



# PROJECT DIRECTORY: PROJECT CONSULTANTS

## OWNER:

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NEW MEADOWS, ID 83654

## DESIGNER/DRAFTER

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## ENGINEER OF RECORD

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**TOPLINE**  
DRAFTING & DESIGN

### TERMS & CONDITIONS

1. Generally, "Customer" is the person or business who purchased this design plan. "Designer" is the designer of this design plan. The "Design Plan" includes the drawings, notes, recommendations and other materials provided by Designer to Customer regarding the house designed in the Design Plan. By purchasing this Design Plan and constructing the house designed in the Design Plan (the "House"), Customer agrees to the terms and conditions stated herein.

2. Design Plan Review. The Design Plan is not a comprehensive blueprint but is intended only to provide a general layout and aesthetic design of the House. The Design Plan provides information relevant to the general design of the House, but expressly does not include all information necessary to construct the House. Customer shall have the Design Plan reviewed by all applicable contractors and engineers, who shall be responsible to add the information necessary to build the House and ensure the House as constructed complies with all applicable local laws, building codes, local custom, and is suited to the environmental conditions in the place where the House is to be built.

3. Disclaimer. BY USING THE DESIGN PLAN TO CONSTRUCT A HOUSE, CUSTOMER UNDERSTANDS AND AGREES THAT DESIGNER EXPRESSLY DISCLAIMS ALL LIABILITY ARISING FROM OR RELATED TO THE CONSTRUCTION OF THE HOUSE. In the event that Designer shall be liable for any costs or damages of Customer, such liability shall be limited to the amount Customer paid for the Design Plan. Customer and its contractors, engineers, and agents, are exclusively responsible for ensuring the House and its construction comply with all laws, rules, codes, and regulations, as well as best practices in the location where the House is built.

4. License. Designer hereby grants Customer a license to use the Design Plan to build one House. This license is not transferrable or assignable by Customer to third parties.

### GENERAL NOTES:

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE 2021 OREGON RESIDENTIAL SPECIALTY CODE AND ANY APPLICABLE OTHER STATE, COUNTY OR LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ENGINEER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- ALL EXTERIOR WALLS TO BE BUILT OF 2"x6" STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2"x STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2X6 STUDS @ 16" O.C. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4'-0" IN HEIGHT, SUCH WALL SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.
- DESIGN LOADS:

ROOF (LIVE LOAD)	25 PSF
ROOF SNOW LOAD	120 PSF
ROOF TOTAL LOAD (SHAKE/COMP)	40 PSF
ROOF TOTAL LOAD (TILE MATERIAL)	49 PSF
FLOOR	50 PSF
STAIRS	100 PSF
GARAGE FLOOR (2,000# POINT)	50 PSF
DECKS	40 PSF
BALCONIES (EXT.)	60 PSF
ATTIC STORAGE (CLG. JST)	30 PSF
CORRIDORS	80 PSF LL

### FOUNDATION NOTES:

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDING, STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MIN. OF 4" IN. GRANULAR MATERIAL COMPACTED TO 95% OR PROTECTED WITH 55# ROLL ROOFING.
- CONCRETE: - MIX AND 28 DAY STRENGTH OF CONCRETE.

- BASEMENT WALLS & FOUNDATIONS	2,500 PSI
- NOT EXPOSED TO WEATHER:	
- BASEMENT & INTERIOR	2,500 PSI
- SLABS ON GRADE:	
- BASEMENT WALLS & FOUNDATIONS	3,000 PSI
- NOT EXPOSED TO WEATHER:	
- PORCHES, STEPS, & CARPORT	3,500 PSI
- SLABS EXPOSED TO WEATHER:	

(AS PER APPENDIX CHAPTER 19, TABLE A-19-A)  
MORTAR & GROUT TO BE MIXED PER MFR. REQUIREMENTS.

- GARAGE FLOORS TO SLOPE 1/8"/FT. MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY.
- CONCRETE SIDEWALKS TO HAVE 1/2" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.
- REINFORCING STEEL TO BE A-615 GRADE 60. WELDED OPTIONAL WIRE MESH TO BE A-185.
- EXCAVATE SITE TO PROVIDE A MIN. OF 18" CLEARANCE UNDER ALL FLOOR BEAMS.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED

### FRAMING NOTES:

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE HEADERS AS SHOWN ON THE PLANS.
- ALL EXTERIOR WALLS TO BE BUILT OF 2"x STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2"x STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2X6 STUDS @ 16" O.C. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4'-0" IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY UNLESS SPECIFIED OTHERWISE.
- ALL METAL CONNECTIONS TO BE "SIMPSON" OR EQUIVALENT. U.N.O. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH U210 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2/U210-3 AS REQUIRED. USE OF 10dX1" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS NOTED ON THE PLANS. SEE NAIL CONVERSION CHART FROM CURRENT SIMPSON CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY.
- PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS.
- PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CLG. AREAS, AND INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS. RAFTERS VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.
- RIDGE BOARDS, HIPS, AND VALLEYS SHALL BE NOT LESS THAN IN DEPTH THAN THE CUT END OF THE RAFTER.
- PROVIDE FIRE BLOCKING, DRAFT STOPS, & FIRE STOPS AS PER THE ORSC.
- HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.
- LUMBER SPECS:

A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR STUD GRADE B.F.
C. STUDS	NO. 2 OR BETTER D/F.
D. STUDS OVER 10' HIGH	UTILITY GRADE D/F.
E. POST & BEAM DECKING	1/2" CDX PLY, 32/16
F. PLYWOOD SHEATHING	Fb-2400, DRY ADH.
G. GLU-LAM BEAMS	
(EXT. ADH @ EXT. CONDITIONS)	
H. PSL MATERIALS *	Fb = 2900 E = 2.0 Fv = 290
LVL MATERIALS **	Fb = 2600 E = 1.8 Fv = 285
- APPLY GYPSUM BOARD ON ALL INTERIOR WALLS.
- ALL INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2). U.N.O.
- GARAGE WALLS SEPARATING RESIDENCE TO BE SHEATHED WITH 1/2" MIN. GYPSUM BOARD PER TABLE R702.3.5

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### NOTICE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS, COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

### NOTE:

DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE INTENDED TO BE GUIDELINES FOR CONSTRUCTION, THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICACY AND AESTHETICS OF THE PLAN CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB

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

DRAWN: ES

JOB: 23-024

SHEET:





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THESE PLANS HAVE BEEN LOCKED TO THE CUSTOMER FOR THEIR USE ONLY. ANY ATTEMPT TO MODIFY OR DELETE ANY PART OF THE PLANS BY ANY OTHER USER OF ANY PART OF THE PLANS BY ANY OTHER USER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS STRICTLY PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND THAT MAY BE INCURRED BY ANY USER OF THESE PLANS. THE DESIGNER'S LIABILITY IS LIMITED TO THE AMOUNT PAID FOR THESE PLANS. THE DESIGNER'S LIABILITY IS LIMITED TO THE AMOUNT PAID FOR THESE PLANS. THE DESIGNER'S LIABILITY IS LIMITED TO THE AMOUNT PAID FOR THESE PLANS.



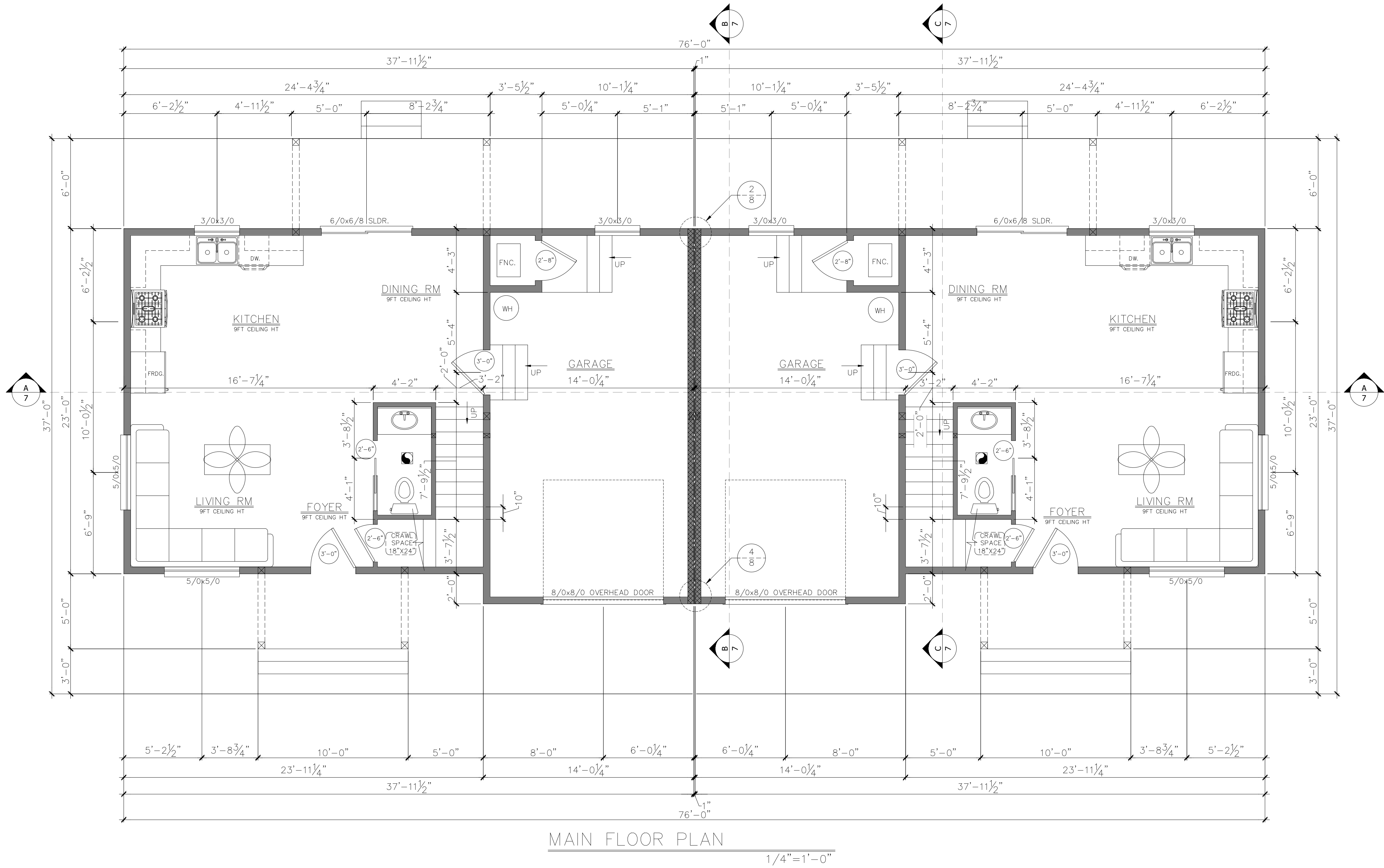


**LEGEND**

	FAN	(EG)	EGRESS WINDOW
	SMOKE/CARBON MONOXIDE DETECTOR	(TEMP.)	WINDOWS WITH TEMPERED GLASS
	SMOKE DETECTOR		
	1 HOUR FIRE BARRIER PARTITION WALL		

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MAIN FLOOR HEATED AREA =	576 sf
UPPER FLOOR HEATED AREA =	902 sf
GARAGE AREA PER UNIT =	326 sf
TOTAL HEATED AREA PER UNIT =	1,478 sf
TOTAL HEATED AREA BOTH UNITS =	2,956 sf





**NOTE:**  
THESE PLANS HAVE BEEN PREPARED BY THE DESIGNER FOR THE CUSTOMER FOR USE AS A GUIDE ONLY. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE PLANS OR THE RESULTS OF THE CONSTRUCTION. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE EXISTING CONDITIONS OF THE SITE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS AND SHALL NOT EXCEED THE AMOUNT OF THE DESIGN FEE. THE DESIGNER'S LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE DESIGN FEE. THE DESIGNER'S LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE DESIGN FEE.

