

STRUCTURAL NOTES

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

CODE

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

DESIGN LOADS

DEAD LOADS:	17 PSF
ROOF FLOOR	23 PSF
LIVE LOADS:	
ROOF (SNOW LOAD)	25 PSF
RESIDENTIAL DECKS	40 PSF
STAIRWAYS	60 PSF
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_E) 1.0

SEISMIC DESIGN CATEGORY D

BASIC SEISMIC FORCE-RESISTING-SYSTEM WOOD SHEAR WALLS

RESPONSE MODIFICATION FACTOR, (R) 6.5

REDUNDANCY FACTOR (ρ) 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 C

K_T 1.0

SEE PLANS FOR ADDITIONAL DESIGN LOADS.

STATEMENT OF SPECIAL INSPECTIONS

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

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

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

SPECIAL INSPECTION

OPERATION	CONT	PERIODIC	REMARKS
SOILS			
EXCAVATION & FILL & COMPACTION & DRAINAGE	X		GEOTECH ENGINEER
SOIL IMPROVEMENTS	X		GEOTECH ENGINEER
CONCRETE			
REINFORCING PLACEMENT	X		
ANCHOR BOLTS	X		
HOLDOWN PLACEMENT	X		
CONCRETE TEST SPECIMENS	X		
CONCRETE PLACEMENT	X		
ADHESIVE ANCHORS	X	IF USED	
EXPANSION ANCHORS	X	IF USED	
STRUCTURAL STEEL			
FABRICATION & ERECTION	X		
HIGH STRENGTH BOLTING	X		
SHOP & FIELD WELDING			
SINGLE PASS FILLET WELDS $\leq 5/16"$	X		
PARTIAL & COMPLETE PENETRATION	X		
WOOD FRAME			
SHEARWALL & DIAPHRAGM NAILING	X	SPACING $\leq 4"$ OC	
STRAP NAILING	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 CONSIDERED 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: NOVEMBER 26, 2024

ALLOWABLE SOIL PRESSURE: 2000 PSF

LATERAL EARTH PRESSURE:

UNRESTRAINED: 35 PCF + ANY APPLICABLE SURCHARGE
RESTRAINED: 50 PCF + ANY APPLICABLE SURCHARGE
PASSIVE: 225 PCF (INCLUDING 1.5 SAFETY FACTOR)
COEFFICIENT OF FRICTION: 0.40 (INCLUDING 1.5 SAFETY FACTOR)

FOOTINGS SHALL IMPROVE SOIL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. 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.

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

CONCRETE

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

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

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

TYPE OF CONSTRUCTION	f_c^*	MAXIMUM WATER/CEMENT RATIO	MIN CEMENT CONTENT PER CUBIC YARD	MAXIMUM SHRINKAGE STRAIN
SLABS ON GRADE	4000 PSI	0.50	5 1/2 SACK	N/A
FOOTINGS	4000 PSI	0.52	5 1/2 SACK	N/A
WALLS	4000 PSI	0.50	5 1/2 SACK	N/A

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

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

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

REINFORCING STEEL

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

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

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

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

MINIMUM SPLICE AND EMBEDMENT

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

BAR SIZE	$f_c = 4000$ PSI			
	DEVELOPMENT LENGTH		LAP SPLICE	
	TENSION	COMPRESSION	TENSION	COMPRESSION
TOP BARS	OTHER BARS	ALL BARS	TOP BARS	OTHER BARS
#3	19	15	8	24
#4	25	19	10	33
#5	31	24	12	41
#6	37	29	15	49
#7	54	42	17	71
#8	62	48	19	81

NOTE:
1. ALL LENGTHS ARE IN INCHES.
2. ALL LAP SPLICES ARE CLASS B.
3. "TOP BARS" ARE HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

CONCRETE COVER ON REINFORCING

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"

CONCRETE EXPOSED TO EARTH AND WEATHER:

#6 BARS AND LARGER 2"

#5 BARS AND SMALLER 1 1/2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

SLABS, WALLS AND JOISTS 3/4"

COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1 1/2"

CONCRETE GENERAL NOTES

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

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.

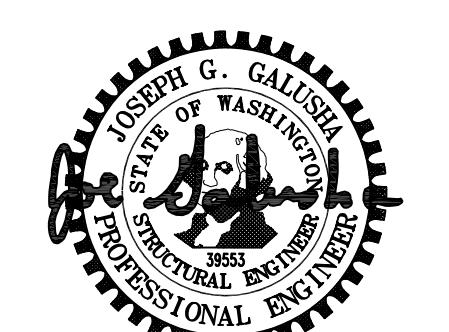
CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY SHORING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED.

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	■ (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

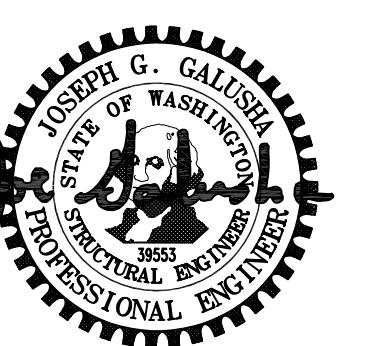


12/20/24

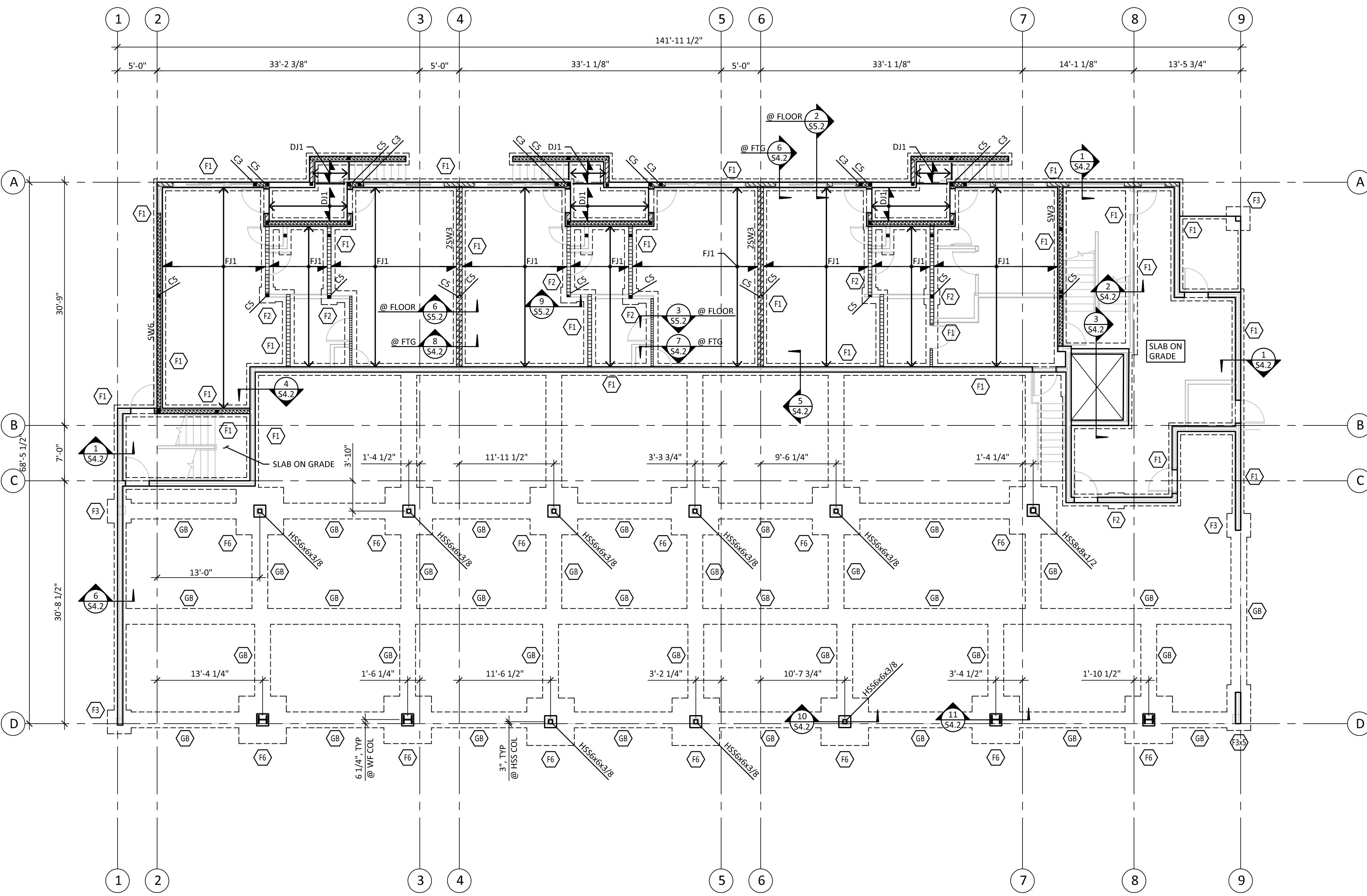
MARK	DATE	DESCRIPTION
	03/07/24	PERMIT SUBMITTAL
	08/12/24	PERMIT RESUBMITTAL
	12/20/24	PERMIT RESUBMITTAL

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

THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257
STRUCTURAL NOTES
SHEET: 1
FILE NAME: S1.2



12/20/24



FOUNDATION PLAN NOTES:

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 S1.1 FOR CONTROL JOINT PLACEMENT AND DETAIL 2/S4.1 FOR CONTROL JOINT CONSTRUCTION.
5. INDICATES FOOTING TYPE. REFER TO FOOTING SCHEDULE ON SHEET S3.1 FOR SIZE & REINFORCEMENT.
6. REFER TO SHEET S4.1 AND S4.2 FOR FOUNDATION DETAILS.
7. PLACE ALL REINFORCEMENT PER THE STRUCTURAL NOTES AND FOUNDATION DETAILS. REFER TO SHEET S1.1 FOR ADDITIONAL CONCRETE DETAILING REQUIREMENTS.
8. FOUNDATION LEVEL 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 LOCATIONS.
9. REFER TO SECOND FLOOR FRAMING PLAN AND SHEAR WALL SCHEDULE ON SHEET S3.1 FOR LOCATION OF SHEAR WALL ANCHOR BOLTS. ANCHORAGE AT NON-SHEAR WALLS SHALL BE PER STRUCTURAL NOTES.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, WALL LOCATIONS, AND CONCRETE ROUGH OPENINGS WITH ARCHITECTURAL DRAWINGS AND NOTIFY ALL PARTIES OF ANY DISCREPANCIES.
11. REFER TO DETAIL 3/S4.1 FOR PIPE PENETRATIONS THROUGH CONCRETE WALL OR FOOTINGS.
12. CONTRACTOR SHALL PROVIDE FOOTING AND SLAB SUBSTRATE PREPARATION, WATERPROOFING, AND BACKFILL & DRAINAGE BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHALL OBSERVE EXCAVATED SOIL CONDITIONS DURING CONSTRUCTION (AND GROUNDWATER CONDITIONS) AS REQUIRED, AND PROVIDE ADDITIONAL RECOMMENDATIONS IF NECESSARY BASED ON ACTUAL SITE CONDITIONS.
13. UNO, CONCRETE WALLS SHALL BE REINFORCED AS FOLLOWS:

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

TYPICAL FLOOR FRAMING PLAN NOTES:

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

MARK	DATE	DESCRIPTION	PERMIT SUBMITTAL
	03/07/24		08/12/24
			PERMIT RESUBMITTAL
			12/20/24
DESIGN:	LMS		
DRAWN:	JOS		
CHECK:	JGG		
JOB NO:	23154.10		
DATE:	03/07/24		

THE TALMON
 306 CENTRE STREET
 LA CONNER, WA 98257

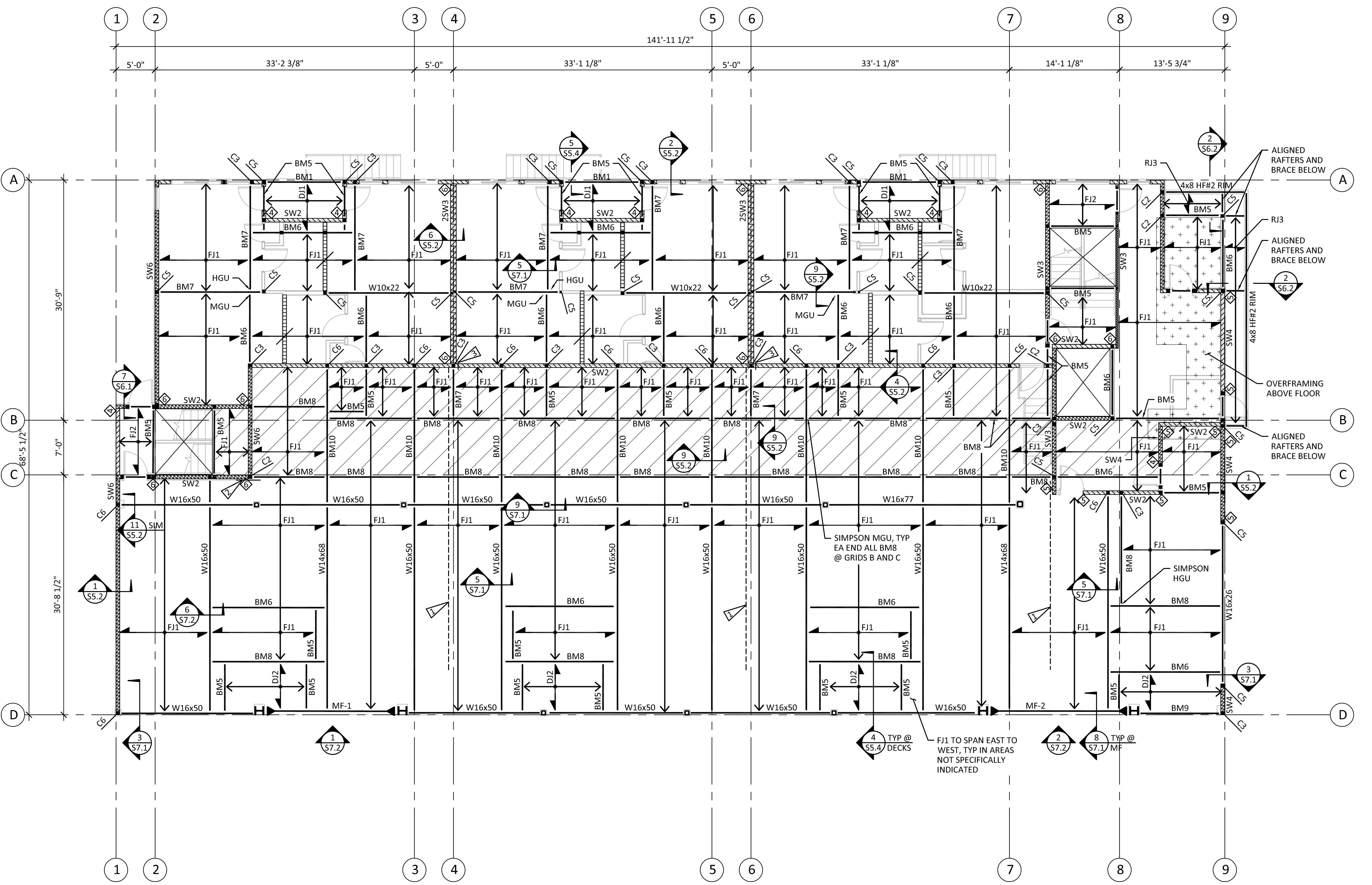
FOUNDATION PLAN

SHEET:

S2.1



12/20/24



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/S5.4.
- PROVIDE STRAP PER 2/S5.4.
- SIMPSON HDUS BETWEEN 4x RIM AND BM7. JOIST HANGERS ARE REQUIRED @ 4x RIM.

DESIGN:	LMS	DATE:	03/07/24	PERMIT SUBMITTAL
DRAWN:	JOS	DATE:	08/12/24	PERMIT RESUBMITTAL
CHECK:	JGG	DATE:	12/20/24	PERMIT RESUBMITTAL
JOB NO:	23154.10			
DATE:	03/07/24			

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"

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

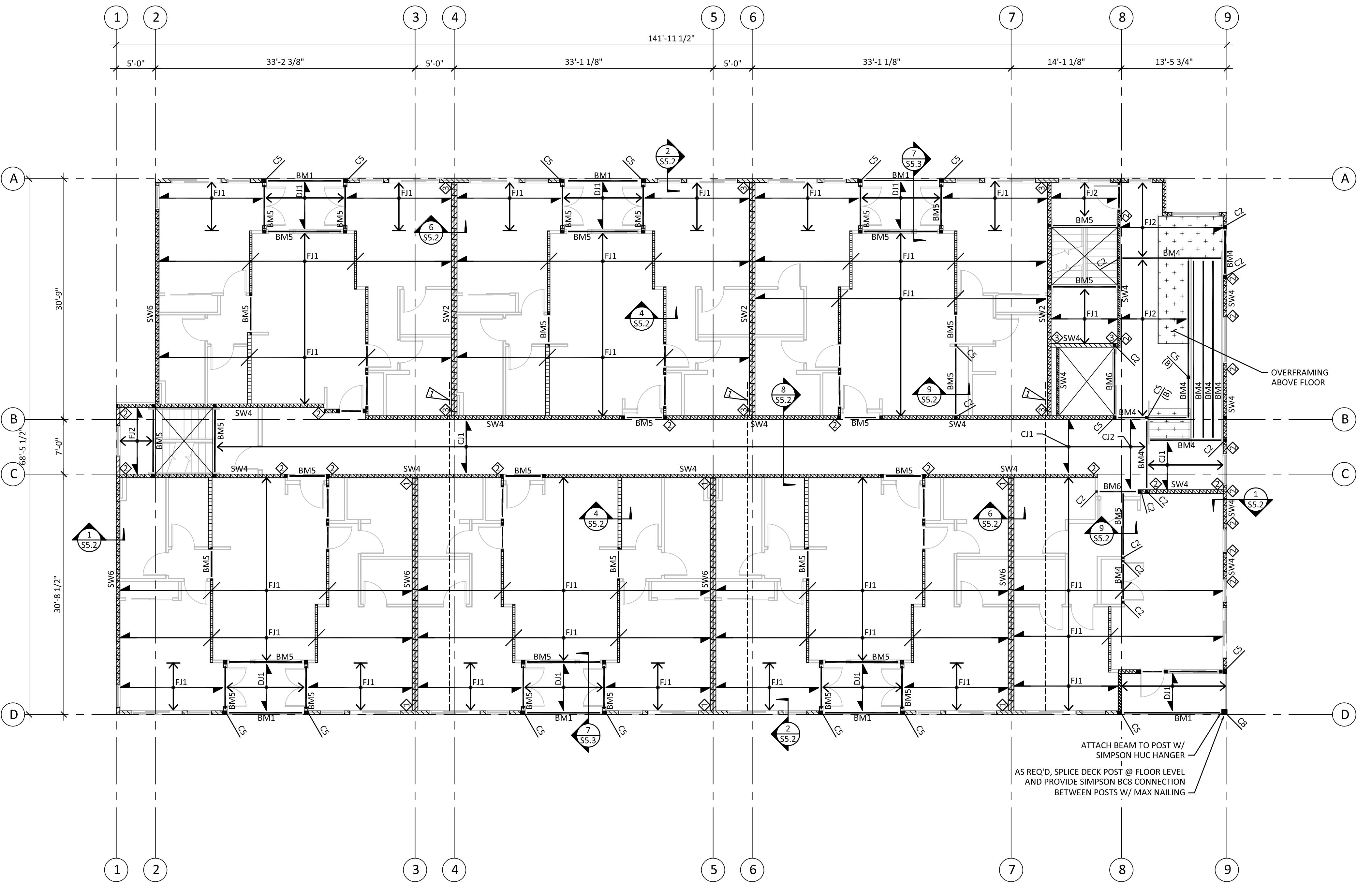
S2.2



12/20/24

THIRD FLOOR FRAMING PLAN

FILE NAME:



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 1/55.4.

MARK	DATE	DESCRIPTION
DESIGN:	03/07/24	PERMIT SUBMITTAL
DRAWN:	08/12/24	PERMIT RESUBMITTAL
CHECK:	12/20/24	PERMIT RESUBMITTAL
JOB NO:	23154.10	
DATE:	03/07/24	

1 THIRD FLOOR FRAMING PLAN

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

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

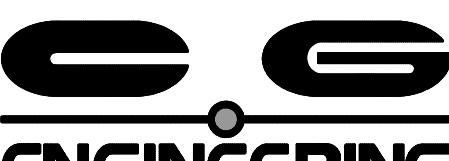
FRAMING LEVEL	TYPICAL FRAMING SCHEDULE			
	EXTERIOR	INTERIOR 2x6	INTERIOR 2x4	PARTY WALLS
ROOF	2x6 HF STUD @ 16" OC	2x6 HF STUD @ 16" OC	2x4 HF STUD @ 16" OC	2x4 HF STUD EA FACE @ 16" OC
3RD	2x6 HF STUD @ 16" OC	2x6 HF STUD @ 16" OC	2x4 HF STUD @ 16" OC	2x4 HF STUD EA FACE @ 16" OC
2ND	2x6 HF STUD @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

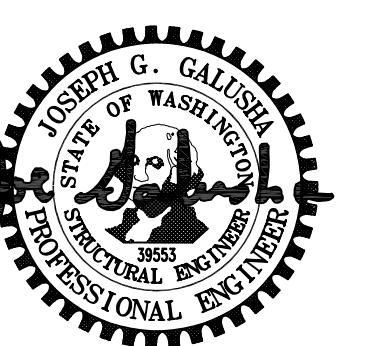
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306 CENTRE STREET
LA CONNER, WA 98257

SHEET:

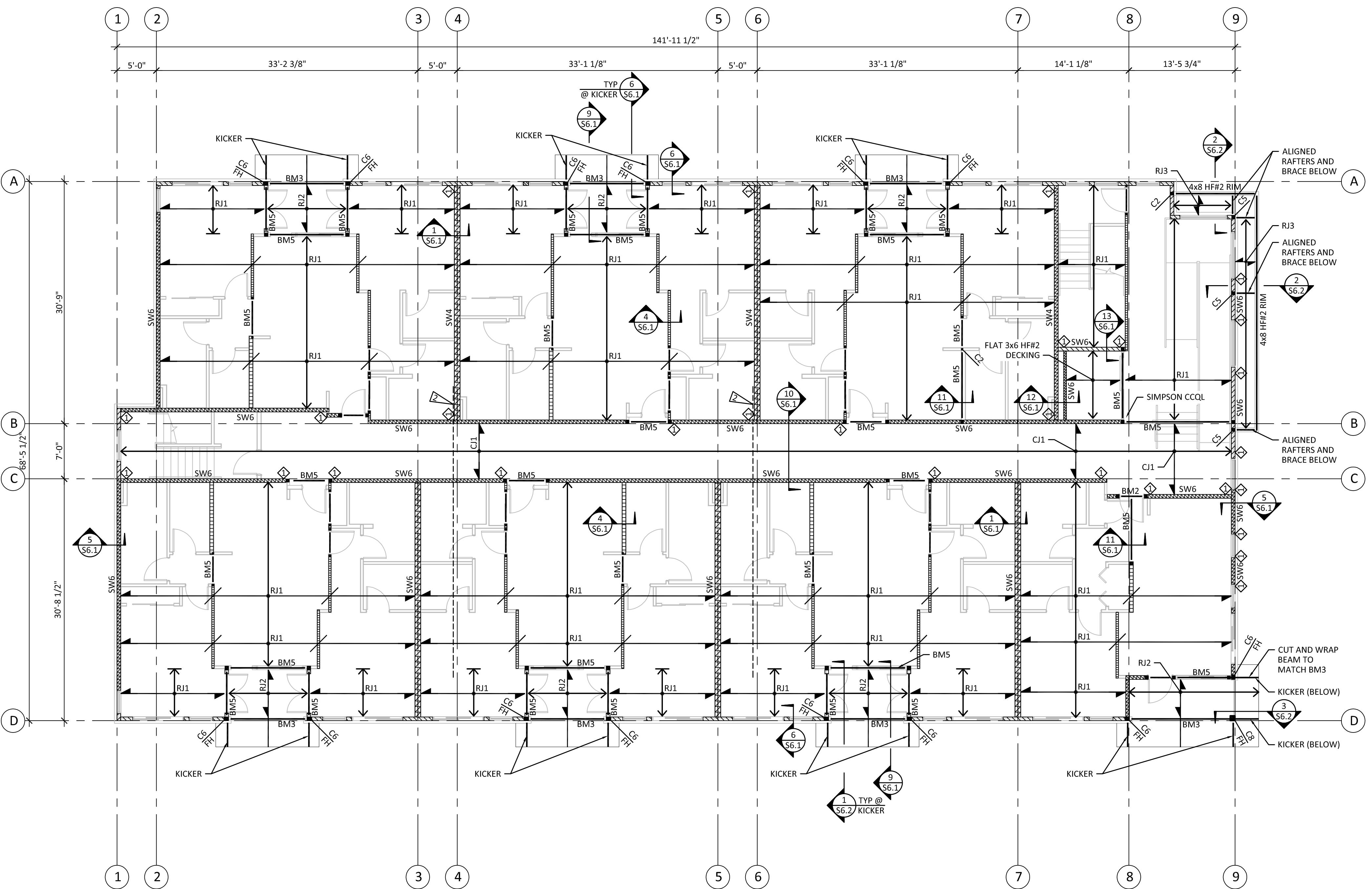
S2.3



ENGINEERING
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FAX (425) 778-5536



12/20/24



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 2/55.1 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 3/55.1 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:

1 PROVIDE CS20 STRAP FROM SIDE OF TOP PLATE TO SIDE OF BEAM, TYP. EA SIDE OF EA TOP PLATE WHERE INTERRUPTED BY BEAM.

2 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 1/55.4.

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DESIGN:	03/07/24	PERMIT SUBMITTAL
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THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257
FILE NAME:
SHEET:
ROOF FLOOR FRAMING PLAN

1 ROOF FLOOR FRAMING PLAN

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

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

S2.4

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. 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 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" OC, 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.C. FIELD NAILING 12" OC, MAXIMUM.
8. AT ALL 3/4"Ø SILL PLATE AND/OR BOLTS, INSTALL 1/4" x 3" x 3" PLATE WASHER 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	HDUS	(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 5/55.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAIL 6/55.2 FOR CONNECTION OF STRAP TO BEAM BELOW.
3. REFER TO DETAIL 4/55.2 FOR INSTALLATION OF ROD FLOOR TO FLOOR HOLDOWNS.
4. INSTALL HD HOLDOWNS AT FOUNDATION WALLS OR THICKENED SLAB FOOTINGS PER DETAILS 6 & 9/54.1.
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 3/55.1 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 PROTECTED.
4. REFER TO PLATE 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 4/56.1.

