOWABLE SHEAR = 640 PLF
SW-6	15/32" APA RATED SHEATHING EXPOSURE 1 WITH 10d COMMON NAILS AT 2" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ALL PANEL EDGES. BOLT 2X SILL PLATE TO FOUNDATION W/ 5/8"x10" ANCHOR BOLTS & 0.229"x3"x3" STEEL PLATE WASHERS AT 20" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 20d COMMON NAILS AT 3-1/2" O.C. ALLOWABLE SHEAR = 770 PLF
SW-7	19/32" APA RATED SHEATHING EXPOSURE 1 WITH 10d COMMON NAILS AT 2" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ALL PANEL EDGES. BOLT 2X SILL PLATE TO FOUNDATION W/ 5/8"x10" ANCHOR BOLTS & 0.229"x3"x3" STEEL PLATE WASHERS AT 19" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 20d COMMON NAILS AT 3" O.C. ALLOWABLE SHEAR = 870 PLF
SW-PF	7/16" APA RATED SHEATHING EXPOSURE 1 WITH 8d COMMON NAILS @ 3" O.C. INTO ALL FRAMING MEMBERS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X OR DOUBLE 2X. NAILS SHALL BE STAGGERED AT ADJOINING PANEL EDGES. BOLT 2X SILL PLATE TO FOUNDATION W/ 5/8"x10" ANCHOR BOLTS & 0.229"x3"x3" STEEL PLATE WASHERS @ 12" O.C. NAIL 2X SILL PLATE TO WOOD FLOOR WITH 16d COMMON NAILS @ 12" O.C.
NOTE: 'PSW' INDICATES A PERFORATED SHEAR WALL. SEE DETAIL 5/51.1. 'FTW' INDICATES A SHEAR WALL WITH REINFORCED OPENING. SEE DETAIL 3/31.20	

MILAN LOT 2
FOR ASSURED REAL ESTATE
HENDERSON, NV
ROOF FRAMING PLAN



DATE:

DRAWN BY: PROJECT NO:

LRP

SHEET

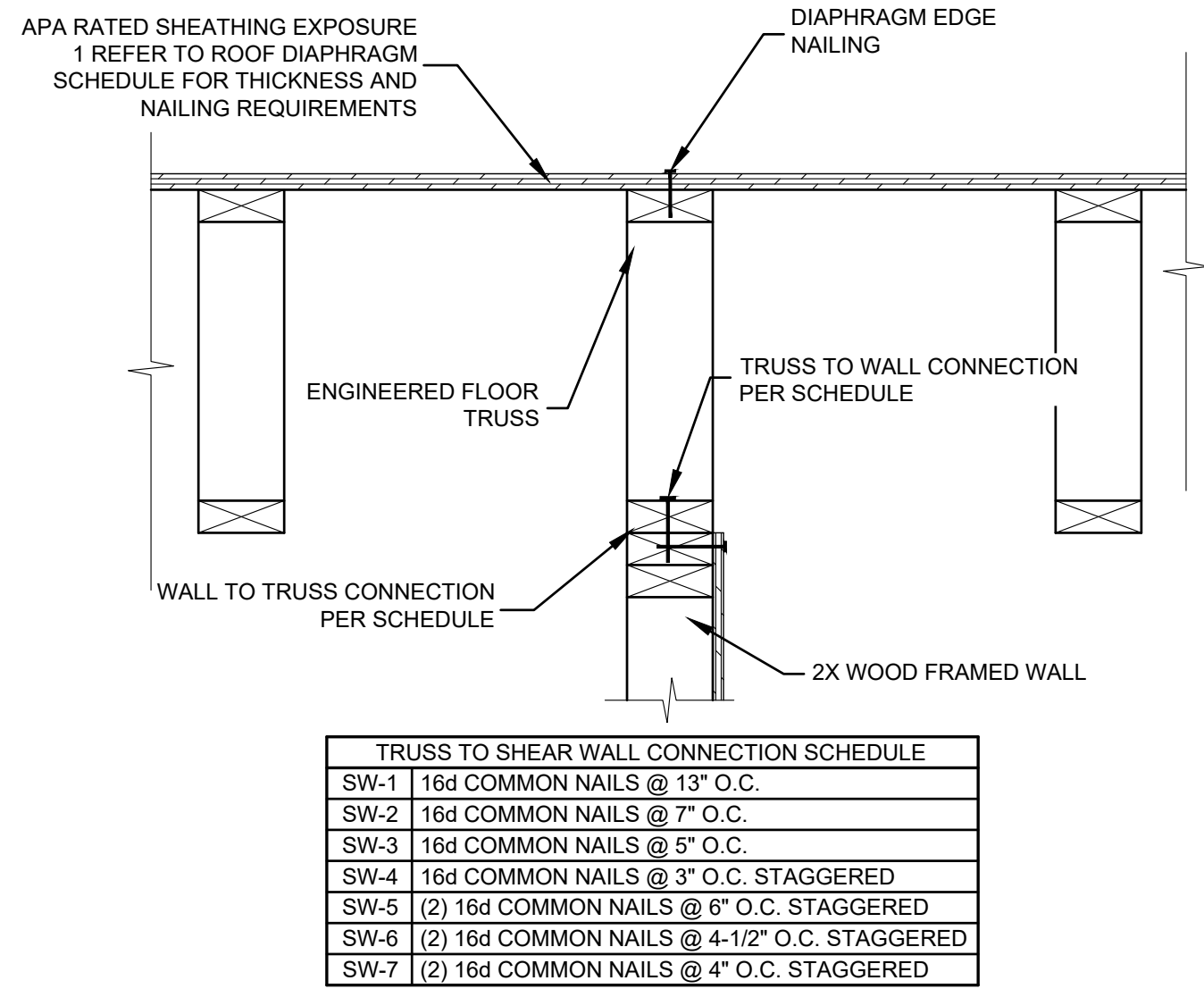
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1240 EAST 100 SOUTH SUITE 15-B

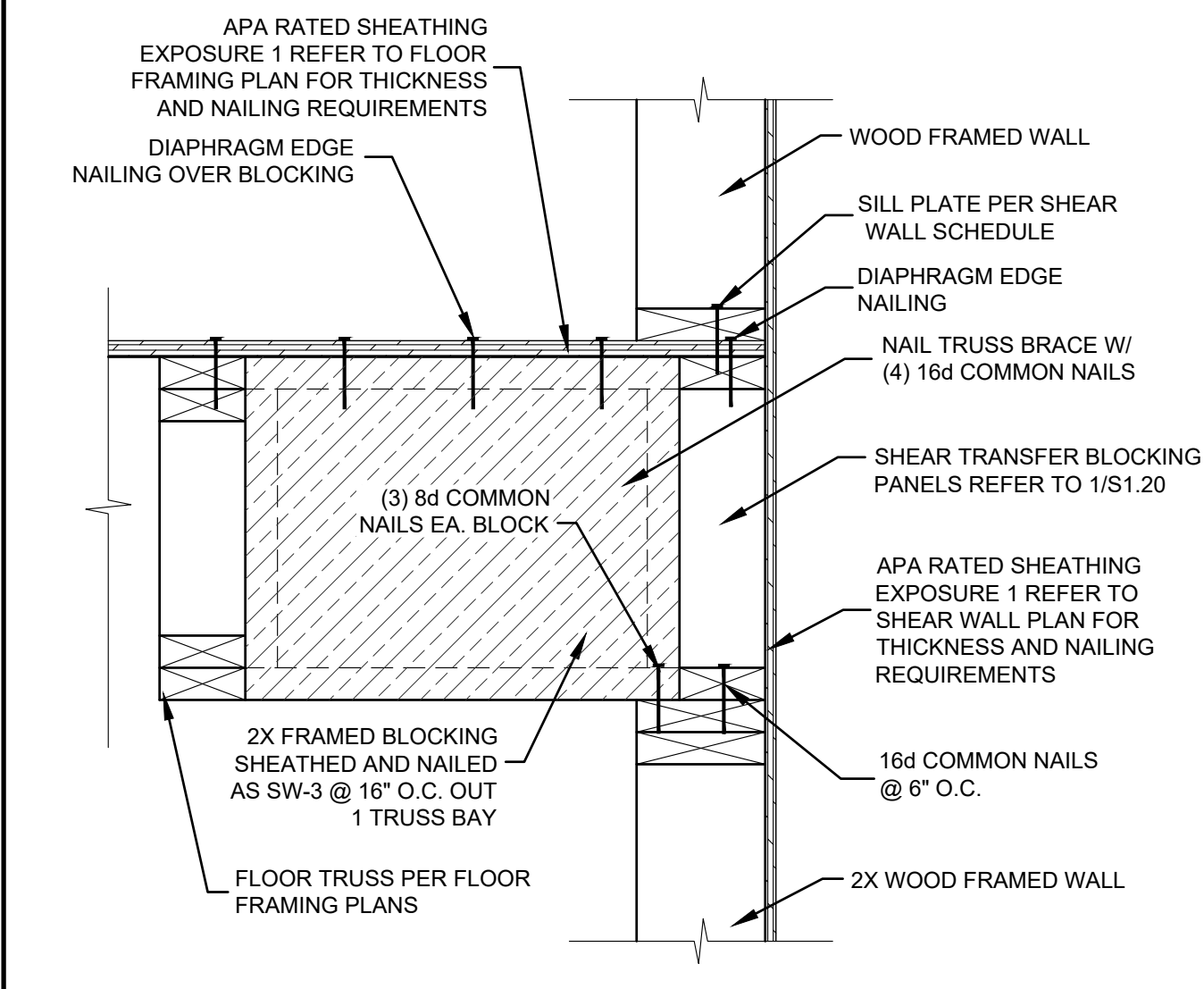


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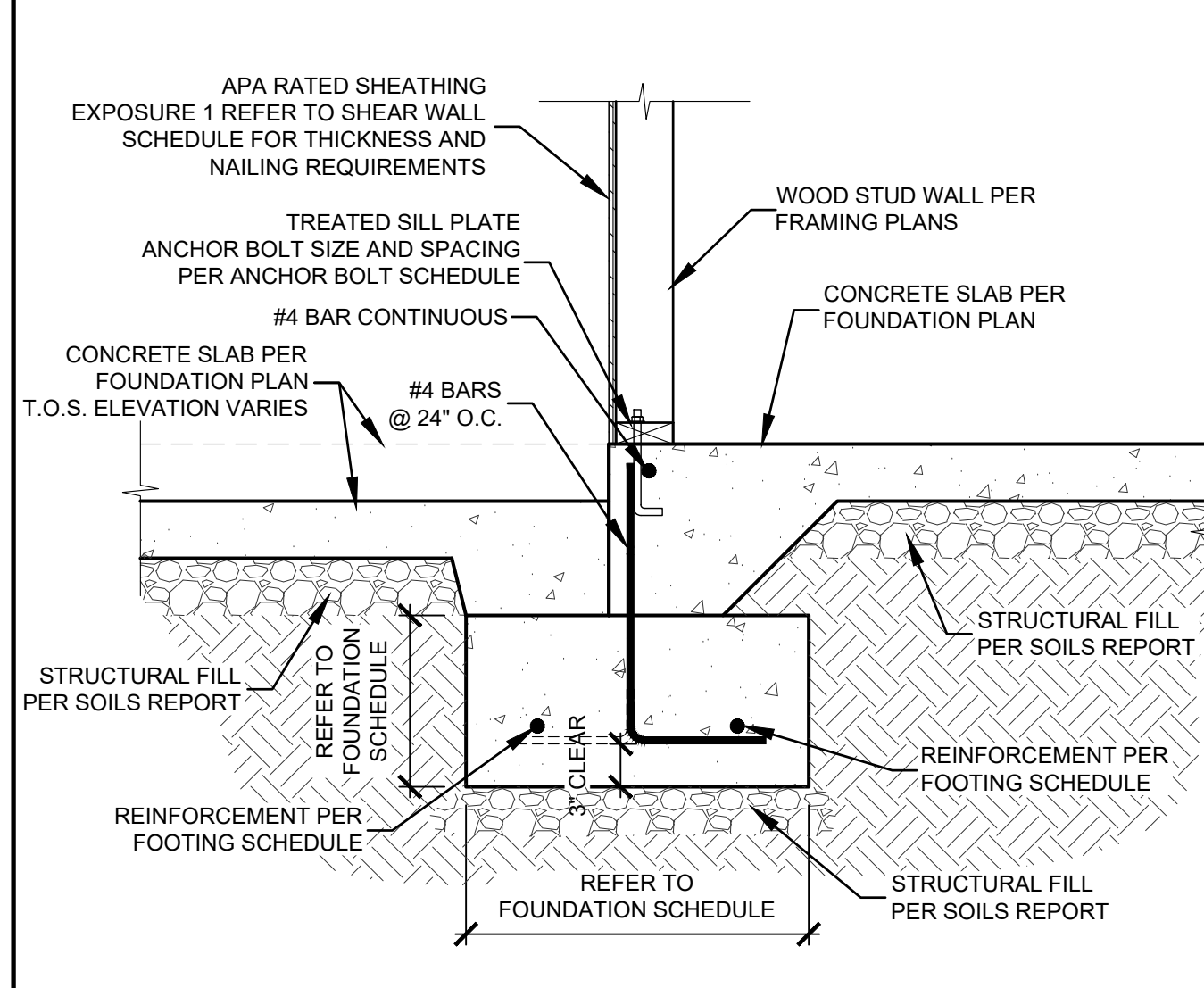
STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS



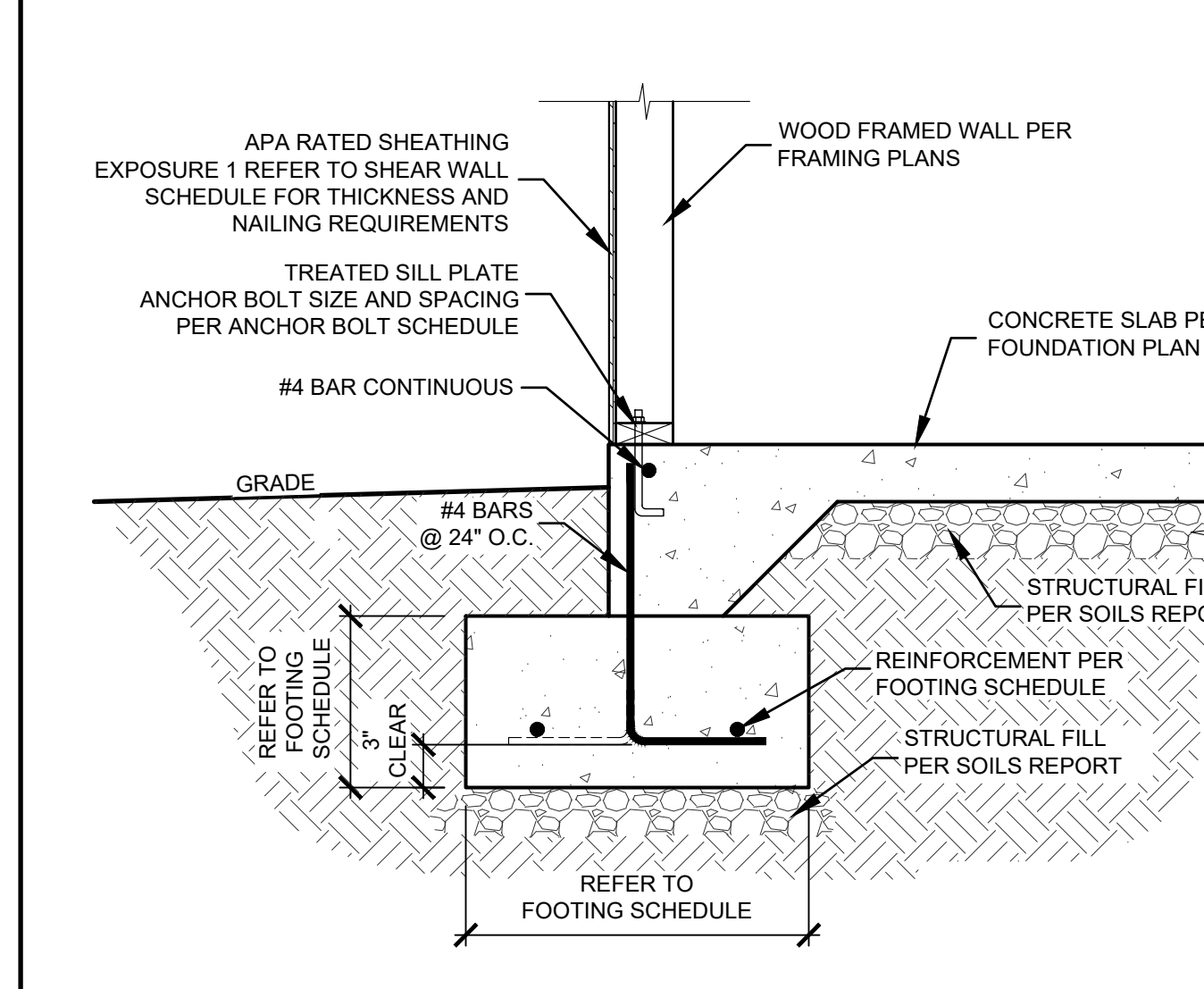
10 FLOOR TRUSSES PARALLEL TO SHEAR WALL
S5.10 SCALE:NTS



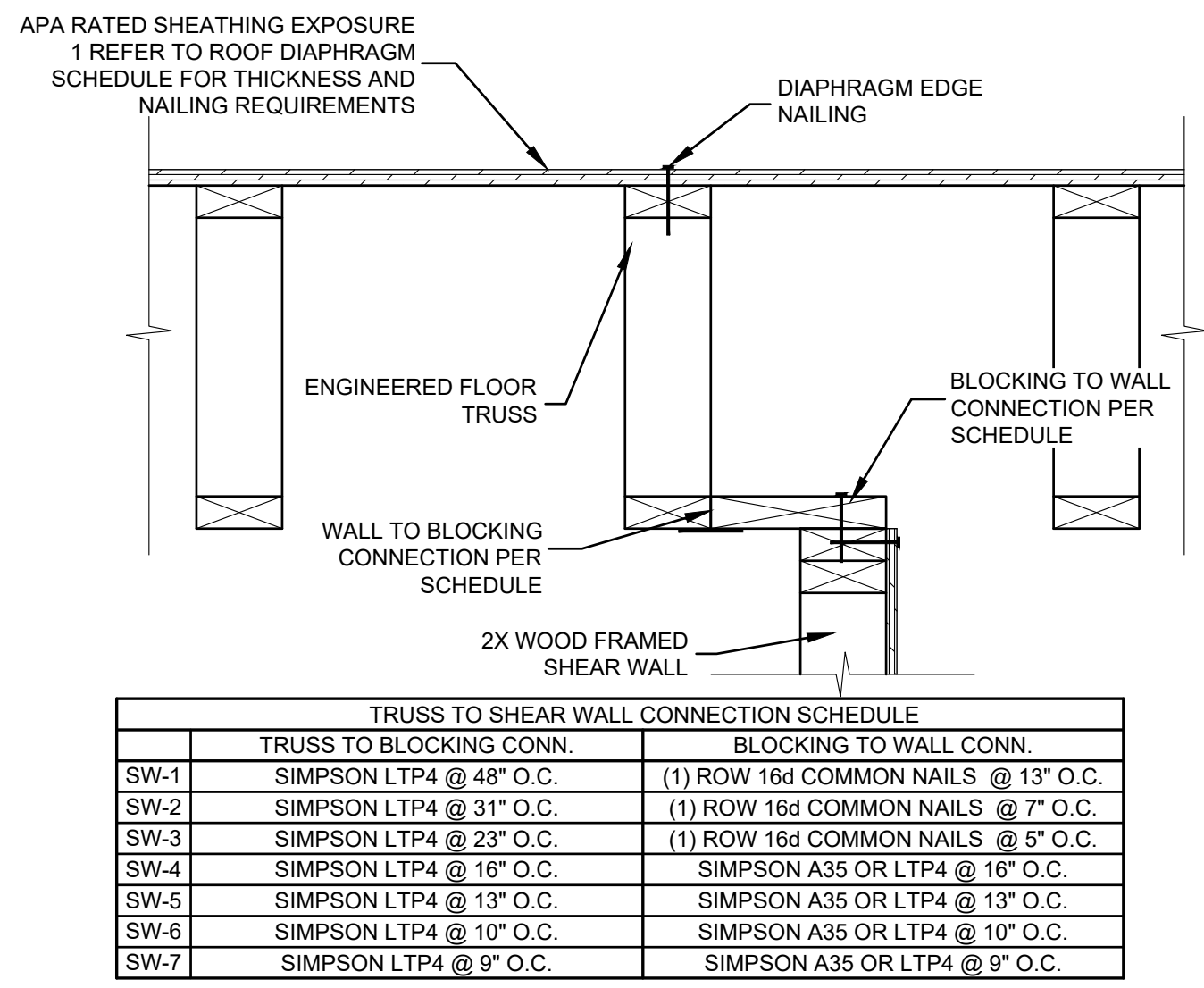
7 FLOOR TRUSSES ON BEARING/SHEAR WALL
S5.10 SCALE:NTS



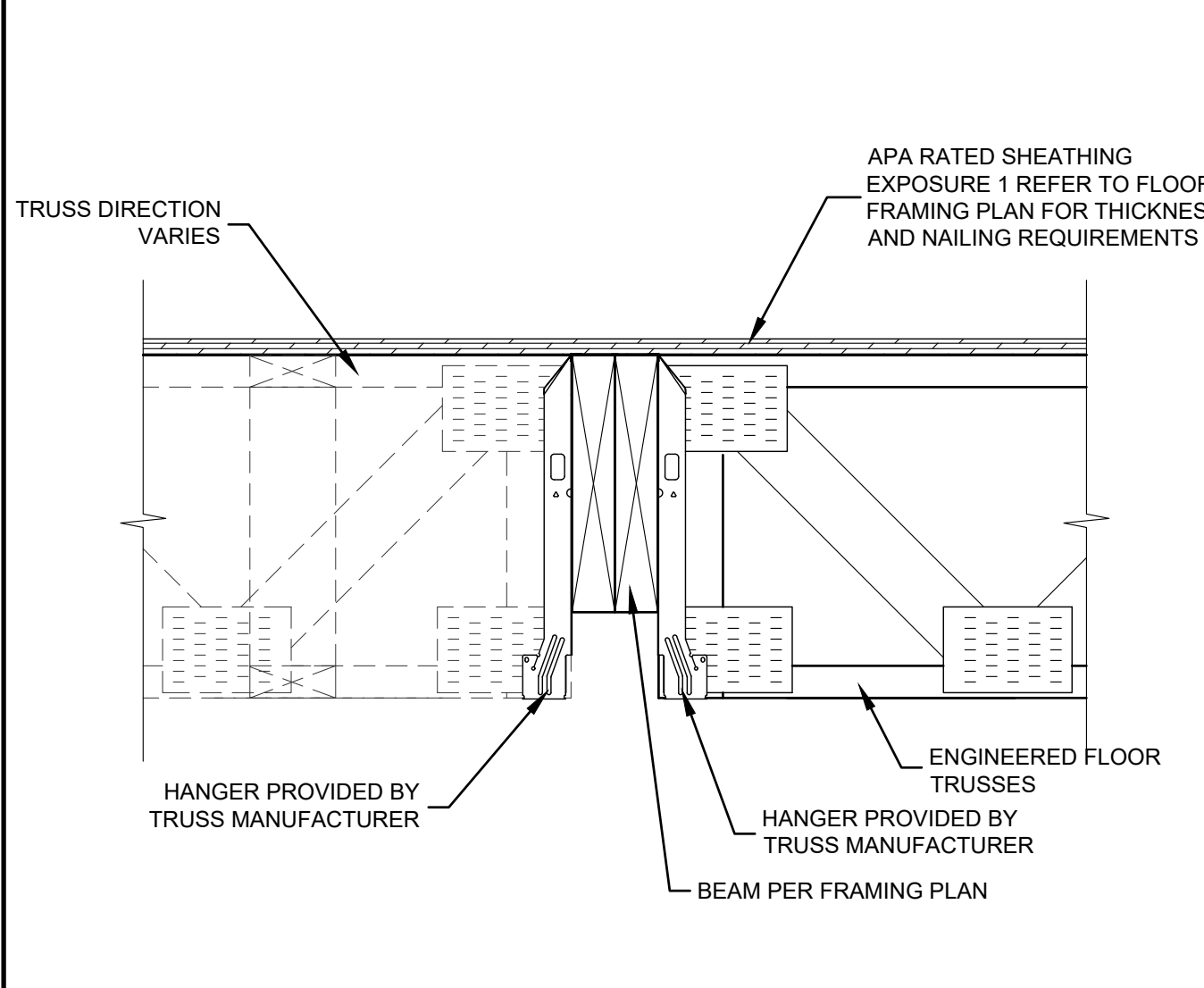
4 CONTINUOUS INTERIOR FOOTING IN GARAGE
S5.10 SCALE:NTS



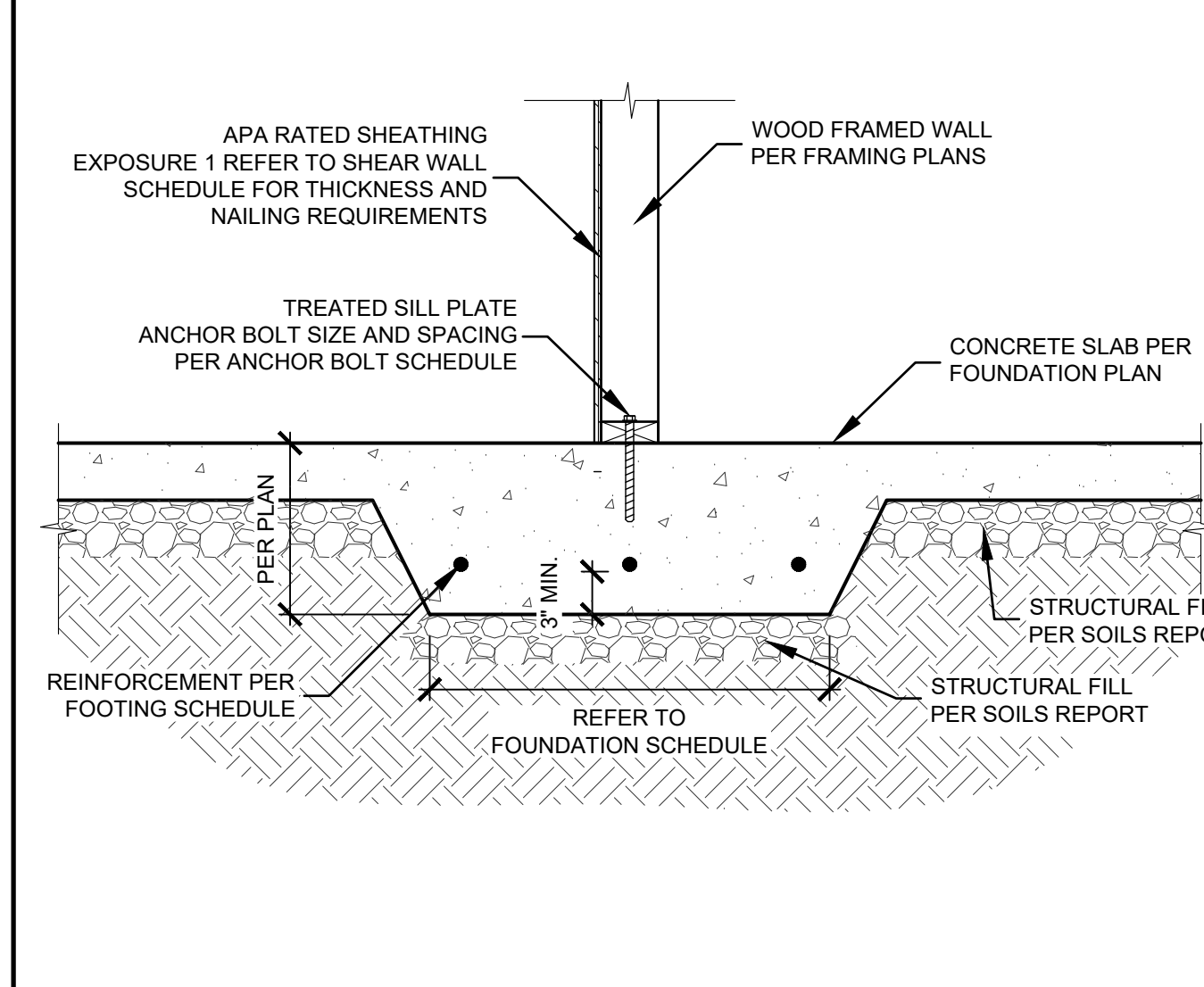
1 CONTINUOUS EXTERIOR FOOTING
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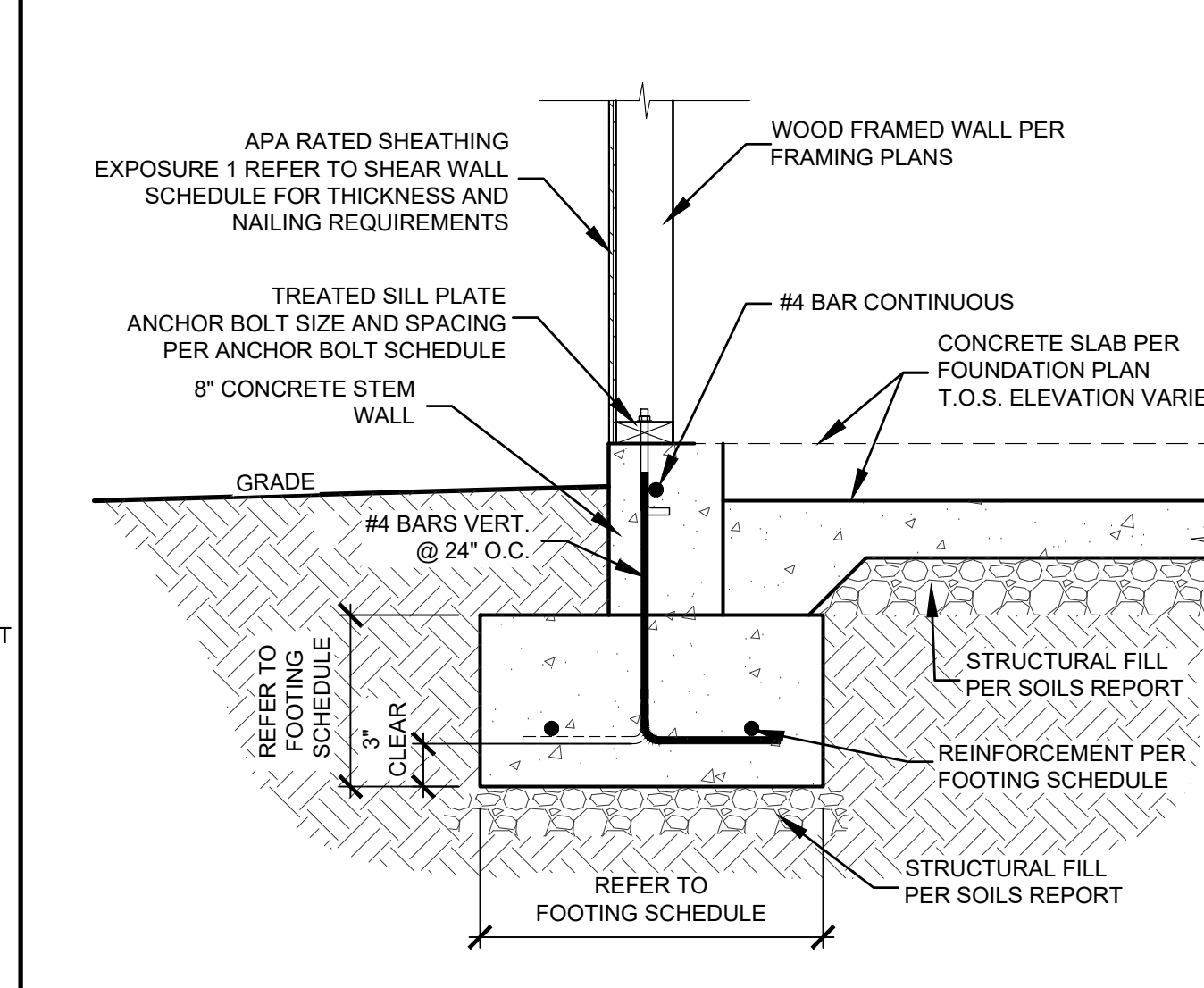
11 FLOOR TRUSSES PARALLEL TO SHEAR WALL
S5.10 SCALE:NTS



