

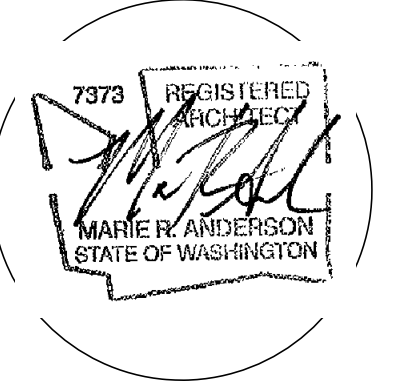
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SOUTH ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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Mukilteo, Wa.

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checked by: MRA

SHEET

A1
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NOTES:

1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR CEDAR.
2. CAULK AND SEAL ALL WINDOW / DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. SEPERATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
5. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SIDING AND WALL FRAMING LESS THAN 2" ABOVE CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
7. S.G. = SAFETY GLASS
8. ALL CONSTRUCTION PER APPLICABLE CODES AND ORDINANCES. 2015 IRC, UPC, WSEC, UPC.
9. VERIFY ALL DIMENSIONS ON JOB SITE. BRING DISCREPANCIES TO THE ATTENTION OF OWNER/ AND/OR DESIGNER.
10. OWNER WILL VERIFY WINDOW SIZES AND MANUFACTURER(S) WITH FRAMER BEFORE START OF CONSTRUCTION.
11. ONE WINDOW PER BEDROOM SHALL MEET EGRESS CODE.
12. SKYLIGHT GLAZING PER I.R.C. 2015.



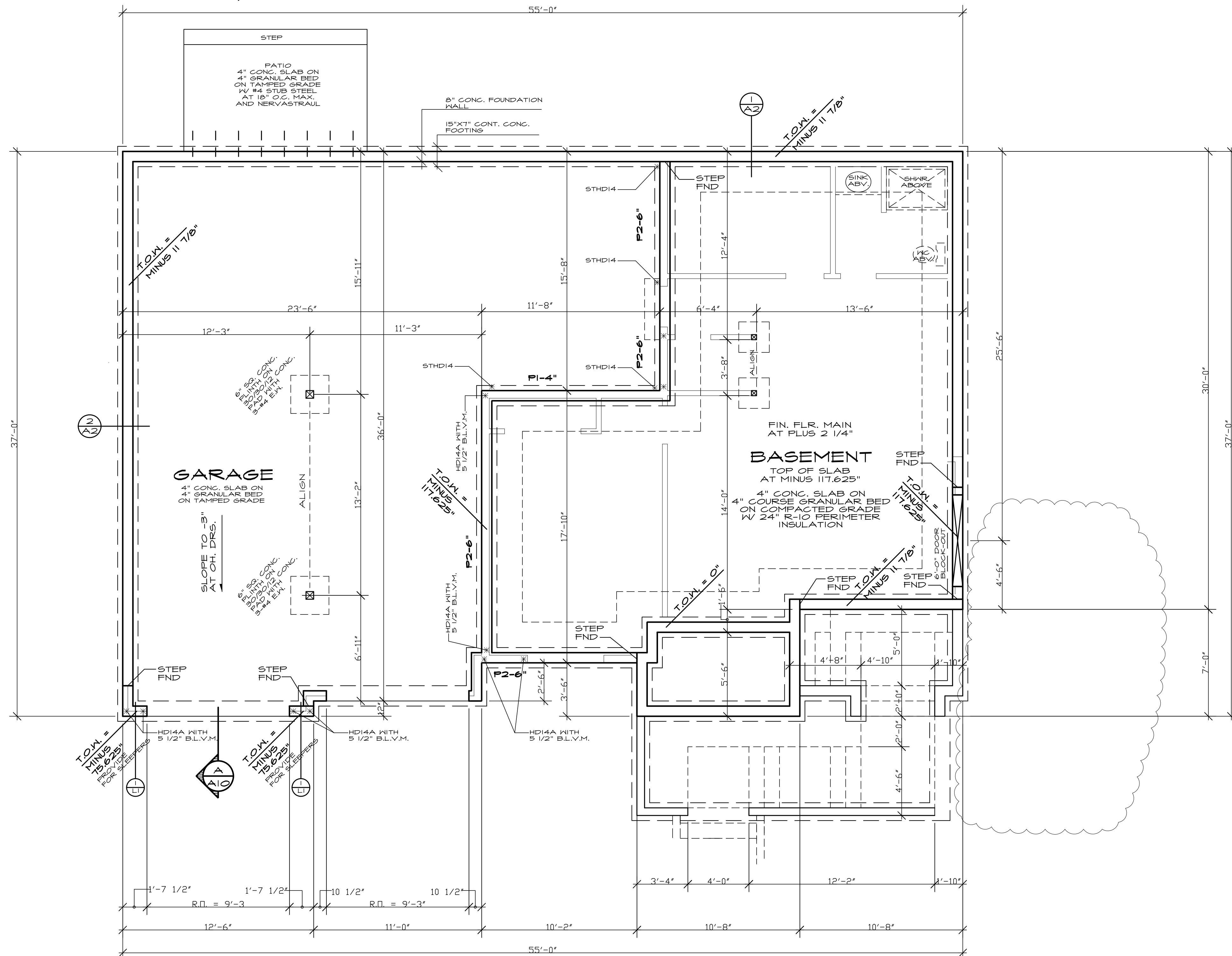
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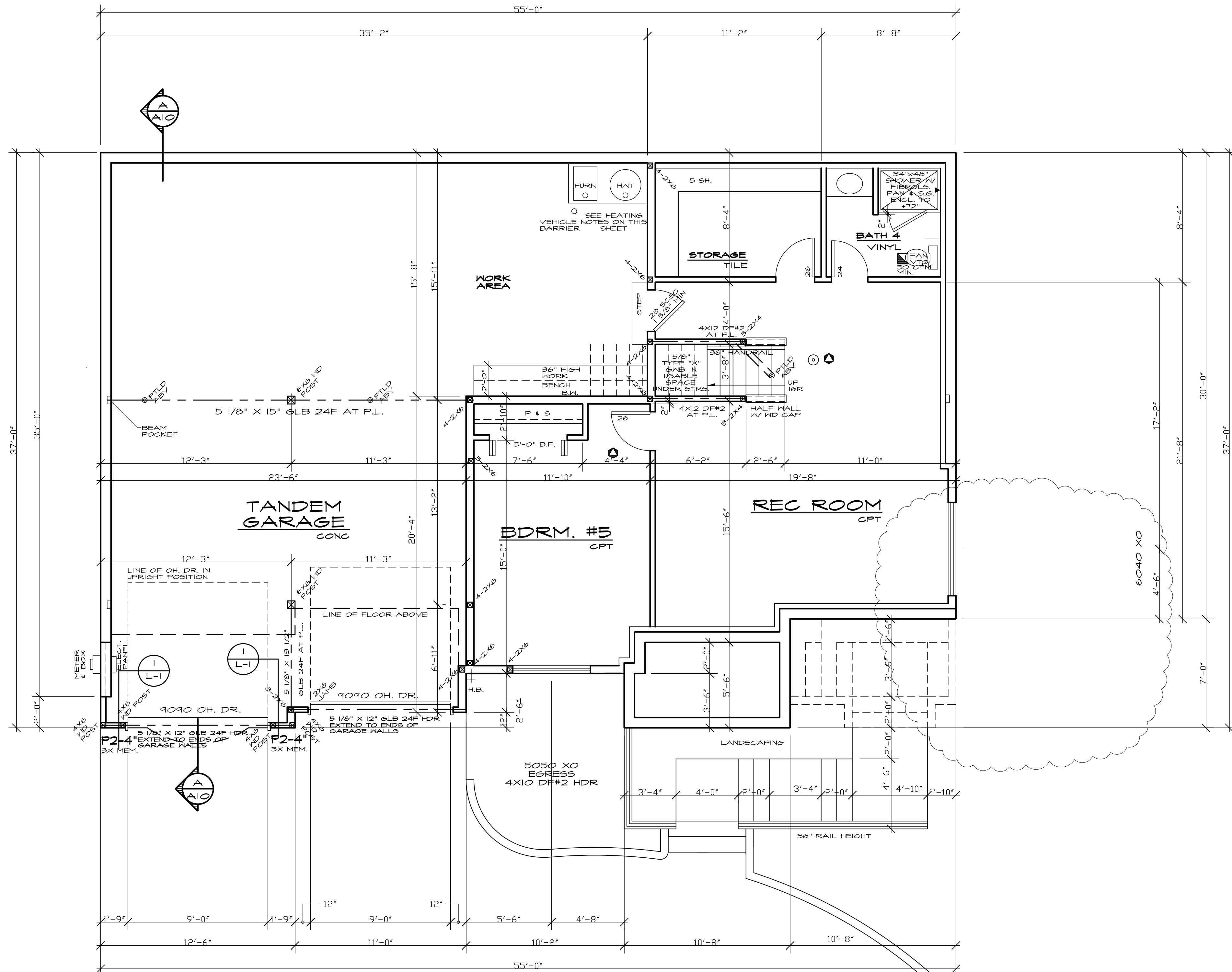
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SCALE: 1/4" = 1'-0"

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NOTES:

ALL EXTERIOR WARM WALLS TO BE 2" X 6" STUDS @ 16" O.C. TYPICAL. 1/4" R-19 INSULATION.
ALL HEADERS TO BE 4" X 10" DF#2 UNLESS NOTED OTHERWISE.
SOLID BLOCKING UNDER ALL BEARING WALLS.

LEGEND:

BEARING WALL
FLOOR LINE ABOVE
POINT LOAD ABOVE
MULTIPLE 2x STUDS
POINT LOAD
SMOKE DETECTOR
110V INTERCONNECTED WITH BATTERY BACK-UP

GARAGE NOTES:

- GARAGE/LIVING SEPARATION, USE 5/8" TYPE 'X' GNB AT CEILING/WALL. WRAP POSTS AND BEAMS.
- INSULATE ALL WARM WALLS AND CEILING.
- USE 2 LAYERS 5/8" TYPE 'X' GNB AT CEILING WHEN USING T.J.'s INSTEAD OF WOOD JOISTS.

HEATING NOTES:

- INSTALL PER ASHRAE 90A-88
- 1/8" PLATFORM OF 2 LAYERS 3/4" PLYWOOD (1 LAYER IF PLATFORM IS ON SLAB)
- SEE HEATING NOTES

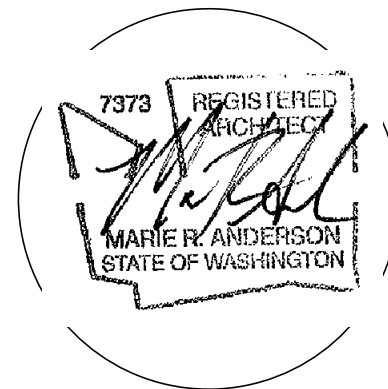
OPTIONAL NOTES:
RAISE ALL PILOTS, BURNERS AND SWITCHES 1/8" MINIMUM ABOVE SLAB.
WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF THE HEATER

*** SHEAR NOTE:

SEE SHEET L1 FOR SHEAR WALL LOCATIONS, SHEAR WALL NAILING SCHEDULE, & DETAILS.

