



STRUCTURAL NOTES

(THESE NOTES ARE TYPICAL UNLESS NOTED OR DETAILED OTHERWISE ON DRAWINGS)

CODE

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION. SPECIFICATIONS AND STANDARDS WHERE REFERENCED ON THE DRAWINGS ARE TO BE THE LATEST EDITION.

DESIGN LOADS

DEAD LOADS:
ROOF 17 PSF
FLOOR 23 PSF

LIVE LOADS:
ROOF (SNOW LOAD) 25 PSF
RESIDENTIAL 40 PSF
DECKS 60 PSF
STAIRWAYS 100 PSF

(LIVE LOADS ARE REDUCED WHERE PERMISSIBLE PER IBC SECTION 1607.11).

EARTHQUAKE LOADS:

EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7-16 SECTION 12.8.

SITE CLASS	E (PER GEOTECH)
SHORT PERIOD SPECTRAL RESPONSE ACCEL (S _s)	1.200
ONE SECOND SPECTRAL RESPONSE ACCEL (S ₁)	0.427
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCEL (S _{DS})	0.960
ONE SECOND DESIGN SPECTRAL RESPONSE ACCEL (S _{D1})	0.541
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR (I _e)	1.0
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE-RESISTING-SYSTEM	WOOD SHEAR WALLS
RESPONSE MODIFICATION FACTOR, (R)	6.5
REDUNDANCY FACTOR (p)	1.0
SEISMIC RESPONSE COEFFICIENT (C _e)	0.148

W = TOTAL SEISMIC DEAD LOAD AS DEFINED PER ASCE 7-16 SECTION 12.7.2.

BASE SHEAR (V), $V = C_s W = \frac{S_{DS}}{R/I_e} W$

WIND LOADS:

BASIC WIND SPEED (3 SECOND GUST)	98 MPH
EXPOSURE	C
K _{zT}	1.0

SEE PLANS FOR ADDITIONAL DESIGN LOADS.

STATEMENT OF SPECIAL INSPECTIONS

SPECIAL INSPECTIONS ARE REQUIRED AS INDICATED IN THE FOLLOWING TABLE. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH SECTION 1704.4 OF THE IBC.

STRUCTURAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE ENGINEER IS NOT REQUIRED.

FREQUENCY AND DISTRIBUTION OF REPORTS - INSPECTION REPORTS SHALL BE PROVIDED FOR EACH DAY ON SITE BY SPECIAL INSPECTOR. STRUCTURAL OBSERVATION REPORTS SHALL BE PROVIDED AFTER EACH OBSERVATION. REPORTS SHALL BE DISTRIBUTED TO THE CONTRACTOR, ARCHITECT, ENGINEER AND BUILDING OFFICIAL.

SPECIAL INSPECTION

OPERATION	CONT	PERIODIC	REMARKS
SOILS			
EXCAVATION & FILL & COMPACTION & DRAINAGE		X	GEOTECH ENGINEER
FOUNDATION BEARING CAPACITY VERIFICATION		X	
CONCRETE			
REINFORCING PLACEMENT		X	
ANCHOR BOLTS		X	
HOLDOWN PLACEMENT		X	
CONCRETE TEST SPECIMENS	X		
CONCRETE PLACEMENT	X		
ADHESIVE ANCHORS	X		IF USED
EXPANSION ANCHORS		X	IF USED
STRUCTURAL STEEL			
FABRICATION & ERECTION		X	
HIGH STRENGTH BOLTING		X	
SHOP & FIELD WELDING			
SINGLE PASS FILLET WELDS ≤ 5/16"		X	
PARTIAL & COMPLETE PENETRATION	X		
OTHER WELDING		X	
WOOD FRAME			
SHEARWALL & DIAPHRAGM NAILING		X	SPACING ≤ 4" OC
STRAP NAILING		X	
DRAG STRUT INSTALLATION		X	

NOTE:
ALL ITEMS MARKED WITH AN "X" SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17. SPECIAL INSPECTION SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL SHALL BE FURNISHED WITH COPIES OF ALL RESULTS. ANY INSPECTION FAILING TO MEET THE PROJECT SPECIFICATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN TEAM.

SHOP DRAWINGS

SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION:

- REINFORCING STEEL
- CONCRETE MIX DESIGN
- STRUCTURAL STEEL
- WOOD I-JOISTS & ENGINEERED WOOD BEAMS & HANGERS

SHOP DRAWINGS SHALL BE REVIEWED, REVISED AS REQUIRED FOR FIELD CONDITIONS, AND DATE STAMPED BY THE CONTRACTOR PRIOR TO REVIEW BY THE ENGINEER. CONTRACTOR SHALL PROVIDE (3) SETS OF SHOP DRAWINGS FOR ENGINEER'S REVIEW. ALLOW TWO WEEKS FOR SHOP DRAWING APPROVAL BY ENGINEER.

ENGINEER'S SHOP DRAWING REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFORMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING THE WORK IN A SAFE MANNER.

ENGINEER'S SHOP DRAWING REVIEW OF STRUCTURAL COMPONENTS DESIGNED BY OTHERS IS FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL CONNECTIONS TO THE BASIC STRUCTURE. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF THE LOADS IMPOSED ON THE BASIC STRUCTURE AND SHALL BE STAMPED & SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.

FABRICATION SHALL BEGIN ONLY AFTER SHOP DRAWINGS BEARING THE STAMP AND SIGNATURE OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND CONTRACTOR HAVE BEEN RECEIVED.

DEFERRED APPROVAL ITEMS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND INDICATE THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.

FOUNDATIONS: SPREAD FOOTINGS

SOILS REPORT:	REPORT NO:	NOT APPLICABLE
	PREPARED BY:	COBALT GEOSCIENCES
DATED:	JANUARY 3, 2022	

ALLOWABLE SOIL PRESSURE: 4000 PSF (ASSUMED; TO BE FIELD VERIFIED DURING CONSTRUCTION)

LATERAL EARTH PRESSURE:	
UNRESTRAINED:	35 PCF + ANY APPLICABLE SURCHARGE
RESTRAINED:	50 PCF + ANY APPLICABLE SURCHARGE
PASSIVE:	250 PCF (INCLUDING 1.5 SAFETY FACTOR)
COEFFICIENT OF FRICTION:	0.40 (INCLUDING 1.5 SAFETY FACTOR)

FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH OR 12" OF COMPACTED STRUCTURAL FILL AS REQUIRED AND AT LEAST 18" BELOW ADJACENT EXTERIOR GRADE. ANY FOOTING ELEVATIONS SHOWN IN THE DRAWINGS REPRESENT MINIMUM DEPTHS AND ARE FOR BIDDING ONLY. ACTUAL FOOTING ELEVATIONS ARE SUBJECT TO SITE CONDITIONS AND MUST THEREFORE BE ESTABLISHED BY THE CONTRACTOR. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

IMPORTED STRUCTURAL FILL AND BACKFILL MATERIAL SHOULD CONSIST OF CLEAN, WELL GRADED GRANULAR MATERIAL FREE OF DEBRIS OR ORGANICS WITH A MAXIMUM PARTICLE DIAMETER OF THREE INCHES AND NO MORE THAN 10% FINES (PASSING THE #200 SIEVE).

FILL AND BACKFILL MATERIAL SHOULD BE PLACED IN LIFT LEVELS NOT EXCEEDING TWELVE (12") INCHES IN LOOSE THICKNESS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557.

EXCAVATIONS AND DRAINAGE INSTALLATION SHALL BE OBSERVED BY A SOILS ENGINEER RETAINED BY THE OWNER. IF EXCAVATION SHOWS SOIL CONDITIONS TO BE OTHER THAN THOSE ASSUMED ABOVE NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

CONCRETE

ALL CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH CHAPTER 26 OF ACI 318 AND THE AMERICAN CONCRETE INSTITUTE'S SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

ALL CONCRETE SHALL BE STONE-AGGREGATE CONCRETE HAVING A UNIT WEIGHT OF APPROXIMATELY 150 POUNDS PER CUBIC FOOT.

CONCRETE STRENGTHS AT 28 DAYS (F_c) AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	F _c *	MAXIMUM WATER/CEMENT RATIO	MIN CEMENT CONTENT PER CUBIC YARD	MAXIMUM SHRINKAGE STRAIN
SLABS ON GRADE	4000 PSI	0.55	5 1/2 SACK	N/A
FOOTINGS	4000 PSI	0.55	5 1/2 SACK	N/A
WALLS	4000 PSI	0.50	5 1/2 SACK	N/A

THE MINIMUM AMOUNT OF CEMENT LISTED ABOVE MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER, AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD, AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH CHAPTER 26 OF ACI 318.

ALL CONCRETE EXPOSED TO WEATHER OR TO FREEZING TEMPERATURES SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318 TABLE 19.3.3.1 FOR MODERATE EXPOSURE CLASS F1.

*PROVIDE F_c SPECIFIED IN TABLE FOR DURABILITY REQUIREMENTS. 2500 PSI CONCRETE MEETS STRENGTH REQUIREMENTS, THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.

REINFORCING STEEL

REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615, AND SHALL BE GRADE 60 (F_y = 60,000 PSI), UNLESS NOTED OTHERWISE. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615 MAY BE WELDED IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN AWS D1.4 ARE SUBMITTED.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. PROVIDE WELDED WIRE FABRIC IN SHEETS NOT ROLLS. LAP WELDED WIRE FABRIC 12" AT SIDES AND ENDS.

REINFORCING STEEL SHALL BE DETAILED INCLUDING HOOKS AND BENDS IN ACCORDANCE WITH ACI SP-66 AND ACI 318, LATEST EDITIONS. UNLESS OTHERWISE NOTED, REINFORCING SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE PER SCHEDULE.

MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN IBCO APPROVED SYSTEM, SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BAR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

REINFORCING SHALL BE PLACED AND ADEQUATELY SUPPORTED PRIOR TO PLACING CONCRETE. WET-SETTING EMBEDDED ITEMS IS NOT ALLOWED WITHOUT PRIOR ENGINEER APPROVAL. BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL NOT BE FIELD BENT UNLESS SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. REFER TO CHAPTER 25 OF ACI 318 FOR OTHER REINFORCING STEEL REQUIREMENTS.

MINIMUM LAPS AND EMBEDMENT

UNLESS OTHERWISE NOTED, REINFORCING SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE AS TABULATED BELOW:

F _c = 4000 PSI						
BAR SIZE	DEVELOPMENT LENGTH			LAP SPLICE		
	TENSION		COMPRESSION	TENSION		COMPRESSION
	TOP BARS	OTHER BARS	ALL BARS	TOP BARS	OTHER BARS	ALL BARS
#3	19	15	8	24	19	12
#4	25	19	10	33	25	15
#5	31	24	12	41	31	19
#6	37	29	15	49	37	23
#7	54	42	17	71	54	27
#8	62	48	19	81	62	30
NOTE: 1. ALL LENGTHS ARE IN INCHES. 2. ALL LAP SPLICES ARE CLASS B. 3. "TOP BARS" ARE HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.						

CONCRETE COVER ON REINFORCING

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"

CONCRETE EXPOSED TO EARTH AND WEATHER:
#6 BARS AND LARGER 2"
#5 BARS AND SMALLER 1 1/2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
SLABS, WALLS AND JOISTS 3/4"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1 1/2"

CONCRETE GENERAL NOTES

VERTICAL BARS SHALL START FROM TOP OF FOOTING. HORIZONTAL BARS SHALL START A DISTANCE OF 1/2 THE NORMAL BAR SPACING FROM TOP OF FOOTING AND TOP OF FRAMED SLABS. IN ADDITION, THERE SHALL BE A HORIZONTAL BAR AT A MAXIMUM OF 3" FROM TOP OF WALL AND BOTTOM OF FRAMED SLABS.

PROVIDE CORNER BARS TO MATCH THE HORIZONTAL REINFORCING WITH TENSION LAP SPLICE AT EACH SIDE PER TABLE, OR BEND ONE SIDE OVER TO PROVIDE TENSION LAP.

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF NOT MORE THAN 400 SQUARE FEET EACH. AREAS TO BE AS SQUARE AS PRACTICAL AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND PROPERLY PREPARED IMMEDIATELY PRIOR TO POURING OF CONCRETE. DOWEL STEEL SHALL BE THE SAME SIZE AND SPACING AS MAIN REINFORCING DETAILED BEYOND JOINT.

SEE ARCHITECTURAL DRAWINGS AND MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF OPENINGS IN CONCRETE WALLS, FLOORS AND ROOF. UNLESS INDICATED OTHERWISE, REINFORCE AROUND OPENINGS GREATER THAN 12" IN EITHER DIRECTION WITH (2) #5 EACH SIDE AND (1) #5 x 4'-0" DIAGONAL AT EACH CORNER. EXTEND BARS 2'-0" BEYOND EDGE OF OPENING. IF 2'-0" IS UNAVAILABLE, EXTEND AS FAR AS POSSIBLE AND HOOK. HOOK ALL REINFORCING INTERRUPTED BY OPENINGS.

BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL NOT BE FIELD BENT UNLESS SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. PROVIDE 3/4" CHAMFER AT ALL CORNERS EXCEPT AS NOTED.

NON-SHRINK GROUT

NON-SHRINK GROUT SHALL BE CEMENT-BASED WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-109. GROUT SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

VEENER

VEENER SHALL BE ANCHORED TO BACKING WALLS PER SECTION 1406 OF THE IBC WITH 7/8" x 22 GA CORRUGATED SHEET METAL, 7/8" x 16 GA NON-CORRUGATED SHEET METAL, OR NO. 9 GAGE WIRE ANCHORS MINIMUM. ANCHOR TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN TWO SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32" OC HORIZONTALLY AND 25" OC VERTICALLY.

WIRE ANCHORS SHALL HAVE ENDS BENT TO FORM AN EXTENSION FROM THE BEND AT LEAST 2" LONG, AND SHALL BE WITHOUT DRIPS. WIRE ANCHORS SHALL HAVE A LIP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE OR ENCLOSE A NO. 9 GAGE HORIZONTAL JOINT REINFORCEMENT WIRE. THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

WHEN APPLIED OVER WOOD OR METAL STUD CONSTRUCTION, STUD SPACING SHALL NOT EXCEED 16" OC. APPROVED VAPOR BARRIER SHALL FIRST BE APPLIED OVER THE SHEATHING.

EMBED ANCHORS IN THE MORTAR JOINT (MORTAR OR GROUT FOR HOLLOW UNITS) A MINIMUM OF 1 1/2" WITH AT LEAST 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.

STRUCTURAL STEEL

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.

WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, F_y = 50 KSI.

PLATES, ANGLES, CHANNELS, AND RODS SHALL CONFORM TO ASTM A36, F_y = 36 KSI.

STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GRADE B, F_y = 46 KSI.

STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, F_y = 35 KSI.

BOLTS CONNECTING STEEL MEMBERS SHALL CONFORM TO ASTM A325-N. BOLTS SHALL BE 3/4" Ø MINIMUM, UNO ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

CONTRACTOR SHALL PROVIDE CONNECTION ADJUSTMENT TOLERANCES TO SATISFY THE REQUIREMENTS OF AISC MANUAL OF STEEL CONSTRUCTION.

UNLESS SPECIFIED AS STAINLESS STEEL, ALL STEEL MEMBERS, SHAPES, BOLTS, AND ACCESSORIES EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED.

WELDING

WELDING SHALL CONFORM TO AWS "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING SHALL BE DONE WITH 70 KSI LOW HYDROGEN ELECTRODES. WHERE NOT CALLED OUT, MINIMUM FILLET WELD SIZE SHALL BE PER TABLE 5.8 IN AWS D1.1, LATEST EDITION.

WELDING OF REINFORCING BARS SHALL NOT BE PERMITTED UNLESS SPECIFICALLY CALLED OUT ON DRAWINGS OR APPROVED BY STRUCTURAL ENGINEER. WELDING OF GRADE 60 REINFORCING BARS SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS SHALL BE PERFORMED USING E70XX ELECTRODES. SEE REINFORCING NOTES FOR MATERIAL REQUIREMENTS OF WELDED BARS. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING BARS IS NOT PERMITTED.

ALL WELDING SHALL BE DONE BY WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) CERTIFIED WELDERS.

LUMBER

ALL GRADES SPECIFIED ARE MINIMUM GRADES REQUIRED. ALL LUMBER SHALL BE IN ACCORDANCE WITH WWPA GRADING RULES, KILN-DRIED TO MC 19 AND OF THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fc (PSI)
SLEEPERS	DOUG-FIR	STUD	700	-
LIGHT FRAMING (STUDS)	HEM-FIR	STUD	675	800
2x JOISTS AND PLANKS	HEM-FIR	#2	850	-
PLATES AND BLOCKING	HEM-FIR	#2	850	-
6x AND LARGER BEAMS AND STRINGERS	DOUG-FIR	#2	875	-
4x AND SMALLER BEAMS AND STRINGERS	HEM-FIR	#2	850	-
ALL POSTS AND TIMBERS	DOUG-FIR	#1	1200	1000

REFER TO PLAN NOTES, SCHEDULES, AND DETAILS FOR MORE SPECIFIC LUMBER SIZE AND GRADE REQUIREMENTS.

UNLESS NOTED OTHERWISE IN THE PLANS, ALL WOOD AND WOOD-BASED MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, MASONRY, OR WITHIN 8" OF SOIL SHALL BE PRESERVATIVE-TREATED BY VACUUM-PRESSURE IMPREGNATION IN ACCORDANCE WITH AWPA STANDARD U1.

NAILS, BOLTS, AND METAL CONNECTORS FOR WOOD

ALL NAILS SHALL CONFORM TO THE STANDARDS SET FORTH BY THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. NAILING NOT SPECIFIED SHALL BE PER IBC TABLE 2304.10.1 NAILING SCHEDULE. ALL NAILS CALLED OUT ON PLANS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM GUIDELINES:

NAIL	SHANK Ø	MIN LENGTH
8d COMMON	0.131Ø	2 1/2" SHANK
10d COMMON	0.148Ø	3" SHANK
12d COMMON	0.148Ø	3 1/4" SHANK
16d COMMON	0.162Ø	3 1/2" SHANK

10d BOX NAILS MAY BE SUBSTITUTED FOR 8d COMMON NAILS WITH NO CHANGE IN NAIL SPACING. FRAMING MEMBERS MAY BE NAILED WITH 16d SINKERS (0.148" Ø x 3 1/4"), BUT ONLY 16d COMMON NAILS SHALL BE USED WHERE 16d NAILS ARE INDICATED IN THIS DRAWING SET. ENGINEER MAY APPROVE OTHER NAILS IF NAIL LABELS ARE SUBMITTED TO ENGINEER PRIOR TO START OF CONSTRUCTION.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. LEAD HOLES FOR LAG BOLTS SHALL BE BORED FOR THE SHANK AND THREADED PORTIONS PER NDS 12.1.4.2.

CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, CATALOG TO BE THE LATEST EDITION, OR ENGINEER APPROVED EQUAL. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WITH THE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY THE MANUFACTURER. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS, SCREWS, OR BOLTS IN EACH MEMBER.

INSTALL SOLID BLOCKING AT ALL BEARING POINTS. ALL SHIMS SHALL BE SEASONED, DRIED, AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

GALVANIZATION

UNLESS NOTED OTHERWISE, STEEL CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED ACCORDING TO THE FOLLOWING TABLE:

GALVANIZATION	UNTREATED WOOD	CCA-C	SBX	ACQ-C ACQ-D	CBA-A CA-B	OTHER BORATE	ACZA	OTHER PT WOOD
G90	X	X	X					
G185	X	X	X	X	X	X		
HDG	X	X	X	X	X	X		
STT300	X	X	X	X	X	X	X	X

G90 = 0.90 OZ. OF ZINC PER SQUARE FOOT OF AREA
G185 = 1.85 OZ. OF ZINC PER SQUARE FOOT OF AREA
HDG = HOT DIP GALVANIZED
STT300 = TYPE 316L STAINLESS STEEL

RATED SHEATHING

RATED SHEATHING SHALL BE GRADE C-D INT-APA WITH EXTERIOR GLUE OR OSB SHEATHING WITH EXTERIOR GLUE IN CONFORMANCE WITH IBC STANDARD 2303.1.5.

TIMBERSTRAND, MICROLLAM, AND PARALLAM MEMBERS

FABRICATED IN CONFORMANCE WITH THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE (ICC-ES) REPORT NO. ESR-1387 OR CCMC REPORT NO. 12627-R, 08675-R, AND 11161-R. EACH MEMBER SHALL BE IDENTIFIED BY A STAMP INDICATING THE PRODUCT TYPE AND GRADE, ICC-ES OR CCMC REPORT NUMBER, MANUFACTURER'S NAME, PLANT NUMBER AND INDEPENDENT INSPECTION AGENCY'S LOGO. FABRICATOR SHALL BE CERTIFIED. MEMBERS SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fc (PSI)
BEAMS & POSTS (d < 9 1/2")	LSL	1.3E	1,700	425	1,835
RIMS & BEAMS (d ≥ 9 1/2")	LSL	1.55E	2,325	310	-
BEAMS & POSTS	LVL	2.0E	2,600	285	2,510
POSTS (d < 9 1/2")	PSL	1.8E	2,400	190	2,500
BEAMS (d ≥ 9 1/2")	PSL	2.0E	2,900	290	-

TIMBERSTRAND, MICROLLAM, AND UNTREATED PARALLAM MEMBERS ARE INTENDED FOR DRY-USE APPLICATIONS. UNLESS NOTED OTHERWISE, ENGINEERED WOOD BEAMS EXPOSED TO WEATHER SHALL BE TREATED PER MANUFACTURER'S RECOMMENDATIONS.

WOOD I-JOISTS

WOOD I-JOISTS, MANUFACTURED BY WEYERHAEUSER CORPORATION SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE ALLOWABLE VALUES AND SECTION PROPERTIES ASSIGNED BY THE BUILDING CODE.

PROVIDE TEMPORARY BRACING UNTIL SHEATHING AND PERMANENT BRACING IS INSTALLED. MANUFACTURER SHALL PROVIDE ALL SPECIALTY ITEMS REQUIRED FOR A COMPLETE INSTALLATION OF JOISTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ALL I-JOISTS ARE TO BE CONNECTED TO FLUSH BEAMS OR WOOD LEDGERS WITH SIMPSON IUS, ITS, OR MIT H

STRUCTURAL NOTES

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TYPICAL FRAMING NOTES

1. BEARING WALL FRAMING

2x STUDS @ 16" OC FOR ALL SHEAR AND/OR BEARING WALLS UNO.

REFER TO FRAMING PLAN NOTES FOR TYPICAL DOOR & WINDOW HEADERS NOT CALLED OUT ON THE PLANS. HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) CRIPPLE AND (1) FULL HEIGHT STUD UNO.

COLUMNS BELOW FLUSH MULTIPLE JOIST BEAMS SHALL BE EQUAL IN WIDTH TO THE BEAM. ALL COLUMNS NOT CALLED OUT OTHERWISE SHALL BE TWO STUDS.

2. WALL BASE PLATE ON CONCRETE

WALL PLATES BEARING ON CONCRETE SHALL BE PRESSURE-TREATED. FOR ALL EXTERIOR AND INTERIOR WALLS, BOLT PLATES OR SILLS TO CONCRETE STEM WALLS OR THICKENED SLAB FOOTINGS WITH 3/4 INCH DIAMETER ANCHOR BOLTS WITH 7 INCH MINIMUM EMBEDMENT. PLACE AT 5'-0" OC MAXIMUM FOR SHEAR WALLS, AND AT 6'-0" OC FOR BEARING WALLS AND OTHER PARTITIONS. USE MINIMUM OF TWO ANCHOR BOLTS PER SILL AND PLACE ONE WITHIN 12 INCHES OF END OF PLATES, TYPICAL UNLESS NOTED OR DETAILED OTHERWISE. REFER TO SHEAR WALL SCHEDULE. AT ALL SILL PLATE ANCHOR BOLTS, CONTRACTOR SHALL INSTALL 1/4" x 3" x 3" FLAT PLATE WASHERS. INTERIOR NON-STRUCTURAL WALLS MAY BE ANCHORED TO CONCRETE SLAB-ON-GRADE WITH 1/4" x 3" POWDER ACTUATED FASTENERS WITH 3/4" WASHERS AT 16" OC AND WITHIN 6" OF END OF PLATES.

3. ROOF AND FLOOR FRAMING

PROVIDE 1 1/2" FULL DEPTH BLOCKING FOR JOISTS AND RAFTERS AT ALL SUPPORTS AND AT 8'-0" OC MAXIMUM UNO. INTERMEDIATE 8'-0" OC BLOCKING NOT REQ'D IF GWB CEILING IS INSTALLED DIRECTLY TO UNDERSIDE OF FRAMING. INSTALL DOUBLE JOISTS UNDER PARTITIONS EXTENDING ONE HALF OR MORE OF THE JOIST SPAN. PROVIDE TRUSS BLOCKING PANELS FOR ROOF TRUSSES AT SUPPORTS AND SHEAR WALLS, AND WHERE INDICATED ON PLANS AND DETAILS.

4. DIAPHRAGM NAILING

ALL SHEAR WALLS, FLOOR AND ROOF DIAPHRAGM NAILINGS SHALL BE AS CALLED OUT ON SCHEDULES OR ON THE PLANS. EXTERIOR WALLS NOT INDICATED AS SHEAR WALLS SHALL BE SHEATHED AND NAILED TO SUPPORTING FRAMING WITH 8d NAILS AT 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERMEDIATE SUPPORTS.

THE USE OF NAIL GUNS WILL BE APPROVED IF NAILING INTO THE DIAPHRAGMS CAN BE INSTALLED FLUSH WITH FACE OF SHEATHING. NAIL PENETRATIONS GREATER THAN 1/16" ARE NOT ACCEPTABLE.

5. ALLOWABLE STUD AND PLATE PENETRATIONS

CUTTING AND/OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH IN EXTERIOR AND BEARING WALLS AND SHALL NOT EXCEED 40% OF THE STUD/PLATE WIDTH IN ANY NON-BEARING PARTITIONS. BORED HOLE DIAMETER IS LIMITED TO 40% OF STUD/PLATE WIDTH IN ANY STUD AND MAY BE 60% IN NONBEARING PARTITIONS OR IF STUD IS DOUBLED. MAINTAIN 5/8" MINIMUM EDGE DISTANCE FROM HOLE EDGE.

6. GYPSUM WALLBOARD NAILING

ALL GYPSUM WALLBOARD SHALL BE NAILED TO ALL STUDS AND TOP AND BOTTOM PLATES WITH 6d COOLER NAILS OR NO. 13 GAUGE x 1 5/8" @ 7" OC (5d COOLER NAILS FOR 1/2 INCH GYPSUM SHEATHING). TYPICAL UNLESS NOTED OTHERWISE. INSTALLATION OF GWB SHALL BE SUCH THAT JOINTS ARE STAGGERED ON EACH SIDE OF A SINGLE WALL.

GENERAL

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY BEFORE PROCEEDING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

CONTRACTOR TO SEE ARCHITECTURAL, CIVIL, ELECTRICAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY SHORING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED.

CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

LEGEND

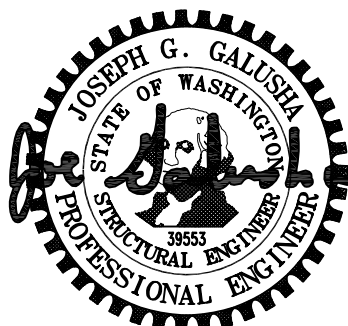
DEFINITION	SYMBOL	DEFINITION	SYMBOL
DIRECTION OF FRAMING		NATIVE SOIL	
EXTENT OF FRAMING		GRANULAR FILL	
COLUMNS		STRUCTURAL STEEL	
COLUMN BEARING ON BEAM		RATED SHEATHING	
BEAM CONTINUOUS OVER SUPPORT		SHEAR WALL (SEE SCHEDULE)	SWX
CONCRETE WALL		COLUMN MARK (SEE SCHEDULE)	
BEARING STUD WALL		FOOTING MARK (SEE SCHEDULE)	
NON-BEARING STUD WALL		HOLDOWN MARK (SEE SCHEDULE)	
BEARING STUD SHEAR WALL		HANGER MARK (SEE SCHEDULE)	
NON-BEARING STUD SHEAR WALL		FLAG NOTE (SEE PLAN NOTES)	
CMU WALL		STEEL MOMENT FRAME CONN.	

ABBREVIATIONS

(A)	ABOVE	HORIZ	HORIZONTAL
AB	ANCHOR BOLT	KP	KING POST
ALT	ALTERNATE	KSI	KIPS PER SQUARE INCH
ARCH	ARCHITECT	MECH	MECHANICAL
(B)	BELOW	MF	MOMENT FRAME
BLKG	BLOCKING	NS	NEAR SIDE
BM	BEAM	OC	ON CENTER
BOT	BOTTOM	OPP	OPPOSITE
BTWN	BETWEEN	PL	PLATE
CJP	COMPLETE JOINT PENETRATION	PLCS	PLACES
CLR	CLEAR	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
COL	COLUMN	P/T	POST TENSIONED
CONC	CONCRETE	PT	PRESSURE TREATED
CONN	CONNECTION	REINF	REINFORCING
CONT	CONTINUOUS	REQ'D	REQUIRED
DBL	DOUBLE	SCHED	SCHEDULE
DET	DETAIL	SIM	SIMILAR
DIM	DIMENSION	SOG	SLAB ON GRADE
EA	EACH	STD	STANDARD
ELEV	ELEVATION	SW	SHEAR WALL
EXIST	EXISTING	TOC	TOP OF CONCRETE
EXP	EXPANSION	TOS	TOP OF STEEL
FLR	FLOOR	TOW	TOP OF WALL
FDN	FOUNDATION	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
FS	FAR SIDE	VFY	VERIFY
FH	FULL HEIGHT	VIF	VERIFY IN FIELD
GLB	GLUE-LAMINATED BEAM	VERT	VERTICAL

ENGINEERING

250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



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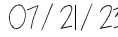
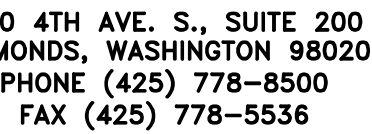
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THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

STRUCTURAL NOTES

SHEET:

S1.2

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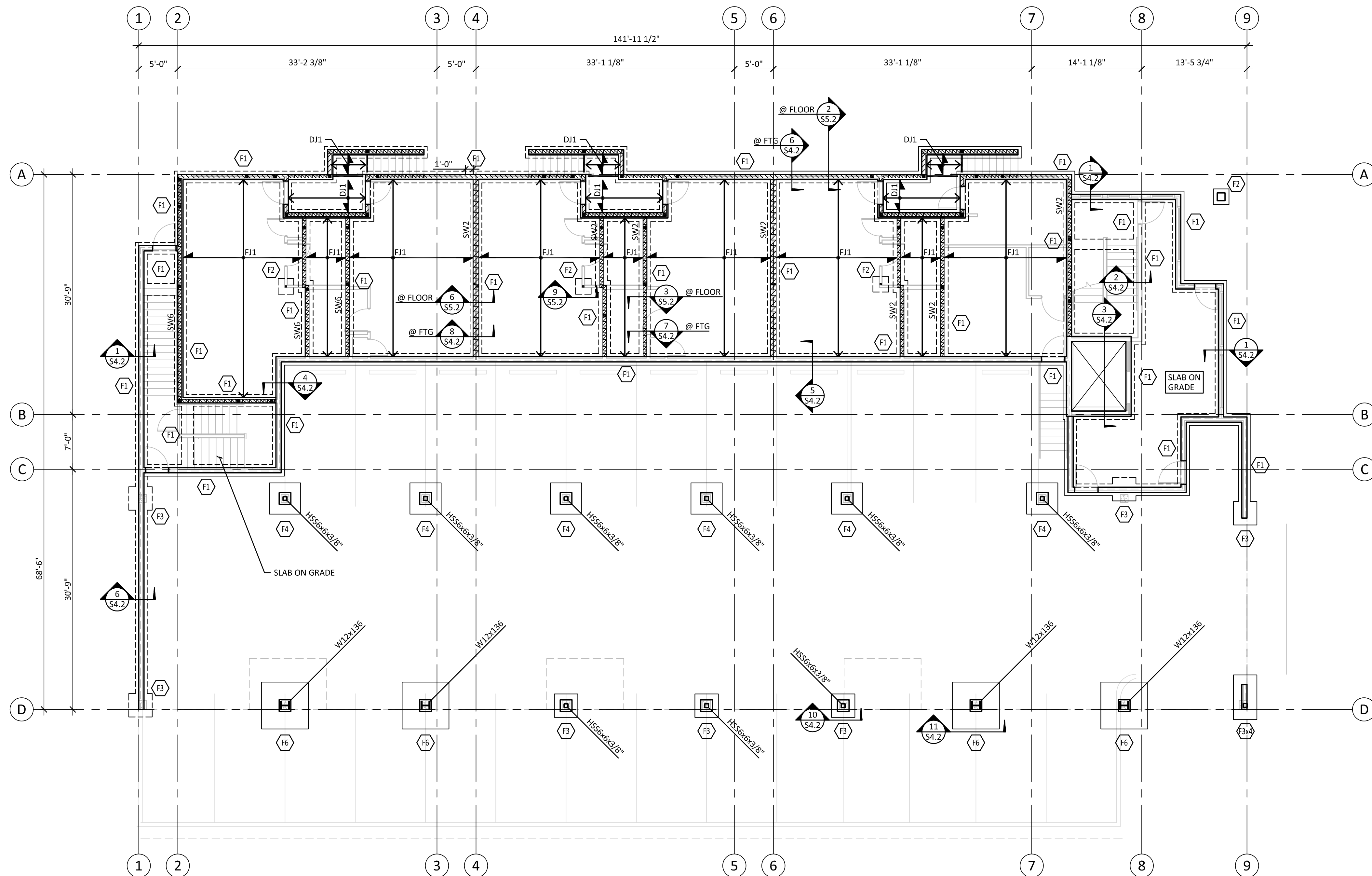
THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

FOUNDATION PLAN


LE NAME:

SHEET:

S2.1



FOUNDATION PLAN NOTES:

