

PLRIS REQUIRES ELECTRONIC SIGNATURES FOR ALL PLAN SHEETS. DATE/TIME STAMP OF SIGNATURE SHALL BE WITHIN 48 HOURS AFTER PLAN STAMP. SEE BOTTOM LEFT CORNER. PLRIS WILL PROVIDE UNENCRYPTED DOCUMENTS DIRECTLY TO THE REVIEWING JURISDICTION BY CONTRACTING US DIRECTLY AT 1.800.888.8881

PRELIMINARY
NOT FOR CONSTRUCTION

ELECTRONIC STAMP

HOLD-DOWN LOCATION NOTES

HOLD-DOWN (HD) MEASUREMENTS ARE CONSIDERED TO THE CENTERLINE (CL) OF THE ANCHOR BOLT (AB) AND ARE BASED ON THE FOLLOWING STANDARD FRAMING ASSUMPTIONS:

- OUTSIDE CORNER LOCATIONS CONSIDERS A STANDARD 3-STUD CORNER w/ (1) EXTRA STUD, PLUS APPROX. CL OF HD.
- INSIDE CORNERS CONSIDERS MIN. (2) 2x MEMBERS PLUS APPROX. CL OF HD MEASURED PERPENDICULAR TO OUTSIDE OF ADJACENT WALL.
- HD'S ADJACENT AN OPENING CONSIDERS TRIMMER AND (2) 2x MEMBERS PLUS APPROX. CL OF HD MEASURED FROM FINISHED OPENING WIDTH.

ADDITIONAL ADJUSTMENTS FOR CHANGES TO CORNER FRAMING, ROUGH OPENING (RO), ADDITIONAL TRIMMER/KING STUDS, OR MIN BUILT-UP POSTS GREATER THAN 3-INCHES SHOULD BE CONSIDERED WITH FRAMING PRIOR TO FINAL PLACEMENT.

PORTAL FRAME HD ANCHOR BOLTS TO BE INSTALLED PER DETAIL 8/D1.0

GAPS CAN BE FILLED WITH ADDITIONAL FULL-HEIGHT STUDS, OR USE OF ALL THREAD EXTENSION WITHOUT EOR'S APPROVAL.

EOR TO BE CONTACTED FOR ANY HD ANCHORS PLACED GREATER THAN 6' FROM INDICATED LOCATION.

HOLD-DOWN SCHEDULE

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
C	HDU4-SDS	SIMPSON SB 5/8"x24	18"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
4,565#	(10) SDS 1/2"x22 1/2" SCREWS		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS	
D	HDU5-SDS	SIMPSON SB 5/8"x24	18"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
5,645#	(14) SDS 1/2"x22 1/2" SCREWS		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (24) 16d SINKERS	

NATURALLY VENTED FOUNDATION NOTES

THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE CRAWLSPACE. THERE SHALL BE ONE VENT MIN. WITHIN 3' OF EACH BUILDING CORNER.

FOUNDATION VENTS ARE BASED ON A SCREENED 16" x 6" VENT WITH A NET-FREE VENTILATING AREA OF 72 SQ IN PER VENT.

HOLD-DOWN SCHEDULE NOTES

FASTEN HOLD-DOWNS TO THE BOUNDARY MEMBERS FOR THE SHEAR WALL AT THE LOCATIONS MARKED ON THE PLANS.

SHEAR WALL PANELS SHALL BE FASTENED TO THE BOUNDARY MEMBER POSTS PER THE PANEL EDGE SPACING ON THE SHEAR WALL SCHEDULE.

WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OR OVER 2" NOMINAL, EDGE NAILING SHALL BE STAGGERED INTO TWO ROWS.

ALL HOLD-DOWNS AND ANCHOR BOLTS SHALL BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.

ALL HOLD-DOWNS AND BOUNDARY MEMBER POSTS SHALL BE INSTALLED TO FORM A CONTINUOUS LOAD PATH FROM EACH END OF THE SHEAR WALL TO THE FOUNDATION BELOW.

SPREAD FOOTING SCHEDULE
BASED ON 1,500 PSF ALLOWABLE SOIL BEARING PRESSURE

TYPE	SIZE	REINFORCEMENT	ALLOWABLE LOAD (KIPS)	DEAD LOAD (KIPS)
1	16"x16"x8"	(1) #4 E.W. BOT.	2.4	0.17
2	18"x18"x10"	(1) #4 E.W. BOT.	3.1	0.28
3	24"x24"x10"	(2) #4 E.W. BOT.	5.5	0.5
4	28"x28"x10"	(2) #4 E.W. BOT.	7.45	0.66
5	30"x30"x10"	(3) #4 E.W. BOT.	8.5	0.78
6	32"x32"x10"	(3) #4 E.W. BOT.	9.75	0.88
7	36"x36"x10"	(4) #4 E.W. BOT.	12.25	1.1
8	42"x42"x10"	(4) #4 E.W. BOT.	16.75	1.5
9	48"x48"x10"	(5) #4 E.W. BOT.	22	2
10	54"x54"x12"	(6) #4 E.W. BOT.	27	3
11	60"x60"x12"	(8) #4 E.W. BOT.	34.25	3.75
12	72"x72"x14"	(7) #5 E.W. BOT.	48	6.3

PERIMETER FOOTING SCHEDULE
ASSUMES 1,500 PSF ALLOWABLE SOIL BEARING PRESSURE

NO. OF STORY	FOUNDATION WALL	FOOTING WIDTH	FOOTING THICKNESS	CAPACITY (KLF)	POINT LOAD (KIPS)
1-STORY	6" THICK	12"	6"	1.5	6
2-STORY	8" THICK	15"	7"	1.875	7.5
3-STORY	8" THICK	23"	8"	2.25	9

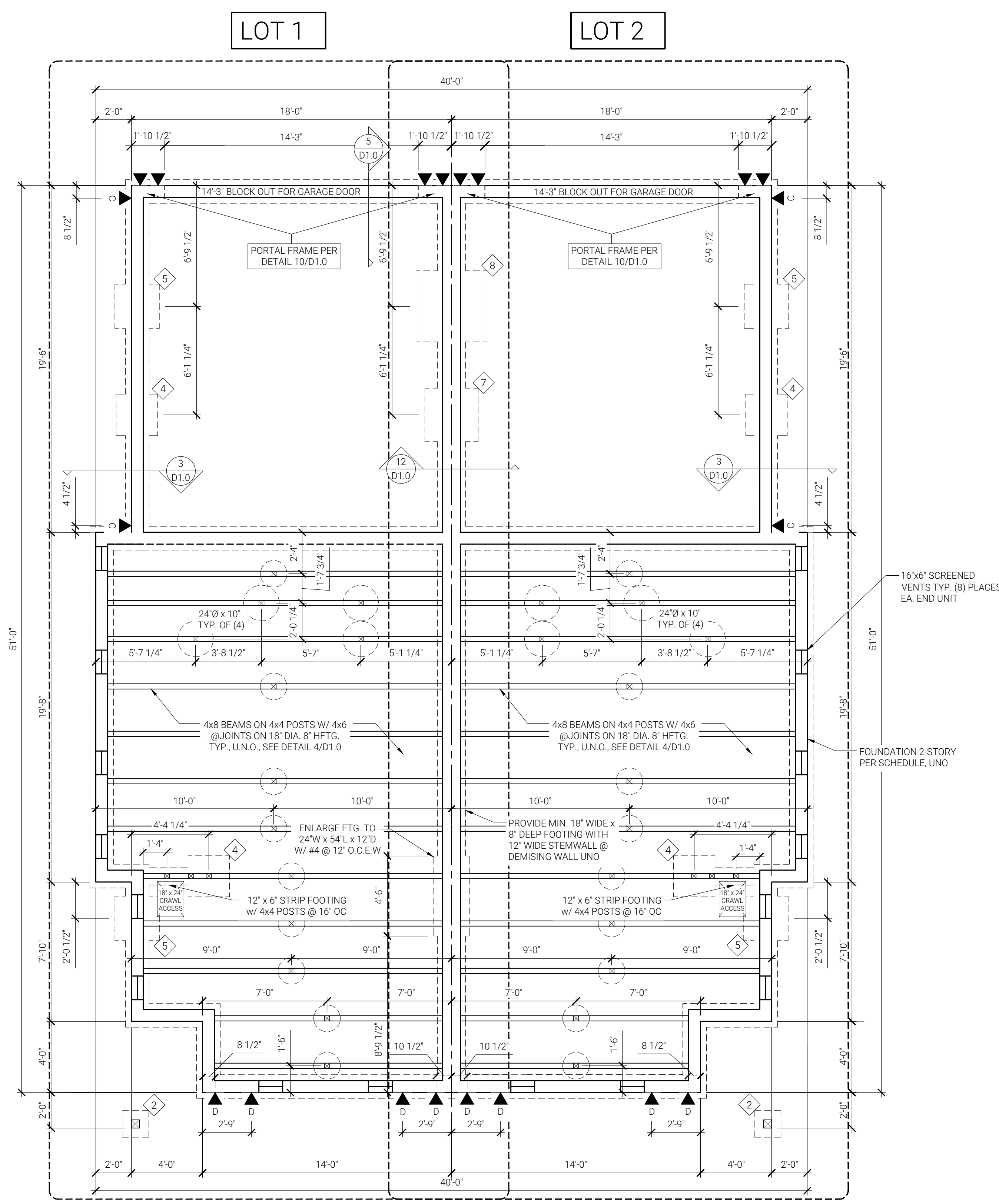
FOUNDATION PLAN NOTES

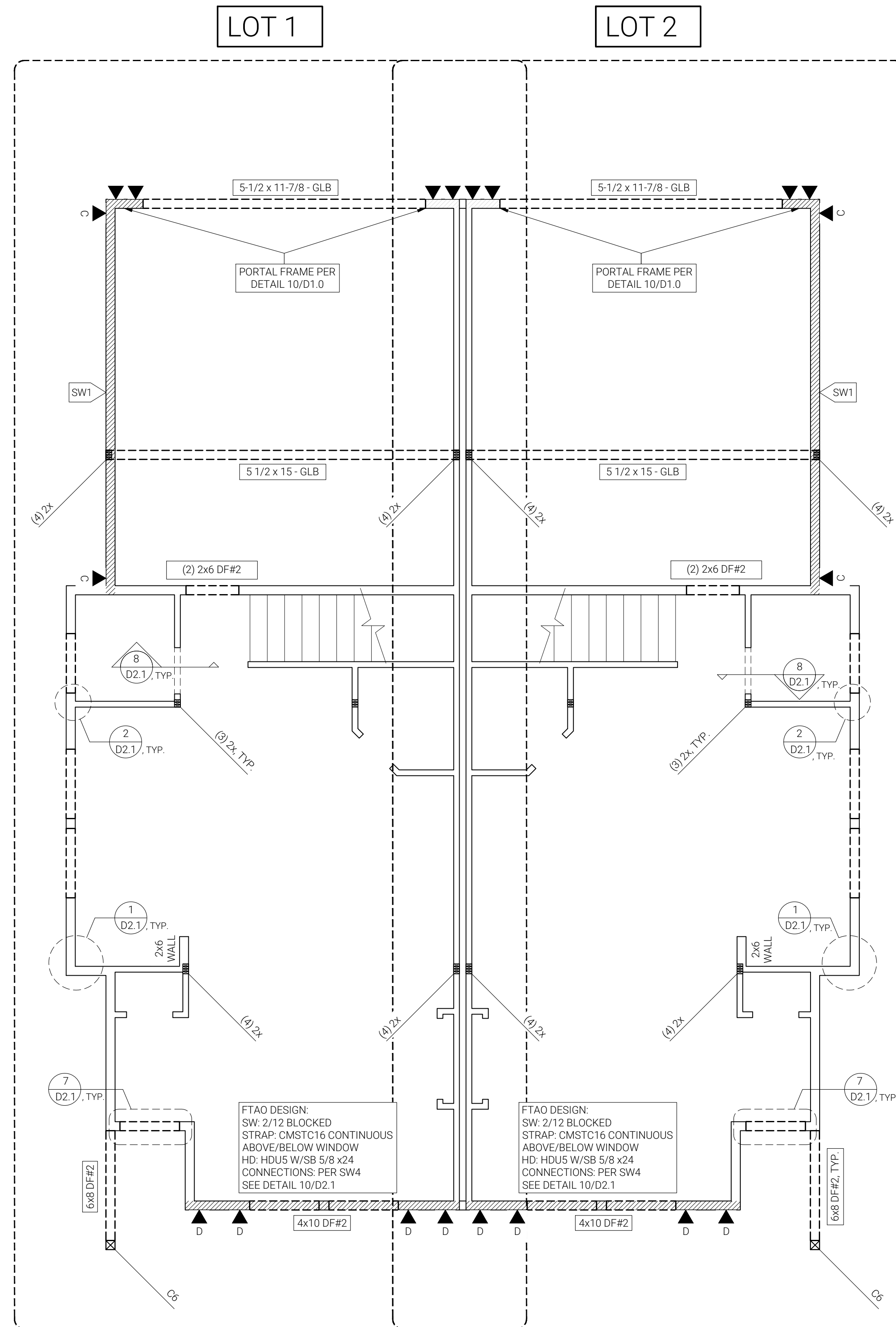
DIAMETER WATER LINE BLOCKOUT AND 5" DIAMETER SEWER LINE BLOCKOUT LOCATION(S) TO BE IDENTIFIED ON SITE IF REQUIRED.

SEE S1.0 FOR SPREAD FOOTING & PERIMETER FOOTING SCHEDULE.

ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE.

WOOD POST TO SPREAD FOOTING CONNECTION: SIMPSON ABU





ENGINEERED SHEAR WALL SCHEDULE					
TYPE	OSB / PLYWD SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹
		EDGES	FIELD	BLKD	
SW0	1 SIDE	8d @ 6" OC	12" OC	NO	1/2" Ø @ 22" OC 3/8" Ø @ 72" OC
RIM JOISTS TO PLATE BELOW ^{4,7}	PLATE TO RIM JOIST BELOW ^{6,7}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
SIMPSON LTP4 @ 48" OC	16d @ 16" OC	(3) 8d TOE-NAIL EA. BAY		NA	275
TYPE	OSB / PLYWD SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹
		EDGES	FIELD	BLKD	
SW1	1 SIDE	8d @ 6" OC	8d @ 12" OC	YES	1/2" Ø @ 48" OC 3/8" Ø @ 48" OC
RIM JOISTS TO PLATE BELOW ^{4,7}	PLATE TO RIM JOIST BELOW ^{7,8}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
SIMPSON LTP4 @ 48" OC	16d @ 16" OC	TIMBERLOK TO TRUSS AND SIMPSON L50 @ 24" OC ON BLOCKING		(1) ROW 16d @ 12" OC	365
TYPE	OSB / PLYWD SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹
		EDGES	FIELD	BLKD	
SW4	1 SIDE	8d @ 2" OC SEE NOTE 2	8d @ 12" OC	YES	1/2" Ø @ 16" OC 3/8" Ø @ 24" OC
RIM JOISTS TO PLATE BELOW ^{4,8}	PLATE TO RIM JOIST BELOW ^{7,8}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
SIMPSON LTP4 @ 16" OC	16d @ 6" OC & SIMPSON LTP4 @ 16" OC	SIMPSON H10A TO TRUSS AND L50 @ 8" OC ON BLOCKING		(2) ROWS 16d @ 6" OC	895

SHEARWALL SCHEDULE FOOTNOTES

- PLYWOOD OR OSB SHEATHING 15/32" THICK SHALL BE USED AS SHOWN IN THIS TABLE. MIN. 3/8" THICK SHEATHING MAY BE SUBSTITUTED PROVIDED STUDS ARE SPACED A MAXIMUM OF 16" OC OR PANELS ARE APPLIED WITH LONG DIMENSIONS ACROSS STUDS.
- FRAMING AT ADJOINING PANELS EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" OC.
- WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND THE NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
- MAXIMUM STUD SPACING IS 16" OC. BLOCKING AT PANEL EDGES IS NOT REQUIRED, UNLESS SPECIFIED.
- CONNECTORS ARE IN ADDITION TO THE MINIMUM CODE NAILING REQUIREMENT (8d TOE-NAIL @ 6" OC) UNLESS OTHERWISE SPECIFIED IN THE DETAILS.
- THE CONTRACTOR SHALL VERIFY THAT THE SUPPLIED RIM BOARD IS COMPATIBLE WITH THE SPECIFIED NAILING REQUIREMENTS. FOR 1-1/8" RIM BOARD W/ MAX 3/4" SHEATHING SUBSTITUTE (2) ROWS 16d SINKER (0.148 x 3-1/4") @ 8" OC OFFSET ROWS 1/2" MIN AND STAGGER.
- SIMPSON LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MINIMUM 2-1/2" LAP. SHEATHING SHALL BE FASTENED TO RIM JOIST, TOP PLATE AND BOTTOM PLATE WITH EDGE NAILING PER SHEAR WALL SCHEDULE REGARDLESS WHETHER THEY OCCUR AT EDGES.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS PROVIDE THE SPECIFIED FASTENERS FOR THE LENGTH OF THE PLATE LINE (NOT JUST THE SHEAR WALL SEGMENT). ADDITIONAL FASTENERS, STRAPS, PLATE SPLICE REQUIREMENTS, ETC. MAY BE NOTED ON THE PLANS AND DETAILS.
- SEISMIC CATEGORY 'D' REQUIRES MINIMUM 5/8" Ø ANCHOR BOLTS, TYP.

COLUMN SCHEDULE		
TYPE	MATERIAL	SIZE
C1	DF #2	4x4
C2	DF #2	4x6
C3	DF #2	6x6
C4	PT HEM FIR #2	4x4
C5	PT HEM FIR #2	4x6
C6	PT HEM FIR #2	6x6

HOLD-DOWN SCHEDULE

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
C	HDU4-SDS	SIMPSON SB 5/8x24	18"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
4,565#	(10) SDS 1/2"x2 1/2" SCREWS		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS	
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
D	HDU5-SDS	SIMPSON SB 5/8x24	18"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
5,645#	(14) SDS 1/2"x2 1/2" SCREWS		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (24) 16d SINKERS	

HOLD-DOWN SCHEDULE NOTES

- FASTEN HOLD-DOWNS TO THE BOUNDARY MEMBERS FOR THE SHEAR WALL AT THE LOCATIONS MARKED ON THE PLANS.
- SHEAR WALL PANELS SHALL BE FASTENED TO THE BOUNDARY MEMBER POSTS PER THE PANEL EDGE SPACING ON THE SHEAR WALL SCHEDULE.
- WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OR OVER 2" NOMINAL, EDGE NAILING SHALL BE STAGGERED INTO TWO ROWS.
- ALL HOLD-DOWNS AND ANCHOR BOLTS SHALL BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.
- ALL HOLD-DOWNS AND BOUNDARY MEMBER POSTS SHALL BE INSTALLED TO FORM A CONTINUOUS LOAD PATH FROM EACH END OF THE SHEAR WALL TO THE FOUNDATION BELOW.

6" EDGE/12" FIELD NAILING-STAPLE EQUIVALENCY TABLE

NOMINAL MATERIAL THICKNESS (INCHES)	DISCUPTION OF FASTENER LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
UP TO 1/2	STAPLE 15 ga. 1 3/4	4	8
	STAPLE 16 ga. 1 3/4	3	6

WALL FRAMING NOTES

- SWX SEE S1.0 NOTES & SCHEDULES FOR SHEAR WALL SCHEDULE.
- ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SWD, U.N.O.
- SHEAR WALL SCHEDULE CALLOUT APPLIES TO LENGTH OF HATCHED WALL, INCLUDING AROUND OPENINGS
- ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE.
- PROVIDE BUILT-UP COLUMN UNDERNEATH GIRDER TRUSS OF EQUIVALENT PLYS, U.N.O.
- EXTERIOR HEADERS TO BE 4x8 DF#2, TYP., U.N.O.

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ELECTRONIC STAMP

UPPER FLOOR FRAMING PLAN NOTES

RIM BOARD TO BE 1 1/4" 1.35E LSL OR EQUIVALENT, U.N.O.

