General Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

CRITERIA:

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

2. DESIGN LOADING CRITERIA:

ROOF LIVE LOAD	25 PSF (IS = 1.0)
FLOOR LIVE LOAD (GARAGE)	50 PSF
FLOOR LIVE LOAD (RESIDENTIAL AREAS AND EXTRIOR DECKS)	40 PSF
FLOOR LIVE LOAD (COMMON AREA DECKS)	60 PSF
FLOOR LIVE LOAD (EGRESS CORRIDORS)	100 PSF
FLOOR LIVE LOAD (OFFICE)	50 PSF
GUARDRAILS/BALCONY RAILS	50 PLF OR 200 LB CONCENTRATED LOAD
WIND	105 MPH, EXPOSURE "B", IW = 1.0
EARTHQUAKE	SEISMIC DESIGN CATEGORY D, USE GROUP I, SS = 1.02, S1 = 0.56, SDS = 0.681, SD1 = 0.375, LIGHT-FRAMED SHEAR PANEL R = 6.5 I.E = 1.0

3. ALL STRUCTURAL SYSTEMS COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

4. DEFERRED SUBMITTALS, SUCH AS HOLLOW CORE CONCRETE PLANKS AND PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON, AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON DRAWINGS.

GEOTECHNICAL:

5. FOUNDATION NOTES: FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR CONTROLLED, COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ ELEVATIONS SHOWN ON THE DRAWINGS ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS SHALL BE ESTABLISHED BY THE CONTRACTOR TO MAINTIN THE MINIMUM 18" DIMENSION NOTED ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AT THE BASE OF ALL FOOTINGS.

ASSUMED ALLOWABLE SOIL PRESSURE	2,500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	60 PCF/40 PCF
SOIL PROFILE TYPE	SITE CLASS C

ANCHORAGE:

6. EXPANSION BOLTS INTO CONCRETE SHALL BE "KWIK BOLT 2", AS MANUFACTURED BY HILTI CORPORATION AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT AND MANUFACTURER'S INSTRUCTIONS, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. EXPANSION BOLTS SHALL NOT BE USED AS SUBSTITUTES FOR EMBEDDED ANCHOR BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. A MINIMUM OF 6" OF SOLID GROUT SHALL BE IN PLACE AND CURED TO A MINIMUM STRENGTH OF 2,000 PSI ON ALL SIDES OF EXPANSION BOLTS AT MASONRY WALLS PRIOR TO BOLT INSTALLATION.

7. EPOXY-GROUTED RODS OR REBAR TO CONCRETE SHALL BE GROUTED WITH "SET EPOXY-TIE ADHESIVE" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1772, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.

CONCRETE:

8. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	MAXIMUM SLUMP*	MINIMUM CEMENTITIOUS MATERIAL CONTENT PER CUBIC YARD
A. SLABS ON GRADE AND FOOTINGS	2,500 PSI***	5"	5 SACKS

*** CONCRETE FOR SLABS ON GRADE SHALL HAVE A MAXIMUM .50 WATER CEMENT RATIO

9. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60,000 PSI. GRADE 60 REINFORCING BARS WHICH ARE TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCEMENT COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4-98 ARE SUBMITTED.

   WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

10. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-99 AND 318-02. LAP ALL CONTINUOUS REINFORCEMENT IN ACCORDANCE WITH "REINFORCEMENT SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

11. 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 (#6 BARS OR LARGER). . . 2"
    (#5 BARS OR SMALLER). . . 1 1/2"
    COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . . 1 1/2"
    SLABS AND WALLS (INTERIOR FACE) . . . . . GREATER OF (BAR DIAMETER PLUS 1/8") or . . 3/4"

12. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (6,000 PSI MINIMUM).

WOOD:

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

JOISTS: (2x MEMBERS)	DOUGLAS FIR NO. 2 MINIMUM BASIC DESIGN STRESS, Fb = 900 PSI, Fv = 180 PSI
(3x AND 4x MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fb = 1000 PSI, Fv = 180 PSI
BEAMS AND STRINGERS: (INCLUDING 6x AND LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fb = 1350 PSI, Fv = 170 PSI
POSTS: (4x MEMBERS)	HEM-FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1350 PSI, E = 1500 KSI
(6x & LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1000 PSI, E = 1600 KSI
STUDS, PLATES, LEDGERS & MISCELLANEOUS LIGHT FRAMING:	DOUGLAS FIR NO. 3 OR STUD GRADE MINIMUM BASIC DESIGN STRESS, Fb = 525 PSI, E = 1400 KSI Fc = 775 PSI, Ft = 325 PSI

14. ENGINEERED WOOD I-JOISTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH ENGINEERED WOOD I-JOISTS PROVIDED.

    DESIGN SHOWN ON THE DRAWINGS IS BASED ON JOISTS MANUFACTURED BY TRUS-JOIST IN ACCORDANCE WITH ICC-ES REPORT NO. ESR-1153. ALTERNATE ENGINEERED WOOD I-JOISTS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. A CURRENT NER OR ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING COSTS RELATING TO REVIEW AND/OR RE-DESIGN TO ACCOMMODATE PROPOSED SUBSTITUTIONS.

    DESIGN LOADS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
    LIVE LOAD PER DESIGN LOADING CRITERIA
    DEAD LOAD 12 PSF

    ALL I-JOIST HANGERS SHALL BE 'ITT' SERIES, UNLESS OTHERWISE NOTED.

15. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH ANSI/TPI 1-1995 FOR THE SPANS AND LOADS SHOWN ON THE DRAWINGS. DESIGN LOADS SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD PER DESIGN LOADING CRITERIA	
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD PER DESIGN LOADING CRITERIA	
BOTTOM CHORD DEAD LOAD	5 PSF
WIND UPLIFT (TOP CHORD)	4 PSF (NET)

    WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). THE TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-BEAM CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. THE TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE DETAILS FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

16. ROOF, FLOOR & WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR EXPOSURE 1 PLYWOOD OR ORIENTED STRAND BOARD (OSB) IN CONFORMANCE WITH IBC SECTION 2303.1.4. SHEATHING SHALL BE MANUFACTURED UNDER THE PROVISIONS OF VOLUNTARY PRODUCT STANDARDS PS 1-95, PS 2-04, OR APA PRP-108 PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL USE PANELS. SEE DRAWINGS FOR THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS. UNLESS OTHERWISE NOTED, WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING OF 24/0. GLUE FLOOR SHEATHING TO ALL SUPPORTING MEMBERS WITH ADHESIVE CONFORMING TO APA SPECIFICATION AFG-01.

