





# 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" 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

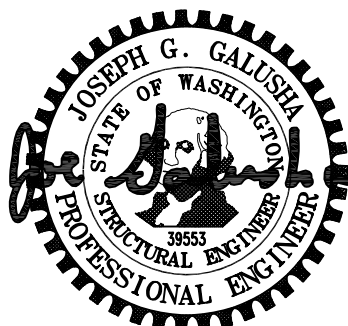
DEFINITION	SYMBOL	DEFINITION	SYMBOL
DIRECTION OF FRAMING		NATIVE SOIL	
EXTENT OF FRAMING		GRANULAR FILL	
COLUMNS		STRUCTURAL STEEL	
COLUMN BEARING ON BEAM		RATED SHEATHING	
BEAM CONTINUOUS OVER SUPPORT		SHEAR WALL (SEE SCHEDULE)	SWX
CONCRETE WALL		COLUMN MARK (SEE SCHEDULE)	
BEARING STUD WALL		FOOTING 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

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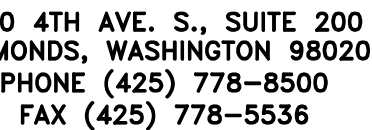
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LA CONNER, WA 98257

STRUCTURAL NOTES

FILE NAME:

SHEET:

S1.2



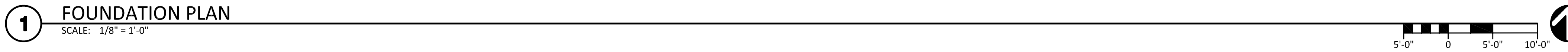
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FOUNDATION PLAN

FILE NAME:

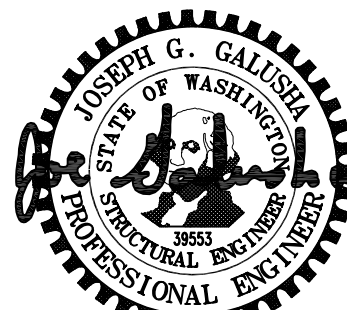
## S2.1



1. EXTERIOR FOOTINGS SHALL BEAR A MIN OF 1'-6" BELOW ADJACENT GRADE.
2. FOOTINGS AND SLAB ON GRADE SHALL BEAR ON IMPROVED SOIL AND SUBGRADE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
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 S3.1 FOR CONTROL JOINT PLACEMENT AND DETAIL S/54.1 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 S3.1 FOR ADDITIONAL CONCRETE DETAILING REQUIREMENTS.
8. FOUNDATION LEVEL HOLDOWNS ARE SHOWN ON SECOND FLOOR FRAMING PLAN. REFER TO HOLDOWN SCHEDULE ON SHEET S3.1 FOR HOLDOWN TYPES AND SECOND FLOOR FRAMING PLAN FOR HOLDOWN 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 3/54.1 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. UNO. CONTRACTOR SHALL BE REINFORCED AS FOLLOWS:

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

PHYSICAL FLOOR FRAMING PLAN NOTES:



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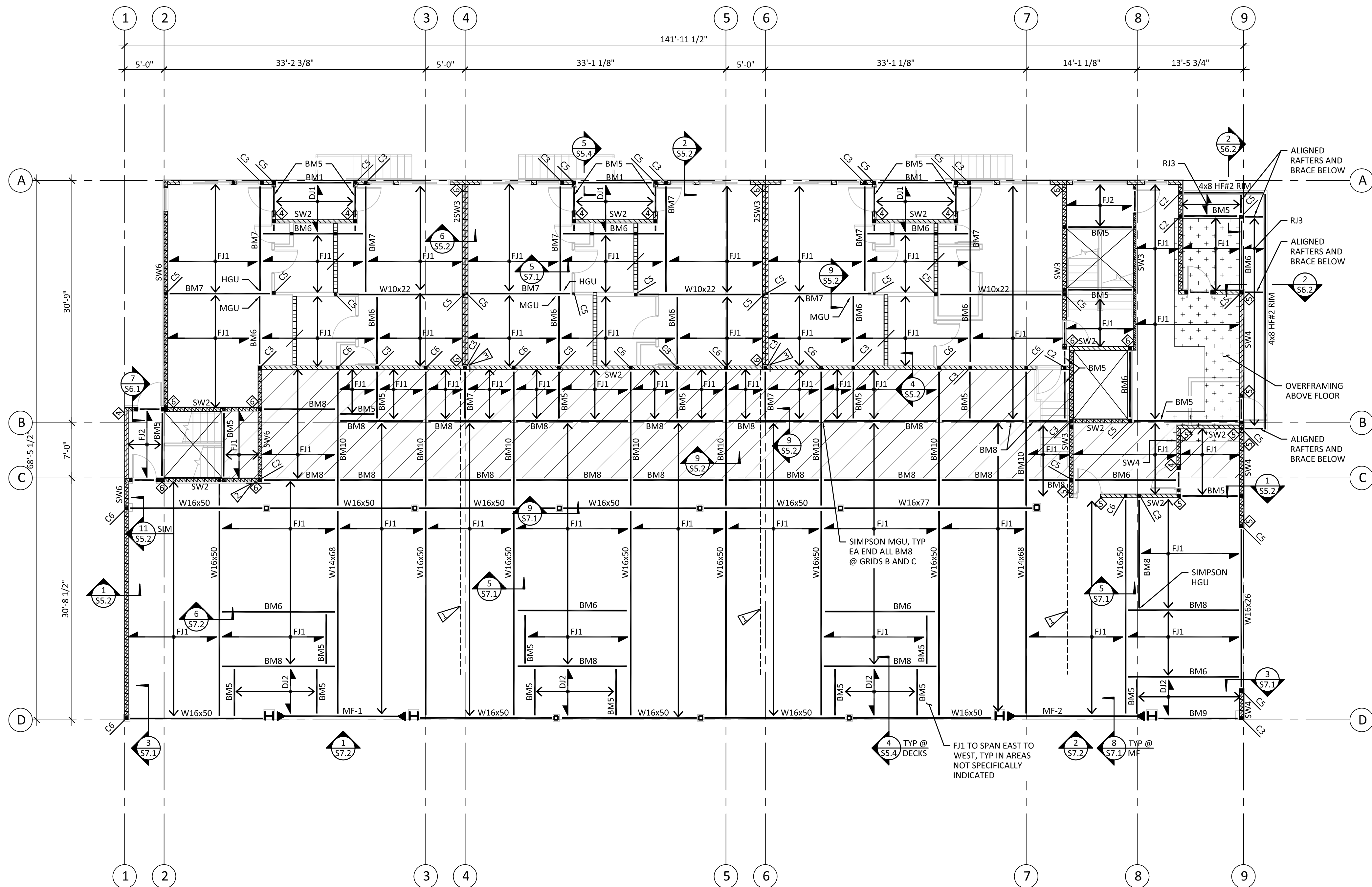
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SECOND FLOOR FRAMING PLAN

SHEET:

S2.2



**TYPICAL FLOOR FRAMING PLAN NOTES:**

- 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/SS.1.
- COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
- ALL DIAPHRAGMS UNBLOCKED UNO BY NOTE 4.
- HATCHED AREAS INDICATE BLOCKED DIAPHRAGM W/ 10d COMMON NAILS @ 4" OC AT ALL PANEL EDGES.
- REFER TO SHEET SS.1 THRU SS.4 FOR TYPICAL FLOOR FRAMING DETAILS.
- INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
- 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.
- WALLS SHOWN ON THE FRAMING PLANS ARE WALLS BELOW THE FRAMING LEVELS INDICATED. HOLDDOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
- TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x8 DF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
- COLUMNS NOT OTHERWISE SHOWN OR CALLED OUT ON PLAN SHALL BE (2) 2x STUDS.
- UNLESS NOTED OTHERWISE ALL STUDS SHALL BE HF STUD GRADE AND SPACED AT 16" OC.
- UNLESS NOTED OTHERWISE, ALL BEAM-TO-BEAM CONNECTIONS SHALL BE SIMPSON HU SERIES FACE MOUNT HANGERS W/ MAX NAILING.
- DENOTES MOMENT CONNECTION PER DETAIL 4/S7.2.
- TOP OF STEEL BEAMS AND COLUMNS SHALL BE 3" BELOW TOP OF PLYWOOD FLOOR SHEATHING, UNO.

**FLAG NOTES:**

- PROVIDE CMSTC12 STRAP ABOVE SHEATHING W/ 3'-8" END LENGTH W/ MIN (49) NAILS OVER END LENGTH AND (49) NAILS OVER REMAINDER OF STRAP EVENLY SPACED. PROVIDE BLOCKING PER 1/SS.4.
- PROVIDE STRAP PER 2/SS.4.
- SIMPSON HDUS 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:

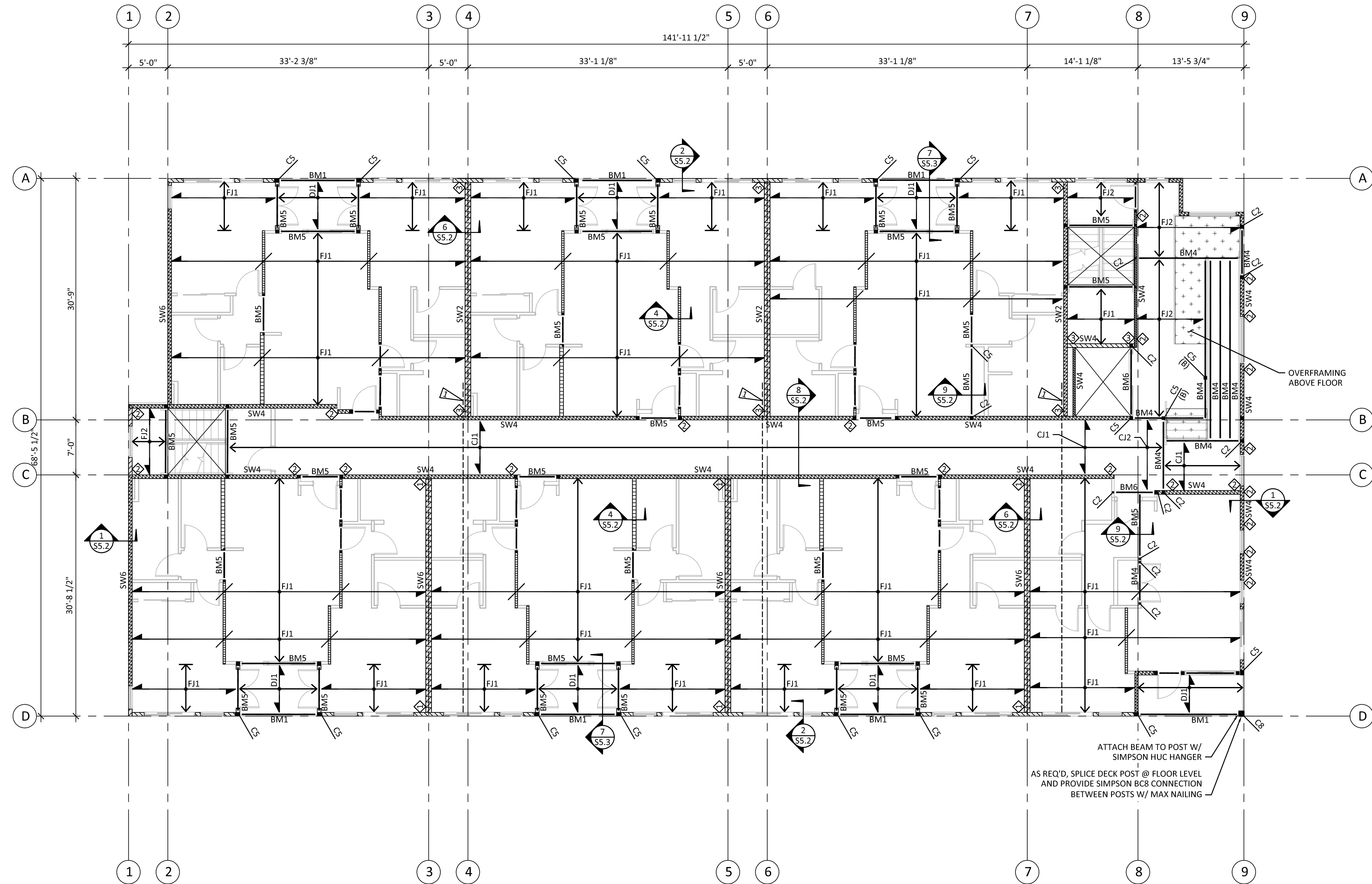
- THE COLUMNS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
- HEADER SUPPORTS SHALL HAVE THE SAME GRADE OF LUMBER AS THE WALL IN WHICH THEY ARE LOCATED.
- REFER TO TYPICAL ROOF PLAN NOTES FOR TYPICAL BEARING WALL HEADERS NOT SPECIFICALLY CALLED OUT ON THE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

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





TYPICAL FLOOR FRAMING PLAN NOTES:

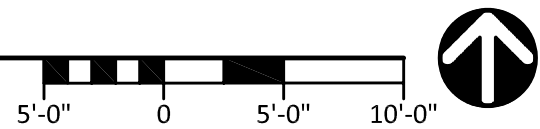
1. REFER TO S2.2 FOR TYPICAL FLOOR FRAMING PLAN NOTES.

FLAG NOTES:

1. PROVIDE CMST12 STRAP ABOVE SHEATHING W/ 3'-8" END LENGTH W/ MIN (49) NAILS OVER END LENGTH AND (49) NAILS OVER REMAINDER OF STRAP EVENLY SPACED. PROVIDE BLOCKING PER 1/SS.4.

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.			

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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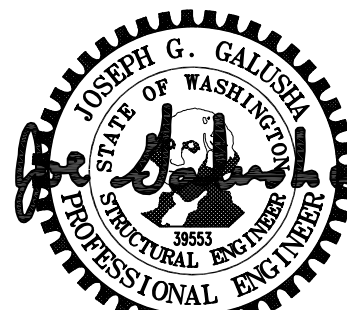
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THIRD FLOOR FRAMING PLAN

SHEET:

S2.3



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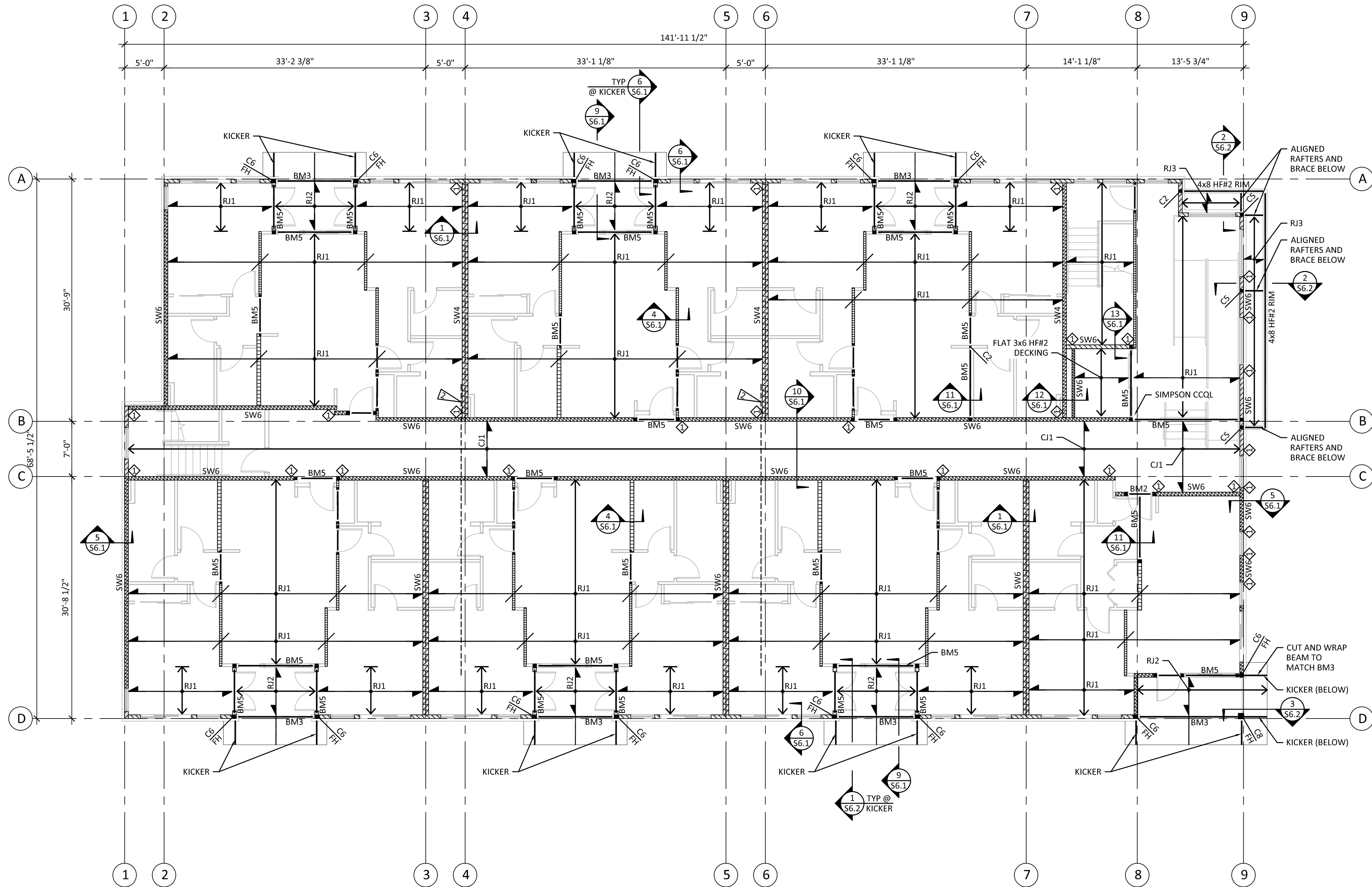
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ROOF FLOOR FRAMING PLAN

SHEET:

S2.4



**TYPICAL ROOF FRAMING PLAN NOTES:**

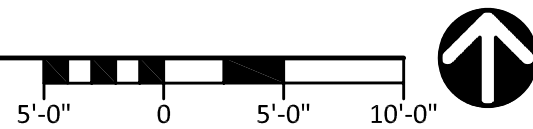
- WALLS SHOWN ON ROOF FRAMING PLAN ARE WALLS BELOW ROOF FRAMING.
- BEAMS SHOWN ON ROOF FRAMING PLAN SHALL BE ABOVE DOUBLE TOP PLATE UNLESS USED AS A DOOR OR WINDOW HEADER.
- ROOF SHEATHING SHALL BE 5/8" PI 40/20 WITH 8d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES, SHEAR WALLS, 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 4x6 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 S6.1 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 JOISTS AND RAFTERS TO WALLS BELOW WITH SIMPSON H2.5A HURRICANE TIES.

**FLAG NOTES:**

- PROVIDE CS20 STRAP FROM SIDE OF TOP PLATE TO SIDE OF BEAM, TYP. EA SIDE OF EA TOP PLATE WHERE INTERRUPTED BY BEAM.
- PROVIDE CMST14 STRAP ABOVE SHEATHING W/ 3'-8" END LENGTH W/ MIN (49) NAILS OVER END LENGTH AND (49) NAILS OVER REMAINDER OF STRAP EVENLY SPACED. PROVIDE BLOCKING PER 1/S5.4.

**1 ROOF 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:**

- THE COLUMNS LISTED IN THE TABLE ABOVE SHALL BE PLACED IMMEDIATELY BELOW THE "FRAMING LEVEL" INDICATED.
- HEADER SUPPORTS SHALL HAVE THE SAME GRADE OF LUMBER AS THE WALL IN WHICH THEY ARE LOCATED.
- 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:**

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





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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	2x8 HF#2	16" 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
CJ2	(2) 2x6 HF#2	16" OC	SEE NOTE 2
DJ1	2x8 HF#2	16" OC	SEE NOTE 4
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 HUTF-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 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	0.148"Ø x 2 1/2" @ 6" OC	LTP4 OR A35 @ 24" OC	0.131"Ø x 3" @ 5" OC	3/4" Ø AB @ 5'-0" OC	2x	288
SW4	15/32" ONE SIDE	(2) 2x STUD AND 2x FLAT BLKG	0.148"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 16" OC	0.131"Ø x 3" @ 3" OC	3/4" Ø AB @ 4'-6" OC	2x	428
SW3	15/32" ONE SIDE	3x STUD AND 2x FLAT BLKG	0.148"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 12" OC	0.131"Ø x 3" @ 2.5" OC	3/4" Ø AB @ 3'-6" OC	2x	558
SW2	15/32" ONE SIDE	3x STUD AND 2x FLAT BLKG	0.148"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 10" OC	0.131"Ø x 3" @ 2" OC	3/4" Ø AB @ 2'-6" OC	2x	716
2SW4	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.148"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 8" OC	0.131"Ø x 3" @ 1.5" OC	3/4" Ø AB @ 2'-0" OC	2x	856
2SW3	15/32" BOTH SIDES	3x STUD AND BLKG	0.148"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 6" OC	0.162"Ø x 3" @ 2" OC	3/4" Ø AB @ 1'-6" OC	2x	1116
2SW2	15/32" BOTH SIDES	3x STUD AND BLKG	0.148"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 5" OC	0.162"Ø x 3" @ 1.5" OC	3/4" Ø AB @ 1'-0" OC	2x	1432
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 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. 5. WHERE TABLE SPECIFIES (2) 2x FRAMING, CONNECT (2) 2x STUDS AND BLOCKING AS FOLLOWS: SW4 = (2) 0.131"Ø @ 4" O.C., 2SW4 = (2) 0.131"Ø @ 2" 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 NOMINAL MEMBERS (MIN) U.N.O. FIELD NAILING 12" O.C. MAXIMUM. 8. 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. 9. PROVIDE A MINIMUM OF 7" EMBEDMENT FOR A.B. 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/SS.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAIL 6/SS.2 FOR CONNECTION OF STRAP TO BEAM BELOW. 3. REFER TO DETAIL 4/SS.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.					

