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BY:

DATE:

REV. #

DWG: MGP
CHK: JCS
DESCRIPTION

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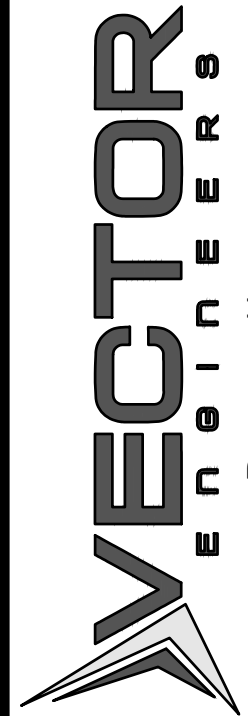
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STRUCTURAL GENERAL NOTES

A. GENERAL

- The contractor shall verify all dimensions prior to starting construction. The architect shall be notified of any discrepancies or inconsistencies.
- Dimensions shall take precedence over scale shown on drawings.
- Notes and details on drawings shall take precedence over general notes and typical notes.
- All work shall conform to the minimum standards of the following code. The International Building Code, 2018 Edition, and any other regulating agencies which have authority over any portion of the work, and those codes and standards listed in these notes and specifications.
- See architectural drawings for the following:
 - Size and location of all door and window openings, except as noted.
 - Size and location of all interior and exterior nonbearing partitions.
 - Size and location of all concrete curbs, floor drains, slopes, depressed areas, changes in level, chamfers, grooves, inserts, etc.
 - Size and location of floor and roof openings except as shown
 - Floor and roof finishes
 - Stair framing and details (except as shown)
- See mechanical, plumbing, and electrical drawings for the following:
 - Pipe runs, sleeves, hangers, trenches, wall and slab openings, etc. Except as shown or noted.
 - Electrical conduit runs, boxes, outlets in walls and slabs.
 - Concrete inserts for electrical, mechanical or plumbing fixtures.
 - Size and location of machine or equipment bases, anchor bolts for mounts.
- The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measure shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the structural engineer shall not include inspection of the above structural members.
- Openings, pockets, etc. larger than 6 inches shall not be placed in slabs, decks, beams, joists, columns, walls, etc. unless specifically detailed on the structural drawings. Notify the structural engineer when drawings by others show openings, pockets, etc. not shown on the structural drawings, but which are located on structural members.
- ASTM specifications noted shall be the latest revision.
- Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, the structural engineer shall be notified immediately.
- Construction materials shall be spread out if placed on floors or roof. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
- Design Loads:
 - Roof:
 - 24 psf DEAD
 - 20 psf LIVE
 - Floor:
 - 30 psf DEAD
 - 40 psf LIVE (Reducible)
 - 100 psf (Assembly) @ Clubhouse
 - Deck:
 - 30 psf DEAD + 12 psf Stucco
 - 12 psf LIVE
 - 100 psf (Assembly) @ Clubhouse
 - Wind:
 - Velocity 99 mph (3 sec. Gust)
 - Exposure "C"
 - Risk Category = II
 - Seismic:
 - Importance Factor: I = 1
 - S_s = 0.681 S₁ = 0.220
 - Site Class: "C"
 - S_{DS} = 0.557 S_{1D} = 0.22
 - Seismic Design Category "D"
 - Seismic Force Resisting System: Timber roof & floor diaphragms with wood shear walls and pre-manufactured shear walls (Clubhouse only).
 - Base Shear (varies by building):
 - Bldg 1, V = 46.6 kips
 - Bldg 2, V = 46.8 kips
 - Bldg 3, V = 44.1 kips
 - Bldg 4, V = 23.5 kips
 - Bldg 5, V = 31.6 kips
 - Bldg 10, V = 22.8 kips
 - Clubhouse, V = 68.4 kips
 - Garage, V = 3.2 kips
 - Cabana, V = 1.8 kips (R=1.25, C_s= 0.445)
 - Pavilion, V = 0.8 kips
 - C_d = 0.086
 - R = 6.5
 - Analysis Procedure: Equivalent lateral force method.
 - Risk Category: "II"

B. FOUNDATION

- Footings are designed based on an allowable soil pressure of 2000 PSF per the project soils report. Footings and foundations have been designed in accordance with the soils report prepared by:
- Contractor shall provide for proper de-watering of excavations from surface water, ground water, seepage, etc.
- Footings shall be placed according to depths shown on the drawings.
- Footing back fill and utility trench back fill within building area shall be mechanically compacted in layers. Flooding will not be permitted.
- All abandoned footings, utilities, etc. that interfere with new construction shall be removed.
- The soil under perimeter beams and slabs shall be above optimum moisture as described in the referenced geotechnical report prior to concrete placement and shall be verified by the soils engineer.
- All 1/2" Ø anchor bolts may be replaced with ICC approved 1/2"Ø Titen HD screws or 1/2"Ø all thread rod in 5/8" Ø hole with 4" embed using Simpson SET-XP epoxy at the spacing indicated below.

WALL TYPE	RETROFIT 1/2"Ø TITEN OR ALL-THREAD ROD SPACING
S1, S2, NON-SHEAR	SAME AS 1/2"Ø A.B.
S3 & S4	12" O.C.

C. CONCRETE

- All phases of work pertaining to the concrete construction shall conform to the "Building Code Requirements for Reinforced Concrete" (ACI 318 latest approved edition) with modifications as noted in the drawings and specifications.
- Reinforced concrete design is by the "Ultimate Strength Design Method", ACI 318-(latest edition)
- Schedule of structural concrete 28-day strengths and types:

Location in structure	Strength PSI	Type
Slabs on Grade	4500	Hard rock
Footings	4500	Hard rock

Design based on 4500 PSI, 28-day strength, special inspection is required per note M.
- Concrete mix design shall be submitted to the engineer for approval with the following requirements:
 - Compressive strength at age 28 days as specified above.
 - Large aggregate-hardrock, ¾" maximum size conforming to ASTM C-33
 - Cement-ASTM C-150, Type V Portland cement (Category S1 per soils report)
 - Maximum slump 5-inches, max water cement ratio: 0.45
 - No admixtures, except for entrained air, and as approved by the engineer.
- Concrete mixing operations, etc. shall conform to ASTM C-94
- Placement of concrete shall conform to ACI standard 514 and project specifications.
- Clear coverage of concrete over outer reinforcing bars shall be as follows: Concrete poured directly against earth - 3 inches clear, structural slabs - 3/4 inches clear (top and bottom), formed concrete with earth back fill - 2 inches clear.
- All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
- Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing that may conflict. Coring in concrete is not permitted except as shown. Notify the structural engineer in advance of conditions not shown on the drawings.
- Conduit or pipe size (O.D.) shall not exceed 30% of slab thickness and shall be placed between the top and bottom reinforcing, unless specifically detailed otherwise. Concentrations of conduits or pipes shall be avoided except where detailed openings are provided.
- Modulus of elasticity of concrete, when tested in accordance with ASTM C-460, shall be at least the value given by the equations in section 8.5.1 of ACI 318 for the specified 28-day strength.
- Shrinkage of concrete, when tested in accordance with ASTM C-157, shall not exceed 0.0004 inches/inch.

D. REINFORCING STEEL

- Reinforcing bars shall conform to the requirements of ASTM A-615 grade 60.
- All reinforcing bar bends shall be made cold
- Minimum lap of welded wire fabric shall be 6 inches or one full mesh and one half, which ever is greater.
- All bars shall be marked so their identification can be made when the final in-place inspection is made.
- Rebar splices are to be: Class "B"
- Reinforcing splices shall be made only where indicated on the drawings.
- Dowels between footings and walls or columns shall be the same grade, size and spacing or number as the vertical reinforcing, respectively.

E. WOOD

- Framing Lumber
 - Douglas fir larch No. 2 grade for 2x and 4x framing except for 2x4, 2x6 studs use Douglas fir stud grade, U.N.O.
 - 6x framing DFL No. 1 grade
- Bolt holes shall be 1/16" maximum larger than the bolt size. Re-tighten all nuts prior to closing in.
- Standard cut washers shall be used under all sill plate anchor bolts, U.N.O. at shear walls. See the Shear Wall Schedule on sheet S1.1 for anchor bolt spacing and washer requirements at shear walls.
- All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir. Bolts shall be placed 9 inches from the end of a plate, or from a notch greater than ½ the width of the plate, and spaced at intervals noted.
- Do not notch joists, rafters or beams except where shown in details. Obtain engineer's approval for any holes or notches not detailed. Holes through sills, plates, studs and double plates in interior, bearing and shear walls shall conform with detail 6/S1.2.
- Connection hardware shall be by USP or Simpson Strong-Tie, or ICC approved equal.

DUAL SPECIFICATION TABLE			
SIMPSON CONNECTOR	USP CONNECTOR	SIMPSON CONNECTOR	USP CONNECTOR
CS16	RS150	HDU2	PHD2A
ST6224	KST224	HDU4	PHD4A
A35	MPA1	HDU5	PHD5A
LUS24-2	JUS24-2	HDU8	PHD8
H1	RT15	HDU11	UPHD11
H10	RT16A		
LTP4	MP4F	STDH10	STAD10
LSSU	LSSH	STDH14	STAD14

- Fastening schedule per International Building Code, 2018 Edition, table No. 2304.9.1. Unless noted otherwise.
- All nails, bolts, holdowns, straps or other steel fasteners in contact with pressure treated timber shall be hot-dipped galvanized, stainless steel or otherwise treated or isolated to prevent chemical attack. Contractor shall verify treatment method and confirm appropriate corrosion resistance be provided in accordance with hardware supplier recommendations.
- Non-bearing, non-shear interior walls to be anchored to floor and/or roof as indicated on detail 10/S1.1.

F. PREFABRICATED WOOD TRUSSES

- Prefabricated wood roof trusses shall be as designed by the truss manufacturer. Bridging size and spacing by truss manufacturer unless noted otherwise. Contractor shall submit shop drawings, erection drawings and design calculations sealed by an engineer, registered in the state of Nevada, for review prior to manufacture. Calculations and shop drawings shall show any special details required at bearing points. All connectors shall be Simpson or equivalent with current ICC approval.
- Truss manufacturer to design trusses for lateral load (LAT. = xxxx) in pounds, as shown on plans. Lateral loads are ASD level loads.
- Additional trusses shall be supplied as required to support mechanical equipment.
- All truss-to-truss and truss-to-beam connectors per truss manufacturer.

G. GLUE LAMINATED BEAMS (GLB)

- Glue laminated beams shall be 24F-V4 (cantilevers and continuous beams shall be 24F-V8) and have the following minimum properties: fb=2400 psi, Fv=260 psi, Fc (perpendicular)=650 psi, E=1,800,000 psi. All beams shall be fabricated using waterproof glue. Fabrication and handling per latest AITC and WCCA standards. Beams to bear grade stamp and AITC stamp and certificate. Moisture content shall be limited to 12% or less.

H. LAMINATED VENEER LUMBER (LVL)

- Laminated veneer lumber to have: Fb=2600 psi, Fv=285 psi, E=1.9x10^6psi
- Double & triple LVL beams shall be nailed together as follows:
 - Provide (2) rows of 16d sinkers at 12" O.C. for beams < 11 7/8" deep
 - Provide (3) rows of 16d sinkers at 12" O.C. for beams > 11 7/8" deep
- Beams w/ (4) or more plies shall be bolted together as indicated in the manufacturer's written specifications.

L. WOOD STRUCTURAL PANELS

- All wood structural panels shall be plywood or APA rated oriented strand board. Panels shall bear the stamp of an approved agency. Panels shall be of the span/index rating shown on the plans. Fastening shall be indicated on the plans.
- All plywood shall be C-D interior sheathing with exterior glue. Plywood shall be 4-ply, minimum.

J. SHOP DRAWINGS

- Shop drawings shall be submitted for all structural items in addition to items required by architectural specifications.
- The contractor shall review all shop drawings prior to submittal. Items not in accordance with contract drawings shall be flagged for review.
- Verify all dimensions with architect.
- Any changes, substitutions, or deviations from original contract drawings shall be redlined or flagged by submitting parties, shall be considered approved after engineers review, unless noted otherwise.
- The engineer has the right to approve or disapprove any changes to the original drawings at anytime before or after shop drawings review.
- The shop drawings do not replace the original contract drawings. Items omitted or shown incorrectly and are not flagged by the structural engineer or architect are not to be considered changes to the original contract drawings.
- The adequacy of engineering designs and layout performed by the others rests with the designing or submitting authority.
- Reviewing is intended only as an aid to the contractor in obtaining correct shop drawings. Responsibility for corrections shall rest with the contractor.

K. SHEATHING

- Roof sheathing
 - 19/32" wood structural panel: plywood or oriented strand board (O.S.B.) panel index = 32/16, unblocked, nail with 8d common nails at 6" O.C. at all boundaries and supported edges, 12" O.C. field. Minimum penetration 1" in supporting member (NER 272).
- Floor sheathing
 - ¾" (min.) wood structural panel: plywood or oriented strand board (O.S.B.) T & G, panel index =48/24, unblocked, nail with 10d common nails at 6" O.C. at all boundaries and supported edges, 12" O.C. field.
- Shear wall sheathing
 - Sheathing for shear walls shall be as indicated on the shear wall plans and schedules. Sheathing at shear walls may be installed with panels horizontal or vertical. All shear wall panels shall have minimum wood structural panel span rating of 24/0 or "Wall-16."

L. STRUCTURAL STEEL

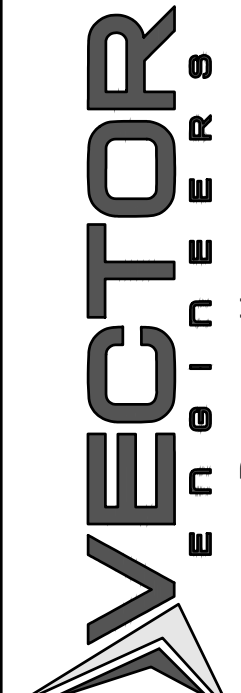
- Hot-rolled structural steel shapes & plates shall be per ASTM A36 with the following exception. All W-Flange shapes shall be per ASTM A992.
- Structural steel pipe shall be per ASTM A53 grade B, Tube steel per ASTM A500 Grade B.
- Nuts & bolts in structural steel connections shall be per ASTM 325N, with hardened washers. Design is based upon bearing type connections with thread not excluded, therefore, no special inspection required, U.N.O. in note M below.
- Anchor bolts shall be per ASTM F1554-Gr 36, U.N.O.
- Welds shall be by E70XX, low hydrogen electrodes, all welding shall be performed in a shop approved by the building official. Weld electrodes for cabanna cantilevered columns to meet AWS D1.8 in accordance with AISC 341 seismic provisions.
- Grout material for base plates shall be non-metallic, non-shrink, pre-packaged grout conforming to ASTM C 1107.

M. SPECIAL INSPECTION / QUALITY ASSURANCE PLAN

- The seismic lateral load resisting system consists of timber roof diaphragms with wood shear walls and pre-manufactured shear walls (Clubhouse only).
- Special inspections shall be required:
 - Concrete construction per IBC Table 1705.3
 - All post-installed anchorage to concrete
 - Soils per IBC 1705.6
 - Field welding (Clubhouse & Cabanas only)
 - Steel members per AISC 360 (Clubhouse & Cabanas only)
- The owners shall employ special inspectors who shall provide additional inspections during construction in accordance with IBC section 17.
- All special inspections shall be performed by an independent certified inspector from an established testing agency, licensed and approved by the building department.
- The testing agency shall send copies of all structural testing and inspection reports directly to Vector Structural Engineering and all interested parties.
- Structural testing is not required.
- All reports shall be distributed on a monthly basis to the engineer of record, owner, contractor, and to the building official.
- No structural observation is required. However, the engineer of record reserves the right to make field observations during construction approximately once per week.

ABBREVIATIONS			
A.B.	ANCHOR BOLT	LVL	LAMINATED VENEER LUMBER
ARCH'L	ARCHITECTURAL DRAWINGS	MFR	MANUFACTURED
BLDG	BUILDING	N.T.S.	NOT TO SCALE
BLK	BLOCK	o/	OVER
BLK'G	BLOCKING	O.C.	ON CENTER
BM	BEAM	OPT'L	OPTIONAL
CANT'L	CANTILEVERED	O.S.B.	ORIENTED STRAND BOARD
C.L.	CENTER LINE	PSL	PARALLEL STRAND LUMBER
CLG	CEILING	PL	PLATE
CMU	CONCRETE MASONRY UNIT	REQ'D	REQUIRED
COL	COLUMN	SHTH'G	SHEATHING
CONT	CONTINUOUS	SHT	SHEET
DBL	DOUBLE	SIM	SIMILAR
DTL	DETAIL	STL	STEEL
EL	ELEVATION	SW	STRONG-WALL
EOR	ENGINEER OF RECORD	T.O.F.	TOP OF FOOTING
FND	FOUNDATION	T.O.W.	TOP OF WALL
FTG	FOOTING	T&B	TOP AND BOTTOM
GL	GLUE LAMINATED (BEAM)	TYP.	TYPICAL
HDR	HEADER	U.N.O.	UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
H.D.	HOLD DOWN	w/	WITH
LSL	LAMINATED STRAND LUMBER	u/	UNDER

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STRUCTURAL GENERAL NOTES

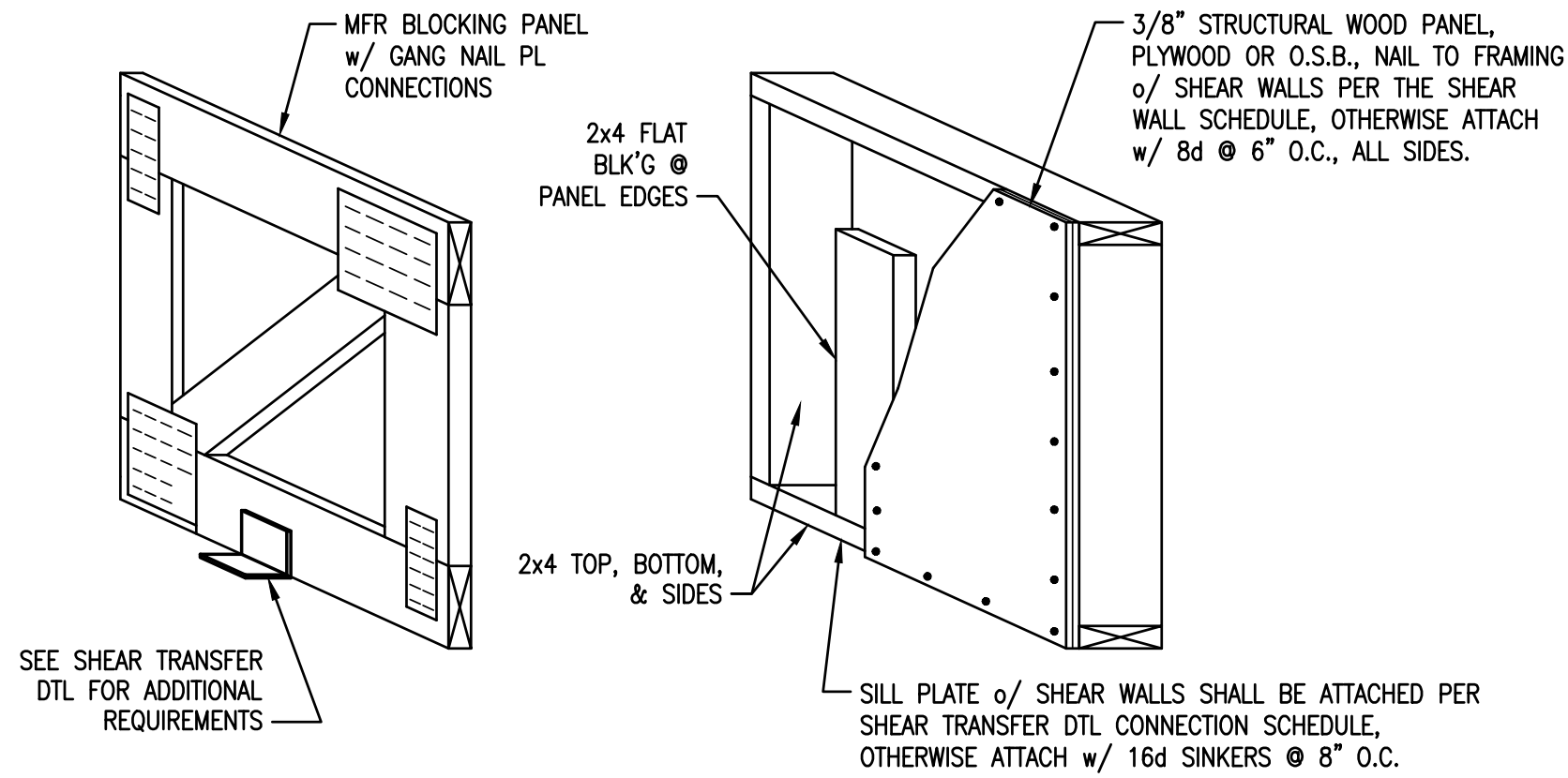
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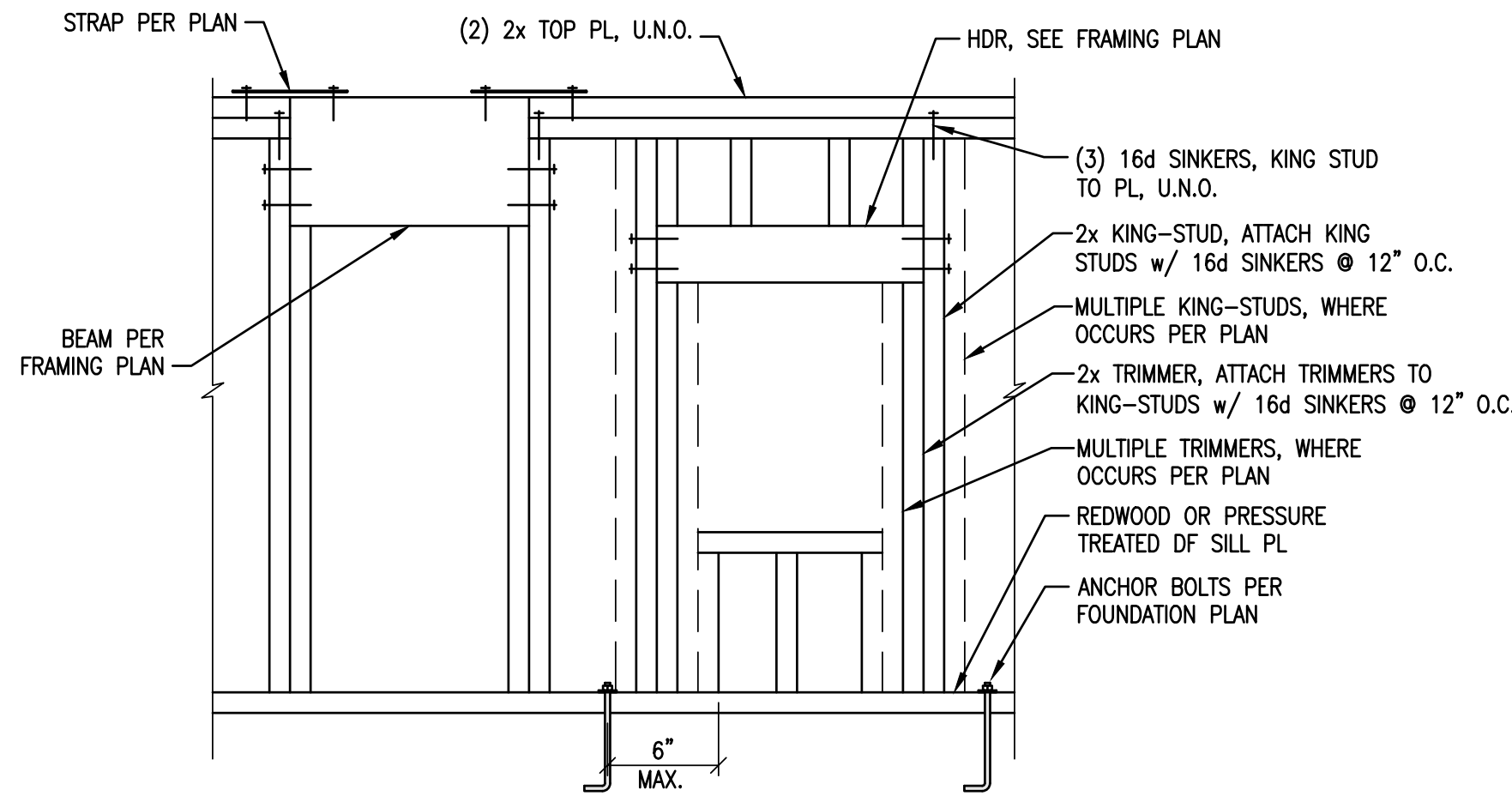
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TYPICAL BLOCKING PANEL

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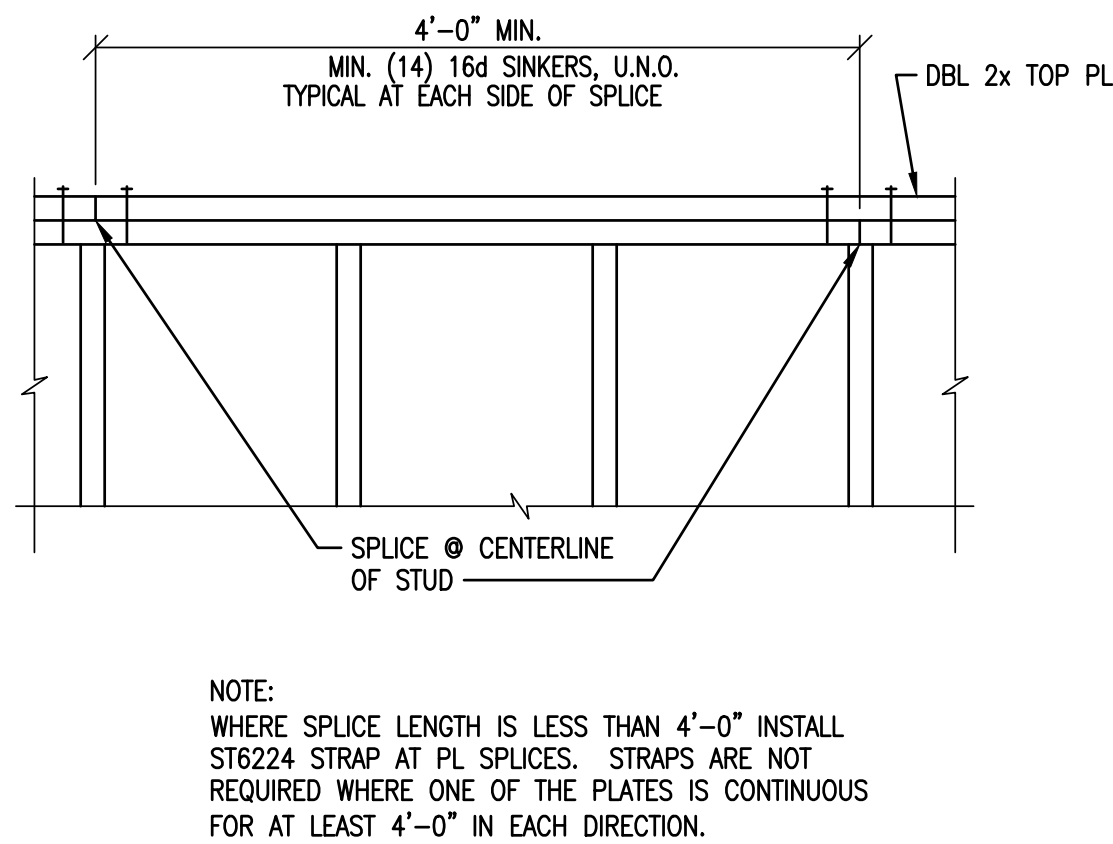
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TYPICAL WALL FRAMING

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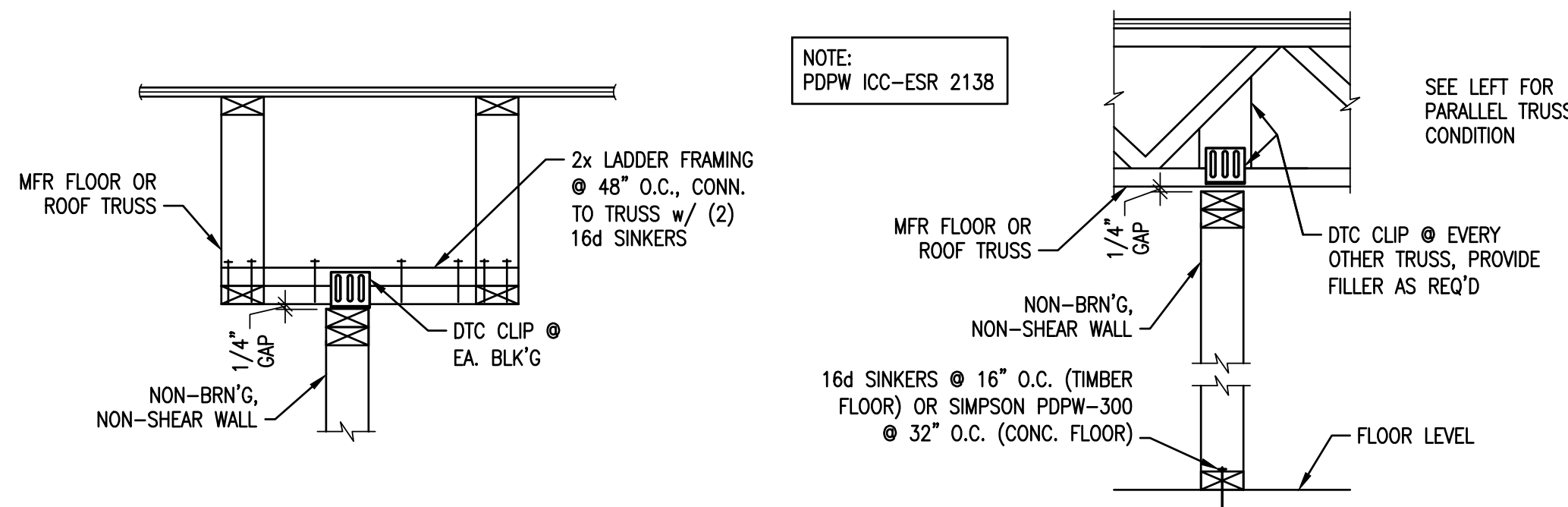
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TYPICAL TOP PLATE SPLICE

N.T.S.

9



NON-BRN'G & NON-SHEAR WALL CONN.

N.T.S.

10

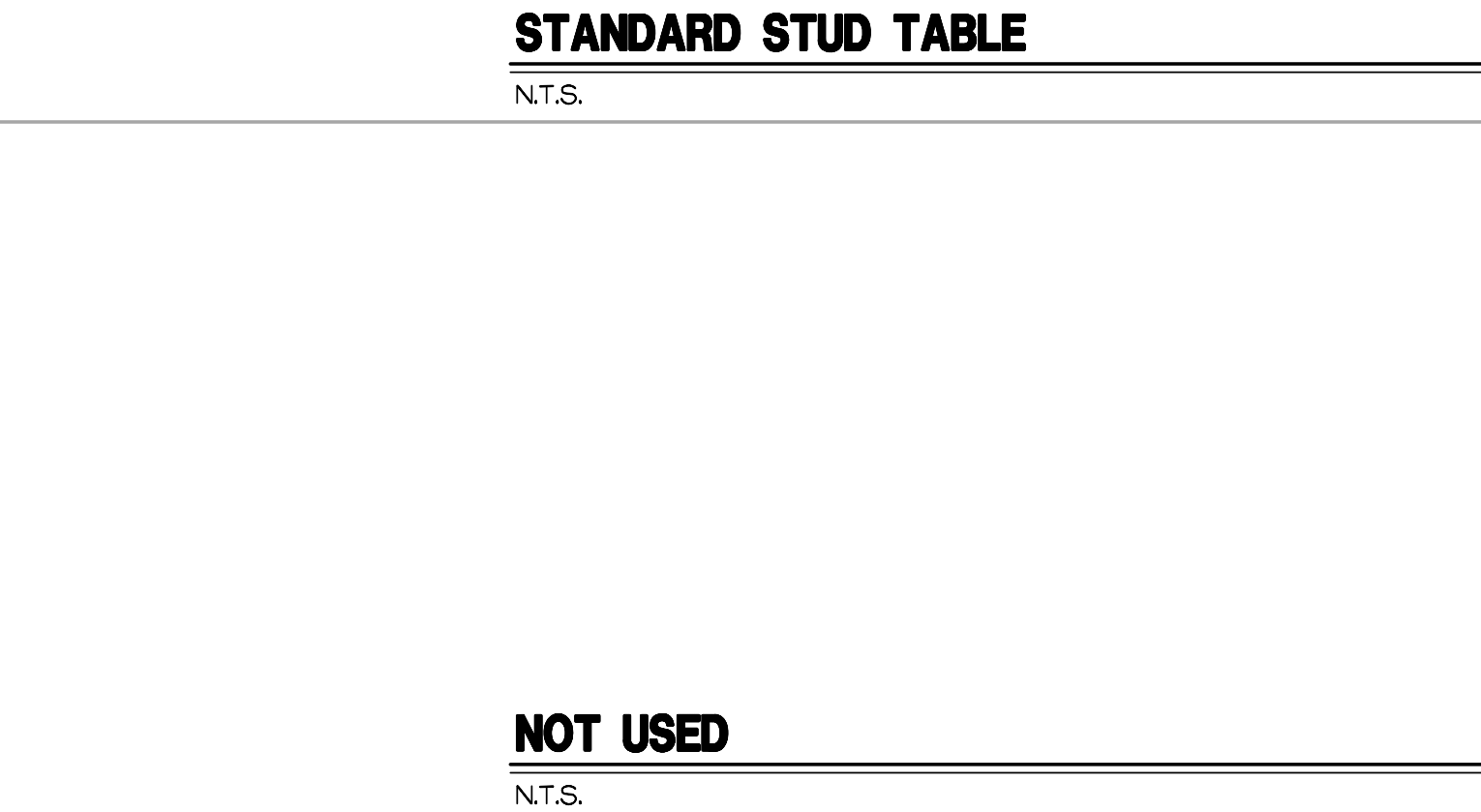
STUD HEIGHT TABLE			
STUD WALL TYPE	BEARING AND/OR SHEAR WALLS (MAX. HEIGHT)		NON-BEARING AND NON-SHEAR WALLS (MAX. HEIGHT)
	EXTERIOR	INTERIOR	INTERIOR ONLY
2x4 STUD @ 16" O.C.	8'-6"	10'-0"	13'-0"
2x4 STUD @ 12" O.C.	9'-6"	11'-6"	14'-0"
(2) 2x4 STUD @ 16" O.C.	12'-0"	13'-6"	14'-0"
2x4 DFL #2 @ 16" O.C.	9'-0"	11'-0"	13'-0"
2x4 DFL #2 @ 12" O.C.	10'-6"	13'-0"	14'-0"
(2) 2x4 DFL #2 @ 16" O.C.	13'-0"	13'-6"	14'-0"
2x6 STUD @ 16" O.C.	14'-6"	19'-0"	20'-0"
2x6 STUD @ 12" O.C.	17'-0"	21'-0"	22'-0"
(2) 2x6 STUD @ 16" O.C.	21'-0"	22'-0"	22'-6"
2x6 DFL #2 @ 16" O.C.	16'-6"	19'-6"	20'-0"
2x6 DFL #2 @ 12" O.C.	18'-6"	21'-6"	22'-0"
(2) 2x6 DFL #2 @ 16" O.C.	22'-6"	22'-6"	22'-6"
2x8 DFL #2 @ 16" O.C.	22'-0"	26'-6"	27'-0"
2x8 DFL #2 @ 12" O.C.	25'-6"	28'-0"	30'-0"
(2) 2x8 DFL #2 @ 16" O.C.	29'-6"	29'-6"	30'-0"
1-3/4 x 7-1/4 LVL STUDS @ 16" O.C.	27'-0"	30'-0"	30'-0"
1-3/4 x 5-1/2 LVL STUDS @ 16" O.C.	20'-6"	21'-6"	22'-0"

NOTES:
1. THIS TABLE ASSUMES IBC WIND LOADS w/ 115 mph, EXP. "C" AT EXTERIOR WALLS AND 5 psf LATERAL LOAD AT INTERIOR WALLS.
2. THIS TABLE ASSUMES AXIAL DL = 710 lb/ft, LL = 760 lb/ft. AT EXTERIOR AND INTERIOR WALLS.
3. THIS TABLE ASSUMES IBC 5psf LATERAL LOAD @ INTERIOR WALLS.

STANDARD STUD TABLE

N.T.S.

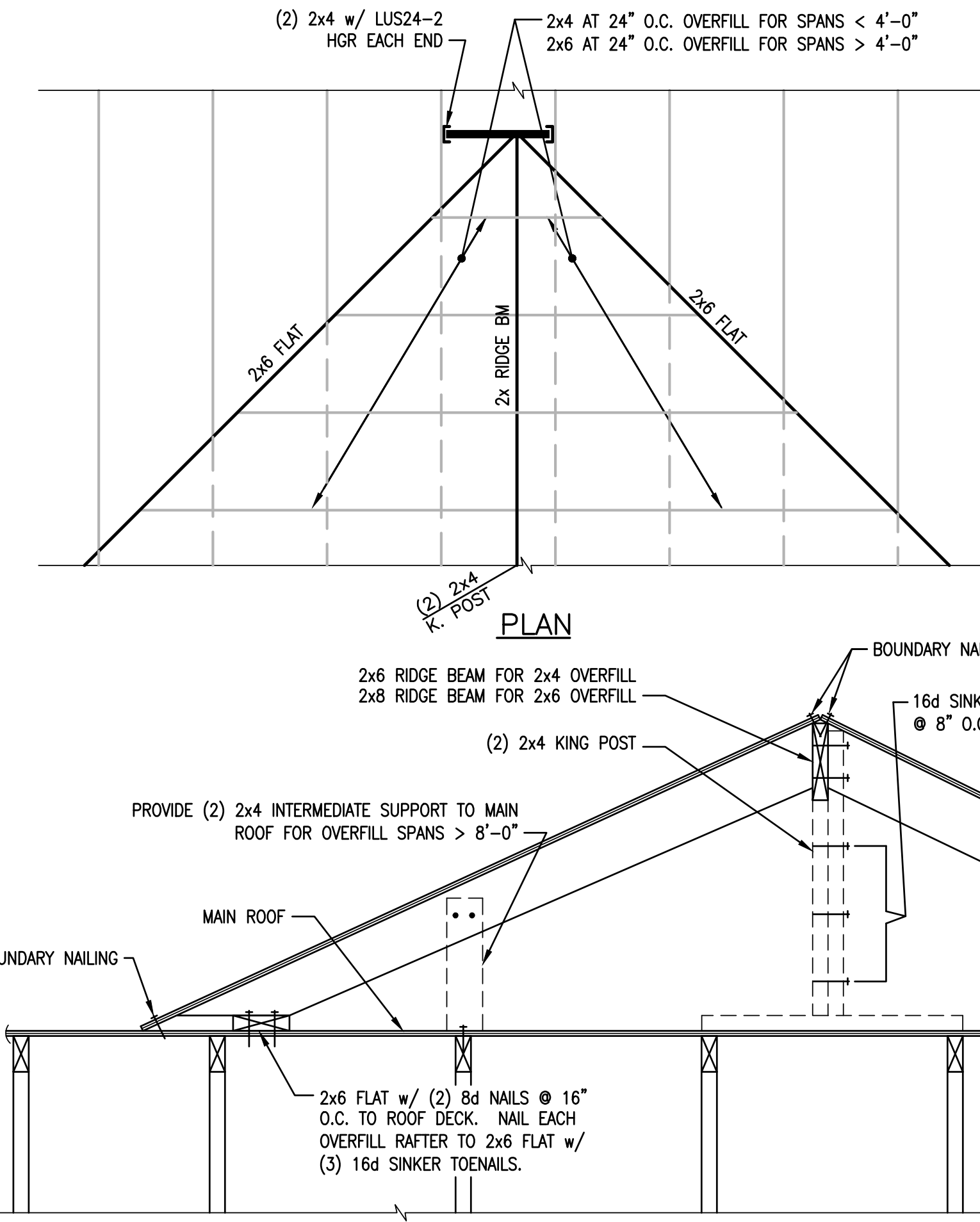
4



NOT USED

N.T.S.

5



TYPICAL OVERBUILD

N.T.S.

6

SHEAR WALL SCHEDULE						
MARK	MIN. BLOCKED MATERIAL	EDGE / BOUNDARY NAILING	FIELD NAILING	SOLE PL NAILING, WHERE OCCURS	SHEAR WALL CAPACITY	DEFAULT SILL ANCHORAGE, U.N.O.
P1	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 6" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 6" O.C.	260 plf	S1
P2	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 4" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 4" O.C.	350 plf	S2
P3	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 3" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 3" O.C.	490 plf	S3
P4	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 2" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 2" O.C.	640 plf	S4

SILL ANCHORAGE SCHEDULE			
MARK	NOMINAL SILL PL THICKNESS	1/2" A.B. SPACING	5/8" A.B. SPACING
S1	2x	32" O.C.	48" O.C.
S2	2x	24" O.C.	32" O.C.
S3	2x	16" O.C.	24" O.C.
S4	2x	12" O.C.	16" O.C.

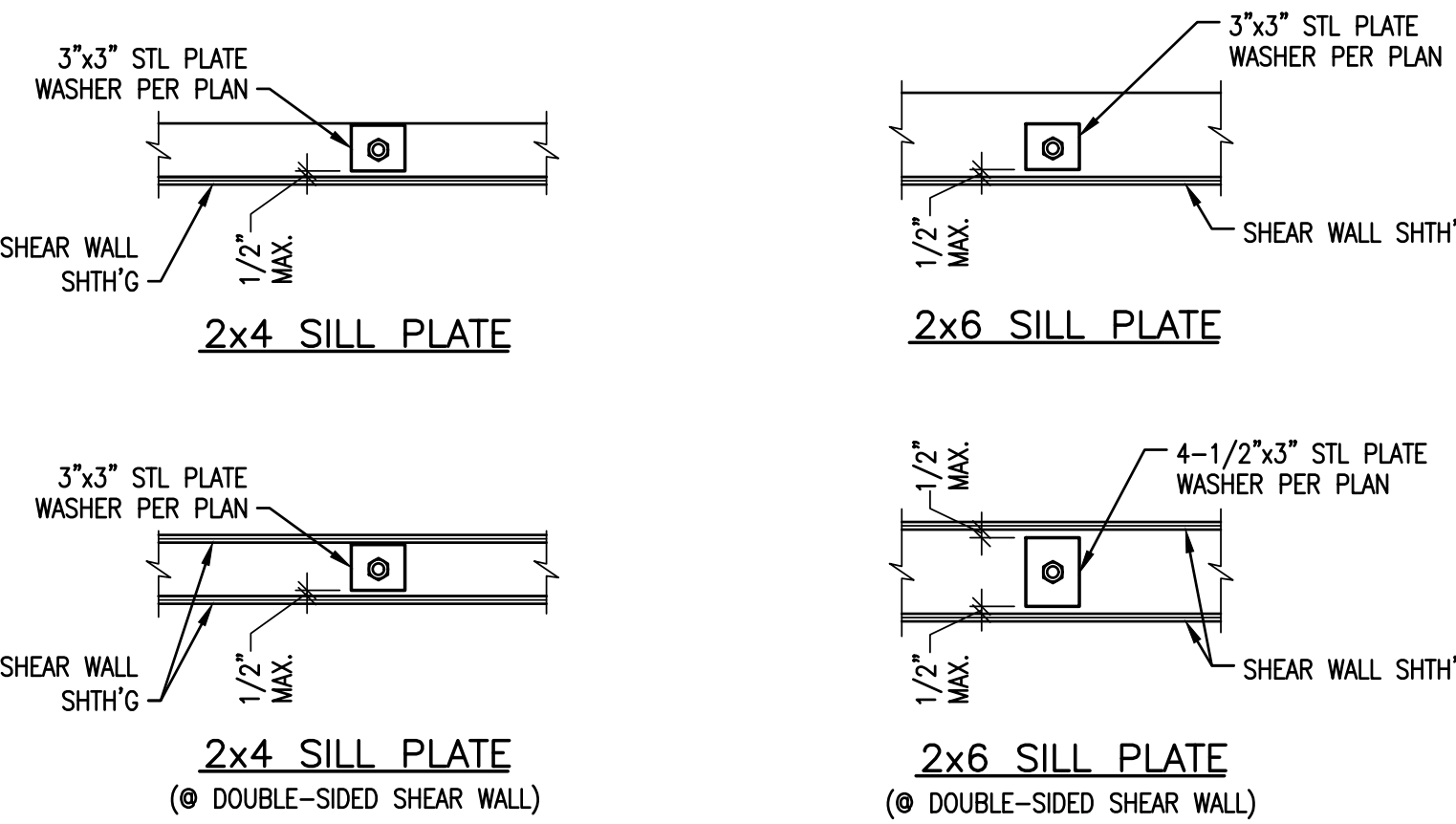
SHEAR WALL LENGTH TOLERANCES	
SPECIFIED SHEAR WALL LENGTH	ACCEPTABLE SHEAR WALL TOLERANCE
UP TO 3'-0"	± 2"
OVER 3'-0" AND UP TO 5'-0"	± 3"
OVER 5'-0" AND UP TO 7'-0"	± 4"
OVER 7'-0" AND UP TO 10'-0"	± 6"
OVER 10'-0"	± 8"

- ALL SHEAR WALLS SHALL BE FRAMED TO THE MINIMUM LENGTHS SHOWN ON THE PLANS WITH THE TOLERANCES INDICATED ON THE TABLE ABOVE, U.N.O. ON PLAN w/ MINIMUM WALL LENGTH.
- ALL SHEAR WALLS SHALL TERMINATE ON AT LEAST (1) FULL HEIGHT STUD. ADDITIONAL STUDS OR SOLID POSTS SHALL BE INSTALLED AS REQUIRED FOR HOLDDOWNS WHERE THEY OCCUR.
- 8d COMMON NAIL SHANK DIAMETER = .131", 16d SINKER SHANK DIAMETER = .148"
- FOR "P3" AND "P4" SHEAR WALLS, ALL FRAMING RECEIVING EDGE NAILING FROM ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. AS AN ALTERNATE, (2) 2x STUDS MAY BE USED PROVIDED THEY ARE NAILED TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT.
- FOR "P2", "P3" AND "P4" DOUBLE-SIDED SHEAR WALLS, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR WIDER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- ALL ANCHOR BOLTS SHALL HAVE 7" MINIMUM EMBEDMENT.
- ALL SHEAR WALL ANCHOR BOLTS SHALL INCLUDE A STEEL 3"x3"x0.229" PLATE WASHER BETWEEN THE SILL PL & NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 1/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. ANCHOR BOLTS & PLATE WASHERS ARE TO BE OFFSET TOWARD THE SHEATHED WALL EDGE TO LIMIT THE GAP BETWEEN THE EDGE OF WASHER TO SHEATHING TO A MAXIMUM OF 1/2". WHERE BOTH SIDES OF A 2x6 WALL IS SHEATHED A STEEL 4-1/2"x3"x0.229" PLATE WASHER SHALL BE CENTERED ON THE SILL PLATE, PER DTL 2/-.