BASEMENT PLAN

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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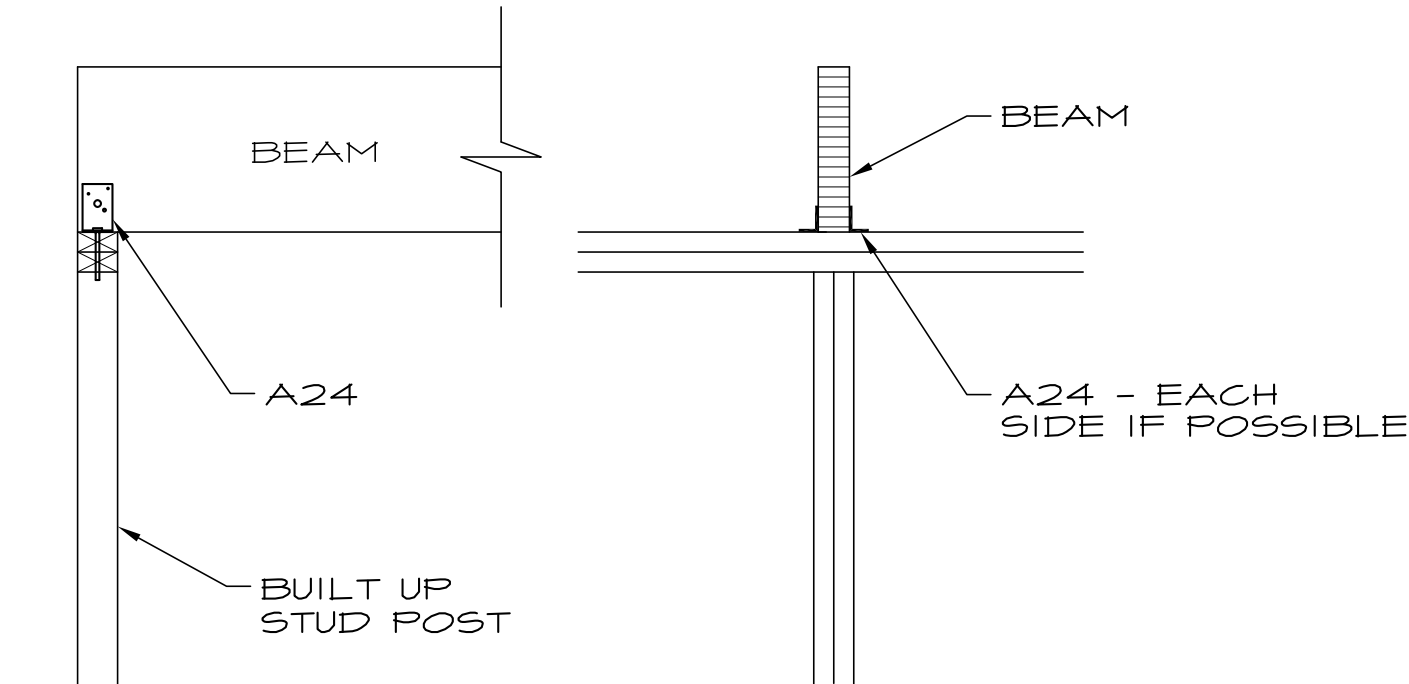
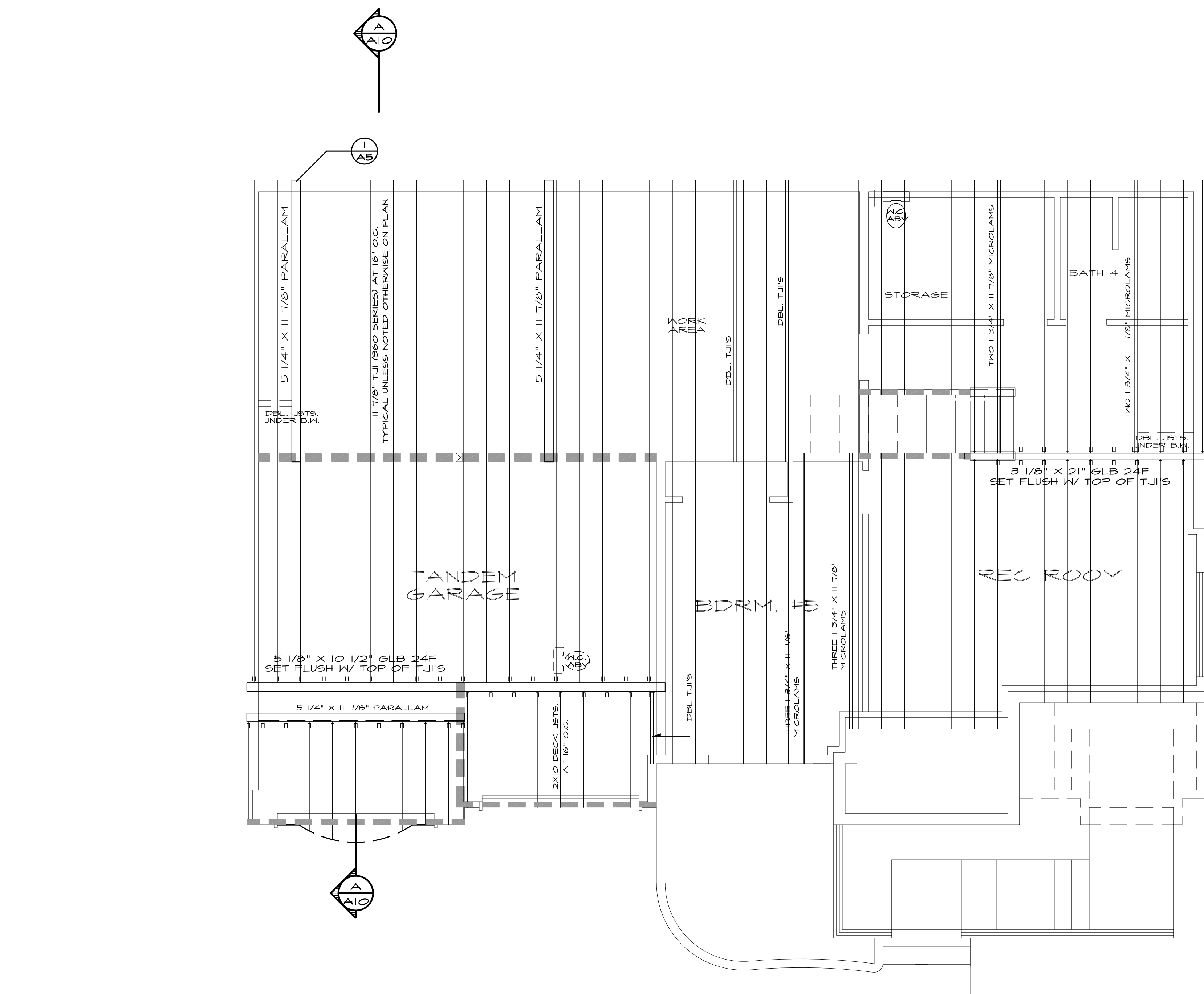
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1 TYPICAL BUILT-UP POST TO BEAM CONNECTION
SCALE: 1/2" = 1'-0"

TJI NOTES:
11 7/8" (360 SERIES) TJI FLOOR SYSTEM @ 16" O.C. UNLESS OTHERWISE SPECIFIED.
SEE FIELD TJI LAYOUT FOR BRACING, BLOCKING, AND CANTILEVERS.
LAYOUT TO BE GIVEN TO LOCAL BUILDING DEPT. OFFICIAL AT FRAMING INSPECTION.

***** SHEAR NOTE:**
SEE SHEET L1 FOR SHEAR WALL LOCATIONS, SHEAR WALL NAILING SCHEDULE, & DETAILS.

MAIN FLOOR
FRAMING PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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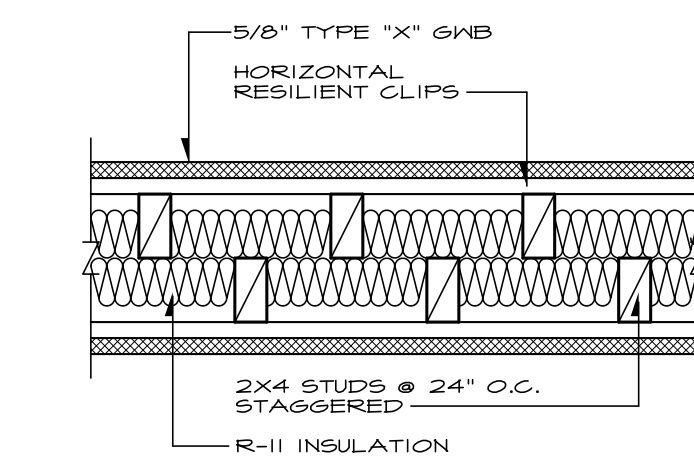
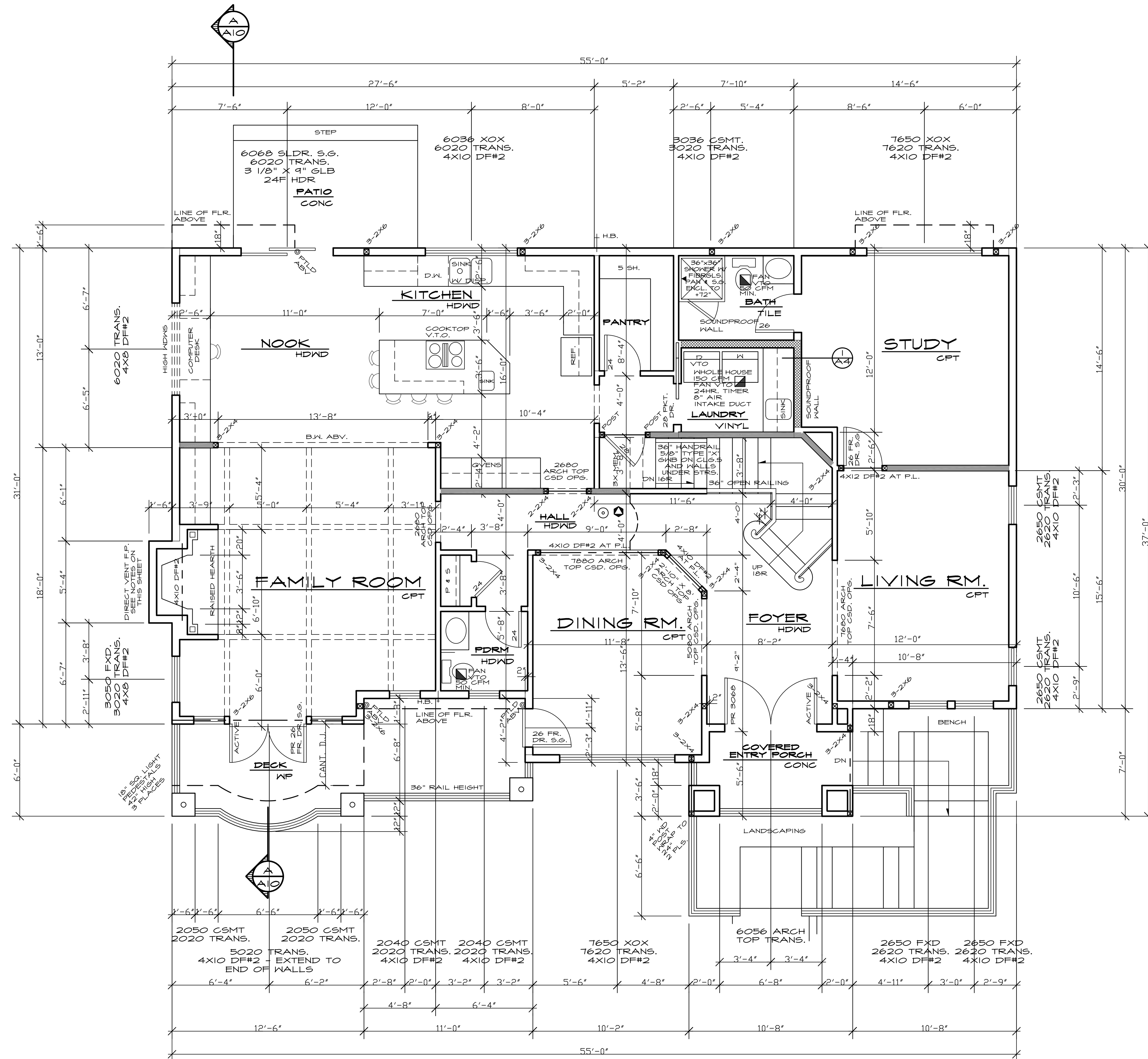
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NOTES:

ALL EXTERIOR WARM WALLS TO BE 2" X 6" STUDS @ 16" O.C. TYPICAL. W/ R-19 INSULATION.
IN-LINE FRAMING - SINGLE TOP PLATE STRAP @ SPLICES & CORNERS. EXCEPT AS NOTED FOR SHEAR TRANSFER.
ALL HEADERS TO BE 4" X 10" DF#2 UNLESS NOTED OTHERWISE.
SOLID BLOCKING UNDER ALL BEARING WALLS.
ALL GUARDRAILS PER MFG. SPECS. - SUPPORTS CAPABLE OF RESISTING LATERAL LOAD OF 20PLF APPLIED AT THE TOP OF THE RAIL

LEGEND:

BEARING WALL
FLOOR LINE ABOVE
PT. LD. ABV. X
POST
SMOKE DETECTOR 110V INTERCONNECTED WITH BATTERY BACK-UP

*** SHEAR NOTE:

SEE SHEET L1 FOR SHEAR WALL LOCATIONS, SHEAR WALL NAILING SCHEDULE, & DETAILS.

"0" CLEARANCE FIREPLACE:

"0" CLEARANCE FIREPLACE W/ OUTSIDE COMBUSTION AIR
FACTORY BUILT F.P. SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED

MAIN FLOOR PLAN

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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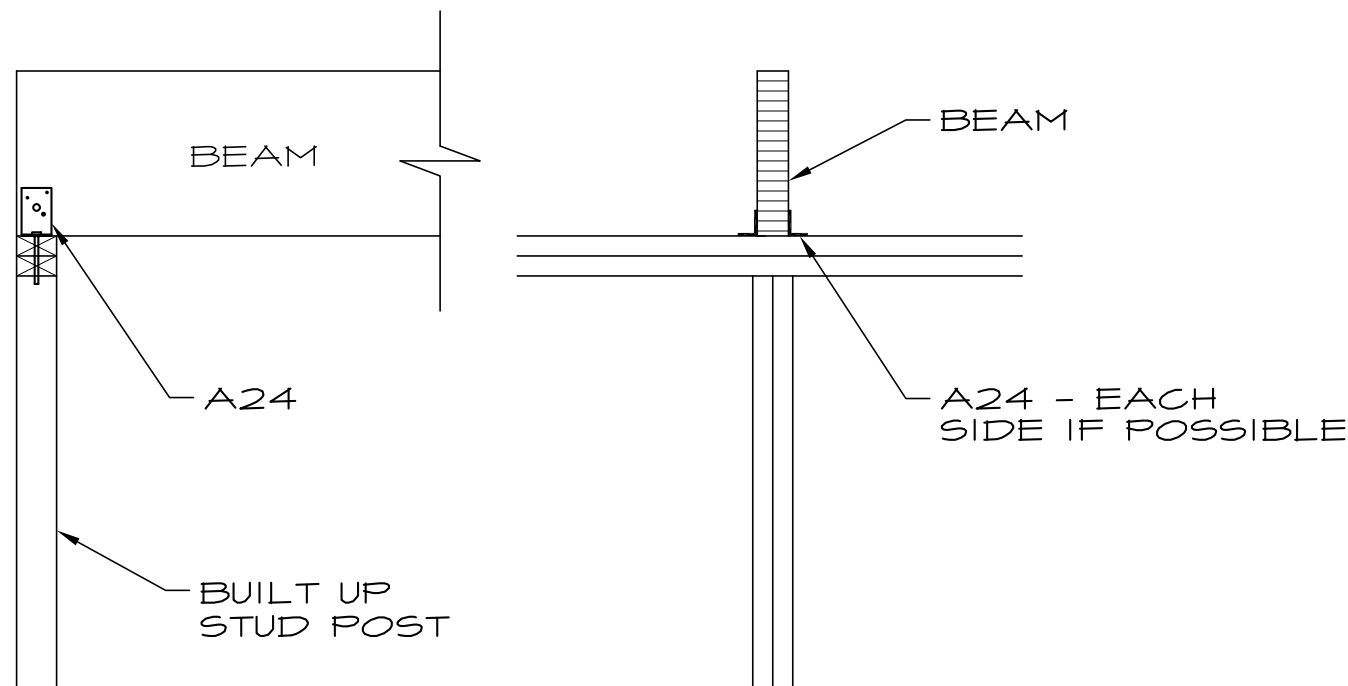
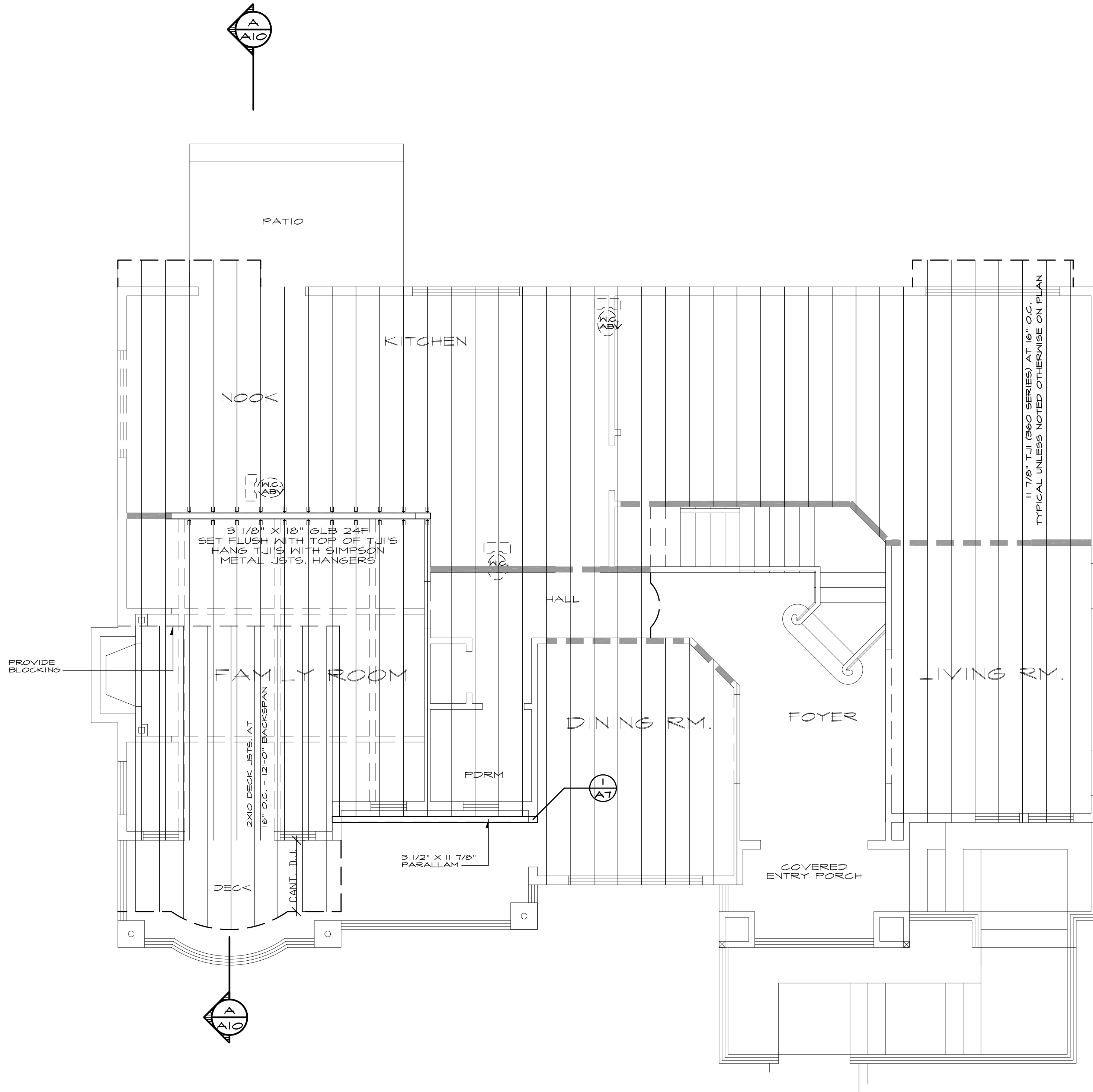
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1
TYPICAL BUILT-UP POST TO
BEAM CONNECTION

SCALE: 1/2" = 1'-0"

TJI NOTES:

11 7/8" (360 SERIES) TJI FLOOR SYSTEM
@ 16" O.C. UNLESS OTHERWISE SPECIFIED.
SEE FIELD TJI LAYOUT FOR BRACING,
BLOCKING, AND CANTILEVERS.
LAYOUT TO BE GIVEN TO LOCAL
BUILDING DEPT. OFFICIAL AT FRAMING
INSPECTION.

***** SHEAR NOTE:**

SEE SHEET L1 FOR SHEAR WALL
LOCATIONS, SHEAR WALL NAILING
SCHEDULE, & DETAILS.

**UPPER FLOOR
FRAMING PLAN**

SEE GENERAL NOTES

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



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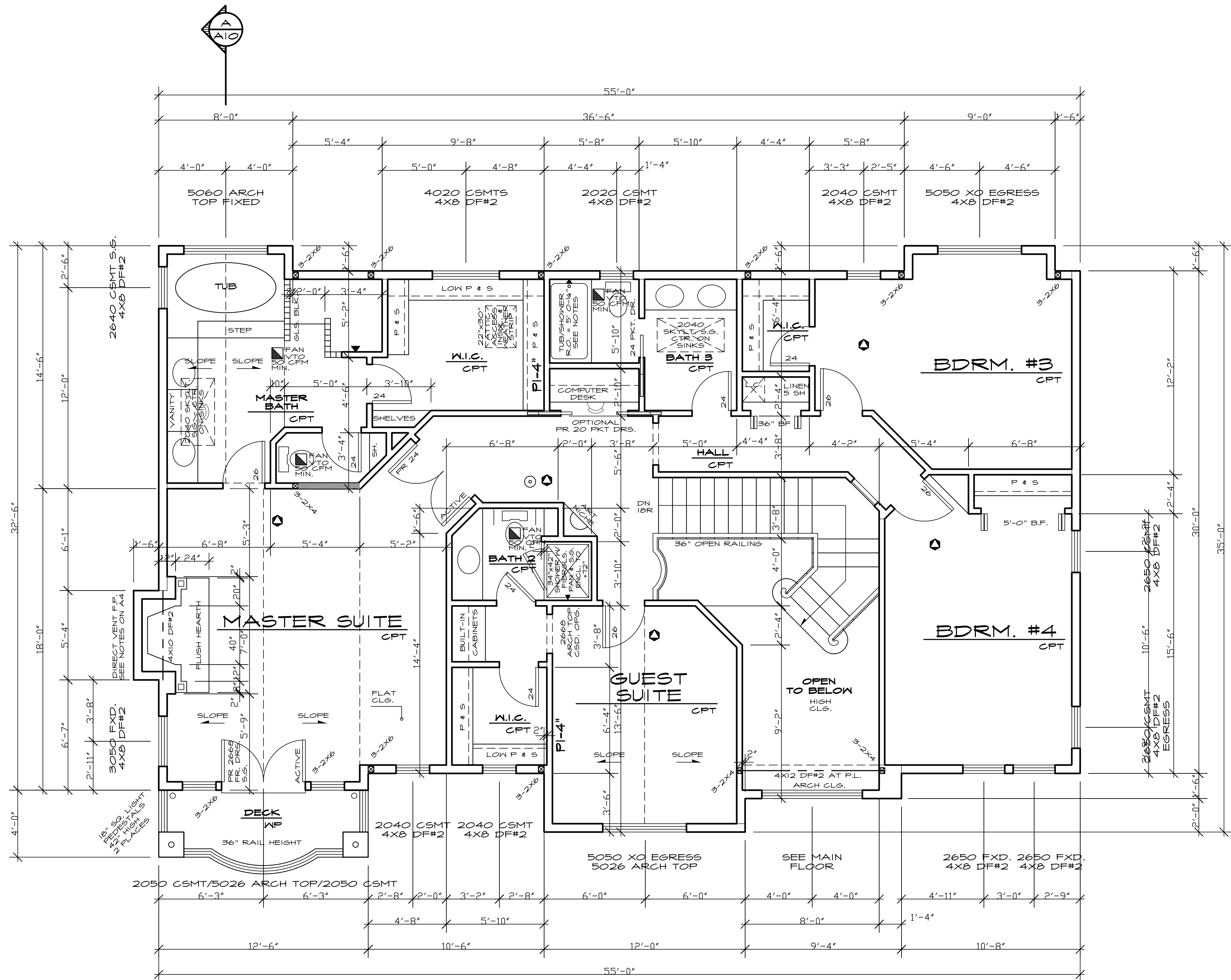
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NOTES:

ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL. W/ R-19 INSULATION.

ALL HEADERS TO BE 4 X 8 DF#2 UNLESS NOTED OTHERWISE.

SOLID BLOCKING UNDER ALL BEARING WALLS.

LEGEND:

BEARING WALL
FLOOR LINE ABOVE
PT. LD. ABV. X
MULTIPLE 3x STUDS @ POINT LOAD
SMOKE DETECTOR 110V INTERCONNECTED WITH BATTERY BACK-UP

*** SHEAR NOTE:

SEE SHEET L1 FOR SHEAR WALL LOCATIONS, SHEAR WALL NAILING SCHEDULE, & DETAILS.

UPPER FLOOR PLAN

SEE GENERAL NOTES

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



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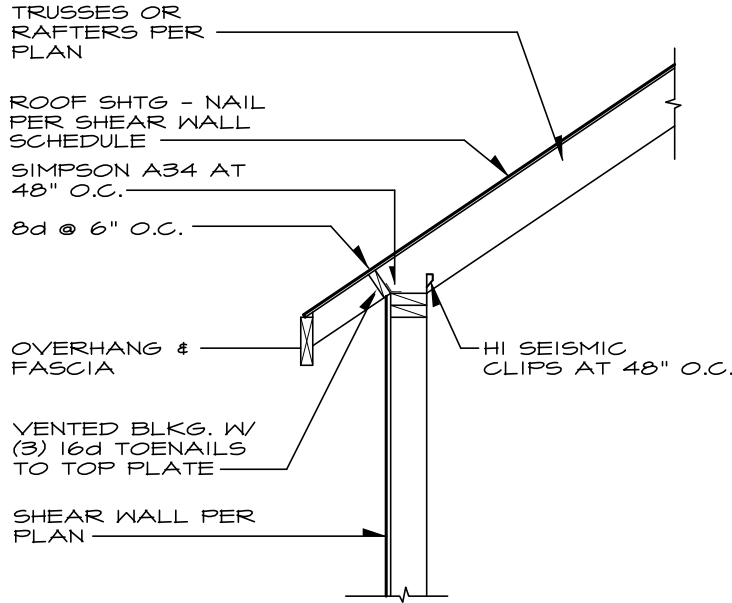
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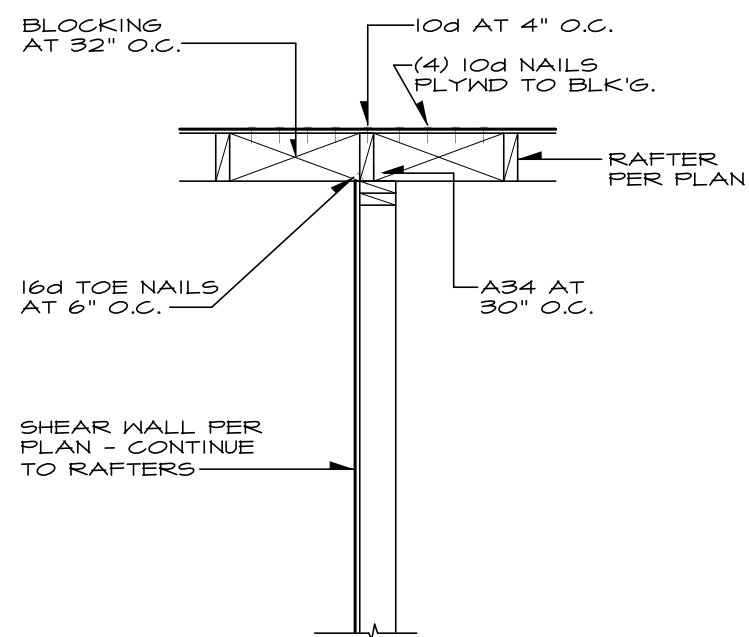
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RAFTER OR TRUSS PERPENDICULAR TO SHEAR WALL

1 TYP. EXTERIOR SHEARNALL TO ROOF CONNECTION
NO SCALE



RAFTER PARALLEL TO SHEAR WALL

TRUSS PARALLEL TO SHEAR WALL

2 TYP. INTERIOR SHEARNALL TO ROOF CONNECTION
NO SCALE

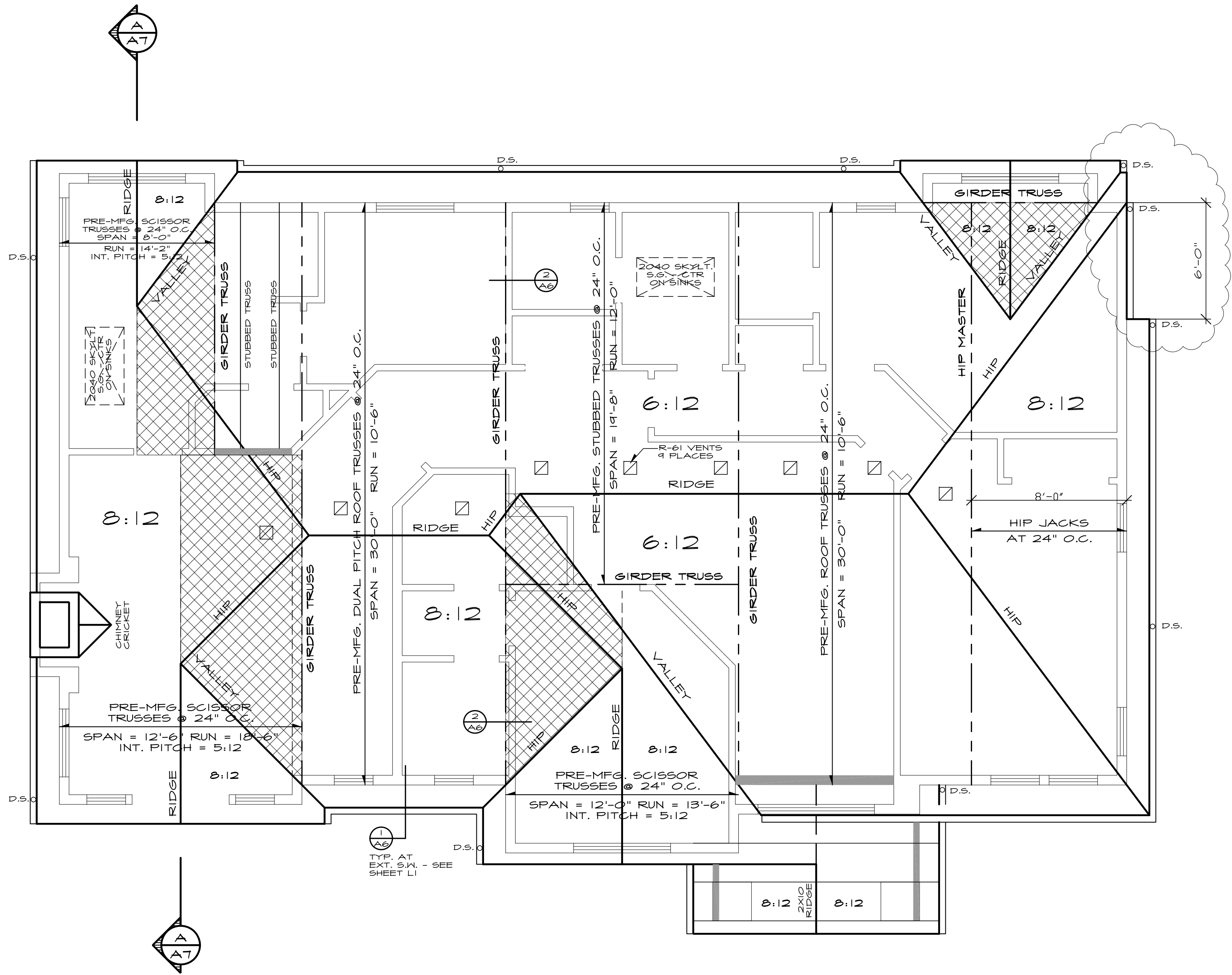


Table 1: Upper Roof Venting			
ROOF VENTING CALCULATIONS			
Roof Area:			1808 sq./ft.
Ventilation Required:	1808 sq./ft. x 144 sq./in./300	=	867.84 sq./in.
50% At 36" minimum Above Eave (max 80%)		=	433.92 sq./in.
50% At Eaves		=	433.92 sq./in.
9 Roof Jacks @ 50 sq./in. Each		=	450 sq./in.
0 Standard Comp Ridge Vent @ 17 sq./in./ft.		=	0 sq./in.
0 Metal Roof Ridge Vent @ 29 sq./in./ft.		=	0 sq./in.
0 Side Roof Half Vent @ 8.5 sq./in./ft.		=	0 sq./in.
132 Lineal Ft of Eave Venting @ 3.3 sq./in./ft.		=	435.6 sq./in.
[(3) 2" dia. Holes per block @ each bay]			
Lineal Ft of Upper Roof Venting		=	0 sq./in.
[(3) 2" dia. Holes per block @ all bays]			
0 Continuous Soffit Vent @ 10 sq./in./ft.		=	0 sq./in.
0 Gable End Vent (12 in. x 12 in.) x 70%		=	0 sq./in.
0 Cupola Vent (30 in. x 32 in.) x 45%		=	0 sq./in.
0 Gable End Vent (18 in. x 24 in.) x 70%		=	0 sq./in.
0 Gable End Vent (24 in. x 24 in.) x 70%		=	0 sq./in.
Total Venting @ 36" (min.) Above Eaves		=	450 sq./in.
Total Venting @ Eaves		=	435.6 sq./in.
TOTAL SQ./IN. OF VENTING PROVIDED		=	885.6 sq./in.