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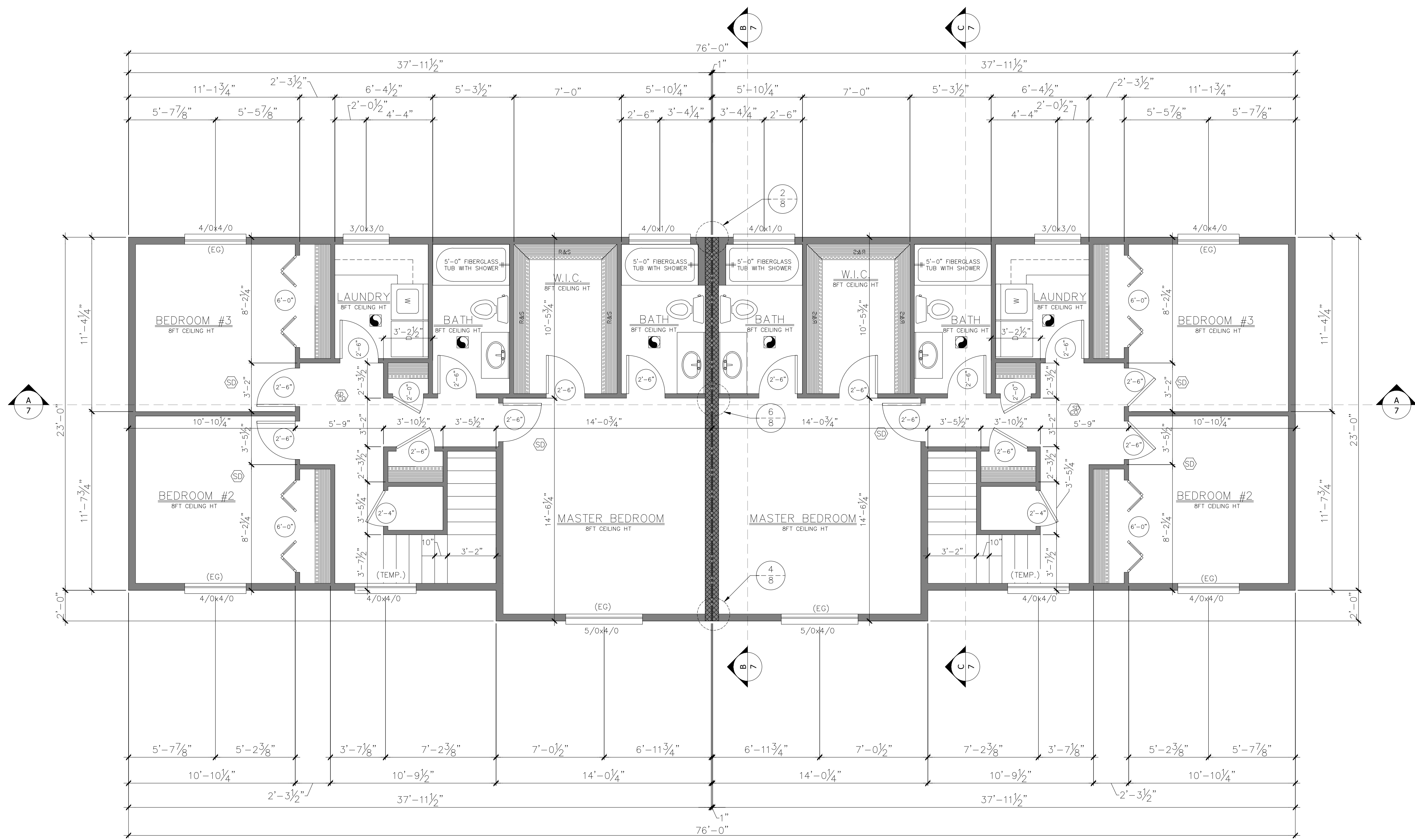
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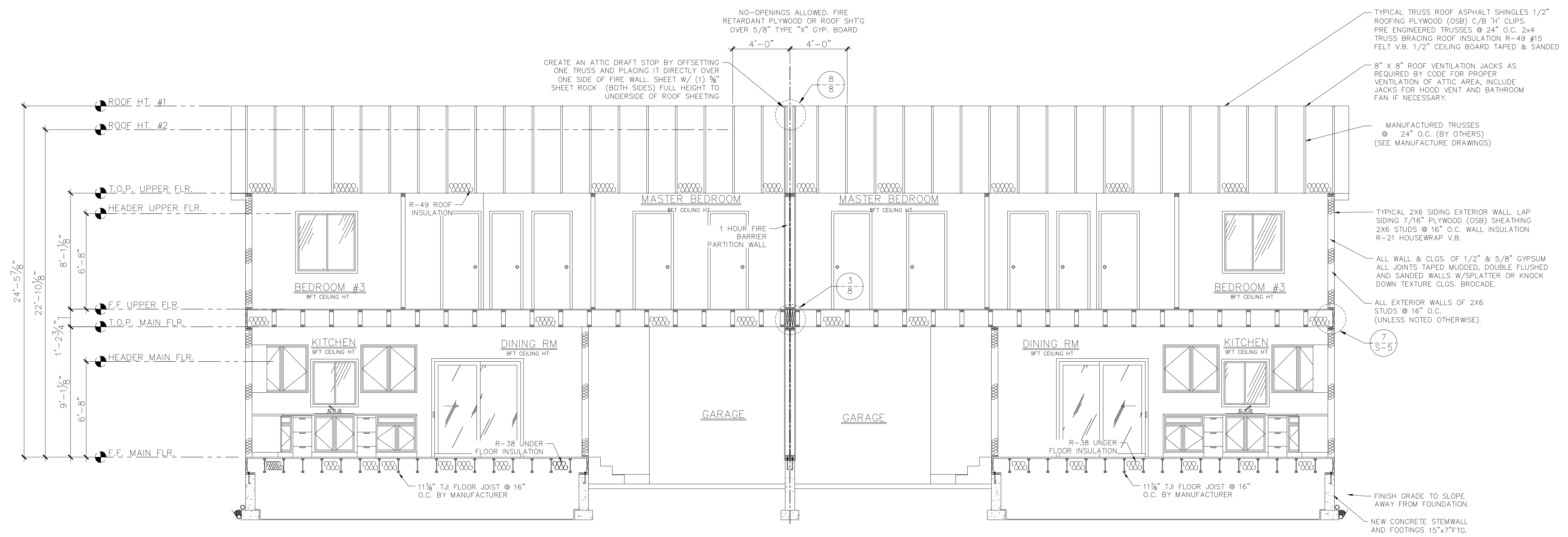
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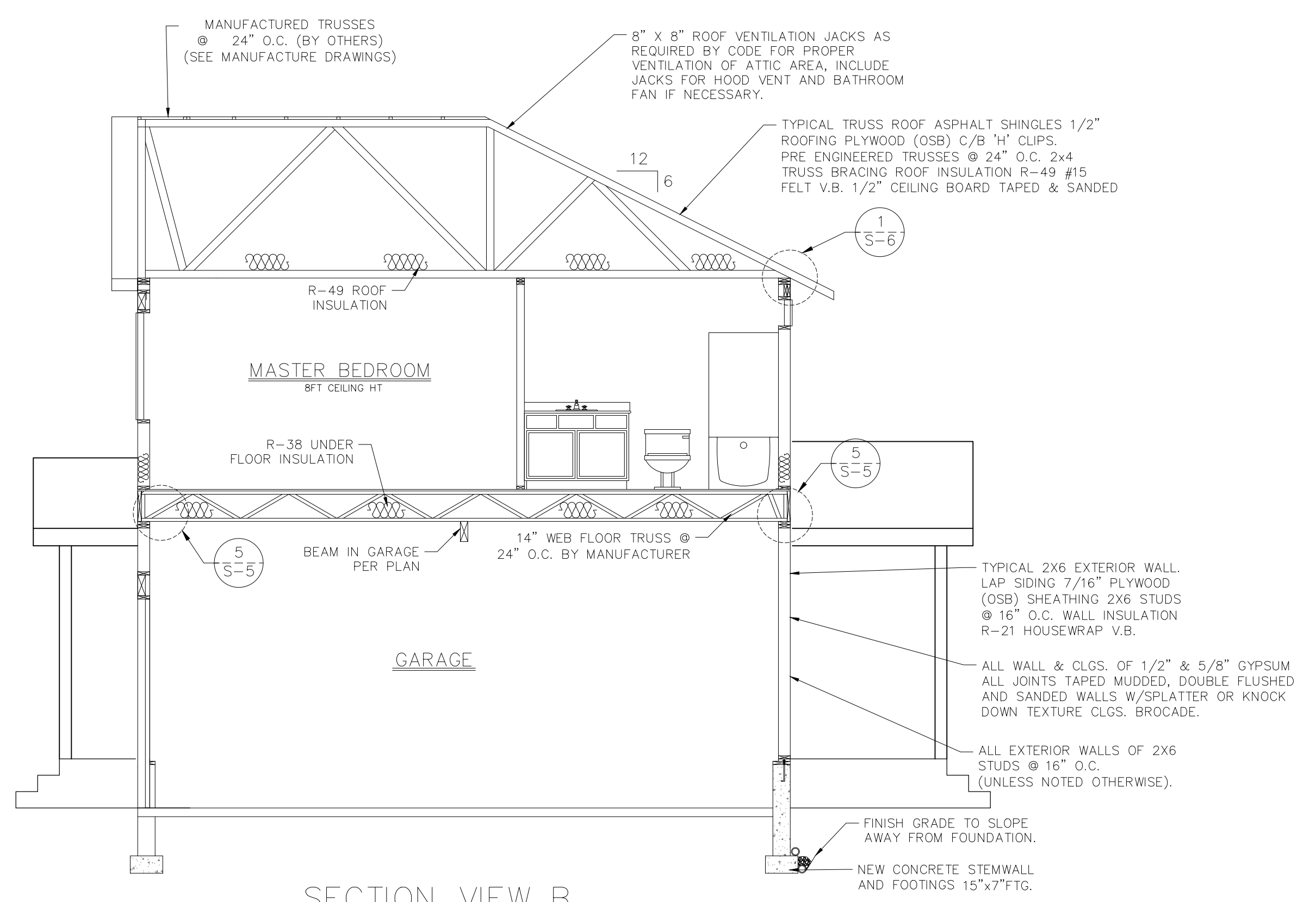
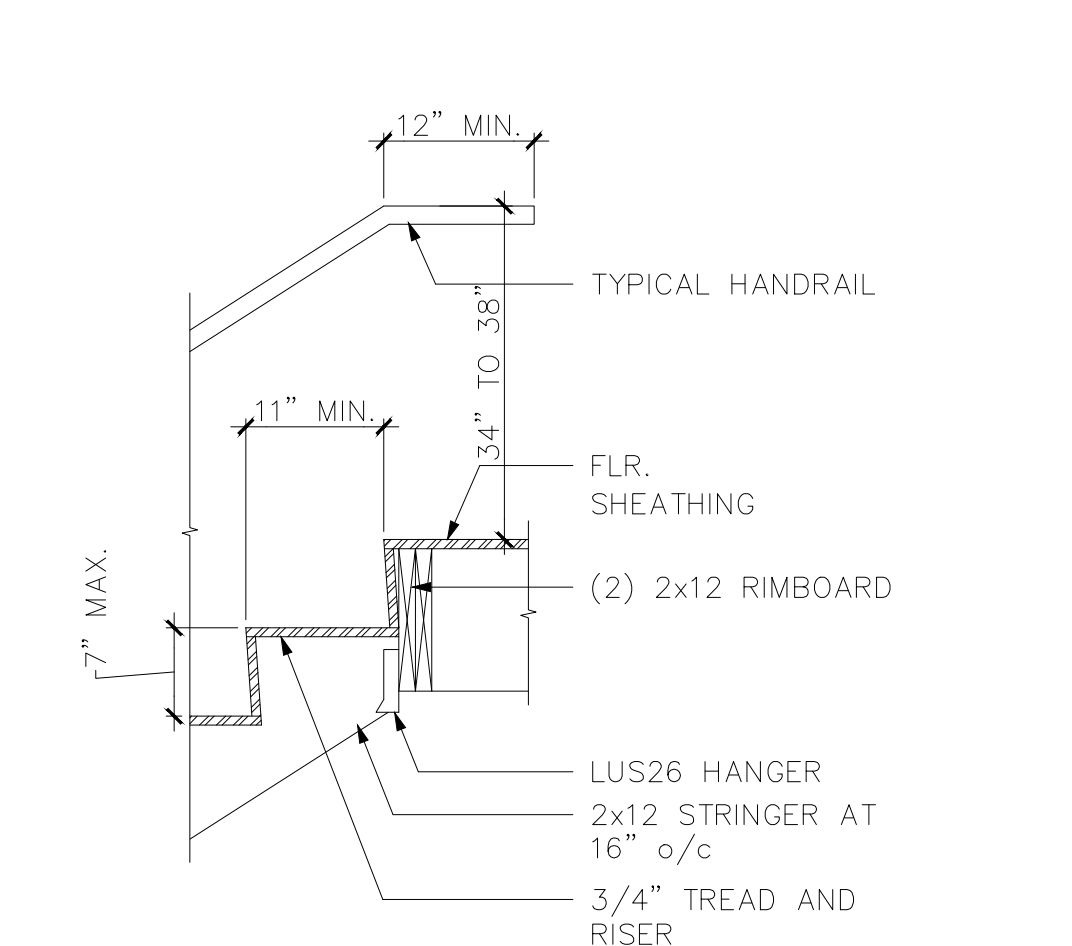
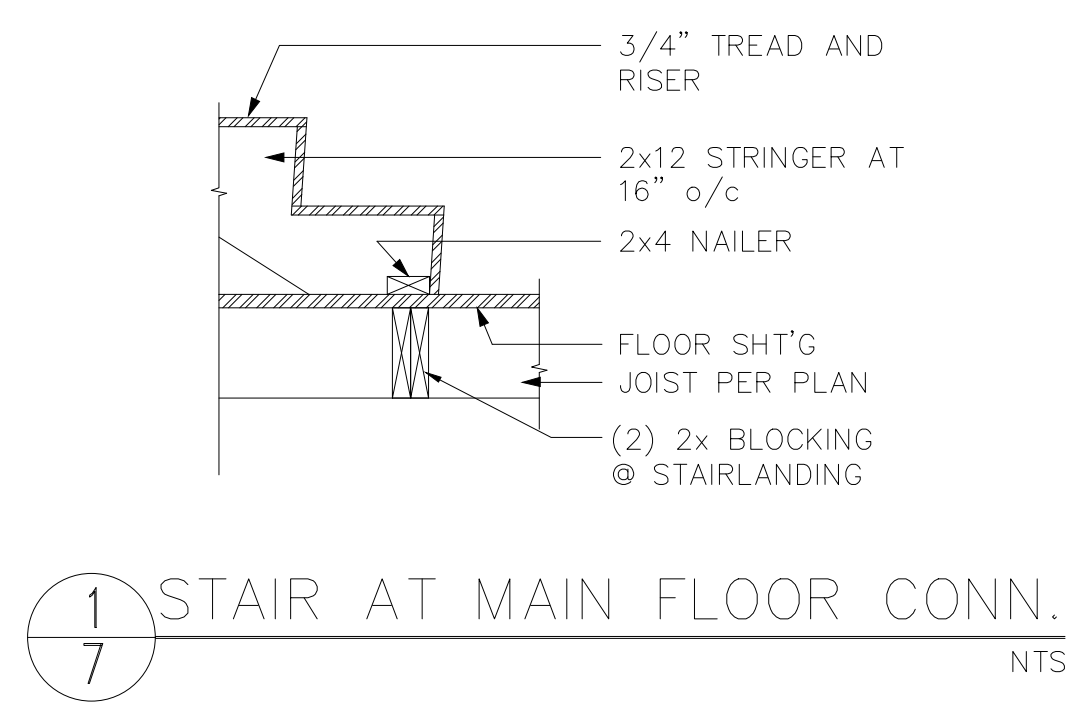
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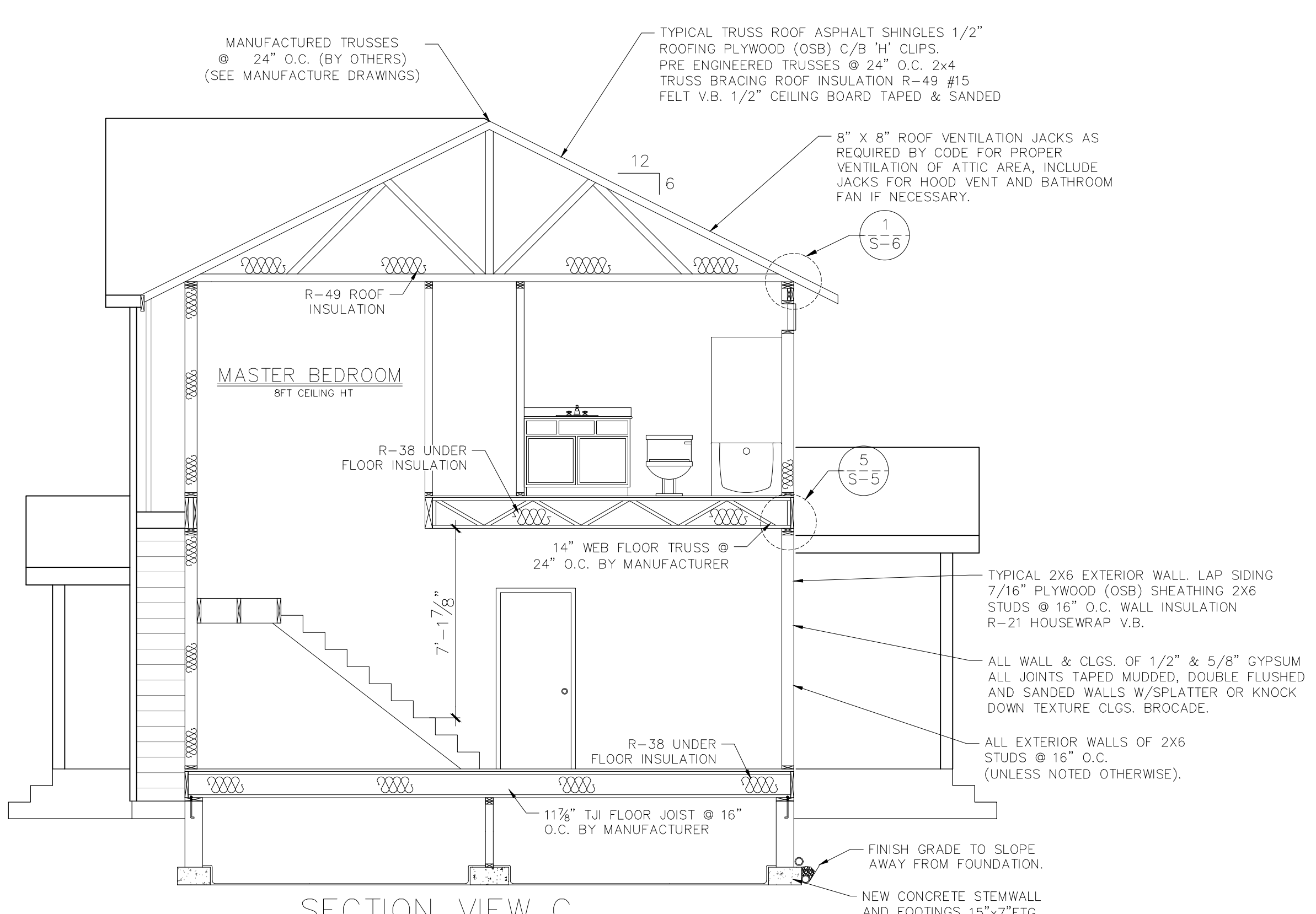
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SECTION VIEW A  
1/4"=1'-0"



SECTION VIEW B  
1/4"=1'-0"



SECTION VIEW C  
1/4"=1'-0"

**NOTE:**  
THESE PLANS HAVE BEEN PREPARED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THEY ARE SUBJECT TO THE CONDITIONS OF LICENSE AND REGISTRATION. THE USER OF THESE PLANS IS TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND FOR THE RESULTS OF THE WORK. THE USER OF THESE PLANS IS TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND FOR THE RESULTS OF THE WORK. THE USER OF THESE PLANS IS TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND FOR THE RESULTS OF THE WORK.

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ENGINEER STAMP



ISSUES/REVISIONS

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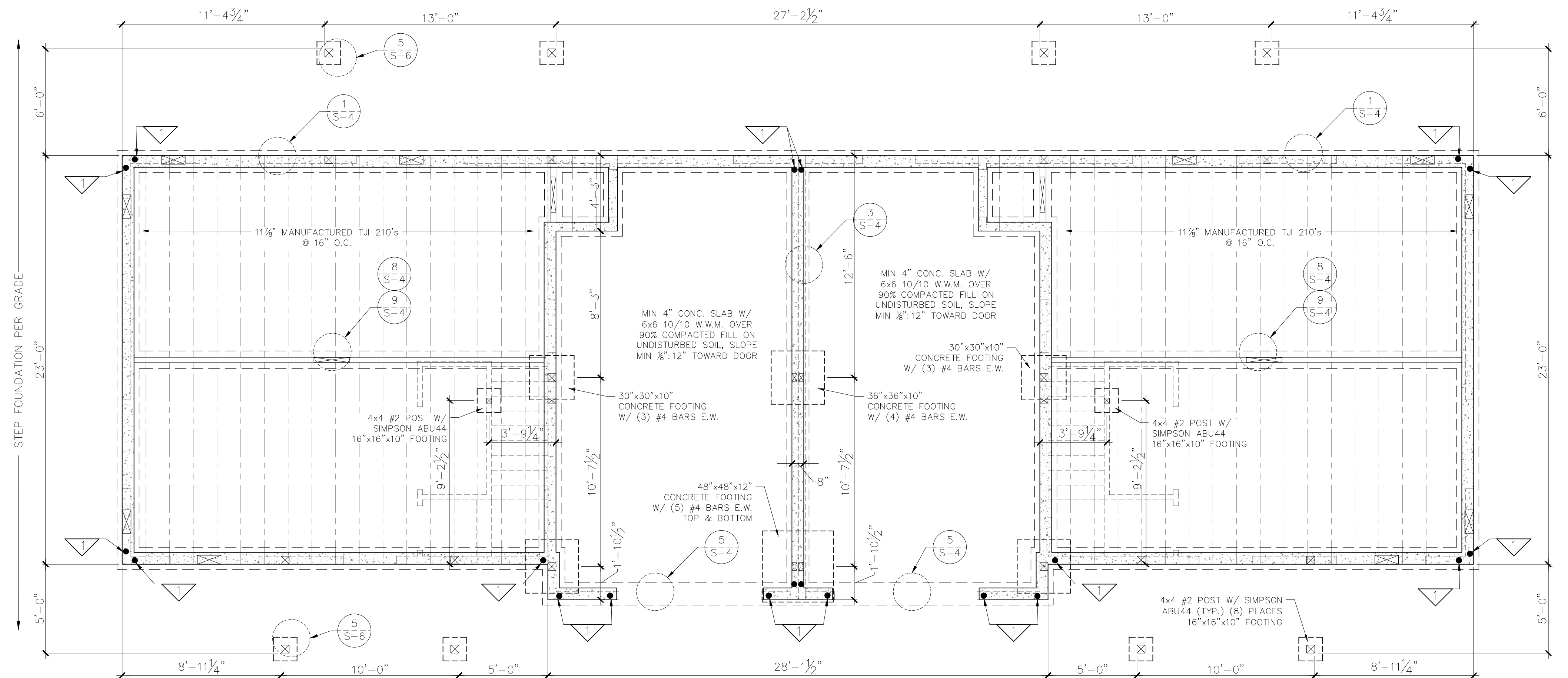
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**S-1**



