SITE DESIGN CRITERIA

WIND: UP TO 120 MPH

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 GENERAL CONTRACTOR 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 PLIRIS 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 GENERAL CONTRACTOR 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 MANUFACTURES 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 OFFICAILS PRIOR TO INSTALLATION/ SUBSTITUTION.

FOUNDATION NOTES

FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED 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'c 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"

HOLD-DOWN SCHEDULE

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH	MIN. CAPACITY	HOLD-DOWN FASTENING TO POST	MIN. POST SIZE, NUMBER & FASTENING
A	DTT2Z	½"Ø HOOKED ANCHOR	7" W/ 1¾" MIN. EDGE DISTANCE	6"	1,825#	(8) SDS ¼"x1½" SCREWS	(1) 2x WALL DEPTH STUD
A2	LSTA36	NA	NA	NA	1,640#	(7) 10d COMMON EA END OF STRAP	(1) 2x WALL DEPTH STUD
B	HDUE3	SABR 5/8"x 24"	18"	6"	3,790#	(7) SDS ¼"x 3" SCREWS	(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (12) 16d SINKERS
B2	MSTC 40	N.A.	N.A.	N.A.	3,070#	(16) 10d COMMON EA END OF STRAP	(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS
C	HDUE5	SABR 5/8"x24"	18"	6"	5,375#	(10) SDS ¼"x 3" SCREWS	(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS
C2	MSTC 52	N.A.	N.A.	N.A.	4,610#	(24) 10d COMMON EA END OF STRAP	(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS
D	HDUE9	SABR 7/8"x 24"	18"	8"	8,425#	(16) SDS 1/4"x 3 1/2" SCREWS	(1)4x4 OR (3)2x4
D2	MSTC 66	N.A.	N.A.	N.A.	5,850#	(32) 10d COMMON EA END OF STRAP	(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (24) 16d SINKERS
E	HDUE13	SABR 1"x 30"	24"	8"	11,900#	(23) SDS 1/4"x 3 1/2" SCREWS	(1)5 1/2" x 3 1/2" OR (1)7 1/4"x 3 1/2" AS NOTED ON PLAN
F	HDUE17	SABR 1"x 30"	24"	8"	14,615#	(28) SDS ¼"x 4½" SCREWS	(1) 5 1/2"x 3 1/2" OR (1) 5 1/2"X 5 1/2" AS NOTED ON PLAN
G	HD19	1 1/4" PAB	PER PLANS	PER PLANS	19,070#	(5) 1" THROUGH BOLTS	(1) 6x6 MIN.

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.

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" EPB 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 (LVL) 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 STAND 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, VALLEY'S 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/D1.0; 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 4'x8', 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 (2½" x 0.131") OR GALVANIZED BOX (2½" x 0.113"), 10d COMMON (3" x 0.148") OR GALVANIZED BOX (3" x 0.128")
- LOCATE NAILS AT LEAST ⅜" 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 1¾" LONG DIAGONAL SLOT WITH A WIDTH OF UP TO 3/16" 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 ½" 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 / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SWS	½" GWB, SEE NOTE 5	NO. 6 TYPE S OR W DRYWALL SCREWS 8" OC	12" OC	NO	½" Ø @ 72" OC ⅝" Ø @ 72" OC
RIM JOISTS TO PLATE BELOW[6,8]	PLATE TO RIM JOIST BELOW[7,8]	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
NA	16d @ 16" OC	(3) 8d TOE-NAIL EA. BAY		NA	60

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW0	1 SIDE	8d @ 6" OC	12" OC	NO	½" Ø @ 72" OC ⅝" Ø @ 72" OC
RIM JOISTS TO PLATE BELOW[5,7]	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 / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW1	1 SIDE	8d @ 6" OC	8d @ 12" OC	YES	½" Ø @ 48" OC ⅝" Ø @ 48" OC
RIM JOISTS TO PLATE BELOW[6,8]	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	TIMBERLOK TO TRUSS AND SIMPSON L50 @ 24" OC ON BLOCKING		(1) ROW 16d @ 12" OC	365

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW2	1 SIDE	8d @ 4" OC	8d @ 12" OC	YES	½" Ø @ 32" OC ⅝" Ø @ 48" OC
RIM JOISTS TO PLATE BELOW[6,8]	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 / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW3	1 SIDE	8d @ 3" OC	8d @ 12" OC	YES	½" Ø @ 24" OC ⅝" Ø @ 32" OC
RIM JOISTS TO PLATE BELOW[6,8]	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

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW4	1 SIDE	8d @ 2" OC SEE NOTE 2	8d @ 12" OC	YES	½" Ø @ 16" OC ⅝" Ø @ 24" OC
RIM JOISTS TO PLATE BELOW[6,8]	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

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW5	2 SIDES SEE NOTE 4	8d @ 4" OC	8d @ 12" OC	YES	½" Ø @ 16" OC ⅝" Ø @ 24" OC
RIM JOISTS TO PLATE BELOW[6,8]	PLATE TO RIM JOIST BELOW[7,8]	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.		DBL. STUD FASTENING	CAP (PLF)
SIMPSON LTP4 @ 12" OC	16d @ 6" OC & SIMPSON LTP4 @ 12" OC	SIMPSON H10A TO TRUSS AND L50 @ 8" OC ON BLOCKING		(3) ROWS 16d @ 8" OC	1065

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW6	2 SIDES SEE NOTE 4	8d @ 3" OC	8d @ 12" OC	YES	½" Ø @ 12" OC ⅝" Ø @ 16" OC
RIM JOISTS TO PLATE BELOW[6,8]	PLATE TO RIM JOIST BELOW[7,8]	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.

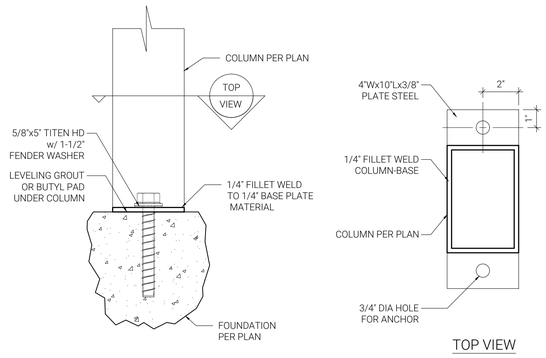
7) SIMPSON LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MINIMUM 2-1/2" LAP. SHEATHING SHALL BE FASTENED TO RIM JOIST, TOP PLATE AND BOTTOM PLATE WITH EDGE NAILING PER SHEAR WALL SCHEDULE REGARDLESS WHETHER THEY OCCUR AT EDGES.

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.

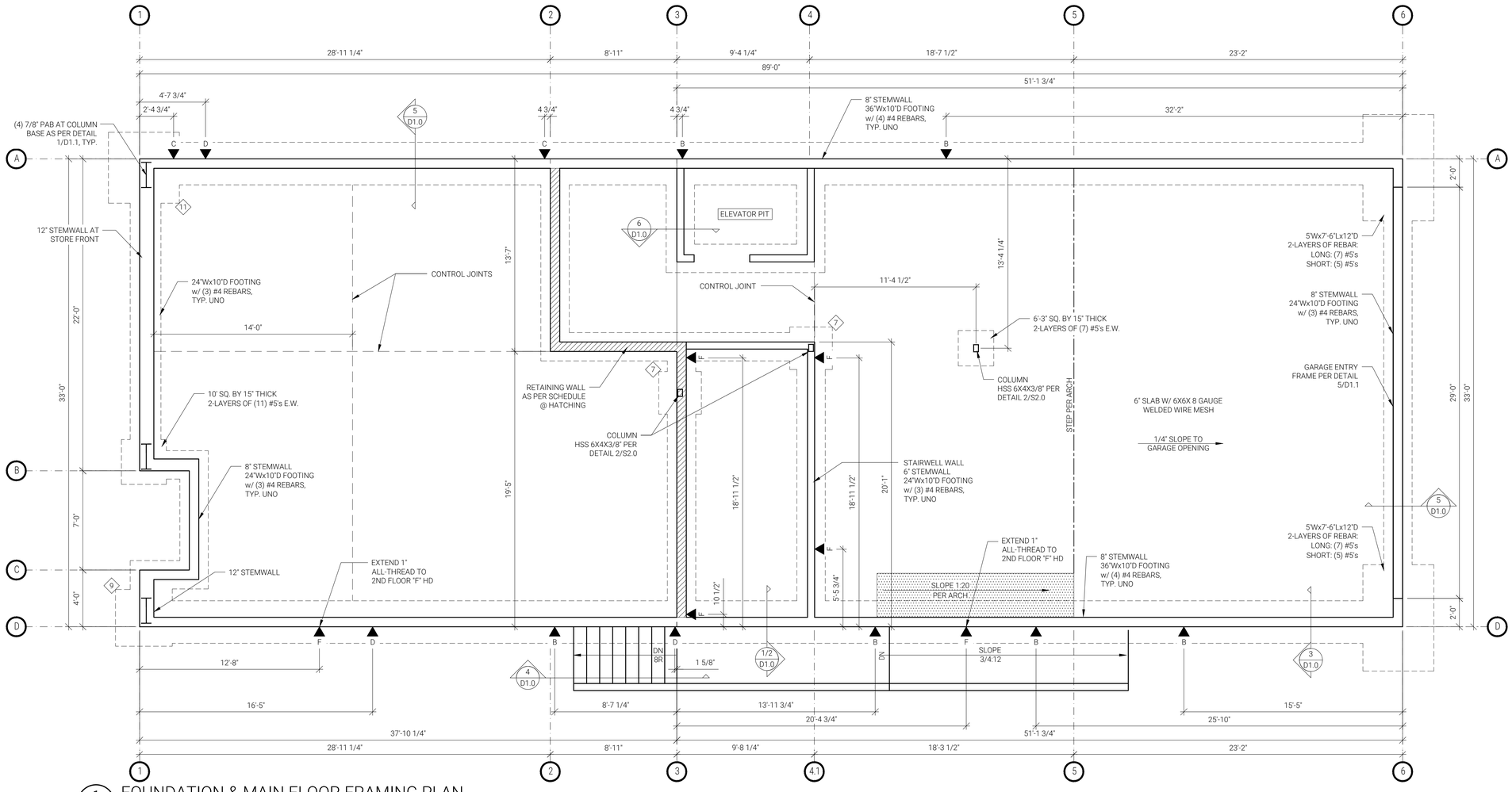
PLIRIS REQUIRES ELECTRONIC SIGNATURES FOR ALL PLAN SHEETS. DATE/TIME STAMP OF SIGNATURE SHALL BE WITHIN 48 HOURS AFTER PLAN STAMP, SEE BOTTOM LEFT CORNER. PLIRIS WILL PROVIDE UNENCRYPTED DOCUMENTS DIRECTLY TO THE REVIEWING JURISDICTION BY CONTACTING US DIRECTLY AT jhasupport@plirisplans.com

ELECTRONIC STAMP



2 / S2.0 HSS COLUMN & BASE ATTACHMENT

NTS



1 / S2.0 FOUNDATION & MAIN FLOOR FRAMING PLAN

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

HOLD-DOWN SCHEDULE

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
B	HDUE3	SABR 5/8"x 24"	18"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
3,790#	(7) SDS ¼"x 3" SCREWS		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (12) 16d SINKERS	

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
C	HDUE5	SABR 5/8"x24"	18"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
5,375#	(10) SDS ¼"x 3" 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	HDUE9	SABR 7/8"x 24"	18"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
8,425#	(16) SDS 1/4"x 3 1/2" SCREWS		(1)4x4 OR (3)2x4	

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
F	HDUE17	SABR 1"x 30"	24"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
14,615#	(28) SDS ¼"x 4½" SCREWS		(1) 5 1/2"x 3 1/2" OR (1) 5 1/2"X 5 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 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 / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]	
		EDGES	FIELD	BLK'D		
SW0	1 SIDE	8d @ 6" OC	12" OC	NO	½" Ø @ 72" OC ⅝" Ø @ 72" OC	
RIM JOISTS TO PLATE BELOW[5,7]	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 / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]	
		EDGES	FIELD	BLK'D		
SW1	1 SIDE	8d @ 6" OC	8d @ 12" OC	YES	½" Ø @ 48" OC ⅝" Ø @ 48" OC	
RIM JOISTS TO PLATE BELOW[5,8]	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	TIMBERLOK TO TRUSS AND SIMPSON L50 @ 24" OC ON BLOCKING			(1) ROW 16d @ 12" OC	365

ENGINEERED SHEAR WALL SCHEDULE

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]	
		EDGES	FIELD	BLK'D		
SW3	1 SIDE	8d @ 3" OC	8d @ 12" OC	YES	½" Ø @ 24" OC ⅝" Ø @ 32" OC	
RIM JOISTS TO PLATE BELOW[6,8]	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

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]	
		EDGES	FIELD	BLK'D		
SW4	1 SIDE	8d @ 2" OC SEE NOTE 2	8d @ 12" OC	YES	½" Ø @ 16" OC ⅝" Ø @ 24" OC	
RIM JOISTS TO PLATE BELOW[6,8]	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

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.

HOLD-DOWN SCHEDULE

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
B	HDUE3	SABR 5/8"x 24"	18"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
3,790#	(7) SDS ¼"x 3" SCREWS		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (12) 16d SINKERS	

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
C	HDUE5	SABR 5/8"x24"	18"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
5,375#	(10) SDS ¼"x 3" 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	HDUE9	SABR 7/8"x 24"	18"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
8,425#	(16) SDS 1/4"x 3 1/2" SCREWS		(1)4x4 OR (3)2x4	

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
F	HDUE17	SABR 1"x 30"	24"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
14,615#	(28) SDS ¼"x 4½" SCREWS		(1) 5 1/2"x 3 1/2" OR (1) 5 1/2"X 5 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 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)	DISCRIPTION OF FASTENER LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
UP TO ½	STAPLE 15 ga. 1 ¾	4	8
	STAPLE 16 ga. 1 ¾	3	6

WALL FRAMING NOTES

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

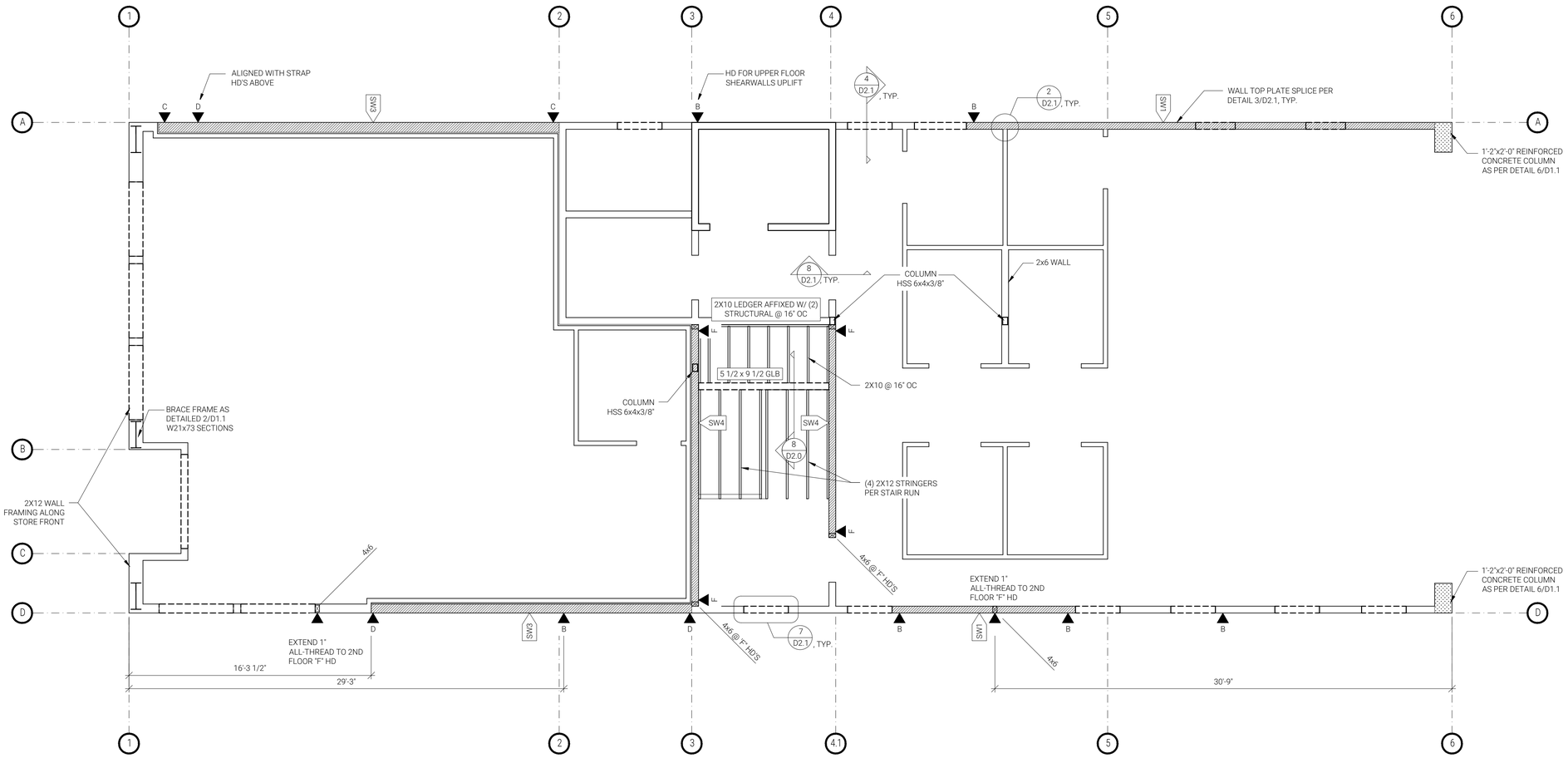
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SW0, U.N.O.

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 PLY'S, U.N.O.

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



1 S3.0 FIRST FLOOR WALL FRAMING PLAN

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

UPPER FLOOR FRAMING PLAN NOTES

RIM BOARD TO BE 1¼" 1.35E LSL OR EQUIVALENT, U.N.O.

SHEAR WALL NAILING:

a. THE CONTRACTOR SHALL VERIFY THAT THE SUPPLIED RIM BOARD IS COMPATIBLE WITH THE SPECIFIED NAILING REQUIREMENTS. FOR 1¼" RIM BOARD WITH MAX ¾" SHEATHING SUBSTITUTE (2) ROWS 16d SINKER (0.148 x 3¼") @ 8" OC OFFSET ROWS ½" MIN AND STAGGER.

b. SIMPSON LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MINIMUM 2½" 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.

WALL FRAMING NOTES

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

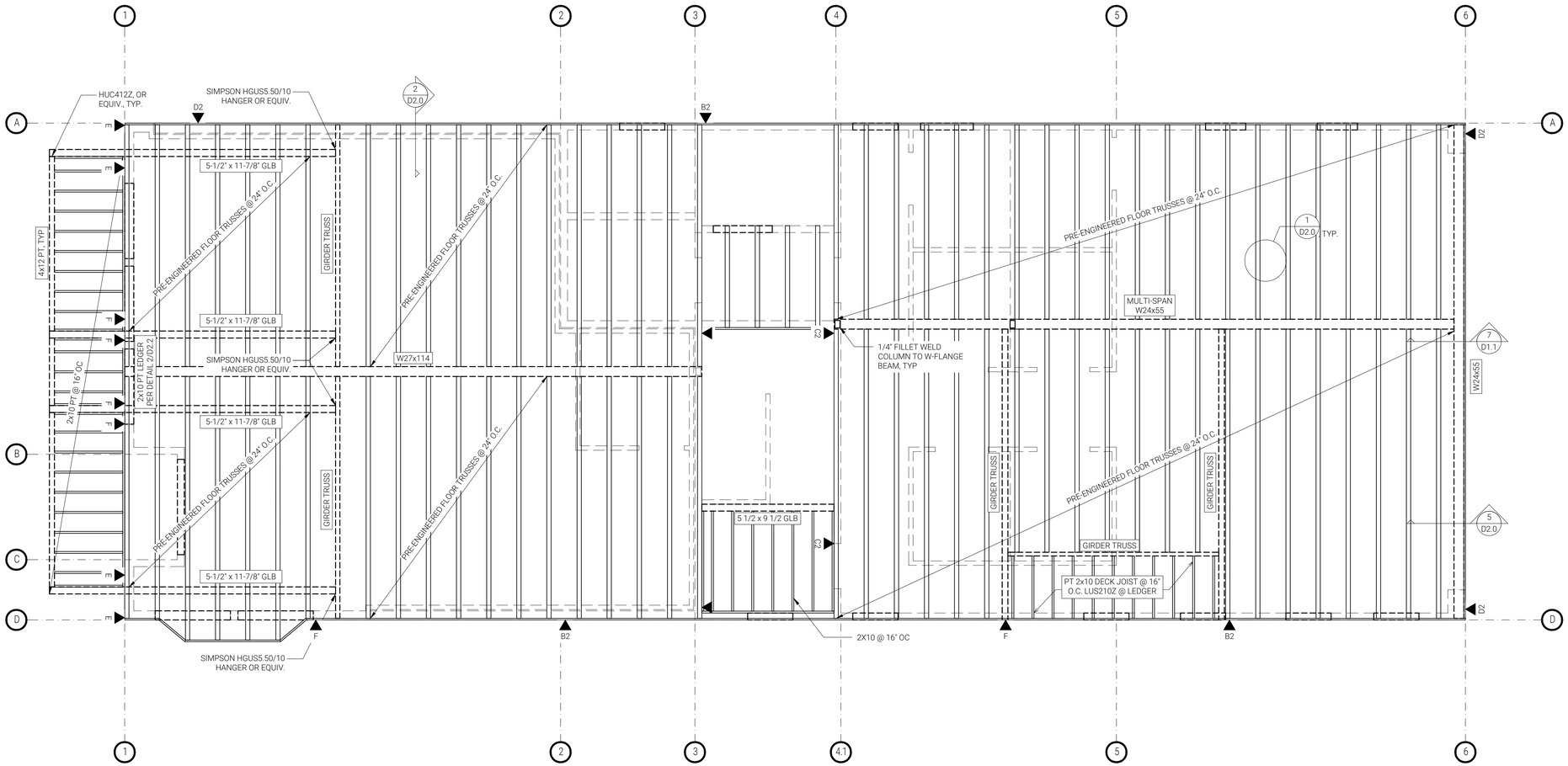
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SW0, U.N.O.

