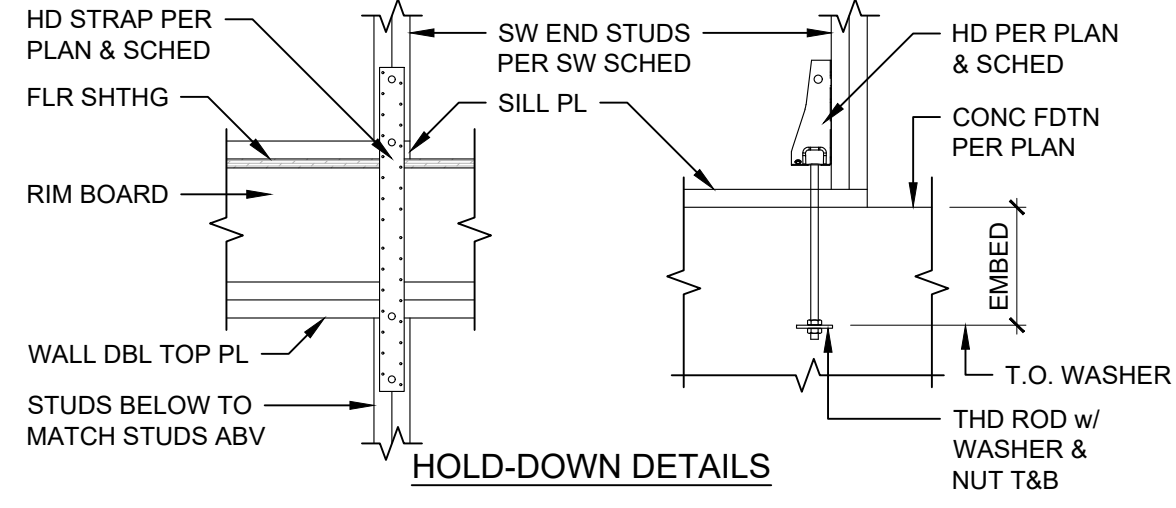




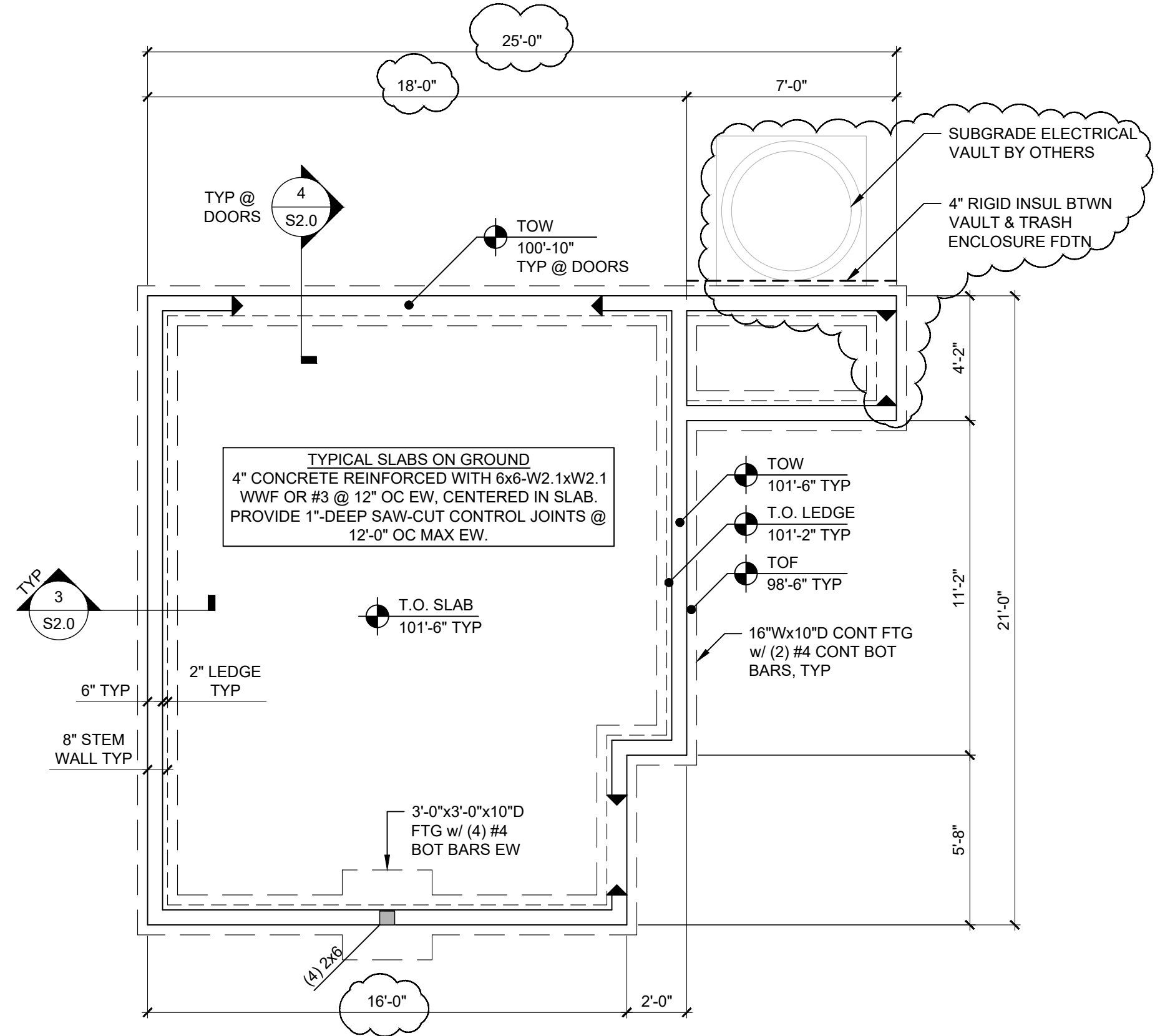
HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	ANCHOR ROD SIZE	EMBED	REQD COL
H2	SIMPSON HDU2	5/8"	7"	(2) 2x
H4	SIMPSON HDU4	5/8"	7"	(2) 2x
H5	SIMPSON HDU5	5/8"	7"	(2) 2x
H8	SIMPSON HDU8	7/8"	9"	(2) 2x
H14	SIMPSON HHQ14	1"	1'-3"	(4) 2x
S37	SIMPSON MST37	N/A	N/A	(2) 2x
S40	SIMPSON MST40	N/A	N/A	(2) 2x
S48	SIMPSON MST48	N/A	N/A	(2) 2x

- NOTES:
1. INSTALL HOLD-DOWN PER MANUFACTURER'S INSTRUCTIONS.
2. THREADED-ROD EPOXY ANCHORS USED WITH HILTI HY-200 V3 ADHESIVE MAY BE USED FOR HDU2, HDU4, AND HDU5 HOLD-DOWNS WITH 11" EMBED AND FOR HDU8 WITH 13" EMBED. ALL OTHER ANCHORS SHALL BE CIP ANCHOR RODS.

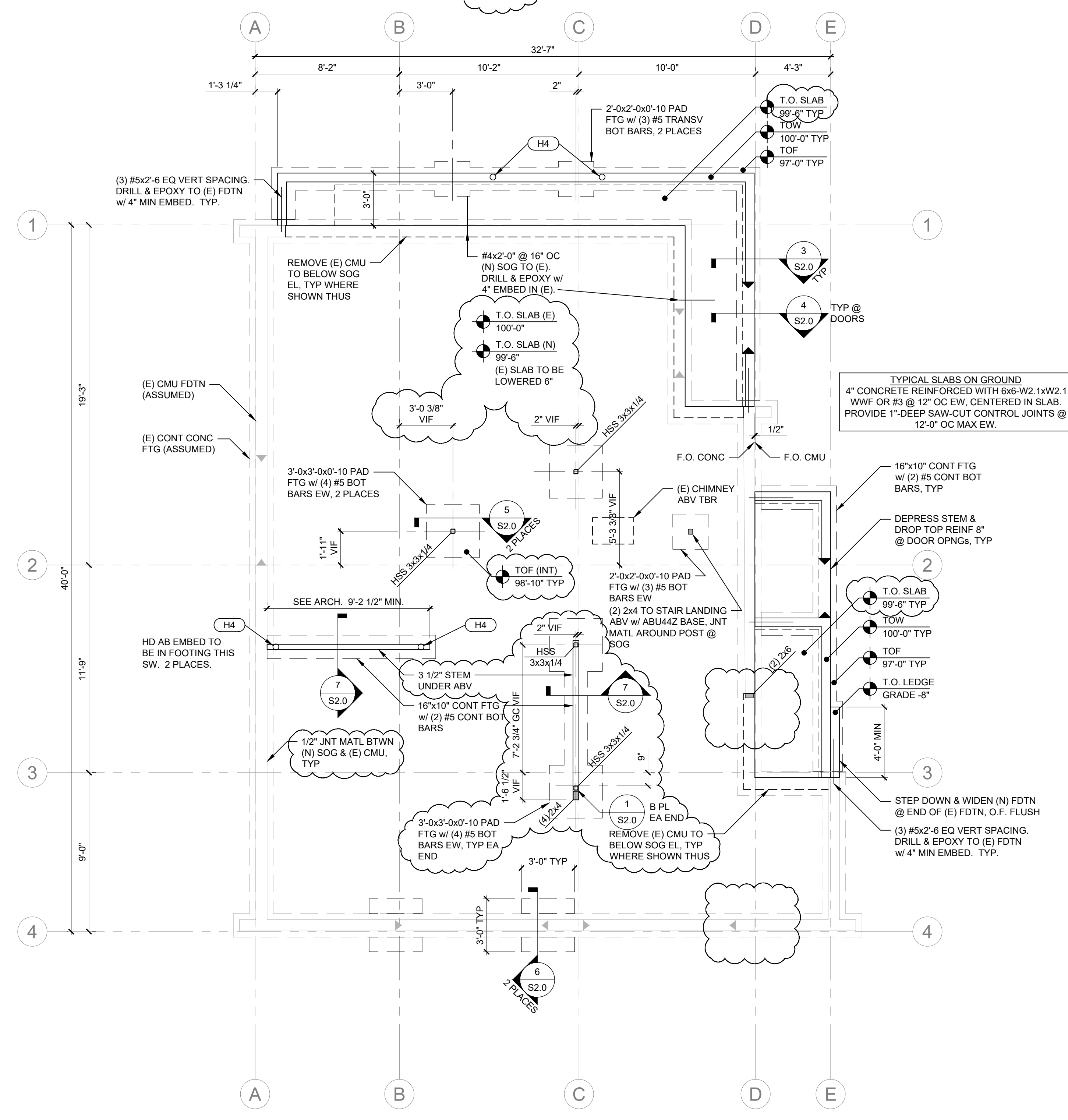


TYPICAL HOLD-DOWN SCHEDULE



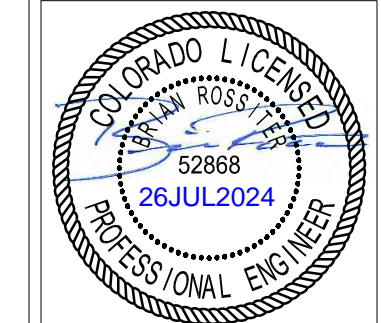
GARAGE FOUNDATION PLAN

- SCALE: 1/4" = 1'-0"
TRUE
- PLAN NOTES:
1. SEE S0.0 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES.
2. ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO NOT REFLECT ACTUAL SITE ELEVATIONS.
3. TOP OF FOOTING ELEVATIONS ASSUME ADEQUATE SOILS AT BEARING ELEVATION. VERIFICATION BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION IS REQUIRED.
4. VERIFY SIZE AND LOCATION OF WALL STEPS AND OPENINGS ASSOCIATED WITH DOORS AND WINDOWS WITH ARCHITECT PRIOR TO CONSTRUCTION.



FOUNDATION PLAN

- SCALE: 1/4" = 1'-0"
TRUE
- PLAN NOTES:
1. SEE S0.0 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES.
2. ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO NOT REFLECT ACTUAL SITE ELEVATIONS.
3. TOP OF FOOTING ELEVATIONS ASSUME ADEQUATE SOILS AT BEARING ELEVATION. VERIFICATION BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION IS REQUIRED.
4. VERIFY SIZE AND LOCATION OF WALL STEPS AND OPENINGS ASSOCIATED WITH DOORS AND WINDOWS WITH ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL POSTS ARE LABELED AT THE BOTTOM. SEE S0.0 FOR TYPICAL MULTIPLE-PLY COLUMN DETAILS.