FOUNDATION PLAN  
1/4"=1'-0"

**HOLDDOWN SCHEDULE**<sup>12.3.4</sup>

HOLDOWN TYPE	HOLDOWN	ANCHOR BOLT	ANCHOR DIAMETER	EMBED LENGTH	MIN. STEM-WALL WIDTH	WOOD MEMBER	CONNECTION TO WOOD MEMBER	REMARKS	ALLOWABLE LOAD
1	No Holdown								
2	HDU2	S5TB24	5/8"	20 5/8"	6"	(2) 2x6 <sup>6</sup>	(6) 1/4"x2-1/2" <sup>7</sup>		3.075#
3	HDU4	S5B5/8x24	5/8"	18"	6"	(2) 2x6 <sup>6</sup>	(10) 1/4"x2-1/2" <sup>7</sup>		4.565#
4	HDU5	S5B5/8x24	5/8"	18"	6"	4x6	(14) 1/4"x2-1/2" <sup>7</sup>		5.645#
5	HDU8	S5B7/8x24	7/8"	18"	8"	6x6	(20) 1/4"x2-1/2" <sup>7</sup>		7.870#
6	HDQ8	FAB7-30	7/8"	26 3/4"	8"	6x6	(20) 1/4" x 3" <sup>7</sup>		9.230#
7	HD12	FAB8-30	1"	26 3/4"	8"	6x6	(4) 1" DIA. M.B.		14.220#
8	HDU14	FAB8-30	1"	26 3/4"	8"	(1) 6x6	(36) 1/4"x2-1/2" <sup>7</sup>		14.445#
9	MSTC28	N/A	N/A	N/A	N/A	(2) 2x6 <sup>6</sup>	(16) - 16d Sinker		1.540#
10	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6 <sup>6</sup>	(32) - 16d Sinker		3.080#
11	MSTC52	N/A	N/A	N/A	N/A	(2) 2x6 <sup>6</sup>	(48) - 16d Sinker		4.620#
12	MSTC66	N/A	N/A	N/A	N/A	(2) 2x6 <sup>6</sup>	(64) - 16d Sinker		5.860#

Notes:  
1. Holdowns by Simpson Strong-Tie Company, Inc. See Simpson catalog for proper installation.  
2. Hardmount all holddown anchors prior to concrete pour.  
3. Edge nail sheathing to all posts or boundary members at holdowns.  
4. Locate holddown within 6" of end of Shear Panel.  
5. All wood members must be "Douglas fir".  
6. Laminate studs with 16d Nails at 12" on center staggered. Clinch tips of nails.  
7. Use Simpson SDS 1/4" dia. wood screws.  
8. 2 Holddowns required (See 'Holdowns between floors' detail this sheet).  
9. Use threaded rod + CNW coupler to attach to anchor bolt at foundation. Run threaded rod up to holddown at lower floor and connect.  
10. Shearwall Type  
11. Holddown Type

**FLOOR FRAMING NOTES**

- FLR. SHT. = 7/8" APA RATED T&G INSTALLED PERPENDICULAR TO FLOOR FRAMING. GLUED AND NAILED W/ 10d AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. AT FIELD (U.N.O.)
- VERIFY AND COORDINATE ALL DIMENSIONS WITH FLOOR PLANS.
- EXTERIOR WALLS: 7/16" OSB (24/0) OR APA RATED SHT. W/ 8d AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD UNLESS NOTED OTHERWISE - SEE SHEAR WALL SCHEDULE.
- PROVIDE SOLID BLK FRAMING UNDER ALL BEAMS AND HEADERS AND POST TRANSFERS ROOF TO FND.

**FOUNDATION NOTES**

- ALL CONC SHALL BE MIN. 2500 P.S.I.
- DESIGN SOIL BEARING PRESSURE - 1500 P.S.F.
- WALL PORTIONS ARE 8" THICK ON 18" x 9" FTGS (U.N.O.)
- PROVIDE BLOCKING @ INTERMEDIATE JOIST SUPPORTS. (TYP.)
- VERIFY AND COORDINATE ALL DIMENSIONS WITH FLOOR PLANS.
- ALL CONCRETE FOOTINGS ARE TO BE 30"x30"x10" W/ (3) #4 BARS E.W. U.N.O.

USE ABU66 POST BASE AT ALL 6X6 POST AND ABU44 POST BASE AT ALL 4X4 POSTS. U.N.O.

**DESIGN CRITERIA:**

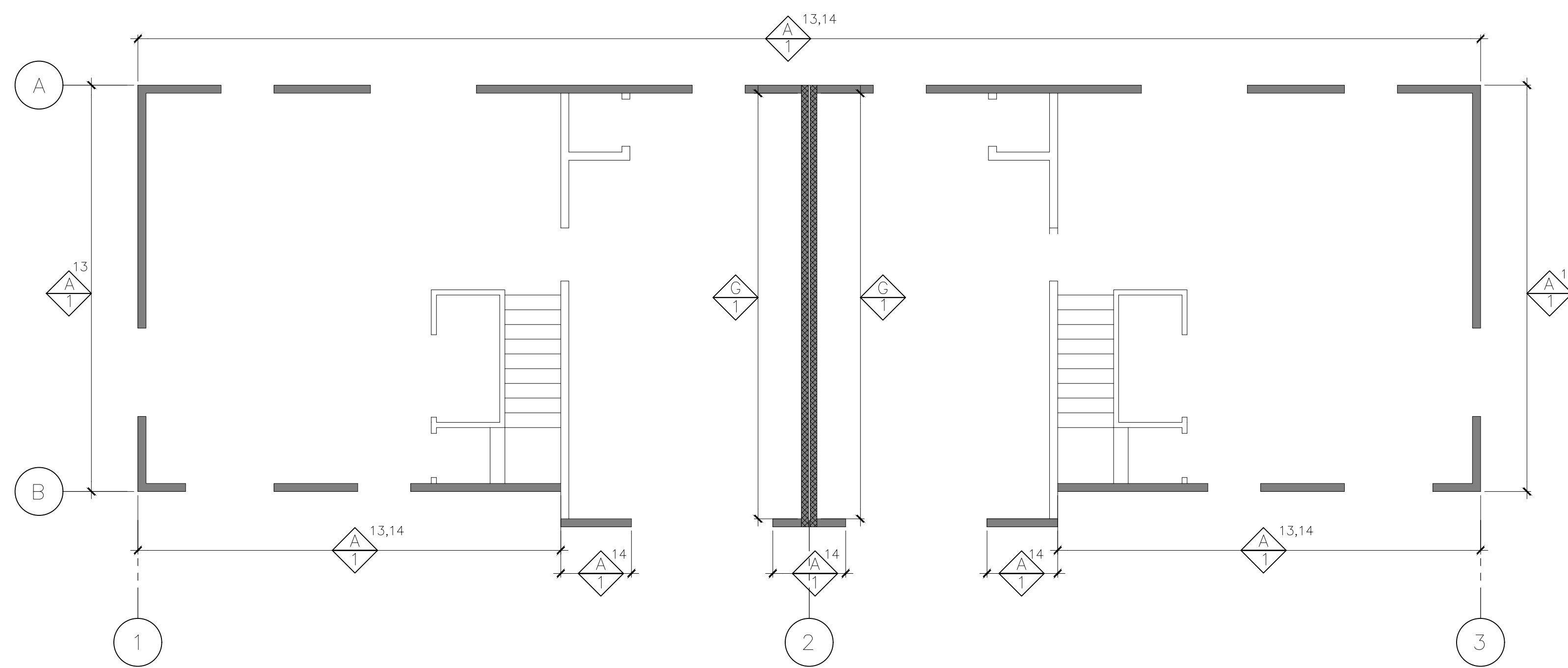
ROOF LOAD: 15 PSF DL & 120 PSF S  
FLOOR LOAD: 12 PSF DL & 40 PSF LL  
FOOTING DESIGN BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF.

**CONCRETE:**

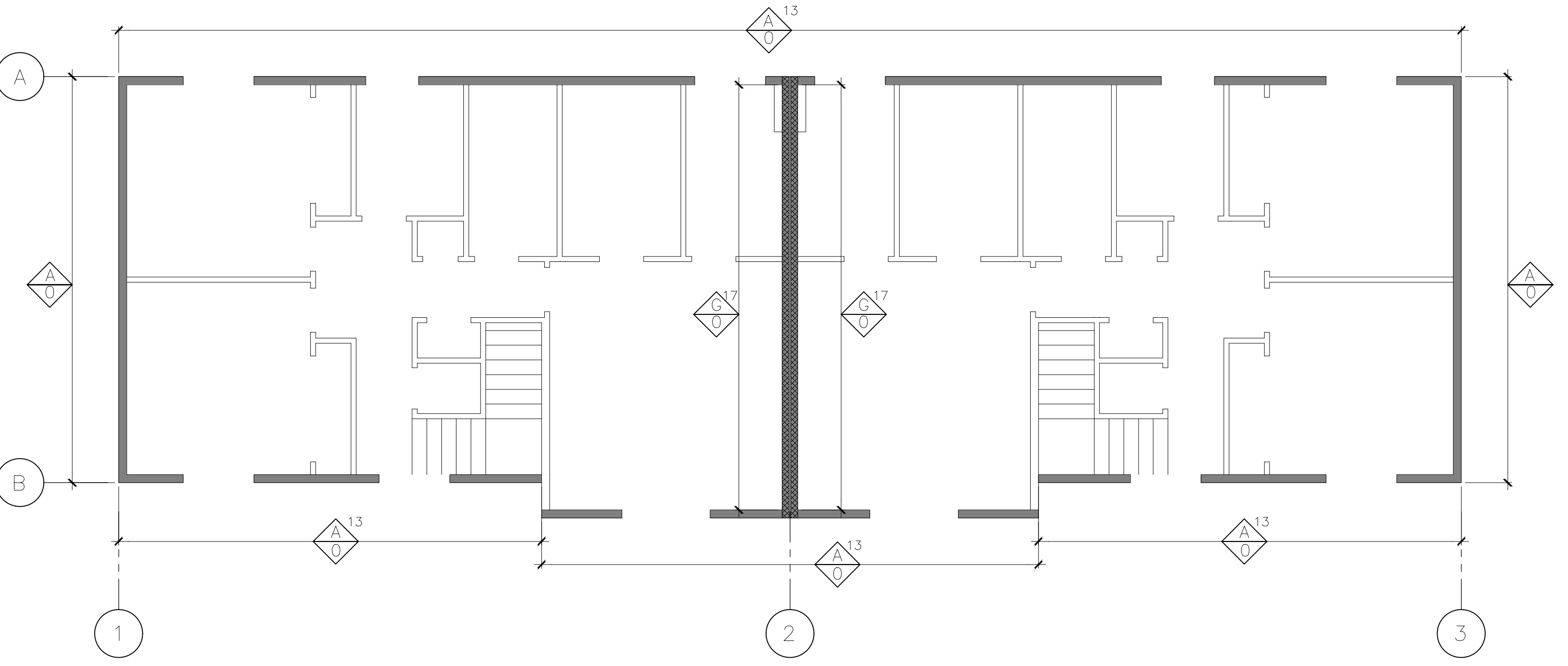
FOOTING: 18"x9" - 2,500 PSI (NOT EXPOSED TO WEATHER) U.N.O.  
STEMWALL: 6"/8"x - 3,000 PSI  
PIER PAD: PER PLAN - 2,500 PSI (NOT EXPOSED TO WEATHER)  
SLABS: 4" THICK - 3,000 PSI OVER COMPACTED 3/4"-ROCK

**LEGEND**

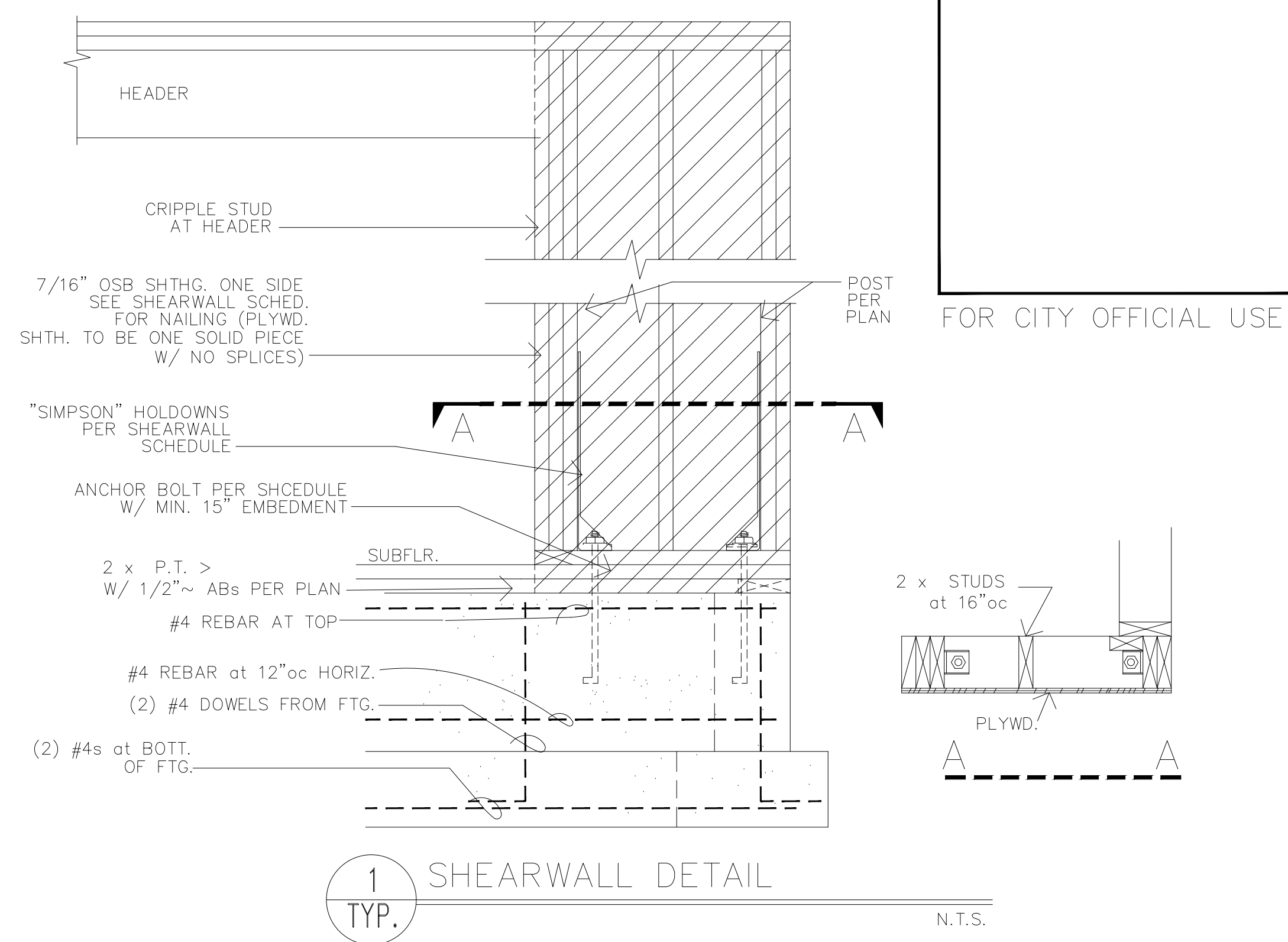
- DESIGNATED LOCATION OF HOLDDOWN SEE SHEET S-2 FOR MORE INFORMATION. (VERIFY FOOTING DEPTH @ HOLDDOWN LOCATIONS)
- 8X8 POST UNDER BEAM
- 6X6 POST OR (4) 2X BUILT UP UNDER BEAM
- 4X4 POST OR (3) 2X BUILT UP UNDER BEAM
- 4X6 POST OR 2X BUILT UP UNDER BEAM



MAIN FLOOR SHEARWALL PLAN  
3/16"=1'-0"



UPPER FLOOR SHEARWALL PLAN  
3/16"=1'-0"



SHEAR WALL SCHEDULE

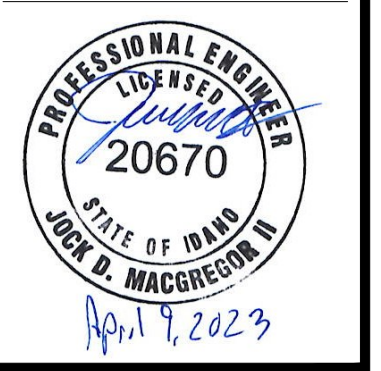
WALL TYPE	STRUCTURAL PANEL SHEATHING	PANEL EDGE NAILING	FIELD NAILING	A 35 CLIP DOUBLE TOP PLATE CONN. <sup>16</sup>	SILL PLATE CONNECTION (A.B.)		SOLE PLATE CONNECTION <sup>5</sup>	SHEAR VALUE (PLF) DOUGLAS FR	
					1/2" DIA. x 10' LONG	5/8" DIA. x 10' LONG		WIND	SEISMIC
A	7/16" OSB or 15/32" Plywood	0.131" Dia. x 2.5' Nails at 6' o.c.	0.131" Dia. x 2.5' Nails at 12' o.c.	20" O.C.	3'-8" O.C. <sup>10</sup>	4'-0" O.C. <sup>10</sup>	16d Nails at 6' o.c.	365	260
B	7/16" OSB or 15/32" Plywood	0.131" Dia. x 2.5' Nails at 4' o.c.	0.131" Dia. x 2.5' Nails at 12' o.c.	15" O.C.	2'-9" O.C. <sup>10</sup>	4'-0" O.C. <sup>10</sup>	16d Nails at 4-1/2" o.c.	530	380
C	7/16" OSB or 15/32" Plywood	0.131" Dia. x 2.5' Nails at 3' o.c.	0.131" Dia. x 2.5' Nails at 12' o.c.	11" O.C.	N/A	2'-9" O.C. <sup>10</sup>	16d Nails at 3-1/2" o.c.	685	490
D	15/32" Plywood	0.148" Dia. x 3' Nails at 3' o.c.	0.148" Dia. x 3' Nails at 12' o.c.	9" O.C.	N/A	2'-4" O.C. <sup>10</sup>	(2) Rows 16d Nails at 6' o.c.	840	600
E	15/32" Plywood	0.148" Dia. x 3' Nails at 2' o.c.	0.148" Dia. x 3' Nails at 12' o.c.	7" O.C.	N/A	1'-9" O.C. <sup>12</sup>	N/A	1075	770
F	1/2" GWB MIN.	5d cooler nails at 4' o.c.	5d cooler nails at 12' o.c.	24" O.C.	4'-0" O.C.	4'-0" O.C.	16d Nails at 6' o.c.	125	125
G	5/8" GWB	#6x1-1/4" type S or W screws 8' o.c. (blocked)	#6x1-1/4" type S or W screws 12' o.c.	24" O.C.	4'-0" O.C.	4'-0" O.C.	16d Nails at 6' o.c.	180	180

