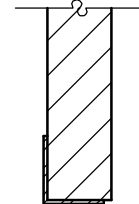


DOUBLE GARAGE
21'5"x21'5"

AREA = 484 SQ. FT.

BRICK VENEER STEEL ANGLE LINTEL SCHEDULE		
OPENING SIZE	ANGLE SIZE	COMMENTS
0'-0" TO 6'-11"	L3.1/2"x3.1/2"x1/4"	
7'-0" TO 8'-11"	L4"x3.1/2"x1/4"	
9'-0" TO 9'-11"	L5"x3.1/2"x1/4"	
10'-0" TO 18'-0"	L5"x3.1/2"x1/4"	CONNECT STEEL ANGLE TO LVL BEAM WITH 1/2" DIA. X 3" LAG SCREWS AT 16" O.C.
BRICK VENEER STEEL ANGLE LINTEL NOTES:		
1. ALL STEEL LINTELS SHALL HAVE A MINIMUM BEARING LENGTH OF 1" PER FOOT OF OPENING OR 4" MINIMUM TYPICAL. MAXIMUM BEARING LENGTH NEED NOT EXCEED 12".		
2. LINTELS ARE DESIGNED TO SUPPORT UNIFORM LOADS CONSISTING ONLY OF WEIGHT OF WALL WITHIN A 60 DEGREE ISOCLES TRIANGLE AREA ABOVE OPENING.		
3. ALL STEEL LINTELS ARE TO HAVE LONG LEG VERTICAL.		
4. ALL ANGLE LINTELS SHALL BE CORROSIVE RESISTANT.		

CONCRETE FOOTING SCHEDULE ^{1,2,3}											
MARK	WIDTH	LENGTH	THICK.	CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
				NO.	SIZE	LENGTH	SPACE	NO.	SIZE	LENGTH	SPACE
CONTINUOUS FOOTINGS											
FC1.5	1'-8"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT. 12"	
FC1.7	1'-8"	CONT.	10"	N/A	N/A	N/A	N/A	2	#4	CONT. 14"	
FC2.0	2'-0"	CONT.	12"	N/A	N/A	N/A	N/A	3	#4	CONT. 9"	
FC2.5	2'-6"	CONT.	12"	#4	2'-0"	12"	4	#4	CONT. 8"		
FC3.0	3'-0"	CONT.	12"	#4	2'-6"	12"	5	#4	CONT. 7.5"		
FC3.5	3'-6"	CONT.	12"	#4	3'-0"	12"	5	#4	CONT. 9"		
SQUARE FOOTINGS											
FS2.0	2'-0"	2'-0"	12"	3	#4	1'-6"	9"	3	#4	1'-6"	9"
FS2.5	2'-6"	2'-6"	12"	4	#4	2'-0"	8"	4	#4	2'-0"	8"
FS3.0	3'-0"	3'-0"	12"	5	#4	2'-6"	7.5"	5	#4	2'-6"	7.5"
FS3.5	3'-6"	3'-6"	12"	5	#4	3'-0"	9"	5	#4	3'-0"	9"
FS4.0	4'-0"	4'-0"	12"	6	#4	3'-6"	8.4"	6	#4	3'-6"	8.4"
FS4.5	4'-6"	4'-6"	12"	7	#4	4'-0"	8"	7	#4	4'-0"	8"
FS5.0	5'-0"	5'-0"	14"	8	#4	4'-6"	7.7"	8	#4	4'-6"	7.7"
CONCRETE FOOTING NOTES:											
1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER UNLESS NOTED OTHERWISE.											
2. ALSO PROVIDE SCHEDULED REINFORCING AT TOP OF FOOTING WHEN NOTED ON PLANS											
3. FC - CONTINUOUS FOOTING; FS - SQUARE FOOTING											

METAL HOLDOWN SCHEDULE ¹				
MARK	SIMPSON HOLDOWN	ATTACHMENT	COMMENTS	
LSTD8 OR LSTD8RJ	LSTD8 OR LSTD8RJ (RIM JOIST)	(20)- 16d SINKER NAILS	STD10, STD14, HT14, OR HDU4	MA BE USED IN LIEU OF LSTD8
STD10 OR STD10RJ	STD10 OR STD10RJ (RIM JOIST)	(28)- 16d SINKER NAILS	STD14, HT14, OR HDU4 MAY	BE USED IN LIEU OF STD10
STD14 OR STD14RJ	STD14 OR STD14RJ (RIM JOIST)	(30)- 16d SINKER NAILS	STD14, HT14, OR HDU4 MAY	BE USED IN LIEU OF STD14
HT14	HT14	(18)- 16d NAILS WITH 5/8" DIA. A307 ALL-THREAD ROD EXPOSED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/SA.2 FOR EPOXY ATTACHMENT	
HDU4	HDU4-SDS2.5	(10)-SDS1/4x1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EXPOSED 8" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/SA.2 FOR EPOXY ATTACHMENT	
HDU5	HDU5-SDS2.5	(14)-SDS1/4x1/2 SCREWS WITH 5/8" DIA. A307 ALL-THREAD ROD EXPOSED 11" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/SA.2 FOR EPOXY ATTACHMENT	
HDQ8	HDQ8-SDS3	(20)-SDS1/4x3 SCREWS WITH 7/8" DIA. A307 ALL-THREAD ROD EXPOSED 11" MIN. INTO TOP OF FDTN.	SEE DETAIL 5/SA.2 FOR EPOXY ATTACHMENT	

METAL HOLDOWN NOTES:
1. ALL HOLDOWNS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS4/SSMD 9/SA.2
2. USE RIM JOIST MODEL OF STRAP IF STRAP IS LOCATED AT A RIM JOIST, OTHERWISE, A NON-RIM JOIST MODEL MAY BE USED.

CONCRETE FOUNDATION WALL SCHEDULE					
MARK	WIDTH ²	MAX. HEIGHT ^{2,4,5}	WALL REINFORCING		COMMENTS
			VERTICAL ⁵	HORIZONTAL ^{1,3}	
CFW2.ONR	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 18" O.C.	#4 AT 12" O.C.	SEE DETAIL 2/GB.11/SA.1
CFW3.0	8" MIN.	MEET MIN. FROST DEPTH	#4 AT 24" O.C.	#4 AT 12" O.C.	SEE DETAIL 2/GB.11/SA.1
CFW4.0	8" MIN.	4'-0"	#4 AT 24" O.C.	#4 AT 15" O.C.	SEE DETAIL 6/SA.1
CFW6.0	8" MIN.	6'-0"	#4 AT 24" O.C.	#4 AT 18" O.C.	SEE DETAIL 5/SA.1
CFW8.0	8" MIN.	8'-0"	#4 AT 24" O.C.	#4 AT 19" O.C.	SEE DETAIL 5/SA.1
CFW9.0	8" MIN.	9'-0"	#4 AT 16" O.C.	#4 AT 18" O.C.	SEE DETAIL 5/SA.1
CFW10.0	8" MIN.	10'-0"	#4 AT 9" O.C.	#4 AT 12" O.C.	SEE DETAIL 5/SA.1

CONCRETE FOUNDATION WALL NOTES:
1. LOCATE A HORIZONTAL BAR WITHIN 4" OF TOP AND BOTTOM OF WALL.
2. WALL HEIGHT MAY BE INCREASED AS NEEDED WHERE FOOTINGS NEED TO BE DROPPED FOR FROST PROTECTION OR SOIL CONDITIONS AS LONG AS UNBALANCED WALL HEIGHT (HEIGHT BETWEEN LOW AND HIGH GRADE) DOES NOT EXCEED 10:1. SHOWN. ADD ADDITIONAL HORIZONTAL REBAR AS NEEDED TO NOT EXCEED SPACING SHOWN.
3. UNLESS NOTED OTHERWISE, PLACE HORIZONTAL REINFORCING IN THE CENTER OF THE WALL THICKNESS.
4. PROVIDE NOTCHES AND DROPS IN TOPS OF FOUNDATION AS NOTED ON PLANS AND WHERE REQUIRED FOR DOOR OPENINGS AND WHERE CONCRETE SLABS POUR OVER THE TOP OF FOUNDATION WALLS.
5. O.C. FOR BEAM DEPTHS GREATER THAN 12 IN.
6. PROVIDE VERTICAL REBAR DOWELS TO MATCH VERTICAL WALL REBAR SIZE AND SPACING TO THE FTG. TO FDTN. WALL.
7. SOIL BACKFILL SHALL BE SOIL CLASSIFICATION TYPES GW, GP, SW, OR SP PER IBC TABLE 1610.1. SOIL SHALL NOT BE SUBMERGED OR SATURATED IN GROUND WATER.
8. SEE PLAN FOR ACTUAL WALL WIDTH. FOR 12" OR THICKER WALLS, PROVIDE 2 LAYERS OF REINFORCING (2" FROM EACH FACE).

WOOD BEAM/HEADER SCHEDULE ^{4,6}						
MARK ¹		SIZE ^{2,3}	COMMENT	MARK ¹	SIZE ^{2,3}	COMMENTS
WB2-8DF ⁴ TYP. U.N.O.	(2)-2x8 FOR 2x4 WALLS		USE FOR BEAM/HEADER SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE IN BASEMENTS WITH CEILING HEIGHTS LESS THAN 7'-10" FOR CEILING HEIGHTS GREATER THAN 7'-10" USE WB2/5-10DF ⁴ - SEE NOTE 4 BELOW - HEADERS MAY BE RECESSED INTO WALL DOUBT TOP PLATE AS REQUIRED FOR WINDOW HEIGHTS - SEE DETAIL TO S6.1	WB2-5.5LVL	(2)-1.3/4"x5.1/2" LVL	
				WB2-7.25LVL	(2)-1.3/4"x7.1/4" LVL	
WB3-8DF ⁴ TYP. U.N.O.	(3)-2x8 FOR 2x6 WALLS			WB2-9.5LVL	(2)-1.3/4"x9.1/2" LVL	
				WB2-11.88LVL	(2)-1.3/4"x11.7/8" LVL	
WB2-10DF ⁴ TYP. U.N.O. WB3-10DF ⁴ TYP. U.N.O.	(2)-2x10 FOR 2x4 WALLS (3)-2x10 FOR 2x6 WALLS			WB2-14LVL	(2)-1.3/4"x14" LVL	
				WB2-16LVL	(2)-1.3/4"x16" LVL	
WB2-6DF	(2)-2x6 DF#2		WB2-5.5LVL MAY BE USED AS ALTERNATE	WB2-18LVL	(2)-1.3/4"x18" LVL	
WB2-8DF	(2)-2x8 DF#2		WB2-7.25LVL MAY BE USED AS ALTERNATE	WB3-5.5LVL	(3)-1.3/4"x5.1/2" LVL	
WB2-10DF	(2)-2x10 DF#2		WB2-7.25LVL MAY BE USED AS ALTERNATE	WB3-7.25LVL	(3)-1.3/4"x7.1/4" LVL	
WB2-12DF	(2)-2x12 DF#2		WB2-9.5LVL MAY BE USED AS ALTERNATE	WB3-9.5LVL	(3)-1.3/4"x9.1/2" LVL	
WB3-6DF	(3)-2x6 DF#2		WB3-5.5LVL MAY BE USED AS ALTERNATE	WB3-11.88LVL	(3)-1.3/4"x11.7/8" LVL	
WB3-8DF	(3)-2x8 DF#2		WB3-7.25LVL MAY BE USED AS ALTERNATE	WB3-14LVL	(3)-1.3/4"x14" LVL	
WB3-10DF	(3)-2x10 DF#2		WB3-7.25LVL MAY BE USED AS ALTERNATE	WB3-16LVL	(3)-1.3/4"x16" LVL	
WB3-12DF	(3)-2x12 DF#2		WB3-9.5LVL MAY BE USED AS ALTERNATE	WB3-18LVL	(3)-1.3/4"x18" LVL	