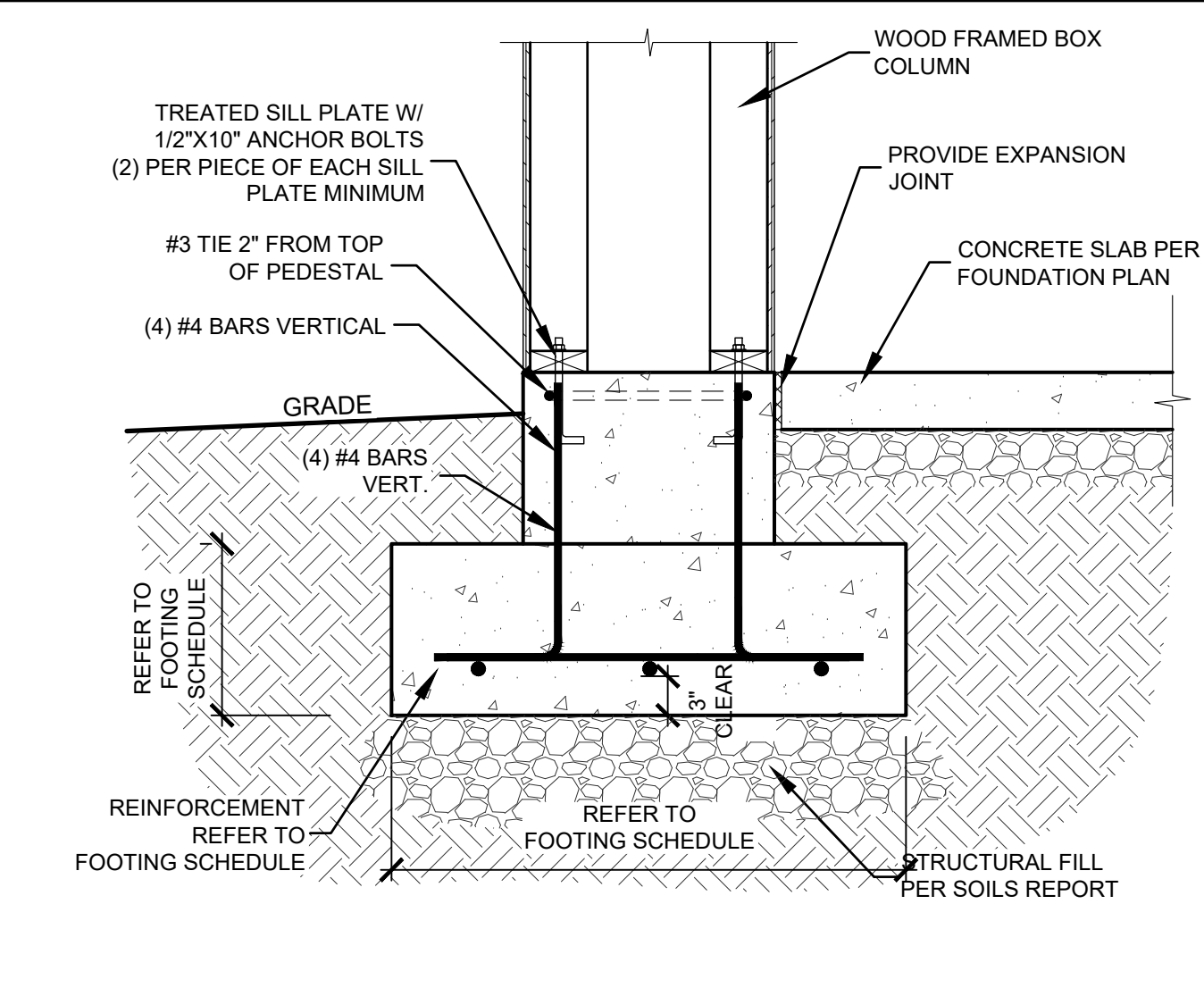
8 FLUSH BEAM
S5.10 SCALE:NTS



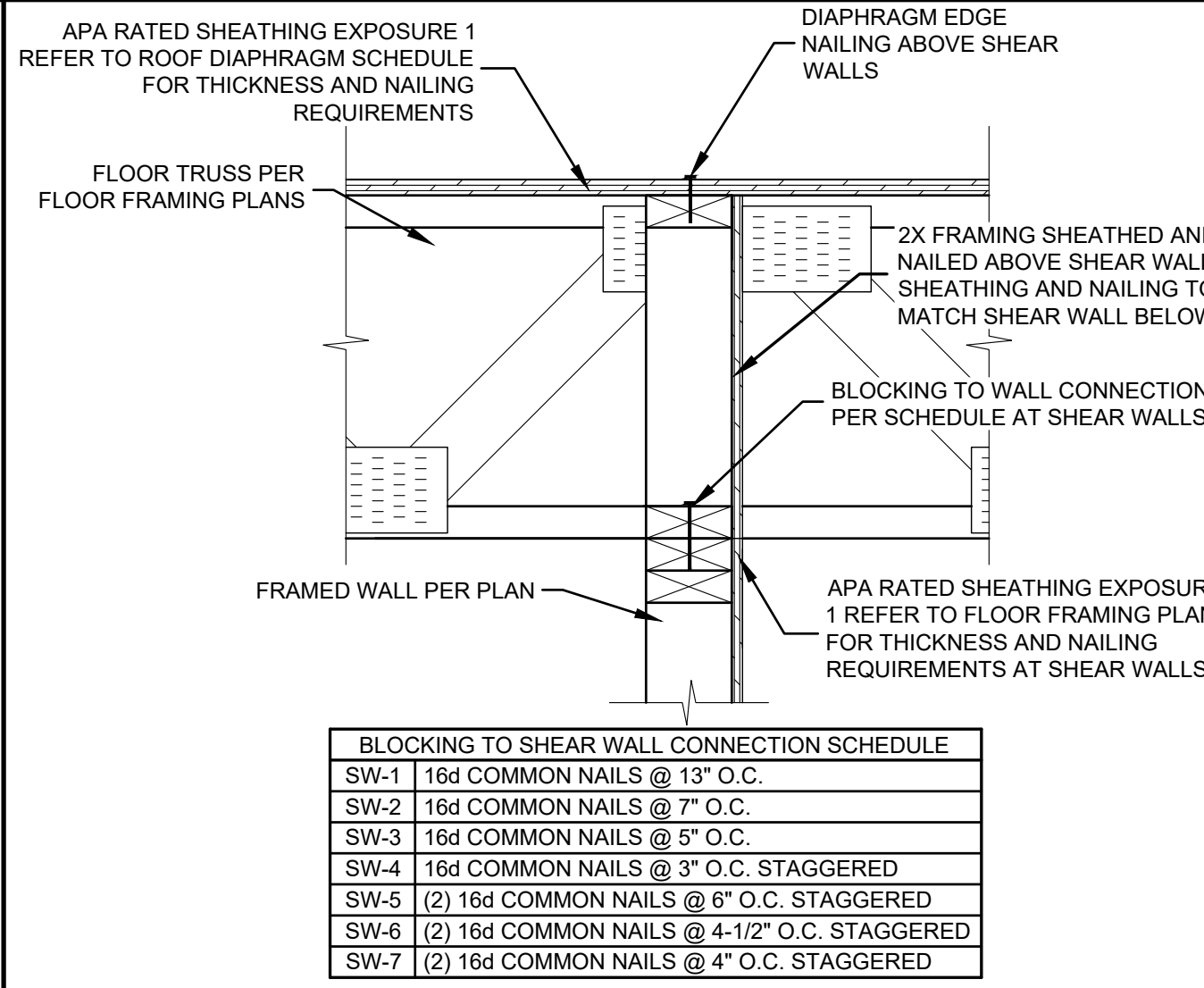
5 INTERIOR CONTINUOUS FOOTING
S5.10 SCALE:NTS



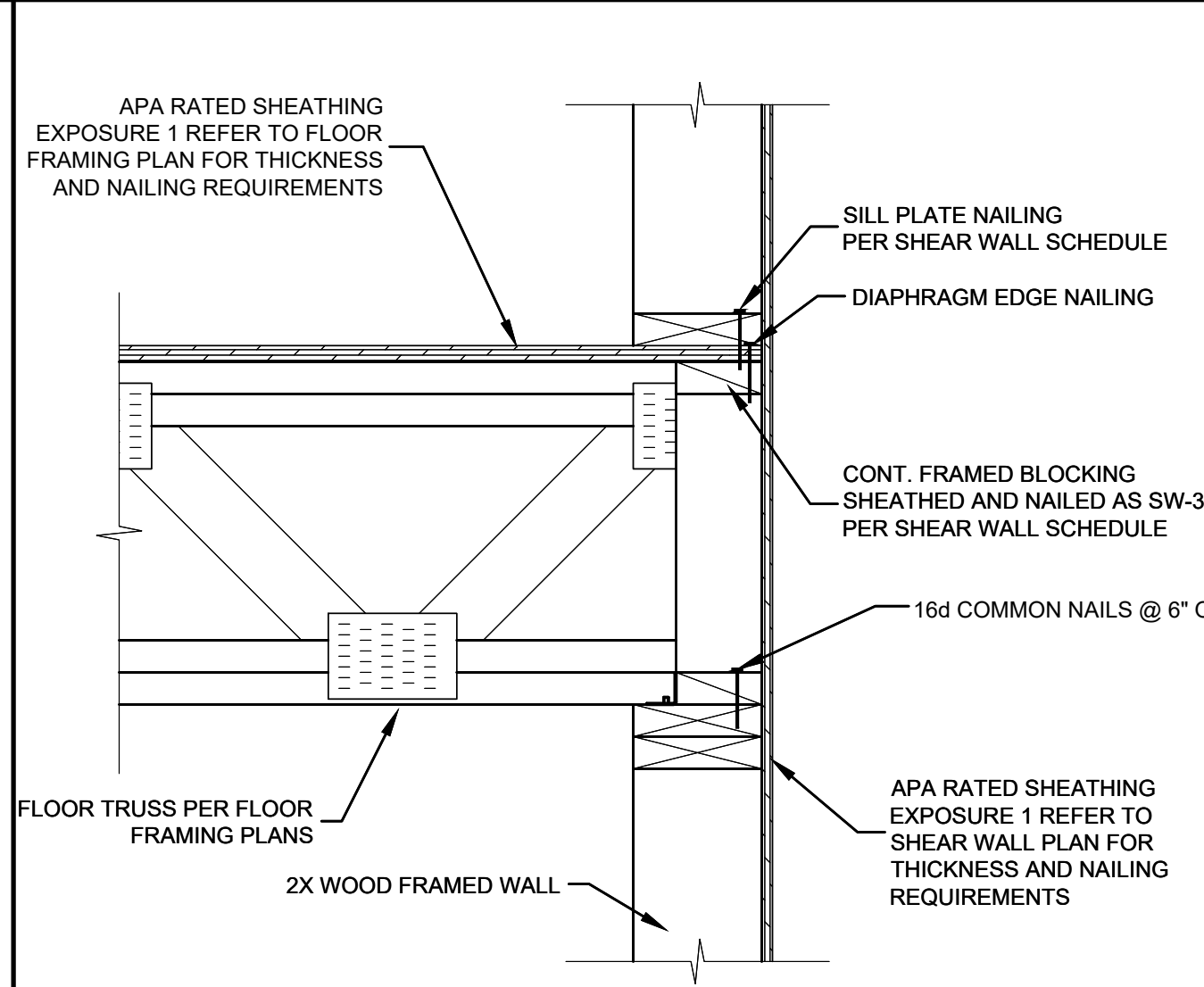
2 CONTINUOUS EXTERIOR FOOTING IN GARAGE
S5.10 SCALE:NTS



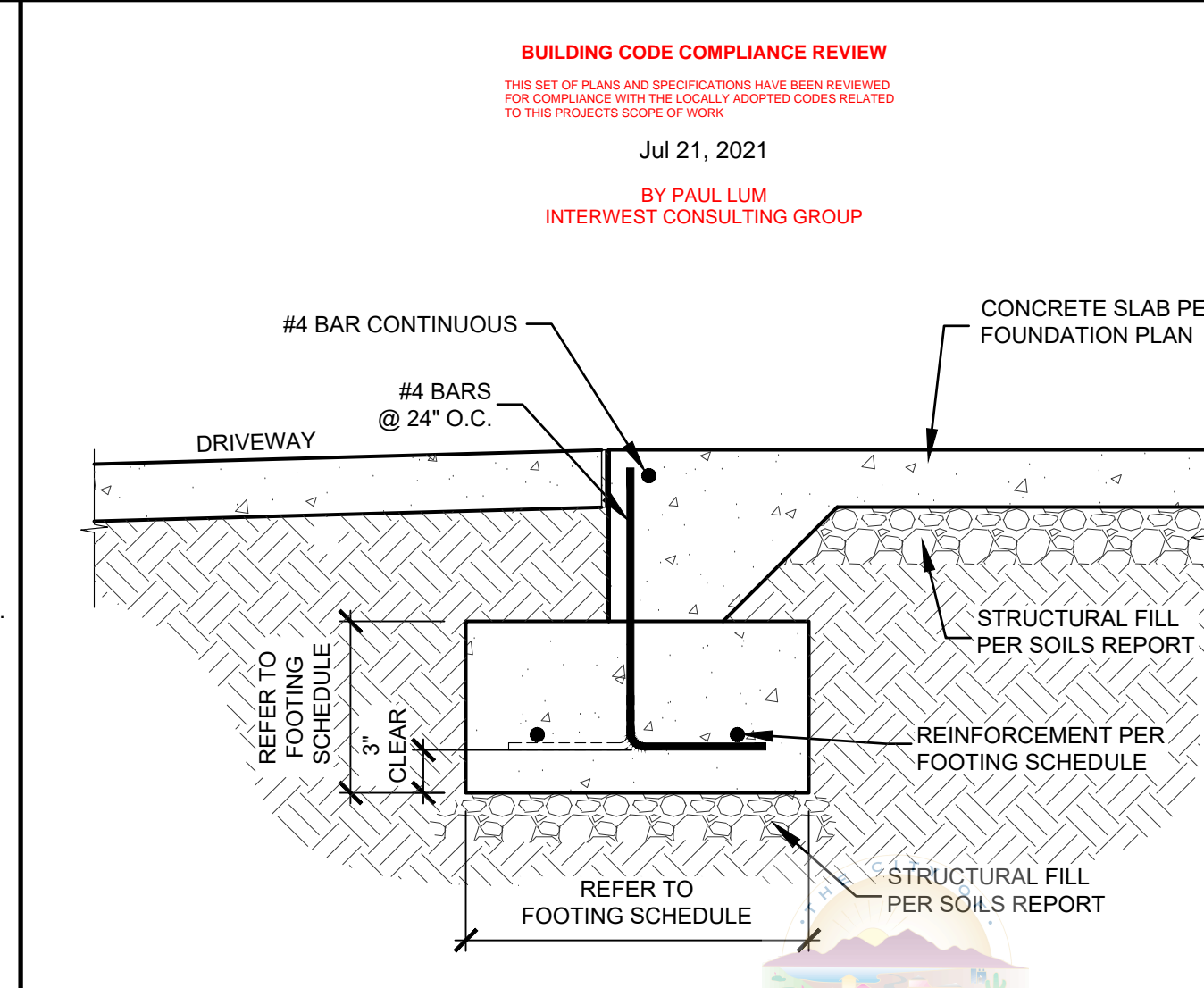
12 FRAMED BOX COLUMN SPOT FOOTING @ EDGE OF SLAB
S5.10 SCALE:NTS



9 FLOOR TRUSSES BEARING ON SHEAR WALL
S5.10 SCALE:NTS



6 FLOOR TRUSSES ON EXTERIOR BEARING/SHEAR WALL
S5.10 SCALE:NTS



3 CONTINUOUS EXTERIOR FOOTING
S5.10 SCALE:NTS

REVISION

DATE

BY

NO.