Notes:  
 1. Block all edges of sheathing.  
 2. Do not break sheathing skin by over driving nails.  
 3. Pre-drill as required to avoid splitting sils, etc.  
 4. Nails should be located 3/8" clear of panel edges.  
 5. Use Simpson A35 clips to attach blocking to top plate at floor line. At roof line use Simpson M-1 clips at each truss (U.O.N.).  
 6. Values of other standard construction fasteners will require spacing adjustments and must be approved by the engineer-of-record.  
 7. Use hot dipped galvanized nails at all exterior applications.  
 8. C-D, C-C sheathing, plywood panels siding, and other grades covered in APA Plywood Design Specification.  
 9. Sheathing face grain can be applied perpendicular or parallel to wall studs, provided studs are spaced a maximum of 16" o.c.  
 10. 3"x3"x1/4" washer required on A.B. with 2x sill plates.  
 11. Framing at adjoining panel edges shall be (3) 2x studs laminated (see detail this sheet).  
 12. Min. 3" nominal sill plate w/ 3"x3"x1/4" washers.  
 13. Sheath entire wall (above + below) windows and doors) according to shearwall schedule. Use of 3"x3"x1/4" washers are required on all anchor bolts for these walls.  
 14. Install LTP5 when required at 32" o.c. per detail.  
 15. All wood members must be "Douglas Fir".  
 16. All walls not designated as shearwalls to have 1/2"x10" anchor bolts at 4'-0" o.c. maximum.  
 17. Interior shearwall to extend to roof sheathing via truss or blocking panels.

HOLDOWN SCHEDULE<sup>12,3,4</sup>

HOLDOWN TYPE	HOLDOWN	ANCHOR BOLT	ANCHOR DIAMETER	EMBED LENGTH	MIN. STEM-WALL WIDTH	WOOD MEMBER	CONNECTION TO WOOD MEMBER	REMARKS	ALLOWABLE LOAD
1	No holdown								
2	HDU2	SSTB24	5/8"	20 5/8"	6"	(2) 2x6 <sup>6</sup>	(6) 1/4"x2-1/2" <sup>7</sup>		3.075#
3	HDU4	585/8x24	5/8"	18"	6"	(2) 2x6 <sup>6</sup>	(10) 1/4"x2-1/2" <sup>7</sup>		4.565#
4	HDU5	585/8x24	5/8"	18"	6"	4x6	(14) 1/4"x2-1/2" <sup>7</sup>		5.645#
5	HDU8	587/8x24	7/8"	18"	8"	6x6	(20) 1/4"x2-1/2" <sup>7</sup>		7.870#
6	HDQB	PAB7-30	7/8"	26 3/4"	8"	6x6	(20) 1/4" x 3" <sup>7</sup>		9.230#
7	HD12	PAB8-30	1"	26 3/4"	8"	6x6	(4) 1" DIA. M.B.		14.220#
8	HDU14	PAB8-30	1"	26 3/4"	8"	(1) 6x6	(36) 1/4"x2-1/2" <sup>7</sup>		14.445#
9	MSTC28	N/A	N/A	N/A	N/A	(2) 2x6 <sup>6</sup>	(16) - 16d Sinker		1.540#
10	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6 <sup>6</sup>	(32) - 16d Sinker		3.080#
11	MSTC52	N/A	N/A	N/A	N/A	(2) 2x6 <sup>6</sup>	(48) - 16d Sinker		4.620#
12	MSTC66	N/A	N/A	N/A	N/A	(2) 2x6 <sup>6</sup>	(64) - 16d Sinker		5.860#

Notes:  
 1. Holdowns by Simpson strong-Tie Company, Inc. See Simpson catalog for proper installation.  
 2. Hardmount all holdown anchors prior to concrete pour.  
 3. Edge nail sheathing to all posts or boundary members at holdowns.  
 4. Locate Holdown within 6" of end of Shear Panel.  
 5. All wood members must be "Douglas Fir".  
 6. Laminate studs with 16d Nails at 12" on center staggered. Clinch tips of nails.  
 7. Use Simpson SDS 1/4" dia. wood screws.  
 8. 2 Holdowns required (see "Holdowns between floors" detail this sheet).  
 9. Use threaded rod + CNW coupler to attach to anchor bolt at Foundation. Run threaded rod up to Holdown at lower floor and connect.



NO.	DESCRIPTION

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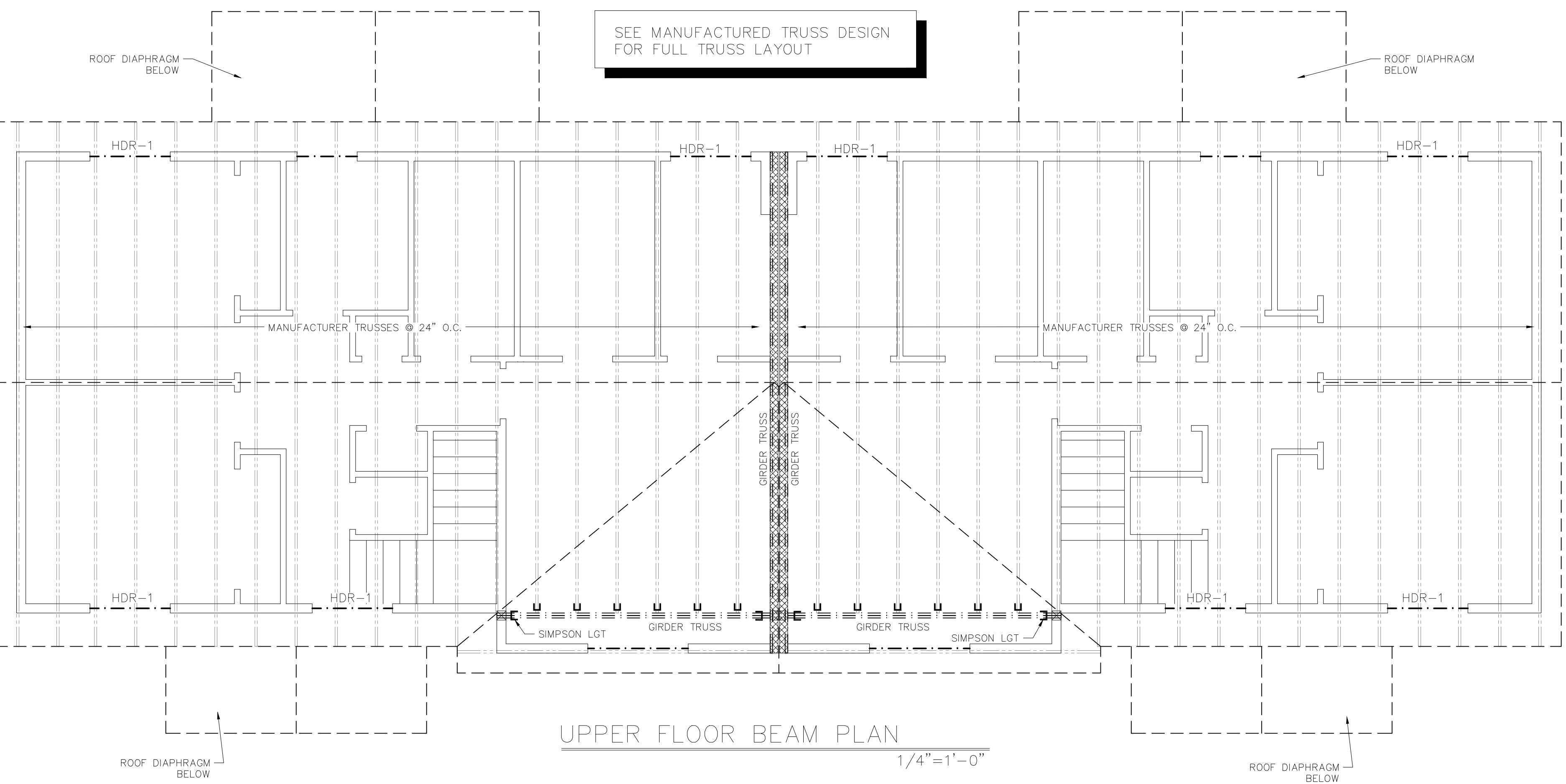
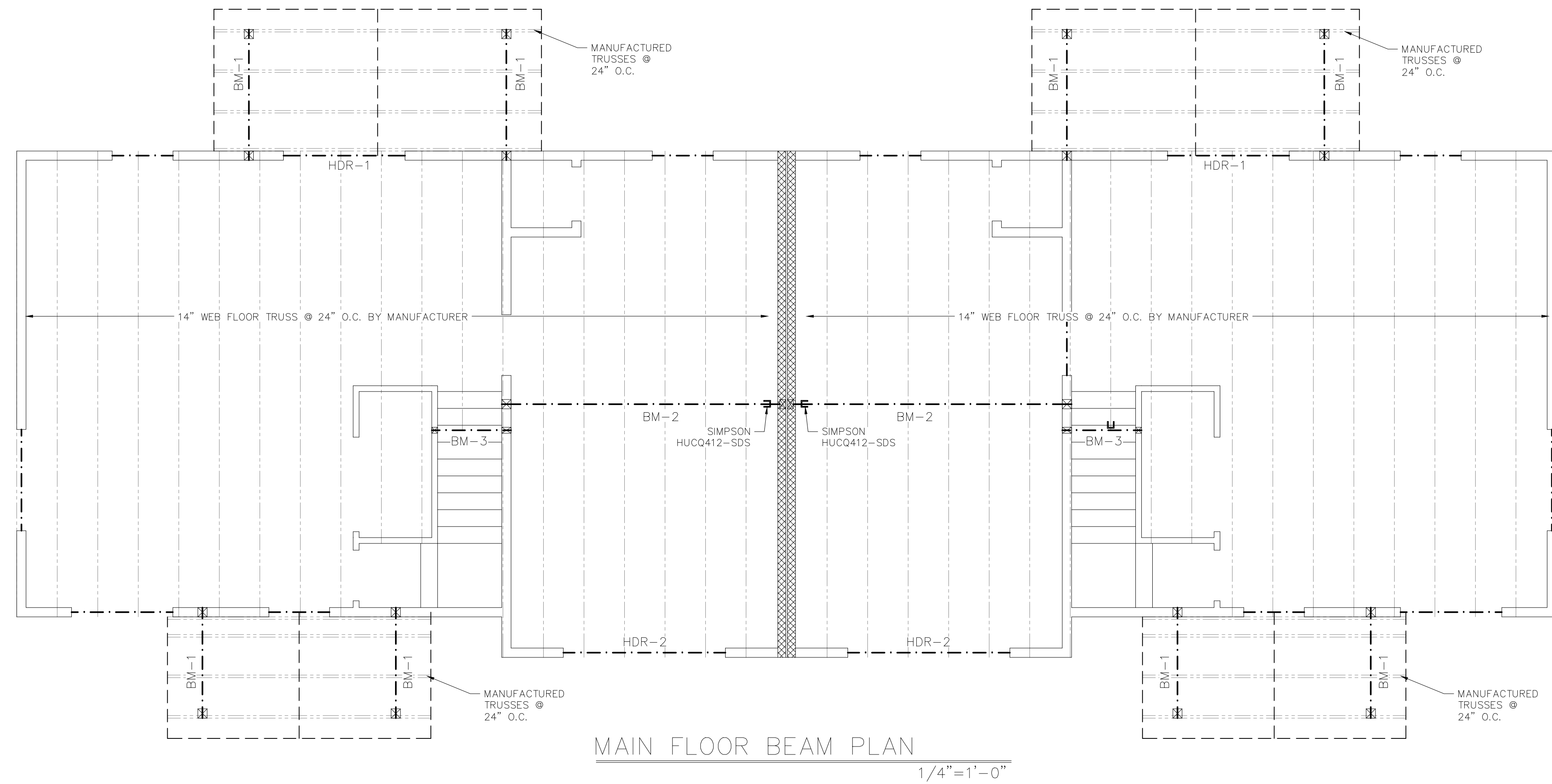
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SCALE: 1/4"=1'-0"

DRAWN: ES

JOB: 23-024

SHEET:



**LEGEND**

- TRUSS HANGER BY MANUF. U.N.O.
- 8X8 POST UNDER BEAM
- 6X6 POST OR (4) 2X BUILT UP UNDER BEAM
- 4X4 POST OR (3) 2X BUILT UP UNDER BEAM
- 4X6 POST OR 2X BUILT UP UNDER BEAM
- 1 HOUR FIRE BARRIER PARTITION WALL

**NOTE:**

- ALL COLUMNS ARE TO BE 6X6 OF DF #1 U.N.O.
- ALL FLOOR JOIST TO BE 11 7/8" TJ @ 16" O.C. U.N.O.

**NOTE "B":**  
ALL LUMBER FOR DECKS ARE TO BE PRESSURE TREATED.

**NOTE "A":**  
ALL HARDWARE TO BE COMPATIBLE W/ P.T. MATERIAL

**NOTE "C":**  
JOIST/TRUSS-BEAM: USE SIMPSON H2.5A @ EA. JOIST BEAM-POST: USE SIMPSON BC6 FOR 6x6 POST & BC4 FOR 4x4 POST  
POST-FOOTING: USE SIMPSON ABU66 FOR 6x6 POST & BC4 FOR 4x4 POST

**HEADER SCHEDULE**

MARK OR LENGTH	SIZE	TYPE	TRIMMERS	KING STUDS	NOTES
0' TO 3'-0"	(2) 2"x6"	D.F.#2	(1) 2x	(1) 2x	
3'-0" TO 6'-0"	(2) 2"x8"	D.F.#2	(1) 2x	(1) 2x	
HDR-1	(3) 2"x8"	D.F.#2	(1) 2x	(1) 2x	
HDR-2	(2) 1 3/4"x11 7/8"	2.0E LVL	(1) 2x	(1) 2x	

(1) COMPARE KING STUDS TO HOLDDOWN STUDS PER HOLDDOWN SCHEDULE. LARGER SIZE GOVERNS

**BEAM SCHEDULE**

MARK	SIZE	TYPE	SUPPORT 1	SUPPORT 2	NOTES
BM-1	6"x8"	D.F.#1	HUC/ECC	HUC/ECC	
BM-2	(3) 1 3/4"x11 7/8"	2.0E LVL	BIW	BIW	
BM-3	(1) 1 3/4"x11 7/8"	2.0E LVL	BIW	BIW	

(1) COLUMNS SHALL CONTINUE DOWN TO BEAM OR FOUNDATION

**FLOOR FRAMING NOTES**

- FLR. SHTH. = 7/8" APA RATED T&G INSTALLED PERPENDICULAR TO FLOOR FRAMING. GLUED AND NAILED W/ 10d AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. AT FIELD (U.N.O.)
- VERIFY AND COORDINATE ALL DIMENSIONS WITH FLOOR PLANS.
- EXTERIOR WALLS: 7/16" OSB (24/0) OR APA RATED SHTH. W/ 8d AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD UNLESS NOTED OTHERWISE - SEE SHEAR WALL SCHEDULE.
- PROVIDE SOLID BLK FRAMING UNDER ALL BEAMS AND HEADERS AND POST TRANSFERS ROOF TO FND.
- PROVIDE BLOCKING IN BETWEEN JOIST AT ALL BEARING WALLS

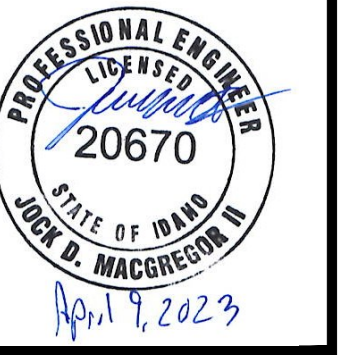
**ROOF GENERAL NOTES**

- ROOF FRAMING = MANUF. TRUSSES AT 24" O.C. UNLESS NOTED OTHERWISE. DESIGN FOR 120PSF SNOW, 25PSF LL, 15PSF DL.
- ROOF SHTH. = 5/8" OSB APA RATED SHTH. 8d AT 6" O.C. AT ALL EDGES AND 12" O.C. AT FIELD.
- PROVIDE BIRD BLOCKING W/ 2x12 SCREENED VENTS AT 6'-0" O.C. (EA. ONE AT VAULTS).
- VERIFY AND COORDINATE ALL DIMENSIONS WITH FLOOR PLANS.
- ROOF PITCH TO BE 6:12 U.N.O.
- 12" RAKE AND 24" EAVE OVERHANGS UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DOOR AND WINDOW HEADERS PER PLAN.
- TRUSS MANUF. TO ENGINEER AND SUPPLY ALL TRUSS HANGERS.
- TRUSS MANUF. TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION.
- ROOF SHTH. TO BE NAILED AT 4" O.C. TO ALL TRUSSES DESIGNATED AS DRAG STRUTS.
- PROVIDE FLASHING AND COUNTER FLASHING AT CHIMNEYS AND AT VERTICAL PLANES.
- CONTRACTOR WILL PROVIDE ATTIC VENTILATION AS PER CODE.
- ALL MULTIPLE COLS NAILED TOGETHER W/ 16d @ 4" O.C. STAGG.
- ALL EXTERIOR DOOR AND WINDOW HEADERS TO BE SUPPORTED W/ (1) TRIMMER STUD UNDERNEATH AND ONE KING STUD U.N.O.

