

GENERAL NOTES

DRAWINGS

- S1.01 - GENERAL NOTES
- S1.02 - GENERAL NOTES
- S2.01 - FOUNDATION PLAN
- S2.02 - LOWER FLOOR PLAN WITH MAIN FLOOR FRAMING OVER
- S2.03 - MAIN FLOOR PLAN WITH UPPER FLOOR FRAMING OVER
- S2.04 - UPPER FLOOR PLAN WITH ROOF FRAMING OVER
- S3.01 - SECTIONS
- S3.02 - ELEVATION

GENERAL

ALL WORK TO CONFORM TO PART 9 OF THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018 AS A MINIMUM.

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS ON SITE. FABRICATION OR ORDERING OF MATERIALS SHALL NOT BE DONE FROM DIMENSIONING OFF OF PLANS.

ON SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING: HAZARDOUS MATERIALS, MOLD, ELECTRICAL SHOCKS, OR FALLING DEBRIS.

THE CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY SHORING OR SCAFFOLDING REQUIRED FOR THE PROJECT.

CODES

THE STRUCTURAL DESIGN INDICATED ON THE ATTACHED DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE FOLLOWING CODES:
 BRITISH COLUMBIA BUILDING CODE 2018 (BCBC 2018)
 CSA 086-14
 CSA A23.3-14

PROJECT LOCATION / AUTHORITY HAVING JURISDICTION:

LOADS

THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS:

	LIVE LOAD (psf)	DEAD LOAD (psf)
ROOFS	Ss = 52.2, Sr = 6.3	15
FLOORS	40	20
DECKS	100 U.L.S. 40 S.L.S.	15

THE LATERAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENT OF BCBC 2018 PART 9 EXCEPT WHERE NON-CONFORMING, THE STRUCTURE HAS BEEN DESIGNED TO RESIST LATERAL LOADS AS SPECIFIED IN BCBC 2018 PART 4.

SEISMIC PARAMETERS:	SITE CLASS 'C' (ASSUMED)
Sa (0.2) = 1.315	PGA = 0.591
Sa (0.5) = 0.18	Ie = 1.0
Sa (1.0) = 0.698	Rd = 3.0
Sa (2.0) = 0.415	Ro = 1.7

WIND PARAMETERS:
 q10 = 6.96 psf
 q50 = 8.65 psf

CONCRETE

CONCRETE SHALL CONFORM TO CSA A23. AND SHALL BE 25 MPa MIN. COMPRESSIVE RESISTANCE AT 28 DAYS. SLABS ON GRADE SHALL NOT HAVE A WATER-CEMENT RATIO GREATER THAN 0.45 AND SHALL HAVE CONTROL JOINTS AT 16'-0" O.C. U.N.O.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO CSA G30, GRADE 400 MPa.

ALL OPENINGS TO BE REINFORCED WITH 2 - #4 EACH SIDE AND TOP AND BOTTOM. EXTEND 2'-0" MIN. PAST EDGE OF OPENING TYPICAL. ALL CORNERS AND RETURNS TO HAVE HORIZONTAL LAP BARS, EXTEND MIN. 2'-0" EACH SIDE TYPICAL. THE FOLLOWING SUBSTITUTIONS ARE STRUCTURALLY ACCEPTABLE: 10M CAN BE SUBSTITUTED FOR #3, 15M CAN BE SUBSTITUTED FOR #4 & #5.

WOOD FRAMING

ALL WOOD FRAMING SHALL CONFORM TO BCBC 2018 PART 9 AS A MINIMUM. ALL SAWN LUMBER STUDS SHALL BE S.P.F. STUD GRADE U.N.O. ALL SAWN LUMBER JOISTS SHALL BE S.P.F. NO.2 OR BETTER U.N.O. ALL CONNECTING HARDWARE SHALL BE SIMPSON STRONG TIE AND ALL JOIST AND BEAM HANGERS SHALL BE CAPABLE OF ACHIEVING 100 PERCENT OF THE MEMBER SHEAR CAPACITY. ALL WALL HEADERS TO BE 2-PLY 2x10 U.N.O. PROVIDE MIN. 1-PLY CRIPPLE AND ONE FULL STUD EACH END, TYPICAL.

PRESSURE TREATED WOOD ELEMENTS REQUIRE STAINLESS STEEL OR HOT DIPPED CONNECTORS, INCLUDING HANGERS, CLIPS, NAILS, SCREWS AND BOLTS.

ANCHOR BOLTS

SILL BOLTS SHALL BE 1/2"Ø CAST IN J-BOLTS @ 4'-0" O.C. WITH 5" EMBEDMENT, TYPICAL UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE FOR SILL BOLTS IN SHEAR WALLS. HILTI KWIK BOLTS OR POST INSTALLED EPOXY ANCHORS MAY BE SUBSTITUTED FOR J-BOLTS IF 4" OR GREATER EDGE DISTANCE TO CONCRETE EDGE.

NAILS

ALL NAILS SPECIFIED ON DRAWINGS AND SCHEDULES SHALL BE COMMON SIZE NAILS CONFORMING TO THE TABLE LISTED BELOW:

LENGTH	MINIMUM DIAMETER
2" (51mm)	0.113" (2.87mm)
2 1/2" (64mm)	0.131" (3.33mm)
3" (76mm)	0.144" (3.66mm)
3 1/2" (89mm)	0.160" (4.06mm)

SHEATHING

WALLS SHALL BE SHEATHED WITH 1/2" PLY SHEATHING OR 1" (SHIP LAP) PLANKS AT 45° ANGLE TYP. FLOOR SHEATHING SHALL BE 5/8" T&G PLYWOOD SHEATHING U.N.O. SHEATHING TO BE PLACED IN STAGGERED PATTERN TYPICAL FOR FLOORS AND WALLS. MINIMUM NAILING FOR SHEATHING SHALL BE 2 1/2" NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERIOR PANEL SUPPORT FRAMING. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.

BLOCK ALL UNSUPPORTED PANEL EDGES WITH 2X6 S.P.F. ON FLAT (EXCEPT AS NOTED BELOW)

WHERE SHEAR WALLS ARE SHEATHED BOTH SIDES PROVIDE THE FOLLOWING:

- a. DOUBLE TOP AND BOTTOM SILL PLATES NAILED AS SPECIFIED IN SHEARWALL SCHEDULE
- b. VERTICAL PANEL EDGES EACH SIDE OF WALL DO NOT ALIGN ON THE SAME STUDS
- c. DO NOT CLOSE IN SECOND SIDE SHEATHING UNTIL ALL MECHANICAL AND ELECTRICAL SERVICES ARE IN PLACE.
- d. DO NOT CLOSE IN SECOND SIDE OF SHEATHING UNTIL WALL AND HOLDDOWN INSTALLATION HAS BEEN REVIEWED BY A REPRESENTATIVE OF SKYLINE ENGINEERING LTD.

WHERE SHEARWALL NAIL SPACING IS LESS THAN 3" OR NAIL SIZE IS 3" LONG:

- a. PROVIDE DOUBLE STUDS AT VERTICAL PANEL EDGES. NAIL STUDS WITH 2 - ROWS OF 3" NAILS AT 6" O.C. U.N.O.
- b. PROVIDE LVL 1 1/2" x 6" BLOCKING ON FLAT AT ALL INTERMEDIATE HORIZONTAL PANEL JOINTS.
- c. PROVIDE DOUBLE SILL AND TOP PLATES. NAIL PLATES TOGETHER AS SPECIFIED IN SHEAR WALL SCHEDULE

ROOF SHEATHING
 ROOF ≥ 15% SLOPE SHALL BE 1/2" PLY SHEATHING WITH H - CLIPS U.N.O.
 ROOF < 15% SLOPE SHALL BE 5/8" T & G PLYWOOD SHEATHING U.N.O.

TRUSSES

PRE-ENGINEERED TRUSSES ARE ENGINEERED BY OTHERS AND SHALL HAVE SHOP DRAWINGS PREPARED AND WET SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF THE PROJECT. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE ALL HARDWARE REQUIRED FOR TRUSS TO TRUSS AND TRUSS TO WALL/BEAM CONNECTIONS INCLUDING CONNECTIONS REQUIRED FOR UPLIFT. TRUSSES SHALL BE DESIGNED FOR A MINIMUM OF 20 psf FACTORED WIND UPLIFT.

ENGINEERED WOOD

ENGINEERED LUMBER SHALL BE A TRUSS JOIST PRODUCT AS SPECIFIED ON PLAN. GLULAM BEAMS SHALL BE MINIMUM 24F-E QUALITY GRADE D.FIR PRODUCT, GLULAM POSTS SHALL BE MINIMUM 16C-E D.FIR, PSL BEAMS SHALL BE MINIMUM 2.2E PRODUCT, LVL SHALL BE MINIMUM 2.0E, LSL SHALL BE MINIMUM 1.5E. JOIST SIZING AND DIRECTIONS SHALL NOT CHANGE FROM PLAN WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD. I-JOISTS SHALL BE TRUSS JOIST PRODUCT U.N.O. ALTERNATES MAY BE SUBMITTED FOR APPROVAL BY ENGINEER OF RECORD. ALL RIM BOARD SHALL BE 1 1/4" MIN. WIDE LSL OR LVL PRODUCT U.N.O. SUBMIT SHOP DRAWINGS SHOWING JOISTS, BEAMS, RIM BOARD, AND CONNECTING HARDWARE TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO ORDERING MATERIAL. FOR MULTI LAMINATED BEAMS, SUPPLIER TO PROVIDE ANY SPECIAL FASTENING REQUIREMENTS.

FOUNDATIONS

FOUNDATIONS FOR THIS PROJECT HAVE BEEN DESIGNED FOR A MINIMUM SERVICE LEVEL ALLOWABLE BEARING PRESSURE OF 2000 psf. SUB GRADE SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER OR THE MUNICIPALITY PRIOR TO PLACING ANY CONCRETE.

RETAINING WALLS HAVE BEEN DESIGNED IN ACCORDANCE WITH CLAUSE 9.4.4.6 FOR A FREE DRAINED EQUIVALENT FLUID PRESSURE OF 4.7 kN/m³.

RENOVATION

DO NOT REMOVE ANY LOAD BEARING ELEMENTS WITHOUT PRIOR CONSENT OF THE STRUCTURAL ENGINEER OF RECORD.

INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES FOUND WITH THE ONSITE FRAMING COMPARED TO THE EXISTING AND RENOVATION STRUCTURAL DRAWINGS IMMEDIATELY.

REPORT ANY AREAS OF CONCERN WHEN FRAMING IS EXPOSED. AREAS OF CONCERN INCLUDE ROT, OVER CUT HOLES THROUGH STUDS AND BEAMS, MISSING BLOCKING OR MISSING BUILT-UP-POSTS TO THE ENGINEER OF RECORD.

EXISTING FRAMING SHOWN ON THE STRUCTURAL DRAWINGS, IS FOR INFORMATION ONLY. SKYLINE ENGINEERING HAS NOT REVIEWED EXISTING FRAMING FOR ADEQUACY EXCEPT, WHERE DIRECTLY AFFECTED BY THE RENOVATIONS.

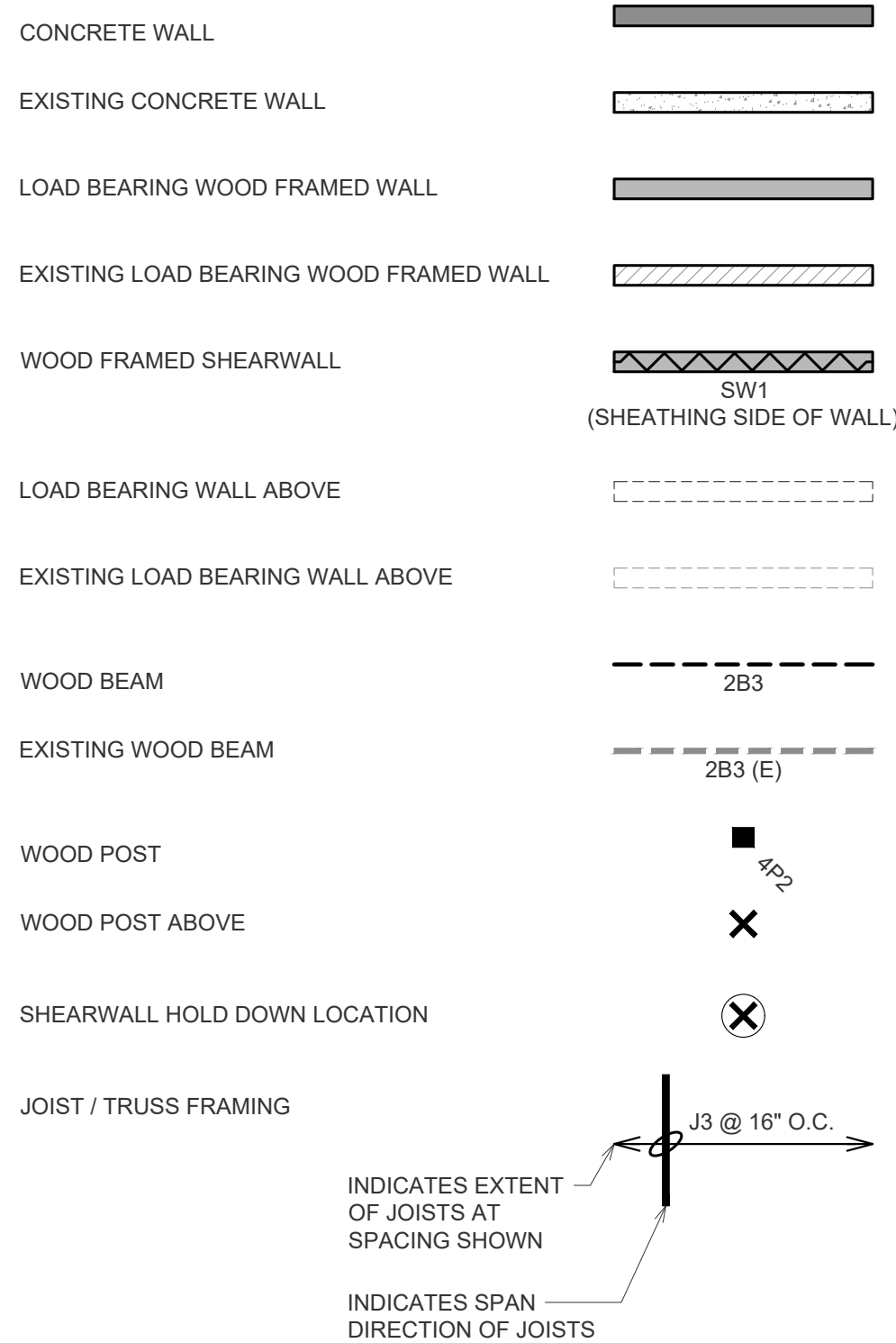
NON STRUCTURAL

THIS DESIGN IS FOR THE BASE BUILDING STRUCTURE ONLY AND DOES NOT INCLUDE THE DESIGN OR ATTACHMENT OF NON STRUCTURAL ITEMS. EXAMPLES OF NON STRUCTURAL ITEMS ARE GUARD RAILING, STAIRS, WINDOWS, CLADDING, CLADDING ATTACHMENT, MECHANICAL AND ELECTRICAL EQUIPMENT, FIXTURES, AND OTHER ELEMENTS NOT CONSIDERED PART OF THE BASE BUILDING STRUCTURE. NON STRUCTURAL ELEMENTS ARE THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THEY ARE ENGINEERED IN ACCORDANCE WITH THE BCBC 2018 CODE.

