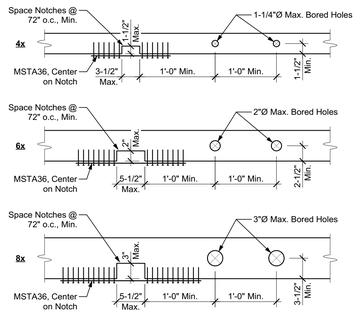
Hollyline Residence

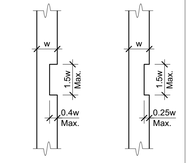
STANDARD DETAILS

9 TYPICAL NOTCHING & BORING

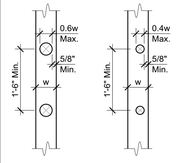
PENETRATIONS IN TOP PLATES & SILL PLATES



NOTCHING LIMITS FOR WOOD STUDS

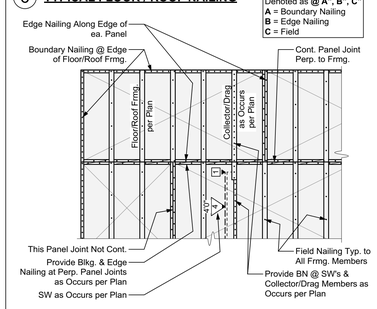


BORING LIMITS FOR WOOD STUDS

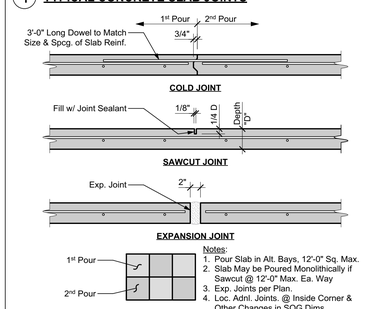


6 TYPICAL FLOOR / ROOF NAILING

Nailing per Plan w/ Spcg. Denoted as **@ A", B", C"**
A = Boundary Nailing
B = Edge Nailing
C = Field

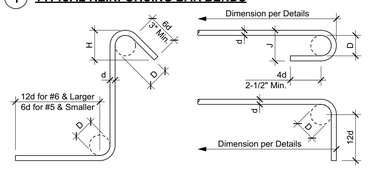


4 TYPICAL CONCRETE SLAB JOINTS



Notes:
1. Pour Slab in Alt. Bays, 12'-0" Sq. Max.
2. Slab May be Poured Monolithically if Sawcut @ 12'-0" Max. Ea. Way
3. Exp. Joints per Plan.
4. Loc. Adnl. Joints. @ Inside Corner & Other Changes in SOG Dims.

1 TYPICAL REINFORCING BAR BENDS



STANDARD TIES & STIRRUPS

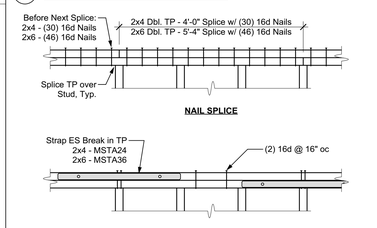
Bar Size	D	H (Approx.)
#3	1-1/2"	3"
#4	2"	3"
#5	2-1/2"	3-3/4"
#6	4-1/2"	4-1/2"
#7	5-1/4"	5-1/4"
#8	6"	6"

STANDARD END HOOKS

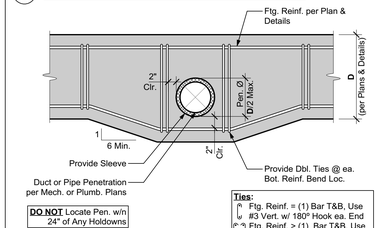
Bar Size	D	J
#3	2-1/4"	3"
#4	3"	4"
#5	3-3/4"	5"
#6	4-1/2"	6"
#7	5-1/4"	7"
#8	6"	8"

Note:
All Bar Bend Diameters & End Lengths Must Conform to the CRSI Manual of Standard Practice

7 TYPICAL 2x TOP PLATE SPLICE



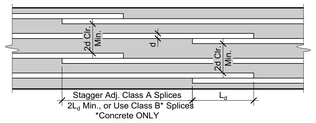
5 TYP. PENETRATION THROUGH FOUNDATION



DO NOT Locate Pen. w/in 24" of Any Holdowns

Ties:
- Ftg. Reinf. = (1) Bar T&B, Use #3 Vert. w/ 180° Hook ea. End
- Ftg. Reinf. > (1) Bar T&B, Use #3 Stirrup w/ 135° Hooks @ Top

2 STD. DEVELOPMENT LENGTHS & LAP SPLICES



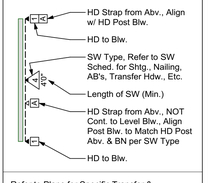
Bar Size	CONCRETE f'c = 2500 psi: Length of Lap Ld & Class A	Length of Lap Class B	Hook Embed Ldh
#3	15 "	19 "	7"
#4	19 "	25 "	10"
#5	24 "	31 "	14"
#6	29 "	37 "	18"
#7	41 "	54 "	22"
#8	47 "	61 "	27"

Bar Size	MASONRY f'm = 1500 psi: Length of Lap, Ld	Hook Embed Ldh
#3	12 "	5 "
#4	20 "	7 "
#5	31 "	8 "
#6	59 "	10 "
#7	80 "	11 "
#8	121 "	13 "

TYPICAL SHEAR WALL FRAMING NOTES:

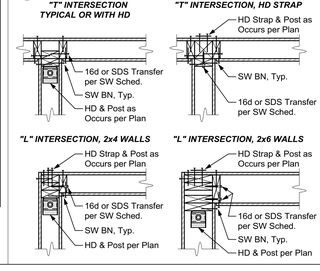
1. Single sided shear walls may be placed on EITHER side of the framed wall.
2. Sill plates on masonry or concrete to be pressure treated per Timber / Lumber specifications. Sill plate thickness per SW Sched.
3. Wall studs and blkg. are required at all adjoining panel edges. Thickness of wall studs and blkg. at panel edges per SW Sched.
4. Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges OR panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases.
5. Plywood panels shall butt along centerlines of framing members. Minimum plywood dimension for shearwall shall be 12".
6. Nails shall be located at least 3/8" from all panel edges.
7. The use of pneumatic nail guns for shear wall nailing is subject to continued satisfactory jobsite performance and subject to the review and approval by the Engineer of Record and/or Building Inspector. If the nail heads penetrate the outer ply more than would be normal for a hand held hammer, or if the minimum edge distances are not maintained, the performance will be deemed as unsatisfactory and the continued use of pneumatic nail for shear wall nailing will not be permitted.
8. At all bearing walls (both exterior and interior walls) not noted as shear walls, continuous full depth blocking shall be provided between joists and rafters with LTP4 or A35 to top plates @ 32" oc at floors and 48" oc at roofs, unless noted otherwise per plan.
9. Refer to material specifications for additional framing requirements.

SHEAR WALL LEGEND

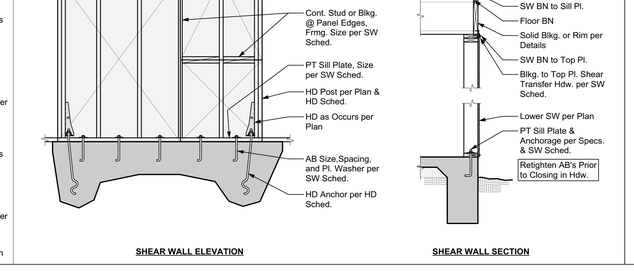


Refer to Plans for Specific Transfer & Connection Detail at each Shear Wall Location

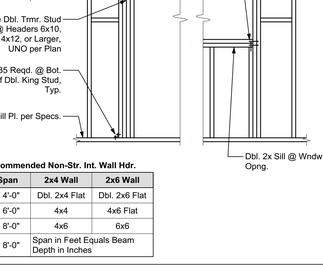
10 TYPICAL SHEAR WALL INTERSECTIONS



8 TYPICAL SHEAR WALL FRAMING



3 TYPICAL WOOD FRAMED OPENING



Recommended Non-Str. Int. Wall Hdr.

Span	2x4 Wall	2x6 Wall
< 4'-0"	Dbl. 2x4 Flat	Dbl. 2x6 Flat
< 6'-0"	4x4	4x6 Flat
< 8'-0"	4x6	6x6
> 8'-0"	Span in Feet Equals Beam Depth in Inches	

ABBREVIATIONS

AB	Anchor Bolt	Mas.	Masonry
A&B	Above and Below	Max.	Maximum
Abv.	Above	MB	Machine Bolt
Adn.	Addition (al)	MF	Moment Frame
Adj.	Adjacent,Adjustable	Mfr.	Manufacture(r)
Alt.	Alternate (ive)	Min.	Minimum, Minute
Appd.	Approved	Mod.	Modify), (ication)
Arch.	Architect(ural)	Mtl.	Metal
Avg.	Average	(N)	New
Bdry.	Boundary	N/A	Not Applicable
Bldg.	Building	Nat.	Natural
Blk(g).	Block (ing)	NTS	Not to Scale
Bm.	Beam	o/	Over
BN	Boundary Nailing	oc	On Center
B-O	Bottom of	OD	Outside Diameter
BO	By Others	Opng.	Opening
Bot.	Bottom	Opp.	Opposite
Brg.	Bearing	Opt.	Optional
Btwn.	Between	Para.	Parallel
BW	Both Ways	PCF	Lbs per Cubic Ft.
Cant.	Cantilever(ed)	Pen.	Penetrate, (tion)
CIP	Cast in Place	Perf.	Perforated
CJ	Ceiling Joist	Perim.	Perimeter
CJP	Complete Joint Penetration	Perp.	Perpendicular
		Pl	Panel Index
CL	Center Line	PJP	Partial Joint Pen.
Clg.	Ceiling	Pl.	Plate
CMU	Conc. Masonry Unit	PLF	Lbs per Linear Ft.
Col.	Column	Ply.	Plywood
Com.	Common	Prep.	Prepare, (ation)
Comp.	Component	Press.	Pressure
Conc.	Concrete	Proj.	Project
Conn.	Connection	Prop.	Property
Const.	Construction	PSF	Lbs per Square Ft.
Cont.	Continue (ous)	PSI	Lbs per Square In.
Ctr.	Center	PT	Pressure-Treated
d	Penny	PV	Photovoltaic (Solar Panels)
Dbl.	Double	R	Radius
Defl.	Deflection	Rec(s).	Recommendation(s)
Deg.	Degree	Rect.	Rectangular
Demo.	Demolish(tion)	Ref.	Reference
Dep.	Depress(ed)	Reinf.	Reinforce(d), (ment),(ing)
DF	Douglas Fir	Req(d).	Require(d)
Dia.	Diameter	Reqs.	Requirements
Diaph.	Diaphragm	Ret.	Retain(ing)
Dif.	Different	RJ	Roof Joist
Dim.	Dimension	RR	Roof Rafter
Dist.	Distance	RW	Redwood
DJ	Deck Joist	SAD	See Arch Dwg's
DL	Dead Load	Sched.	Schedule
Dwg.	Drawing	Sgl.	Single
(E)	Existing	Shtg.	Sheathing
Ea.	Each	Sim.	Similar
EF	Each Face	SIP	Str. Insulated Panel
EFP	Equivalent Fluid Pressure	SM	Sheet Metal
Elev.	Elevator, Elevation	SMS	Sheet Metal Screw
Embed.	Embed(ed), (ment)	SOG	Slab on Grade
Engr.	Engineer	Spec.	Specified),(cations)
EOR	Engineer of Record	Sq.	Square
Eq.	Equal, Equivalent	SS	Structural Steel
ES	Each Side	Std.	Standard
EW	Each Way	Stgr.	Stagger(ed)
Exp.	Expand, Expansion	Stl.	Steel
Ext.	Exterior	Struc.	Structure, (al)
Fdn.	Foundation	SW	Shear Wall
FF	Finished Floor	Sym.	Symmet(ry), (rical)
FJ	Floor Joist	T&B	Top and Bottom
Flr(g).	Floor (ing)	T&G	Tongue and Groove
FOC	Face of Concrete	Temp.	Temporary
FOM	Face of Masonry	Thk.	Thick(ness)
FOS	Face of Studs	Thru	Through
FOW	Face of Wall	TN	Toe-Nail
Frmg.	Framing	TP	Top Plate
Ft.	Foot, Feet	T-O	Top of
Ftg.	Footing	TOB	Top of Beam
Ga.	Gage, Gauge	TOC	Top of Concrete
Galv.	Galvanized	TOG	Top of Grade
GB	Grade Beam	TOM	Top of Masonry
GC	General Contractor	TOS	Top of Steel
Gyp.	Gypsum	TOW	Top of Wall
HD	Holdown	TRU	To Remain Unchanged
Hdr.	Header		
Hdw.	Hardware	Trmr.	Trimmer Stud
Hgr.	Hanger	Typ.	Typical
Hor(iz).	Horizontal	UNO	Unless Noted Otherwise
Ht.	Height		
ID	Inside Diameter	Vert.	Vertical
In.	Inch(es)	VIF	Verify in Field
Insp.	Inspect(ion)	VWA	Verify with Arch
Int.	Interior	w/	With
Inv.	Invert, Inverted	w/in	Within
Jst.	Joist	w/o	Without
K	Kips (1,000 pounds)	WS	Wood Screw
KLF	Kips per Linear Ft.	Wndw.	Window
King	King Stud	Wt.	Weight
KP	King Post	WWF	Welded Wire Fabric
KSF	Kips per Square Ft.	Yd.	Yard
KSI	Kips per Square In.	@	At
Lb(s).	Pound(s)	°	Degrees
LL	Live Load	Ø	Diameter
Loc.	Location	>	Greater Than
LW	Light Weight	<	Less Than
		#	Number, Pound(s)
		/	Per
		%	Percent(age)
		±	Plus or Minus

PROJECT INFORMATION

CLIENT:
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15652 Woodvale Road
Encino, CA 91436

ARCHITECT:
BA Collective
2740 Main Street
Santa Monica, CA 90405

GEOLOGIST:
Landphases, Inc.
5158 Cochran Street
Simi Valley, CA 93063

GEOTECHNICAL ENGINEER:
Calwest Geotechnical Consulting
889 Pierce Court, Suite 101
Thousand Oaks, CA 91360

DESIGN PARAMETERS

GENERAL PARAMETERS

Building Code	2023 LABC *
Roof Loads	
Dead Loads** (DL)	17 psf
**Includes 3 psf PV Loads	
Live Loads (LL)	20 psf
Floor Loads - Typ.	
Dead Loads (DL)	31 psf
Live Loads (LL)	40 psf
Floor Loads - Deck	
Dead Loads (DL)	31 psf
Live Loads (LL)	60 psf

SOILS VALUES (Soils Report)

Bearing Pressure	
Continuous Foundation	1400 psf
Pad Foundation	1600 psf
Lateral Passive EFP	250 psf
Equivalent Fluid Pressure	35 pcf
Friction Coefficient	0.30
Expansion Index (EI)	74 (Medium)

WIND DESIGN BASIS

Ultimate Wind Speed, V_{ULT}	95 mph
Nominal Wind Speed, V_{ASD}	74 mph
Risk Category	II
Exposure	B
Importance Factor, I_w	1.00
Int. Press. Coefficient, GC_{pi}	±0.18

SEISMIC DESIGN BASIS

Seismic Design Category	D
Site Class	C
Seismic Factors	
S_S / S_1	2.014 / 0.720
S_{DS} / S_{D1}	1.612 / 0.672
Risk Category	II
Importance Factor, I_e	1.00
Resisting System:	Wood Shear Walls
Response Mod. Coefficient, R	6.5
Design Base Shear	V = 365.2k
Analysis Procedure:	Eqv. Lateral Force (ASCE 7-16, T. 12.6-1)

* The 2023 Los Angeles Building Code (LABC), based on the 2021 International Building Code (IBC), is the governing code in the City of Los Angeles.

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S-1.2	Structural Specifications
S-1.3	Special Inspections
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S-2.1	Overall Foundation Plan
S-2.2	Overall Floor Framing Plan
S-2.3	Overall Roof Framing Plan
S-2.4	Lower Level Foundation Plan
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S-2.6	Foundation Plan
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S-2.8	Lower Level Framing Plan
S-2.9	Lower Level Framing Plan
S-2.10	Floor Framing Plan
S-2.11	Floor Framing Plan
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S-2.13	Lower Roof Framing Plan
S-2.14	Roof Framing Plan
S-2.15	Roof Framing Plan
S-2.16	Tennis Court Shoring Plan
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S-3.5	Structural Details

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Pasadena, CA 91106
(323) 744-0010
www.ashleyvance.com
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Engineer of Record:

Hollyline Residence

Revision:

1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 | Scale: NTS
A&V Job No.: 22542

STRUCTURAL TITLE SHEET

S-1.1

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

Jun 19, 2023
2:05:39 AM

STRUCTURAL PRODUCT	ESR #
Simpson Strong-Tie Screw Style Hold Down Connectors - HDU, HDQ8, HHDQ & PHD	ESR-2330
Simpson Strong-Tie FHA, HST, LSTA, LSTI, MST, MSTA, MSTC, MSTI & ST Series Straight Tie Straps; & CMST & CS Series Coiled Tie Straps; & CMSTC16 Coiled Tie Strap	ESR-2105
Simpson SET-3G Epoxy	ESR-4057
Simpson Titen HD Anchor	ESR-2713
Weyerhaeuser Timberstrand LSL; Parallam PSL; Microllam LVL	ESR-1387
The above structural products shall comply with an approved Los Angeles City Research Report.	

IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the "Statement of Special Inspection" shall submit a written statement of responsibility to the LADBS inspectors and the owner prior to the commencement of the work on such system of component per Section 1709.1.

Continuous Special Inspection by a registered deputy inspector is required for field welding, concrete strength f'c > 2500 psi, high strength bolting, spray-on fire proofing, engineered masonry, high-lift grouting, pre-stressed concrete, high load diaphragms and special moment resisting concrete frames. Refer to the Statement of Special Inspections on S-1.2.

Foundation sills shall be naturally durable or preservative-treated wood. Refer to Specifications on S-1.2.

Field Welding to be done by welders certified by the LADBS for (structural steel). Continuous inspection by a deputy inspector is required.

Shop welds must be performed in a LADBS licensed fabricator's shop.

LADBS licensed fabricator is required for (Structural Steel).

Glued-laminated timbers must be fabricated in a LADBS licensed shop. Identify grade symbol and lamination species per 2012 NDS Supplement Table 5-A.

Provide lead hole 40% - 70% of threaded shank diameter and full diameter for smooth shank portion.

Periodic Special Inspection is required for wood shearwalls, shear panels, and diaphragms, including nailing, bolting, anchoring., and other fastening to components of the seismic force resisting system. Special inspection by a deputy inspector is required where the fastener spacing of the sheathing is 4" oc or less. Refer to the Statement of Special Inspections on S-1.2.

Special activity inspection is required for (buildings over 5 stories or 60' in height) (buildings over 50,000 sq ft of ground floor area) (buildings over 200,000 sq ft of total floor area).

A copy of the Los Angeles Research Report and/or conditions of listing shall be made available at the job site.

Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be finger tight and 1/2" wrench turn just prior to covering the wall framing. Connector bolts into wood framing require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.299 inch by 3 inches by 3 inches.

Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 2304.8.

All diaphragm and shear wall nailing shall utilize common nails or galvanized box.

All bolt holes shall be drilled 1/32" to 1/16" oversized.

Hold-down hardware must be secured in place prior to foundation inspection.

GENERAL NOTES

1. The following notes, details, schedules & specifications shall apply to all phases of this project unless specifically noted otherwise. Notes and details on the structural plans shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.
2. All drawings are considered to be part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies shall be brought to the attention of the Engineer prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any applicable code requirements shall be corrected by the Contractor at no expense to the Owner or Engineer.
3. All information on existing conditions shown on the structural plans are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall be responsible for the verifications of all dimension and conditions at the site. Any discrepancies between actual site conditions and information shown on the structural plans or in the specifications shall be brought to the attention of the EOR prior to the start of construction.
4. Refer to the Architectural plans for the following:
   (a) Dimensions
   (b) Size and location of all interior and exterior wall locations.
   (c) Size and location of all floor, roof and wall openings
   (d) Size and location of all drains, slopes, depressions, steps, etc.
   (e) Specification of all finishes & waterproofing
   (f) All other non-structural elements
5. Refer to the mechanical, electrical and plumbing plans for the following:
   (a) Size and location of all openings
   (b) Pipe runs, sleeves, hangers and trenches
   (c) All other mechanical, electrical or plumbing related elements
6. **DO NOT** scale structural plans. Contractor shall use all written dimensions on Architectural plans.
7. Construction materials shall be uniformly spread out if placed on floor or roof so as to not overload the framing. Load shall not exceed the design live load per square foot. It is the Contractor's responsibility to provide adequate bracing and/or bracing as required.
8. Specifications and detailing of all waterproofing and drainage items, while sometimes shown on the structural plans for general information purposes only, are solely the design responsibility of others.
9. The Engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the Contractor or his/her agent(s) shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by the Engineer, his staff or representatives are not intended to include verification of dimensions or review the adequacy of the Contractor's safety measures on or near the construction site.
10. Modifications of the plans, notes, details and specifications shall not be permitted without prior approval from the Engineer.
11. All workmanship shall conform to the best practice prevailing in the various trades performing the work. The Contractor shall be responsible for coordinating the work of all trades.
12. It is the Contractor's responsibility to see that adequate bracing of the structural plans are used during the course of construction. The use of unapproved documents shall be at the contractor's own risk. Corrections of all work based on such documents shall be performed at the Contractor's expense.
13. These plans and specifications represent the structural design only. No information nor warranty is provided for the work of any other Consultant (Architect, Mechanical, Electrical, etc.). This includes, but is not limited to, waterproofing, drainage, ventilation, accessibility, or dimensions.