FOR CITY OFFICIAL USE

**TOPLINE**  
DRAFTING & DESIGN

ENGINEER STAMP



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DRAWN: ES

JOB: 23-024

SHEET:

**3**

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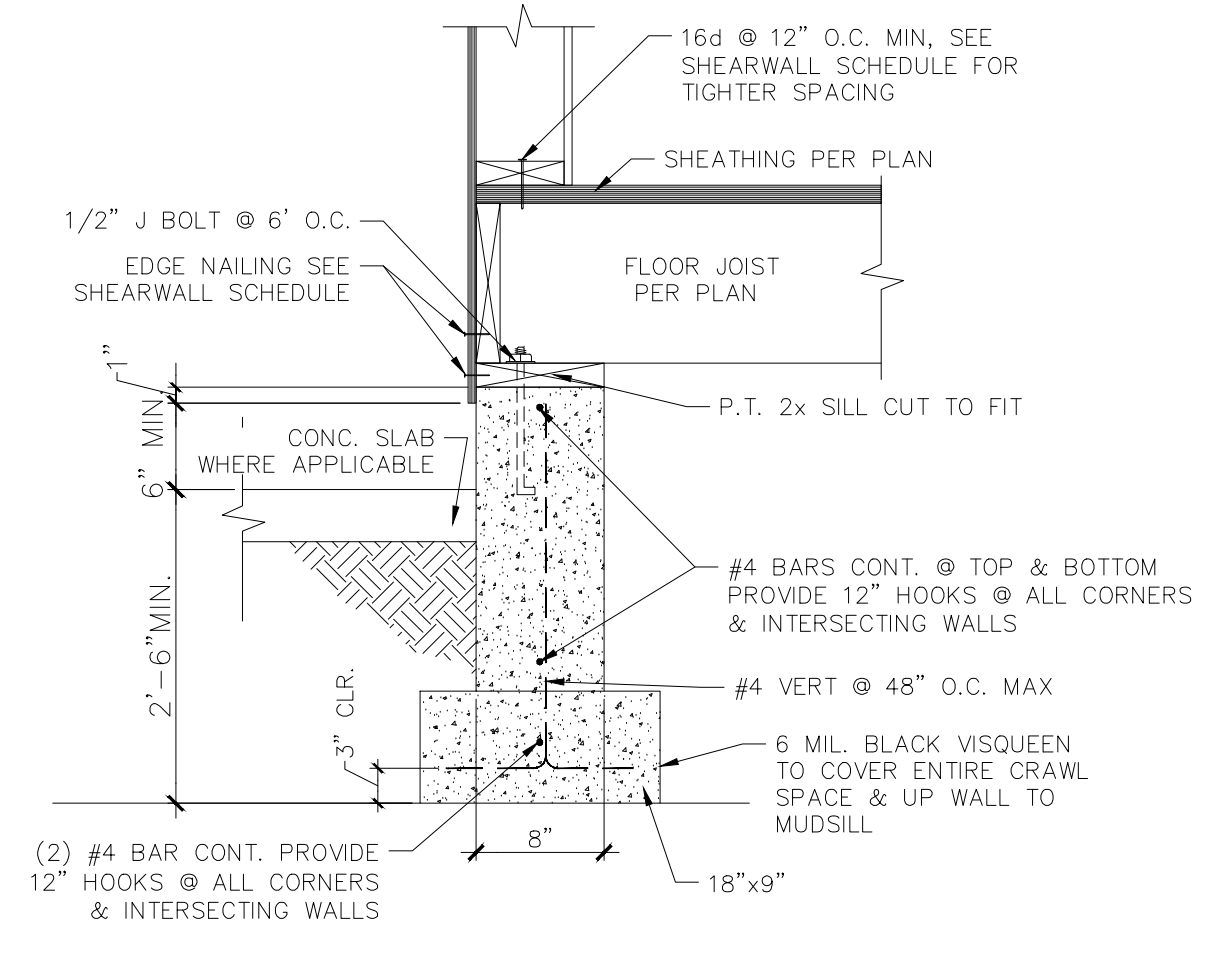
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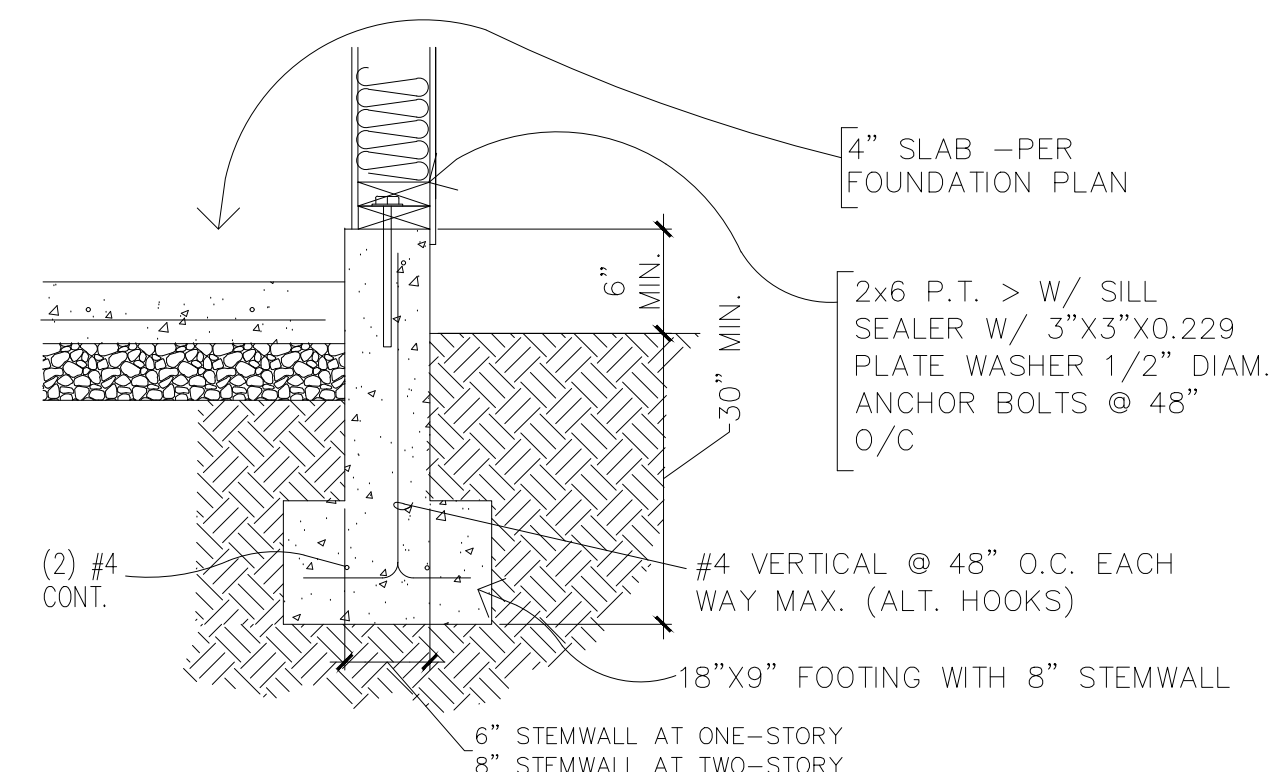
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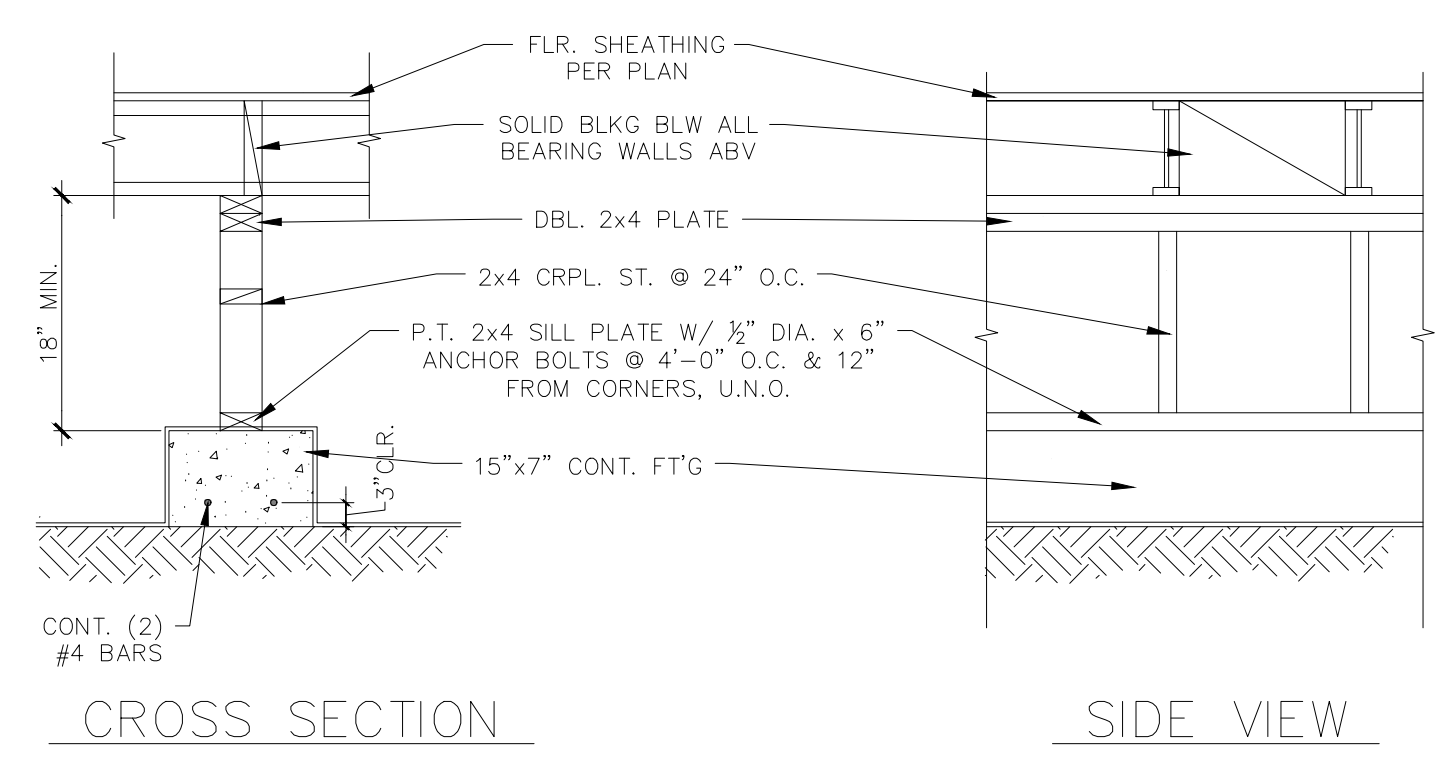
S-4



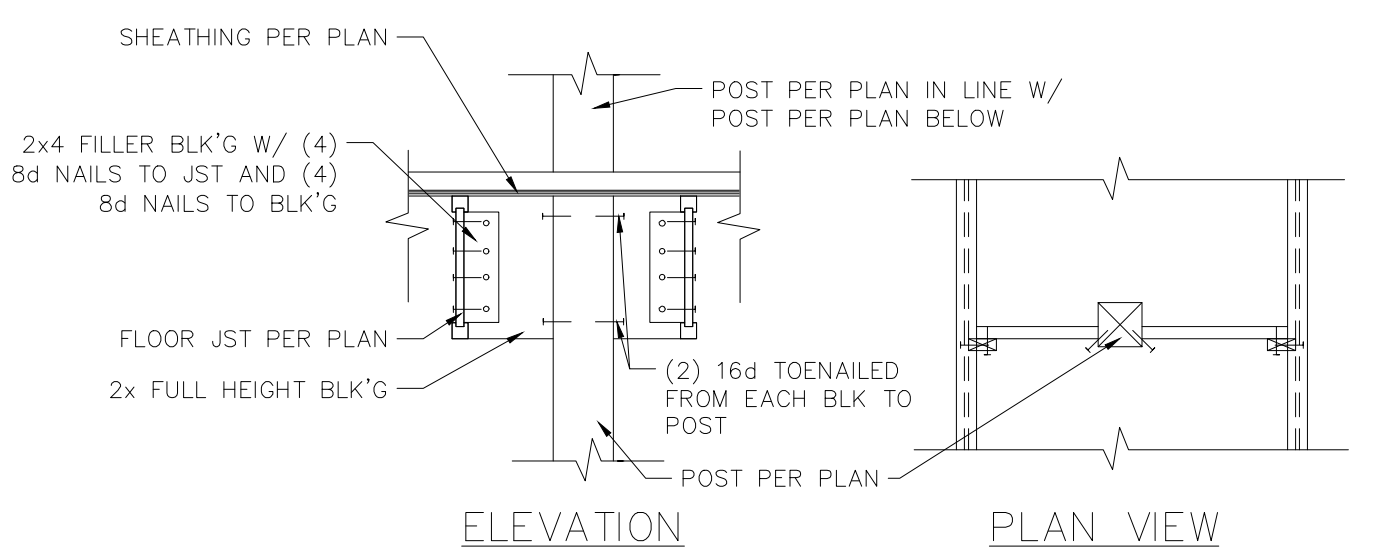
1 TYPICAL FOUNDATION WALL  
S-4  
NOTE: ENGINEERED CONC. WALL REQ. IF BACKFILL AGAINST WALL EXCEEDS 48" IN HEIGHT  
1"=1'-0"



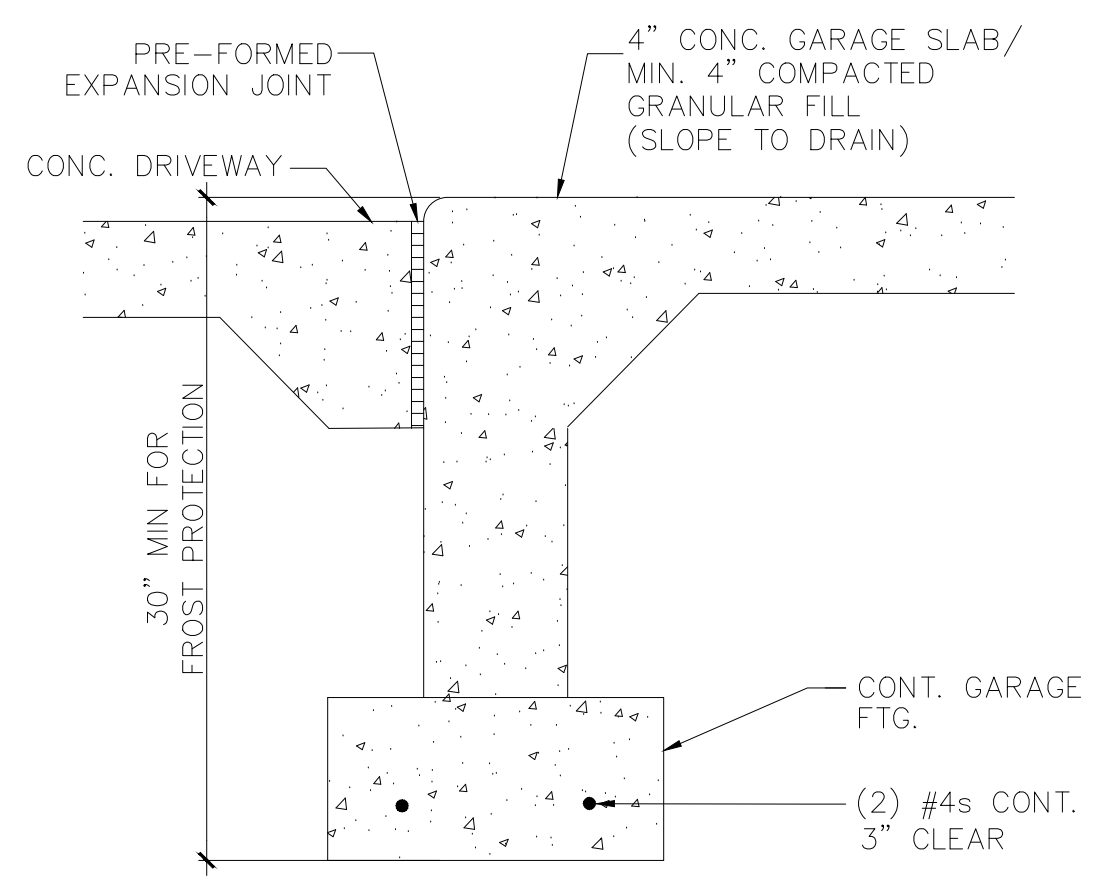
4 FTG. FOUNDATION DETAIL  
S-4 SHEARWALL N.T.S.