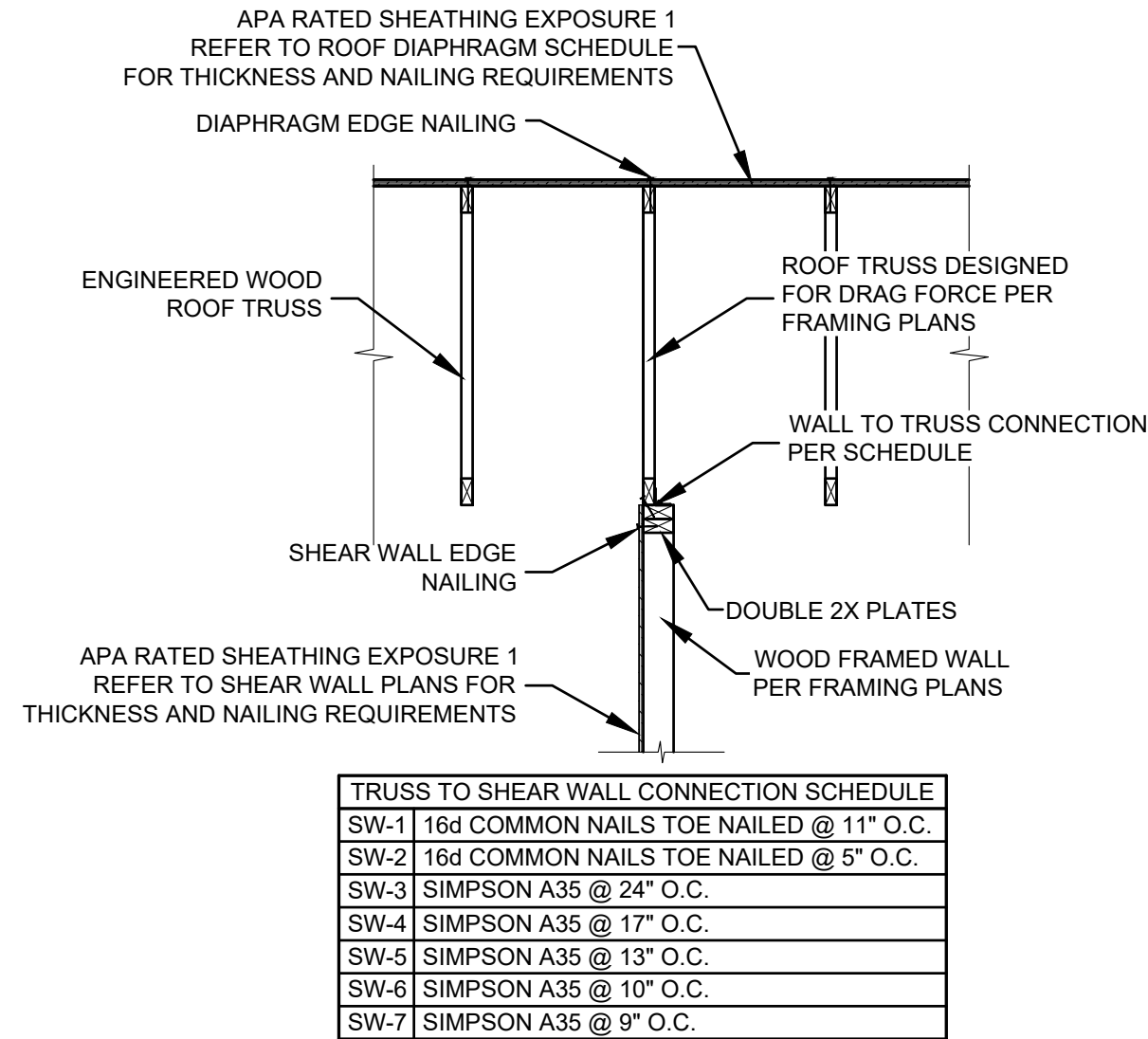
1240 EAST 100 SOUTH SUITE 15-B
ST. GEORGE, UTAH
(PHONE) 435-628-1676
(FAX) 435-628-1788
(EMAIL) jpope@lwp.com

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STRUCTURAL ENGINEERS & SURVEYORS

MILAN LOT 2
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HENDERSON, NV

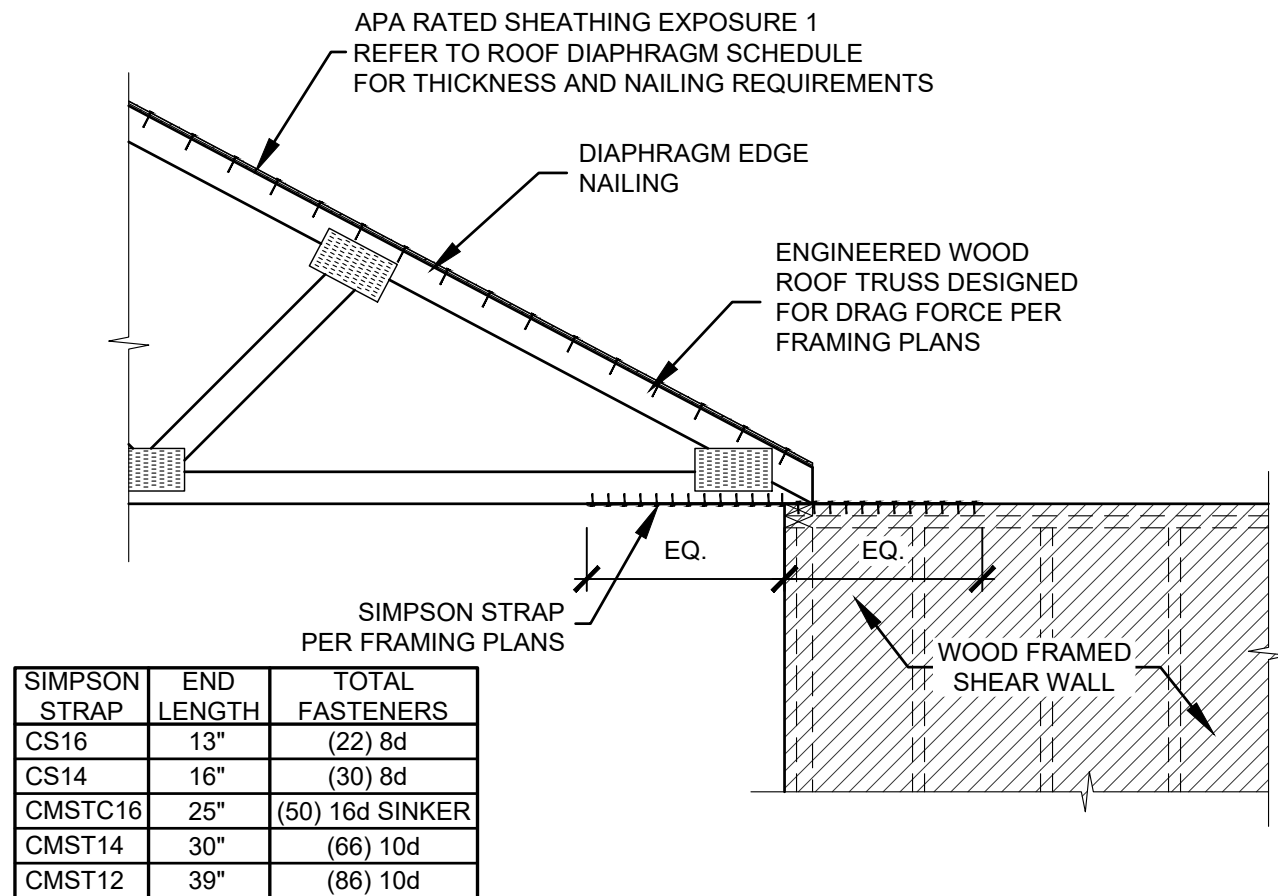
STATE OF NEVADA
6008
LLOYD R. POPE
CIVIL
EXP. 12-31-21
PROFESSIONAL ENGINEER

DATE: _____
DRAWN BY: LRP
PROJECT: _____
SHEET
S5.10



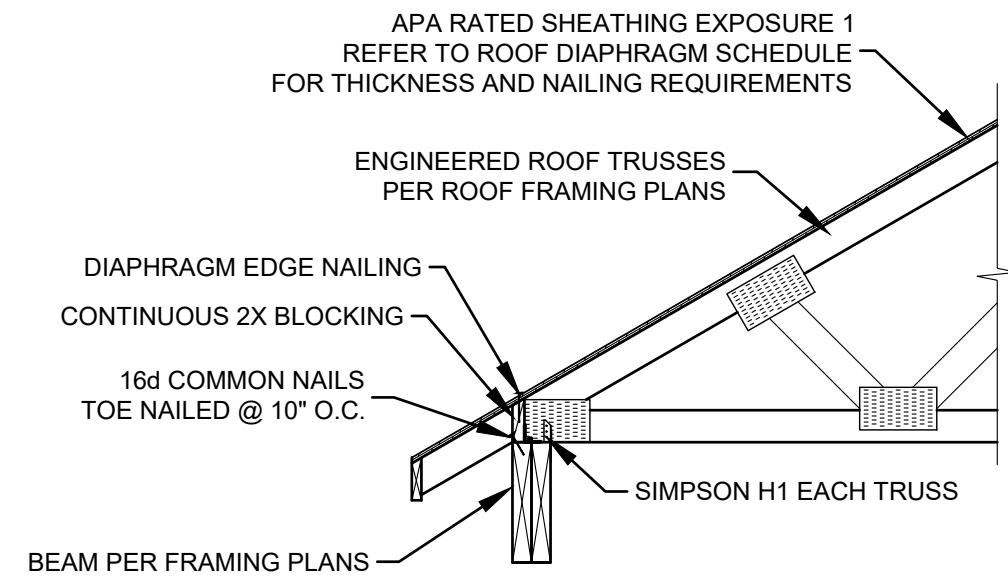
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**INTERIOR SHEAR WALL
PARALLEL TO ROOF TRUSSES**



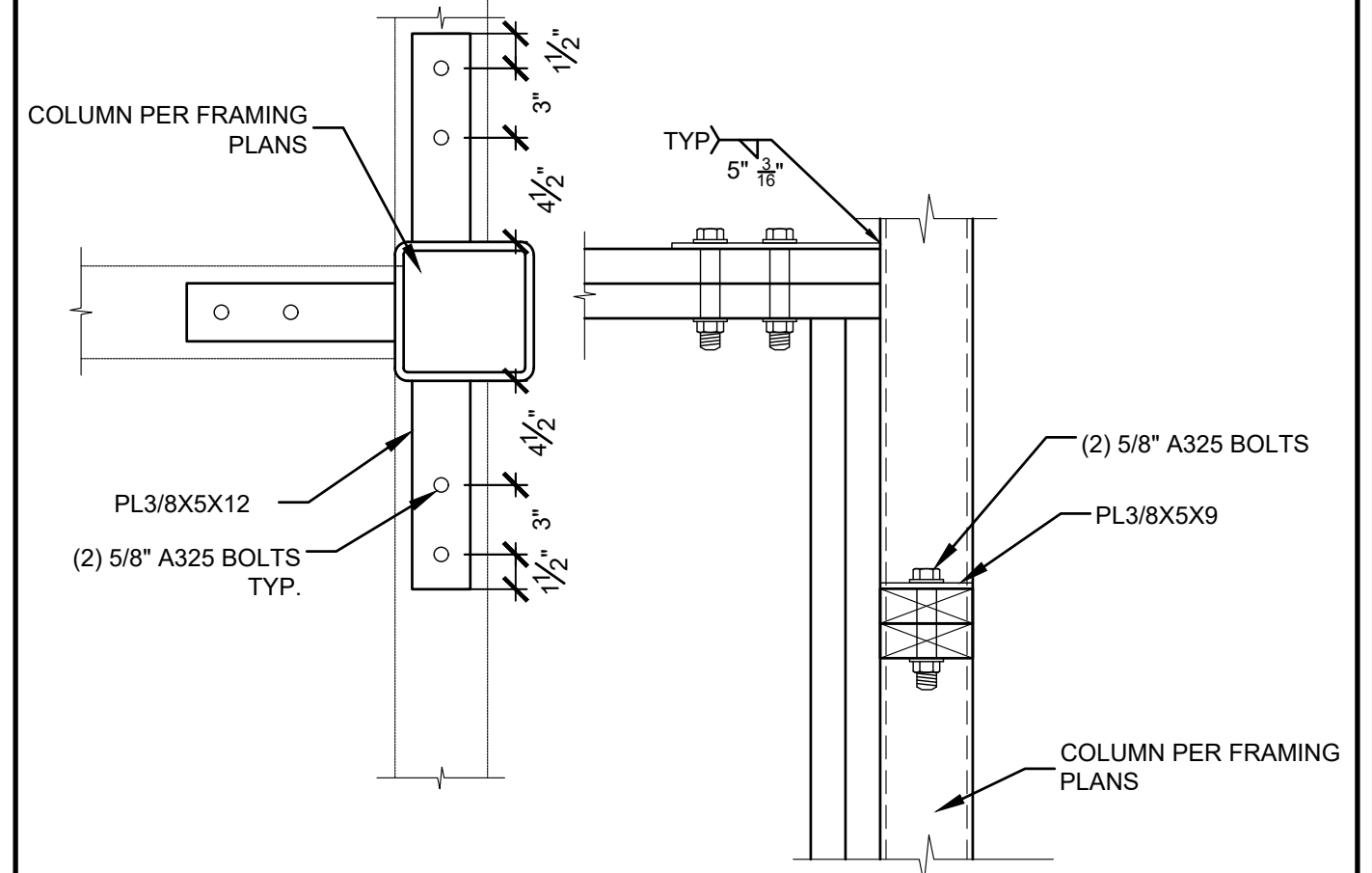
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DRAG TRUSS TO SHEAR WALL



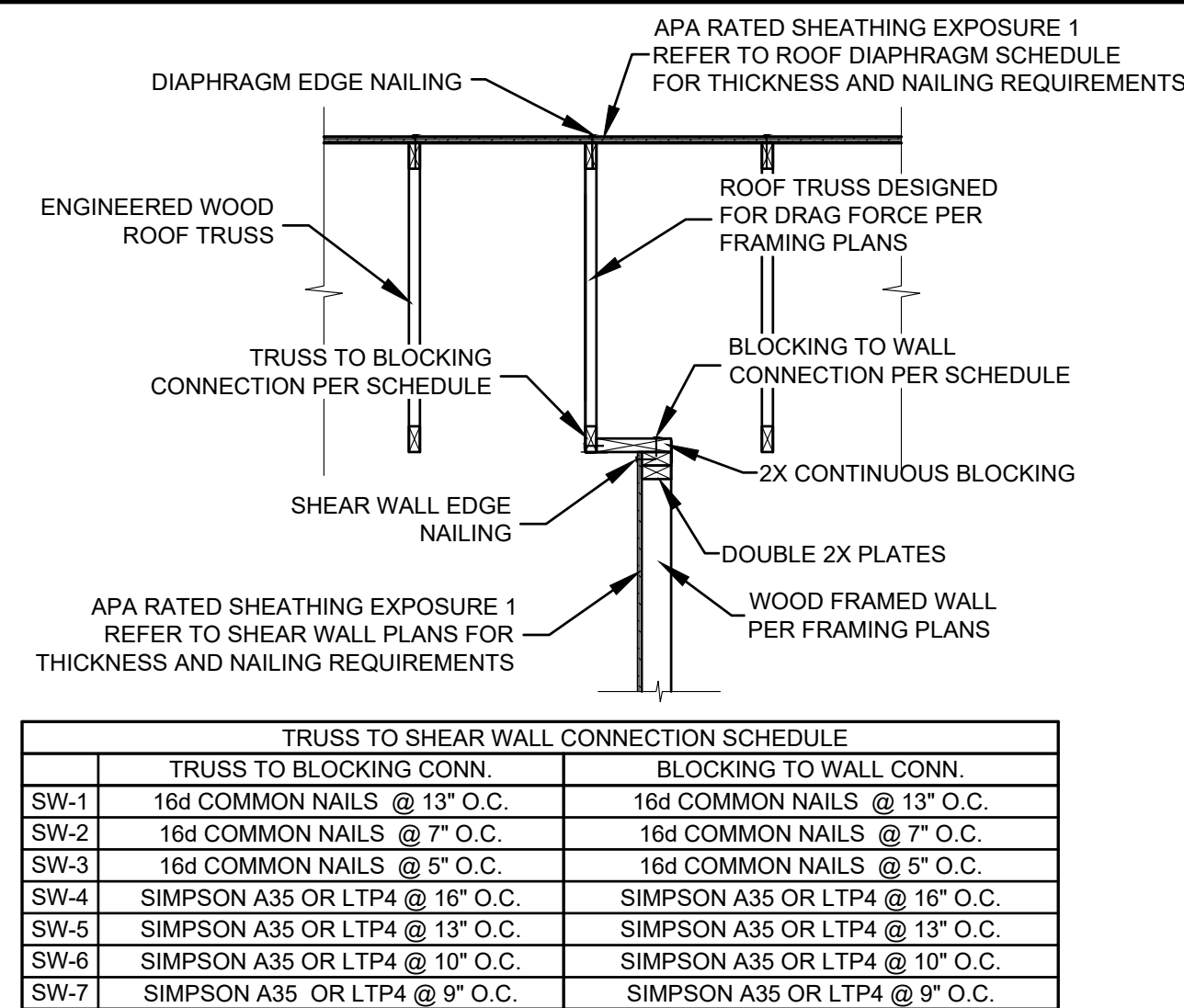
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ROOF TRUSSES TO WOOD BEAM



