TYP

U.O.N.

**VERT** 

W.J.

W/O

POUNDS or NUMBER PLUS or MINUS

UNLESS OTHERWISE NOTED

TYPICAL

VERTICAL **WET JOINT** 

WITHOUT

ABBREVIATIONS	
A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH BD	ARCHITECTURAL
BLDG	BOARD BUILDING
BLKG	BLOCKING
BM	BEAM
B.N.	BOUNDARY NAILING
B.O.F.	BOTTOM OF FOOTING
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
C	CAMBER
C.J.	COLD JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
CTSK	COUNTERSINK
DBL	DOUBLE
DET	DETAIL
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DL	DEAD LOAD
DO	DITTO
DP	DEEP
DRWG	DRAWING
EA	EACH
E.J.	EXPANSION JOINT
EL or ELEV	ELEVATION
EMBED	EMBEDMENT
E.N.	EDGE NAILING
EQ	EQUAL
E.W.	EACH WAY EXISTING
EXIST or (E) EXP	EXPANSION
EXT	EXTERIOR
FC	FACE
FDN	FOUNDATION
F.F.	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.SH.	FACE OF SHEATHING
FS	FAR SIDE
FTG	FOOTING
GA	GAGE OR GAUGE
GALV	GALVANIZED
GEN	GENERAL
G.L. GLB	GLUE LAMINATED GLUE LAMINATED BEAM
GYP WALL BD	GYPSUM WALLBOARD
H.C.A.	HEADED CONCRETE ANCHOR
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HT	HEIGHT
ICF	INSULATED CONCRETE FORM
INT	INTERIOR
INFO	INFORMATION
JST	JOIST
JT	JOINT
LBS or #	POUNDS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV LSL	LONG LEG VERTICAL LAMINATED STRAND LUMBER
LVL MANUF	LAMINATED VENEER LUMBER MANUFACTURER
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
(N)	NEW
N.S.	NON-SHRINK
N.T.S.	NOT TO SCALE
O.C. O.H. or OPP	ON CENTER OPPOSITE HAND
P.A.F.	POWDER ACTUATED FASTENER
PERF	PERFORATED
PL	PLATE
PLCS	PLACES
PLYWD	PLYWOOD
P.P. PSF	PARTIAL PENETRATION POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL P.T.	PARALLEL STRAND LUMBER PRESSURE TREATED
REINF REQ'D	REINFORCEMENT/REINFORCING REQUIRED
SCHED	SCHEDULE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
S.O.G.	SLAB ON GRADE
SPECS	SPECIFICATIONS
SQ	SQUARE
S.S.	STAINLESS STEEL STANDARD
STD STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
THRD	THREADED
T.O.C. T.O.F.	TOP OF CONCRETE TOP OF FOOTING
T.O.J.	TOP OF JOIST
T.O.S.	TOP OF SLAB OR STEEL
T.O.W.	TOP OF WALL
T&G	TONGUE AND GROOVE

### STRUCTURAL NOTES

### 01.0 GENERAL NOTES

# 1. These notes set minimum standards for construction. The drawings govern over the Structural Notes

- Contractor shall verify all dimensions and conditions on drawings and in field. Coordinate locations of openings through floors, roofs and walls with architectural, mechanical and electrical plans. Notify owner's representative of any discrepancies.
- Construction means, methods and all necessary temporary support prior to completion of vertical and lateral load systems is the sole responsibility of the contractor. Compliance with all safety and OSHA requirements is the sole responsibility of the contractor.
- All work shall be in compliance with 2019 edition of the "Oregon Structural Specialty Code" (OSSC) as amended by all other state and local codes, permits, and building department requirements that apply. Where reference is made to ASTM, AISC, ACI or other standards, Code referenced issue shall apply.

Table 1604 5	Risk Category	ll .
Roofs	Dead load	15 psf
	Snow load (minimum)	20 psf x ls + 5 psf rain on snow per OSSC 1608.2 3
	Ground snow load, $P_q$ (for drift calculations)	4 psf
	Flat-roof snow load, P <sub>f</sub>	4 psf
	Snow exposure factor, C <sub>e</sub>	1.0
	Snow importance factor, I <sub>s</sub>	1.0
	Thermal factor, C <sub>f</sub>	1.0
Floors	Dead load	12 psf
	Live load - Residential	40 psf
	Live load - Habitable Attic	30 psf
	Live load - Elevated Floor	100 psf
Wind	Ultimate wind speed	135 mph, 3-sec gust
	Wind exposure	C. N-S; D. E-W
	Internal pressure coeff, $GC_p$ ,	+/- 0.18
	Components and cladding	Per ASCE 7, Chpt 30
Seismic	Mapped spectral response, S <sub>S</sub> and S <sub>1</sub>	1.328 and 0.687
	Site class	] D
	Seismic importance factor, I <sub>E</sub>	1.00
	Spectral response coeff., Sps	1.062
	Seismic design category	D
	Basic seismic force resisting system	Bearing wall system
	Response modification factor, R	6%
	Seismic response coeff C <sub>S</sub>	0.160
	Analysis procedure used	Equivalent lateral force

8. Mechanical equipment, mechanical and sprinkler piping larger than 2 inch diameter or other items. producing a hanger load over 50 lbs. shall be hung by a system approved by The owner's representative. Any hanger producing a load over 200 lbs. shall have additional framing installed to transfer these loads to the main structural beams or walls unless otherwise approved.

9. Brace all mechanical and electrical equipment, piping, etc. to the top of structural members to resist lateral forces as specified in Section 13.6 of the current edition of ASCE 7 using a system approved.

by the mechanical or electrical engineer respectively.

Details shown on the drawings are intended to apply at all similar conditions and locations. 11. Do not scale information from drawings.

## 02.0 FOUNDATIONS

# Design soil bearing pressure is 1500 psf for Dead Load + Live Load, per 2019 OSSC Table 1806.2.

- All footings shall bear on firm, undisturbed soil or approved compacted fill. Footings shall bear at a minimum of 18 inches below final grade. Remove all organic material or soft areas in footing excavations. Provide and install structural fill as necessary. Notify owner's representative before proceeding if any unusual conditions are encountered in the footing excavations Do not excavate closer than a 2.1 slope below footings.
- 4. Use smooth edged backhoe bucket without teeth to excavate footing trenches and clean all footing excavations of loose material by hand Comply with specifications and geotechnical report recommendations for all fills and excavations
- Excavations may be made under continuous footings for pipes. Back fill with 3/4-inch minus crushed rock compacted in 8-inch lifts to 95 percent modified Proctor maximum dry density per ASTM D1557 7. Fill material shall consist of soil approved by a geotechnical engineer that is compactable to the
- following limit under the weather conditions at the time of construction. Maximum particle size of fill to be less than 4-inch diameter. Scarify and dry soils if required or use a granular material. Place fill in lifts not to exceed 8 inches and compact to 95 percent modified Proctor maximum dry density determined in accordance with ASTM D1557 (or AASHTO T-180) under footings and floor slabs.