FOUNDATIONS

1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used in calculations.
2. Soils values per geologic/geotechnical report (or "soils report") by Calwest Geotechnical Consulting Engineers, Inc., Project No. 6192, dated July 8, 2022. This report and all recommendations contained therein are to be considered a part of these plans.
3. It is the Contractor's responsibility to obtain a copy of the soils report from the Owner. A copy of the soils report shall be on the job site during the course of construction.
4. Unexpected Soil Conditions: Allowable values and subsequent foundation designs are based on soil conditions which are shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the EOR and/or soils engineer immediately.
5. All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed per the recommendations of the project soils engineer.
6. Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation in presence of soils in general and high elevation.
7. Foundations shall be poured in neat excavations.
8. Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official and/or soils engineer.
9. All foundations shall be inspected and approved by the appropriate building official and/or a representative of the soils engineer prior to forming and placement of reinforcing or concrete.
10. Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
11. It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections.
12. The sides and bottoms of dry excavations must be moistened to optimum moisture content or just above, just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
13. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

STRUCTURAL STEEL

1. All structural steel and connections shall be fabricated and erected in accordance with AISC specifications, Seismic Provisions Supplements No. 1 and 2, and Code of Standard Practice as amended to date.
2. Steel fabrication shop drawings shall be submitted for review by the Architect and Engineer prior to fabrication.
3. Special Inspection: Continuous special inspection of structural welding is required by an inspector pre-qualified by the Building Department. The following exceptions are permitted for welds not in Special Moment-Resisting Frames:
   (a) Welding performed in the fabricator's shop in accordance with latest edition of the Governing Building Code, Section 1704.2.
   (b) The inspector need not be continuously present during welding of the following items, provided the materials, welding procedures, and welders qualifications are verified prior to the start of work. Periodic inspections are made of work in progress; and visual inspection of all completed welds is made prior to shipment:
      i. Single-pass fillet welds not exceeding 5/16"
      ii. Floor and roof steel deck welding
      iii. Welded studs (for nailers, diaphragms or composite deck systems)
      iv. Welded light gauge cold-formed framing members (studs, joists, etc.)
      v. Welding of stairs and railing systems
4. Testing Procedures: All complete joint penetration welds (aka full penetration, FP, or CJP) groove or butt welded joints and splices in Special Moment-Resisting Frames shall be tested 100 percent in accordance with AISC Seismic Part I, Section 16 by either ultrasonic testing ("UT") or radiographic (x-ray). The following exceptions are permitted:
   (a) Ultrasonic or radiographic testing is not required for all complete joint penetration welds on material less than 5/16" thick; continuous visual inspection is required.
   (b) At the discretion of the Building Official, the ultrasonic or radiographic testing rate for an individual welder may be reduced to 25% provided the reject rate is no more than 5% for all welds tested for that individual welder.
   (c) At the discretion of the Building Official, the ultrasonic or radiographic testing may be performed in the shop of an approved fabricator by a qualified inspector of their employ.
   (d) It is the responsibility of the Contractor to verify all the testing requirements of the local Building Department as the requirements vary with each governing agency. The testing procedures outlined above apply only to those complete joint penetration welds specified in Special Moment-Resisting Frames only; Ordinary Moment-Resisting Frames are exempt.
5. Materials:
   (a) Widelange (W) sections shall conform to ASTM A992.
   (b) Hollow Steel Sections (HSS) shall conform to ASTM A500 Gr. B.
   (c) Pipe sections shall be welded seamless pipe conforming to ASTM A53 Gr. B.
      i. STD indicates Standard Wall
      ii. EXT indicates Extra Strong
      iii. DBL indicates Double Extra Strong
   (d) All other material (plate, bars, etc.) shall conform to ASTM A36, UNO specifically.
   (e) All plate material specified in steel moment frame connections shall conform to ASTM A572 Gr. 50.
6. Bolts:
   (a) All bolts shall be ASTM A307 Gr. A, UNO specifically on the structural plans.
   (b) High strength bolts complying with ASTMF1325 Grades A325 and A490, when specified, shall require special inspection in accordance with the Governing Building Code, Section 1705.2.6.
   (c) Threaded rod, where specified, shall conform with ASTM A307 unless specifically noted otherwise on the structural plans.
   (d) Bolt holes shall be drilled 1/32" to 1/16" larger than the specified bolt diameter.
7. Welding:
   (a) All welding shall be performed using SMAW, GMAW or FCAW processes.
   (b) All welded connections to be in accordance with the latest edition of the AWS D1.1.
   (c) All welding shall be performed by certified welders.
   (d) All welding shall be performed with E70XX electrodes with a minimum CVN toughness of 20 ft-lb at -20ºF.
   (e) Weld lengths specified on the plans are the net effective length required. Where fillet weld symbol is given without indication of size, use the minimum size welds as specified in section 1.17.2 of the AISC Manual of Steel Construction 15th Ed.
   (f) No field welding shall be permitted, UNO specifically on the plans or details.
8. No holes other than those specifically detailed shall be allowed through structural steel members. Burning or torching of holes is not permitted under any circumstances.
9. All structural steel shall be painted one shop coat and touched-up in the field with red lead (or approved zinc chromate primer) as necessary.
10. Any steel member interfacing with wood framing shall have 1/2" diameter studs welded at 24" oc for attachment of wood nailers. Thru-bolting of nailers shall not be permitted unless specifically noted on the plans or details.
11. Provide hot dip galvanizing or 3" min. concrete cover around all structural steel below grade.
12. The filler metal for all welding shall have a notch toughness of net less than 20 ft-lbs at 0 degrees F, as measured by a standard Charpy V-Notch test, ASTM E-23, in accordance with the applicable filler metal specification referenced in AWE D1.1 and Seismic Supplement AWS D1.8.

SHOTCRETE

1. Shotcrete shall conform to ACI 506-2 "Specifications for Materials, Proportioning and Application of Shotcrete" by American Concrete Institute and the Governing Building Code, Section 1908 and/or 1909.4.
2. Shotcrete variation from plumb shall not exceed 3/8" in 10'-0".
3. Shotcrete shall be placed by skilled operator with minimum of three years experience in shotcreting. The nozzleman shall certify that he is capable of correctly and successfully gunning the type of shotcrete similar to that being performed on his project in accordance with Section 2 of ACI 506.
4. Shotcrete shall attain a minimum ultimate compressive strength of 4000 psi at 28 days (U.N.O), using Portland cement in compliance with ASTM C-150 and shall have the following:
   (a) Maximum slump: 2"
   (b) Aggregate: 3/8" pea gravel
5. All exposed surfaces shall be finished to straight and true lines, with broom finish. Cure concrete per concrete curing note above.
6. Clearance and Lap Splices shall be as follows:
   (a) When #5 or smaller bars are used, provide a minimum clearance between parallel bars of 2-1/2". When bars larger than #5 are permitted, there shall be a minimum clearance between parallel bars equal to 6 diameters of the bars used.
   (b) When two curtains of steel are provided, the curtain nearest the nozzle shall have a minimum spacing equal to 12 bar diameters and the remaining curtain shall have a minimum spacing of 6 bar diameters.
   (c) Lap splices in reinforcing bars shall be by the non-contact lap splice method with at least 2" clearance between bars. Lengths of splices shall be 40 bar diameters minimun, UNO.
7. Surface Preparation:
   (a) Concrete or masonry to receive shotcrete shall have the entire surface thoroughly cleaned and roughened by sand blasting to a minimum aptitude of 1/8" and just prior to receiving shotcrete, shall be thoroughly cleaned of debris, dirt, and dust. Sand for sand blasting shall be clean, sharp and uniform in size, with no particles that will pass a 50-mesh screen.
   (b) All unsound and loose materials shall be removed by sandblasting, grinding, or high-pressure water jets before applying shotcrete. Any area to be repaired shall be chipped off or adjusted to remove offsets which would cause an abrupt change in thickness without suitable reinforcement. Edges shall be tapered to leave no square shoulders at the perimeter of a cavity.
   (c) Rock surfaces shall be cleaned to remove loose or drummy material, mud, running water, and other foreign matter that will prevent bond of the shotcrete. The rock surface shall be dampened prior to placement of shotcrete.
   (d) Concrete and masonry shall be wetted before shotcrete is deposited, but not so wet as to overcome suction.
8. Placement:
   (a) Shotcrete shall be placed using suitable delivery equipment and procedures. The area to which shotcrete is to be applied shall be clean and free of rebound or overspray.
   (b) Thickness, method of support, air pressure, and water content of shotcrete shall be controlled to preclude sagging or sloughing off. Shotcreting shall be discontinued or suitable material be provided to screen the nozzle stream if wind or air currents cause separation of the nozzle stream during placement.
   (c) Horizontal and vertical corners and any area where rebound cannot escape or be blown free shall be filled first.
   (d) The nozzle shall be held at such distance and angle to place material behind reinforcement before any material is allowed to accumulate on the face of the reinforcement. In the dry-mix process, rebound may be added to the mixture when encasing reinforcement to facilitate a smooth flow of material behind the bars. Shotcrete shall not be placed through more than one layer of reinforcing steel rods or mesh in one application unless demonstrated by preconstruction tests that steel is properly encased.
   (e) Placement Precautions:
      i. Placement shall be stopped if drying or stiffening of the mixture takes place at any time prior to delivery to the nozzle.
      ii. Rebound or previously expended material shall not be used in the shotcrete mixture.
   (f) When a layer of shotrete is to be covered by a succeeding layer at a later time, it shall first be allowed to develop its initial set. Then all laitance, loose material, and rebound shall be removed by brooming or scraping. Hardened laitance set shall be removed by sandblasting and the surface thoroughly cleaned.
9. Construction joints: unless noted otherwise shall be constructed at a 45° angle and tapered from end to end on an incline, sloping one-half the thickness of the applied shotcrete. If nontapered joints are specified, special care shall be taken to avoid or remove trapped rebound at the joint. The entire joint shall be thoroughly cleaned and wetted prior to the application of additional shotcrete.
10. Curing:
   (a) Shotcrete shall be wet-cured for 7-days minimum while maintaining a local ambient temperature of 40° F or warmer. Shotcrete shall not be placed in temperatures exceeding 100° F.
   (b) Initial Curing - Immediately after finishing, shotcrete shall be kept continuously moist for at least 3 days. One of the following materials or methods shall be used:
      i. Ponding or continuous sprinkling.
      ii. Absorptive mat or fabric, sand, or other covering kept continuously wet.
   (c) Final Curing - Additional curing shall be provided immediately following the initial curing and before the shotcrete has dried. One of the following materials or methods shall be used:
      i. Continue the method used in initial curing.
   (d) If forms are to be removed during curing period, one of the curing materials or methods listed for Initial Curing shall be used immediately. Such curing shall be continued for the remainder of the curing period.
11. Repairs:
   (a) Defective areas larger than 48" square inches deep shall be removed and replaced with fresh shotcrete. These defects include honeycombing, lamination, dry patches, voids, or sand pockets.
   (b) All repairs shall be made within 1 week of the time the deficiency is discovered. All unacceptable materials shall be removed and repaired by the procedures described in the following two paragraphs. Voids and holes left by the removal of tie rods in all permanently exposed surfaces not to be backfilled and in surfaces to be exposed to water shall be reamed and completely filled with dry-patching mortar as specified below.
   (c) Minor patching may be accomplished with a dry-pack mixture. Patches that exceed 0.1 cubic foot in volume shall receive a brush coat of approved epoxy resin meeting ASTM C 881/C 881N Type 11, as a prime coat. Care shall be taken not to spill or overcoat the repair surface so that the epoxy runs or is squeezed out onto the surface which will remain exposed to view. Epoxy resin shall be used in strict conformance with manufacturer's recommendations with special attention paid to pot life, safety, and thin film tack time.
   (d) Core holes shall not be repaired with shotcrete. Instead, they shall be filled solid with a dry-pack mixture after being cleaned and thoroughlydampened.
12. Shotcrete testing for strength shall be performed once a day or every 50 cubic yards of shotcrete places, whichever is greater. Cylinder or panel sampling shall be in accordance with ASTM C1385. Additional testing requirements shall be the same as those for concrete under the "Concrete" section of these notes.

MANUFACTURED SHEARWALLS

1. Hardy Frames:
   (a) shall be fabricated by Hardy Frames, Inc. No substitutions shall be permitted without prior approval of the Engineer.
   (b) shall be located per structural plans
   (c) shall be installed in accordance with applicable code approvals and manufacturer's specifications.

ROD AND REBAR EPOXY INSTALLATION

1. Special inspection is required, unless specifically noted otherwise. Special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require special inspections. Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
2. Epoxy for anchoring bolts, rods, and reinforcing bars shall be as follows:
   (a) Concrete: Hilti HIT RE 500 v3 (ICC ESR-3814), Hilti HY 200 (ICC ESR-3187), or Simpson SET-3G (ICC ESR-4057).
   (b) Full Grouted Masonry: Hilti HY 200 (ICC ESR-3187), or Hilti HY 270 (ICC 2682), or Simpson SET-3G (ICC ESR-4057).
   (c) Hollow Cell Masonry Units and Unreinforced Masonry: Hilti HY 270 (ICC 2682), or Simpson ET-HP (ICC ESR 3372).
3. Anchors shall be installed in accordance with the manufacturer's printed installation instructions by qualified personnel trained to install epoxy anchors.
4. Holes for post-installed anchors shall be drilled with a carbide tipped concrete/masonry drill bit using an electro-pneumatic hammer drill bit set in "rotation and hammer" mode. Hole diameter shall be 1/8" larger than the anchor diameter specified, unless noted otherwise. For installation in brick or hollow cell masonry units with a screen tube, the hole diameter shall be 1/4" larger than the anchor diameter, unless noted otherwise.
5. DO NOT drill through existing reinforcing. A small diameter test hole shall be drilled at the installation location. If existing reinforcing is encountered, the installation location shall be relocated to avoid conflict and the abandoned hole shall be filled with non-shrink grout or drypack. For holes drilled into columns and beams, remove the rebar cover in order to positively identify the rebar location such that the holes avoid the rebar. Other non-destructive means may be used to identify the positions and depth of reinforcing.
6. Holes shall be cleaned of dust and debris by blowing with 90 psi oil-free compressed air, brushing with a wire brush two times, and blowing with compressed air again to achieve a relatively dust-free wall surface.
7. The base material shall be a minimum of 28 days old, within a temperature range of 50ºF - 100ºF, and dry at the time of epoxy installation. The base material shall have a minimum strength as follows:
   (a) Concrete: 2,500 psi
   (b) Full Grouted Masonry: 2,000 psi
8. Fill each hole 1/2 - 2/3 full with epoxy, starting from the bottom of the hole to prevent air pockets. Withdraw the nozzle as the hole fills up with epoxy. Insert clean, oil-free anchor, turning slowly until the anchor contacts the bottom of the hole. DO NOT disturb anchor until fully cured. Cure time shall be per the manufacturer's installation instructions.

CONCRETE

1. All concrete shall have:

Elements	f'c (28 days)	Slump	Max w/c Ratio	Insp. Req'd?
SOG & Foundations	3000 psi	5"	0.55	No
Concrete Retaining Walls	3500 psi	5"	0.55	**Yes**

2. Special inspection is NOT required as the foundations have been *designed* with f'c = 2,500 psi in accordance with the Governing Building Code, section 1705.3, exceptions 1, 2.1. and 2.3, unless explicitly specified herein, on the structural plans, or by the Building Department. At a minimum, special inspection is always required on:
   (a) structural slabs, flat plates
   (b) walls, columns, beams
   (c) piles, caissons
   (d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application

   When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require special inspections. Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
3. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency and at the expense of the contractor; such tests shall be made in accordance with the standards listed in the Governing Building Code, Table 1705.3. When testing of concrete is required, four (4) test cylinders shall be taken from each 150 yards, or fraction thereof, poured in any one day. One (1) cylinder shall be tested at seven (7) days; two (2) at 28 days; one (1) shall be held in reserve. Where 4x8 cylinders are used, (5) test cylinders shall be taken, with (3) cylinders tested at 28 days. If Contractor elects to have additional tests performed for "early-break" results, additional test cylinders must be taken. At no time shall the Contractor instruct the testing agency to perform tests on a schedule different than above without the prior authorization of the Engineer. Contractor is responsible for complying with applicable testing requirements of theBuilding Department. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.
4. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
5. All concrete work shall conform with the Governing Building Code, Chapter 19.
6. All cement shall be Portland Cement Type I or II and shall conform to ASTM C150.
7. All aggregates shall conform to ASTM C33. Maximum aggregate sizes:
   (a) Footings: 1-1/2"
   (b) All other work: 3/4"
8. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
   (a) Permanently exposed to earth or weather
      i. Cast against earth: 3"
      ii. Cast against forms: 2"
   (b) Not exposed to earth or weather
      i. Slabs, walls, joists: 3/4"
      ii. Beams, girders, columns: 1-1/2"
9. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered.
10. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to a foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items.
11. Locations of all construction joints, other than specified on the structural plans, shall be approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement. Unless specifically detailed or otherwise noted, construction and control joints shall be provided in all concrete slabs-on-grade. Joints shall be located such that the area does not exceed 400 sq. feet.
12. The Architect, Engineer and inspector shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete.
13. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All piles or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
14. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent.
15. Remove formwork in accordance with the following schedule:
   (a) Forms at slab edge: 1 day
   (b) Side forms at footings: 2 days
   (c) All other vertical surfaces: 7 days
   (d) Beams, columns, girders: 15 days
   (e) Elevated slabs: 28 days

   Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results.
16. Retaining walls shall not be backfilled until concrete has set a minimum of 14 days. Refer to structural plans for slab and/or framing installation sequencing.
17. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed. Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate the concrete. The vibrator shall not be used to convey concrete, nor shall it be placed on reinforcing and/or forms.
18. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement.
19. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use tremie, pump or other method consistent with applicable standards.
20. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.
21. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.

REINFORCEMENT

1. Reinforcing steel shall be deformed, clean, free of rust, grease or any other material likely to impair concrete bond.
2. All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans). All weld wire fabric (WWF) shall conform to ASTM A185.
3. Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of reinforcement shall be subject to special inspection.
4. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement.
5. Fabrication, placement and installation of reinforcing steel shall conform to:
   (a) Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice
   (b) the Governing Building Code.
6. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the structural plans.
7. Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice.
8. Refer to Concrete and Masonry notes for specific minimum splice length and splice staggering requirements. Lap welded wire fabric (WWF) reinforcement two (2) modules minimum (UNO). All splices are to be staggered.

ROUGH CARPENTRY

1. Refer to latest edition of the Governing Building Code, Table 2304.10.2. for all minimum nailing requirements.
2. Refer to individual sections for applicable material specifications.
3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified.
4. Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be mfg by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.
5. All walls are to have continuous double 2x top plates spliced as followings unless specifically noted otherwise on the plans and details.
6. Wall Studs:
   (a) Unless specifically noted on the plan and details, use the following guidelines for wall framing:
      i. Use 2x4 studs at 16" oc for walls less than 9'-0" tall.
      ii. Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" oc
      iii. Request specifically engineered wall details for walls greater than 16'-0" tall.
7. Blocking:
   (a) Provide min. one row of nominal 2" thick blocking of same width as stud, fitted snugly and spiked mid-way between the height of partitions or walls over 8' high.
   (b) All foundation cripple walls (or "pony walls") less than 14" in height shall be solid blocking.
   (c) Refer to shearwall section for additional blocking requirements.
8. Notching:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, notches shall not exceed 25% of the stud depth.
   (c) Non-bearing partition walls, notches shall not exceed 40% of the stud depth.
   (d) Successive notches in the same member shall be spaced a min of 18" apart.
9. Boring:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, holes shall not exceed 40% of the stud depth.
   (c) Non-bearing partition walls, may be drilled not greater than 60% of stud depth.
   (d) Successive holes in the same member shall be spaced a minimum of 18" apart.
10. Bearing:
   (a) Provide a min. of 1-1/2" of bearing for all 2x joists and hdrs 4x10 / 6x8 & smaller.
   (b) Provide a min. of 3" of bearing for all beams and hdrs 4x12 / 6x10 & larger, UNO on plans.
   (c) Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.
11. Posts:
   (a) Posts inside walls shall bear on sill plates and shall be continuous between top and bottom plates, unless specifically noted otherwise.
   (b) Provide posts under all beams, girders or double joists equal to the width of the supported member.
   (c) Posts on upper levels are to be stacked on posts of equal size at levels below, unless a larger post is specified on the plans.
   (d) Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to foundation. Vertical blocking shall be equal to floor thickness plus 1/16".
   (e) Headers framing into continuous posts without trimmer studs shall be supported in Simpson HUC hangers unless noted otherwise on the plans.
   (f) Posts when isolated, shall be seated in Simpson post or column bases, unless noted otherwise on the plans
12. Roof Framing:
   (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
   (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
   (c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max.
   (d) Provide all cricket framing required to achieve positive drainage per Arch.
   (e) Install plywood panels with the face grain across the framing and close joints and nail at each support. Fully nail with common nails per the plans.
   (f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
   (g) Provide Simpson "PSCL" clips at all plywood joints perpendicular to framing. Provide clips midway between framing members at the unsupported edges of plywood when members are spaced at 24" oc or greater. If clips are not used, provide solid blocking for joints perpendicular to framing.
13. Floor Framing:
   (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
   (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
   (c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max. For floors framed with joists taller than 14" refer to Simpson's recs. for blkg requirements.
   (d) Provide full depth solid 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing (including floors framed with I joists)
   (e) Install plywood sheathing with the face grain across supports, end supports staggered, and the edges of sheets centered over supports. If T&G plywood is used, blocking need not be provided at all plywood edges (UNO per plan). If T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans.
   (f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
14. Shear Walls:
   (a) Refer to plans for all shearwall locations, length type and nailing.
   (b) Refer to Shearwall Schedule on title sheet for additional information.
   (c) Shear wall lengths specified on plans are minimum required.
   (d) Shear walls to be nailed with common nails. All nails to have minimum 3/8" edge distance to panel or framing member.
   (e) Where 3x framing is required per the shear wall schedule, stagger edge nailing.
   (f) Oriented Strand Board (OSB) may be used in lieu of plywood.

TIMBER / LUMBER

1. All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Governing Building Code, section 2303.1.1.
2. The minimum lumber grade of each member shall be as follows (unless specifically noted otherwise on plans and details) :
   (a) 2x studs, blocking, plates:Stud
   (b) 2x joists #2 or better
   (c) 4x4, 4x6, or 6x6 beams or posts #2 or better
   (d) 4x8, 6x8, or larger beams or posts #1 or better

   It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.
3. All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all newly cut surfaces shall be thoroughly painted with the same preservative.
4. Maximum moisture content for all structural members shall not exceed 19%.
5. All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior glue. All sheathing shall conform to the Governing Building Code and grade-marked by the American Plywood Association (APA). Panel index to be 40/20 for floors and 24/0 for roofs unless specifically noted otherwise on the plans and details.

ENGINEERED LUMBER

1. Laminated Veneer Lumber (LVL) :
   (a) shall be 1-3/4" minimum thickness with the following minimum properties:
      i. E = 2000 ksi
      ii. Fb = 2600 psi
      iii. Fv = 285 psi
      iv. Fc (parallel) = 2500 psi
      v. Fc (perp.) = 750 psi
      vi. Ft (parallel) = 1500 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
   (f) shall not be cut, notched or drilled without specific written approval of the EOR.
2. Laminated Strand Lumber (LSL) :
   (a) shall be 1-1/4" minimum thickness with the following minimum properties:
      i. E = 1550 ksi
      ii. Fb = 2325 psi
      iii. Fv = 310 psi
      iv. Fc (parallel) = 2500 psi
      v. Fc (perp.) = 800 psi
      vi. Ft (parallel) = 1070 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bol

Structural Observation Program

The Owner shall employ the Engineer or Architect registered/licensed in the State of California who is responsible for the structural design to perform structural observation.

Project: Hollyline Residence

Location: 3915 Hollyline Avenue
Sherman Oaks, CA 91423

Name: Sean Galbreath, S.E. S5653
Principal Engineer
Engineer of Record Responsible for Structural Design

Designated Name: Ricardo T. Gabriel III, S.E. S7106

The Engineer or Architect responsible for Structual Observation, the Contractor, and appropriate Subcontractors shall hold a pre-construction meeting to review the details of the structural system to be observed.

