

THE TIMBERS
PHASE II
at town center
VANCOUVER, WA

PROJECT:

5		
4		
3		
2	1-21-13	AS-BUILT REVISIONS
1	10-23-12	PLAN CORR SET

REVISIONS

JOB NO.: 11-16

DRAWN BY: NRB

CHECKED BY: NRB

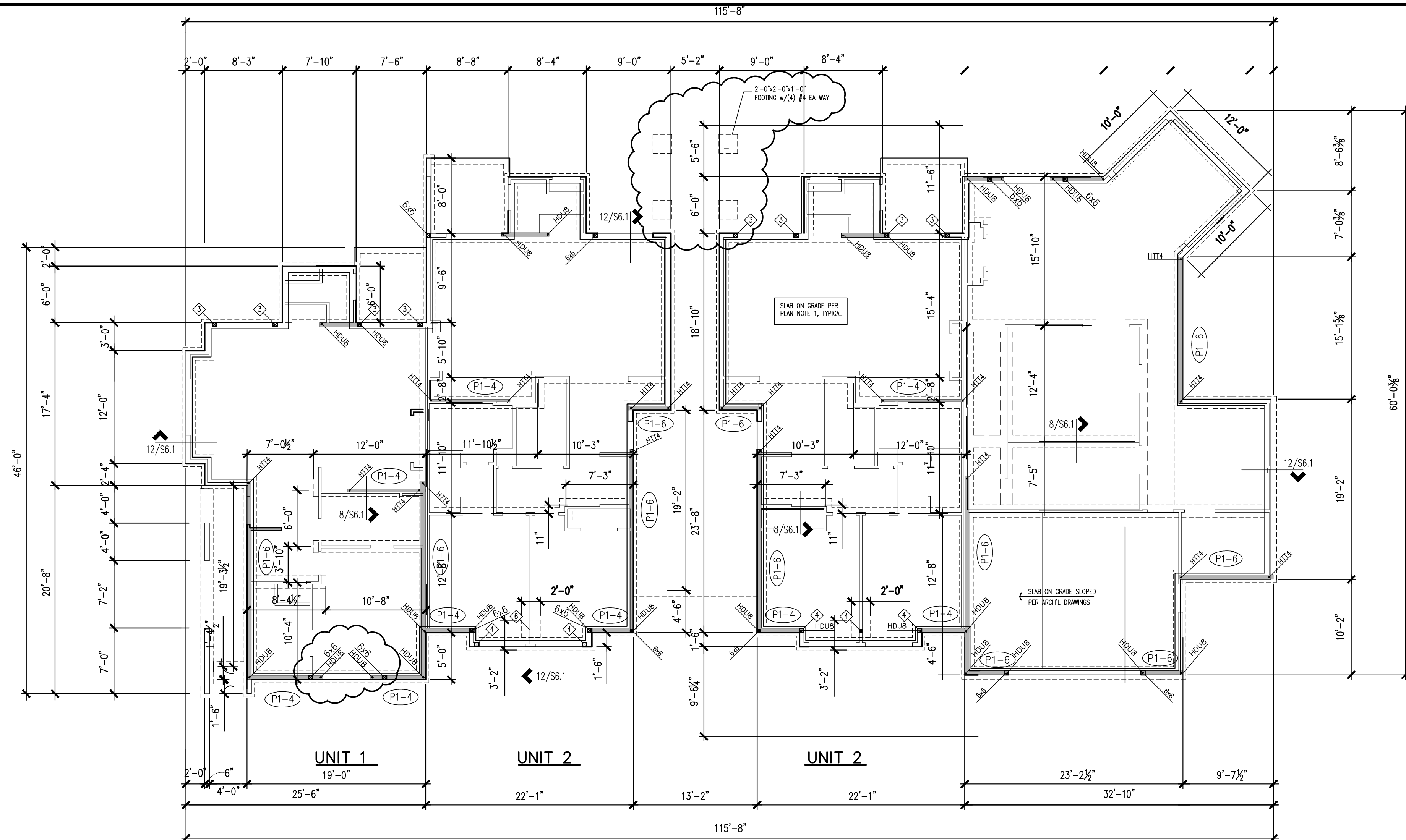
DATE: 3/2/12

SHEET CONTENTS:

FOUNDATION
PLAN

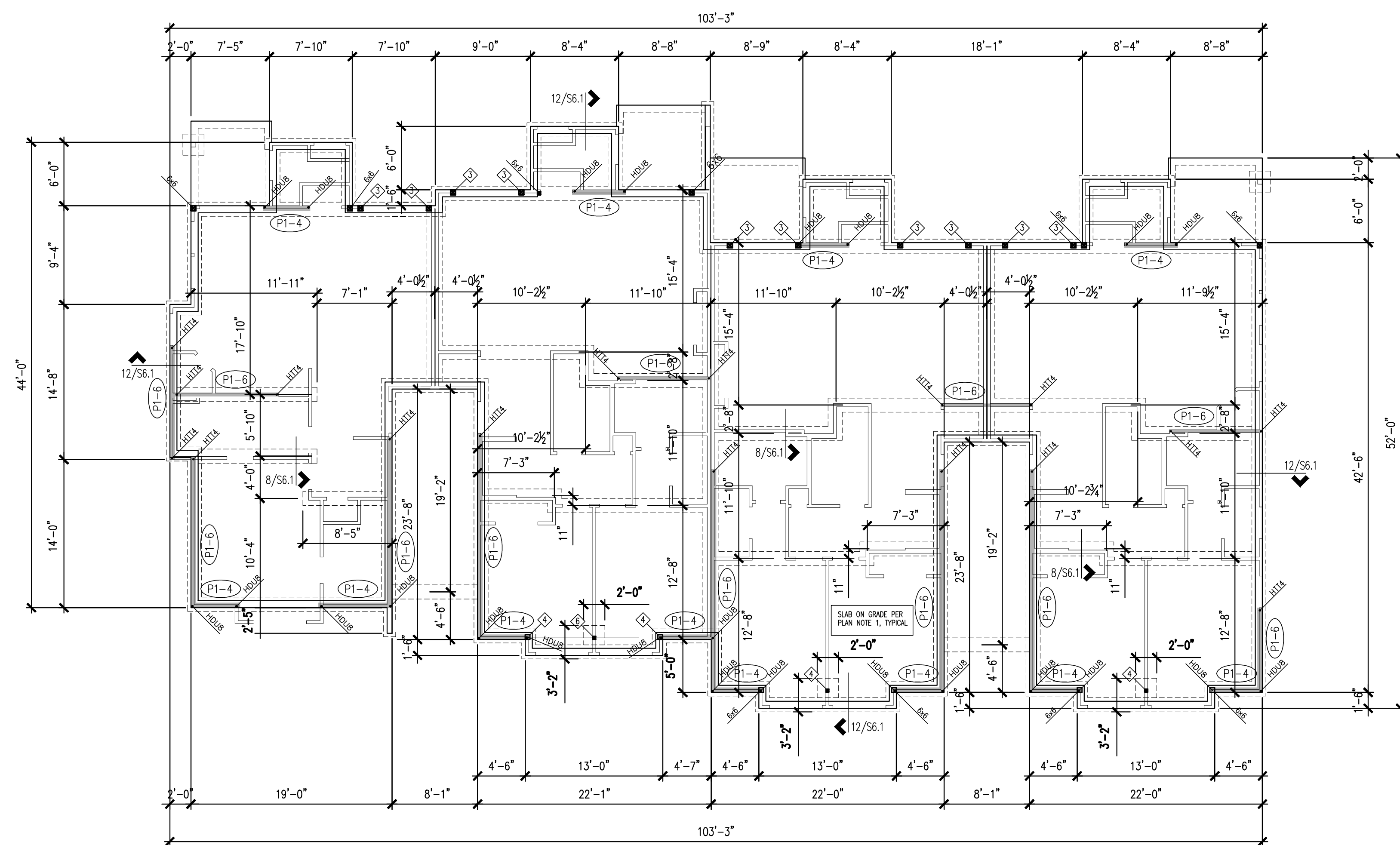
SHEET NO.

S2.0



FOUNDATION PLAN — BUILDING A

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



FOUNDATION PLAN — BUILDING B

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

LEGEND:

CONCRETE STEM WALL

WOOD POST PER DETAILS

SIMPSON HOLD DOWN ANCHOR AS NOTED

FOUNDATION PLAN NOTES:

1. SLAB ON GRADE SHALL BE 4" THICK, UNLESS OTHERWISE NOTED. SLAB SHALL BE REINFORCED WITH 6x6 W1.4-W1.4 WELDED WIRE MESH. PREPARE SUBGRADE BY PLACING AND COMPACTING A MINIMUM 4" OF CLEANED, CRUSHED ROCK AS A CAPILLARY BREAK. SUBGRADE BELOW SLAB SHALL BE UNDISTURBED NATIVE SOIL OR COMPACTED FILL PER PLAN NOTE 2.
2. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.

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1	10-23-12	PLAN CORR. SET

REVISIONS

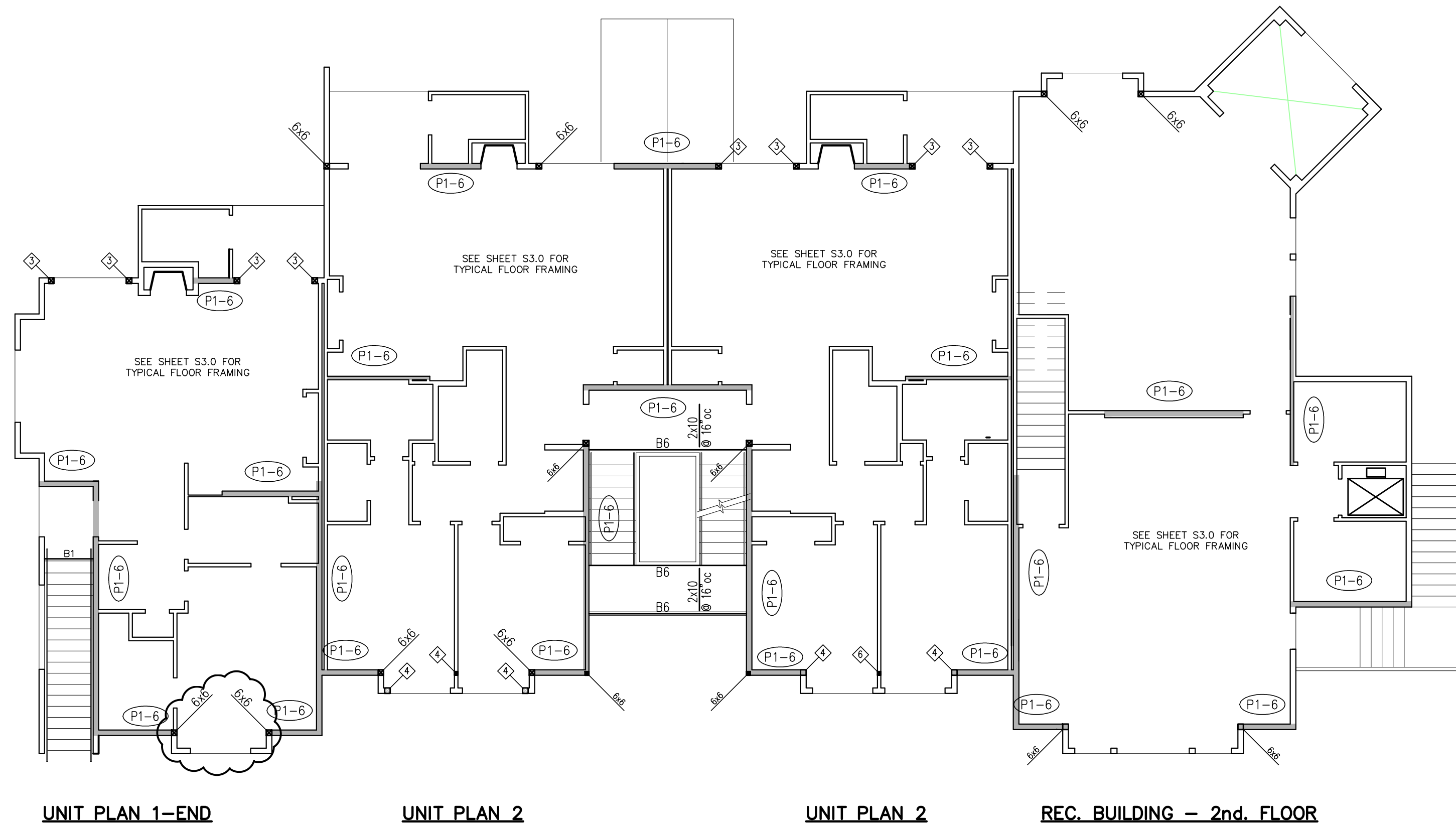
JOB NO.:	11-16
DRAWN BY:	NRB
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DATE:	3/2/12

SHEET CONTENTS:

SECOND FLOOR
FRAMING PLAN

SHEET NO.