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

THE TALMON
 306 CENTRE STREET
 LA CONNER, WA 98257

STRUCTURAL NOTES

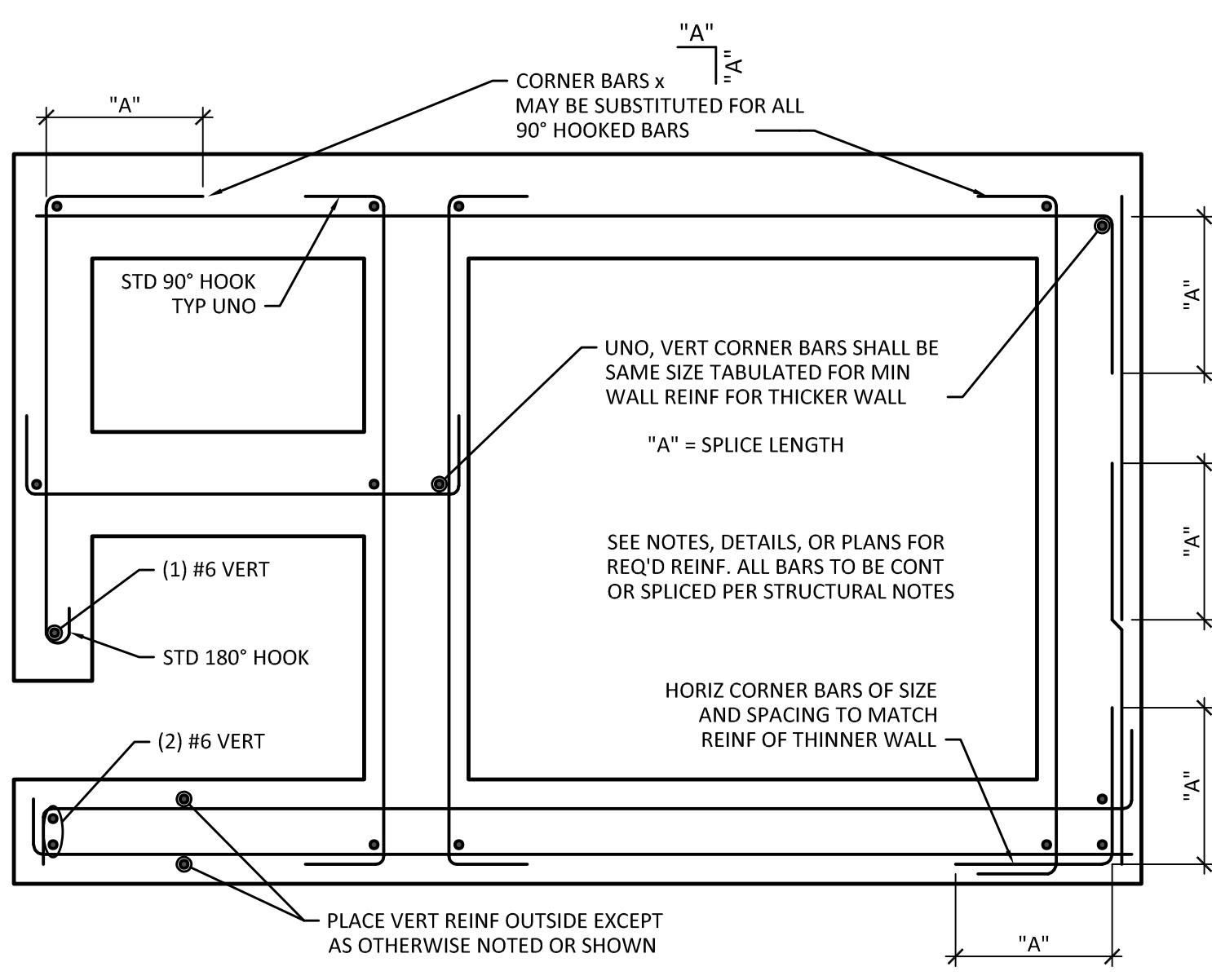
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S3.1

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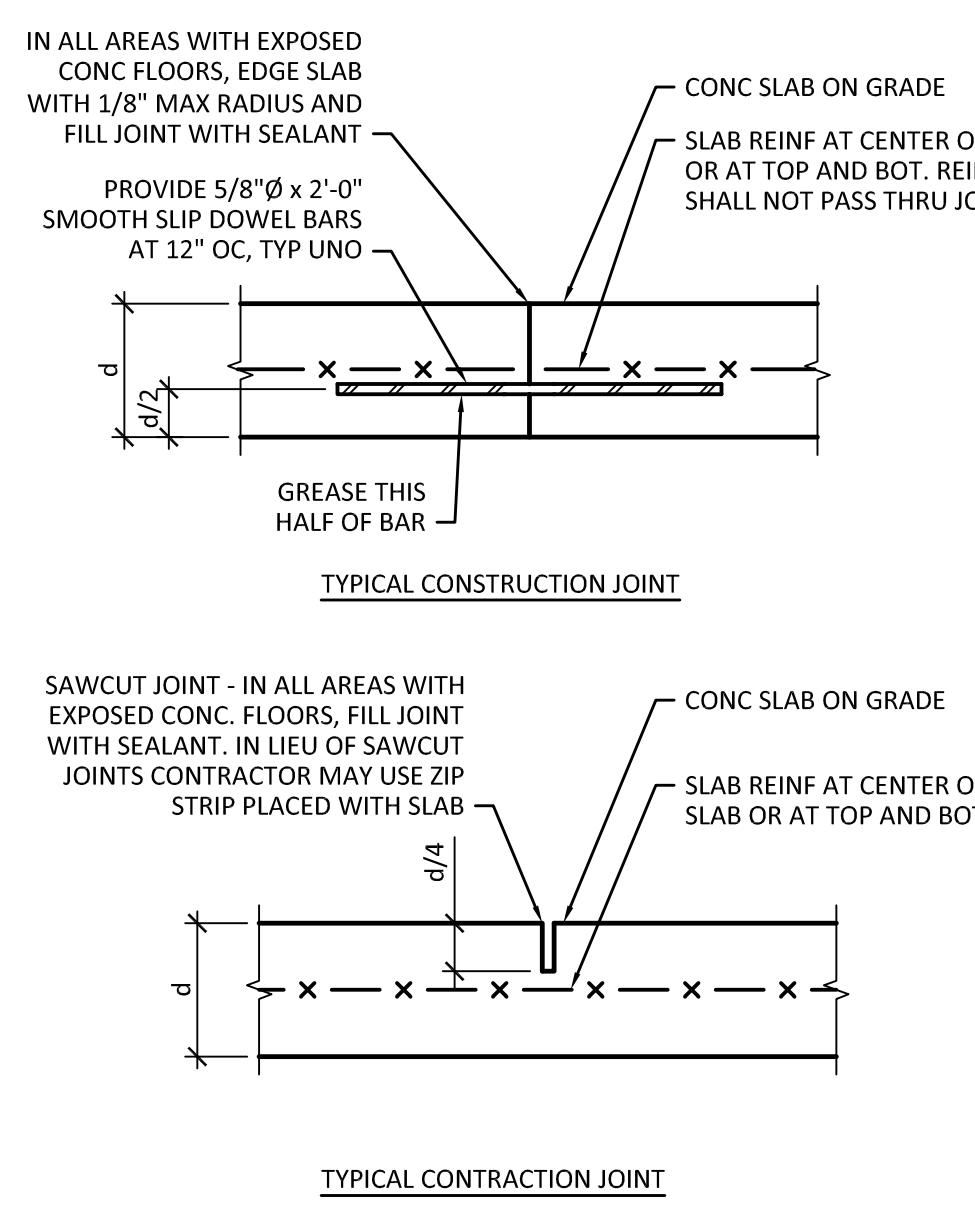


12/20/24



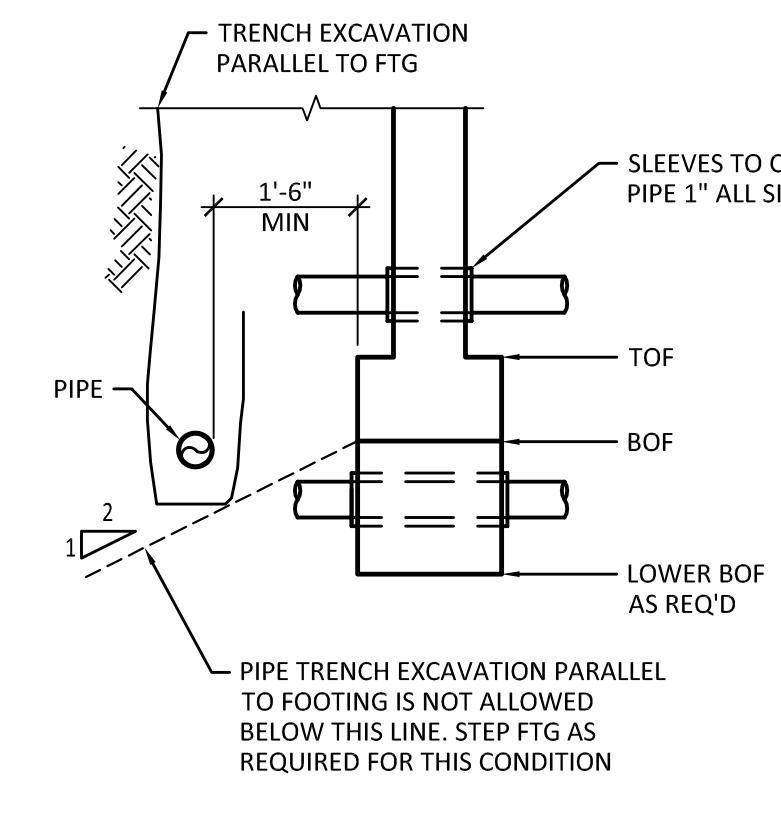
1 TYPICAL CONCRETE WALL REINFORCING DETAIL

SCALE: NTS



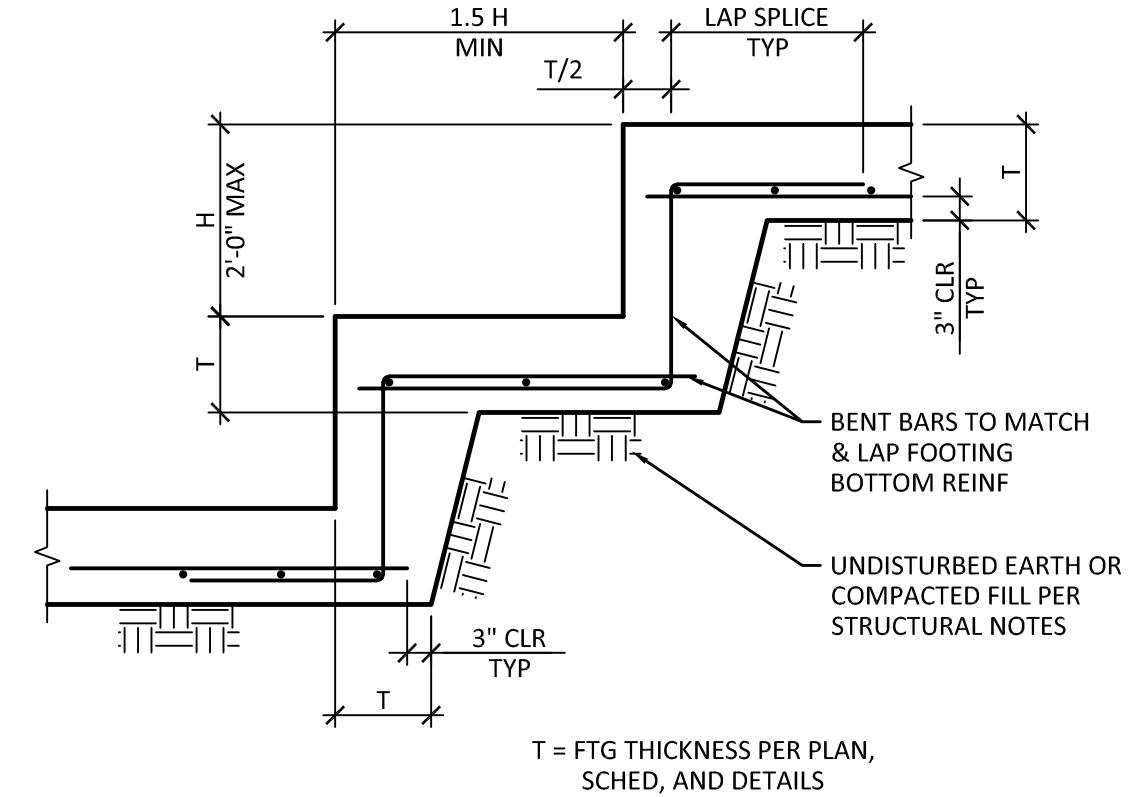
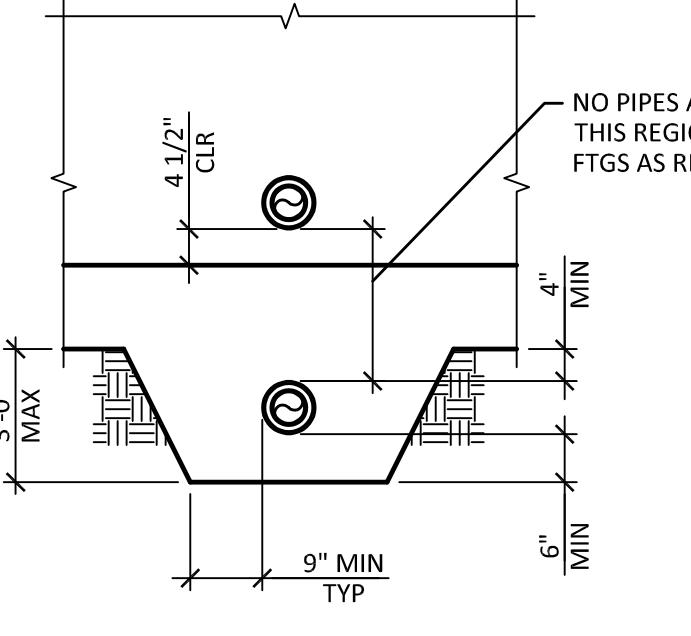
2 TYPICAL SLAB ON GRADE DETAILS

SCALE: 1" = 1'-0"



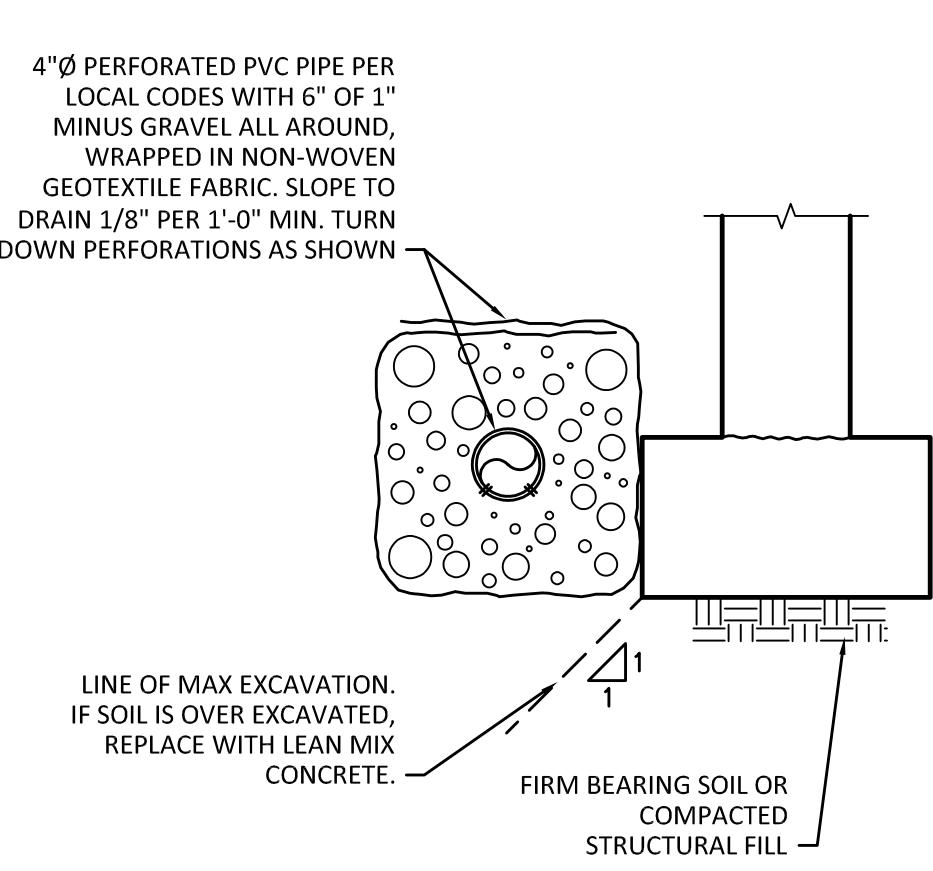
3 TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS

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



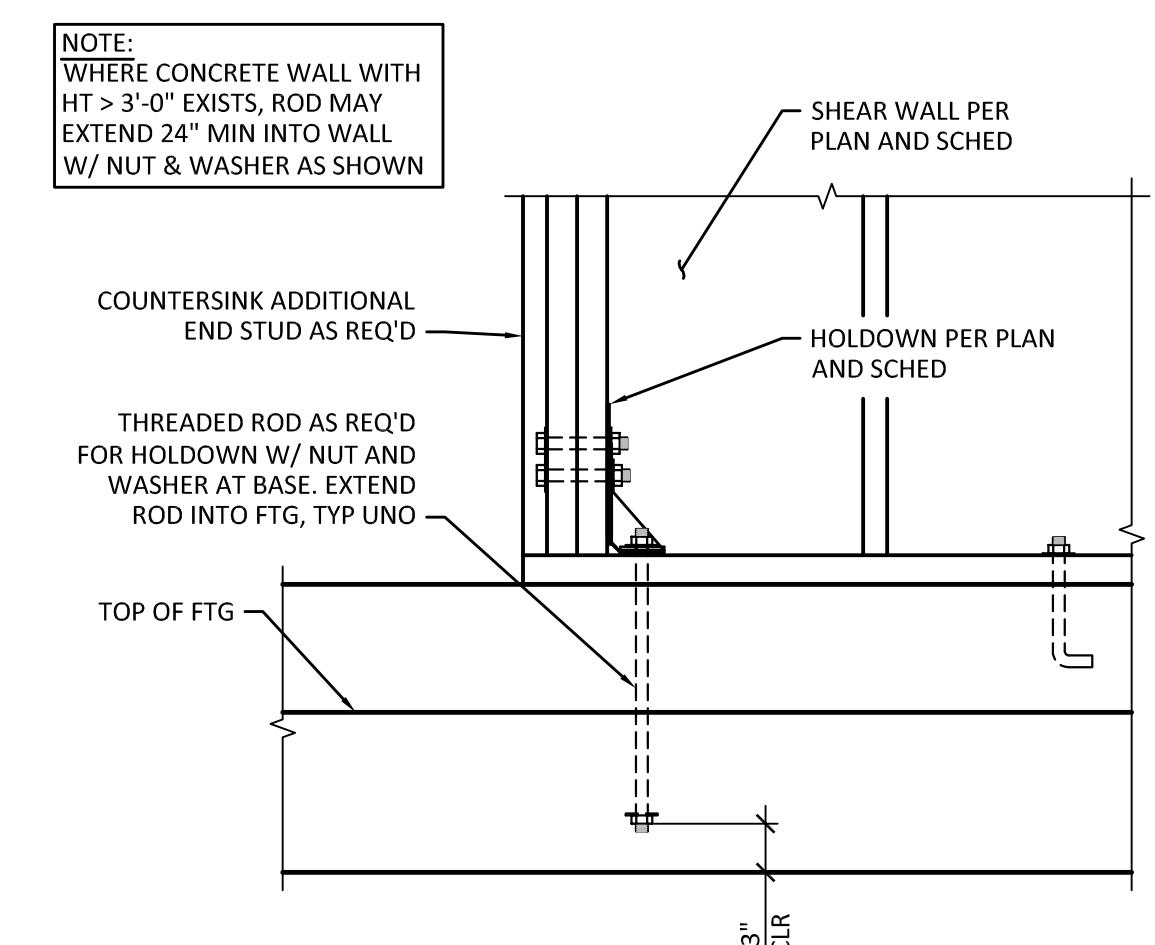
4 TYPICAL STEPPED WALL FOOTING

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



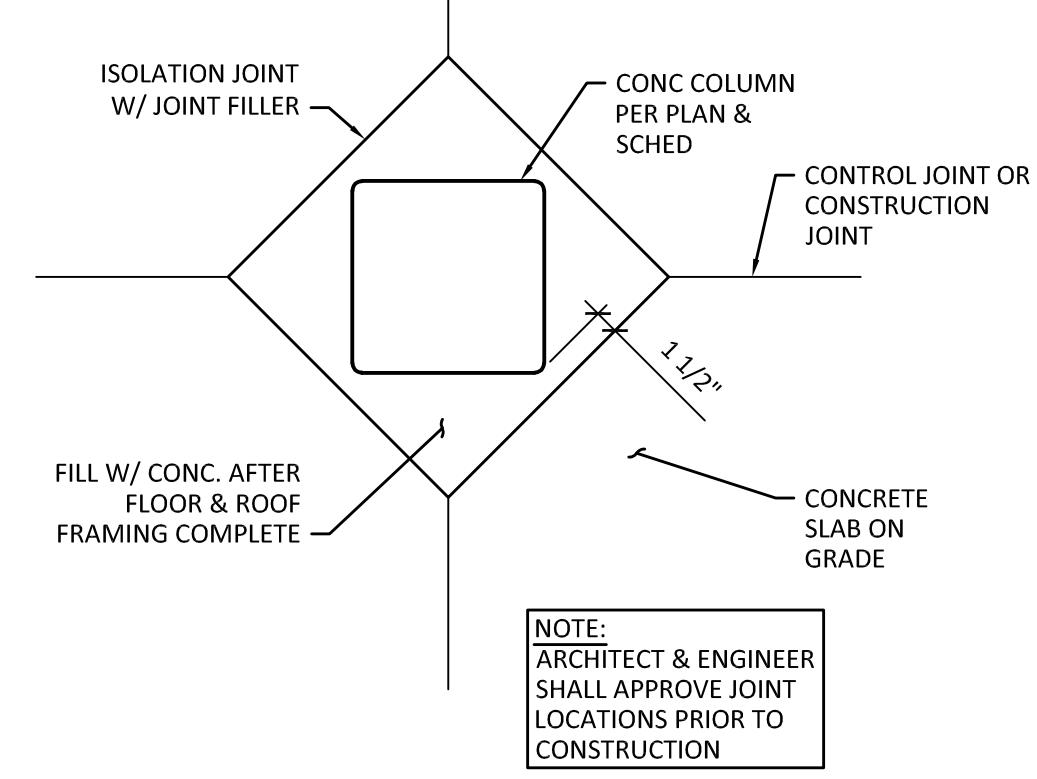
5 TYPICAL FOOTING DRAIN

SCALE: 1" = 1'-0"



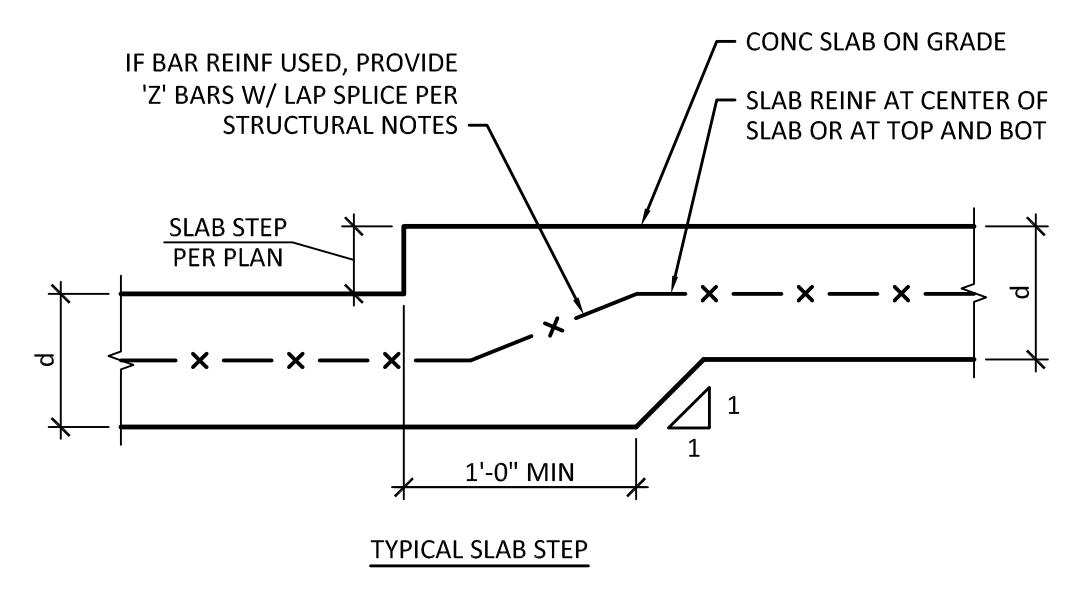
6 HOLDOWN DETAIL

SCALE: 1" = 1'-0"



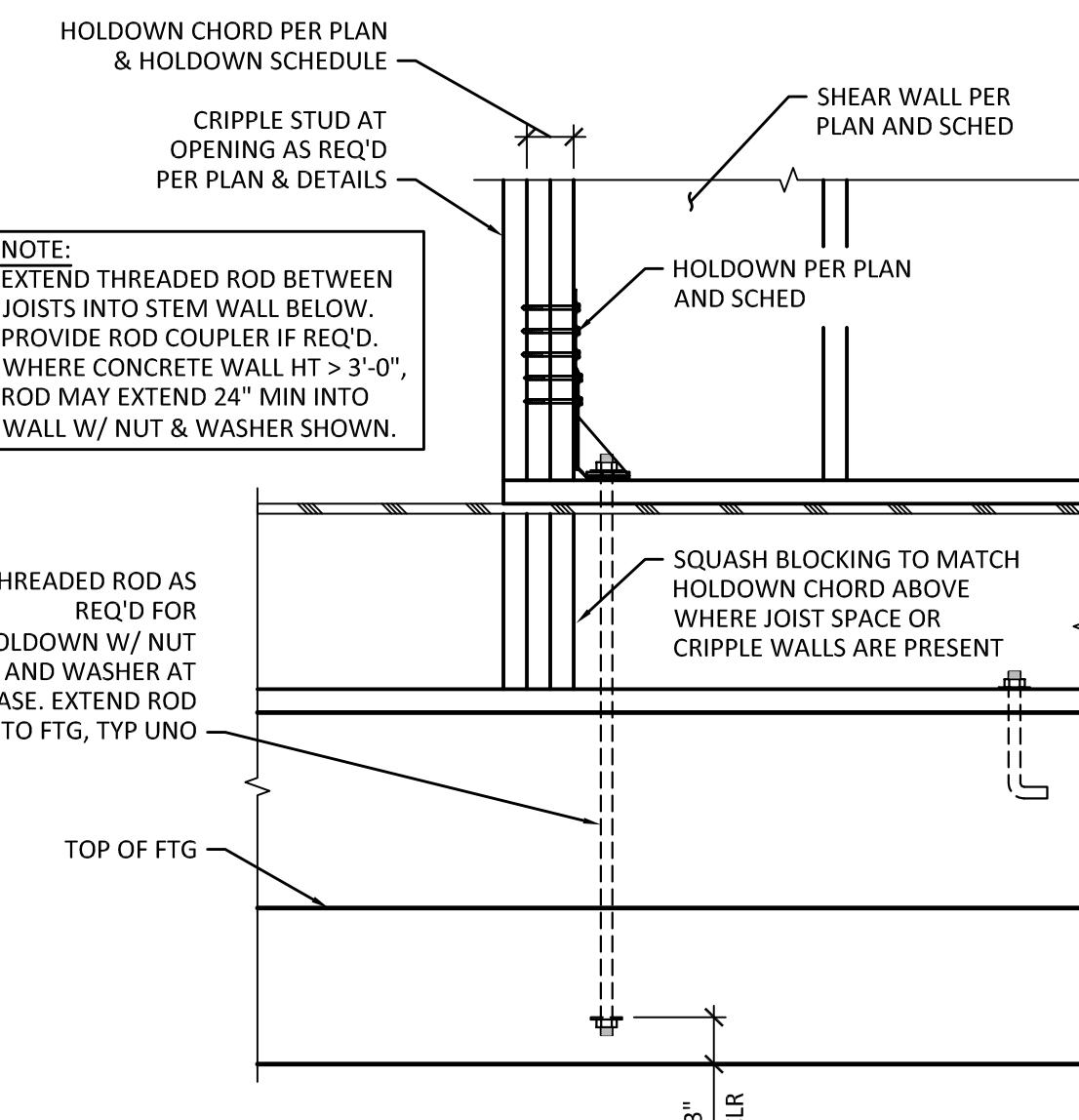
7 TYPICAL ISOLATION JOINT DETAIL

SCALE: NTS



8 TYPICAL SLAB ON GRADE DETAILS

SCALE: 1" = 1'-0"



9 HOLDOWN DETAIL

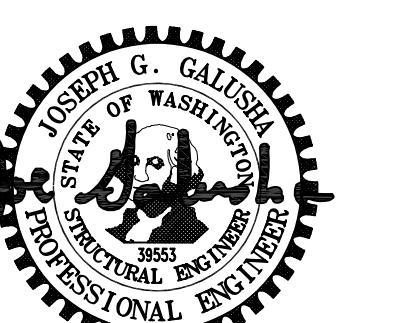
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MARK	DATE	DESCRIPTION
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THE TALMON
 306 CENTRE STREET
 LA CONNER, WA 98257

FOUNDATION DETAILS

FILE NAME: SHEET:



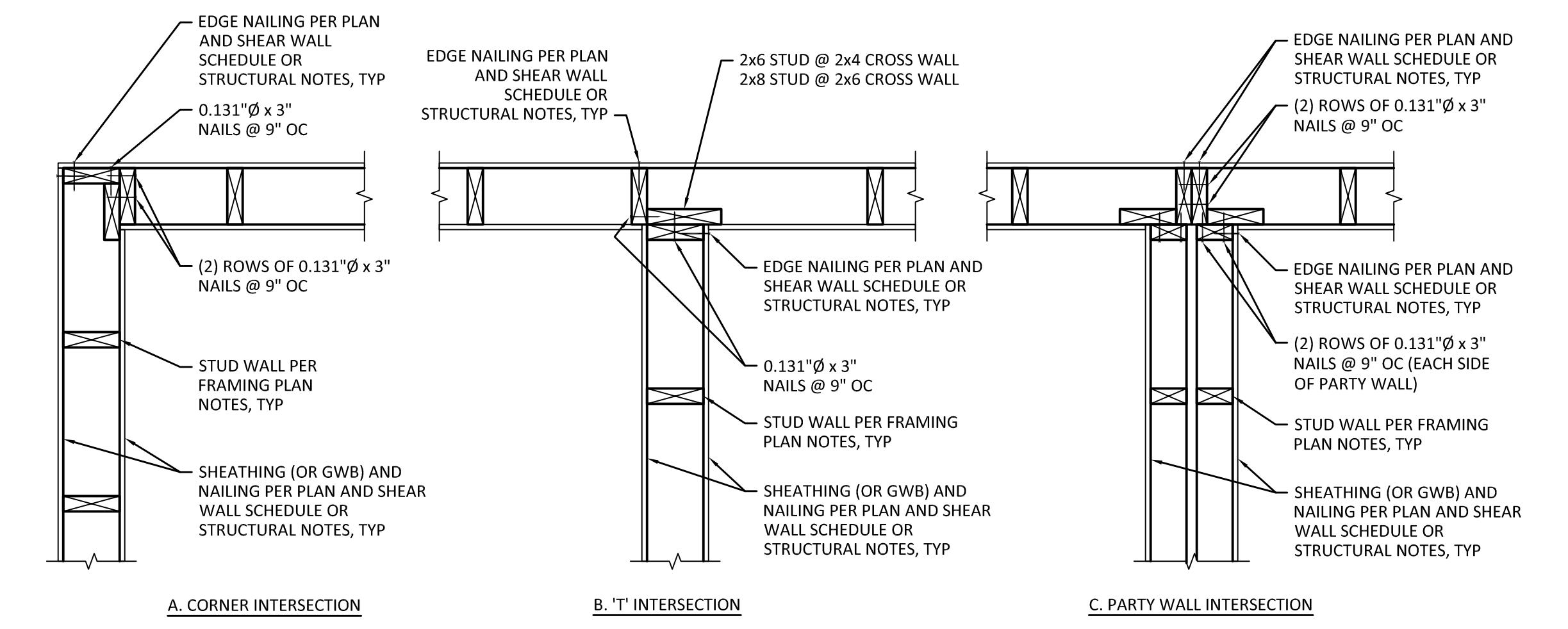
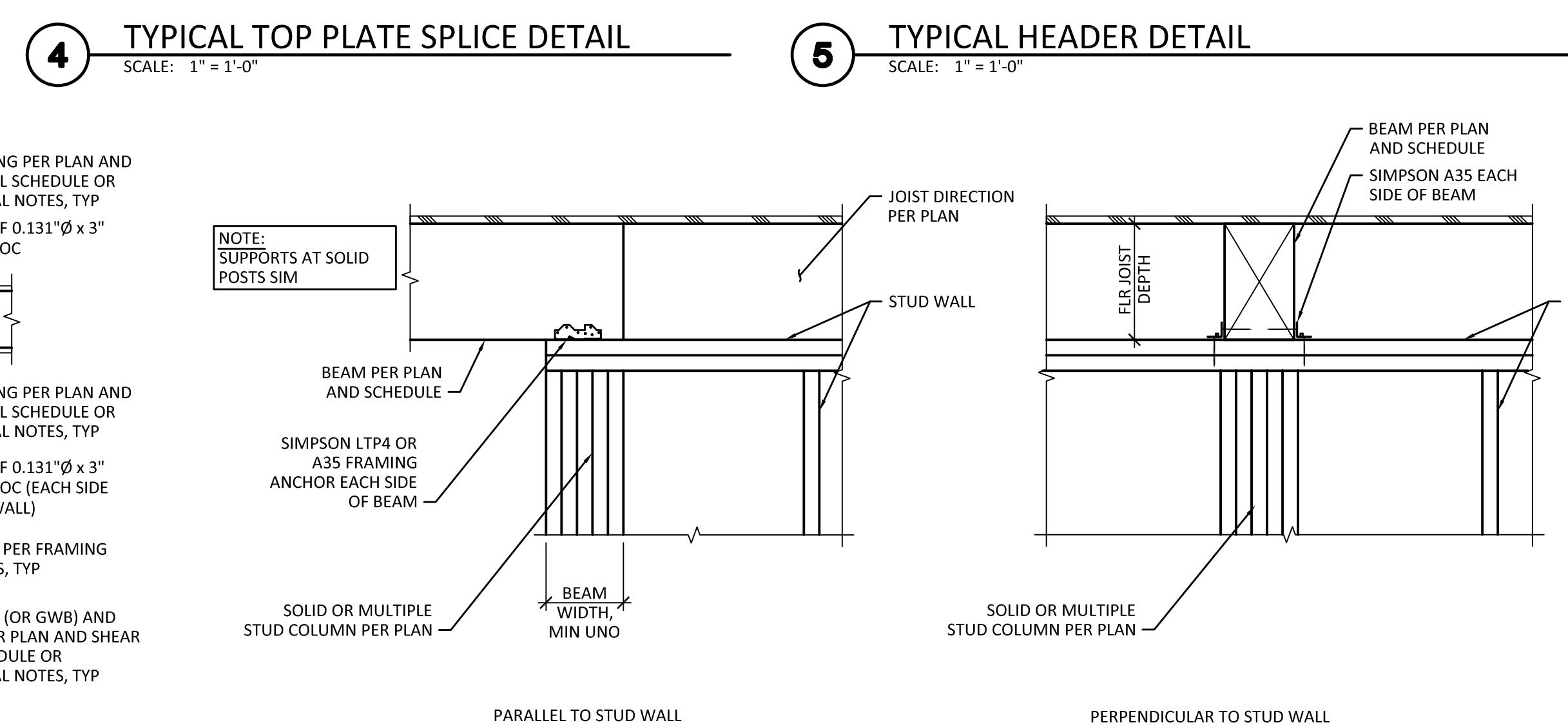
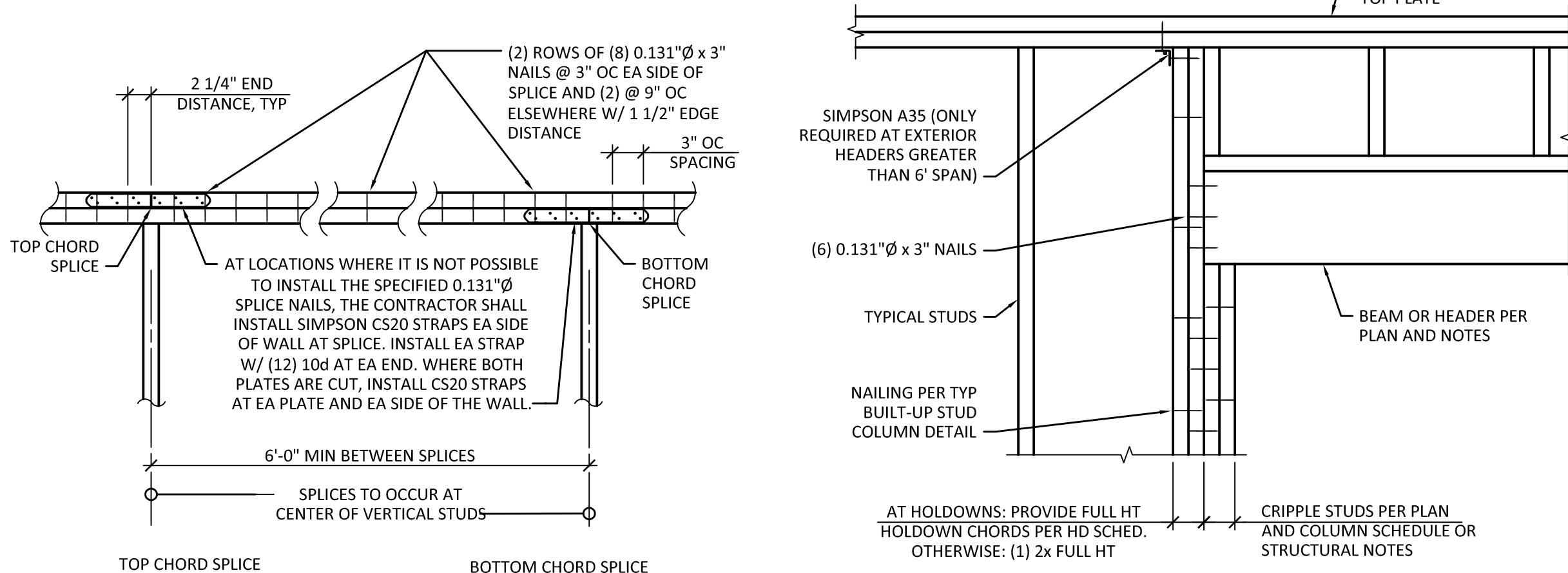
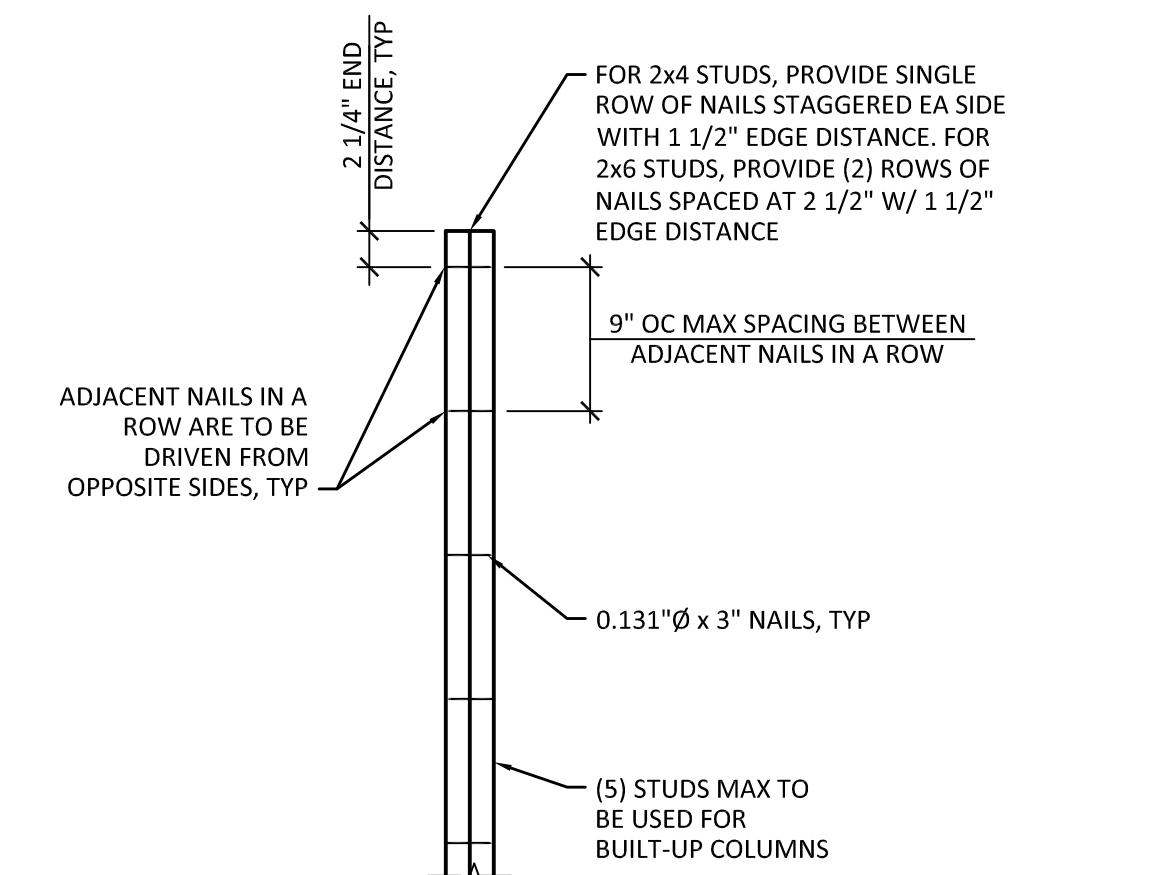
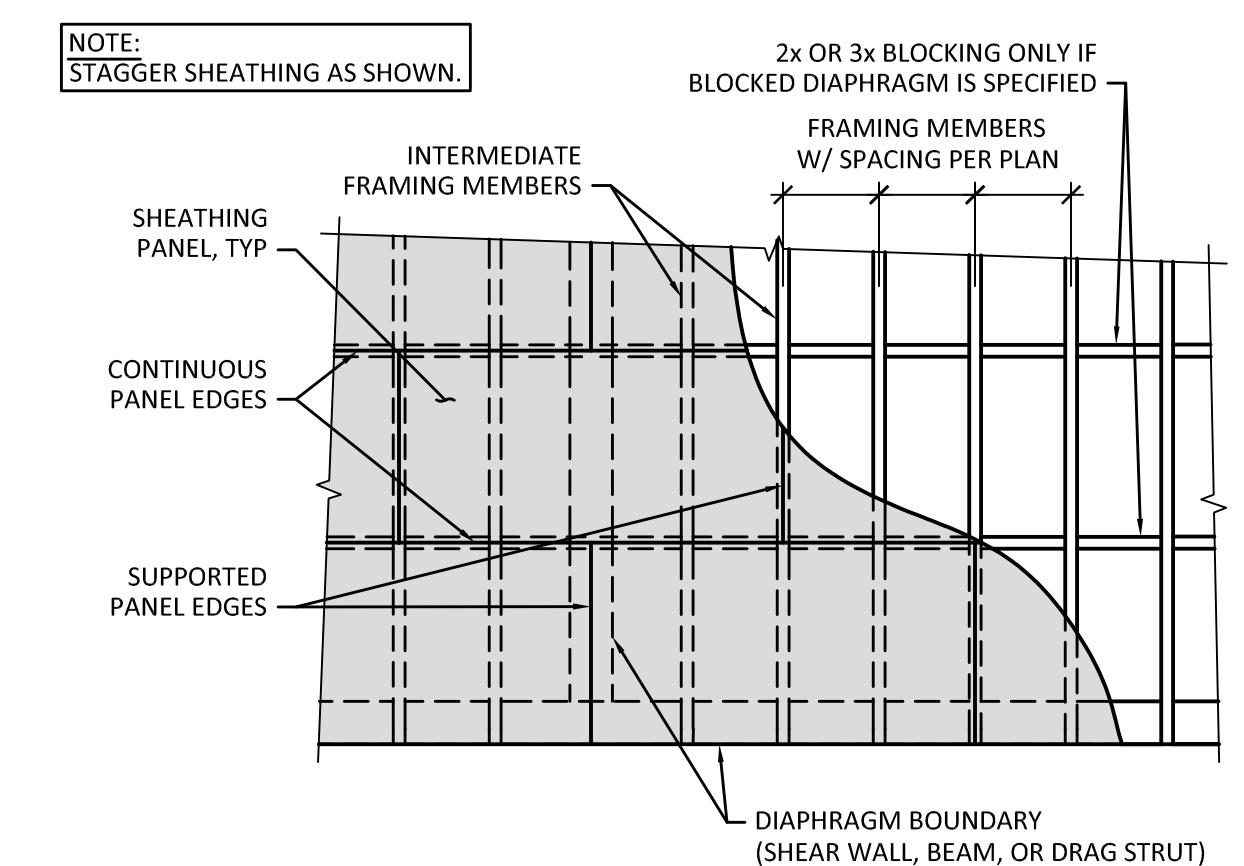
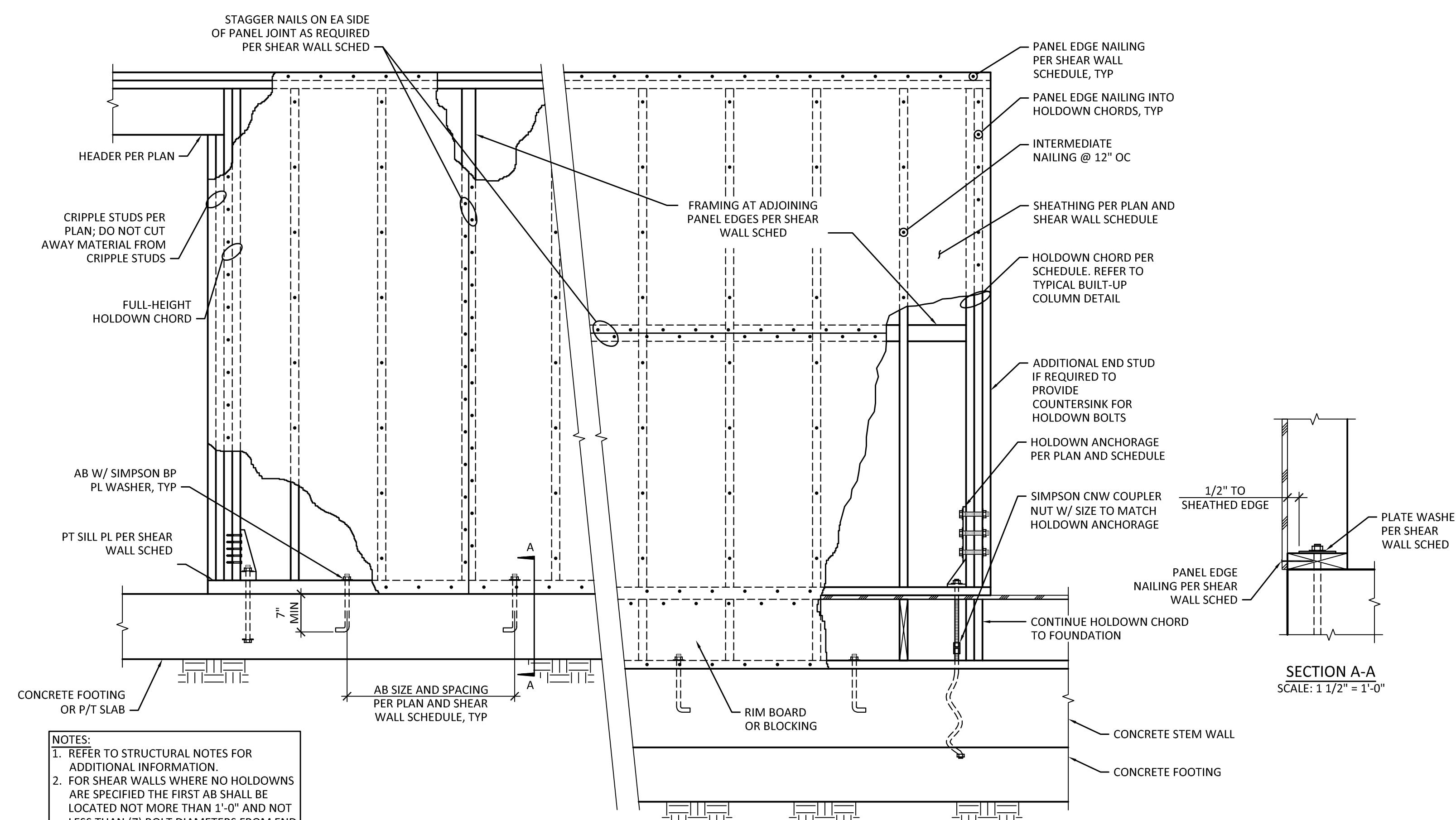
12/20/24

THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257
WOOD FRAMING DETAILS

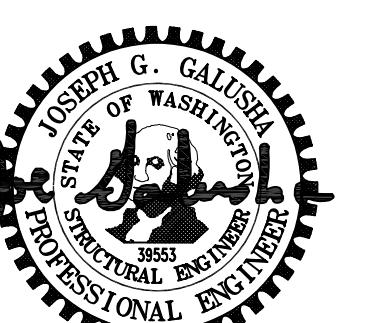
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SHEET:

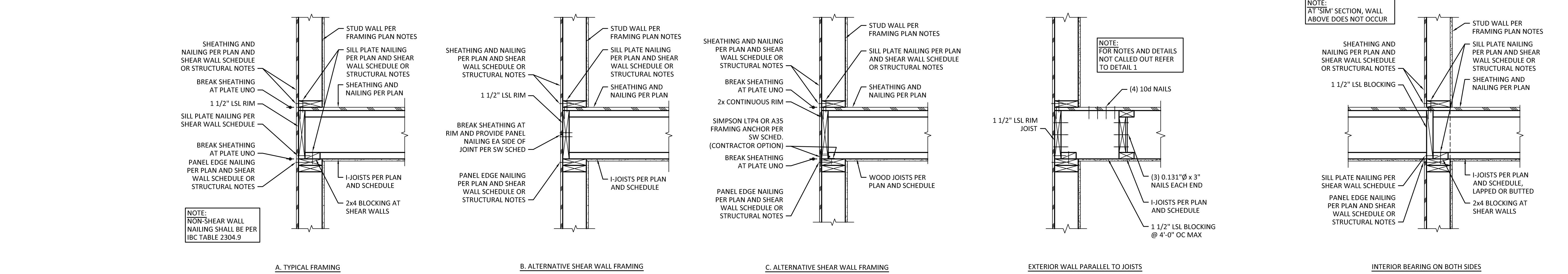
S5.1



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	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



1 TYPICAL STUD WALL FRAMING DETAIL

SCALE: 1" = 1'-0"

B. ALTERNATIVE SHEAR WALL FRAMING

C. ALTERNATIVE SHEAR WALL FRAMING

EXTERIOR WALL PARALLEL TO JOISTS

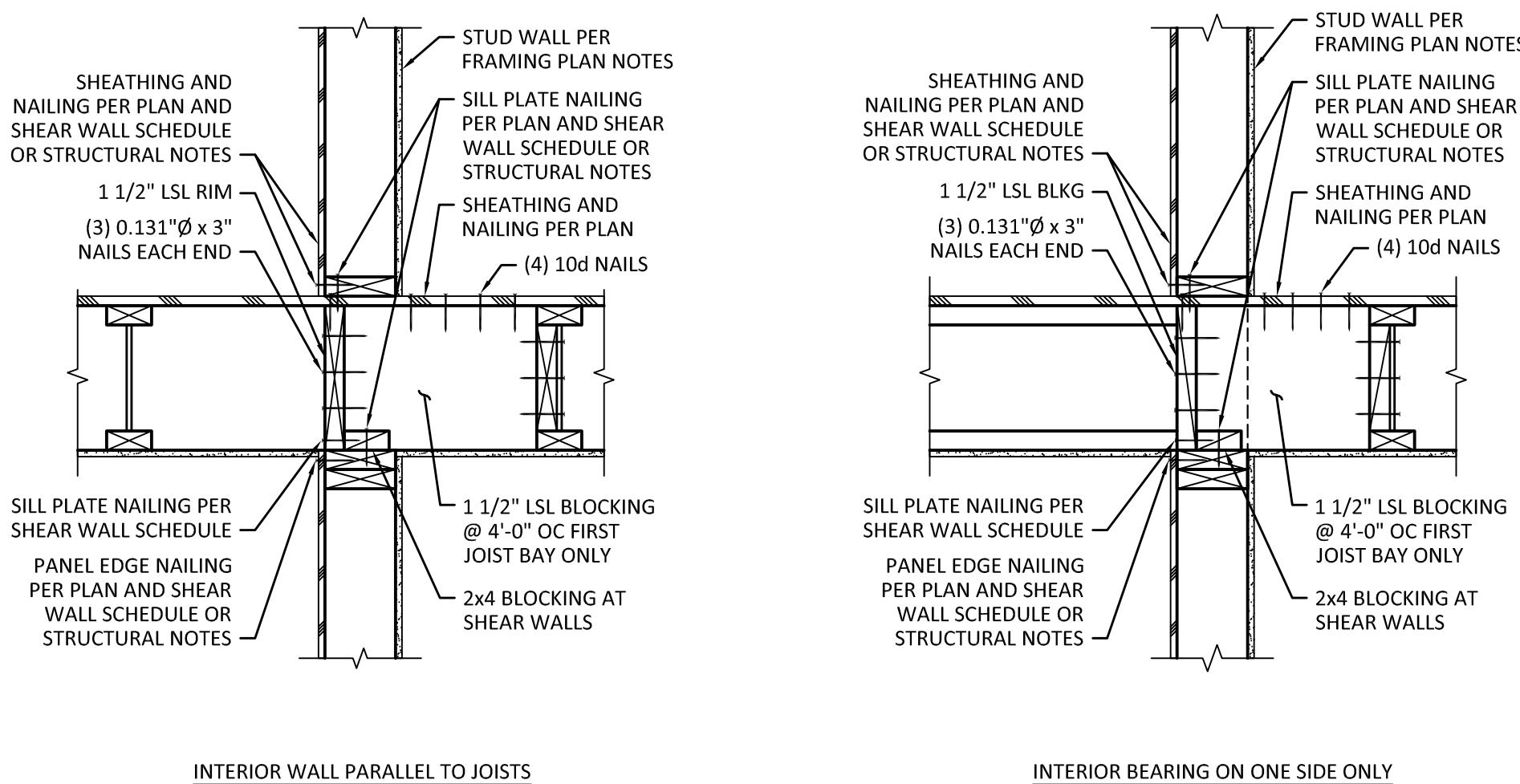
INTERIOR BEARING ON BOTH SIDES

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

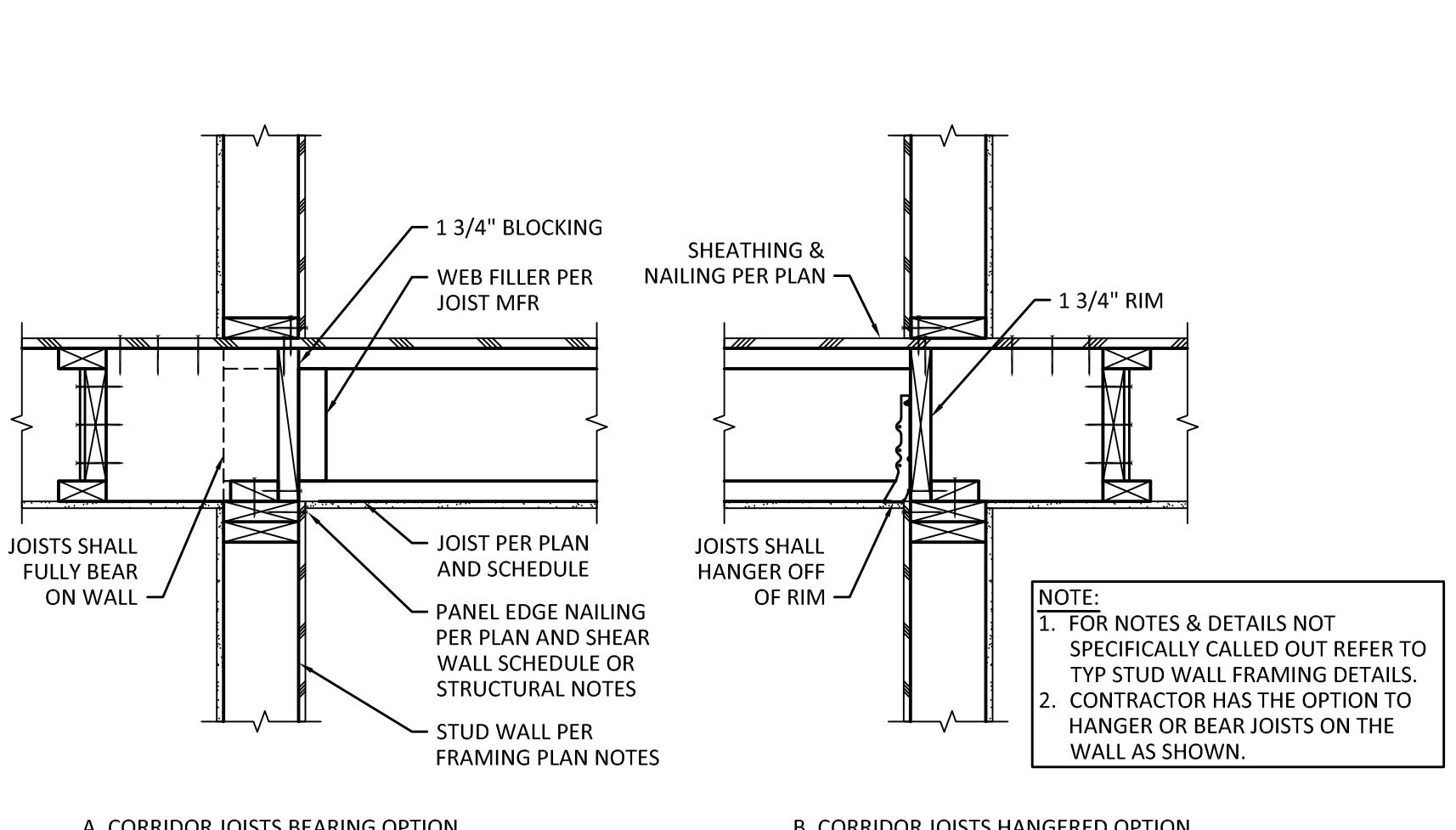
SCALE: 1" = 1'-0"

5 TYPICAL STUD WALL FRAMING DETAIL

SCALE: 1" = 1'-0"

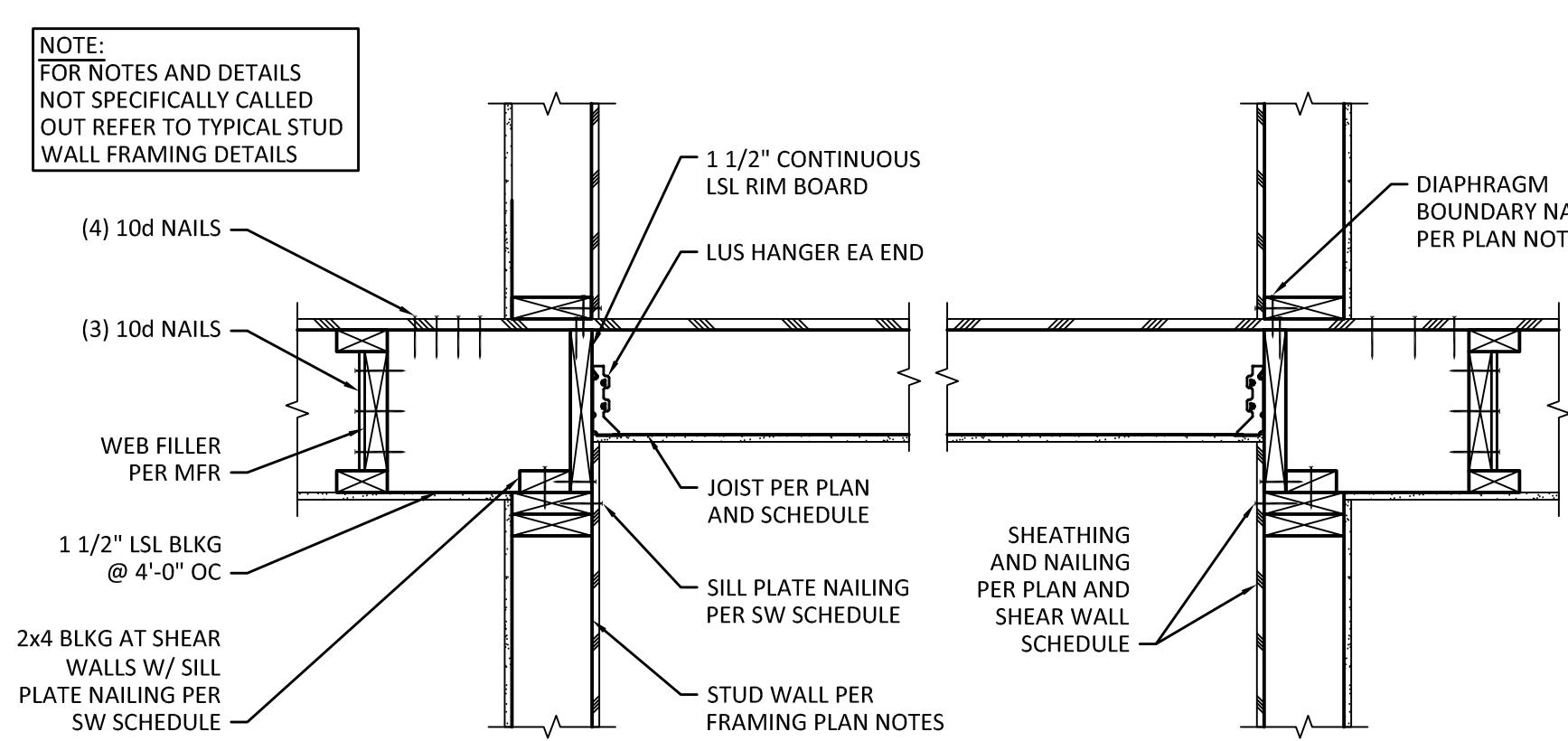
6 TYPICAL PARTY WALL FRAMING DETAIL

SCALE: 1" = 1'-0"