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 PLY'S, U.N.O.

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



1 S4.0 SECOND FLOOR FRAMING PLAN

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

ENGINEERED SHEAR WALL SCHEDULE

TYPE	OSB / PLYWD SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]	
		EDGES	FIELD	BLK'D		
SW0	1 SIDE	8d @ 6" OC	12" OC	NO	½" Ø @ 72" OC ⅝" Ø @ 72" OC	
RIM JOISTS TO PLATE BELOW[5,7]	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	BLK'D		
SW1	1 SIDE	8d @ 6" OC	8d @ 12" OC	YES	½" Ø @ 48" OC ⅝" Ø @ 48" OC	
RIM JOISTS TO PLATE BELOW[5,8]	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	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	BLK'D		
SW2	1 SIDE	8d @ 4" OC	8d @ 12" OC	YES	½" Ø @ 32" OC ⅝" Ø @ 48" OC	
RIM JOISTS TO PLATE BELOW[6,8]	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

ENGINEERED SHEAR WALL SCHEDULE

TYPE	OSB / PLYWD SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]	
		EDGES	FIELD	BLK'D		
SW3	1 SIDE	8d @ 3" OC	8d @ 12" OC	YES	½" Ø @ 24" OC ⅝" Ø @ 32" OC	
RIM JOISTS TO PLATE BELOW[6,8]	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

TYPE	OSB / PLYWD SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]	
		EDGES	FIELD	BLK'D		
SW4	1 SIDE	8d @ 2" OC SEE NOTE 2	8d @ 12" OC	YES	½" Ø @ 16" OC ⅝" Ø @ 24" OC	
RIM JOISTS TO PLATE BELOW[6,8]	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

TYPE	OSB / PLYWD SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]	
		EDGES	FIELD	BLK'D		
SW6	2 SIDES SEE NOTE 4	8d @ 3" OC	8d @ 12" OC	YES	½" Ø @ 12" OC ⅝" Ø @ 16" OC	
RIM JOISTS TO PLATE BELOW[6,8]	PLATE TO RIM JOIST BELOW[7,8]	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.

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
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	HDUE9	SABR 7/8"x 24"	18"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
8,425#	(16) SDS 1/4"x 3 1/2" SCREWS		(1)4x4 OR (3)2x4	

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
E	HDUE13	SABR 1"x 30"	24"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
11,900#	(23) SDS 1/4"x 3 1/2" SCREWS		(1)5 1/2" x 3 1/2" OR (1)7 1/4"x 3 1/2" AS NOTED ON PLAN	

TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
F	HDUE17	SABR 1"x 30"	24"	8"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
14,615#	(28) SDS ¼"x 4½" SCREWS		(1) 5 1/2"x 3 1/2" OR (1) 5 1/2"X 5 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 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.

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.

WALL FRAMING NOTES

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

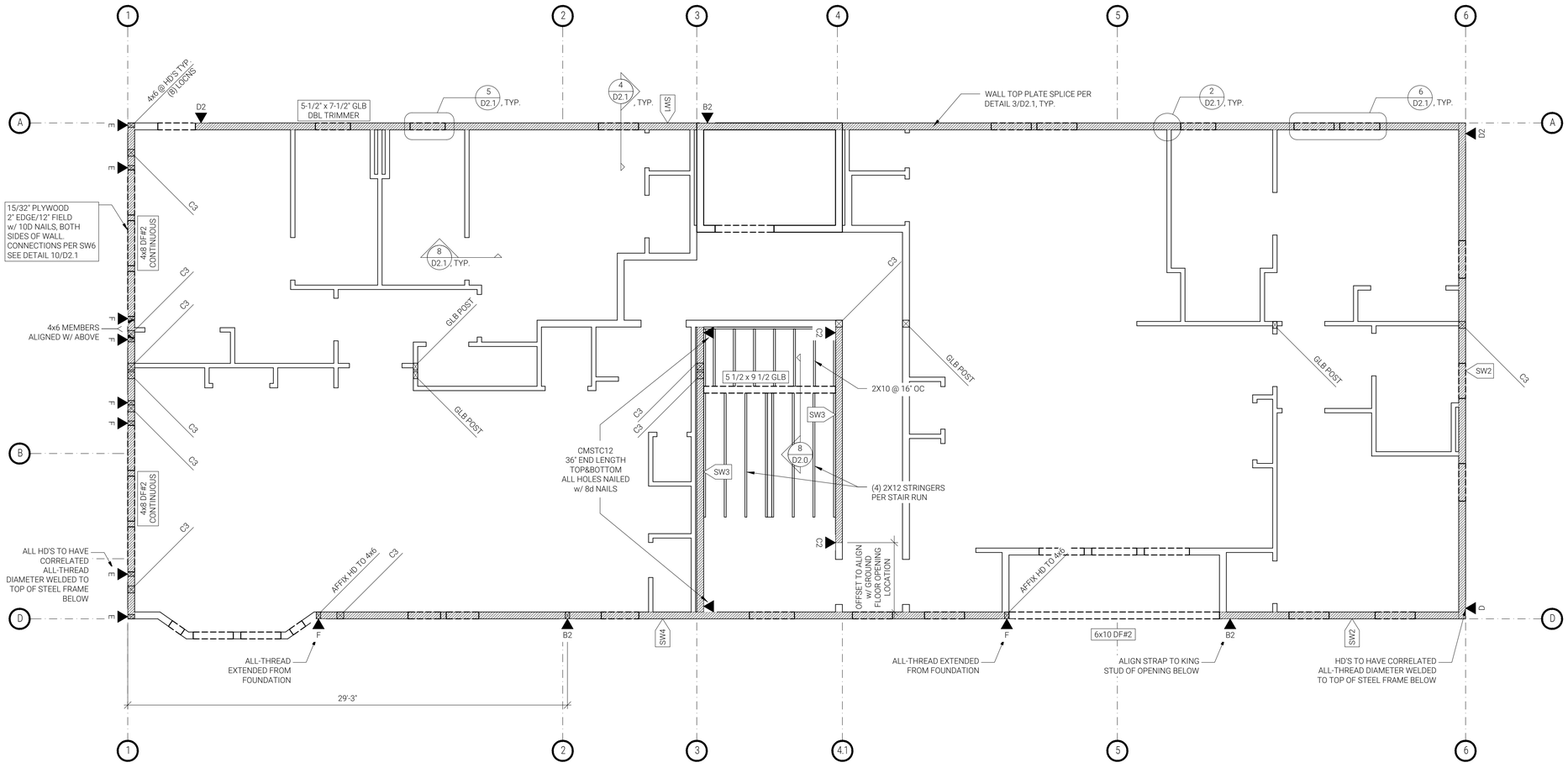
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SW0, U.N.O.

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 PLY'S, U.N.O.

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



1 S5.0 SECOND FLOOR WALL FRAMING PLAN

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

UPPER FLOOR FRAMING PLAN NOTES

RIM BOARD TO BE 1¼" 1.35E LSL OR EQUIVALENT, U.N.O.

SHEAR WALL NAILING:

a. THE CONTRACTOR SHALL VERIFY THAT THE SUPPLIED RIM BOARD IS COMPATIBLE WITH THE SPECIFIED NAILING REQUIREMENTS. FOR 1¼" RIM BOARD WITH MAX ⅜" SHEATHING SUBSTITUTE (2) ROWS 16d SINKER (0.148 x 3¼") @ 8" OC OFFSET ROWS ½" MIN AND STAGGER.

b. SIMPSON LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MINIMUM 2½" 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.

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.

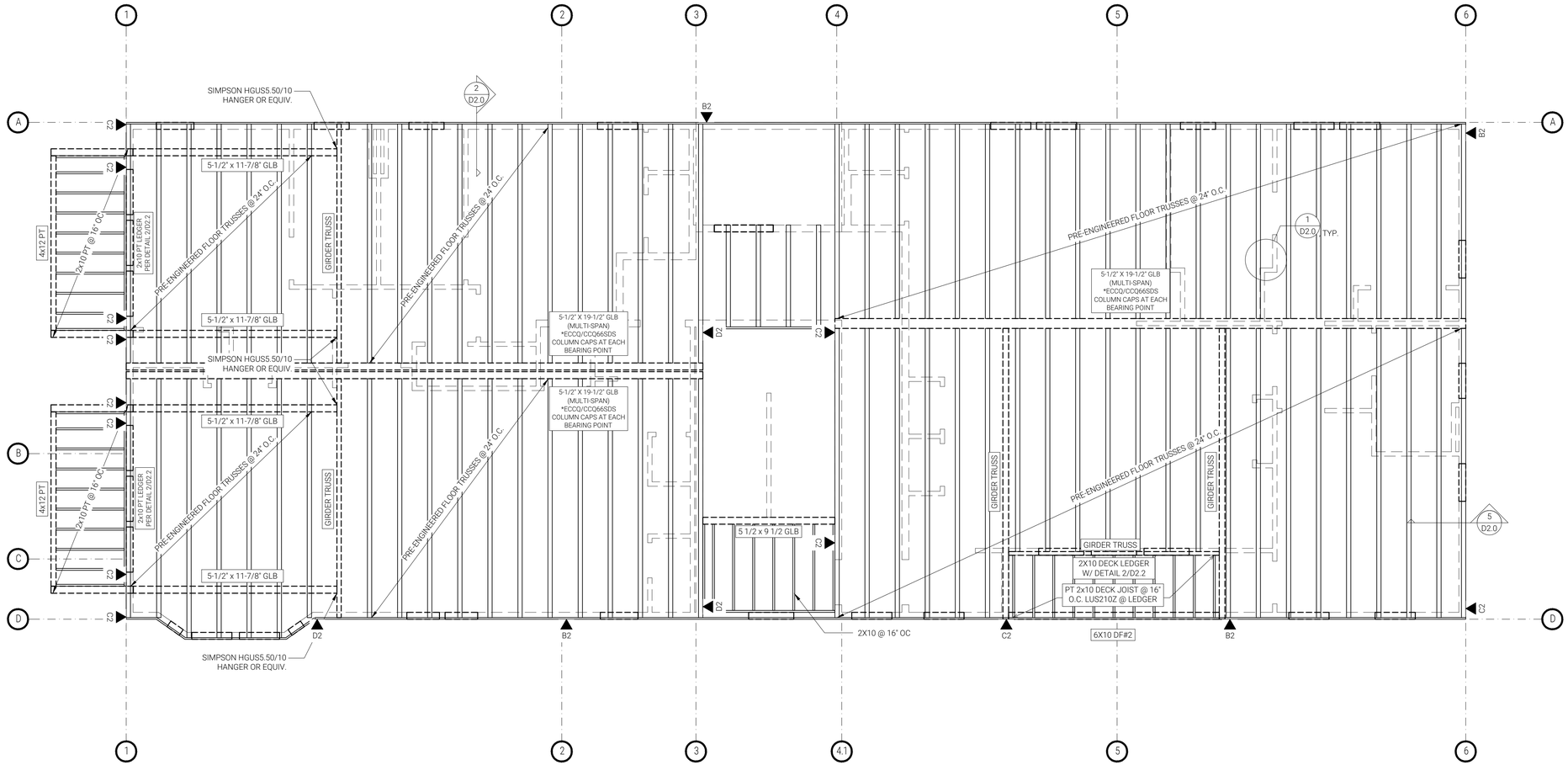
SHEAR WALL SCHEDULE CALLOUT APPLIES TO LENGTH OF HATCHED WALL, INCLUDING AROUND OPENINGS

ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE.

PROVIDE BUILT-UP COLUMN UNDERNEATH GIRDER TRUSS OF EQUIVALENT PLY'S, U.N.O.

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

ELECTRONIC STAMP



1 S6.0 THIRD FLOOR FRAMING PLAN

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

ENGINEERED SHEAR WALL SCHEDULE

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW0	1 SIDE	8d @ 6" OC	12" OC	NO	½" Ø @ 72" OC ⅝" Ø @ 72" OC
RIM JOISTS TO PLATE BELOW[5,7]	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 / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW1	1 SIDE	8d @ 6" OC	8d @ 12" OC	YES	½" Ø @ 48" OC ⅝" Ø @ 48" OC
RIM JOISTS TO PLATE BELOW[5,8]	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	TIMBERLOK TO TRUSS AND SIMPSON L50 @ 24" OC ON BLOCKING			(1) ROW 16d @ 12" OC	365

ENGINEERED SHEAR WALL SCHEDULE

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW3	1 SIDE	8d @ 3" OC	8d @ 12" OC	YES	½" Ø @ 24" OC ⅝" Ø @ 32" OC
RIM JOISTS TO PLATE BELOW[6,8]	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

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW6	2 SIDES SEE NOTE 4	8d @ 3" OC	8d @ 12" OC	YES	½" Ø @ 12" OC ⅝" Ø @ 16" OC
RIM JOISTS TO PLATE BELOW[6,8]	PLATE TO RIM JOIST BELOW[7,8]	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.

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
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
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.

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.

WALL FRAMING NOTES

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

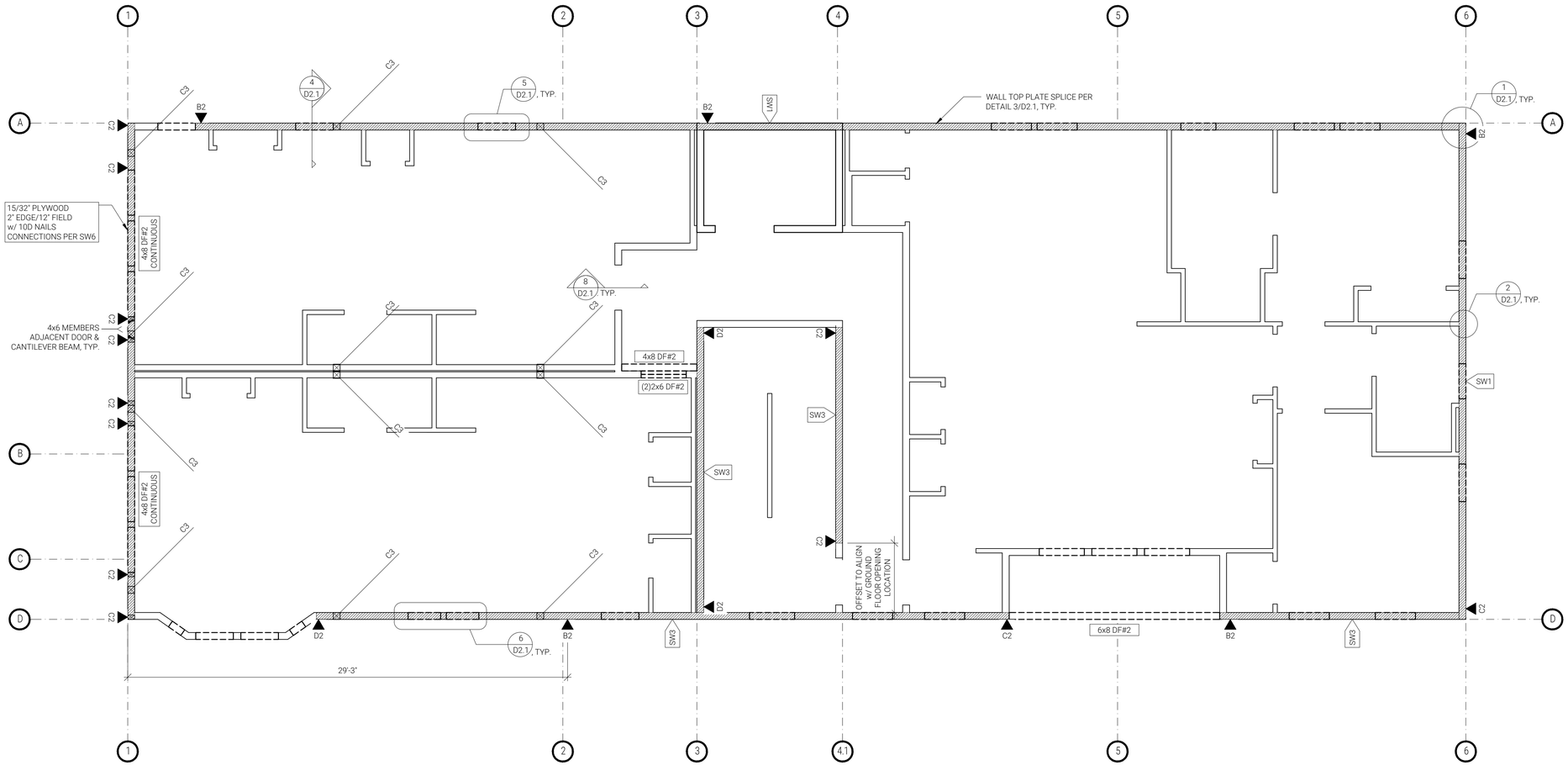
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SW0, U.N.O.

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 PLY'S, U.N.O.

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



1 S7.0 THIRD FLOOR WALL FRAMING PLAN

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.

UPPER FLOOR FRAMING PLAN NOTES

RIM BOARD TO BE 1¼" 1.35E LSL OR EQUIVALENT, U.N.O.

SHEAR WALL NAILING:

a. THE CONTRACTOR SHALL VERIFY THAT THE SUPPLIED RIM BOARD IS COMPATIBLE WITH THE SPECIFIED NAILING REQUIREMENTS. FOR 1¼" RIM BOARD WITH MAX ⅜" SHEATHING SUBSTITUTE (2) ROWS 16d SINKER (0.148 x 3¼") @ 8" OC OFFSET ROWS ½" MIN AND STAGGER.

b. SIMPSON LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MINIMUM 2½" 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.

WALL FRAMING NOTES

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

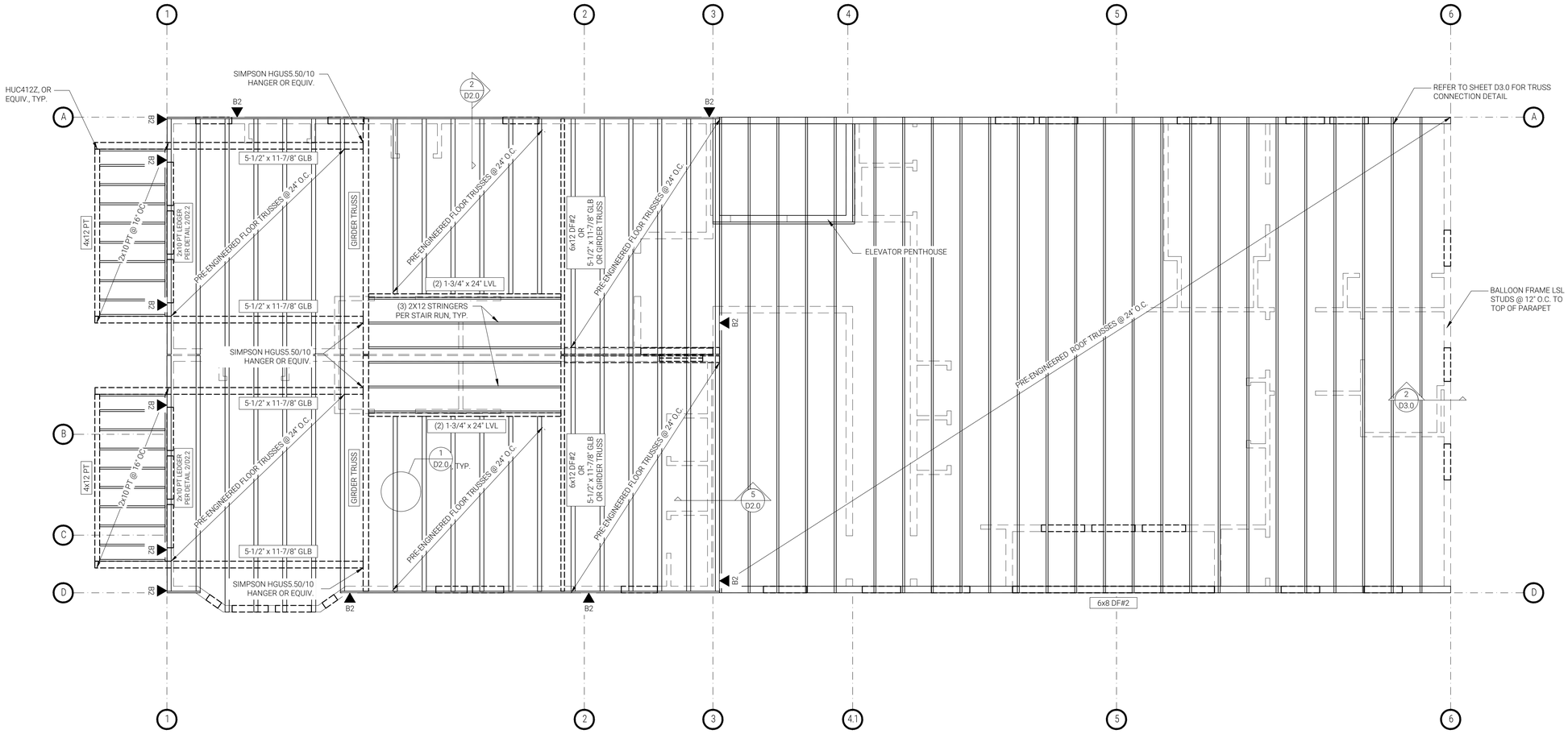
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SW0, U.N.O.