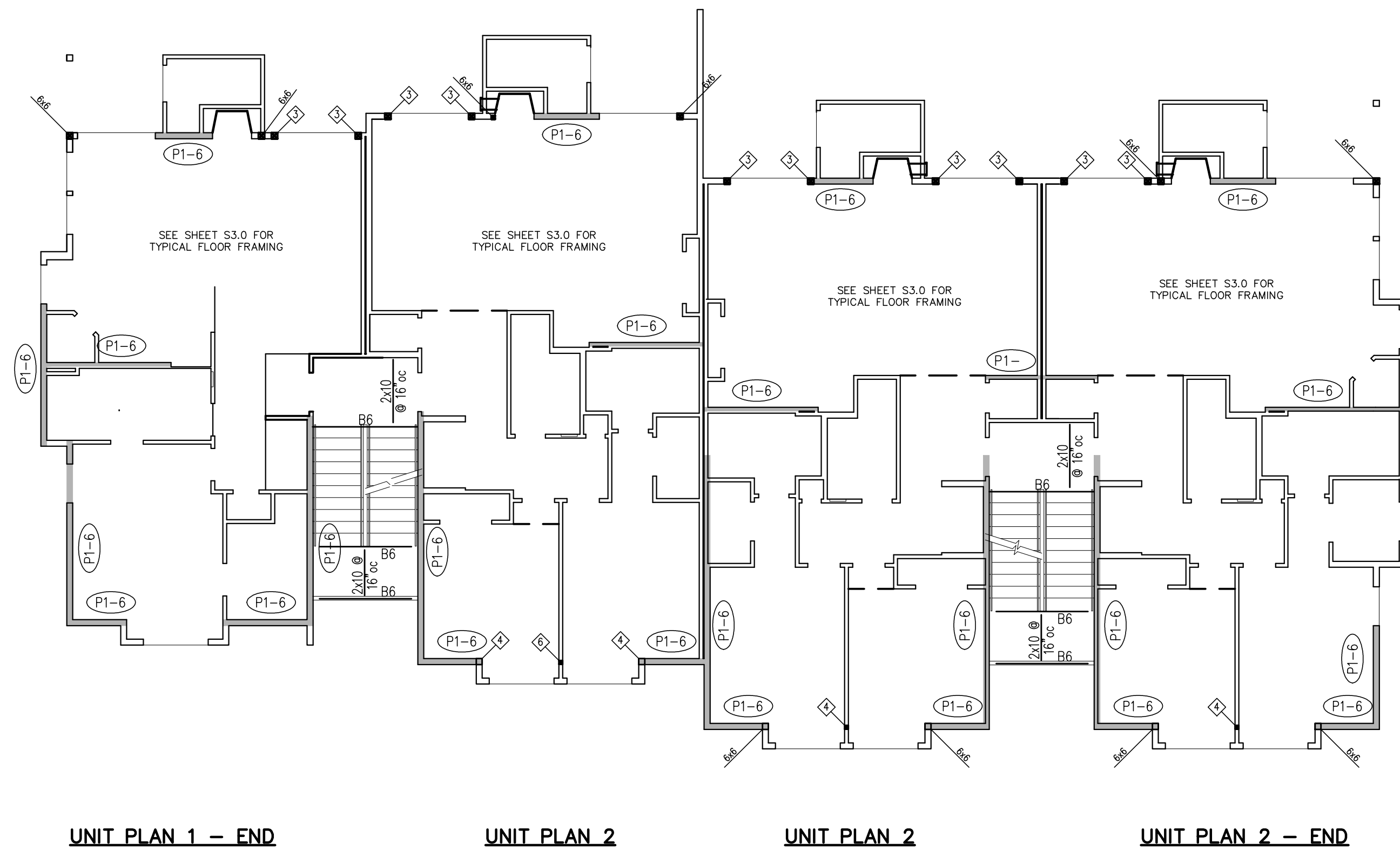
S2.1a



BEAM SCHEDULE		
MARK	BEAM TYPE	NOTES
B1	2x10 DF #2	TREATED @ EXTERIOR
B2	3½" x 9½" LSL	
B3	3½" x 9½" PSL	
B4	1¾" x 9½" LSL	
B5	GLB 3½" x 10½"	TREATED @ EXTERIOR
B6	GLB 3½" x 13½"	TREATED @ EXTERIOR

SECOND FLOOR PLAN – BUILDING A

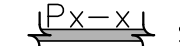



SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN – BUILDING B

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

LEGEND:

-  SHEAR WALL PER SCHEDULE ON 12/S6.3
-  WOOD POST PER DETAILS
-  BUILT-UP POST, NUMBER IN BOX INDICATES NUMBER OF STUDS REQUIRED. SEE PLAN NOTE 3.
-  HDUB SIMPSON HOLD DOWN ANCHOR, AS NOTED.

FRAMING NOTES:

- ENTIRE EXTERIOR FACE OF BUILDING SHALL BE SHEATHED AND NAILED PER SHEAR WALL TYPE 'P1-6', PER THE SHEAR WALL SCHEDULE ON 12/S6.3, EXCEPT WHERE OTHER SHEARWALL NAILING IS NOTED.
- ALL BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) 2x STUDS, UNLESS OTHERWISE NOTED. SUPPORT SHALL EXTEND TO FOUNDATION LEVEL, TYPICAL.
- FOR BUILT-UP STUD COLUMNS, JOIN ALL STUDS WITH 16d NAILS @ 12"oc STAGGERED, MINIMUM

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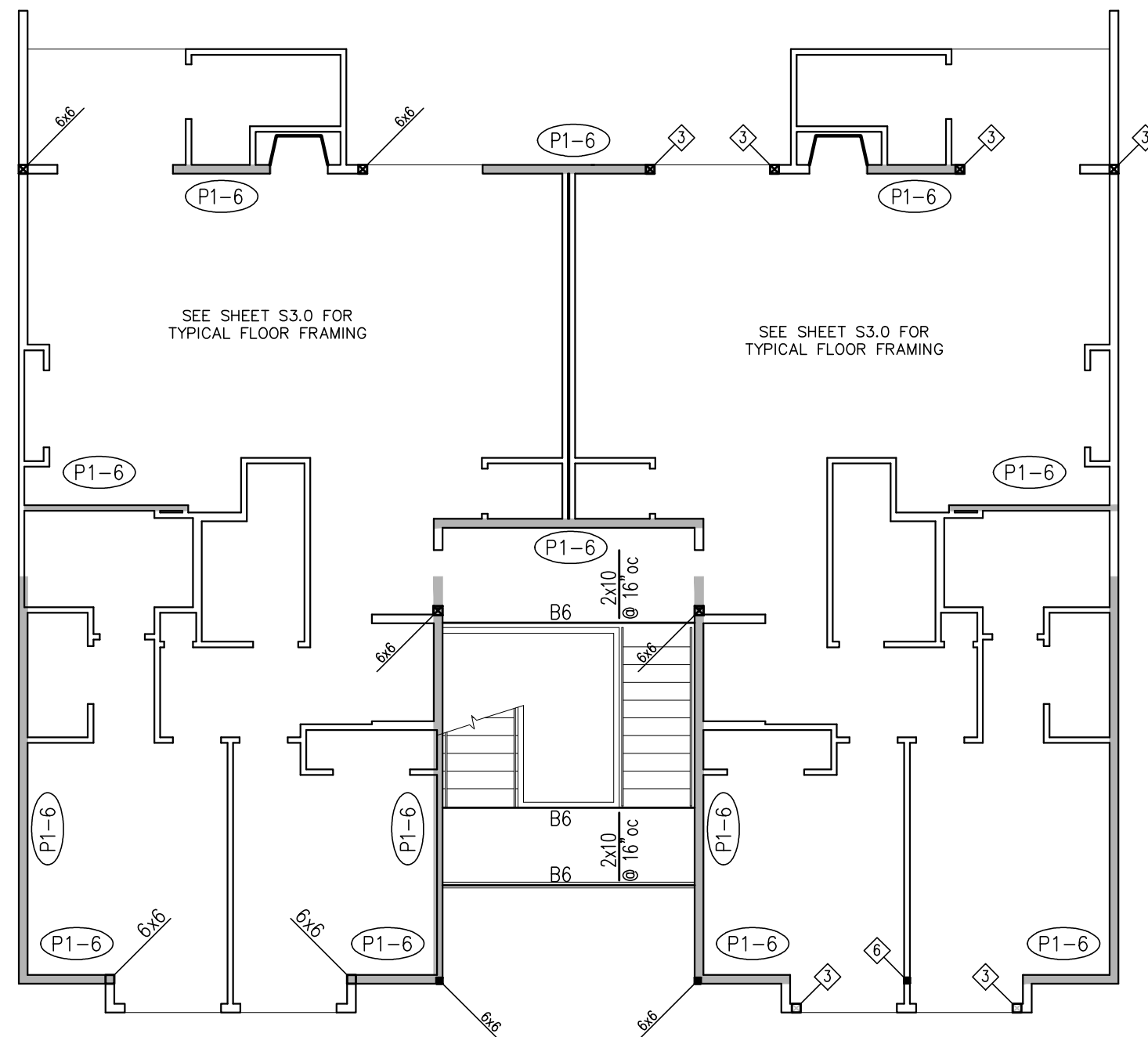
DATE:	3/2/12
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SHEET CONTENTS:

THIRD FLOOR
FRAMING PLAN

SHEET NO.

S2.1b

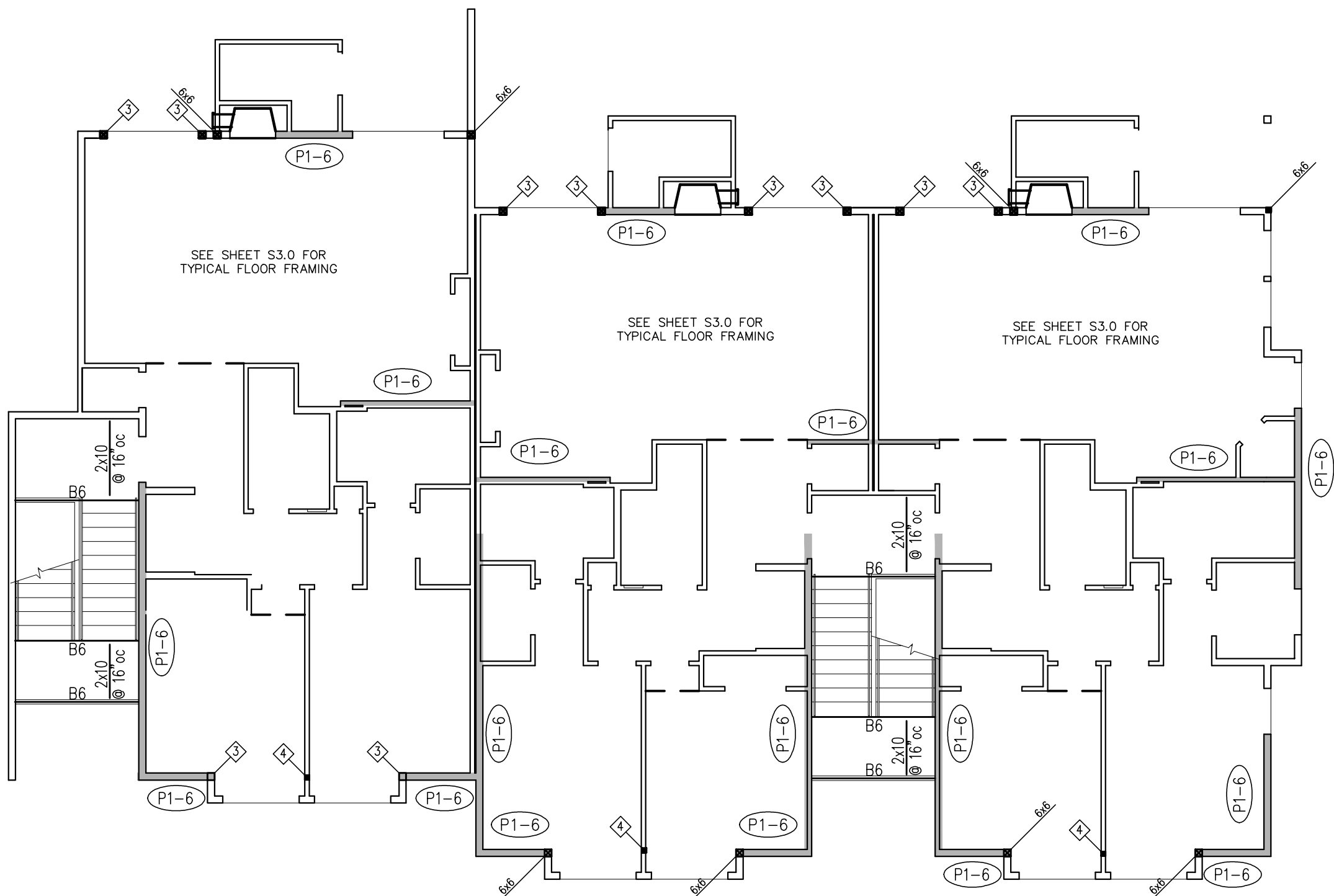


UNIT PLAN 2

UNIT PLAN 2

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

BEAM SCHEDULE		
MARK	BEAM TYPE	NOTES
B1	2x10 DF #2	TREATED @ EXTERIOR
B2	3½" x 9½" LSL	
B3	3½" x 9½" PSL	
B4	1¾" x 9½" LSL	
B5	GLB 3⅝" x 10½"	TREATED @ EXTERIOR
B6	GLB 3½" x 13½"	TREATED @ EXTERIOR



UNIT PLAN 2

UNIT PLAN 2

UNIT PLAN 2 - END

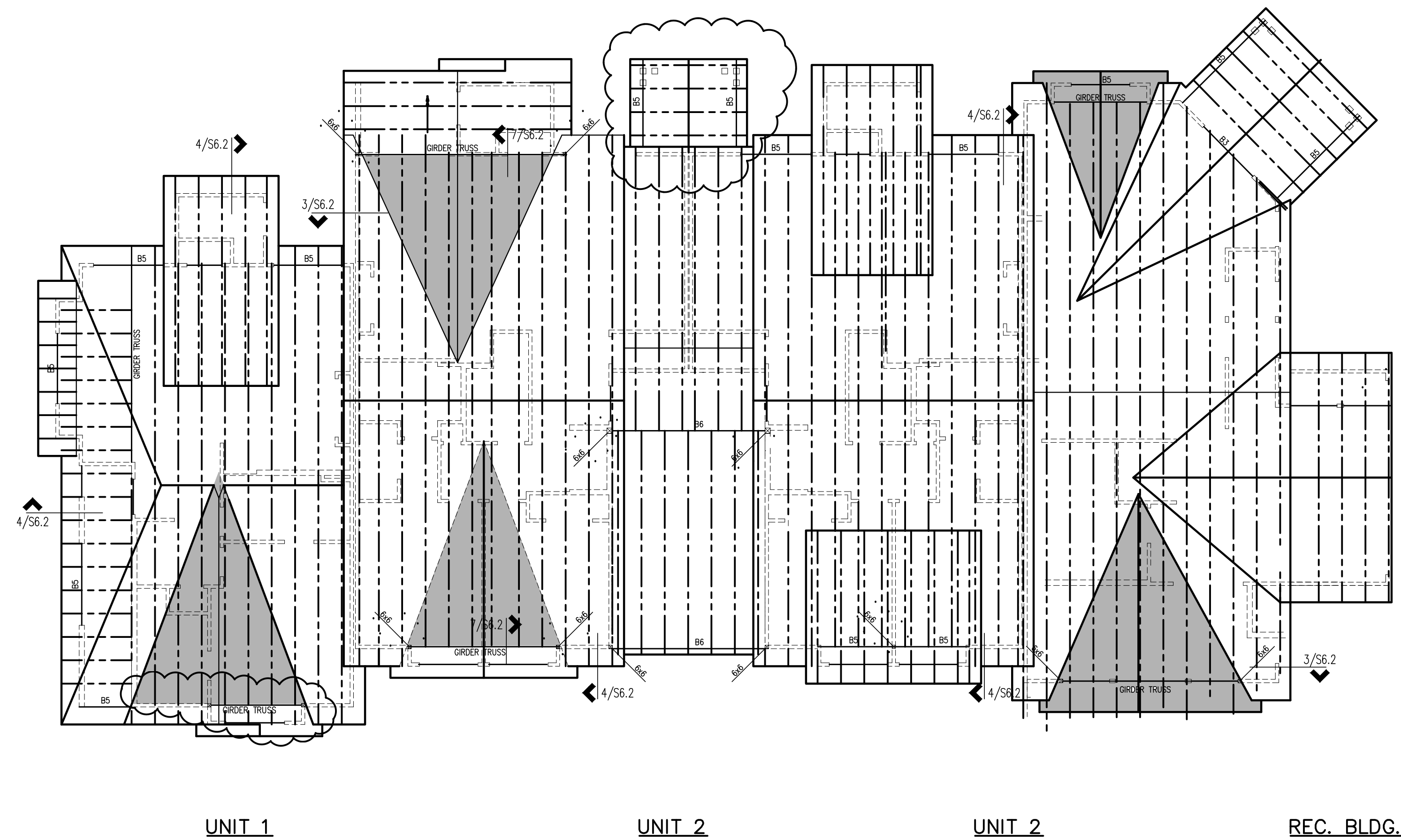
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LEGEND:

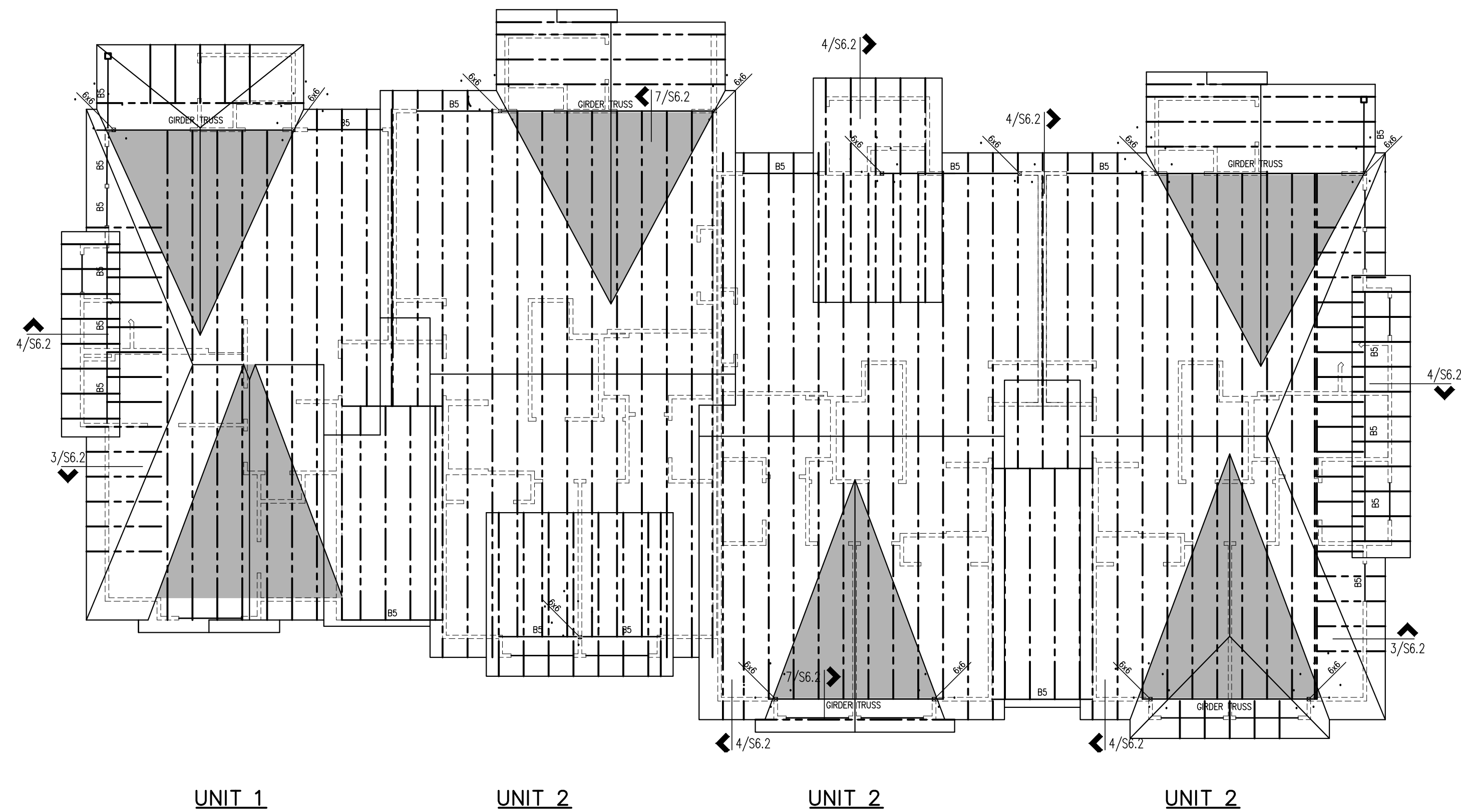
- SHEAR WALL PER SCHEDULE ON 12/S6.3
- WOOD POST PER DETAILS
- BUILT-UP POST. NUMBER IN BOX INDICATES NUMBER OF STUDS REQUIRED. SEE PLAN NOTE 3.
- HDUB SIMPSON HOLD DOWN ANCHOR, AS NOTED.

FRAMING NOTES:

- ENTIRE EXTERIOR FACE OF BUILDING SHALL BE SHEATHED AND NAILED PER SHEAR WALL TYPE 'P1-6', PER THE SHEAR WALL SCHEDULE ON 12/S6.3, EXCEPT WHERE OTHER SHEARWALL NAILING IS NOTED.
- ALL BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) 2x STUDS, UNLESS OTHERWISE NOTED. SUPPORT SHALL EXTEND TO FOUNDATION LEVEL, TYPICAL.
- FOR BUILT-UP STUD COLUMNS, JOIN ALL STUDS WITH 16d NAILS @ 12"oc STAGGERED, MINIMUM



ROOF FRAMING PLAN – BUILDING A



ROOF FRAMING PLAN – BUILDING B

NOTES:

1. TYPICAL ROOF SHEATHING SHALL BE $\frac{5}{8}$ " PLYWOOD. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
2. TYPICAL ROOF FRAMING SHALL BE WOOD CONNECTOR PLATE TRUSSES @ 24"oc, UNLESS OTHERWISE NOTED. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
3. ROOF FRAMING MEMBERS ALIGNING WITH SHEAR WALLS BELOW SHALL BE ATTACHED TO TOP OF WALL IN ACCORDANCE WITH THE SHEAR WALL SCHEDULE – SEE SHEET S6.3 FOR ADDITIONAL INFORMATION.
4. ALL ROOF BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY (3) 2x4 CONTINUOUS TO THE FOUNDATION UNLESS OTHERWISE NOTED.
5. SHADED AREAS INDICATE OVER-FRAMED DORMERS TO BE INTEGRATED INTO THE PRE-ENGINEERED TRUSS PACKAGE. TRUSS MANUFACTURER TO PROVIDE ALL NECESSARY FRAMING AND CONNECTION DETAILS.

BEAM SCHEDULE

MARK	BEAM TYPE	NOTES
B1	2x10 DF#2	
B2	$3\frac{1}{2}$ " x $9\frac{1}{2}$ " LSL	
B3	$3\frac{1}{2}$ " x $9\frac{1}{2}$ " PSL	
B4	$1\frac{3}{4}$ " x $9\frac{1}{2}$ " LSL	
B5	GLB $3\frac{1}{8}$ " x $10\frac{1}{2}$ "	
B6	GLB $3\frac{1}{8}$ " x 18"	



VIGA
design



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SHEET CONTENTS:

ROOF FRAMING
PLAN

SHEET NO.

S2.2

5		
4		
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2		
1	10-23-12	PLAN CORR. SET

REVISIONS

JOB NO.:	11-16
DRAWN BY:	NRB
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DATE:	10/11/12

SHEET CONTENTS:
TYPICAL UNIT
FLOOR FRAMING
PLANS

SHEET NO.

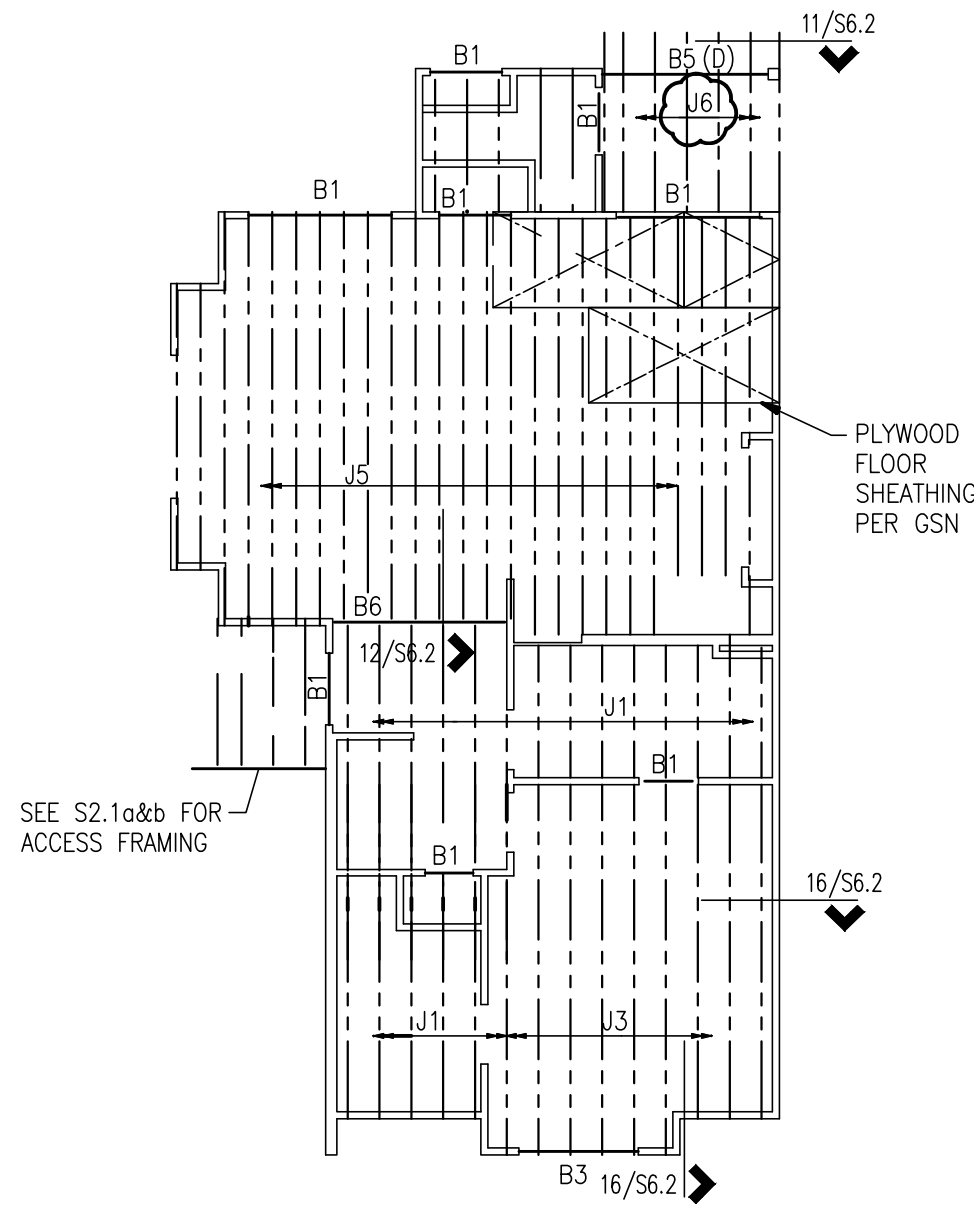
S3.0

FLOOR FRAMING NOTES:

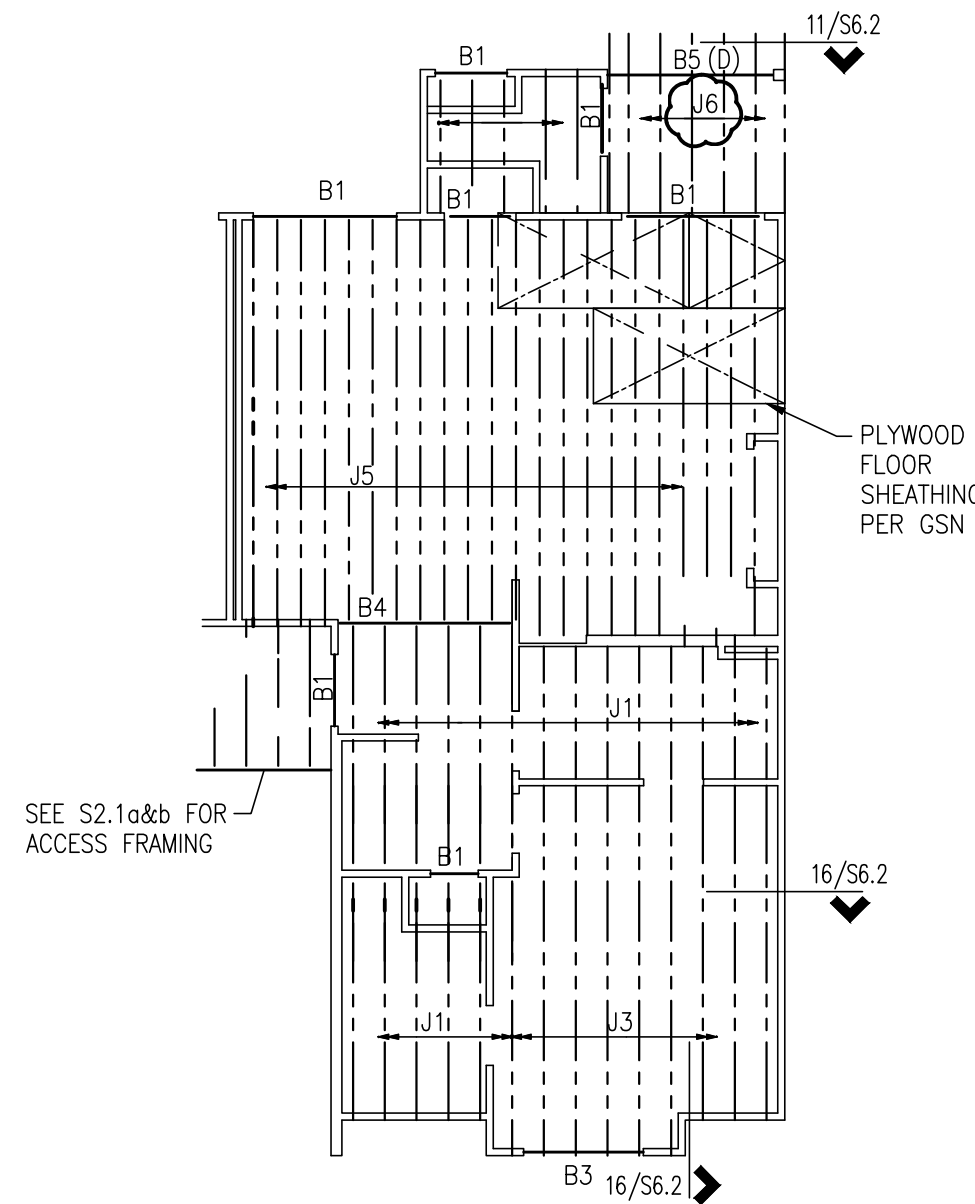
1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION
3. FOR CLARITY, ALL FLOOR OPENINGS MAY NOT BE SHOWN ON FLOOR FRAMING PLAN. FOR EXACT SIZE, NUMBER, AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENING, SEE TYPICAL DETAILS.
4. FJ1, FJ2, ETC. AS SHOWN ON PLAN INDICATES FLOOR, JOIST SEE SCHEDULE.
5. B1, B2, ETC. AS SHOWN ON PLAN INDICATES WOOD BEAM, SEE SCHEDULE.
6. (P1-6), (P1-4) INDICATES PLYWOOD SHEAR WALL, SEE SCHEDULE FOR ADDITIONAL INFORMATION.
7. EXTERIOR WALL HEADERS SHALL BE B1, TYP. U.N.O.
8. INTERIOR BEAMS NOT CALLED OUT SHALL BE TYPE B5 PER THE BEAM SCHEDULE.
9. ALL BEAMS SHOWN SHALL BE SUPPORTED BY (2) 2x4 STUDS, UNLESS OTHERWISE NOTED. FOR STACKING BEAMS CARRYING LOAD FROM 2 OR MORE FLOORS, PROVIDE (4) 2x4 STUDS FOR SUPPORT, UNLESS OTHERWISE NOTED.
10. (H1), (H2), ETC. AS SHOWN ON PLAN INDICATES HOLD DOWN, SEE SCHEDULE ON SHEET S9.0.
11. BEAMS IDENTIFIED WITH A (D) ARE DROPPED BELOW THE JOISTS.
12. SEE SHEETS S2.1a, S2.1b, AND S2.2 FOR POST LOCATIONS AND SIZES