Contractor shall contact Engineer to request each observation a minimum of 48 hours in advance.

Observation:	Notes:
Concrete Footings, Piles, Grade Beams	Widths and configurations of footing trenches; location of rebar prior to concrete pour
Concrete Walls	Dimensions, reinforcement, anchor bolts, and other embeds, prior to pour.
Wood Diaphragms	Nailing prior to cover
Wood Shear Walls & Lateral Connections	Configuration, nailing, clips, drags, holdowns and other connections prior to cover

*Additional observations may be required at the discretion of the Building Official.

At the conclusion of the work included in the permit, the structural observer shall submit a written statement to the Building Official, verifying that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

STATEMENT OF SPECIAL INSPECTIONS

1. This Statement of Special Inspection is submitted in fulfillment of the requirements of the Governing Building Code, section 1704 and 1705.
2. Special Inspections and Testings will be preformed in accordance with the approved plans and specifications, this statement and the Governing Building Code, Section 1704 , 1705 , 1707 , and 1708.
3. The schedule of Special Inspections summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.
4. Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with the Governing Building Code Section 1704.2.4.
5. A Final Report of Special Inspections documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:
   (a) Required special inspections.
   (b) Correction of discrepancies noted in inspections.
6. The Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these obligations, the Owner will retain and directly pay for the Special Inspections as required in the Governing Building Code, Section 1704.2.
7. 1704.4 Contractor responsibility. Each contractor responsible for the construction of a main wind- or seismic force-resisting system, designated seismic system or a wind- or seismic force-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner or the owner's authorized agent prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.

SCHEDULE OF TESTING AGENCIES & SPECIAL INSPECTORS

The following are the testing agencies and special inspectors that will be retained to conduct tests and inspection on this project.

Responsibility	Firm	Address, Telephone, Email
1. Special Inspection (Except for Geotechnical)		
2. Materials Testing		
3. Geotechnical Inspection		
*		

* Additional inspections may be required at the discretion of the Building Official.

SEISMIC REQUIREMENTS (Section 1705.13)

Description of seismic-force-resisting system and designated seismic systems subject to special inspections per Section 1705.13:

Light-framed walls sheathed with wood structural panels rated for shear resistance or steel sheets (ASCE 7, Table 12.2-1, Line A.15)

The extent of the main seismic-force-resisting system is defined in more detail in the construction documents.

WIND REQUIREMENTS (Section 1705.12)

Description of main wind-force-resisting system and designated seismic systems subject to special inspections per Section 1705.12:

Not Applicable

The extent of the main wind-force-resisting system is defined in more detail in the construction documents.

SCHEDULE OF SPECIAL INSPECTIONS

Column Header Notation Used in Table:
- C Indicates continuous inspection is required.
- P Indicates periodic inspections are required. The notes and/or contract documents should clarify.

Box Entry Notation Used in Table:
- X Is placed in the appropriate column to denote either "C" continuous or "P" periodic inspections.
- -- Denotes a one-time activitiy or one whose frequency is defined in some other manner.

Additional details regarding inspections are provided in the project specifications or notes on the drawings.

Verification & Inspection	C	P	Notes
1704.2.5 - Inspect fabricator's fabrication and quality control procedures.	--	--	
1705.2 - Steel			
1. Material verification of high-strength bolts, nuts, and washers		X	
a. Identification markings to conform to ASTM standards specified in the approved construction documents		X	
b. Manufacturer's certificate of compliance required		X	
2. Inspection of high-strength bolting:			
a. Bearing-type connections		X	
b. Slip-critical connections	X		
3. Material verification of structural steel:			
a. Identification markings to conform to ASTM standards specified in the approved construction documents	--	--	
b. Manufacturer's mill test reports	--	--	
4. Material verification of weld filler materials:			
a. Identification markings to conform to AWS designation listed in the WPS	--	--	
b. Manufacturer's certificate of compliance required	--	--	
5. Inspection of Welding: a. Structural Steel			
1) Complete and partial penetration groove welds	X		
2) Multi-pass fillet welds	X		
3) Single-pass fillet welds > 5/16"		X	
4) Single-pass fillet welds < 5/16"		X	
5) Floor and roof deck welds		X	
b. Reinforcing Steel			
1) Verification of weldability of reinforcing steel other than ASTM A706		X	
2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls, and shear reinforcement	X		
3) Shear reinforcement	X		
4) Other reinforcing steel		X	
6. Inspection of steel frame joint details for compliance with approved construction documents (bracing & stiffening, member locations, application of joint details at each connection, etc.)		X	
7. Welded studs when used for structural diaphragms		X	
8. Welding of cold formed sheet steel framing members		X	
9. Welding of stairs and railing systems		X	
1705.3 - Concrete			
1. Inspect reinforcing steel, including prestressing tendons, verify and placement		X	
2. Inspect reinforcing steel welding in accordance with Table **1705.2 - Steel**, item 5a	--	--	
3. Inspect bolts to be cast in concrete prior to and during placement of concrete	X		
4. Inspect anchors post-installed in hardened concrete			
a. Adhesive anchors[1] installed in horizontally or upwardly inclinded orientations to resist sustained tension	X		
b. Mechanical anchors[2] and adhesive anchors[1] not defined in 4.a		X	
5. Verifying use of required design mix		X	
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X		
7. Inspect concrete and shotcrete placement for proper application techniques	X		
8. Verify maintenance of specified curing temperature and techniques		X	
9. Inspect prestressed concrete for:			
a. Application of prestressing forces	X		
b. Grouting of bonded prestressing tendons	X		
10. Inspect erection of precast concrete members		X	
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs		X	
12. Inspect formwork for shape, location, and dimensions of the concrete member being formed		X	

FOOTNOTES:
1. Prior to epoxy placement, it must be verified that the hole is clean, dry, and free of loose debris
2. Periodic inspection shall take place such that the installation of a minimum of two (2) anchors per each shear wall are observed

Verification & Inspection	C	P	Notes
1705.6 - Soils			
1. Verify materials below shallow footings are adequate to achieve the desired bearing capacity		X	
2. Verify excavations are extended to proper depth and have reached proper material		X	
3. Perform classification and testing of compacted fill materials		X	
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill	X		
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly		X	
1705.8 - Cast-in-Place Deep Foundations			
1. Inspect drilling operations and maintain complete and accurate records for each element	X		
2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes	X		
3. For concrete elements, perform tests and additional inspections in accordance with Section **1705.3**	--	--	
1705.13.2 - Seismic Resistance - Structural Wood			
2. Inspect nailing, bolting, anchoring, and other fastening of elements of the main seismic force-resisting system, including wood shear walls, wood diaphragms, collectors (drag struts), braces, shear panels, and hold-downs		X	Inspection of shear walls and diaphragms with fasteners spaced greater than 4" oc is not required

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Engineer of Record:

Hollyline Residence

Revision:

1	Plan Check June 19, 2023
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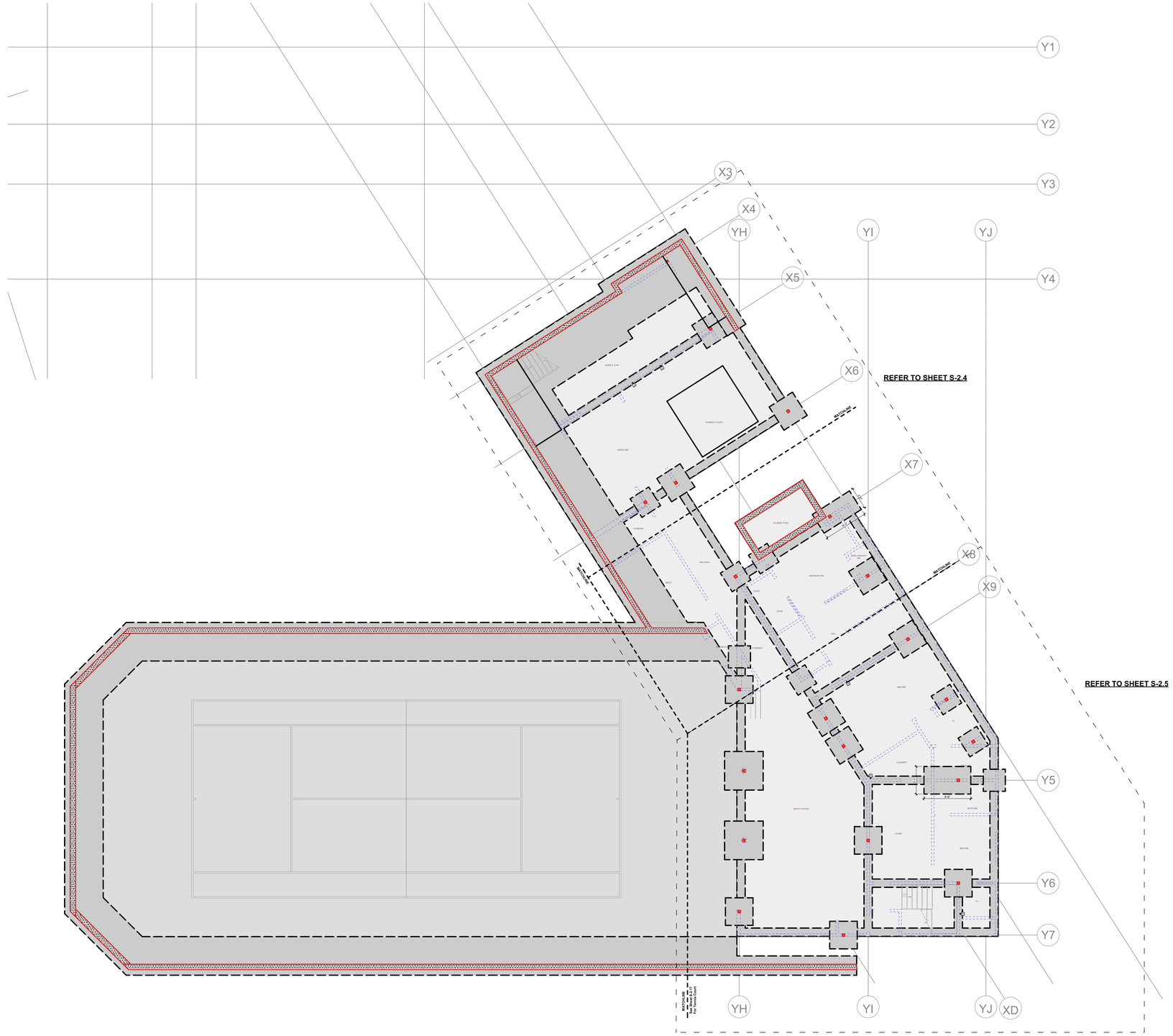
Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: NTS
A&V Job No.: 22542

SPECIAL INSPECTIONS

S-1.3

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Jun 19, 2023
05:42 AM



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Hollyline Residence

Revision:

1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:

Proj. Mngr.: Phone Ext.:

Date: March 17, 2023 Scale: 1/8"=1'-0"

A&V Job No.: 22542

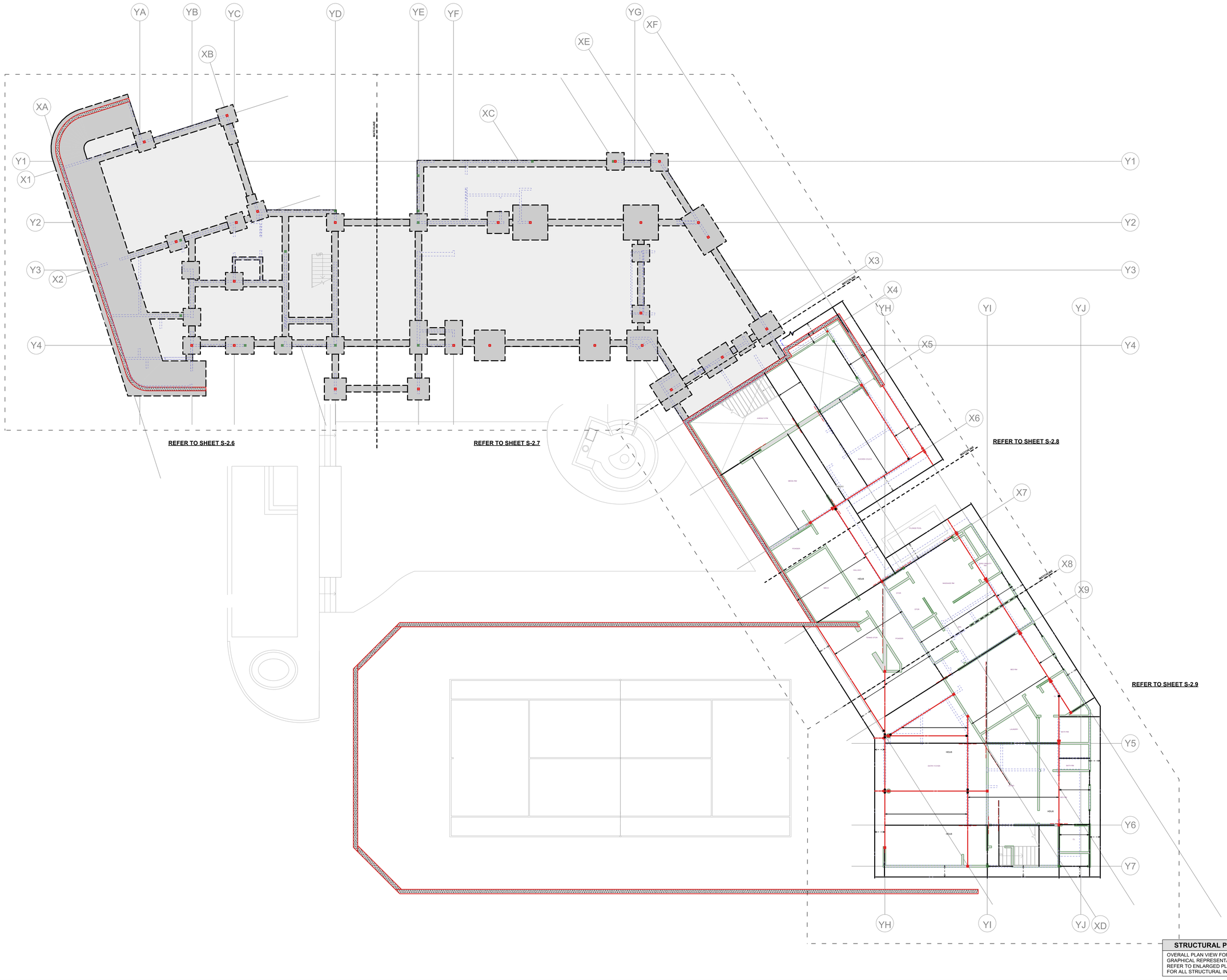
OVERALL LOWER LEVEL FOUNDATION PLAN

S-2.0

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STRUCTURAL PLAN SET

OVERALL PLAN VIEW FOR FULL GRAPHICAL REPRESENTATION ONLY. REFER TO ENLARGED PLAN SHEETS FOR ALL STRUCTURAL INFORMATION.



STRUCTURAL PLAN SET

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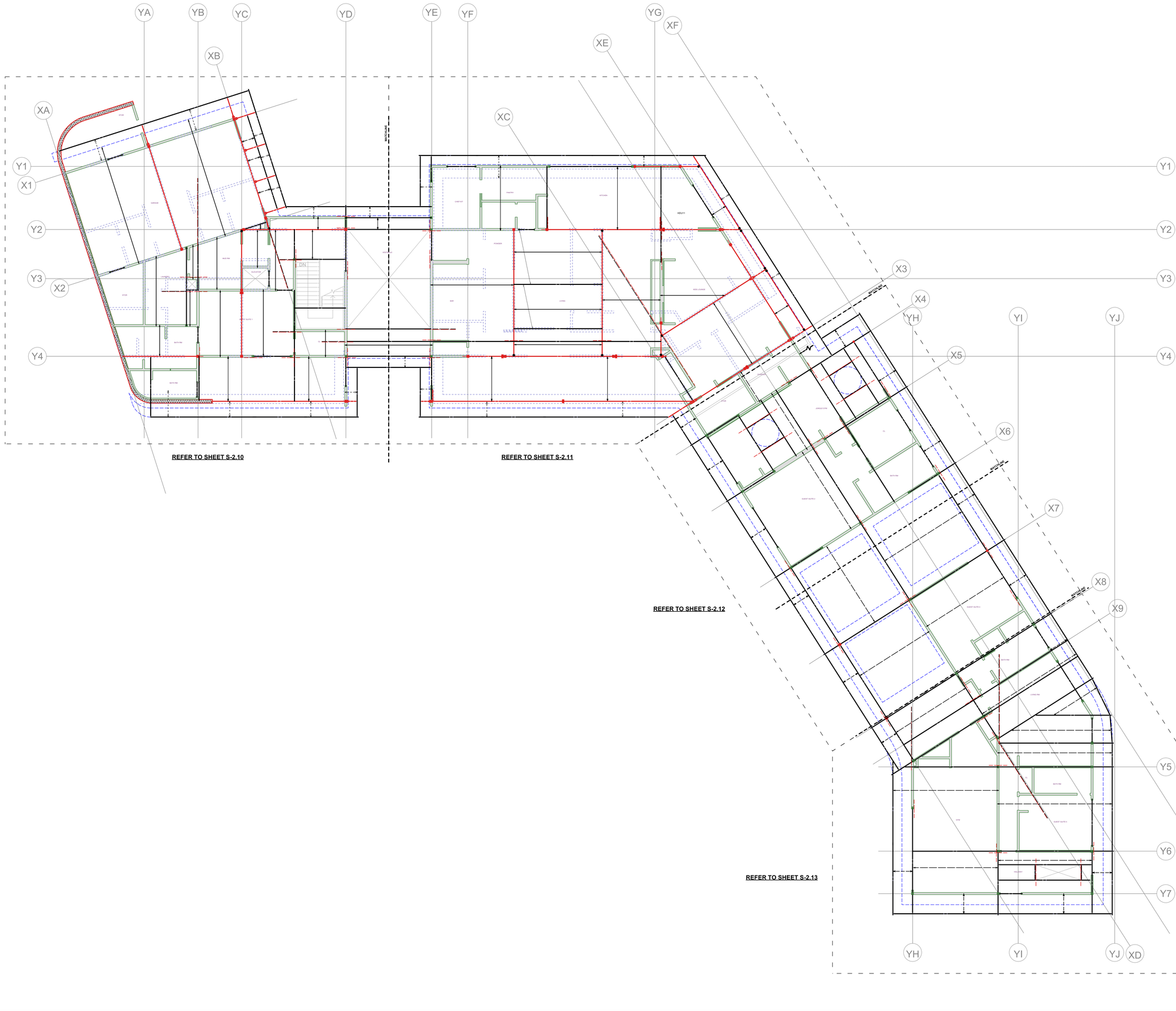
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OVERALL FOUNDATION PLAN

S-2.1

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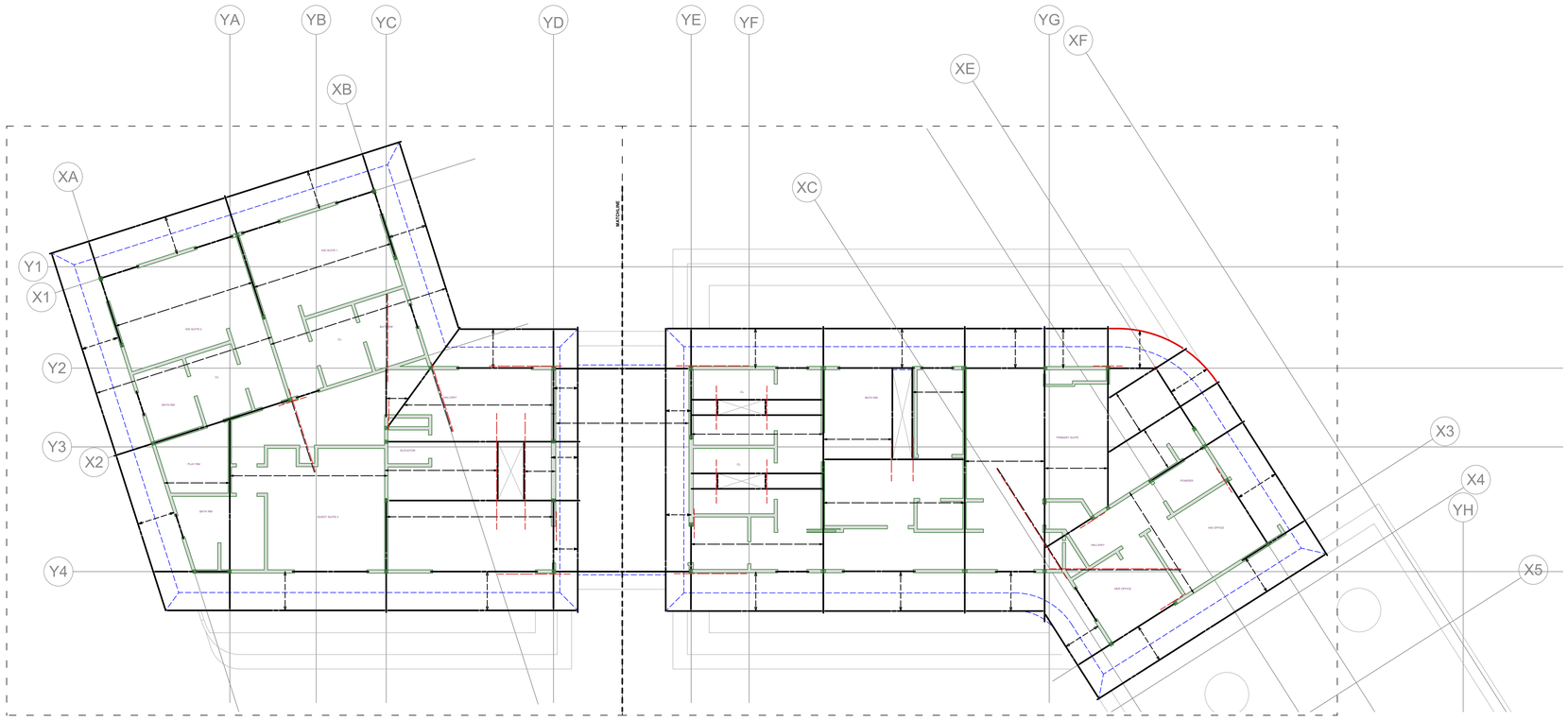
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A&V Job No.: 22542

OVERALL FLOOR & LOWER ROOF FRAMING PLAN

S-2.2

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REFER TO SHEET S-2.14

REFER TO SHEET S-2.15

STRUCTURAL PLAN SET

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Revision:

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Proj. Mngr.: Phone Ext.:

Date: March 17, 2023 Scale: 1/8"=1'-0"

A&V Job No.: 22542

OVERALL ROOF FRAMING PLAN

S-2.3

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PAD SCHEDULE

ID	SIZE		REINFORCING	
	SQUARE WIDTH	DEPTH	TOP	BOTTOM
Ⓐ	4'-0"	18"	-	#5 @12" o.c. E.W.
Ⓑ	5'-0"	18"	-	#5 @12" o.c. E.W.
Ⓒ	6'-0"	18"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.
Ⓓ	7'-0"	24"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.
Ⓔ	8'-0"	24"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.