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 PLY'S, U.N.O.

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



1 S8.0 FOURTH FLOOR FRAMING & THIRD FLOOR ROOF FRAMING PLAN

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.

ENGINEERED SHEAR WALL SCHEDULE

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW0	1 SIDE	8d @ 6" OC	12" OC	NO	½" Ø @ 72" OC ⅝" Ø @ 72" OC

RIM JOISTS TO PLATE BELOW[5,7]	PLATE TO RIM JOIST BELOW[5,7]	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 / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW1	1 SIDE	8d @ 6" OC	8d @ 12" OC	YES	½" Ø @ 48" OC ⅝" Ø @ 48" OC

RIM JOISTS TO PLATE BELOW[6,8]	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	TIMBERLOK TO TRUSS AND SIMPSON LS0 @ 24" OC ON BLOCKING	(1) ROW 16d @ 12" OC	365

TYPE	OSB / PLYW'D SHEATHING[1]	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING[9]
		EDGES	FIELD	BLK'D	
SW3	1 SIDE	8d @ 3" OC	8d @ 12" OC	YES	½" Ø @ 24" OC ⅝" Ø @ 32" OC

RIM JOISTS TO PLATE BELOW[6,8]	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 LS0 @ 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" Ø ANCHOR BOLTS, TYP.

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

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.

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.

WALL FRAMING NOTES

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

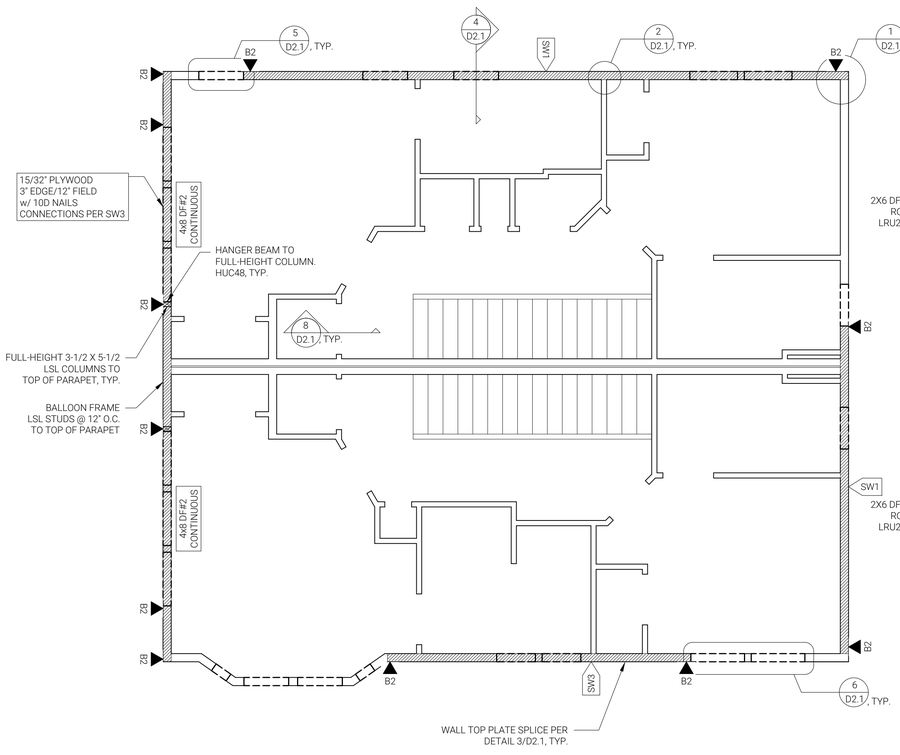
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER SW0, U.N.O.

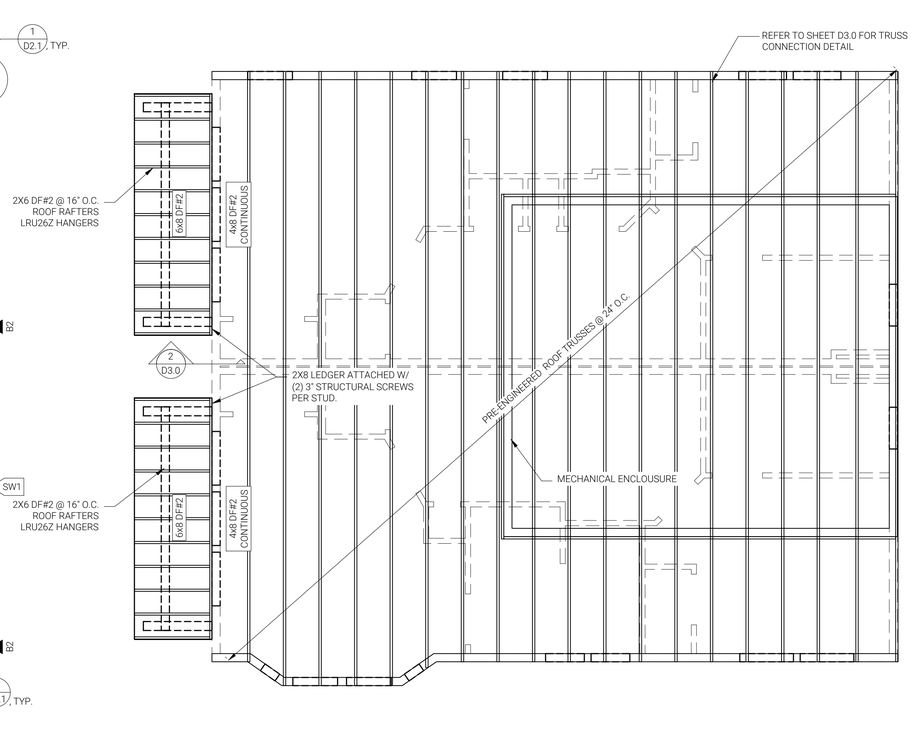
SHEAR WALL SCHEDULE CALLOUT APPLIES TO LENGTH OF HATCHED WALL, INCLUDING AROUND OPENINGS

ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE.

PROVIDE BUILT-UP COLUMN UNDERNEATH GIRDER TRUSS OF EQUIVALENT PLY'S, U.N.O.

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





1 S9.0 FOURTH FLOOR WALL & ROOF FRAMING PLANS

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

ELECTRONIC STAMP

*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

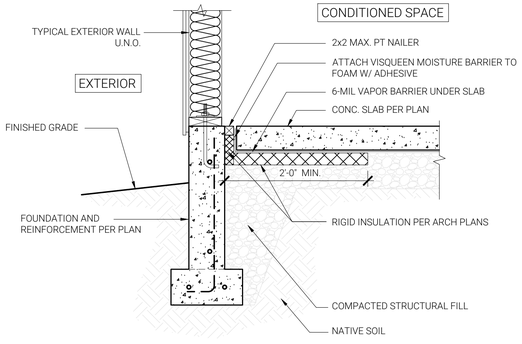
ASSUMES 1,500 PSF ALLOWABLE SOIL BEARING PRESSURE

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

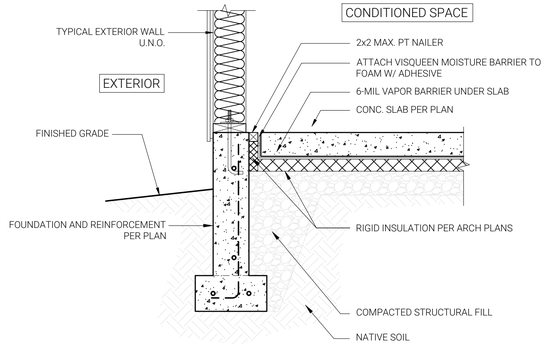
"H" = HEIGHT OF STEMWALL	VERTICAL REBAR	HORIZONTAL REBAR (SE NOTE)
MAX 4 FT	#4 @ 48" OC	#4 @ 24" OC
MAX 6 FT	#4 @ 18" OC	#4 @ 18" OC

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.



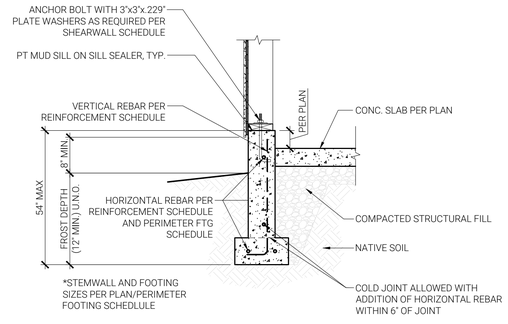
1 D1.0 SLAB ON GRADE WITH PERIMETER INSULATION (24"), AS APPLICABLE

SCALE: 1" = 1'-0"



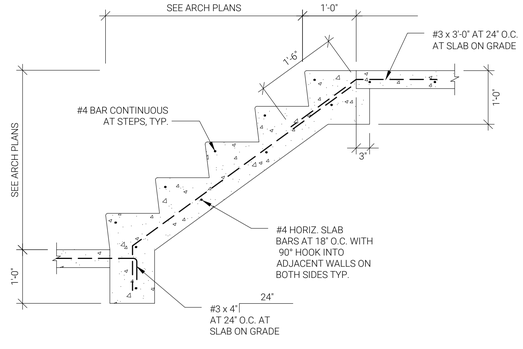
2 D1.0 SLAB ON GRADE - INSULATED, AS APPLICABLE

SCALE: 1" = 1'-0"



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

NTS



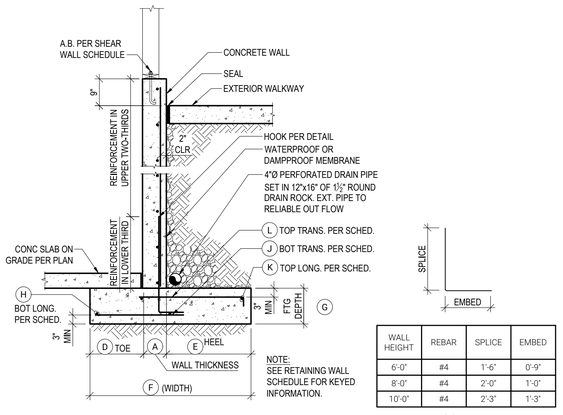
4 D1.0 CONCRETE STARS ON GRADE

NTS

RETAINING WALL SCHEDULE

WALL HEIGHT	(A) THICKNESS	(B) LOWER THIRD E.W.	(C) UPPER TWO THIRDS E.W.	(D) TOE	(E) HEEL	(F) WIDTH	(G) DEPTH	(H) BOT LONG	(J) BOT TRANS.	(K) TOP LONG.	(L) TOP TRANS.
		WALL REINFORCING [1]		FOOTING				FOOTING REINFORCEMENT			
6'-0"	0'-8"	#4 @ 9" OC	#4 @ 18" OC	1'-3"	2'-0"	3'-9"	10"	(3) #4 CONT	#4 @ 9" OC	(3) #4 CONT	#4 @ 9" OC
8'-0"	0'-8"	#4 @ 6" OC	#4 @ 12" OC	1'-9"	2'-10"	5'-3"	1'-0"	(3) #4 CONT	#4 @ 6" OC	(5) #4 CONT	#4 @ 6" OC
10'-0"	0'-8"	#4 @ 6" OC	#4 @ 12" OC	2'-3"	4'-4"	7'-3"	1'-0"	(4) #4 CONT	#4 @ 6" OC	(6) #4 CONT	#4 @ 6" OC

NOTE:
PROVIDE WATER PROOFING BELOW GRADE TYPICAL ALL WALLS.



WALL HEIGHT	REBAR	SPLICE	EMBED
6'-0"	#4	1'-6"	0'-9"
8'-0"	#4	2'-0"	1'-0"
10'-0"	#4	2'-3"	1'-3"

HOOK DETAIL

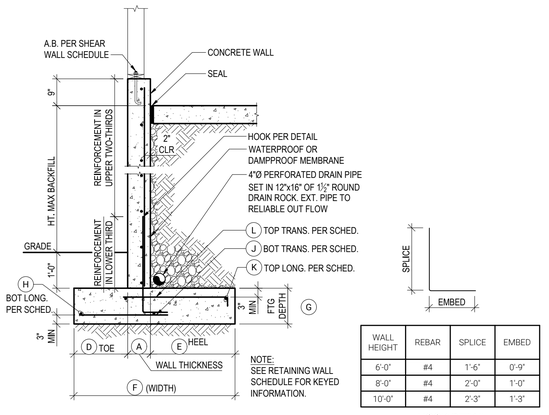
5 D1.0 CONCRETE RETAINING WALL - EXTERIOR WALKWAY TO LOWER GRADE

NTS

RETAINING WALL SCHEDULE

WALL HEIGHT	(1) THICKNESS	(1) LOWER THIRD E.W.	(1) UPPER TWO THIRDS E.W.	(1) TOE	(1) HEEL	(1) WIDTH	(1) DEPTH	(1) BOT LONG	(1) BOT TRANS.	(1) TOP LONG.	(1) TOP TRANS.
		WALL REINFORCING [1]		FOOTING				FOOTING REINFORCEMENT			
6'-0"	0'-6"	#4 @ 9" OC	#4 @ 18" OC	1'-3"	2'-0"	3'-9"	10"	(3) #4 CONT	#4 @ 9" OC	(3) #4 CONT	#4 @ 9" OC
8'-0"	0'-8"	#4 @ 6" OC	#4 @ 12" OC	1'-9"	2'-10"	5'-3"	1'-0"	(3) #4 CONT	#4 @ 6" OC	(5) #4 CONT	#4 @ 6" OC
10'-0"	0'-8"	#4 @ 6" OC	#4 @ 12" OC	2'-3"	4'-4"	7'-3"	1'-0"	(4) #4 CONT	#4 @ 6" OC	(6) #4 CONT	#4 @ 6" OC

NOTE:
PROVIDE WATER PROOFING BELOW GRADE TYPICAL ALL WALLS.

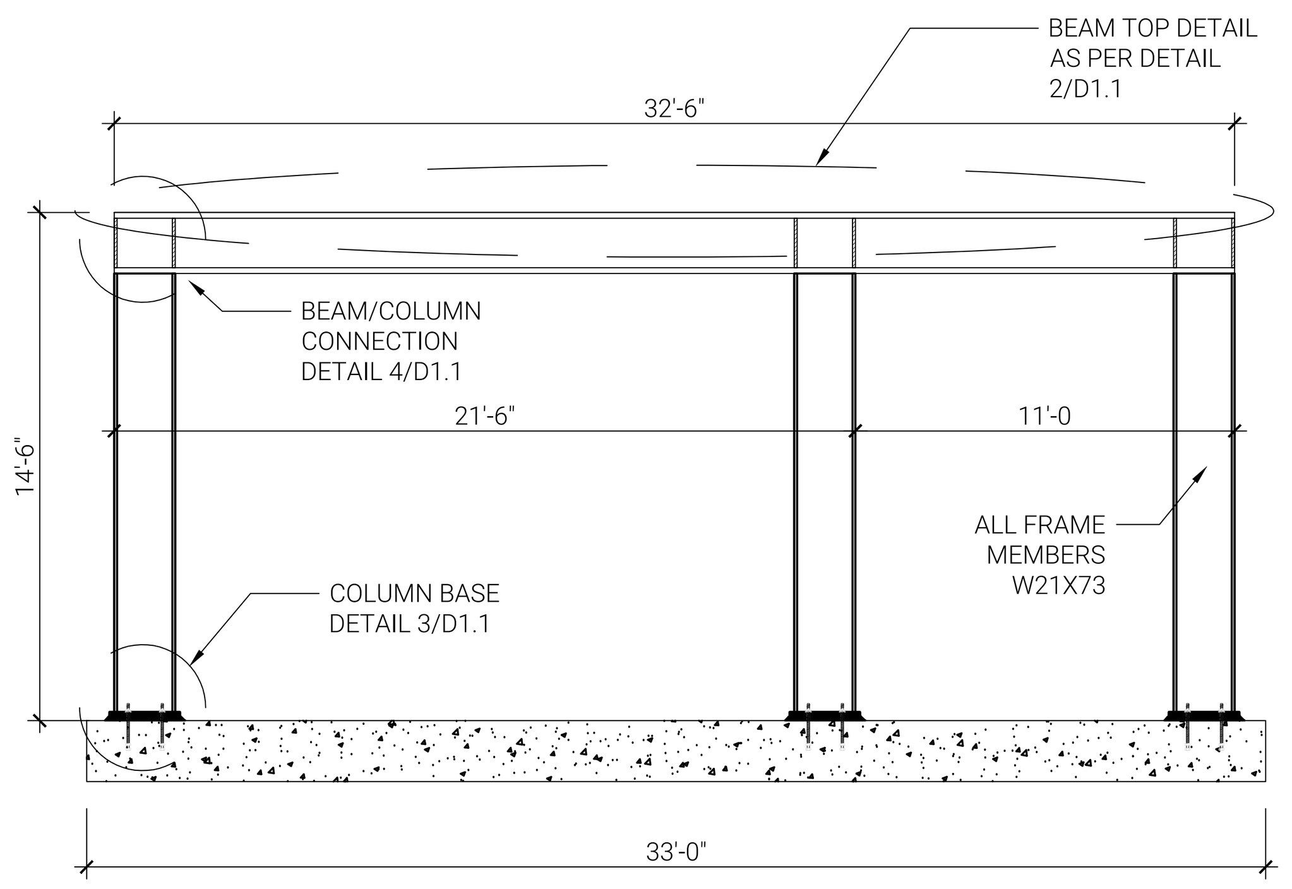


WALL HEIGHT	REBAR	SPLICE	EMBED
6'-0"	#4	1'-6"	0'-9"
8'-0"	#4	2'-0"	1'-0"
10'-0"	#4	2'-3"	1'-3"

HOOK DETAIL

6 D1.0 CONCRETE RETAINING WALL - UPPER SLAB TO LOWER GRADE

NTS



1 D1.1 STORE FRONT BASE FRAME
SCALE: NTS
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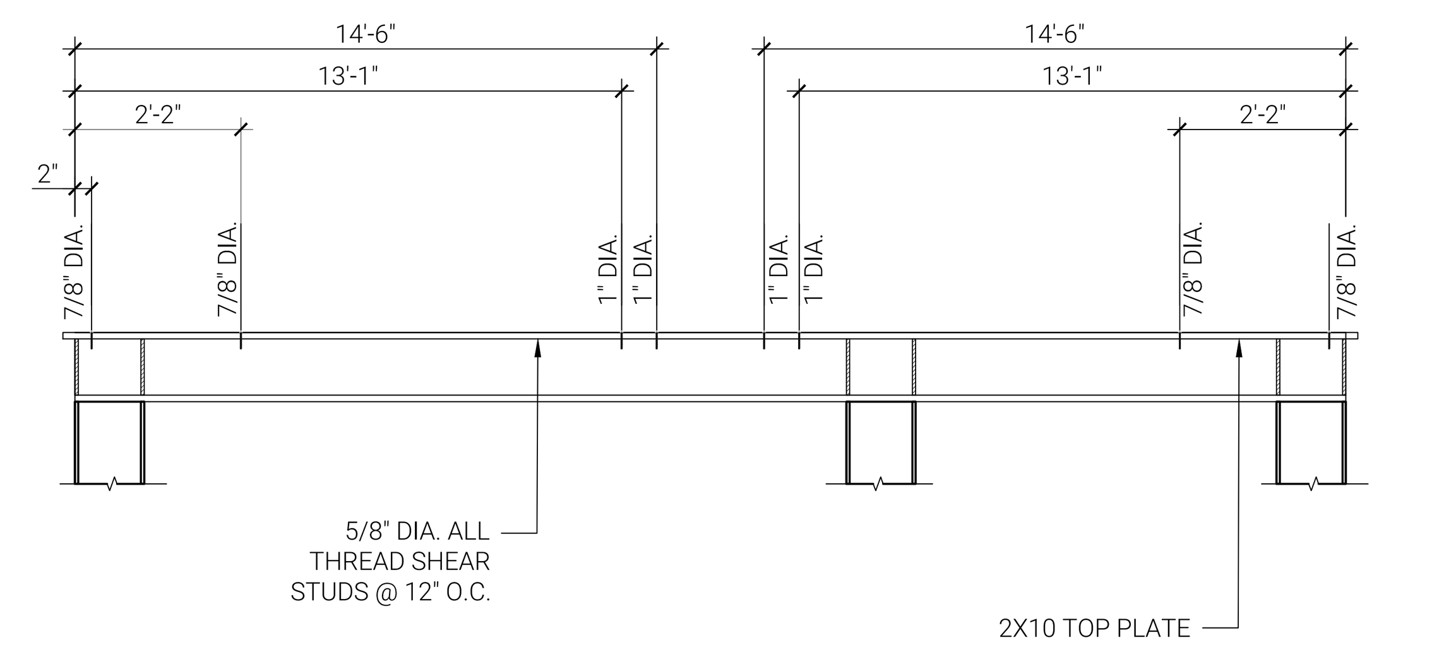