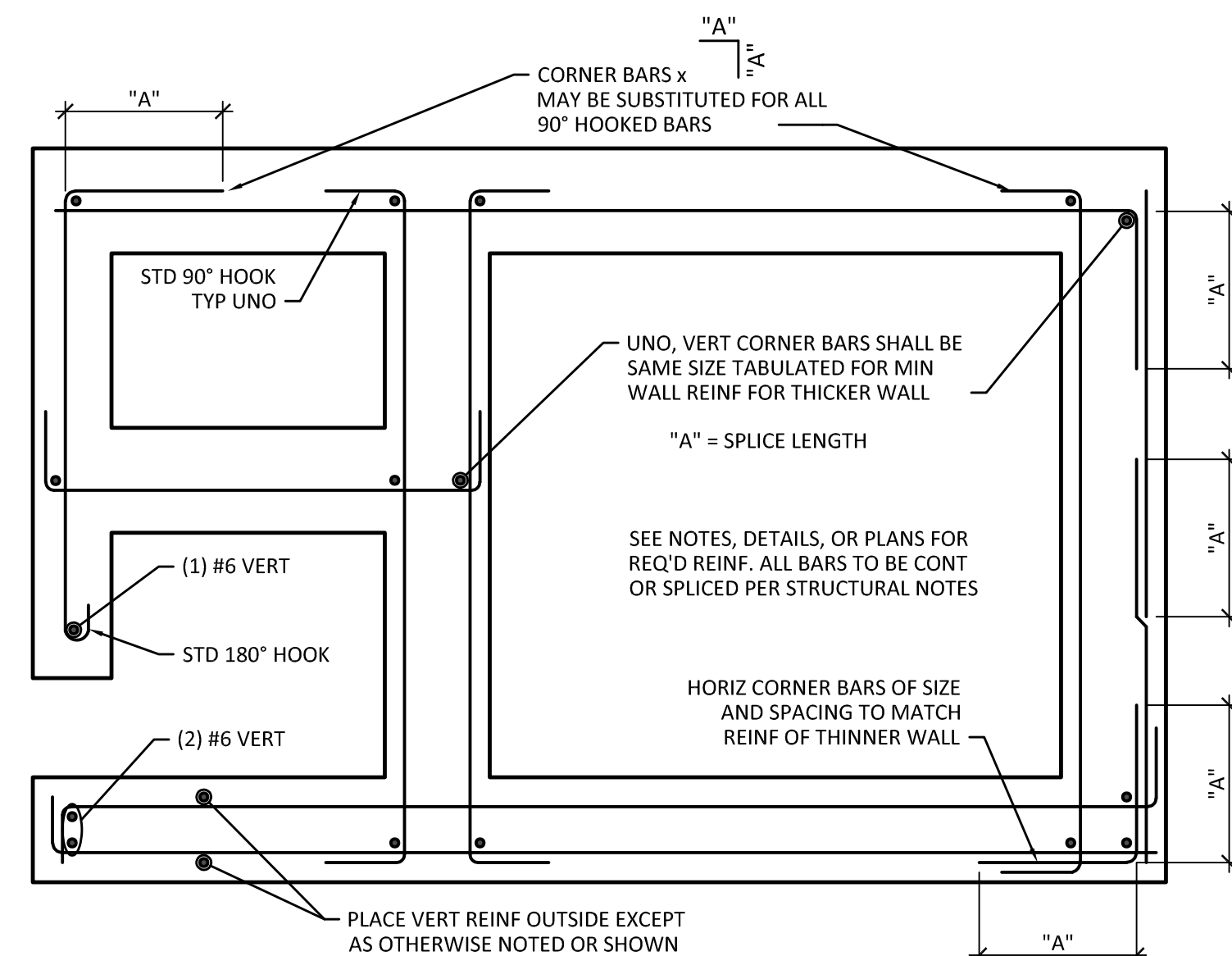
COLUMN SCHEDULE			
MARK	COLUMN SIZE 2x4 WALL	COLUMN SIZE 2x6 WALL	REMARKS
C1	(2) 2x4	(2) 2x6	SEE NOTE 2
C2	(3) 2x4	(3) 2x6	SEE NOTE 2
C3	(4) 2x4	(4) 2x6	SEE NOTE 2
C4	4x6 HF#1	4x6 HF#1	-
C5	4x8 HF#1	6x6 DF#1	-
C6	4x10 HF#1	6x8 DF#1	-
C7	6x10 DF#1	6x10 DF#1	-
C8	PT 8x8 DF#1	PT 8x8 DF#1	-
NOTES: 1. REFER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

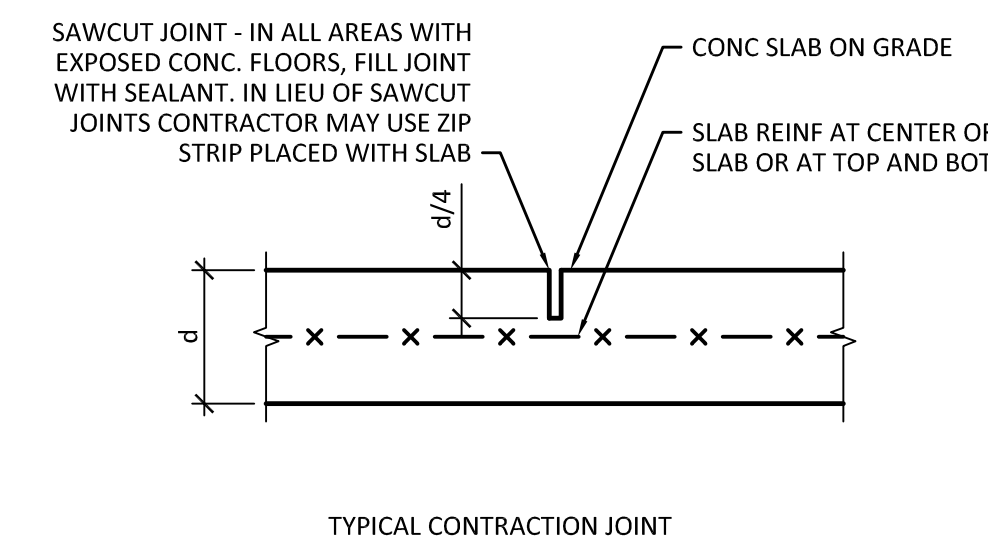
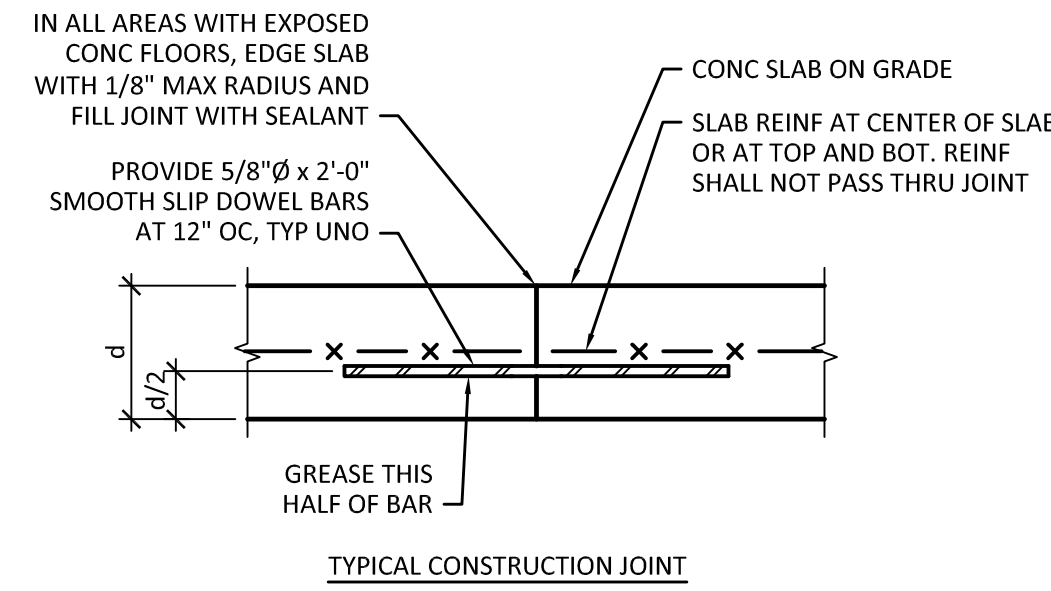
FOOTING SCHEDULE			
MARK	FOOTING SIZE	REINFORCING	COMMENTS
F1	1'-6" x 1'-0" DEEP x CONTINUOUS	(3) #5 CONTINUOUS	SEE DETAILS ON S4.2 SEE NOTE 2
F2	2'-0" x 2'-0" x 1'-0" DEEP	(3) #5 EACH WAY BOTTOM	-
F3	3'-0" x 3'-0" x 1'-0" DEEP	(4) #5 EACH WAY BOTTOM	-
F3x5	3'-0" x 5'-0" x 1'-0" DEEP	#4 @ 12" EACH WAY BOTTOM	-
F4	4'-0" x 4'-0" x 1'-0" DEEP	(5) #5 EACH WAY BOTTOM	-
F5	5'-0" x 5'-0" x 1'-0" DEEP	(6) #5 EA 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 COMPACTED STRUCTURAL FILL PER GEOTECHNICAL ENGINEERING REPORT. 2. REINFORCEMENT SHALL BE CONTINUED FROM CONTINUOUS FOOTINGS THRU SPREAD FOOTINGS WHERE APPLICABLE.			



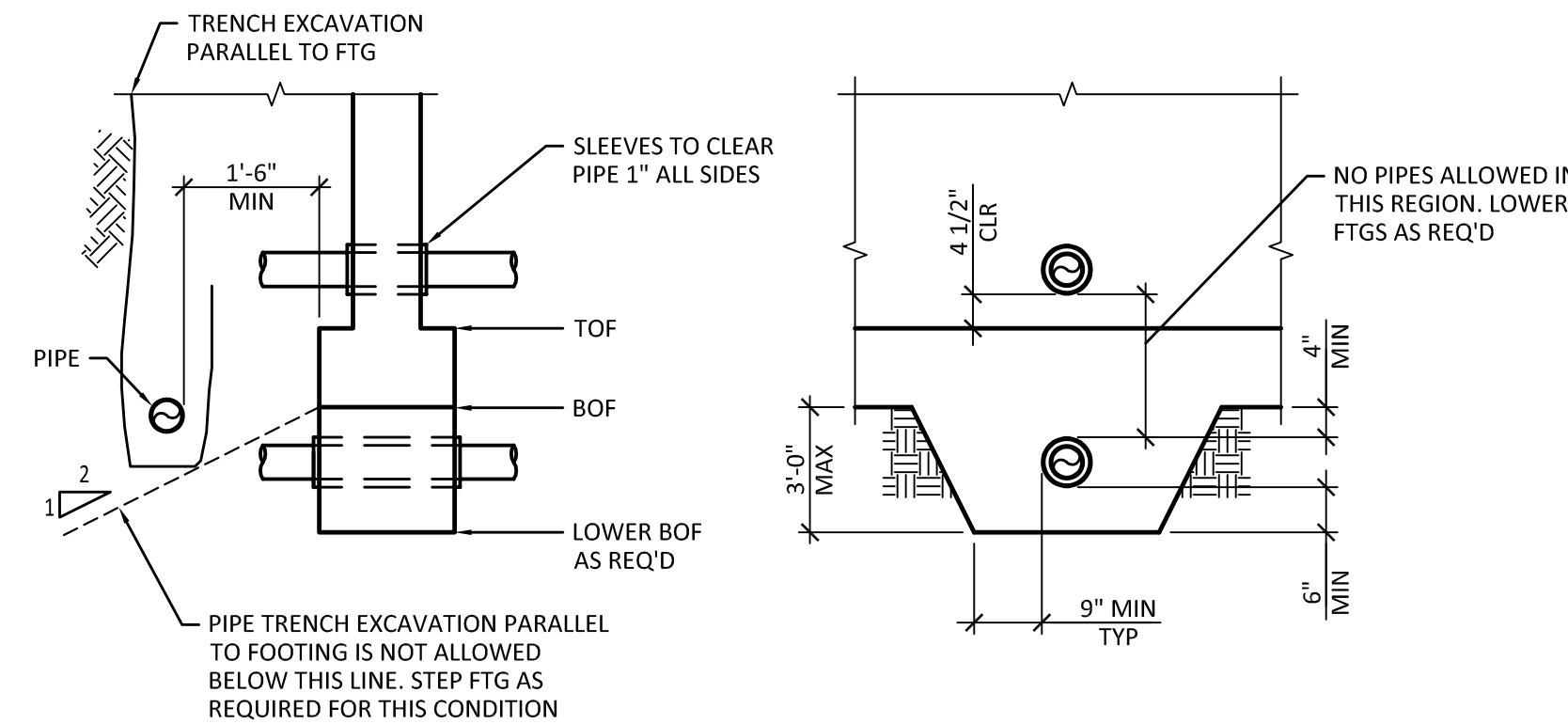
12/20/24



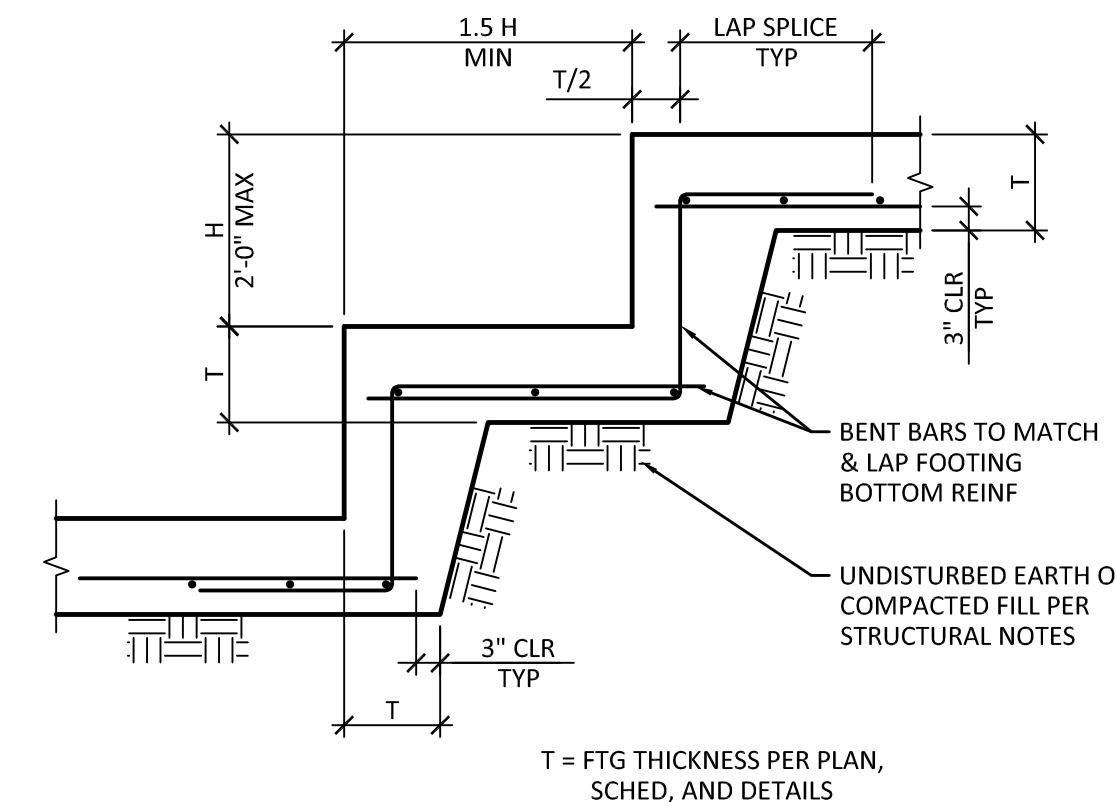
**1** TYPICAL CONCRETE WALL REINFORCING DETAIL  
SCALE: NTS



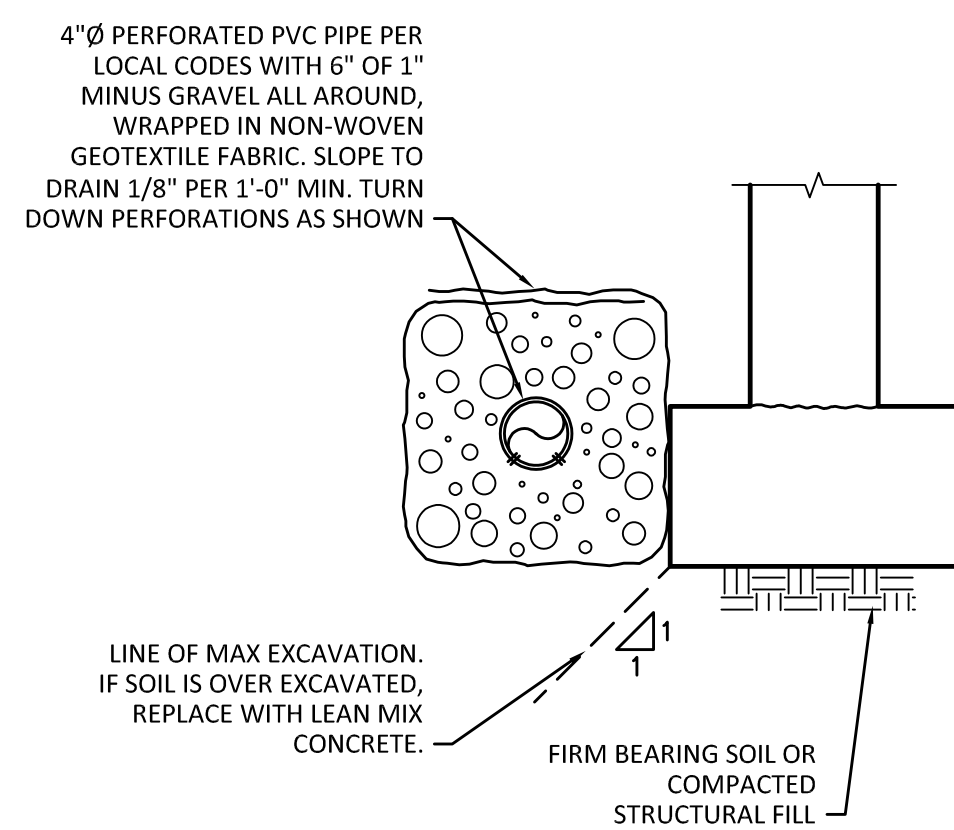
**2** TYPICAL SLAB ON GRADE DETAILS  
SCALE: 1" = 1'-0"



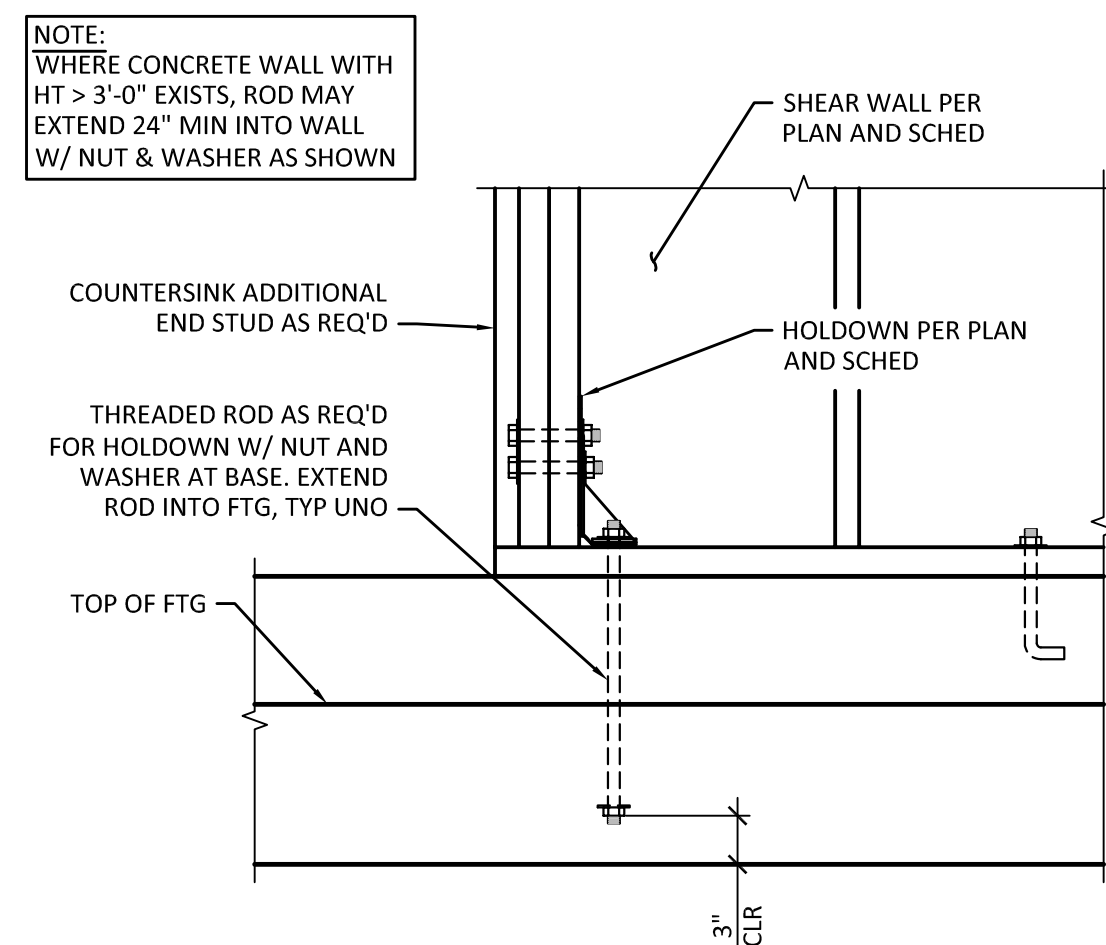
**3** TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS  
SCALE: 1/2" = 1'-0"



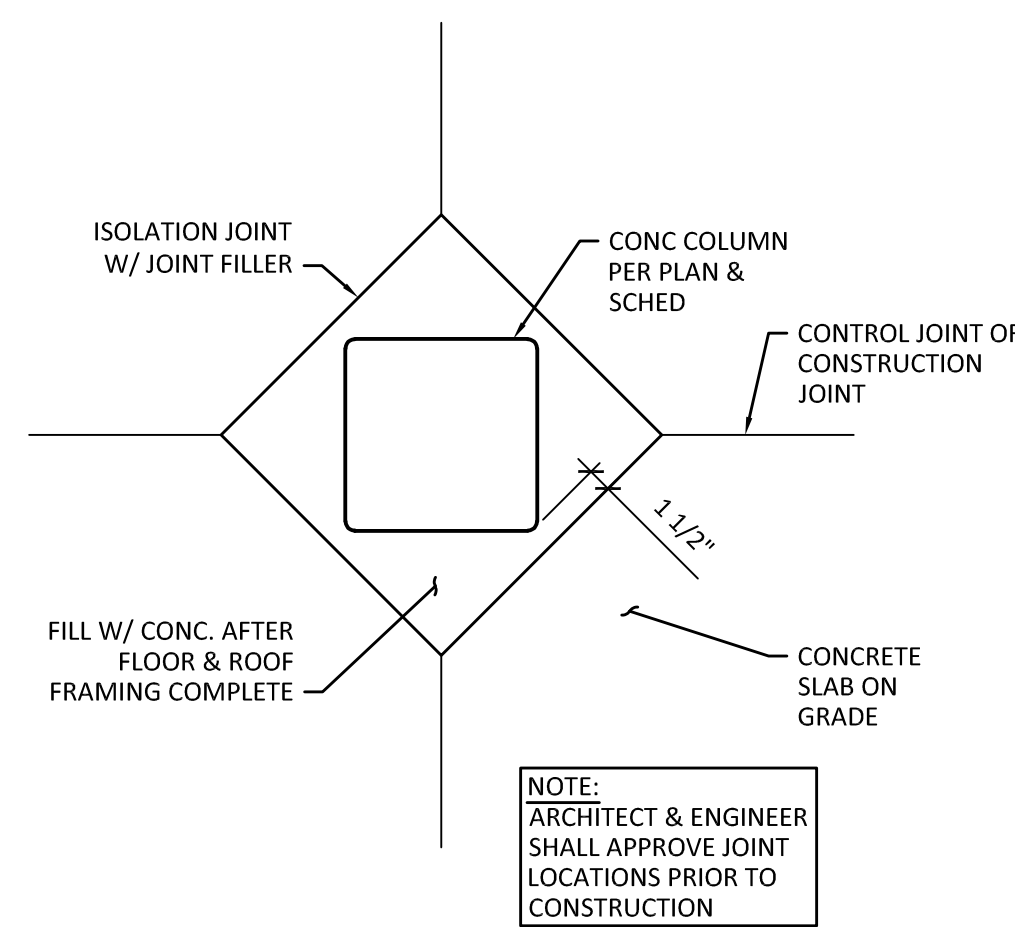
**4** TYPICAL STEPPED WALL FOOTING  
SCALE: 1/2" = 1'-0"



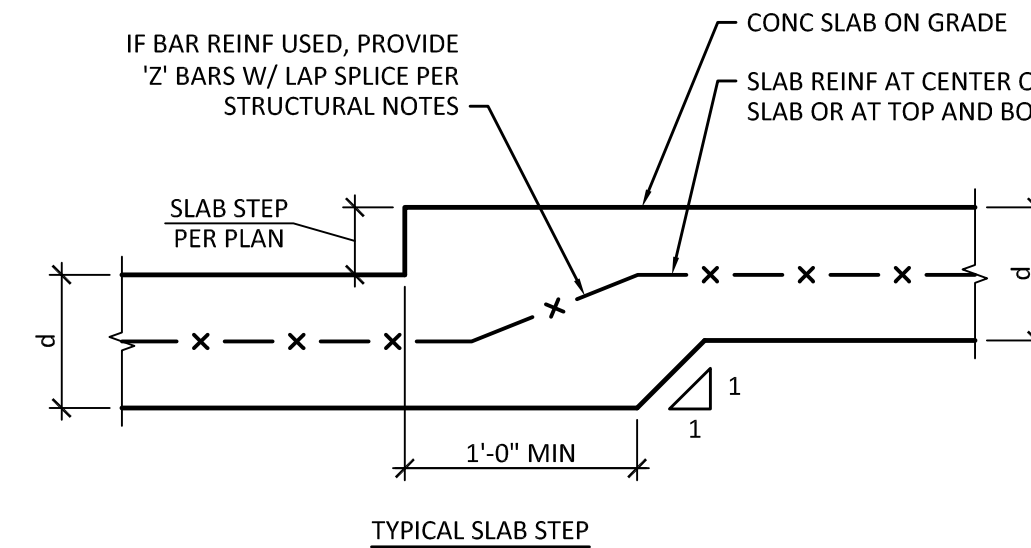
**5** TYPICAL FOOTING DRAIN  
SCALE: 1" = 1'-0"



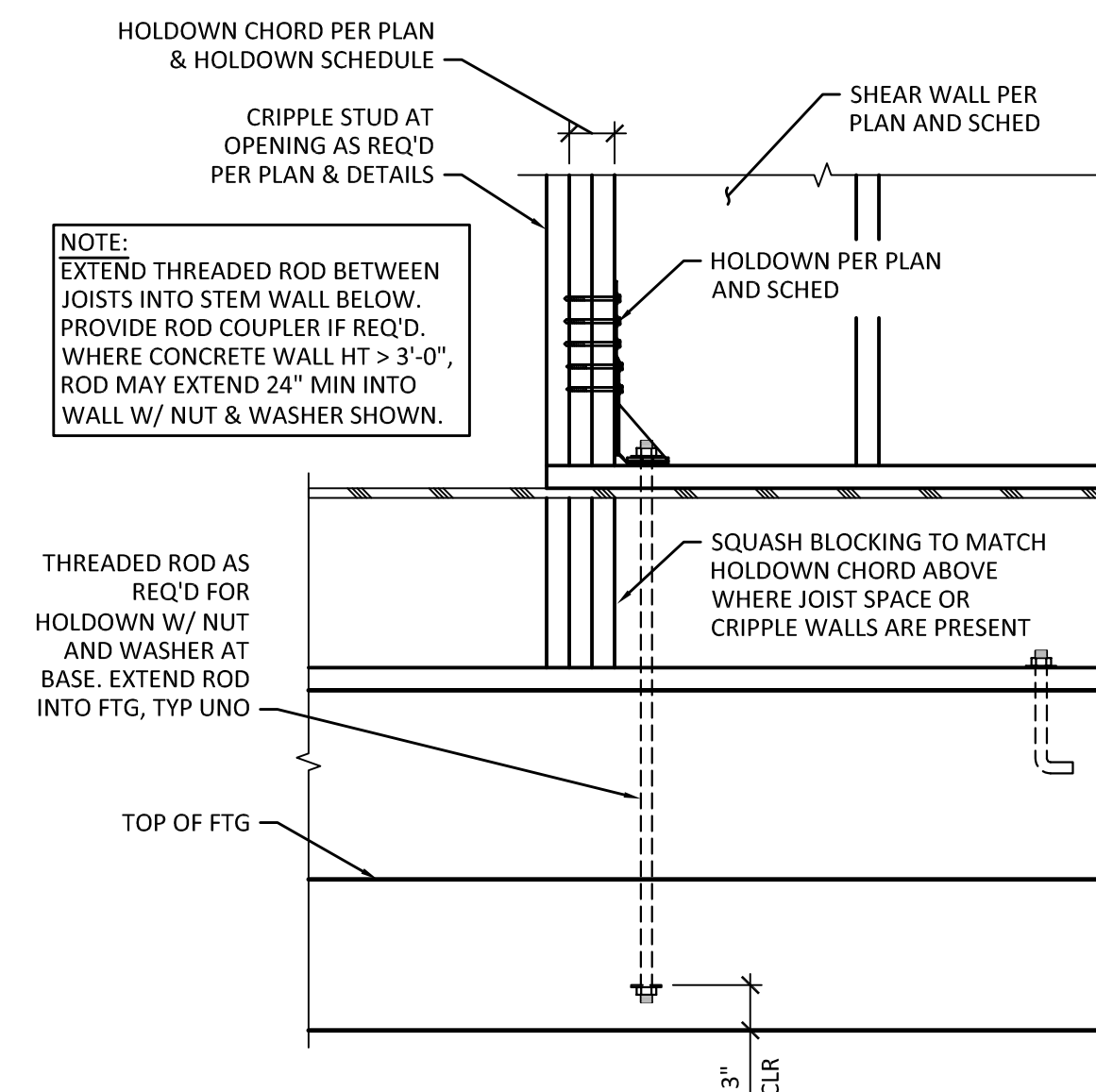
**6** HOLDOWN DETAIL  
SCALE: 1" = 1'-0"