FIELD REVIEW

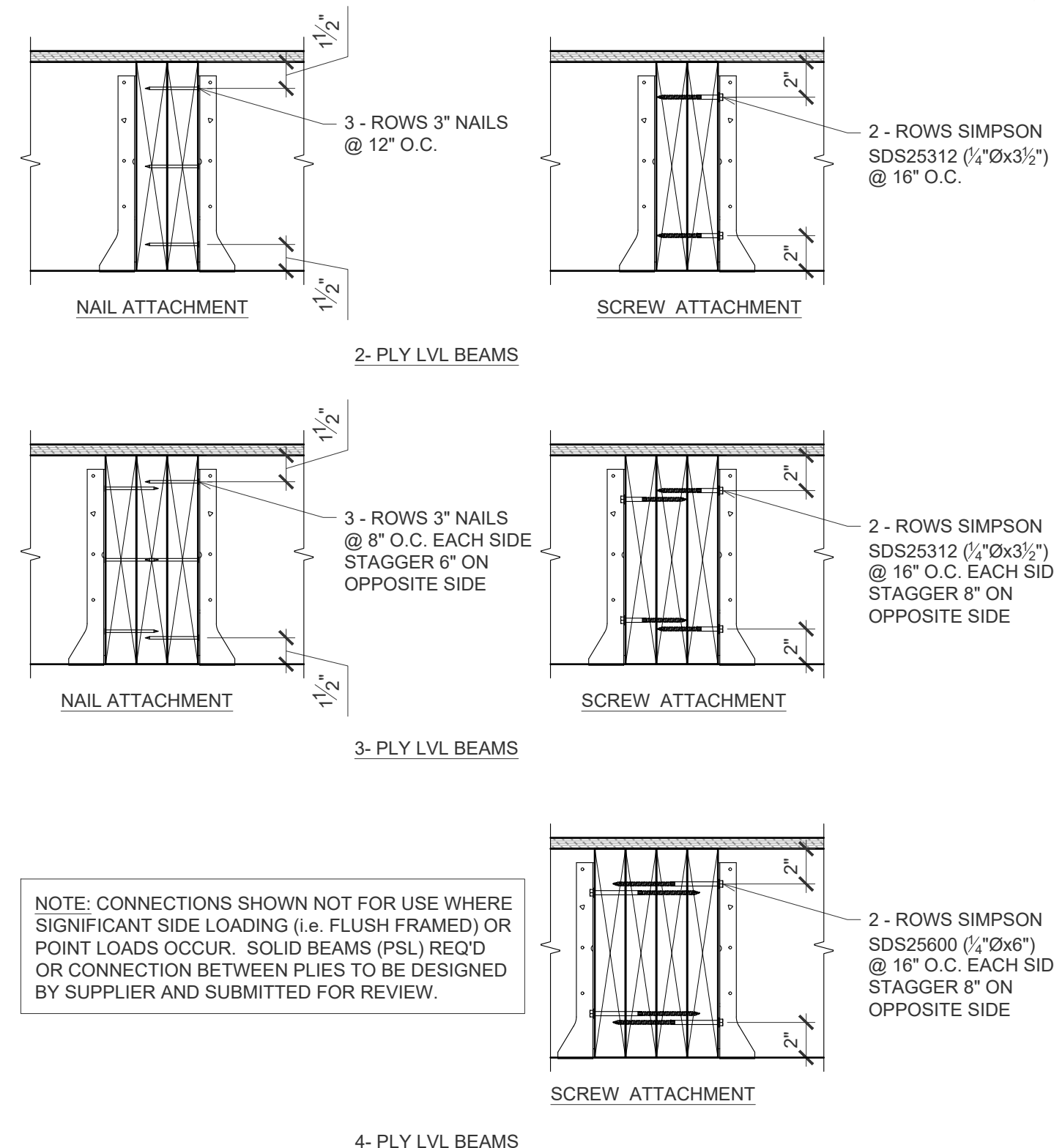
SKYLINE ENGINEERING REQUIRES PERIODIC FIELD REVIEW OF THE WORK FOR GENERAL CONFORMITY WITH THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL NOTIFY SKYLINE ENGINEERING AND REQUEST A REVIEW WITH 24 HOURS ADVANCE NOTICE PRIOR TO PLACING CONCRETE OR ENCLOSING THE STRUCTURE FRAMING.

DRAWING LEGEND



ABBREVIATION LEGEND

- BOT. - BOTTOM
- B.S. - BOTH SIDES
- B.U. - BUILT UP
- CANT. - CANTILEVER
- CONT. - CONTINUOUS
- C/W - COMPLETE WITH
- D.B. - DROP BEAM
- D.H. - DROP HEADER
- D.T. - DRAG TRUSS
- E.W. - EACH WAY
- F.B. - FLUSH BEAM
- F.H. - FLUSH HEADER
- G.T. - GIRDER TRUSS
- H.T. - HIP TRUSS
- HORZ. - HORIZONTAL
- I.F. - INSIDE FACE
- J.T. - JACK TRUSS
- K.P. - KING POST
- L.B. - LOAD BEARING
- O.C. - ON CENTER
- O.F. - OUTSIDE FACE
- O.S. - ONE SIDE
- R/W - REINFORCED WITH
- S.W. - SHEAR WALL
- SIM. - SIMILAR
- STG. - STAGGER
- T.B.C. - TO BE CONFIRMED
- TYP. - TYPICAL
- U.N.O. - UNLESS NOTED OTHERWISE
- VERT. - VERTICAL



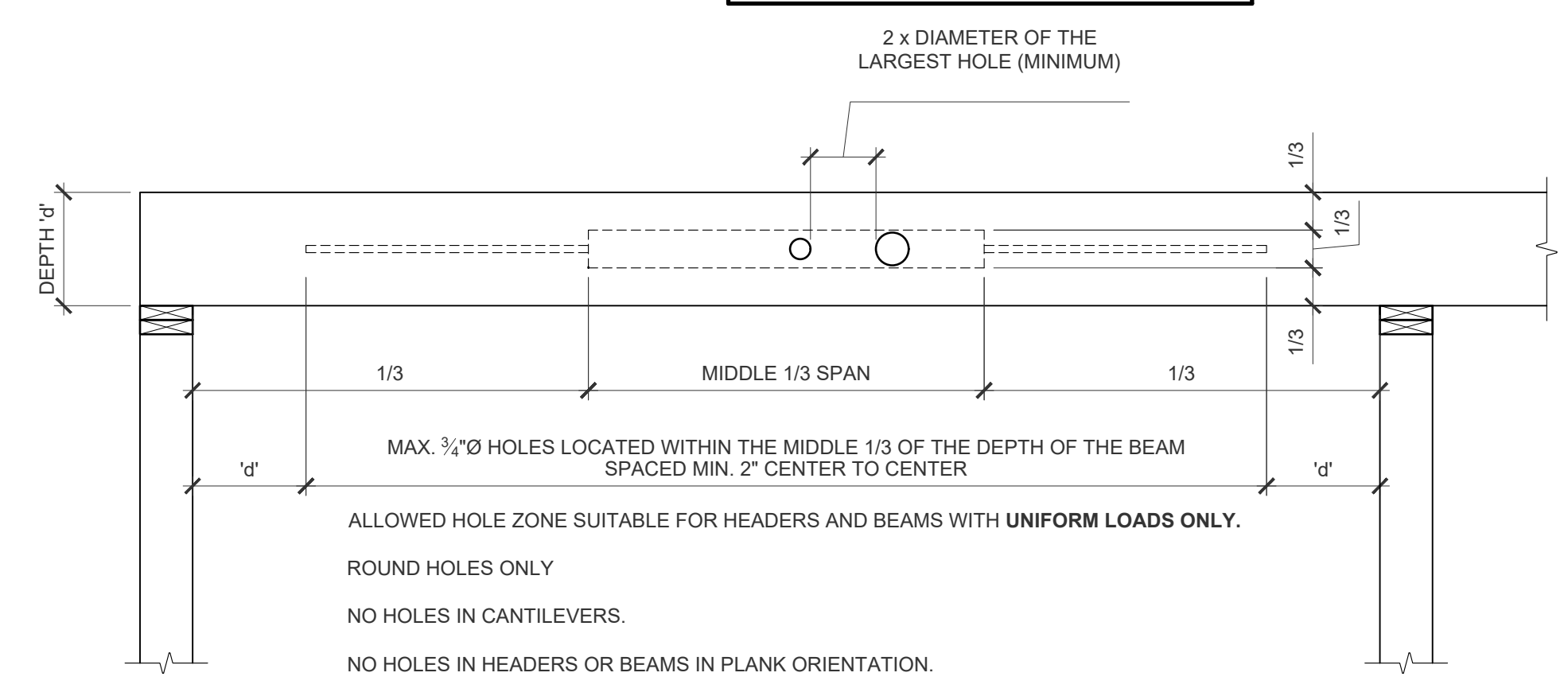
NOTE: CONNECTIONS SHOWN NOT FOR USE WHERE SIGNIFICANT SIDE LOADINGS (i.e. FLUSH FRAMED) OR POINT LOADS OCCUR. SOLID BEAMS (PSL) REQ'D OR CONNECTION BETWEEN PLYS TO BE DESIGNED BY SUPPLIER AND SUBMITTED FOR REVIEW.

1 TYPICAL LAMINATED LVL BEAM CONNECTIONS
 S1.01 SCALE : 1 1/2" = 1'-0"

NOTE: FOR ALLOWABLE HOLES IN I-JOISTS REFER TO MANUFACTURER'S SPECIFICATIONS

MAX. ROUND HOLE SIZE	
BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
2x6 (5 1/2")	1 3/8"Ø
2x8 (7 1/4")	2 1/8"Ø
2x10 (9 1/2")	3 1/8"Ø
2x12 (11 1/4")	3 3/4"Ø

SEE ELEVATION FOR ALLOWED HOLE ZONE



2 MAX. ALLOWABLE OPENINGS IN SAWN LUMBER JOISTS
 S1.01 SCALE : 3/4" = 1'-0"

SKYLINE ENGINEERING
 380 - 4243 Glenford Avenue
 Victoria, BC V8Z 4B9
 250-590-4133
 www.skylineengineering.ca

NO.	DATE	REVISION
1	2023 06 05	ISSUED FOR BUILDING PERMIT

SEAL:

PROJECT NAME:
3649 GOLDSTREAM HEIGHTS DRIVE

SHEET TITLE:
GENERAL NOTES

PROJECT NO.: **12180.01**

SCALE: **AS NOTED**

DRAWN: **K.M.** E.O.R.: **J.R.**

DRAWING NO.:
S1.01

NO	DATE	REVISION
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SEAL:

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3649 GOLDSTREAM HEIGHTS DRIVE

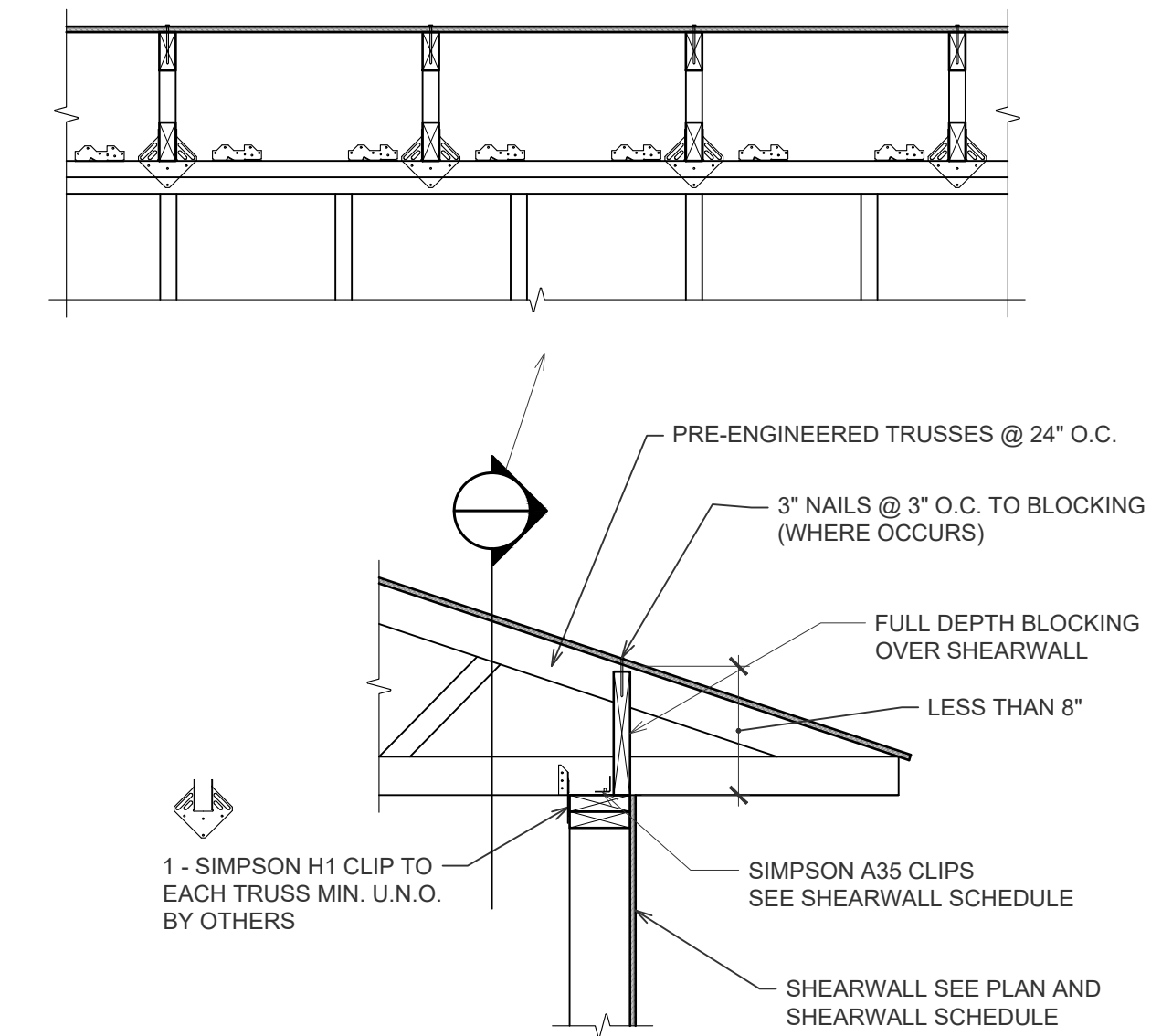
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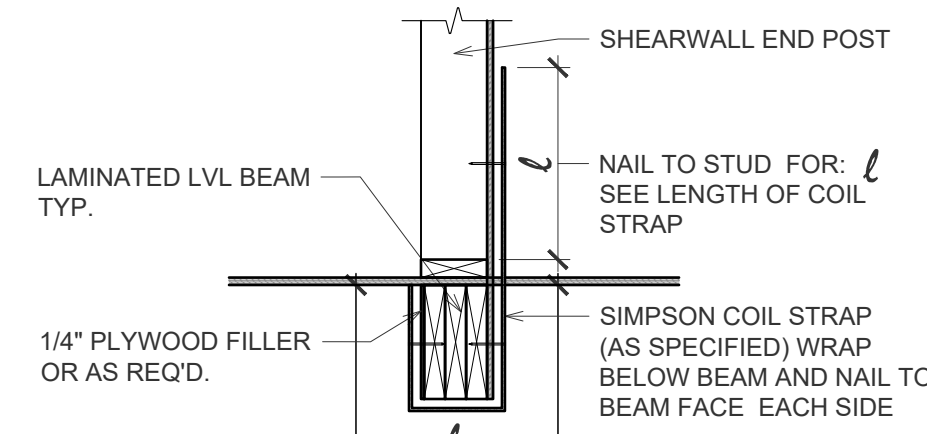
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S1.02



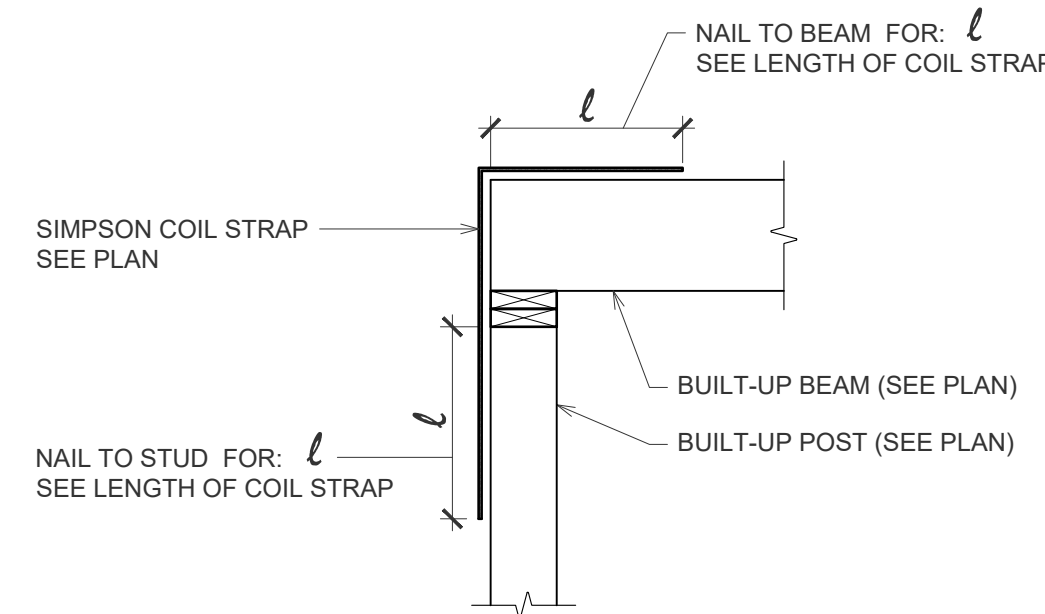
6 TRUSS / BLOCKING AT TOP OF SHEARWALL PARALLEL TO TRUSSES
S1.02 SCALE : 3/4" = 1'-0"