FOOTNOTES:
1) Typical Steel Column to Pad Foundation per **Detail 5/S-3.1** for Interior Footing and **Detail 10/S-3.1** for Exterior Footing.
2) Dimensions listed are minimum dimensions. Pad footings shall be centered on column U.N.O. per plan.
3) Coordinate All horizontal and vertical pipe pentrations Prior to Installation.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Sheanwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1¼" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Speca and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report

b) Utility trenches have been properly backfilled and compacted, and

c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

All foundations adjacent to slopes must satisfy all requirements present in detail 30/S-3.1

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Foundation per Details

18" Wide x 24" Embedment w/ (2) #5 Top & Bot. (UNO) & #3 Ties @ 12" o.c.

4" Slab-on-Grade w/ #4 @ 16" oc, per Details

Pad Foundation Size, Depth, and Reinforcement per Pad Schedule. Refer to Detail 5 or 10/ S-3.1

Denotes Step in Slab-on-Grade Step Ht. & Extent per Arch.

Wood Framed Wall Above

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7,8] or LTP5	RBC	16d[9]	10d[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

Revision:

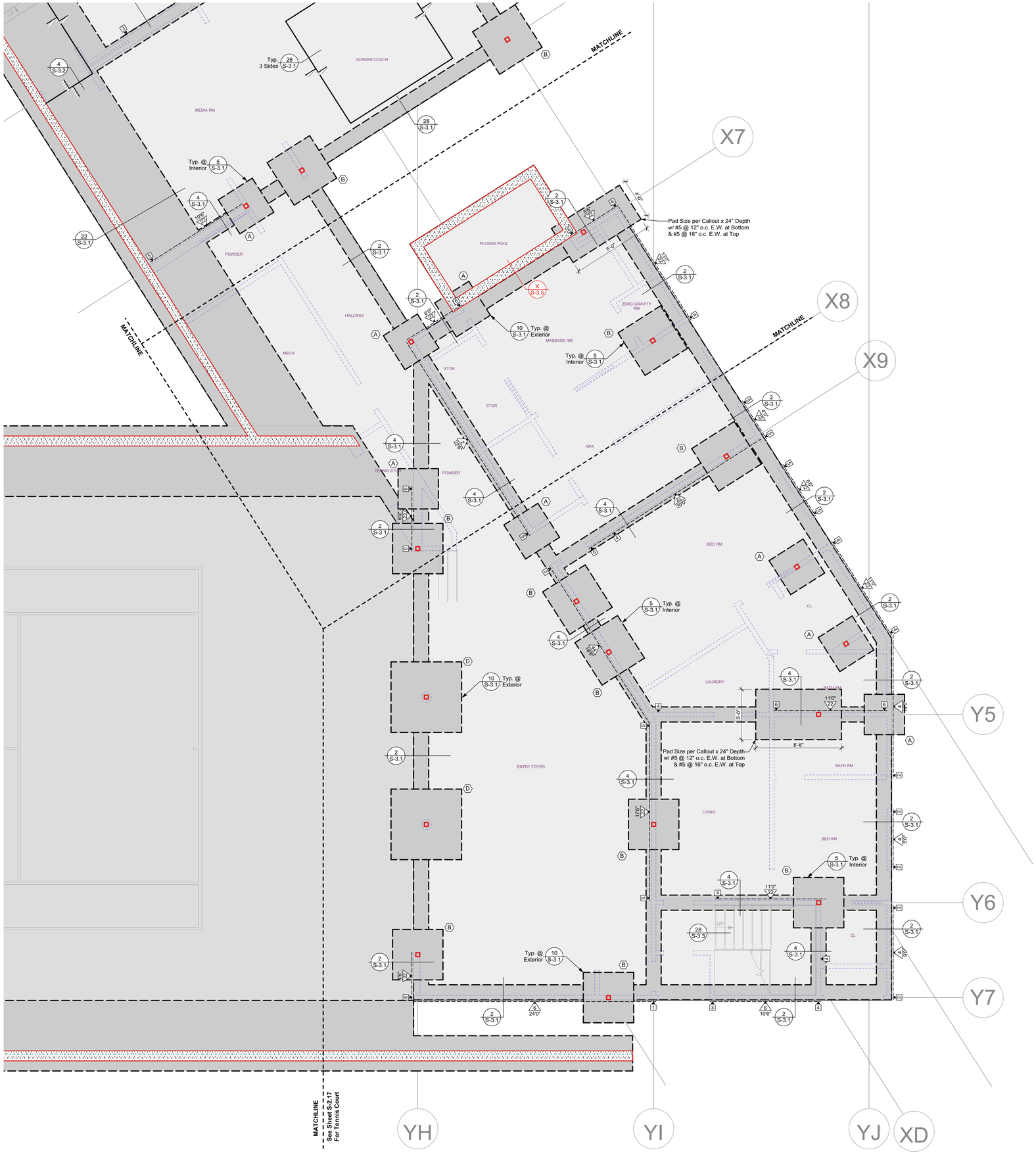
Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

LOWER LEVEL FOUNDATION PLAN

S-2.4

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



PAD SCHEDULE

ID	SIZE		REINFORCING	
	SQUARE WIDTH	DEPTH	TOP	BOTTOM
A	4'-0"	18"	-	#5 @12" o.c. E.W.
B	5'-0"	18"	-	#5 @12" o.c. E.W.
C	6'-0"	18"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.
D	7'-0"	24"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.
E	8'-0"	24"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.

FOOTNOTES:
1) Typical Steel Column to Pad Foundation per **Detail 5/S-3.1** for Interior Footing and **Detail 10/S-3.1** for Exterior Footing.
2) Dimensions listed are minimum dimensions. Pad footings shall be centered on column U.N.O. per plan.
3) Coordinate All horizontal and vertical pipe pentrations Prior to Installation.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Sheanwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1¼" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report
b) Utility trenches have been properly backfilled and compacted, and
c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

All foundations adjacent to slopes must satisfy all requirements present in detail 30/S-3.1

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Foundation per Details
18" Wide x 24" Embedment w/ (2) #5 Top & Bot. (UNO) & #3 Ties @ 12" o.c.
4" Slab-on-Grade w/ #4 @ 16" oc, per Details
Pad Foundation Size, Depth, and Reinforcement per Pad Schedule. Refer to Detail 5 or 10/ S-3.1
Denotes Step in Slab-on-Grade Step Ht. & Extent per Arch.
Wood Framed Wall Above

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"Ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4,[6,7,8] or LTP5	RBC	16d[9]	10d[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate, [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

Revision:

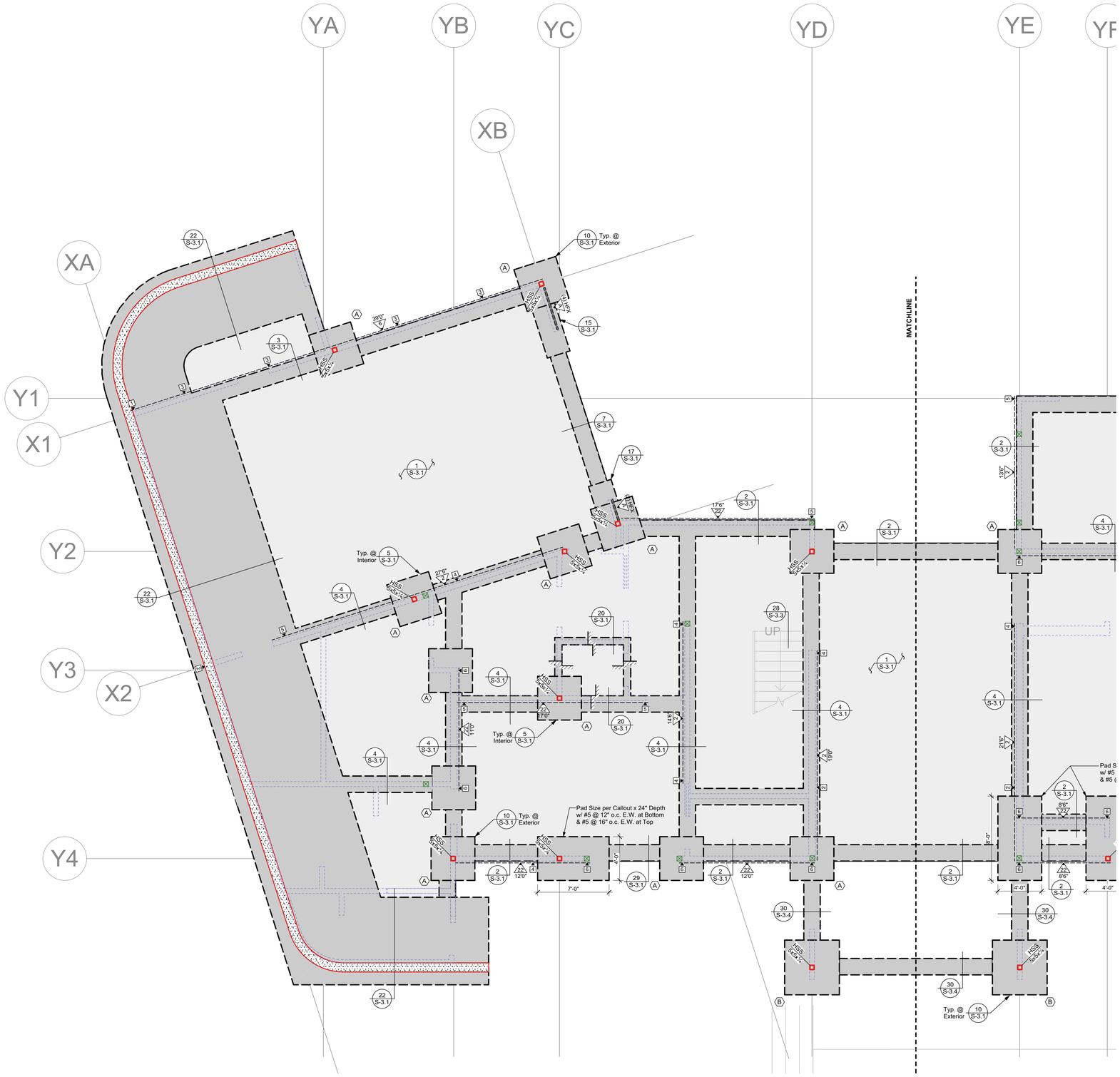
Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

LOWER LEVEL FOUNDATION PLAN

S-2.5

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



PAD SCHEDULE

ID	SIZE		REINFORCING	
	SQUARE WIDTH	DEPTH	TOP	BOTTOM
A	4'-0"	18"	-	#5 @12" o.c. E.W.
B	5'-0"	18"	-	#5 @12" o.c. E.W.
C	6'-0"	18"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.
D	7'-0"	24"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.
E	8'-0"	24"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.

FOOTNOTES:
1) Typical Steel Column to Pad Foundation per **Detail 5/S-3.1** for Interior Footing and **Detail 10/S-3.1** for Exterior Footing.
2) Dimensions listed are minimum dimensions. Pad footings shall be centered on column U.N.O. per plan.
3) Coordinate All horizontal and vertical pipe pentrations Prior to Installation.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFA A	HFX-24x12	1⅛" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2080
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report
b) Utility trenches have been properly backfilled and compacted, and
c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

All foundations adjacent to slopes must satisfy all requirements present in detail 30/S-3.1

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Foundation per Details
18" Wide x 24" Embedment w/ (2) #5 Top & Bot. (UNO) & #3 Ties @ 12" o.c.
4" Slab-on-Grade w/ #4 @ 16" oc, per Details
Pad Foundation Size, Depth, and Reinforcement per Pad Schedule. Refer to Detail 5 or 10/ S-3.1
Denotes Step in Slab-on-Grade Step Ht. & Extent per Arch.
Wood Framed Wall Above

SHEARWALL SCHEDULE

NO.	DESCRIPTION: MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4,[6,7,8] or LTP5	RBC	16ø[9]	10ø[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

Revision:

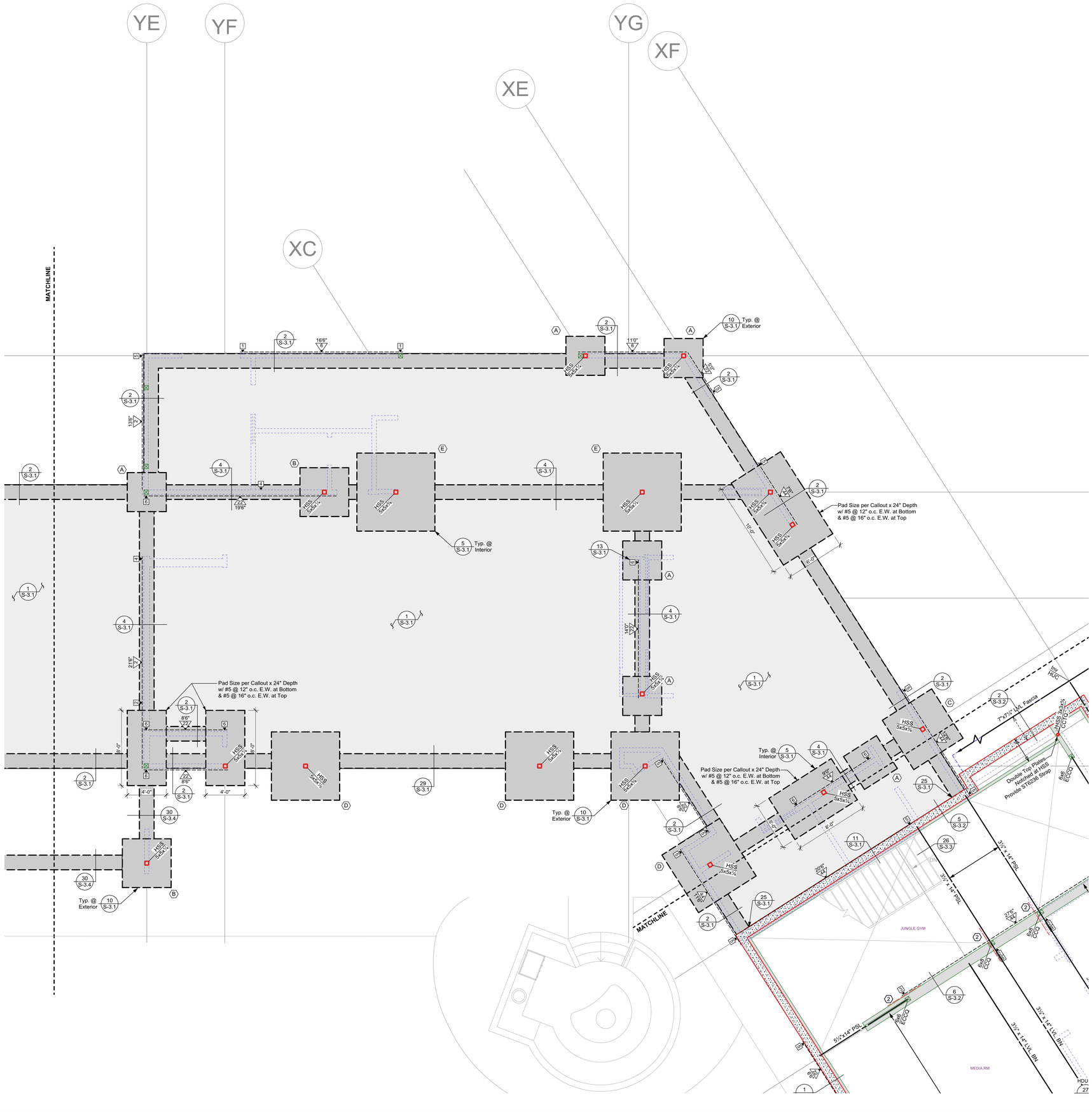
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

FOUNDATION PLAN

S-2.6

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



PAD SCHEDULE

ID	SIZE		REINFORCING	
	SQUARE WIDTH	DEPTH	TOP	BOTTOM
A	4'-0"	18"	-	#5 @12" o.c. E.W.
B	5'-0"	18"	-	#5 @12" o.c. E.W.
C	6'-0"	18"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.
D	7'-0"	24"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.
E	8'-0"	24"	#5 @16" o.c. E.W.	#5 @10" o.c. E.W.

FOOTNOTES:
1) Typical Steel Column to Pad Foundation per **Detail 5/S-3.1** for Interior Footing and **Detail 10/S-3.1** for Exterior Footing.
2) Dimensions listed are minimum dimensions. Pad footings shall be centered on column U.N.O. per plan.
3) Coordinate All horizontal and vertical pipe pentrations Prior to Installation.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3 To Conc. Wall: 19/S-3.1
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-3.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1⅛" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Spec and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report

b) Utility trenches have been properly backfilled and compacted, and

c) Foundation excavations, the soil's expansive characteristics and bearing & capacity conform to the soils report.

All foundations adjacent to slopes must satisfy all requirements present in detail 30/S-3.1

See General Notes & Specifications for additional requirements and material specifications.

<u>All dimensions per Architectural plans</u>

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Foundation per Details

18" Wide x 24" Embedment w/ (2) #5 Top & Bot. (UNO) & #3 Ties @ 12" o.c.

4" Slab-on-Grade w/ #4 @ 16" oc, per Details

Pad Foundation Size, Depth, and Reinforcement per Pad Schedule. Refer to Detail 5 or 10/ S-3.1

Denotes Step in Slab-on-Grade Step Ht. & Extent per Arch.

Wood Framed Wall Above

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7,8] or LTP5	RBC	16d[9]	10d[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

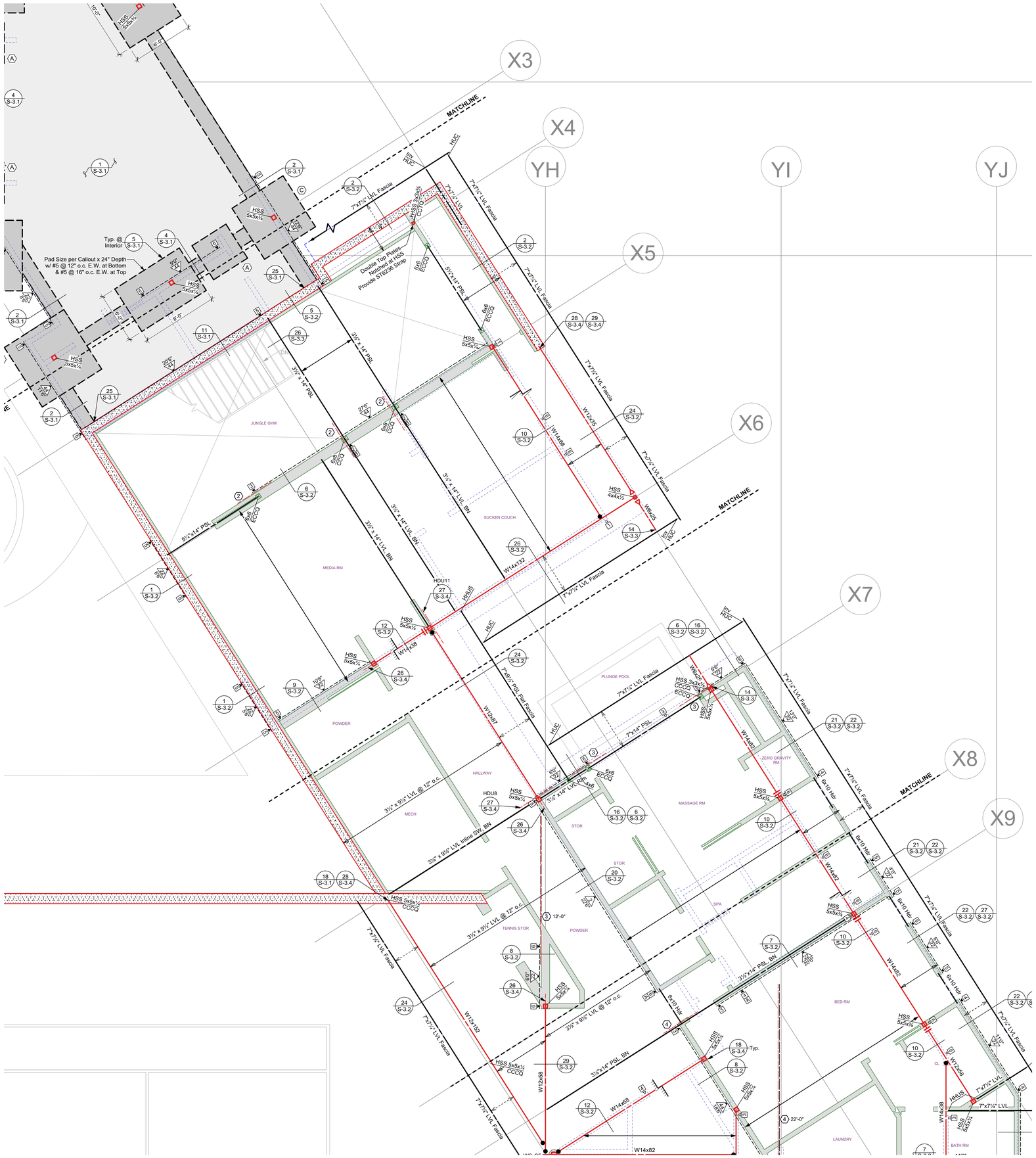
Revision:		
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

FOUNDATION PLAN

S-2.7

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions



HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1¼" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

Floor sheathing to be 1-1/8" plywood or OSB, T & G, PI 60/32, glued and nailed w/ 10d commons at 4", 4", 12" Provide 2x blocking at all panel edges.

Roof sheathing to be 3/4" plywood or OSB, PI 40/20, nailed w/ 10d commons at 4", 6", 12". Provide 2x blocking at all panel edges.

Roof Rafters -- 2x12 D.F. #2 @ 12" oc. in Simpson LUS Hangers, Typ. (UNO)

Eave Joists -- 2x12 D.F. #2 @ 12" oc. in Simpson LUS Hangers. (UNO) Ripped to Shape per Arch, 7" Depth Min.

Lower Eave Joists -- 2x8 D.F. #2 @ 12" oc. in Simpson LUS Hangers, Typ. (UNO)

(N) Floor Joists -- 14" TJI 360 @ 16" oc in Simpson ITS Hangers, Typ. (UNO)

(N) Deck Joists -- 1¾" x 9½" LVL @ 12" oc in Simpson U Hangers. (UNO)

Denotes Step in Framing. Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

Refer to Details 11-13/S-3.4 for typical penetrations in beams and joists.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

WALL SCHEDULE

Stud wall locations per Architecturals.

Wood-Framed Wall, Thk. per Arch.
2x6 D.F. #2 @ 16" oc, Min.