STANDARD SHEAR WALL SCHEDULE

N.T.S.

1



TYP. SHEAR WALL WASHERS

N.T.S.

2

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING, BOTTOM
F2.0	2'-0" SQ. x 12" THICK	(3) #4 EACH WAY
F2.5	2'-6" SQ. x 12" THICK	(4) #4 EACH WAY
F3.0	3'-0" SQ. x 12" THICK	(4) #4 EACH WAY
F3.5	3'-6" SQ. x 12" THICK	(5) #4 EACH WAY
F4.0	4'-0" SQ. x 12" THICK	(6) #4 EACH WAY
F4.5	4'-6" SQ. x 12" THICK	(6) #4 EACH WAY
F5.0	5'-0" SQ. x 12" THICK	(7) #4 EACH WAY
F5.5	5'-6" SQ. x 12" THICK	(8) #4 EACH WAY
F6.5	6'-6" SQ. x 16" THICK	(12) #4 EACH WAY
F7.5	7'-6" SQ. x 18" THICK	(15) #4 EACH WAY

STANDARD FOOTING SCHEDULE

N.T.S.

3

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S1.1

Diagram illustrating the assembly of the table top. The components shown are:

- TOP PL
- RPS STRAP PE
- TABLE
- 2x STUD WALL

2x4 PLATE	2x6 PLATE	2x4 & 2x6 PLATE	
HOLE DIA 'd'	HOLE DIA 'd'	NOTCH WIDTH 'N' (MAX. NOTCH DEPTH = W/2)	RPS STRAP
≤ 7/8"	≤ 1"	≤ 1"	NONE
≤ 1"	≤ 1 3/8"	≤ 2 1/2"	(1) RPS18
≤ 1 3/8"	≤ 2 1/8"	≤ 5 1/2"	(2) RPS18
≤ 2"	≤ 3 1/4"	≤ 12"	(2) RPS28

1. USE RPSF FOR SILL PLATE.
2. CENTER STRAPS @ NOTCH OR HOLE.
3. WHERE ROOF TRUSS OR FLOOR JOIST IS BEARING WITHIN STUD BAY OF THE HOLE OR NOTCH, INSTALL AN ADDITIONAL STUD DIRECTLY BELOW THE TRUSS OR JOIST UNLESS NO RPSF STRAP IS REQUIRED OR WHERE EXISTING STUD FACE IS WITHIN 3" OF TRUSS OR JOIST FACE.
4. NOTCHES & HOLES MUST BE SEPARATED BY "2x0" OR "2xN".
5. WHERE MULTIPLE HOLES ARE LOCATED ADJACENT TO EACH OTHER, THE STRAP REPAIR MAY BE WITH A CS16 STRAP ON EACH SIDE OF THE UPPER PLATE. THE STRAPS AND NAILING SHALL EXTEND AT LEAST 9" BEYOND EACH END OF THE WHOLE GROUP. NAILING BETWEEN THE HOLES IS NOT REQUIRED. NAILS IN THE CS16 STRAPS MAY BE 8'S OR N10'S.

HOLE / NOTCH SCHEDULE		
HOLE / NOTCH % OF 'W'	2x4 STUD	2x6 STUD
25%	3/4"	1-3/8"
40%	1-3/8"	2-1/8"
60%	2"	3-1/4"

1. HOLES & NOTCHES SHALL NOT OCCUR IN THE SAME STUD.
2. WHERE HOLES OR NOTCHES EXCEED THOSE SHOWN ABOVE, REPAIR PER TABLE BELOW.
3. ALL NOTCHES IN BEARING OR SHEAR OR EXTERIOR WALLS REQUIRE REPAIRS.

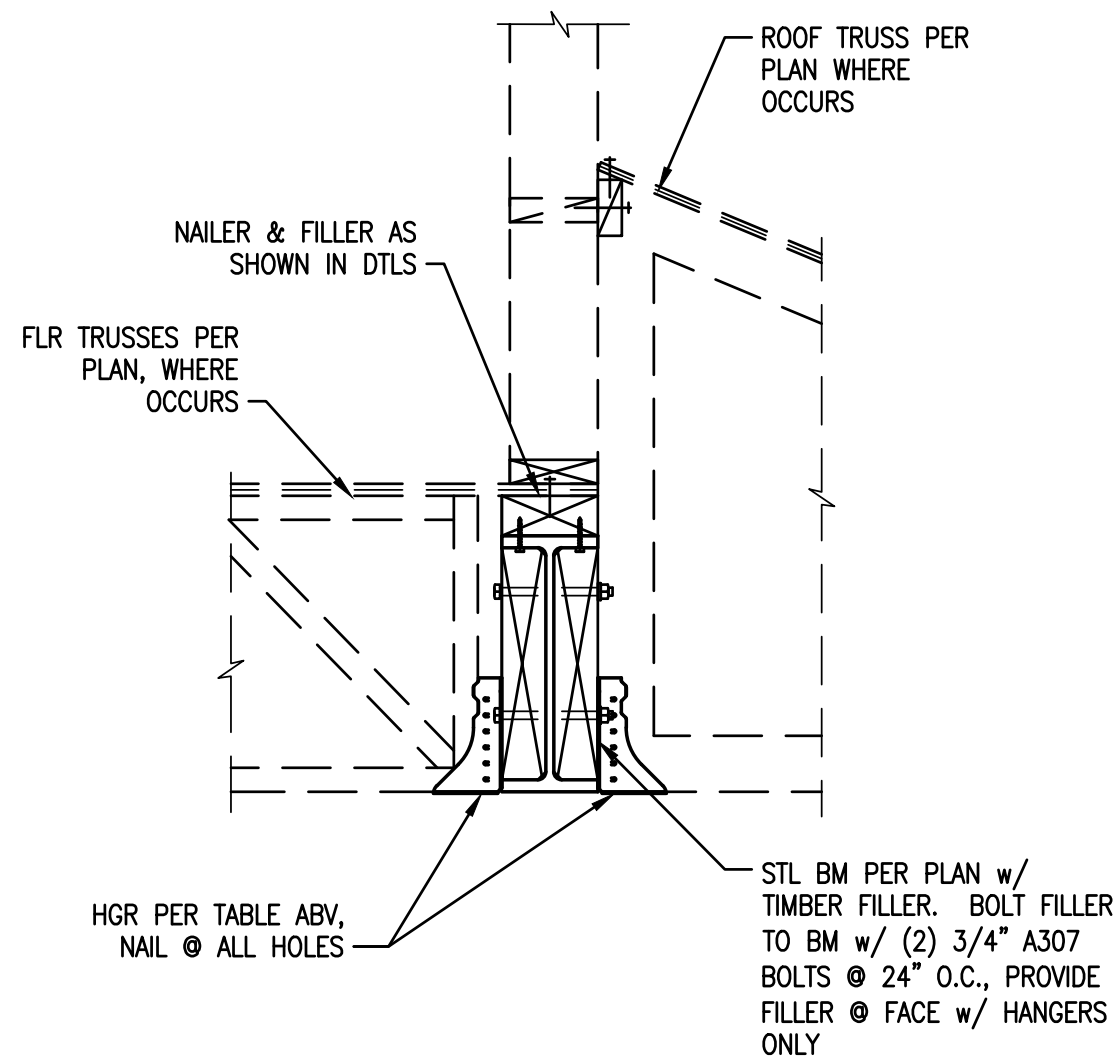
STUD HOLE REPAIR			
	2x4 STUD	2x6 STUD	
	HOLE DIA 'D'	HOLE DIA 'D'	REPAIR
NON-BEARING & NON-SHEAR & INTERIOR	≤ 2 3/4"	≤ 4 1/2"	(1) CTS218 w/ 10d
BEARING OR SHEAR OR EXTERIOR WALL	≤ 3/4"	≤ 1 3/8"	(1) CTS218 w/ 10d
BEARING OR SHEAR OR EXTERIOR	≤ 2 3/4"	≤ 4 1/2"	(2) CTS218 TWO-SIDED w/ 10d

STUD NOTCH REPAIR					
	2x4 STUD	2x4 STUD	2x6 STUD	2x6 STUD	
	NOTCH DEPTH	NOTCH LENGTH	NOTCH DEPTH	NOTCH LENGTH	REPAIR
NON-BEARING & NON-SHEAR & INTERIOR	$\leq 2 \frac{1}{2}"$	$\leq 4 \frac{1}{2}"$	$\leq 3 \frac{3}{4}"$	$\leq 4 \frac{1}{2}"$	(1) CTS128 w/ 10d
BEARING OR SHEAR EXTERIOR	$\leq 2 \frac{1}{2}"$	$\leq 2 \frac{1}{2}"$	$\leq 2 \frac{1}{2}"$	$\leq 2 \frac{1}{2}"$	SS w/ 10d
BEARING OR SHEAR EXTERIOR	$\leq 2 \frac{3}{4}"$	$\leq 4 \frac{1}{2}"$	$\leq 4 \frac{1}{2}"$	$\leq 4 \frac{1}{2}"$	(2) CTS128 TWO-SIDED w/ 10d

N.T.S.

CARRYING MEMBER	CARRIED MBR WIDTH	HANGER TYPE	MAX. REACTION (FROM TRUSS CALCS.) (LBS)	NOTES
STEEL OR TIMBER	1-1/2"	LUS210	1275	FACE MOUNT
STEEL OR TIMBER	1-1/2"	HUS26	2565	FACE MOUNT
STEEL OR TIMBER	1-1/2"	HGUS26	3750	FACE MOUNT
STEEL OR TIMBER	1-1/2"	HGUS28	5720	FACE MOUNT
STEEL OR TIMBER	3"	LUS26-2	1000	FACE MOUNT
STEEL OR TIMBER	3"	HHUS26-2	2580	FACE MOUNT
STEEL OR TIMBER	3"	HGUS26-2	3940	FACE MOUNT
STEEL OR TIMBER	3"	HGUS28-2	6805	FACE MOUNT
STEEL OR TIMBER	3"	HGUS210-2	8650	FACE MOUNT
STEEL OR TIMBER	3-1/2"	LUS46	1000	FACE MOUNT
STEEL OR TIMBER	3-1/2"	HHUS46	2580	FACE MOUNT
STEEL OR TIMBER	3-1/2"	HGUS46	3940	FACE MOUNT
STEEL OR TIMBER	3-1/2"	HGUS48	6805	FACE MOUNT
STEEL OR TIMBER	6"	HGUS26-4	3940	FACE MOUNT
STEEL OR TIMBER	6"	HGUS210-4	8780	FACE MOUNT
STEEL OR TIMBER	6"	HGUS212-4	9155	FACE MOUNT

1. FOR STEEL BEAMS CARRYING FLOOR TRUSSES, PROVIDE TIMBER FILLER PER DTL BELOW.
2. ALTERNATE HANGERS MAY BE USED AT THE CONTRACTOR'S OPTION. SUBMIT TO ENGINEER OF RECORD FOR APPROVAL.
3. HANGERS APPLICABLE FOR TIMBER BEAMS.



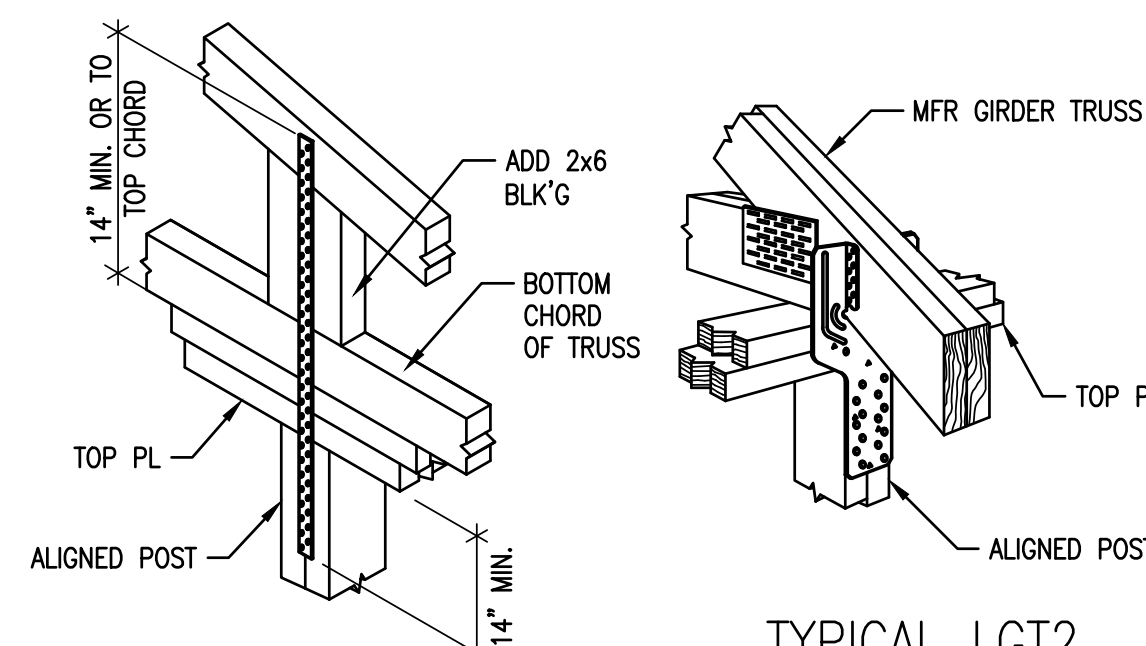
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UPLIFT LOAD PER TRUSS MANUFACTURER	SIMPSON TIE-DOWN	REQ'D ALIGNED HOLDOWN & POST
200 TO 365 LBS	H2.5 OR CS16	NOT REQ'D
< 400 LBS	H1 OR CS16	NOT REQ'D
< 845 LBS	H10 OR H7Z OR CS16	NOT REQ'D
< 1265 LBS	H16 OR CS16	HDU2 & (2) 2x4 POST
< 1785 LBS	LG2	HDU2 & (2) 2x4 POST
< 6485 LBS	HGT-2	(2) 2x4 POST w/HDU4 @ BASE & (2) HDU2 @ TOP TO HGT-2. AT (1) PLY TRUSS, INSTALL 2x SHAPED FILLER ADJACENT TO TRUSS AT BEARING

1. TIE-DOWN CAPACITIES ARE BASED ON SPRUCE PINE FIR
2. TRUSS UPLIFT OF LESS THAN 200lbs: TIE-DOWN REQ'D
3. SEE TYPICAL HOLDOWN ANCHORAGE DETAIL FOR HDU HOLDOWN INSTALLATION

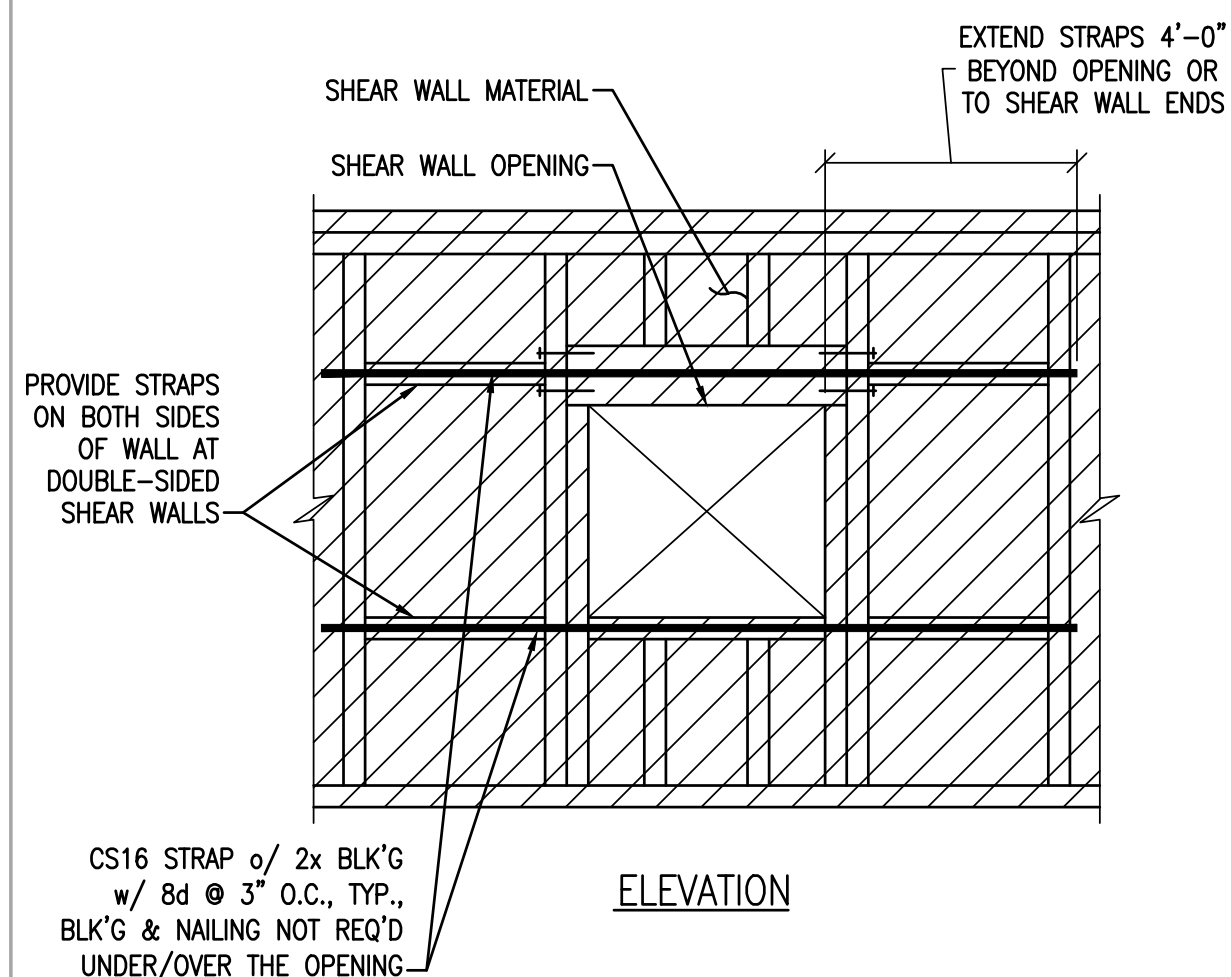
STANDARD FLOOR-TO-FLOOR STRAPS		
UPLIFT LOAD PER TRUSS MANUFACTURER	SIMPSON TIE-DOWN	REQ'D ALIGNED POST
< 1705 LBS	CS16	2x4 POST
< 3410 LBS	(2) CS16	(2) 2x4 POST

1. INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48").
2. WHERE UPLIFT OCCURS ABOVE HDR OR BM, INSTALL STRAP PER SCHEDULE AT EACH TRIMMER OR POST
3. FLOOR TO FLOOR STRAPS REQ'D ALIGNED WITH ROOF TRUSS ABV.

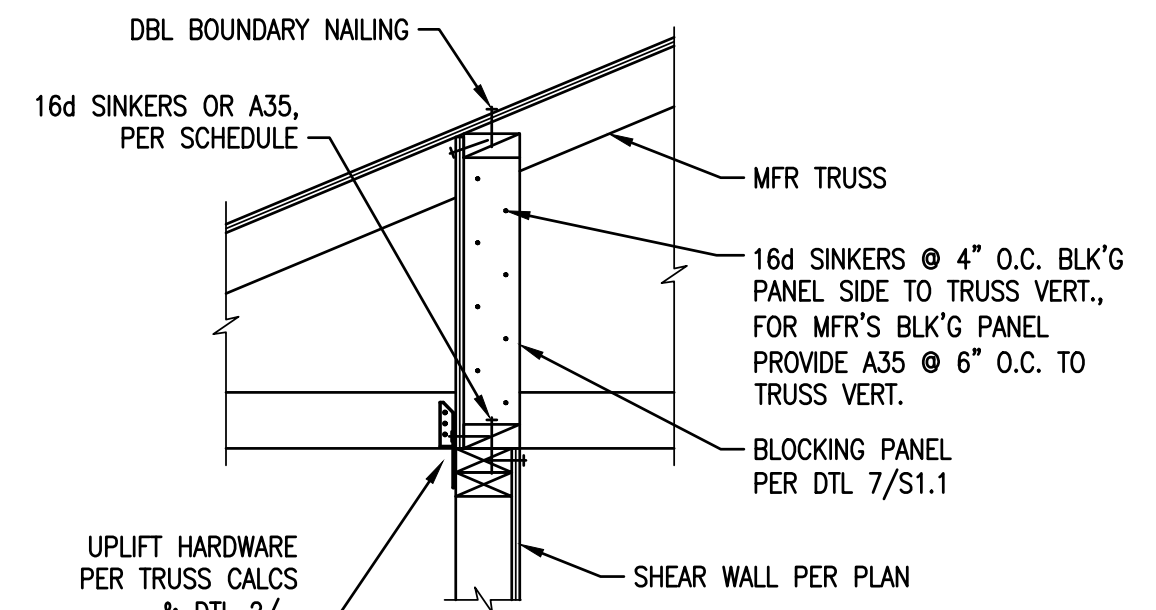


TYPICAL LGT2 INSTALLATION

N.T.S.



N.T.S.



DBL BOUNDARY NAILING

DRAG TRUSS

16d SINKERS OR A35, PER SCHEDULE

A35 OR LTP4, PER SCHEDULE

2x CONT., AS REQ'D

EDGE NAILING

SHEAR WALL PER PLAN

DBL BOUNDARY NAILING

DRAG TRUSS

16d SINKERS OR A35, PER SCHEDULE

EDGE NAILING

SHEAR WALL PER PLAN

DOUBLE BOUNDARY NAILING

FLOOR DECK

WHERE OCCURS, SEE PLAN

16d SINKERS OR A35 PER SCHEDULE

16d SINKERS @ 4" O.C. BLOCKING TO VERTS IN TRUSS

MFR FLOOR TRUSS

BLOCKING PANEL PER DTL 7/S1.1

EDGE NAILING

SHEAR WALL PER PLAN

CONNECTION SCHEDULE		
SHEAR WALL	A35 OR LTP4	16d SINKERS
P1	18" O.C.	6" O.C.
P2	12" O.C.	4" O.C.
P3	10" O.C.	3" O.C. (STAGGERED)
P4	8" O.C.	2" O.C. (STAGGERED)

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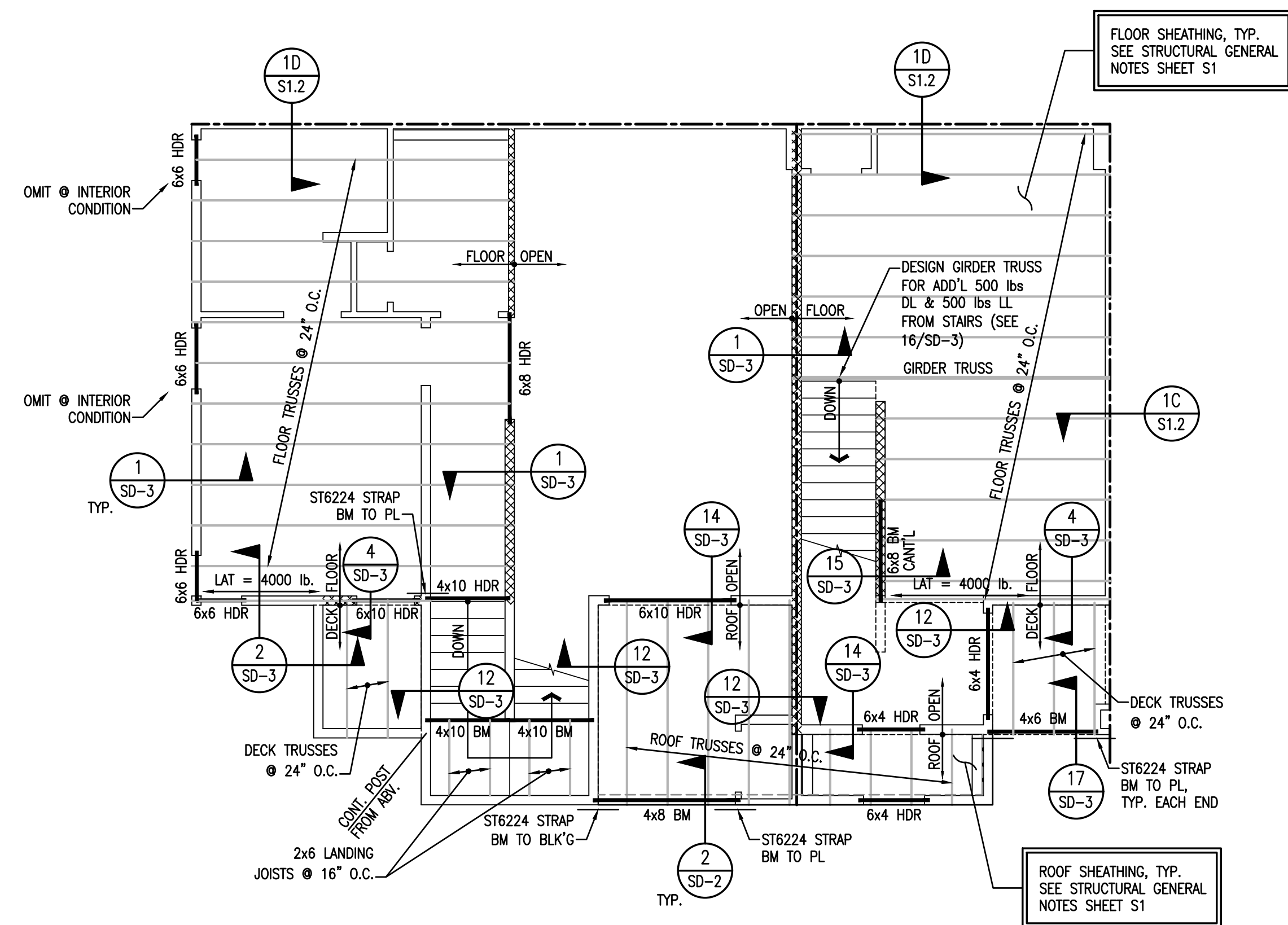
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S1.2

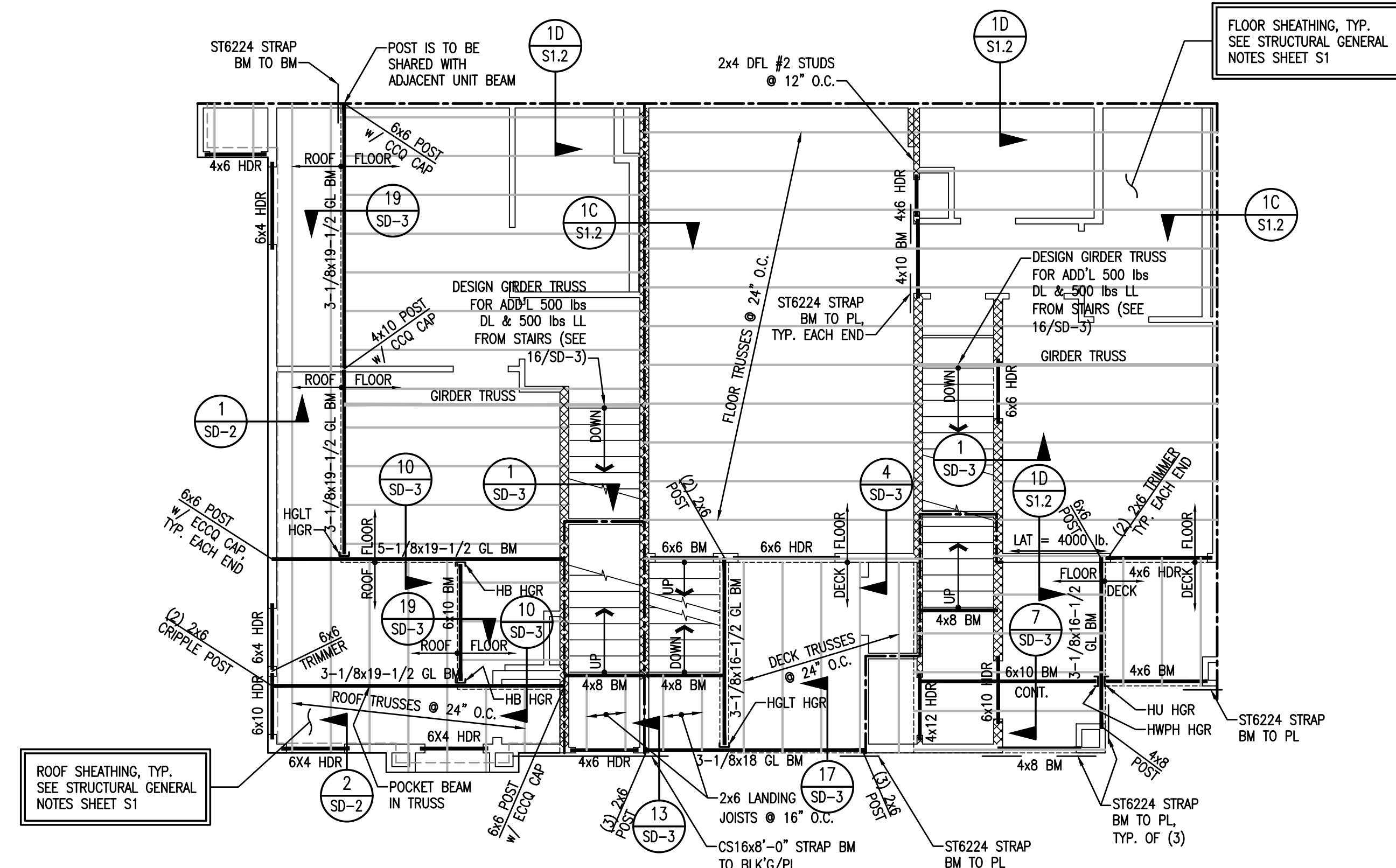
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3RD FLOOR FRAMING PLAN
CLUSTER 1

3/16" = 1'-0"



2ND FLOOR FRAMING PLAN
CLUSTER 1

3/16" = 1'-0"

- FRAMING NOTES:**
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.
 NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.
 NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.
 NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.

NOTE:
UNITS MAY BE MIRRORED/FLIPPED FROM
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FLOOR FRAMING PLANS - CLUSTER 1

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S2.1

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FLOOR FRAMING PLANS - CLUSTER 2

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S2.2





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FLOOR FRAMING PLANS - CLUSTER 3

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S2.3

- NOTE:**
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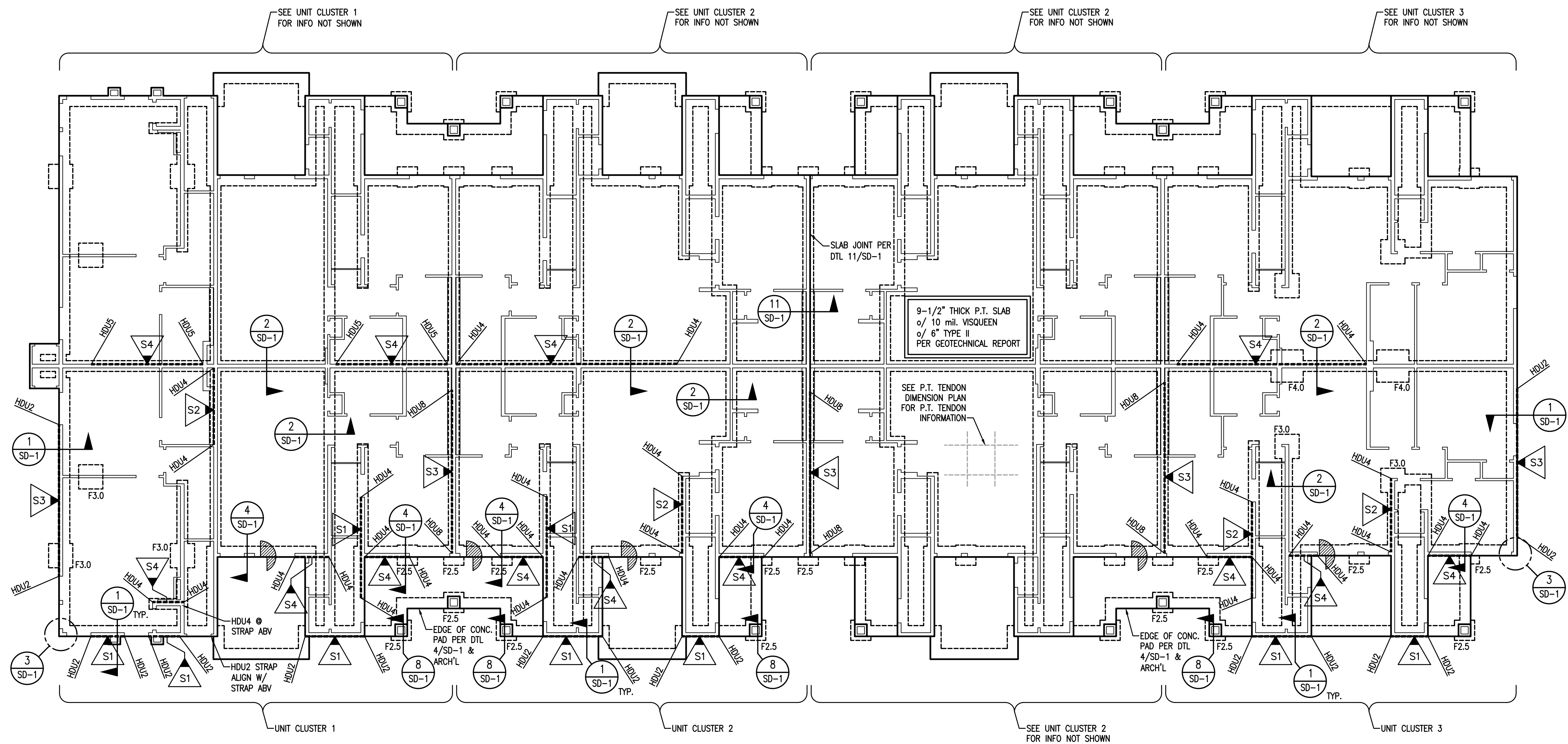


- FOUNDATION NOTES:
1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "e" IN GENERAL NOTES (S1).
 3. ALL HOLDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 10/SD-1.
 4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
 7. STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 8. FOUNDATIONS ESTABLISHED ON MIN. 3'-0" COMPACTED FILL PER GEOTECHNICAL REPORT.

POINTS TO SILL ANCHORAGE
& INDICATES "MARK"

NOTE:
SEE SHEET S1.1 FOR SILL ANCHORAGE SCHEDULE

SILL ANCHORAGE KEY



FOUNDATION PLAN
BUILDING TYPE 1

1/8" = 1'-0"

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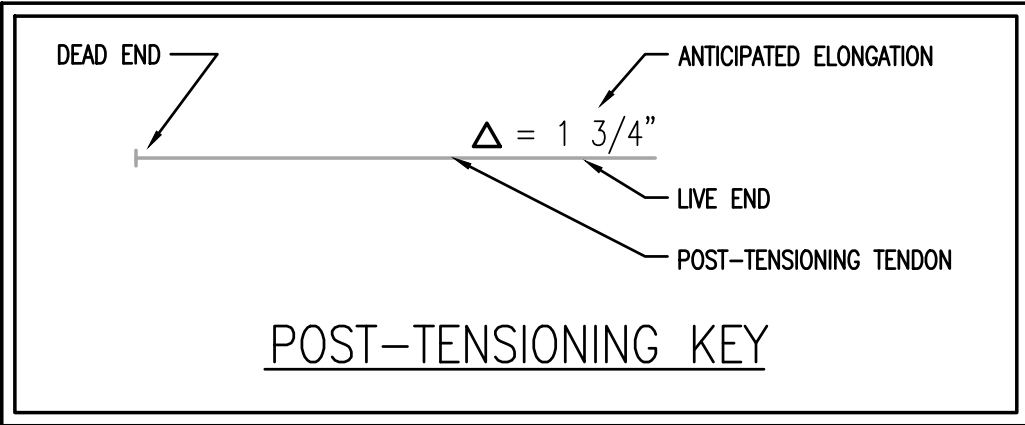
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FOUNDATION PLAN - BLDG TYPE 1

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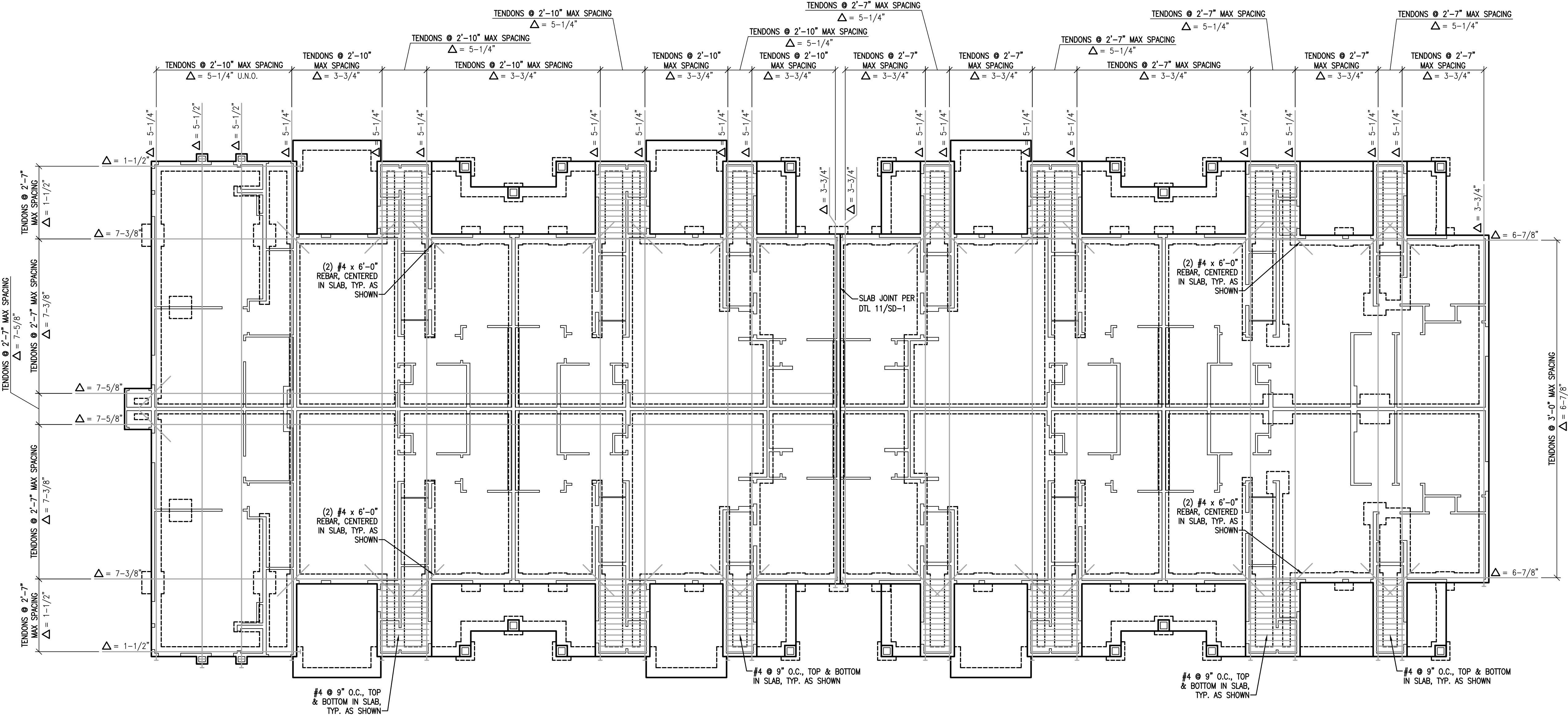
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S3.1



NOTE: SPACING OF TENDONS MAY VARY ±3".
PLACE TENDONS @ SLAB MID-HEIGHT.