1. REFERENCE TO SLAB ELEVATION SHOWN ON PLAN AND VERIFY W/ ARCH DRAWINGS. EXTERIOR FOOTINGS SHALL BEAR A MIN OF 1'-6" BELOW ADJACENT GRADE.
2. FOOTINGS AND SLAB ON GRADE SHALL BEAR ON FIRM NATIVE SOIL OR COMPACTED STRUCTURAL FILL AS SPECIFIED IN THE SOILS REPORT.
3. WHERE SLAB ON GRADE IS INDICATED, SLAB SHALL BE 4" THICK W/ 6x6-W1.4xW1.4 WELDED WIRE FABRIC REINFORCEMENT. SLAB SHALL BE POURED OVER A 10 MIL VAPOR BARRIER OVER SUBSTRATE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. REFER TO PLAN AND "CONCRETE GENERAL NOTES" ON SHEET S1.1 FOR CONTROL JOINT PLACEMENT AND DETAIL 2/S4.1 FOR CONTROL JOINT CONSTRUCTION.
5.  INDICATES FOOTING TYPE. REFER TO FOOTING SCHEDULE ON SHEET S3.1 FOR SIZE & REINFORCEMENT.
6. REFER TO SHEET S4.1 AND S4.2 FOR FOUNDATION DETAILS.
7. PLACE ALL REINFORCEMENT PER THE STRUCTURAL NOTES AND FOUNDATION DETAILS. REFER TO SHEET S1.1 FOR ADDITIONAL CONCRETE DETAILING REQUIREMENTS.
8. FOUNDATION LEVEL HOLDDOWNS ARE SHOWN ON SECOND FLOOR FRAMING PLAN. REFER TO HOLDDOWN SCHEDULE ON SHEET S3.1 FOR HOLDDOWN TYPES AND SECOND FLOOR FRAMING PLAN FOR HOLDDOWN ANCHOR BOLT LOCATIONS.
9. REFER TO SECOND FLOOR FRAMING PLAN AND SHEAR WALL SCHEDULE ON SHEET S3.1 FOR LOCATION OF SHEAR WALL ANCHOR BOLTS. ANCHORAGE AT NON-SHEAR WALLS SHALL BE PER STRUCTURAL NOTES.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, WALL LOCATIONS, AND CONCRETE ROUGH OPENINGS WITH ARCHITECTURAL DRAWINGS AND NOTIFY ALL PARTIES OF ANY DISCREPANCIES.
11. REFER TO DETAIL 3/S4.1 FOR PIPE PENETRATIONS THROUGH CONCRETE WALL OR FOOTINGS.
12. CONTRACTOR SHALL PROVIDE FOOTING AND SLAB SUBSTRATE PREPARATION, WATERPROOFING, AND BACKFILL & DRAINAGE BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHALL OBSERVE EXCAVATED SOIL CONDITIONS DURING CONSTRUCTION (AND GROUNDWATER CONDITIONS) AS REQUIRED, AND PROVIDE ADDITIONAL RECOMMENDATIONS IF NECESSARY BASED ON ACTUAL SITE CONDITIONS.
13. FOUNDATION DESIGN SHOWN HERE ASSUMES THE SOIL IMPROVEMENTS OUTLINED IN THE REFERENCED GEOTECH REPORT ARE CARRIED OUT. ALLOWABLE SOIL BEARING = 4,000 PSF.
14. UNO, CONCRETE WALLS SHALL BE REINFORCED AS FOLLOWS:

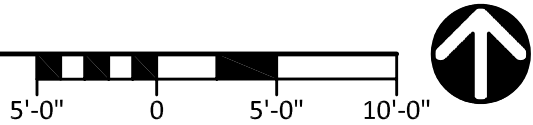
THICKNESS	VERT REINF	HORIZ REINF	END REINF
8"	#5 @ 12" OC CENTERED	#5 @ 12" OC CENTERED	(1) #6 VERT

TYPICAL FLOOR FRAMING PLAN NOTES:

1. REFER S2.2 FOR TYPICAL FLOOR FRAMING PLAN NOTES.

1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



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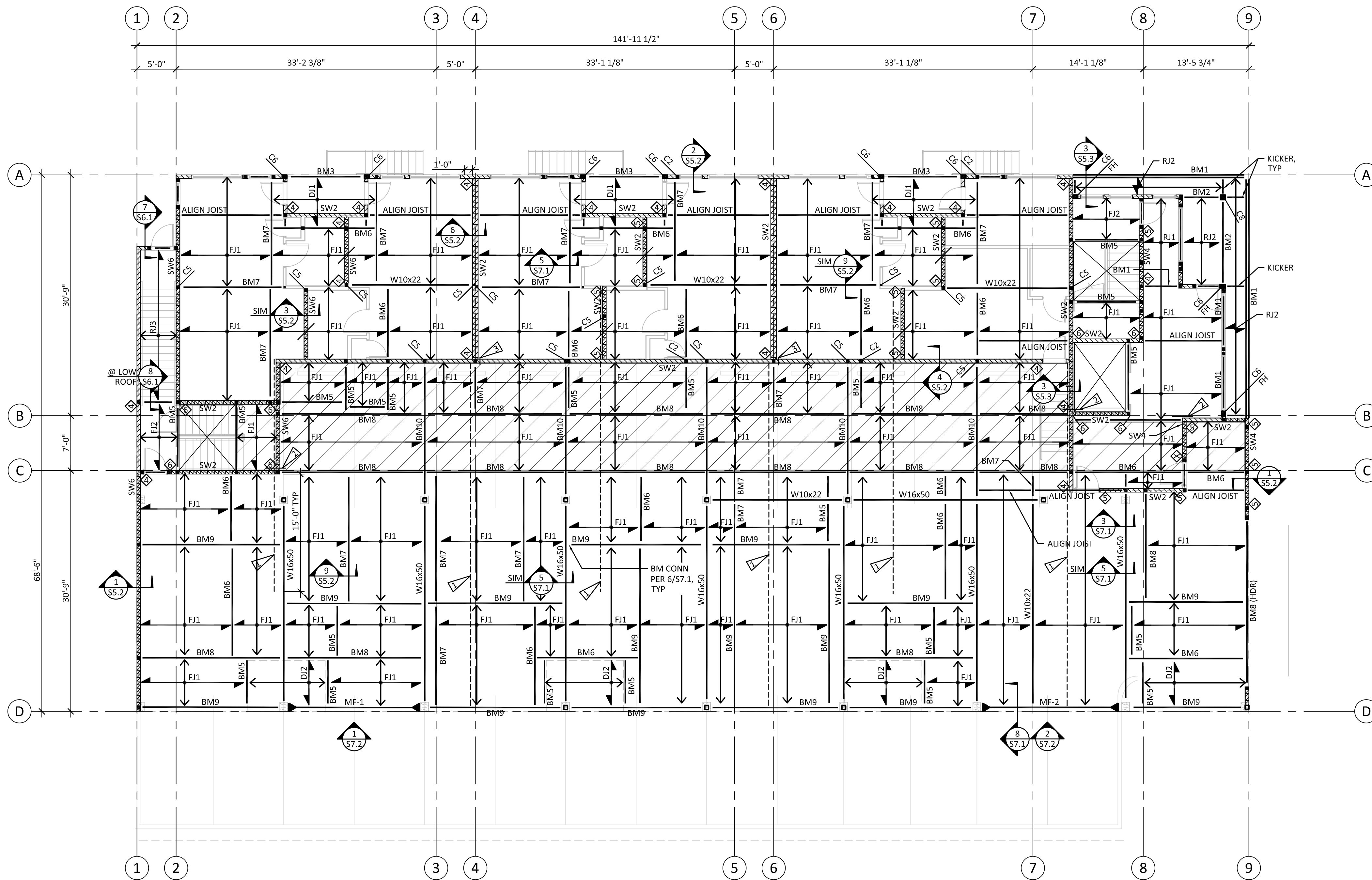
THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257




SECOND FLOOR FRAMING PLAN

FILE NAME:

SHEET:

S2.2



1. FLOOR SHEATHING SHALL BE 3/4" PI 48/24 WITH 10d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES AND SHEAR WALLS AND 10" OC AT INTERMEDIATE FRAMING. FOR SHEATHING LAYOUT AND NAILING REFER TO DETAIL 2/55.1.
2. COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
3. ALL DIAPHRAGMS UNBLOCKED UNO BY NOTE 4.
 HATCHED AREAS INDICATE BLOCKED DIAPHRAGM W/ 10d COMMON NAILS @ 4" OC AT ALL PANEL EDGES. ALL CANTILEVERED AREAS SHALL BE BLOCKED DIAPHRAGM.
5. REFER TO SHEET S5.1 THRU S5.3 FOR TYPICAL FLOOR FRAMING DETAILS.
6.  INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
7. CONTRACTOR SHALL HAVE THE OPTION TO DRILL A 1 1/2" Ø HOLE CENTERED IN THE DEPTH AND AT THE THIRD POINT OF THE SPAN FOR ALL WOOD FLUSH BEAMS SHOWN ON THE PLAN.
8. WALLS SHOWN ON THE FRAMING PLANS ARE WALLS BELOW THE FRAMING LEVELS INDICATED. HOLDDOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
9. TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x6 DF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
10. COLUMNS NOT OTHERWISE SHOWN OR CALLED OUT ON PLAN SHALL BE (2) 2x STUDS.
11. UNLESS NOTED OTHERWISE ALL STUDS SHALL BE HF STUD GRADE AND SPACED AT 16" OC.
12. UNLESS NOTED OTHERWISE, ALL BEAM-TO-BEAM CONNECTIONS SHALL BE SIMPSON HU SERIES FACE MOUNT HANGERS W/ MAX NAILING.
13.  DENOTES MOMENT CONNECTION PER DETAIL 1/56.2.
14. 'FH' DENOTES FULL HEIGHT COLUMN. ATTACH COLUMN TO TOP PLATE AND SILL PLATE WITH SIMPSON A35 CLIPS EA SIDE AND EA END.

- 1 PROVIDE (2) CMSTC12 STRAP ABOVE SHEATHING AND BLOCKING PER 1/S5.4.
- 2 PROVIDE STRAP PER 2/S5.4.
- 3 SIMPSON HD19 BETWEEN 4x RIM AND BM7. JOIST HANGERS ARE REQUIRED @ 4x RIM.

1 SECOND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

TYPICAL HEADER SUPPORTS (UNO)			
FRAMING LEVEL	EXTERIOR	INTERIOR (RO > 3'-0")	INTERIOR (RO ≤ 3'-0")
ROOF	(1) FULL HT + (1) CRIPPLE	(1) FULL HT + (1) CRIPPLE	(1) FULL HT + (1) CRIPPLE
3RD	(1) FULL HT + (2) CRIPPLE	(1) FULL HT + (2) CRIPPLE	(1) FULL HT + (1) CRIPPLE
2ND	(1) FULL HT + (2) CRIPPLE	(1) FULL HT + (2) CRIPPLE	(1) FULL HT + (2) CRIPPLE

NOTES:

1. THE COLUMNS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
2. HEADER SUPPORTS SHALL HAVE THE SAME GRADE OF LUMBER AS THE WALL IN WHICH THEY ARE LOCATED.
3. REFER TO TYPICAL ROOF PLAN NOTES FOR TYPICAL BEARING WALL HEADERS NOT SPECIFICALLY CALLED OUT ON THE PLANS.

TYPICAL FRAMING SCHEDULE				
FRAMING LEVEL	BEARING WALLS			
	EXTERIOR	INTERIOR 2x6	INTERIOR 2x4	PARTY WALLS
ROOF	2x6 HF STUD @ 16" OC	2x6 HF STUD @ 16" OC	2x4 HF STUD @ 16" OC	2x4 HF STUD EA FACE @ 16" OC
3RD	2x6 HF STUD @ 16" OC	2x6 HF STUD @ 16" OC	2x4 HF STUD @ 16" OC	2x4 HF STUD EA FACE @ 16" OC
2ND	2x6 HF STUD @ 16" OC	2x6 HF STUD @ 16" OC	2x4 HF#2 @ 16" OC	2x4 HF#2 EA FACE @ 16" OC

NOTES:

1. THE WALLS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
2. NON BEARING WALLS SHALL BE 2x4 OR 2x6 HF STUD GRADE AT 16" OC UNO.



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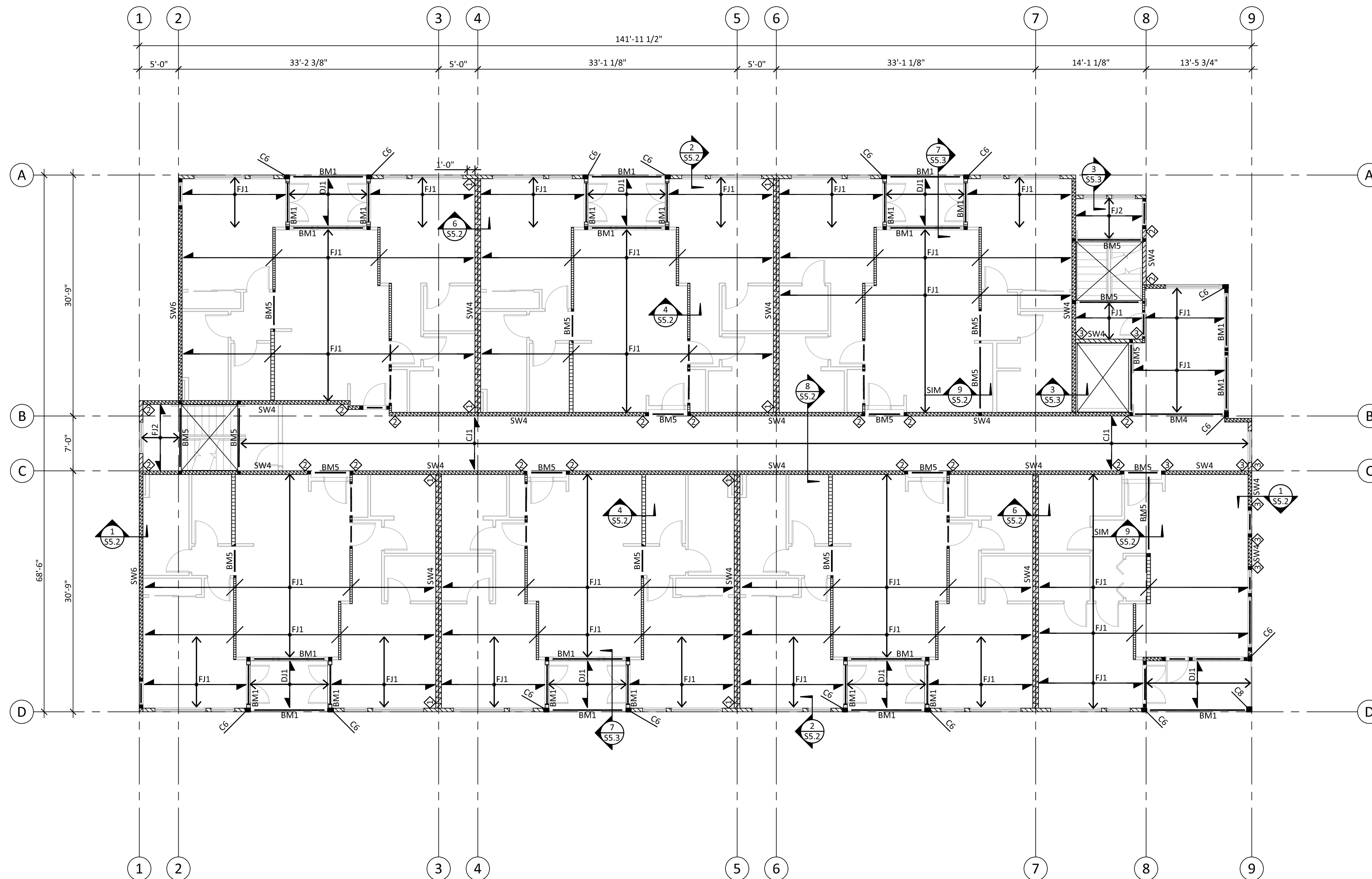
THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

THIRD FLOOR FRAMING PLAN

FILE NAME:

SHEET:

S2.3



1. REFER TO S2.2 FOR TYPICAL FLOOR FRAMING PLAN NOTES.

1 THIRD FLOOR FRAMING PLAN

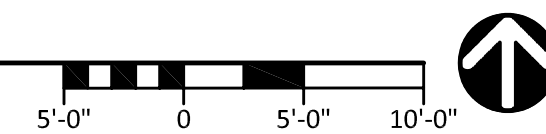
SCALE: 1/8" = 1'-0"

NOTES:

1. THE COLUMNS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
2. HEADER SUPPORTS SHALL HAVE THE SAME GRADE OF LUMBER AS THE WALL IN WHICH THEY ARE LOCATED.
3. REFER TO TYPICAL ROOF PLAN NOTES FOR TYPICAL BEARING WALL HEADERS NOT SPECIFICALLY CALLED OUT ON THE PLANS.

NOTES:

1. THE WALLS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
2. NON BEARING WALLS SHALL BE 2x4 OR 2x6 HF STUD GRADE AT 16" OC UNO.





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DATE:	07/21/23

THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257


ROOF FLOOR FRAMING PLAN

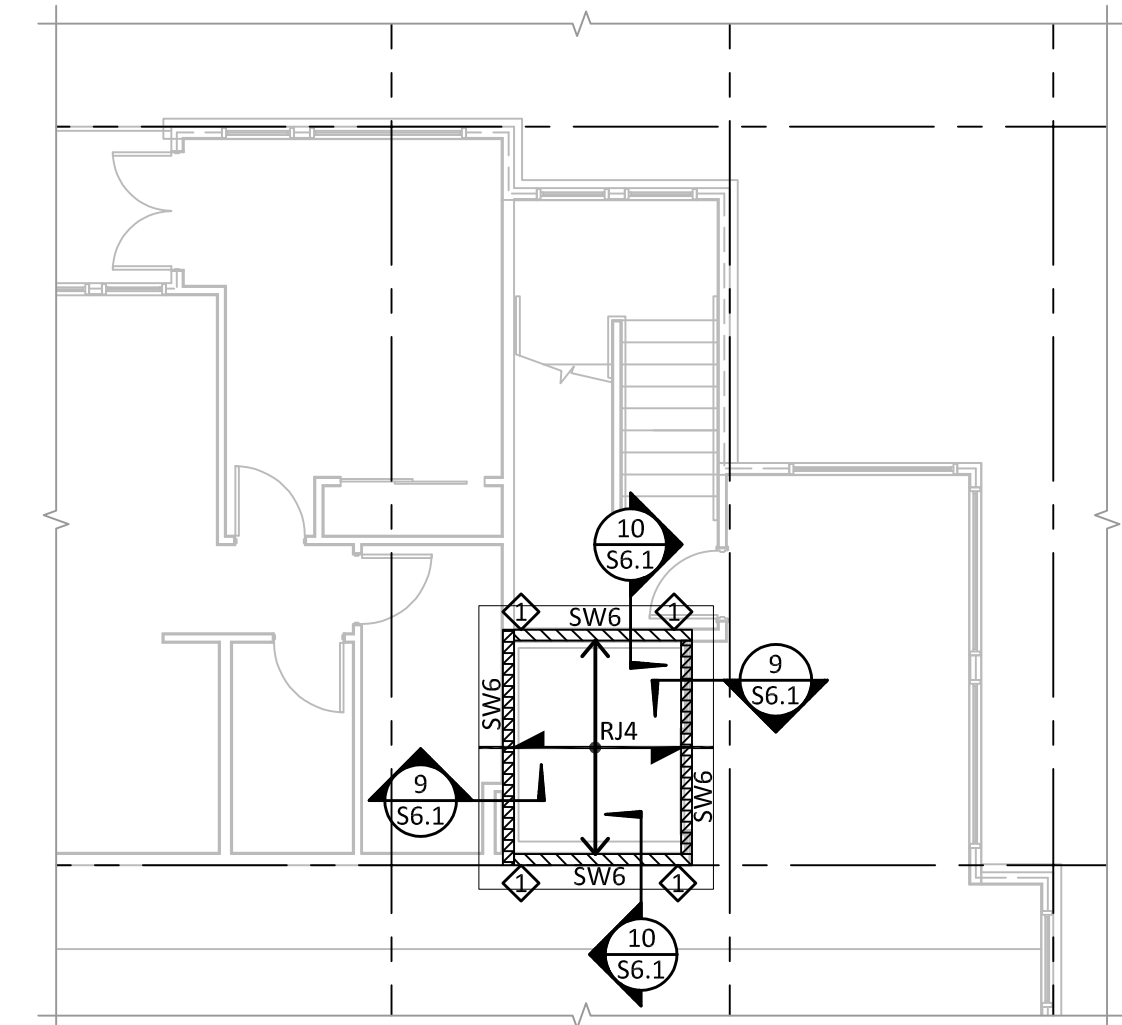
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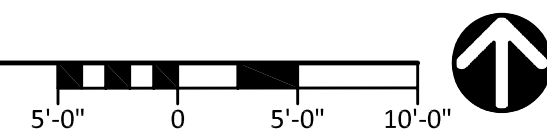
S2.4



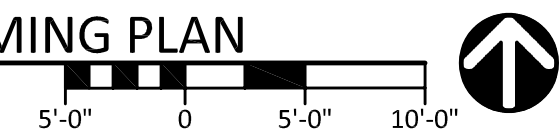
1. WALLS SHOWN ON ROOF FRAMING PLAN ARE WALLS BELOW ROOF FRAMING.
2. BEAMS SHOWN ON ROOF FRAMING PLAN SHALL BE ABOVE DOUBLE TOP PLATE UNLESS USED AS A DOOR OR WINDOW HEADER.
3. ROOF SHEATHING SHALL BE 5/8" PL 40/20 WITH 8d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES, SHEAR WALLS, COLLECTOR TRUSSES, AND BLOCKING OR TRUSS BLOCKING PANELS INDICATED ON PLANS. NAILING AT INTERMEDIATE FRAMING SHALL BE 8d COMMON NAILS @ 12" OC. REFER TO DETAIL 2/55.1 FOR SHEATHING LAYOUT AND NAILING.
4. UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x8 HF#2 WHERE MAXIMUM SPAN = 5'-5".
5. UNLESS NOTED OTHERWISE, DOOR HEADERS AT INTERIOR BEARING WALLS SHALL BE 4x8 HF#2 WHERE MAXIMUM SPAN = 4'-6", AND 6x8 HF#2 WHERE MAXIMUM SPAN = 5'-0".
6. STUD WALL FRAMING SHALL BE 2x HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
7. REFER TO SHEET S5.3 FOR TYPICAL ROOF FRAMING DETAILS.
8. REFER TO DETAIL 3/55.1 FOR CONSTRUCTION OF MULTIPLE STUD COLUMNS.
9.  INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
10. REFER TO THE STRUCTURAL NOTES SHEET FOR COLUMNS SUPPORTING TYPICAL BEARING WALL HEADER BEAMS.
11. ALL DIAPHRAGMS UNBLOCKED UNO.
12. COLUMNS AND BEARING WALLS SHOWN ON PLAN SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
13. HOLDDOWNS SHOWN ON ROOF FRAMING PLAN SHALL BE PLACED ON THIRD FLOOR LEVEL.
14. ATTACH ALL RAFTERS TO WALLS BELOW WITH SIMPSON H2.5A HURRICANE TIES.
15. 'FH' DENOTES FULL HEIGHT COLUMN. ATTACH COLUMN TO TOP PLATE AND SILL PLATE WITH SIMPSON S3 CLIPS EA SIDE AND EA END.



SCALE: $1/8'' = 1'-0''$



SCALE: 1/8" = 1'-0"



TYPICAL HEADER SUPPORTS (UNO)			
FRAMING LEVEL	EXTERIOR	INTERIOR (RO ≥ 3'-0")	INTERIOR (RO ≤ 3'-0")
ROOF	(1) FULL HT + (1) CRIPPLE	(1) FULL HT + (1) CRIPPLE	(1) FULL HT + (1) CRIPPLE
3RD	(1) FULL HT + (2) CRIPPLE	(1) FULL HT + (2) CRIPPLE	(1) FULL HT + (1) CRIPPLE
2ND	(1) FULL HT + (2) CRIPPLE	(1) FULL HT + (2) CRIPPLE	(1) FULL HT + (2) CRIPPLE

NOTES:

1. THE COLUMNS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
2. HEADER SUPPORTS SHALL HAVE THE SAME GRADE OF LUMBER AS THE WALL IN WHICH THEY ARE LOCATED.
3. REFER TO TYPICAL ROOF PLAN NOTES FOR TYPICAL BEARING WALL HEADERS NOT SPECIFICALLY CALLED OUT ON THE PLANS.

TYPICAL FRAMING SCHEDULE				
FRAMING LEVEL	BEARING WALLS			
	EXTERIOR	INTERIOR 2x6	INTERIOR 2x4	PARTY WALLS
ROOF	2x6 HF STUD @ 16" OC	2x6 HF STUD @ 16" OC	2x4 HF STUD @ 16" OC	2x4 HF STUD EA FACE @ 16" OC
3RD	2x6 HF STUD @ 16" OC	2x6 HF STUD @ 16" OC	2x4 HF STUD @ 16" OC	2x4 HF STUD EA FACE @ 16" OC
2ND	2x6 HF STUD @ 16" OC	2x6 HF STUD @ 16" OC	2x4 HF#2 @ 16" OC	2x4 HF#2 EA FACE @ 16" OC

NOTES:

1. THE WALLS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
2. NO BEARING WALLS SHALL BE 2x4 OR 2x6 HF STUD GRADE AT 16" OC UNO.

NOTES:



01/21/23

MARK	DESCRIPTION	DATE	PERMIT SUBMITTAL
		07/21/23	

DESIGN:	LMS
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DATE:	07/21/23

THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

STRUCTURAL NOTES

FILE NAME:

SHEET:

S3.1

JOIST SCHEDULE			
MARK	JOIST	SPACING	REMARKS
RJ1	11 7/8" TJI 110	24" OC	SEE NOTE 3
RJ2	2x8 HF#2	24" OC	SEE NOTE 2
RJ3	11 7/8" TJI 210	24" OC	SEE NOTE 3
RJ4	2x10 HF#2	24" OC	SEE NOTE 2
FJ1	11 7/8" TJI 110	16" OC	SEE NOTE 3
FJ2	9 1/2" TJI 110	16" OC	SEE NOTE 3
CJ1	2x6 HF#2	16" OC	SEE NOTE 4
DJ1	2x8 HF#2	16" OC	SEE NOTE 4
DJ2	2x12 HF#2	16" OC	SEE NOTES 4 AND 5

NOTES:

- FOR JOIST HANGERS REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ALL INSTALLATION REQUIREMENTS.
- TIMBER JOISTS FRAMING INTO WOOD BEAMS SHALL USE JB OR HUTF-SERIES TOP FLANGE HANGERS. TIMBER JOISTS FRAMING INTO STEEL BEAMS USE BA-SERIES HANGERS AT NAILER.
- PLYWOOD WEB JOISTS FRAMING INTO WOOD BEAMS SHALL USE ITS-SERIES TOP FLANGE HANGERS. PLYWOOD WEB JOISTS FRAMING INTO STEEL BEAMS SHALL USE BA-SERIES TOP FLANGE HANGERS.
- SOLID SAWN CORRIDOR JOISTS AND DECK JOISTS SHALL HANGER OFF THE WALL RIM USING LU SERIES FACE MOUNT HANGERS.
- RIP DECK JOISTS TO SLOPE PER DETAILS AND ARCH PROFILE.

SHEAR WALL SCHEDULE								
TYPE	APA-RATED SHEATHING	MIN FRAMING AT ADJOINING PANEL EDGES (SEE NOTE 5)	SHEAR WALL NAILING AT PANEL EDGES	RIM JOIST OR BLOCK CONN TO TOP PLATE	SILL PLATE NAILING TO RIM/BLKG BELOW	SILL PLATE ANCHOR BOLT TO SLAB OR FOUNDATION	FOUNDATION SILL PLATE SIZE	SHEAR CAPACITY (PLF)
SW6	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 6" OC	LTP4 OR A35 @ 24" OC	0.131"Ø x 3" @ 6" OC	3/4"Ø AB @ 5'-0" OC	2x	242
SW4	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 20" OC	0.131"Ø x 3" @ 4" OC	3/4"Ø AB @ 5'-0" OC	2x	350
SW3	15/32" ONE SIDE	(2) 2x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 15" OC	0.131"Ø x 3" @ 3" OC	3/4"Ø AB @ 4'-0" OC	2x	455
SW2	15/32" ONE SIDE	3x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 12" OC	0.131"Ø x 3" @ 2.5" OC	3/4"Ø AB @ 3'-0" OC	2x	595
2SW4	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 10" OC	0.131"Ø x 3" @ 2" OC	3/4"Ø AB @ 2'-6" OC	2x	706
2SW3	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 7.5" OC	0.131 x 3" @ 1.5" OC	3/4"Ø AB @ 2'-0" OC	2x	910
2SW2	15/32" BOTH SIDES	3x STUD AND BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 6" OC	0.131 x 3" @ 1.5" OC	3/4"Ø AB @ 1'-6" OC	2x	1190

NOTES:

- REFER TO THE TYPICAL SHEAR WALL DETAIL.
- THE VALUES IN THIS TABLE ARE APPROPRIATE FOR HF GRADE STUDS AND HF GRADE PLATES & RIM/BLOCKING.
- NAILS AT ADJOINING PANEL EDGES SHALL BE STAGGERED EACH SIDE OF THE COMMON JOINT.
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3x AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
- WHERE TABLE SPECIFIES (2) 2x FRAMING, CONNECT (2) 2x STUDS AND BLOCKING AS FOLLOWS: SW3 = (2) 0.131"Ø @ 3.5" OC, 2SW4 = 0.131"Ø @ 2.5" OC, 2SW3 = (2) 0.131"Ø @ 1.5" OC.
- NOTE THAT 3x FRAMING MAY BE USED IN LIEU OF (2) 2x FRAMING SPECIFIED IN TABLE.
- INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12" OC MAXIMUM.
- AT ALL 3/4"Ø SILL PLATE ANCHOR BOLTS, INSTALL 1/4" x 3" x 3" PLATE WASHERS. EDGE OF PLATE WASHER SHALL BE WITHIN 1/2" OF SHEATHED EDGE. FOR DOUBLE SIDED SHEAR WALLS, USE WIDER PLATE WASHERS AS REQUIRED TO MEET THIS REQUIREMENT.
- PROVIDE A MINIMUM OF 7" EMBEDMENT FOR AB INTO FOUNDATION OR STEM WALL.
- 7/16" SHEATHING MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED ALL STUDS ARE SPACED 16" OC OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.

HOLDOWN SCHEDULE					
MARK	TYPE	MIN CHORD SIZE	STUD NAILS OR BOLTS	ANCHOR BOLT (SEE NOTE 4)	CAPACITY (LB)
1	MST37	(2) 2x	(11) 16d EA END	-	2,355
2	MST48	(2) 2x	(17) 16d EA END	-	3,640
3	MST60	(2) 2x	(23) 16d EA END	-	5,405
4	HDU5	(2) 2x	(14) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	4,340
5	HDU8	4x DF#2	(20) SDS 1/4" x 2 1/2" SCREWS	7/8"Ø	6,970
6	HDU11	4x6 DF#2	(30) SDS 1/4" x 2 1/2" SCREWS	1"Ø	9,335

NOTES:

- REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- REFER TO DETAIL 5/SS.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAIL 6/SS.2 FOR CONNECTION OF STRAP TO BEAM BELOW.
- REFER TO DETAIL 4/SS.2 FOR INSTALLATION OF ROD FLOOR TO FLOOR HOLDOWNS.
- INSTALL HD HOLDOWNS AT FOUNDATION WALLS OR THICKENED SLAB FOOTINGS PER DETAILS 6 & 9/54.1.
- AT ALL HOLDOWN CHORDS, PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHEDULE.

COLUMN SCHEDULE			
MARK	COLUMN SIZE 2x4 WALL	COLUMN SIZE 2x6 WALL	REMARKS
C1	(2) 2x4	(2) 2x6	SEE NOTE 2
C2	(3) 2x4	(3) 2x6	SEE NOTE 2
C3	(4) 2x4	(4) 2x6	SEE NOTE 2
C4	4x6 HF#1	4x6 HF#1	-
C5	4x8 HF#1	6x6 DF#1	-
C6	4x10 HF#1	6x8 DF#1	-
C7	6x10 DF#1	6x10 DF#1	-
C8	PT 8x8 DF#1	PT 8x8 DF#1	-

NOTES:

- REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR PRE-FABRICATED CONNECTION INSTALLATION REQUIREMENTS.
- MULTIPLE STUD COLUMNS SHALL USE GRADE OF STUD INDICATED ON WALL FRAMING SCHEDULE. REFER TO DETAIL 3/SS.1 FOR FABRICATION OF MULTIPLE STUD COLUMNS.
- CONTRACTOR TO PROVIDE BLOCKING EQUAL TO COLUMN DIMENSIONS AT JOIST SPACE FOR COLUMNS CONTINUING TO FOUNDATION.

BEAM SCHEDULE			
MARK	BEAM	REMARKS	HANGER AS REQ'D
BM1	4x10 HF#2	-	HU410TF
BM2	6x8 DF#2	-	HU68TF
BM3	8x10 DF#2	-	HU810TF
BM4	5 1/4" x 9 1/4" 2.0E PARALLAM PSL	SEE NOTE 6	HGLTV5.37
BM5	3 1/2" x 11 7/8" 2.0E PARALLAM PSL	SEE NOTE 6	HGLTV4
BM6	5 1/4" x 11 7/8" 2.0E PARALLAM PSL	SEE NOTE 6	HGLTV5.37
BM7	7" x 11 7/8" 2.0E PARALLAM PSL	SEE NOTE 6	HGLTV7
BM8	5 1/4" x 14" 2.0E PARALLAM PSL	-	HGLTV5.37
BM9	5 1/4" x 18" 2.0E PARALLAM PSL	-	HGLTV5.37
BM10	7" x 18" 2.0E PARALLAM PSL	-	HGLTV7
WF	ALL WF BEAMS ARE CALLED OUT ON PLANS	SEE NOTE 8	-

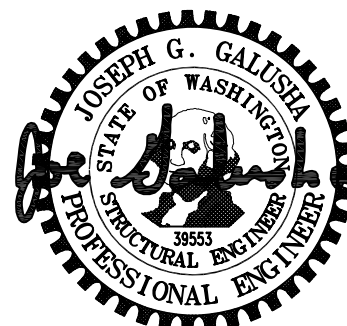
NOTES:

- REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR HANGER INSTALLATION INFORMATION.
- REFER TO FRAMING PLANS AND NOTES FOR SUPPORTS AT BEAM ENDS.
- ALL BEAMS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- REFER TO PLAN NOTES FOR BEAMS & HEADERS AT BEARING LOCATIONS THAT ARE NOT CALLED OUT.
- USE SIMPSON HUCTP SERIES CONCEALED FLANGE TOP FLANGE HANGER AT LOCATIONS WHERE OFFSET HANGERS WOULD OTHERWISE BE REQUIRED.
- IF PSL SUPPLIER DOES NOT STOCK EXACT DEPTH OF BEAMS LISTED, CONTRACTOR SHALL COORDINATE WITH SUPPLIER TO RIP BEAMS TO EXACT DIMENSIONS LISTED IN TABLE.
- SISTERED BEAM SHALL BE CONNECTED USING (2) ROWS OF 16d @ 12" OC STAGGERED.
- CONNECT 2x NAILER TO STEEL BEAMS PER DETAIL 4/56.1.