JOIST SCHEDULE		
MARK	I-JOIST	NOTES
J1	9½" TJI 110 @ 16"oc	
J2	9½" TJI 110 @ 12"oc	
J3	9½" TJI 210 @ 16"oc	
J4	9½" TJI 230 @ 16"oc	
J5	9½" TJI 230 @ 12"oc	
J6	PT DF 2x12 @ 16"oc	

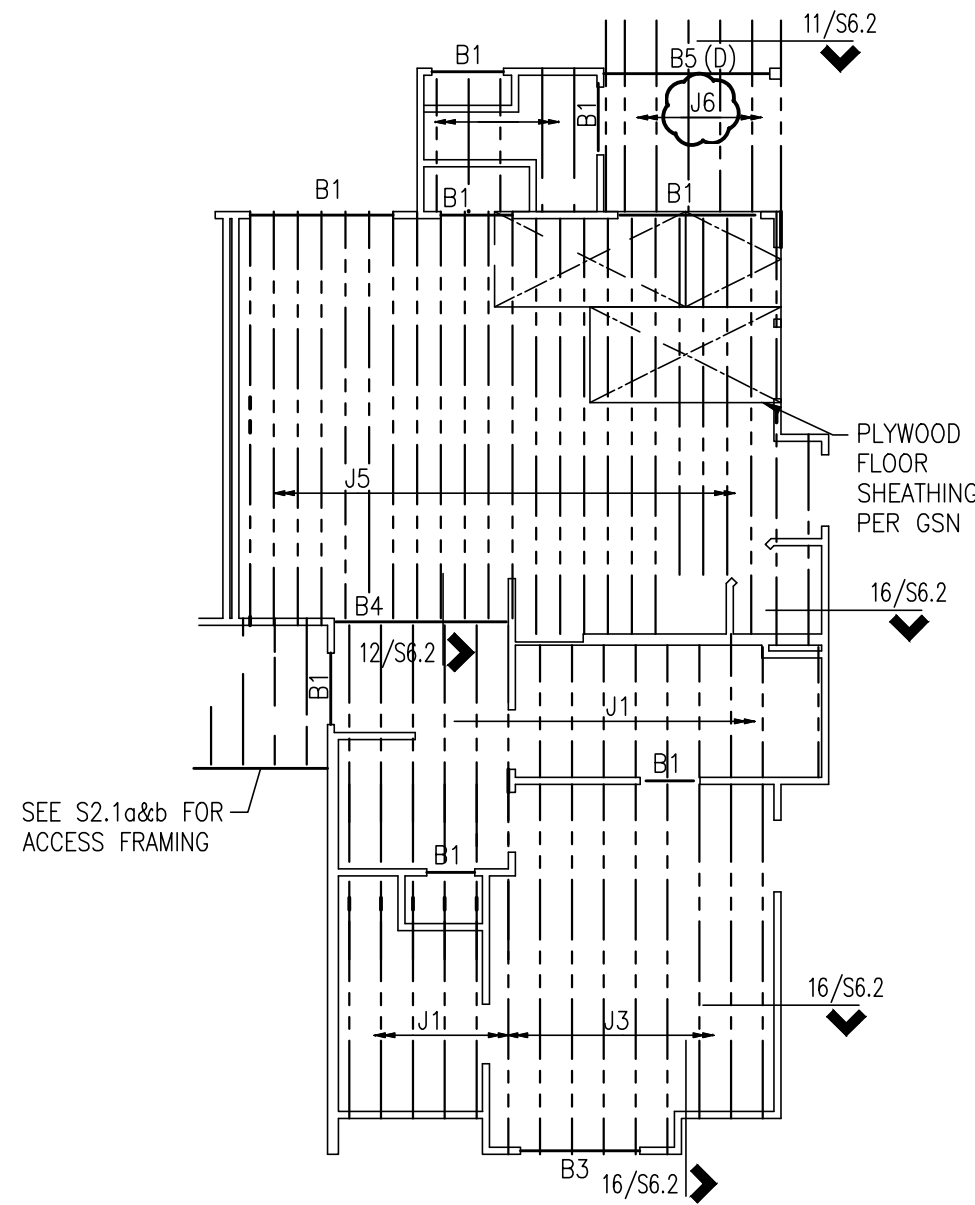
BEAM SCHEDULE		
MARK	BEAM TYPE	NOTES
B1	2x12 DF #2	TREATED BEAM REQ'D @ EXT.
B2	3½" x 9½" LSL	
B3	3½" x 9½" PSL	
B4	1¾" x 9½" LSL	
B5	GLB 3⅝" x 10½"	TREATED BEAM REQ'D @ EXT.
B6	GLB 3½" x 13½"	TREATED BEAM REQ'D @ EXT.