ROOF FRAMING NOTES

CUT RAFTER TAILS TO MATCH 2 X 4 TRUSSES

CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 12:12 UNLESS NOTED OTHERWISE

USE H2.5 CLIPS @ 48" O.C. AT ENDS OF TRUSSES AND RAFTERS

2 X 6 OVERFRAMING
MAX. SPAN UNSUPPORTED
@ 24" O.C. = 6'-11"
@ 12" O.C. = 13'-11"

BEARING BELOW

D.S. DOWNSPOUT

TRUSS NOTE

ALL TRUSSES SHALL HAVE:

1. STRESS ANALYSIS AND DRAWINGS/ DETAILS STAMPED BY A STATE REGISTERED ENGINEER.

2. MANUFACTURER'S STAMP ON PRE-MANUFACTURED TRUSSES.

3. BRACED TO MANUFACTURER'S SPECIFICATIONS.

4. STRESS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DEPT. FOR APPROVAL AND SHALL BE KEPT ON SITE FOR FRAMING INSPECTION.

5. TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OR ENGINEERING CALCULATIONS.

OVERHANGS NOTES:

6:12 18 1/4"

8:12 13 3/4"

ROOF FRAMING PLAN

SEE GENERAL NOTES

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



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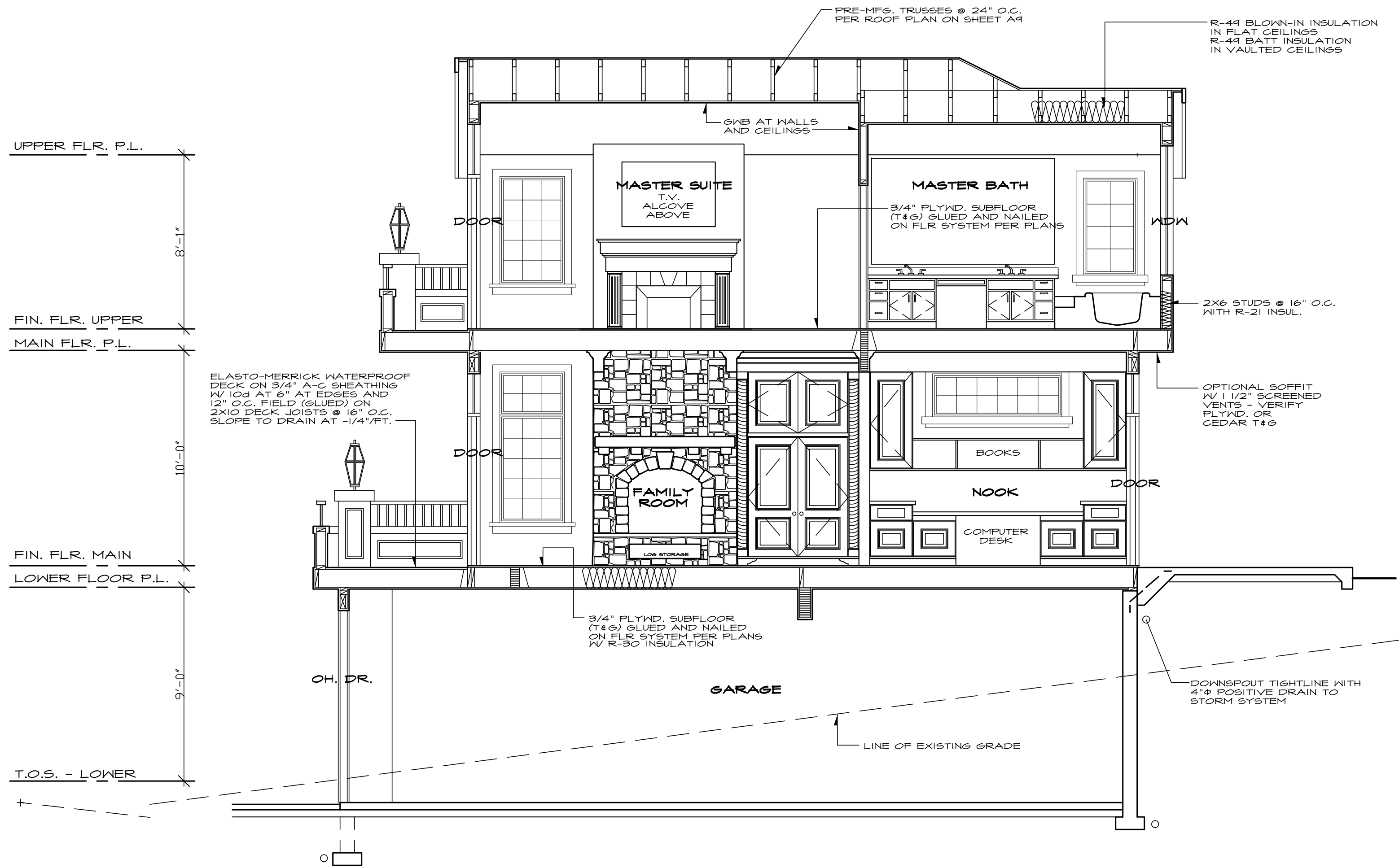
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SECTION A-A
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

WASHINGTON STATE ENERGY CODE

CLIMATE ZONE 5 AND MARINE 4

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	FLOOR R-VALUE	BELOW GRADE WALL R-VALUE	SLAB R-VALUE AND DEPTH
0.28	0.50	NR	R-48 (R-38 VAULTED)	R-21	R-38	10/15 R-21 +TB	R-10, 2 FEET

HVAC:

TABLE 406.2 ENERGY CREDITS
HOUSES BETWEEN 1500 SQFT AND 5000 SQFT
REQUIRE 3.5 CREDITS

OPTION	CREDIT(S)
(1A) EFFICIENT BUILDING ENVELOPE VERTICAL FENESTRATION U=.28 FLOOR R-38	.5
(3A) HIGH EFFICIENCY HVAC EQUIPMENT GAS FIRED FURNACE WITH A MINIMUM AFUE OF 94%	1.0
(5A) EFFICIENT WATER HEATING ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS MUST BE RATED AT 1.0 GPM OR LESS	0.5
(5C) EFFICIENT WATER HEATING WATER HEATING TO BE GAS FIRED WITH A MINIMUM EF OF 0.91	1.5

LIGHTING REQUIREMENTS:

SECTION 404 - ELECTRICAL POWER & LIGHTING SYSTEMS

404.1 Interior Lighting: A minimum of 75 percent of all
luminaires shall be high efficacy luminaires. See note on elec. plan

VENTILATION:

M1507.3 INTERMITTENTLY OPERATING VENTILATION SYSTEMS.
THE DELIVERED VENTILATION RATE FOR INTERMITTENTLY
OPERATING VENTILATION SYSTEMS SHALL BE THE
COMBINATION OF ITS DELIVERED CAPACITY FROM TABLE
M1507.3.3 (1), AND ITS VENTILATION EFFECTIVENESS AND DAILY
FRACTIONAL OPERATION TIME FROM TABLE M1507.3.3(2)

AIR INFILTRATION:

BUILDING AIR LEAKAGE TEST IS REQUIRED PER
WSEC R402.4.1.2

MECHANICAL DUCTS ARE REQUIRED TO BE SEAL TESTED
IN ACCORDANCE WITH WSEC 503.10.3 AND 601.1
DUCT INSULATION PER 2015 WSEC R403.2.1

DUCT LEAKAGE TESTING PER 2015 WSEC R403.2.2

A PERMANENT CERTIFICATE IS REQUIRED TO BE POSTED
WITHIN 3' OF THE ELECTRICAL PANEL TO CONTAIN THE
HOMES R-VALUES, U-VALUES, RESULTS FROM DUCT SYSTEM
AIR LEAKAGE, RESULTS FROM BUILDING ENVELOPE AIR
LEAKAGE TESTING (BLOWER DOOR TEST) AND TYPES AND
EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER
HEATING EQUIPMENT PER WSEC R401.3

HEADERS ARE REQUIRED TO BE INSULATED WITH A MINIMUM
OF R-10 INSULATION.

CORNERS OF EXTERIOR STUD WALLS ARE REQUIRED TO BE
FULLY INSULATED.
THE EXTERIOR THERMAL ENVELOPE IS REQUIRED TO CONTAIN
A CONTINUOUS AIR BARRIER PER TABLE R402.4.1



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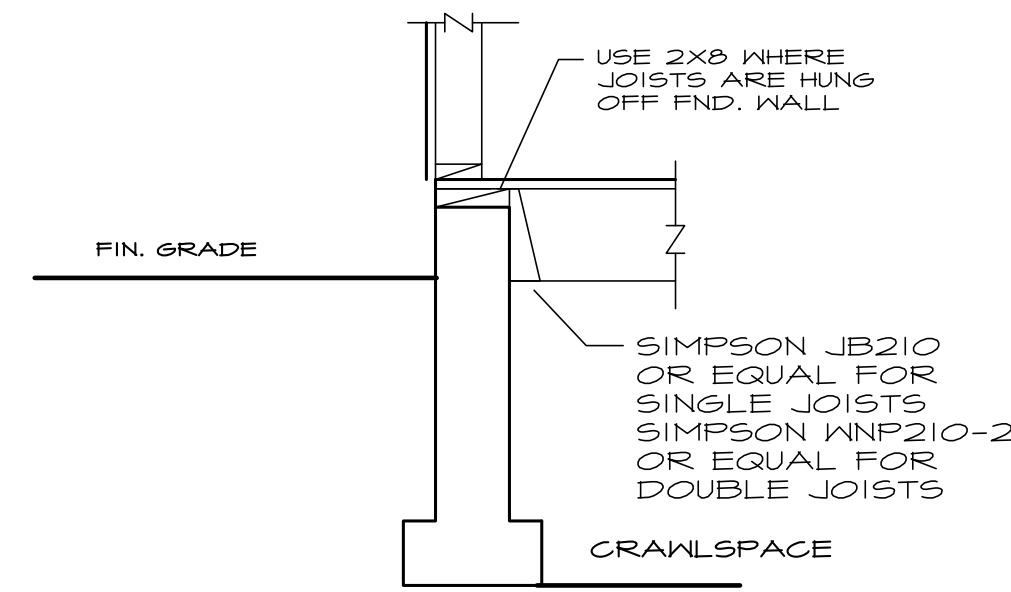
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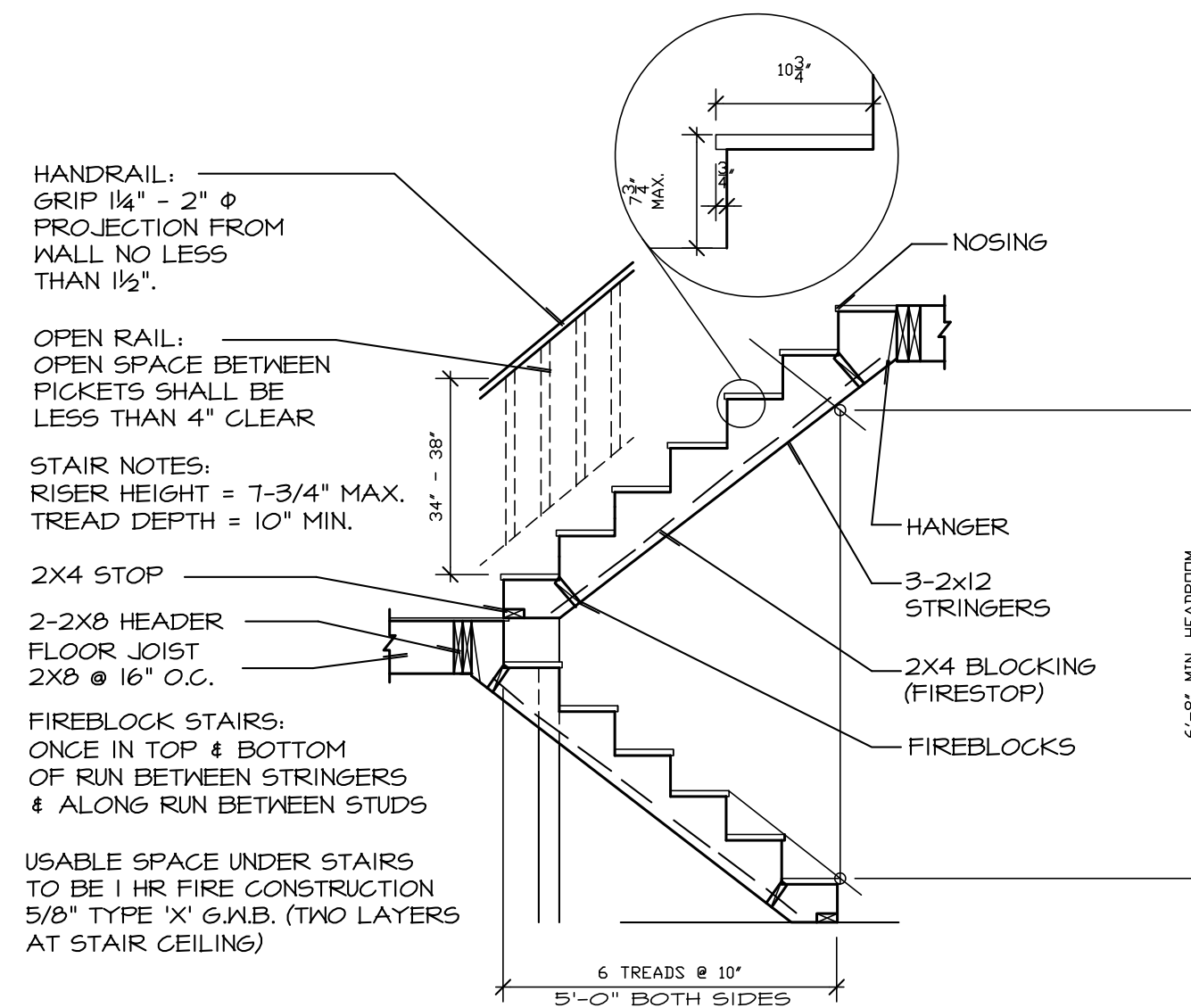
REFER TO PLANS AND SHEET 61 FOR FOOTING SIZE AND REINFORCING