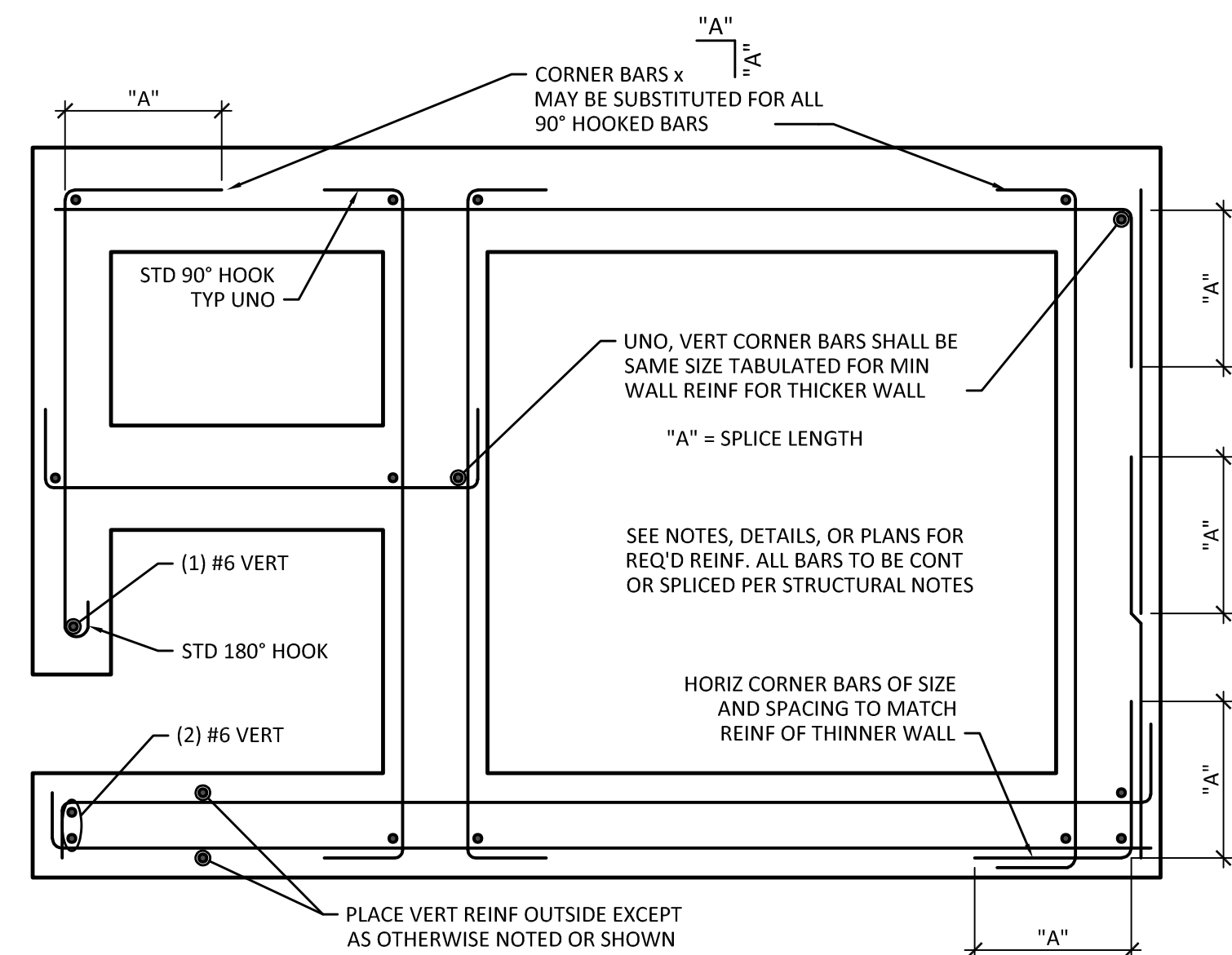
FOOTING SCHEDULE			
MARK	FOOTING SIZE	REINFORCING	COMMENTS
F1	1'-6" x 1'-0" DEEP x CONTINUOUS	(3) #5 CONTINUOUS	SEE DETAILS ON S4.2 SEE NOTE 2
F2	2'-0" x 2'-0" x 1'-0" DEEP	(3) #5 EACH WAY BOTTOM	-
F3	3'-0" x 3'-0" x 1'-0" DEEP	(4) #5 EACH WAY BOTTOM	-
F3x4	3'-0" x 4'-0" x 1'-0" DEEP	#4 @ 12" EACH WAY BOTTOM	-
F4	4'-0" x 4'-0" x 1'-0" DEEP	(5) #5 EACH WAY BOTTOM	-
F6	6'-0" x 6'-0" x 1'-4" DEEP	(7) #5 EACH WAY BOTTOM	-

NOTES:

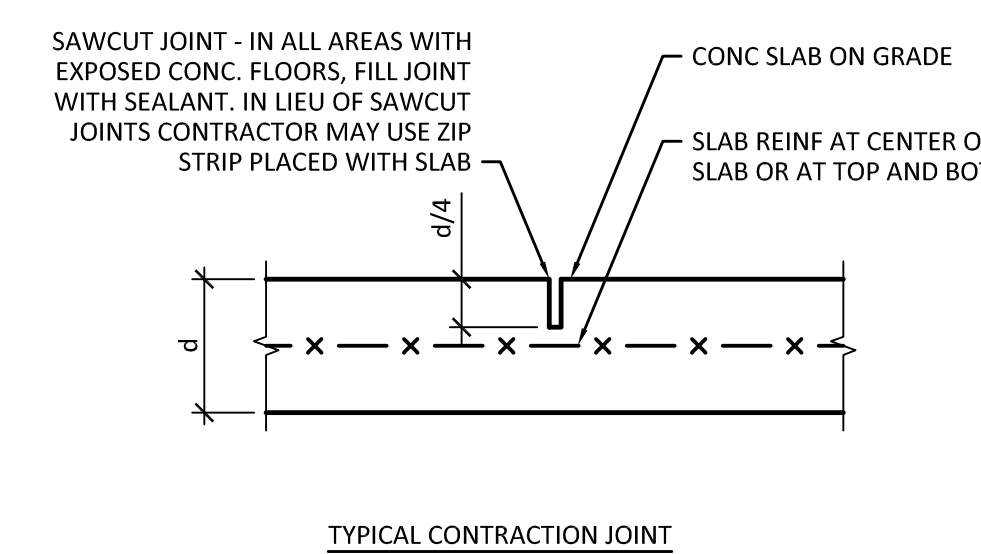
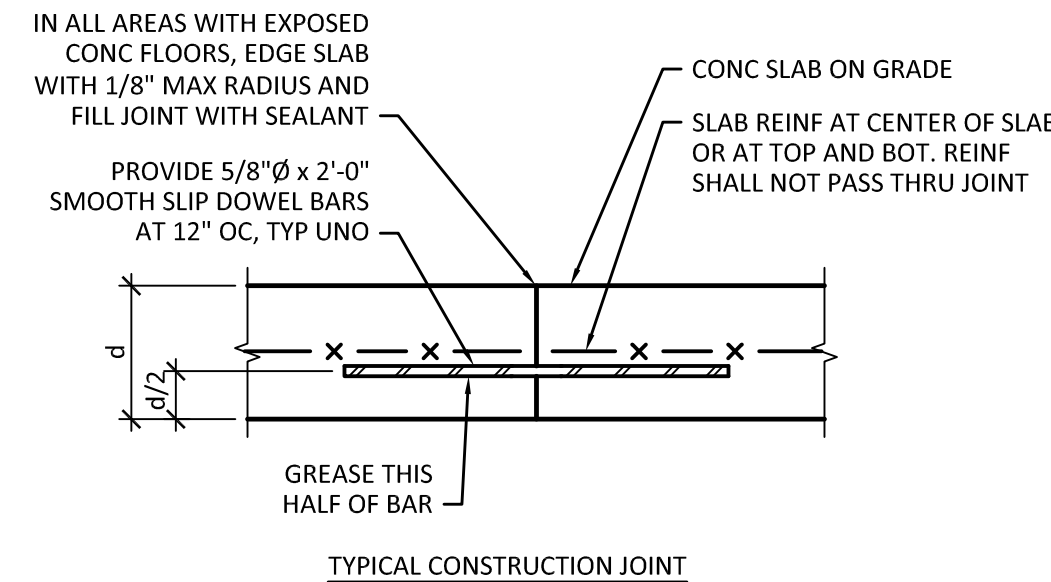
- ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL PER GEOTECHNICAL ENGINEERING REPORT.
- REINFORCEMENT SHALL BE CONTINUED FROM CONTINUOUS FOOTINGS THRU SPREAD FOOTINGS WHERE APPLICABLE.



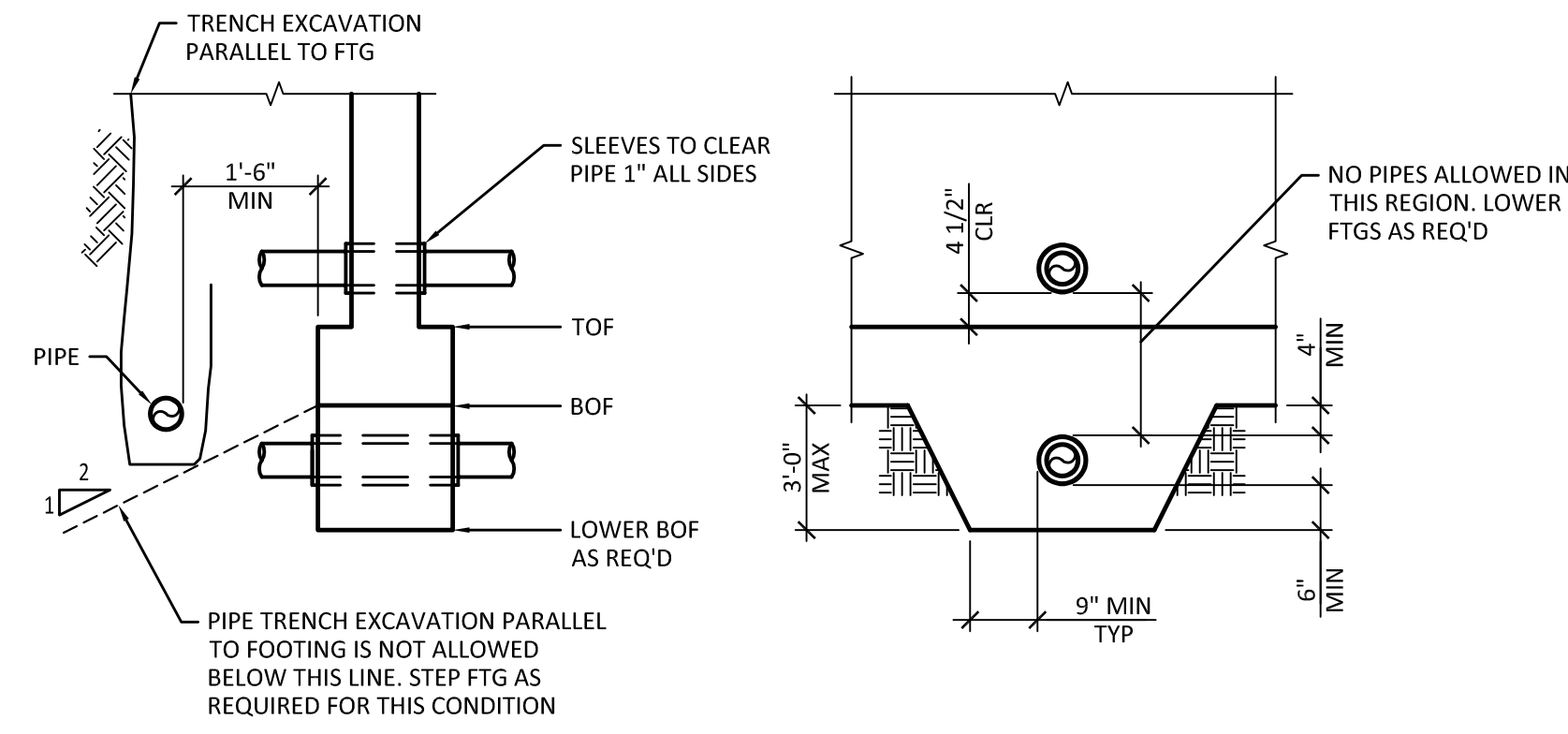
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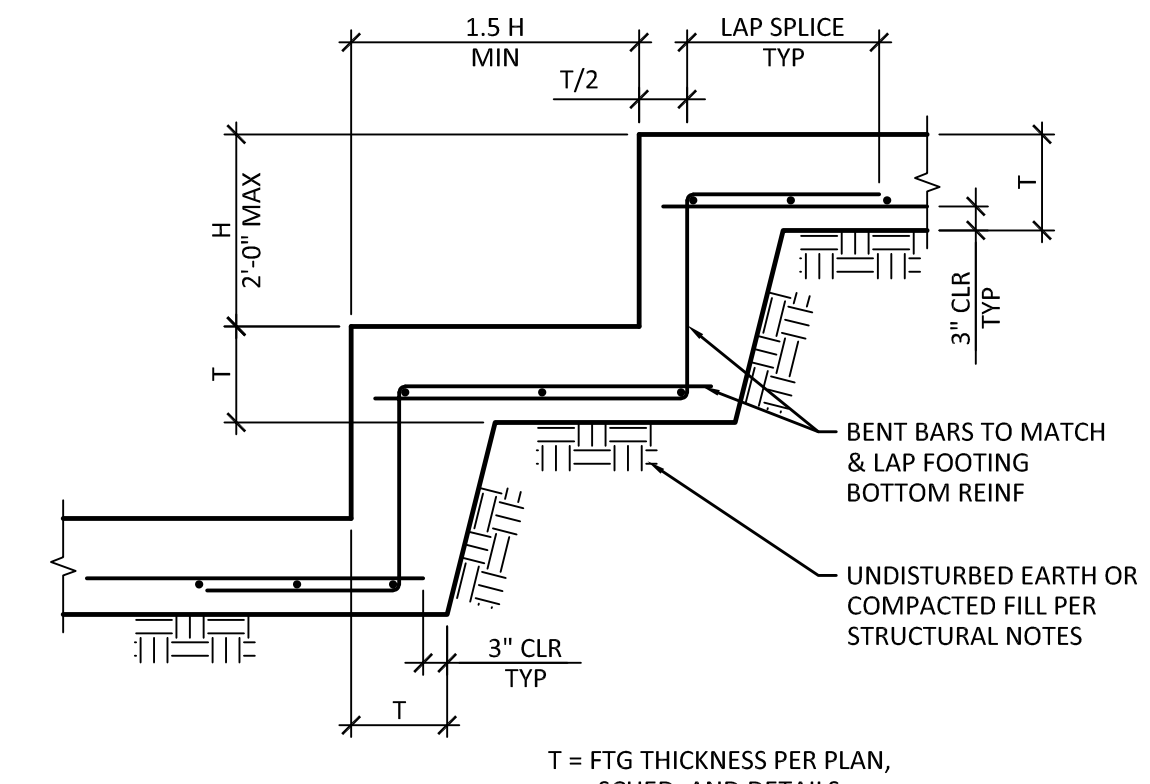
1 TYPICAL CONCRETE WALL REINFORCING DETAIL
SCALE: NTS



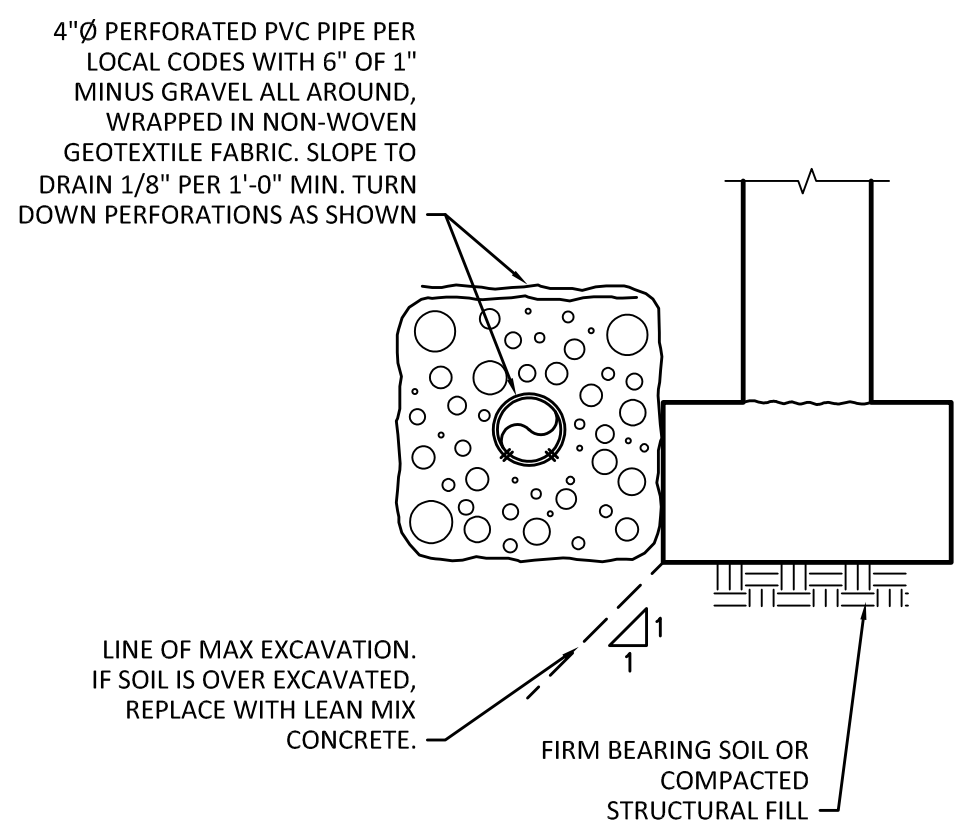
2 TYPICAL SLAB ON GRADE DETAILS
SCALE: 1" = 1'-0"



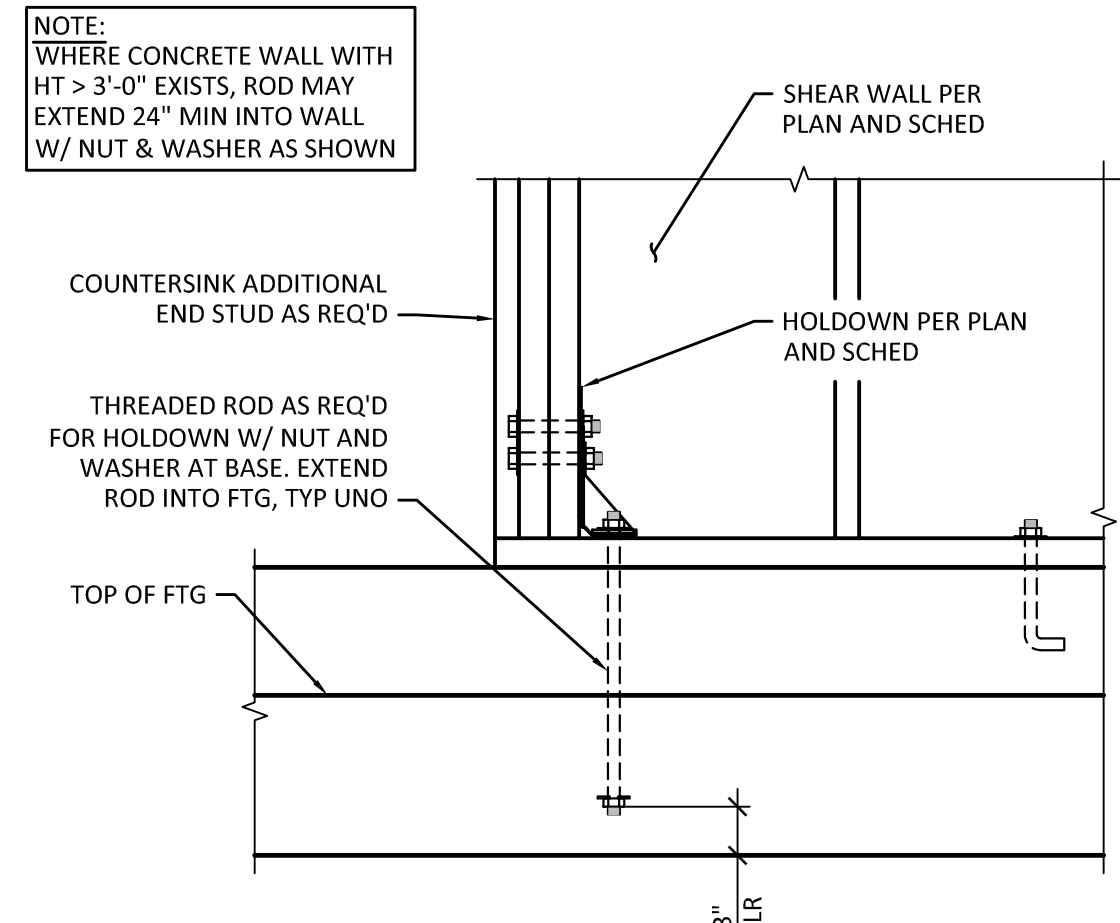
3 TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS
SCALE: 1/2" = 1'-0"



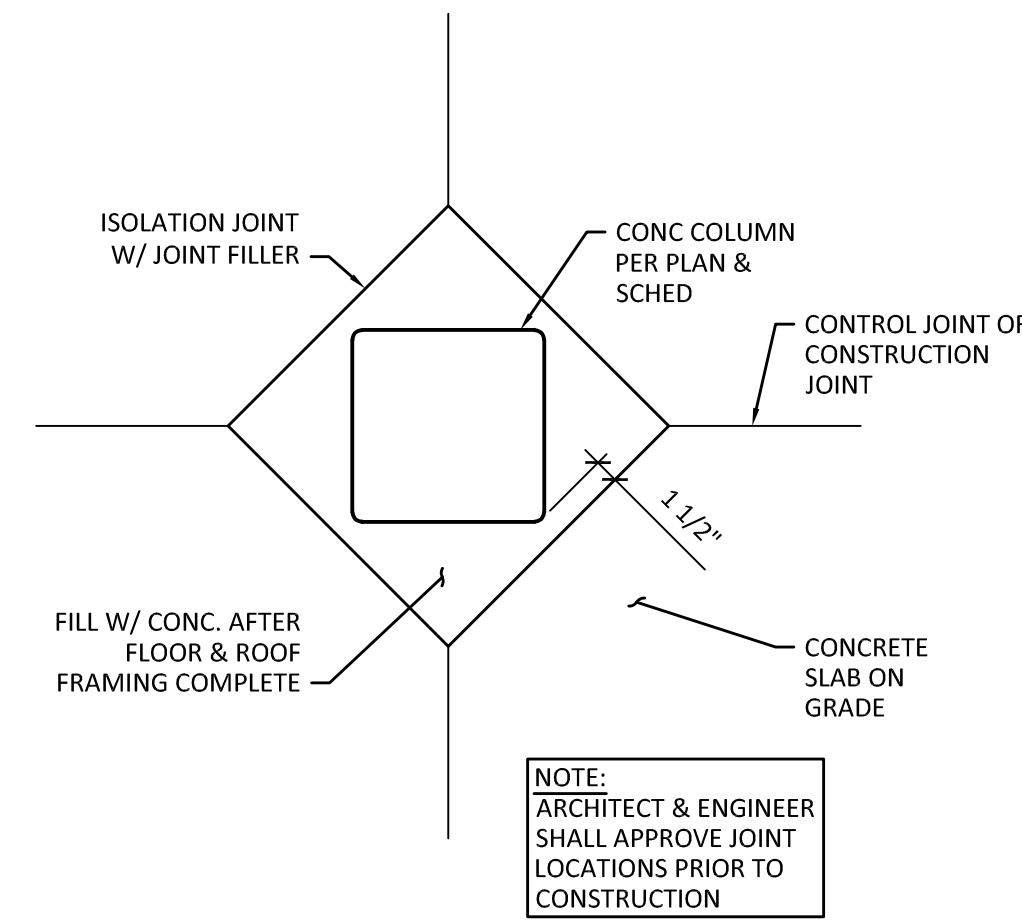
4 TYPICAL STEPPED WALL FOOTING
SCALE: 1/2" = 1'-0"



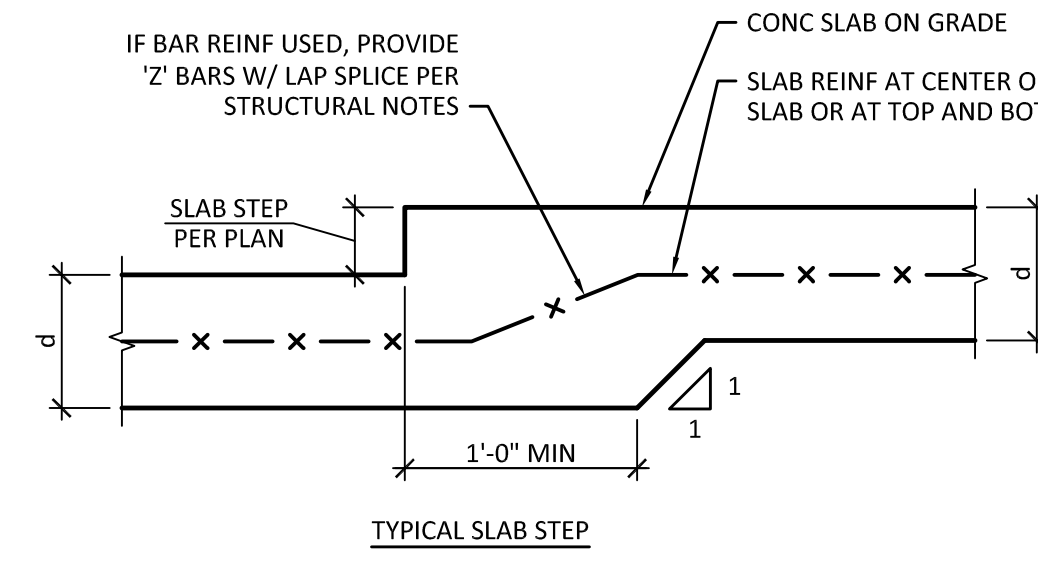
5 TYPICAL FOOTING DRAIN
SCALE: 1" = 1'-0"



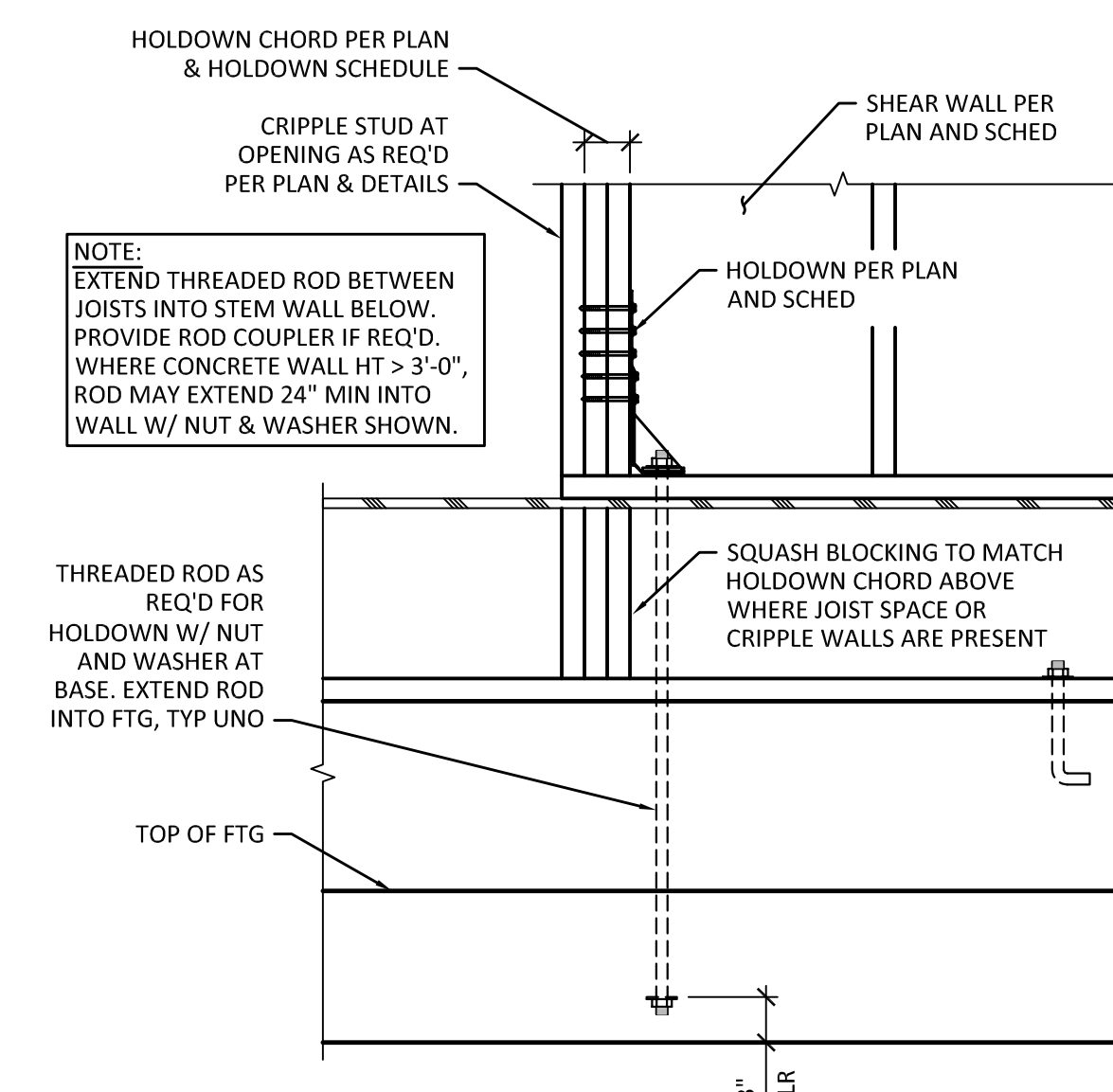
6 HOLDOWN DETAIL
SCALE: 1" = 1'-0"



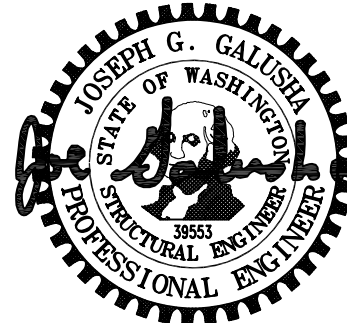
7 TYPICAL ISOLATION JOINT DETAIL
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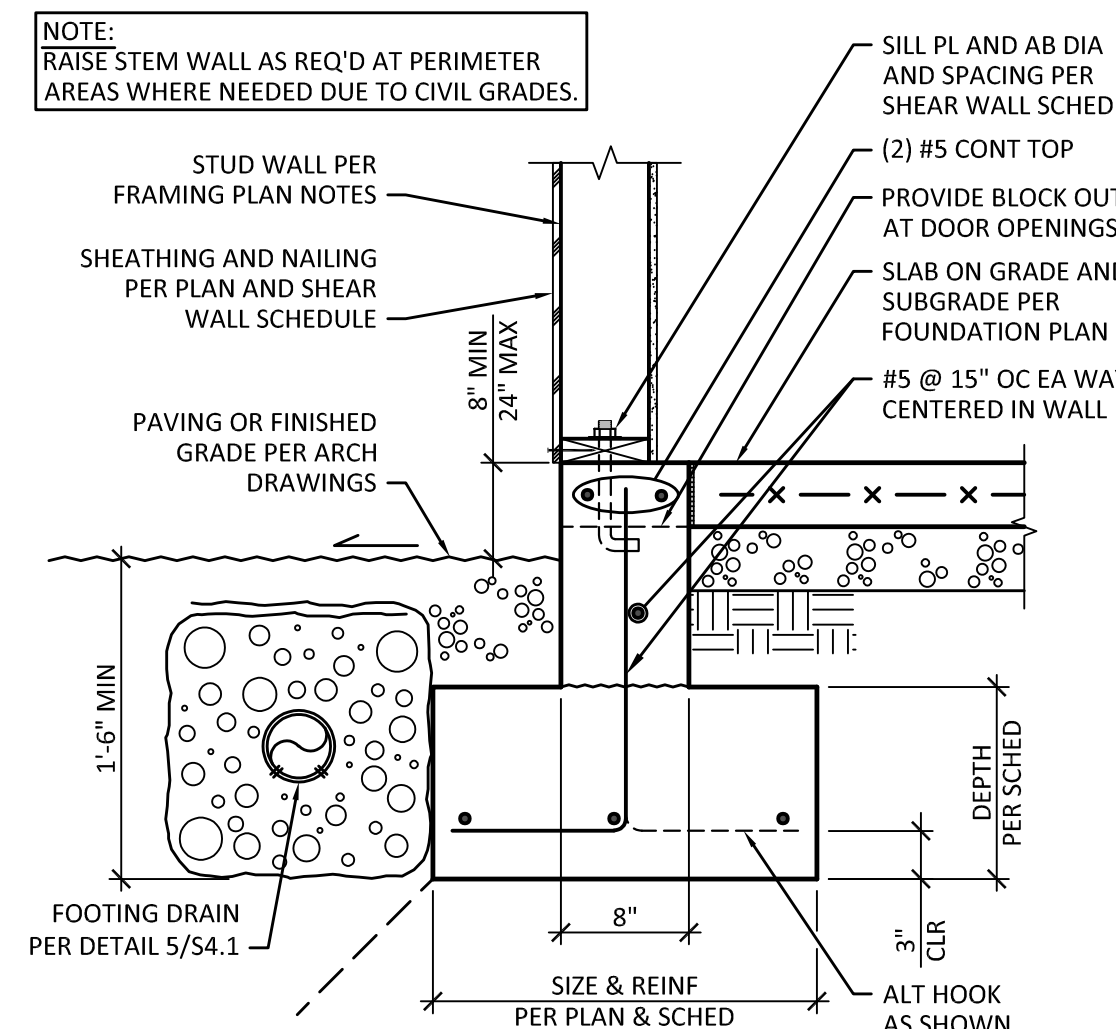
8 TYPICAL SLAB ON GRADE DETAILS
SCALE: 1" = 1'-0"



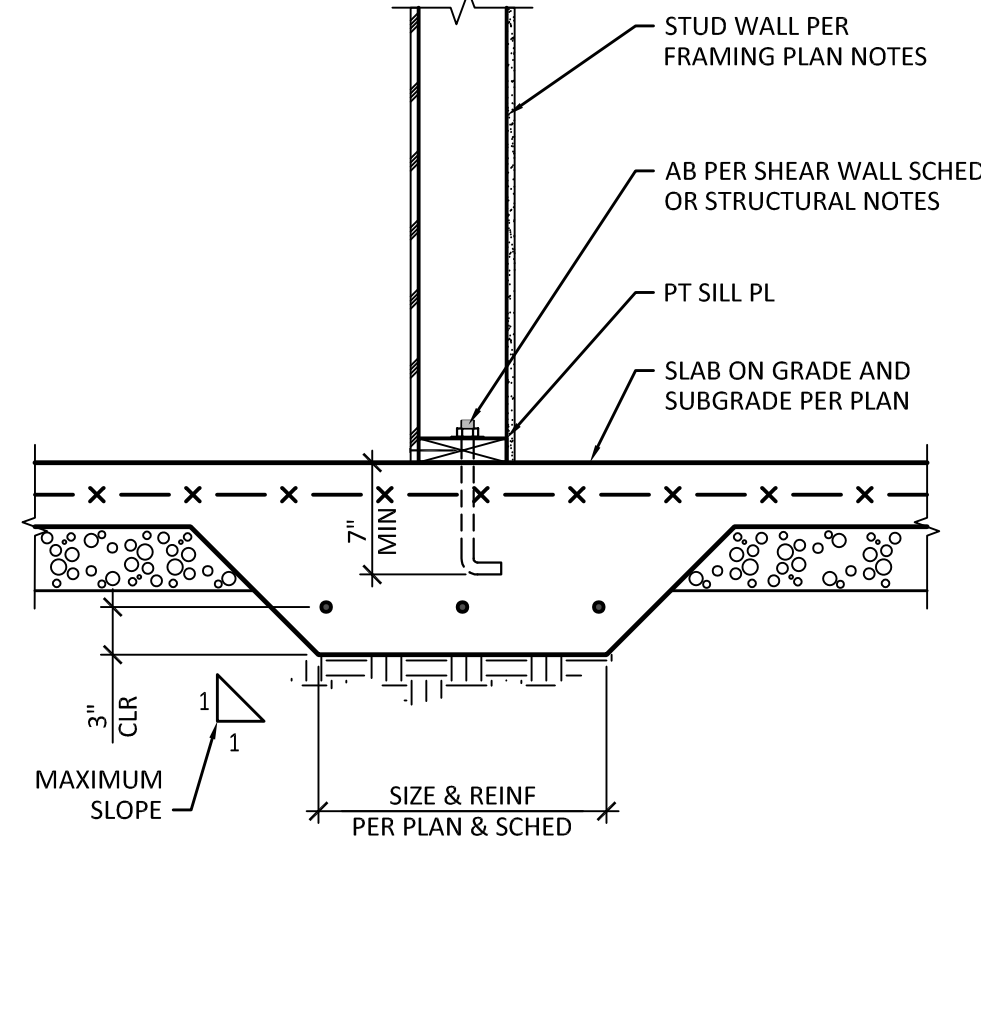
9 HOLDOWN DETAIL
SCALE: 1" = 1'-0"



