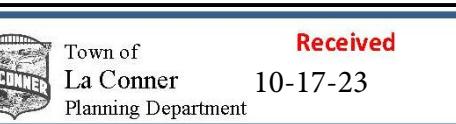


# STRUCTURAL NOTES

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



Received

10-17-23

**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:	17 PSF
ROOF FLOOR	23 PSF
LIVE LOADS:	
ROOF (SNOW LOAD)	25 PSF
RESIDENTIAL DECKS	40 PSF
STAIRWAYS	60 PSF
DECKS	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 ( $S_2$ )	1.200
ONE-SECOND SPECTRAL RESPONSE ACCEL ( $S_1$ )	0.427
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCEL ( $S_{2d}$ )	0.960
ONE-SECOND DESIGN SPECTRAL RESPONSE ACCEL ( $S_{1d}$ )	0.541
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR ( $I_s$ )	1.0
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE-RESISTING-SYSTEM RESPONSE MODIFICATION FACTOR, ( $R$ )	6.5
REDUNDANCY FACTOR ( $\rho$ )	1.0
SEISMIC RESPONSE COEFFICIENT ( $C_s$ )	0.148
W = TOTAL SEISMIC DEAD LOAD AS DEFINED PER ASCE 7-16 SECTION 12.7.2.	
BASE SHEAR ( $V$ ), $V = C_s W = \frac{S_{1d}}{R} W$	

## WIND LOADS:

BASIC WIND SPEED (3 SECOND GUST)	98 MPH
EXPOSURE $K_T$	C

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		
HOOLDOWN 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 $\leq 5/16"$	X		
PARTIAL & COMPLETE PENETRATION	X		
OTHER WELDING	X		
WOOD FRAME			
SHEARWALL & DIAPHRAGM NAILING	X	SPACING $\leq 4"$ 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:

1. REINFORCING STEEL
2. CONCRETE MIX DESIGN
3. STRUCTURAL STEEL
4. 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.

## 1. HANDRAILS AND GUARDRAILS

### 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 SIZE).

FILL AND BACKFILL MATERIAL SHOULD BE PLACED IN LEVEL LIFTS 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).

### CONCRETE TEST SPECIMENS

X

### CONCRETE PLACEMENT

X

### ADHESIVE ANCHORS

X

### EXPANSION ANCHORS

X

### STRUCTURAL STEEL

### FABRICATION & ERECTION

X

### HIGH STRENGTH BOLTING

X

### SHOP & FIELD WELDING

### SINGLE PASS FILLET WELDS $\leq 5/16"$

X

### PARTIAL & COMPLETE PENETRATION

X

### OTHER WELDING

X

### WOOD FRAME

### SHEARWALL & DIAPHRAGM NAILING

X

### 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.

\*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 A705. 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 SPICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE PER SCHEDULE.

MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN ICBO 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 STEEL 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.

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.

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.

# STRUCTURAL NOTES

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

## 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" 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.

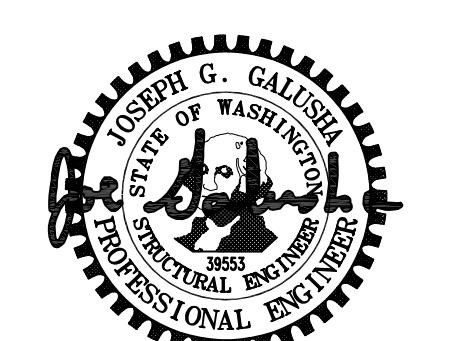
CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY SHORING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED.

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	■ (A)	RATED SHEATHING	▨▨▨▨
BEAM CONTINUOUS OVER SUPPORT	— (A)	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
CIP	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



07/21/23

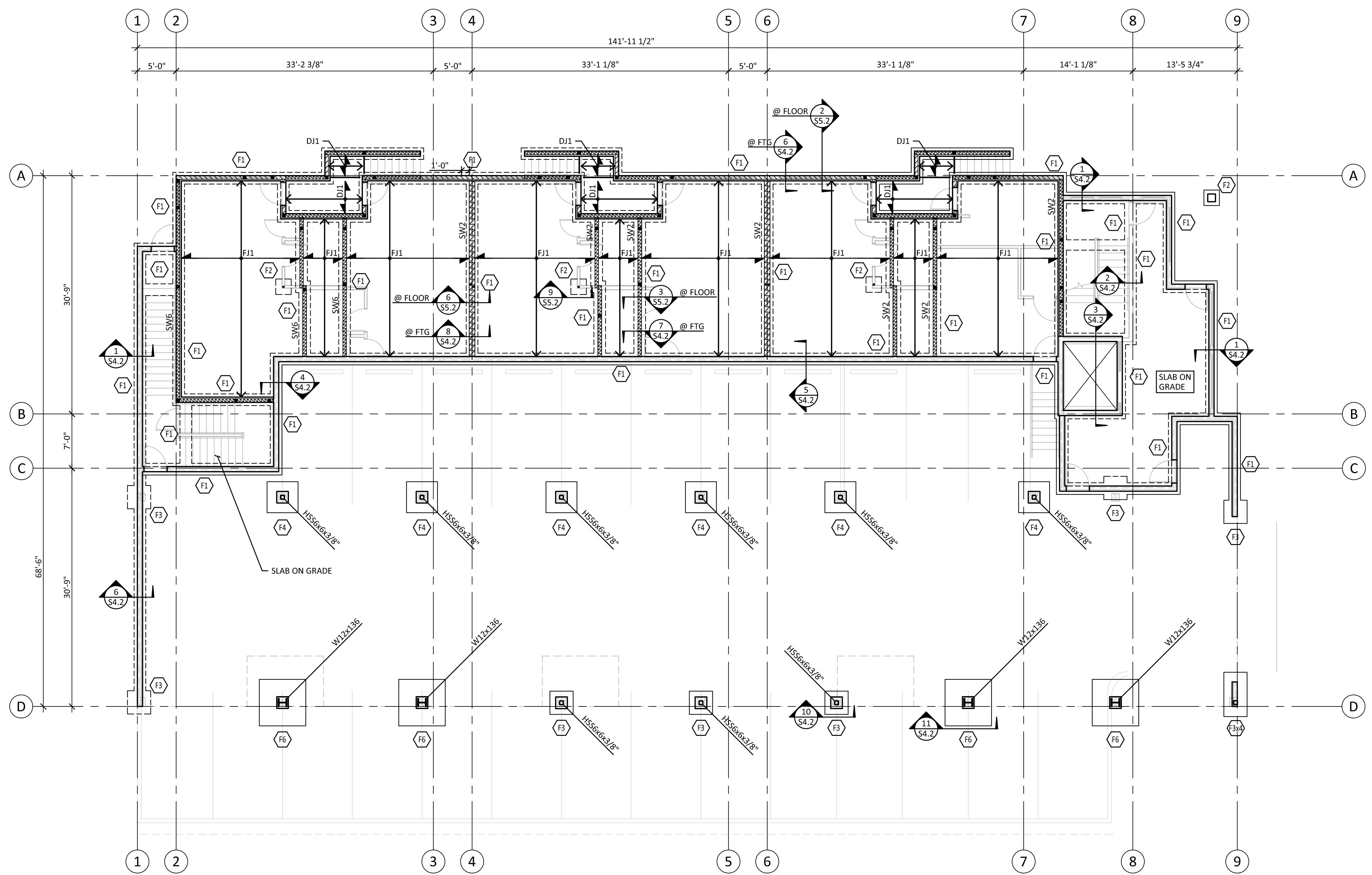
DESIGN: LMS  
DRAWN: JOS  
CHECK: JGG  
JOB NO: 23154.10  
DATE: 07/21/23

STRUCTURAL NOTES  
SHEET:  
THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257  
FILE NAME:

S1.2

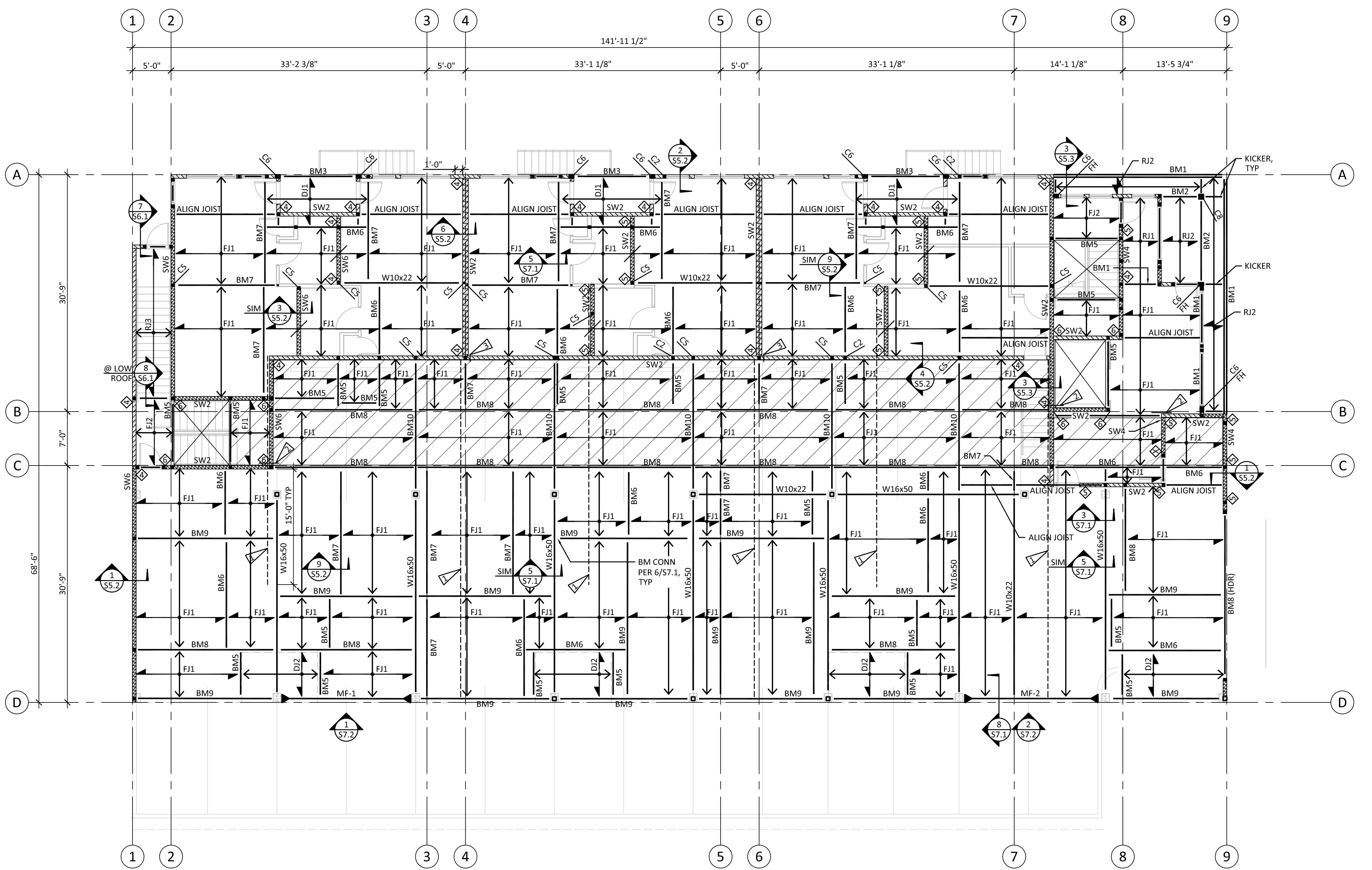


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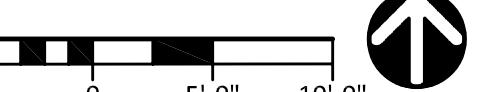


MARK	DATE	DESCRIPTION	PERMIT SUBMITTAL
DESIGN:	LMS		
DRAWN:	JOS		
CHECK:	JGG		
JOB NO:	23154.10		
DATE:	07/21/23		

THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257  
SECOND FLOOR FRAMING PLAN  
FILE NAME: *[Redacted]*

**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:**

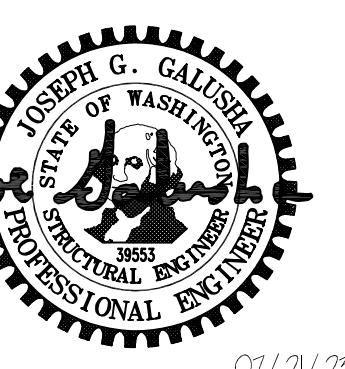
1. THE COLUMNS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
2. HEADER SUPPORTS SHALL HAVE THE SAME GRADE OF LUMBER AS THE WALL IN WHICH THEY ARE LOCATED.
3. REFER TO TYPICAL ROOF PLAN NOTES FOR TYPICAL BEARING WALL HEADERS NOT SPECIFICALLY CALLED OUT ON THE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

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.

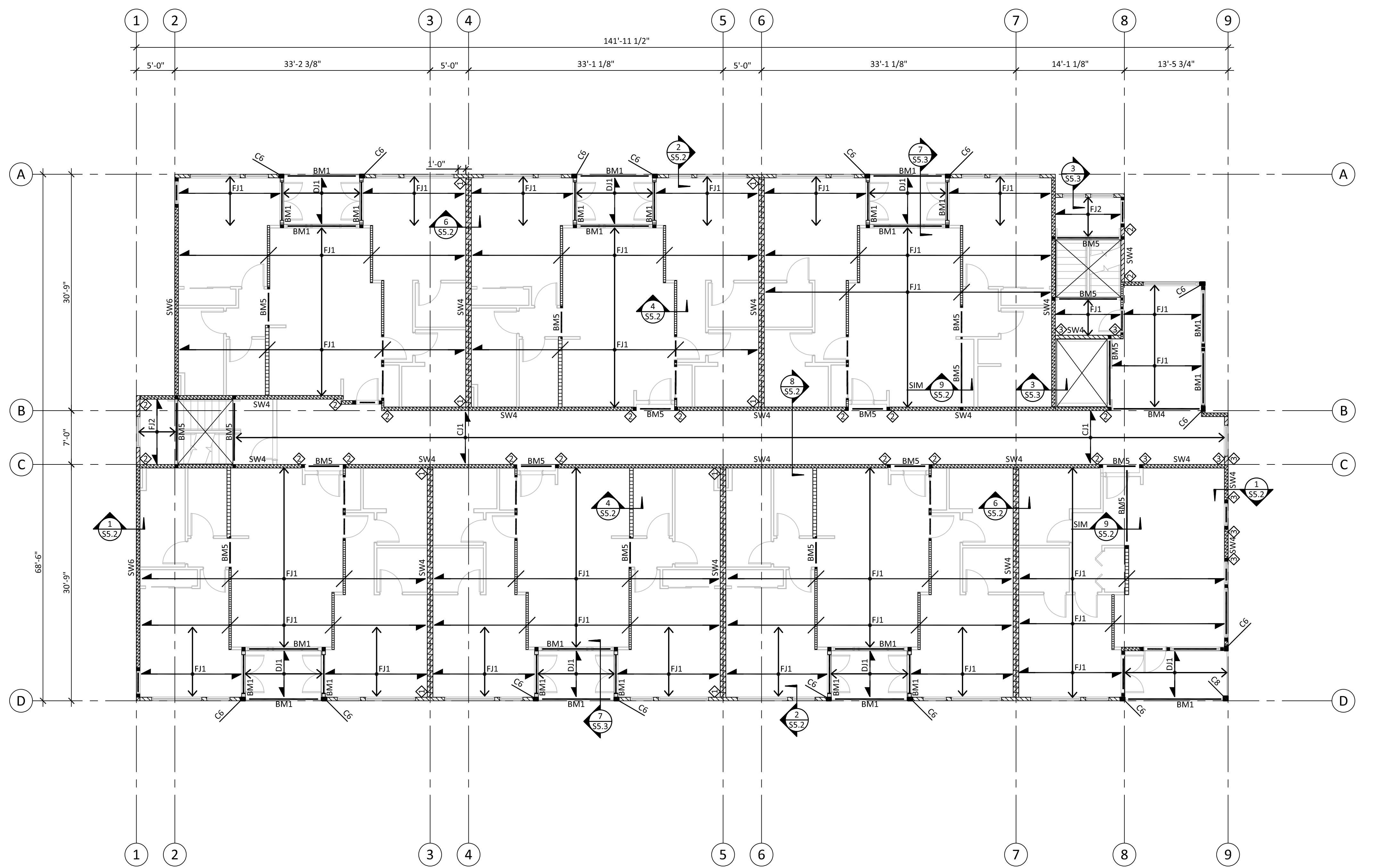
**S2.2**



01/21/23

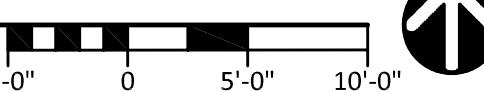
**THIRD FLOOR FRAMING PLAN**

FILE NAME:



**1 THIRD 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.

FRAMING LEVEL	TYPICAL FRAMING SCHEDULE			
	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.

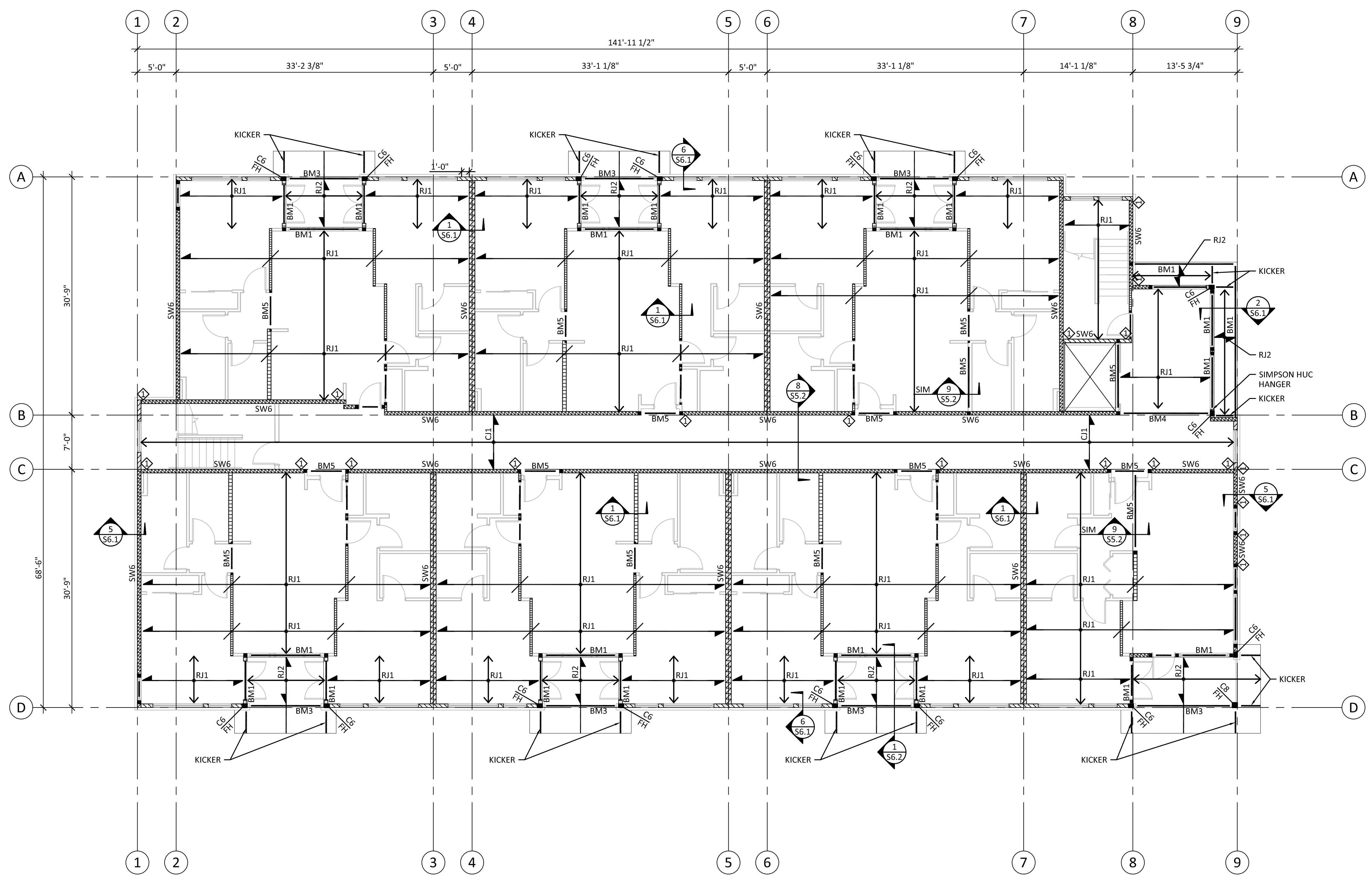
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LA CONNER, WA 98257

SHEET:

**S2.3**



01/21/23



**1** ROOF FLOOR FRAMING PLAN

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

5'-0" 0 5'-0" 10'-0"

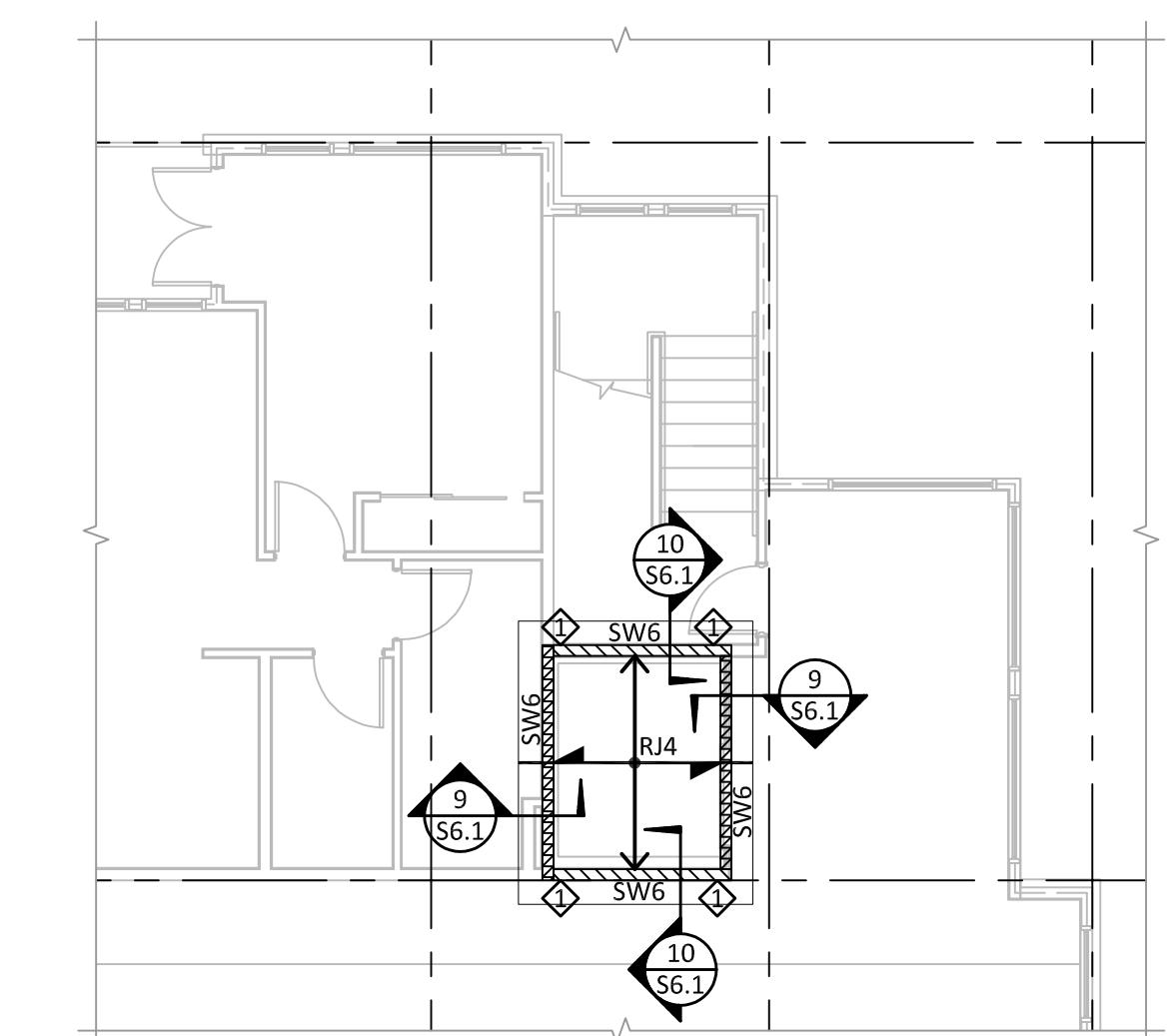
**2** PARTIAL HIGH ROOF FRAMING PLAN

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

5'-0" 0 5'-0" 10'-0"

**TYPICAL ROOF FRAMING PLAN NOTES:**

- WALLS SHOWN ON ROOF FRAMING PLAN ARE WALLS BELOW ROOF FRAMING.
- BEAMS SHOWN ON ROOF FRAMING PLAN SHALL BE ABOVE DOUBLE TOP PLATE UNLESS USED AS A DOOR OR WINDOW HEADER.
- ROOF SHEATHING SHALL BE 5/8" PI 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/S5.1 FOR SHEATHING LAYOUT AND NAILING.
- UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x8 HF#2 WHERE MAXIMUM SPAN = 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".
- STUD WALL FRAMING SHALL BE 2x HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
- REFER TO SHEET S5.3 FOR TYPICAL ROOF FRAMING DETAILS.
- REFER TO DETAIL 3/S5.1 FOR CONSTRUCTION OF MULTIPLE STUD COLUMNS.
- INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
- REFER TO THE STRUCTURAL NOTES SHEET FOR COLUMNS SUPPORTING TYPICAL BEARING WALL HEADER BEAMS.
- ALL DIAPHRAGMS UNBLOCKED UNO.
- COLUMNS AND BEARING WALLS SHOWN ON PLAN SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
- Holdowns shown on roof framing plan shall be placed on third floor level.
- ATTACH ALL RAFTERS TO WALLS BELOW WITH SIMPSON H2.5A HURRICANE TIES.
- 'FH' DENOTES FULL HEIGHT COLUMN. ATTACH COLUMN TO TOP PLATE AND SILL PLATE WITH SIMPSON A35 CLIPS EA SIDE AND EA END.