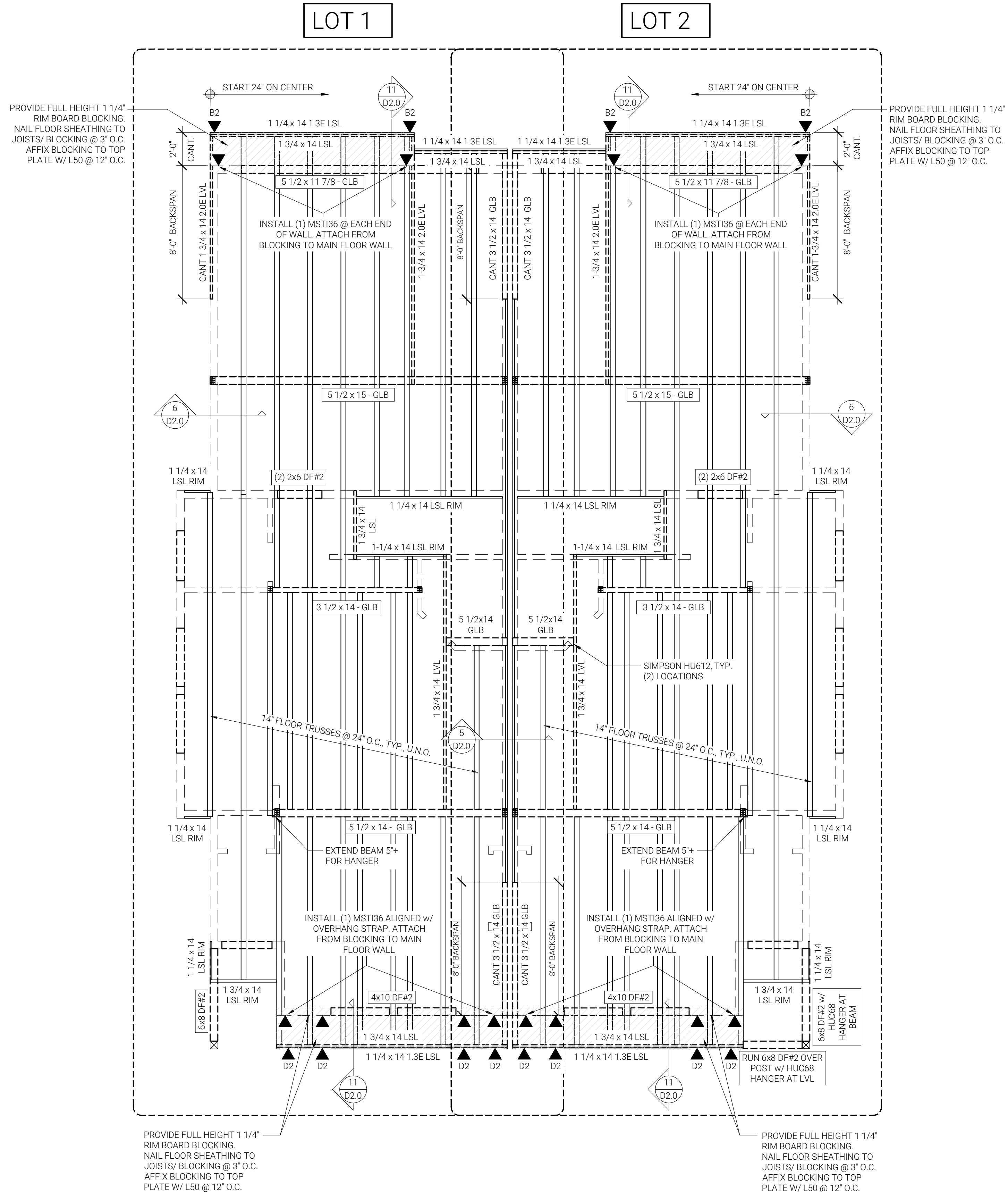
SHEAR WALL NAILING:

- THE CONTRACTOR SHALL VERIFY THAT THE SUPPLIED RIM BOARD IS COMPATIBLE WITH THE SPECIFIED NAILING REQUIREMENTS. FOR 1 1/2" RIM BOARD WITH MAX 3/4" SHEATHING SUBSTITUTE (2) ROWS 16d SINKER (0.148 x 3 1/4") @ 8" OC OFFSET ROWS 1/2" MIN AND STAGGER.
- SIMPSON LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MINIMUM 2 1/2" LAP. SHEATHING SHALL BE FASTENED TO RIM JOIST, TOP PLATE AND BOTTOM PLATE WITH EDGE NAILING PER SHEAR WALL SCHEDULE REGARDLESS WHETHER THEY OCCUR AT EDGES.

USE SIMPSON HU11 HANGERS TO ATTACH FLOOR JOISTS TO BEAMS, TYPICAL U.N.O.

REFER TO MANUFACTURERS/SUPPLIERS LAYOUTS FOR EXACT LAYOUT AND SPECIFICATIONS.

FLOOR FRAMING DESIGN PROVIDED BY MANUFACTURER. SIZING HAS BEEN REVIEWED AND CONFIRMED BY EOR. MANUFACTURERS LAYOUT AND SPECIFIC MAY DIFFER AND SUPERCEDE.



HOLD-DOWN SCHEDULE

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
B2	MSTC 40	N.A.	N.A.	N.A.
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
3,070#	(16) 10d COMMON EA END OF STRAP		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS	

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
D2	MSTC 66	N.A.	N.A.	N.A.
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
5,850#	(32) 10d COMMON EA END OF STRAP		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (24) 16d SINKERS	

HOLD-DOWN SCHEDULE NOTES

FASTEN HOLD-DOWNS TO THE BOUNDARY MEMBERS FOR THE SHEAR WALL AT THE LOCATIONS MARKED ON THE PLANS.

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WALL FRAMING NOTES

SWX SEE S1.0 NOTES & SCHEDULES FOR SHEAR WALL SCHEDULE.

ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SWX, U.N.O.

SHEAR WALL SCHEDULE CALLOUT APPLIES TO LENGTH OF HATCHED WALL, INCLUDING AROUND OPENINGS.

ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE.

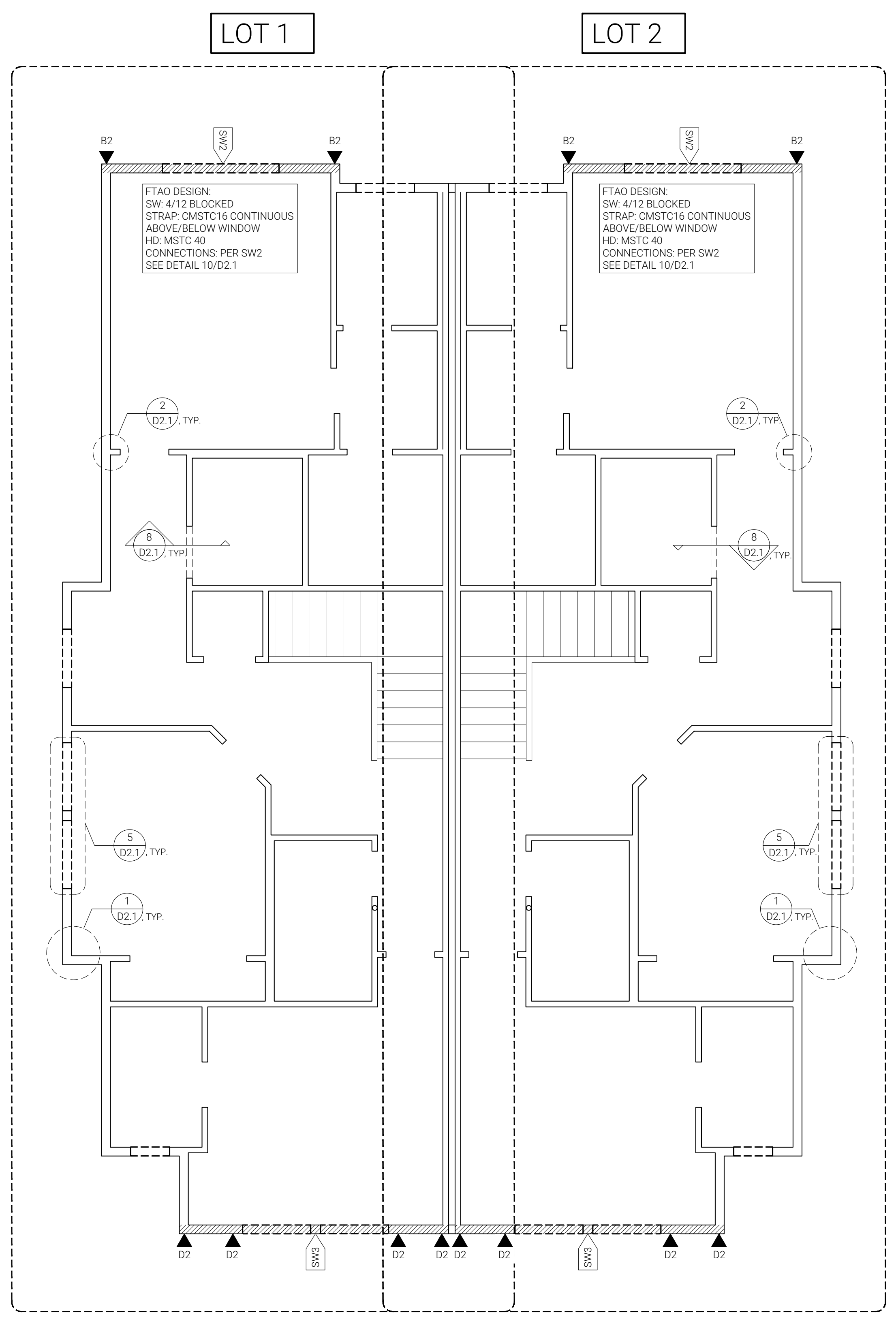
PROVIDE BUILT-UP COLUMN UNDERNEATH GIRDER TRUSS OF EQUIVALENT PLYS, U.N.O.

EXTERIOR HEADERS TO BE 4x8 DF#2, TYP., U.N.O.

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ENGINEERED SHEAR WALL SCHEDULE					
TYPE	OSB / PLYWD SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹
		EDGES	FIELD	BLKD	
SW0	1 SIDE	8d @ 6" OC	12" OC	NO	1/2" @ 72" OC 3/8" @ 72" OC
RIM JOISTS TO PLATE BELOW ^{7,8}	PLATE TO RIM JOIST BELOW ^{7,8}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
SIMPSON LTP4 @ 48" OC	16d @ 16" OC	(3) 8d TOE-NAIL EA. BAY		NA	275

TYPE	OSB / PLYWD SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹
		EDGES	FIELD	BLKD	
SW2	1 SIDE	8d @ 4" OC	8d @ 12" OC	YES	1/2" @ 32" OC 3/8" @ 48" OC
RIM JOISTS TO PLATE BELOW ^{7,8}	PLATE TO RIM JOIST BELOW ^{7,8}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
SIMPSON LTP4 @ 32" OC	16d @ 6" OC & SIMPSON LTP4 @ 48" OC	TIMBERLOK TO TRUSS AND SIMPSON L50 @ 15" OC ON BLOCKING		(2) ROWS 16d @ 10" OC	530

TYPE	OSB / PLYWD SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹
		EDGES	FIELD	BLKD	
SW3	1 SIDE	8d @ 3" OC	8d @ 12" OC	YES	1/2" @ 24" OC 3/8" @ 32" OC
RIM JOISTS TO PLATE BELOW ^{7,8}	PLATE TO RIM JOIST BELOW ^{7,8}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
SIMPSON LTP4 @ 24" OC	16d @ 6" OC & SIMPSON LTP4 @ 24" OC	TIMBERLOK TO TRUSS AND SIMPSON L50 @ 10" OC ON BLOCKING		(2) ROWS 16d @ 8" OC	685

SHEARWALL SCHEDULE FOOTNOTES

1) PLYWOOD OR OSB SHEATHING 15/32" THICK SHALL BE USED AS SHOWN IN THIS TABLE. MIN. 3/8" THICK SHEATHING MAY BE SUBSTITUTED PROVIDED STUDS ARE SPACED A MAXIMUM OF 16" OC OR PANELS ARE APPLIED WITH LONG DIMENSIONS ACROSS STUDS.

2) FRAMING AT ADJOINING PANELS EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" OC.

3) WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND THE NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.

4) MAXIMUM STUD SPACING IS 16" OC. BLOCKING AT PANEL EDGES IS NOT REQUIRED, UNLESS SPECIFIED.

5) CONNECTORS ARE IN ADDITION TO THE MINIMUM CODE NAILING REQUIREMENT (8d TOE-NAIL @ 6" OC) UNLESS OTHERWISE SPECIFIED IN THE DETAILS.

6) THE CONTRACTOR SHALL VERIFY THAT THE SUPPLIED RIM BOARD IS COMPATIBLE WITH THE SPECIFIED NAILING REQUIREMENTS. FOR 1-1/8" RIM BOARD W/ MAX 3/4" SHEATHING SUBSTITUTE (2) ROWS 16d SINKER (0.148 x 3-1/4") @ 8" OC OFFSET ROWS 1/2" MIN AND STAGGER.

7) SIMPSON LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MINIMUM 2-1/2" LAP. SHEATHING SHALL BE FASTENED TO RIM JOIST, TOP PLATE AND BOTTOM PLATE WITH EDGE NAILING PER SHEAR WALL SCHEDULE REGARDLESS WHETHER THEY OCCUR AT EDGES.

8) UNLESS OTHERWISE NOTED ON THE DRAWINGS PROVIDE THE SPECIFIED FASTENERS FOR THE LENGTH OF THE PLATE LINE (NOT JUST THE SHEAR WALL SEGMENT). ADDITIONAL FASTENERS, STRAPS, PLATE SPLICE REQUIREMENTS, ETC. MAY BE NOTED ON THE PLANS AND DETAILS.

9) SEISMIC CATEGORY 'D' REQUIRES MINIMUM 5/8" @ ANCHOR BOLTS, TYP.

WALL FRAMING NOTES

SWX SEE S1.0 NOTES & SCHEDULES FOR SHEAR WALL SCHEDULE.

ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SW0, U.N.O.

SHEAR WALL SCHEDULE CALLOUT APPLIES TO LENGTH OF HATCHED WALL, INCLUDING AROUND OPENINGS

ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE.

PROVIDE BUILT-UP COLUMN UNDERNEATH GIRDER TRUSS OF EQUIVALENT PLYS, U.N.O.

EXTERIOR HEADERS TO BE 4x8 DF#2, TYP., U.N.O.

ROOF FRAMING PLAN NOTES

SIMPSON H2.5A OR TLOK AT TRUSS ENDS, U.N.O.

CONNECT GIRDER TRUSSES WITH SIMPSON LGT / LUGT, OR EQUIVALENT THAT COMPLIES WITH NUMBER OF TRUSS PLYS. CONNECT TO BUILT-UP COLUMN OF MATCHING PLYS. OR COLUMN, BELOW AS SPECIFIED.
EXTERIOR HEADERS TO BE 4x8 DF#2, TYP., U.N.O.

ROOF VENTILATION NOTES

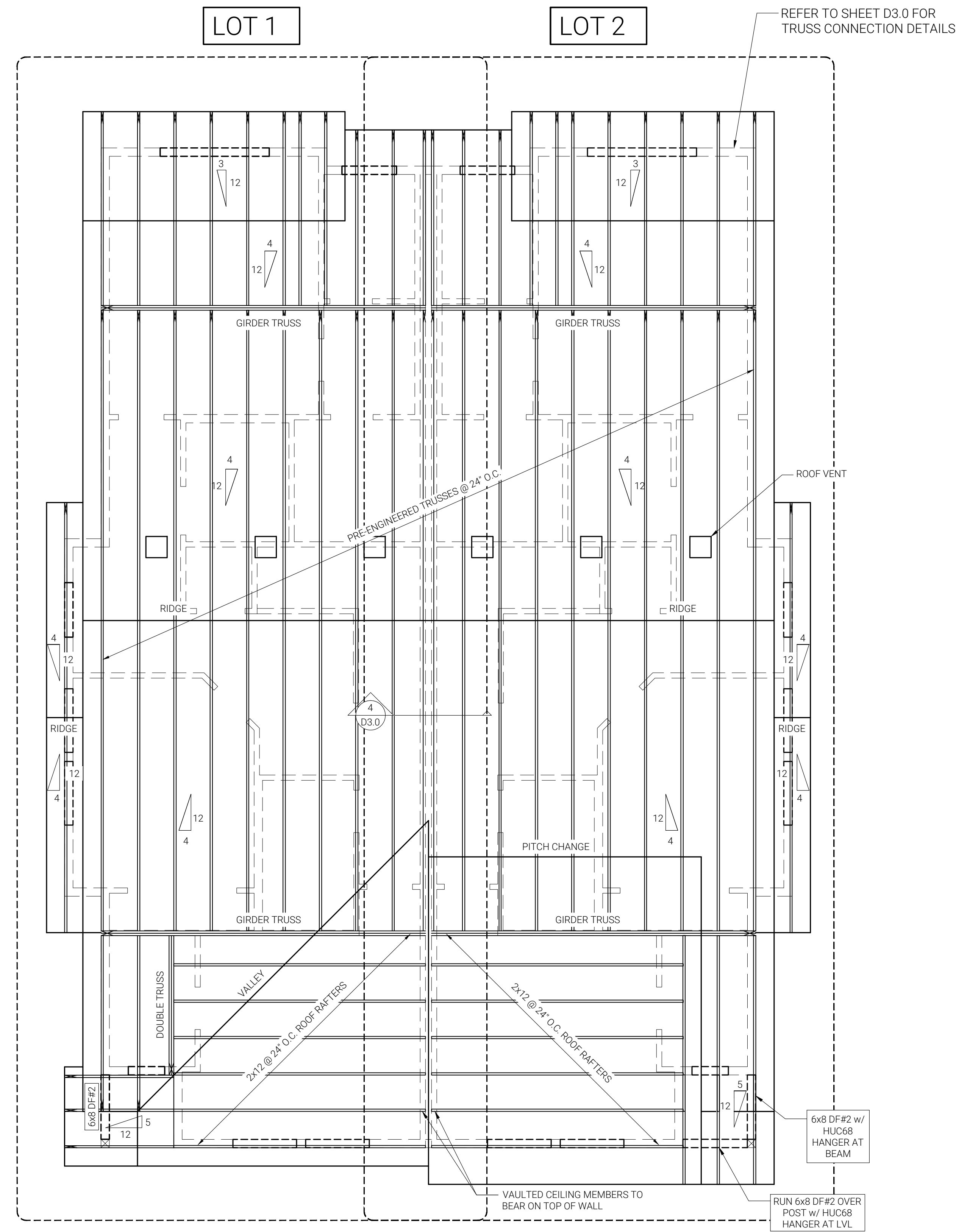
VENTILATION AREA = 1/300 SQ.FT. (R806.2)

999 S.F. ATTIC SPACE AREA PER UNIT 1547 = (3) JACK VENTS MIN. REQUIRED @ 7' DIAMETER EACH

PLR18 REQUIRES ELECTRONIC SIGNATURES FOR ALL PLAN SHEETS. DATE/TIME STAMP OF SIGNATURE SHALL BE WITHIN 48 HOURS AFTER PLAN STAMP. SEE BOTTOM LEFT CORNER. PLR18 WILL PROVIDE UNENCRYPTED DOCUMENTS DIRECTLY TO THE REVIEWING JURISDICTION BY CONTACTING US DIRECTLY AT 1.800.448.8881

PRELIMINARY
NOT FOR CONSTRUCTION

ELECTRONIC STAMP



NOTES FOR FLOOR JOIST BEARING:

1. JOIST SHALL BEAR A MINIMUM OF 1" ON 2x4 P.T. STUD.
2. INSTALL MOISTURE BARRIER BETWEEN JOIST AND CONCRETE CUT OUT FOR FOUNDATION VENTS.
3. TREAT EACH END OF THE 2x4 P.T. STUD WITH APPROVED SOLUTION TO PREVENT DECAY.

***FOUNDATION REINF. REBAR DETAILS:**

1. 2023 IRC/2023 ORSC R403.1.3, R403.1.3.1 & R404.1.4.2
2. SAME REINFORCEMENT DETAILS SHOWN HERE APPLY TO GARAGE FOUNDATION WALLS.