WOOD BEAM NOTES:
1. BEAM MARKS WITH "DF" DESIGNATES THE USE OF DOUGLAS FIR-LARCH NO. 2 OR BETTER STANDARD LUMBER. BEAM MARKS WITH "LVL" DESIGNATES THE USE OF ENGINEERED LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2600$ psi, $F_v = 285$ psi, $E = 1.9x10^6$ psi.
2. BEAM SIZES SHOWN ARE NOMINAL AND HAVE BEEN BASED ON STANDARD LUMBER. PROVIDE 1/2" PLYWOOD OR OSB BETWEEN INDIVIDUAL BEAM-PLYS TO CREATE A BEAM THICKNESS TO MATCH THE WALL THICKNESS.
3. MULTIPLE MEMBER BEAMS/HEADERS SHALL BE NAILED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS 12 IN. OR LESS. USE 3 ROWS OF 16d NAILS AT 12" O.C. FOR BEAM DEPTHS GREATER THAN 12 IN.
4. CONTACT THE ENGINEER FOR BEAM/HEADER SIZES WITH SPANS GREATER THAN 5'-2" THAT ARE NOT NOTED ON THE DRAWINGS.
5. "FLUSH", WHEN NOTED ON PLANS, INDICATES TO PLACE THE BEAM SO THAT THE TOP AND/OR BOTTOM OF THE BEAM IS FLUSH WITH THE SUPPORTED FRAMING.
6. DO NOT USE LVL BEAMS WHERE THEY MAY BE EXPOSED TO WEATHER (E.G. DECK FRAMING).

SHEAR WALL SCHEDULE													
SHEAR WALL CONSTRUCTION				PANEL ATTACHMENT			WALL ANCHORAGE			COMMENTS			
WALL MARK	PANEL MATERIAL ^{5,6}	SIDES	PANEL ² EDGES	PANEL FASTENER ^{3,9}	EDGE NAILING	FIELD NAILING	ANCHOR BOLT/ ^{1,7} FASTENER	SPACING					
SW1	1/2" GYPSUM WALLBOARD ⁴	BOTH SIDES	BLOCKED	NO. 6x1.1/4" SCREWS	4" O.C.	16" O.C.	16d NAILS	4" O.C.	USE SW4 AS ALTERNATE				
SW2	7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	4" O.C.	12" O.C.	5/8" x 12" A.B. NON-RESIDENTIAL	32" O.C.	SEE NOTE 8 BELOW				
SW3	7/16" OSB SHEATHING ¹¹	BOTH SIDES	BLOCKED	8d NAILS	4" O.C.	12" O.C.	1/2" x 10" A.B. RESIDENTIAL	16" O.C.	SEE NOTE 8 & 11 BELOW				
SW4	3/8" OR 7/16" OSB SHEATHING	ONE SIDE	BLOCKED	8d NAILS	6" O.C.	12" O.C.		32" O.C.	SEE NOTE 8 BELOW				
SW5	7/16" OSB SHEATHING U.N.O.	BOTH SIDES	BLOCKED	8d NAILS	5/8" x 12" A.B. NON-RESIDENTIAL	SEE DETAIL 6/5555/S3.1			SEE NOTE 8 BELOW				

SHEAR WALL NOTES:
1. ANCHOR BOLTS SHALL HAVE 7" MIN. EMBEDMENT (ALL-THREAD EPOXY BOLTS W/ 7" MIN. EMBEDMENT MAY BE USED IN LIEU OF A.B. - SEE 3/SA.2)
2. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES FOR WALLS INDICATED TO BE "BLOCKED"
3. OSB BEAM SIZES SHOWN ARE NOMINAL AND HAVE BEEN BASED ON STANDARD LUMBER. PROVIDE 1/2" PLYWOOD OR OSB BETWEEN INDIVIDUAL BEAM-PLYS TO CREATE A BEAM THICKNESS TO MATCH THE WALL THICKNESS.
4. USE 5/8" FIRE-RATED WALLBOARD WHERE REQUIRED FOR FIRE SEPARATION.
5. 7/16" OR 7/8" OSB SHEATHING ON ONE SIDE OF WALL MAY BE USED IN LIEU OF GYPSUM WALLBOARD FOR ALL SHEAR/BRACED WALLS USING GYPSUM WALLBOARD NOTED ABOVE. ATTACH W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN-FIELD. SOLID BLOCK.
6. OSB SHEATHING SHALL BE APA RATED (INT. GRADE WITH EXT. GLUE) WITH A MINIMUM 24/0 SPAN RATING.
7. 16d NAILS AT 4" O.C. WALL ANCHORS AND WALL RESTS ON WOOD FLOOR FRAMING AND NOT DIRECTLY ON FOUNDATION WALL OR FOOTING.
8. PROVIDE SOLID BLOCKING BELOW FLOOR SHEATHING.
9. TO HELP RESIST SEISMIC/WIND FORCES, ALL SHEAR WALLS SHALL BE ATTACHED TO THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET 3/SA.1 THRU 3/SA.5.
10. PROVIDE SOLID BLOCKING BELOW FLOOR SHEATHING.
11. WHEN PANELS ARE APPLIED ON BOTH FACES OF A WALL PANEL, JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.

METAL CONNECTOR SCHEDULE				
MARK	SIMPSON CONNECTOR	ATTACHMENT ¹	COMMENTS	
A34	A34 ANCHOR	(8)-8d NAILS		
A35	A35 ANCHOR	(12)-8d NAILS		
CS14x40	CS14x40" LONG STRAP	FILL HOLES WITH 10d NAILS	SEE DETAIL 1/56.2	
CS14x48	CS14x48" LONG STRAP	FILL HOLES WITH 10d NAILS	SEE DETAIL 2/56.2	
CS16x40	CS16x40" LONG STRAP	FILL HOLES WITH 8d NAILS	SEE DETAIL 1/56.2	
CS16x48	CS16x48" LONG STRAP	FILL HOLES WITH 8d NAILS	SEE DETAIL 2/56.2	
DSCSR ²	DSCSR/A-SDS3 TWIST STRAP	(24)-SDS 1/4"x3"	SIM. TO DETAIL 9/56.1	
H1	H1 ANCHOR	(10)-8d NAILS		
HTS30C	HTS30C TWIST STRAP	(20)-10d NAILS	SEE DETAIL 9/56.1	
LTP4	LTP4 ANCHOR	(12)-8d NAILS		
MT37	MT37 STRAP	(42)-16d NAILS	SEE DETAIL 10&11&12/56.1	
MST48	MST48 STRAP	(34)-16d NAILS	SEE DETAIL 6/55.2	
MSTA21	MSTA21 STRAP	(16)-10d NAILS	SEE DETAIL 6/55.2	
MSTC48B3	MSTC48B3 STRAP	(54)-10d NAILS	SEE DETAIL 6/55.2	
MT24C	MT24C TWIST STRAP	(14)-10d NAILS	SEE DETAIL 11/55.1 & 9/56.2	
MTS30C	MTS30C TWIST STRAP	(14)-10d NAILS	SEE DETAIL 9/56.1	

METAL CONNECTOR NOTES:
1. USE 1/2" LONG NAILS WHEN INSTALLED IN 1 1/2" WOOD THICKNESS. OTHERWISE USE FULL LENGTH NAILS.
2. STRAP MAY REQUIRE BEING INSTALLED PRIOR TO INSTALLATION OF WALL SHEATHING, AND/OR ADJACENT FRAMING, AND/OR SETTING TRUSSES. COORDINATE AS NECESSARY.