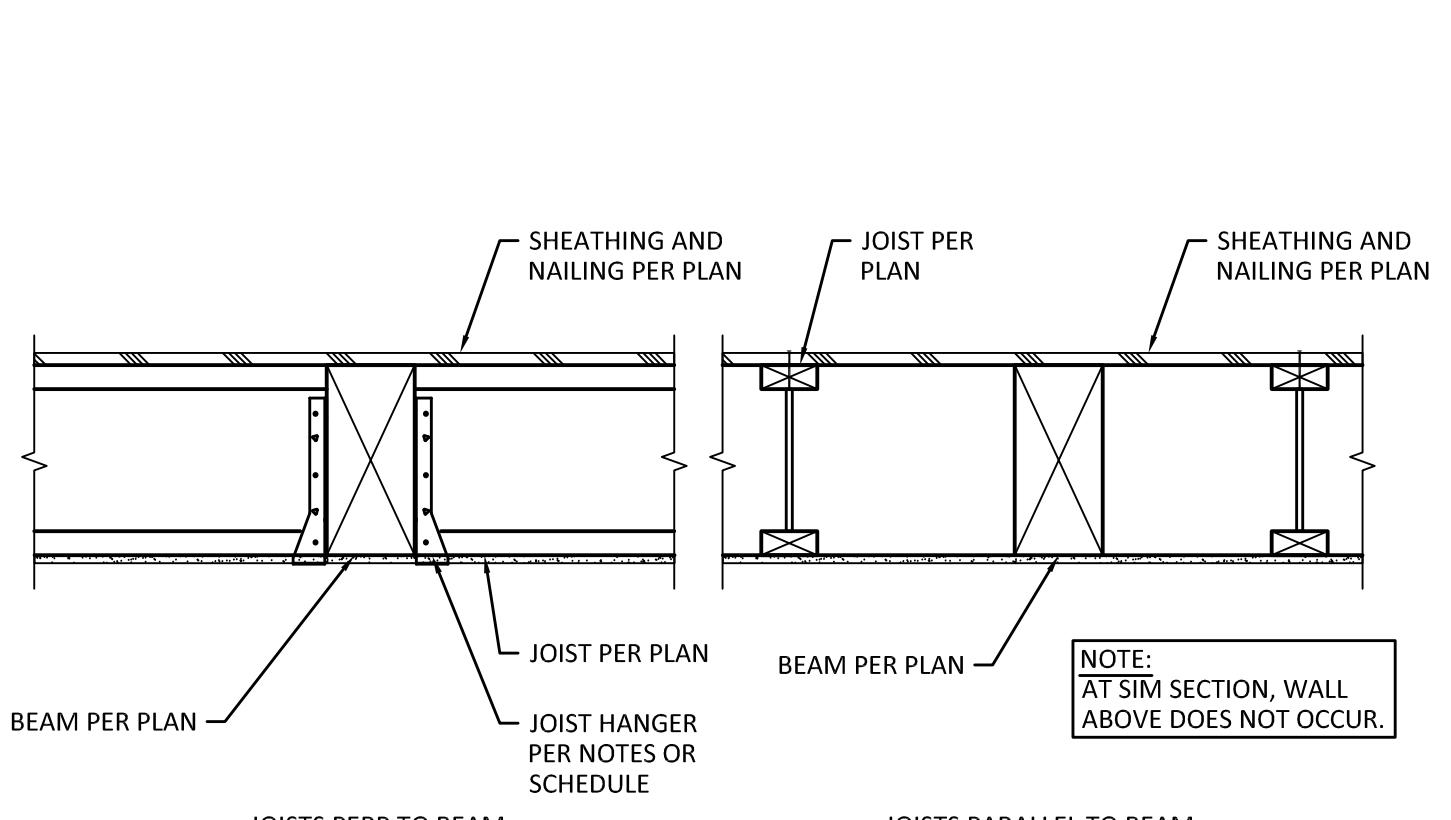
7 TYPICAL CORRIDOR SECTION (FULL DEPTH JOISTS)

SCALE: 1" = 1'-0"



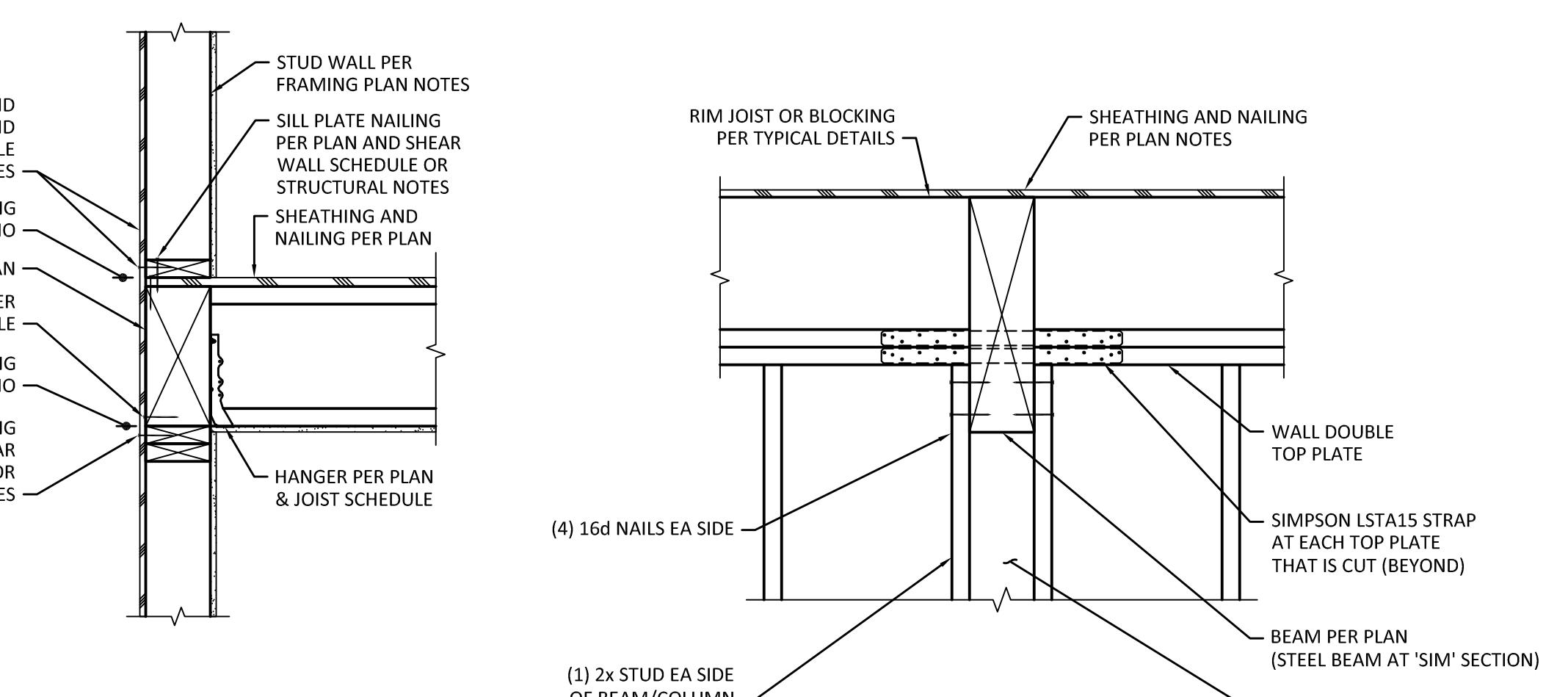
8 TYPICAL CORRIDOR SECTION

SCALE: 1" = 1'-0"



9 FLUSH BEAM DETAIL

SCALE: 1" = 1'-0"



10 FRAMING DETAIL AT RIM BEAM

SCALE: 1" = 1'-0"

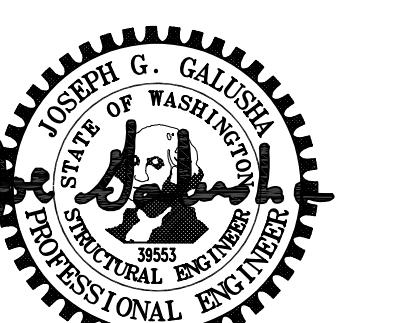
11 TYPICAL BEAM POCKET DETAIL

SCALE: 1" = 1'-0"

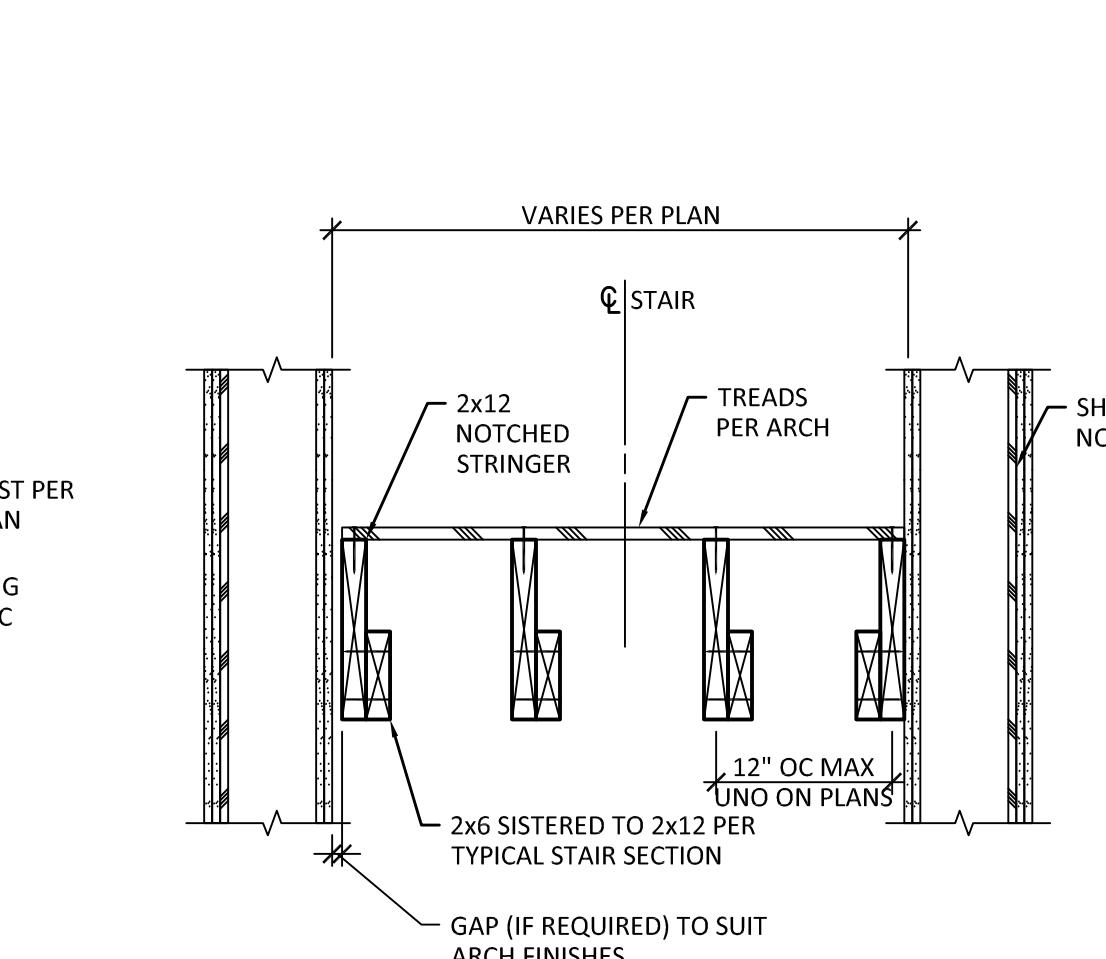
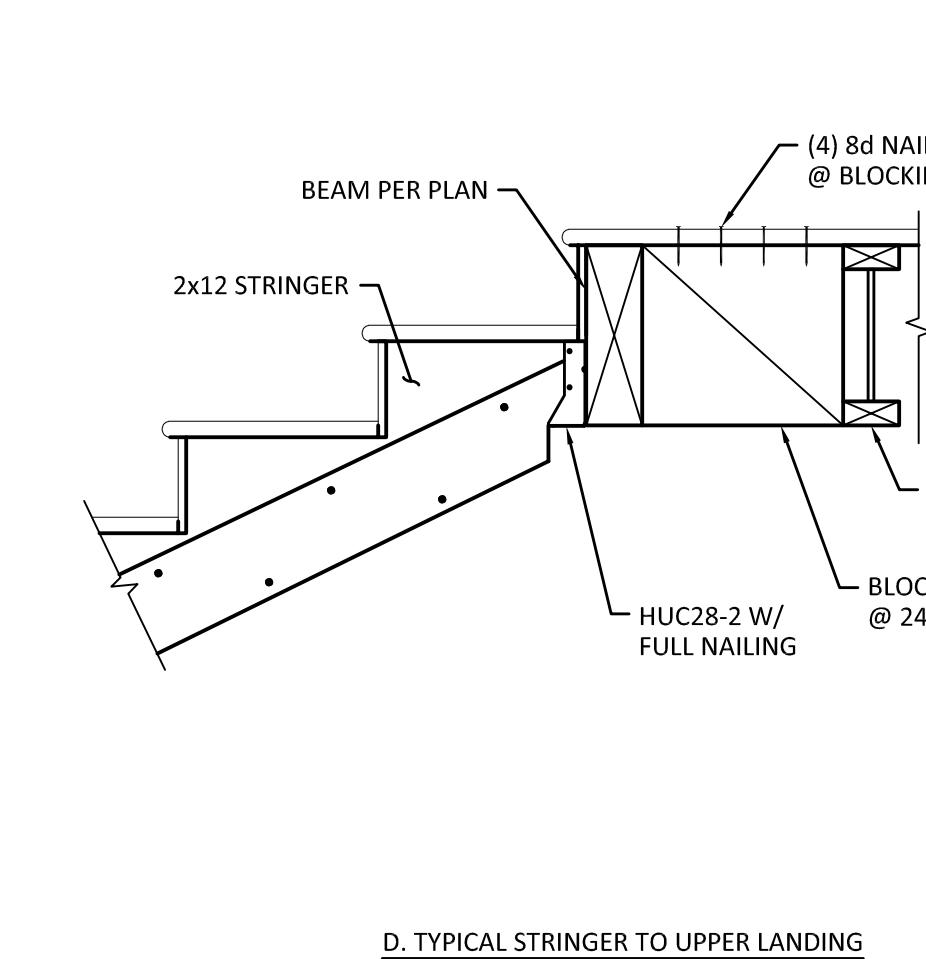
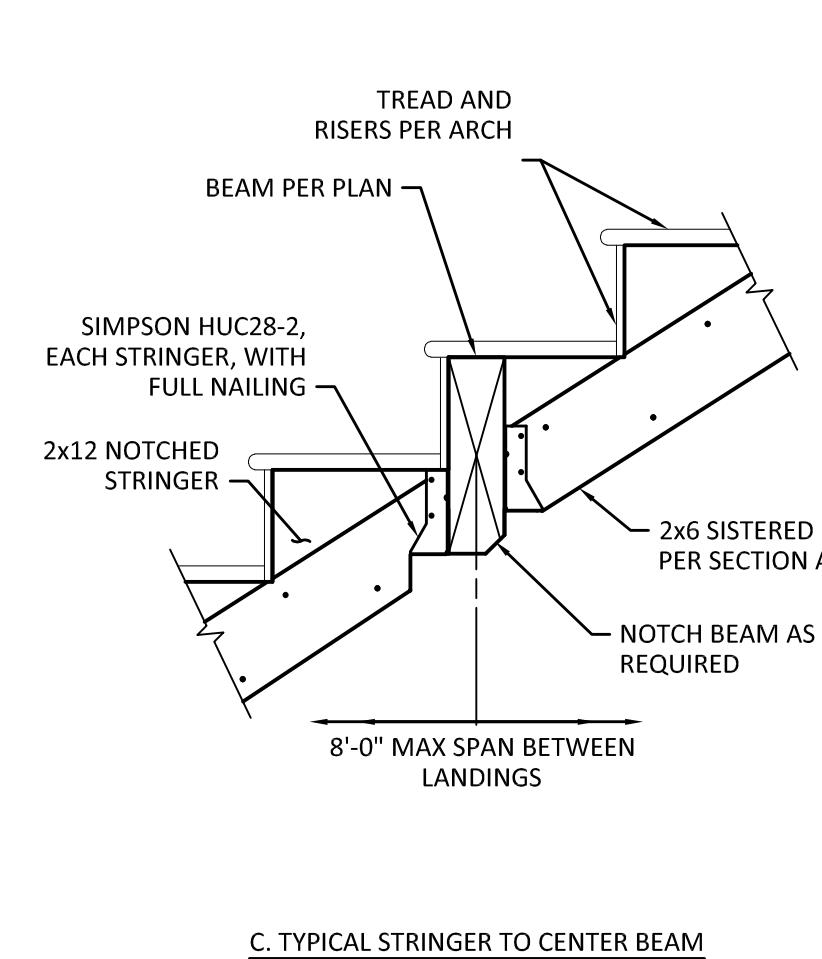
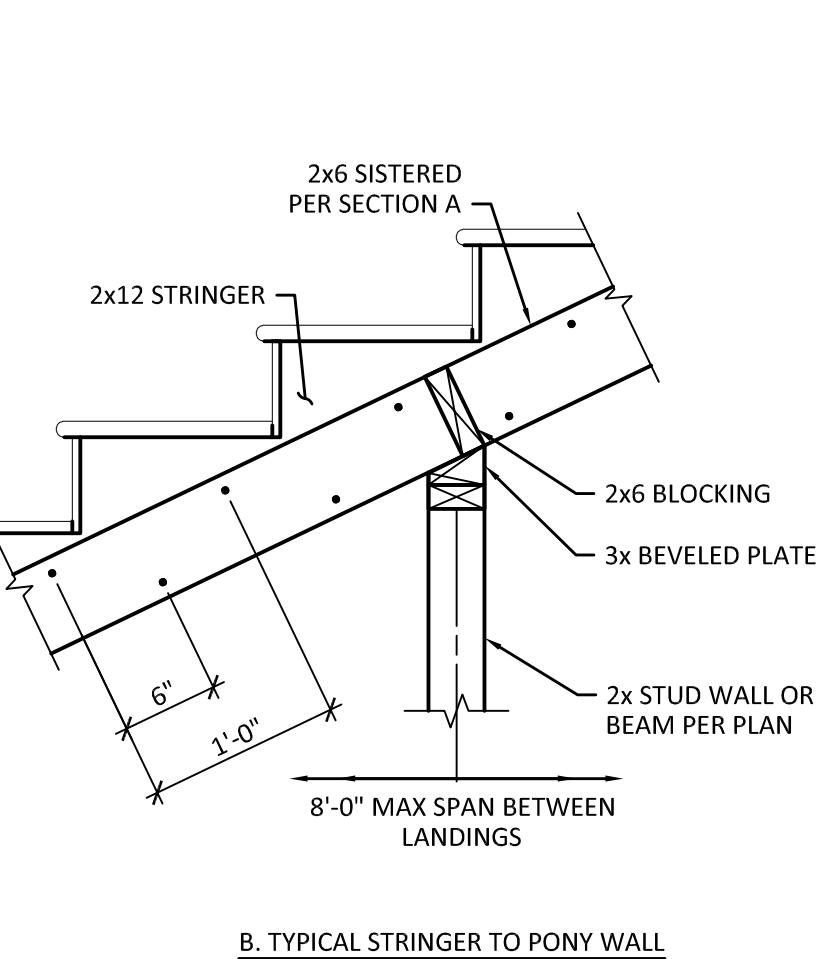
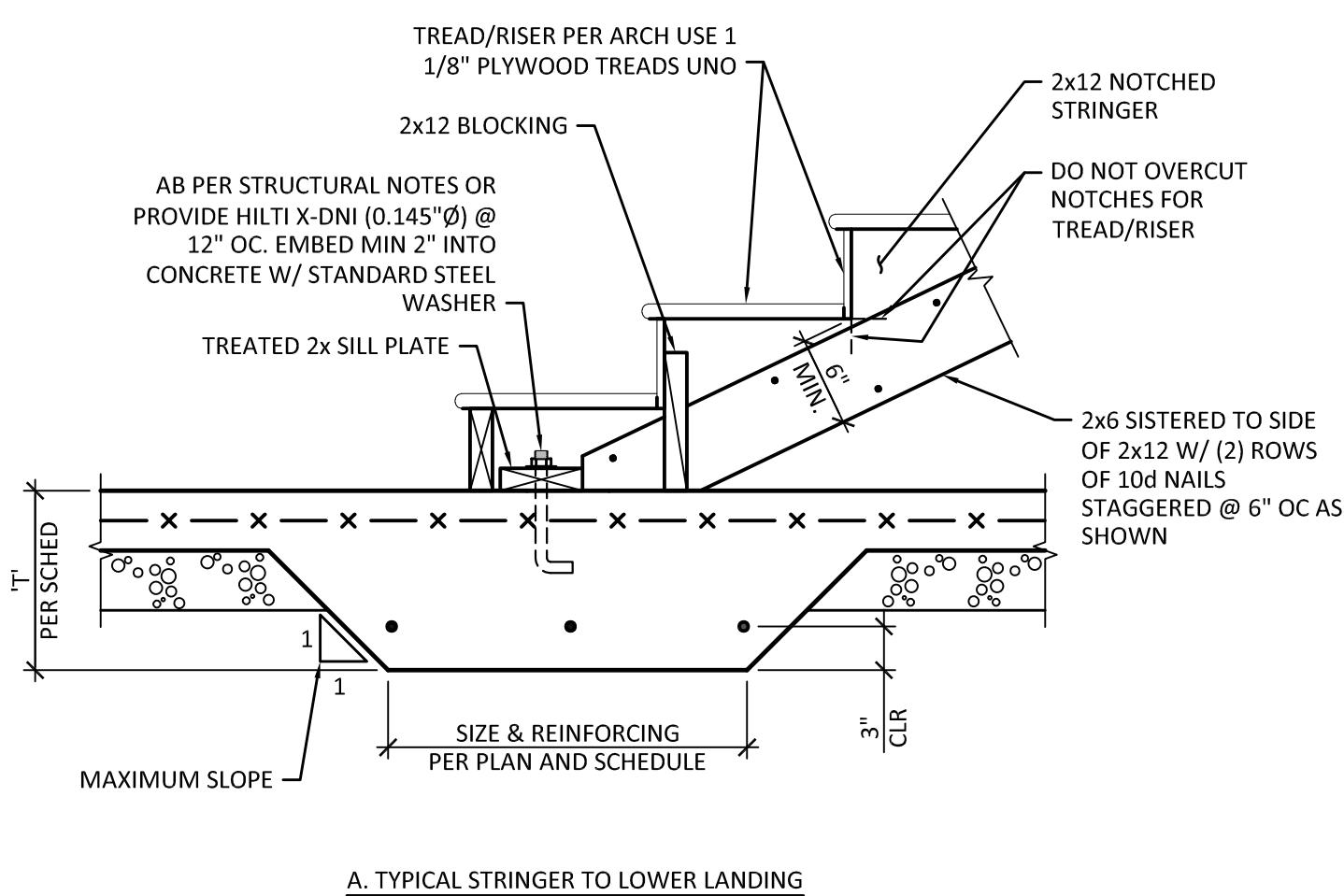
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2	08/12/24	PERMIT RESUBMITTAL
3	12/20/24	PERMIT RESUBMITTAL
4		
5		
6		
7		
8		
9		
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11		

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

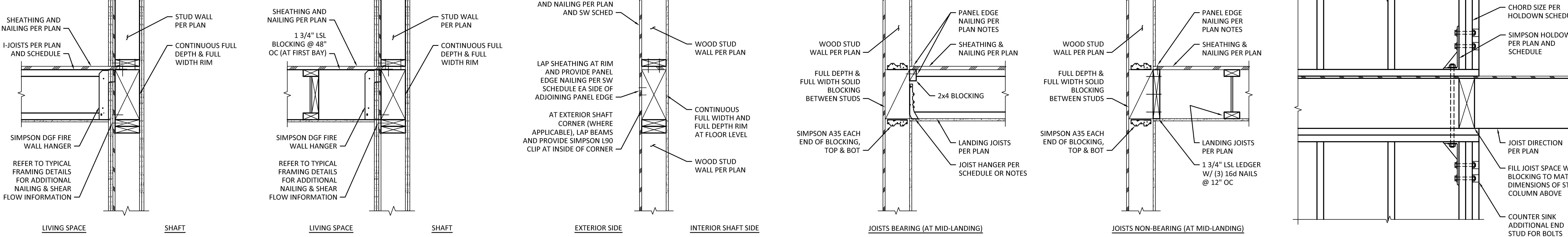
FILE NAME: SHEET:



12/20/24


1 TYPICAL STAIR SECTIONS

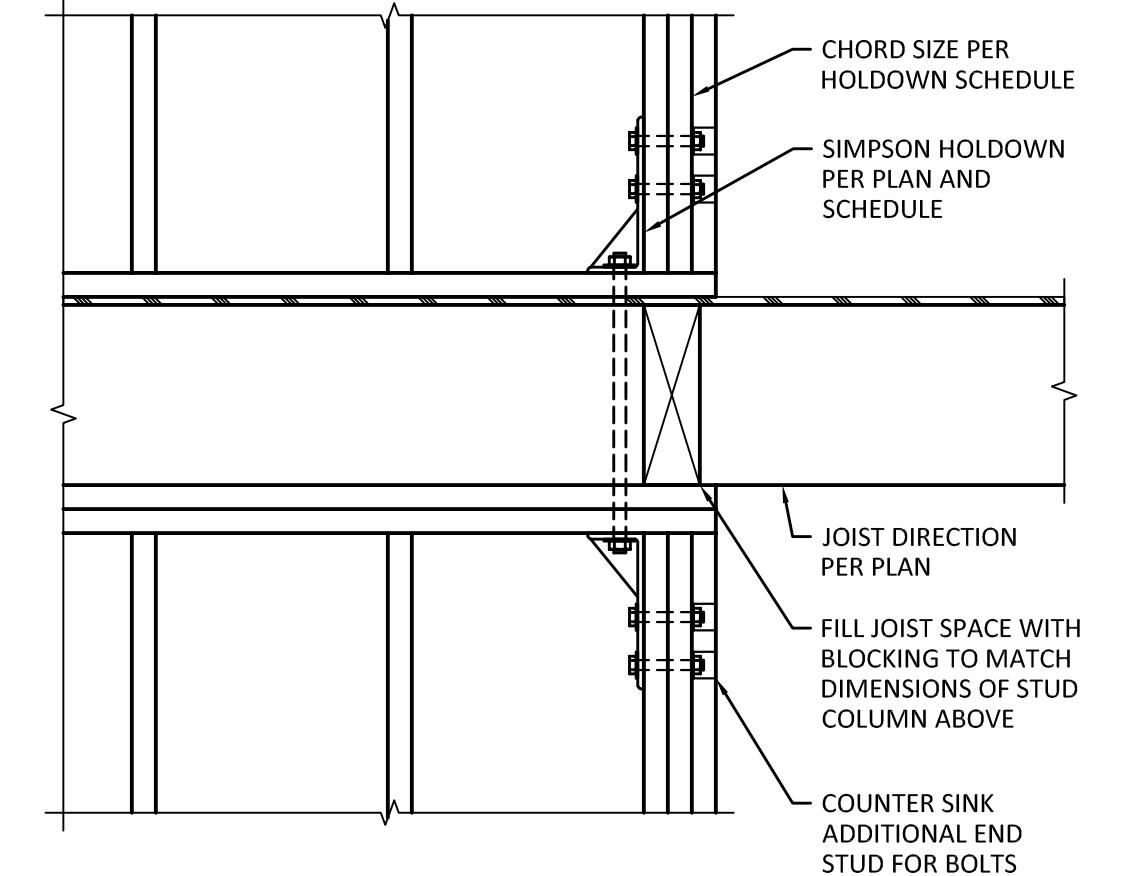
SCALE: 1" = 1'-0"


3 STAIRWAY & SHAFT SECTIONS

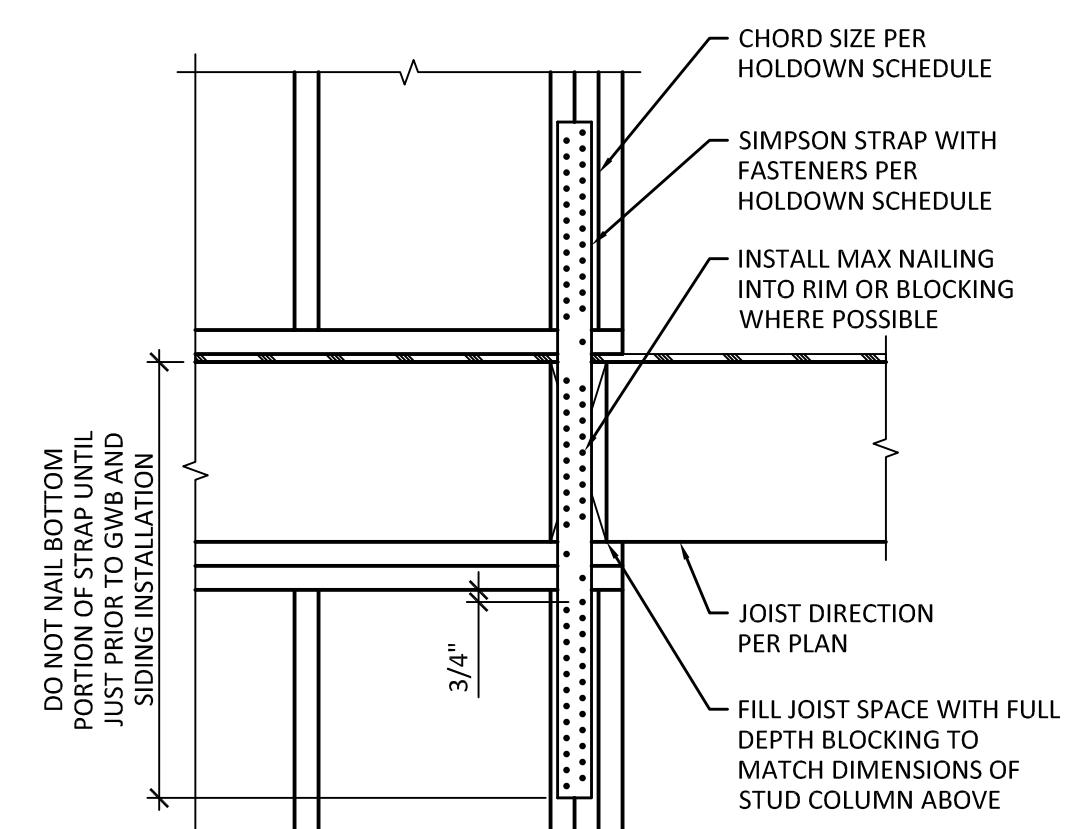
SCALE: 1" = 1'-0"

