

GIVEN'S RESIDENCE

HOME ADDITION

145 ROCK GLEN WAY, SANTEE
CALIFORNIA 92071

PROJECT DIRECTORY	GENERAL NOTES	DRAWING INDEX
Owner: Prugh Revocable Trust PO Box 3274 Jackson, WY 83001-3274 Architect: Jeff Lawrence, AIA P.O. Box 2076 Jackson, WY 83001 Jeff@L-Architecture.com 307.690.2056 General Contractor: Wilson Design and Build, LLC Shane Wilson and Jacqueline Bennie 1635 Alden Ave Pinedale, WY 82941-6735 (307) 871-3166 wilsondesignbuildllc@gmail.com Surveyor: Gannett Peak Surveying Ryan Wells, PLS- Surveyor PO Box 2330 Pinedale, WY 82941 (307) 622-0786 ryan@gps-wy.com Geotech Engineer: Nelson Engineering Phil Gyr, Geotech Engineer P.O. Box 1599 / 430 Cache Jackson, WY 83001 307.733.2087 pgyr@nelsonengineering.net Civil Engineer: Elkhart Engineering Antolin Barraza, Project Engineer (307) 231-3225 abar@elkhartengineering.com Structural Engineer: KL&A Engineers Joe Hall, Principal Engineer Tyler Leigh, Structural Designer 150 South Main Street Buffalo, WY 82834 (307) 621-7011 jhall@klaa.com tleigh@klaa.com Mechanical and Plumbing Engineer: JTEC, Inc. Justin Tatolian, PE Mark Bustard, PE PO Box 4594 Jackson, Wyoming 83001 307-699-1110 jtatolian@jtecinc.com mbustard@jtecinc.com Electrical Engineering / Lighting Designer: Helius Lighting Group Jarron Pew Isaac Geary 800.287.0268 jpew@heliuslighting.com i.geary@heliuslighting.com	01. The General Contractor shall provide the Owner with copies of permits, licenses, certifications, inspection reports, receipts for payment, and all similar documents. 02. All work shall be done in accordance with all applicable, currently adopted federal, state, and local codes and requirements to include, but not limited to the International Residential Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code and the National Electric Code. 04. The General Contractor and all subcontractors shall inspect the site before beginning work and identify any conflicts or inconsistencies between the Contract Documents and existing conditions. 05. The General Contractor shall notify the Architect of conditions which require deviation from constructing the work as indicated in the Contract Documents. 06. Do not scale drawings. Large scale drawings take precedence over smaller scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. 07. The presence of the Architect on the job site does not imply approval of any work. The General Contractor must call specific items to the attention of the Architect if he wishes to obtain the Architect's approval. 08. The General Contractor shall submit all proposed substitutions in writing to the Architect for approval with samples, cost analysis, and sufficient information for evaluation. If a revision or substitution is made without the Architect's written approval that does not conform to the Contract Documents, it will relieve the Architect of any liability from the resulting aesthetic effect, subsequent failure, property damage, or personal injury. 09. The General Contractor shall perform high quality, professional work. The work of each trade shall meet or exceed all quality standards published by that trade. 10. The General Contractor shall arrange to accommodate "Not in Contract" work and shall request instructions from the Architect before proceeding. 11. The General Contractor shall protect all newly installed materials, finishes, and assemblies from damage throughout construction. 12. The General Contractor shall halt the work affected when notified of a proposed change and proceed only after receiving written instructions from the Architect. 13. The General Contractor shall comply with the rules of Teton County for construction site facilities, use of premises, access to the site, and trash removal. 14. The General Contractor shall provide adequate and proper dry storage and handling of all building materials, supplies, and finishes in accordance with the manufacturer's recommendations. 15. The General Contractor shall provide and maintain an on-site emergency water supply for fire control.	Cover Sheet A0.1 General Notes A0.2 Survey Civil Sheets C1.0 Grading and Utility Site Plan C2.0 Civil Details Architectural Sheets A1.1 Architectural Site Plan A2.1 Floor Plans - Foundation and Lower A2.2 Floor Plans - Upper and Roof A3.1 Exterior Elevations A3.2 Exterior Elevations A4.1 Building Sections A4.2 Building Sections A6.1 Reflected Ceiling Plans A7.1 Wall Sections/ Details A7.2 Wall Sections/ Details A8.1 Stair Drawings A9.1 Door and Window Schedule + Details Structural Sheets S0.1 General Notes S0.2 General Notes S0.3 General Notes S0.4 Load Keys S0.5 Typical Details S0.6 Typical Details S0.7 Typical Details S0.8 Typical Details S1.0 Foundation Plan S1.1 Main Level Framing Plan S1.2 Upper Level Framing Plan S1.3 Roof Framing Plan S4.0 Foundation Details S4.1 Details S4.2 Details S5.1 Schedules Mechanical / Plumbing Sheets M0.1 Mechanical Cover Sheet and Notes M1.0 Crawlspace Mechanical Floor Plan M1.1 Lower Floor Mechanical Plan M1.2 Upper Floor Mechanical Plan M2.0 Crawlspace Plumbing Plan M2.1 Lower Floor Plumbing Plan M2.2 Upper Floor Plumbing Plan M3.0 Mechanical Schedules M3.2 Mechanical and Plumbing Specifications Electrical Sheets E000 General Notes E001 Schedules E002 Wiring Schematics E110 Lower Level / Crawlspace Lighting Plan E111 Main Level Lighting Plan E112 Upper Level Lighting Plan E140 Lower Level / Crawlspace Power Plan E141 Main Level Power Plan E142 Upper Level Power Plan
GENERAL PROJECT DESCRIPTION	VICINITY MAP	
The project is to be a two-story, new single family residence located in Jackson, Wyoming at Porter Ranch. It contains 4 bedrooms, 4.5 baths and a two car garage. Total gross floor area is 3,339 sf. PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING: Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions. APPROVED FOR CONSTRUCTION Permit# B-RALT-24-0258 Reviewed By: ASTurm Date: January 02, 2025		

REGULATORY ANALYSIS

Applicable Planning and Building Codes:

-Teton County Land Development Regulations
-2024 International Residential Code with Amendments adopted by Teton County, WY
-2024 International Mechanical Code with Amendments adopted by Teton County, WY
-2024 International Fuel Gas Code with Amendments adopted by Teton County, WY
-2024 International Plumbing Code with Amendments adopted by Teton County, WY
-2021 International Energy Conservation Code with Amendments adopted by Teton County, WY
-Wildland-Urban Interface Code (IWUIC) per Teton County amendments
0000.00 Private Residence- Regulatory Agency Review

2/1/26

Porter Ranch Lot 52 - REGULATION WORKSHEET - updated 02.02.26

Client

Site Location

Physical Address

Mailing Address

Parcel ID

Lot Size, Gross Site Area

Base Site Area

Prugh Revocable Trust

Lot 52, Porter Ranch Subdivision- Jackson, WY

P.O. Box 3274, Jackson, WY 83001-3274

22-46-16-06-3-02-052

0.28 acres (GSA= 12,196.8 sf)

9,586 sf

road easement is reduced from gross

Comments

Setbacks

HOA has reviewed and given approval

see plat: 25' front, 15' side, 40' rear

Item

Teton County Land Development Regulations

Requirement

Comments

Zone

S - Suburban

Zoning Overlays

property is located in NRD

Wildland Urban Interface (WUI)

see report from Fire EMS

Site Development Standards

Max Site Development

NA

see area calcs

Front Setback

40% lineal frontage- 12.5', 60% frontage- 25'

see site plan

Rear/Side Setback

1/2 structure setback or 7.5' for side and 20' at rear

see site plan

Exemptions

driveways exempt

see area calcs

Landscape

0.60 LSR Min or 5.752 sf Also, 1 plant unit per dwelling unit required

see area calcs

Exterior Lighting

0.5 lumens per sf of site development, 3000 kelvin max, lights over 600 lumens fully shielded, 1 exterior fixture per door exempted

see ext lighting worksheet

Grading

per Sec 5.7.2- Grading Permit Exempt due to disturbance of slopes less than 5% and less than 12,000sf total area

see grading plan

Flood Zone

Zone X

Structure Standards

Street Setback

25' min

see site plan

Side Setback

15' min

see site plan

Rear Setback

40' min

see site plan

Structure Height

24'

see elevations

Max Floor Area in SF

0.35 FAR max - 9,586sf x 0.35= 3,355 sf

see area calcs

Street Yard Projections

covered and uncovered decks, porches, and balconies may encroach into a street yard by up to 6'

see site plan

Residential Side/Rear Yard Projections

cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard by up to 4'. Fire escapes may extend up to 4'.

see site plan

AREA CALCULATIONS - Lot 52 Porter Ranch - 02.02.26

SITE DEVELOPMENT / LSR

Site Area:

Base Site Area: (minus road easement)

Min LSR (Landscape Surface Ratio) - 0.6 * base site area

Proposed Footprint of Structures

Proposed New Paved/Unpaved Driveways/Parking Areas

Proposed Decks,porches,patios,sidewalks,etc.

Proposed Other Unvegetated areas

Total Site Development

Provided Landscape Area

LSR Provided Beyond Minimum Required

0.28 acres (GSA= 12,196.8 sf)

9,586 sf

5,752 sf

2,423 sf

569 sf

644 sf

-

3,636 sf

5,950 sf

198 sf

STRUCTURE DEVELOPMENT / FLOOR AREA

Max FAR: (Floor Area Ratio) - 0.35 * base site area

New Habitable, Above Grade

New Non-Habitable, Above Grade

New Habitable, Below Grade

New Non-Habitable, Below Grade

Total Habitable

Total Non-Habitable

Total Floor Area - All

Remaining Allowed Floor Area

3,355 sf

2,589 sf

750 sf

0 sf

0 sf

2,589 sf

750 sf

3,339 sf

16 sf

IWUIC Project Notes

Fire Department Access:
1. Driveway is less than 150' so no turnarounds or turnouts are required.

Roof Assembly:
1. Roofs are to be non-combustible Class A rated asphalt shingles (upper roof) and non-combustible Class A rated standing-seam metal roofing (lower roof).
2. No valleys exist in this design
3. Eaves, fascias and soffits are to be fully enclosed with 3/4" min T&G solid wood. There will be no exposed rafter tails.
4. Gutters and downspouts will be constructed of metal

Exterior Wall Protection:
1. Exterior walls are to have ignition resistant/fire-retardant-treated wood on the exterior side and will extend from the top of foundation to underside of sheathing at the roof eave.

Decks, Appendages and Projections:
1. The covered entry is to consist of a Class A rated metal roof and the underside soffit shall consist of fire-treated solid wood.
2. There are no underfloor areas in this design projecting over slopes greater than 10 percent

Windows/Glazing:
1. Exterior windows and glazed doors shall consist of multi-layered glazed panels (double pane glass units).

Exterior Doors:
1. Exterior doors are to be either be of non-combustible construction, solid core wood at least 1 3/4" thick, or have a fire rating of at least 20 minutes.

Vents:
1. All attic and crawlspace areas are conditioned spaces so no vents on exterior walls are required for those spaces.
2. Other vents shall meet the performance requirements per the report from Jackson Hole Fire EMS and the IWUIC.
3. Any vents in the exterior envelope shall not exceed 144 square inches each. All vents are to be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8" or shall be designed and approved to prevent the flame or ember penetration into the structure.
4. There are no attic ventilation openings, gable-end vents or underfloor ventilation openings.

Accessory Structures:
1. There are no accessory structures proposed.

Miscellaneous:
1. The home shall have a permanently posted address that meets the requirements of Jackson Hole Fire EMS per the IWUIC report.
2. Firewood and combustible material shall not be stored as stated in the Jackson Hole Fire EMS IWUIC report.
3. There are no LP-gas containers proposed.
4. The gas fireplace shall be provided with a spark arrester and/or meet the requirements of IWUIC 605.1.
5. Any new trees planted must be kept greater than 10 feet from the structure and crowns must be greater than 10 feet from crowns of adjacent trees. See IWUIC report from Jackson Hole Fire EMS.

DESIGNER:

Maison AEC

Architecture, Engineering, Construction

Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE

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145 ROCK GLEN WAY, SANTEE

CALIFORNIA 92071

SET TITLE:

PLAN CHECK
CORRECTIONS
2ND SUBMITTAL SET

DATE:

Oct. 31, 2024

REVISIONS:

CONSULTANTS
BACKGROUNDS SET JUL. 31 / 2024

CONSULTANTS
BACKGROUNDS SET SEP. 01 / 2024

PLAN CHECK CORRECTIONS
2ND SUBMITTAL SET

Oct. 31, 2024

PROJECT NUMBER:

SHEET:

COVER SHEET

CS100



TETON COUNTY PERMIT SET
February 2, 2026

DESIGNER:



Maison AEC

CONTRACTOR:

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CONSULTANTS
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CONSULTANTS
BACKGROUND SET
SEP / 01 / 2024

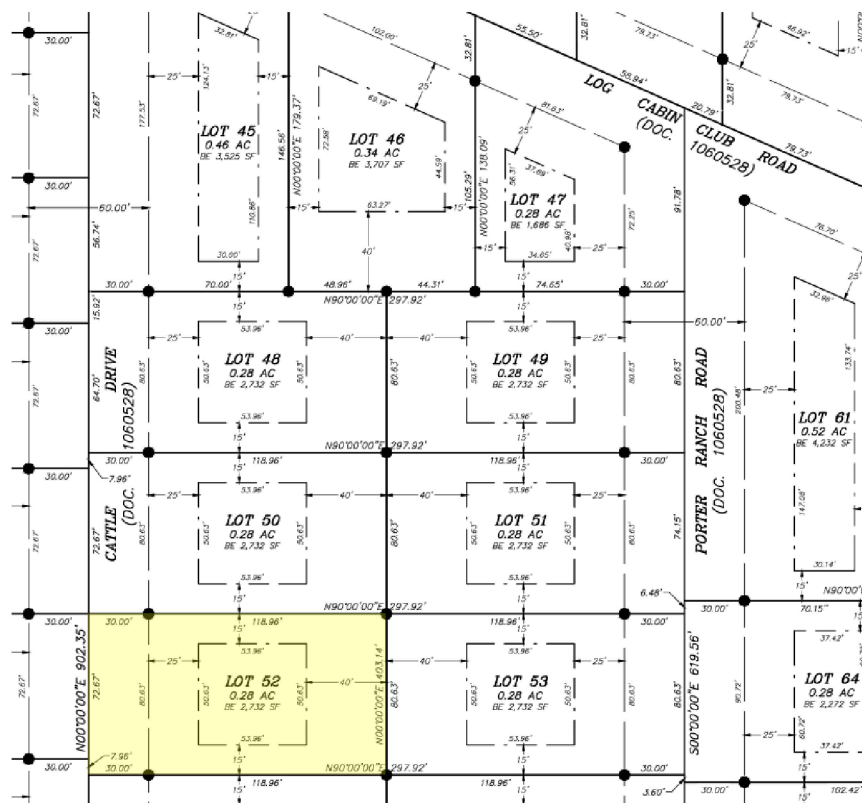
PLAN CHECK CORRECTIONS
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OCT 31, 2024

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Lightology

Skyline Outdoor Wall Light
By Minka Lavery

Description

The Skyline 72501 Outdoor Wall Light is a modern contemporary outdoor wall light that is available in Brushed Aluminum and Dorian Bronze finish. Available in two sizes, ETL listed for wet locations.

Specifications

COLOR N/A
BODY FINISH Brushed Aluminum
WATTAGE 12W
DIMMER Not Compatible
DIMENSIONS 5'6" x 3'70" H x 4"D
INTEGRATED LED MODULE 1x LED/BATON LED

Technical Information

LAMP LIFE 30000 hours
COLOR RENDERING 80 CRI
LAMP COLOR 2700K
LUMINOUS FLUX 3500
LUMINOUS EFLUX 450 lumens

FIXTURE: MKL601864

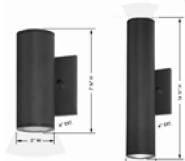
TYPE

L8B

Project: _____
Company: _____
Location: _____
SPEC #: MKL601864
Approved On: _____
Approved By: _____



Shown in brushed aluminum



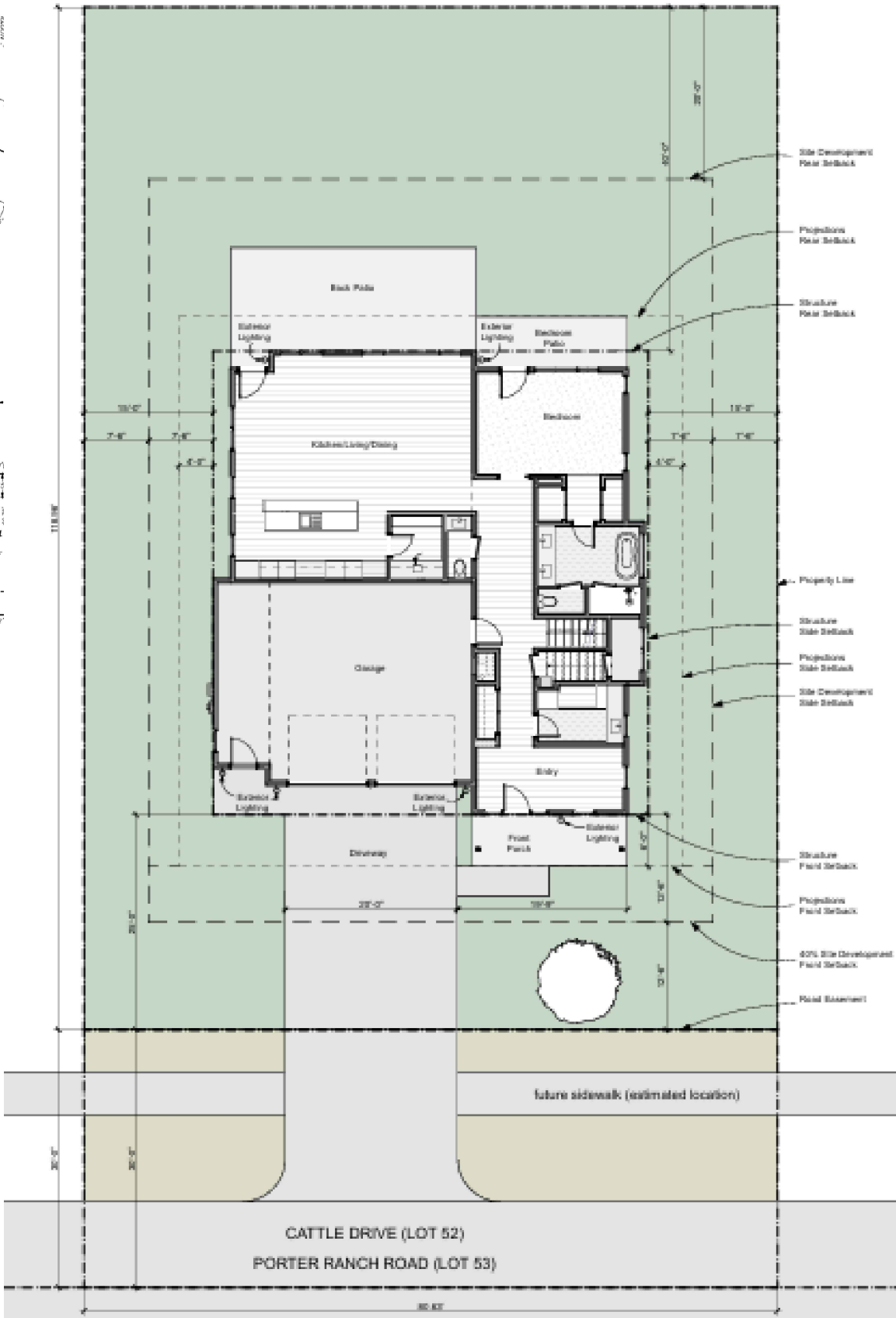
CLICK TO VIEW PRODUCT

Notes: _____

Exterior Lighting Spec

SITE PLAN

SCALE 1" = 10'



SITE PLAN
SCALE 1" = 10'

Porter Ranch Lot 52 - REGULATION WORKSHEET - updated 02.02.26		
Client	Pugh Revocable Trust	
Site Location		
Physical Address	Lot 52, Porter Ranch Subdivision- Jackson, WY	
Mailing Address	P.O. Box 3274, Jackson, WY 83001-3274	
Parcel ID	22-40-16-06-3-02-052	
Lot Size, Gross Site Area	0.28 acres (GSA= 12,196.8 sf)	
Base Site Area	9,586 sf	road easement is reduced from gross
Porter Ranch SUBDIVISION CCRS		
Comments	HOA has reviewed and given approval	
Setbacks	see plat: 25' front, 15' side, 40' rear	
Teton County Land Development Regulations		
Item	Requirement	Comments
Zone	S - Suburban	
Zoning Overlays	property is located in NRD	
Wildland Urban Interface (WUI)	see report from Fire EMS	
Site Development Standards		
Max Site Development	NA	
Front Setback	40% lineal frontage- 12.5', 60% frontage- 25'	see area calcs
Rear/Side Setback	1/2 structure setback or 7.5' for side and 20' at rear	see site plan
Exemptions	driveways exempt	see site plan
Landscaping	0.60 LSR Min or A,752 sf . Also, 1 plant unit per dwelling unit required	see area calcs
Exterior Lighting	0.5 lumens per sf of site development, 3000 kelvin max, lights over 600 lumens fully shielded, 1 exterior fixture per door exempted	see ext lighting worksheet
Grading	per Sec 5.7.2- Grading Permit Exempt due to disturbance of slopes less than 5% and less than 12,000sf total area	see grading plan
Flood Zone	Zone X	
Structure Standards		
Street Setback	25' min	see site plan
Side Setback	15' min	see site plan
Rear Setback	40' min	see site plan
Structure Height	24'	see elevations
Max Floor Area in SF	0.35 FAR max = 9,586sf x 0.35= 3,355 sf	see area calcs
Street Yard Projections	covered and uncovered decks, porches, and balconies may encroach into a street yard by up to 6'	see site plan
Residential Side/Rear Yard Projections	cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard by up to 4'. Fire escapes may extend up to 4'.	see site plan

AREA CALCULATIONS - Lot 52 Porter Ranch - 02.02.26	
SITE DEVELOPMENT / LSR	
Site Area:	0.28 acres (GSA= 12,196.8 sf)
Base Site Area: (minus road easement)	9,586 sf
Min LSR (Landscape Surface Ratio) - 0.6 * base site area	5,752 sf
Proposed Footprint of Structures	2,423 sf
Proposed New Paved/Unpaved Driveways/Parking Areas	569 sf
Proposed Decks, porches, patios, sidewalks, etc.	844 sf
Proposed Other Unvegetated areas	-
Total Site Development	3,836 sf
Provided Landscape Area	5,950 sf
LSR Provided Beyond Minimum Required	198 sf
STRUCTURE DEVELOPMENT / FLOOR AREA	
Max FAR: (Floor Area Ratio) - 0.35 * base site area	3,355 sf
New Habitable, Above Grade	2,589 sf
New Non-Habitable, Above Grade	750 sf
New Habitable, Below Grade	0 sf
New Non-Habitable, Below Grade	0 sf
Total Habitable	2,589 sf
Total Non-Habitable	750 sf
Total Floor Area - All	3,339 sf
Remaining Allowed Floor Area	16 sf

Porter Ranch Lot 52 Residence - Exterior Lighting Lumens Calculations - 02.02.26									
Minimum Required							Site Development		
							Also Lumens Allowed (All Lumens)		
							Max Lumens Allowed (Landscape)		
Location	Fixture Model (Type) or Description	# of Fixtures	Code Required?	Shielded?	Color Temp	Lumens per Fixture (Declared)	Total Lumens	Total Lumens Code Required	Total Lumens Not Code Required
Front Porch Main Entry	Wall Sconce - L8B	1	Yes	Y	2700K	350	350	350	0
Garage Entry	Wall Sconce - L8B	1	Yes	Y	2700K	350	350	350	0
Chapel Room Entry	Wall Sconce - L8B	2	Yes	Y	2700K	350	700	700	0
Bedroom 1 Entry	Wall Sconce - L8B	1	Yes	Y	2700K	350	350	350	0
Garage - Vehicle Entry	Wall Sconce - L8B	2	Yes	Y	2700K	350	700	700	0
TOTAL							2,100	2,100	0
Note: exterior lighting required by code are exempt							Max Allowed Remaining	1,835.0	1,835.0

Landscaping Notes:

1 Plant Unit Required per Teton County LDRs

LDR Option A :

- (1) 3" caliper canopy tree - Aspen
- (6) large shrubs- Choke Cherry or Black Hawthorn
- (4) #5 container shrubs- Spiraea or similar



DESIGNER:



Maison AEC

CONTRACTOR:

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CONSULTANTS
BACKGROUNDS SET

CONSULTANTS
BACKGROUNDS SET

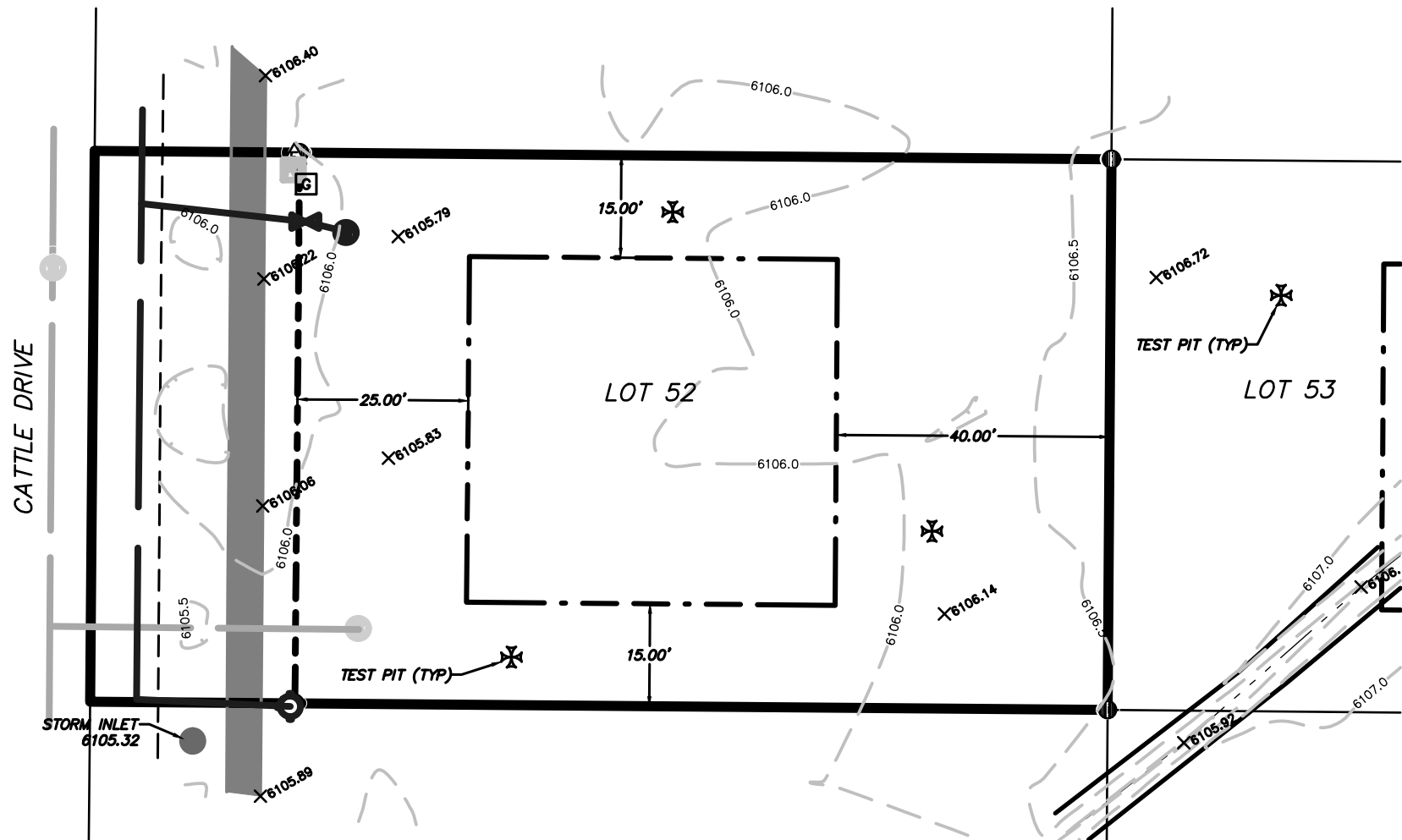
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LEGEND:

- PROPERTY CORNER FOUND
- STORM INLET
- SPOT ELEVATION
- SEWER SERVICE
- WATER SERVICE
- ▲ ELECTRICAL TRANSFORMER
- CABLE/FIBER BOX
- GAS SERVICE STUB
- PROPERTY BOUNDARY - SUBJECT PROPERTY
- BUILDING ENVELOPE
- RIGHT OF WAY EASEMENT
- EDGE OF PAVEMENT
- SIDEWALK
- 6107 --- CONTOUR

NOTES:

This survey was completed by Ryan Wells, Wyoming PLS 16884 in December, 2025

Topographic Survey
Lot 52
Porter Ranch Subdivision
Teton County, WY



TOPOGRAPHIC SURVEY

SCALE 1" = 10'



DESIGNER:



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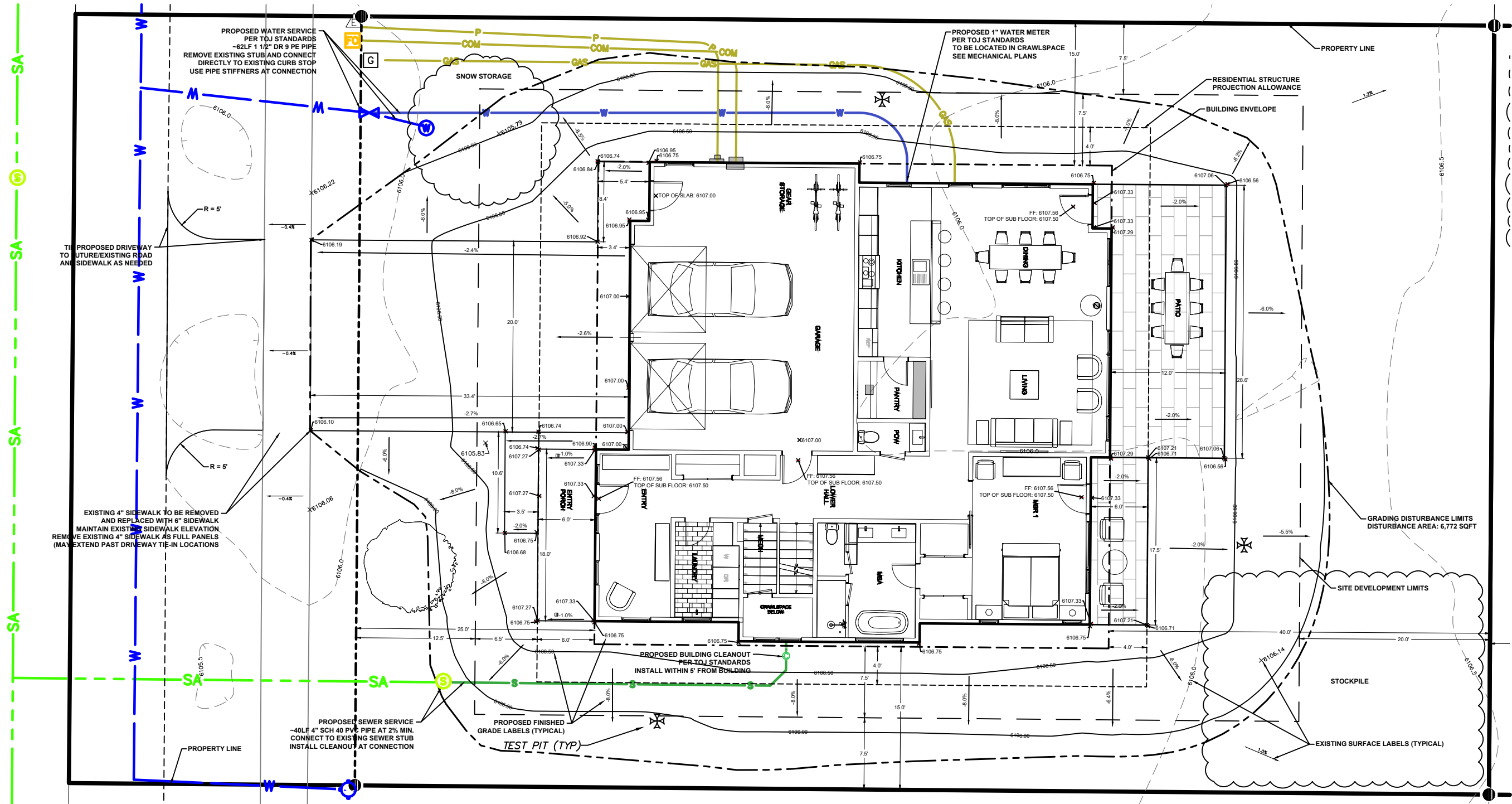
PLAN CHECK CORRECTIONS
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LOT 52 GRADING AND UTILITY PLAN

SCALE 1" = 10'



DESIGNER:



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CONTRACTOR:

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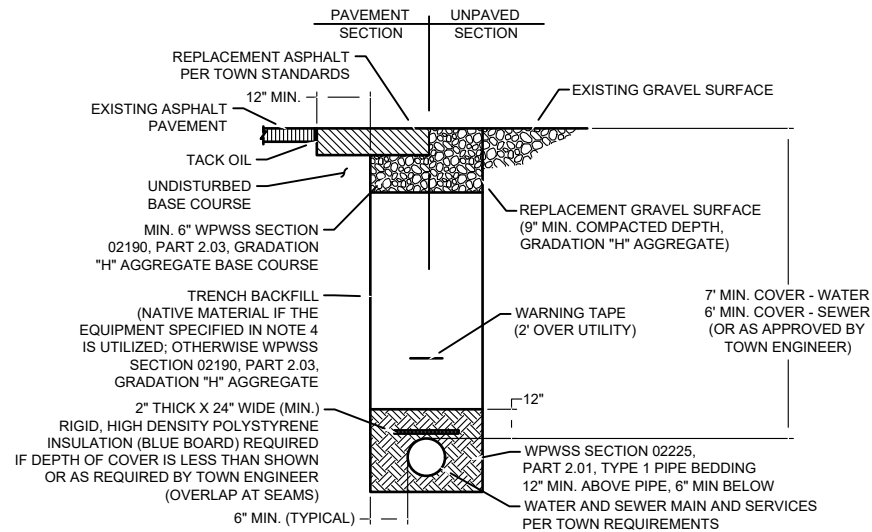
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CS100





- 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
- 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.

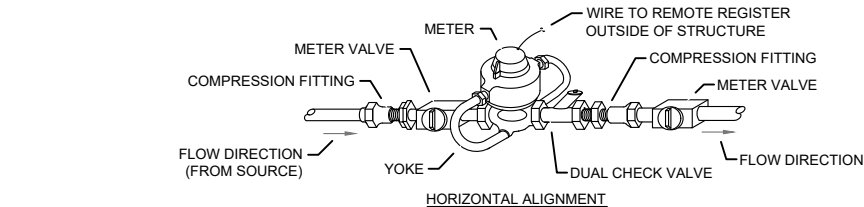
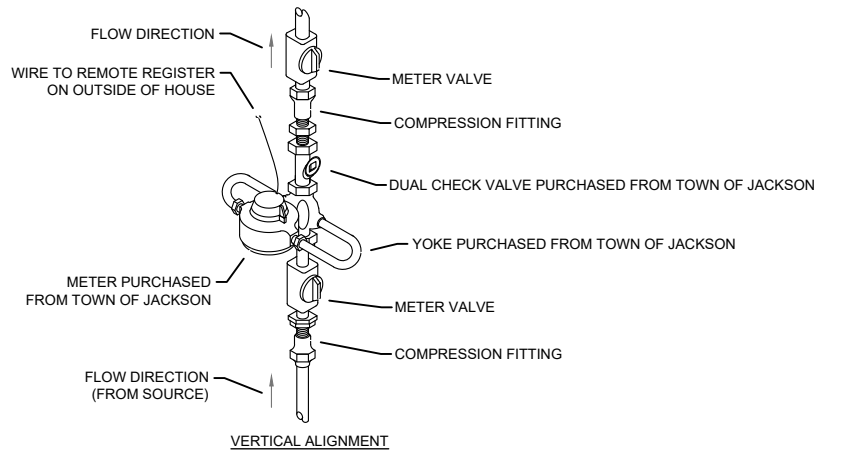
LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).

UNIFORM PIPE SUPPORT.

WPWSS SECTION 02231, PART 3.03.

(WYOSHA) REGULATIONS.

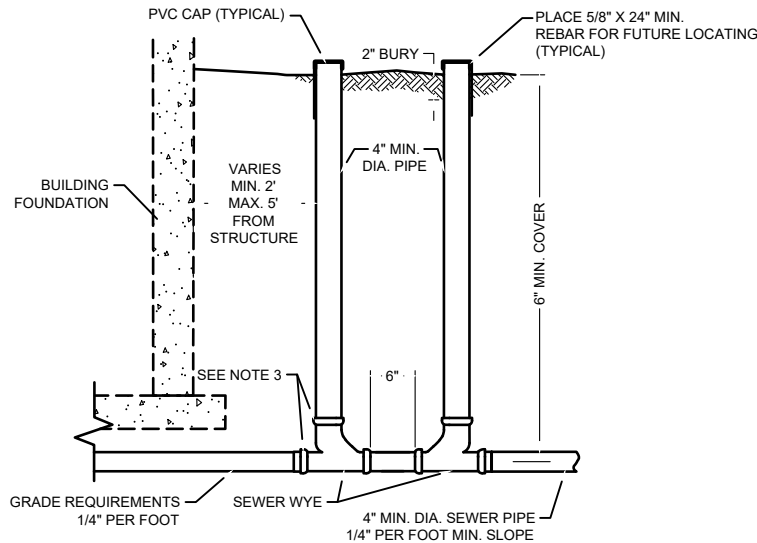
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- NOTES:
- SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
 - METER SHALL BE INSTALLED WITH THE METER FACING UP.
 - METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON

1.2 WATER METER INTERIOR INSTALLATION - 3/4" & 1"

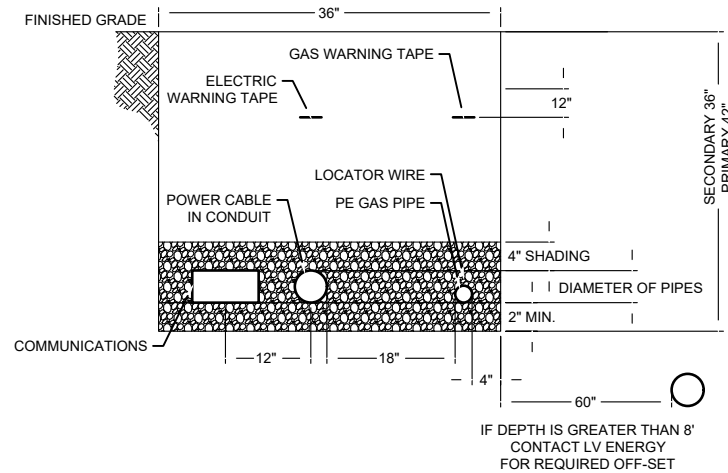
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- NOTES:
- PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETER WATER TESTING.
 - INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
 - ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

1.5 SERVICE LATERAL BUILDING CLEANOUT

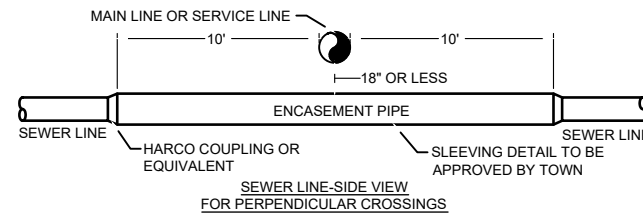
TOJ SS-114



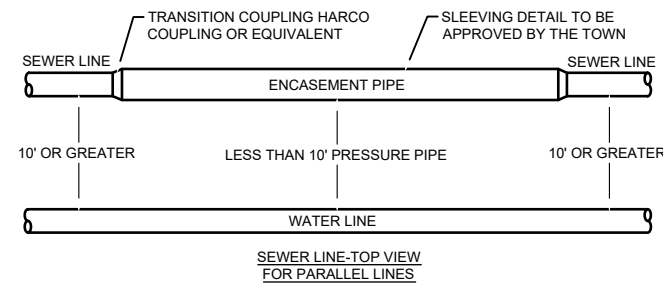
- NOTES:
- SEWER AND WATER CROSSINGS SHALL REQUIRE A MINIMUM OF 12" VERTICAL SEPARATION. IF LESS THAN 12" SEPARATION, CONDUCTORS SHALL BE PROTECTED WITH SCHEDULE 40 ELECTRICAL PVC OR RIGID STEEL CONDUIT A MINIMUM OF 24" ON EITHER SIDE OF CROSSING.
 - CUSTOMER INSTALLED CONDUIT SHALL BE INSPECTED BY LVE PRIOR TO BACKFILL. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
 - PE GAS PIPE AND POWER CABLING MUST HAVE A MINIMUM 18" HORIZONTAL SEPARATION, OR TRENCH WILL BE REJECTED.
 - BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

1.3 TRENCH DETAIL - ELECTRIC, NATURAL GAS, COMMUNICATIONS

LVE - SR-15



- NOTE:
- IF WATER LINE IS 18" OR LESS ABOVE SEWER OR IF WATER IS ANY DISTANCE BELOW THE SEWER LINE, INSTALL C-900 PVC PRESSURE PIPE OR TOWN APPROVED EQUAL. PRESSURE PIPE MUST EXTEND UNTIL THE LINES ACHIEVE THE REQUIRED SEPARATION AS MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL, OR THE JOINTS OF THE SEWER LINE ARE OFFSET BY 10 FEET HORIZONTALLY FROM THE CENTER OF THE WATER LINE



- NOTE:
- IF WATER LINE IS 18" OR LESS ABOVE SEWER LINE OR IF WATER LINE AND SEWER LINE COME WITHIN 10 FEET HORIZONTALLY, THEN THE INSTALLED SEWER LINE IS TO BE CONSTRUCTED OF C-900 PVC PRESSURE PIPE OR TOWN APPROVED EQUAL PIPE. PRESSURE PIPE MUST EXTEND UNTIL THE WATER AND SEWER PIPE ARE SEPARATED BY MORE THAN 10 FEET HORIZONTALLY AND OR MORE THAN 18" VERTICALLY.
 - IF APPROVED SEWER PRESSURE PIPE IS INSTALLED, ENCASEMENT PIPE MAY NOT BE REQUIRED AT DISTANCES LESS THAN 10 FEET.