GENERAL STRUCTURAL NOTES













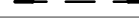


I. CONCRETE, FOOTINGS, AND FOUNDATIONS:

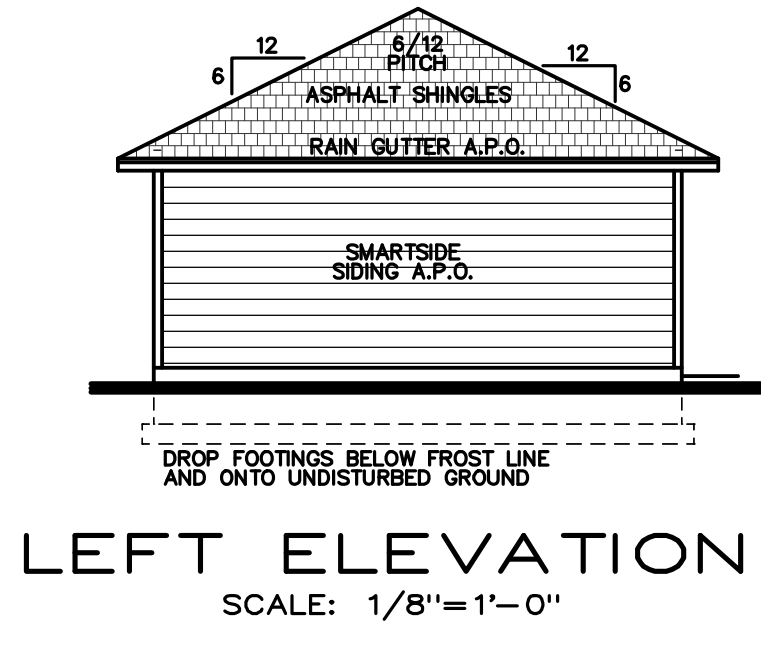
- SOIL BEARING PRESSURE IS ASSUMED TO BE AT LEAST 1500 PSF BY OWNER. NOTIFY THE ENGINEER IF THE SOIL BEARING PRESSURE IS TO BE LESS THAN 1500 PSF.
- ALL FOOTINGS SHALL BE ESTABLISHED ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. ALL EXTERIOR FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 30", OR THE LOCAL FROST DEPTH, WHICHEVER IS GREATER, AND FINISHED GRADE.
- THE NATURAL UNDISTURBED SOIL BELOW ALL FOOTINGS SHALL BE VERIFIED FOR BEARING SUITABILITY. REMOVE ALL SOFT SPOTS AND REPLACE WITH COMPACTED STRUCTURAL FILL.
- COMPACTED STRUCTURAL FILL: ALL FILL MATERIAL SHALL BE A WELL-GRADED GRANULAR MATERIAL WITH A MAXIMUM SIZE LESS THAN 4" INCHES AND WITH NOT MORE THAN 10 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557. ALL FILLS SHALL BE TESTED. COMPACTED STRUCTURAL FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8" INCHES IN UNCOMPACTED THICKNESS.
- ALL CONCRETE SLABS SHALL BE PLACED OVER 4" MINIMUM FREE DRAINING GRANULAR BASE OVER UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS AS PER DETAILS.
- THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR FOOTINGS AND FOUNDATIONS SHALL BE 2500 psi FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 3000 psi FOR RESIDENTIAL STRUCTURES. USE 4000 psi FOR SUSPENDED SLABS AND ALL OTHER CONCRETE.
- REINFORCEMENT STEEL SHALL BE GRADE 60 ($F_y = 60$ KSI).
- SUSPENDED SLABS AND ANY SUPPORTING STEEL BEAMS SHALL BE APPROPRIATELY FULLY SHORED 14 DAYS MINIMUM.
- AT CONTRACTOR'S AND/OR OWNER'S OPTION, USE EPOXY COATED REBAR IN SUSPENDED SLABS FOR EXTENDED SLAB LIFE.
- EPOXY BOLTS SHALL BE ALL-THREAD GRADE A307 MIN. SMOOTH SHANK OR EXPANSION BOLTS (WEDGE ANCHORS) SHALL NOT BE USED.
- REINFORCEMENT STEEL SHALL MEET THE FOLLOWING CONCRETE COVER REQUIREMENTS:
 - CAST AGAINST AND PERMANENTLY EXPOSED TO WEATHER ----- 3"
 - EXPOSED TO EARTH OR WEATHER ----- 1 1/2"
 - FORMED CONCRETE NOT EXPOSED TO EARTH OR WEATHER ----- 3/4"
- REINFORCEMENT STEEL SHALL HAVE THE FOLLOWING MINIMUM LAP SPLICE LENGTHS, UNLESS NOTED OTHERWISE ON DRAWINGS:
 - 30 BAR DIA. FOR #3 AND #4 BARS
 - 40 BAR DIA. FOR #5 THRU #8 BARS
- FOR ALL OPENINGS LESS THAN 6'-6" IN CONCRETE FOUNDATION WALLS, PROVIDE A DEEP CONCRETE HEADER WITH 2" MIN. MINIMUM BEYOND EDGE OF THE BE CONCRETE AND PLACE BARS 2" ABOVE TOP OF OPENING. CONTACT THE ENGINEER FOR REINFORCING OF OPENINGS GREATER THAN 6'-6" IF NOT NOTED ON PLANS.
- FOUNDATION ANCHOR BOLTS SHALL BE 5/8" DIA. X 12" MIN. FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 1/2" DIA. X 10" MIN. FOR RESIDENTIAL STRUCTURES UNLESS NOTED OTHERWISE. SPACING OF ANCHOR BOLTS SHALL BE 12" O.C. MAX. WITH 16d NAILS LOCATED AT 12" O.C. AT EACH END OF EACH END OF SILL PLATE. SEE SHEAR WALL SCHEDULE FOR MORE STRINGENT ANCHOR BOLT REQUIREMENTS AT SPECIFIC SHEAR WALLS.
 - PROVIDE 7" MIN. EMBEDMENT INTO CONCRETE
 - ANCHOR BOLTS SHALL BE 5/8" DIA. X 12" MIN. FOR COMMERCIAL OR NON-RESIDENTIAL STRUCTURES AND 1/2" DIA. X 10" MIN. FOR RESIDENTIAL STRUCTURES UNLESS NOTED OTHERWISE. SPACING OF ANCHOR BOLTS SHALL BE 12" O.C. MAX. WITH 16d NAILS LOCATED AT 12" O.C. AT EACH END OF EACH END OF SILL PLATE. SEE SHEAR WALL SCHEDULE FOR MORE STRINGENT ANCHOR BOLT REQUIREMENTS AT SPECIFIC SHEAR WALLS.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL CONSIST OF TREATED WOOD OR HAVE A MOISTURE BARRIER PLACED BETWEEN WHICH MEETS THE CODE REQUIREMENTS. FASTENERS INTO TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

II. WOOD FRAMING:

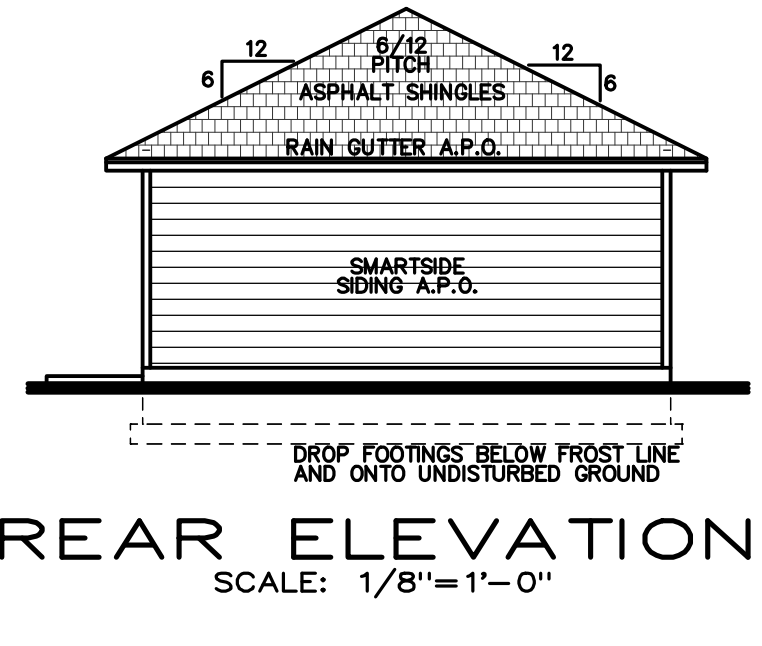
- MATERIALS:
 - GLU-LAM TIMBER: 24F-V4 DF/DF
 - FRAMING LUMBER: DOUGLAS FIR-LARCH NO. 2 OR BETTER
 - SHEATHING: APA RATED INT. GRADE WITH EXT. GLUE AS FOLLOWS WITH THE FOLLOWING MINIMUM NAILING REQUIREMENTS, U.N.O. PLACE ROOF AND FLOOR SHEATHING IN STAGGERED LAYOUT.
 - ROOF: 5/8" THICK OSB PANELS WITH A 32/16 SPAN RATING (7/16" THICK PANELS ARE RATED FOR SPANS NOT MORE THAN 40 PSF). NAIL ALL PANELS WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, BLOCKING TRUSS BRACE STRUTS, AND GABLE END WALLS OVER, AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PLACE PANELS WITH LONG DIMENSION TO SUPPORTS CONTINUOUS OVER TWO OR MORE SPANS. (8d NAILS MAY BE USED WITH 7/16" PANELS).
 - FLOOR: 3/4" THICK TONGUE AND GROOVE OSB PANELS, GLUE AND NAIL ALL PANELS WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BLOCKING AND AT 10" O.C. AT ALL INTERMEDIATE SUPPORTS. PLACE PANELS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS CONTINUOUS OVER TWO OR MORE SPANS.
- 16 GAGE STAPLES WITH 7/16" MIN. CROWN WIDTH AND 1" MIN. PENETRATION INTO SUPPORTING FRAMING MEMBERS MAY BE USED IN LIEU OF NAILS AT A SPACING OF ONE-HALF THAT DESIGNATED FOR NAILS.
- PROVIDE SUPPORT STUDS AT THE ENDS OF ALL BEAMS, HEADERS, AND GIRDER TRUSSES AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - SPANS LESS THAN 8'-0": 1 SUPPORT STUD MINIMUM.
 - SPANS 8'-0" TO 10'-0": 2 SUPPORT STUDS MINIMUM.
 - SPANS 10'-0" TO 14'-0": 3 SUPPORT STUDS MINIMUM.
 - SPANS GREATER THAN 14'-0": 4 SUPPORT STUDS MINIMUM.ADDITIONALLY, SUPPORT STUDS SHALL AT LEAST MATCH THE WIDTH OF THE BEAM, HEADER, AND GIRDER TRUSS AND THE WIDTH OF THE SUPPORTING WALL.
- FOR SPANS OF 6'-0" AND GREATER, AT EXTERIOR WALLS, PROVIDE A MINIMUM OF FULL HEIGHT KING STUDS (TOP PLATE TO BOTTOM PLATE) AT THE ENDS OF ALL BEAMS, UNLESS NOTED OTHERWISE. FOR SPANS LESS THAN 6'-0", PROVIDE A MINIMUM OF FULL HEIGHT KING STUDS.
- USE APPROPRIATE SIMPSON POST CAPS / TES TO CONNECT BEAMS TO POSTS / STUDS FOR SPANS OF 6'-0" AND GREATER.
- ALL WOOD POSTS SHALL HAVE APPROPRIATE SIMPSON POST CAPS AND BASE CONNECTORS INSTALLED GOOD FOR AT LEAST 800 POUNDS UPLIFT. WOOD POSTS INSTALLED ON CONCRETE SHALL HAVE AT LEAST A STANDOFF BASE, WHEN POSTS ARE INSTALLED ON CONC. PERS OR FOOTINGS SEE DETAILS 9/SA.1, 10/SA.1 AND 8/SA.2 FOR ADDITIONAL INFORMATION.
- USE APPROPRIATE SIMPSON HANGERS WHERE JOISTS AND BEAMS NEED TO HANG FROM SUPPORTING BEAMS. USE THE CORRECT HANGERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. AS PER DETAIL 10/SA.2.
- ALL METAL CONNECTORS, STRAPS, HOLDOWNS, HANGERS, ETC. CALLED OUT ON THE DRAWINGS SHALL BE INSTALLED WITH APPROPRIATE NAILS, SCREWS, BOLTS, ATTACHMENTS, ETC. AS PER THE MANUFACTURER'S RECOMMENDATIONS.