  8. Base material immediately under slab shall be a 6-inch layer of clean 3/4-inch minus crushed rock compacted to at least 92 percent modified Proctor maximum dry density in accordance with ASTM D1557 or AASHTO T-180.

#### 03.0 CONCRETE

1. Strength: Average concrete strength as determined by job cast, lab cured cylinder shall be per the table below plus increase depending upon the plant's standard deviation as specified in ACI 318.

Four (4) test cylinders meeting ACI 318 Section 26.12 shall be taken at each pour. One (1) cylinder shall be tested at 7 days and three (3) cylinders shall be tested at 28 days. Test reports are to include

at 28 days				Aggregate	Class
atzo days		Non AE	AE		
2,500	470 lbs	0.55	0 46	1"	
3,000	470 lbs	0.55	0.46	1"	
	3,000	3,000 470 lbs	3,000 470 lbs 0.55	3,000 470 lbs 0.55 0.46	

#### MINIMUM Mix Requirements:

- a. Rough aggregate size for slabs on grade shall be 1-inch minus for slabs less than 5-inches thick and 1-1/2-inch minus for slabs 5-inches and thicker. Add supplementary cementitious material to slab on grade and exposed wall concrete mixes.
   Supplementary cementitious material to be slag or fly ash. Do not add fly ash to air entrained. mixes without making adjustments for potential loss of air Limits on maximum percentage of total cementitious material by mass to be 20% for fly ash conforming to ASTM C618 with loss on ignition of 3% or less and 50% for slag conforming to ASTM C989 and added per ASTM C595. include supplementary cementitious material in the water cement ratio. Supplementary cementitious material may be added to other concrete mixes and included in the water cement
- ratio but is not to be used as part of the minimum cement content. Contractor to consider late strength development and finishing for mixes with supplementary cementitious material c. Design slump: Minimum 3", maximum 9". Field variation from design slump  $\pm 1/2$  inch to -1 inch. When concrete is to be pumped add plasticizers and provide a new mix design to increase slump to a pumpable mix. Do not add water at the jobsite unless authorized by the concrete supplier.

  d. Air Entrainment: Per ACI at all exterior stabs and flat work.
- e. Admix: Water reducing admix (Pozzolith/Polyheed/Rheobuild or equal).
   f. All admixtures are to be from the same manufacturer unless evidence is submitted verifying. compatibility of multiple source admixtures.
- Place and cure all concrete per ACI codes and standards. Sleeves, pipes or conduits of aluminum shall not be embe

together, and around columns that do not have slab blockouts.

4. Provide control joints in all slabs on grade. Joints are to be installed at 14 to 16 feet on center each way maximum unless shown otherwise on the drawings. All saw-cut joints in concrete slabs to be made with an early cut saw as soon as possible after placing but no later than one hour after finishing. 5. Provide 1/4-inch premolded expansion joint material between slabs and walls that are not doweled

### 03.1 REINFORCING (CONCRETE)

- All reinforcing steel shall be ASTM A615, Grade 60 except ties and slirrups may be Grade 40.
   Reinforcing to be welded shall be ASTM A706. Grade 60. Tack welding of rebar is not permitted Fabricate reinforcing steel according to ACI 315, Details and Detailing of Concrete Reinforcement Install reinforcing per CRSI MSP-1, ACI 301 and ACI 318.

  4. Provide dowels from footings to match all vertical wall, pilaster, and column reinforcing. Lap 45
- diameters or 2"-0" minimum unless otherwise indicated. Lap all bars in intersecting footings 2-0" or 45 diameters, whichever is greater.

  Splices in wall and footing reinforcing shall be lapped 45 diameters or 2-0", whichever is greater, and
- shall be staggered at least 4 feet at alternate bars. Provide 45 bar diameter or 2'-0" x 2'-0" minimum corner bars to match horizontal reinforcing in walls at
- all corners and intersections. 8. Provide two (2) #4 continuous bars at top and at discontinuous ends of all walls.
- Vertical wall reinforcing shall be placed in center of wall unless shown otherwise on the drawings Horizontal bars may be placed either side of vertical bars and between double vertical bars 10. All openings smaller than 30" x 30" that disrupt reinforcing shall have an amount of reinforcing placed both sides of openings equal to the amount disrupted and extending 2'-0" each side of opening.

06.0 WOOD FRAMING

manufacturer's minimum depths

1. All lumber species and grade to be as follows:

Bucks, blocking, bridging and misc.

5" nominal & greater beams and stringers

Plates, sills and headers for walt framing

with concrete, not exposed to weather

Posts, etc. embedded in or in contact

beams exposed to view shall be architectural. All engineered wood to meet the following criteria:

with stainless steel fasteners.

10. Do not recess bolt heads or nuts unless shown on drawings.

least 5/8-inch from the face of the stud.

06.12 WOOD I~JOISTS

16. Provide ¼" deflection space over all non-bearing walls.

required. Provide load transfer blocks at multiple members.

requirements of the report for storage, handing and installation.

permanent structure to support temporary loads.

sills, ledgers, plates, etc embedded in or in contact

Exterior, above ground construction exposed to

 Do not cut main reinforcing or break out back surface when drilling holes. Tighten the anchor into the base material until the head contacts the fixture.

and nutted anchor rods to be ASTM A36 or Simpson PAB where detailed.

d. Provide standard washer under heads in contact with wood.

described herein. Contractor is responsible to coordinate and provide on-site access to all required inspections and notify testing lab in time to make such inspections.

Do not cover work required to be inspected prior to inspection being made. If work is covered, uncover . Epoxy Anchors: Simpson SET-3G, Hilli HIT-RE 500-SD or DeWalt Pure100+.