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ROOF FLOOR FRAMING PLAN

FILE NAME:

SHEET:

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.

FRAMING LEVEL	TYPICAL FRAMING SCHEDULE			
	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.

**S2.4**



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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:  
1. FOR JOIST HANGERS REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ALL INSTALLATION REQUIREMENTS.  
2. TIMBER JOISTS FRAMING INTO WOOD BEAMS SHALL USE JB OR HUTCH-SERIES TOP FLANGE HANGERS. TIMBER JOISTS FRAMING INTO STEEL BEAMS USE BA-SERIES HANGERS AT NAILER.  
3. 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.  
4. SOLID SAWN CORRIDOR JOISTS AND DECK JOISTS SHALL HANGER OFF THE WALL RIM USING LU SERIES FACE MOUNT HANGERS.  
5. 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 RIM/BLKG BELOW	SILL PLATE NAILING TO SLAB OR FOUNDATION	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"Ø 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"Ø x 3" @ 1.5" OC	3/4"Ø AB @ 1'-6" OC	2x	1190

NOTES:  
1. REFER TO THE TYPICAL SHEAR WALL DETAIL.  
2. THE VALUES IN THIS TABLE ARE APPROPRIATE FOR HF GRADE STUDS AND HF GRADE PLATES & RIM/BLOCKING.  
3. NAILS AT ADJOINING PANEL EDGES SHALL BE STAGGERED EACH SIDE OF THE COMMON JOINT.  
4. WHERE PANELS ARE APPLIED TO 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.  
5. 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.  
6. NOTE THAT 3x FRAMING MAY BE USED IN LIEU OF (2) 2x FRAMING SPECIFIED IN TABLE.  
7. INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS, FIELD NAILING 12" OC MAXIMUM.  
8. AT ALL 3/4"Ø SILL PLATE ANCHOR BOLTS, INSTALL 1/4" 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.  
9. PROVIDE A MINIMUM OF 7" EMBEDMENT FOR AB INTO FOUNDATION OR STEM WALL.  
10. 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:  
1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ADDITIONAL INSTALLATION REQUIREMENTS.  
2. REFER TO DETAIL 5/S5.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAIL 6/S5.2 FOR CONNECTION OF STRAP TO BEAM BELOW.  
3. REFER TO DETAIL 4/S5.2 FOR INSTALLATION OF ROD FLOOR TO FLOOR HOLDOWNS.  
4. INSTALL HD HOLDOWNS AT FOUNDATION WALLS OR THICKENED SLAB FOOTINGS PER DETAILS 6 & 9/S4.1.  
5. 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:  
1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR PRE-FABRICATED CONNECTION INSTALLATION REQUIREMENTS.  
2. MULTIPLE STUD COLUMNS SHALL USE GRADE OF STUD INDICATED ON WALL FRAMING SCHEDULE. REFER TO DETAIL 3/S5.1 FOR FABRICATION OF MULTIPLE STUD COLUMNS.  
3. 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 1/4" 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:  
1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR HANGER INSTALLATION INFORMATION.  
2. REFER TO FRAMING PLANS AND NOTES FOR SUPPORTS AT BEAM ENDS.  
3. ALL BEAMS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.  
4. REFER TO PLAN NOTES FOR BEAMS & HEADERS AT BEARING LOCATIONS THAT ARE NOT CALLED OUT.  
5. USE SIMPSON HUTCH-SERIES CONCEALED FLANGE TOP FLANGE HANGER AT LOCATIONS WHERE OFFSET HANGERS WOULD OTHERWISE BE REQUIRED.  
6. 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.  
7. SISTERED BEAM SHALL BE CONNECTED USING (2) ROWS OF 16d @ 12" OC STAGGERED.  
8. CONNECT 2x NAILER TO STEEL BEAMS PER DETAIL 4/S6.1.

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:  
1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL OR COMPAKTED STRUCTURAL FILL PER GEOTECHNICAL ENGINEERING REPORT.  
2. REINFORCEMENT SHALL BE CONTINUED FROM CONTINUOUS FOOTINGS THRU SPREAD FOOTINGS WHERE APPPLICABLE.

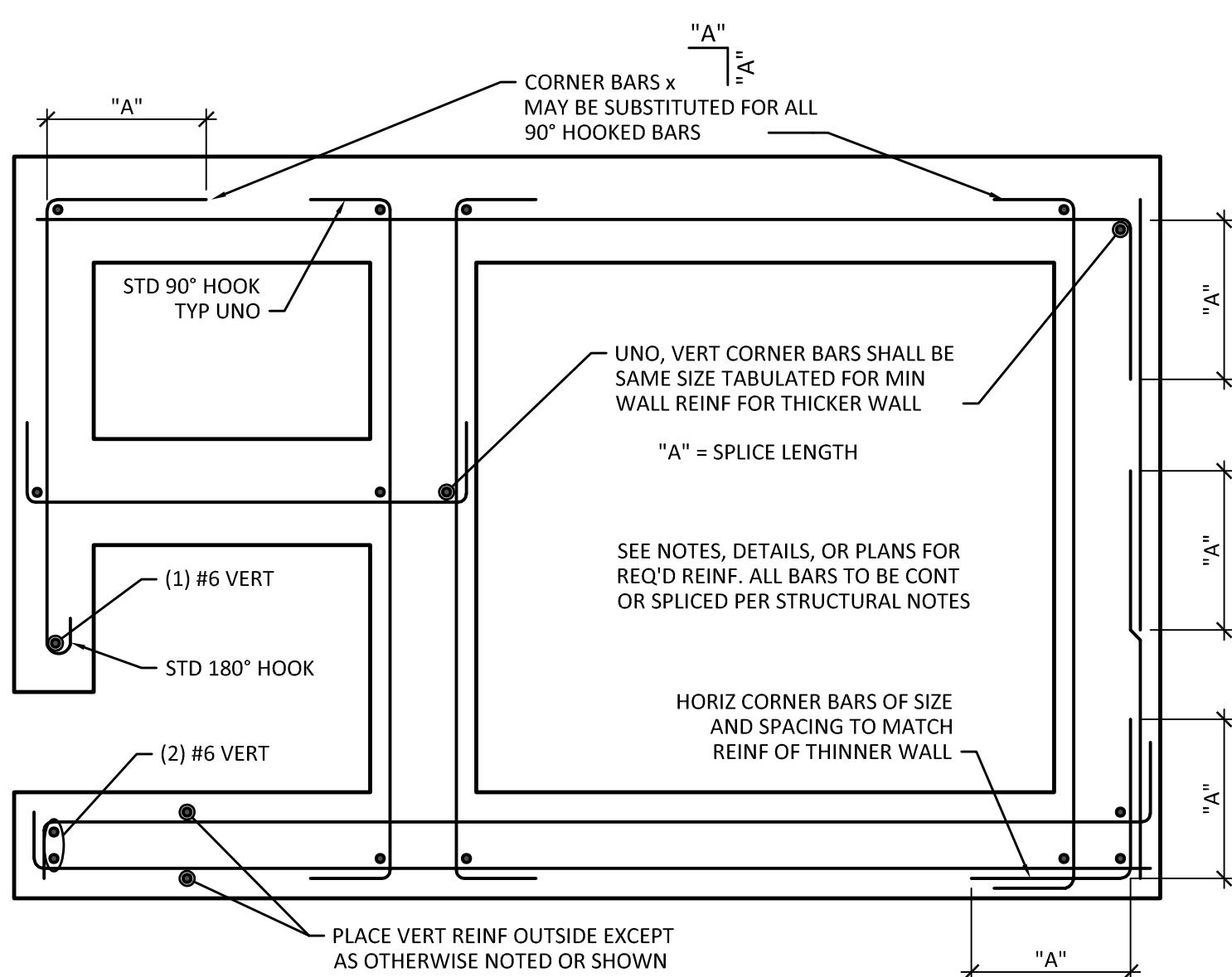
THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

STRUCTURAL NOTES  
FILE NAME:

SHEET:  
S3.1

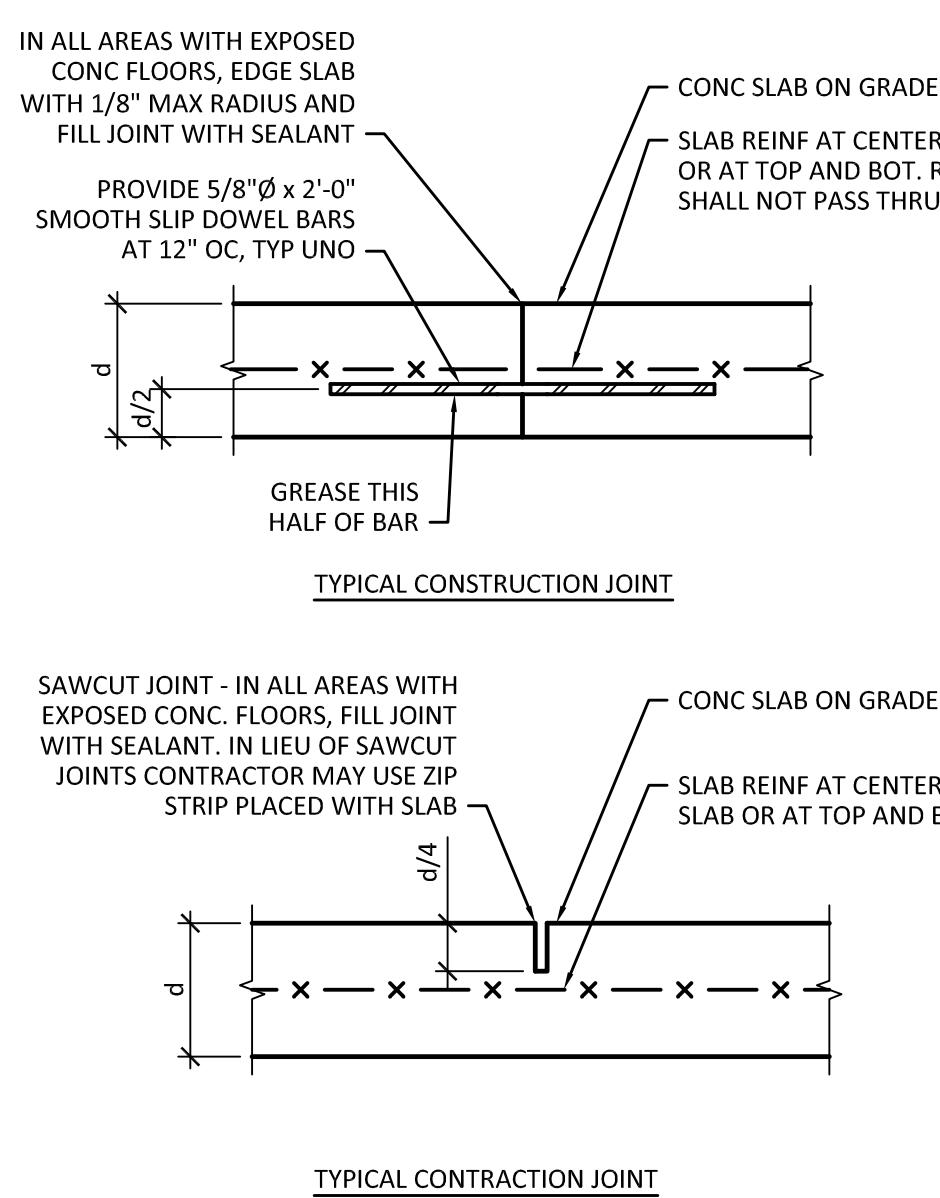


01/21/23



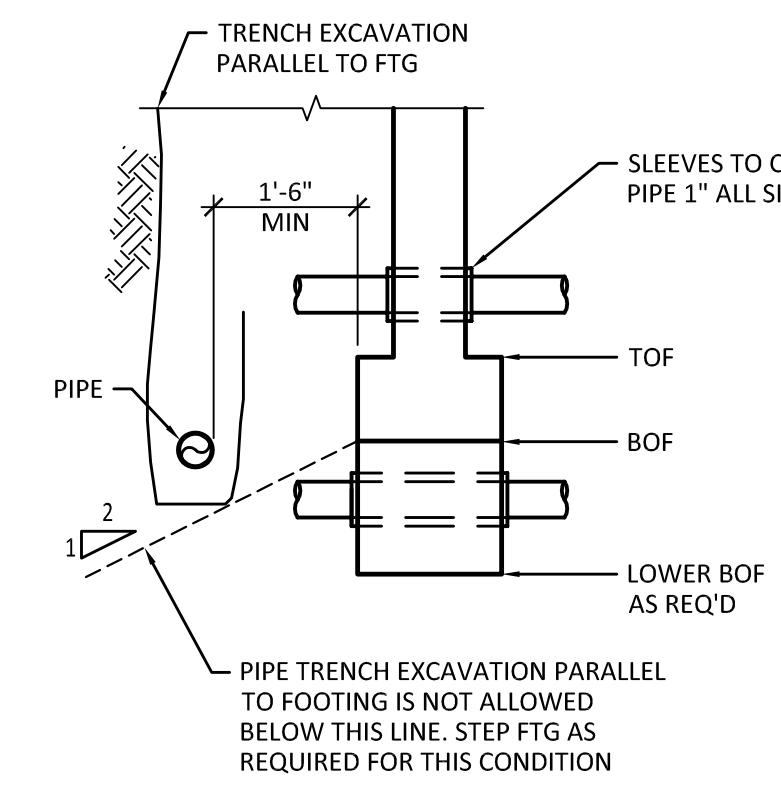
**1 TYPICAL CONCRETE WALL REINFORCING DETAIL**

SCALE: NTS



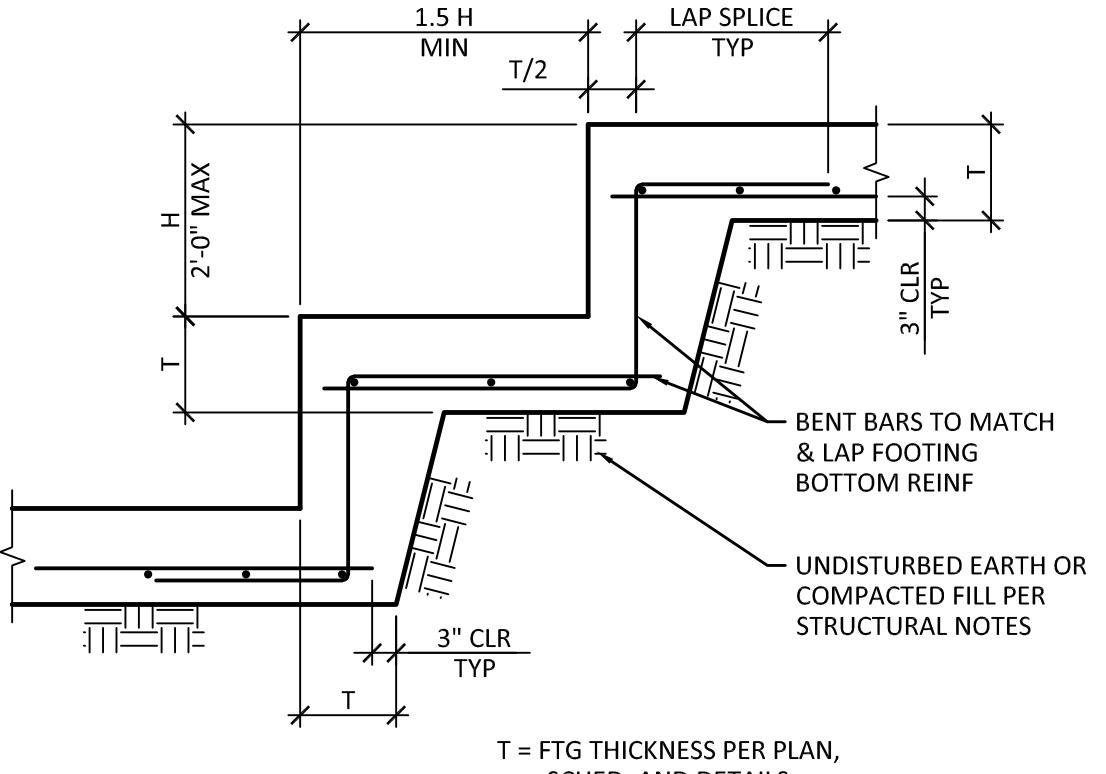
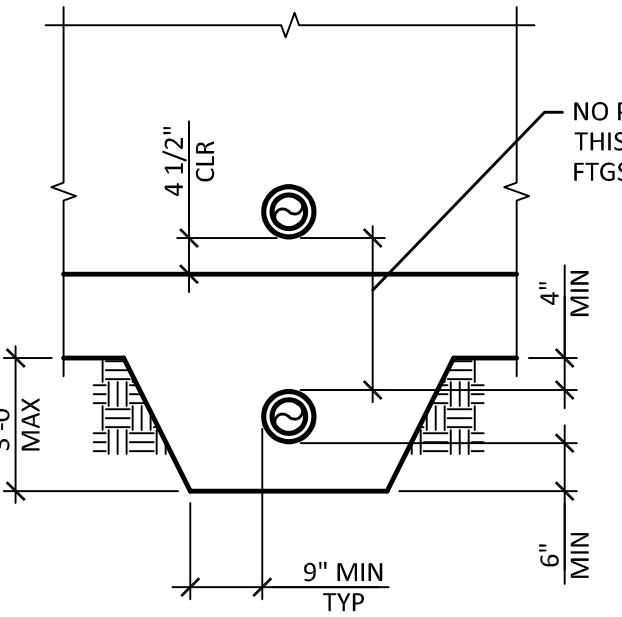
**2 TYPICAL SLAB ON GRADE DETAILS**

SCALE: 1" = 1'-0"



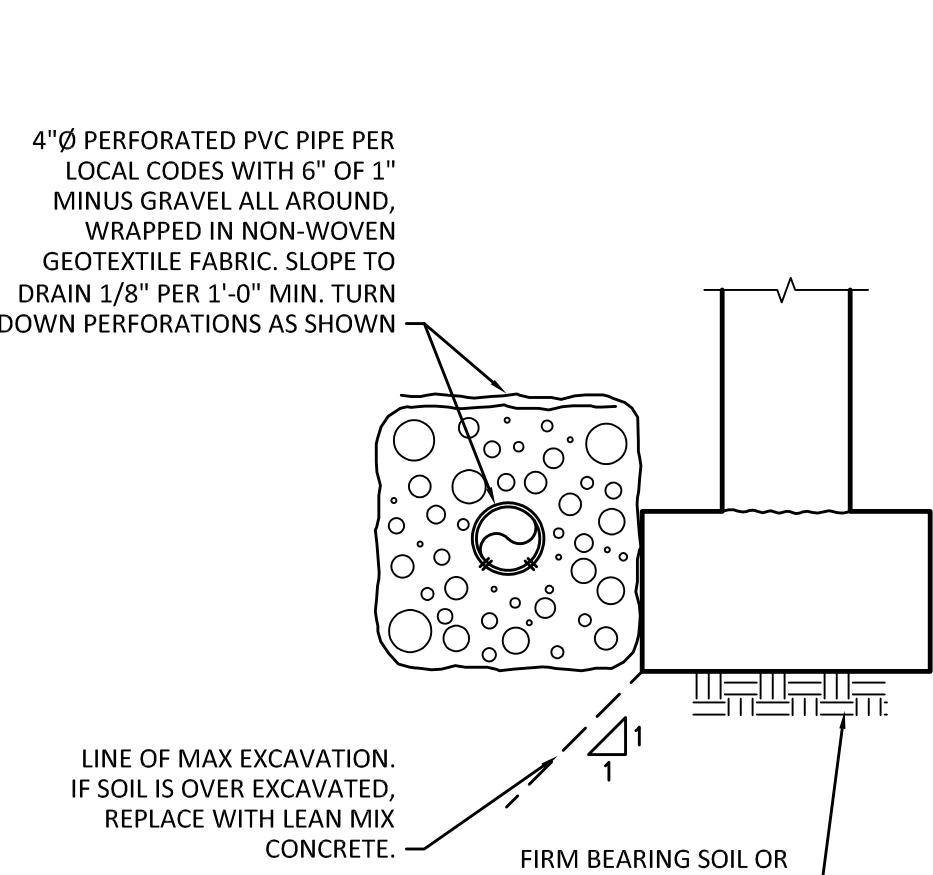
**3 TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS**

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



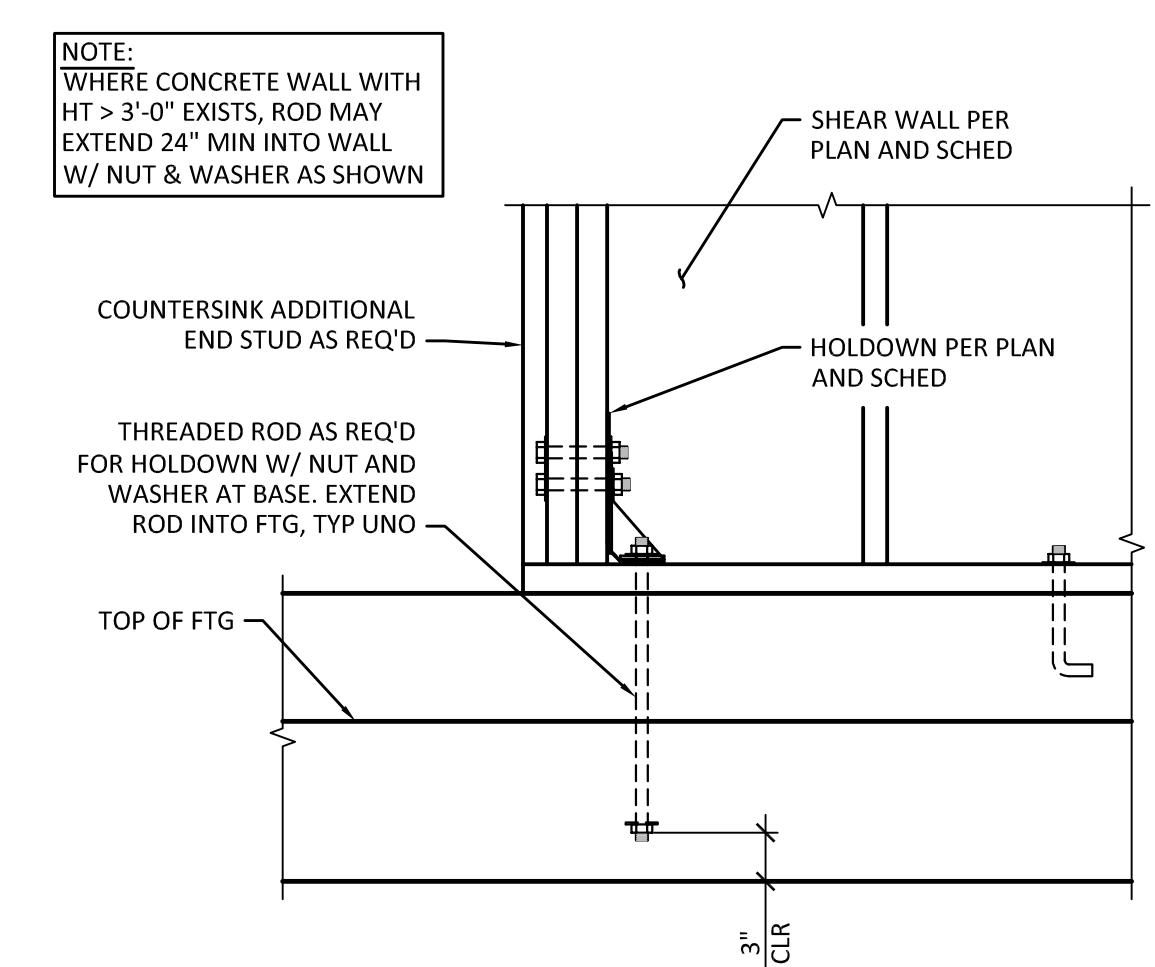
**4 TYPICAL STEPPED WALL FOOTING**

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



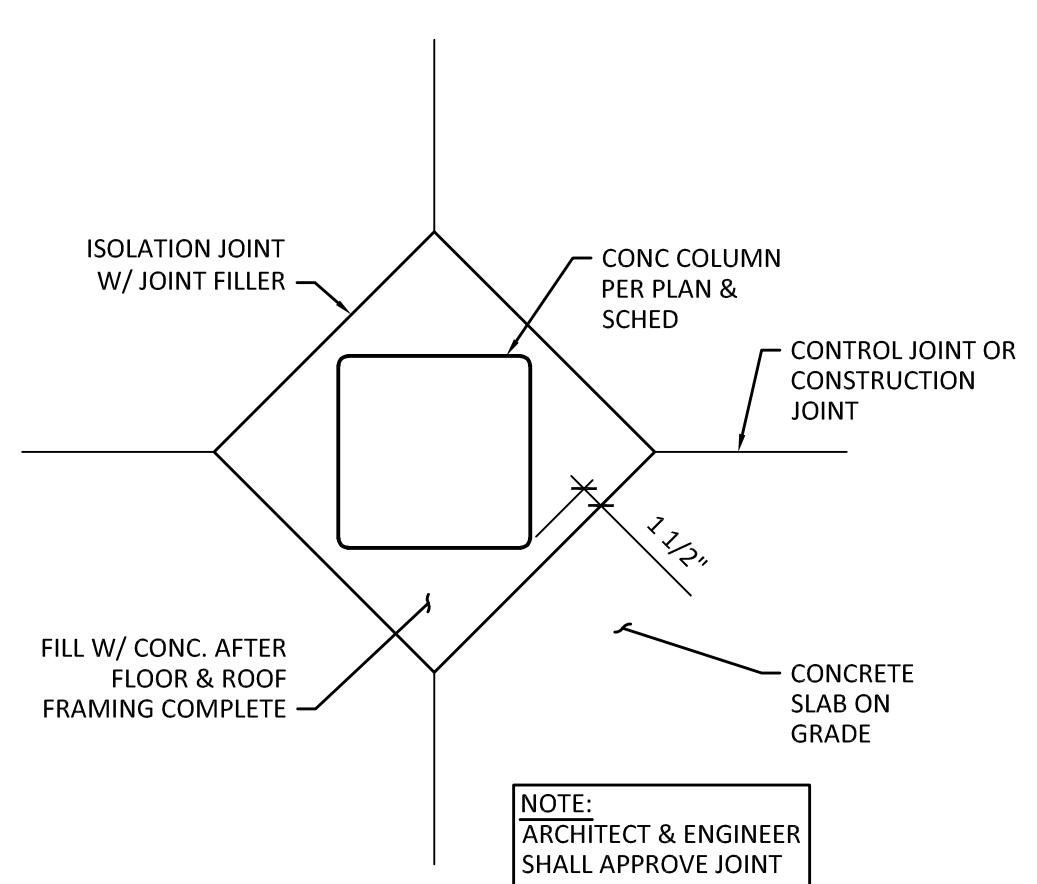
**5 TYPICAL FOOTING DRAIN**

SCALE: 1" = 1'-0"