Concrete Retaining Wall per Details

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

Walls above
(shown for clarity)

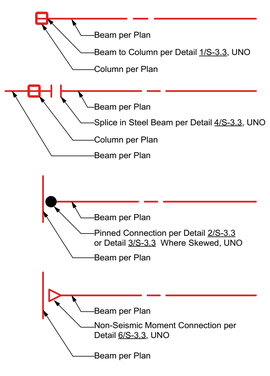
DRAG STRAP SCHEDULE

Drag Condition	Details
① Strap ID; SW per Plan[2]; Frmg. per Plan	21/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Blkg; SW per Plan[2]; Provide Blkg. per Sched. Blw. Length of Strap	22/S-3.4, U.N.O.
Frmg Support per Plan; ① Strap ID; Frmg. per Plan[1,2]; Frmg. per Plan[1,2]	23/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Blkg; Frmg. per Plan[1,2]; Provide Blkg. per Sched. Blw. Length of Strap	24/S-3.4, U.N.O.

ID	Strap	Nails, 'N'	End Length	Blkg.[3]
①	CMSTC16	(25) 16d Sinker	20"	(2) 2x
②	CMST14	(28) 16d	26"	4x
		(33) 10d	30"	
③	CMST12	(37) 16d	33"	4x
		(43) 10d	39"	
④	(2) CMST12	(37) 16d	33"	4x
		(43) 10d	39"	

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

STEEL CONNECTION SYMBOLS



HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7,8] or LTP5	RBC	16ø[9]	10ø[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Giulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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(323) 744-0010
www.ashleyvance.com
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Engineer of Record:

Hollyline Residence

Revision:

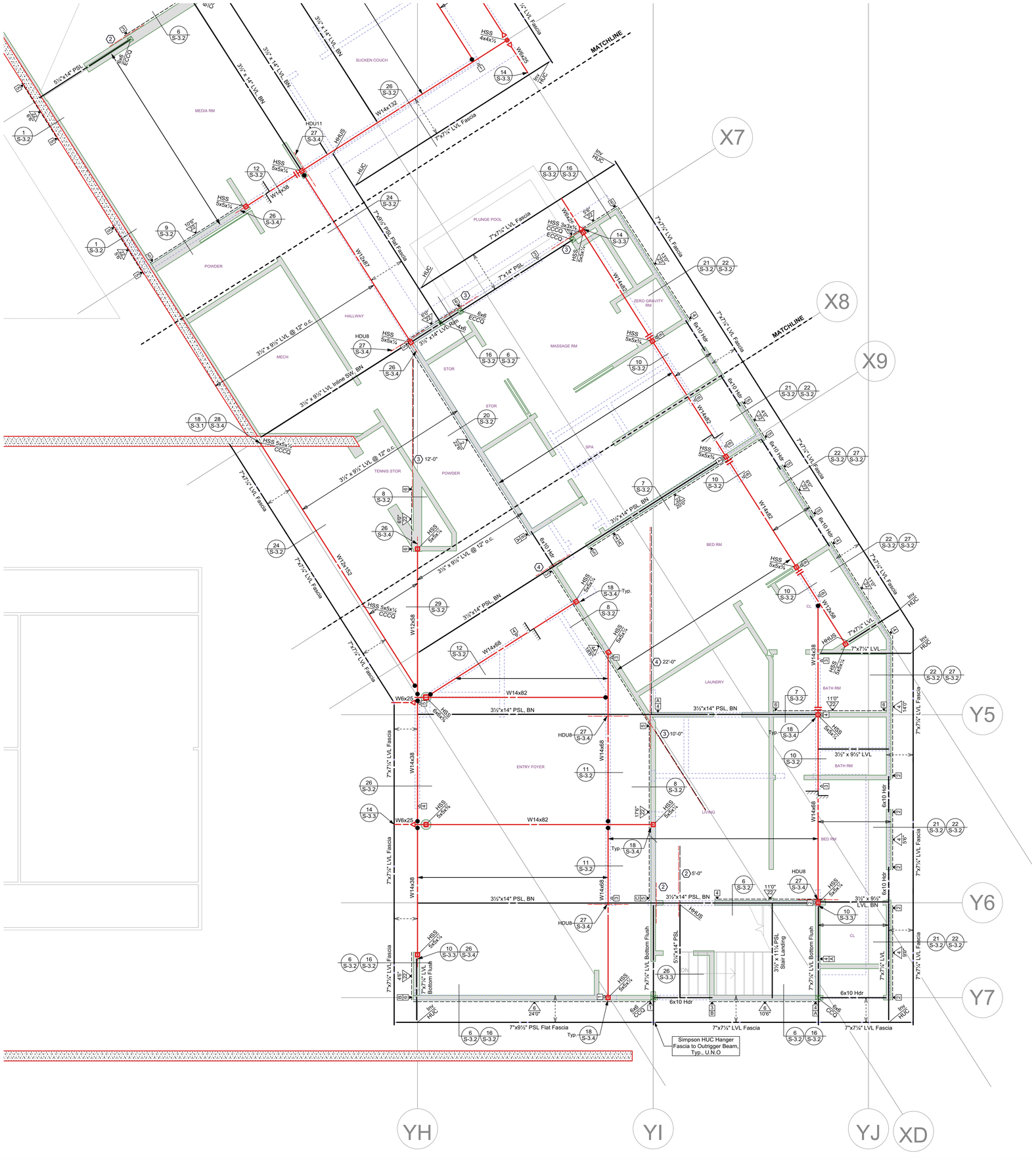
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

LOWER LEVEL FRAMING PLAN

S-2.8

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



DRAG STRAP SCHEDULE

Drag Condition	Details
SW per Plan[2] — ① Strap ID — Frmg. per Plan	21/S-3.4, U.N.O.
10'-0" — ① Strap ID & Length Over Blkg — SW per Plan[2] — Provide Blkg. per Sched. Blw. Length of Strap	22/S-3.4, U.N.O.
Frmg Support per Plan — ① Strap ID — Frmg. per Plan[1,2] — Frmg. per Plan[1,2]	23/S-3.4, U.N.O.
10'-0" — ① Strap ID & Length Over Blkg — Frmg. per Plan[1,2] — Provide Blkg. per Sched. Blw. Length of Strap	24/S-3.4, U.N.O.

ID	Strap	Nails, 'N'	End Length	Blkg.[3]
①	CMSTC16	(25) 16d Sinker	20"	(2) 2x
②	CMST14	(28) 16d	26"	4x
		(33) 10d	30"	
③	CMST12	(37) 16d	33"	4x
		(43) 10d	39"	
④	(2) CMST12	(37) 16d	33"	4x
		(43) 10d	39"	

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1¼" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

Floor sheathing to be 1-1/8" plywood or OSB, T & G, PI 60/32, glued and nailed w/ 10d commons at 4", 4", 12" Provide 2x blocking at all panel edges.

Roof sheathing to be 3/4" plywood or OSB, PI 40/20, nailed w/ 10d commons at 4", 6", 12". Provide 2x blocking at all panel edges.

Roof Rafters -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

Eave Joists -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers. (UNO) Ripped to Shape per Arch, 7" Depth Min.

Lower Eave Joists -- 2x8 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

(N) Floor Joists -- 14" TJI 360 @ 16" oc in Simpson ITS Hangers, Typ. (UNO)

(N) Deck Joists -- 1¾" x 9½" LVL @ 12" oc in Simpson U Hangers. (UNO)

Denotes Step in Framing. Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

Refer to Details 11-13/S-3.4 for typical penetrations in beams and joists.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

WALL SCHEDULE

Stud wall locations per Architecturals.

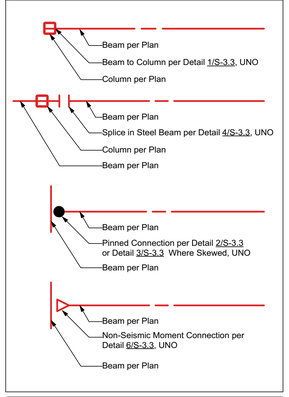
Wood-Framed Wall, Thk. per Arch.
2x6 D.F. #2 @ 16" oc, Min.

Concrete Retaining Wall per Details

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

Walls above
(shown for clarity)

STEEL CONNECTION SYMBOLS



HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B/DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7,8] or LTP5	RBC	16d[9]	10d[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
4A	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
3A	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
2A	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

Revision:

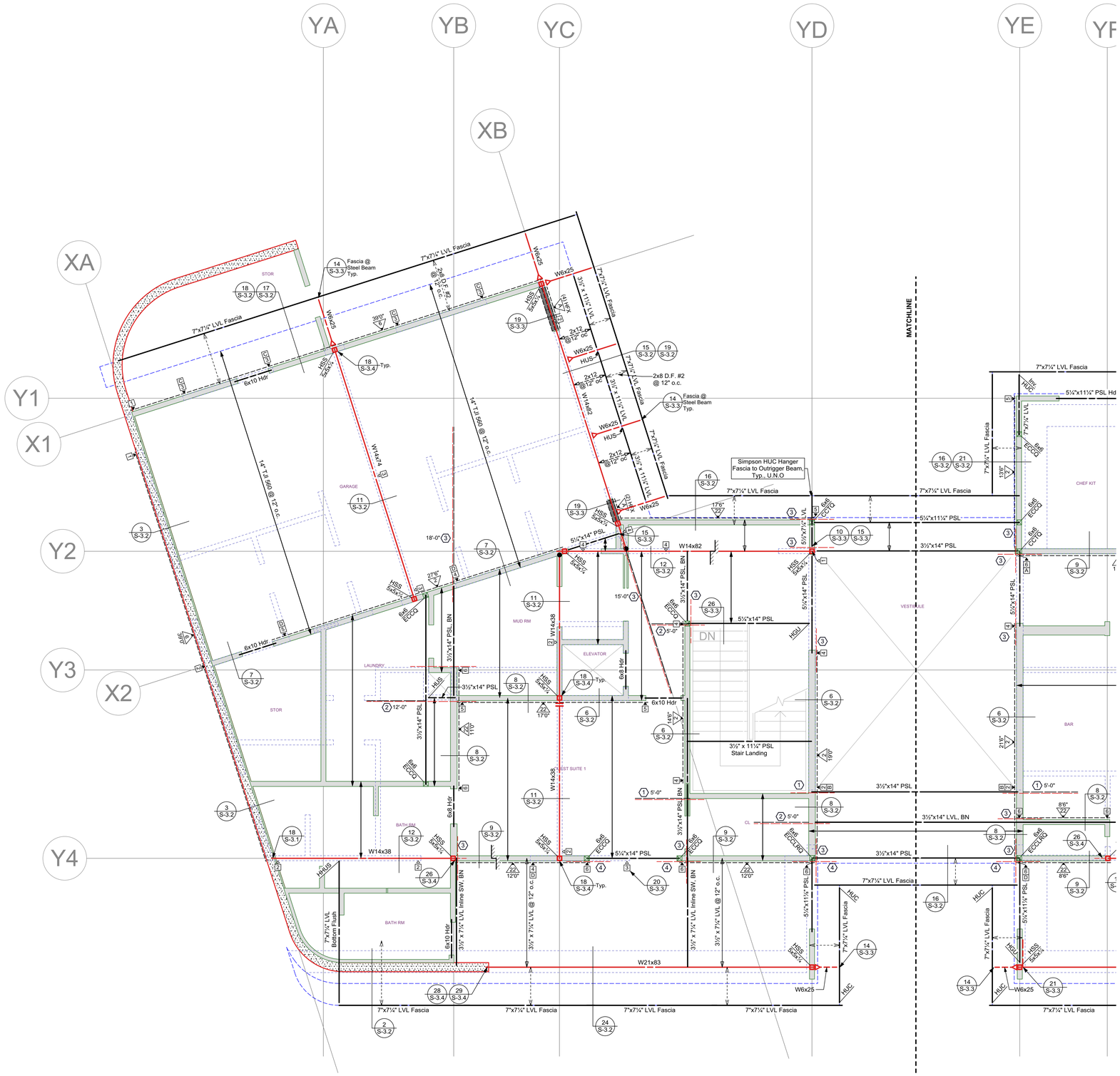
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

LOWER LEVEL FRAMING PLAN

S-2.9

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1¼" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

Floor sheathing to be 1-1/8" plywood or OSB, T & G, PI 60/32, glued and nailed w/ 10d commons at 4", 4", 12" Provide 2x blocking at all panel edges.

Roof sheathing to be 3/4" plywood or OSB, PI 40/20, nailed w/ 10d commons at 4", 6", 12". Provide 2x blocking at all panel edges.

Roof Rafters -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

Eave Joists -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers. (UNO) Ripped to Shape per Arch, 7" Depth Min.

Lower Eave Joists -- 2x8 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

(N) Floor Joists -- 14" TJI 360 @ 16" oc in Simpson ITS Hangers, Typ. (UNO)

(N) Deck Joists -- 1¾" x 9½" LVL @ 12" oc in Simpson U Hangers. (UNO)

Denotes Step in Framing. Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

Refer to Details 11-13/S-3.4 for typical penetrations in beams and joists.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

WALL SCHEDULE

Stud wall locations per Architecturals.

Wood-Framed Wall, Thk. per Arch.
2x6 D.F. #2 @ 16" oc, Min.

Concrete Retaining Wall per Details

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

Walls above
(shown for clarity)

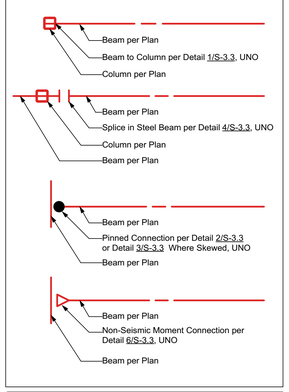
DRAG STRAP SCHEDULE

Drag Condition	Details
1 Strap ID; SW per Plan[2]; Frmg. per Plan	21/S-3.4, U.N.O.
10'-0" 1 Strap ID & Length Over Blkg; SW per Plan[2]; Provide Blkg. per Sched. Blw. Length of Strap	22/S-3.4, U.N.O.
Frmg Support per Plan; 1 Strap ID; Frmg. per Plan[1,2]; Frmg. per Plan[1,2]	23/S-3.4, U.N.O.
10'-0" 1 Strap ID & Length Over Blkg; Frmg. per Plan[1,2]; Provide Blkg. per Sched. Blw. Length of Strap	24/S-3.4, U.N.O.

ID	Strap	Nails, 'N'	End Length	Blkg.[3]
1	CMSTC16	(25) 16d Sinker	20"	(2) 2x
2	CMST14	(28) 16d	26"	4x
		(33) 10d	30"	
3	CMST12	(37) 16d	33"	4x
		(43) 10d	39"	
4	(2) CMST12	(37) 16d	33"	4x
		(43) 10d	39"	

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

STEEL CONNECTION SYMBOLS



HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-3.1**, *Typical Sheanwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4,[6,7,8] or LTP5	RBC	16d[9]	10d[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

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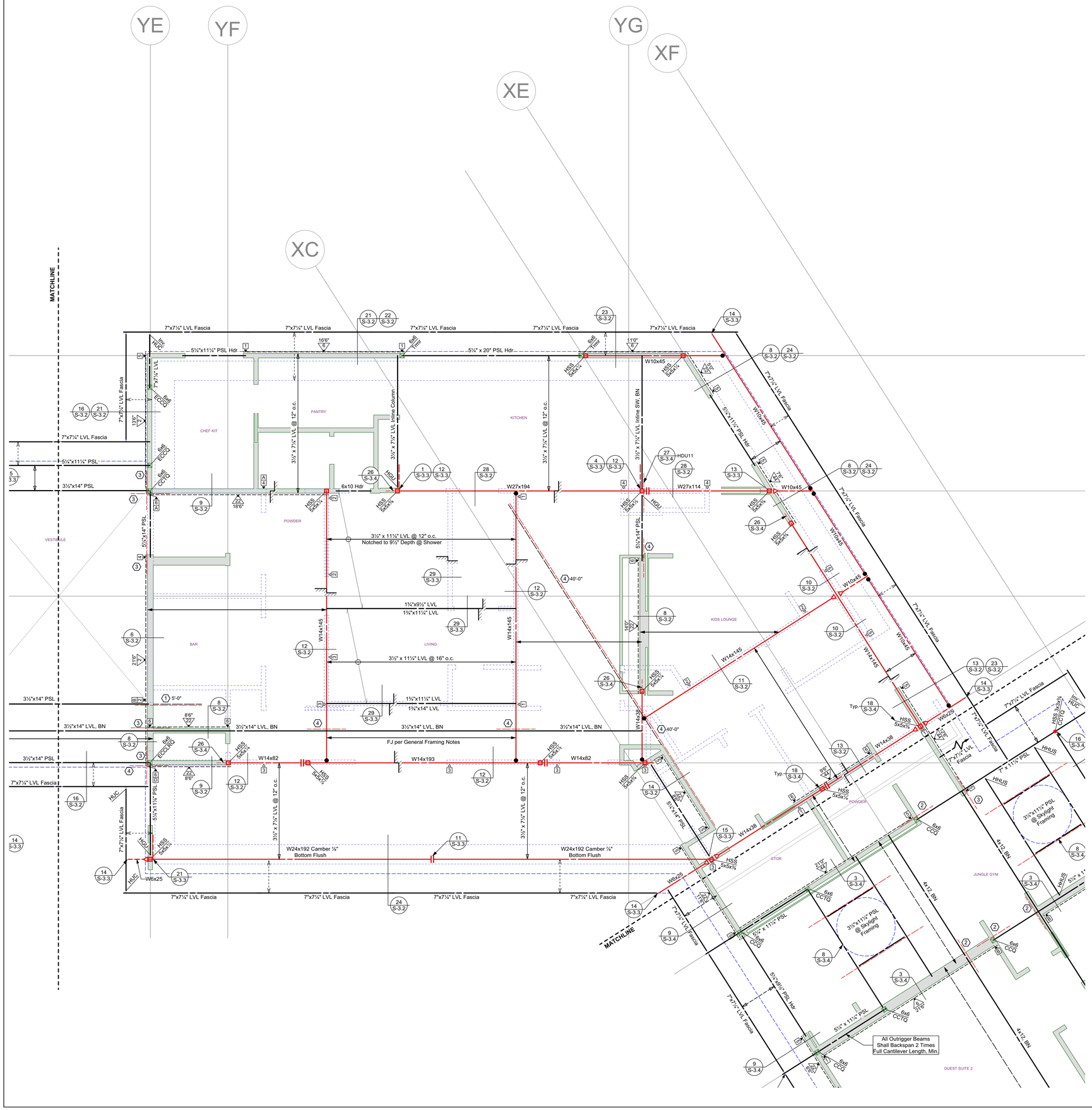
Revision:		
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

FLOOR FRAMING PLAN

S-2.10

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions



DRAG STRAP SCHEDULE

Drag Condition	Details
① Strap ID — SW per Plan[2] — Frmg. per Plan	21/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Blkg — SW per Plan[2] — Provide Blkg. per Sched. Blw. Length of Strap	22/S-3.4, U.N.O.
Frmg Support per Plan — ① Strap ID — Frmg. per Plan[1,2] — Frmg. per Plan[1,2]	23/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Blkg — Frmg. per Plan[1,2] — Provide Blkg. per Sched. Blw. Length of Strap	24/S-3.4, U.N.O.

ID	Strap	Nails, 'N'	End Length	Blkg.[3]
①	CMSTC16	(25) 16d Sinker	20"	(2) 2x
②	CMST14	(28) 16d	26"	4x
		(33) 10d	30"	
③	CMST12	(37) 16d	33"	4x
		(43) 10d	39"	
④	(2) CMST12	(37) 16d	33"	4x
		(43) 10d	39"	

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1¼" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

Floor sheathing to be 1-1/8" plywood or OSB, T & G, PI 60/32, glued and nailed w/ 10d commons at 4", 4", 12" Provide 2x blocking at all panel edges.

Roof sheathing to be 3/4" plywood or OSB, PI 40/20, nailed w/ 10d commons at 4", 6", 12". Provide 2x blocking at all panel edges.

Roof Rafters -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

Eave Joists -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers. (UNO) Ripped to Shape per Arch, 7" Depth Min.

Lower Eave Joists -- 2x8 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

(N) Floor Joists -- 14" TJI 360 @ 16" oc in Simpson ITS Hangers, Typ. (UNO)

(N) Deck Joists -- 1¾" x 9½" LVL @ 12" oc in Simpson U Hangers. (UNO)

Denotes Step in Framing. Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

Refer to Details 11-13/S-3.4 for typical penetrations in beams and joists.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

WALL SCHEDULE

Stud wall locations per Architecturals.

Wood-Framed Wall, Thk. per Arch.
2x6 D.F. #2 @ 16" oc, Min.