F #1-19 percent M.C

F #3 or better F #2-19 percent M.C

DF #2 K.D. – 15 percent M.C.
DF #1 – 19 percent M.C.
Pressure treated Hem Fir #2
AWPA UC2 (ACZA Not Allowed)

Western Cedars #2 or better pressure treated Hem Fir #2

erformance Category Span Rating

ressure treated Hem Fir #2

AWPA UC3B

AWPA UC4

a. Unless noted, install threaded rods into clean, dry holes to embed depth as shown on drawings. Comply with manufacturer's ICC-ES report for hole diameter and rod material. If embed depths are not shown, use manufacturer's minimum depths. Fill hole with enough epoxy to fill all void spaces and insert rod with clockwise twisting motion.

e. Special inspection of holes is required prior to installing screw anchors. See the Special Inspection

4. Embedded Anchor Rods: All hooked or headed anchor rods to be ASTM F1554. Grade 36. Threaded

All glue-laminated beams (GLB) to comply with the requirements of ANSI A190.1. Beams shall be

 Material
 Grade
 Fb
 Fv
 E

 Laminated Veneer Lumber (LVL)
 2.0E
 2,600 psi
 285 psi
 2.0 x 10<sup>6</sup> psi

 Parallel Strand Lumber (PSL) beam
 2.2E
 2,900 psi
 290 psi
 2.2 x 10<sup>6</sup> psi

Approved manufacturers: RedBuilt LLC, LP Building Products or iLevel, a Weyerhaeuser business. Sheathing shall be APA Rated plywood sheathing or Sturd-I-Floor, C-D grade, Exposure 1 with

Block roof and floor sheathing where noted on drawings and where plywood widths are less than 12 inches wide. Glue floor sheathing to all supports. Protect all sheathing from weather damage and

moisture. Replace all buckled or soft sheets. Do not cover sheathing with permanent roofing or

finishes until sheathing has a moisture content of less than 19%.

Performance Category and Span Rating as noted below. Each sheet shall bear an APA stamp. Install roof and floor sheathing with face grain perpendicular to supports and stagger end joints. Install wall sheathing either horizontal or vertical, and block all edges of sheathing with 2x4 or thicker blocking.

Gypsum sheathing and wallboard shall have 2x blocking at all edges and shall be extended to the top

center unless noted otherwise. Nail to sill plate, top plate, all edges and studs. The contractor shall be

responsible to protect gypsum wallboard walls from weather damage. Crossbridge or solid block at 8°-0" maximum on center for solid sawn floor or roof joists 12 inches and

plate when shown on drawings to be a shear wall. Nail exterior sheathing with 11 GA x 1-3/4 inch galvanized sheet rock nails at 7 inches on center and wallboard with 6d cooler nails at 7 inches on

deeper unless bottoms of joists are to receive direct applied ceiling.

Framing anchors, joist hangers, post caps, etc., shall be by 'Simpson Strong-Tie', Install per manufacturer's recommendations for tabulated maximum capacities with fasteners installed in all

holes. Framing anchors attaching to pressure treated lumber shall be Z Max coated or hot dipped galvanized and attached with hot dipped galvanized (2.0 oz per square foot) or stainless steel nails or screws. Framing anchors installed at exterior locations exposed to weather are to be stainless steel

All bolts for wood to steel or wood to wood connections and in manufactured connectors shall be ASTM A307. Grade A unless otherwise noted. Provide standard plate washers under all bolt heads

and nuts in contact with wood. Use hot dipped galvanized washers in contact with pressure treated

All bolt holes in wood to be 1/16 inch larger than the bolt. Do not ream or oversize bolt holes.

Do not recess both heads or nuts unless shown on drawings.
 Bolts in slotted metal plates shall be located in the top of vertically slotted holes and the center of horizontally slotted holes, unless otherwise noted.
 All nailing shall be per Table 2304 10.1 of the OSSC. Nails called for on the drawings shall be common for plywood nailing; box nails for framing; and type recommended by manufacturer for maximum capacity of hangers and connectors. Nail heads shall not penetrate the face veneer of abstract and provided and the state of th

Nails, bolts or lags in pressure treated lumber shall be not dipped galvanized or stainless steel

1/3 of width of member depth. All other holes shall be approved.

15. Studs may be notched in the lower 1/5 of the height of stud for electrical and plumbing pipes, but no

Cutting and notching of joists not allowed. A one-inch (1") diameter hole may be drilled in the center

part of the notch is to be deeper than 25 percent of width of stud. Holes of diameters up to 1/3 of width

of stud may be drilled in stud but not in center 1/3 of height. The edges of drilled holes are to be at

All wood I-joists shall be manufactured and designed by Weyerhaeuser Trus Joist or an approved joist

manufacturer. I-joists to have a current ICC report and be manufactured to the requirements of that

report and associated Acceptance Criteria. All I-joist chords shall be LVL material meeting the requirements noted in Section 06.0, item #1 of these notes. Substitute joist manufacturers shall meet

or exceed strength and stiffness of Trus Joist products shown and/or noted. Do not change spacing, layout or depth without written approval.

Coordinate added joists and blockout locations with mechanical drawings.

All bridging, bearing hardware, blocking, hangers, etc., that connects to the joists shall be provided by

the joist manufacturer or supplier to fit the condition. Use sloped seat hangers and beveled plates as

4. Holes through joist webs shall follow the written recommendations of the joist manufacturer. Do not cut

Design and installation of temporary erection bracing is the sole responsibility of the contractor. If

temporary loads are to be imposed on permanent walls, floors or structural elements, redesign

6. Joist erector shall erect and brace joists per the requirements of the joist manufacturer, contractors

bracing design, and all applicable codes and government agencies.

Submit an ICC ES report and joist layout for approval prior to installation. Comply with all the

Douglas Fir 24F-V4 for simple span beams, 24F-V8 for beams with cantilevers or continuous spans, and identification number 2 for columns except columns exposed to view shall be identification number 3 per AITC 117 design specification. Beam appearance grade shall be industrial, except

- The contractor shall correct all deficiencies noted in the special inspection reports and/or the engineers field observations reports to bring the construction into compliance with the contract documents, addendum, RFI's and/or written instructions. The contractor is responsible to request summary reports from the special inspector at the time of the project substantial completion. b. Do not place when epoxy or concrete is less the 50 degrees Fahrenheit, unless special products
- for cold weather are used: Simpson AT-XP, Hilti HIT HY 200 or DeWalt AC200-c. Do not cut main reinforcing or break out back surface when drilling holes. Screw Anchors: Simpson Titen HD. Hilti Kwik HUS-EZ or DeWalt Screw-Bolt+, a. Install to clean, dry holes to embed depth +1/2" as shown on drawings. Comply with manufacturer's ICC ES report for hole diameter. If embed depths are not shown, use B. SPECIAL INSPECTIONS

A. GENERAL

Required special inspections shall be performed by an independent special inspector per Section 1701 of

Independent testing lab to be retained by owner to provide inspections and special inspections as

CONSTRUCTION OBSERVATION, INSPECTION AND TESTING

- the Oregon Structural Specialty Code (OSSC) for the items listed in the following tables.

  1. Items checked with X shall be inspected in accordance with OSSC Chapter 17 by certified special inspectors from a testing agency approved by the building official.