NOTE: SEE SHEET SD-1 FOR P.T. TENDON NOTES



P.T. DIMENSION PLAN
BUILDING TYPE 1
1/8" = 1'-0"

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P.T. DIMENSION PLAN - BLDG TYPE 1

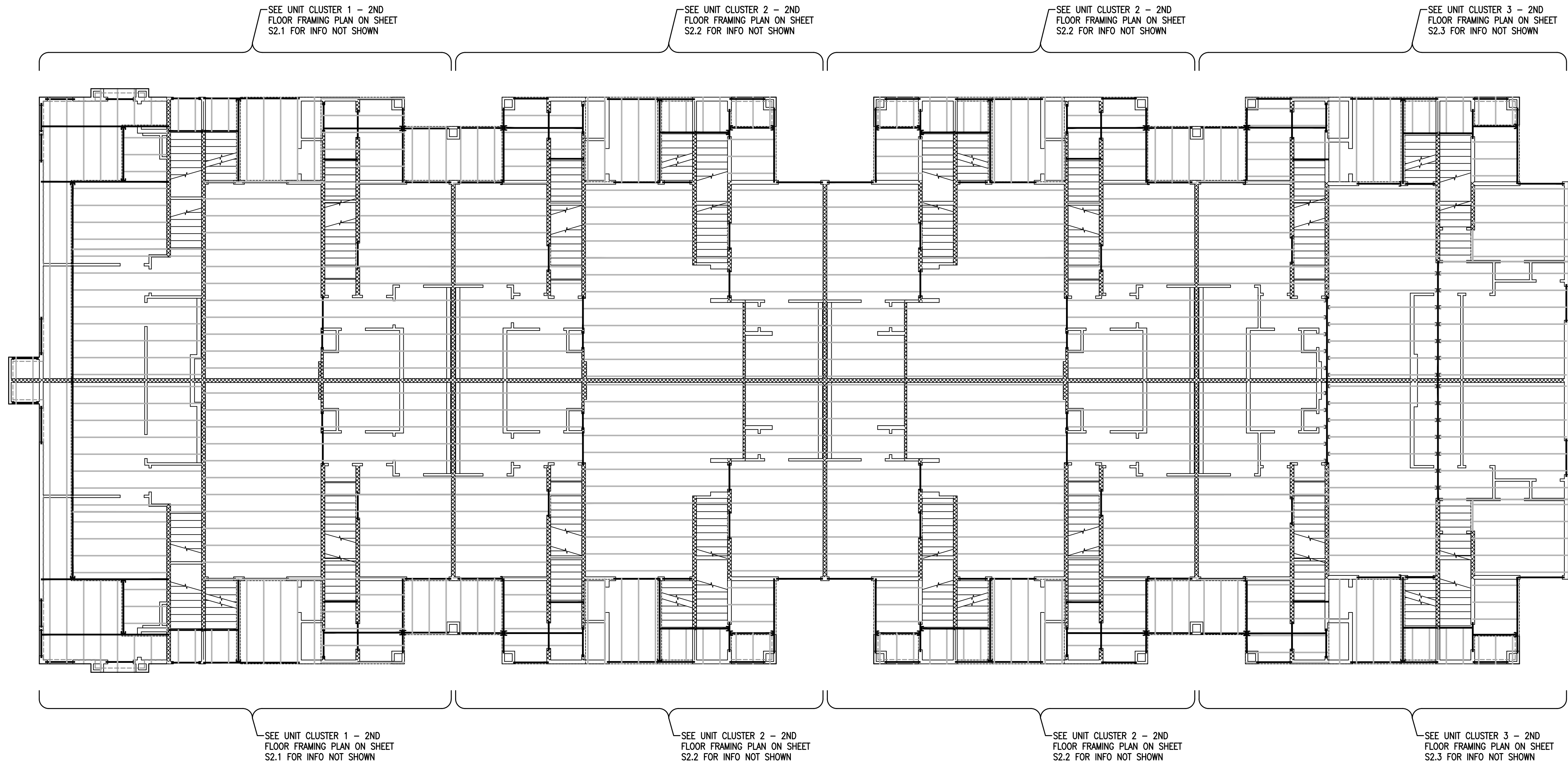
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S3.2

- FRAMING NOTES:
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 8" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.



2ND FLOOR FRAMING PLAN
BUILDING TYPE 1
1/8" = 1'-0"

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2ND FLOOR FRAMING PLAN - BLDG TYPE 1

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S3.3

- FRAMING NOTES:
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 8" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.



3RD FLOOR FRAMING PLAN
BUILDING TYPE 1

1/8" = 1'-0"

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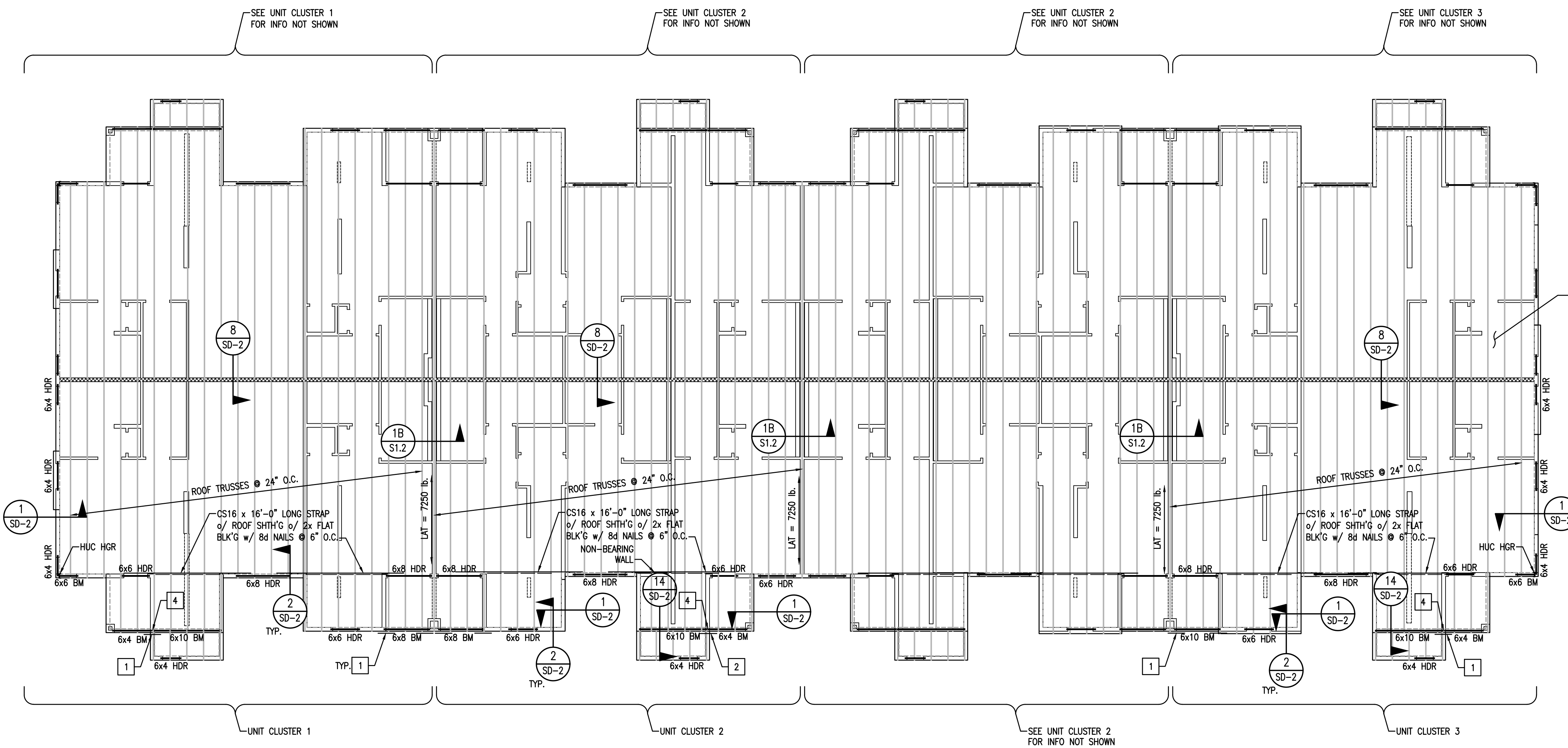
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- FRAMING NOTES:**
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
A. PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 8'-0" U.N.O.
B. PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 10'-0" U.N.O.
C. PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.
NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
A. PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
B. PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
C. PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.
NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
A. PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
B. PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
C. PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.
NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 8" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.

- ROOF KEY NOTES:**
- ST6224 STRAP BM/TRUSS TO PL
 - ST6224 STRAP BM/TRUSS TO BM/TRUSS
 - (3) 2x POST/TRIMMER
 - 6x6 POST w/ (E) PCZ CAP
 - MATCH POST ABOVE

ROOF SHEATHING, TYP.
SEE STRUCTURAL GENERAL
NOTES SHEET S1

ROOF FRAMING PLAN
BUILDING TYPE 1
1/8" = 1'-0"

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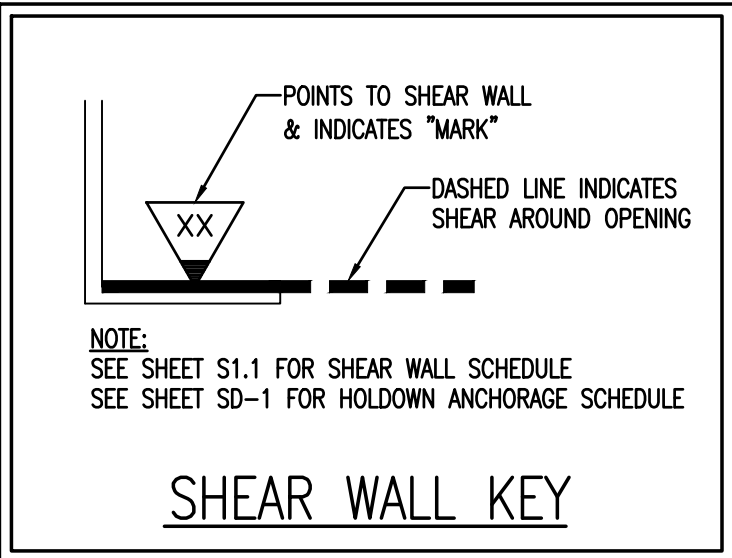
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ROOF FRAMING PLAN - BLDG TYPE 1

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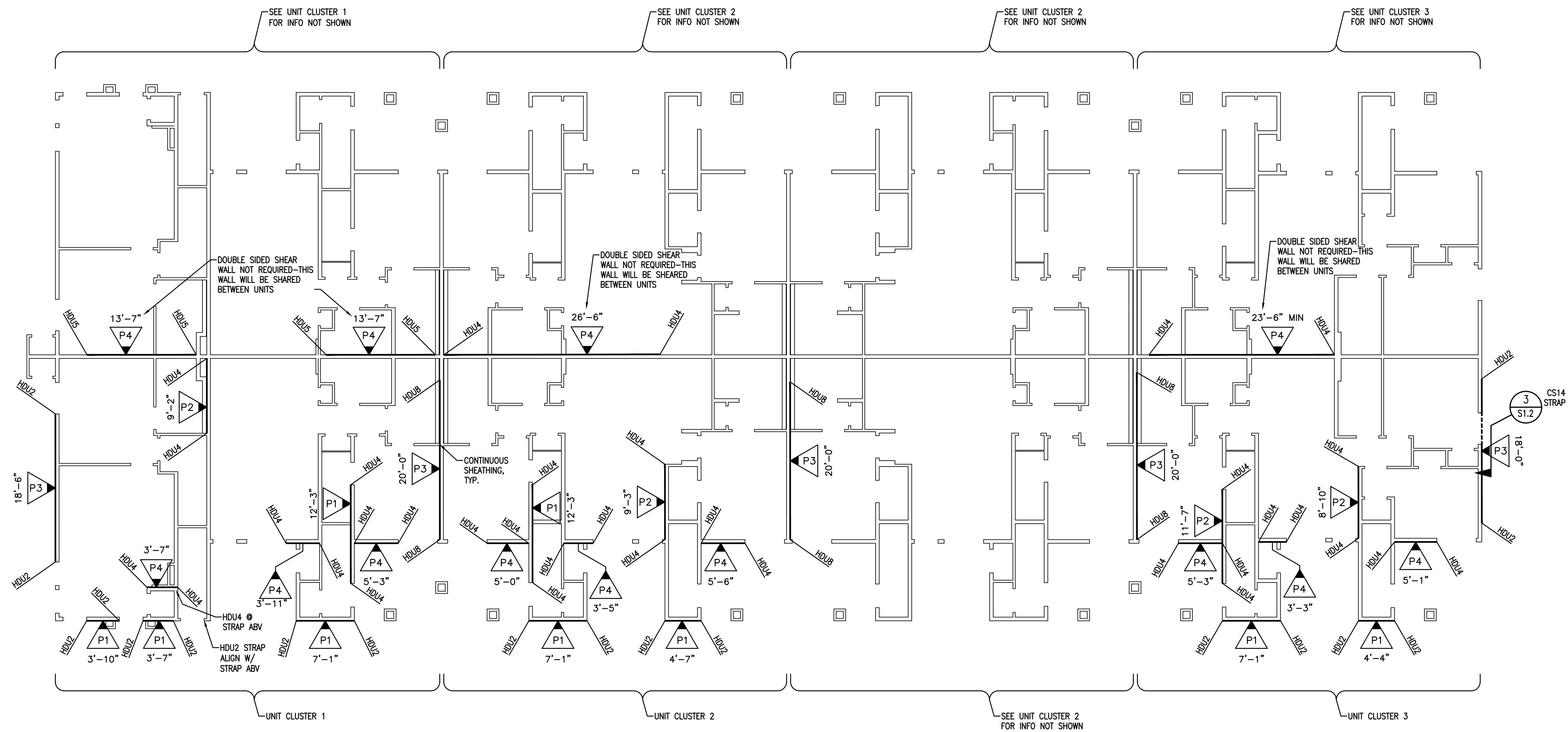


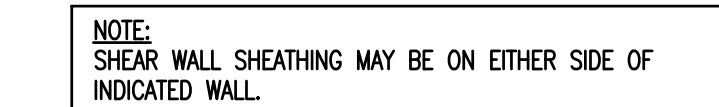
NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 16d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS.

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM.

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.



[illegible]

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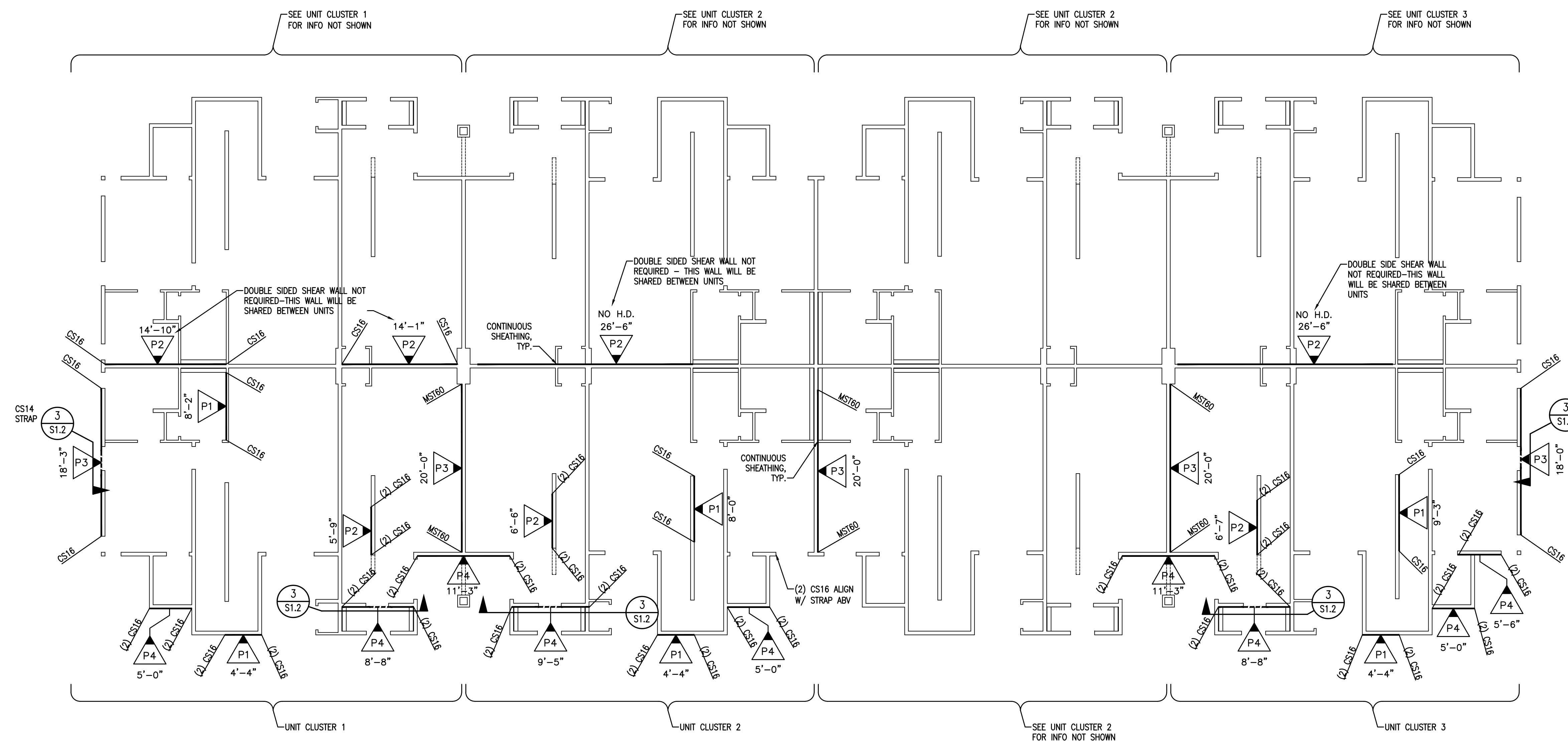
2ND LEVEL SHEAR WALL PLAN - BLDG TYPE 1

2ND LEVEL

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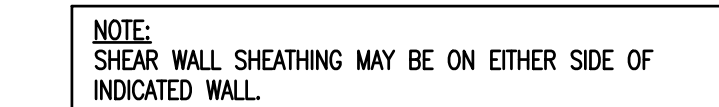
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S3.7



2ND LEVEL SHEAR WALL PLAN

$$\overline{1/8'' = 1'-0''}$$

[illegible]

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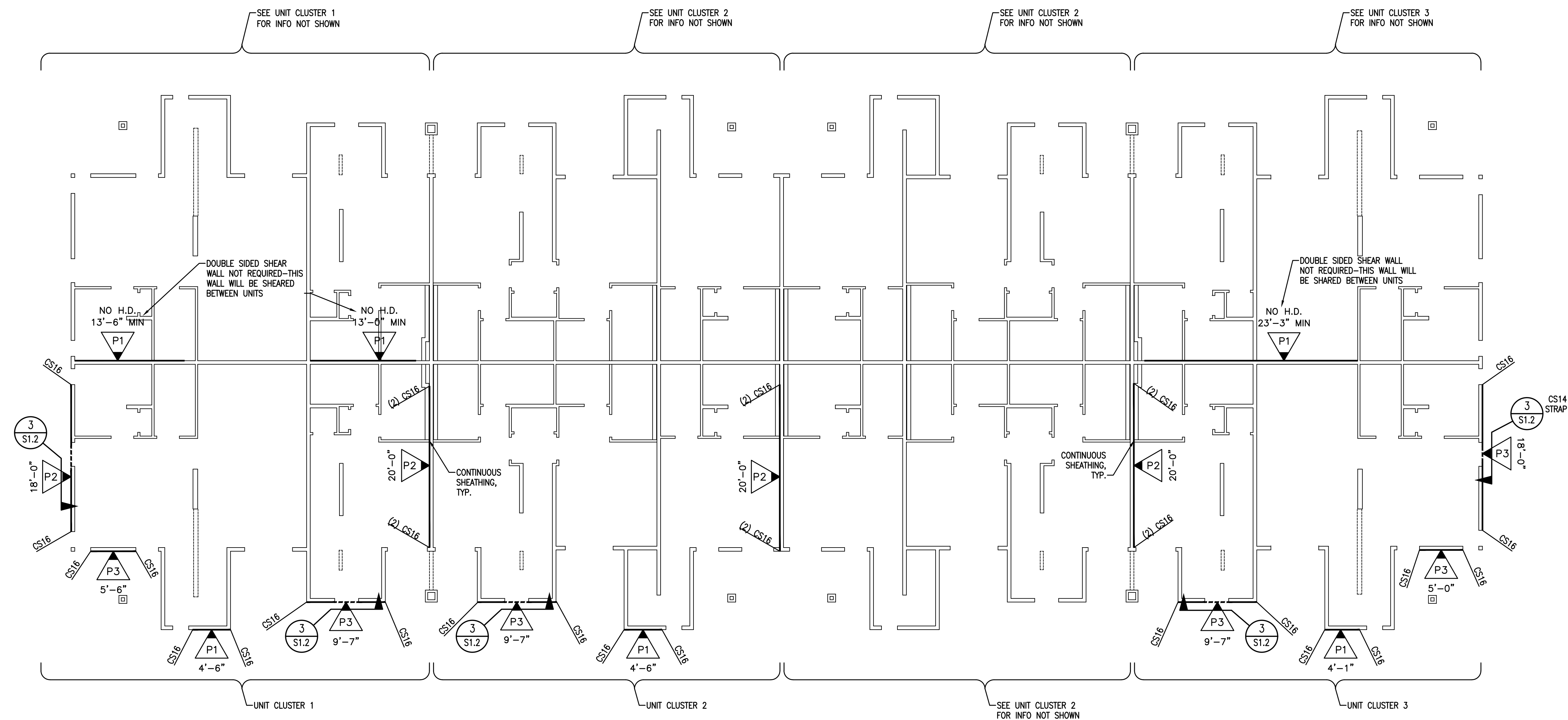
3RD LEVEL SHEAR WALL PLAN - BLDG TYPE 1

3RD LEVEL

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S3.8



3RD LEVEL SHEAR WALL PLAN

BUILDING TYPE 1

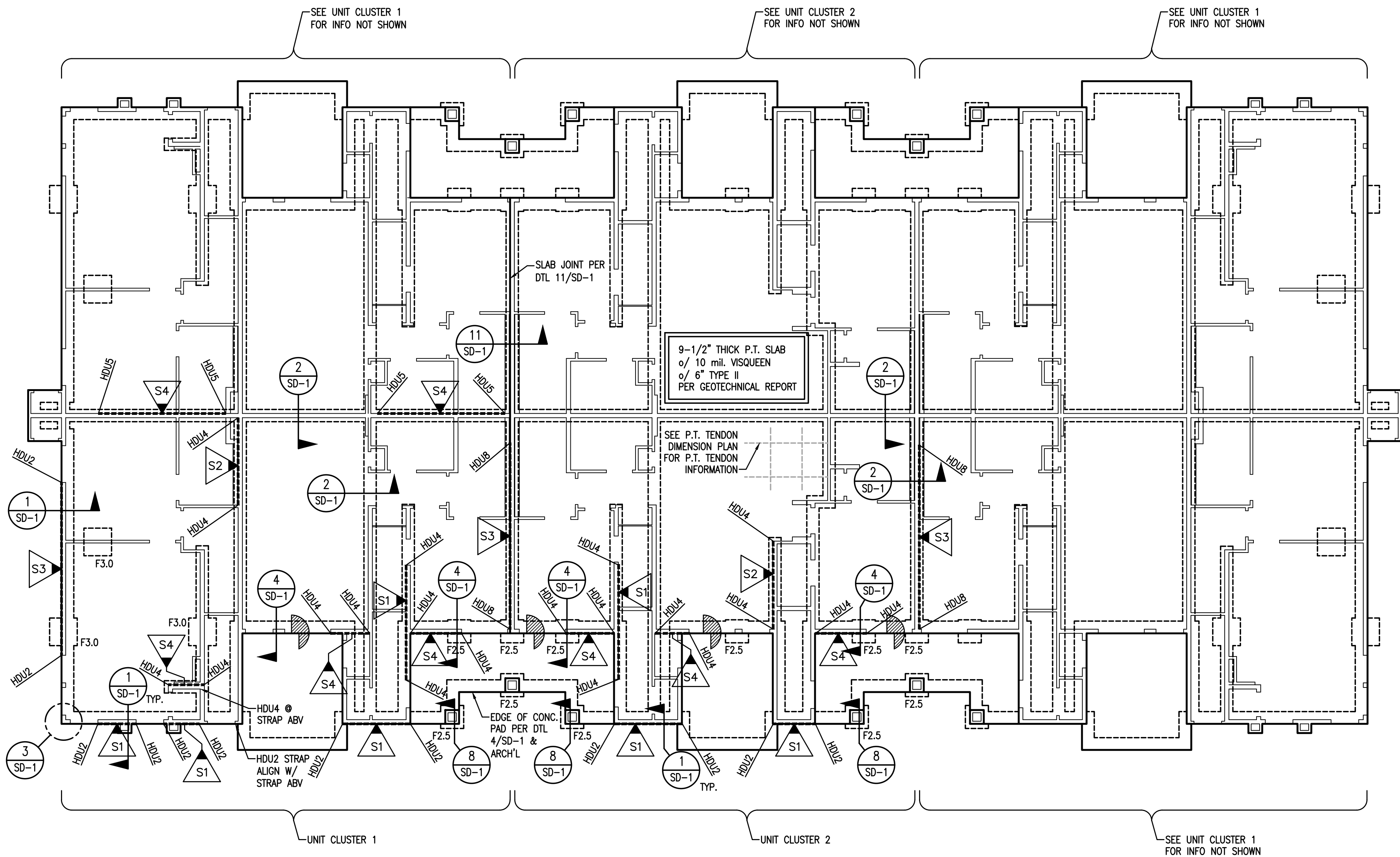
$$\overline{1/8'' = 1'-0''}$$

- FOUNDATION NOTES:
1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "e" IN GENERAL NOTES (S1).
 3. ALL HOLDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 10/SD-1.
 4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
 7. STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 8. FOUNDATIONS ESTABLISHED ON MIN. 3'-0" COMPACTED FILL PER GEOTECHNICAL REPORT.

POINTS TO SILL ANCHORAGE
& INDICATES "MARK"

NOTE:
SEE SHEET S1.1 FOR SILL ANCHORAGE SCHEDULE

SILL ANCHORAGE KEY



FOUNDATION PLAN
BUILDING TYPE 2

1/8" = 1'-0"

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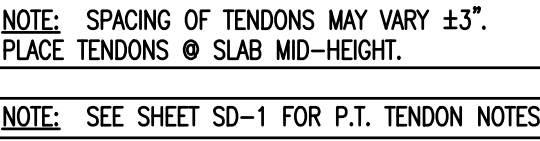
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FOUNDATION PLAN - BLDG TYPE 2

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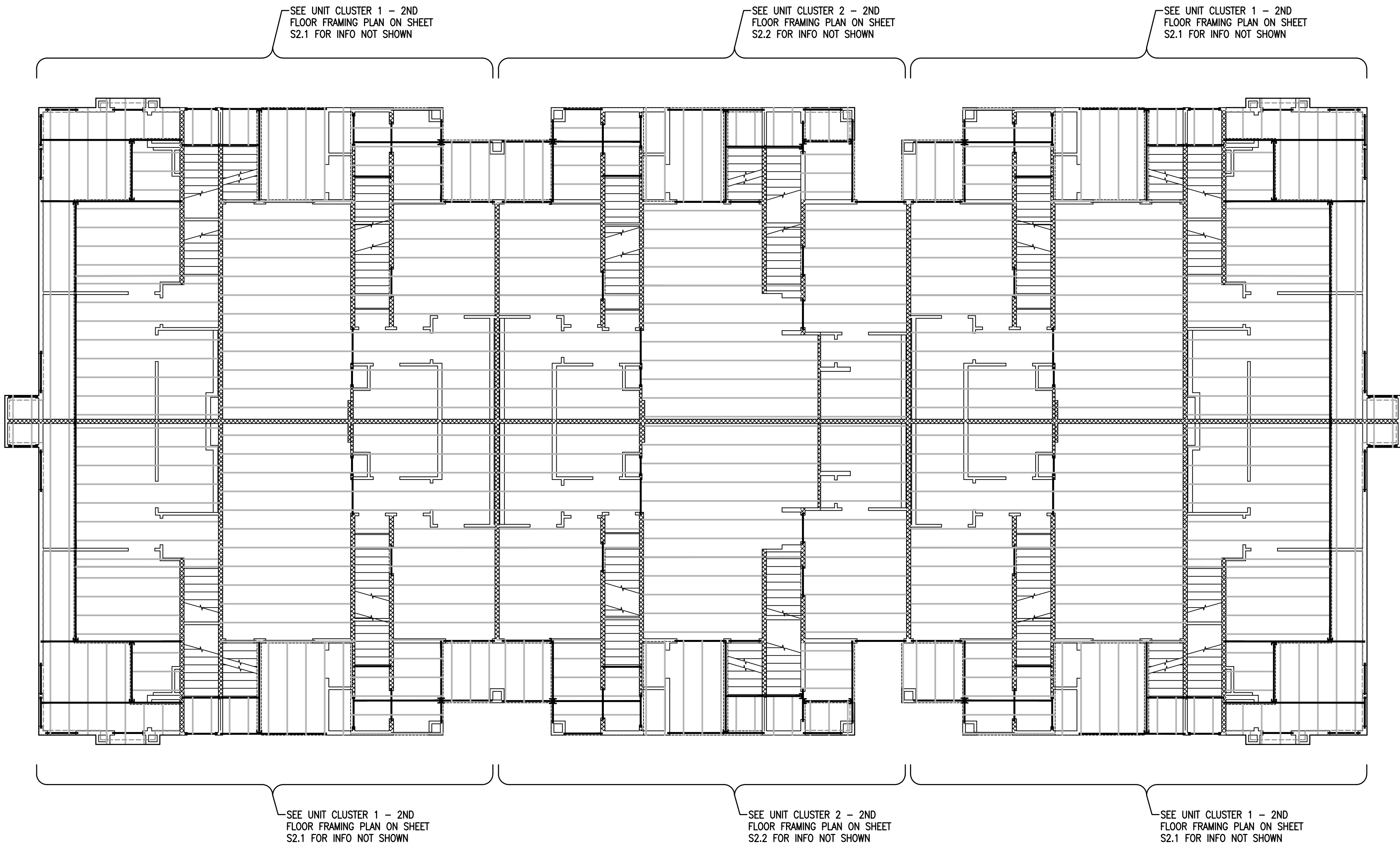
P.1. DIMENSION PLAN - BLDG TYPE 2

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S4.2

- FRAMING NOTES:
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.



2ND FLOOR FRAMING PLAN
BUILDING TYPE 2

1/8" = 1'-0"

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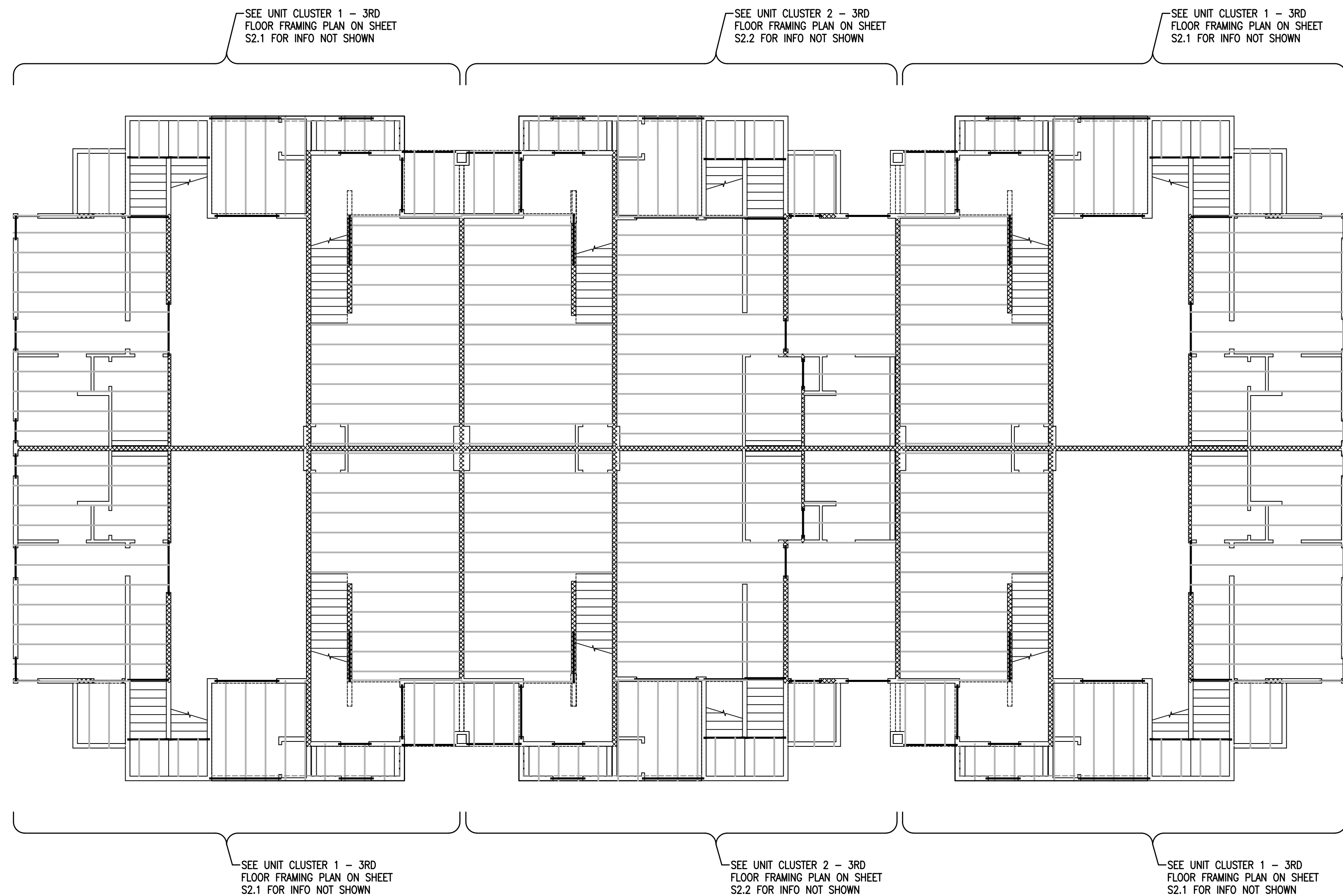
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2ND FLOOR FRAMING PLAN - BLDG TYPE 2

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- FRAMING NOTES:**
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.

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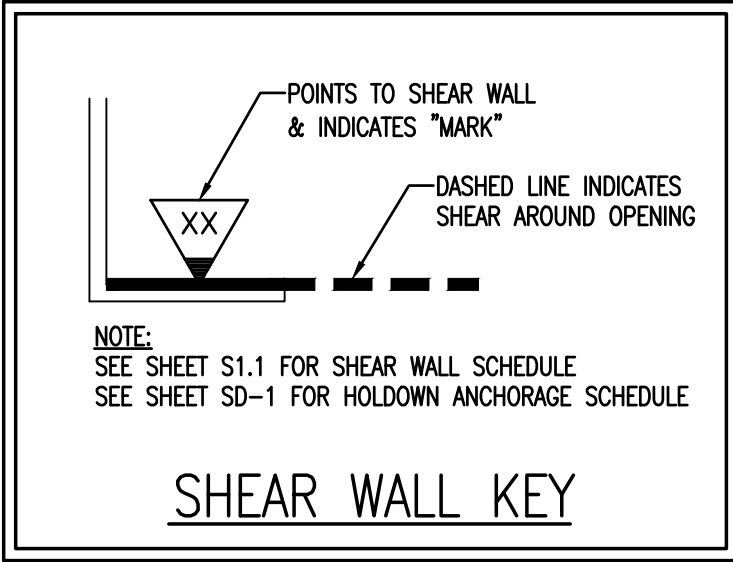
3RD FLOOR FRAMING PLAN - BLDG TYPE 2

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S4.4



NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

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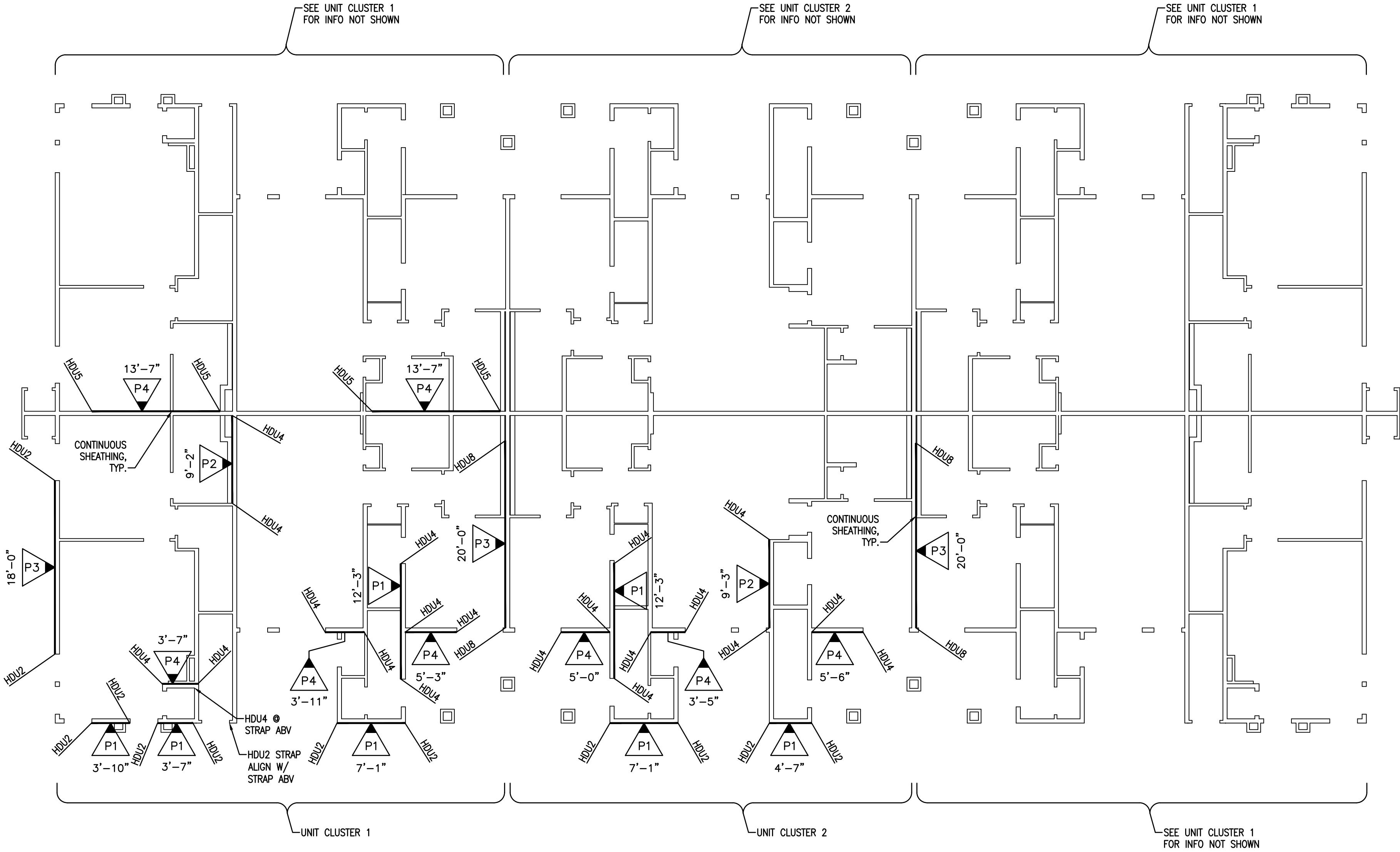
1ST LEVEL SHEAR WALL PLAN - BLDG TYPE 2

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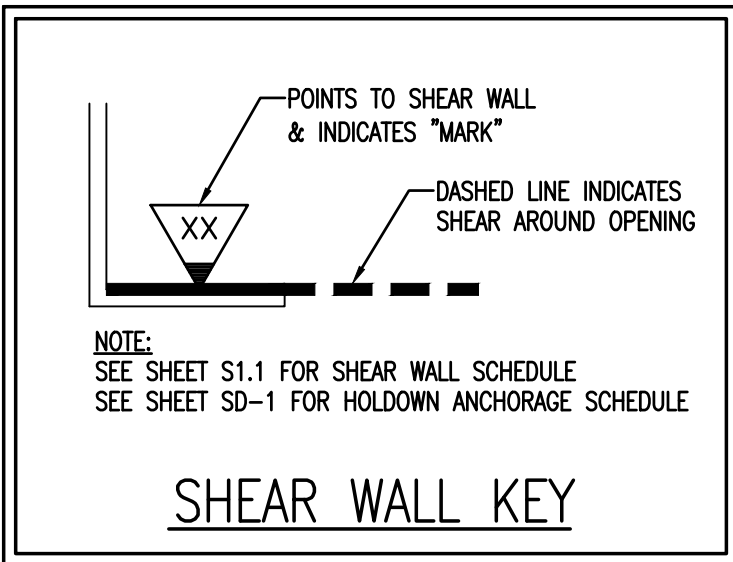
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S4.6



1ST LEVEL SHEAR WALL PLAN
BUILDING TYPE 2
1/8" = 1'-0"

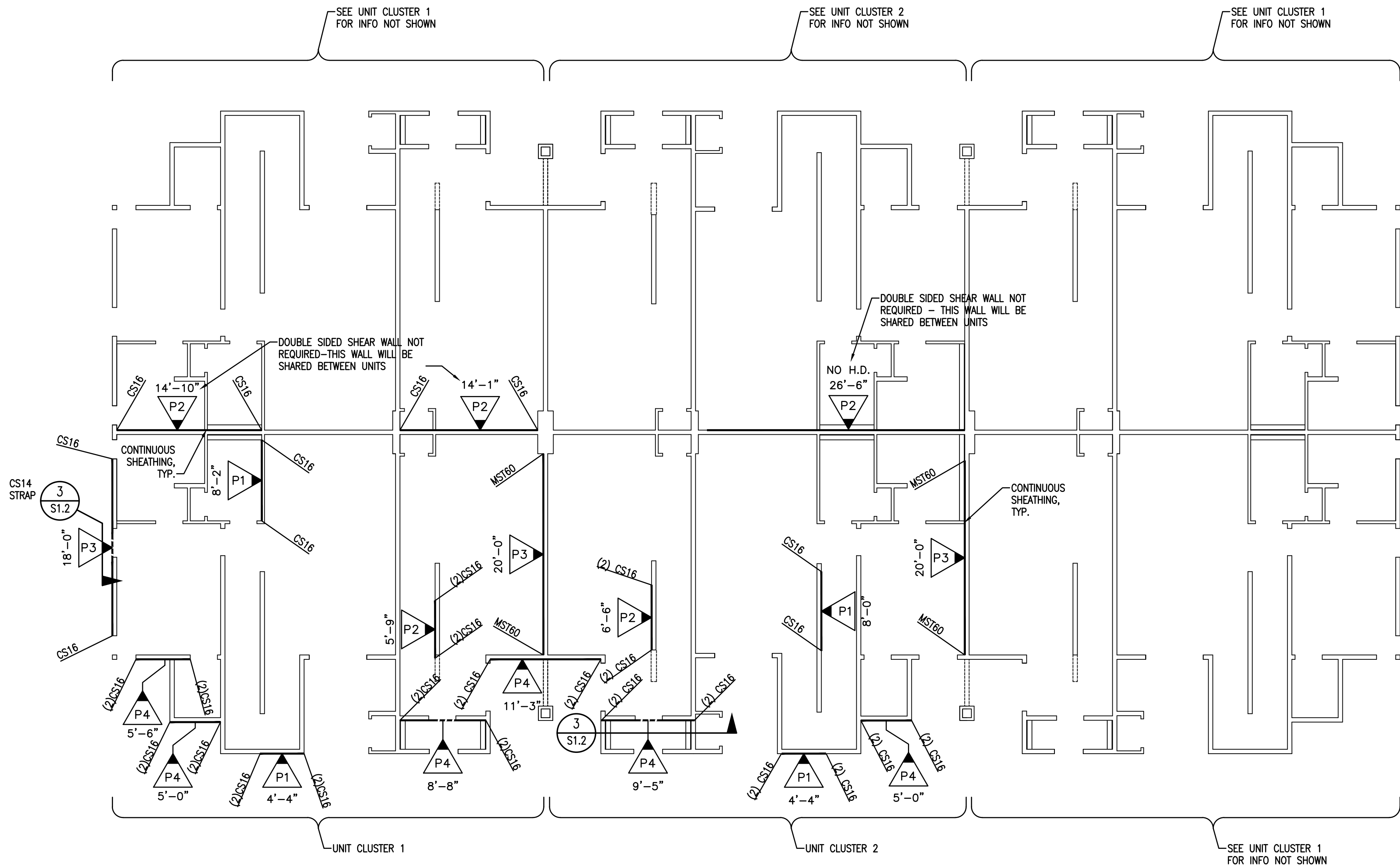


NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.