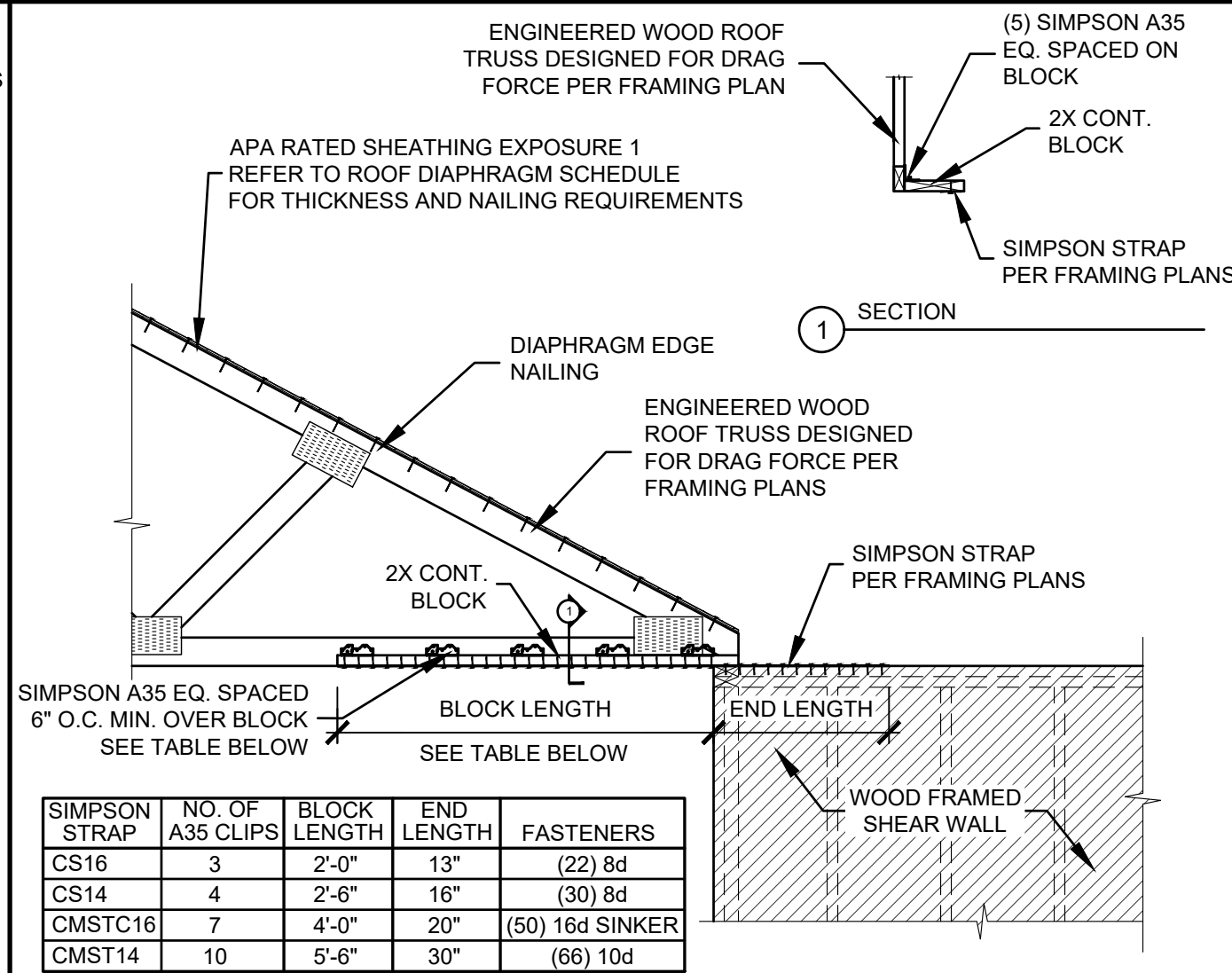
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S5.20 SCALE: NTS

SHEAR TRANSFER STEEL COLUMN



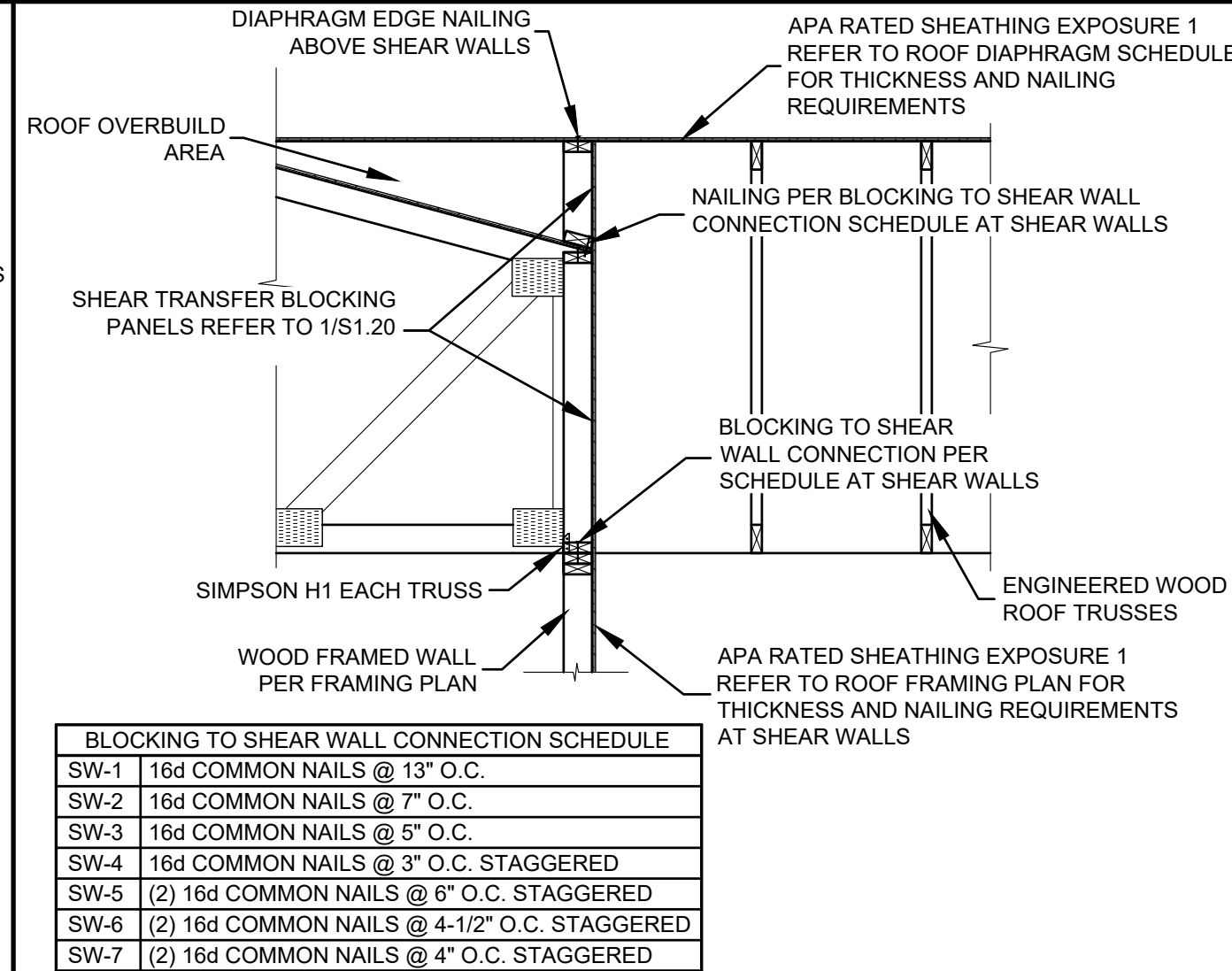
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**INTERIOR SHEAR WALL
PARALLEL TO ROOF TRUSSES**



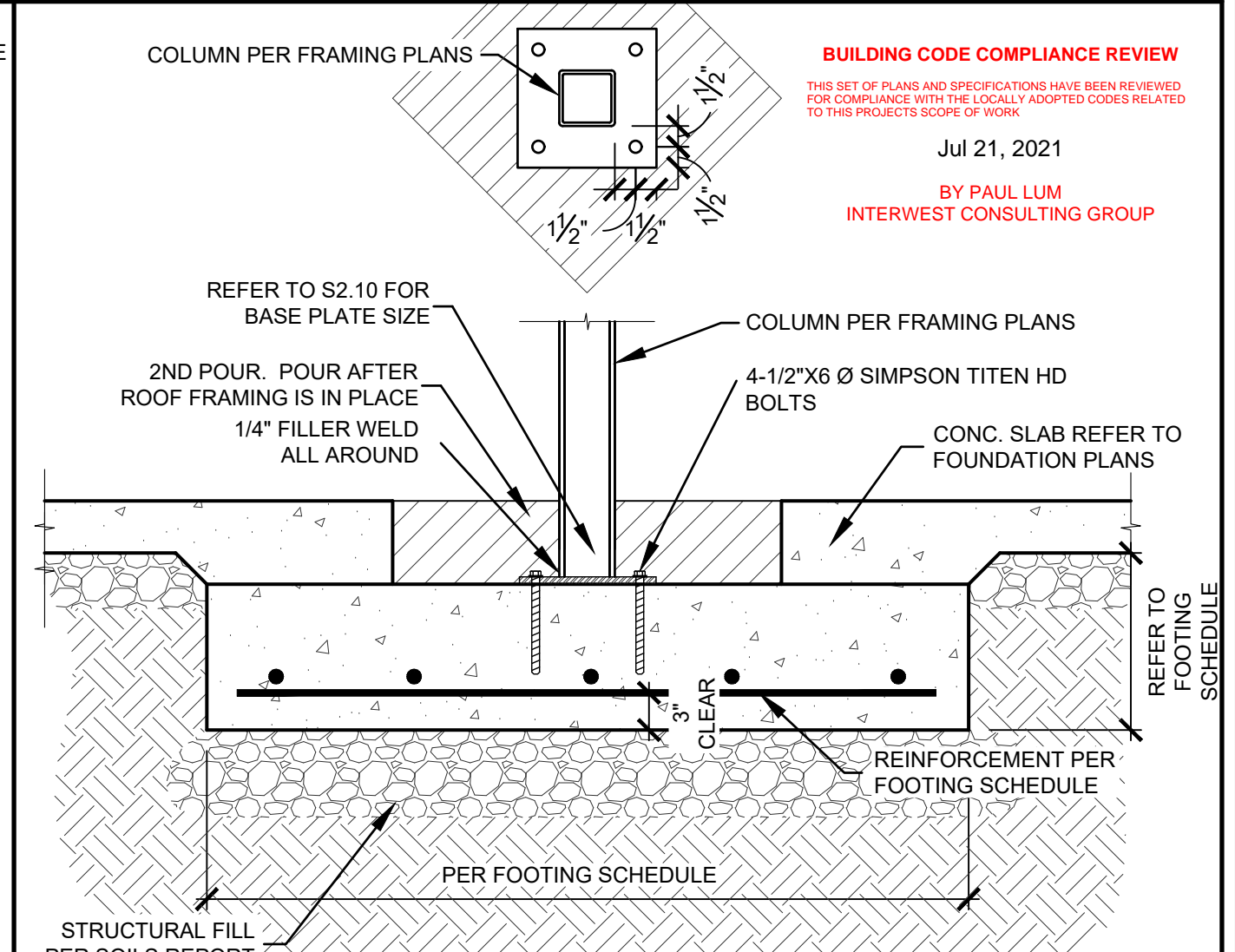
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S5.20 SCALE: NTS

**OFFSET
DRAG TRUSS TO SHEAR WALL**



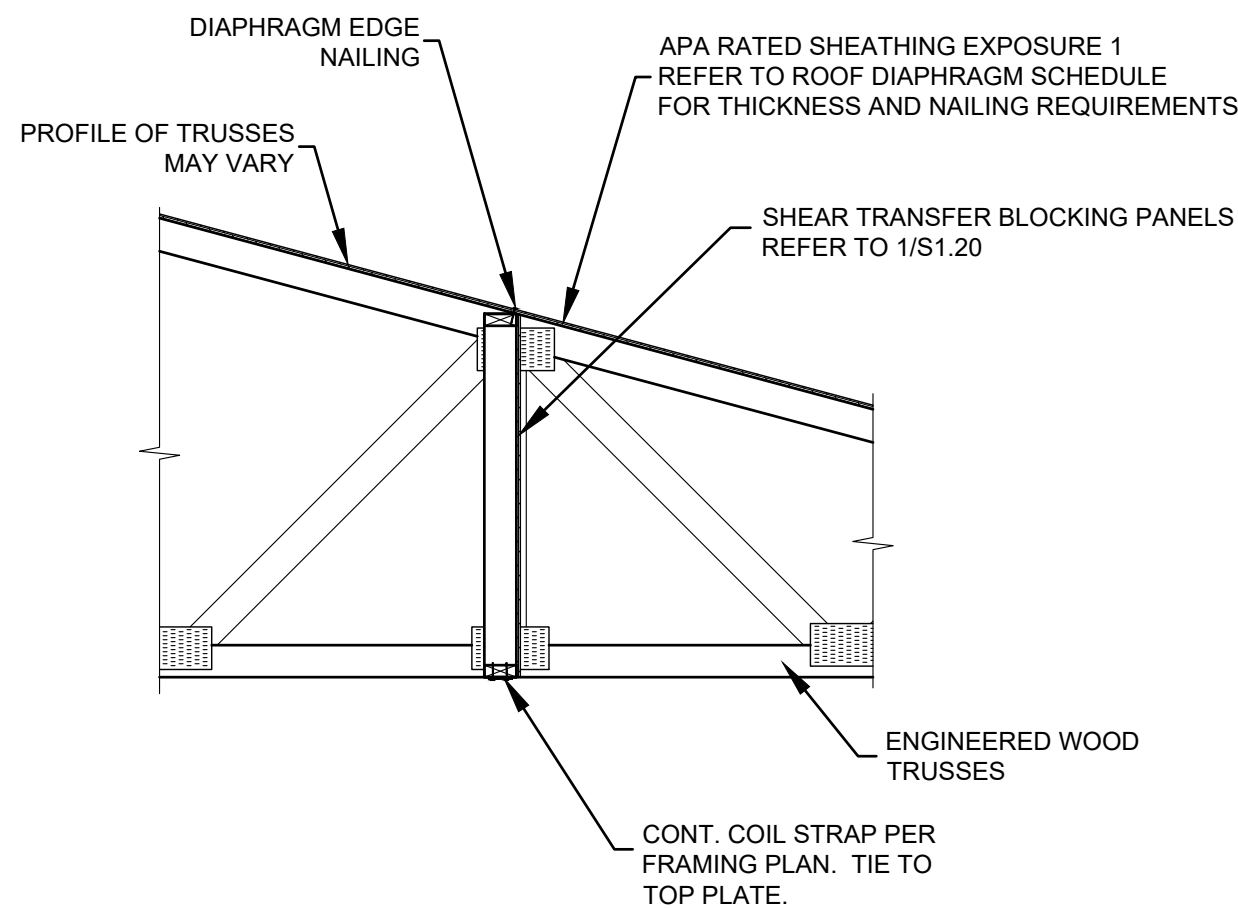
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**ROOF TRUSS BEARING ON
INTERIOR SHEAR/BEARING WALL**