JOIST HUNG OFF WALL

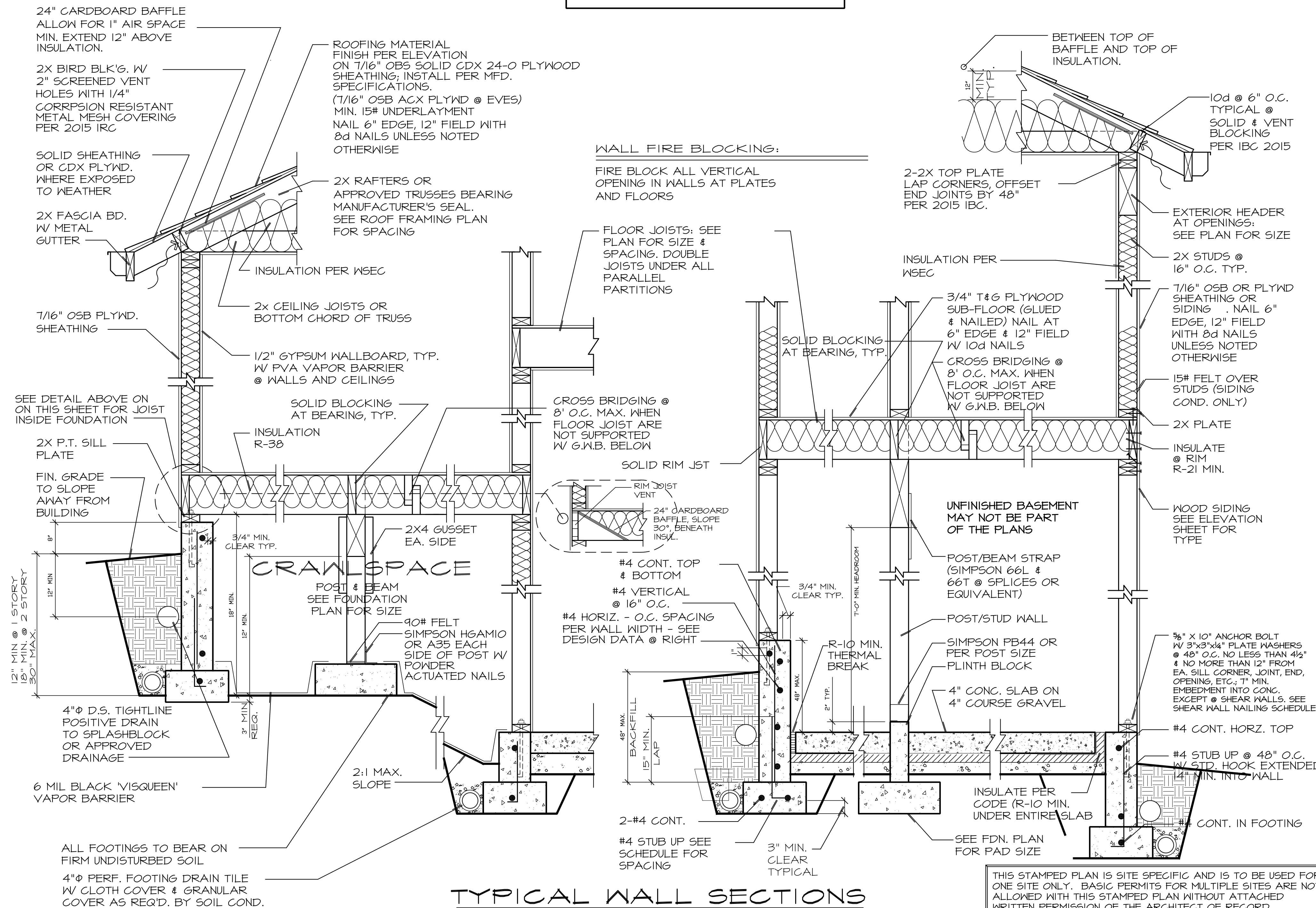
STAIRWAY ILLUMINATION:

1. PROVIDE INTERIOR STAIRWAYS WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY, CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES MEASURED AT THE CENTER OF TREADS AND LANDINGS.
2. PROVIDE EXTERIOR STAIRWAYS WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY.
3. THE CONTROL FOR ACTIVATION OF THE INTERIOR STAIRWAY LIGHTING SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS.
4. THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT OR AUTOMATICALLY CONTROLLED.

ALL BATH ROOM FANS, KITCHEN HOOD, AND DRYER DUCTS SHALL BE EXHAUSTED THRU THE ATTIC TO THE ROOF OR THRU THE FLOOR SYSTEM TO AN OUTSIDE WALL. ALL WALL DUCTS SHALL TERMINATE AT LEAST 36" FROM A WINDOW OPENING.



TYPICAL STAIR DETAIL



TYPICAL WALL SECTIONS

1. All construction per applicable codes and ordinances. 2015 IRC, IBC.
2. Verify all dimensions on job site. Bring discrepancies to the attention of Owner and/or Designer.
3. Owner will verify window sizes and manufacturer(s) with framer before start of construction.
4. One window per bedroom shall meet egress code.
5. Skylight glazing per 2015 IRC.
6. Truss manufacturer shall supply shop drawings to Owner and framer to review and approve before fabrication.
7. Owner will verify electrical and heat layouts with installer before installation.
8. Under all parallel bearing walls, use double joists or as bearing parallel walls.
9. TJI products to be installed per manufacturer's installation guide and approved reports.
10. All metal connections to treated wood shall be at a minimum; triple zinc ZMAX (G185 per ASTM A653); Hot Dip Galvanize (ASTM A123 for connectors and ASTM153 for fasteners and anchors).
11. Manufacturer's installation instructions shall be available on the job site at the time of inspection, for the inspector's use and reference. Revised drawings shall be resubmitted for reviews.

DESIGN DATA

ROOF LOADS:	LL 25#/SF (SNOW) DL 15#/SF TOTAL 40#/SF UNLESS NOTED OTHERWISE
FLOOR LOADS:	LL 40#/SF DL 10#/SF TOTAL 50#/SF
DECK LOADS:	LL 60#/SF DL 10#/SF TOTAL 70#/SF
SOIL :	1500 PSF MIN.
CONCRETE:	3000 PSI AFTER 28 DAYS -3000 PSI FOR EXTERIOR FOUNDATION WALLS, PORCHES, STEPS, AND OR GARAGE SLABS- AIR ENTRAINMENT IS BETWEEN 5-7% (TABLE 402.2 IRC)
MASONRY :	PER 2015 IBC
STEEL :	PER 2015 IBC (GRADE 60 MIN) - SEE NOTE BELOW:
FOUNDATION WALL REBAR:	HORIZONTAL AT 10" O.C. - GRADE 40 OKAY VERTICAL AT 48" O.C. - GRADE 60 OR VERTICAL AT 32" O.C. - GRADE 40 OKAY R404.3.3.7
WOOD :	PER 2015 IBC
NAILING :	PER 2015 IBC NAILING PER TABLE R602.3(1), R602.10
WIND:	85 MPH (NOMINAL), 110 MP (ULTIMATE)
SEISMIC:	ZONE - D BASE SHEAR = 12.3 (V)
WEATHERING POTENTIAL:	MODERATE
FROST LINE:	24"
E.F.P.:	45PSF
4" BEAM:	DOUGLAS FIR #2 fv = 85 fb = 875 PSI E = 1,800,000
6" BEAM:	DOUGLAS FIR #2 fv = 85 fb = 875 PSI E = 1,300,000
4" POST:	DOUGLAS FIR #2 fv = 85 fb = 875 PSI E = 1,300,000
6" POST:	DOUGLAS FIR #2 fv = 85 fb = 875 PSI E = 1,300,000
JOISTS & RAFTERS	HEM FIR #2
4" STUDS:	fv = 75 fb = 850 PSI E = 1,300,000
GLU-LAM BEAMS:	fv = 165 psi fb = 2,400 psi (reduced by size factor, CF=K1) E = 1,800,000 psi
NOTE:	VARIATIONS FROM THE ABOVE LUMBER GRADES WILL BE NOTED ON THE PLANS.
1. SUBFLOOR:	T&G PLYWOOD OR OSB APA RATED STURD-1-FLOOR 16" O.C., 3/4"
WALL & ROOF SHEATHING:	APA RATED SHEATHING 24/16 7/16"
FOOTING FOR :	
= 6" WALL - 6"x12" FOOTING	18" BELOW GRADE
#4 STEEL - 48" o.c. VERT.	12" o.c. HORIZ.
= 8" WALL - 7"x16" FOOTING	18" BELOW GRADE
#4 STEEL - 48" o.c. VERT.	10" o.c. HORIZ.
= 10" WALL - 8"x18" FOOTING	24" BELOW GRADE
#4 STEEL - 48" o.c. VERT.	8" o.c. HORIZ.