**7** TYPICAL ISOLATION JOINT DETAIL  
SCALE: NTS

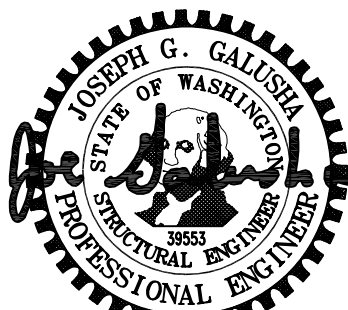


**8** TYPICAL SLAB ON GRADE DETAILS  
SCALE: 1" = 1'-0"



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





12/20/24

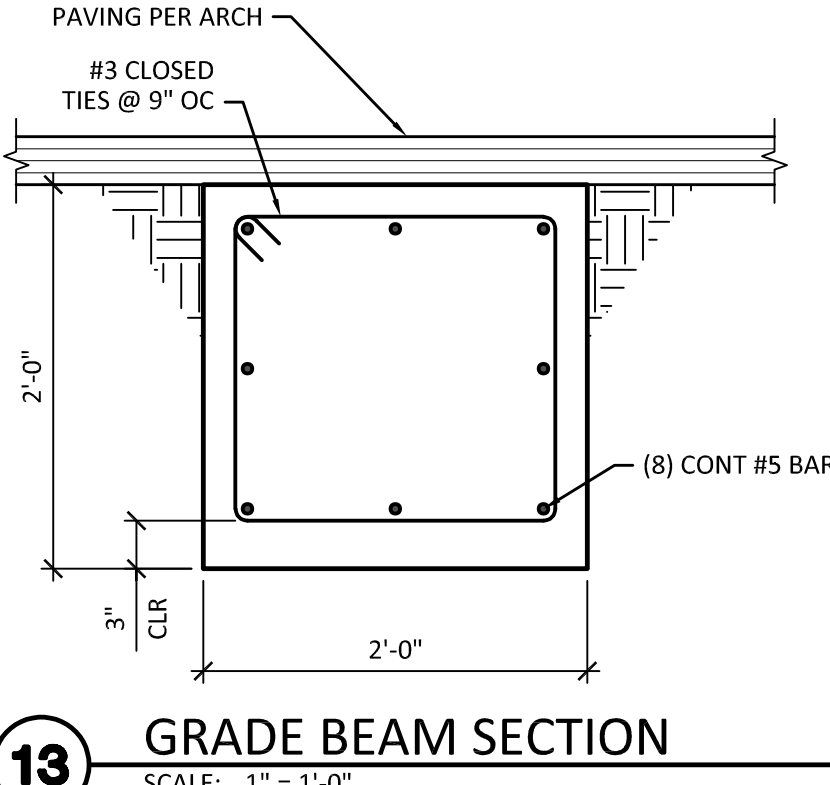
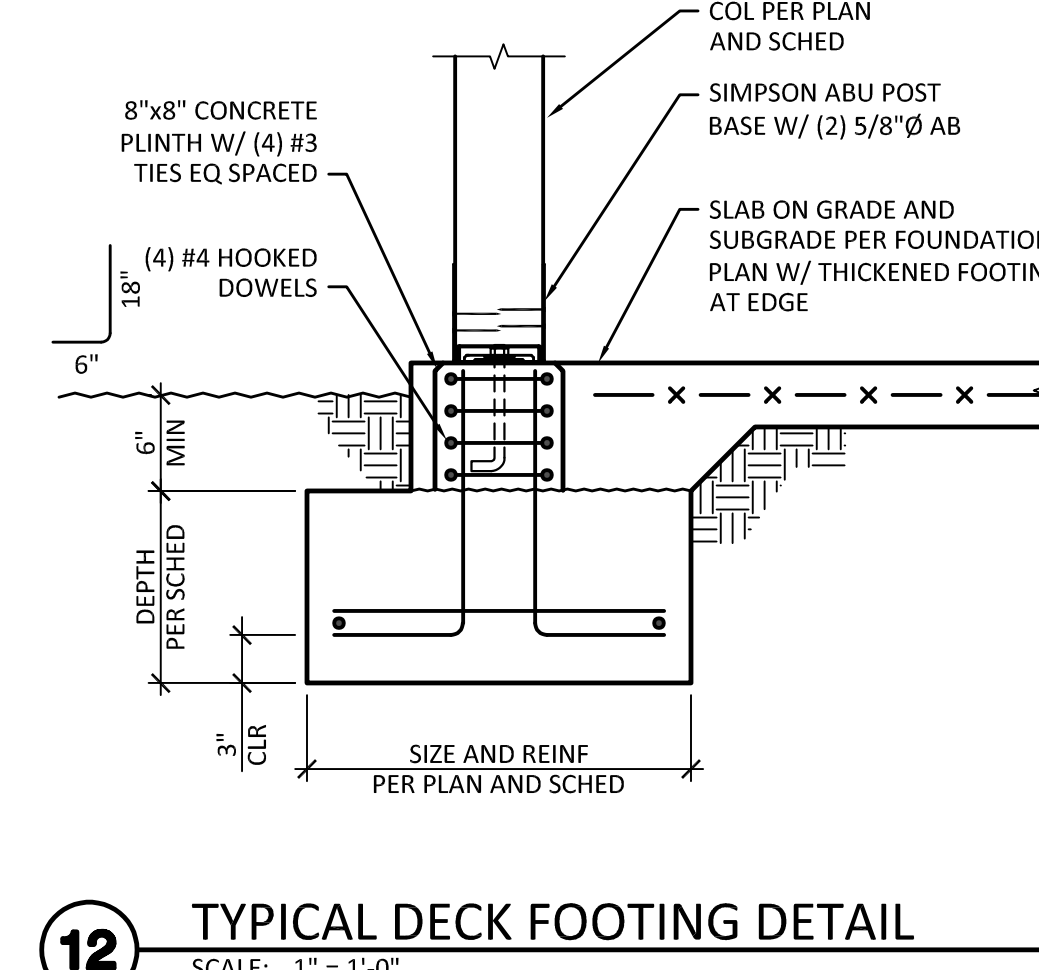
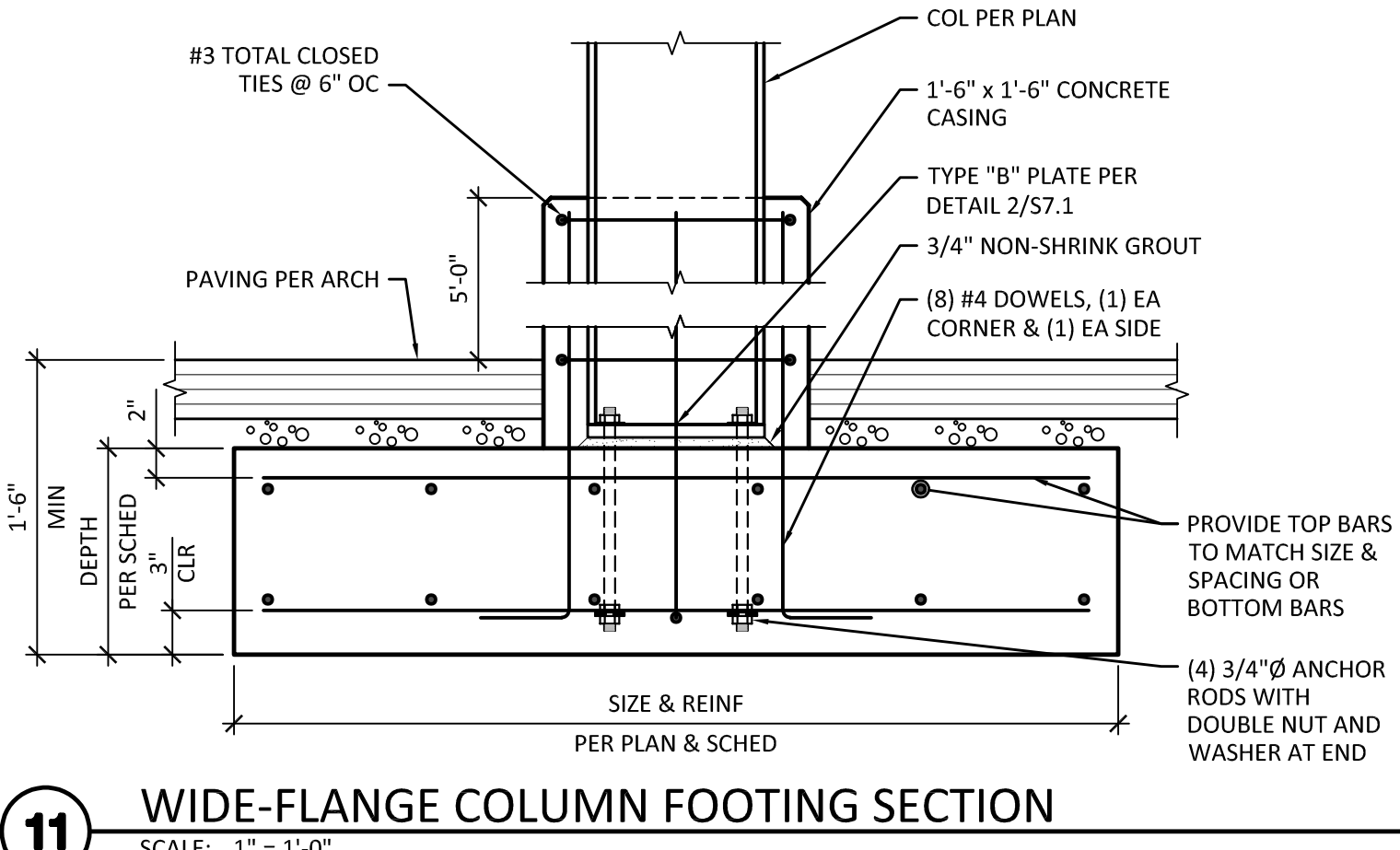
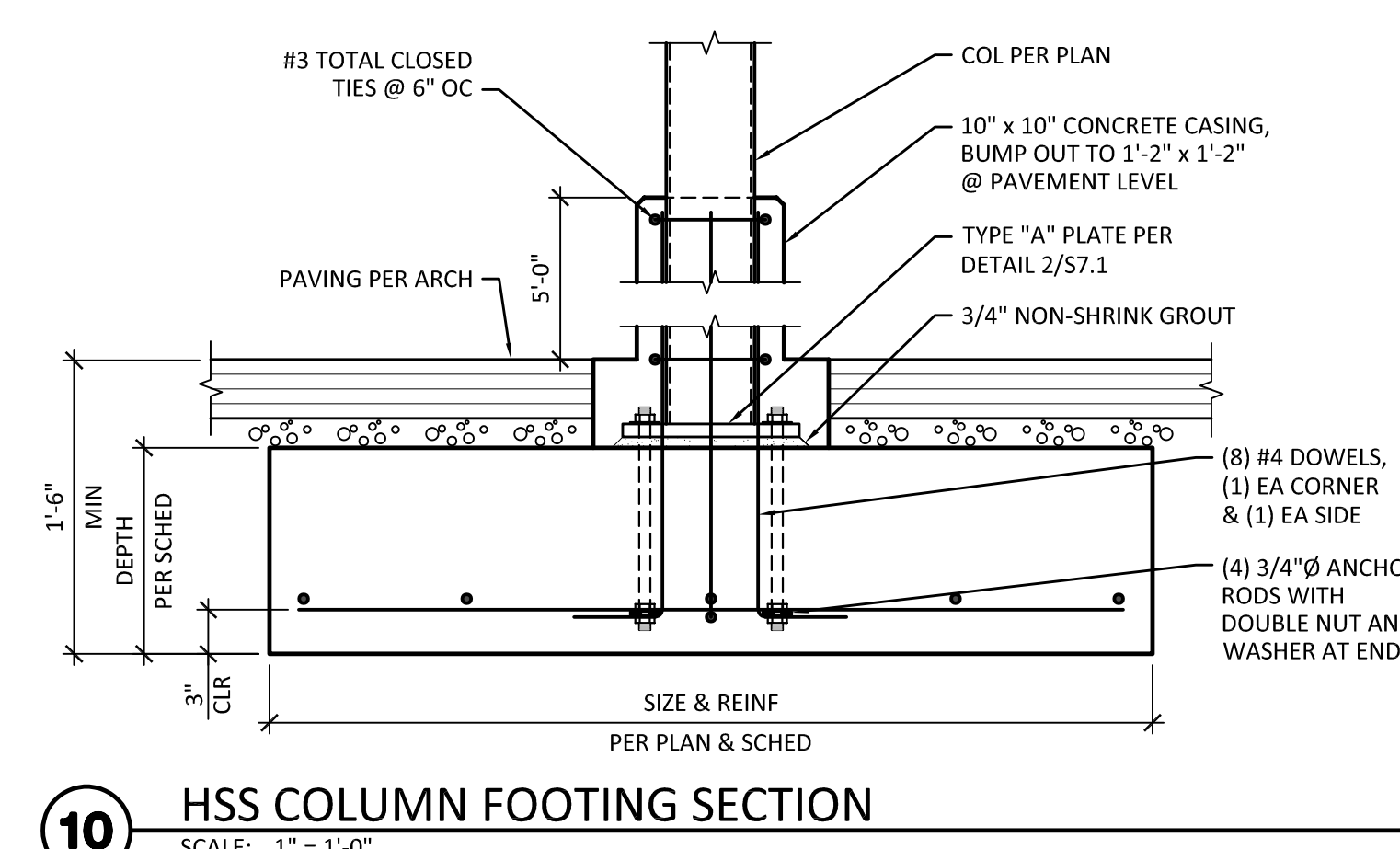
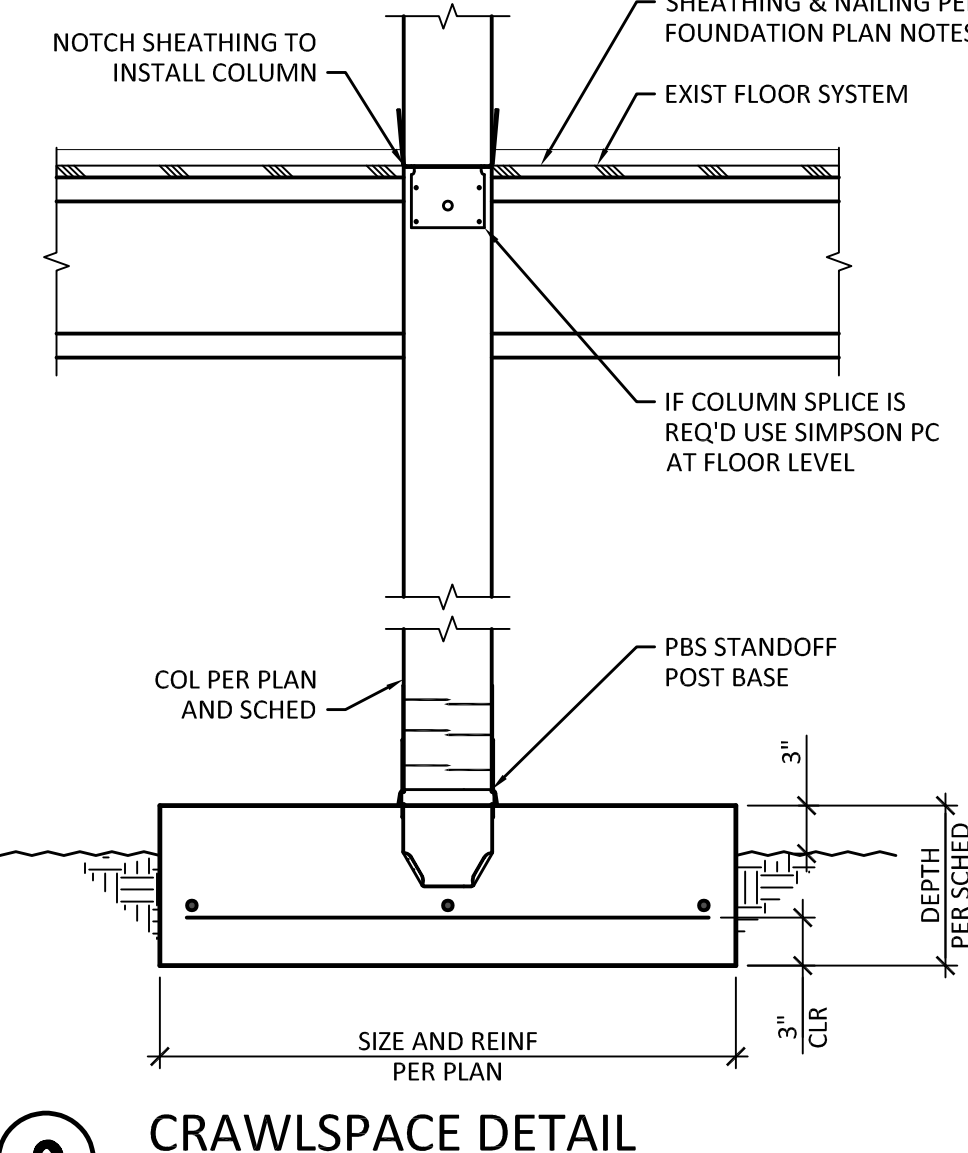
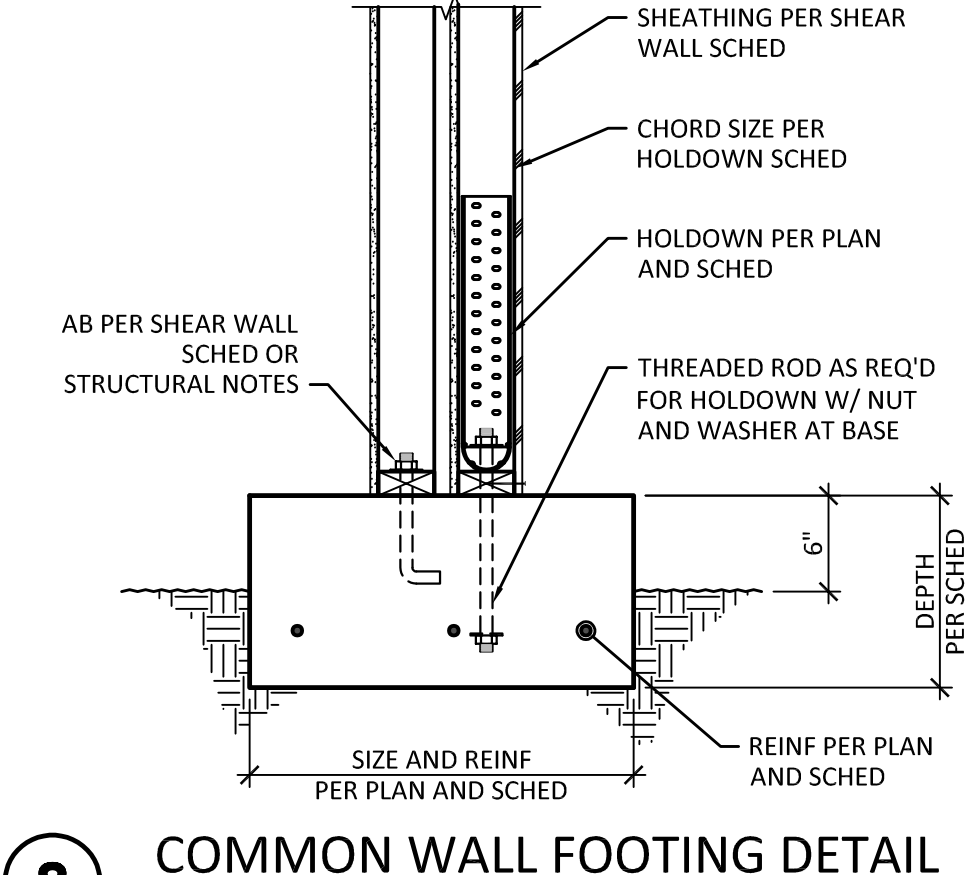
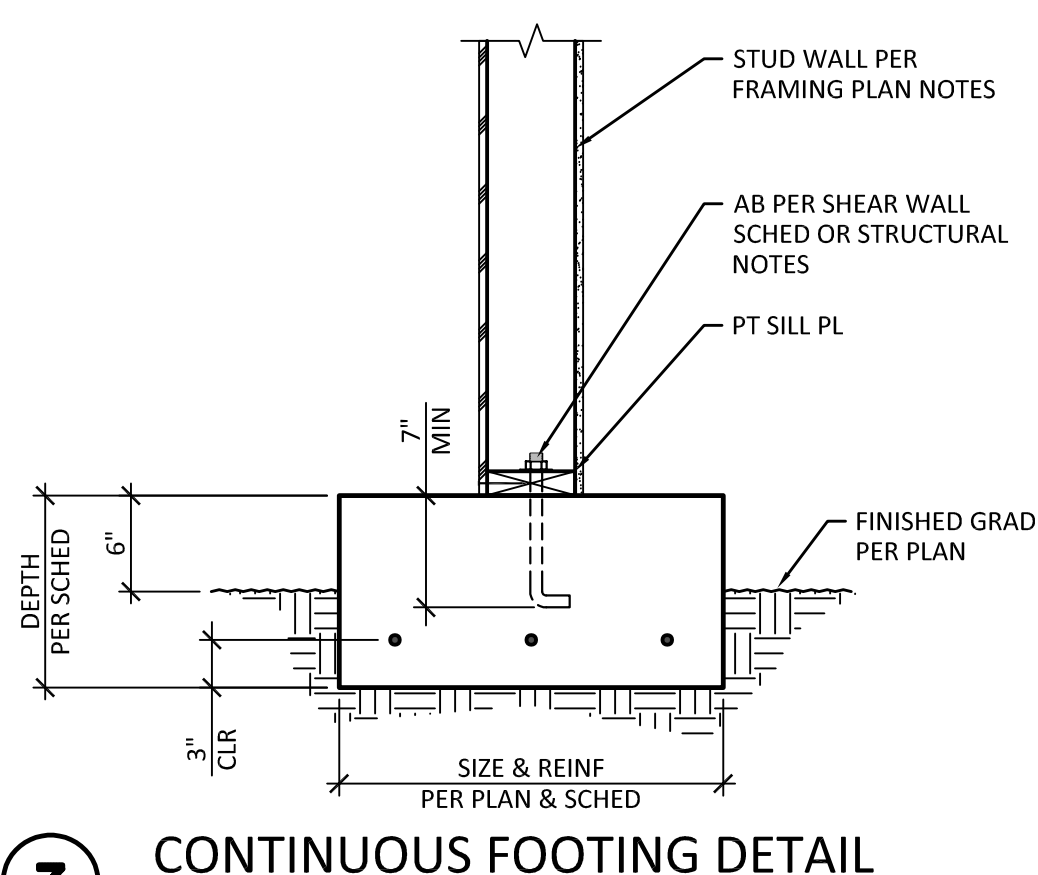
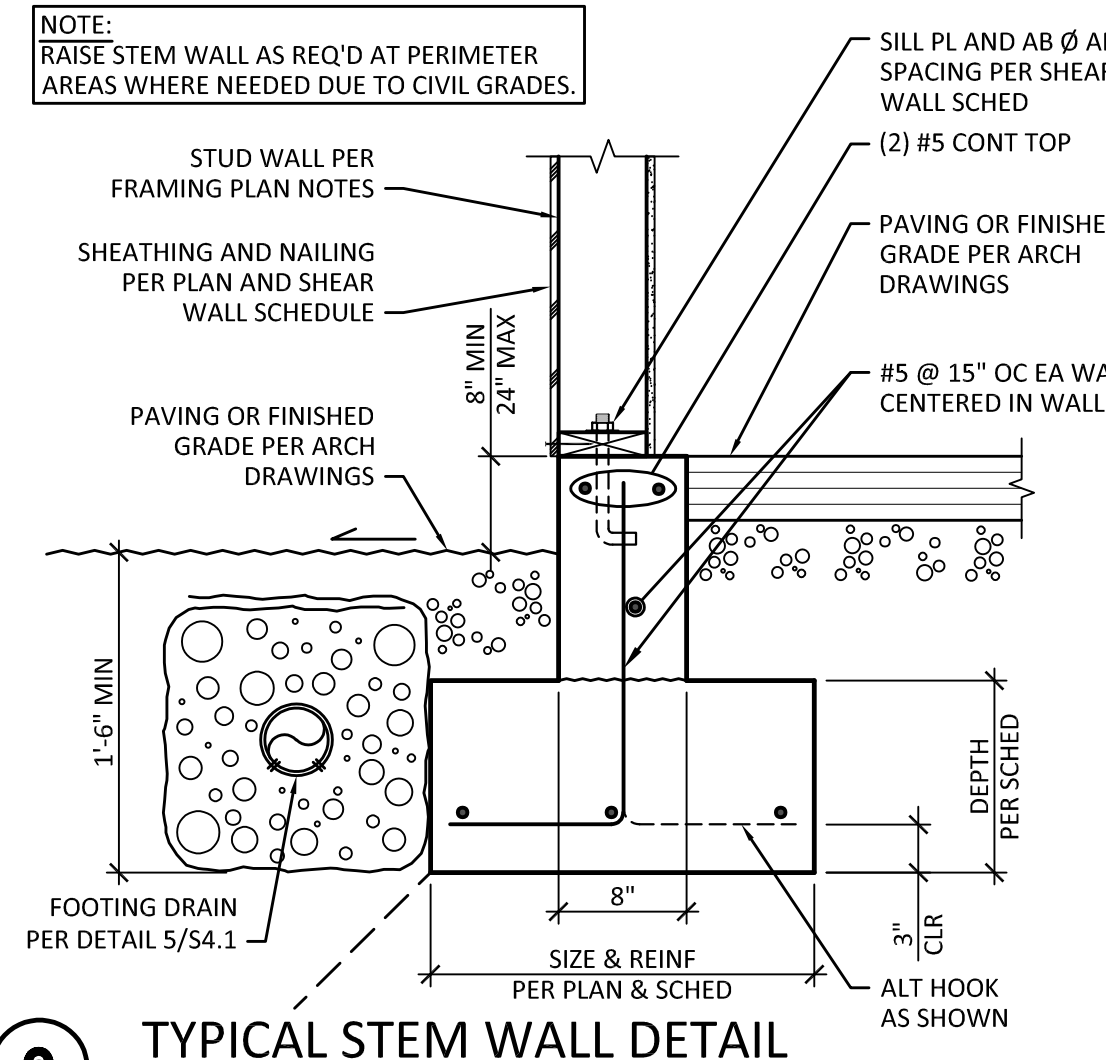
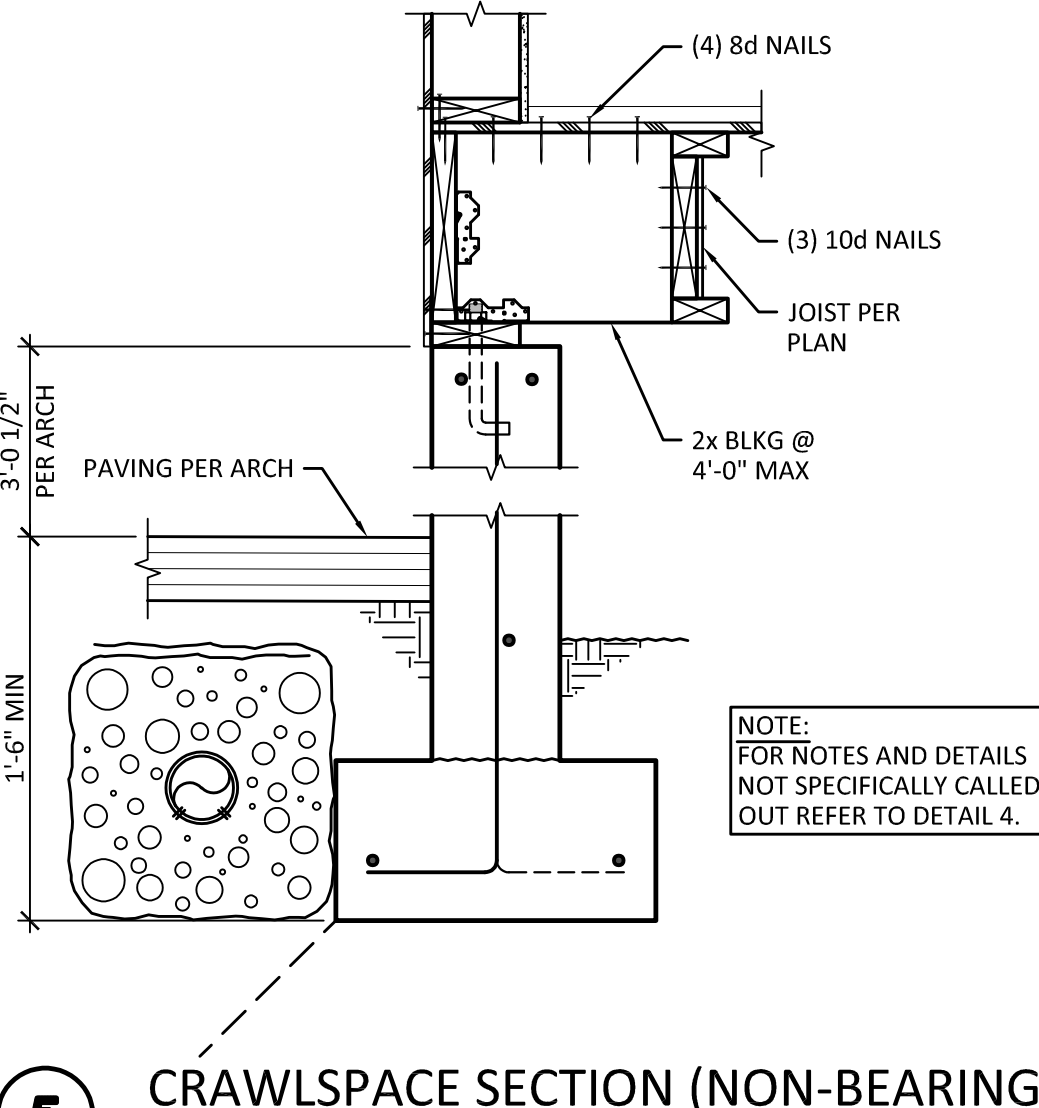
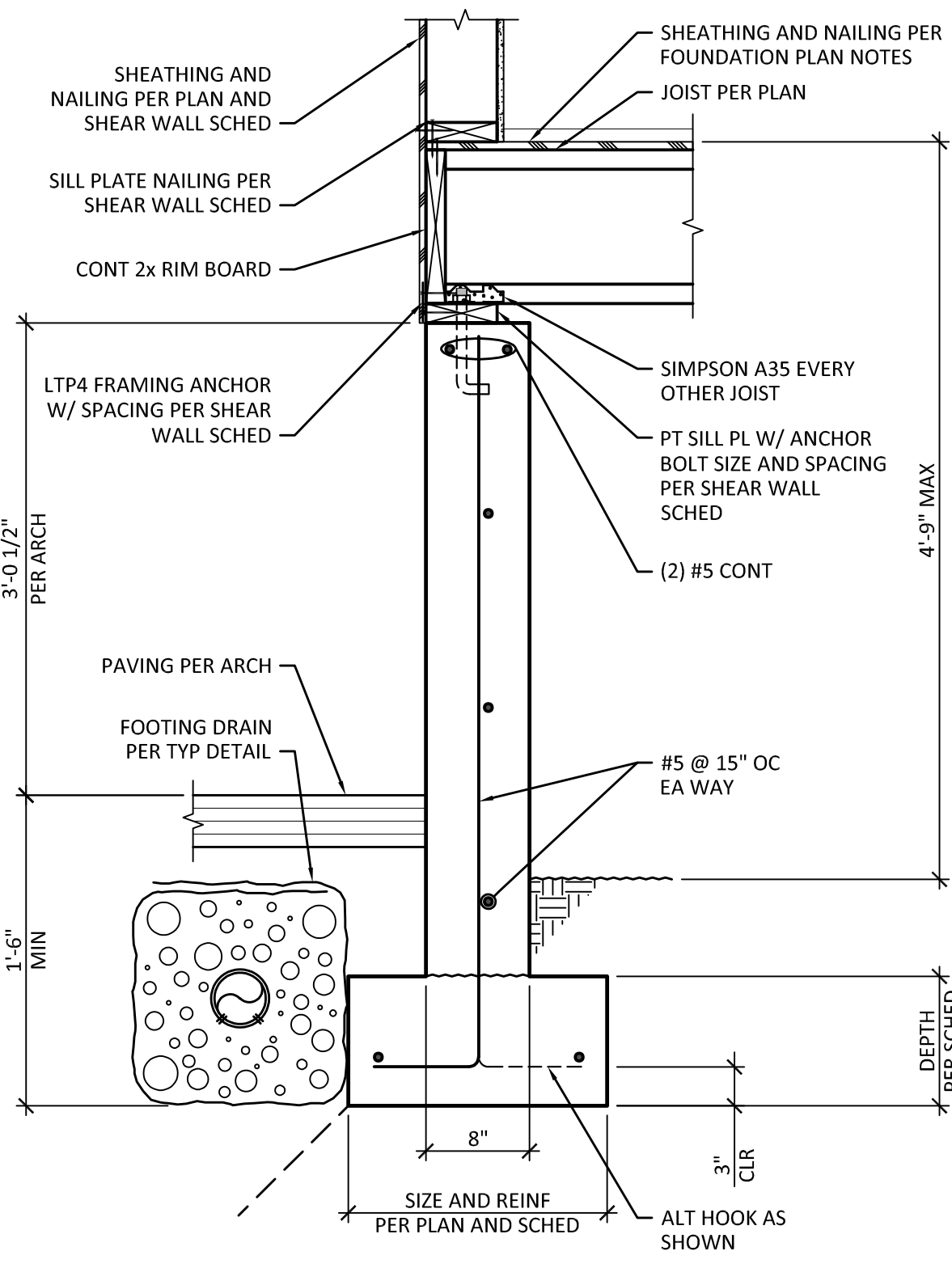
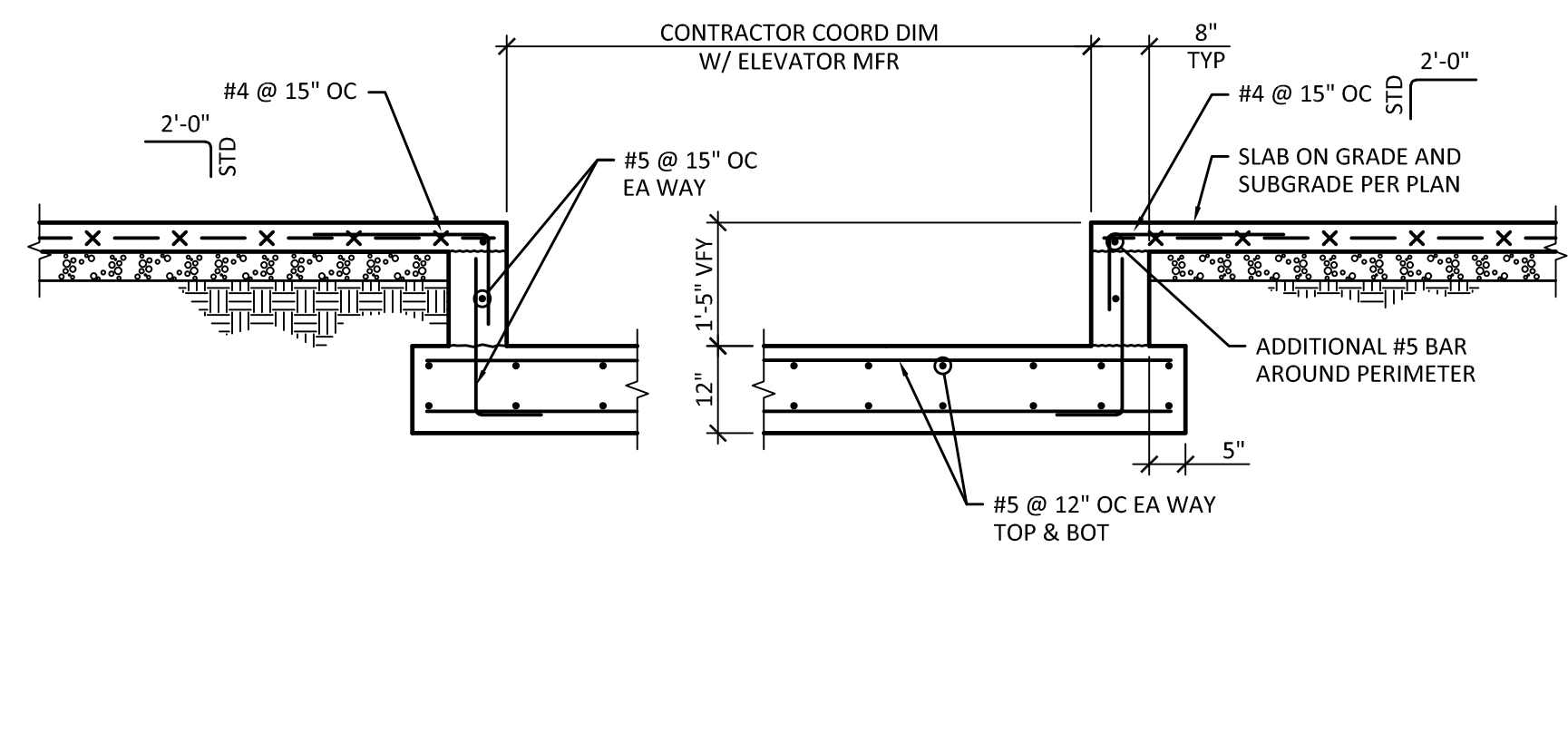
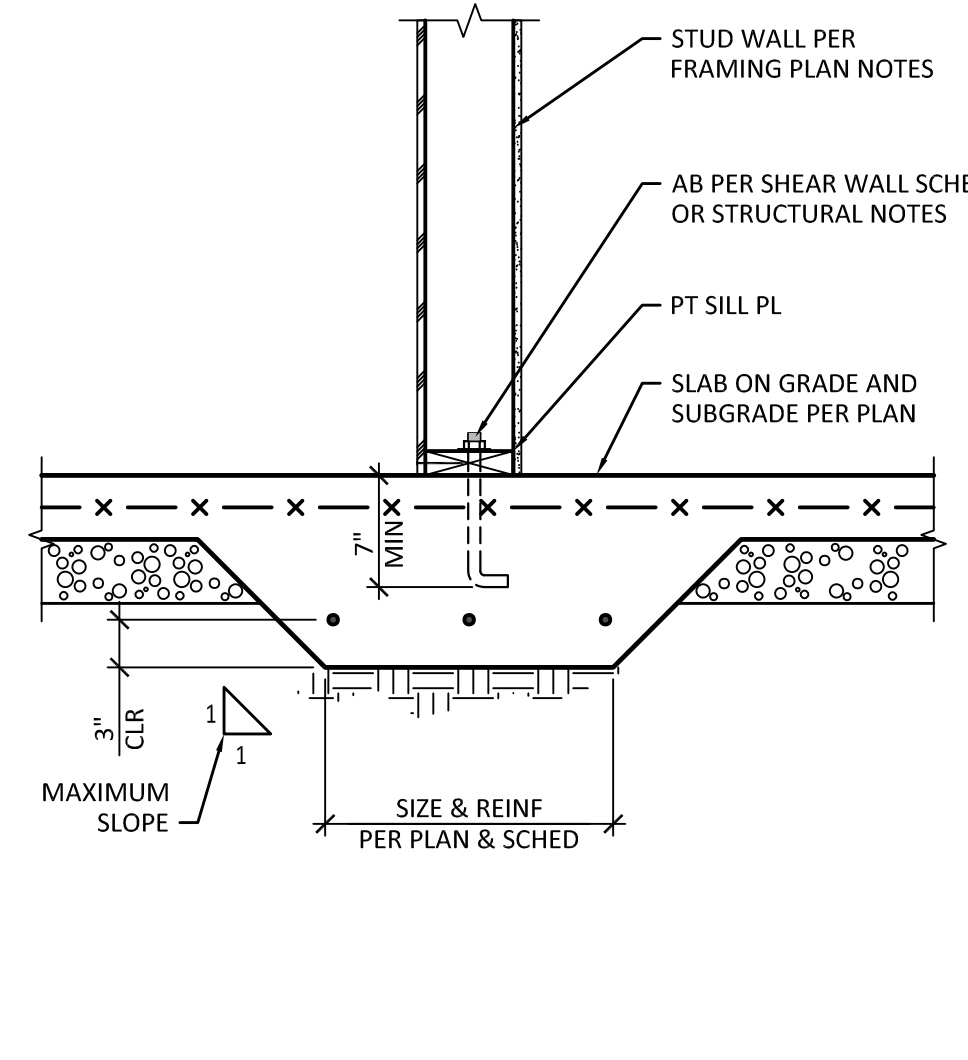
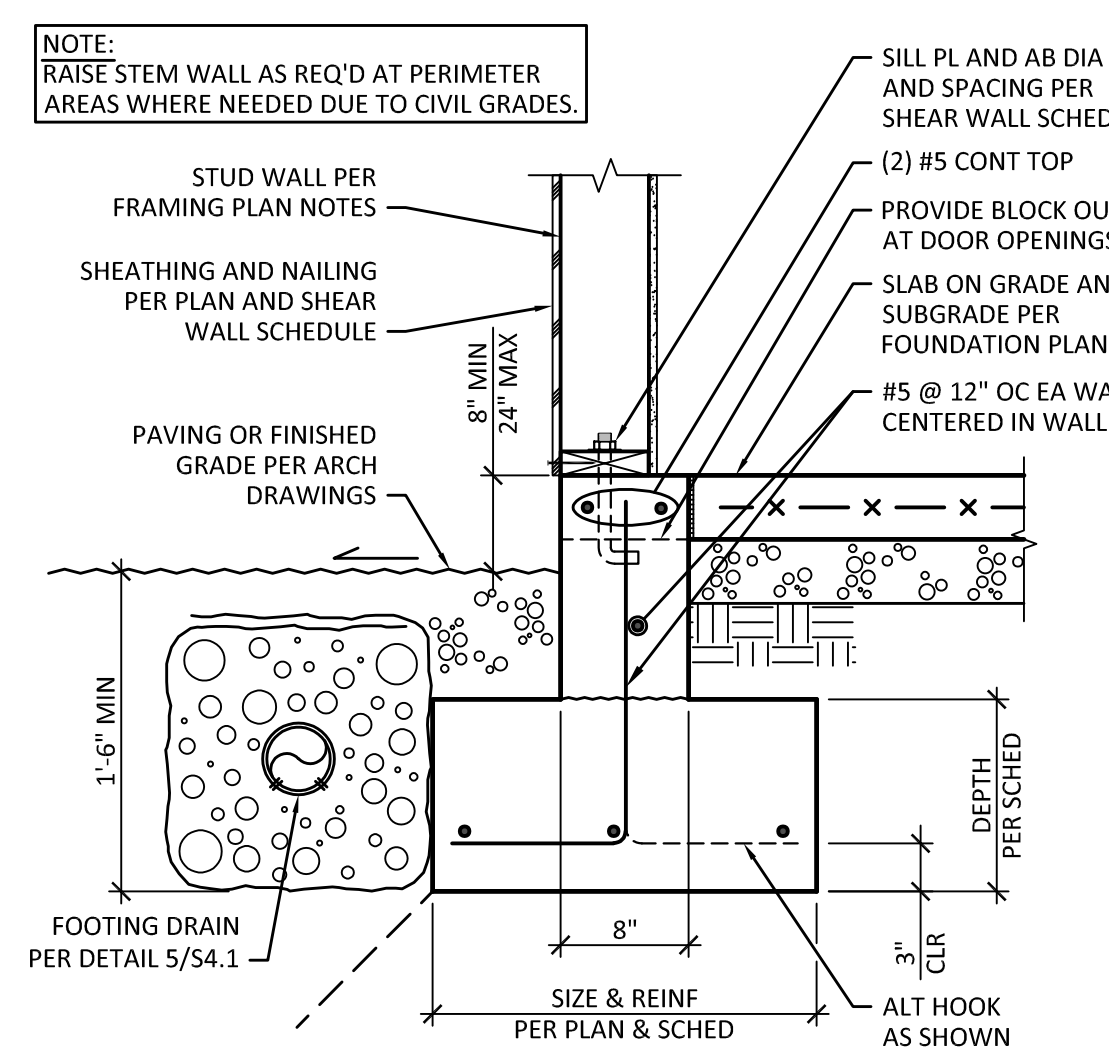
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DATE:	03/07/24		