WALL LEGEND AND ABBREVIATIONS

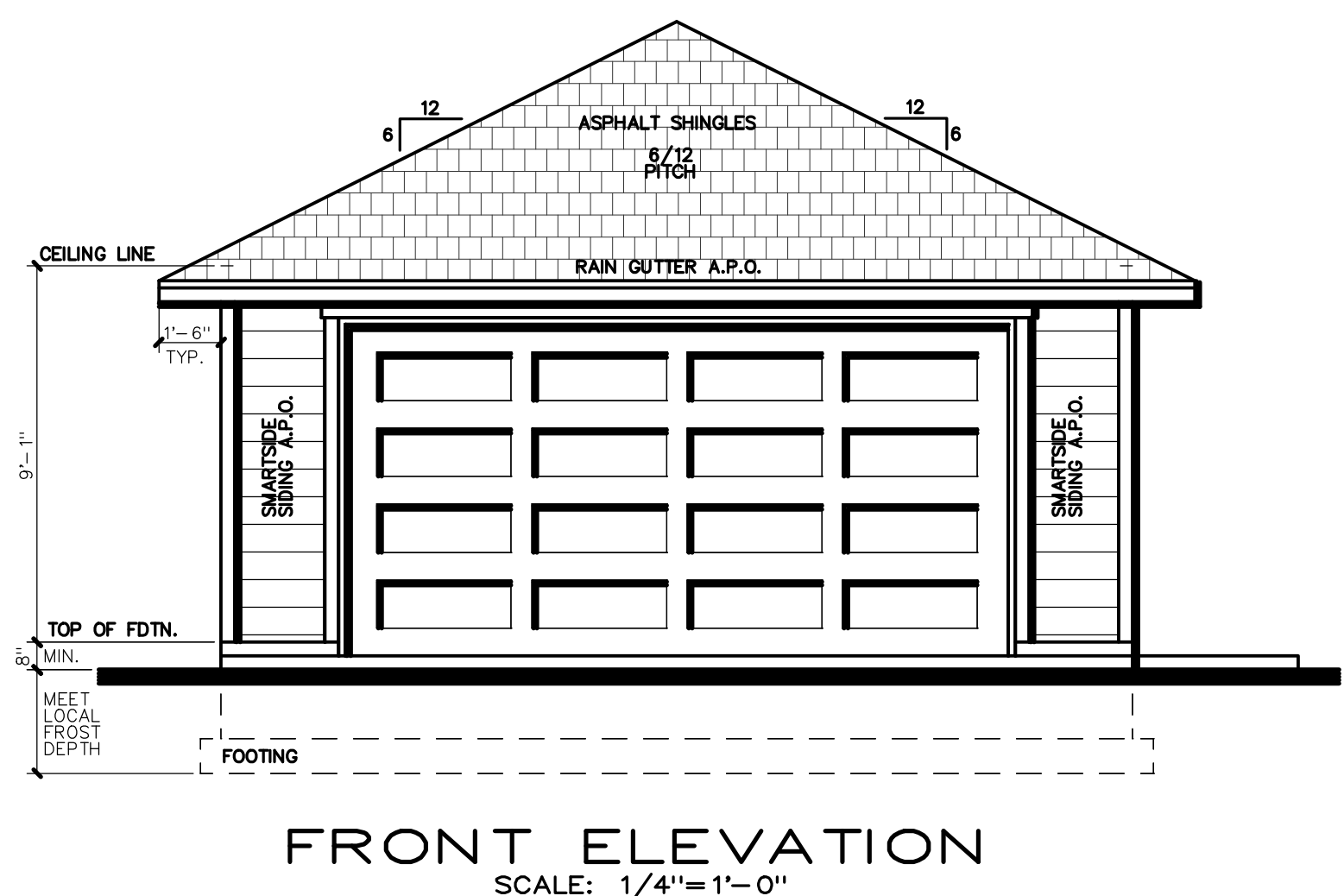
SYMBOL / ABBREVIATION	DESCRIPTION	SYMBOL / ABBREVIATION	DESCRIPTION
A.B.	"ANCHOR BOLT"		PREFAB STONE
ABV.	"ABOVE"		BRICK/NATURAL STONE
A.P.O.	"AS PER OWNER"		NOTCH IN TOP OF FDTN. WALL
BLW.	"BELOW"		CONC. FDTN. WALL
BRG.	"BEARING"		CONC. FOOTING
C.-J.	"CONTROL/CONSTRUCTION JOINT"		STEPPED FOOTING
CONC.	"CONCRETE"		2x6 BEARING WALL
CONT.	"CONTINUOUS"		2x4 BEARING WALL
DET.	"DETAIL"		2x6 NON-BEARING WALL
EA.	"EACH"		2x4 NON-BEARING WALL
FDTN.	"FOUNDATION"		2x6 NON-BEARING SHEAR WALL
FTG.	"FOOTING"		2x4 NON-BEARING SHEAR WALL
G.L.B.	"GLU-LAM BEAM"		HEADER/BEAM
MAX.	"MAXIMUM"		6x8 POST
MIN.	"MINIMUM"		4x4 POST
O.C.	"ON CENTER"		
OPP.	"OPPOSITE"		
SIM.	"SIMILAR"		
TYP.	"TYPICAL"		
U.N.O.	"UNLESS NOTED OTHERWISE"		



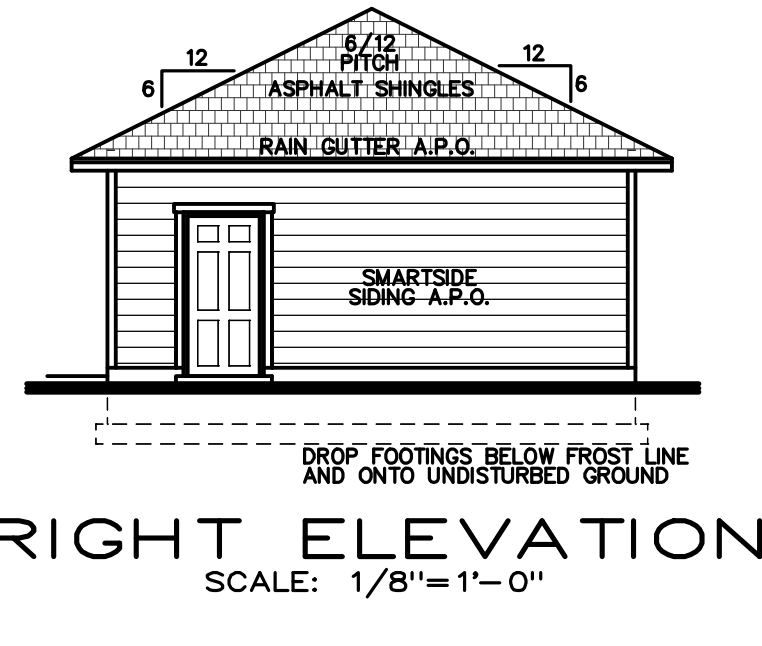
LEFT ELEVATION
SCALE: 1/8"=1'-0"



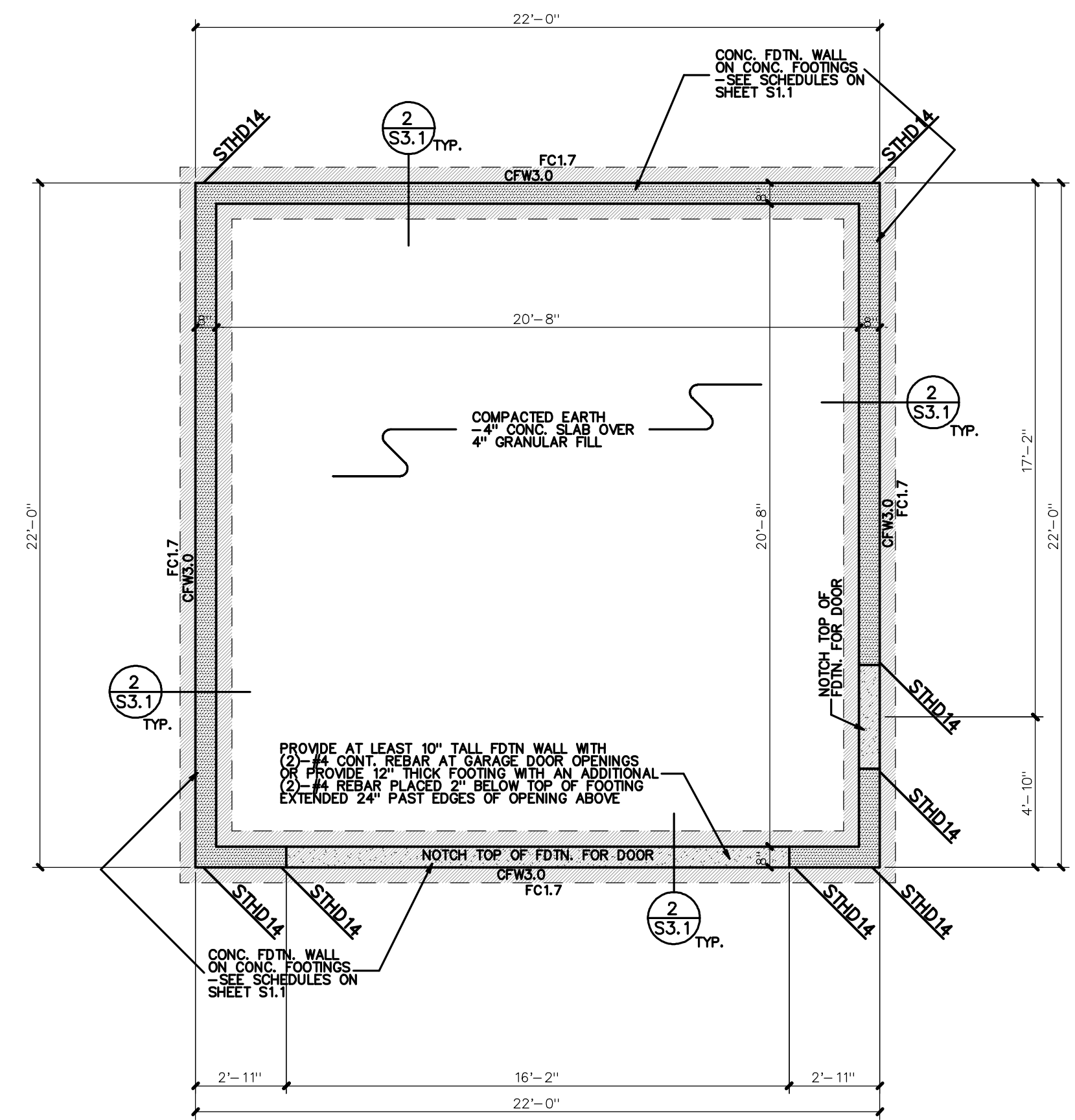
REAR ELEVATION
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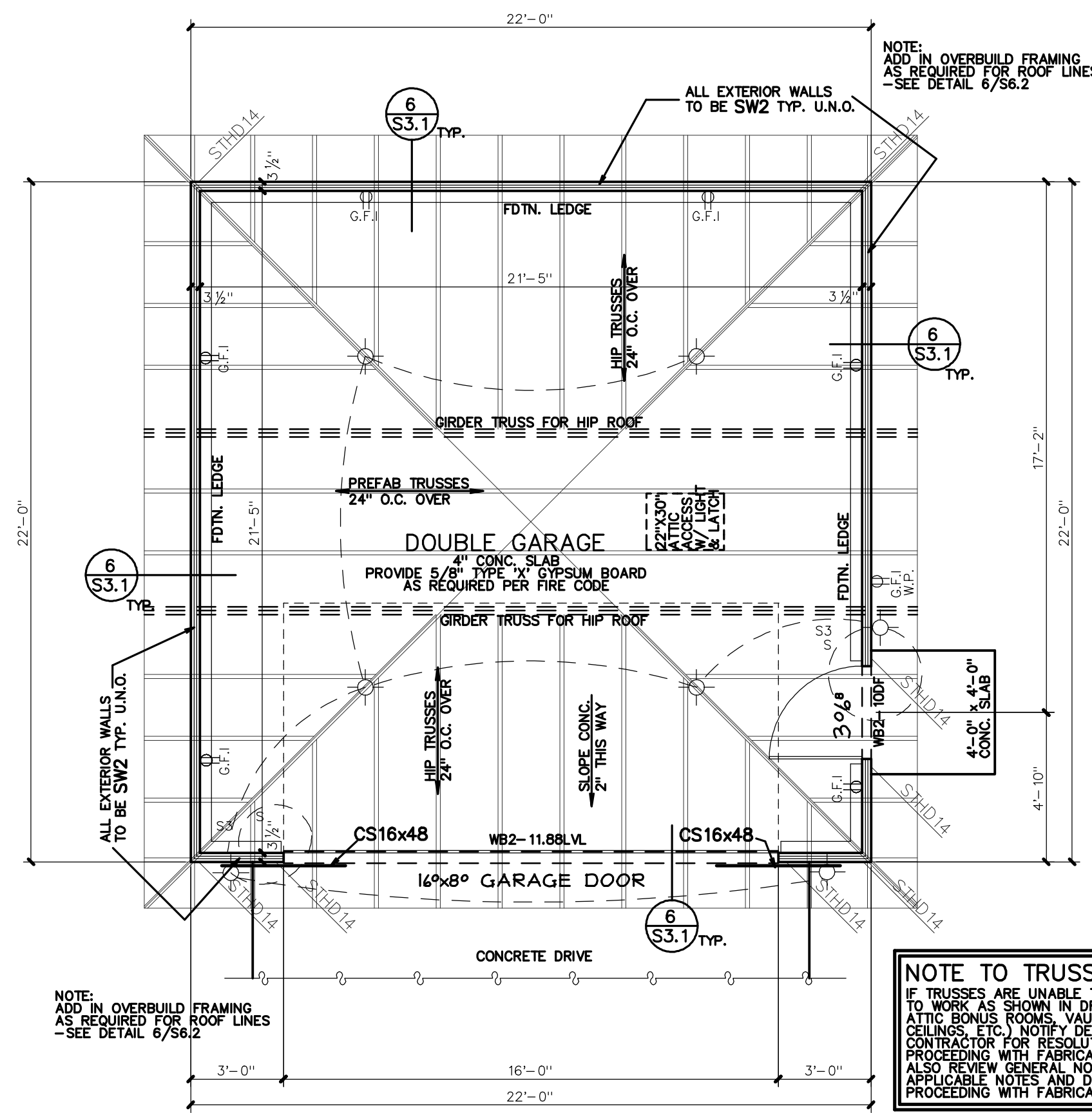
FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