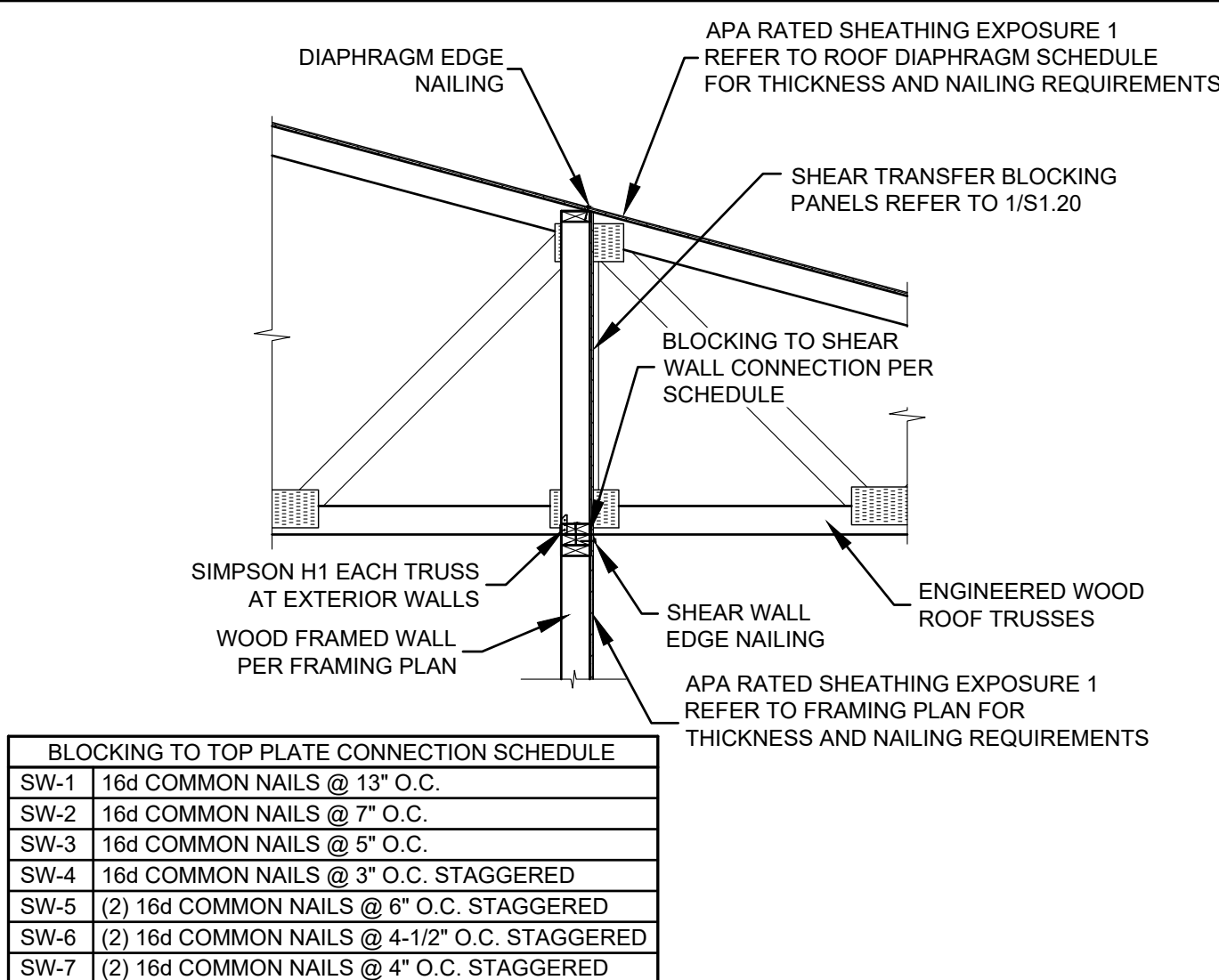
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S5.20 SCALE: NTS

STEEL COLUMN SPOT FOOTING



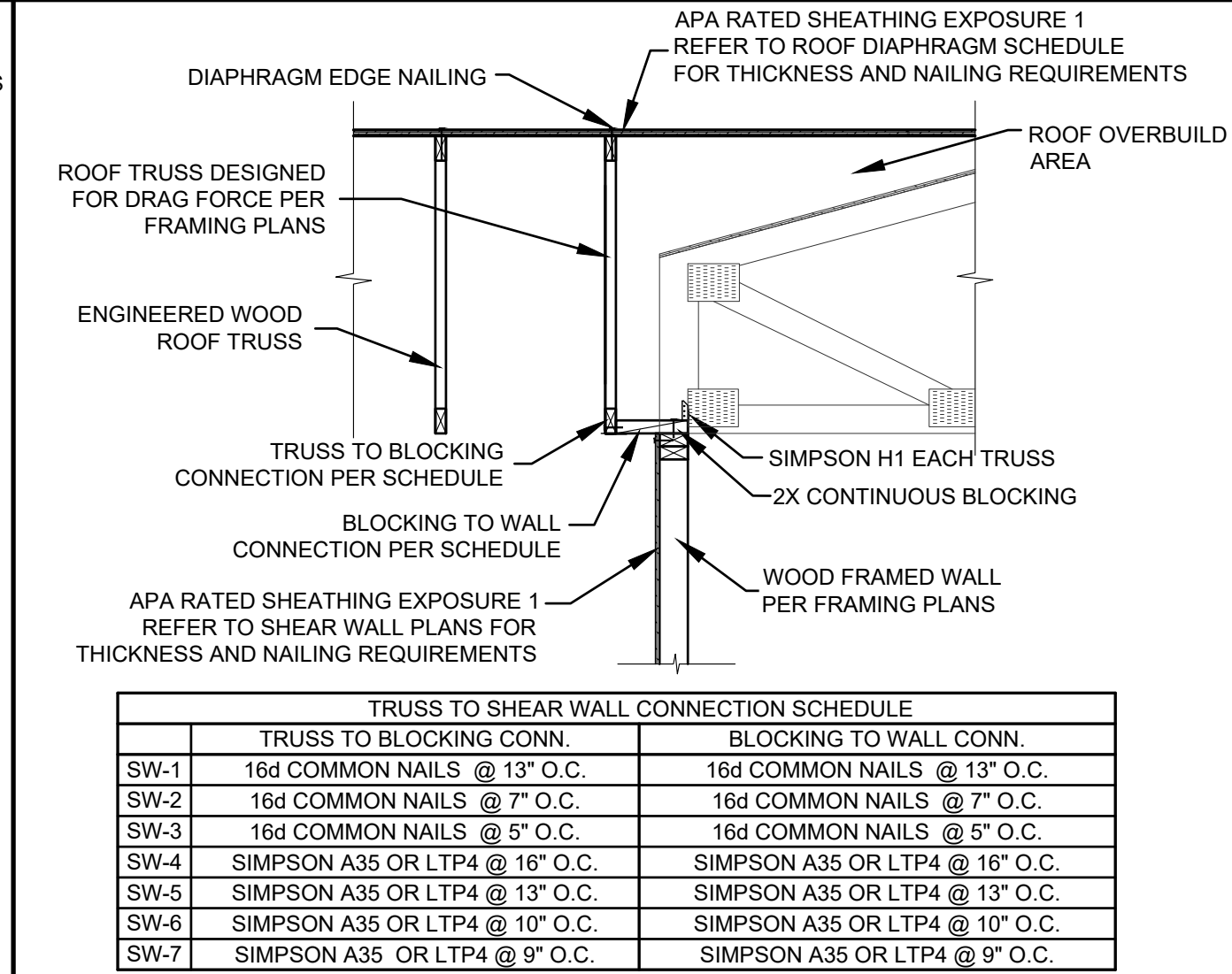
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S5.20 SCALE: NTS

DRAG BLOCKING



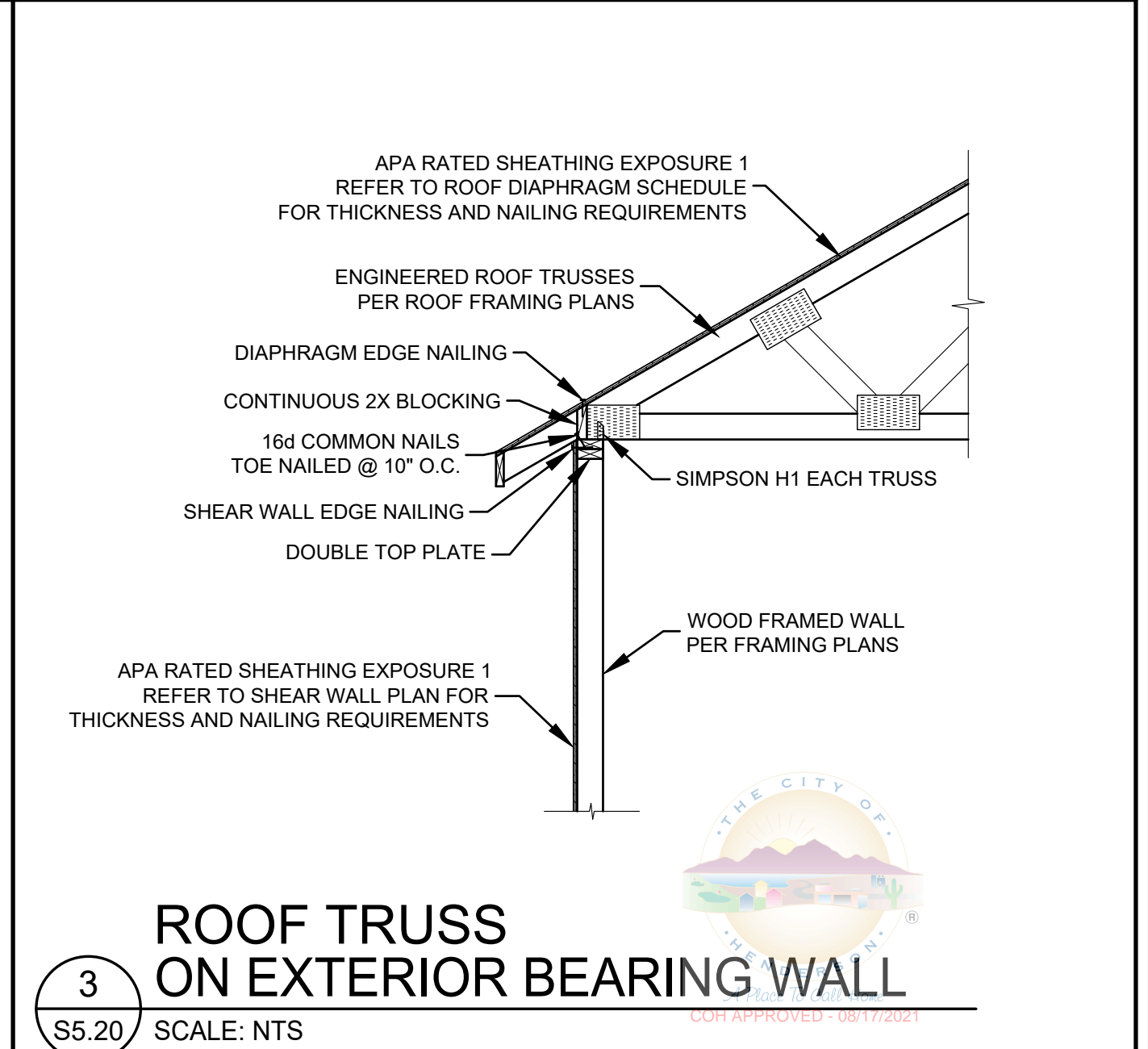
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S5.20 SCALE: NTS

**ROOF TRUSS ON INTERIOR
OR EXTERIOR SHEAR/BEARING WALL**



6
S5.20 SCALE: NTS

**INTERIOR SHEAR WALL
PARALLEL TO ROOF TRUSSES**



3
S5.20 SCALE: NTS

**ROOF TRUSS
ON EXTERIOR BEARING WALL**

1240 EAST 100 SOUTH SUITE 15-B
ST. GEORGE, UTAH
(PHONE) 435-628-1676
(FAX) 435-628-1788
(EMAIL) jrhope@intwest.com

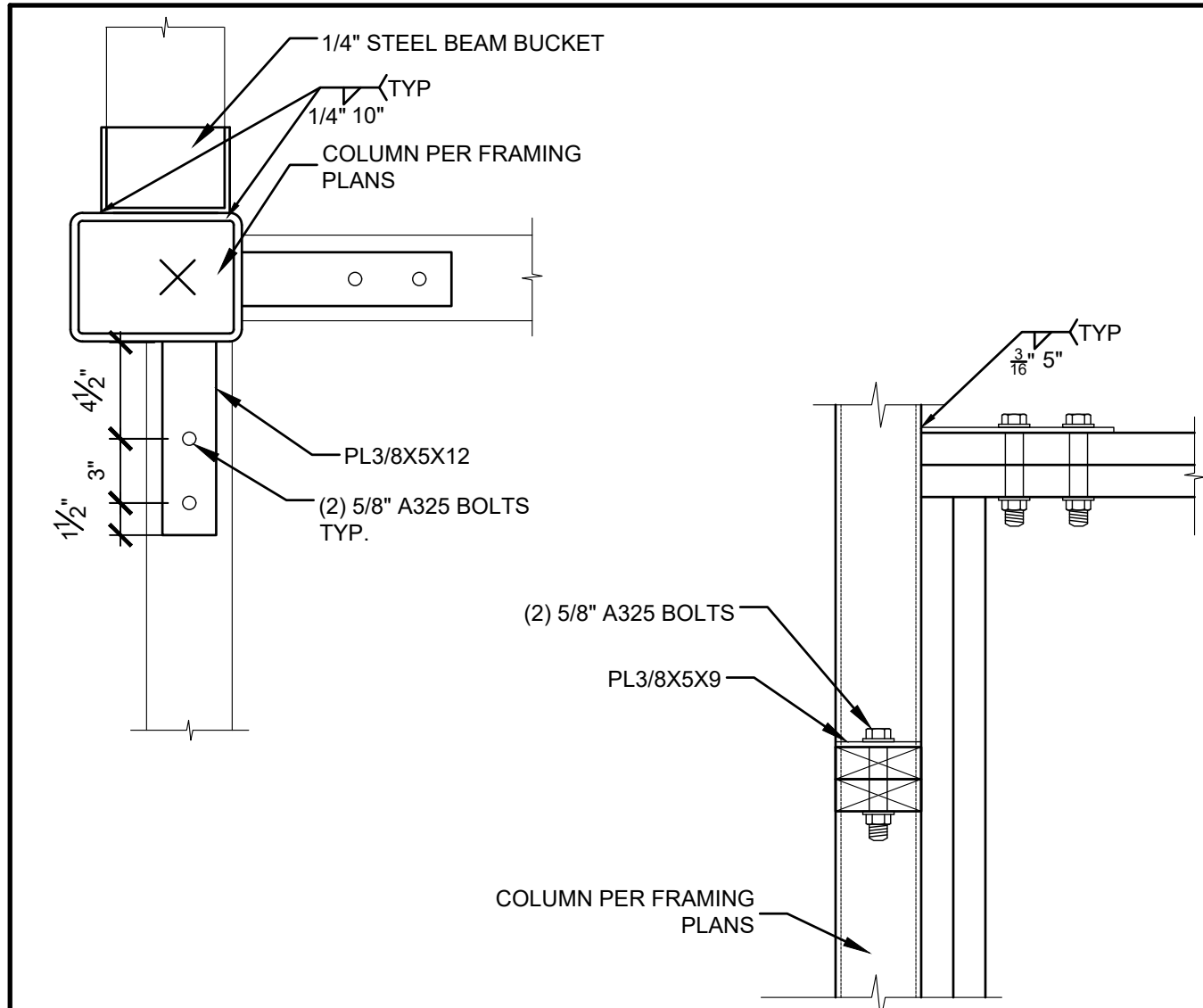
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**MILAN LOT 2
FOR ASSURED REAL ESTATE
HENDERSON, NV**

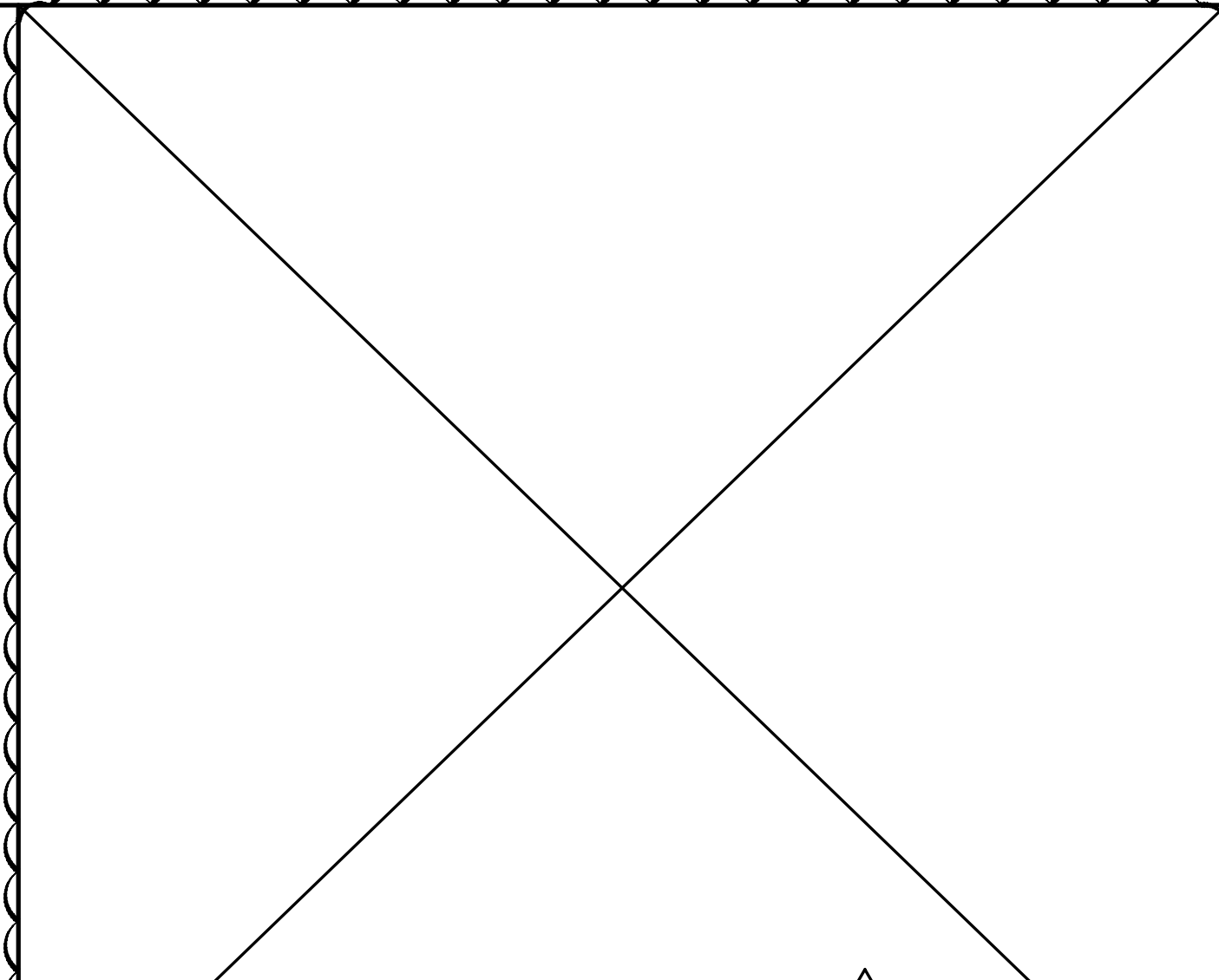
6008
LLC
CIVIL
PROFESSIONAL ENGINEER
EXP. 12-31-21
8-27-21

