

Z A I

Tompkins Cottage Orcas Island, WA

APPROVED TO CONSTRUCT
PER STATE BUILDING CODES
AS REQUIRED BY RCW 19.27.031
SUBJECT TO FIELD INSPECTION
AND CORRECTION

NOV 01 2011

SJC BUILDING DIVISION

REVISIONS:

- 1 Sept. 4, 2011
- 2 October 17, 2011

DATE OF ISSUE
June 02, 2011

BUILDING DEPT. PROJECT #:
TBD

ZAI PROJECT NUMBER:
TBD

SHEET DESCRIPTION:
SITE PLAN

SHEET NUMBER:
A.1

PERMIT SET

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ANY DEVIATION IN CONSTRUCTION FROM
APPROVED PLANS REQUIRES PRIOR
REVIEW AND APPROVAL

PROVIDE APPROVED NUMBER OF
ADDRESS POSITIONED TO BE PLAINLY
VISIBLE AND LEGIBLE FROM STREET

EXIST. PUMP SHED TO BE
DEMO'D

PUMP SHED RE-BUILT IN THIS
LOCATION

LINE OF ORDINARY
HIGH TIDE

TOP OF
BANK

PROPOSED NEW
GALLERY WITH ROOF
CONNECTED TO BOTH
CABIN AND PUMP SHED

EXISTING STRUCTURE
TO BE DEMO'D

PROPOSED NEW CABIN

GRAVEL PAVING @
PARKING

PROPOSED NEW ROOF OVER
GALLERY CONNECTED TO BOTH
CABIN AND PUMP SHED

LOT A - SOUTH 60'

S 69°44'00" W

LOT X - NORTH 25'

S 69°44'00" W

1 SITE PLAN
SCALE 1" = 10'

A Qualified Archaeologist must be present
for any ground disturbing activities

APPROVED
The owner is responsible for all errors or
omissions on plans. The Building Division
assumes no liability for errors or omissions

By: SAN JUAN COUNTY COMMUNITY
DEVELOPMENT & PLANNING

SAN JUAN COUNTY APPROVED SITE PLAN
SETBACKS SHOWN MEET MINIMUM REQUIREMENTS. ANY
RELOCATION OR CHANGE TO THE PROPOSED LOCATION OF
THE STRUCTURE SHALL FIRST RECEIVE APPROVAL OF A
REVISED SITE PLAN FROM SAN JUAN COUNTY COMMUNITY
DEVELOPMENT & PLANNING
Permit No. 201106-11-0145
By: Ray Chaffee Date: 10-24-11

DEVELOPMENT & PLANNING

SECTION R314 SMOKE ALARMS

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R314.4 Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke alarms shall be interconnected.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
2. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

M1507.1 Exhaust Fans. Source specific exhaust ventilation is required in each kitchen, bathroom, water closet, laundry room, indoor swimming pool, spa, and other rooms where water vapor or cooking odor is produced. The minimum effective exhaust capacity shall not be less than levels specified in

TABLE M1507.3 MINIMUM REQUIRED EXHAUST RATES:

Kitchens:
100 cfm intermittent or 25 cfm continuous

Bathrooms—Toilet Rooms:
50 cfm intermittent or 20 cfm continuous

M1508.4.3 Fan Controls. The whole house ventilation fan shall be controlled by a 24-hour clock timer with the capability of continuous operation, manual and automatic control. The 24-hour timer shall be readily accessible. The 24-hour timer shall be capable of operating the whole house ventilation fan without energizing other energy-consuming appliances. At the time of final inspection, the automatic control timer shall be set to operate the whole house fan for at least 8 hours a day. A label shall be affixed to the control that reads "Whole House Ventilation (see operating instructions)."

CONTINUOUS FLOW RATE= 45 CFM
INTERMITTENT FLOW RATE= 125 CFM

SECTION R310—EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape & rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape & rescue opening. Where basements contain one or more sleeping rooms, emergency egress & rescue openings shall be required in each sleeping room. Emergency escape & rescue openings shall have a maximum sill height of 44 inches above the floor. The net clear opening dimensions required by this section shall be obtained by normal operation of the emergency escape & rescue opening from the inside. Emergency escape & rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape & rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Minimum opening area. All emergency escape & rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.

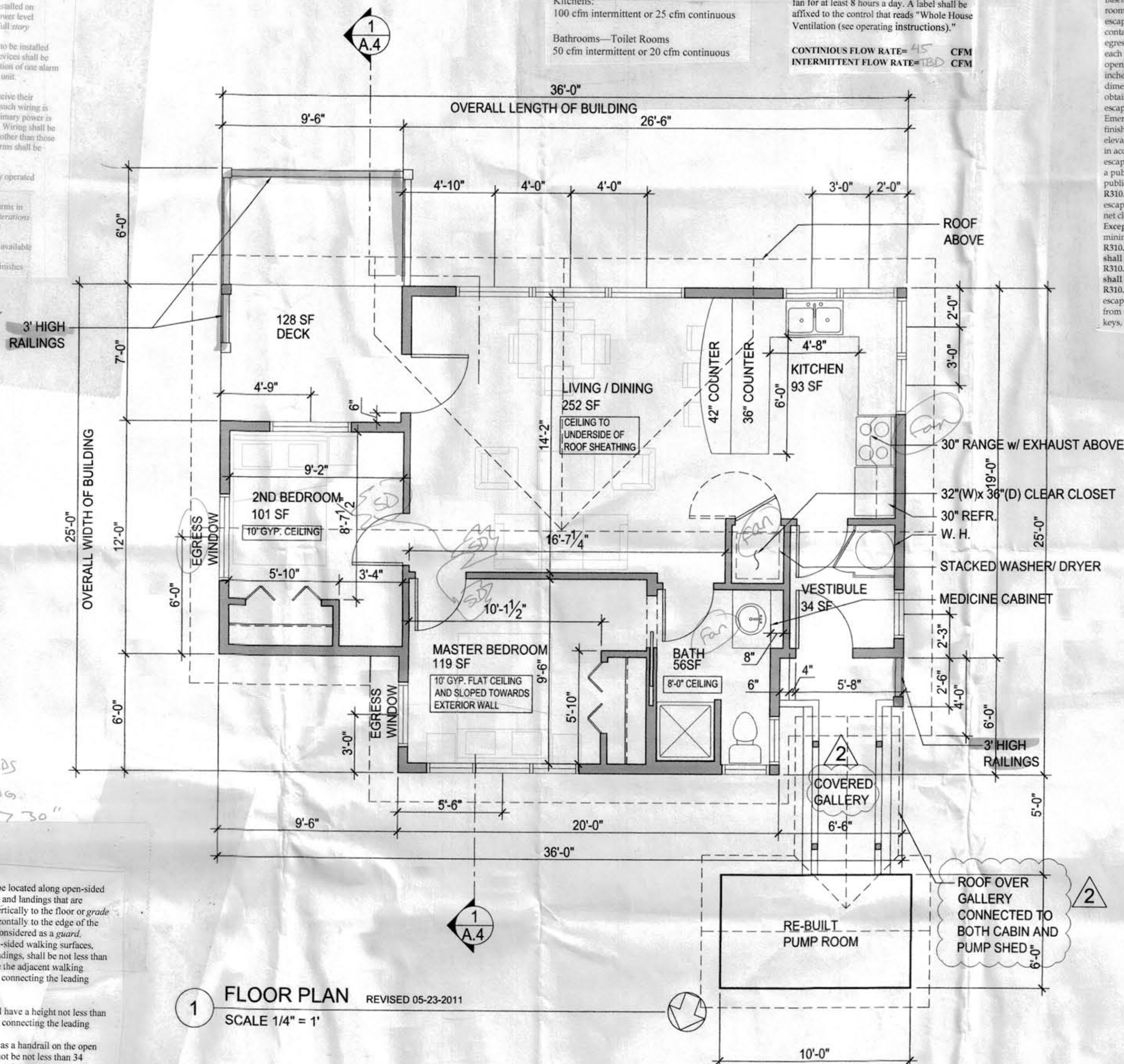
R310.1.2 Minimum net clear opening height. shall be 24 inches.

R310.1.3 Minimum net clear opening width. shall be 20 inches.

R310.1.4 Operational constraints. Emergency escape & rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

FAU NOTES

EGRESS,
EVERY
BEDROOM



RAILING/GUARDS
WHEN WALKING
SURFACE IS 7'30"
ABOVE GRADE

SECTION R312 GUARDS

R312.1 Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

1. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be not less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

Exceptions:

1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches in diameter.

R312.4 Exterior woodplastic composite guards. Woodplastic composite guards shall comply with the provisions of Section R317.4.