project: TYPICAL WALL SECTIONS

date: 11-23-21
revisions:
08-11-22 Rev. C

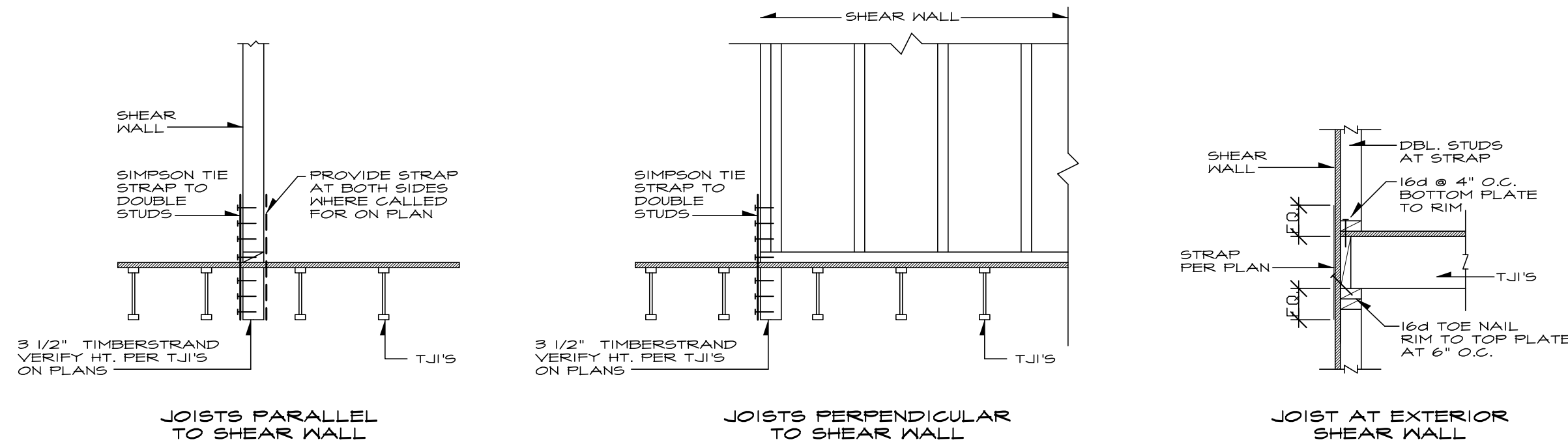
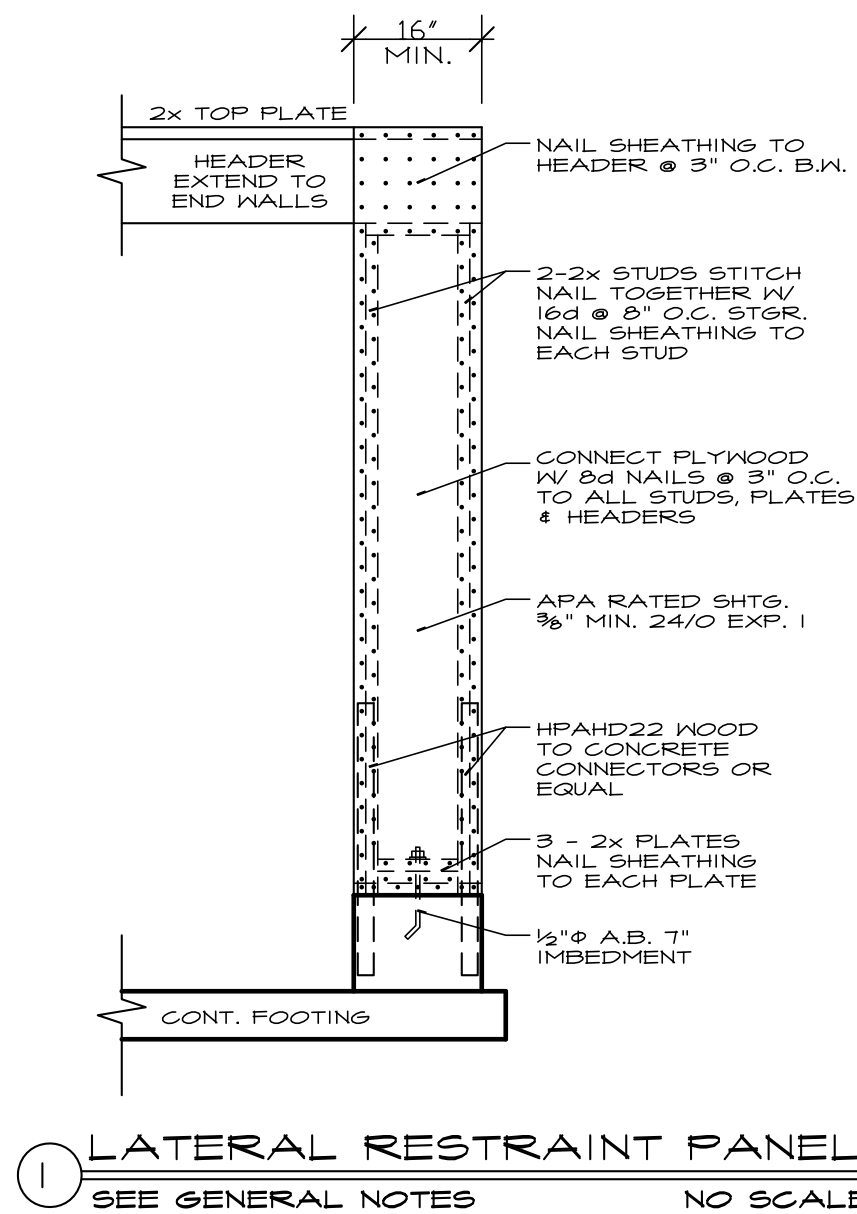
IBC 2015
IRC 2015
TYPICAL WALL

drawn by:
checked by: GNR/J

TYPICAL WALL SECTIONS
G-1

THIS STAMPED PLAN IS SITE SPECIFIC AND IS TO BE USED FOR ONE SITE ONLY. BASIC PERMITS FOR MULTIPLE SITES ARE NOT ALLOWED WITH THIS STAMPED PLAN WITHOUT ATTACHED WRITTEN PERMISSION OF THE ARCHITECT OF RECORD.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



SHEAR WALL SCHEDULE

GENERAL - SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, ANCHOR BOLTS, AND HOLDDOWNS. LOCATE HOLDDOWNS AS CLOSE AS POSSIBLE TO THE END OF THE DESIGNATED WALL. BLOCKING FOR THE HORIZONTAL JOINT IN GYPSUM WALLBOARD (GWB) OR GYPSUM SHEATHING BOARD (GSB) IS REQUIRED ONLY IF SPECIFICALLY CALLED OUT BELOW.

MARK	NAILING	EDGES	STUDS	TOP/BOT PLATES	BLKG REQ'D.	PLATE ANCHOR BOLTS	PLATE NAILING	HEM FIR #2 SEISMIC VALUE (#/L.F.)	50% REDUCTION
PI-6"	10d	6"	12"	6"	2X4	5/8" @ 48"	(2) 16d @ 10"	254**	254
PI-4"	10d	4"	12"	4"	2X4	5/8" @ 32"	(2) 16d @ 1"	371**	371
PI-3"	10d	3"	12"	3"	2X4	5/8" @ 24"	(2) 16d @ 3"	442**	442
PI-2"	10d	2"	12"	2"	2X4	3/4" @ 24"	(2) 16d @ 5"	631**	631
P2-6"	10d	6"	12"	6"	2X4	5/8" @ 24"	(2) 16d @ 5"	508**	508
P2-4"	10d	4"	12"	4"	2X4	3/4" @ 20"	(3) 16d @ 5"	754**	754
P2-3"	10d	3"	12"	3"	2X4	3/4" @ 16"	(4) 16d @ 5"	984**	984
P2-2"	10d	2"	12"	2"	2X4	3/4" @ 12"	(4) 16d @ 4"	1262**	1262

FOR THESE SHEAR WALLS USE 3X MEMBERS AT ABUTTING PANELS EDGES AND AT FOUND. SILLS PROVIDE THIS FOR PI-4" S.N. ONLY IF OVER 350PLF

- * USE POWER-DRIVEN STEEL STUDS AND NAILS BY HILTY OR RAMSET WHERE APPLICABLE. PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
- ** SOLID BLOCK WITH JOIST UNDER INTERIOR SHEAR WALLS.

1/2" PLYWOOD - STAPLE SCHEDULE

16 GA. STAPLES @	15 GA. STAPLES @	14 GA. STAPLES @
3" O.C. - 271 #/ft.	4" O.C. - 310 #/ft.	4" O.C. - 303 #/ft.
2" O.C. - 344 #/ft.	2-1/2" O.C. - 470 #/ft.	3" O.C. - 340 #/ft.
	4" O.C. AND 10d NAILS @ 6" O.C. - 620 #/ft.	2" O.C. - 304 #/ft.

NOTE 1: USE 3X STUDS OR 2-2X STITCH NAIL @ 4" O.C. STAGGERED FOR 3" O.C. NAILING AND 2" O.C. STAPLES.

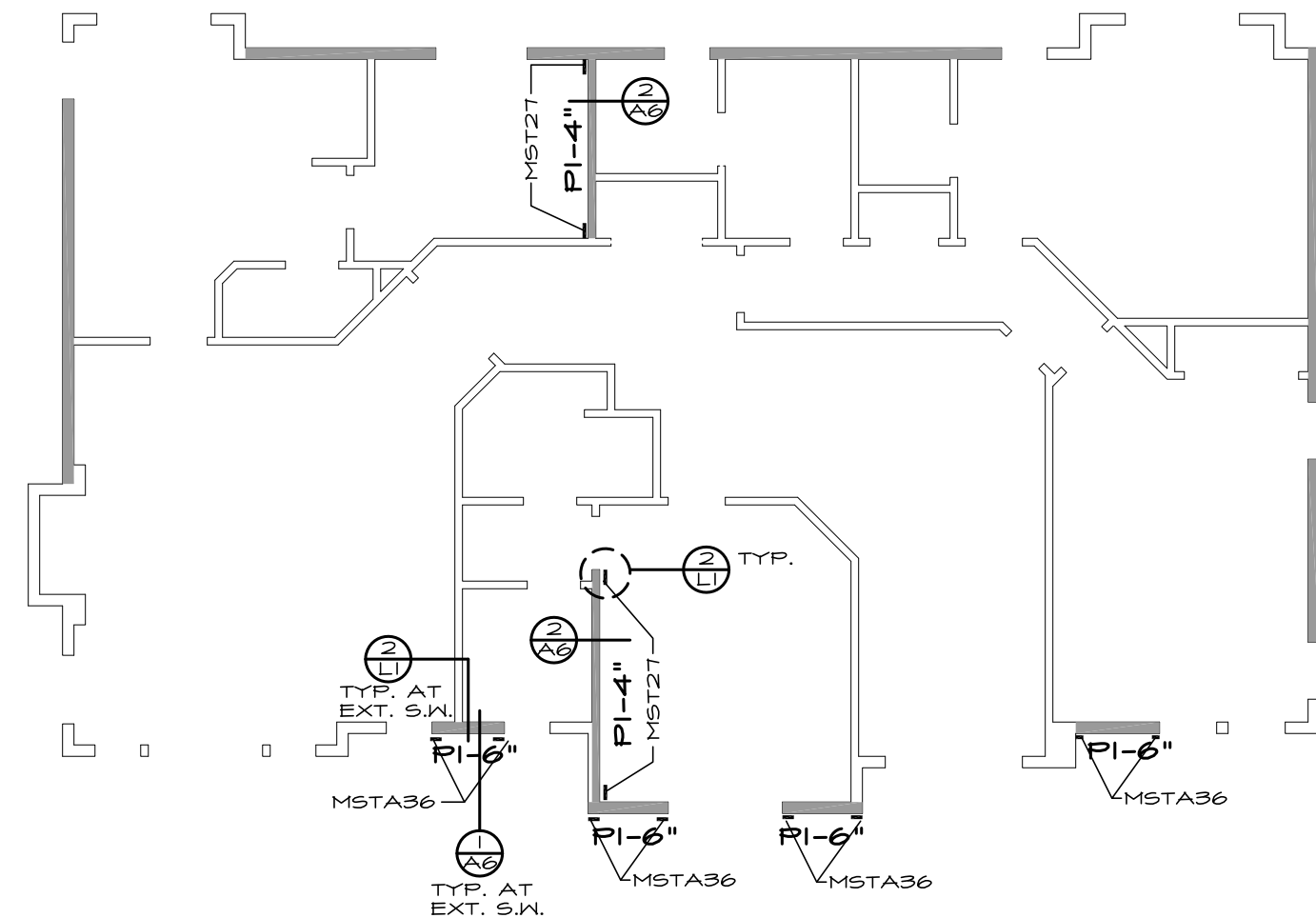
FIELD SPACING: 12" O.C. NAILS & STAPLES.