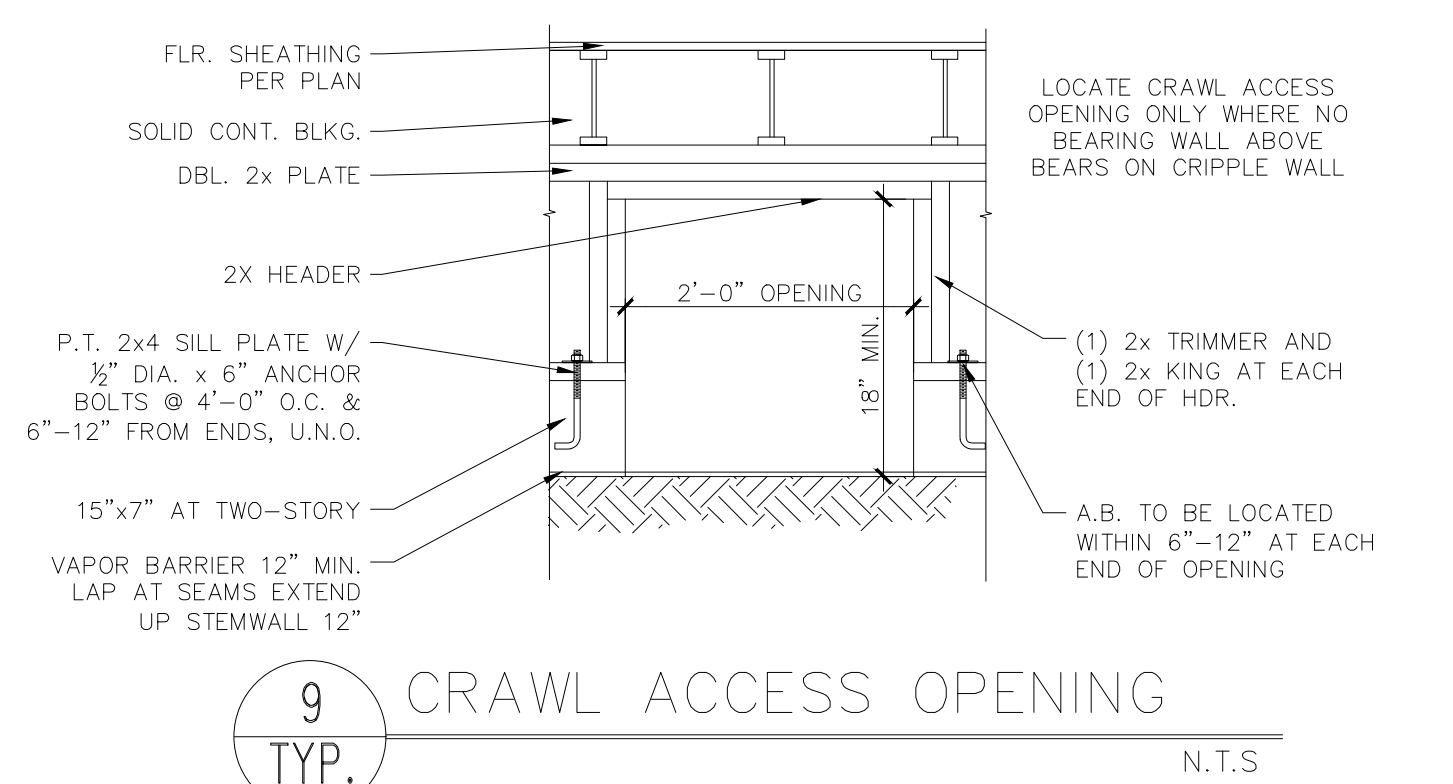
8 INTERIOR CONN. FOOTING  
S-4 N.T.S.



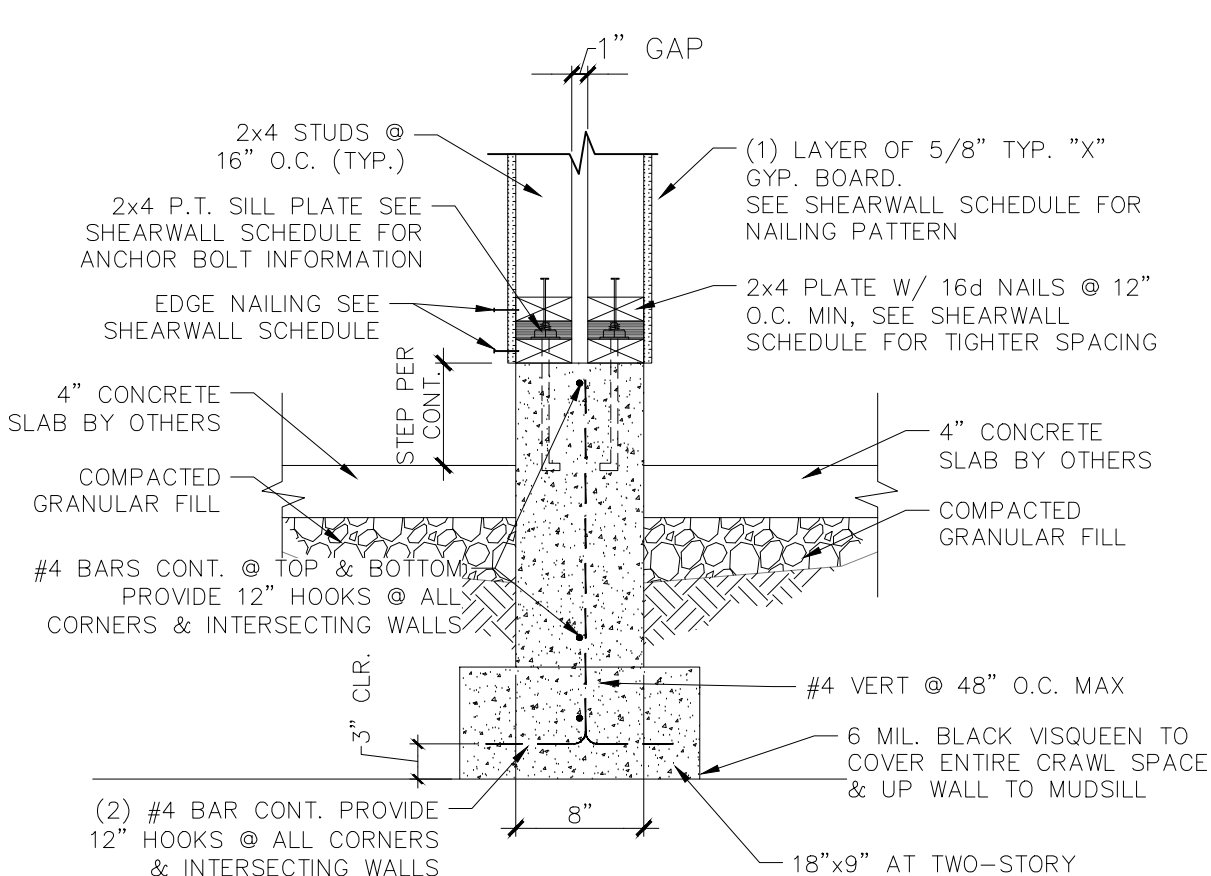
2 BLKG @ POST  
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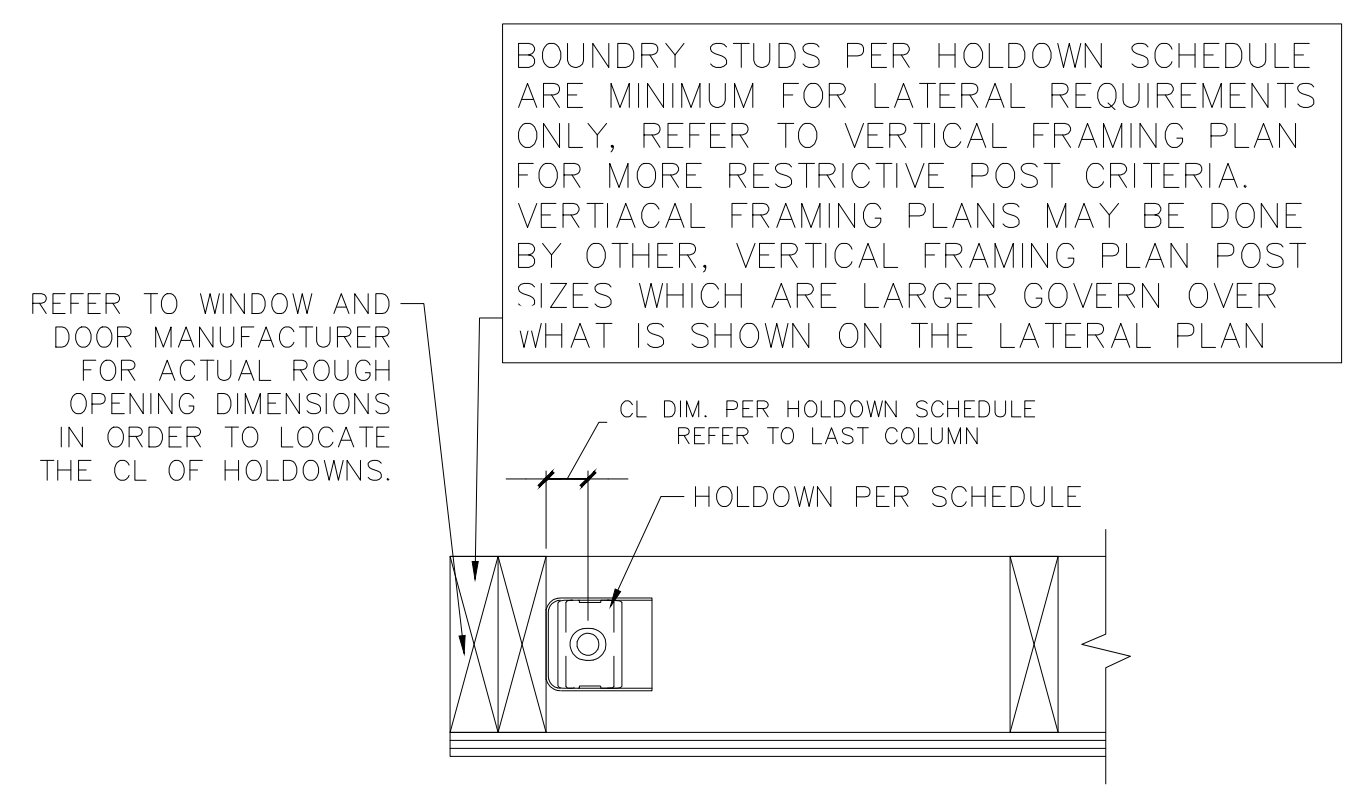
5 GARAGE EDGE AT SLAB ON GRADE  
S-4 N.T.S.



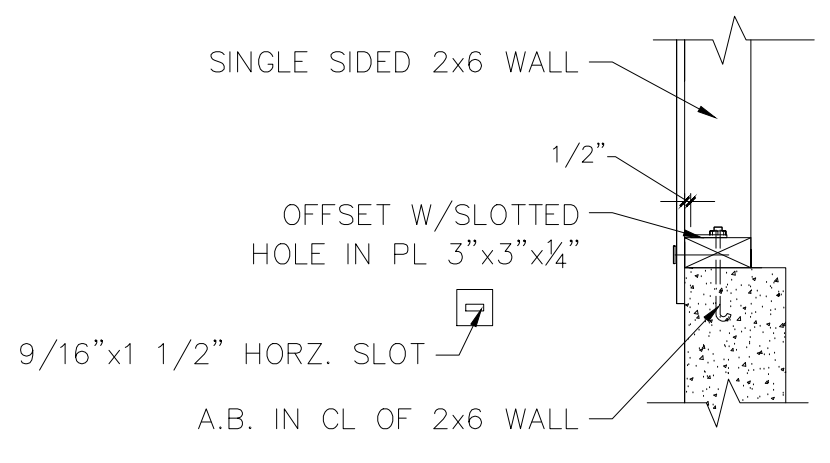
9 CRAWL ACCESS OPENING  
TYP. N.T.S.



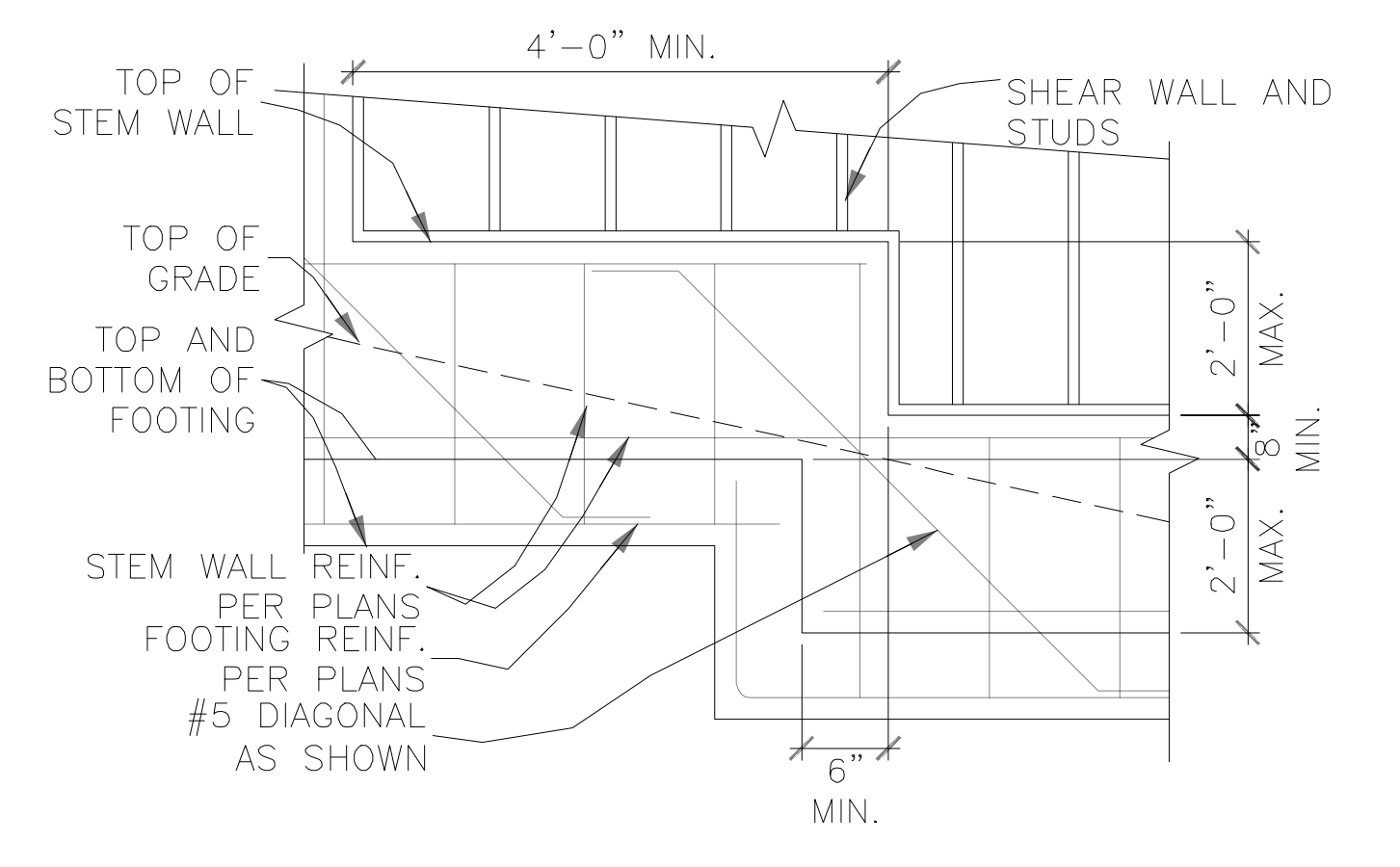
3 PARTITION FOUNDATION WALL @ GARAGE  
S-4 N.T.S.