2ND LEVEL SHEAR WALL PLAN
BUILDING TYPE 2

1/8" = 1'-0"

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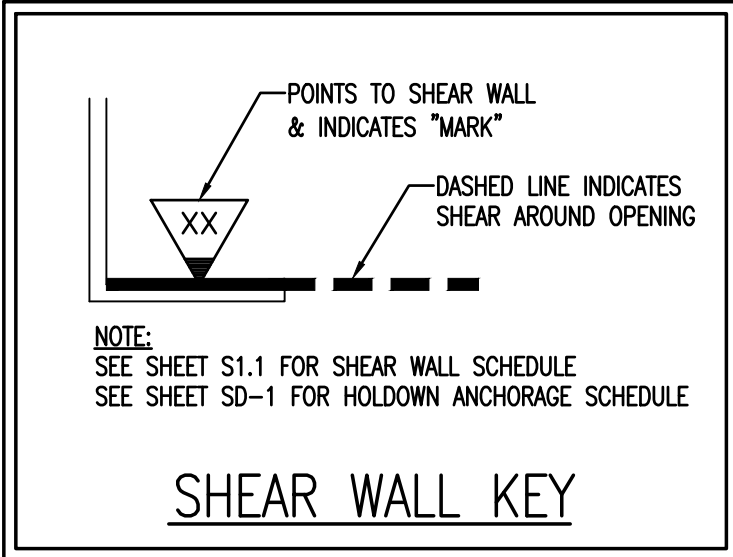
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2ND LEVEL SHEAR WALL PLAN - BLDG TYPE 2

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NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

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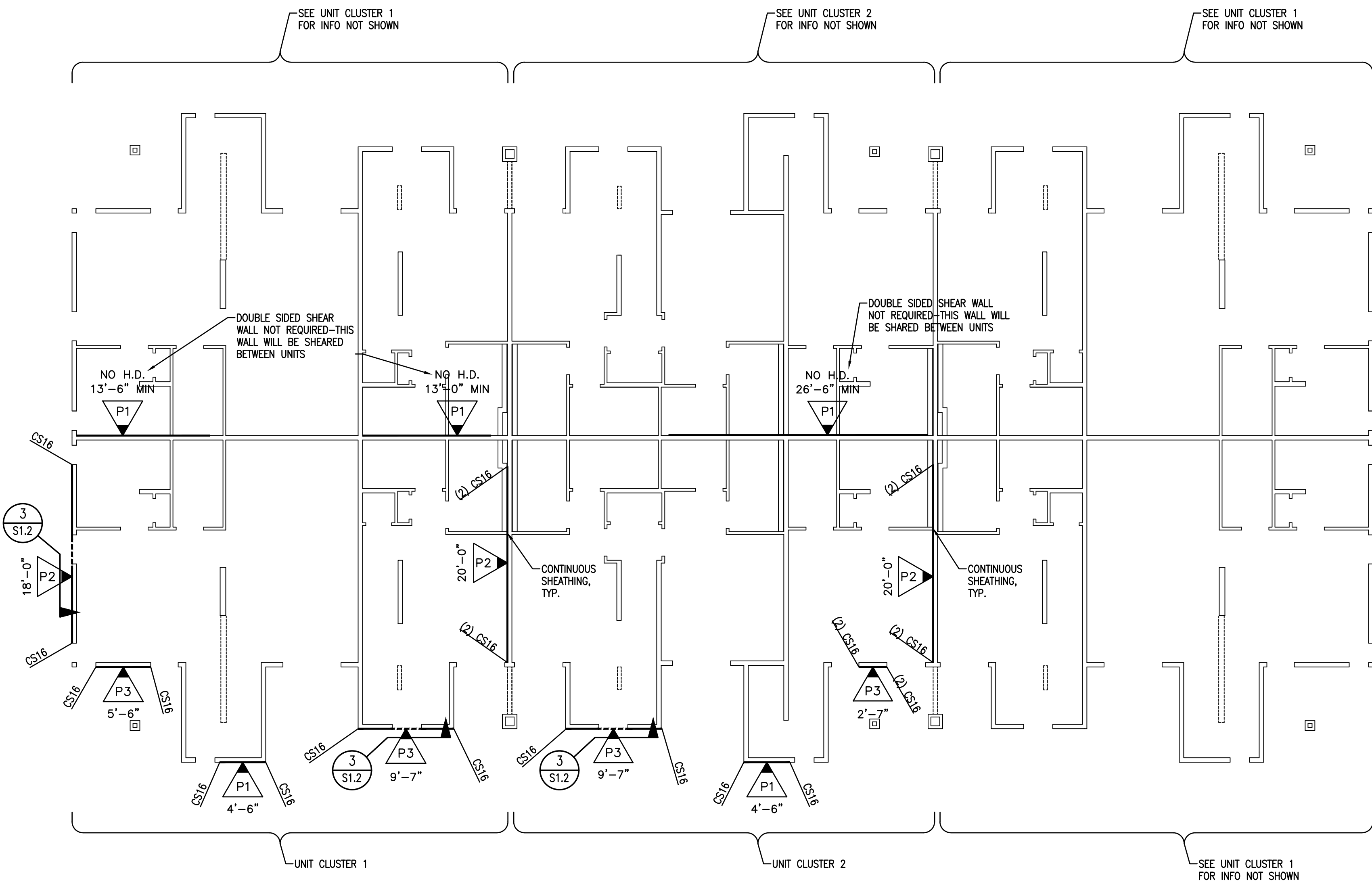
3RD LEVEL SHEAR WALL PLAN - BLDG TYPE 2

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S4.8



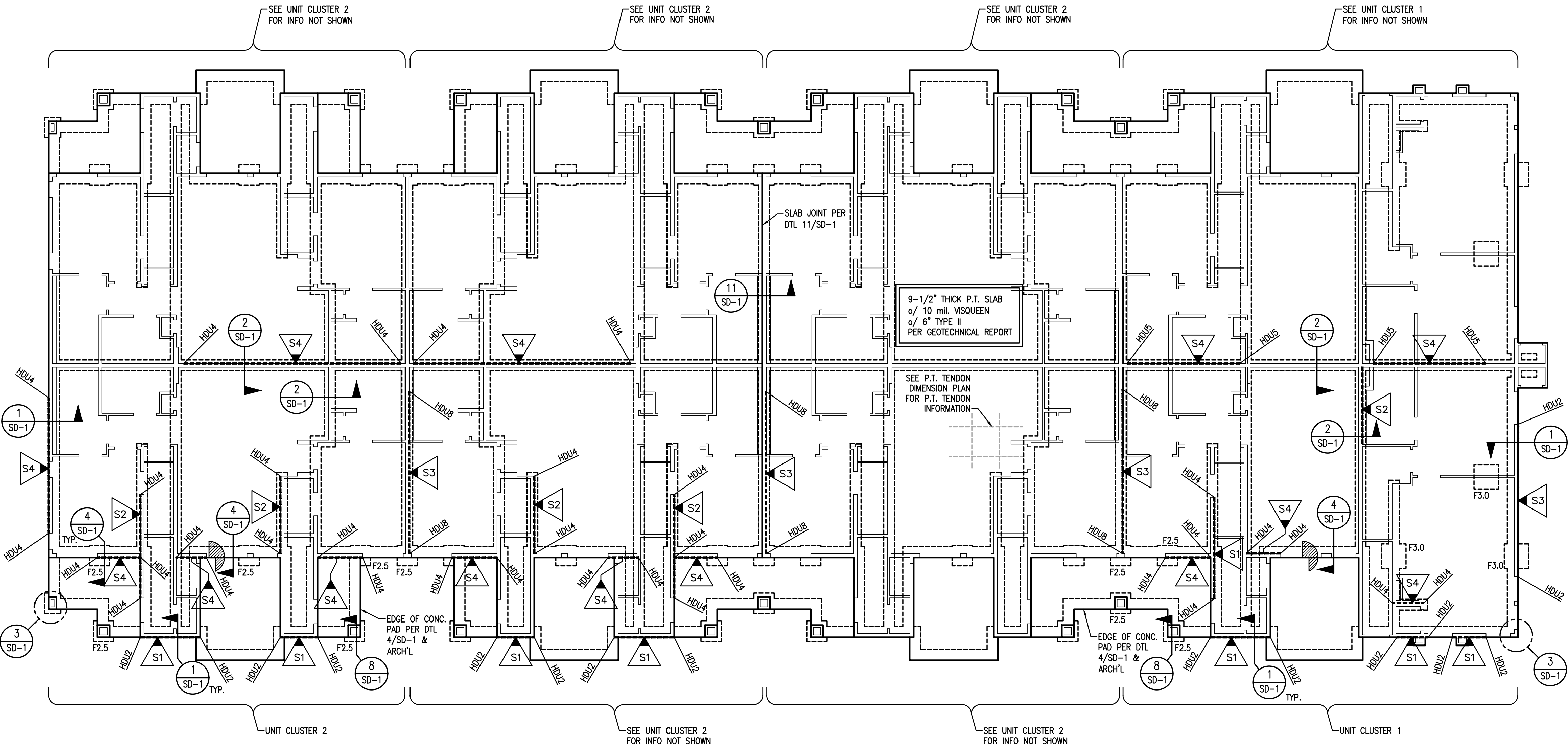
3RD LEVEL SHEAR WALL PLAN
BUILDING TYPE 2
1/8" = 1'-0"

- FOUNDATION NOTES:
1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
 3. ALL HOLDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 10/SD-1.
 4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
 7. STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 8. FOUNDATIONS ESTABLISHED ON MIN. 3'-0" COMPACTED FILL PER GEOTECHNICAL REPORT.

POINTS TO SILL ANCHORAGE
& INDICATES "MARK"

NOTE:
SEE SHEET S1.1 FOR SILL ANCHORAGE SCHEDULE

SILL ANCHORAGE KEY



FOUNDATION PLAN
BUILDING TYPE 3

1/8" = 1'-0"

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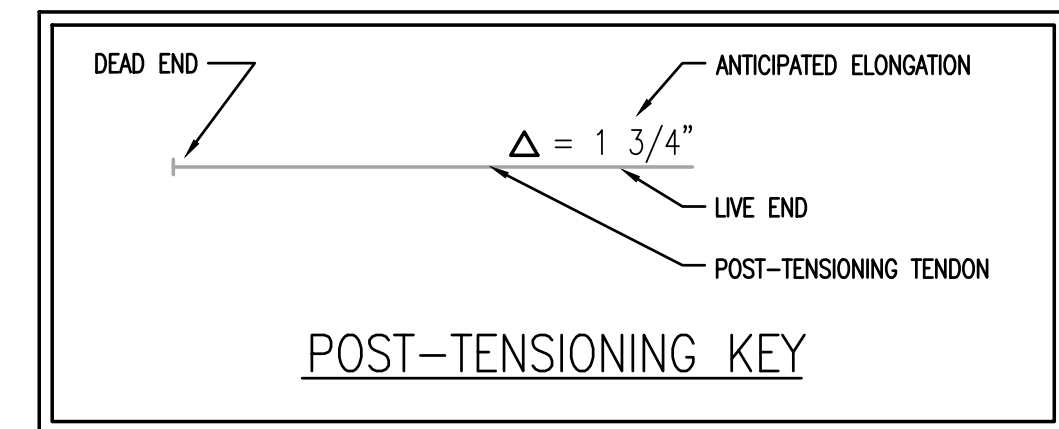
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FOUNDATION PLAN - BLDG TYPE 3

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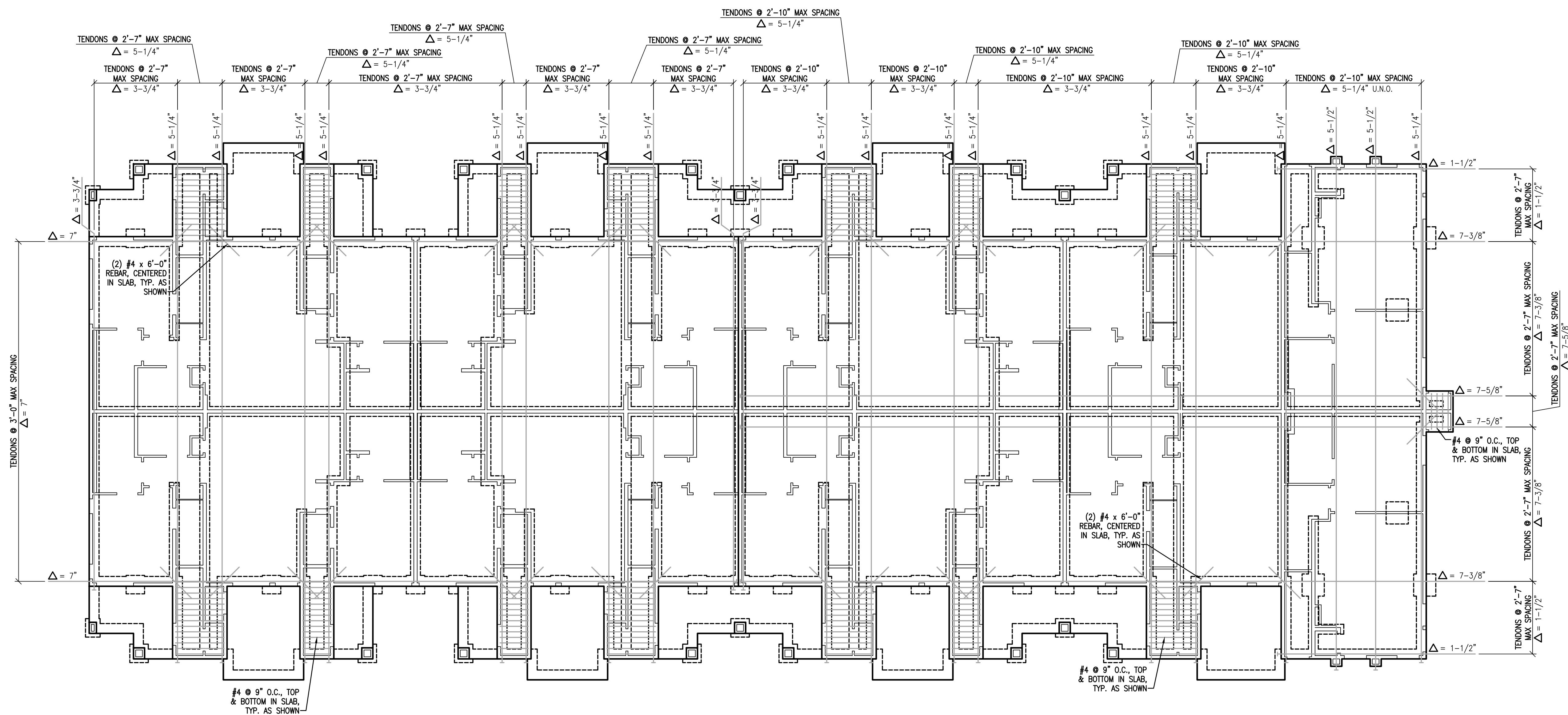
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S5.1



NOTE: SPACING OF TENDONS MAY VARY ±3".
PLACE TENDONS @ SLAB MID-HEIGHT.

NOTE: SEE SHEET SD-1 FOR P.T. TENDON NOTES



P.T. DIMENSION PLAN
BUILDING TYPE 3
1/8" = 1'-0"

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DIMENSION PLAN - BLDG TYPE 3
P.T.

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S5.2



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2ND FLOOR FRAMING PLAN - BLDG TYPE 3

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S5.3

2ND FLOOR FRAMING PLAN

BUILDING TYPE 3 1/8" = 1'-0"



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3RD FLOOR FRAMING PLAN - BLDG TYPE 3

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S5.4

- 3RD FLOOR

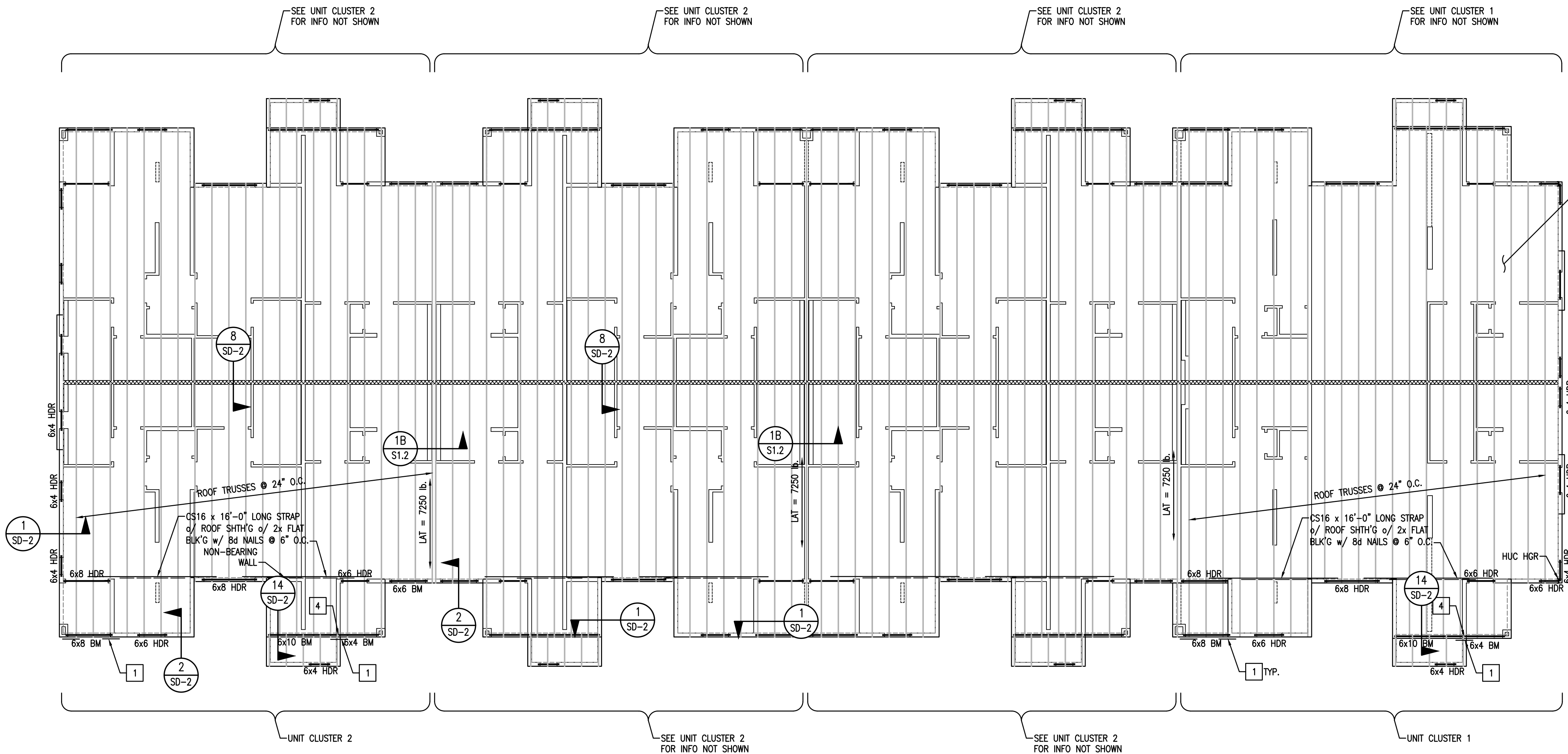


- FRAMING NOTES:
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.

ROOF KEY NOTES:

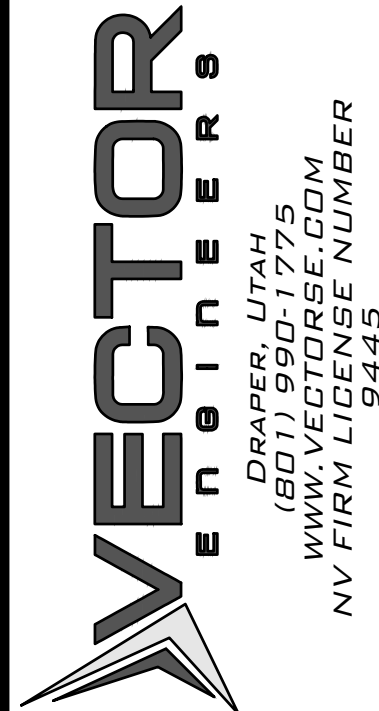
- ST6224 STRAP BM/TRUSS TO PL
- ST6224 STRAP BM/TRUSS TO BM/TRUSS
- (3) 2x POST/TRIMMER
- 6x6 POST w/ (E) PCZ CAP
- MATCH POST ABOVE

ROOF SHEATHING, TYP.
SEE STRUCTURAL GENERAL
NOTES SHEET S1



ROOF FRAMING PLAN
BUILDING TYPE 3

1/8" = 1'-0"



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ROOF FRAMING PLAN - BLDG TYPE 3

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S5.5

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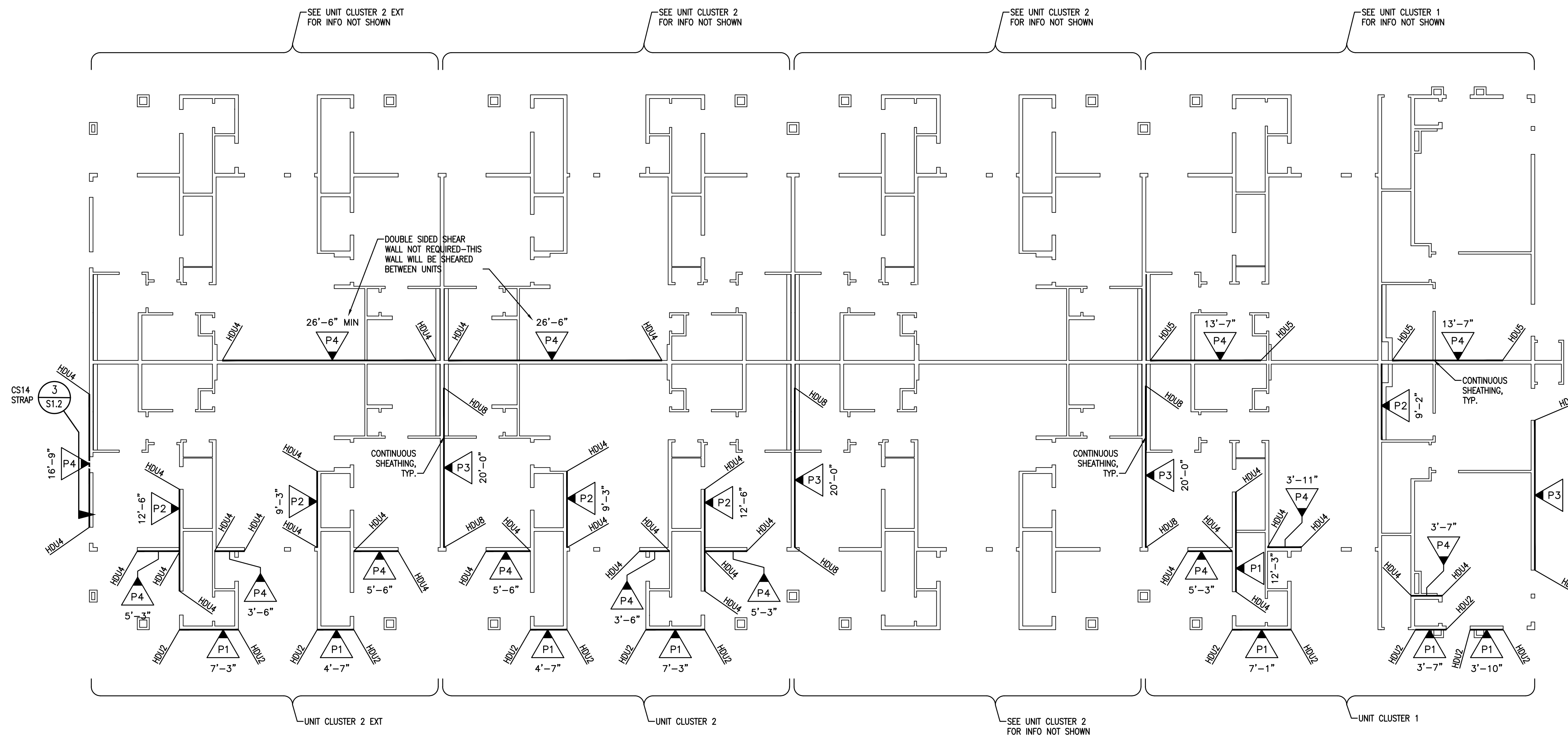
1ST LEVEL SHEAR WALL PLAN - BLDG TYPE 3

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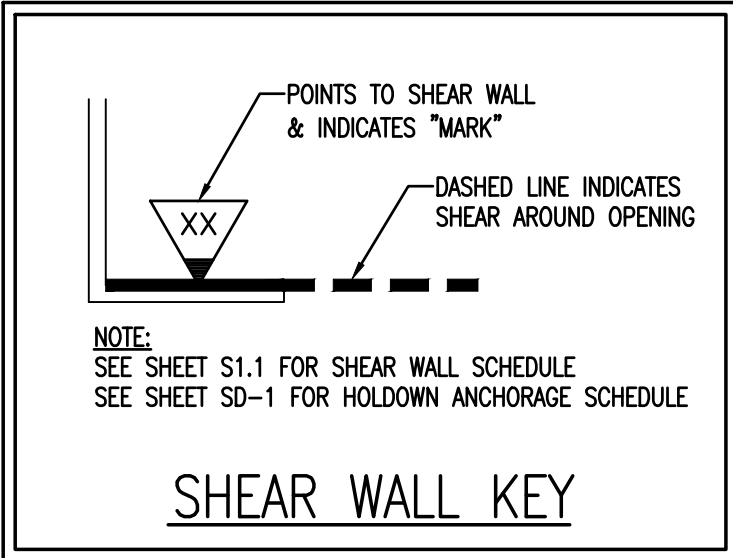
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\$5.6



1ST LEVEL SHEAR WALL PLAN

$$\overline{1/8'' = 1'-0''}$$



NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

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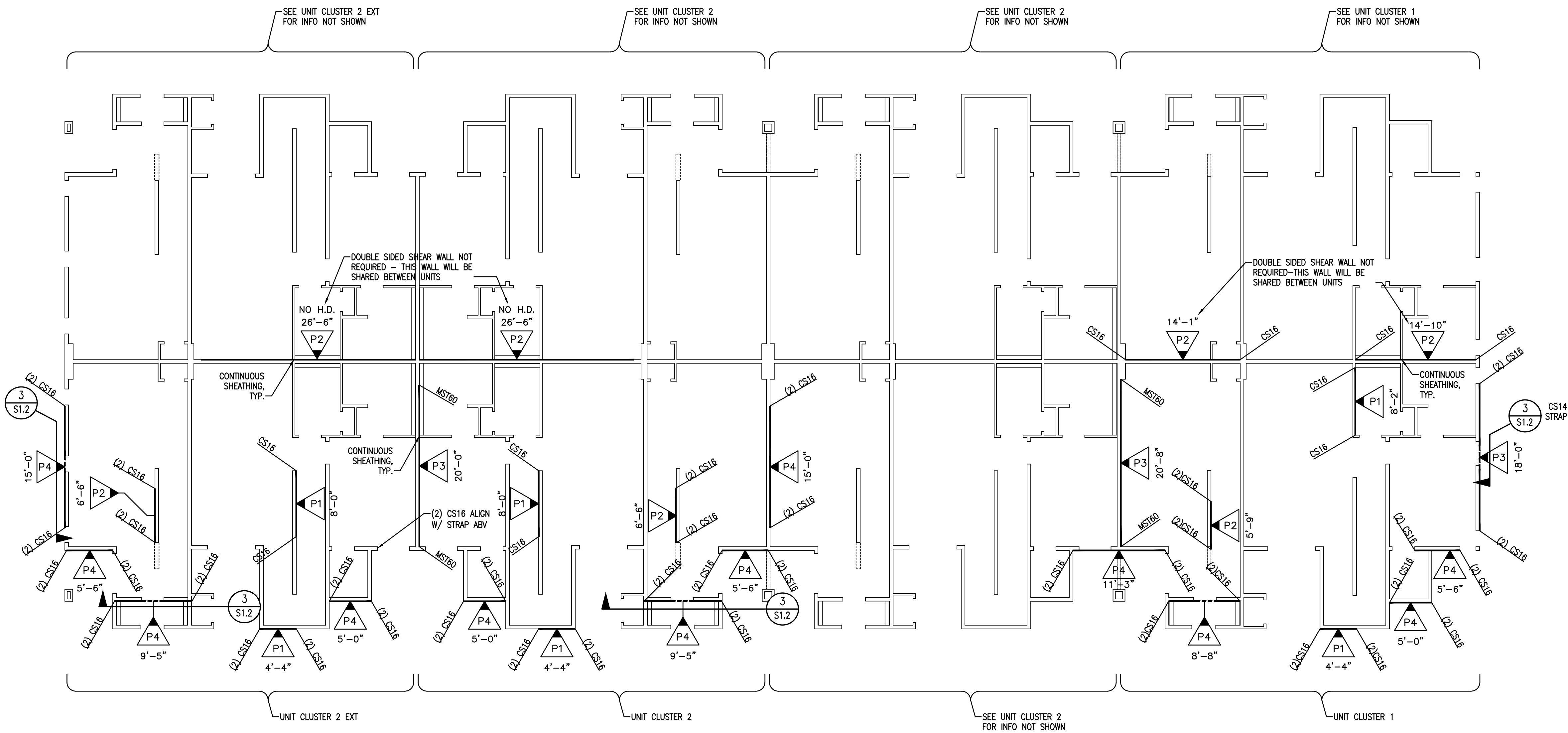
2ND LEVEL SHEAR WALL PLAN - BLDG TYPE 3

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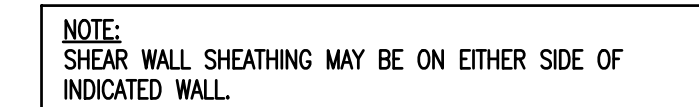
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S5.7



2ND LEVEL SHEAR WALL PLAN
BUILDING TYPE 3
1/8" = 1'-0"

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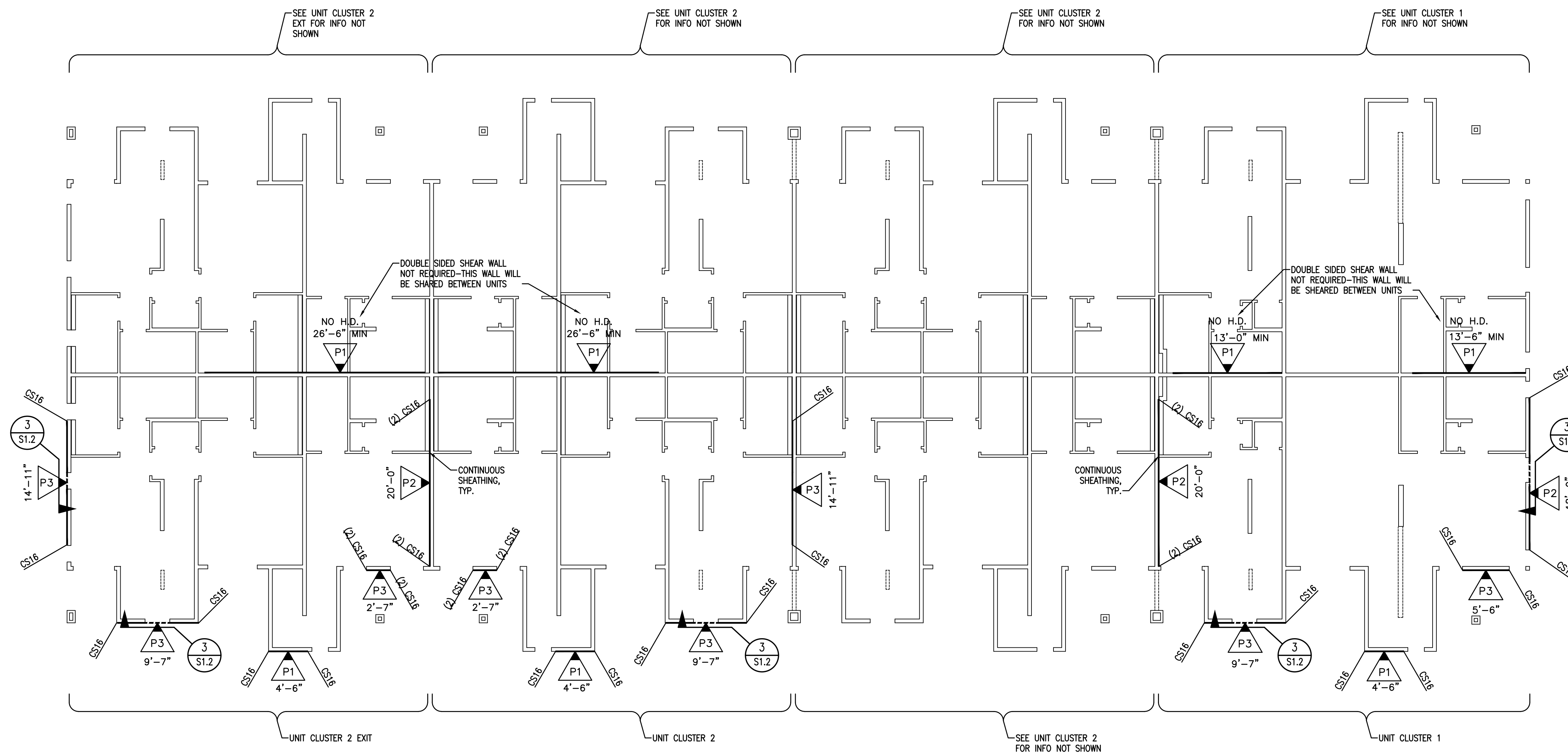
33RD LEVEL SHEAR WALL PLAN - BLDG TYPE 3

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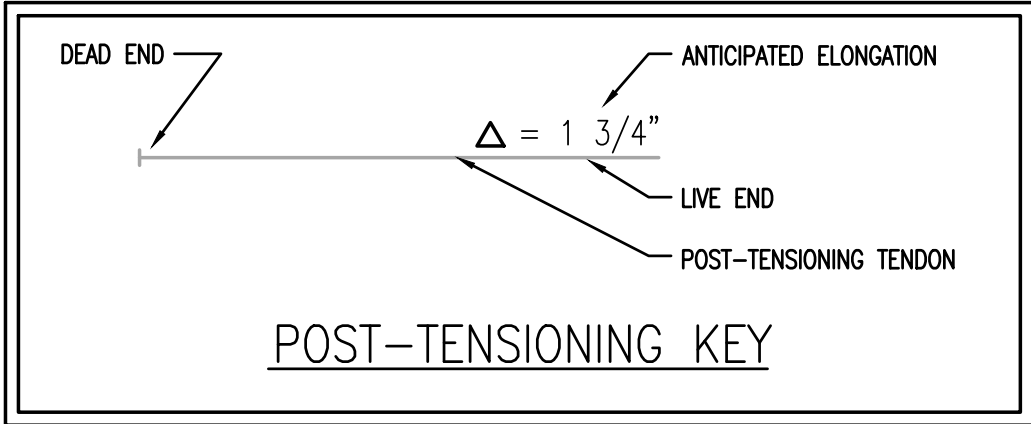
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3RD LEVEL SHEAR WALL PLAN

BUILDING TYPE 3

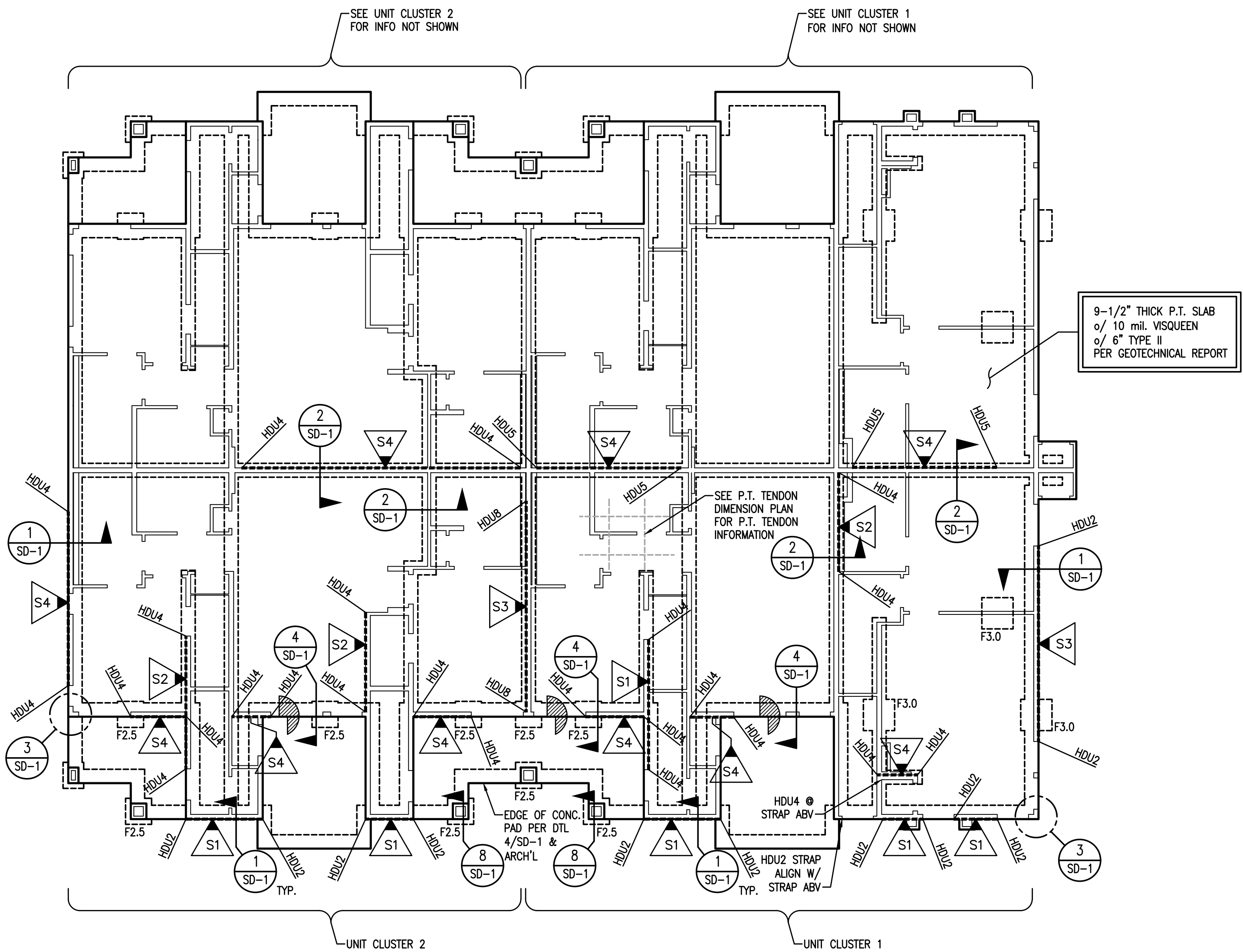
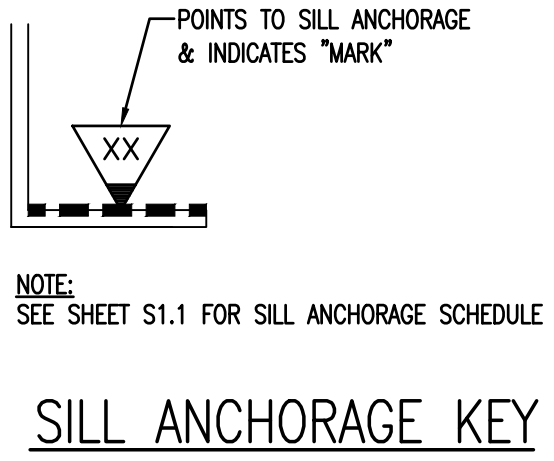
$$\overline{1/8'' = 1'-0''}$$



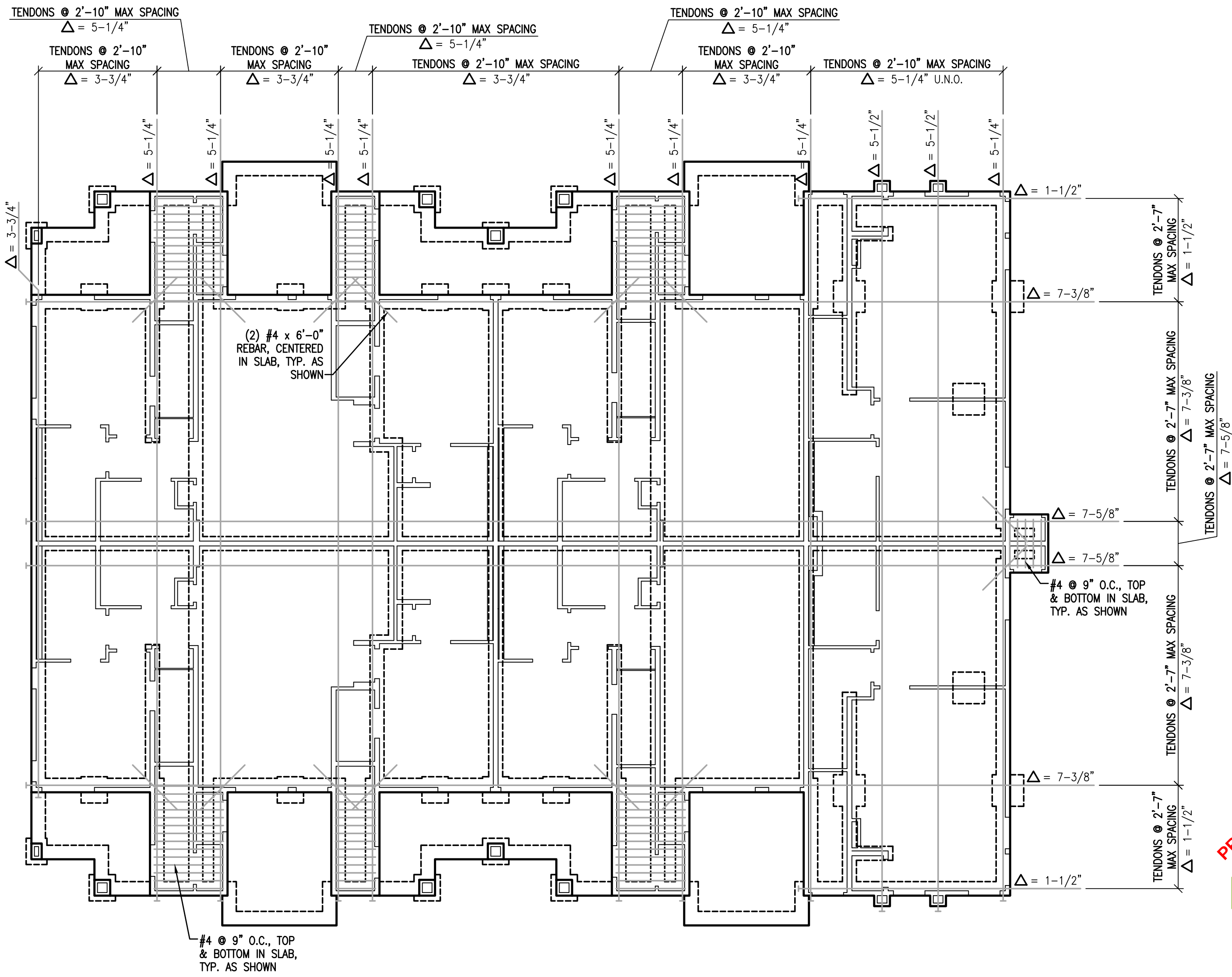
NOTE: SPACING OF TENDONS MAY VARY ±3".
PLACE TENDONS @ SLAB MID-HEIGHT.

NOTE: SEE SHEET SD-1 FOR P.T. TENDON NOTES

- FOUNDATION NOTES:
1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "c" IN GENERAL NOTES (S1).
 3. ALL HOLDDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 10/SD-1.
 4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
 7. STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 8. FOUNDATIONS ESTABLISHED ON MIN. 3'-0" COMPACTED FILL PER GEOTECHNICAL REPORT.



FOUNDATION PLAN
BUILDING TYPE 4
1/8" = 1'-0"



P.T. DIMENSION PLAN
BUILDING TYPE 4
1/8" = 1'-0"

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FOUNDATION PLANS - BLDG TYPE 4

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S6.1

- FRAMING NOTES:
1. ALL FRAMED WALLS TO BE 2x ① 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 2. FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - A. PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - B. PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - C. PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 3. FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - A. PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - B. PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - C. PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 4. FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - A. PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - B. PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - C. PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 5. FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS ① 6" O.C.
 6.  SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 7.  INTERIOR BEARING WALLS
 8. ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 9. PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 10. BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 11. CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 12. PARTY WALLS MAY BE 2x6 ① 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.



