

ELECTRONIC STAMP

SITE DESIGN CRITERIA
WIND: UP TO 105 MPH (ASCE 7-16) [REGION 1]
EXPOSURE: B
SNOW: 25 PSF
SEISMIC: D
FROST DEPTH: 12"

ENGINEERING NOTES
THIS PLAN IS Laterally AND VERTICALLY ENGINEERED.
ENGINEERED REQUIREMENTS AND DETAILS (SEE 'S' SHEETS) SUPERSEDE ARCHITECTURAL DETAILS FOR SAID ELEMENTS OR PLAN.

GENERAL NOTES
CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL AND OTHER DRAWINGS AS APPLICABLE. NOTIFY PLRIS OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED IN THE WORK, ALL SUCH MATERIALS AND METHODS ARE TO MAINTAIN THE STANDARDS OF THE INDUSTRY.
CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
ALL CONSTRUCTION WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE BUILDING CODE AS AMENDED BY THE STATE AND ALL OTHER STATE AND LOCAL REQUIREMENTS THAT APPLY.
MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN, BUT REQUIRED FOR SUCCESSFUL COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED.
ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK INTENDED IN THE DRAWINGS OR SPECIFICATIONS.
ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTOR'S USE AND REFERENCE.
SPECIFIC MANUFACTURERS AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS W/ CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/ SUBSTITUTION.

FLOOR PLAN NOTES
BEDROOMS, HABITABLE ATTICS, AND BASEMENTS SHALL HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW. WHERE BASEMENTS HAVE MULTIPLE BEDROOMS, EACH BEDROOM SHALL HAVE AN EGRESS WINDOW. EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS: <ul style="list-style-type: none"><li>SILL HEIGHT NOT MORE THAN 44" AFF</li><li>CLEAR NET OPENING AREA OF 5.7 SF</li><li>CLEAR NET OPENING HEIGHT OF 24"</li><li>CLEAR NET OPENING WIDTH OF 20"</li></ul>
WHERE THE OPENING OF AN OPERABLE WINDOW IS MORE THAN 72" ABOVE GRADE, THE SILL SHALL NOT BE LESS THAN 24" AFF. IF THE SILL HEIGHT IS LESS THAN 24", THE WINDOW SHALL BE EQUIPPED WITH AN OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.
PROVIDE INSULATION DAMS AT ALL CEILING MOUNTED HEATER LOCATIONS (IF APPLICABLE).
NATURAL LIGHT TO BE PROVIDED AT A RATIO OF 8% OF FLOOR AREA OF HABITABLE ROOMS. NATURAL VENTILATION TO BE PROVIDED AT A RATIO OF 4% OF FLOOR AREA OF HABITABLE ROOMS.
ALL INTERIOR WALL SURFACES AND CEILINGS TO BE SHEETROCKED WITH 1/2" GYP BD, OR AS REQUIRED PER LOCAL JURISDICTIONAL REQUIREMENTS. THIS WILL INCLUDE ANY ACCESSIBLE UNDER-STAIR LOCATIONS. ALL TUB/SHOWER ENCLOSURES SHALL HAVE WATER RESISTANT GYP BD.
APPLY 1/2" GYP BD TO GARAGE SIDE OF FIREWALL (GARAGE/HOUSE SEPARATION WALLS). CONTINUE 1/2" GYP BD ON GARAGE SIDE OF FIREWALL TO UNDERSIDE OF ROOF SHEATHING OR APPLY 1/2" GYP BD TO GARAGE LID (SEE PLAN FOR SPECIFIC LOCATIONS). IF THERE IS HABITABLE SPACE ABOVE THE GARAGE, THE LID SHALL HAVE 5/8" TYPE 'X' GYP BD, AND ALL SUPPORTING WALLS 1/2" GYP BD. (LOCAL JURISDICTIONAL REQUIREMENTS MAY SUPERSEDE THESE REQUIREMENTS - CHECK WITH LOCAL JURISDICTION)
ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE- DEVELOPED INDEX NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER @ EXPOSED ATTIC INSUL.
INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.
ALL WINDOWS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF ANY DOOR IN A CLOSED POSITION, WITH BOTTOM EXPOSED EDGE LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS, WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.
ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE (N.E.C.) REQUIREMENTS.
INTERIOR & EXTERIOR STAIRS SHALL HAVE A MEANS TO ILLUMINATE. THE STAIRS, INCLUDING LANDINGS & TREADS, INTERIOR STAIRS OF 6 STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP & BOTTOM OF THE STAIRS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF STAIR. EXTERIOR STAIRS LEADING FROM GRADE TO BASEMENT SHALL HAVE AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF STAIRS. LIGHTING FOR INTERIOR STAIRS SHALL BE CONTROLLED FROM TOP & BOTTOM OF EA. STAIR. SEE ORSC 303.6.
SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DWELLING. CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR. BEDROOMS ON SEPARATE FLOOR LEVELS IN A STRUCTURE OF TWO OR MORE STORIES SHALL HAVE SEPARATE CARBON MONOXIDE ALARMS SERVING EACH STORY. ALL SMOKE DETECTORS AND/OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE audible IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SINGLE STATION CARBON MONOXIDE ALARMS THAT ARE HARD WIRED SHALL BE EQUIPPED W/ BATTERY BACKUP.

FOUNDATION NOTES
FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL. DEVOID OF ANY ORGANIC MATERIAL AND STEEPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, AND FOUNDATIONS.
EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.
MUDSILLS AT EXTERIOR WALLS, INTERIOR BEARING WALL SOLE PLATES, AND INTERIOR BRACED WALL PLATES THAT ARE SUPPORTED ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION WITH MIN. BOLTING AS PER SDC.

FOUNDATION NOTES CONT.
REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.
FOUNDATIONS W/ STEM WALLS SHALL HAVE REINFORCEMENT PER STRUCTURAL PLANS/DETAILS.
BOTTOM REINFORCEMENT SHALL BE PLACED A MIN OF 3" ABOVE THE BOTTOM OF THE FOOTING.
CONCRETE PAD FOOTINGS SHALL HAVE REINFORCEMENT PER STRUCTURAL PLANS/DETAILS.
ADJUST FOOTING DEPTH AS NECESSARY PER FROST DEPTH REQUIREMENTS.
CRAWL SPACE VENTILATION SHALL BE PROVIDED AT A RATIO OF 1/150 PER IRC R408.1. A FOUNDATION VENT SHALL BE PROVIDED WITHIN 3' OF BUILDING CORNERS. INSTALL CLASS 1 VAPOR BARRIER IN CRAWL SPACE PER MANUF. SPECIFICATIONS (JOINTS LAPPED 12" AT SEAMS AND EXTEND MIN. 12" UP FOUNDATION WALLS).
BEAM POCKETS IN CONCRETE TO HAVE 1/2" IN. AIRSPACE AT SIDES AND ENDS WITH A MIN. BEARING OF 2-1/2" INCHES.
WATERPROOF BASEMENT WALLS BEFORE BACKFILLING. PROVIDING A 4" IN. DIA. PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).
PROVIDE MIN. 18" x 24" CRAWLSPACE ACCESS THROUGH FLOOR OR MIN. 16" x 24" CRAWLSPACE ACCESS THROUGH WALL.
FOUNDATION DESIGN ASSUMES CODE ALLOWABLE 1,500PSF BEARING CAPACITY UNLESS STATED OTHERWISE BY JURISDICTION OR GEOTECH ALL REINFORCING SHALL BE ASTM GRADE 60, U.N.O.

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

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	

CONCRETE NOTES
ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95%.
MIN. COMPRESSIVE STRENGTH OF CONCRETE (TABLE R402.2) U.N.O. PER ENGINEER.
GARAGE FLOORS TO SLOPE 1/8"/FT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY.
CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) OC.
ALL MATERIALS, PROCEDURES, PLACEMENT, FORMWORK, LAPS, ETC. TO CONFORM THE LATEST APPLICABLE ACI STANDARDS.
CONCRETE SHALL MEET ALL THE REQUIREMENTS OF ACI 301, TYPE II CEMENT, U.N.O.

CONCRETE MIX REQUIREMENTS		
APPLICATION	MIN 28 DAY COMPRESSIVE STRENGTH (F <sub>c</sub> PSI)	AIR ENTRAINMENT
FOUNDATION, BASEMENT WALLS, AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	5 - 7%
INTERIOR/BASEMENT SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2 - 4%
FOUNDATION, BASEMENT WALLS, AND OTHER STRUCTURAL CONCRETE EXPOSED TO THE WEATHER	3,000	5 - 7%
EXTERIOR SLABS, STAIRS, AND GARAGE FLOOR SLAB	3,000	2 - 4%
POST-TENSIONED SYSTEMS	3,000	2 - 4%

STEEL REINFORCEMENT NOTES	
REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.	
MINIMUM REINFORCEMENT COVER	
LOCATION	COVER
CONCRETE CAST AGAINST EARTH	3"
#6 - #18 BARS IN CONCRETE EXPOSED TO EARTH OR WEATHER	2"
#3 - #5 BARS IN CONCRETE EXPOSED TO EARTH OR WEATHER	1.5"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND	1.5"
BEAMS AND COLUMNS	1.5"

FOUNDATION NOTES
FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL. DEVOID OF ANY ORGANIC MATERIAL AND STEEPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, AND FOUNDATIONS.
EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL GIRDERS.
MUDSILLS AT EXTERIOR WALLS, INTERIOR BEARING WALL SOLE PLATES, AND INTERIOR BRACED WALL PLATES THAT ARE SUPPORTED ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION WITH MIN. BOLTING AS PER SDC.

HOLD-DOWN SCHEDULE				
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
A	DTT2Z	3/4" HOOKED ANCHOR	7" W/ 1/2" MIN. EDGE DISTANCE	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST	MIN. POST SIZE, NUMBER & FASTENING		
1,825#	(8) SDS 1/2"x1 1/2" SCREWS	(1) 2x WALL DEPTH STUD		
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
A2	LSTA36	NA	NA	NA
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST	MIN. POST SIZE, NUMBER & FASTENING		
1,640#	(7) 10d COMMON EA END OF STRAP	(1) 2x WALL DEPTH STUD		
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
B	HDU2	SSTB16	12 3/4"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST	MIN. POST SIZE, NUMBER & FASTENING		
3,075#	(6) SDS 3/4"x2 1/2" SCREWS	(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (1) 2 1/2" SINKERS		
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
C	HDU4-SDS	SIMPSON SB 3/8"x24	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
C2	MSTC 52	N.A.	N.A.	N.A.
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST	MIN. POST SIZE, NUMBER & FASTENING		
4,610#	(24) 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
D	HDU5-SDS	SIMPSON SB 3/8"x24	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		
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		
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
E	HDU8-SDS	SIMPSON SB 3/8"x24	18"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST	MIN. POST SIZE, NUMBER & FASTENING		
6,970#	(20) SDS 1/2"x2 1/2" SCREWS	(1) 4x4 OR (3) 2x4		
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
F	HDU11-SDS	SIMPSON SB 1"x30	24"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST	MIN. POST SIZE, NUMBER & FASTENING		
11,175#	(30) SDS 1/2"x2 1/2" SCREWS	(1) 5 1/2"x3 1/2" OR (1) 7 1/2"x3 1/2" AS NOTED ON PLAN		

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 MANUFACTURER'S 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.

ANCHOR BOLT SPACING	
SDC A - C	SDC D - F
J-BOLT: 1/2" x 10"(c)	5/8" x 10"
SPACING: MAX 6' (a)	MAX 6' OC (a, b)
WASHER: 2"Ø FENDER WASHER	3" x 3" x 0.229" PLATE

FOOTNOTES:
a. SHEARWALLS SHALL HAVE ANCHOR BOLTING AS INDICATED ON SHEARWALL SCHEDULE
b. 4" O.C. (2-STORY & UP)
c. EQUIV. Ø SIMPSON TITAN HD w/ 5-3/4" EMBED IS AN APPROVED ALTERNATIVE

NOTES:
1. MINIMUM (2) BOLTS PER PLATE
2. (1) BOLT WITHIN 12 INCHES OF EACH END OF PLATE

FRAMING NOTES
EXTERIOR WALLS TO BE 2x6 @ 16" OC U.N.O.
INTERIOR WALLS TO BE 2x4 @ 24" OC U.N.O.
WALL STUDS SHALL BE DF/L #2, UNLESS NOTED OTHERWISE.
STRUCTURAL MEMBERS (POSTS, BEAMS, ETC) SHALL BE A MIN OF DF/L #2, U.N.O.
WOOD IN CONTACT WITH CONCRETE SHOULD BE PRESERVATIVE-TREATED (PT) WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS.
DOOR ROUGH OPENINGS SHALL BE A MINIMUM OF 3" FROM THE FACE OF ADJACENT WALLS.
PROVIDE SOLID HEADERS IN OPENINGS IN INTERIOR BEARING WALLS.
BEAMS SHALL BE ATTACHED TO POSTS AND POSTS TO FOOTINGS/SUPPORT MEMBERS W/ APPROPRIATE FASTENERS. FASTENERS INSTALLED IN PRESERVATIVE-TREATED (PT) WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED W/ MIN. COATING WEIGHT COMPLYING WITH ASTM A 153. THIS INCLUDES NUTS & WASHERS. FASTENERS OTHER THAN NAILS AND TIMBER RIVETS ARE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC COATED WITH COATING WEIGHTS COMPLYING WITH ASTM B 695, CLASS 55 MIN. PLAIN CARBON STEEL FASTENERS IN PT WOOD W/ SBX/DOT OR ZINC BORATE ARE NOT REQUIRED TO BE GALVANIZED.
CONNECT POST TO BEAM CONNECTIONS WITH 'SIMPSON' BC SERIES CAP/BASE (OR 'USP' OR APPROVED EQUAL) CONNECTORS. EXTERIOR APPLICATIONS USE 'SIMPSON' EPE SERIES BASES AND AT INTERIOR GARAGE POSTS USE 'SIMPSON' CB SERIES BASES AT FINISH FLOOR. (POST NOT EMBEDDED) 'USP' CONNECTORS CONSIDERED APPROVED EQUAL.
ROOF SHEATHING REQUIREMENTS: SNOW LOAD UP TO 35 PSF: ROOF: 7/16" OSB OR CDX PLY (24/16 SPAN RATING) SNOW LOAD UP TO 60 PSF OR WIND GREATER THAN 120MPH OR EXP. D: 15/32" OSB OR CDX PLY (32/16 SPAN RATING) SNOW LOAD UP TO 140 PSF ROOF: 19/32" OSB OR CDX PLY (40/20 SPAN RATING) SNOW LOAD UP TO 250 PSF ROOF: 23/32" OSB OR CDX PLY (48/24 SPAN RATING) INSTALL WITH 8d COMMON NAILS @ 6" OC AT PANEL EDGES AND AT 12" OC IN THE FIELD OF THE PANEL. INSTALL PANEL EDGE NAILING INTO BLOCKING AT ALL EXTERIOR WALLS AND INTERIOR WALLS AND INTERIOR SHEAR WALLS.
ENGINEERING BEAM NOTES: SAWN LUMBER MEMBERS TO BE DOUGLAS FIR LARCH #2 GRADE, U.N.O. GLULAM BEAMS (GL) ARE TO BE CALVERT GL 2400 OR 24F-V4, U.N.O. PARALLAM BEAMS (PSL) ARE TO BE LP JOIST (2.0E). MICROLLAM BEAMS (LV) ARE TO BE LP JOIST (1.9E). TIMBERSTRAND BEAMS (LSL) ARE TO BE LP JOIST (1.55E).
EXTERIOR PLYWOOD WALL SHEATHING REQUIREMENTS: INSTALL 3/8" APA RATED CDX PLYWOOD (OR APA RATED ORIENTED STRAND BOARD) WITH 8d COMMON NAILS @ 6" OC AT PANEL EDGES AND @ 12" OC IN THE FIELD OF THE PANEL. STANDARD NAILING IS WITH INTERMEDIATE PANEL EDGES UNBLOCKED. ALL JOINTS SHALL OCCUR ON A COMMON MEMBER.
HIPS, VALLEYS AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.
STUD HEIGHT IS DEPENDENT ON BUILDING PLATE HEIGHT: 92 5/8" TALL STUDS = 8' PLATE 104 5/8" TALL STUDS = 9' PLATE 116 5/8" TALL STUDS = 10' PLATE
SEE ENGINEER'S PLANS ('S' SHEETS) FOR WINDOW/ DOOR HEADER CALLOUTS.
SEE 'D' SHEETS FOR FRAMING DETAILS AS WELL AS ENGINEER'S 'S' OR 'D' SHEETS.
FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (R302.11): IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS (VERTICALLY AT CEILING & FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. AT CHIMNEYS AND FIREPLACES.

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

FLOOR JOIST NOTES
SEE PLANS FOR JOIST LAYOUT.
FLOOR JOISTS SHALL BE BLOCKED PER JOIST MANUF. INSTRUCTIONS.
FULL DEPTH BLOCKING SHALL BE PROVIDED AT INTERMEDIATE JOIST SUPPORTS, U.N.O.
LATERAL RESTRAINT OF FLOOR JOISTS AT JOIST ENDS TO BE PROVIDED PER DETAIL 1/01.0, AND PER THE ENGINEER OF RECORD.
JOISTS TO BE HUNG TO BEAMS HELD UP IN FLOOR SYSTEM WITH APPROVED JOIST HANGERS.
PENETRATIONS THROUGH JOIST WEBS TO BE PERMITTED PER MANUFACTURER'S SPECIFICATIONS ONLY.
OFFSET JOISTS TO AVOID PLUMBING, ETC. PER JOIST LAYOUT AND/OR MANUFACTURER'S SPECIFICATIONS. OFFSETS SHALL NOT EXCEED 3".
PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.

ENGINEERED SHEAR WALL SCHEDULE GENERAL NOTES
ALL SHEAR WALLS PANELS SHALL NOT BE LESS THAN 4x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. PANEL EDGES SHALL LAND ON FRAMING MEMBERS OR BLOCKING WITH ALL EDGES FASTENED PER THE SHEAR WALL SCHEDULE.
ALL NAILS REFERENCED IN THE SHEAR WALL SCHEDULE SHALL BE OF THE FOLLOWING TYPES AND MINIMUM SIZES: 8d COMMON (2 1/2" x 0.131") OR GALVANIZED BOX (2 1/2" x 0.113"), 10d COMMON (3" x 0.148") OR GALVANIZED BOX (3" x 0.128")
LOCATE NAILS AT LEAST 3/8" FROM EDGES AND ENDS OF PANELS AND MEMBERS AS WELL AS BETWEEN ROWS.
ALL SHEATHING SHALL LAP ONTO AND BE 'EDGE NAILED' TO ALL BOUNDARY MEMBERS WITH ATTACHED HOLD-DOWNS.
FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229" x 3" x 3" IN SIZE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO HAVE A 1 1/2" LONG DIAGONAL SLOT WITH A WIDTH OF UP TO 3/4" LARGER THAN THE BOLT DIAMETER, PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.
IN SEISMIC DESIGN CATEGORY D, E, OR F, WHERE THE SHEAR WALL IS A TYPE 2 OR GREATER, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER PER THE SCHEDULE BELOW.
WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

ENGINEERED SHEAR WALL SCHEDULE						
TYPE	OSB / PLYWD SHEATHING <sup>1</sup>	FASTENING: SHEATHING TO STUDS	EDGES	FIELD	BLKD	MUD SILL A.B. SIZE & SPACING <sup>9</sup>
SW5	2 SIDES SEE NOTE 4	8d @ 4" OC	8d @ 12" OC	YES		1/2" Ø @ 16" OC 3/8" Ø @ 24" OC
RIM JOISTS TO PLATE BELOW <sup>4,8</sup>	PLATE TO RIM JOIST BELOW <sup>7,8</sup>	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		
TYPE	OSB / PLYWD SHEATHING <sup>1</sup>	FASTENING: SHEATHING TO STUDS	EDGES	FIELD	BLKD	MUD SILL A.B. SIZE & SPACING <sup>9</sup>
SW6	2 SIDES SEE NOTE 4	8d @ 3" OC	8d @ 12" OC	YES		1/2" Ø @ 12" OC 3/8" Ø @ 16" OC
RIM JOISTS TO PLATE BELOW <sup>4,8</sup>	PLATE TO RIM JOIST BELOW <sup>7,8</sup>	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.	DBL. STUD FASTENING	CAP (PLF)		
SIMPSON LTP4 @ 8" OC	16d @ 6" OC & SIMPSON LTP4 @ 8" OC	SIMPSON H10A TO TRUSS AND L50 @ 8" OC ON BLOCKING	(3) ROWS 16d @ 6" OC	1370		

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" Ø ANCHOR BOLTS, TYP.