2 D1.1 STORE FRONT BASE FRAME - TOP PLATE
SCALE: NTS
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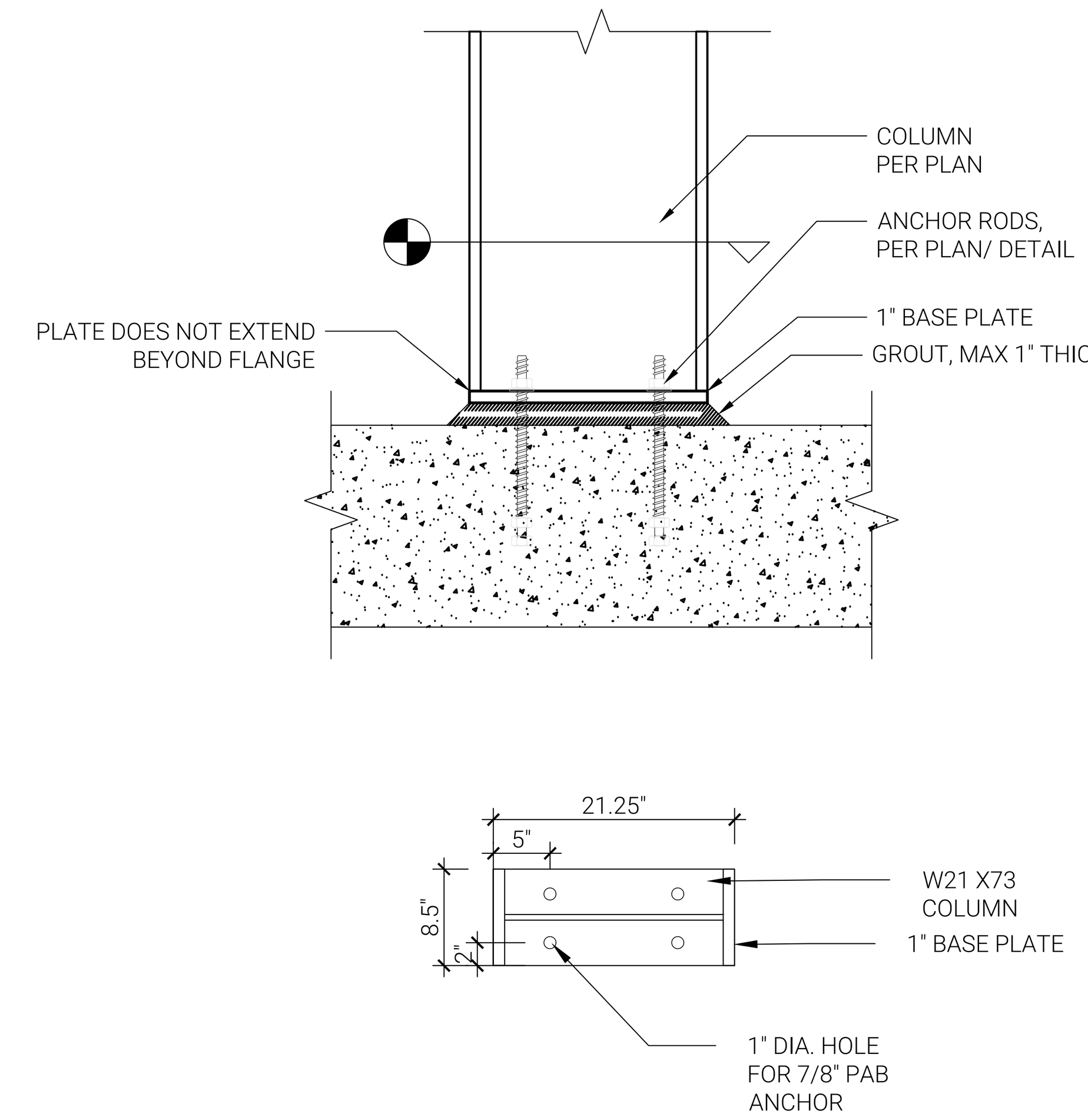

3 D1.1 STORE FRONT BASE FRAME - BOTTOM PLATE
SCALE: NTS
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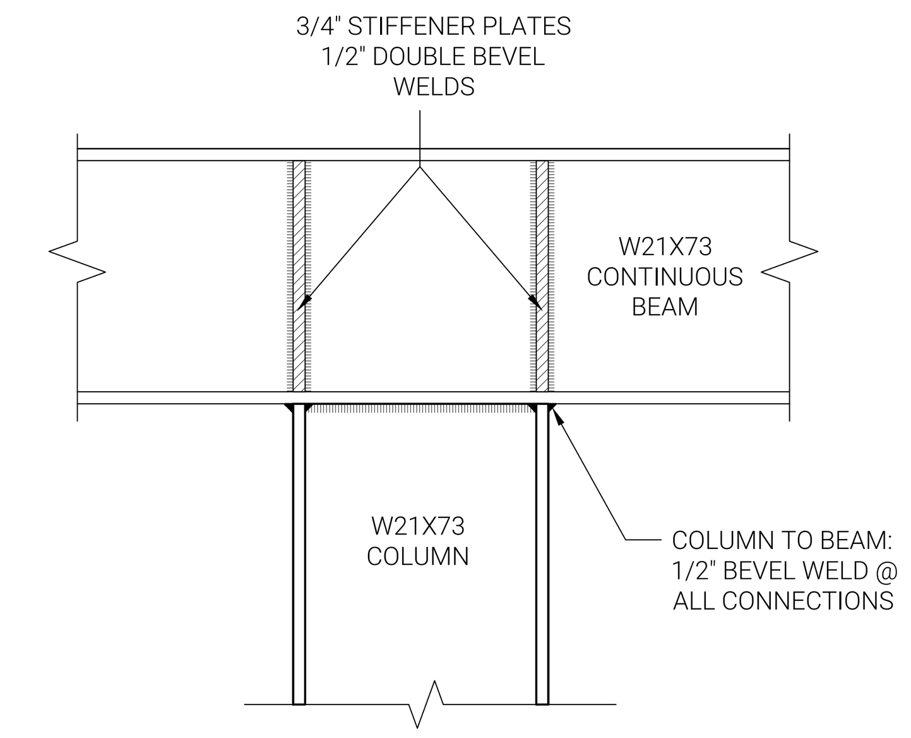

4 D1.1 STORE FRONT BASE FRAME - BEAM/COLUMN CONNECTION
SCALE: NTS
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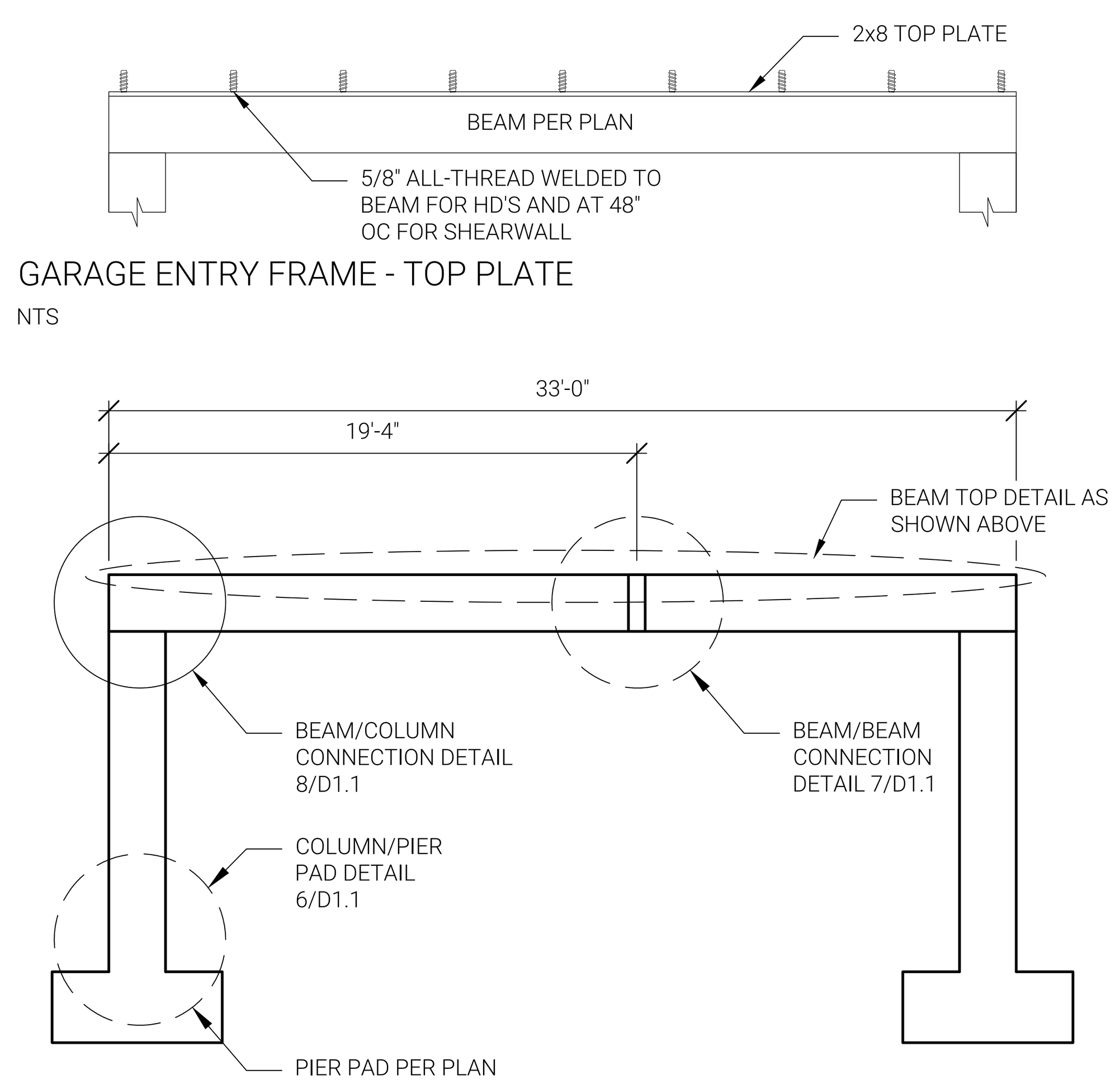
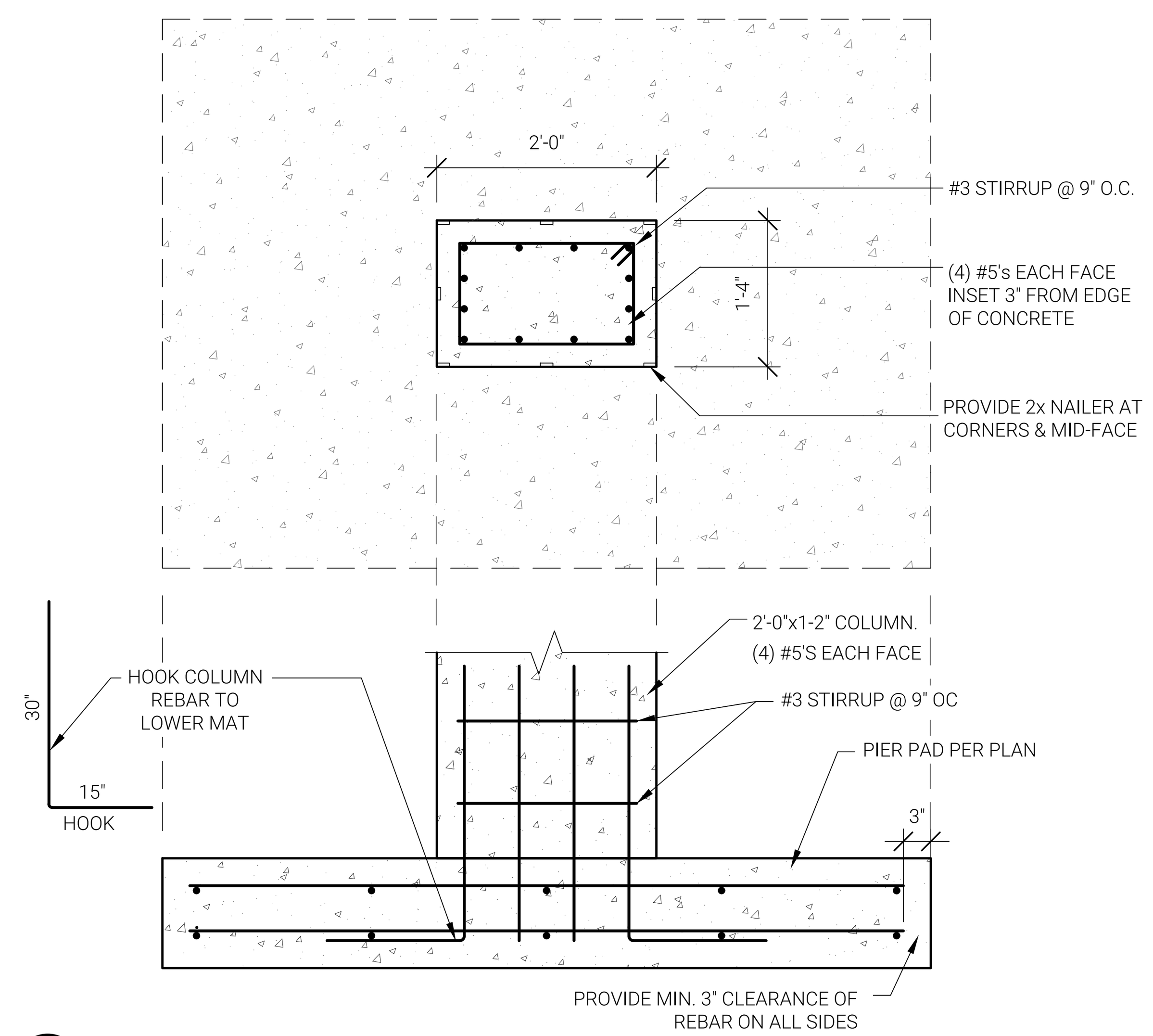
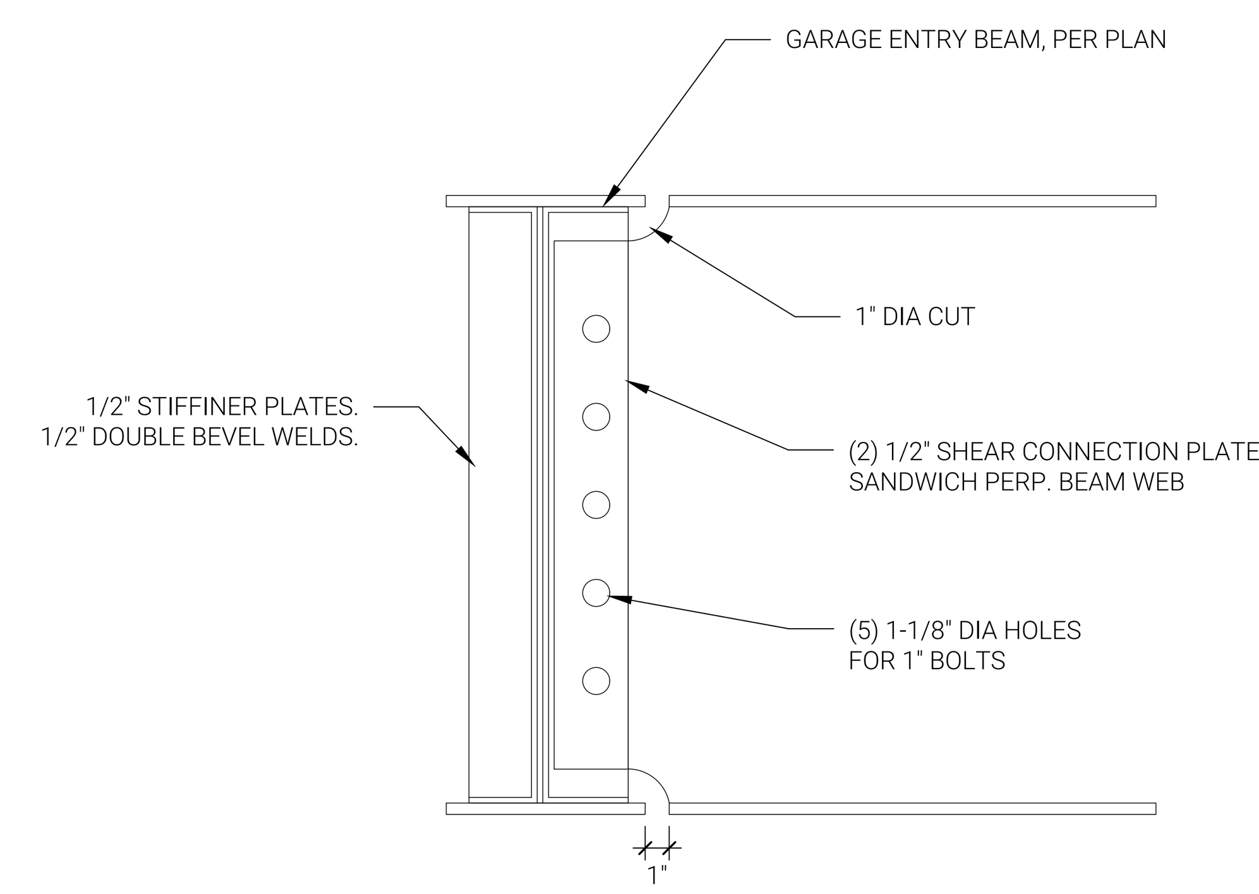


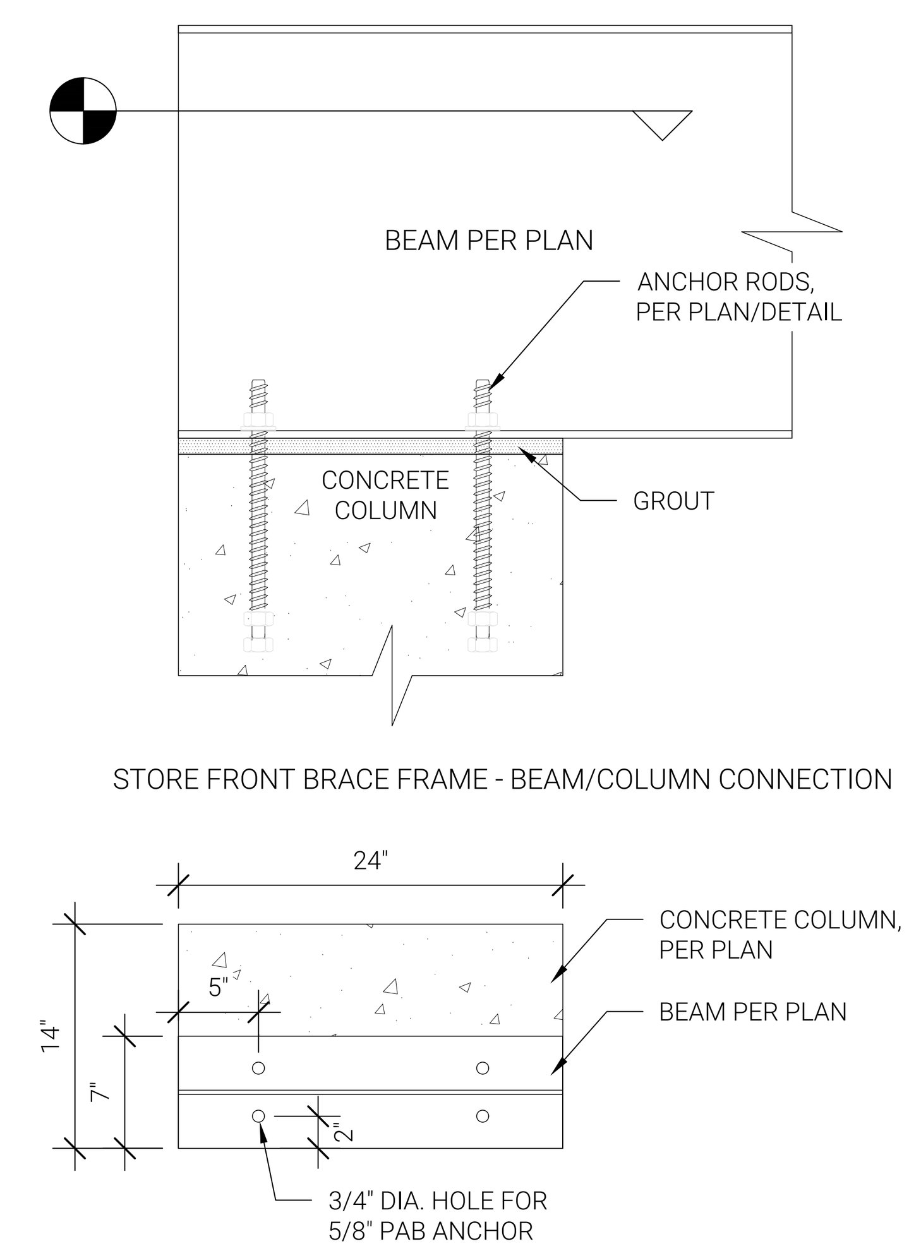
5 D1.1 GARAGE ENTRY FRAME
NTS



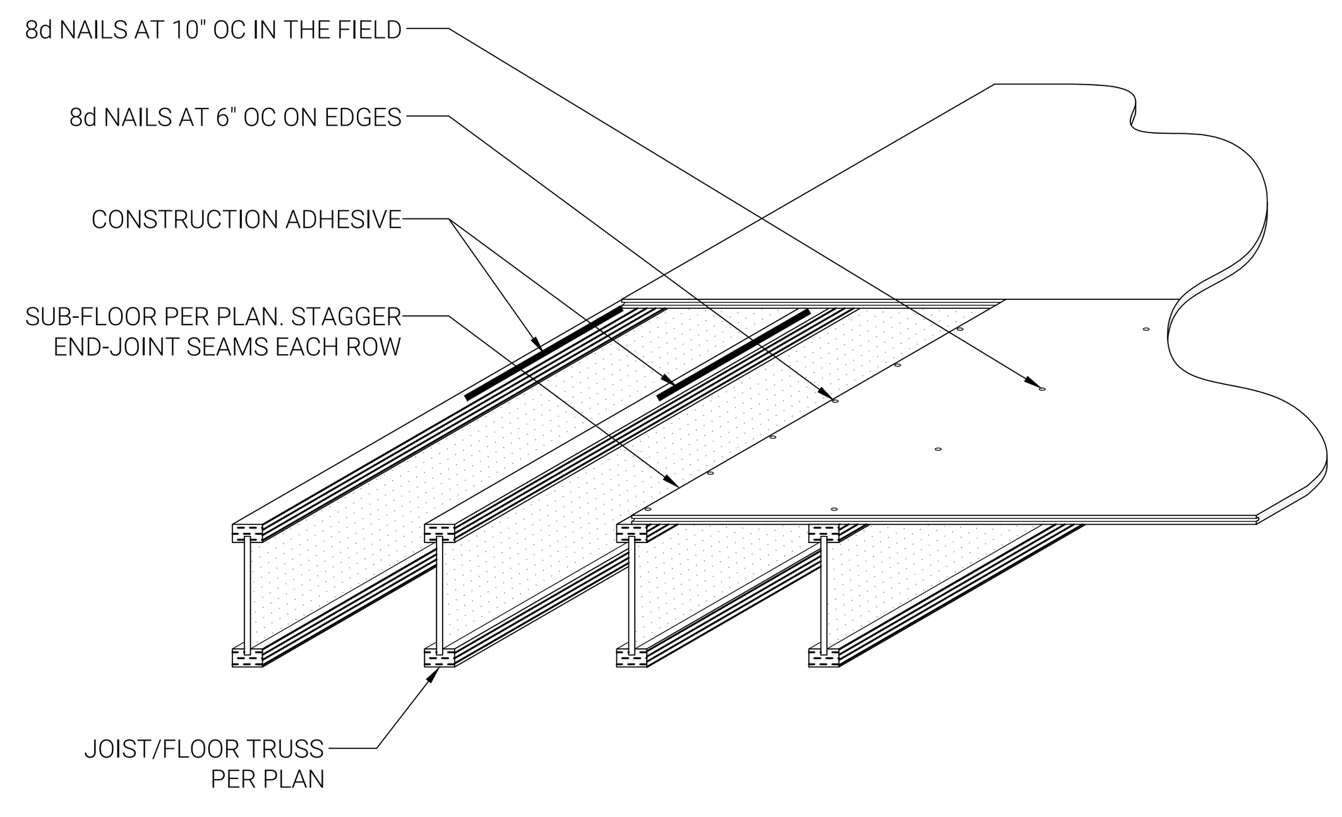
6 D1.1 CONCRETE TO COLUMN/PIER PAD DETAIL
NTS