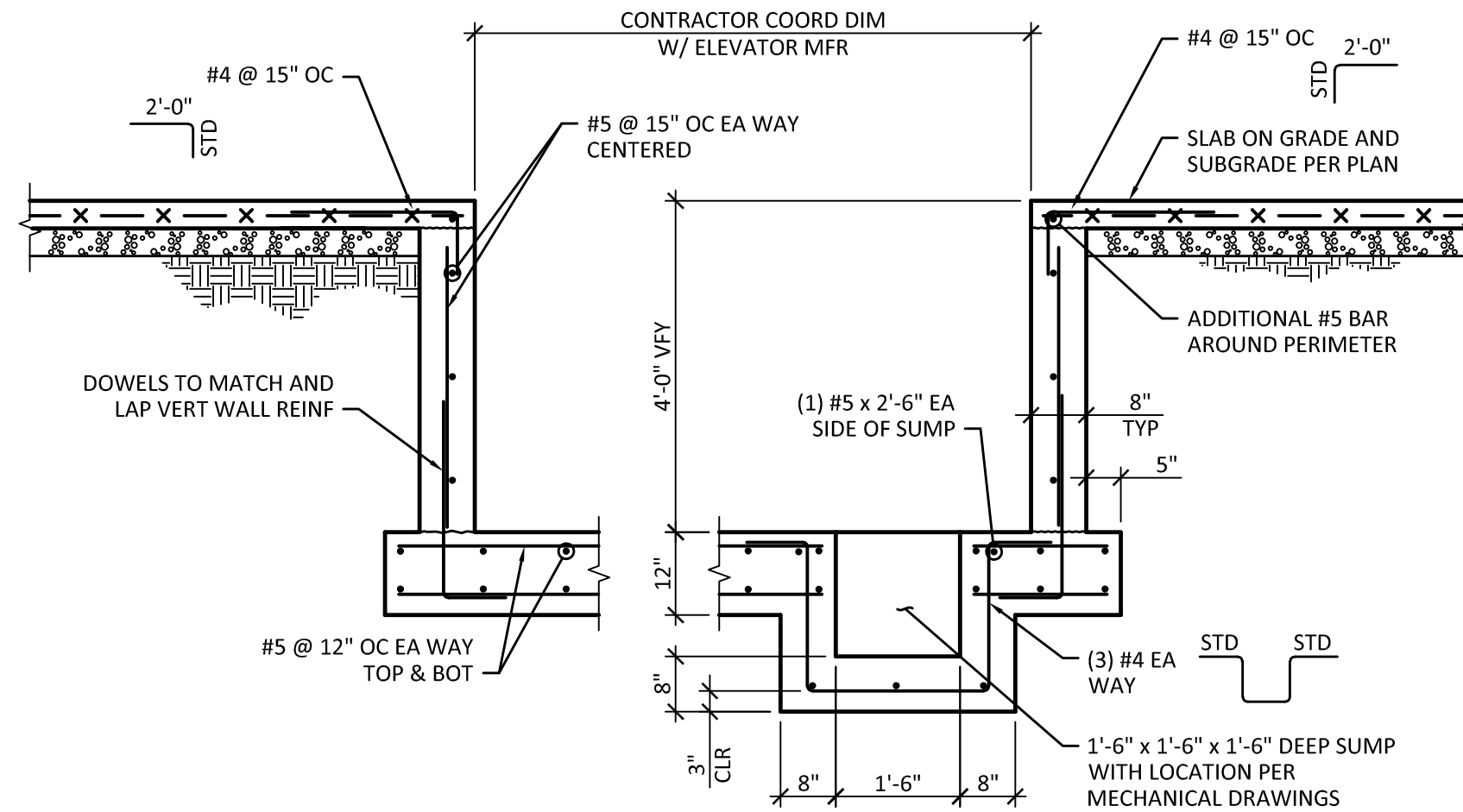
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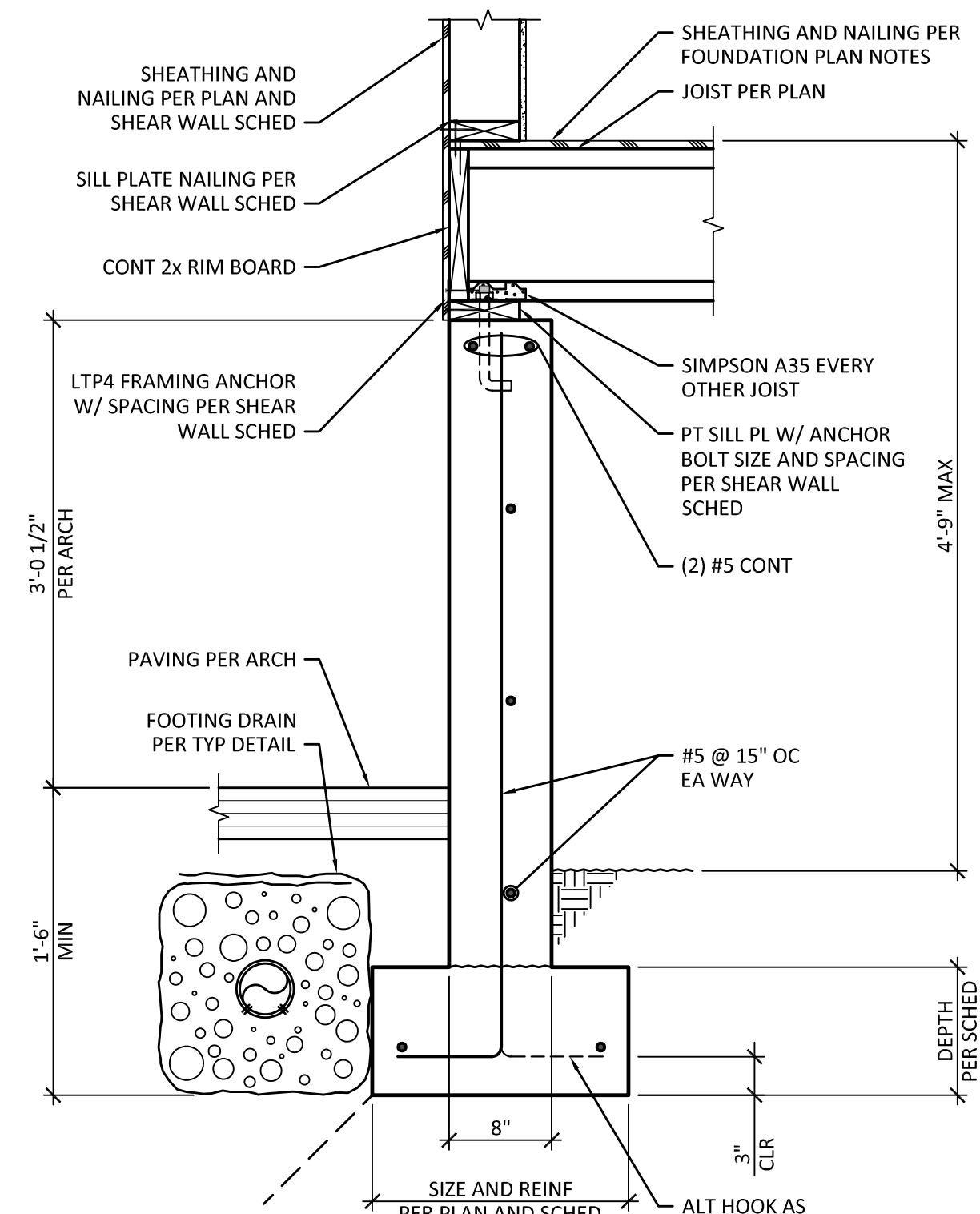
1 TYPICAL STEM WALL DETAIL
SCALE: 1" = 1'-0"



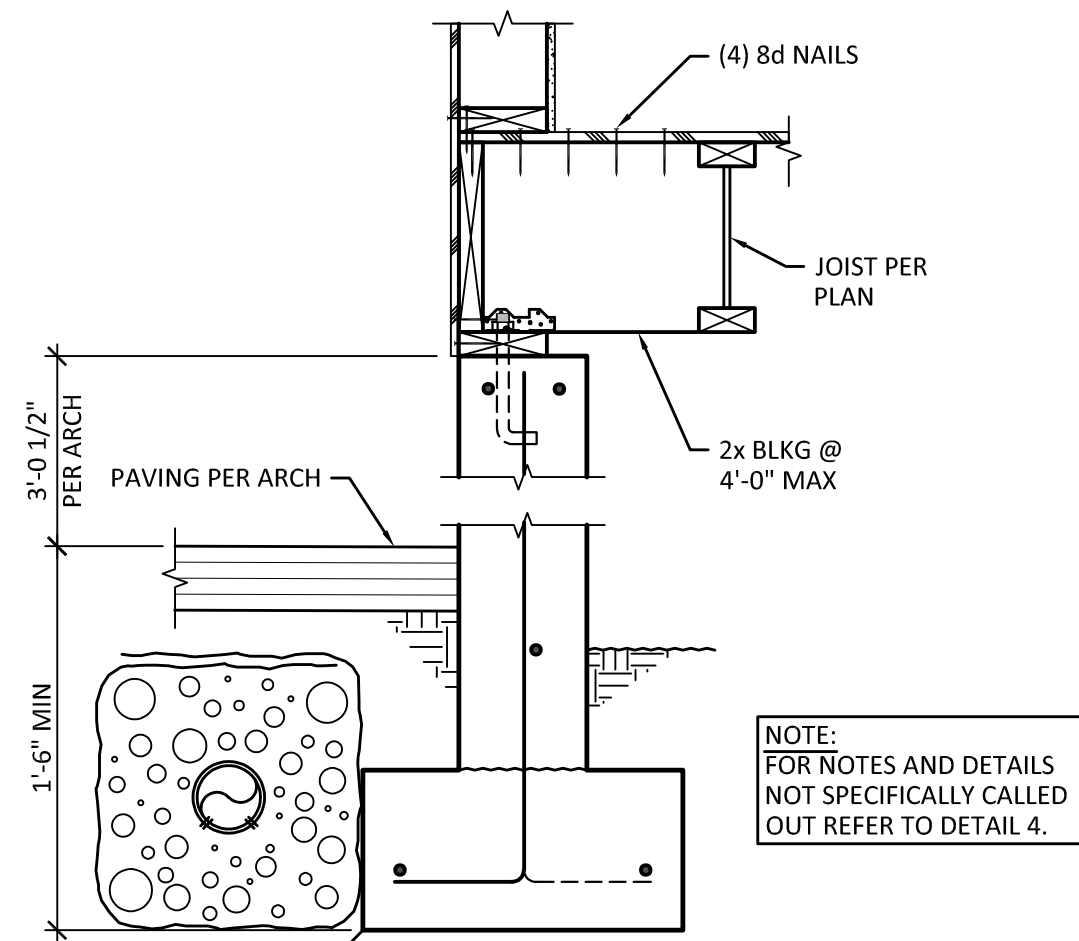
2 CONTINUOUS FOOTING DETAIL
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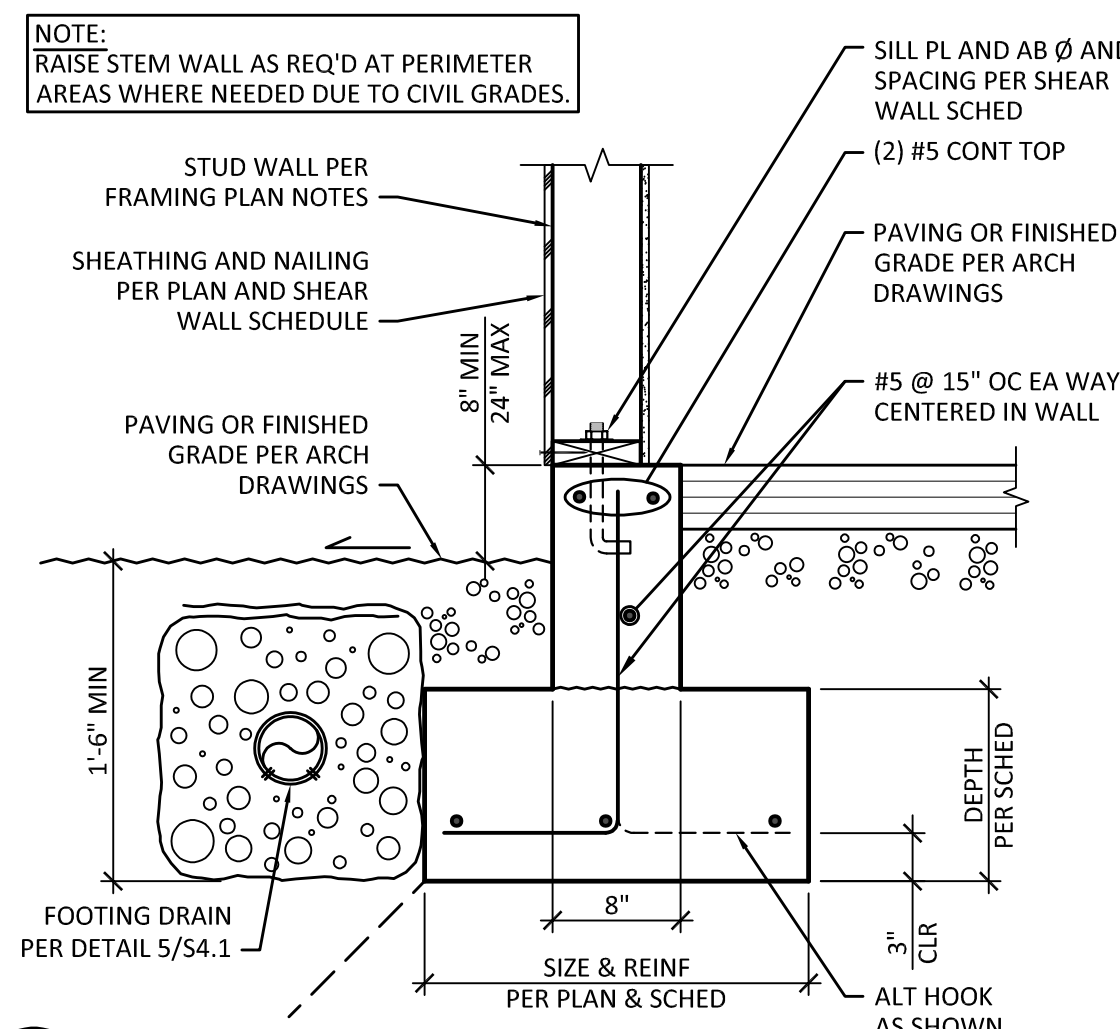
3 TYPICAL SECTION THROUGH ELEVATOR PIT
SCALE: NTS



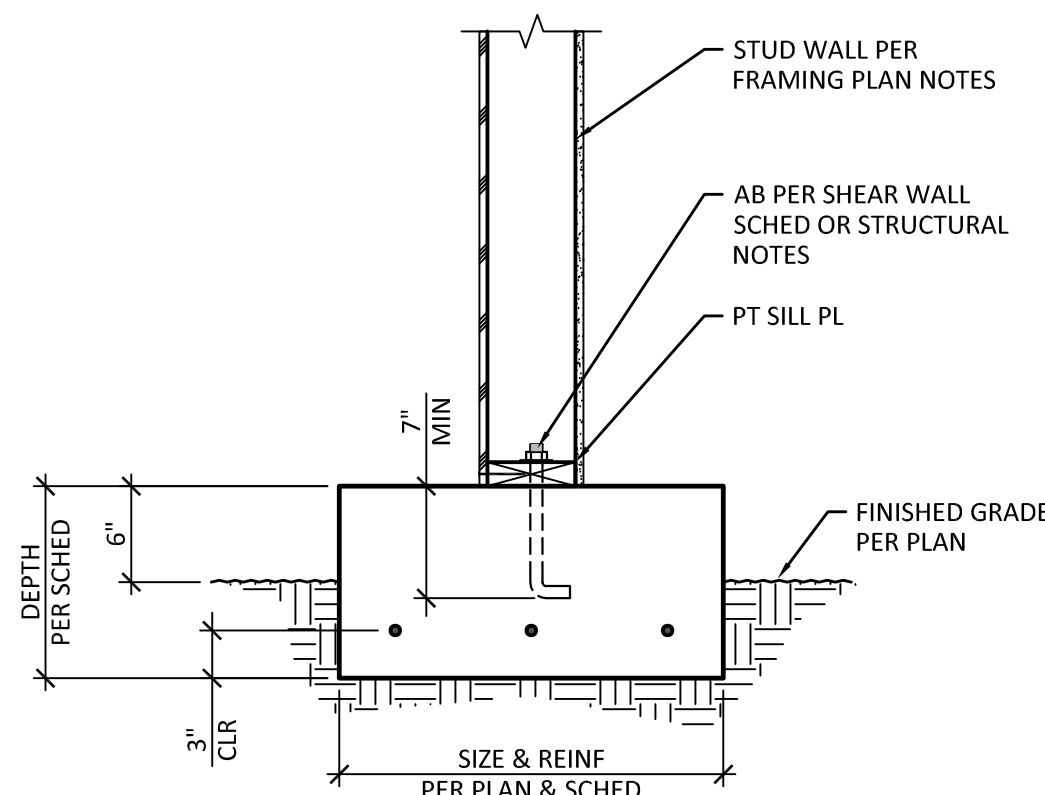
4 CRAWLSPACE SECTION (BEARING)
SCALE: 1" = 1'-0"



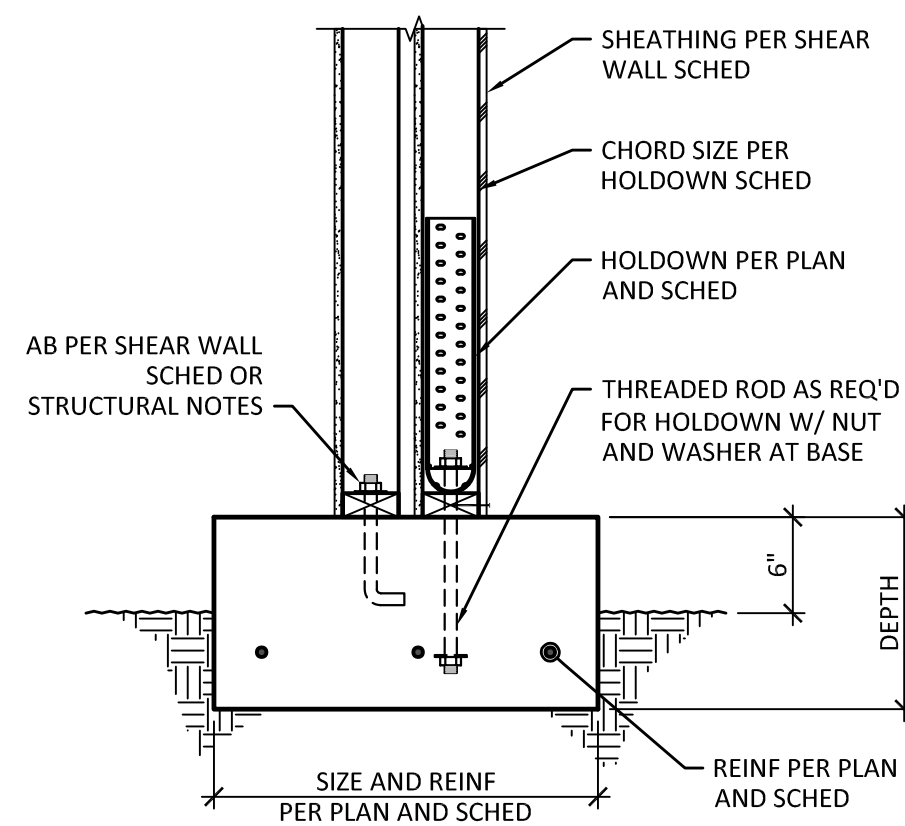
5 CRAWLSPACE SECTION (NON-BEARING)
SCALE: 1" = 1'-0"



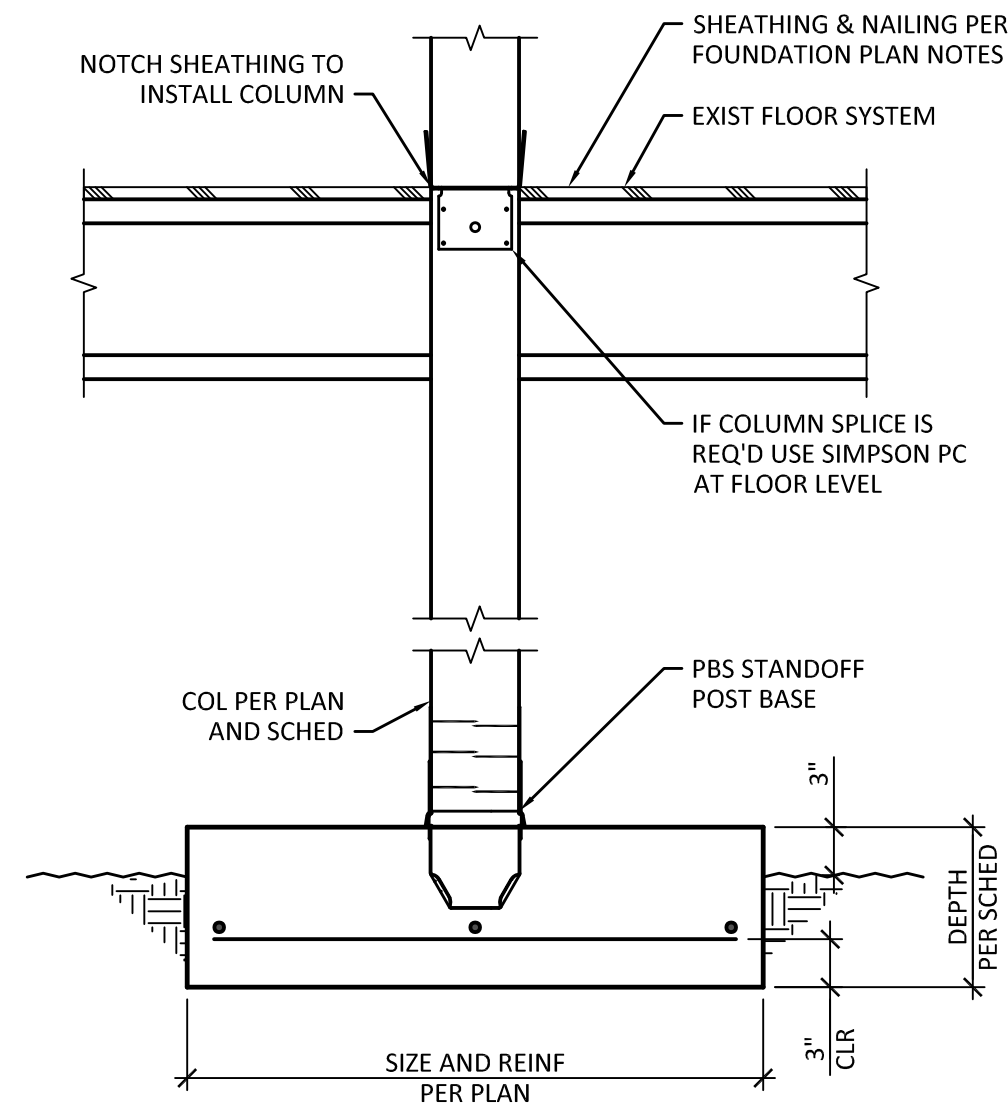
6 TYPICAL STEM WALL DETAIL
SCALE: 1" = 1'-0"



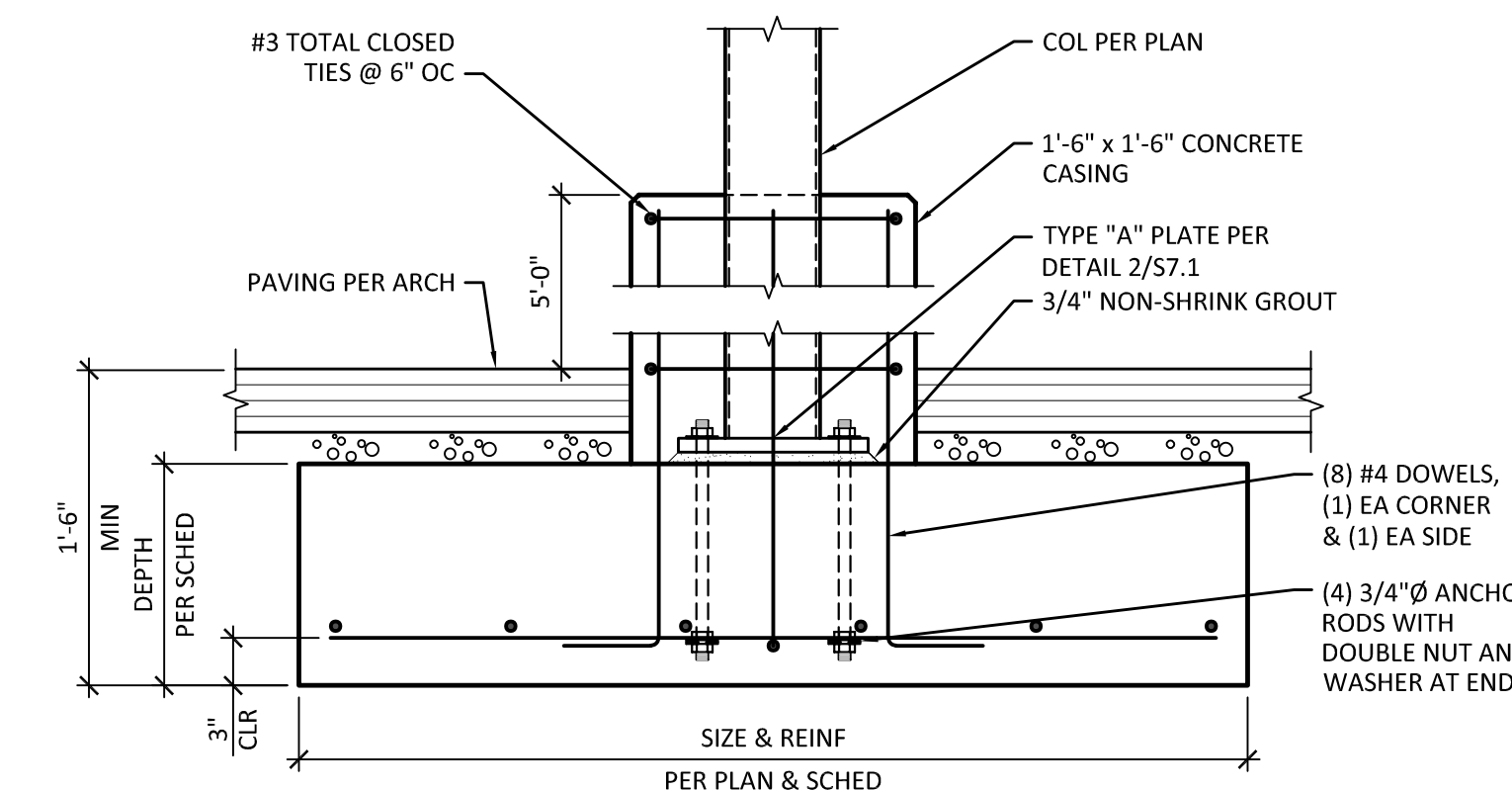
7 CONTINUOUS FOOTING DETAIL
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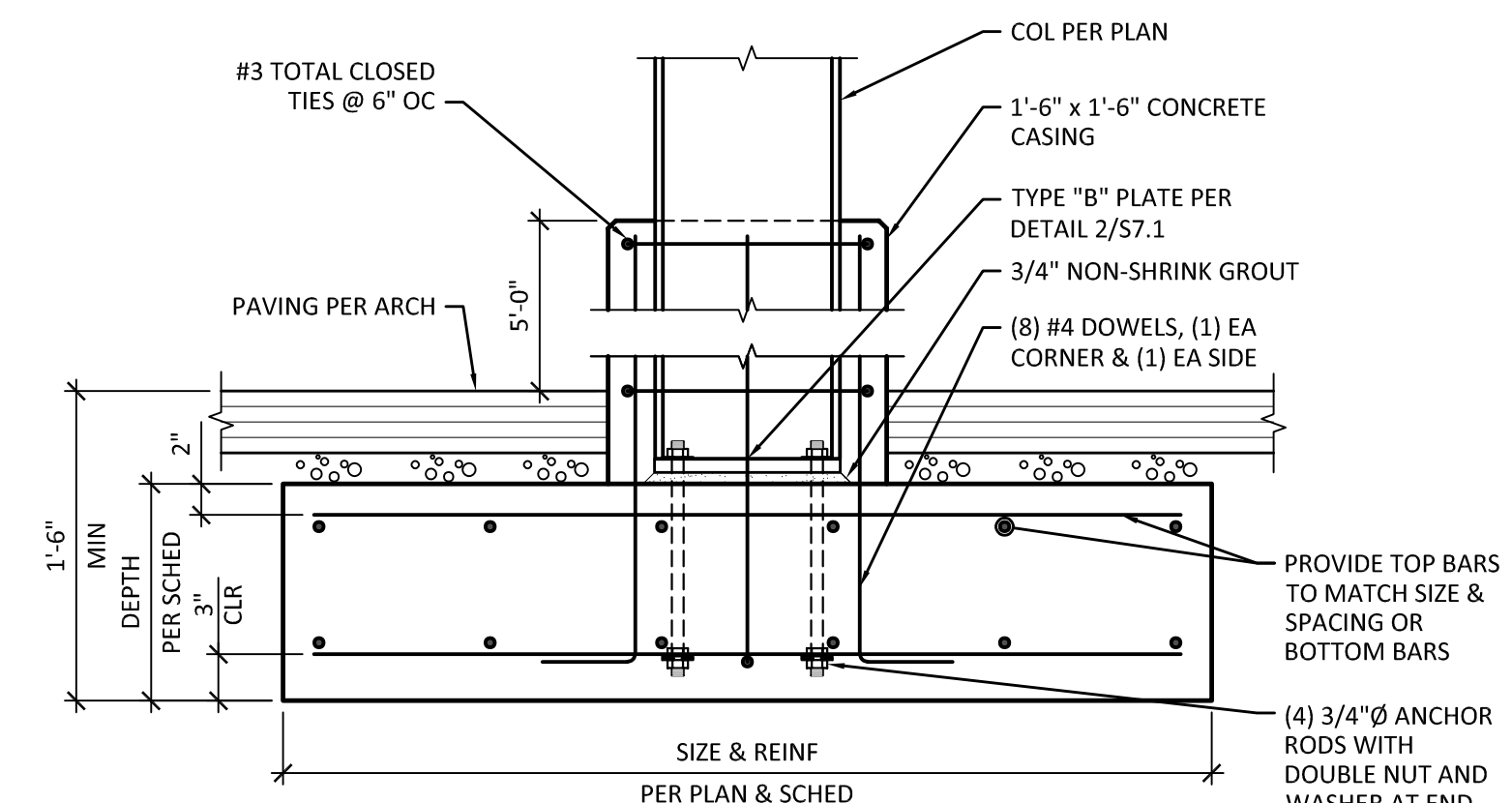
8 COMMON WALL FOOTING DETAIL
SCALE: 1" = 1'-0"



9 CRAWLSPACE DETAIL
SCALE: 1" = 1'-0"



10 HSS COLUMN FOOTING SECTION
SCALE: 1" = 1'-0"



11 WIDE-FLANGE COLUMN FOOTING SECTION
SCALE: 1" = 1'-0"

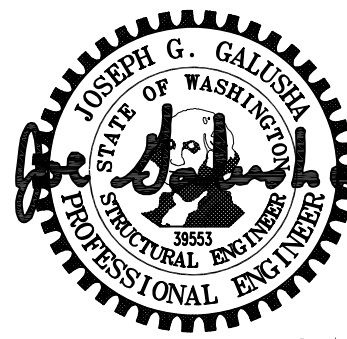
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DRAWN:	JOS
CHECK:	JGG
JOB NO:	23154.10
DATE:	07/21/23

THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

FOUNDATION DETAILS

SHEET:

S4.2



01/21/23

DESCRIPTION
PERMIT SUBMITTAL

DATE
07/21/23

MARK

DESIGN: LMS

DRAWN: JOS

CHECK: JGG

JOB NO: 23154.10

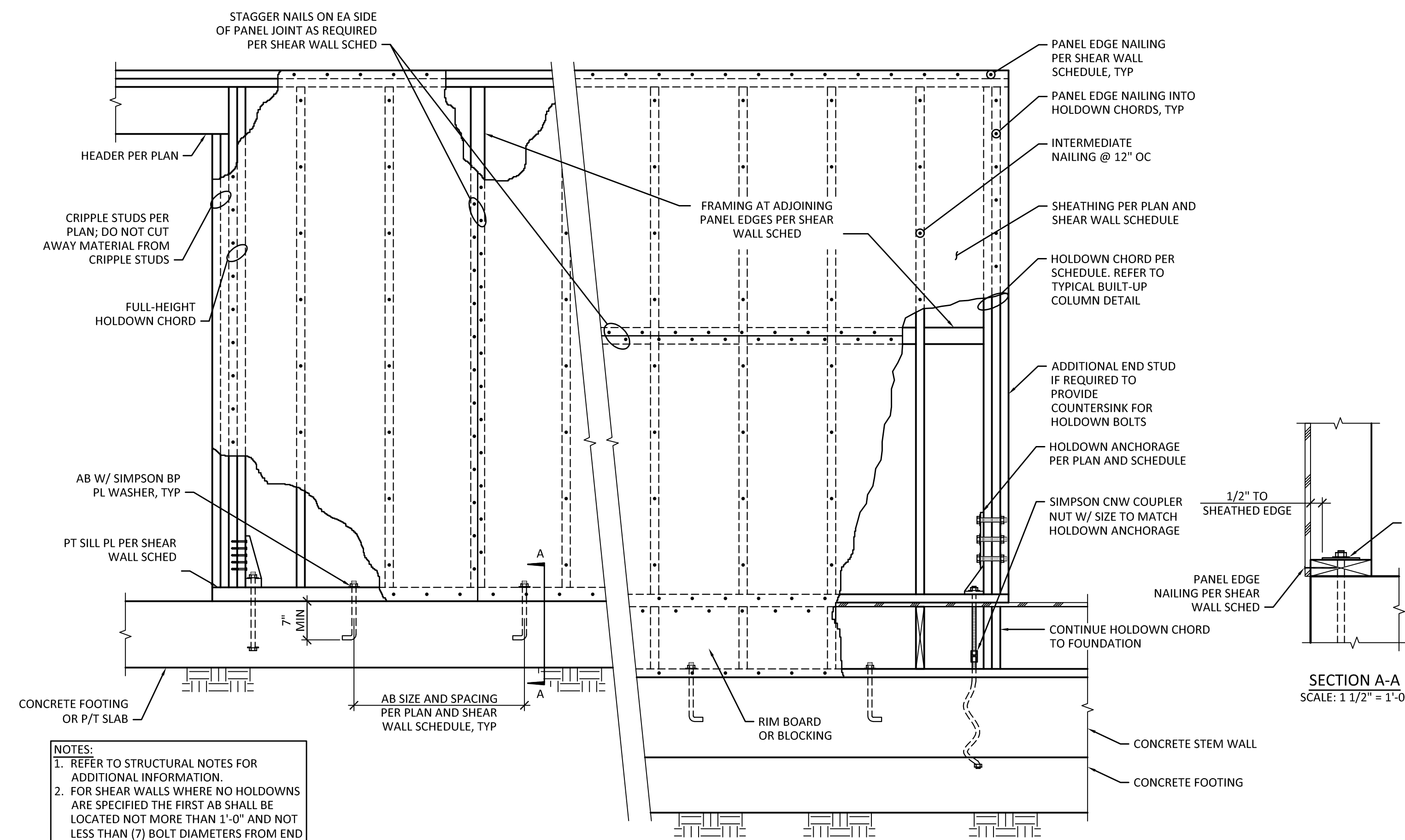
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LA CONNER, WA 98257