1.6 SEWER PIPE ENCASEMENT

TOJ SS-116



LOT 52 GRADING AND UTILITY PLAN

SCALE 1" = 10'



DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE
HOME ADDITION
145 ROCK GLEN WAY, SANTEE
CALIFORNIA 92071

SET TITLE:

PLAN CHECK
CORRECTIONS
2ND SUBMITTAL SET

DATE:

Oct. 31, 2024

REVISIONS:

CONSULTANTS
BACKGROUNDS SET

JUL / 31 / 2024

CONSULTANTS
BACKGROUNDS SET

SEP / 01 / 2024

PLAN CHECK CORRECTIONS
2ND SUBMITTAL SET

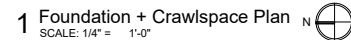
OCT 31, 2024

PROJECT NUMBER:

SHEET:

COVER SHEET

CS100



SCALE 1' = 10"

GENERAL PLAN NOTES	
1. Do not scale drawings. Contact Architect for any undimensioned dimensions or clarification of any dimensional discrepancies. Larger scale drawings take precedence over smaller scale drawings.	5. See interior elevations and paving plans for locations and dimensions of millwork, plumbing fixtures and interior finishes. Interior drawings take precedence over other drawings concerning these elements.
2. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.	6. Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions.
3. Interior partitions are framed primarily with 2x6 wood stud walls. Where additional space is needed, 2x4 studs are required. Refer to floor plans for locations of 2x4 framed walls.	7. General Contractor is to provide temporary ventilation for crawlspace until permanent mechanical system is operational and all vapor barriers and insulation has been installed.
4. The General Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflicts. (Refer to structural, mechanical/plumbing, electrical/lighting plans, paving plans and reflected ceiling plans.)	8. Where shown, furniture is for reference only and not in contract.
	9. Contractor to coordinate location of radon piping in crawlspace, in space between existing slab and foundation and through walls, attic and roof. Power to be provided in attic for ventilation exhaust fan.

1. Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large dimensional drawings take precedence over smaller scale drawings. 2. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. 3. Interior partitions are framed primarily with 2x6 wood stud walls. Where additional space is needed, 2x4 studs are required. Refer to floor plans for locations of 2x4 framed walls. 4. The General Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflicts. (Refer to structural, mechanical/plumbing, electrical/lighting plans, paving plans and reflected ceiling plans.)	5. See interior elevations and paving plans for locations and dimensions of material, leveling fixtures and interior finishes. Interior drawings take precedence over exterior drawings concerning building materials. 6. Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions. 7. General Contractor is to provide temporary ventilation for crawlspace until permanent mechanical system is operational and all vapor barriers and insulation has been installed. 8. Where shown, furniture is for reference only and not in contract. 9. Contractor to coordinate location of radon piping in crawlspace, in space between existing slab and new flooring, and through walls, attic and roof. Power to be provided in crawlspace for radon exhaust fan.
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**PLANS APPROVED BY THE CITY OF SANTEE
BUILDING INSPECTION DIVISION SUBJECT
TO THE FOLLOWING:**

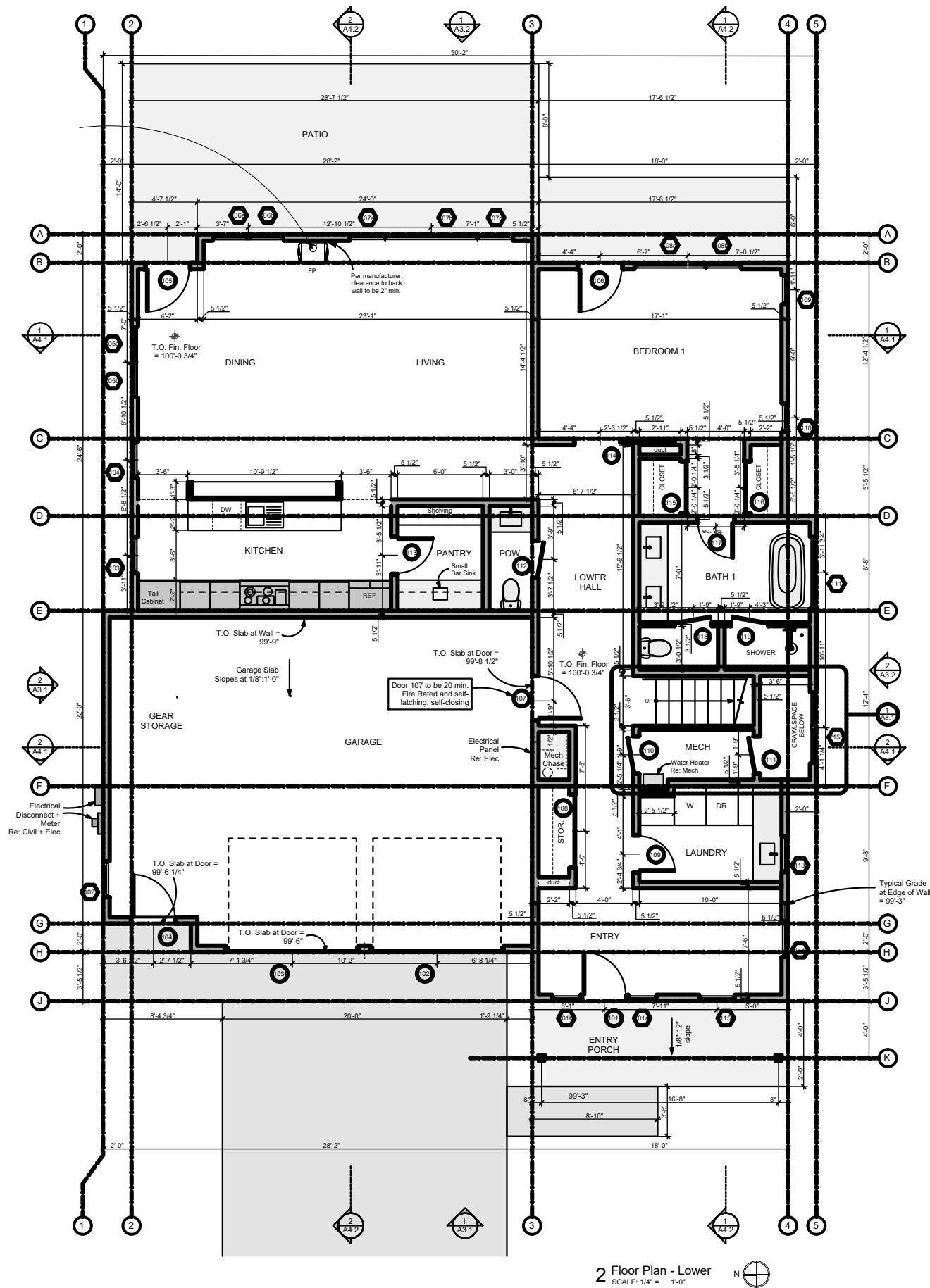
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit# B-RALT-24-0258
Reviewed
By: ASturm
Date: January 02, 2025

CS100

FOUNDATION + CRAWLSPACE PLAN

SCALE 1' = 10"



2 Floor Plan - Lower
SCALE: 1/4" = 1'-0"



DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE
HOME ADDITION
145 ROCK GLEN WAY, SANTEE
CALIFORNIA 92071

SET TITLE:

PLAN CHECK
CORRECTIONS
2ND SUBMITTAL SET

DATE:

Oct. 31, 2024

REVISIONS:

CONSULTANTS
BACKGROUNDS SET JUL 19 / 2024

CONSULTANTS
BACKGROUNDS SET SEP 10 / 2024

PLAN CHECK CORRECTIONS
2ND SUBMITTAL SET Oct 31, 2024



PLANS APPROVED BY THE CITY OF SANTEE
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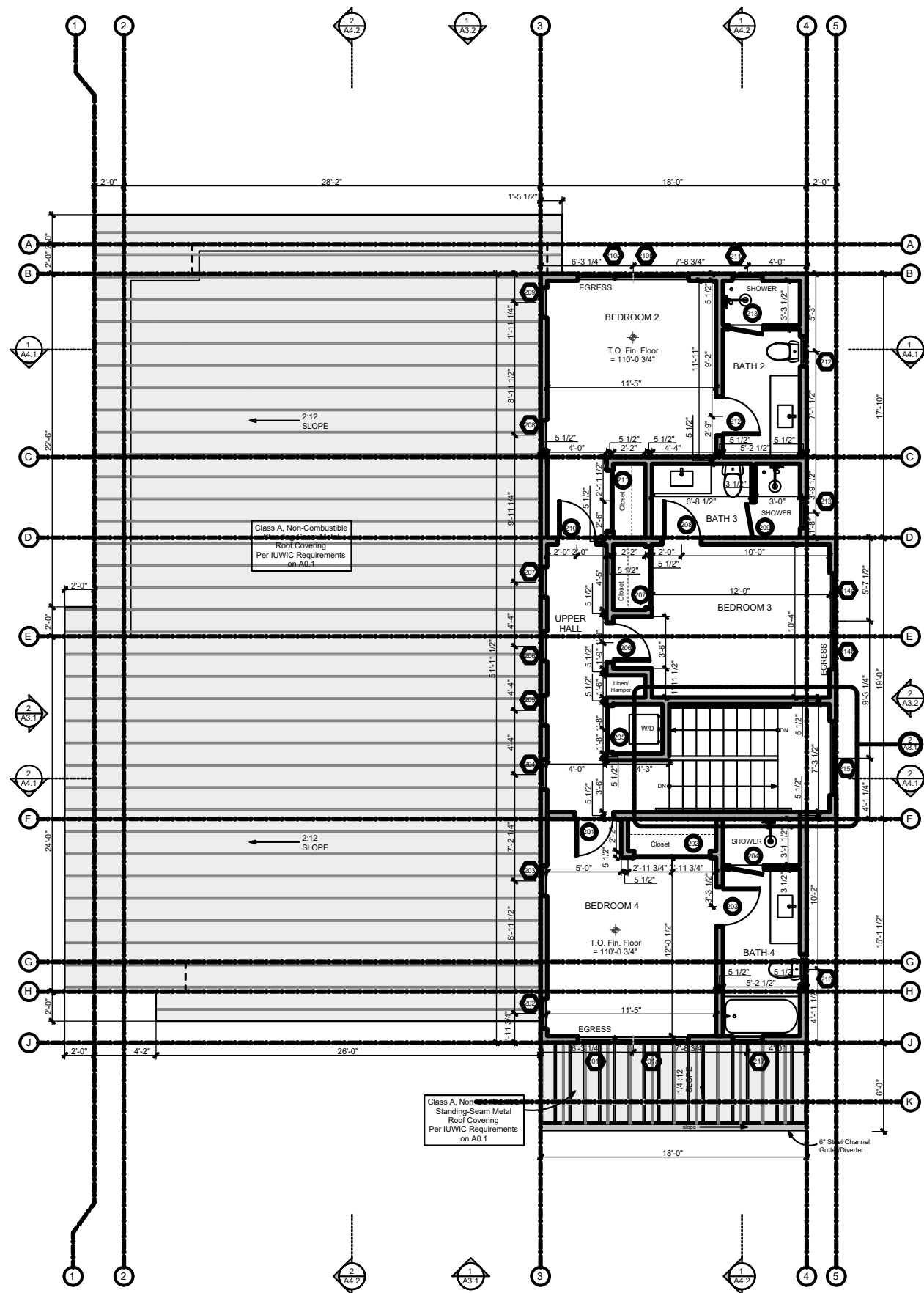
APPROVED FOR CONSTRUCTION
Permit# B-RALT-24-0258
Reviewed
By: ASturn
Date: January 02, 2025

PROJECT NUMBER:

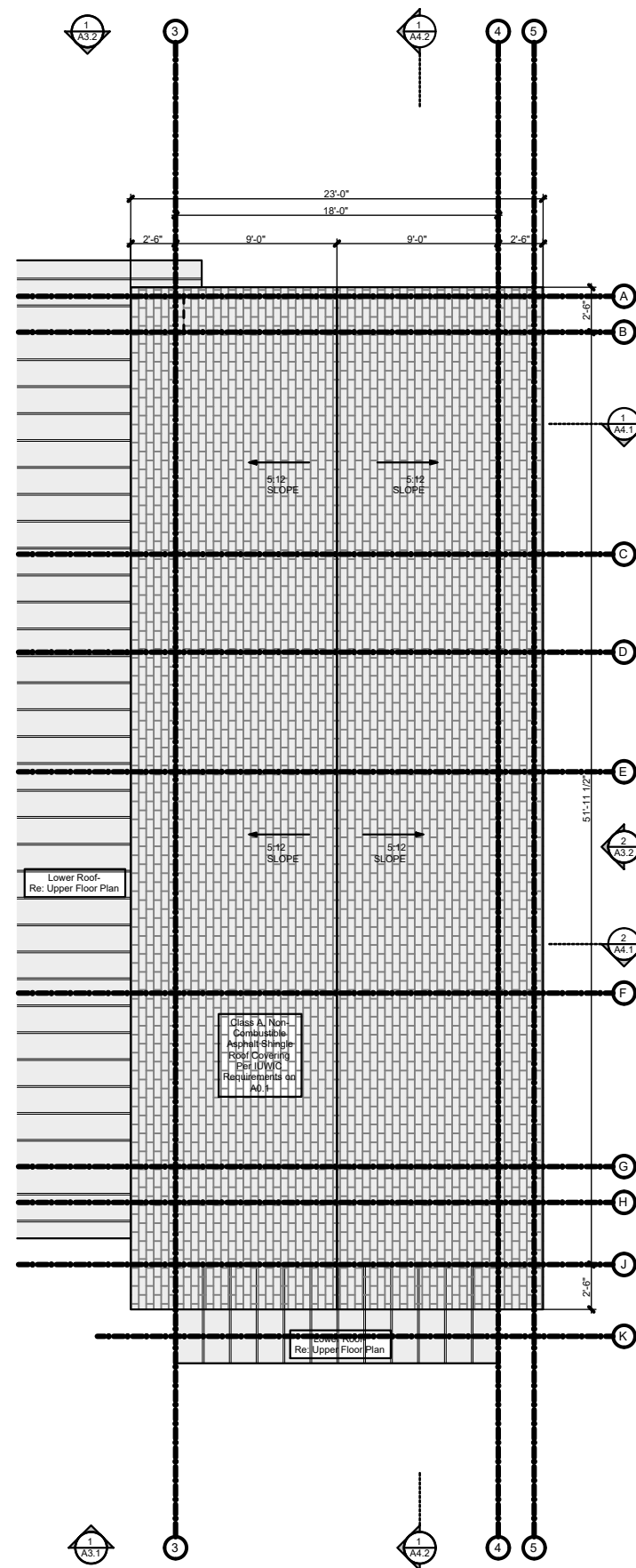
SHEET:

COVER SHEET

CS100



1 Upper Floor + Lower Roof Plan
SCALE: 1/4" = 1'-0"



2 Upper Roof Plan
SCALE: 1/4" = 1'-0"

UPPER FLOOR + LOWER ROOF PLAN

SCALE 1' = 10"



DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE

HOME ADDITION

145 ROCK GLEN WAY, SANTEE
CALIFORNIA 92071

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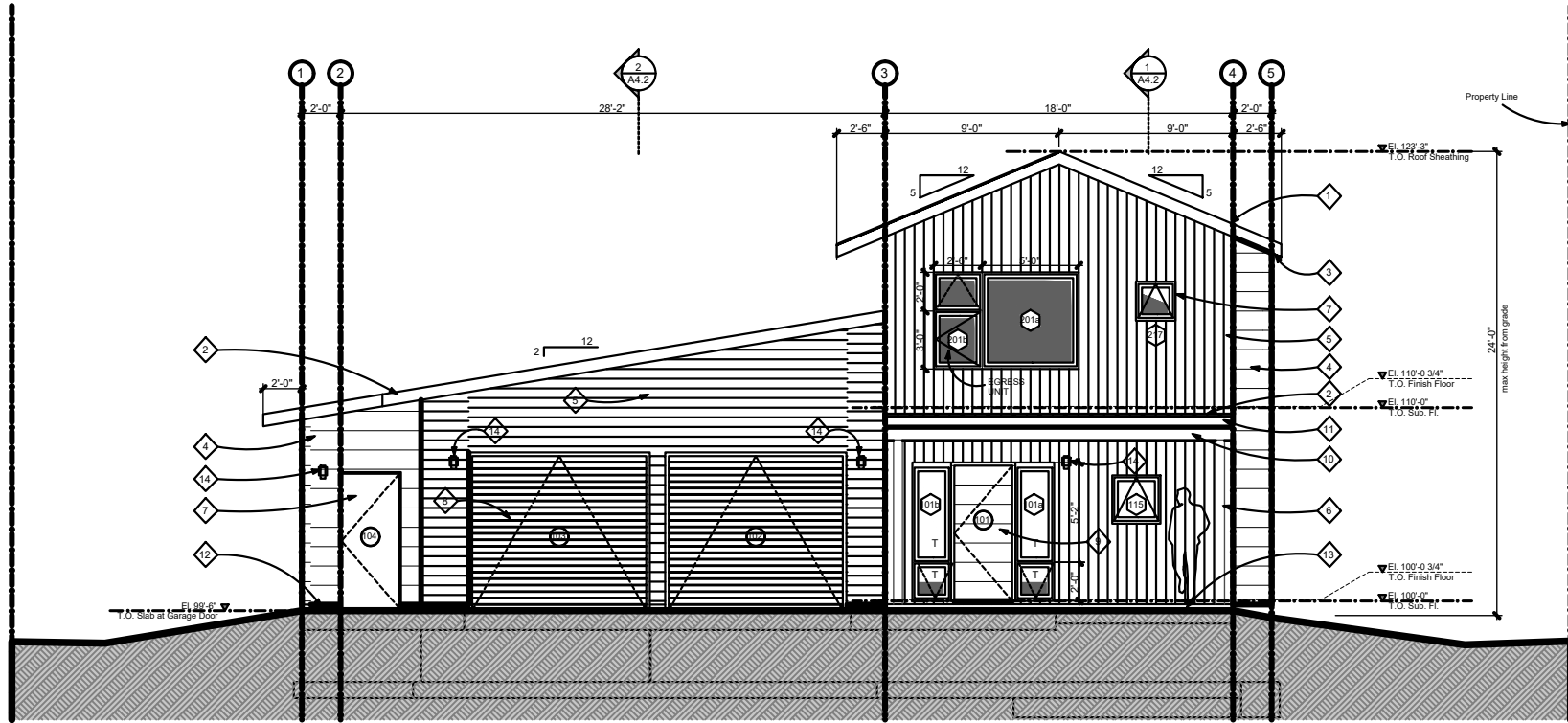
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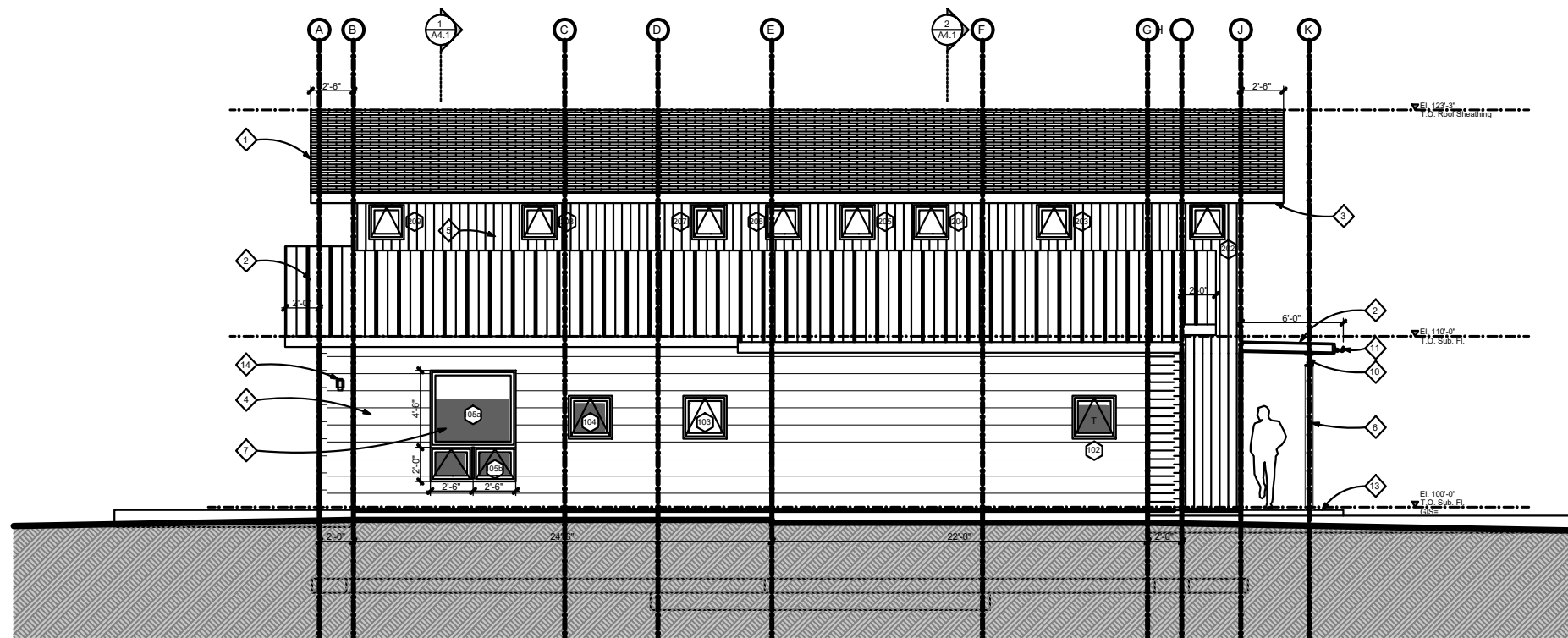
COVER SHEET

CS100





1 Front Elevation (West)
SCALE: 1/4" = 1'-0"



2 Side Elevation - Left (North)
SCALE: 1/4" = 1'-0"

Elevation KEY NOTES	
1	Class A rated, Non-Combustible Asphalt Shingle Roofing - Dark Gray
2	Class A rated, Non-Combustible Standing-Seam Metal Roofing - Matte Black
3	Fire-Treated 1x T&G Wood Soffit and Fascia. Re: Gen Notes for IWUIC reqs. Type/Color Option A- Dark Gray.
4	Fire-Treated 1x T&G Wood Siding (see elevations for orientation). Re: Gen Notes for IWUIC reqs. Type/Color Option A- Dark Gray.
5	Fire-Treated 1x T&G Wood Siding (see elevations for orientation). Re: Gen Notes for IWUIC reqs. Type/Color Option B- Medium Gray.
6	Wood Column - Re: Struct.
7	Fiberglass Windows and Doors with Wood Trim (trim to be fire-treated and match siding)
8	Garage Door - Metal Clad
9	Solid Wood Entry Door, Stained. Must be solid-core and 1 3/4" thick min. to meet IWUIC requirements - See General Notes.
10	Steel Beam, Painted - Re: Struct.
11	Metal Flashing with Flat Black, Non-Reflective Finish. Provide Steel Channel Gutter at Entry Canopy.
12	Exposed Concrete Foundation- provide 6" min distance between grade and wood siding above
13	Concrete Slab on Grade, Stained and Sealed with Control Joints- Broom Finish
14	New Exterior Lighting - fixtures to be fully shielded per Teton County Requirements
15	Gas Fireplace Exhaust Vent (9" min distance requirement from operable window per manufacturer)

T TEMPERED GLAZING

DESIGNER:



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ELEVATION
SCALE 1' = 10"

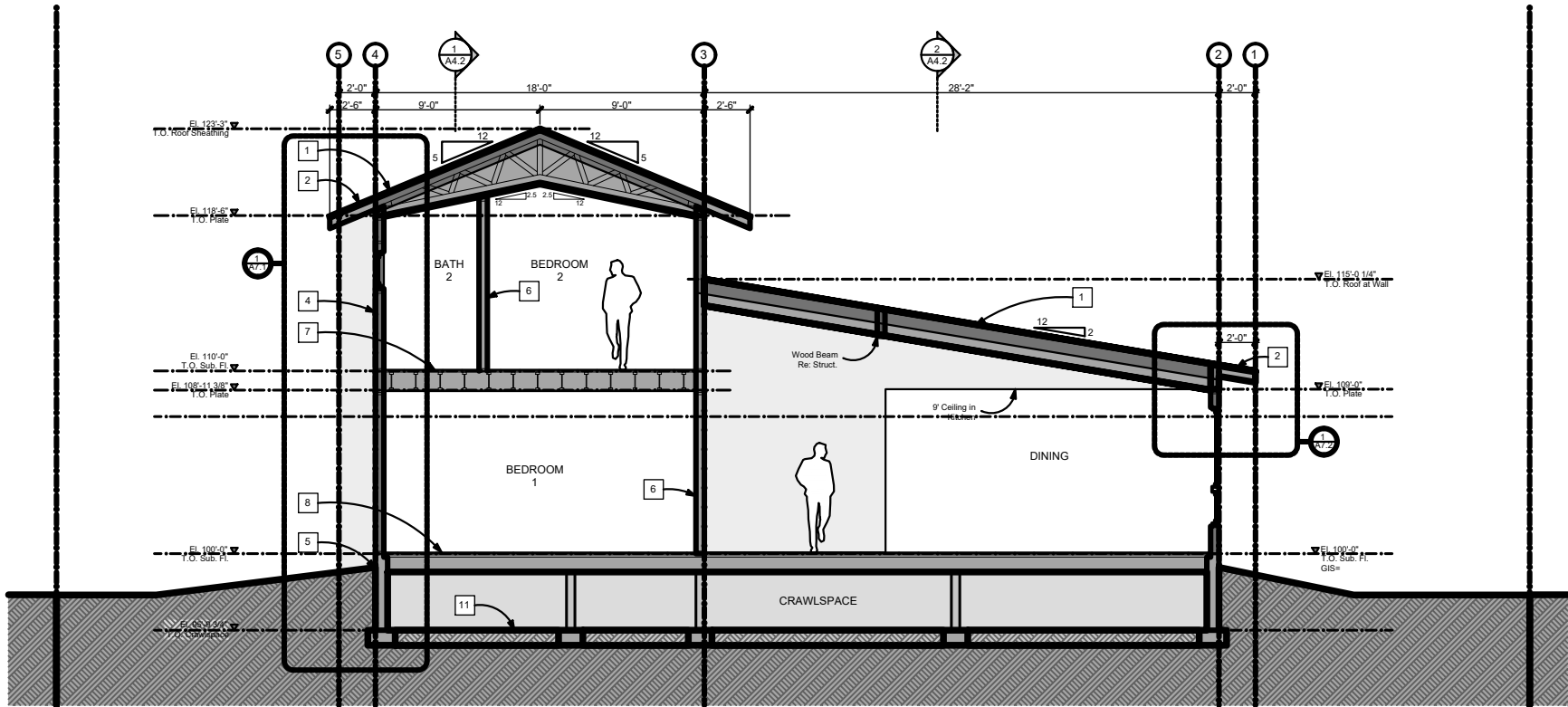


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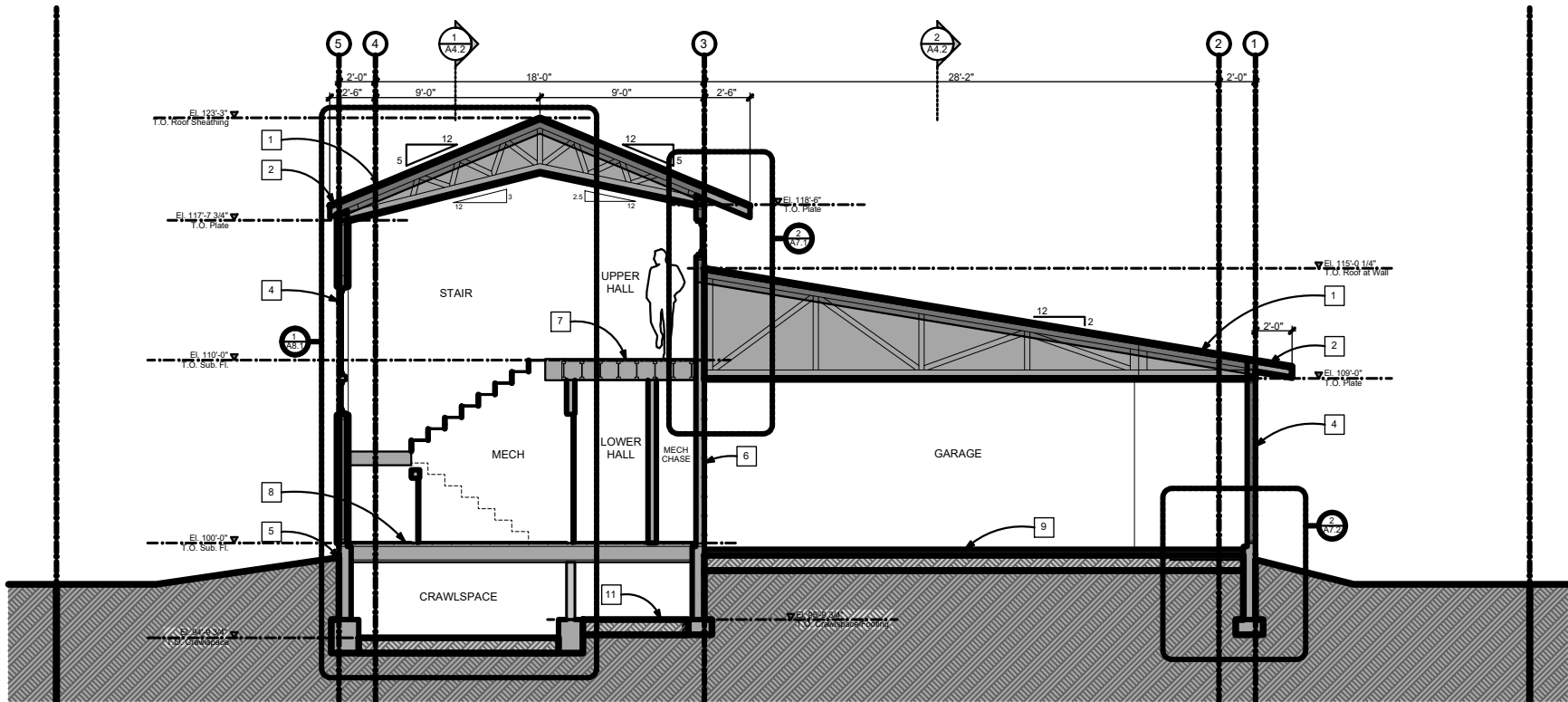
SHEET:

COVER SHEET

CS100



1 Building Section
SCALE: 1/4" = 1'-0"



2 Building Section
SCALE: 1/4" = 1'-0"

ASSEMBLY KEY NOTES

- Roof Assembly: Upper and Lower Main Roofs**
Upper Level - Asphalt Shingle Roofing:
-Class A, Non-Combustible Asphalt Shingles, on synthetic roof underlayment or 30# felt, on plywood sheathing, on wood roof framing (pre-manufactured wood trusses - re. struct.). Provide self-adhered roofing underlayment (Grace Ice and Water Shield or approved equal) at eaves and rakes extending 3'-0" minimum inside wall line and at penetrations. See Roof Plan and General Notes for additional requirements per IWUIC. Provide R-60 Ignition-Resistant spray foam at underside of roof sheathing. Provide gypsum board at underside of trusses.
Lower Level - Standing Seam Metal Roofing:
-Class A, Non-Combustible Standing-Seam Metal Roofing, on high-temp rated synthetic roof underlayment (mechanically-fastened OR high-temp self-adhered rated 260°F minimum), on plywood sheathing, on wood roof framing (TJIs or pre-manufactured wood trusses - re. struct.). See Roof Plan and General Notes for additional requirements per IWUIC.
-Provide R-60 Ignition-Resistant spray foam at underside of roof sheathing. Provide 5/8" gypsum board at underside of trusses, typ. (1x T&G wood at living/dining- fur down as needed to clear beam). At garage, provide 5/8" Type X gypsum board at ceiling.
- Roof Assembly: Roof Eaves**
-Class A, Non-Combustible Asphalt Shingles or Standing-Seam Metal Roofing, on weather barrier underlayment (see note 1 above for type and any changes at eaves required), on plywood sheathing, on wood roof framing - re. struct. Provide 1x fire-treated T&G wood at soffit.
- Roof Assembly: Porch Roof**
-Class A, Non-Combustible Standing-Seam Metal Roofing, on high-temp rated synthetic roof underlayment (mechanically-fastened OR high-temp self-adhered rated 260°F minimum), on plywood sheathing, on roof framing - re. struct.
-Provide 1x fire-treated T&G wood at soffit.
- Wall Assembly: Typical @ Exterior**
1x fire-treated wood siding (see elevations for type and configuration) on weather barrier, on plywood sheathing (Re: Struct.), on 2x wall framing (Re: Struct.). Provide 2" closed cell spray foam insulation plus 3.5" batt insulation (R-30 min). Provide 5/8" gypsum board at interior face of studs, typical.
- Wall Assembly: Concrete Foundation**
Drainage board, on fluid applied damp-proofing, on reinforced concrete foundation (Re: Struct.). Re: Geotech Report for backfill/foundation drainage requirements. Provide R-20 min Ignition-Resistant Rigid or Spray Foam Insulation at inside face of walls at crawlspace.
- Wall Assembly: Interior**
2x stud framing (Re: Struct. for bearing and shear locations). Fill cavity with batt insulation at bathrooms, bedrooms and wall between garage and adjacent habitable rooms. Note: At wall between garage and adjacent habitable rooms, provide 5/8" type X gypsum board at garage side for 1 hr protection.
- Floor Assembly: Upper Level, Typical**
At Wood Floors: 3/4" engineered or solid wood flooring, on 3/4" plywood sheathing, on wood joists (Re: Struct.). Provide batt insulation full depth. Attach 5/8" Gypsum Board at Underside of Floor Joists, typical.
At Tile Floors: 3/8" tile on 3/8" mortar bed on tile underlayment on 3/4" plywood sheathing, on wood floor joists (Re: Struct.). Provide heated mat per mechanical drawings. Provide batt insulation full depth. Attach 5/8" Gypsum Board at Underside of Floor Joists, typical.
- Floor Assembly: Lower Level Above Crawlspace, Typical**
At Wood Floors: 3/4" engineered or solid wood flooring, on 3/4" plywood sheathing, on wood joists (Re: Struct.). Provide batt insulation full depth.
At Tile Floors: 3/8" tile on 3/8" mortar bed on tile underlayment on 3/4" plywood sheathing, on wood floor joists (Re: Struct.). Provide batt insulation full depth.
- Floor Assembly: Garage Slab on Grade**
Slab on Grade (sealed), over 10 mil Vapor Barrier, over compacted subgrade (re: Geotech). Refer to Geotech Report for Underlab soil requirements. At perimeter of exterior walls, provide rigid insulation or spray-foam under slab for 4" minimum from perimeter and at slab edge to achieve R-10 min. Refer to wall section for specifics.
- Floor Assembly: Exterior Patio, Walkways at Grade**
Concrete slab on grade, on 4" compacted gravel fill. Provide control joints as needed.
- Floor Assembly: Crawlspace**
10 mil Vapor Barrier (all joints taped and sealed- extend 12" vertically up vertical foundation walls and tape/seal at ends), over compacted subgrade (re: Geotech). Refer to Geotech Report for soil requirements. Provide Radon Mitigation below vapor barrier (horizontal perforated pvc pipes connected to vertical stack that vents through roof- provide power in attic so power-vent can be added if needed).

Building Envelope Air Barrier Notes- Per IECC section R402.5.1.1:

- Ensure a continuous Air Barrier is installed at the entire thermal envelope. Building is to be provided with spray foam insulation at exterior walls and roofs which acts as an air barrier, but all transitions need to be air sealed as well.
- The junction of the foundation and sill plate shall be sealed.
- The junction of the top plate and top of exterior walls shall be sealed.
- The rough opening gap between framing and the framing of windows and doors shall be sealed in accordance with the fenestration manufacturer's instructions.
- Floor framing that is part of the thermal envelope shall be air sealed to maintain a continuous air barrier.
- Penetrations through concrete foundation walls and slabs shall be air sealed.
- Duct and flue shafts to exterior or unconditioned space shall be sealed.
- Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.
- Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.
- Air sealing shall be provided between the garage and conditioned spaces.
- Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with IECC section R402.5.4.
- All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.
- Boxes, housing and enclosures that penetrate the air barrier shall be caulked, taped, gasketed or otherwise sealed to the air barrier element being penetrated. All concealed openings into the box, housing or enclosure shall be sealed.
- HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.

Building Envelope Insulation Notes- Per IECC section R402.5.1.1:

- All exterior walls, floors and roofs shall have spray foam insulation provided per the drawings.
- Cavities and corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior building thermal insulation for framed walls shall be installed in substantial contact and continuous alignment with the air-barrier. Note - this is accomplished as the spray-foam insulation also acts as an air barrier.
- Insulation shall not be required in the rough-opening gap except as required by the fenestration manufacturer's instructions.
- Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
- Floor insulation to be spray-foam insulation adhered fully to the exterior face of plywood subfloor.
- Refer to drawings for slab-on grade insulation requirements.
- Insulation shall be fitted/sprayed tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.
- Narrow cavities to be filled with spray-foam insulation.
- Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried in or surrounded with insulation.
- Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
- Boxes, housing and enclosures shall be buried in or surrounded by insulation.
- HVAC supply and return register boots located within the building envelope shall be buried in or surrounded by insulation.