7 D1.1 BEAM/BEAM CONNECTION DETAIL
NTS

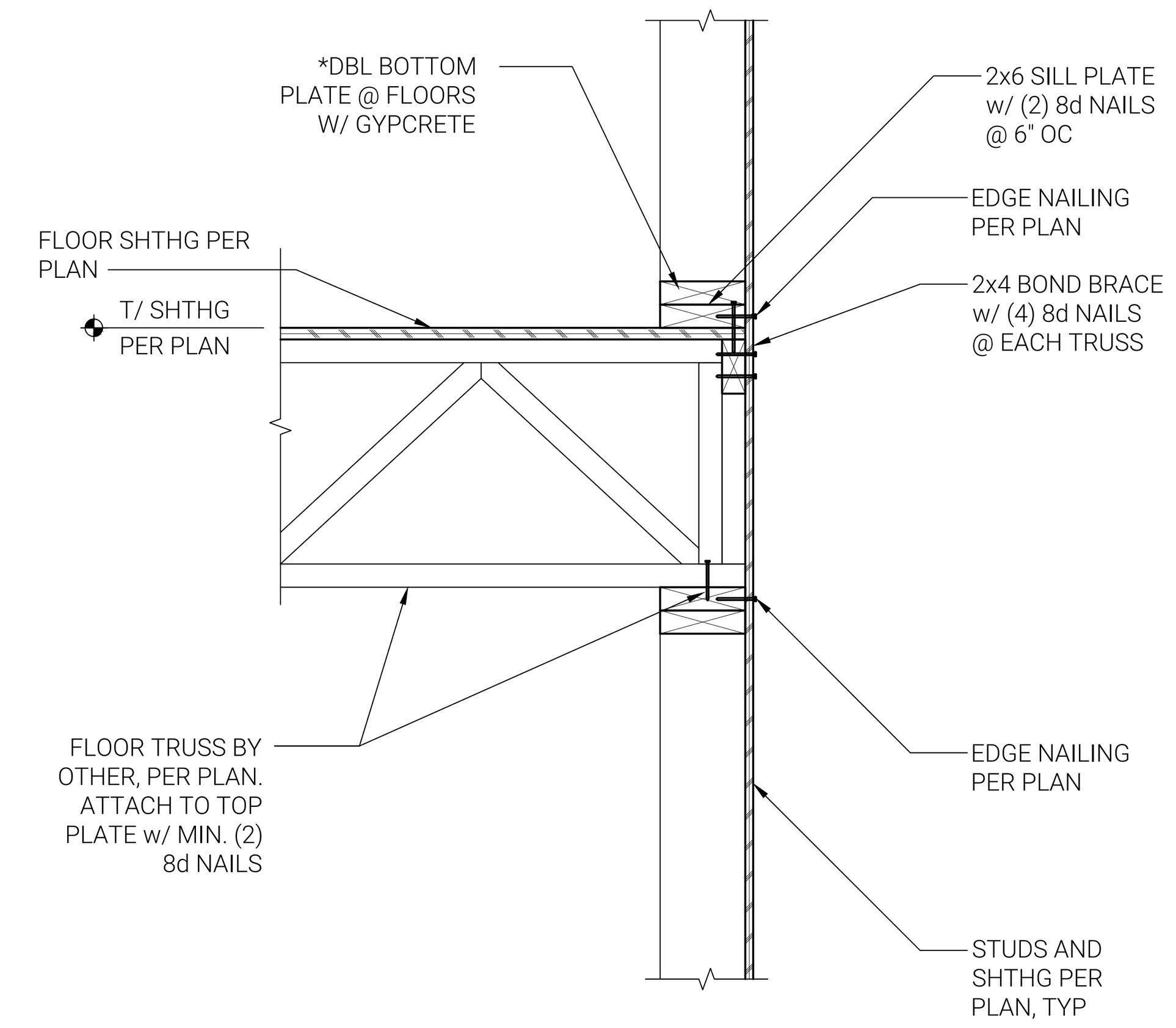


8 D1.1 BEAM TO COLUMN CONNECTION DETAIL
SCALE: 1" = 1'-0"

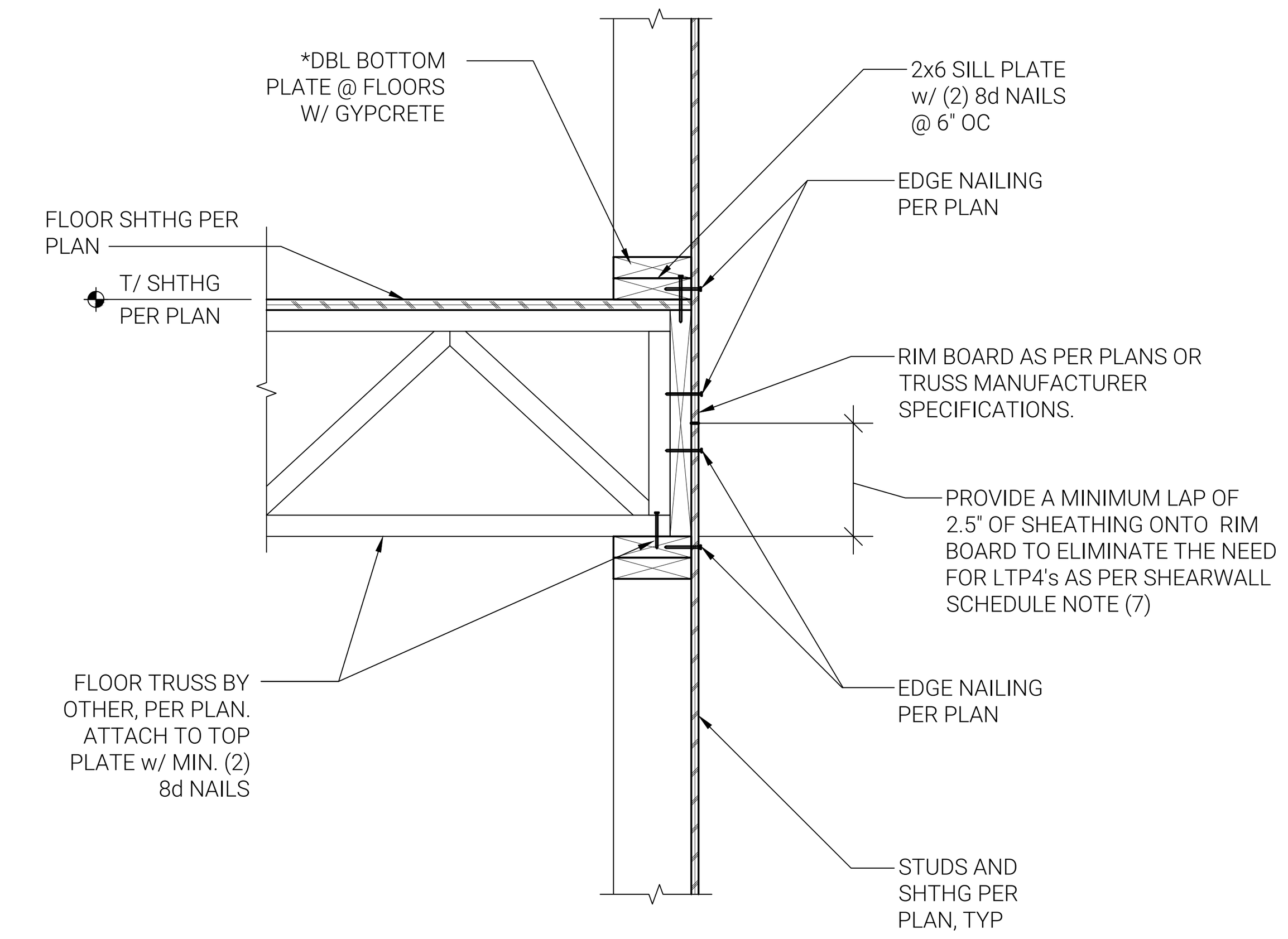


NOTES FOR SUB-FLOOR:
1. LAY T&G SUBFLOOR W/ THE TONGUE TOWARD YOU & THE GROOVE AWAY.
2. GLUE & NAIL EACH SHEET BEFORE INSTALLING THE NEXT.
3. WHEN PUSHING THE SHEETS TOGETHER, PROTECT THE GROOVE EDGE OF THE SHEET W/ A 2x4 LAID ACROSS THE JOIST/FLOOR TRUSS.
4. GLUE LINE MUST BE CONTINUOUS FOR THE FULL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