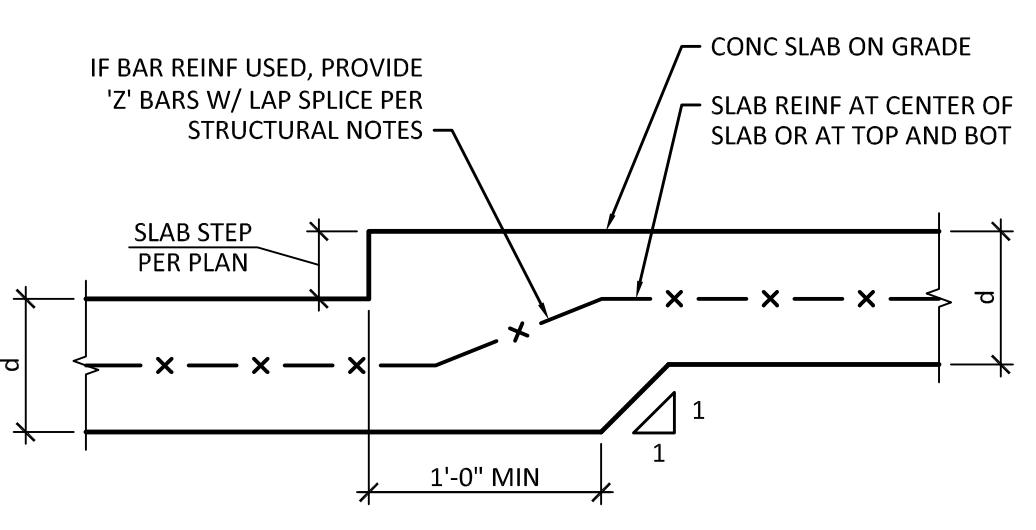
**6 HOLDOWN DETAIL**

SCALE: 1" = 1'-0"



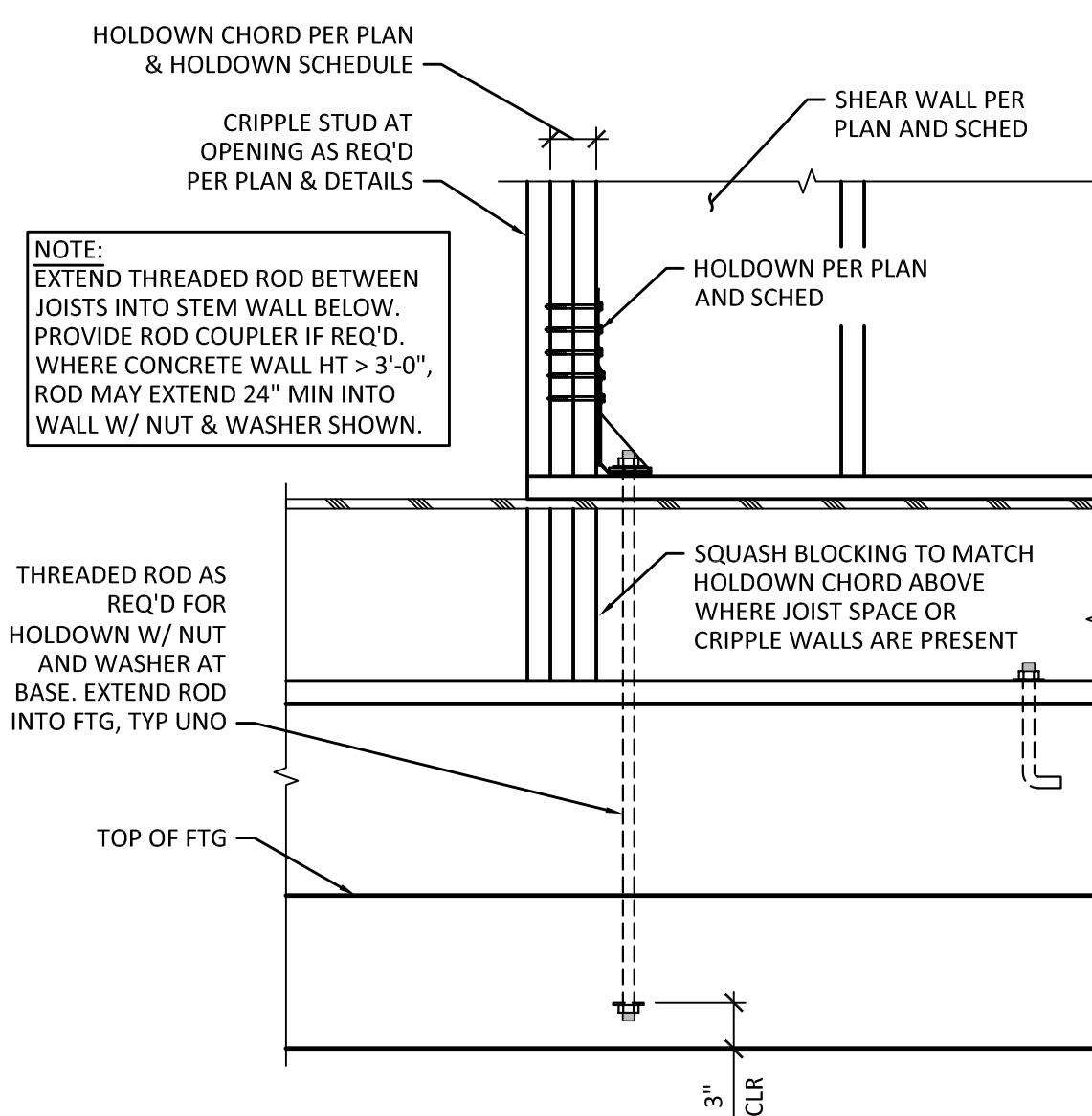
**7 TYPICAL ISOLATION JOINT DETAIL**

SCALE: NTS



**8 TYPICAL SLAB ON GRADE DETAILS**

SCALE: 1" = 1'-0"



**9 HOLDOWN DETAIL**

SCALE: 1" = 1'-0"

MARK	DATE	DESCRIPTION	PERMIT SUBMITTAL
	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

FOUNDATION DETAILS

FILE NAME:  
 SHEET:



01/21/23

**NOTE:**  
RAISE STEM WALL AS REQ'D AT PERIMETER  
AREAS WHERE NEEDED DUE TO CIVIL GRADES.

STUD WALL PER  
FRAMING PLAN NOTES

SHEATHING AND NAILING  
PER PLAN AND SHEAR  
WALL SCHEDULE

PAVING OR FINISHED  
GRADE PER ARCH  
DRAWINGS

FOOTING DRAIN  
PER DETAIL 5/S4.1

8" MIN  
24" MAX

(2) #5 CONT TO  
SHEAR WALL

PROVIDE BLOCK  
AT DOOR OPEN

SLAB ON GRADE  
SUBGRADE PER  
FOUNDATION P

#5 @ 15" OC EA  
CENTERED IN W

1'-6" MIN

DEPTH  
PER SCHED

8"

3" CLR

SIZE & REINF  
PER PLAN & SCHED

ALT HOOK  
AS SHOWN

**1**

**TYPICAL STEM WALL DETAIL**

SCALE: 1" = 1'-0"

This diagram shows a cross-section of a foundation wall and slab. The wall is labeled 'STUD WALL PER FRAMING PLAN NOTES'. The slab is labeled 'AB PER SHEAR WALL SCHED OR STRUCTURAL NOTES', 'PT SILL PL', and 'SLAB ON GRADE AND SUBGRADE PER PLAN'. The slab has a thickness of 7". The subgrade is shown with a slope of 3" CLR. The bottom of the wall is labeled 'SIZE & REINF PER PLAN & SCHED'.

**CONTRACTOR COORD DIM  
W/ ELEVATOR MFR**

**#4 @ 15" OC**  
2'-0" STD

**#5 @ 15" OC EA WAY  
CENTERED**

**DOWELS TO MATCH AND  
LAP VERT WALL REINF**

**#5 @ 12" OC EA WAY  
TOP & BOT**

**4'-0" VFY**

**(1) #5 x 2'-6" EA  
SIDE OF SUMP**

**8" TYP**

**5"**

**12"**

**8"**

**3"**

**CLR**

**8" 1'-6" 8"**

**(3) #4 EA  
WAY**

**STD**

**STD**

**#4 @ 15" OC**  
2'-0" STD

**SLAB ON GRADE AND  
SUBGRADE PER PLAN**

**ADDITIONAL #5 BAR  
AROUND PERIMETER**

**1'-6" x 1'-6" x 1'-6" DEEP SUMP  
WITH LOCATION PER  
MECHANICAL DRAWINGS**

This technical diagram illustrates a cross-section of a foundation wall and floor joist connection. The vertical height of the wall is marked as 4'-9" MAX. The foundation is shown with a thickness of 1'-6" MIN. A 2x10 rim board is attached to the top of the wall. A 2x6 joist is supported by a PT sill plate, which is secured with Simpson A35 framing anchors. The diagram also shows a paving layer, a footing drain, and rebar reinforcement. Labels provide specific details for each component, such as 'SHEATHING AND NAILING PER FOUNDATION PLAN NOTES' and 'JOIST PER PLAN'.

Labels and dimensions:

- SHEATHING AND NAILING PER PLAN AND SHEAR WALL SCHED
- SILL PLATE NAILING PER SHEAR WALL SCHED
- CONT 2x RIM BOARD
- LTP4 FRAMING ANCHOR W/ SPACING PER SHEAR WALL SCHED
- PAVING PER ARCH
- FOOTING DRAIN PER TYP DETAIL
- SHEATHING AND NAILING PER FOUNDATION PLAN NOTES
- JOIST PER PLAN
- SIMPSON A35 EVERY OTHER JOIST
- PT SILL PL W/ ANCHOR BOLT SIZE AND SPACING PER SHEAR WALL SCHED
- (2) #5 CONT
- #5 @ 15" OC EA WAY
- SIZE AND REINF PER PLAN AND SCHED
- ALT HOOK AS SHOWN
- 3" CLR
- 1'-6" MIN
- 3'-0 1/2" PER ARCH
- 4'-9" MAX
- DEPTH PER SCHED
- 8"

This technical drawing illustrates a non-bearing crawlspace section. The foundation wall is shown with a thickness of 1'-6" MIN and 3'-0 1/2" PER ARCH. The joist system is labeled 'JOIST PER PLAN' and '2x BLKG @ 4'-0" MAX'. Four 8d nails are indicated at the top. A dashed line labeled 'PAVING PER ARCH' shows the elevation of the paving layer. A note box states: 'NOTE: FOR NOTES AND DETAILS NOT SPECIFICALLY CALLED OUT REFER TO DETAIL 4.' A scale bar at the bottom indicates 1" = 1'-0".

**CRAWLSPACE SECTION (NON-BEARING)**

5

SCALE: 1" = 1'-0"

(4) 8d NAILS

JOIST PER PLAN

2x BLKG @ 4'-0" MAX

PAVING PER ARCH

3'-0 1/2" PER ARCH

1'-6" MIN

NOTE:  
FOR NOTES AND DETAILS  
NOT SPECIFICALLY CALLED  
OUT REFER TO DETAIL 4.

**NOTE:**  
RAISE STEM WALL AS REQ'D AT PERIMETER  
AREAS WHERE NEEDED DUE TO CIVIL GRADES.

STUD WALL PER  
FRAMING PLAN NOTES

SHEATHING AND NAILING  
PER PLAN AND SHEAR  
WALL SCHEDULE

PAVING OR FINISHED  
GRADE PER ARCH  
DRAWINGS

FOOTING DRAIN  
PER DETAIL 5/S4.1

8" MIN  
24" MAX

#5 @ 15" OC EA WA  
CENTERED IN WALL

DEPTH  
PER SCHED

3"  
CLR

ALT HOOK  
AS SHOWN

SIZE & REINF  
PER PLAN & SCHED

PAVING OR FINISHED  
GRADE PER ARCH  
DRAWINGS

8"

1'-6" MIN

**TYPICAL STEM WALL DETAIL**

SCALE: 1" = 1'-0"

The diagram illustrates a cross-section of a shear wall connection. A vertical column on the left is connected to a horizontal foundation beam at the bottom. The connection is reinforced with vertical bars and a central threaded rod. Labels with leader lines identify the following components and specifications:

- AB PER SHEAR WALL SCHED OR STRUCTURAL NOTES
- SHEATHING PER SHEAR WALL SCHED
- CHORD SIZE PER HOLDOWN SCHED
- HOLDOWN PER PLAN AND SCHED
- SIZE AND REINF PER PLAN AND SCHED
- REINF PER PLAN AND SCHED
- THREADED ROD AS REQ'D FOR HOLDOWN W/ NUT AND WASHER AT BASE
- DEPTH PER SCHED

Dimensions shown include a height of 6' for the vertical wall section and a depth of 6' for the foundation beam section.

NOTCH SHEATHING TO INSTALL COLUMN

SHEATHING & NAILING PER FOUNDATION PLAN NOTES

EXIST FLOOR SYSTEM

IF COLUMN SPLICED IS REQ'D USE SIMPSON PC AT FLOOR LEVEL

COL PER PLAN AND SCHED

PBS STANOFF POST BASE

SIZE AND REINF

3" CLR

3" DEPTH PER SCHED

306 CENTRE STREET  
LA CONNER, WA 98257

## FOUNDATION DETAILS

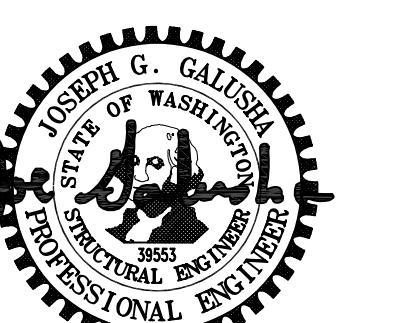
This technical drawing illustrates a wide-flange column footing section. The drawing is divided into two main parts: a plan view at the top and a cross-sectional view below. The plan view shows a rectangular foundation with a central vertical column. The cross-sectional view shows the internal structure, including a 1'-6" x 1'-6" concrete casing, Type "B" plates, and 3/4" non-shrink grout. The drawing includes various dimensions: 5'-0" for the paving height, 1'-6" for the minimum depth, 2" for the thickness of the top layer, and 3" for the clear height (CLR). Reinforcement details include #3 total closed ties at 6" OC, (8) #4 dowels, and (4) 3/4"Ø anchor rods with double nut and washer at the end. The drawing also specifies providing top bars to match size and spacing or bottom bars. A note indicates "PAVING PER ARCH" with a height of 5'-0". The bottom of the drawing is labeled "SIZE & REINF PER PLAN & SCHED".

# 10 HSS COLUMN FOOTING SECTION

SCALE: 1" = 1'-0"