DATE:
DRAWN BY: PROJE
LRP

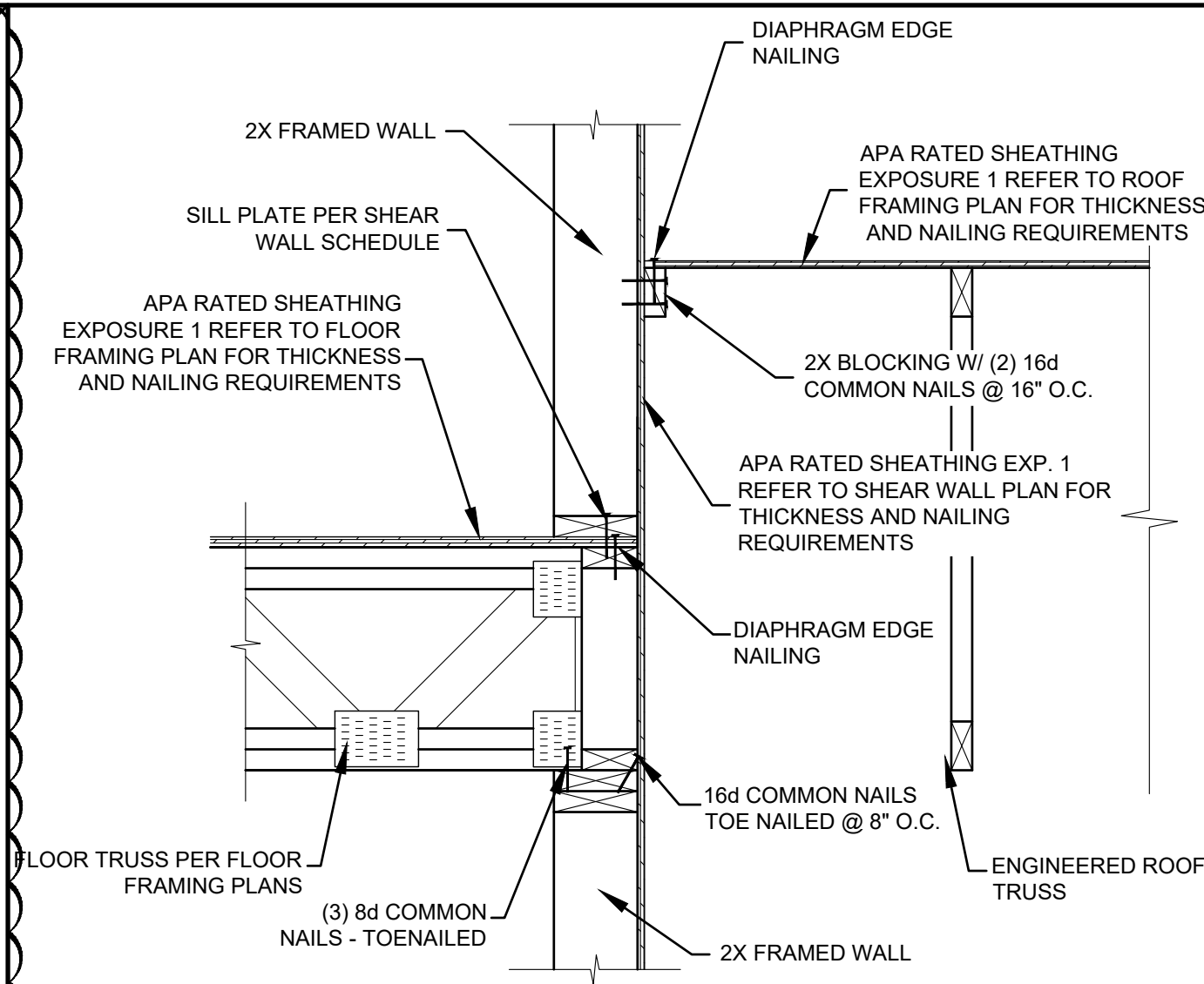
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S5.20



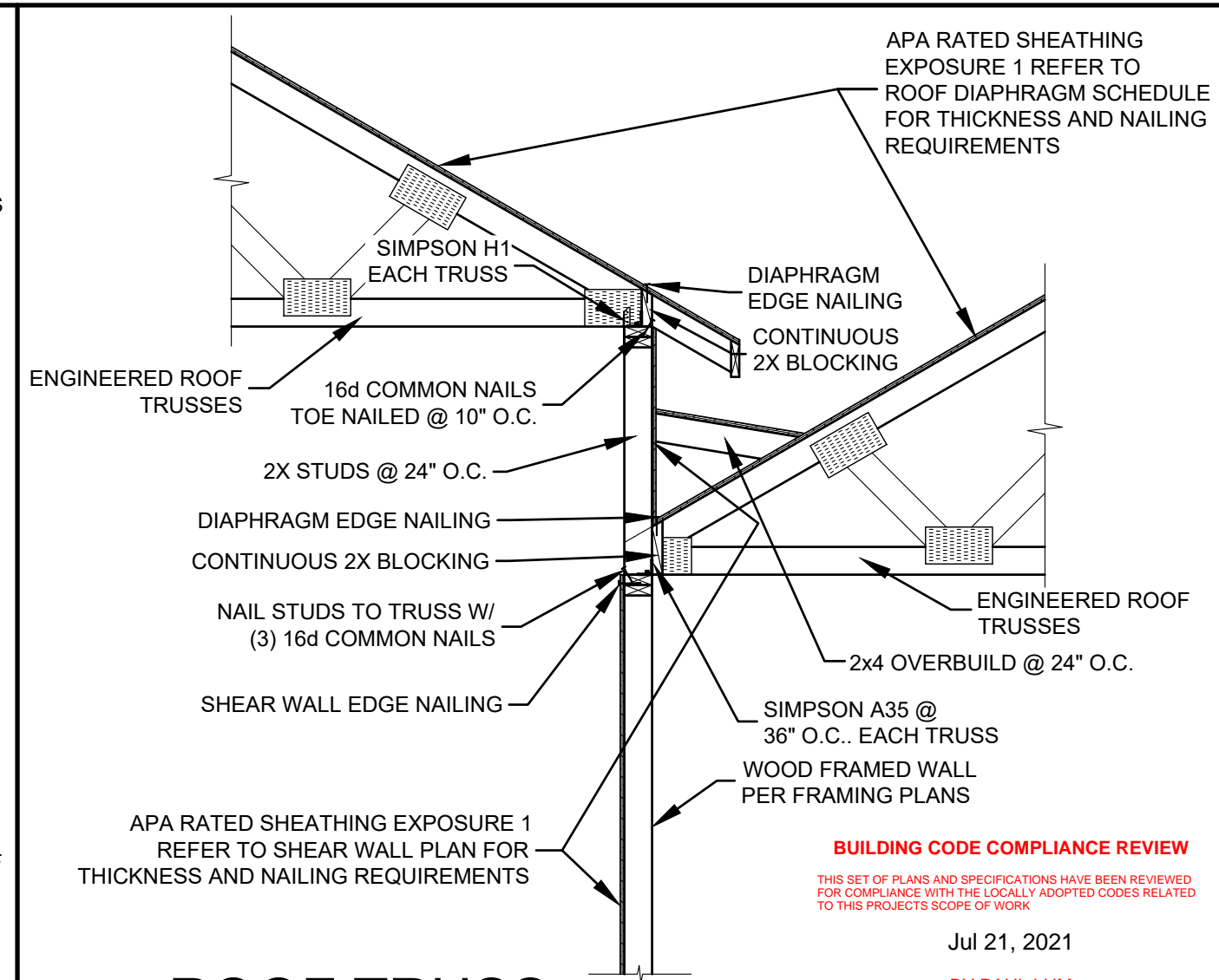
10 SHEAR TRANSFER STEEL COLUMN
S5.30 SCALE: NTS



7
S5.30
1



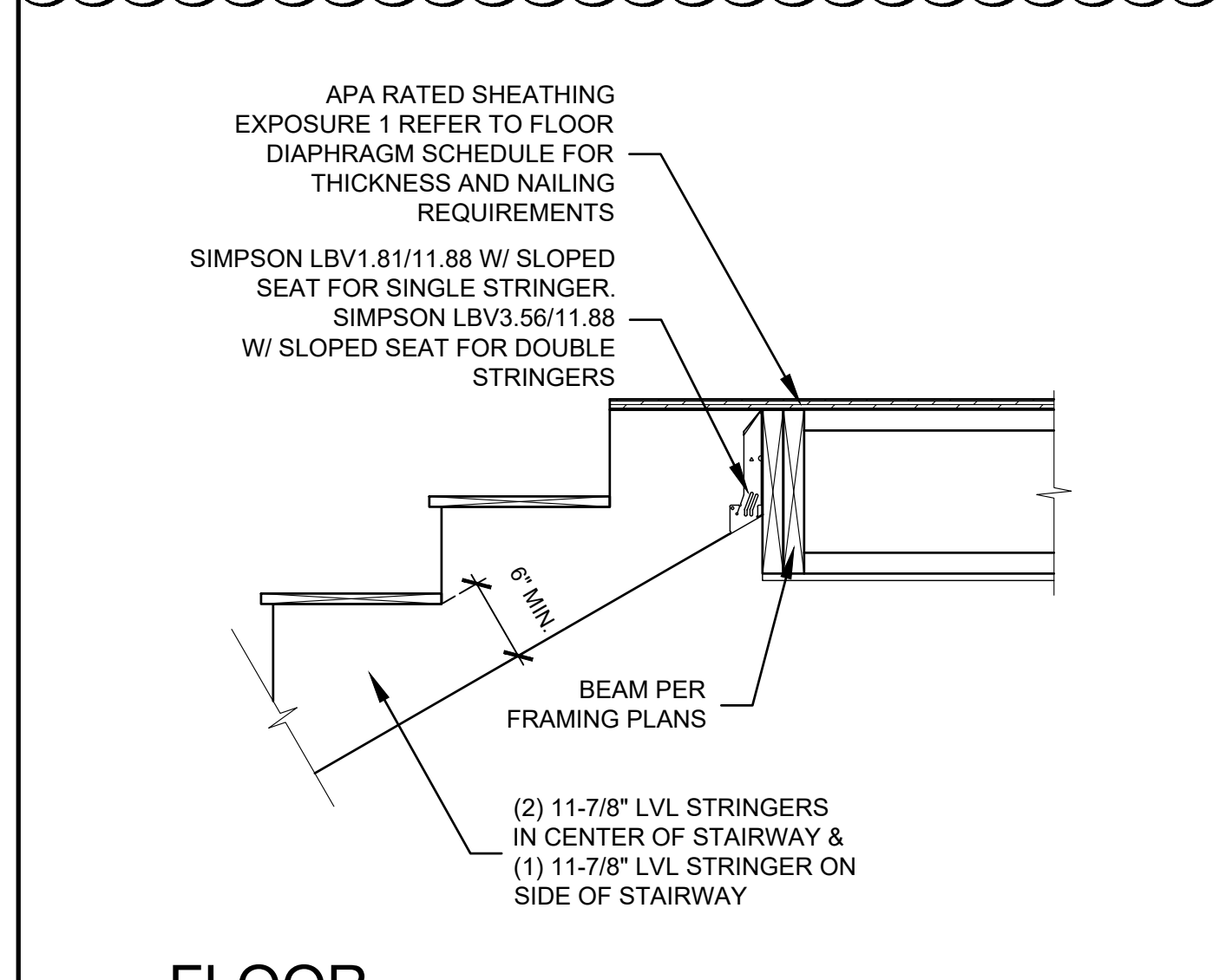
4 ROOF TRUSSES ON FLOOR BEAM
S5.30 SCALE:NTS



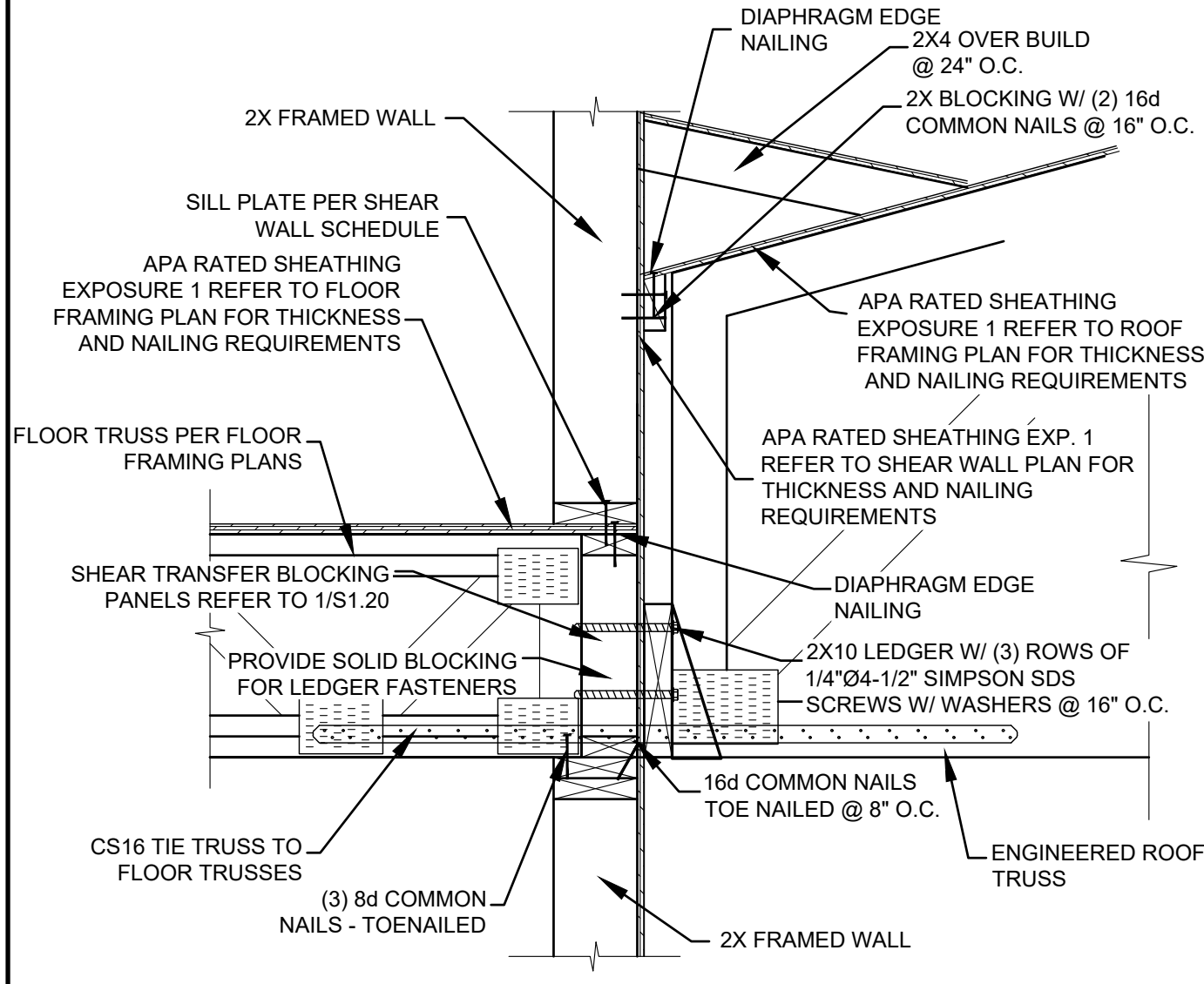
1 ROOF TRUSS ON EXTERIOR BEARING WALL
S5.30 SCALE: NTS