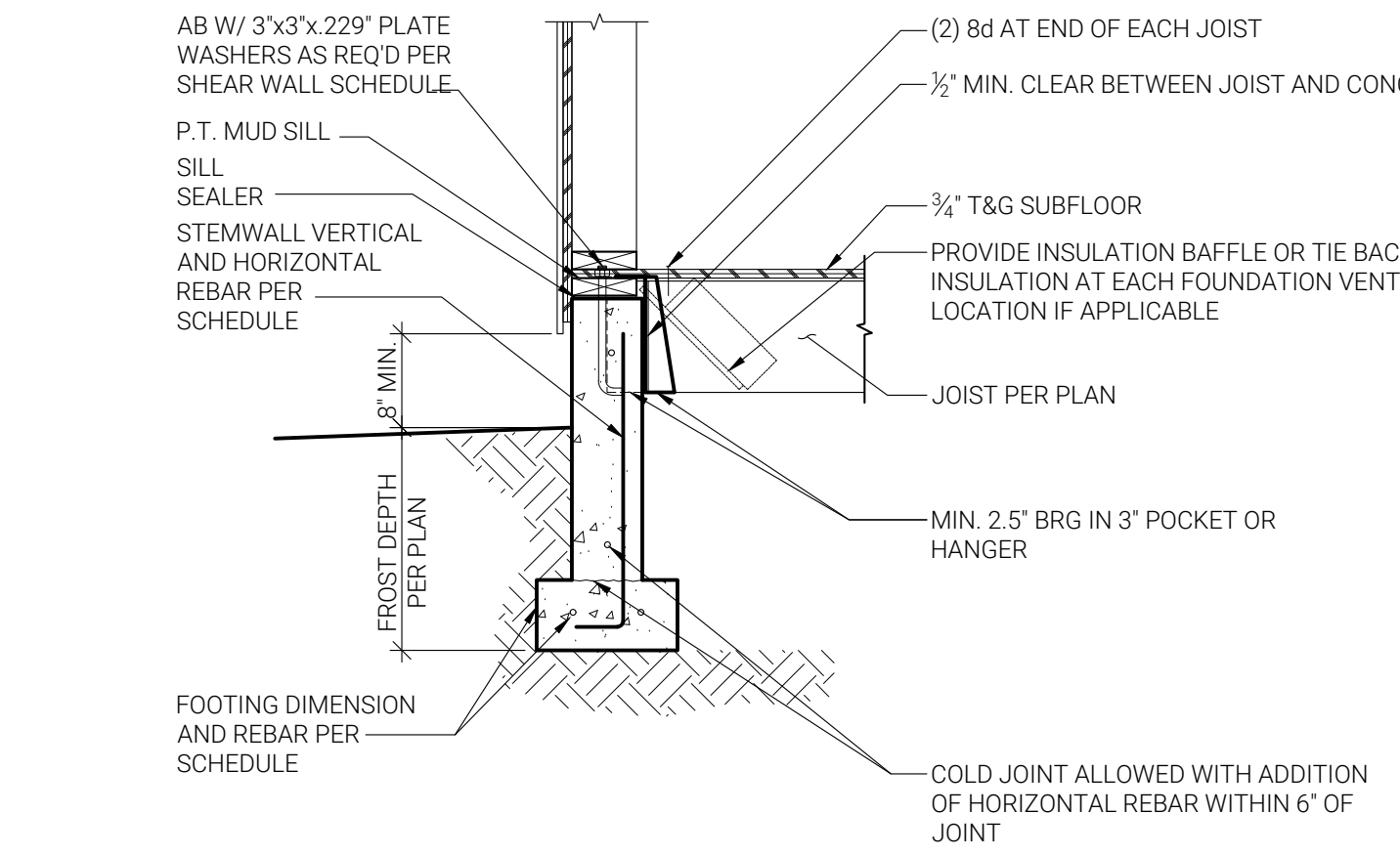
PERIMETER FOOTING SCHEDULE
ASSUMES 1,500 PSF ALLOWABLE SOIL BEARING PRESSURE

NO. OF STORY	FOUNDATION WALL	FOOTING WIDTH	FOOTING THICKNESS	FOOTING REINFORCEMENT
1-STORY	6" THICK	12"	6"	(1) #4
2-STORY	8" THICK	15"	7"	(2) #4
3-STORY	8" THICK	23"	8"	(3) #4

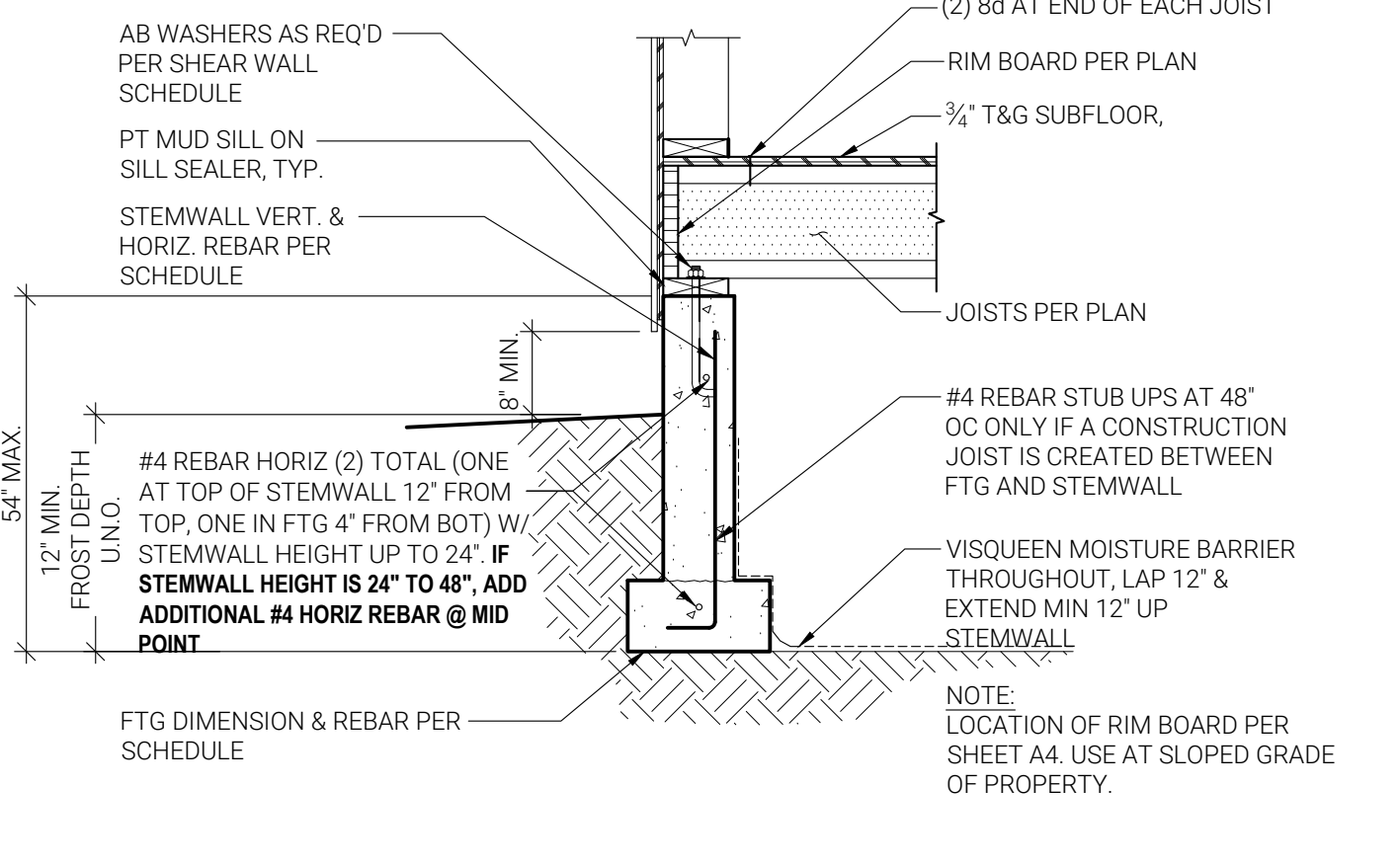
REINFORCEMENT TABLE

H ⁺ = HEIGHT OF STEMWALL	VERTICAL REBAR	HORIZONTAL REBAR (SEE NOTE)
MAX 4 FT	#4 @ 48" OC	#4 @ 24" OC
MAX 6 FT	#4 @ 18" OC	#4 @ 18" OC

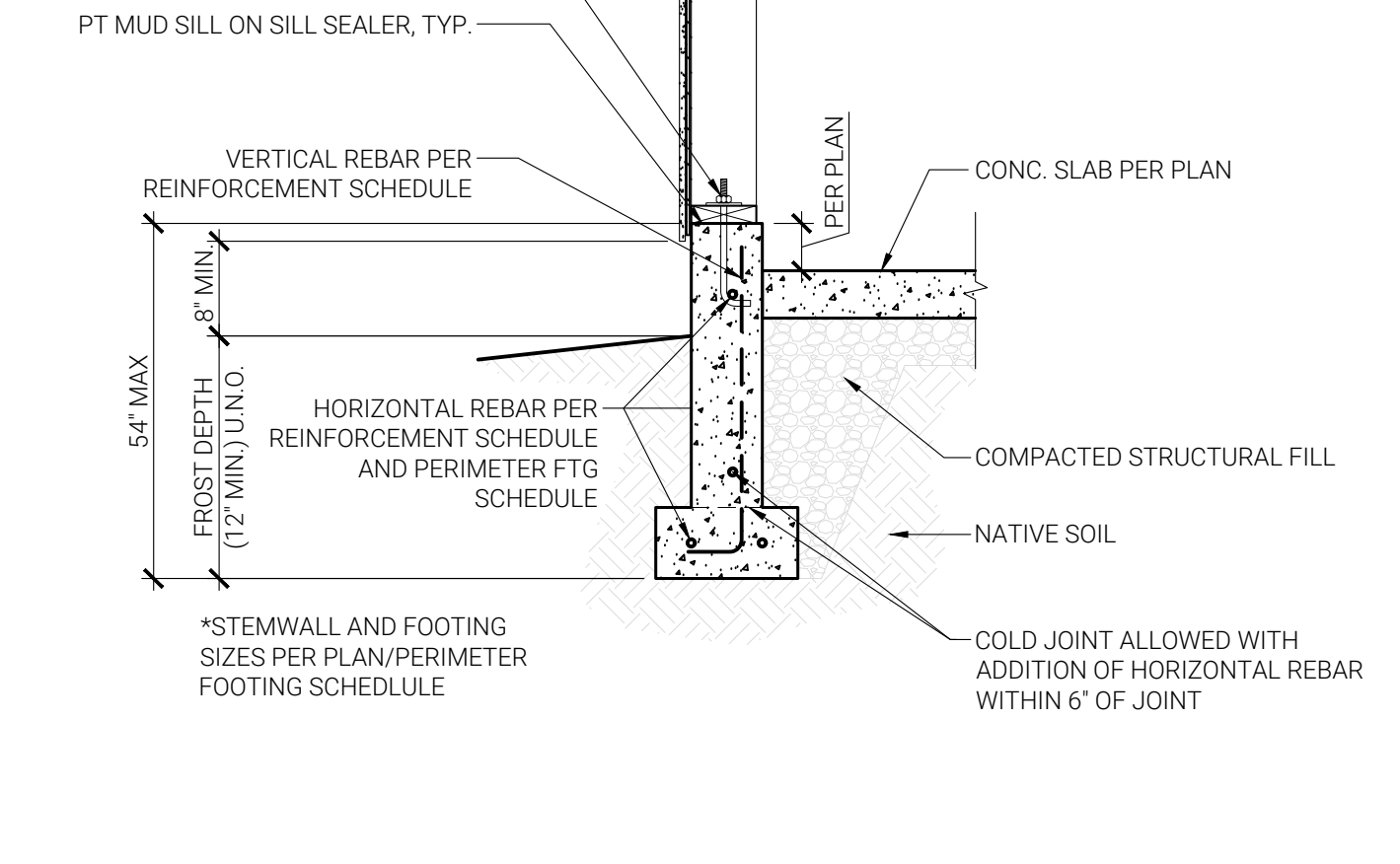
NOTE:
ALL HORIZONTAL REBAR RUNS SHALL BE CONTINUOUS AND SPLICES SHALL OVERLAP A MINIMUM OF 12". NO REBAR SHALL BE IN CONTACT WITH EARTH. BACKFILL AGAINST WALL OVER 48" IN HEIGHT SO THAT THERE IS NO MORE THAN 48" OF UNBALANCED FILL.



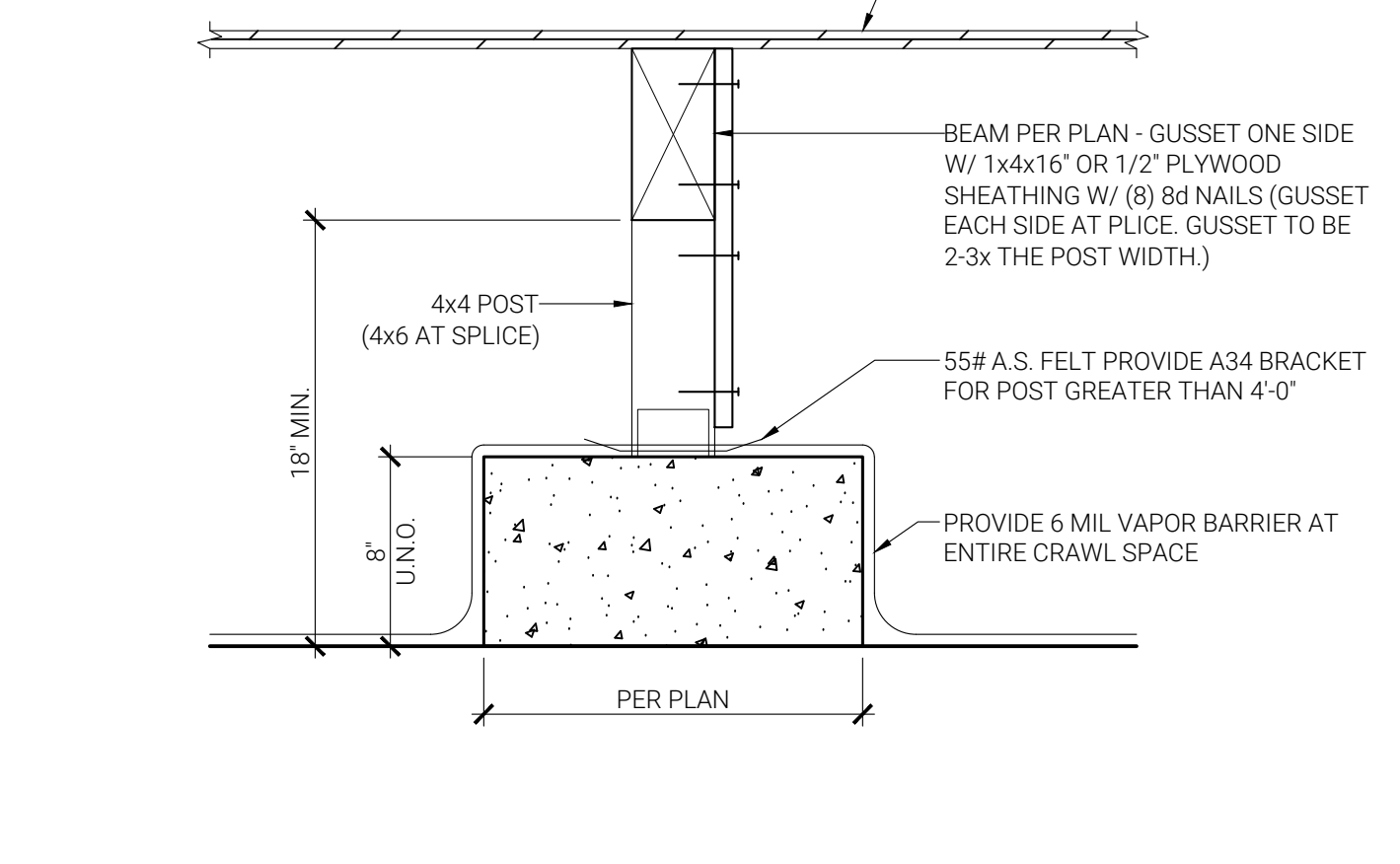
1 FOUNDATION & FLOOR SECTION WITH POCKET OR HANGER
D1.0 NTS 0301034



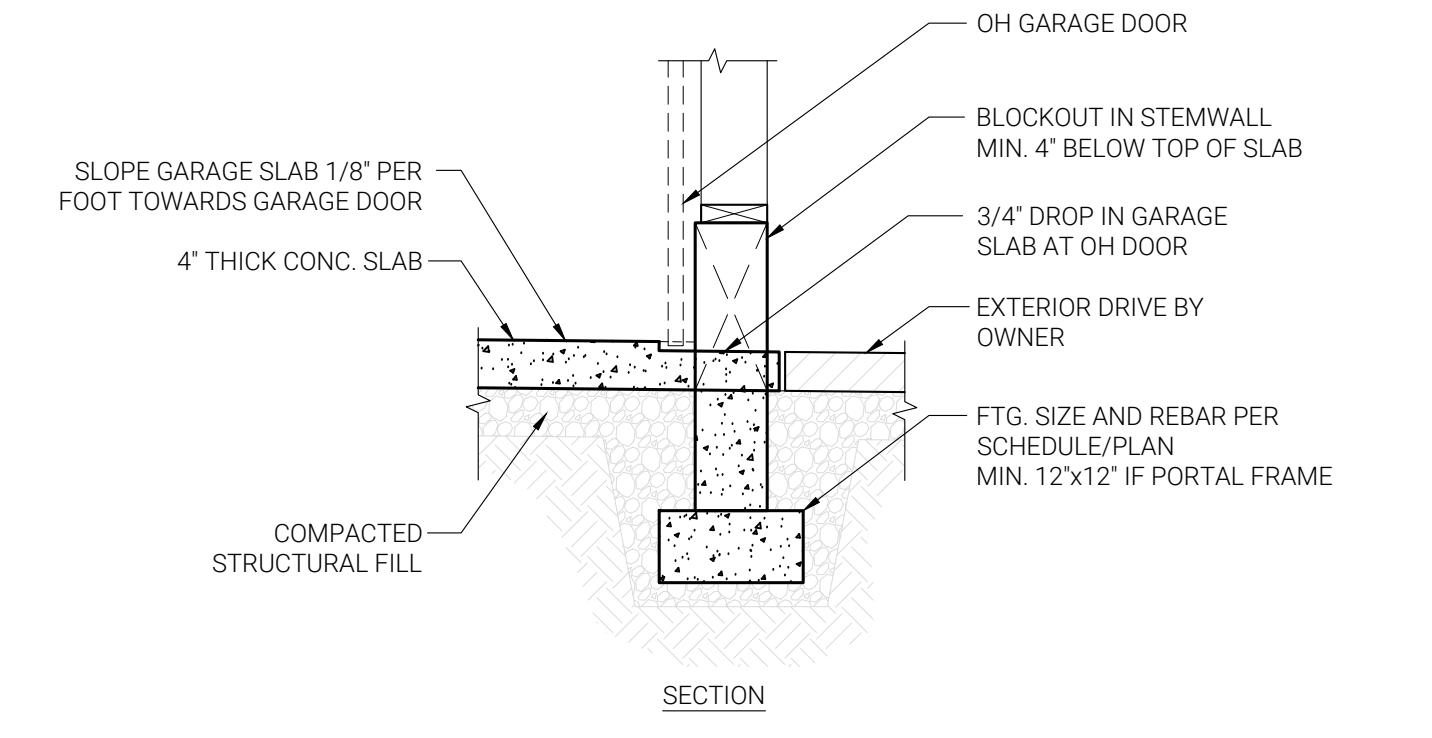
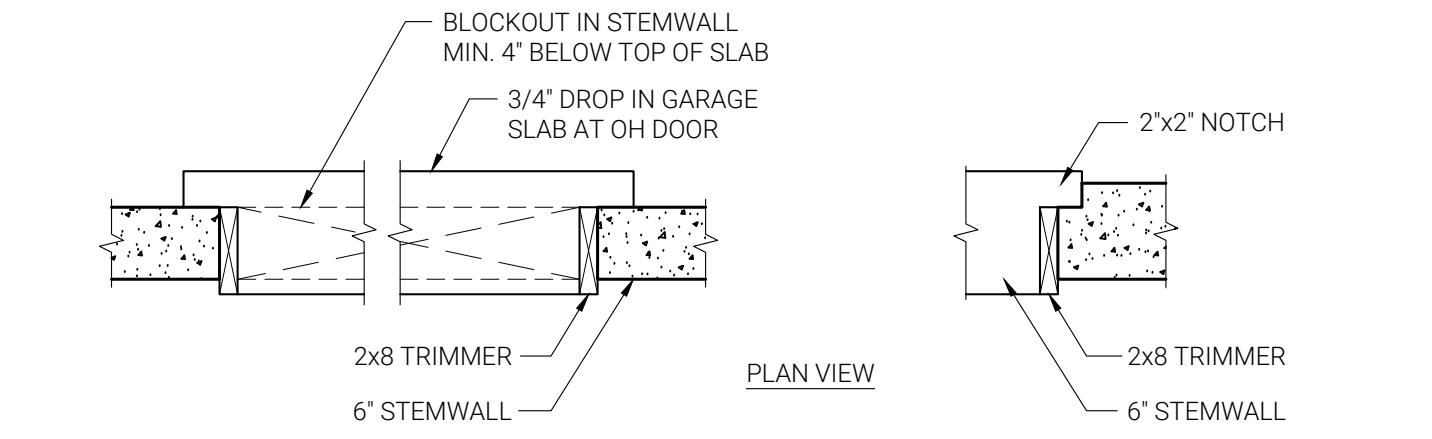
2 FOUNDATION & FLOOR SECTION WITH RIM
D1.0 NTS 0301034