HOLDDOWNS - INSTALL SIMPSON HOLDDOWNS OR EQUIVALENT AT THE END OF SHEAR WALLS. WHEN SHOWN ON DRAWINGS, TO ATTACH USE 2X4 HP #2 CONSTRUCTION GRADES AS SHEAR WALL BOUNDARY ELEMENTS. HOLDDOWNS ARE ONLY REQUIRED WHERE SHOWN ON PLANS.

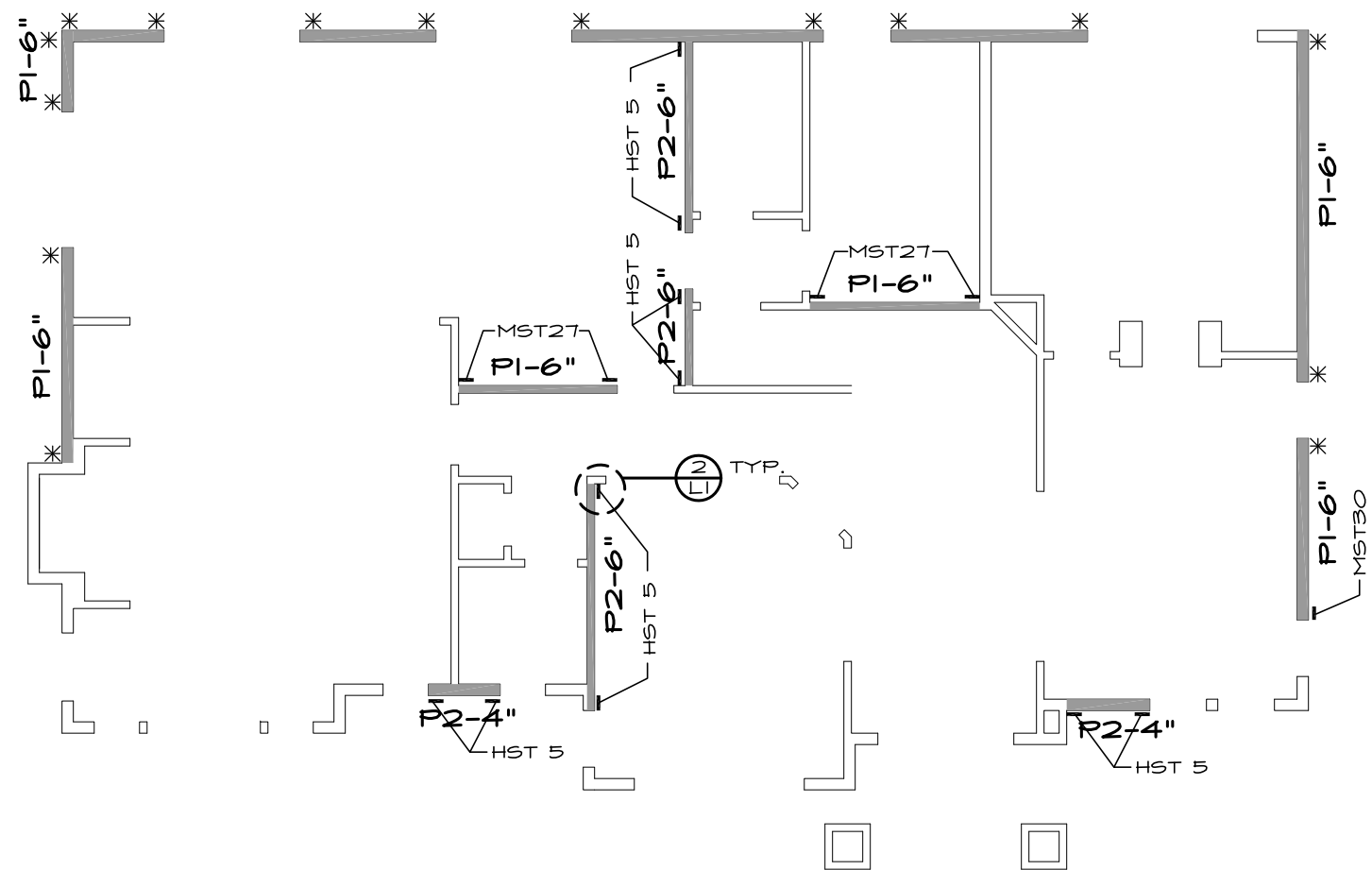
SHEAR WALL NOTES

1/2" PLYWOOD - USE 10d COMMON OR GALVANIZED NAILS. BLOCK ALL PANEL EDGES. LONG DIMENSIONS OF PLYWOOD MAY BE INSTALLED VERTICALLY @ 12" O.C. TO ALL INTERMEDIATE STUDS. WHERE 3" NAIL SPACING IS SPECIFIED AT PANEL EDGES, USE 1-1/2" 10d SHORT NAILS OR 3X STUDS WITH STANDARD 10d NAILS. FOR 2" NAIL SPACING, USE 3X STUDS AND STAGGER PANELS. WHERE PLYWOOD IS 2 SIDES OF WALL, JOINTS TO FALL ON SEPARATE STUDS ON EACH SIDE.

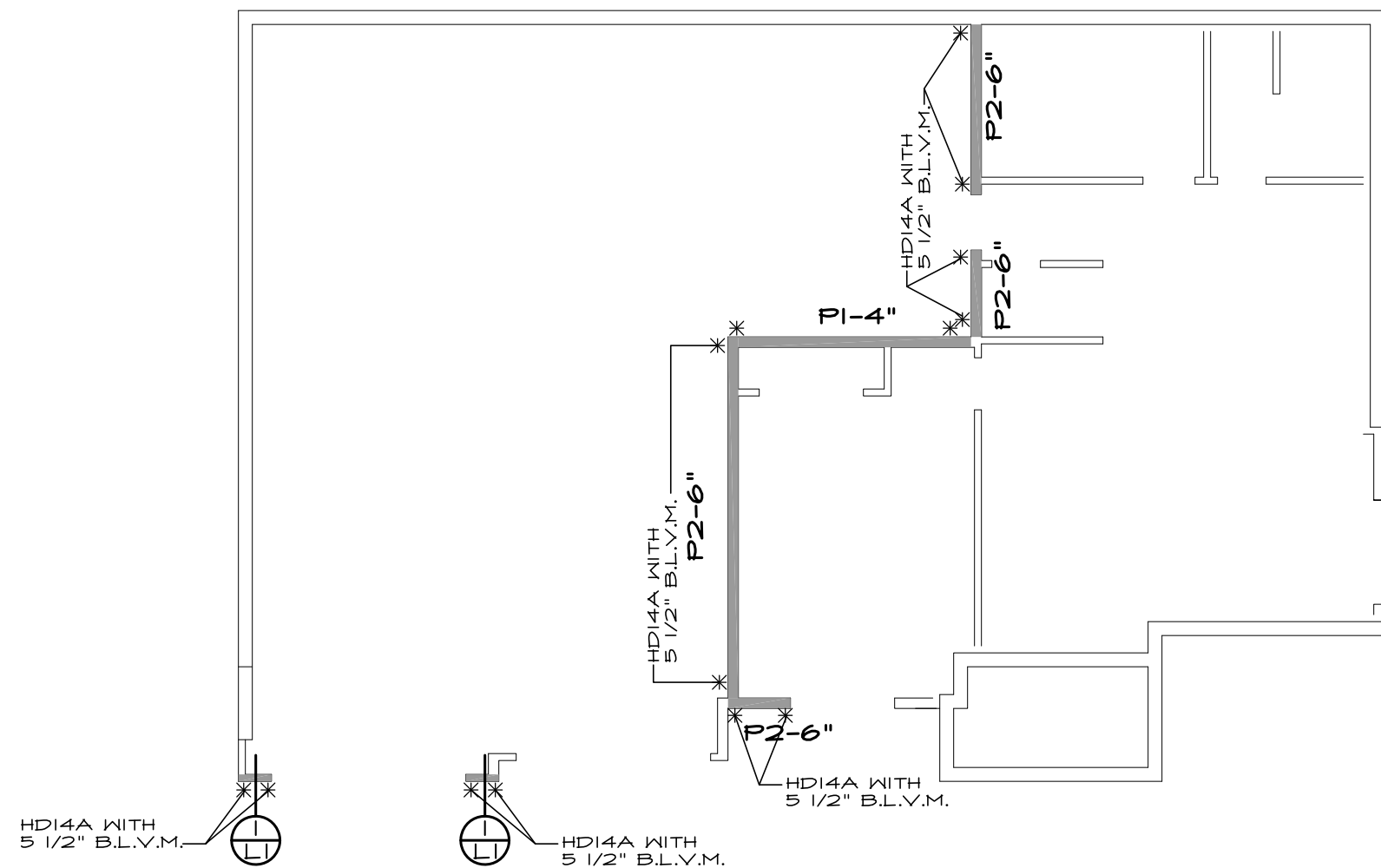
FLOOR PLYWOOD - USE 10d COMMON NAILS @ 10" O.C. AT INTERMEDIATE SUPPORTS, 6" O.C. AT ALL PANEL EDGES AND 4" O.C. AT ALL SHEAR WALLS, UNLESS OTHERWISE SHOWN ON PLANS.



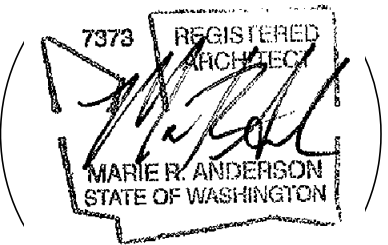
KEY:
PI-6" INDICATES SHEAR WALL REFER TO SCHEDULE ON THIS SHEET
DENOTES STRAP
UPPER FLOOR PLAN
SHEAR WALL LOCATIONS
SCALE: 1/8" = 1'-0"



KEY:
PI-6" INDICATES SHEAR WALL REFER TO SCHEDULE ON THIS SHEET
DENOTES STD14 HOLDOWN LOCATIONS
MAIN FLOOR PLAN
SHEAR WALL LOCATIONS
SCALE: 1/8" = 1'-0"



KEY:
PI-6" INDICATES SHEAR WALL REFER TO SCHEDULE ON THIS SHEET
DENOTES STD14 HOLDOWN LOCATIONS UNLESS OTHERWISE NOTED
B.L.V.M. DENOTES LENGTH OF BOLT IN VERTICAL MEMBER
LOWER FLOOR PLAN
SHEAR WALL LOCATIONS
SCALE: 1/8" = 1'-0"



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permit:
revisions:
08-11-22 Rev C

drawn by: AM
checked by: MRA

SHEET

OF