  2. Special inspection is not required for work performed by an approved fabricator meeting the requirements of OSSC Section 1704.2.5.2.
- requirements of OSSC Section 1704.2.5.2.

  The special inspector shall provide a copy of their report to the owner, architect, structural engineer, contractor and building official.

  Continuous special inspection means full-time observation of the work requiring special inspection by an approved special inspector present in the area where the work is being performed. Periodic special inspection means part time or intermittent observation of the work at intervals necessary to confirm that work requiring special inspection is in compliance.

  All bidder designed components shall include a quality assurance program for special inspection where required by OSSC Section 1704.2.5

		ole 2		
Special Inspections and	Tests of Con-	crete Cons	truction (OSSC Table 17	05.3)
Туре	Continuous	Periodic	Reference Standard	Notes
Inspect reinforcement and verify placement		×	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	OSSC 1908.4
3. Inspect anchors cast in concrete		×	ACI 318: 17.8.2	
Inspect anchors post installed in hardened concrete members				
<ul> <li>Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads</li> </ul>	×		ACI 318: 17.8.2.4	
<ul> <li>b. Mechanical anchors and adhesive anchors not defined in 4.a.</li> </ul>		×	ACI 318: 17.8.2	
5. Verify use of required mix design		×	ACI 318: Ch. 19, 26.4.3, 26.4.4	OSSC 1904.1, 1904.2, 1908.2 1908.3
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine temperature of concrete	×		ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	OSSC 1908.10 Footnote 1
7. Inspect concrete for proper application techniques	х		ACI 318: 26.5	OSSC 1908.6, 1908.7, 1908.8
Verify maintenance of specified curing temperature and technique		х	ACI 318: 26.5.3-26.5.5	OSSC 1908.9
<ol> <li>Inspect formwork for shape, location and dimensions of the concrete member being formed</li> </ol>		×	ACI 318: 26.11.1.2.(b)	

ile 2 Footnotes:

1. Where 4x8-in cylinders are used for compressive strength testing, a multiplier of 0.94 shall be applied to the results to obtain average strength data.

·	Tal	ole 6	·		
Special Inspections for Wind Resistance (OSSC Section 1705.11)					
Туре	Continuous	Periodic	Reference Standard	Notes	
Structural wood			OSSC 1705.11.1		
Observe field gluing operations of the main windforce resisting system	× ×				
<ul> <li>b. Observe nailing, bolting, anchoring and other fastening of elements of the main windforce resisting system</li> </ul>		×		Not required where panel fastener edge spacing > 4"	
Wind resisting components			OSSC 1705.11.3		
Inspect roof covering, roof deck     and roof framing connections		×			
b. Inspect wall covering and wall connections to roof and floor diaphragms and framing		×			

DRAWING LIST				
S1.0	STRUCTURAL NOTES			
	SPECIAL INSPECTION			
S2.0	BASEMENT PLAN			
S2.1	2ND FLOOR FRAMING			
S2.2	ATTIC FRAMING			
S2.3	ROOF FRAMING			
S3.0	DETAILS			
S3.1	DETAILS			
S3.2	DETAILS			

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FOOTING SCHEDULE						
MARK	SIZE	REINFORCING				
FC1.5	1'-6" WIDE x 1'-0" THICK CONT	(3) #4 CONT BOTTOM				
FC2.5	2'-6" WIDE x 1'-0" THICK CONT	(4) #5 CONT BOTTOM #4 AT 24" O.C. TRANSVERSE				
FC4.0	4'-0" WIDE x 1'-4" THICK CONT	(4) #5 CONT TOP AND BOTTOM #4 AT 24" O.C. TRANSVERSE				
FC6.0	6'-0" WIDE x 1'-6" THICK CONT	(6) #5 CONT TOP AND BOTTOM #4 AT 24" O.C. TRANSVERSE				

HOLDOWN SCHEDULE						
MARK	HOLDOWN <sup>2,3,5</sup> AND POST	POST ANCHORS <sup>1</sup>	ANCHOR BOLT 4			
2	SIMPSON HDU2-SDS2.5 W/ (2) 2x STUDS	(6) SDS 1/4 x 2 1/2	5/8" DIA ANCHOR			
4	SIMPSON HDU4-SDS2.5 W/ (2) 2x STUDS	(10) SDS 1/4 x 2 1/2	5/8" DIA ANCHOR			
8	SIMPSON HDU8-SDS2.5 W/	(20) SDS 1/4 x 2 1/2	7/8" DIA ANCHOR			
2-11	(2) SIMPSON HD11-SDS2.5 W/ 6x6 AT EACH HOLDOWN	(30) SDS 1/4 x 2 1/2 EACH HOLDOWN	1" DIA ANCHOR EACH HOLDOWN			
40	SIMPSON MSTC40 W/ (2) 2x STUD	(32) 0.148 x 3 1/4	NA			
	·		·			

#### HOLDOWN NOTES:

- 1) "SDS" DESIGNATES "STRONG DRIVE SCREW" BY SIMPSON.
- 2) FIRST DIMENSION LISTED IS MINIMUM WIDTH REQUIRED. UNLESS SHOWN OTHERWISE ON PLAN.
- 3) NAIL SHEATHING TO ALL HOLDOWN POSTS W/ EDGE NAIL SPACING PER SHEAR WALL SCHEDULE.
- 4) PROVIDE STANDARD NUT AT BOTTOM OF EACH THREADED ROD CAST IN CONCRETE. CAST ANCHOR BOLTS IN FOOTING IF STEM WALL HEIGHT DOES NOT PROVIDE MINIMUM EMBED DEPTH.
- 5) WHEN HOLDOWN POSTS CONSIST OF MULTIPLE 2x STUDS, NAIL ALL STUDS TOGETHER WITH 16d AT 4" O.C. STAGGERED FOR FULL HEIGHT OF EACH STUD.