1 FLOOR PLAN REVISED 05-23-2011
SCALE 1/4" = 1'

Tompkins Cottage
JOB COPY Orcas Island, WA

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- 1 Sept. 4, 2011
- 2 October 17, 2011

DATE OF ISSUE

June 02, 2011

BUILDING DEPT. PROJECT #:

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SAI PROJECT NUMBER:

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SHEET DESCRIPTION:

FLOOR PLAN

SHEET NUMBER:

A.2

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S.J.C. COMMUNITY

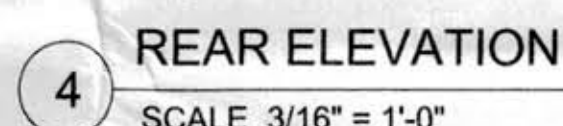
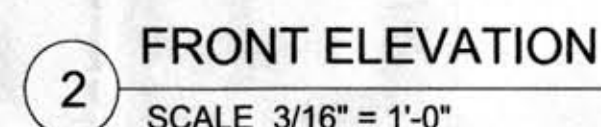
OCT 19 2011

DEVELOPMENT & PLANNING

Tompkins Cottage
Orcas Island, WA

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1. VERTICAL HARDIE-PLANK SIDING W/ 5" EXPOSURE	6. VINYL WINDOWS MULLED TOGETHER	12. LINE OF FOUNDATION BELOW GRADE (SEE STRUCTURAL)
2. HORIZONTAL HARDIE-PLANK SIDING W/ 8" EXPOSURE	7. CONCRETE PATIO	13. WOOD TRELLIS
3. HARDIE-TRIM BOARD	8. DOWNSPOUT	14. WOOD POST
4. ASPHALT SHINGLES	9. GUTTER	15. 3' HIGH WOOD RAILINGS
5. VINYL WINDOW	10. FINISHED GRADE	
	11. WOOD BEAM	

S.J.C. COMMUNITY

OCT 19 2011

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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- DESIGN LOADING CRITERIA

SNOW	ROOF SNOW LOAD = 25 PSF GROUND SNOW LOAD = 20 PSF EXPOSURE $C_e = 1.00$ IMPORTANCE FACTOR $I_s = 1.00$ THERMAL FACTOR $C_t = 1.00$
WIND	ANALYSIS PROCEDURE: ASCE 7-05 METHOD 1 "SIMPLIFIED PROCEDURE" BUILDING CATEGORY II 25 MPH EXPOSURE "D" TOPOGRAPHIC FACTOR $K_{zt} = 1.0$ IMPORTANCE FACTOR $I_w = 1.0$ UNFACTORED WIND BASE SHEAR, NORTH/SOUTH $V_N = 8.42$ K UNFACTORED WIND BASE SHEAR, EAST/WEST $V_E = 5.25$ K
EARTHQUAKE	ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE" SEISMIC DESIGN CATEGORY (SDC) = D OCCUPANCY CATEGORY = II SEISMIC SITE CLASS = D IMPORTANCE FACTOR $I_e = 1.0$ MAPPED MCE $S_s = 1.03$; $S_1 = 0.36$ DESIGN ACCELERATION $S_{ds} = 0.75$; $S_{d1} = 0.40$ SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, $R = 6.5$ SEISMIC BASE SHEAR $V_s = 1.58$ K
- LATERAL LOADS ARE TRANSFERRED BY THE ROOF DIAPHRAGM TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 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 SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY. DO NOT SCALE THE DRAWINGS.
- ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- SPECIAL INSPECTION: EPOXY GROUTED INSTALLATIONS SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTION 1704 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL

- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED IN THE FIELD. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE 2,000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) 55 PCF/35 PCF

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF $f'_c = 2500$ PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER/CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC SECTION 1905.3. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR ENTRAINED WITH AN AIR ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 4.2.1 ALL CONCRETE EXPOSED TO THE WEATHER SHALL OBTAIN A 28-DAY STRENGTH f'_c OF 3500 PSI IN ACCORDANCE WITH IBC TABLE 1904.3.

- REINFORCING STEEL SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, $f_y = 40,000$ PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE A 20' LONG REBAR GROUND (IFER GROUND) PER ELECTRICIAN.

- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER 2"
SLABS AND WALLS (INTERIOR FACE) 1"

- CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE (FOR GRAVITY-ONLY WALLS - USING GRADE 60 REINFORCING):

WALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS
8" WALLS	#4 @ 18" CURTAIN	#4 @ 12" CURTAIN

- CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST IN PLACE AND PRECAST.

ANCHORAGE

- EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-XP" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2508. INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. SUBSTITUTIONS PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.

WOOD

- FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH N.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X, 3X, AND 4X MEMBERS)	DOUGLAS FIR OR HEM-FIR NO. 2
BEAMS AND STRINGERS: (INCLUDING 6X AND LARGER MEMBERS)	DOUGLAS FIR NO. 1
POSTS AND TIMBERS:	DOUGLAS FIR NO. 1
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING:	DOUGLAS FIR OR HEM-FIR NO. 2

- WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE I, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC P5-1 OR P5-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

UNLESS OTHERWISE NOTED ON THE PLANS, ROOF SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

- ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE AND BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AMERICAN WOOD PRESERVERS BUREAU OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A 6185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH IBC SECTION 2303.4 AND ANSI/TPI 1-2002 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. TRUSSES SHALL BE HANDLED, INSTALLED, AND BRACED PER "HIB 91" PER THE TRUSS PLATE INSTITUTE. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	10 PSF (NOT INCLUDED IN TOTAL)
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF

NET WIND UPLIFT (TOP CHORD) 10 PSF

THE LOADS ABOVE SHALL BE INCREASED TO THE FOLLOWING IF THE TRUSSES MEET THE DESCRIPTION OF AN "INHABITABLE ATTIC WITH LIMITED STORAGE" AS DEFINED IN FOOTNOTE J OF IBC TABLE 1607.1:
BOTTOM CHORD LIVE LOAD 20 PSF - INCLUDE IN TOTAL
BOTTOM CHORD DEAD LOAD 10 PSF

SNOW LOAD DUE TO DRIFTING AND UNBALANCED LOADS SHALL BE INCLUDED PER THE IBC. PROVIDE ADEQUATE PLIES AND/OR METAL BRACKETS TO ADEQUATELY DISTRIBUTE THE BEARING PRESSURE AT THE ENDS OF THE GIRDER TRUSSES TO THE TOP PLATES OF THE BEARING WALLS SUCH THAT THE BEARING PRESSURE DOES NOT EXCEED 405 PSI. PROVIDE ADDITIONAL TRUSSES (AS REQUIRED) TO CARRY ALL CONCENTRATED LOADS AND MECHANICAL UNITS.

WOOD TRUSSES SHALL UTILIZE I.C.C. APPROVED CONNECTOR PLATES. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-2011. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

- WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d Common	0.113"	2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"16d"	16d Sinker	0.148"	3-1/4"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

- NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

- HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

APPROVED
The owner is responsible for all errors or omissions on plans. The Building Division assumes no liability for errors or omissions.

By: *[Signature]* Date: 11-1-11
SAN JUAN COUNTY COMMUNITY
DEVELOPMENT & PLANNING

S.J.C. COMMUNITY

OCT 24 2011

DEVELOPMENT & PLANNING



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Orcas Island, WA

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APPROVED TO CONSTRUCT
PER STATE BUILDING CODES
AS REQUIRED BY RCW 19.27.031
SUBJECT TO FIELD INSPECTION
AND CORRECTION

NOV 01 2011

SJC BUILDING DIVISION

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TBD

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11046.01

SHEET DESCRIPTION:

GENERAL
STRUCTURAL NOTES

SHEET NUMBER:

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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

25. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.9.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4" W #6 SCREWS FOR 1/2" GNB AND 5/8" GNB WHERE OCCURS. USE 1-1/4" W #6 GALVANIZED SCREWS FOR 1/2" GNB AND 5/8" EXTERIOR GYPSUM SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CGQ/ECQ CAPS AND FBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