3 FOUNDATION & CONC. SLAB SECTION (GARAGE SPACE)
D1.0 NTS 0301006



4 POST & BEAM DETAIL (NO FLR. JOISTS), AS APPLICABLE
D1.0 NTS 0301022

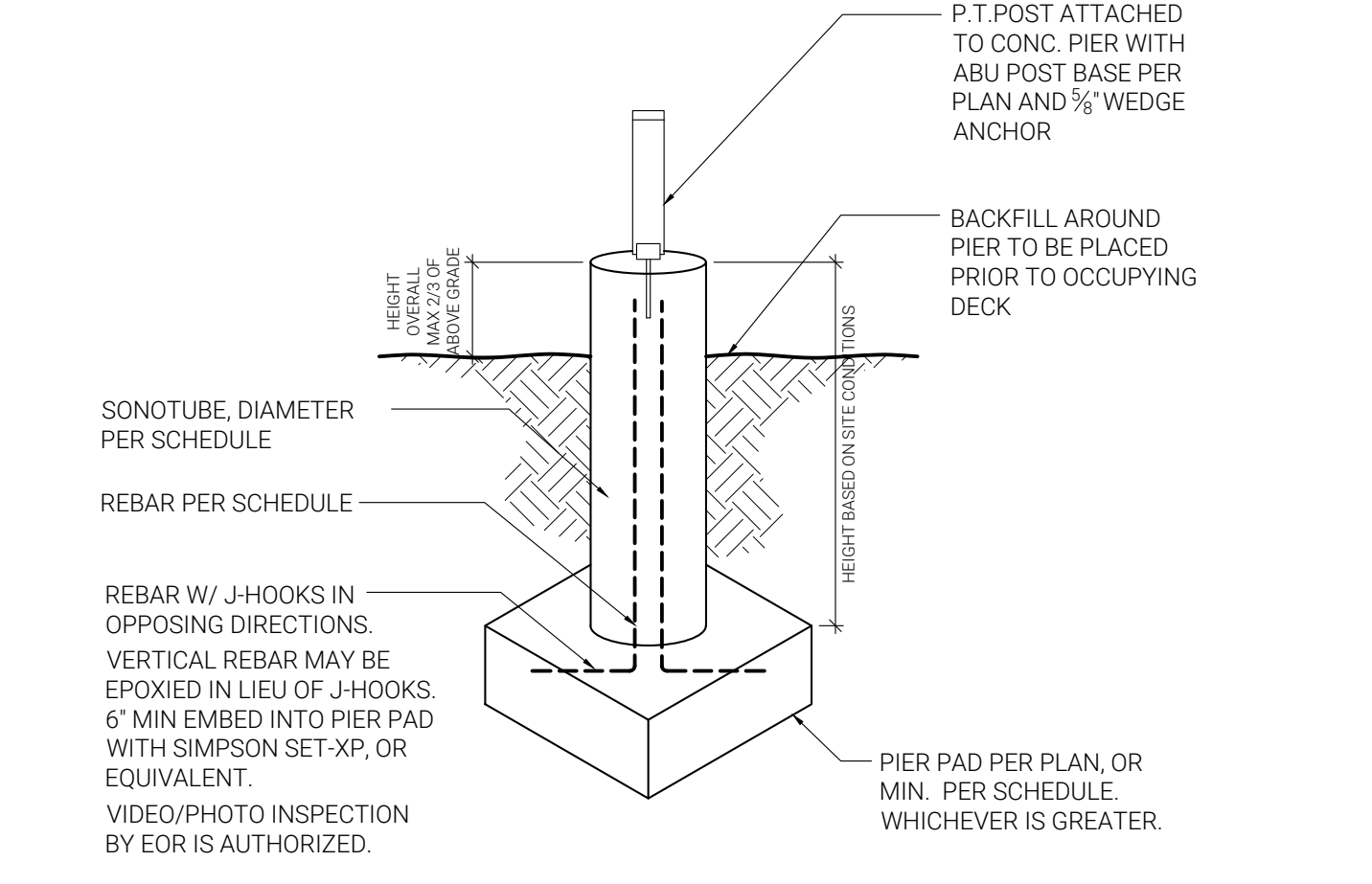


5 FOUNDATION AT GARAGE OH DOOR
D1.0 NTS 0301019

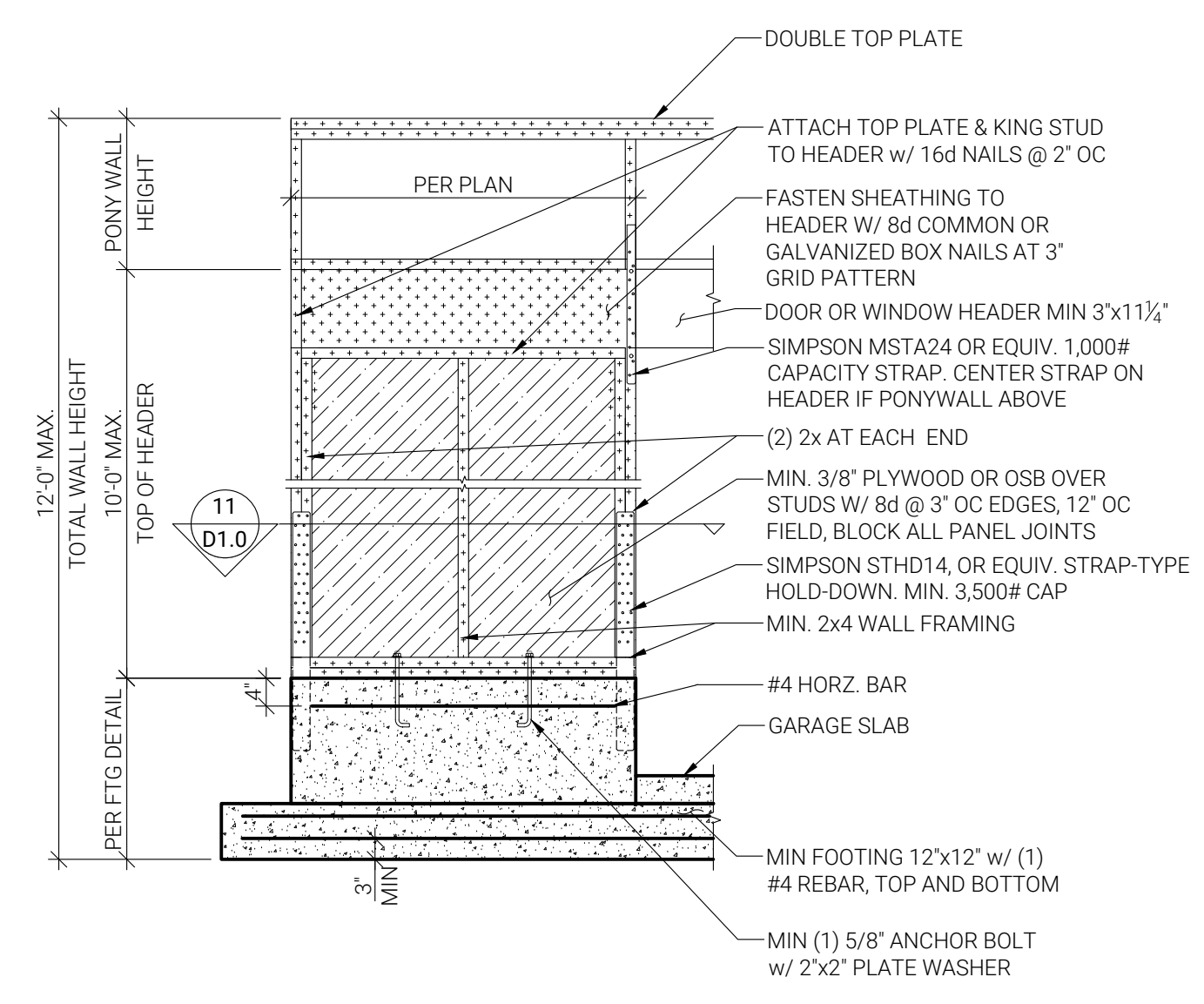
THIS ROW OF DETAILS ARE ONLY APPLICABLE AS SPECIFIED IN THE DESIGN

SONOTUBE HEIGHT	MIN. PIER PAD*	MIN. SONOTUBE DIAMETER	MIN. VERTICAL REBAR
UP TO 4'-0"	18"x18"x10"	12"	(2) #4
UP TO 6'-0"	18"x18"x10"	12"	(4) #4
UP TO 8'-0"	24"x24"x10"	15"	(4) #4
UP TO 10'-0"	30"x30"x10"	15"	(4) #4