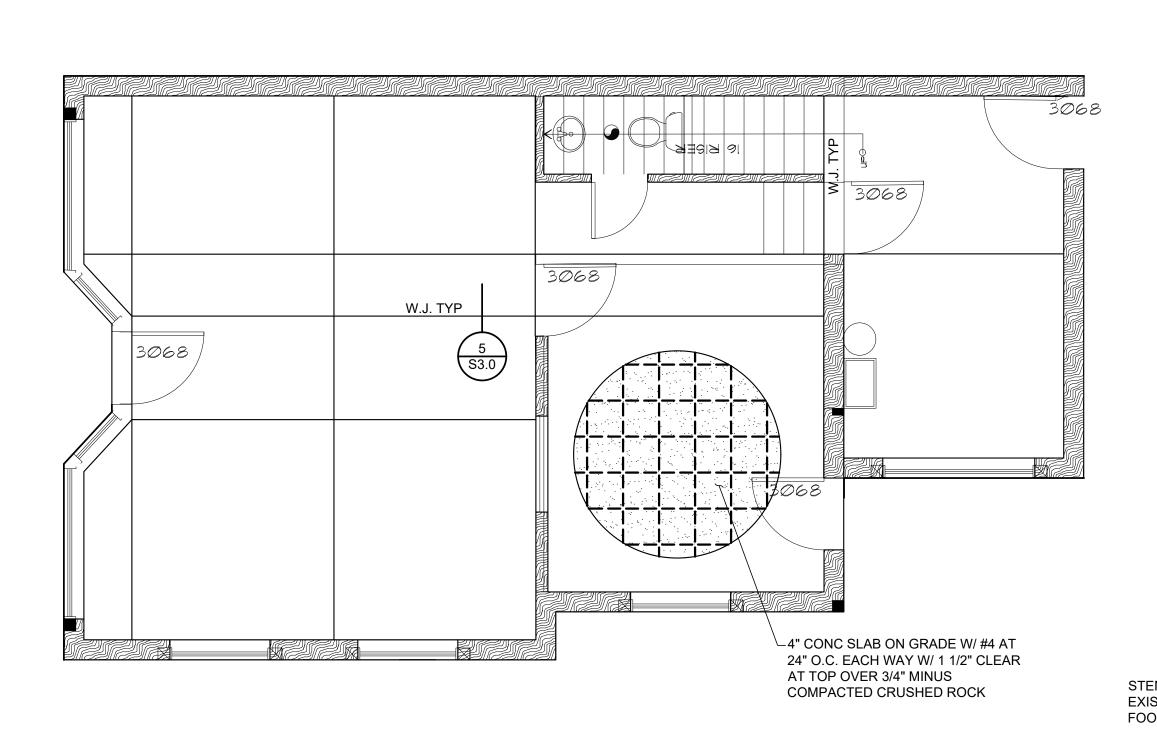
SHEAR WALL SCHEDULE					
MARK	SHEATHING 1,2,3,7	PANEL EDGE NAILING 4,5,6, 8,9	SILL <sup>10</sup>	SILL PLATE 11,12 ANCHOR	RIM JOIST TO TOP PLATE ANCHOR
SW6	15/32" RATED SHEATH. ONE FACE	10d AT 6" O.C.	2x (U.O.N.)	5/8" DIA A.B.'s AT 32" O.C. OR 16d SINKERS AT 6" O.C. AT WOOD	SIMPSON A35 OR LTP4 AT 24" O.C.
SW4	15/32" RATED SHEATH ONE FACE	10d AT 4" O.C.	2x (U.O.N.)	5/8" DIA A.B.'s AT 32" O.C. OR 16d SINKERS AT 4" O.C. AT WOOD	SIMPSON A35 OR LTP4 AT 16" O.C.
SW3	15/32" RATED SHEATH ONE FACE	10d AT 3" O.C.	2x (U.O.N.)	5/8" DIA A.B.'s AT 24" O.C. OR SIMPSON 1/4"x5" SDS SCREWS AT 6" O.C. AT WOOD.	SIMPSON A35 OR LTP4 AT 12" O.C.
2-SW2	15/32" RATED SHEATH EACH FACE	10d AT 2" O.C.	3x (U.O.N.)	5/8" DIA A.B.'s AT 12" O.C.	SIMPSON A34 AT 6" O.C.

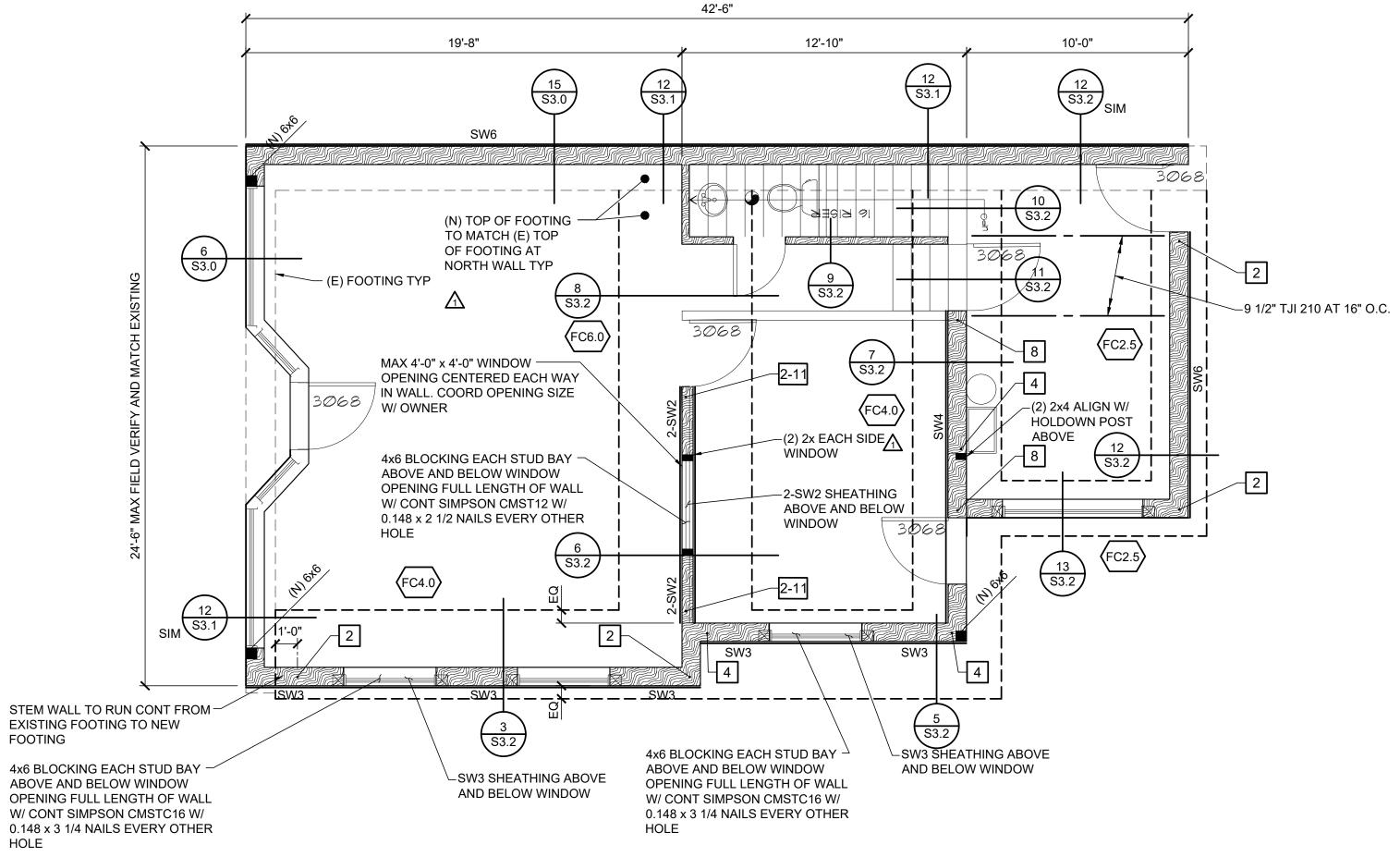
- ALL EXTERIOR STUDS TO BE 2x6 AT 16" O.C. MIN. ALL INTERIOR STUDS TO BE 2x4 AT 16" O.C. MIN - COORDINATE ALL DOOR BLOCK **OUTS IN CONCRETE STEM WALLS** 