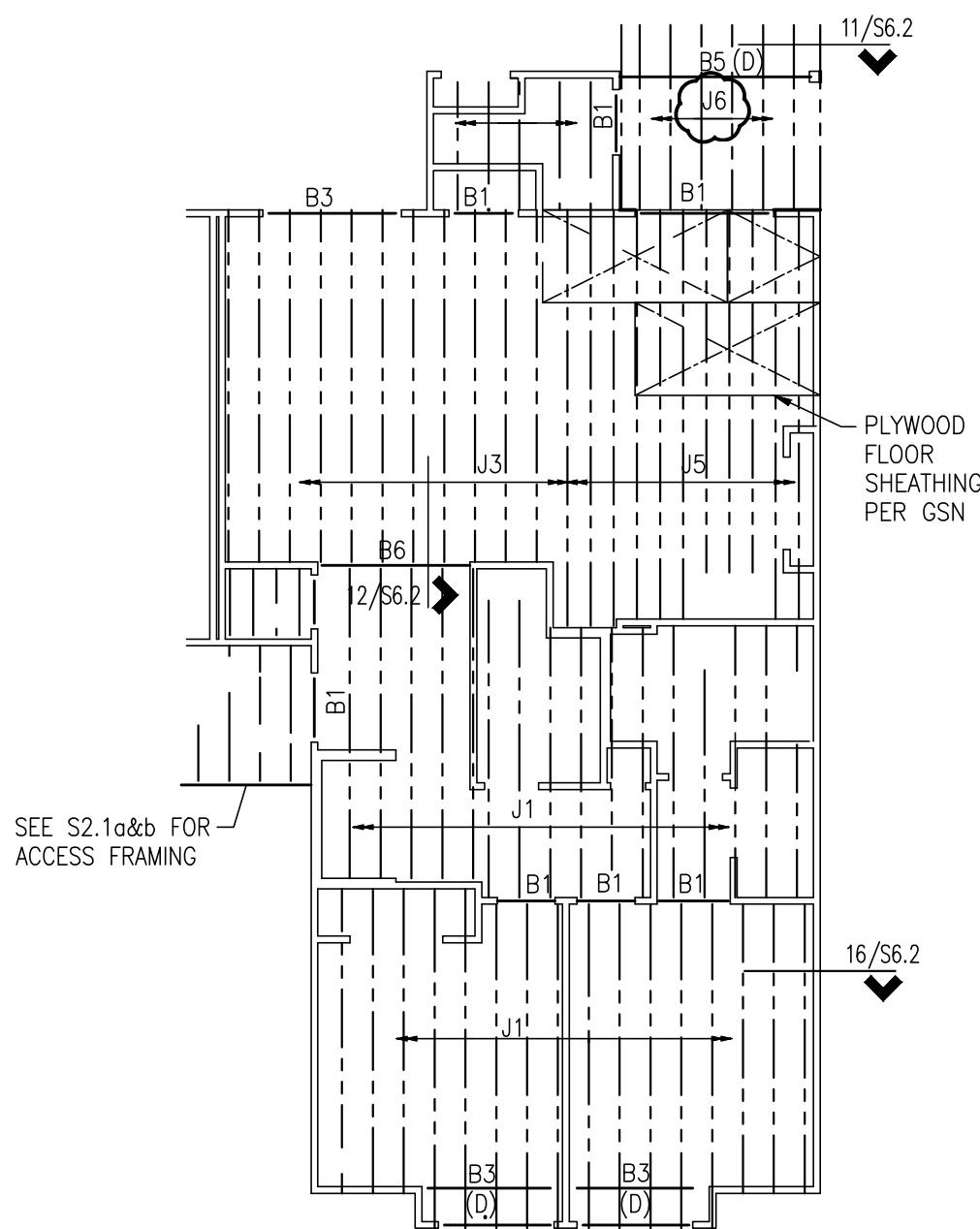
UNIT 1 – End Stair Condition



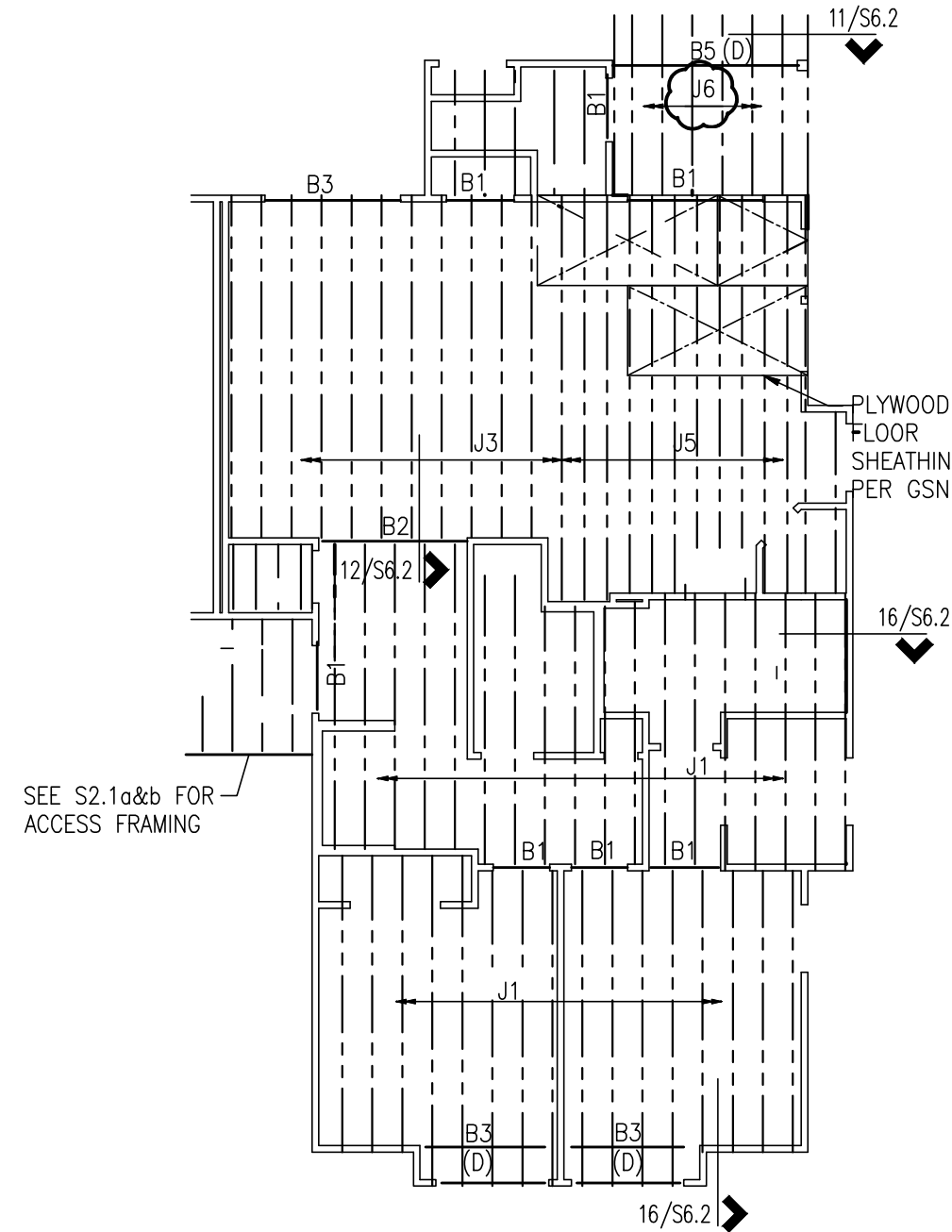
UNIT 1 – Interior Condition



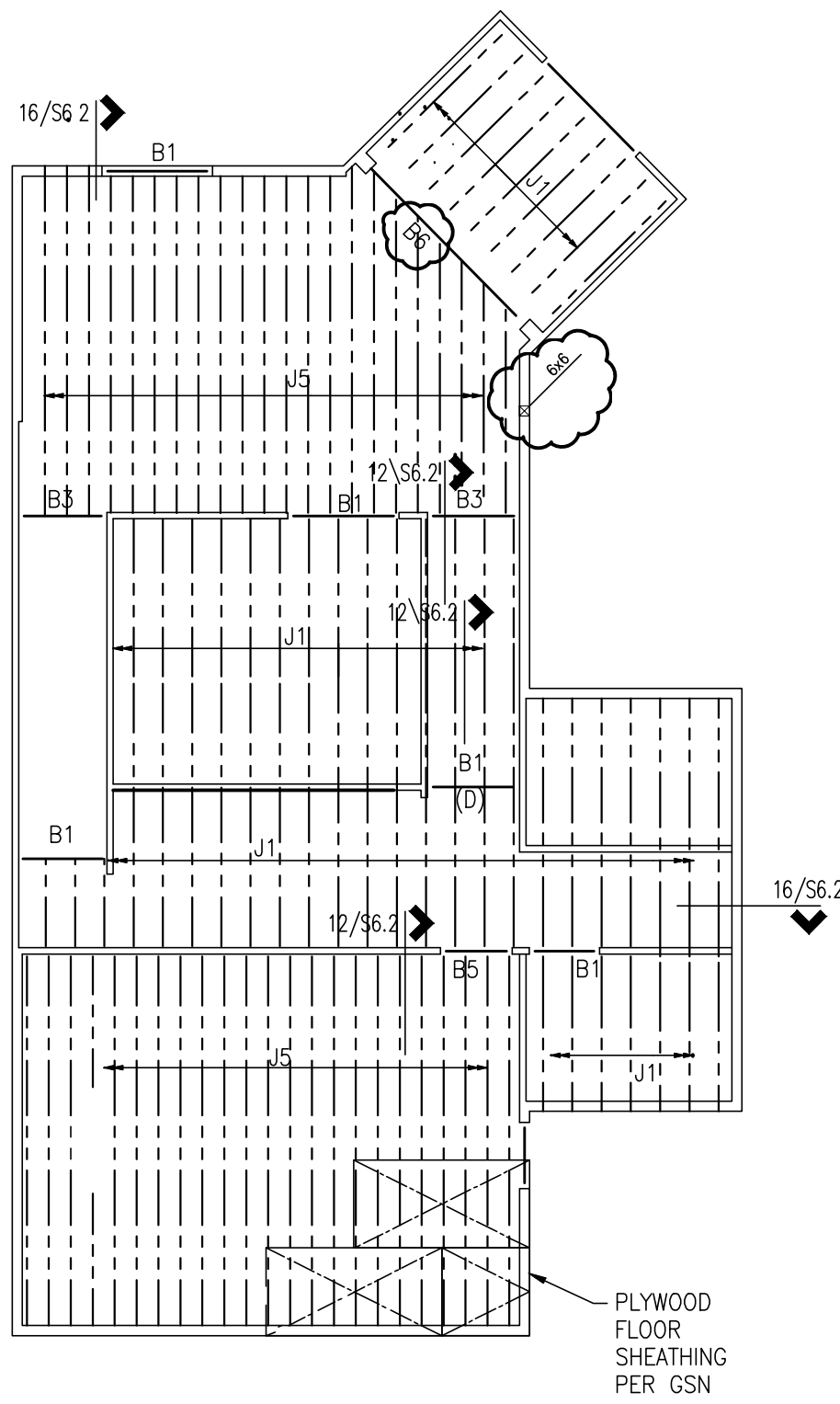
UNIT 1 – End Condition



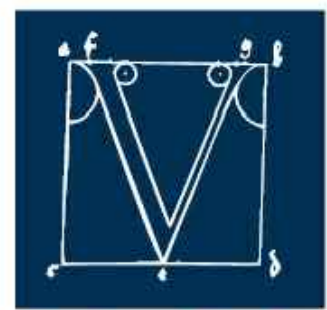
UNIT 2 – Interior Condition



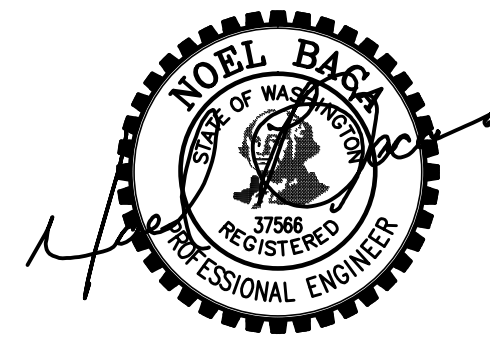
UNIT 2 – End Condition



REC. BUILDING



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11/8/2011