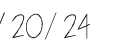
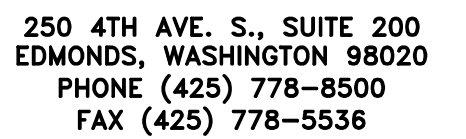
THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

FOUNDATION DETAILS

SHEET:

**S4.2**

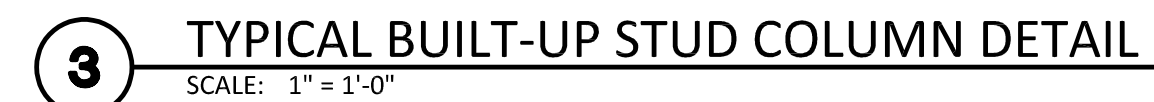
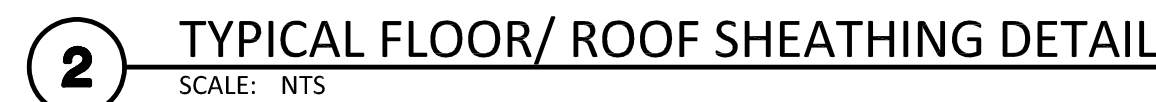




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CHECK:	JGG
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SHEET:

## S5.1







MARK	DATE	DESCRIPTION
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	08/12/24	PERMIT RESUBMITTAL
	12/20/24	PERMIT RESUBMITTAL

THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

WOOD FRAMING DETAILS

FILE NAME:

## S5.2





12/20/24

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	08/12/24	PERMIT RESUBMITTAL
	12/20/24	PERMIT RESUBMITTAL
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JOB NO:		23154.10
DATE:		03/07/24