17. INSTALL 2 LAYERS OF ASPHALT-IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

18. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-2009. ALTERNATE CONNECTORS CONFORMING WITH IBC SECTION 1715 MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. A CURRENT ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING COSTS RELATING TO REVIEW AND/OR RE-DESIGN TO ACCOMMODATE PROPOSED SUBSTITUTIONS. INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, CENTER STRAP ON JOINT AND INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER, WITH EQUAL NUMBER AND SIZE OF FASTENERS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL TIMBER JOISTS AND MULTIPLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS, UNLESS OTHERWISE NOTED.

19. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS:

    A. ALL WOOD FRAMING DETAILS SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING SHALL CONFORM TO IBC TABLE 2304.9.1 OR CURRENT ICC-ES REPORT NER-272. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO 2001 NDS SECTION 11.1.3, AND INSTALLATION OF BOLTS SHALL CONFORM TO 2001 NDS SECTION 11.1.2.

    B. WALL FRAMING: TWO STUDS MINIMUM SHALL BE INSTALLED AT THE ENDS OF ALL WALLS, UNLESS OTHERWISE NOTED. INSTALL SOLID BLOCKING FOR WOOD COLUMNS THROUGH FLOOR SPACES TO SUPPORTS BELOW.

    ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12"oc STAGGERED OR BOLTED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS @ 6'-0"oc PER IBC SECTION 2308.6 (EMBED 7"), UNLESS OTHERWISE NOTED. 2" x 2" x 3/16" PLATE WASHERS SHALL BE USED WITH ALL SILL PLATE ANCHOR BOLTS PER IBC SECTION 2305.3.10. INDIVIDUAL MEMBERS OF BUILT-UP STUD POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12"oc STAGGERED.

    C. FLOOR AND ROOF FRAMING: INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS. INSTALL SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d @ 12"oc STAGGERED.

    ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AS SHOWN ON THE DRAWINGS. INSTALL APPROVED PANEL EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12"oc. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS, INSTALL FLAT 2x BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

    D. NAILING: ALL NAILS SPECIFIED ON THE DRAWINGS WERE DESIGNED TO BE GALVANIZED BOX OR POWER DRIVEN NAILS. MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

	BOX NAILS	POWER DRIVEN EQUIVALENT
SHEATHING NAILS	8d	0.131" x 2 1/4"
	10d	0.148" x 2 1/2"
FRAMING NAILS	10d	0.148" x 3"
	16d	0.148" x 3 1/4"

VIGA design

NOEL BARKHUS — STATE OF WASHINGTON — 37568 — REGISTERED PROFESSIONAL ENGINEER

2/28/12

PROJECT:

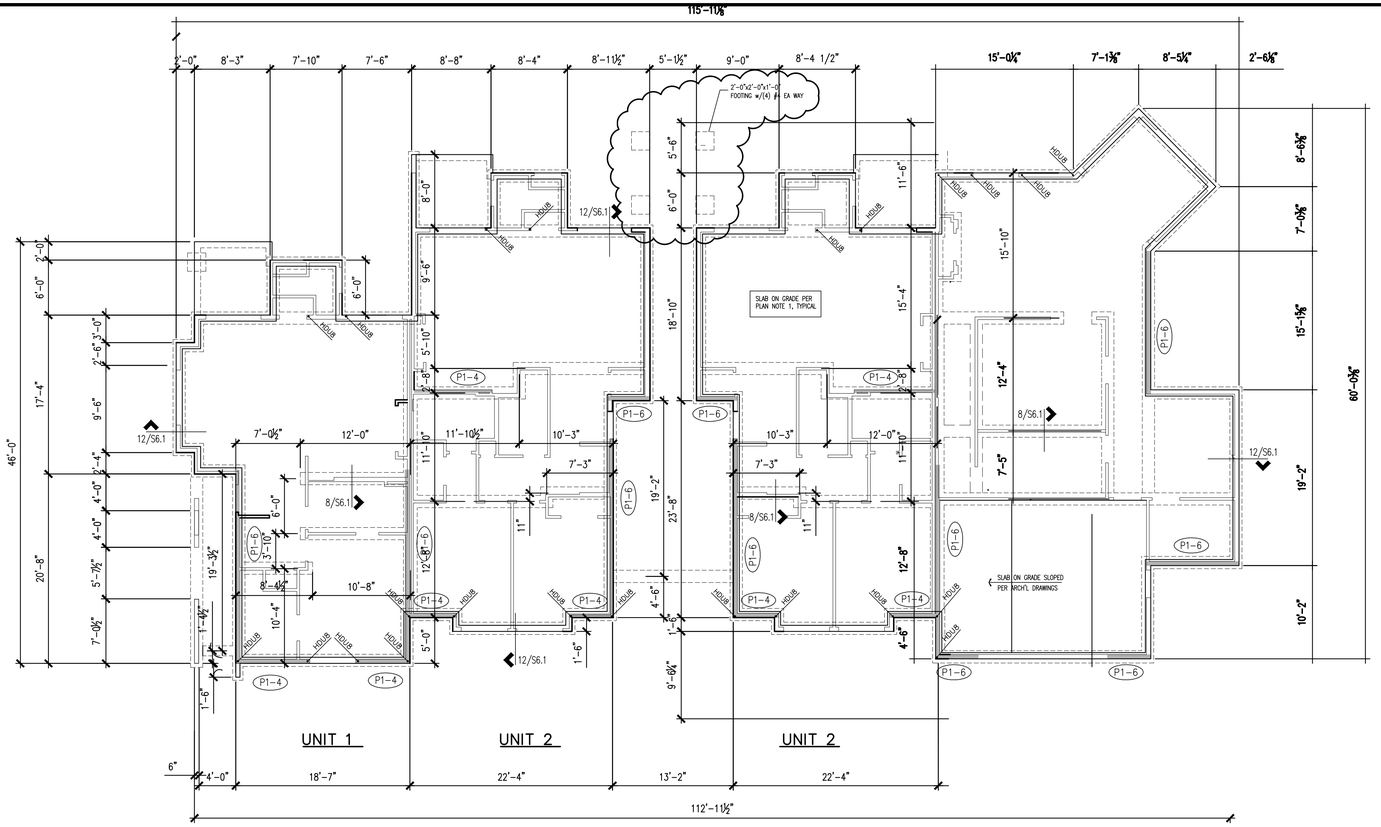
THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