DATE	ISSUE
3/9/2023	CD
7/7/2023	REV A
7/25/2024	REV B

REVISION

B

DRAWN BY: BWR
PROJECT ENGR: BWR

PROJECT #: 22009

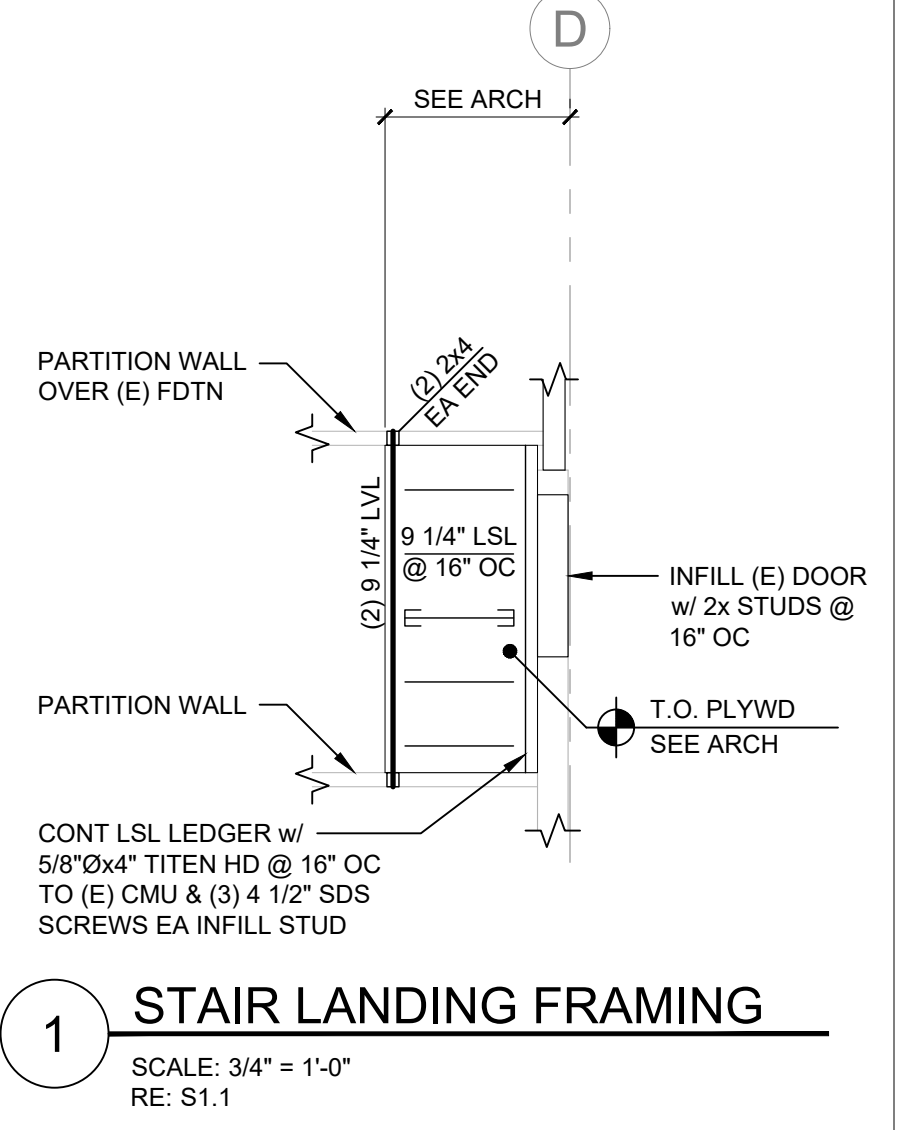
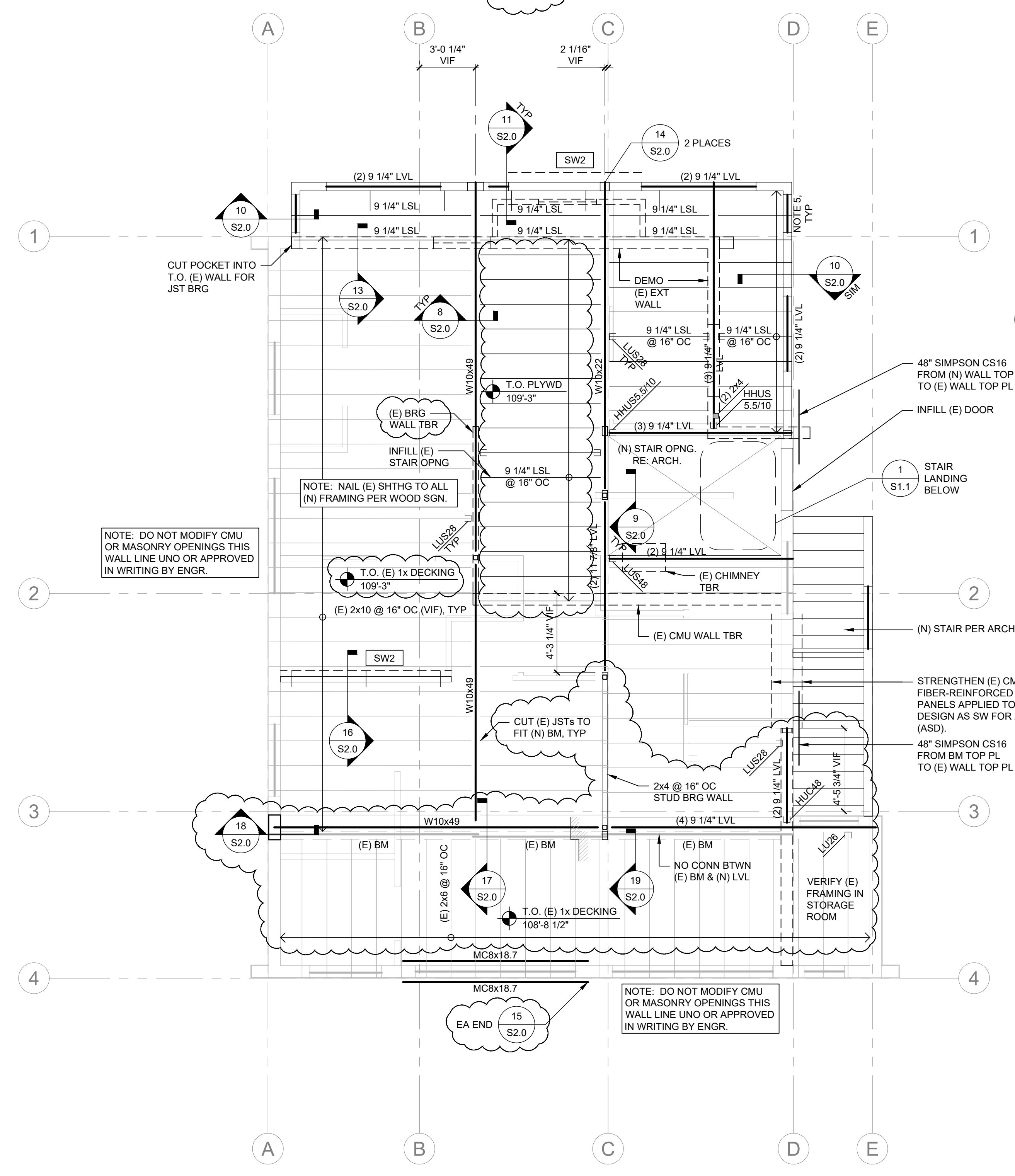
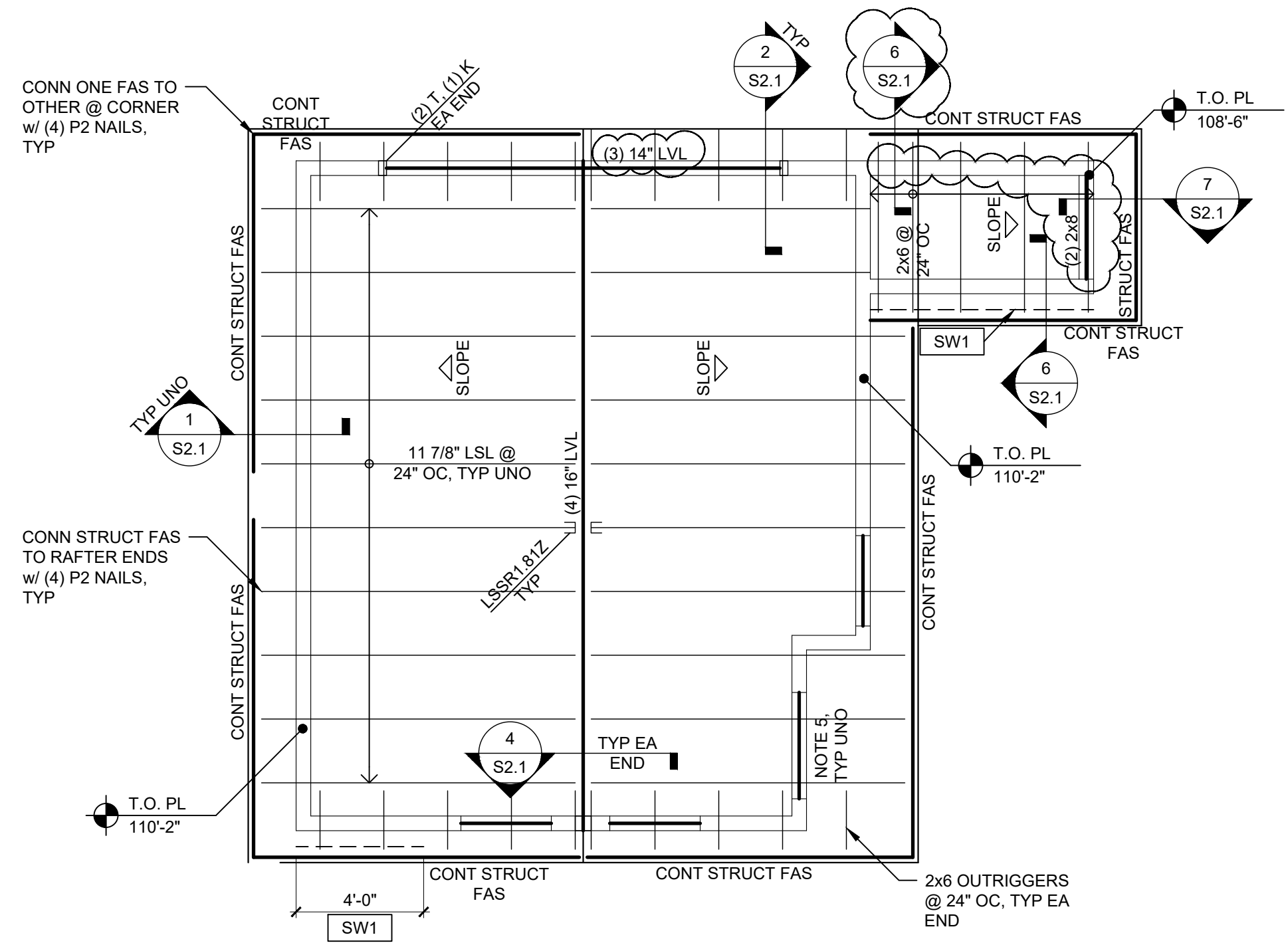
SHEET TITLE
UPPER LEVEL &
GARAGE ROOF
FRAMING PLANS