ABBREVIATIONS

@	At	L	Angle
d	Penny (Nails)	LIN.	Linear
Ø	Diameter	LL	Live Load
		LLH	Long Leg Horizontal
		LLV	Long Leg Vertical
A.B.	Anchor Bolt	LONGIT.	Longitudinal
ADD.	Addendum	L.T. WT.	Lightweight
ADD'L	Additional		
ALT.	Alternate		
APPROX.	Approximate	MATL.	Material
ARCH.	Architect	MAX.	Maximum
		M.B.	Machine Bolt
		MECH.	Mechanical
B.U.	Built-up	MEZZ	Mezzanine
B/	Bottom of		
BF	Braced Frame	MF	Moment Frame
BLK.	Block	MFR.	Manufacturer
BLKG.	Blocking	MIN.	Minimum
BLDG.	Building	MISC.	Miscellaneous
BM.	Beam	MK.	Mark
BRG.	Bearing		
BTWN.	Between	N.	North
		N.S.	Near Side
CL	Centerline	NEG.	Negative
C	Camber	NIC	Not in Contract
C TO C	Center to Center	NO.	Number
CIP	Cast in Place	NOM.	Nominal
C.J.	Construction Joint or Control Joint	NTS	Not to Scale
CLG.	Ceiling		
CLR.	Clear	O.C.	On Center
CMU	Concrete Masonry Unit	O.D.	Outside Diameter
CNTR.	Center	O.F.	Outside Face
COL.	Column	O.H.	Opposite Hand
CONC.	Concrete	OPNG.	Opening
CONN.	Connections	OPP.	Opposite
CONST.	Construction		
CONT.	Continuous	PAF	Powder Activated Fastener
CONTR.	Contractor	PART.	Partition
COORD.	Coordinate	PC	Precast
CP	Complete Penetration Weld	PERM.	Permanent
CSK.	Countersink	PERP.	Perpendicular
		PL or PL	Plate
DBA.	Deformed Bar Anchor	PLYWD	Plywood
DBL.	Double		
DEG.	Degree	PP	Partial Penetration
DET.	Detail	PREFAB.	Prefabricated
DF	Doug Fir-Larch	PROJ.	Project
DIA.	Diameter	PSF	Pound per Square Foot
DIAG.	Diagonal	PSI	Pound per Square Inch
DIAPHR.	Diaphragm	P.T.	Post-Tensioning
DIM.	Dimension	P/T	Pressure-Treated
DN.	Down		
DO	Ditto	RAD.	Radius
DWG.	Drawing	RD.	Round
		REF.	Reference
(E)	Existing	REINF.	Reinforce or Reinforcement
E.	East	REQD.	Required
EA.	Each	REV.	Revise
E.F.	Each Face	R.O.	Rough Opening
EL.	Elevation		
ELEV.	Elevator	S.	South
EMBED.	Embedment	SCH. or SCHED.	Schedule
ENGR.	Engineer	SECT.	Section
EQUIP.	Equipment	SHT.	Sheet
E.W.	Each Way	SIM.	Similar
EXP.	Expansion	SOG	Slab On Grade
EXT.	Exterior	SPEC.	Specification
		SQ.	Square
		SQ. FT.	Square Feet
FAB.	Fabricate	SQ. IN.	Square Inch (inches)
F.B.	Flat Bar	STD.	Standard
FDN.	Foundation	STIFF.	Stiffener
FIN.	Finish	STL.	Steel
FLR.	Floor	STR.	Structural
F.S.	Far Side	SUB.	Substitute
FT.	Foot or Feet	SYM.	Symmetrical
FTG.	Footing		
		T/	Top of
GA.	Gauge	T#B	Top and Bottom
GALV.	Galvanized	T#G	Tongue & Groove
GL	Glue Laminated	THRU	Through
GRD.	Grade	T.O.C.	Top of Concrete
GRND.	Ground	T.O.S.	Top of Steel
G.W.B.	Gypsum Wall Board	T.O.W.	Top of Wall
		TRANS.	Transverse
HF	Hem Fir	TS	Tube Steel
HGR.	Hanger	TYP.	Typical
HORIZ.	Horizontal		
HSS	Hollow Structural Section	UON or UNO	Unless Otherwise Noted
HT.	Height	VERT.	Vertical
I.D.	Inside Diameter		
I.F.	Inside Face	W.	West
IN.	Inch	W/ or W/	With
INFO.	Information	WD	Wood
INT.	Interior	W.H.S.	Welded Headed Stud
		W/O	Without
JT.	Joint	WP	Work Point
		W.T.S.	Welded Threaded Stud
KSF	Kips per Square Foot	WWF	Welded Wire Fabric
KSI	Kips per Square Inch		
		X SECT.	Cross Section
		X-STR	Extra Strong



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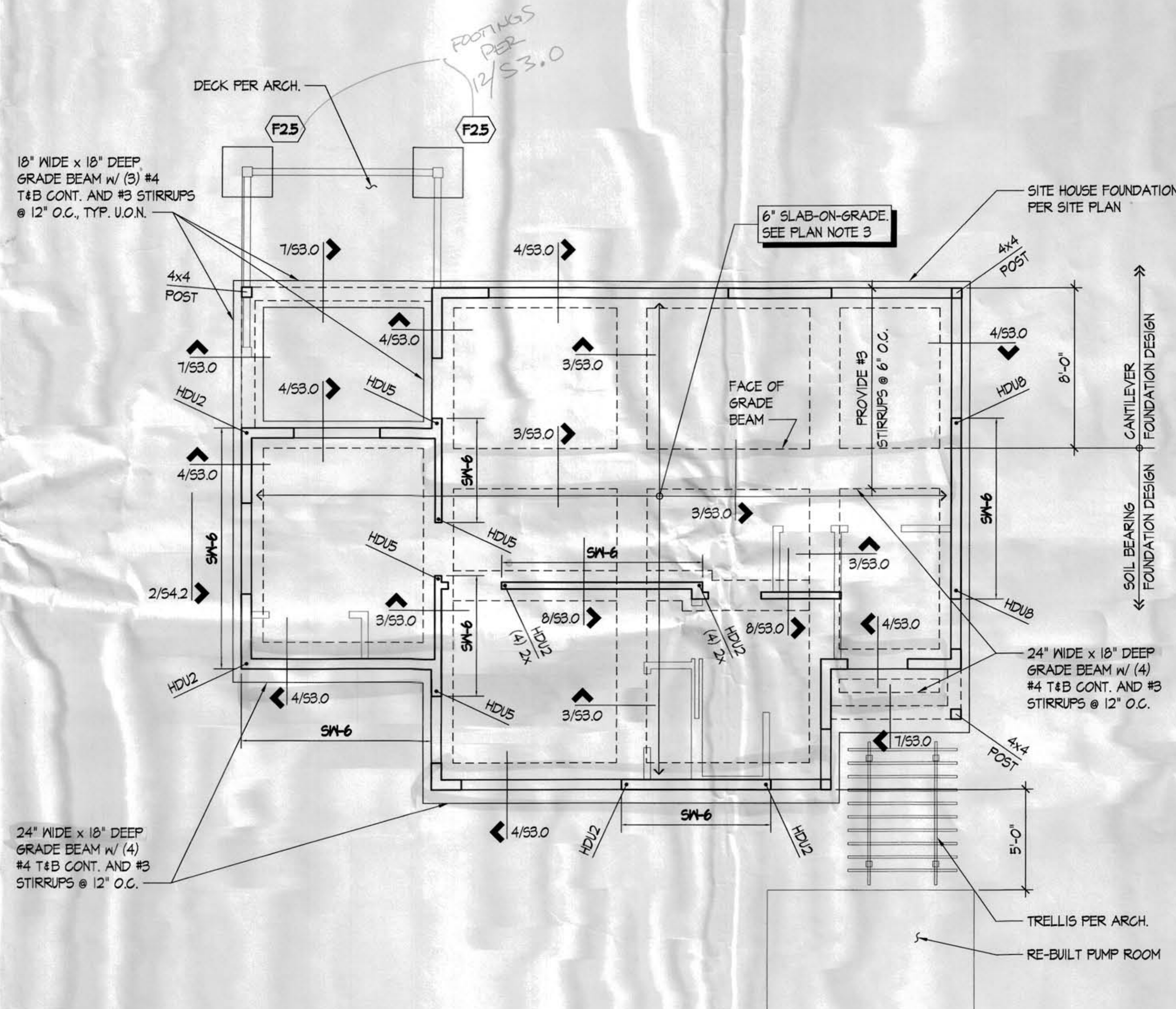
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FOUNDATION & FLOOR FRAMING NOTES:

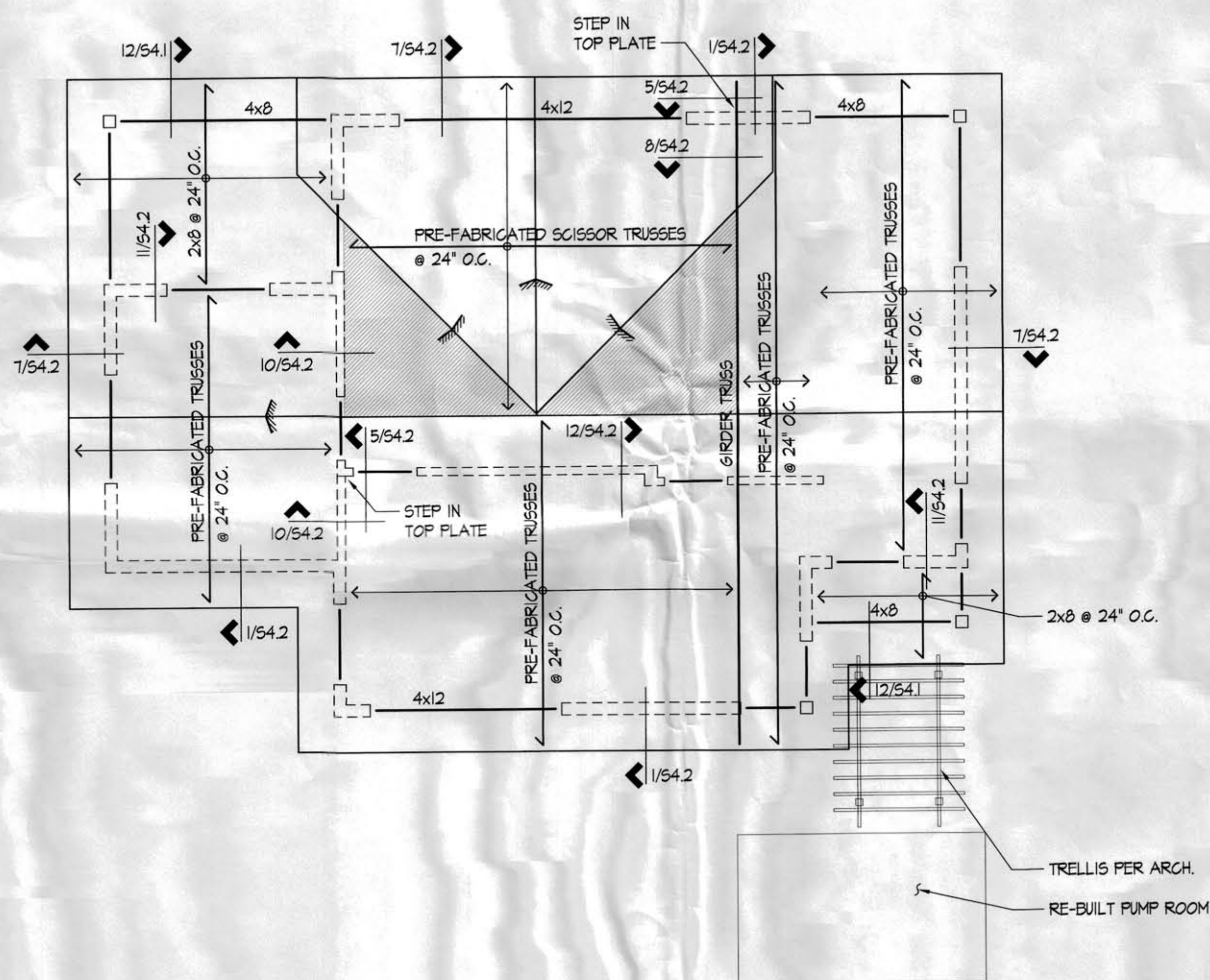
- ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- SEE SHEETS S1.0 AND S11 FOR STRUCTURAL GENERAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS.
- SLAB-ON-GRADE SHALL BE 6" THICK CONCRETE REINFORCED WITH #4 @ 12" O.C. EACH WAY, U.O.N. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC.
- FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 2/S3.0.
- ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
- FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
- ALL BEARING/SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
- POSTS INDICATED ARE ABOVE THIS LEVEL.
ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
- FX-x INDICATES SPREAD FOOTING TYPE, SEE 12/S3.0 FOR SCHEDULE.
- SM-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SM-6 CRITERIA U.O.N.
- HDUX INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES FOOTING/GRADE BEAM
- INDICATES FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL ABOVE FLOOR FRAMING
- SM-x INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 10
- INDICATES WOOD BEARING WALL OR SHEAR WALL ABOVE. SEE PLAN NOTES 8 & 10
- INDICATES NON-BEARING/ NON-SHEAR WALL ABOVE. SEE 9/S4.2 FOR CONNECTION TO ROOF DETAIL
- #12x INDICATES MULTIPLE STUD POST ABOVE. SEE PLAN NOTE 8
- 4x INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 11



FOUNDATION & FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING NOTES:

- SEE SHEETS S1.0 AND S1.1 FOR STRUCTURAL GENERAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0 AND S4.1 FOR TYPICAL WOOD DETAILS.
- TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/16), LAID FACE GRAIN PERPENDICULAR OVER PRE-FABRICATED ROOF TRUSSES AND 2x FRAMING @ 24" O.C., U.O.N. (SEE THE STRUCTURAL GENERAL NOTES FOR TRUSS DESIGN CRITERIA).
- TYPICAL ROOF JOIST SHALL BE 2x8 @ 24" O.C., U.O.N. HANG RAFTERS WITH LSSU HANGERS AT FLUSH BEAMS WHERE OCCUR (TYPICAL), U.O.N.
- NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131" x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
- PROVIDE SOLID BLOCKING BETWEEN EACH RAFTER OR TRUSS AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS BELOW AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
- PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS AND GIRDER TRUSSES FOR SOLID BEARING.
- FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
- NON-BEARING INTERIOR WALLS TO BE ATTACHED TO BOTTOM OF TRUSSES OR RAFTERS WITH STG CLIPS AT 24" ON CENTER. INSTALL IN ACCORDANCE WITH SIMPSON RECOMMENDATIONS. SEE DETAIL 9/54.2.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW. SEE PLAN NOTE 5
- INDICATES HEADER MEMBER. SEE PLAN NOTE 6
- INDICATES ROOF OVERFRAMING PER DETAIL 4/54.2