2 TYPICAL STAIR SECTION

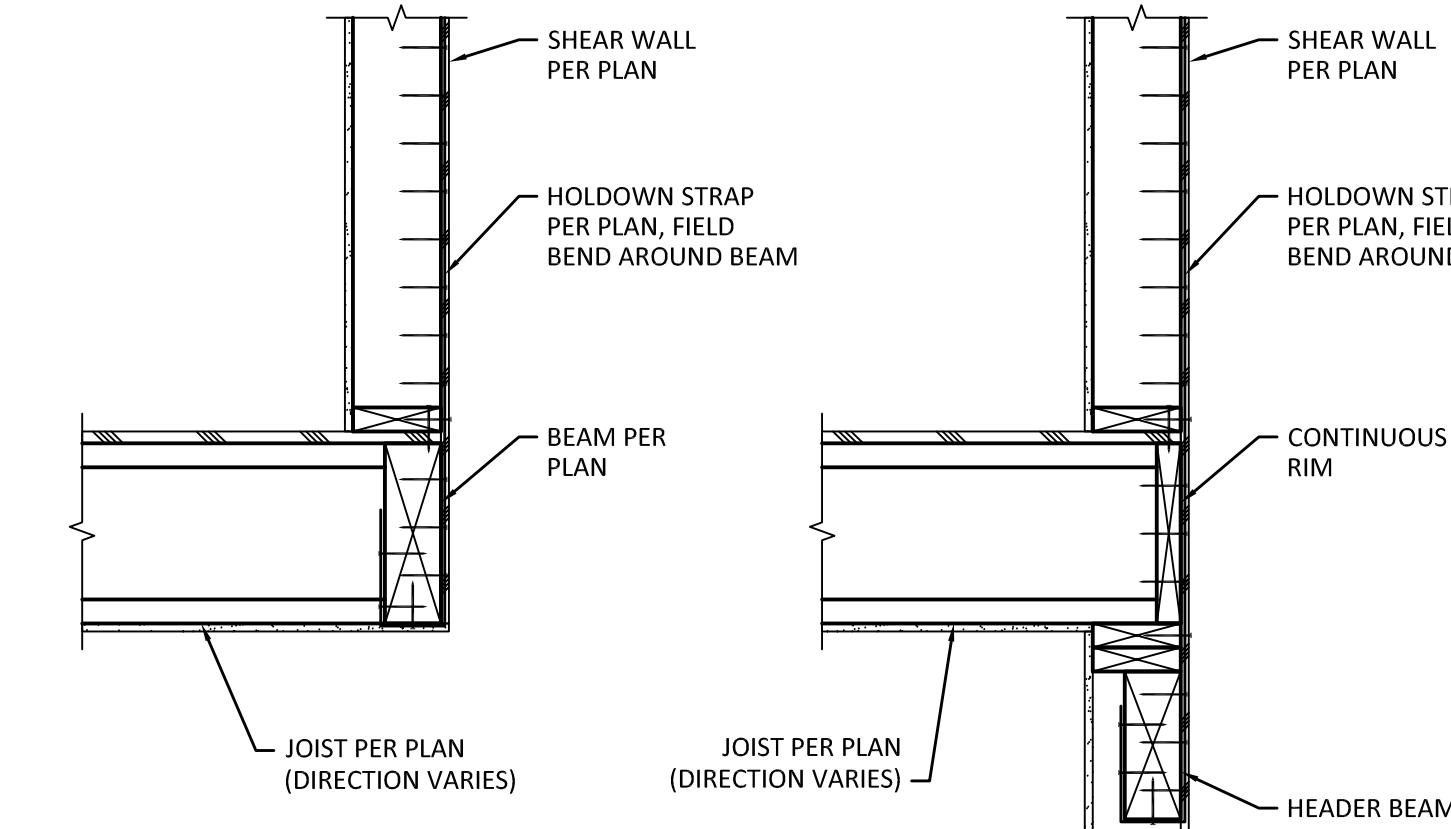
SCALE: 1" = 1'-0"


4 TYPICAL ROD HOLDOWN DETAIL

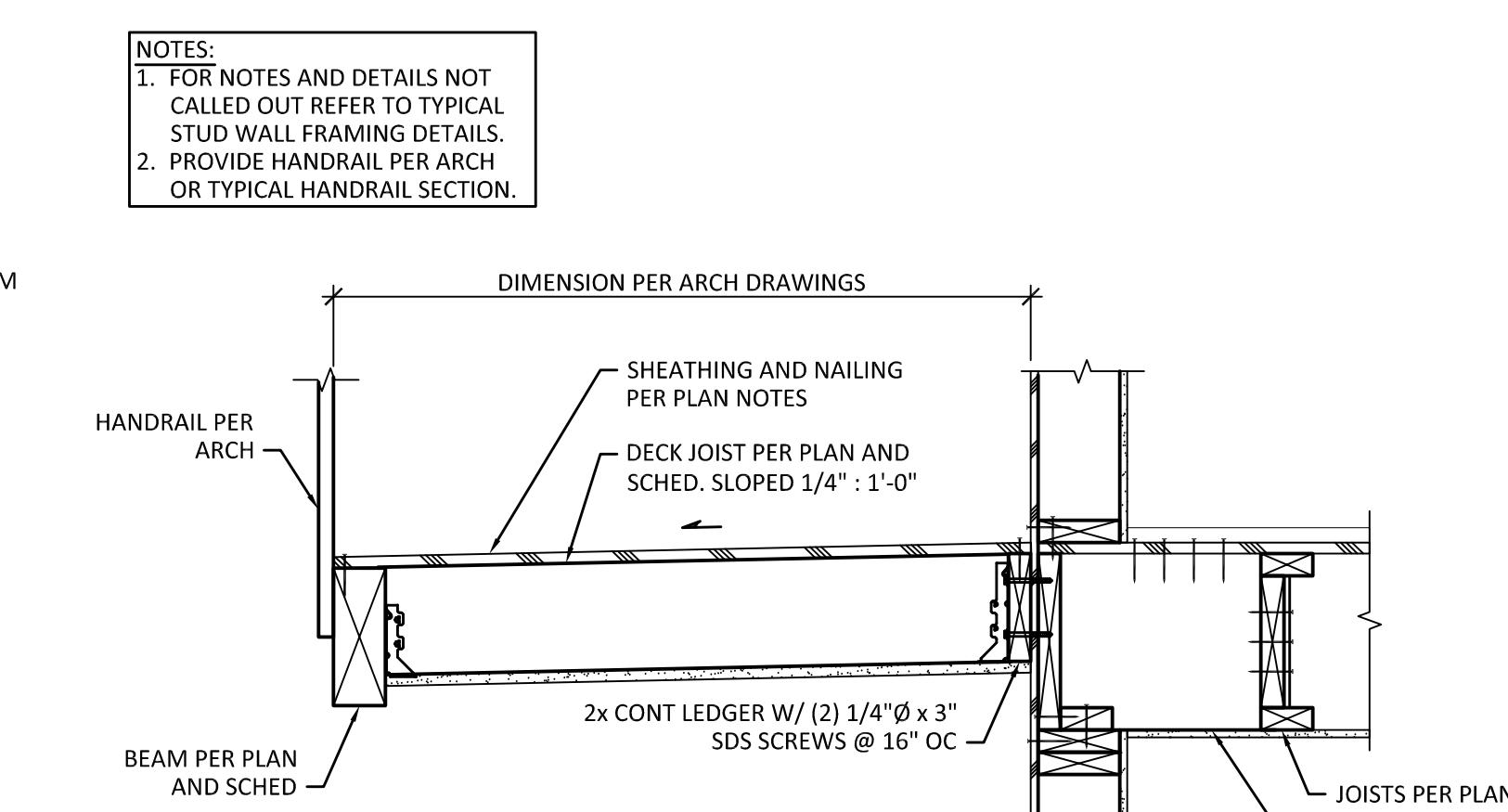
SCALE: 1" = 1'-0"


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: S5.3

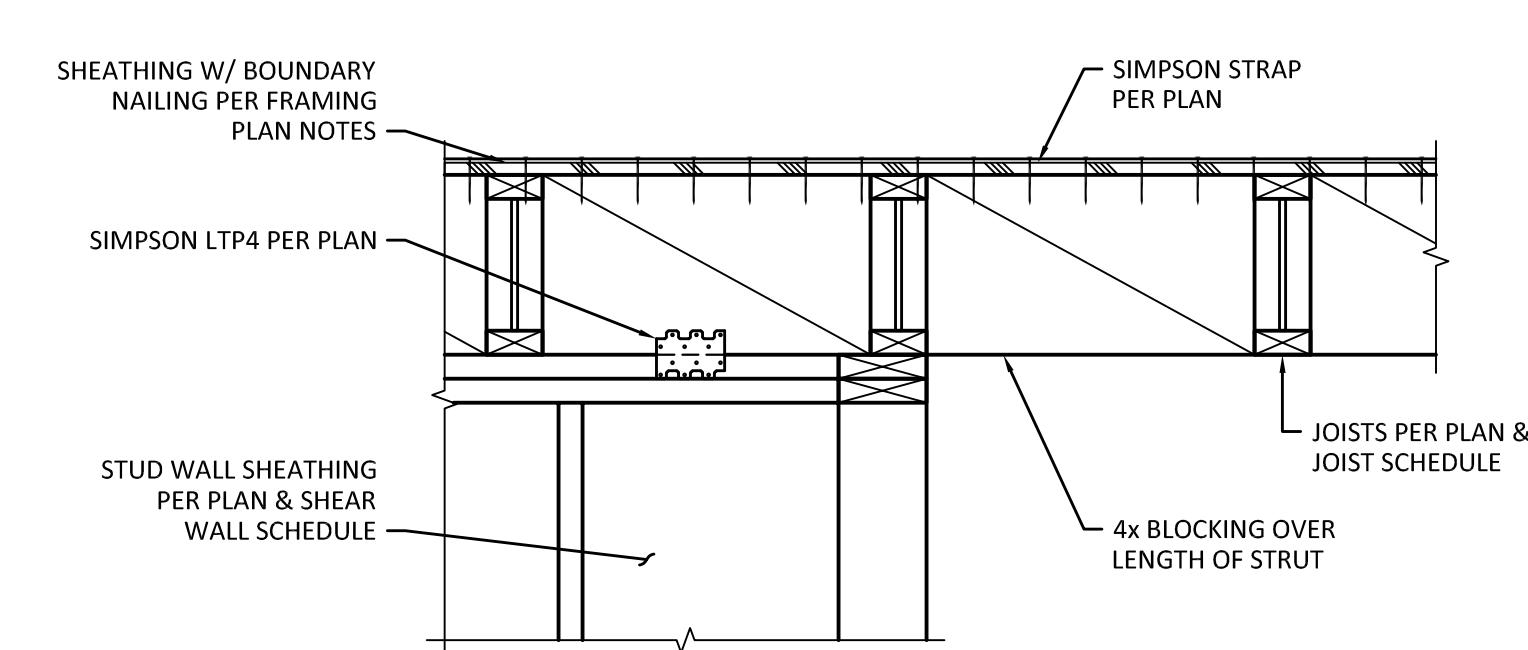
SHEET:

12/20/24

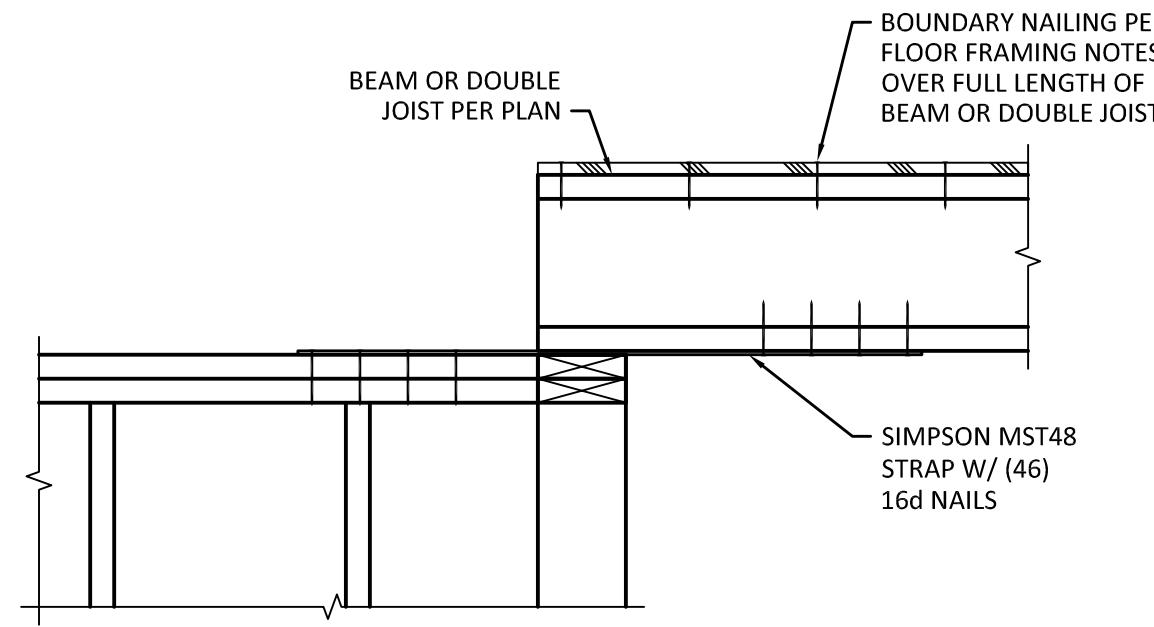
S5.3



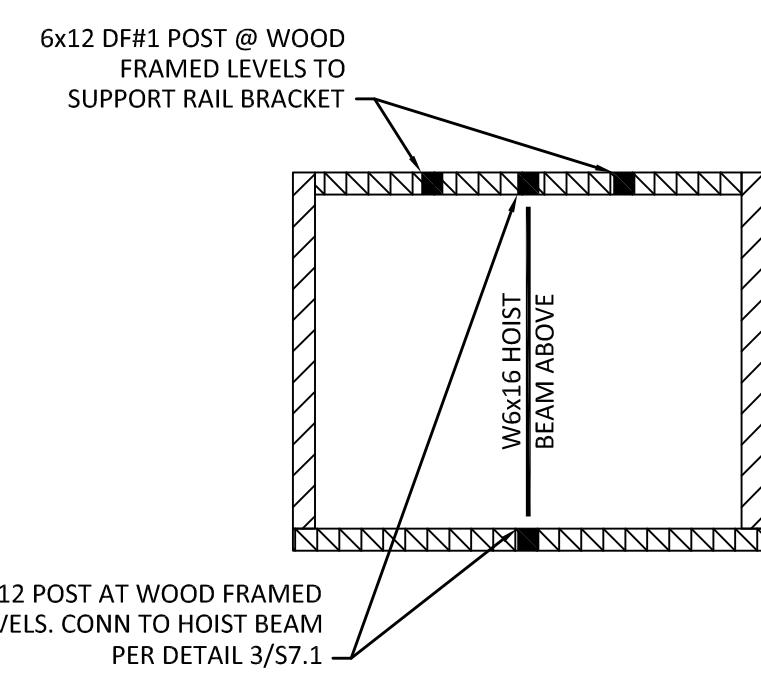
12/20/24



1 TYPICAL DRAG STRUT DETAIL



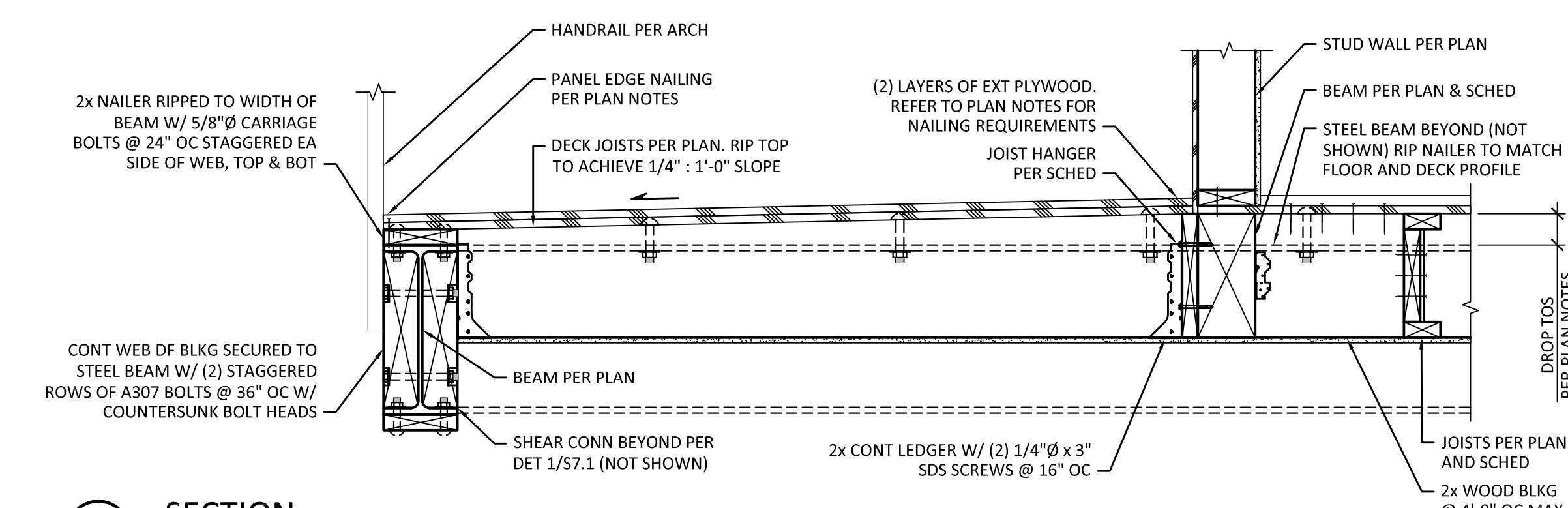
2 TYPICAL DRAG STRUT CONNECTION DETAIL



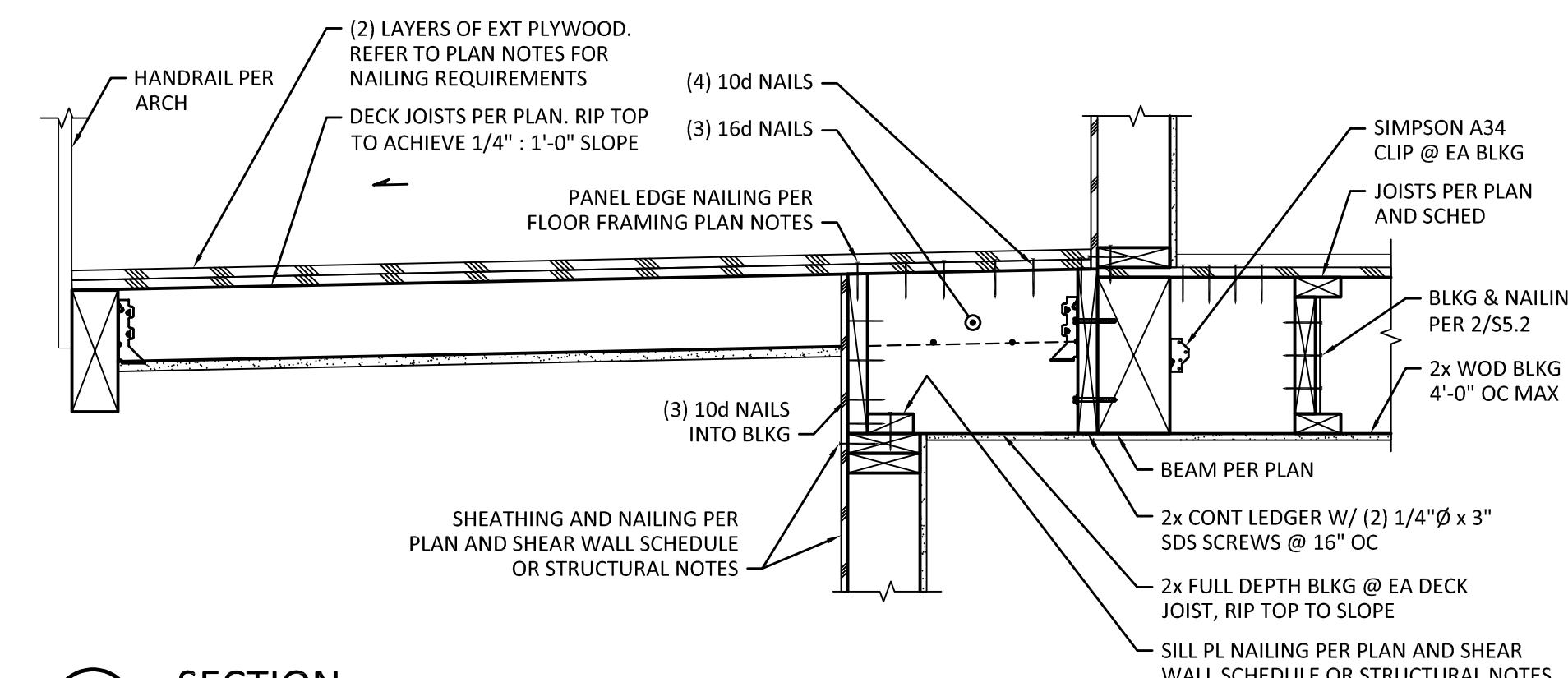
NOTES:
1. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED
BY CONTRACTOR & ELEVATOR MFR.
2. HOIST BEAM TO BE LOCATED IN CENTER OF ELEVATOR
SHAFT, BELOW ROOF FRAMING, AS REQUIRED PER MFR.
HOIST BEAM COLUMN SHALL BE INSTALLED AT EACH
FRAMING LEVEL FOR LOAD TRANSFER TO THE
CONCRETE SLAB OR FOUNDATION.
3. CONTRACTOR SHALL SISTER ADDITIONAL 2x6 TO 6x12
POSTS IF NEEDED FOR RAIL BRACKET ATTACHMENT

6x12 POST AT WOOD FRAMED
LEVELS. CONN TO HOIST BEAM
PER DETAIL 3/57.1

3 TYPICAL ELEVATOR PLAN



4 SECTION

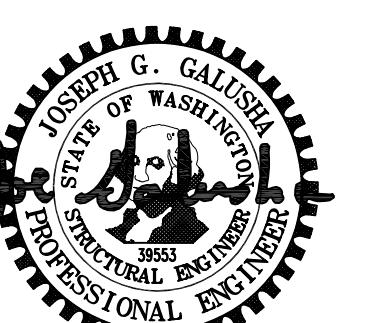


5 SECTION

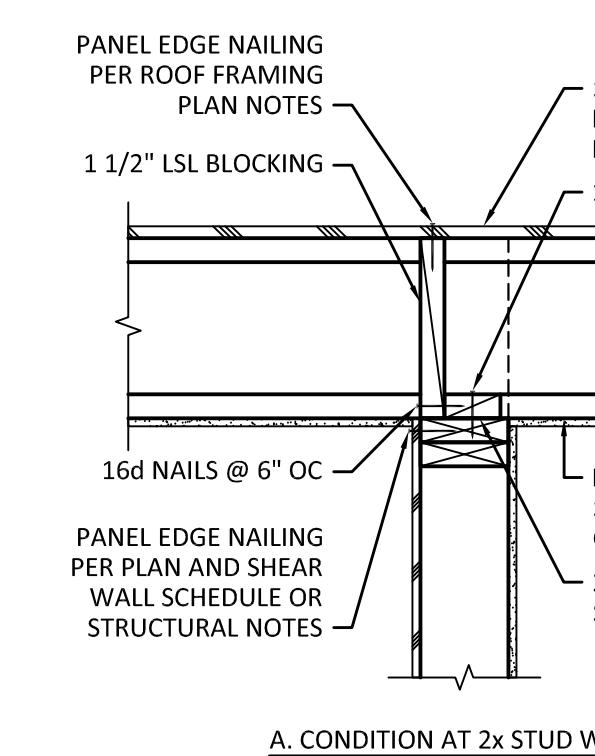
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	08/12/24	PERMIT RESUBMITTAL
	12/20/24	PERMIT RESUBMITTAL

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

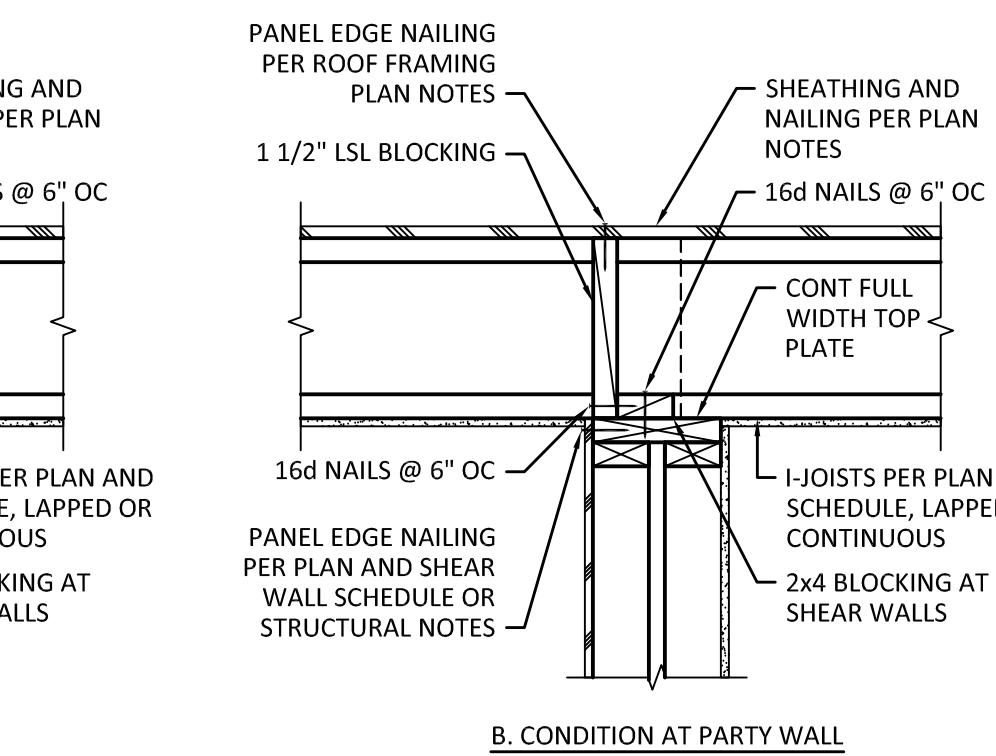
THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257
WOOD FRAMING DETAILS
SHEET: FILE NAME:



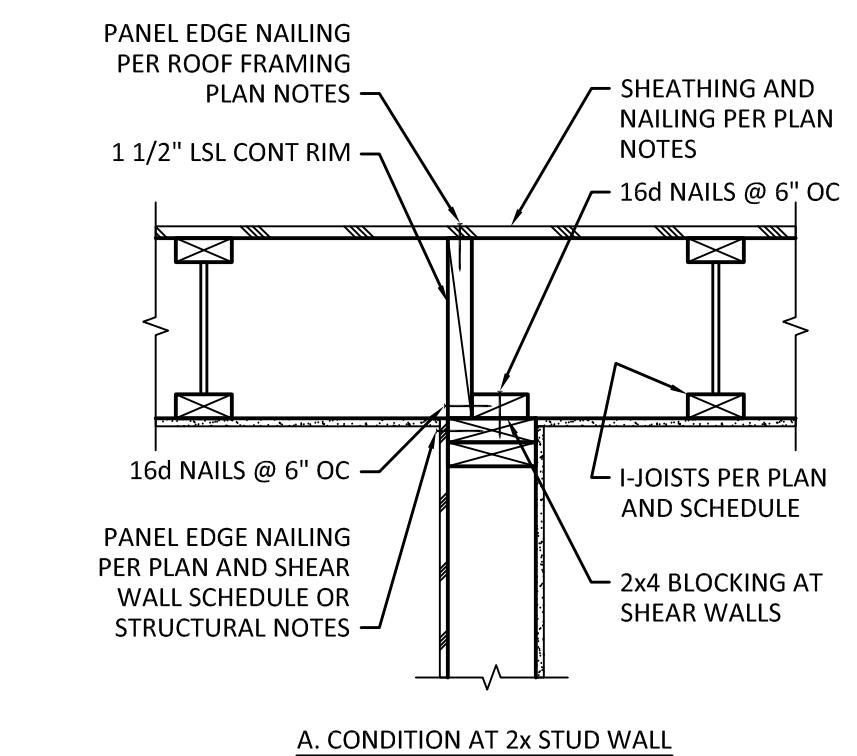
12/20/24



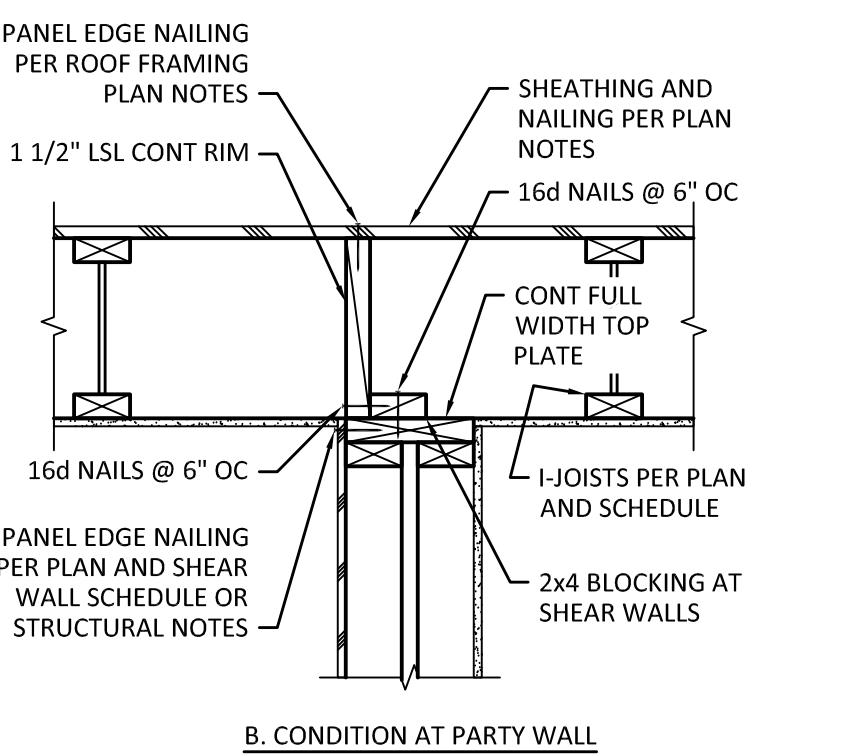
A. CONDITION AT 2x STUD WALL



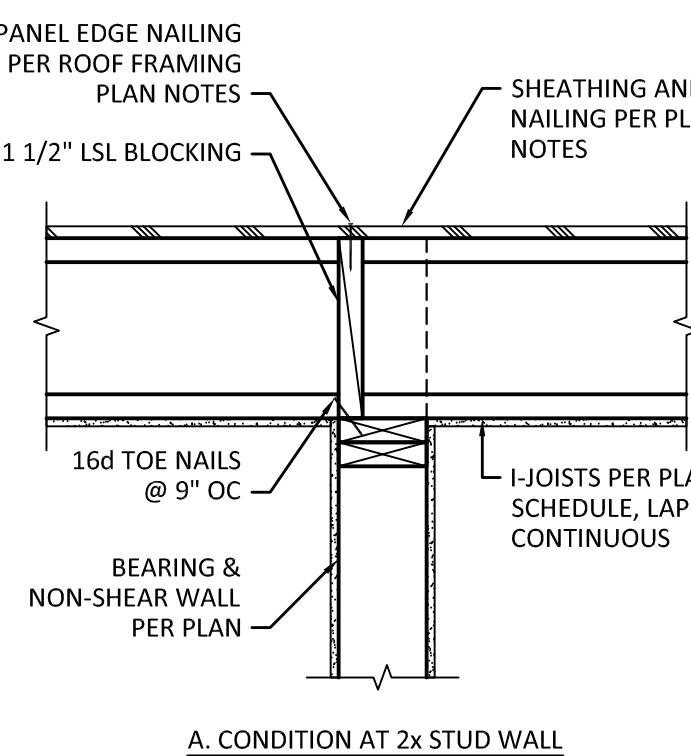
B. CONDITION AT PARTY WALL



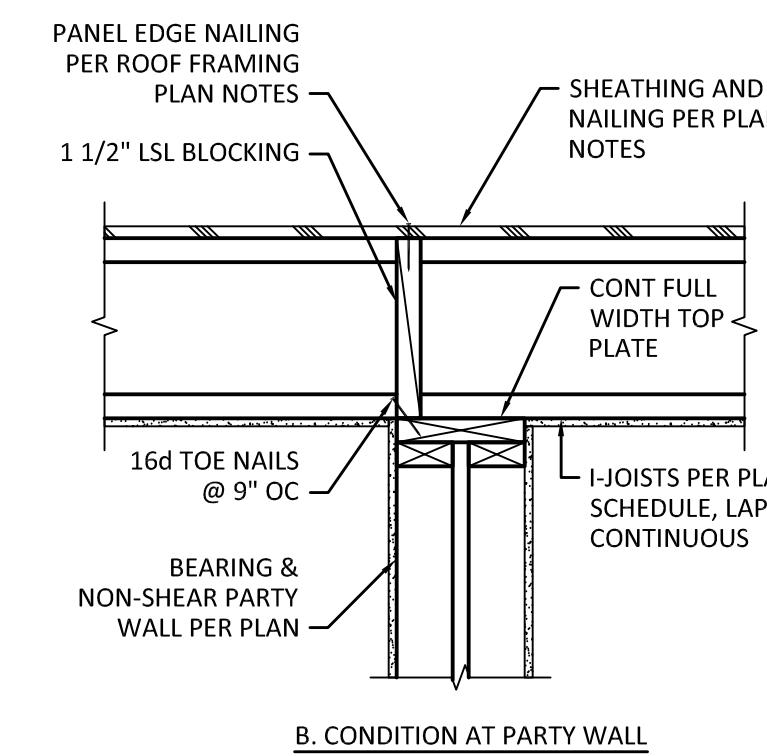
A. CONDITION AT 2x STUD WALL



B. CONDITION AT PARTY WALL



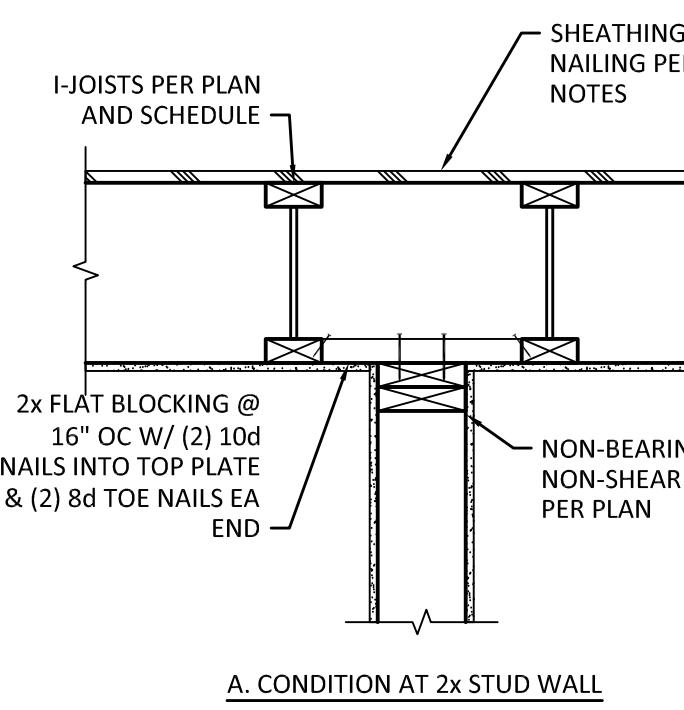
A. CONDITION AT 2x STUD WALL



B. CONDITION AT PARTY WALL

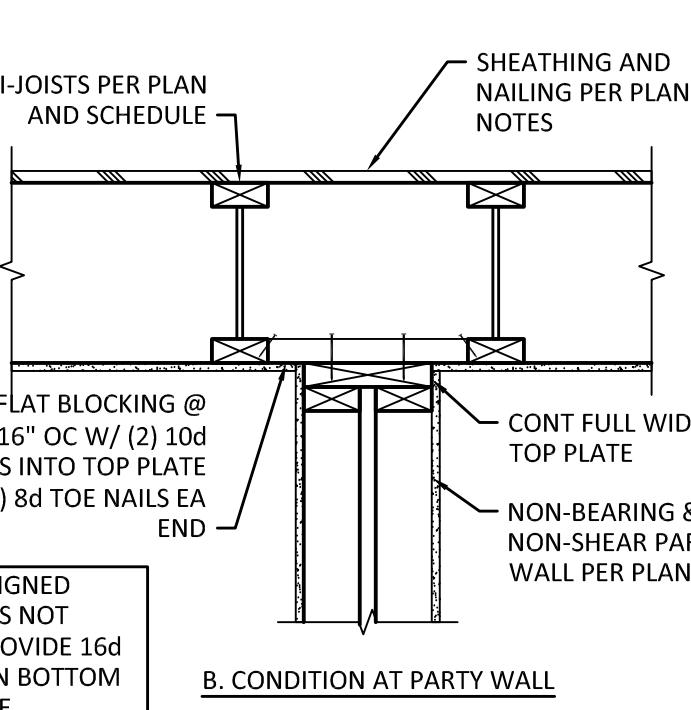
1 ROOF FRAMING DETAIL (INTERIOR BEARING AT SHEAR WALL)

SCALE: 1" = 1'-0"



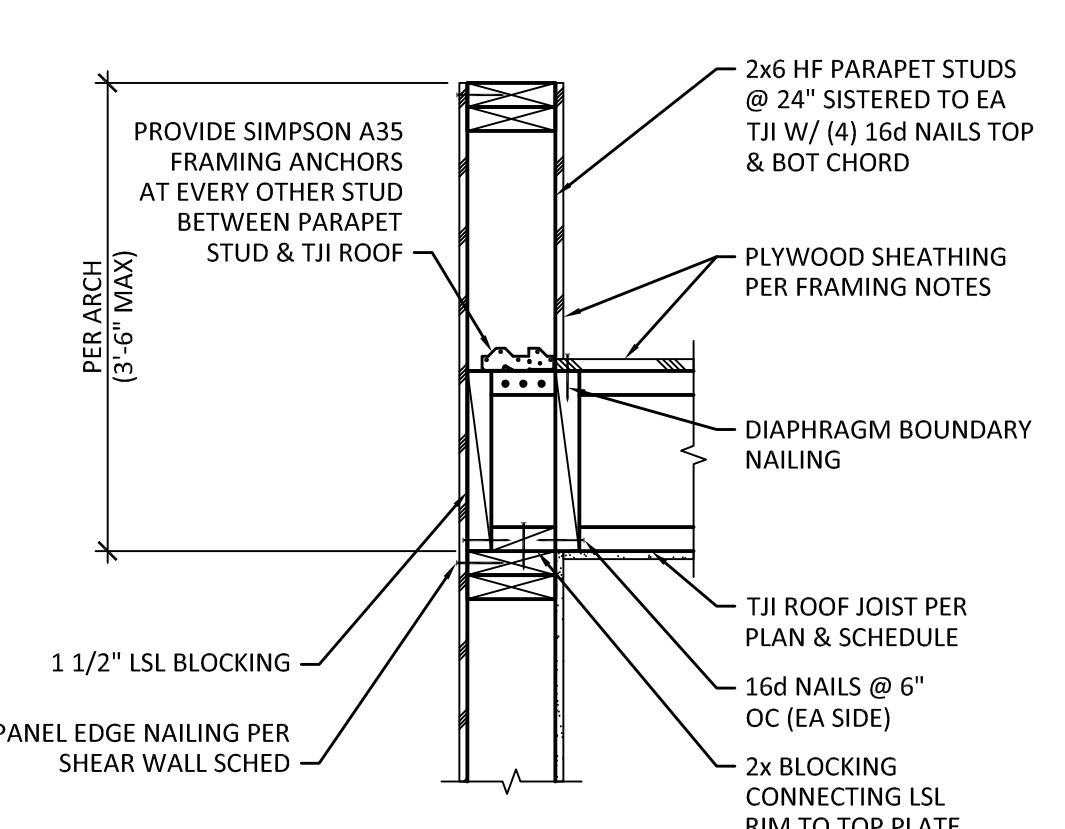
NOTE: WHERE JOISTS ARE ALIGNED OVER THE WALL, BLOCKING IS NOT REQUIRED. IN THAT CASE, PROVIDE 16d TOE NAILS @ 9" OC BETWEEN BOTTOM CHORD OF JOIST & TOP PLATE.

A. CONDITION AT 2x STUD WALL



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

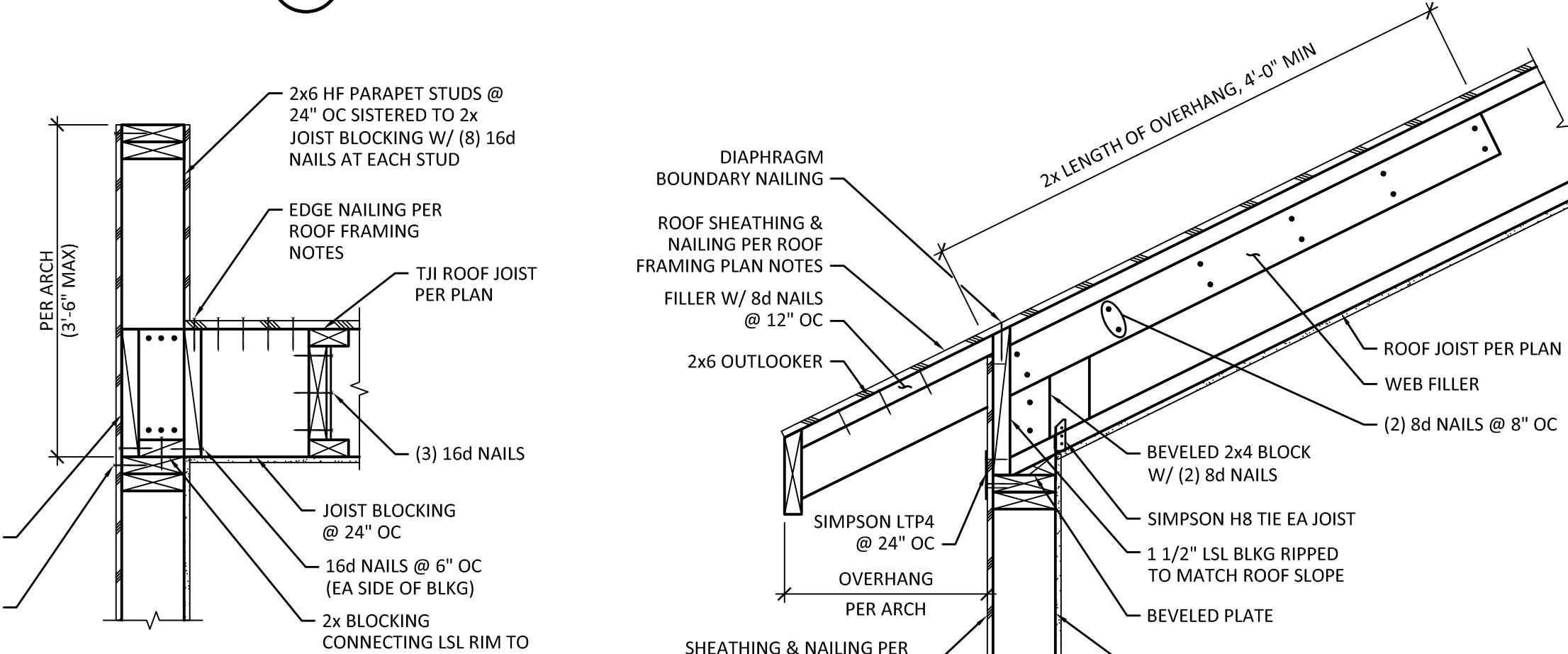
SCALE: 1" = 1'-0"



B. CONDITION AT PARTY WALL

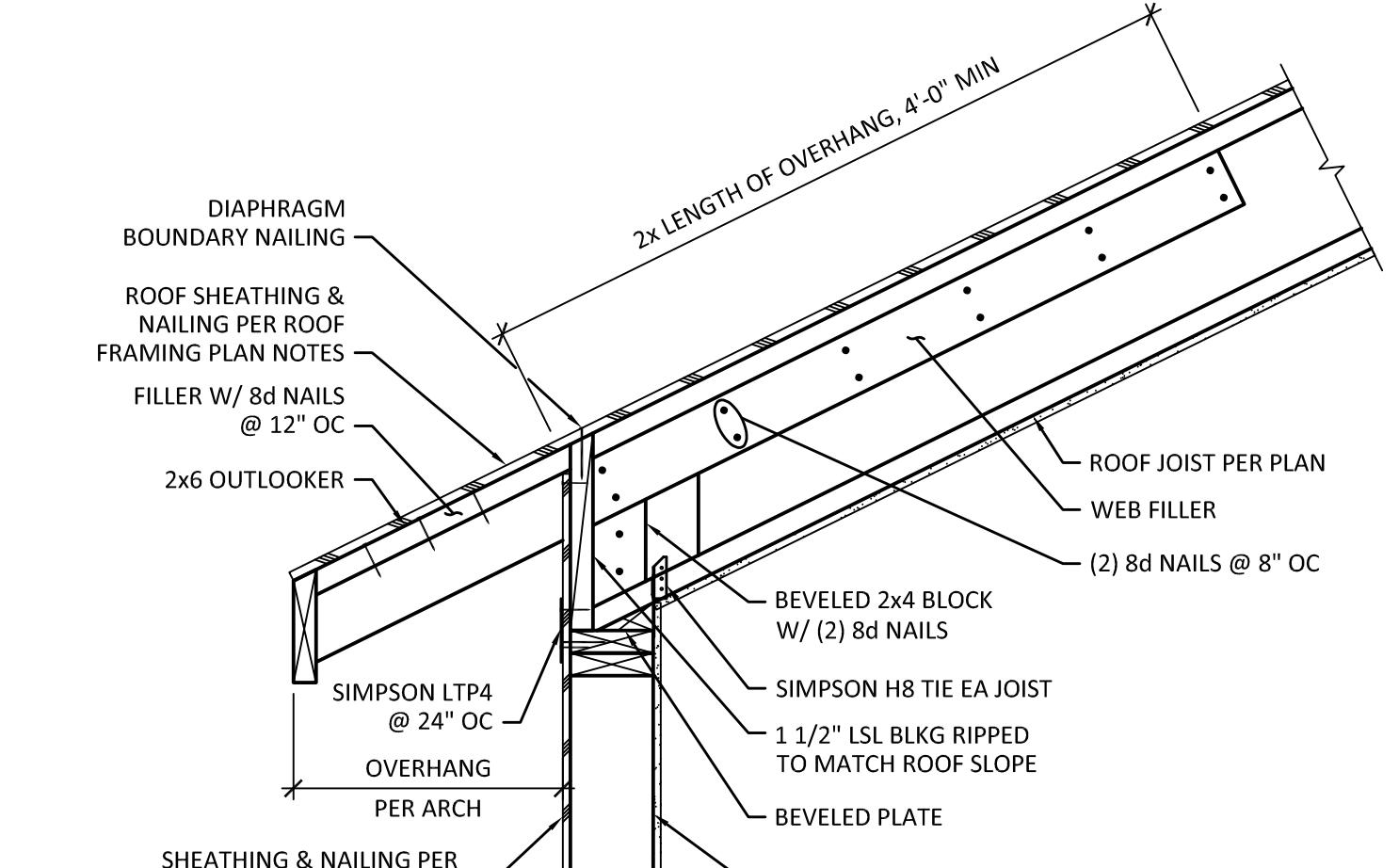
3 ROOF FRAMING DETAIL (INTERIOR BEARING AT NON-SHEAR WALL)

SCALE: 1" = 1'-0"



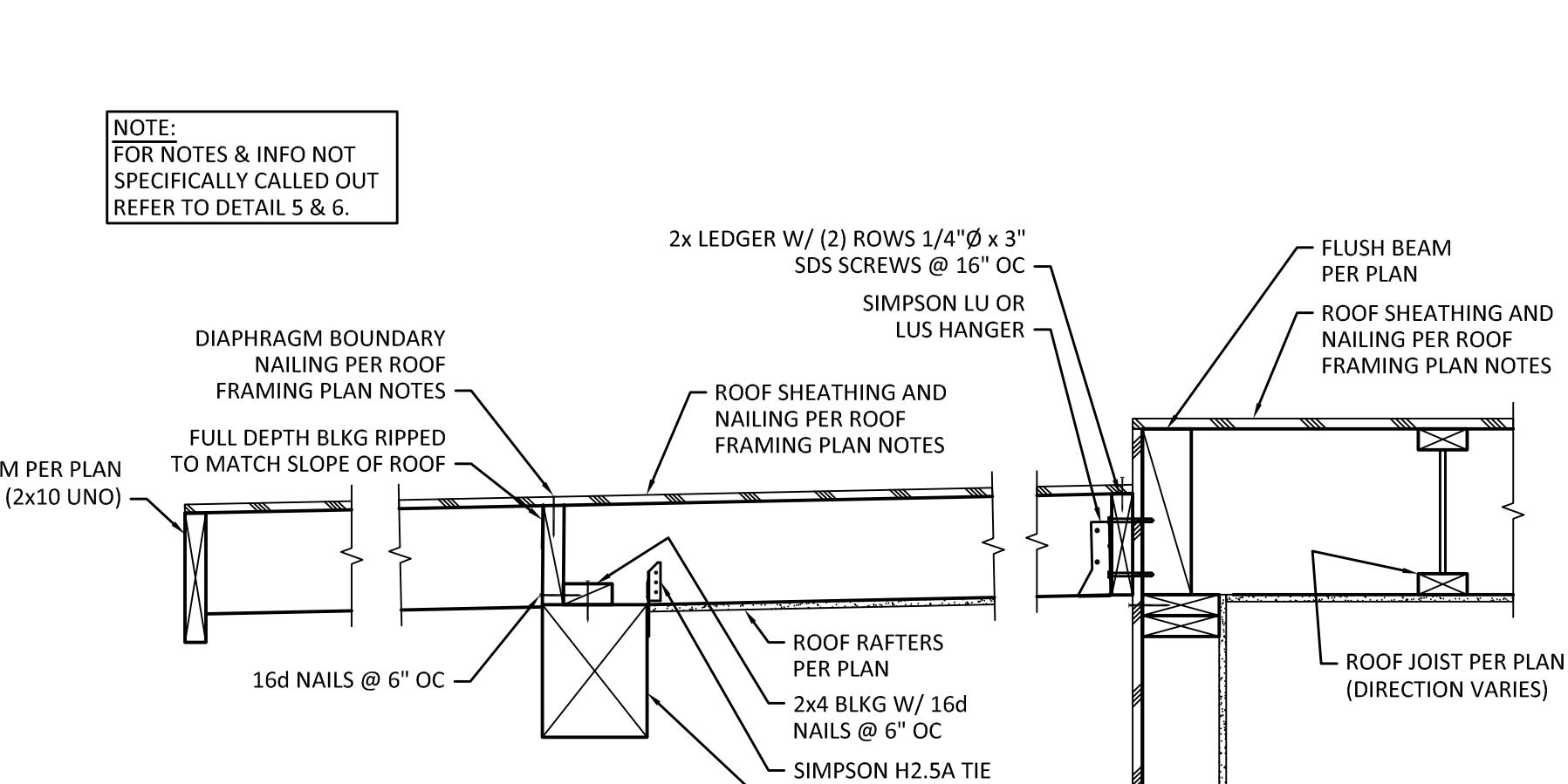
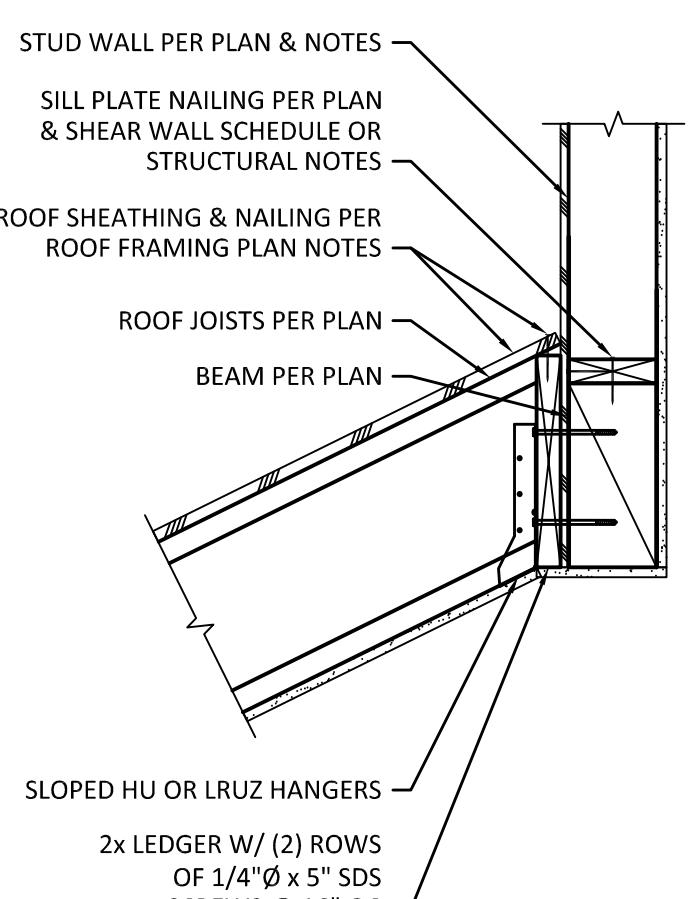
7 SECTION

SCALE: 1" = 1'-0"



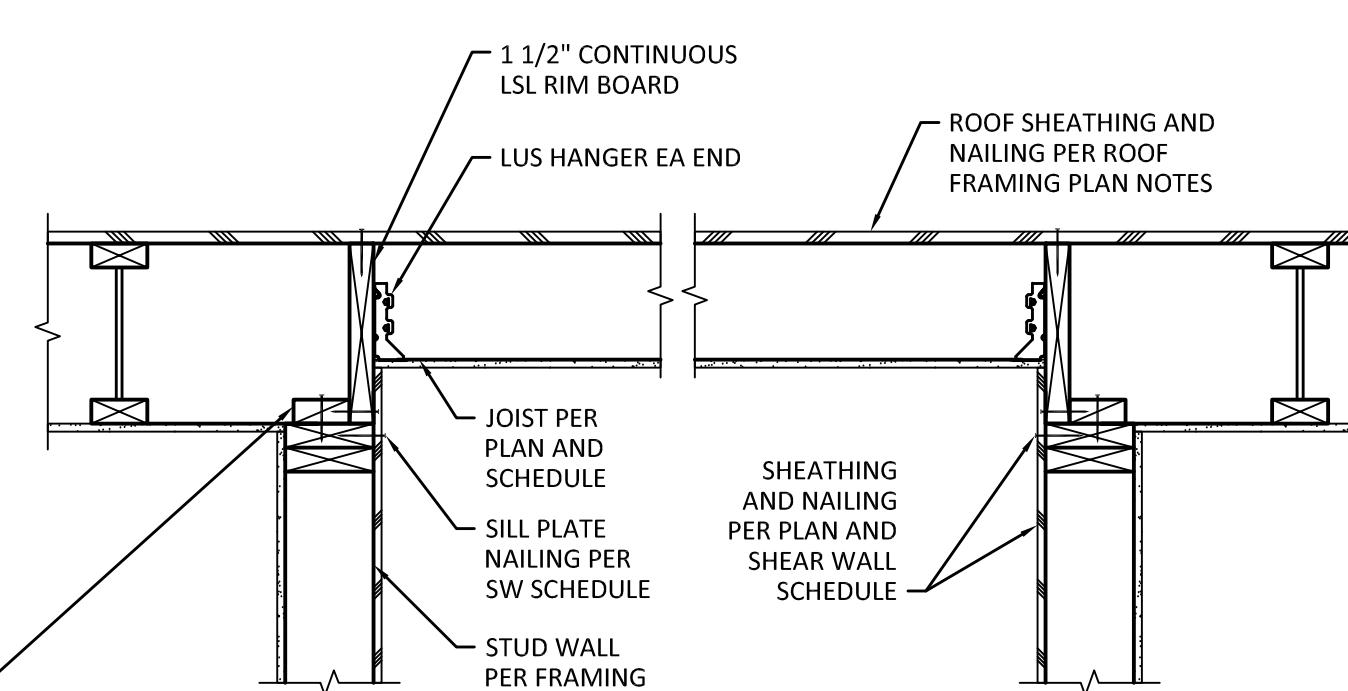
5 FLAT ROOF SECTION W/ PARAPET

SCALE: 1" = 1'-0"



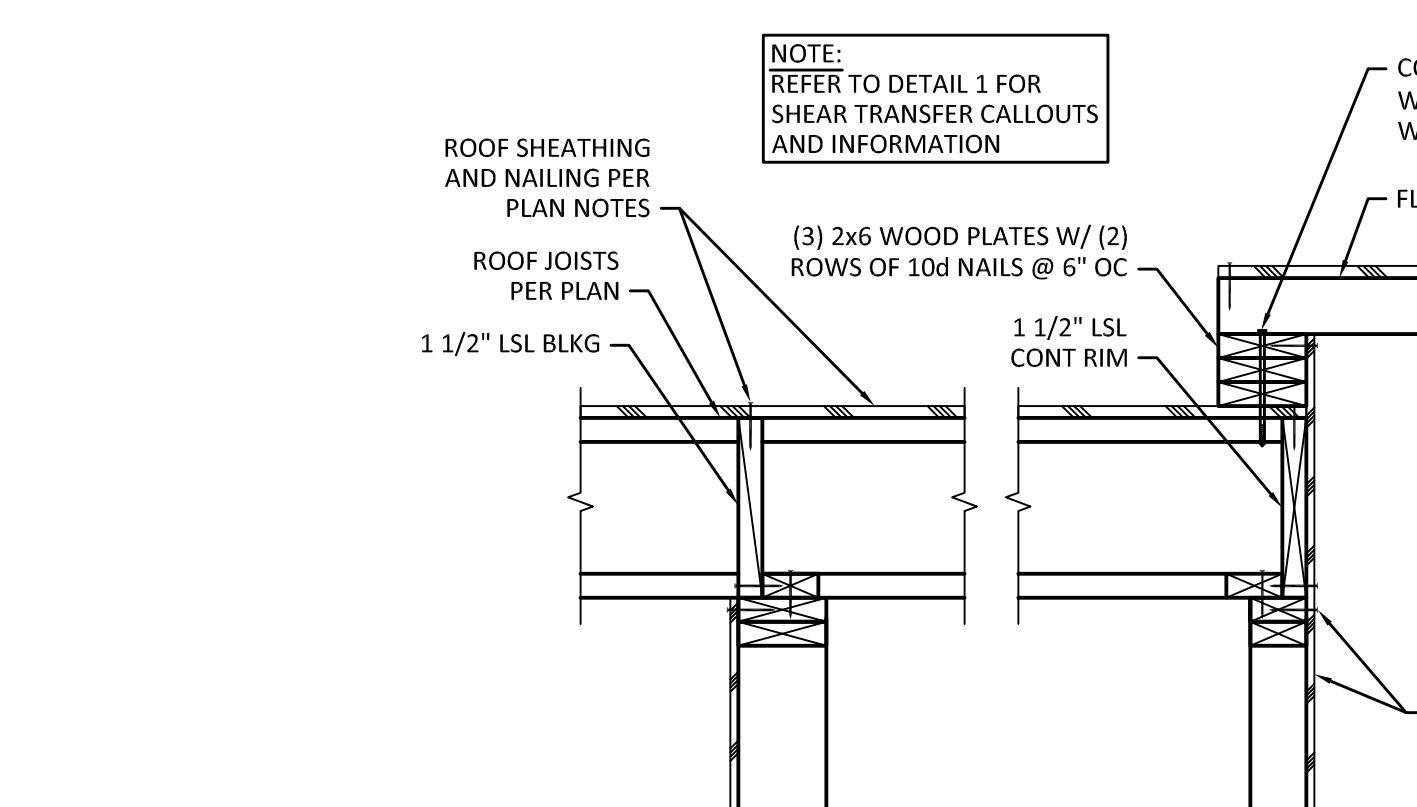
6 FLAT ROOF SECTION W/ PARAPET

SCALE: 1" = 1'-0"