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



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
GARAGE AREA = 484 SQ. FT.

- NOTES TO FLOOR PLAN:
- SEE GENERAL NOTES, SCHEDULES, AND DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. THIS PLAN IS TO BE WORKED ALONG WITH THESE OTHER SUPPORTING SHEETS. THE OWNER AND CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
 - WALLS: 2x4 WALLS ARE SHOWN WITH A 3 1/2" THICKNESS AND 2x6 WALLS ARE SHOWN WITH A 5 1/2" THICKNESS. ALL BEARING, SHEAR, AND BRACED WALLS SHALL HAVE STUDS PLACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
 - SHEAR WALLS: SEE THE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE A SW2 TYPE SHEAR WALL UNLESS NOTED OTHERWISE. TO HELP RESIST SEISMIC/WIND FORCES ALL SHEAR WALLS SHALL BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S3.1. U.N.O. WALLS NOTED AS "BRACED WALLS" SHALL BE A SW1 SHEAR WALL TYPE.
 - BEARING AND EXTERIOR WALLS: ALL BEARING AND EXTERIOR WALLS SHALL CONSIST OF FULL HEIGHT STUD FRAMING AND BE ATTACHED AT THE TOP AND BOTTOM BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S3.1. U.N.O. ALL BEARING WALL OPENINGS SHALL HAVE A HEADER PROVIDED AS NOTED ON THE PLANS.
 - WOOD BEAMS AND HEADERS: UNLESS SPECIFICALLY CALLED OUT ON THE DRAWINGS, SEE THE WOOD BEAM/HEADER SCHEDULE FOR SIZES AND ADDITIONAL INFORMATION. CONTACT THE DESIGNER FOR WOOD BEAMS OR HEADERS NOT DESIGNATED ON PLANS THAT HAVE A SPAN GREATER THAN 5'-2". SEE THE WOOD BEAM/HEADER SCHEDULE FOR SPANS UP TO 5'-2" THAT ARE NOT NOTED OTHERWISE ON THE PLANS.
 - METAL CONNECTORS: PROVIDE METAL CONNECTORS AS NOTED ON THE DRAWINGS. SEE THE METAL CONNECTOR SCHEDULE ON SHEET S1.1 FOR ADDITIONAL INFORMATION.
 - TRUSS FABRICATION: IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE EXISTING TRUSS FRAMING, THE EXTERIOR FINISHED GRADE OR SURFACE BELOW VAULTED CEILINGS, RAISED CEILINGS, ETC.) NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.
 - TRUSS RAFTER AND ROOF FRAMING: ALL TRUSSES AND RAFTERS SHALL BE SUPPORTED AT BEARING POINTS BY ONE OF THE METHODS SHOWN IN THE DETAILS ON SHEET S3.1. U.N.O. AT ROOF OVERBUILD AREA, PROVIDE OVERBUILD TRUSSES OR STICK FRAME.
 - TRUSS DRAG STRUTS: TRUSSES NOTED AS DRAG STRUTS SHALL BE DESIGNED FOR A 200 PLF MIN. IN-PLANE HORIZ. SEISMIC LOAD APPLIED AT THE TRUSS TOP CHORD UNLESS NOTED OTHERWISE.
 - PROVIDE ATTIC VENTILATION AND ATTIC ACCESS AS PER LOCAL CODE.
 - PROVIDE 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD AT AREAS AS REQUIRED BY LOCAL FIRE CODE.
 - WINDOW FRAMING: ALL OPENABLE WINDOWS THAT HAVE A WINDOW SILL LOCATED MORE THAN 12" ABOVE THE FINISHED FLOOR SHALL BE PLACED SO THAT THE WINDOW SILL IS AT LEAST 24" ABOVE THE INTERIOR FINISHED FLOOR OR SHALL HAVE A WINDOW GUARD PROVIDED AS PER LOCAL CODE. PROVIDE EGRESS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.
 - PROVIDE R-13 INSULATION MINIMUM IN 2x4 EXTERIOR WALLS, AND R-19 INSULATION MINIMUM IN 2x6 EXTERIOR WALLS. PROVIDE R-38 INSULATION MINIMUM AT ALL INTERIOR TRUSS ATTIC SPACES AND RAFTER FRAMING.

NOTE TO TRUSS COMPANY:
IF TRUSSES ARE UNABLE TO BE DESIGNED TO WORK WITH THE EXISTING TRUSS FRAMING, THE EXTERIOR FINISHED GRADE OR SURFACE BELOW VAULTED CEILINGS, RAISED CEILINGS, ETC.) NOTIFY THE DESIGNER AND CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH FABRICATION OF TRUSSES. ALSO REVIEW GENERAL NOTES AND ALL OTHER APPLICABLE NOTES AND DETAILS BEFORE PROCEEDING WITH FABRICATION OF TRUSSES.

DESIGN LOADS	
ROOF:	SNOW - 39 psf
FLOOR:	LIVE - 40 psf
DECK:	LIVE - 60 psf
DEAD - 12 psf	
GROUND SNOW LOAD - 43 psf	
ULTIMATE DESIGN WIND SPEED, V _{ULT} - 115 mph	
NOMINAL DESIGN WIND SPEED, V _{NO} - 90 mph	
SEISMIC DESIGN CATEGORY 'D'	
SITE CLASS 'D'	
SOIL BEARING PRESSURE - 1500 psf	
CONTRACTOR/OWNER SHALL VERIFY ACCURACY OF SNOW LOADS WITH BUILDING OFFICIAL (NO. 189469) AND/OR LOCAL CODES. IF DISCREPANCY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.	

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LOT #: _____

SUBDIVISION: _____

ADDRESS: 874 E. CAHOON CIRCLE

CITY: OGDEN STATE: UTAH

ANY OTHER USE OF THESE DRAWINGS & DESIGNS IS STRICTLY FORBIDDEN AND VIOLATORS WILL BE PROSECUTED.

DATE: 9/19/2024

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

CONSTRUCTION COST NOTE:
THE BUILDING DESIGN SHOWN IN THESE PLANS IS BASED ON THE INFORMATION PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED TO PROVIDE A COST ESTIMATE FOR THE CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO OBTAIN THE COST OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

SITE AND LOT NOTE:
THE HOME DESIGN SHOWN IN THESE PLANS IS REFLECTIVE OF THE SITE CONDITIONS PROVIDED TO US BY THE OWNER AND/OR GENERAL CONTRACTOR. WE HAVE NOT ATTEMPTED TO PROVIDE A COST ESTIMATE FOR THE CONSTRUCTION OF THIS BUILDING AND ASSOCIATED SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO OBTAIN THE COST OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF SUCH ERROR, OMISSION OR DEFECT IN WRITING.