- COORDINATE ALL SLAB PENETRATIONS W/ ARCH PRIOR TO POURING SLAB

SHEAR WALL NOTES:

- 1) SHEAR WALL SHEATHING SHOWN BY DARK LINE ON PLANS-/
- 2) BLOCK AND NAIL ALL PLYWOOD PANEL EDGES WITH 2x MIN. THICK BLOCKING
- 3) WHERE SHEATHING IS CALLED OUT EACH FACE, OR NAILING IS 4" O.C. OR LESS, OFFSET PANEL JOINT TO FALL ON DIFFERENT STUDS OR PROVIDE 3x OR THICKER STUDS WITH NAILS ON EACH SIDE STAGGERED. USE 3x BLOCKING.
- 4) FOR PLYWOOD. SHEATHING, USE COMMON NAILS, OF THE FOLLOWING SIZES: 10d: .148" DIA x 3" MIN.
- 5) NAIL HEADS OR STAPLES ARE NOT TO PENETRATE FACE PLY OF SHEATHING.
- 6) EXTEND ALL SHEAR WALL SHEATHING TO THE TOP PLATE OF THE FLOOR FRAMING OR ROOF FRAMING LEVEL ABOVE AND TO END POSTS WITH
- 7) FASTENER SPACING AT INTERMEDIATE FRAMING MEMBERS SHALL BE 12" O.C. FOR PLYWOOD.
- 8) EDGE NAIL PLYWOOD TO ALL POSTS WITH HOLDOWNS, TO TOP WALL PLATE AND SILL PLATE
- 9) USE PRESSURE TREATED (P.T.) SILL PLATES WHEN IN CONTACT WITH CONCRETE
- 10) SILL ANCHOR BOLTS NOTED TO BE \_\_\_\_\_\_ EXTEND BOLTS ABOVE CONCRETE 2 1/2" AT 2x PLATES & 3 1/2" AT 3x PLATES.
- 11) USE SIMPSON BP 5/8 SQUARE WASHERS UNDER NUTS. INSTALL SQUARE TO WALL. (USE BP 3/4 AT 3/4" DIA BOLTS)
- 12) WHERE SHEAR WALL SHEATHING OCCURS EACH FACE OR WHEN SHEATHING IS INSTALLED ONLY ON PART OF A WALL, ADD FURRING TO ENTIRE FACE OF WALL, AS REQUIRED TO PROVIDE EVEN FINISHES.
- 13) DO NOT RECESS NUTS INTO SILL PLATE.
- 14) SILL PLATE WASHER EDGE TO BE WITHIN 1/2" OF PLATE EDGE ON SIDE OF PLYWOOD INSTALLATION







MAIN LEVEL PLAN

2 CONCRETE SLAB JOINT LAYOUT S2.0 1/4" = 1'-0"

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HOLDOWN SCHEDULE							
MARK	HOLDOWN <sup>2,3,5</sup> AND POST	POST ANCHORS <sup>1</sup>	ANCHOR BOLT 4				
2	SIMPSON HDU2-SDS2.5 W/ (2) 2x STUDS	(6) SDS 1/4 x 2 1/2	5/8" DIA ANCHOR				
4	SIMPSON HDU4-SDS2.5 W/ (2) 2x STUDS	(10) SDS 1/4 x 2 1/2	5/8" DIA ANCHOR				
8	SIMPSON HDU8-SDS2.5 W/	(20) SDS 1/4 x 2 1/2	7/8" DIA ANCHOR				
2-11	(2) SIMPSON HD11-SDS2.5 W/ 6x6 AT EACH HOLDOWN	(30) SDS 1/4 x 2 1/2 EACH HOLDOWN	1" DIA ANCHOR EACH HOLDOWN				
40	SIMPSON MSTC40 W/ (2) 2x STUD	(32) 0.148 x 3 1/4	NA				