SHEET

S1.1

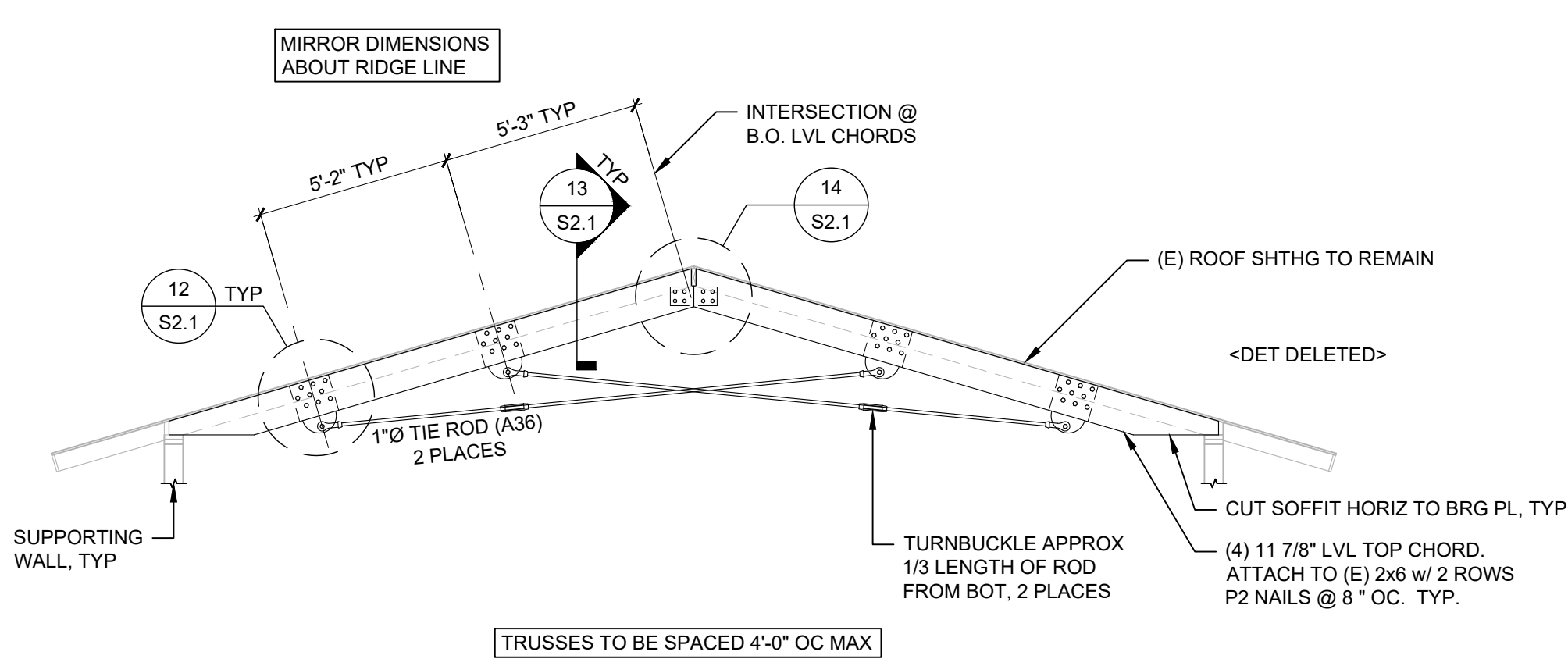
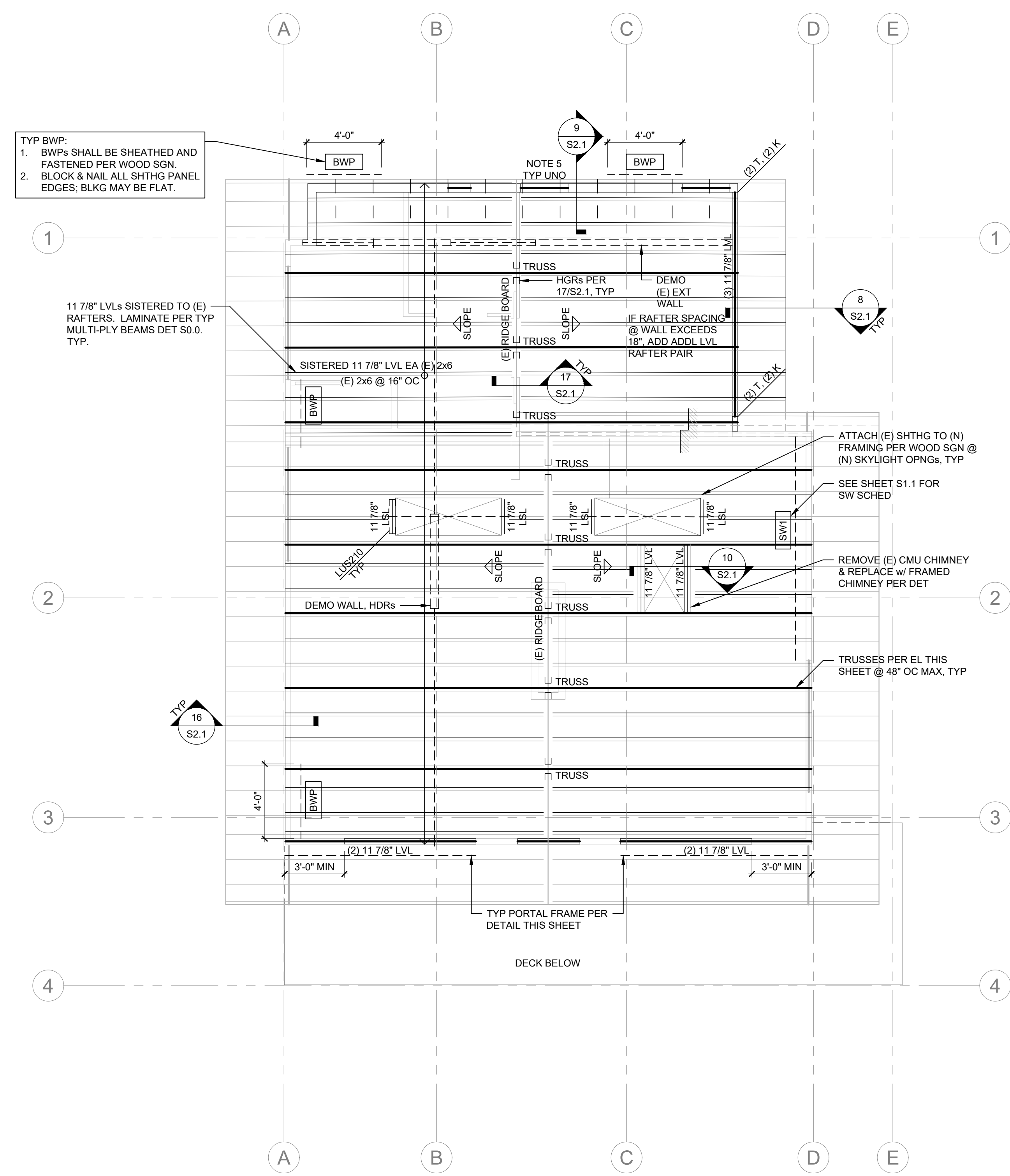
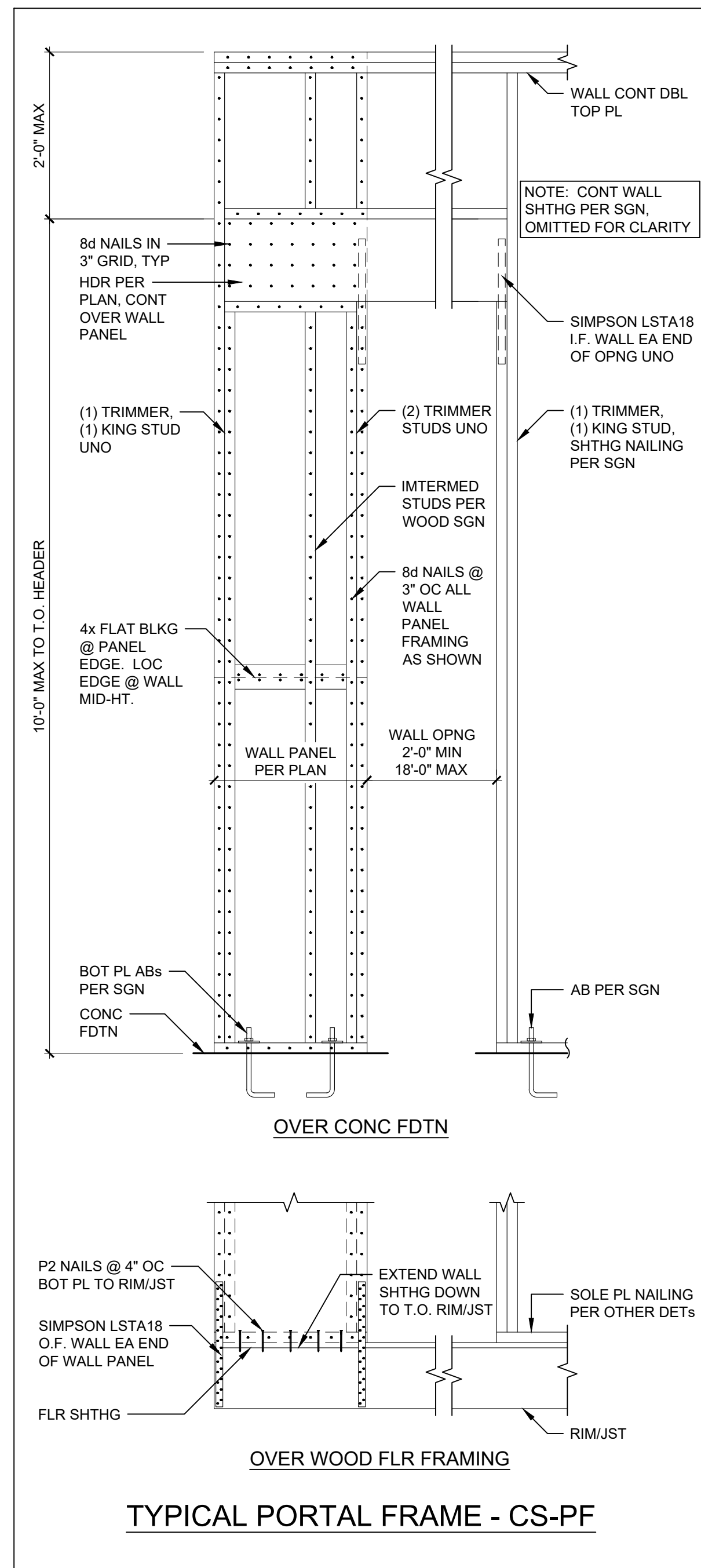
SPECIAL SHEAR WALL SCHEDULE						
MARK	SHTHG	EDGE NAILING	FIELD NAILING	BOT PL NAILING TO RIM	FDTN ANCHOR	REMARKS
SW1	7/16" PLYWD/OSB ONE SIDE	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	5/8" @ AR @ 48" OC	-
SW2	7/16" PLYWD/OSB ONE SIDE	8d @ 4" OC	8d @ 12" OC	16d @ 4" OC	5/8" @ AR @ 24" OC	-
SW3	7/16" PLYWD/OSB ONE SIDE	8d @ 3" OC	8d @ 12" OC	16d @ 3" OC	5/8" @ AR @ 16" OC	NOTE 4
SW4	7/16" PLYWD/OSB BOTH SIDES	8d @ 6" OC	8d @ 12" OC	16d @ 3" OC	5/8" @ AR @ 18" OC	NOTE 4
SW5	7/16" PLYWD/OSB BOTH SIDES	8d @ 4" OC	8d @ 12" OC	16d @ 2" OC, STAG	5/8" @ AR @ 12" OC	NOTES 4, 5
SW6	7/16" PLYWD/OSB BOTH SIDES	8d @ 3" OC	8d @ 12" OC	16d @ 2" OC, STAG	5/8" @ AR @ 10" OC	NOTES 4, 5
SW7	5/8" GYPSUM ONE SIDE	NOTE 5	NOTE 5	16d @ 2" OC, STAG	5/8" @ AR @ 48" OC	NOTE 6
SW8	5/8" GYPSUM BOTH SIDES	NOTE 5	NOTE 5	16d @ 2" OC, STAG	5/8" @ AR @ 48" OC	NOTE 6

- PLYWOOD/OSB FOR SHEAR WALLS SHALL BE IN ACCORDANCE WITH WOOD SGN AND TABLE ABOVE.
- SHEAR WALLS SHALL HAVE 2x BLOCKING AT ALL PANEL EDGES NOT SUPPORTED BY WALL FRAMING; BLOCKING MAY BE FLAT. EDGE NAILING SHALL BE APPLIED TO ALL T&B PLS, END STUDS, BLOCKINGS, AND HOLDOWN STUDS.
- WALL ANCHOR BOLTS SHALL BE PER WOOD SGN WITH SPACING SPECIFIED IN TABLE ABOVE. PROVIDE 3x OR DBL 2x FRAMING MEMBERS AND BLOCKING AT ALL PANEL EDGES. STAGGER SHEATHING LAYOUT ON EA SIDE WHERE WALLS ARE SHEATHED ON BOTH FACES.
- PROVIDE 3x SILL PL. PT FOR WALLS AT FOUNDATION LEVEL.
- GYPSUM WALL BOARD FASTENING SHALL BE #6x1 1/4" TYPE S OR W DRYWALL SCREWS @ 8" OC PANEL EDGES, 12" OC IN FIELD.
- APPLY SHEATHING TO FACE OF WALL WHERE SYMBOL IS LOCATED, UNO.
- SOME SHEAR WALL TYPES MAY NOT BE USED IN THIS PROJECT.



NOTE: DO NOT MODIFY CMU OR MASONRY OPENINGS THIS WALL LINE UNO OR APPROVED IN WRITING BY ENGR.

NOTE: DO NOT MODIFY CMU OR MASONRY OPENINGS THIS WALL LINE UNO OR APPROVED IN WRITING BY ENGR.



TYP BWP:
 1. BWPs SHALL BE SHEATHED AND FASTENED PER WOOD SGN.
 2. BLOCK & NAIL ALL SHTHG PANEL EDGES; BLKG MAY BE FLAT.

11 7/8" LVLS SISTERED TO (E) RAFTERS. LAMINATE PER TYP MULTI-PLY BEAMS DET S0.0. TYP.

NOTE 5 TYP UNO

IF RAFTER SPACING @ WALL EXCEEDS 18" ADD ADDL LVL RAFTER PAIR

ATTACH (E) SHTHG TO (N) FRAMING PER WOOD SGN @ (N) SKYLIGHT OPNGs, TYP

SEE SHEET S1.1 FOR SW SCHED

REMOVE (E) CMU CHIMNEY & REPLACE W/ FRAMED CHIMNEY PER DET

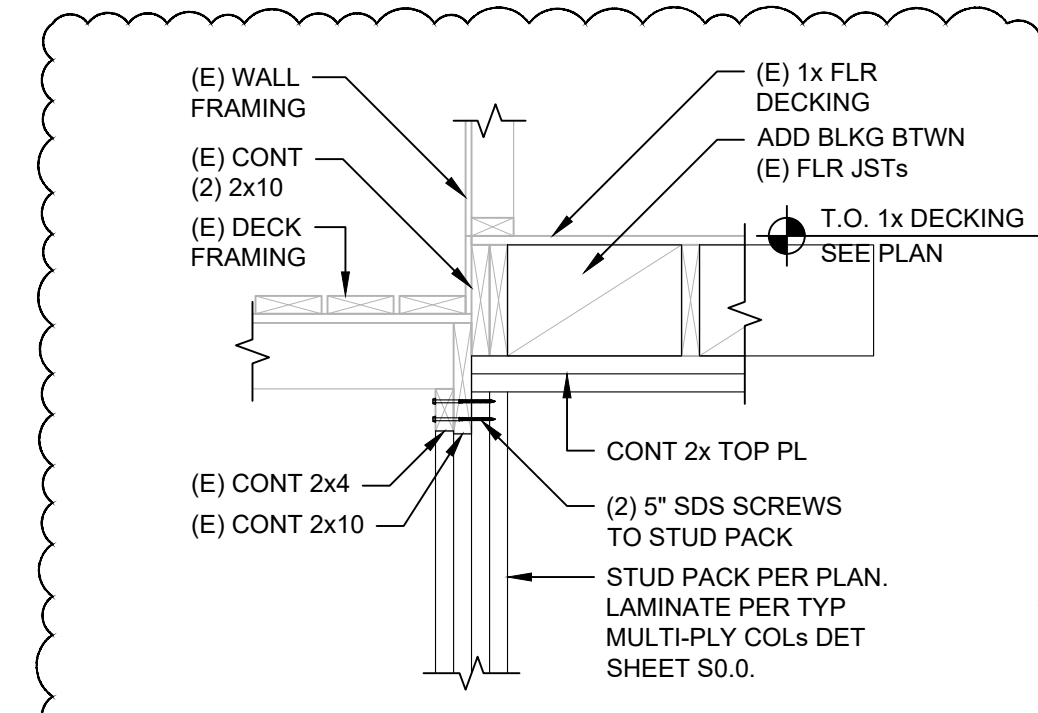
TRUSSES PER EL THIS SHEET @ 48" OC MAX, TYP

ROOF FRAMING PLAN

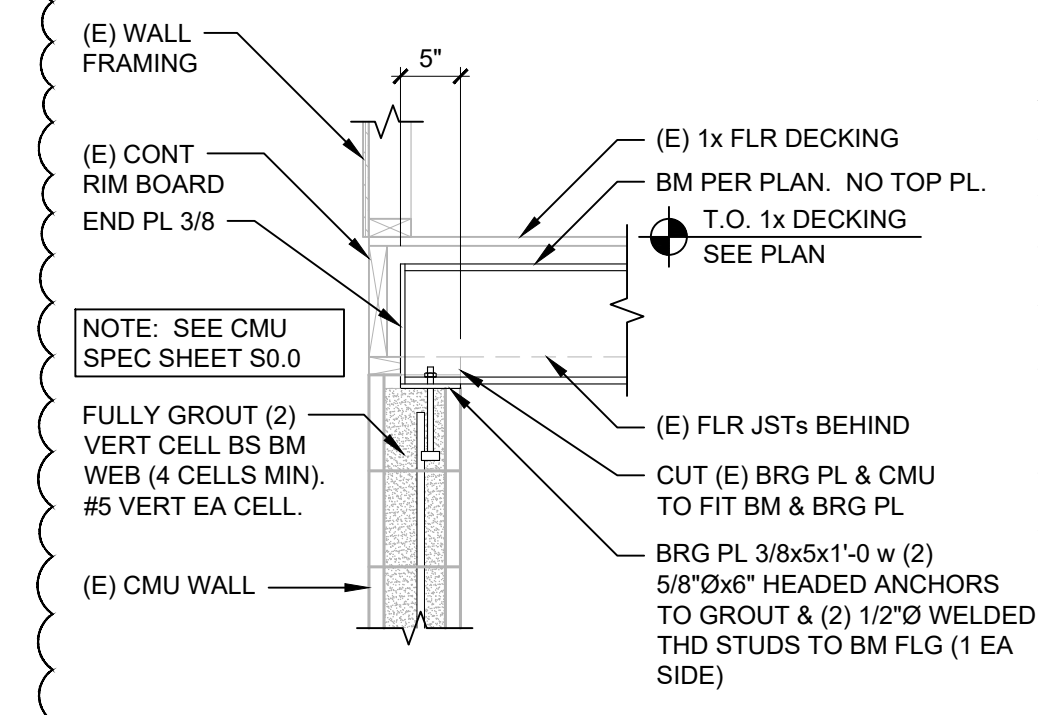
SCALE: 1/4" = 1'-0"

PLAN NOTES:

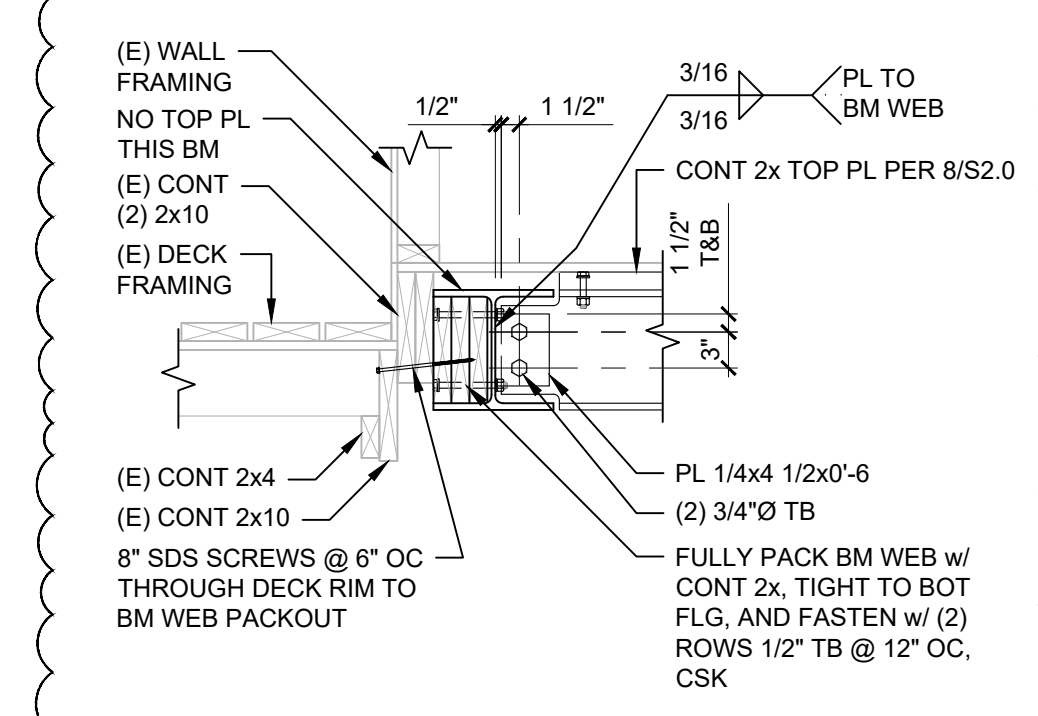
- SEE S0.0 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES.
- ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO NOT REFLECT ACTUAL SITE ELEVATIONS.
- ALL POSTS ARE LABELED AT THE BOTTOM. SEE S0.0 FOR TYPICAL MULTIPLE-PLY COLUMN DETAILS.
- ROOF BEAMS (EXCLUDING HEADERS) SHALL BE FLUSH FRAMED UNLESS NOTED AS (DROPPED).
- ALL HEADERS AT THIS LEVEL SHALL BE (2) 2x6 WITH (1) TRIMMER & (1) KING STUD EACH END U.N.O.