2ND FLOOR FRAMING PLAN
BUILDING TYPE 4

1/8" = 1'-0"



3RD FLOOR FRAMING PLAN
BUILDING TYPE 4

1/8" = 1'-0"

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FLOOR FRAMING PLANS - BLDG TYPE 4

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ROOF FRAMING PLANS - BLDG TYPE 4

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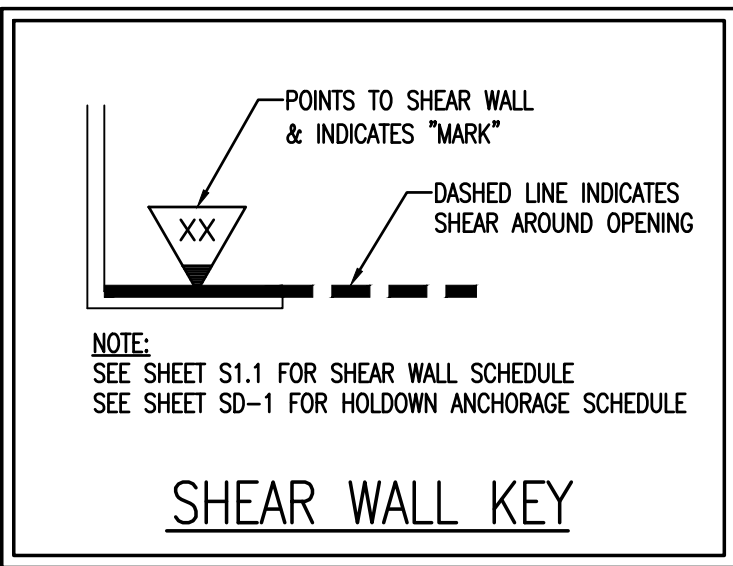
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S6.3

ROOF KEY NOTES:

1. ST6224 STRAP BM/TRUSS TO PL
2. ST6224 STRAP BM/TRUSS TO BM/TRUSS
3. (3) 2x POST/TRIMMER
4. 6x6 POST w/ (E) PCZ CAP
5. MATCH POST ABOVE





NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

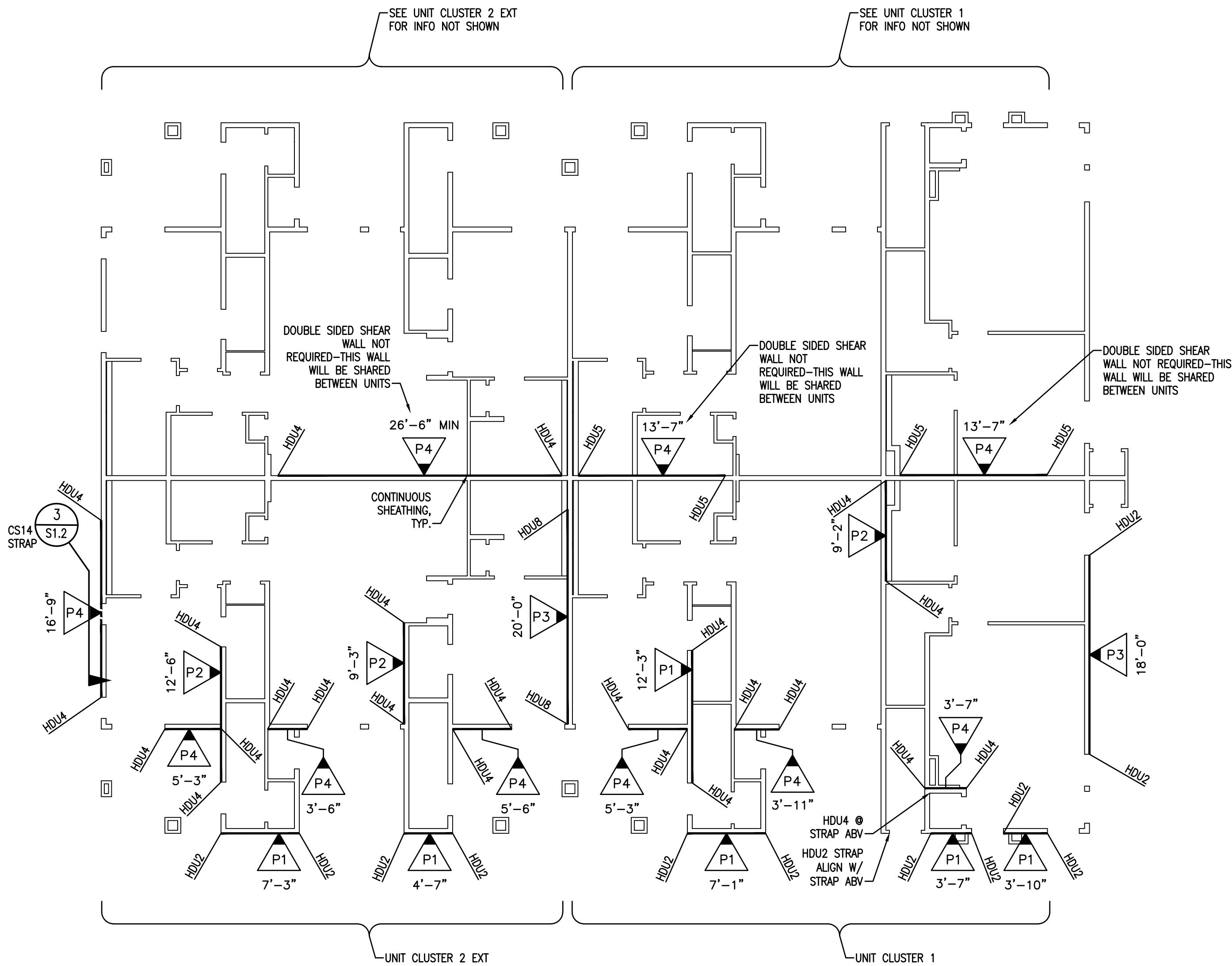
NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

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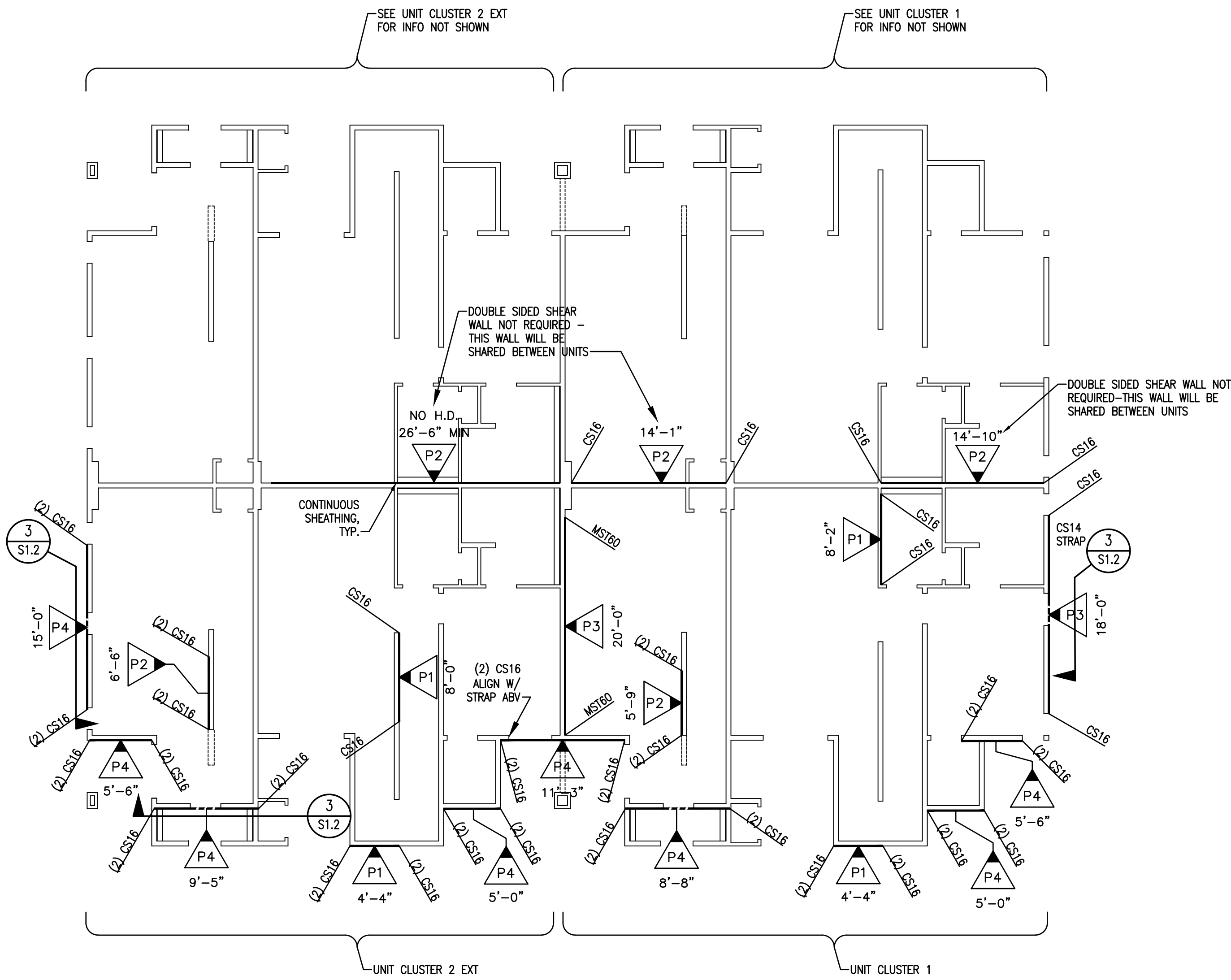
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1ST LEVEL SHEAR WALL PLAN
BUILDING TYPE 4

1/8" = 1'-0"



2ND LEVEL SHEAR WALL PLAN
BUILDING TYPE 4

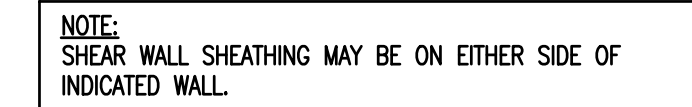
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3RD LEVEL SHEAR WALL PLAN - BLDG TYPE 4

3RD LEVEL

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S6.5

3RD LEVEL SHEAR WALL PLAN
BUILDING TYPE 4
1/8" = 1'-0"

- FOUNDATION NOTES:
1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
 3. ALL HOLDDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 10/SD-1.
 4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
 7. STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 8. FOUNDATIONS ESTABLISHED ON MIN. 3'-0" COMPACTED FILL PER GEOTECHNICAL REPORT.

POINTS TO SILL ANCHORAGE
& INDICATES "MARK"

NOTE:
SEE SHEET S1.1 FOR SILL ANCHORAGE SCHEDULE

SILL ANCHORAGE KEY

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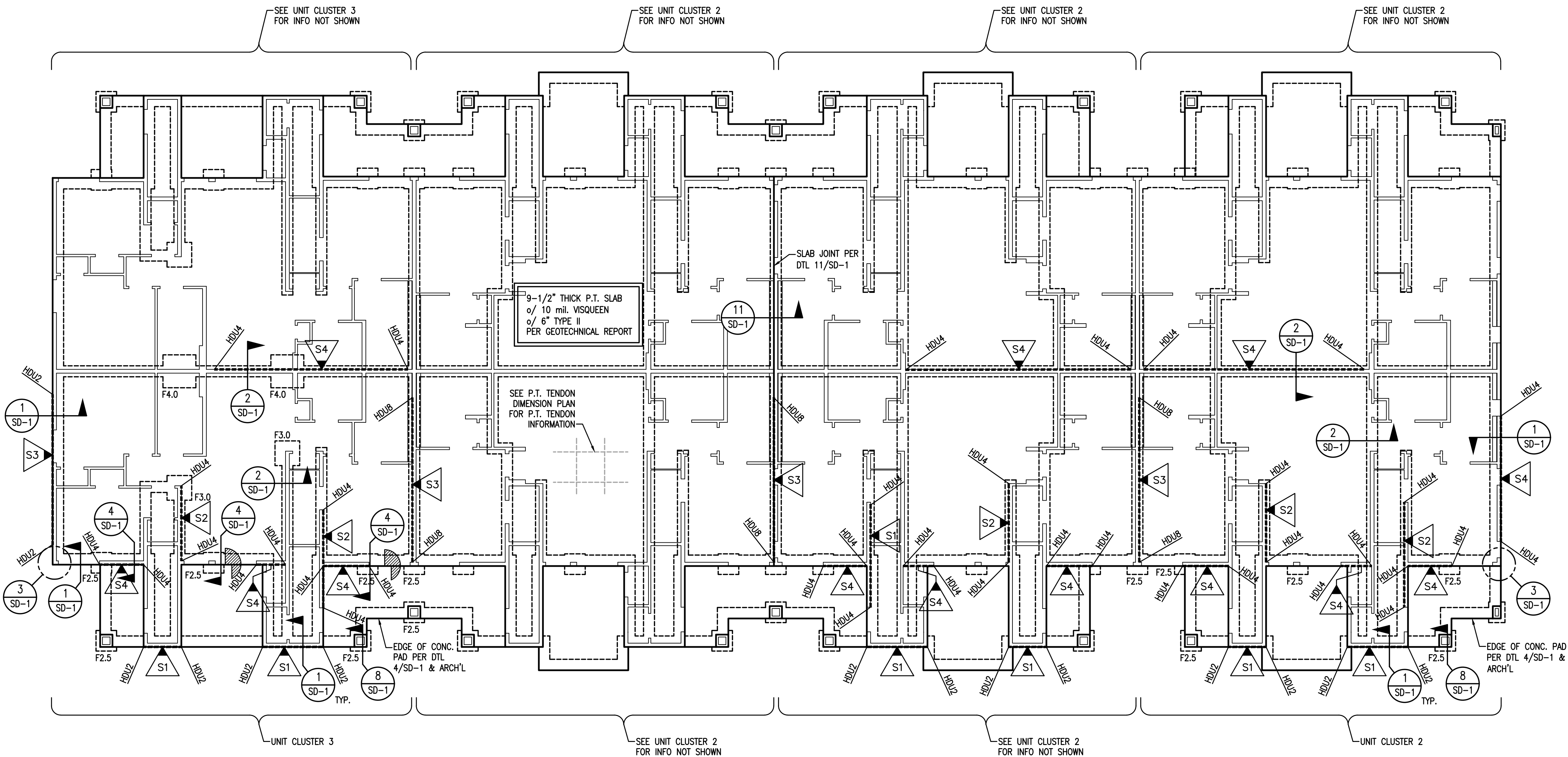
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FOUNDATION PLAN - BLDG TYPE 5

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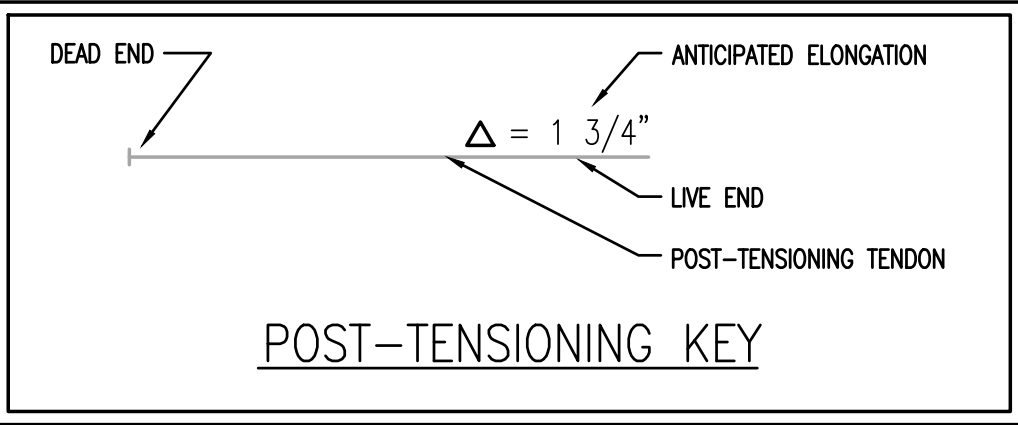
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S7.1



FOUNDATION PLAN
BUILDING TYPE 5

1/8" = 1'-0"



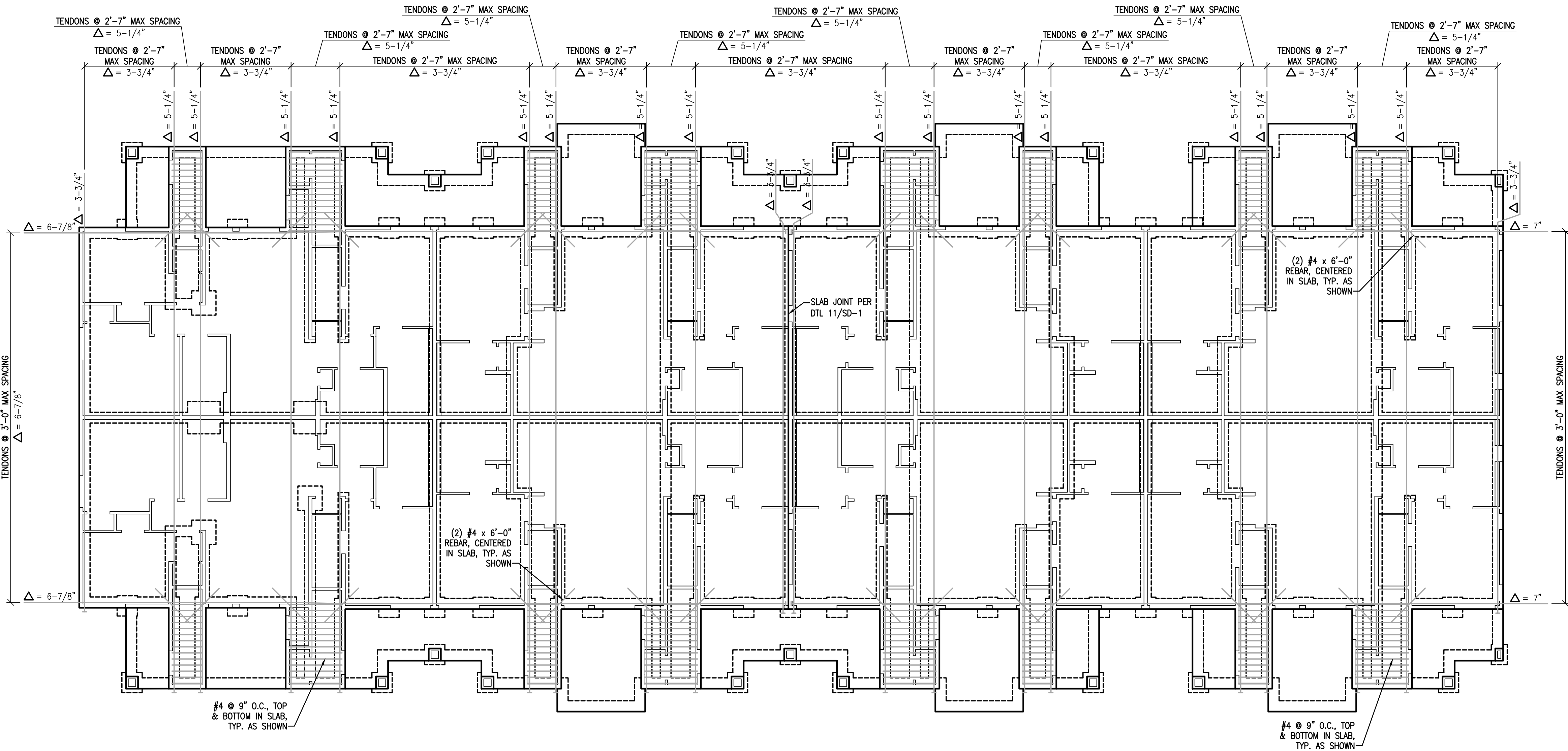
NOTE: SPACING OF TENDONS MAY VARY ±3".
PLACE TENDONS @ SLAB MID-HEIGHT.

NOTE: SEE SHEET SD-1 FOR P.T. TENDON NOTES

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P.T. DIMENSION PLAN
BUILDING TYPE 5

1/8" = 1'-0"

P.T. DIMENSION PLAN - BLDG TYPE 5

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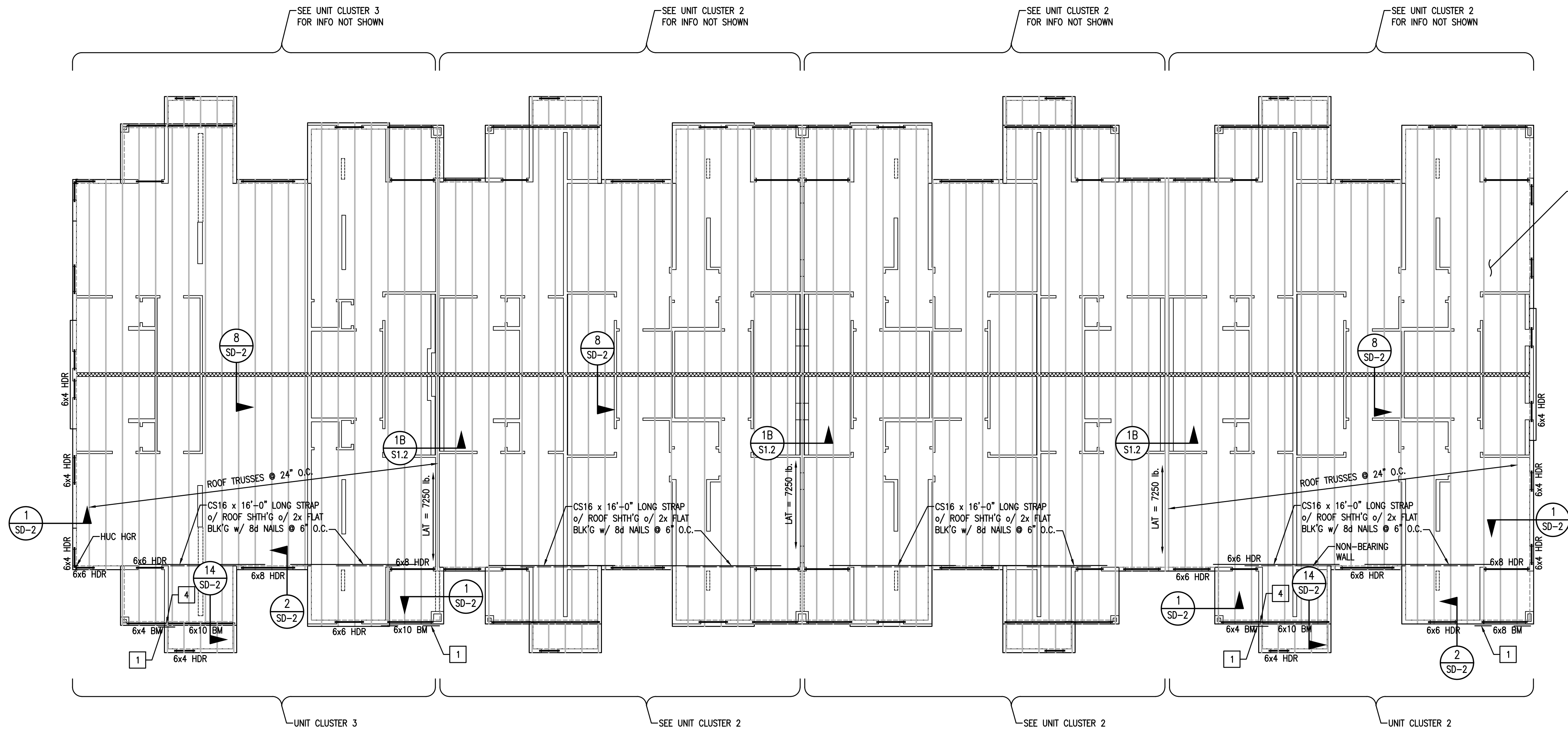
S7.2

- FRAMING NOTES:
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER ($R = 2000'$) U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.

ROOF KEY NOTES:

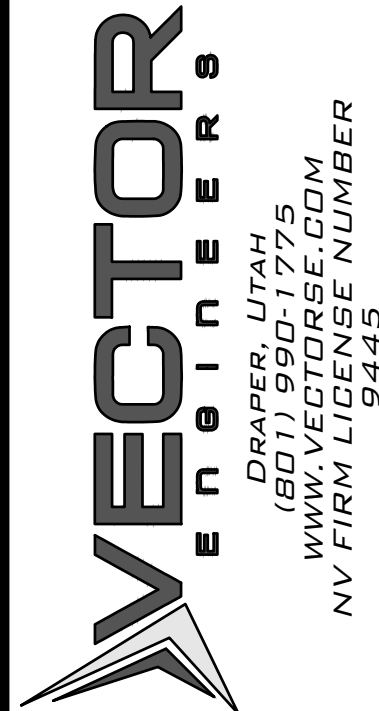
- ST6224 STRAP BM/TRUSS TO PL
- ST6224 STRAP BM/TRUSS TO BM/TRUSS
- (3) 2x POST/TRIMMER
- 6x6 POST w/ (E) PCZ CAP
- MATCH POST ABOVE

ROOF SHEATHING, TYP.
SEE STRUCTURAL GENERAL
NOTES SHEET S1



ROOF FRAMING PLAN
BUILDING TYPE 5

1/8" = 1'-0"



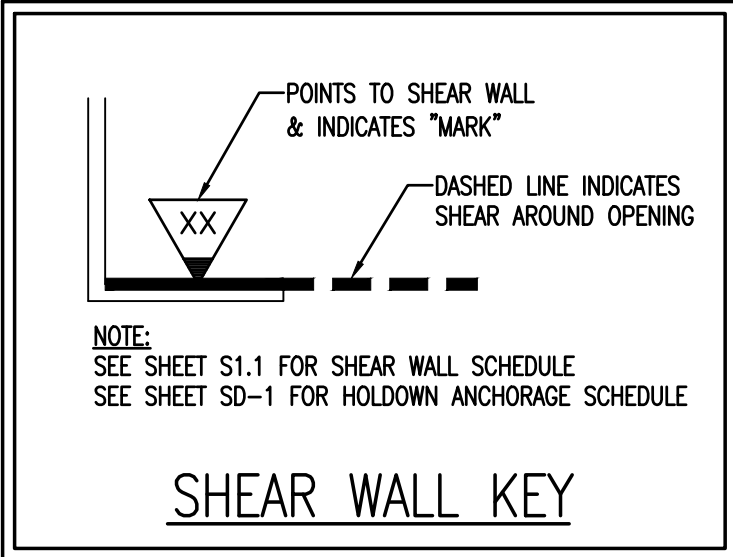
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ROOF FRAMING PLAN - BLDG TYPE 5

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S7.5



NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

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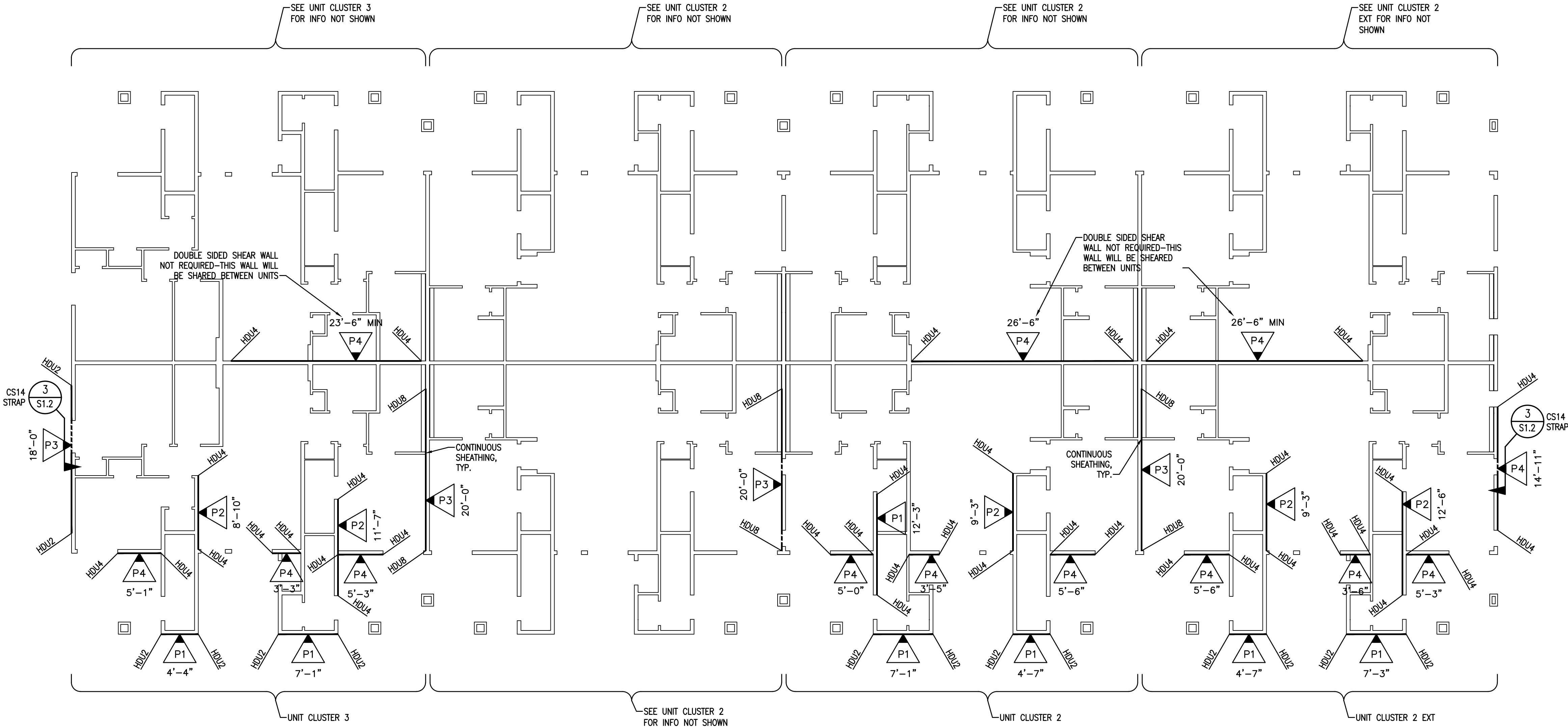
1ST LEVEL SHEAR WALL PLAN - BLDG TYPE 5

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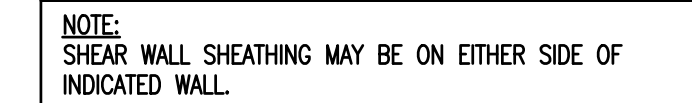
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S7.6



1ST LEVEL SHEAR WALL PLAN
BUILDING TYPE 5
1/8" = 1'-0"

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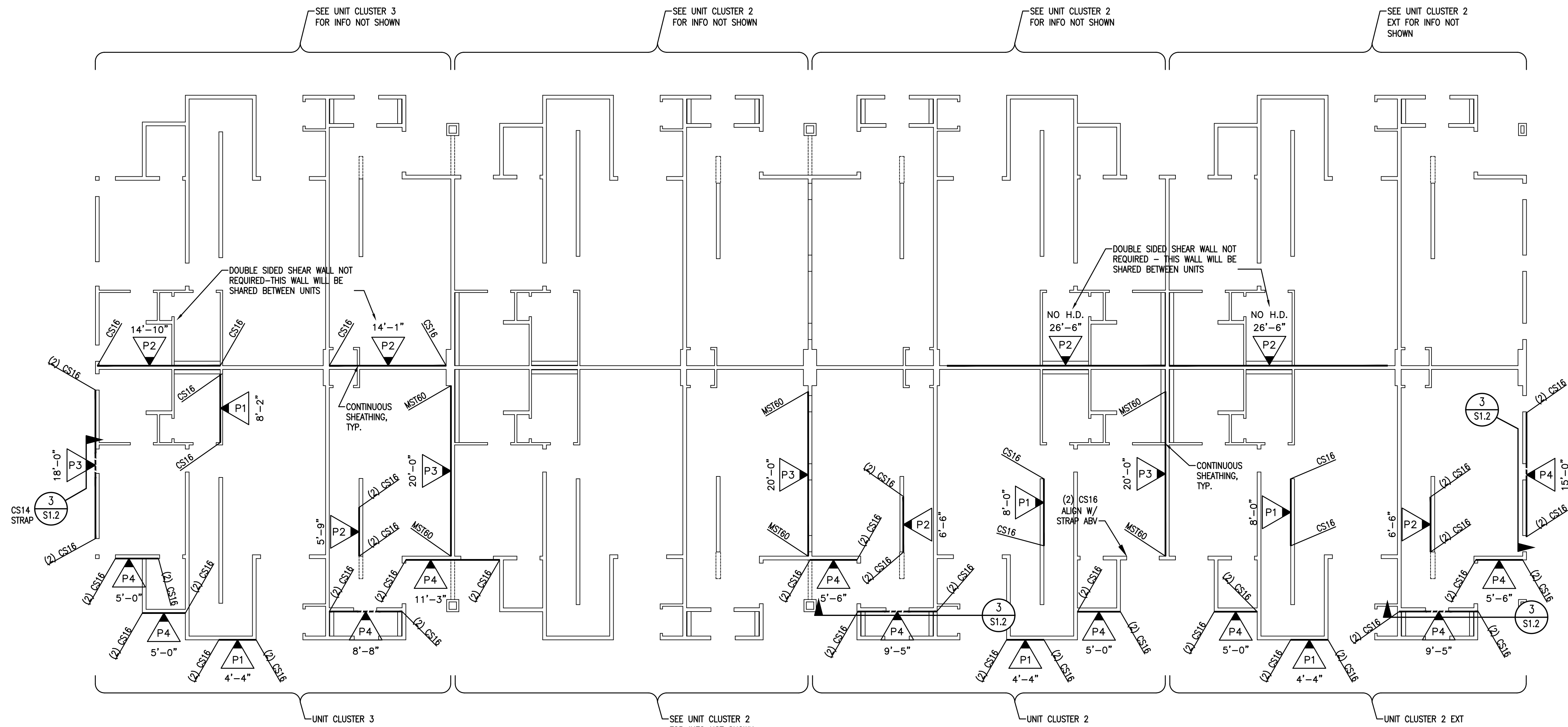
2ND LEVEL SHEAR WALL PLAN - BLDG TYPE 5

2ND LEVEL

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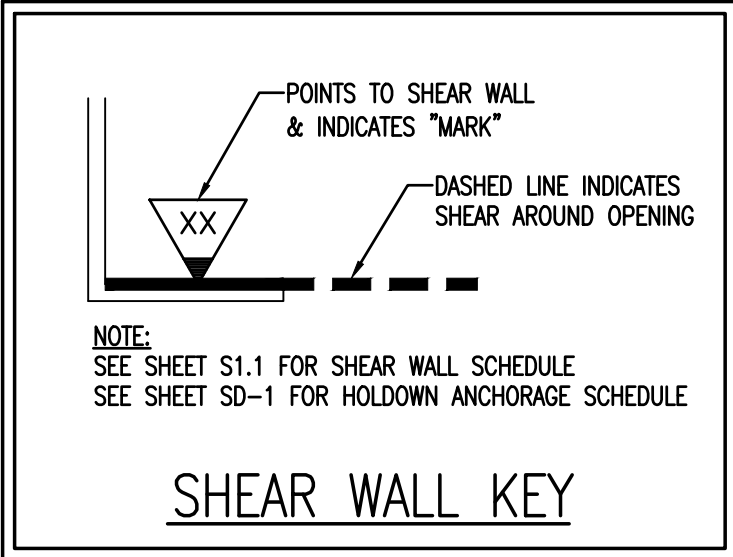
S7.7



2ND LEVEL SHEAR WALL PLAN

BUILDING TYPE 5

1/8" = 1'-0"



NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

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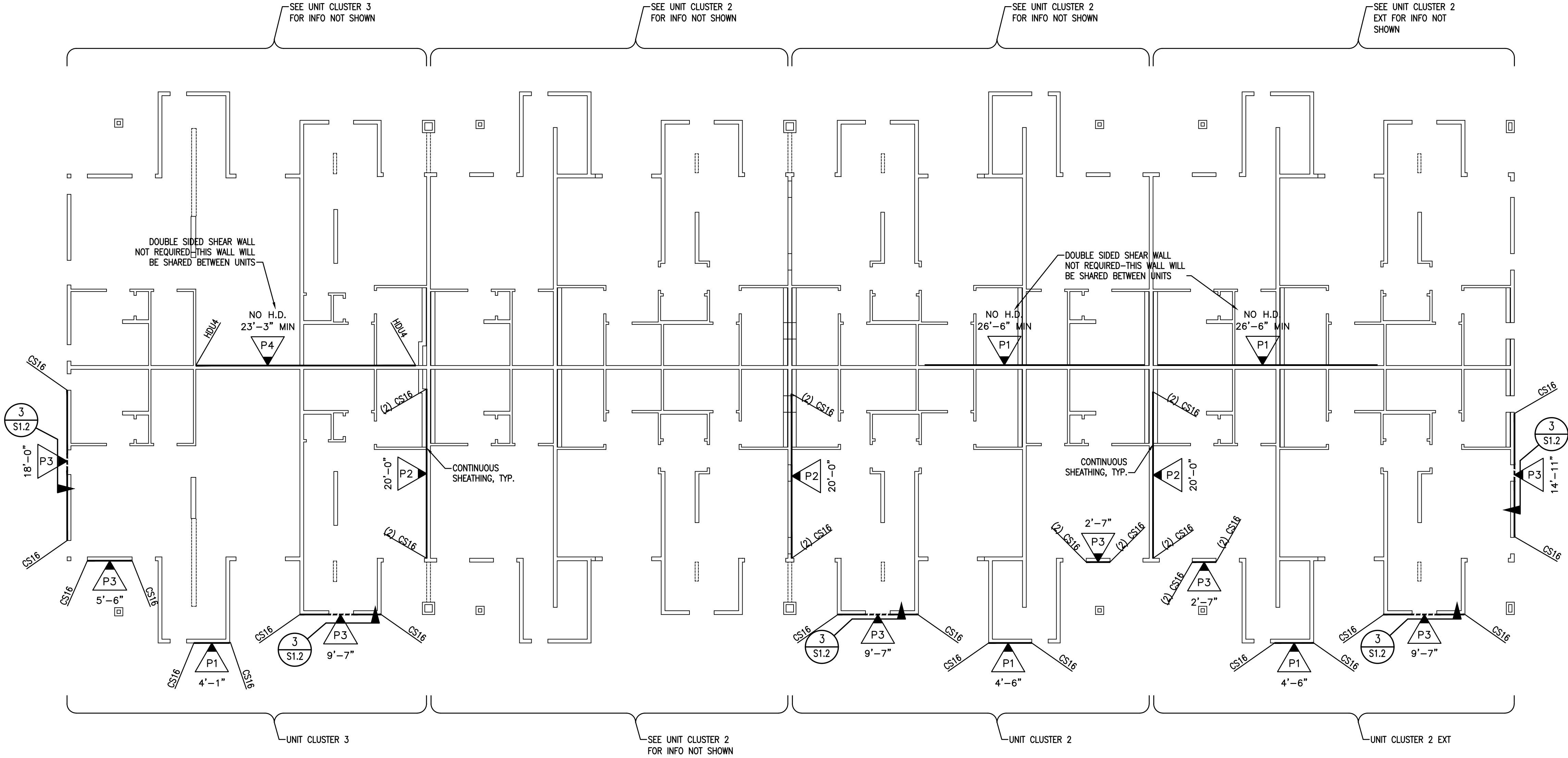
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3RD LEVEL SHEAR WALL PLAN - BLDG TYPE 5

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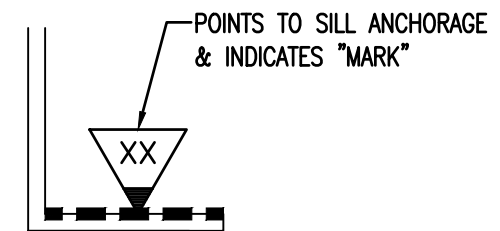
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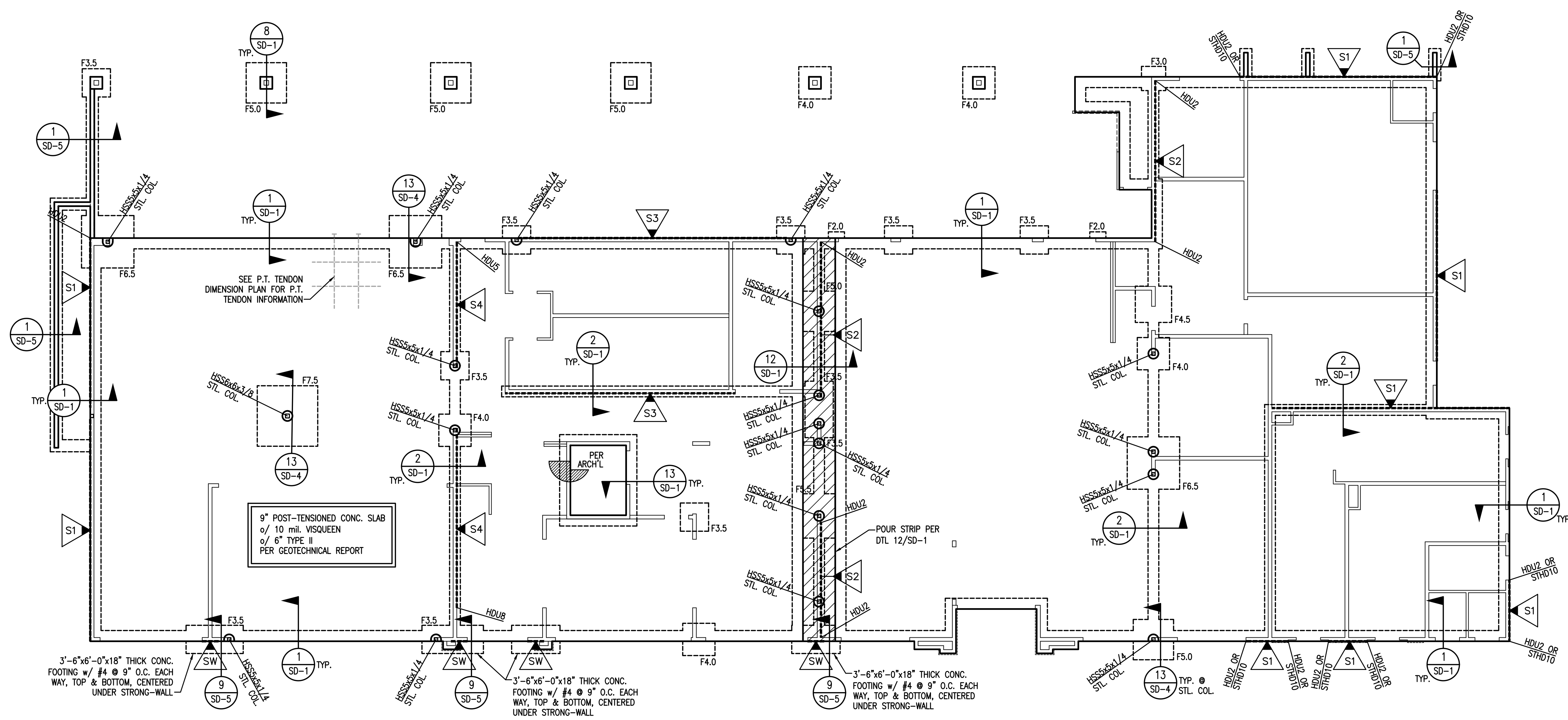
3RD LEVEL SHEAR WALL PLAN
BUILDING TYPE 5
1/8" = 1'-0"

- FOUNDATION NOTES:
1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
 3. ALL HOLDDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 10/SD-1.
 4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
 7. STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 8.  - INDICATES LOCATION OF SIMPSON STRONG WALL, INSTALL PER MFR'S SPECIFICATIONS, USE MFR'S TEMPLATE TO ENSURE PROPER ANCHORAGE LOCATION. SEE SHEAR WALL PLANS FOR SPECIFICATIONS.