BUILDING SECTION

SCALE 1" = 10"



DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE
HOME ADDITION
145 ROCK GLEN WAY, SANTEE
CALIFORNIA 92071

SET TITLE:

**PLAN CHECK
CORRECTIONS
2ND SUBMITTAL SET**

DATE:

Oct. 31, 2024

REVISIONS:

CONSULTANTS
BACKGROUNDS SET JUL 31 / 2024

CONSULTANTS
BACKGROUNDS SET SEP 10 / 2024

**PLAN CHECK CORRECTIONS
2ND SUBMITTAL SET** Oct. 31, 2024

PROJECT NUMBER:

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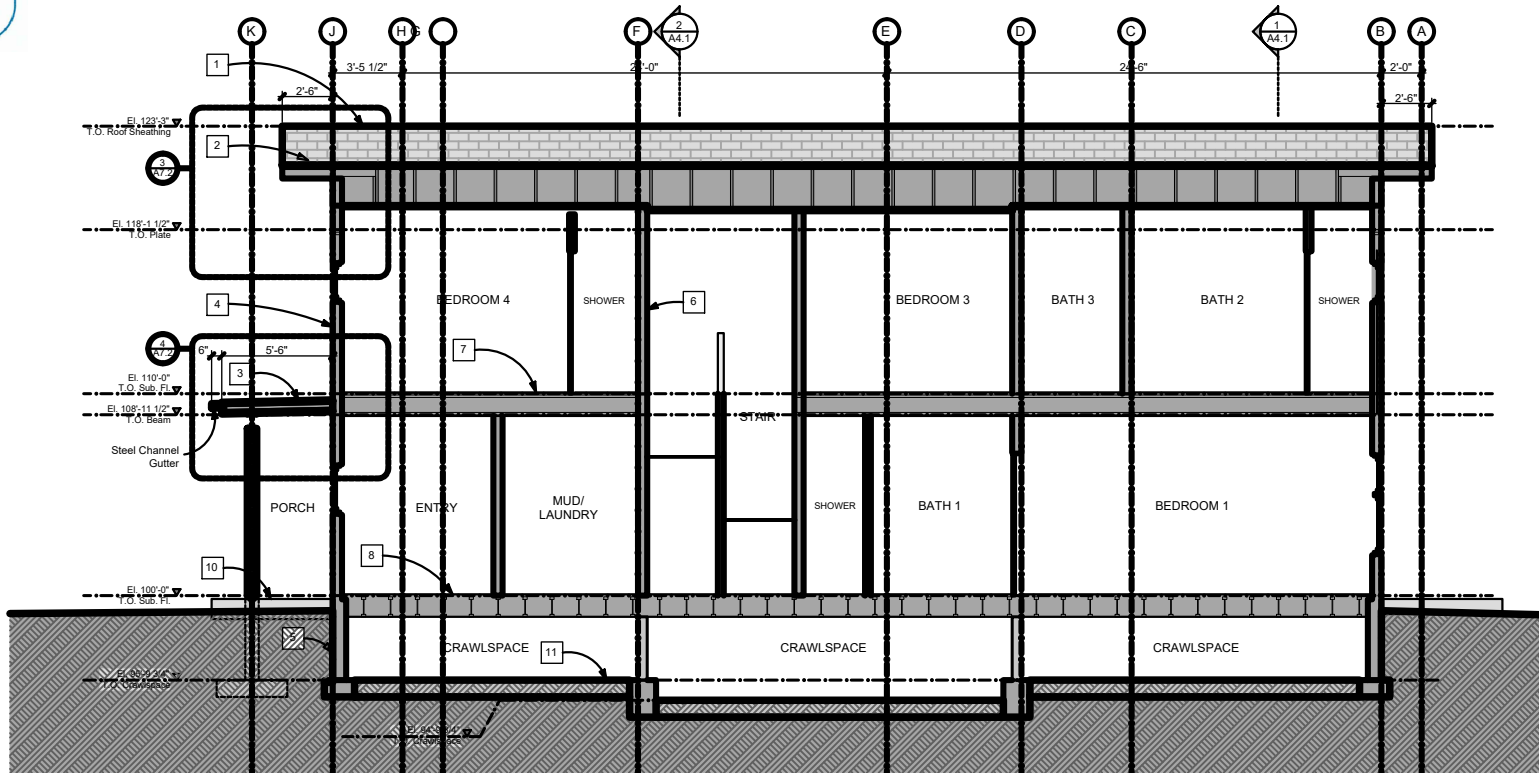
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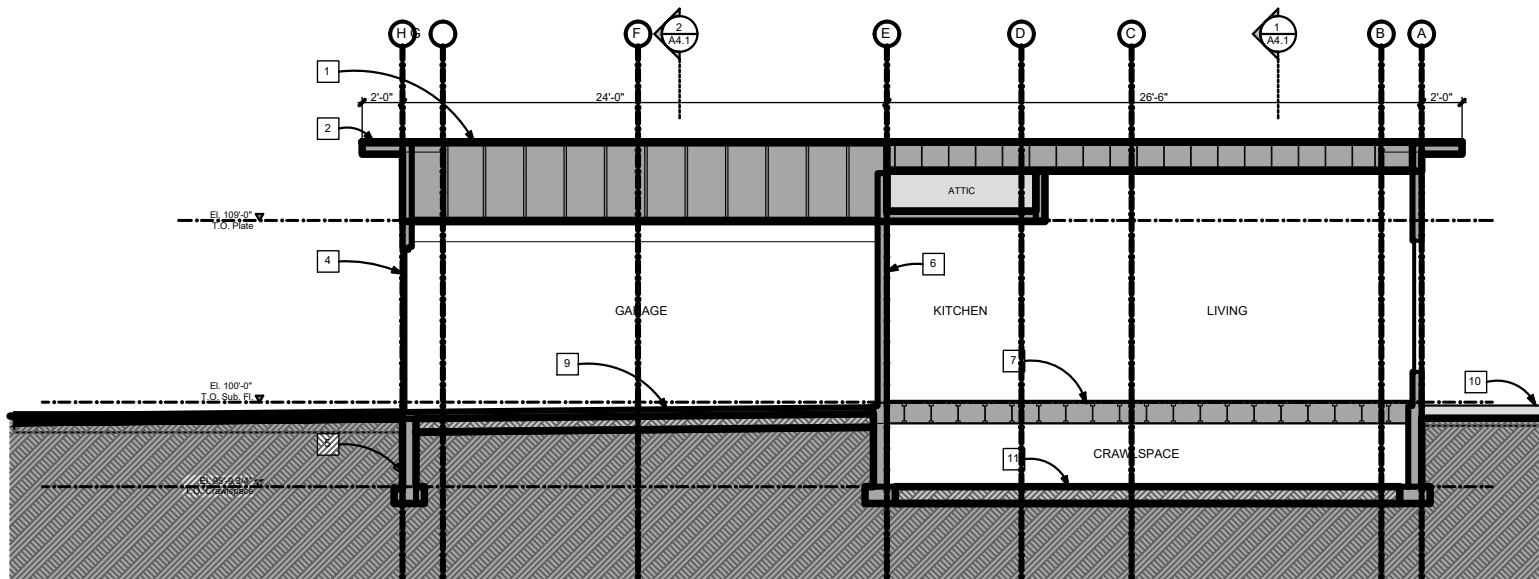
APPROVED FOR CONSTRUCTION
Permit# B-RALT-24-0258
Reviewed

By: ASturm

Date: January 02, 2025



1 Building Section
SCALE: 1/4" = 1'-0"



2 Building Section
SCALE: 1/4" = 1'-0"

ASSEMBLY KEY NOTES

- Roof Assembly: Upper and Lower Main Roofs**
Upper Level - Asphalt Shingle Roofing:
-Class A, Non-Combustible Asphalt Shingles, on synthetic roof underlayment or 30# felt, on plywood sheathing, on wood roof framing (pre-manufactured wood trusses - re: struct.). Provide self-adhered roofing underlayment (Grace Ice and Water Shield or approved equal) at eaves and rakes extending 3'-0" minimum inside wall line and at penetrations. See Roof Plan and General Notes for additional requirements per IWUIC. Provide R-60 Ignition-Resistant spray foam at underside of roof sheathing. Provide gypsum board at underside of trusses.
Lower Level - Standing Seam Metal Roofing:
-Class A, Non-Combustible Standing-Seam Metal Roofing, on high-temp rated synthetic roof underlayment (mechanically-fastened OR high-temp self-adhered rated 260°F minimum), on plywood sheathing, on wood roof framing (TJIs or pre-manufactured wood trusses - re: struct.). See Roof Plan and General Notes for additional requirements per IWUIC.
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- Roof Assembly: Porch Roof**
-Class A, Non-Combustible Standing-Seam Metal Roofing, on high-temp rated synthetic roof underlayment (mechanically-fastened OR high-temp self-adhered rated 260°F minimum), on plywood sheathing, on roof framing - re: struct.
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- Wall Assembly: Typical @ Exterior**
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- The junction of the foundation and sill plate shall be sealed.
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- Floor framing that is part of the thermal envelope shall be air sealed to maintain a continuous air barrier.
- Penetrations through concrete foundation walls and slabs shall be air sealed.
- Duct and flue shafts to exterior or unconditioned space shall be sealed.
- Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.
- Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.
- Air sealing shall be provided between the garage and conditioned spaces.
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- All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.
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- Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
- Floor insulation to be spray-foam insulation adhered fully to the exterior face of plywood subfloor.
- Refer to drawings for slab-on-grade insulation requirements.
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- Boxes, housing and enclosures shall be buried in or surrounded by insulation.
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DESIGNER:



Maison AEC

CONTRACTOR:

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HOME ADDITION
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CALIFORNIA 92071

SET TITLE:

**PLAN CHECK
CORRECTIONS
2ND SUBMITTAL SET**

DATE:

Oct. 31, 2024

REVISIONS:

CONSULTANTS
BACKGROUNDS SET

JUL / 31 / 2024

CONSULTANTS
BACKGROUNDS SET

SEP / 01 / 2024

**PLAN CHECK CORRECTIONS
2ND SUBMITTAL SET**

OCT / 31 / 2024

PROJECT NUMBER:

SHEET:

COVER SHEET

CS100

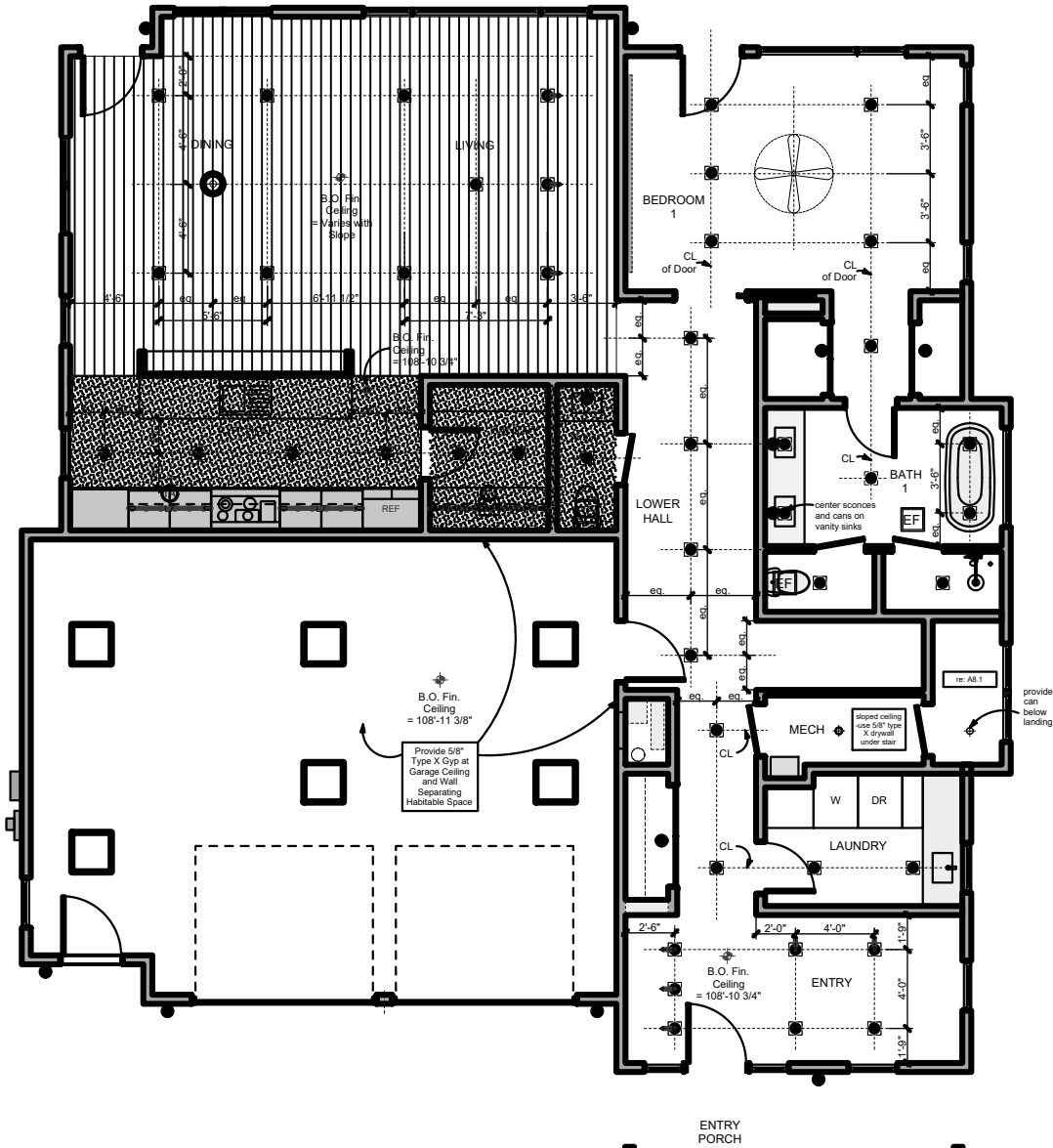
BUILDING SECTION

SCALE 1" = 10"

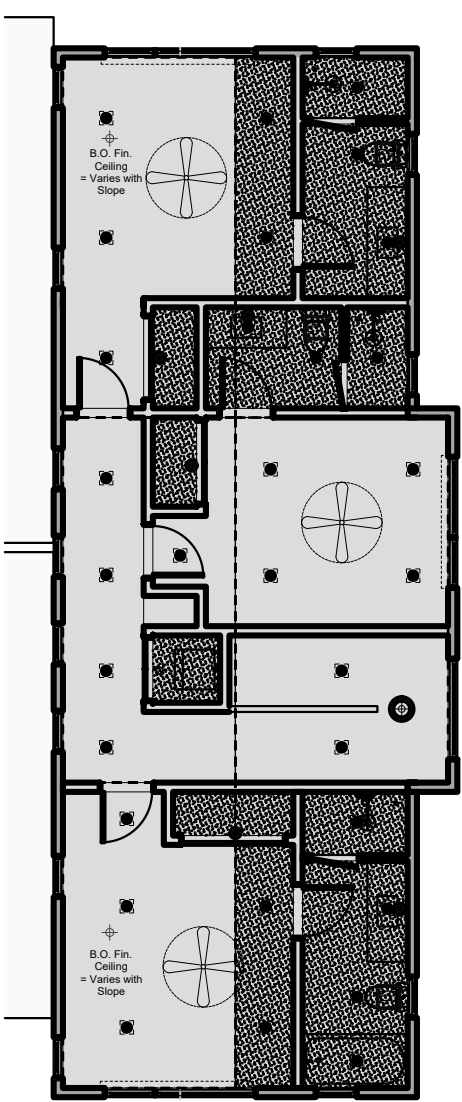


REFLECTED CEILING PLAN

SCALE 1' = 10"



Reflected Ceiling Plan- Lower Level
Scale: 1/4" = 1'-0"



Reflected Ceiling Plan- Upper Level
Scale: 1/4" = 1'-0"

GENERAL PLAN NOTES	
1. Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Larger scale drawings take precedence over smaller scale drawings.	5. See interior elevations and paving plans for locations and dimensions of millwork, plumbing fixtures and interior finishes. Interior drawings take precedence over other drawings concerning these elements.
2. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.	6. Dimensions for windows and doors are shown to center of unit. Coordinate with schedules to determine rough opening dimensions.
3. Interior partitions are framed primarily with 2x6 wood studs. Where additional space is needed, 2x4 studs are required. Refer to floor plans for locations of 2x4 framed walls.	7. General Contractor is to provide temporary ventilation for crawlspace until permanent mechanical system is operational and all vapor barriers and insulation has been installed.
4. The General Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflicts. (Refer to structural, mechanical/plumbing, electrical/lighting plans, paving plans and reflected ceiling plans.)	8. Where shown, furniture is for reference only and not in contract.
	9. Contractor to coordinate location of radon piping in crawlspace, in space between existing slab and new flooring, and through walls, attic and roof. Power to be provided in attic for ventilation exhaust fan.



DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE
HOME ADDITION
145 ROCK GLEN WAY, SANTEE
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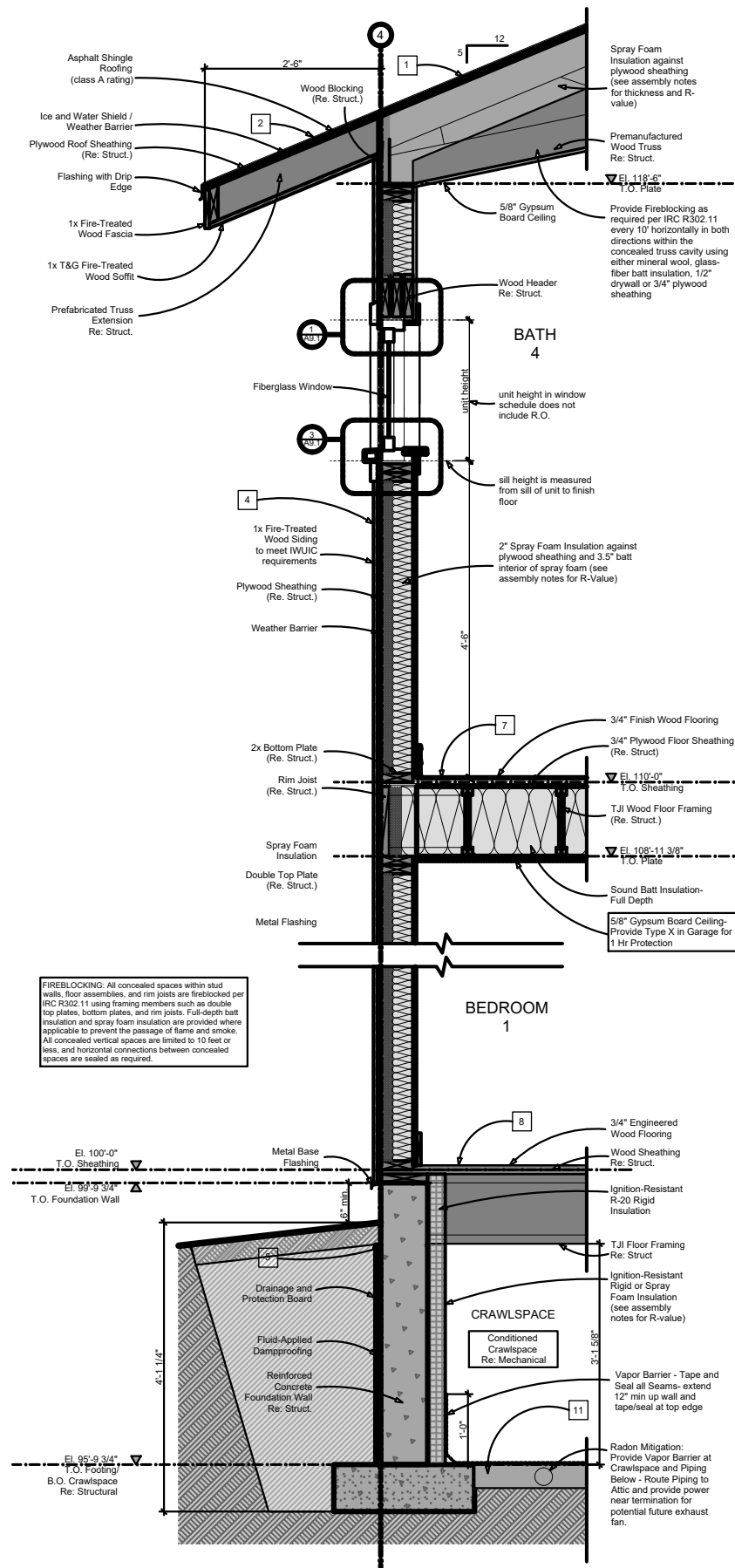
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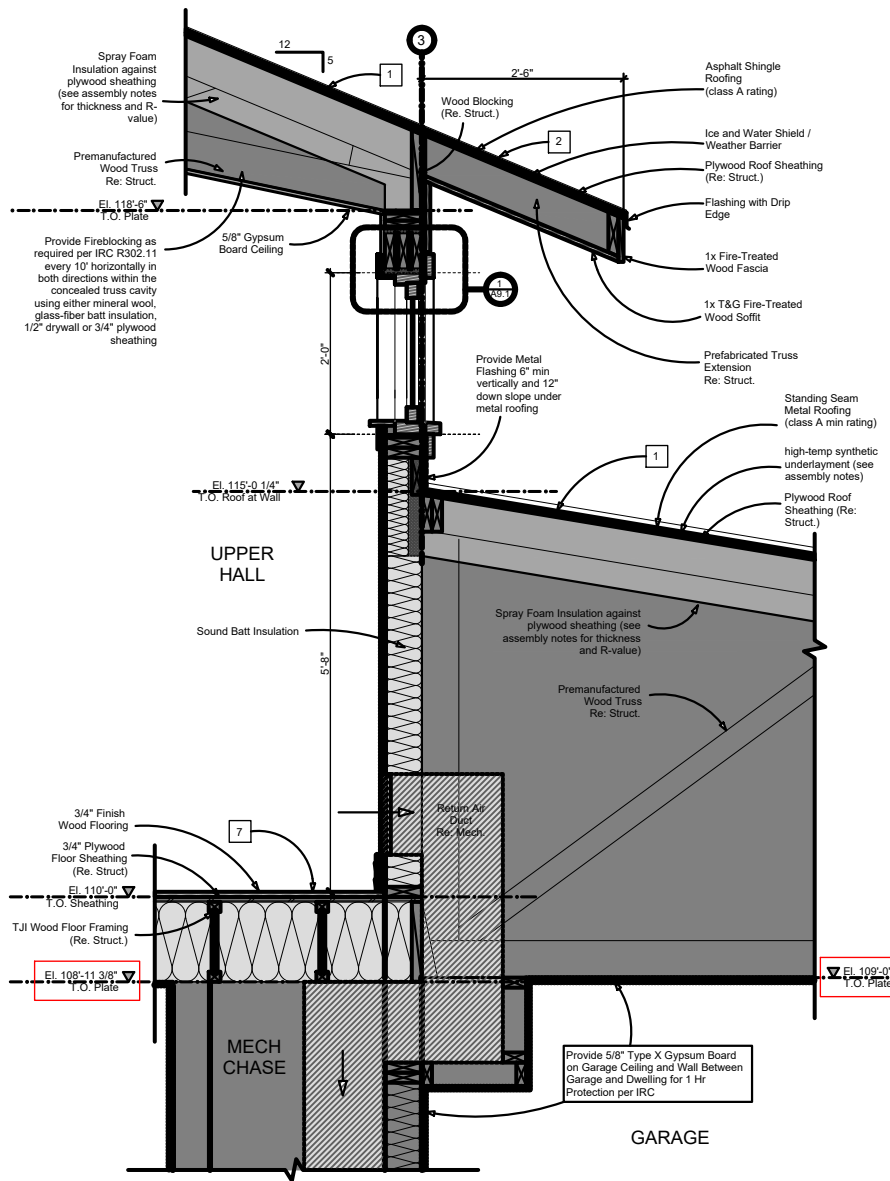
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WALL SECTION

SCALE 1' = 10"



1 Wall Section
Scale: 1" = 1'-0"



2 Wall Section
Scale: 1" = 1'-0"



ASSEMBLY KEY NOTES

- ☐ Roof Assembly: Upper and Lower Main Roofs
Upper Level - Asphalt Shingle Roofing:
-Class A, Non-Combustible Asphalt Shingles, on synthetic roof underlayment or 30# felt, on plywood sheathing, on wood roof framing (pre-manufactured wood trusses - re: struct.). Provide self-adhered roofing underlayment (Grace Ice and Water Shield or approved equal) at eaves and rakes extending 3'-0" minimum inside wall line and at penetrations. See Roof Plan and General Notes for additional requirements per IWUIC. Provide R-60 Ignition-Resistant spray foam at underside of roof sheathing. Provide gypsum board at underside of trusses.
Lower Level - Standing Seam Metal Roofing:
-Class A, Non-Combustible Standing-Seam Metal Roofing, on high-temp rated synthetic roof underlayment (mechanically-fastened OR high-temp self-adhered rated 260°F minimum), on plywood sheathing, on wood roof framing (TJIs or pre-manufactured wood trusses - re: struct.). See Roof Plan and General Notes for additional requirements per IWUIC.
-Provide R-60 Ignition-Resistant spray foam at underside of roof sheathing. Provide 5/8" gypsum board at underside of trusses, typ. (1x T&G wood at living/dining- fur down as needed to clear beam). At garage, provide 5/8" Type X gypsum board at ceiling.
2 ☐ Roof Assembly: Roof Eaves
-Class A, Non-Combustible Asphalt Shingles or Standing-Seam Metal Roofing, on weather barrier underlayment (see note 1 above for type and any changes at eaves required), on plywood sheathing, on wood roof framing - re: struct. Provide 1x fire-treated T&G wood at soffit.
3 ☐ Roof Assembly: Porch Roof
-Class A, Non-Combustible Standing-Seam Metal Roofing, on high-temp rated synthetic roof underlayment (mechanically-fastened OR high-temp self-adhered rated 260°F minimum), on plywood sheathing, on roof framing - re: struct.
-Provide 1x fire-treated T&G wood at soffit.
4 ☐ Wall Assembly: Typical @ Exterior
1x fire-treated wood siding (see elevations for type and configuration) on weather barrier, on plywood sheathing (Re: Struct.), on 2x wall framing (Re: Struct.). Provide 2" closed cell spray foam insulation plus 3.5" batt insulation (R-30 min). Provide 5/8" gypsum board at interior face of studs, typical.
5 ☐ Wall Assembly: Concrete Foundation
Drainage board, on fluid applied damp-proofing, on reinforced concrete foundation (Re: Struct.). Re: Geotech Report for backfill/foundation drainage requirements. Provide R-20 min Ignition-Resistant Rigid or Spray Foam Insulation at inside face of walls at crawlspace.
6 ☐ Wall Assembly: Interior
2x stud framing (Re: Struct for bearing and shear locations). Fill cavity with batt insulation at bedrooms, bedrooms and wall between garage and adjacent habitable rooms. Note: At wall between garage and adjacent habitable rooms, provide 5/8" type X gypsum board at garage side for 1 hr protection.
7 ☐ Floor Assembly: Upper Level, Typical
At Wood Floors: 3/4" engineered or solid wood flooring, on 3/4" plywood sheathing, on wood joists (Re: Struct.). Provide batt insulation full depth. Attach 5/8" Gypsum Board at Underside of Floor Joists, typical.
At Tile Floors: 3/8" tile on 3/8" mortar bed on tile underlayment on 3/4" plywood sheathing, on wood floor joists (Re: Struct.). Provide heated mat per mechanical drawings. Provide batt insulation full depth. Attach 5/8" Gypsum Board at Underside of Floor Joists, typical.
8 ☐ Floor Assembly: Lower Level Above Crawlspace, Typical
At Wood Floors: 3/4" engineered or solid wood flooring, on 3/4" plywood sheathing, on wood joists (Re: Struct.). Provide batt insulation full depth.
At Tile Floors: 3/8" tile on 3/8" mortar bed on tile underlayment on 3/4" plywood sheathing, on wood floor joists (Re: Struct.). Provide batt insulation full depth.
9 ☐ Floor Assembly: Garage Slab on Grade
Slab on Grade (sealed), over 10 mil Vapor Barrier, over compacted subgrade (re: Geotech). Refer to Geotech Report for Underslab soil requirements. At perimeter of exterior walls, provide rigid insulation or spray-foam under slab for 4" minimum from perimeter and at slab edge to achieve R-10 min. Refer to wall section for specifics.
10 ☐ Floor Assembly: Exterior Patio, Walkways at Grade
Concrete slab on grade, on 4" compacted gravel fill. Provide control joints as needed.
11 ☐ Floor Assembly: Crawlspace
10 mil Vapor Barrier (all joints taped and sealed- extend 12" vertically up vertical foundation walls and tape/seal at ends), over compacted subgrade (re: Geotech). Refer to Geotech Report for soil requirements. Provide Radon Mitigation below vapor barrier (horizontal perforated pvc pipes connected to vertical stack that vents through roof- provide power in attic so power-vent can be added if needed)

Building Envelope Air Barrier Notes- Per IECC section R402.5.1.1:

1. Ensure a continuous Air Barrier is installed at the entire thermal envelope. Building is to be provided with spray foam insulation at exterior walls and roofs which acts as an air barrier, but all transitions need to be air sealed as well.
2. The junction of the foundation and sill plate shall be sealed.
3. The junction of the top plate and top of exterior walls shall be sealed.
4. The rough opening gap between framing and the framing of windows and doors shall be sealed in accordance with the fenestration manufacturer's instructions.
5. Floor framing that is part of the thermal envelope shall be air sealed to maintain a continuous air barrier.
6. Penetrations through concrete foundation walls and slabs shall be air sealed.
7. Duct and flue shafts to exterior or unconditioned space shall be sealed.
8. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.
9. Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.
10. Air sealing shall be provided between the garage and conditioned spaces.
11. Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with IECC section R402.5.4.
12. All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.
13. Boxes, housing and enclosures that penetrate the air barrier shall be caulked, taped, gasketed or otherwise sealed to the air barrier element being penetrated. All concealed openings into the box, housing or enclosure shall be sealed.
14. HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.

Building Envelope Insulation Notes- Per IECC section R402.5.1.1:

1. All exterior walls, floors and roofs shall have spray foam insulation provided per the drawings.
2. Cavities and corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-5 per inch. Exterior building thermal insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Note - this is accomplished as the spray-foam insulation also acts as an air barrier.
3. Insulation shall not be required in the rough-opening gap except as required by the fenestration manufacturer's instructions.
4. Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
5. Floor insulation to be spray-foam insulation adhered fully to the exterior face of plywood subfloor.
6. Refer to drawings for slab-on grade insulation requirements.
7. Insulation shall be fitted/sprayed tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.
8. Narrow cavities to be filled with spray-foam insulation.
9. Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried in or surrounded with insulation.
10. Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
11. Boxes, housing and enclosures shall be buried in or surrounded by insulation.
12. HVAC supply and return register boots located within the building envelope shall be buried in or surrounded by insulation.

DESIGNER:



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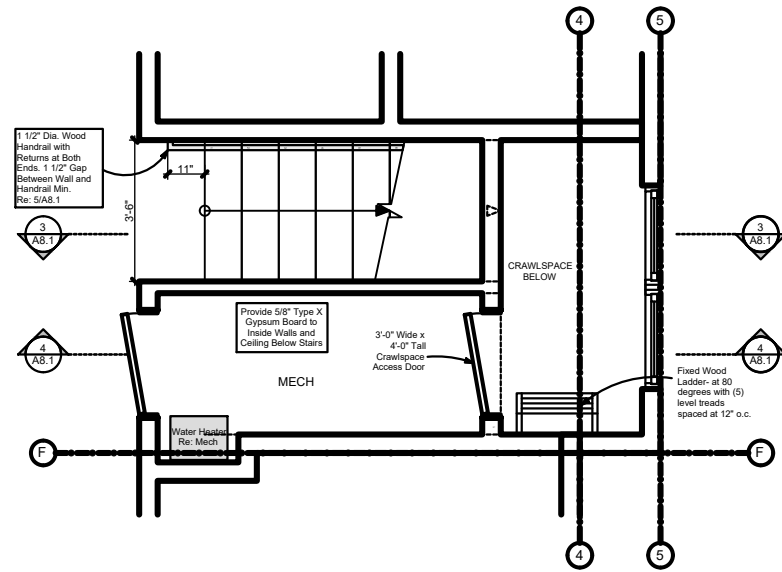
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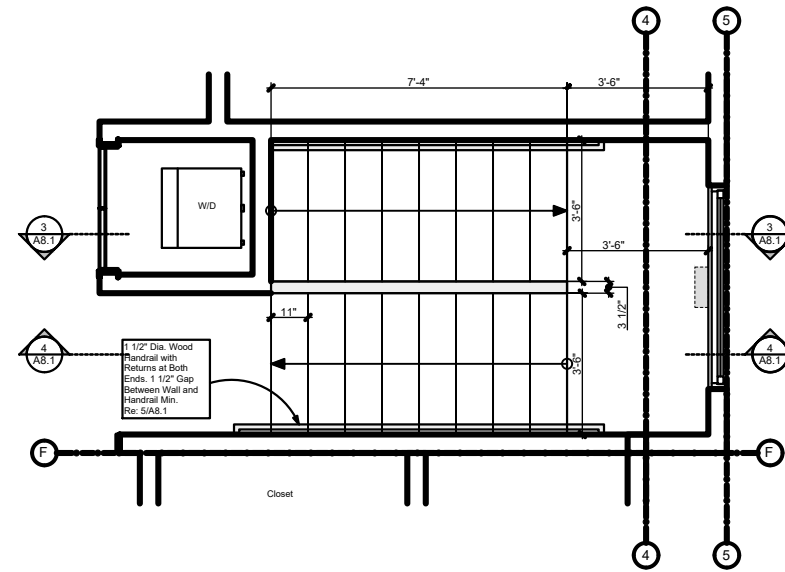
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Building Envelope Insulation Notes- Per IECC section R402.5.1.1:

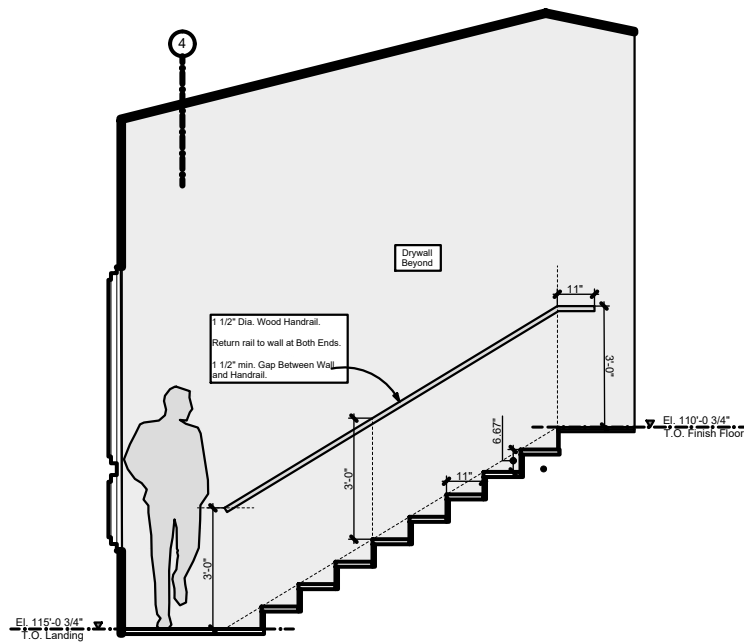
1. All exterior walls, floors and roofs shall have spray foam insulation provided per the drawings.
2. Cavities and corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-5 per inch. Exterior building thermal envelope for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Note: this is accomplished as the spray-foam insulation also acts as an air barrier.
3. Insulation shall not be required in the rough-opening gap except as required by the fenestration manufacturer's instructions.
4. Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
5. Floor insulation to be spray-foam insulation adhered fully to the exterior face of plywood subfloor.
6. Refer to drawings for slab-on-grade insulation requirements.
7. Insulation shall be fitted/sprayed tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.
8. Narrow cavities to be filled with spray-foam insulation.
9. Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried in or surrounded with insulation.
10. Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
11. Boxes, housing and enclosures shall be buried in or surrounded by insulation.
12. HVAC supply and return registers/boots located within the building envelope shall be buried in or surrounded by insulation.



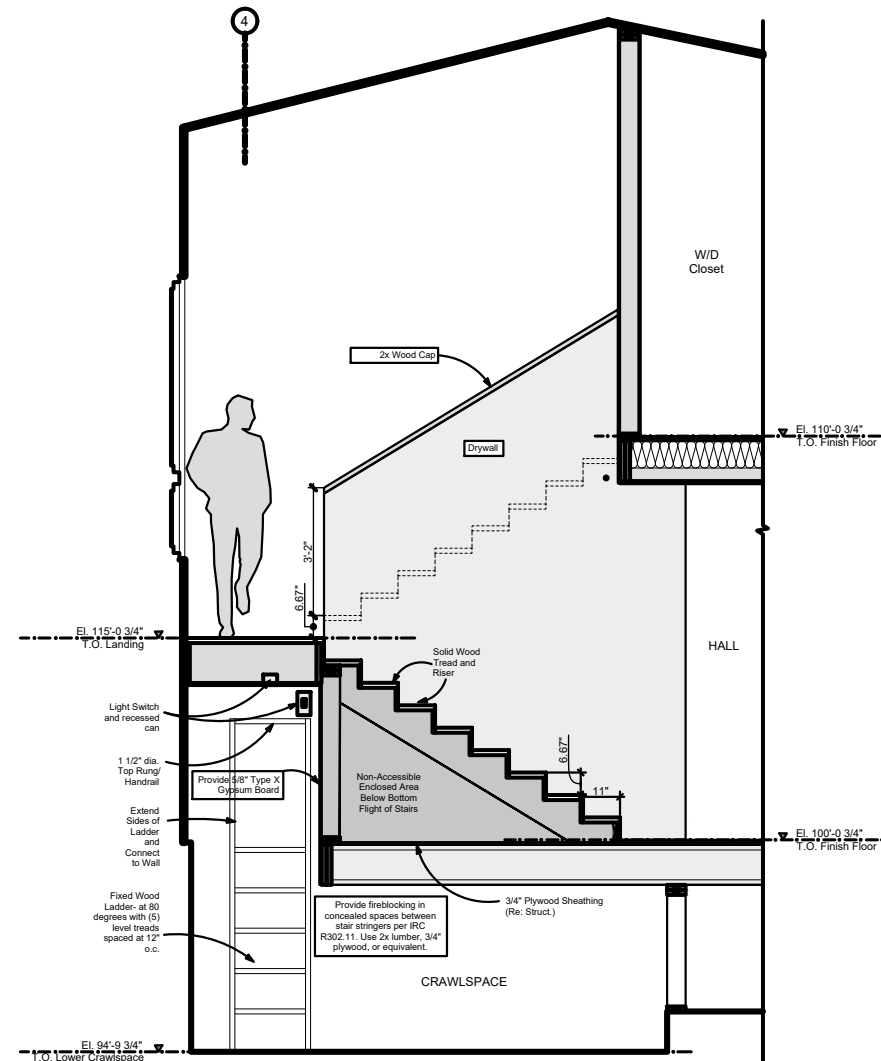
1 Stair Plan - Lower
SCALE: 1/2" = 1'-0"



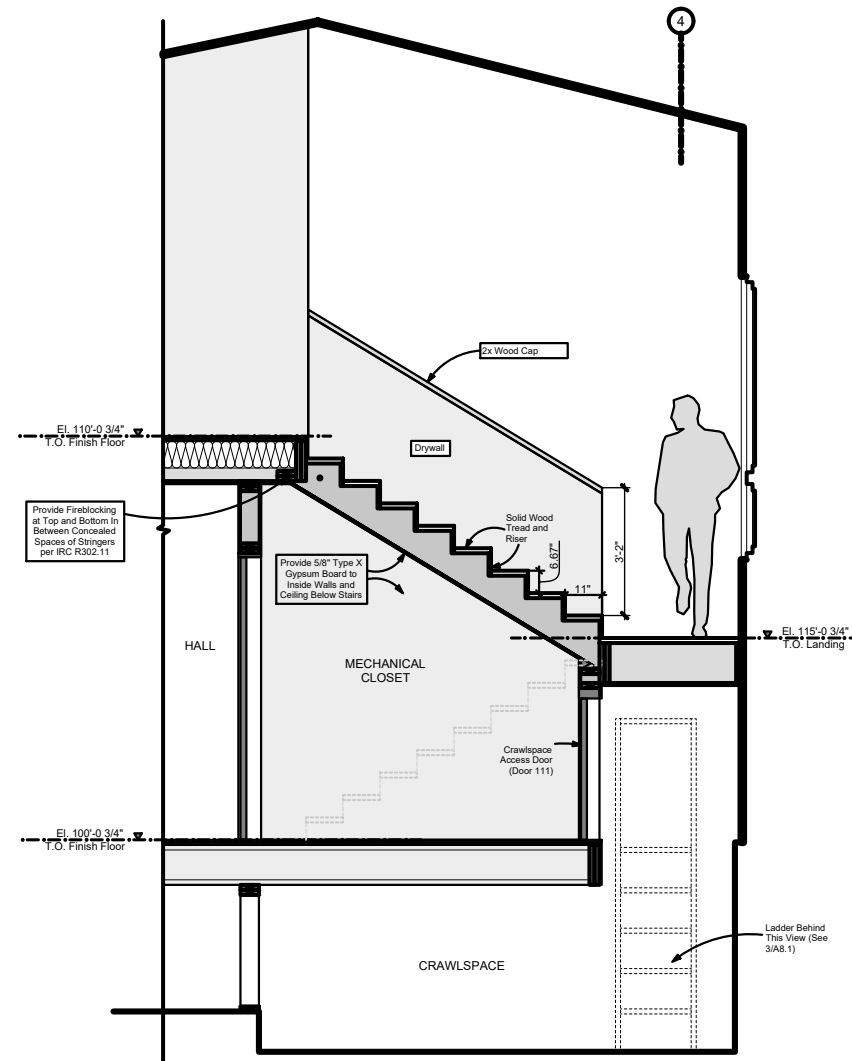
2 Stair Plan - Upper
SCALE: 1/2" = 1'-0"



5 Handrail Elevation
SCALE: 1/2" = 1'-0"



3 Stair Section A
SCALE: 1/2" = 1'-0"



4 Stair Section B
SCALE: 1/2" = 1'-0"

WALL SECTION
SCALE 1' = 10"



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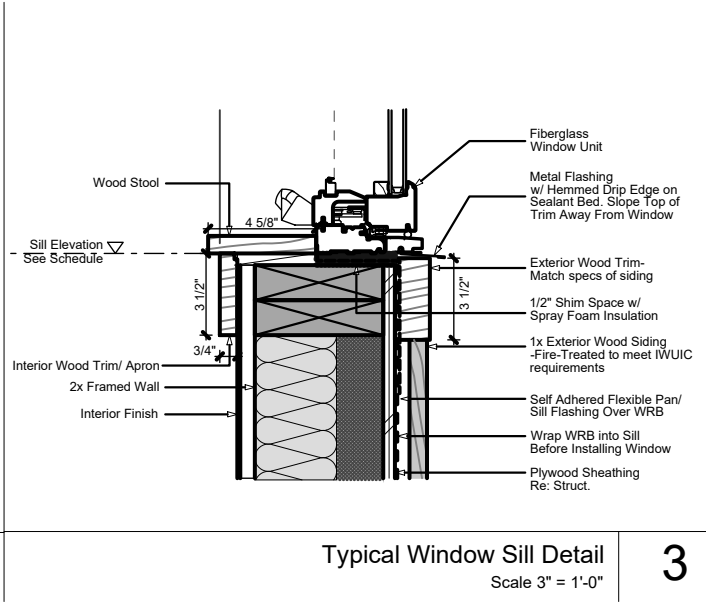
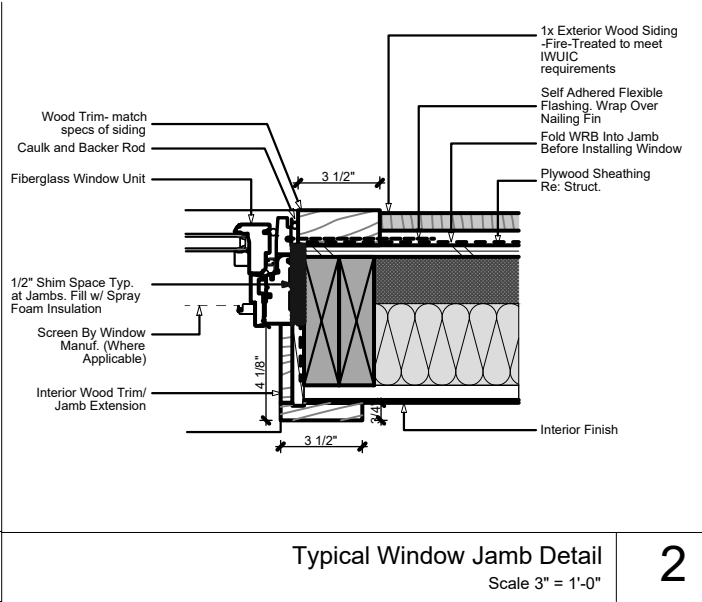
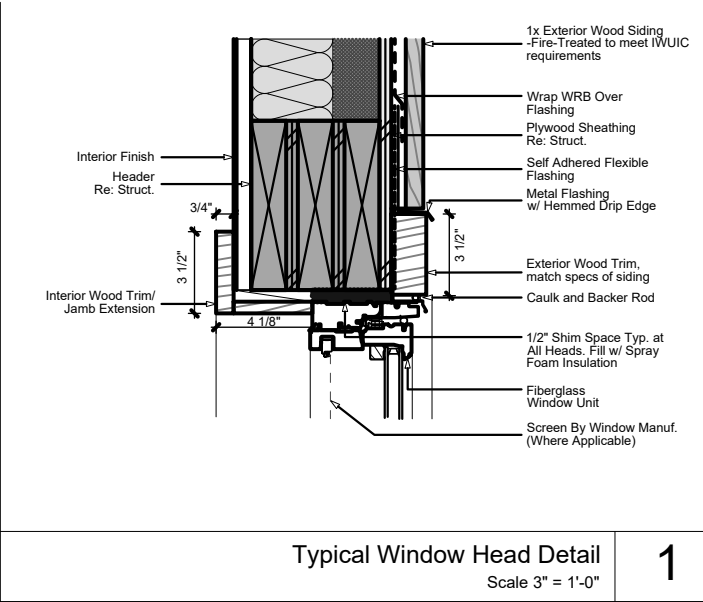
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WINDOW SCHEDULE								
ID	Room Name / Location	Window Size		Sill Height from Finish Floor	Operation Type	Tempered Glass	Egress Unit	Remarks
		Nominal Width	Nominal Height					
LOWER LEVEL								
101a	Entry	2'-0"	7'-0"	0"	Fixed; Hopper	■	□	combined with entry door and unit 101b- note: top of frames need to align with door- adjust height as needed
101b	Entry	2'-0"	7'-0"	0"	Fixed; Hopper	■	□	combined with entry door and unit 101a- note: top of frames need to align with door- adjust height as needed
102	Garage	2'-6"	2'-6"	4'-0"	Awning	■	□	
103	Kitchen	2'-6"	2'-6"	4'-0"	Awning	□	□	
104	Dining	2'-6"	2'-6"	4'-0"	Awning	□	□	
105a	Dining	5'-0"	4'-6"	3'-6"	Fixed	□	□	combined/mulled together with 105b
105b	Dining	5'-0"	2'-0"	1'-6"	Awning	□	□	combined/mulled together with 105a
106a	Dining	5'-0"	4'-6"	3'-6"	Fixed	□	□	combined/mulled together with 106b
106b	Dining	5'-0"	2'-0"	1'-6"	Awning	□	□	combined/mulled together with 106a
107a	Living	2'-6"	6'-6"	1'-6"	Awning; Casement	□	□	combined with 107b and c
107b	Living	6'-6"	6'-6"	1'-6"	Fixed	■	□	combined with 107a and c
107c	Living	2'-6"	6'-6"	1'-6"	Awning; Casement	□	□	combined with 107a and b
108a	Bedroom 1	5'-0"	5'-0"	2'-0"	Fixed	□	□	combined/mulled together with 108b
108b	Bedroom 1	2'-6"	5'-0"	2'-0"	Awning; Casement	□	□	combined/mulled together with 108a
109	Bedroom 1	2'-0"	2'-0"	5'-6"	Awning	□	□	
110	Bedroom 1	2'-0"	2'-0"	5'-6"	Awning	□	□	
111	Bath 1	5'-0"	5'-0"	1'-10"	Fixed	■	□	
113	Laundry	2'-6"	2'-6"	4'-0"	Awning	□	□	
114	Entry	2'-6"	2'-6"	4'-0"	Awning	□	□	
115	Entry	2'-6"	2'-6"	4'-0"	Awning	□	□	
UPPER LEVEL								
201a	Bedroom 4	5'-0"	5'-0"	2'-0"	Fixed	□	□	combined/mulled together with 201b
201b	Bedroom 4	2'-6"	5'-0"	2'-0"	Awning; Casement	□	■	lower casement to be for egress, combined/ mulled together with 201a
202	Bedroom 4	2'-0"	2'-0"	5'-8"	Awning	□	□	
203	Bedroom 4	2'-0"	2'-0"	5'-8"	Awning	□	□	
204	Upper Hall	2'-0"	2'-0"	5'-8"	Awning	□	□	
205	Upper Hall	2'-0"	2'-0"	5'-8"	Awning	□	□	
206	Upper Hall	2'-0"	2'-0"	5'-8"	Awning	□	□	
207	Upper Hall	2'-0"	2'-0"	5'-8"	Awning	□	□	
208	Bedroom 2	2'-0"	2'-0"	5'-8"	Awning	□	□	
209	Bedroom 2	2'-0"	2'-0"	5'-8"	Awning	□	□	
210a	Bedroom 2	2'-6"	5'-0"	2'-0"	Awning; Casement	□	■	lower casement to be for egress, combined/ mulled together with 210b
210b	Bedroom 2	5'-0"	5'-0"	2'-0"	Fixed	□	□	combined/mulled together with 210a
211	Bath 2	2'-0"	2'-0"	4'-6"	Awning	□	□	
212	Bath 2	2'-0"	2'-0"	4'-6"	Awning	□	□	
213	Bath 3	2'-0"	2'-0"	4'-6"	Awning	□	□	
214a	Bedroom 3	4'-0"	5'-0"	1'-6"	Fixed	□	□	combined/mulled together with 214b
214b	Bedroom 3	2'-6"	5'-0"	1'-6"	Fixed; Casement	□	■	lower casement to be for egress, combined/ mulled together with 214a
215a	Stair	5'-0"	5'-0"	-1'-0"	Fixed	■	□	combined/mulled together with 215b
215b	Stair	5'-0"	2'-0"	7'-0"	Awning	■	□	combined/mulled together with 215a
216	Bath 4	2'-0"	2'-0"	4'-6"	Awning	□	□	
217	Bath 4	2'-0"	2'-0"	4'-6"	Awning	□	□	
WINDOW AND GLAZING GENERAL NOTES								
1. All new windows are to exceed energy code requirements by Teton County and the IECC. Average glass to be Low-E. Weighted U-Factor to be 0.28 or better and must be NFRC rated.					4. General Contractor to Review/Confirm all existing rough openings with proposed window sizes. Dimensions above are per unit and do not include additional space required for R.O.			
2. All exterior glazing complies with IWUIC 505.8 as multilayered glazed panels consisting of two or more independent glazed panels with a sealed air gap between.					5. A window submittal is required for approval by owner/architect showing each unit and configuration along with all hardware and glass samples. A corner sample of typical unit is also needed for owner and architect review.			
3. Egress windows are to comply with IRC R319, (min. net clear opening of 5.7sf, net clear width of 20", net clear height of 24" and sill of opening no greater than 44" from floor)					6. Provide screens for all operable units			



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PROJECT DESCRIPTION

1. Project consists of (2) levels above grade and a crawl space. Foundations consist of concrete foundation walls on concrete spread footings. Superstructure is light framed wood framing. The lateral system is wood sheathed light frame wood shear walls. This description is for general orientation only. The General Contractor is responsible for all scope items described in the drawings and project specifications as well as for all material and labor that can reasonably be inferred there from.