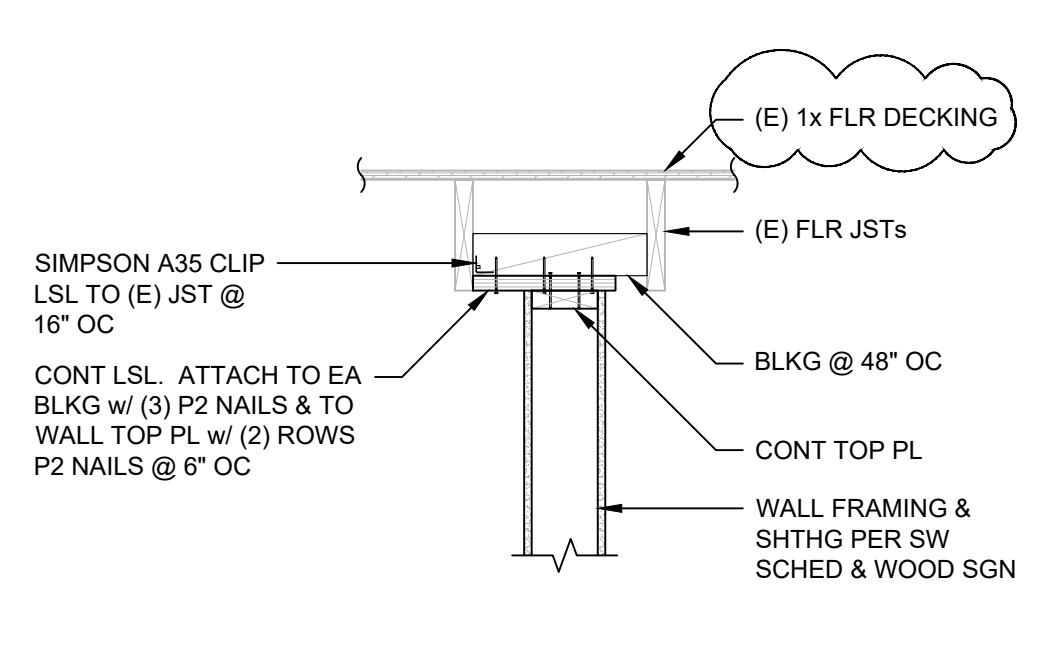
19 (N) POST AT (E) BM
SCALE: 3/4" = 1'-0"
RE: S1.1



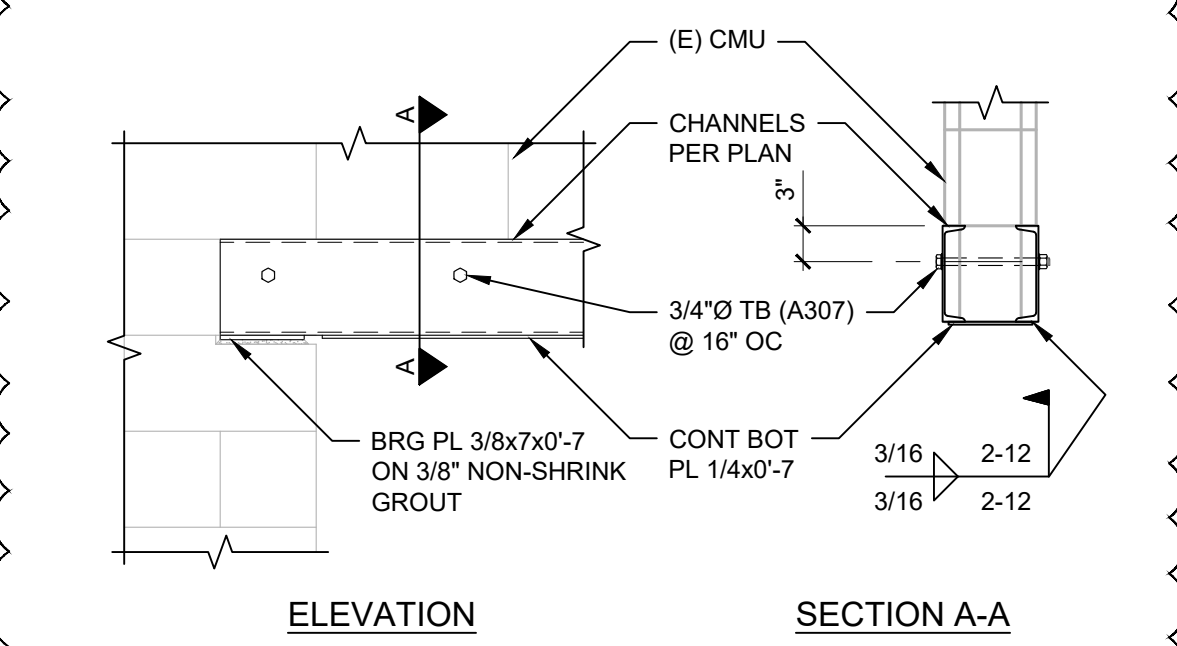
18 BEAM POCKET IN CMU
SCALE: 3/4" = 1'-0"
RE: S1.1



17 BEAM-BEAM CONNECTION
SCALE: 3/4" = 1'-0"
RE: S1.1

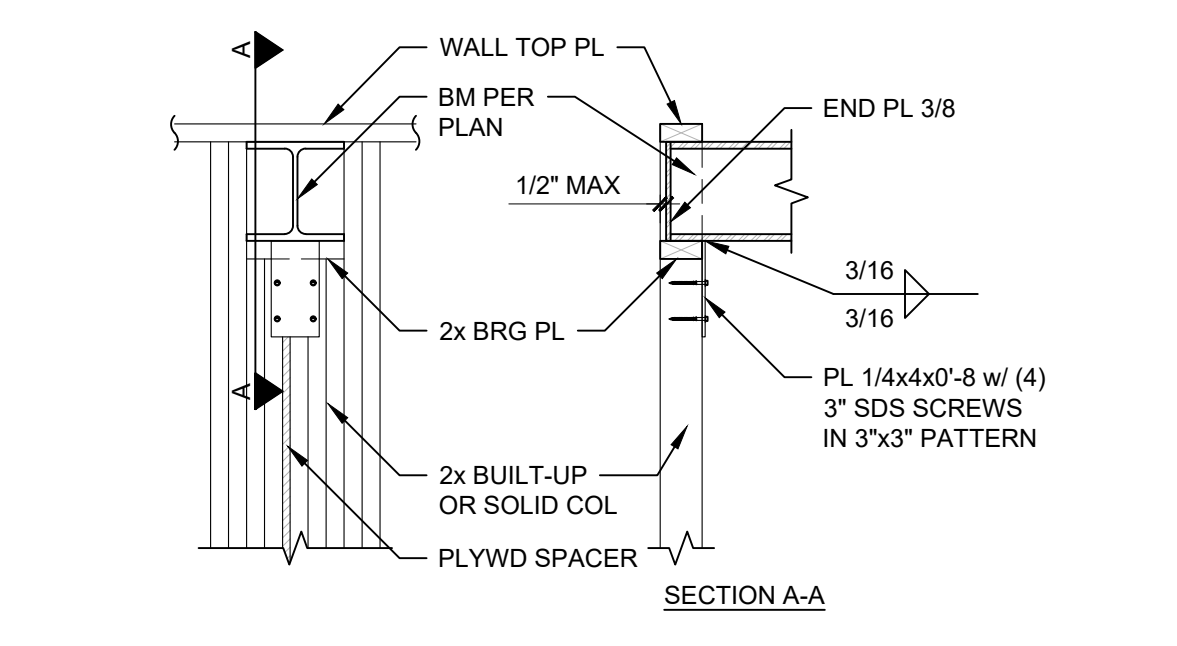


16 SW HEAD PLL TO JSTs
SCALE: 3/4" = 1'-0"
RE: S1.1

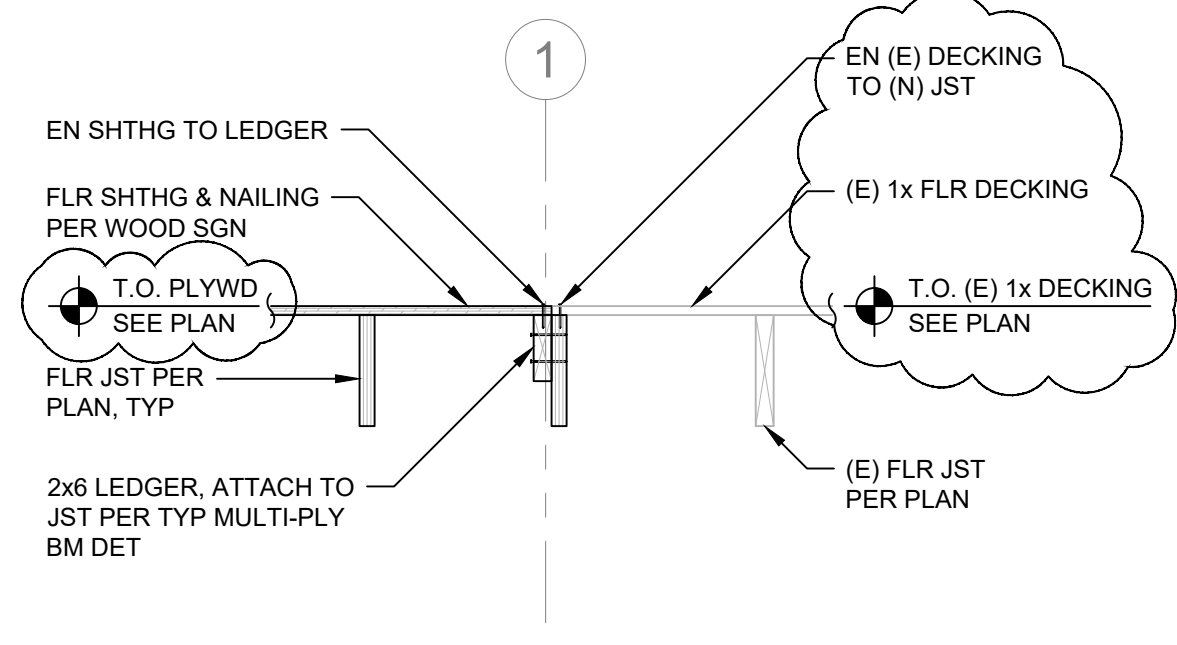


- CONSTRUCTION SEQUENCE**
1. REMOVE ONLY ENOUGH MASONRY TO SET BEARING PLATE EA END.
 2. GROUT CELLS SOLID 24" MIN UNDER BEARING PLATES.
 3. SET BASE PLATES ON 3/8" GROUT AND LEVEL PLATES.
 4. SAWCUT HORIZONTAL BED JOINTS TO FIT CHANNEL FLANGES ON ONE SIDE OF WALL ONLY.
 5. SET FIRST CHANNEL IN PLACE AS SHOWN.
 6. SAWCUT MASONRY ON OTHER SIDE OF WALL AND SET SECOND CHANNEL.
 7. DRILL THROUGH MASONRY WALL AT BOLT LOCATIONS AND SET BOLTS. DO NOT OVERTIGHTEN.
 8. WELD CHANNELS TO BASE PLATES.
 9. GROUT BETWEEN TOP FLANGES OF CHANNELS AND TOP OF SAWCUT JOINTS WHERE MASONRY DOES NOT ALREADY BEAR ON FLANGE OF CHANNEL.
 10. SAWCUT VERTICAL JAMB AT EACH END OF PLANNED OPENING.
 11. REMOVE MASONRY UNDER LINTEL.
 12. WELD BOTTOM PLATE TO CHANNELS AS SHOWN.