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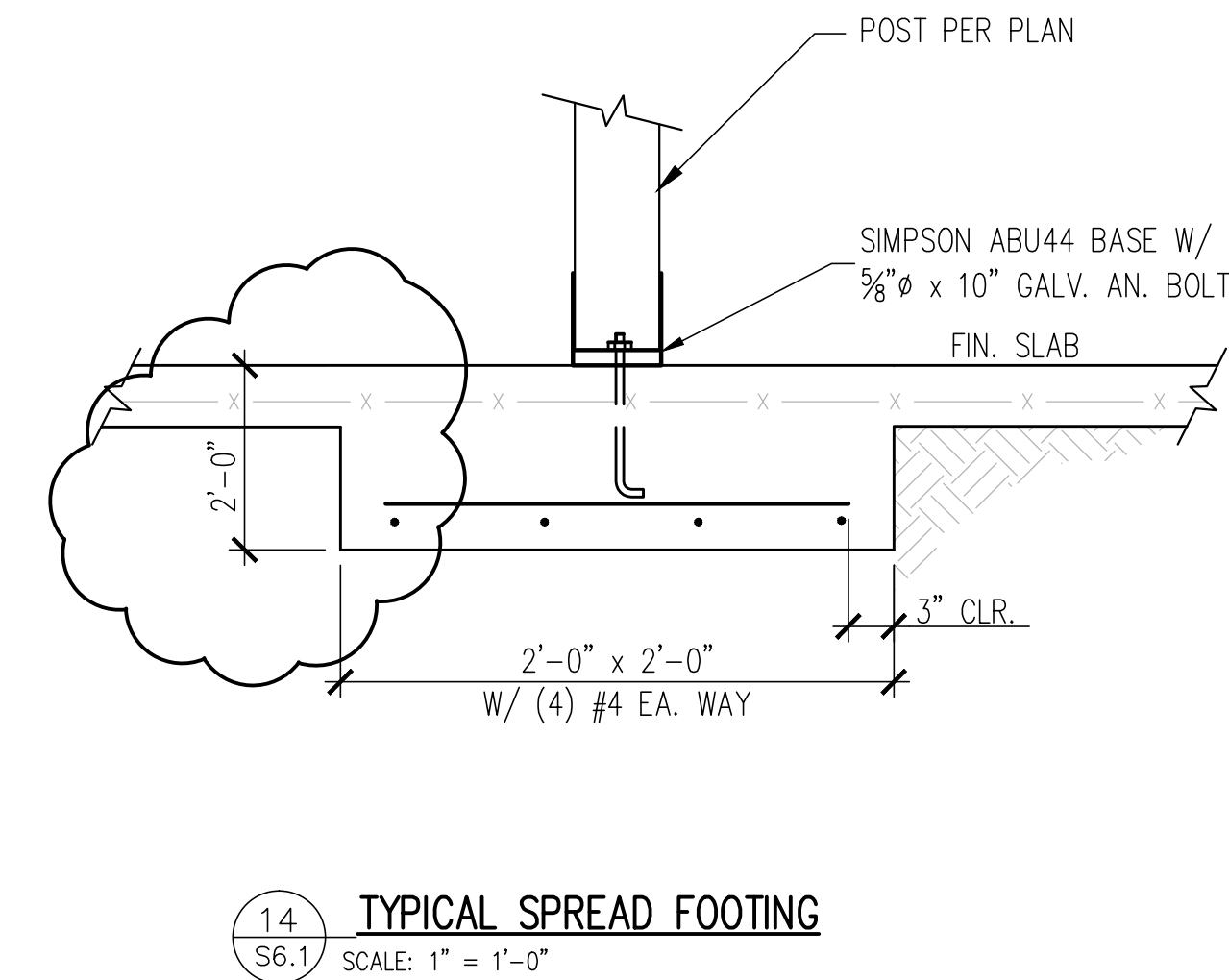
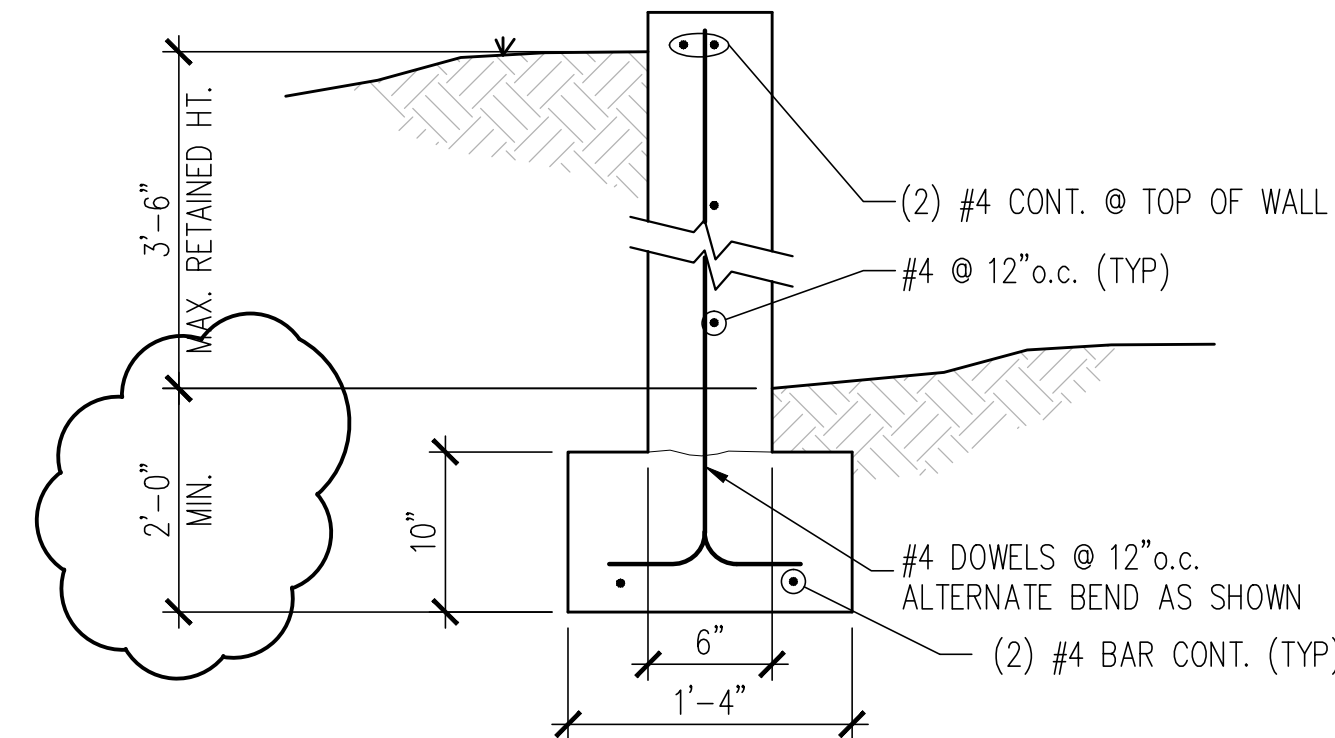
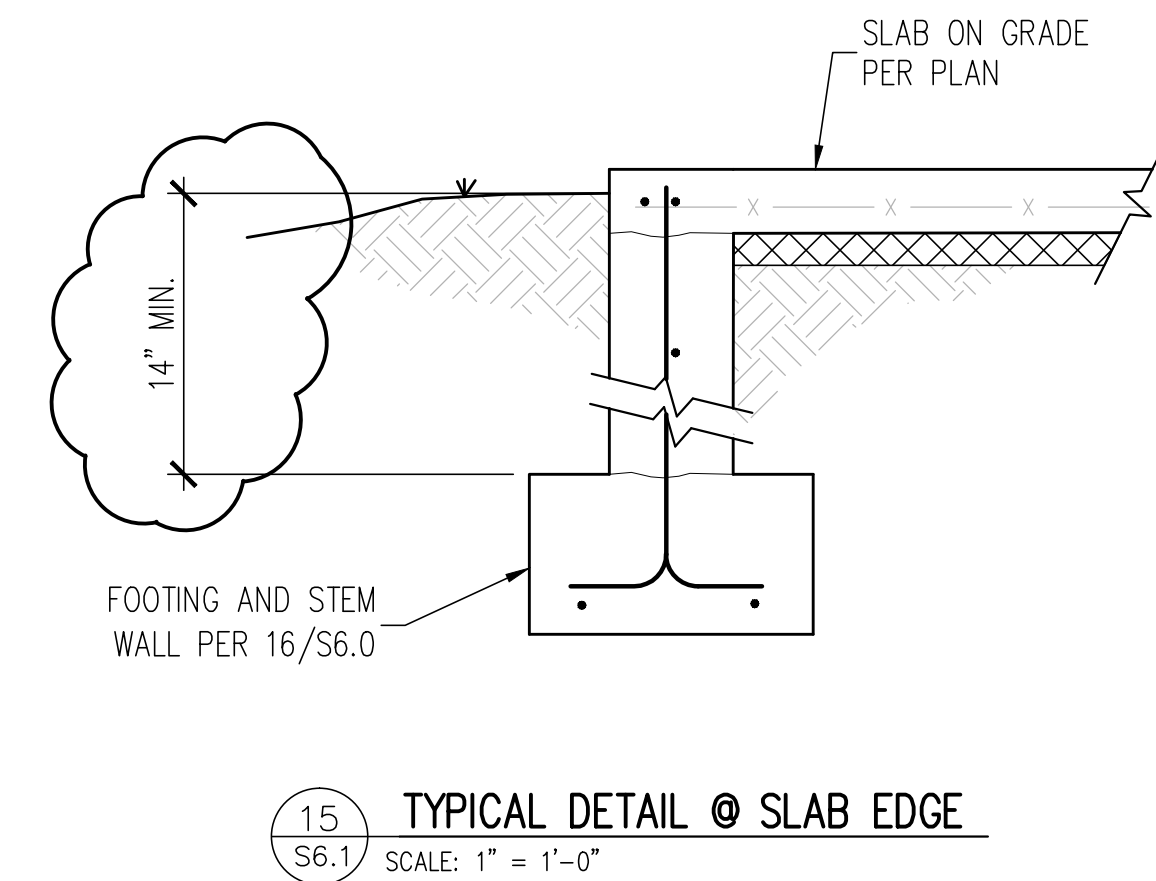
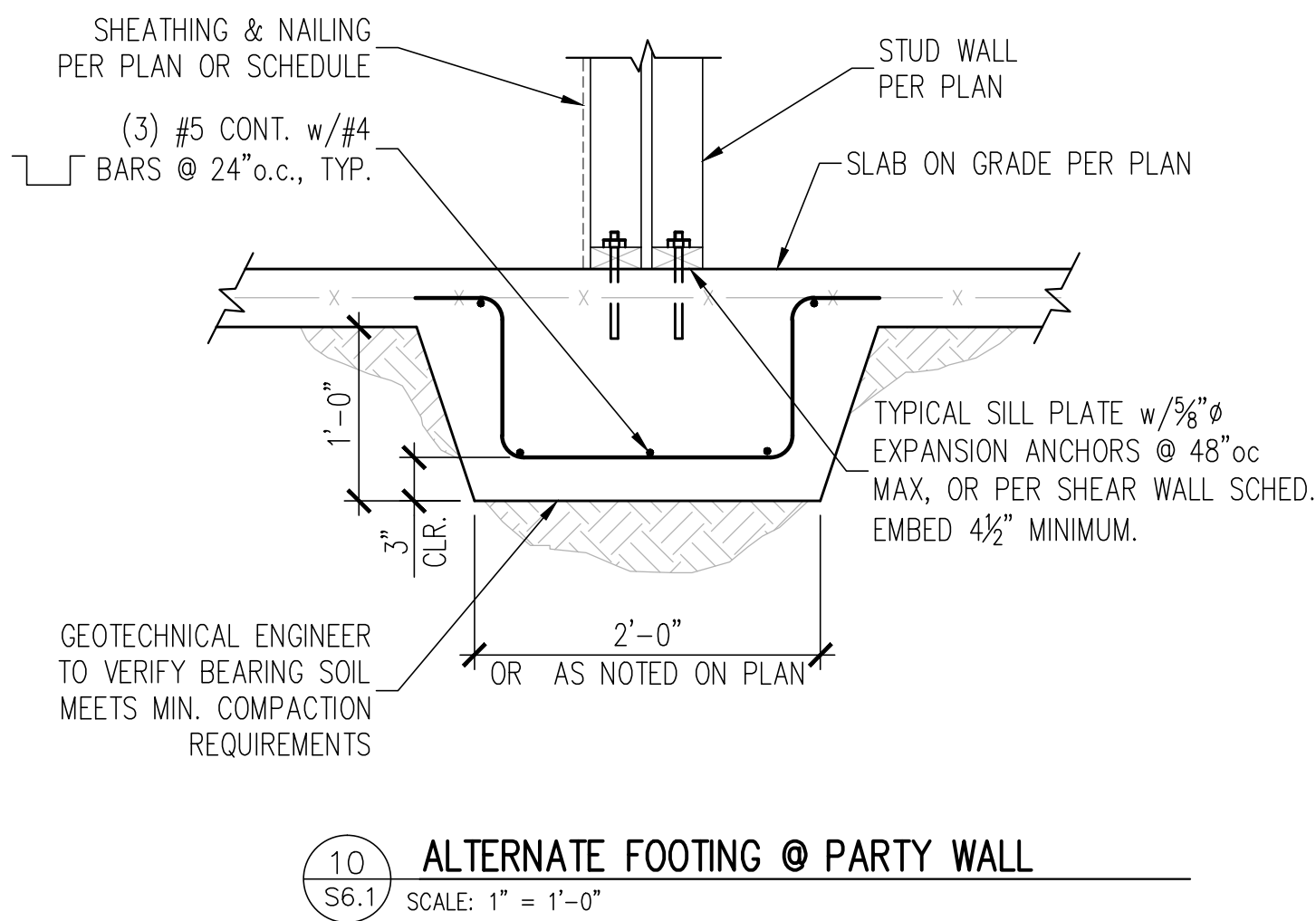
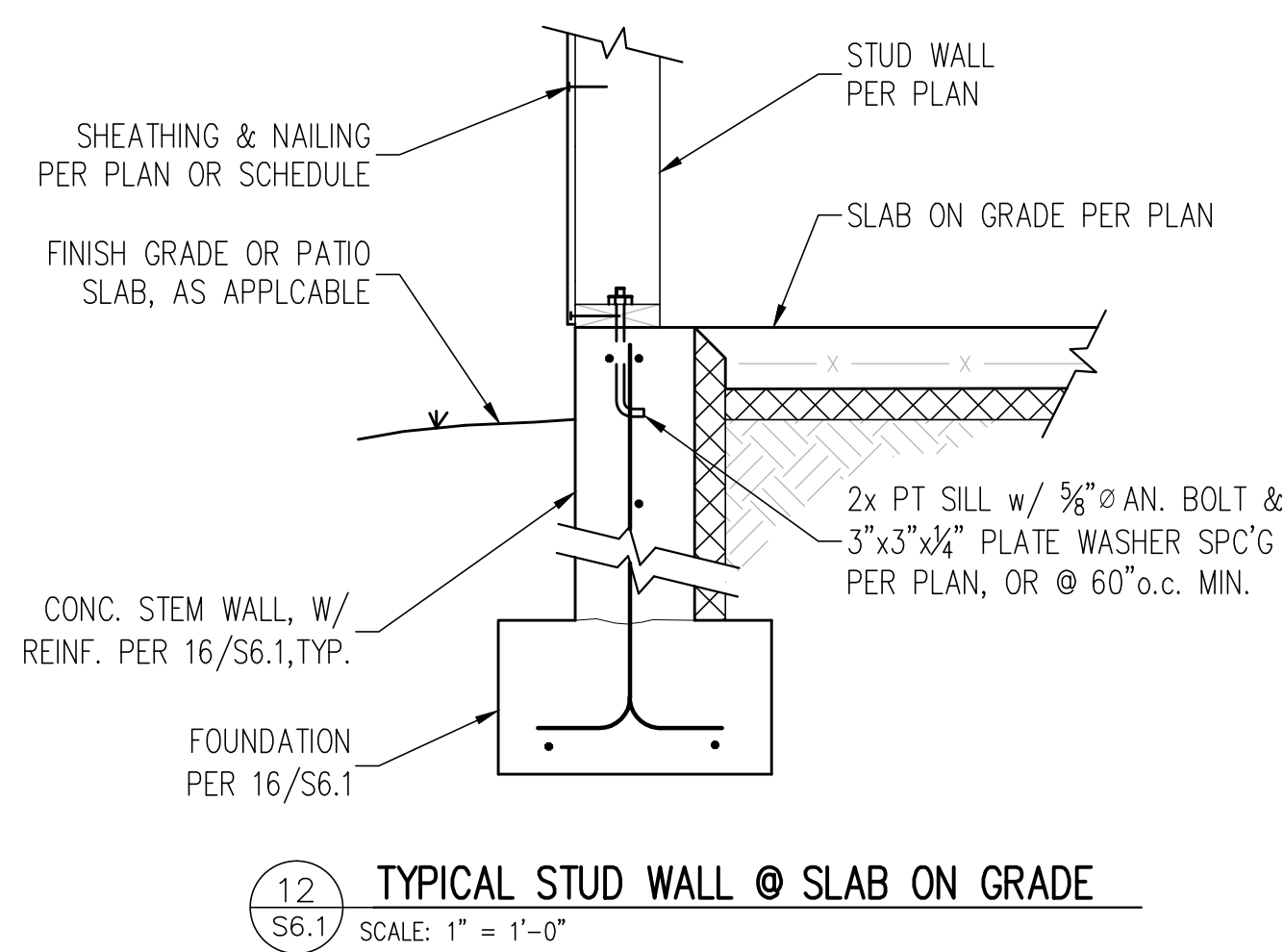
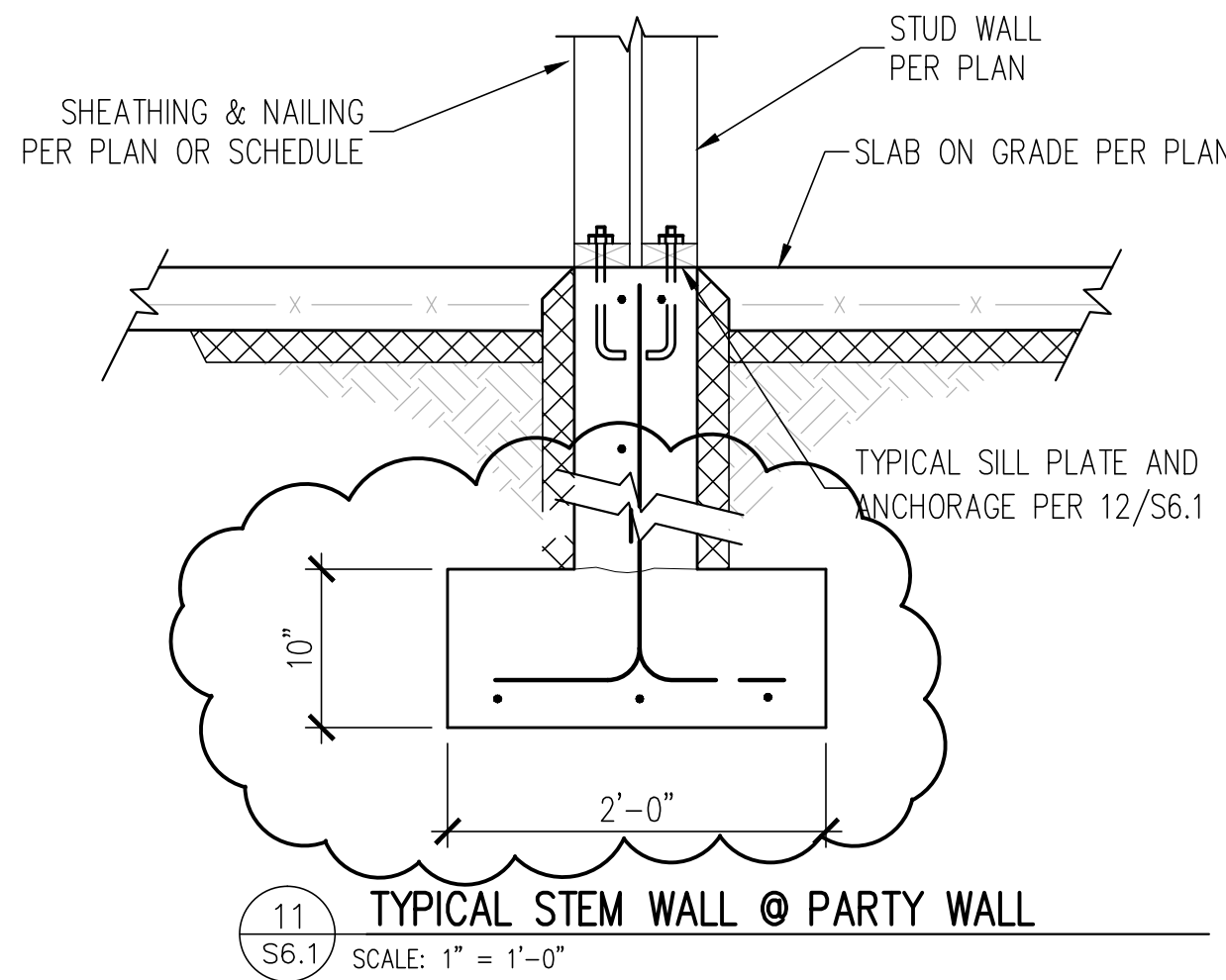
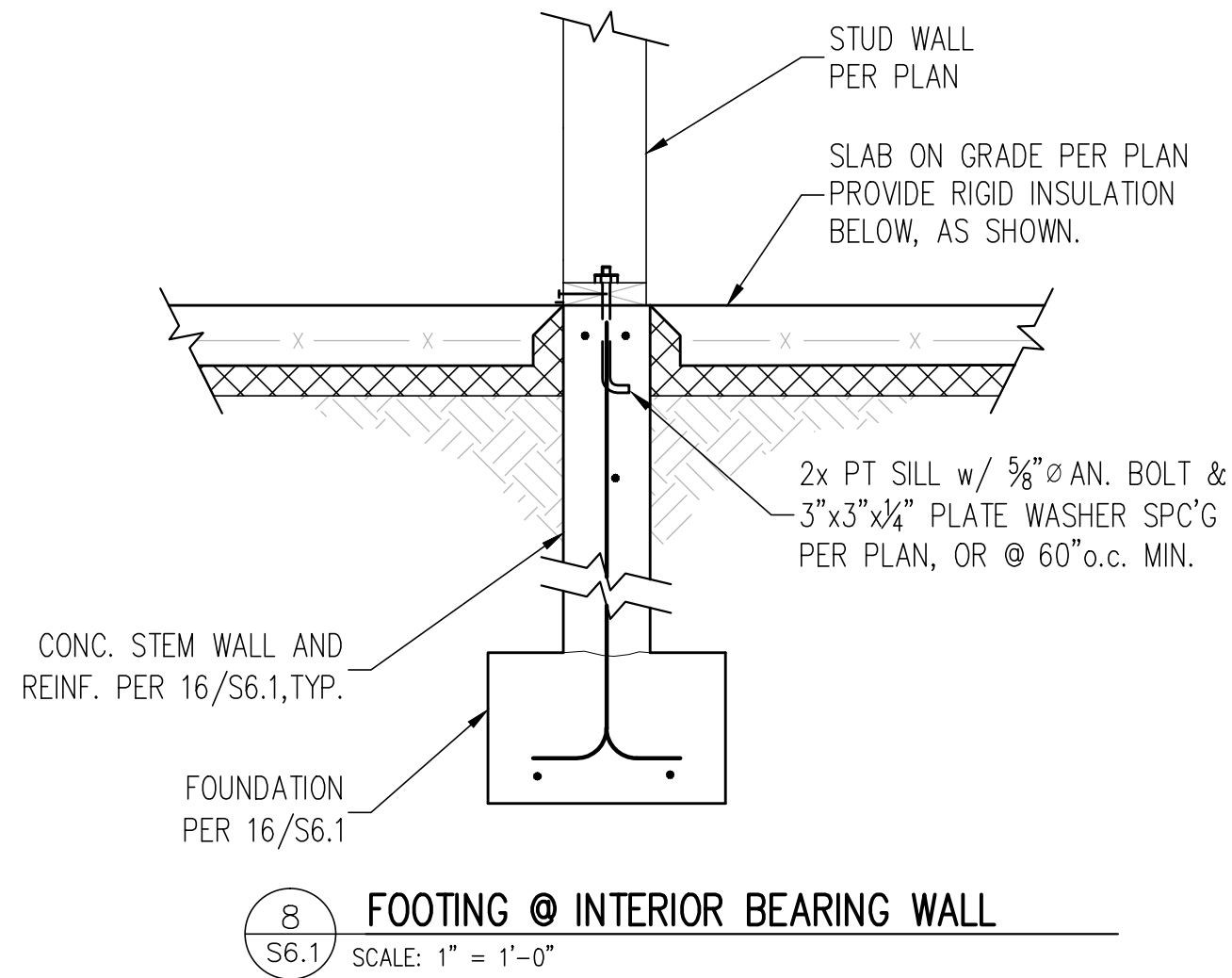
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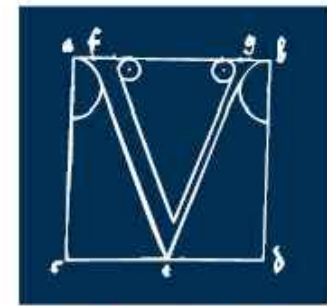
SHEET CONTENTS:

TYPICAL
DETAILS

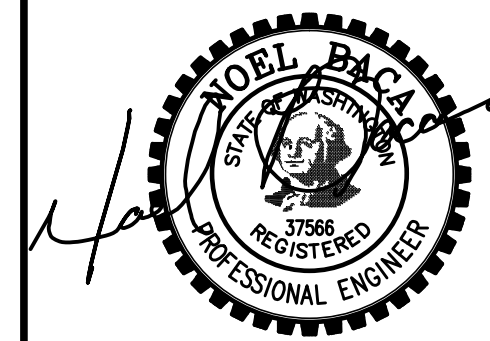
SHEET NO.

