

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 HOLT HOMES 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 PLURIS 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 HOLT HOMES 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 EXAMPLE OF ONE OF MANY EQUIVOCAL 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:
• SILL HEIGHT NOT MORE THAN 44" AFF
• CLEAR NET OPENING AREA OF 5.7 SF
• CLEAR NET OPENING HEIGHT OF 24"
• CLEAR NET OPENING WIDTH OF 20"
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 VARIATIONS). IF THE 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/ATCHES TO CRAWL SPACES 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, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & 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 EA CH BEDROOM OR INTERCONNECTED SUCH THAT THE ACTIVATION 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 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 3" 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 SLAB	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
A ▼	DTT2Z	½"Ø HOOKED ANCHOR	7" W/ 1½" MIN. EDGE DISTANCE	6"
MIN. CAPACITY 1,825#	HOLD-DOWN FASTENING TO POST (8) SDS ½" x 1½" SCREWS		MIN. POST SIZE, NUMBER & FASTENING (1) 2x WALL DEPTH STUD	
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
A2 ▼	LST436	NA	NA	NA
MIN. CAPACITY 1,640#	HOLD-DOWN FASTENING TO POST (7) 10d COMMON EA END OF STRAP		MIN. POST SIZE, NUMBER & FASTENING (1) 2x WALL DEPTH STUD	
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
B ▼	HDU2	SSTB16	12 ¾"	6"
MIN. CAPACITY 3,075#	HOLD-DOWN FASTENING TO POST (6) SDS ½" x 2½" SCREWS		MIN. POST SIZE, NUMBER & FASTENING (2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (12) 16d SINKERS	
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
B2 ▼	MSTC 40	N.A.	N.A.	N.A.
MIN. CAPACITY 3,070#	HOLD-DOWN FASTENING TO POST (16) 10d COMMON EA END OF STRAP		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
C ▼	HDU4-SDS	SIMPSON SB ¾"x24	18"	6"
MIN. CAPACITY 4,565#	HOLD-DOWN FASTENING TO POST (10) SDS ¾" x 2½" 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
C2 ▼	MSTC 52	N.A.	N.A.	N.A.
MIN. CAPACITY 4,610#	HOLD-DOWN FASTENING TO POST (24) 10d COMMON EA END OF STRAP		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 ¾"x24	18"	6"
MIN. CAPACITY 5,645#	HOLD-DOWN FASTENING TO POST (14) SDS ¾" x 2½" SCREWS		MIN. POST SIZE, NUMBER & FASTENING (2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (14) 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 5,850#	HOLD-DOWN FASTENING TO POST (32) 10d COMMON EA END OF STRAP		MIN. POST SIZE, NUMBER & FASTENING (2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (14) 16d SINKERS	
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
E ▼	HDU8-SDS	SIMPSON SB ¾"x24	18"	8"
MIN. CAPACITY 6,970#	HOLD-DOWN FASTENING TO POST (20) SDS ¾" x 2½" SCREWS		MIN. POST SIZE, NUMBER & FASTENING (1) 4x4 OR (3) 2x4	
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
F ▼	HDU11-SDS	SIMPSON SB 1x30	24"	8"
MIN. CAPACITY 11,175#	HOLD-DOWN FASTENING TO POST (30) SDS ¾" x 2½" SCREWS		MIN. POST SIZE, NUMBER & FASTENING (1) 5½" x 3½" OR (1) 7½" x 3½" AS NOTED ON PLAN	
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
G ▼	HDU14-SDS	1"Ø PER PLANS	PER PLANS	PER PLANS
MIN. CAPACITY 14,445#	HOLD-DOWN FASTENING TO POST (36) SDS ¾" x 2½" SCREWS		MIN. POST SIZE, NUMBER & FASTENING (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. SHEAR WALLS SHALL HAVE ANCHOR BOLTING AS INDICATED ON SHEARWALL SCHEDULE
b. 4" OC, (2-STORY & UP)
c. 1/2" SIMPSON ITAN HD W/ 5/3"4 EMBED IS AN APPROVED ALTERNATIVE

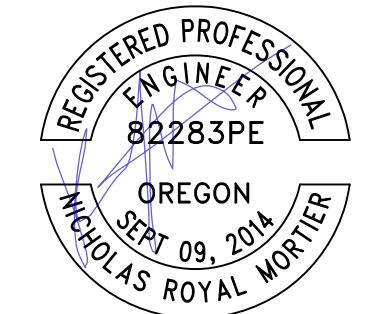
NOTES:

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 DFL #2, UNLESS NOTED OTHERWISE.		
STRUCTURAL MEMBERS (POSTS, BEAMS, ETC) SHALL BE A MIN OF DFL #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 (27/16 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: SAW/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). MICROLAM 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 STRAND BOARD) WITH 8d COMMON NAILS @ 6" OC AT PANEL EDGES AND @ 12" OC IN THE FIELD OF THE PANEL. STANDARD PANEL EDGE NAILING INTO BLOCKING AT 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: 52" 8" TALL STUDS = 8" PLATE 104" 54" 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 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.		
<ul style="list-style-type: none"> 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 ¾" 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 1½" LONG DIAGONAL SLOT WITH A WIDTH OF UP TO ¾" 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 ¾" 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 ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹		
		EDGES	FIELD	BLK'D			
 SW5	$\frac{1}{2}$ " GWB, SEE NOTE 5	NO. 6 TYPE S OR W DRYWALL SCREWS 8" OC			12" OC	NO	$\frac{1}{2}$ " Ø @ 72" OC $\frac{5}{8}$ " Ø @ 72" OC
		PLATE TO RIM JOIST BELOW ^{7a}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.			DBL. STUD FASTENING	
NA	16d @ 16" OC	(3) 8d Toe-NAIL EA. BAY			NA		60
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	$\frac{1}{2}$ " Ø @ 72" OC $\frac{5}{8}$ " Ø @ 72" OC
		PLATE TO RIM JOIST BELOW ^{7a}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.			DBL. STUD FASTENING	
RIM JOISTS TO PLATE BELOW ^{7b}	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			12" OC	YES	$\frac{1}{2}$ " Ø @ 48" OC $\frac{5}{8}$ " Ø @ 48" OC
		PLATE TO RIM JOIST BELOW ^{7a}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.			DBL. STUD FASTENING	
RIM JOISTS TO PLATE BELOW ^{7b}	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	$\frac{1}{2}$ " Ø @ 32" OC $\frac{5}{8}$ " Ø @ 48" OC
		PLATE TO RIM JOIST BELOW ^{7a}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.			DBL. STUD FASTENING	
RIM JOISTS TO PLATE BELOW ^{7b}	SIMPSON LTP4 @ 32" OC	16d @ 6" OC & SIMPSON LTP4 @ 48" OC	TIMBERLOK TO TRUSS AND SIMPSON L50 @ 15" OC ON BLOCKING			(2) ROWS 16d @ 10" OC	530
TYPE	OSB / PLYWD SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹		
		EDGES	FIELD	BLK'D			
 SW3	1 SIDE	8d @ 3" OC			8d @ 12" OC	YES	$\frac{1}{2}$ " Ø @ 24" OC $\frac{5}{8}$ " Ø @ 32" OC
		PLATE TO RIM JOIST BELOW ^{7a}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.			DBL. STUD FASTENING	
RIM JOISTS TO PLATE BELOW ^{7b}	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	$\frac{1}{2}$ " Ø @ 16" OC $\frac{5}{8}$ " Ø @ 24" OC
		PLATE TO RIM JOIST BELOW ^{7a}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.			DBL. STUD FASTENING	
RIM JOISTS TO PLATE BELOW ^{7b}	SIMPSON LTP4 @ 16" OC	16d @ 6" OC & SIMPSON LTP4 @ 16" OC	SIMPSON H100 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			
 SW5	2 SIDES SEE NOTE 4	8d @ 4" OC			8d @ 12" OC	YES	$\frac{1}{2}$ " Ø @ 16" OC $\frac{5}{8}$ " Ø @ 24" OC
		PLATE TO RIM JOIST BELOW ^{7a}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.			DBL. STUD FASTENING	
RIM JOISTS TO PLATE BELOW ^{7b}	SIMPSON LTP4 @ 12" OC	16d @ 6" OC & SIMPSON LTP4 @ 12" OC	SIMPSON H100 TO TRUSS AND L50 @ 8" OC ON BLOCKING			(3) ROWS: 16d @ 8" OC	1065
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	$\frac{1}{2}$ " Ø @ 12" OC $\frac{5}{8}$ " Ø @ 16" OC
		PLATE TO RIM JOIST BELOW ^{7a}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.			DBL. STUD FASTENING	
RIM JOISTS TO PLATE BELOW ^{7b}	SIMPSON LTP4 @ 8" OC	16d @ 6" OC & SIMPSON LTP4 @ 8" OC	SIMPSON H100 TO TRUSS AND L50 @ 8" OC ON BLOCKING			(3) ROWS: 16d @ 8" 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" FASTENERS, ADDITIONAL FASTENERS, STRAPS, PLATE SPLICE REQUIREMENTS, ETC. MAY BE NOTED ON THE PLANS AND DETAILS.							
7) SIMPSON LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MINIMUM 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 PROVIDED 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.							

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 ihassupport@plirisplans.com



EXPIRES: 12/31/2026

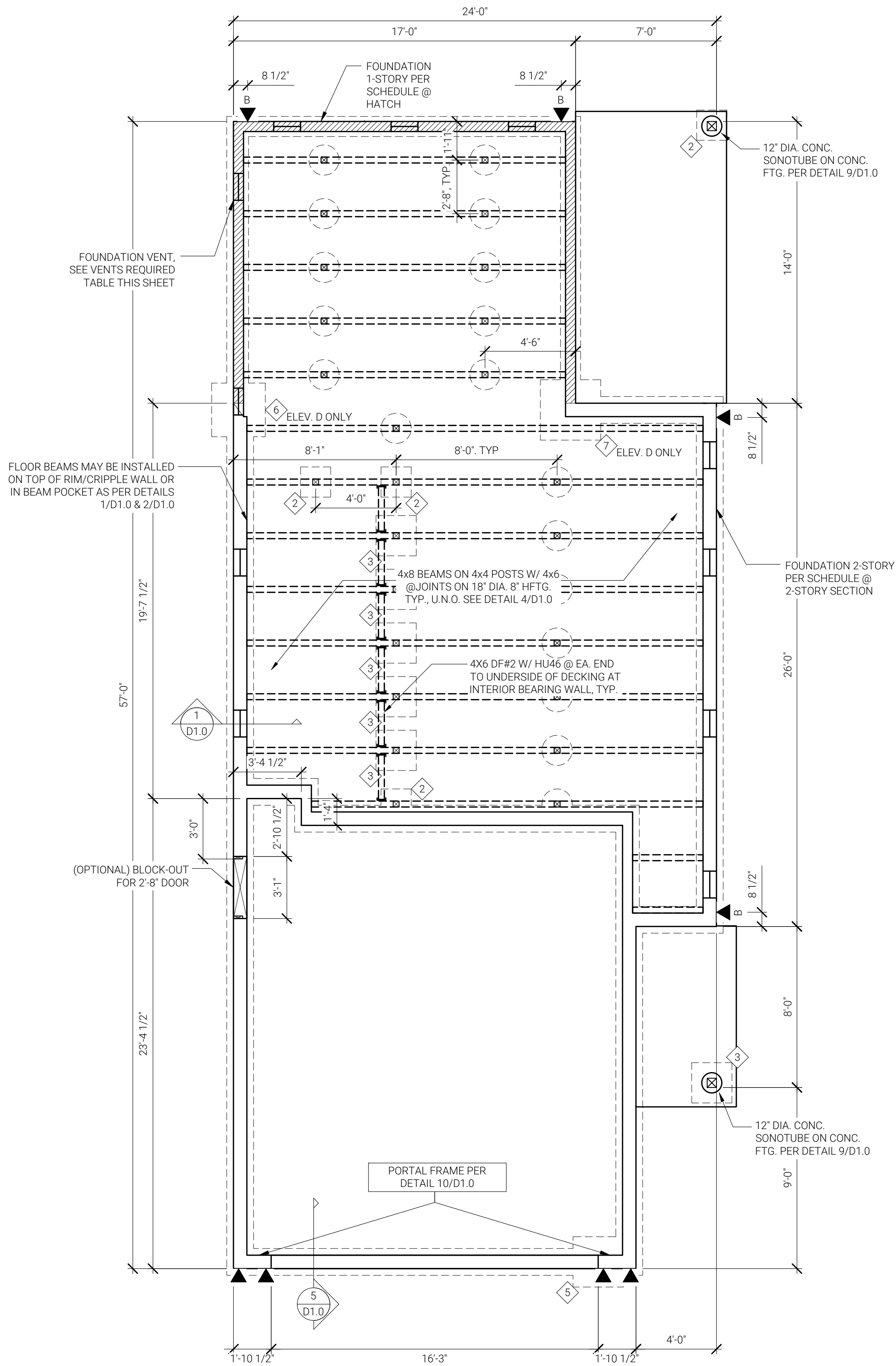
ELECTRONIC STAMP

PLIRIS
 PLIRIS.CO (833) 4PLIRIS
 WORK ORDER NUMBER: 25313
 REVISION DATE: NA
 DRAWN BY: CHECKED BY: AM

S1.0
 NOTES & SCHEDULES
 HOLT: 1669A/B/C - 2L
 DEVELOPMENT - LOT #000
 STREET ADDRESS
 EAGLE POINT, OR 97524

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HOLD-DOWN LOCATION NOTES

<p>HOLD-DOWN (HD) MEASUREMENTS ARE CONSIDERED TO THE CENTERLINE (CL) OF THE ANCHOR BOLT (AB) AND ARE BASED ON THE FOLLOWING STANDARD FRAMING ASSUMPTIONS:</p> <ul style="list-style-type: none">1. OUTSIDE CORNER LOCATIONS CONSIDERS A STANDARD 3-STUD CORNER w/ (1) EXTRA STUD, PLUS APPROX. CL OF HD.2. INSIDE CORNERS CONSIDERS MIN. (2) 2x MEMBERS PLUS APPROX. CL OF HD MEASURED PERPENDICULAR TO OUTSIDE OF ADJACENT WALL.3. HD'S ADJACENT AN OPENING CONSIDERS TRIMMER AND (2) 2x MEMBERS PLUS APPROX. CL OF HD MEASURED FROM FINISHED OPENING WIDTH. <p>ADDITIONAL ADJUSTMENTS FOR CHANGES TO CORNER FRAMING, ROUGH OPENING (RO), ADDITIONAL TRIMMER/KING STUDS, OR MIN BUILT-UP POSTS GREATER THAN 3-INCHES SHOULD BE CONSIDERED WITH FRAMING PRIOR TO FINAL PLACEMENT.</p> <p>PORTAL FRAME HD ANCHOR BOLTS TO BE INSTALLED PER DETAIL 8/D/10</p> <p>GAPS CAN BE FILLED WITH ADDITIONAL FULL-HEIGHT STUDS, OR USE OF ALL THREAD EXTENSION WITHOUT EOR'S APPROVAL.</p> <p>EOR TO BE CONTACTED FOR ANY HD ANCHORS PLACED GREATER THAN 6" FROM INDICATED LOCATION.</p>

NATURALLY VENTED FOUNDATION NOTES	
THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE CRAWLSPACE. THERE SHALL BE ONE VENT MIN. WITHIN 3' OF EACH BUILDING CORNER.	
FOUNDATION VENTS ARE BASED ON A SCREENED 16" x 6" VENT WITH A NET-FREE VENTILATING AREA OF 72 SQ IN PER VENT.	
CRAWLSPACE	
AREA	109,501 SQ. IN.
REQUIRED VENTING	730 SQ. IN.
VENTS REQUIRED	11 VENTS

HOLD-DOWN SCHEDULE				
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
B ▼	HDU2	SSTB16	12 5/8"	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/ (12) 16d SINKERS	

HOLD-DOWN SCHEDULE NOTES
<p>FASTEN HOLD-DOWNS TO THE BOUNDARY MEMBERS FOR THE SHEAR WALL AT THE LOCATIONS MARKED ON THE PLANS.</p> <p>SHEAR WALL PANELS SHALL BE FASTENED TO THE BOUNDARY MEMBER POSTS PER THE PANEL EDGE SPACING ON THE SHEAR WALL SCHEDULE.</p> <p>WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OR OVER 2" NOMINAL, EDGE NAILING SHALL BE STAGGERED INTO TWO ROWS.</p> <p>ALL HOLD-DOWNS AND ANCHOR BOLTS SHALL BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.</p> <p>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.</p>

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	



PLIRIS  **PLIRIS.CO**  **(833) 4PLIRIS**  **WORK ORDER NUMBER 25313**

MAIN FLOOR WALL FRAMING PLAN

HOLT: 1669A/B/C - 2L

DEVELOPMENT - LOT #000

STREET ADDRESS

EAGLE POINT, OR 97524

REVISION | DATE: NA

DRAWN BY: TA CHECKED BY: RM

DATE: 25.04.09

S3.0


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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
B ▼	HDU2	SSTB16	12 5/8"	6"
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST		MIN. POST SIZE, NUMBER & FASTENING	
3,075#	(6) SDS 3/4"x22" SCREWS		(2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (12) 16d SINKERS	
HOLD-DOWN SCHEDULE NOTES				
FASTEN HOLD-DOWNS TO THE BOUNDARY MEMBERS FOR THE SHEAR WALL AT THE LOCATIONS MARKED ON THE PLANS.				
SHEAR WALL PANELS SHALL BE FASTENED TO THE BOUNDARY MEMBER POSTS PER THE PANEL EDGE SPACING ON THE SHEAR WALL SCHEDULE.				
WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OR OVER 2" NOMINAL, EDGE NAILING SHALL BE STAGGERED INTO TWO ROWS.				
ALL HOLD-DOWNS AND ANCHOR BOLTS SHALL BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.				
ALL HOLD-DOWNS AND BOUNDARY MEMBER POSTS SHALL BE INSTALLED TO FORM A CONTINUOUS LOAD PATH FROM EACH END OF THE SHEAR WALL TO THE FOUNDATION BELOW.				
6" EDGE/12" FIELD NAILING-STAPLE EQUIVALENCY TABLE				
NOMINAL MATERIAL THICKNESS (INCHES)	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	
WALL FRAMING NOTES				
[SWX] SEE S1.0 NOTES & SCHEDULES FOR SHEAR WALL SCHEDULE.				
ALL EXTERIOR WALL SHEATHING TO BE INSTALLED PER [SWO] , U.O.N.				
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.O.N.				
EXTERIOR HEADERS TO BE 4x8 DF#2, TYP., U.O.N.				