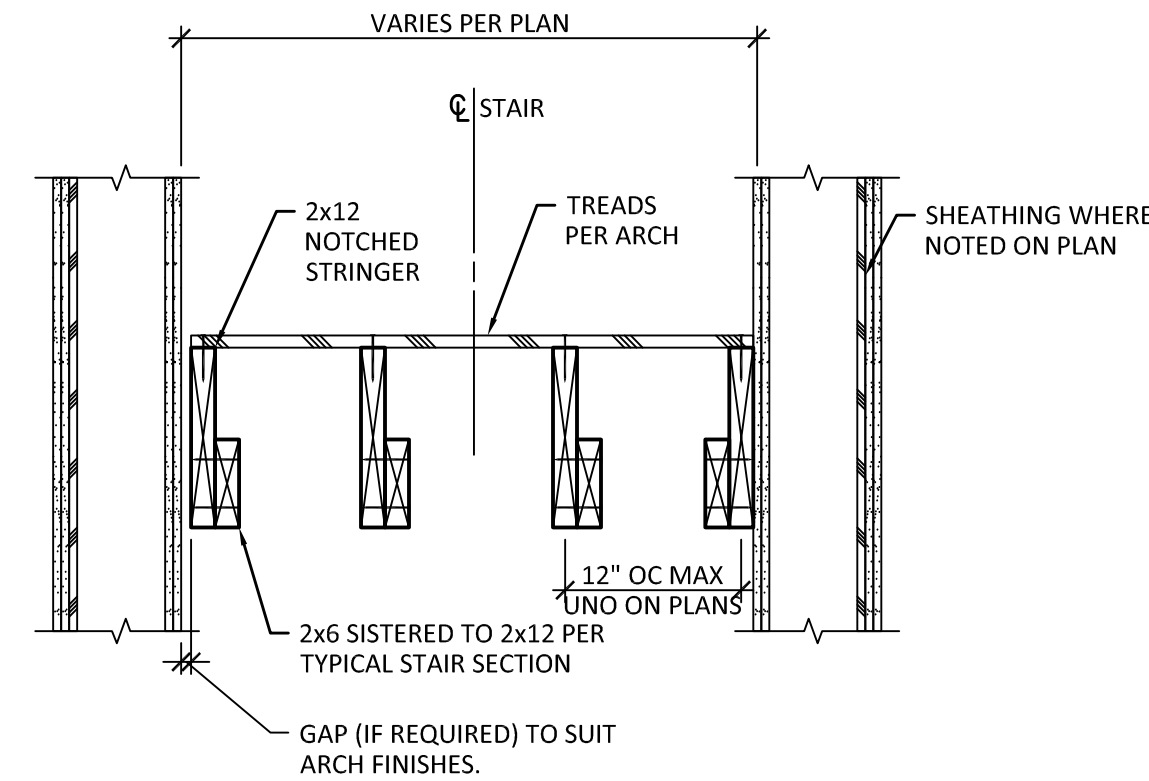
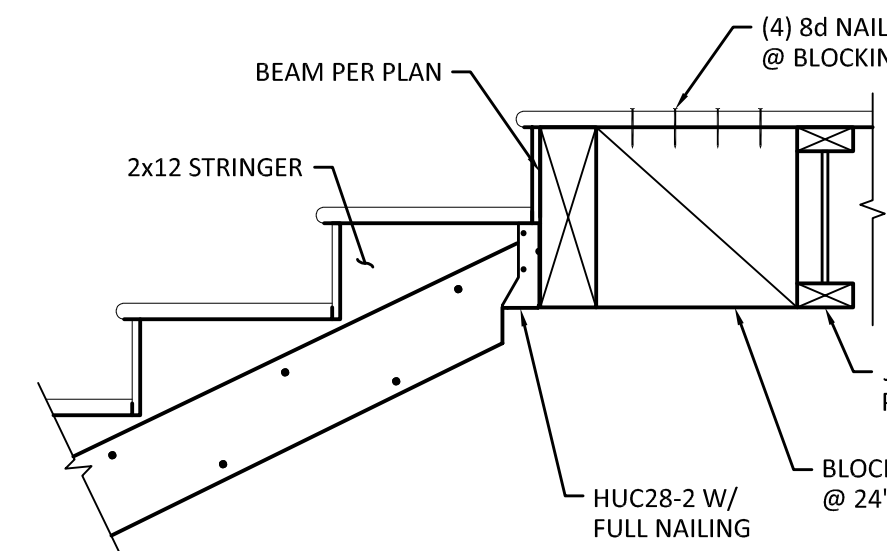
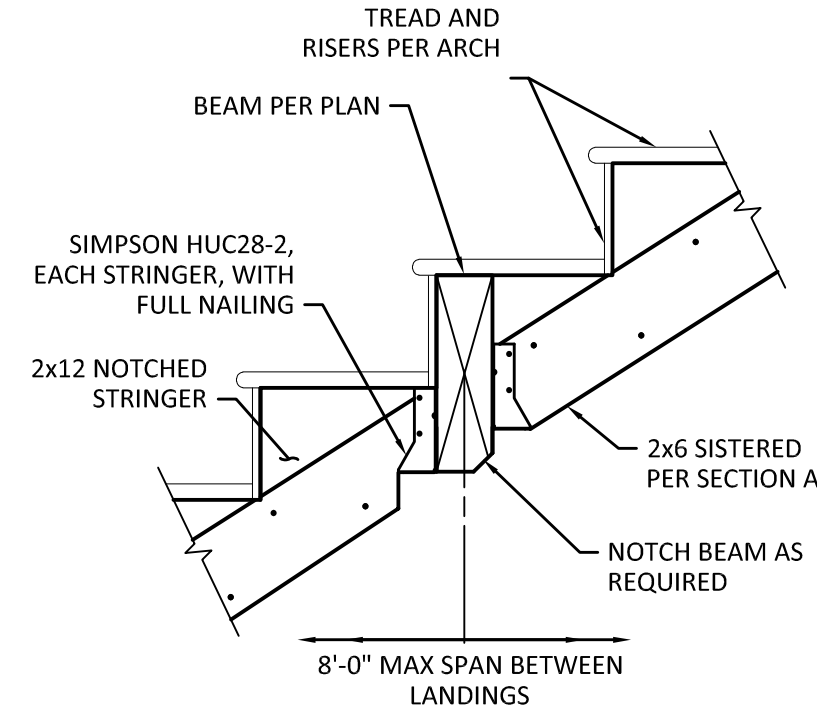
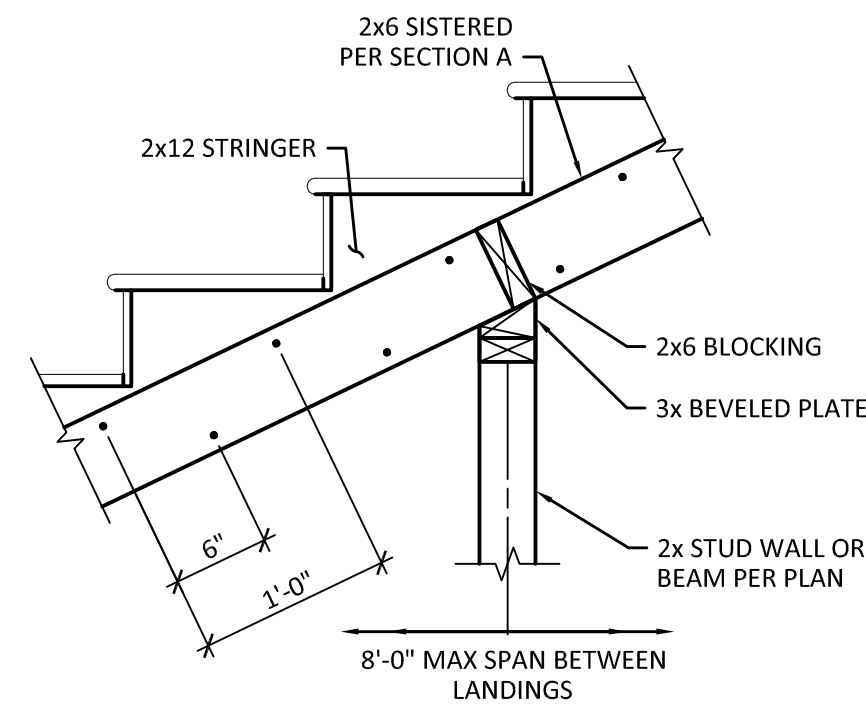
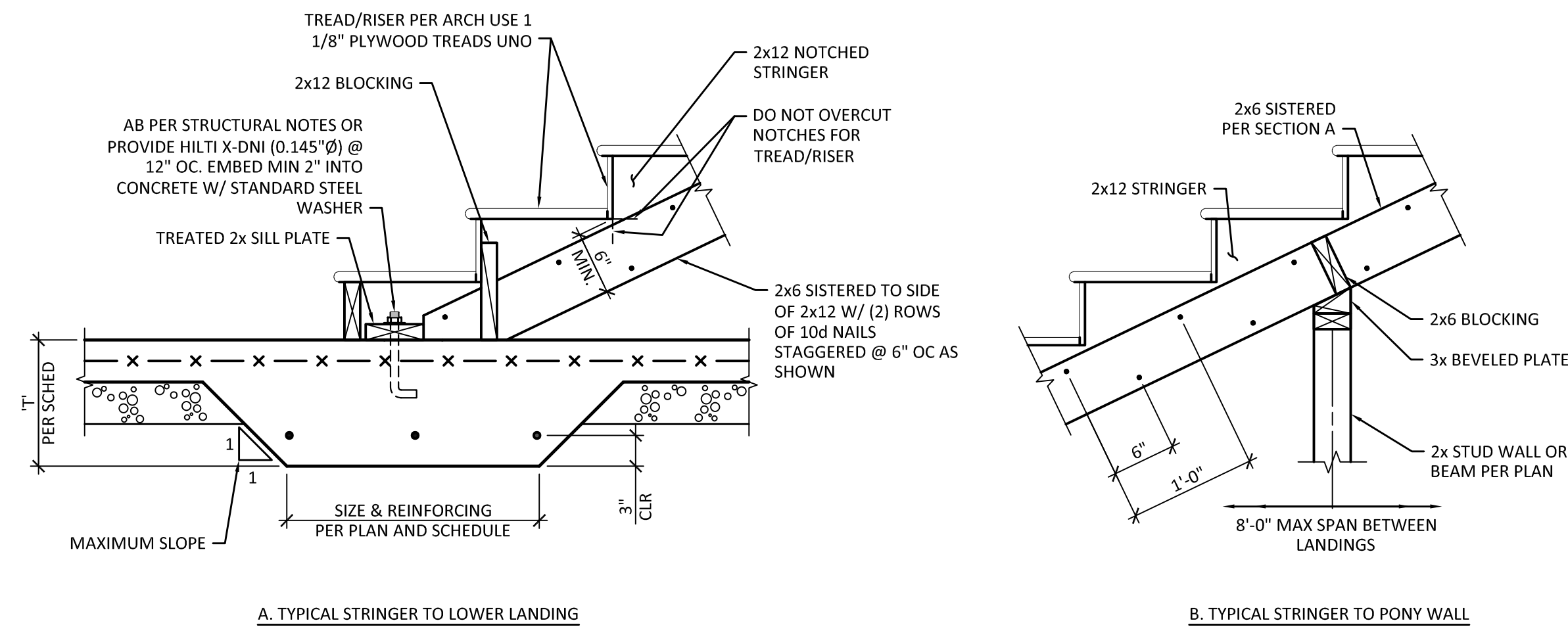
THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

WOOD FRAMING DETAILS

FILE NAME:

SHEET:

**S5.3**

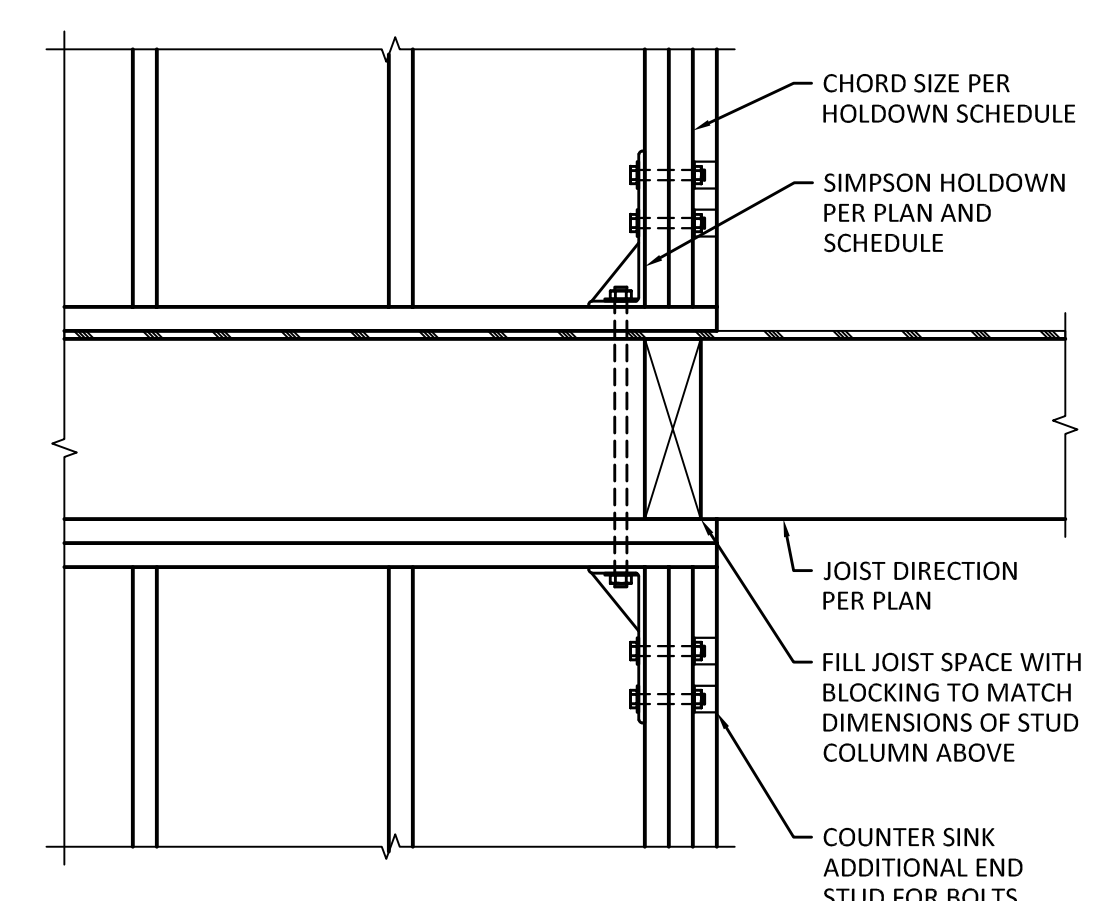
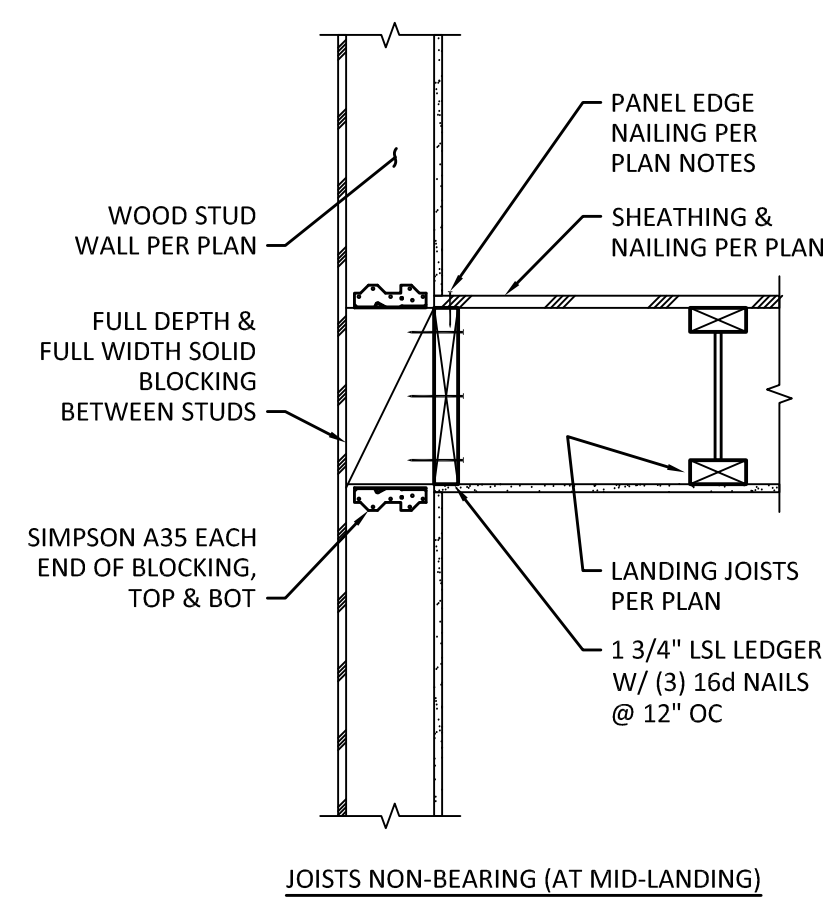
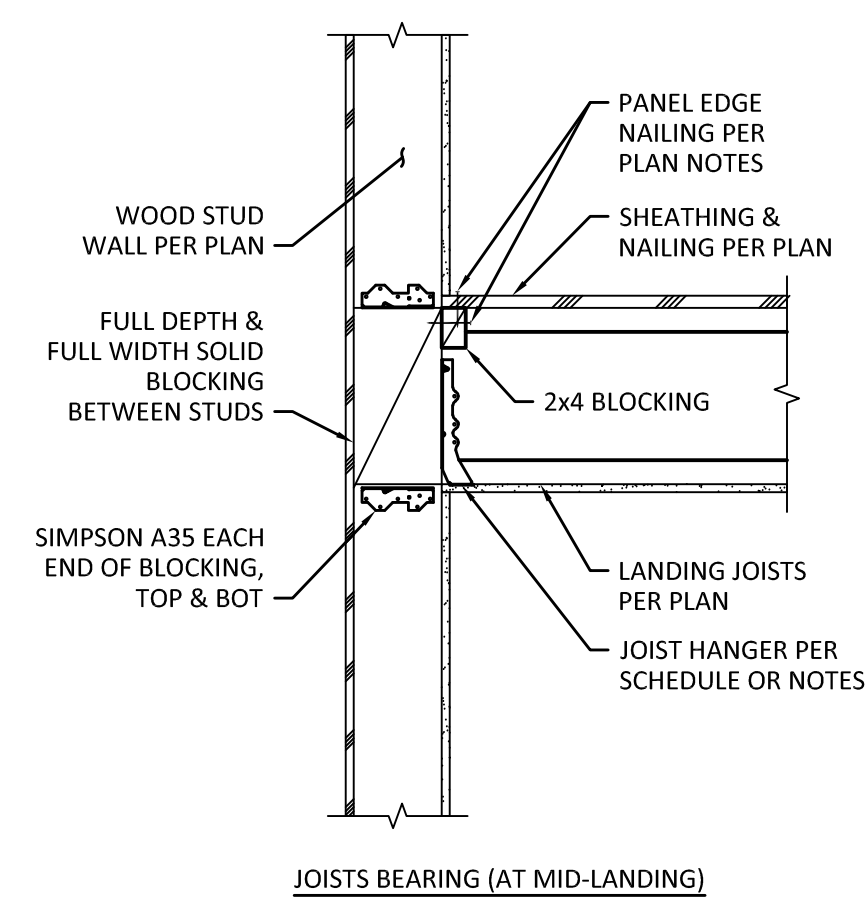
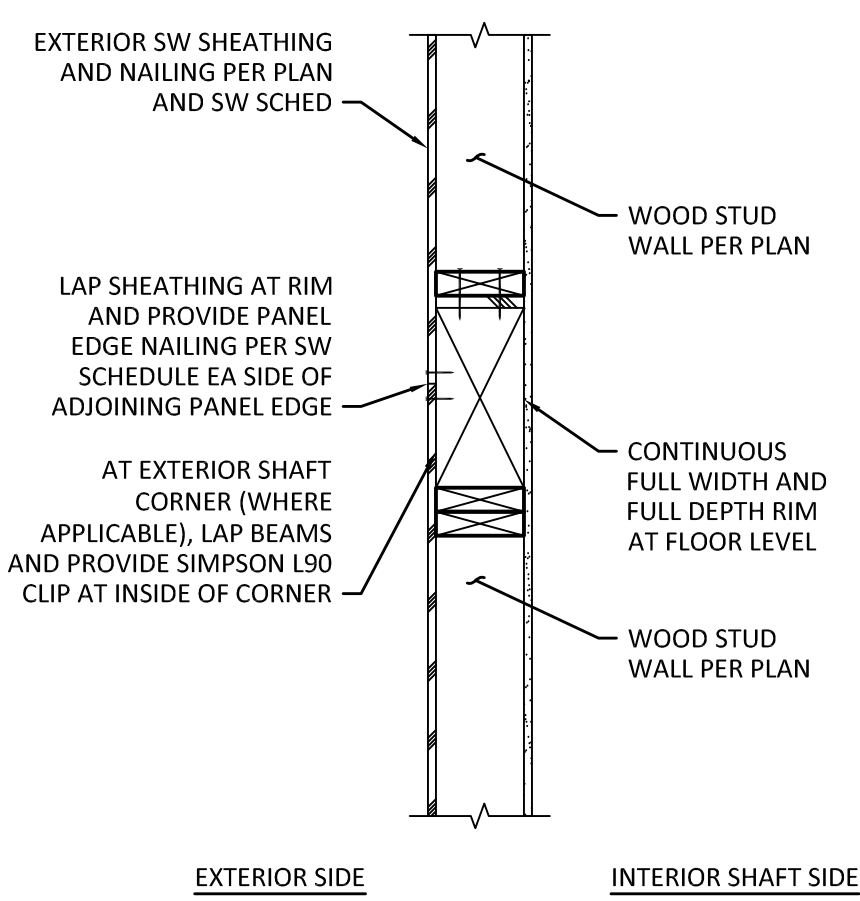
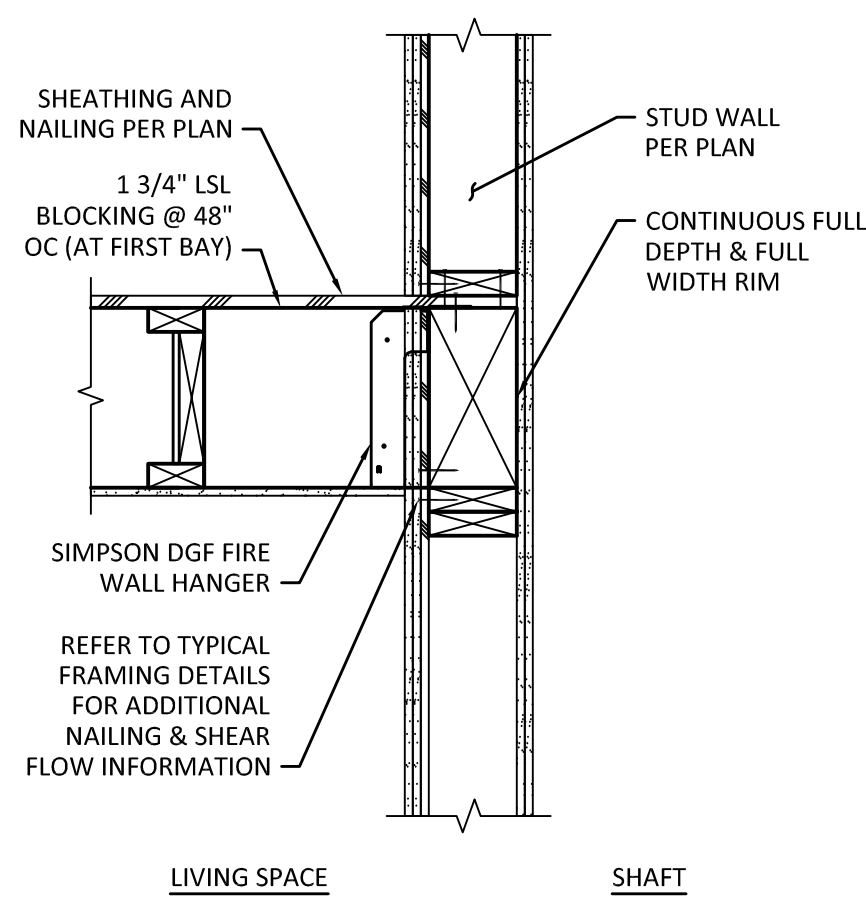
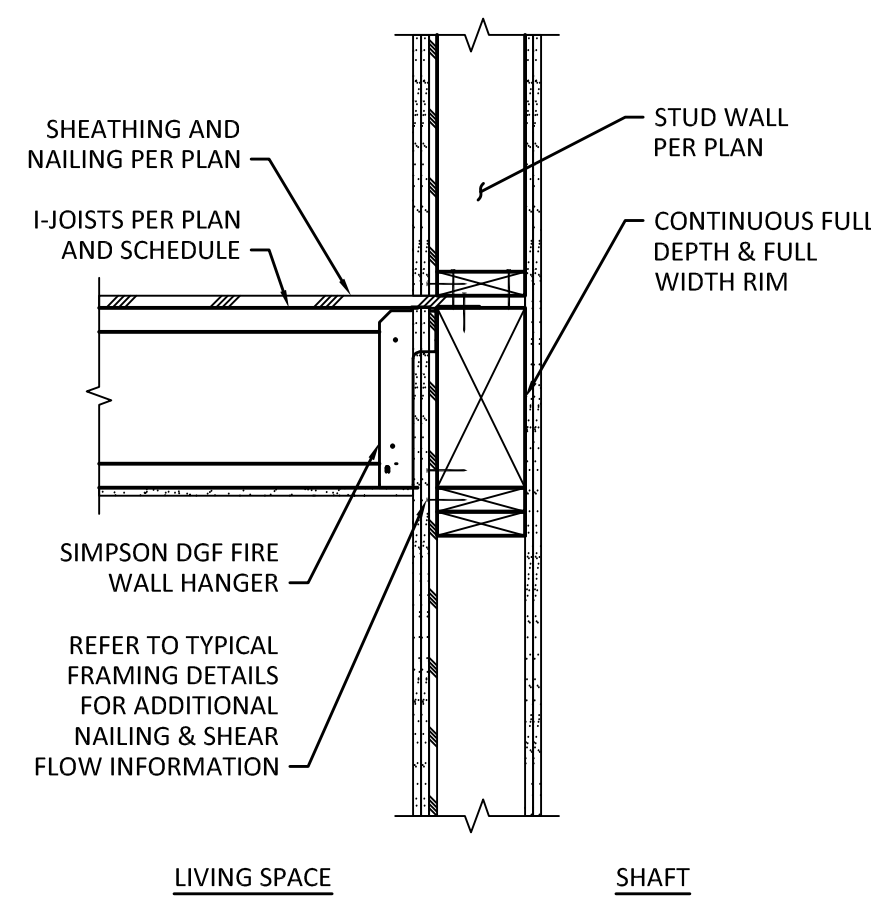


## 1 TYPICAL STAIR SECTIONS

SCALE: 1" = 1'-0"

## 2 TYPICAL STAIR SECTION

SCALE: 1" = 1'-0"