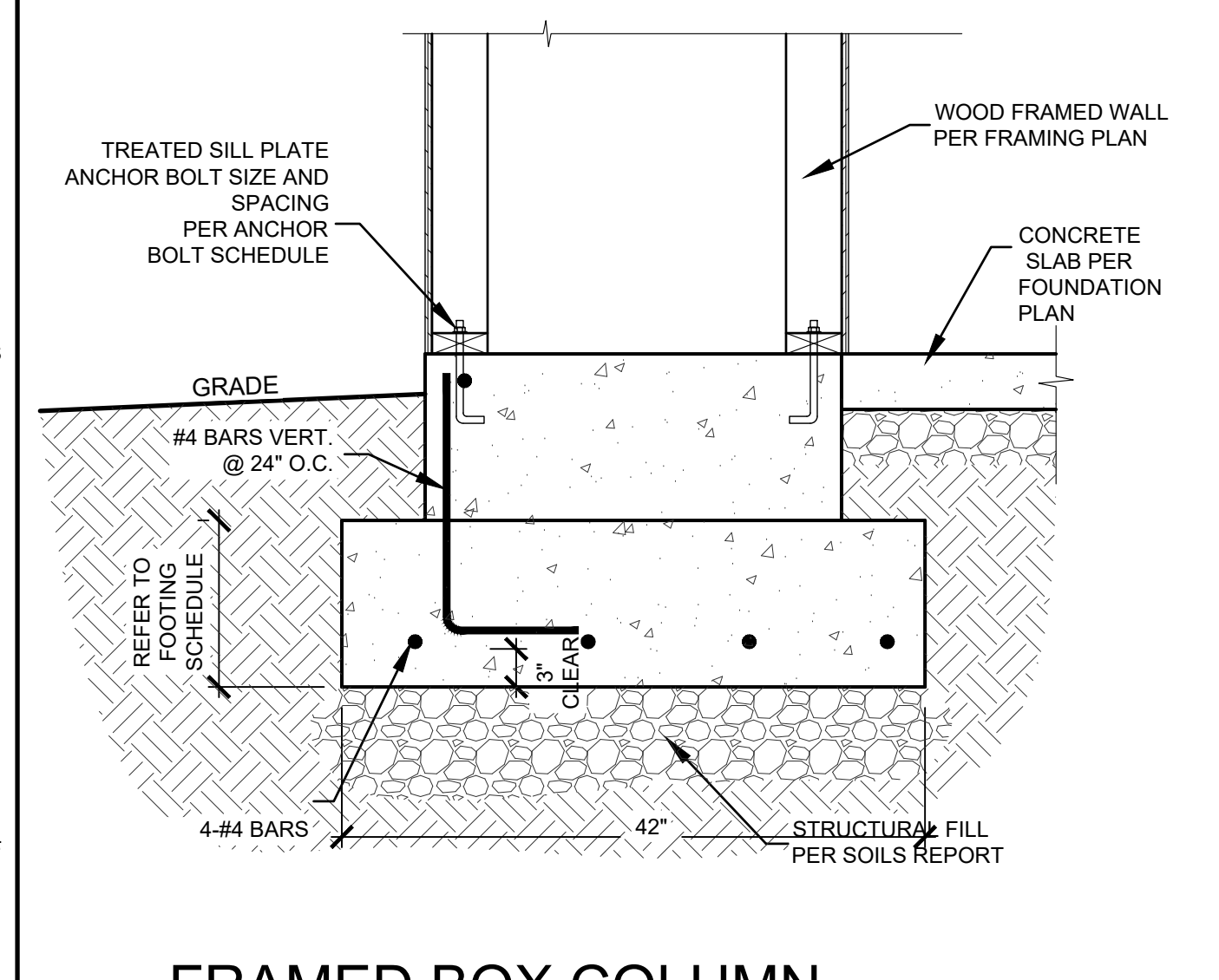
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S5.30



8 FLOOR JOISTS BEARING ON FLUSH BEAM
S5.30 SCALE: NTS



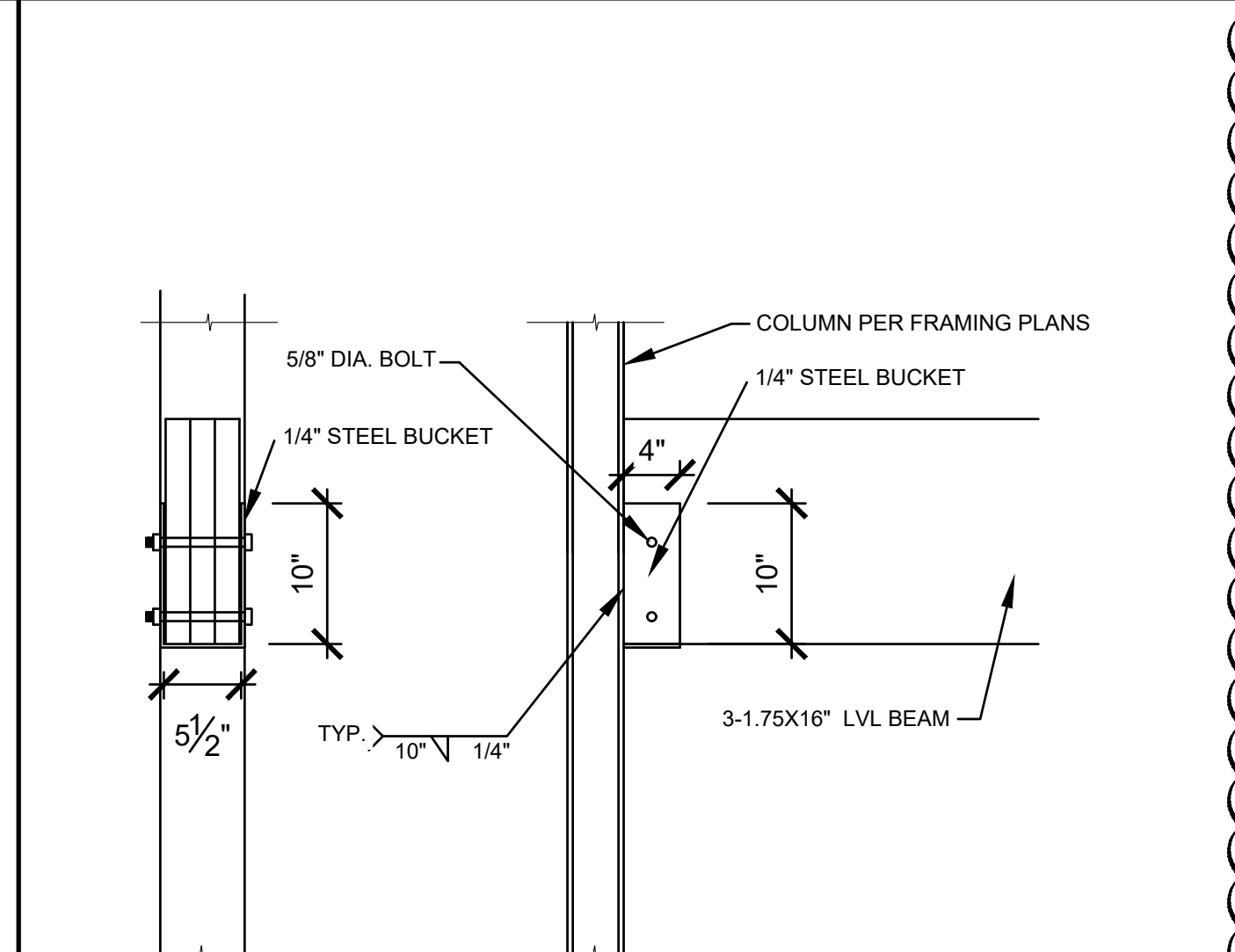
5 ROOF TRUSSES ON SHEAR WALL
S5.30 SCALE:NTS



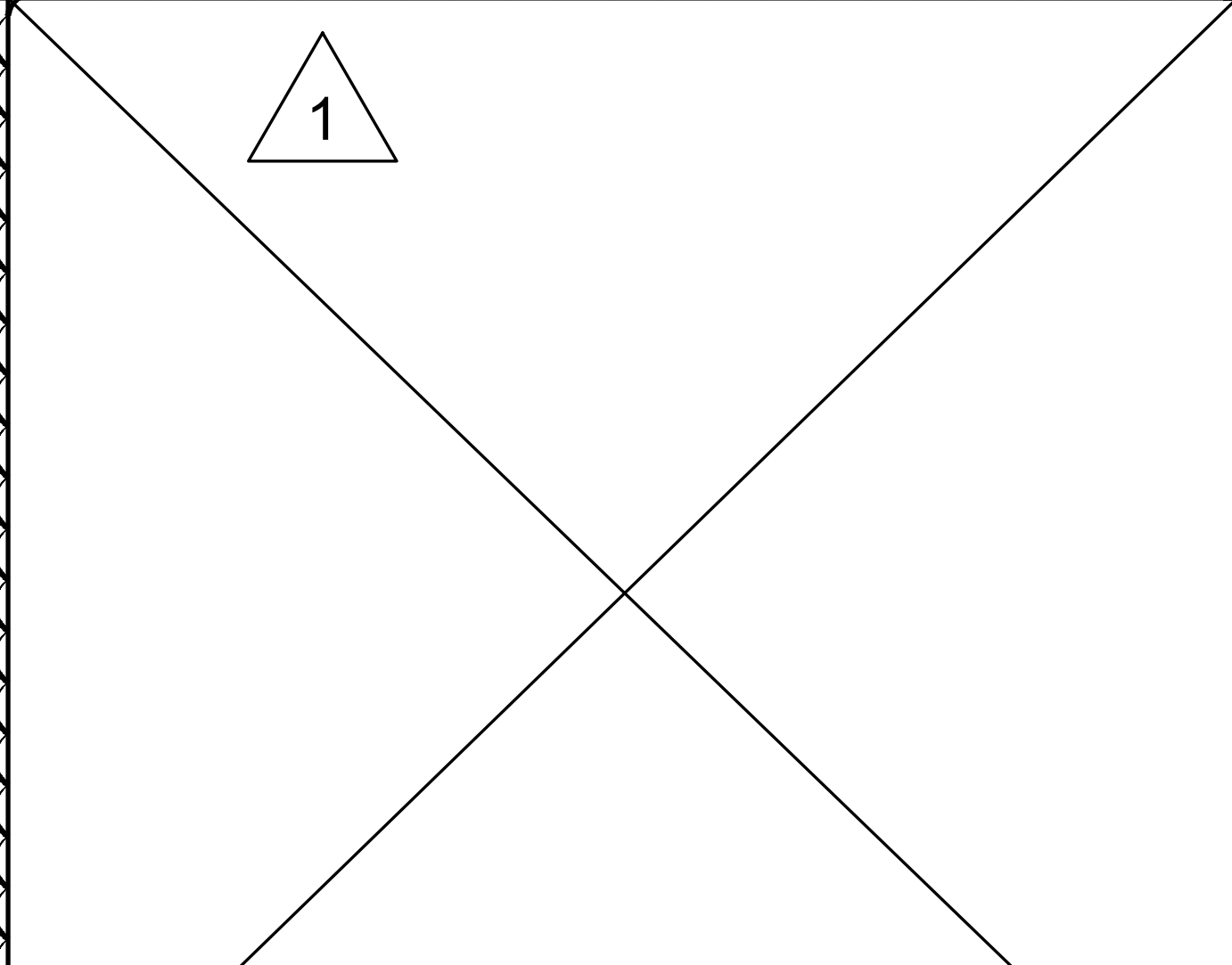
2 FRAMED BOX COLUMN SPOT FOOTING @ EDGE OF SLAB
S5.30 SCALE:NTS



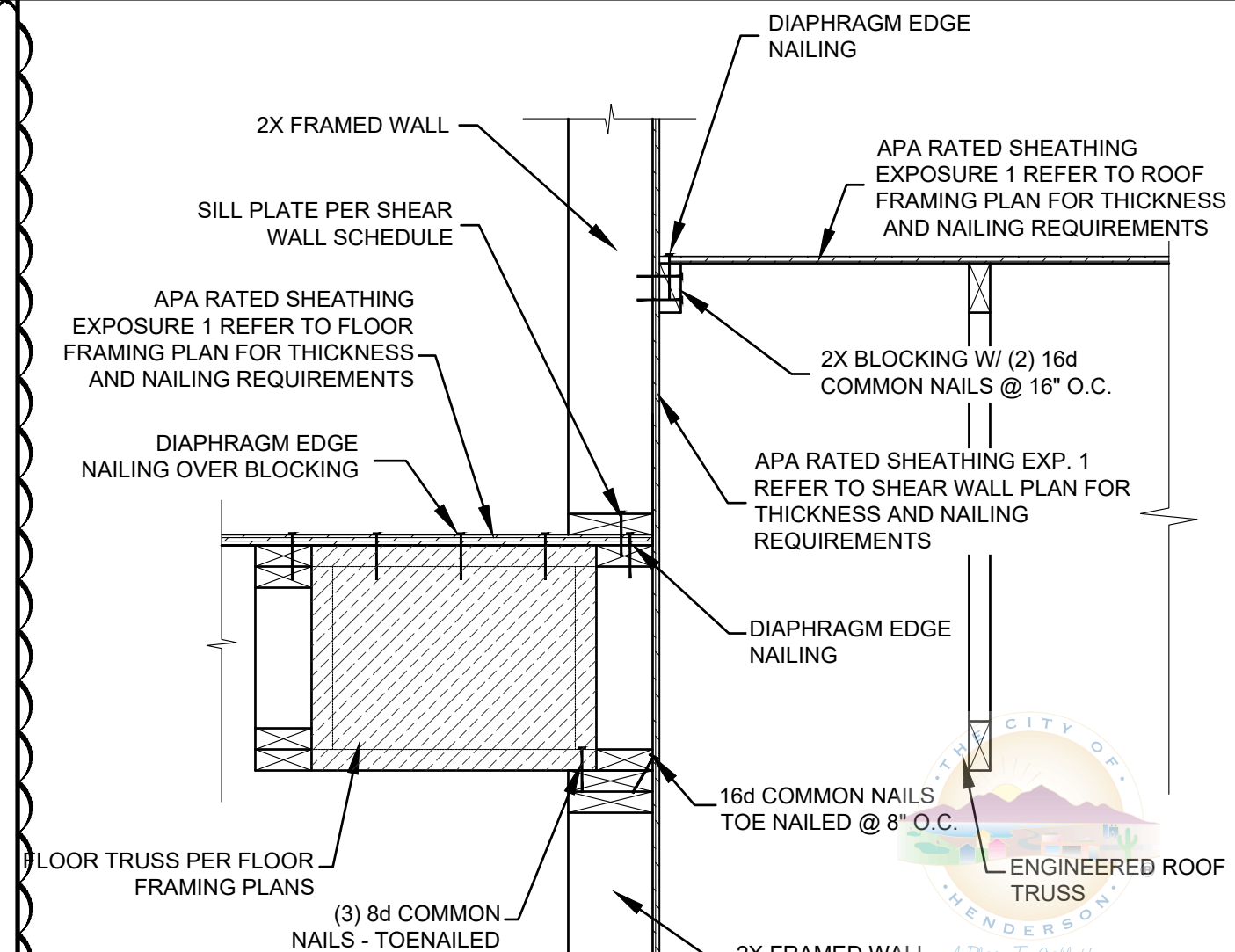
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S5.30



9 STEEL COLUMN BEAM CONNECTION
S5.30 SCALE:NTS



6
S5.30



3 ROOF TRUSSES ON FLOOR BEAM
S5.30 SCALE:NTS

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1240 EAST 100 SOUTH SUITE 15-B
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(EMAIL) lrpope@lropeng.com

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MILAN LOT 2
FOR ASSURED REAL ESTATE
HENDERSON, NV

STRUCTURAL DETAILS

DATE: _____
DRAWN BY: LRP PROJECT NO: _____
SHEET
S5.30