ENGINEERED SHEAR WALL SCHEDULE
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PLANS REQUIRES ELECTRONIC SIGNATURES FOR ALL PLAN SHEETS. DATE/TIME STAMP OF SIGNATURE SHALL BE WITHIN 48 HOURS AFTER PLAN STAMP. SEE BOTTOM LEFT CORNER. PLANS WILL BE PROVIDED UNLESS NOTED OTHERWISE. DOCUMENTS DIRECTLY TO THE REVIEWING JURISDICTION BY CONTACTING US DIRECTLY AT 1.888.888.8888

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ELECTRONIC STAMP

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.

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		
4,565#		(10) SDS 1/2"x2 1/2" SCREWS		
		MIN. POST SIZE, NUMBER & FASTENING		
		(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		
5,645#		(14) SDS 1/2"x2 1/2" SCREWS		
		MIN. POST SIZE, NUMBER & FASTENING		
		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (24) 16d SINKERS		

6" EDGE/12" FIELD NAILING-STAPLE EQUIVALENCY TABLE			
NOMINAL MATERIAL THICKNESS (INCHES)	DISCRPTION 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

**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.

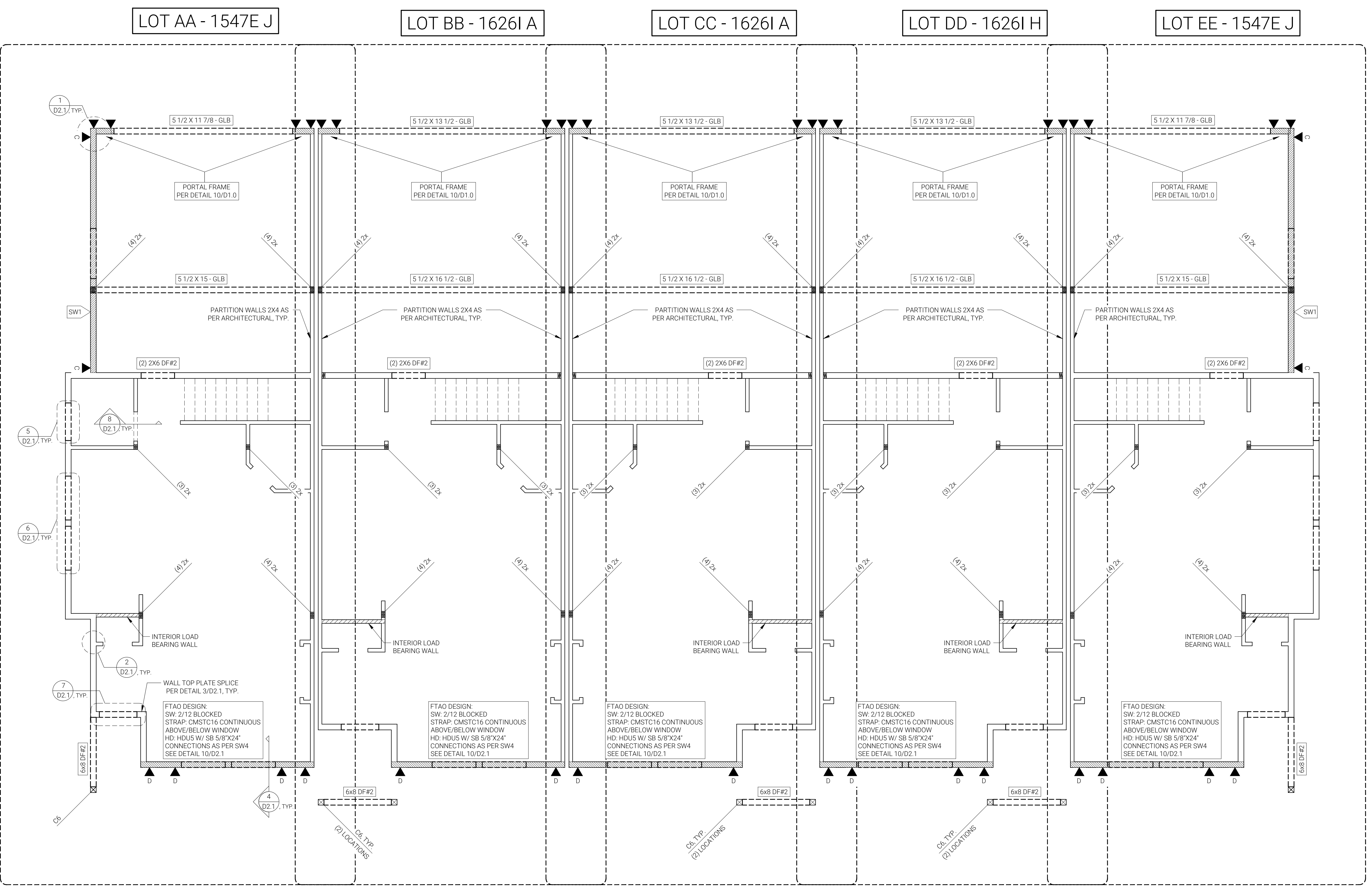
WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OR OVER 2" NOMINAL, EDGE NAILING SHALL BE STAGGERED INTO TWO ROWS.

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.

ENGINEERED SHEAR WALL SCHEDULE				
TYPE	OSB / PLYWD SHEATHING <sup>1</sup>	FASTENING: SHEATHING TO STUDS		MUD SILL A.B. SIZE & SPACING <sup>9</sup>
SW0	1 SIDE	EDGES: 8d @ 6" OC	FIELD: 12" OC	NO
				1/2" @ 72" OC 3/4" @ 72" OC
RIM JOISTS TO PLATE BELOW <sup>5,7</sup>	PLATE TO RIM JOIST BELOW <sup>5,7</sup>	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING
SIMPSON LTP4 @ 48" OC	16d @ 16" OC	(3) 8d TOE-NAIL EA. BAY		NA
				275
TYPE	OSB / PLYWD SHEATHING <sup>1</sup>	FASTENING: SHEATHING TO STUDS		MUD SILL A.B. SIZE & SPACING <sup>9</sup>
SW1	1 SIDE	EDGES: 8d @ 6" OC	FIELD: 12" OC	YES
				1/2" @ 48" OC 3/4" @ 48" OC
RIM JOISTS TO PLATE BELOW <sup>5,8</sup>	PLATE TO RIM JOIST BELOW <sup>7,8</sup>	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING
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 <sup>1</sup>	FASTENING: SHEATHING TO STUDS		MUD SILL A.B. SIZE & SPACING <sup>9</sup>
SW4	1 SIDE	EDGES: 8d @ 2" OC SEE NOTE 2	FIELD: 12" OC	YES
				1/2" @ 16" OC 3/4" @ 24" OC
RIM JOISTS TO PLATE BELOW <sup>5,8</sup>	PLATE TO RIM JOIST BELOW <sup>7,8</sup>	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING
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" ANCHOR BOLTS, TYP.



**1 MAIN FLOOR WALL FRAMING PLAN**  
S3.0 SCALE: 1/4" = 1'-0"

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 UNREVIEWED DOCUMENTS DIRECTLY TO THE REVIEWING JURISDICTION BY CONTACTING US DIRECTLY AT 1.888.888.8888

**PRELIMINARY**  
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ELECTRONIC STAMP

**UPPER FLOOR FRAMING PLAN NOTES**

RIM BOARD TO BE 1 1/2" 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.

**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.

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.

**WALL FRAMING NOTES**

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

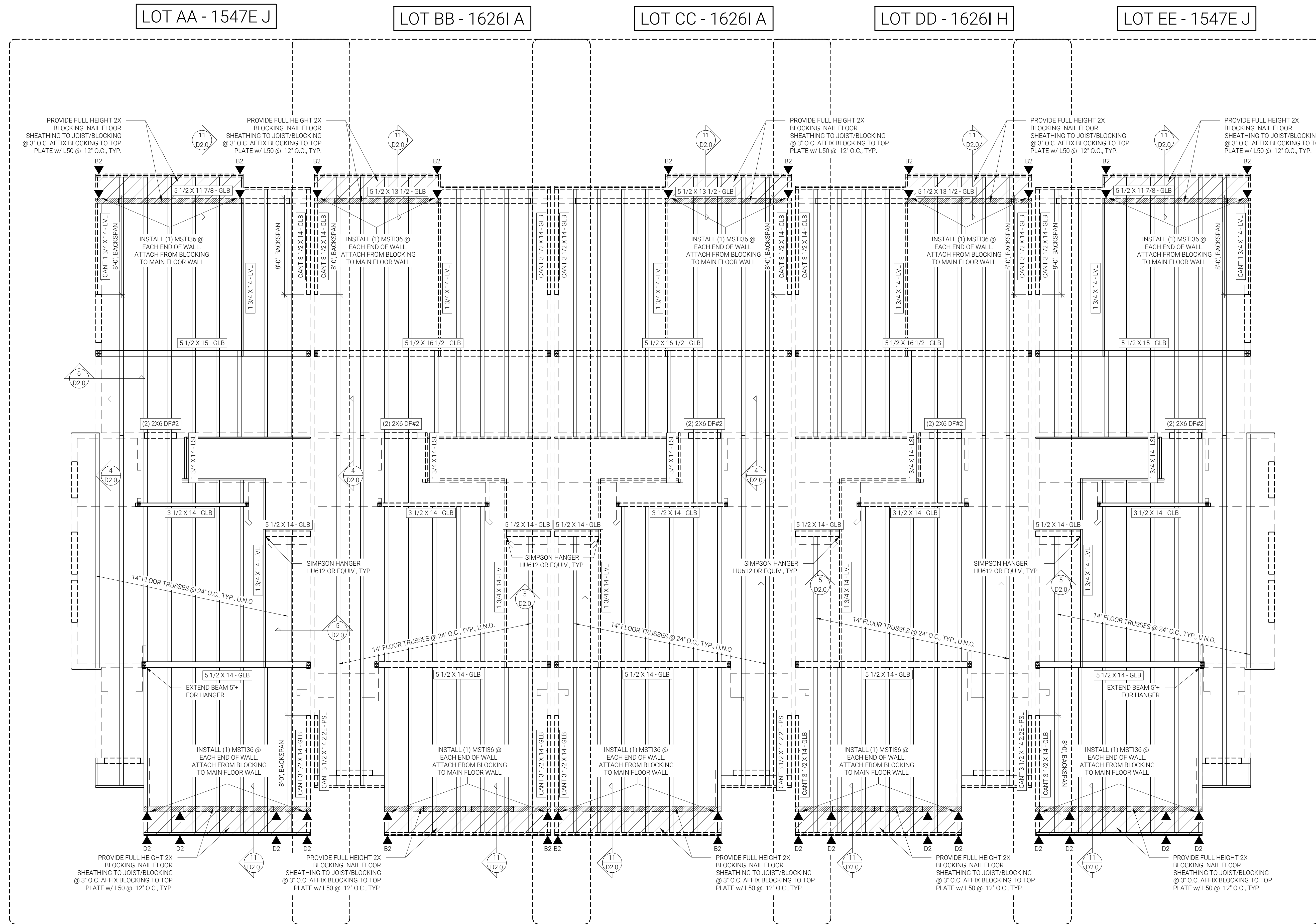
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SWX, U.N.O.

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.



**1** UPPER FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"

WALL FRAMING NOTES	
SWX	SEE S1.0 NOTES & SCHEDULES FOR SHEAR WALL SCHEDULE.
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SWO, 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.	

HOLD-DOWN SCHEDULE				
<b>B2</b>	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
MSTC 40	N.A.	N.A.	N.A.	N.A.
<b>MIN. CAPACITY</b>	<b>HOLD-DOWN FASTENING TO POST</b>		<b>MIN. POST SIZE, NUMBER &amp; FASTENING</b>	
3,070#	(16) 10d COMMON EA END OF STRAP		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS	
<b>D2</b>	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
MSTC 66	N.A.	N.A.	N.A.	N.A.
<b>MIN. CAPACITY</b>	<b>HOLD-DOWN FASTENING TO POST</b>		<b>MIN. POST SIZE, NUMBER &amp; FASTENING</b>	
5,850#	(32) 10d COMMON EA END OF STRAP		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (24) 16d SINKERS	

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**PRELIMINARY**  
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ELECTRONIC STAMP

**HOLD-DOWN SCHEDULE NOTES**

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

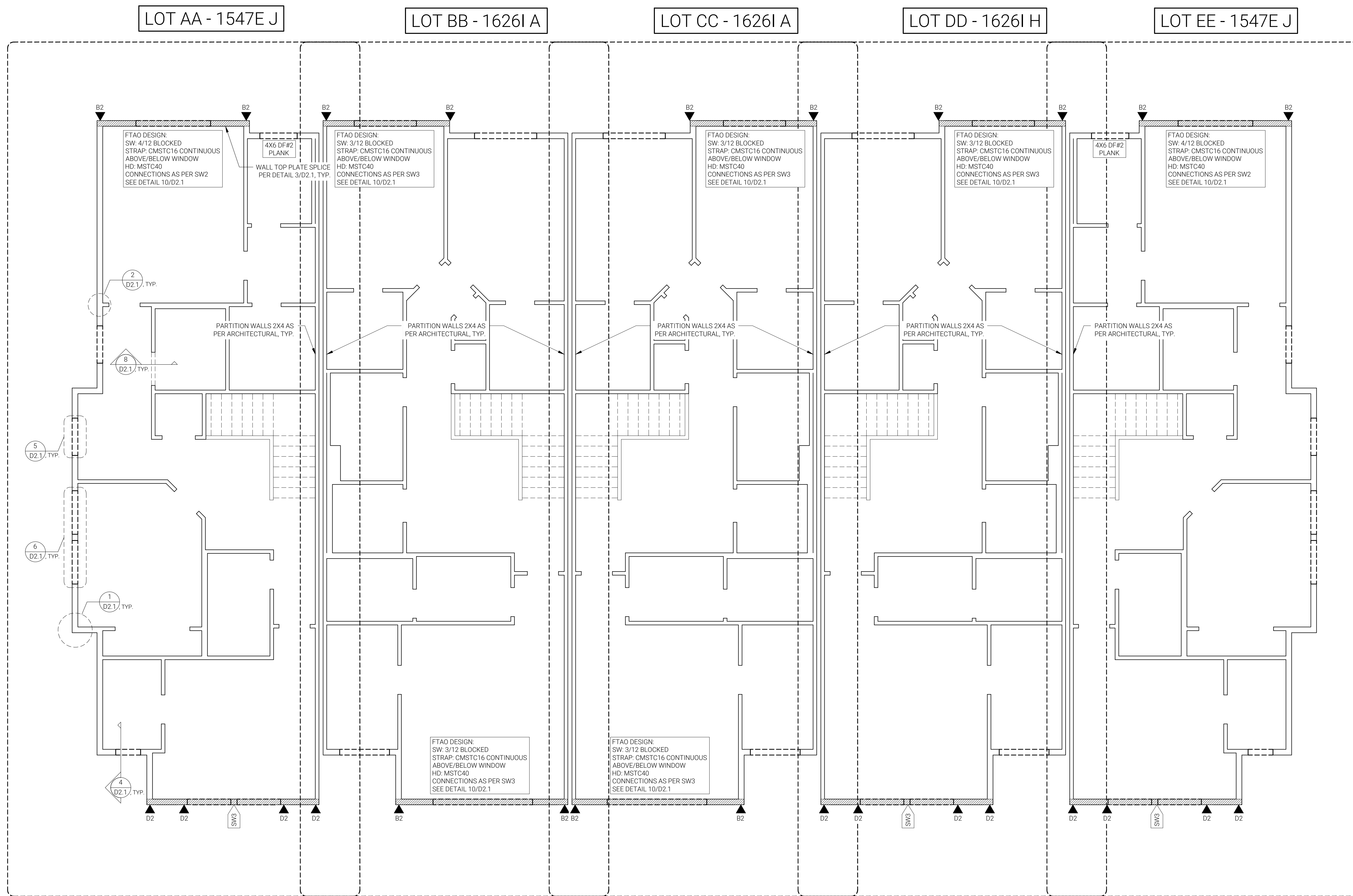
WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OR OVER 2' NOMINAL, EDGE NAILING SHALL BE STAGGERED INTO TWO ROWS.

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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.

ENGINEERED SHEAR WALL SCHEDULE					
TYPE	OSB / PLYWD SHEATHING <sup>1</sup>	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING <sup>9</sup>
		EDGES	FIELD	BLKD	
SWO	1 SIDE	8d @ 6" OC	12" OC	NO	1/2" @ 24" OC 3/8" @ 48" OC
<b>RIM JOISTS TO PLATE BELOW<sup>5,7</sup></b>	PLATE TO RIM JOIST BELOW <sup>6,7</sup>	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
<b>TYPE</b>	<b>OSB / PLYWD SHEATHING<sup>1</sup></b>	<b>FASTENING: SHEATHING TO STUDS</b>			<b>MUD SILL A.B. SIZE &amp; SPACING<sup>9</sup></b>
		EDGES	FIELD	BLKD	
SW2	1 SIDE	8d @ 4" OC	8d @ 12" OC	YES	1/2" @ 32" OC 3/8" @ 48" OC
<b>RIM JOISTS TO PLATE BELOW<sup>5,8</sup></b>	PLATE TO RIM JOIST BELOW <sup>7,8</sup>	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
SIMPSON LTP4 @ 32" OC	16d @ 6" OC & SIMPSON LTP4 @ 24" OC	TIMBERLOK TO TRUSS AND SIMPSON L50 @ 15" OC ON BLOCKING		(2) ROWS 16d @ 10" OC	530
<b>TYPE</b>	<b>OSB / PLYWD SHEATHING<sup>1</sup></b>	<b>FASTENING: SHEATHING TO STUDS</b>			<b>MUD SILL A.B. SIZE &amp; SPACING<sup>9</sup></b>
		EDGES	FIELD	BLKD	
SW3	1 SIDE	8d @ 3" OC	8d @ 12" OC	YES	1/2" @ 24" OC 3/8" @ 32" OC
<b>RIM JOISTS TO PLATE BELOW<sup>5,8</sup></b>	PLATE TO RIM JOIST BELOW <sup>7,8</sup>	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**
- 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.