REVISIONS

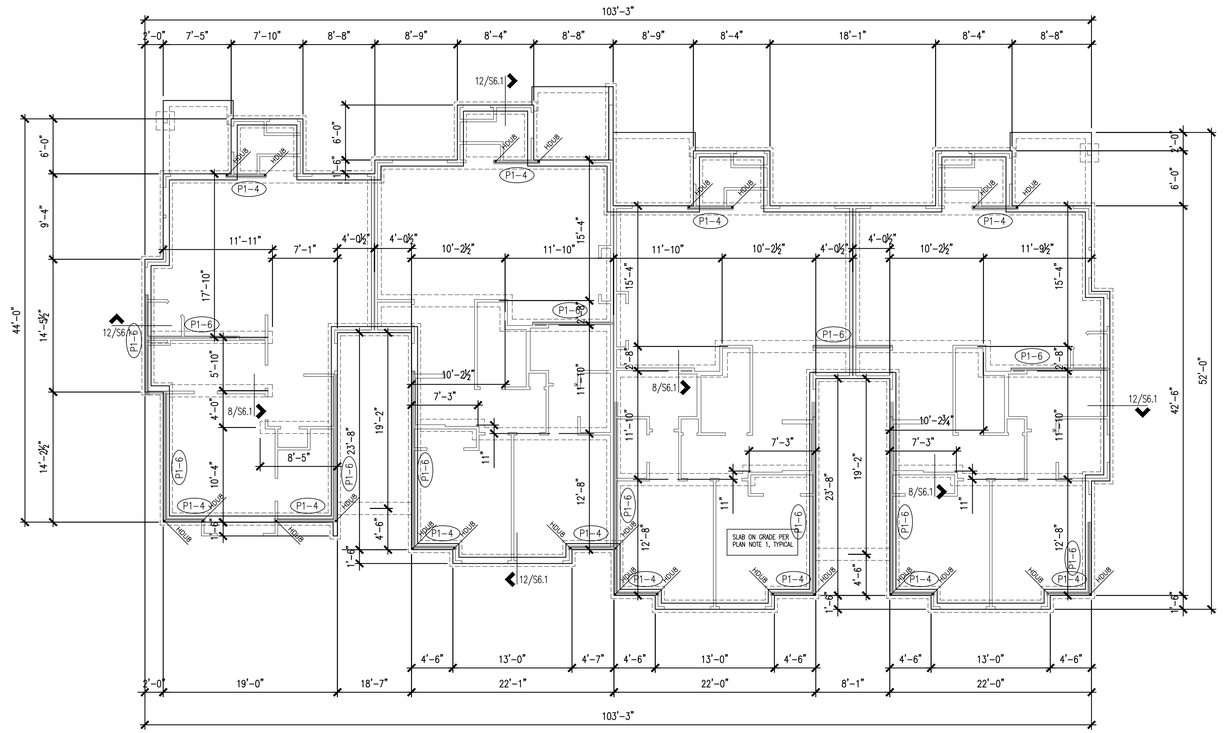
JOB NO.	11-16
DRAWN BY	NK
CHECKED BY	NRB
DATE	3/2/2012

SHEET CONTENTS:
GENERAL STRUCTURAL NOTES

SHEET NO.
S1.0



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



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

LEGEND:

- CONCRETE STEM WALL
- WOOD POST PER DETAILS
- HDU8 — 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.

VIGA design

NOEL R. READ — STATE OF WASHINGTON — 37566 — REGISTERED PROFESSIONAL ENGINEER

PROJECT:

THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

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REVISIONS

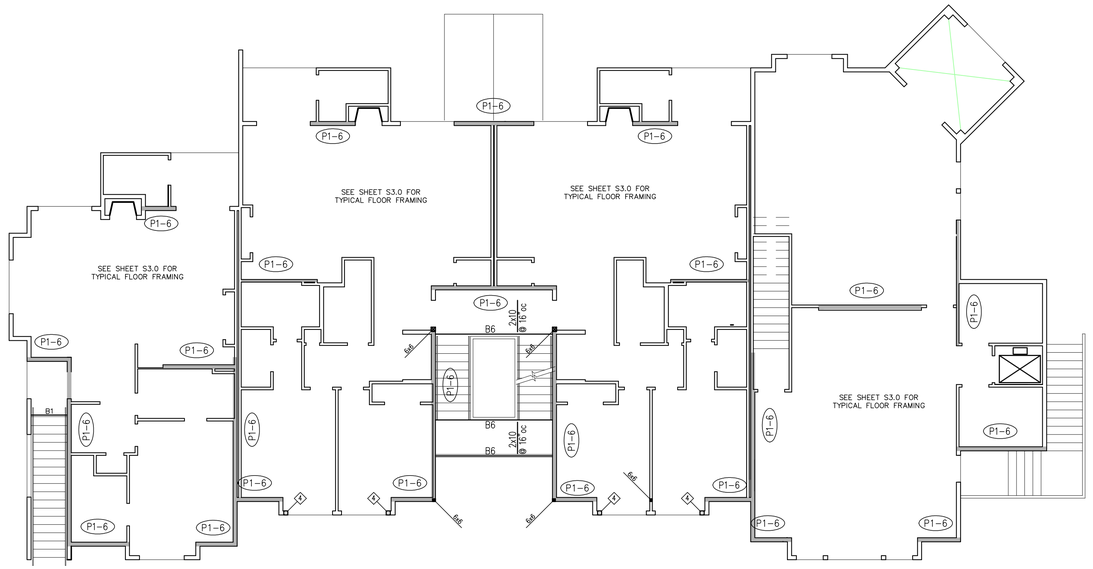
JOB NO.:	11-16
DRAWN BY:	NRB
CHECKED BY:	NRB
DATE:	3/2/12

SHEET CONTENTS:

FOUNDATION PLAN

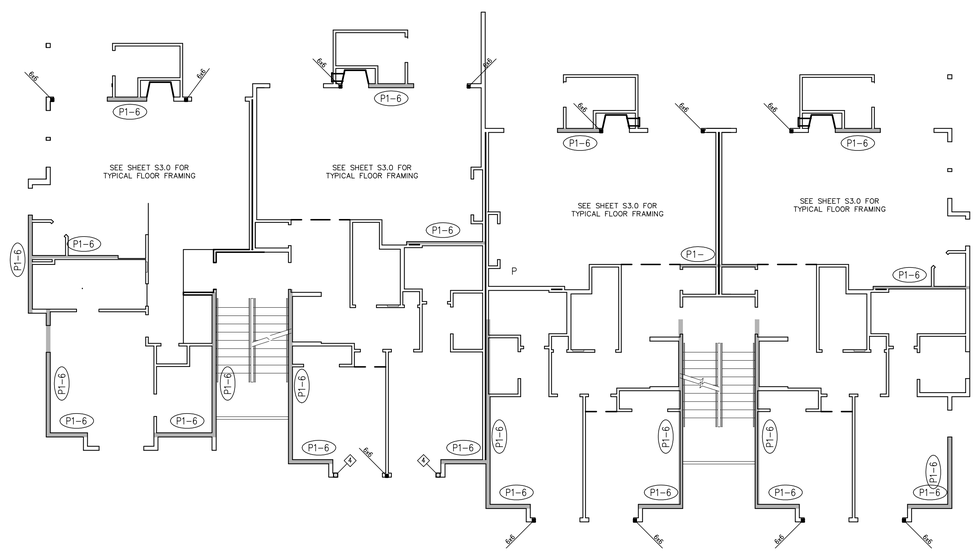
SHEET NO.