6 HOLD DOWN OFFSET  
TYP. SHEARWALL N.T.S.



7 PLATE WASHER @ SINGLE SIDED WALL  
S-4 N.T.S.



10 STEPPED FTG W/ STEM WALL  
S-4 N.T.S.

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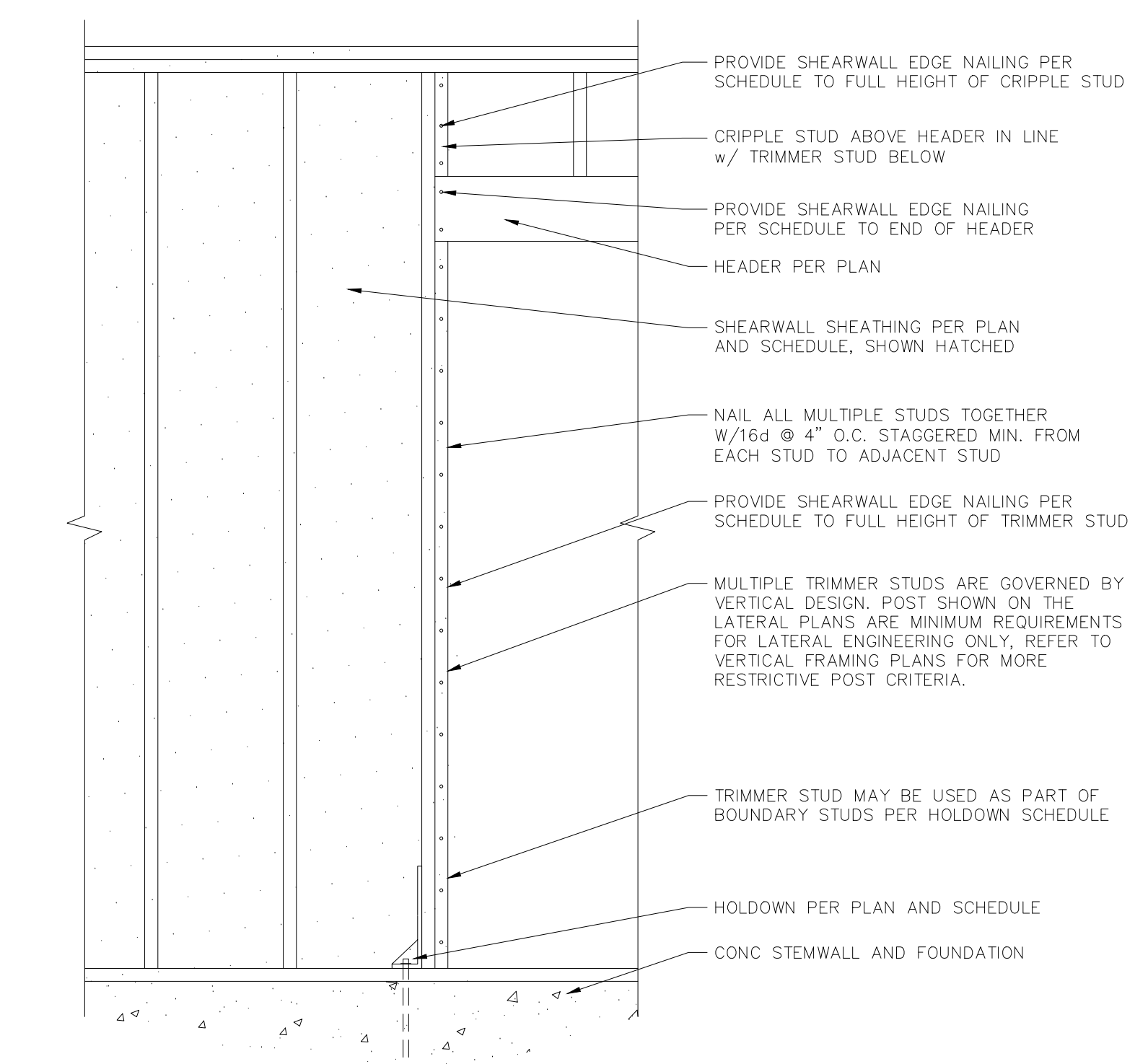
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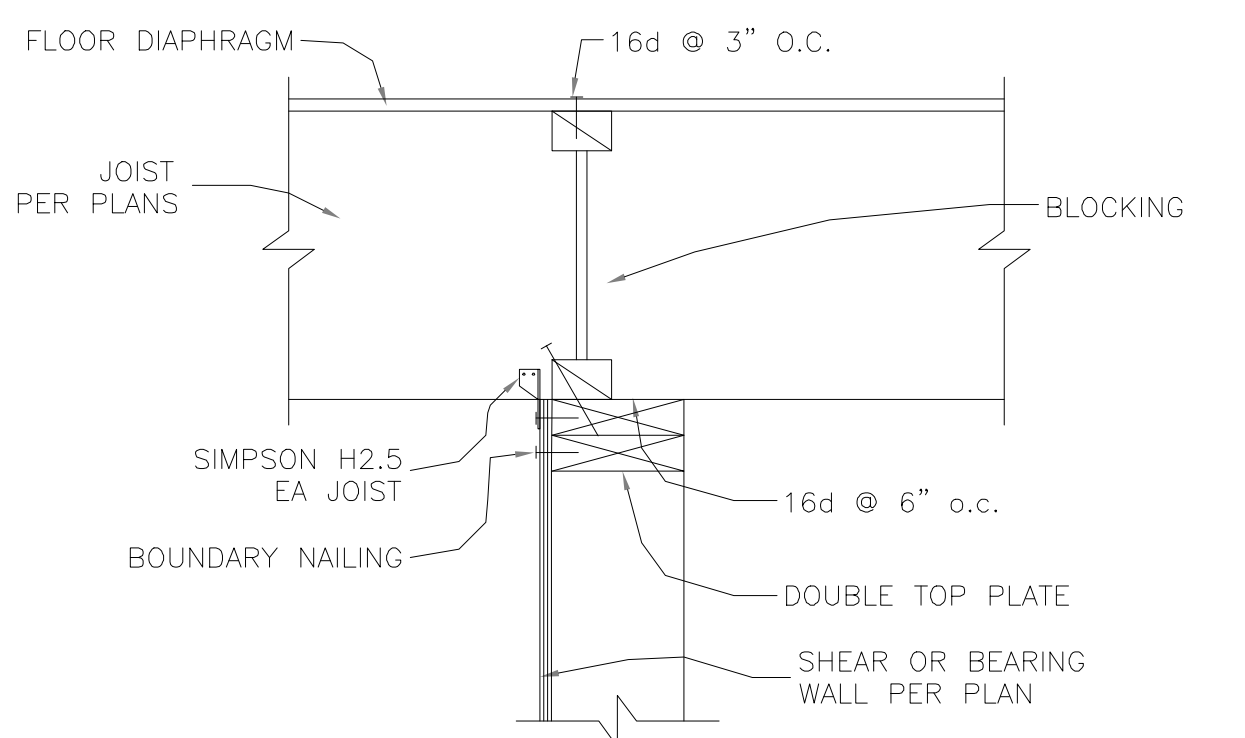
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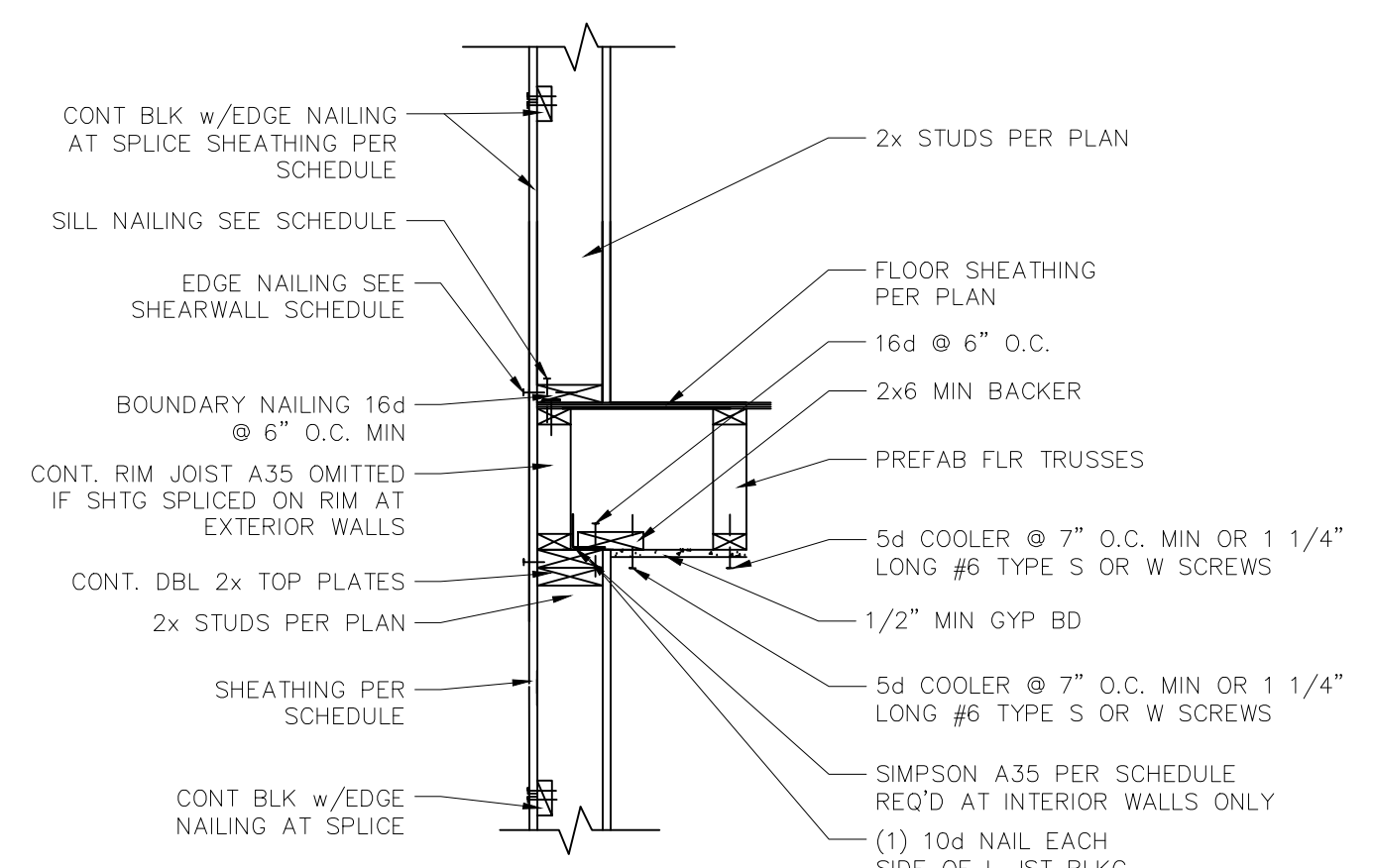
S-5



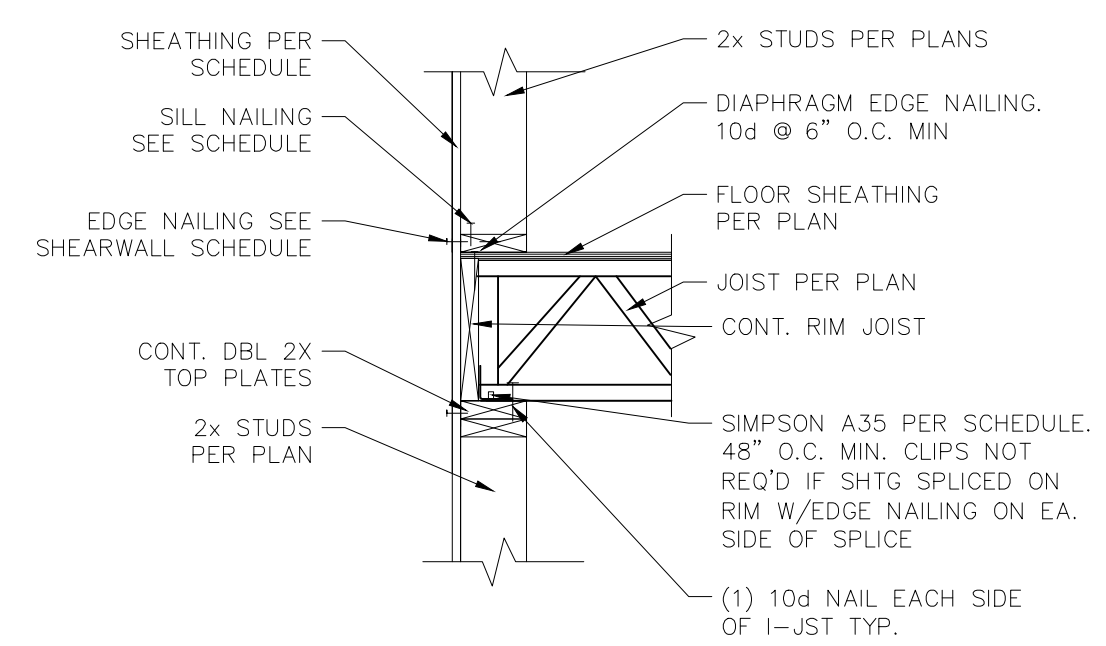
1 TYP. SHEARWALL N.T.S.



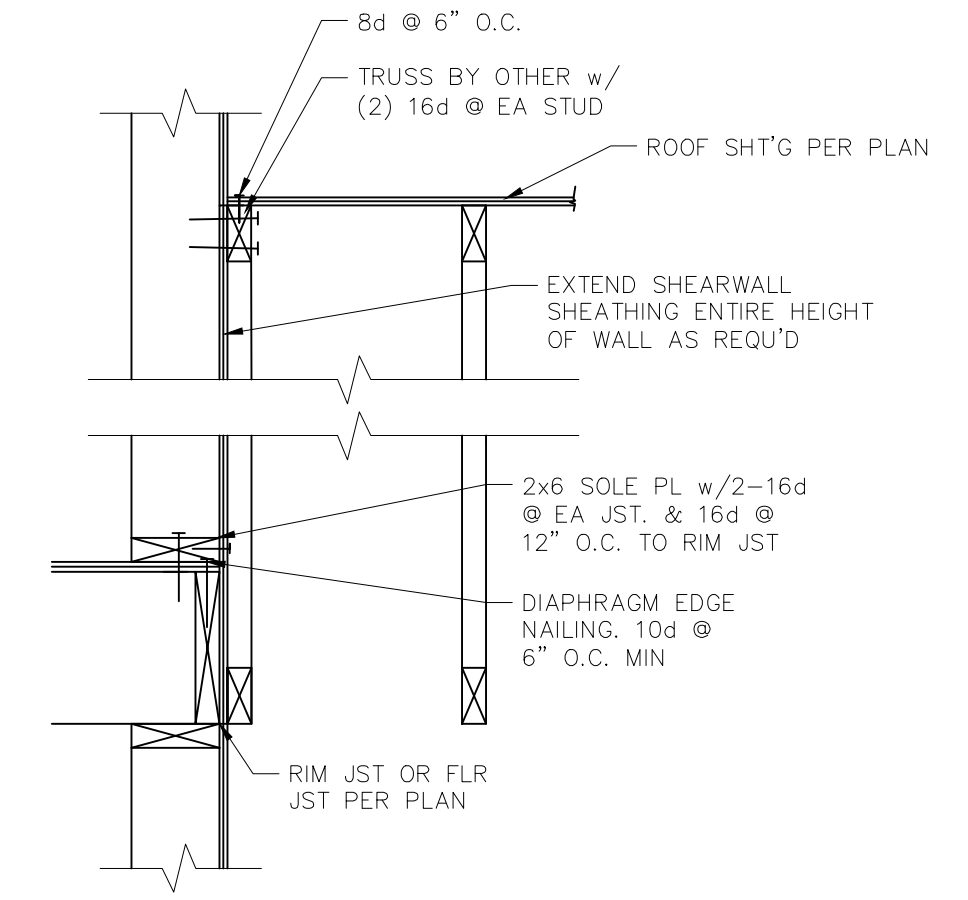
4 INTERNAL SHEARWALL CONNECTION SHEARWALL N.T.S.



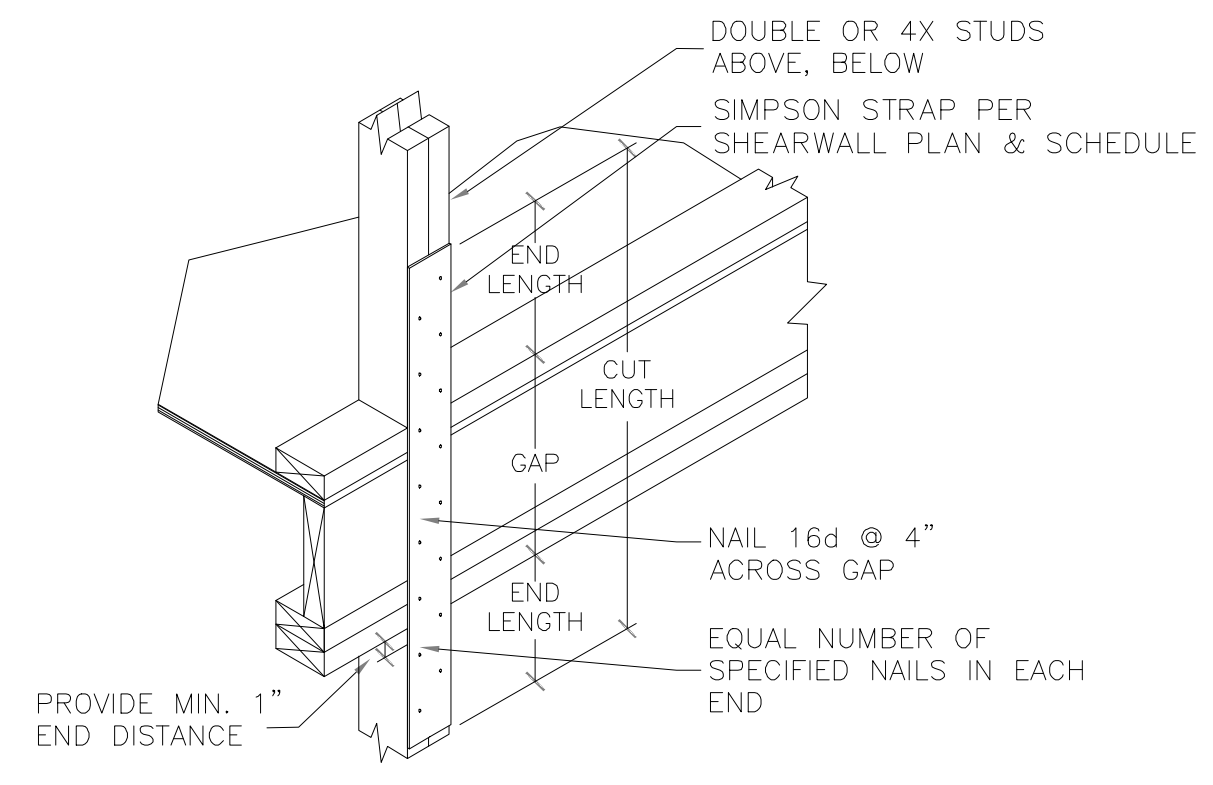
7 TYP. PARALLEL FLR. FRAMING @ EXT WALL N.T.S.