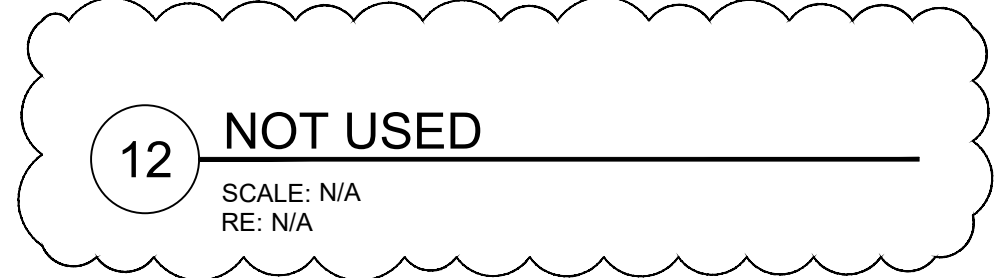
15 CMU LINTEL
SCALE: 3/4" = 1'-0"
RE: S1.1



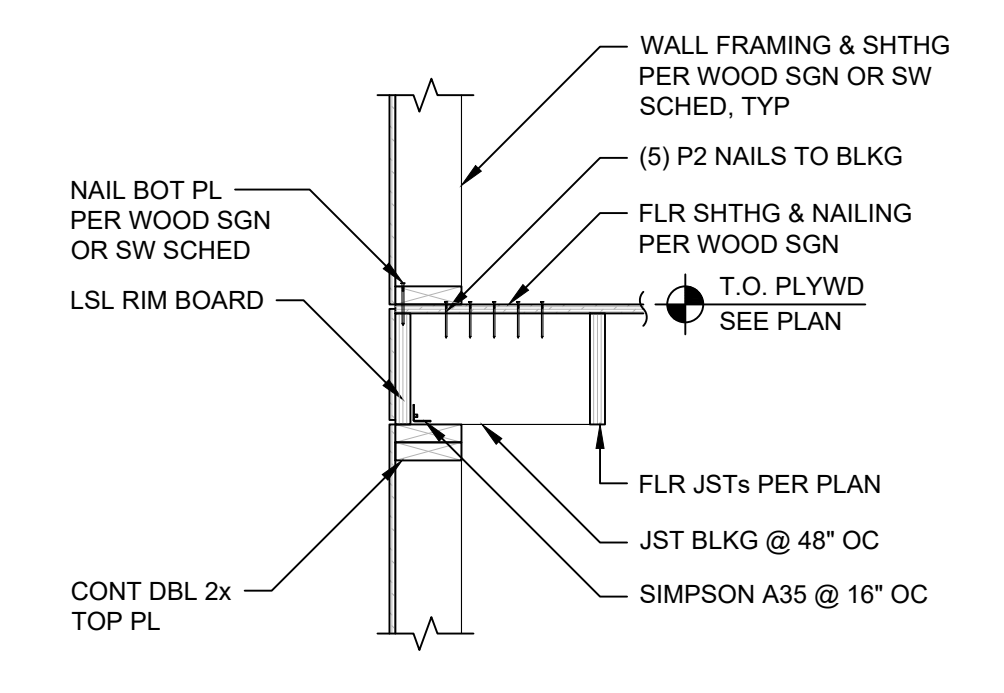
14 BM BRG IN STUD WALL
SCALE: 3/4" = 1'-0"
RE: S1.1



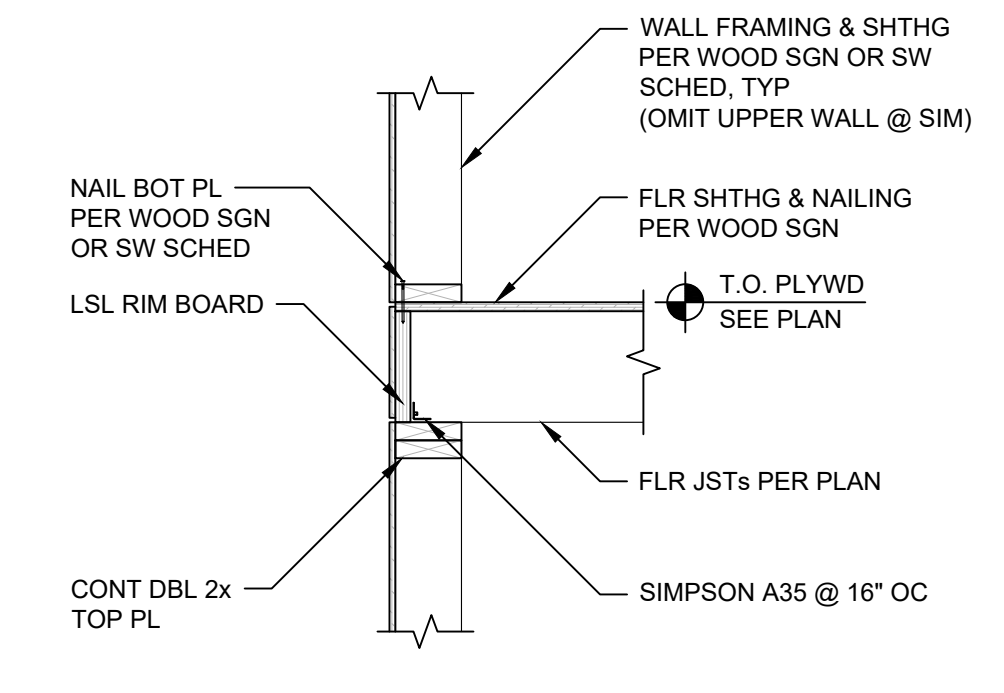
13 (N) TO (E) FLR TRANSITION
SCALE: 3/4" = 1'-0"
RE: S1.1



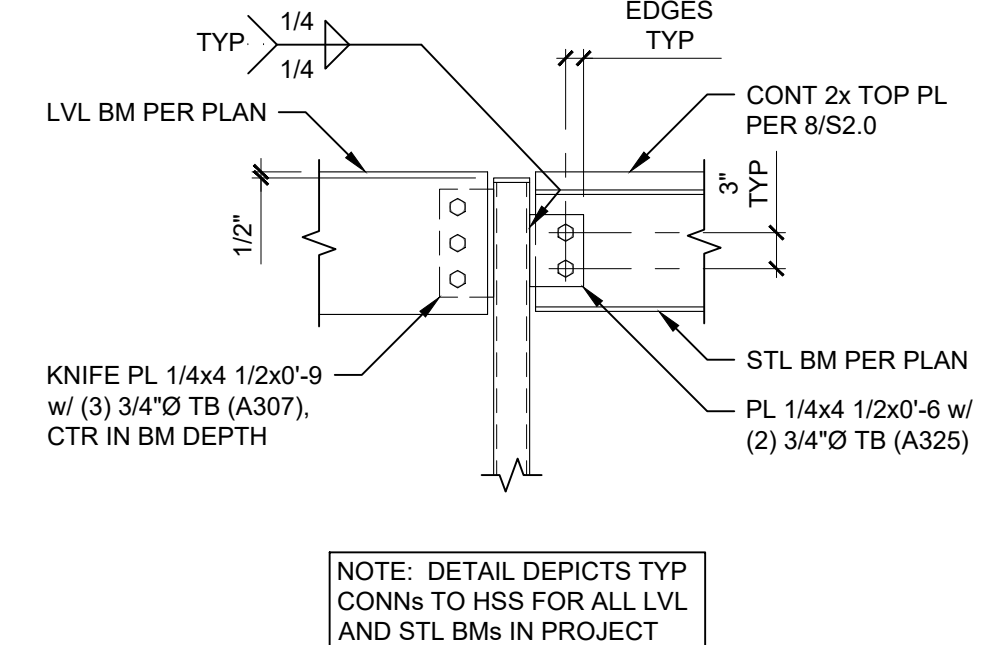
12 NOT USED
SCALE: N/A
RE: N/A



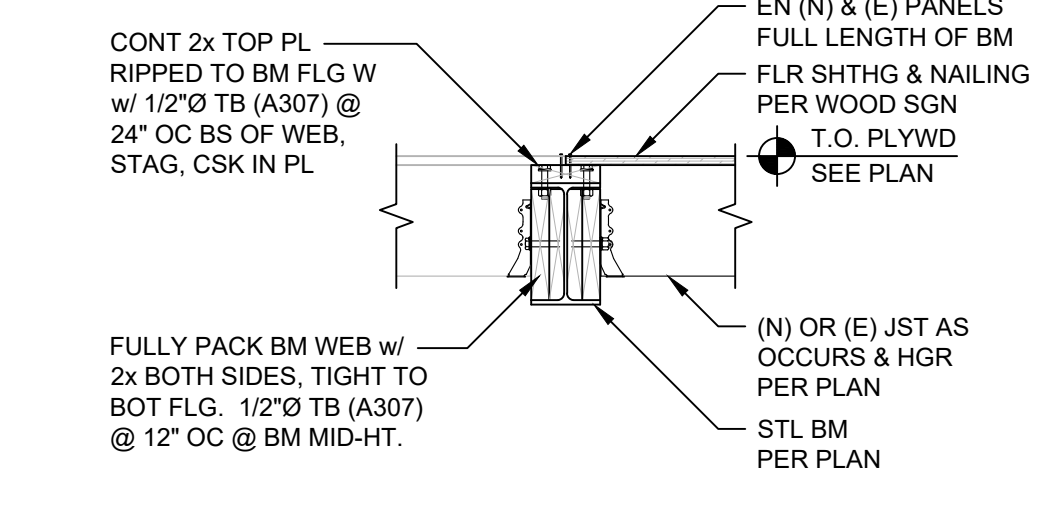
11 TYP FLR - JSTs PLL
SCALE: 3/4" = 1'-0"
RE: S1.1



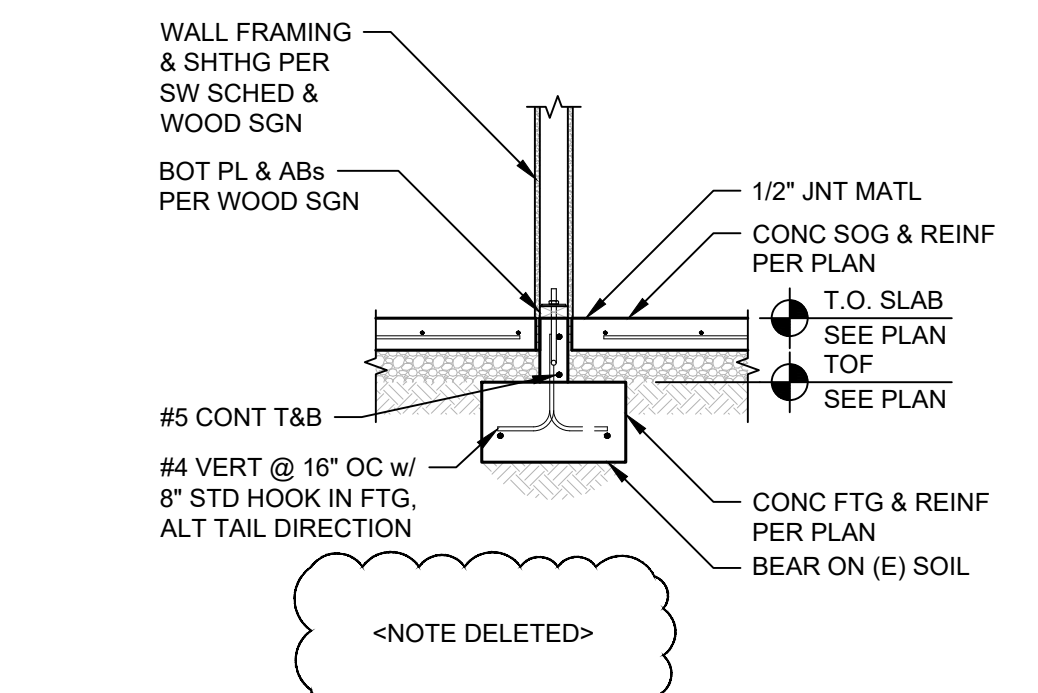
10 TYP FLR - JSTs PERP
SCALE: 3/4" = 1'-0"
RE: S1.1



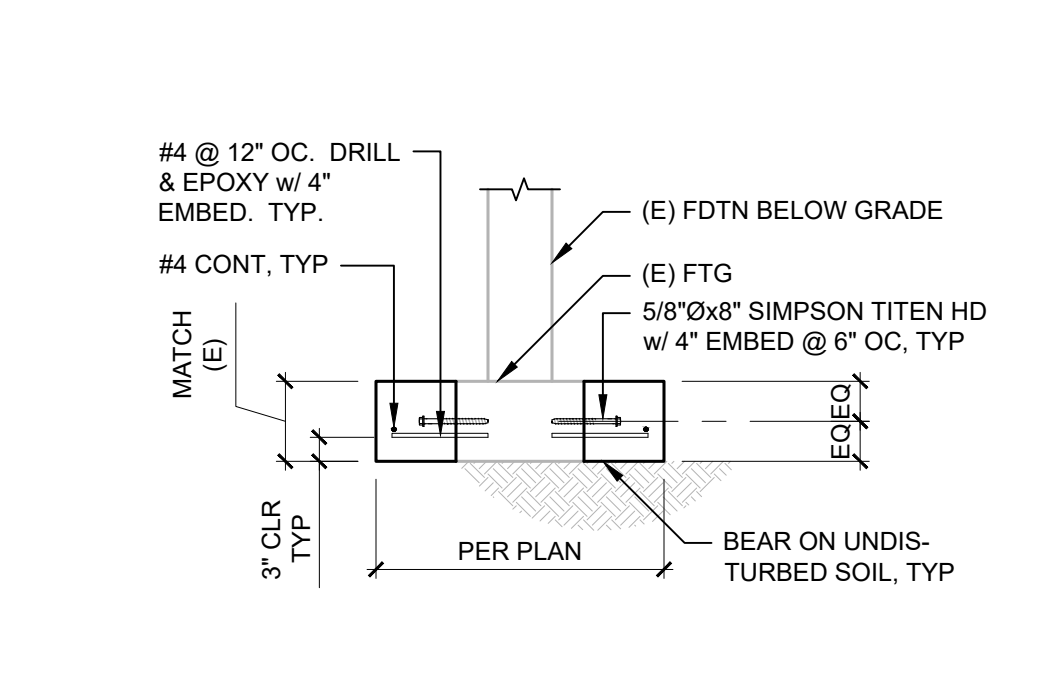
9 LVL & STL BMs TO HSS
SCALE: 3/4" = 1'-0"
RE: S1.1



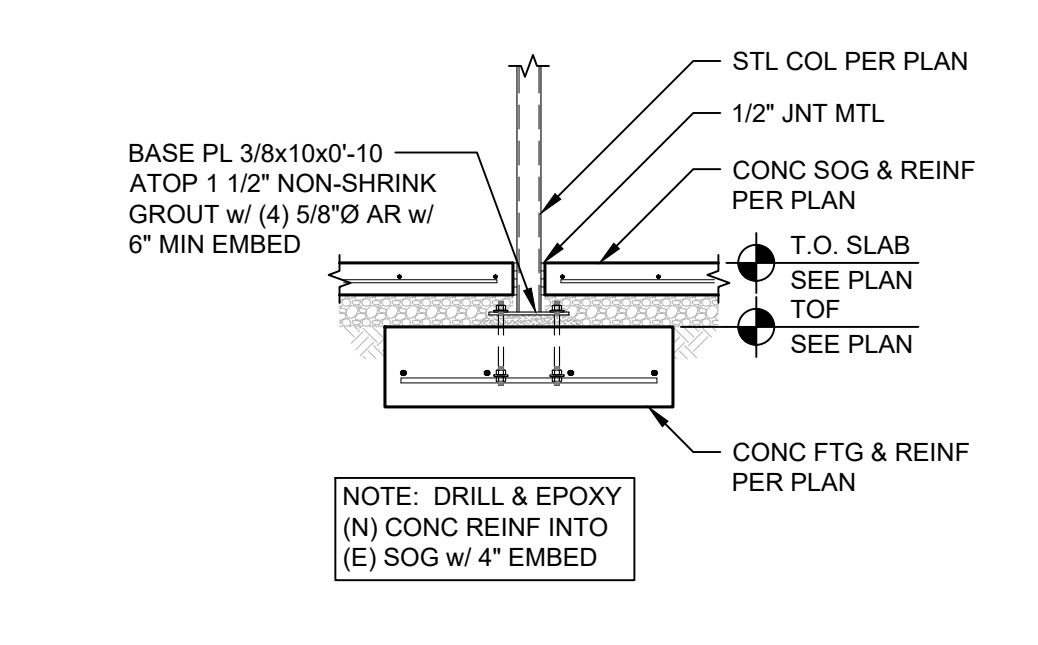
8 TYP FLR JSTs @ STL BM
SCALE: 3/4" = 1'-0"
RE: S1.1