S2.0



UNIT PLAN 1–END | UNIT PLAN 2 | UNIT PLAN 2 | REC. BUILDING – 2nd. FLOOR

SCALE: 1/8" = 1'–0"



UNIT PLAN 1 – END | UNIT PLAN 2 | UNIT PLAN 2 | UNIT PLAN 2 – END

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 3⅛" x 10½"	TREATED @ EXTERIOR
B6	GLB 3½" x 13½"	TREATED @ EXTERIOR

LEGEND:

- (Px–xL) SHEAR WALL PER SCHEDULE ON 12/S6.3
- WOOD POST PER DETAILS
- X BUILT–UP POST. NUMBER IN BOX INDICATES NUMBER OF STUDS REQUIRED. SEE PLAN NOTE 3.
- HDU8 SIMPSON HOLD DOWN ANCHOR, AS NOTED.

FRAMING NOTES:

1. 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.
2. ALL BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) 2x STUDS, UNLESS OTHERWISE NOTED. SUPPORT SHALL EXTEND TO FOUNDATION LEVEL, TYPICAL.
3. FOR BUILT–UP STUD COLUMNS, JOIN ALL STUDS WITH 16d NAILS @ 12"oc STAGGERED, MINIMUM

VIGA design

NOEL R. BRAAM
STATE OF WASHINGTON
37566
REGISTERED
PROFESSIONAL ENGINEER

PROJECT:

THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

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REVISIONS

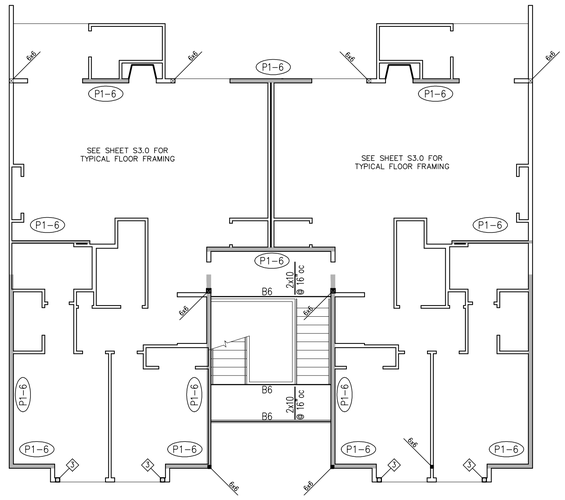
JOB NO.:	11–16
DRAWN BY:	NRB
CHECKED BY:	NRB
DATE:	3/2/12

SHEET CONTENTS:

SECOND FLOOR FRAMING PLAN

SHEET NO.

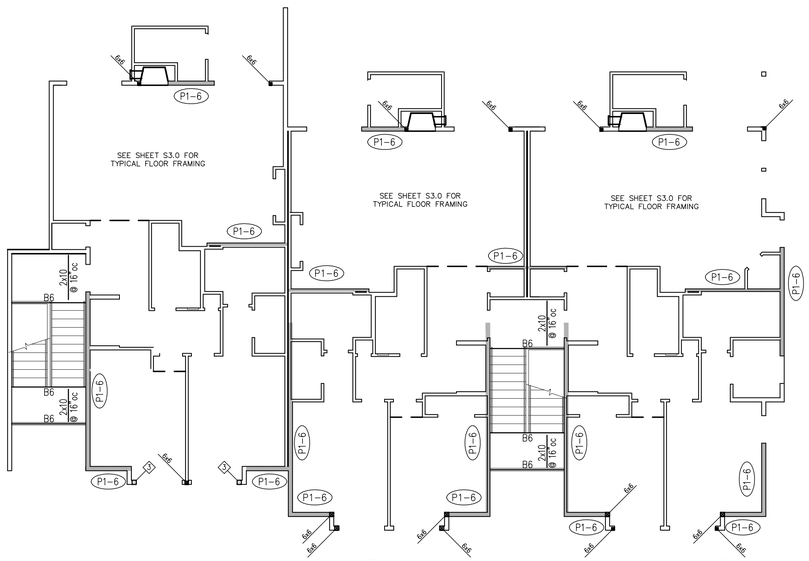
S2.1a



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 3⅛" x 10½"	TREATED @ EXTERIOR
B6	GLB 3½" x 13½"	TREATED @ EXTERIOR



UNIT PLAN 2 **UNIT PLAN 2** **UNIT PLAN 2 – END**

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

LEGEND:

- (Px–x) — SHEAR WALL PER SCHEDULE ON 12/S6.3
- WOOD POST PER DETAILS
- (X) — BUILT-UP POST. NUMBER IN BOX INDICATES NUMBER OF STUDS REQUIRED. SEE PLAN NOTE 3.
- HDU8 — SIMPSON HOLD DOWN ANCHOR, AS NOTED.

FRAMING NOTES:

1. 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.
2. ALL BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) 2x STUDS, UNLESS OTHERWISE NOTED. SUPPORT SHALL EXTEND TO FOUNDATION LEVEL, TYPICAL.
3. FOR BUILT-UP STUD COLUMNS, JOIN ALL STUDS WITH 16d NAILS @ 12"oc STAGGERED, MINIMUM

VIGA design

NOEL BREAU — STATE OF WASHINGTON — 37566 — REGISTERED PROFESSIONAL ENGINEER

PROJECT:

THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

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REVISIONS

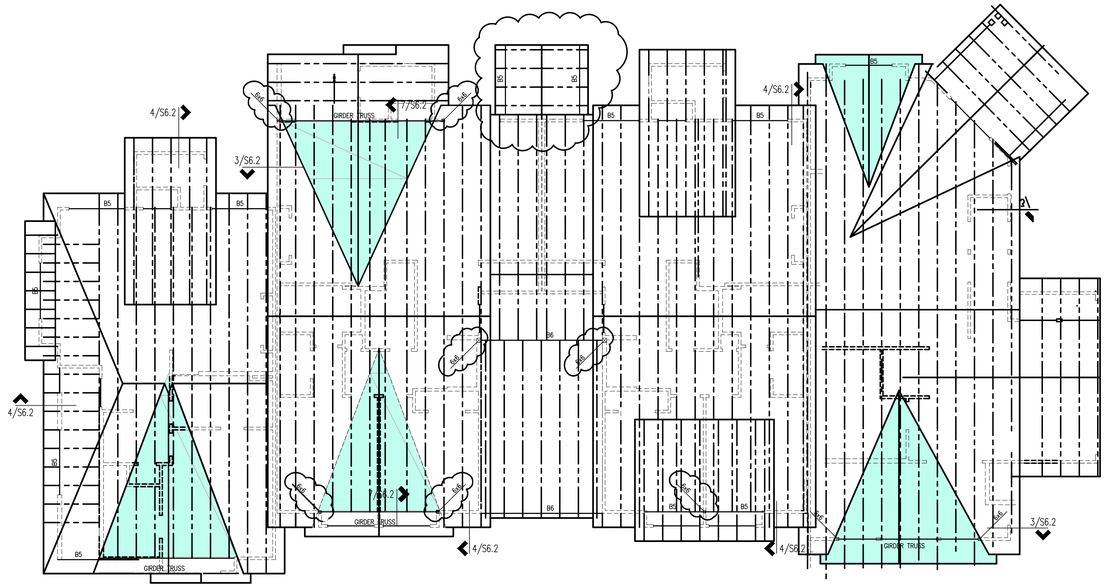
JOB NO.: 11-16
DRAWN BY: NRB
CHECKED BY: NRB
DATE: 3/2/12

SHEET CONTENTS:

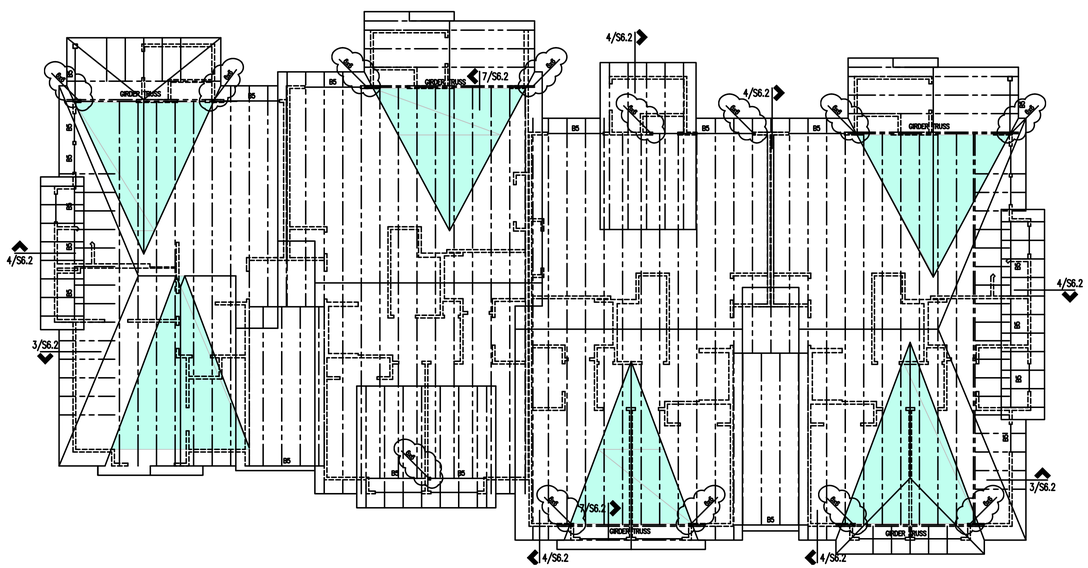
THIRD FLOOR FRAMING PLAN

SHEET NO.

S2.1b



ROOF FRAMING PLAN – BUILDING A



ROOF FRAMING PLAN – BUILDING B

NOTES:

1. TYPICAL ROOF SHEATHING SHALL BE ⅝" 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	3½" x 9½" LSL	
B3	3½" x 9½" PSL	
B4	1¾" x 9½" LSL	
B5	GLB 3⅛" x 10½"	
B6	GLB 3⅛" x 18"	

VIGA design

NOEL BACA STATE OF WASHINGTON 37566 REGISTERED PROFESSIONAL ENGINEER

PROJECT:

THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

5		
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3		
2		
1		

REVISIONS

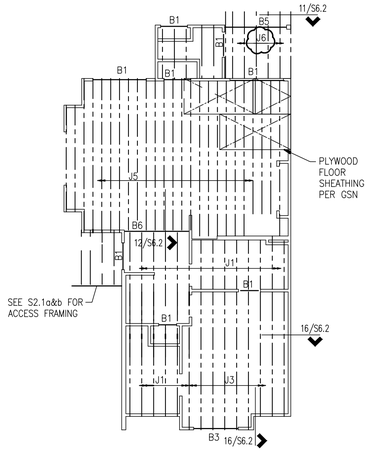
JOB NO.:	11-16
DRAWN BY:	NRB
CHECKED BY:	NRB
DATE:	3/2/12

SHEET CONTENTS:

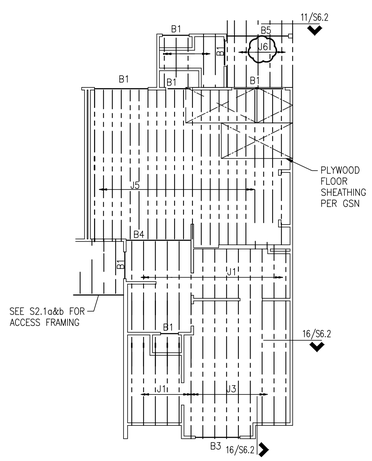
ROOF FRAMING PLAN

SHEET NO.