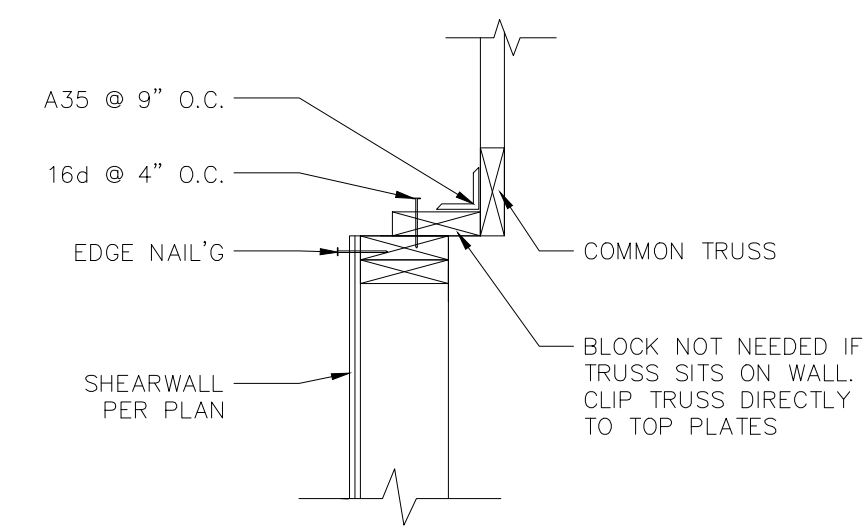
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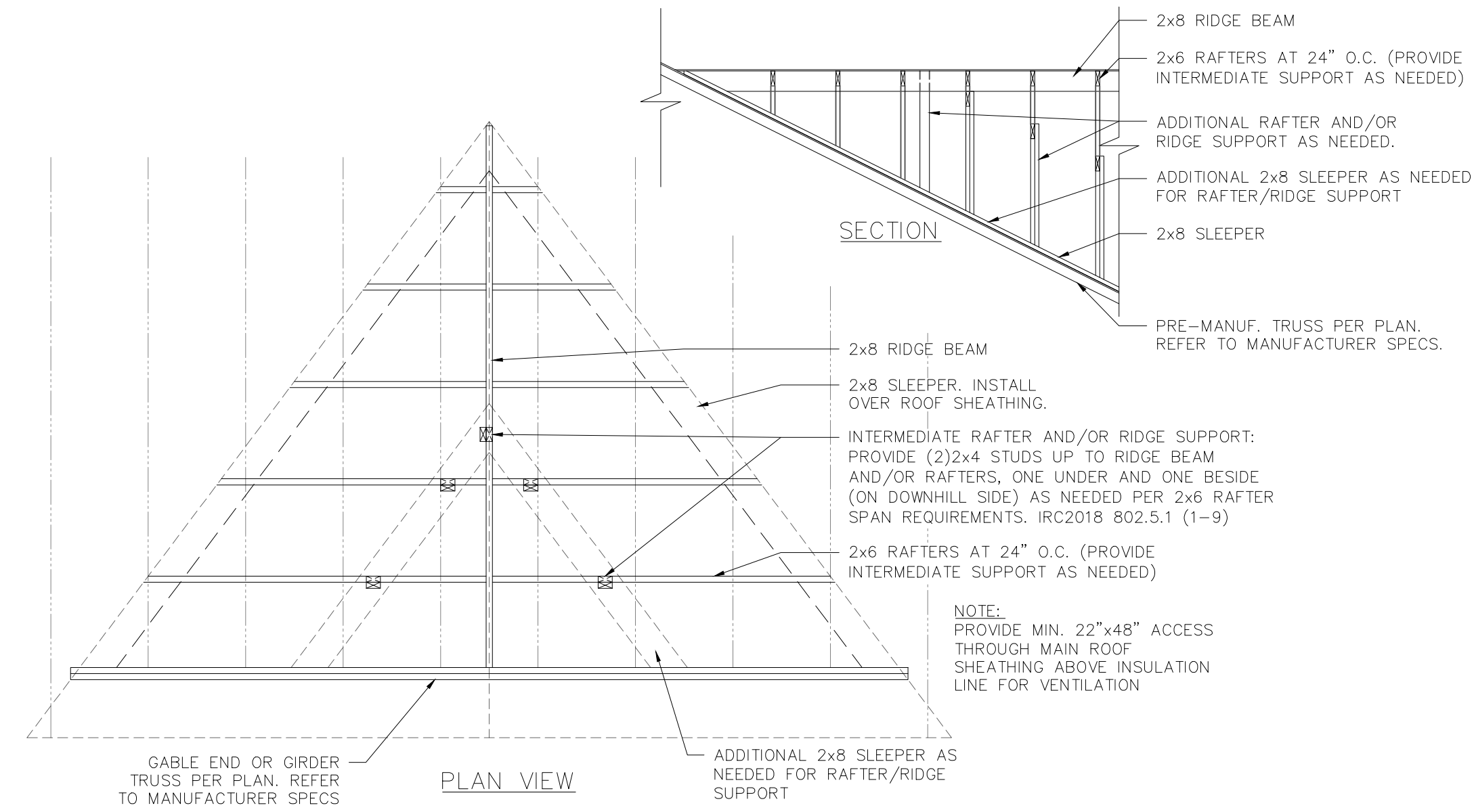
8 S-5 SHEAR TRANSFER DETAIL N.T.S.



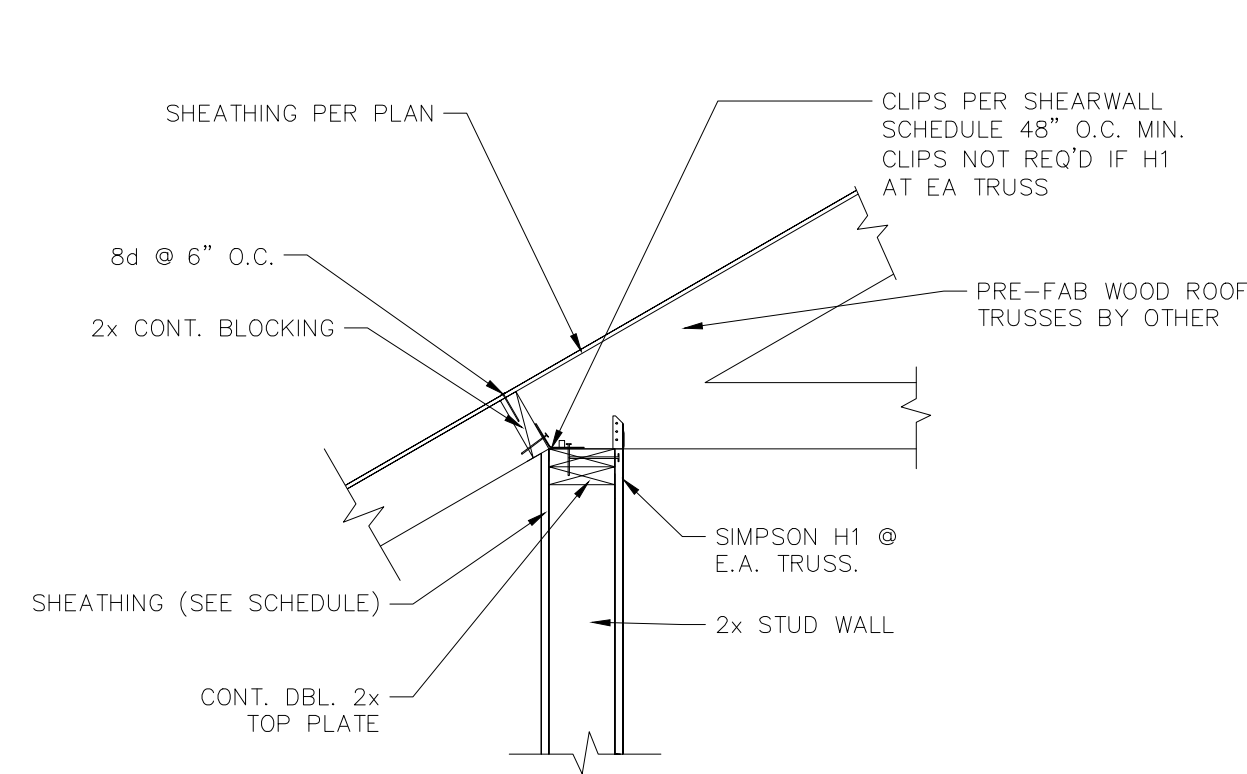
2 S-5 HOLDOWN STRAP SHEARWALL N.T.S.



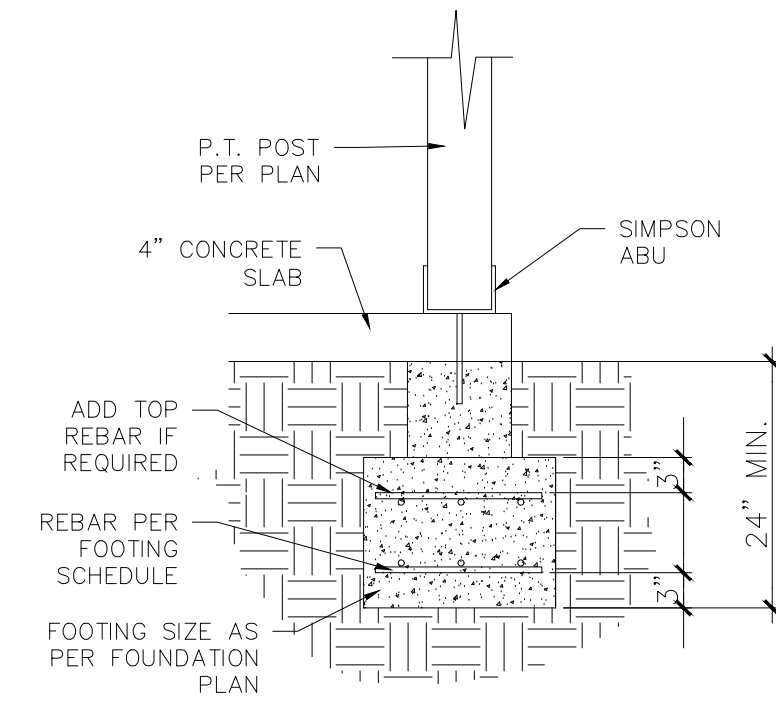
3 TYP. TRUSS TO PARALLEL SHEARWALL SHEARWALL N.T.S.



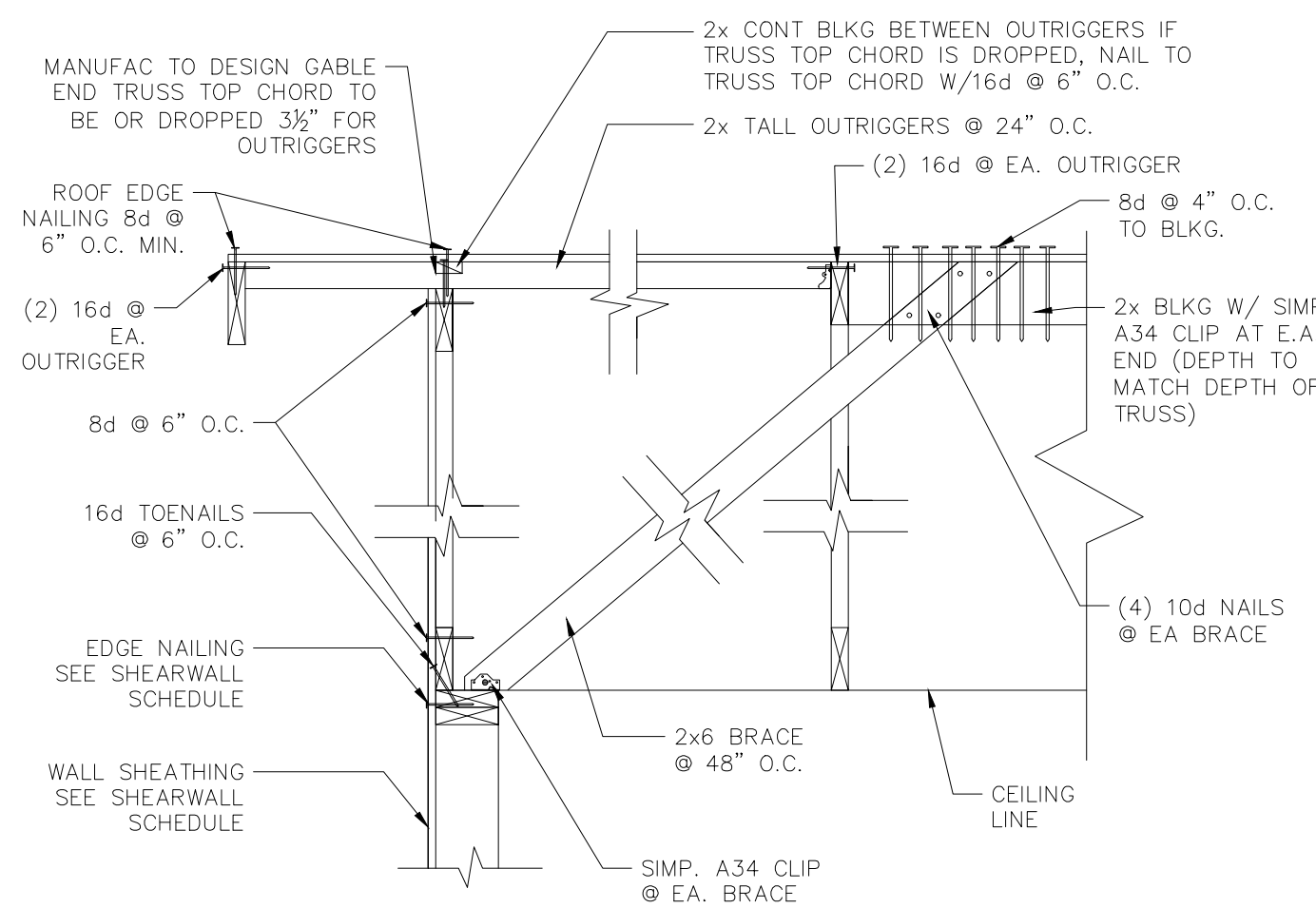
6 TYP. OVER FRAMING DETAIL N.T.S.



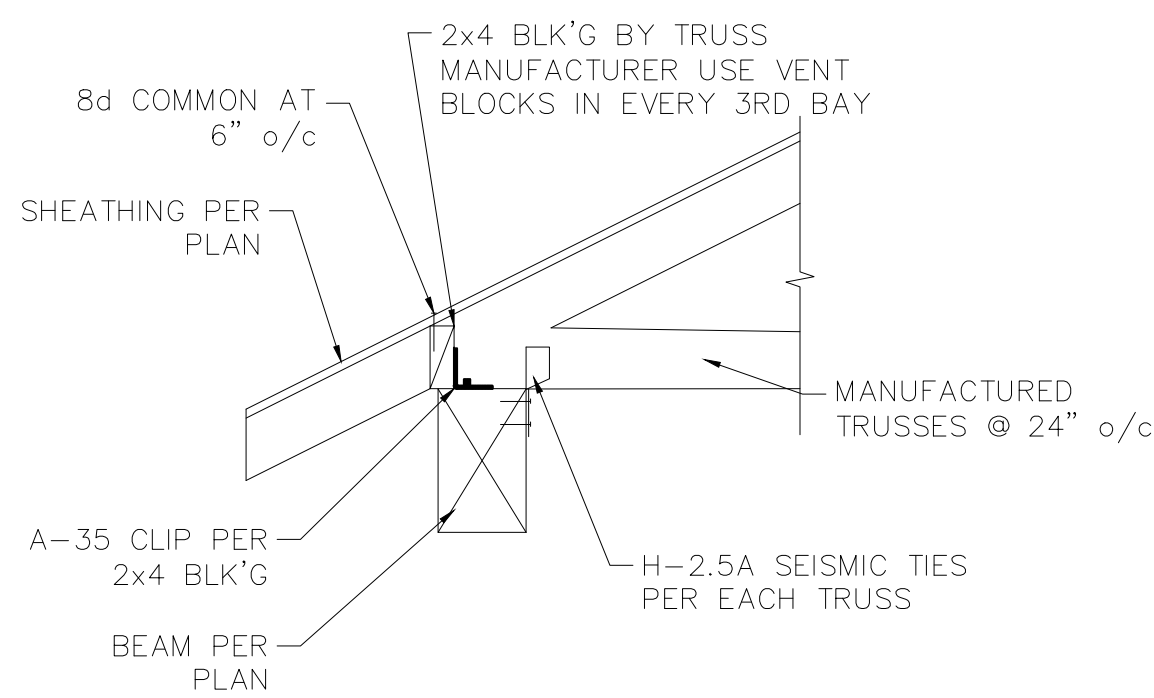
1 ROOF BLKG. @ TRUSSES  
TYP. SHEARWALL N.T.S.



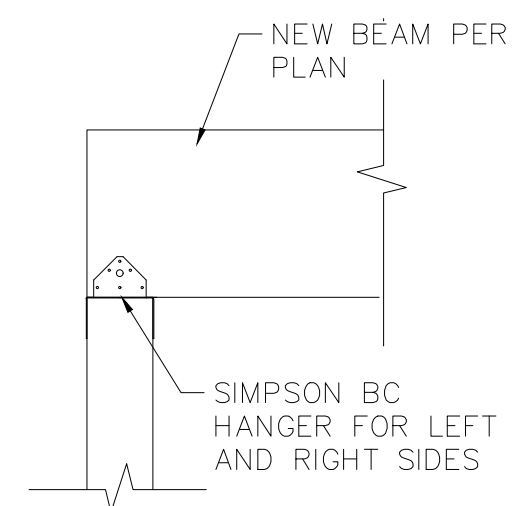
5 FOOTING DETAIL  
S-6 N.T.S.



2 PARALLEL TRUSS TO WALL  
TYP. LATERAL LOAD PATH @ N.T.S.

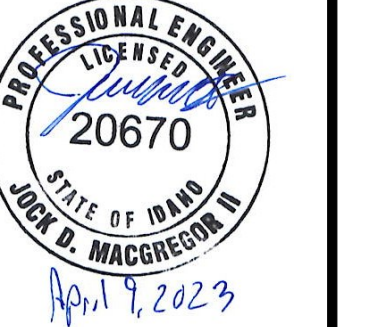


3 ROOF RAFT. TO BEAM  
S-6 SHEARWALL N.T.S.



4 BEAM TO BEAM  
S-6 N.T.S.

ENGINEER STAMP



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