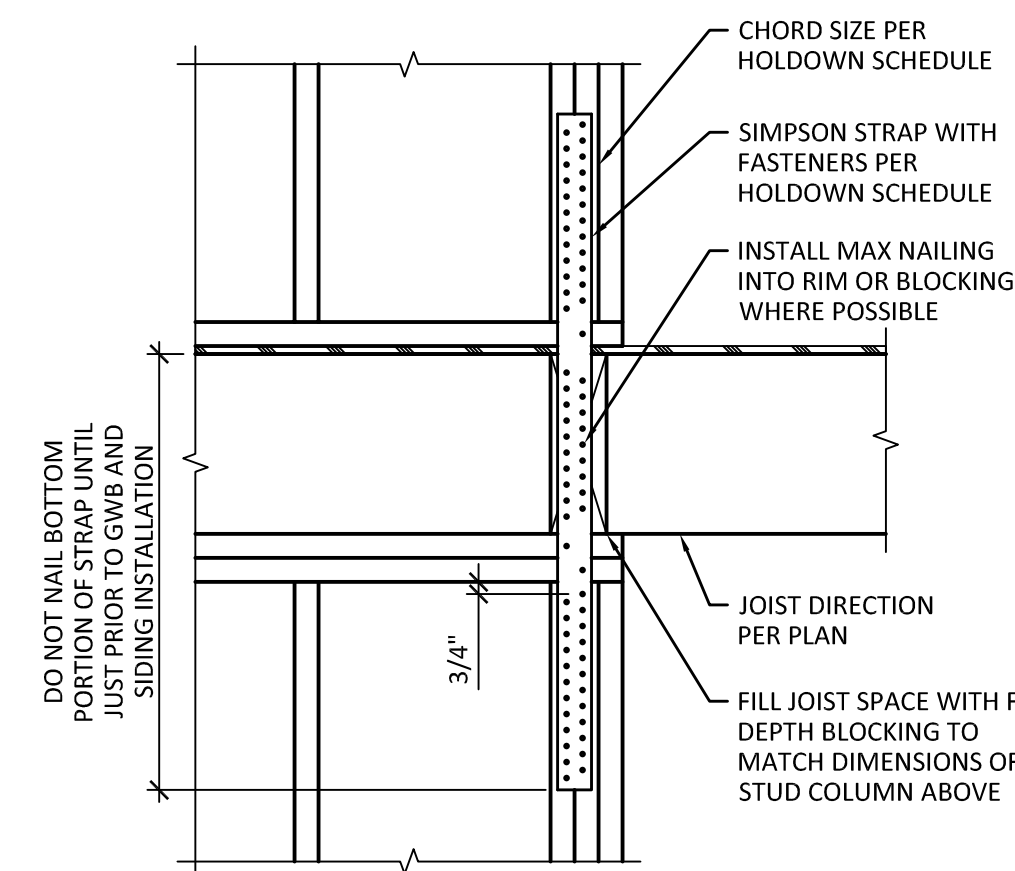


## 3 STAIRWAY & SHAFT SECTIONS

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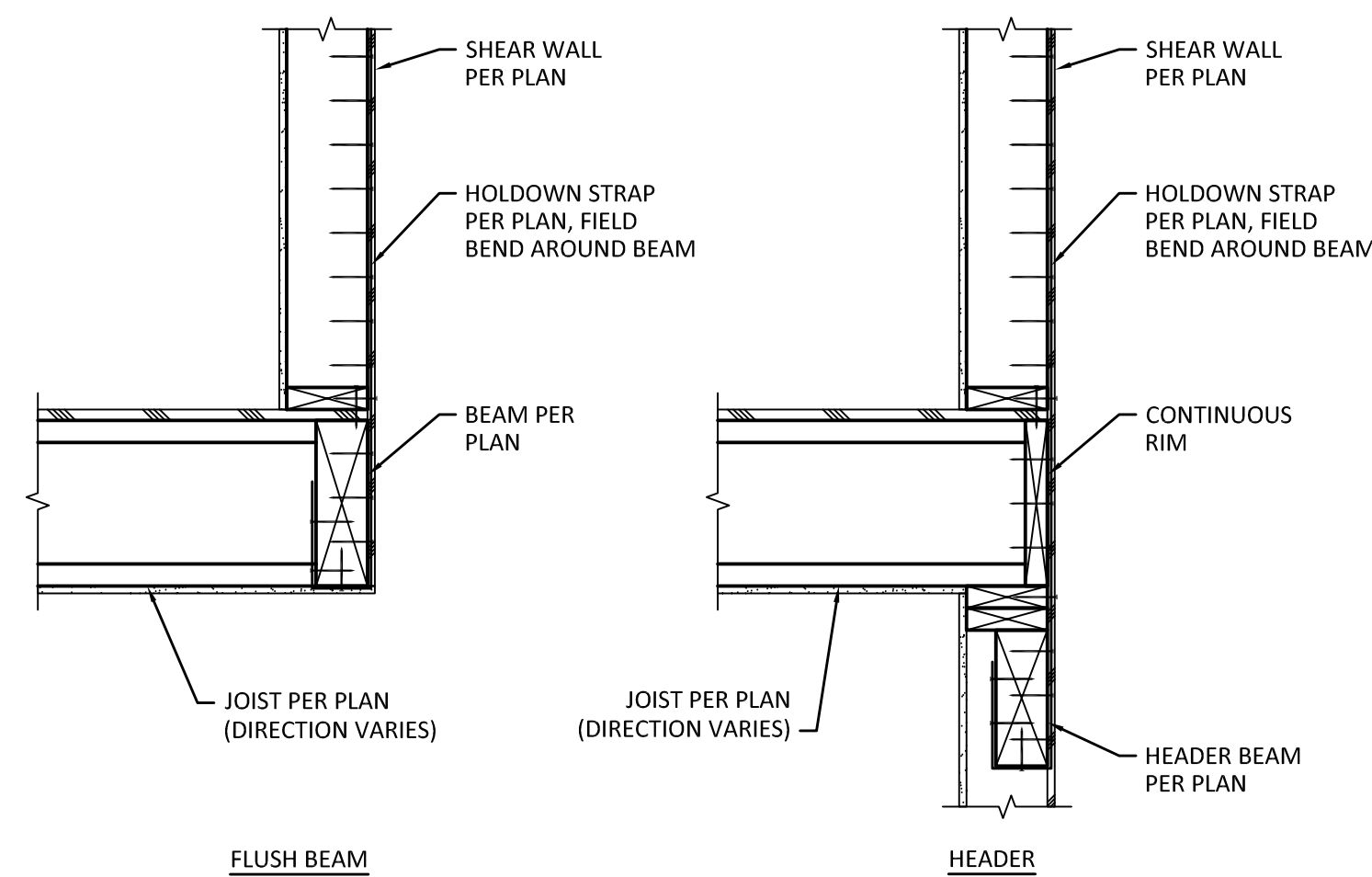
## 4 TYPICAL ROD HOLDOWN DETAIL

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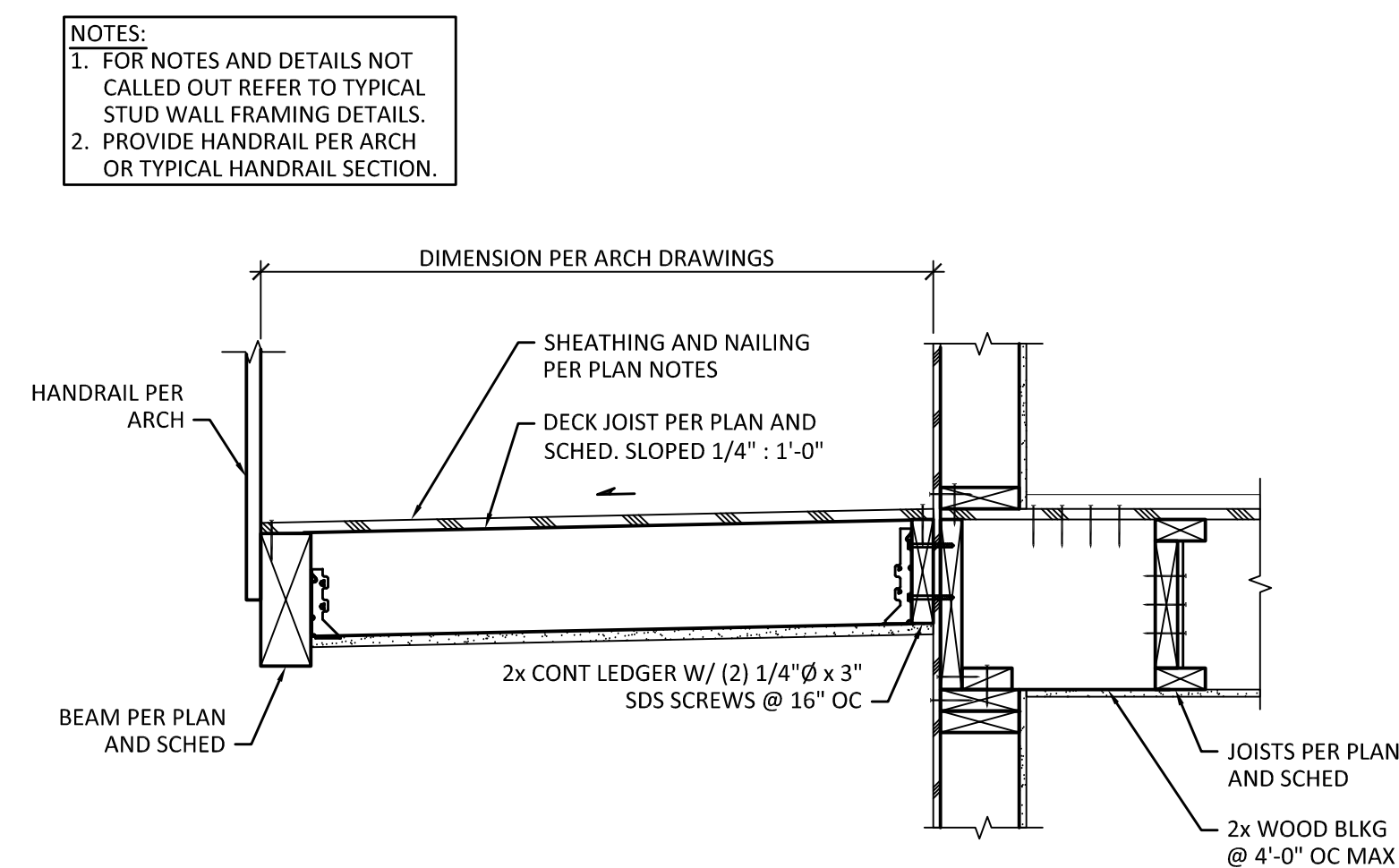
## 5 TYPICAL STRAP HOLDOWN DETAIL

SCALE: 1" = 1'-0"



## 6 TYPICAL STRAP HOLDOWN TO WOOD BEAM

SCALE: 1" = 1'-0"

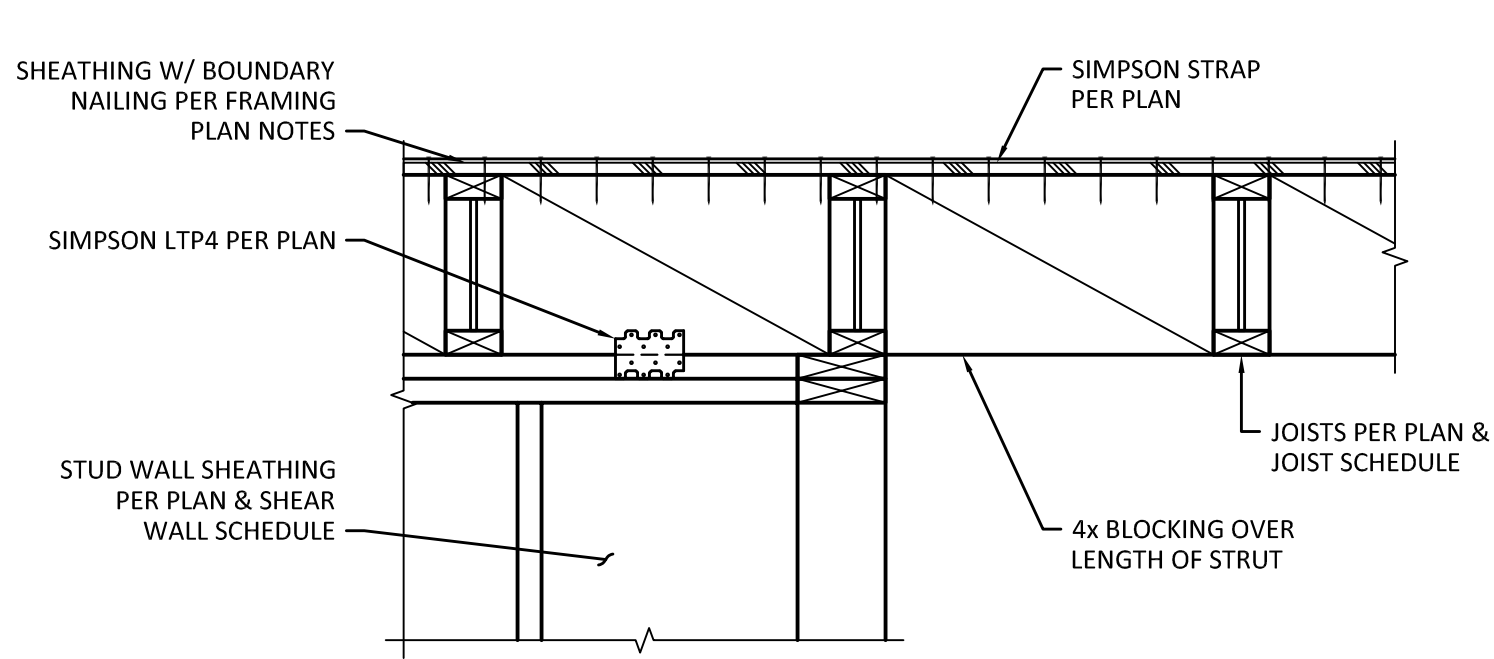


## 7 SECTION

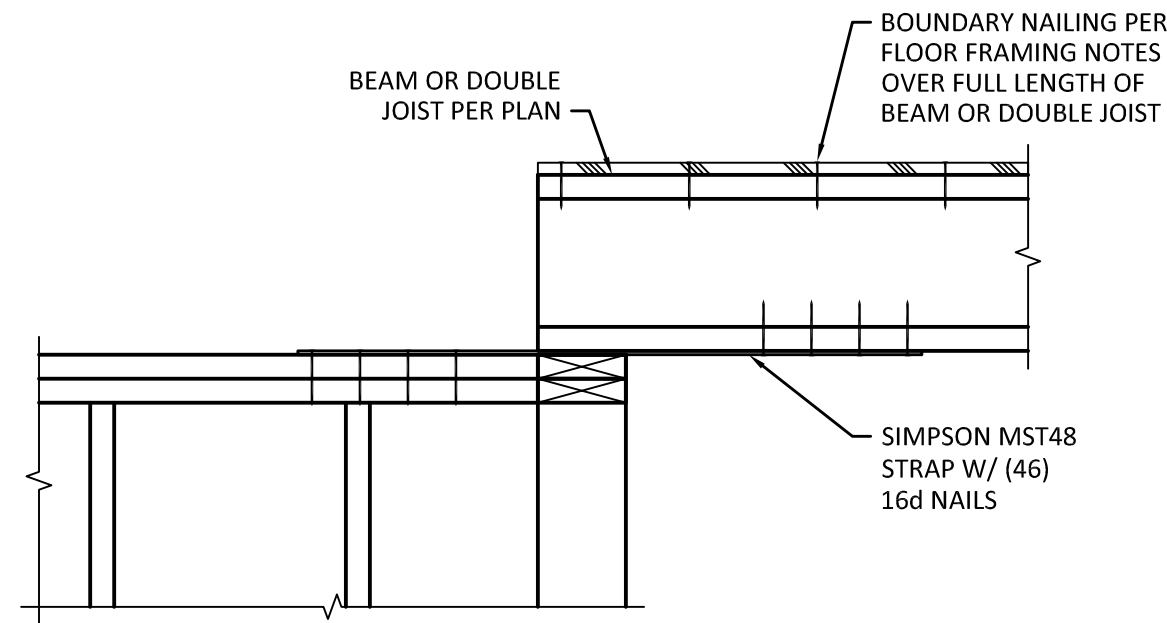
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NOTES:  
1. FOR NOTES AND DETAILS NOT CALLED OUT REFER TO TYPICAL STUD WALL FRAMING DETAILS.  
2. PROVIDE HANDRAIL PER ARCH OR TYPICAL HANDRAIL SECTION.

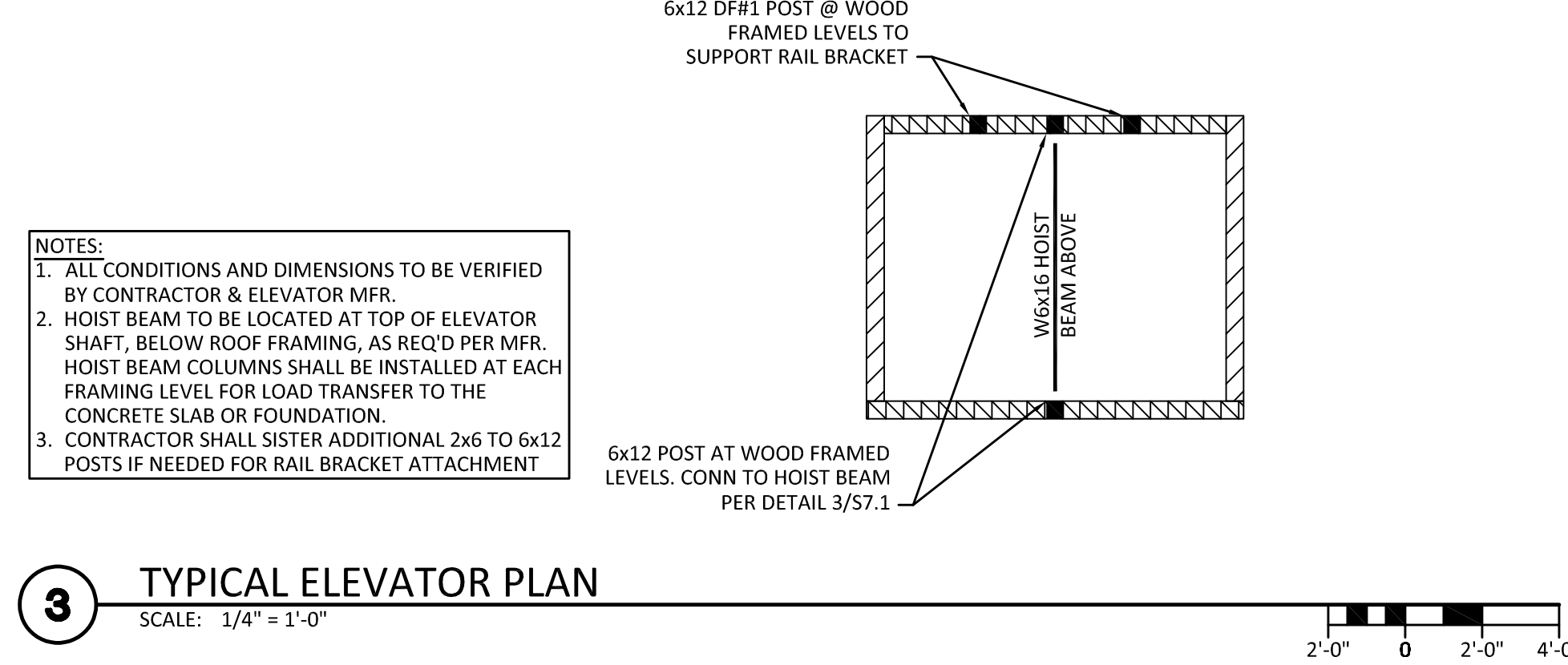




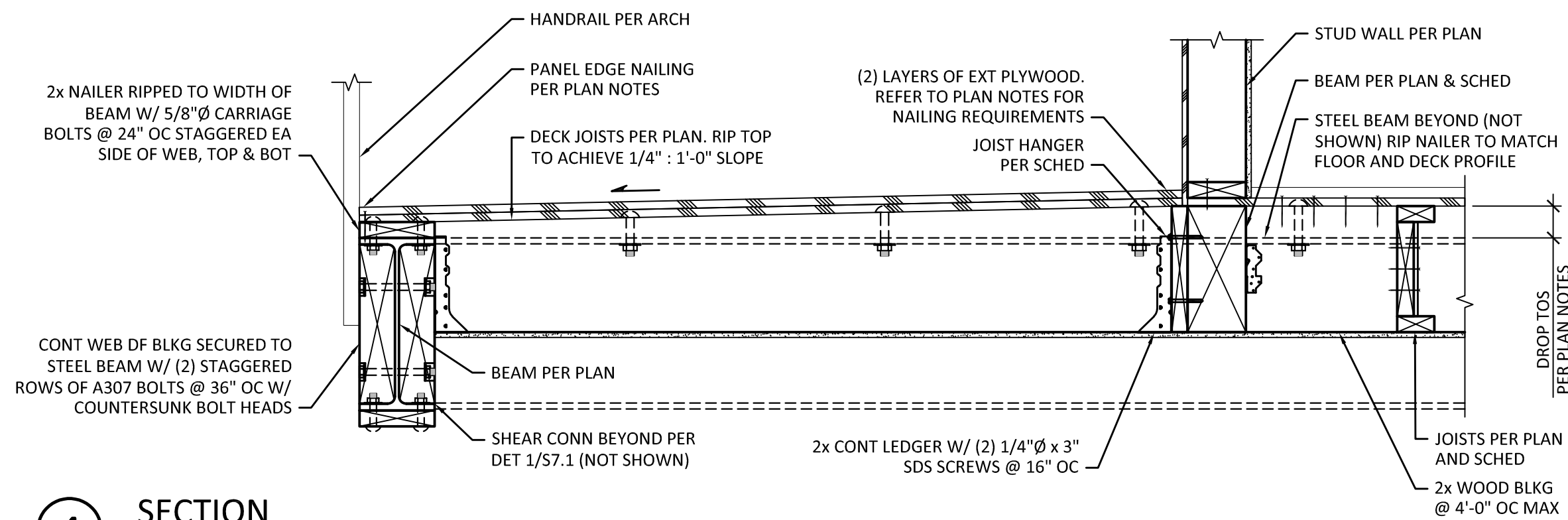
**1** TYPICAL DRAG STRUT DETAIL  
SCALE: 1" = 1'-0"



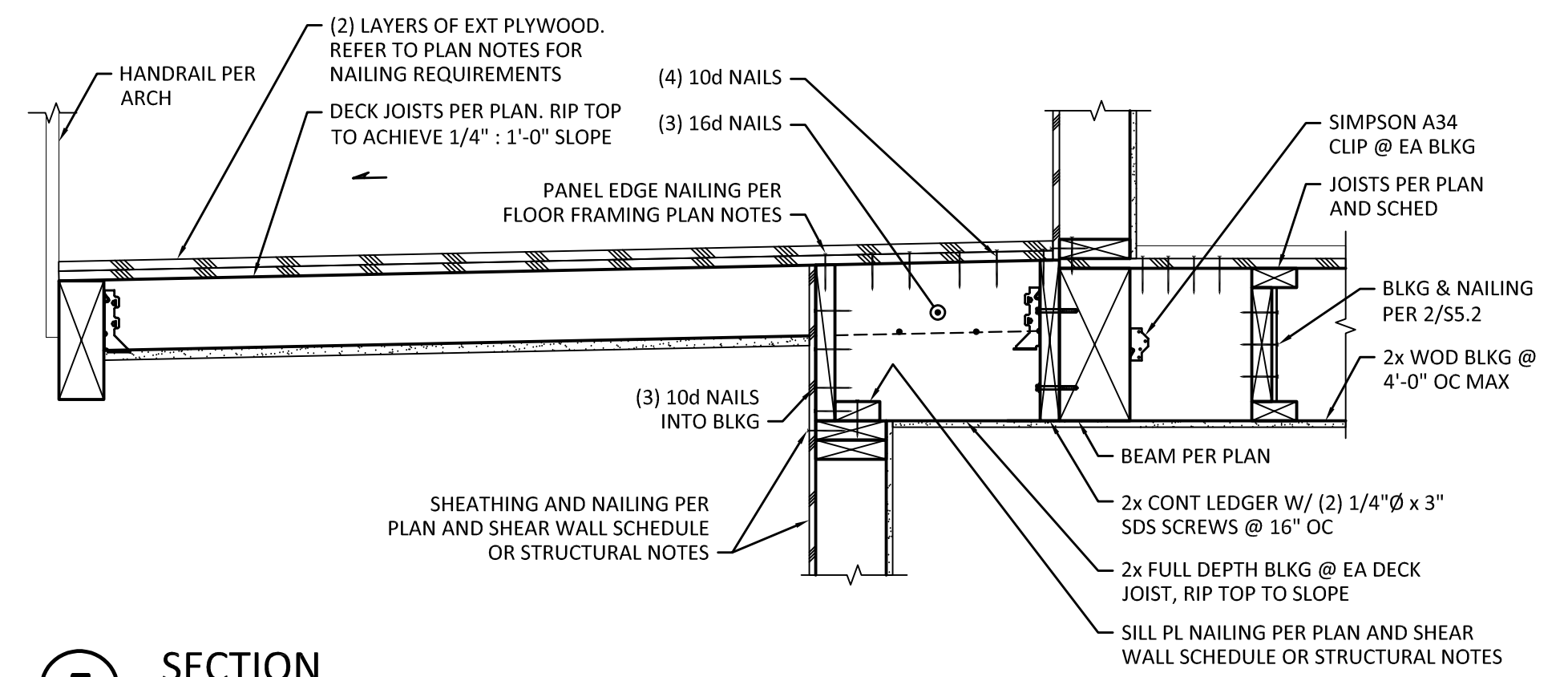
**2** TYPICAL DRAG STRUT CONNECTION DETAIL  
SCALE: 1" = 1'-0"



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



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



**5** SECTION  
SCALE: 1" = 1'-0"

MARK	DATE	DESCRIPTION
	03/07/24	PERMIT SUBMITTAL
	08/12/24	PERMIT RESUBMITTAL
	12/20/24	PERMIT RESUBMITTAL

DESIGN:	LMS
DRAWN:	JOS
CHECK:	JGG
JOB NO:	23154.10
DATE:	03/07/24



12/20/24

MARK	DATE	DESCRIPTION
	03/07/24	PERMIT SUBMITTAL
	08/12/24	PERMIT RESUBMITTAL
	12/20/24	PERMIT RESUBMITTAL

DESIGN:	LMS
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CHECK:	JGG
JOB NO:	23154.10
DATE:	03/07/24