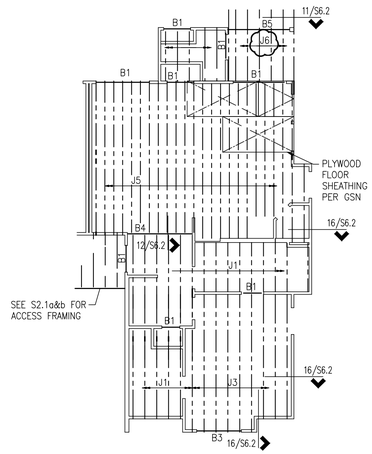
S2.22



UNIT 1 – End Stair Condition



UNIT 1 – Interior Condition



UNIT 1 – End Condition

FLOOR FRAMING NOTES:

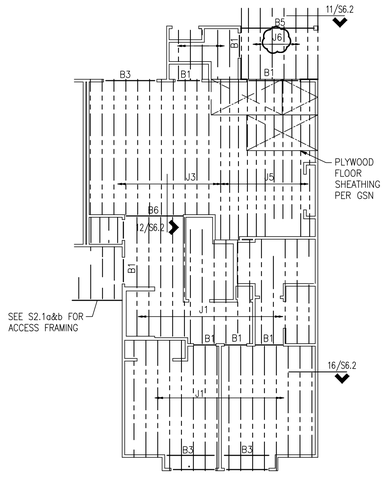
1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION
3. FOR CLARITY, ALL FLOOR OPENINGS MAY NOT BE SHOWN ON FLOOR FRAMING PLAN. FOR EXACT SIZE, NUMBER, AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL 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, H5, ETC., AS SHOWN ON PLAN INDICATES HOLD DOWN, SEE SCHEDULE ON SHEET S9.0.

JOIST SCHEDULE

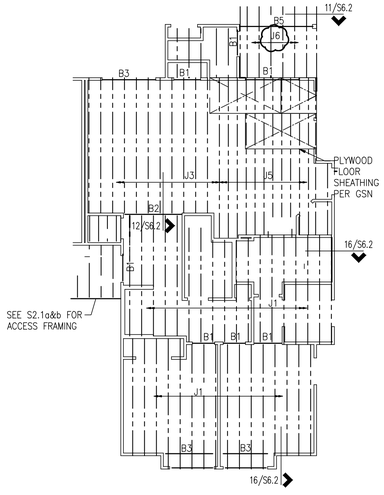
MARK	I–JOIST	NOTES
J1	9½" TJI 110 @ 16"oc	
J2	9½" TJI 110 @ 12"oc	
J3	9½" TJI 210 @ 16"oc	
J4	9½" TJI 230 @ 16"oc	
J5	9½" TJI 230 @ 12"oc	
J6	PT DF 2x12 @ 16"oc	

BEAM SCHEDULE

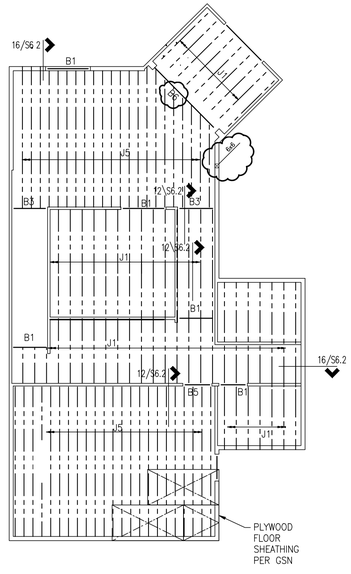
MARK	BEAM TYPE	NOTES
B1	2x12 DF #2	TREATED BEAM REQ'D @ EXT.
B2	3½" x 9½" LSL	
B3	3½" x 9½" PSL	
B4	1¾" x 9½" LSL	
B5	GLB 3⅛" x 10½"	TREATED BEAM REQ'D @ EXT.
B6	GLB 3½" x 13½"	TREATED BEAM REQ'D @ EXT.



UNIT 2 – Interior Condition



UNIT 2 – End Condition



REC. BUILDING

VIGA design

NOEL BACON STATE OF WASHINGTON 37566 REGISTERED PROFESSIONAL ENGINEER

PROJECT:

THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

5		
4		
3		
2		
1		

REVISIONS

JOB NO.: 11–16
DRAWN BY: NRB
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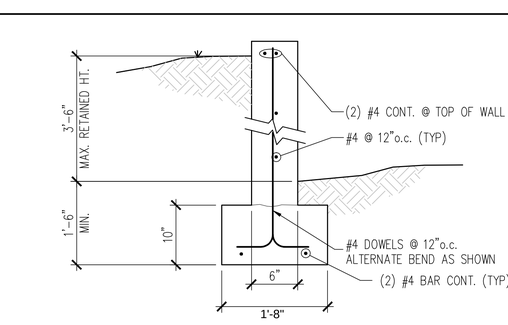
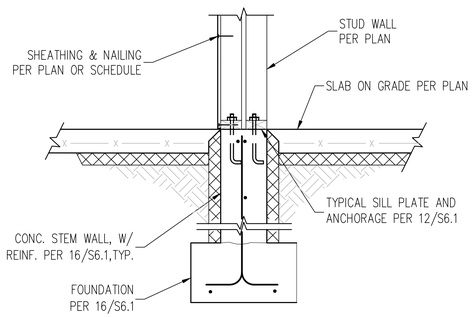
SHEET CONTENTS:
TYPICAL UNIT FLOOR FRAMING PLANS

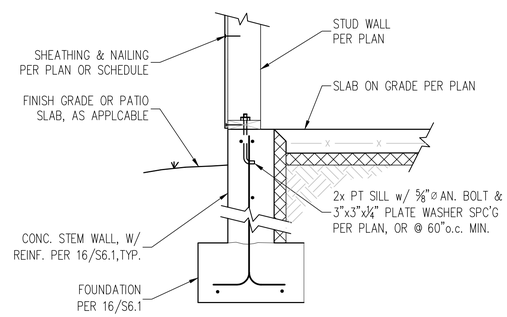
SHEET NO.
S3.0



8 S6.1 FOOTING @ INTERIOR BEARING WALL
SCALE: 1" = 1'-0"



11 S6.1 TYPICAL STEM WALL @ PARTY WALL
SCALE: 1" = 1'-0"



12 S6.1 TYPICAL STUD WALL @ SLAB ON GRADE
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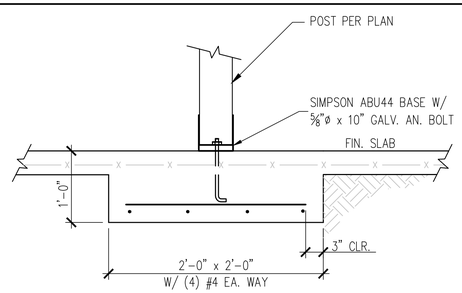
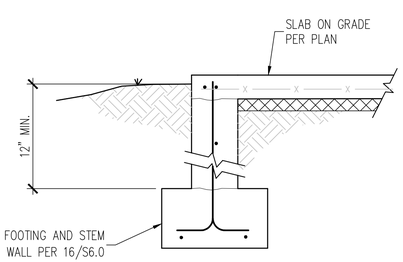