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

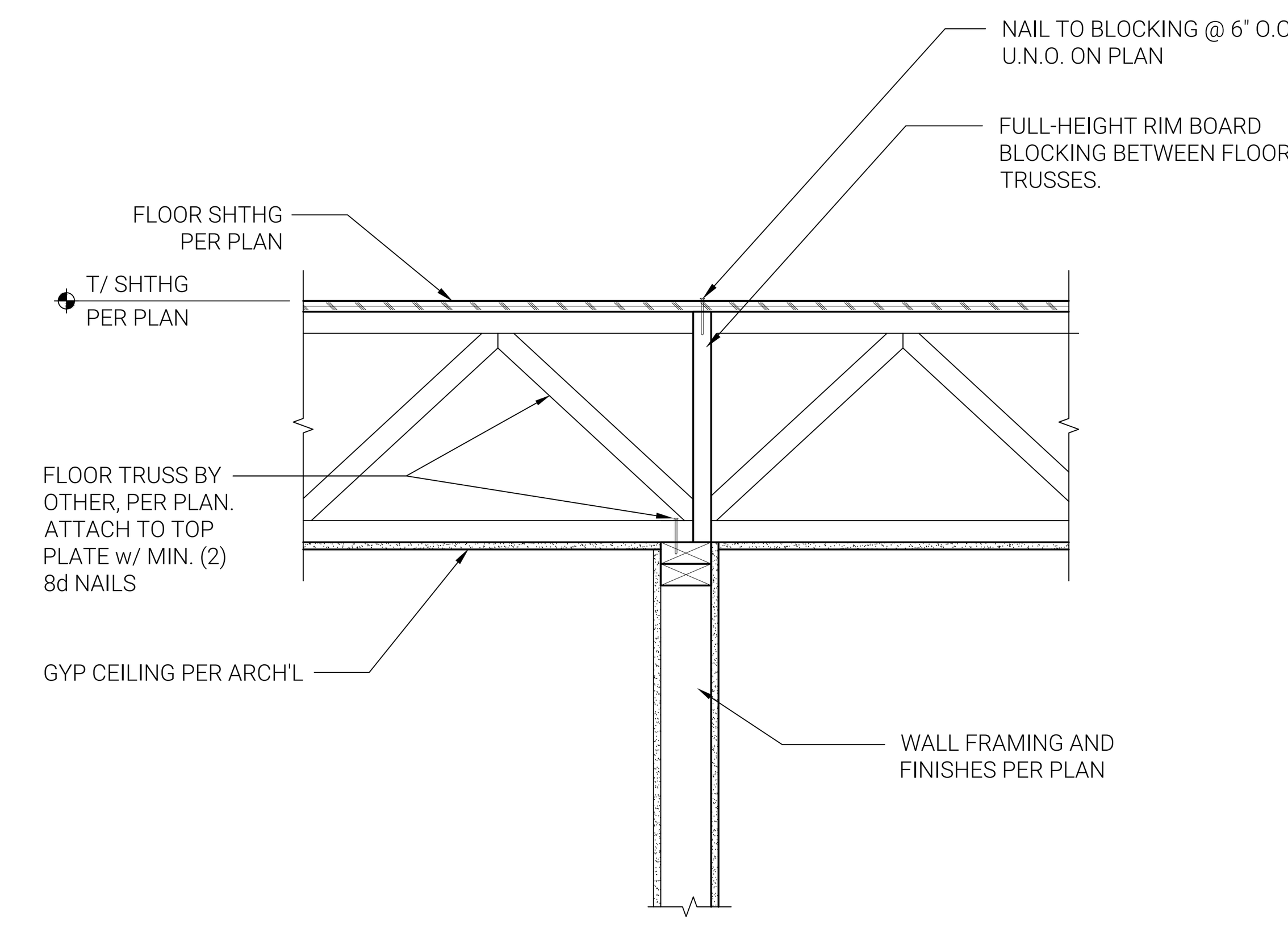


BOND BRACE

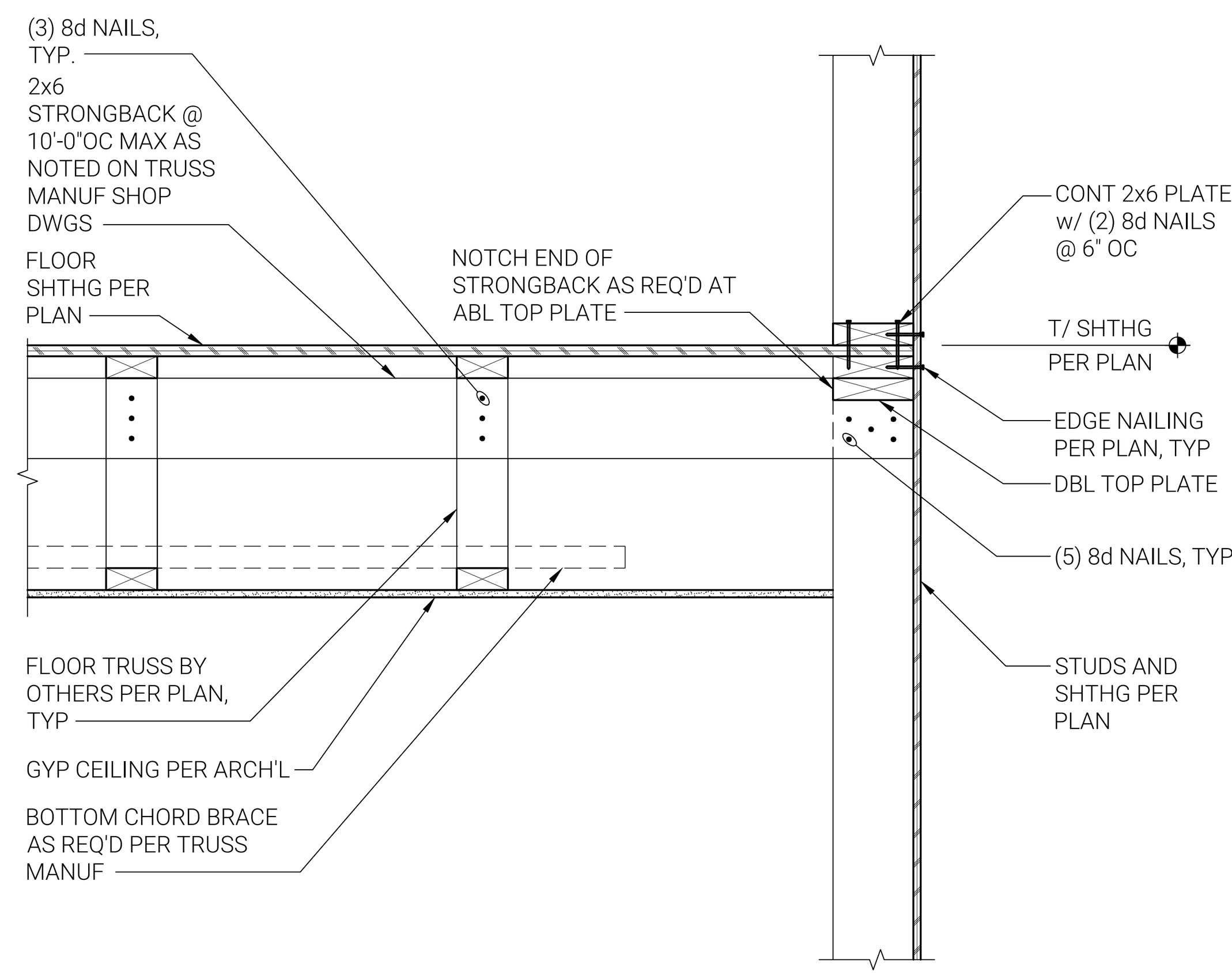


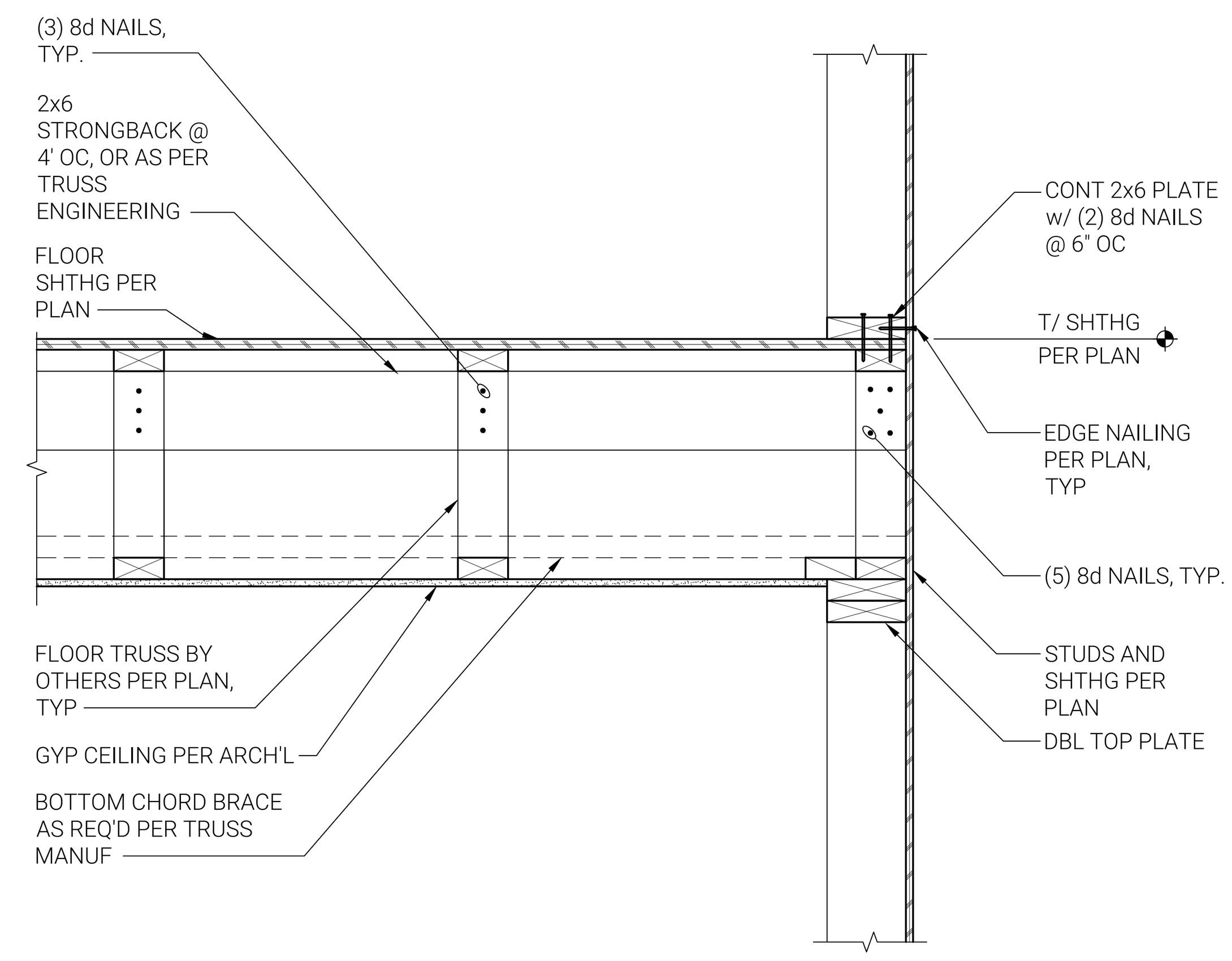
RIM BOARD

2 D2.0 FLOOR TRUSSES AT EXTERIOR WALL, AS APPLICABLE
NTS

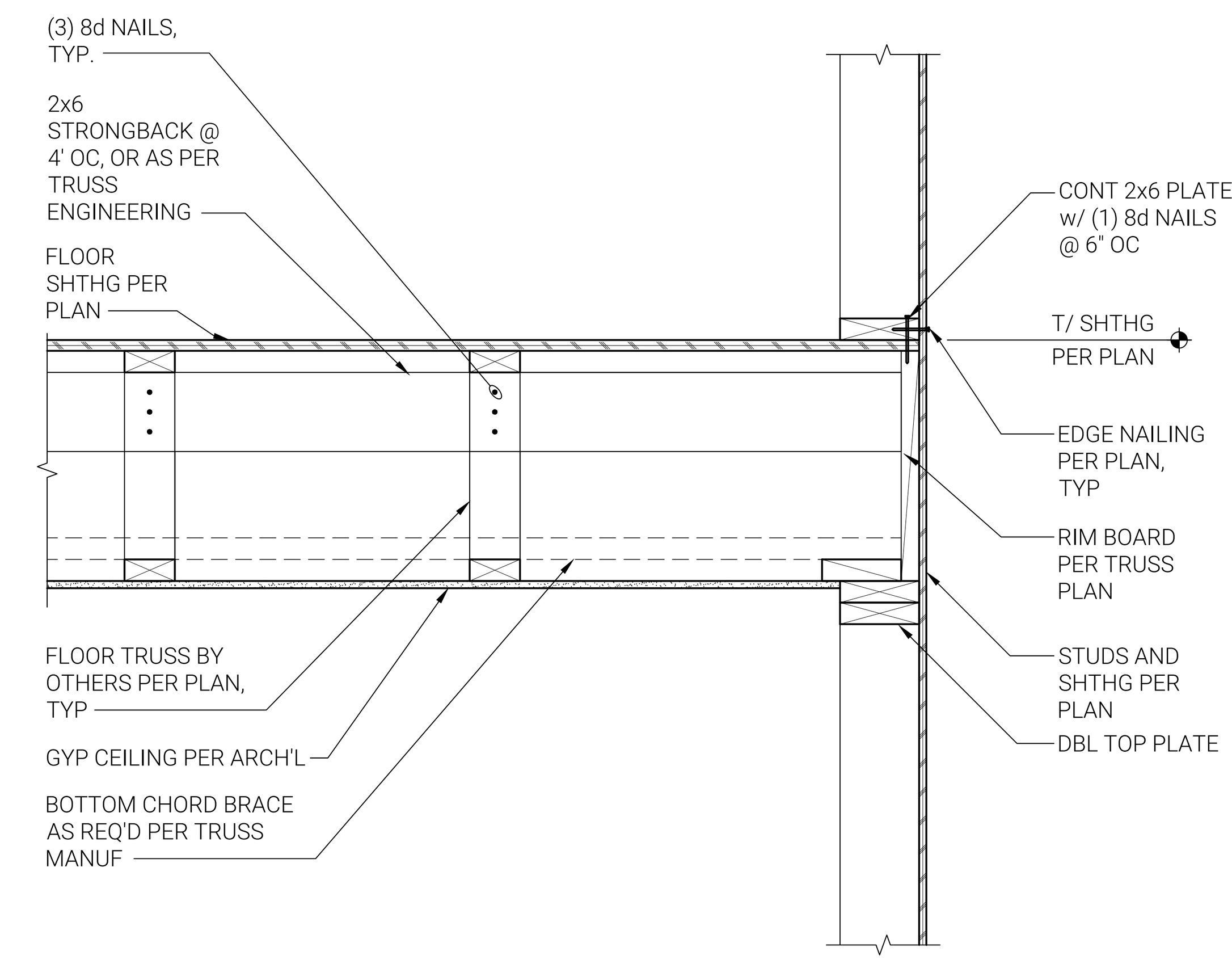


4 D2.0 FLOOR TRUSSES AT INTERIOR BEARING WALL
NTS 0601201



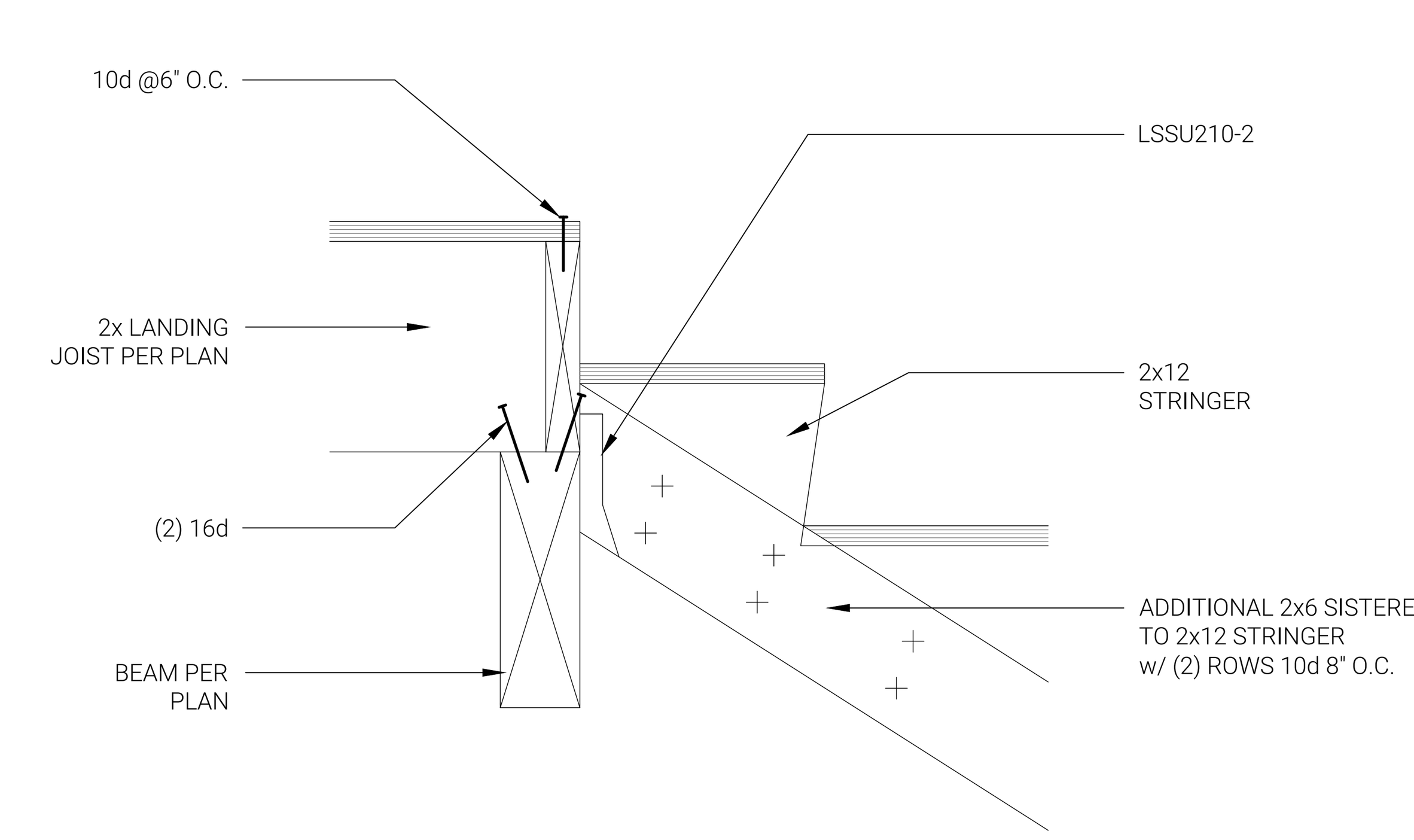


FLOOR TRUSS @ EXTERIOR WALL



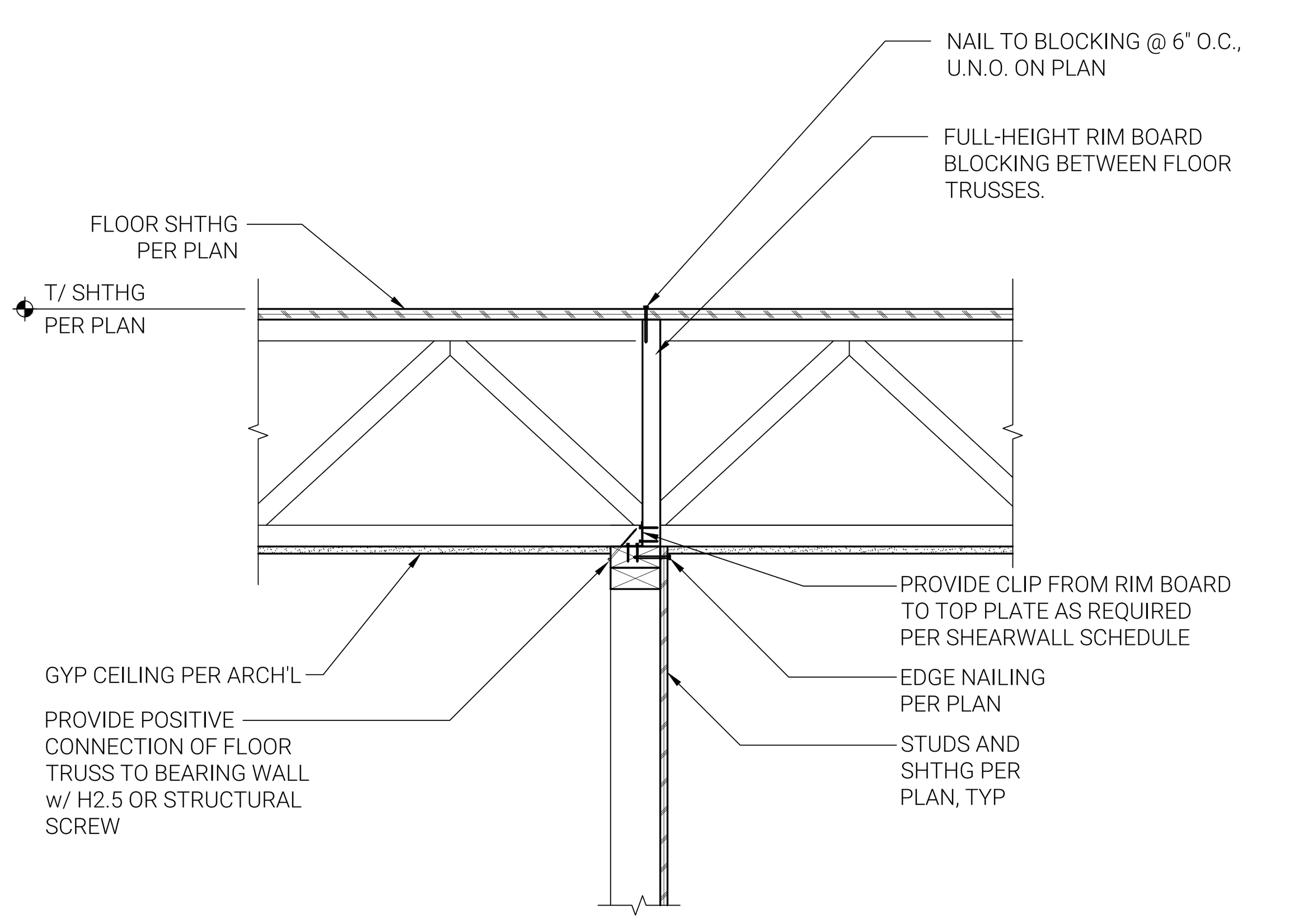
RIM BOARD @ EXTERIOR WALL

5 D2.0 FLOOR TRUSS DETAIL - PARALLEL, AS APPLICABLE
NTS 0601217

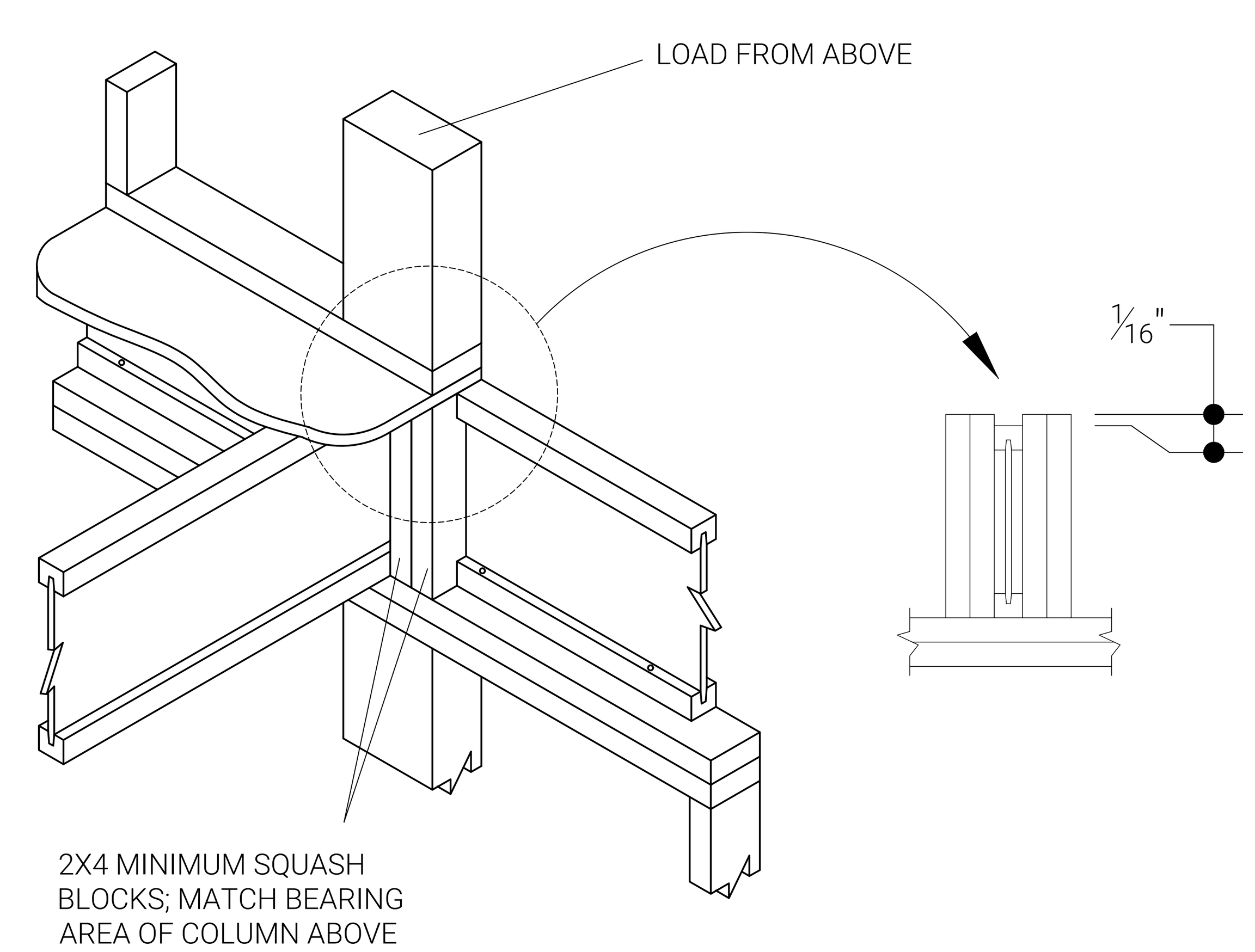


8 D2.0 STAIR STRINGERS & LANDING
NTS

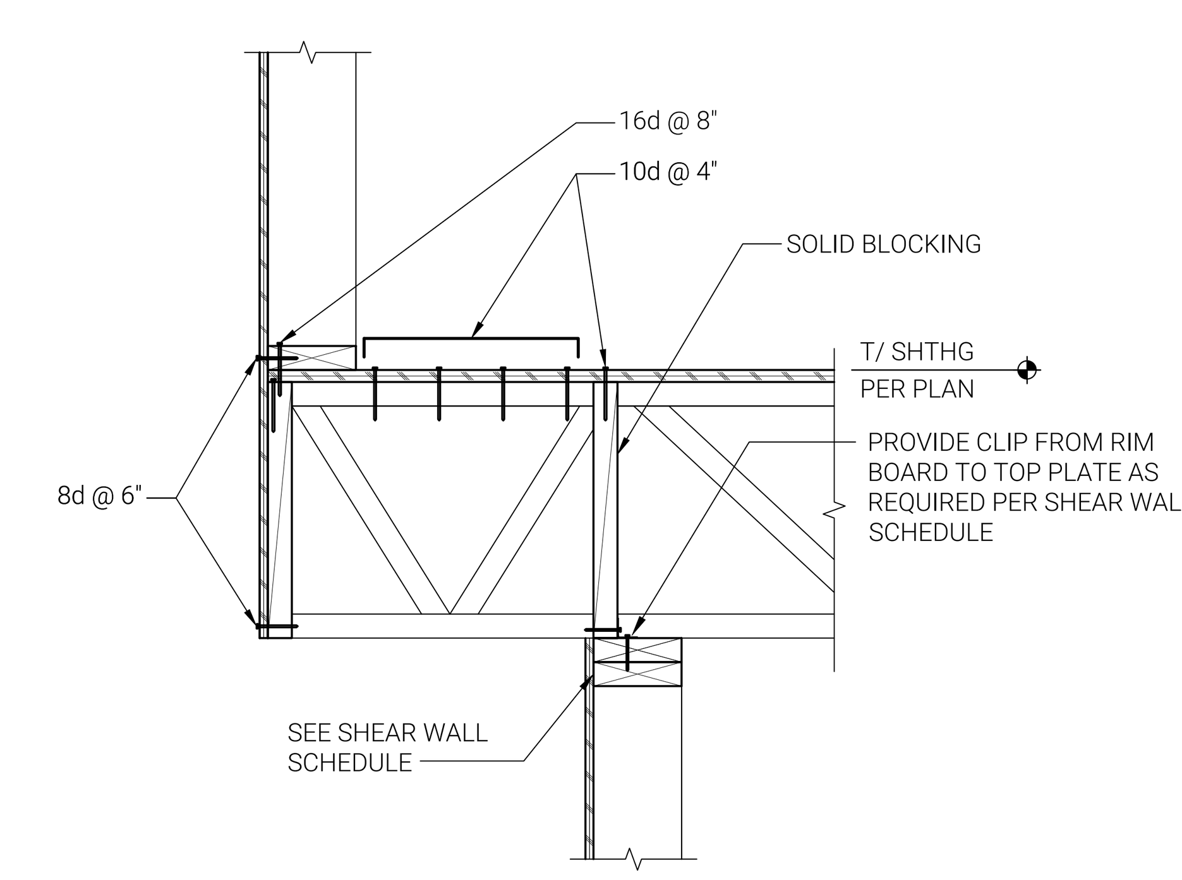