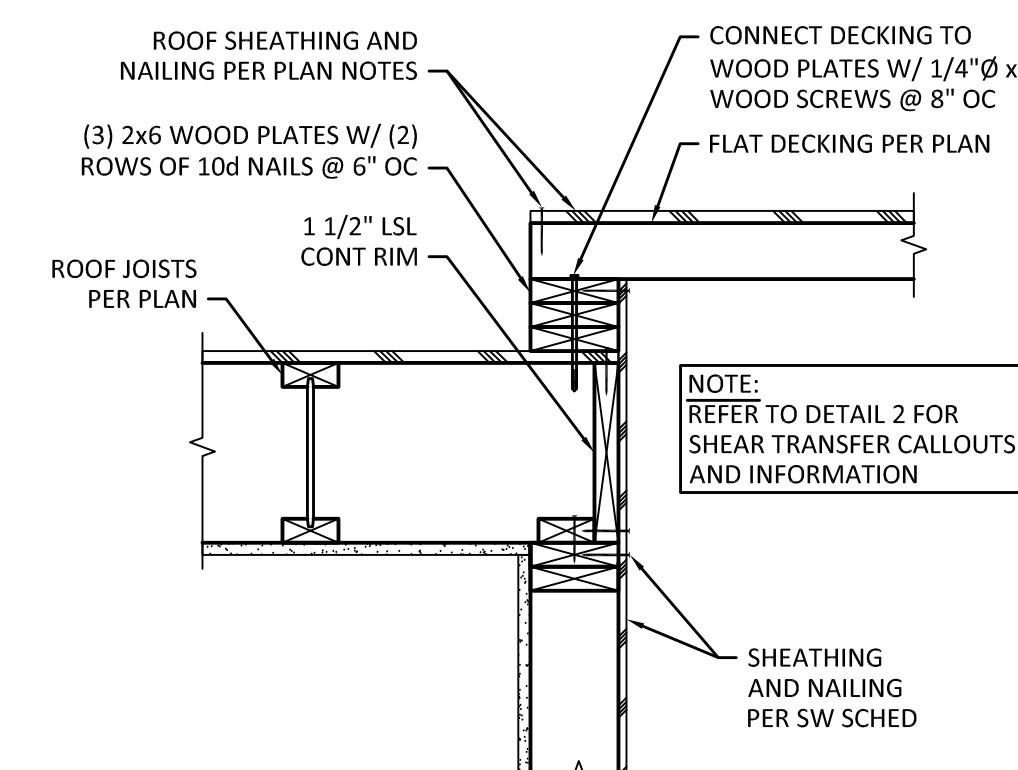
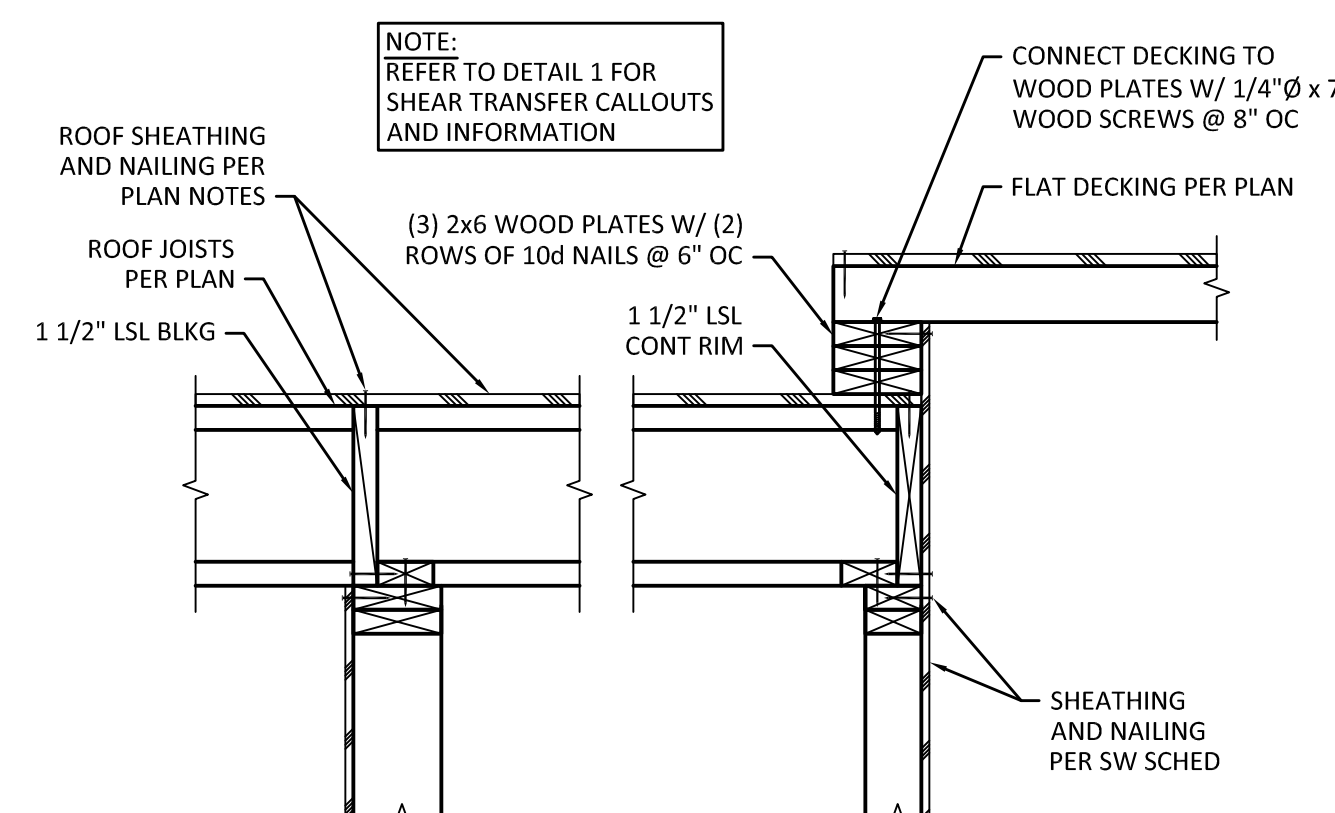
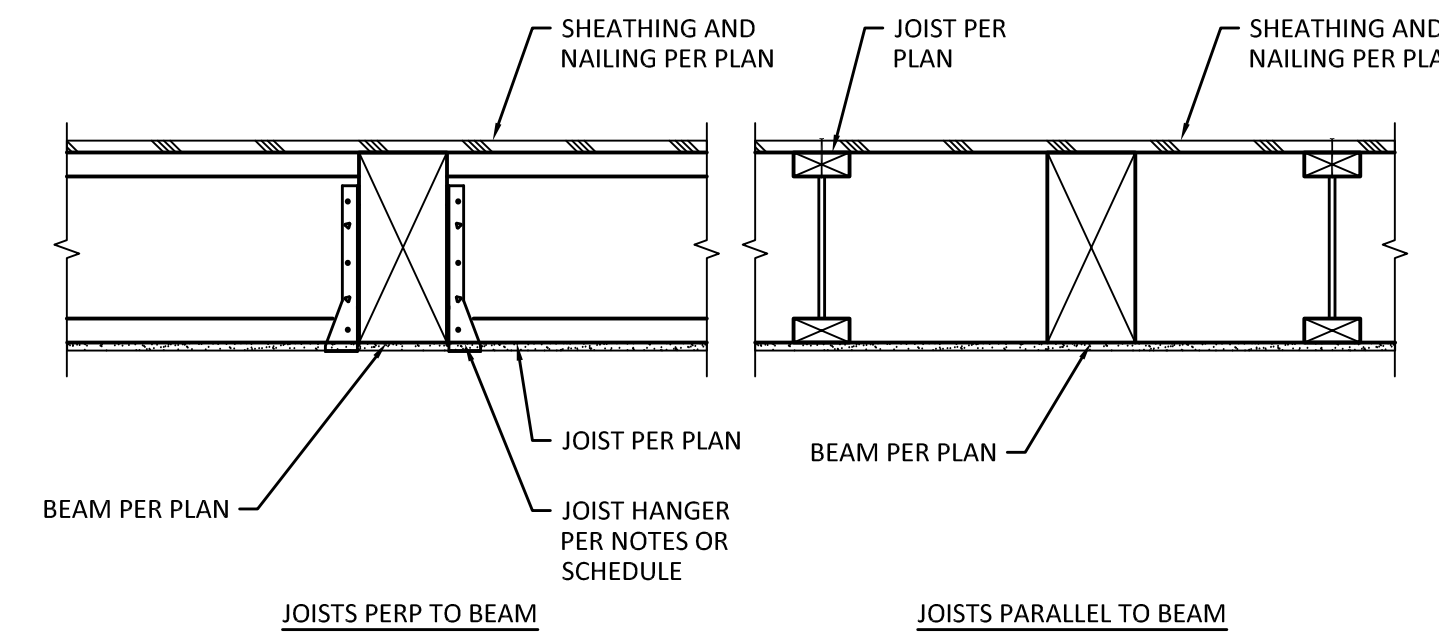
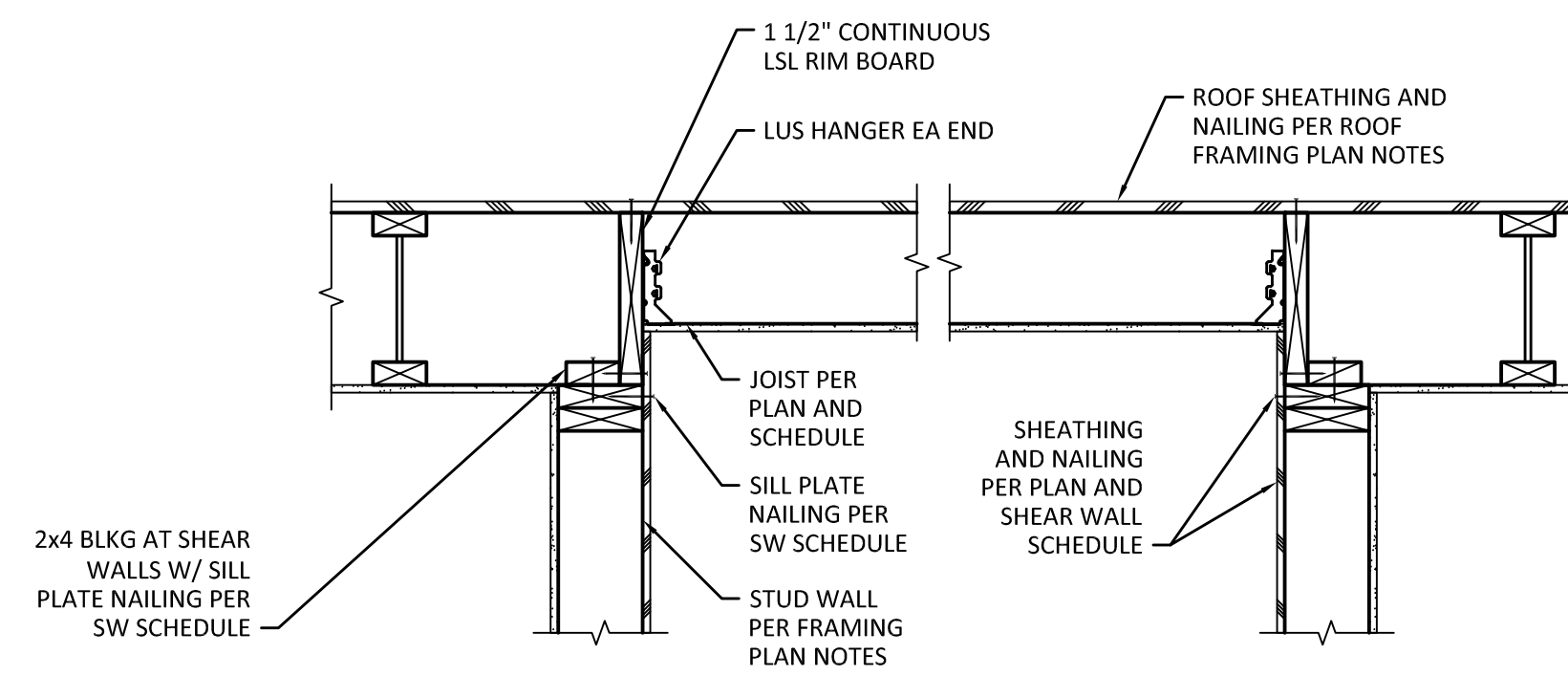
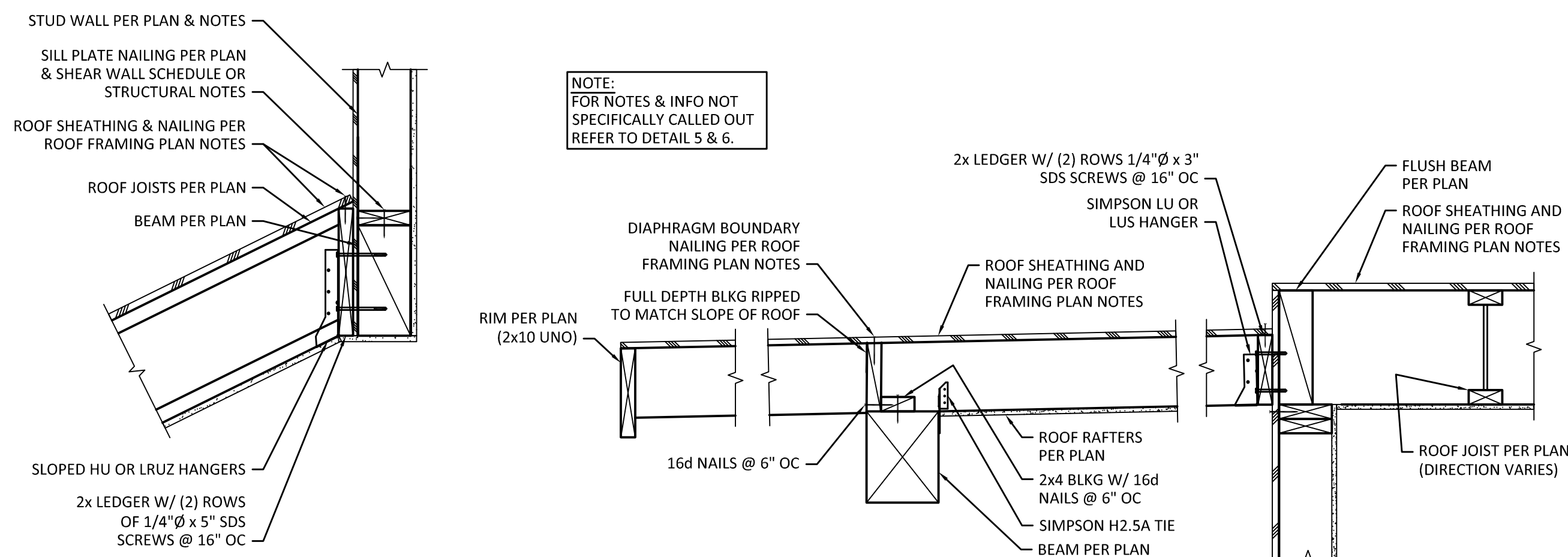
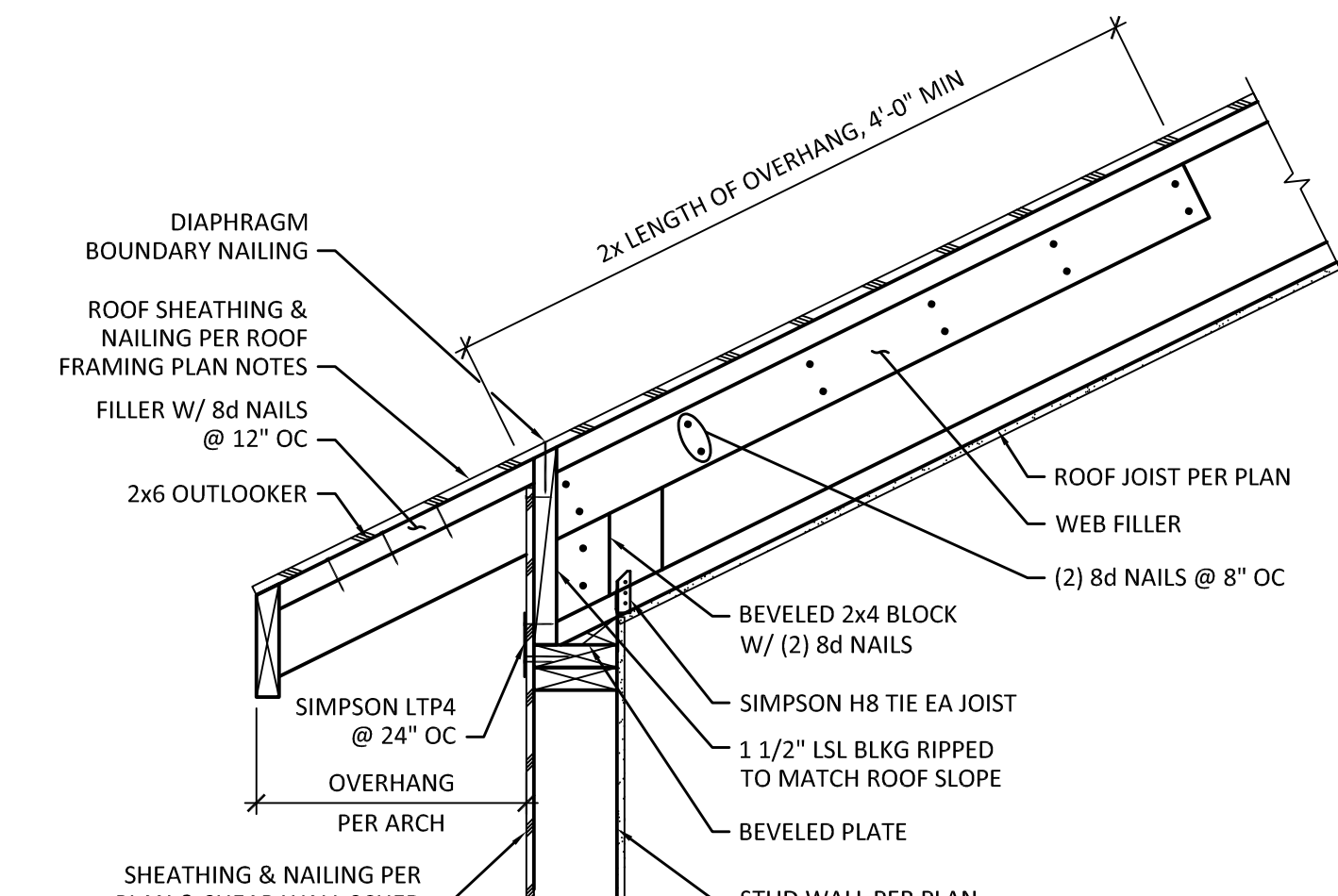
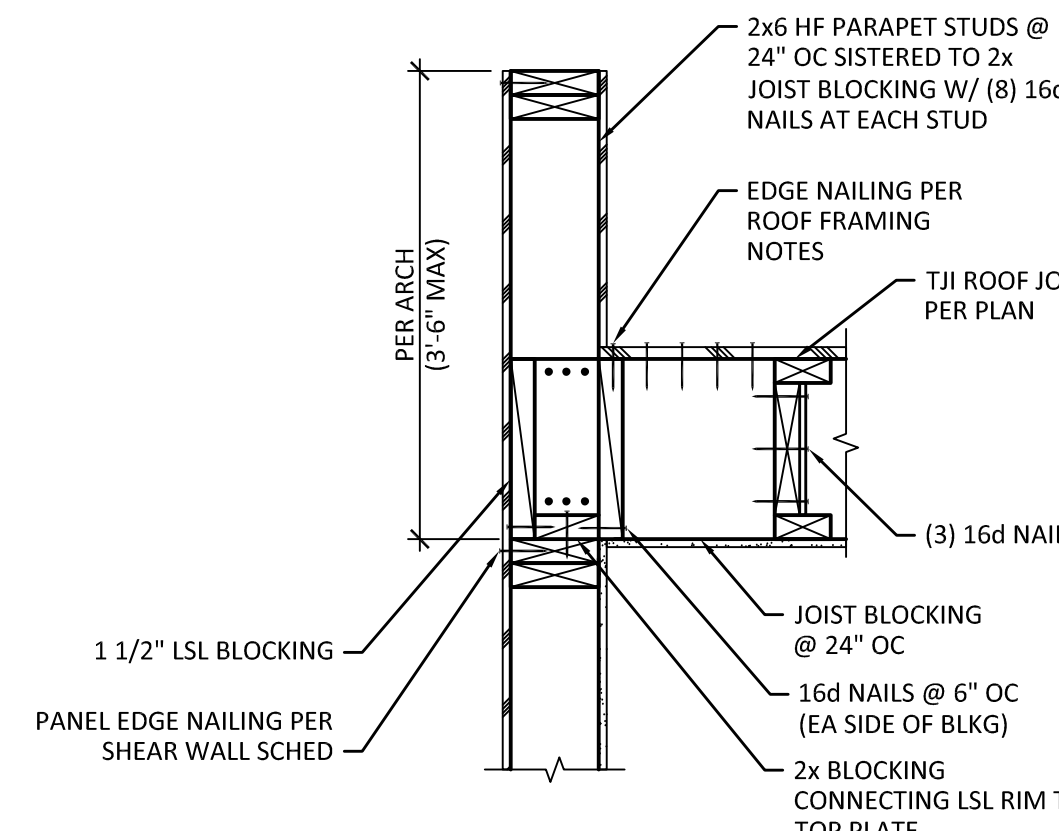
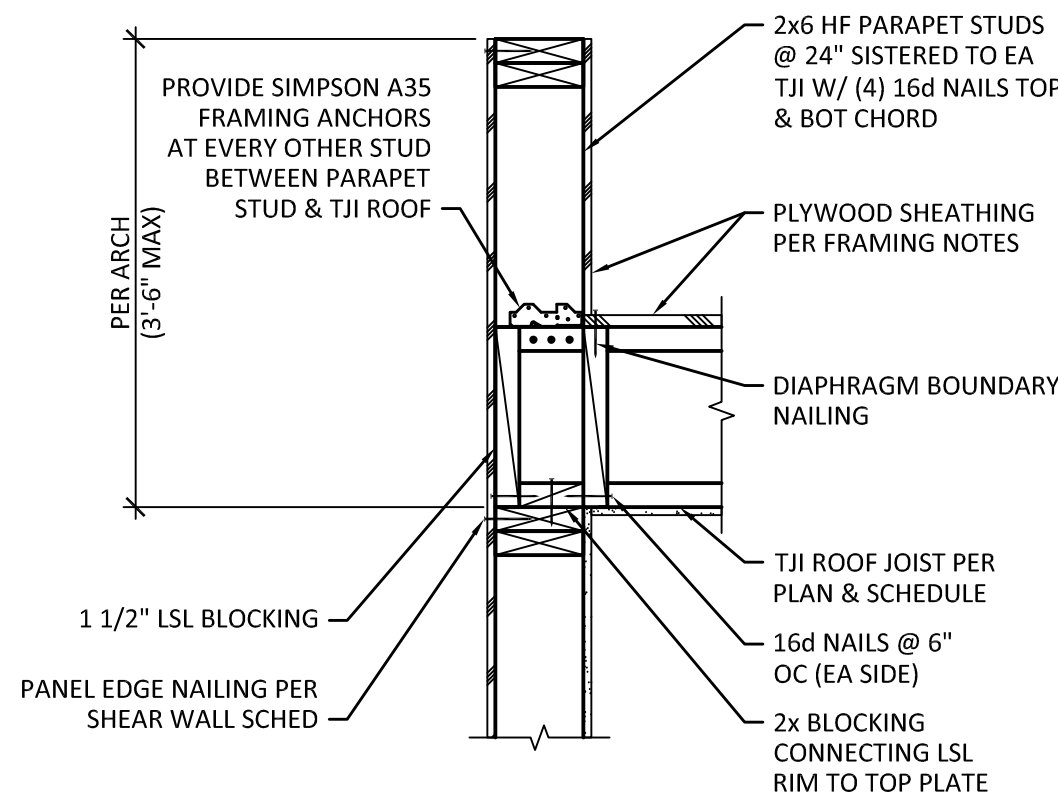
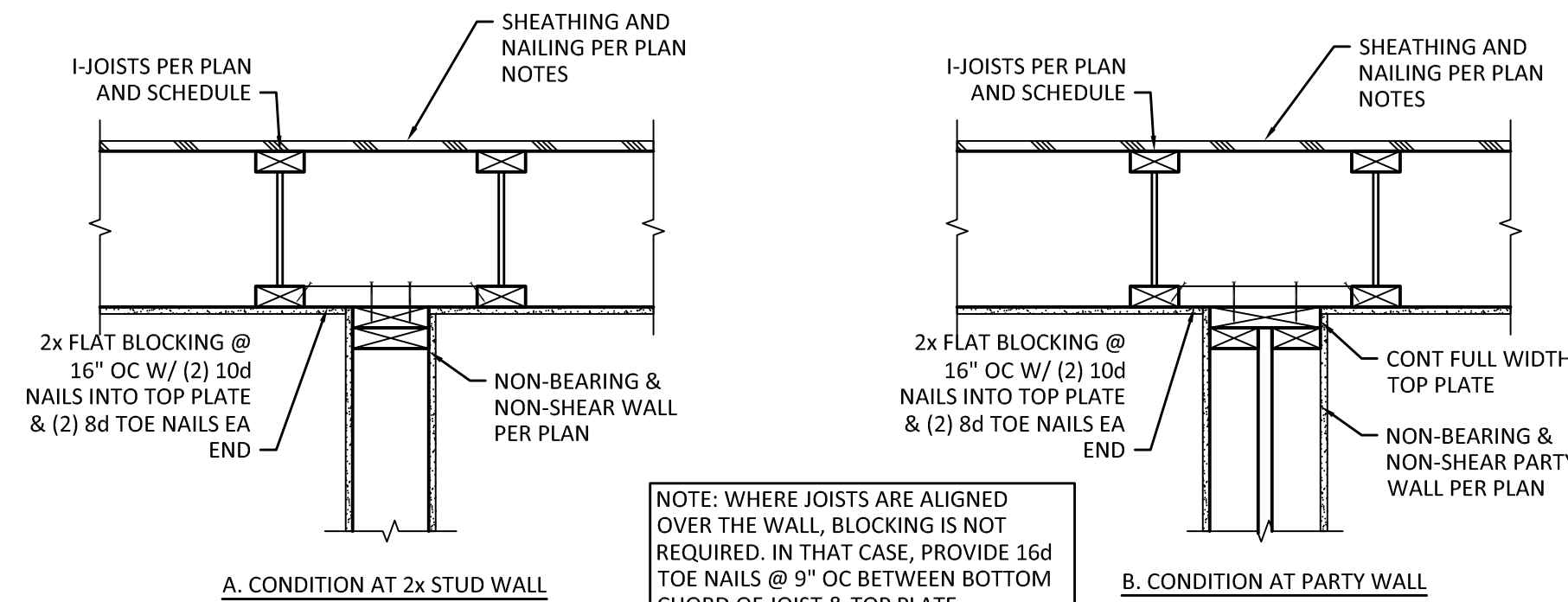
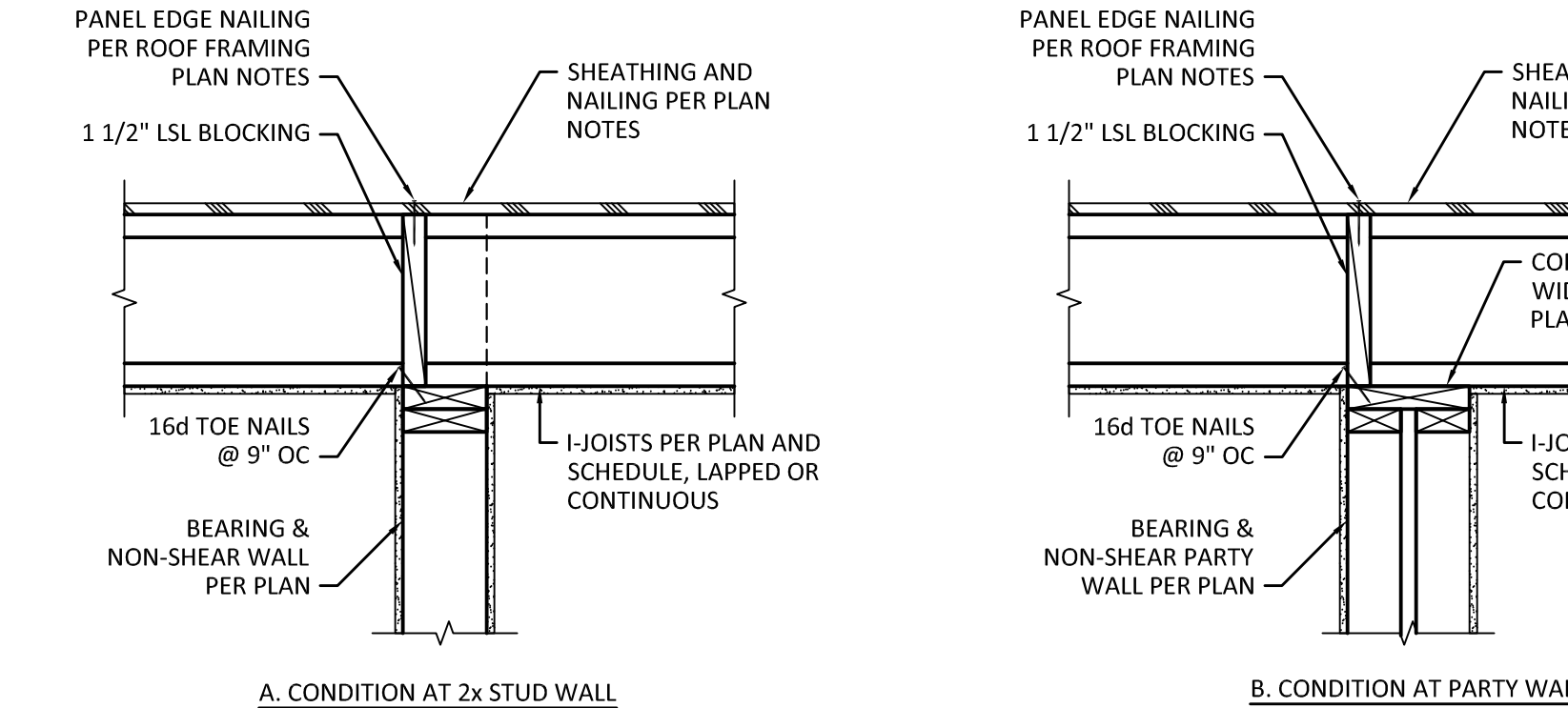
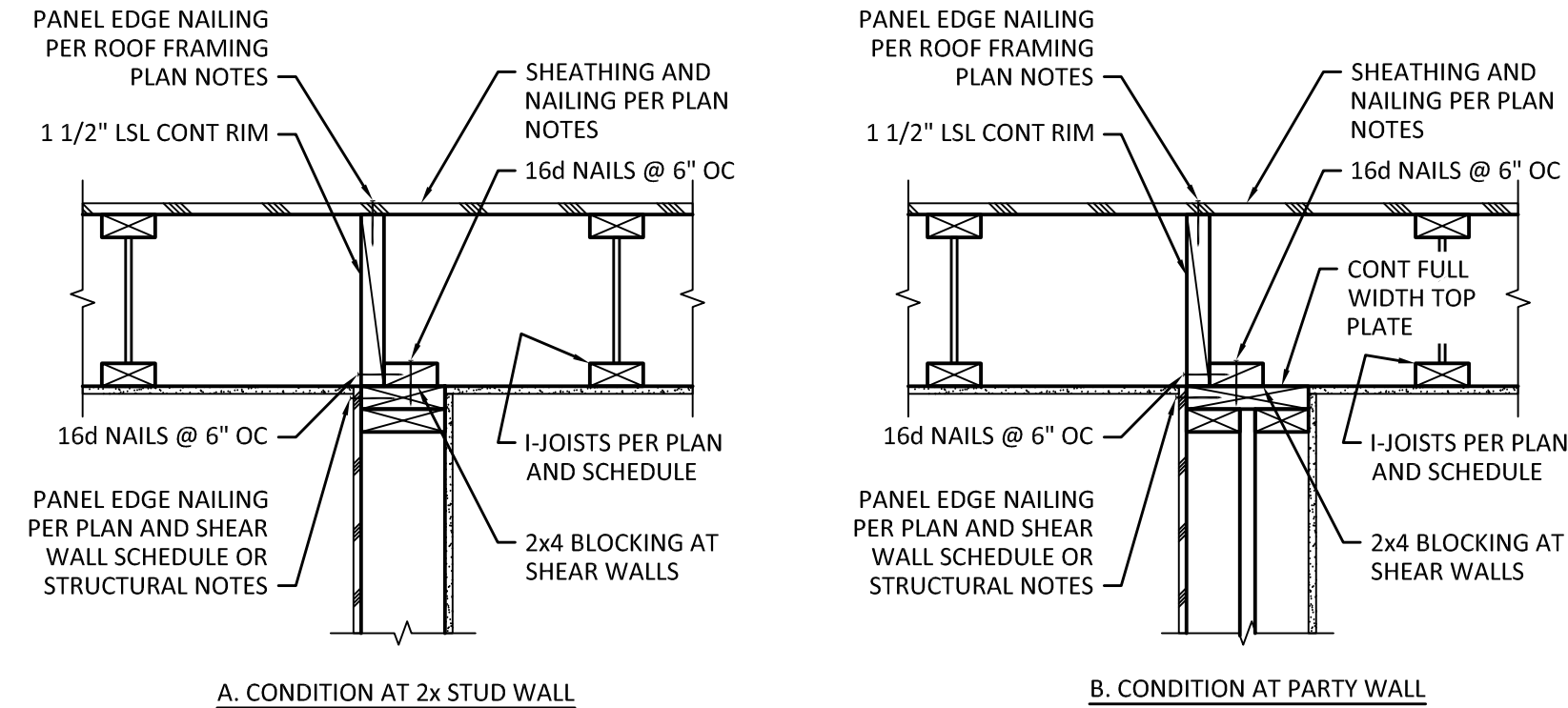
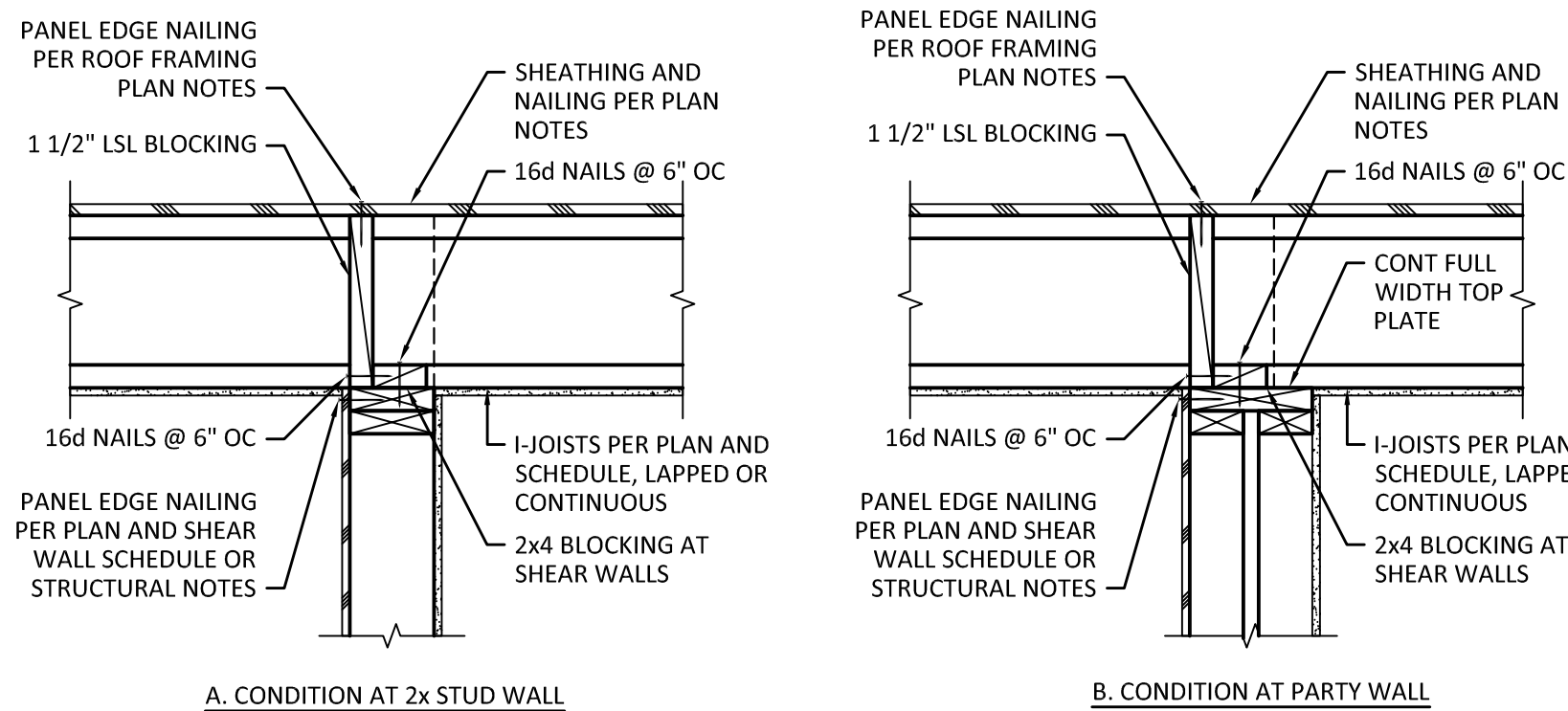
THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