14 S6.1 TYPICAL SPREAD FOOTING
SCALE: 1" = 1'-0"



15 S6.1 TYPICAL DETAIL @ SLAB EDGE
SCALE: 1" = 1'-0"

16 S6.1 TYP. CONC. STEM WALL AND FOOTING
SCALE: 1" = 1'-0"

VIGA design

NOEL BAKER STATE OF WASHINGTON 37562 REGISTERED PROFESSIONAL ENGINEER
2/28/12

THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

PROJECT:

REVISIONS	
JOB NO.	11-16
DRAWN BY	NK
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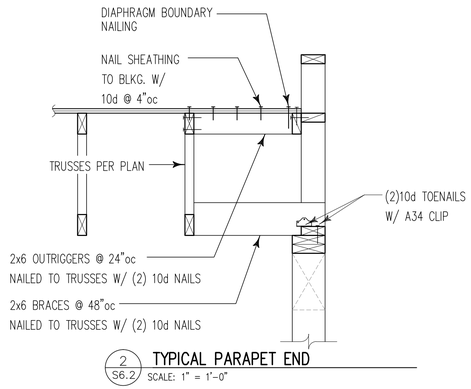
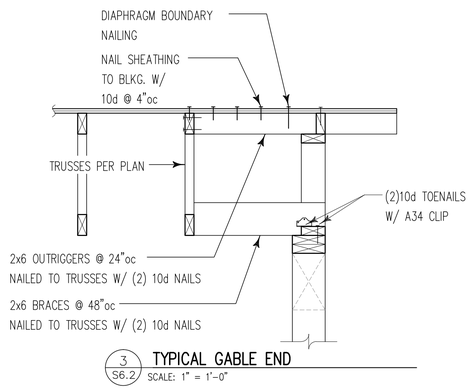
DATE	3/2/2012

SHEET CONTENTS:
TYPICAL DETAILS

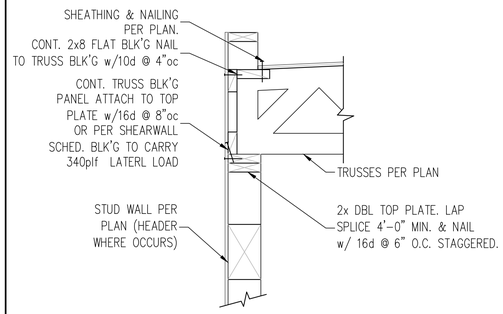
SHEET NO.
S6.1



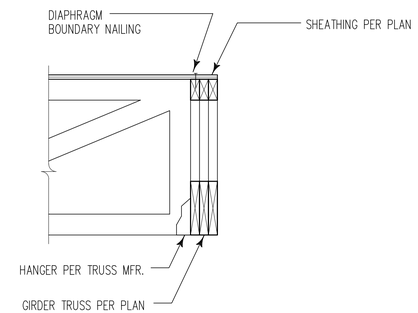
2 S6.2 TYPICAL PARAPET END
SCALE: 1" = 1'-0"



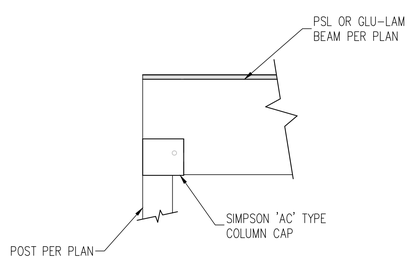
3 S6.2 TYPICAL GABLE END
SCALE: 1" = 1'-0"



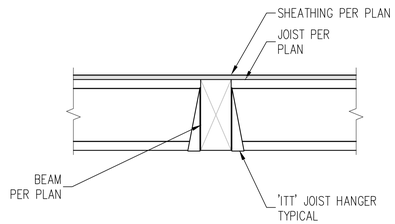
4 S6.2 TYPICAL ROOF FRAMING CONNECTION
SCALE: 1" = 1'-0"



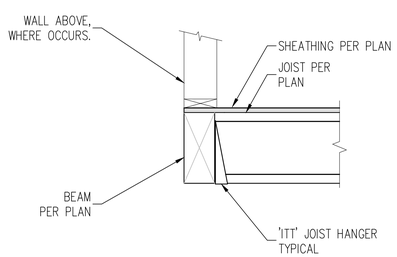
7 S6.2 TYPICAL GIRDER TRUSS CONNECTION
SCALE: 1" = 1'-0"



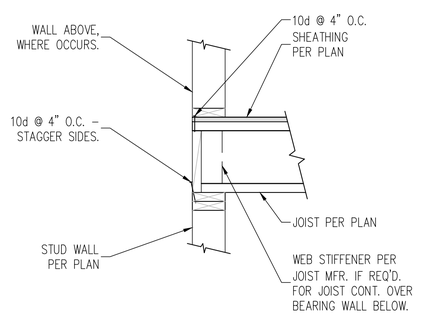
11 S6.2 FRAMING CONNECTION AT BEAM SPLICE
SCALE: 1" = 1'-0"



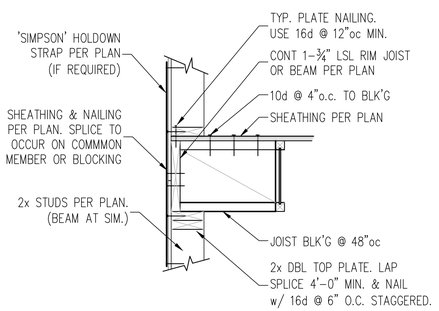
12 S6.2 FLUSH BEAM FRAMING
SCALE: 1" = 1'-0"



14 S6.2 FLUSH BEAM FRAMING
SCALE: 1" = 1'-0"



15 S6.2 FRAMING AT BEARING WALL
SCALE: 1" = 1'-0"



16 S6.2 TYPICAL FLOOR FRAMING CONNECTION
SCALE: 1" = 1'-0"

VIGA design

NOEL BARCLAY — STATE OF WASHINGTON — 37566 — REGISTERED PROFESSIONAL ENGINEER
2/28/12

PROJECT:
THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

REVISIONS		
JOB NO.	11-16	
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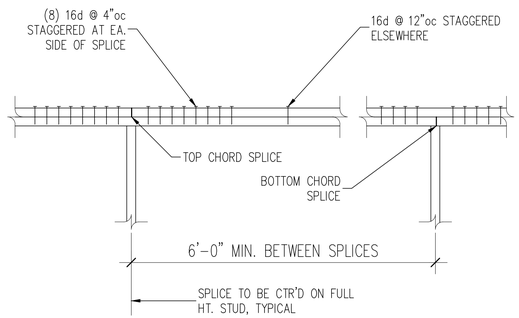
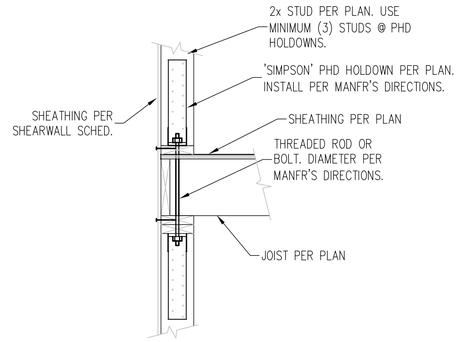
SHEET CONTENTS:
TYPICAL DETAILS