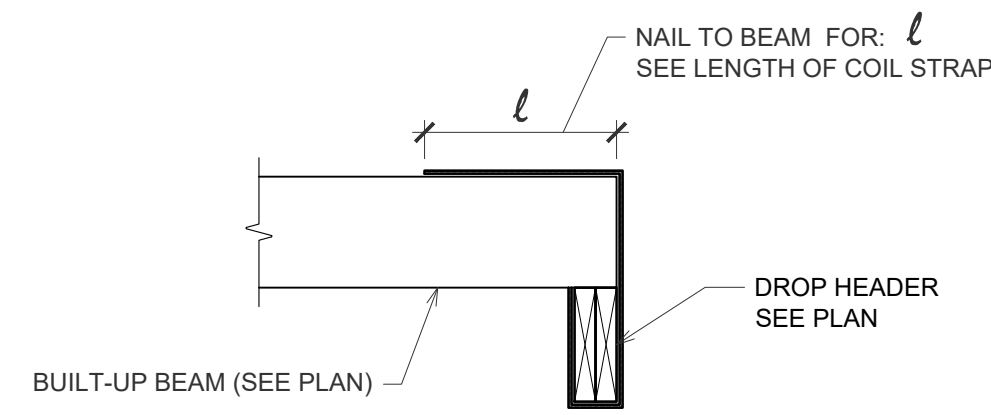
7 TRUSS BLOCKING AT TOP OF SHEARWALL PERPENDICULAR TO TRUSSES
S1.02 SCALE : 3/4" = 1'-0"



3 COIL STRAP WRAPPING BEAM
S1.02 SCALE : 3/4" = 1'-0"



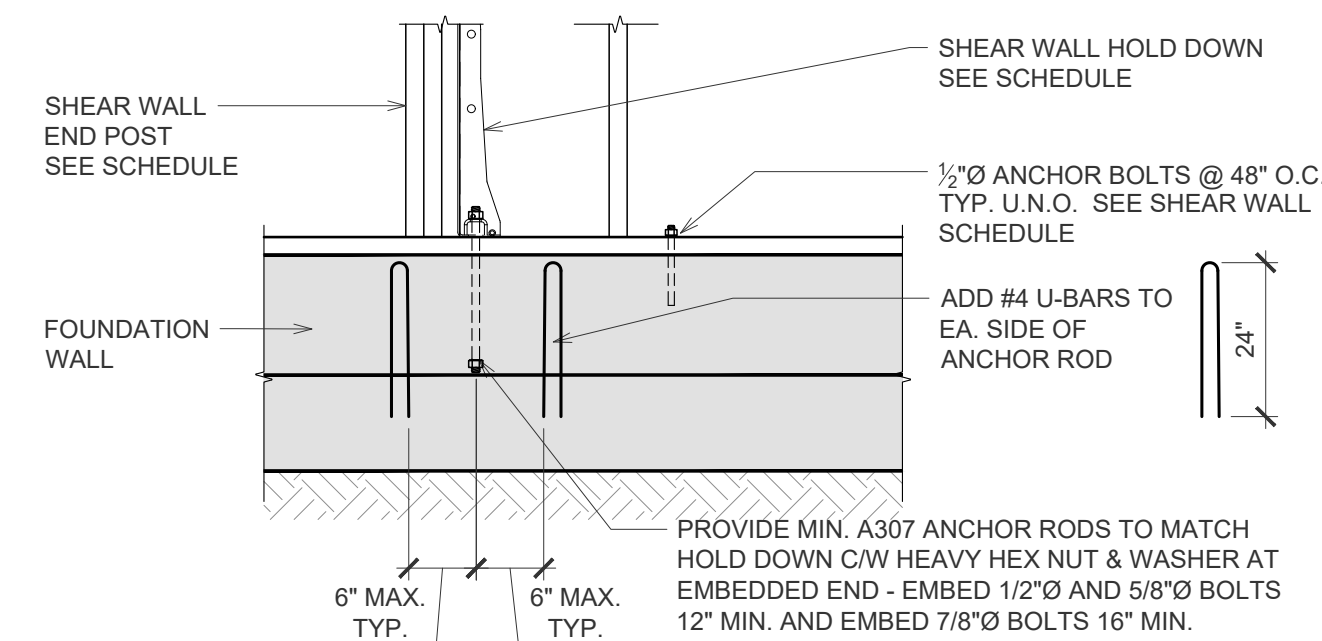
4 COIL STRAP
S1.02 SCALE : 3/4" = 1'-0"



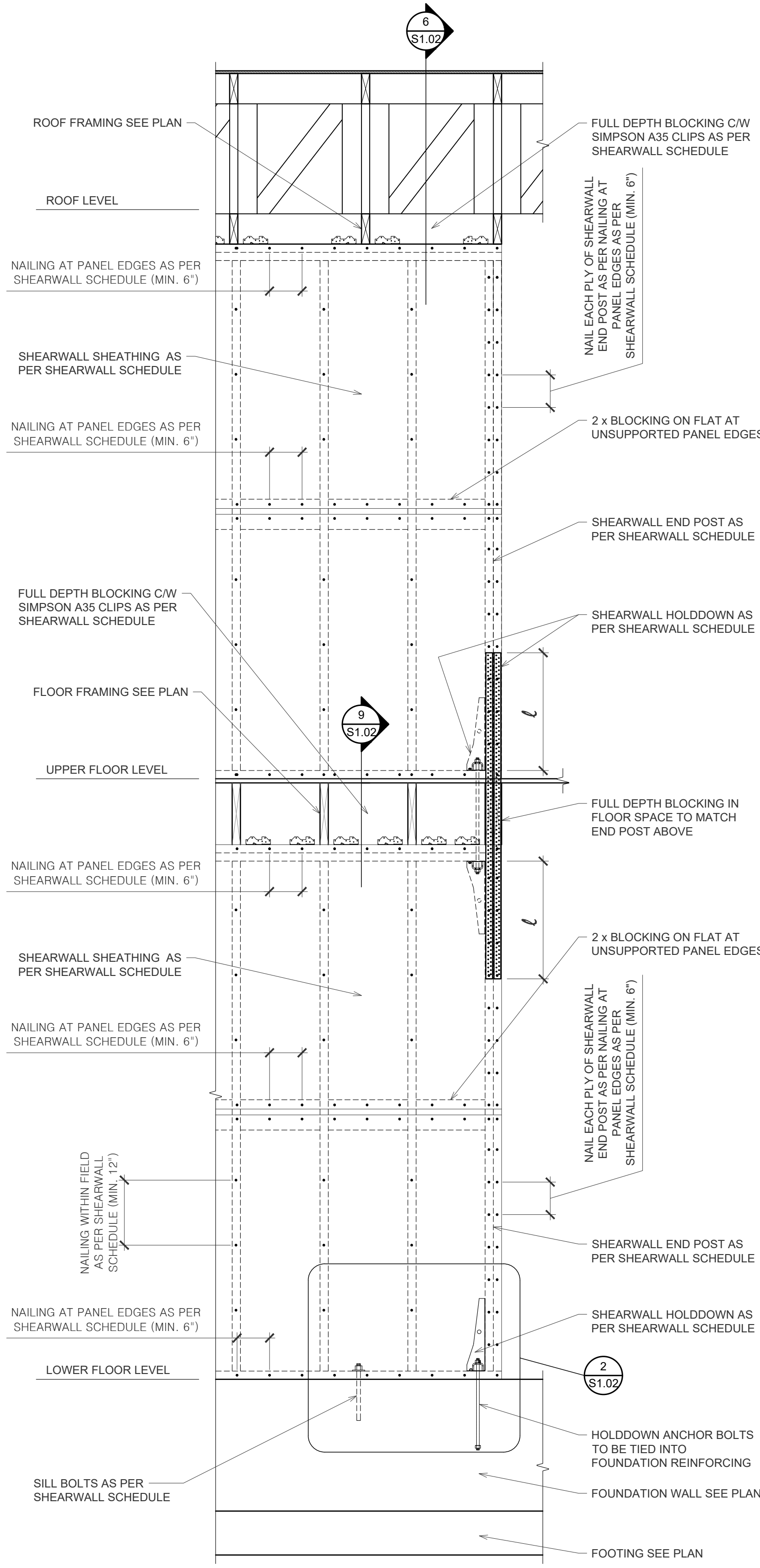
5 COIL STRAP
S1.02 SCALE : 3/4" = 1'-0"

LENGTH OF COIL STRAP AS PER SIMPSON : l	
PRODUCT	LENGTH
CS18	14"
CS16	16"
CMSTC16	24"
CS14	24"
CMST14	36"
CMST12	48"

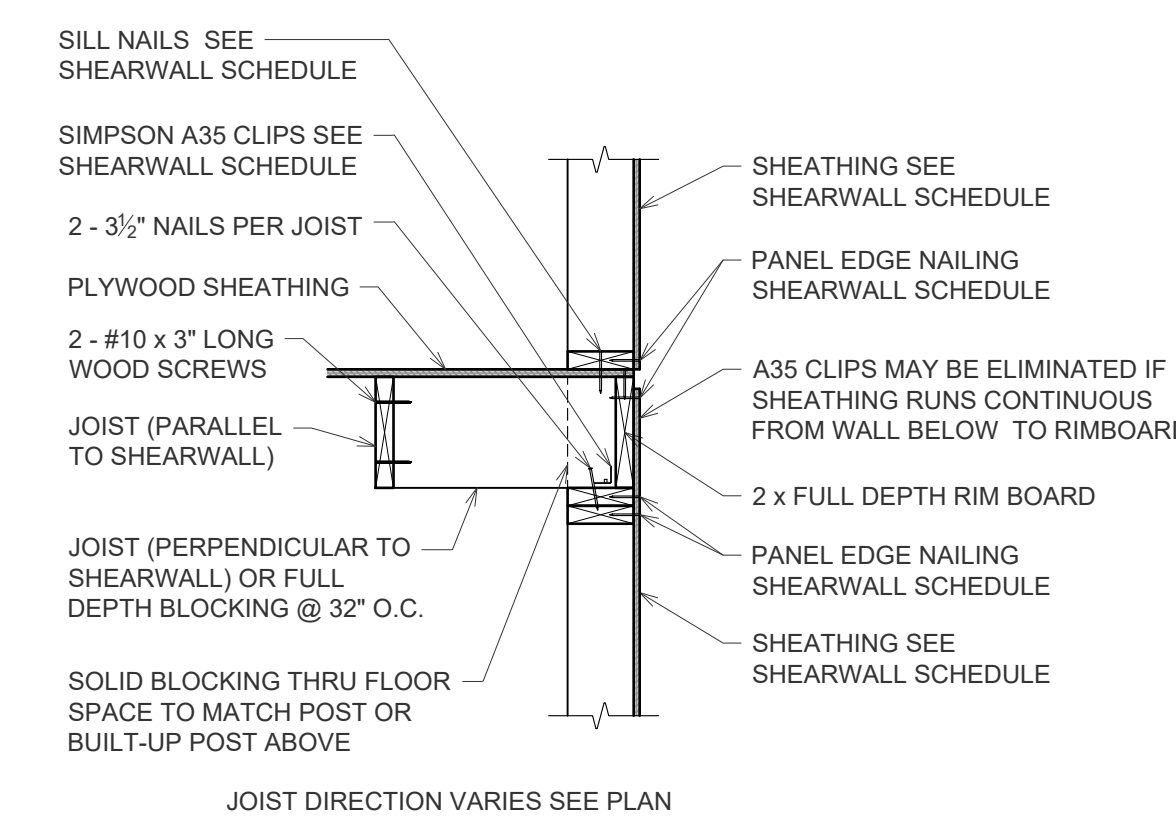
SIMPSON HOLD DOWN ANCHOR BOLTS & EMBEDMENT			
PRODUCT	BOLT Ø	CAST IN	DRILL & EPOXY
DTT2Z	1/2"	12"	16"
HDU4-SDS2.5	5/8"	12"	18"
HDU5-SDS2.5	5/8"	12"	18"
HTT4	5/8"	12"	18"
HTT5	5/8"	12"	18"
HDU8-SDS2.5	7/8"	16"	---
HDU11-SDS2.5	1"	18"	---
HDU14-SDS2.5	1"	18"	---



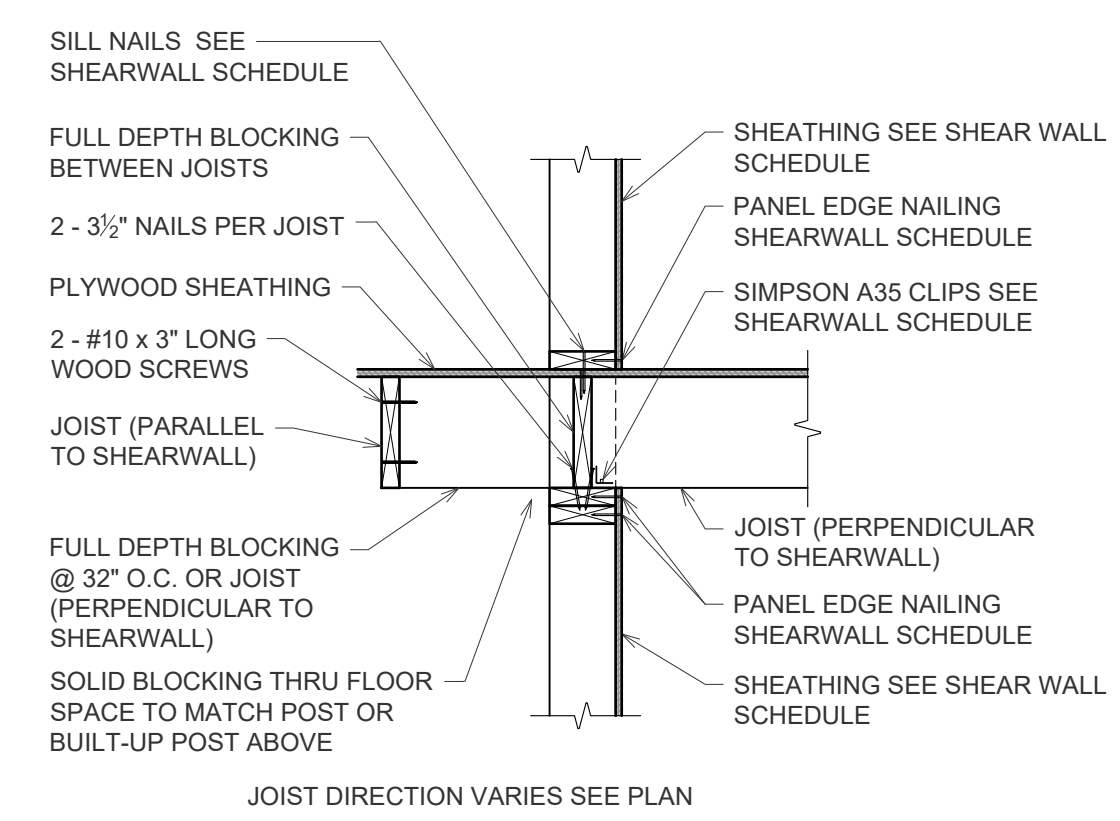
2 SHEARWALL HOLD DOWN AT FOUNDATION
S1.02 SCALE : 3/4" = 1'-0"



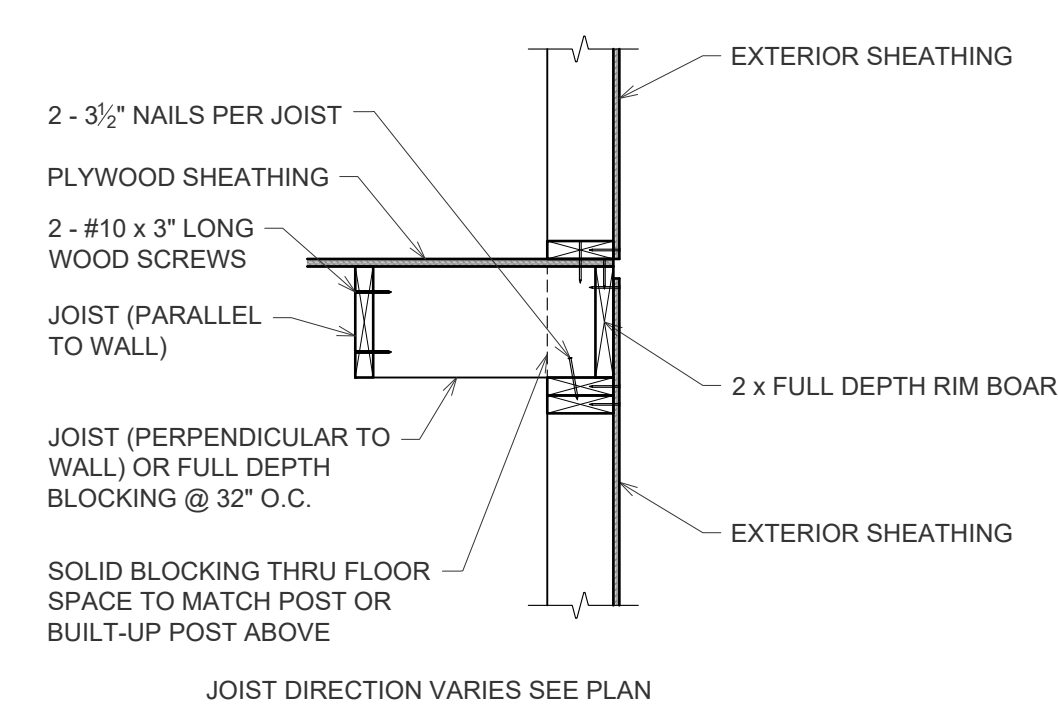
1 EXAMPLE SHEARWALL ELEVATION
S1.02 SCALE : 3/4" = 1'-0"