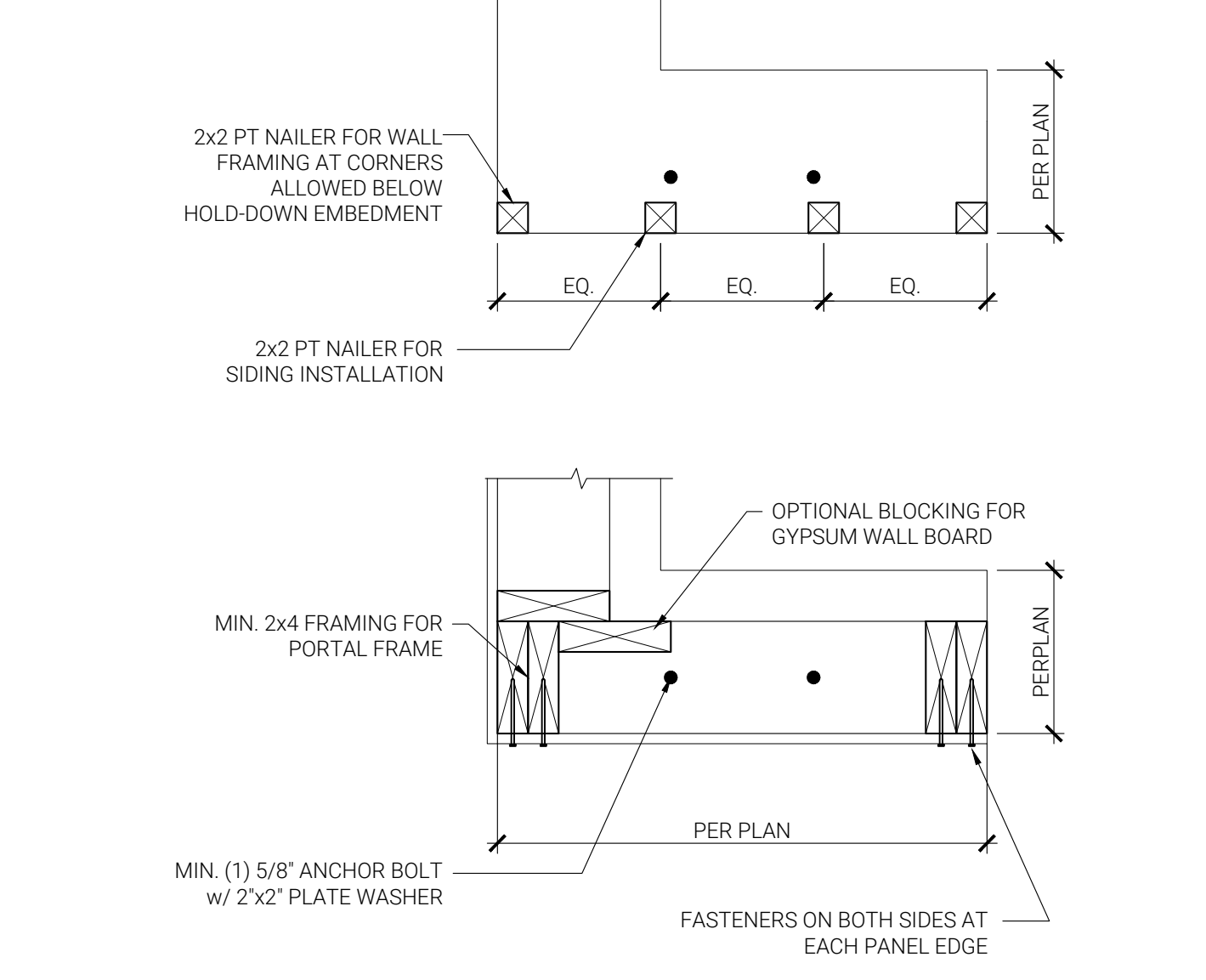
*PIER PAD REBAR PER SCHEDULE



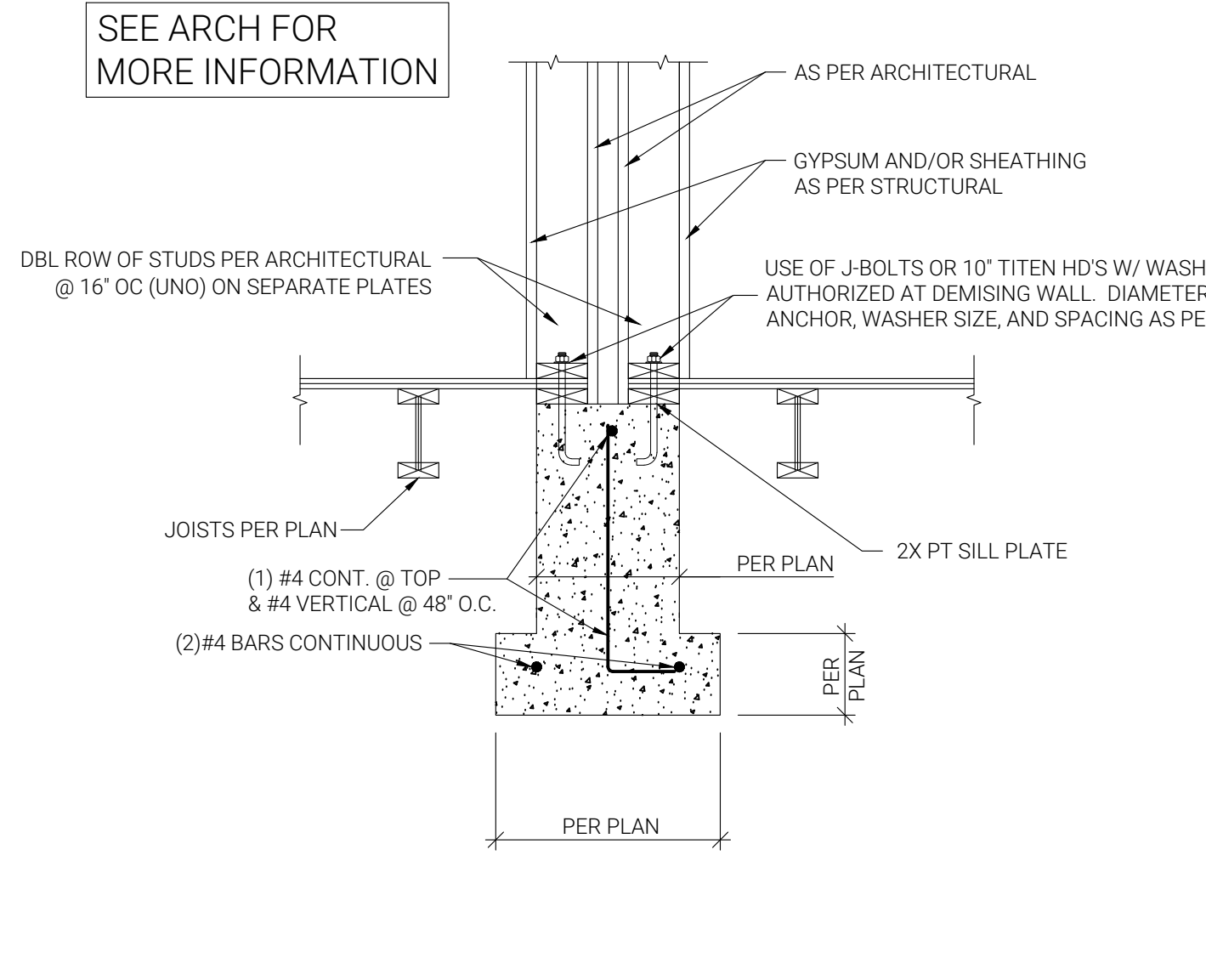
9 SONOTUBE PIER TO PAD FTG CONNECTION, AS APPLICABLE
D1.0 NTS 0301024



10 PORTAL FRAME DETAIL, AS APPLICABLE
D1.0 NTS 0301020



11 PORTAL FRAME DETAIL (PLAN), AS APPLICABLE
D1.0 NTS 0301021

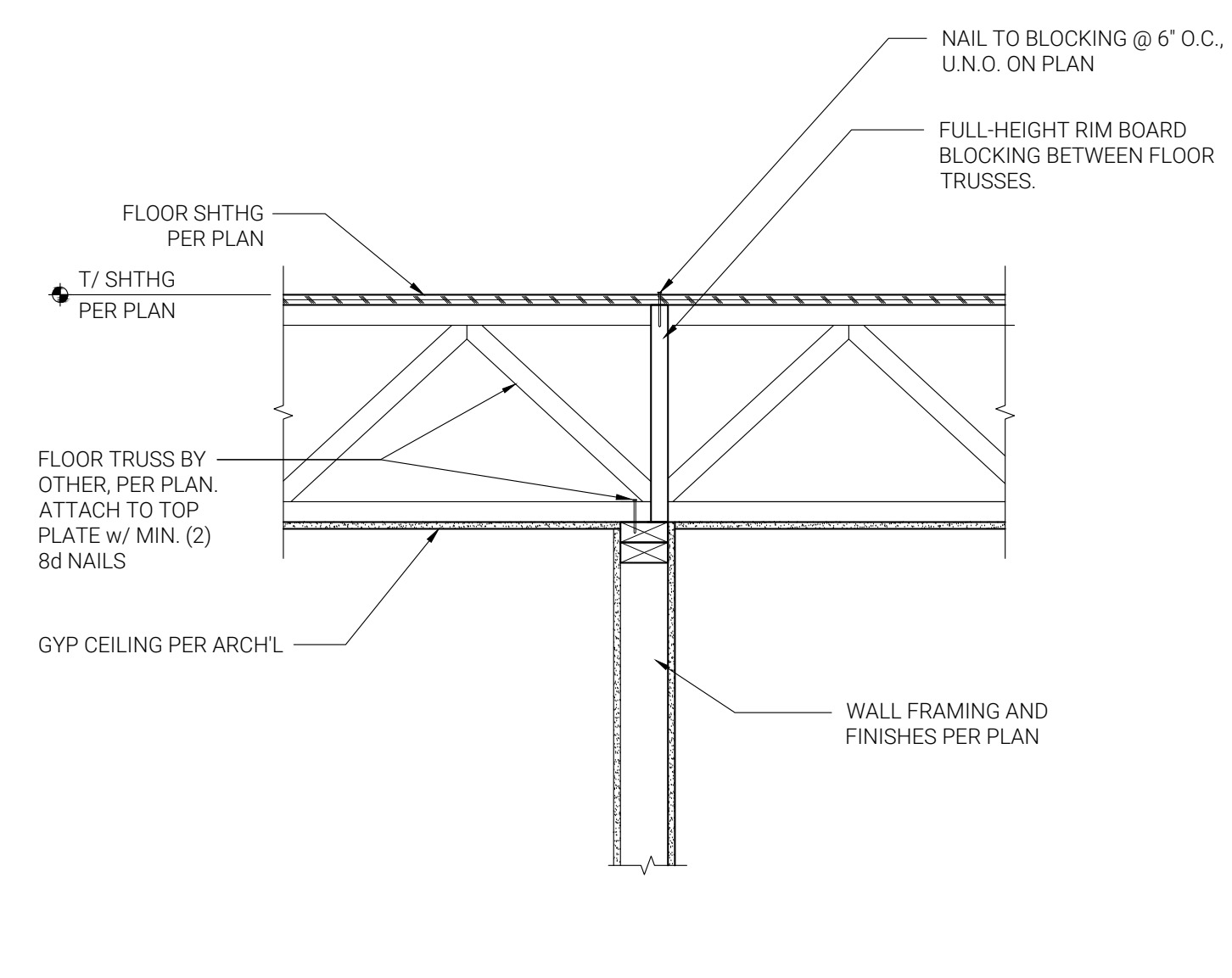
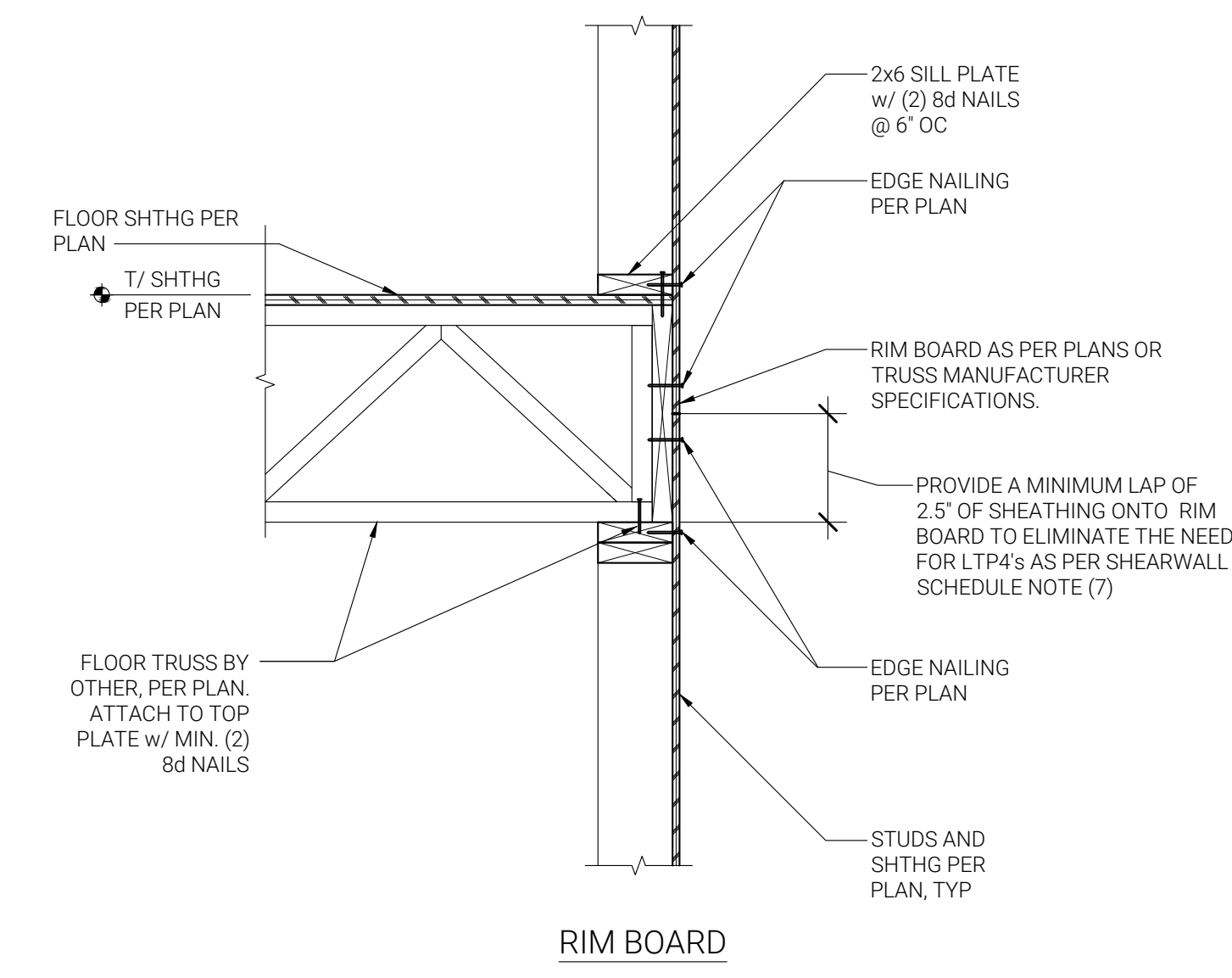
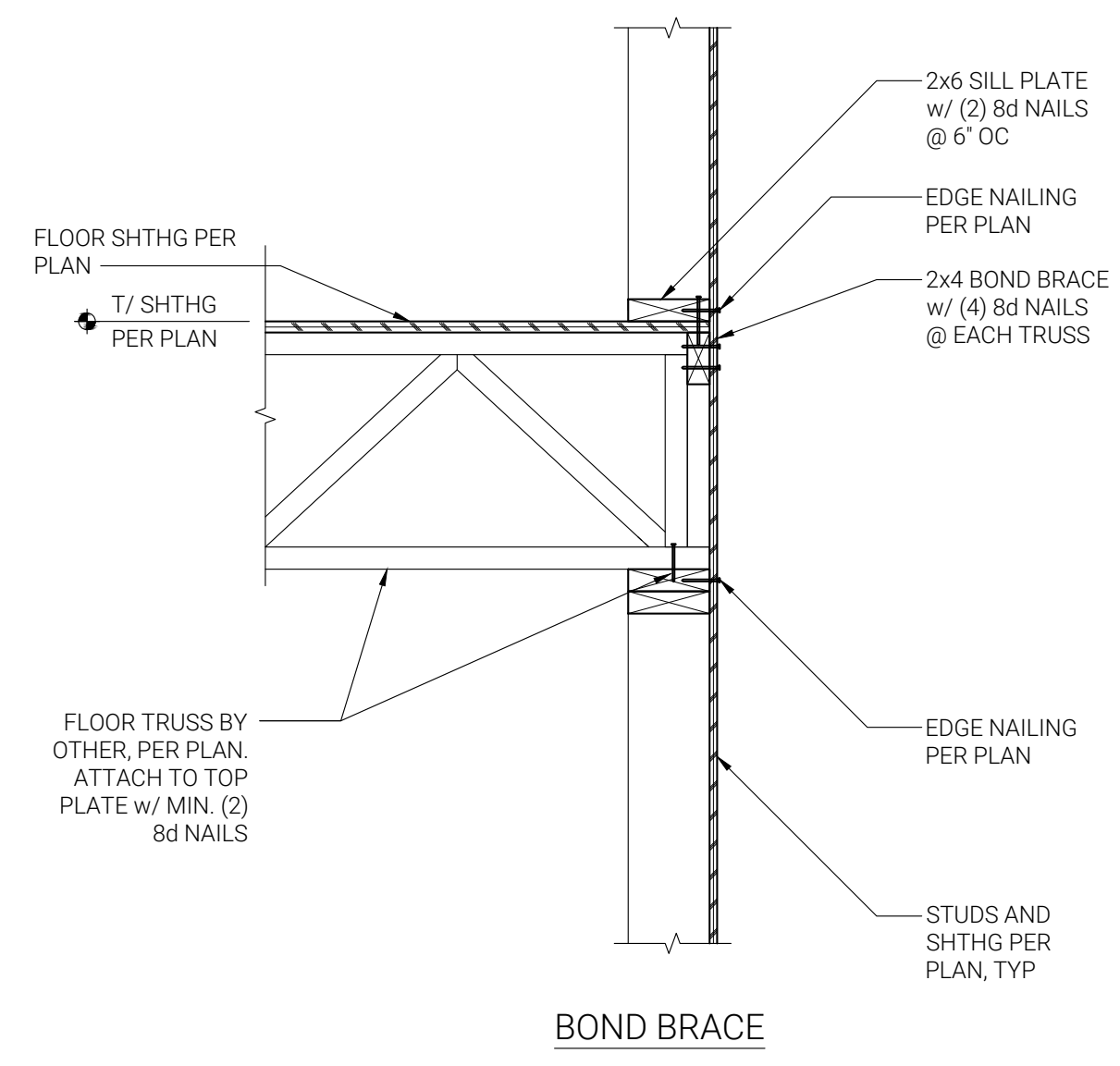
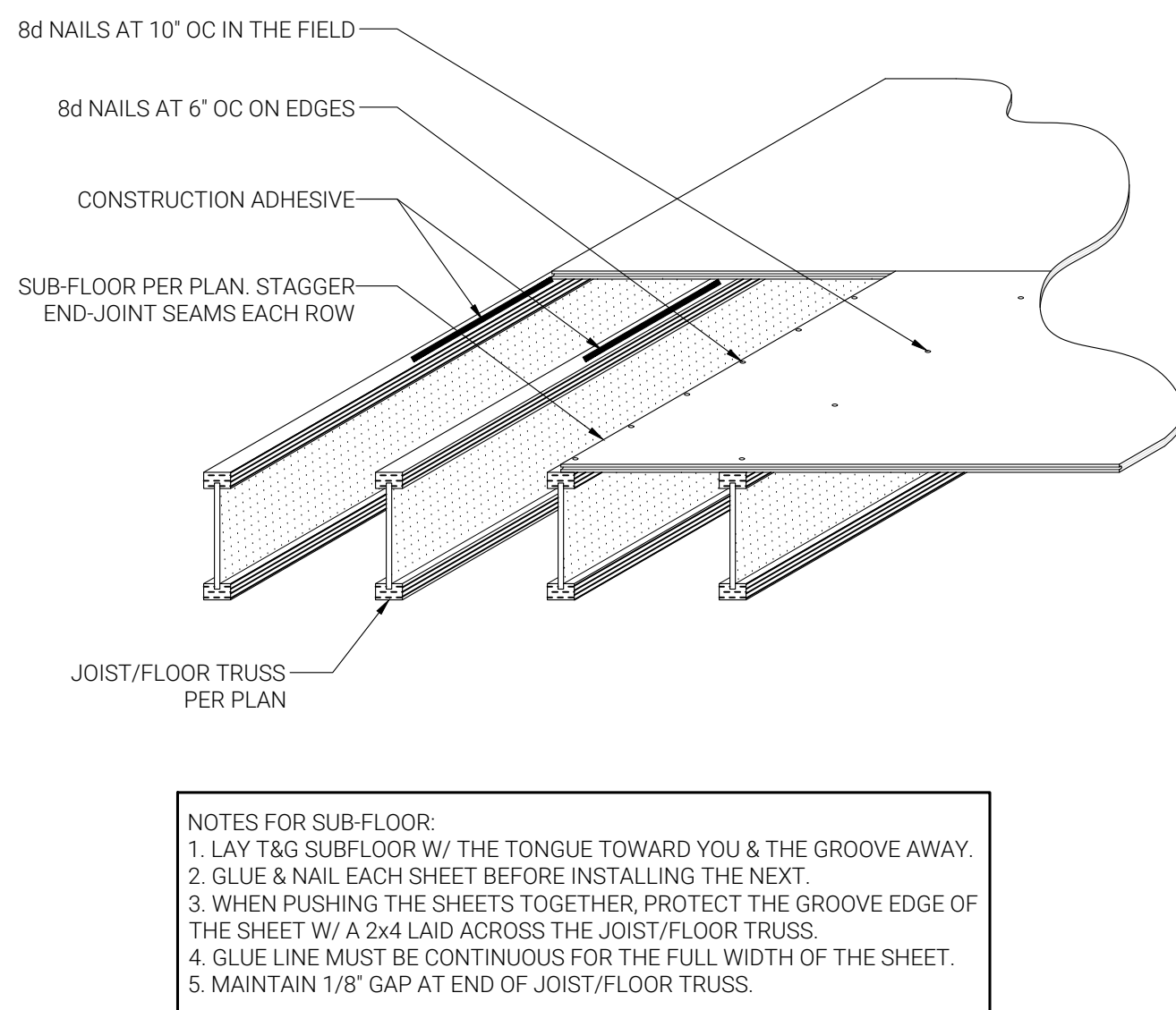