THIS ROW OF DETAILS ARE ONLY APPLICABLE AS SPECIFIED IN THE DESIGN



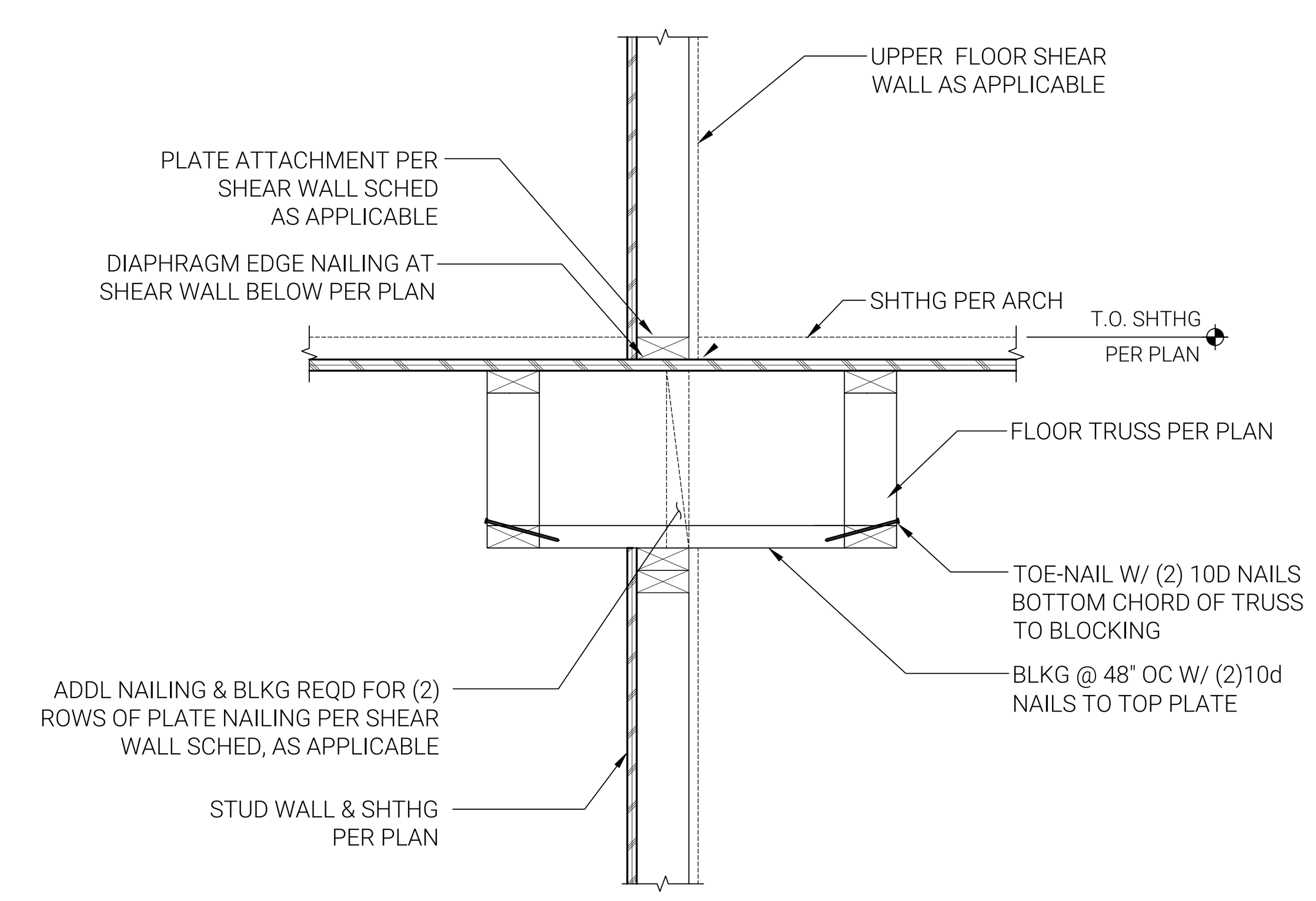
9 D2.0 FLOOR TRUSSES AT INTERIOR SHEAR WALL, AS APPLICABLE
NTS 0601208



10 D2.0 JOIST BLOCKING @ POINT LOADS, AS APPLICABLE
NTS 0601113

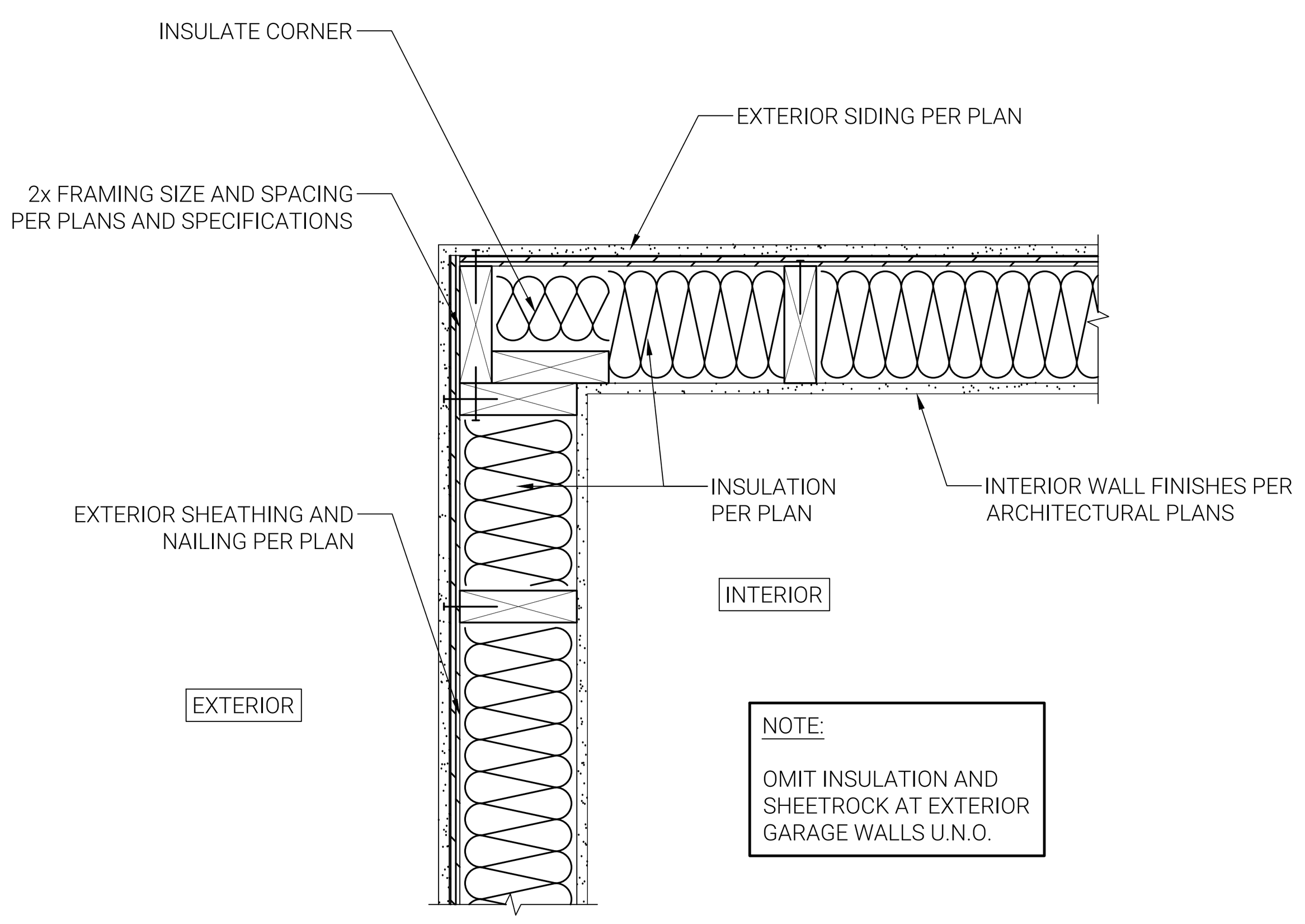


11 D2.0 CANTILEVER FLOOR TRUSSES AT BEARING WALL, AS APPLICABLE
NTS 0601204

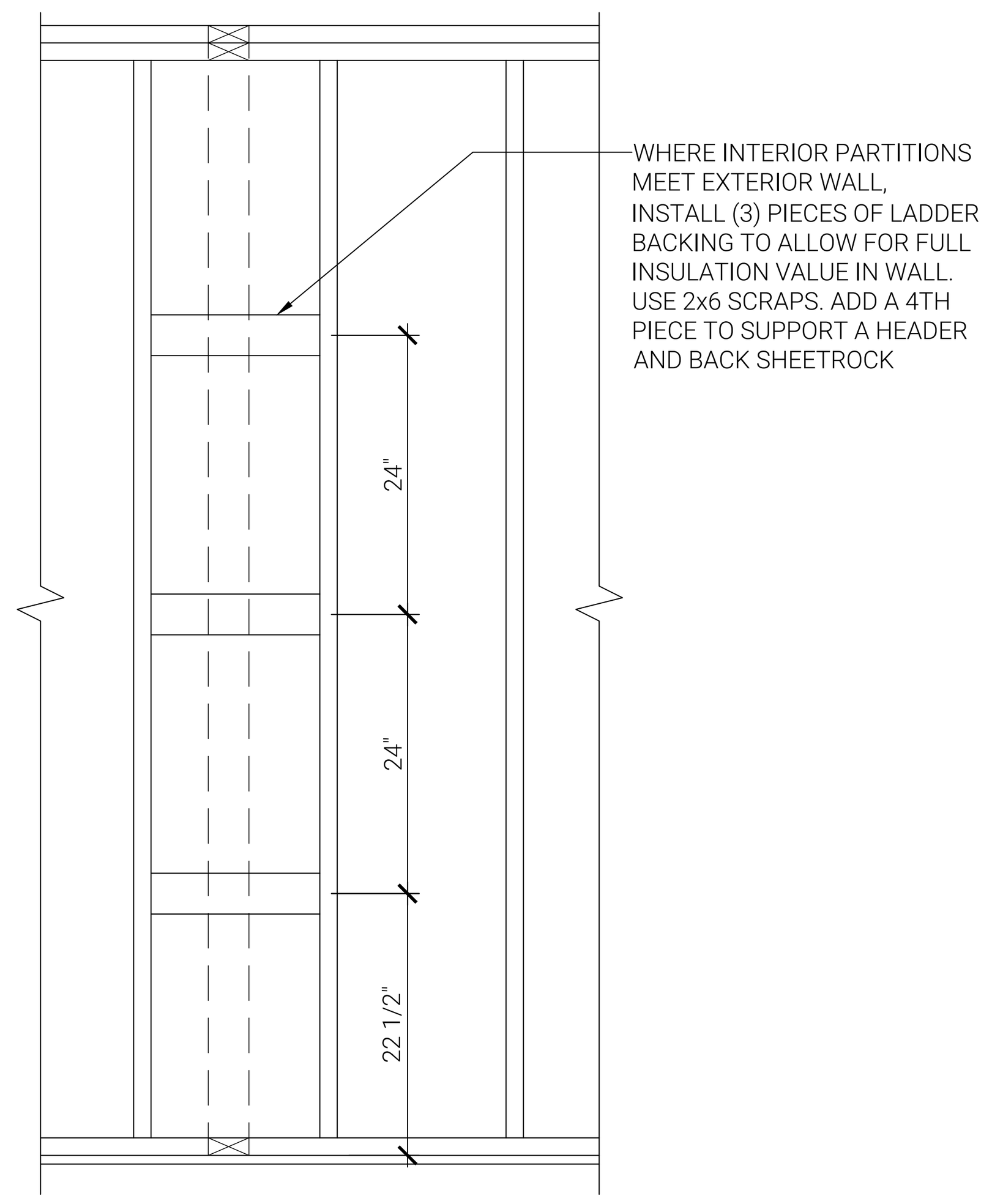


12 D2.0 PARALLEL FLOOR TRUSSES AT INTERIOR SHEAR WALL, AS APPLICABLE
NTS 0601206

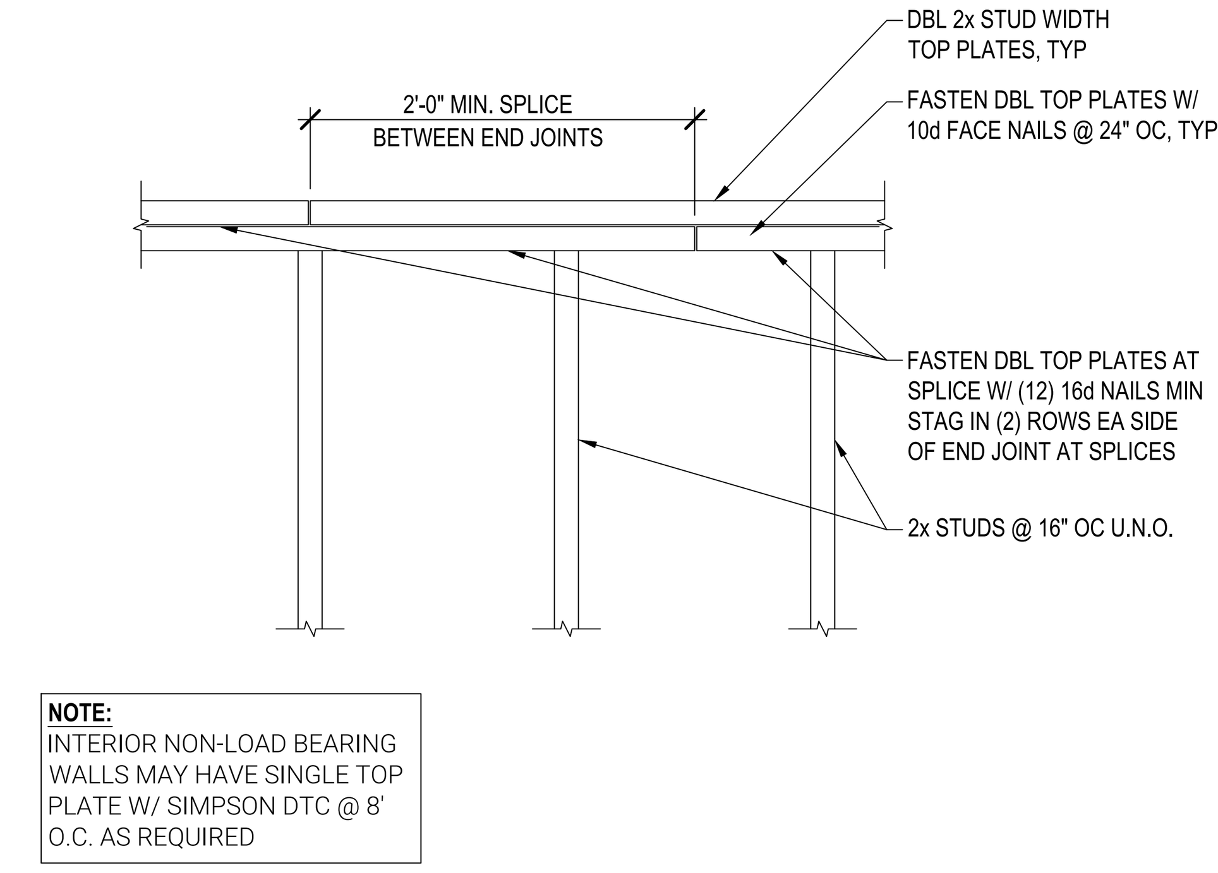
ELECTRONIC STAMP



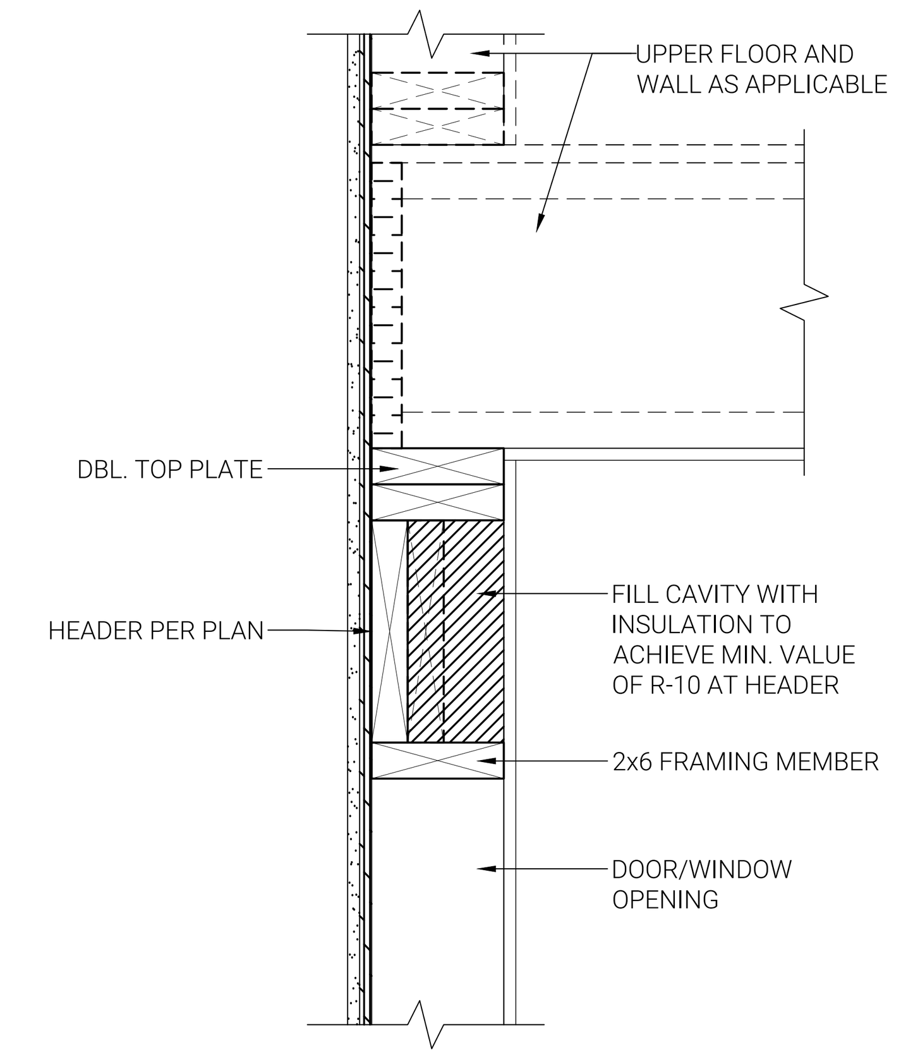
1 D2.1 THREE STUD CORNER
NTS 0602101



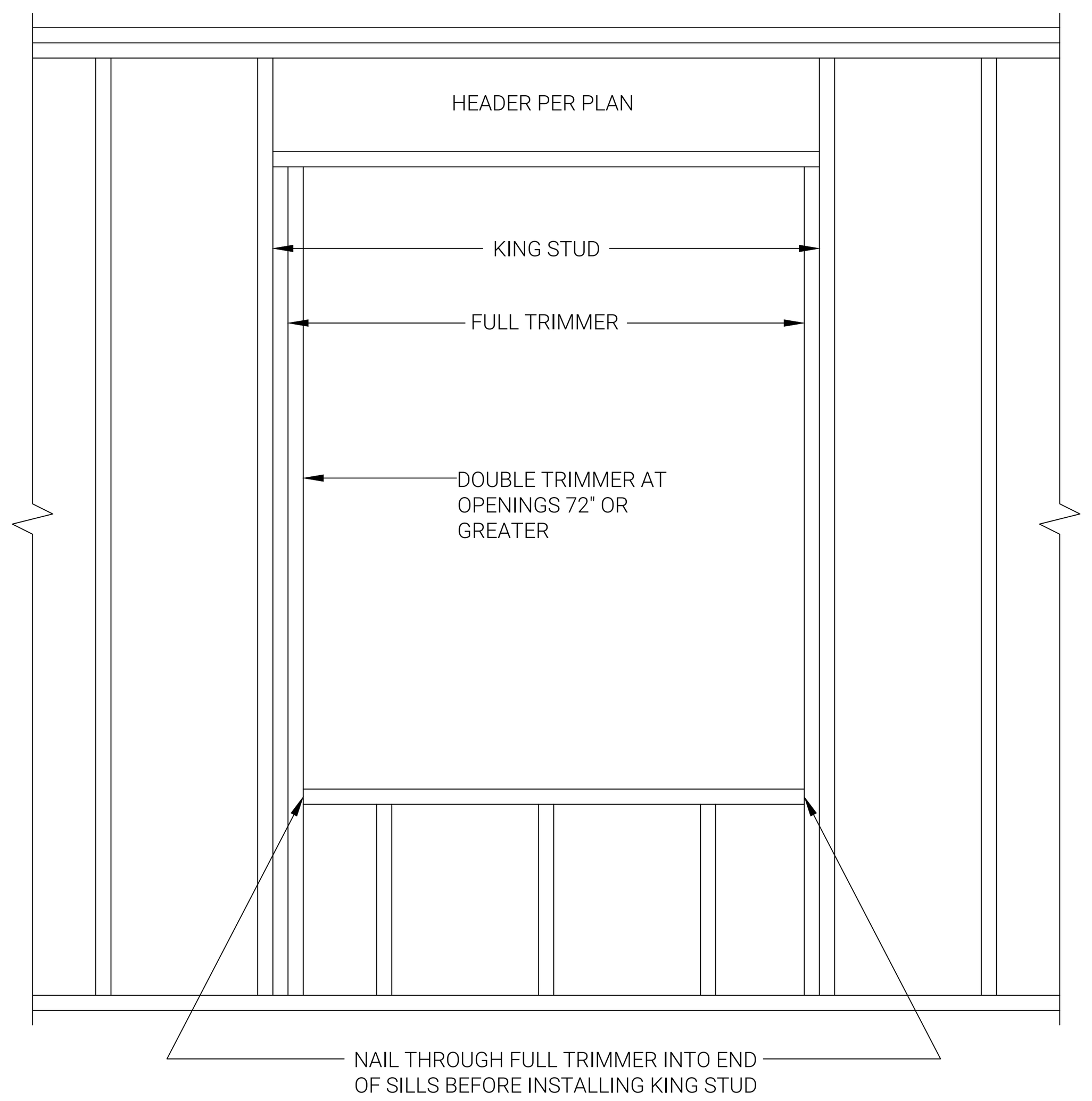
2 D2.1 EXTERIOR WALL AT PERP. WALL
NTS 0602107



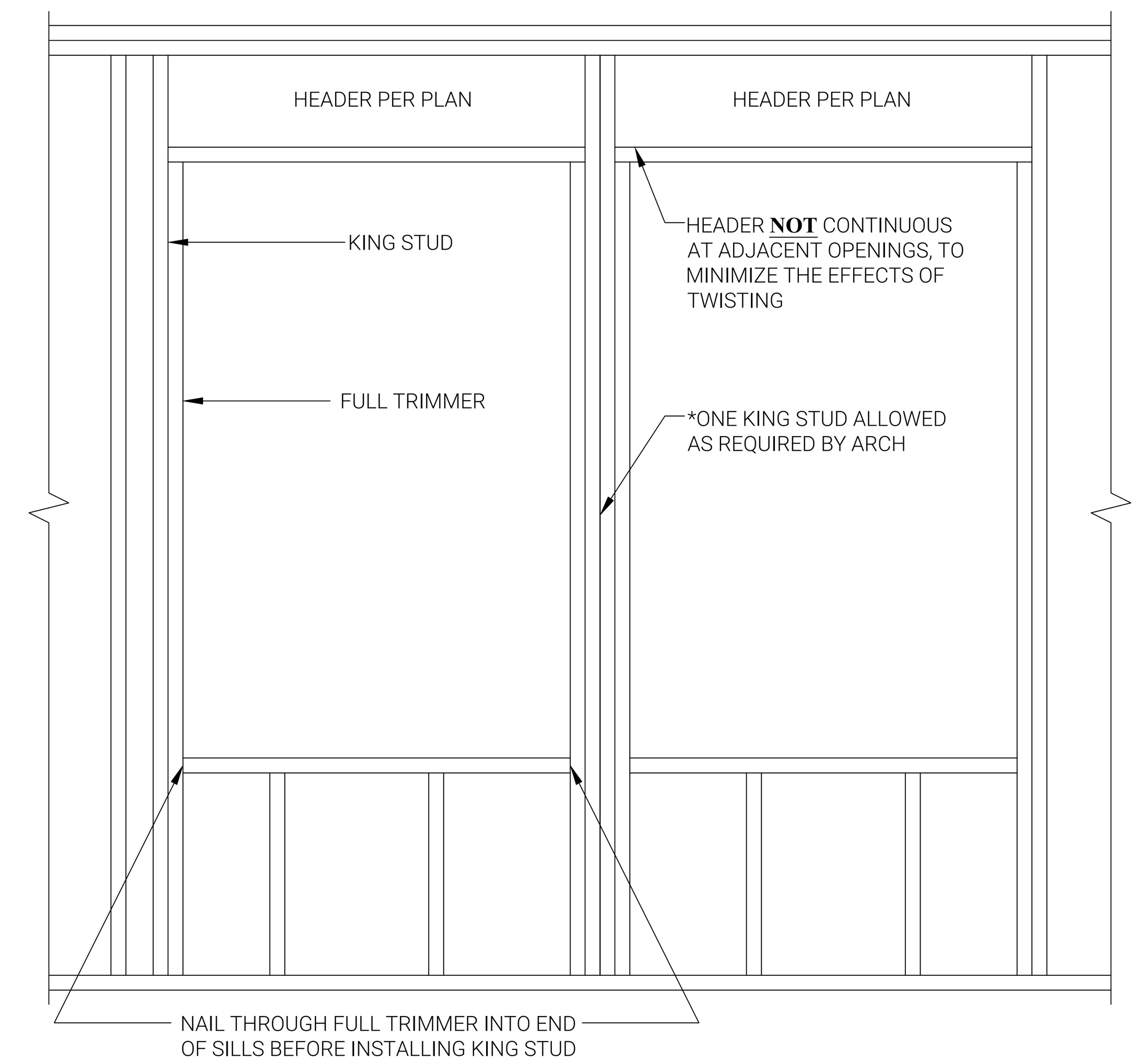
3 D2.1 BEARING WALL TOP PLATE SPLICE, TYP.
NTS 0602115



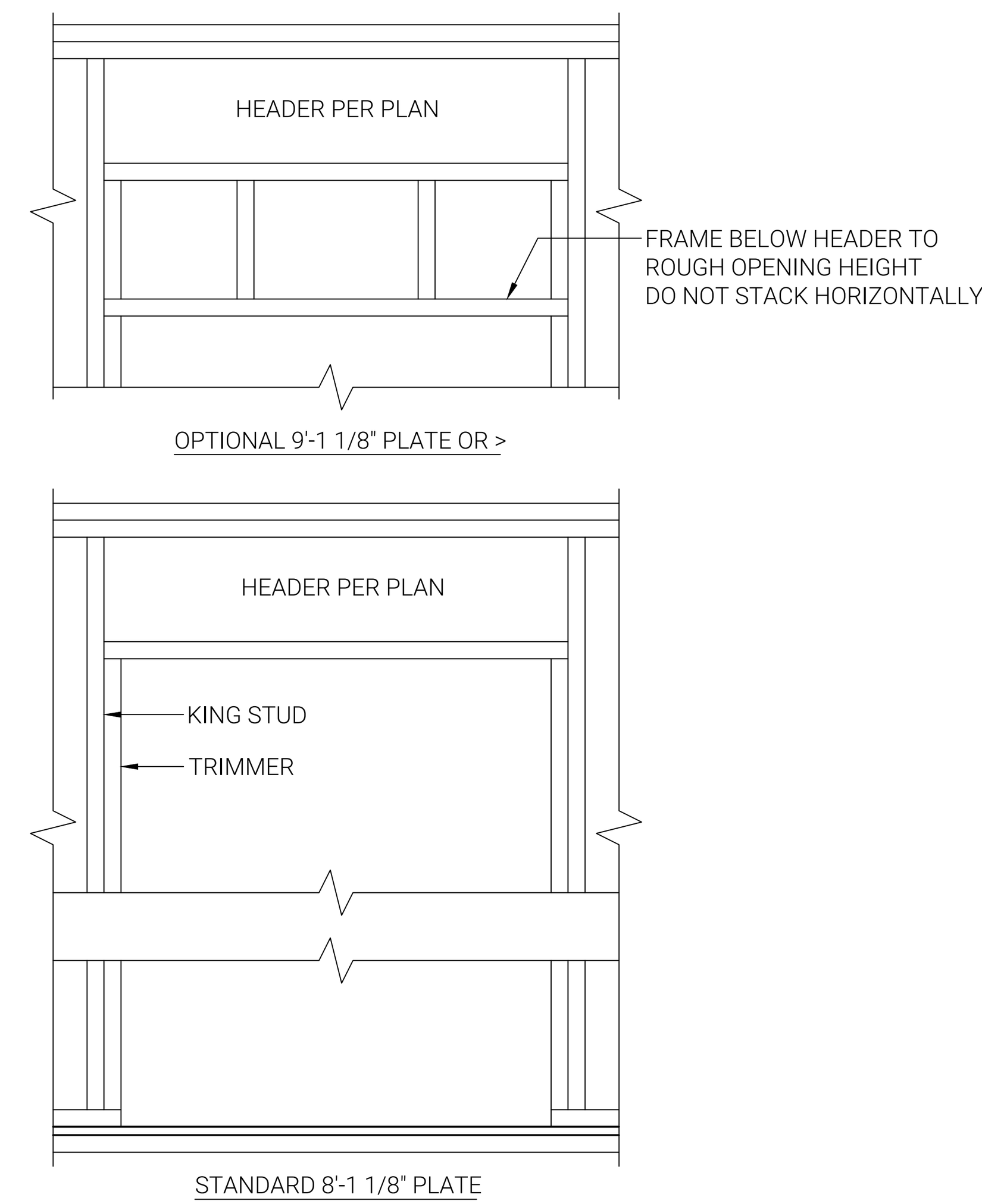
4 D2.1 INSULATED HEADER
NTS 0602105



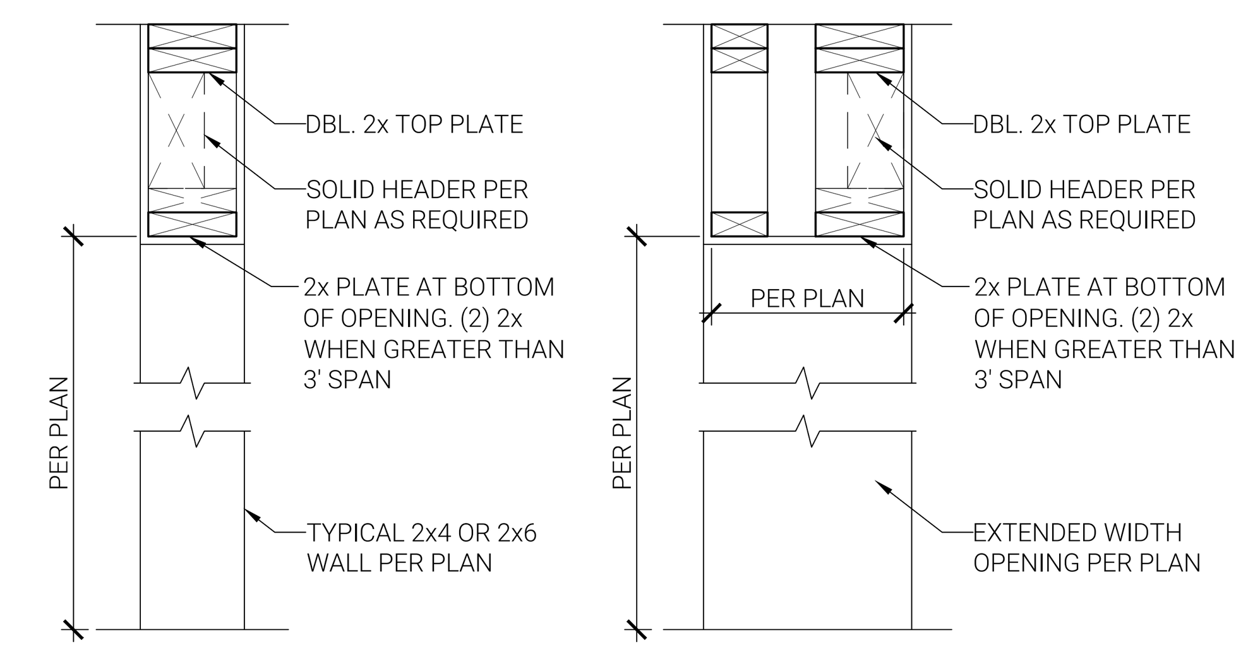
5 D2.1 EXTERIOR WALL FRAMING AT TYPICAL WINDOW
NTS 0602102



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

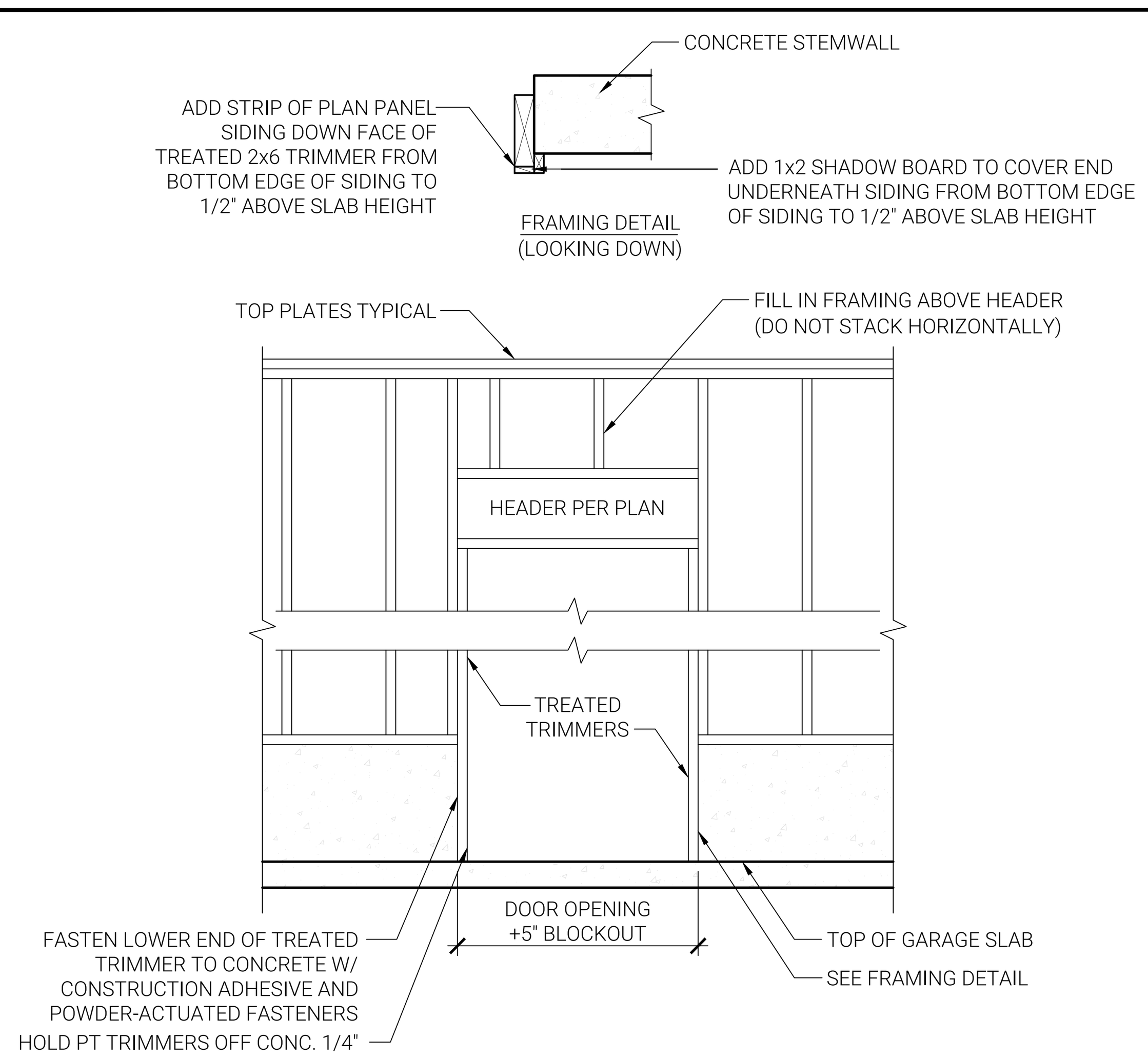


7 D2.1 EXTERIOR WALL FRAMING AT SWING DOOR
NTS 0602106

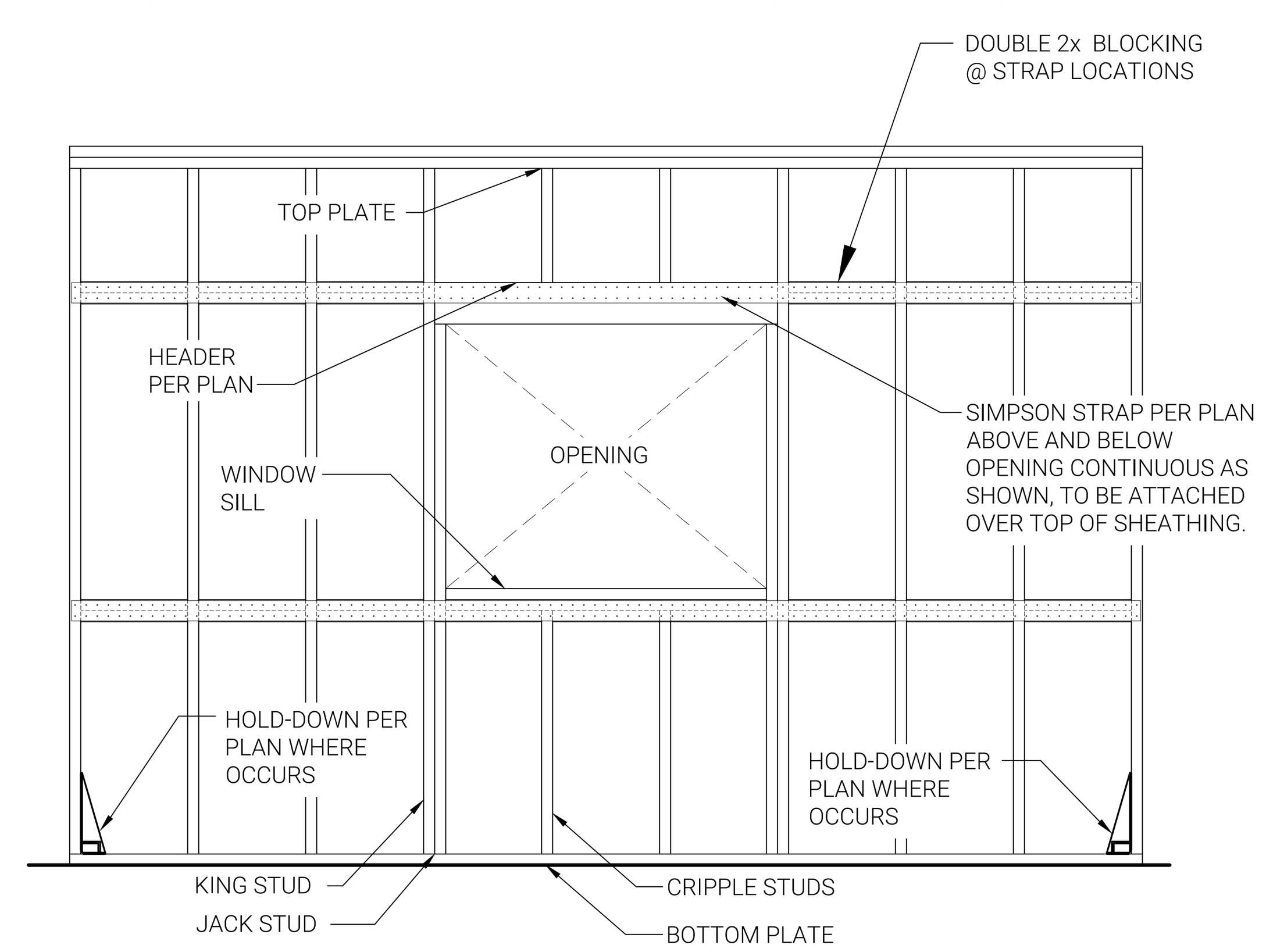


8 D2.1 FRAME DOWN AT INTERIOR OPENING
NTS 0602201

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

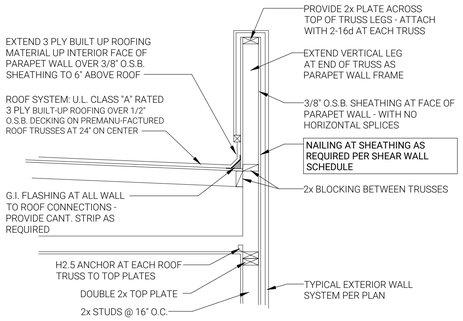


9 D2.1 EXTERIOR WALL AT GARAGE MAN DOOR, AS APPLICABLE
NTS 0602108

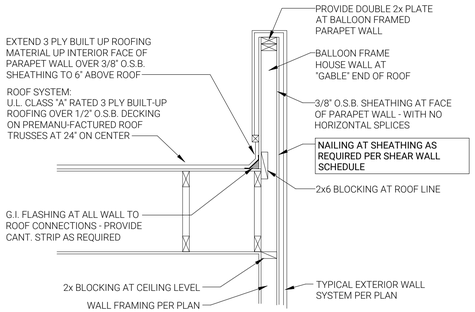


10 D2.1 FORCE TRANSFER AROUND OPENING (FTAO) SHEAR WALL, AS APPLICABLE
NTS 0602109

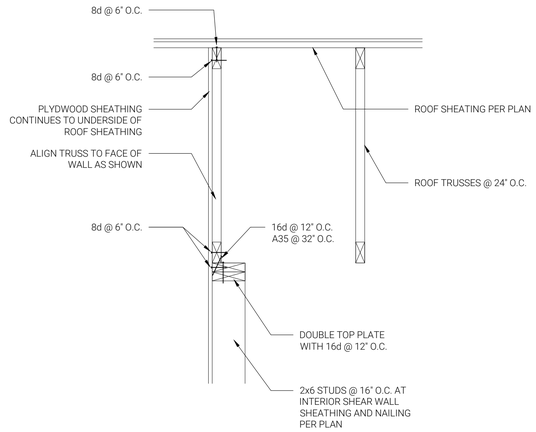
ELECTRONIC STAMP



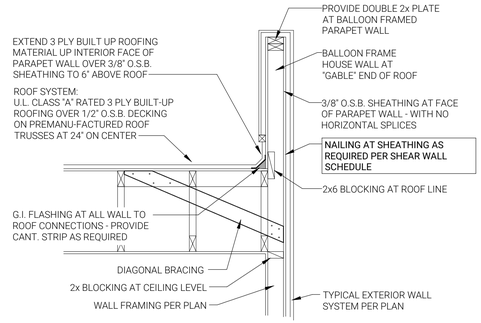
1 D3.0 SHEAR TRANSFER AT ROOF AND PARAPET
NTS



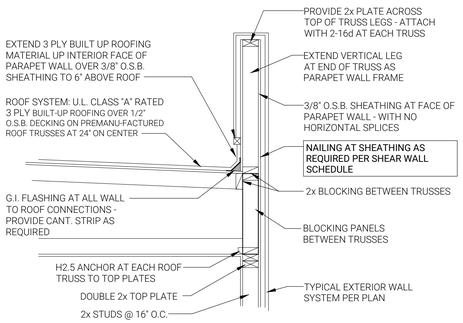
2 D3.0 BALOON FRAME AT ROOF AND PARAPET
NTS



3 D3.0 SHEAR WALL TO TRUSS CONNECTION
SCALE: 1" = 1'-0"



4 D3.0 BALOON FRAME AT ROOF AND PARAPET w/ DIAGONAL BRACING
NTS



5 D3.0 SHEAR TRANSFER AT ROOF AND PARAPET w/ BLOCKING PANEL
NTS