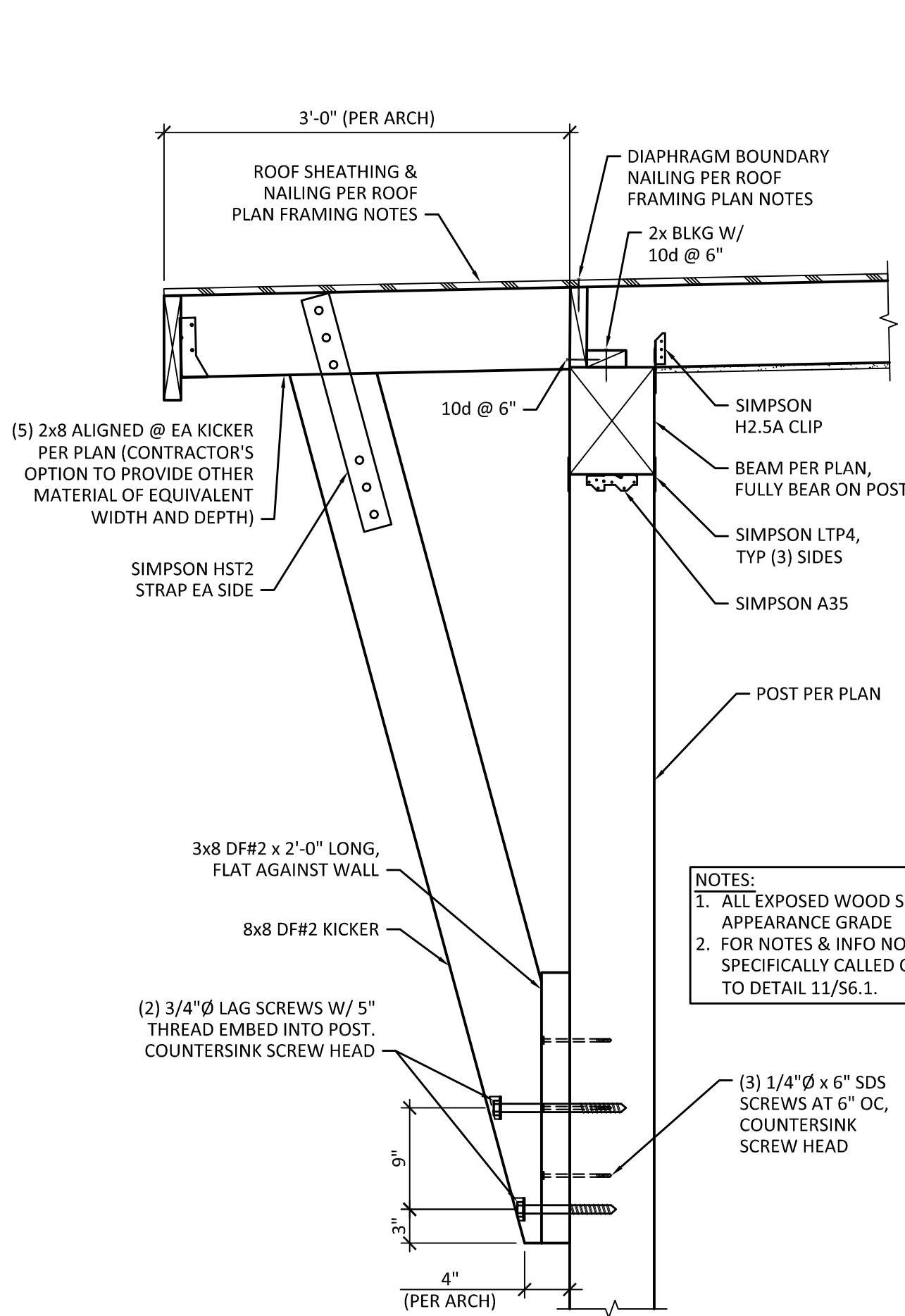
ROOF FRAMING DETAILS

FILE NAME:

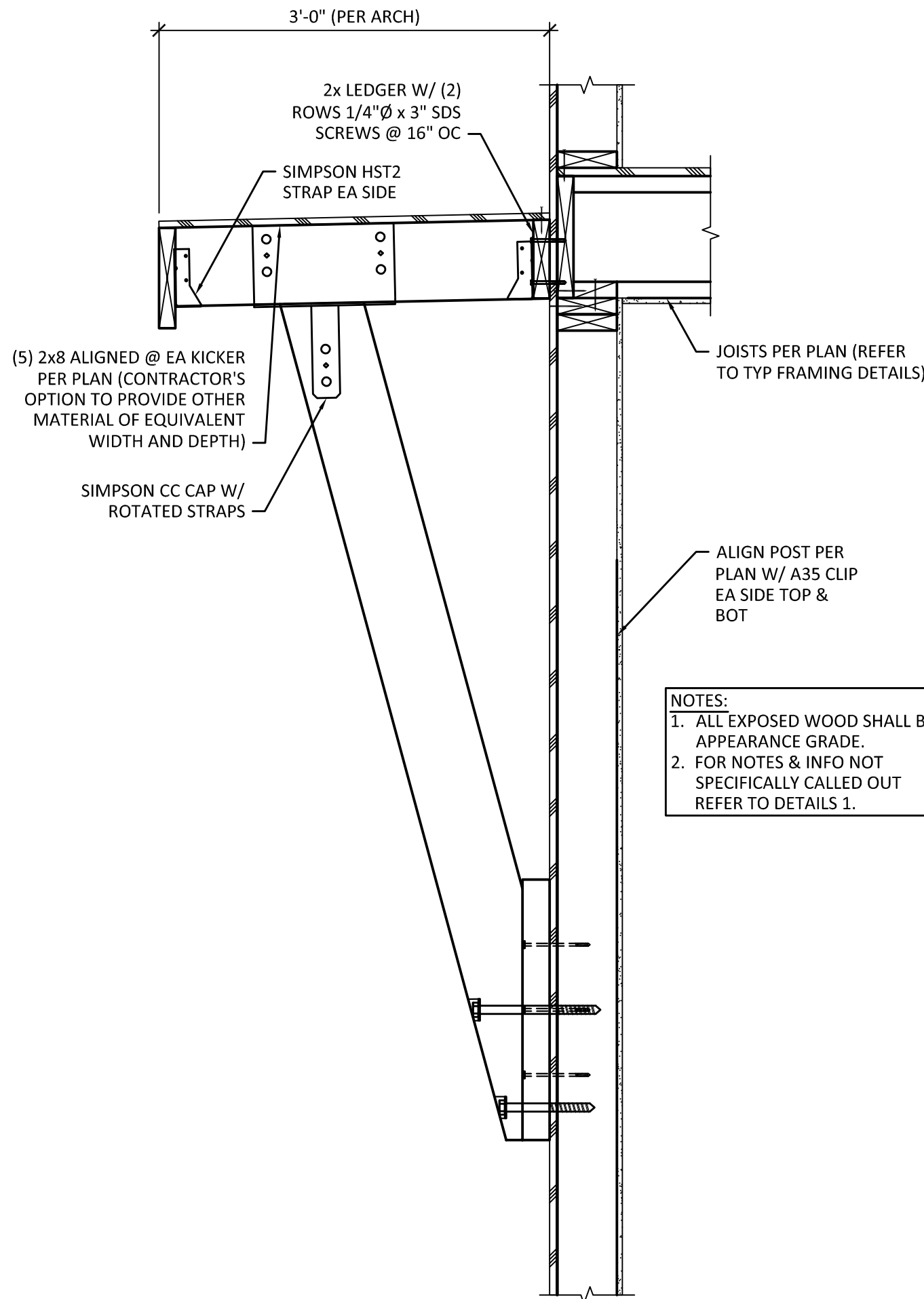
SHEET:

**S6.1**

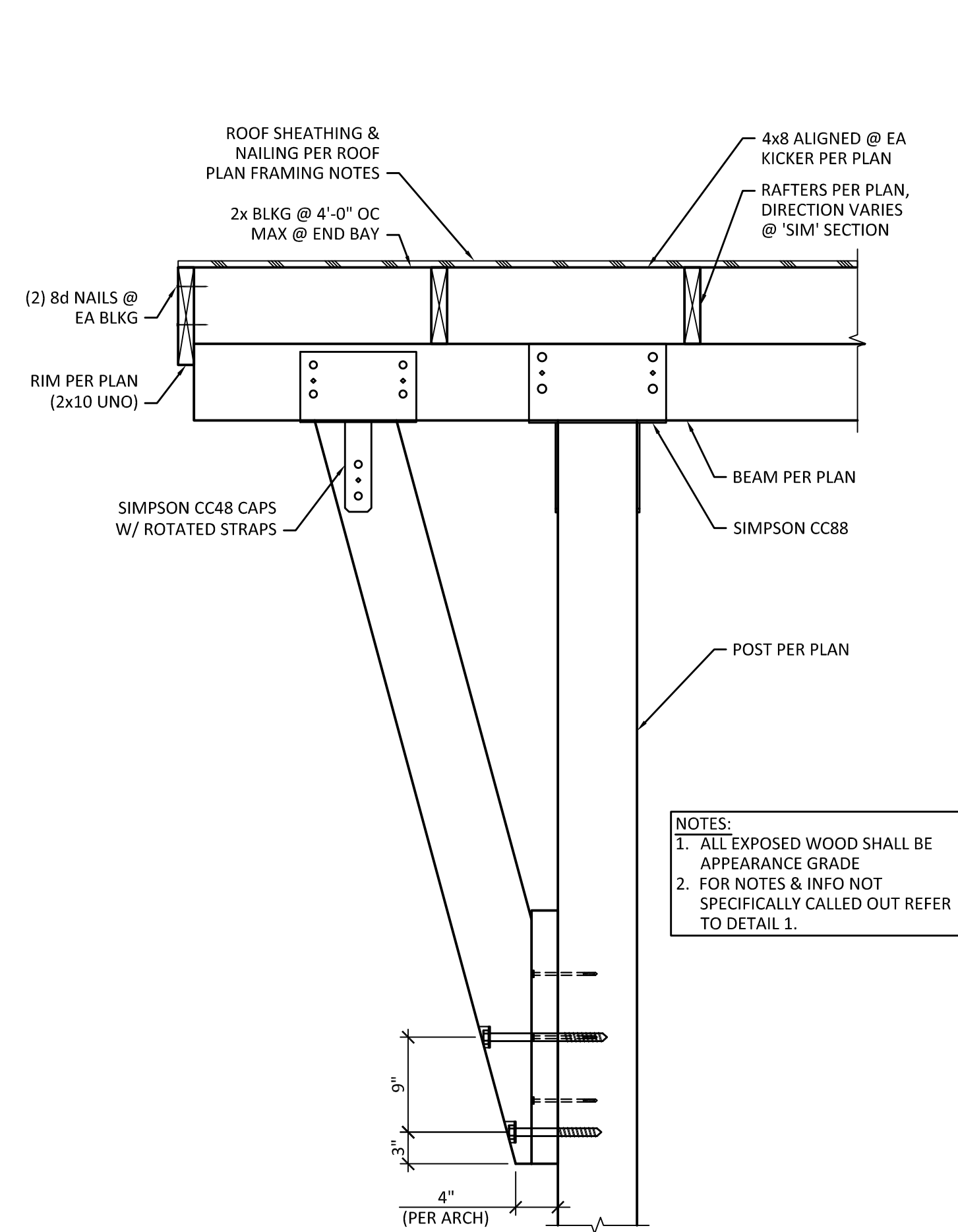




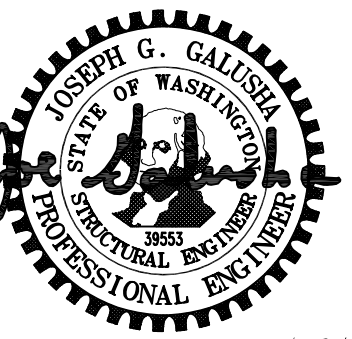
**1** EYEBROW ROOF SECTION  
SCALE: 1" = 1'-0"



**2** EYEBROW ROOF SECTION  
SCALE: 1" = 1'-0"



**3** EYEBROW ROOF SECTION  
SCALE: 1" = 1'-0"



12/20/24

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JOB NO:	23154.10
DATE:	03/07/24

THE TALMON  
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LA CONNER, WA 98257

ROOF FRAMING DETAILS

FILE NAME:

SHEET:

**S6.2**



DESIGN:	LMS
DRAWN:	JOS
CHECK:	JGG
JOB NO:	23154.10
DATE:	03/07/24

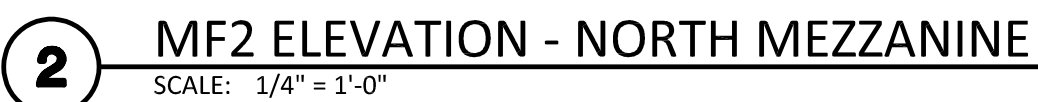
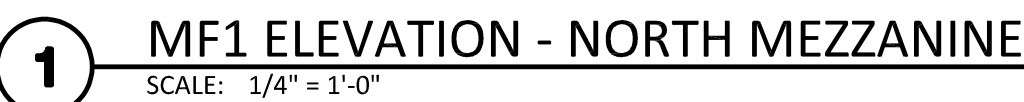
THE TALMON  
306 CENTRE STREET  
LA CONNER, WA 98257

STEEL FRAMING DETAILS

FILE NAME:

## S7.1





MARK	DATE	DESCRIPTION
	03/07/24	PERMIT SUBMITTAL
	08/12/24	PERMIT RESUBMITTAL
	12/20/24	PERMIT RESUBMITTAL

DESIGN:	LMS
DRAWN:	JOS
CHECK:	JGG
JOB NO:	23154.10
DATE:	03/07/24