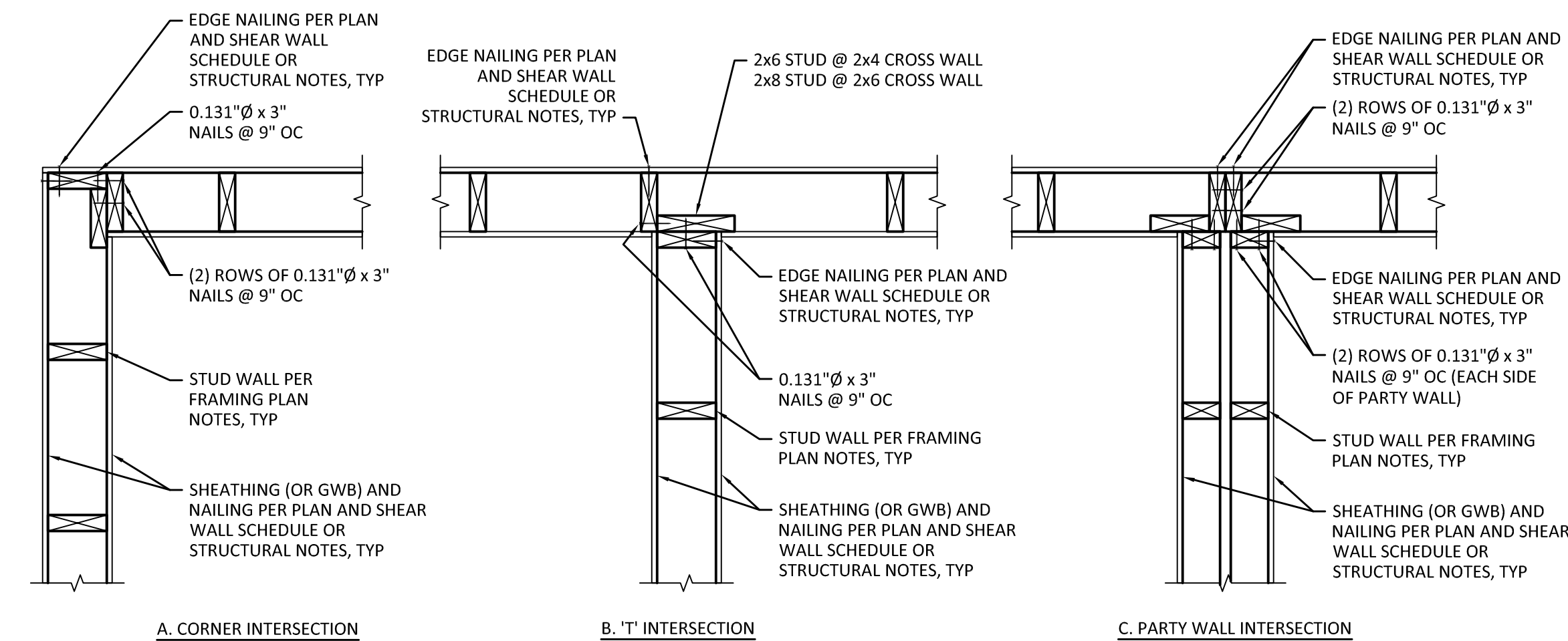
WOOD FRAMING DETAILS

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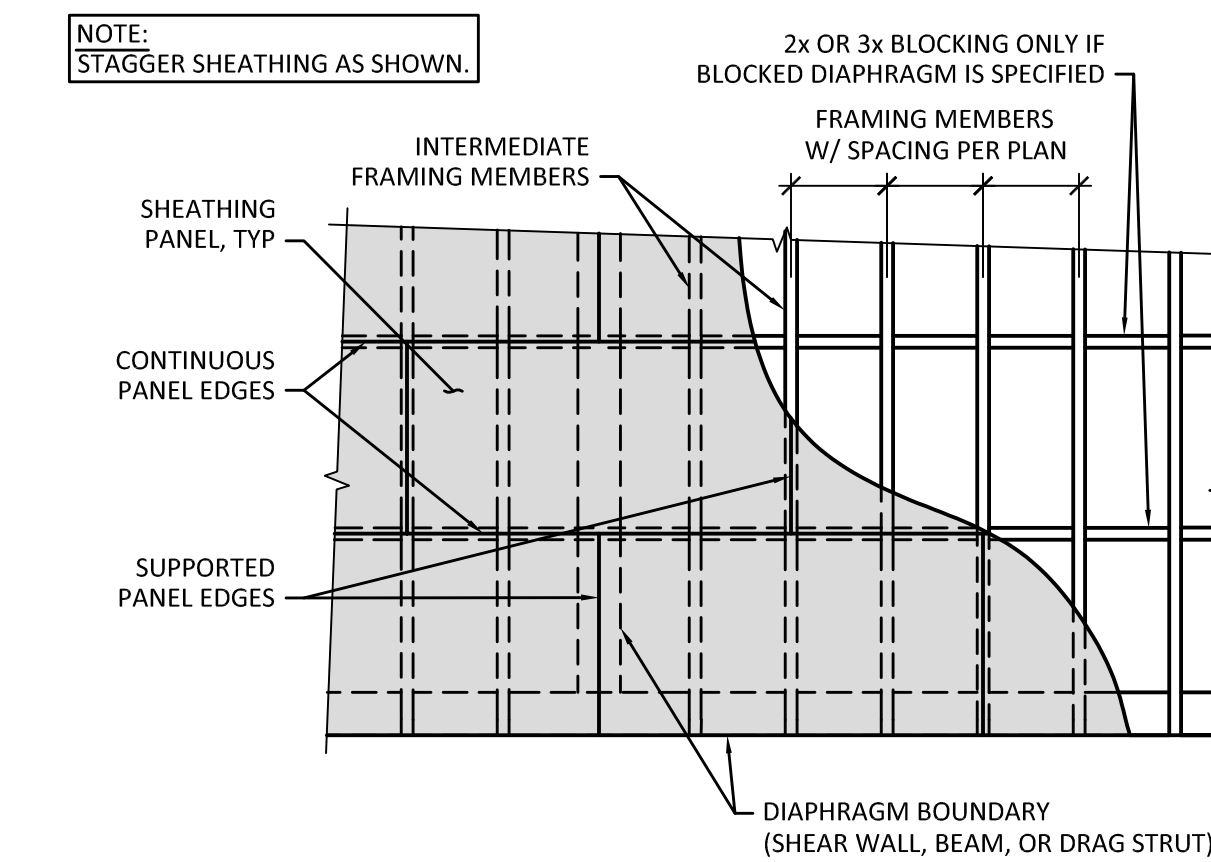
S5.1



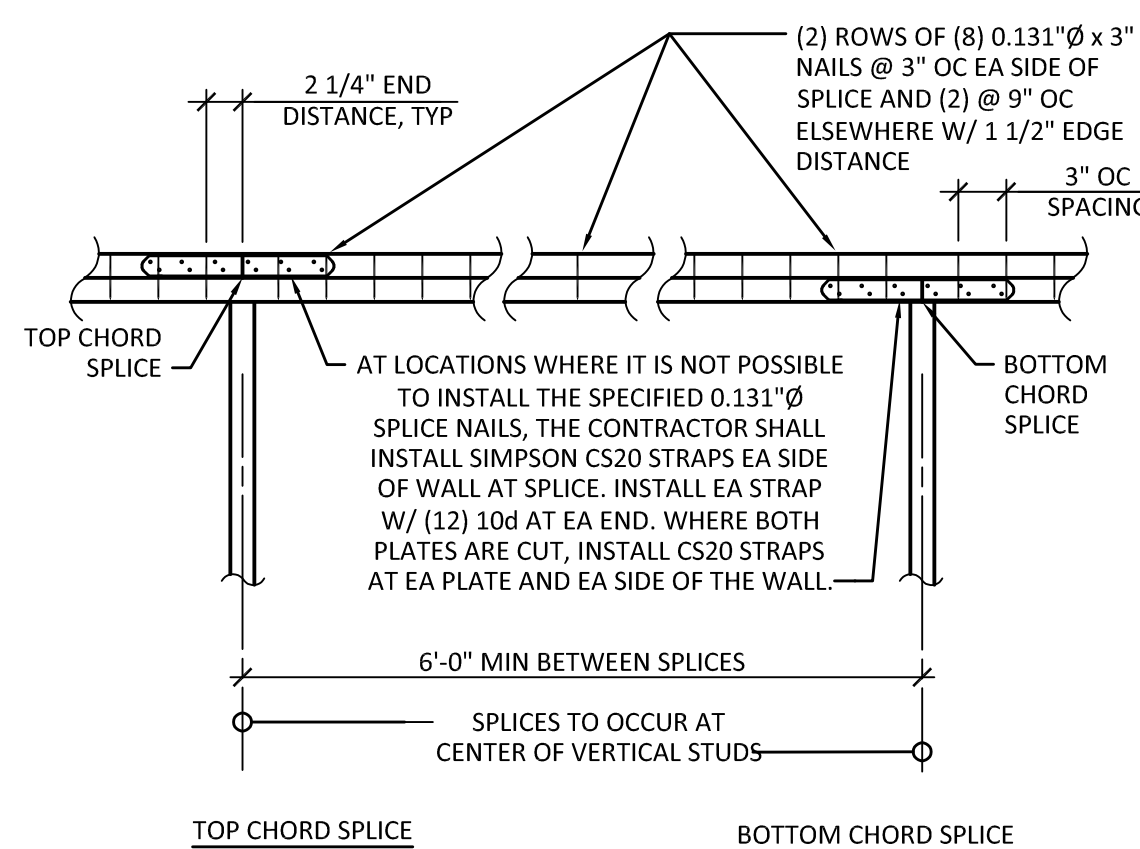
1 TYPICAL SHEAR WALL DETAIL
SCALE: 3/4" = 1'-0"



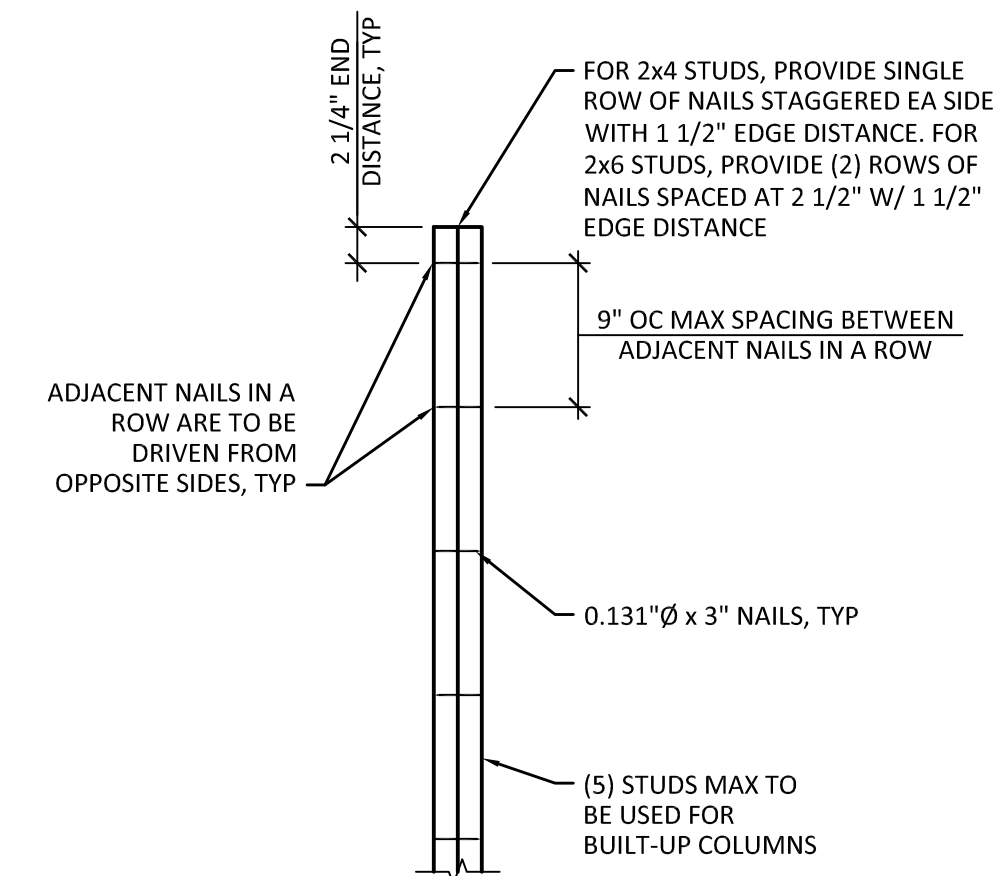
6 TYPICAL WALL INTERSECTION DETAIL
SCALE: 1" = 1'-0"



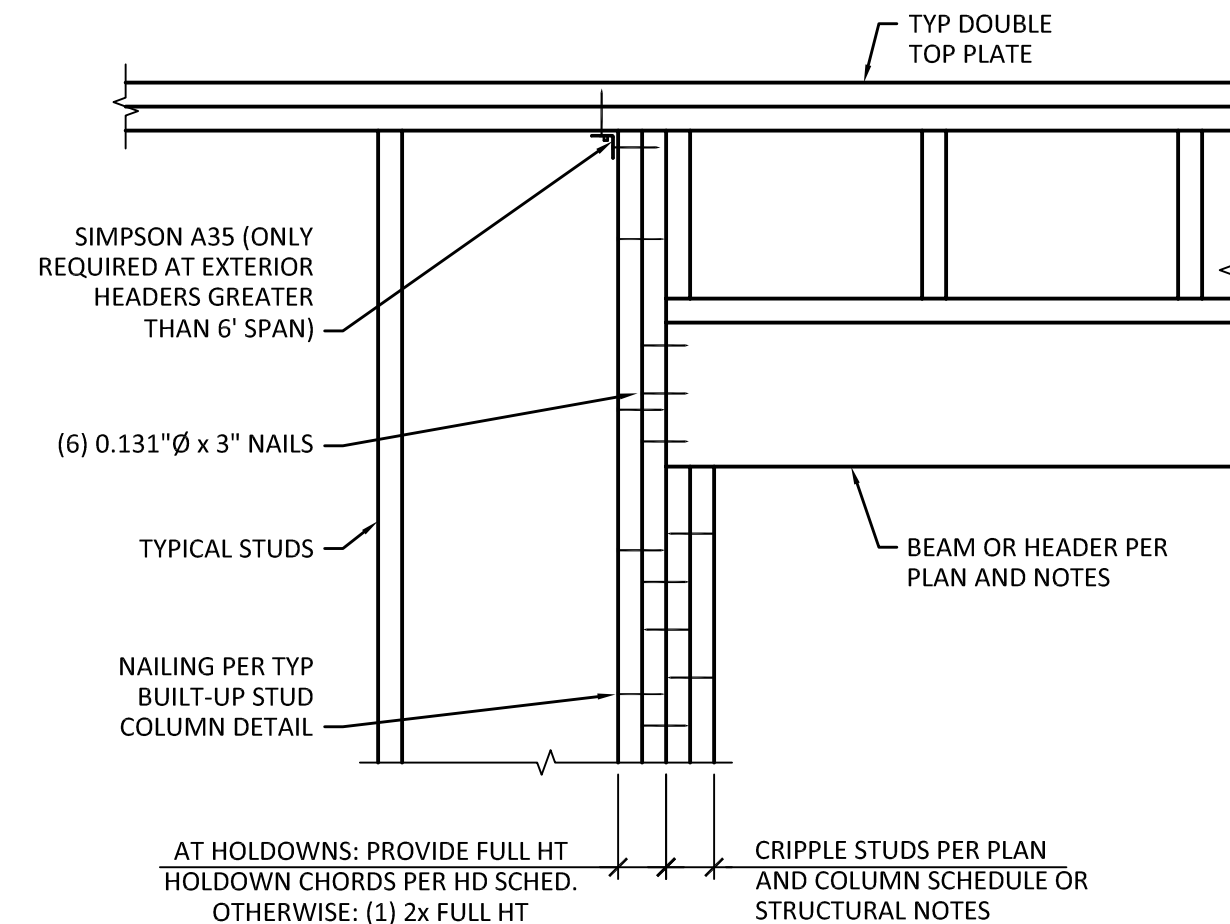
2 TYPICAL FLOOR/ ROOF SHEATHING DETAIL
SCALE: NTS



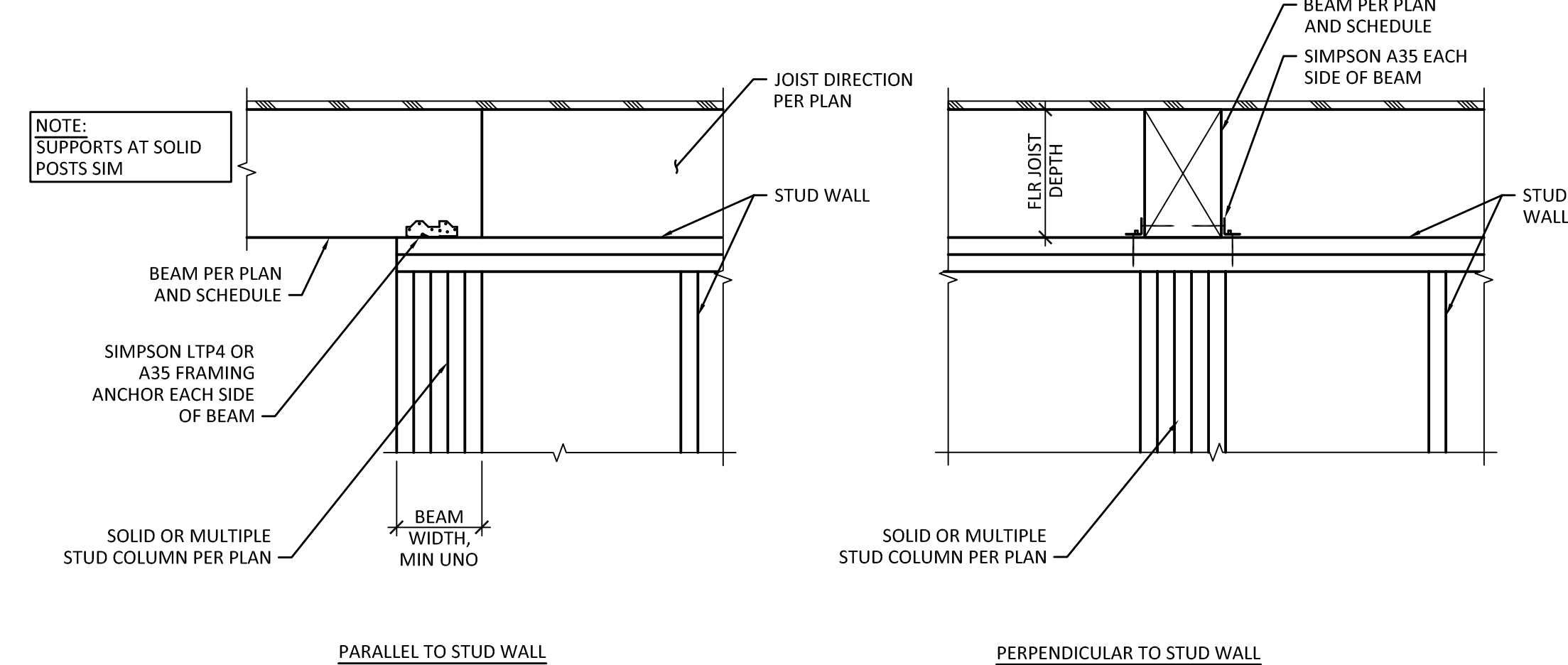
4 TYPICAL TOP PLATE SPlice DETAIL
SCALE: 1" = 1'-0"



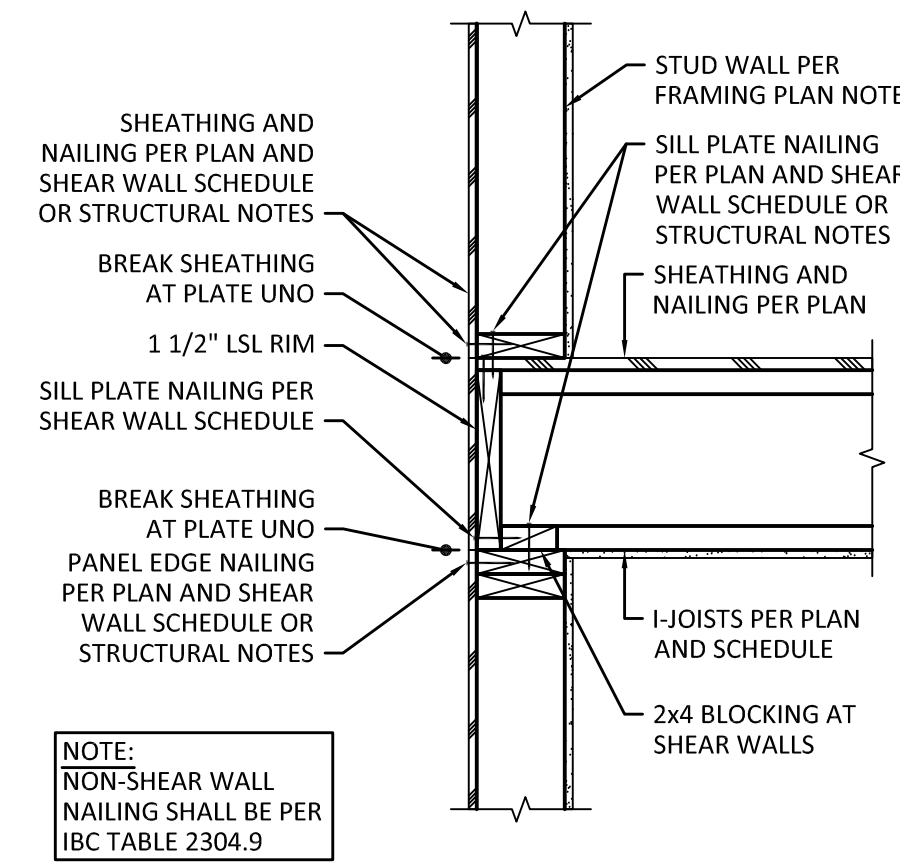
3 TYPICAL BUILT-UP STUD COLUMN DETAIL
SCALE: 1" = 1'-0"



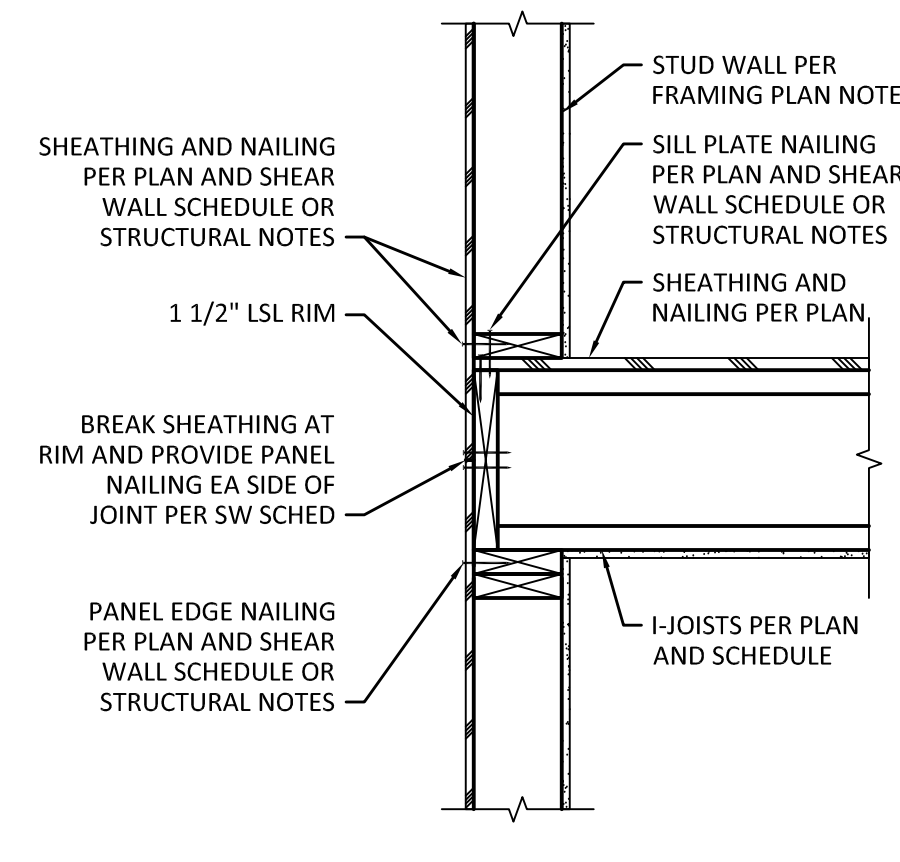
5 TYPICAL HEADER DETAIL
SCALE: 1" = 1'-0"



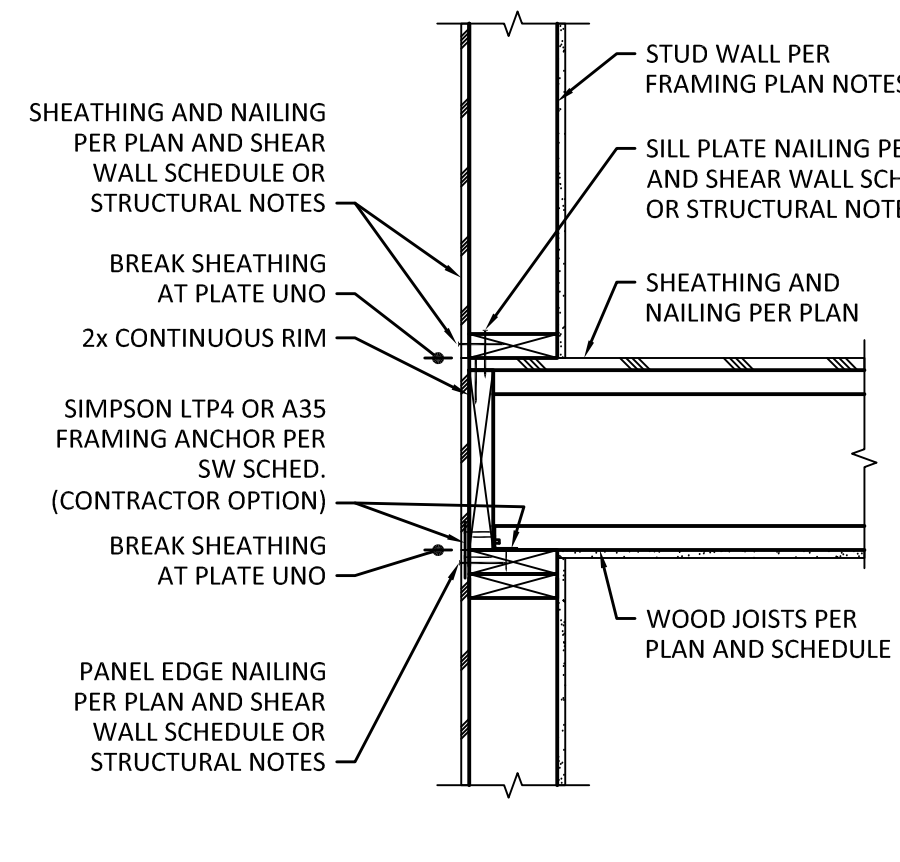
7 TYPICAL FLUSH BEAM SUPPORT DETAILS
SCALE: 1" = 1'-0"



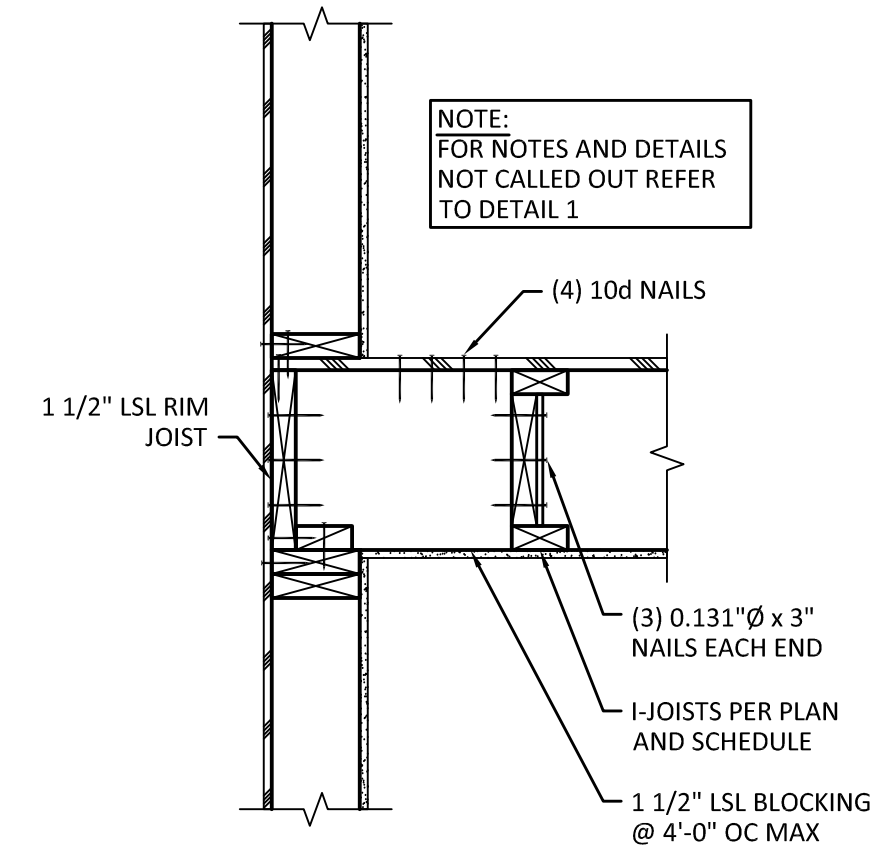
A. TYPICAL FRAMING



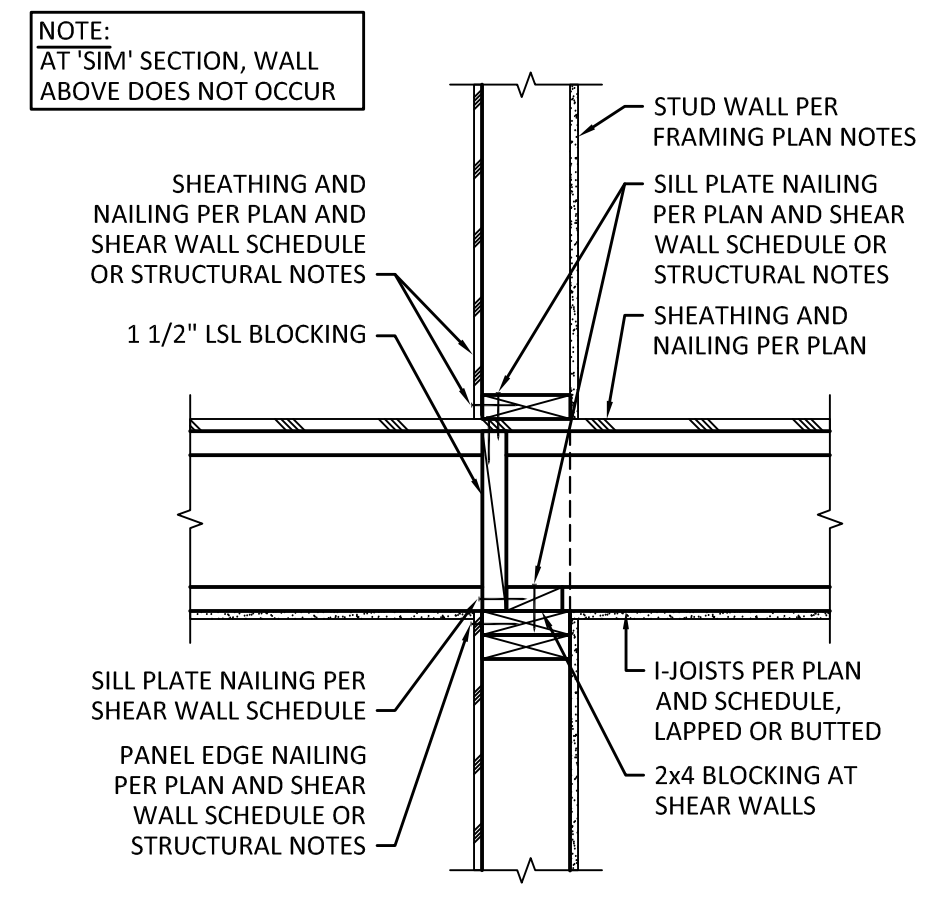
B. ALTERNATIVE SHEAR WALL FRAMING



C. ALTERNATIVE SHEAR WALL FRAMING



EXTERIOR WALL PARALLEL TO JOISTS

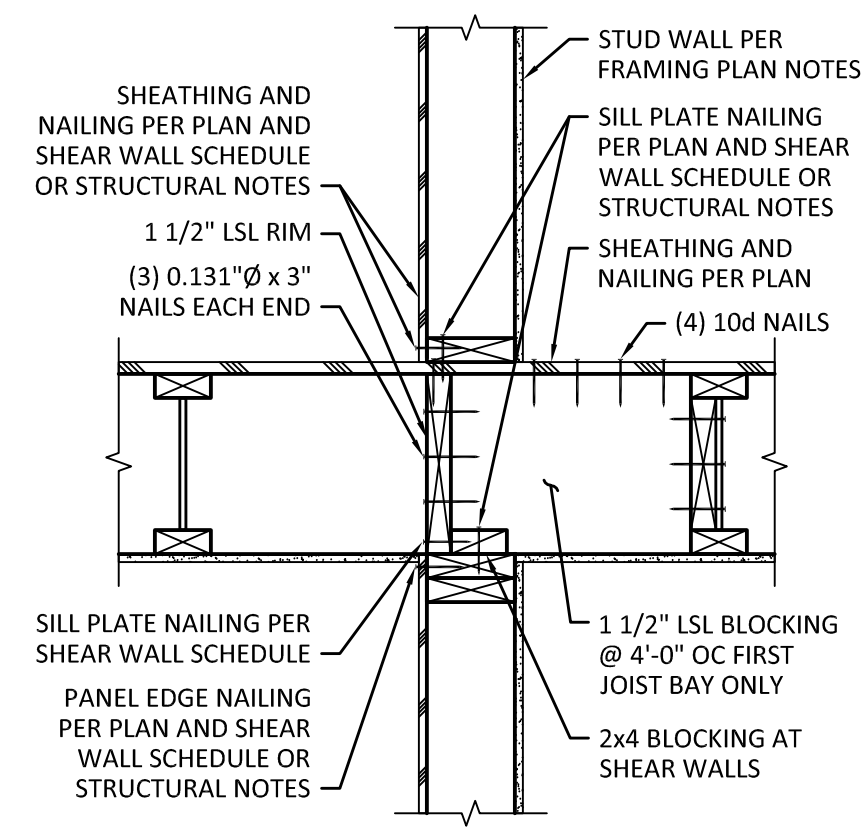


INTERIOR BEARING ON BOTH SIDES

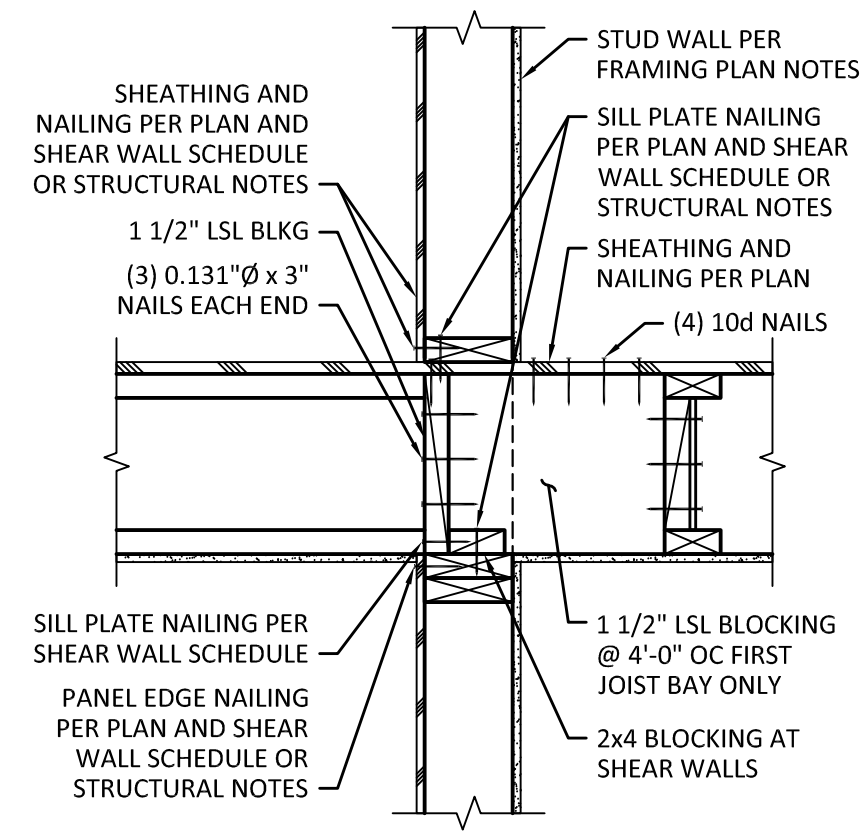
1 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