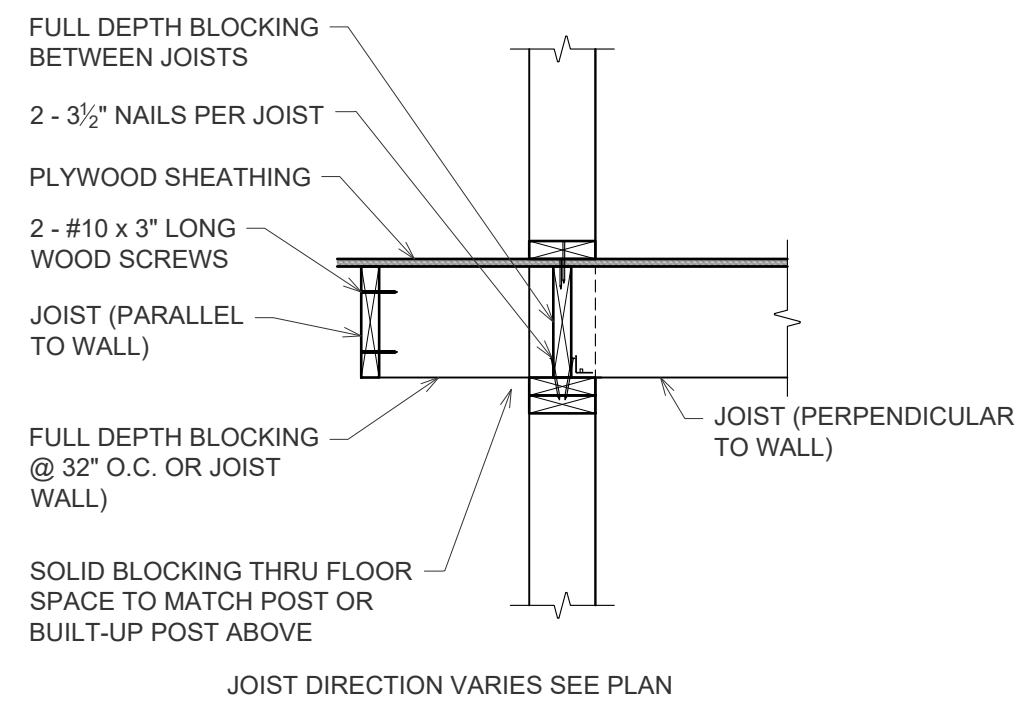
8 TYPICAL EXTERIOR SHEARWALL
S1.02 SCALE : 3/4" = 1'-0"



9 TYPICAL INTERIOR SHEARWALL
S1.02 SCALE : 3/4" = 1'-0"

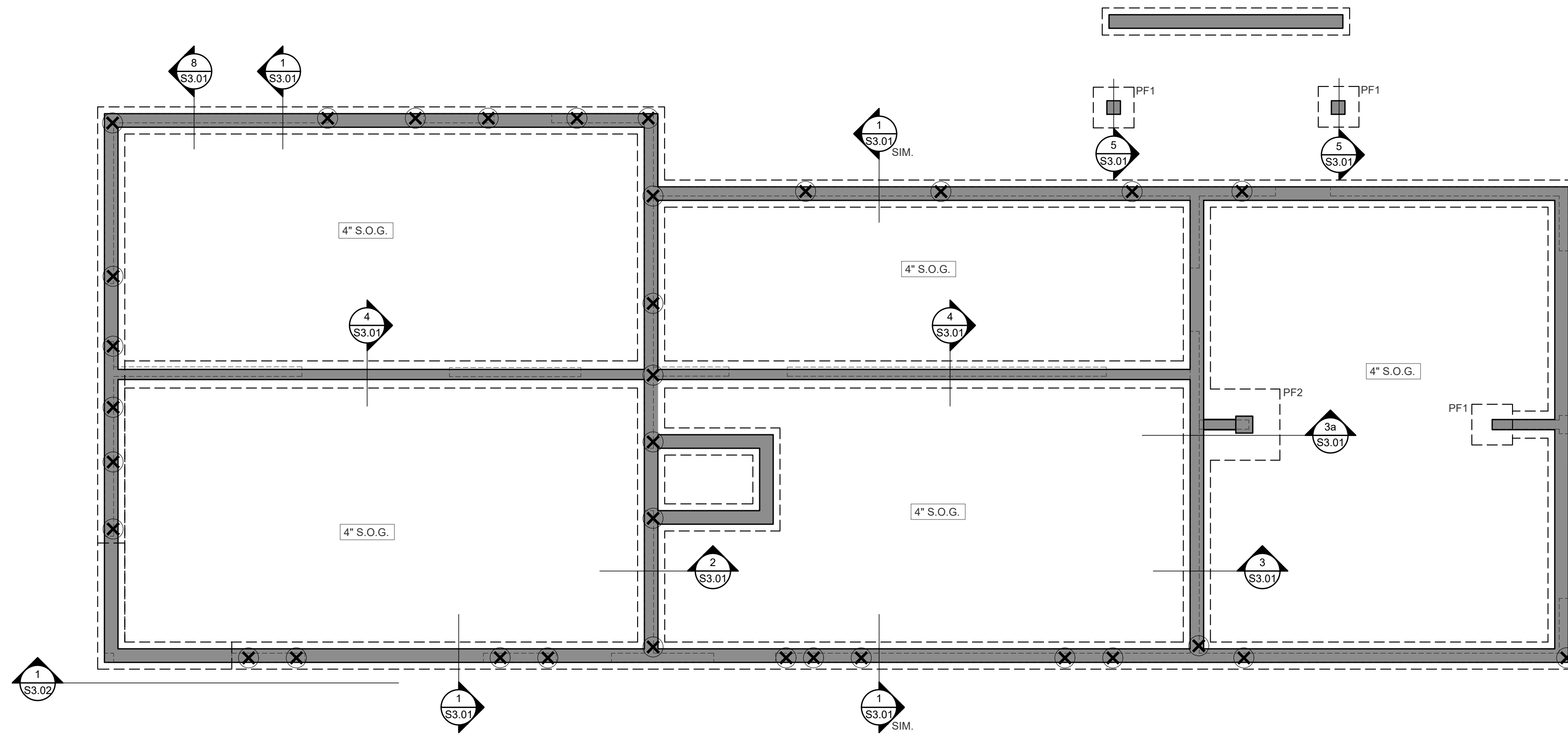


10 TYPICAL EXTERIOR LOAD BEARING WALL
S1.02 SCALE : 3/4" = 1'-0"



11 TYPICAL INTERIOR LOAD BEARING WALL
S1.02 SCALE : 3/4" = 1'-0"

PAD FOOTING SCHEDULE		
TYPE	SIZE	REINFORCING
PF1	2'-0" x 2'-0" x 10" DP.	3 - #4 E.W. BOT.
PF2	3'-6" x 3'-6" x 12" DP.	5 - #4 E.W. TOP & BOT.



1 FOUNDATION PLAN
 S2.01 SCALE : 1/4" = 1'-0"

NO	DATE	REVISION
1	2023 06 05	ISSUED FOR BUILDING PERMIT

SEAL:

PROJECT NAME:
3649 GOLDSTREAM HEIGHTS DRIVE

SHEET TITLE:
FOUNDATION PLAN

PROJECT NO.: **12180.01**

SCALE: **AS NOTED**

DRAWN: **K.M.** E.O.R.: **J.R.**

DRAWING NO.:
S2.01

SHEAR WALL SCHEDULE

LEGEND	SW1	SW2	SW3	SW4	SW5
SHEATHING	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY B.S.
PANEL EDGE NAILING	2 1/2" @ 6" O.C.	2 1/2" @ 3" O.C.	2 1/2" @ 2" O.C.	2 1/2" @ 4" O.C.	2 1/2" @ 4" O.C.
PANEL FIELD NAILING	2 1/2" @ 12" O.C.	2 1/2" @ 12" O.C.	2 1/2" @ 6" O.C.	2 1/2" @ 12" O.C.	2 1/2" @ 12" O.C.
CLIPS AT T.O. WALL	A35 @ 16" O.C.	A35 @ 10" O.C.	A35 @ 6" O.C.	A35 @ 10" O.C.	2-A35 @ 12" O.C.
END POST	2-PLY MIN.	3-PLY MIN.	4-PLY MIN.	2-PLY MIN.	2-PLY MIN.
SILL NAILS / SILL BOLTS	3 1/2" @ 4" O.C.	3 1/2" @ 3" OR 1/2" @ 16" O.C.	2-3 1/2" @ 3" O.C.	3 1/2" @ 3" OR 1/2" @ 24" O.C.	2-3 1/2" @ 3" O.C.
HOLD-DOWN	2-CS16	2 - CS14 OR HDU8	2-CMST14 U.N.O.	1-CMST12 OR HDU5 U.N.O.	1-CMST12 U.N.O.

NOTES: REFER TO GENERAL NOTES AND SECTIONS FOR ADDITIONAL INFORMATION.
 ⊗ IDENTIFIES HOLD-DOWN LOCATION AT FOUNDATION OR BEAM.
 BLOCK ALL UNSUPPORTED PANEL EDGES WITH 2X6 S.P.F. ON FLAT (EXCEPT AS NOTED BELOW)
 WHERE SHEARWALL NAIL SPACING IS LESS THAN 3" OR NAIL SIZE IS 3" LONG:
 a. PROVIDE DOUBLE STUDS AT VERTICAL PANEL EDGES. NAIL STUDS WITH 2 - ROWS OF 3" NAILS AT 6" O.C. U.N.O.
 b. PROVIDE LVL 1 1/2" x 6" BLOCKING ON FLAT AT ALL INTERMEDIATE HORIZONTAL PANEL JOINTS.
 c. PROVIDE DOUBLE SILL AND TOP PLATES. NAIL PLATES TOGETHER AS SPECIFIED IN SHEAR WALL SCHEDULE.

BEAM SCHEDULE

TYPE	SIZE	NOTES
B1	2 x 6	
B2	2 x 8	
B3	2 x 10	
B4	2 x 12	
B5	1 1/2" x 9 1/2" LVL	
B6	1 1/2" x 11 1/4" LVL	

NOTE: ALL BEAMS TO BE MINIMUM 2B3 (2-PLY 2x10) DROP BEAMS UNLESS NOTED OTHERWISE. SOLID BEAMS (PSL) SHALL NOT BE SUBSTITUTED WITH LAMINATED BEAMS (LVL) UNLESS APPROVED BY SKYLINE.

JOIST SCHEDULE

TYPE	SIZE	NOTES
J1	2 x 6	SEE PLAN
J2	2 x 8	SEE PLAN
J3	2 x 10	SEE PLAN
J4	2 x 12	SEE PLAN
J5	9 1/2" DP, TJI	
J6	11 1/4" DP, TJI	

POST SCHEDULE

TYPE	SIZE
P1	2 x 4
P2	2 x 6
P3	2 x 8
P4	4 x 4
P5	6 x 6 D.FIR
P6	8 x 8

DECKING SCHEDULE

TYPE	SIZE
D1	1/2" PLYWOOD C/W H-CLIPS
D2	3/8" T&G PLYWOOD

HANGER SCHEDULE

TYPE	SIZE	Vf (kN)
H1	HGUS5.50/10	Vf = 70 kN
H2	LUS28-2	Vf = 10 kN

1	2023 06 05	ISSUED FOR BUILDING PERMIT
NO	DATE	REVISION

SEAL:

PROJECT NAME:
3649 GOLDSTREAM HEIGHTS DRIVE

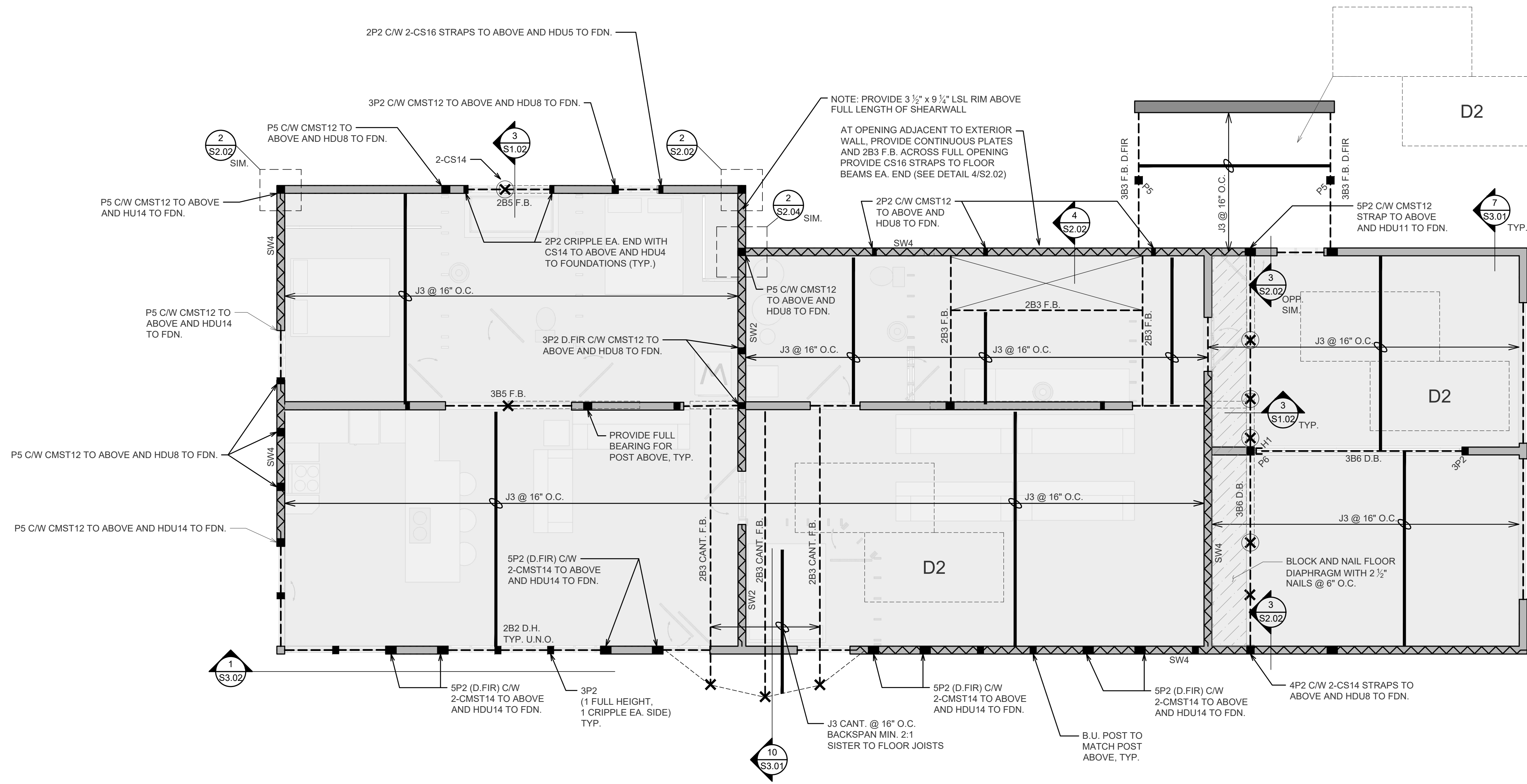
SHEET TITLE:
FIRST FLOOR WITH SECOND FLOOR FRAMING OVER

PROJECT NO: 12180.01

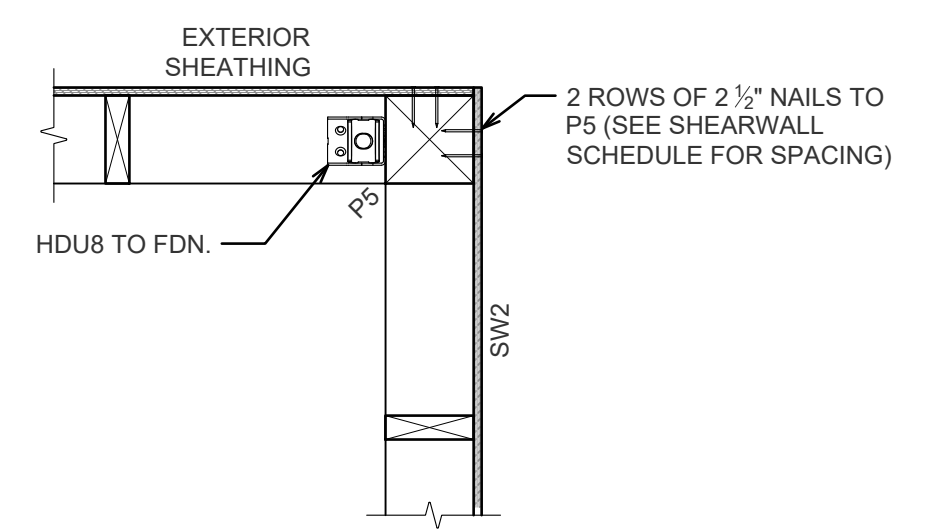
SCALE: AS NOTED

DRAWN: K.M. E.O.R.: J.R.