**1** UPPER FLOOR WALL FRAMING PLAN  
S5.0 SCALE: 1/4" = 1'-0"

**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.

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 SUBSCRIBER BY CONTRACTING US DIRECTLY. AT 10:28:00AM 11/11/2025. E222

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

ELECTRONIC STAMP

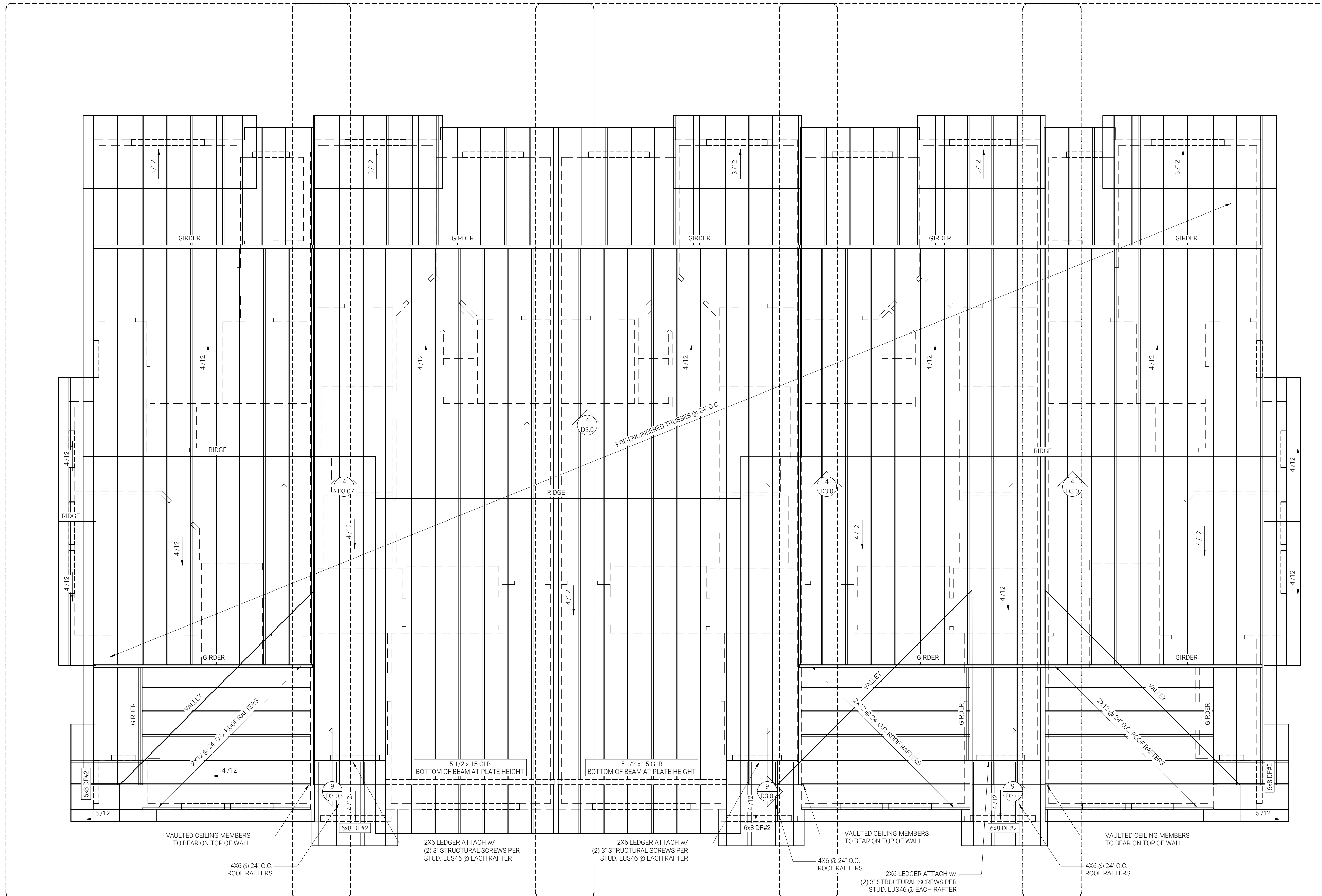
LOT AA - 1547E J

LOT BB - 1626I A

LOT CC - 1626I A

LOT DD - 1626I H

LOT EE - 1547E J



**1** ROOF FRAMING PLAN  
 S6.0 SCALE: 1/4" = 1'-0"

**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.

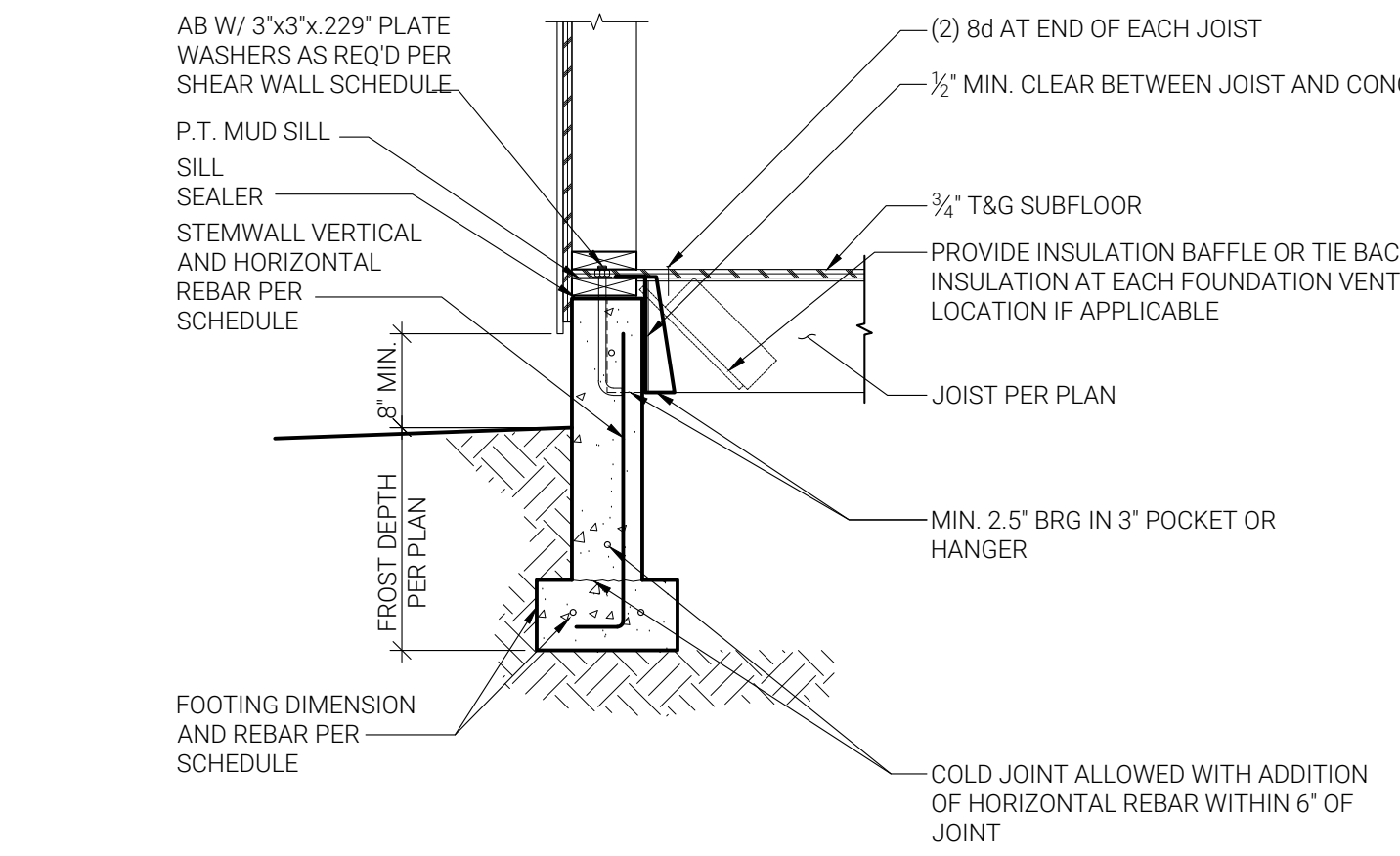
**PERIMETER FOOTING SCHEDULE**  
ASSUMES 1,500 PSF ALLOWABLE SOIL BEARING PRESSURE

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

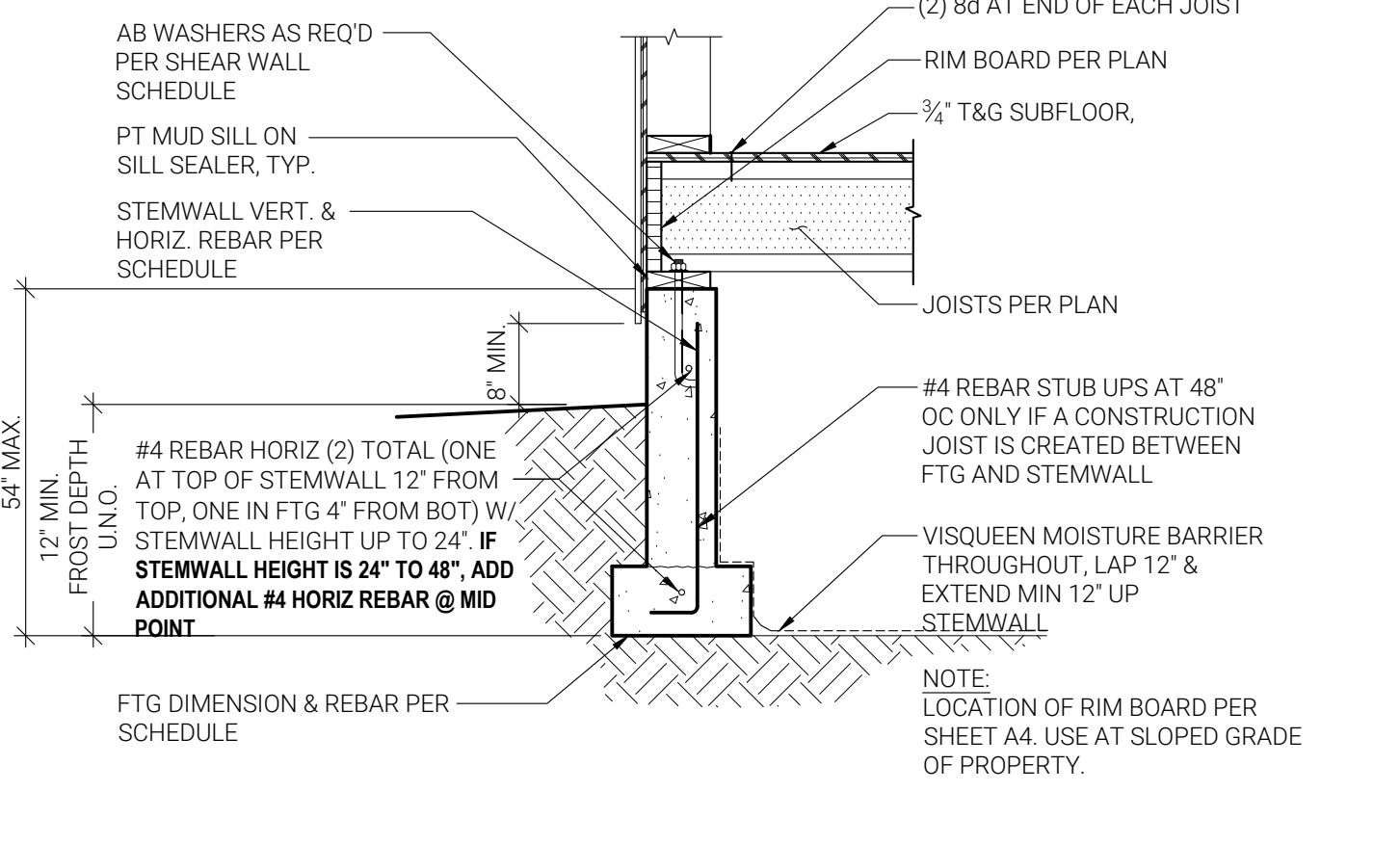
**REINFORCEMENT TABLE**

"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

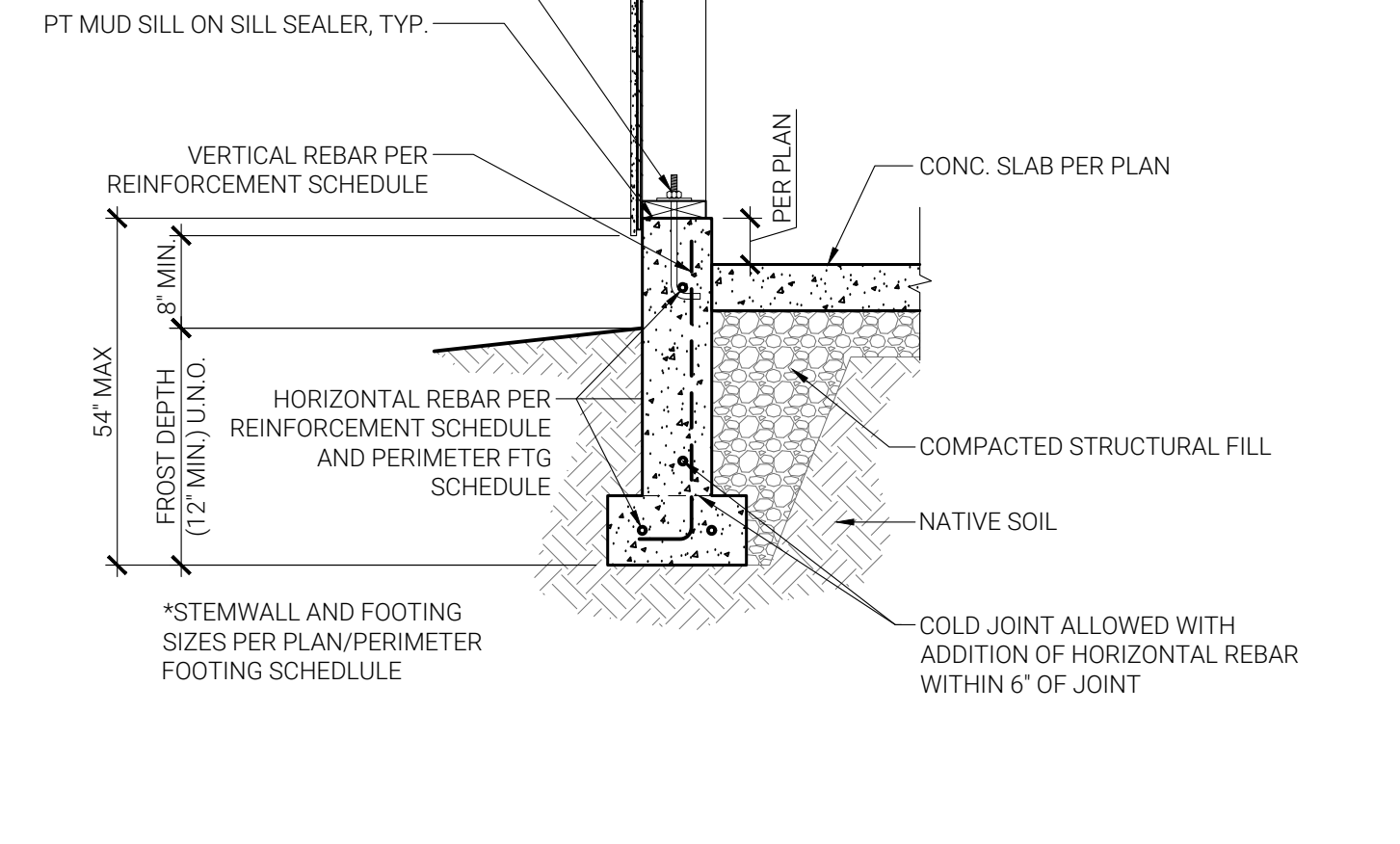
**NOTE:**  
ALL HORIZONTAL REBAR RUNS SHALL BE CONTINUOUS AND SPLICES SHALL OVERLAP A MINIMUM OF 12". NO REBAR SHALL BE IN CONTACT WITH EARTH. BACKFILL AGAINST WALL OVER 48" IN HEIGHT SO THAT THERE IS NO MORE THAN 48" OF UNBALANCED FILL.