S6.1





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11/8/2011

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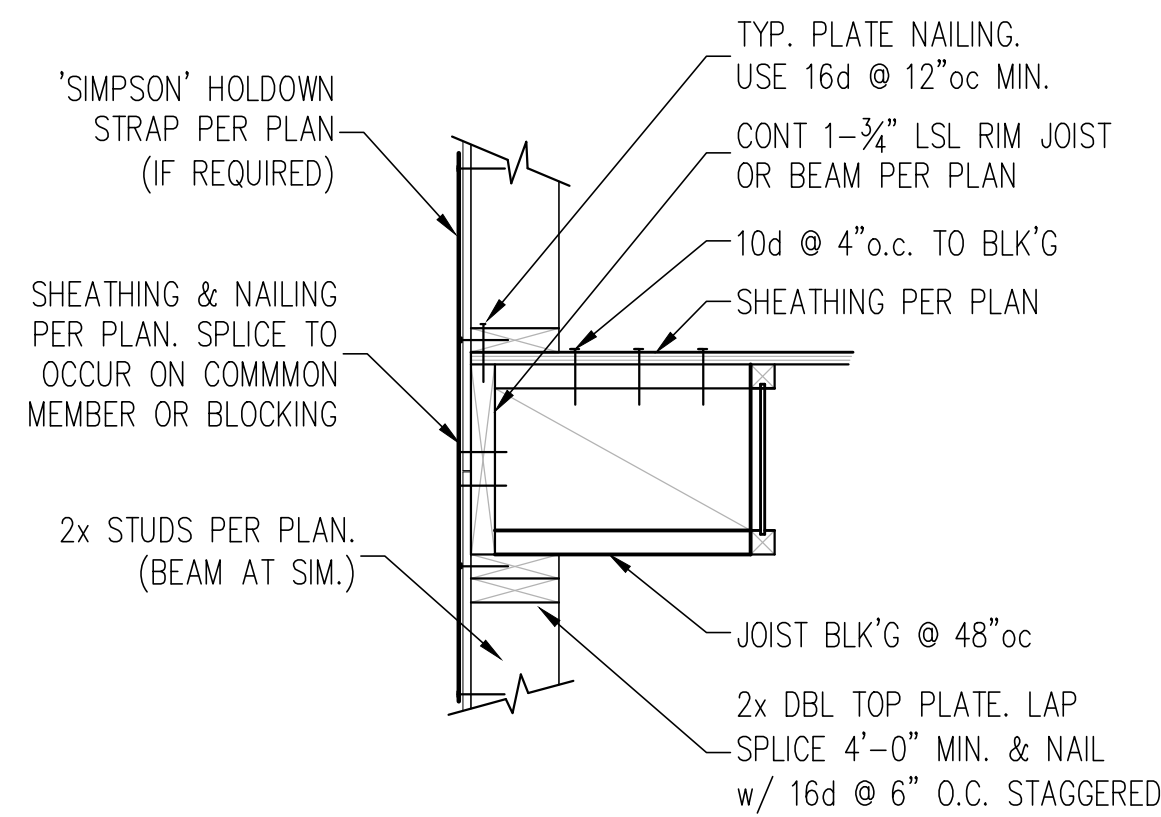
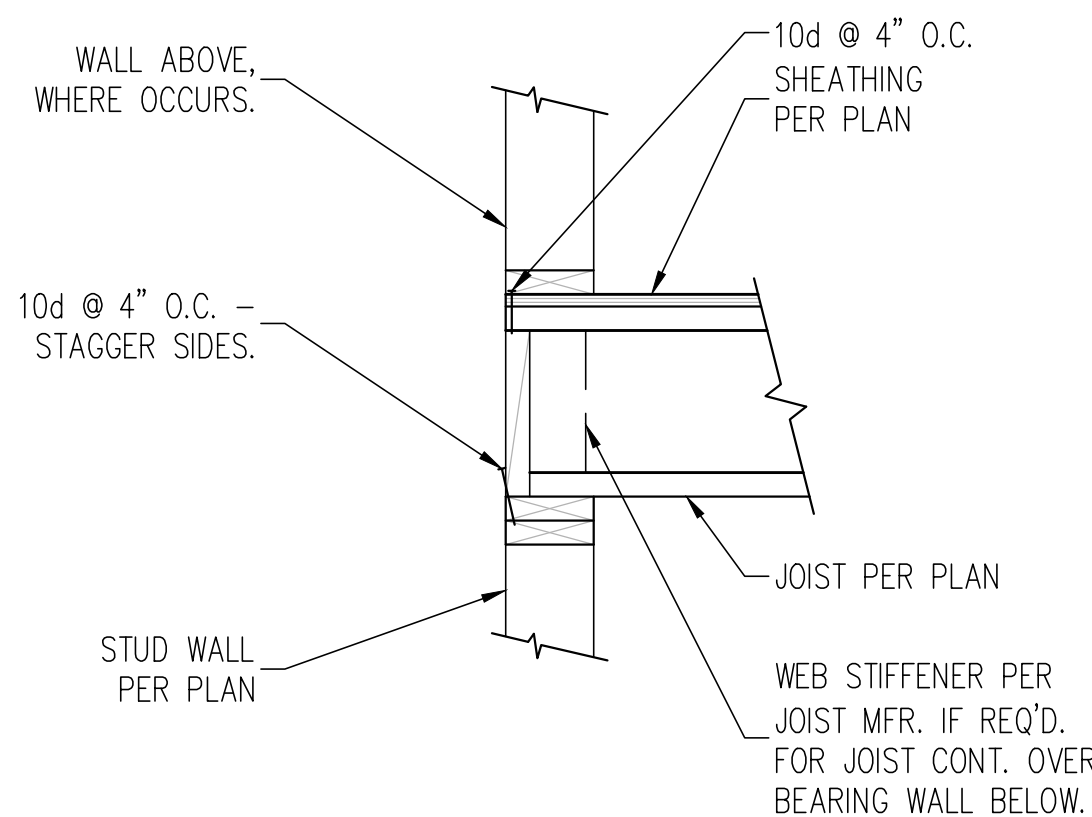
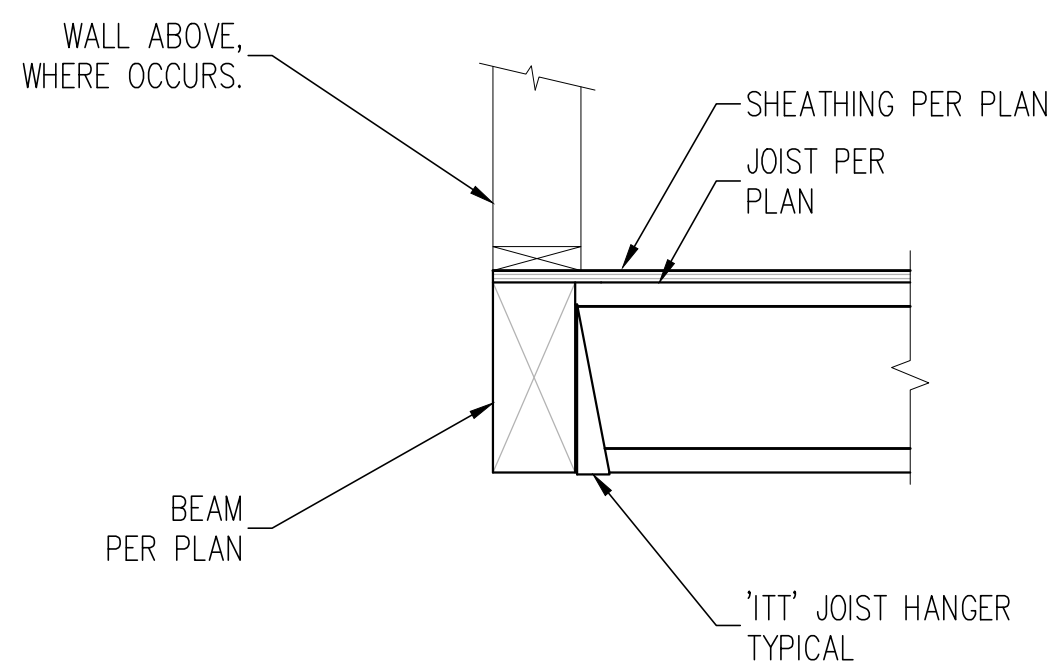
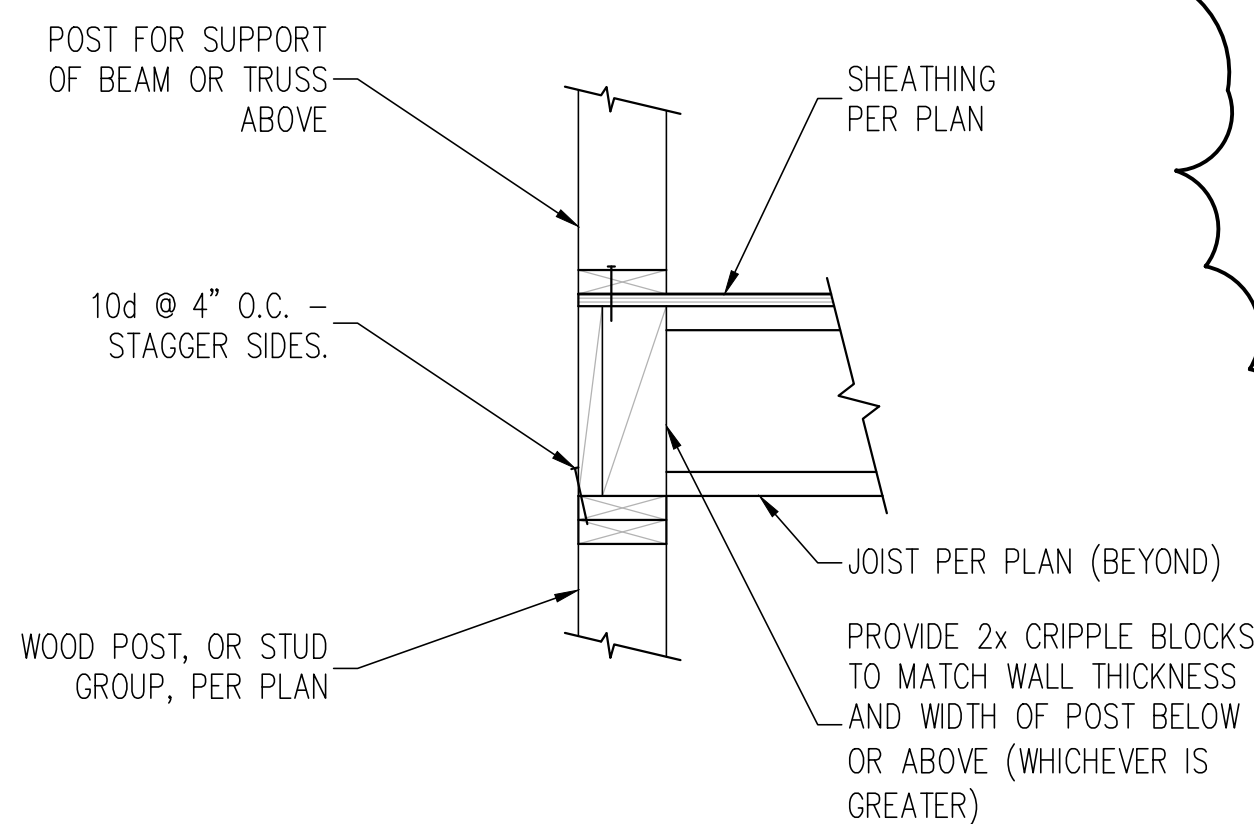