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

# S4.2

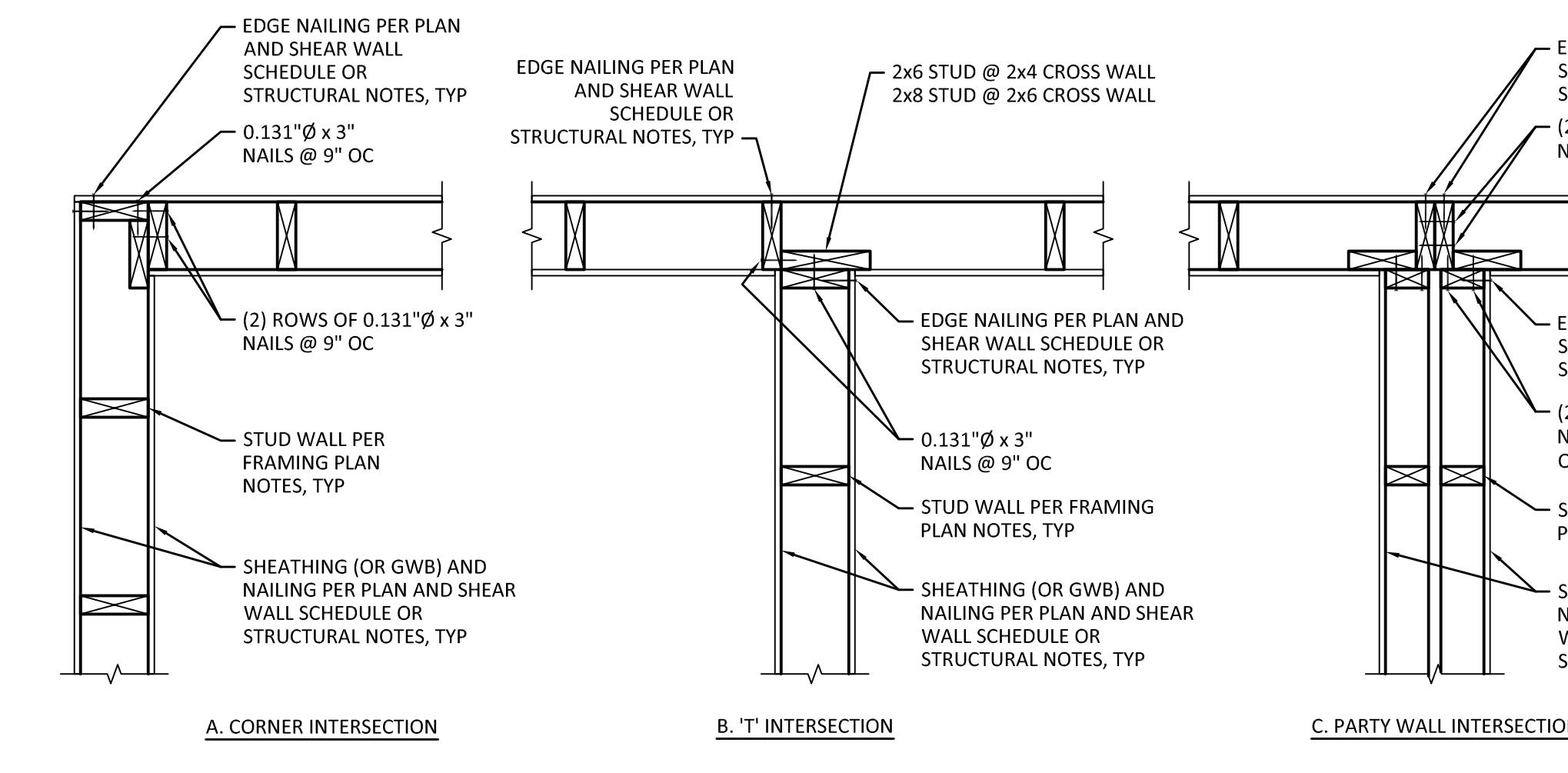
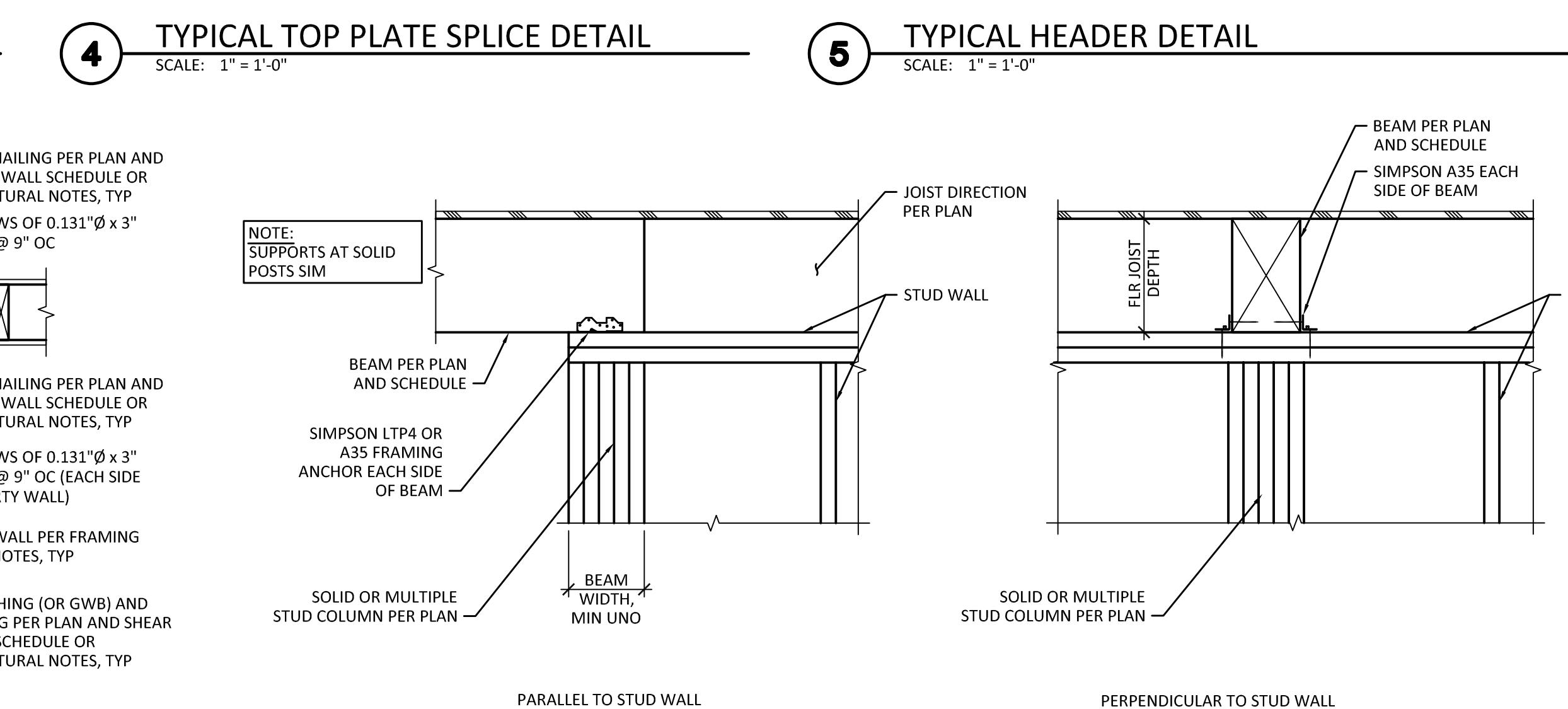
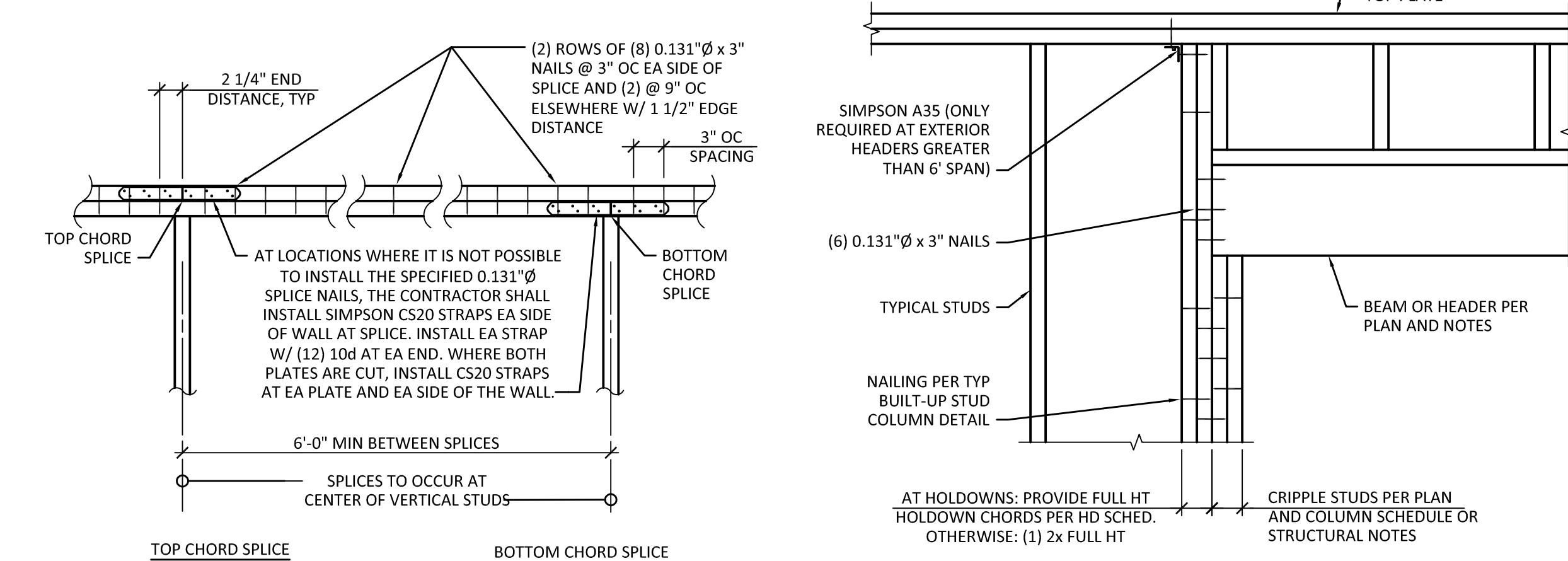
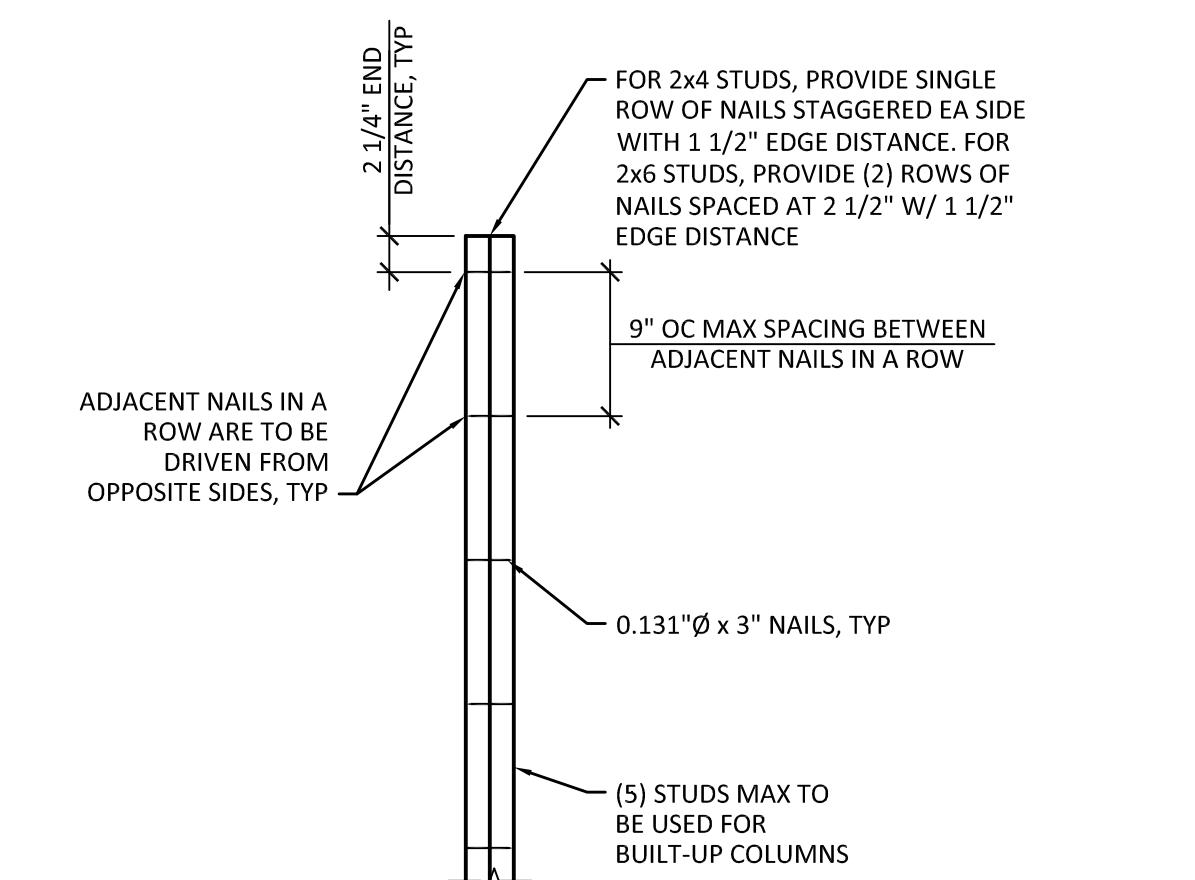
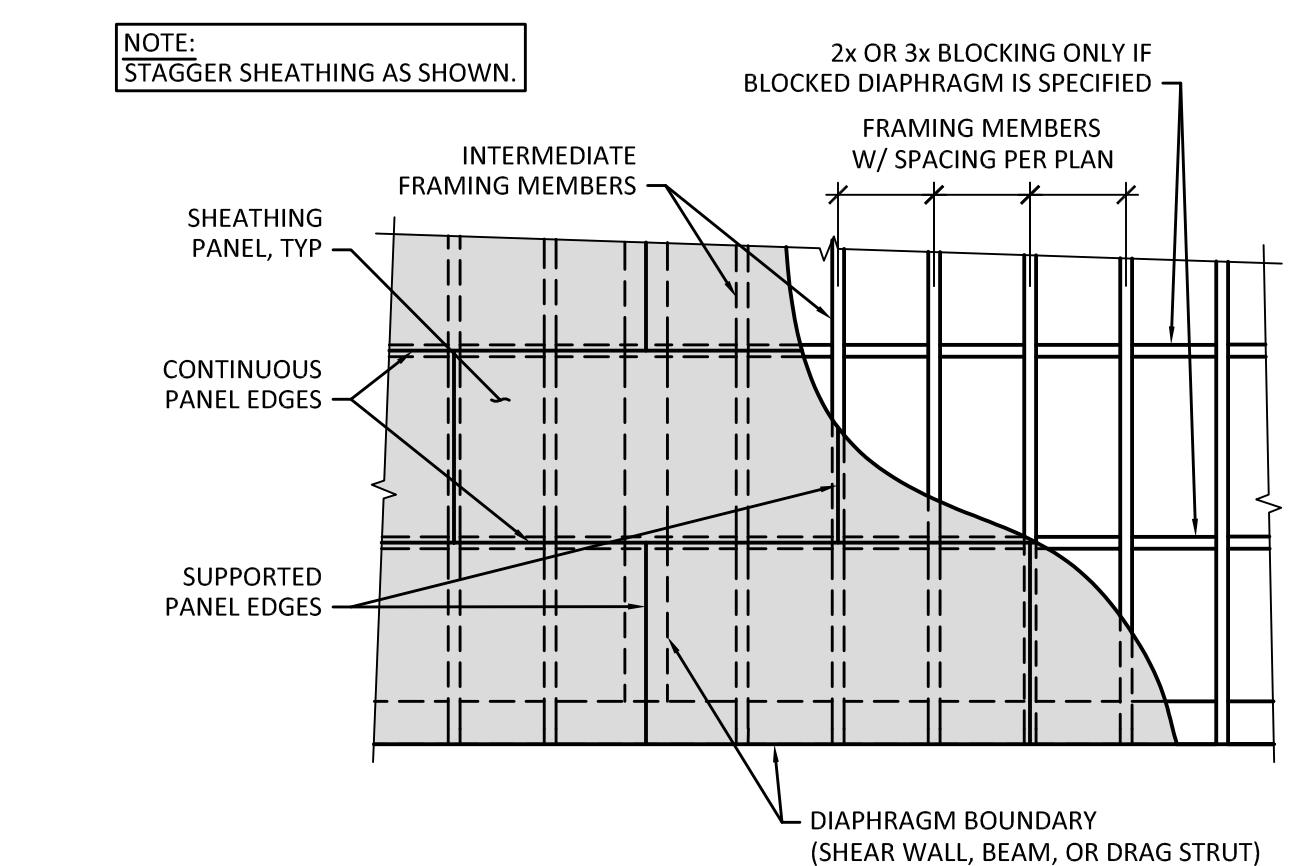
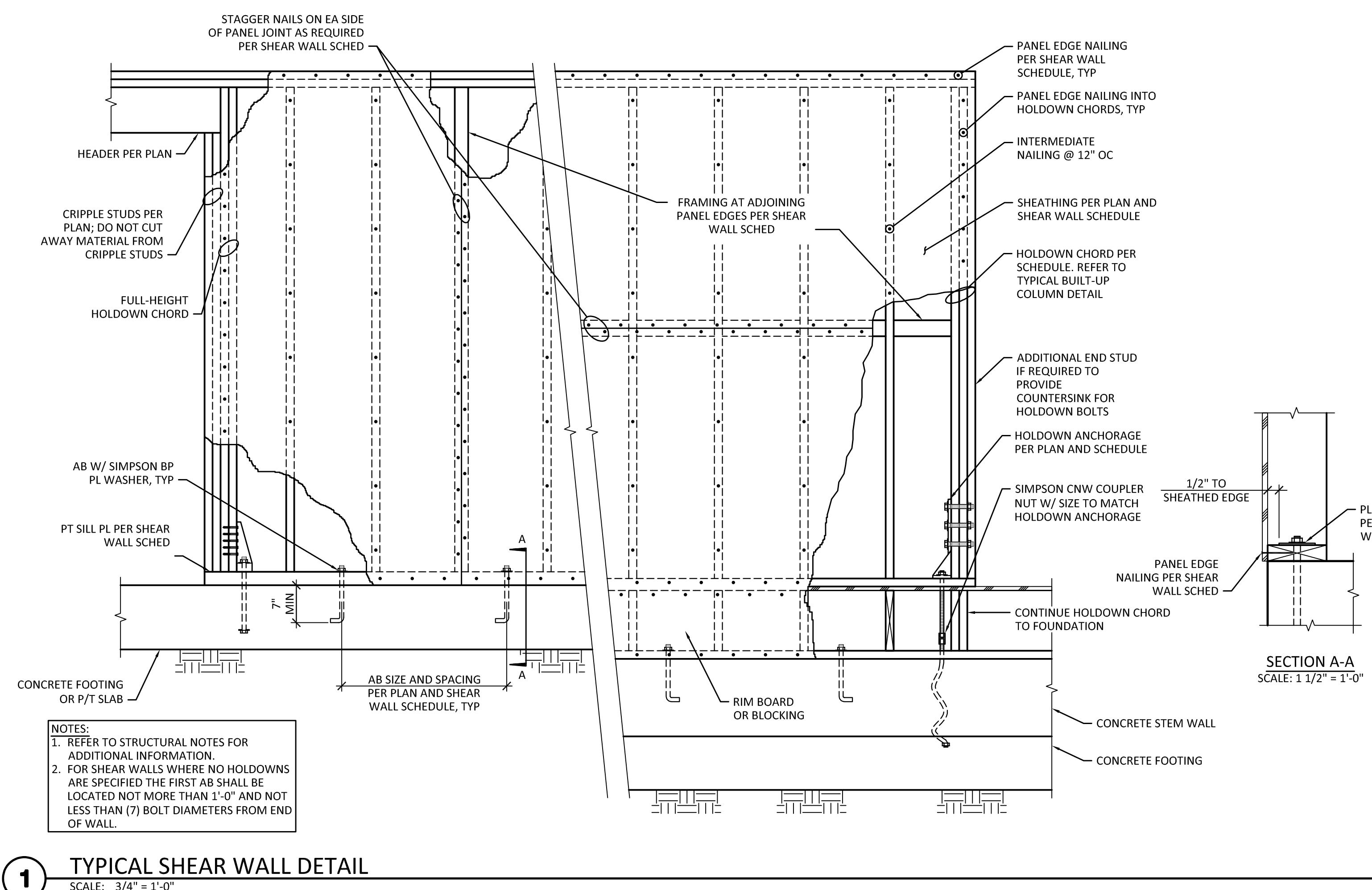


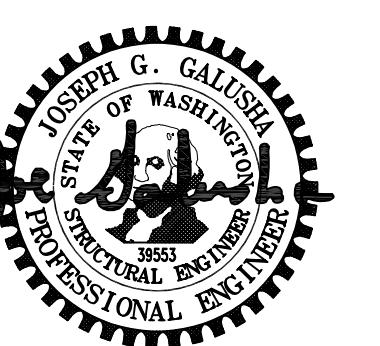
01/21/23

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  
FILE NAME:  
SHEET:

**S5.1**





01/21/23

**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"

**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"

**DESCRIPTION PERMIT SUBMITTAL**

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

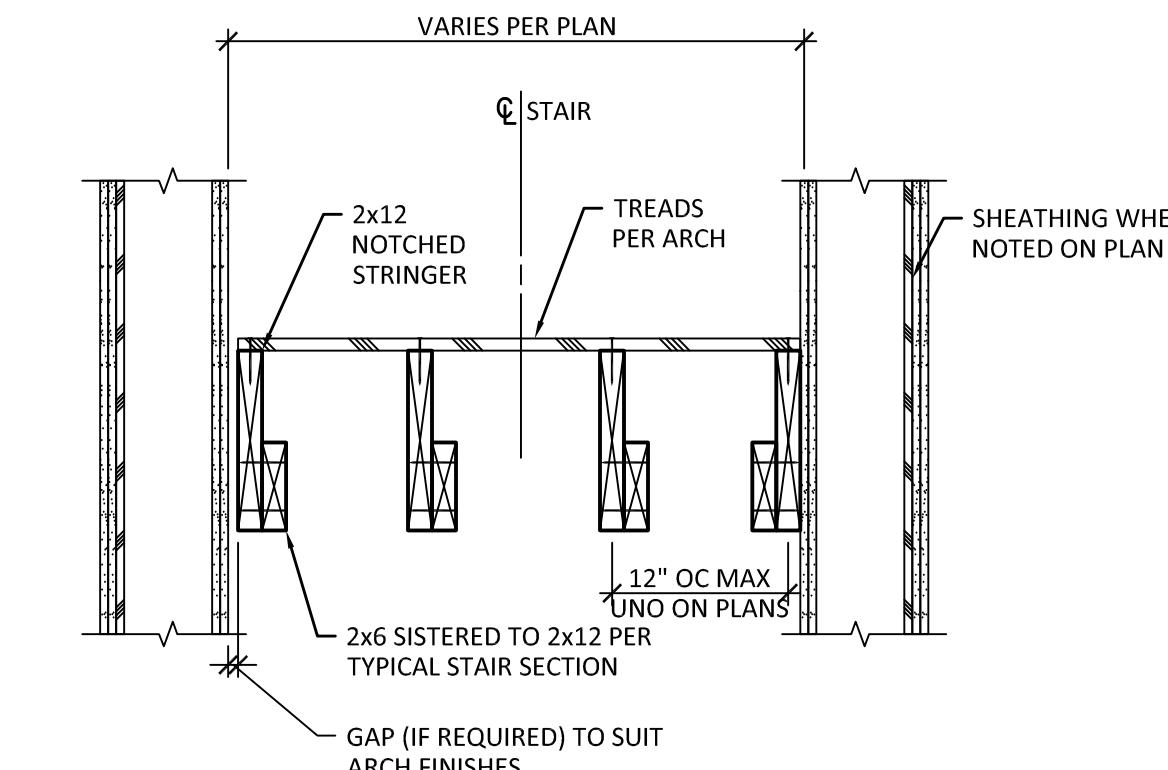
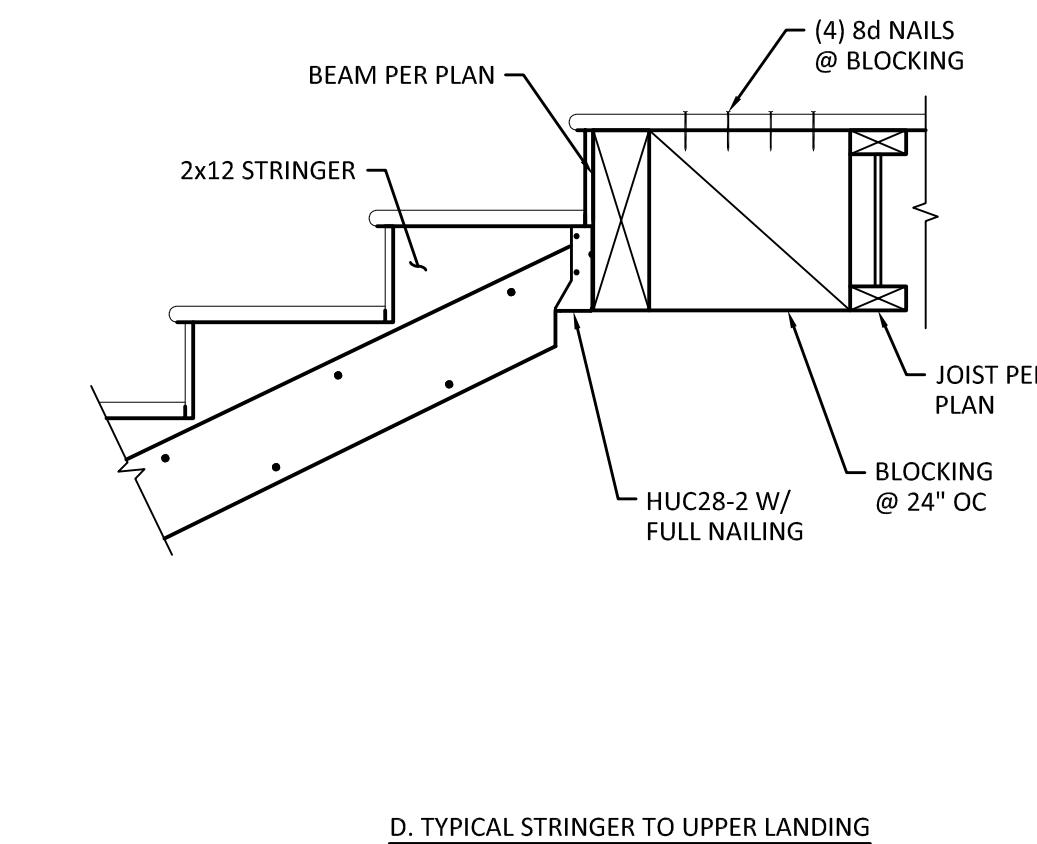
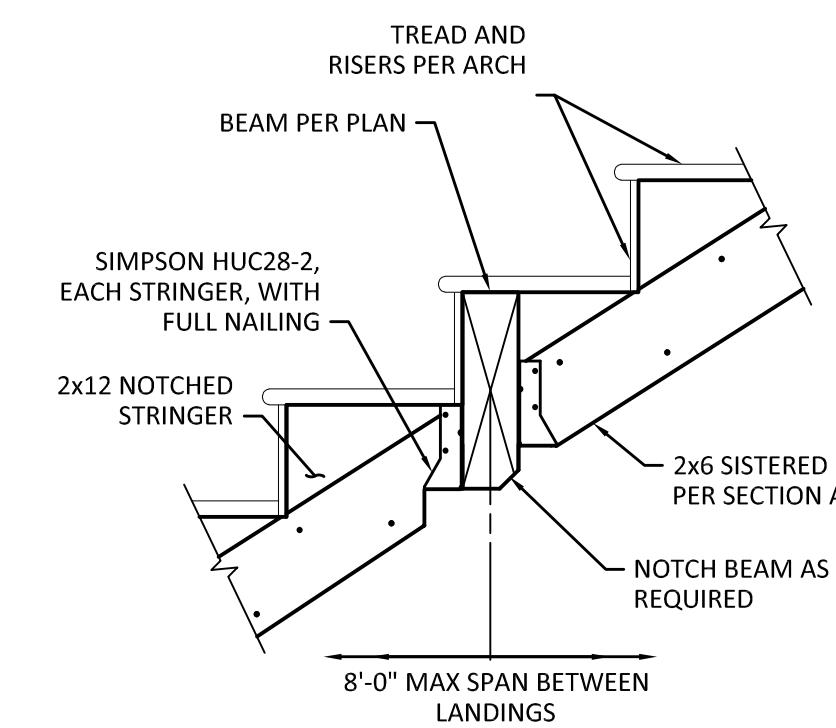
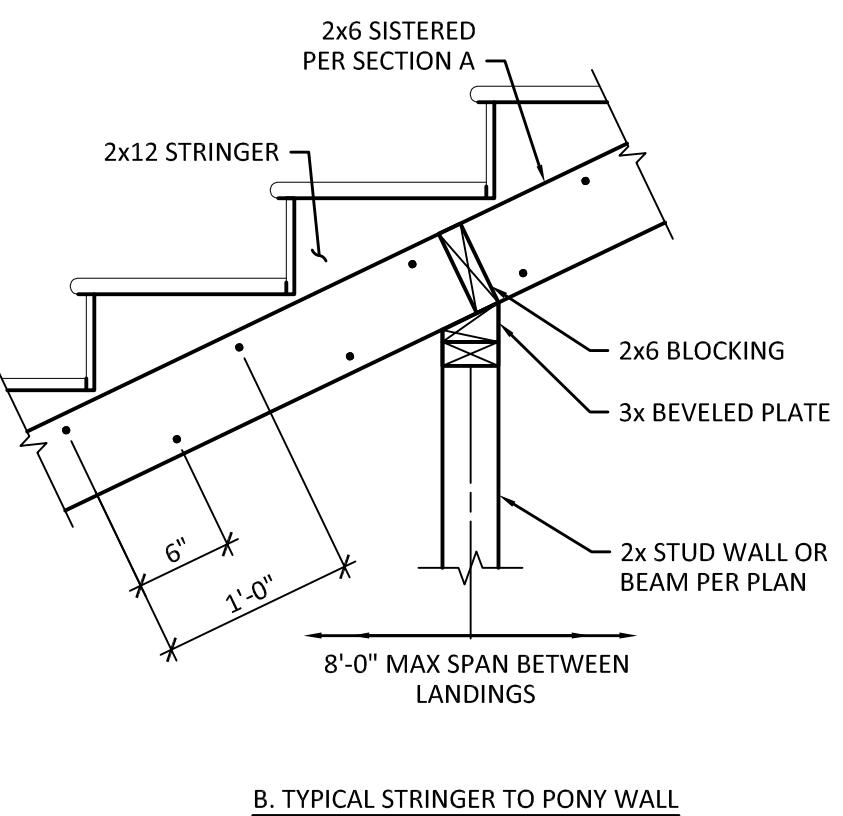
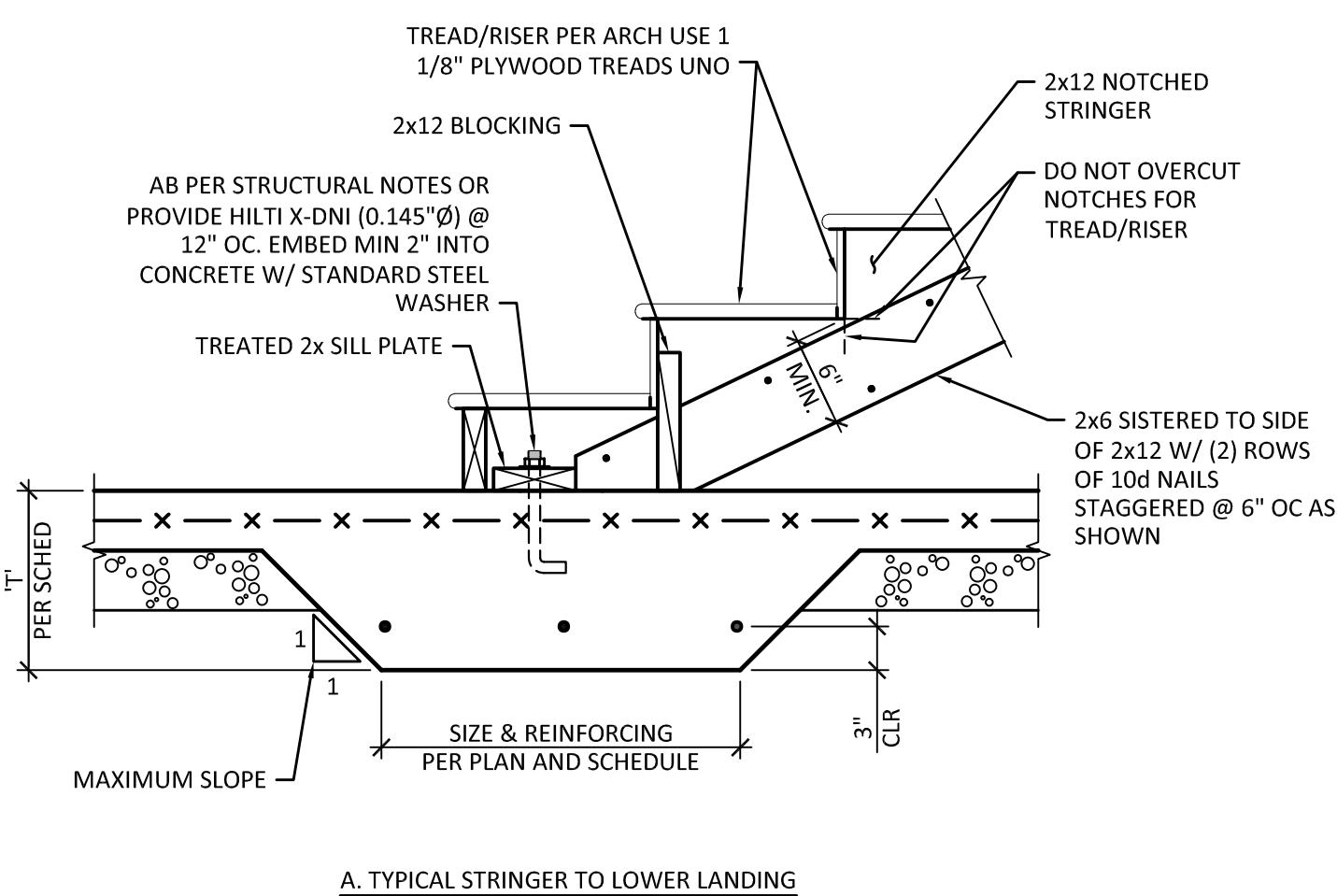
**WOOD FRAMING DETAILS**

**THE TALMON**  
306 CENTRE STREET  
LA CONNER, WA 98257

**FILE NAME:**

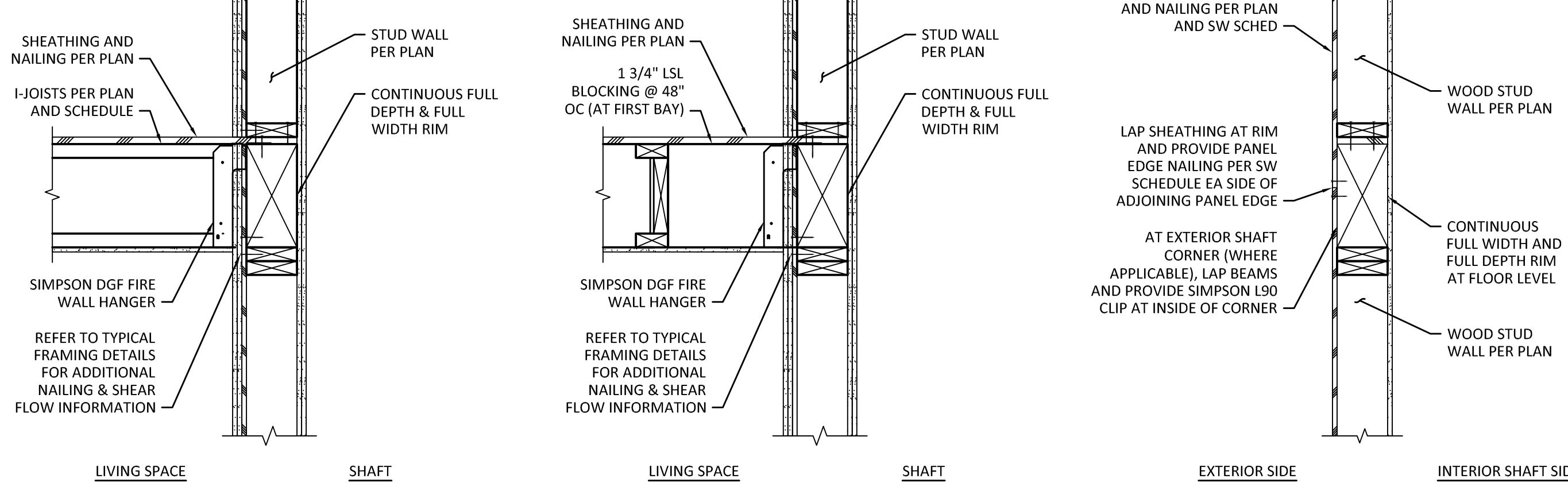
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**S5.2**



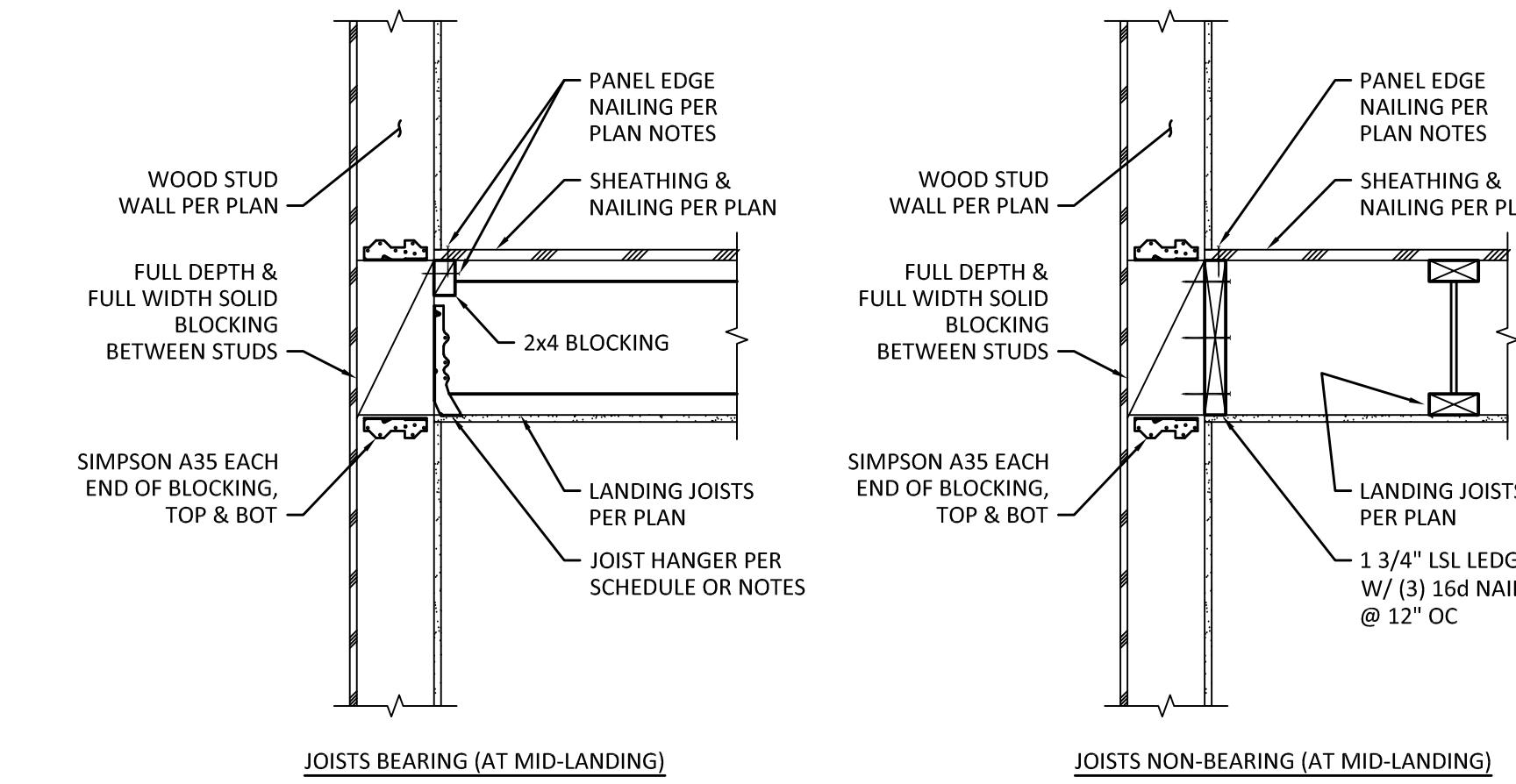
**1 TYPICAL STAIR SECTIONS**

SCALE: 1" = 1'-0"



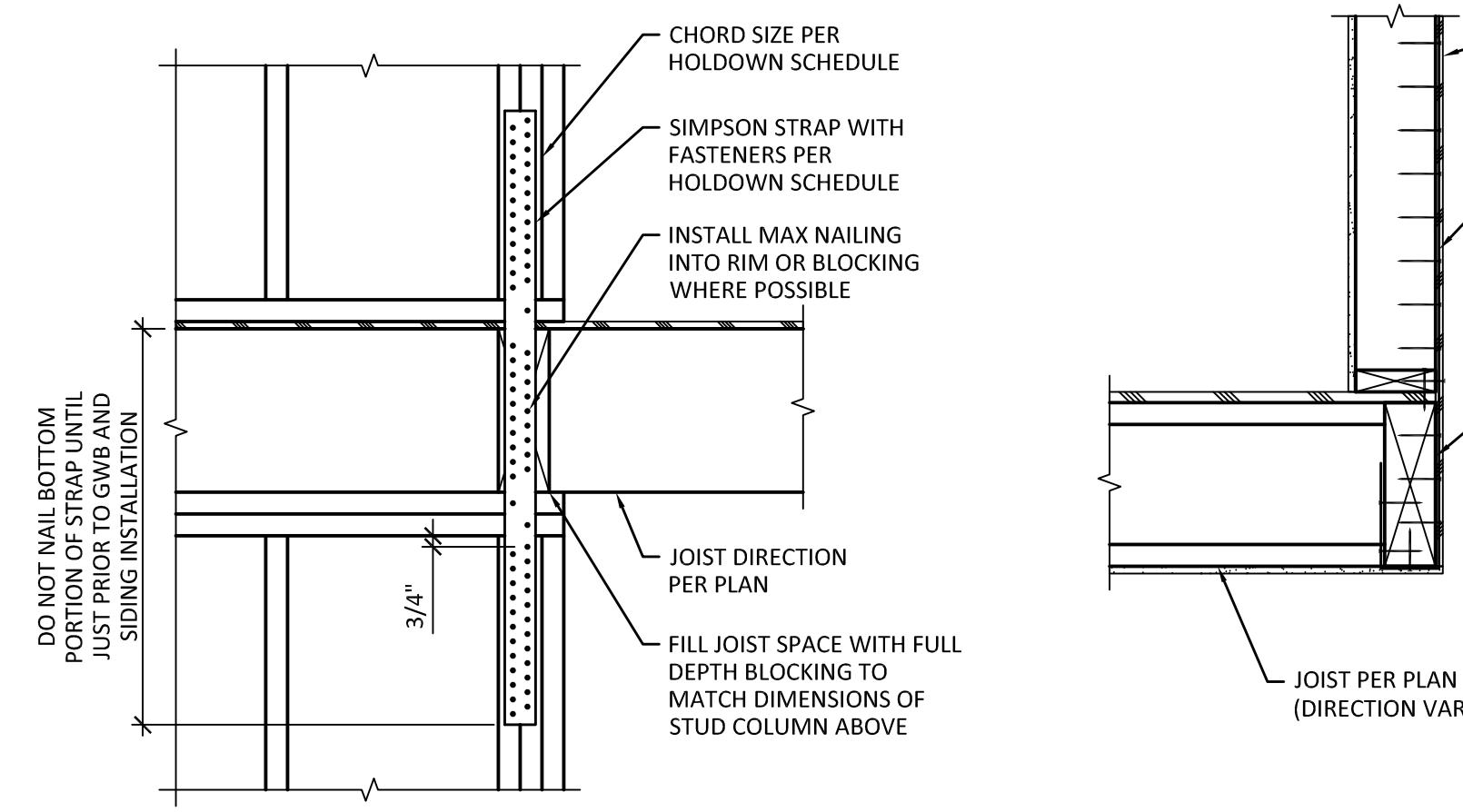
**3 STAIRWAY & SHAFT SECTIONS**

SCALE: 1" = 1'-0"



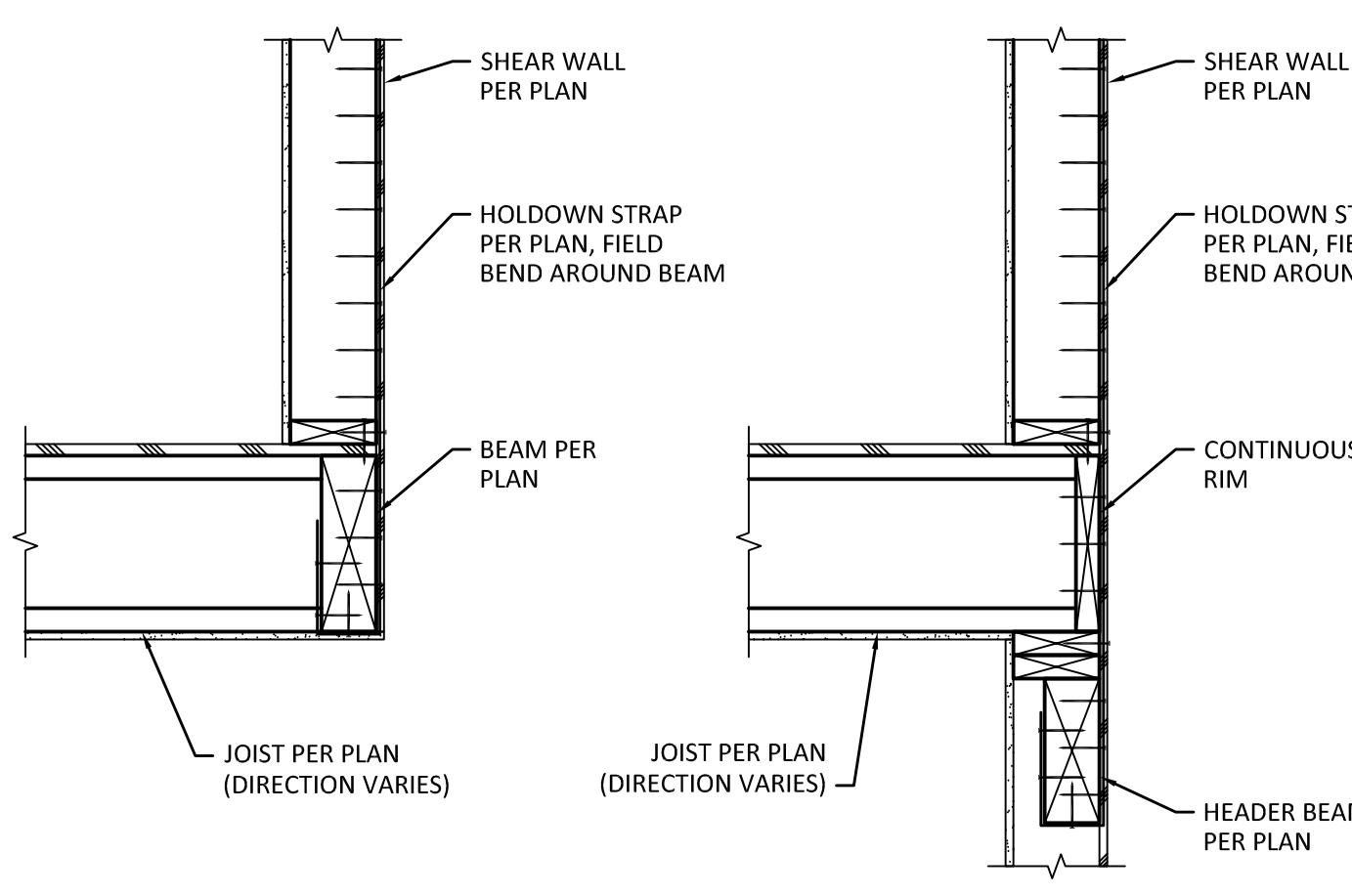
**4 TYPICAL ROD HOLDOWN DETAIL**

SCALE: 1" = 1'-0"



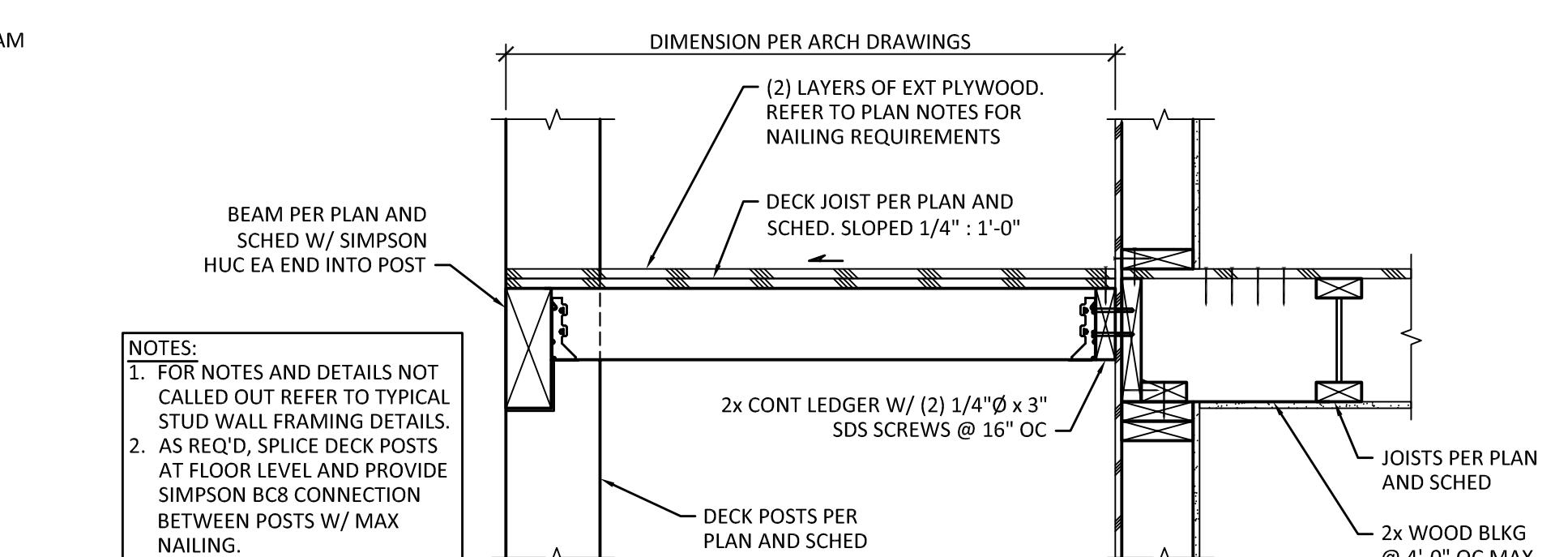
**5 TYPICAL STRAP HOLDOWN DETAIL**

SCALE: 1" = 1'-0"



**6 TYPICAL STRAP HOLDOWN TO WOOD BEAM**

SCALE: 1" = 1'-0"



**7 SECTION**

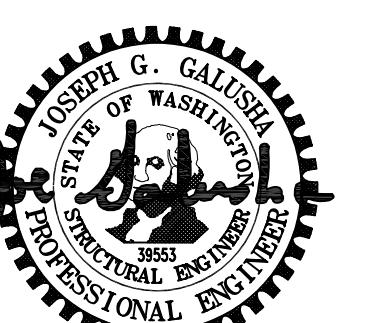
SCALE: 1" = 1'-0"

THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

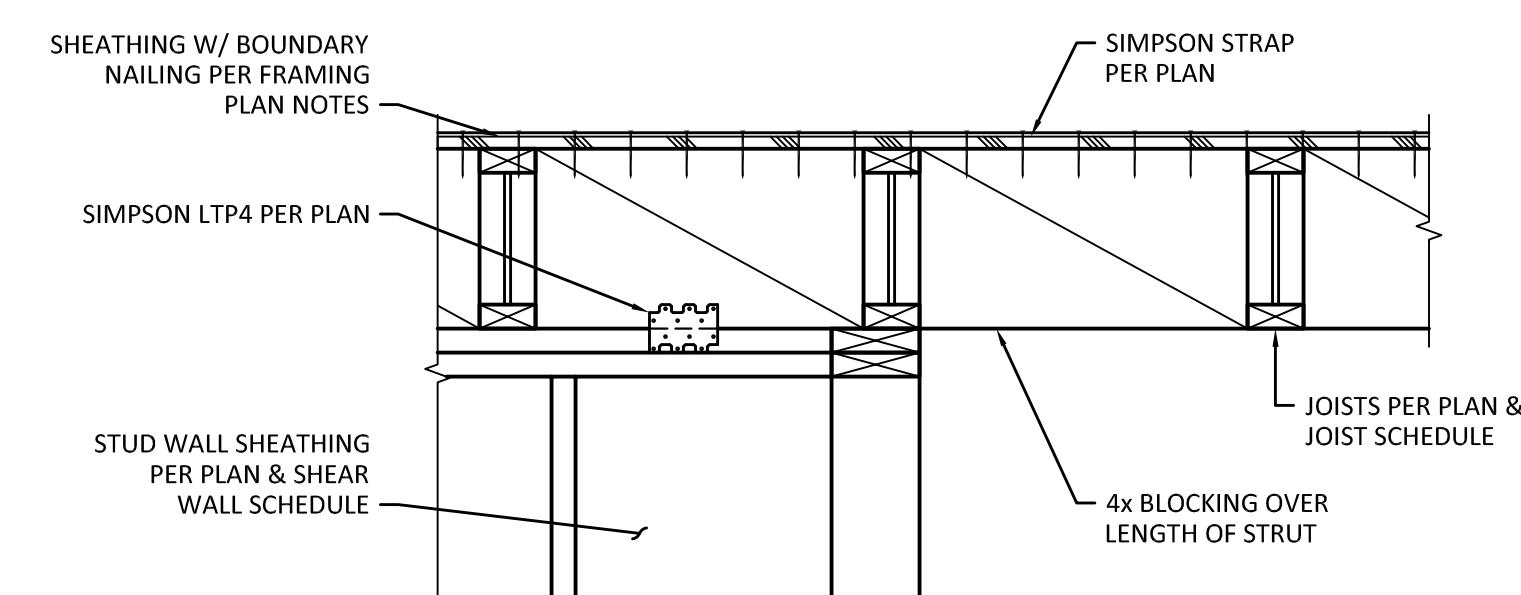
WOOD FRAMING DETAILS

FILE NAME:

SHEET:

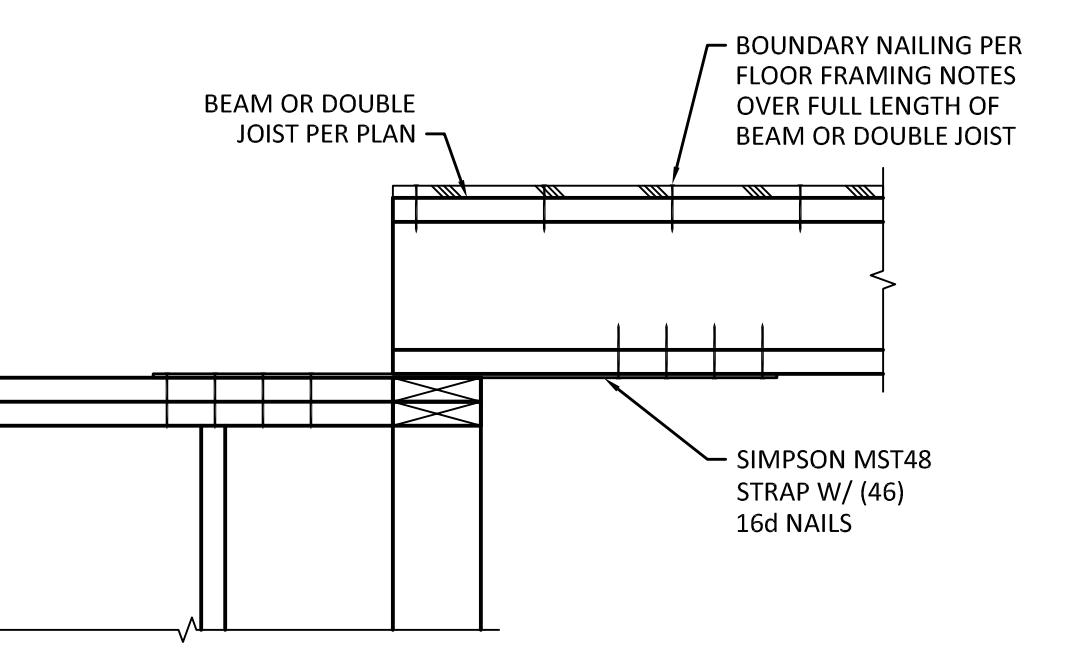


01/21/23



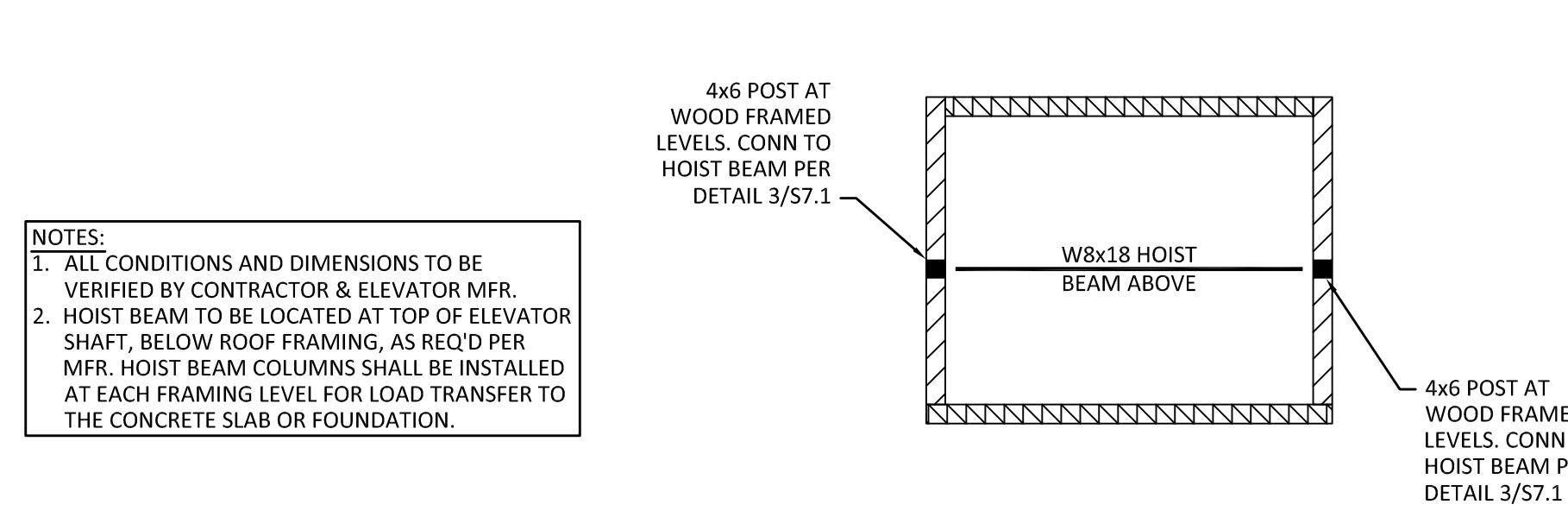
1 TYPICAL DRAG STRUT DETAIL

SCALE: 1" = 1'-0"



2 TYPICAL DRAG STRUT CONNECTION DETAIL

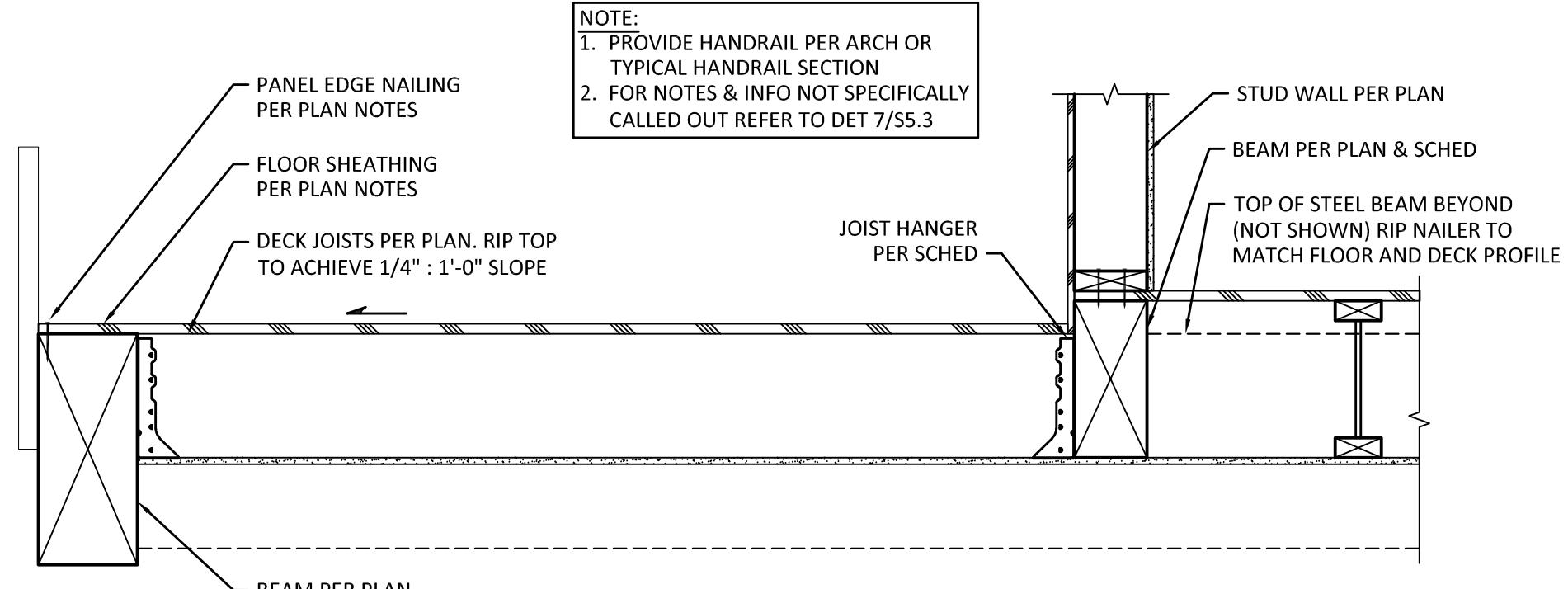
SCALE: 1" = 1'-0"



3 TYPICAL ELEVATOR PLAN

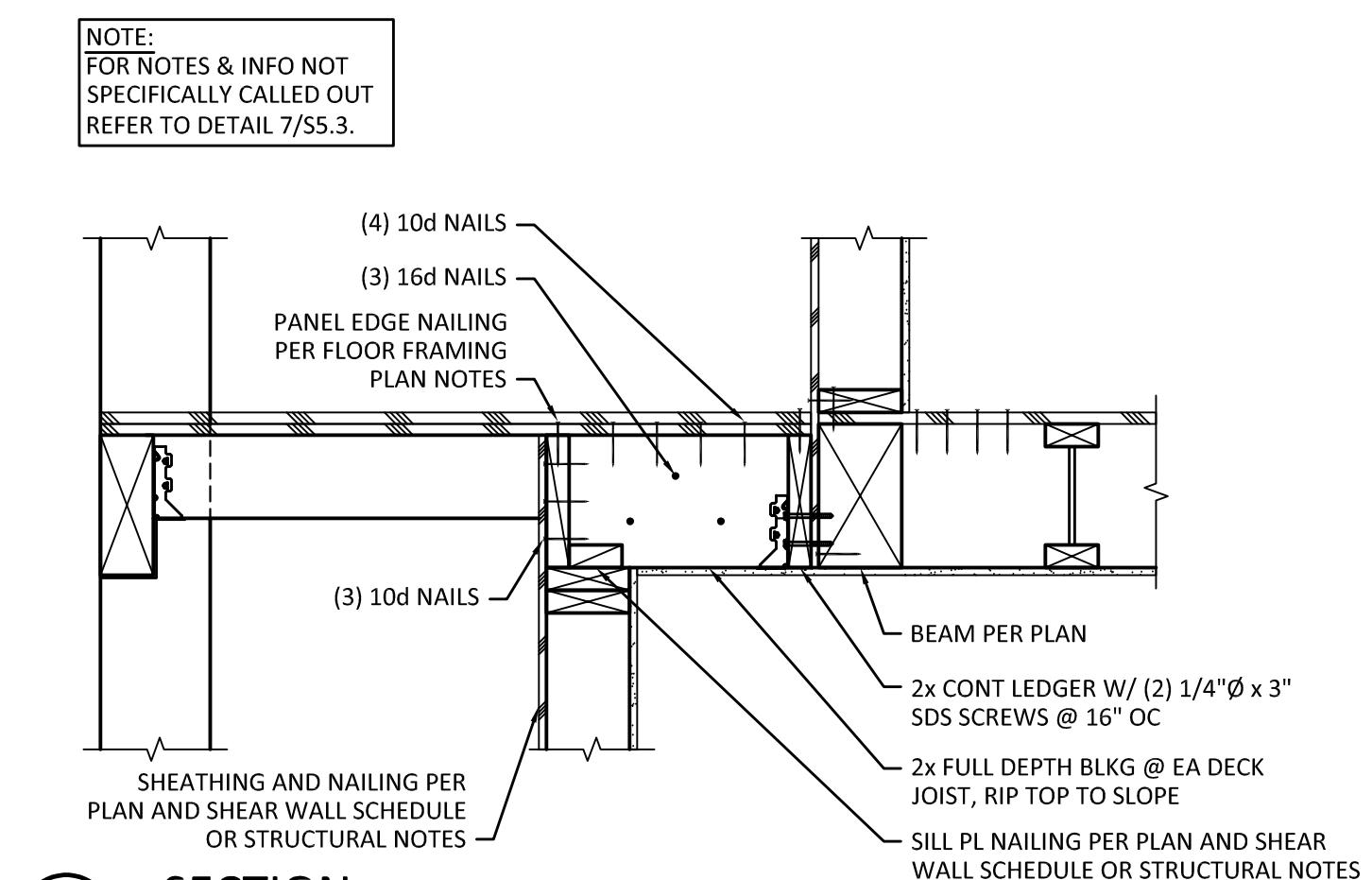
SCALE: 1/4" = 1'-0"

2'-0" 0 2'-0" 4'-0"



4 SECTION

SCALE: 1" = 1'-0"



5 SECTION

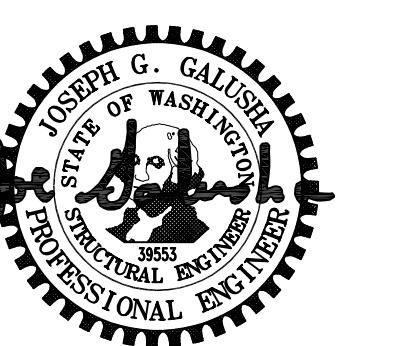
SCALE: 1" = 1'-0"

MARK	DATE	DESCRIPTION	PERMIT SUBMITTAL
	07/21/23		

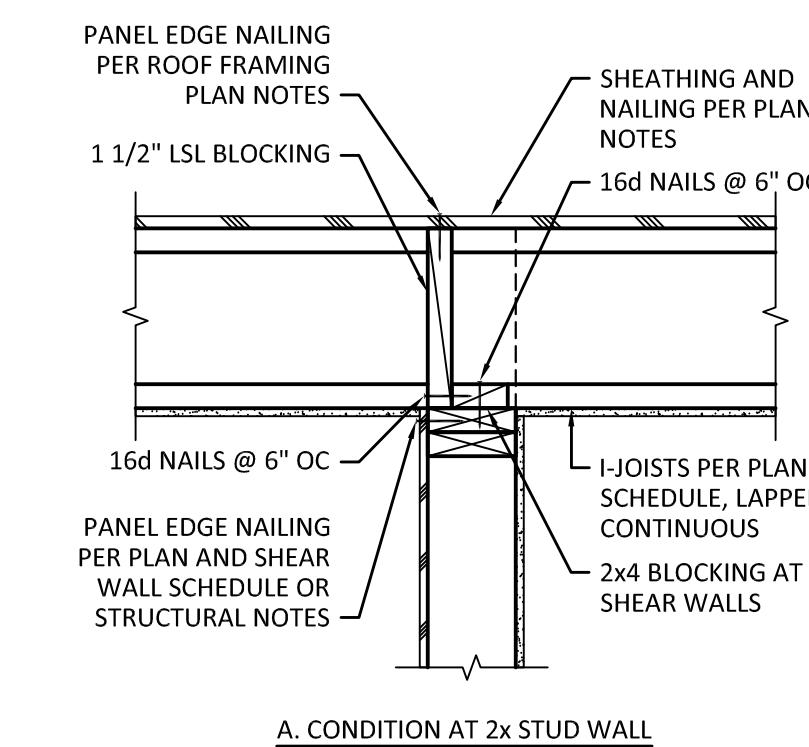
DESIGN: LMS  
DRAWN: JOS  
CHECK: JGG  
JOB NO: 23154.10  
DATE: 07/21/23

FILE NAME:	THE TALMON 306 CENTRE STREET LA CONNER, WA 98257	WOOD FRAMING DETAILS
SHEET:		

S5.4

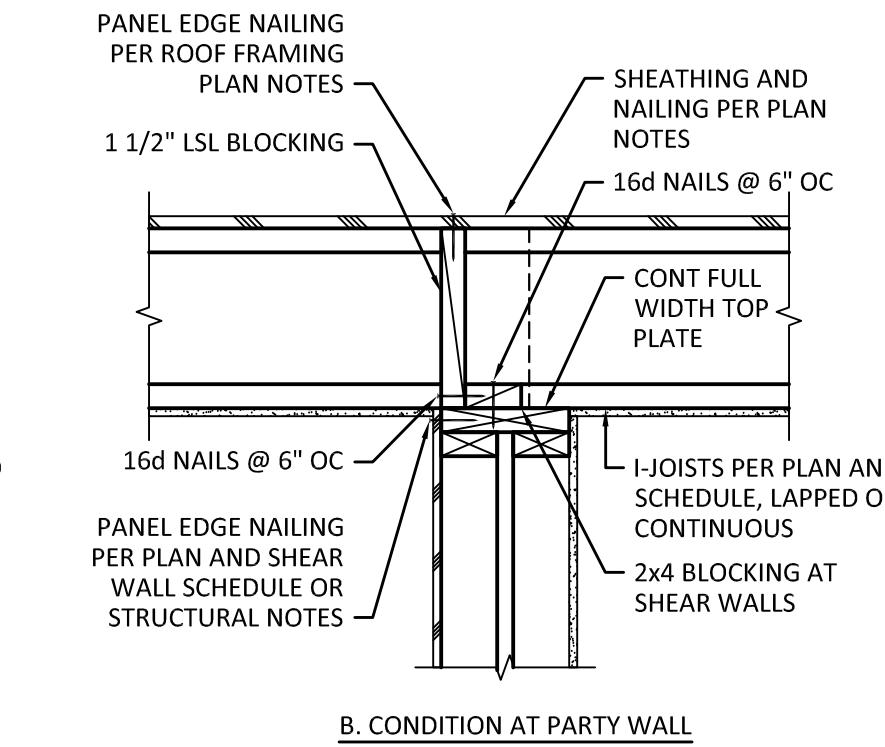


01/21/23



**1 ROOF FRAMING DETAIL (INTERIOR BEARING AT SHEAR WALL)**

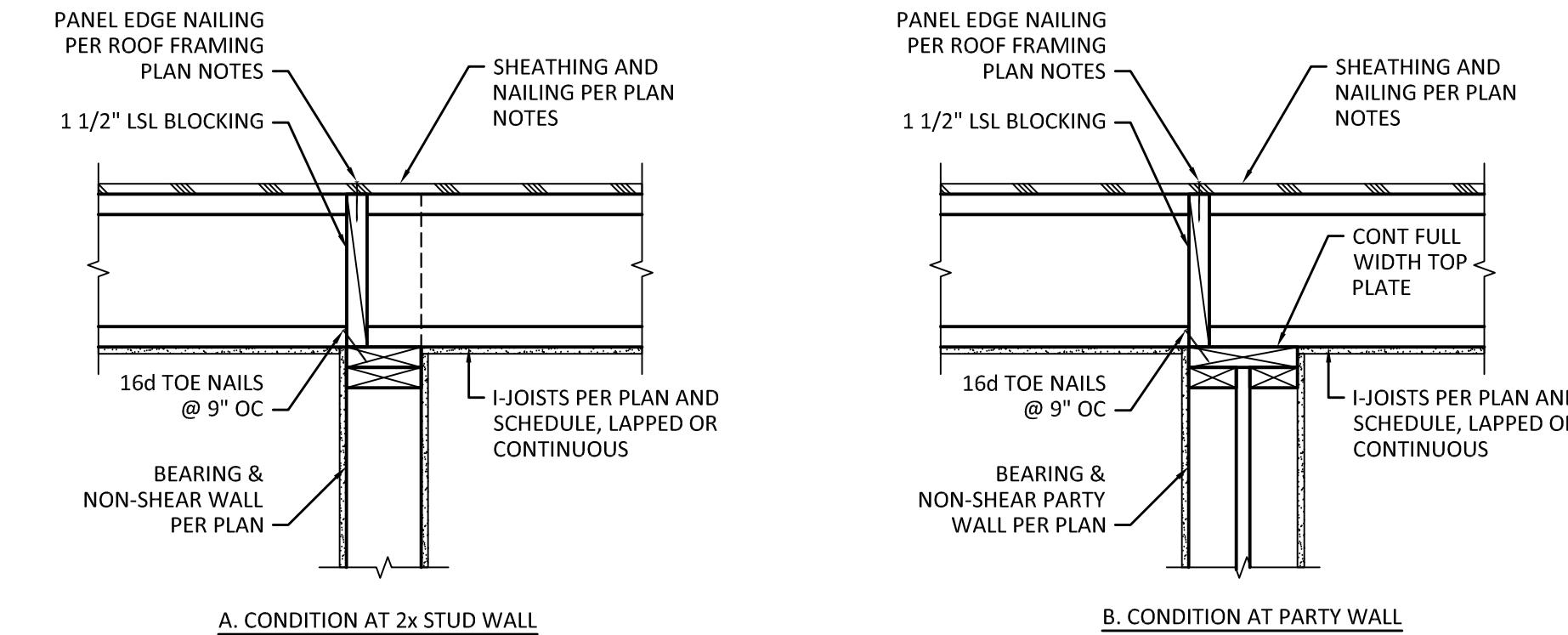
SCALE: 1" = 1'-0"



**2 ROOF FRAMING DETAIL (INTERIOR NON-BEARING AT SHEAR WALL)**

SCALE: 1" = 1'-0"

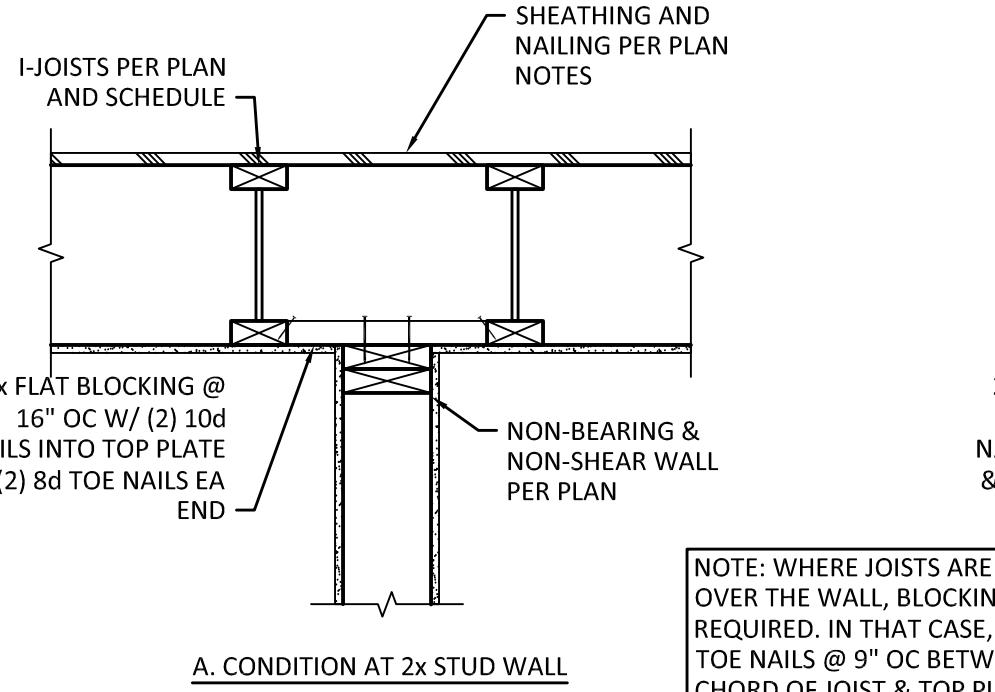
A. CONDITION AT 2x STUD WALL



**3 ROOF FRAMING DETAIL (INTERIOR BEARING AT NON-SHEAR WALL)**

SCALE: 1" = 1'-0"

A. CONDITION AT 2x STUD WALL



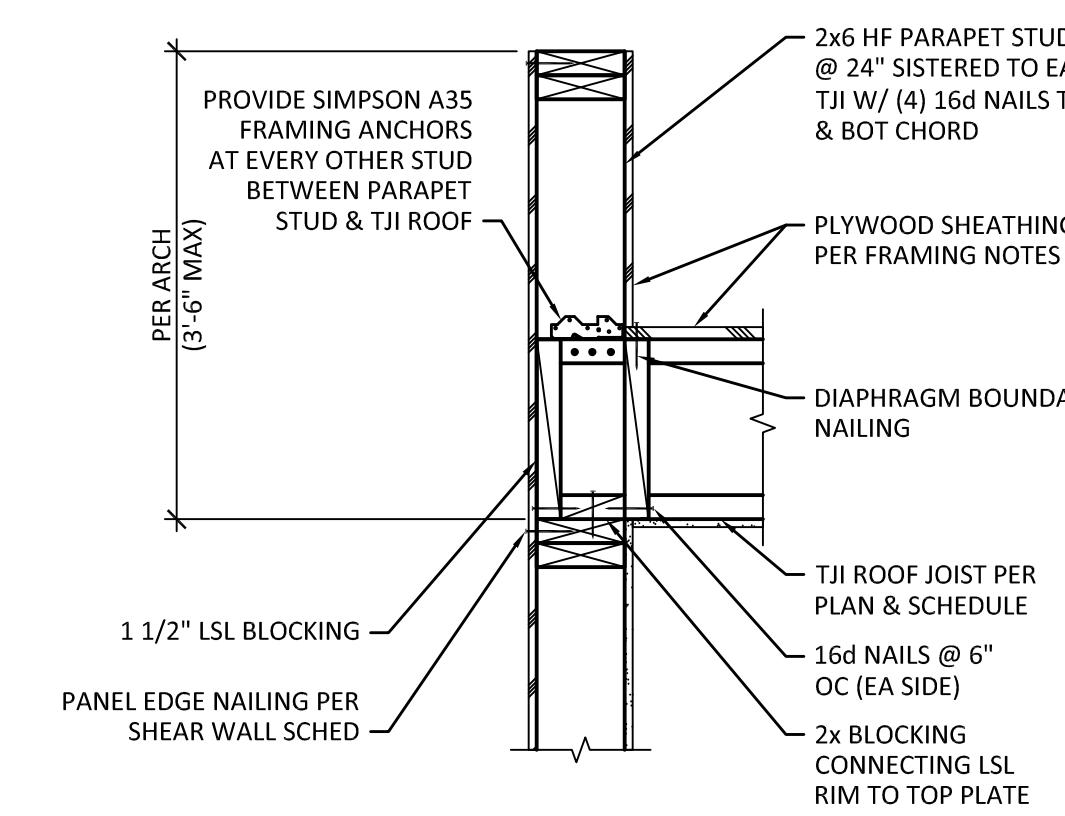
**4 ROOF FRAMING DETAIL (INTERIOR NON-BEARING AT NON-SHEAR WALL)**

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.

A. CONDITION AT 2x STUD WALL

B. CONDITION AT PARTY WALL

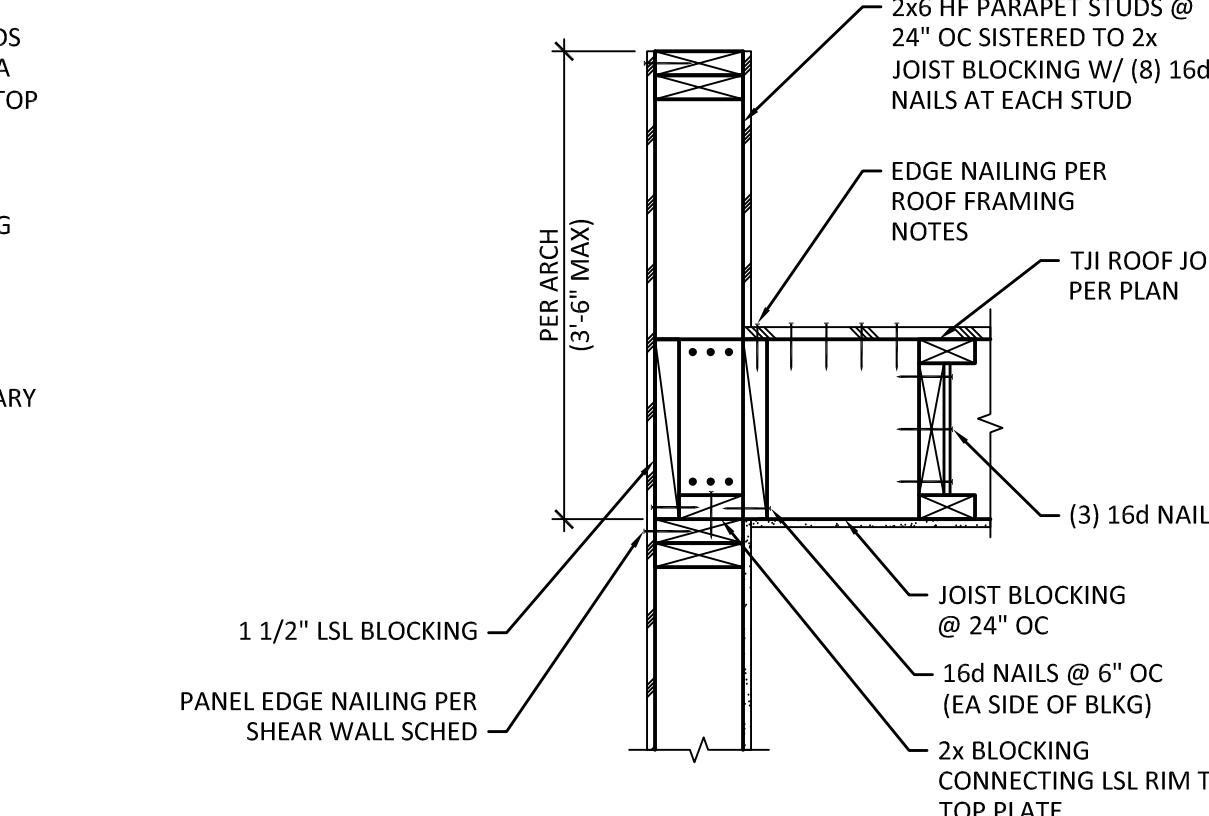


**5 FLAT ROOF SECTION W/ PARAPET**

SCALE: 1" = 1'-0"

A. CONDITION AT 2x STUD WALL

B. CONDITION AT PARTY WALL

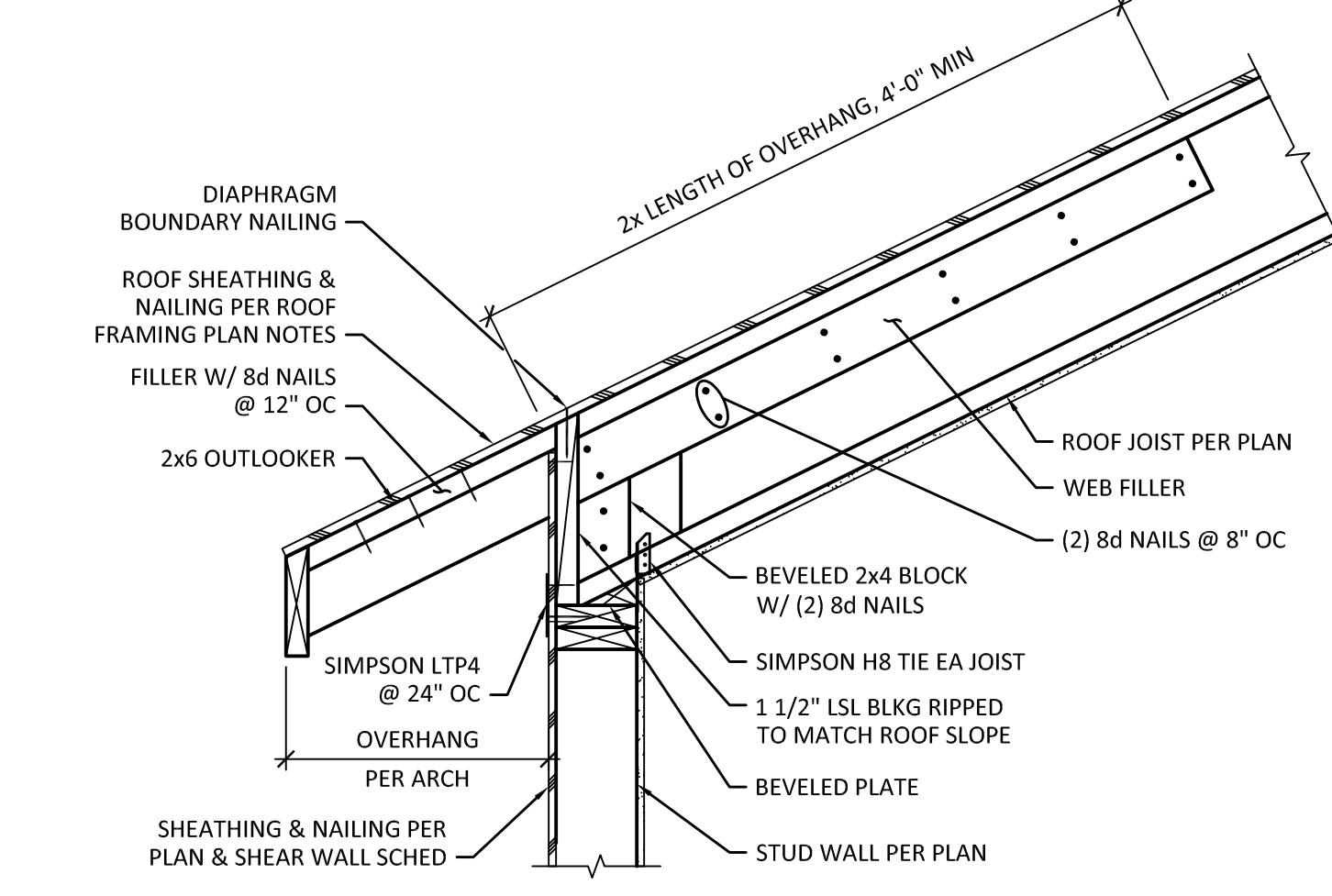


**6 FLAT ROOF SECTION W/ PARAPET**

SCALE: 1" = 1'-0"

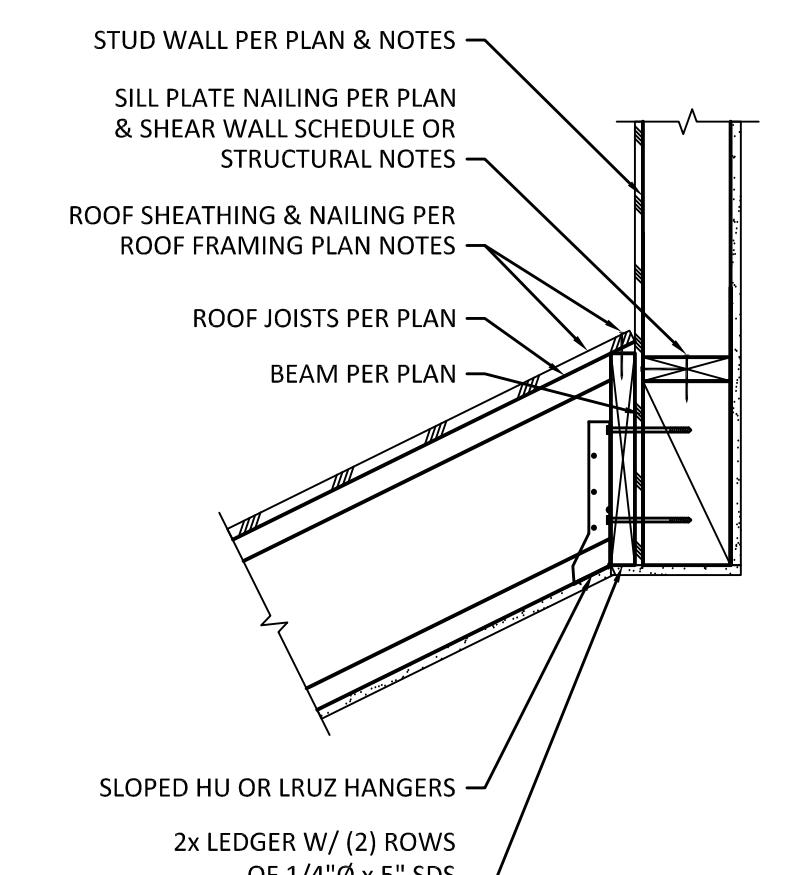
A. CONDITION AT 2x STUD WALL

B. CONDITION AT PARTY WALL



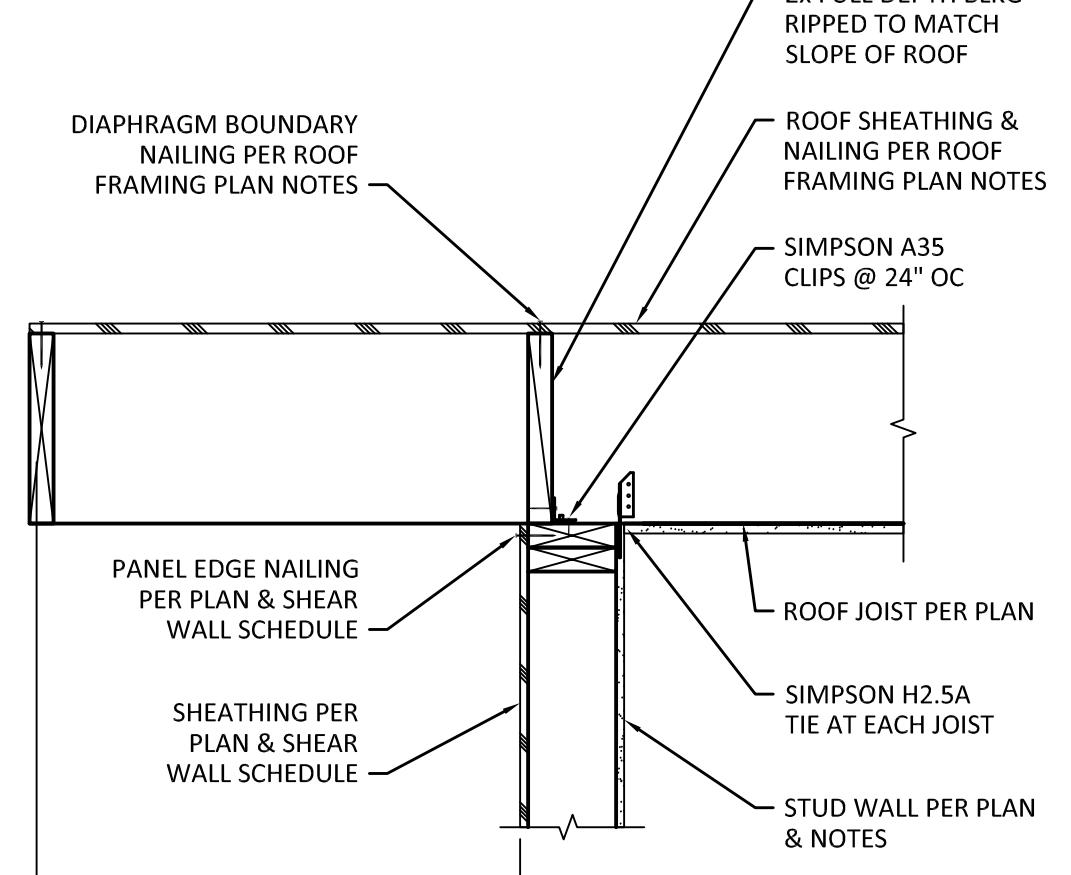
**7 SECTION**

SCALE: 1" = 1'-0"



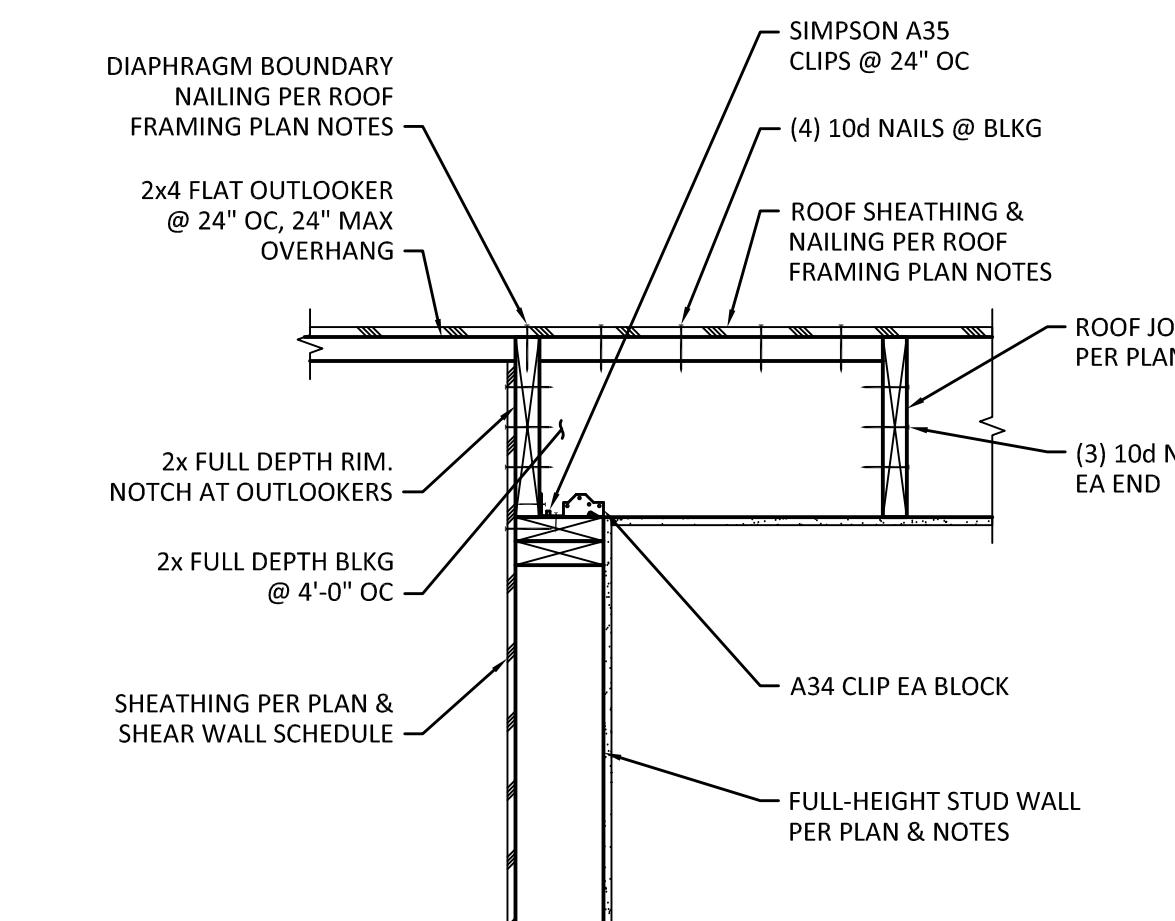
**8 SECTION**

SCALE: 1" = 1'-0"



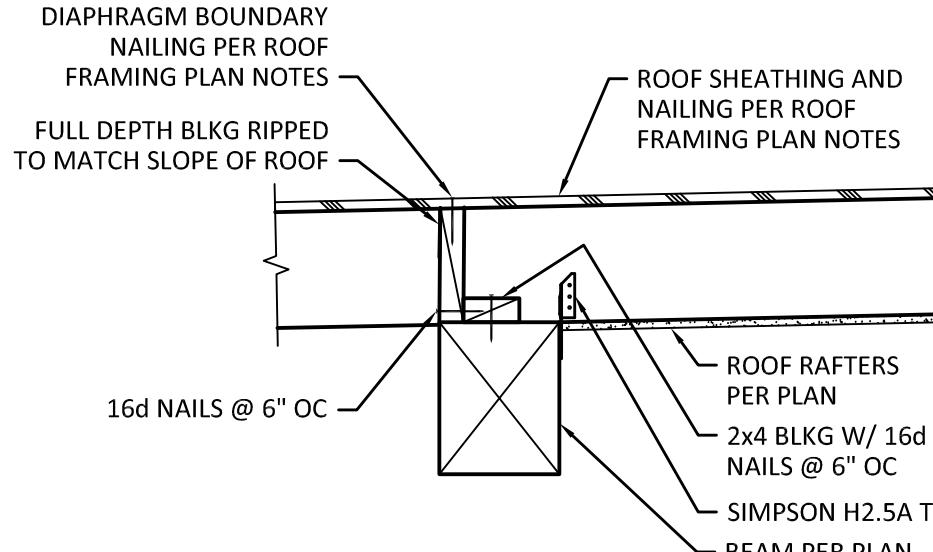
**9 ROOF RAFTER CONNECTION (BEARING)**

SCALE: 1" = 1'-0"



**10 ROOF RAFTER CONNECTION (NON-BEARING)**

SCALE: 1" = 1'-0"



**11 TYPICAL RAFTER SUPPORT DETAIL**

SCALE: 1" = 1'-0"

THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

ROOF FRAMING DETAILS

FILE NAME:

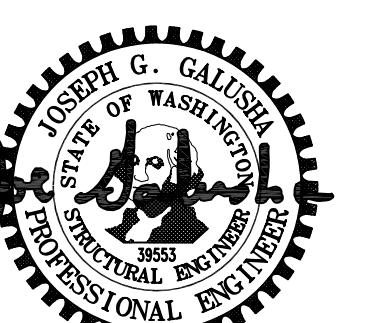
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DESIGN:	LMS		
DRAWN:	JOS		
CHECK:	JGG		
JOB NO:	23154.10		
DATE:	07/21/23		

SHEET:

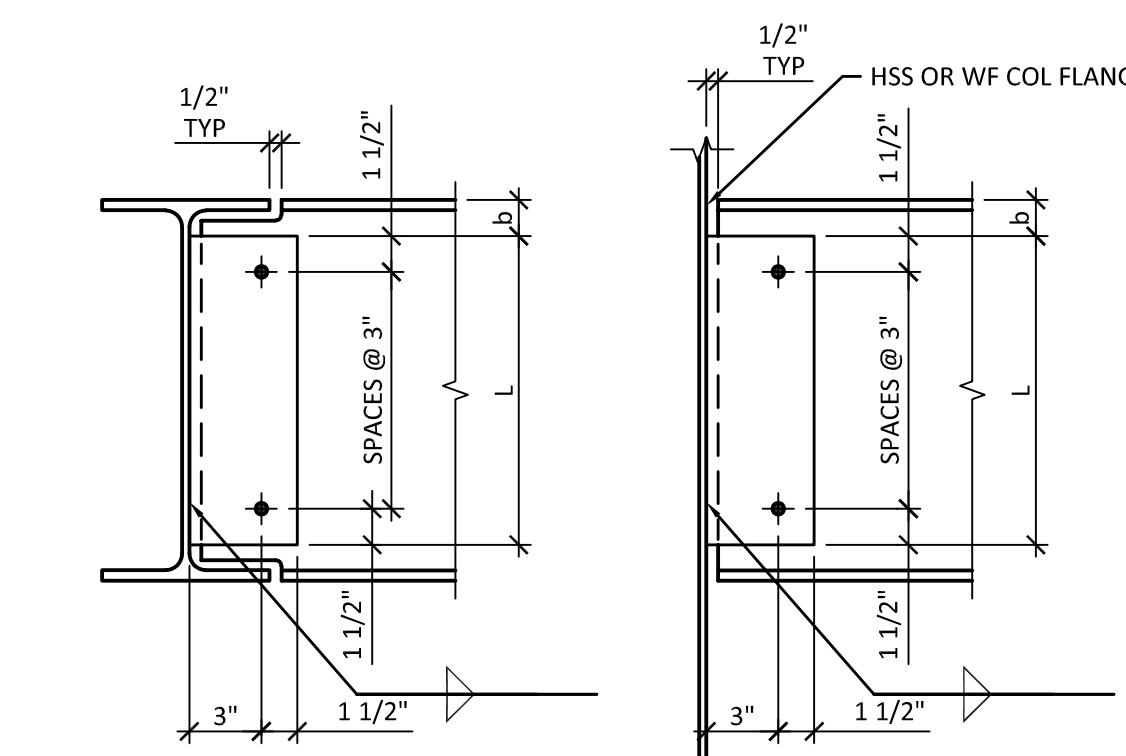
1

**S6.1**





07/21/23



BEAM SIZE	NO OF BOLTS	PL LENGTH (L)	PL THICKNESS	WELD SIZE	DIM (a)	DIM (b)
W10	(2) 7/8"Ø	6"	1/4"	1/4"	1 1/2"	1 1/2"
W16	(4) 7/8"Ø	12"	3/8"	5/16"	1 1/2"	1 1/2"

NOTES:  
1. ALL BOLTS SHALL BE A490-N, TYP UNO BOLT HOLES SHALL BE STANDARD SIZE, TYP UNO.  
2. BOLT INSTALLATION SHALL BE PER AISC SPECIFICATIONS, LATEST EDITION.

**1 TYPICAL SINGLE PLATE SHEAR CONNECTION TABLE**

SCALE: NTS

**2 TYPICAL BASE PLATE DETAILS**

SCALE: NTS

**3 SECTION**

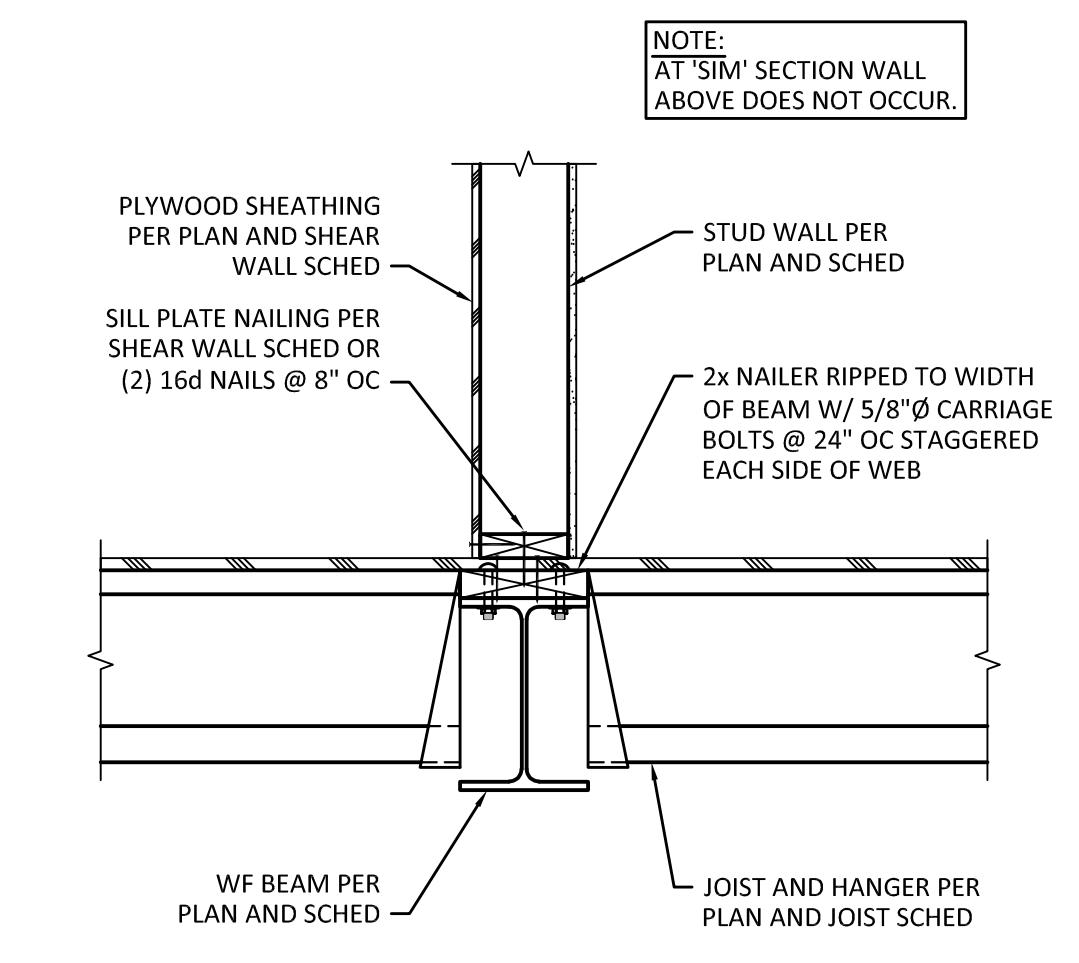
SCALE: 1 1/2" = 1'-0"

**KERF PLATE SCHEDULE**

BEAM SIZE	BEARING PLATE	STIFFENER PLATE	BOLTS
3 1/2" PSL	1/2 x 3 1/2 x 0'-7 1/4"	3/8 x 6 x 0'-7 1/4"	(2) 3/4"Ø
5 1/4" PSL	5/8 x 5 1/4 x 0'-7 1/4"	1/2 x 6 x 0'-7 1/4"	(2) 3/4"Ø
7" PSL	3/4 x 7 x 0'-7 1/4"	1/2 x 6 x 0'-7 1/4"	(2) 3/4"Ø

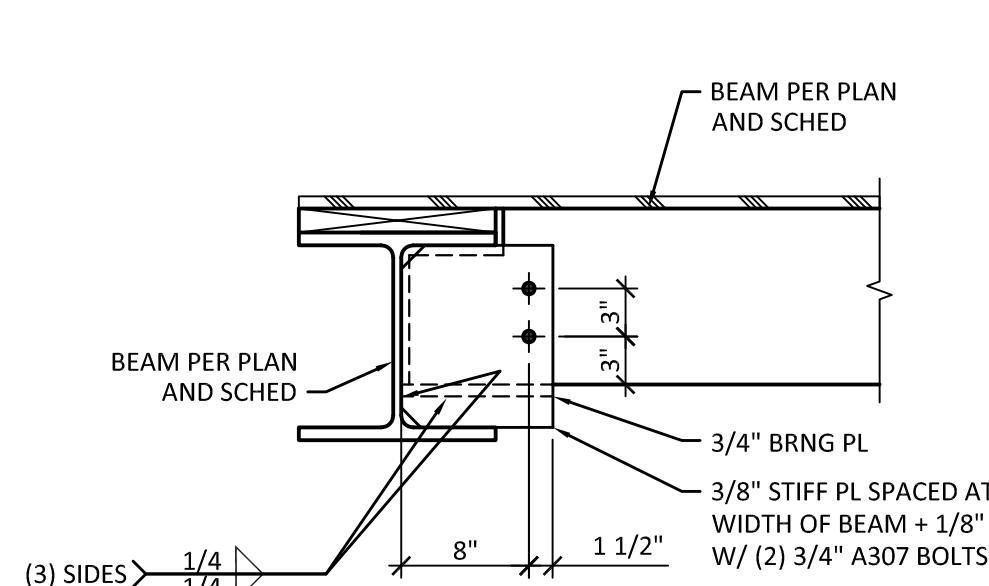
**4 KERF PLATE DETAIL**

SCALE: NTS



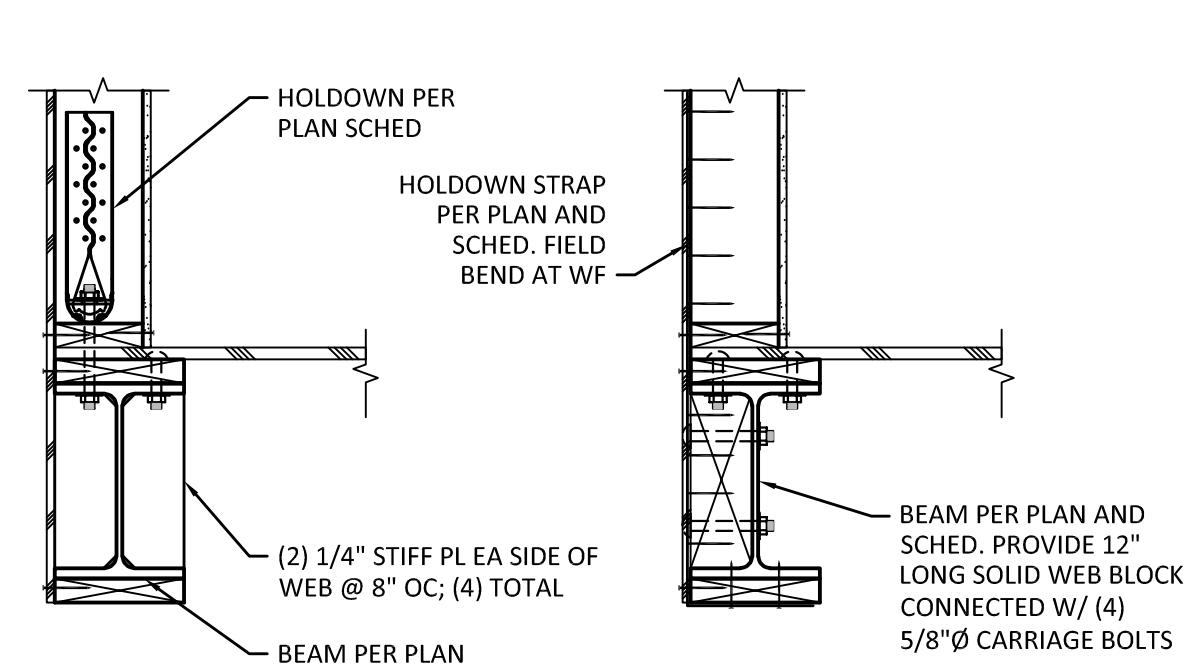
**5 SECTION**

SCALE: 1" = 1'-0"



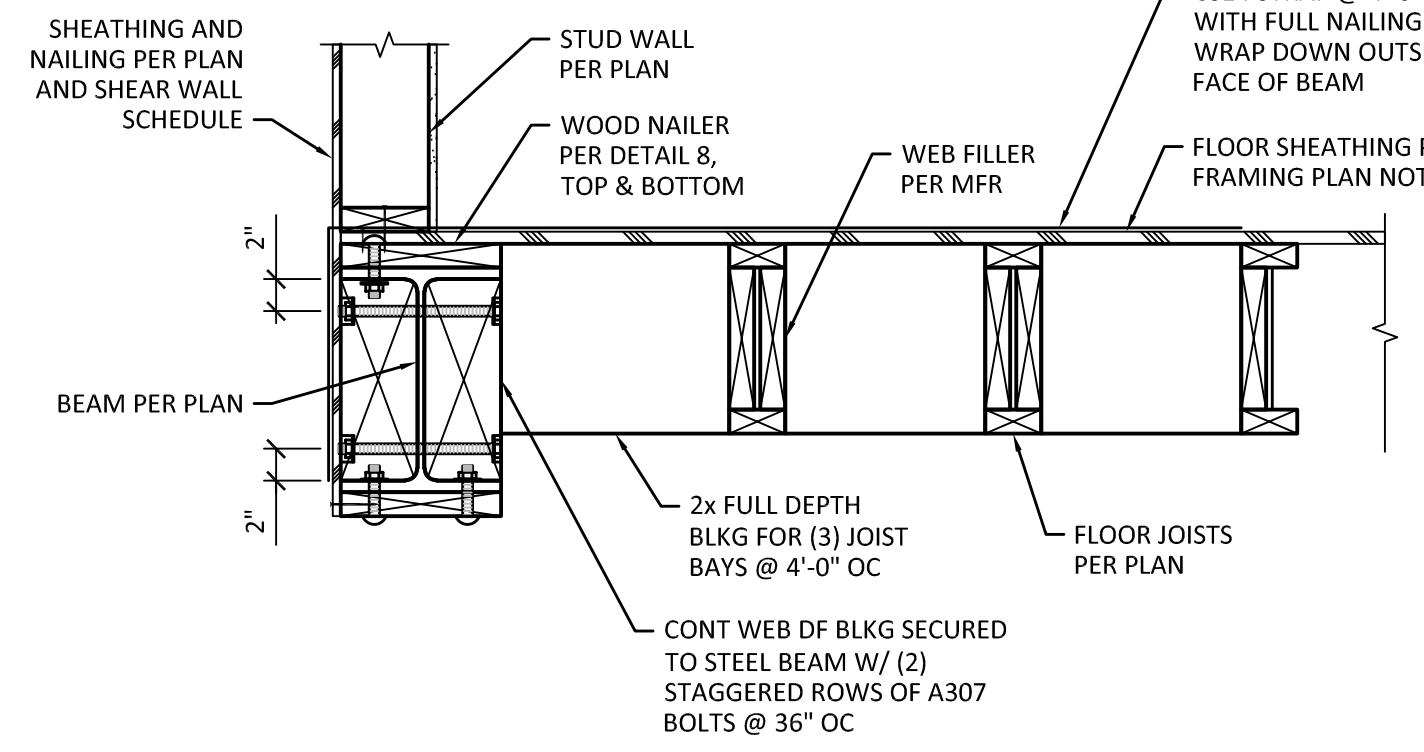
**6 TYPICAL WOOD BEAM TO STEEL BEAM CONNECTION**

SCALE: 1" = 1'-0"



**7 TYPICAL HOLDOWN TO STEEL BEAM**

SCALE: 1" = 1'-0"



**8 SECTION**

SCALE: 1" = 1'-0"

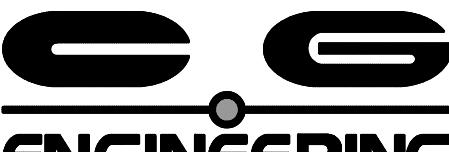
THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

STEEL FRAMING DETAILS

SHEET:

FILE NAME:

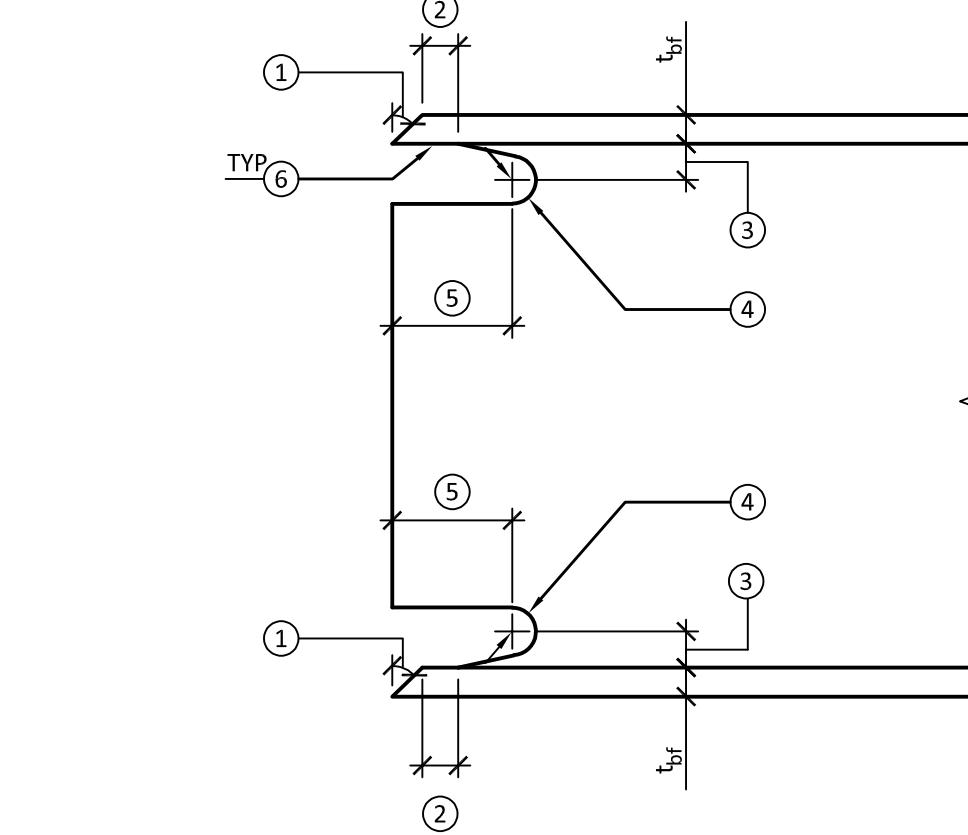
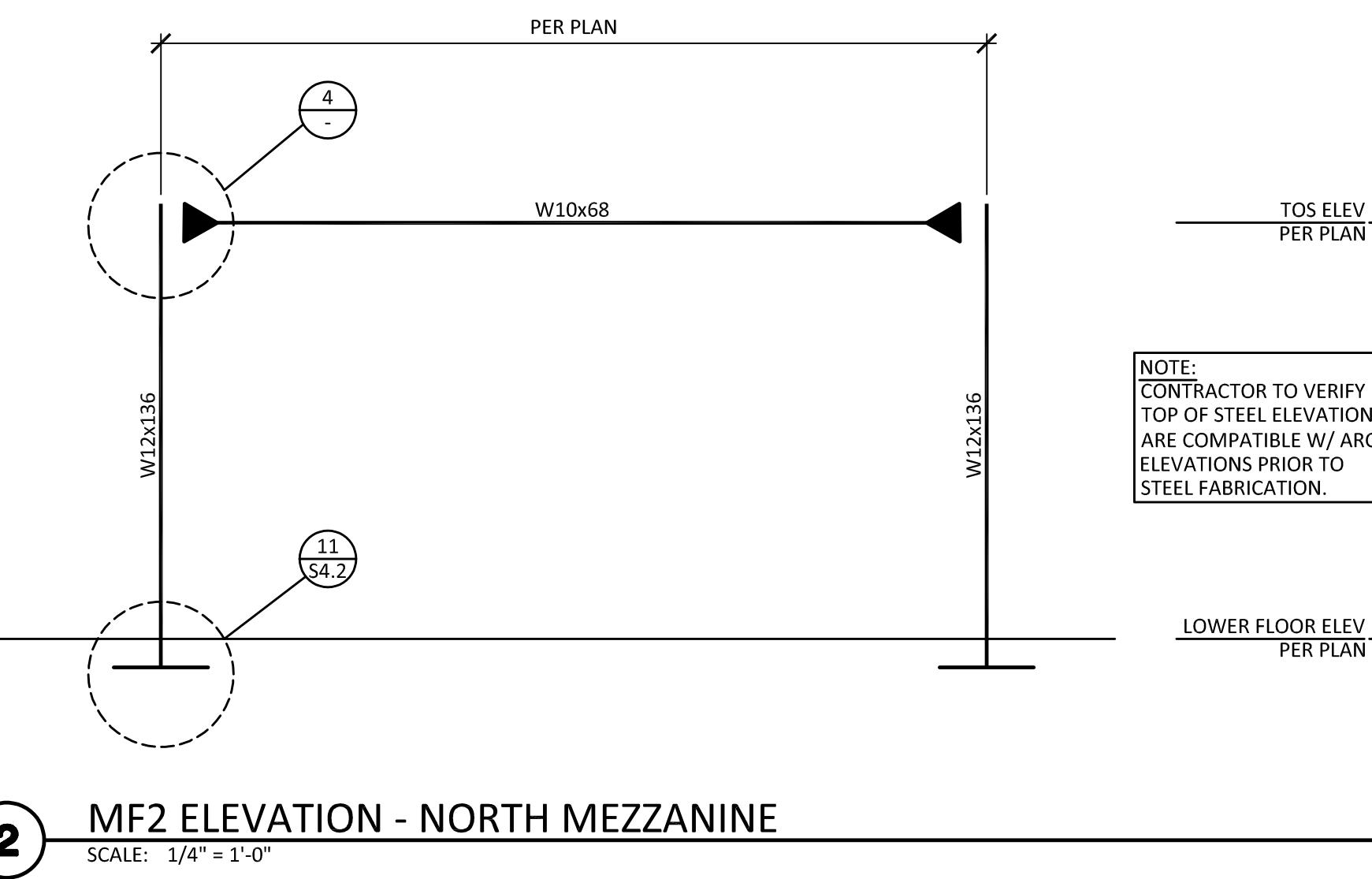
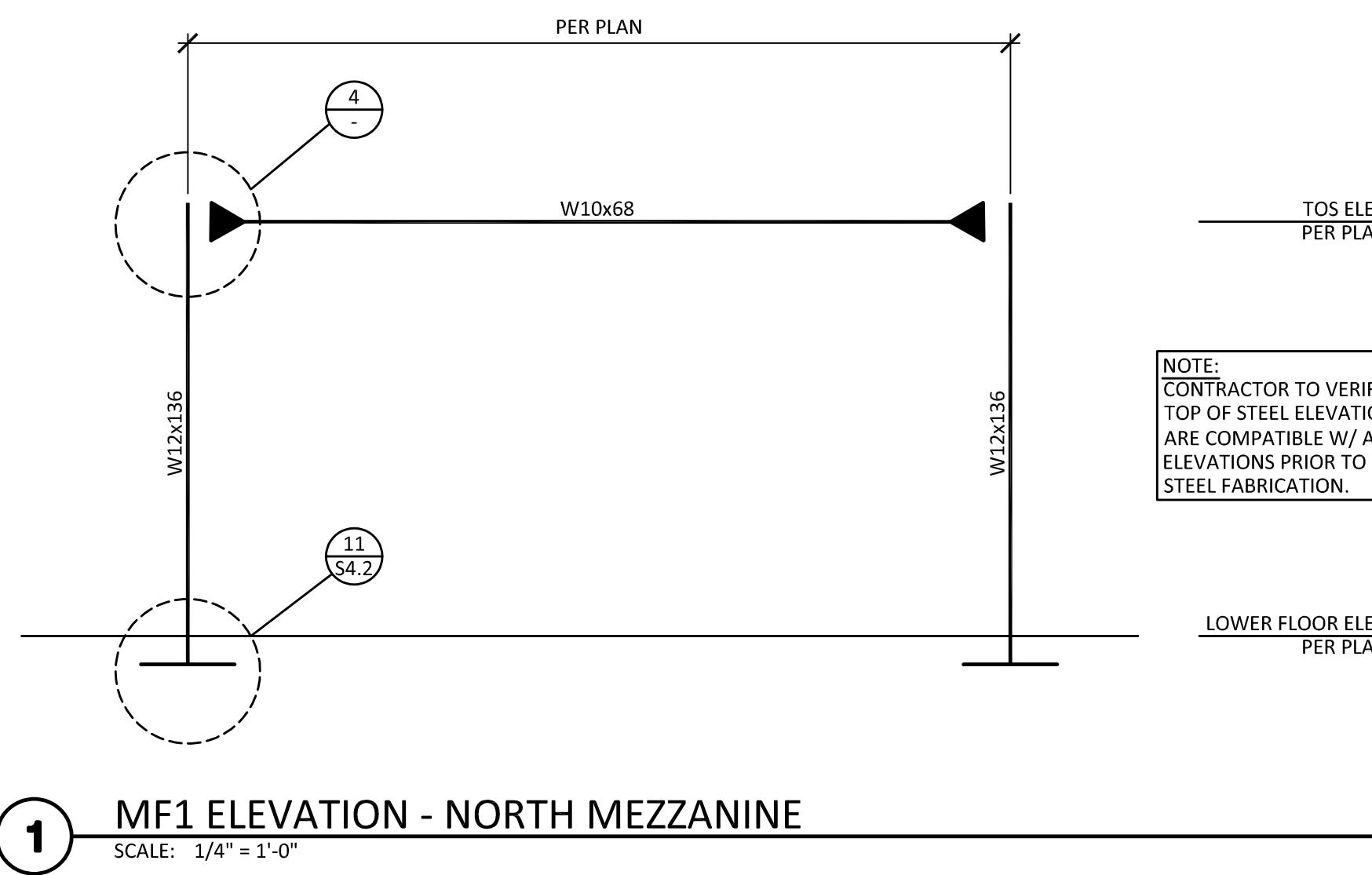
**S7.1**



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

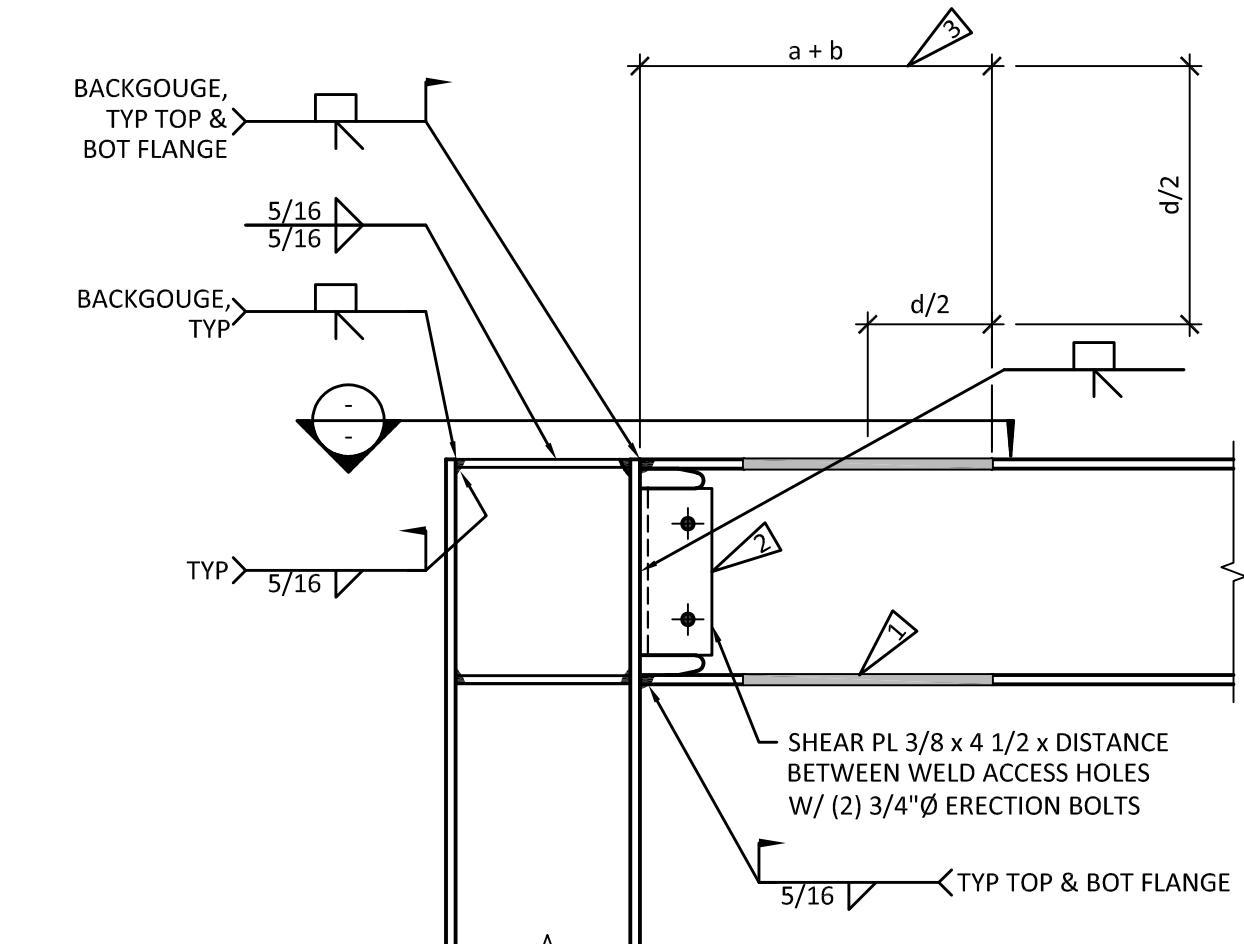


01/21/23



NOTES:

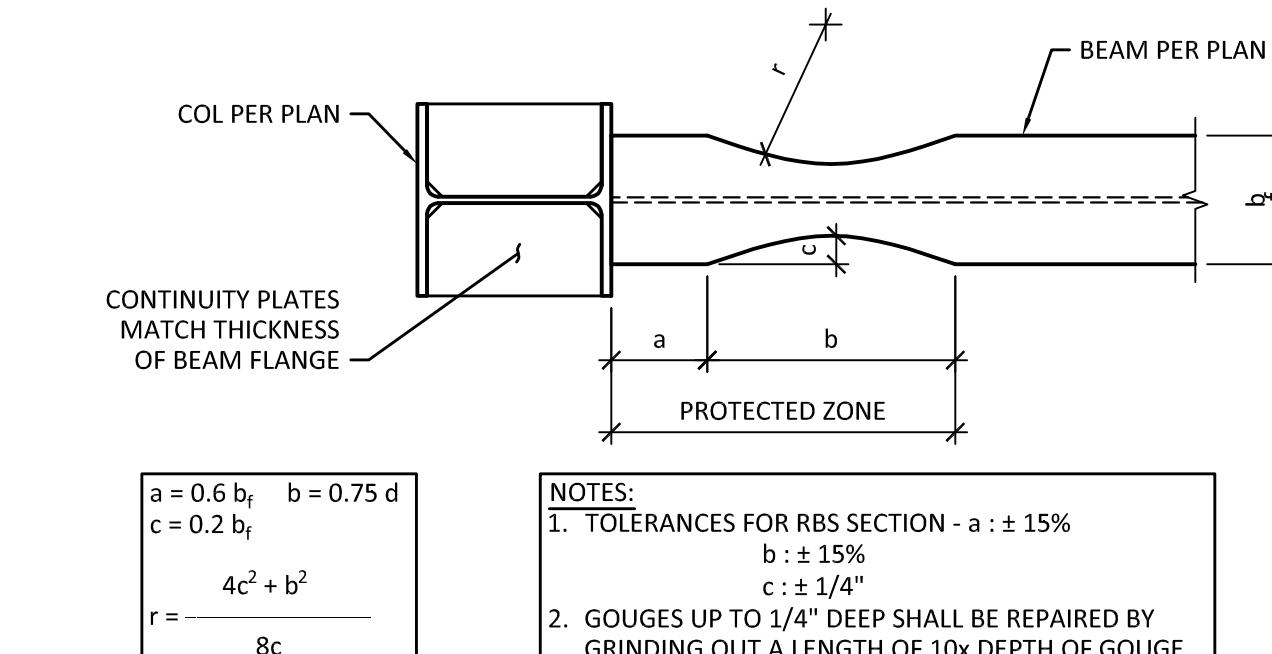
- ① BEVEL AS REQUIRED PER AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
- ② LARGER OF  $t_{sf}$  OR 1/2" (PLUS 1/2 $t_{sf}$  OR MINUS 1/4 $t_{sf}$ ).
- ③ 3/4 $t_{sf}$  TO  $t_{sf}$  W/ 3/4" MIN ( $\pm 1/4"$ ).
- ④ 3/8" MIN RADIUS (PLUS NOT LIMITED, MINUS 0).
- ⑤  $t_{sf}$  ( $\pm 1/2"$ ).
- ⑥ REFER TO FEMA 353 DOCUMENT, RECOMMENDED SPECIFICATIONS AND QUALITY ASSURANCE GUIDELINES FOR STEEL MOMENT-FRAME CONSTRUCTION FOR SEISMIC APPLICATIONS, FOR FABRICATION DETAILS INCLUDING CUTTING METHODS AND SMOOTHNESS REQUIREMENTS.



FLAG NOTES:

- 1. SURFACE ROUGHNESS NOT GREATER THAN 500 MICROINCHES.
- 2. NO PAINT INSIDE FAYING ZONE.
- 3. NO DRILLING OR WELDING IN THIS PROTECTED AREA.

**4 TYPICAL SEISMIC BEAM SECTION**



THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257  
STEEL FRAMING DETAILS  
FILE NAME: SHEET:

S7.2