GENERAL APPLICATION

1. These drawings must be used in conjunction with the architectural drawings on the project to clearly define all requirements for construction.
2. No Contractor should attempt to bid nor construct any portion of this project without consulting the structural architectural, mechanical, and electrical documents.
3. All things which, in the opinion of the Contractor, appear to be deficiencies, omissions, contradictions, or ambiguities in the drawings shall be brought to the attention of the Structural Engineer. Corrections or written interpretations shall be issued before affected work may proceed.
4. The Contractor shall inform the Structural Engineer, clearly and explicitly in writing of any deviation or substitution from requirements of the contract documents. Contractor shall not be relieved of any requirement of the contract documents by virtue of the Structural Engineer's review of shop drawings, project data, etc., unless the Contractor has clearly and explicitly informed the Structural Engineer in writing of any deviations or substitutions at time of submission.

MISCELLANEOUS NOTES

1. The Contractor is solely responsible for all safety regulations, programs, and precautions related to all work on this project.
2. The Contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect it against injury, damage, or loss.
3. Means and methods of construction and erection of structural materials are solely the Contractor's responsibility.
4. The structure is designed to function as a unit upon completion of construction of the project and then, only to support the design loads indicated. The Contractor is responsible for means, methods and sequence of construction, and the adequacy of the structure to support loads occurring during construction of the project. Furnish all temporary bracing, shoring, and/or support as may be required.
5. No openings, nor any change in size, dimension or location shall be made in any structural element without written approval of the Structural Engineer.
6. Where dimensions or weights of MEP equipment or systems are variable from manufacturer to manufacturer, verify dimensions and weights shown on drawings with selected manufacturer prior to ordering materials. Notify Structural Engineer of discrepancies.
7. Do not place equipment when shipping or operating weight exceeds weight indicated on structural drawings.
8. Openings 1'-4" or less on a side are generally not shown on the structural drawings. Refer to drawings of other consultants for such openings.
9. Openings through floors and/or roofs for passage of utilities are not located nor dimensioned on structural drawings. Contractor shall obtain and coordinate such locations and dimensions with the contractor requiring the opening.
10. Show all openings through structural members on shop drawings and submit for review. Openings not shown on structural drawings are subject to acceptance and shall be specifically indicated for review and acceptance.
11. Fireproofing of structural elements is not shown on the structural drawings. Refer to the specifications and architectural documents.
12. Do not scale these drawings, use the dimensions shown. In case of conflict, request clarification from Architect and Structural Engineer.
13. No structural modifications, alterations, or repairs shall be made without prior review by Structural Engineer. Submit details and calculations prepared by a professional engineer registered in state where project is located and employed by Contractor.
14. Where structure is to be used for staging or temporary storage area, the Contractor shall verify that unit loads do not exceed the design loads for the structure.

QUALITY ASSURANCE AND QUALITY CONTROL

1. The Contractor is responsible for assuring quality, including workmanship and materials furnished by subcontractors and suppliers.
2. Inspection or testing by the Owner does not relieve the Contractor of the responsibility to perform the work in accordance with the Contract Documents.
3. Workmanship: The Contractor is responsible and shall bear the cost of correcting work which does not conform to the specified requirements.
4. Correct deficient work by means acceptable to the Architect. The cost of extra work incurred by the Architect to approve corrective work shall be borne by the Contractor.
5. The Owner's Testing Agency shall perform testing and special inspections required by the structural documents, building code, and the local authority. The Testing Agency shall comply with ASTM E329 and upon completion of work, the Testing Agency shall furnish a certificate of compliance, signed by the professional engineer overseeing special inspections and testing. The professional engineer must be registered and licensed in the state where the project is located.
6. The individual employed by the Testing Agency, responsible for overseeing testing and inspection of soils and foundations shall be a professional engineer practicing the discipline of geotechnical engineering, referred to as the Geotechnical Engineer in the structural portion of the construction documents. The Geotechnical Engineer is responsible for testing and inspections of soils, earthwork, and foundations for conformance to the foundation design and the geotechnical report. See foundation section of the General Notes.
7. See special inspections section of the General Notes for required testing and inspection.

SPECIAL INSPECTION

1. Special inspection and testing shall be performed as required by the local jurisdiction, the building code, and the construction documents. See quality assurance section of the General Notes.
2. Coordinate and schedule inspection and testing prior to the start of work requiring inspection and testing while providing special inspector reasonable notice.
3. All deficiencies shall be corrected for acceptance by the Testing Agency.
4. Inspections performed by the local jurisdiction do not replace inspection or testing required by the Owner's Testing Agency.
5. Special inspection and testing is required for the items shown in the "Special Inspections and Testing" Table.

SPECIFICATIONS

1. These General Notes are intended to function as the structural portion of project specifications.

SUBMITTALS

1. See Material sections of these General Notes for required shop drawings.
2. Submit one (1) copy of the required information (Manufacturers Data, Shop Drawings, Environmental Product Declaration, etc) via electronic media (PDF or similar).
3. Reproducible copies of contract documents shall not be used.
4. Submittals shall be sent directly to the Architect for review and distribution.
5. Submittals shall be reviewed by Contractor and Subcontractor prior to submission. Drawings shall bear Contractor's approval stamp accepting responsibility for coordination of dimensions shown in the contract documents, quantities, and coordination with other trades.
6. Allow 14 calendar days in the Structural Engineer's office for review of submittals.
7. Submittals will be returned to the Architect with Structural Engineer's review comments via electronic media.

DEFERRED SUBMITTALS

1. Submit shop drawings along with calculations noted to be signed by a registered Engineer in the state where the project is located when required by specification. These deferred submittals (shop drawings) shall first be submitted to the project Architect and/or Engineer of record for review and coordination. Following the completion of the review and coordination by the Architect/Engineer of record, a submittal may then be made by the Contractor to the local Building Department for review and approval, which shall include a letter stating this review and coordination has been performed and completed and plans and calculations for the deferred items are found to be acceptable (e.g., with regard to geometry, load conditions, etc.) with no exceptions.
2. The list of items for deferred submittals includes the following items:
- Prefabricated wood trusses
 - Prefabricated hand/stair railings
 - All others required by the local jurisdiction

FOUNDATIONS

GENERAL:

1. The foundations have been designed based on the design criteria provided by the Geotechnical Engineer and the Geotechnical Report referenced in the Structural Design Criteria section. Earthwork and foundation soil preparation shall be performed to provide soil properties meeting the design criteria.
2. The Geotechnical Engineer shall inspect and test soils, earthwork and foundations - see special inspection and quality assurance sections of the General Notes. Prior to placing foundations and slabs on grade, obtain approval from the Geotechnical Engineer indicating earthwork and soil preparation has been performed adequately to conform to the foundation design criteria.
3. Bottom of exterior footings and walls shall bear below final exterior grade for frost protection - see structural design criteria section of the General Notes.
4. Foundation walls having earth placed on each side shall have both sides filled simultaneously to maintain a common elevation.
5. Brace all foundation walls against movement while backfilling until floor slabs at the top and bottom of the wall are in place. Brace foundation walls as necessary to prevent movement and overstress due to equipment loading regardless of sequencing of top and bottom floor slabs.
6. Foundations have not been designed for buoyancy due to water table elevation.
7. Slab on grade movement is anticipated, see Geotechnical Report for magnitude of vertical movement. Isolate partition walls from slab-on-grade to allow for expected vertical movement.
8. Contractor shall provide continuous site drainage by a mechanical method to control surface and underground water as required to maintain a dry working site.
9. Foundation drainage and waterproofing is not shown or specified within the structural portion of the construction documents. Reference other portions of the construction documents for drainage, waterproofing and items associated with other disciplines.
10. No plumbing, vaults, tanks or other devices are to be placed below footings within zone of influence defined as a zone projecting 45 degrees outward from bottom edges of footing without acceptance by Structural Engineer and Geotechnical Engineer.

STRUCTURAL DESIGN CRITERIA	
Building Code: 2024 International Building Code (Note 1)	
Local Jurisdiction: Teton County, WY	
Risk Category: II	
Wind Loading	
Basic Wind Speed	Vult= 105MPH Vasd= 82 MPH
Exposure Category	C
GCpi	+/-0.18
Ground Elevation Factor, Ke	0.8
Elevation used for Ke (feet above sea level)	6000 ft
Ultimate Wind Base Shear	
East/West	15 kips
North/South	9 kips
Ultimate Wind Design Pressure Components & Cladding, PSF	
Interior Roof Zone (Zone 1)	16.0 I/-25.5 16.0 I/-24.0 16 I/-23.0
Roof End Zone (Zone 2)	16.0 I/-29.8 16 I/-29.9 16 I/-24.7
Corner Roof Zone (Zone 3)	16.0 I/-50.4 16 I/-43.9 16 I/-39.1
Interior Wall Zone (Zone 4)	20.2 I/-22.0 18.9 I/-20.7 18.0 I/-19.8
Wall end Zone (Zone 5)	20.2 I/-26.4 18.9 I/-23.9 18.0 I/-22.0
Width of corner zone, a	4.8 ft
Seismic Loading	
Seismic Importance Factor, Ie	1.0
Mapped Spectral Response Acceleration	
Ss	1.13
S	0.33
Site Class	D
Spectral Response Coefficients	
Sds	0.867
Sd	0.547
Seismic Design Category	D
Basic Seismic Force Resisting System	Wood Framed Shear Walls
Response Modification Factor, R	6.5
Over-Strength Factor, Q	2.5
Redundancy Factor, p	1.0
Deflection Amplification Factor, Cd	4
Seismic Response Coefficient, Cs	0.133
Analysis Procedure Used	Equivalent Lateral Force
Ultimate Seismic Base Shear	23 kips
Snow Loading (Notes 2,3,4,6)	
Ground Snow Load, Pg	133 psf
Importance Factor, Is	1.0
Surface Roughness Category	C
Exposure Factor, Ce	1.0
Thermal Factor, Ct	1.2
Slope Factor, Cs	1.0
Winter Wind Parameter, W2	0.35
Live Loads and Superimposed Dead Loads (Notes 5,6)	
Foundations	
Geotechnical Engineer Information:	Philip Gyr
	Nelson Engineering
	Jackson, Wyoming
	25-416-01
	Date of Report: 12/12/2025
Active Equivalent Fluid Pressure	40 psf/ft
At-Rest Equivalent Fluid Pressure	60 psf/ft
Passive Equivalent Fluid Pressure	350 psf/ft
Sliding Friction Coefficient	0.4
Allowable Bearing Capacity	2500 psf
Minimum Frost Depth	34 in
Foundation Schedule Located on:	S5.1
Referenced Datum	100'-0" = First Floor Elevation
NOTES:	
1. The governing building code defines the applicable edition of referenced codes and standards. Where governing building code does not define referenced codes and standards, the latest edition shall be used.	
2. Ground snow load is according to ASCE7-22 Hazard tool accessed on 12/23/2025.	
3. Minimum flat roof snow load according to the Teton County Building Department on 01/20/2026.	
4. All snow loads on the structure for both flat and sloped roofs are calculated in accordance with IBC 2024 and the ground snow load stated above. Roof snow loads consider the following load conditions: partial loading, unbalanced roof snow loads, snow drifting, and sliding snow.	
5. Minimum uniform and concentrated live loads as well as partition loads and applicable live load reductions are determined according to Section 1607 of the IBC.	
6. See Load Keys for numerical definition and area designation of snow, live, and other gravity loads used in design.	

	ELEVATION VIEW 1 = DRAFTING NUMBER S101 = SHEET NUMBER
	WALL / BUILDING SECTION 1 = DRAFTING NUMBER S101 = SHEET NUMBER
	SECTION CUT 1 = DRAFTING NUMBER S101 = SHEET NUMBER
	DETAIL CALL OUT 1 = DRAFTING NUMBER S101 = SHEET NUMBER
	ADDENDUM NUMBER
	STEPS AND SLOPES IN DECKS & SLABS YY" = STEP HEIGHT
	REFERENCE XXX'-YY" = OBJECT OR B/OBJECT XXX'-YY" = OBJECT ELEVATION
	WALL STEP SHADED REGION POINTS TO LOW SIDE OF WALL
	LEDGE STEP SHADED REGION POINTS TO LOW SIDE OF LEDGE
	STEEL COLUMN TYPE SIZE = COLUMN TYPE
	WOOD COLUMN TYPE #B = NUMBER OF BEARING (TRIMMER) STUDS #K = NUMBER OF KING (WIND) STUDS TL = TRANSFER LOAD
	DIRECTION OF DECK SPAN OR DIRECTION OF REINFORCING
	WOOD JOIST HANGER TYPE H1 = JOIST HANGER TYPE, RE: SCHEDULE
	KEYED NOTE K = KEYED NOTE, RE: SCHEDULE

	FOOTING NOTATION F? = FOOTING TYPE RE: SCHEDULE XX'-XX" = T/FTG ELEVATION
	FOOTING / FOUNDATION STEP

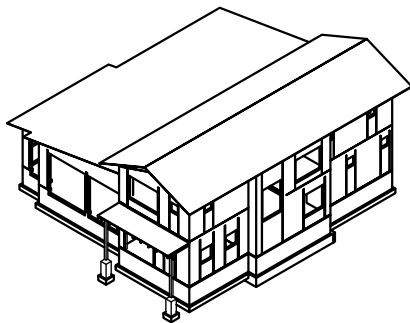
	CIP CONCRETE
	SOIL

	CIP CONCRETE WALL ABOVE
	WOOD WALL ABOVE
	WALL BELOW (ALL MATERIALS)
	WALL ABOVE W/ WINDOW *
	WALL ABOVE W/ DOOR *
	CIP CONCRETE COLUMN ABOVE
	STEEL COLUMN ABOVE
	WOOD COLUMN ABOVE
	COLUMNS BELOW (ALL MATERIALS)
*CIP CONCRETE SHOWN: GRAPHICS APPLY TO OTHER WALL MATERIALS	

	BEAM / GIRDER
	JOIST / RAFTER
	PREMANUFACTURED FLOOR/ ROOF TRUSS
	WOOD JOIST HANGER H1 = JOIST HANGER TYPE, RE: SCHEDULE

	SHEAR WALL ABOVE FLOOR/ROOF
	SHEAR WALL BELOW FLOOR/ROOF
	SHEAR WALL ABOVE & BELOW FLOOR/ROOF
	WOOD SHEAR WALL DESIGNATION AND MINIMUM REQUIRED LENGTH RE: SHEAR WALL SCHEDULE
	HOLD DOWN FOR WOOD SHEAR WALL, RE: HOLD DOWN SCHEDULE

	*SIZE XX'-YY" = MEMBER TYPE XX'-YY" = T/STL ELEVATION
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3D IMAGE IS FOR VISUALIZATION ONLY.
REFER TO PLANS AND DETAILS FOR
SPECIFIC INFORMATION.

ABBREVIATIONS		ABBREVIATIONS	
AB	anchor bolt	KIP, K	1000 pounds
ADDNL	additional	KLF	1000 pounds per lineal foot
AFF	above finish floor		
ALT	alternate		
ARCH	architectural	L	length
B/B	bottom of	LAT	lateral
BLDG	building	LBS	pounds
BM	beam	LFRS	lateral force resisting system
BOT	bottom	LH	long leg horizontal
BRG	bearing	LV	long leg vertical
BS	both sides	LONG	longitudinal
BTWN	between	LP	low point
		LSL	laminated strand lumber
		LVL	laminated veneer lumber
		LW, LWT	lightweight
CFS	cold-formed steel		
CIP	cast-in-place concrete		
CJ	construction / control joint	MAS	masonry
CJP	complete joint penetration	MAX	maximum
CLR	clear	MECH	mechanical
CLT	cross laminated timber	MFR	manufacturer
CMU	concrete masonry unit	MIN	minimum
COL	column	MTL	metal
CONC	concrete		
CONN	connection	(N)	new construction
CONST	construction	Ns	number
CONT	continuous	NOM	nominal
		NS	near side
D	depth	NW, NWT	normal weight
DIA, R	diameter		
DIM	dimension	O/E	outside face
DTL	detail	OC	on center
DWGS	drawings	OH	opposite hand
DWL	dowel	OPNG	opening
(E)	existing construction	PAF	powder actuated fastener
EA	each	PC	precast concrete
EF	each face	PERP	perpendicular
EJ	expansion joint	PJP	partial joint penetration
ELEV	elevation	PL	plate
EOX	edge of (S=slab, C=conc, etc)	PLF	pounds per lineal foot
EPD	environmental product declaration	PSL	parallel strand lumber
EW	each way	PT	post-tensioning, post-tensioned
EXP	expansion	PT	pressure treated
EXT	exterior	RE:	reference
		REINF	reinforcement
FDN	foundation	REQD	required
FLR	floor	RET	retaining
FOX	face of (S=slab, D=deck, etc)		
FS	far side	SC	slip critical
FTAO	force transfer around opening	SCHED	schedule
FTG	footing	SCL	structural composite lumber
		SIP	structural insulated panel
GA	gage	SOG	slab on grade
GB	grade beam	SOV	slab on void
GC	general contractor	SPA	spacing
GEN	general	STFNR	stiffener
GLB	glulam beam	STL	steel
GLC	glulam column		
GT	girder truss	T, T/	top of
GWP	global warming potential	THK	thickness
		TL	transfer load
HDG	hot dip galvanized	TRAN	transverse
HDR	header	TYP	typical
HK	hook		
HORIZ	horizontal	JNO	unless noted otherwise
HP	high point	JT	ultrasonic testing
HR	hour		
HSA	headed stud anchor	VERT	vertical
		VIF	verify in field
IF:	inside face		
INT	interior	W	width
		WF	wide flange
JST	joist	WP	work point
JT	joint	WTS	welded threaded stud
		WWR	welded wire reinforcement

NEW SHEET = 0 REVISED DRAWING = 0 NO MODIFICATIONS = 0 SHEET DELETED = 0		ISSUE DATE AND TITLE									
SHEET NO.	SHEET NAME	PERMIT SET 02.02.26									
S0.1	GENERAL NOTES	n									
S0.2	GENERAL NOTES	n									
S0.3	GENERAL NOTES	n									
S0.4	LOAD KEYS	n									
S0.5	TYPICAL DETAILS	n									
S0.6	TYPICAL DETAILS	n									
S0.7	TYPICAL DETAILS	n									
S0.8	TYPICAL DETAILS	n									
S1.0	FOUNDATION PLAN	n									
S1.1	MAIN LEVEL FRAMING PLAN	n									
S1.2	UPPER LEVEL FRAMING PLAN	n									
S1.3	ROOF FRAMING PLAN	n									
S4.0	FOUNDATION DETAILS	n									
S4.1	DETAILS	n									
S4.2	DETAILS	n									
S5.1	SCHEDULES	n									

DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE
HOME ADDITION
145 ROCK GLEN WAY, SANTEE
CALIFORNIA 92071

SET TITLE:

PLAN CHECK
CORRECTIONS
2ND SUBMITTAL SET

DATE:

Oct. 31, 2024

REVISIONS:

CONSULTANTS
BACKGROUNDS SET JUL / 31 / 2024

CONSULTANTS
BACKGROUNDS SET SEP / 01 / 2024

PLAN CHECK CORRECTIONS
2ND SUBMITTAL SET Oct. 31, 2024

PROJECT NUMBER:

SHEET:

COVER SHEET

CS100

DETAIL

SCALE 1" = 10'

STRUCTURAL STEEL

GENERAL:

1. All structural steel work shall conform to AISC 360 and tolerances shall conform to AISC 303 unless noted otherwise. Contractor shall keep a copy of these references on site at all times.
2. Materials – See Steel Materials Table
3. Qualifications - Fabricator and Erector shall be experienced in fabrication and erection of projects of similar size and complexity.

TESTING:

1. Tests and inspections shall be performed in compliance with AISC 360, AISC341, and Chapter 17 of the IBC. Inspections include welding, high strength bolting, anchor rod placement, proper use of joint details, fabricated steel, and erected steel frame. Testing includes UT of full penetration welds, bolt tensioning procedures, and shear stud bend tests.
2. See "Special Inspections and Testing" Table.

SUBMITTALS:

1. Submittals shall conform to AISC 360.
2. Submittals for structural steel shall include: Erection and Shop drawings.
3. Erection drawings shall include plan drawings at 1/8"=1'-0" minimum scale complete with sections, elevations, and details as required to properly erect the structural steel frame. Shop drawings shall include piece drawings which indicate cuts, connections, camber, holes, welds, and dimensions as required for fabrication of the members. Part drawings are not required to be submitted unless specifically requested.

CONNECTIONS:

1. Engineer of Record (EOR) has designed all connections. If a connection design is inadvertently omitted from contract documents the contractor shall request specific connection design from the EOR.
2. Connection Design Forces: Unfactored ASD values
3. Simple Beam Connections: Select connections with capacities equal to or greater than beam reactions shown on the drawings. Single sided connections shall be detailed to use the maximum number of bolt rows that can fit into the supported beam web. Double sided connections shall be detailed such that the angle or bent plate length is at least 60% of the supported beam "T" dimension.
4. HSS Cap Plates: Provide 1/4" cap plates at top of all HSS columns, uno.
5. Unframed end of wide flange beams: At the end of wide flange beams without incoming framing or other means of restraint of rotation of the beam, provide a pair of 3/8" full depth stiffeners or a 3/8" full depth end plate at the end of the beam.

BOLTS:

1. Where indicated on the drawings as slip critical and where oversized or long-slotted holes are utilized in shear bolted joints shall be slip critical. Faying surfaces shall be prepared to meet the requirements of a Class A surface, and bolts shall be installed to the Fully Tensioned condition.
2. Where bolts are subject to non-static loading, are utilized to interconnect parts of a built up compression member, or all Group B fasteners loaded in tension shall be installed to the fully tensioned condition.
3. Bolts not subject to the requirements for slip critical connections and not required to be fully tensioned may be installed to the snug-tight condition
4. A307 bolts may be used only where indicated.

WELDS:

1. Weld Electrodes: E70, 70ksi unless noted otherwise.
2. Fillet Welds: size as indicated, but not less than AISC minimum size.
3. Groove Welds: full penetration unless noted otherwise.
4. Welds are continuous unless noted otherwise.
5. Where welded threaded rod/studs or welded rebar are specified, they shall be welded with one of the below processes. Refer to Material Standards Table for acceptable materials.
- A. Drawn arc or capacitor discharge welding with a weld gun
- B. Fillet welding on solid body of stud/rod where threads have been ground off. Fillet weld size shall be the minimum required to develop the strength of the rod/stud/rebar. Refer to typical details for minimum fillet weld size.

COLUMN BASE PLATES:

1. Provide flowable grout with a minimum compressive strength tested in accordance with ASTM C109 to achieve a strength of 3,000 psi after one day and the minimum of two times the concrete strength that the base plate is bearing on or 8,000 psi after 28 days.
2. Grout shall show a minimum positive expansion of 0.03% when tested in accordance with ASTM C827.
3. For base plates greater than 21" in length, provide a single 3" diameter witness hole near the center of the plate.
4. Trim grout to 45 degrees where bearing surface allows. Finish vertical when edge of bearing surface aligns with edge of bearing plate.
5. Grout column bases prior to pouring any elevated slab on deck.

ACCESSORIES:

1. Headed Stud Anchors: Shop weld except where applied through metal deck or where shop installation would result in a tripping hazard.

SHOP CLEANING AND PAINTING:

1. Uncoated Steel: All steel not specifically indicated as painted steel, steel to receive spray-on-fireproofing or to be galvanized, and faying surfaces of slip critical connections shall be uncoated. Prepare surface per SSPC-SP1.
2. Primed Steel: Steel indicated to painted, with no specific paint requirements stated, shall have the surface prepared per SSPC-SP2 minimum and receive one coat of fabricator's standard rust-inhibitive primer paint applied to a minimum dry-film thickness of 1 mil.
3. Galvanized Steel: Steel indicated to be galvanized shall be cleaned, prepared, and galvanized in accordance with ASTM A123. Repair minor defects, damaged areas, and welded joints in accordance with ASTM A780. Provide vent holes as required in tube members. Provide vent hole plugs at all vertically oriented tubes.
4. Other specified coatings: where indicated on the drawings, provide specified coating system as indicated. Clean and prepare steel as required by the specification or coating manufacture.

ERECTION:

1. No final bolting or welding shall be performed until as much of the structure which will be stiffened thereby has been properly aligned.
2. Field correction of fabrication or other errors will be permitted only when approved by the EOR. Finish gas-cut sections in accordance with AWS D1.1.

STEEL MATERIALS DESIGNATION	
Material	Standard
W and WT Sections	ASTM A992 (50ksi) or ASTM A572 Gr. 50 (50ksi)
M, S, C, MC, L, MT, ST Sections	ASTM A36 (36ksi)
HP Sections	ASTM A572 Gr. 50 (50ksi)
Pipe	ASTM A53 Gr. B (35ksi)
Rectangular HSS	ASTM A500 Gr. C (50ksi)
Round HSS	ASTM A500 Gr. C (46ksi)
Plates and Bars	
- typical	ASTM A36 (36ksi)
- when noted as 50ksi	ASTM A572 Gr. 50 (50ksi)
Anchor Rods	ASTM F1554 Gr. 55 w/ Supplement S1
Bolts	
- typical (Group A)	ASTM F3125 Grade A325 or F1852
- where noted as Group B	ASTM F3125 Grade A490 or F2280
- where indicated as A307	ASTM A307 Gr. A
Nuts	ASTM A563, Heavy Hex
Washers	ASTM F436, except plate washers to be ASTM A36
Direct-Tension-Indicator Washers	ASTM F859
Headed Stud Anchors	ASTM A29 / WS D1.1 Type B
All Threaded Rod, UNO	ASTM A36
Capacitor Discharge / Drawn Arc Welded Threaded Studs	ASTM A29 / AWS D1.1 Type A
Welded Threaded Rod/Studs (Welded with Fillet Welds)	ASTM A572 Gr. 50 Or F1554 Gr. 55 W/ S1
Welded Rebar (Welded with fillet welds)	ASTM A706
Drawn Arc Welded Deformed Bar Anchors	ASTM A496/1064-18 / AWS D1.1 Type C
Weld Electrodes	E70 (70ksi)
Weld Electrodes for R>3 Seismic Force Resisting Systems (SFRS) and Demand Controlled Connections	E70 ksi, meeting AWS D1.8 requirements for elongation and CVN Toughness

BOLT GRADES	
Standard	Bolt Size, Joint Type and Designation on Drawings
3/4" Bolt, ASTM F3125 Grade A325 or F1852	3/4" A325 Bolt
3/4" Bolt, ASTM F3125 Grade A325 or F1852 with Class A Faying Surface and Bolt Tightened to Slip Critical	3/4" A325 SC-A Bolt
1" Bolt, ASTM F3125 Grade A490 or F2280	1" A490 Bolt
1" Bolt, ASTM F3125 Grade A490 or F2280 with Class A Faying Surface and Bolt Tightened to Slip Critical	1" A490 SC-A Bolt
1/2" or 3/4" Bolt, ASTM A307 Gr. A	1/2" or 3/4" A307 Bolt
NOTES:	
1. Reference plan, details, and connection tables for bolt size and joint type.	
2. All bolts are snug tight, unless indicated on plan or details as slip critical or fully tensioned.	
3. Holes may be short slotted transverse to applied load, unless plans, details, or connection tables indicate a standard or oversize hole.	
4. Where bolts are indicated as slip critical or fully tensioned, pretension bolt as defined by AISC 360, Table J3.1.	
5. Class A faying surfaces are unprimed surfaces or hot dip galvanized surfaces with hand wire brush roughening, as defined by AISC 360.	
6. Class B faying surfaces are blast cleaned surfaces as defined by AISC 360.	
7. Bolted connections to follow all requirements indicated in the Specification for Structural Joints Using High Strength Bolts (RCSC).	

STATEMENT OF SPECIAL INSPECTIONS IBC 2024

Definitions:

1. Special Inspection: Inspection of construction requiring the expertise of an approved special inspector in order to ensure compliance with this code and the approved construction documents.
2. Continuous Special Inspection: Special inspection by the special inspector who is present continuously when and where the work to be inspected is being performed.
3. Periodic Special Inspection: Special inspection by the special inspector who is intermittently present where the work to be inspected has been or is being performed.
4. Special Inspector: A qualified person employed or retained by an approved agency and approved by the building official as having the competence necessary to inspect a particular type of construction requiring special inspection.

SOILS AND FOUNDATIONS SPECIAL INSPECTIONS			
Notes:			
1. Special inspections and tests of existing site soil conditions, fill placement and load bearing requirements shall be performed in accordance with this table. The approved geotechnical report and the construction documents shall be used to determine compliance. During fill placement, the special inspector shall verify that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.			
Special Inspection of soils with shallow foundations			
Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	X	
Verify excavations are extended to proper depth and have reached proper material.	-	X	
Perform classification and testing of compacted fill materials.	-	X	
During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.	X	-	
Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	-	X	
For Rammed Aggregate Pier			

CONCRETE SPECIAL INSPECTIONS - SINGLE FAMILY
Notes:
1. Concrete special inspections not required per exceptions in IBC section 1705.3.

WOOD SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE			
Special Inspection of Wood Elements			
Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Field gluing operations of the seismic resisting system, including floor and roof sheathing	X		
Metal strapping and drag strut nailing and screw connections		X	
Shear wall framing: Sheathing type, nailing, strapping and holdowns		X	Verify nails are not overdriven
Floor and roof sheathing: Sheathing type, nailing and strapping		X	Verify grade, thickness, nailing type, spacing, and nominal framing size at adjoining panel edges



STRUCTURAL STEEL SPECIAL INSPECTIONS			
Definitions as Defined by AISC 360			
QA: Indicates inspection tasks shall be performed by the quality assurance inspector (QAI)			
applicable.			
these inspections.			
Perform (P): Indicates the inspector perform these tasks for each joint or member.			
Notes:			
1. All special inspections conform to the AISC 360 Specification, Chapter N			
2. The fabricator and erector shall establish, maintain and implement QC procedures to ensure that their work is in accordance with the provisions of the approved construction documents.			
of AISC 360.			
CJP groove welds 5/16" or greater in thickness.			
4. QA inspection of shop fabricated items by the Special Inspector may be waived where the fabricator is certified per AISC N6.			
Special Inspection of Structural Steel Items			
Inspection Task or Testing	Inspection Type		Criteria/Remarks
	QC	QA	
Galvanized Members	O	P	AISC 360 Table N5.7
Threaded studs welded with a drawn arc or fillet welded		O	P Preproduction testing of drawn arc welded studs per AWS D1.1, 7.8.4 Torque test 10% of fillet welded studs per AWS D1.7.8.4
Special Inspection - Prior to Welding			
Inspection Task or Testing	Inspection Type		Criteria/Remarks
	QC	QA	
Welder qualification records and continuity records	P	O	AISC 360 Table N5.4-1
Welding procedure specifications (WPS) available	P	P	AISC 360 Table N5.4-1
Manufacturer certifications for welding consumables available	P	P	AISC 360 Table N5.4-1
Material identification (type/grade)	O	O	AISC 360 Table N5.4-1
Welder identification system	O	O	AISC 360 Table N5.4-1
Fit-up of groove welds (including joint geometry):			
a. Joint preparation b. Dimensions (alignment, root opening, root face, bevel) c. Cleanliness (condition of steel surfaces) d. Tracking (tack weld quality and location) - Backing type and fit (if applicable).	O	O	AISC 360 Table N5.4-1
Fit-up of CJP groove welds of HSS T-, Y-&K-joints without backing (including joint geometry):			
a. Joint preparation b. Dimensions (alignment, root opening, root face, bevel) c. Cleanliness (condition of steel surfaces) d. Tacking (tack weld quality and location).	P	O	AISC 360 Table N5.4-1
Configuration and finish of access holes.	O	O	AISC 360 Table N5.4-1
Fit-up of fillet welds			
a. Dimensions (alignment, gaps at root) b. Cleanliness (condition of steel surfaces) c. Tacking (tack weld quality and location).	O	O	AISC 360 Table N5.4-1
Check welding equipment	O	-	
Special Inspection - During Welding			
Control and handling of welding consumables	O	O	AISC 360 Table N5.4-2
a. Packaging b. Exposure control	O	O	AISC 360 Table N5.4-2
No welding over cracked tack welds	O	O	AISC 360 Table N5.4-2
Environmental conditions	O	O	AISC 360 Table N5.4-2
a. Wind speed within limits b. Precipitation and temperature	O	O	AISC 360 Table N5.4-2
WPS followed			
a. Settings on welding equipment b. Travel speed c. Selected welding materials d. Shielding gas type/flow rate e. Preheat applied f. Interpass temperature maintained (min./max.) g. Proper position (F, V, H, OH)	O	O	AISC 360 Table N5.4-2
Welding techniques			
a. Interpass and final cleaning b. Each pass within profile limitations c. Each pass meets quality requirements	O	O	AISC 360 Table N5.4-2
Placement and installation of steel headed stud anchors	P	P	AISC 360 Table N5.4-2
Special Inspection - After Welding			
Welds cleaned	O	O	AISC 360 Table N5.4-3
Size, length and location of welds	P	P	AISC 360 Table N5.4-3
Welds meet visual acceptance criteria			
a. Crack prohibition b. Weld/base-metal fusion c. Crater cross section d. Weld profiles e. Weld size f. Undercut g. Porosity	P	P	AISC 360 Table N5.4-3
Arc strikes	P	P	AISC 360 Table N5.4-3
h-k-area	P	P	AISC 360 Table N5.4-3
Weld access holes in rolled heavy shapes and built-up heavy shapes	P	P	AISC 360 Table N5.4-3
Backing removed and weld tabs removed (if required)	P	P	AISC 360 Table N5.4-3
Repair activities	P	P	AISC 360 Table N5.4-3
Document acceptance or rejection of welded joint or member	P	P	AISC 360 Table N5.4-3
No prohibited welds have been added without the approval of the EOR	O	O	AISC 360 Table N5.4-3
Special Inspection - Prior to Bolting			
Manufacturer's certifications available for fastener materials	O	P	AISC Table N5.6-1
Fasteners marked in accordance with ASTM requirements	O	O	AISC Table N5.6-1
Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O	AISC Table N5.6-1
Correct bolting procedure selected for joint detail	O	O	AISC Table N5.6-1
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O	AISC Table N5.6-1
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O	AISC Table N5.6-1
Protected storage provided for bolts, nuts, washers and other fastener components	O	O	AISC Table N5.6-1
Special Inspection - During Bolting			
Fastener assemblies placed in all holes and washers and nuts are positioned as required	O	O	AISC Table N5.6-2
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O	AISC Table N5.6-2
Fastener component not turned by the wrench prevented from rotating	O	O	AISC Table N5.6-2
Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O	AISC Table N5.6-2
Special Inspection - After Bolting			
Document acceptance or rejection of bolted connections	P	P	AISC Table N5.6-3