1 UPPER FLOOR
S4.0 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.	

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	

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.	

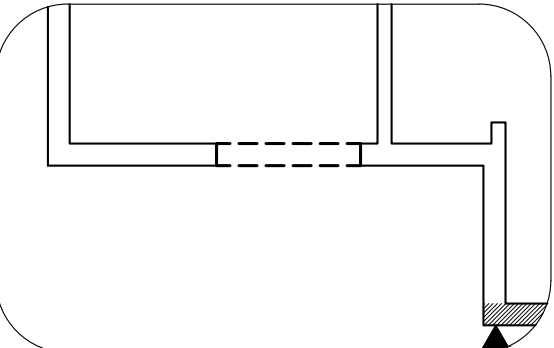
HOLD-DOWN SCHEDULE				
TYPE	SIMPSON	ANCHOR U.O.N.	MIN. EMBEDMENT	MIN. STEM WALL WIDTH
B2 ▼	MSTC 40	N.A.	N.A.	N.A.
MIN. CAPACITY	HOLD-DOWN FASTENING TO POST (16) 10d COMMON EA END OF STRAP		MIN. POST SIZE, NUMBER & FASTENING (2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS	
3,070#				
TYPE	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 (24) 10d COMMON EA END OF STRAP		MIN. POST SIZE, NUMBER & FASTENING (2) 2x WALL DEPTH STUD, FASTEN TOGETHER W/ (18) 16d SINKERS	
4,610#				

ENGINEERED SHEAR WALL SCHEDULE						
TYPE	OSB / PLYW/ SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹	
		EDGES	FIELD	BLK'D		
	1/2" GWB, SEE NOTE 5	NO. 6 TYPE S OR W DRYWALL SCREWS 8" OC	12" OC	NO	1/2" Ø @ 72" OC 5/8" Ø @ 72" 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)
NA	16d @ 16" OC	(3) 8d TOE-NAIL EA. BAY			NA	60

TYPE	OSB / PLYWOOD SHEATHING ¹	FASTENING: SHEATHING TO STUDS			MUD SILL A.B. SIZE & SPACING ⁹
		EDGES	FIELD	BL'KD	
SW1	1 SIDE	8d @ 6' OC	8d @ 12' OC	YES	1/2" Ø @ 48" OC 3/8" Ø @ 48" OC
RIM JOISTS PLATE BELOW ^{5,6}	PLATE TO RIM JOIST BELOW ^{7,8}	TRUSS / RAFTER BLOCKING TO TOP PLATE U.N.O.S.			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
					CAP (PLF) 365

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 (8@ 20" 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 REQUIREMENTS WHETHER THEY OCCUR AT EDGES.
- 8) UNLESS OTHERWISE NOTED ON THE DRAWINGS PROVIDE THE SPECIFIED FASTENERS FOR THE LENGTH OF THE PLATE LINE (NOT JUST THE SHEAR WALL SEGMENT). ADDITIONAL FASTENERS, STRAPS, PLATE SPLICE REQUIREMENTS, ETC. MAY BE NOTED ON THE PLANS AND DETAILS.
- 9) SEISMIC CATEGORY 'D' REQUIRES MINIMUM 5/8" @ ANCHOR BOLTS, TYP.

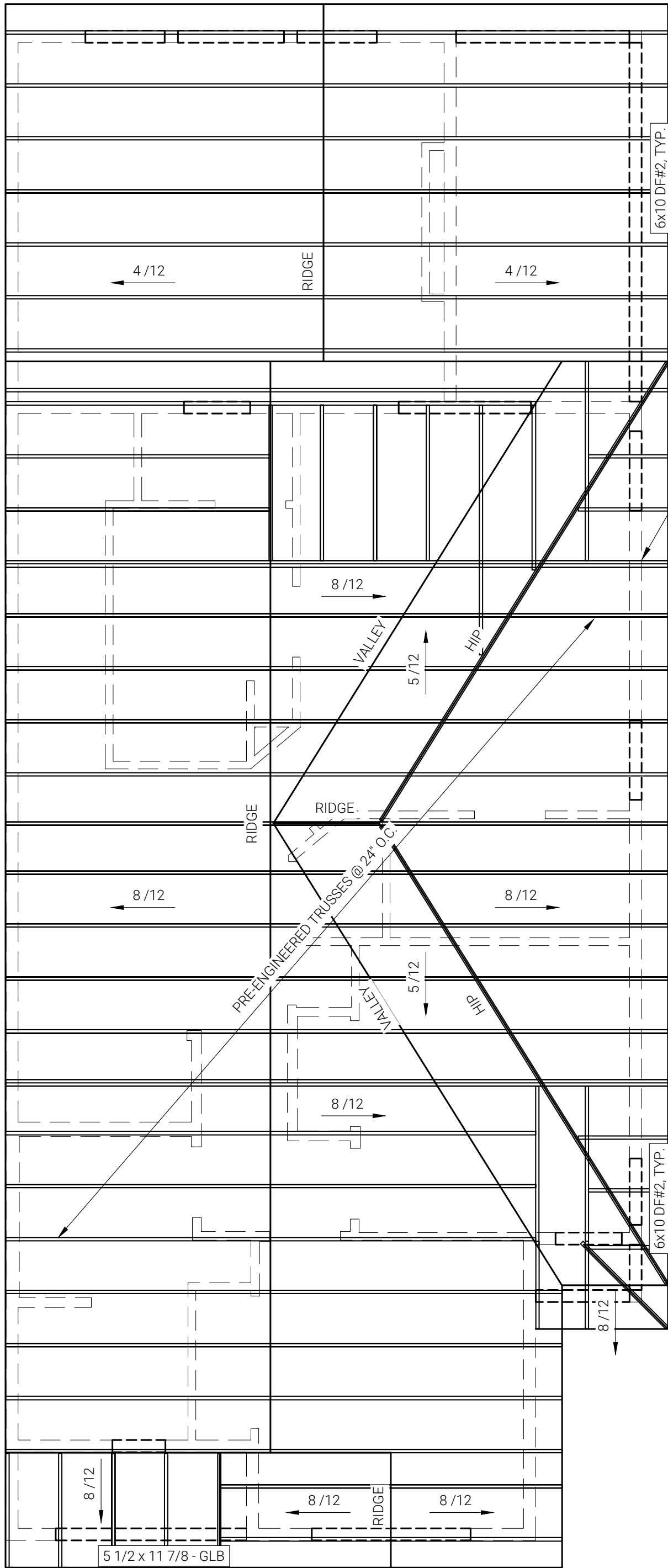


ELEVATION 'D'

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DATE: 09/25/2024 10:07 PM
DRAWN BY: RM
CHECKED BY: RM

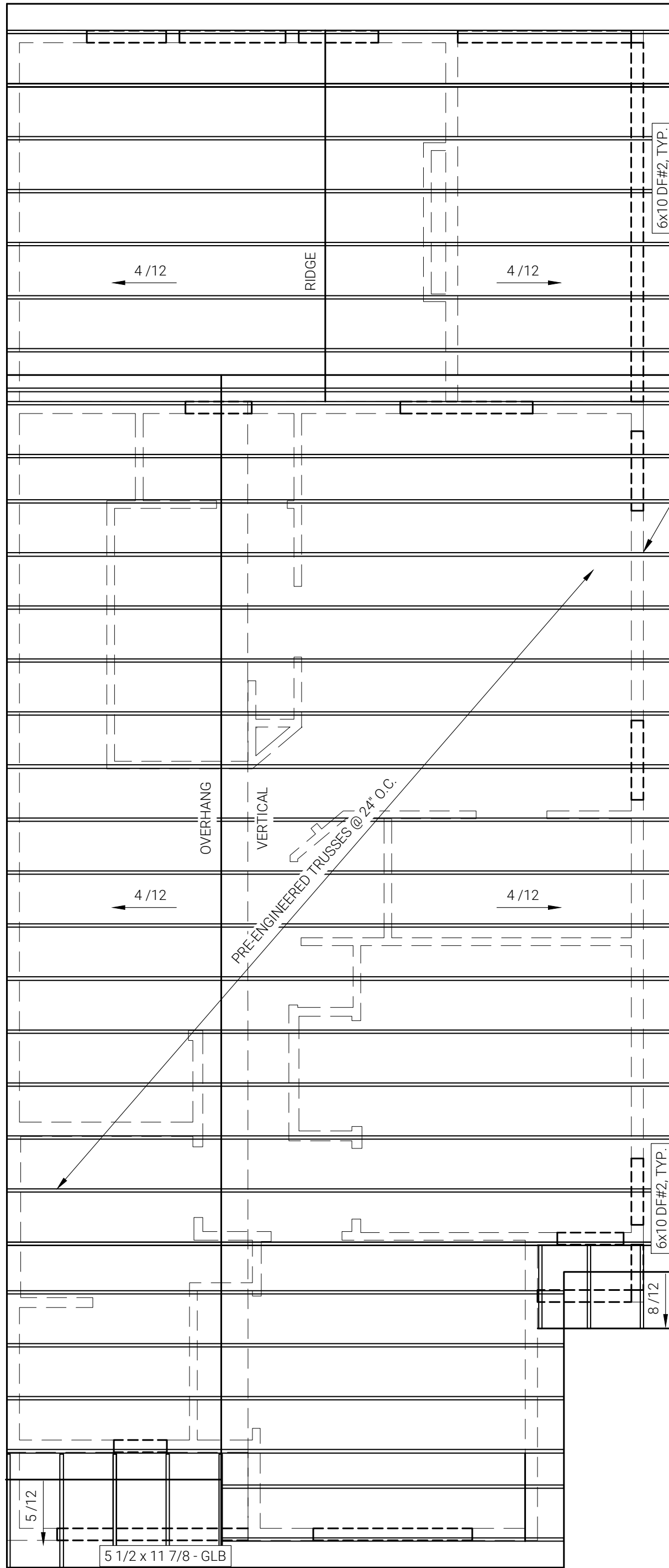
ELEVATION 'A'

SELECTED



ELEVATION 'C'

SELECTED

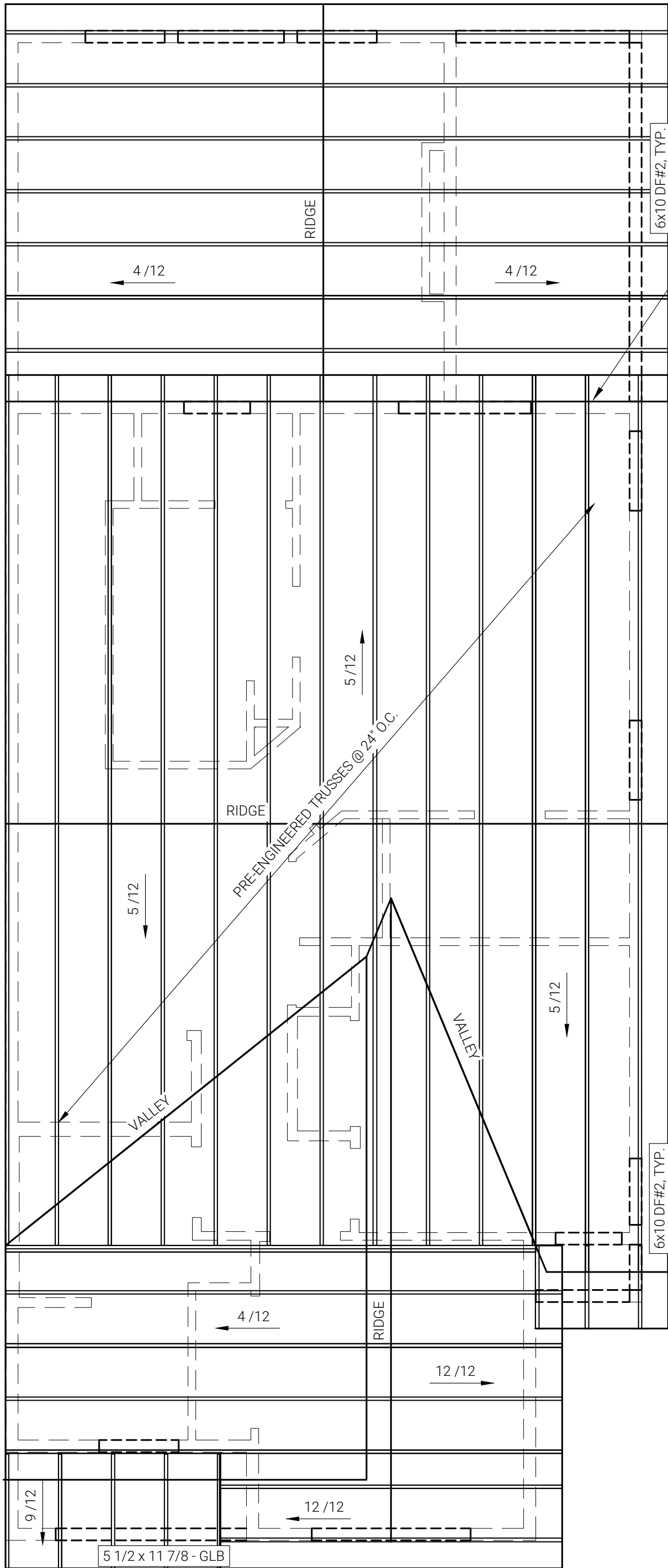


ROOF FRAMING PLAN NOTES
SIMPSON H2.5A OR TLOK AT TRUSS ENDS, U.N.O.
CONNECT GIRDER TRUSSES WITH SIMPSON LGT. / LUGT, OR EQUIVALENT THAT COMPLIES WITH NUMBER OF TRUSS PLYS. CONNECT TO BUILT-UP COLUMN OF MATCHING PLYS. OR COLUMN, BELOW AS SPECIFIED.
EXTERIOR HEADERS TO BE 4x8 DF#2, TYP., U.N.O.



FILE LOCATION: C:\USERS\PLIRIS\PLIRIS\PLIRIS\PROJECTS\13-HOLT-RES-1-1689-2CAR-ELEV-ACQ-BASE-FR-AN020-CA020-DRAWINGS\25-313-HOLT-RES-1-1689-2CAR-ELEV-ACQ-BASE-FR-AN020-CA020-DRAWINGS
DATE: 25-04-2025
TIME: 10:00 AM
DRAWN BY: RM
CHECKED BY: RM

ELEVATION 'D'
SELECTED



REFER TO SHEET D3.0 FOR TRUSS
CONNECTION DETAILS

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.



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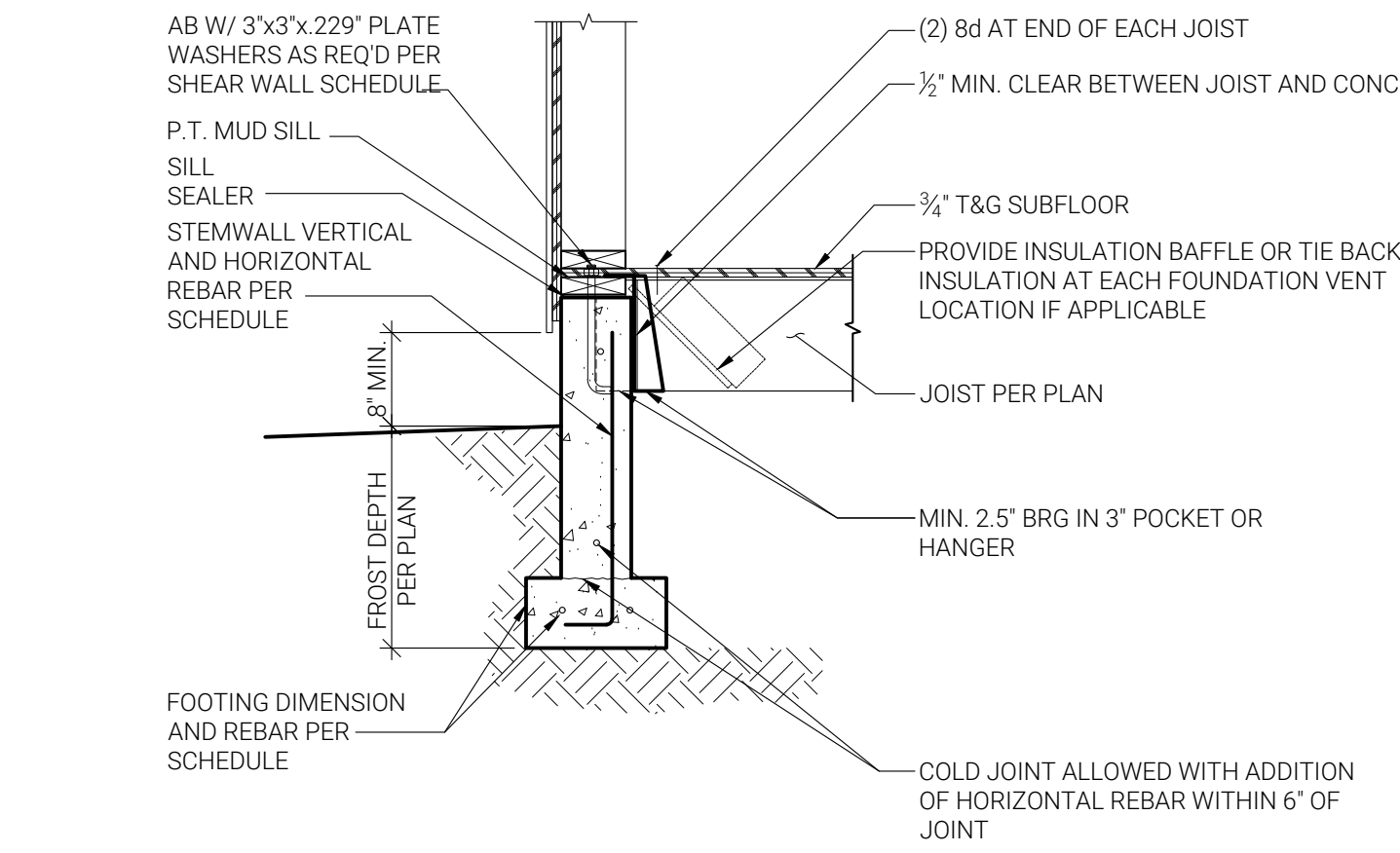
- NOTES FOR FLOOR JOIST BEARING:
1. JOIST SHALL BEAR A MINIMUM OF 1" ON 2x4 P.T. STUD.
 2. INSTALL MOISTURE BARRIER BETWEEN JOIST AND CONCRETE CUT OUT FOR FOUNDATION VENTS.
 3. TREAT EACH END OF THE 2x4 P.T. STUD WITH APPROVED SOLUTION TO PREVENT DECAY.

- *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.

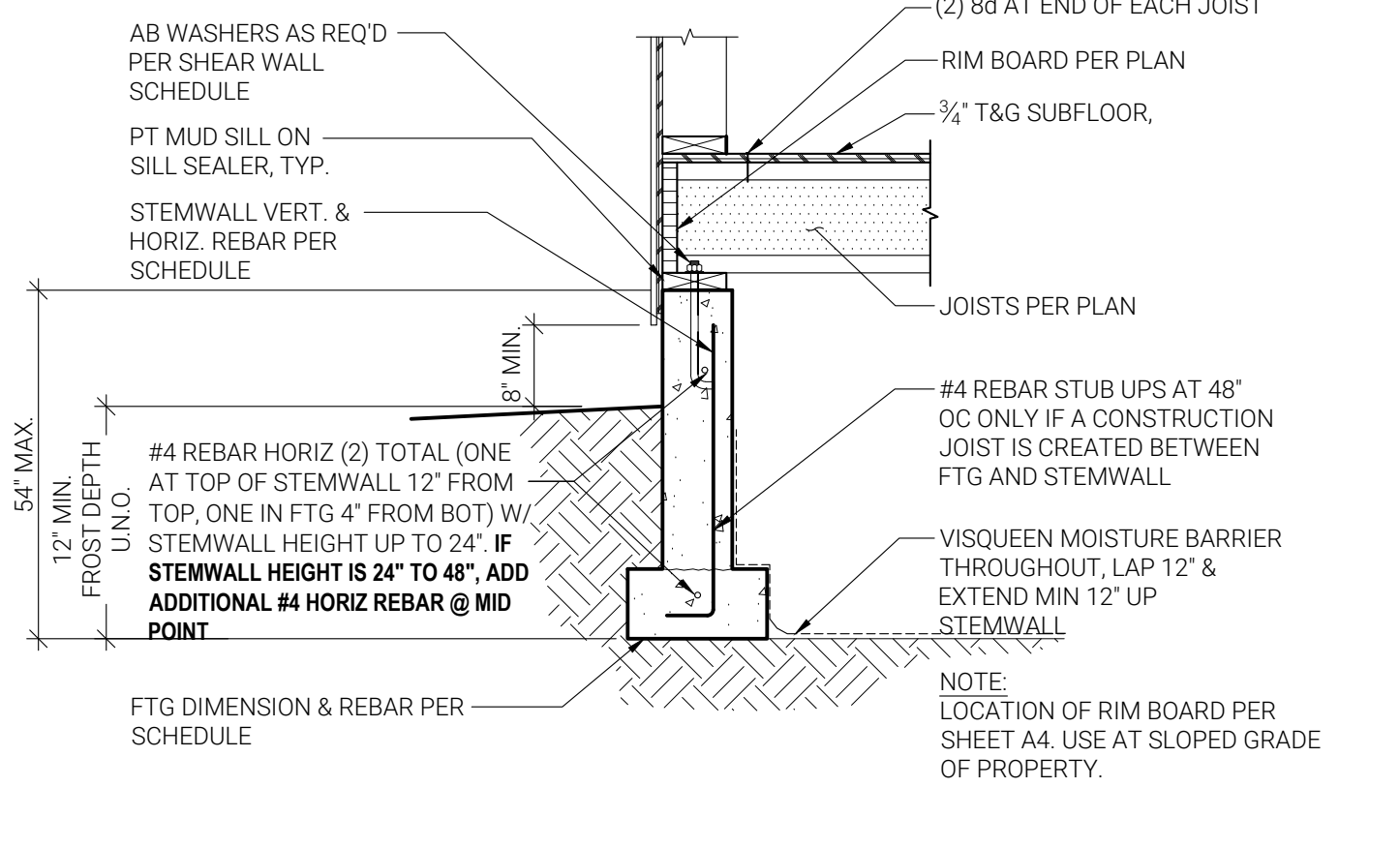
PERIMETER FOOTING SCHEDULE				
ASSUMES 1,500 PSF ALLOWABLE SOIL BEARING PRESSURE				
NO. OF STORY	FOUNDATION WALL	FOOTING WIDTH	FOOTING THICKNESS	FOOTING REINFORCEMENT
1-STORY	6" THICK	12"	6"	(1) #4
2-STORY	8" THICK	15"	7"	(2) #4
3-STORY	8" THICK	23"	8"	(3) #4

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.

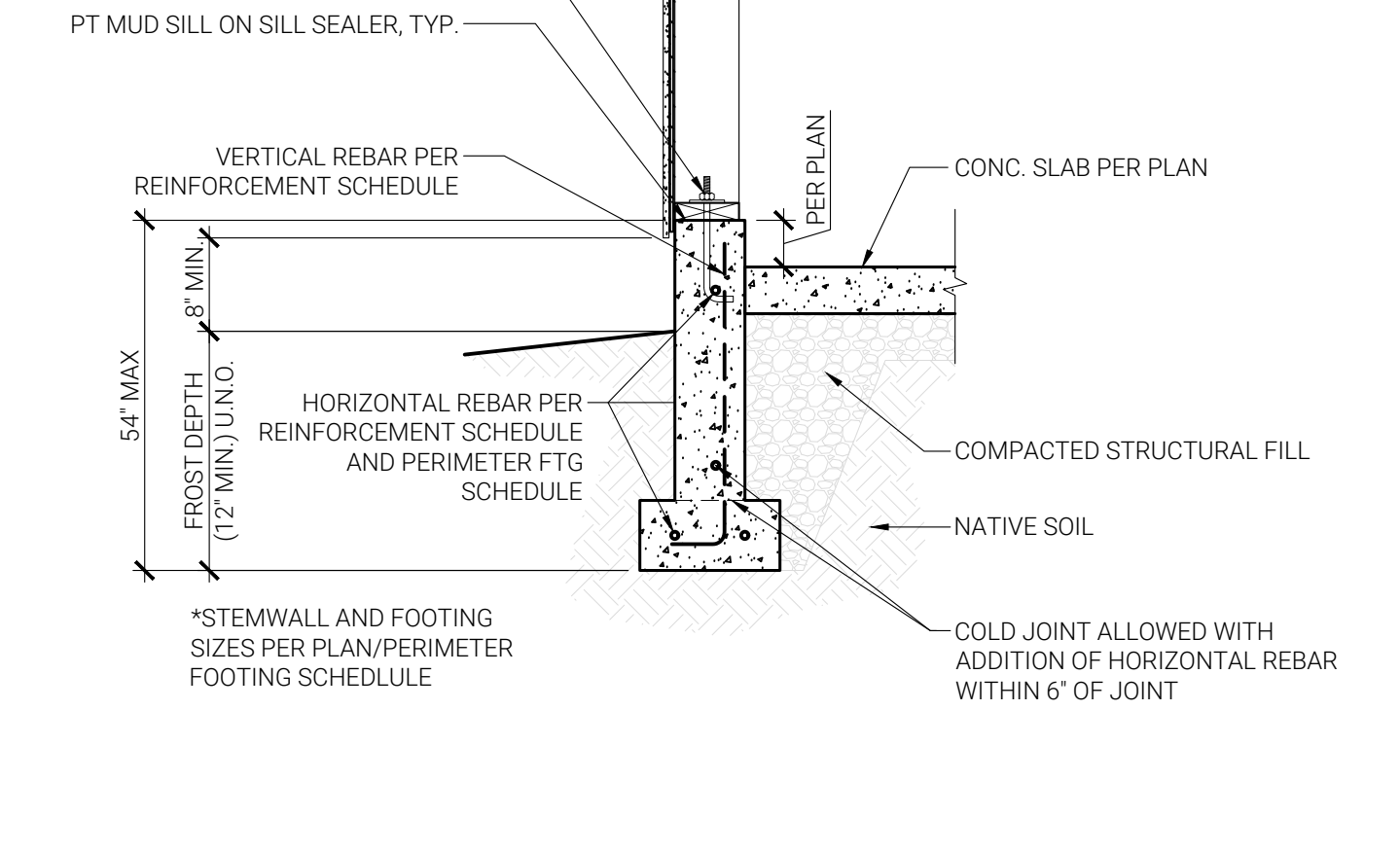


1 FOUNDATION & FLOOR SECTION WITH POCKET OR HANGER
D1.0 NTS



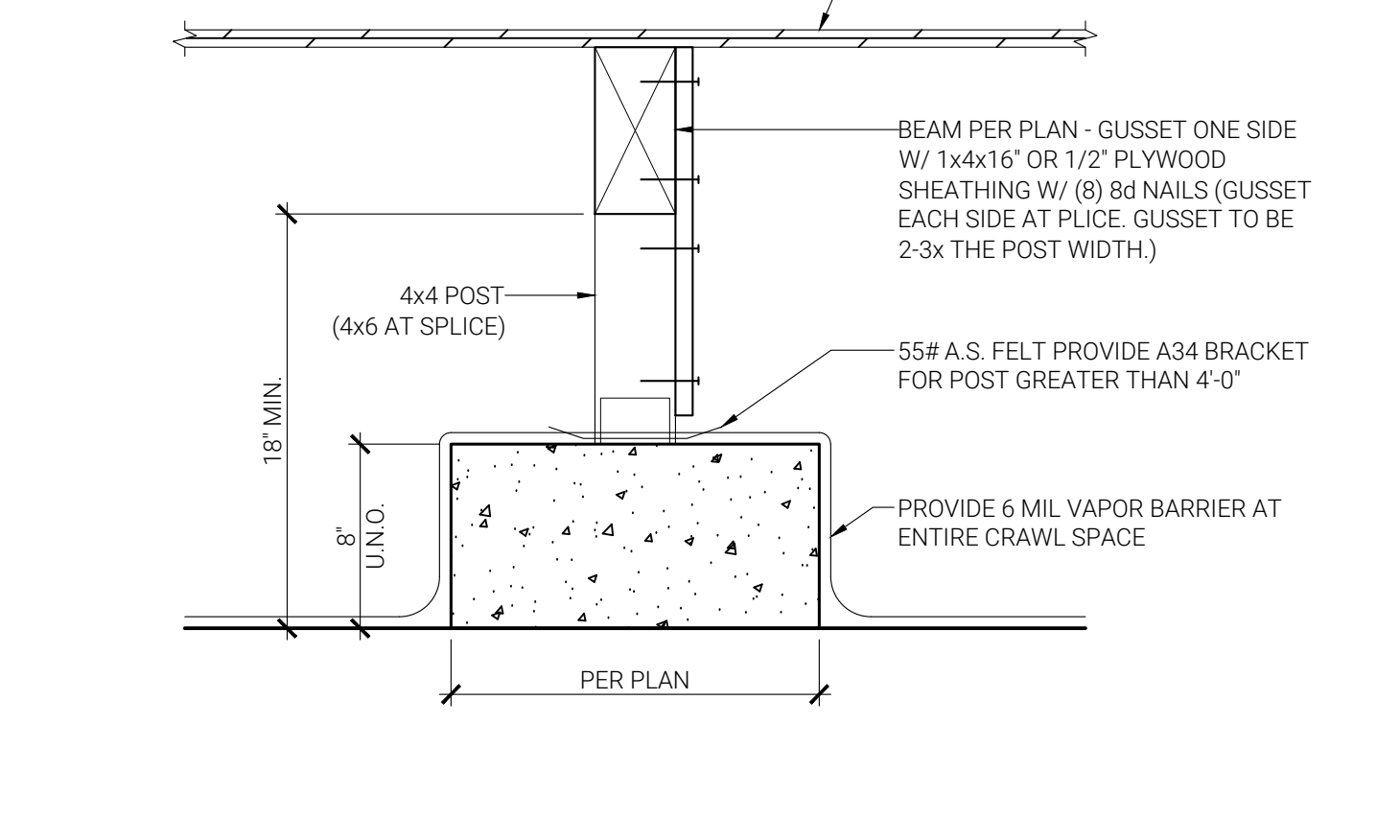
2 FOUNDATION & FLOOR SECTION WITH RIM
D1.0 NTS

0301034



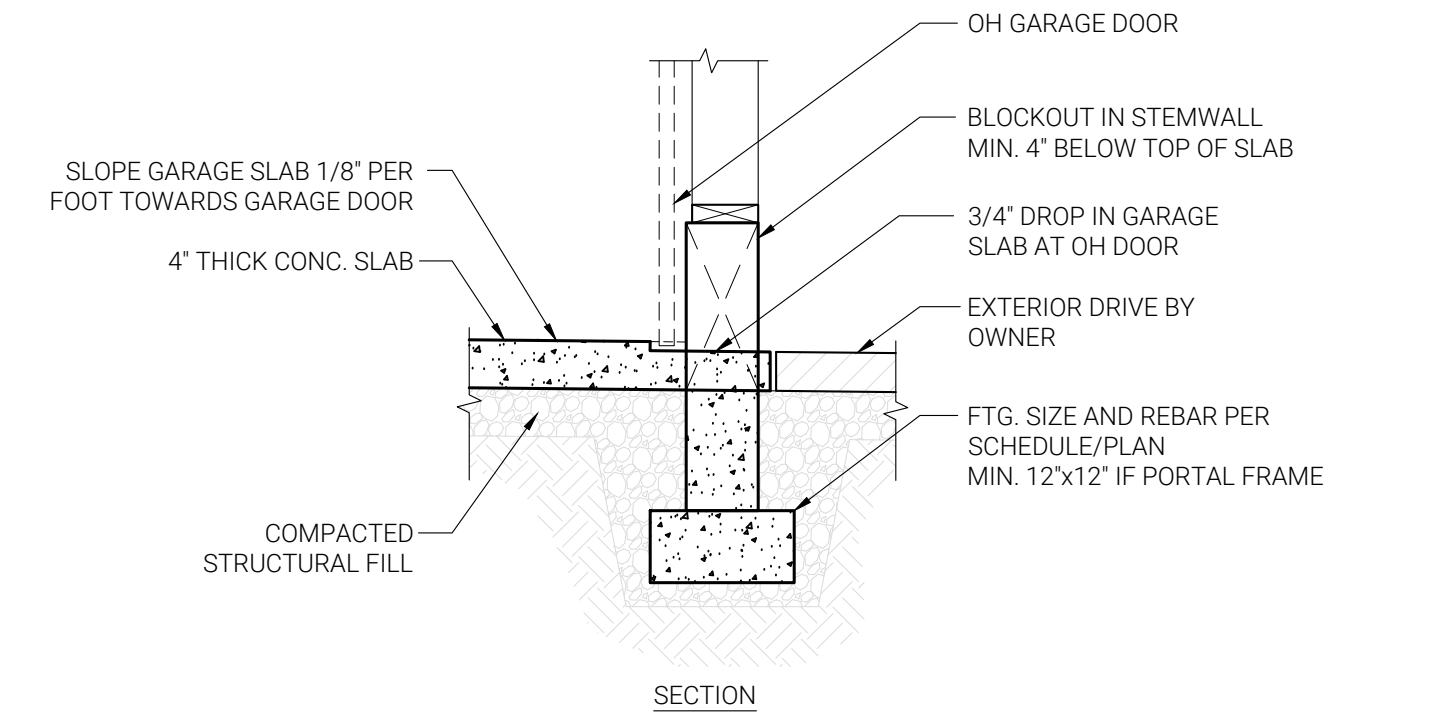
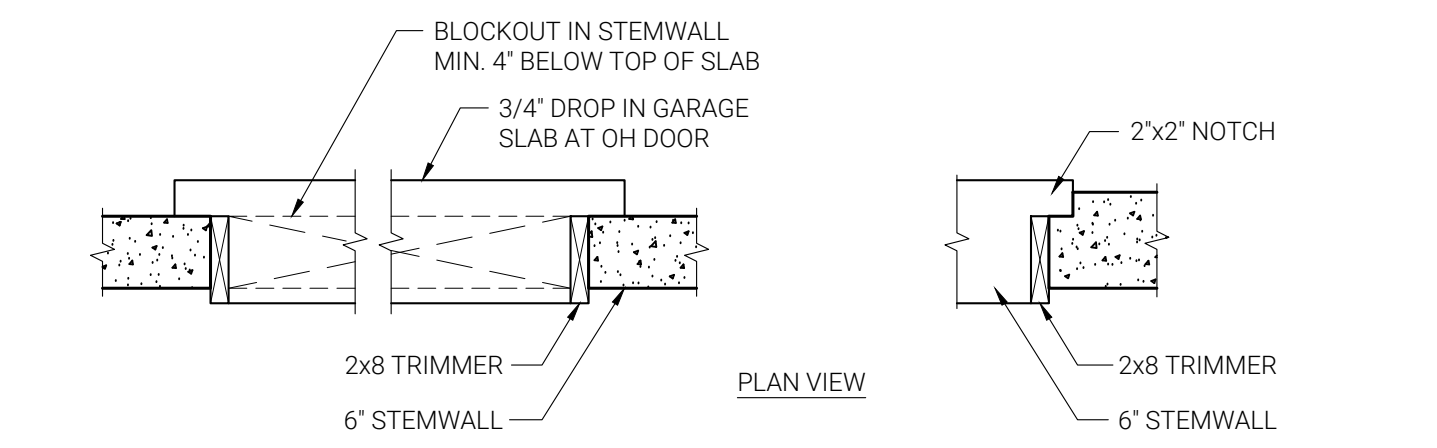
3 FOUNDATION & CONC. SLAB SECTION (GARAGE SPACE)
D1.0 NTS

0301006



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

0301022

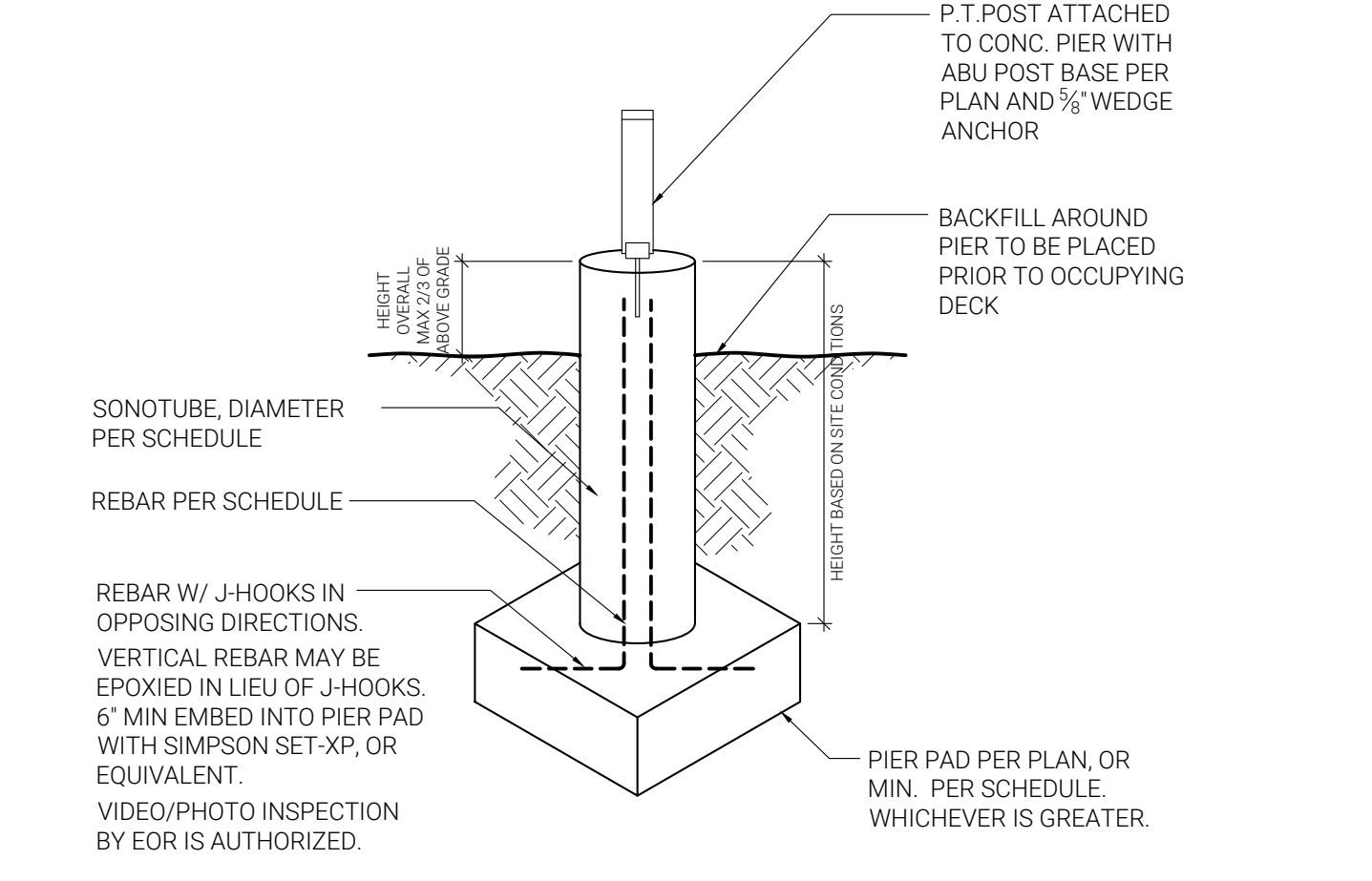


5 FOUNDATION AT GARAGE OH DOOR
D1.0 NTS

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

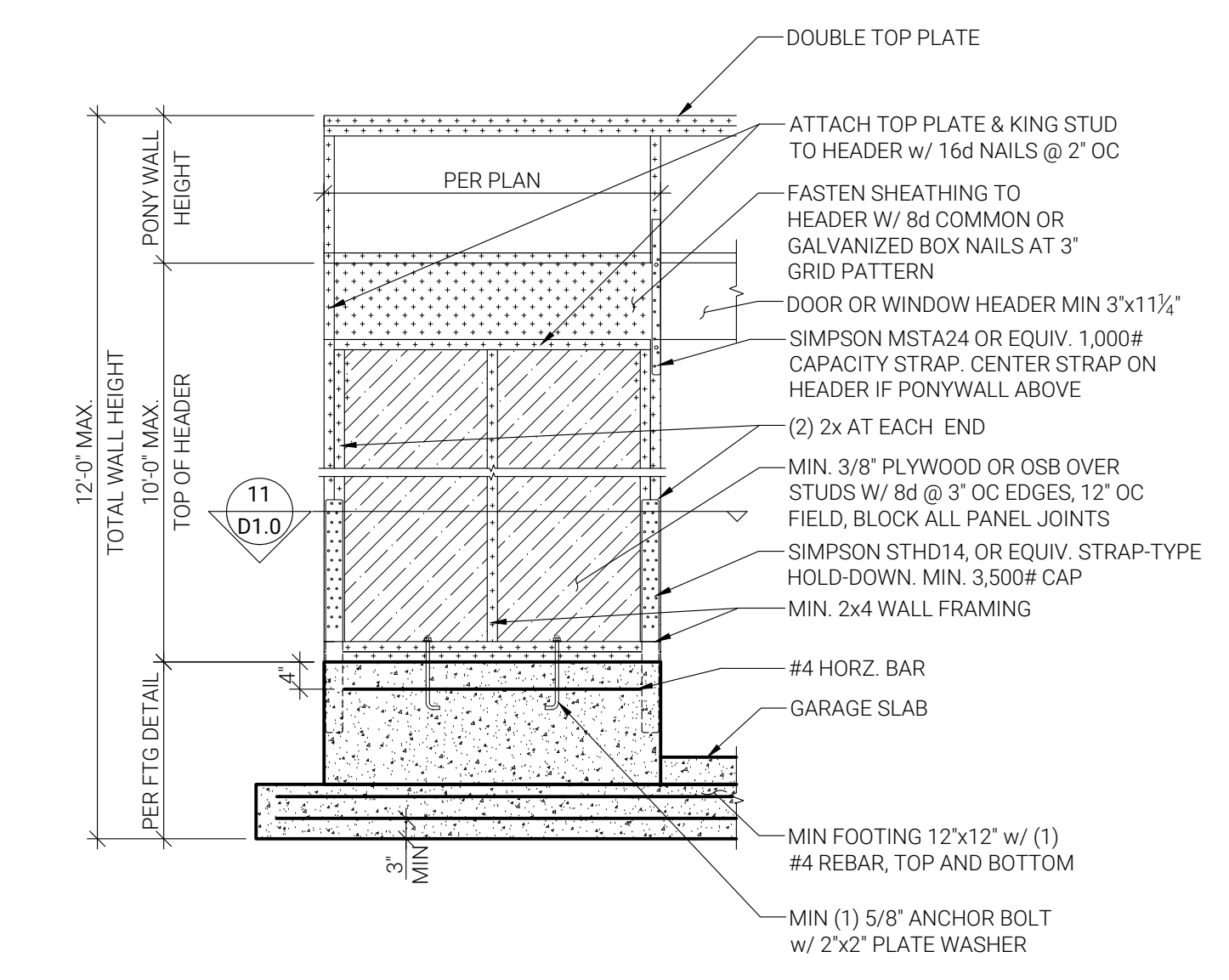
*PIER PAD REBAR PER SCHEDULE



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

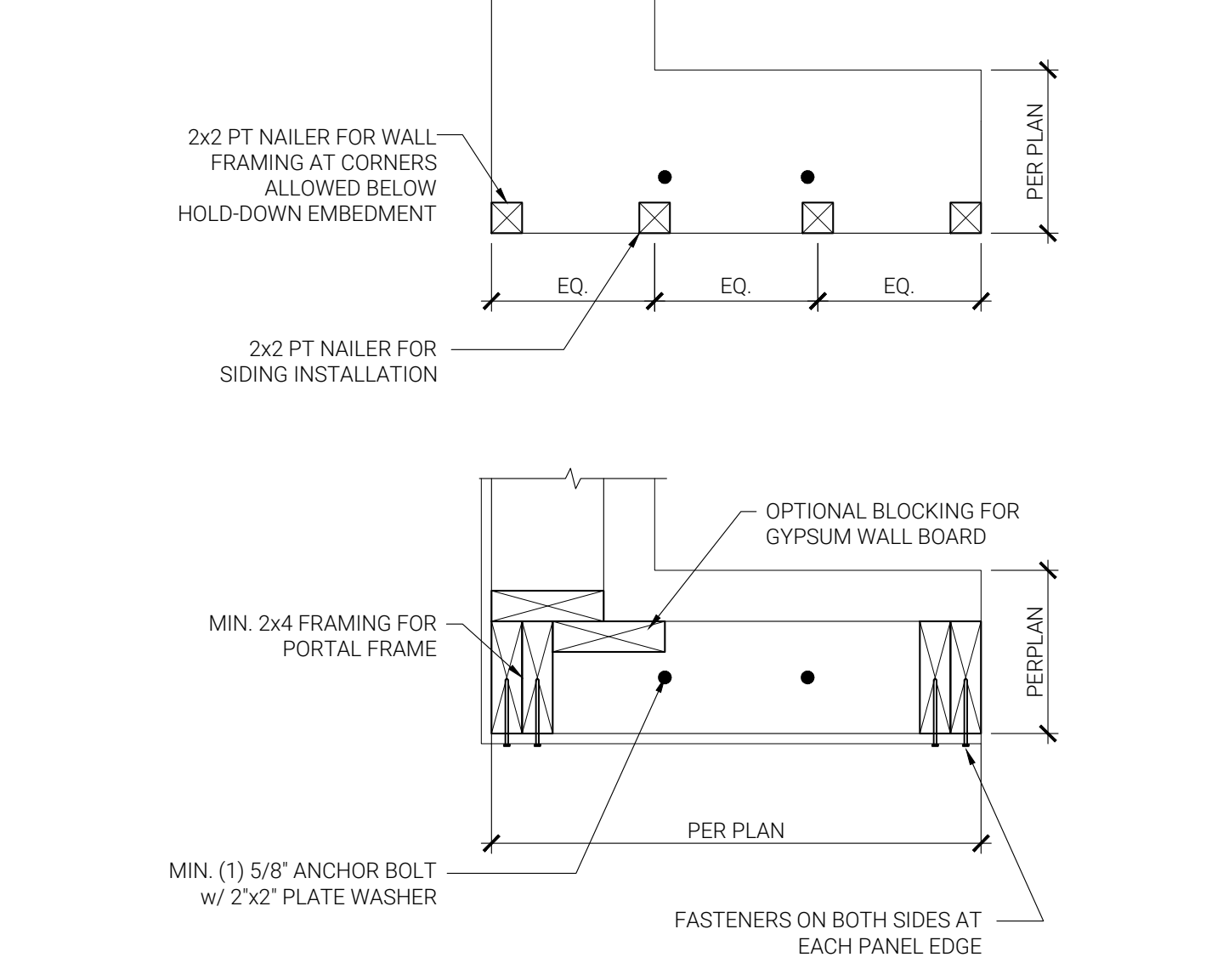
0301024

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

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 1.888.224.4661

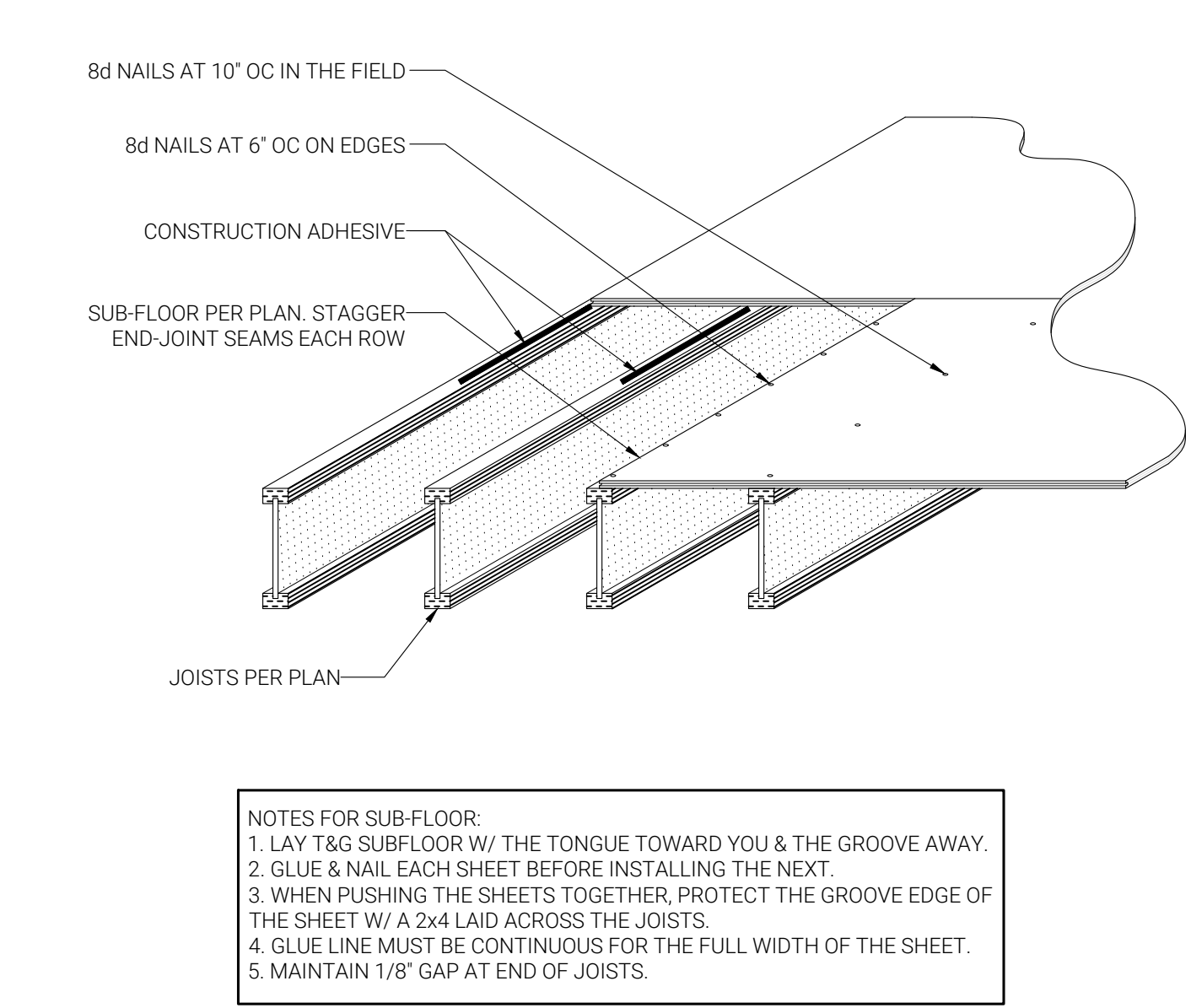


PLIRIS FOUNDATION DETAILS (POST & BEAM)
HOLT: 1669A/B/C - 2L
DEVELOPMENT - LOT #000
STREET ADDRESS
EAGLE POINT, OR 97524

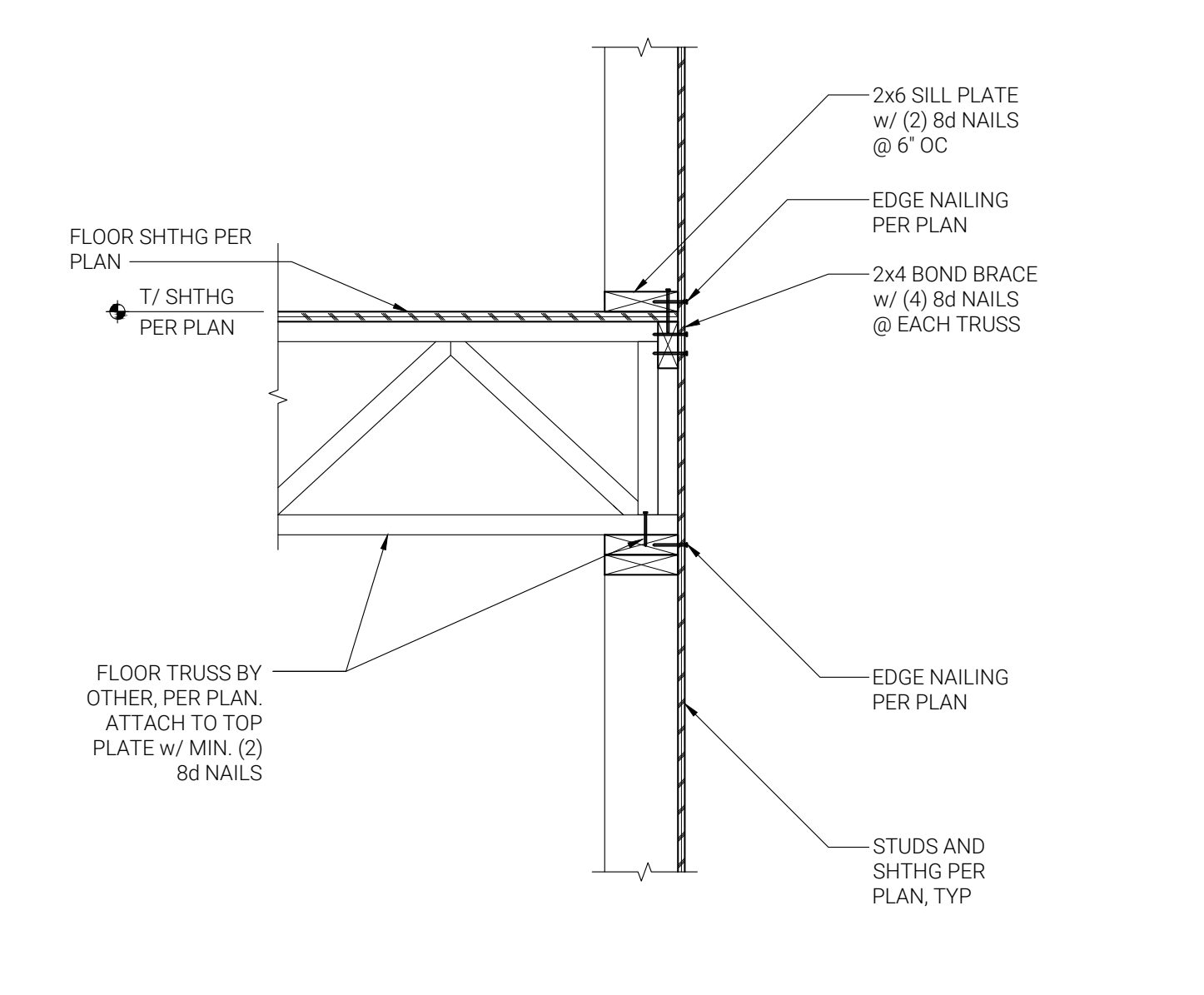
PLIRIS.CO (833) 4PLIRIS
WORK ORDER NUMBER: 25-313
REVISION DATE: NA
DRAWN BY: TA
CHECKED BY: RM
DATE: 25.04.09

D1.0

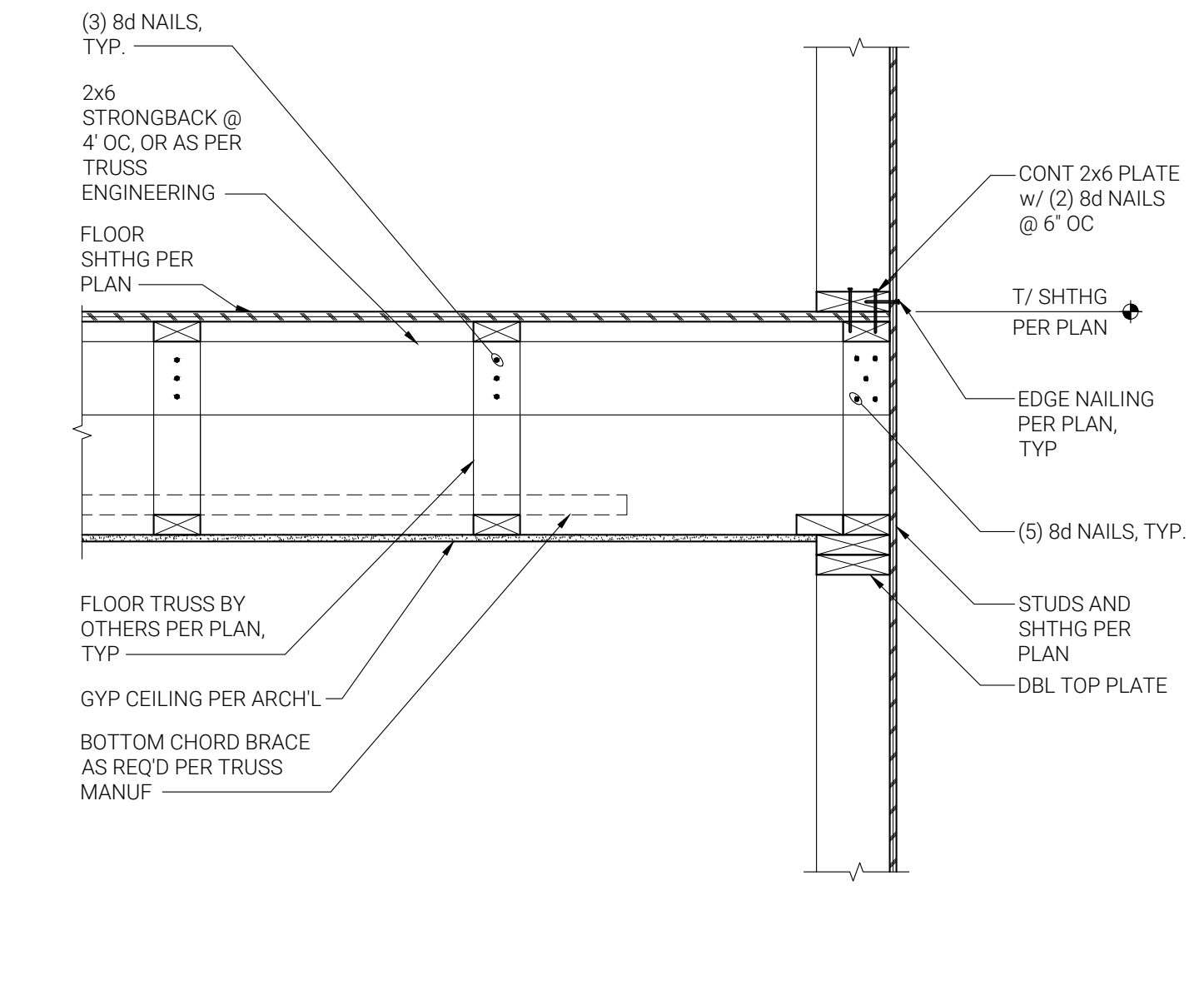
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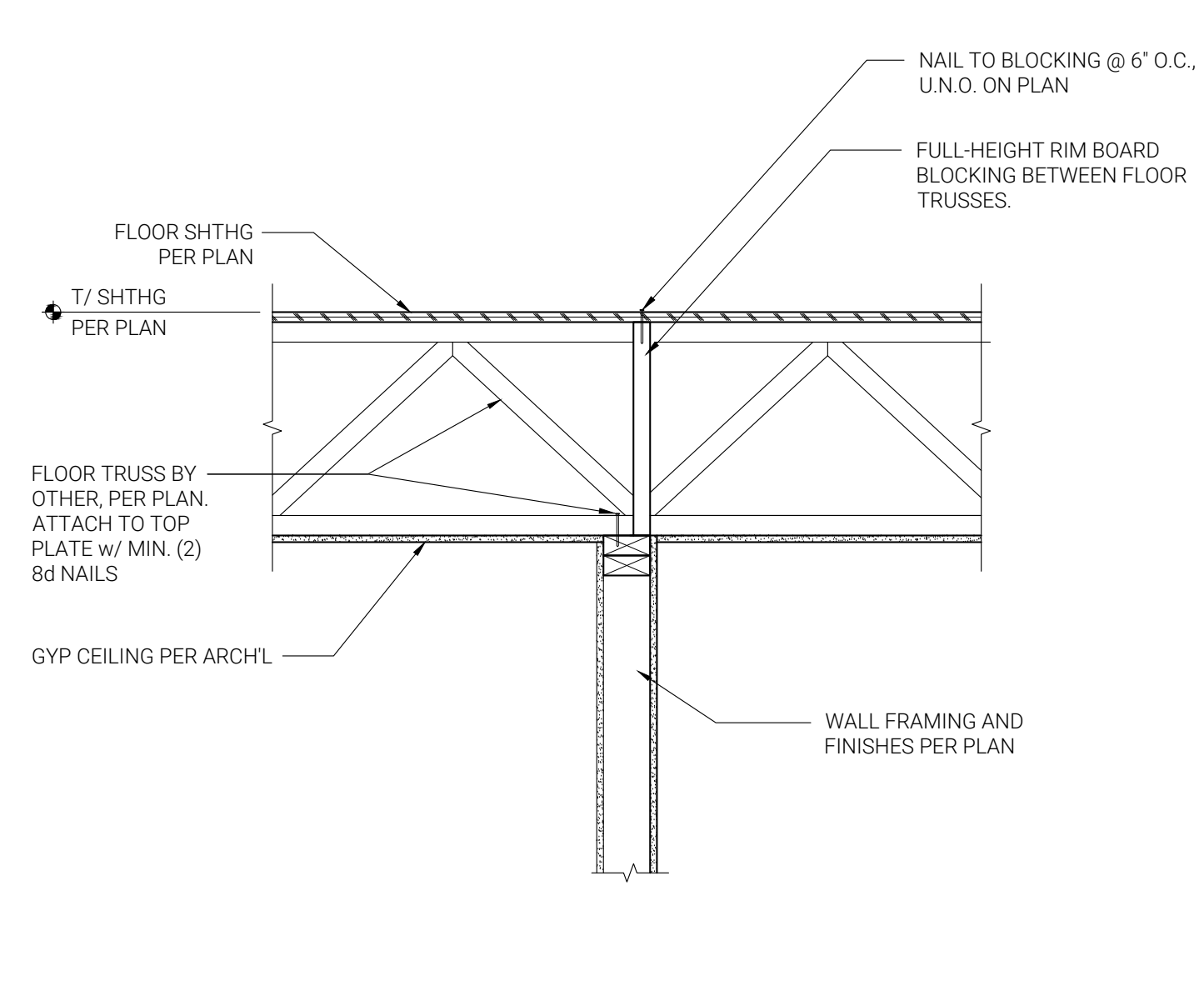
1 SUBFLOOR INSTALLATION
D2.0 N.T.S. 0601102



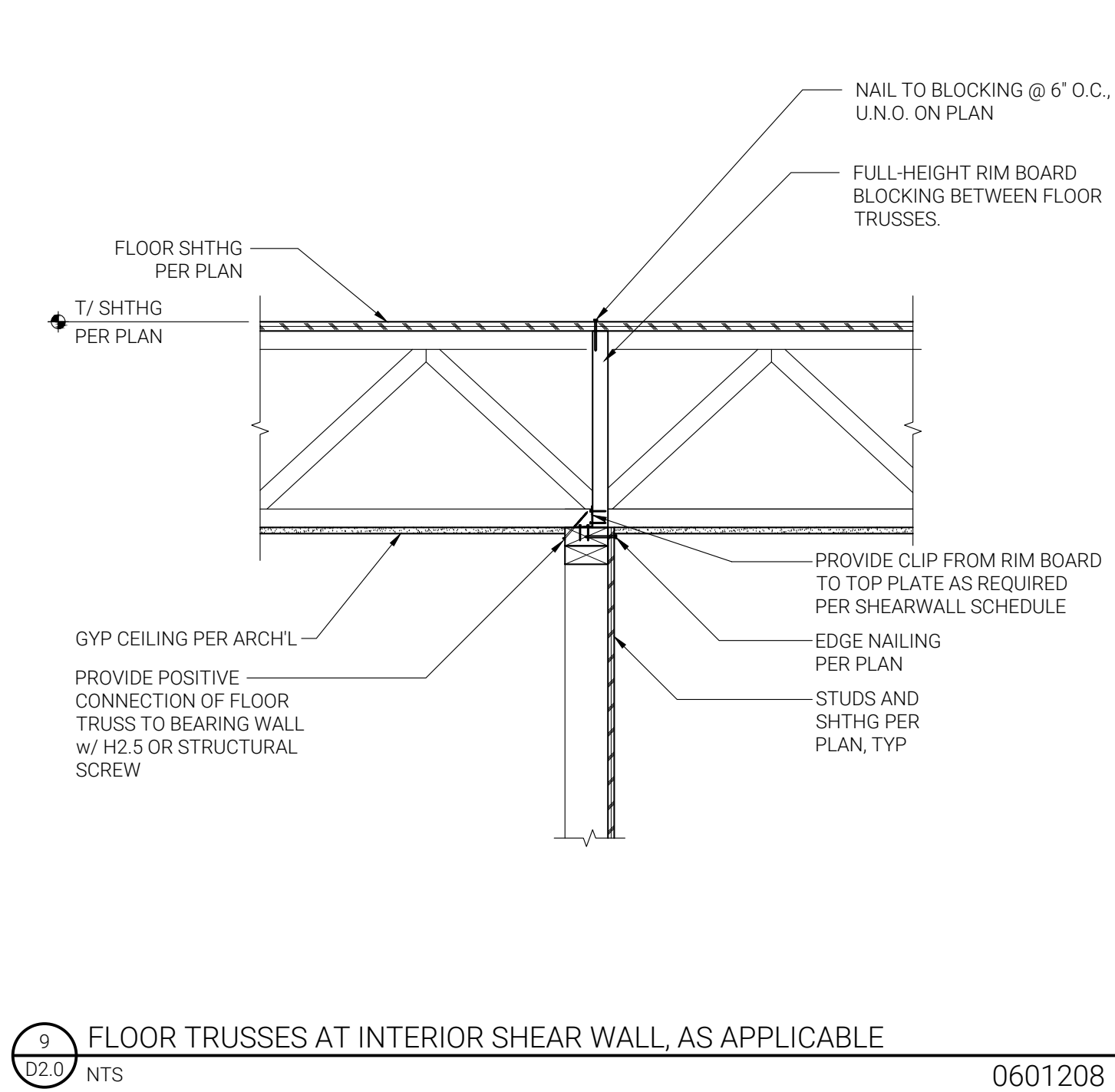
2 FLOOR TRUSSES AT EXTERIOR WALL
D2.0 N.T.S. 0601202



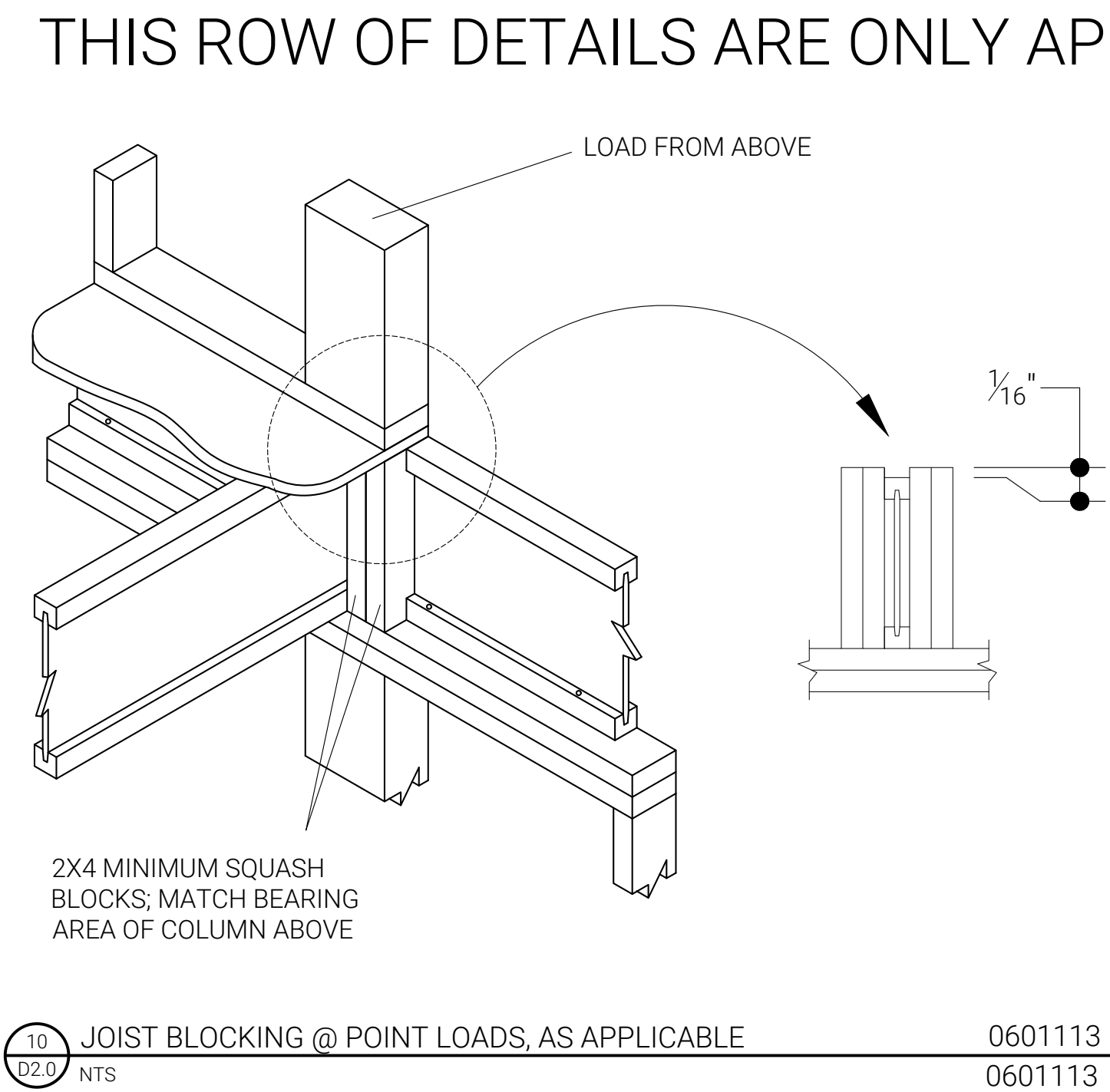
3 FLOOR TRUSS @ EXTERIOR WALL - PARALLEL
D2.0 N.T.S. 0601203



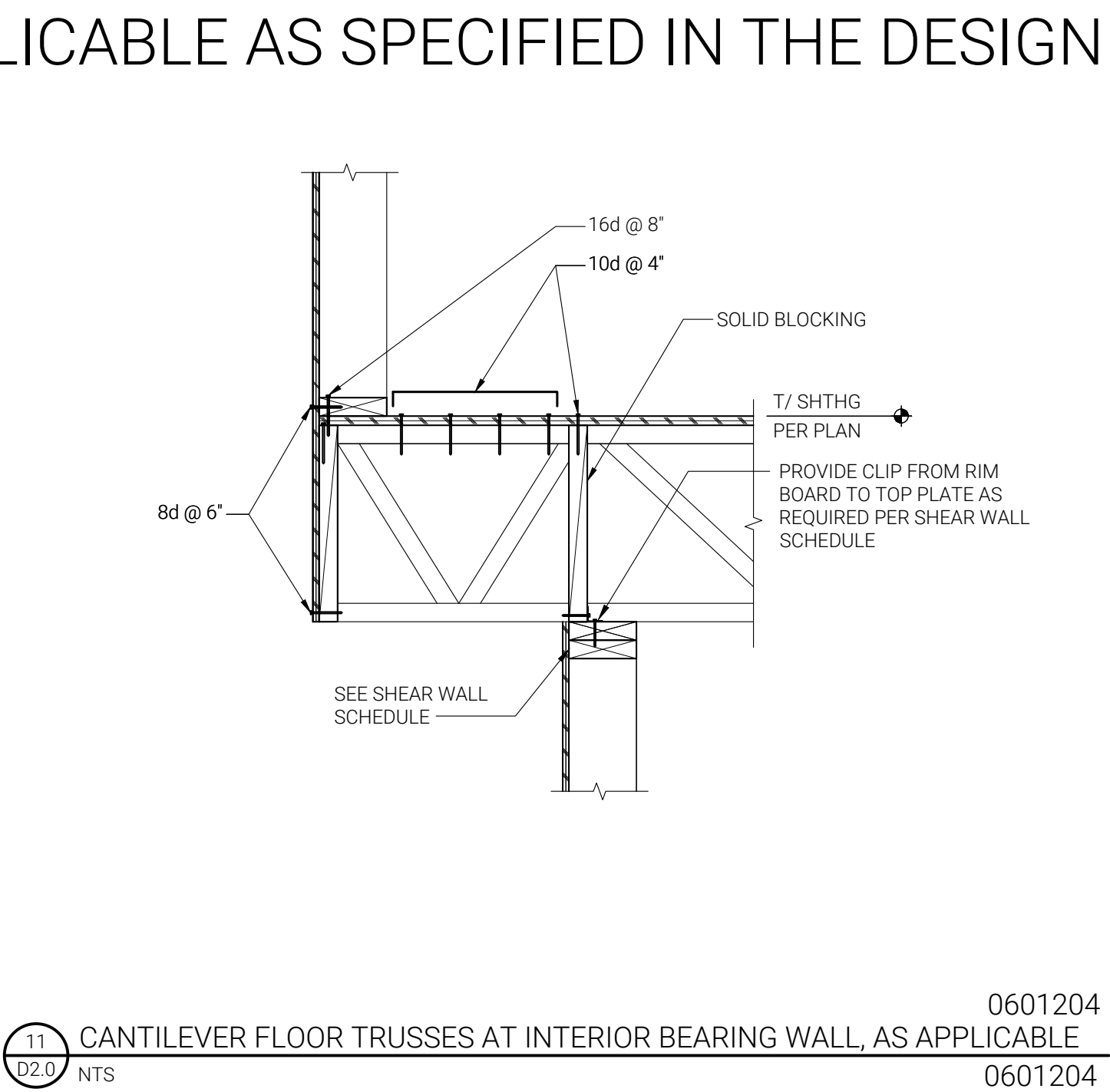
4 FLOOR TRUSSES AT INTERIOR BEARING WALL
D2.0 N.T.S. 0601201



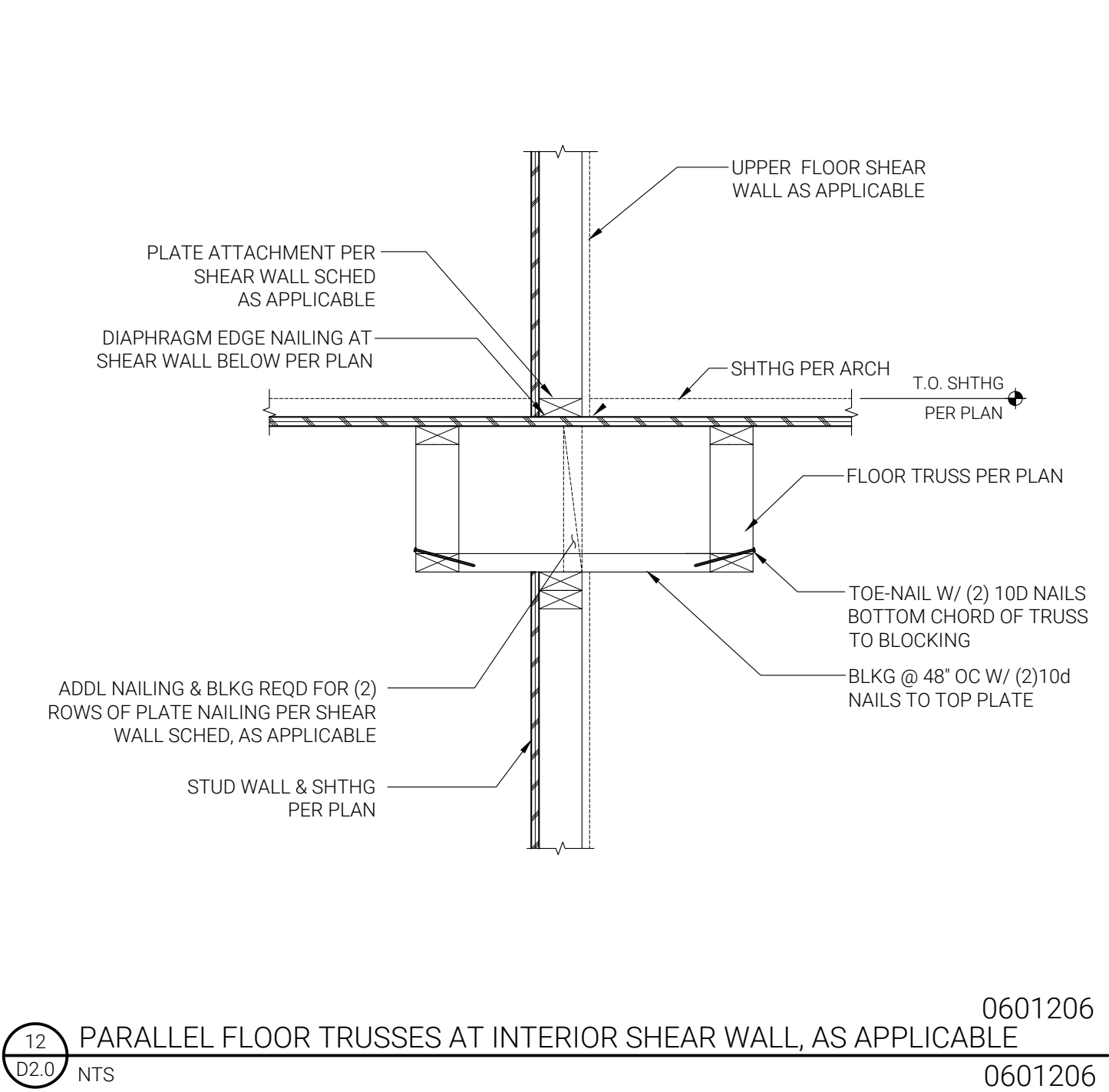
9 FLOOR TRUSSES AT INTERIOR SHEAR WALL, AS APPLICABLE
D2.0 N.T.S. 0601208



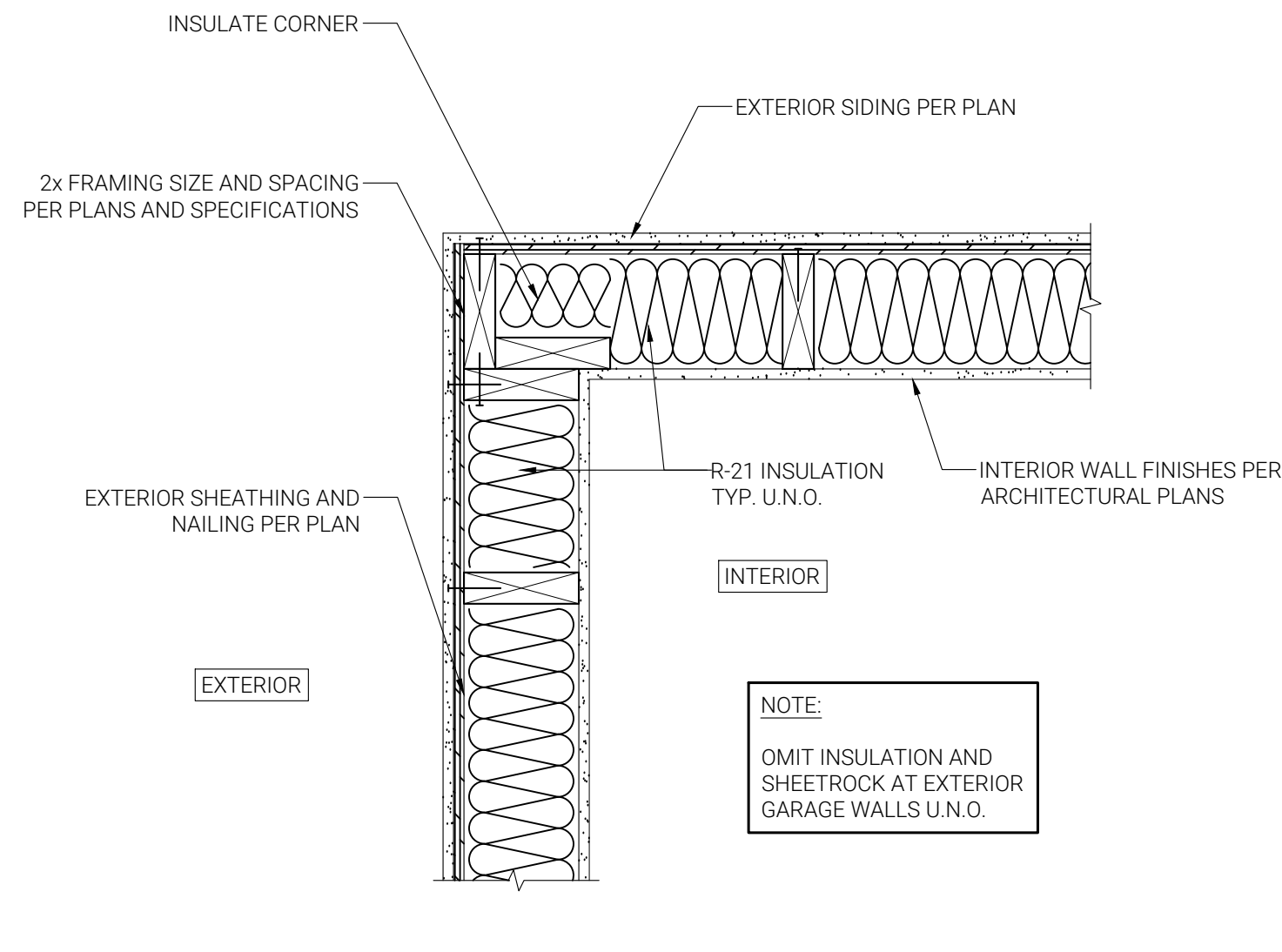
10 JOIST BLOCKING @ POINT LOADS, AS APPLICABLE
D2.0 N.T.S. 0601113



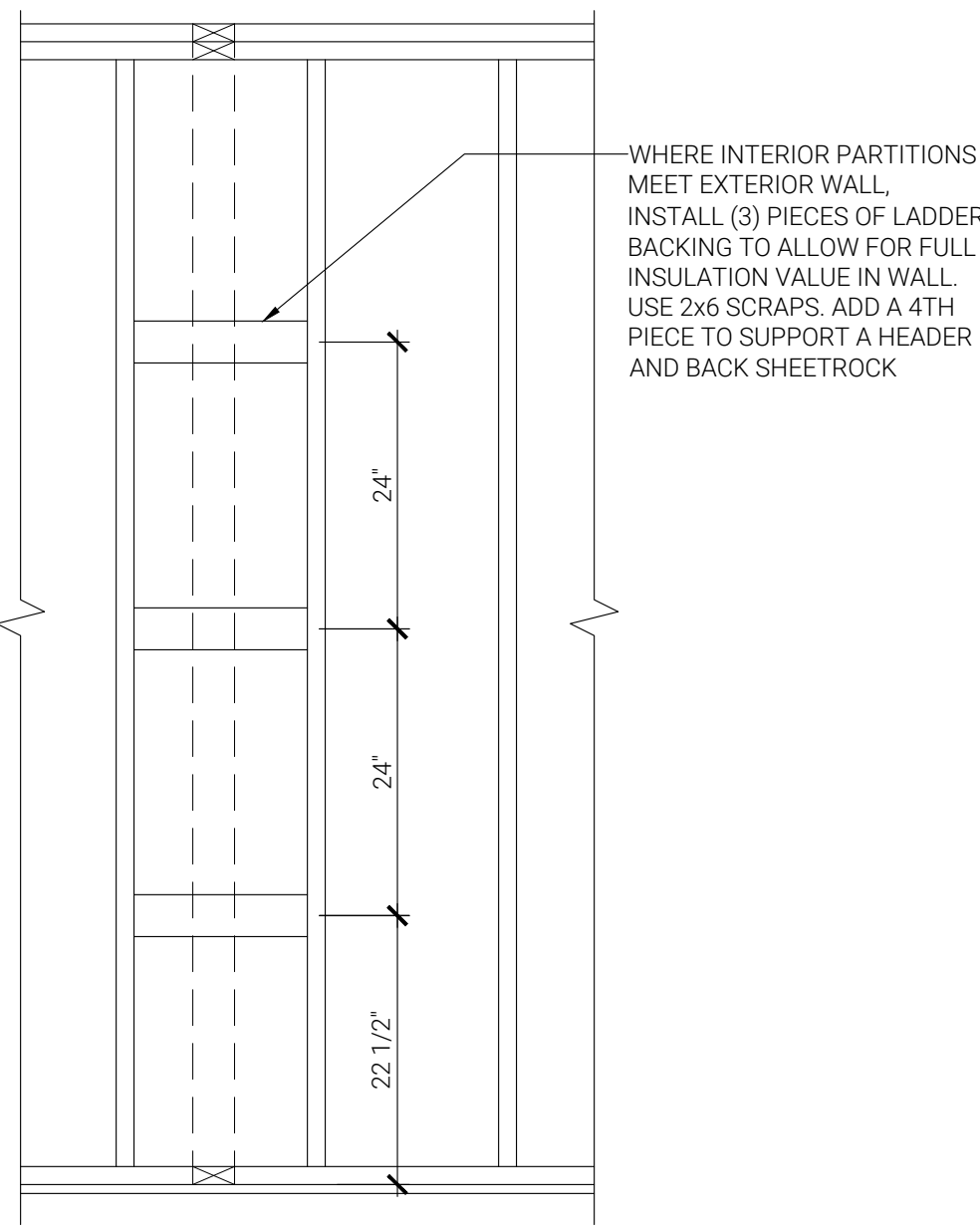
11 CANTILEVER FLOOR TRUSSES AT INTERIOR BEARING WALL, AS APPLICABLE
D2.0 N.T.S. 0601204



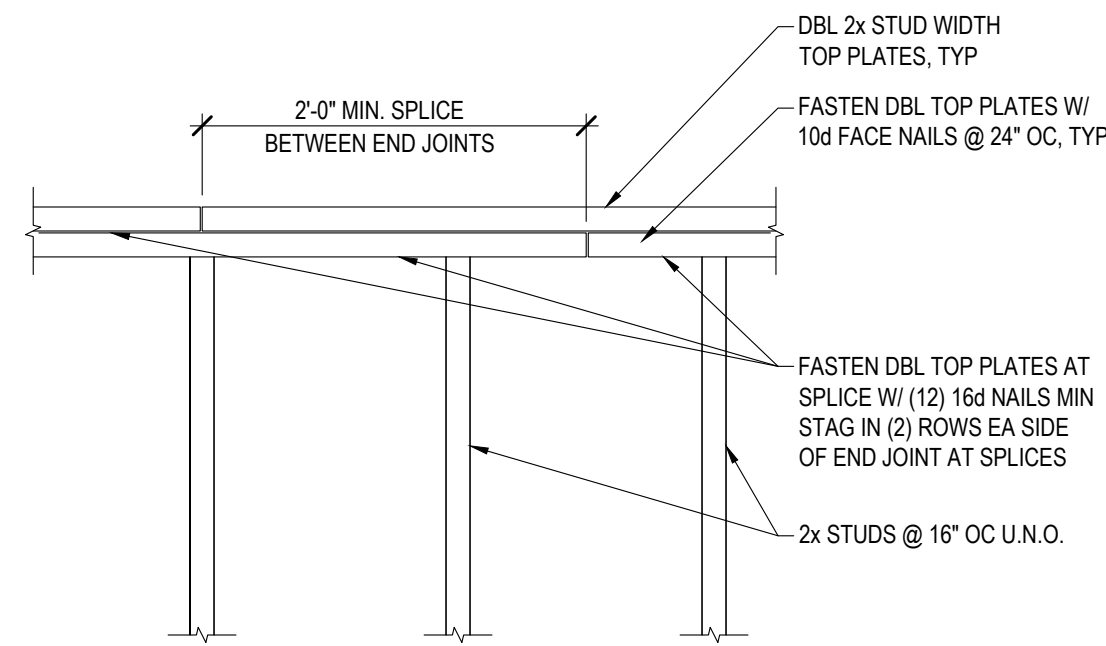
12 PARALLEL FLOOR TRUSSES AT INTERIOR SHEAR WALL, AS APPLICABLE
D2.0 N.T.S. 0601206



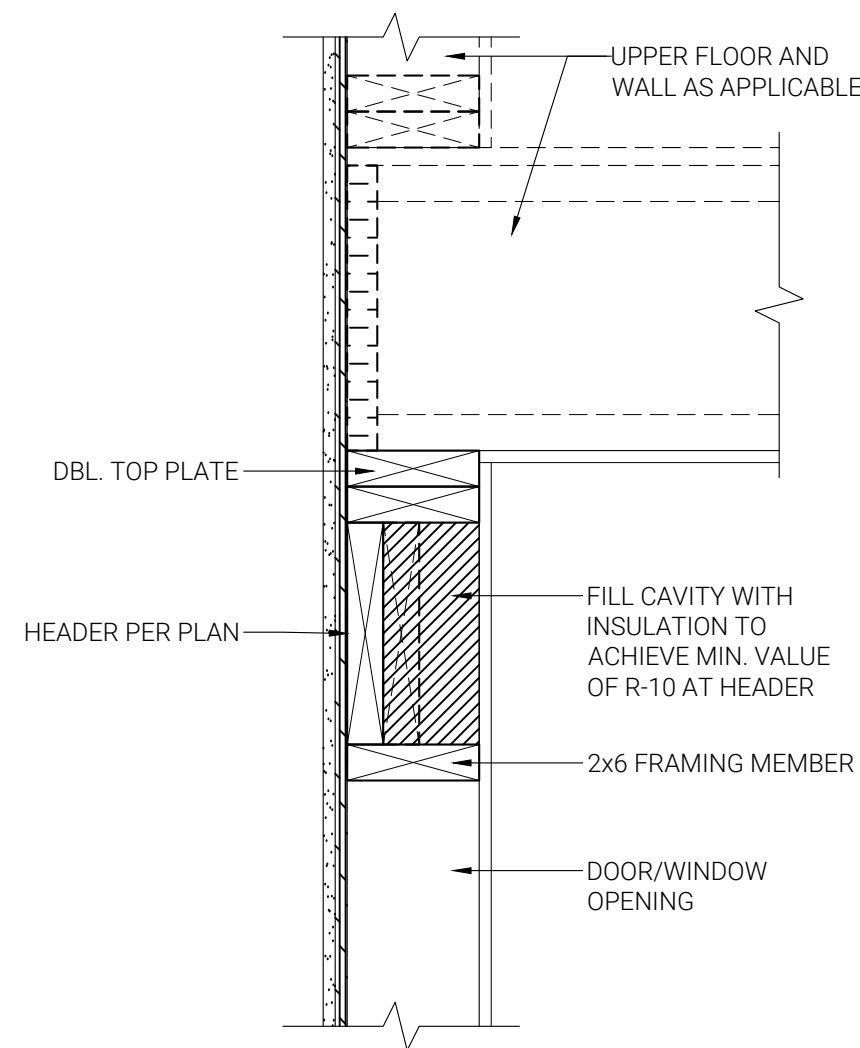
1 THREE STUD CORNER
D2.1 NTS 0602101



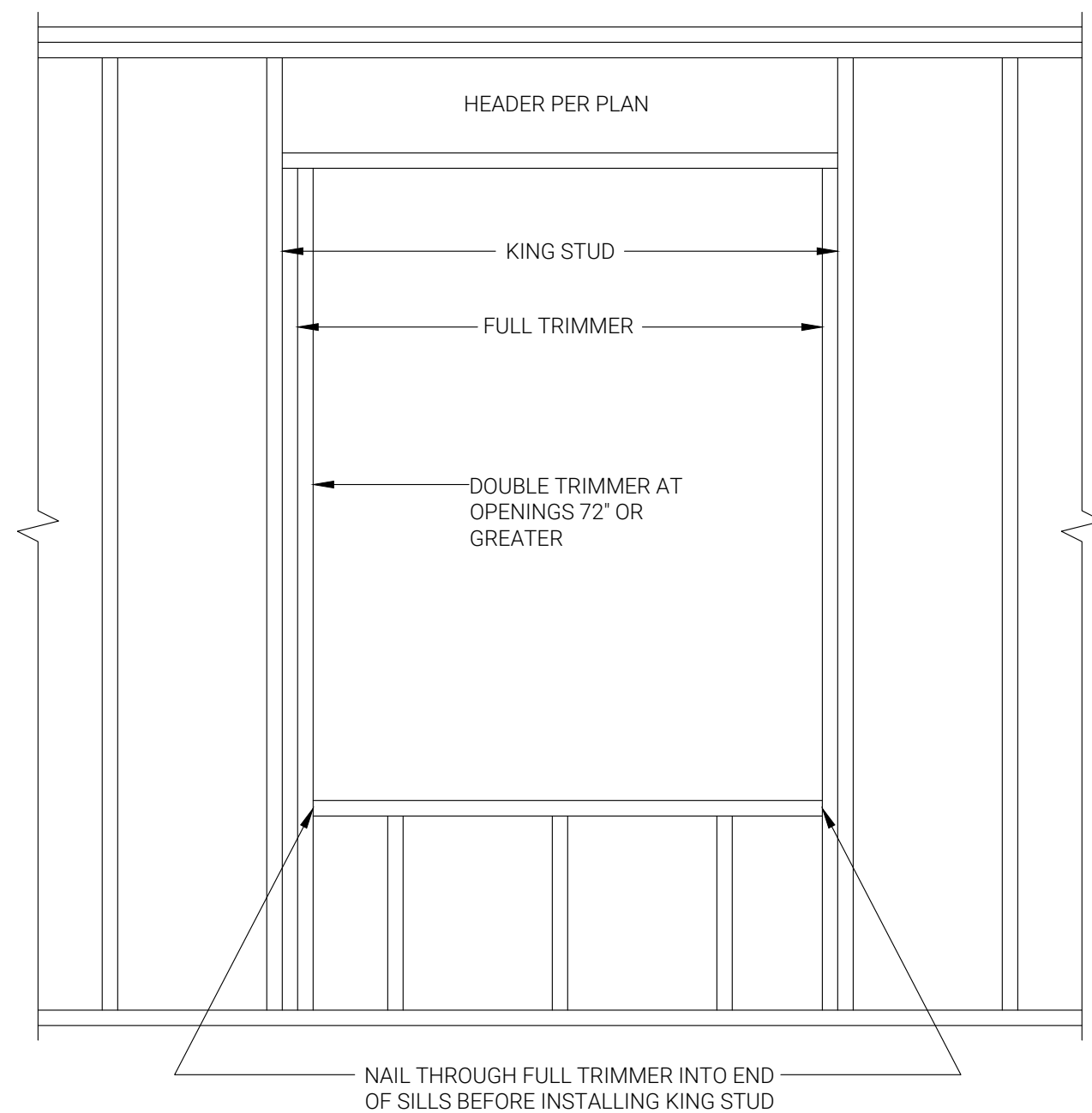
2 EXTERIOR WALL AT PERP. WALL
D2.1 NTS 0602107



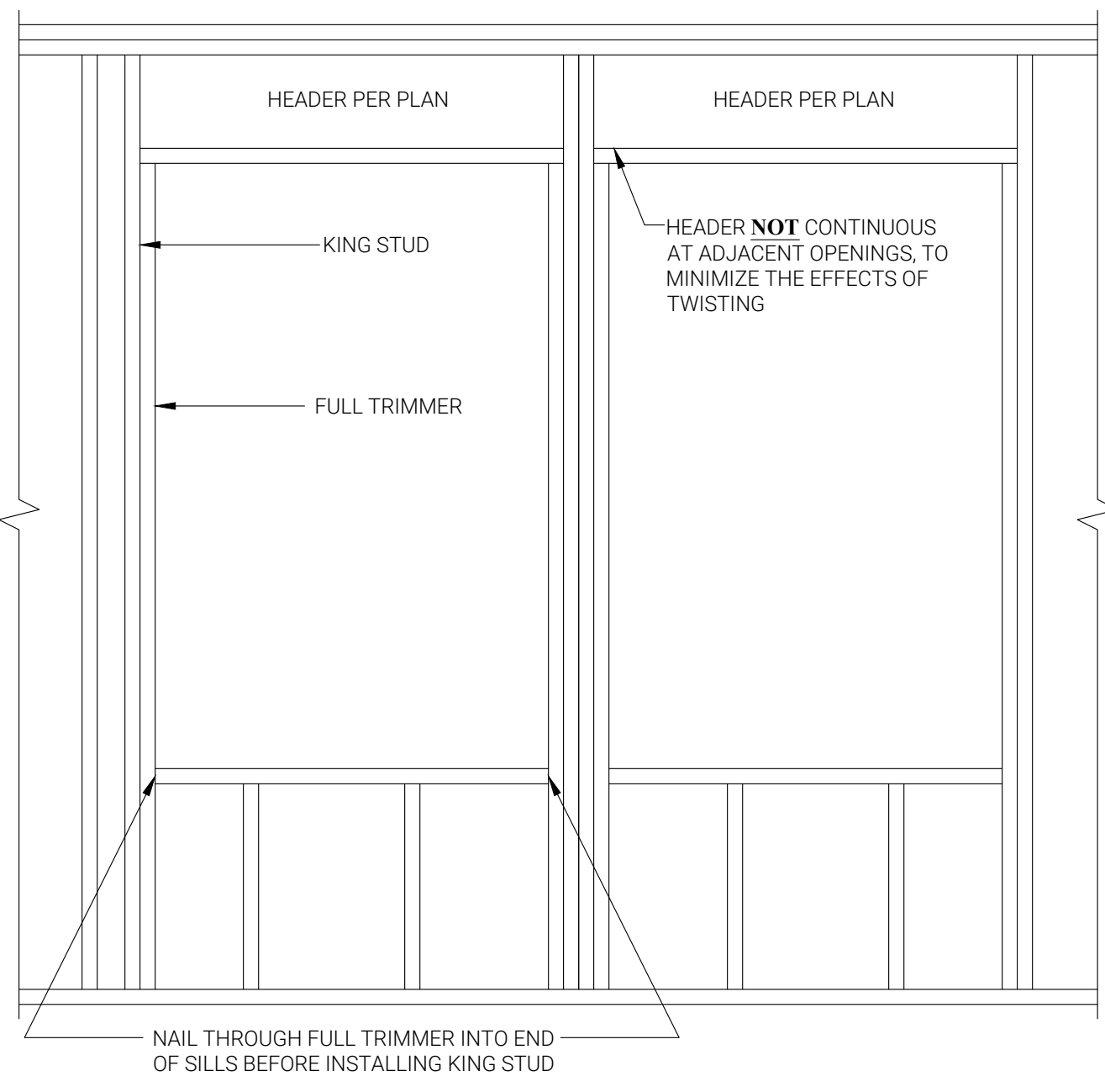
3 BEARING WALL TOP PLATE SPLICE, TYP.
D2.1 NTS 0602115



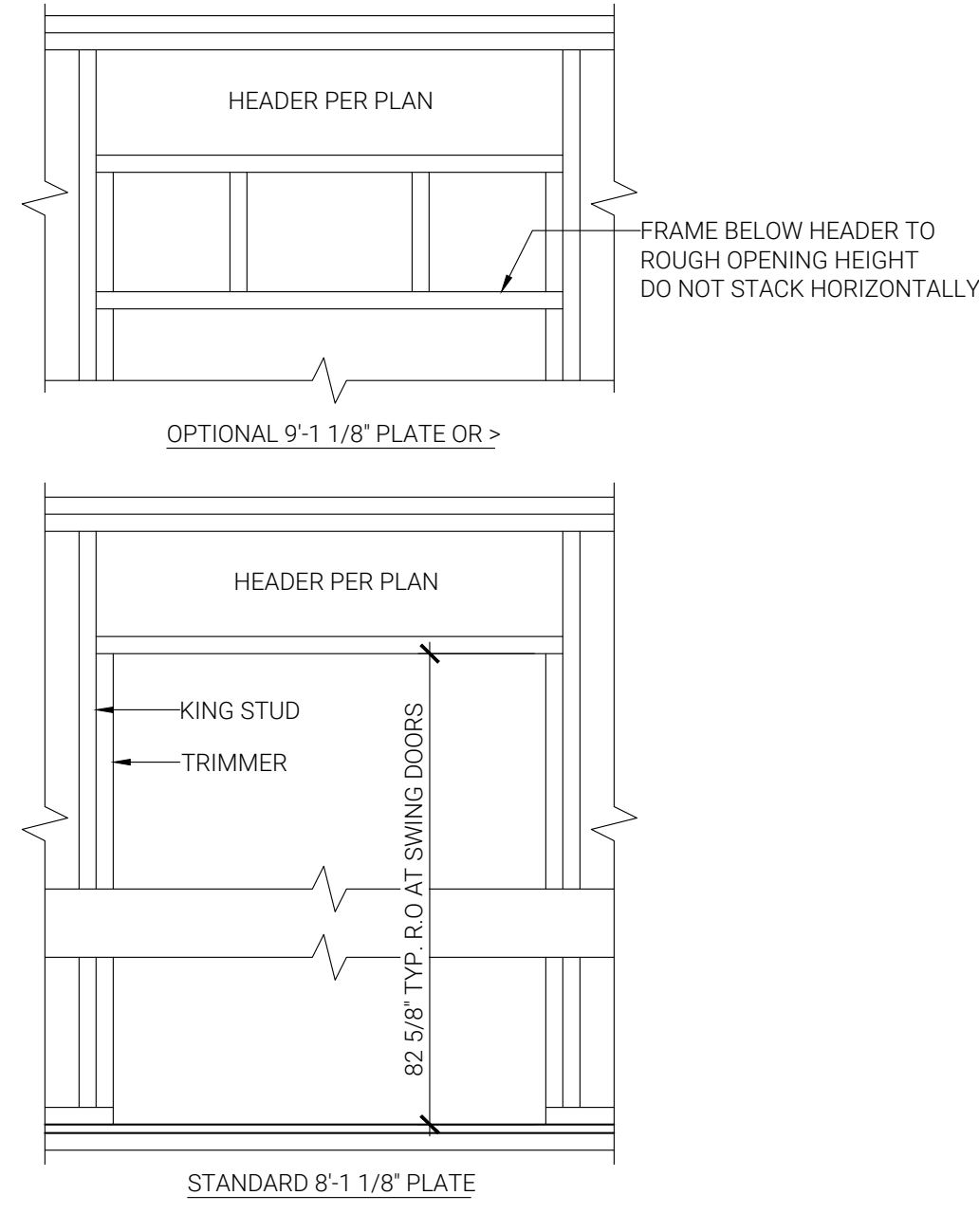
4 INSULATED HEADER
D2.1 NTS 0602105



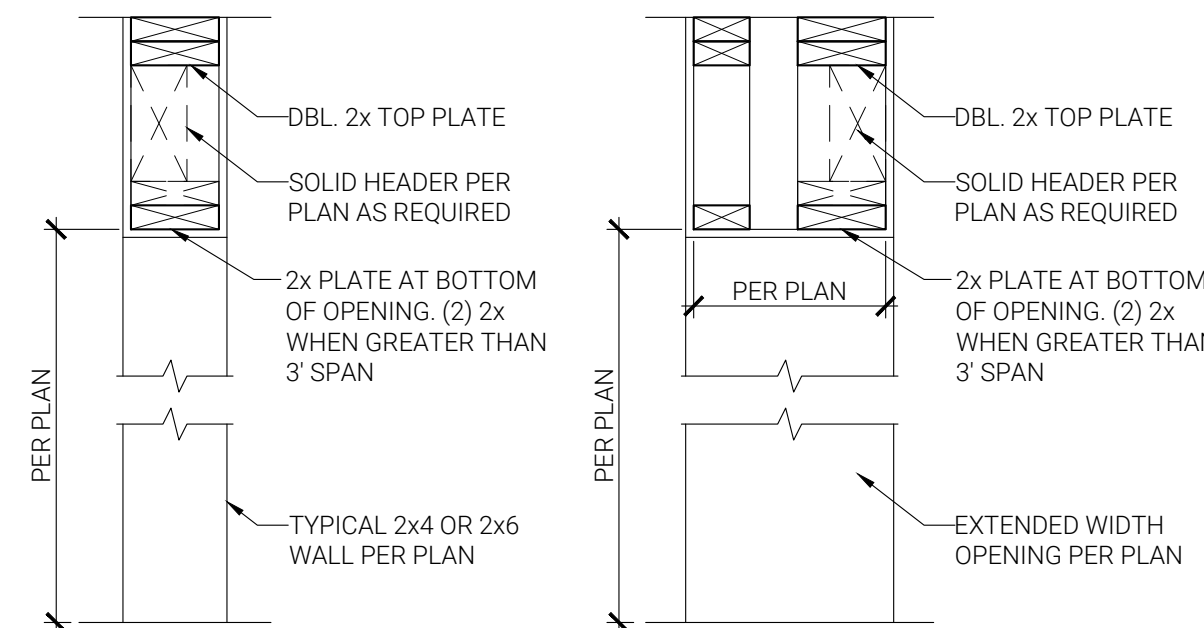
5 EXTERIOR WALL FRAMING AT TYPICAL WINDOW
D2.1 NTS 0602102



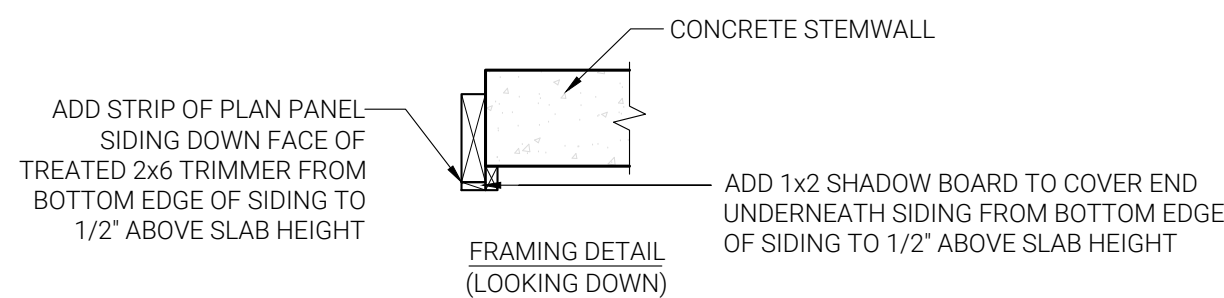
6 EXTERIOR WALL FRAMING AT DBL. WINDOW (SPLIT HDR.)
D2.1 NTS 0602103



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

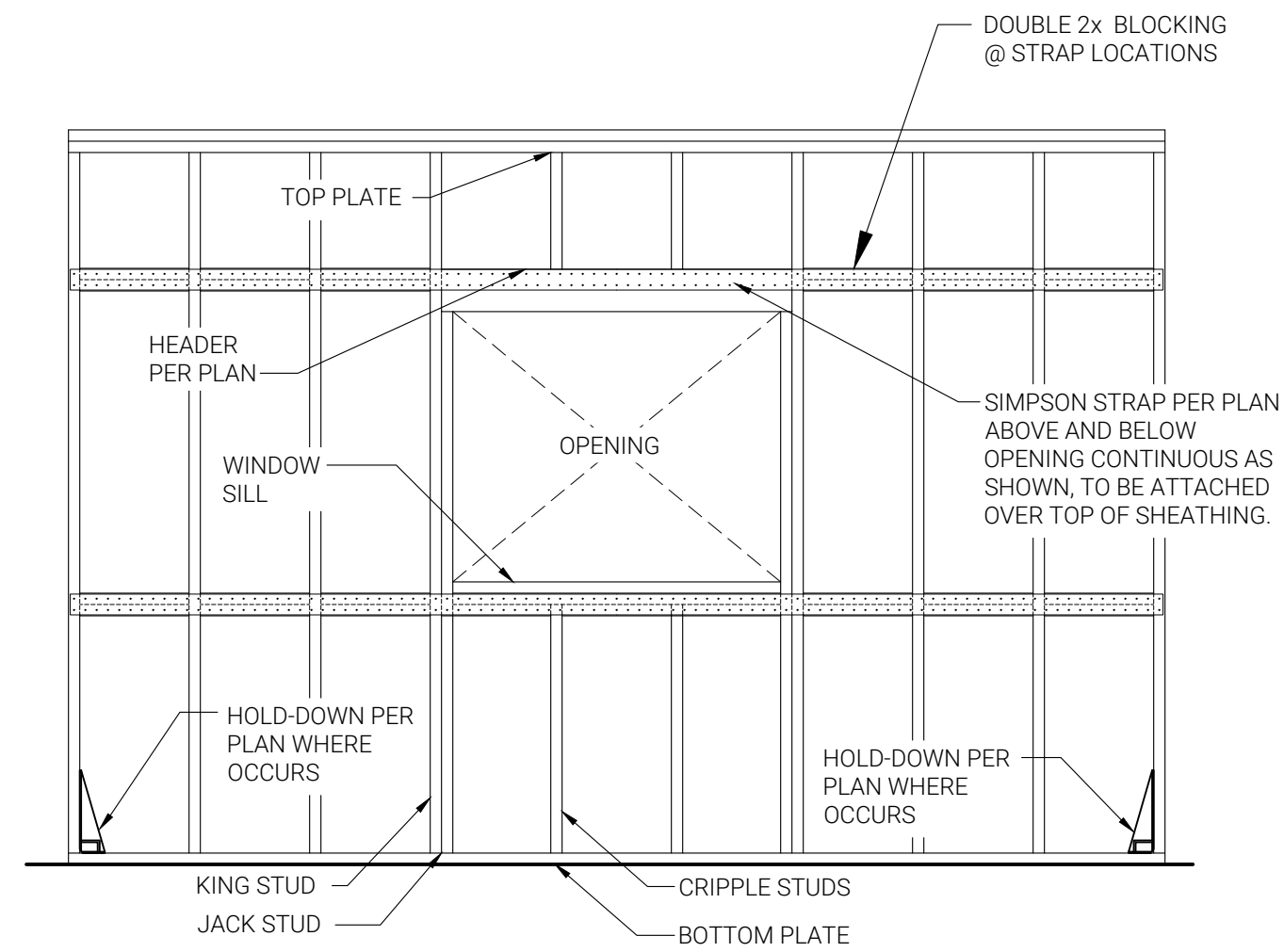


8 FRAME DOWN AT INTERIOR OPENING
D2.1 NTS 0602201

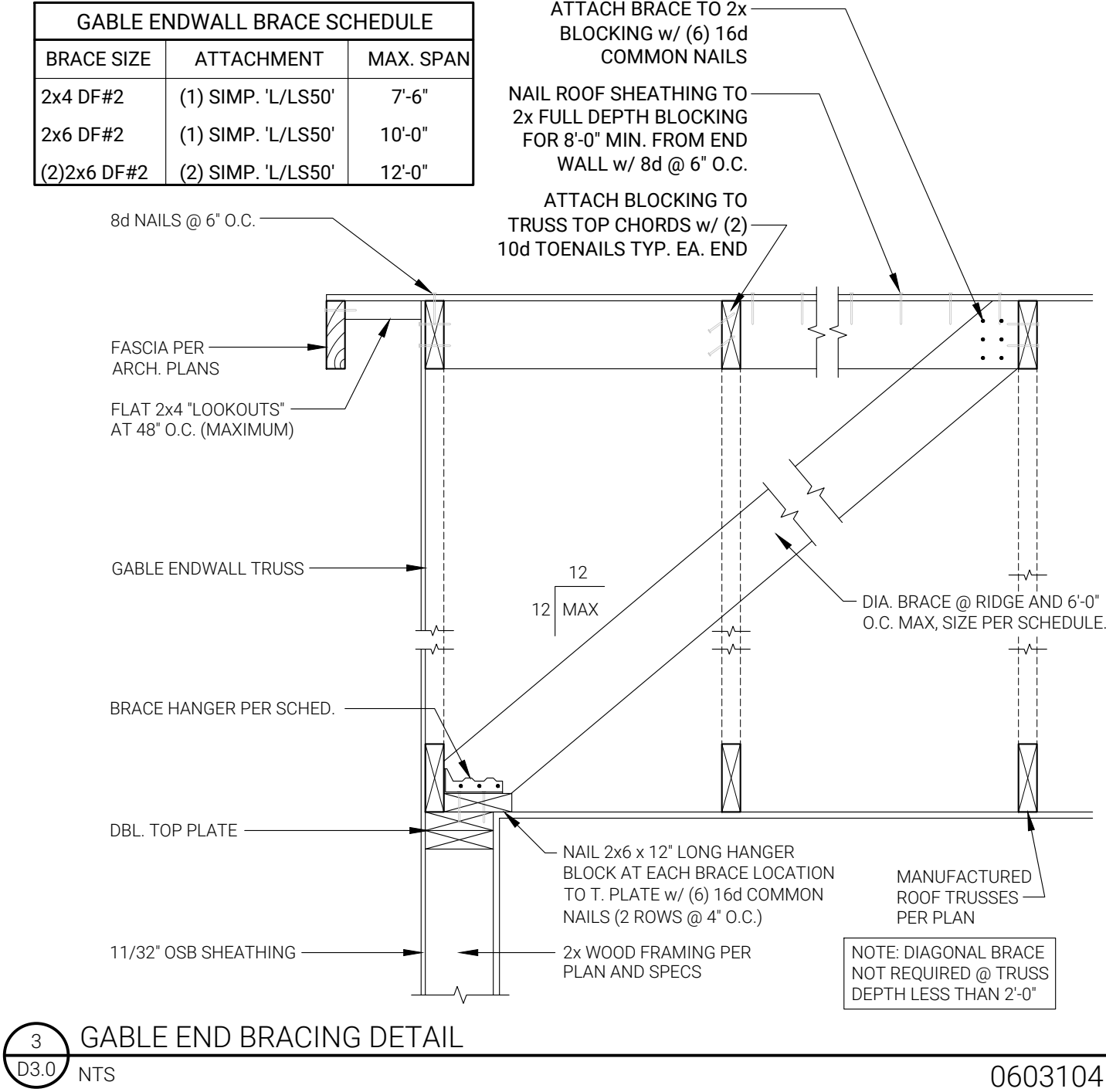
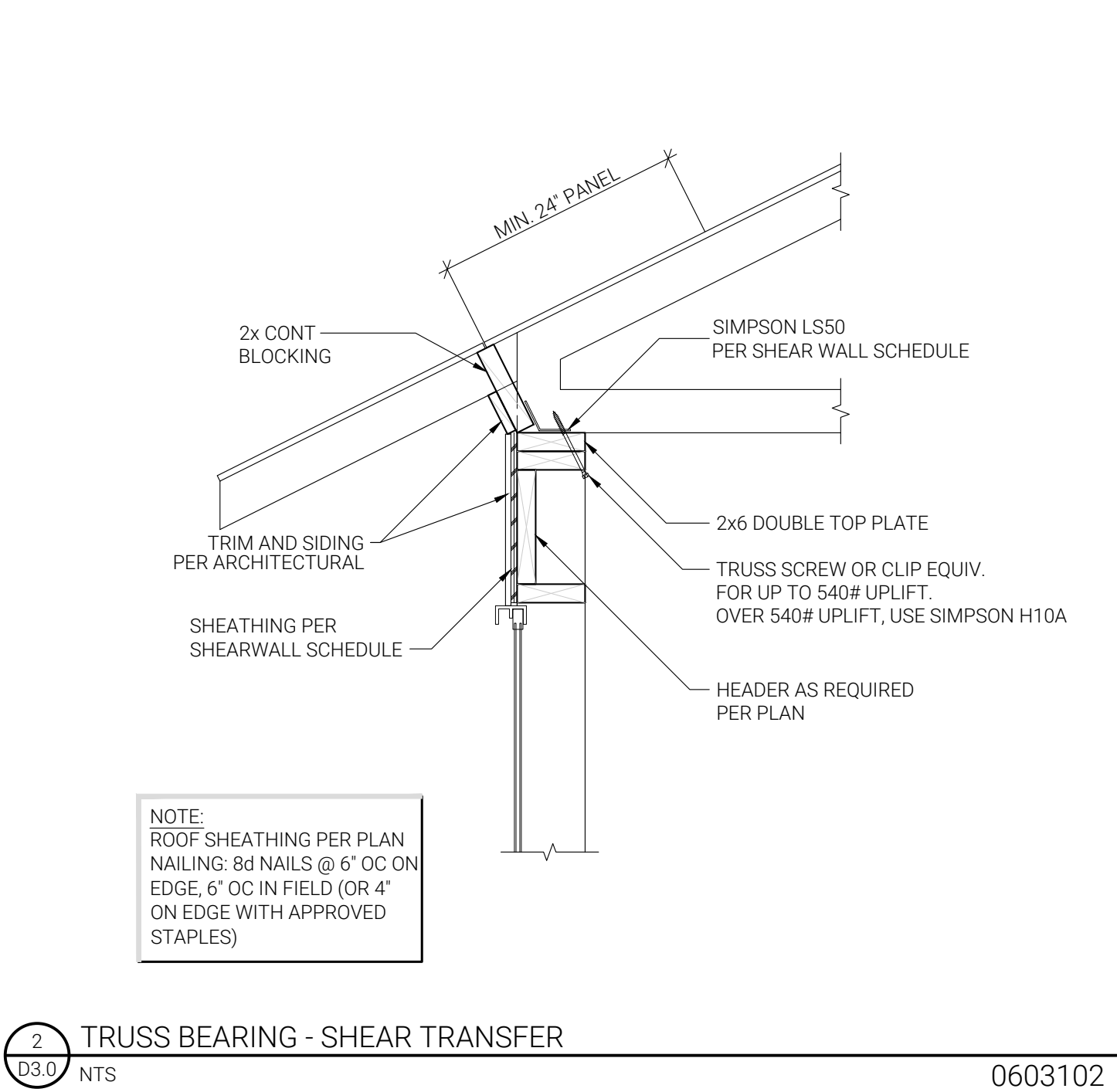
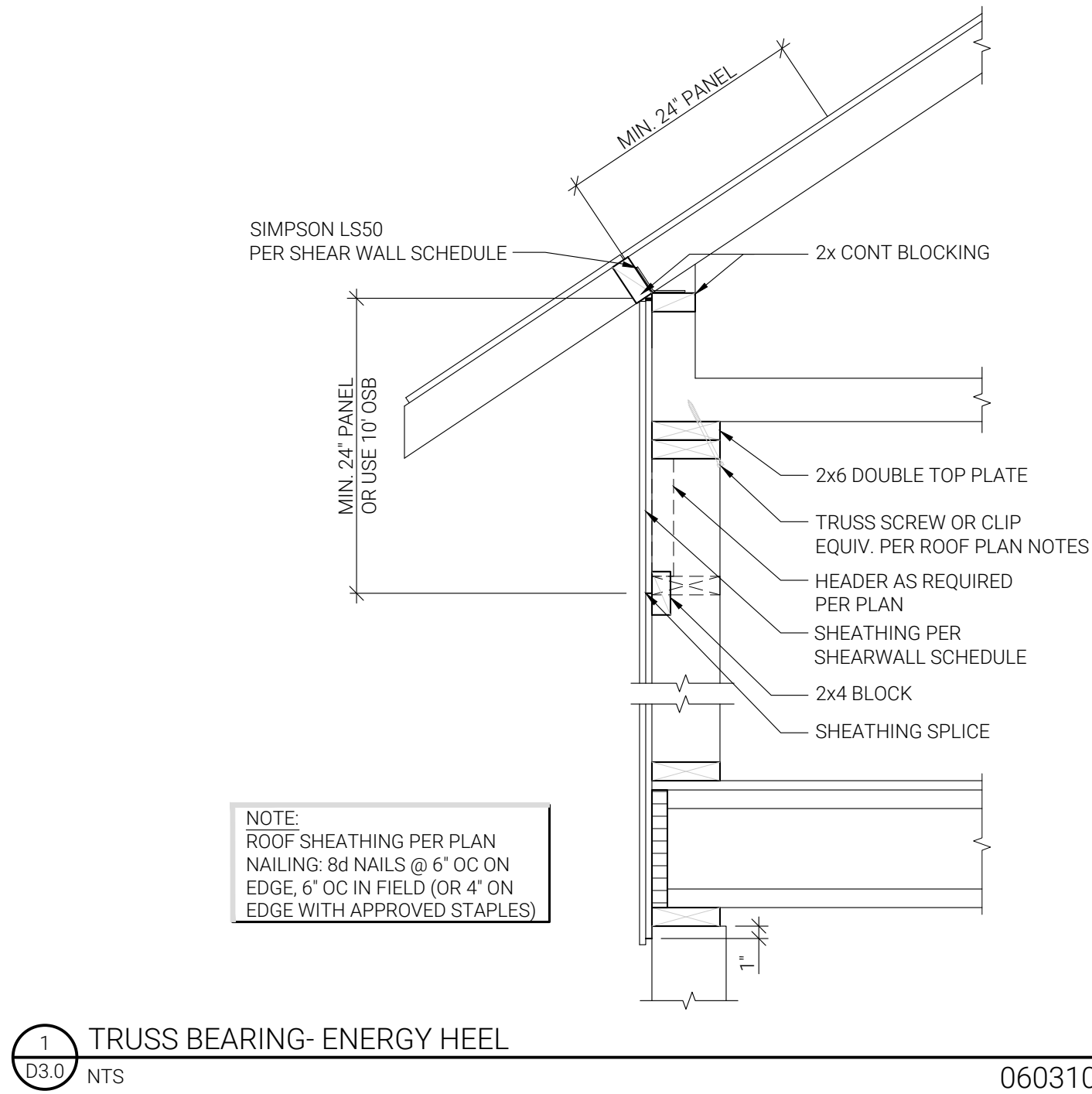


9 EXTERIOR WALL AT GARAGE MAN DOOR, AS APPLICABLE
D2.1 NTS 0602108

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



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



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