PROVIDE TRUSS SPECS @ FRAMING

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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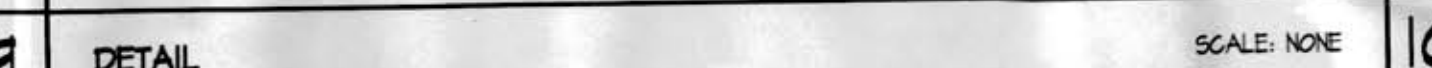
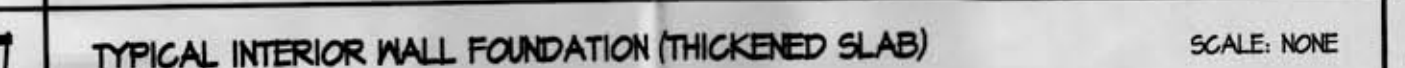
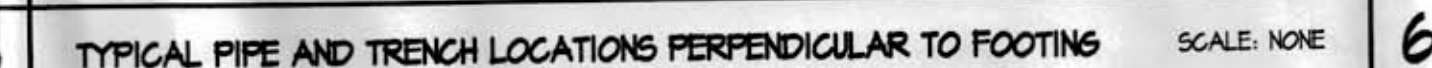
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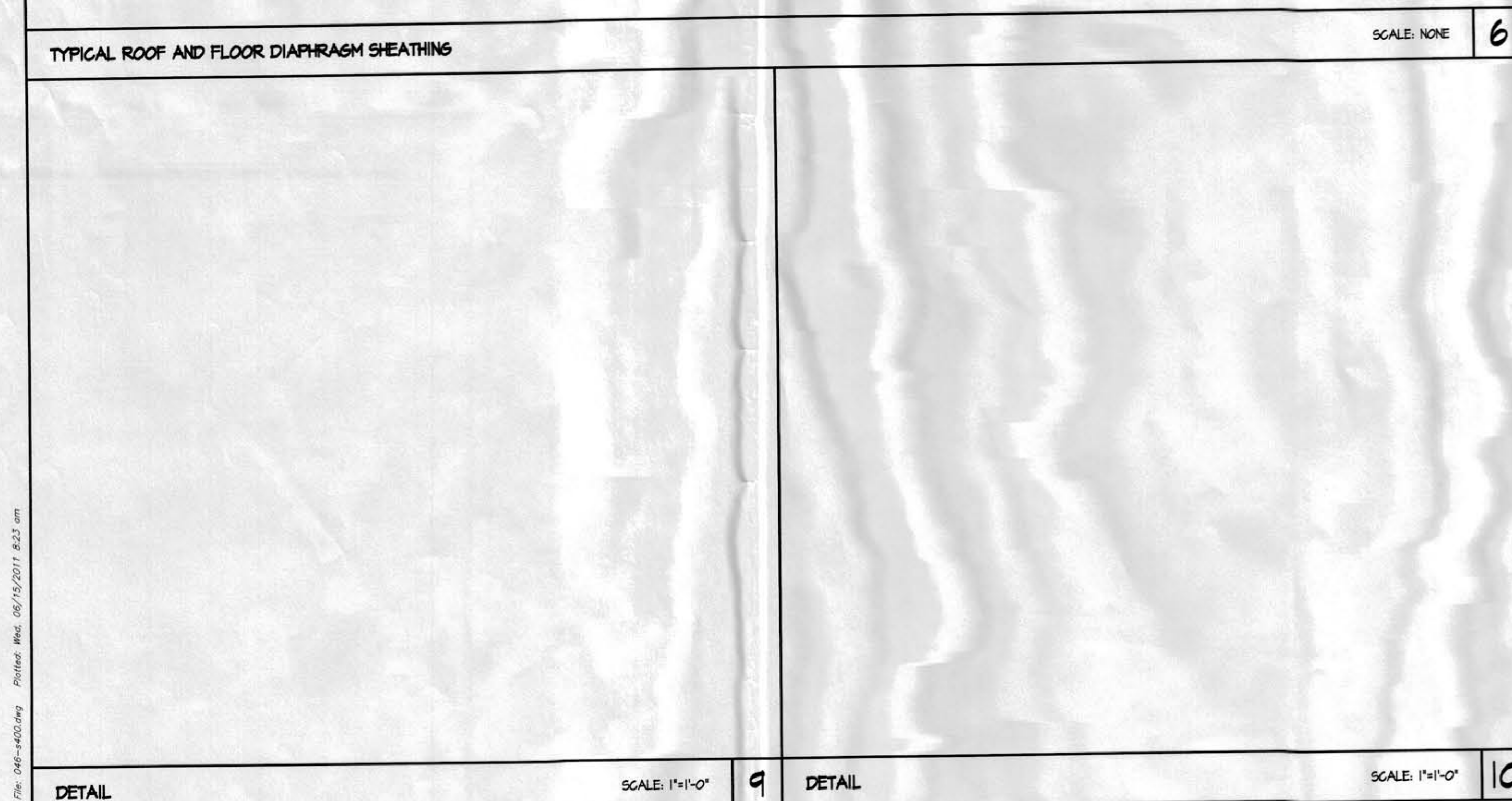
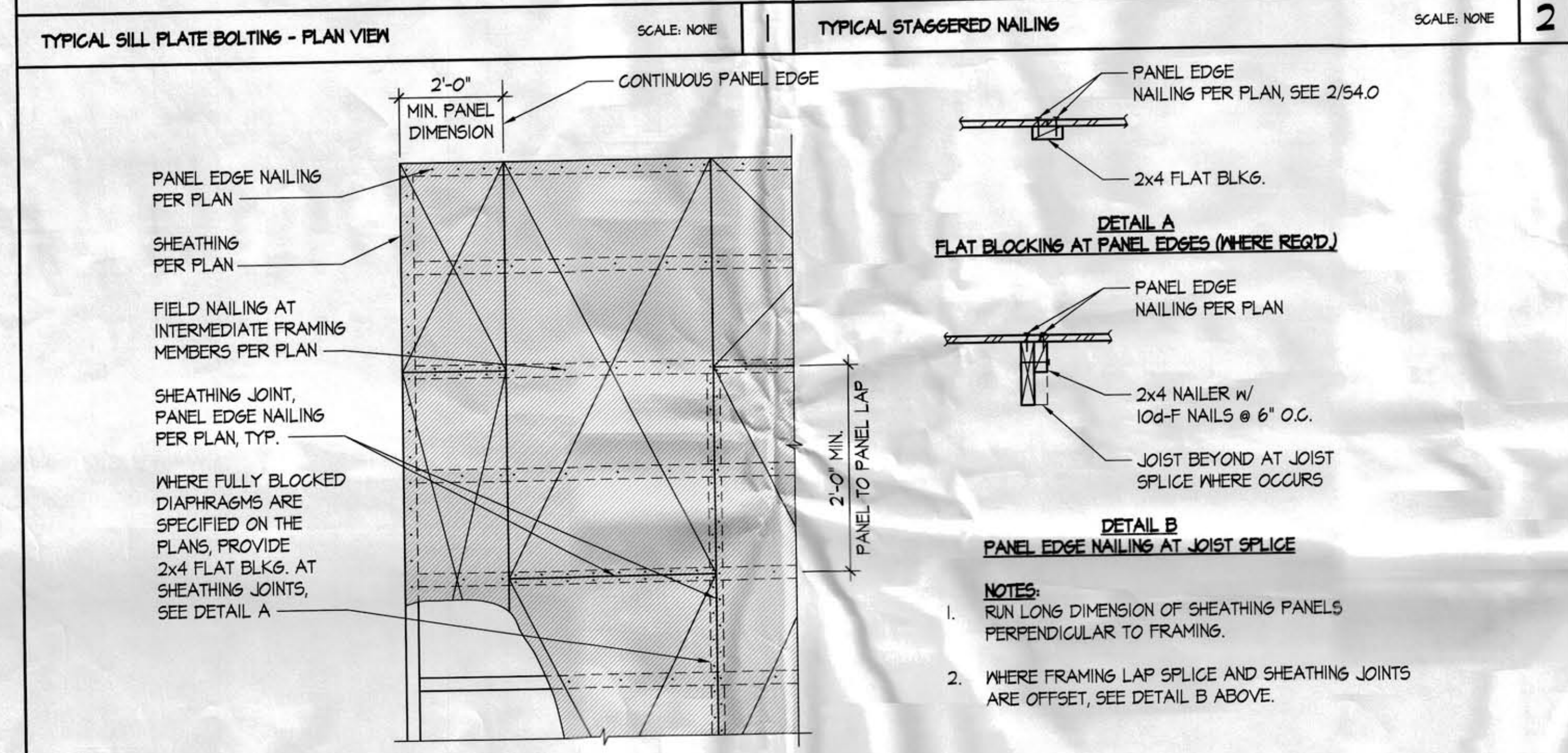
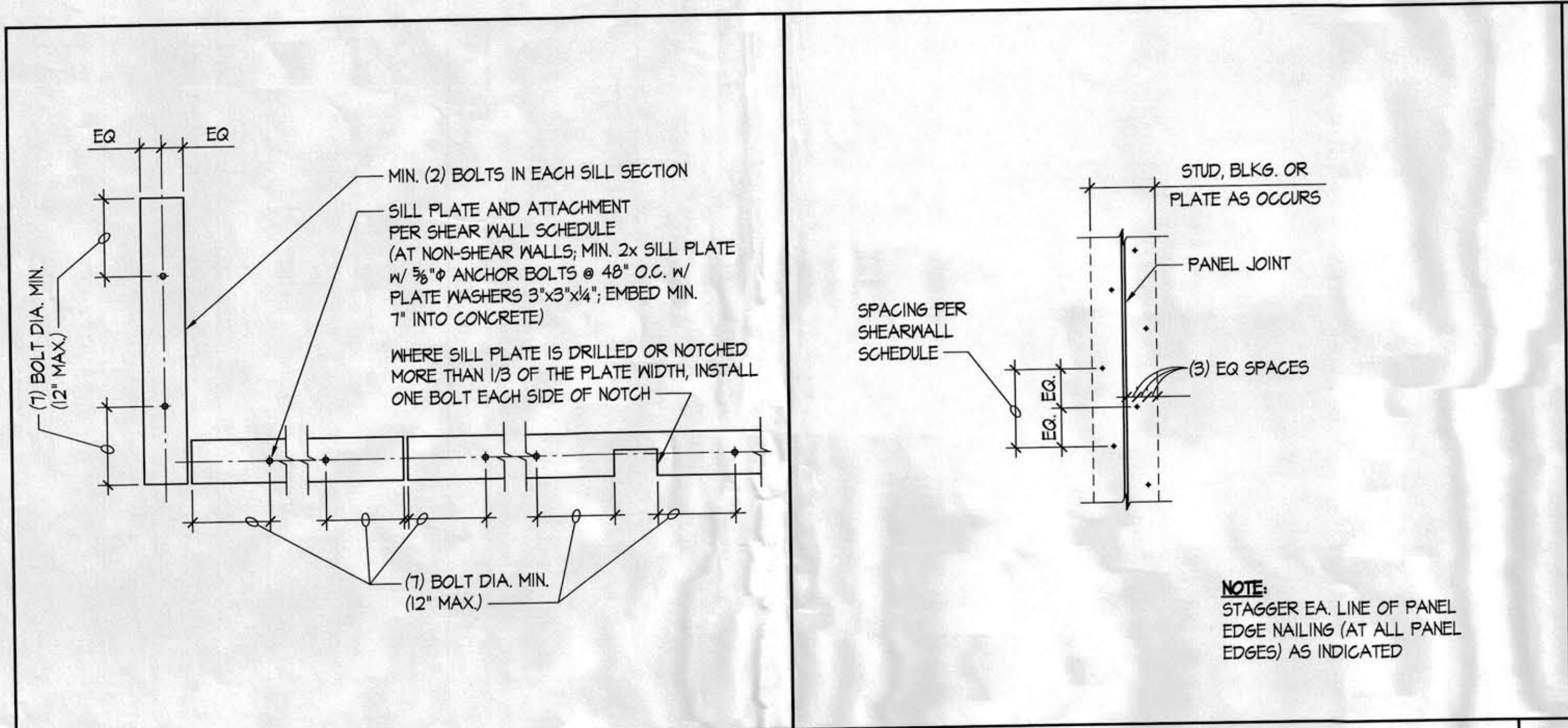
SHEET DESCRIPTION:
ROOF FRAMING PLAN

SHEET NUMBER:

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SHEAR WALL SCHEDULE							
SHEAR WALL TYPE	SHEAR WALL SHEATHING ①	PANEL EDGE FRAMING ②	PANEL EDGE NAILING ③	BOTTOM PLATE ATTACHMENT		TOP PLATE ATTACHMENT	
				2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW ④⑤	RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE ⑥	
					3x PLATE 2x PLATE	INTERIOR WALL	EXTERIOR WALL
SW-6	15/32" APA ONE-SIDE SHTG.	2x	0.131"φx2 1/2" @ 6" O.C.	0.148"φx3 1/4" @ 6" O.C.	N/A 5/8"φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.

- NOTES:**
- INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN.
 - ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
 - PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS w/ 0.131"φ x 2 1/2" @ 12" O.C.
 - EMBED CAST-IN-PLACE 5/8"φ ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/54.0 FOR OTHER REQUIREMENTS.
 - PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
 - PROVIDE 0.131"φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/54.1 FOR TOP PLATE SPLICE.

