

MAIN FLOOR PLAN
1935 SQ. FT.

SHEAR WALL SCHEDULE ^{1,3}

DESIG.	MATERIAL	5/8 NAILS		1 1/2" X GAGE STAPLES		CAPACITY	NOTE
		EDGE	FIELD	EDGE	FIELD		
1	7/16" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	2.4.5
2	7/16" OSB OR CDX PLYWOOD	4"	12"	2" ⁸	12"	530	2.4.5
3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490 2.4.5.6
4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640 2.4.5.6
5	1/2" SHEET ROCK OR BETTER	7"	7"	7"	7"	100	100 7
6	1/2" SHEET ROCK OR BETTER	4"	4"	4"	4"	125	125 7

NOTES:
 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
 2. UNIT SHEAR CAPACITIES ARE BASED ON AFAPA SDPWS TABLE 4.3A (IBC 2306.5).
 3. USE 2X KING STUDS AT EACH END OF SHEAR PANELS; SHEAR WALL CHORDS U.N.O.
 4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (AFAPA SDPWS 4.3.7.1 NOTE 1).
 5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 6. FRAMING JOINTS ON PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (AFAPA SDPWS 4.3.7.1 NOTE 3).
 7. NAILS FOR SHEET ROCK SHEETWALLS SHALL BE 56 COOLER NAILS IN LIEU OF 80 NAILS. DRYWALL SCREENS ARE PERMITTED TO SUBSTITUTE FOR 56 COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 15/16" X 0.086" (IBC TABLE 2306.7 NOTE C).

HOLDOWN SCHEDULE

SYMBOL	HOLDOWN STRAP
(Symbol)	LSTHD8/8RJ HOLDOWN STRAP
(Symbol)	SEE DETAIL 15/SD.1

- ### FRAMING NOTES
- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
 - REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
 - FLOOR SHEATHING SHALL BE APA RATED 7/16" OSB OR CDX PLYWOOD WITH NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
 - FLOOR SHEATHING SHALL BE APA RATED 3/4" TAG WITH 100 NAILS OR SIMPSON WNT125S @ 8" WOOD SCREWS @ 6" O.C. EDGE, 12" O.C. FIELD.
 - EXTERIOR STUD WALLS SHALL BE 2X6 @ 16" O.C. U.N.O. GARAGE WALLS MAY BE 2X4 @ 16" O.C. UP TO 10'-0" TALL U.N.O.
 - USE (1) 16MM NAILS BETWEEN TOP PLATE SPICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A #2 MINIMUM LAP SPICE.
 - INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
 - HOLDOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
 - FLOOR JOISTS SHALL BE 117/8" T&G @ 16" O.C. U.N.O.
 - ROOF RAFTERS SHALL BE 2X6 DFL@ 24" O.C. U.N.O.
 - PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
 - SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS. PROVIDE #4 BARS AT 16" O.C. 1/2" FROM TOP OF SLAB IN ADDITION TO THE BOTTOM STEEL NOTED ON THE PLANS.
 - ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
- NOTES:
 1. EXTERIOR WALL FRAMING TO BE 2X6.
 2. INTERIOR WALL FRAMING TO BE 2X4 U.N.O.
 3. IF TUB IS SETTED, PROVIDE TUB MOTOR ACCESS - REMOVEABLE W/O SPECIAL TOOLS OR KNOWLEDGE.
 4. GARAGE: PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILING, WALLS, BEAMS ETC. PROVIDE (2) LAYERS TYPE 'X' GYP. BD. PERPENDICULAR TO CEILING FRAMING FOR GARAGE CEILING BENEATH HABITABLE ROOMS.
 5. PROVIDE 20 MIN. RATED DOOR W/ CLOSER & DOOR BETWEEN GARAGE AND HOUSE.
 6. PROVIDE 3/8" LANDING W/ 1 1/2" MAX. DROP BETWEEN THRESHOLD AND LANDING (1 3/4" MAX. DROP IF DOOR SWINGS IN).
 7. DRYER EXHAUST NOTE:
 THE MAX. LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX. LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND, AND 5 FEET FOR EACH 90-DEGREE BEND. THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
 -IRC 2012, R301.3
 -IRC 2012, M802.4.4
 8. PROVIDE INSULATION ON WATER LINES ON EXTERIOR WALLS TO PREVENT FREEZING.
 9. PROVIDE 1/2" GYP. WALLBOARD @ ENCLOSED SPACE UNDER STAIRS.
 10. PROVIDE 1/8" GUARDRAIL W/ VERT. BALUSTERS SPACED LESS THAN 4" @ ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
 -IRC 2012, R302.1.1

#	Revision
1	DECEMBER 16, 2013
2	
3	
4	
5	
6	

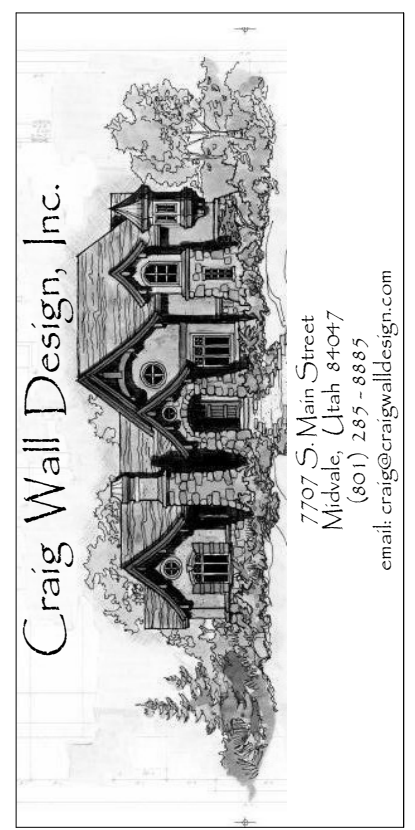
Drawn By: CWD-MD
 Engineered By: LEI
 Plan #: 1306
 Plan Name:

Notes
 Each Sub-Contractor Shall Check And Understand All Dimensions, Notes And Other Aspects Of This Project Applicable To Their Trade And Affecting Other Trades Prior To And During Construction.

Notify Designer Or Engineer In Writing Of Any Discrepancies Or Changes On The Drawings Before Proceeding With Any Work.

Each Sub-Contractor Shall Coordinate Work With Other Trade Through The General Contractor.

The Designer Will Not Assume Responsibility For Any Misuse Or Misreading Of These Plans Where Information Is Available But Underscored. The Designer Will Not Assume Responsibility For Clarifying Any Questions According To The Conditions Stated Above.



MAIN FLOOR PLAN
 LONE VIEWS LOT 129
 6048 WEST JORDAN, UT

PRINT DATE: NOV 18, 2013
 SHEET: A3.0