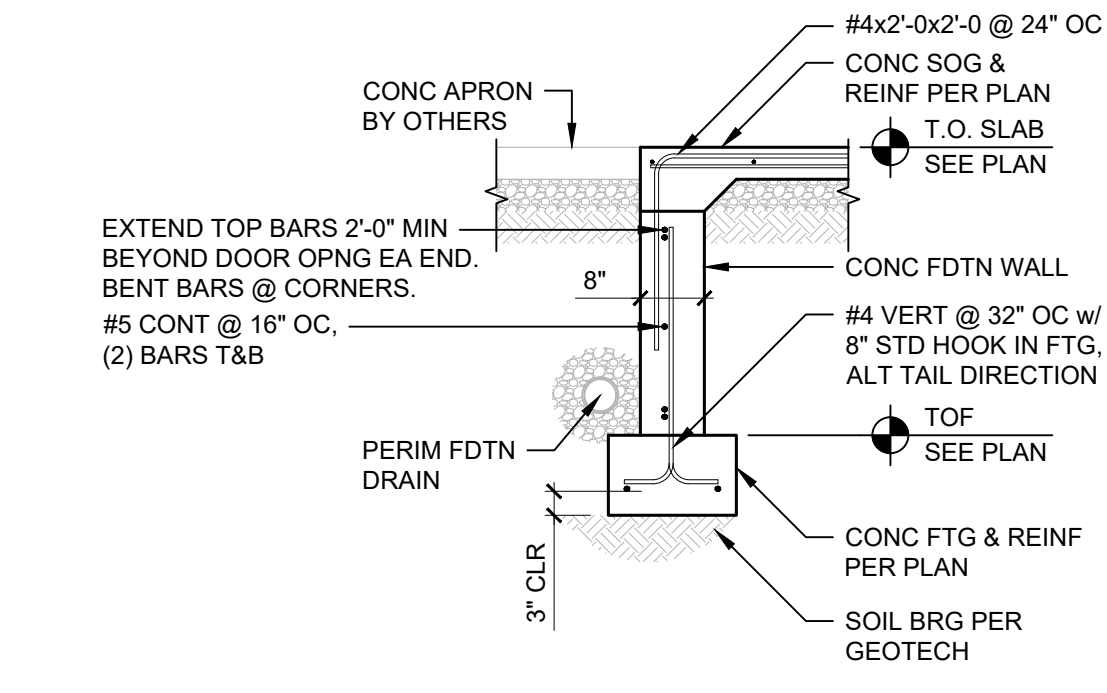
7 INT WALL FOUNDATION
SCALE: 1/2" = 1'-0"
RE: S1.0



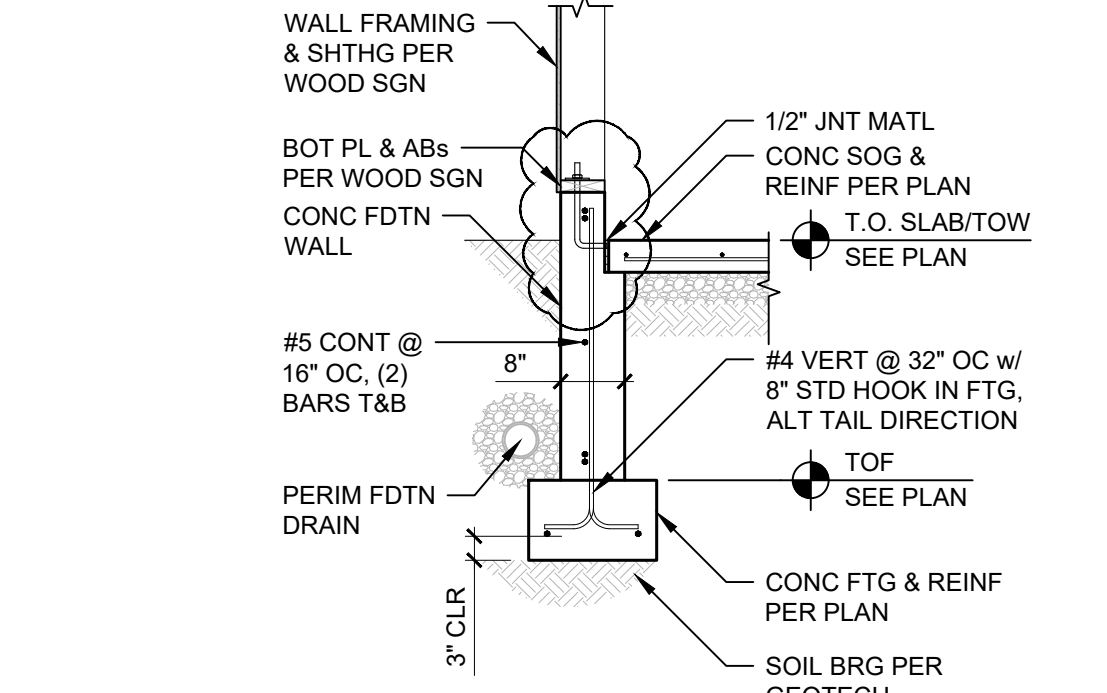
6 FOOTING EXTENSION
SCALE: 1/2" = 1'-0"
RE: S1.0



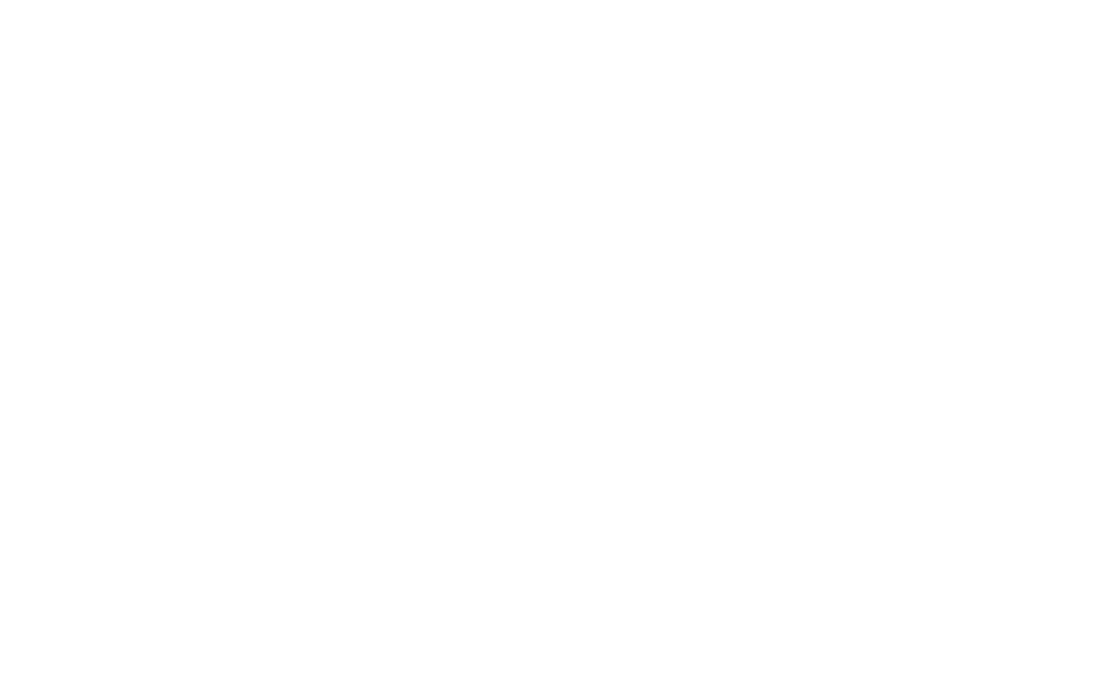
5 POST & PAD FOUNDATION
SCALE: 1/2" = 1'-0"
RE: S1.0



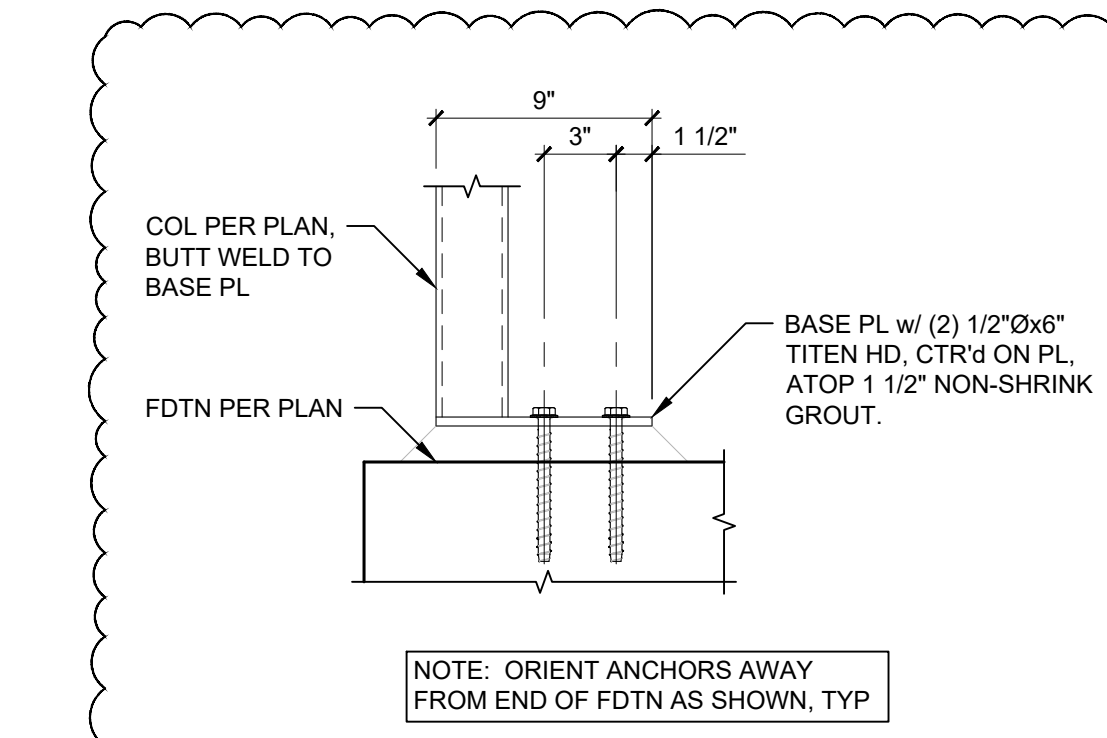
4 TYP DOOR POUROVER
SCALE: 1/2" = 1'-0"
RE: S1.0



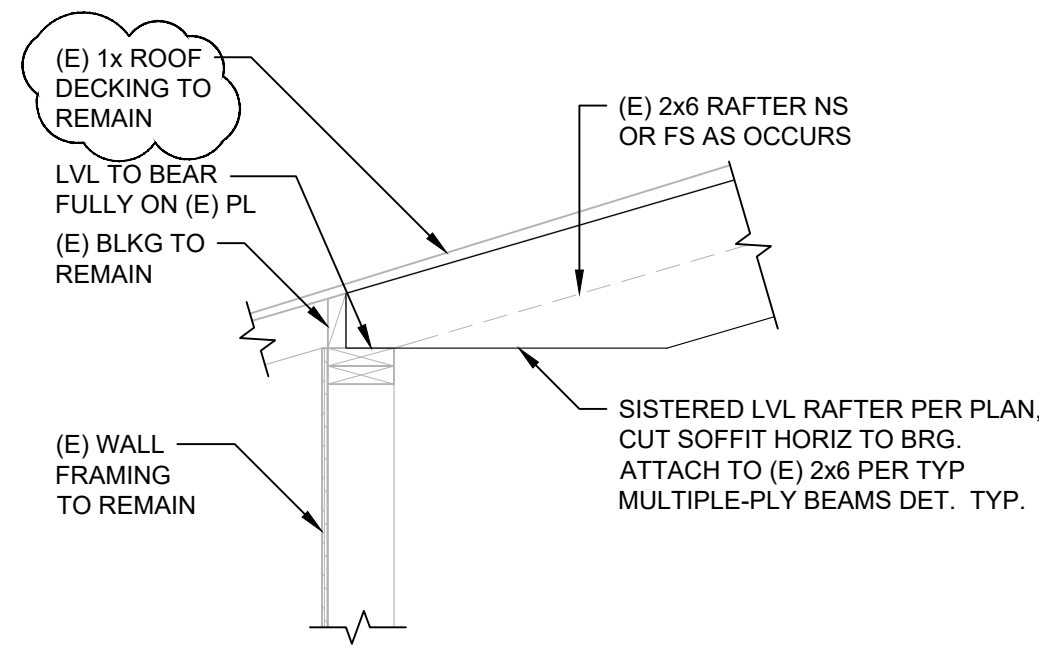
3 TYP EXT FDTN WALL
SCALE: 1/2" = 1'-0"
RE: S1.0