NOTE:
SEE SHEET S1.1 FOR SILL ANCHORAGE SCHEDULE

SILL ANCHORAGE KEY



FOUNDATION PLAN
CLUBHOUSE

1/8" = 1'-0"

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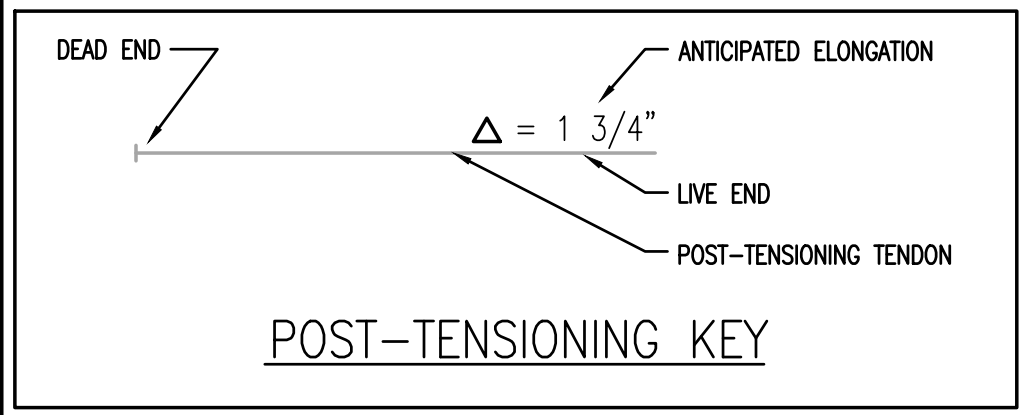
FOUNDATION PLAN - CLUBHOUSE

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S8.2

$$\overline{1/8'' = 1'-0''}$$

TRUSS LOADING TABLE					
MARK	UP/DOWN (lbs)	POINT LOADS		LINE LOADS	
		LL lb	DL lb	LL lb/ft	DL lb/ft
A	-	-	-	750	150

- CLUBHOUSE FRAMING NOTES:
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 16'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - ALL UPPER FLOOR/DECKS TO BE DESIGNED FOR ASSEMBLY LOADS - (100 psf LL)



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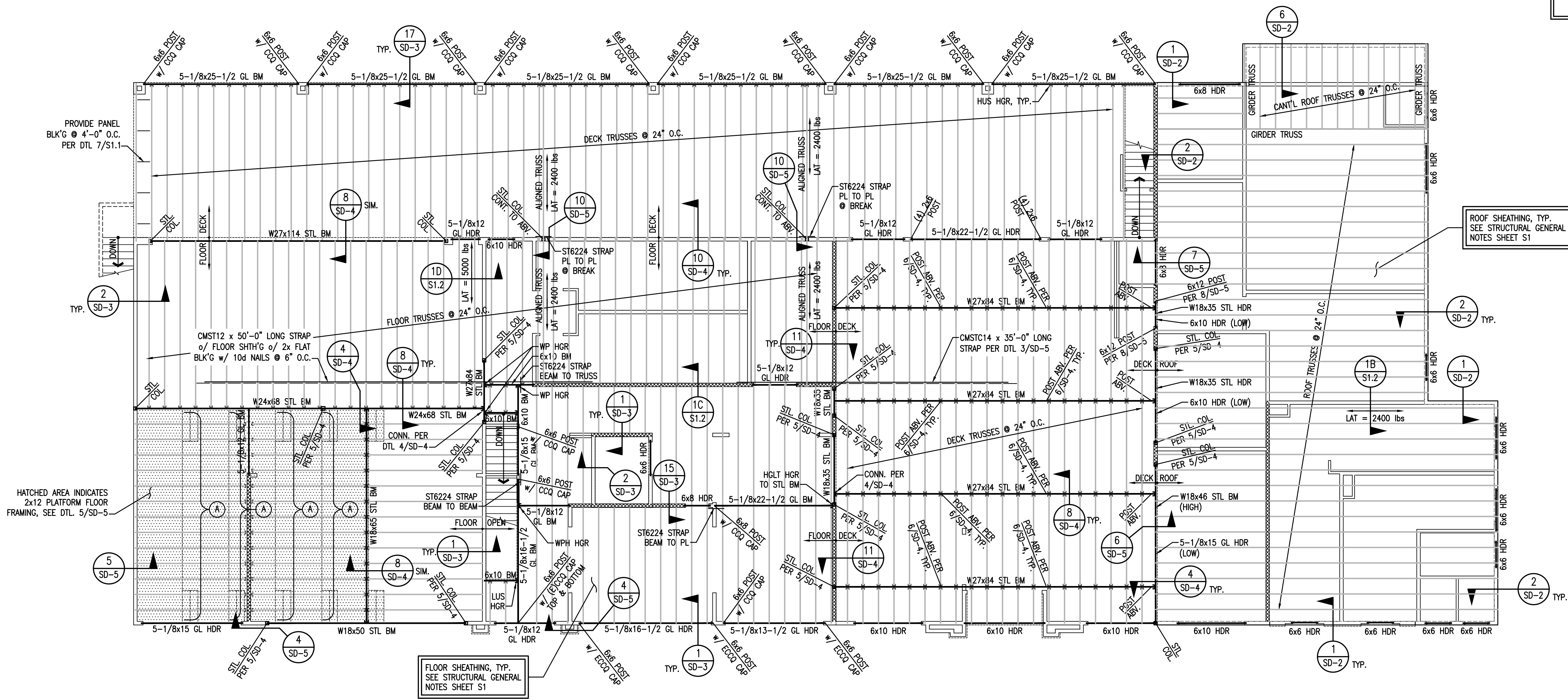
UPPER FLOOR FRAMING PLAN - CLUBHOUSE

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UPPER FLOOR FRAMING PLAN
CLUBHOUSE

1/8" = 1'-0"

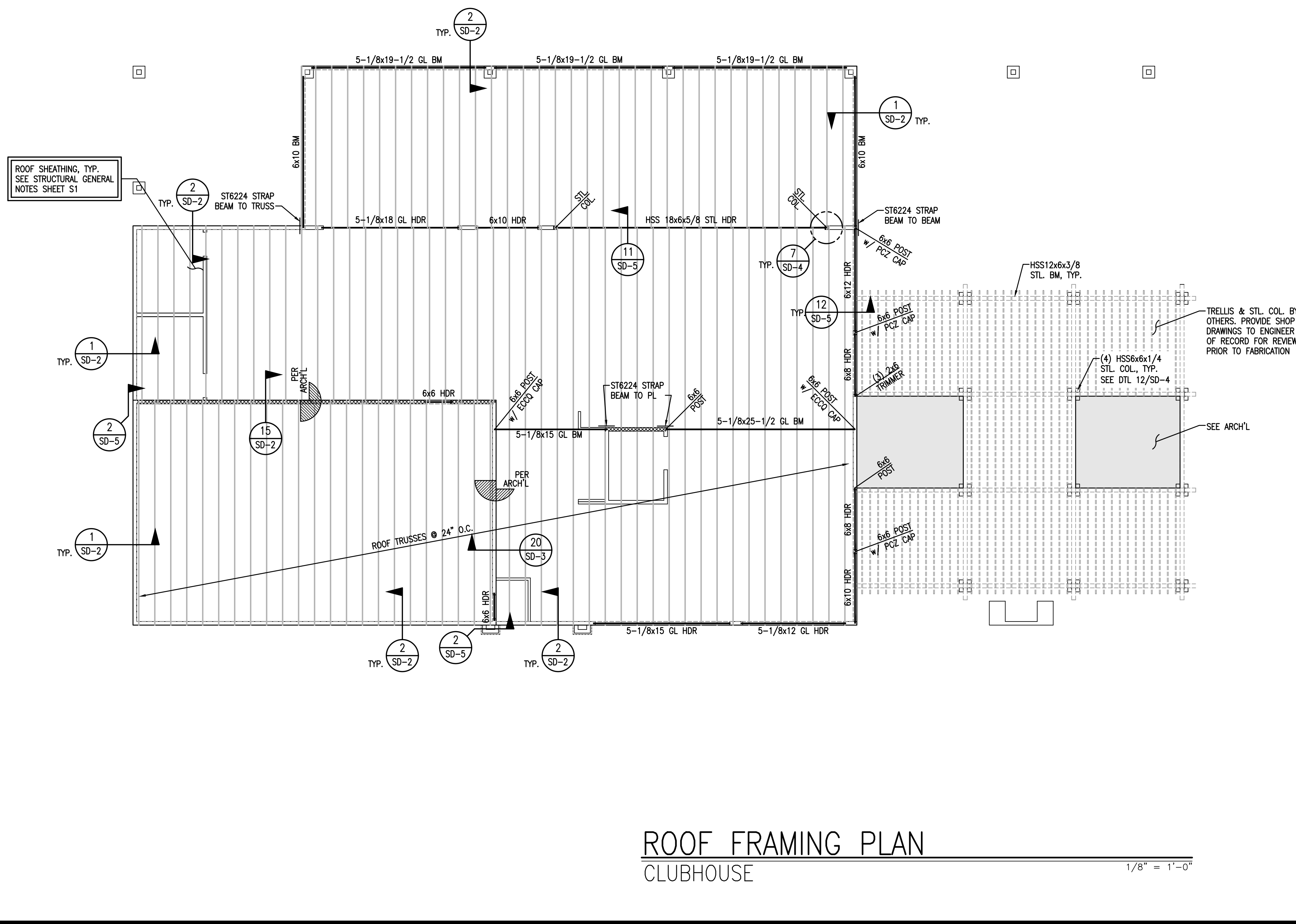


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ROOF FRAMING PLAN - CLUBHOUSE

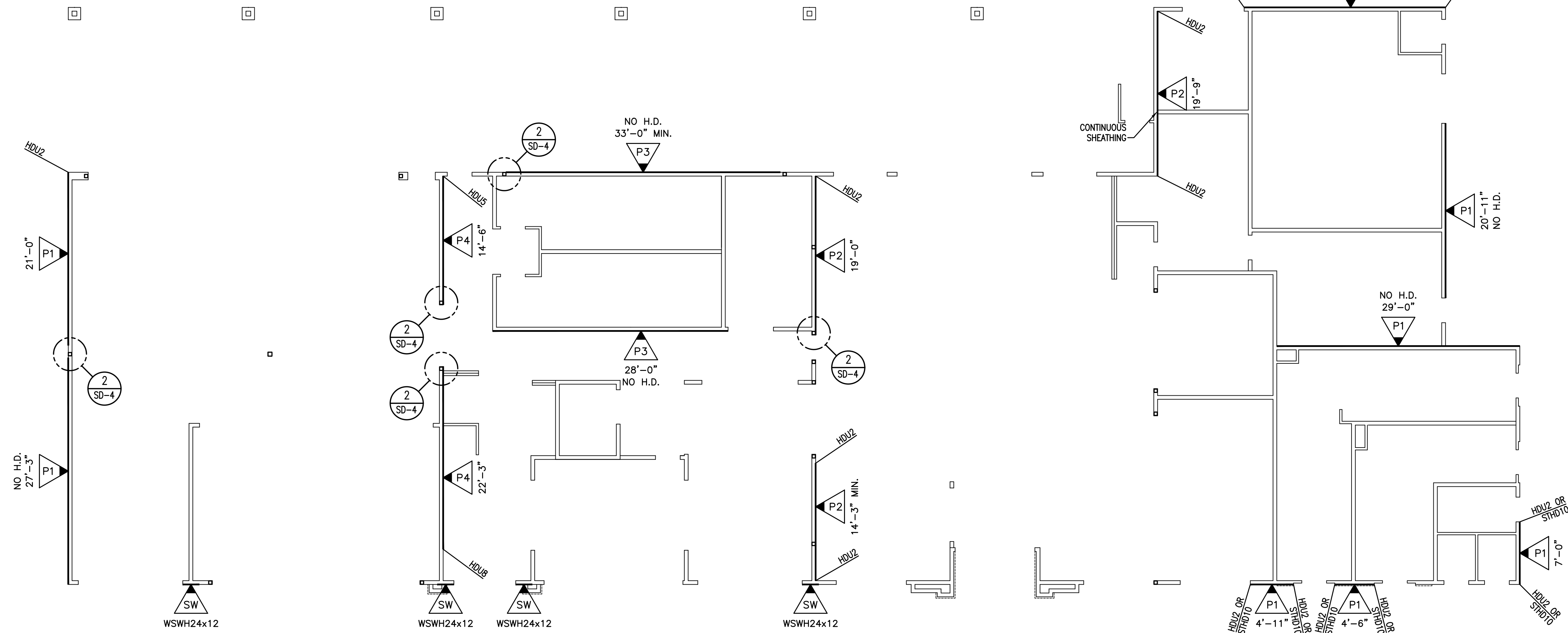
S8.4

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ROOF FRAMING PLAN

CLUBHOUSE

1/8" = 1'-0"



POINTS TO SHEAR WALL & INDICATES "MARK"

DASHED LINE INDICATES SHEAR AROUND OPENING

NOTE:
SEE SHEET S1.1 FOR SHEAR WALL SCHEDULE
SEE SHEET SD-1 FOR HOLDOWN ANCHORAGE SCHEDULE

SHEAR WALL KEY

NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

NOTE:
SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

NOTE:
INDICATES LOCATION OF SIMPSON STRONG WALL. INSTALL PER MFR'S SPECIFICATIONS, USE MFR'S TEMPLATE TO ENSURE PROPER ANCHORAGE LOCATION. CONTRACTOR IS TO CONFIRM WALL HEIGHT PRIOR TO PURCHASE OF STRONG WALLS. PRE-MANUFACTURED STRONG WALLS SHORTER THAN INDICATED ARE ACCEPTABLE. CONTACT E.O.R. IF TALLER STRONG WALLS ARE REQUIRED

MAIN LEVEL SHEAR WALL PLAN
CLUBHOUSE
1/8" = 1'-0"

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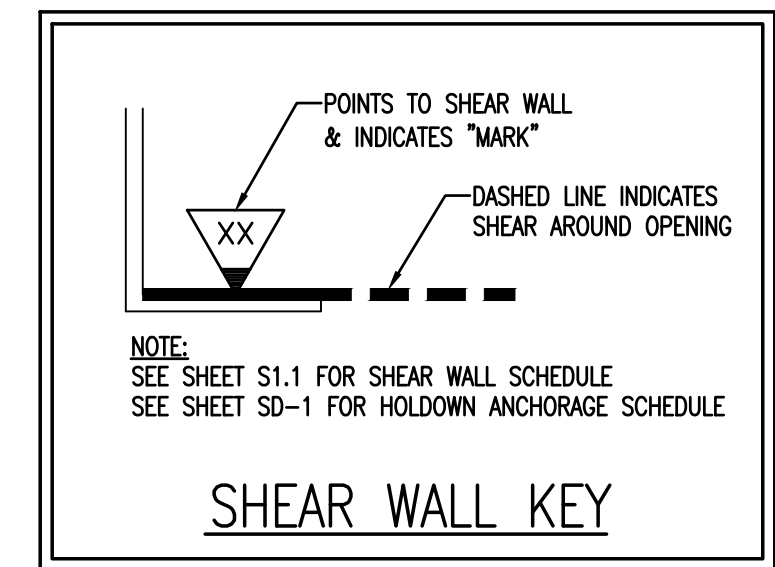
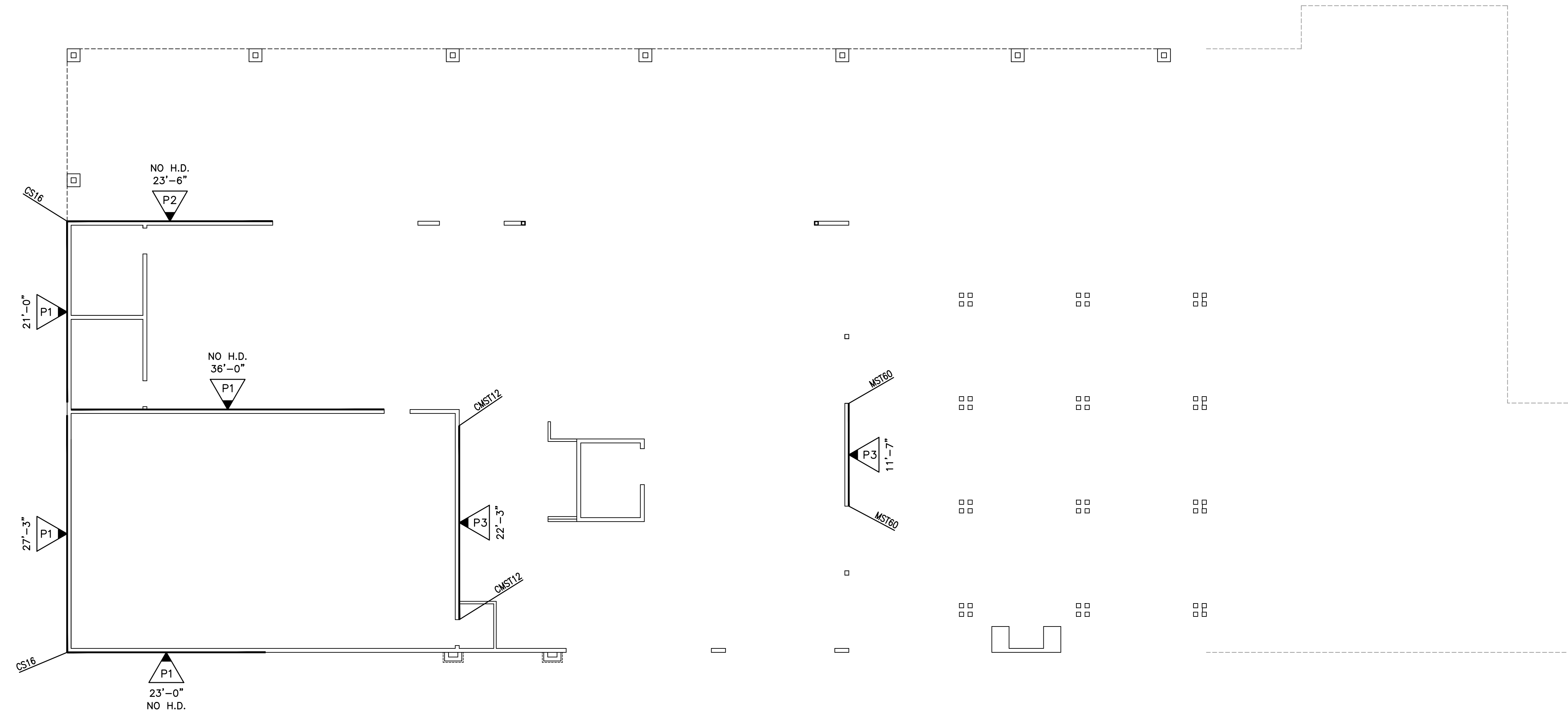
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MAIN LEVEL SHEAR WALL PLAN - CLUBHOUSE

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S8.5



NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW
FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS.
(STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR
BELOW, ATTACH TO BEAM OR TRUSS

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW
FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS.
WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

[illegible]

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UPPER LEVEL SHEAR WALL PLAN - CLUBHOUSE

UPPER LEVEL

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02/24/2025 10:13:22 A

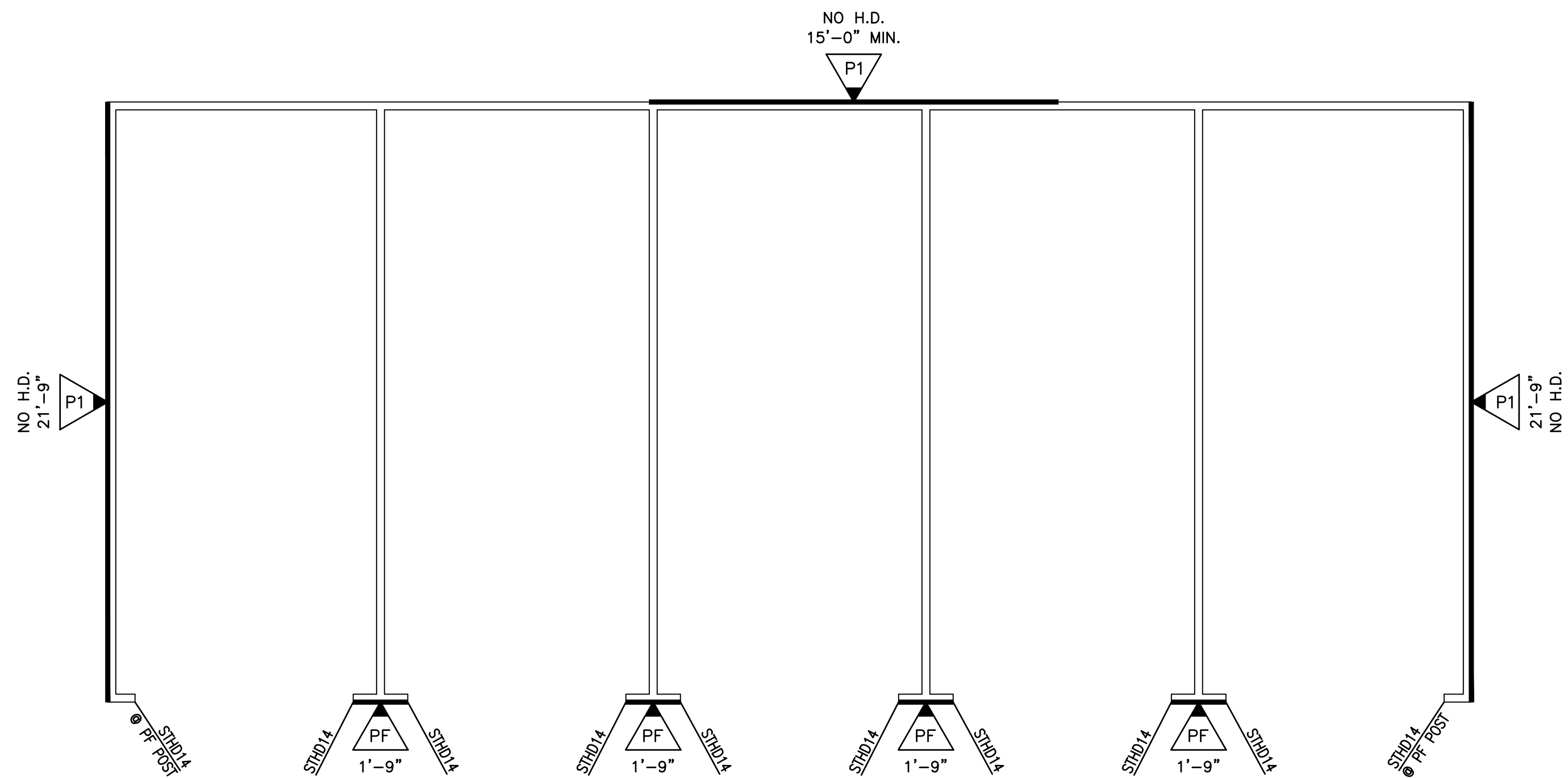
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S8.6

UPPER LEVEL SHEAR WALL PLAN

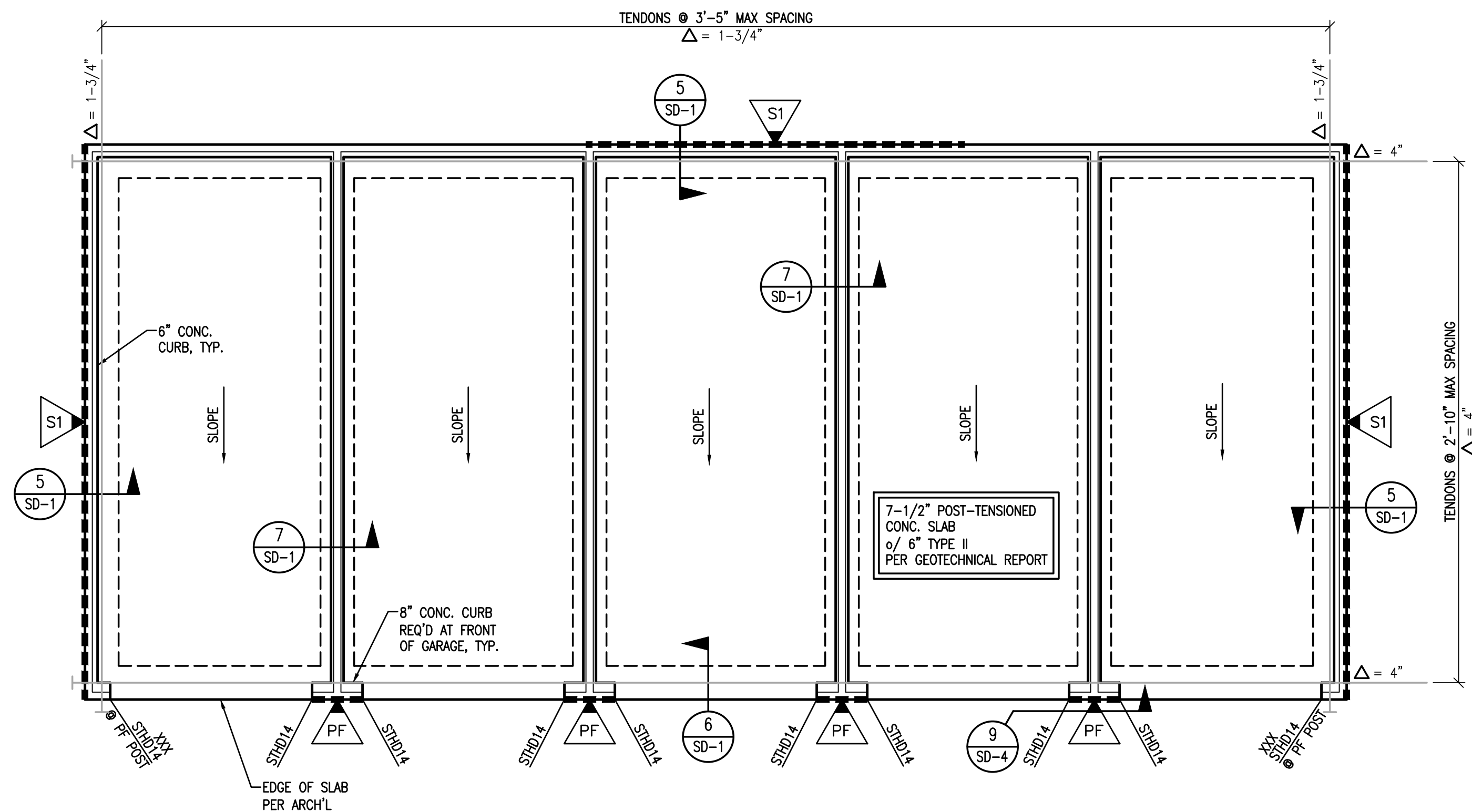
CLUBHOUSE

$$\overline{1/8'' = 1'-0''}$$



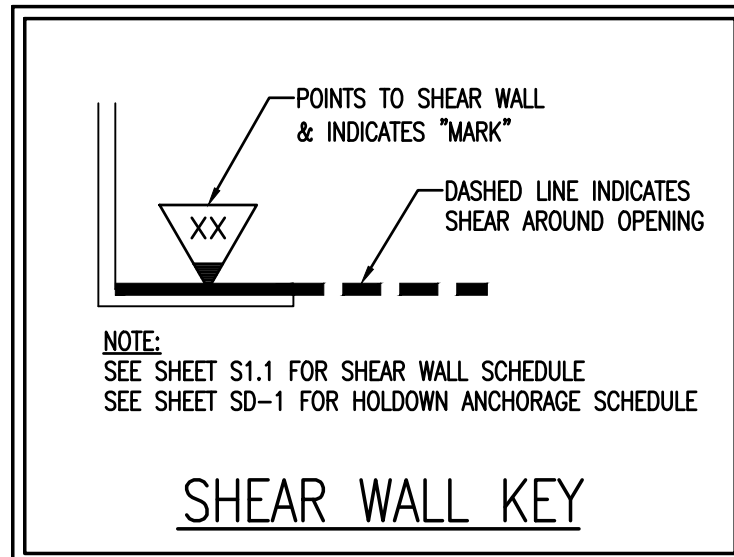
SHEAR WALL PLAN
GARAGE – ELEVATIONS A & B

1/4" = 1'-0"



FOUNDATION PLAN
GARAGE – ELEVATIONS A & B

1/4" = 1'-0"



NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

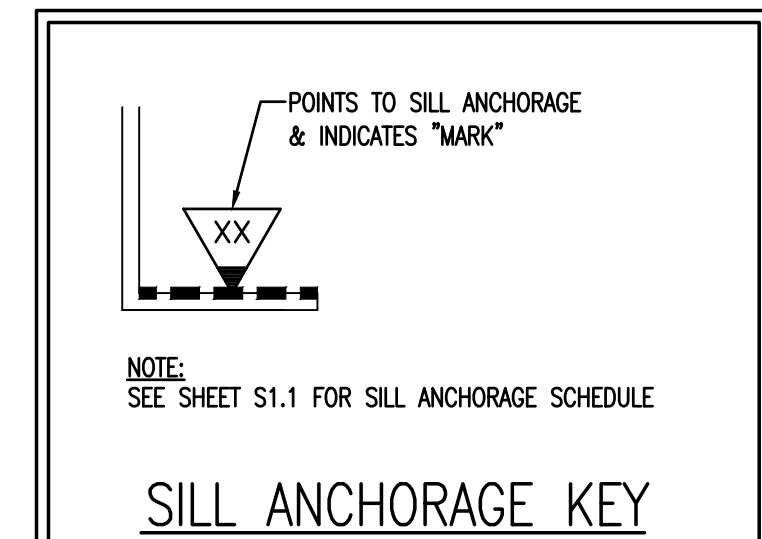
NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS. (STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM OR TRUSS.

NOTE:
INSTALL MST60 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING. NAIL EACH END w/ (20) 16d NAILS. WHERE WALL DOES NOT OCCUR BELOW, ATTACH TO BEAM

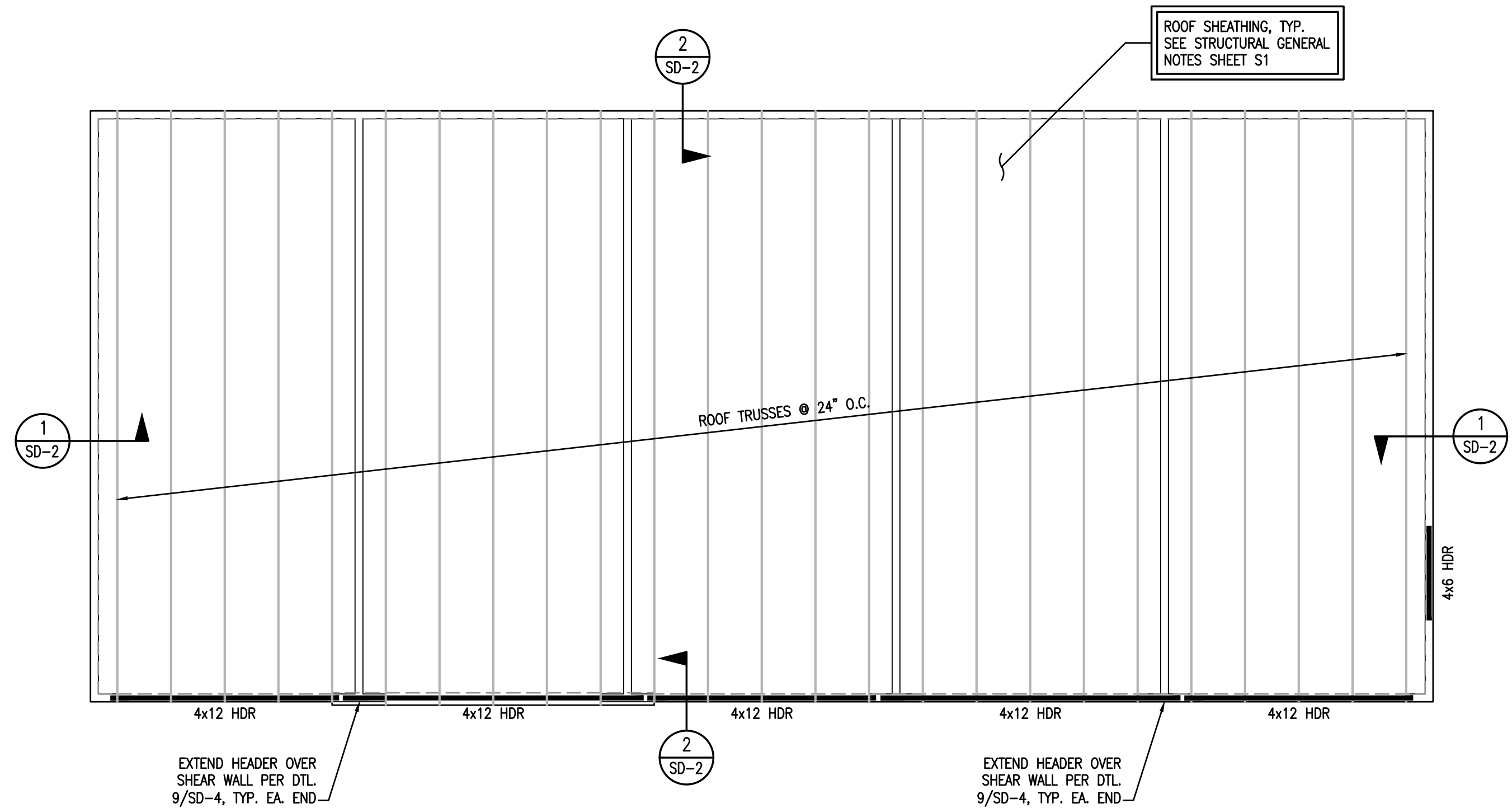
NOTE:
PF INDICATES LOCATION OF PORTAL FRAME PER DTL 9/SD-4

- FRAMING NOTES:**
- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FOR 2x8 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
 - INTERIOR BEARING WALLS
 - ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
 - CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.
 - PARTY WALLS MAY BE 2x6 @ 16" O.C., OR 2x4 DF-L #2 AT 8" O.C. STAGGERED PER THE ARCHITECTURAL WALL ASSEMBLY, U.N.O.

- FOUNDATION NOTES:**
- ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 - ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ #1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C. U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
 - ALL HOLDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 10/SD-1.
 - ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
 - SEE SHEET S1.1 FOR FOOTING SCHEDULE.
 - MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
 - STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 - FOUNDATIONS ESTABLISHED ON MIN. 3'-0" COMPACTED FILL PER GEOTECHNICAL REPORT.



SILL ANCHORAGE KEY



ROOF FRAMING PLAN
GARAGE – ELEVATIONS A & B

1/4" = 1'-0"



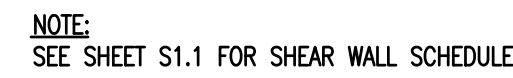
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STRUCTURAL PLANS - GARAGE - ELEVATIONS A & B

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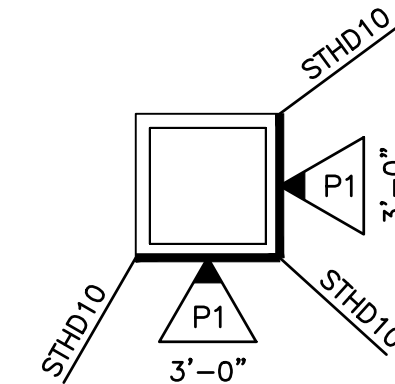
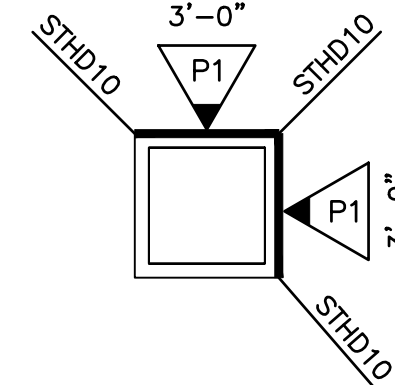
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S9.1



SHEAR WALL KEY

NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT OR w/ LTP4 @ 12" O.C. FULL HEIGHT.



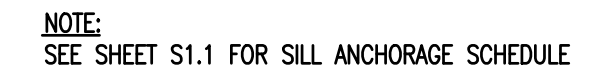
SHEAR WALL PLAN

$$\overline{1/4'' = 1'-0'}$$

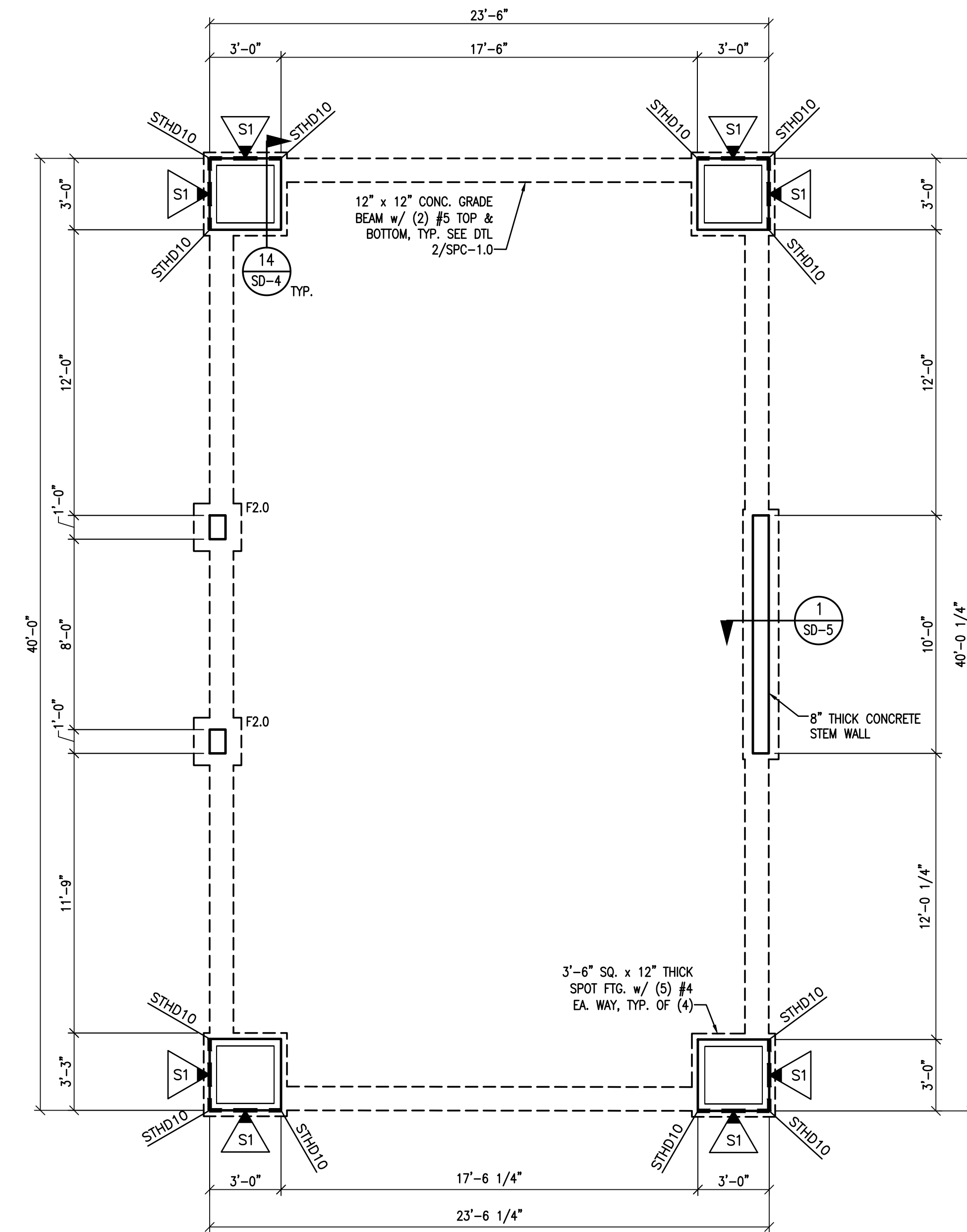
CLEAR, OVEREXCAVATE, INSPECT, & RECOMPACT PER
GEOTECHNICAL REPORT. ALL FOOTINGS AND FLOOR SLABS
TO BEAR ON STRUCTURAL FILL PER GEOTECHNICAL REPORT.

FOUNDATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION W/ $1/2" \times 10"$ DEEP ANCHOR BOLTS (7" EMBED) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
3. ALL HOLDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 10/SD-1.
4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.



SILL ANCHORAGE KEY



FOUNDATION PLAN

$$\overline{1/4'' = 1'-0''}$$
[illegible]

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PAVILION FOUNDATION & SHEAR WALL PLANS

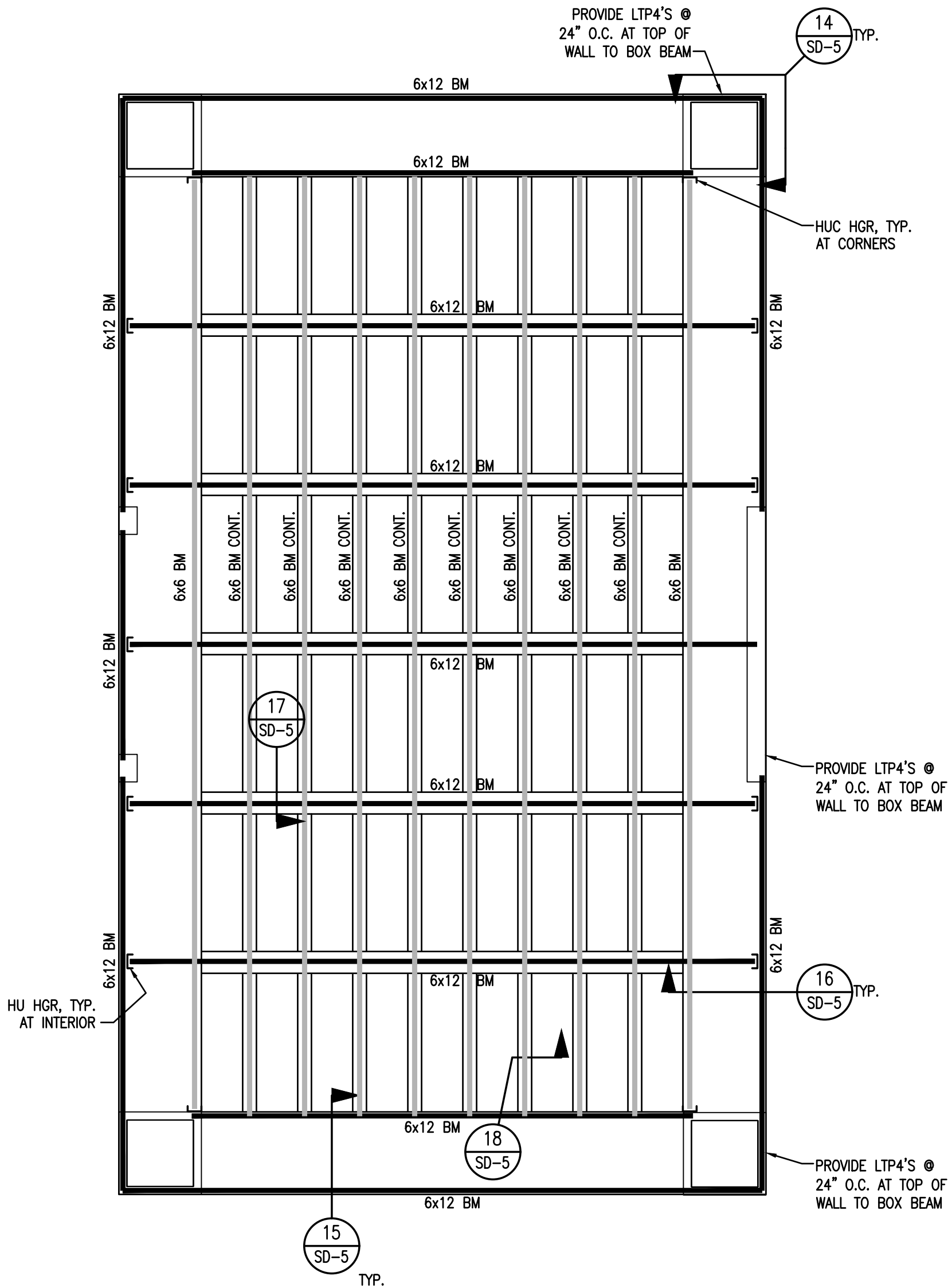
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SPV-1.1

- NOTES:
- ALL FRAMED WALLS TO BE 2x4 @ 16" O.C. (MAX).
 - FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 - PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT OPENINGS < 6'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.
 - PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O. (1) KING STUD REQUIRED AT BAY WINDOW OPENINGS & AT GARAGE OPENINGS WHERE ADDITIONAL KING STUDS WOULD NOT FIT.
NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
 - FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
 - PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
 - BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.



ROOF FRAMING PLAN

1/4" = 1'-0"

DATE:	REV. #	DATE	BY:	ENG: RTI	DWN: MGP	CHK: JCS



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PAVILION
ROOF FRAMING PLANS

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SPV-12



ROOF FRAMING PLAN

STEEL COLUMN
PER PLAN w/
1/4" CAP

1 1/2" MAX.
NON-SHRINK
GROUT (5000 psi)

(3) #3 TIES IN TOP
5" & @ 12" O.C.

(4) #5 VERTS
w/ 8" HOOK

CONST. JOINT

3" CLR

GRADE BEAM
PER PLAN

COLUMN & FOOTING.
FOR SIZE & REINF.
SEE PLAN

SEE PLAN

SEE PLAN

C.L.