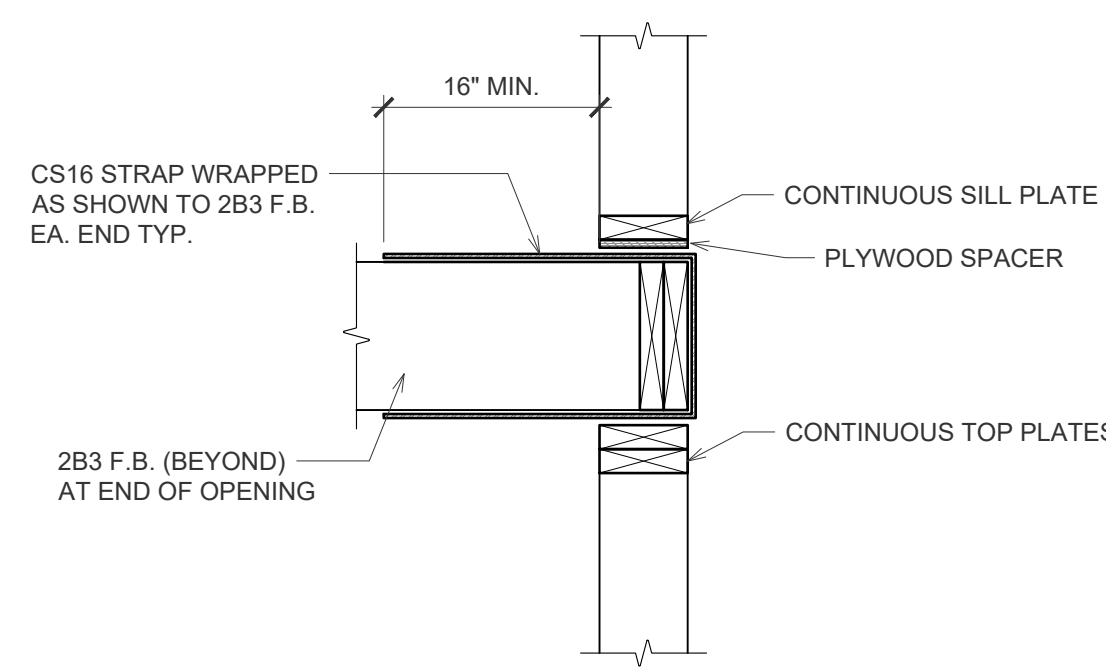
DRAWING NO:
S2.02



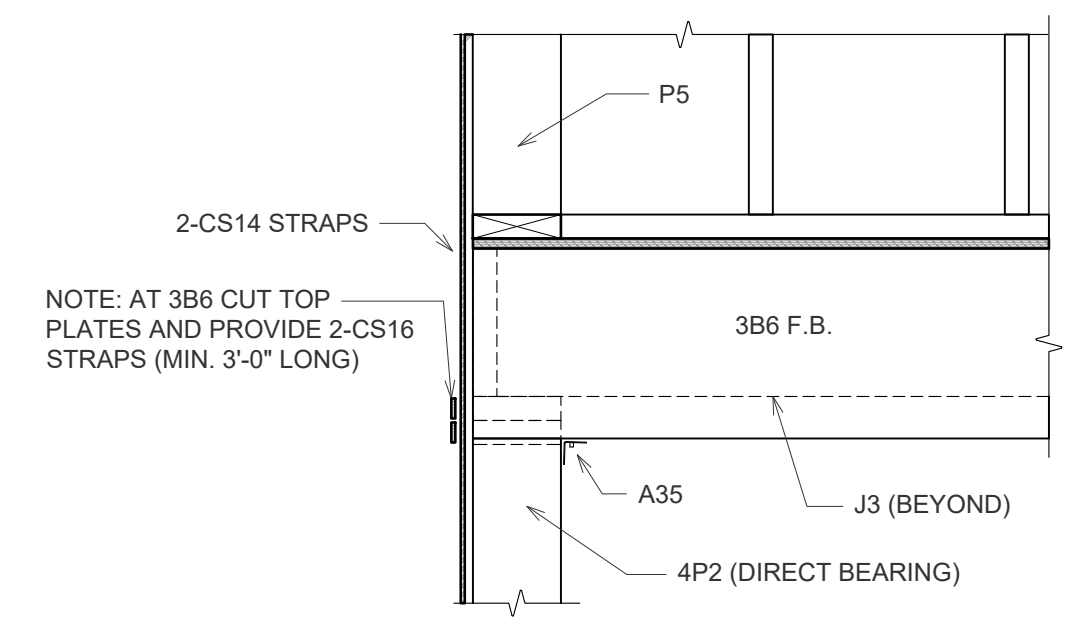
1 FIRST FLOOR WITH SECOND FLOOR FRAMING OVER
SCALE: 1/4" = 1'-0"



2 PLAN VIEW
SCALE: 1" = 1'-0"



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



3 SECTION
SCALE: 1" = 1'-0"

SHEAR WALL SCHEDULE

LEGEND	SW1	SW2	SW3	SW4	SW5
SHEATHING	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY B.S.
PANEL EDGE NAILING	2 1/2" @ 6" O.C.	2 1/2" @ 3" O.C.	2 1/2" @ 2" O.C.	2 1/2" @ 4" O.C.	2 1/2" @ 4" O.C.
PANEL FIELD NAILING	2 1/2" @ 12" O.C.	2 1/2" @ 12" O.C.	2 1/2" @ 6" O.C.	2 1/2" @ 12" O.C.	2 1/2" @ 12" O.C.
CLIPS AT T.O. WALL	A35 @ 16" O.C.	A35 @ 10" O.C.	A35 @ 6" O.C.	A35 @ 10" O.C.	2-A35 @ 12" O.C.
END POST	2-PLY MIN.	3-PLY MIN.	4-PLY MIN.	2-PLY MIN.	2-PLY MIN.
SILL NAILS / SILL BOLTS	3 1/2" @ 4" O.C.	3 1/2" @ 3" OR 1/2" @ 16" O.C.	2-3 1/2" @ 3" O.C.	3 1/2" @ 3" OR 1/2" @ 24" O.C.	2-3 1/2" @ 3" O.C.
HOLD-DOWN	2-CS16	2 - CS14 OR HDU8	2-CMST14 U.N.O.	1-CMST12 OR HDU5 U.N.O.	1-CMST12 U.N.O.

NOTES: REFER TO GENERAL NOTES AND SECTIONS FOR ADDITIONAL INFORMATION.

- ⊗ IDENTIFIES HOLD-DOWN LOCATION AT FOUNDATION OR BEAM.
- BLOCK ALL UNSUPPORTED PANEL EDGES WITH 2X6 S.P.F. ON FLAT (EXCEPT AS NOTED BELOW)
- WHERE SHEARWALL NAIL SPACING IS LESS THAN 3" OR NAIL SIZE IS 3" LONG:
 - a. PROVIDE DOUBLE STUDS AT VERTICAL PANEL EDGES. NAIL STUDS WITH 2 - ROWS OF 3" NAILS AT 6" O.C. U.N.O.
 - b. PROVIDE LVL 1 1/2" x 6" BLOCKING ON FLAT AT ALL INTERMEDIATE HORIZONTAL PANEL JOINTS.
 - c. PROVIDE DOUBLE SILL AND TOP PLATES. NAIL PLATES TOGETHER AS SPECIFIED IN SHEAR WALL SCHEDULE.

BEAM SCHEDULE

TYPE	SIZE	NOTES
B1	2 x 6	
B2	2 x 8	
B3	2 x 10	
B4	2 x 12	
B5	1 1/2" x 9 1/4" LVL	
B6	1 1/2" x 11 1/4" LVL	

NOTE: ALL BEAMS TO BE MINIMUM 2B3 (2-PLY 2x10) DROP BEAMS UNLESS NOTED OTHERWISE. SOLID BEAMS (PSL) SHALL NOT BE SUBSTITUTED WITH LAMINATED BEAMS (LVL) UNLESS APPROVED BY SKYLINE.

JOIST SCHEDULE

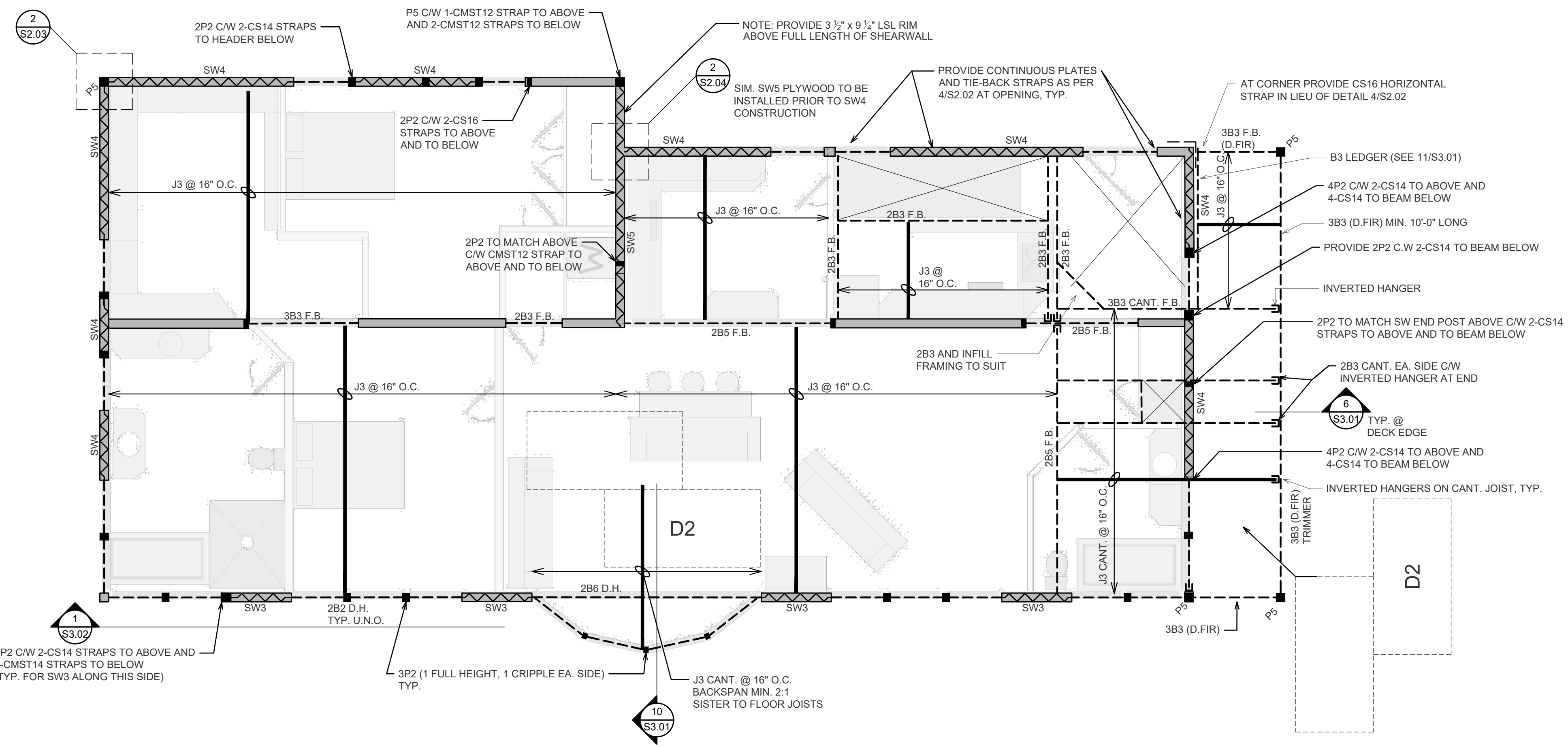
TYPE	SIZE	NOTES
J1	2 x 6	SEE PLAN
J2	2 x 8	SEE PLAN
J3	2 x 10	SEE PLAN
J4	2 x 12	SEE PLAN
J5	9 1/2" DP, TJI	
J6	11 1/4" DP, TJI	

POST SCHEDULE

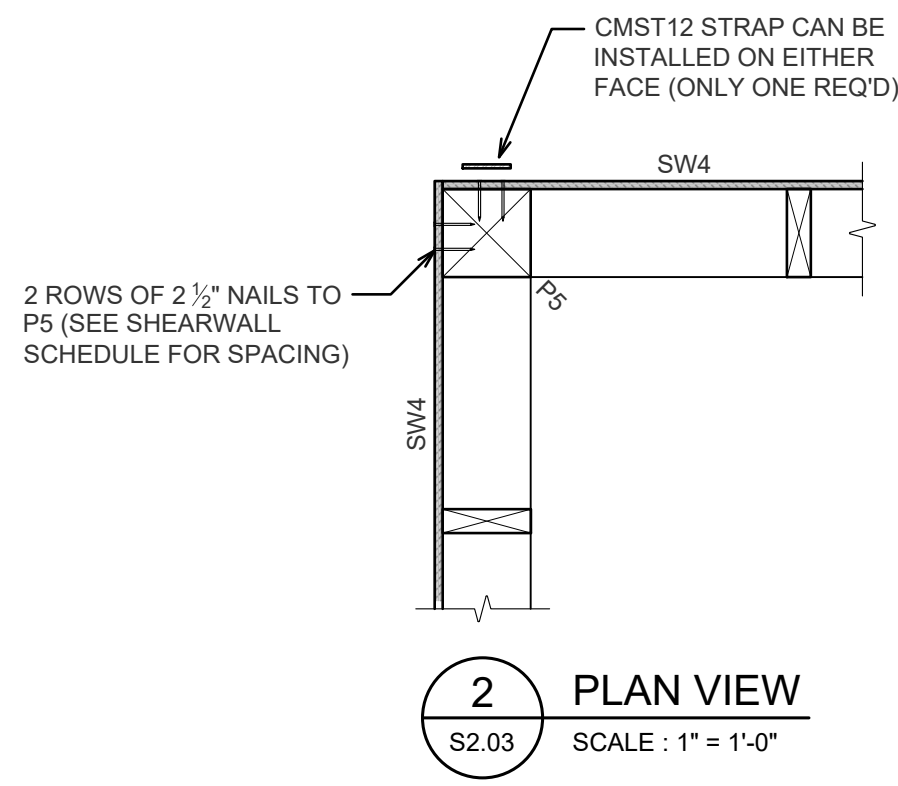
TYPE	SIZE
P1	2 x 4
P2	2 x 6
P3	2 x 8
P4	4 x 4
P5	6 x 6 D.FIR
P6	8 x 8

DECKING SCHEDULE

TYPE	SIZE
D1	1/2" PLYWOOD C/W H-CLIPS
D2	3/8" T&G PLYWOOD



1 SECOND FLOOR WITH THIRD FLOOR FRAMING OVER
SCALE: 1/4" = 1'-0"



2 PLAN VIEW
SCALE: 1" = 1'-0"



NO.	DATE	REVISION
1	2023 06 05	ISSUED FOR BUILDING PERMIT

SEAL:

PROJECT NAME:
3649 GOLDSTREAM HEIGHTS DRIVE

SHEET TITLE:
SECOND FLOOR WITH THIRD FLOOR FRAMING OVER

PROJECT NO.: **12180.01**

SCALE: **AS NOTED**

DRAWN: **K.M.** E.O.R.: **J.R.**

DRAWING NO.:
S2.03

SHEAR WALL SCHEDULE

LEGEND	SW1	SW2	SW3	SW4	SW5
SHEATHING	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY O.S.	1/2" PLY B.S.
PANEL EDGE NAILING	2 1/2" @ 6" O.C.	2 1/2" @ 3" O.C.	2 1/2" @ 2" O.C.	2 1/2" @ 4" O.C.	2 1/2" @ 4" O.C.
PANEL FIELD NAILING	2 1/2" @ 12" O.C.	2 1/2" @ 12" O.C.	2 1/2" @ 6" O.C.	2 1/2" @ 12" O.C.	2 1/2" @ 12" O.C.
CLIPS AT T.O. WALL	A35 @ 16" O.C.	A35 @ 10" O.C.	A35 @ 6" O.C.	A35 @ 10" O.C.	2-A35 @ 12" O.C.
END POST	2-PLY MIN.	3-PLY MIN.	4-PLY MIN.	2-PLY MIN.	2-PLY MIN.
SILL NAILS / SILL BOLTS	3 1/2" @ 4" O.C.	3 1/2" @ 3" OR 1/2" @ 16" O.C.	2- 3 1/2" @ 3" O.C.	3 1/2" @ 3" OR 1/2" @ 24" O.C.	2- 3 1/2" @ 3" O.C.
HOLD-DOWN	2-CS16	2 - CS14 OR HDU8	2-CMST14 U.N.O.	1-CMST12 OR HDU5 U.N.O.	1-CMST12 U.N.O.

NOTES: REFER TO GENERAL NOTES AND SECTIONS FOR ADDITIONAL INFORMATION.
 ⊗ IDENTIFIES HOLD-DOWN LOCATION AT FOUNDATION OR BEAM.
 BLOCK ALL UNSUPPORTED PANEL EDGES WITH 2X6 S.P.F. ON FLAT (EXCEPT AS NOTED BELOW)
 WHERE SHEARWALL NAIL SPACING IS LESS THAN 3" OR NAIL SIZE IS 3" LONG:
 a. PROVIDE DOUBLE STUDS AT VERTICAL PANEL EDGES. NAIL STUDS WITH 2 - ROWS OF 3" NAILS AT 6" O.C. U.N.O.
 b. PROVIDE LVL 1 1/2" x 6" BLOCKING ON FLAT AT ALL INTERMEDIATE HORIZONTAL PANEL JOINTS.
 c. PROVIDE DOUBLE SILL AND TOP PLATES. NAIL PLATES TOGETHER AS SPECIFIED IN SHEAR WALL SCHEDULE.

BEAM SCHEDULE

TYPE	SIZE	NOTES
B1	2 x 6	
B2	2 x 8	
B3	2 x 10	
B4	2 x 12	
B5	1 1/2" x 9 1/4" LVL	
B6	1 3/4" x 11 1/4" LVL	

NOTE: ALL BEAMS TO BE MINIMUM 2B3 (2-PLY 2x10) DROP BEAMS UNLESS NOTED OTHERWISE. SOLID BEAMS (PSL) SHALL NOT BE SUBSTITUTED WITH LAMINATED BEAMS (LVL) UNLESS APPROVED BY SKYLINE.

JOIST SCHEDULE

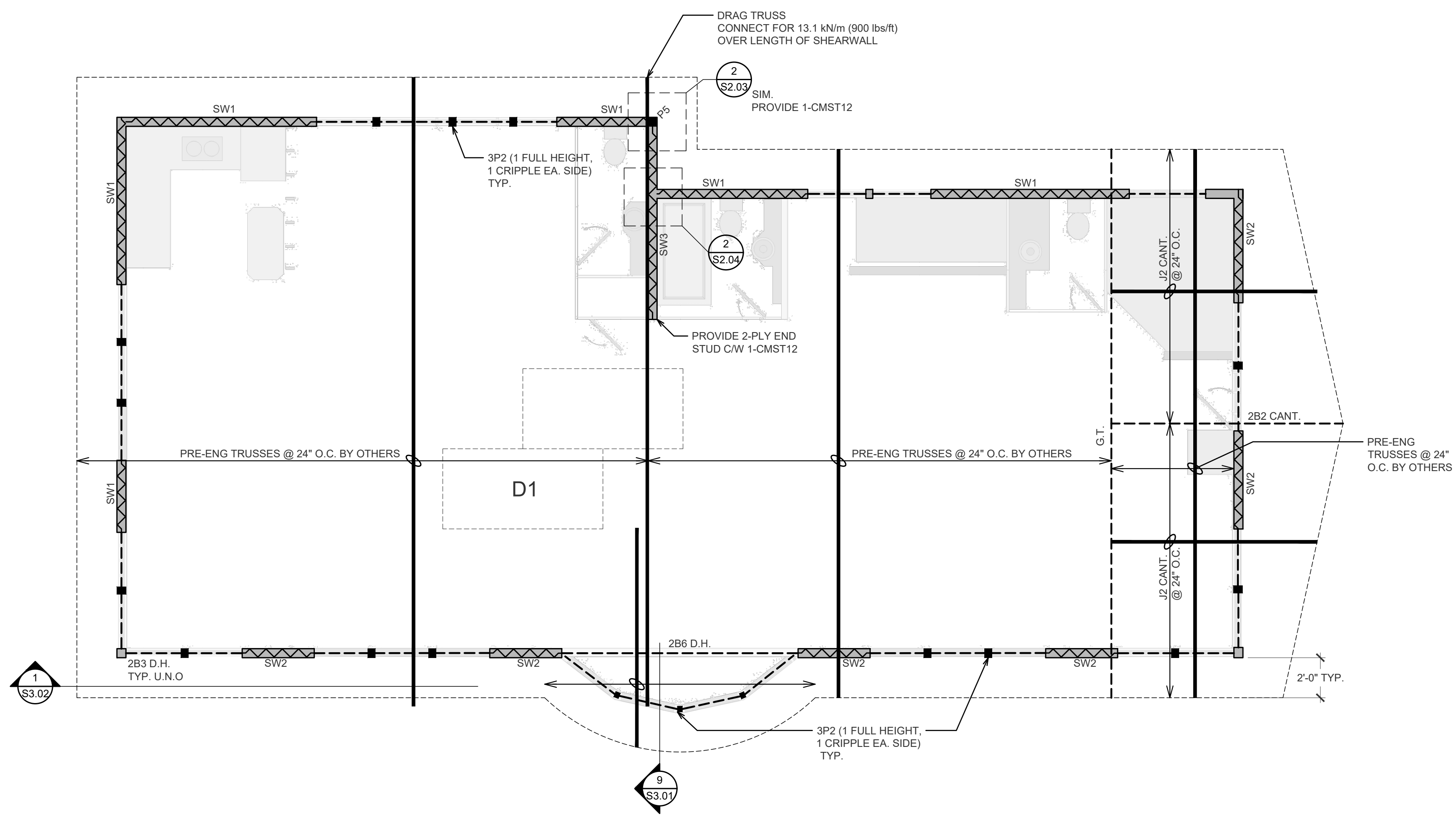
TYPE	SIZE	NOTES
J1	2 x 6	SEE PLAN
J2	2 x 8	SEE PLAN
J3	2 x 10	SEE PLAN
J4	2 x 12	SEE PLAN
J5	9 1/2" DP, TJI	
J6	11 1/4" DP, TJI	

POST SCHEDULE

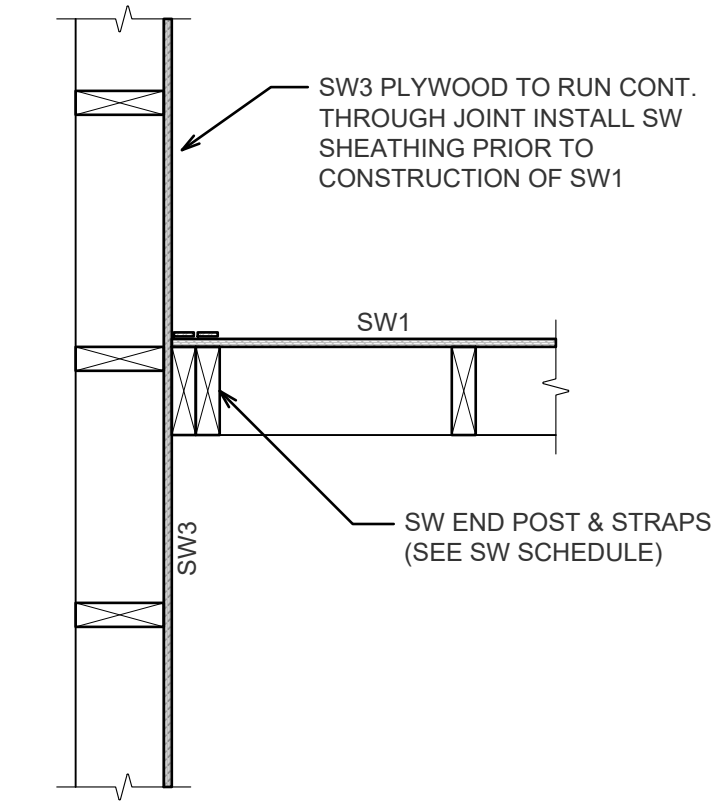
TYPE	SIZE
P1	2 x 4
P2	2 x 6
P3	2 x 8
P4	4 x 4
P5	6 x 6 D.FIR
P6	8 x 8

DECKING SCHEDULE

TYPE	SIZE
D1	1/2" PLYWOOD C/W H-CLIPS
D2	3/8" T&G PLYWOOD



1 THIRD FLOOR PLAN WITH ROOF FRAMING OVER
 SCALE: 1/4" = 1'-0"



2 PLAN VIEW
 SCALE: 1" = 1'-0"



NO	DATE	REVISION
1	2023 06 05	ISSUED FOR BUILDING PERMIT

SEAL:

PROJECT NAME:
3649 GOLDSTREAM HEIGHTS DRIVE

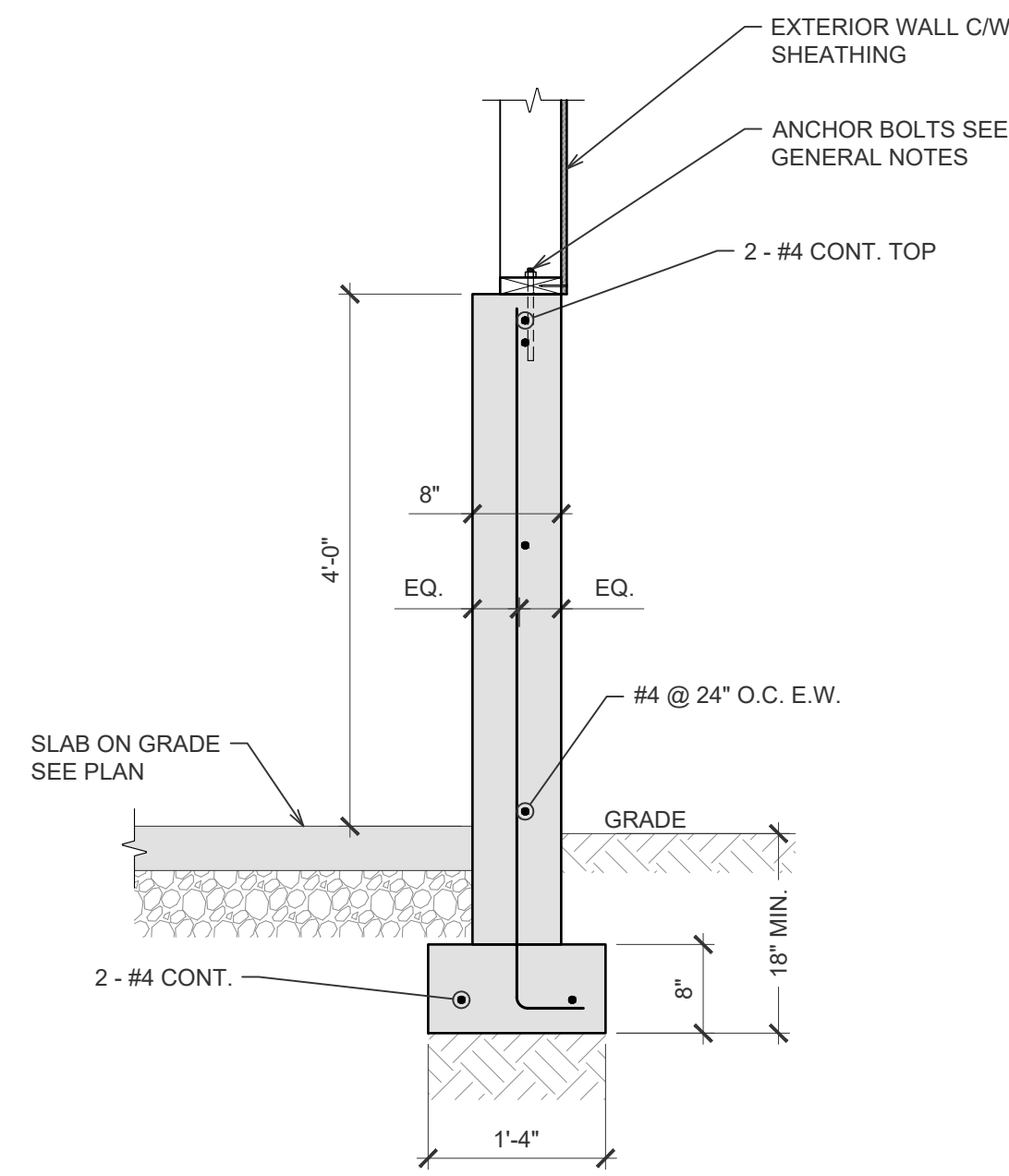
SHEET TITLE:
MAIN FLOOR PLAN WITH ROOF FRAMING OVER