12 DEMISING FIRE WALL AT FOUNDATION
D1.0 SCALE: NTS 0301301

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ELECTRONIC STAMP

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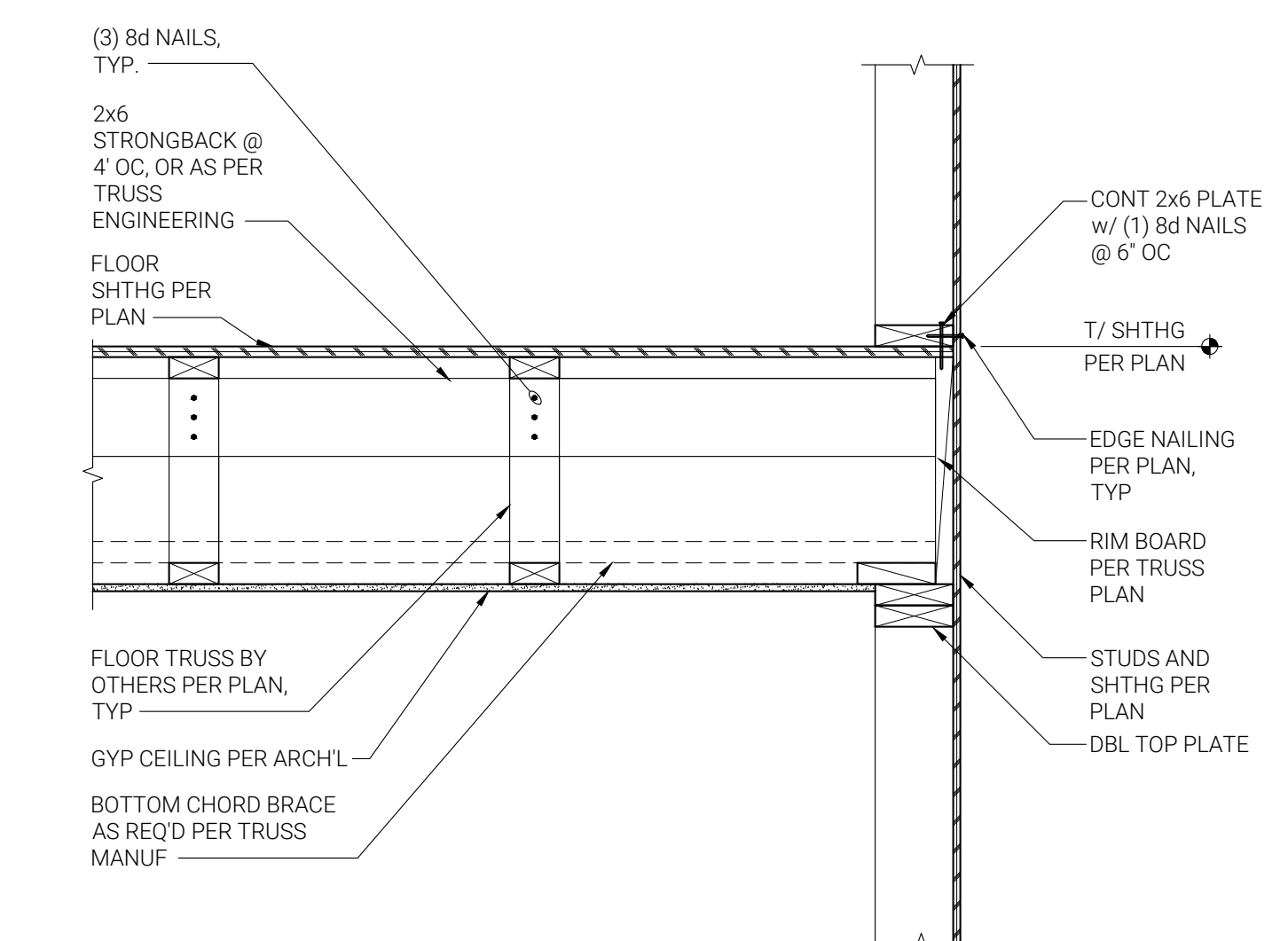
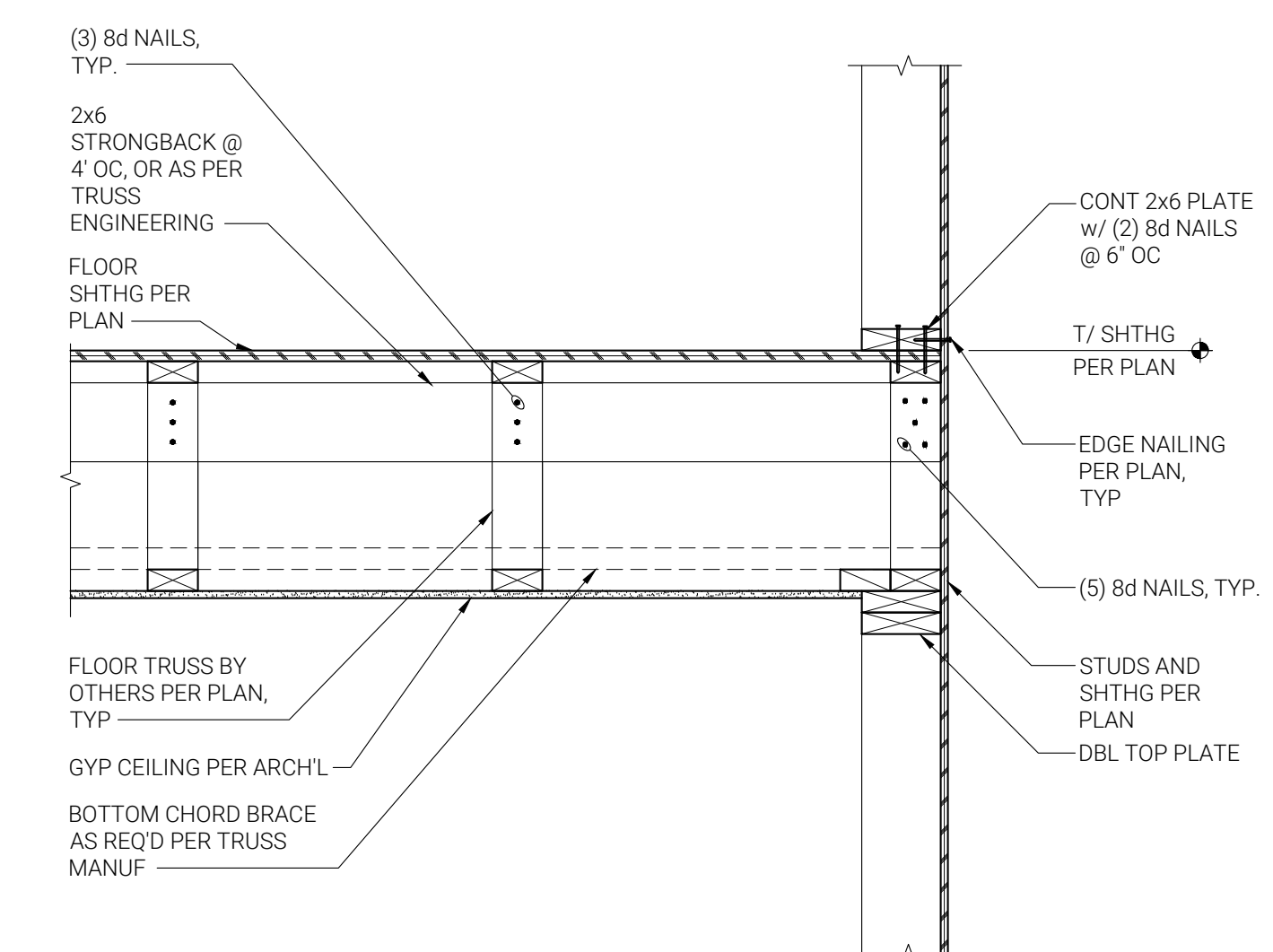
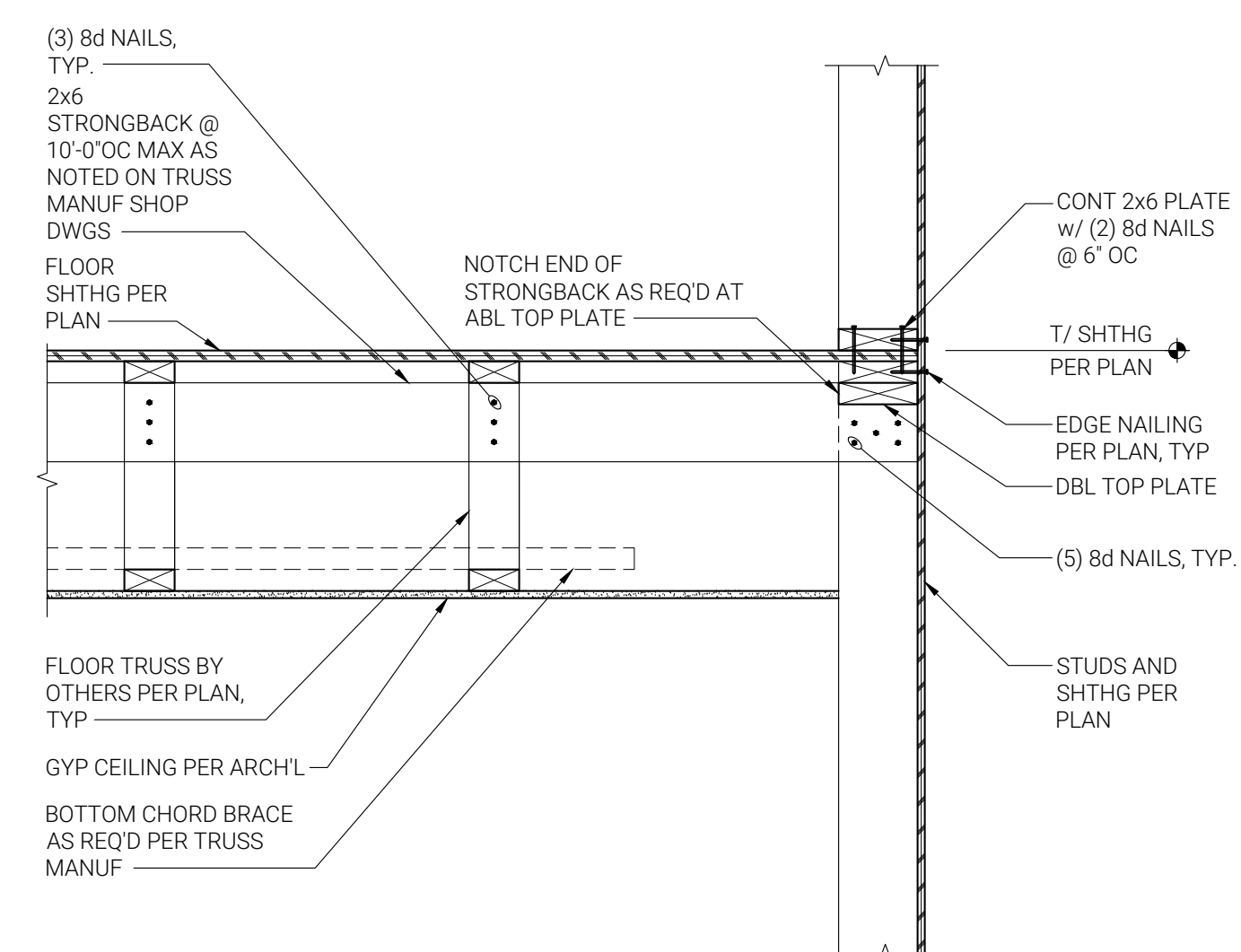
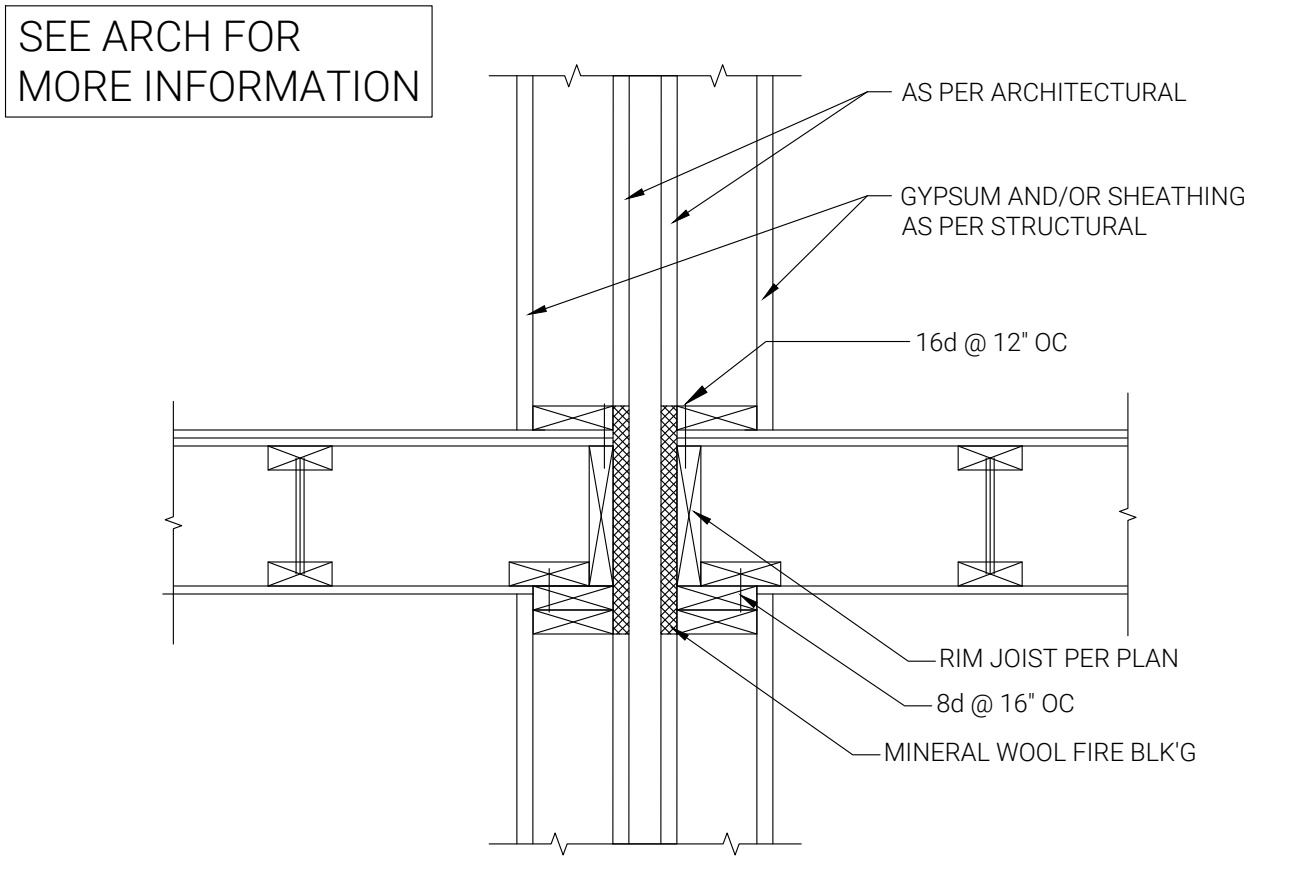


1 SUBFLOOR INSTALLATION
D2.0 N.T.S. 0601102

2 FLOOR TRUSSES AT EXTERIOR WALL, AS APPLICABLE
D2.0 N.T.S. 0601219

3 RIM BOARD
D2.0 N.T.S. 0601201

4 FLOOR TRUSSES AT INTERIOR BEARING WALL
D2.0 N.T.S. 0601201



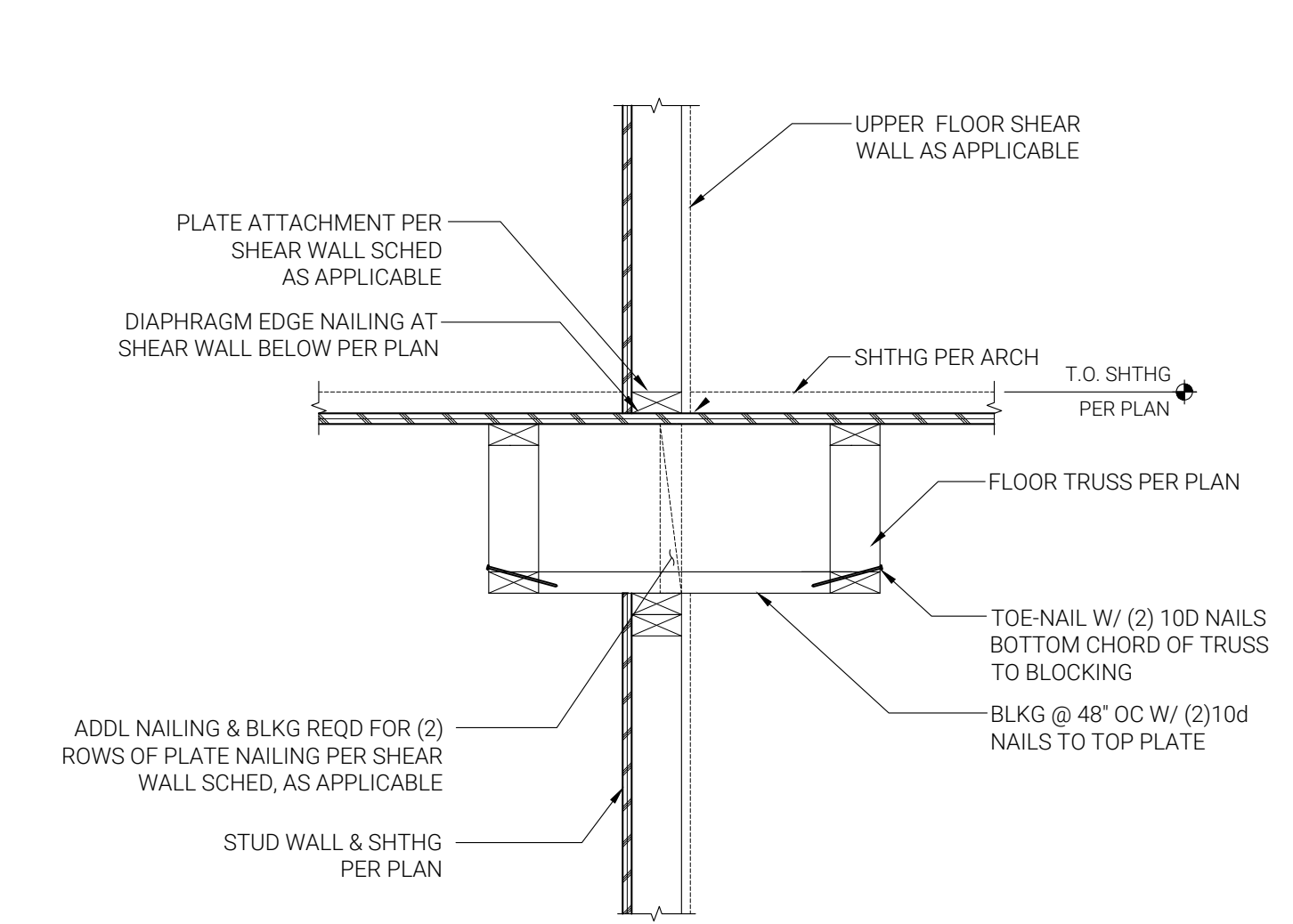
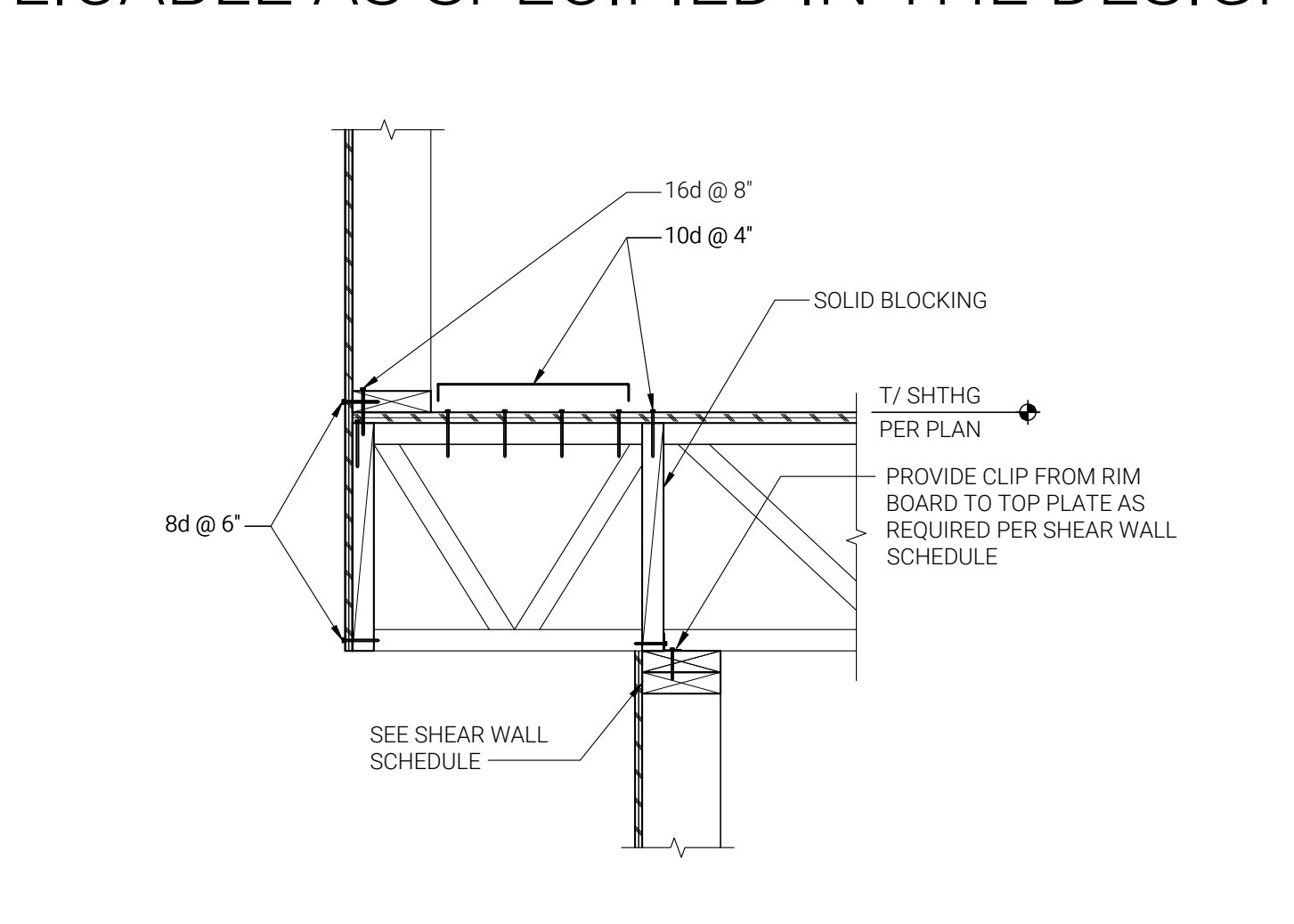
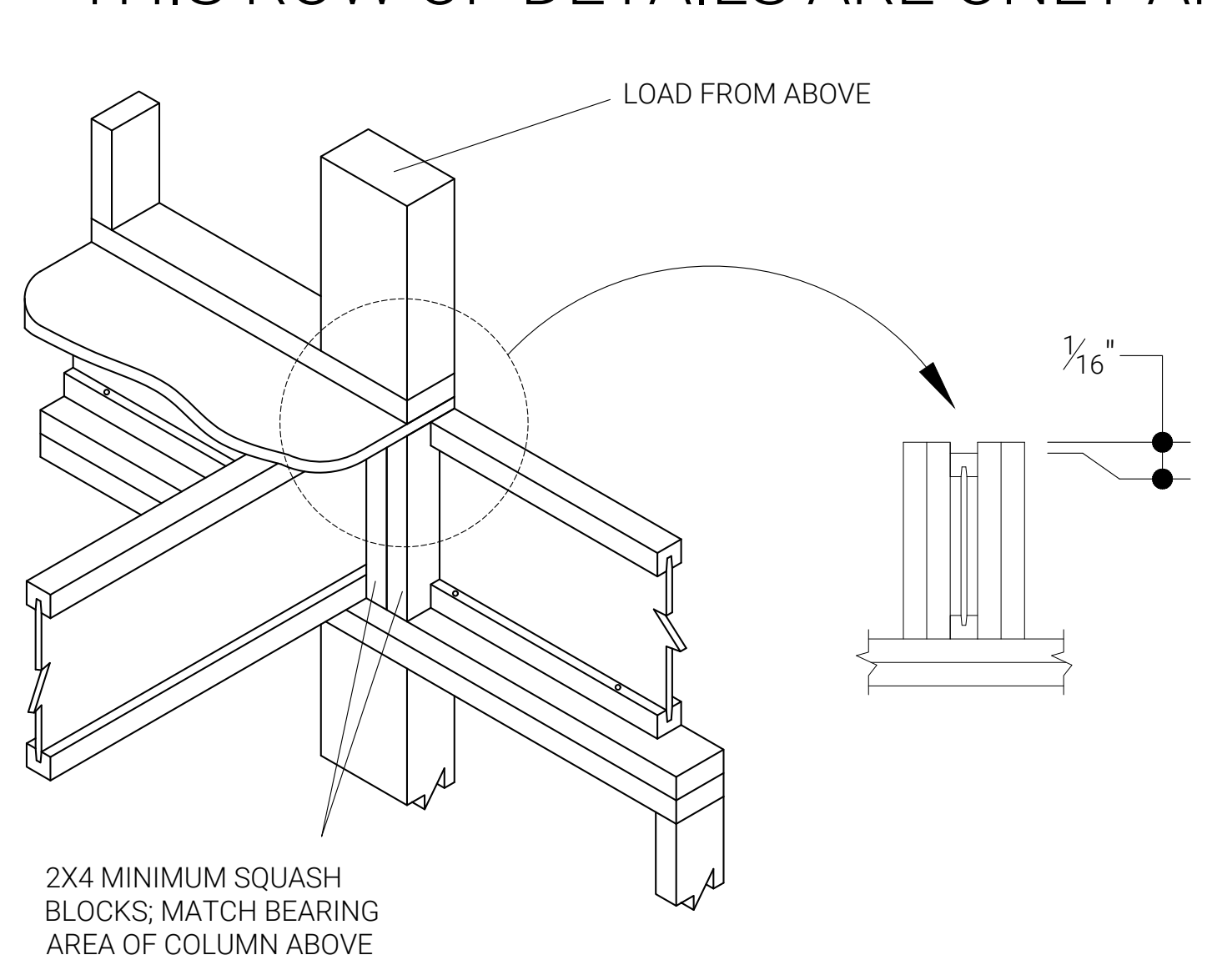
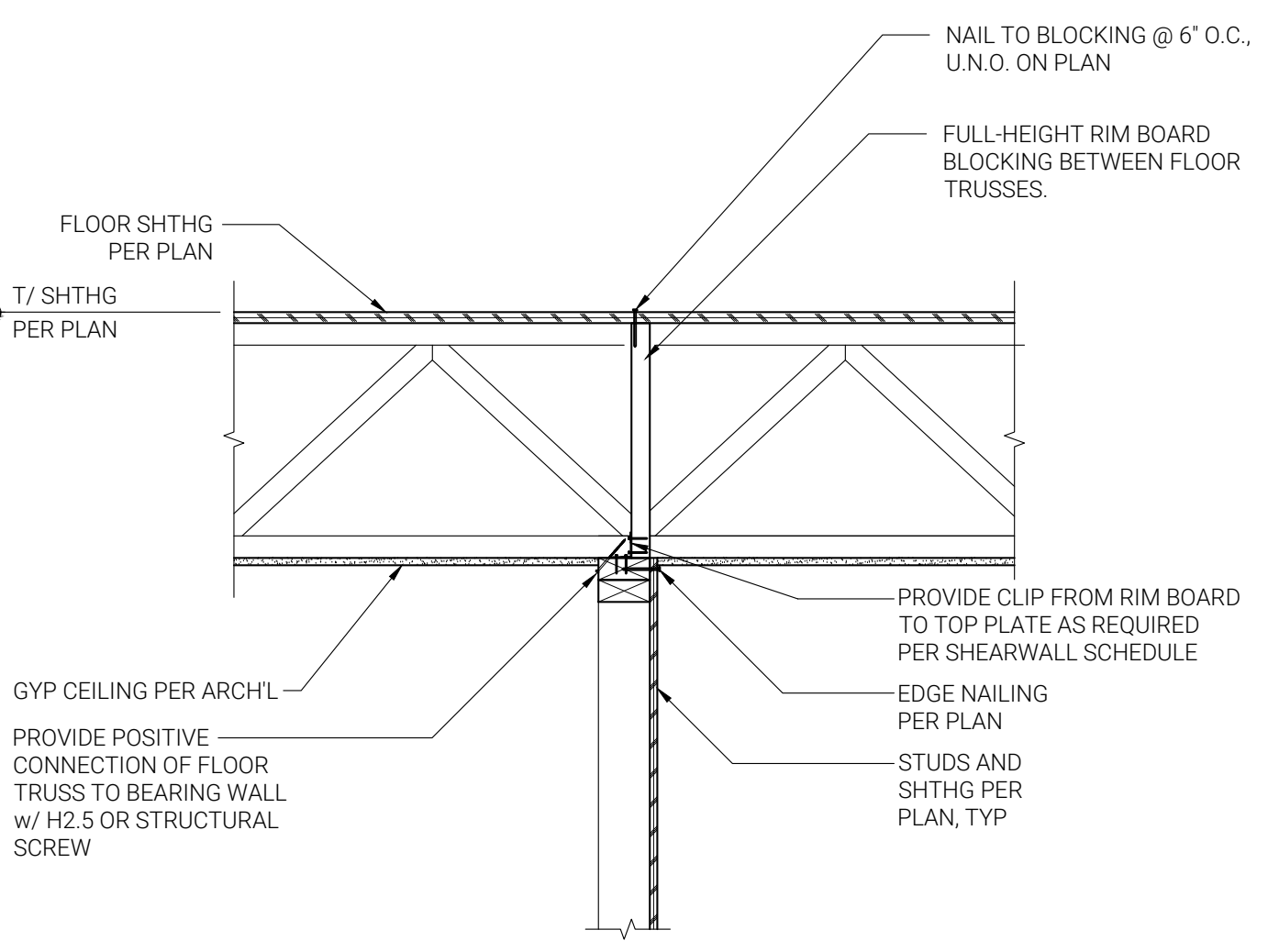
5 DEMISING FIRE WALL @ UPPER FLOOR FRAMING
D2.0 N.T.S. 0601301