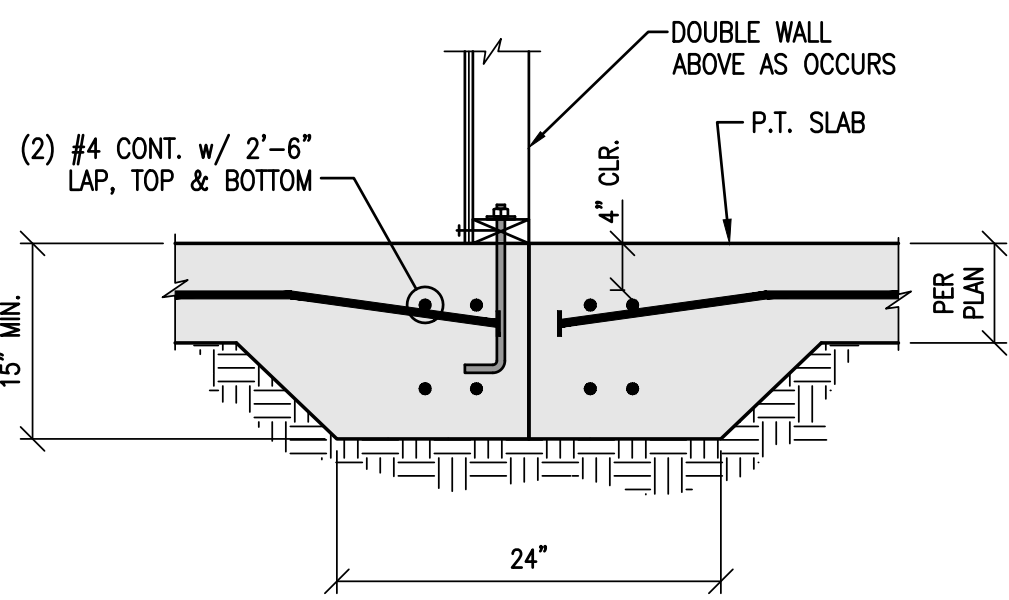
1/4"

SPC-1.0

POST TENSIONED FOUNDATION NOTES

- TENDONS SHALL BE PLACED IN THE GENERAL CONFIGURATION INDICATED ON THE PLANS. EXACT NUMBER, LOCATION, & ELONGATION OF TENDONS TO BE DETERMINED BY THE POST-TENSIONING CONTRACTOR. MAXIMUM TENDON SPACING SHALL BE AS INDICATED ON THE FOUNDATION KEY NOTES.
- PLACEMENT SHALL BE IN ONE CONTINUOUS OPERATION UNLESS OTHERWISE SPECIFIED AND SLAB SURFACE SHALL BE CURED WITH AN ICC APPROVED COMPOUND.
- STRESSING SHALL TAKE PLACE WITHIN 7 DAYS ON CONCRETE PLACEMENT BUT SHALL NOT TAKE PLACE UNTIL CONCRETE HAS ATTAINED A STRENGTH (F'C) OF 2500 psi AS DETERMINED BY STANDARD CYLINDER OR OTHER TEST METHOD.
- UNLESS OTHERWISE NOTED STOODPS, PORCHES, OR OTHER ATTACHMENT SHALL BE CAST INDEPENDENT OF THE POST-TENSION SLAB.
- STRESS CABLE TO REQUIRED ELONGATION PLUS SEATING LOSS BUT DO NOT EXCEED .80 f's.
- PAINT EXPOSED STRAND AND ANCHORAGE WITH APPROVED PRIMER AND GROUT OPENINGS WITH TWO PARTS CEMENT TO ONE PART SAND MIXTURE. FINISH SURFACE TO MATCH SLAB.
- POST-TENSIONING TENDONS SHALL CONFORM TO ASTM A-416 FOR UNDATED SEVEN-WIRE STRANDS AS FOLLOWS:

DIAMETER	1/2"
GRADE	270 ksi
AREA	.153in. ²
MIN. BREAKING STRENGTH	41,300 LB
E	28,500,000psi
UNIT ELONGATION	.079% PER FT

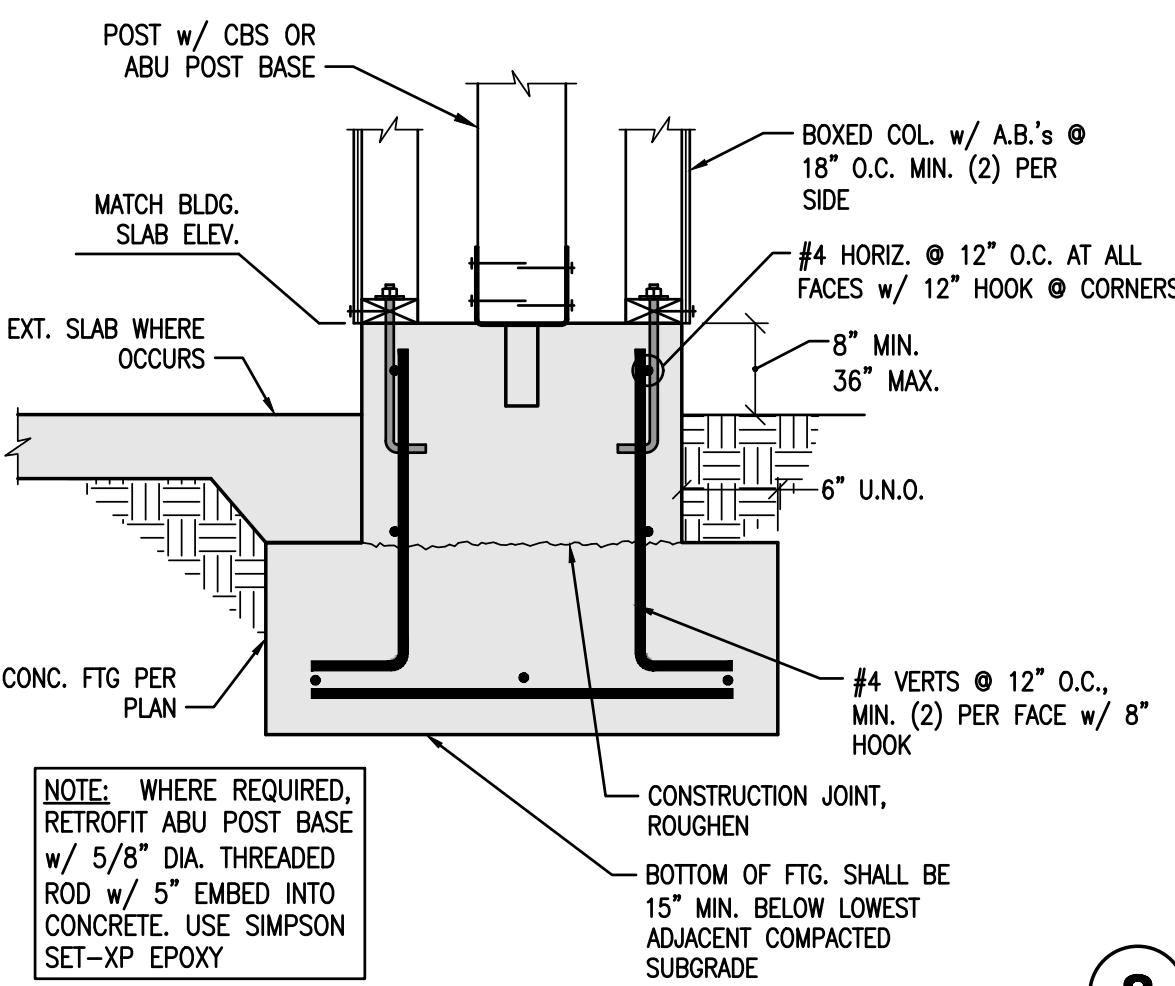


NOTE: TENDON "DEAD" ENDS ONLY

TYPICAL INT. POUR JOINT

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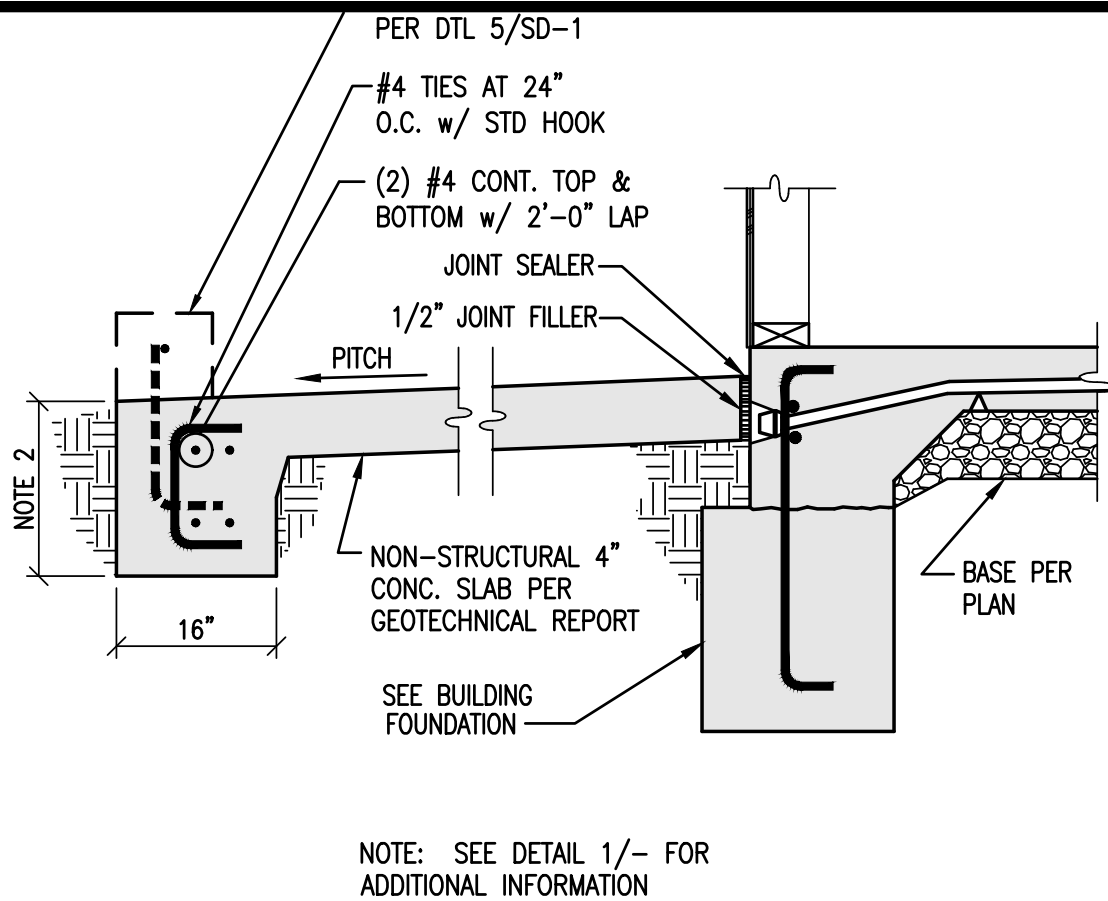
11



NOTE: WHERE REQUIRED, RETROFIT ABU POST BASE w/ 5/8" DIA. THREADED ROD w/ 5" EMBED INTO CONCRETE. USE SIMPSON SET-XP EPOXY

N.T.S.

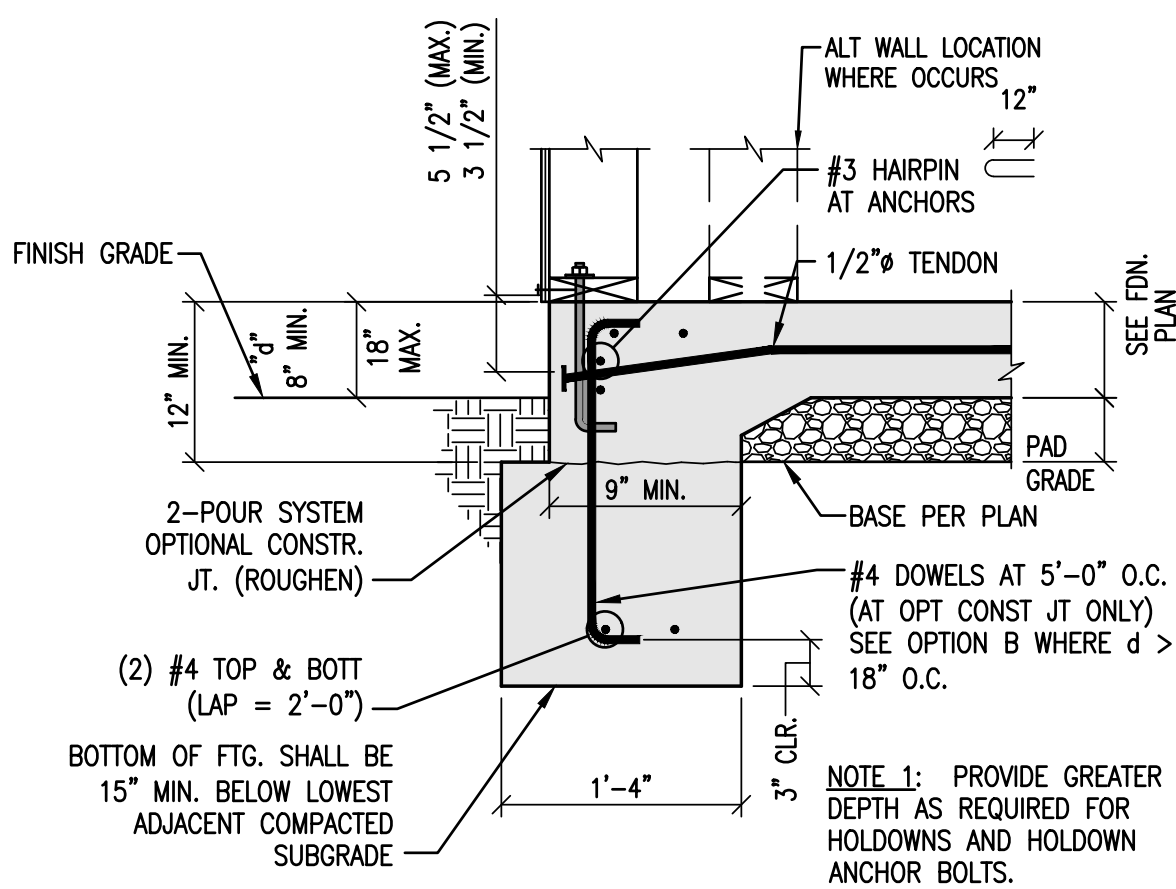
8



NOTE: SEE DETAIL 1/- FOR ADDITIONAL INFORMATION
NOTE 2: BOTTOM OF FOOTINGS SHALL BE 15" MIN. BELOW LOWEST ADJACENT COMPACTED SUB-GRADE

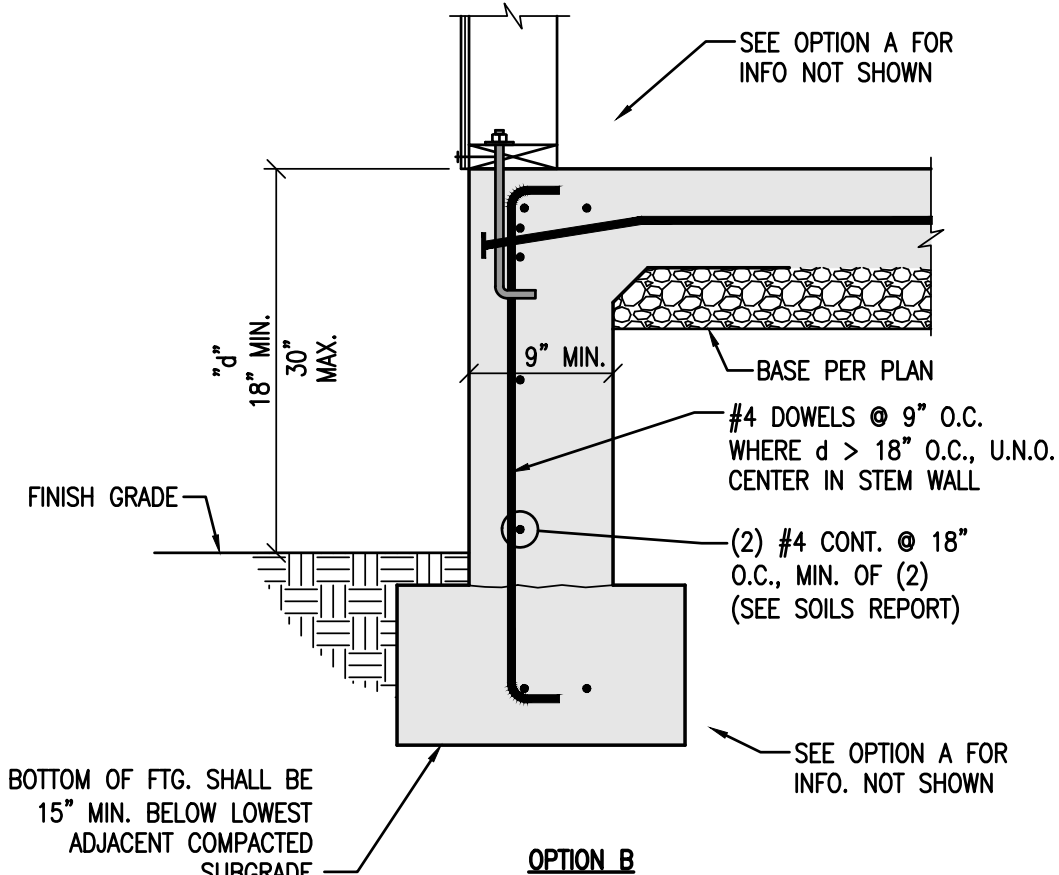
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4



NOTE 1: PROVIDE GREATER DEPTH AS REQUIRED FOR HOLDOWNS AND HOLDOWN ANCHOR BOLTS.

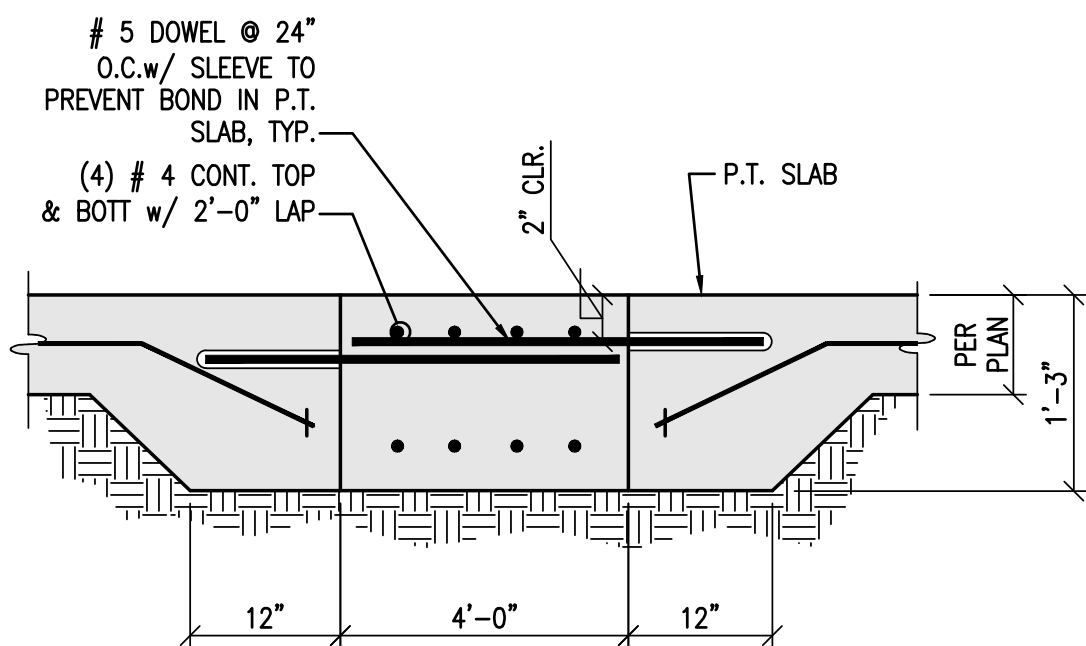
OPTION A



OPTION B

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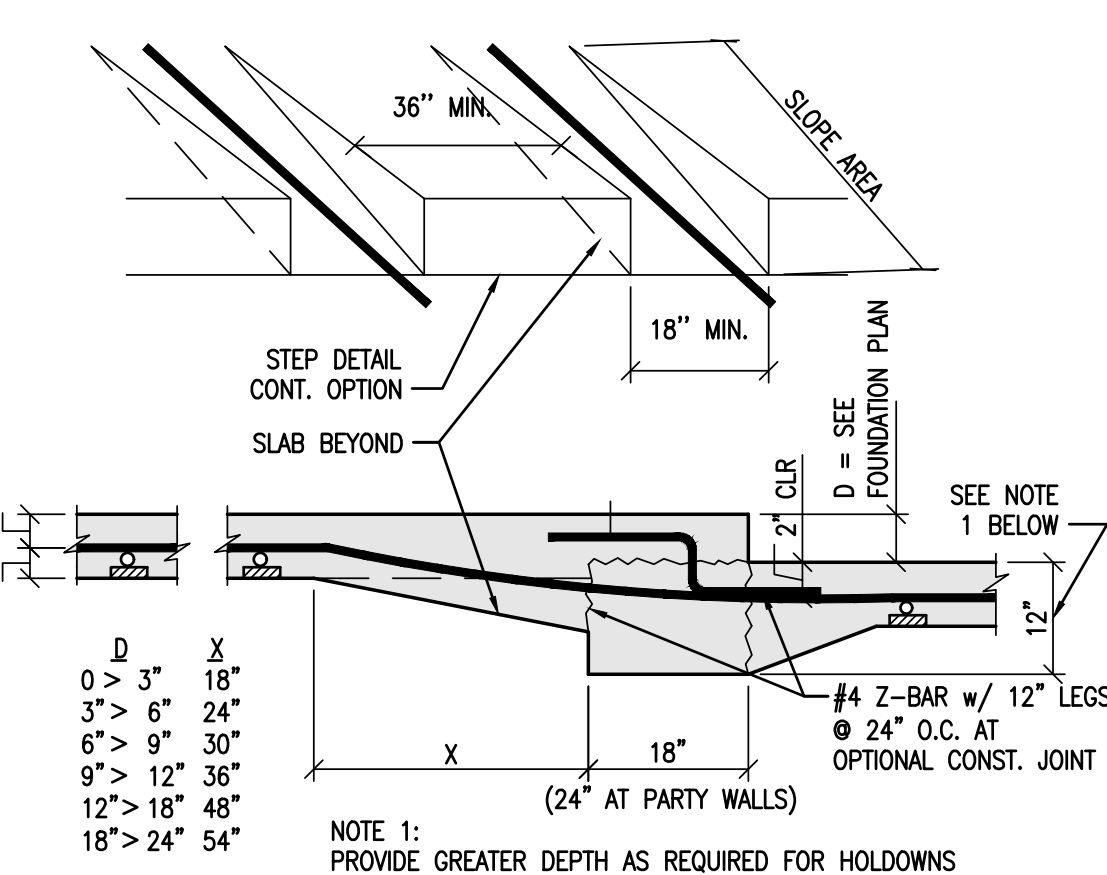
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4'-0" POUR STRIP

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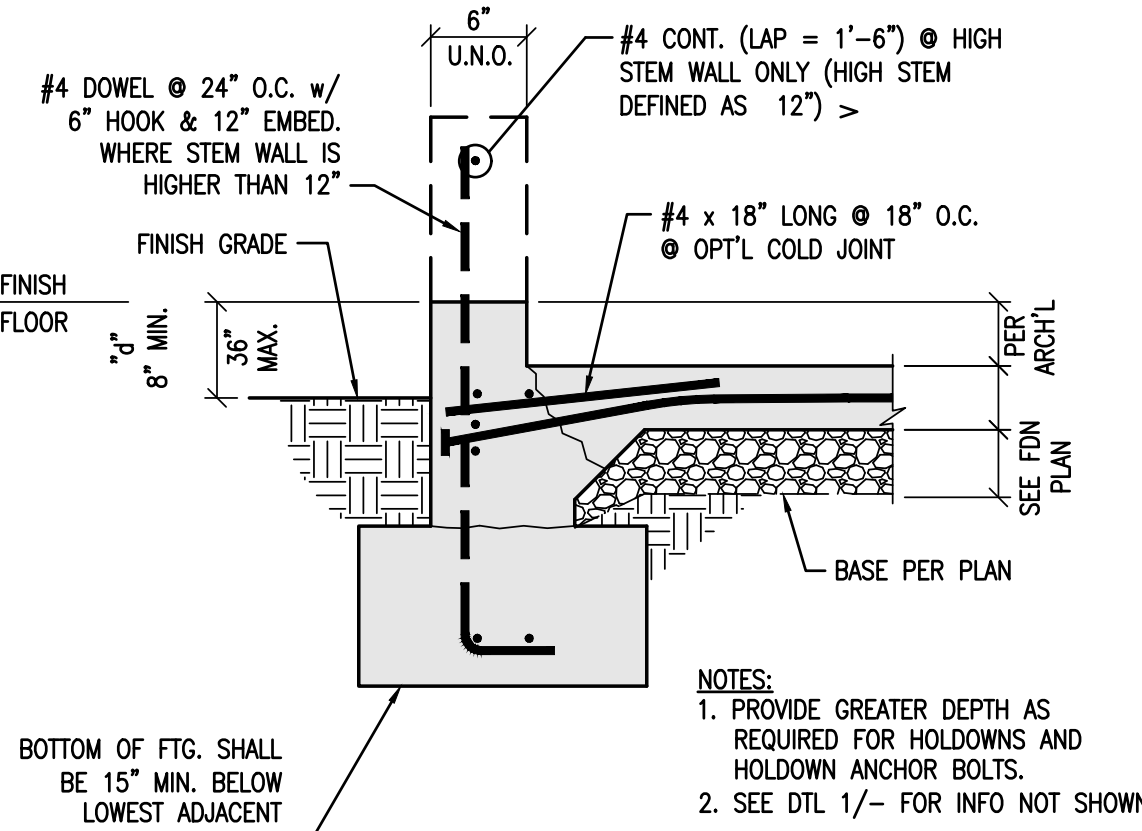
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NOTE 1: PROVIDE GREATER DEPTH AS REQUIRED FOR HOLDOWNS AND HOLDOWN ANCHOR BOLTS

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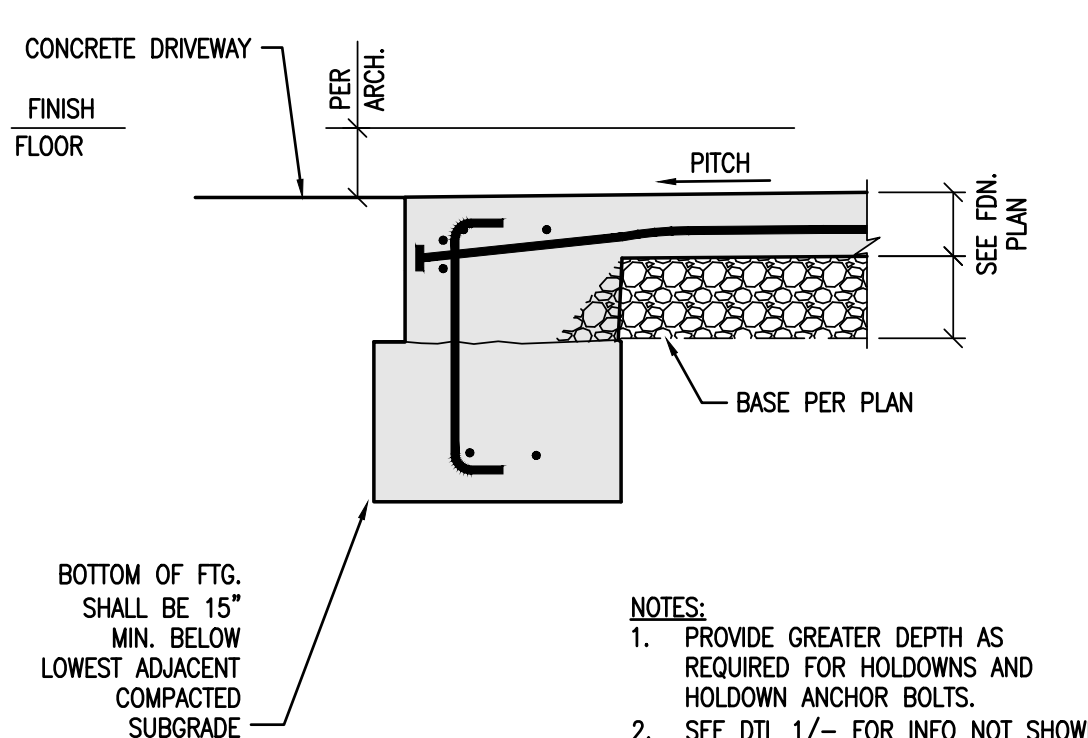
9



NOTES:
1. PROVIDE GREATER DEPTH AS REQUIRED FOR HOLDOWNS AND HOLDOWN ANCHOR BOLTS.
2. SEE DTL 1/- FOR INFO NOT SHOWN

N.T.S.

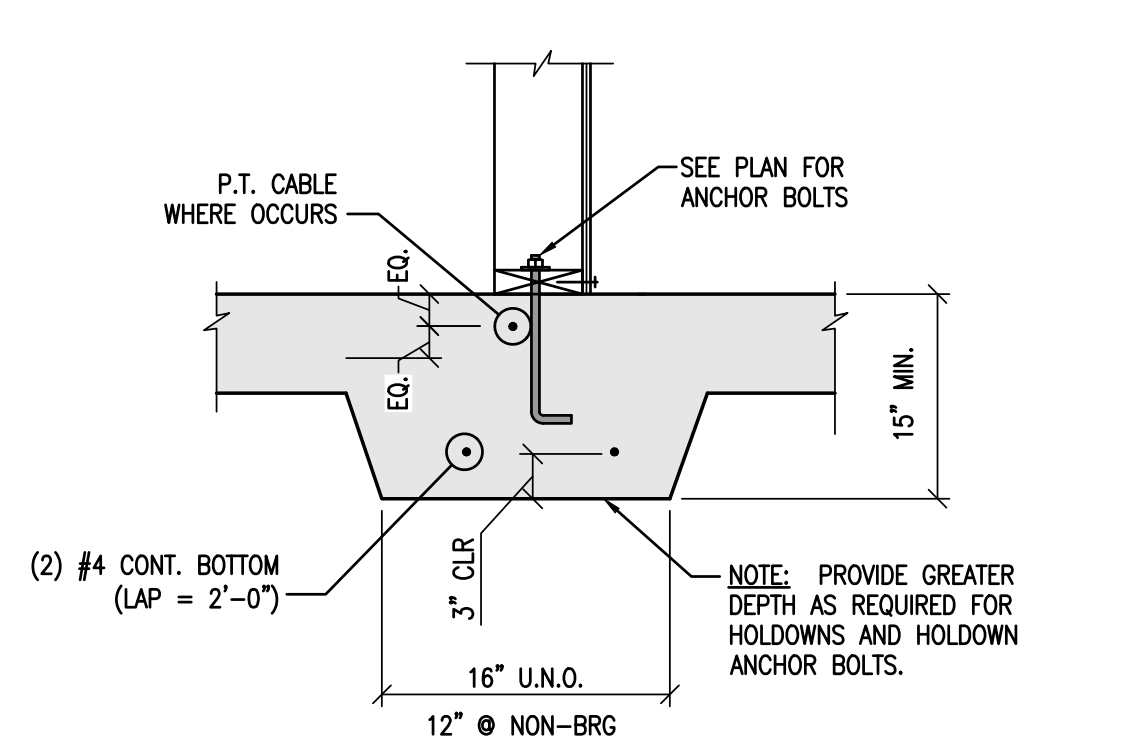
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NOTES:
1. PROVIDE GREATER DEPTH AS REQUIRED FOR HOLDOWNS AND HOLDOWN ANCHOR BOLTS.
2. SEE DTL 1/- FOR INFO NOT SHOWN

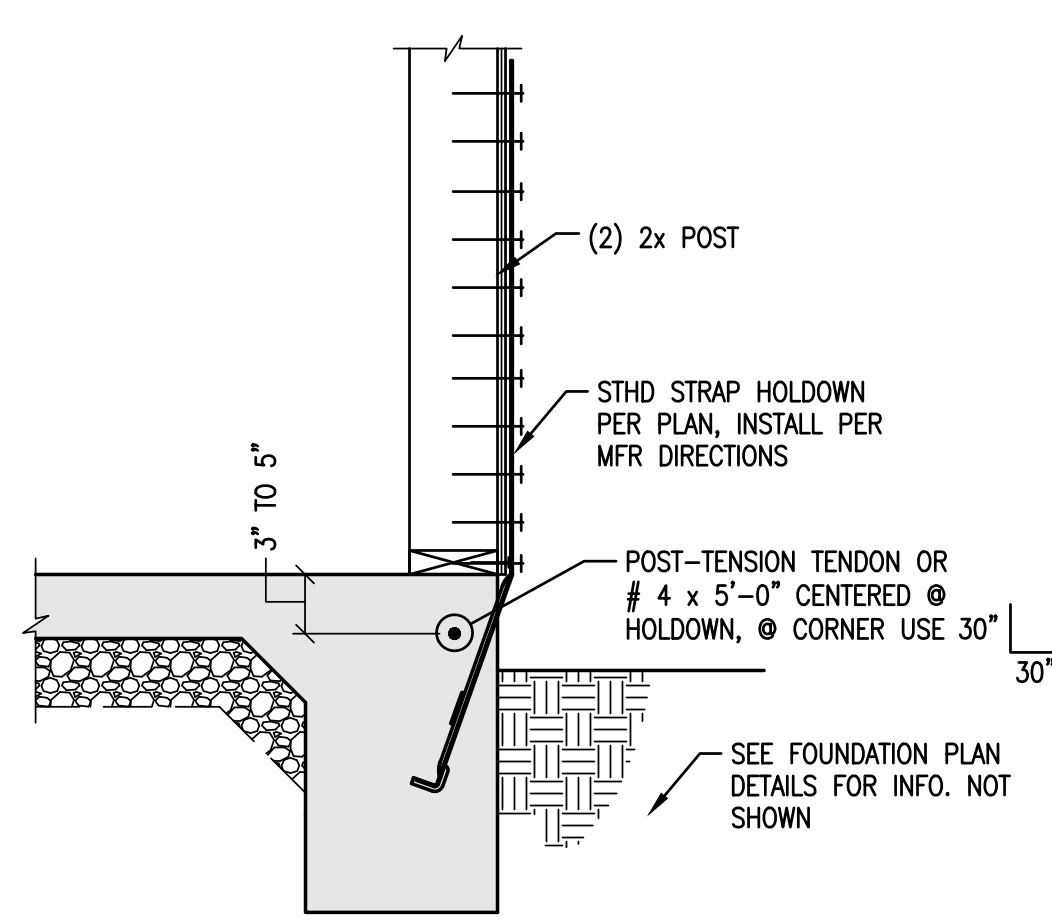
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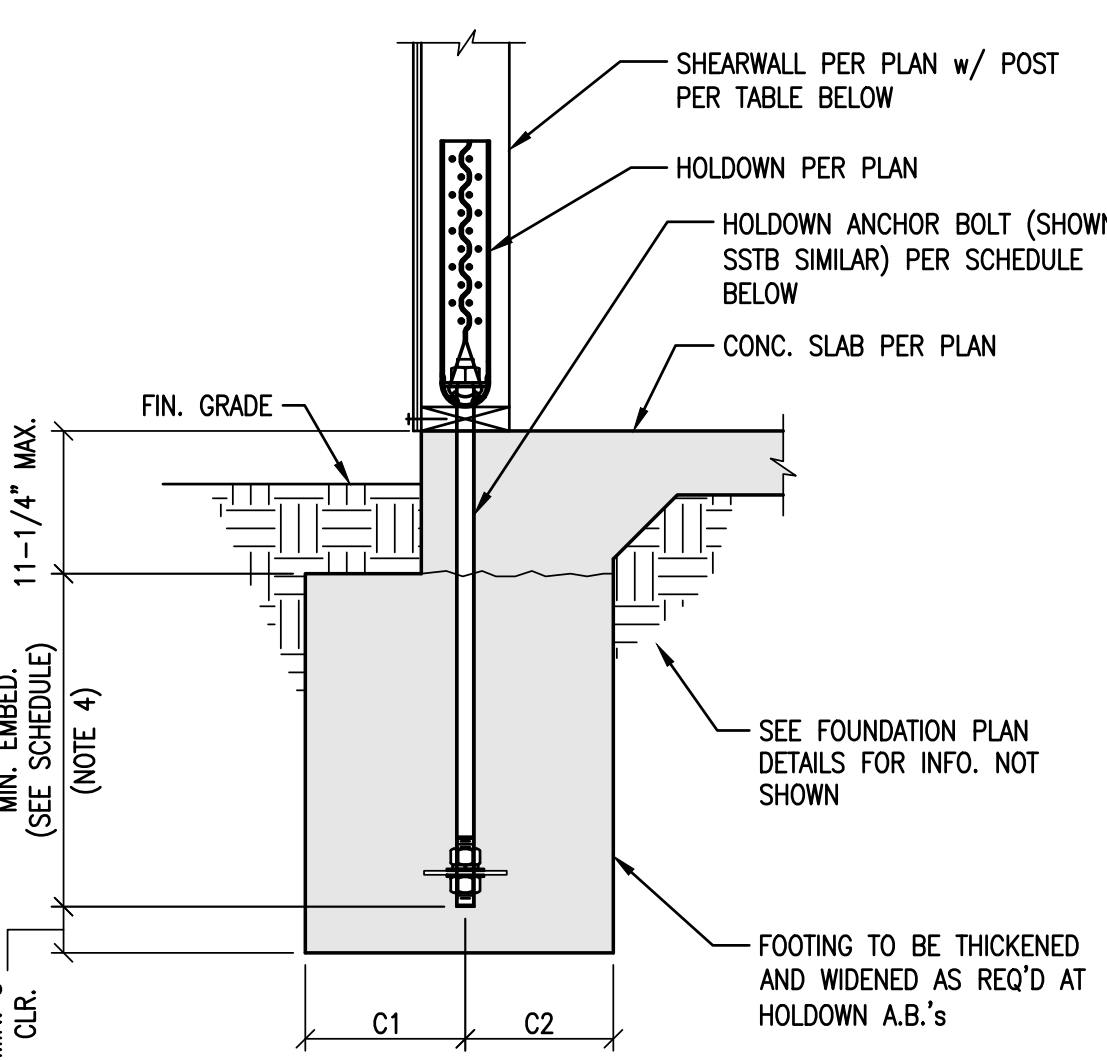


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2



STRAP HOLDOWN



HDU HOLDOWN

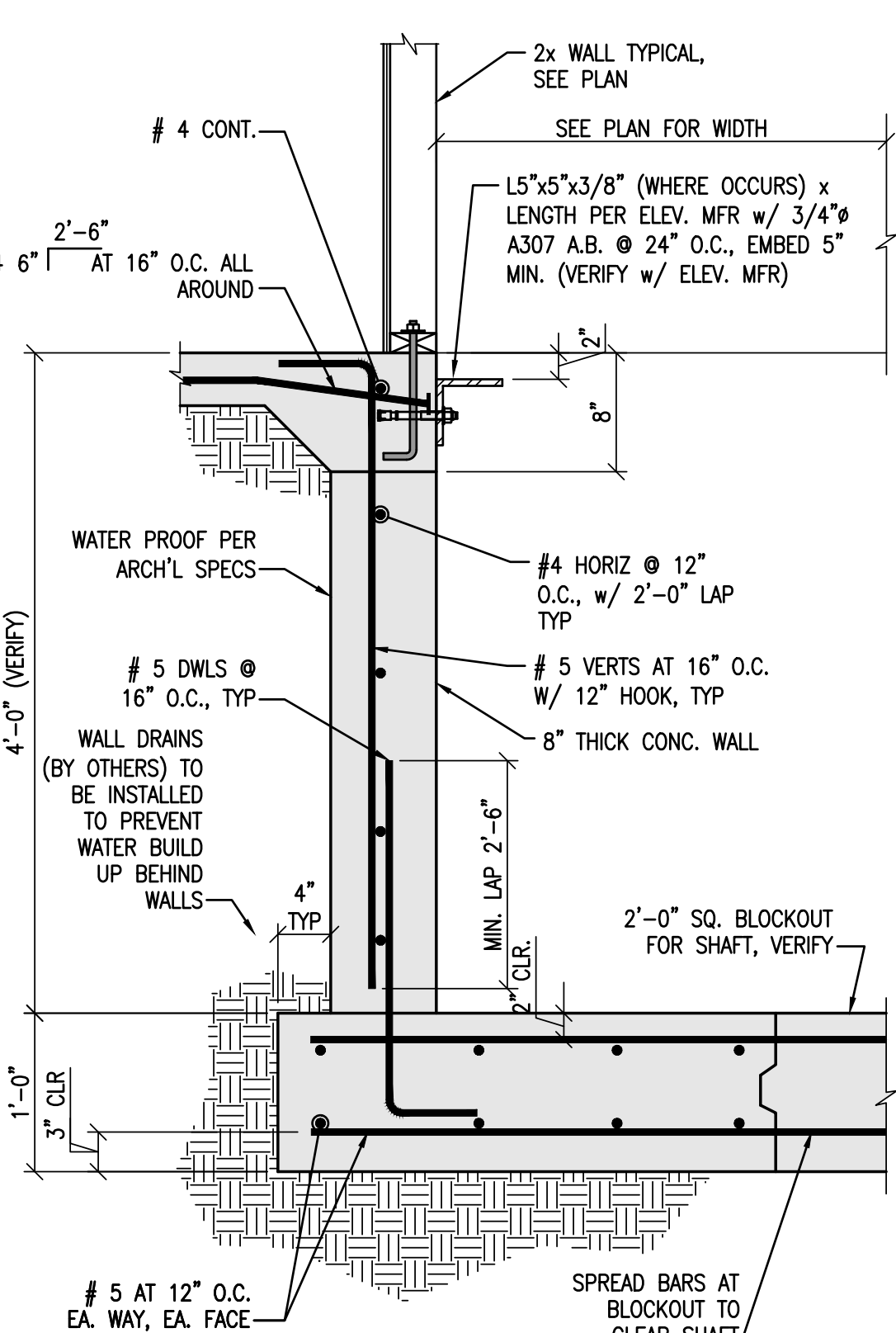
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10

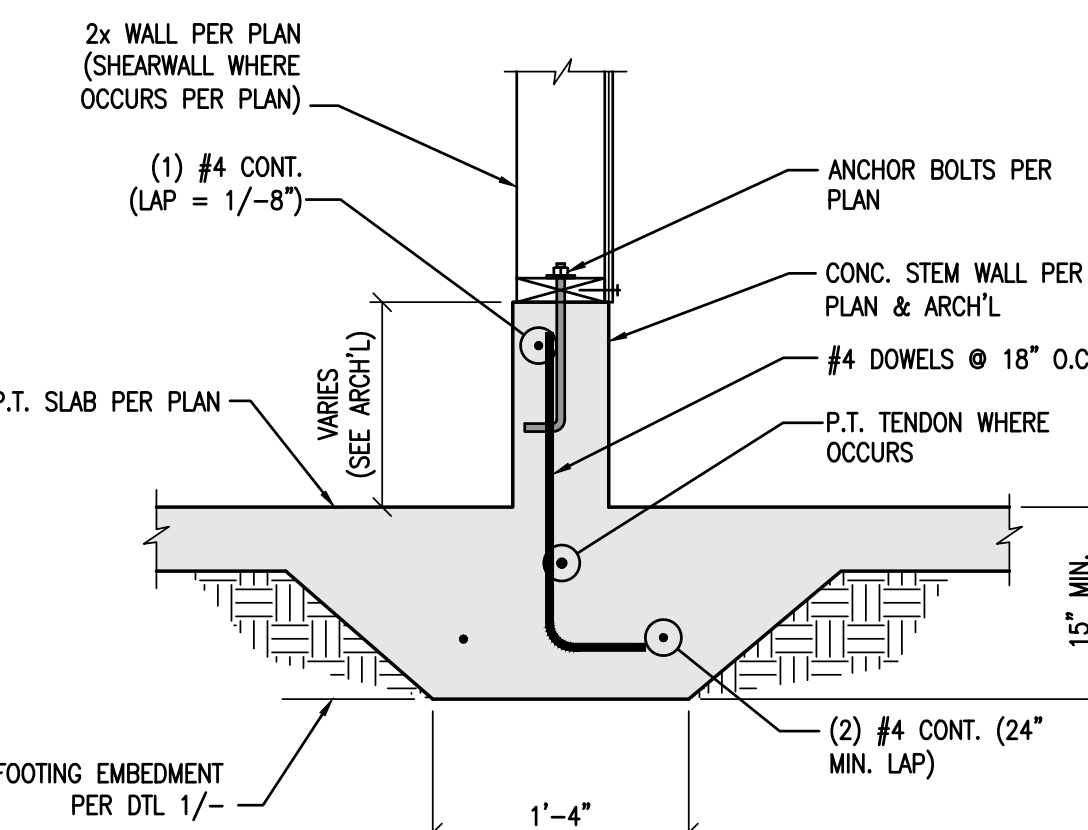
		ANCHORAGE				CAST IN PLACE OR RETROFIT					
		ANCHORAGE (CAST IN PLACE)		ANCHORAGE (RETROFIT)							
		HOLDOWN	SSTB	ALL THREAD ROD (NOTE 1)	ALL THREAD ROD (NOTE 2 & 3)	HOLE DIAMETER	EMBEDMENT	C1	C2	POST	FOOTING
HDU2	- SDS2.5	SSTB24	5/8" A307	5/8" A307	3/4"	10"	6"	6"	(2) 2x		PER FOUNDATION DETAILS
HDU4	- SDS2.5	SSTB24	5/8" A307	5/8" A307	3/4"	10"	8"	8"	(2) 2x		PER FOUNDATION DETAILS
HDU5	- SDS2.5	NONE	5/8" A307	5/8" A307	3/4"	13"	12"	12"	(2) 2x		SPREAD FOOTING REQUIRED
HDU8	- SDS2.5	NONE	7/8" A307	7/8" A307	1"	15"	15"	15"	(3) 2x		SPREAD FOOTING REQUIRED
HDU11	- SDS2.5	NONE	1" A307	1" A307	1-1/4"	18"	18"	18"	6x6		SPREAD FOOTING REQUIRED

- NOTES:
- PROVIDE 2-1/8"x2-1/8"x3/8" STEEL PLATE w/ (2) NUTS @ CAST IN PLACE ANCHORS.
 - RETROFIT ALL-THREAD ROD IN HOLES w/ SIMPSON SET-XP EPOXY. PREPARE HOLES & INSTALL EPOXY PER MFR DIRECTIONS w/ EMBEDMENT AND EDGE DISTANCES AS SHOWN.
 - SIMPSON SET-XP EPOXY PER ICC-ES 2508.
 - INCREASE FOOTING DEPTH AS REQUIRED FOR 3" MIN. COVER BELOW BOLT & COORDINATE EXACT LOCATIONS WITH THE FRAMING CONTRACTOR.
 - HOLDOWNS MAY BE INSTALLED 4" MAX. FROM SHEAR WALL EDGE. BOUNDARY NAILING MUST BE PROVIDED @ STUDS ALIGNED WITH HOLDOWNS.

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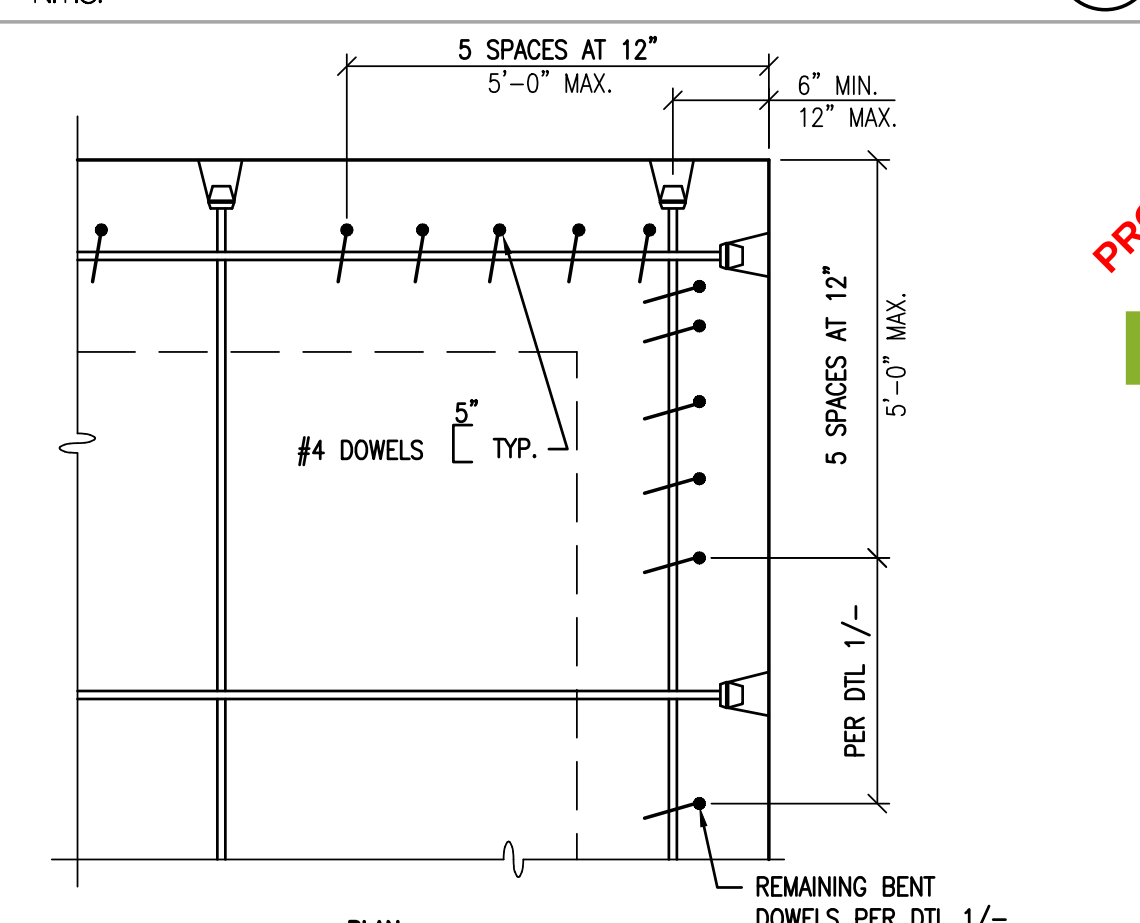


13



N.T.S.

7



N.T.S.

3

DATE	REV. #	DATE	BY	DESCRIPTION

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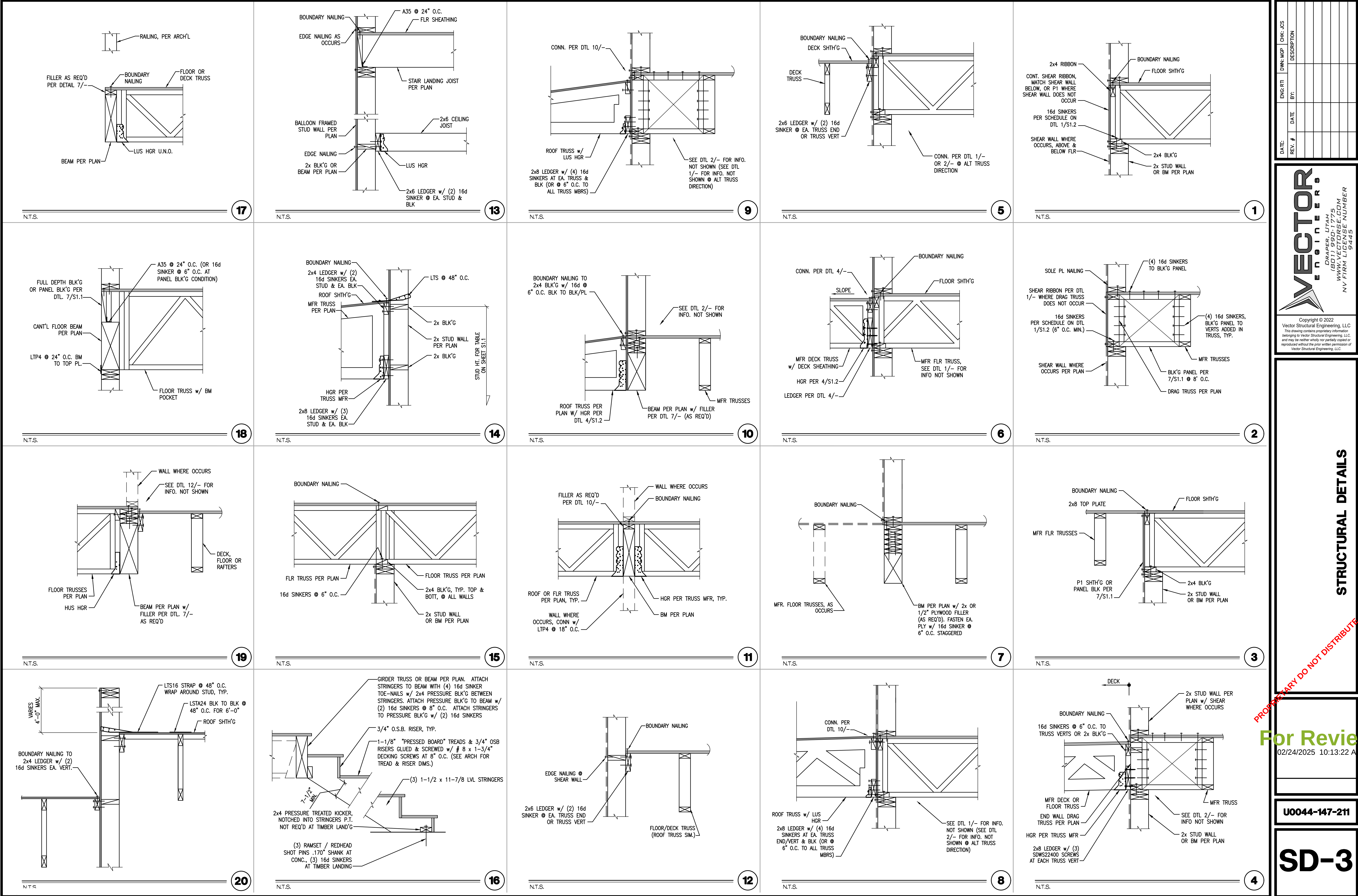
FOUNDATION DETAILS

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SD-1



DATE:	REV. #	DATE	BY:	DESCRIPTION	CHK. JCS

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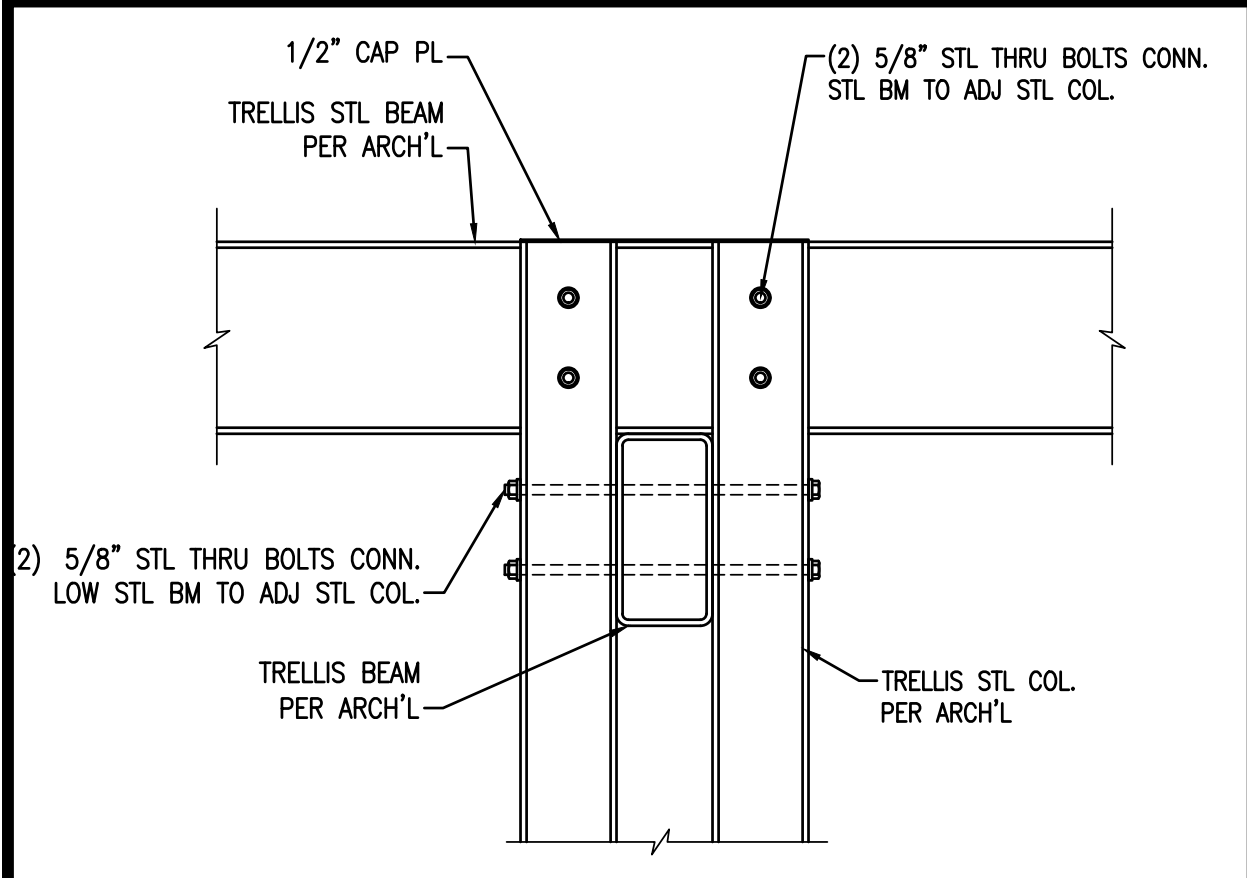
STRUCTURAL DETAILS

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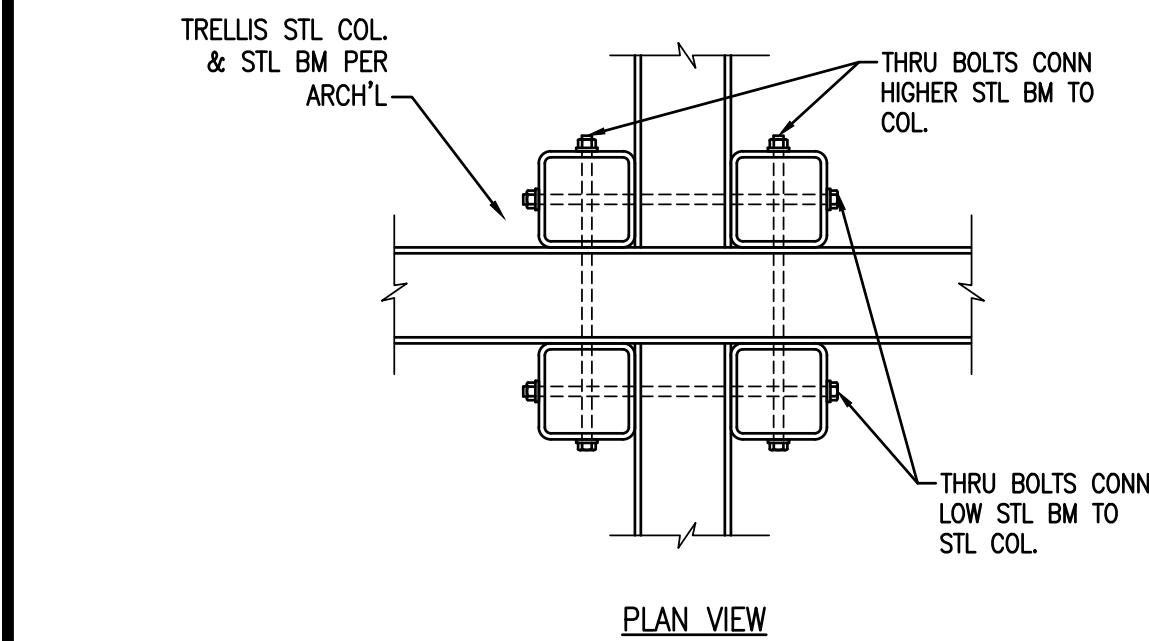
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SD-3



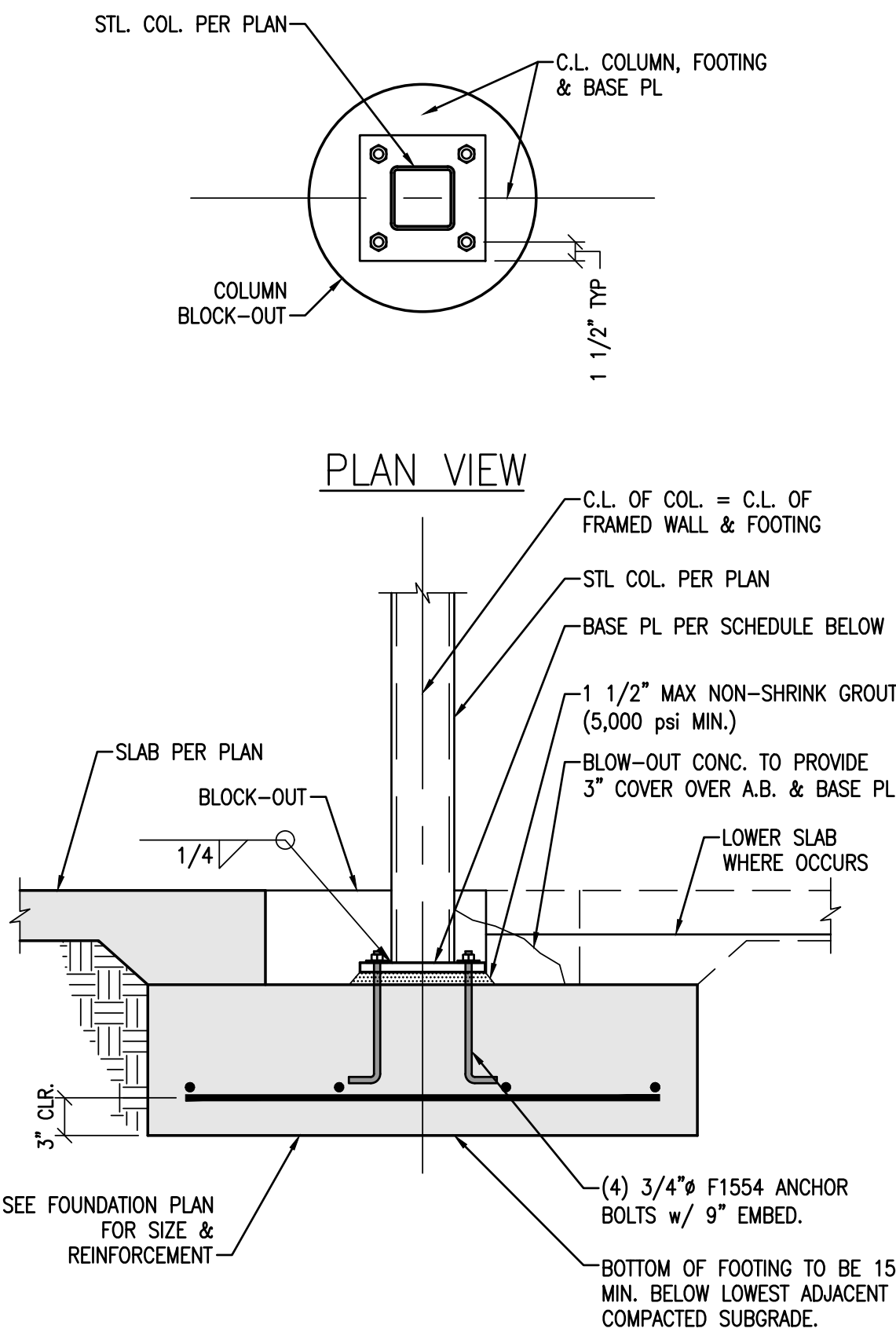
ELEVATION VIEW



PLAN VIEW

N.T.S.

12



PLAN VIEW

SEE FOUNDATION PLAN FOR SIZE & REINFORCEMENT

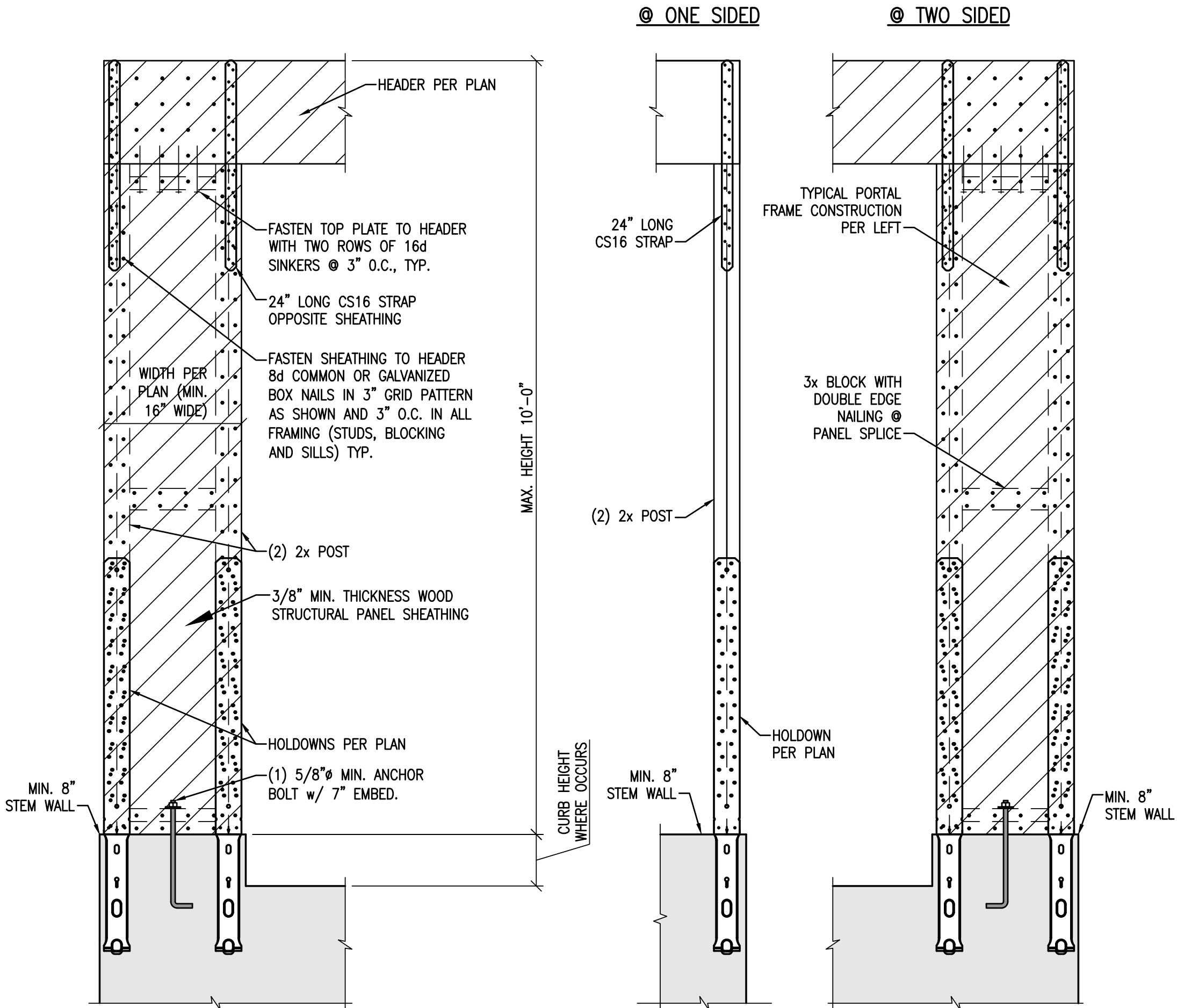
BASE PLATE SCHEDULE	
COLUMN SIZE	BASE PLATE (U.N.O.)
4" STD PIPE OR HSS COL.	10"x10"x3/4" PLATE
5" OR 6" STD, XS OR HSS COL.	12"x12"x3/4" PLATE
8" STD, XS OR XSS COL.	14"x14"x1" PLATE

N.T.S.

13

NOTE: WHERE PONY WALL IS ABOVE HEADER PROVIDE 3/8" PLYWOOD OR O.S.B. WITH 8d COMMON NAILS @ 4" O.C. EDGE/BOUNDARY NAILING AND 16d SINKERS AT 4" O.C. SOLE PLATE NAILING

NOTE: DESIGN STRENGTH PER APA DOC. TT-100F. TESTED AND APPROVED FOR ENGINEERED DESIGN OUTSIDE OF CONVENTIONAL LIGHT FRAME CONSTRUCTION.

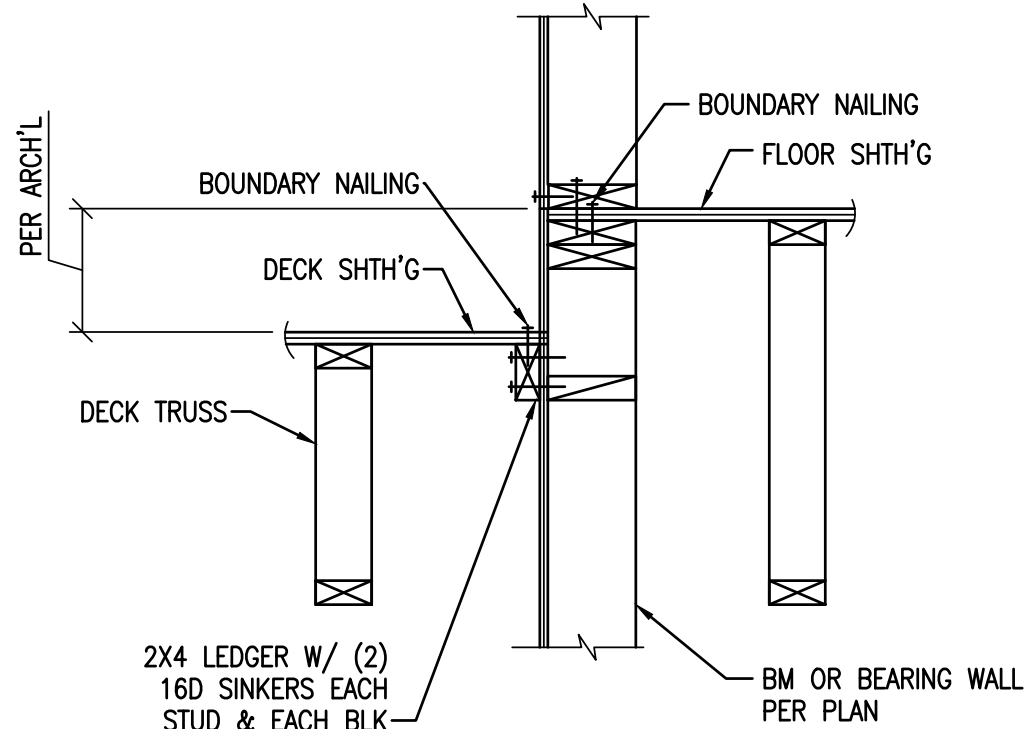


@ ONE SIDED

@ TWO SIDED

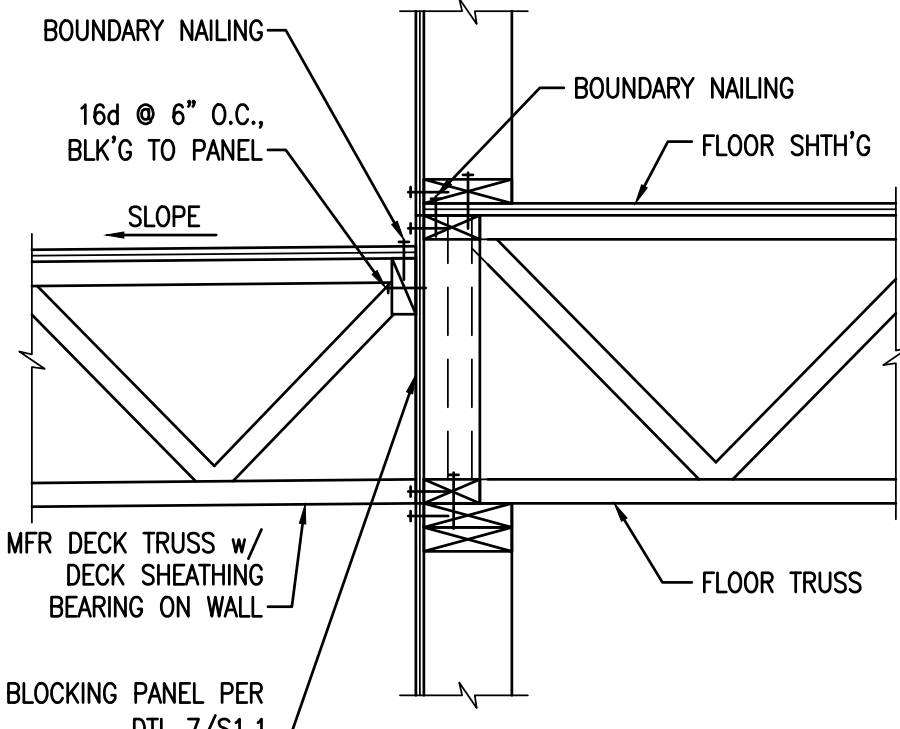
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9



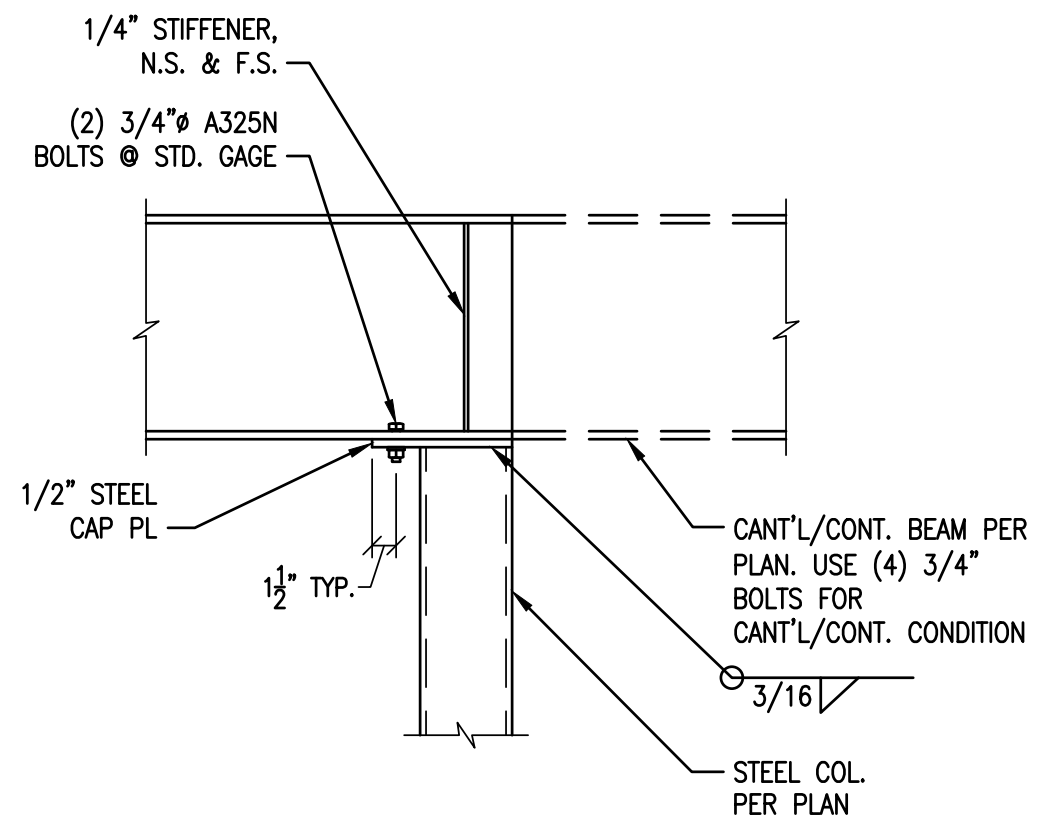
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11



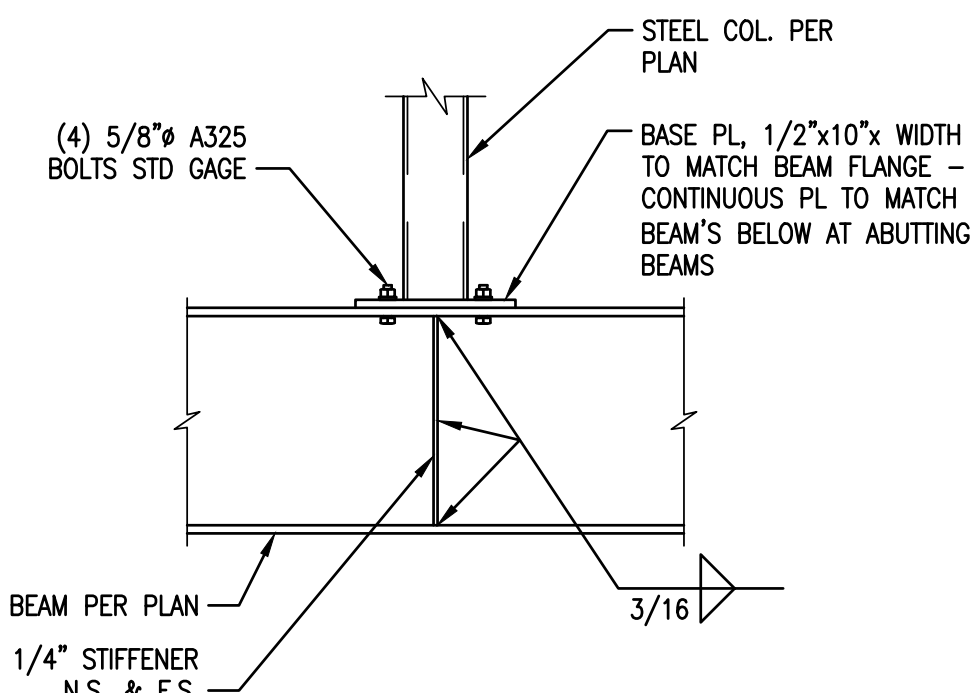
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10



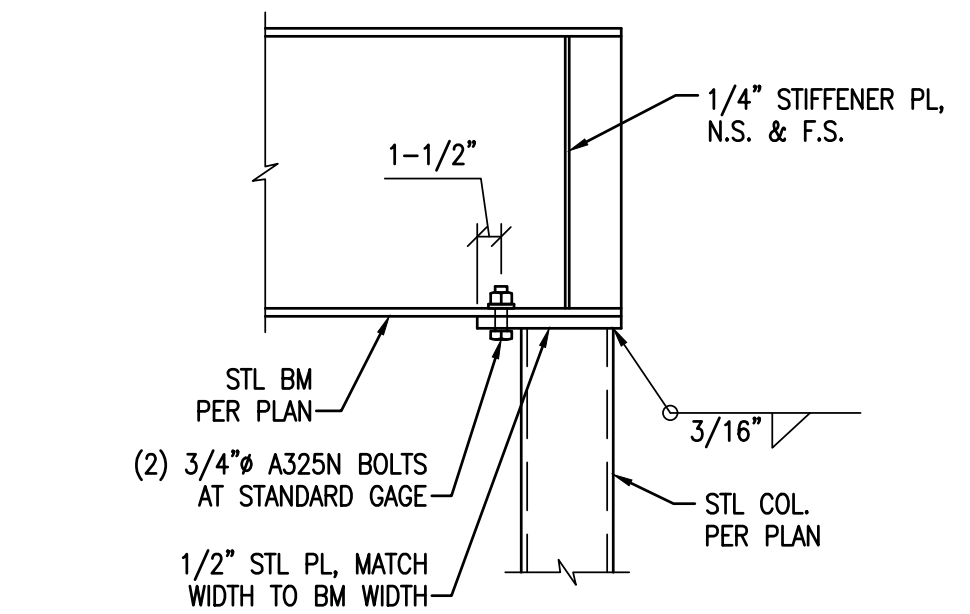
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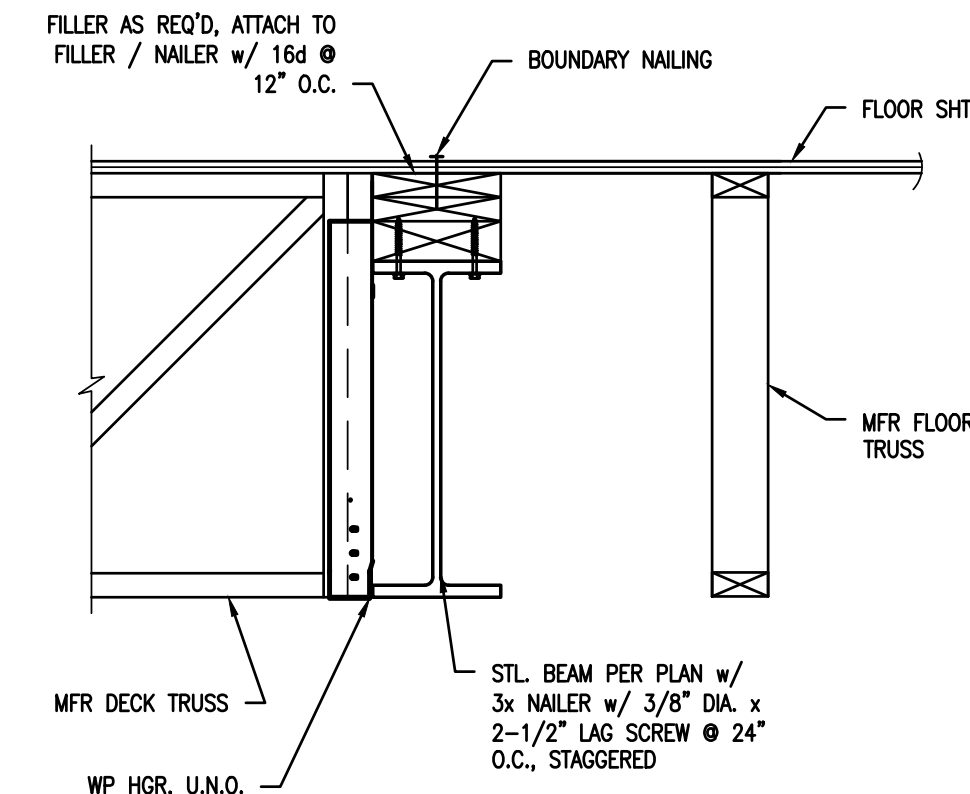
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6



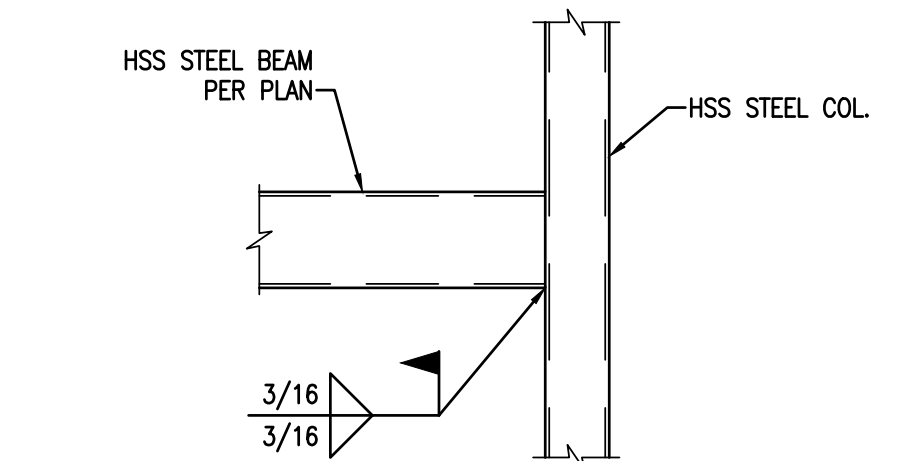
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7



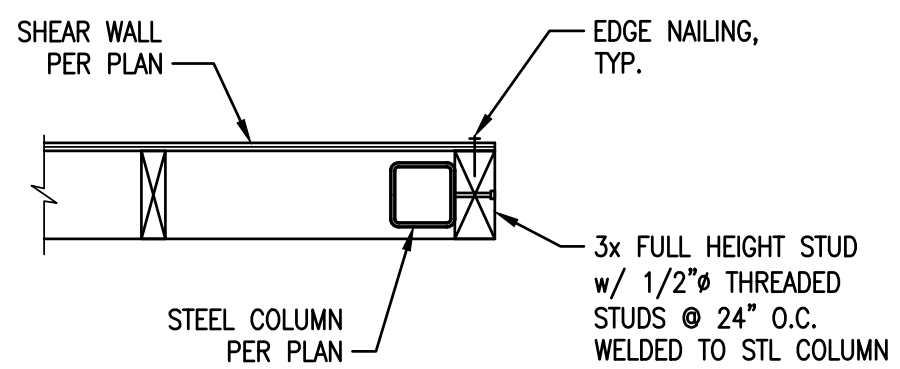
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8



N.T.S.

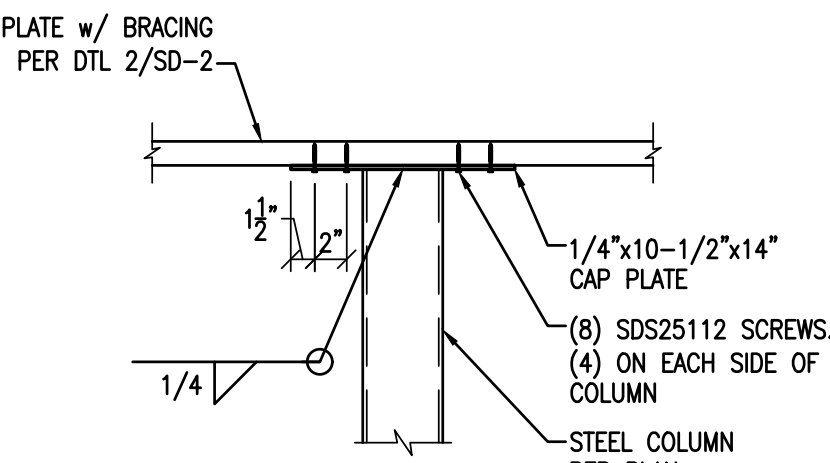
1



PLAN VIEW

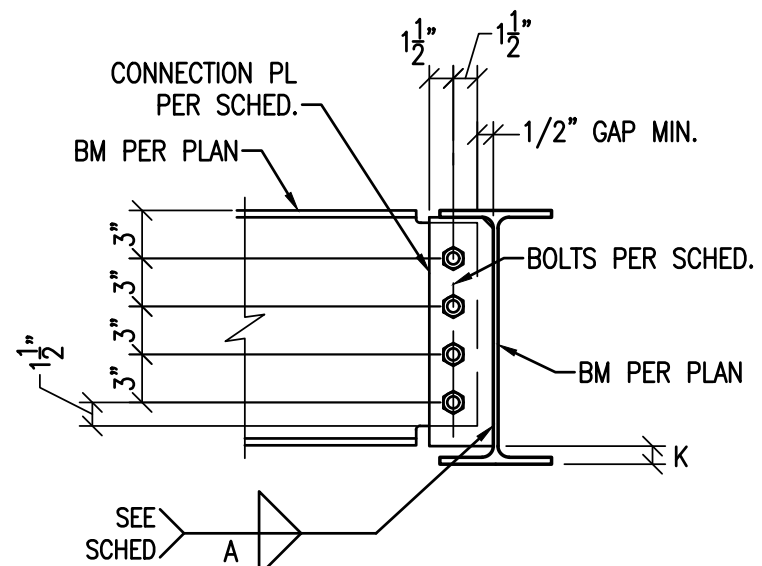
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2



N.T.S.

3



BEAM CONNECTION SCHEDULE				
MEMBER (DEPTH)	SHEAR PL CONNECTION		WELD	
	# OF BOLTS CONN.	PL THK.	SIZE	A
8" - 10"	2	3/8"	1/4"	
12" - 14"	3	3/8"	1/4"	
15" - 16"	4	3/8"	1/4"	
18"	5	3/8"	1/4"	
21"	6	3/8"	1/4"	

N.T.S.

4

DATE	REV. #	DATE	BY	DESCRIPTION

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STRUCTURAL DETAILS

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