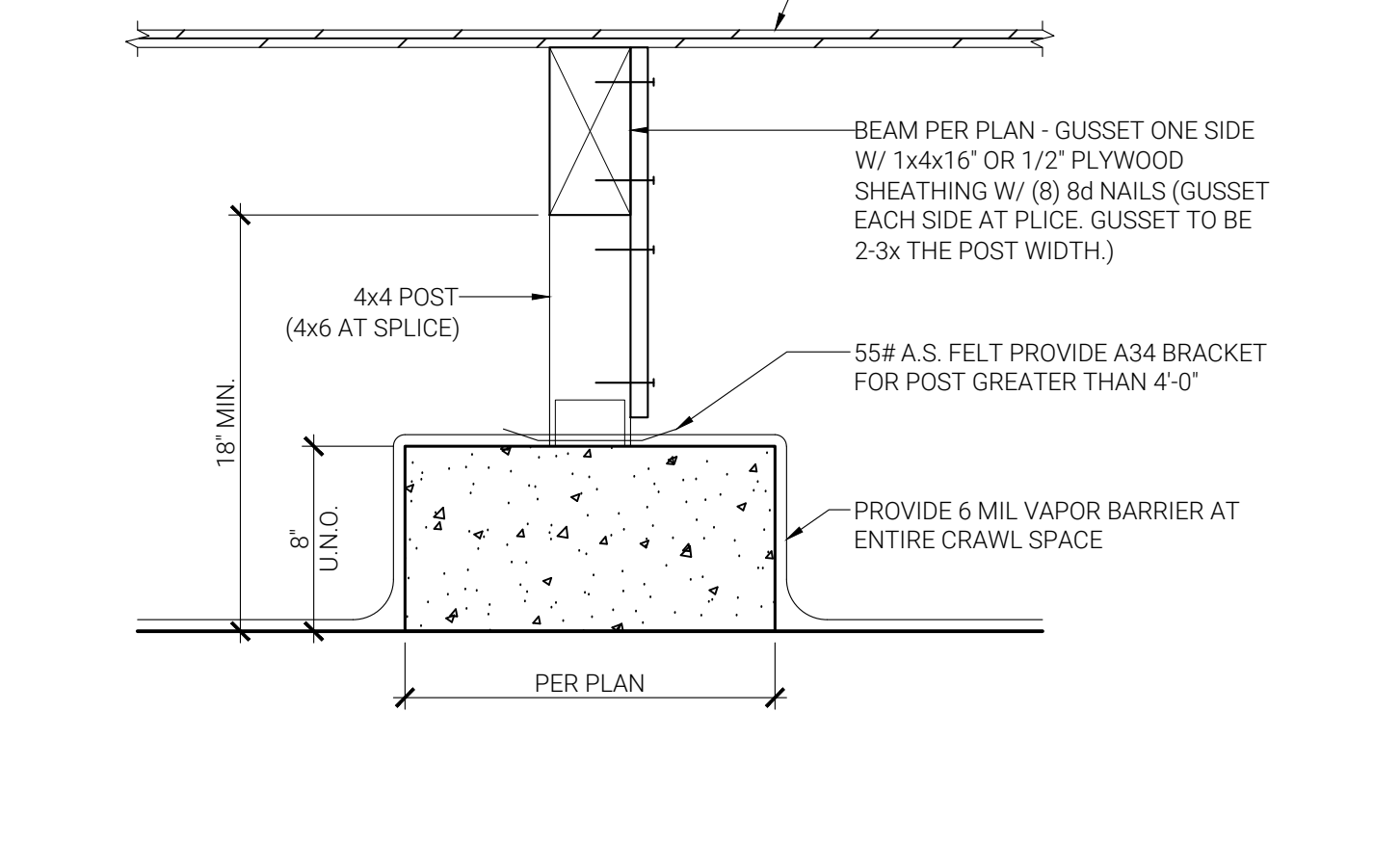
**1 FOUNDATION & FLOOR SECTION WITH POCKET OR HANGER**  
D1.0 NTS 0301034



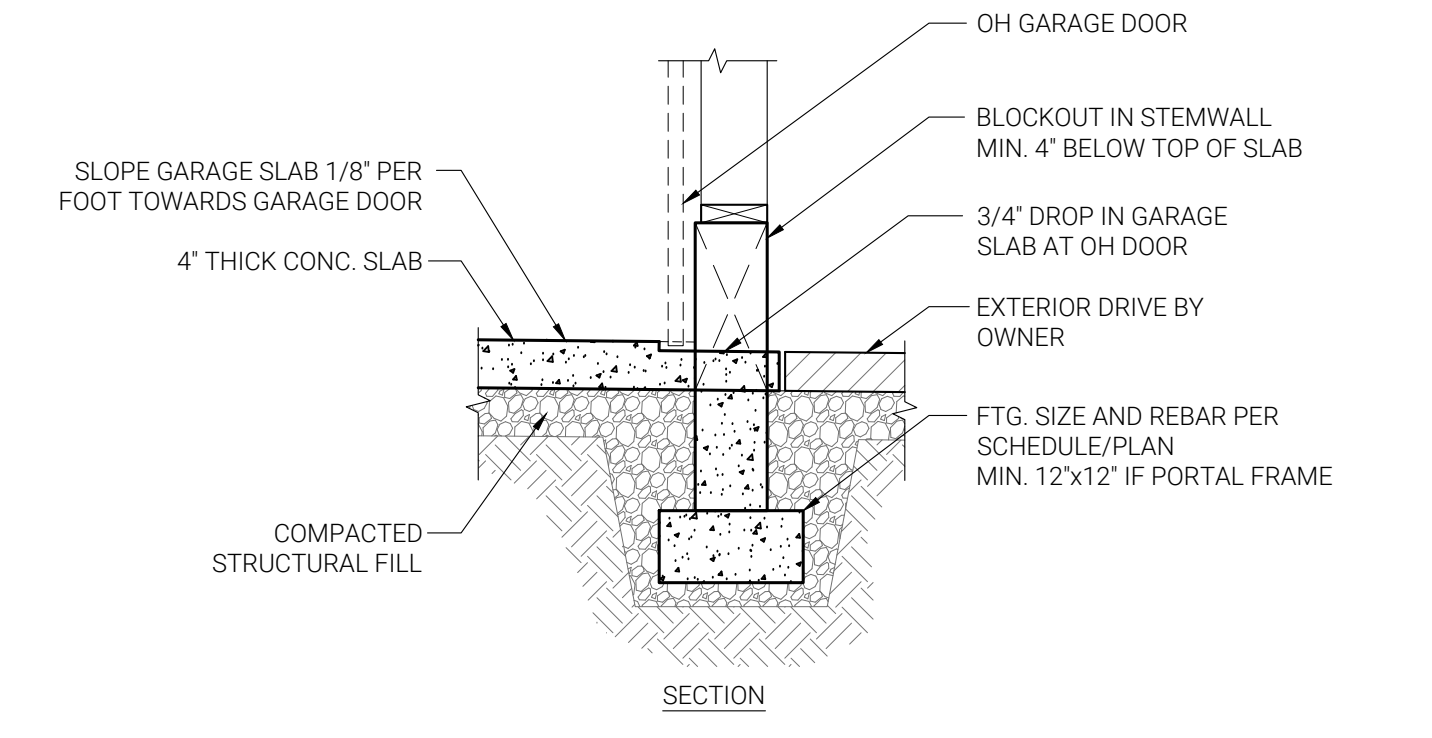
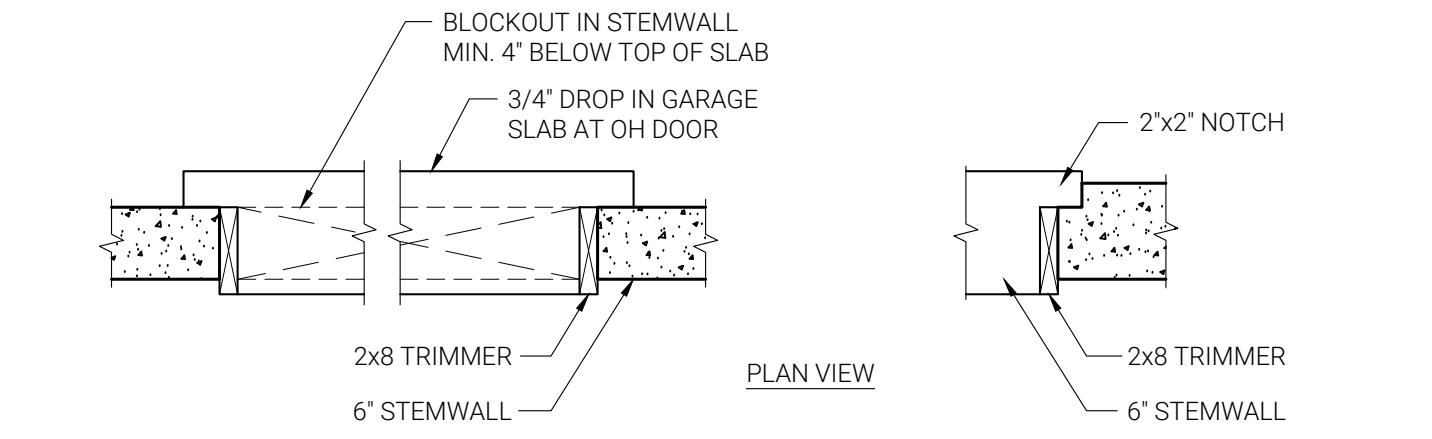
**2 FOUNDATION & FLOOR SECTION WITH RIM**  
D1.0 NTS 0301034



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



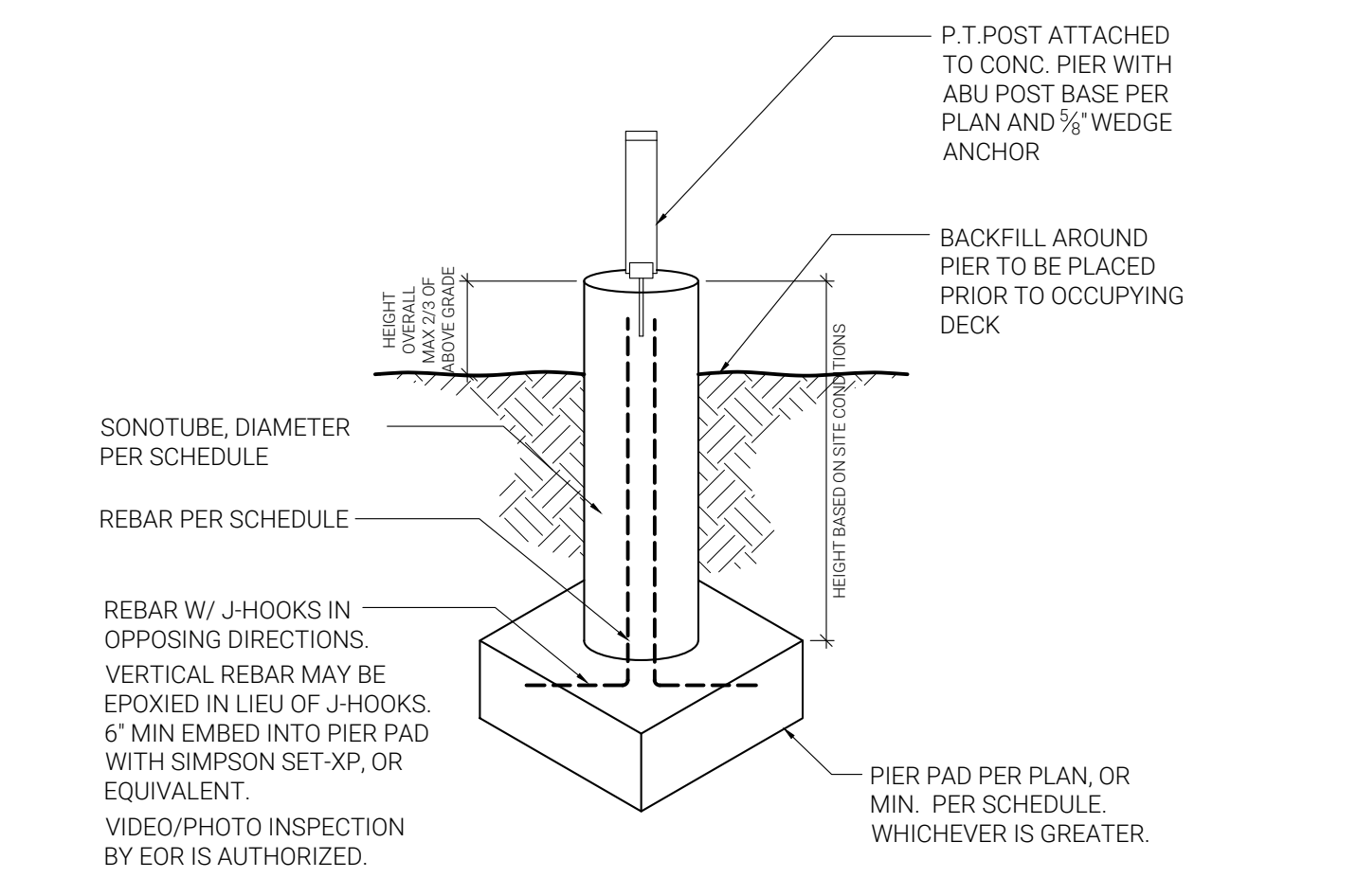
**4 POST & BEAM DETAIL (NO FLR. JOISTS), AS APPLICABLE**  
D1.0 NTS 0301022



**5 FOUNDATION AT GARAGE OH DOOR**  
D1.0 NTS 0301019

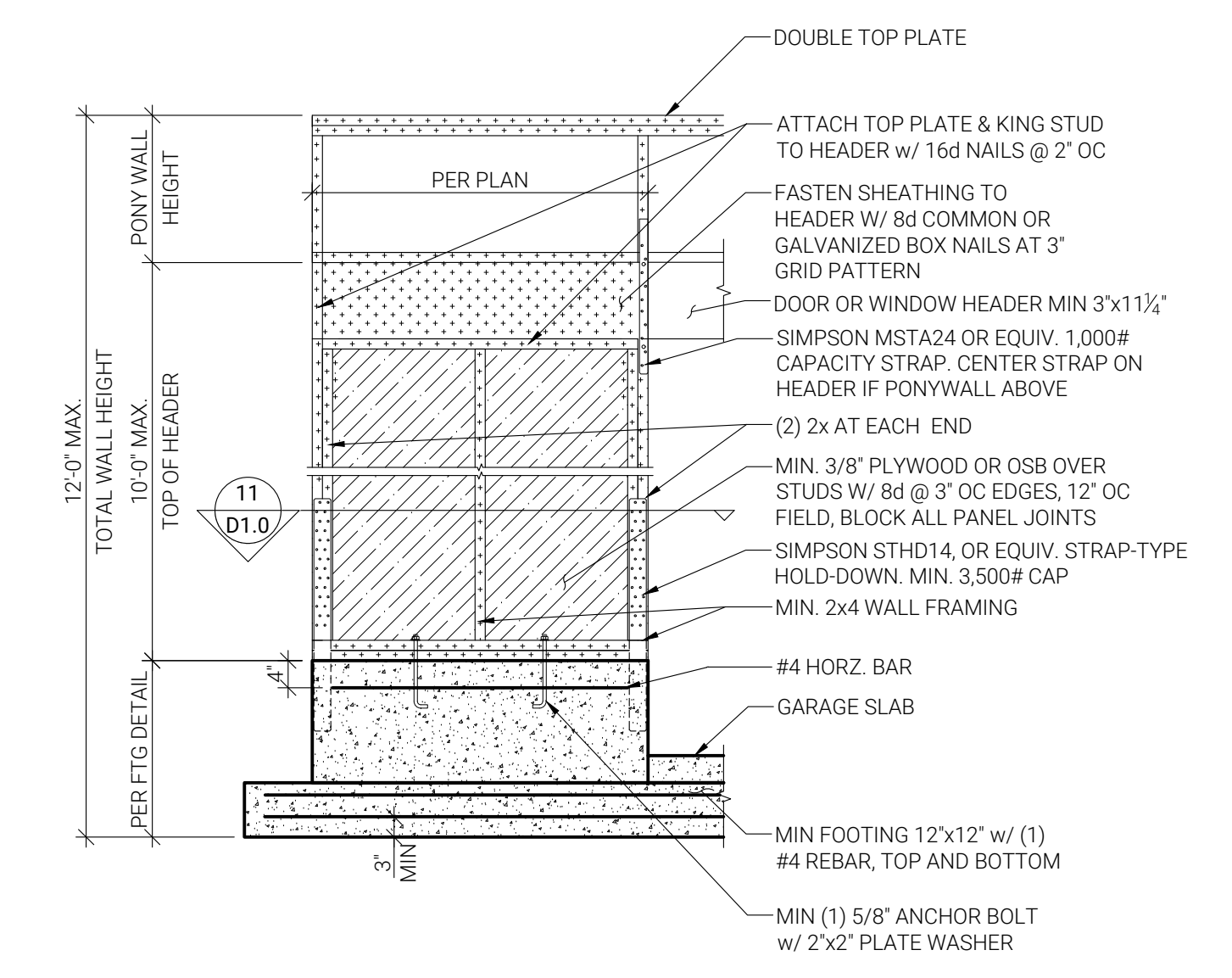
SONOTUBE HEIGHT	MIN. PIER PAD*	MIN. SONOTUBE DIAMETER	MIN. VERTICAL REBAR
UP TO 4'-0"	18"x18"x10"	12"	(2) #4
UP TO 6'-0"	18"x18"x10"	12"	(4) #4
UP TO 8'-0"	24"x24"x10"	15"	(4) #4
UP TO 10'-0"	30"x30"x10"	15"	(4) #4