6 FLOOR TRUSS DETAIL - PARALLEL, AS APPLICABLE
D2.0 N.T.S. 0601217

7 FLOOR TRUSS @ EXTERIOR WALL
D2.0 N.T.S. 0601217

8 RIM BOARD @ EXTERIOR WALL
D2.0 N.T.S. 0601217

THIS ROW OF DETAILS ARE ONLY APPLICABLE AS SPECIFIED IN THE DESIGN



9 FLOOR TRUSSES AT INTERIOR SHEAR WALL, AS APPLICABLE
D2.0 N.T.S. 0601208

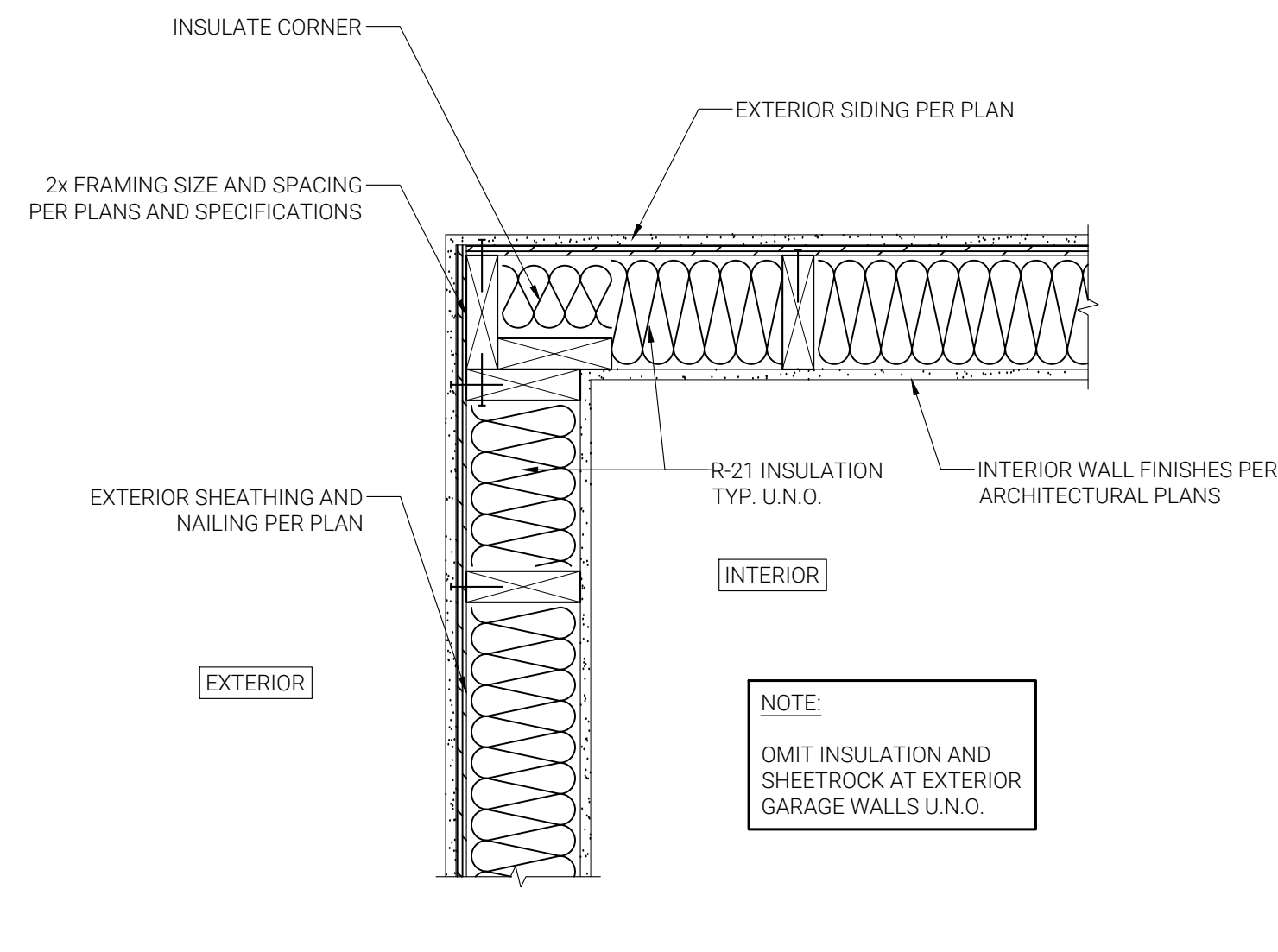
10 JOIST BLOCKING @ POINT LOADS, AS APPLICABLE
D2.0 N.T.S. 0601113

11 CANTILEVER FLOOR TRUSSES AT BEARING WALL, AS APPLICABLE
D2.0 N.T.S. 0601204

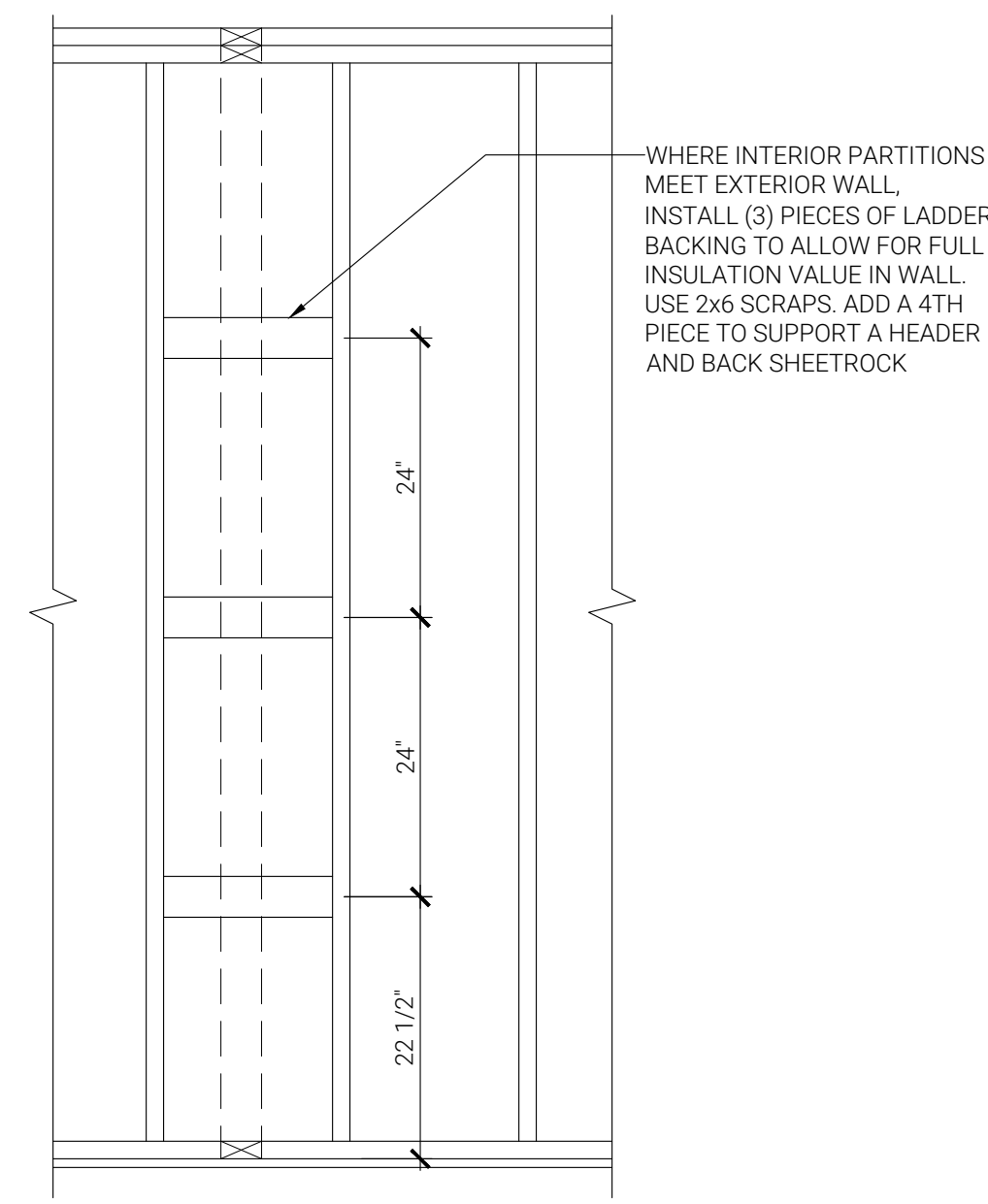
12 PARALLEL FLOOR TRUSSES AT INTERIOR SHEAR WALL, AS APPLICABLE
D2.0 N.T.S. 0601206

PRELIMINARY
NOT FOR CONSTRUCTION

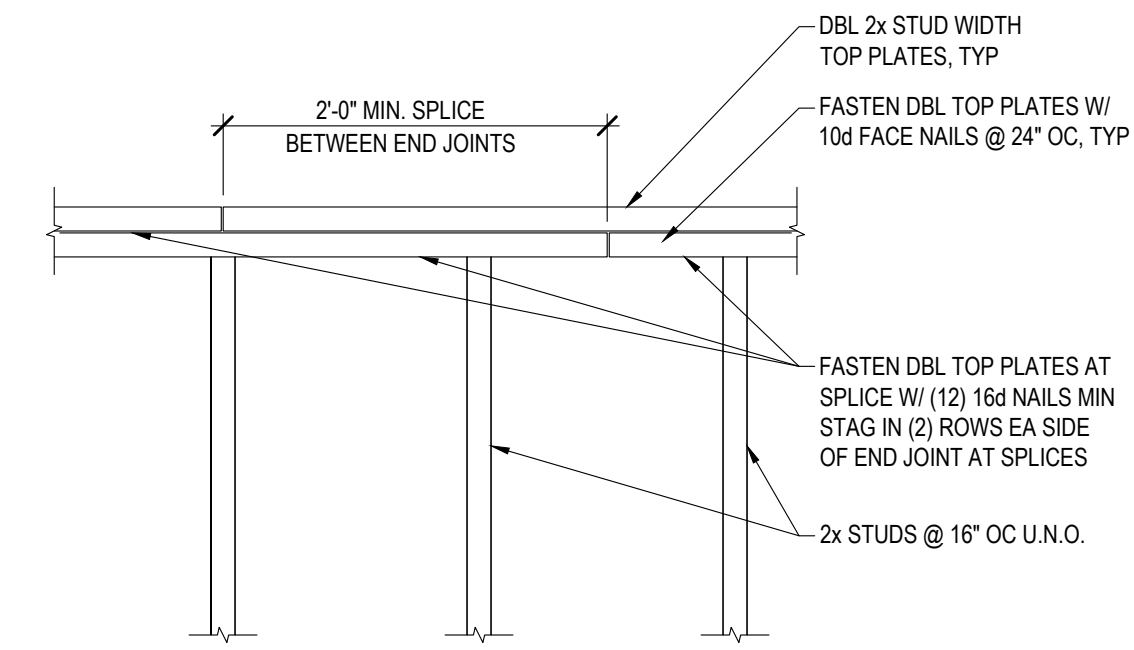
ELECTRONIC STAMP



1 THREE STUD CORNER
D2.1 NTS 0602101

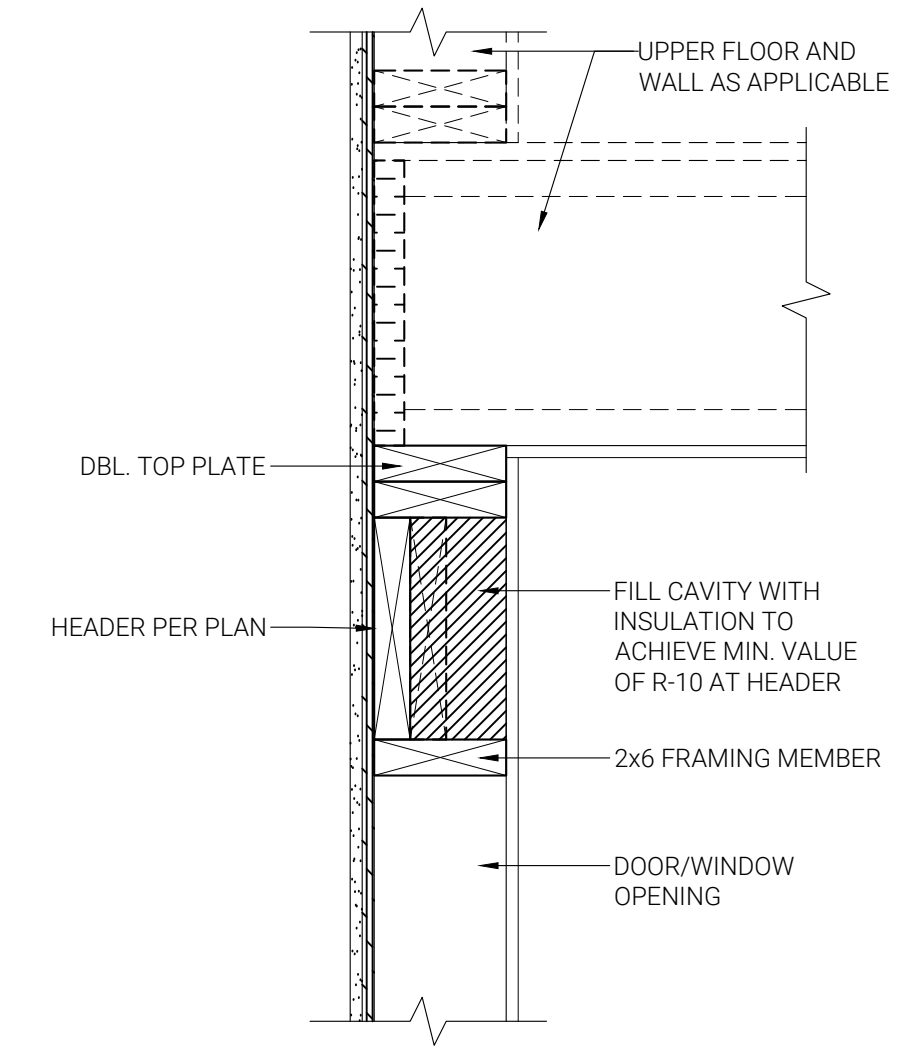


2 EXTERIOR WALL AT PERP. WALL
D2.1 NTS 0602107

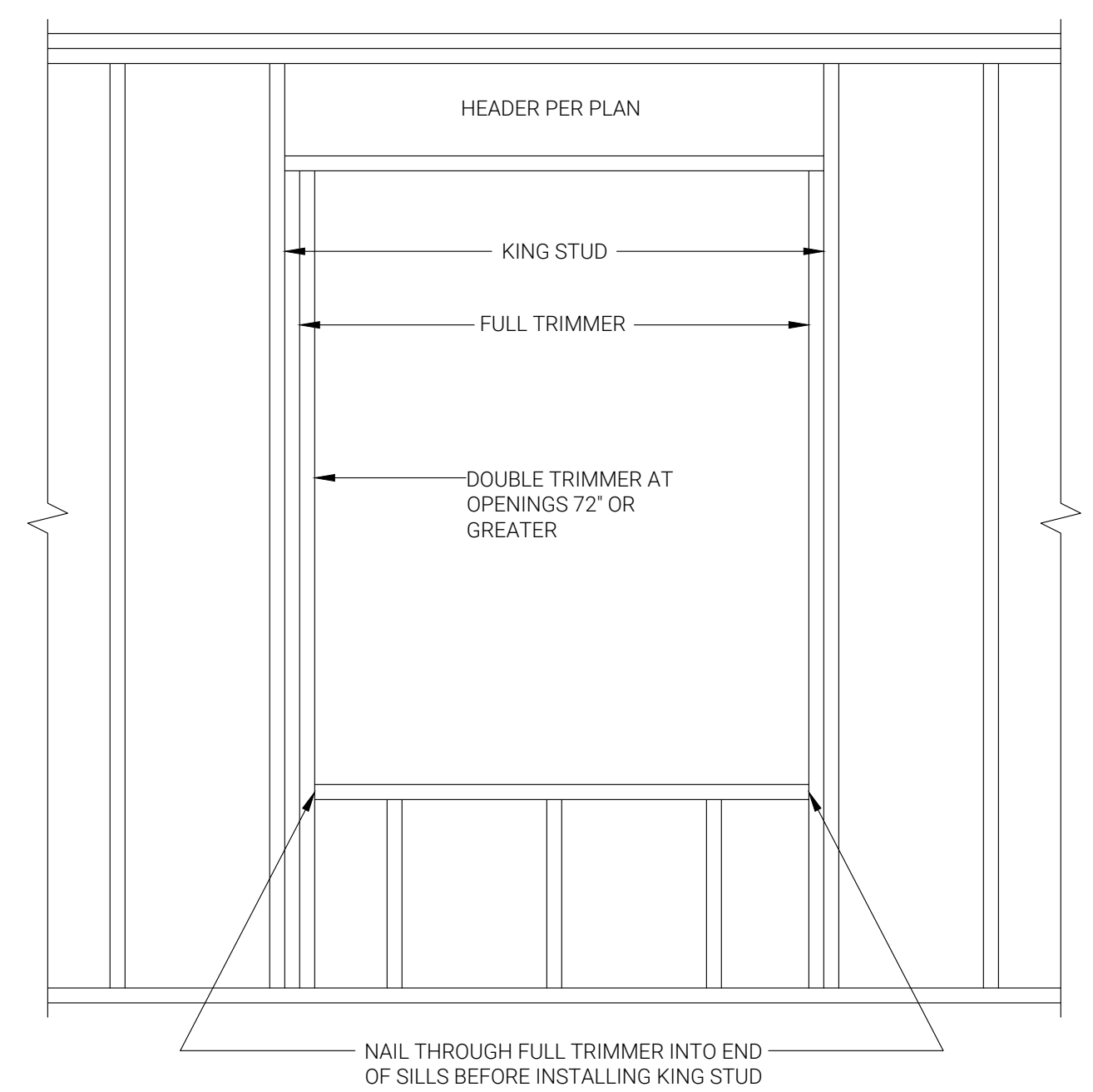


NOTE:
INTERIOR NON-LOAD BEARING WALLS MAY HAVE SINGLE TOP PLATE W/ SIMPSON DTC @ 8' O.C. AS REQUIRED

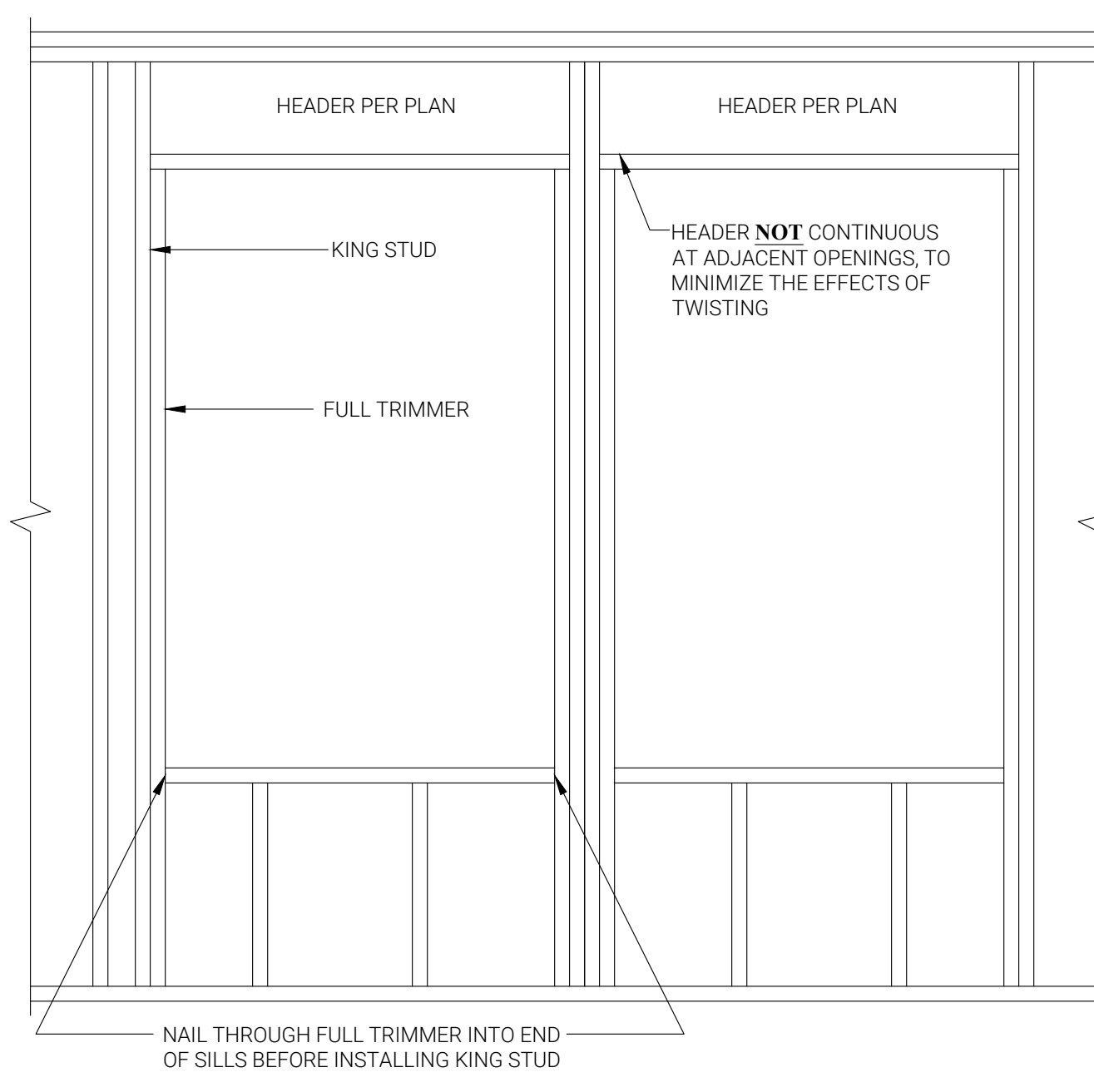
3 BEARING WALL TOP PLATE SPLICE, TYP.
D2.1 NTS 0602115



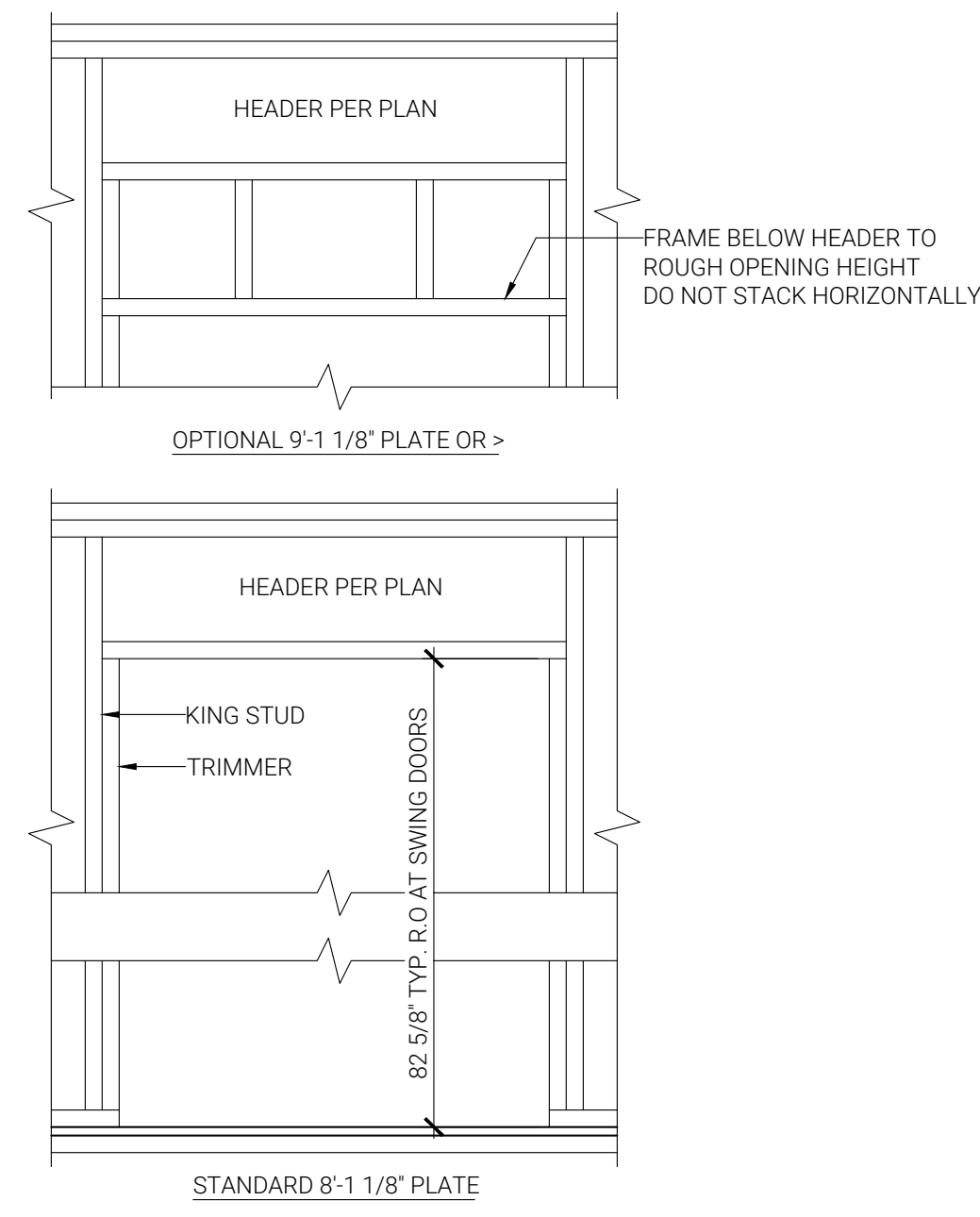
4 INSULATED HEADER
D2.1 NTS 0602105



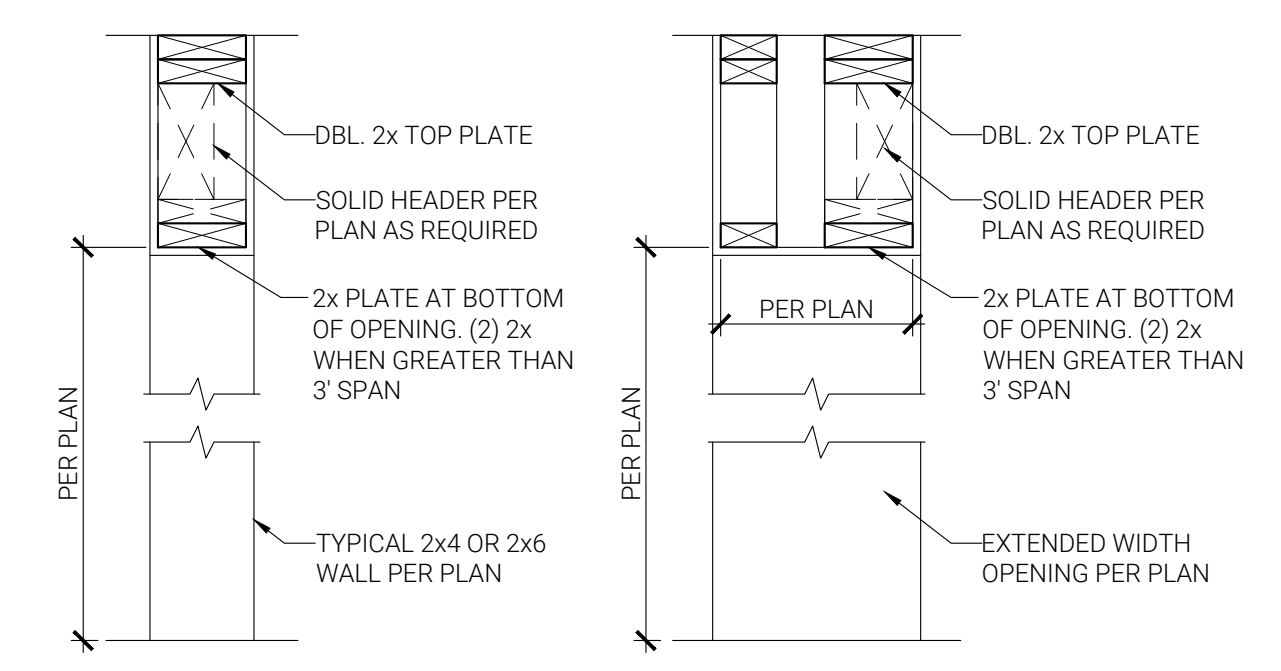
5 EXTERIOR WALL FRAMING AT TYPICAL WINDOW
D2.1 NTS 0602102



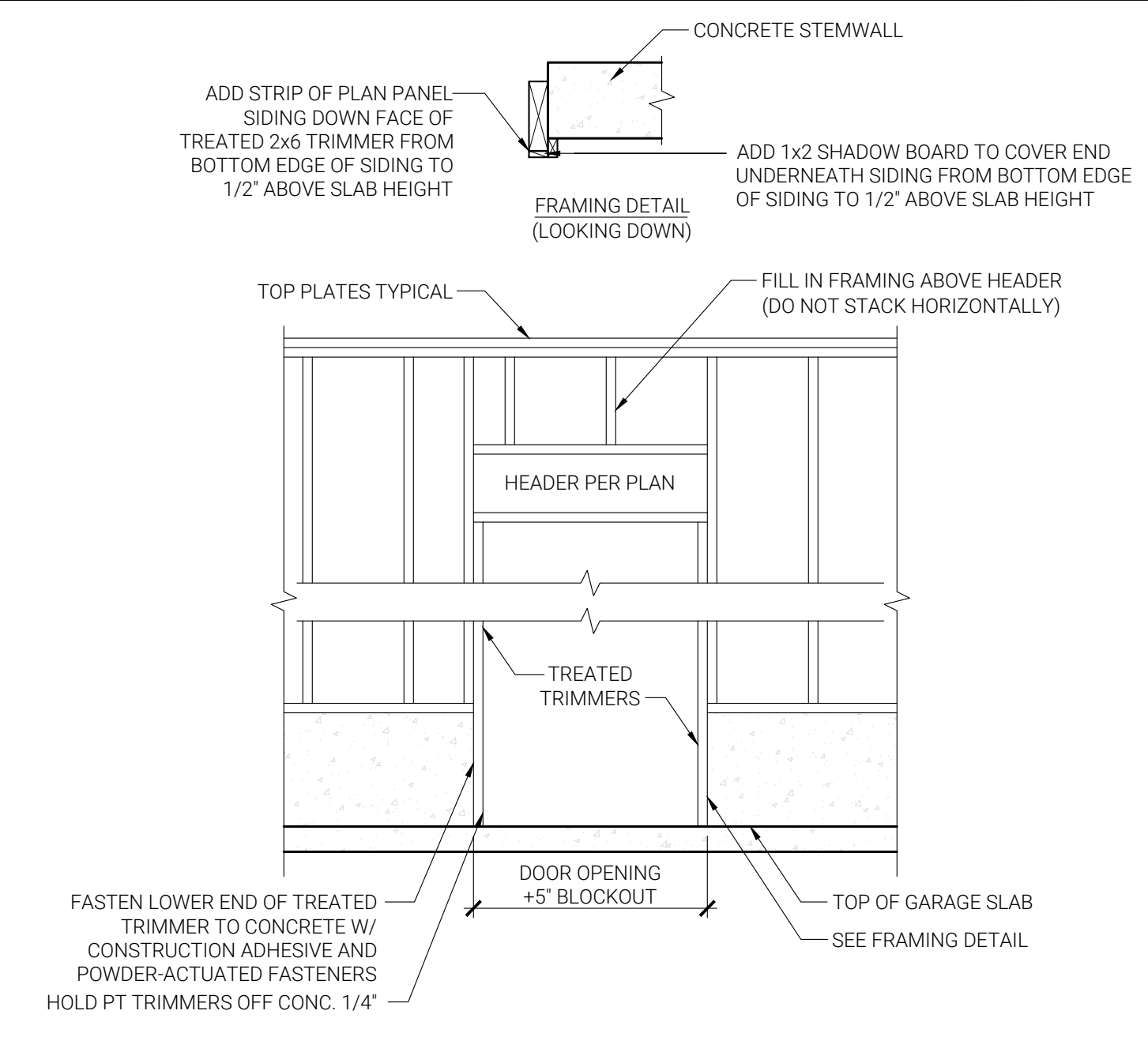
6 EXTERIOR WALL FRAMING AT DBL. WINDOW (SPLIT HDR.)
D2.1 NTS 0602103



7 EXTERIOR WALL FRAMING AT SWING DOOR
D2.1 NTS 0602106

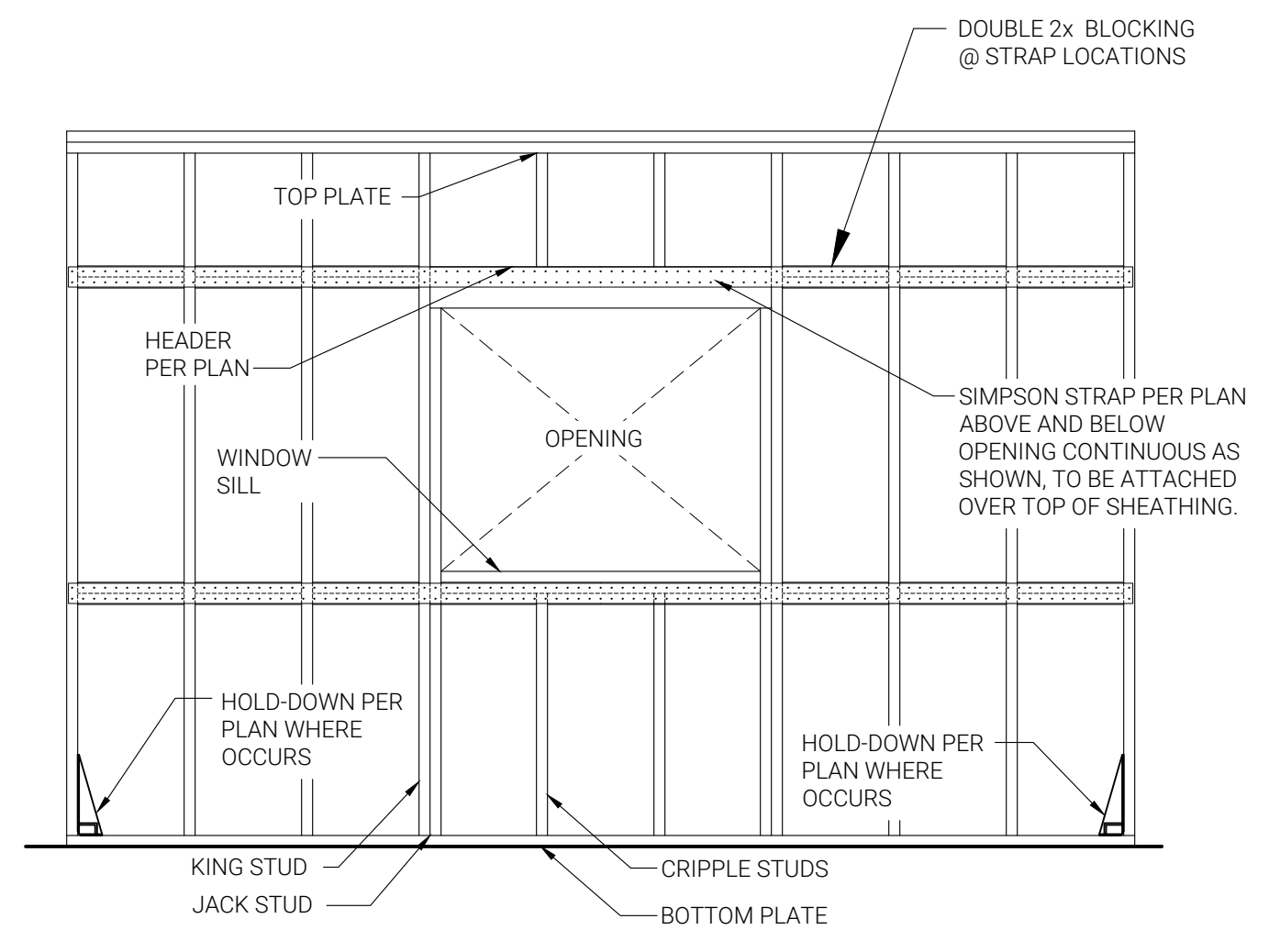


8 FRAME DOWN AT INTERIOR OPENING
D2.1 NTS 0602201



9 EXTERIOR WALL AT GARAGE MAN DOOR, AS APPLICABLE
D2.1 NTS 0602108

THIS ROW OF DETAILS ARE ONLY APPLICABLE AS SPECIFIED IN THE DESIGN



10 FORCE TRANSFER AROUND OPENING (FTAO) SHEAR WALL, AS APPLICABLE
D2.1 NTS