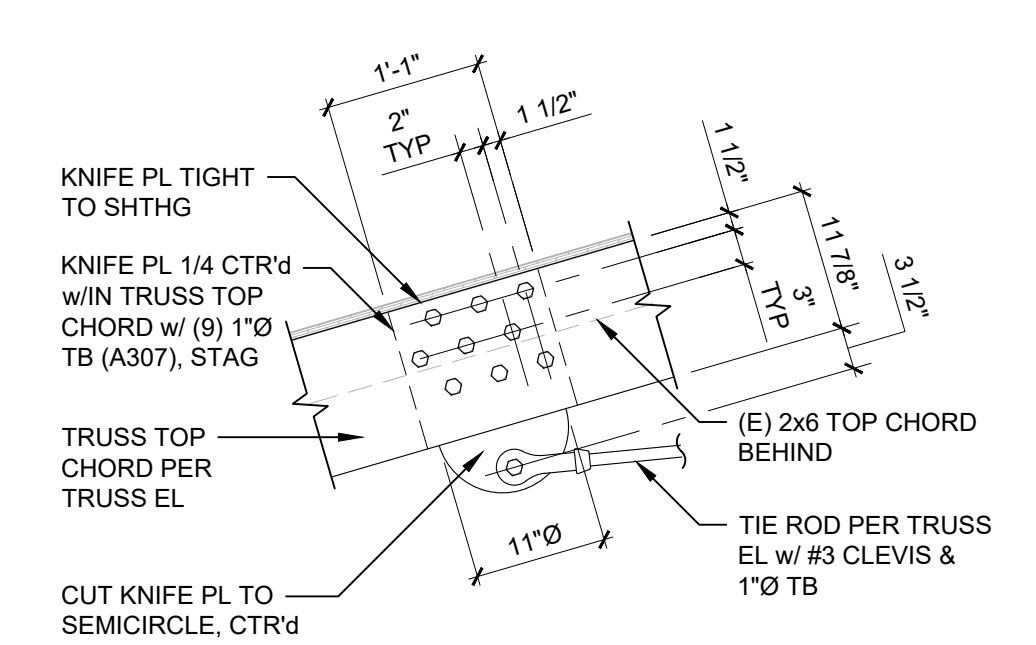
2 NOT USED
SCALE: N/A
RE: N/A



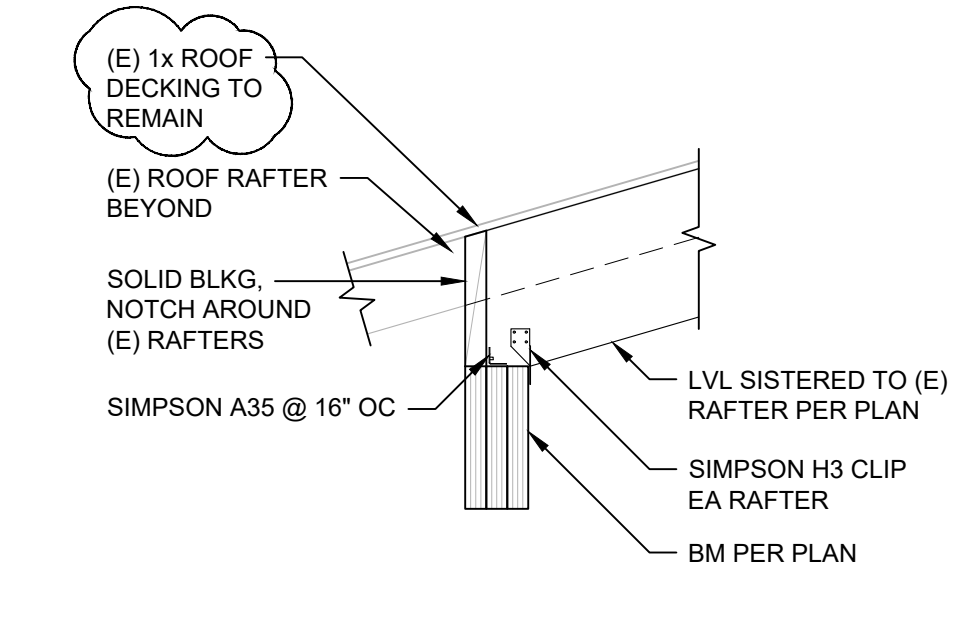
1 BASE PLATE
SCALE: 1 1/2" = 1'-0"
RE: S1.0



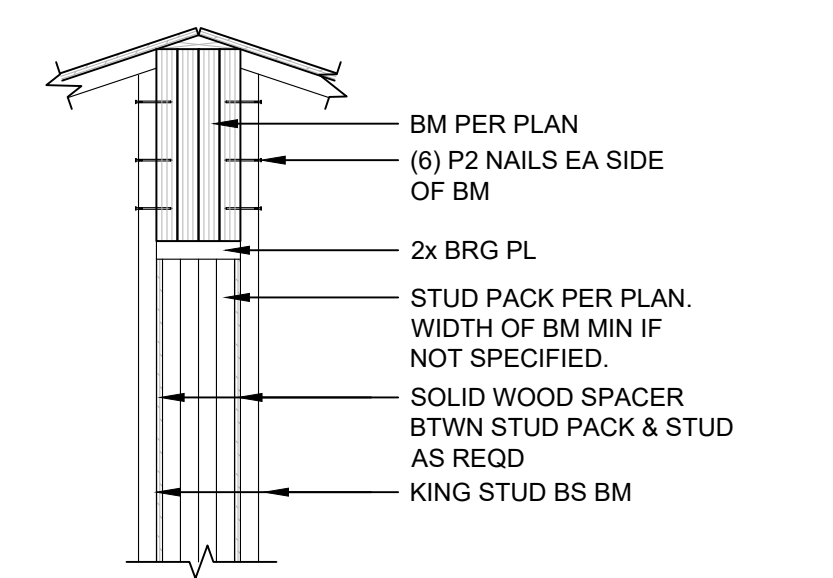
16 ROOF RAFTER BEARING
 SCALE: 3/4" = 1'-0"
 RE: S1.2



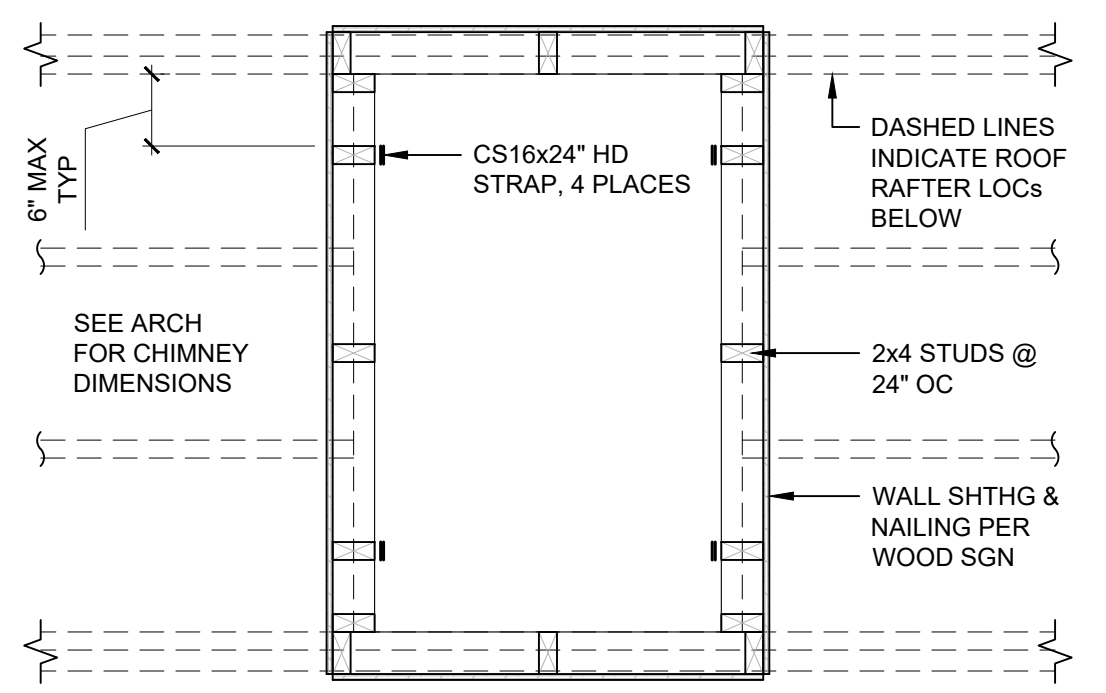
12 TRUSS CONN PLATE
 SCALE: 3/4" = 1'-0"
 RE: S1.2



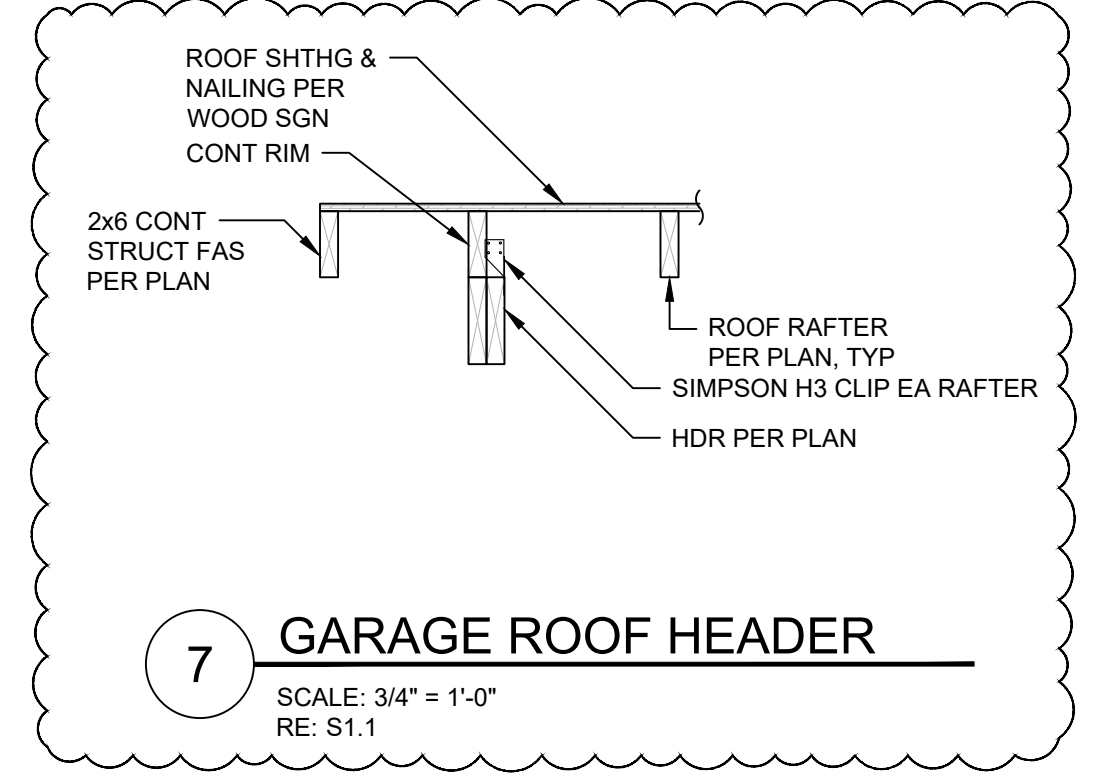
8 ROOF RAFTER BEARING
 SCALE: 3/4" = 1'-0"
 RE: S1.2



4 BEAM POCKET
 SCALE: 3/4" = 1'-0"
 RE: S1.1



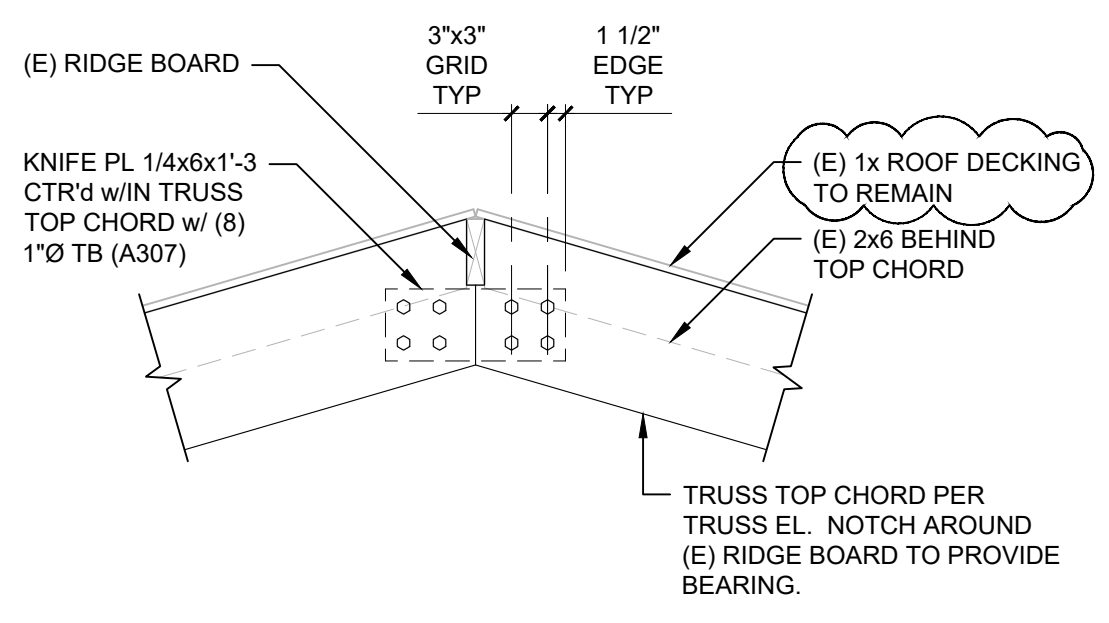
11 CHIMNEY FRAMING
 SCALE: 3/4" = 1'-0"
 RE: S1.2



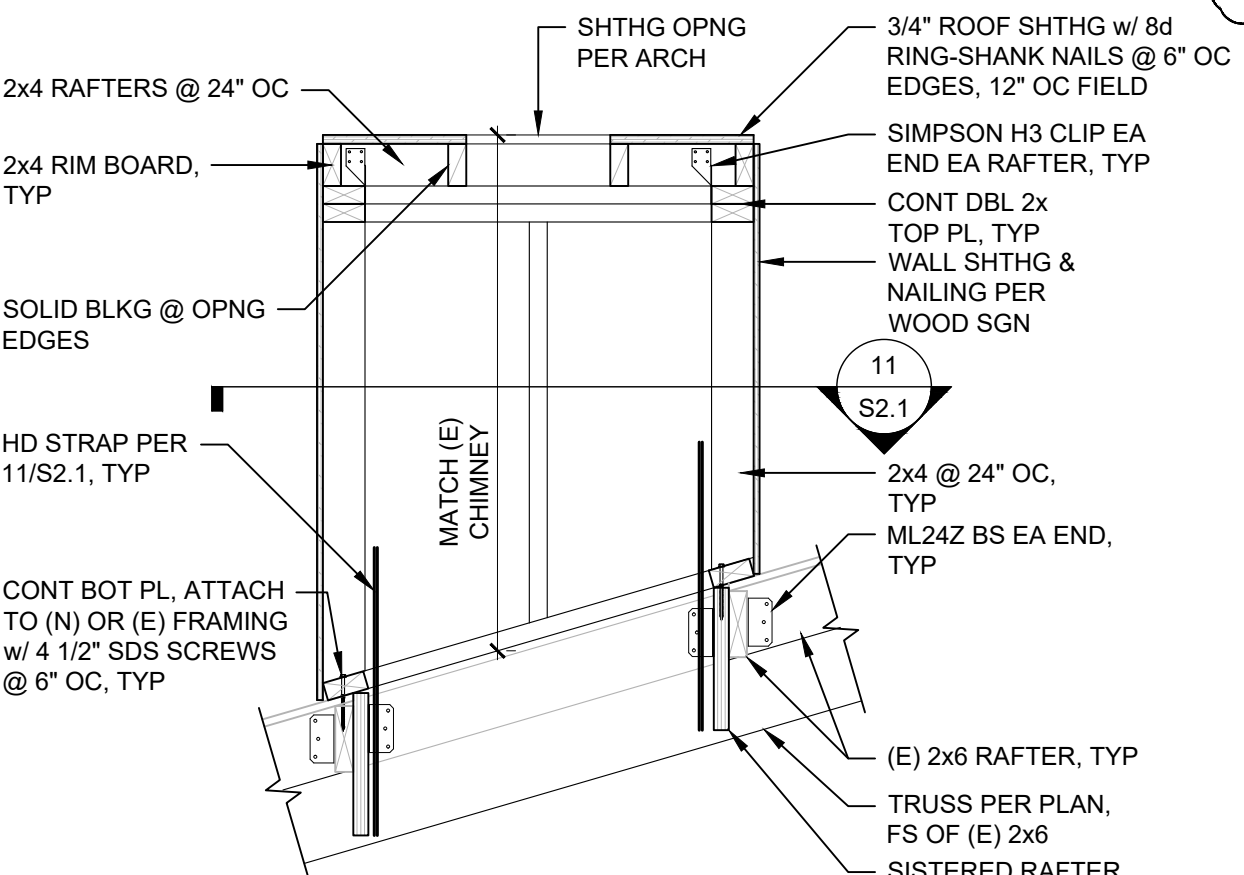
7 GARAGE ROOF HEADER
 SCALE: 3/4" = 1'-0"
 RE: S1.1