SHEAR WALL SCHEDULE - Hd NAILS			
HOLDOWN	ANCHOR BOLT φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDOWN STUDS
HDU2	5/8"φ	13"	(6) SDS 1/4"x2 1/2" SCREWS
HDU5	5/8"φ	13"	(14) SDS 1/4"x2 1/2" SCREWS
HDU8	1"φ	18"	(20) SDS 1/4"x2 1/2" SCREWS

NOTE:
 PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

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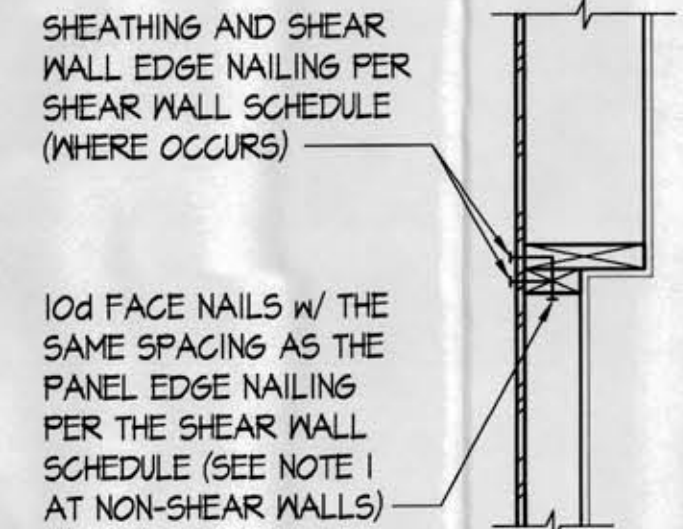
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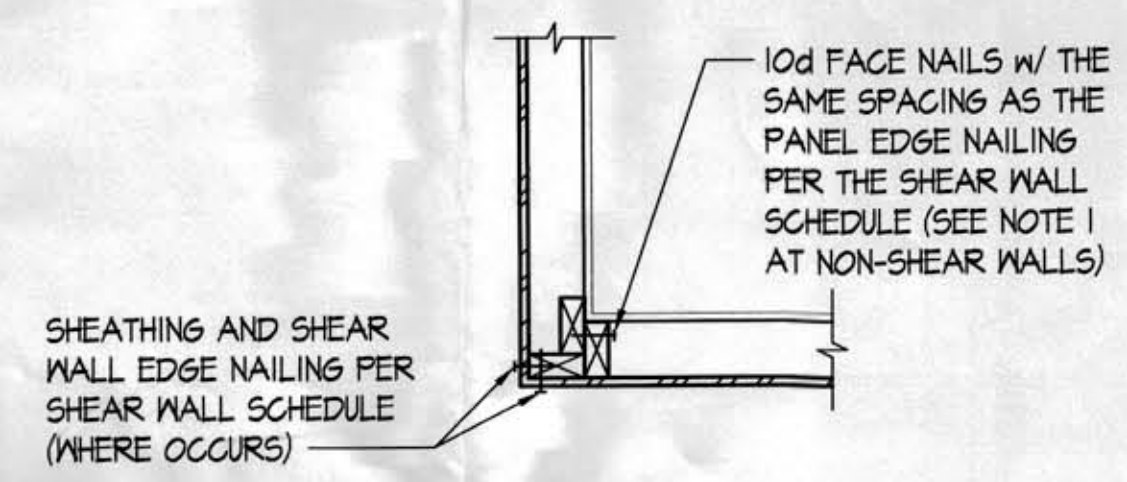
SIZE	MAX. SPAN
2x4 @ 24" O.C. 2x4 @ 16" O.C.	8'-0" 9'-2"
2x6 @ 24" O.C. 2x6 @ 16" O.C.	12'-6" 14'-4"
2x8 @ 24" O.C. 2x8 @ 16" O.C.	16'-6" 19'-0"
2x10 @ 24" O.C. 2x10 @ 16" O.C.	21'-2" 24'-3"

NOTES:
CEILING JOIST TABLE BASED ON
HF #2, $F_b = 850$ PSI (REPETITIVE
MEMBER USE), $F_v = 150$ PSI
 $E = 1.3 \times 10^6$ PSI, $DEFL. < L/240$
ATTIC LIVE LOAD = 10.0 PSF
CEILING DEAD LOAD = 5.0 PSF

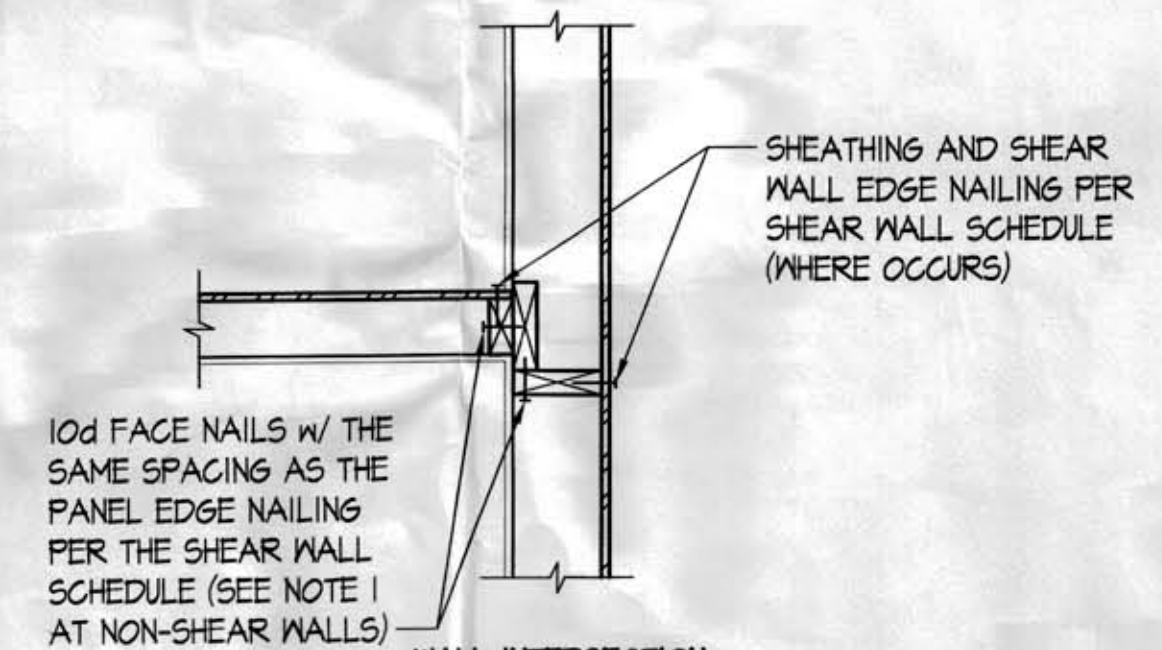
- NOTES:**
1. AT NON-SHEAR WALLS, NAIL STUDS TOGETHER WITH 10d-F NAILS @ 8" O.C.
 2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.