\*PIER PAD REBAR PER SCHEDULE

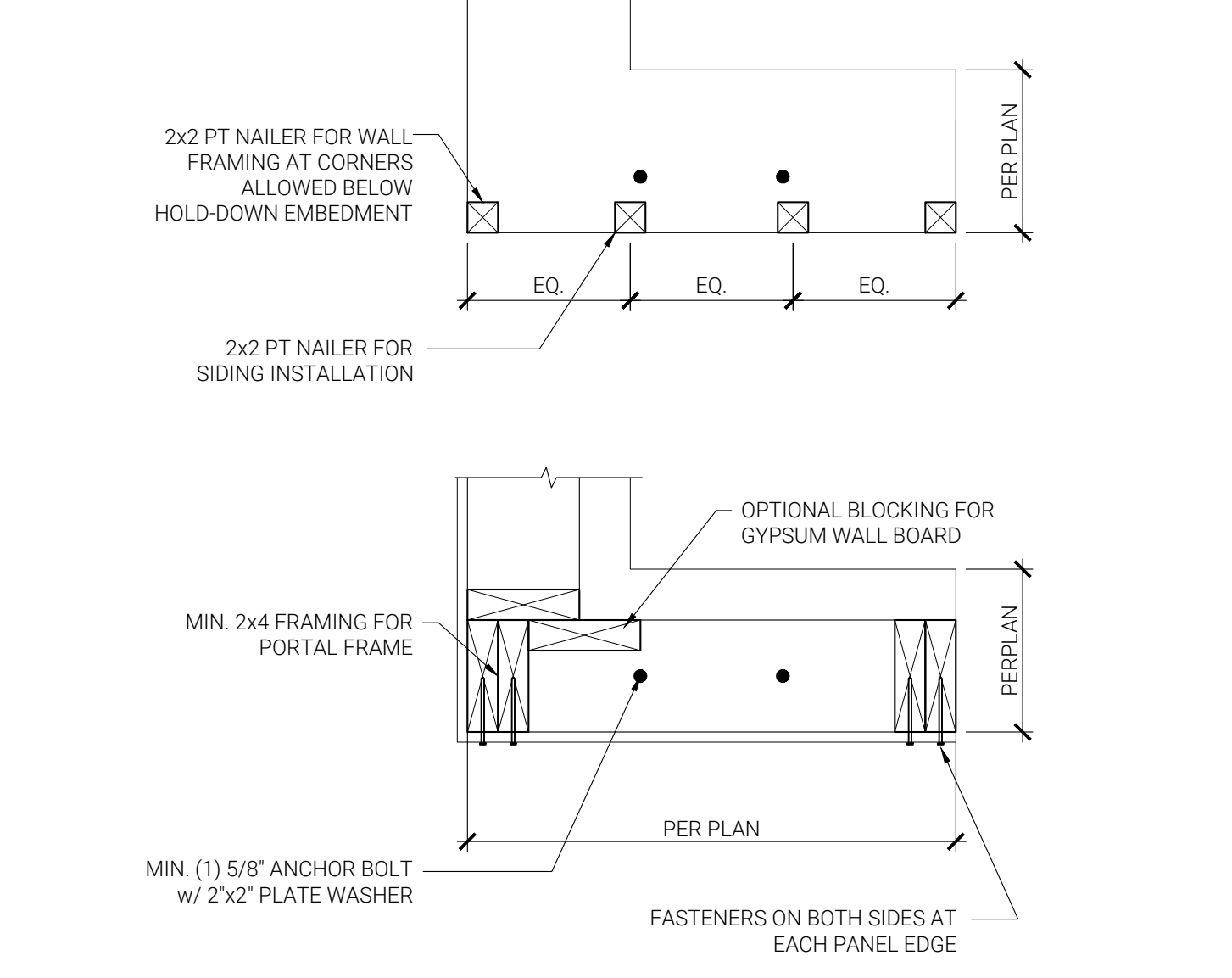


**9 SONOTUBE PIER TO PAD FTG CONNECTION, AS APPLICABLE**  
D1.0 NTS 0301024

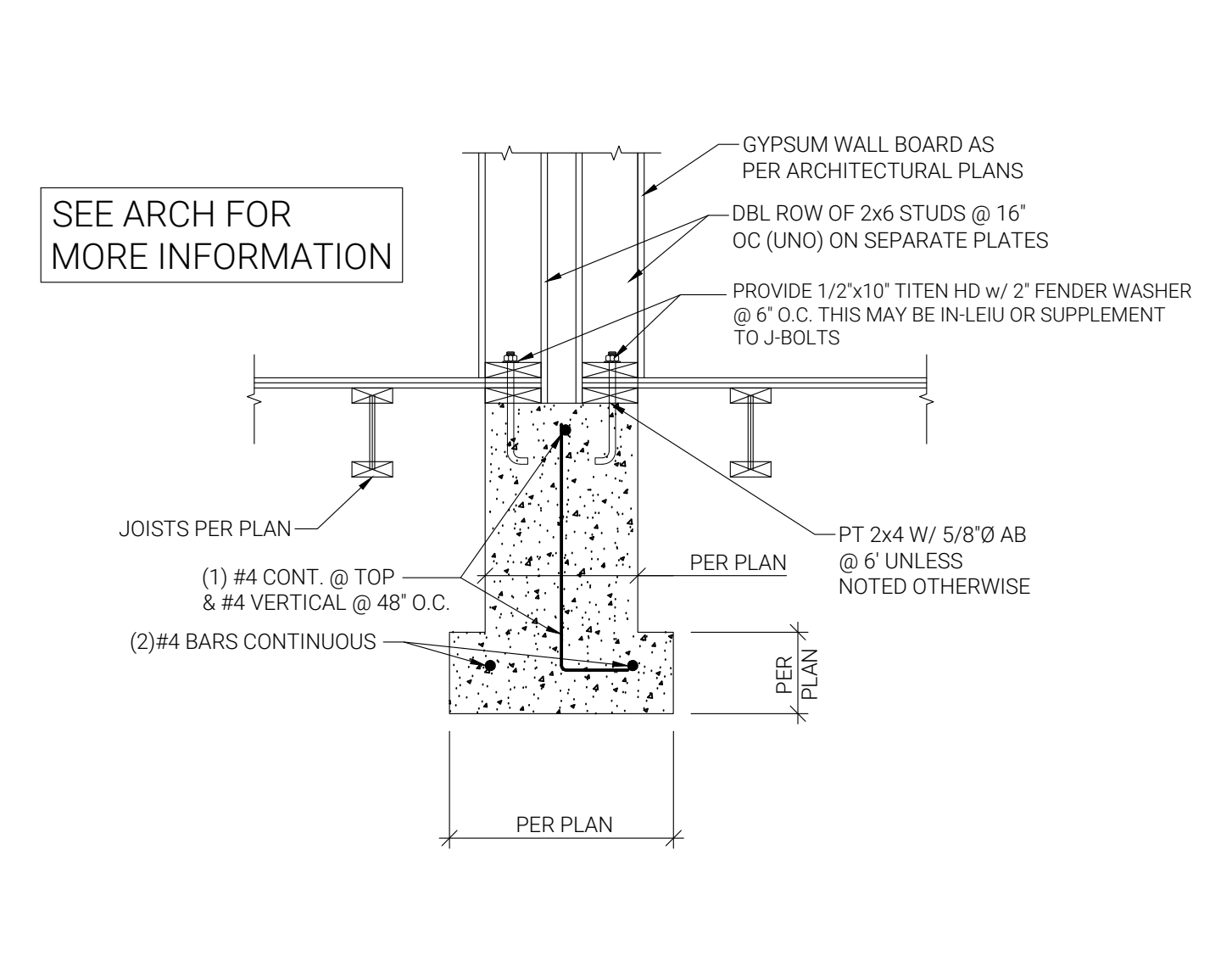
THIS ROW OF DETAILS ARE ONLY APPLICABLE AS SPECIFIED IN THE DESIGN



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



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

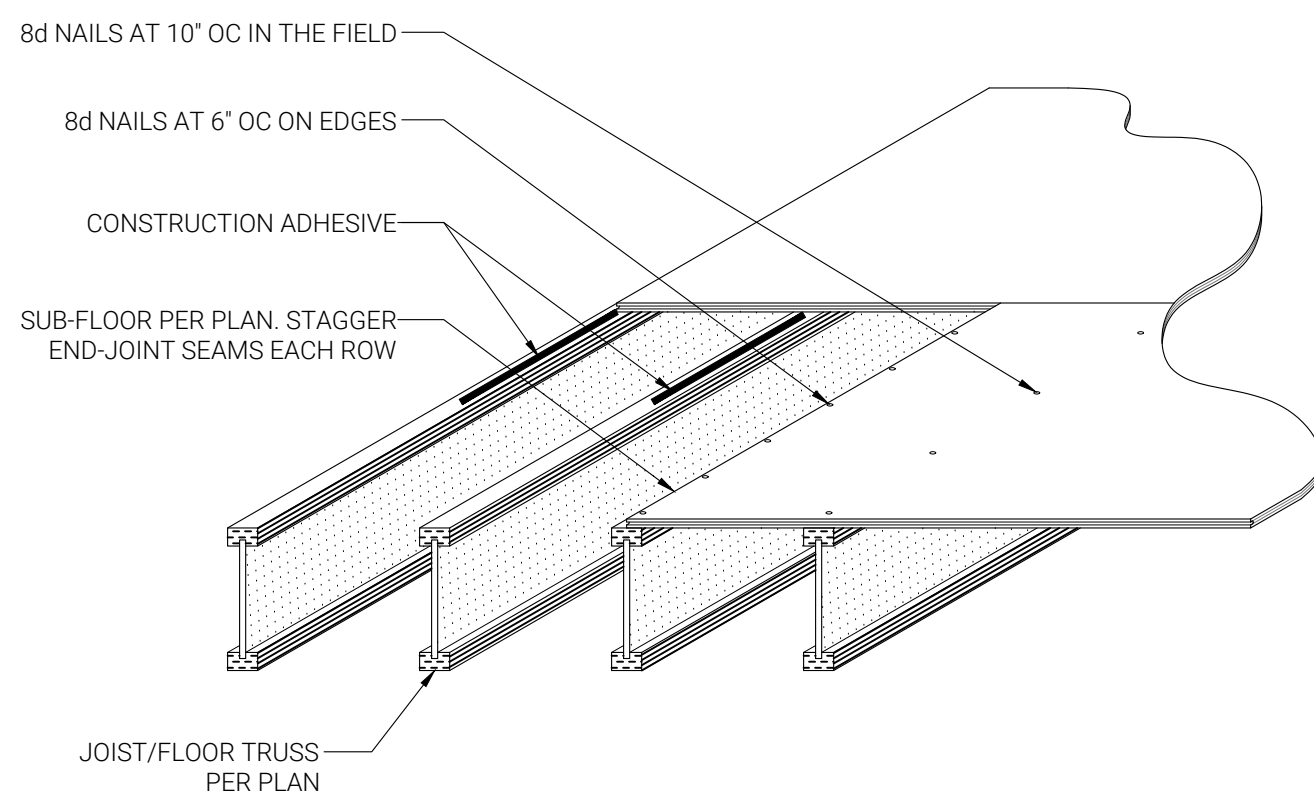


**12 DEMISING FIRE WALL @ FOUNDATION**  
D1.0 SCALE: NTS 0301035

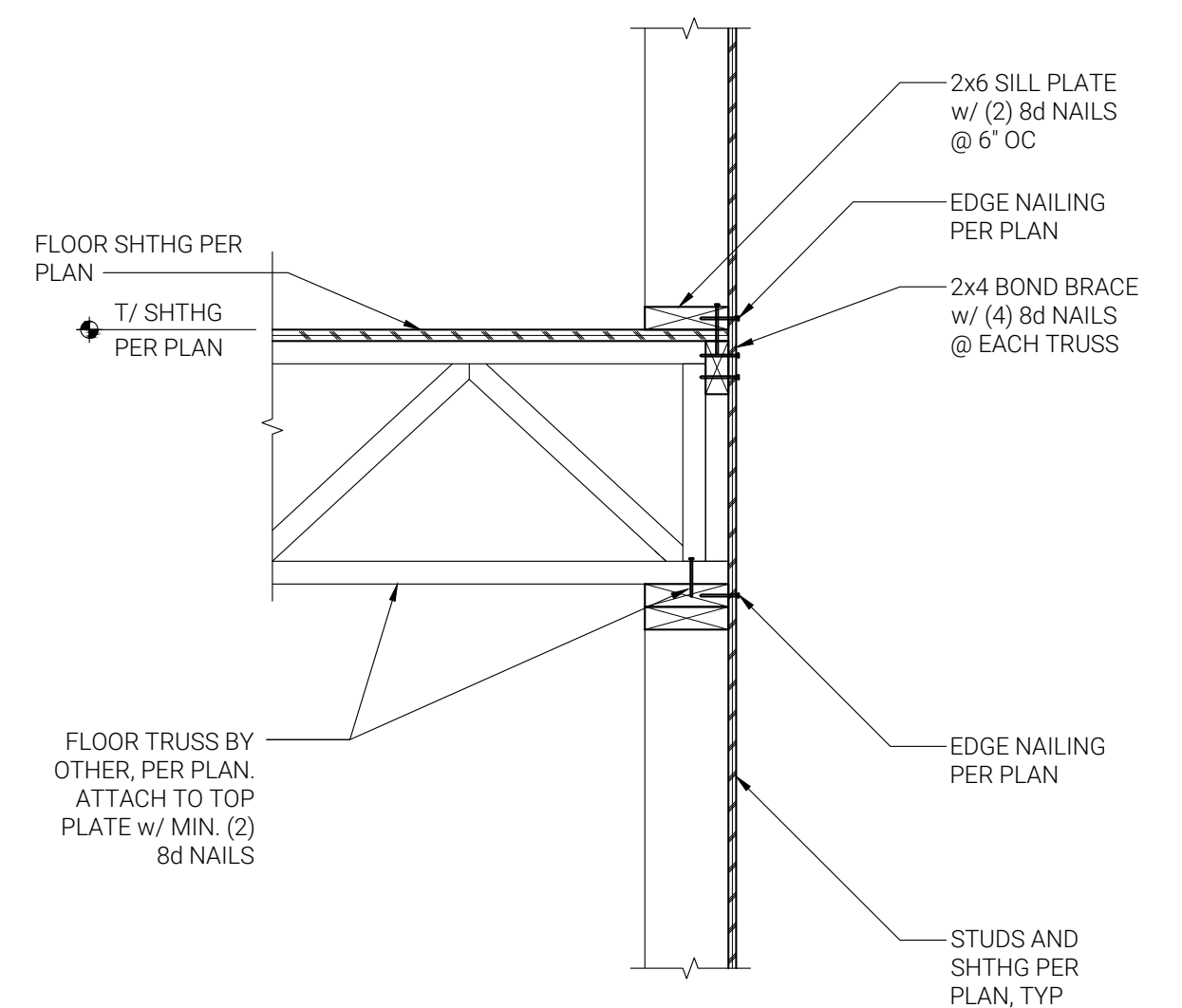
PRELIMINARY  
NOT FOR CONSTRUCTION

ELECTRONIC STAMP

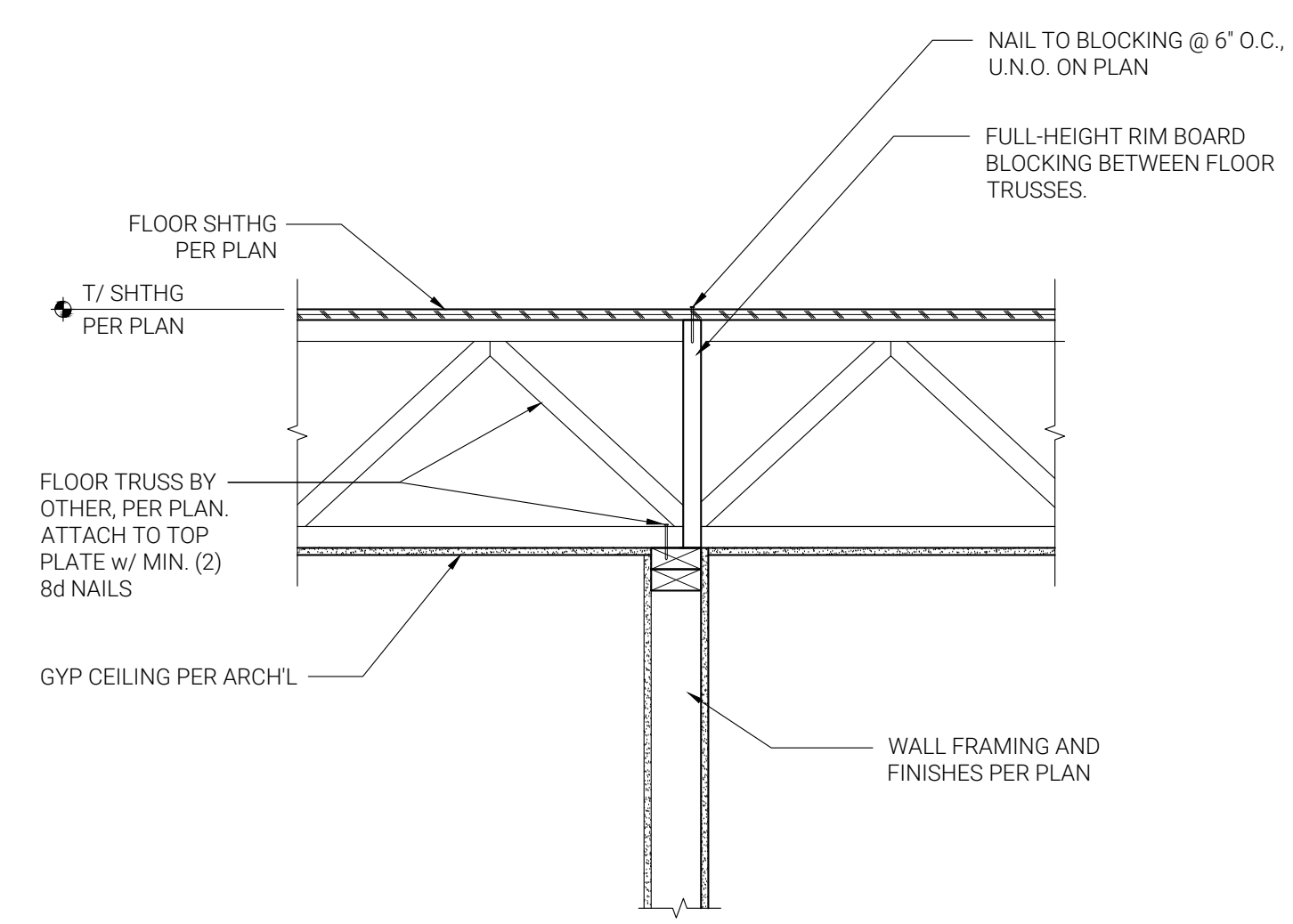
PLURIS REQUIRES ELECTRONIC SIGNATURES FOR ALL PLAN SHEETS. DATE/TIME STAMP OF SIGNATURE SHALL BE WITHIN 48 HOURS AFTER PLAN STAMP. SEE BOTTOM LEFT CORNER. PLURIS WILL PROVIDE UNCHANGED DOCUMENTS DIRECTLY TO THE REVIEWING JURISDICTION BY CONTACTING US DIRECTLY AT 1.800.881.1111



NOTES FOR SUB-FLOOR:  
 1. LAY T&G SUBFLOOR W/ THE TONGUE TOWARD YOU & THE GROOVE AWAY.  
 2. GLUE & NAIL EACH SHEET BEFORE INSTALLING THE NEXT.  
 3. WHEN PUSHING THE SHEETS TOGETHER, PROTECT THE GROOVE EDGE OF THE SHEET W/ A 2x4 LAID ACROSS THE JOIST/FLOOR TRUSS.  
 4. GLUE LINE MUST BE CONTINUOUS FOR THE FULL WIDTH OF THE SHEET.  
 5. MAINTAIN 1/8" GAP AT END OF JOIST/FLOOR TRUSS.