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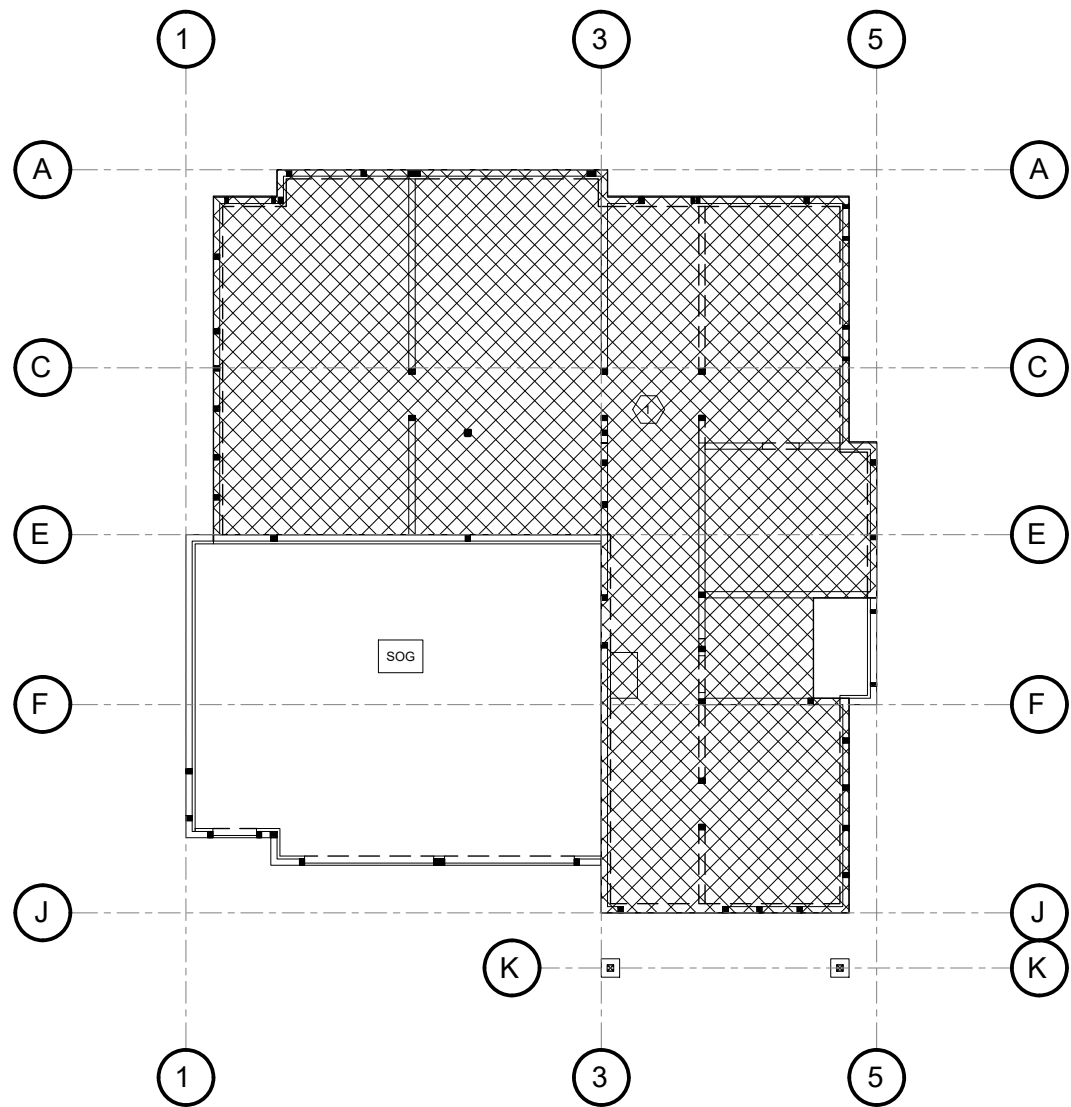
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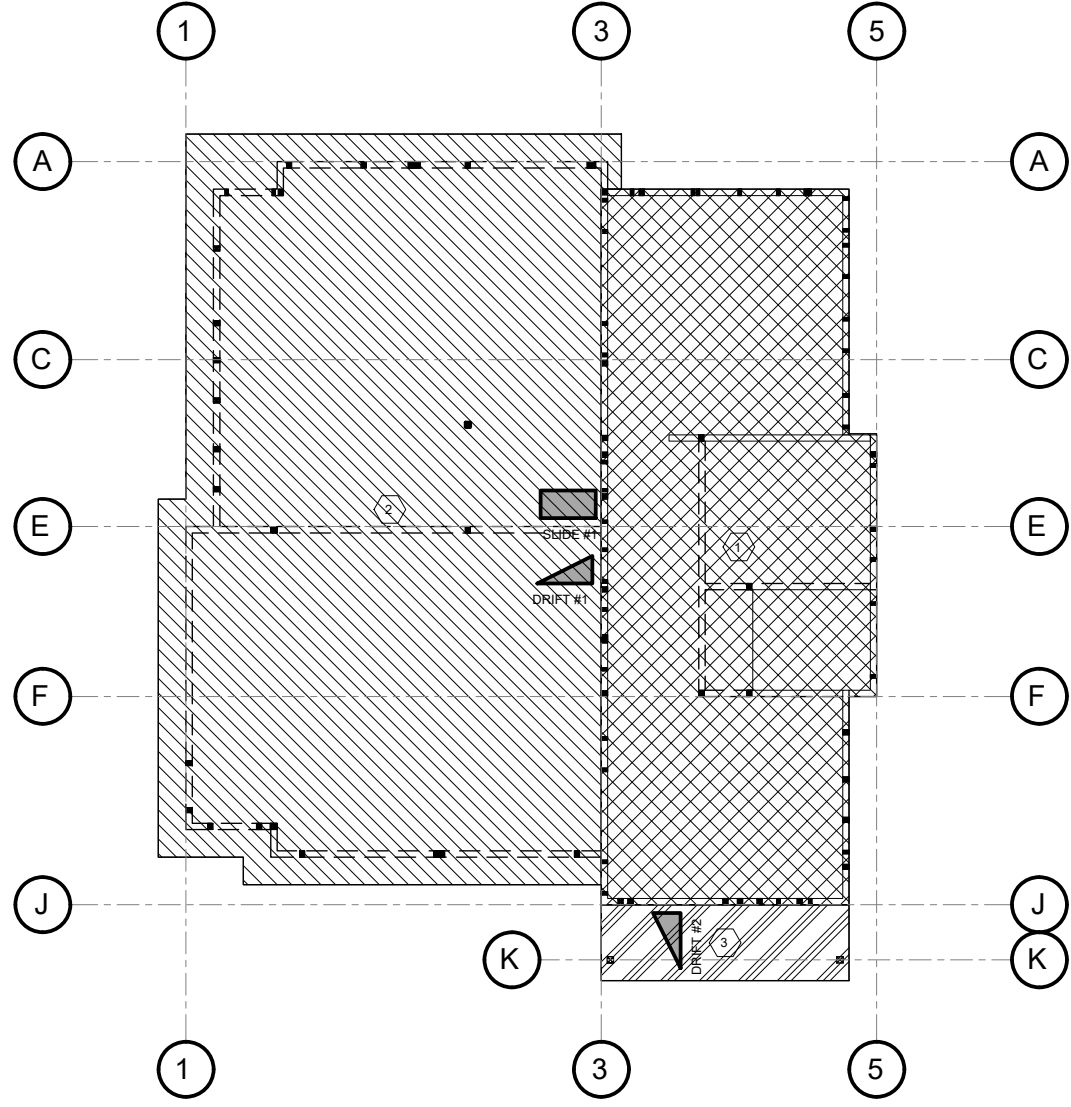
DETAIL

SCALE 1" = 10'





1 MAIN LEVEL LOAD KEY
S0.4 1/8" = 1'-0"



2 UPPER LEVEL & LOW ROOF LOAD KEY
S0.4 1/8" = 1'-0"

UPPER LEVEL & LOW ROOF LOAD KEY

SCALE 1' = 10"



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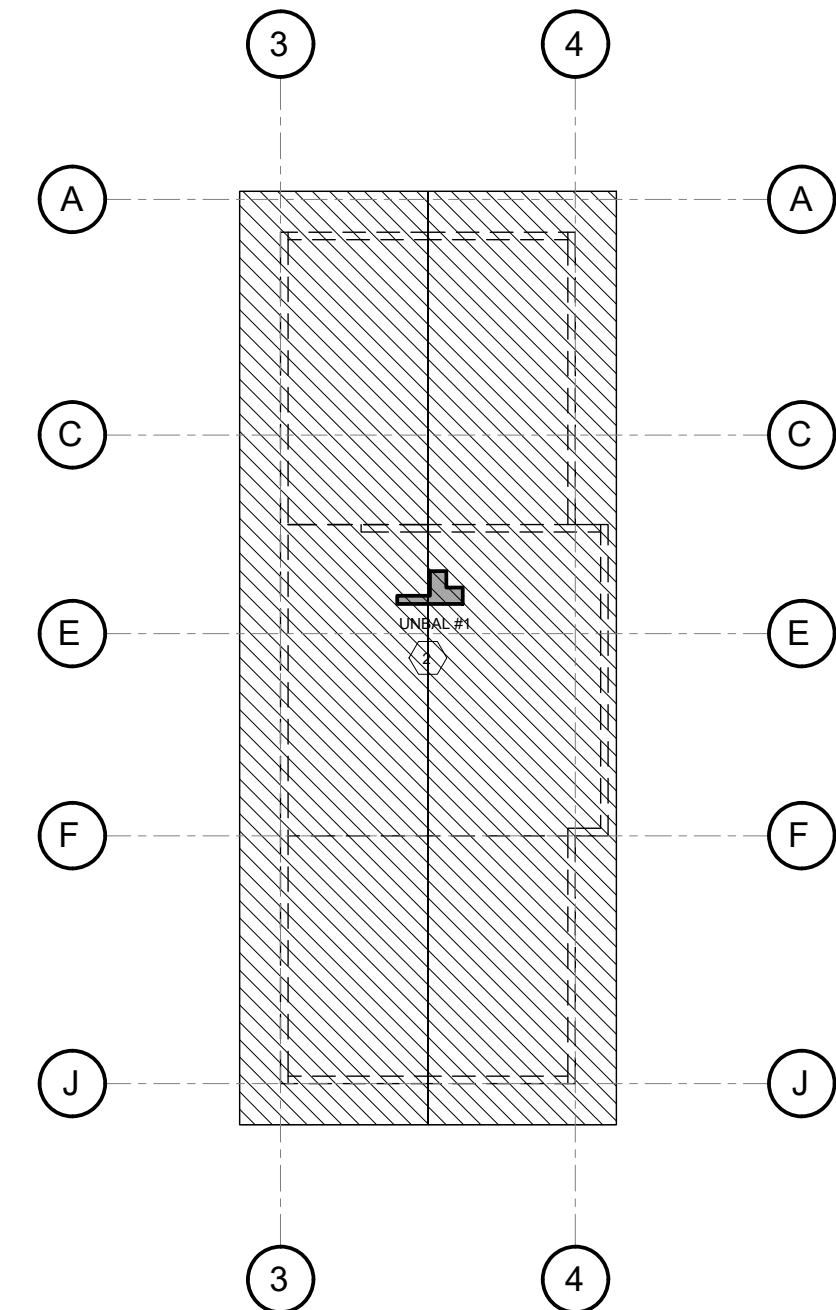
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3 HIGH ROOF LOAD KEY
S0.4 1/8" = 1'-0"

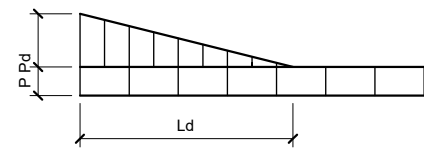
LOAD KEY LEGEND						
LOAD AREA	PATTERN	SELF WEIGHT (psf)	SUPERIMPOSED LOADS			NOTES
			DEAD LOAD (psf)	LIVE LOAD (psf)	SNOW LOAD (psf)	
1		5	15	40	--	TYPICAL RESIDENTIAL FLOOR
2		5	15	20 112 + DRIFT		TYPICAL ROOF
3		4	11	20 112 + DRIFT		UNCONDITIONED PATIO ROOF

- NOTES:
1. DRIFTING, SLIDING, AND UNBALANCED SNOW LOADS ARE DEFINED BY ADJACENT DIAGRAMS.
 2. SNOW LOAD SHOWN IN LOAD KEY LEGEND IS DEFINED AS THE BALANCED SNOW LOAD. THIS IS ALSO DEFINED AS "P" IN THE ADJACENT DIAGRAMS.
 3. SLIDING AND DRIFTING SNOW LOADS DO NOT ACT CONCURRENTLY.
 4. ROOF LIVE AND SNOW LOADS DO NOT ACT CONCURRENTLY.
 5. FOR WIND UPLIFT DESIGN PARAMETERS, RE: DESIGN CRITERIA TABLE.
 6. NEGATIVE LOADS ARE UPLIFT AND HAVE NOT BEEN REDUCED BY DEAD LOADS.
 7. WHERE PREMANUFACTURED ROOF TRUSSES OCCUR, APPLY LOADS AS FOLLOWS:
CASE #1: APPLY TABULATED LOADS TO TOP CHORDS.
CASE #2: APPLY TABULATED LOADS TO TOP CHORDS W/ 8 PSF DEAD LOAD REDUCTION. APPLY 8 PSF DEAD LOAD TO BOTTOM CHORD. APPLY 10 PSF LIVE LOAD TO BOTTOM CHORD.

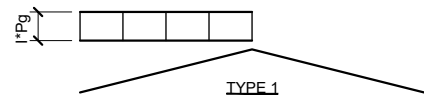
DRIFT SNOW LOAD SCHEDULE		
	Pd (PSF)	Ld (FT)
DRIFT #1	52	13'-8"
DRIFT #2	85	6'-0"

UNBALANCED SNOW LOAD SCHEDULE				
	TYPE	I*Pg (PSF)	Pmax (PSF)	Lu (FT)
UNBAL #1	TYPE 1	133	N/A	6.8

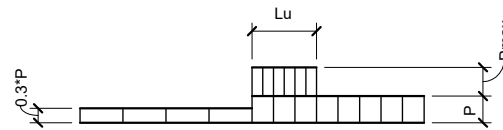
SLIDING SNOW LOAD SCHEDULE		
	Pmax (PSF)	Ls (FT)
SLIDE #1	35	15'-0"



DRIFTING SNOW LOAD DIAGRAM

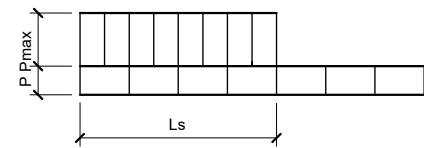


TYPE 1



TYPE 2

UNBALANCED SNOW LOAD DIAGRAMS



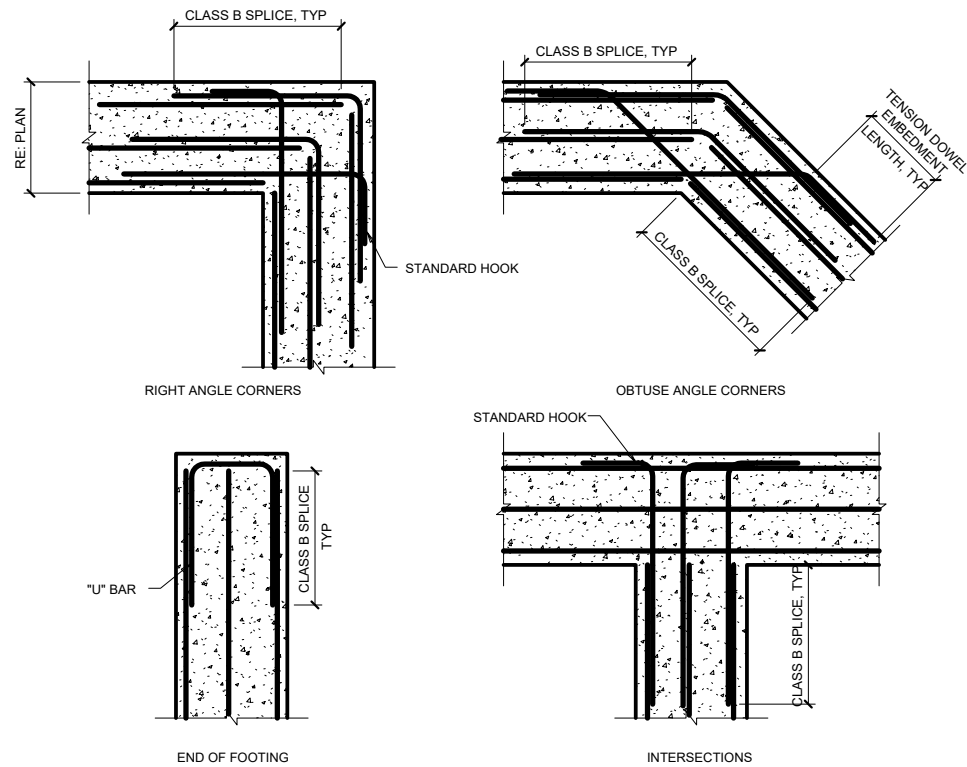
SLIDING SNOW LOAD DIAGRAM



UPPER LEVEL & LOW ROOF LOAD KEY

SCALE 1' = 10"



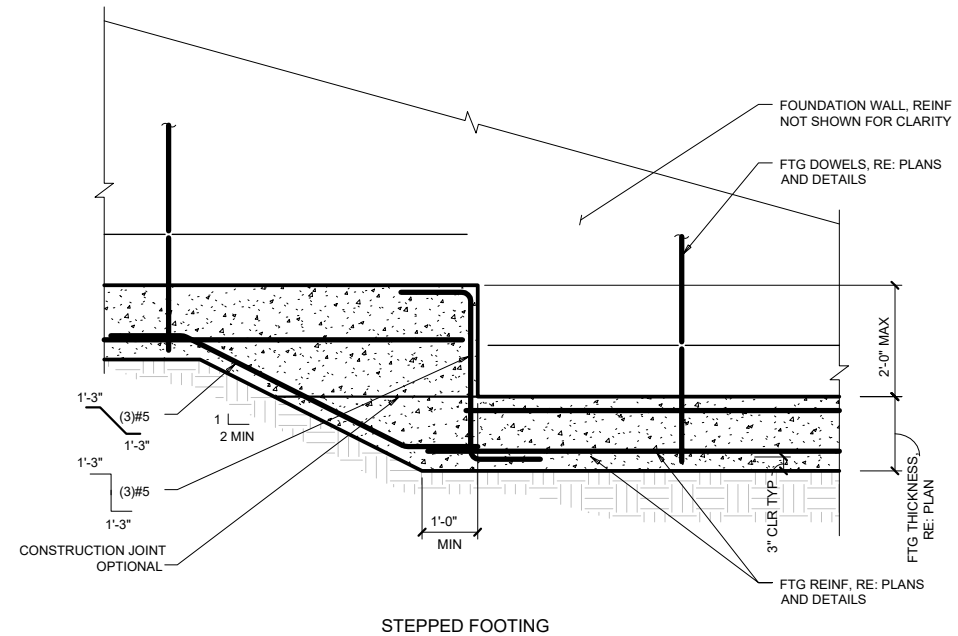


NOTES:
1. DOWELS AND CORNER BARS MATCH HORIZONTAL REINF EXCEPT USE
#5 DOWELS & CORNER BARS FOR HORIZONTAL BARS #6 AND LARGER
2. SEQUENCING OF VERTICAL AND HORIZONTAL REINFORCING PER
DETAILS CUT ON PLAN, UNO

1 TYPICAL FOOTING CORNER REINFORCING

S0.5 NTS

- ### TYPICAL DETAIL SHEET NOTES
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2 TYPICAL FOOTING STEP DETAILS

S0.5 NTS

SECTION (S0-5)

SCALE 1' = 10"



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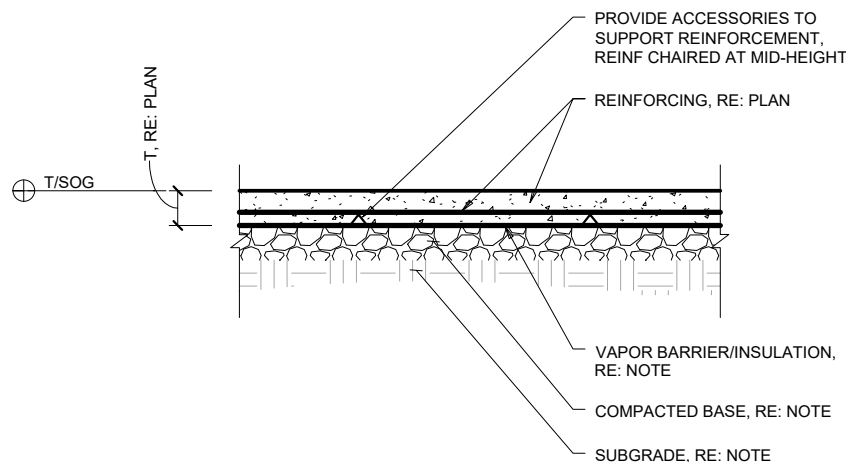
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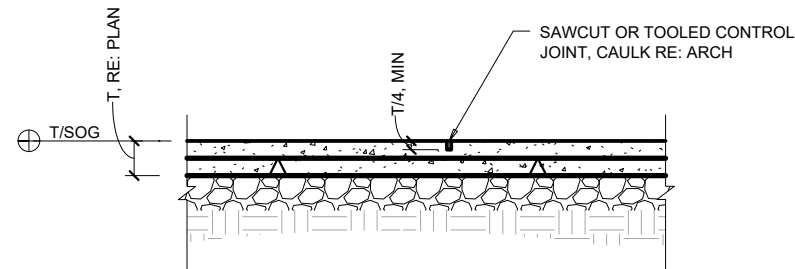
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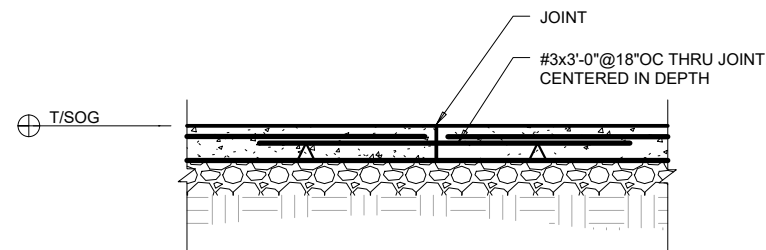


- NOTES:
1. RE: ARCH FOR VAPOR BARRIER AND INSULATION REQUIREMENTS. UNO RE: ARCH: PROVIDE VAPOR BARRIER BELOW SLABS WITH FLOOR FINISHES SUSCEPTIBLE TO MOISTURE.
 2. SOG SHALL BEAR ON SUITABLE SUBGRADE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER & GEOTECHNICAL REPORT.
 3. PROVIDE MIN 4" FREE DRAINAGE COMPACTED BASE TYPICAL UNO BY GEOTECHNICAL ENGINEER & GEOTECHNICAL REPORT.



- NOTES:
1. SAWCUT CONTROL JOINT WITHIN 8 HOURS (MAX) OF PLACEMENT OR USE TOOLED JOINT DURING FINISHING (CONTRACTOR'S OPTION)
 2. PROVIDE CONTROL JOINTS AT 15 FT OC EACH WAY MAXIMUM SPACING, UNO. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS.

TYPICAL SOG CONTROL JOINT



- NOTES:
1. STOP REINF AT EACH SIDE OF CONSTRUCTION JOINT
 2. PROVIDE CONTROL JOINTS AT 15 FT OC EACH WAY MAXIMUM SPACING, UNO. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS.
 3. UNO AT GARAGES, REINFORCING PASSING THROUGH CONSTRUCTION JOINTS SHALL BE EPOXY COATED.

TYPICAL SOG CONSTRUCTION JOINT

3

S0.5

TYPICAL SLAB ON GRADE NTS

4

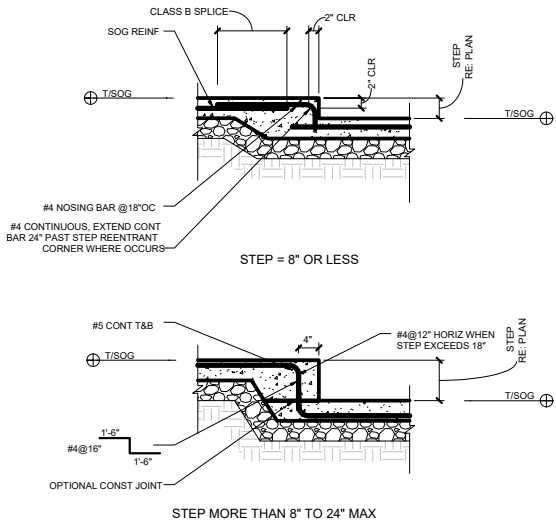
S0.5

TYPICAL SLAB ON GRADE JOINTING NTS

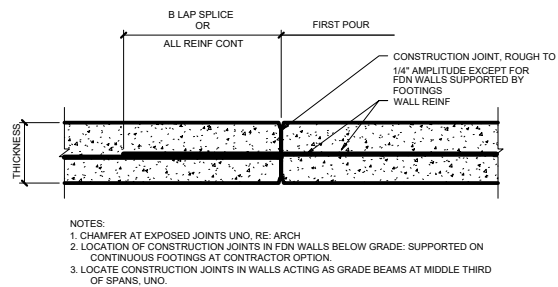
SECTION (S0-5)

SCALE 1' = 10"

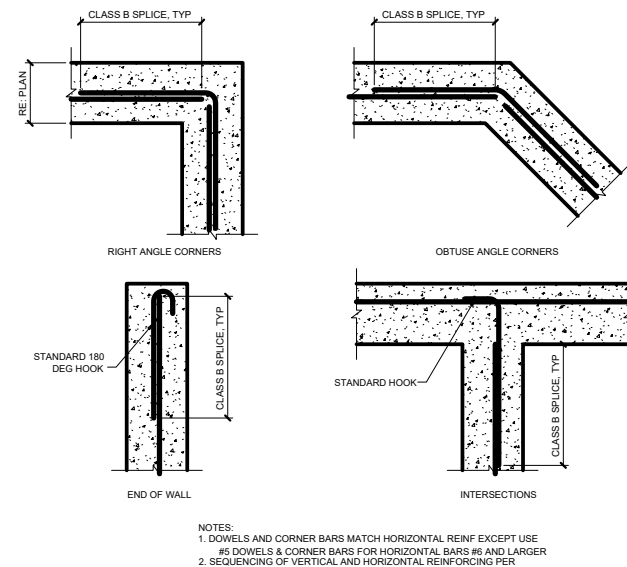




5 TYPICAL SLAB ON GRADE STEPS
S0.5 NTS



6 TYPICAL WALL CONSTRUCTION JOINT
S0.5 NTS



7 TYPICAL WALL CORNER
S0.5 NTS

SECTION (S0-5)

SCALE 1' = 10"



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1

S0.6

TYPICAL MINIMUM NAILING REQUIREMENTS

NTS

2

S0.6

TYPICAL REQUIREMENTS FOR HOLES AND NOTCHES IN WOOD MEMBERS

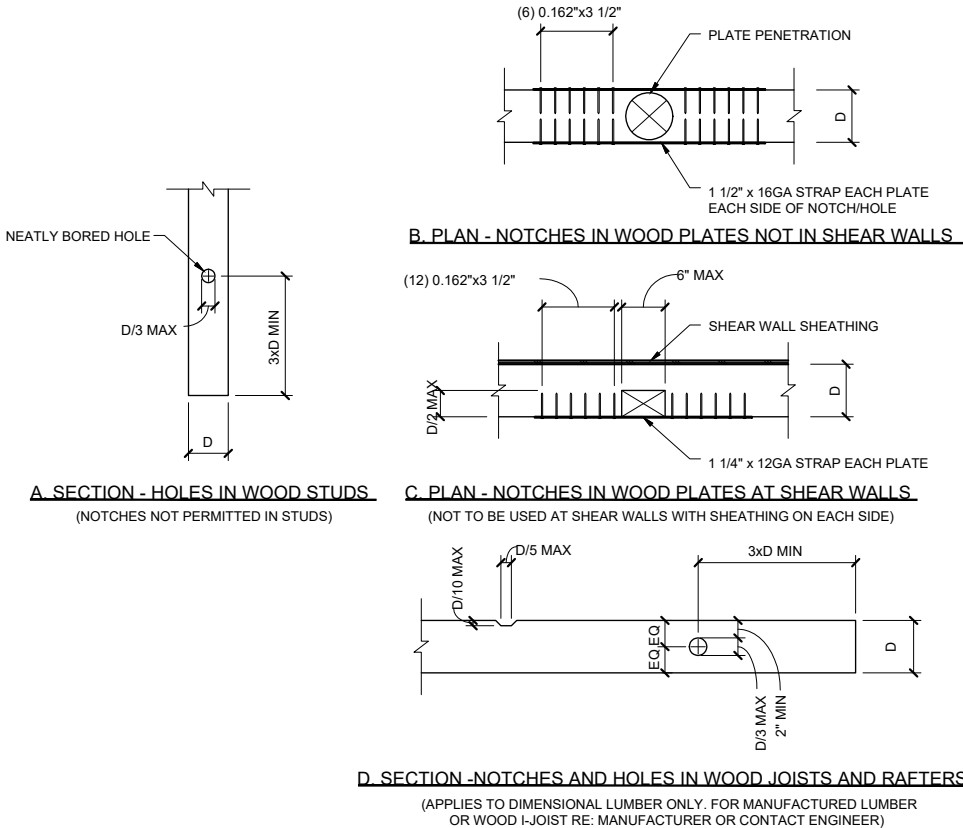
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TYPICAL MINIMUM NAILING REQUIREMENTS		
THIS DETAIL CONFORMS TO ALL IBC 2015 (AND NEWER) REQUIREMENTS		
CONNECTION	COMMON NAILS	ALTERNATE OPTION
1. 1"x6" sheathing to each bearing or joist; face nail	(2)2 1/2"x0.131"	--
2. 1"x8" and wider sheathing to each bearing; face nail	(3)2 1/2"x0.131"	--
3. 2" subfloor to joist, girder, or blocking; blind and face nail	(2)3 1/2"x0.162"	--
4. Blocking between ceiling joists, rafters or trusses to top plate or other framing below; each end, toenail	(3)2 1/2"x0.131"	(3)3"x0.131"
5. Blocking between rafters or truss to rafter or truss	(2)2 1/2"x0.131" toenail ea end or (2)3 1/2"x0.162" end nail	(2)3"x0.131" toenail ea end or (3)3"x0.131" end nail
6. Bottom plate to joist or blocking; face nail	3 1/2"x0.162"@16"OC	3"x0.131"@12"OC
7. Top or bottom plate to stud; end nail	(2)3 1/2"x0.162"	(3)3"x0.131"
8. Stud to top or bottom plate	(4)2 1/2"x0.131" toenail or (2)3 1/2"x0.162" end nail	(4)3"x0.131" toenail or (3)3"x0.131" end nail
9. Stud to stud; face nail	3 1/2"x0.162"@24"OC	3"x0.131"@16"OC
10. Top plate to top plate; face nail	3 1/2"x0.162"@16"OC	3"x0.131"@12"OC
11. Top plate to top plate at end joints; each side of end joint, face nail (min 24" lap splice length each side of end joint)	(8)3 1/2"x0.162"	(12)3"x0.131"
12. Top plate laps at corners and intersections; face nail	(2)3 1/2"x0.162"	(3)3"x0.131"
13. Rim joist or blocking to top plate, sill or other framing below; toenail	2 1/2"x0.131"@6"OC	3"x0.131"@6"OC
14. Built-up header (2" to 2"); face nail	3 1/2"x0.162"@16"OC each face	--
15. Continuous header to stud; toenail	(4)2 1/2"x0.131"	--
16. Ceiling joists to plate; toenail	(3)2 1/2"x0.131"	(3)3"x0.131"
17. Ceiling joists not attached to parallel rafter, face nail laps over partitions;	(3)3 1/2"x0.162"	(4)3"x0.131"
18. Ceiling joists attached to parallel rafter	RE: IBC Table 2308.7.3.1	
19. Joist at all bearings; toenail	(3)2 1/2"x0.131"	(3)3"x0.131"
20. Joist to rim joist; end nail	(3)3 1/2"x0.162"	(4)3"x0.131"
21. Rafter or roof truss to top plate; toenail	(3)3 1/2"x0.162"	(4)3"x0.131"
22. Roof rafters to ridge valley or hip rafters, or roof rafter to 2" ridge beam	(2)3 1/2"x0.162" end nail or (3)3"x0.148" toenail	(3)3"x0.131" end nail or (4)3"x0.131" toenail
23. 1" brace to each stud and plate; face nail	(2)2 1/2"x0.131"	(2)3"x0.131"
24. Built-up corner studs	3 1/2"x0.162"@24"OC	3"x0.131"@12"OC
25. Built-up girder and beams	4"x0.192"@32"OC at top and bottom and staggered (2)4"x0.192" at ends and at each splice	3"x0.131"@24"OC at top and bottom and staggered (3)3"x0.131" at ends and at each splice
Dimensional Lumber:	As required by manufacturer but not less than nailing for Dimensional Lumber	
Manufactured Lumber:		
26. 2" planks; face nail	(2)3 1/2"x0.162" at each bearing	--
27. Bridging to joist	(2)2 1/2"x0.131"	(2)3"x0.131"
Blocking between joists and rafters - To joists or rafters - Toenails each side, each end		
Blocking between studs, each end	(2)3 1/2"x0.162" end nail or (2)3"x0.148" toenail	(3)3"x0.131" end nail or (2)3"x0.131" toenail
28. Plywood Sheathing	At shear walls - RE: "Typical Wood Shear Walls - Nailing Schedule and Details" Other walls - RE: general or plan notes	

NOTE: RE: GENERAL NOTES FOR COMMON NAIL SIZE DEFINITION



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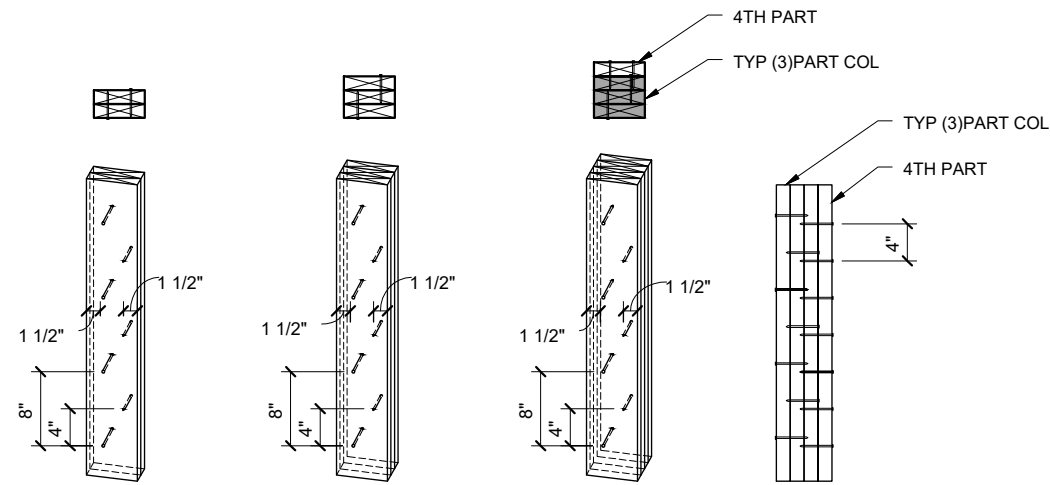
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(2)PART COL

STAGGERED 3 1/2"x0.148" OR
3 1/2"x0.162" COMMON
WIRE NAILS
@4"OC, ALT SIDES

(3)PART COL

STAGGERED 3 1/2"x0.162"
COMMON WIRE NAILS
@4"OC, ALT SIDES

(4 OR 5)PART COL

4TH PART - STAGGERED
3 1/2"x0.162" COMMON
WIRE NAILS @4"OC

TYPICAL STUDS, RE: PLAN FOR
SPACING, ATTACH SHEATHING
W/ FIELD NAILING OR SCREWS

NAILS OR SCREWS @8"OC
MAX AT BOUNDARY
LAMINATIONS OF STUD PACK

(3), (4), OR (5)
PART STUD PACK

PLYWOOD, OSB OR
GYPSUM WALL SHEATHING

NAILS OR SCREWS AT
8"OC MAX AT BOUNDARY
AND MIDDLE LAMINATIONS
AT (5)PLY STUD PACK

TYPICAL WALL SHEATHING TO STUD PACK ATTACHMENT

NOTE:

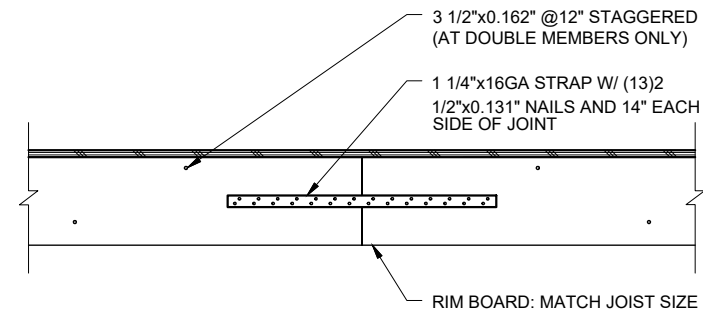
FOR COLUMNS WITH SHIMS UP TO AND INCLUDING 1/2" THICK, NAIL
ADJACENT PILES ACROSS SHIM WITH 3 1/2"x0.162" AS SHOWN IN
DETAIL ABOVE. WHERE SHIM IS >1/2" THICK, NAIL SHIM AS A COLUMN
PLY.

3

S0.6

TYPICAL STUD PACK NAILING

NTS



ELEVATION

NOTES:

1. STAGGER SPLICES 10'-0" (MIN).
2. WHERE PLAN CALLS FOR DOUBLE MEMBER USE SPLICE FOR BOTH.
3. ALLOWABLE TENSION THROUGH THE SPLICE IS 1705 LB.

4

S0.6

TYPICAL RIM BOARD SPLICE

NTS

SECTION (S0-6)

SCALE 1' = 10"



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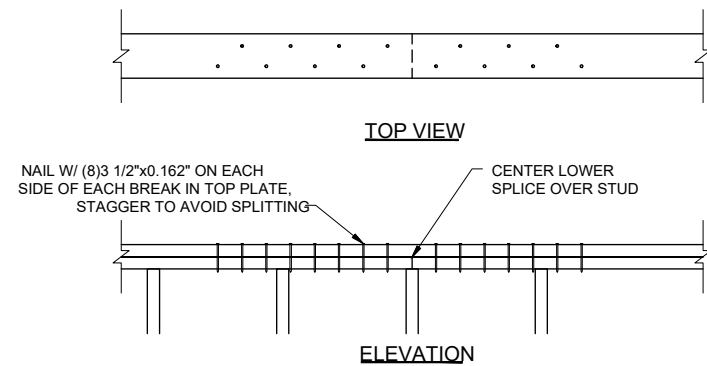
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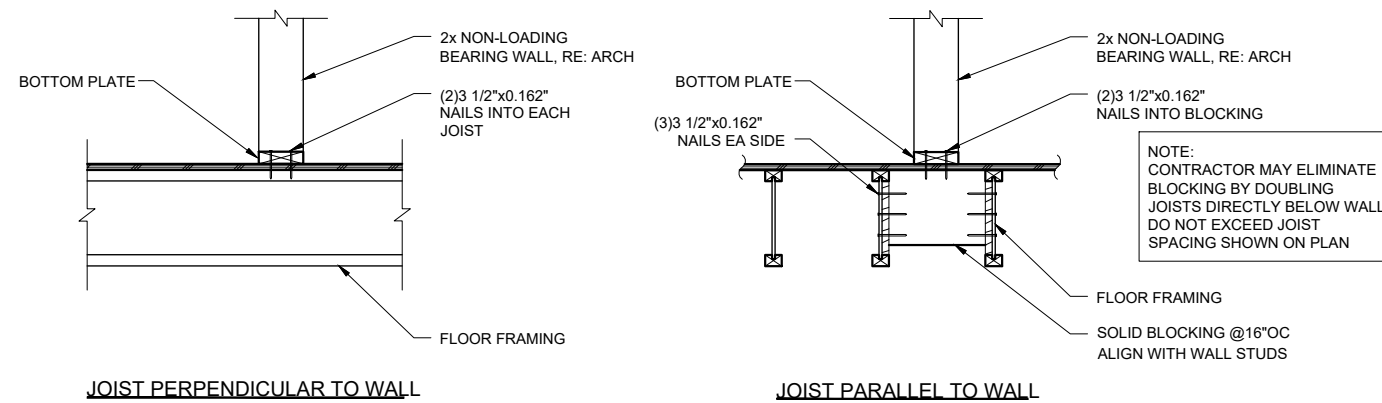
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- NOTES:**
1. NAILING APPLIES AT SPLICE OF BOTH UPPER AND LOWER TOP PLATES.
 2. ALLOWABLE TENSION ACROSS SPLICE IS 3610 LB FOR DFL.
 3. ALLOWABLE TENSION ACROSS SPLICE IS 3124 LB FOR HF/SPF.
 4. TYPICAL NAILING AWAY FROM SPLICE IS 3 1/2"x0.162"@16"OC.
 5. 4'-0" MINIMUM SPACING BETWEEN SPLICES.
 6. CODE REFERENCE: TABLE 2304.10.2 AND 2308.9.3.2



TYPICAL NON-BEARING PARTITION WALL

BASE SUPPORT

5 TYPICAL TOP PLATE SPLICE

S0.6 NTS

6 BASE SUPPORT

S0.6 NTS

SECTION (S0-6)

SCALE 1' = 10"



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HEADERS IN LOAD BEARING WALLS						
SPAN	DIMENSIONED DOUGLAS-FIR	LSL ALTERNATES	LVL ALTERNATES	GLULAM ALTERNATES	NO OF BEARING STUDS EACH END	HEADER CONNECTION
3'-0"	(3)2x6	(2)1 3/4"x5 1/2"	(2)1 3/4"x5 1/2"	3 1/2"x6"	1	(4)3"x0.148"
4'-0"	(3)2x8	(2)1 3/4"x5 1/2"	(2)1 3/4"x5 1/2"	3 1/2"x6"	1	(4)3"x0.148"
5'-0"	(3)2x10	(2)1 3/4"x7 1/4"	(3)1 3/4"x5 1/2"	3 1/2"x7 1/2"	2	(4)3"x0.148"
6'-0"	(3)2x12	(3)1 3/4"x7 1/4"	(3)1 3/4"x7 1/4"	3 1/2"x9"	2	(6)3"x0.148"
7'-0"	N/A	(3)1 3/4"x9 1/4"	(2)1 3/4"x9 1/4"	3 1/2"x9"	2	(6)3"x0.148"
8'-0"	N/A	(3)1 3/4"x9 1/4"	(3)1 3/4"x9 1/4"	3 1/2"x10 1/2"	2	(6)3"x0.148"
9'-0"	N/A	(3)1 3/4"x11 1/4"	(2)1 3/4"x11 1/4"	3 1/2"x11 7/8"	3	(8)3"x0.148"
10'-0"	N/A	(3)1 3/4"x11 7/8"	(3)1 3/4"x11 1/4"	3 1/2"x13 1/2"	3	(8)3"x0.148"

RECOMMENDED HEADERS IN INTERIOR NON-LOAD BEARING WALLS						
SPAN	DIMENSIONED LUMBER DOUGLAS-FIR	LSL ALTERNATES	LVL ALTERNATES	GLULAM ALTERNATES	NO OF BEARING STUDS EACH END	HEADER CONNECTION
3'-0"	(2)2x4	(2)1 3/4"x5 1/2"	(2)1 3/4"x5 1/2"	3 1/2"x6"	1	(2)3"x0.148"
4'-0"	(3)2x4	(2)1 3/4"x5 1/2"	(2)1 3/4"x5 1/2"	3 1/2"x6"	1	(2)3"x0.148"
5'-0"	(2)2x6	(2)1 3/4"x5 1/2"	(2)1 3/4"x5 1/2"	3 1/2"x6"	1	(2)3"x0.148"
6'-0"	(3)2x6	(2)1 3/4"x5 1/2"	(2)1 3/4"x5 1/2"	3 1/2"x6"	1	(2)3"x0.148"
7'-0"	(2)2x8	(3)1 3/4"x5 1/2"	(3)1 3/4"x5 1/2"	3 1/2"x6"	1	(2)3"x0.148"
8'-0"	(3)2x8	(2)1 3/4"x7 1/4"	(2)1 3/4"x7 1/4"	3 1/2"x7 1/2"	1	(2)3"x0.148"
9'-0"	(3)2x10	(3)1 3/4"x7 1/4"	(2)1 3/4"x7 1/4"	3 1/2"x7 1/2"	1	(2)3"x0.148"
10'-0"	(3)2x10	(2)1 3/4"x9 1/2"	(3)1 3/4"x7 1/4"	3 1/2"x7 1/2"	1	(2)3"x0.148"

- NOTES:
- THIS TABLE APPLIES TO HEADERS WHICH ARE NOT EXPLICITLY CALLED OUT ON PLAN WITH SPANS OF 10'-0" OR LESS
 - HEADERS IN LOAD BEARING WALLS DESIGNED FOR 1500 PLF DEAD + LIVE LOAD.
 - HEADERS IN NON-LOAD BEARING WALLS DESIGNED FOR 400 PLF DEAD + LIVE LOAD.
 - DIMENSIONED LUMBER HEADERS TO BE DOUGLAS-FIR No2.
 - LVL = LAMINATED VENEER LUMBER: Fb = 2600 PSI, E = 2000 KSI
 - LSL = LAMINATED STRAND LUMBER: Fb = 2250 PSI, E = 1500 KSI
 - GLULAM GRADE IS 24F-V4 DF
 - LIVE LOAD DEFLECTION CRITERIA IS L/360
 - HEADERS SUPPORTING POINT LOADS FROM BEAMS OR COLUMNS SHOULD NOT BE SIZED FROM THIS TABLE. NOTIFY STRUCTURAL ENGINEER.
 - RE: ARCH FOR LOCATIONS OF NON-LOAD BEARING WALLS.