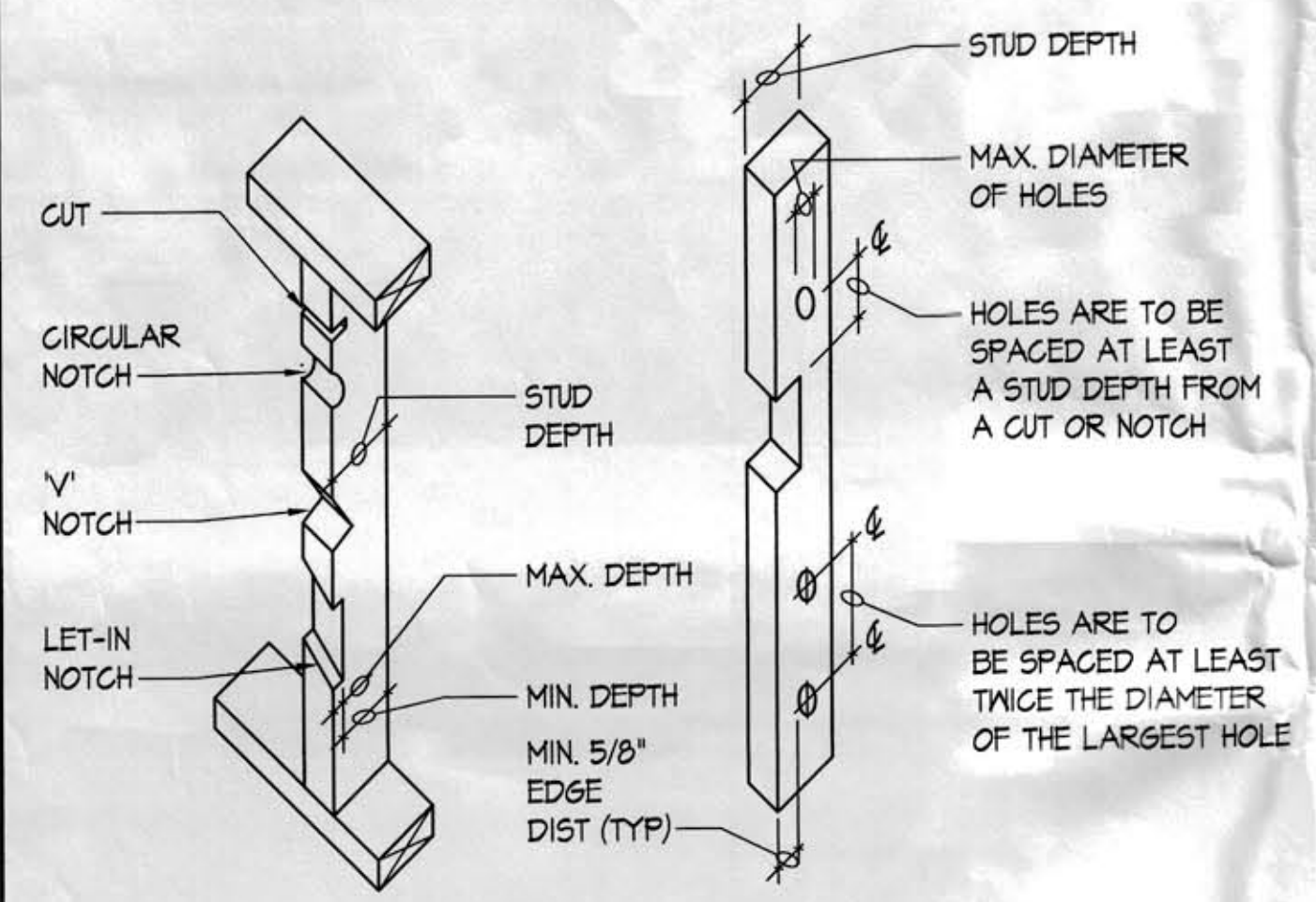
VARYING WALL SIZE



WALL CORNER



LS) = WALL INTERSECTION



A. CUTTING AND NOTCHING WOOD STUDS
(DO NOT NOTCH MORE THAN 3 ADJACENT STUDS w/o REVIEW BY ENGINEER)

BEARING WALL STUDS:

<u>STUD SIZE</u>	<u>MAX. DEPTH OF SAW CUT OR NOTCH</u>	<u>MIN. DEPTH REMAINING AFTER CUT OR NOTCH</u>
2x4	7/8"	2-3/8"
2x6	1-3/8"	4-1/8"
2x8	1-7/8"	5-3/8"

NON-BEARING WALL STUDS:

<u>STUD SIZE</u>	<u>MAX. DEPTH OF SAW CUT OR NOTCH</u>	<u>MIN. DEPTH REMAINING AFTER CUT OR NOTCH</u>
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

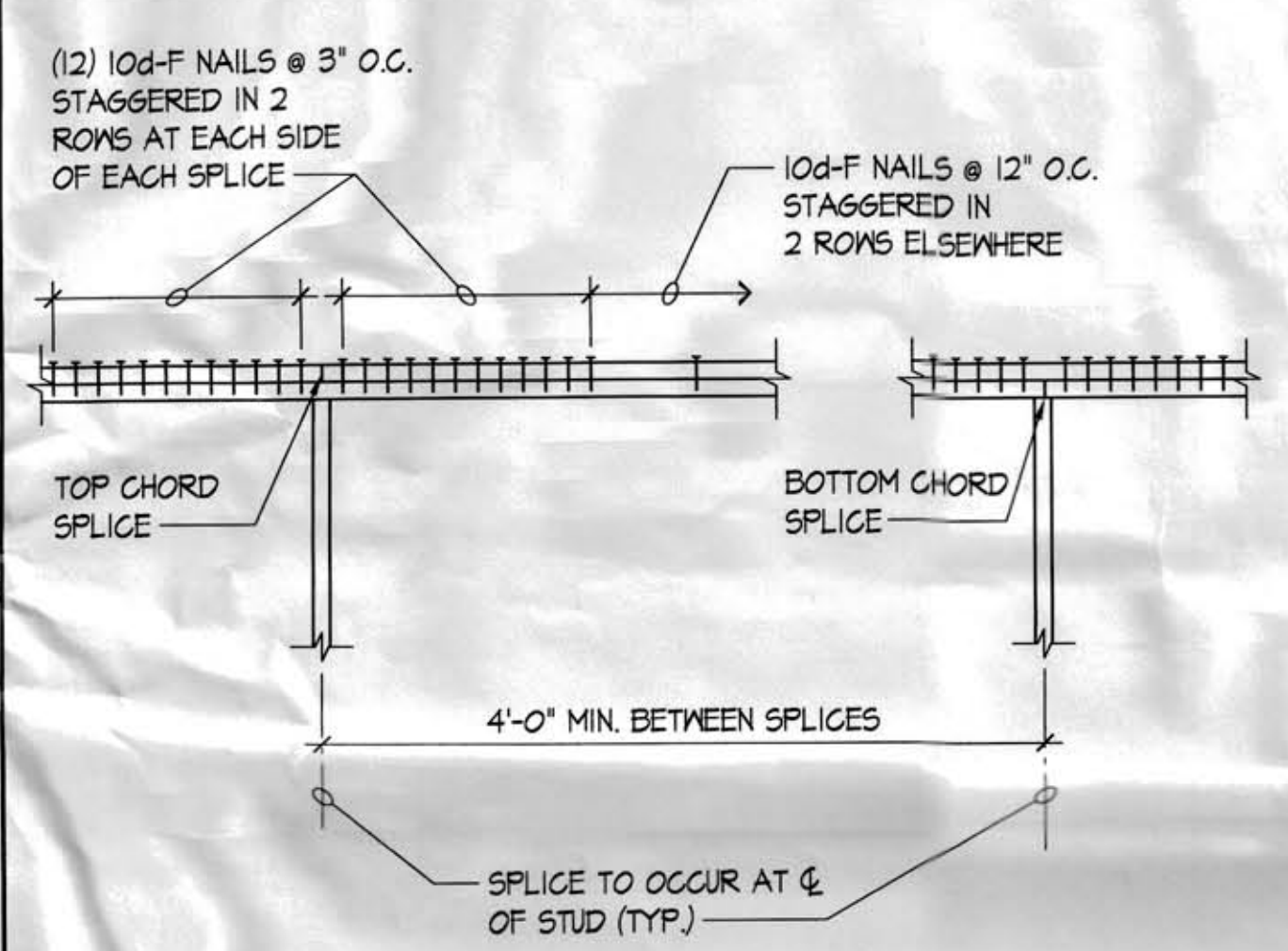
B. HOLES IN WOOD STUDS

BEARING WALL:

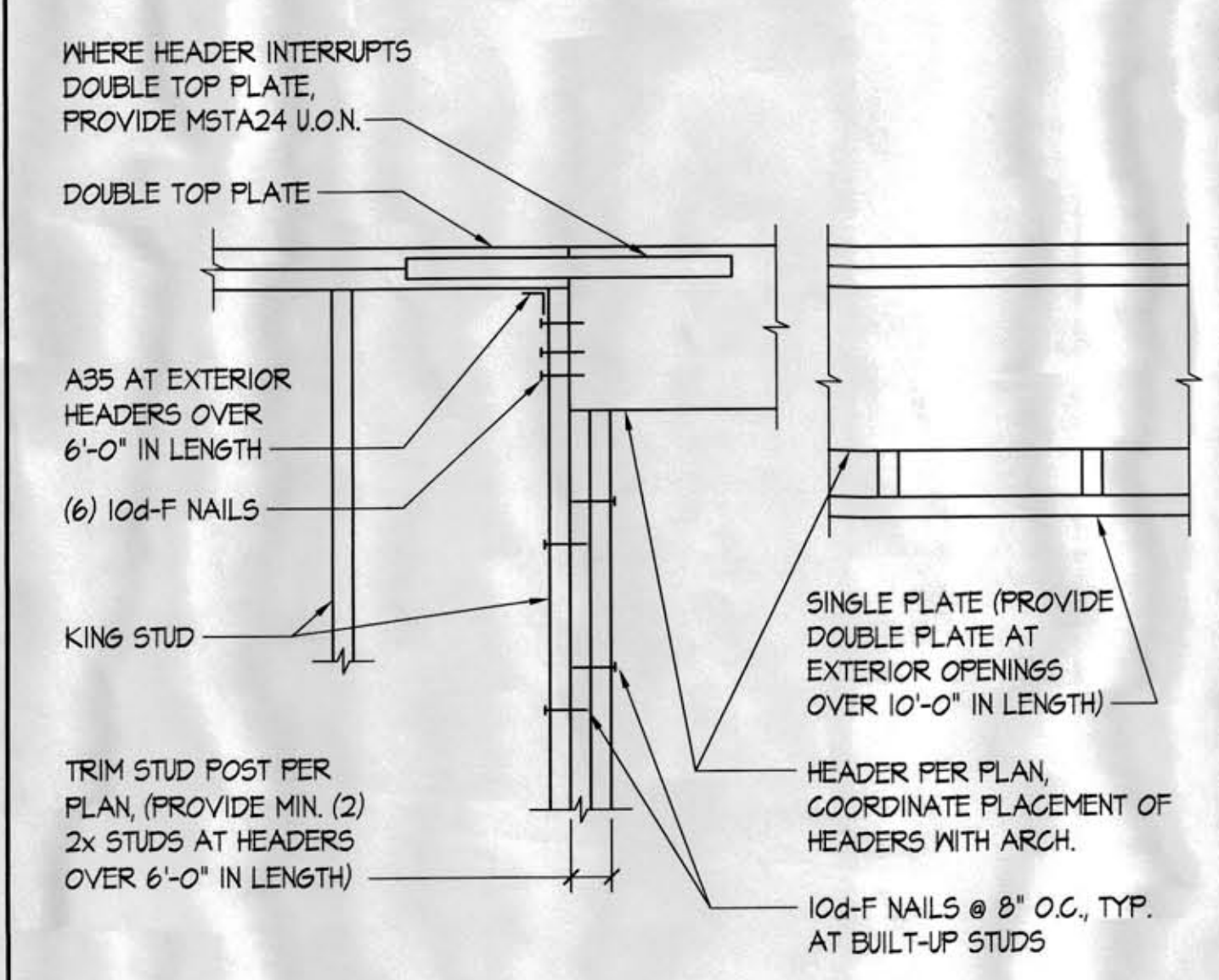
<u>STUD SIZE</u>	<u>MAX. DIAMETER OF HOLE</u>
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