2 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

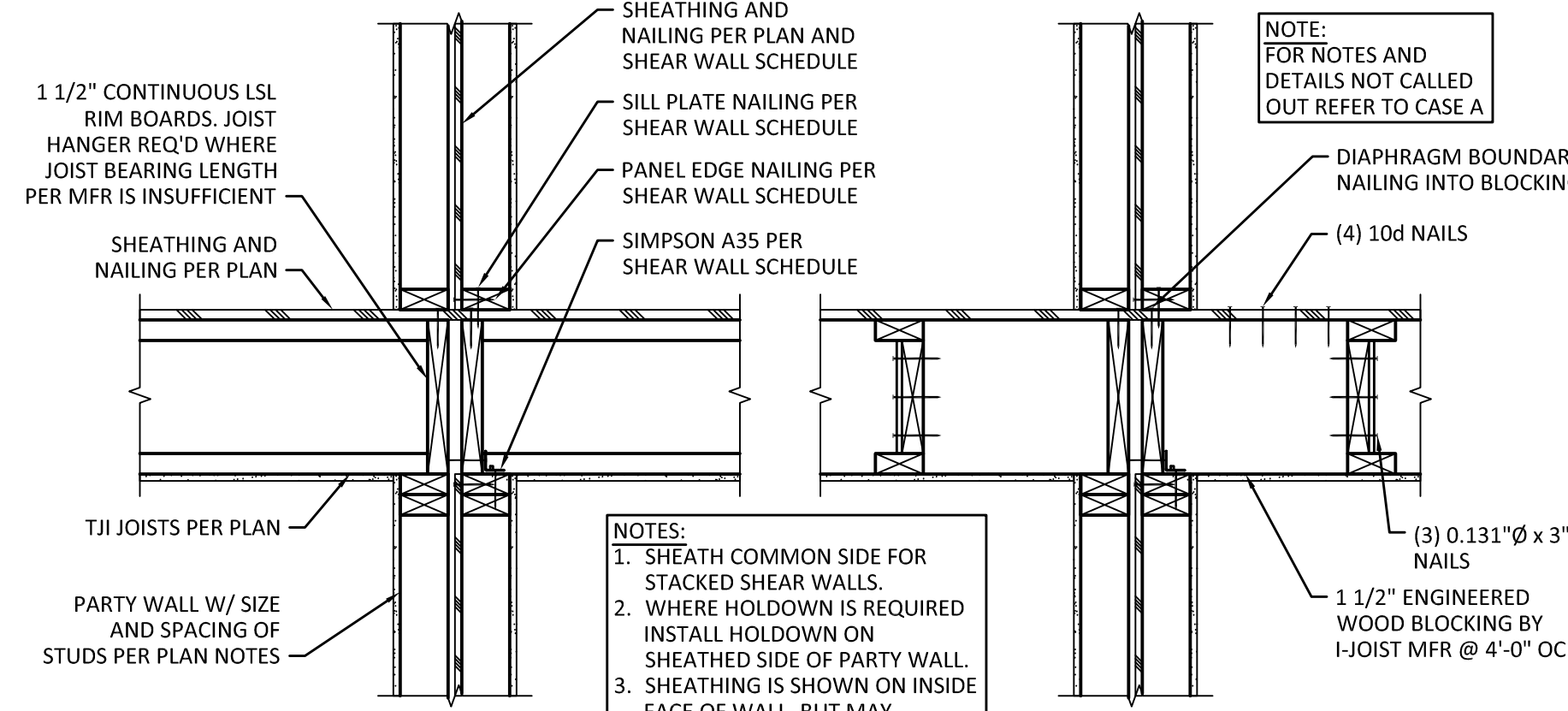
3 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"



INTERIOR WALL PARALLEL TO JOISTS

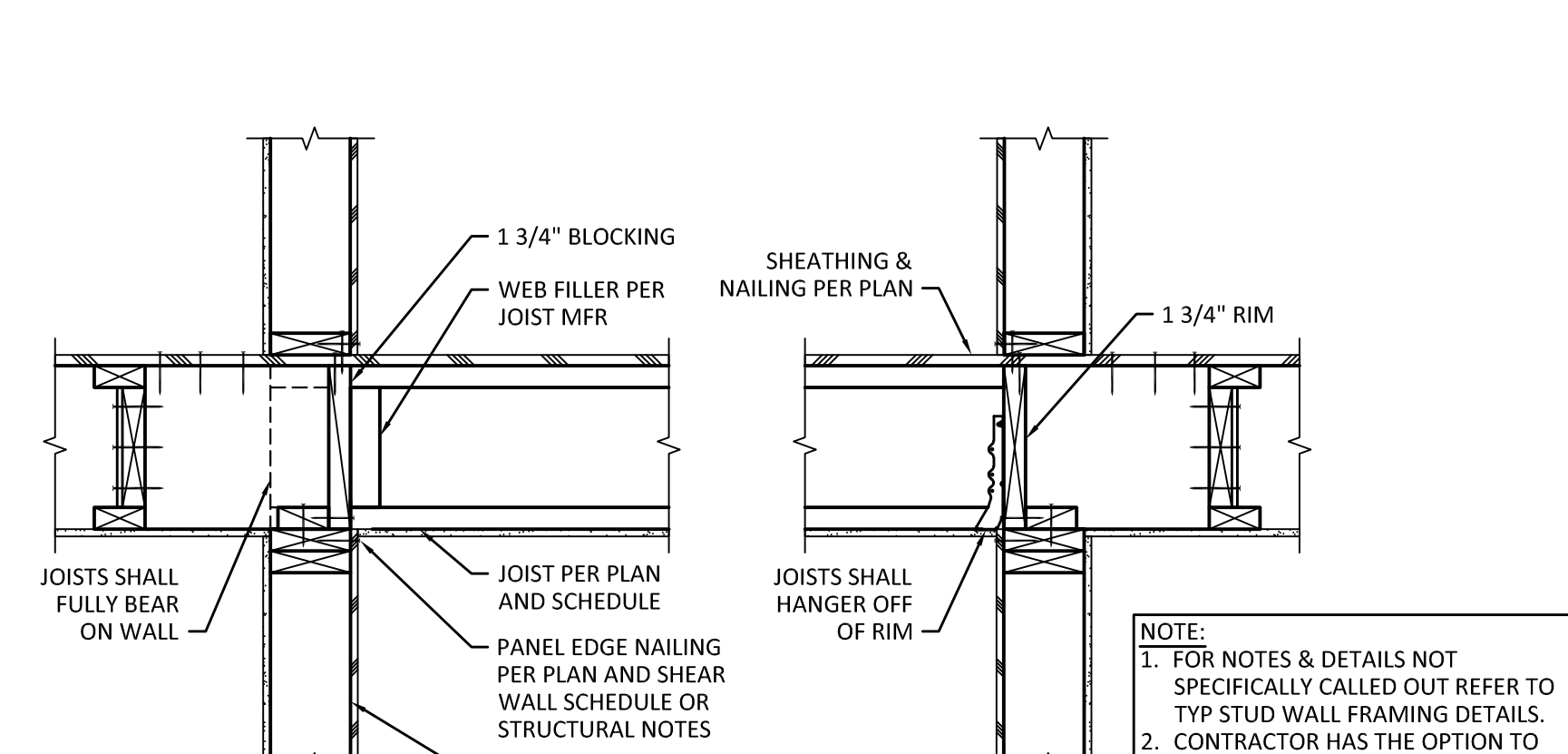


INTERIOR BEARING ON ONE SIDE ONLY

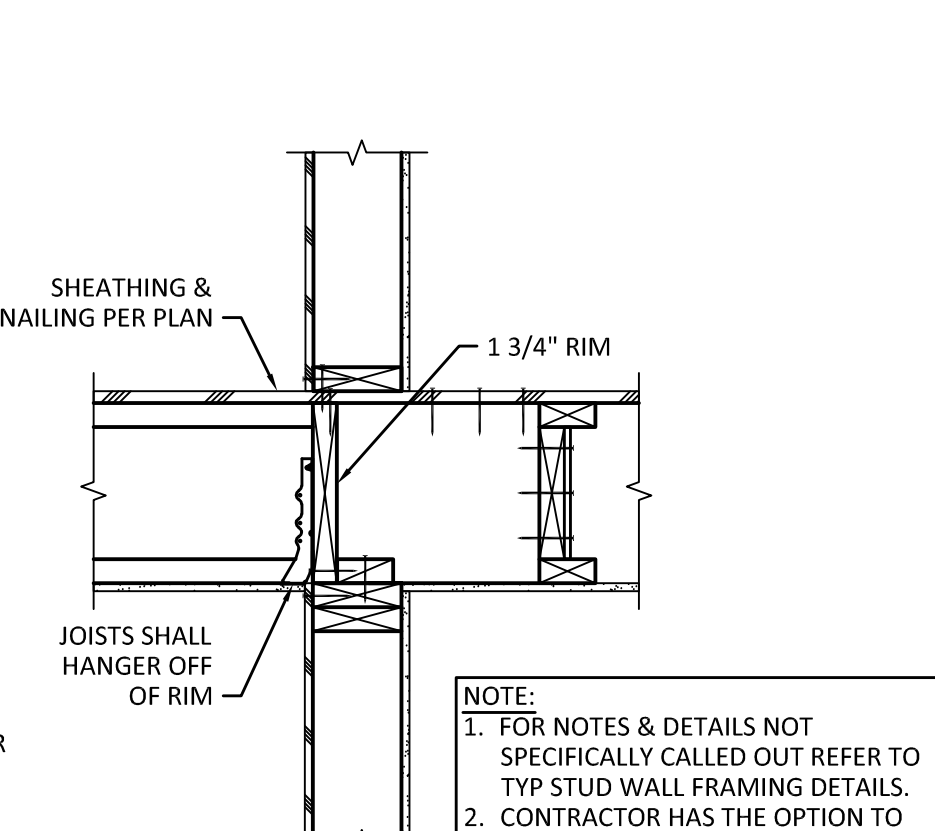


A. PERPENDICULAR TO JOISTS

B. PARALLEL TO JOISTS



A. CORRIDOR JOISTS BEARING OPTION



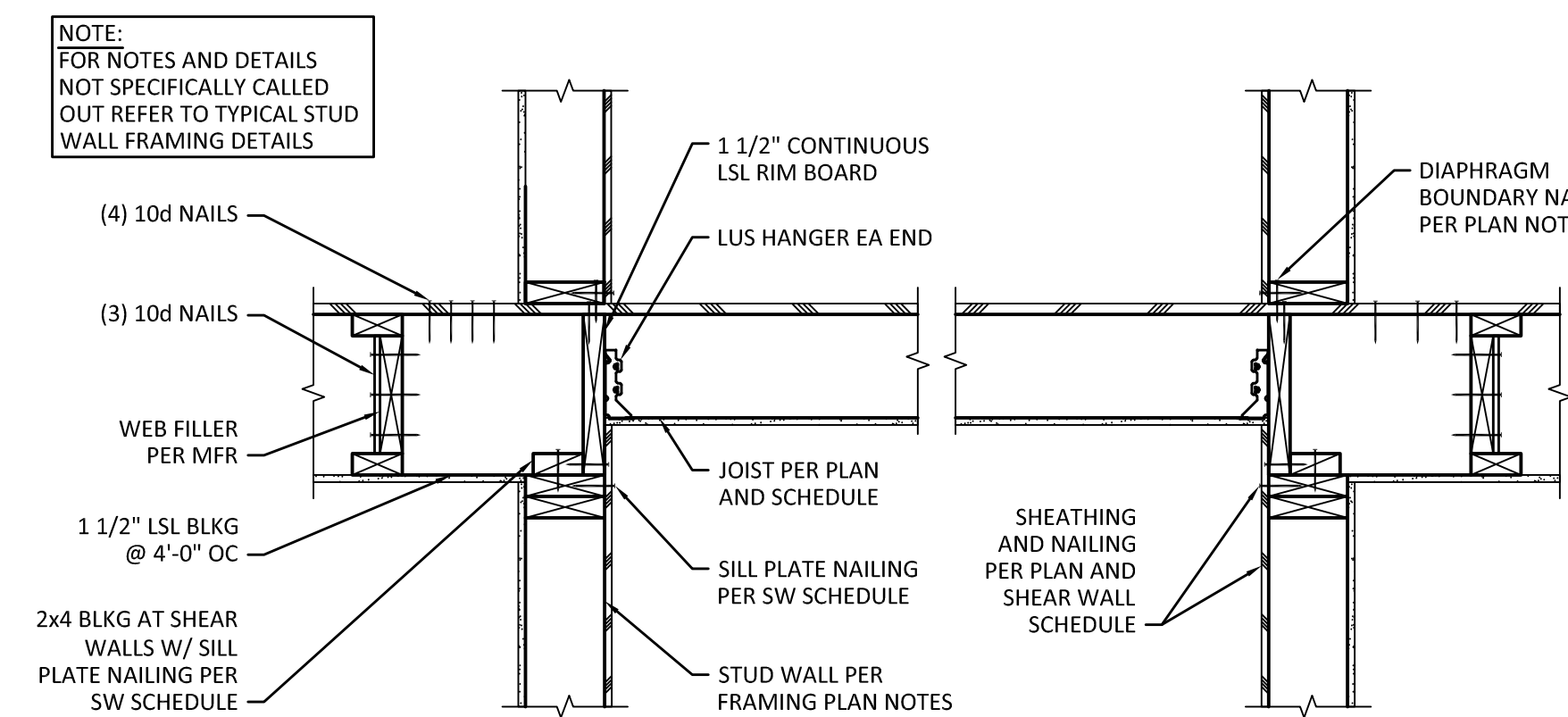
B. CORRIDOR JOISTS HANGERED OPTION

4 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

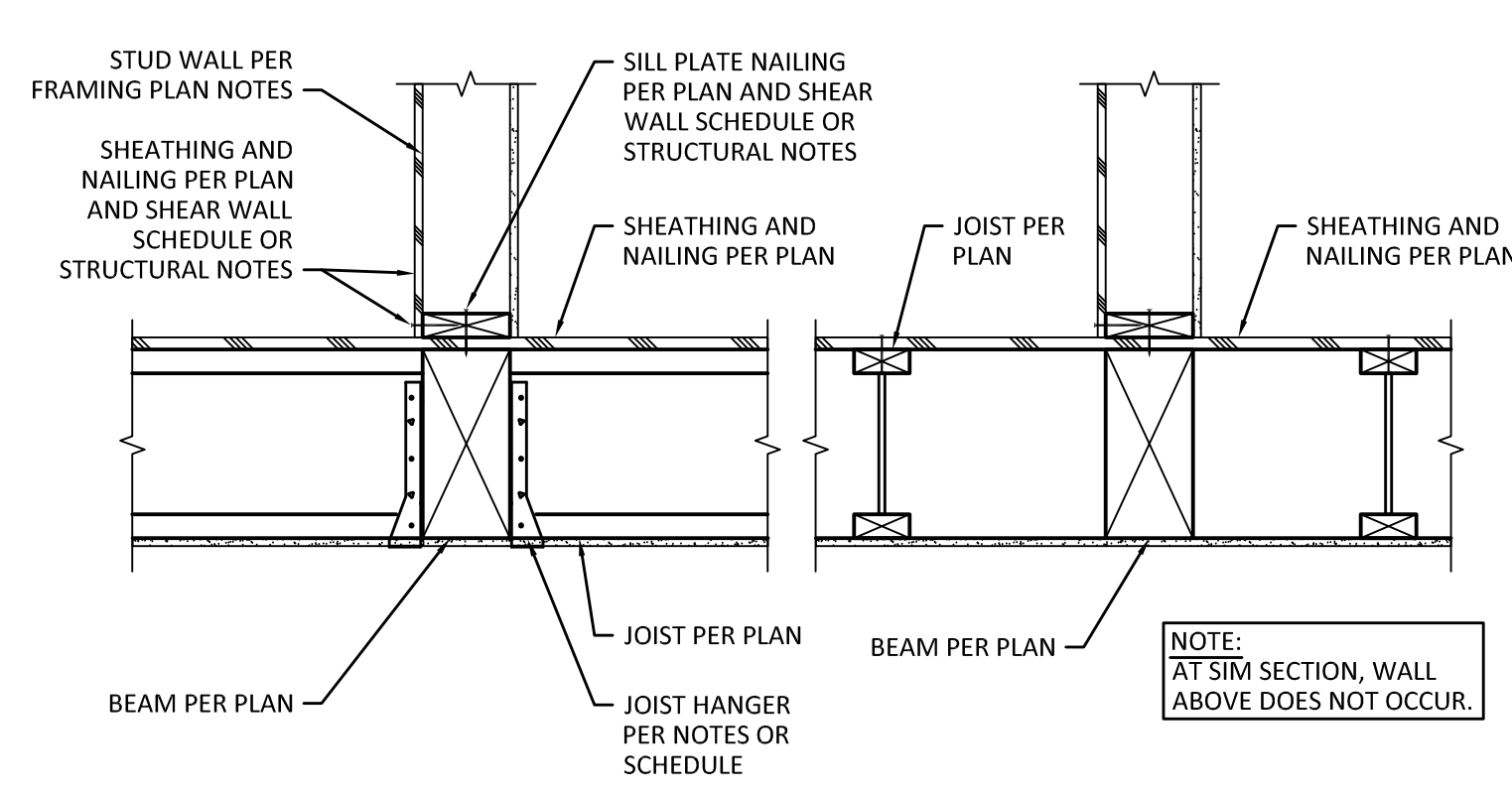
5 TYPICAL STUD WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

6 TYPICAL PARTY WALL FRAMING DETAIL
SCALE: 1" = 1'-0"

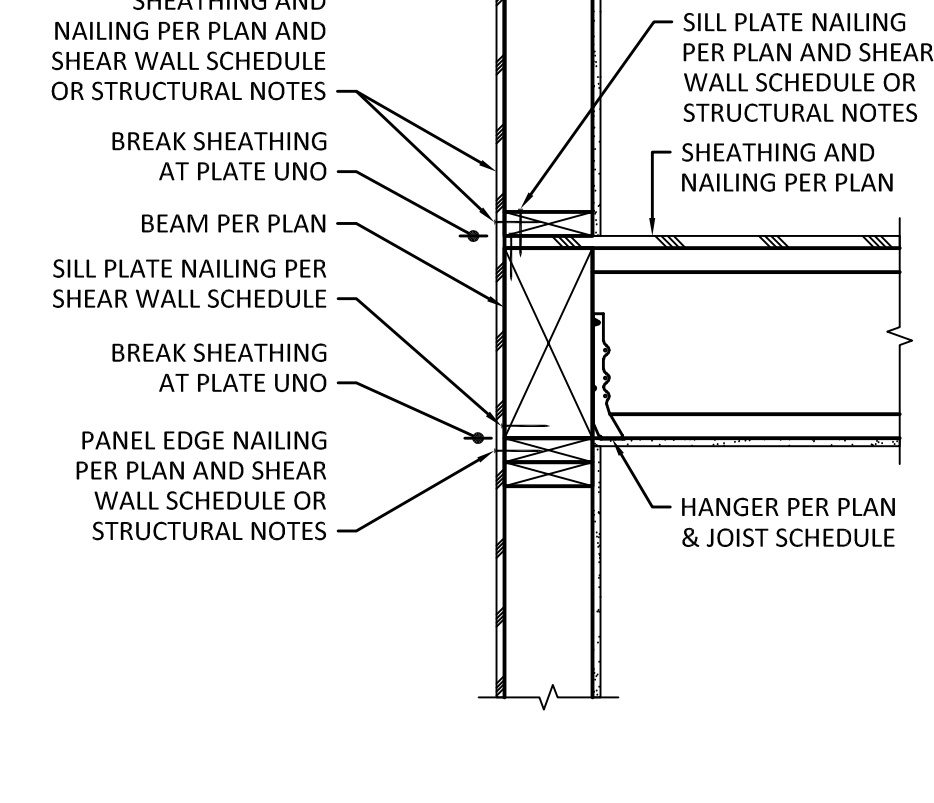
7 TYPICAL CORRIDOR SECTION (FULL DEPTH JOISTS)
SCALE: 1" = 1'-0"



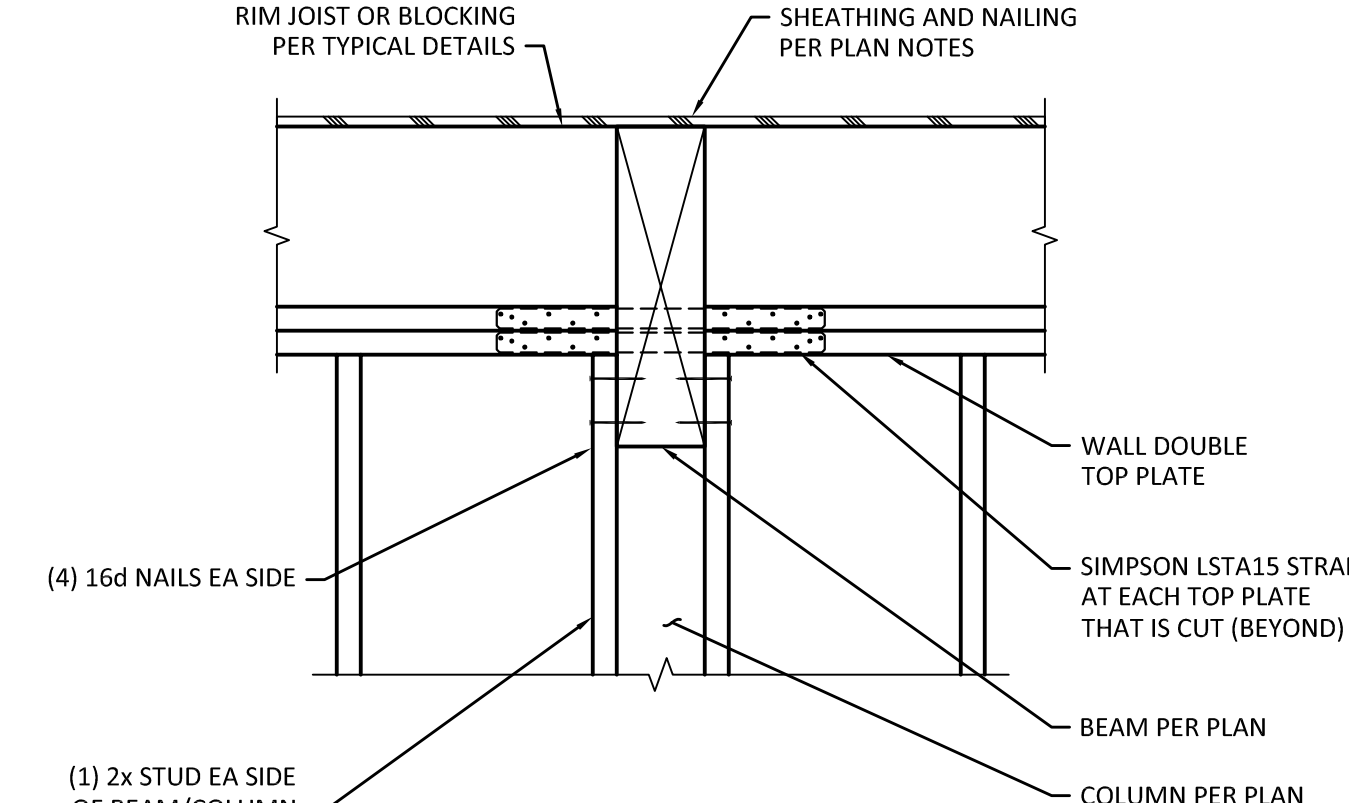
8 TYPICAL CORRIDOR SECTION
SCALE: 1" = 1'-0"



9 FLUSH BEAM DETAIL
SCALE: 1" = 1'-0"

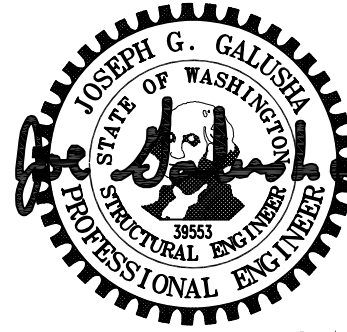


10 FRAMING DETAIL AT RIM BEAM
SCALE: 1" = 1'-0"

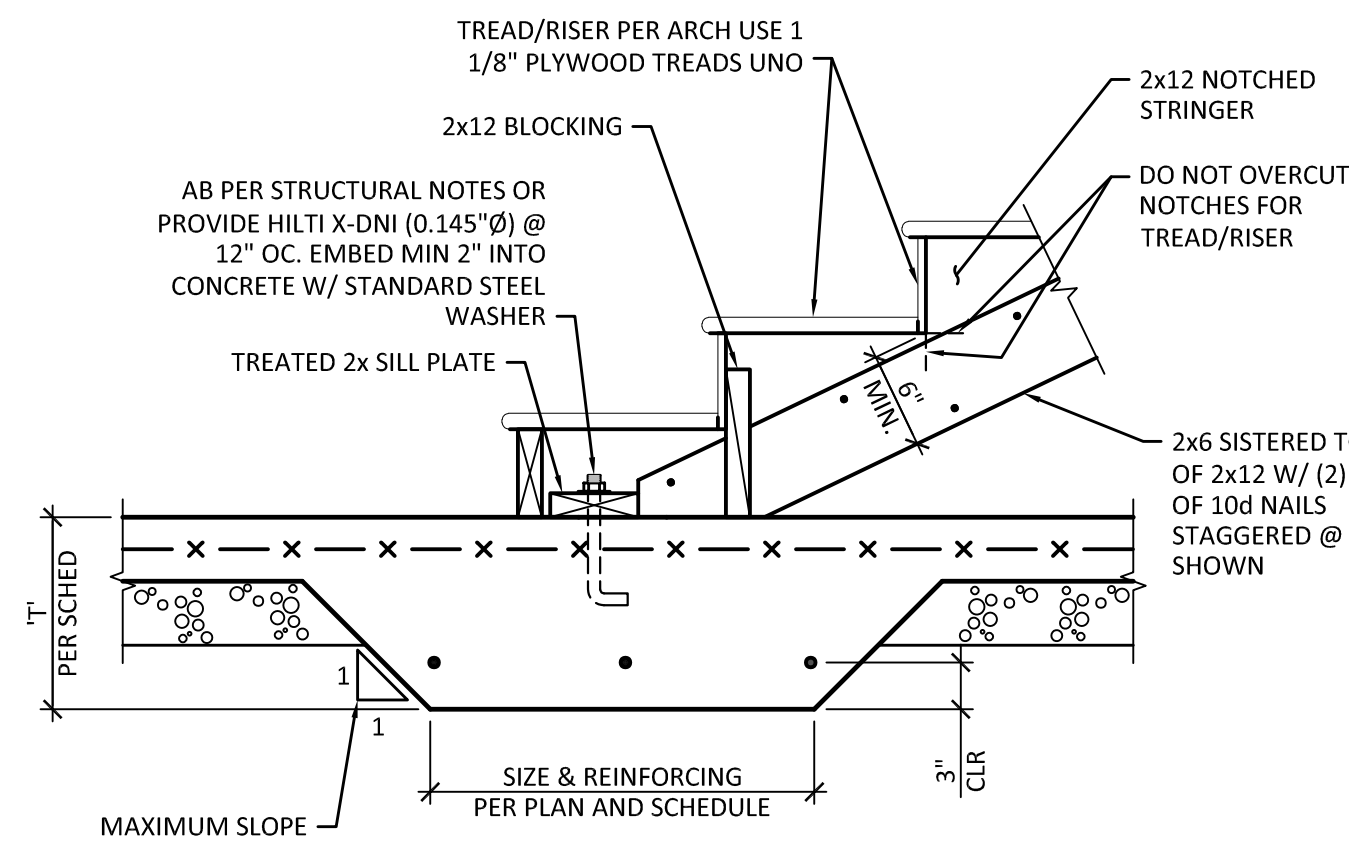


11 BEAM POCKET DETAIL
SCALE: 1" = 1'-0"

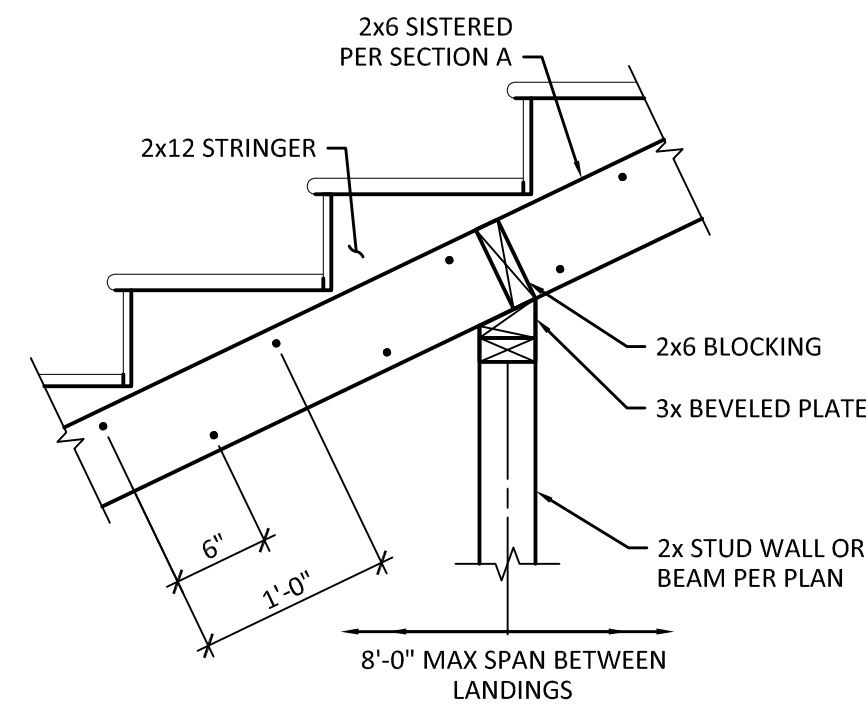
MARK	DATE	DESCRIPTION
	07/21/23	PERMIT SUBMITTAL
DESIGN:	LMS	
DRAWN:	JOS	
CHECK:	JGG	
JOB NO:	23154.10	
DATE:	07/21/23	