7

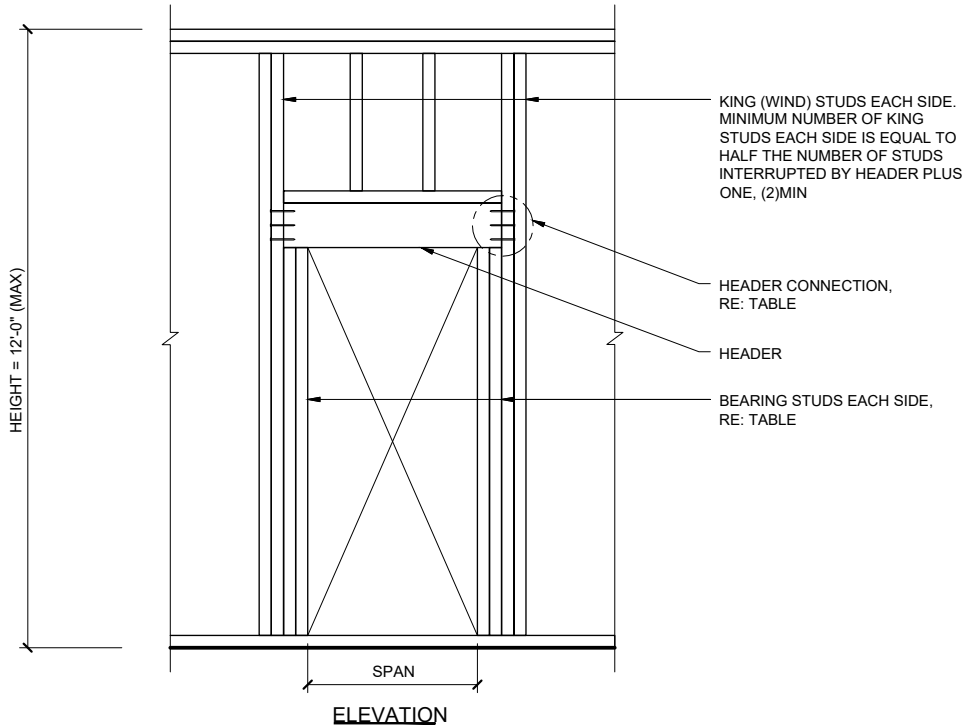
S0.6

TYPICAL WOOD HEADER TABLE

NTS

SECTION (S0-6)

SCALE 1' = 10"



DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE
HOME ADDITION
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CALIFORNIA 92071

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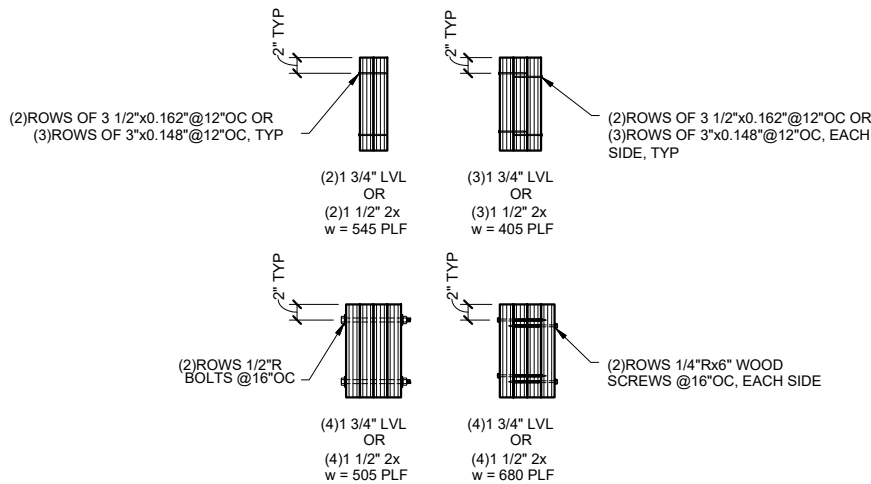
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SHEET:

COVER SHEET

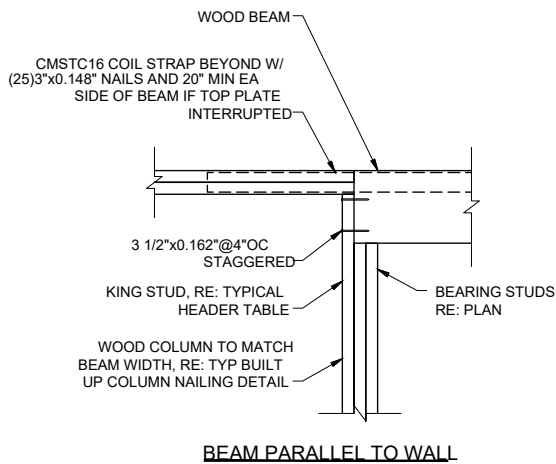
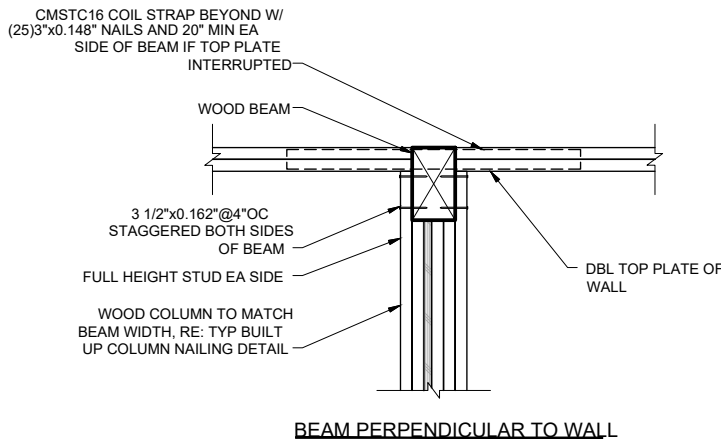
CS100



- NOTES:**
1. ALL MULTIPLE WOOD MEMBERS MUST BE FASTENED TOGETHER TO ACT AS A SINGLE UNIT.
 2. LAMINATIONS SHALL BE CONTINUOUSLY GLUED WITH EXTERIOR GLUE.
 3. LAMINATIONS SHALL BE DRY (LESS THAN 16% MOISTURE CONTENT) WHEN GLUED. DO NOT SPLICE LAMINATIONS
 4. WHERE FASTENERS TO BE INSTALLED ON BOTH SIDES, STAGGER BY 1/2 THE REQUIRED CONNECTOR SPACING.
 5. PSL MATERIAL OF EQUAL CROSS-SECTIONAL DIMENSIONS MAY BE SUBSTITUTED FOR BUILT-UP LVL BEAMS.
 6. 7" WIDE BEAMS SHOULD BE SIDE-LOADED ONLY WHEN LOADS ARE APPLIED TO BOTH SIDES OF THE MEMBERS (TO MINIMIZE ROTATION).
 7. w = MAXIMUM UNIFORM LOAD APPLIED TO EITHER OUTSIDE MEMBER.

1 BUILT-UP WOOD BEAM DETAIL

S0.7 NTS



2 TYPICAL WOOD BEAM BEARING DETAIL

S0.7 NTS

TYPICAL DETAIL SHEET NOTES

1. It is the contractor's responsibility to understand the typical details on this sheet and apply them as needed on the project.
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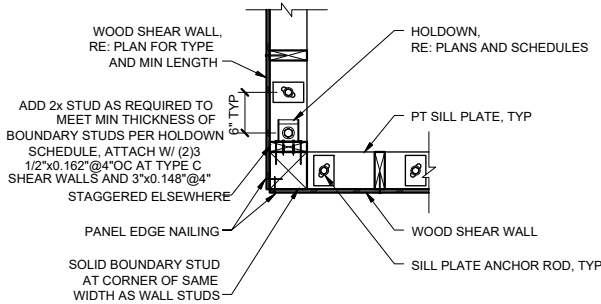
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CS100

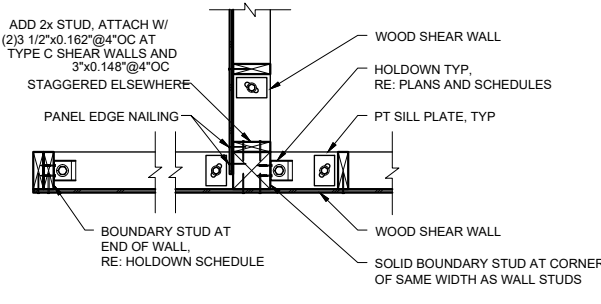
SECTION (S0-7)

SCALE 1' = 10"





TYPICAL CORNER INTERSECTION



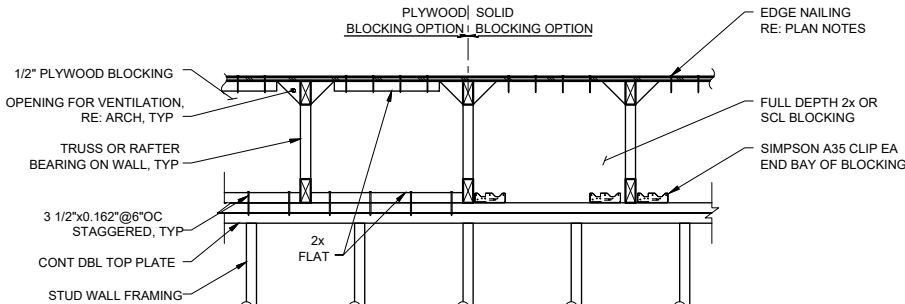
TYPICAL 'TEE' INTERSECTION

3

S0.7

TYPICAL SHEAR WALL INTERSECTION DETAILS

NTS



ELEVATION VIEW

4

S0.7

TYPICAL TRUSS OR RAFTER BLOCKING

NTS

SECTION (S0-7)

SCALE 1' = 10"



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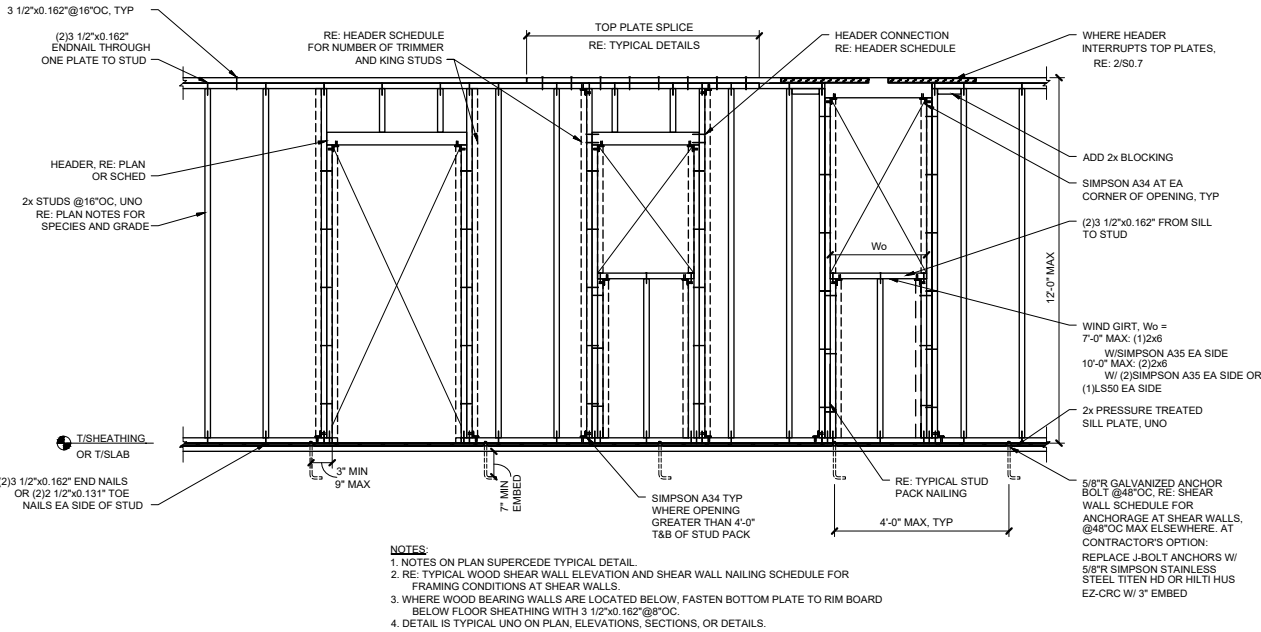
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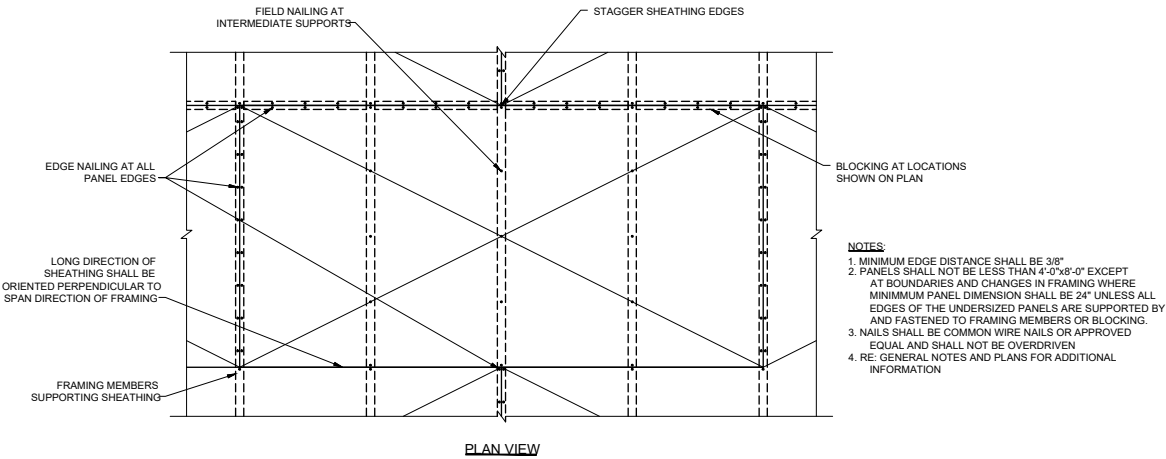
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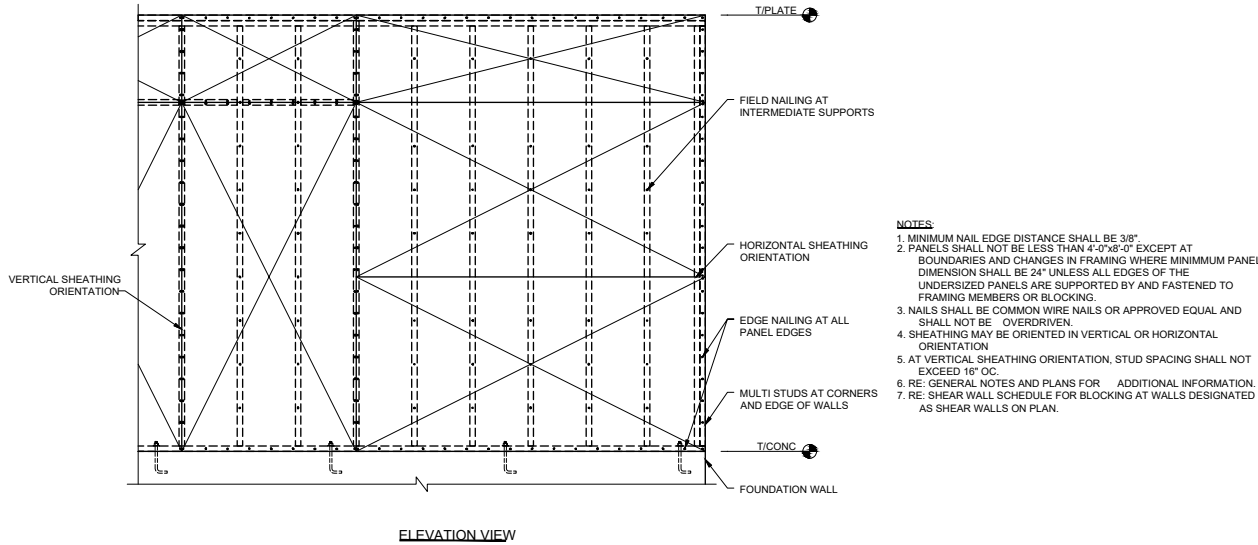
CS100



5 TYPICAL BEARING WALL ELEVATION
S0.7 NTS



6 TYPICAL FLOOR AND ROOF SHEATHING DIAGRAM
S0.7 NTS



7 TYPICAL WALL SHEATHING DIAGRAM
S0.7 NTS

SECTION (S0-7)

SCALE 1' = 10"



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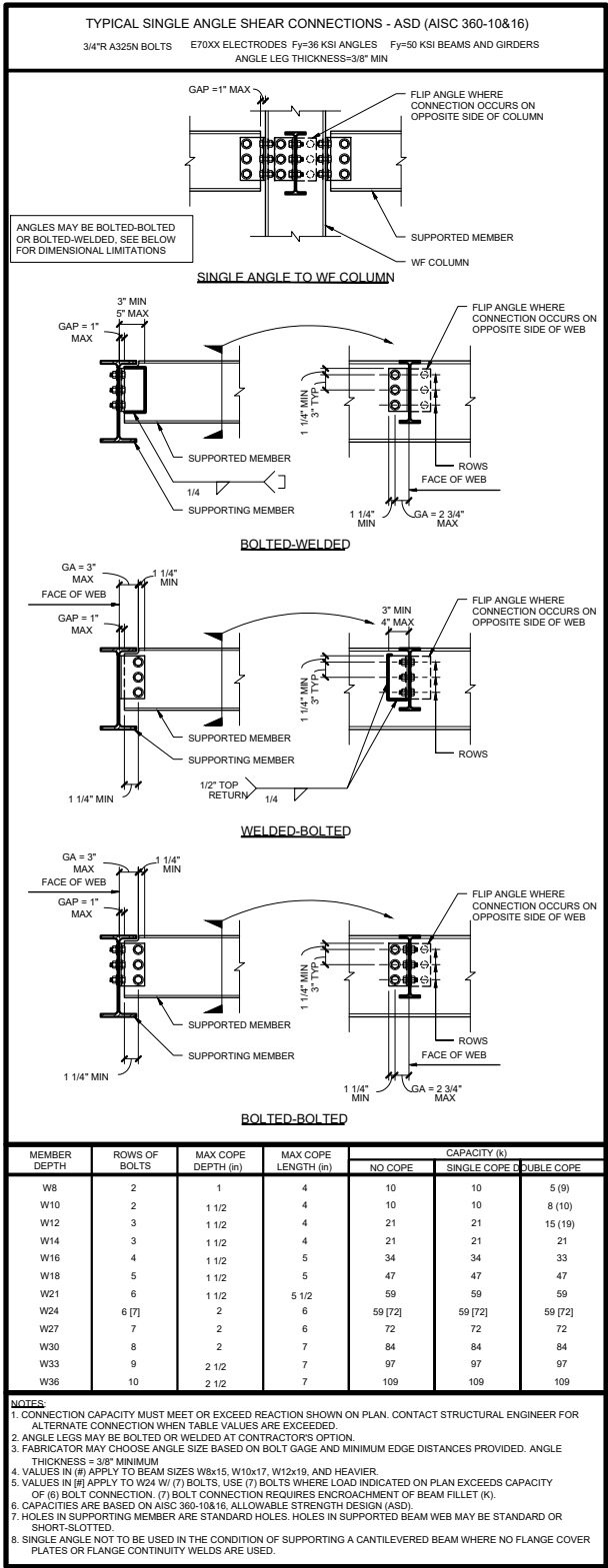
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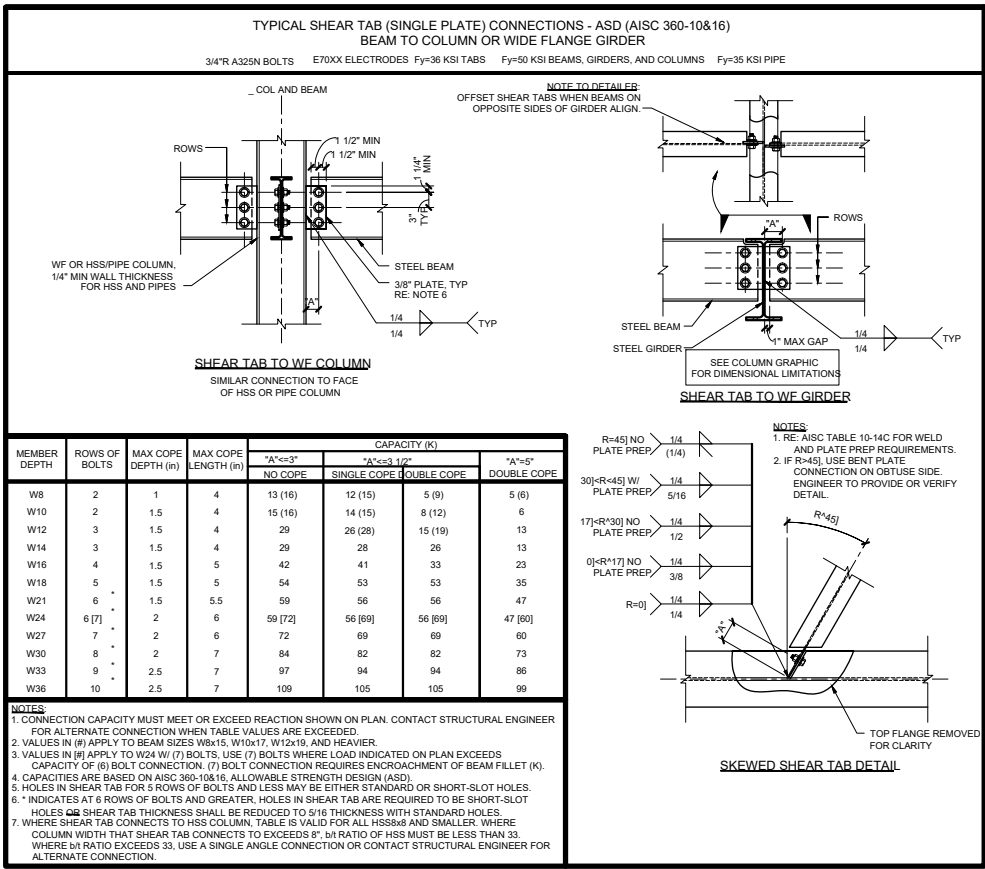
SECTION (S0-8)

SCALE 1' = 10"

1 TYPICAL SINGLE ANGLE SHEAR CONNECTIONS S0.8 NTS



2 TYPICAL SHEAR TAB CONNECTIONS S0.8 NTS



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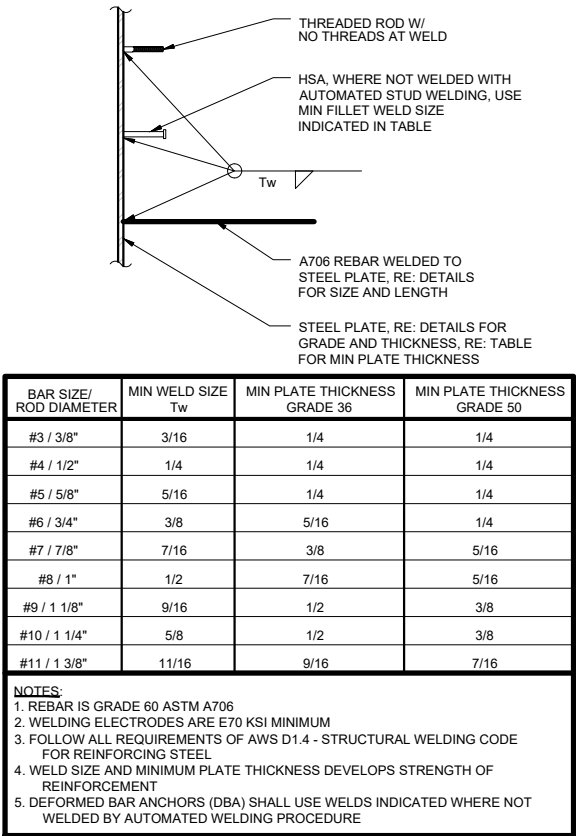
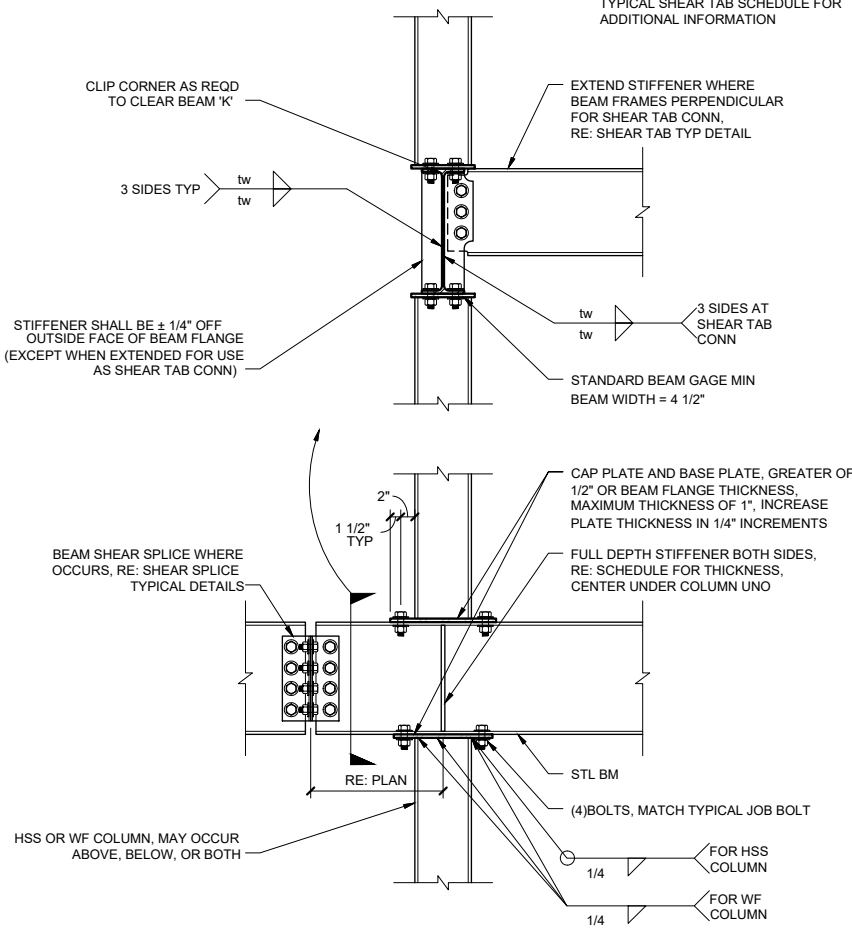
COVER SHEET

CS100

STIFFENER TABLE		
FLANGE WIDTH	STIFFENER THICKNESS tp1	tw
6" OR LESS	3/8"	1/4"
> 6" TO 9"	5/8"	3/8"
> 9" TO 12"	3/4"	3/8"
> 12" TO 15"	1"	3/8"
> 15"	SPECIAL DESIGN REQUIRED	

# OF BOLTS	HOLE TYPE	MAX WEB THICKNESS
2 TO 5	SSL	NO MAX
2 TO 5	STD	d/2 + 1/16"
6 TO 12	SSL	d/2 + 1/16"
6 TO 12	STD	d/2 - 1/16"

NOTES:
1. WHERE STIFFENER THICKNESS EXCEEDS 3/8", BEAM WEB THICKNESS MUST BE LESS THAN INDICATED IN THE TABLE ABOVE, OTHERWISE CONTACT ENGINEER
2. SSL IS A SHORT SLOTTED HOLE, AND d IS THE BOLT DIAMETER. REFER TO TYPICAL SHEAR TAB SCHEDULE FOR ADDITIONAL INFORMATION



4 TYPICAL CONNECTORS WELDED TO STEEL

S0.8 NTS

3 TYPICAL BEAM STIFFENERS AT COLUMNS

S0.8 NTS

SECTION (S0-8)

SCALE 1" = 10"



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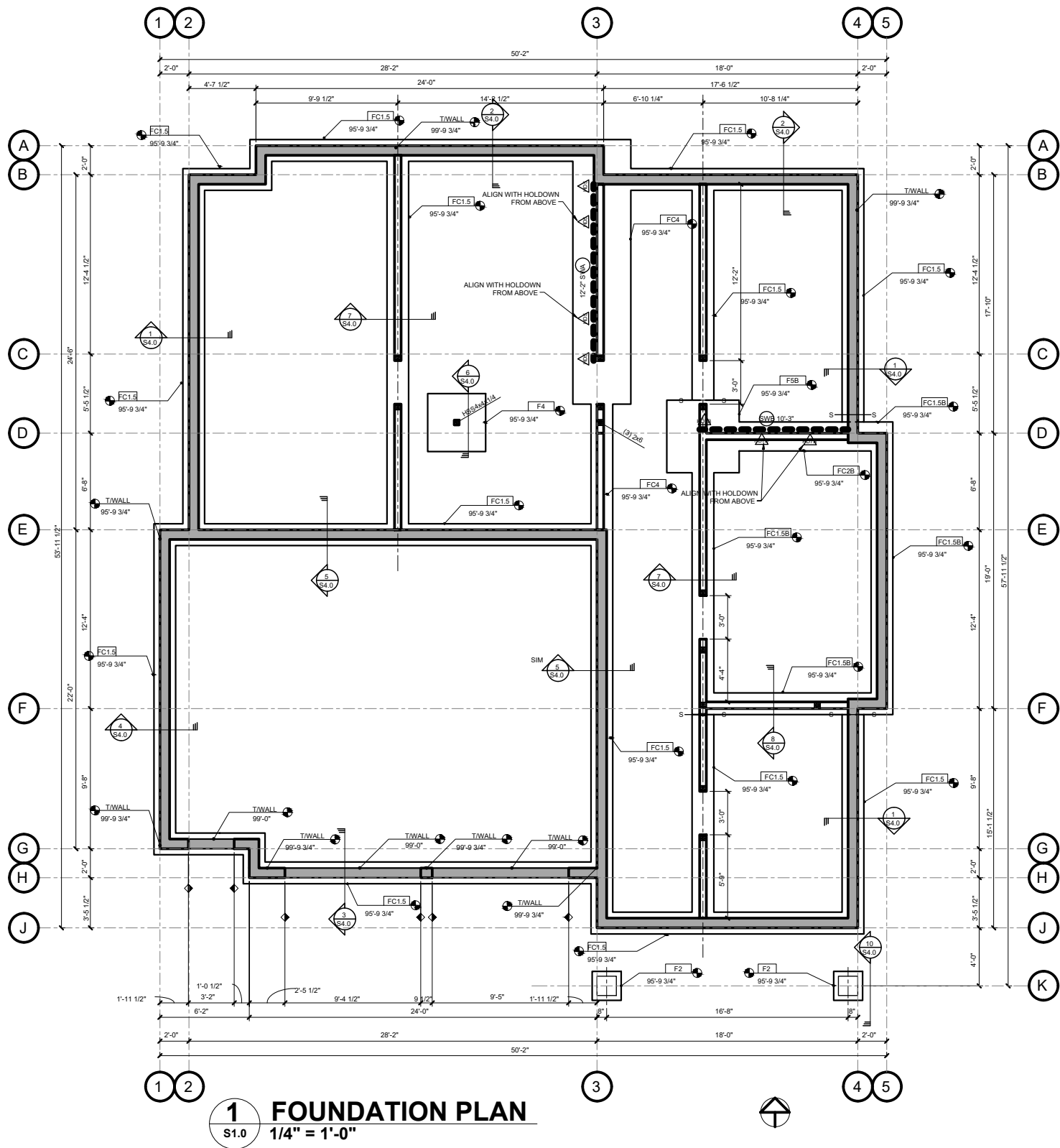
SHEET:

COVER SHEET

CS100

FOUNDATION PLAN

SCALE 1" = 10"



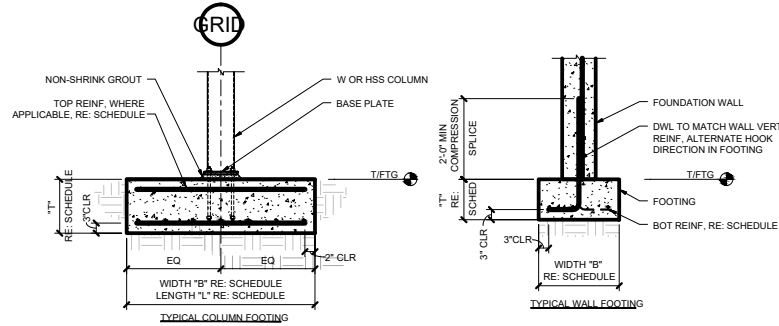
1 FOUNDATION PLAN
S1.0 1/4" = 1'-0"

- FOUNDATION PLAN NOTES:
1. TYPICAL FOUNDATIONS ARE SPREAD FOOTINGS. RE: GENERAL NOTES AND GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
 2. TYPICAL EXTERIOR WALL IS 8" CAST-IN-PLACE CONCRETE WALLS, UNO.
 3. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2@16"OC, UNO.
 4. TYPICAL COLUMN IS (3)2x6 DFL No2, UNO.
 5. ALL DIMENSIONAL WOOD PRODUCTS SHOWN ON PLAN ARE DFL No2, UNO.
 6. RE: PLAN FOR T/FTG AND T/WALL ELEVATIONS
 7. RE: SHEETS 50.1-50.3 FOR GENERAL NOTES AND LEGENDS
 8. RE: SHEETS 50.5-50.8 FOR TYPICAL DETAILS
 9. RE: SHEETS 55.1-55.2 FOR SHEAR WALL AND HOLDOWN SCHEDULES

2 FOOTING SCHEDULE AND DETAILS
S1.0 NTS

CONTINUOUS FOOTING SCHEDULE			
MARK	WIDTH "B"	THICKNESS "T"	REINFORCING
FC1.5	1'-6"	1'-0"	(2)#4
FC1.5B	1'-4"	2'-0"	(2)#4T&B
FC2B	2'-0"	2'-0"	(4)#5T&B
FC4	4'-0"	1'-0"	(4)#5T&B

ISOLATED FOOTING SCHEDULE			
MARK	LENGTH	WIDTH	THICKNESS
F2	2'-0"	2'-0"	1'-0"
F4	4'-0"	4'-0"	1'-0"
FSB	5'-0"	5'-0"	2'-0"



- FOOTING NOTES:
1. ALL BEARING MATERIAL SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT. THE GEOTECHNICAL ENGINEER SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL.
 2. FOOTINGS DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 2.5 KSF.
 3. CENTER CONTINUOUS FOOTING UNDER WALLS AND CENTER COLUMN FOOTINGS UNDER COLUMNS, UNO.
 4. BEARING ELEVATIONS ARE SUBJECT TO ADJUSTMENT AS REQUIRED BY SUITABILITY OF BEARING MATERIAL.
 5. RE: GENERAL NOTES FOR ADDITIONAL INFORMATION.

DESIGNER:



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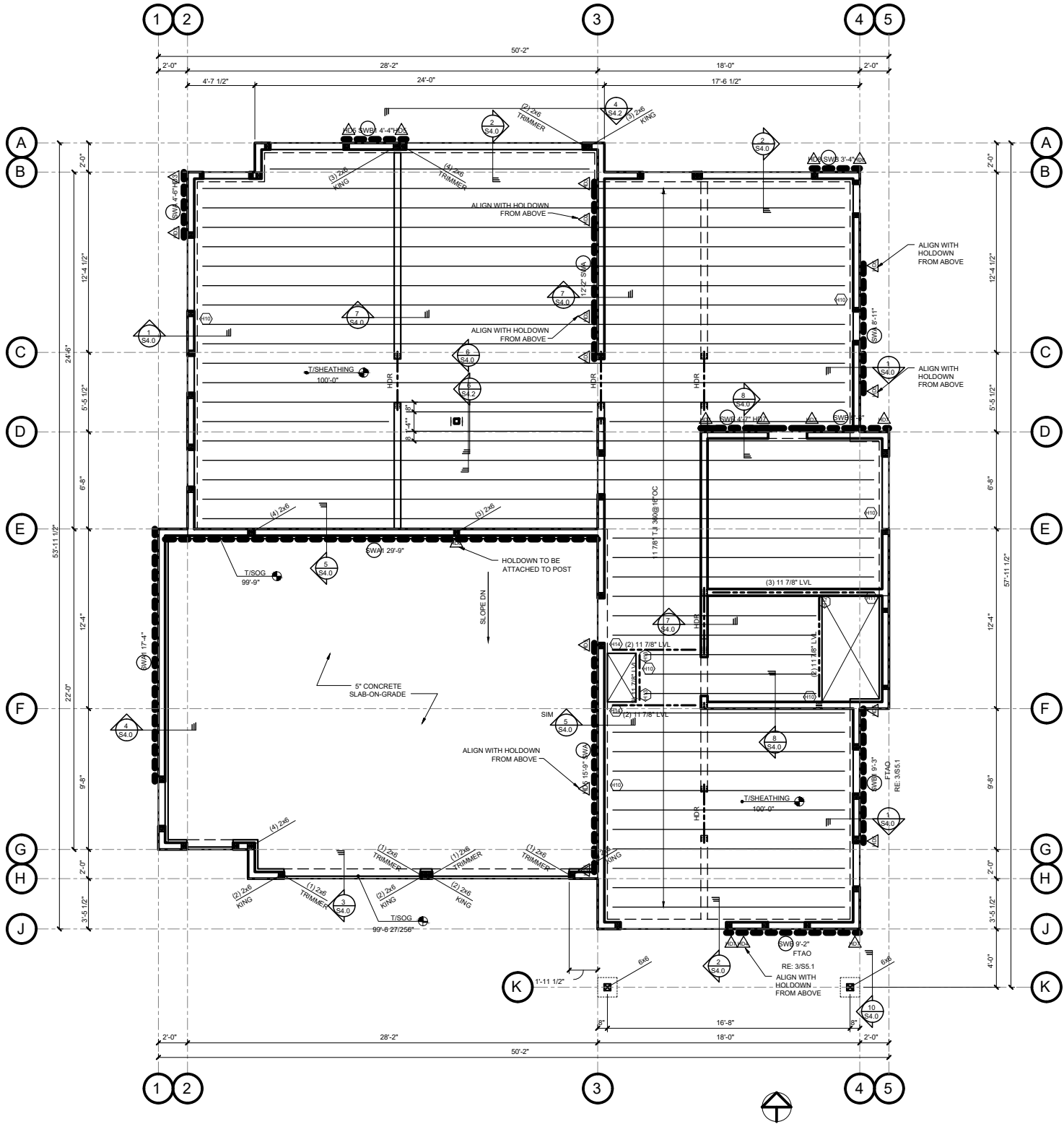
SHEET:

COVER SHEET

CS100

MAIN LEVEL FRAMING PLAN

SCALE 1" = 10'



1 MAIN LEVEL FRAMING PLAN
S1.1 1/4" = 1'-0"

HANGER KEY									
	SIMPSON HANGER FOR TJI OR OTHER JOIST	FASTENERS			MEMBERS		ALLOWABLE LOADS (LB)		REMARKS
		SUPPORTING MEMBER	TOP FLANGE	SUPPORTED MEMBER	SUPPORTING MEMBER	SUPPORTED MEMBER	BEARING CAPACITY	UPLIFT CAPACITY	
H1	U46	(8) 3 1/2"x0.162"	(4) 3"x0.148"	--	(2) 5 1/2" LVL	(2) 2x6	1305	535 *	INDICATES INVERTED HANGER
H2	US516/20X SLU9 (16)	3"x0.148"	(6) 1 1/2"x0.148"	--	GLULAM	16" TJI	1825	730	
H3	US511X SLD9 (16)	3 1/2"x0.162"	(6) 1 1/2"x0.148"	--	LVL	16" TJI	2080	685	
H4	US16/20X SLD9 (16)	3"x0.148"	(6) 1 1/2"x0.148"	--	GLULAM	16" TJI	1825	730	
H5	HJ212-2X SLD9 (16)	3"x0.148"	(6) 3"x0.148"	--	GLULAM	(2) 16"LVL	2280	850	
H6	HJ212-2X SLD9 (16)	3"x0.148"	(6) 3"x0.148"	--	GLULAM	(2) 16"LVL	2280	850	
H7	US2.37/11.88	(10) 3"x0.148"	(2) STRONG-GRIP	--	(2) LVL	11 7/8" TJI	1345	70	
H10	US2.37/11.88 (2)	1 1/2"x0.148"	(2) STRONG-GRIP (4)	1 1/2"x0.148"	2x PLATE	11 7/8" TJI	1265	120	
H11	HU610	(18) 1 3/4"x1/4" TITEN TERBO HEX	(8) 3 1/2"x0.162"	--	CONC WALL	(3) 11 7/8" LVL 5210		1780	
H12	LUS410	(10) 3 1/2"x0.162"	(3) 1 1/2"x0.162"	--	(3) LVL	(2) 11 7/8" LVL 2450		1445	
H13	LUS410	(8) 3"x0.148"	(6) 3"x0.148"	--	(3) LVL	(2) 11 7/8" LVL	1705	1230	
H14	US3.56/11.88 (2)	3 1/2"x0.162"	(6) 3 1/2"x0.162"	(4) 1 1/2"x0.148"	2x PLATE (2) 1 1/2" LVL	7/8" LVL	1705	1230	
H15	HU1.81/5	(12) 3"x0.148"	(4) 1 1/2"x0.148"	--	LVL	5 1/2" LVL	1450	610	
H16	LUS210	(8) 3"x0.148"	(4) 3"x0.148"	--	(2) LVL	11 7/8" LVL	1545	1105	

NOTES:
1. HANGERS AS NOTED ON PLAN. FOR ANY HANGER NOT CALLED OUT ON PLAN, CONTACT STRUCTURAL ENGINEER.
2. SUBSTITUTION OF HANGER MANUFACTURER AND/OR HANGER TYPE ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.
3. UNO. PROVIDE MINIMUM G60 GALVANIZING AT ALL HANGERS.
4. REFER TO GENERAL NOTES AND MANUFACTURER LITERATURE FOR COMPATIBLE FASTENER COATINGS.
5. FOR CONTACT WITH PRESERVATIVE TREATED WOOD IN EXPOSED LOCATIONS, PROVIDE MINIMUM G185 GALVANIZING.
6. SOME HANGERS SHOWN IN SCHEDULE MAY NOT BE USED ON PROJECT.
7. HANGERS PROVIDED ACCOMMODATE WEYERHAEUSER PRODUCTS NOTED IN PLAN. WOOD MEMBER SUPPLIER SUBSTITUTION MAY REQUIRE HANGER WIDTH ADJUSTMENT AND/OR SUBSTITUTION.
8. HANGERS ARE DESIGNED TO SUPPORT JOISTS WITH END GAP 1/8" TO HANGER FACE. GC TO CONTACT STRUCTURAL ENGINEER FOR FIX IF THIS GAP IS EXCEEDED.

2 HANGER SCHEDULE
S1.1 NTS

JOIST SUBSTITUTION TABLE	
TJI JOIST	BCI ALTERNATIVE
11 7/8" TJI 210	11 7/8" BCI 6000 1.8"
11 7/8" TJI 360	11 7/8" BCI 60 2.0"
11 7/8" TJI 560	11 7/8" BCI 90 2.0"

3 JOIST SUBSTITUTION TABLE
S1.1 12" = 1'-0"

MAIN LEVEL PLAN NOTES:
1. TYPICAL FLOOR IS ARCHITECTURAL FINISHES OVER 3/4" SHEATHING OVER WOOD JOISTS. TYPICAL FLOOR SHEATHING ATTACHMENT IS GLUE AND NAIL WITH 2 1/2"x0.131" @ 9" OC AT EDGES AND @ 12" OC IN FIELD. UNO.
2. GARAGE FLOOR IS 5" SLAB-ON-GRADE. REINFORCE W/ #3 @ 12" OC EW. CHAISED TO MID-DEPTH. RE: GENERAL NOTES/GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.
3. TYPICAL EXTERIOR WALL IS 1/2" WALL SHEATHING ON 1 1/2"x5 1/2" LVL STUDS @ 16" OC. UNO. ATTACH WALL SHEATHING WITH 2 1/2"x0.131" @ 9" OC AT EDGES AND @ 12" OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
4. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2 @ 16" OC. UNO.
5. TYPICAL EXTERIOR WALL COLUMN IS (3) 3/4"x5 1/2" LVL. UNO.
6. ALL DIMENSIONAL WOOD PRODUCTS SHOWN ON PLAN ARE DFL No2. UNO.
7. ALL LVL MATERIAL IS 1 3/4" THICK. UNO.
8. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
9. WHEN NOT SPECIFIED AS "HDR" AND KING STUDS NOT DEFINED IN COL TAG, MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE. (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS. KING STUDS ARE IN ADDITION TO ANY BEARING STUDS SHOWN ON PLAN.
10. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
11. COORDINATE JOIST LAYOUT WITH LIGHTING LOCATIONS. RE: ARCH.
12. RE: SHEETS S0.1-S0.3 FOR GENERAL NOTES AND LEGENDS
13. RE: SHEET S0.4 FOR LOAD KEYS
14. RE: SHEETS S0.5-S0.8 FOR TYPICAL DETAILS
15. RE: SHEET S5.1 FOR SHEAR WALL AND HOLDOWN SCHEDULES. RE: SHEET S1.1 FOR HANGER SCHEDULES

DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE
HOME ADDITION
145 ROCK GLEN WAY, SANTEE
CALIFORNIA 92071

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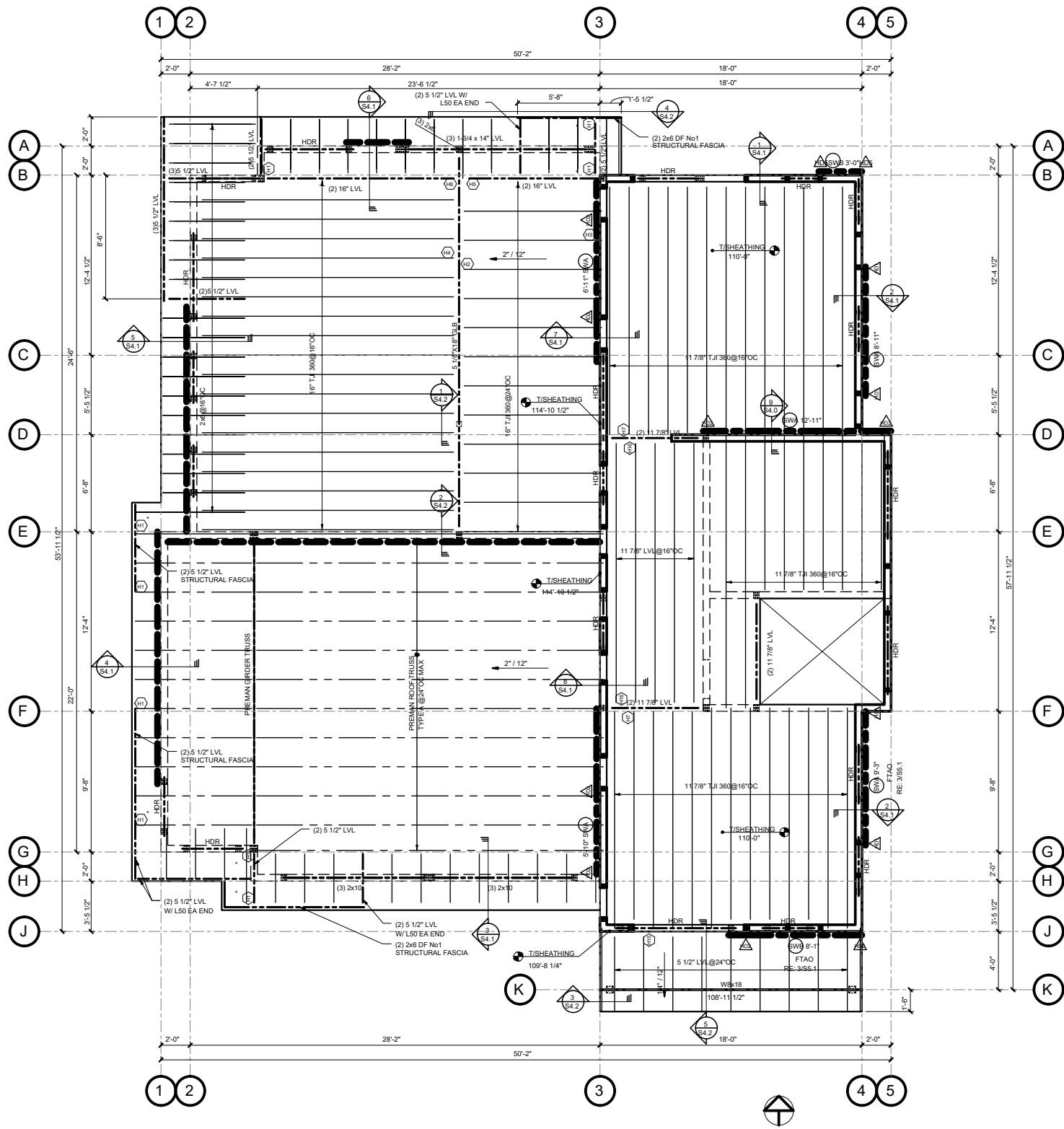
SHEET:

COVER SHEET

CS100

UPPER LEVEL FRAMING PLAN

SCALE 1' = 10"



1 UPPER LEVEL FRAMING PLAN
S1.2 1/4" = 1'-0"

- WOOD FLOOR FRAMING PLAN NOTES:
1. TYPICAL FLOOR IS ARCHITECTURAL FINISHES OVER 3/4" T&G OSB/PLYWOOD FLOOR SHEATHING OVER WOOD I-JOISTS. TYPICAL FLOOR SHEATHING ATTACHMENT IS GLUE AND NAIL WITH 2 1/2"x0.131" @ 8" OC AT EDGES AND @ 12" OC IN FIELD. UNO.
 2. TYPICAL LOW ROOF IS FINISHES ON 3/4" WOOD ROOF SHEATHING OVER PREMANUFACTURED WOOD ROOF TRUSSES OR WOOD JOIST RAFTERS. ATTACH ROOF SHEATHING WITH 2 1/2"x0.131" @ 8" OC AT EDGES AND 2 1/2"x0.131" @ 12" OC IN FIELD. UNO.
 3. ROOF TRUSS SPACING TO BE DETERMINED BY TRUSS PROVIDER AND REFLECTED IN THE DEFERRED SUBMITTAL (SEE GENERAL NOTES FOR SUBMITTAL REQUIREMENTS). MAXIMUM ALLOWABLE SPACING IS 24" OC. RE: ARCH FOR GEOMETRY OF TRUSS PROFILES.
 4. TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON 1 1/2"x5 1/2" LVL STUDS @ 16" OC. UNO. ATTACH WALL SHEATHING WITH 2 1/2"x0.131" @ 8" OC AT EDGES AND @ 12" OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
 5. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2 @ 16" OC. UNO.
 6. TYPICAL EXTERIOR WALL COLUMN IS (3) 1 1/2"x5 1/2" LVL. UNO. TYPICAL INTERIOR WALL COLUMN IS (3) 2x6 DFL No2. UNO.
 7. ALL DIMENSIONAL WOOD PRODUCTS SHOWN ON PLAN ARE DFL No2. UNO.
 8. ALL LVL MATERIAL IS 1 3/4" THICK. UNO.
 9. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
 10. WHEN NOT SPECIFIED AS "HDR" AND KING STUDS NOT DEFINED IN COL TAG, MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE. (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS. KING STUDS ARE IN ADDITION TO ANY BEARING STUDS SHOWN ON PLAN.
 11. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
 12. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
 13. RE: SHEETS S0.1-S0.3 FOR GENERAL NOTES AND LEGENDS
 14. RE: SHEET S0.4 FOR LOAD KEYS
 15. RE: SHEETS S0.5-S0.8 FOR TYPICAL DETAILS
 16. RE: SHEET S5.1 FOR SHEAR WALL AND HOLDOWN SCHEDULES, RE: SHEET S1.1 FOR HANGER SCHEDULES

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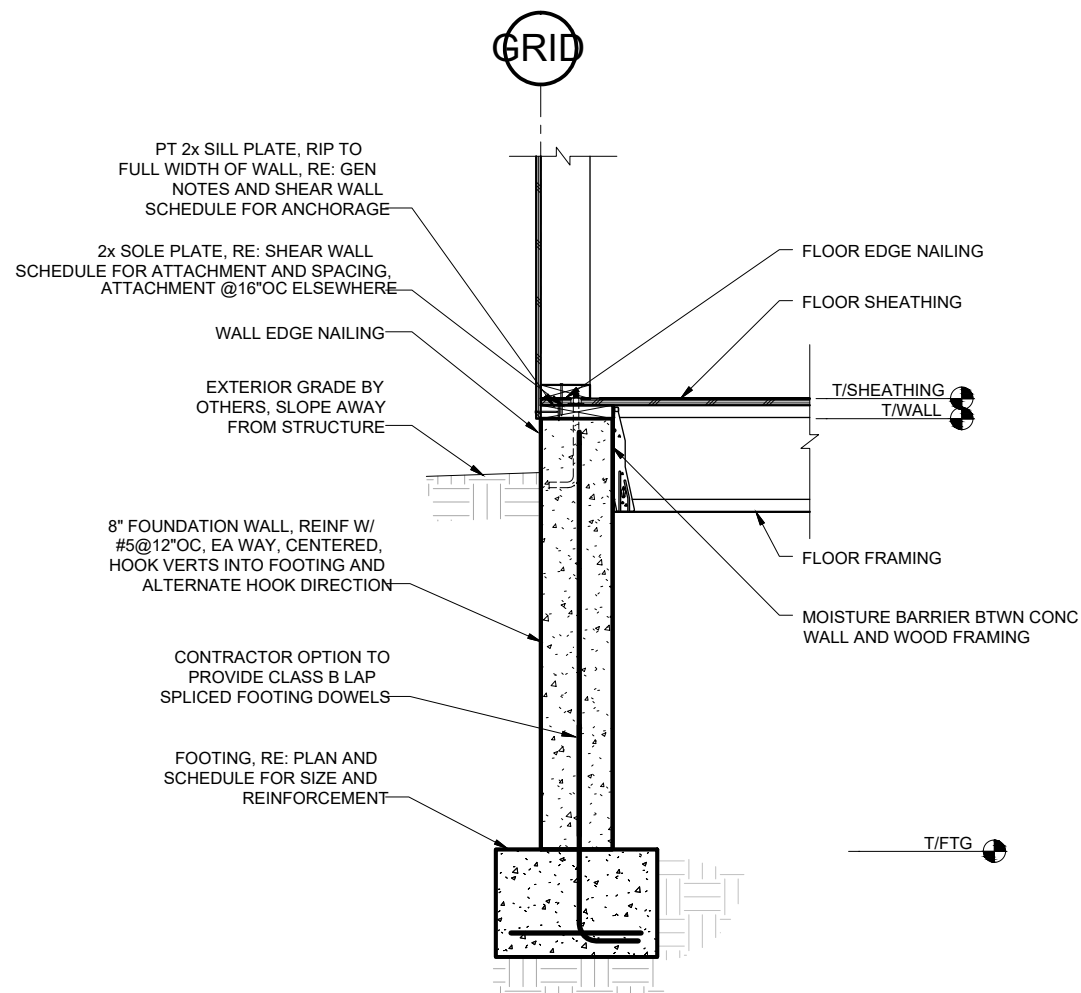
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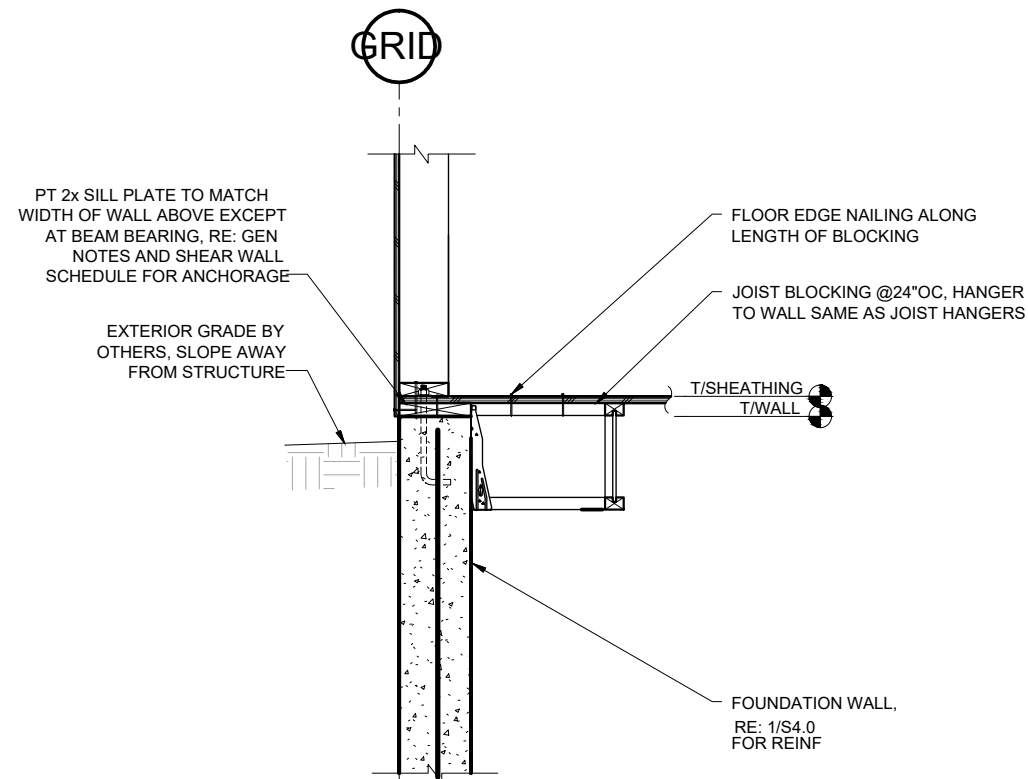


FOUNDATION WALL DETAIL - JOIST PERP

1

S4.0

3/4" = 1'-0"



FOUNDATION WALL DETAIL - JOIST PARALLEL

2

S4.0

3/4" = 1'-0"

SECTION (S4.0)

SCALE 1' = 10"



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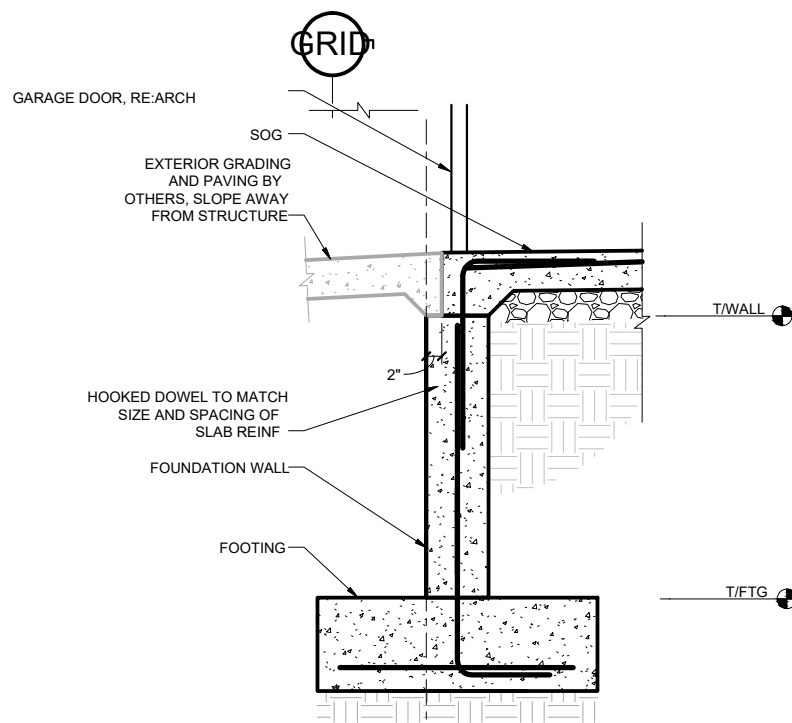
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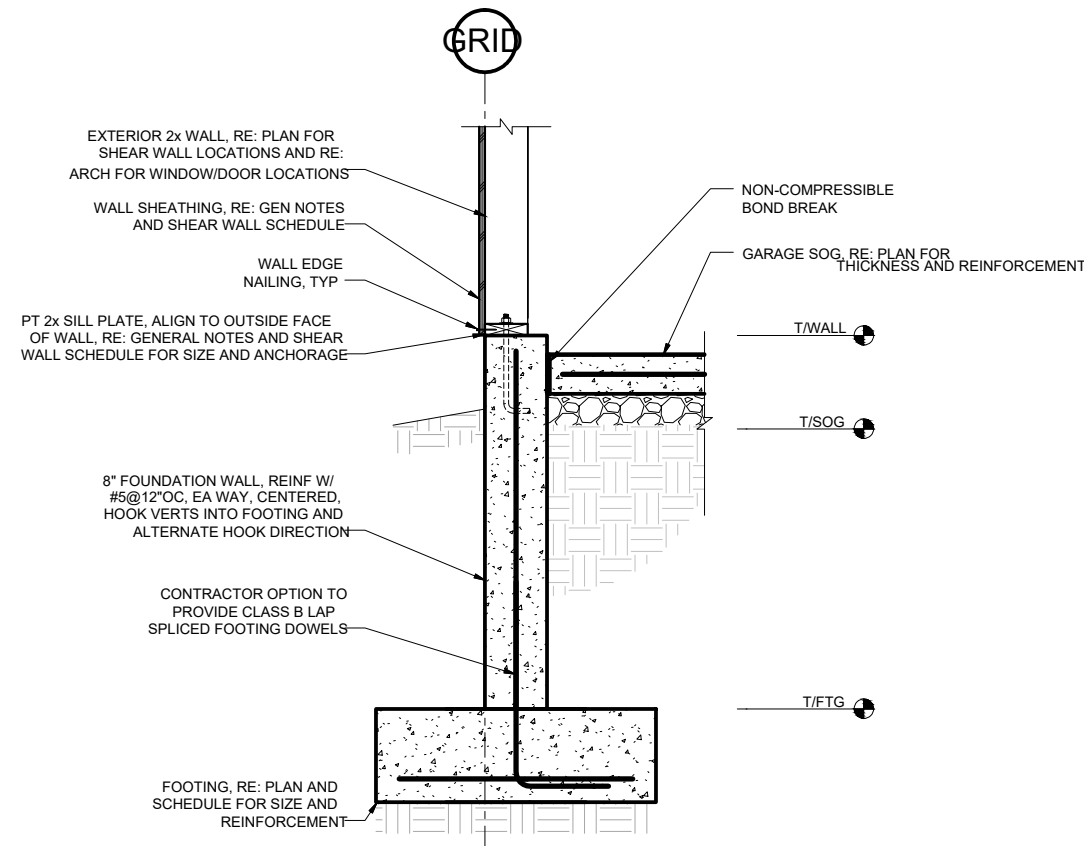
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3 FOUNDATION WALL AT GARAGE DOOR
S4.0 3/4" = 1'-0"

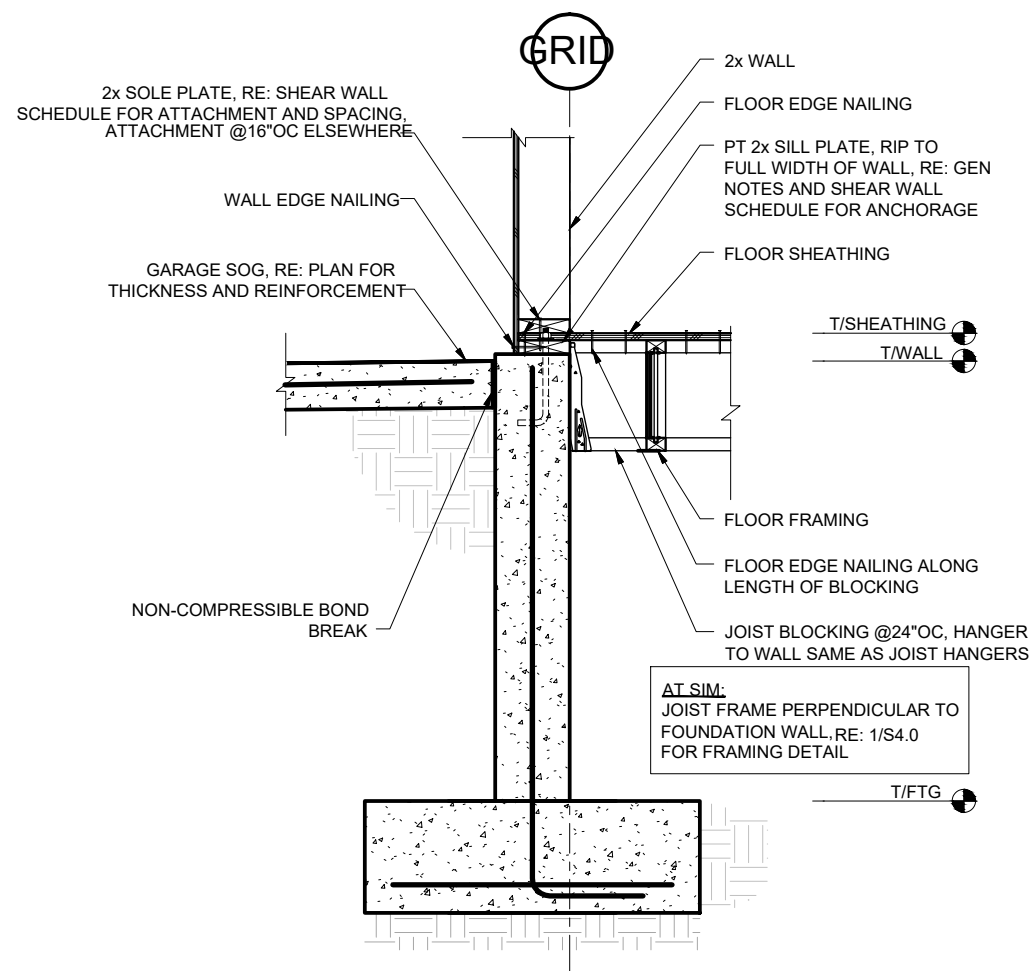


4 FOUNDATION WALL AT GARAGE
S4.0 3/4" = 1'-0"

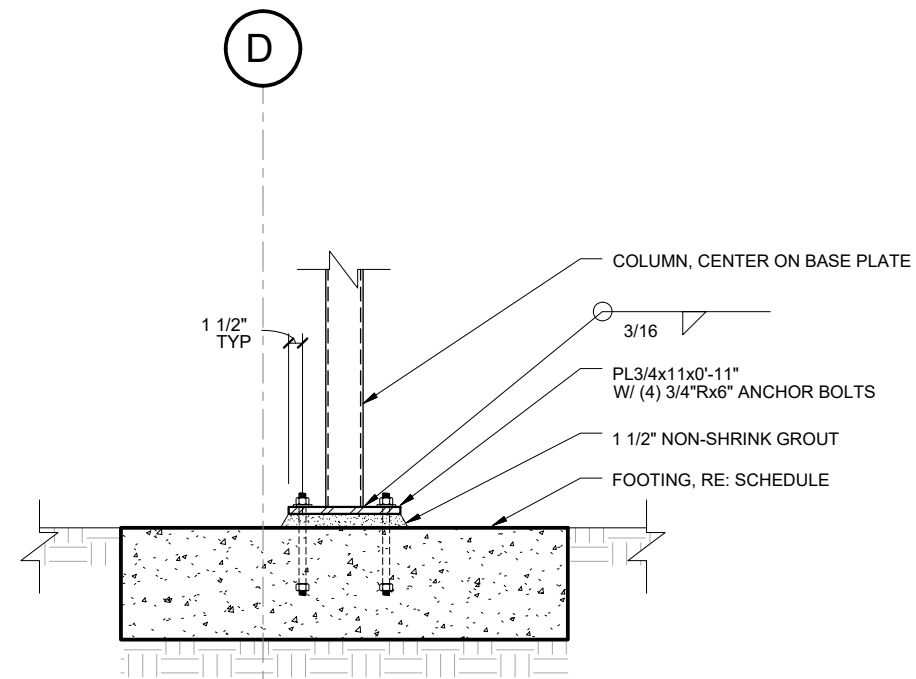
SECTION (S4.0)

SCALE 1" = 10"





5 **INTERIOR FOUNDATION DETAIL AT GARAGE**
S4.0 3/4" = 1'-0"



6 **COLUMN BASE**
S4.0 3/4" = 1'-0"

SECTION (S4.0)

SCALE 1" = 10"



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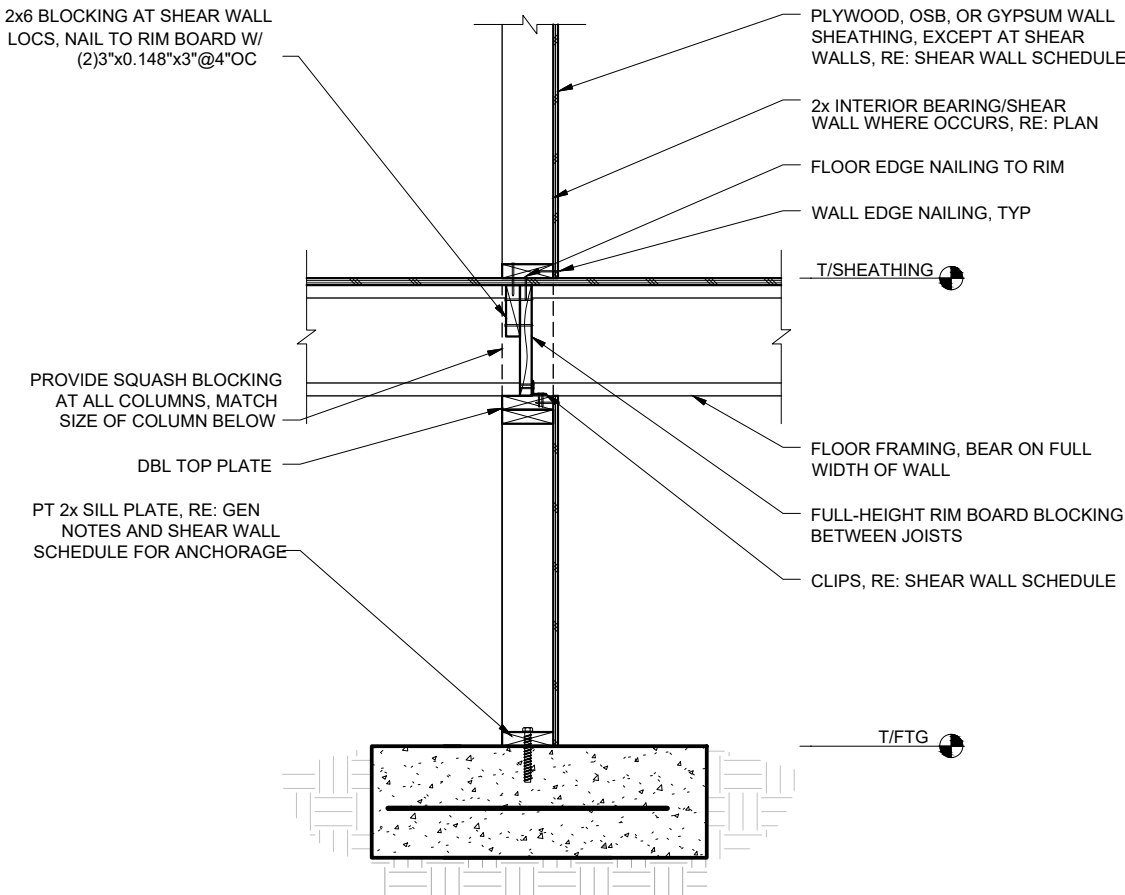
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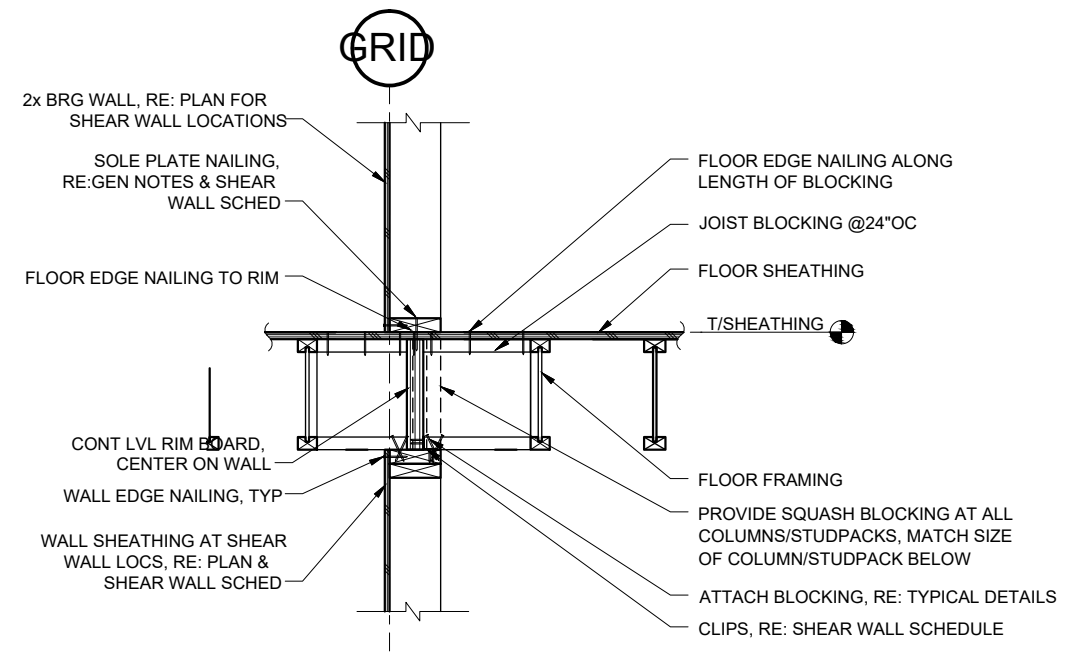
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7
S4.0
INTERIOR PONY WALL DETAIL
3/4" = 1'-0"



8
S4.0
WOOD BEARING WALL DETAIL - JOISTS PARALLEL
3/4" = 1'-0"

SECTION (S4.0)

SCALE 1" = 10"



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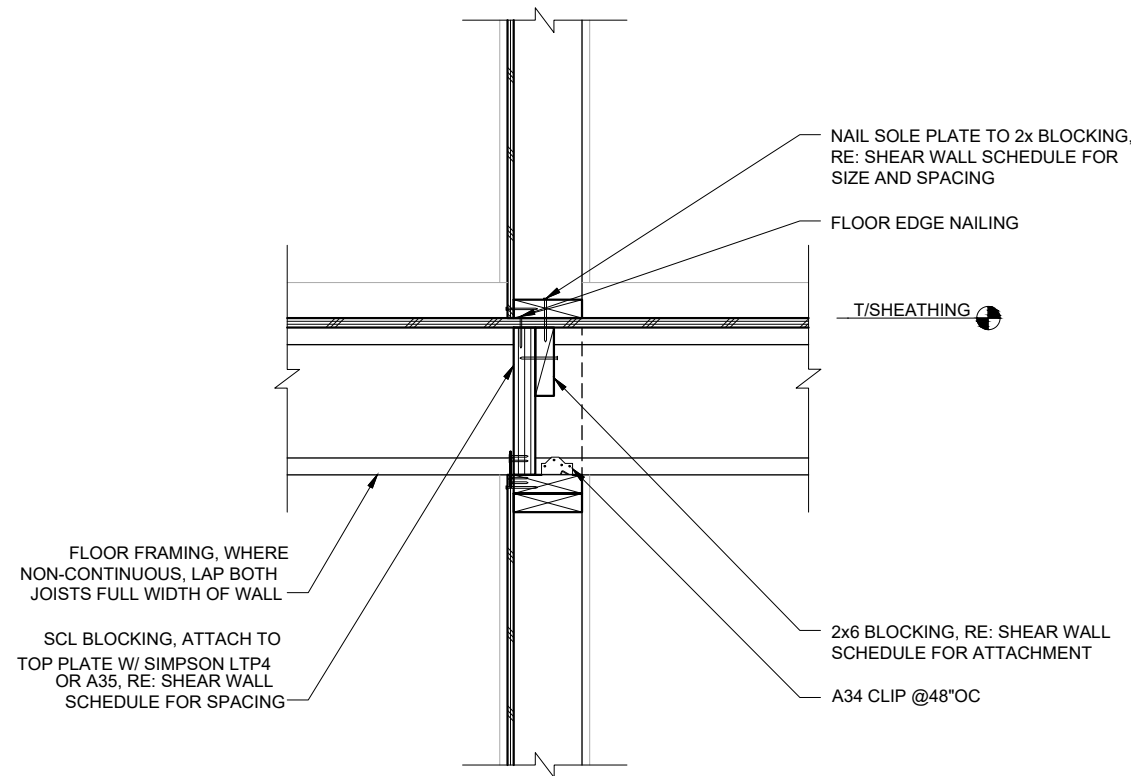
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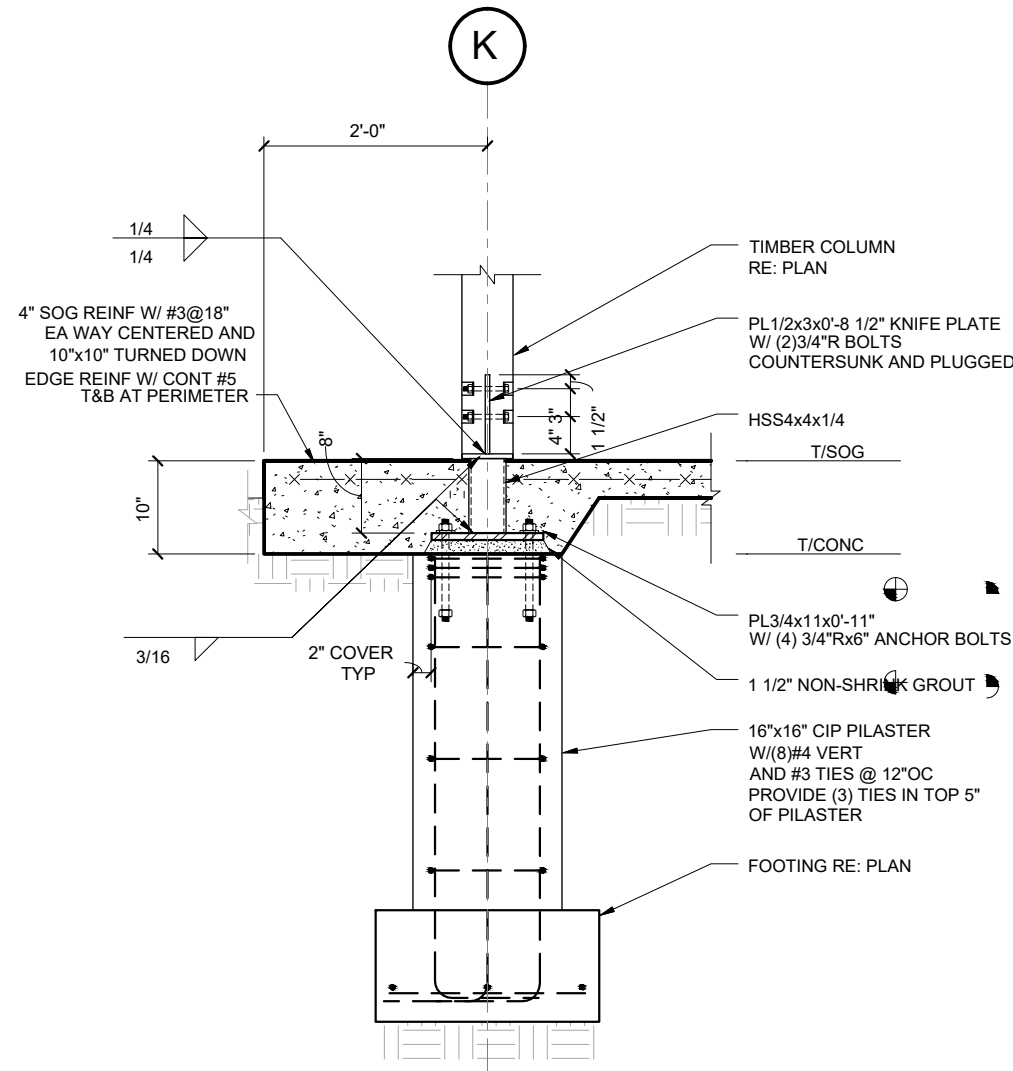
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9 FLOOR SECTION AT SHEAR WALL
S4.0 NTS

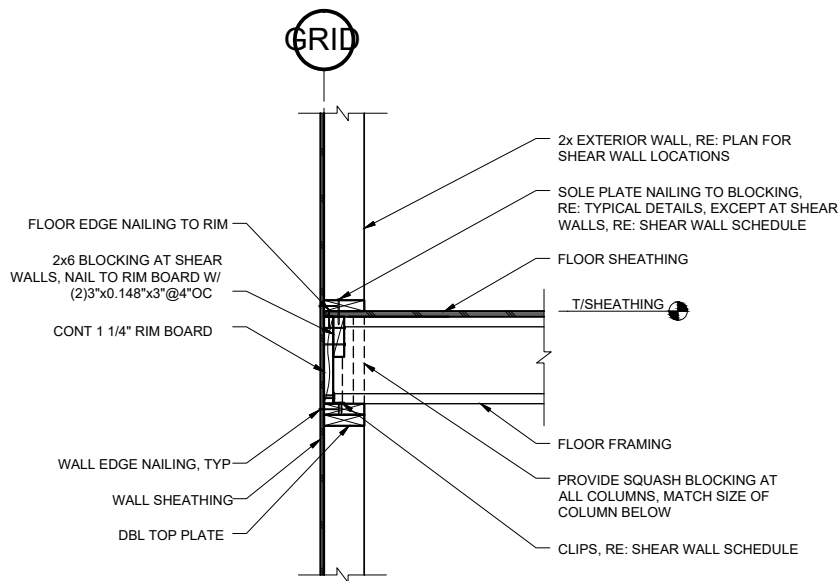


10 COLUMN BASE AT PORCH
S4.0 3/4" = 1'-0"

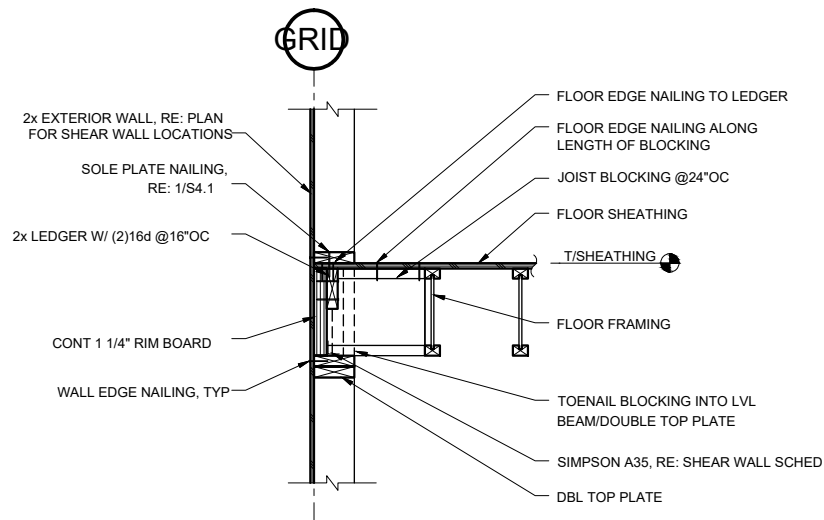
SECTION (S4.0)

SCALE 1" = 10"