**NOT USED**

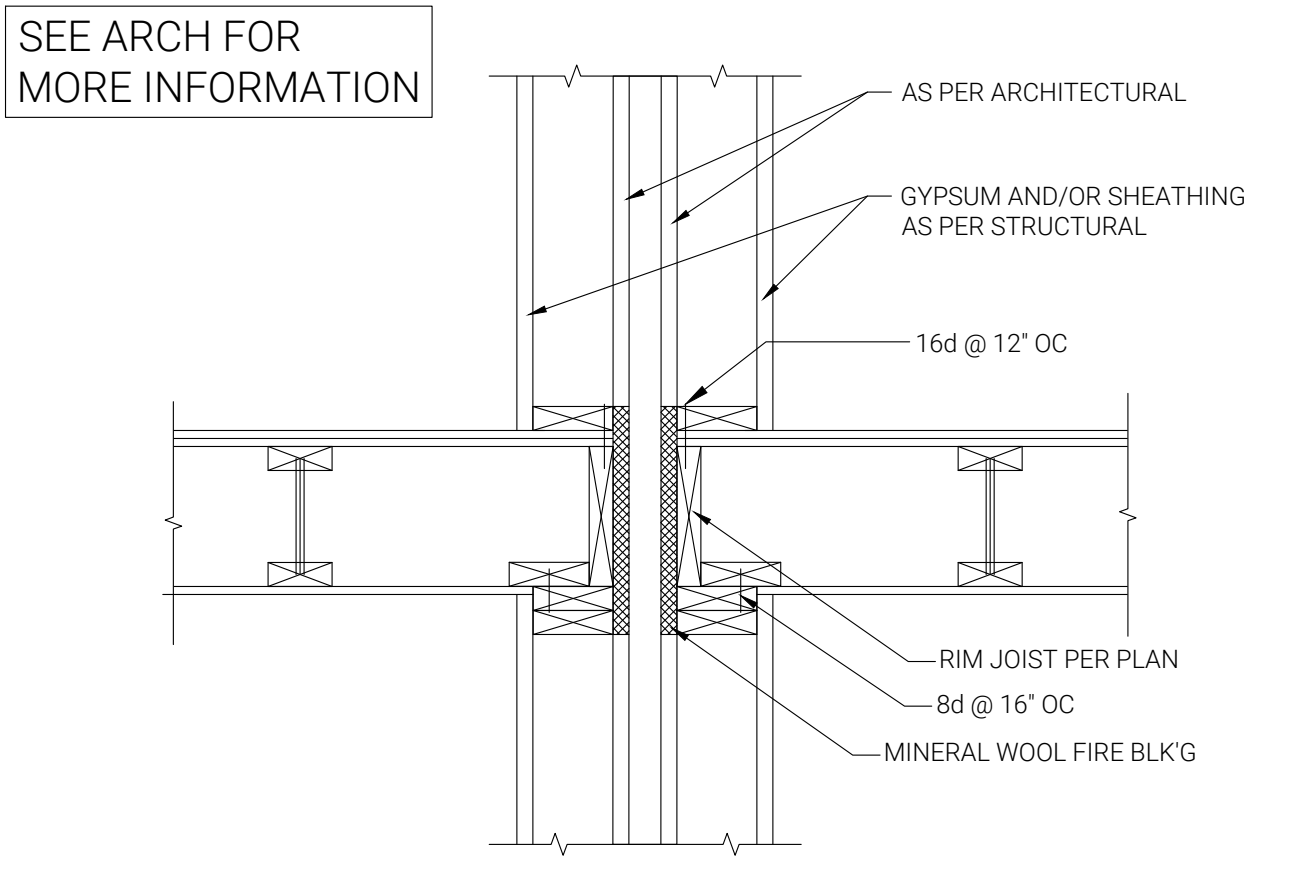


1 SUBFLOOR INSTALLATION  
 D2.0 N.T.S. 0601102

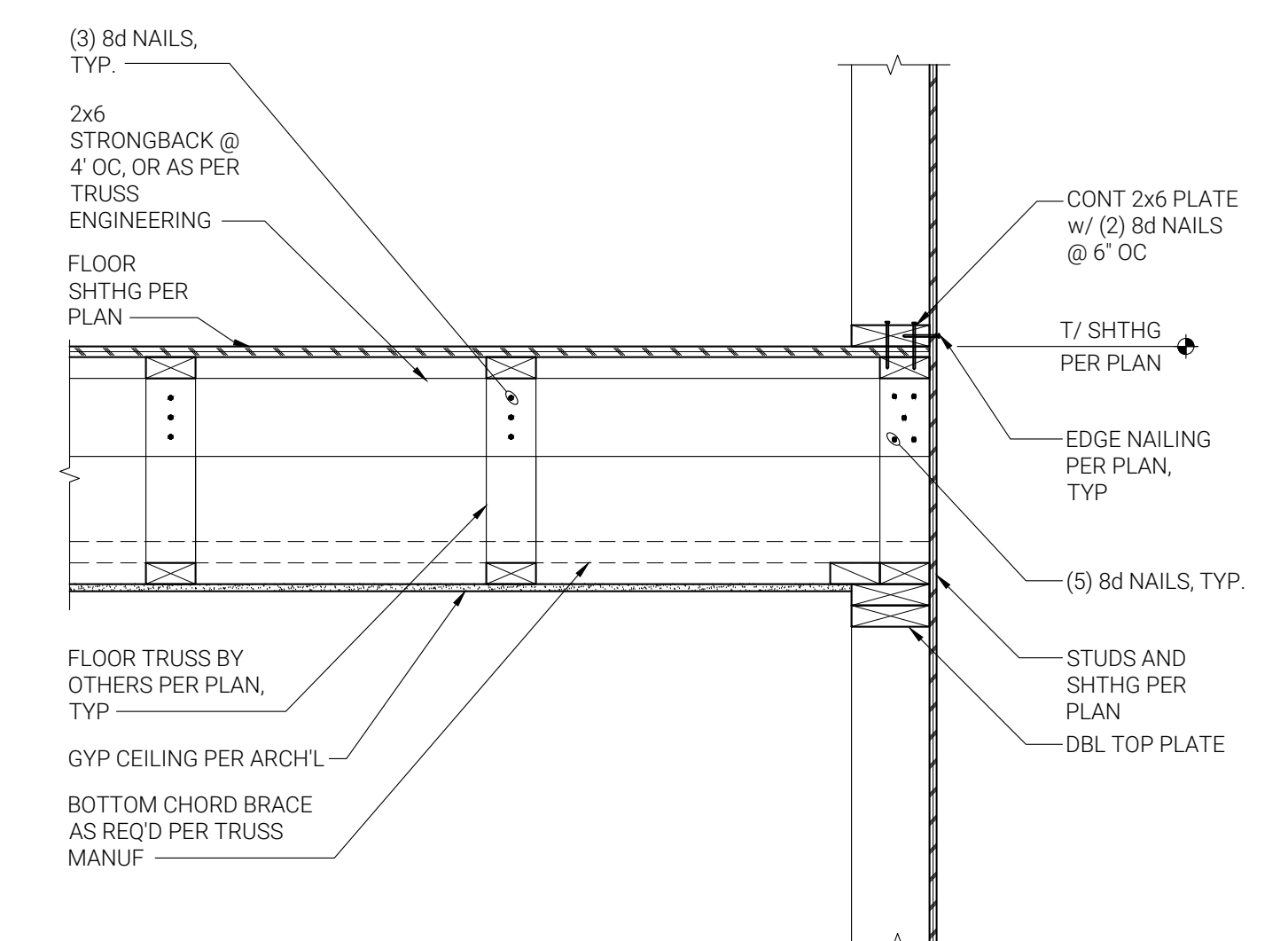
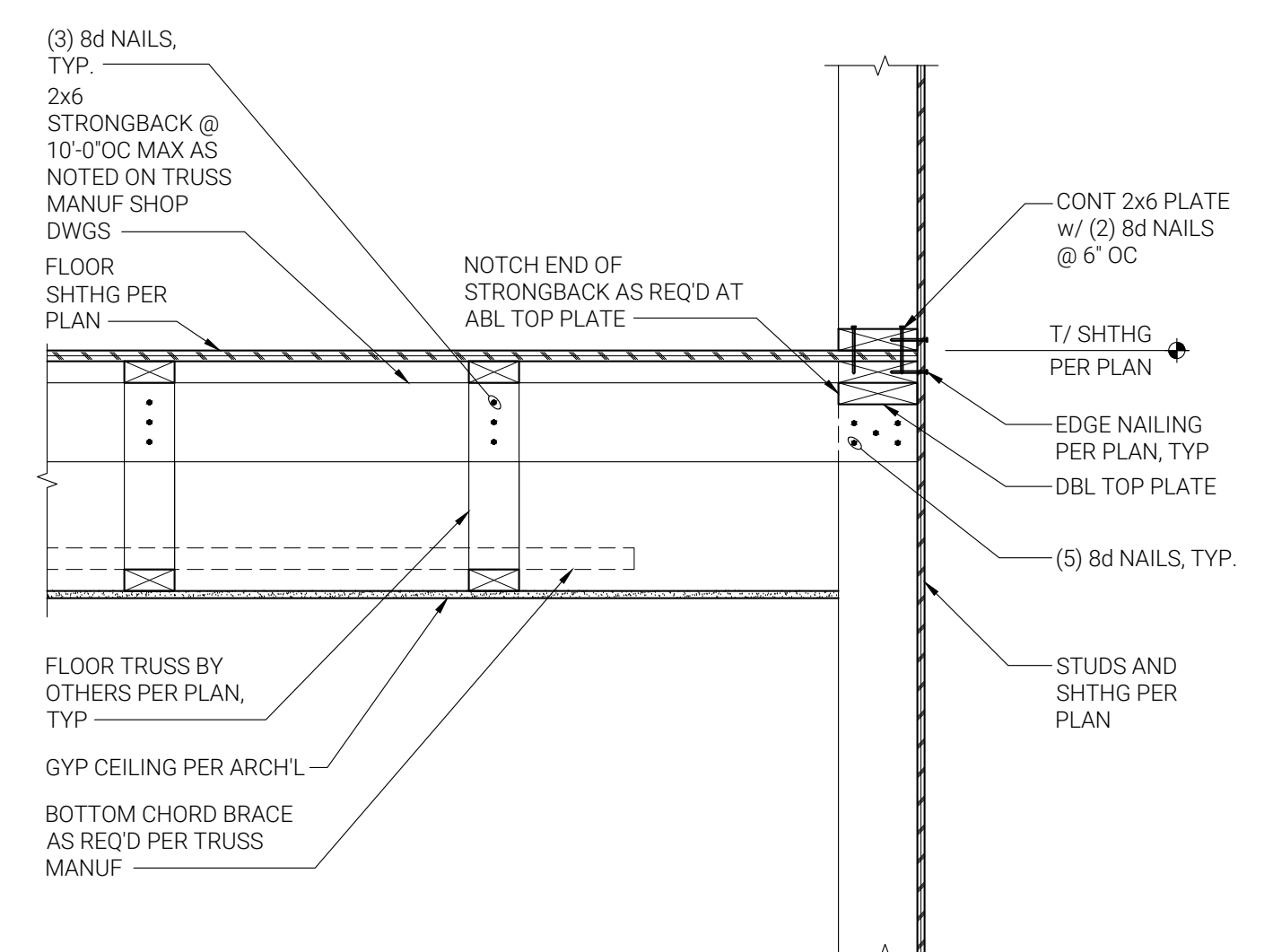
2 FLOOR TRUSSES AT EXTERIOR WALL  
 D2.0 N.T.S. 0601202

3  
 D2.0

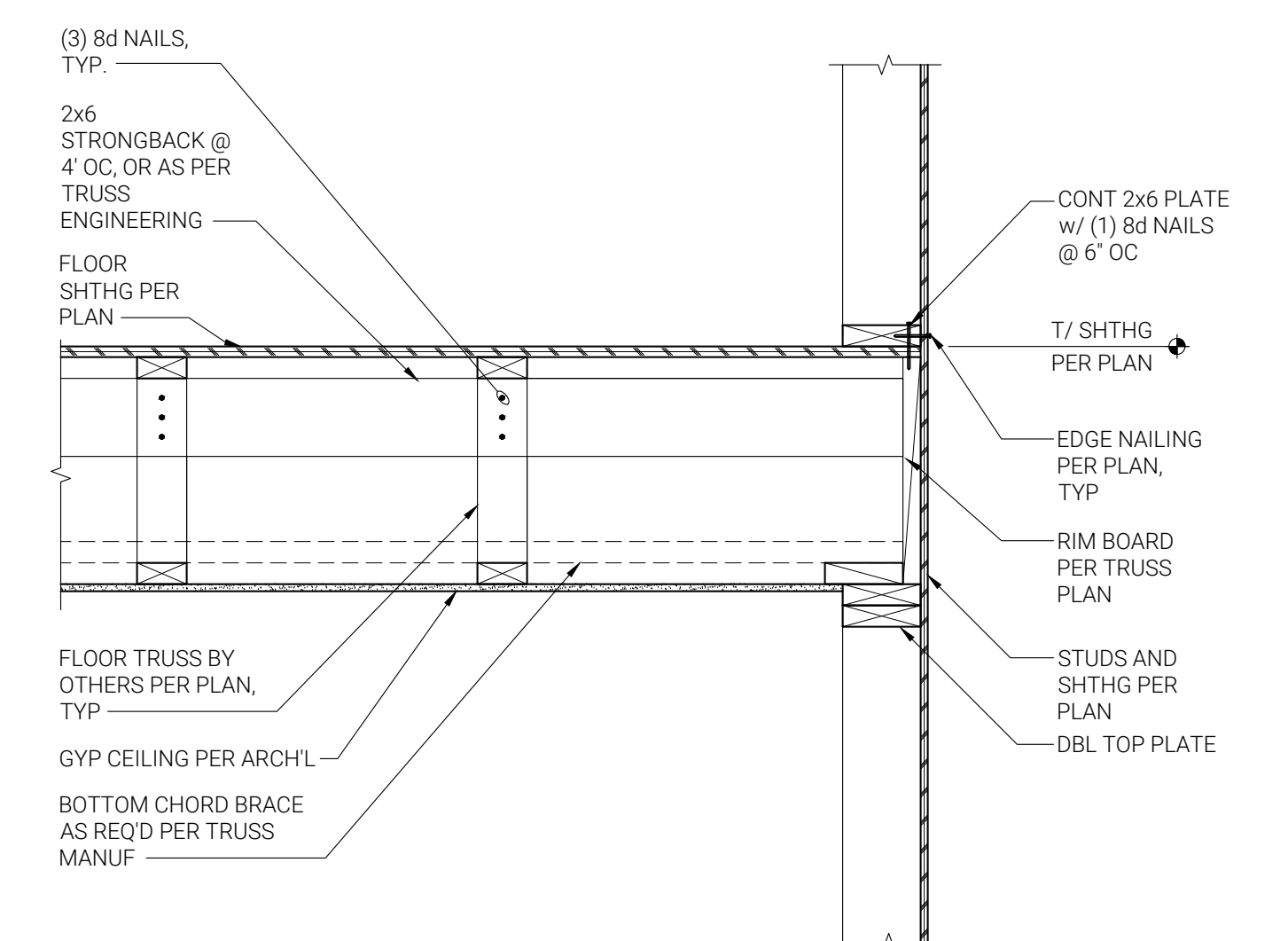
4 FLOOR TRUSSES AT INTERIOR BEARING WALL  
 D2.0 N.T.S. 0601201



SEE ARCH FOR MORE INFORMATION



FLOOR TRUSS @ EXTERIOR WALL



RIM BOARD @ EXTERIOR WALL

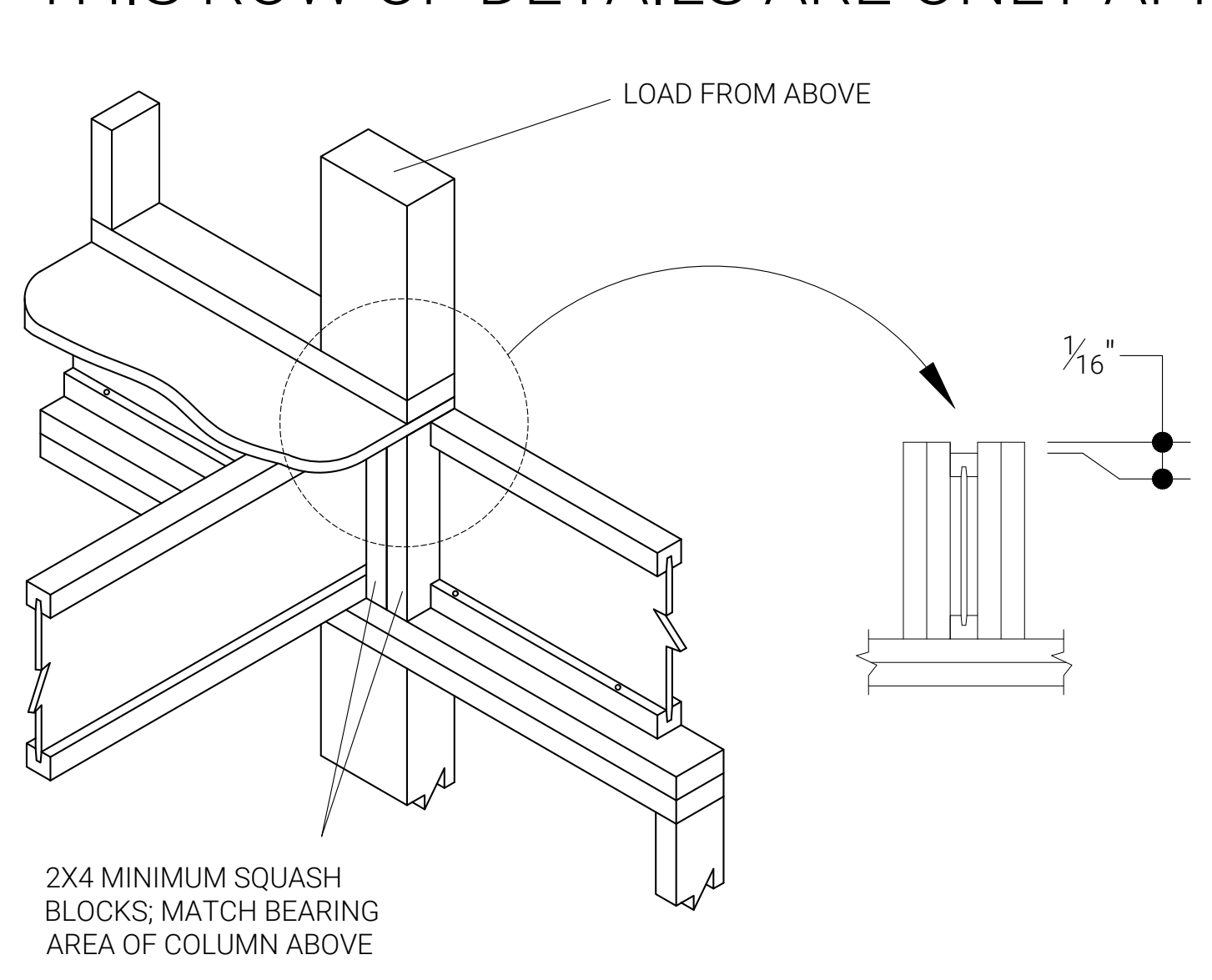
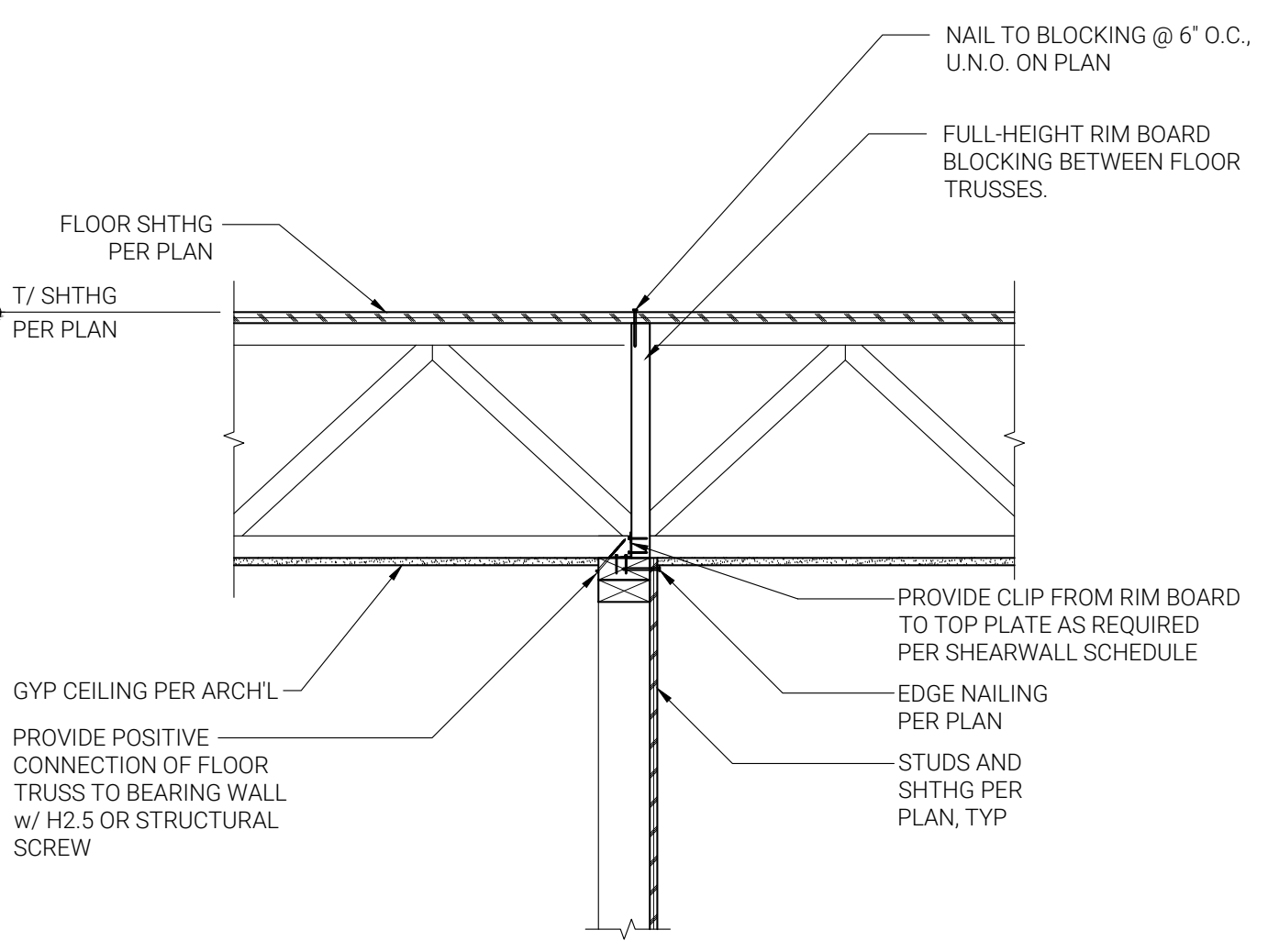
5 DEMISING FIRE WALL @ UPPER FLOOR FRAMING  
 D2.0 N.T.S. 0601301