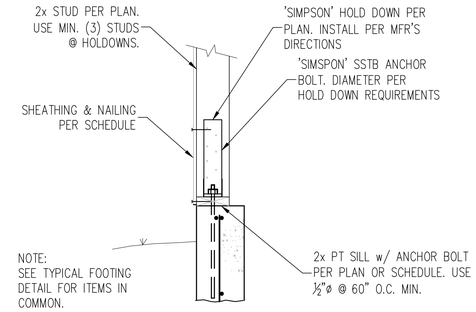
SHEET NO.
S6.2



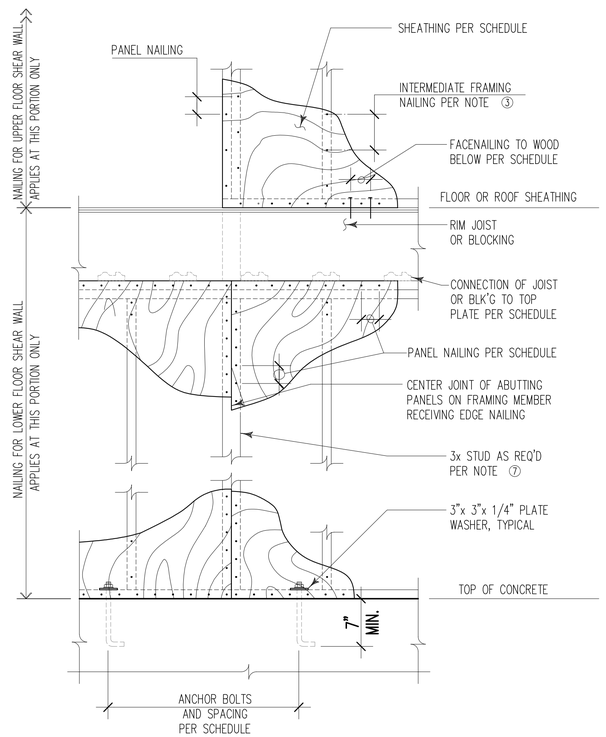
2 / S6.3 TYPICAL TOP CHORD SPLICE
SCALE: 1" = 1'-0"



3 / S6.3 HOLDOWN @ UPPER FLOOR
SCALE: 1" = 1'-0"



4 / S6.3 HOLDOWN @ CONC. STEM WALL
SCALE: 1" = 1'-0"



ELEVATION

MARK	SHEATHING ①②	PANEL NAILING ③	CONNECTION OF JOIST OR BLKG. TO TOP PLATE ④	BOTTOM PLATE ATTACHMENT ⑤		CAPACITY ⑥
				FACENAILING TO WOOD BELOW	ANCHOR BOLTING TO CONC. BELOW	
P1-6	1/2" PLYWOOD	0.131x2½ @ 6"oc	A35 @ 24"oc	0.148x3¼ @ 7"oc	⅝"ø @ 54"oc or ¾"ø @ 72"oc	260 PLF
P1-4	1/2" PLYWOOD	0.131x2½ @ 4"oc ⑦	A35 @ 24"oc	0.148x3¼ @ 4½"oc	⅝"ø @ 44"oc or ¾"ø @ 60"oc	380 PLF
P1-3	1/2" PLYWOOD	0.131x2½ @ 3"oc ⑦	A35 @ 15"oc	(2) rows of ⑧ 0.148x3¼ @ 7"oc	⅝"ø @ 36"oc or ¾"ø @ 47"oc	490 PLF
P1-2	1/2" PLYWOOD	0.131x2½ @ 2"oc ⑦	A35 @ 11"oc	(2) rows of ⑧ 0.148x3¼ @ 5½"oc	⅝"ø @ 27"oc or ¾"ø @ 36"oc	640 PLF
P2-3	1/2" PLYWOOD EA. SIDE	0.131x2½ @ 3"oc ⑦⑨	A35 @ 6"oc	(2) rows of ⑧ 0.148x3¼ @ 3½"oc	⅝"ø @ 18"oc or ¾"ø @ 23"oc	980 PLF

SHEAR WALL SCHEDULE NOTES:

① 1/2" THICK SHEATHING SHALL HAVE A PANEL SPAN RATING OF 24/0.

② AT INTERIOR VERTICAL SURFACES ONLY, 7/16" THICK OSB MAY BE USED IN LIEU OF 1/2" THICK PLYWOOD.

③ PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING W/ PANEL NAILS @ 12"oc.

④ AT SHEAR WALLS THAT REQUIRE A35 FRAMING ANCHORS FOR CONNECTION TO TOP PLATE, PROVIDE MINIMUM OF (2) A35 AT EACH SHEAR WALL. LTP4 MAY BE USED IN LIEU OF A35 FOR FLAT NAILING CONDITIONS.

⑤ WHERE DOUBLE BOTTOM PLATES ARE USED BOTH PLATES MUST HAVE SPECIFIED NAILING, AND INSPECTION OF LOWER PLATE MUST BE COMPLETED PRIOR TO INSTALLATION OF SECOND BOTTOM PLATE.

⑥ SHEAR WALL CAPACITIES ARE BASED ON THE USE OF GALVANIZED BOX OR POWER DRIVEN NAILS PER GENERAL STRUCTURAL NOTES.

⑦ WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER AND NAILS SHALL BE STAGGERED.

⑧ ROWS OF NAILS SHALL BE OFFSET 1/2" (MIN) AND STAGGERED.

⑨ WHERE PANELS ARE APPLIED TO EACH SIDE OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

12 / S6.3 TYPICAL SHEARWALL SCHEDULE AND NOTES
SCALE: 1" = 1'-0"

VIGA design

NOEL BAKER — STATE OF WASHINGTON — 37566 — REGISTERED PROFESSIONAL ENGINEER
2/28/12

THE TIMBERS
PHASE II
at towne center
VANCOUVER, WA

PROJECT:

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SHEET CONTENTS:
TYPICAL DETAILS

SHEET NO.
S6.3