1 FLOOR FRAMING PERP TO EXT WALL
S4.1 3/4" = 1'-0"



2 FLOOR FRAMING PARALLEL TO EXT WALL
S4.1 3/4" = 1'-0"

SECTION (S4.1)

SCALE 1' = 10"



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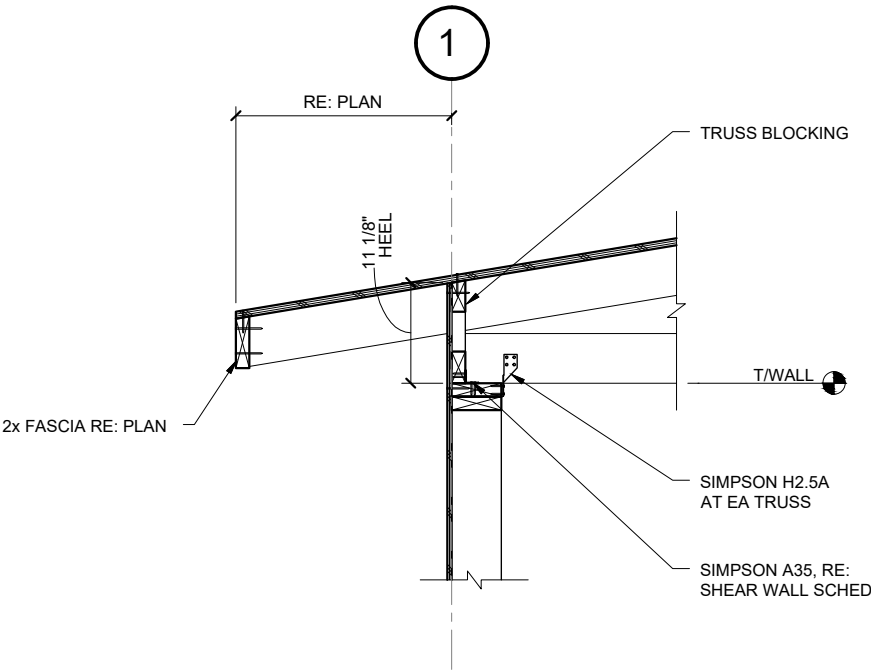
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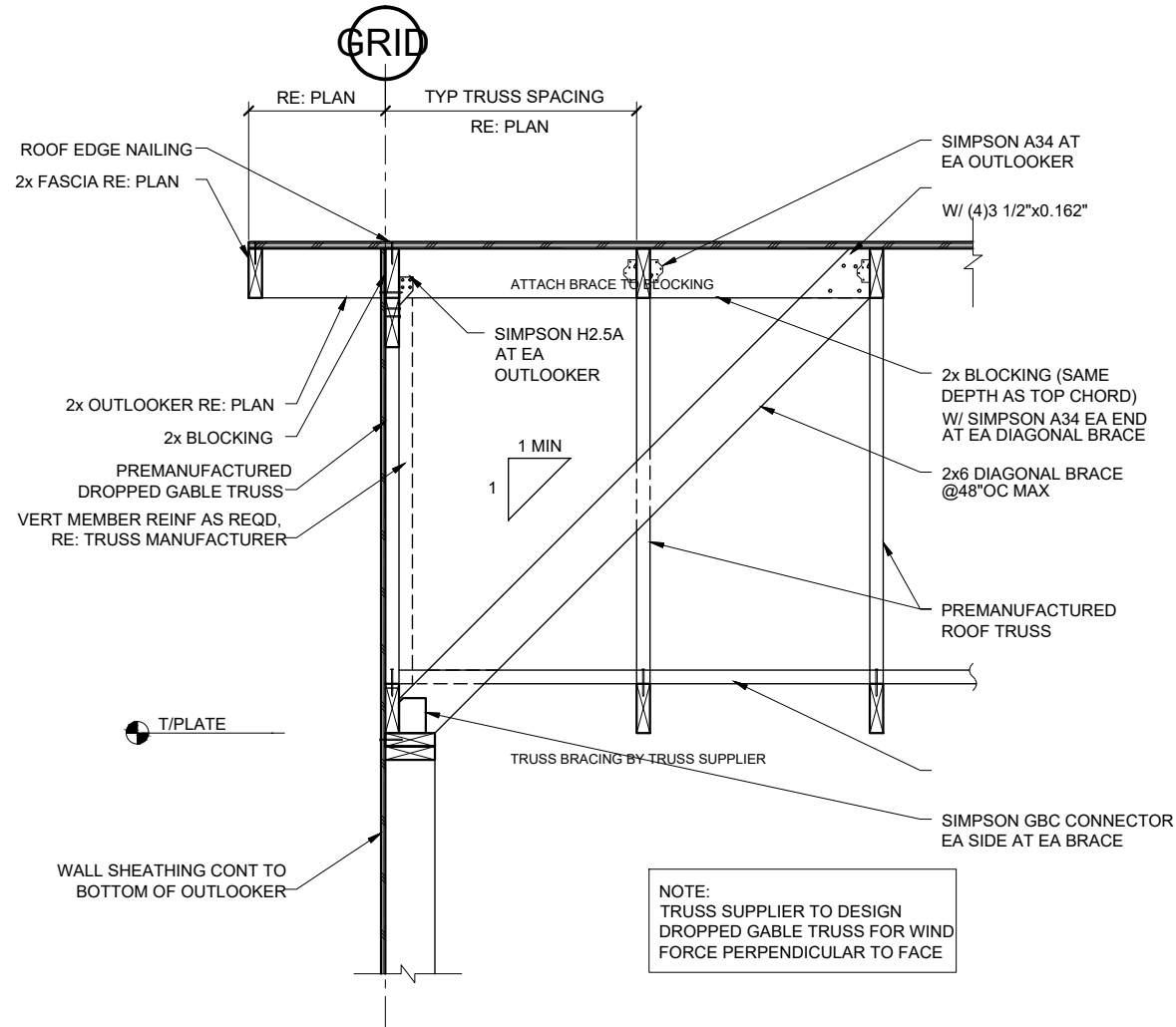
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3 EAVE DETAIL - TRUSS
S4.1 3/4" = 1'-0"

SECTION (S4.1)

SCALE 1' = 10"



4 RAKE DETAIL -TRUSS
S4.1 3/4" = 1'-0"



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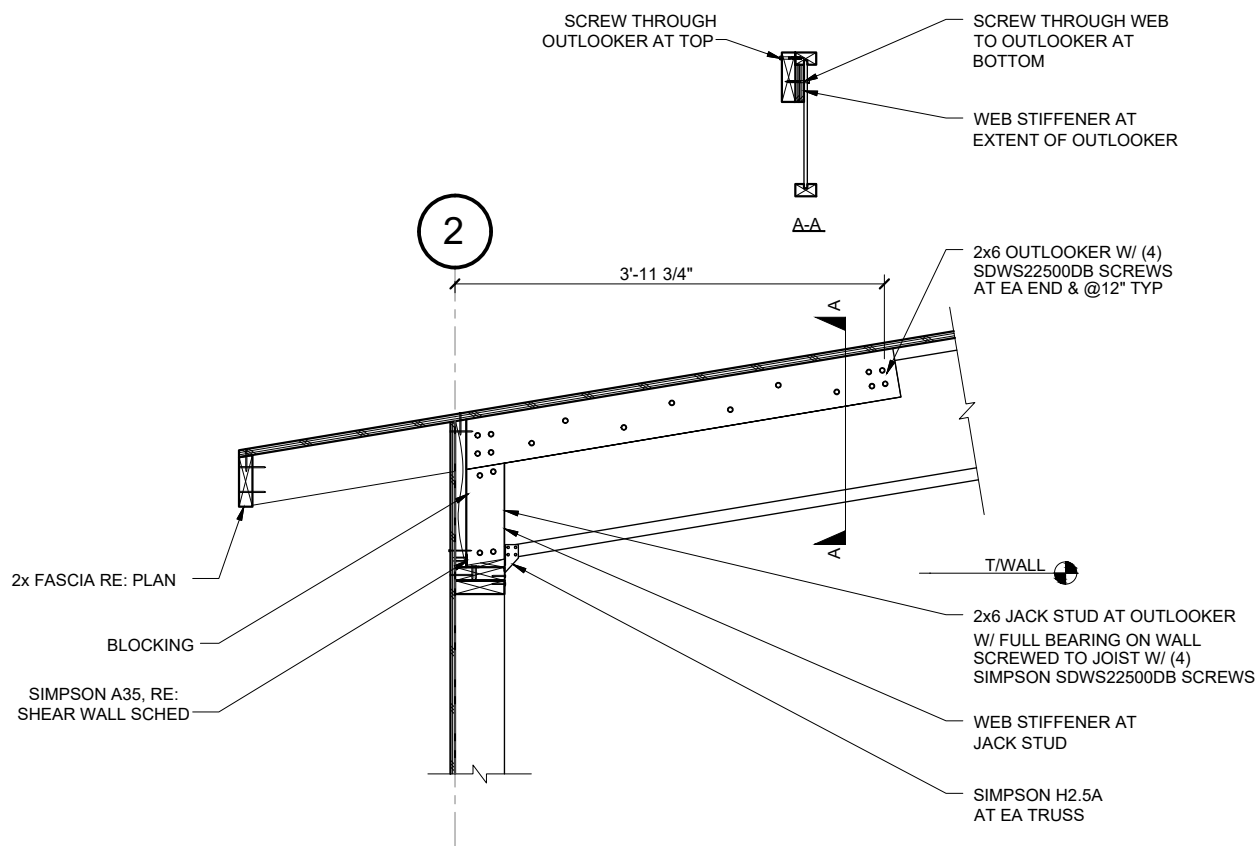
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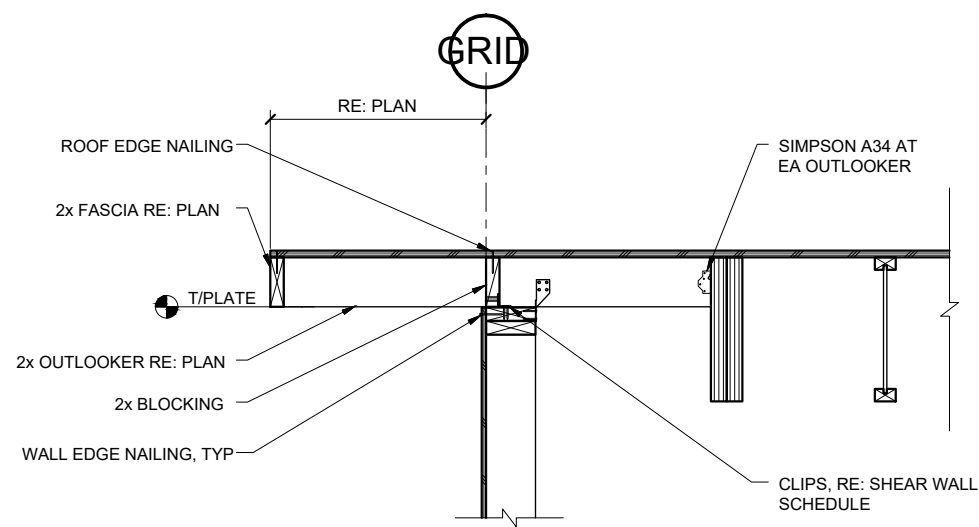
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5 EAVE DETAIL - JOIST
S4.1 3/4" = 1'-0"



6 RAKE DETAIL - JOIST
S4.1 3/4" = 1'-0"

SECTION (S4.1)

SCALE 1' = 10"



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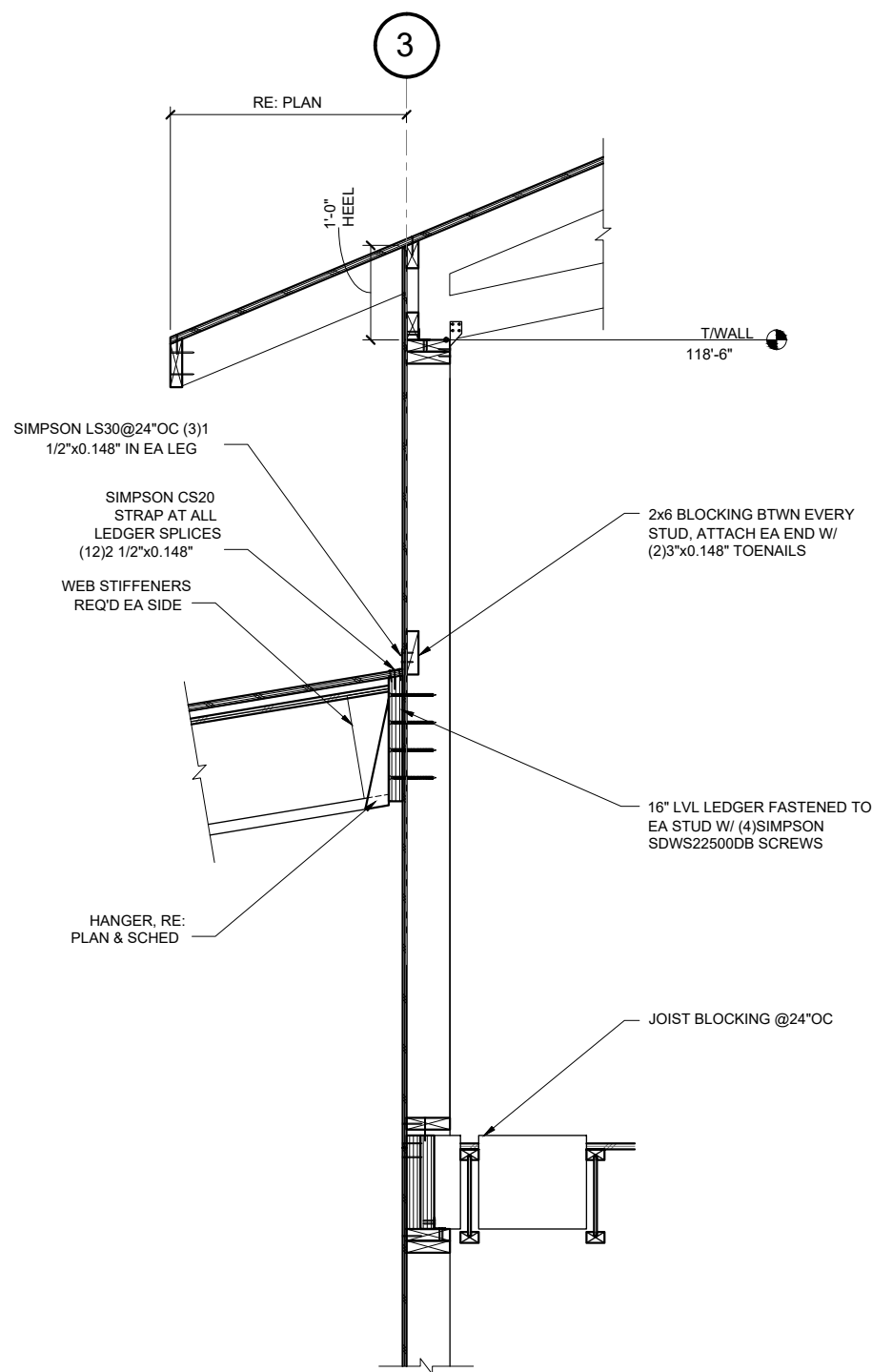
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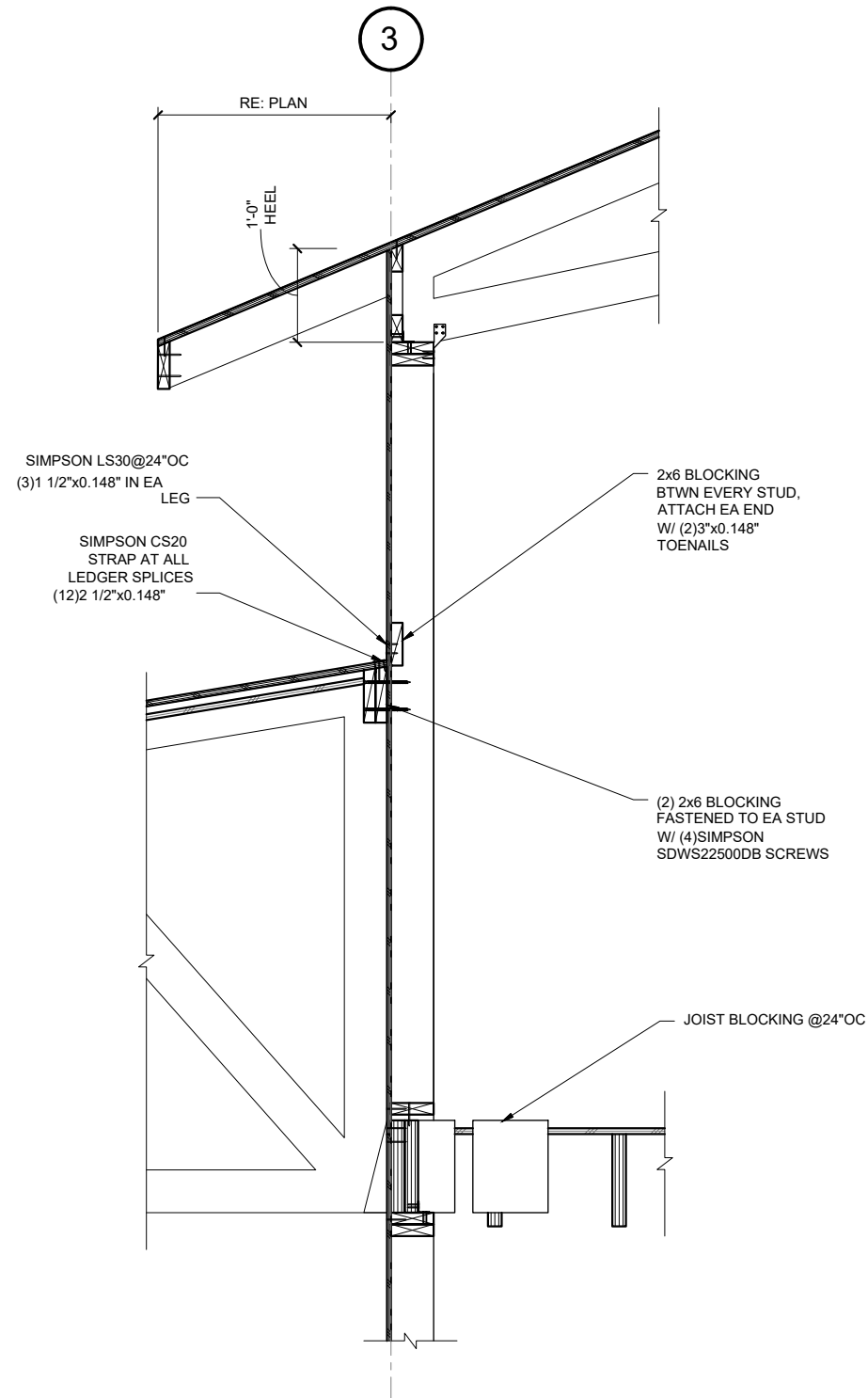
SHEET:

COVER SHEET

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7 FRAMING DETAIL
S4.1 3/4" = 1'-0"



8 FRAMING DETAIL
S4.1 3/4" = 1'-0"

SECTION (S4.1)

SCALE 1' = 10"



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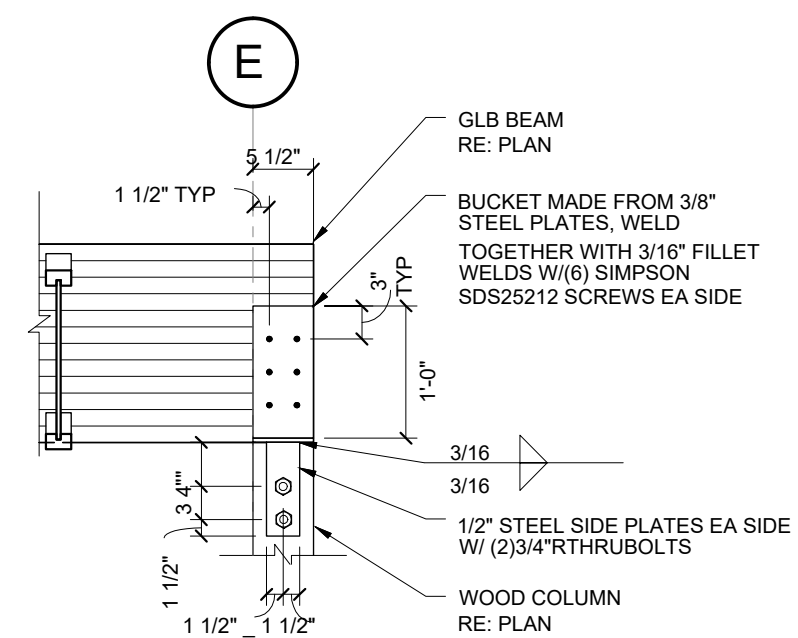
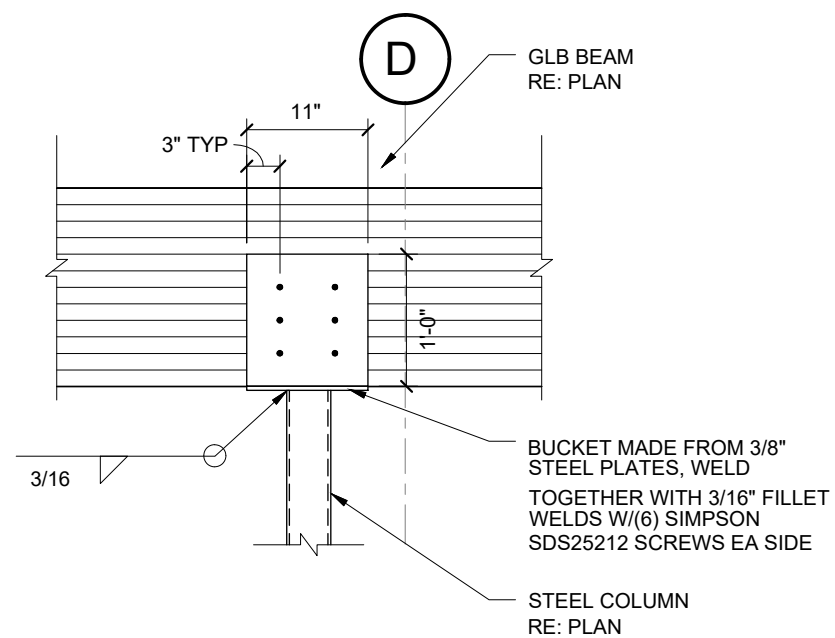
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SECTION (S4.2)

SCALE 1" = 10'



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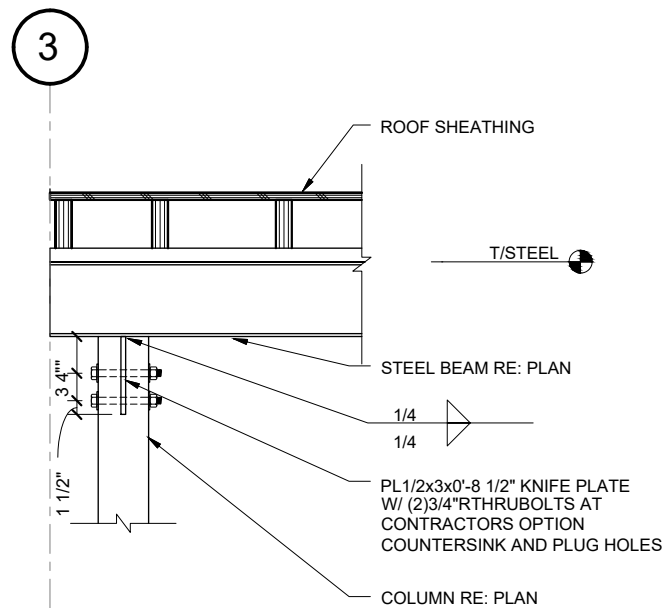
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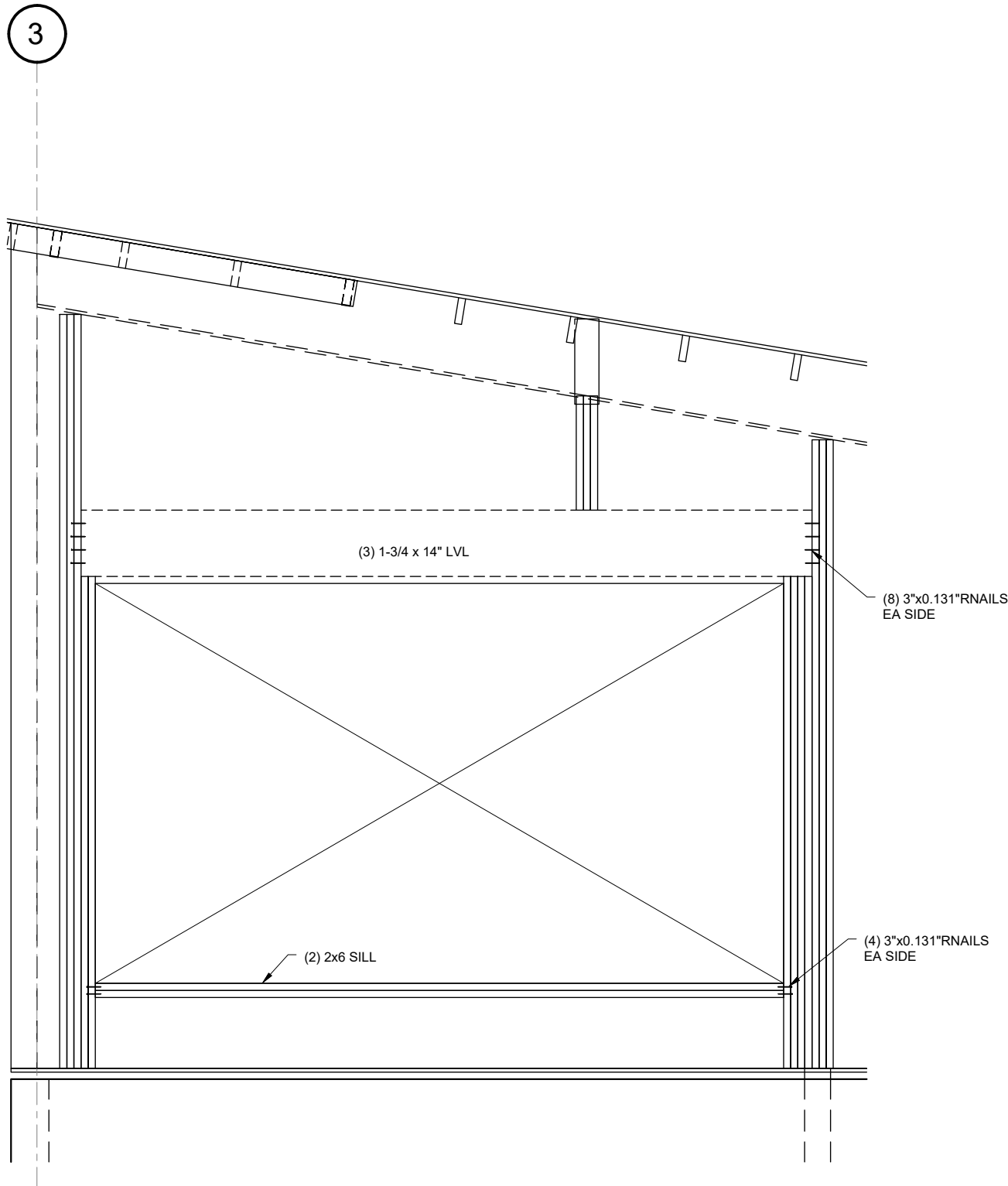
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3 ENTRY CANOPY PERP
S4.2 3/4" = 1'-0"



4 REAR WALL HEADER
S4.2 1/2" = 1'-0"

SECTION (S4.2)

SCALE 1' = 10"



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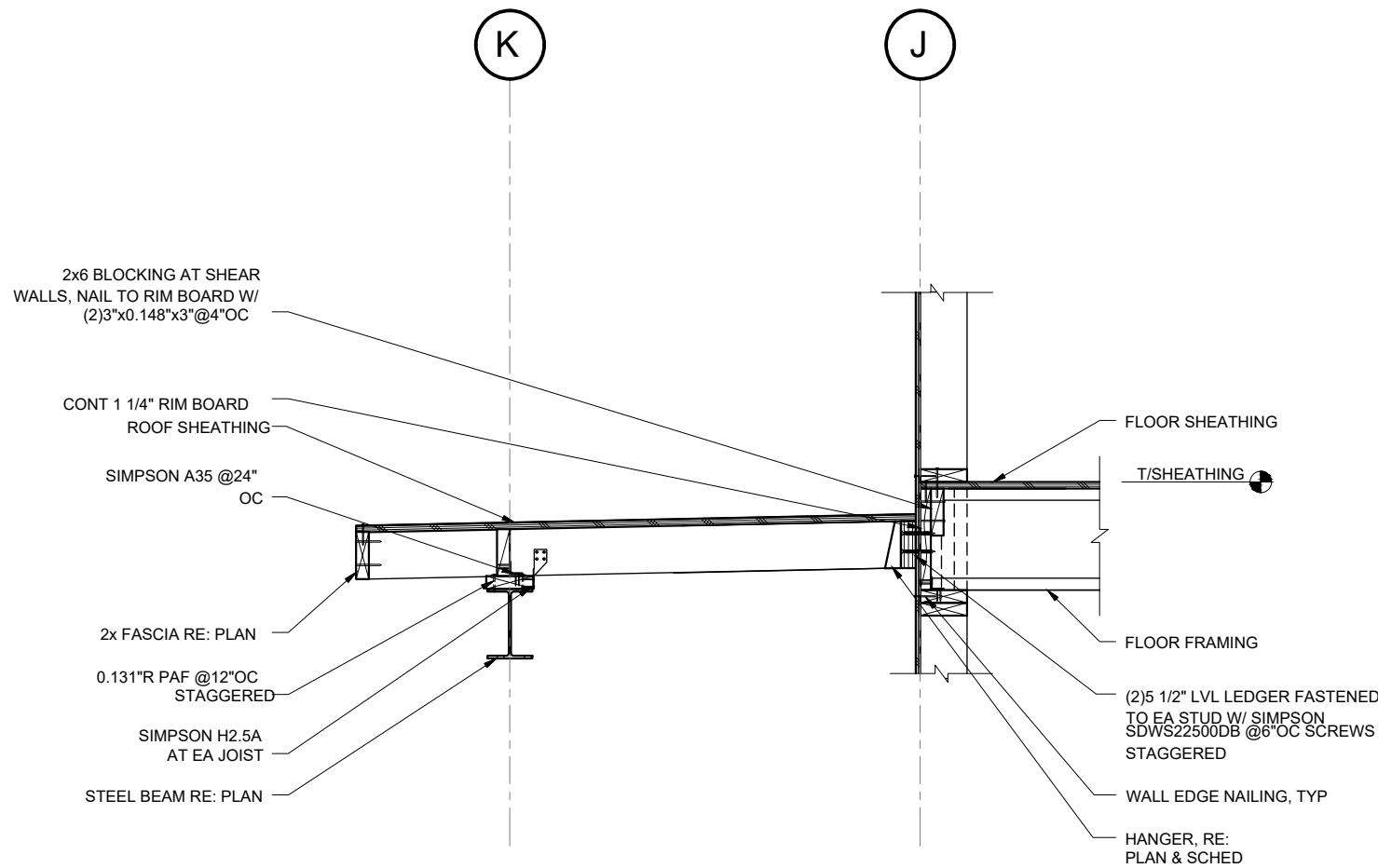
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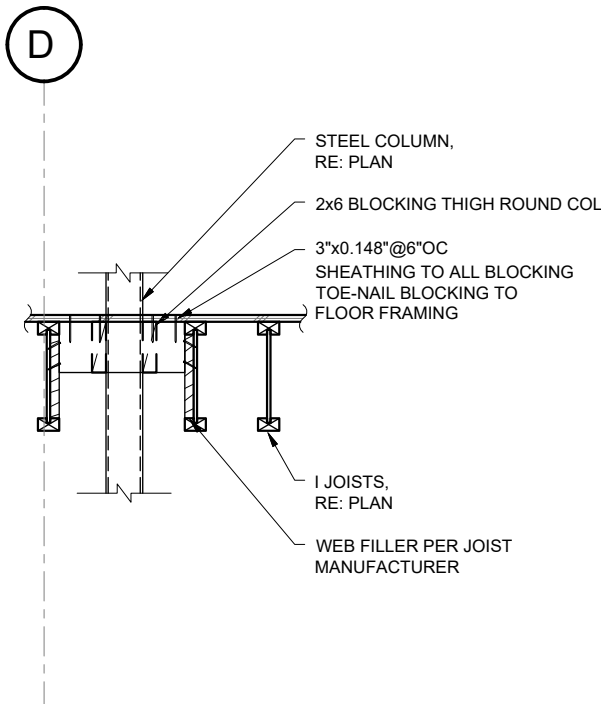
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5 ENTRY CANOPY
S4.2 3/4" = 1'-0"



6 STEEL COLUMN AT FLOOR
S4.2 3/4" = 1'-0"

SECTION (S4.2)

SCALE 1" = 10"



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SHEAR WALL SCHEDULE											
SHEAR WALL TYPE AND CAPACITY	NAIL TYPE AND SPACING AT PANEL EDGES	FRAMING MEMBERS AT VERTICAL EDGE NAILING	NAIL TYPE AND SPACING IN FIELD (AWAY FROM EDGES)	MIN SILL PLATE AT FOUNDATION WALLS (SEE NOTE 5)	ANCHOR BOLT (SEE NOTE 14)	CFS CLIP SIZE AND SPACING	SECTION A-A	SECTION B-B	SECTION C-C	SECTION D-D (SEE NOTES 12 AND 13)	SECTION E-E (SEE NOTES 12 AND 13)
A1 260 PLF	2 1/2"x0.131" @6"OC	2x	2 1/2"x0.131" @12"OC	2x PT SILL	5/8"R@48"OC	SIMPSON A35 @32"OC OR SIMPSON LTP4 @32"OC (1)CLIP MIN PER BAY OF BLOCKING					
A 350 PLF	2 1/2"x0.131" @4"OC	2x	2 1/2"x0.131" @12"OC	2x PT SILL	5/8"R@32"OC	SIMPSON A35 @14"OC OR SIMPSON LTP4 @14"OC (1)CLIP MIN PER BAY OF BLOCKING					
B1 490 PLF	2 1/2"x0.131" @3"OC	2x	2 1/2"x0.131" @12"OC	2x PT SILL	5/8"R@16"OC	SIMPSON A35 @10"OC OR SIMPSON LTP4 @10"OC (1)CLIP MIN PER BAY OF BLOCKING					
B 600 PLF	3"x0.148"@3"OC STAGGERED	(2)2x OR 3x	3"x0.148"@12"OC	2x PT SILL	5/8"R@16"OC	SIMPSON A35 @8"OC OR SIMPSON LTP4 @8"OC (1)CLIP MIN PER BAY OF BLOCKING					
NOTES: 1. ALL SHEAR WALL STUD FRAMING @16"OC UNLESS TIGHTER SPACING NOTED ON PLAN. 2. ALL FRAMING IS DOUGLAS FIR-LARCH MATERIAL OR APPROVED STRUCTURAL COMPOSITE LUMBER. REFER TO GENERAL NOTES FOR APPROVED PRODUCT LIST, ANY OTHER FRAMING PRODUCTS MUST BE SUBMITTED FOR ENGINEER'S REVIEW. 3. BOUNDARY STUDS AT ENDS OF SHEAR WALLS MAY REQUIRE ADDITIONAL STUDS. SEE "TYPICAL WOOD SHEAR WALL HOLDOWNS". 4. ALL SHEAR WALLS TO BE WOOD SHEATHED WITH 32/16 SPAN RATED PLYWOOD OR OSB (15/32" MINIMUM THICKNESS). 7/16" THICKNESS PERMITTED PROVIDED PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS. 5. FOR SINGLE 2x SILL PLATE, COUNTERSINKING ANCHOR BOLT WASHER AND NUT IS NOT ALLOWED. FOR 3x SILL PLATE, 1" MAX COUNTERSINK OF ANCHOR BOLT WASHER AND NUT. 6. PROVIDE SLOTTED WASHER PLATE AND STANDARD WASHER AT ANCHOR BOLT CONNECTIONS. SLOTTED PLATE TO BE NO FURTHER THAN 1/2" FROM SHEATHED SIDE OF WALL PLATE. USE SIMPSON BPS5/8-3 AT 2x4 WALLS AND BPS5/8-6 AT 2x6 WALLS OR EQUIVALENT. 7. RE: "TYPICAL REQUIREMENTS FOR HOLES AND NOTCHES IN WOOD MEMBERS" FOR REINFORCING OF WALL PLATES WITH NOTCHES. 8. RE: GENERAL NOTES FOR MINIMUM DIMENSIONS FOR NOTED NAIL SIZES. 9. NAILS SHALL NOT BE OVERDRIVEN; RE: GENERAL NOTES. 10. ALL CAPACITIES SHOWN ARE ASD VALUES AND DO NOT INCLUDE INCREASES FOR WIND. 11. DO NOT BEND A35 CLIPS 12. AT INTERIOR WALLS WHERE JOISTS/RAFTERS ARE PERPENDICULAR TO THE WALL, BLOCK BETWEEN JOISTS/RAFTERS OVER WALL AND ATTACH CFS CLIP PER SCHEDULE. 13. AT INTERIOR WALLS WHERE JOISTS/RAFTERS ARE PARALLEL TO THE WALL, ALIGN A JOIST/RAFTER OVER WALL AND ATTACH WITH CFS CLIPS PER SCHEDULE. 14. CAST-IN-PLACE ANCHOR J-BOLTS TO HAVE 7" MIN EMBED INTO CONCRETE. AT CONTRACTOR'S OPTION: REPLACE J-BOLT WALL ANCHORS W/ 5/8"R SIMPSON STAINLESS STEEL TITEN HD OR HILTI HUS EZ-CRC W/ 3" EMBED. LOCATE ONE ANCHOR 5" MIN AND 9" MAX FROM EACH END OF SILL PLATES. 15. NO HOLES SHOULD BE CUT IN SHEAR WALLS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER. 16. WHERE LVL FRAMING IS USED AT TYPE A SHEAR WALL, PROVIDE DOUBLED STUD AT PANEL EDGES, SIMILAR TO TYPE B SHEAR WALL DETAIL.											

1

S5.1

TYPICAL WOOD SHEAR WALLS - NAILING SCHEDULE AND DETAILS

NTS

SECTION (S5.1)

SCALE 1" = 10"



DESIGNER:



Maison AEC

CONTRACTOR:

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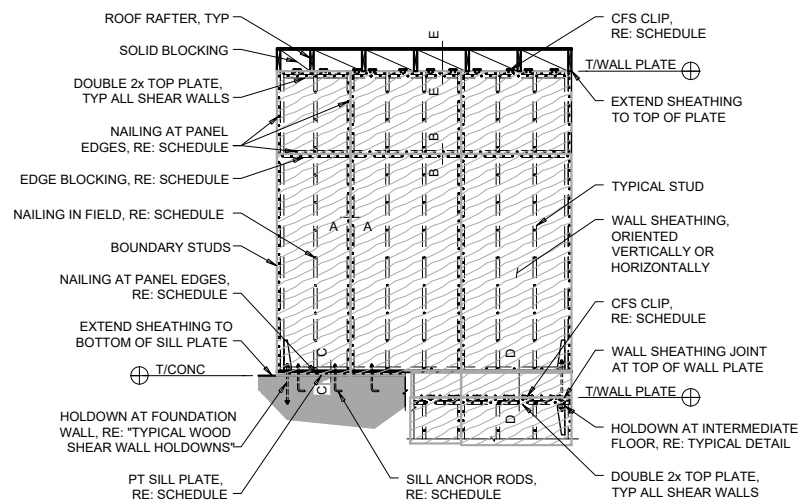
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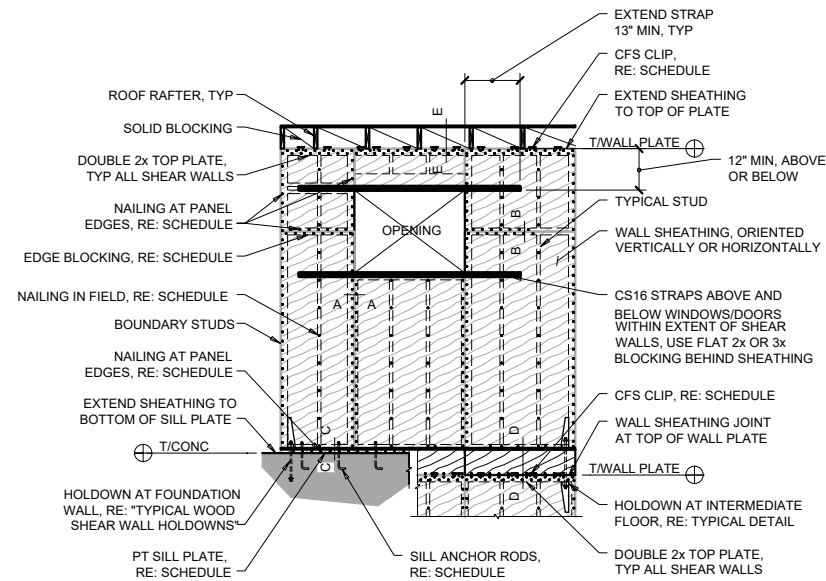
SHEET:

COVER SHEET

CS100



CONCEPTUAL SHEATHING LAYOUT AT SHEAR WALLS



CONCEPTUAL SHEATHING LAYOUT AT FORCE TRANSFER AROUND OPENING SHEAR WALLS

2 TYPICAL WOOD SHEAR WALLS - ELEVATIONS

S5.1 NTS

3 TYPICAL WOOD SHEAR WALLS - ELEVATIONS

S5.1 NTS

SECTION (S5.1)

SCALE 1" = 10"



DESIGNER:



Maison AEC

CONTRACTOR:

GIVEN'S RESIDENCE
HOME ADDITION
145 ROCK GLEN WAY, SANTEE
CALIFORNIA 92071

SET TITLE:

PLAN CHECK
CORRECTIONS
2ND SUBMITTAL SET

DATE:

Oct. 31, 2024

REVISIONS:

CONSULTANTS
BACKGROUNDS SET JUL. 31 / 2024

CONSULTANTS
BACKGROUNDS SET SEP. 10 / 2024

PLAN CHECK CORRECTIONS
2ND SUBMITTAL SET Oct. 31, 2024

PROJECT NUMBER:

SHEET:

COVER SHEET

CS100

CS100