Concrete Retaining Wall per Details

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

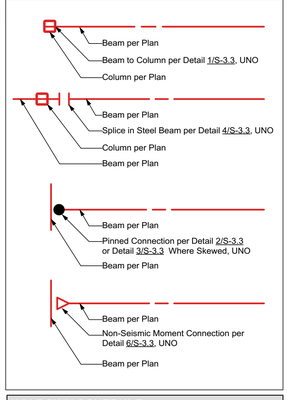
Walls above
(shown for clarity)

SHEARWALL SCHEDULE

NO.	DESCRIPTION: MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[9] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4,[6,7,8] or LTP5	RBC	16ø[9]	10ø[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
4A	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
3A	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
2A	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Giulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

STEEL CONNECTION SYMBOLS



HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

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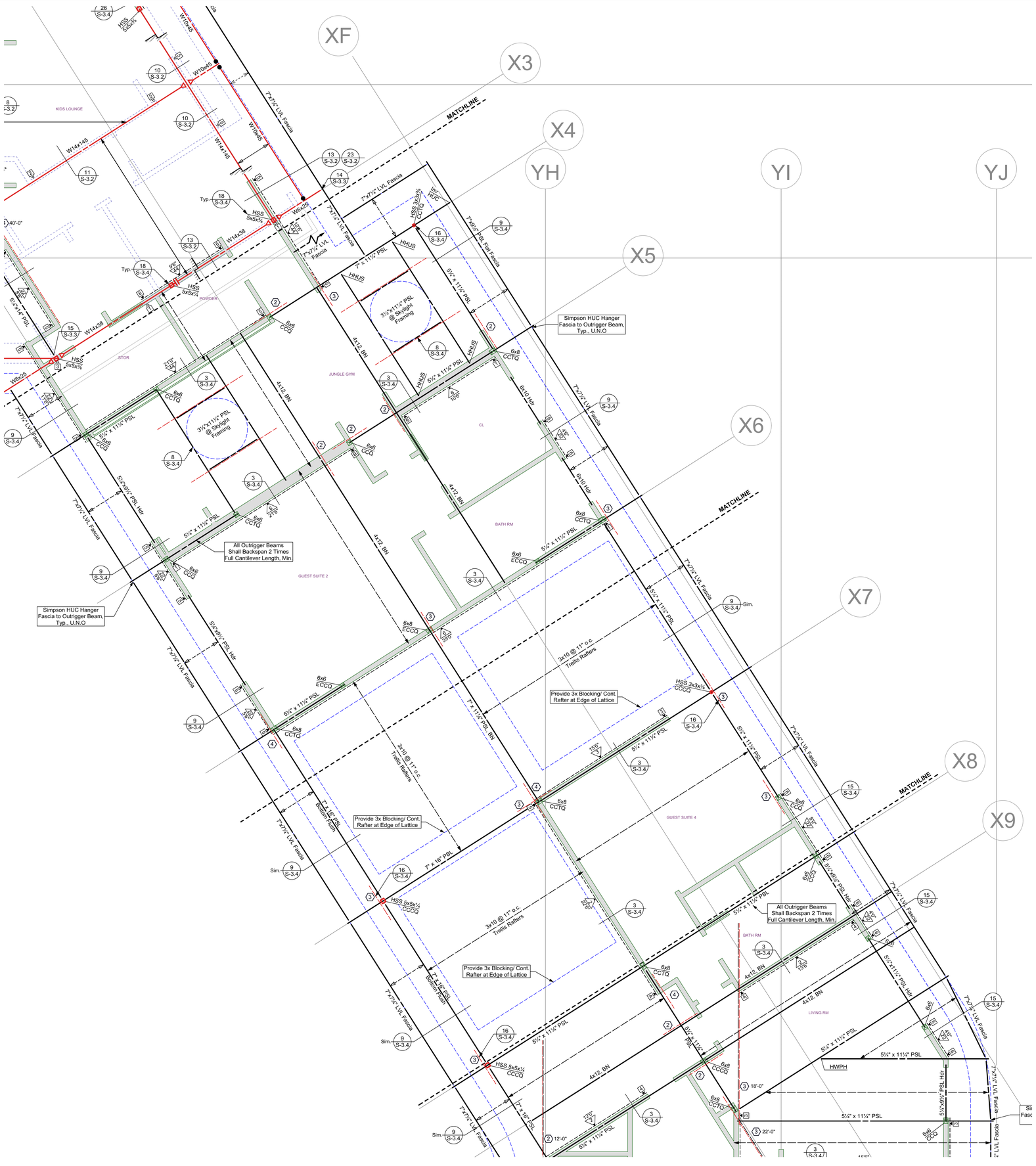
Revision:		
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

FLOOR FRAMING PLAN

S-2.11

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



DRAG STRAP SCHEDULE

Drag Condition	Details
① Strap ID; SW per Plan² Frmg. per Plan	21/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Blkg; SW per Plan² Provide Blkg. per Sched. Blw. Length of Strap	22/S-3.4, U.N.O.
Frmg Support per Plan ① Strap ID; Frmg. per Plan¹·² Frmg. per Plan¹·²	23/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Blkg; Frmg. per Plan¹·² Provide Blkg. per Sched. Blw. Length of Strap	24/S-3.4, U.N.O.

ID	Strap	Nails, 'N'	End Length	Blkg.³
①	CMSTC16	(25) 16d Sinker	20"	(2) 2x
②	CMST14	(28) 16d	26"	4x
		(33) 10d	30"	
③	CMST12	(37) 16d	33"	4x
		(43) 10d	39"	
④	(2) CMST12	(37) 16d	33"	4x
		(43) 10d	39"	

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

HARDY FRAME SCHEDULE

Callout	Type¹	Rods²·³	Transfers⁴·⁵	Installation
HFX "A"	HFX-24x12	1⅛" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

WALL SCHEDULE

Stud wall locations per Architecturals.

Wood-Framed Wall, Thk. per Arch.

2x6 D.F. #2 @ 16" oc, Min.

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Roof sheathing to be 3/4" plywood or OSB, PI 40/20, nailed w/ 10d commons at 4", 6", 12". Provide 2x blocking at all panel edges.

Roof Rafters -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

Eave Joists -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers. (UNO) Ripped to Shape per Arch, 7" Depth Min.

Waterproofing, flashing, & finish details per Architecturals.

Refer to Details 11-13/S-3.4 for typical penetrations in beams and joists.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

HOLDOWN SCHEDULE

TYPE	HOLDOWN¹·²	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S³	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING¹ SIZE	NAILING¹ SPC'G	TRANSFERS² 5/8"ø@³ AB	SDS⁴ Screw	SDWS⁵ Screw	A35, LTP4,⁶·⁷·⁸ or LTP5	RBC	16d⁹	10d¹⁰
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"¹¹	6"¹¹	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"¹¹	4"¹¹	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"¹¹	4"¹¹	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"¹¹,¹²	3"¹¹	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"¹¹,¹²	2"¹¹,¹²	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

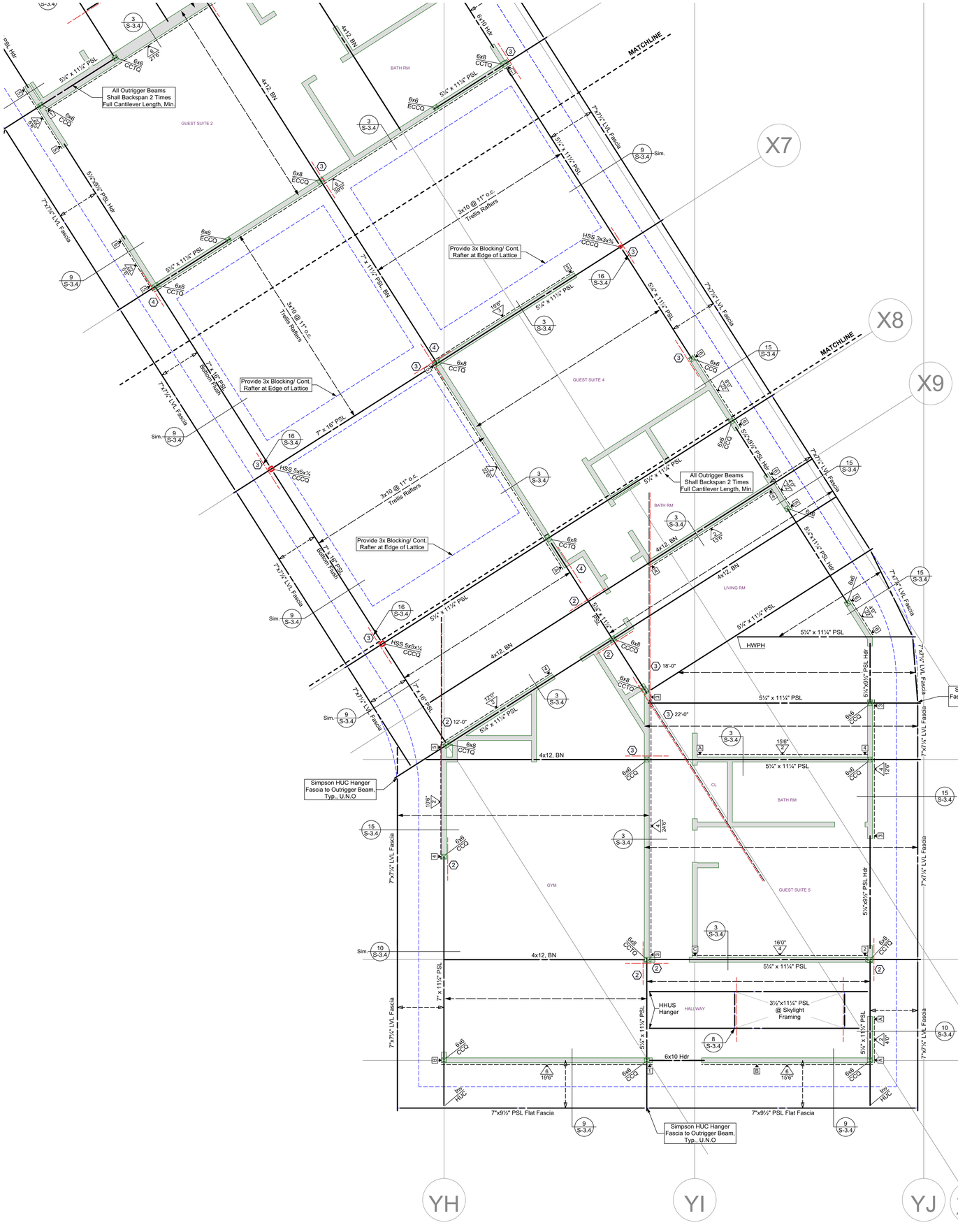
Revision:		
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

LOWER ROOF FRAMING PLAN

S-2.12

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



WALL SCHEDULE

Stud wall locations per Architecturals.

Wood-Framed Wall, Thk. per Arch.

2x6 D.F. #2 @ 16" oc, Min.

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Roof sheathing to be 3/4" plywood or OSB, PI 40/20, nailed w/ 10d commons at 4", 6", 12". Provide 2x blocking at all panel edges.

Roof Rafters -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

Eave Joists -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers. (UNO) Ripped to Shape per Arch, 7" Depth Min.

Waterproofing, flashing, & finish details per Architecturals.

Refer to Details 11-13/S-3.4 for typical penetrations in beams and joists.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

DRAG STRAP SCHEDULE

Drag Condition	Details
① Strap ID — SW per Plan[2] — Frmg. per Plan	21/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Blkg — SW per Plan[2] — Provide Blkg. per Sched. Blw. Length of Strap	22/S-3.4, U.N.O.
Frmg Support per Plan — ① Strap ID — Frmg. per Plan[1,2] — Frmg. per Plan[1,2]	23/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Blkg — Frmg. per Plan[1,2] — Provide Blkg. per Sched. Blw. Length of Strap	24/S-3.4, U.N.O.

ID	Strap	Nails, 'N'	End Length	Blkg.[3]
①	CMSTC16	(25) 16d Sinker	20"	(2) 2x
②	CMST14	(28) 16d	26"	4x
		(33) 10d	30"	
③	CMST12	(37) 16d	33"	4x
		(43) 10d	39"	
④	(2) CMST12	(37) 16d	33"	4x
		(43) 10d	39"	

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1¼" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

SHEARWALL SCHEDULE

NO.	MATERIALS	DESCRIPTION: DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1]: SIZE	SPC'G	TRANSFERS[2]: 5/8"@3" AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4,[6,7,8] or LTP5	RBC	16@[9]	10@[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be attemated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

Revision:

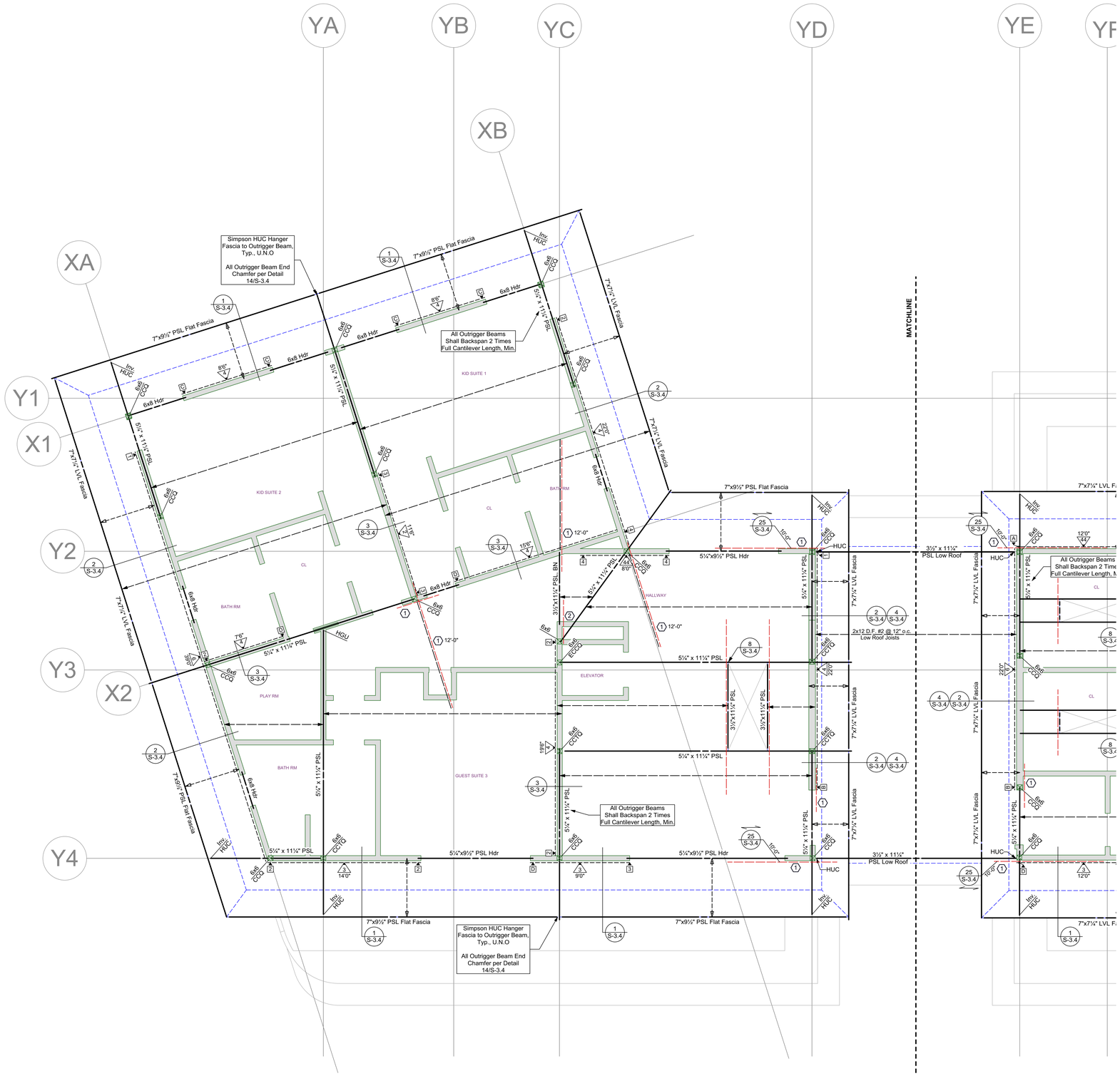
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

LOWER ROOF FRAMING PLAN

S-2.13

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



WALL SCHEDULE

Stud wall locations per Architecturals.

Wood-Framed Wall, Thk. per Arch.

2x6 D.F. #2 @ 16" oc, Min.

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Roof sheathing to be 3/4" plywood or OSB, PI 40/20, nailed w/ 10d commons at 4", 6", 12". Provide 2x blocking at all panel edges.

Roof Rafters -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

Eave Joists -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers. (UNO) Ripped to Shape per Arch, 7" Depth Min.

Waterproofing, flashing, & finish details per Architecturals.

Refer to Details 11-13/S-3.4 for typical penetrations in beams and joists.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

DRAG STRAP SCHEDULE

Drag Condition	Details
SW per Plan[2]: ① Strap ID, Frmg. per Plan	21/S-3.4, U.N.O.
SW per Plan[2]: 10'-0" ① Strap ID & Length Over Bldg, Provide Bldg. per Sched. Blw. Length of Strap	22/S-3.4, U.N.O.
Frmg Support per Plan: ① Strap ID, Frmg. per Plan[1,2]	23/S-3.4, U.N.O.
10'-0" ① Strap ID & Length Over Bldg, Frmg. per Plan[1,2]: Provide Bldg. per Sched. Blw. Length of Strap	24/S-3.4, U.N.O.

ID	Strap	Nails, 'N'	End Length	Bllg.[3]
1	CMSTC16	(25) 16d Sinker	20"	(2) 2x
2	CMST14	(28) 16d	26"	4x
		(33) 10d	30"	
3	CMST12	(37) 16d	33"	4x
		(43) 10d	39"	
4	(2) CMST12	(37) 16d	33"	4x
		(43) 10d	39"	

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX A	HFX-24x12	1⅛" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"Ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4,[6,7,8] or LTP5	RBC	16Ø[9]	10Ø[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

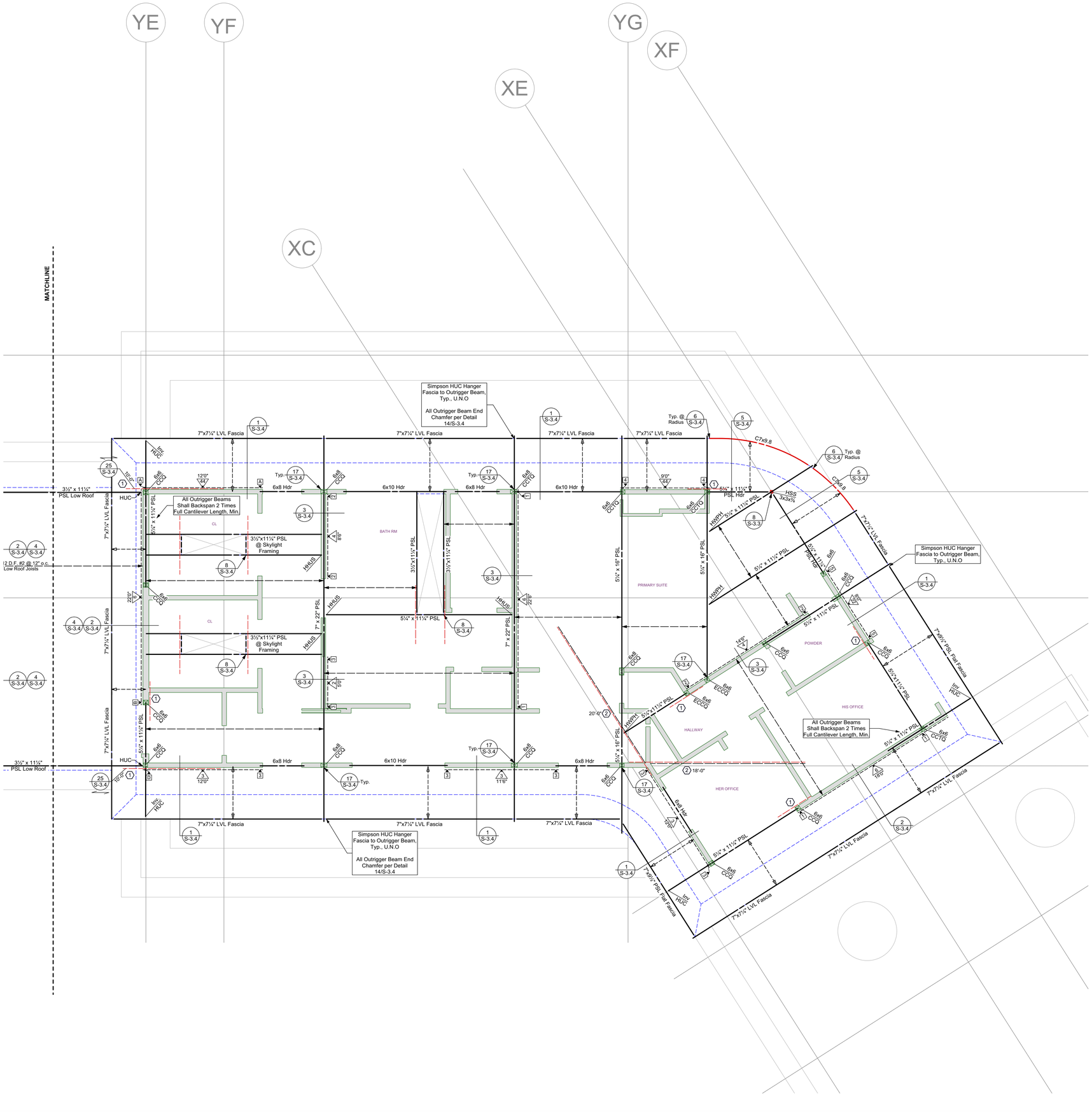
Revision:		
1	Plan Check	June 19, 2023

Proj. Engr.: Phone Ext.:
Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: 1/4"=1'-0"
A&V Job No.: 22542

ROOF FRAMING PLAN

S-2.14

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions



DRAG STRAP SCHEDULE

Drag Condition	Details
SW per Plan[2] — ① Strap ID — Frmg. per Plan	21/S-3.4, U.N.O.
SW per Plan[2] — 10'-0" ① Strap ID & Length Over Bkg — Provide Bkg. per Sched. Blw. Length of Strap	22/S-3.4, U.N.O.
Frmg Support per Plan — ① Strap ID — Frmg. per Plan[1,2]	23/S-3.4, U.N.O.
Frmg. per Plan[1,2] — 10'-0" ① Strap ID & Length Over Bkg — Provide Bkg. per Sched. Blw. Length of Strap	24/S-3.4, U.N.O.

ID	Strap	Nails, 'N'	End Length	Bkg.[3]
①	CMSTC16	(25) 16d Sinker	20"	(2) 2x
②	CMST14	(28) 16d	26"	4x
		(33) 10d	30"	
③	CMST12	(37) 16d	33"	4x
		(43) 10d	39"	
④	(2) CMST12	(37) 16d	33"	4x
		(43) 10d	39"	

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

HARDY FRAME SCHEDULE

Callout	Type[1]	Rods[2,3]	Transfers[4,5]	Installation
HFX "A"	HFX-24x12	1¼" HS	(5) A35 or LTP4	on Concrete Foundation

FOOTNOTES:
1. Coordinate Frame Height Before Ordering, and Install per Mfr. Specs and ICC-ES ESR-2089
2. HS Rods to be ASTM F 1554, Grade 105, or ASTM A 193, Grade B7, or ASTM A 354 Grade BD
3. Orient LTP4 Clips Such that the Long Dimension is Horizontal.
4. Transfer Clips May be Placed on Opposite Sides of Framing to Achieve the Amount Required

WALL SCHEDULE

Stud wall locations per Architecturals.

Wood-Framed Wall, Thk. per Arch.
2x6 D.F. #2 @ 16" oc, Min.

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Roof sheathing to be 3/4" plywood or OSB, PI 40/20, nailed w/ 10d commons at 4", 6", 12".
Provide 2x blocking at all panel edges.

Roof Rafters -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers, Typ. (UNO)

Eave Joists -- 2x12 D.F. #2 @ 12" oc in Simpson LUS Hangers. (UNO)
Ripped to Shape per Arch, 7° Depth Min.

Waterproofing, flashing, & finish details per Architecturals.