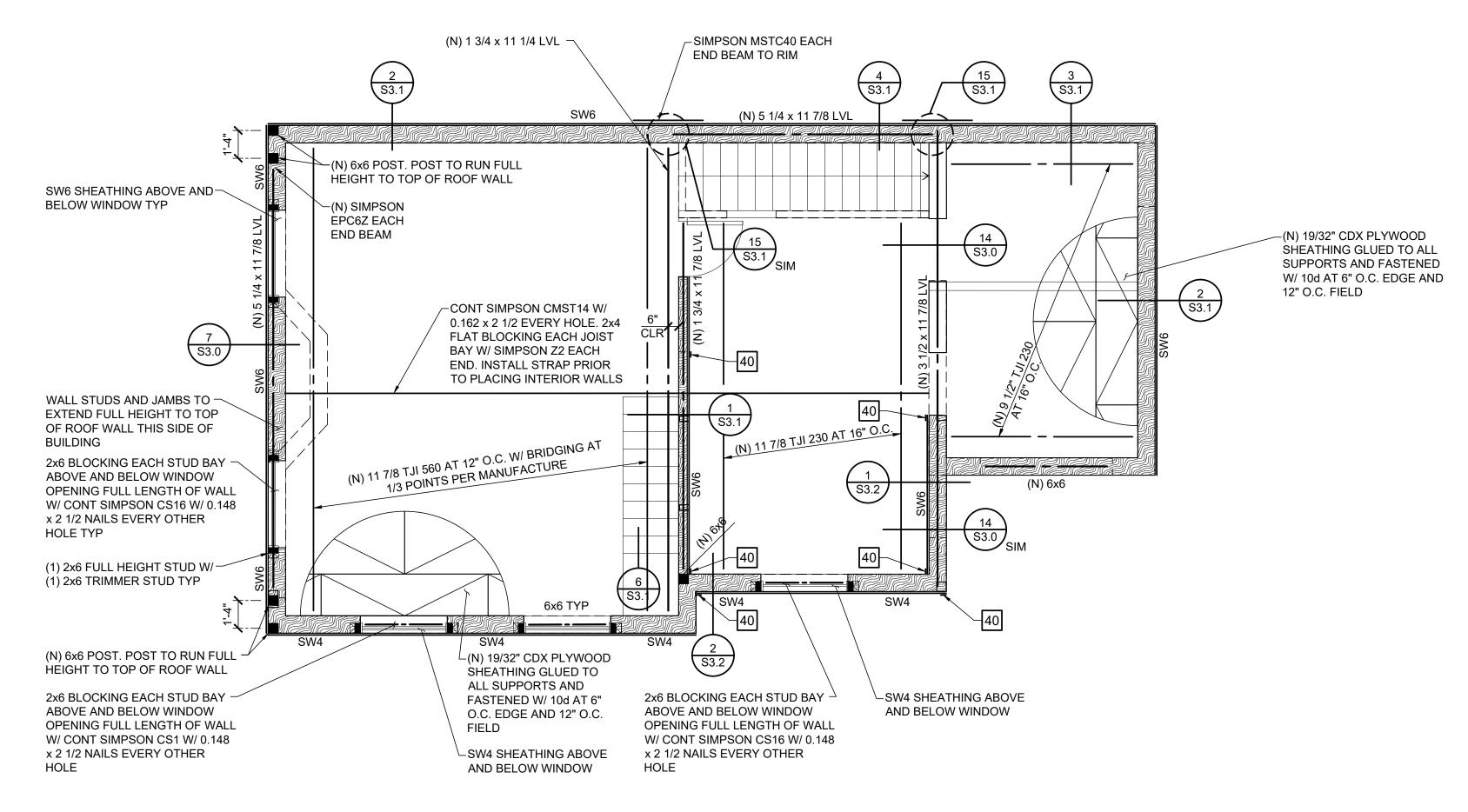
#### **HOLDOWN NOTES:**

- 1) "SDS" DESIGNATES "STRONG DRIVE SCREW" BY SIMPSON.
- 2) FIRST DIMENSION LISTED IS MINIMUM WIDTH REQUIRED. UNLESS SHOWN OTHERWISE ON PLAN.
- 3) NAIL SHEATHING TO ALL HOLDOWN POSTS W/ EDGE NAIL SPACING PER SHEAR WALL SCHEDULE.
- 4) PROVIDE STANDARD NUT AT BOTTOM OF EACH THREADED ROD CAST IN CONCRETE. CAST ANCHOR BOLTS IN FOOTING IF STEM WALL HEIGHT DOES NOT PROVIDE MINIMUM EMBED DEPTH.
- 5) WHEN HOLDOWN POSTS CONSIST OF MULTIPLE 2x STUDS, NAIL ALL STUDS TOGETHER WITH 16d AT 4" O.C. STAGGERED FOR FULL HEIGHT OF FACH STUD

SHEAR WALL SCHEDULE						
MARK	SHEATHING 1,2,3,7	PANEL EDGE NAILING 4,5,6, 8,9	SILL <sup>10</sup>	SILL PLATE 11,12 ANCHOR	RIM JOIST TO TOP PLATE ANCHOR	
SW6	15/32" RATED SHEATH. ONE FACE	10d AT 6" O.C.	2x (U.O.N.)	5/8" DIA A.B.'s AT 32" O.C. OR 16d SINKERS AT 6" O.C. AT WOOD	SIMPSON A35 OR LTP4 AT 24" O.C.	
SW4	15/32" RATED SHEATH ONE FACE	10d AT 4" O.C.	2x (U.O.N.)	5/8" DIA A.B.'s AT 32" O.C. OR 16d SINKERS AT 4" O.C. AT WOOD	SIMPSON A35 OR LTP4 AT 16" O.C.	
SW3	15/32" RATED SHEATH ONE FACE	10d AT 3" O.C.	2x (U.O.N.)	5/8" DIA A.B.'s AT 24" O.C. OR SIMPSON 1/4"x5" SDS SCREWS AT 6" O.C. AT WOOD.	SIMPSON A35 OR LTP4 AT 12" O.C.	
2-SW2	15/32" RATED SHEATH EACH FACE	10d AT 2" O.C.	3x (U.O.N.)	5/8" DIA A.B.'s AT 12" O.C.	SIMPSON A34 AT 6" O.C.	

### SHEAR WALL NOTES:

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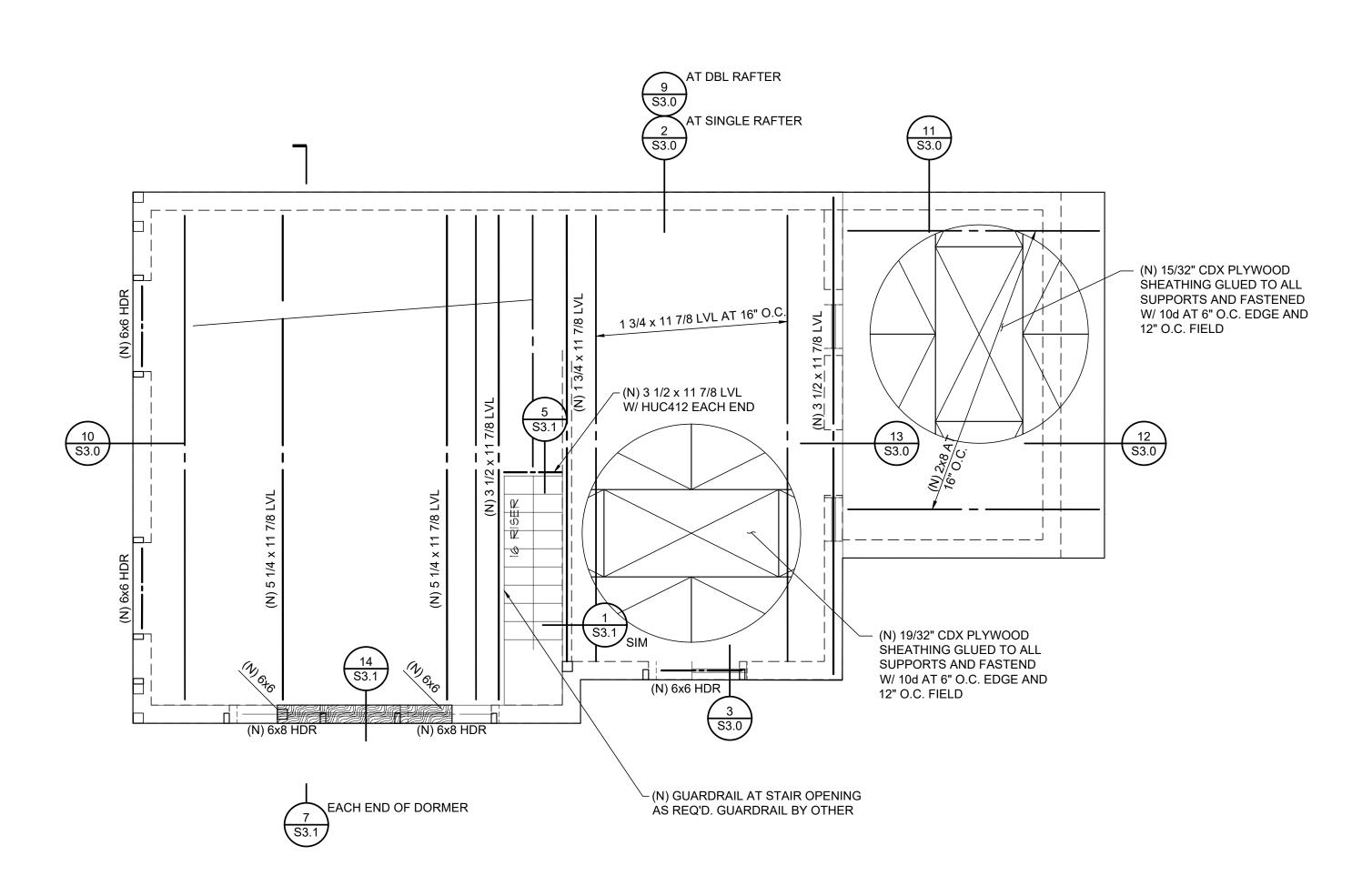
1534 NE HWY 101 LINCOLN CITY, OR 97367