PROJECT NO: **12180.01**

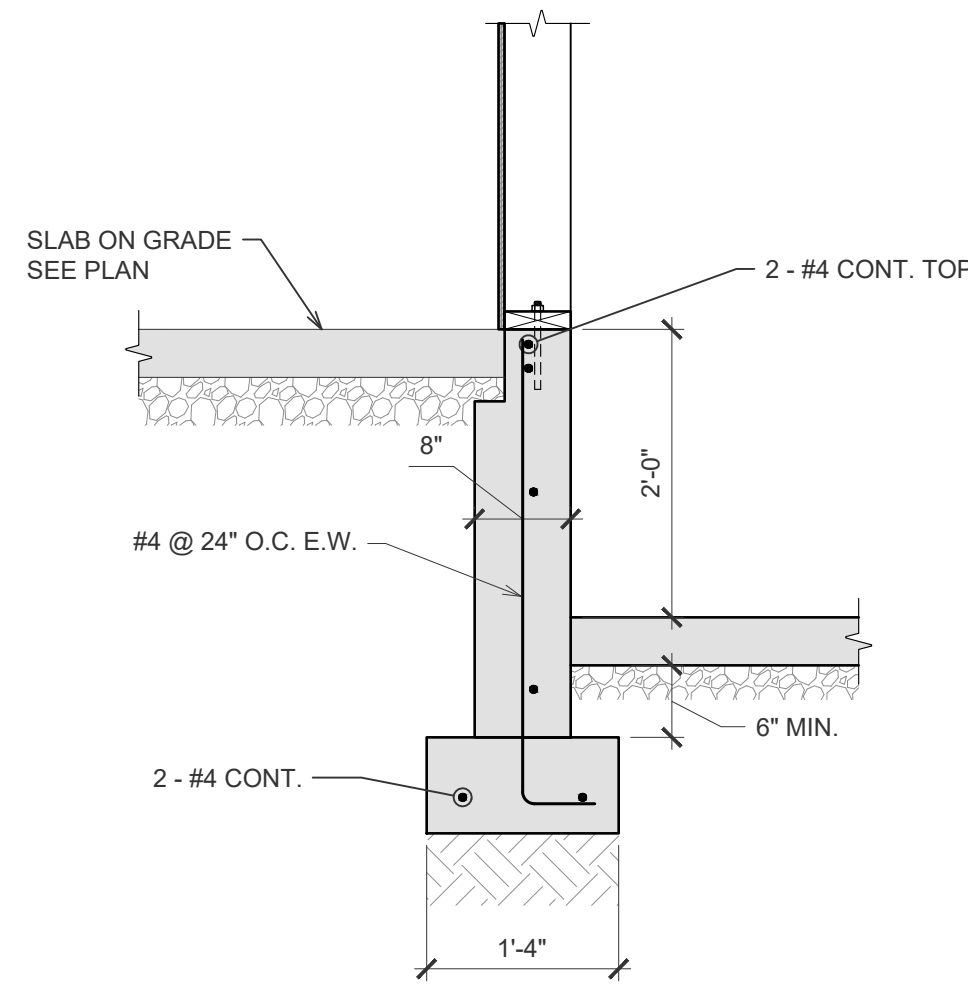
SCALE: **AS NOTED**

DRAWN: **K.M.** E.O.R.: **J.R.**

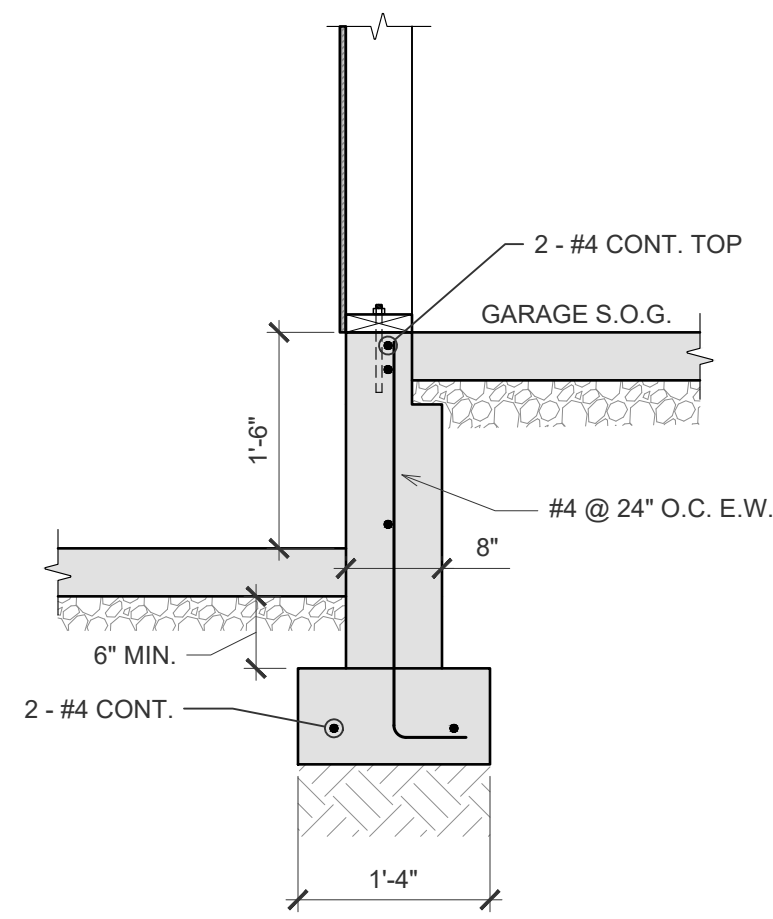
DRAWING NO:
S2.04



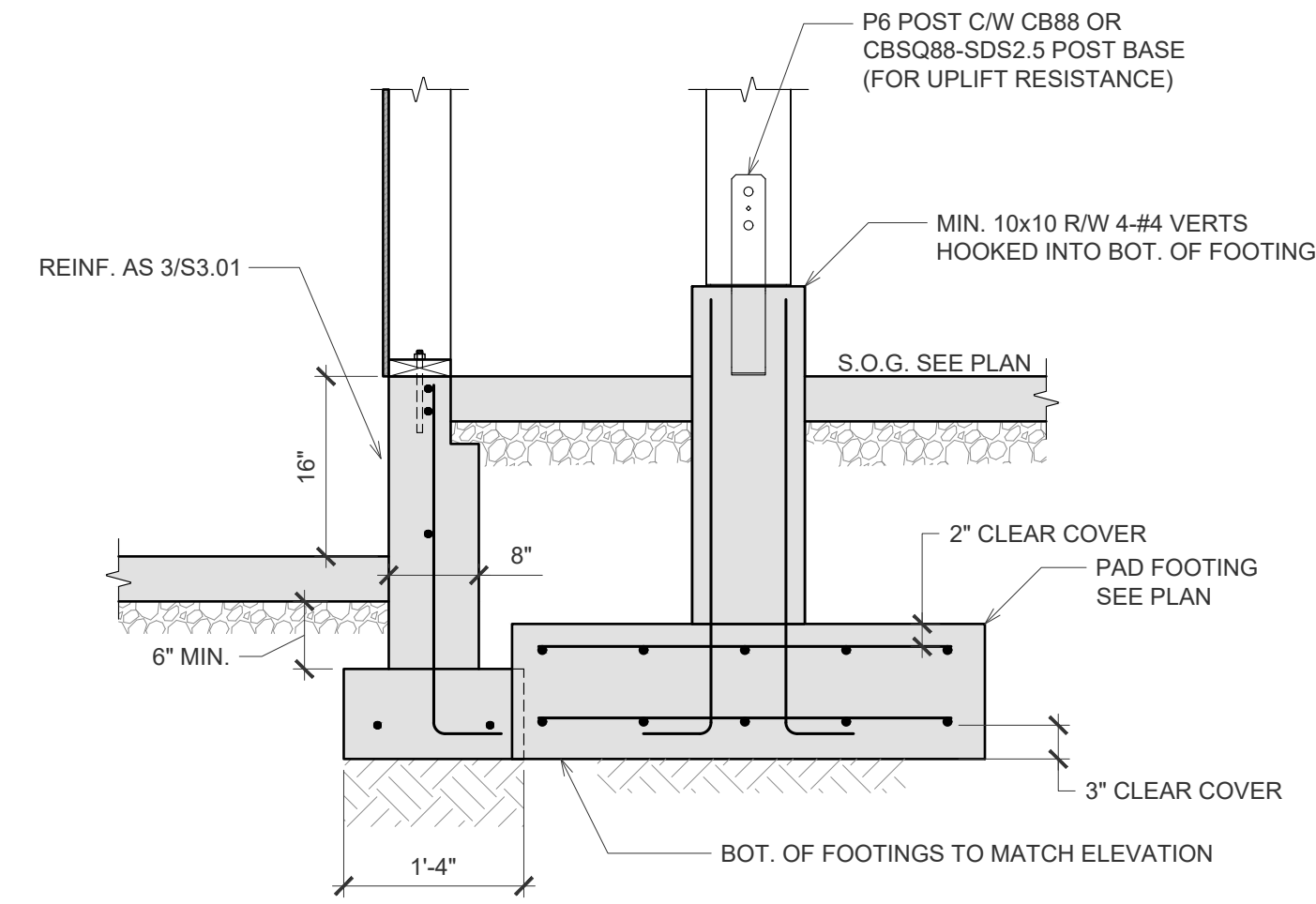
1
PARTIAL HEIGHT
CANTILEVER RETAINING WALL
S3.01 SCALE : 3/4" = 1'-0"



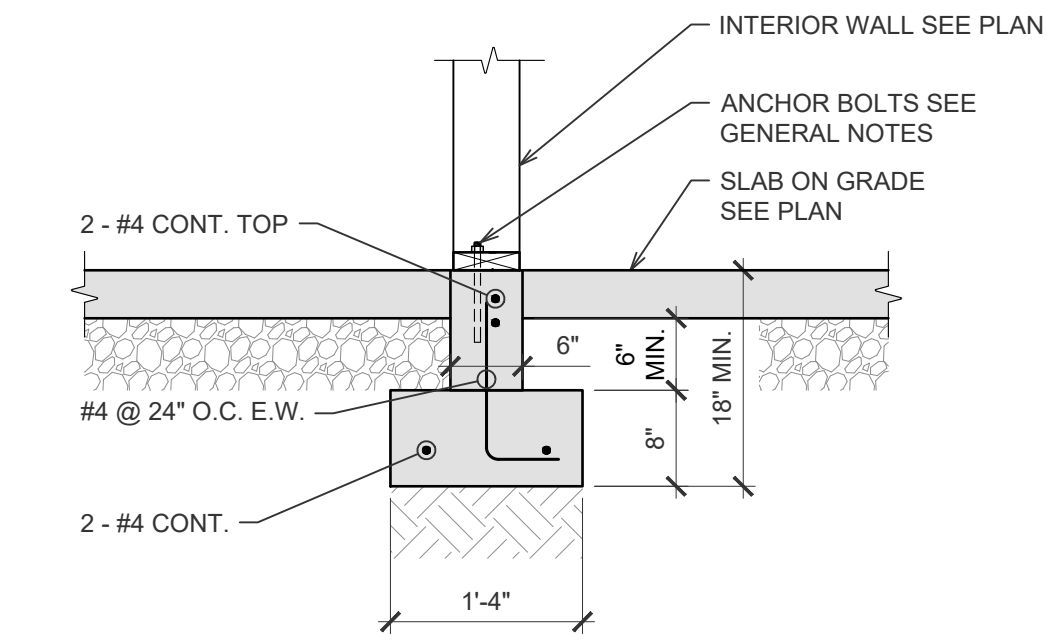
2
PARTIAL HEIGHT
CANTILEVER RETAINING WALL
S3.01 SCALE : 3/4" = 1'-0"



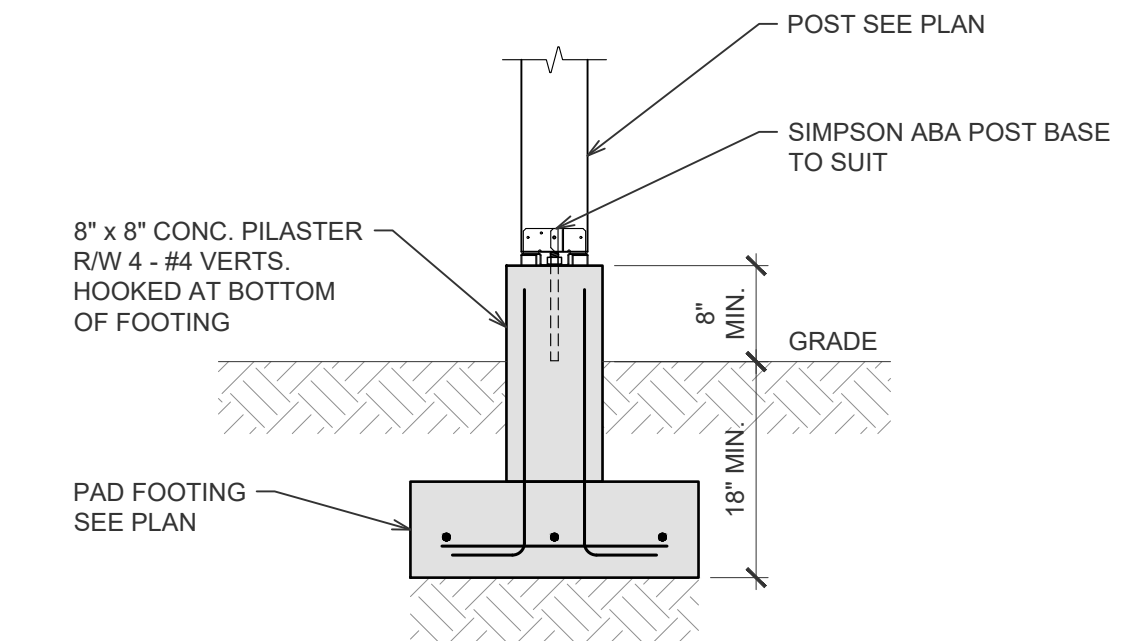
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PARTIAL HEIGHT
CANTILEVER RETAINING WALL
S3.01 SCALE : 3/4" = 1'-0"



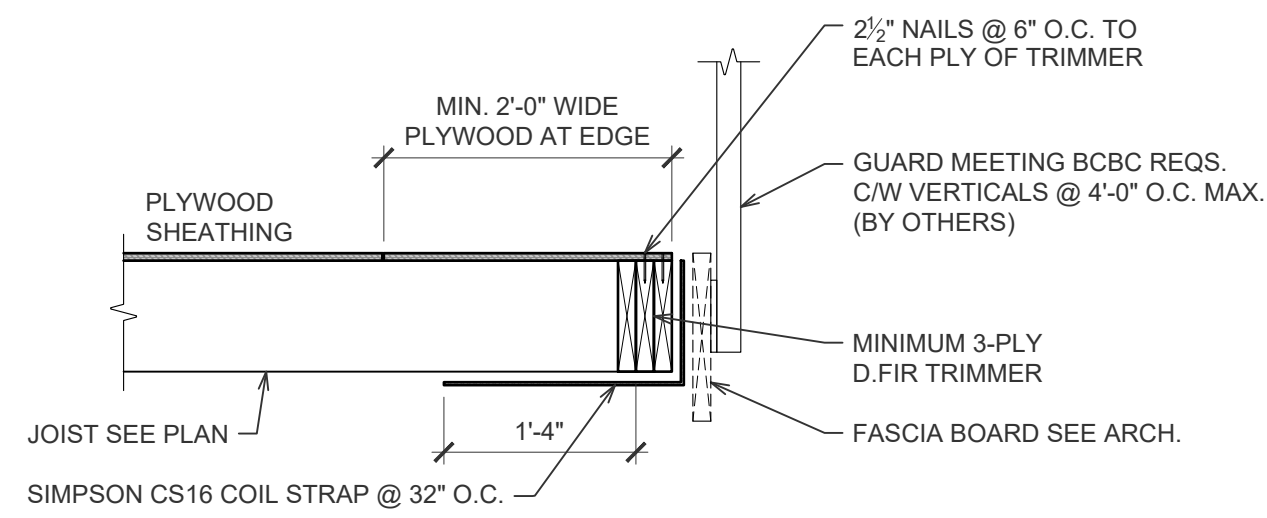
3a SECTION
S3.01 SCALE : 3/4" = 1'-0"



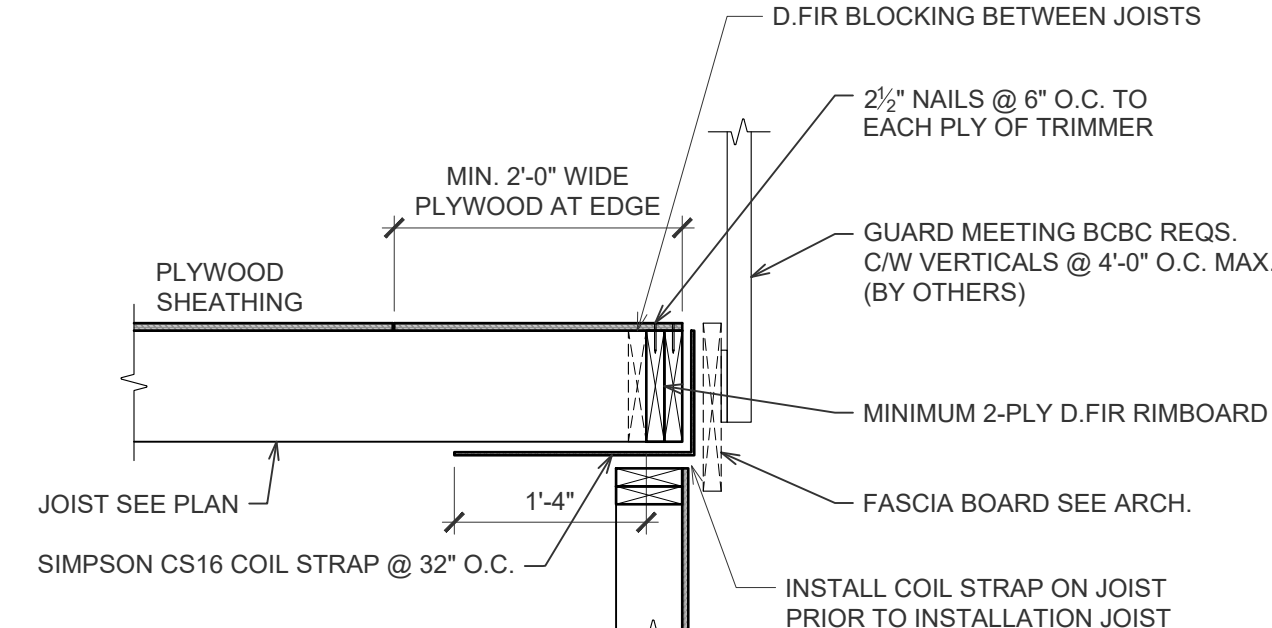
4
TYPICAL INTERIOR
FOUNDATION
S3.01 SCALE : 3/4" = 1'-0"



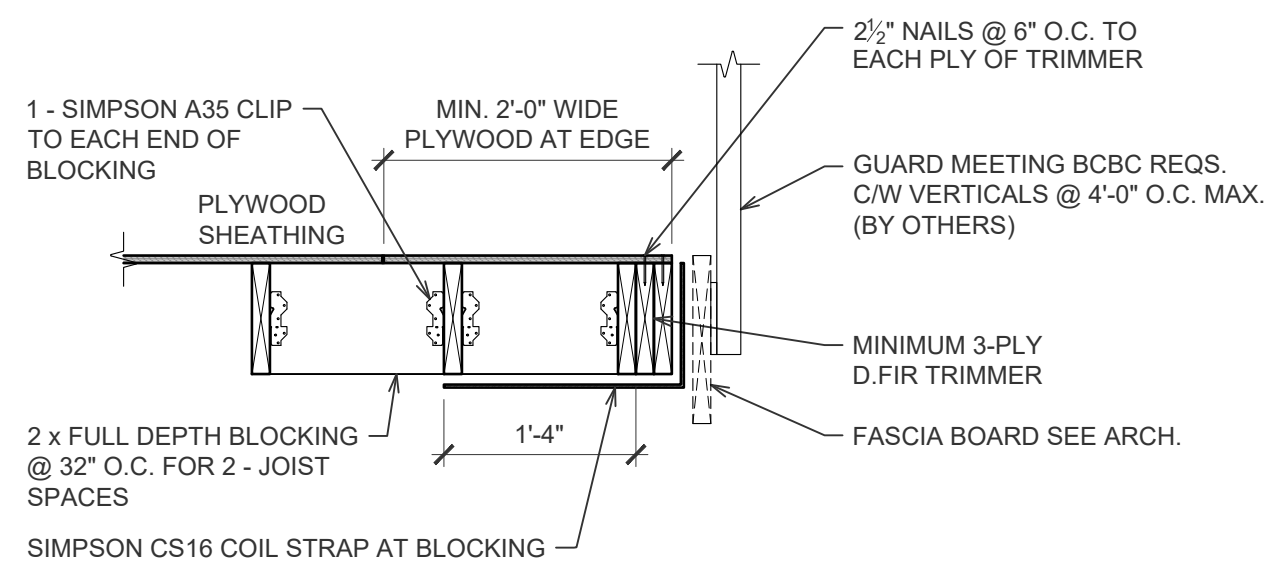
5
TYPICAL EXTERIOR
POST DETAIL
S3.01 SCALE : 3/4" = 1'-0"