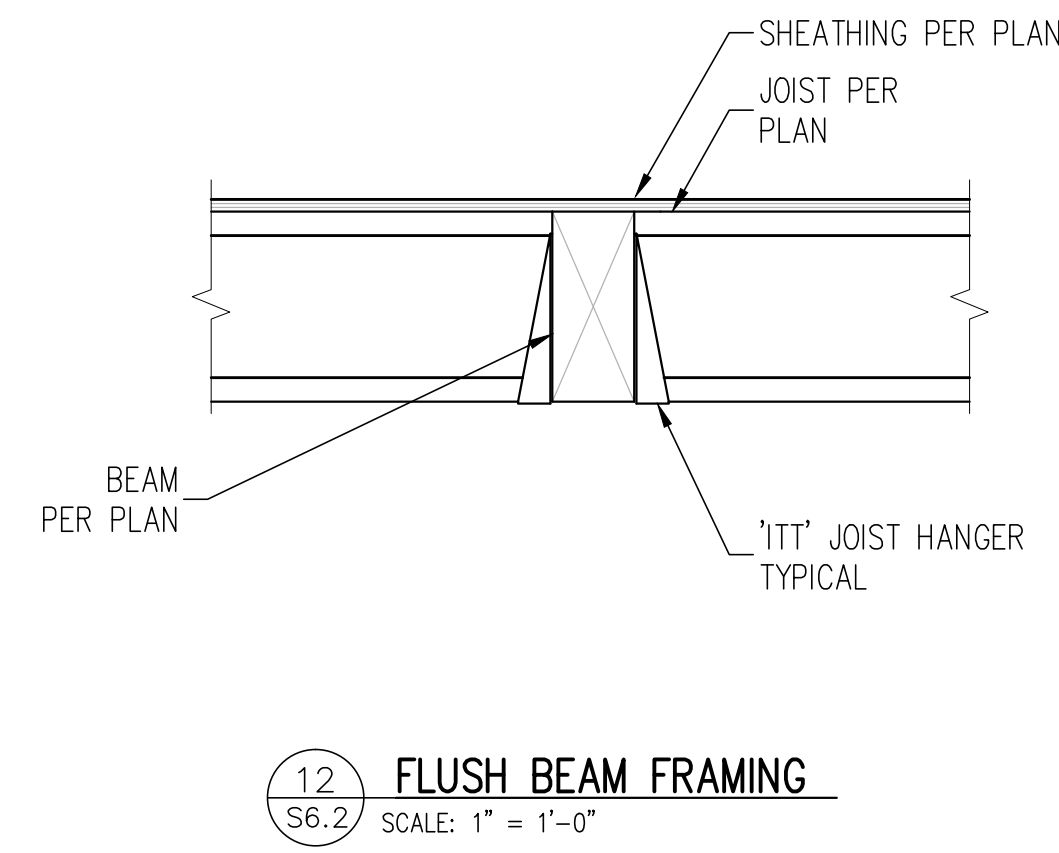
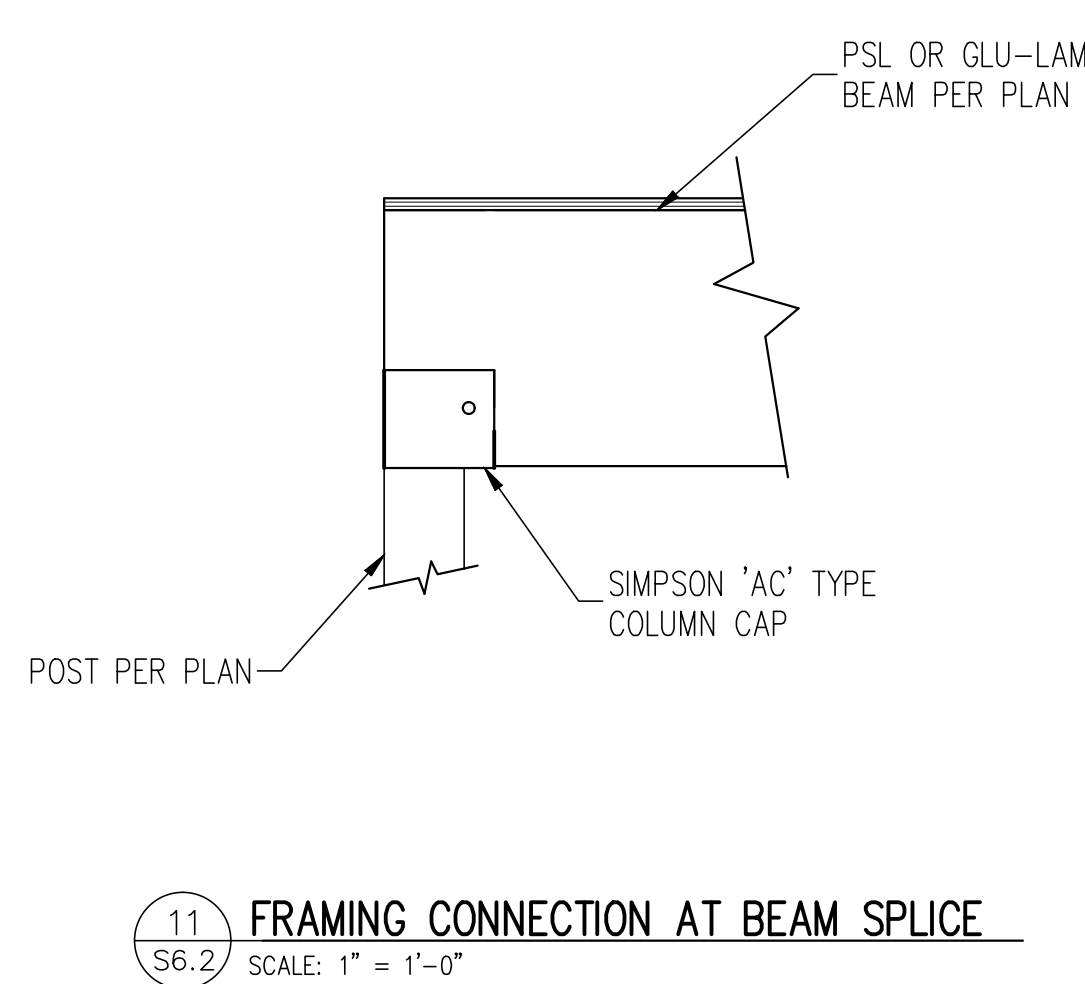
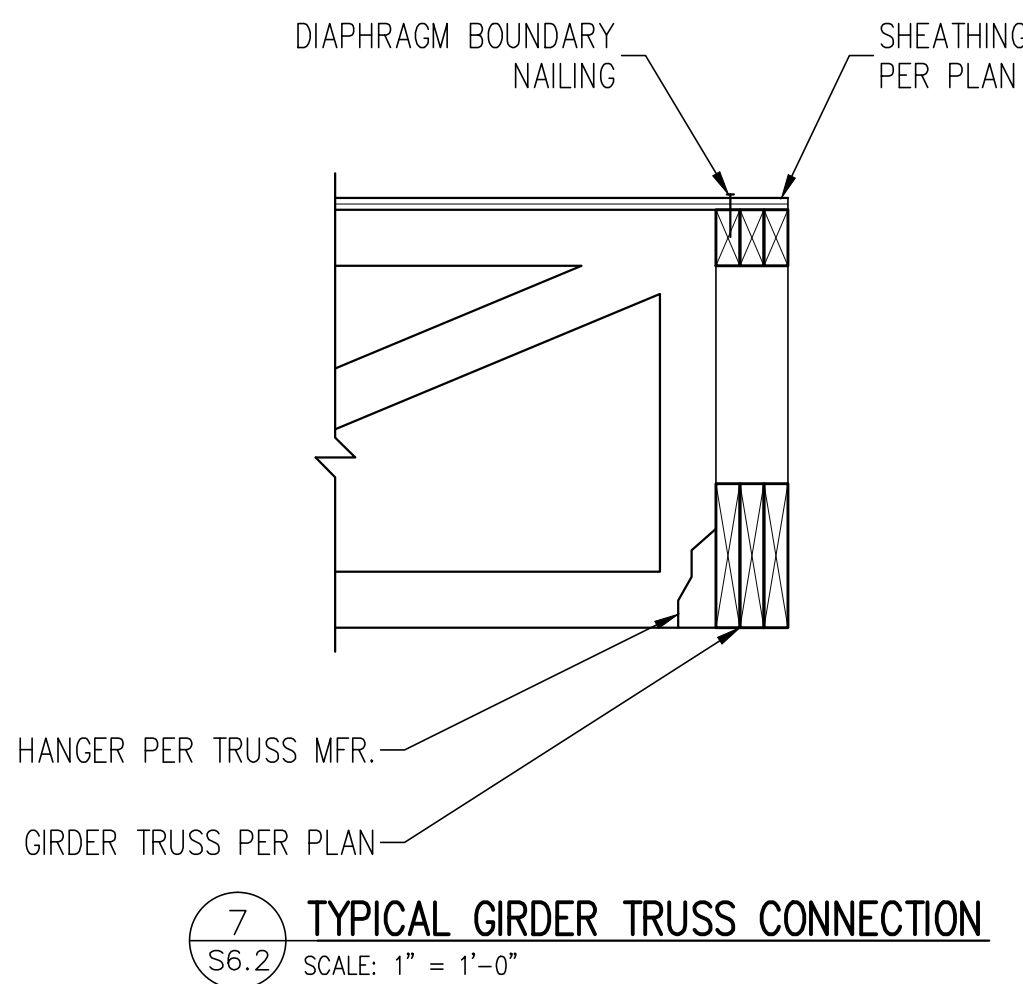
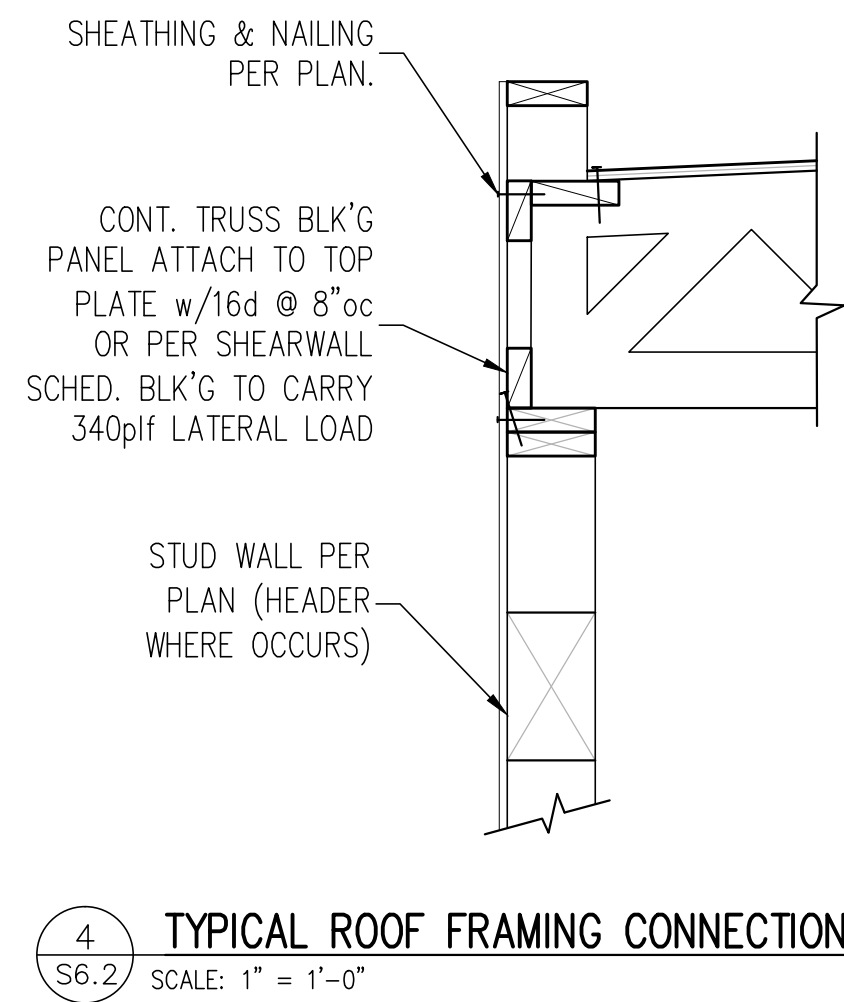
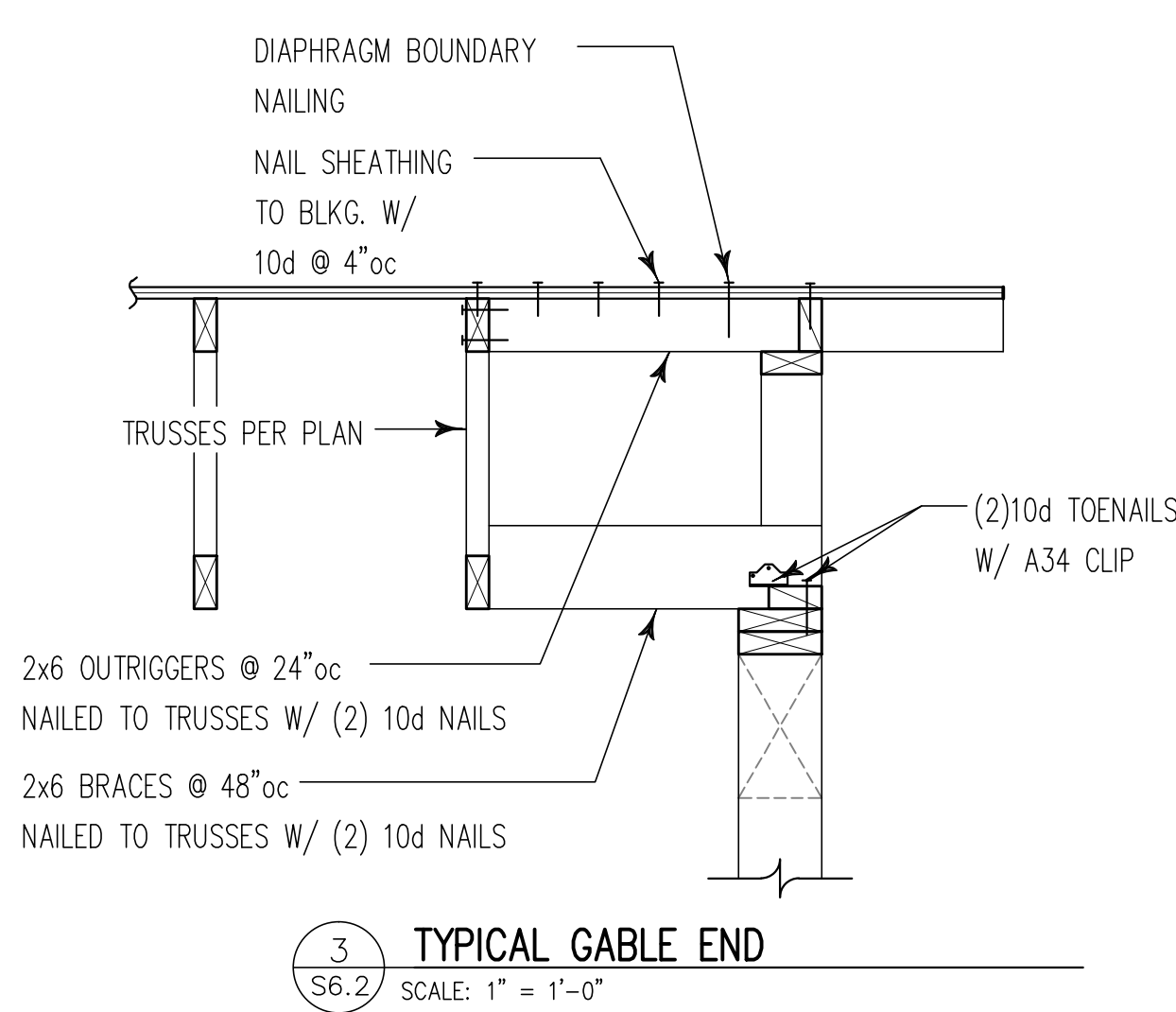
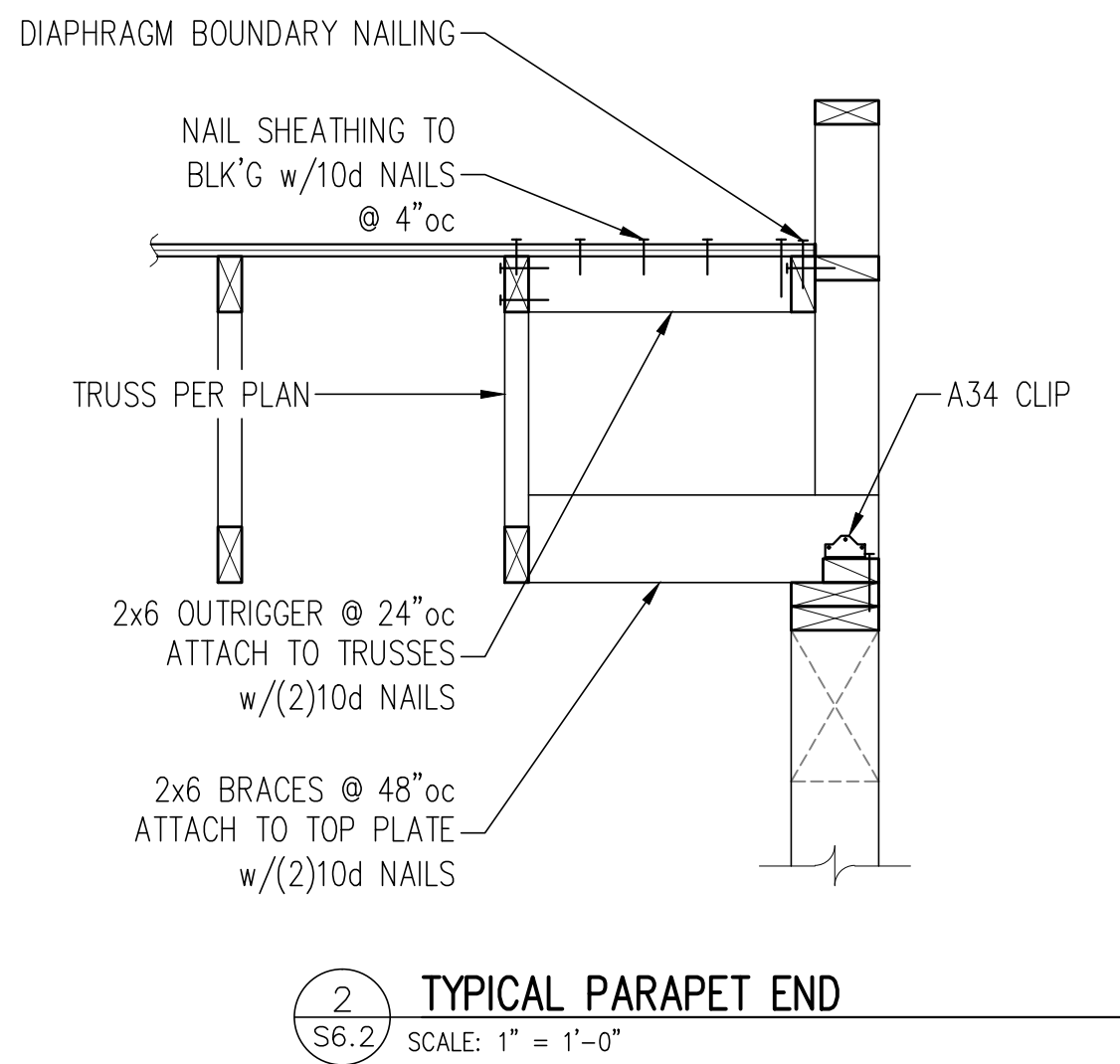
DATE: 10/11/12

SHEET CONTENTS:

TYPICAL
DETAILS

SHEET NO.

S6.2



SCALE: 1" = 1'-0"