NON-BEARING WALL:

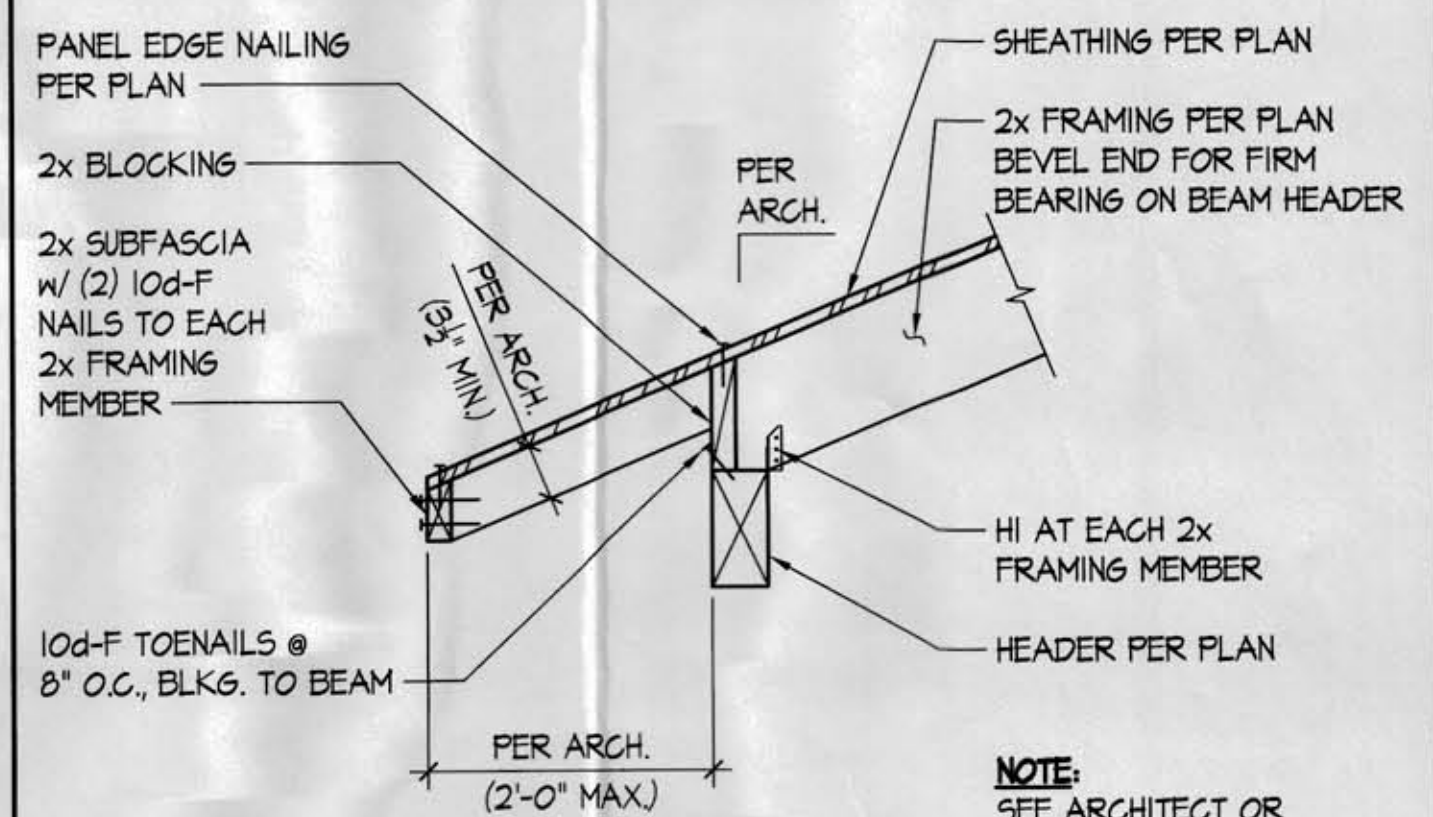
<u>STUD</u> <u>SIZE</u>	<u>MAX. DIAMETER</u> <u>OF HOLE</u>
2x4	2-1/4"
2x6	3-3/8"
2x8	4-1/2"



TYPICAL TOP PLATE SPLICE

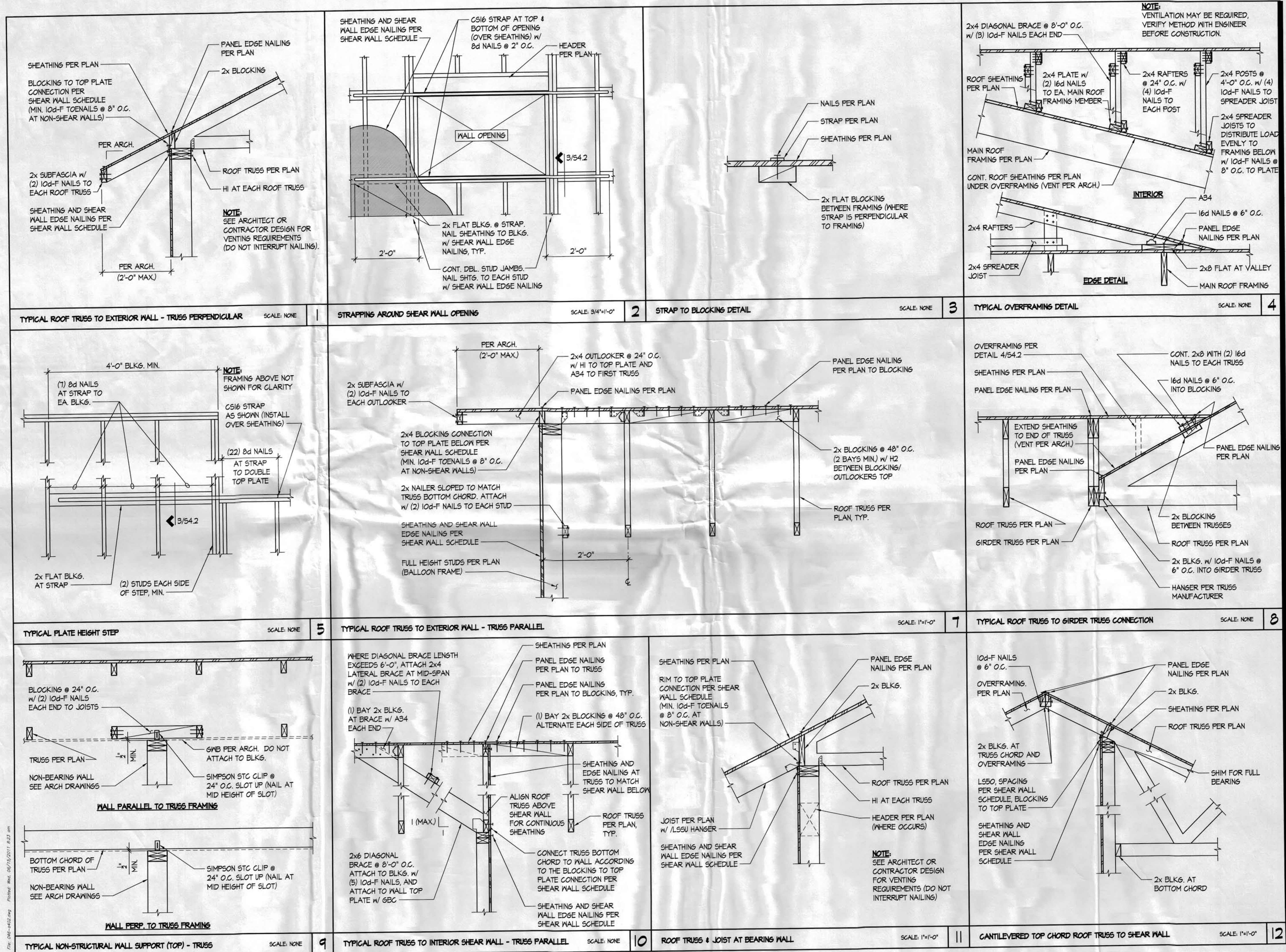


TYPICAL HEADER DETAIL



NOTE:
SEE ARCHITECT OR
CONTRACTOR DESIGN FOR
VENTING REQUIREMENTS
(DO NOT INTERRUPT NAILING)

PORCH RAFTER TO BEAM



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S4.2

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