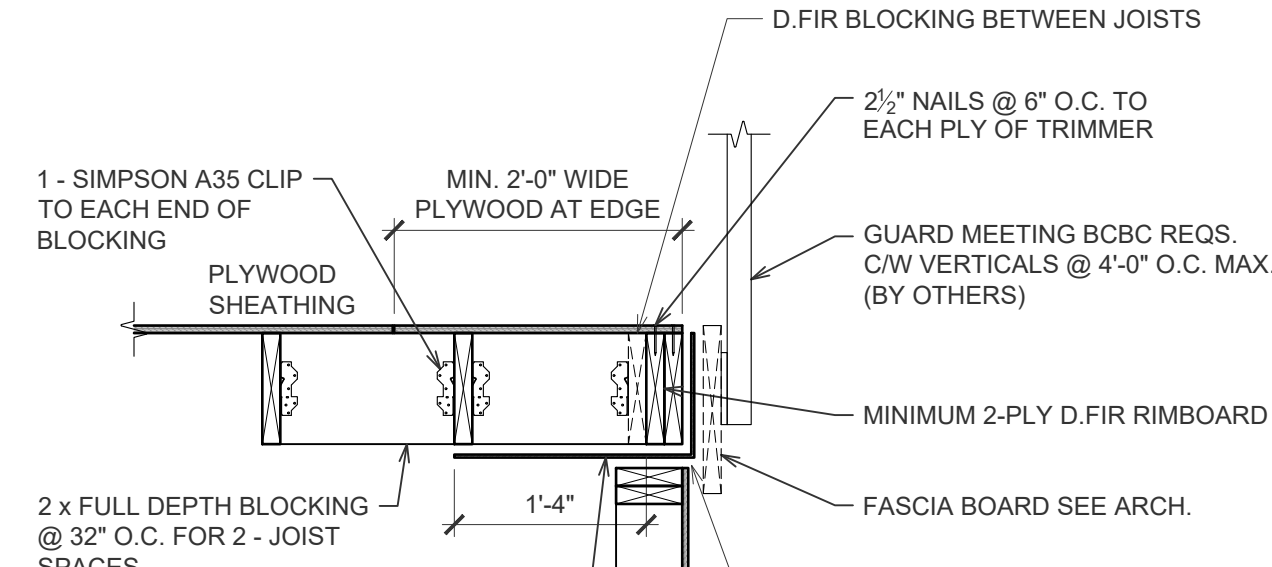
DECK JOIST PERPENDICULAR TO DECK EDGE



DECK JOIST PERPENDICULAR TO DECK EDGE

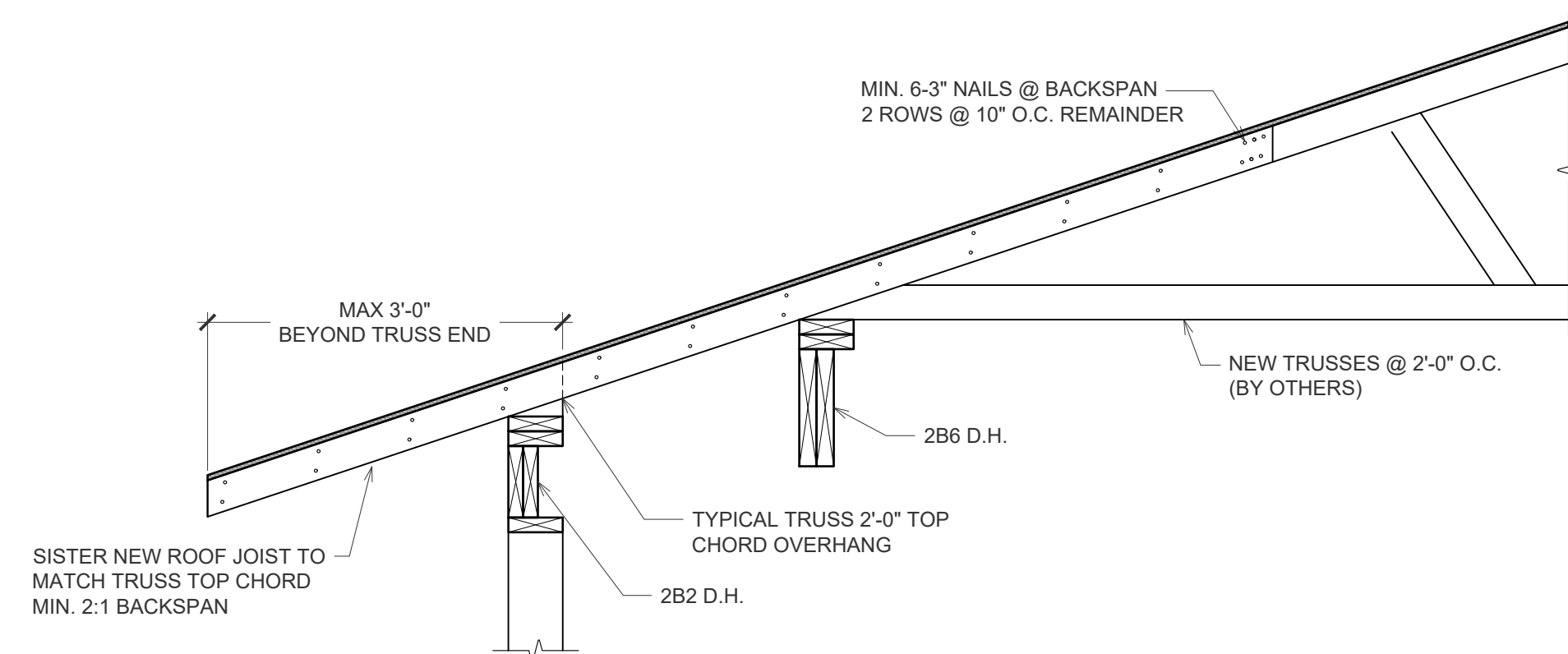


6
DECK RAILING
SUPPORT DETAIL
S3.01 SCALE : 3/4" = 1'-0"

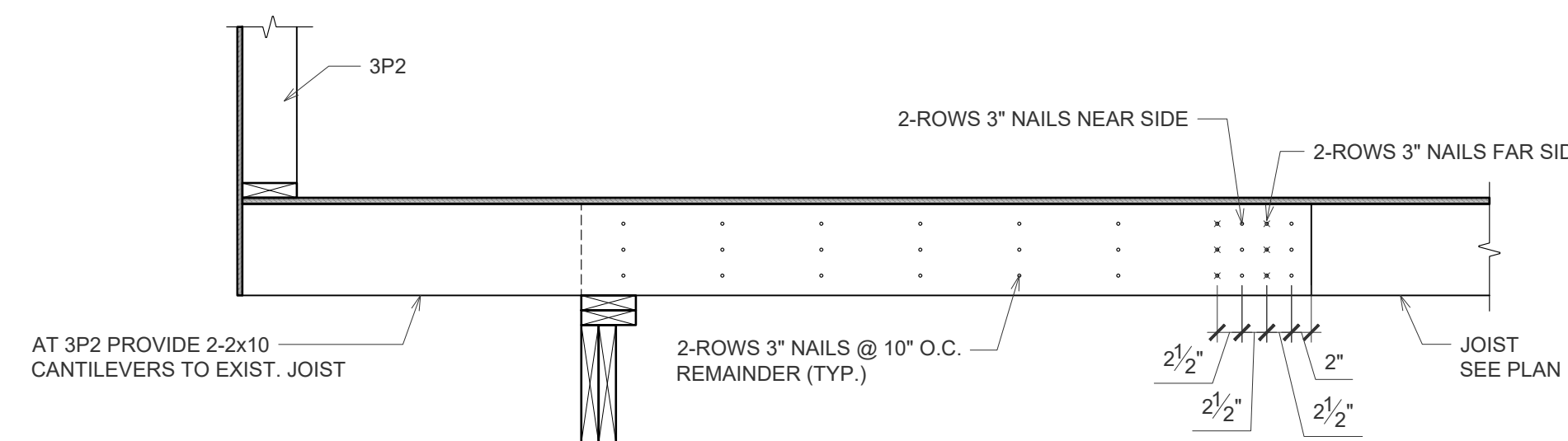


DECK JOIST PARALLEL TO DECK EDGE

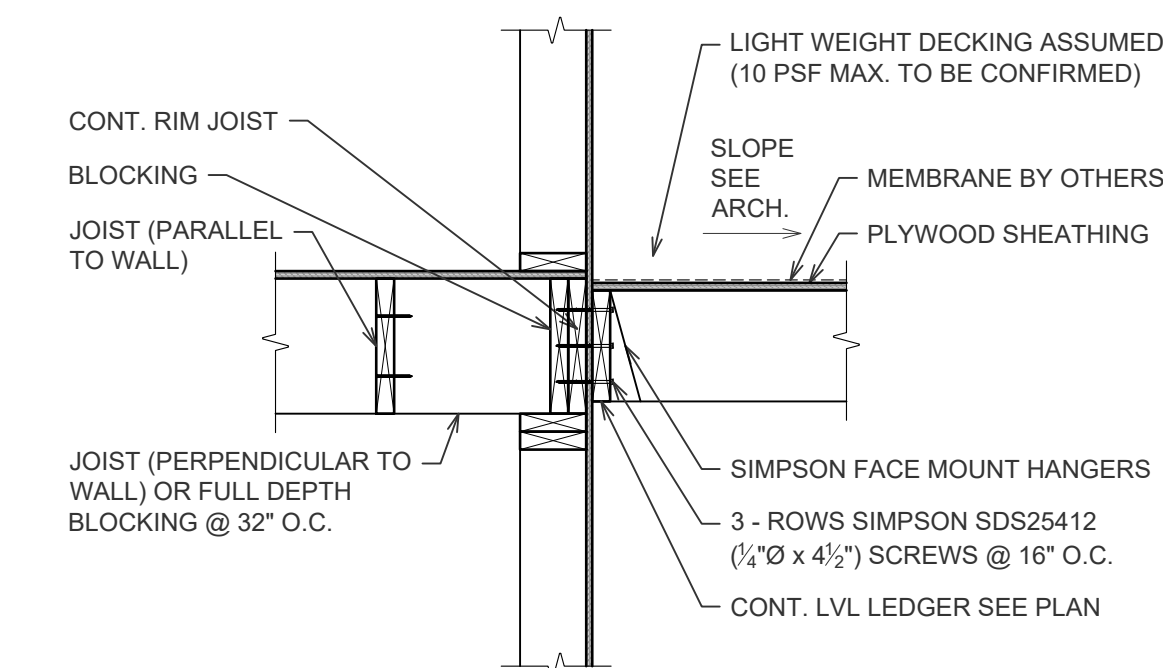
7
DECK RAILING
SUPPORT DETAIL AT WALL
S3.01 SCALE : 3/4" = 1'-0"



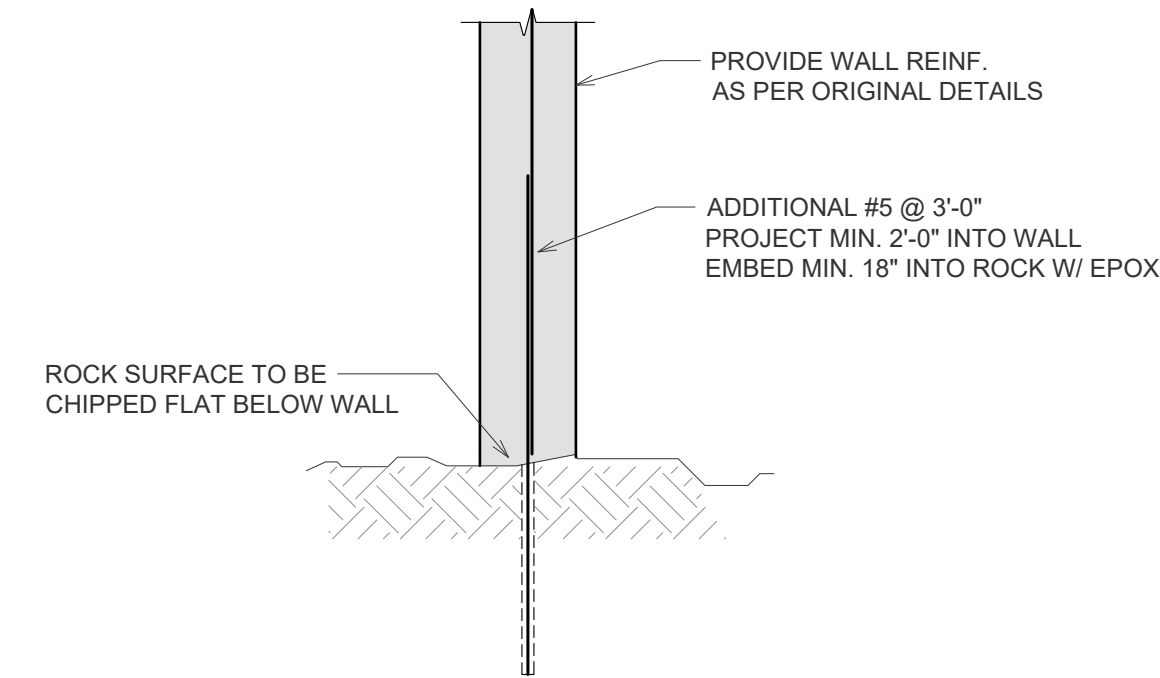
9 SECTION
S3.01 SCALE : 3/4" = 1'-0"



10 SECTION
S3.01 SCALE : 3/4" = 1'-0"



11 TYPICAL NON CANTILEVER DECK
S3.01 SCALE : 3/4" = 1'-0"



8
ALTERNATE DETAIL FOR WALLS
BEARING DIRECTLY ON INTACT ROCK
S3.01 SCALE : 3/4" = 1'-0"

1	2023 06 05	ISSUED FOR BUILDING PERMIT
NO.	DATE	REVISION

SEAL:

PROJECT NAME:
**3649 GOLDSTREAM
HEIGHTS DRIVE**

SHEET TITLE:
SECTIONS

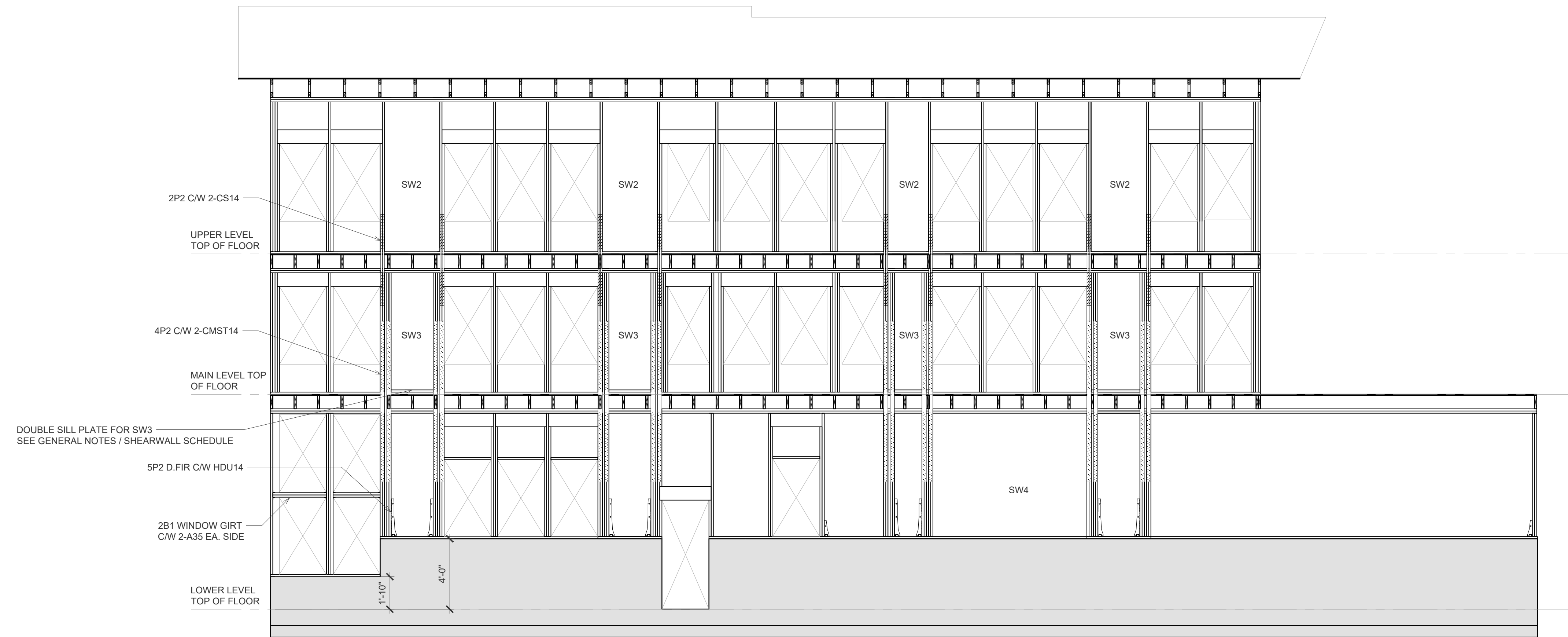
PROJECT NO.: **12180.01**

SCALE:
AS NOTED

DRAWN: **K.M.** E.O.R.: **J.R.**

DRAWING NO.:
S3.01

Monday, June 5, 2023 9:26:50 AM
D:\Skyline Engineering\Projects - ProjectData\12180.01 3649 Goldstream Heights Drive\Structural Drawings\DWG\12180.01 3649 Goldstream Heights.dwg



1 ELEVATION
S3.02 SCALE : 1/4" = 1'-0"

NO	DATE	REVISION
1	2023 06 05	ISSUED FOR BUILDING PERMIT

SEAL:

PROJECT NAME:
**3649 GOLDSTREAM
HEIGHTS DRIVE**

SHEET TITLE:
ELEVATION

PROJECT NO: **12180.01**

SCALE: **AS NOTED**

DRAWN: **K.M.** E.O.R.: **J.R.**

DRAWING NO:
S3.02