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

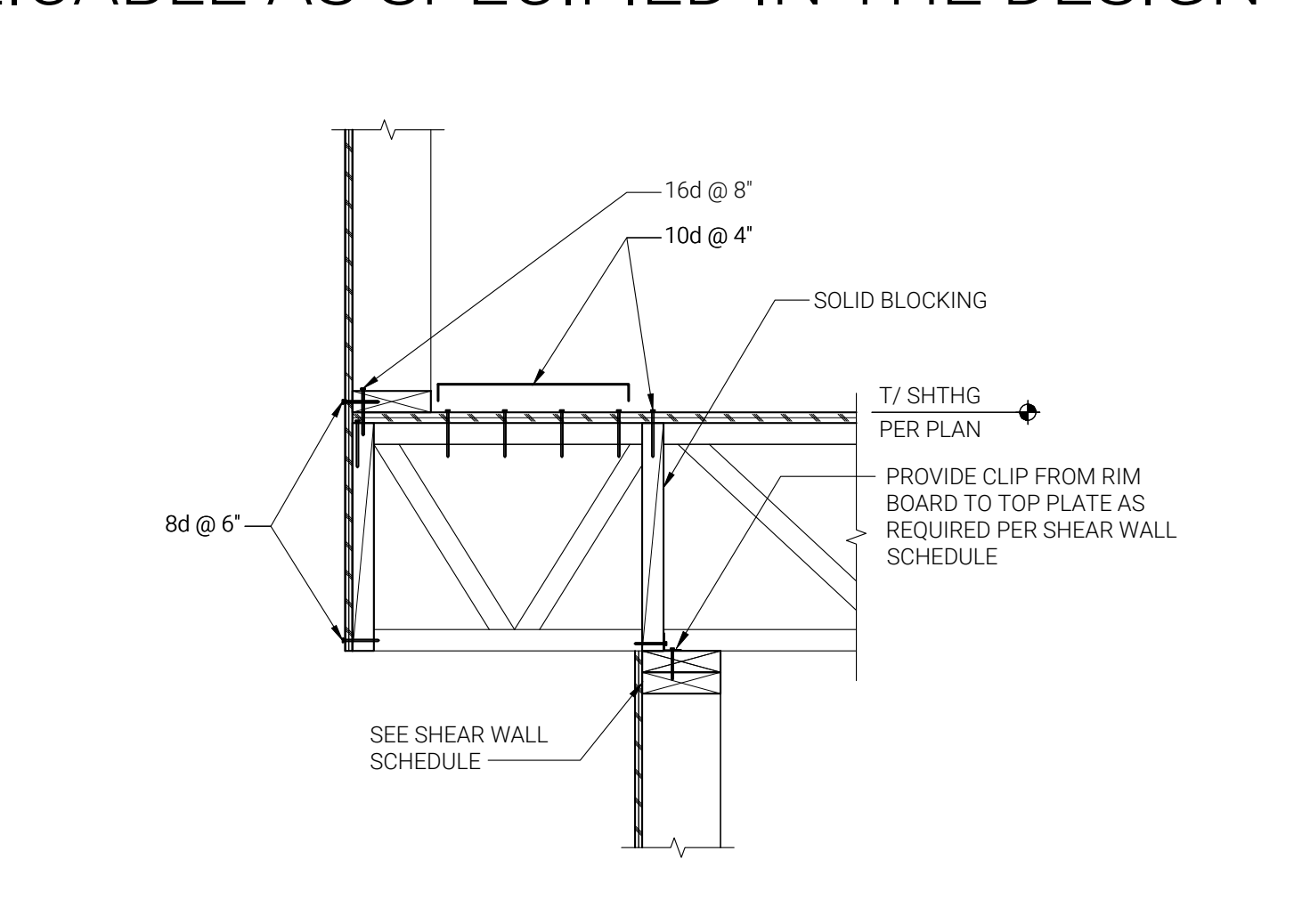
7  
 D2.0

8  
 D2.0

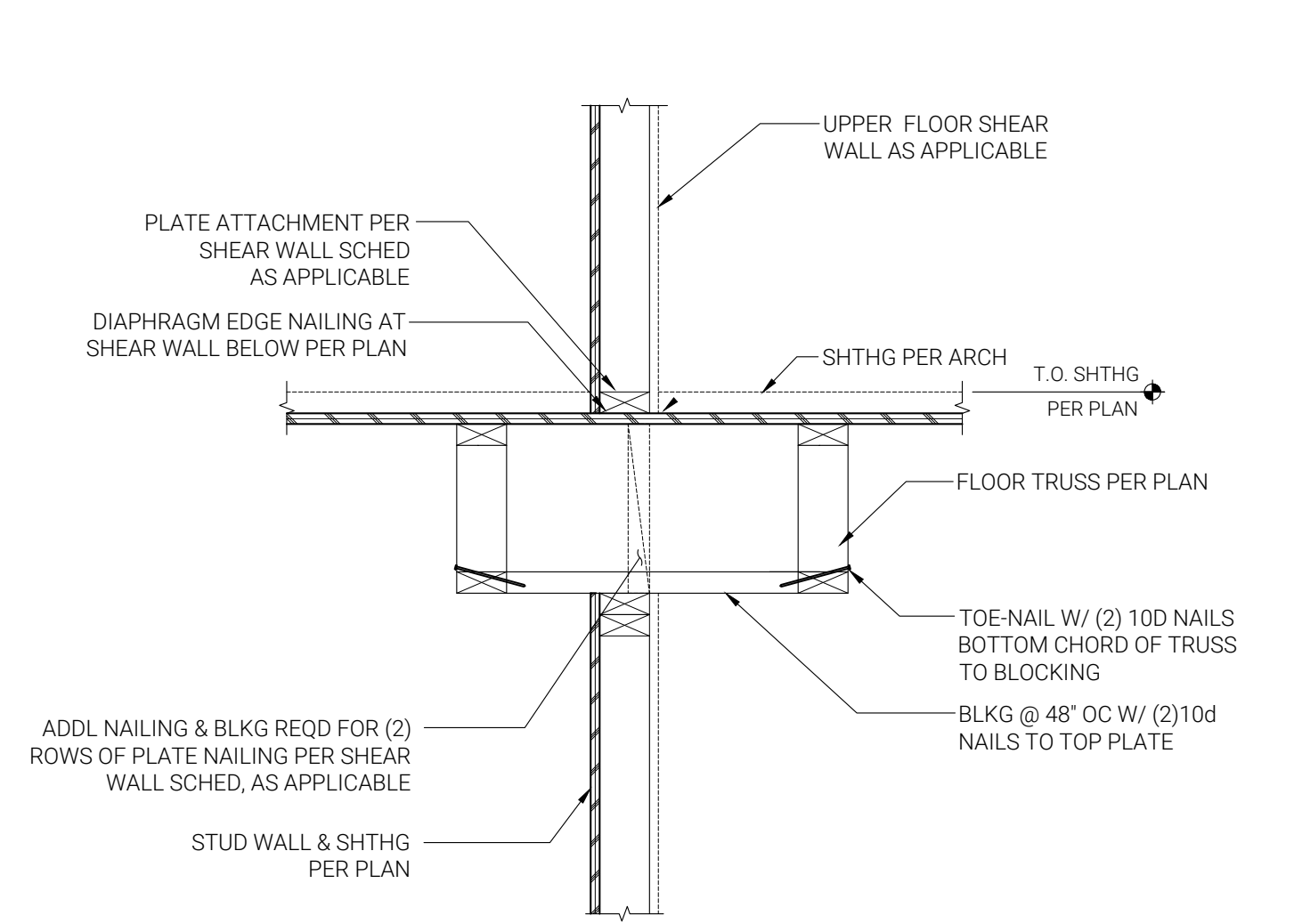
THIS ROW OF DETAILS ARE ONLY APPLICABLE AS SPECIFIED IN THE DESIGN



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

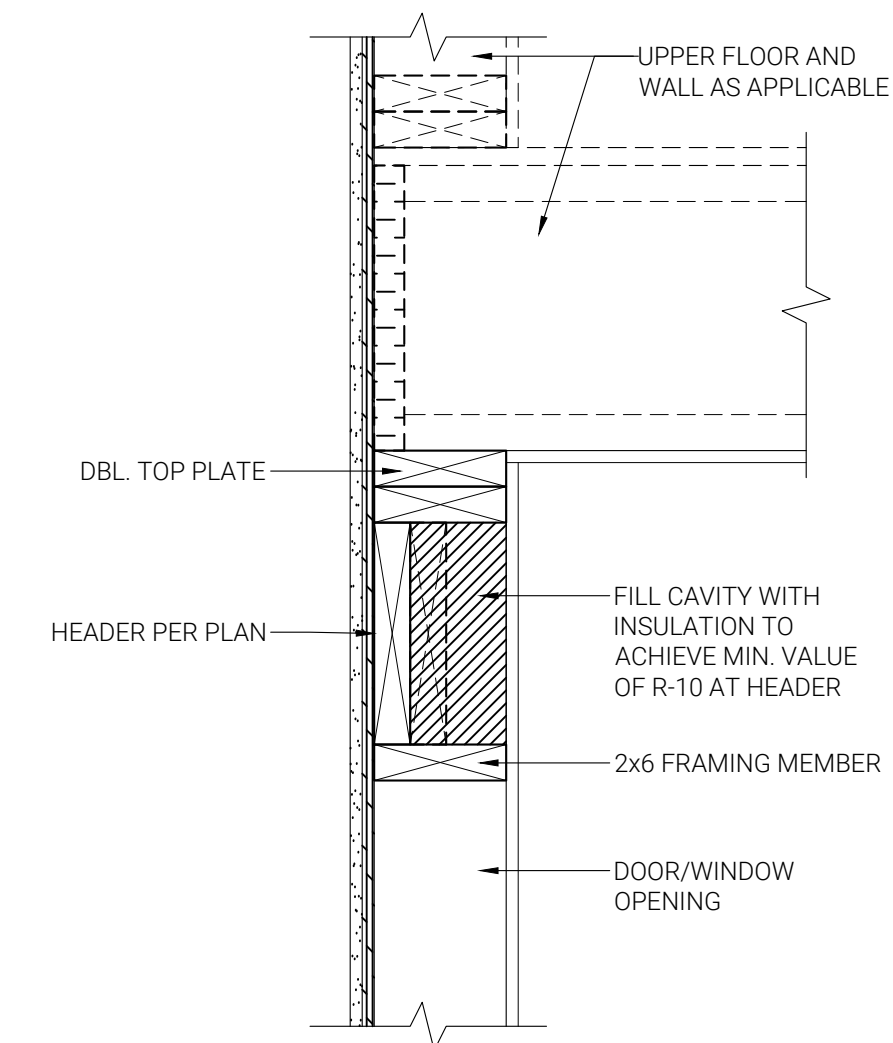
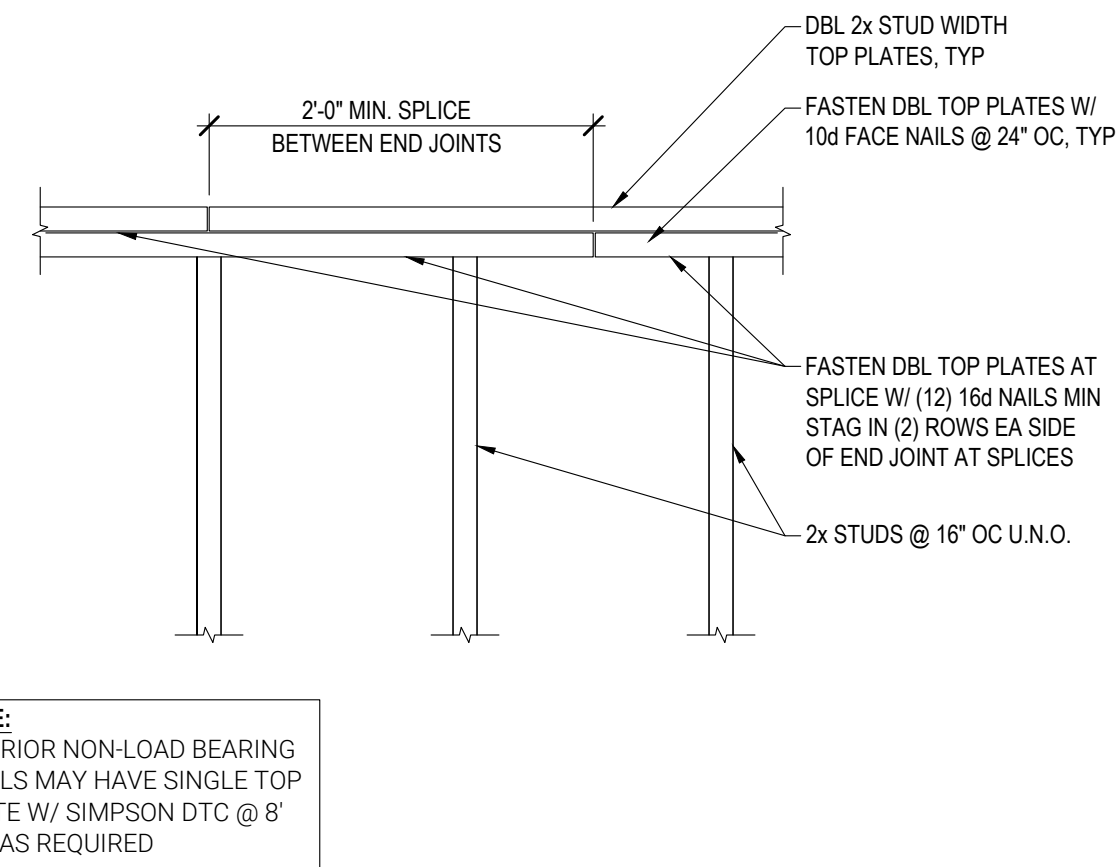
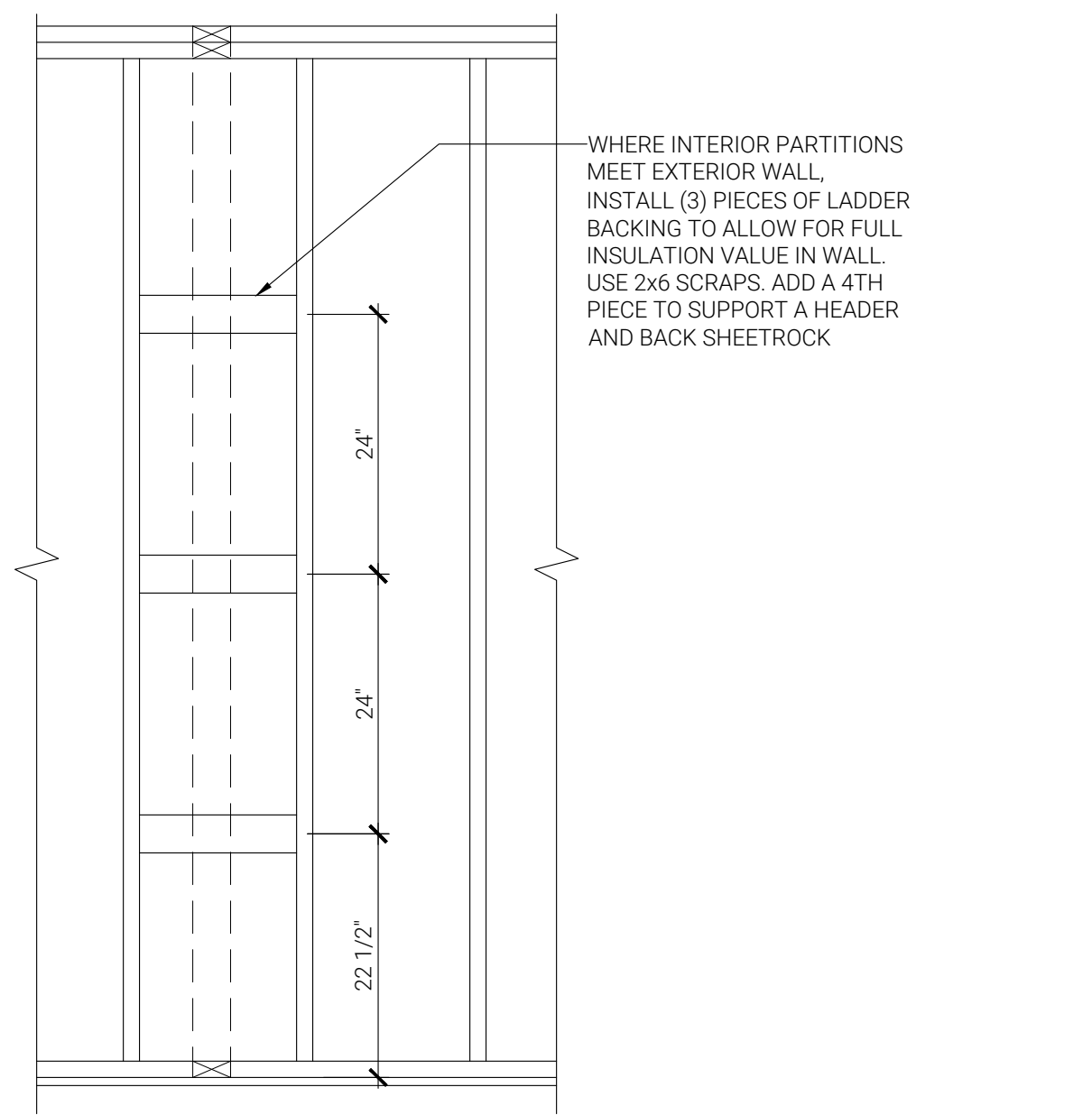
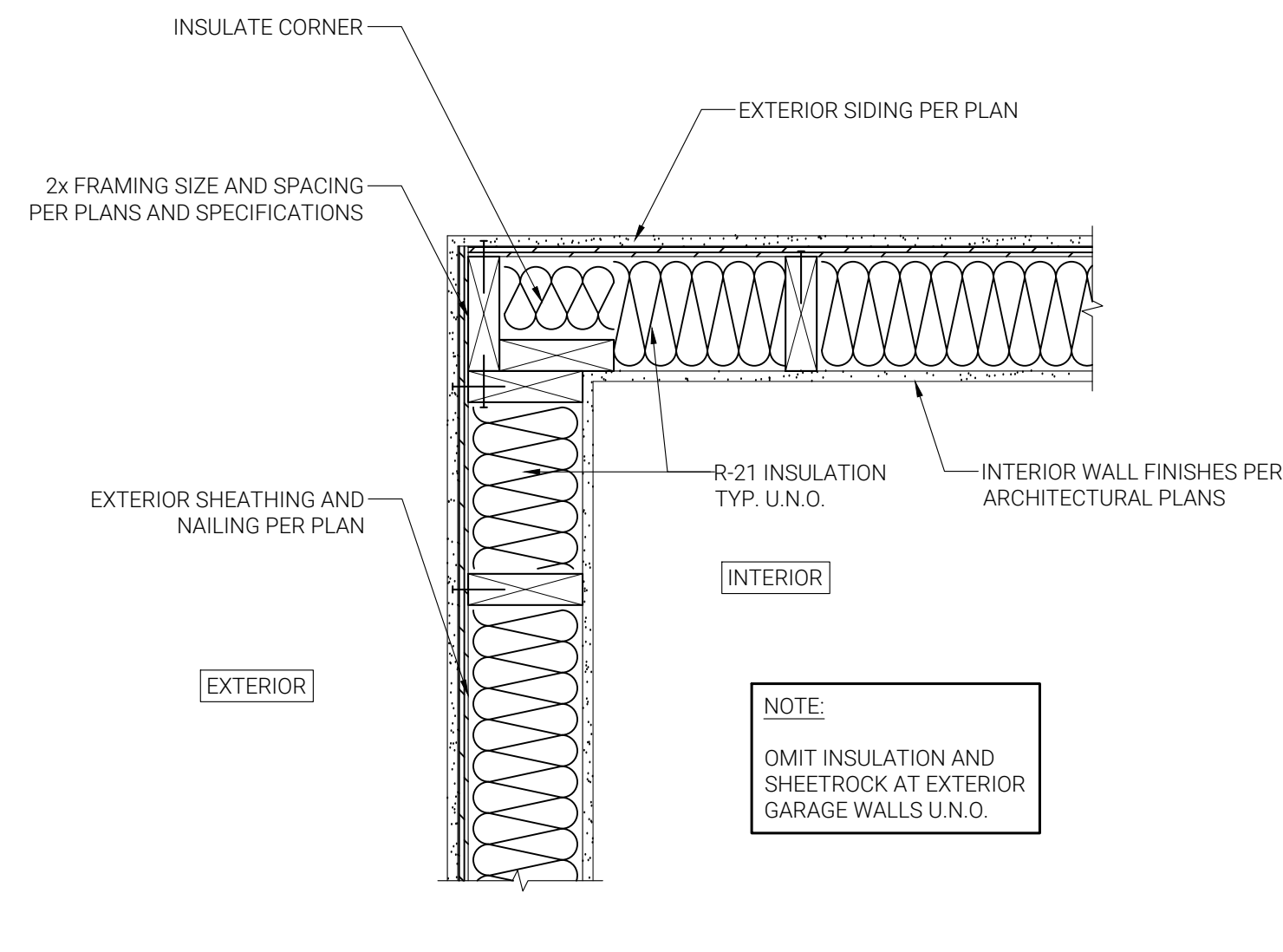