Refer to Details 11-13/S-3.4 for typical penetrations in beams and joists.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	(2) CMST12	4x	N/A	16 / S-3.3
B	CMSTC16	4x	N/A	16 / S-3.3
C	CMST14	4x	N/A	16 / S-3.3
D	CMST12	4x	N/A	16 / S-3.3
1	HDU4	4x	SSTB24 / 21" Min.	To Foundation: 8 or 9/S-3.1 To Steel Beam: 17/S-3.3
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	To Conc. Wall: 19/S-3.1
6	Z4-T2-48-9S[3]	(2) 6x6 or 4x8	1-1/8" HS Rod / 18" Min.	13/S-3.1 or 18/S-3.3

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)
3. Zone Four Sandwich Hold down per ICC-ESR- 3105

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7,8] or LTP5	RBC	16d[9]	10d[10]
6	15/32" Struc. 1 Ply	N	2x	2x	10d	6"	48"	9"	12"	16"	12"	4"	5"
4	15/32" Struc. 1 Ply	N	2x	3x	10d	4"	35"	6"	8"	11"	8"	3"	3"
3	15/32" Struc. 1 Ply	N	2x	3x	10d	3"	26"	5"[11]	6"[11]	8"	6"	-	-
2	15/32" Struc. 1 Ply	N	2x	3x	10d	2"	20"	4"[11]	4"[11]	6"	5"	-	-
44	15/32" Struc. 1 Ply	Y	3x	3x	10d	4"	22"	3"[11]	4"[11]	5"	-	-	-
33	15/32" Struc. 1 Ply	Y	3x	3x	10d	3"	17"	2"[11,12]	3"[11]	4"	-	-	-
22	15/32" Struc. 1 Ply	Y	3x	3x	10d	2"	13"	2"[11,12]	2"[11,12]	3"	-	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Stitch 2x bearing runner below modular building to 2x sill plate, stagger 1-1/2" apart.
11. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
12. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Engineer of Record:

Hollyline Residence

Revision:

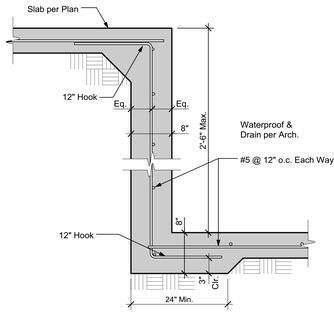
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Date: March 17, 2023 Scale: 1/4"=1'-0"
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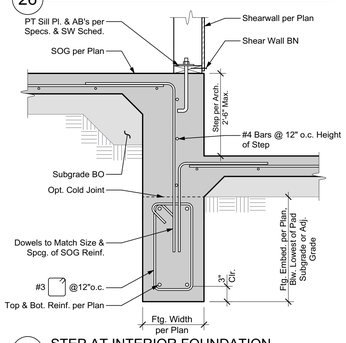
ROOF FRAMING PLAN

S-2.15

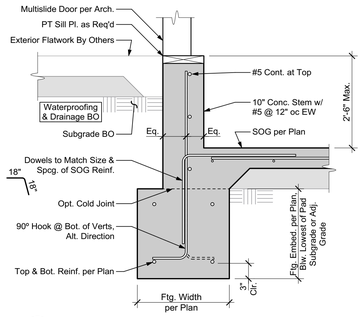
DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



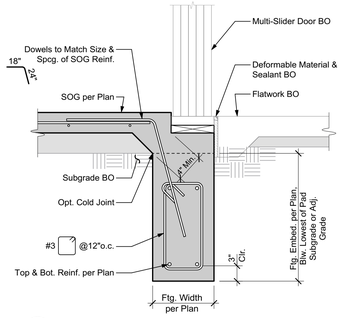
26 STEP IN SLAB - DEEP



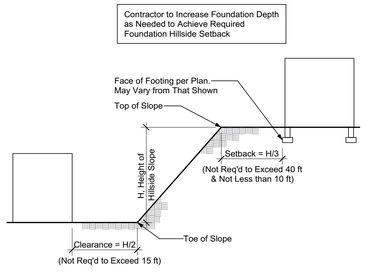
27 STEP AT INTERIOR FOUNDATION



28 FOUNDATION AT SUNKEN COUCH



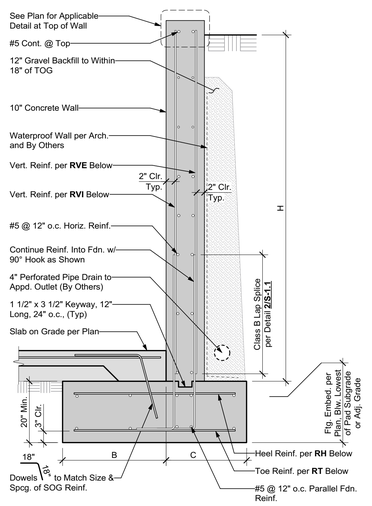
29 FOUNDATION AT MULTISLIDER DOOR



30 FOUNDATION CLEARANCE FROM SLOPE

Refer to **S-1.2** for required Materials Specifications

Slab Must be in Place 7 days prior to Backfill

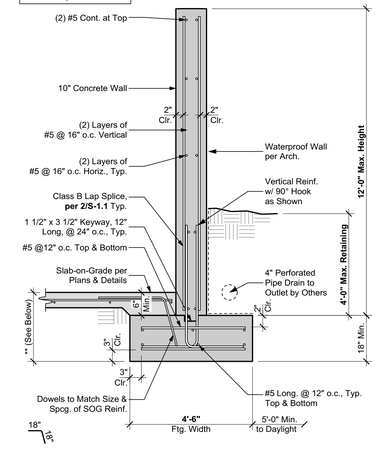


H*	B	C	RVE	RVI	RH	RT
15'-0"	8'-0"	2'-0"	#8 @ 8" o.c.	#8 @ 8" o.c.	#8 @ 12" o.c.	#8 @ 12" o.c.
12'-0"	6'-0"	2'-0"	#7 @ 12" o.c.	#7 @ 12" o.c.	#7 @ 12" o.c.	#7 @ 12" o.c.

*Contact EOR if retained heights exceed those on this schedule.

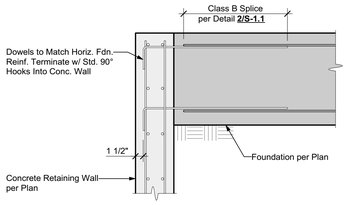
22 CONCRETE RETAINING WALL W/ SOG

Refer to S-1.2 for Required Materials Specifications

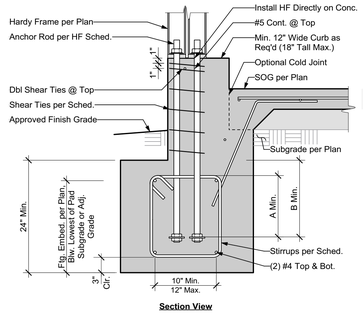


** Embed Wall Footing into approved material per Soils Report. Contact EOR if retained heights exceed those on this schedule.

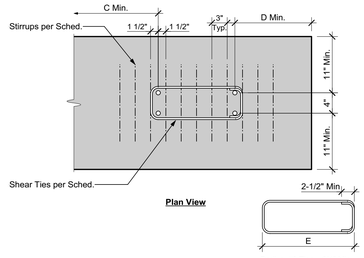
24 FREESTANDING WALL AT JUNGLE ROOM



25 FOUNDATION TO CONCRETE WALL



Section View

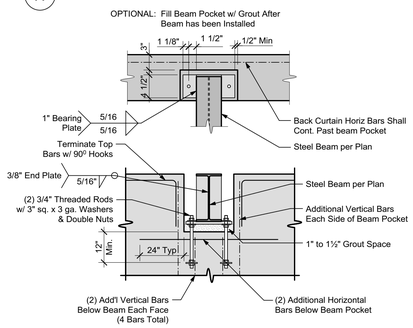


Plan View

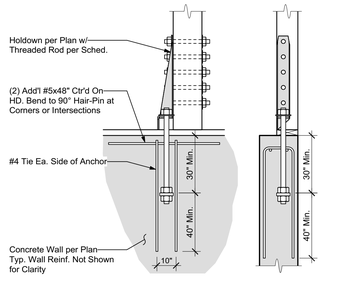
Typical Shear Tie

Model	A	B	C	D	E	Shear Tie	Stirrups
HFX-24x	12	15	30	20½	24	#4 @ 4" o.c.	(12) #4 @ 3" o.c.

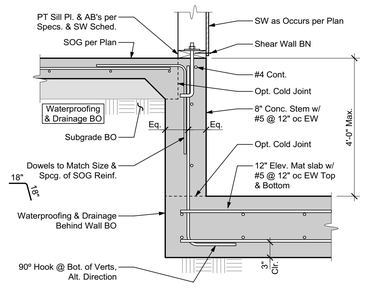
17 BACK TO BACK HARDY FRAME HOLDOWN



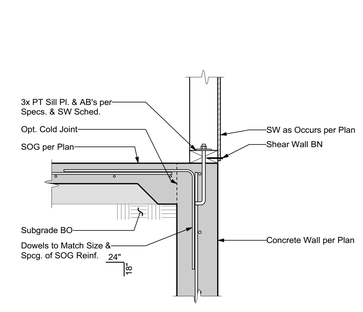
18 STEEL BEAM POCKET



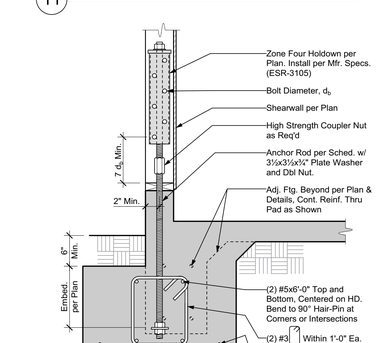
19 HD19 HOLDOWN TO CONCRETE WALL



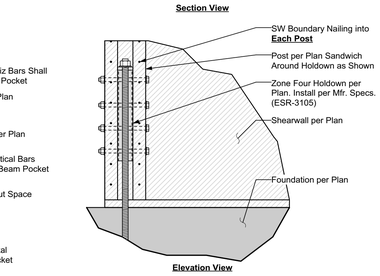
20 ELEVATOR PIT FOUNDATION



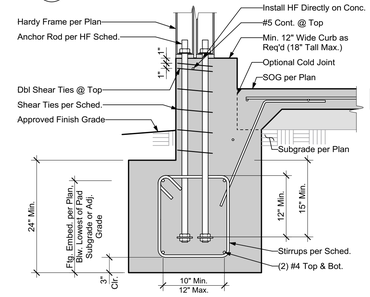
11 SLAB TO RETAINING WALL



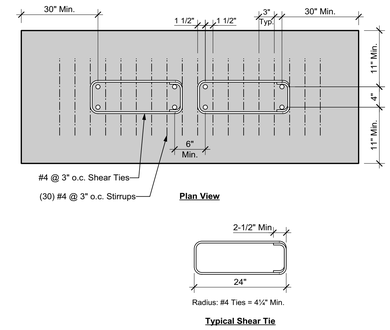
Section View



Elevation View



13 ZONE FOUR HOLDOWN TO FOUNDATION

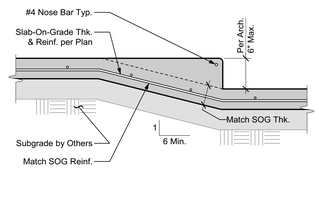


Plan View

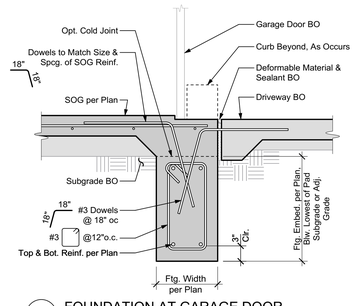
Typical Shear Tie

15 2 WIDE BACK TO BACK HARDY FRAME HOLDOWN

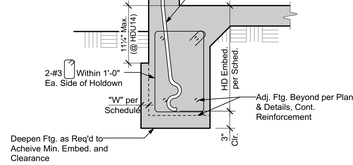
Refer to Soils Report for Adnl. Reqs. & Recs.



6 STEP IN SLAB - SHALLOW



7 FOUNDATION AT GARAGE DOOR

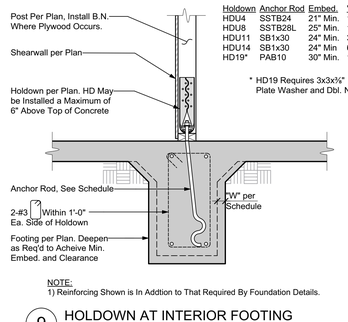


Anchor Rod Schedule

Holdown	Anchor Rod	Embed.	"W"
HDU4	SSTB24	21" Min.	3" Min.
HDU8	SSTB28L	25" Min.	3" Min.
HDU11	SB1x30	24" Min.	6" Min.
HDU14	SB1x30	24" Min	12" Min.
HD19*	PAB10	30" Min.	16" Min.

* HD19 Requires 3x3x¾" Plate Washer and Dbl. Nut

8 HOLDOWN AT EXTERIOR FOOTING



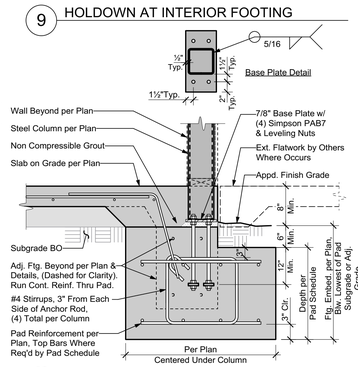
Anchor Rod Schedule

Holdown	Anchor Rod	Embed.	"W"
HDU4	SSTB24	21" Min.	1½" Min.
HDU8	SSTB28L	25" Min.	1½" Min.
HDU11	SB1x30	24" Min.	3" Min.
HDU14	SB1x30	24" Min.	6" Min.
HD19*	PAB10	30" Min.	12" Min.

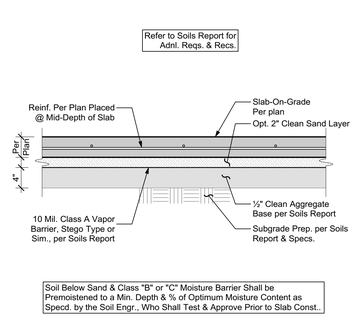
* HD19 Requires 3x3x¾" Plate Washer and Dbl. Nut

NOTE:
1) Reinforcing Shown is In Addtion to That Required By Foundation Details.

9 HOLDOWN AT INTERIOR FOOTING

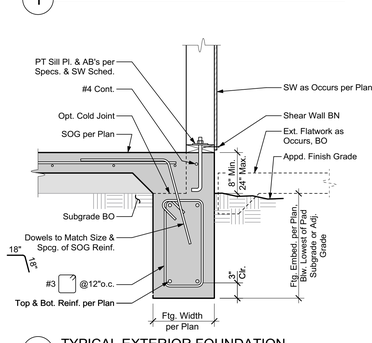


10 STEEL COLUMN TO EXTERIOR PAD FOOTING

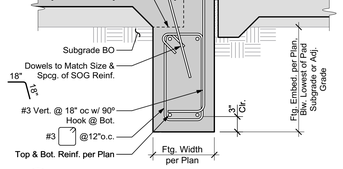


3 CURB AT EXTERIOR FOUNDATION

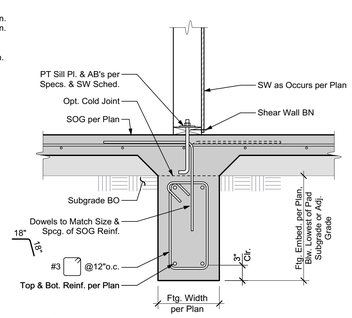
Soil Below Sand & Class "B" or "C" Moisture Barrier Shall be Premoistened to a Min. Depth & % of Optimum Moisture Content as Specd. by the Soil Engr., Who Shall Test & Approve Prior to Slab Const..



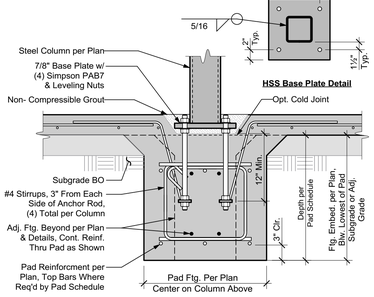
1 TYP. SLAB ON GRADE



2 TYPICAL EXTERIOR FOUNDATION



4 TYPICAL INTERIOR FOUNDATION



5 STEEL COLUMN TO INTERIOR PAD FOOTING

Ashley&Vance ENGINEERING, INC.
600 South Lake Avenue, Suite 308
Pasadena, CA 91106
(323) 744-0010
www.ashleyvance.com
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Engineer of Record:

Hollyline Residence

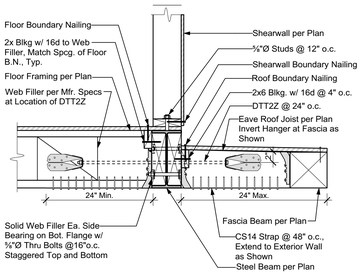
Revision:		
1	Plan Check	June 19, 2023
Proj. Engr.:		Phone Ext.:
Proj. Mngr.:		Phone Ext.:
Date: March 17, 2023	Scale: NTS	
A&V Job No.: 22542		

STRUCTURAL DETAILS

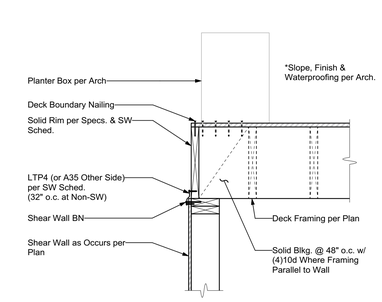
S-3.1

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

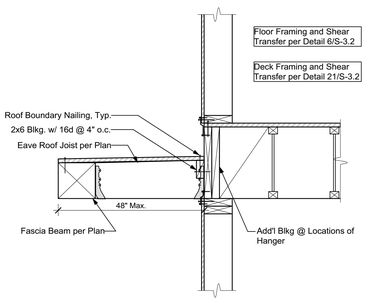
Jun 19, 2023
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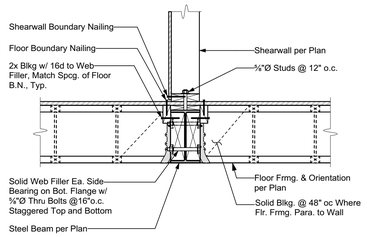
26 SHEAR TRANSFER: LOWER ROOF EAVE



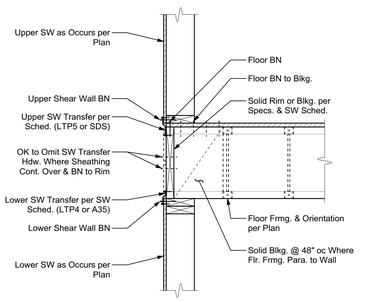
21 SHEAR TRANSFER: DECK AT EXT. WALL



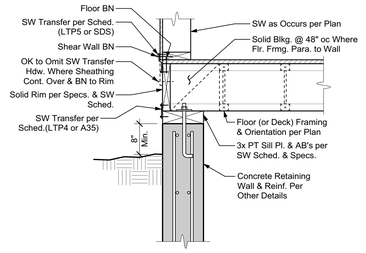
16 SIMPLE SPAN LOWER ROOF EAVE



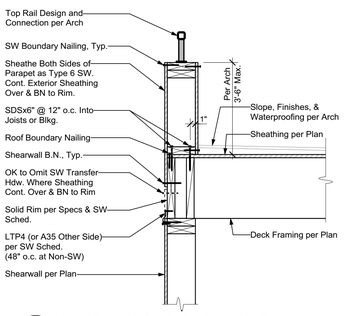
11 SHEAR TRANSFER TO STEEL BEAM



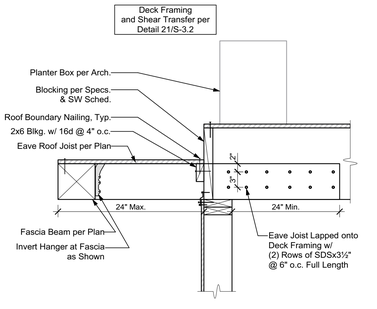
6 SHEAR TRANSFER: FLOOR AT EXT. WALL



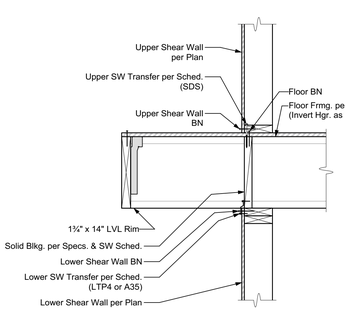
1 FRAMING TO RETAINING WALL



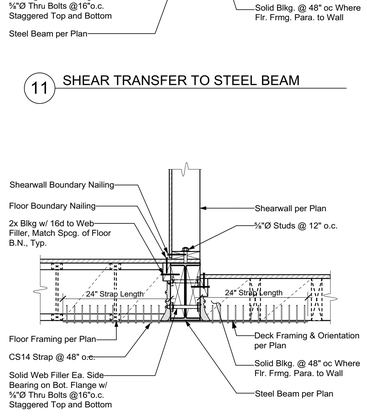
27 SHEAR TRANSFER: DECK AT EXT .WALL



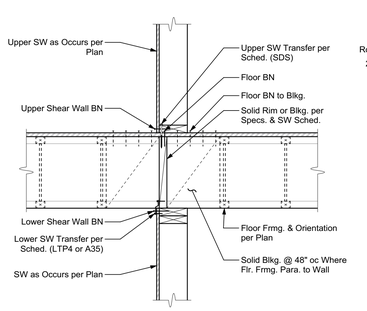
22 ROOF EAVE AT DECK



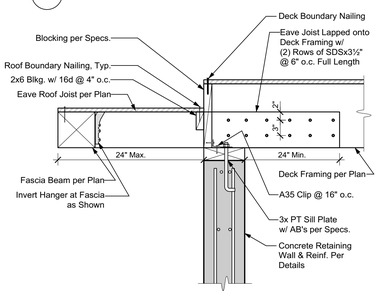
17 SHEAR TRANSFER: CANTILEVER FLOOR



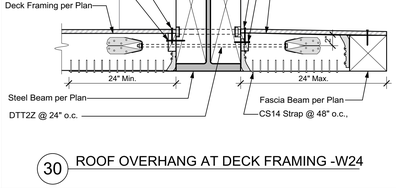
12 SHEAR TRANSFER STEP AT STEEL BEAM



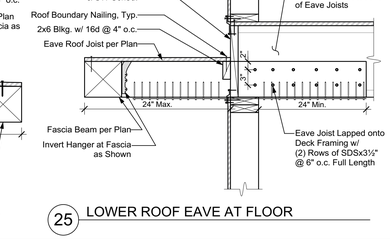
7 SHEAR TRANSFER: FLOOR AT INT. WALL



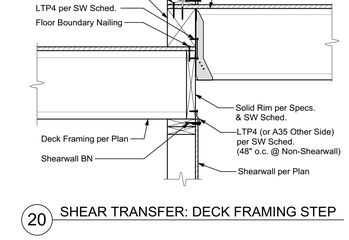
2 SHEAR TRANSFER: DECK TO CONC. WALL



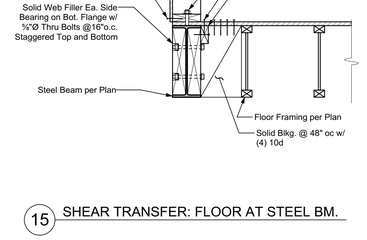
28 FLOOR FRAMING AT W27 DECK STEP



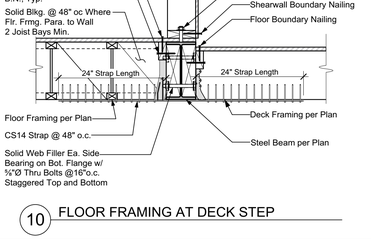
23 SHEAR TRANSFER AT EXT. WALL DECK



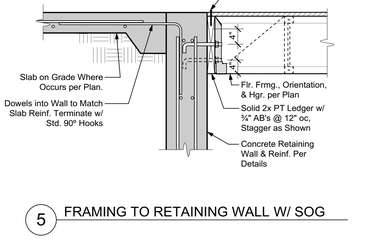
18 ROOF EAVE AT CANTILEVER FLOOR



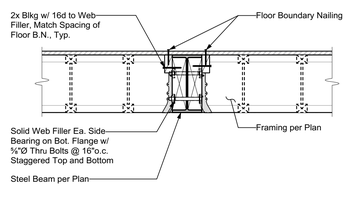
13 SHEAR TRANSFER AT FRAMING STEP



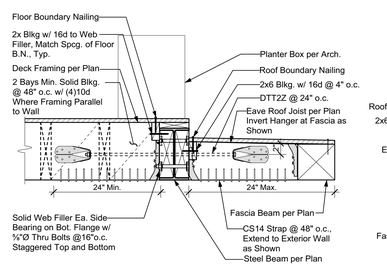
8 SHEAR TRANSFER: FLOOR AT WALL BLW.