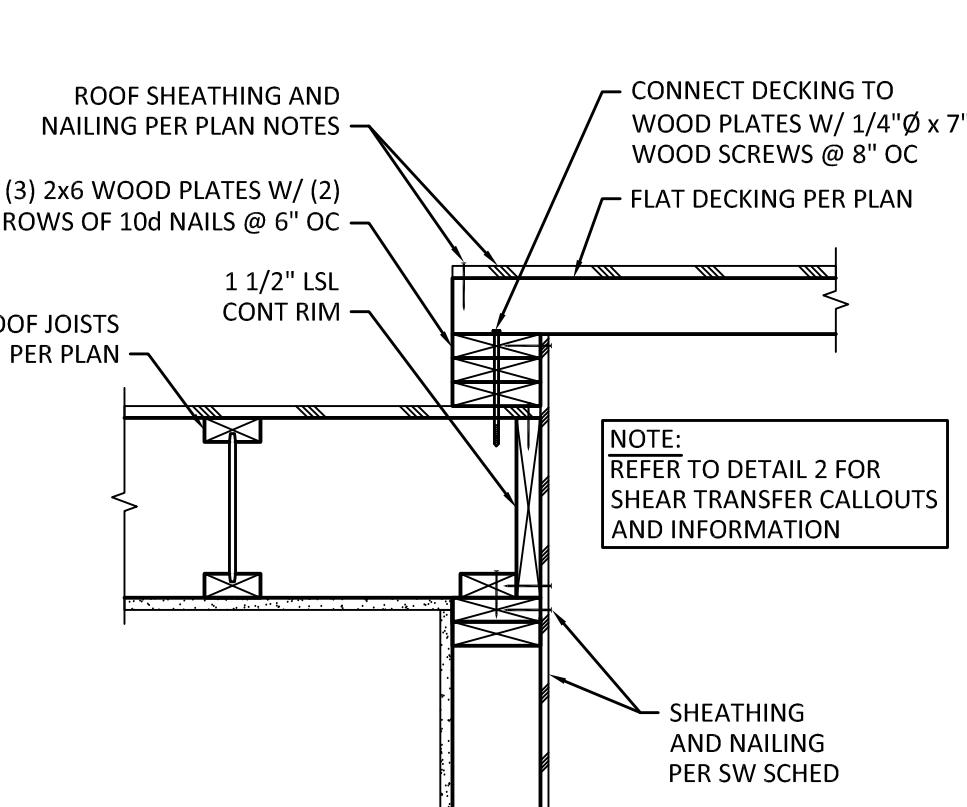
10 TYPICAL CORRIDOR SECTION

SCALE: 1" = 1'-0"



11 FLUSH BEAM DETAIL

SCALE: 1" = 1'-0"

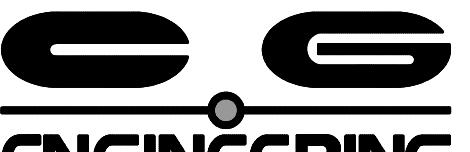


12 ROOF FRAMING DETAIL

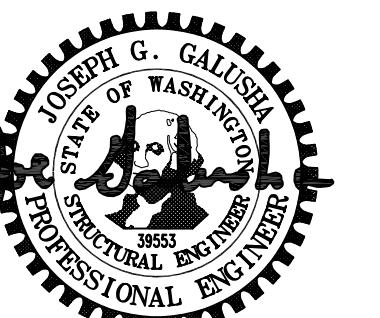
SCALE: 1" = 1'-0"

ROOF FRAMING DETAILS
THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257
FILE NAME: S6.1

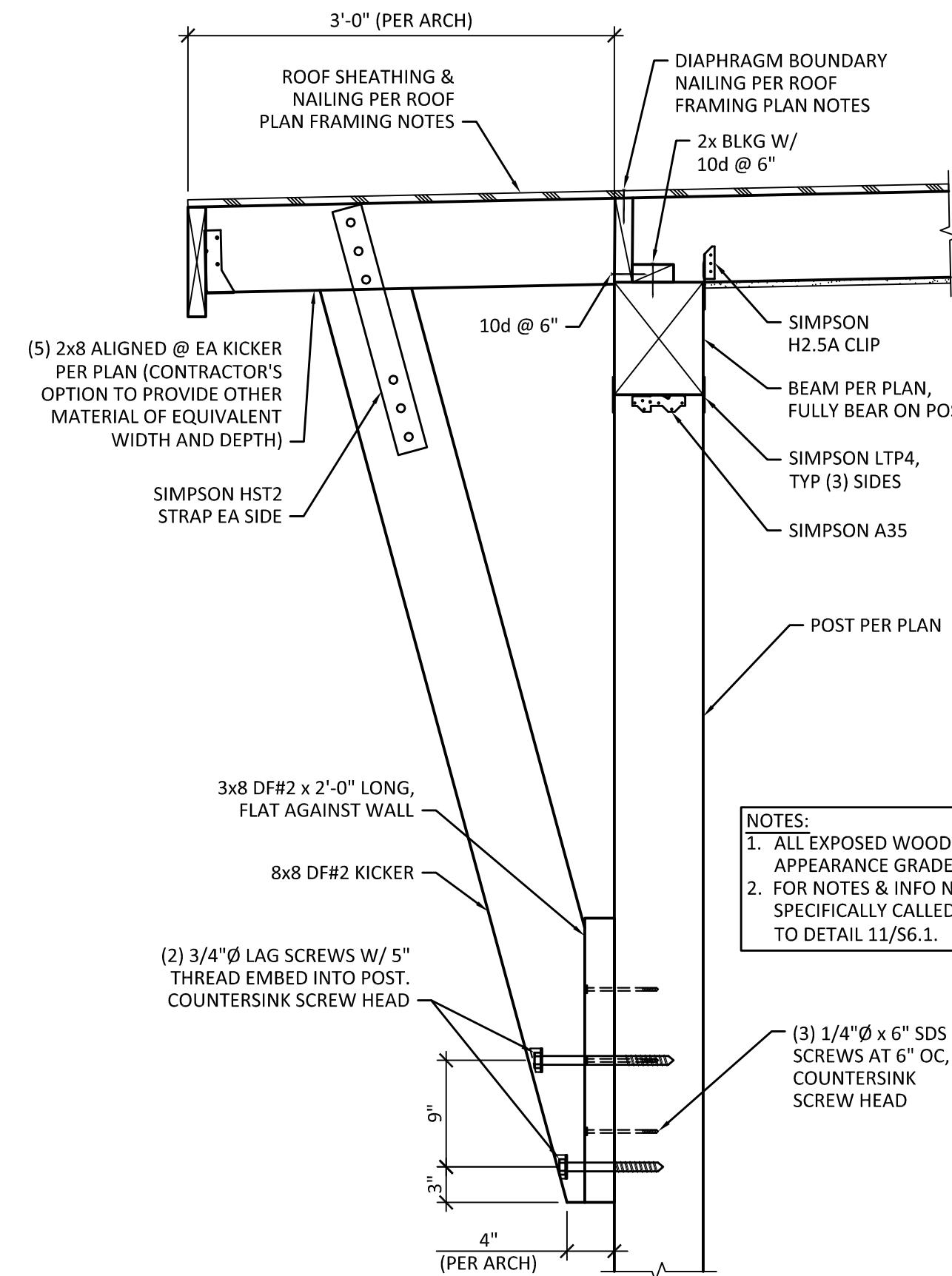
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	12/20/24	PERMIT RESUBMITTAL
DESIGN:	LMS	
DRAWN:	JOS	
CHECK:	JGG	
JOB NO:	23154.10	
DATE:	03/07/24	



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

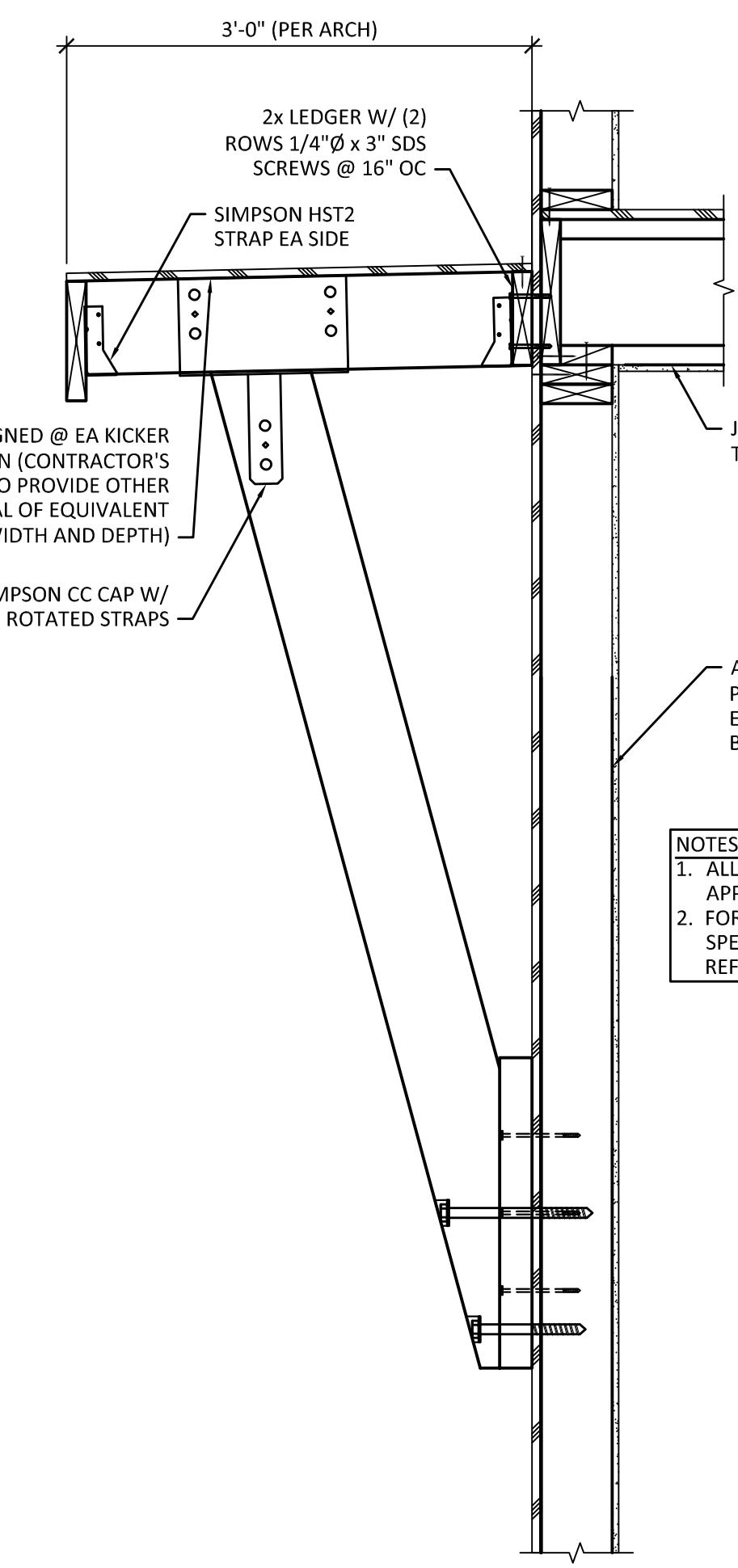


12/20/24



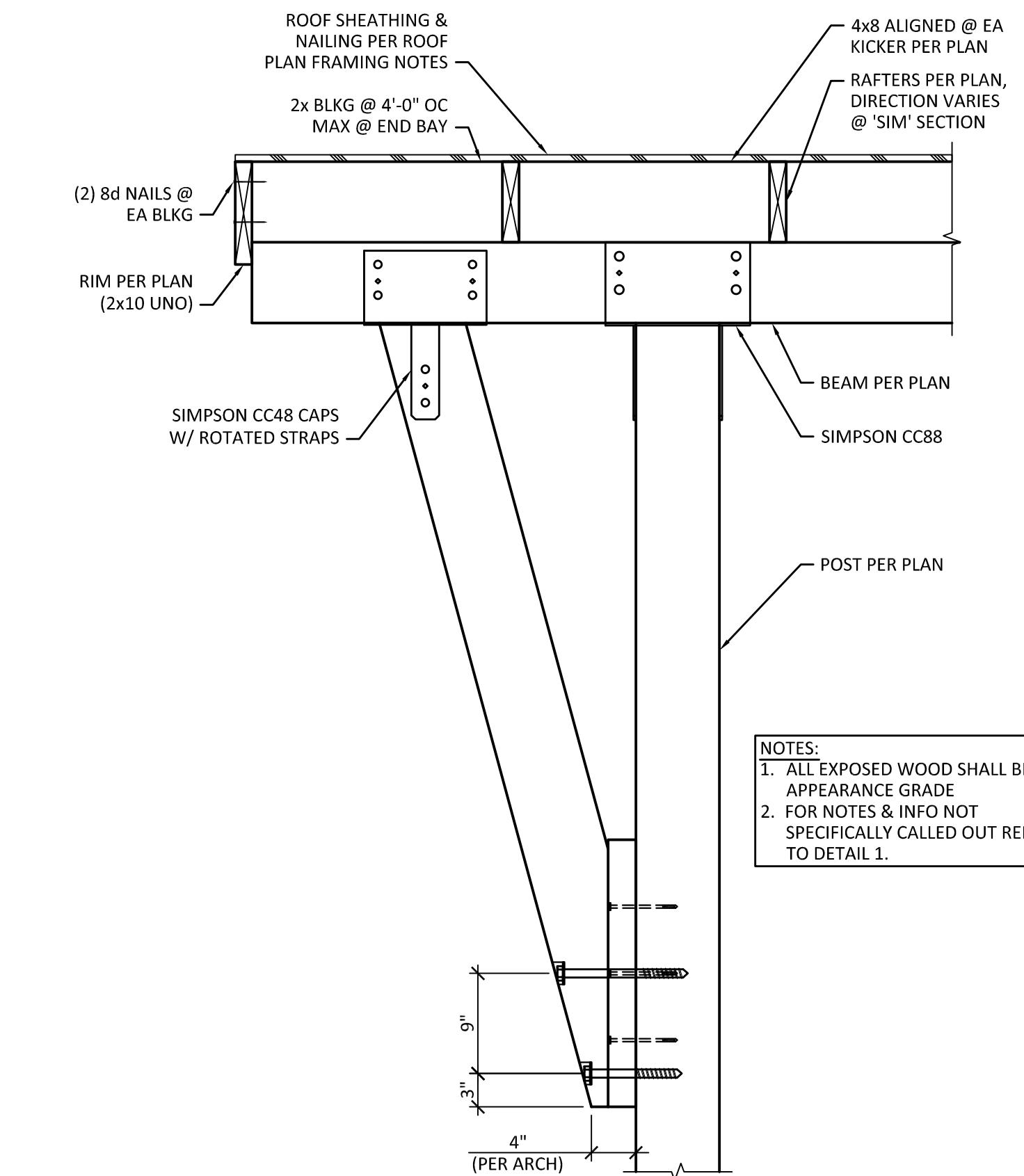
1 EYEBROW ROOF SECTION

SCALE: 1" = 1'-0"



2 EYEBROW ROOF SECTION

SCALE: 1" = 1'-0"



3 EYEBROW ROOF 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
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THE TALMON
306 CENTRE STREET
LA CONNER, WA 98257

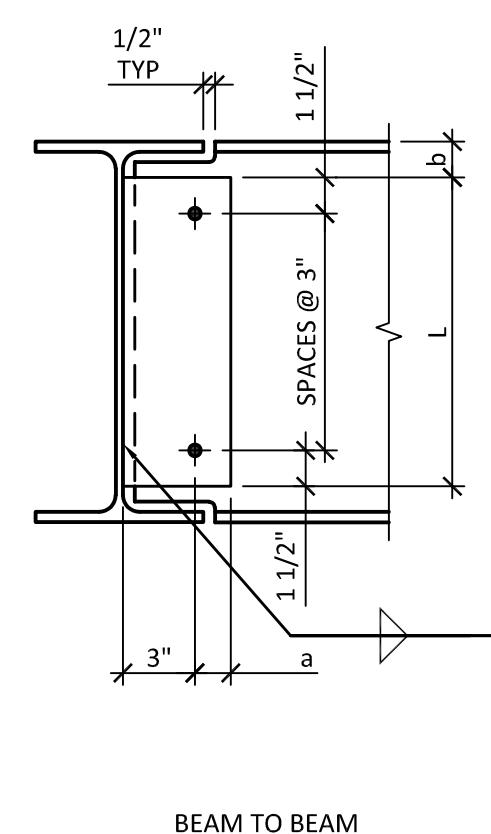
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SHEET:

S6.2



12/20/24

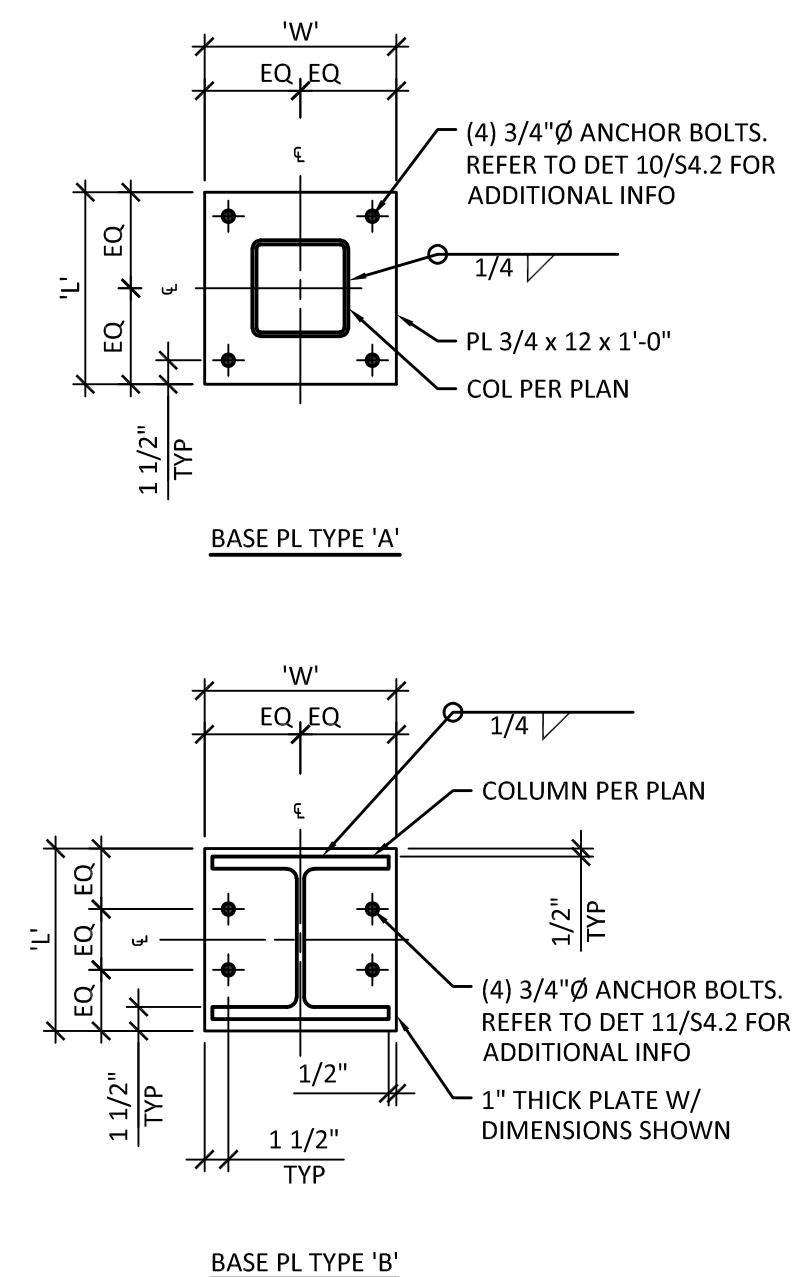
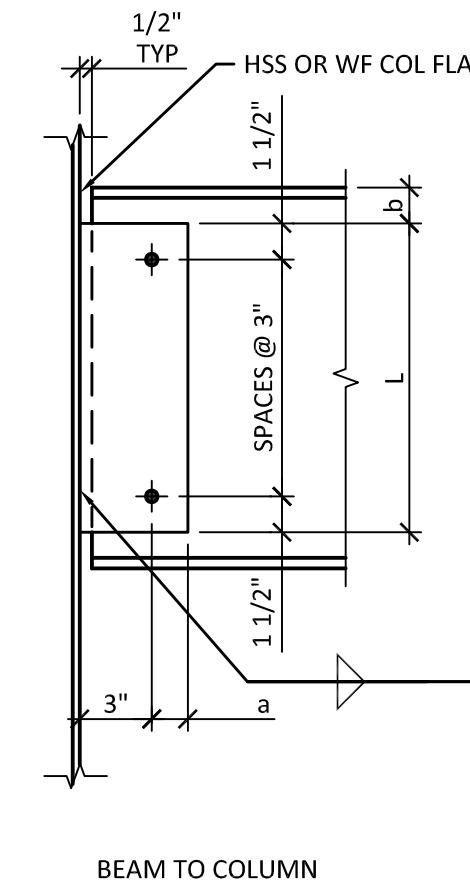


BEAM SIZE	NO OF BOLTS	PL LENGTH (L)	PL THICKNESS	WELD SIZE	DIM (a)	DIM (b)
W14	(3) 3/4"Ø	9"	5/16"	1/4"	1 1/2"	1 1/2"
W16	(4) 7/8"Ø	12"	7/16"	3/8"	1 3/4"	1 1/2"

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.

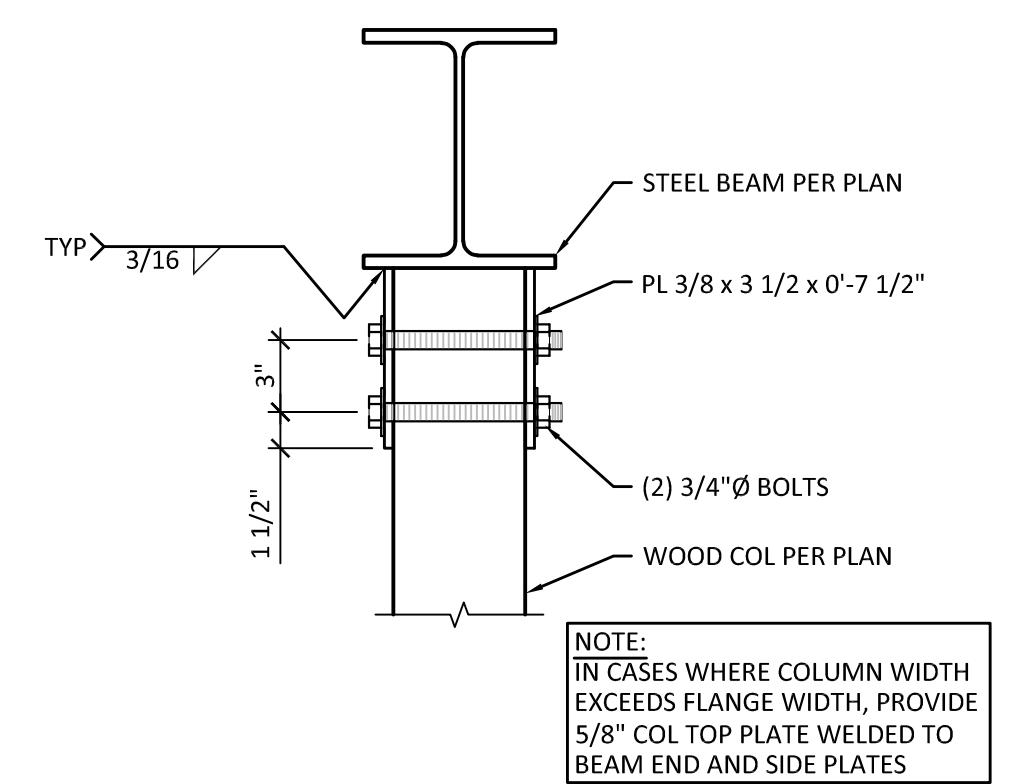
1 TYPICAL SINGLE PLATE SHEAR CONNECTION TABLE

SCALE: NTS

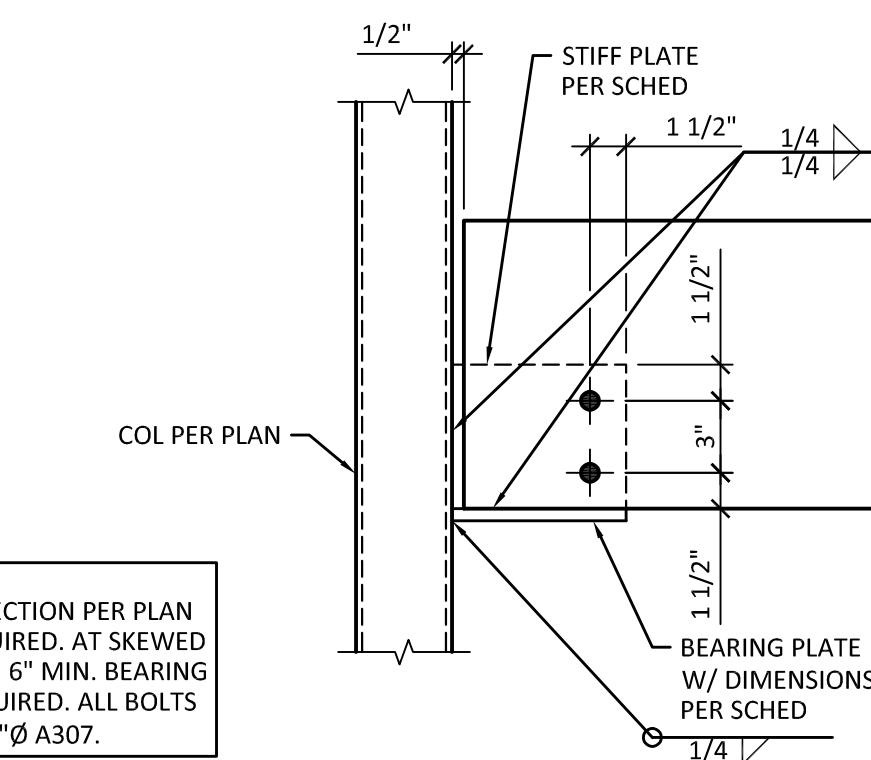


2 TYPICAL BASE PLATE DETAILS

SCALE: NTS



NOTE:
SKEW CONNECTION PER PLAN
WHERE REQUIRED, AT SKEWED
CONNECTION 6" MIN. BEARING
LENGTH REQUIRED. ALL BOLTS
SHALL BE 3/4"Ø A307.