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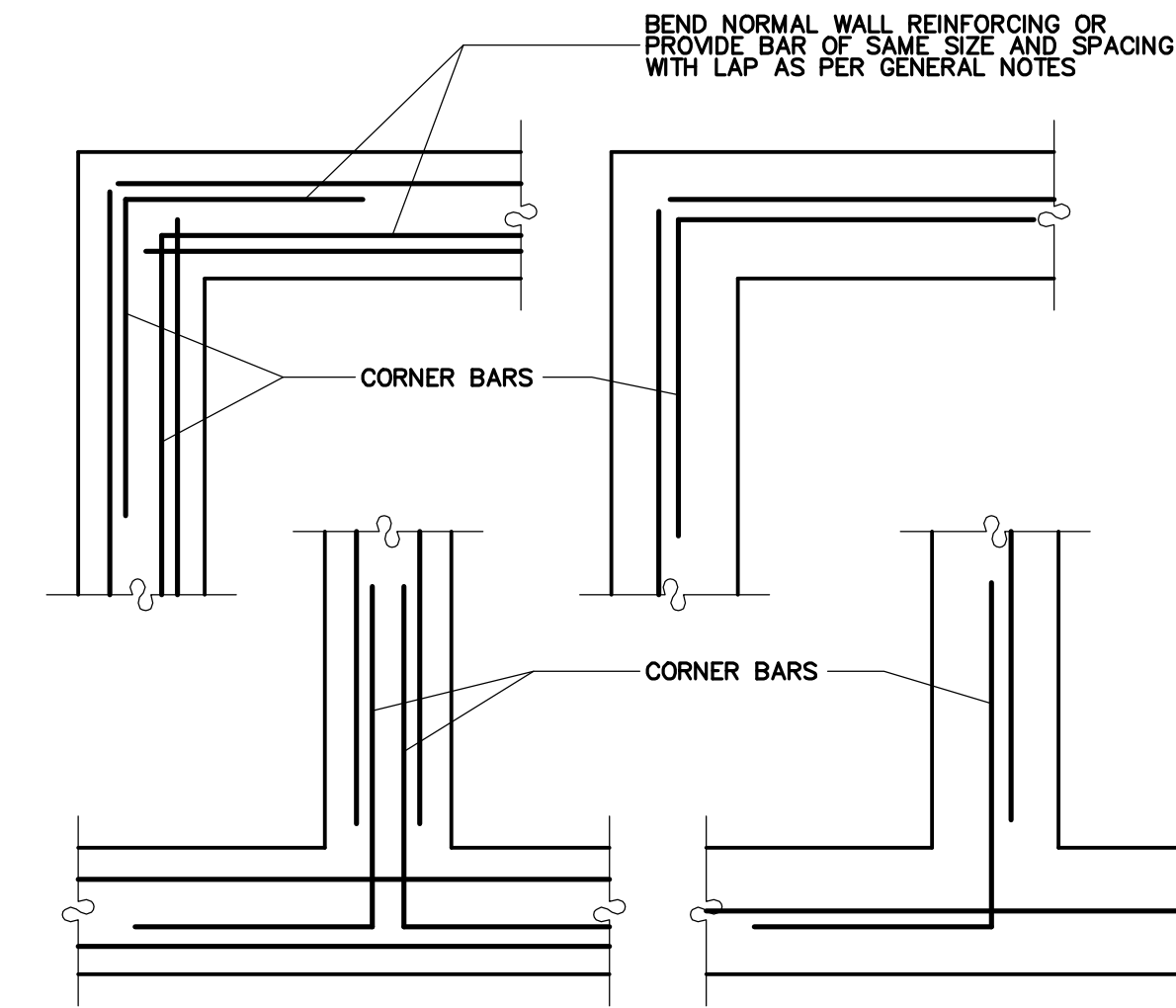
Lomond View
DESIGN, LLC

PLANS AND ELEVATIONS

DATE: 9/19/2024
JOB NO.: 24025
PLAN NO.: 484 SQ. FT. DETACHED GARAGE

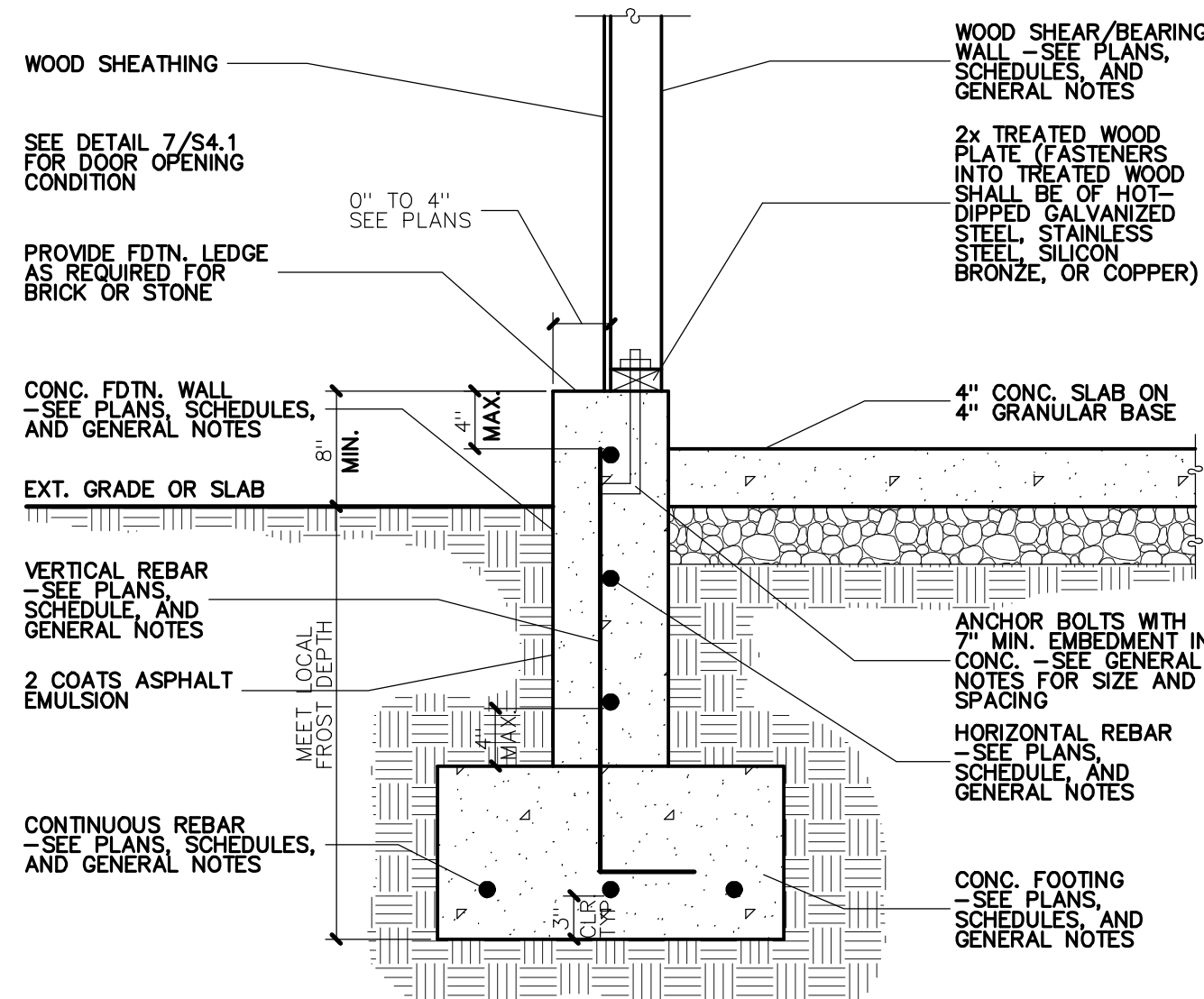
DRAWN: CWH
TYPE: CHG TO 0484231103, #23098

SHEET 2.1



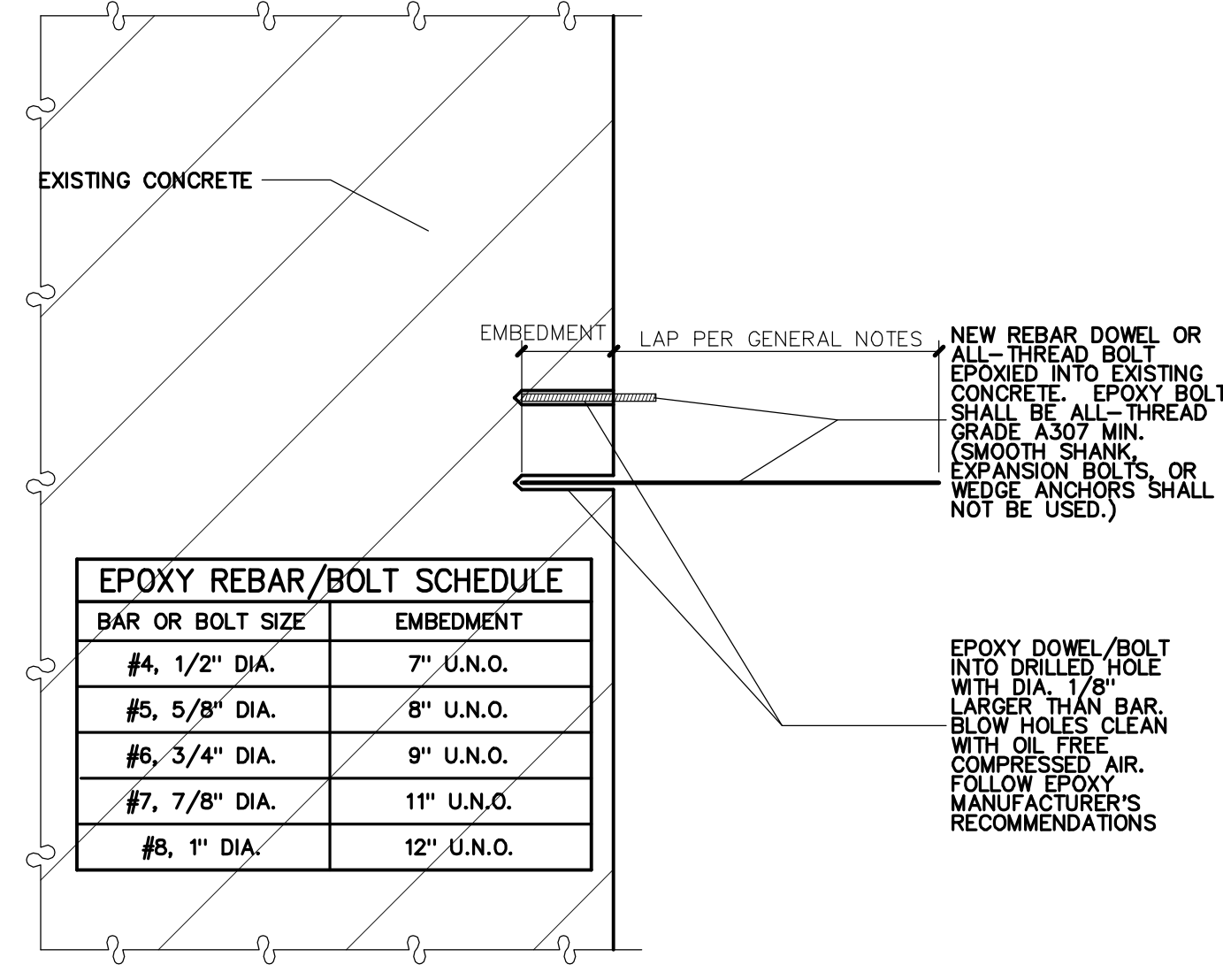
CONC. FOUNDATION WALL/FOOTING
CORNERS AND INTERSECTION

1
S3.1



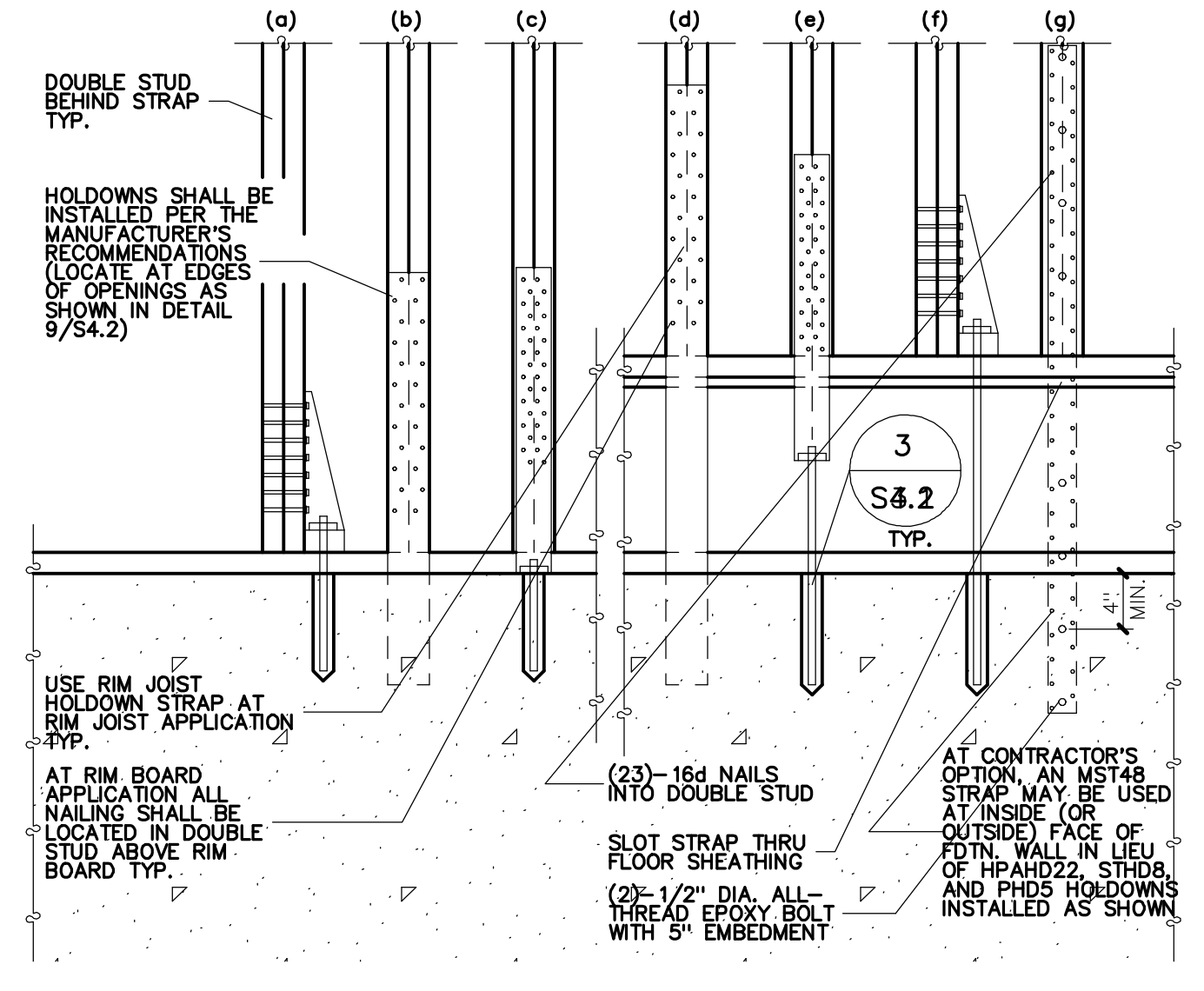
GARAGE FOUNDATION WALL ON FOOTING

2
S3.1



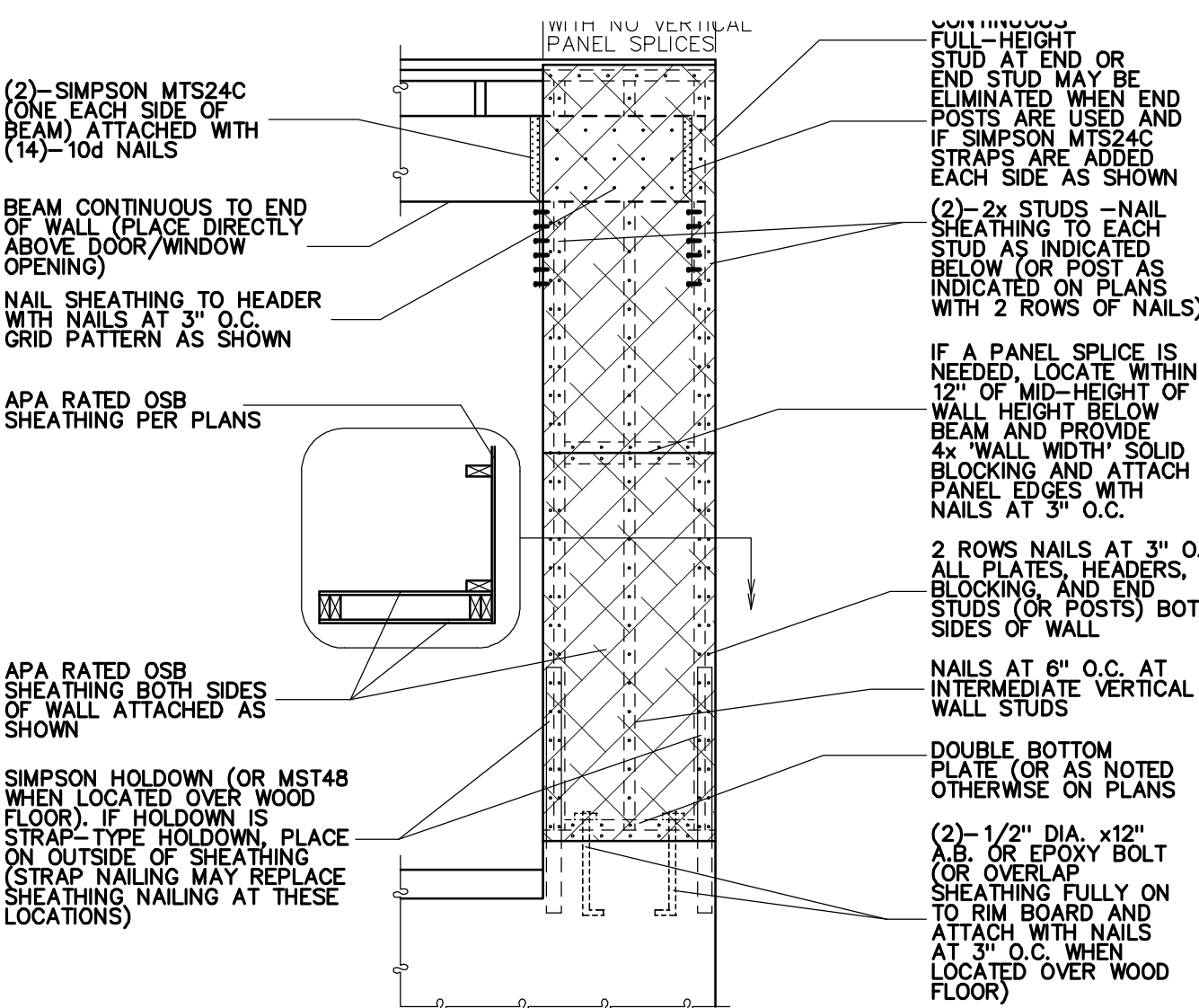
EPOXY REBAR DOWEL SCHEDULE

3
S3.1



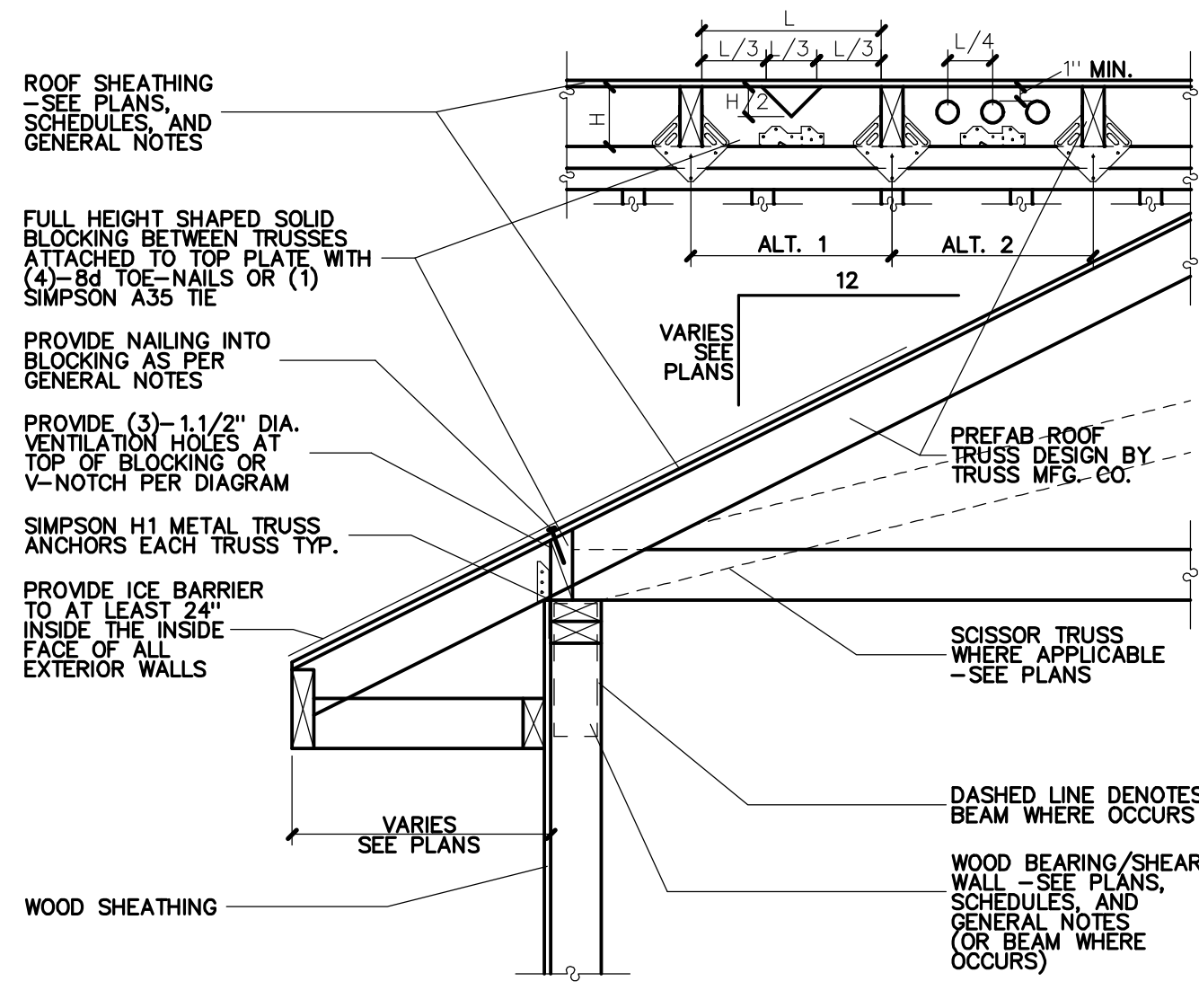
HOLDOWN INSTALLATION

4
S3.1



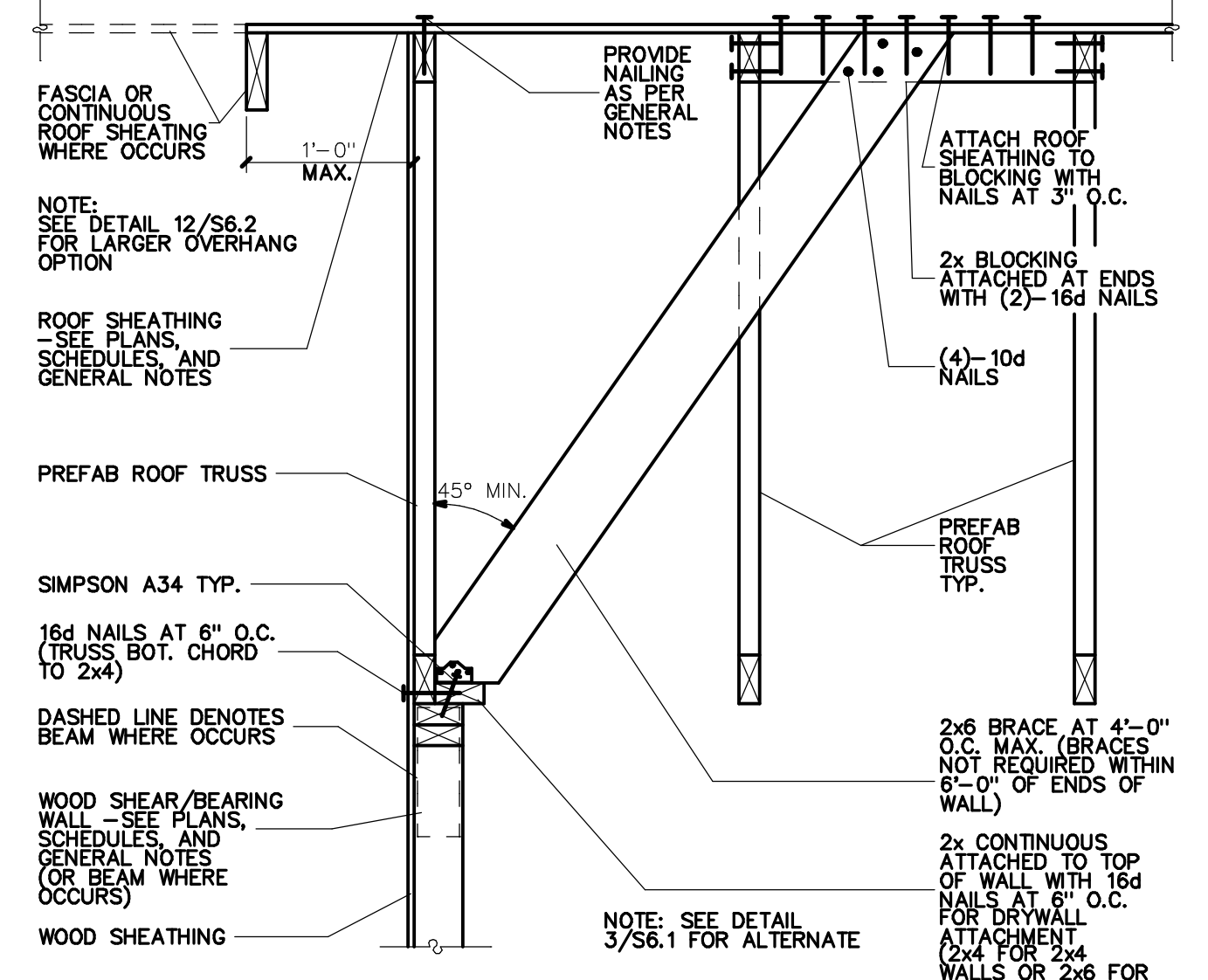
SHEAR WALL EACH SIDE OF GARAGE DOOR

5
S3.1



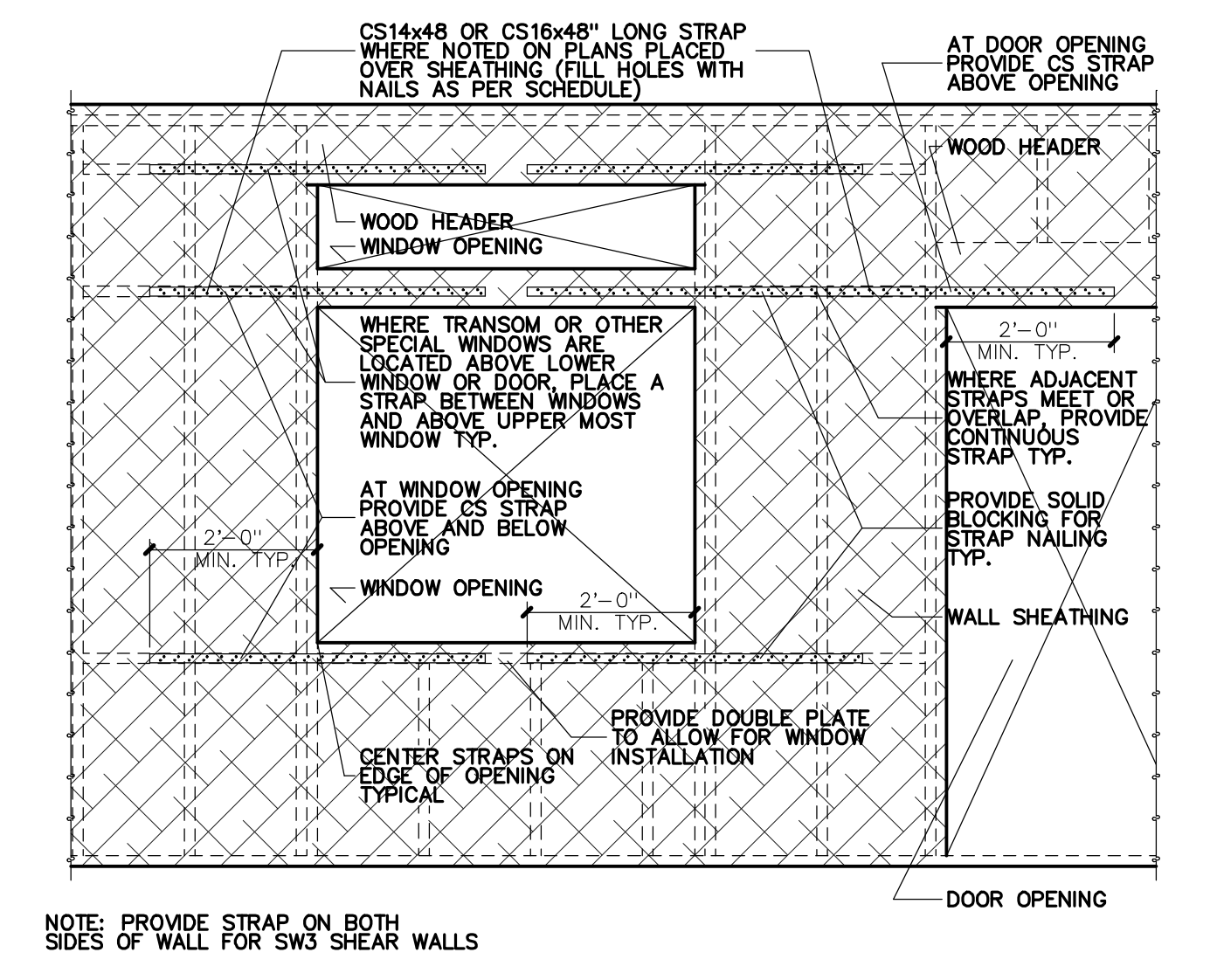
BEARING/SHEAR WALL AT ROOF TRUSSES

6
S3.1



GABLE END WALL

7
S3.1



CS16x48 STRAP ATTACHMENT

8
S3.1

NOTE: ALL DETAILS SHOWN ON THIS SHEET ARE NOT NECESSARILY USED ON THIS JOB -- SEE SHEETS S1.1 THRU S3.2 FOR REFERENCES TO DETAILS

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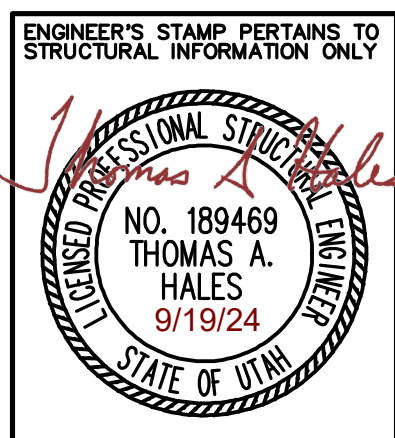
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WWW.LOMONDVIEW.COM



DETAILS

SHEET
DATE: 9/19/2024
DRAWN: CWH
JOB NO.: 24025
TYPE: CHG TO 0484231103, #23098
PLAN NO.: 484 SO. FT. DETACHED GARAGE



THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT THE CONTRACTOR WILL HAVE A THOROUGH KNOWLEDGE OF THE APPLICABLE BUILDING CODES AND REQUIREMENTS FOR CONSTRUCTION. ACCORDINGLY, THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE ANY MATERIALS, METHODS, CONSTRUCTION, OR OTHER INFORMATION NECESSARY FOR THE PROPER AND SAFE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND SUPPLYING THE MATERIALS, METHODS, CONSTRUCTIONS, AND OTHER INFORMATION NECESSARY FOR THE PROPER AND SAFE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF A DISCREPANCY BETWEEN THESE DRAWINGS AND SPECIFICATIONS AND THE BUILDING CODES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCREPANCY IN WRITING.

CONTRACTOR & OWNER SHALL VERIFY ALL DIMENSIONS, AREAS, AND CONDITIONS, READ ALL NOTES AND BECOME THOROUGHLY FAMILIAR WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

S3.1