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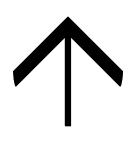
S REBUILD REVISION 04/04/2022

S DATE: 08/13/2021 DRAWN:

**S2.1** 



1 ATTIC FLOOR FRAMING PLAN
S2.2 1/4" = 1'-0"



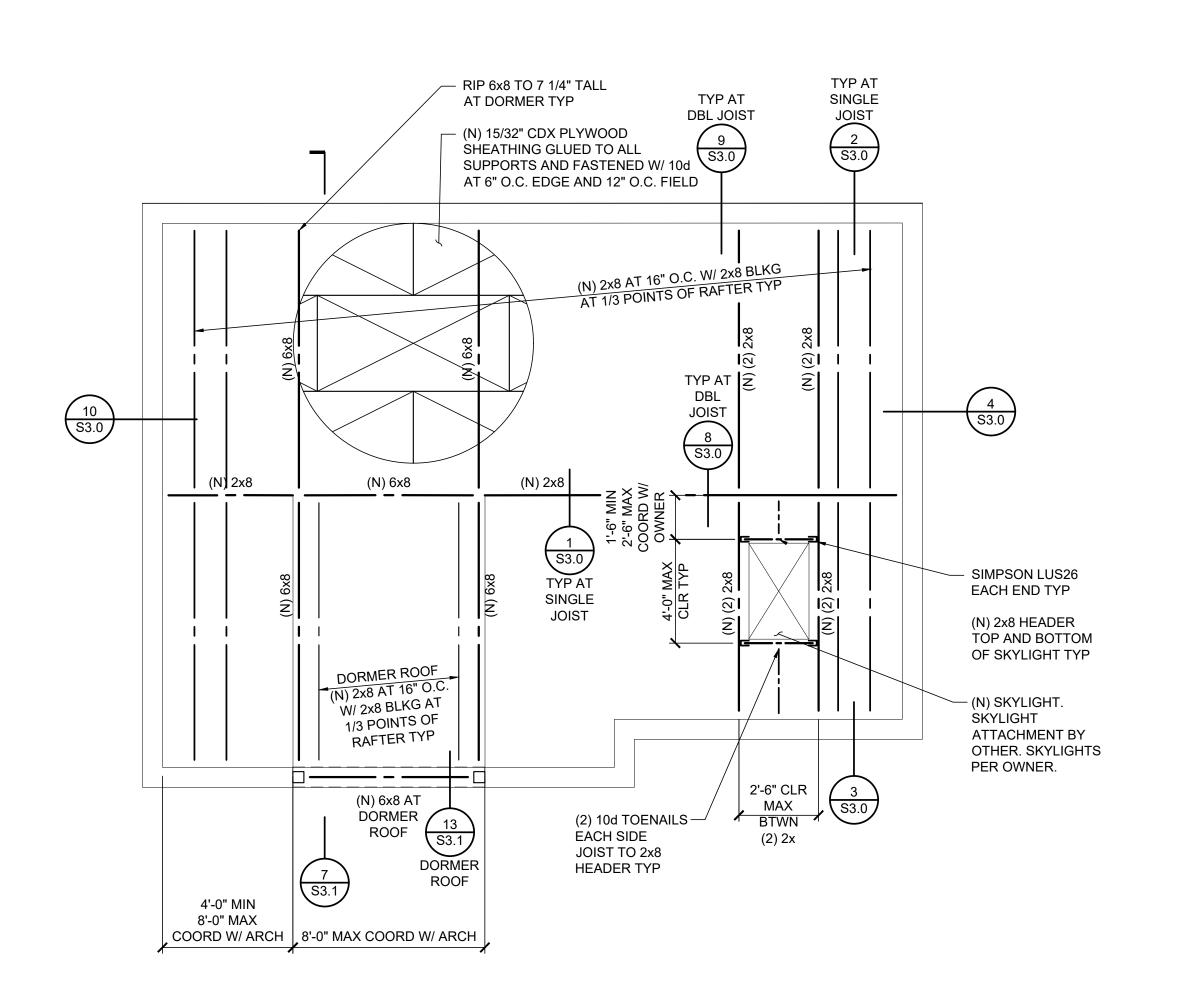
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SECOND FLOOR FRAMING PLAN

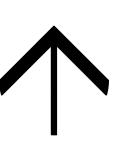
REBUILD REVISION 04/04/2022

TE: 08/13/2021 DRAWN: KC

S2.2



1 ROOF FRAMING PLAN
S2.3 1/4" = 1'-0"



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ROOF FRAMING

A PLAN CHECK RESPONSE 12/10/2021

A REBUILD REVISION 04/04/2022

DATE: 08/13/2021 DRAWN:

CHECKED: KC

S2.3