3 NOT USED
 SCALE: N/A
 RE: N/A

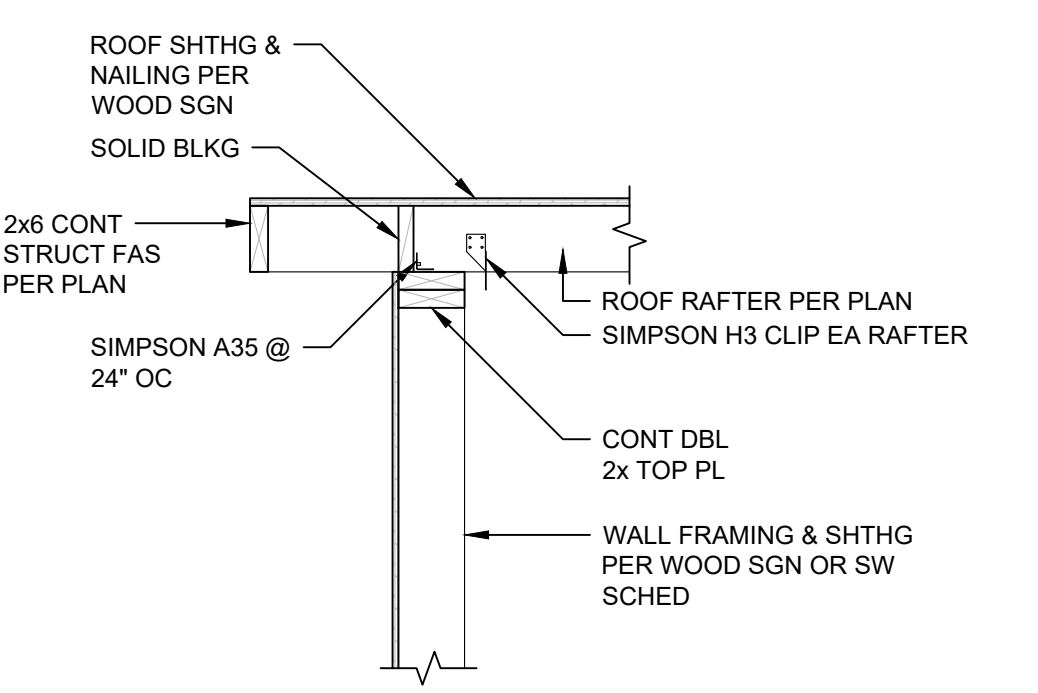
15 NOT USED
 SCALE: N/A
 RE: N/A



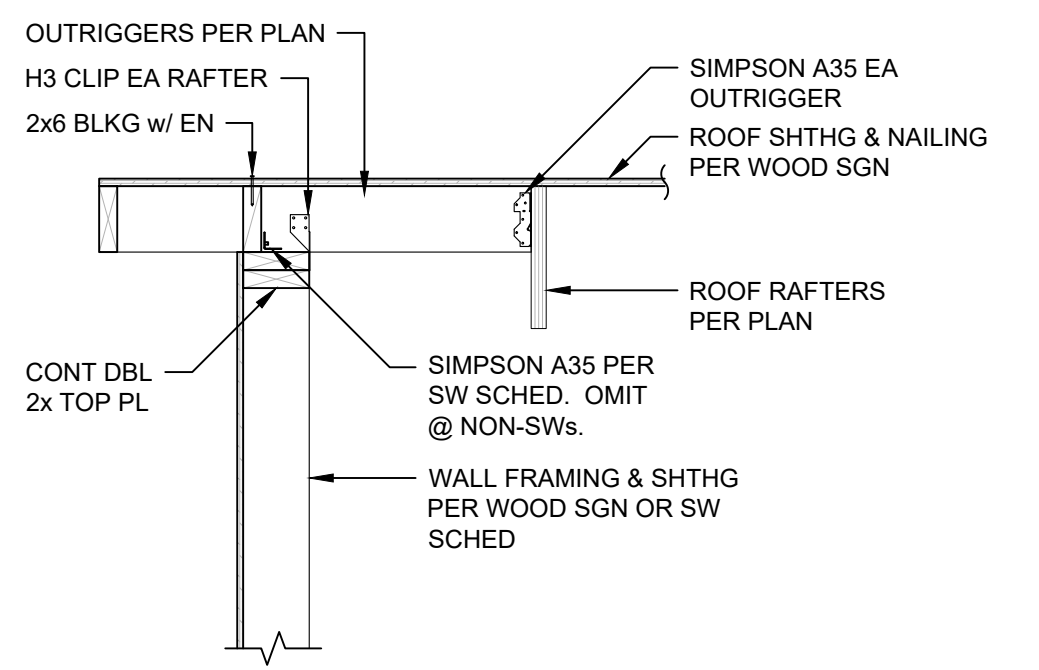
14 TRUSS PEAK CONN
 SCALE: 3/4" = 1'-0"
 RE: S1.2



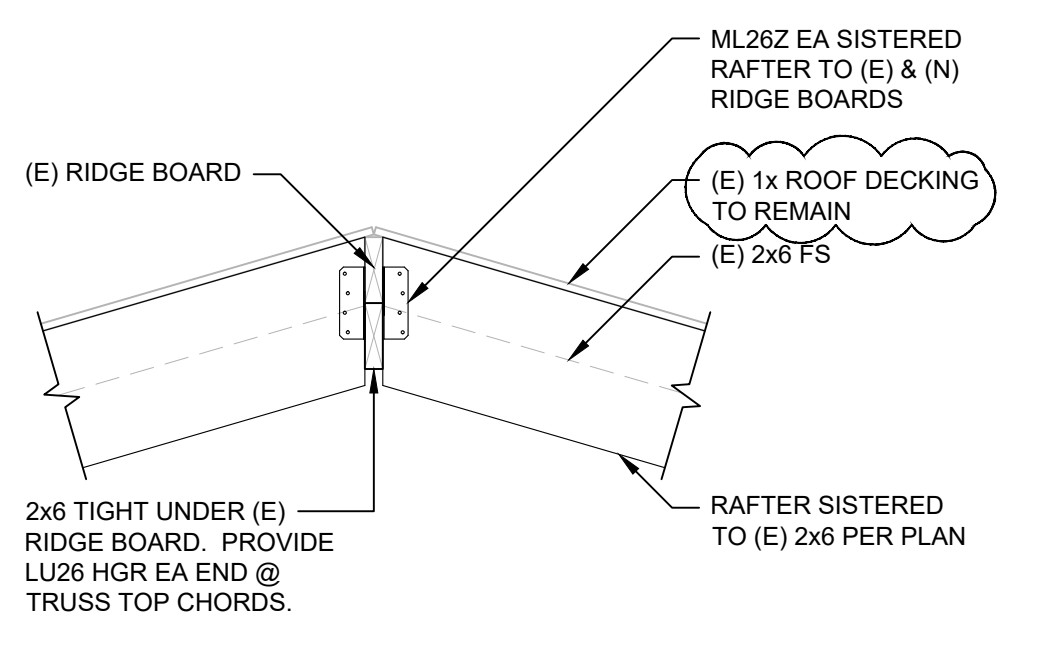
10 CHIMNEY FRAMING
 SCALE: 3/4" = 1'-0"
 RE: S1.2



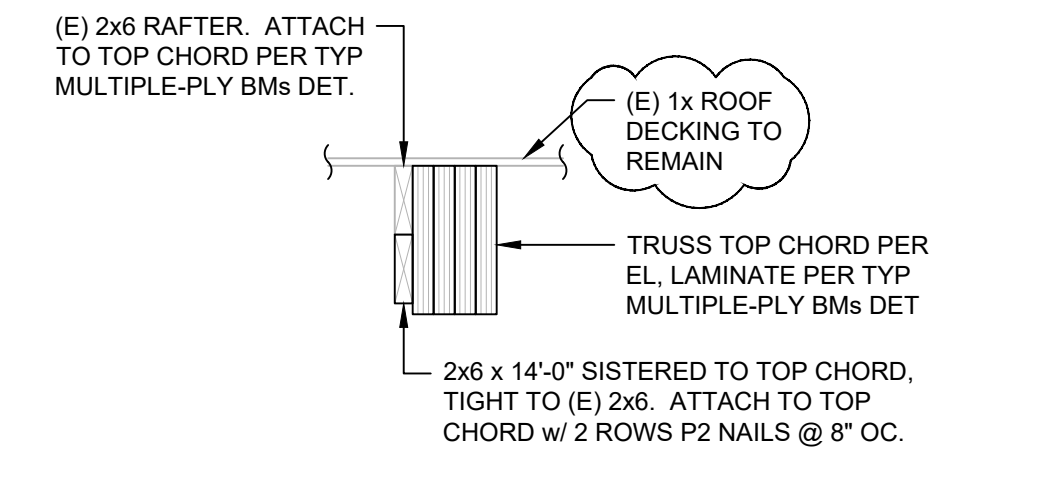
6 GARAGE ROOF BEARING
 SCALE: 3/4" = 1'-0"
 RE: S1.1



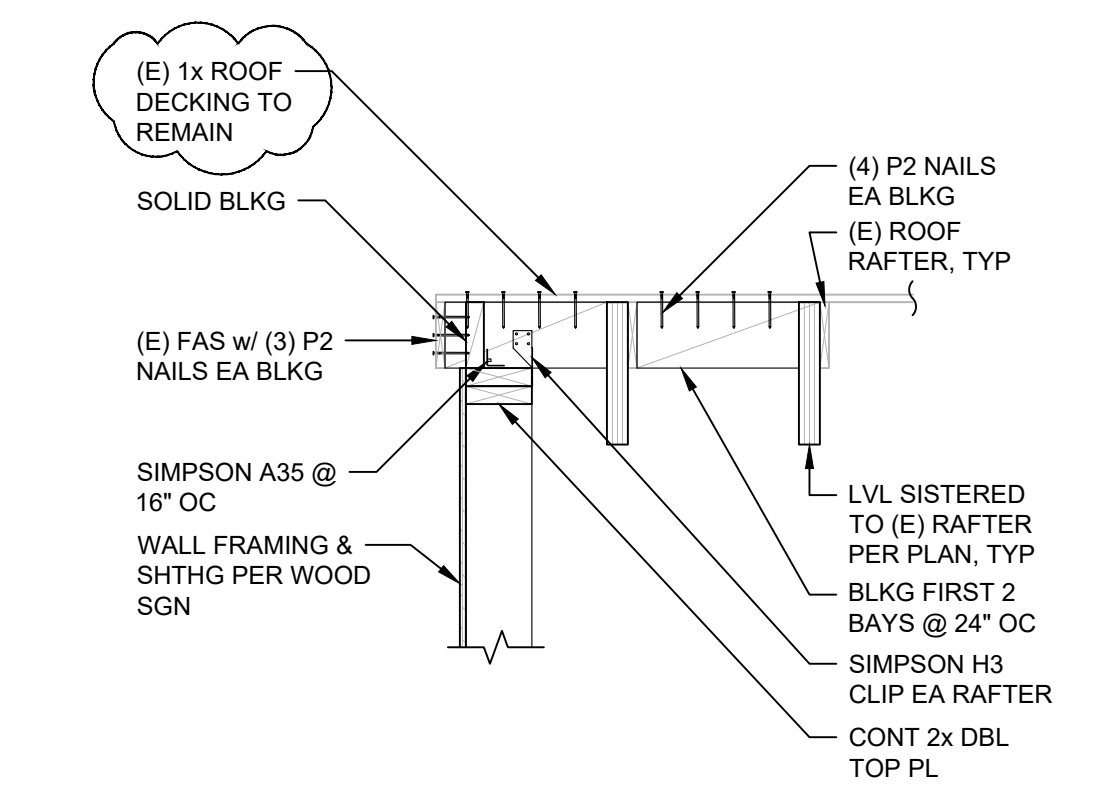
2 ROOF RAKE FRAMING
 SCALE: 3/4" = 1'-0"
 RE: S1.2



17 ROOF RIDGE
 SCALE: 3/4" = 1'-0"
 RE: S1.2

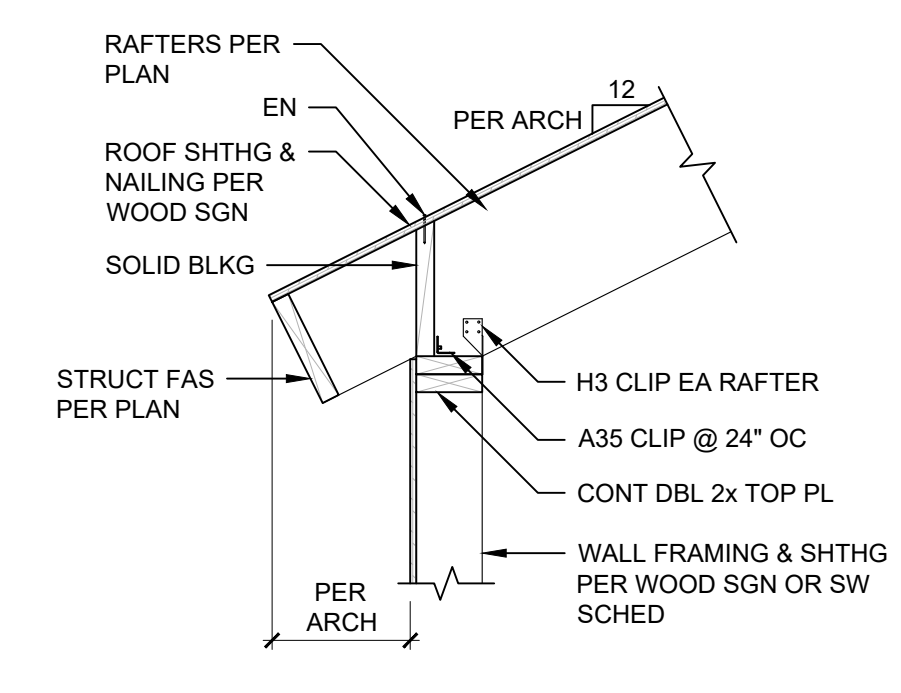


13 TRUSS TOP CHORD
 SCALE: 3/4" = 1'-0"
 RE: S1.2



9 ROOF GABLE
 SCALE: 3/4" = 1'-0"
 RE: S1.2

5 NOT USED
 SCALE: 3/4" = 1'-0"
 RE: S1.1



1 ROOF RAFTER BEARING
 SCALE: 3/4" = 1'-0"
 RE: S1.1