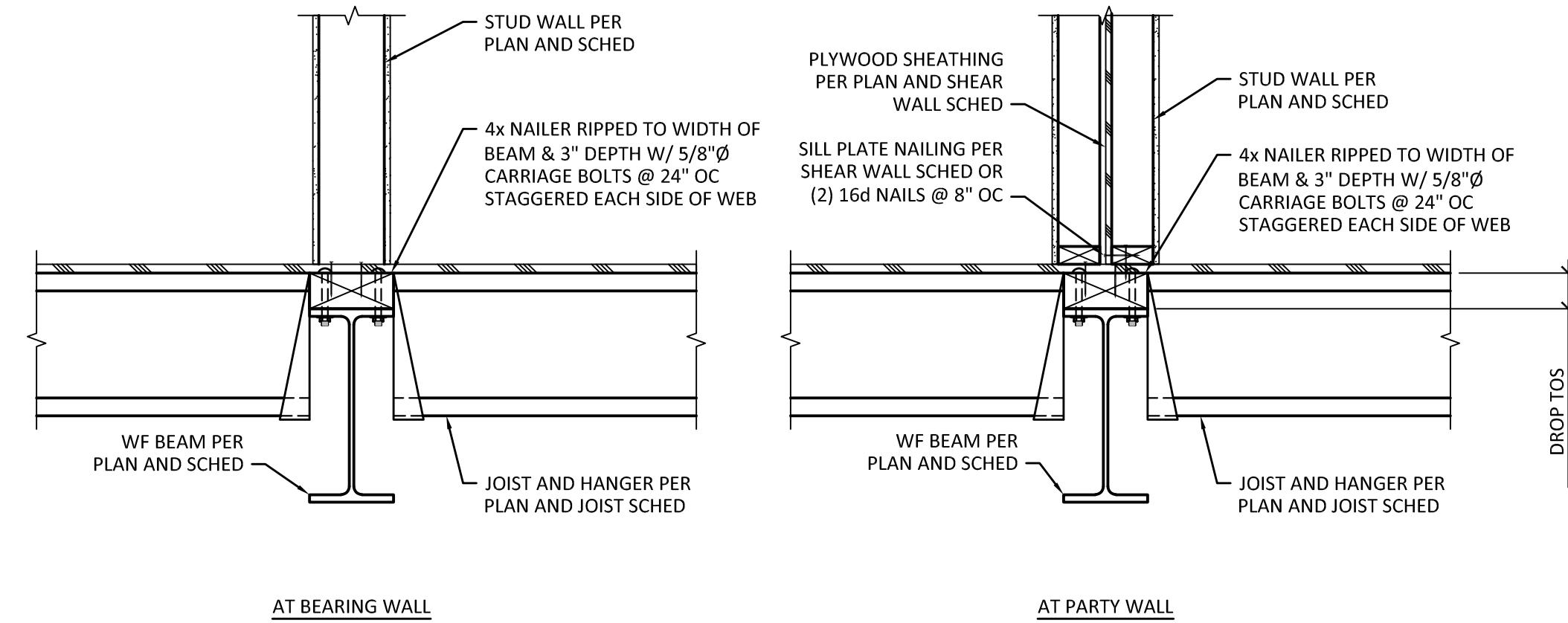


KERF PLATE SCHEDULE

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

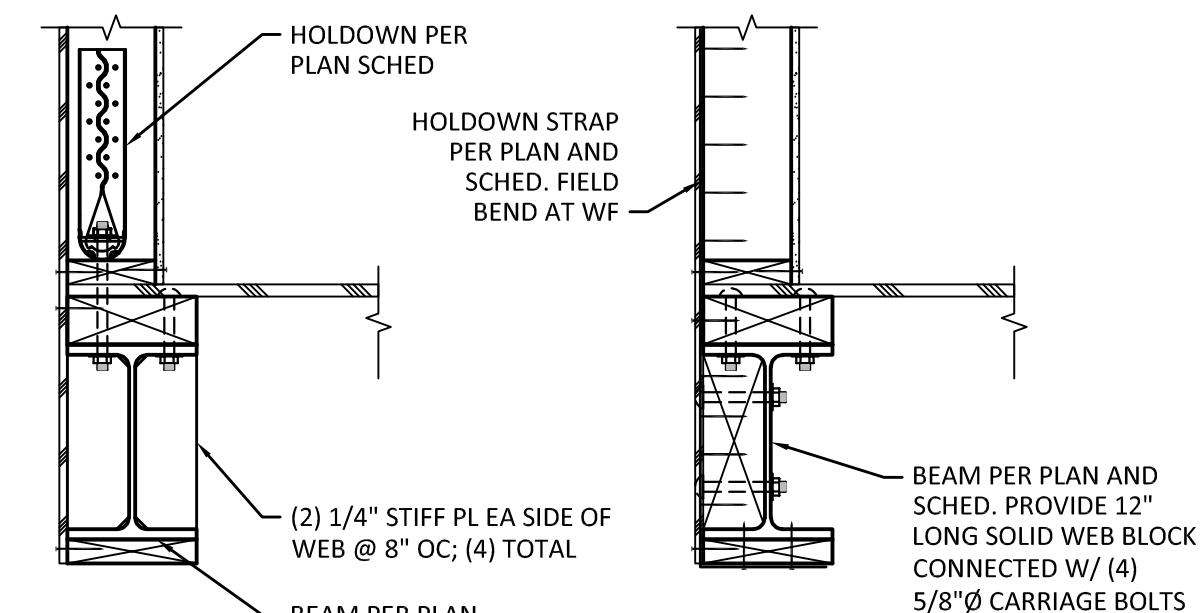
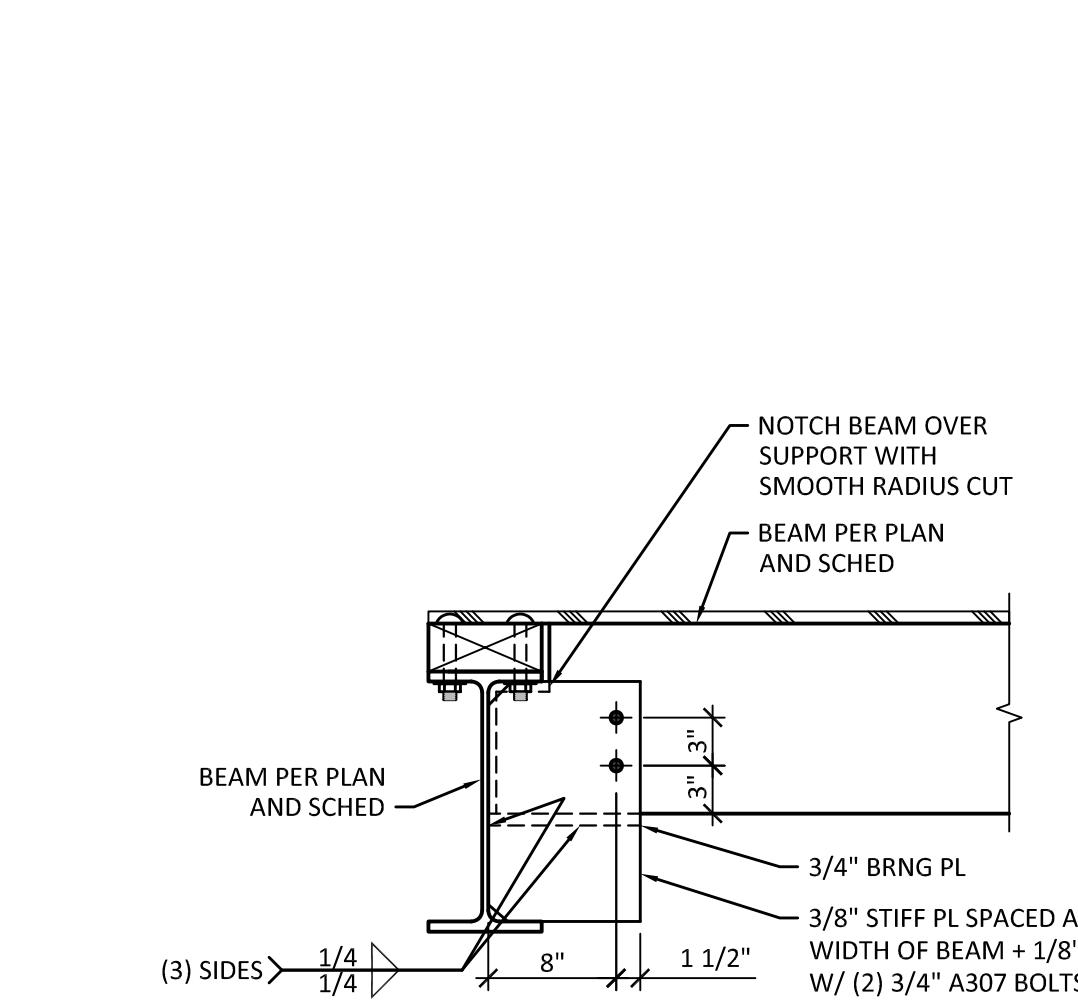
4 KERF PLATE DETAIL

SCALE: NTS



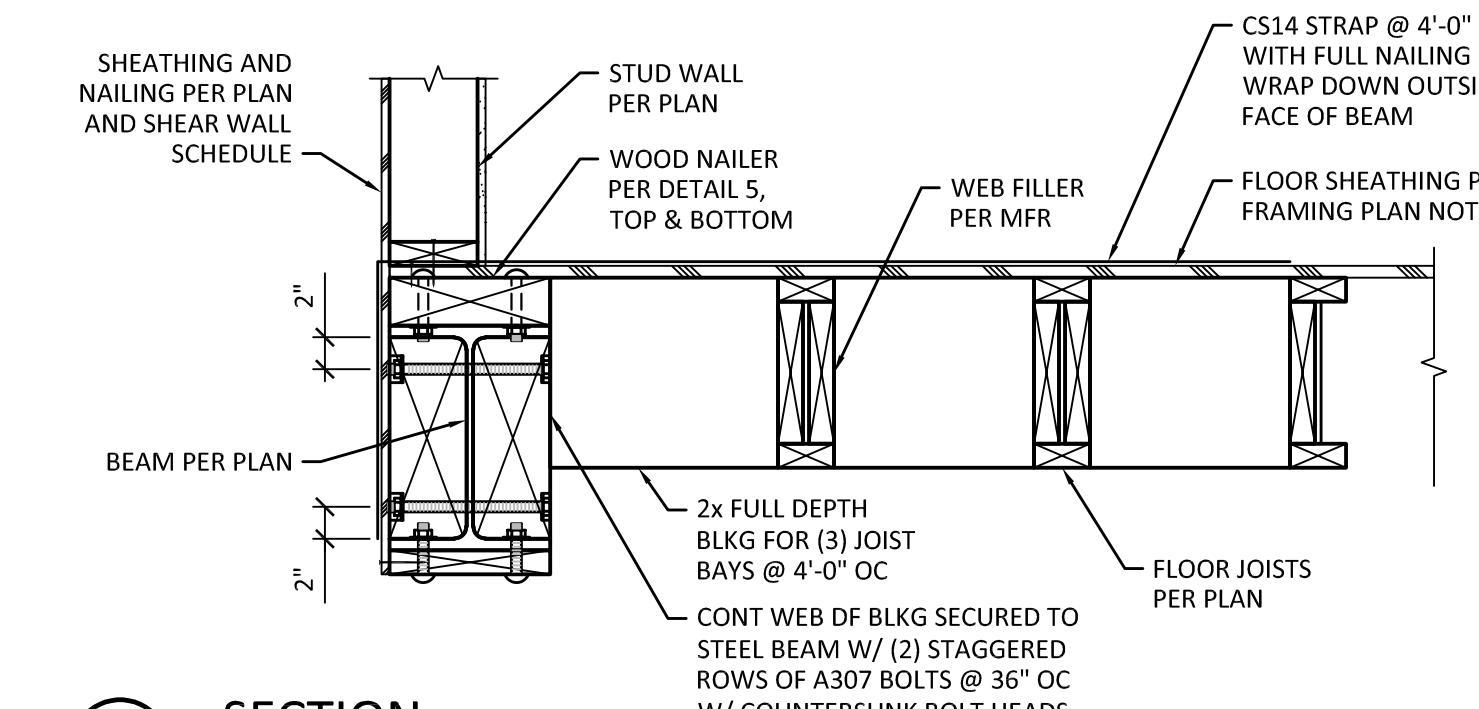
3 SECTION

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



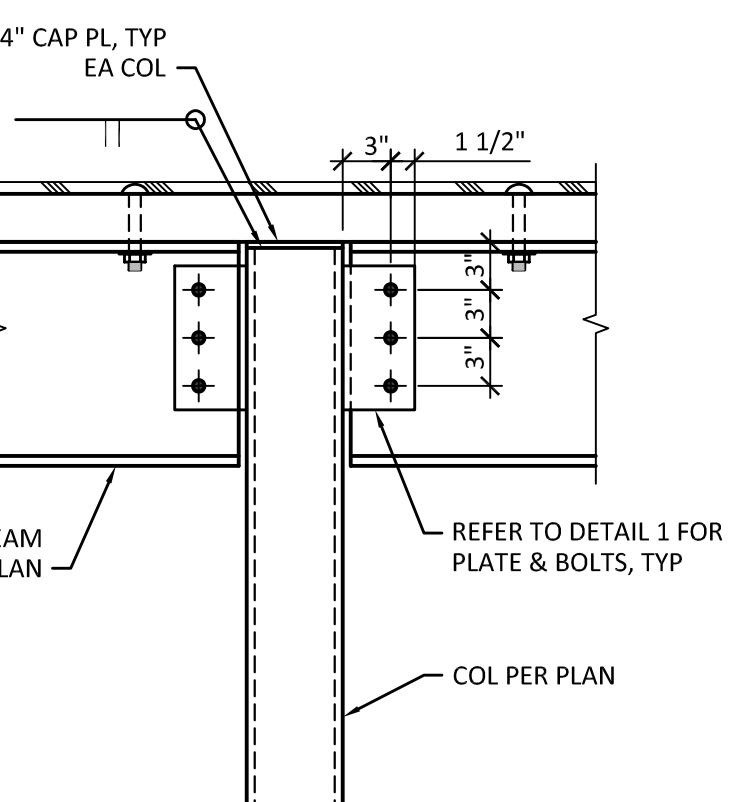
7 TYPICAL HOLDOWN TO STEEL BEAM

SCALE: 1" = 1'-0"



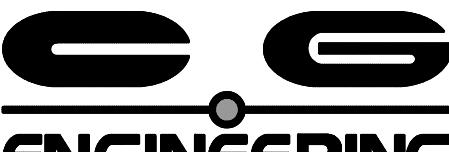
8 SECTION

SCALE: 1" = 1'-0"

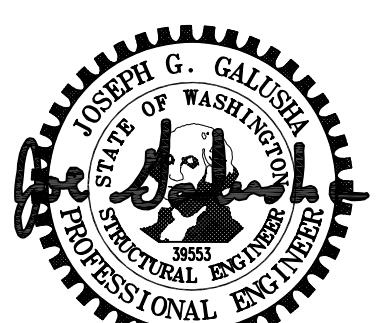


9 TYPICAL SHEAR PLATE CONNECTORS

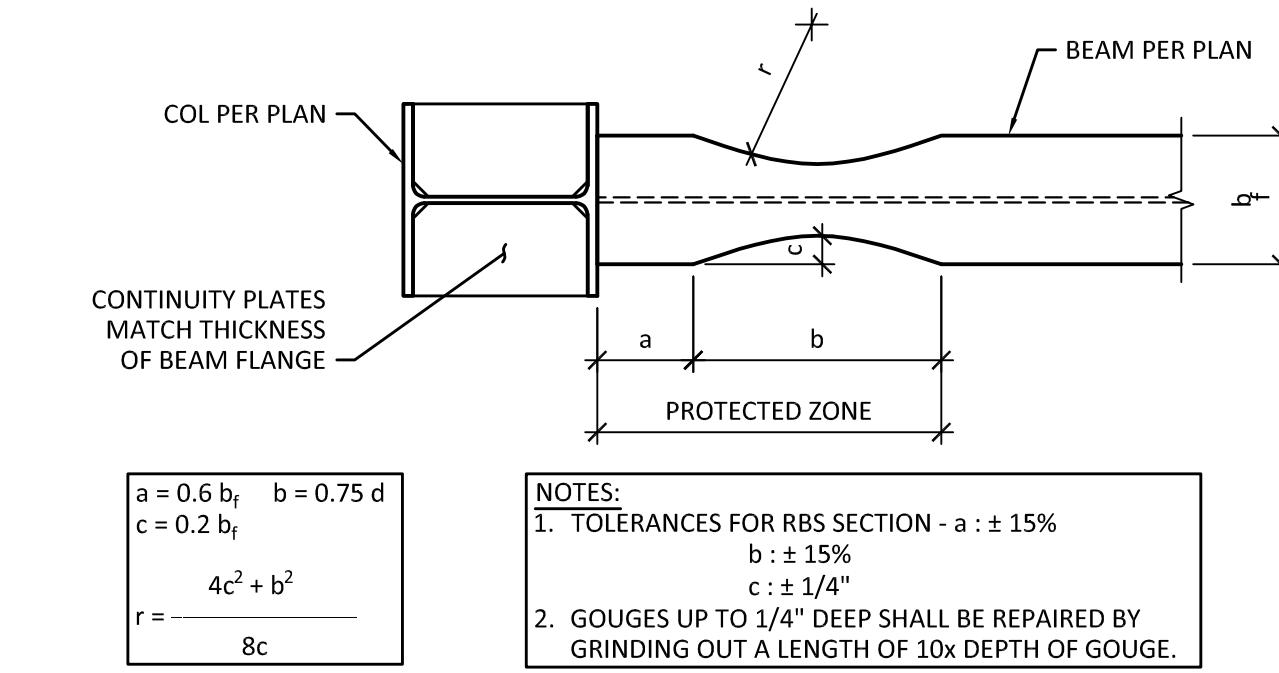
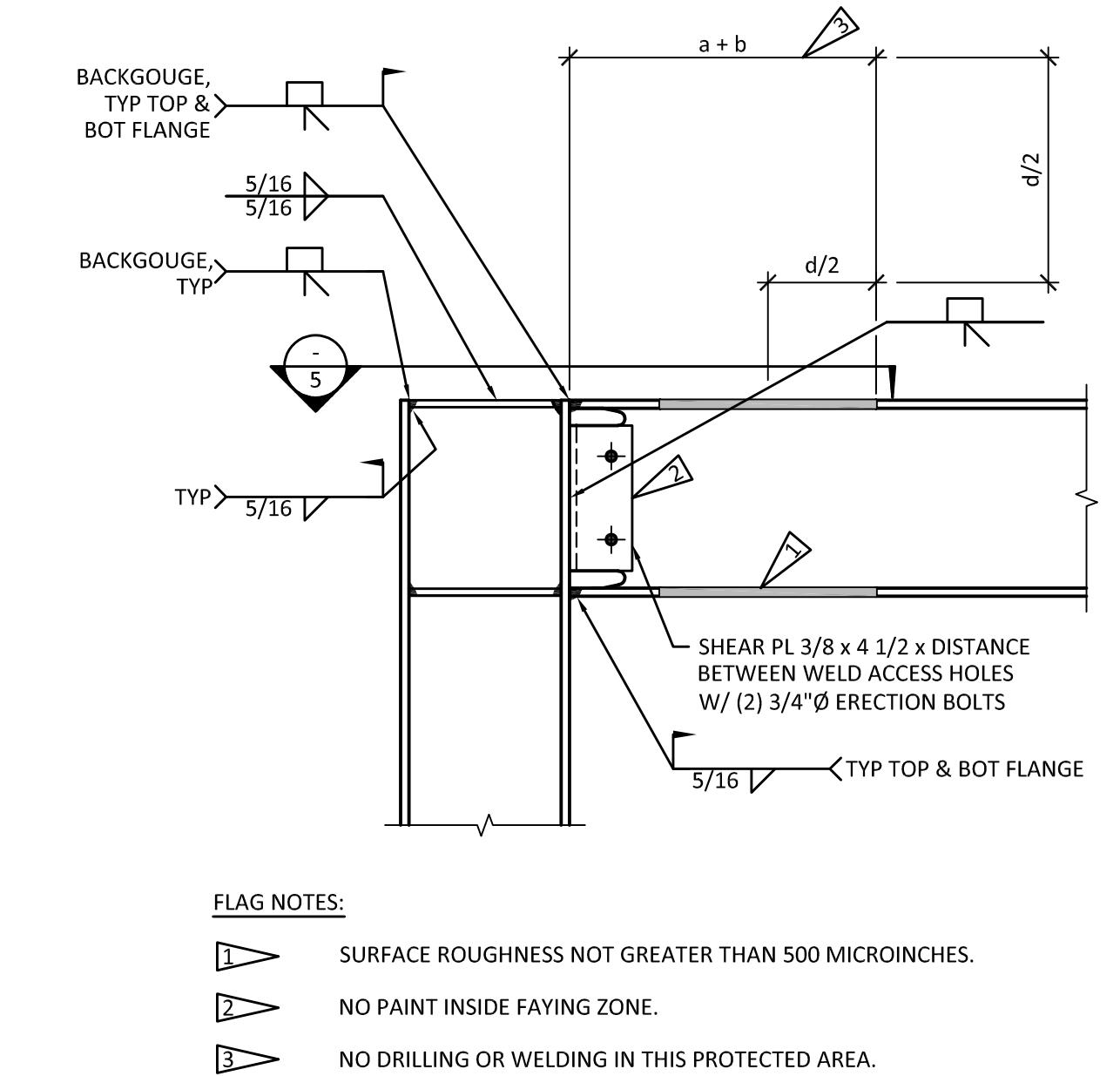
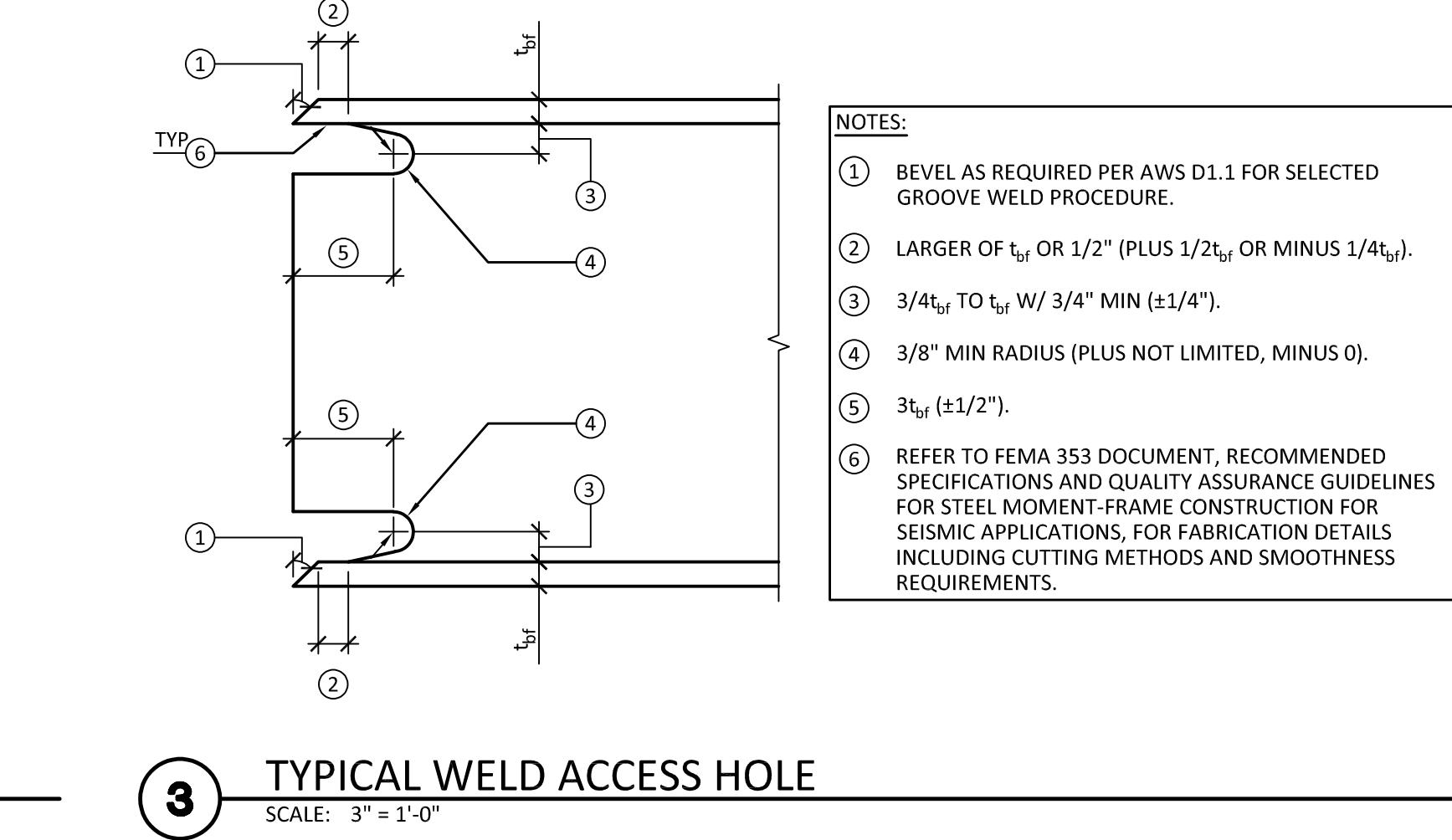
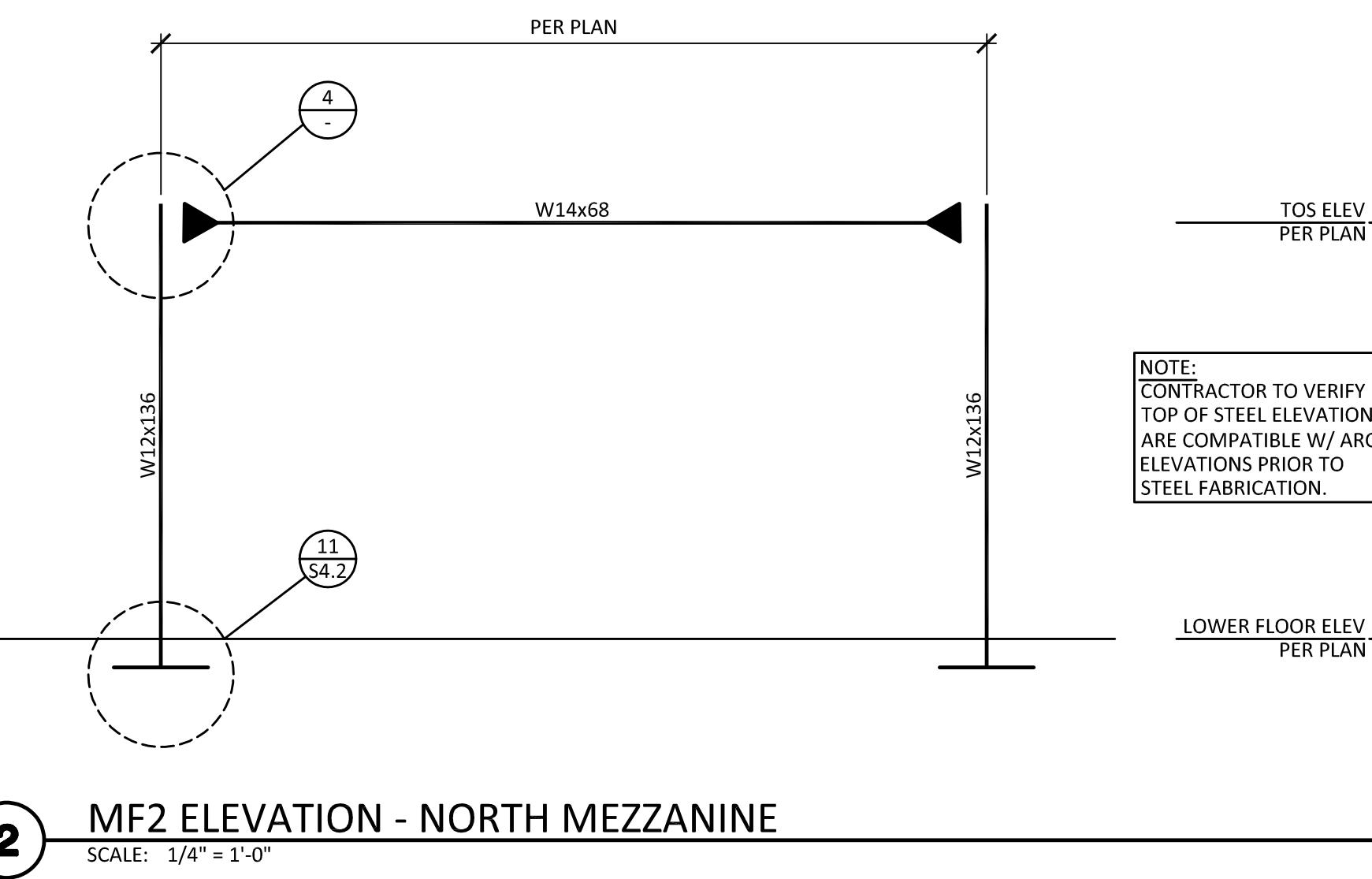
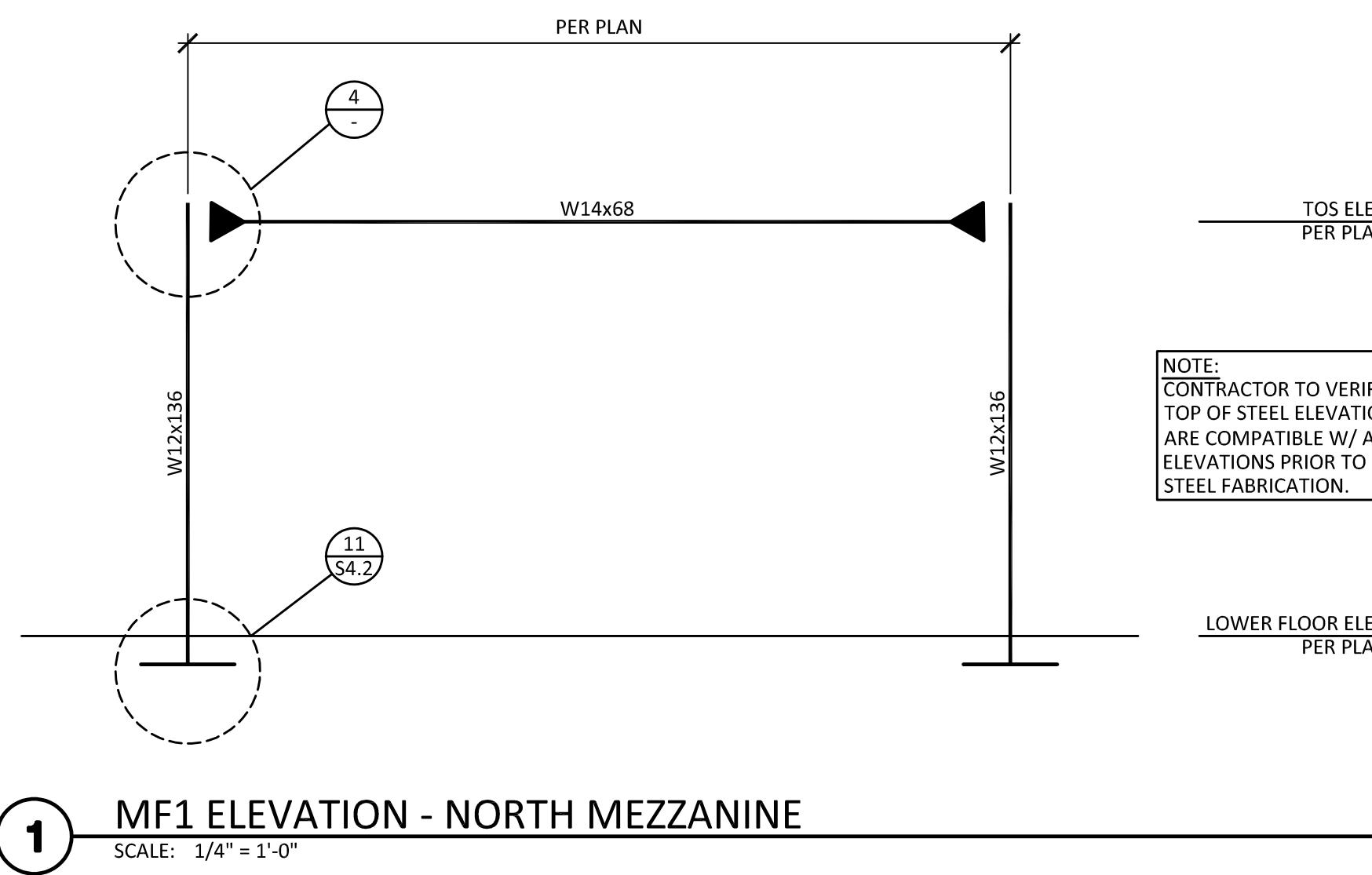
SCALE: 1" = 1'-0"



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12/20/24



THE TALMON
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STEEL FRAMING DETAILS
FILE NAME:
SHEET:
S7.2