11 CANTILEVER FLOOR TRUSSES AT INTERIOR BEARING WALL, AS APPLICABLE  
 D2.0 N.T.S. 0601204



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

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

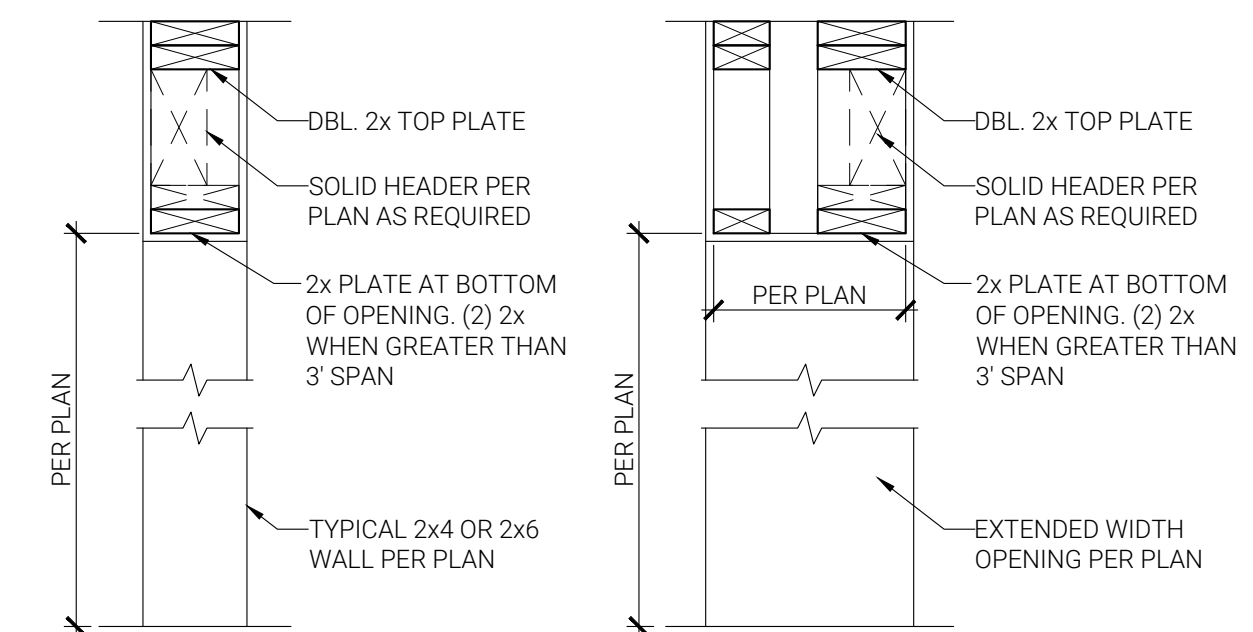
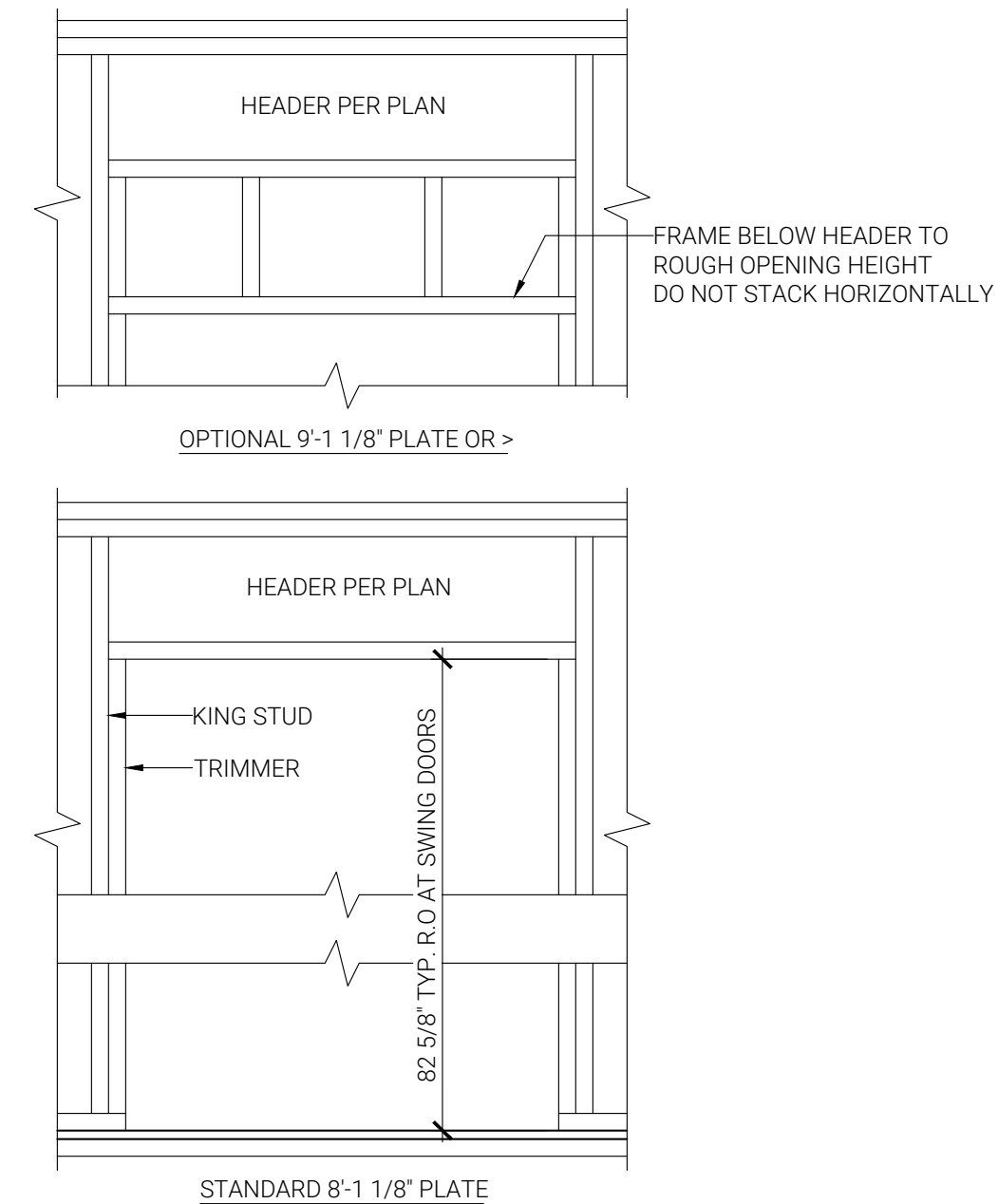
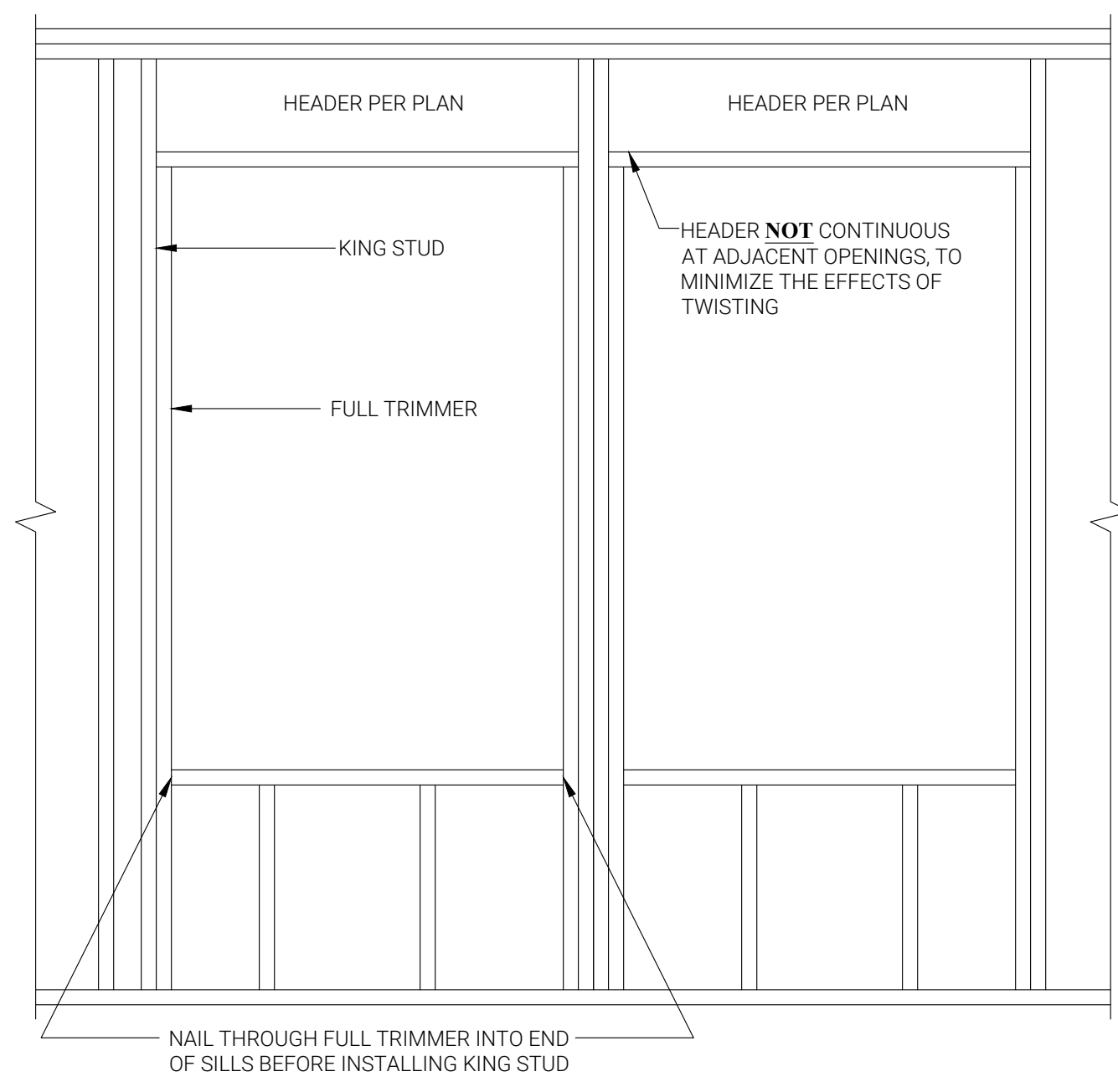
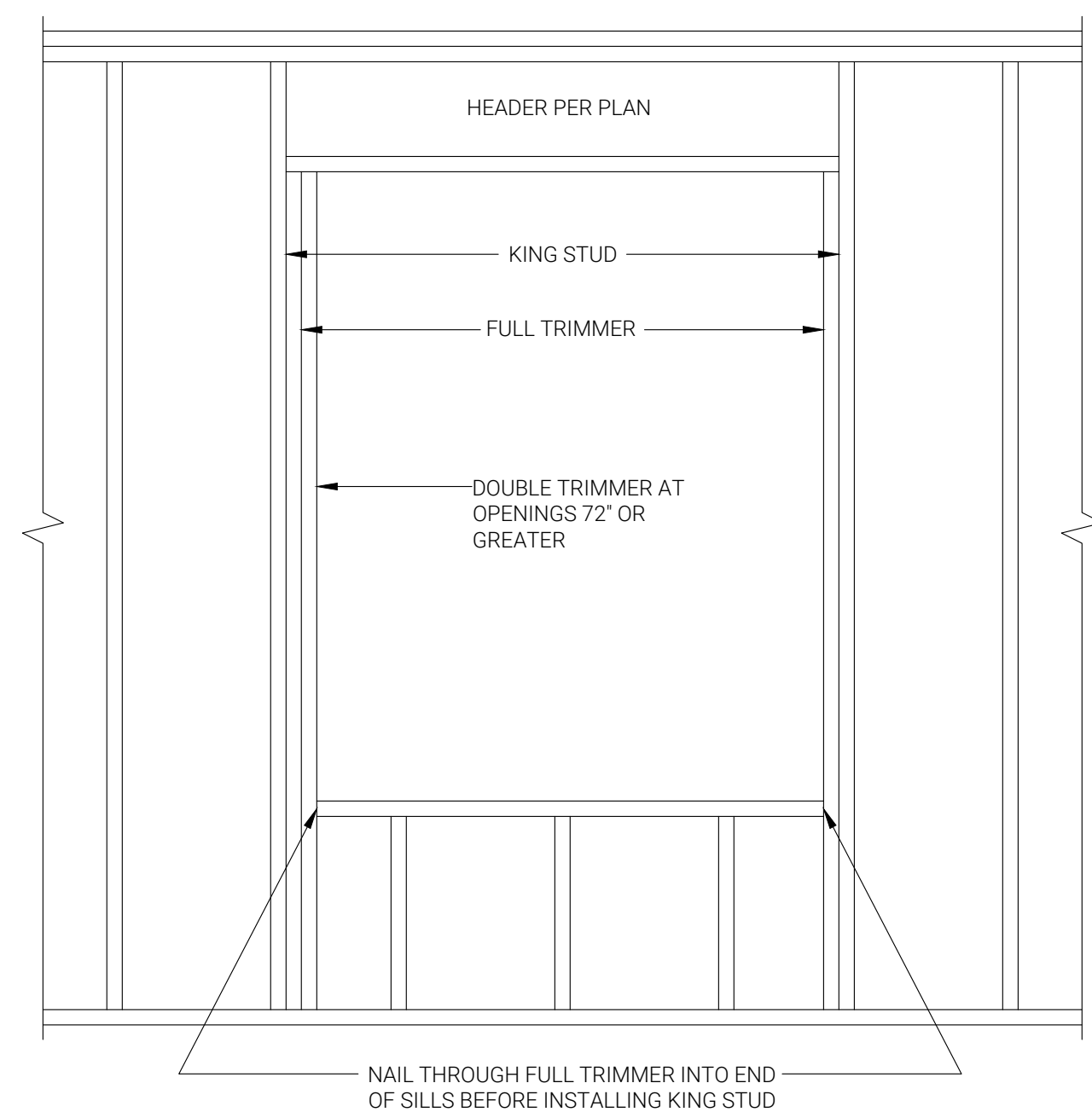


1 THREE STUD CORNER  
D21 NTS 0602101

2 EXTERIOR WALL AT PERP. WALL  
D21 NTS 0602107

3 BEARING WALL TOP PLATE SPLICE, TYP.  
D21 NTS 0602115

4 INSULATED HEADER  
D21 NTS 0602105



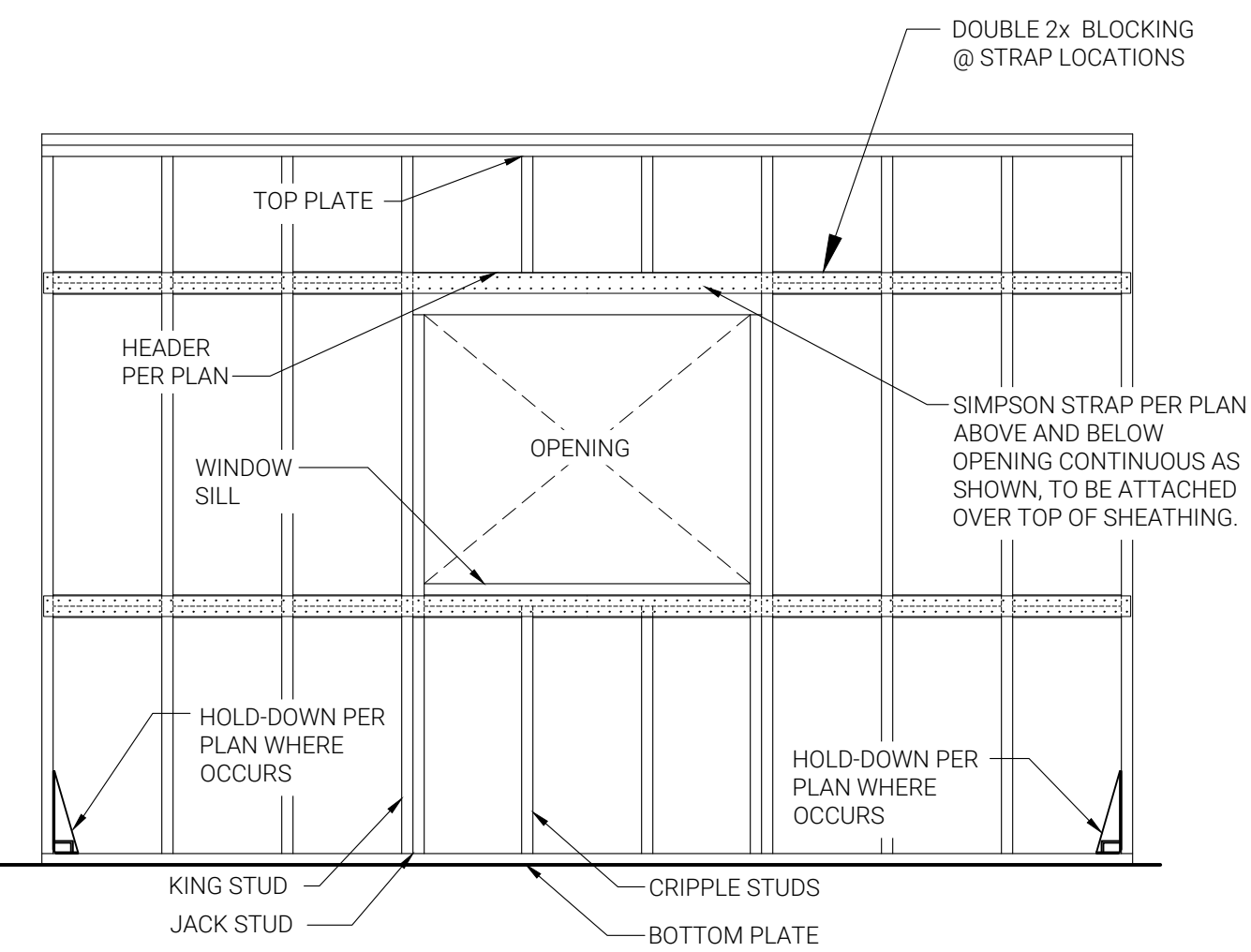
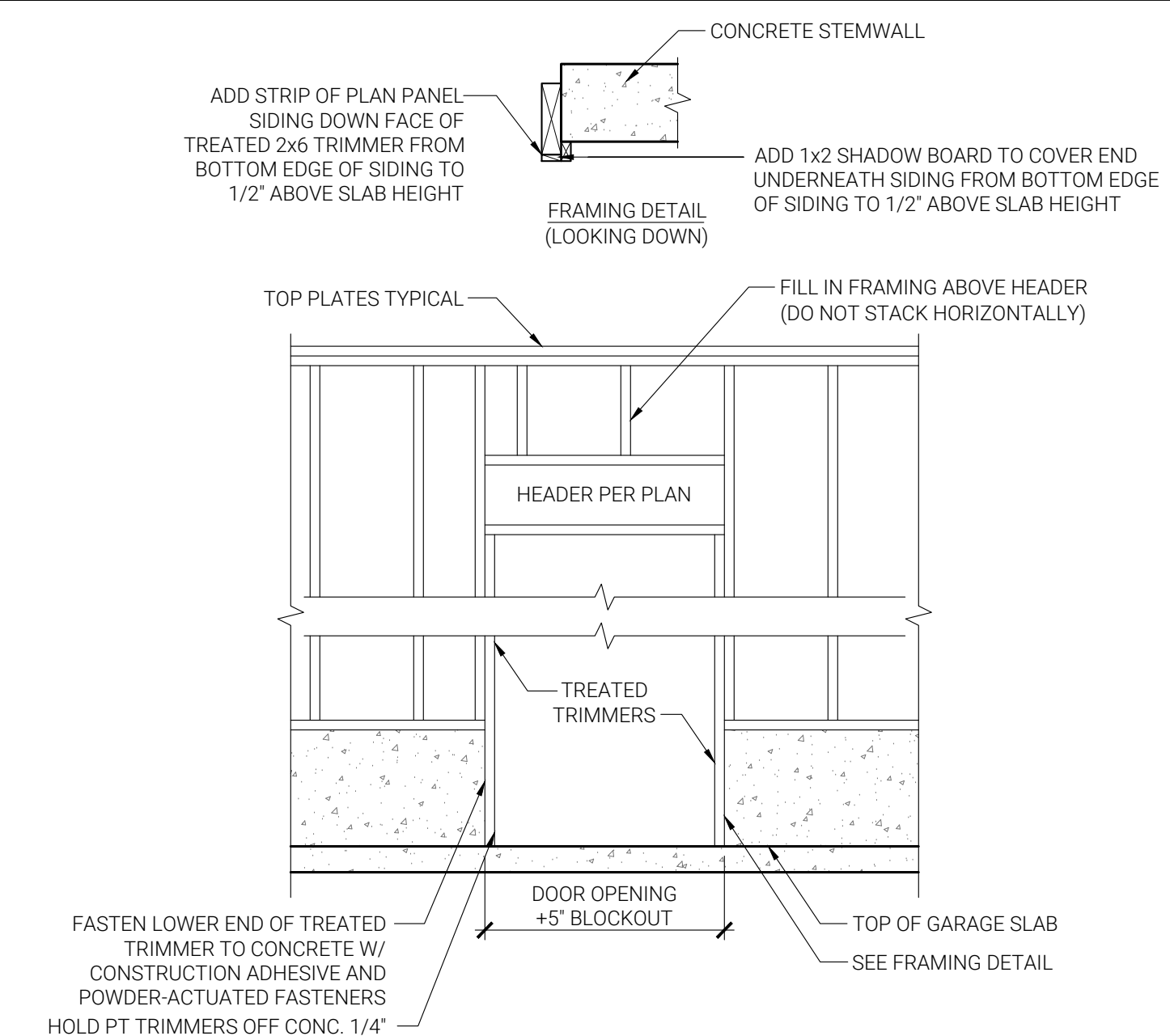
5 EXTERIOR WALL FRAMING AT TYPICAL WINDOW  
D21 NTS 0602102

6 EXTERIOR WALL FRAMING AT DBL. WINDOW (SPLIT HDR.)  
D21 NTS 0602103

7 EXTERIOR WALL FRAMING AT SWING DOOR  
D21 NTS 0602106

8 FRAME DOWN AT INTERIOR OPENING  
D21 NTS 0602201

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



9 EXTERIOR WALL AT GARAGE MAN DOOR, AS APPLICABLE  
D21 NTS 0602108

10 FORCE TRANSFER AROUND OPENING (FTAO) SHEAR WALL, AS APPLICABLE  
D21 NTS 0602109