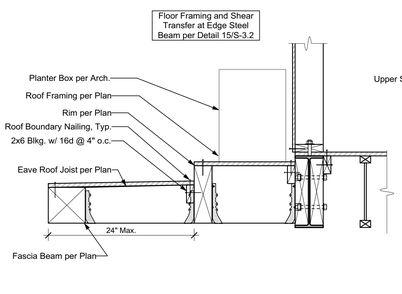
3 FRAMING TO RETAINING WALL



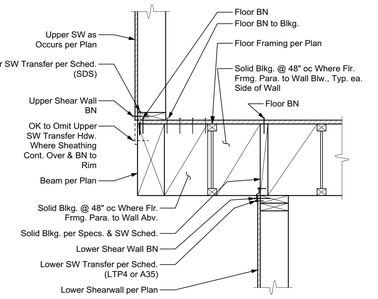
29 FLOOR FRAMING TO STEEL BEAM



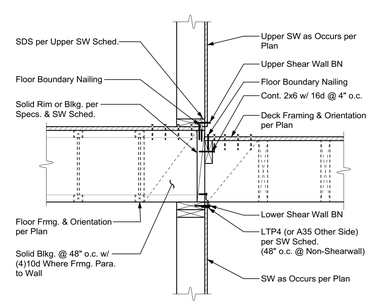
24 ROOF OVERHANG AT DECK FRAMING



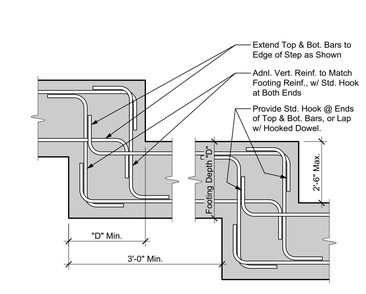
19 ROOF EAVE AT GARAGE FRONT



14 SHEAR TRANSFER: CANTILEVER FLOOR



9 SHEAR TRANSFER: FLOOR FRAMING STEP



4 TYPICAL STEPPED FOUNDATION

30 ROOF OVERHANG AT DECK FRAMING -W24

25 LOWER ROOF EAVE AT FLOOR

20 SHEAR TRANSFER: DECK FRAMING STEP

15 SHEAR TRANSFER: FLOOR AT STEEL BM.

10 FLOOR FRAMING AT DECK STEP

5 FRAMING TO RETAINING WALL W/ SOG

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600 South Lake Avenue, Suite 308
Pasadena, CA 91106
(323) 744-0010
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Engineer of Record:

Hollyline Residence

Revision:

1	Plan Check	June 19, 2023
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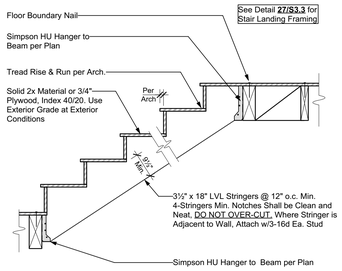
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Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: NTS
A&V Job No.: 22542

STRUCTURAL DETAILS

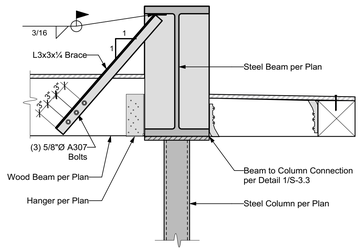
S-3.2

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

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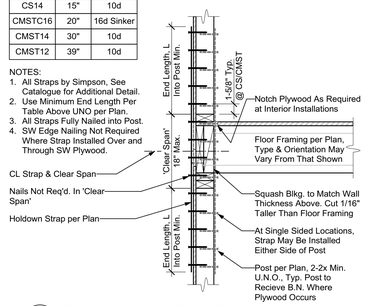
26 TYPICAL WOOD STAIR CONSTRUCTION



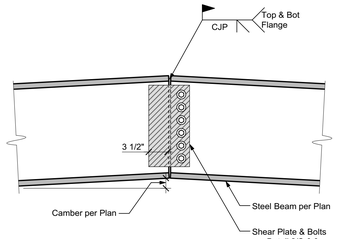
21 STEEL BEAM BRACING AT COLUMN - W24

	Min. L	Nail Type
CS14	15"	10d
CMSTC16	20"	16d Sinker
CMST14	30"	10d
CMST12	39"	10d

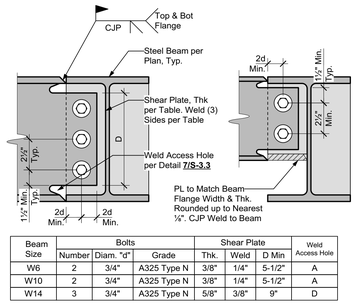
NOTES:
1. All Straps by Simpson, See Catalogue for Additional Detail.
2. Use Minimum End Length Per Table Above UNO per Plan.
3. All Straps Fully Nailed into Post.
4. SW Edge Nailing Not Required Where Strap Installed Over and Through SW Plywood.



16 FLOOR-TO-FLOOR HOLDOWN

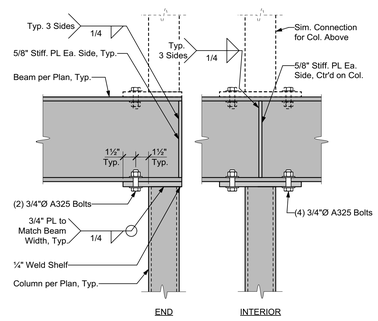


11 STEEL BEAM SPLICE



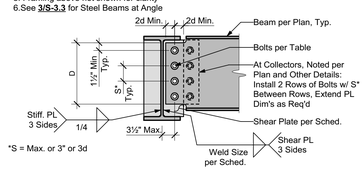
Beam Size	Bolts			Shear Plate			Weld Access Hole
	Number	Diam. "d"	Grade	Thk.	Weld	D Min	
W6	2	3/4"	A325 Type N	3/8"	1/4"	5-1/2"	A
W10	2	3/4"	A325 Type N	3/8"	1/4"	5-1/2"	A
W14	3	3/4"	A325 Type N	5/8"	3/8"	9"	D

6 STEEL BEAM TO BEAM MOMENT CONN.



1 STEEL BEAM TO COLUMN

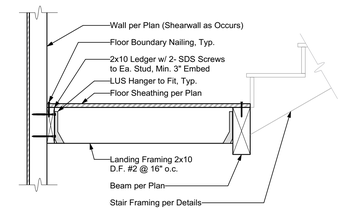
NOTE:
1. Beams May Occur on One Side or Both
2. When Beam on Only One Side, Install ½" Stiffener Plate on Opposite Side
3. Install Bolts in Standard Holes
4. Install and Tighten Bolts as Shear/Pretensioned Connections
5. Framing above not shown for clarity
6. See **3/S-3.3** for Steel Beams at Angle



*S = Max. or 3" or 3d

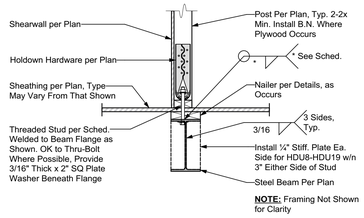
Beam Size	Bolts			Shear Plate		
	Number	Diam. "d"	Grade	Thickness	Weld	D Min
W12	3	7/8"	A325 Type N	1/2"	5/16"	9"
W14	3	7/8"	A325 Type N	5/8"	3/8"	9"
W21	5	1"	A325 Type N	5/8"	3/8"	15-1/2"
W24	6	1"	A325 Type N	5/8"	3/8"	18-1/2"

2 PERP. STEEL BEAM CONNECTION



27 STAIR LANDING FRAMING

22 NOT USED

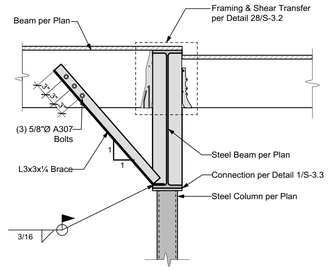


NOTE: Framing Not Shown for Clarity

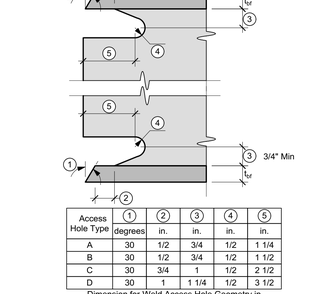
Threaded Stud Schedule

Holdown	Threaded Stud Ø	Weld Size
HDU4	5/8"	3/16"
HDU8	7/8"	1/4"
HDU11	1"	5/16"
HDU14	1"	5/16"
HD19	1-1/4"	5/16"

17 HOLDOWN AT STEEL BEAM



12 STEEL BEAM BRACING AT COLUMN



Access Hole Type	1	2	3	4	5
	degrees	in.	in.	in.	in.
A	30	1/2	3/4	1/2	1 1/4
B	30	1/2	3/4	1/2	1 1/2
C	30	3/4	1	1/2	2 1/2
D	30	1	1 1/4	1/2	3 1/2

Dimension for Weld Access Hole Geometry in Accordance with AWS D1.8, Clause 6.11.1.2

7 WELD ACCESS HOLE

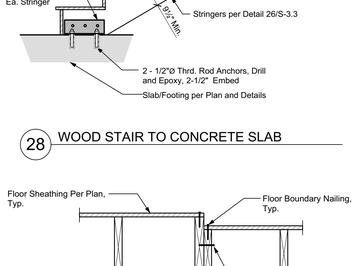
1 STEEL BEAM TO COLUMN

NOTE:
1. Beams May Occur on One Side or Both
2. When Beam on Only One Side, Install ½" Stiffener Plate on Opposite Side
3. Install Bolts in Standard Holes
4. Install and Tighten Bolts as Shear/Pretensioned Connections
5. Framing above not shown for clarity
6. See **3/S-3.3** for Steel Beams at Angle

*S = Max. or 3" or 3d

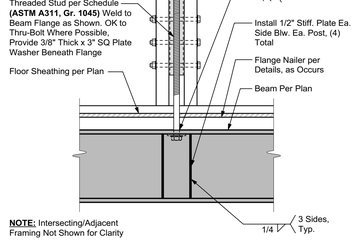
Beam Size	Bolts			Shear Plate		
	Number	Diam. "d"	Grade	Thickness	Weld	D Min
W12	3	7/8"	A325 Type N	1/2"	5/16"	9"
W14	3	7/8"	A325 Type N	5/8"	3/8"	9"
W21	5	1"	A325 Type N	5/8"	3/8"	15-1/2"
W24	6	1"	A325 Type N	5/8"	3/8"	18-1/2"

2 PERP. STEEL BEAM CONNECTION



28 WOOD STAIR TO CONCRETE SLAB

23 NOT USED

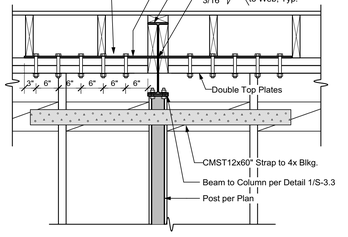


NOTE: Intersecting/Adjacent Framing Not Shown for Clarity

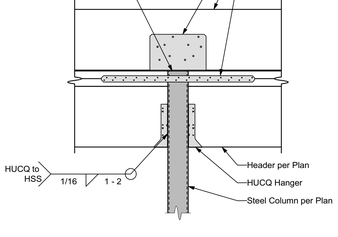
Threaded Stud Schedule

Holdown	Threaded Stud Ø	Weld Size
Z4-T2-48-9S	1-1/8"	CJP

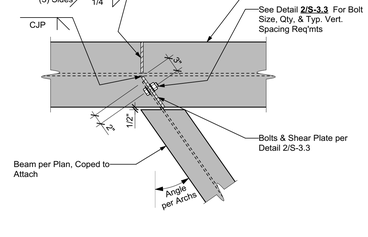
18 ZONE 4 HOLDOWN TO STEEL BEAM



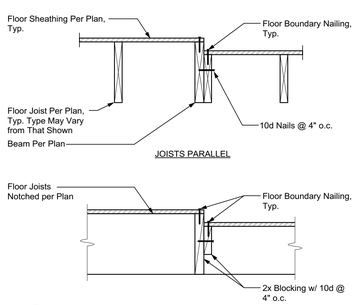
13 CONT. TOP PLATE AT STEEL BEAM



8 STEEL COLUMN TO WOOD BEAM

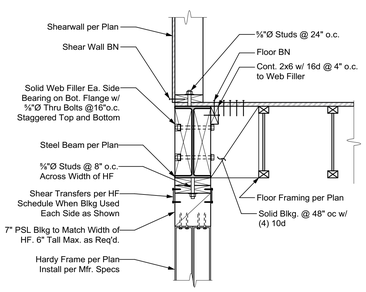


3 ANGLED STEEL BEAM CONNECTION

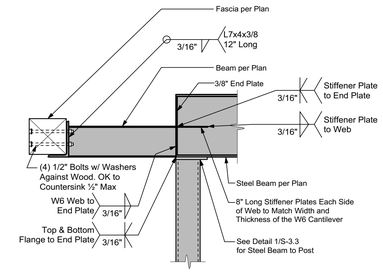


29 RECESSED FRAMING

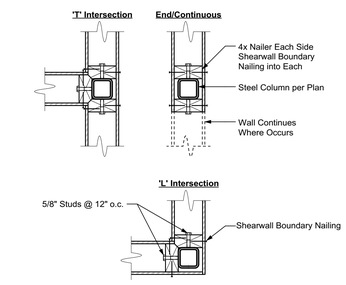
24 NOT USED



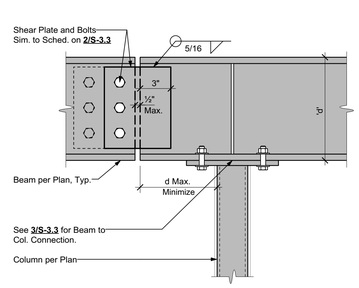
19 SHEAR TRANSFER TO HARDY FRAME



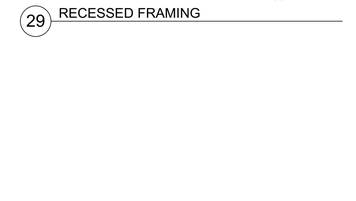
14 FASCIA TO STEEL BEAM CONNECTION



9 SHEARWALLS TO STEEL COLUMN

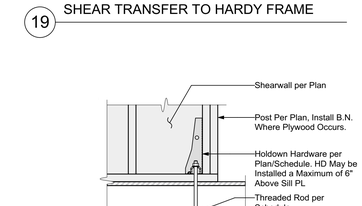


4 STEEL BEAM SPLICE

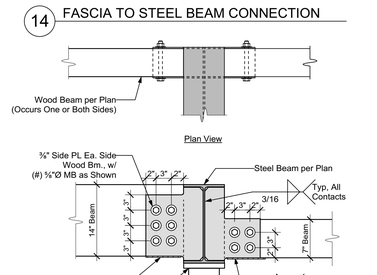


29 RECESSED FRAMING

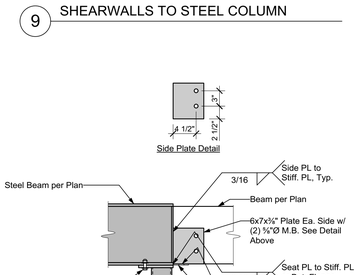
24 NOT USED



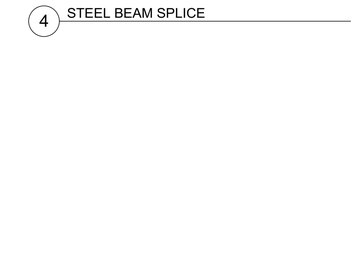
19 SHEAR TRANSFER TO HARDY FRAME



14 FASCIA TO STEEL BEAM CONNECTION



9 SHEARWALLS TO STEEL COLUMN

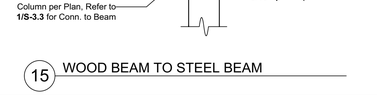


4 STEEL BEAM SPLICE



30 NOT USED

25 NOT USED



15 WOOD BEAM TO STEEL BEAM



10 WOOD BEAM TO STEEL BEAM

5 NOT USED

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1	Plan Check	June 19, 2023
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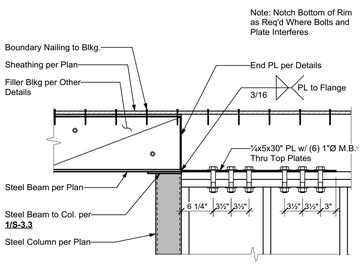
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Proj. Mngr.: Phone Ext.:
Date: March 17, 2023 Scale: NTS
A&V Job No.: 22542

STRUCTURAL DETAILS

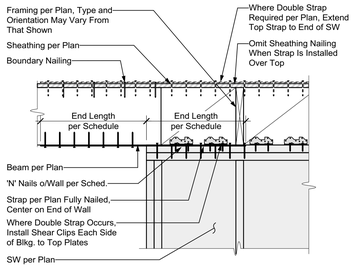
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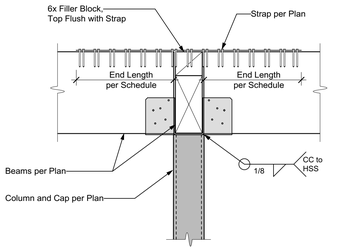
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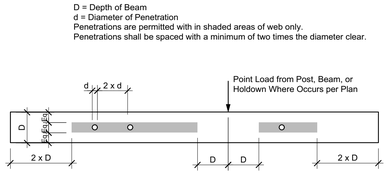
26 STEEL BEAM DRAG TO WALL



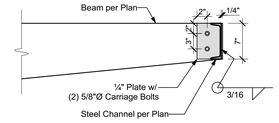
21 DRAG STRAP TO WALL



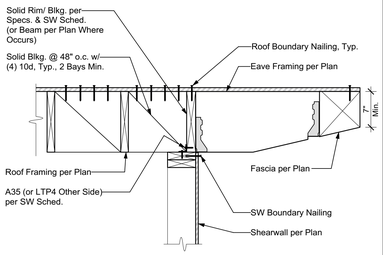
16 DRAG STRAP TO BEAM AT STEEL COLUMN



11 TYPICAL PENETRATIONS IN STEEL BEAM



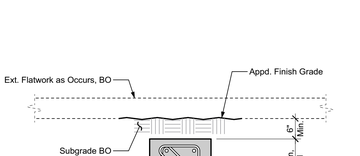
6 STEEL CHANNEL TO BEAM



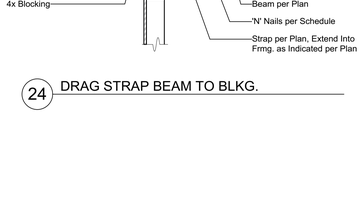
1 SHEAR TRANSFER: ROOF AT EXT. WALL SIMPLY SUPPORTED ROOF EAVE

Threaded Rod Schedule

Holdown	Threaded Rod Ø
HDU4	5/8"
HDU8	7/8"
HDU11	1"
HDU14	1"
HD19	1-1/4"



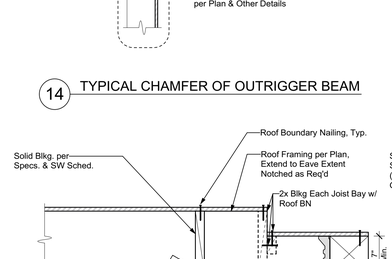
27 DRAG THROUGH STEEL BEAM



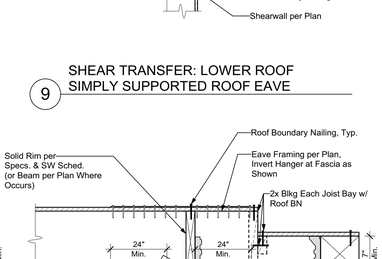
22 DRAG STRAP TO WALL



17 CONT. TOP PLATE AT WOOD BEAM

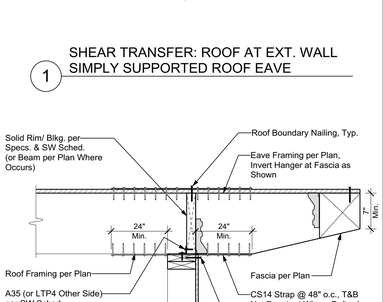


12 TYPICAL PENETRATIONS IN WOOD BEAM



PLAN VIEW

7 NOTCH FLAT PSL TO BEAM



2 SHEAR TRANSFER: ROOF AT EXT. WALL CANTILEVER SUPPORT ROOF EAVE

28 DRAG AT BEAM POCKET

23 DRAG STRAP TO BEAM

18 CONT. TOP PLATE AT STEEL BEAM

13 TYPICAL PENETRATIONS IN D.F & LVL JOISTS

8 FRAMING AROUND OPENING

3 SHEAR TRANSFER: ROOF AT INT. WALL

29 STEEL BEAM TO CONCRETE WALL

24 DRAG STRAP BEAM TO BLKG.

19 NOT USED

14 TYPICAL CHAMFER OF OUTRIGGER BEAM

9 SHEAR TRANSFER: LOWER ROOF SIMPLY SUPPORTED ROOF EAVE

4 SHEAR TRANSFER: STEP IN ROOF

30 EXTERIOR GRADE BEAM

25 INTERMEDIATE STRAP TO SHEARWALL

20 NOT USED

15 SHEAR TRANSFER: LOWER ROOF EAVE CONTINUOUS ROOF JOIST

10 SHEAR TRANSFER: LOWER ROOF CANTILEVER SUPPORT ROOF EAVE

5 ROOF EAVES AT CHANNEL FASCIA

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Proj. Mngr.:	Phone Ext.:
Date: March 17, 2023	Scale: NTS
A&V Job No.: 22542	

STRUCTURAL DETAILS

S-3.4

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Jun 19, 2023
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26 NOT USED

21 NOT USED

16 NOT USED

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Jun 19, 2023
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Engineer of Record:

Hollyline Residence

Revision:

△	Plan Check	June 19, 2023
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Proj. Engr.: Phone Ext.:

Proj. Mngr.: Phone Ext.:

Date: March 17, 2023 Scale: NTS

A&V Job No.: 22542

STRUCTURAL DETAILS

S-3.5

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.