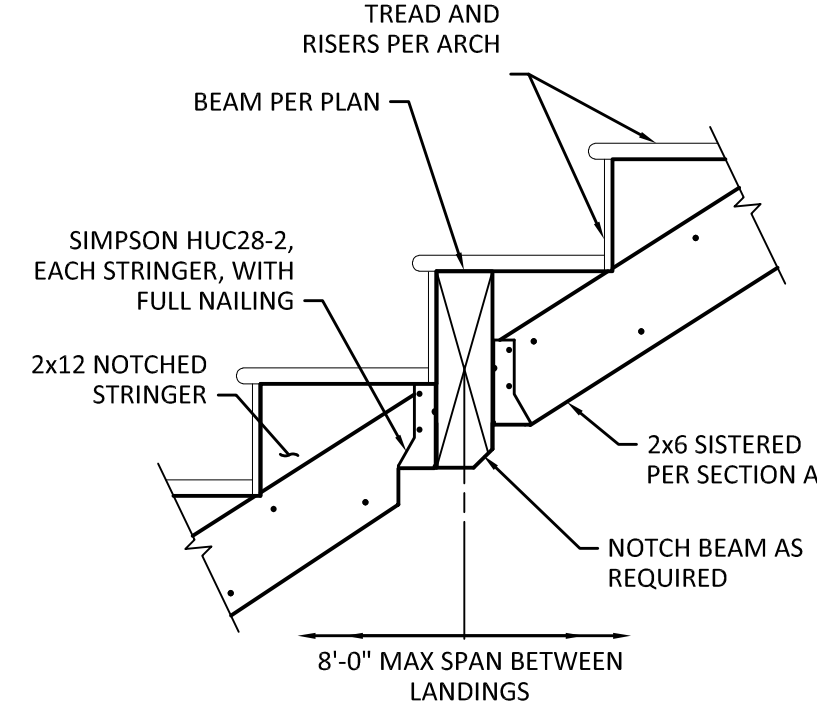
01/21/23



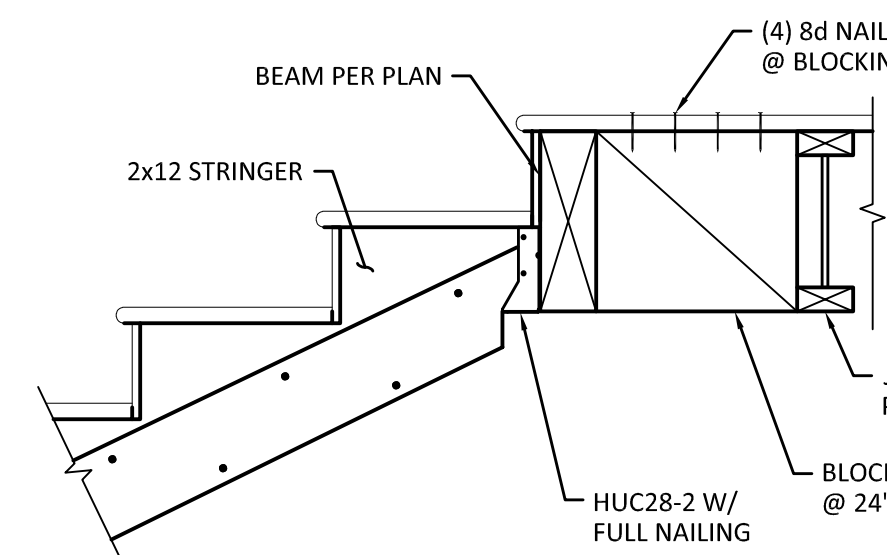
A. TYPICAL STRINGER TO LOWER LANDING



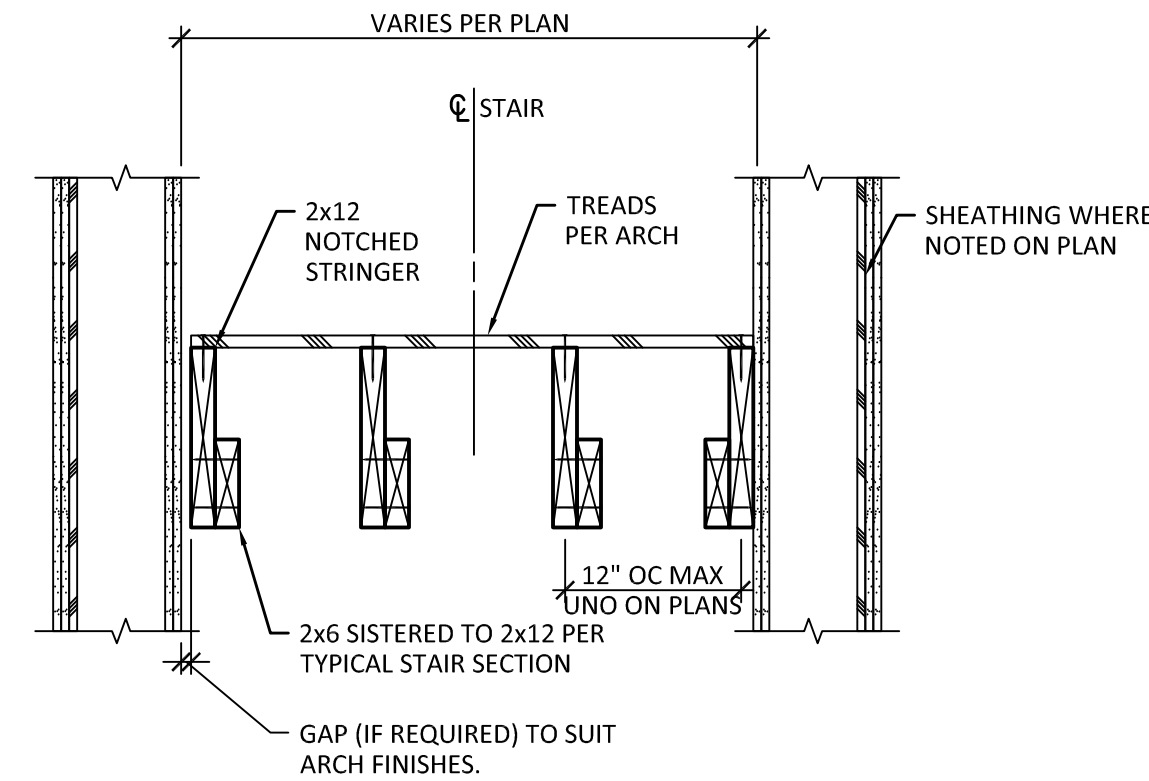
B. TYPICAL STRINGER TO PONY WALL



C. TYPICAL STRINGER TO CENTER BEAM

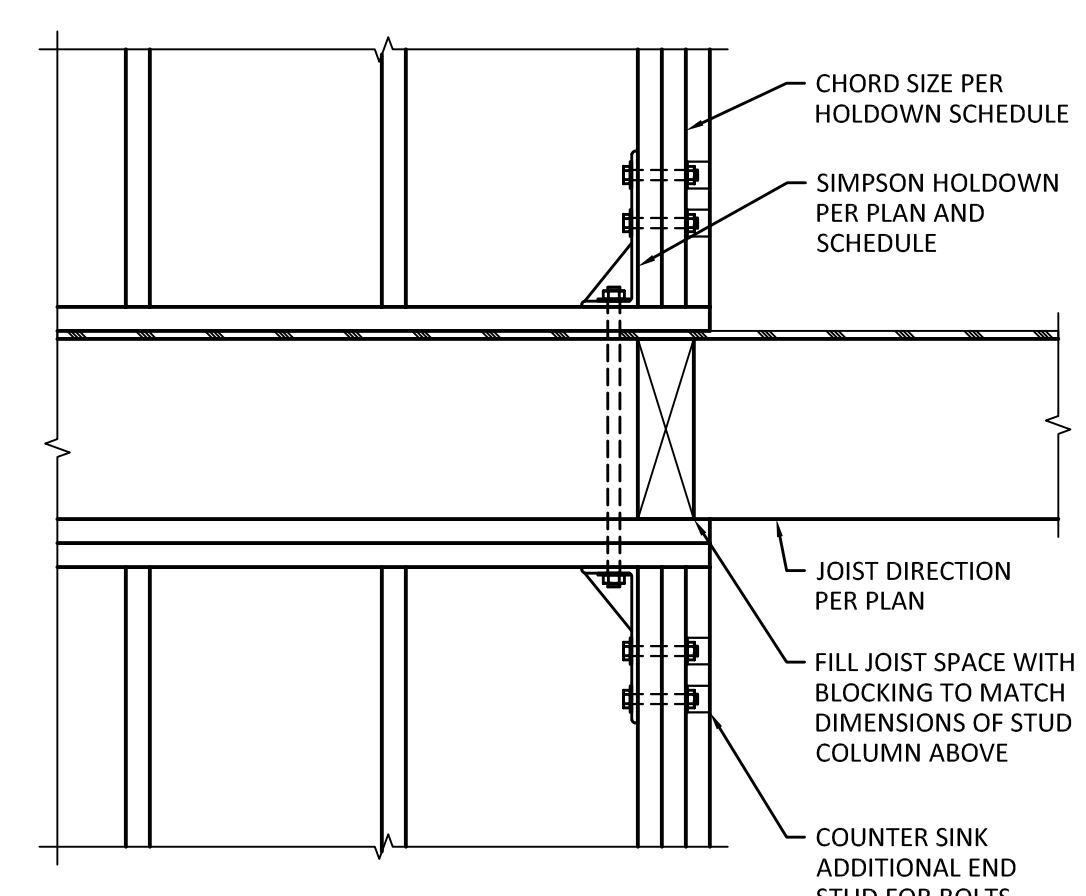
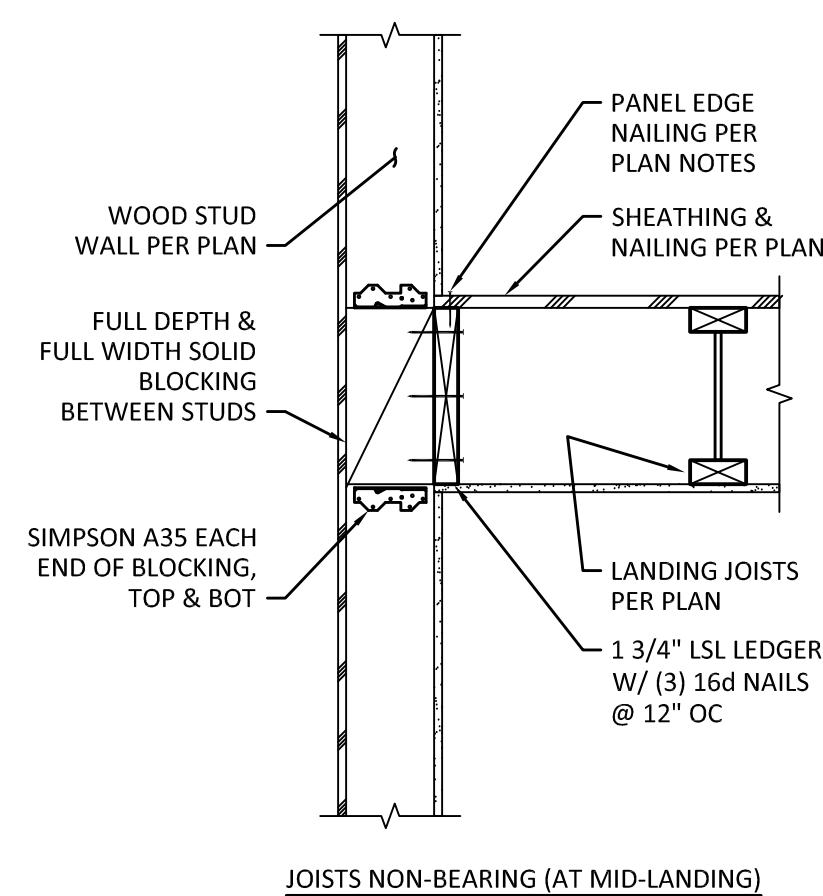
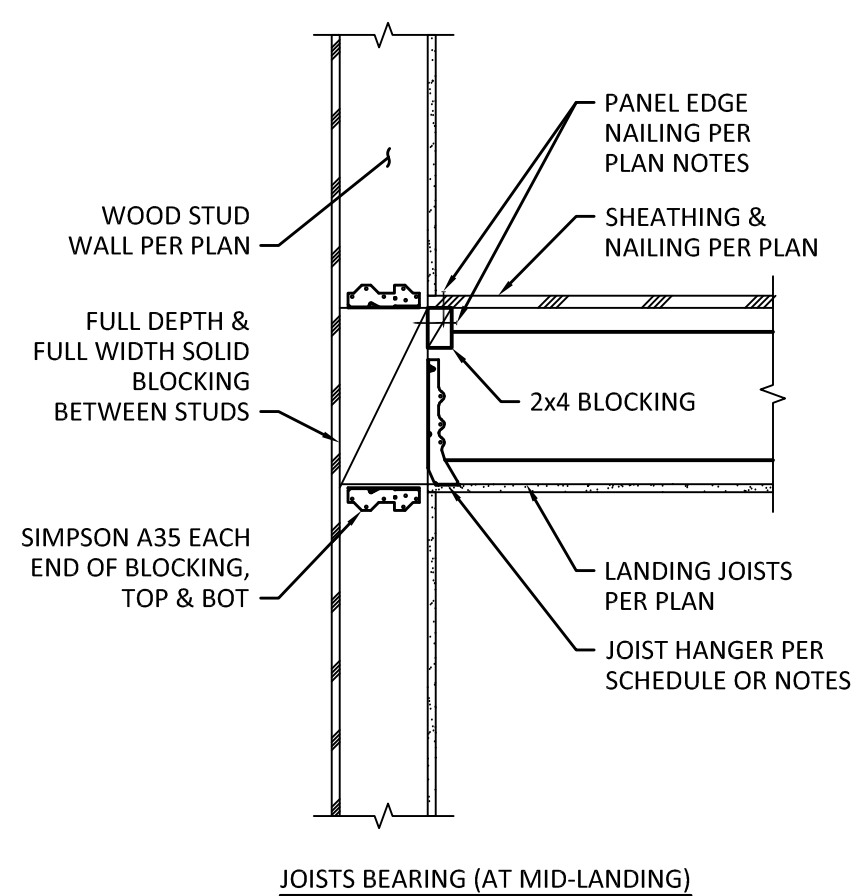
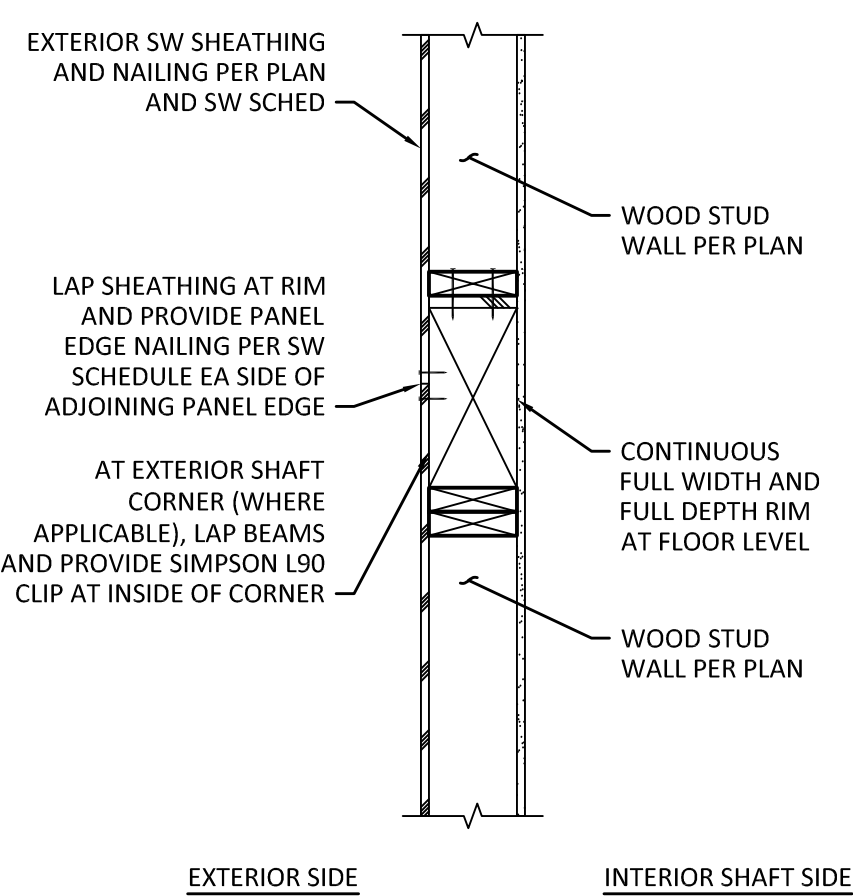
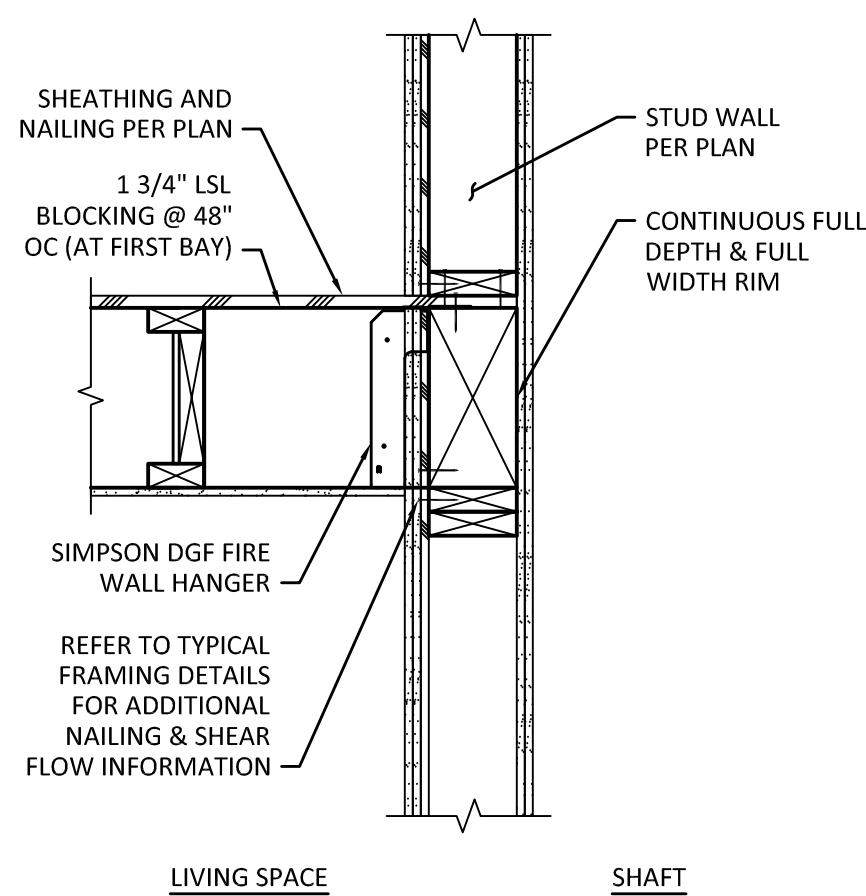
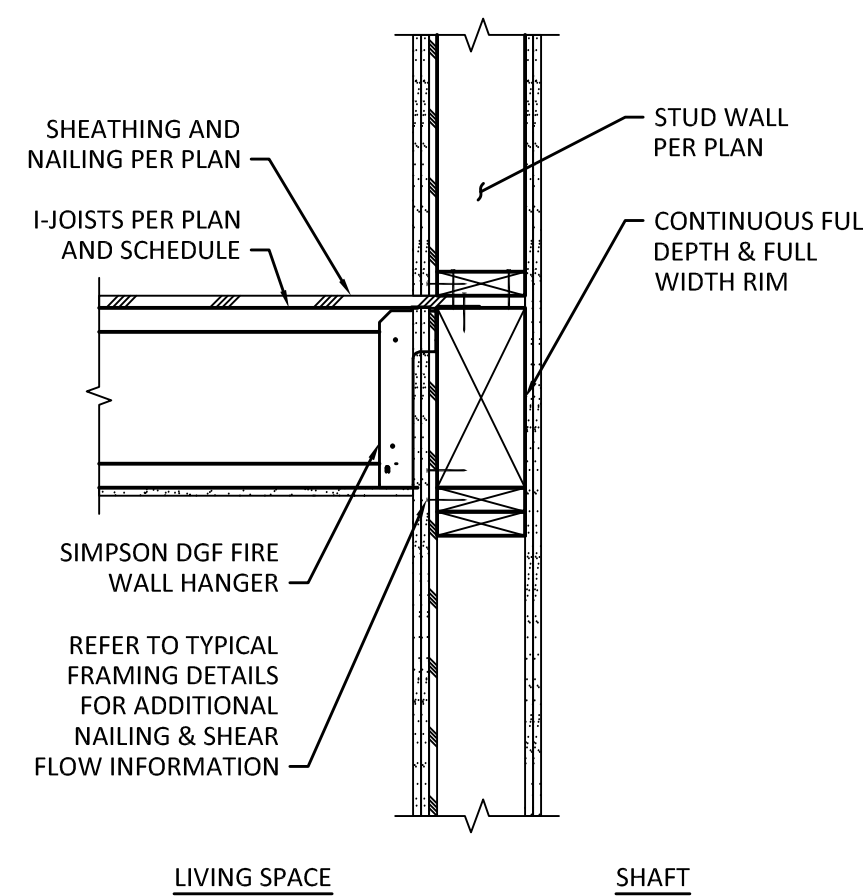


D. TYPICAL STRINGER TO UPPER LANDING



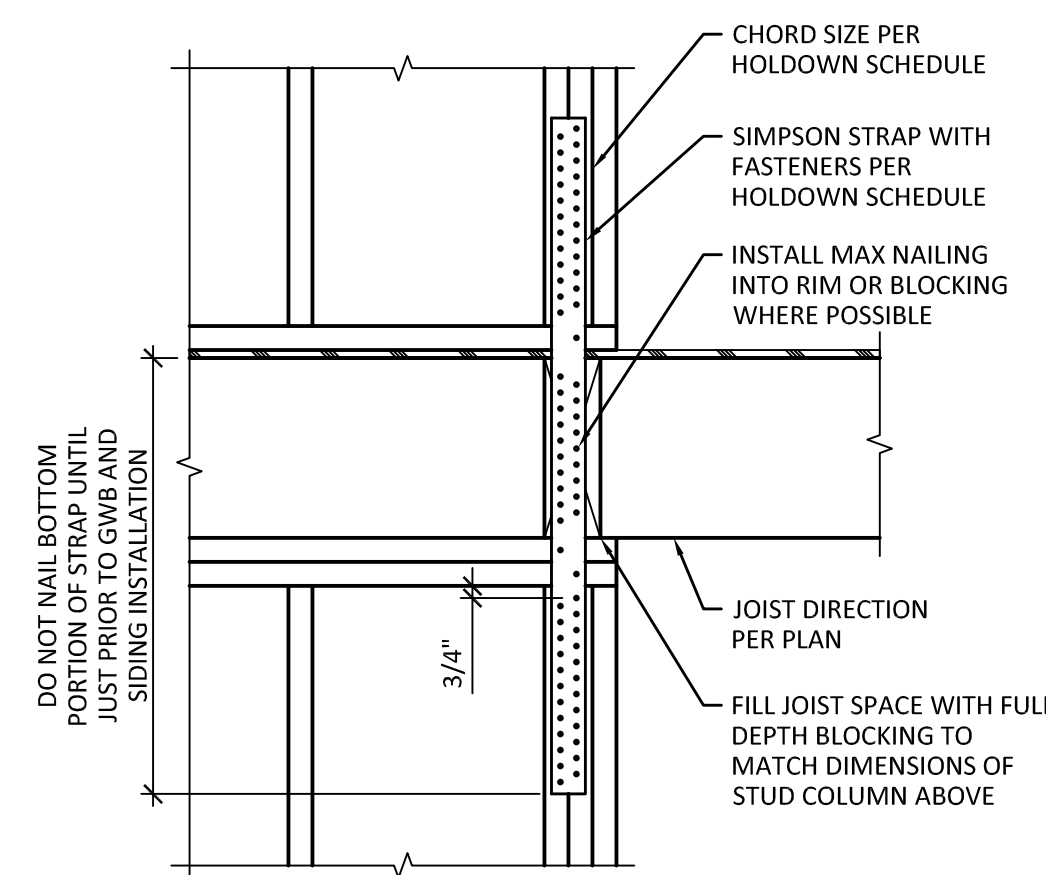
2 TYPICAL STAIR SECTION
SCALE: 1" = 1'-0"

1 TYPICAL STAIR SECTIONS
SCALE: 1" = 1'-0"

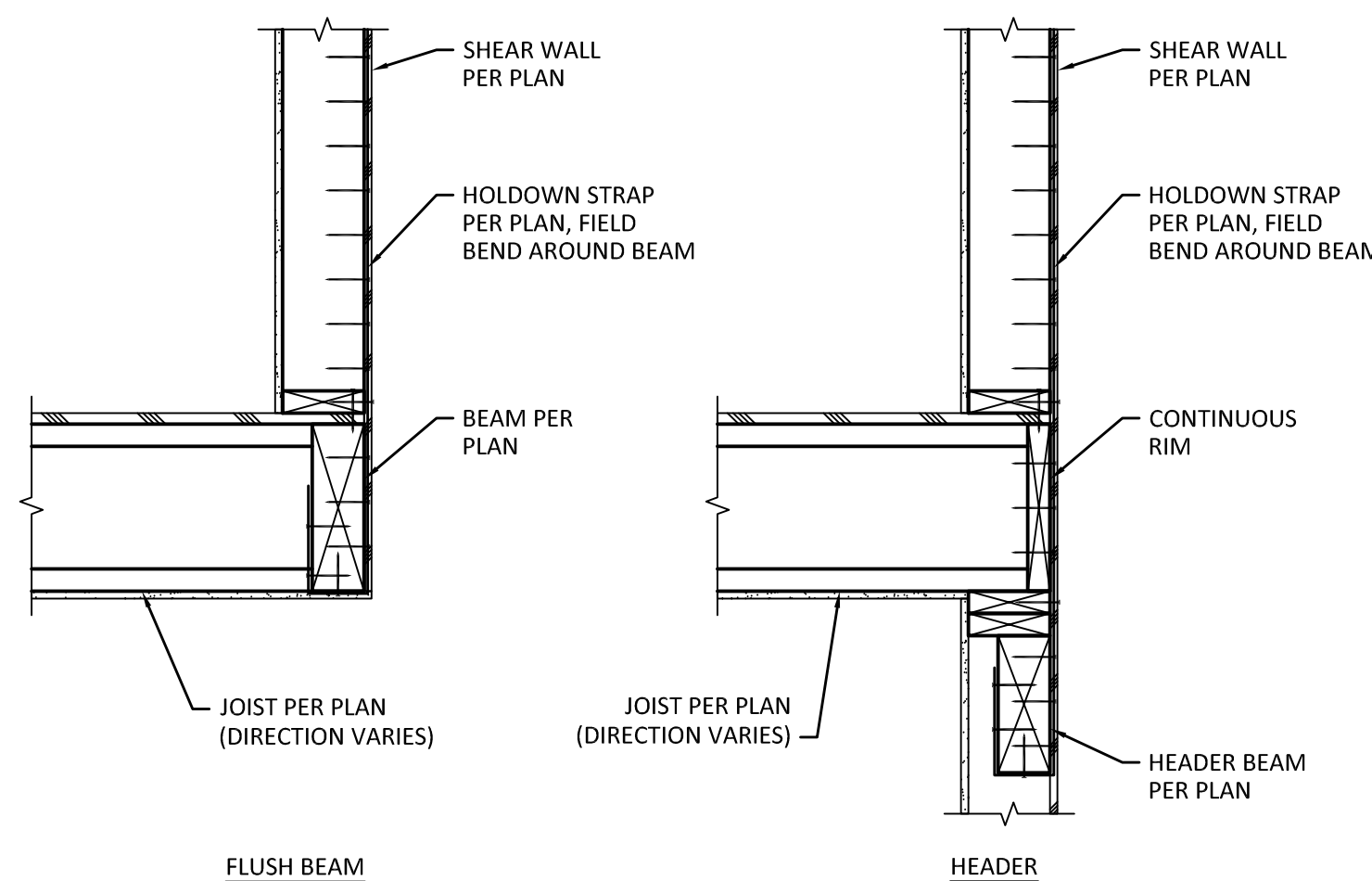


4 TYPICAL ROD HOLDOWN DETAIL
SCALE: 1" = 1'-0"

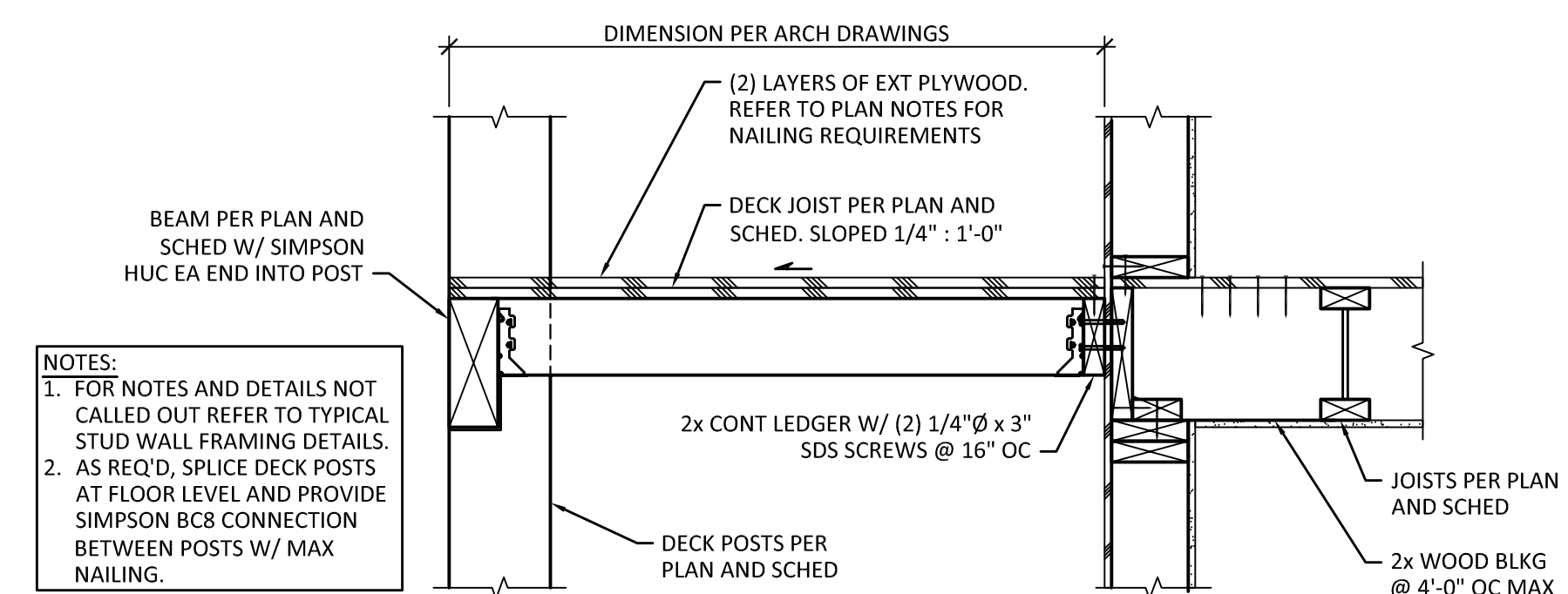
3 STAIRWAY & SHAFT SECTIONS
SCALE: 1" = 1'-0"



5 TYPICAL STRAP HOLDOWN DETAIL
SCALE: 1" = 1'-0"

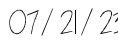
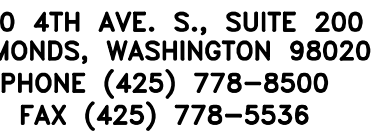


6 TYPICAL STRAP HOLDOWN TO WOOD BEAM
SCALE: 1" = 1'-0"

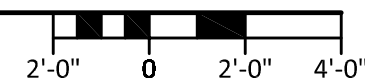


NOTES:
1. FOR NOTES AND DETAILS NOT CALLED OUT REFER TO TYPICAL STUD WALL FRAMING DETAILS.
2. AS REQ'D, SPLICE DECK POSTS AT FLOOR LEVEL AND PROVIDE SIMPSON BC8 CONNECTION BETWEEN POSTS W/ MAX NAILING.

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



3 TYPICAL ELEVATOR PLAN
SCALE: 1/4" = 1'-0"



DESIGN:	LMS
DRAWN:	JOS
CHECK:	JGG
JOB NO:	23154.10
DATE:	07/21/23

DESIGN:	LMS
DRAWN:	JOS
CHECK:	JGG
JOB NO:	23154.10
DATE:	07/21/23

THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

WOOD FRAMING DETAILS

SHEET:

S5.4



01/21/23

MARK	DATE	DESCRIPTION
	07/21/23	PERMIT SUBMITTAL

DESIGN:	LMS
DRAWN:	JOS
CHECK:	JGG
JOB NO:	23154.10
DATE:	07/21/23

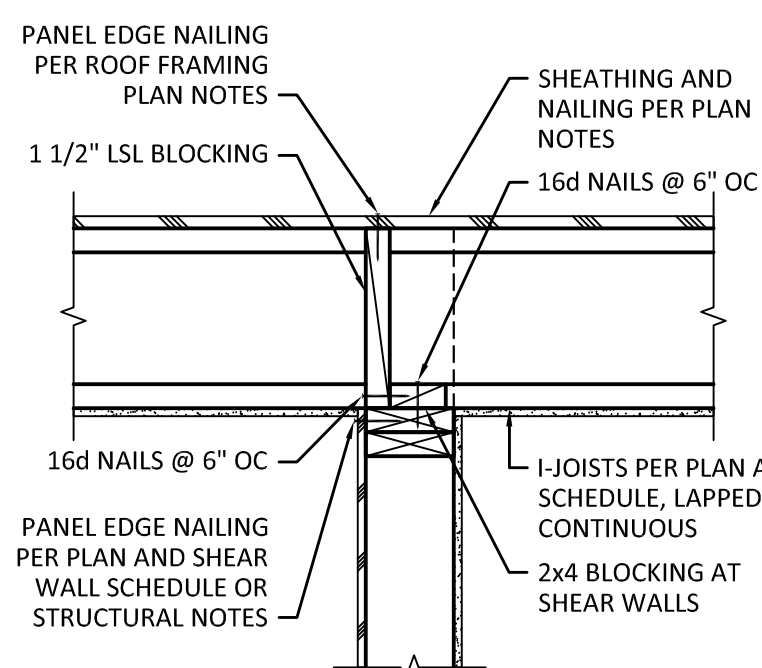
THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

ROOF FRAMING DETAILS

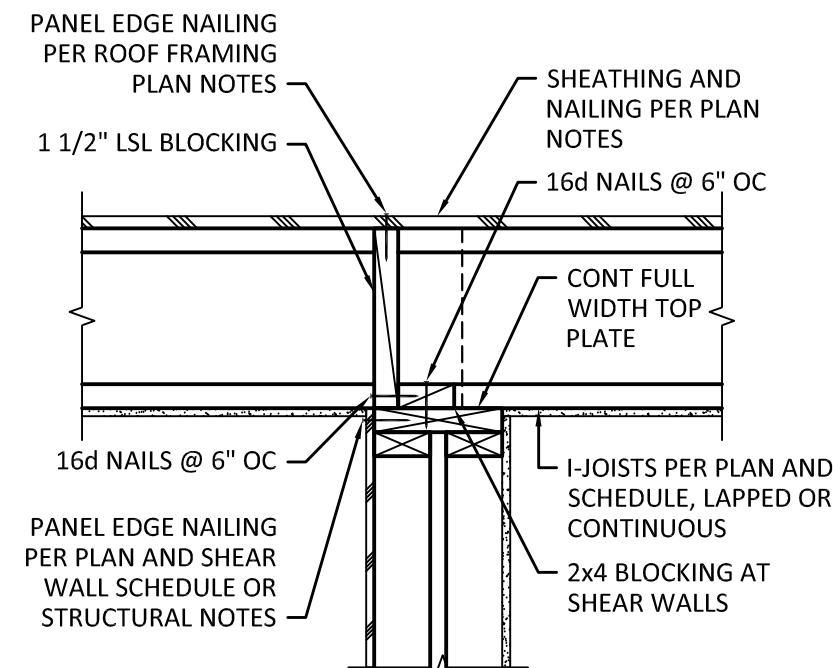
FILE NAME:

SHEET:

S6.1

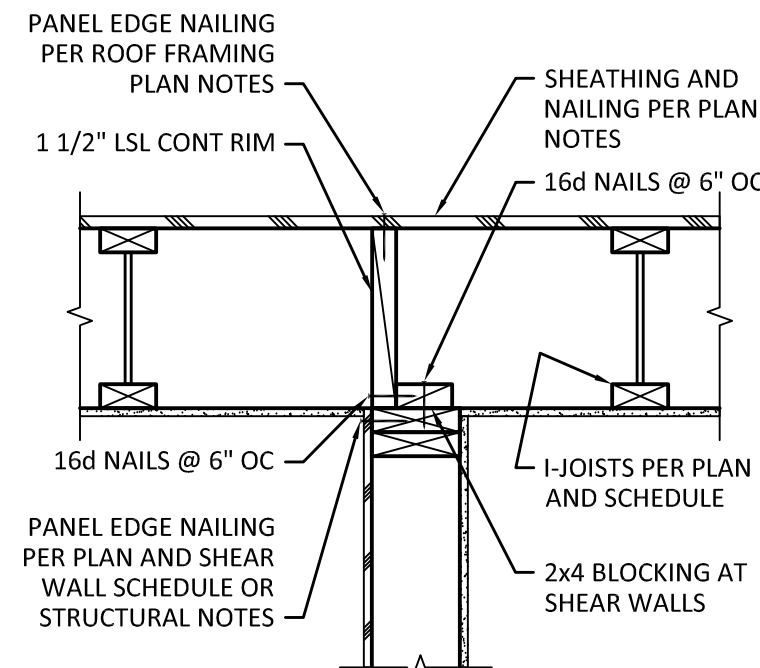


A. CONDITION AT 2x STUD WALL

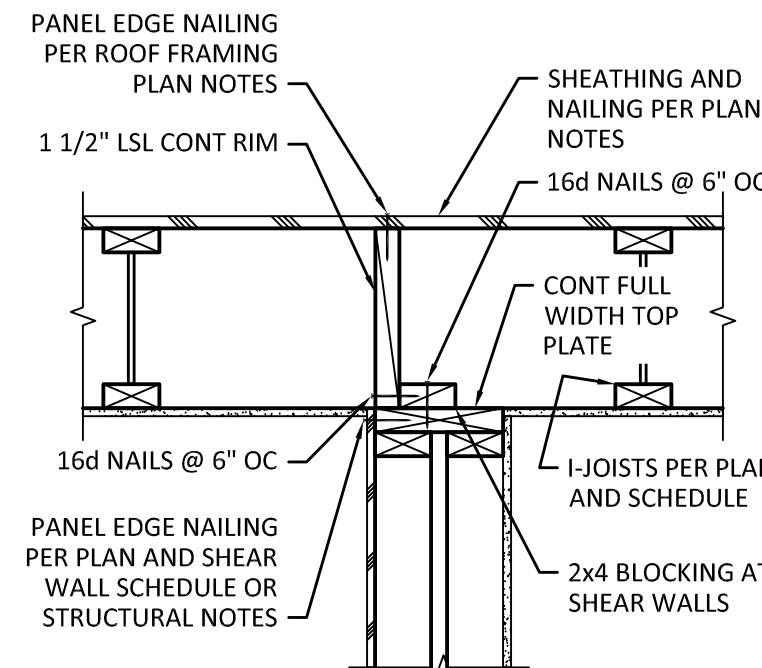


B. CONDITION AT PARTY WALL

1 ROOF FRAMING DETAIL (INTERIOR BEARING AT SHEAR WALL)
SCALE: 1" = 1'-0"

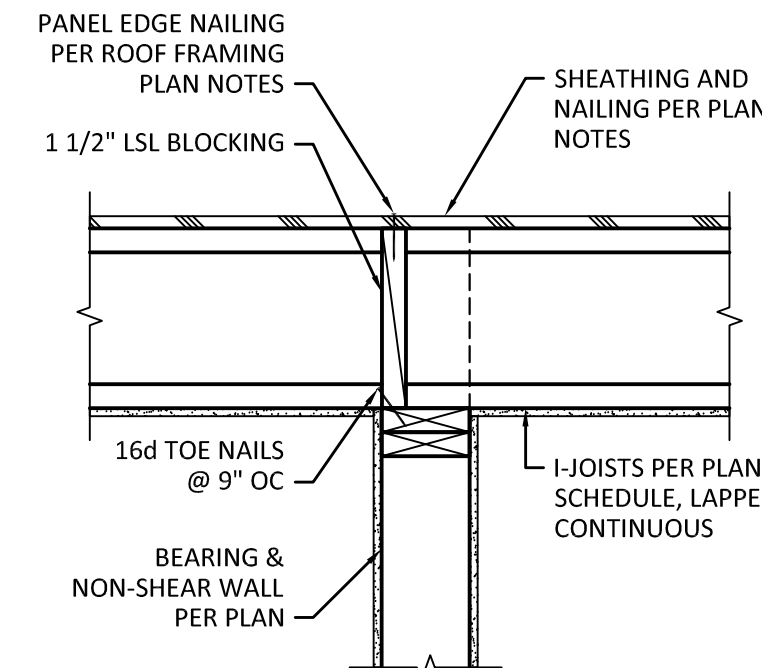


A. CONDITION AT 2x STUD WALL

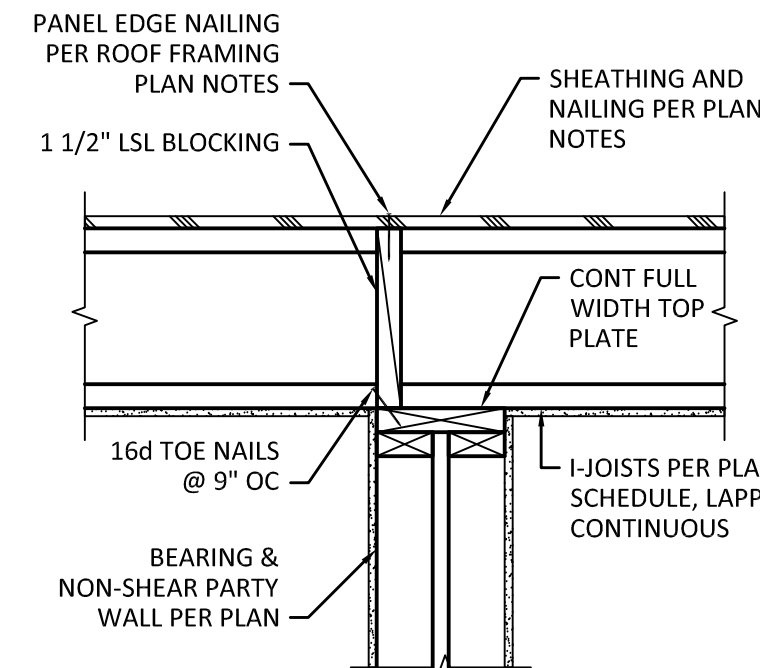


B. CONDITION AT PARTY WALL

2 ROOF FRAMING DETAIL (INTERIOR NON-BEARING AT SHEAR WALL)
SCALE: 1" = 1'-0"

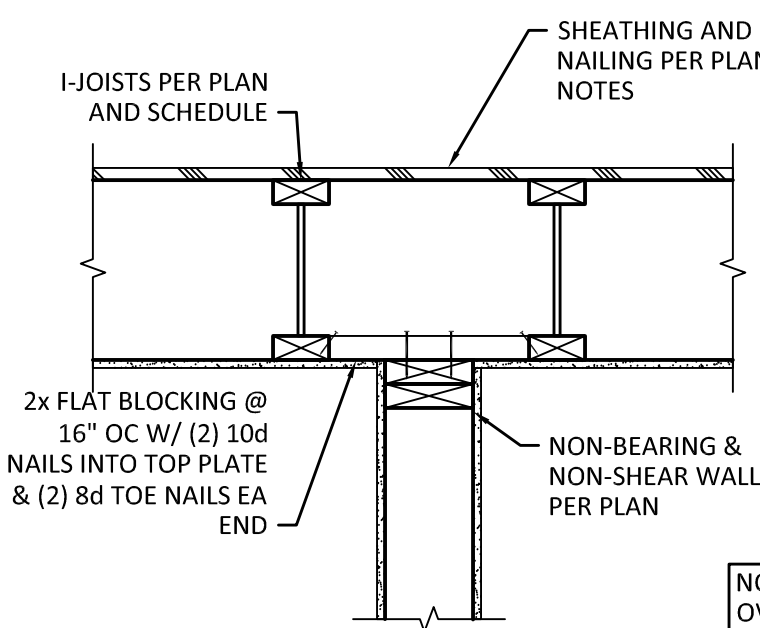


A. CONDITION AT 2x STUD WALL

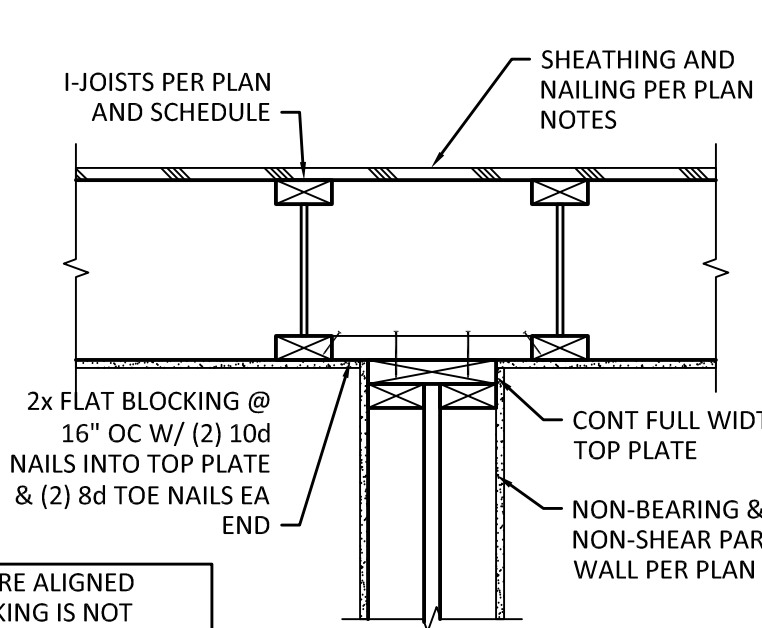


B. CONDITION AT PARTY WALL

3 ROOF FRAMING DETAIL (INTERIOR BEARING AT NON-SHEAR WALL)
SCALE: 1" = 1'-0"



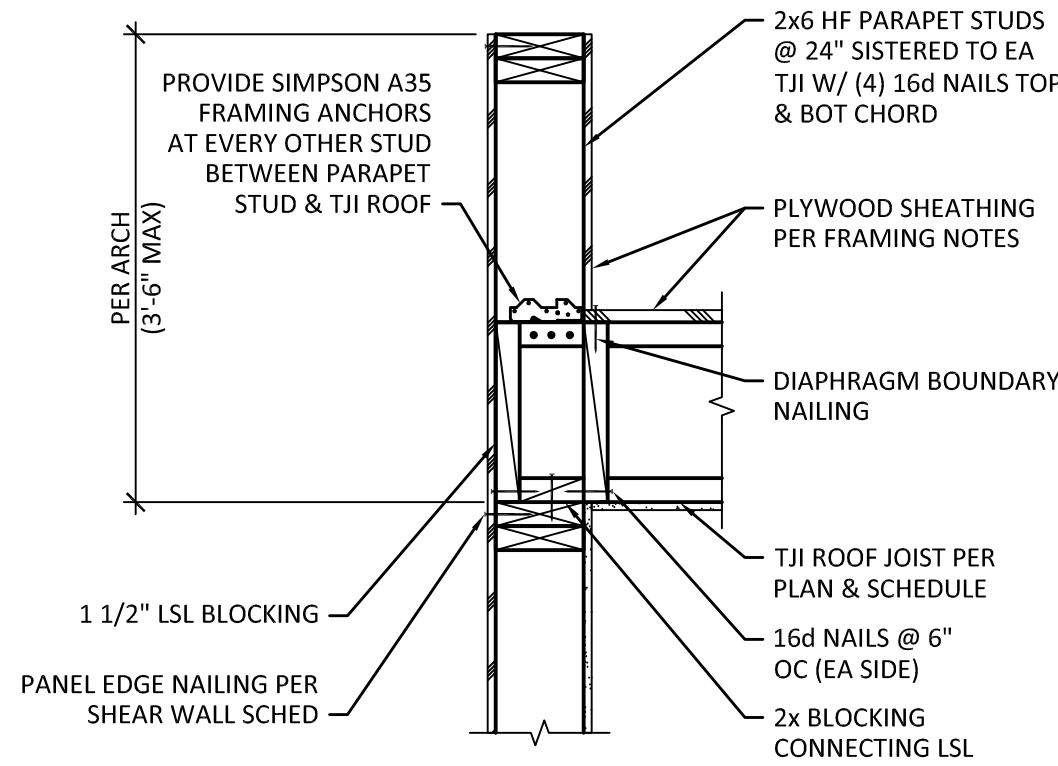
A. CONDITION AT 2x STUD WALL



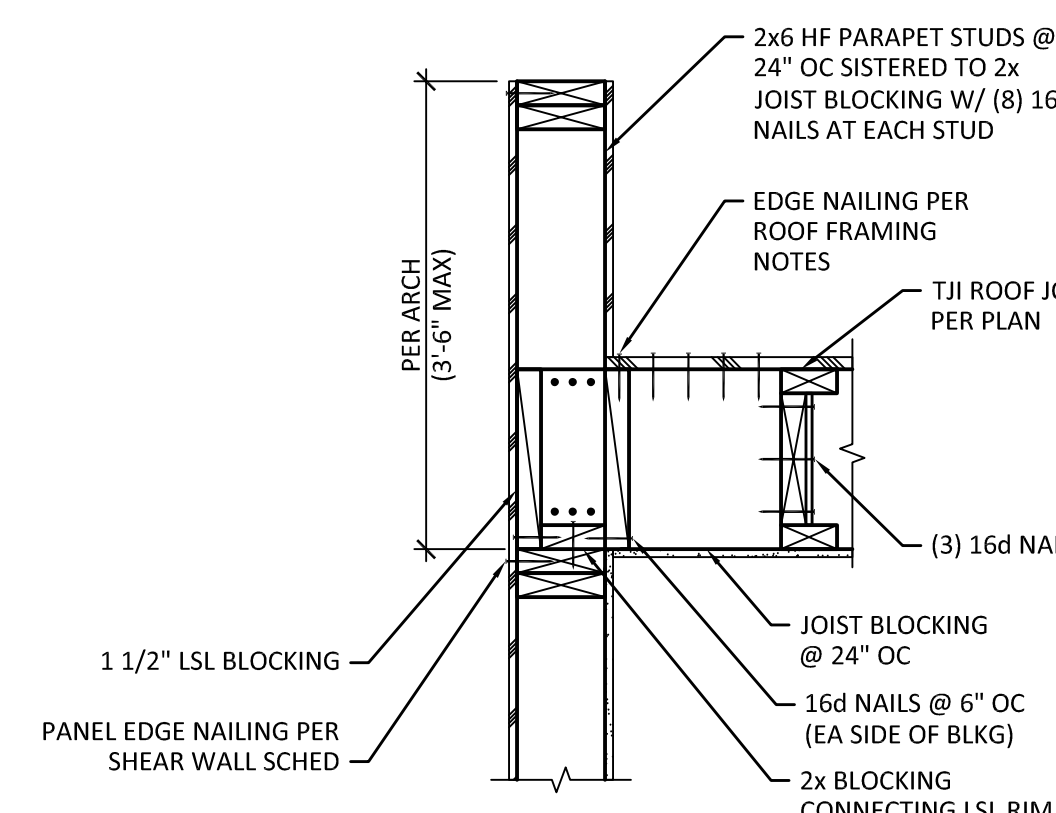
B. CONDITION AT PARTY WALL

4 ROOF FRAMING DETAIL (INTERIOR NON-BEARING AT NON-SHEAR WALL)
SCALE: 1" = 1'-0"

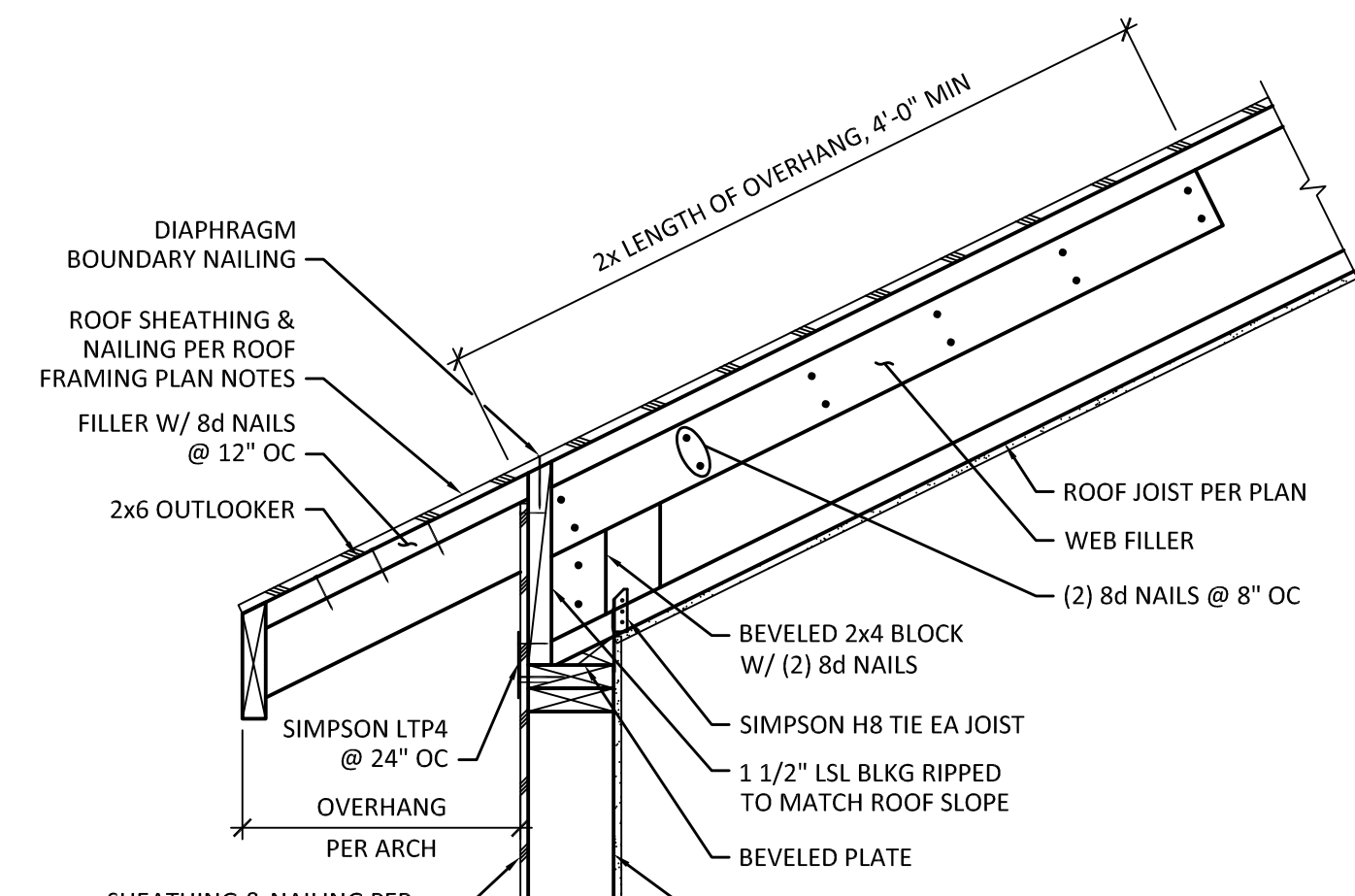
NOTE: WHERE JOISTS ARE ALIGNED OVER THE WALL, BLOCKING IS NOT REQUIRED. IN THAT CASE, PROVIDE 16d TOE NAILS @ 9" OC BETWEEN BOTTOM CHORD OF JOIST & TOP PLATE.



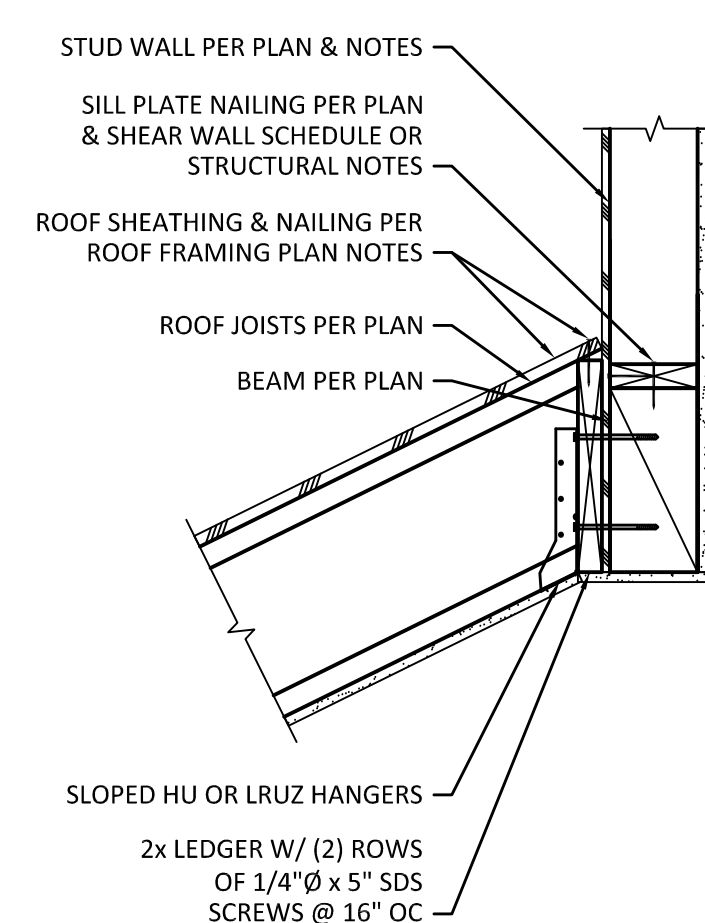
5 FLAT ROOF SECTION W/ PARAPET
SCALE: 1" = 1'-0"



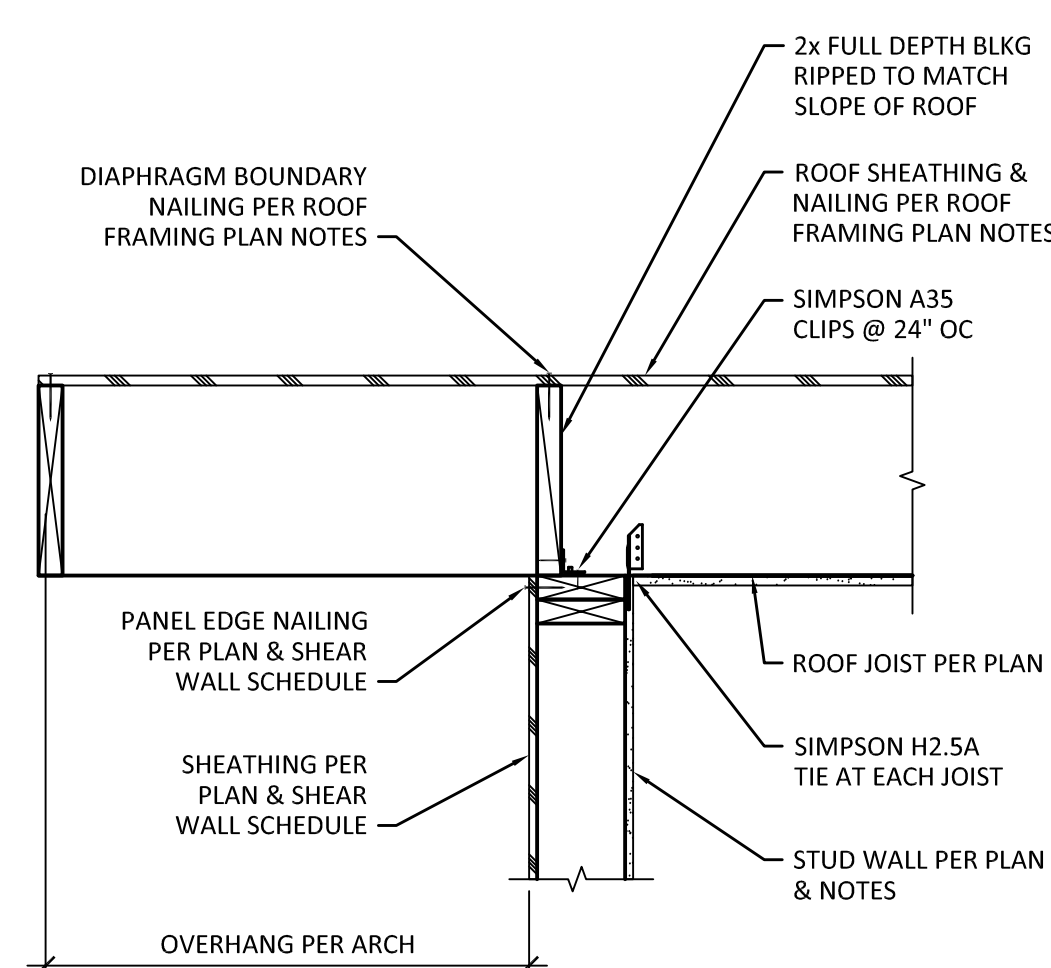
6 FLAT ROOF SECTION W/ PARAPET
SCALE: 1" = 1'-0"



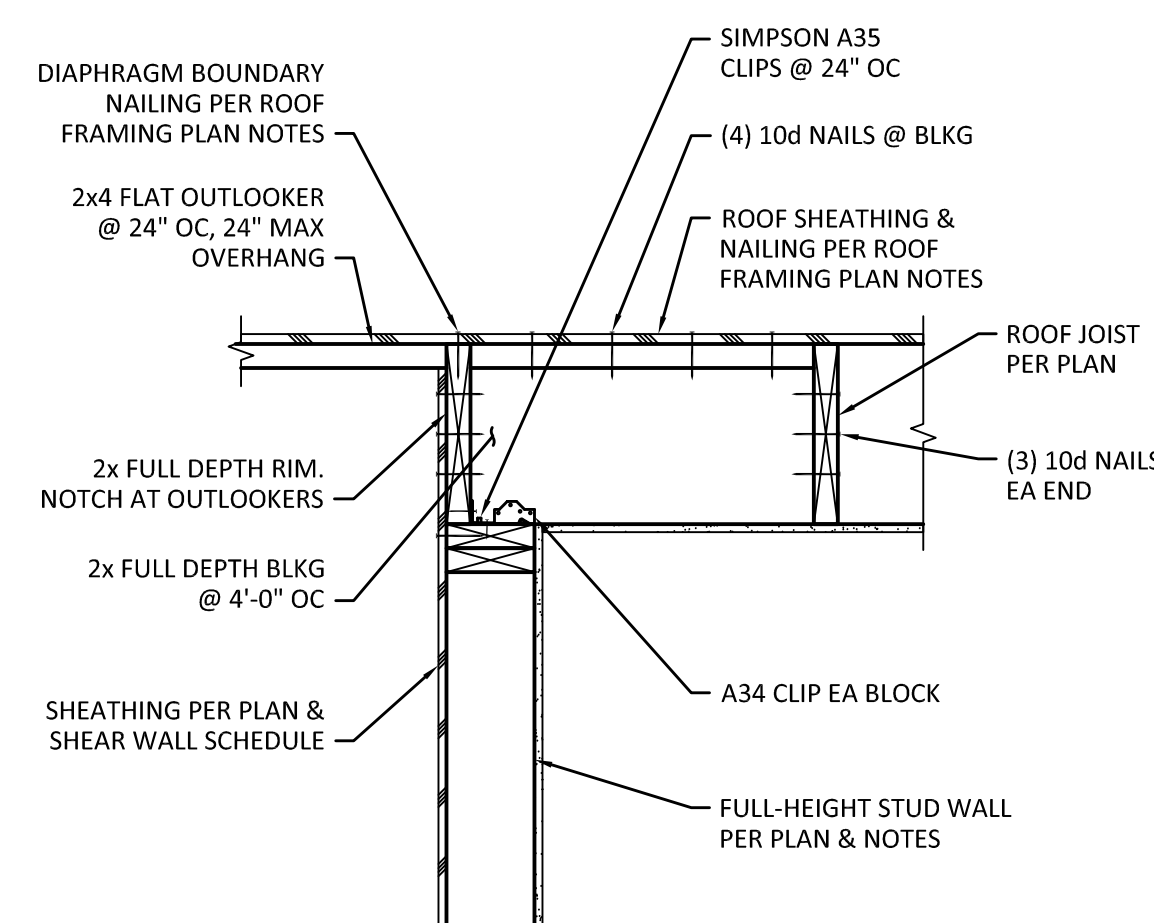
7 SECTION
SCALE: 1" = 1'-0"



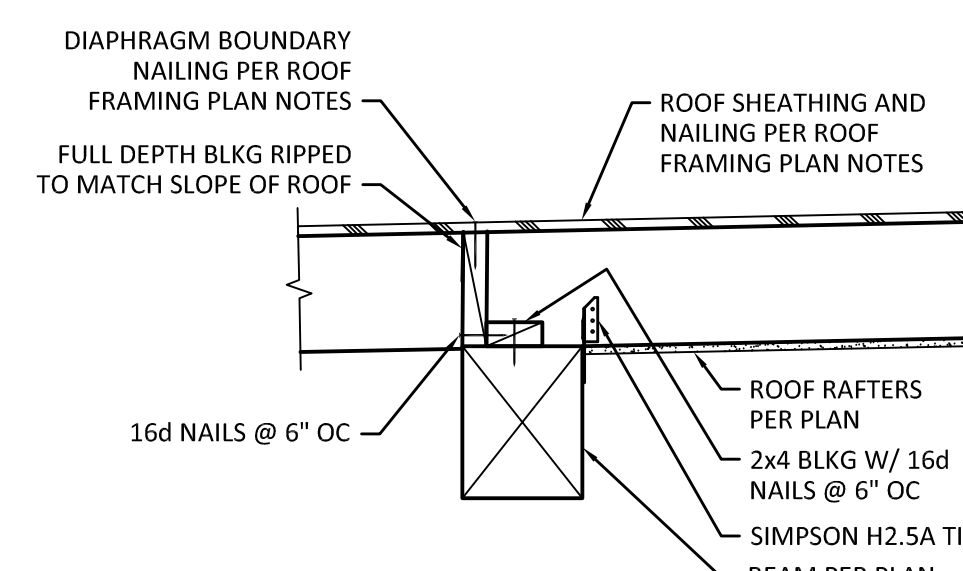
8 SECTION
SCALE: 1" = 1'-0"



9 ROOF RAFTER CONNECTION (BEARING)
SCALE: 1" = 1'-0"



10 ROOF RAFTER CONNECTION (NON-BEARING)
SCALE: 1" = 1'-0"



11 TYPICAL RAFTER SUPPORT DETAIL
SCALE: 1" = 1'-0"



DESCRIPTION	DERMAT CLINICAL
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DATE 07/21/23

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DESIGN:	LMS
DRAWN:	JOS
CHECK:	JGG
JOB NO:	23154.10
DATE:	07/21/23

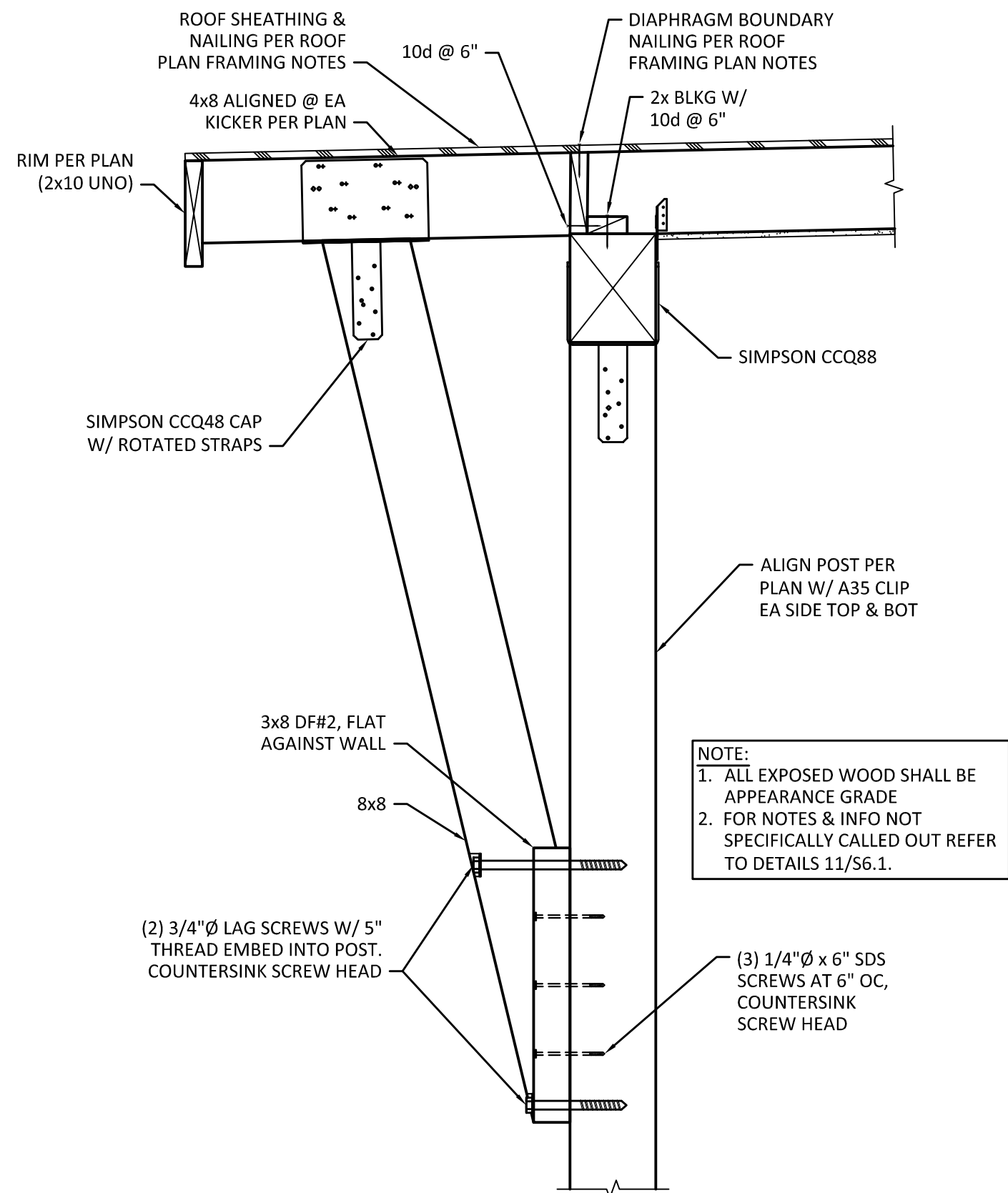
THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

ROOF FRAMING DETAILS

FILE NAME:

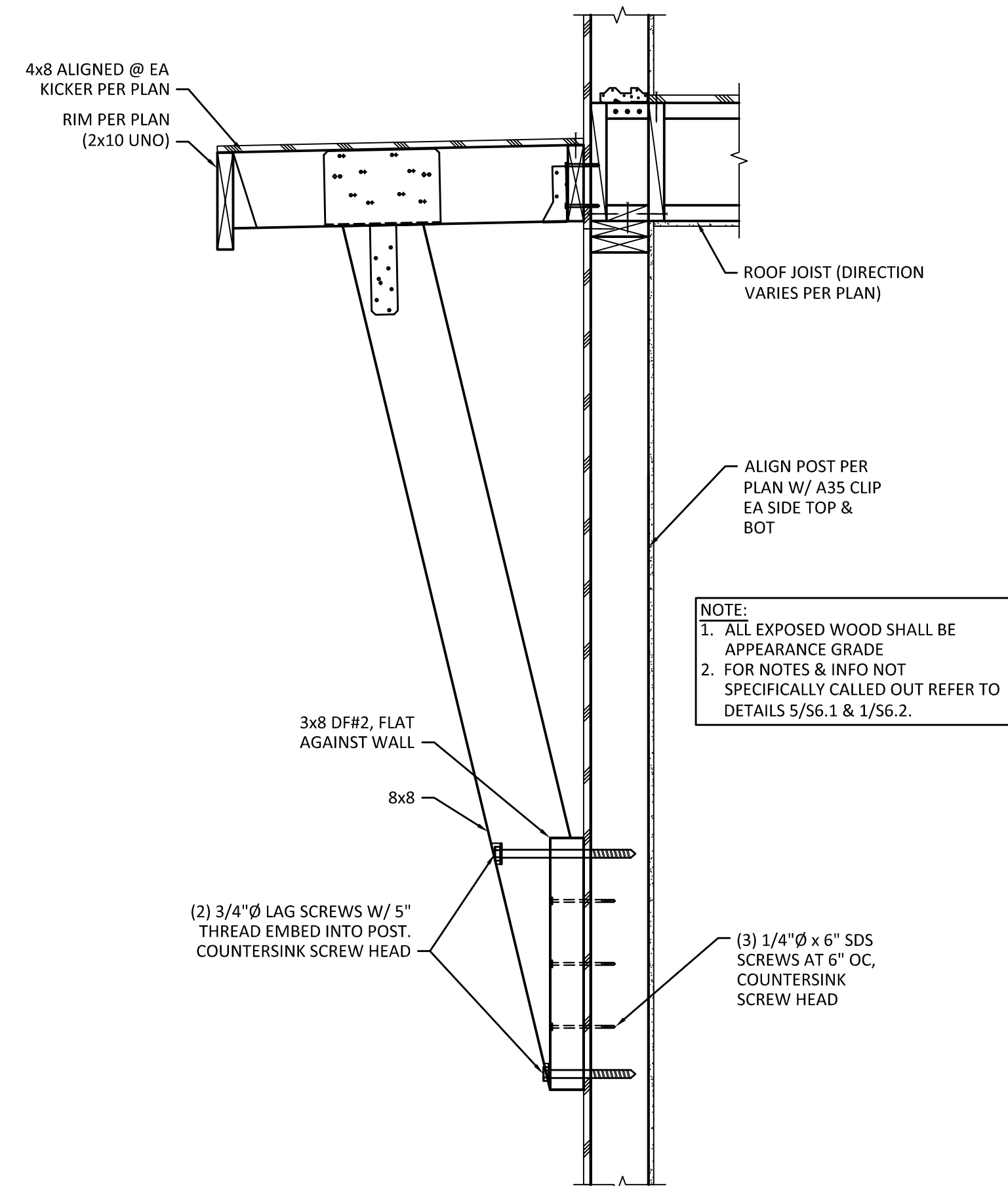
SHEET:

S6.2

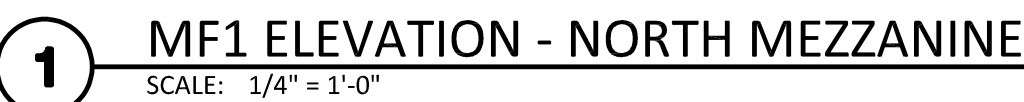


1 EYEBROW ROOF SECTION

SCALE: 1" = 1'-0"



2 EYEBROW ROOF SECTION



THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

STEEL FRAMING DETAILS

FILE NAME: