GENERAL STRUCTURAL NOTES

DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE 2012 IBC WITH WASHINGTON AMENDMENTS IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS WERE USED FOR DESIGN:

FLOOR LIVE LOAD=40 PSF ROOF SNOW LOAD = 25 PSF

BASIC WIND SPEED (3-SEC GUST): xxx MPH, WIND EXPOSURE: B WIND IMPORTANCE FACTOR IW: 1.0, BUILDING CATEGORY: II

SDS = xxx

SD1 = xxxSEISMIC IMPORTANCE FACTOR IE: 1.0, SITE CLASS: D

ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF (ASSUMED).

EXISTING CONDITIONS:

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO THE START OF THE WORK.

TEMPORARY CONDITIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE NEW AND EXISTING STRUCTURES AND WALLS DURING CONSTRUCTION. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER THE FINAL CONFIGURATION ONLY.

EARTHWORK: MAINTAIN THE EXCAYATION FREE FROM GROUND WATER FOR THE TIME REQUIRED TO COMPLETE THE WORK IN A PROPER WORKMANLIKE MANNER. REMOVE LOOSE OR DISTURBED SOIL FROM THE

BOTTOMS OF EXCAVATION. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL.

<u>Submittals:</u> Shop drawings shall be submitted to the architect/engineer prior to fabrication and CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

A. CONCRETE REINFORCEMENT

<u>CAST-IN-PLACE CONCRETE:</u> CONCRETE STRENGTH: f'c=2,500 PSI AT 28 DAYS.

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 WITH MIN LAP = 60 BARS DIAMETER.

CONCRETE ACCESSORIES: EXPANSION ANCHORS SHALL BE STAINLESS STEEL SIMPSON 'STRONG-BOLT 2' PER REPORT ESR-3037

EPOXY ANCHORS SHALL BE INSTALLED WITH SIMPSON 'SET-XP' ADHESIVE PER REPORT ESR-2508.

ALL MISCELLANEOUS STEEL: ASTM A36 (FY=36,000 PSI), OR AS NOTED ASTM A572 (FY=50 KSI). THREADED RODS: ASTM A36 OR ASTM A307 (HDG) WELDING: PER AWS STANDARDS. ETØXX ELECTRODE AND BY CERTIFIED WELDERS.

ALL EXPOSED FASTENERS, ACCESSORIES, AND CONNECTORS SHALL BE ZMAX OR HDG OR STAINLESS STEEL.

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES.

ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF FABRICATION. ALL FRAMING SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% BEFORE INSTALLING GYPSUM WALL BOARD. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE / CMU OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. GRADE AS FOLLOWS:

FRAMING ELEMENT D.F. #2 OR BETTER 4× AND SMALLER D.F. #I OR BETTER 6× AND LARGER BEAMS AND POSTS STUDS D.F. #2 OR BETTER

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS AND ATTACHED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS UNLESS NOTED OTHERWISE.

ALL FRAMING NAILS SHALL BE COMMON NAILS. NO BOX NAILS ALLOWED. FASTENERS AND ACCESSORIES IN CONTACT WITH PRESERVATIVE TREATED WOOD MUST BE HOT DIPPED GALVANIZED OR HAVE ZMAX COATING. NAIL CALLOUTS SHALL BE INTERPRETED AS FOLLOWS:

NAIL CALLOUT 8d COMMON DIAMETER 10d COMMON Ø.148'' 16d SINKER Ø.148'' 3 1/4'' 16d COMMON Ø.162'' 3 1/2''

SHEATHING PANELS SHALL CONFORM TO THE REQUIREMENTS OF VOLUNTARY PRODUCT STANDARD PS 1 OR PS 2, OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. SHEATHING INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS SHALL CONFORM TO OSSC TABLE 23/04.9.1.

FLASHING AND WATERPROOFING: ALL FLASHING AND WATERPROOFING SHALL BE BY OTHERS.

SPECIAL INSPECTIONS: IN ACCORDANCE WITH SECTION 1704 OF THE OREGON STRUCTURAL SPECIALITY CODE AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS. SPECIAL INSPECTIONS ARE TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY EMPLOYED BY THE OWNER PER THE SPECIAL INSPECTION PROGRAM.

GRAPHIC LEGEND

DETAIL REFERENCE

(N) DENOTES NEW CONSTRUCTION.

(E) DENOTES EXISTING CONSTRUCTION.

X DENOTES KEYNOTE

E.O.R. DENOTES ENGINEER OF RECORD REPRESENTS NEW WOOD WALLS ABOVE. (DIRECTLY

PLACED OVER THE FLOOR FRAMING SHOWN) REPRESENTS EXISTING WOOD WALLS ABOVE. (DIRECTLY

PLACED OVER THE FLOOR FRAMING SHOWN)

___ DENOTES EXISTING FOOTINGS.

DENOTES NEW FOOTINGS.

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PRELIMINARY

04-25-14

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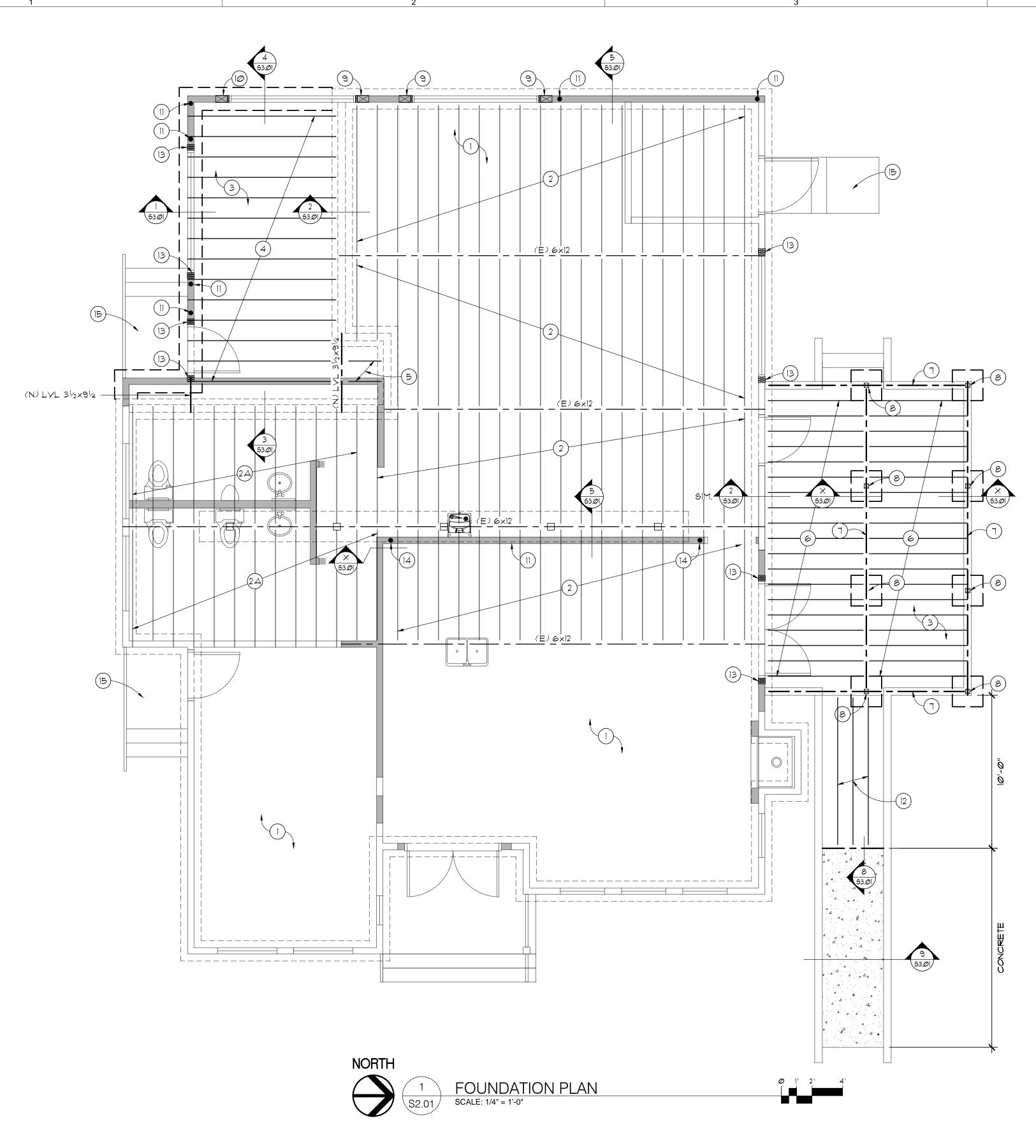
THE POINTE APARTMENTS CLUBHOUSE

3708 NE 109TH AVENUE VANCOUVER, WA 98682

FILE

REV DATE

NOTES AND SCHED

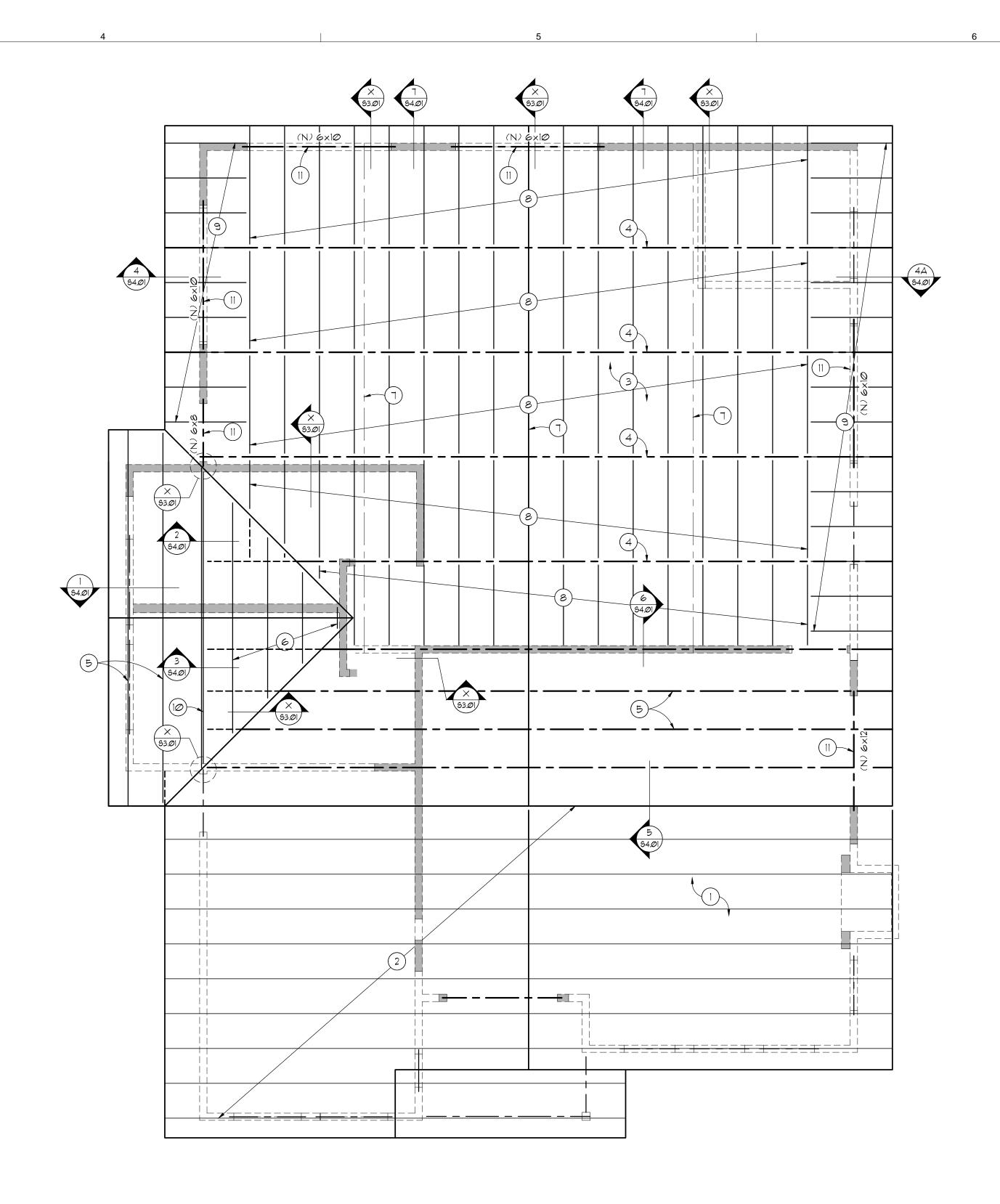




- 1. (E) $1\frac{1}{2}$ " LIGHT WEIGHT CONCRETE TOPPING OVER (E) $\frac{5}{8}$ " FLOOR PLYWOOD SHEATHING.
- 2. (E) 2×1Ø JOISTS @ 1'-4'' O/C.
- 2A. (E) 2x1Ø JOISTS @ 1'-Ø'' O/C.
- 3. (N) $1\frac{1}{2}$ " LIGHTWEIGHT CONCRETE TOPPING (105 PCF MAX.) OVER (N) $\frac{5}{6}$ " T&G PLYWOOD WITH GLUE AND 10d @ 6" O/C AT EDGES AND 1'-0" O/C FIELD. RUN FACE PLYWOOD PERPENDICULAR TO SUPPORTS AND STAGGER END JOINTS.
- 4. (N) LSL 1.55E $1\frac{1}{2} \times 9\frac{1}{4}$ JOISTS @ 1'-4'' O/C.
- 5. (N) DECKING PER ARCHITECTURAL DRAWINGS.
- 6. (N) P.T. 2x6 JOISTS @ 1'-Ø'' O/C.
- 7. (N) P.T. 4x1Ø (1- PIECE).
- 8. (N) P.T. 4×4 POST W/ 2'-Ø'' × 2'-Ø'' × 1'-Ø'' CONCRETE FOOTING.
- 9. (N)(1)2×6 TRIMMER +(1) FULL HEIGHT GL 5 $\frac{1}{2}$ ×9. PROVIDE MULTIPLE CUT & FIT LSL $\frac{1}{2}$ ×9 $\frac{1}{4}$ BLOCKING UNDER FOR FULL BEARING.
- 10. (N)(1)2x6 TRIMMER + (1) FULL HEIGHT 6x6. PROVIDE MULTIPLE CUT & FIT LSL $1\frac{1}{2}$ x9 $\frac{1}{4}$ BLOCKING UNDER FOR FULL BEARING.
- 11. (N) SIMPSON 'HDU2' HOLDOWN WITH $\frac{5}{8}$ " ϕ x12" EMBED ALL THD WITH NUT AND WASHER OR EPOXY ANCHS AT (E).
- 12. (N) P.T. 2x8 RAMP JOIST @ 1'-Ø'' O/C.
- 13. (N)(1)2×6 TRIMMER + (2)2×6 KING STUDS. CONNECT TOGETHER WITH 16d @ 8" O/C. PROVIDE MULTIPLE CUT & FIT LSL $1\frac{1}{2}$ ×9 $\frac{1}{4}$ BLOCKING UNDER FOR FULL BEARING.
- 14. (N) SIMPSON 'HDU2' HOLDOWN WITH $\frac{5}{8}$ " \(\psi \text{ X5"} \) EMBED. LAG INTO 6×10 BLOCK BETWEEN (E) FLOOR JOISTS BELOW.
- 15. (N) CONCRETE ENTRY PORCH AND STEPS.

NOTES:

- VERIFY ALL CONDITIONS WITH ARCHITECTURAL DWGS. DIMENSIONS NOT SHOWN ARE PER APPROVED ARCH'L DWGS. RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO BIDDING OR CONSTRUCTION.





ROOF FRAMING PLAN KEYNOTES:

- 1. (E) $\frac{1}{2}$ " PLYWOOD ROOF SHEATHING.
- 2. (E) PREFAB ROOF TRUSSES @ 2'-@'' O/C.
- 3. (N) $\frac{5}{6}$ " PLYWOOD ROOF SHEATHING IØD @ 6" O/C AT EDGES AND 1'-Ø" O/C FIELD. RUN FACE PLYWOOD PERPENDICULAR TO SUPPORTS AND STAGGER END JOINTS.
- 4. (N) PREFABRICATED ROOF TRUSSES @ 6'-0" O/C.
- 5. (N) PREFABRICATED ROOF TRUSSES @ 2'-@'' O/C.
- 6. (N) PREFABRICATED OVER-BUILD TRUSSES @ 2'-@'' O/C.
- 7. (N) BOTTOM CHORD TRUSS BRACING PER TRUSS MANUFACTURER.
- 8. 2×12 @ 2'-Ø'' O/C.
- 9. 2x6 OUTRIGGER @ 2'-Ø'' O/C.
- 10. (N) PREFAB GIRDER TRUSS.
- 11. CONN. (N) HEADERS TO KING STUDS OR POST EACH END WITH SIMPSON 'HUCGIO' HANGERS

NOTES:

 VERIFY ALL CONDITIONS WITH ARCHITECTURAL DWGS. DIMENSIONS NOT SHOWN ARE PER APPROVED ARCH'L DWGS. RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO BIDDING OR CONSTRUCTION.



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PRICING SET

THE POINTE APARTMENTS

3708 NE 109TH AVENUE VANCOUVER, WA 98682

CLUBHOUSE

REV DATE FILE

PA:

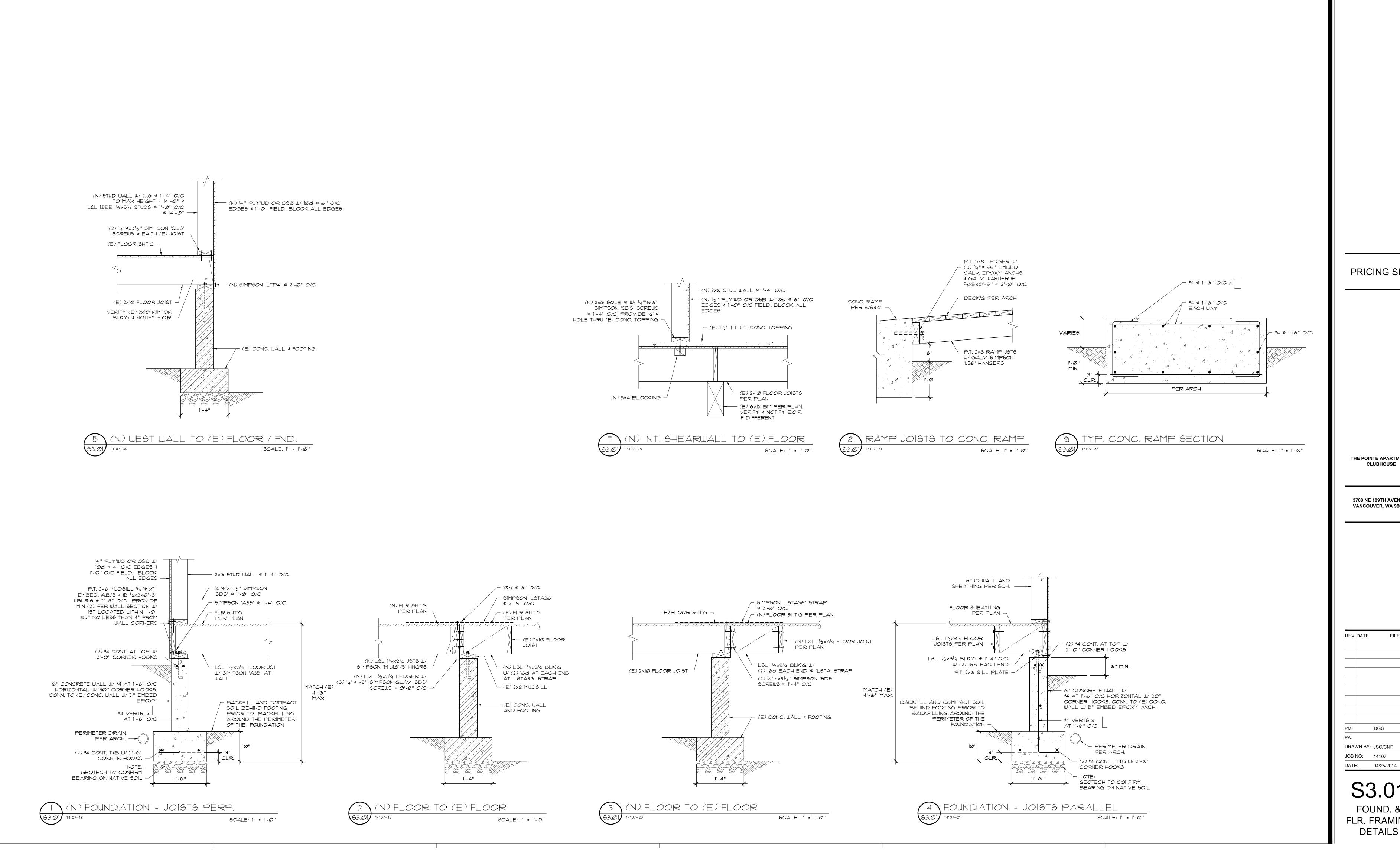
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DATE: 04/25/2014

DGG

1ST FLOOR AND ROOF FRAMING PLAN



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PRELIMINARY 04-25-14

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FOUND. & FLR. FRAMING **DETAILS**



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2×12 BLK'G BETWEEN 2×12 JOISTS

2x6 OUTRIGGERS @ 2'-Ø" O/C -

10d @ 6" O/C -

ROOF SHT'G PER PLAN -

2× RIPPED TO FIT BLK'G

2×4 STUD PONY WALL @ 1'-4" 0/C -/

EDGE NAILING PER PLAN -

PLY'WD WALL SHT'G

PER PLAN ---

W/ SIMPSON 'A35' @ 1'-0" O/C \$ VENT HOLES PER ARCH.

PER ARCH.

W/ (2) 16d EACH END -

10d @ 6" O/C -

PREFAB TRUSS PER PLAN W/ (1) SIMPSON 'A35' @ T.O. WALL

- SIMPSON 'H2.5A' @ EACH

TRUSS & OUTRIGGER

\ 16d @ 8" O/C

TYP. (N) ROOF TO WALL @ EAVE

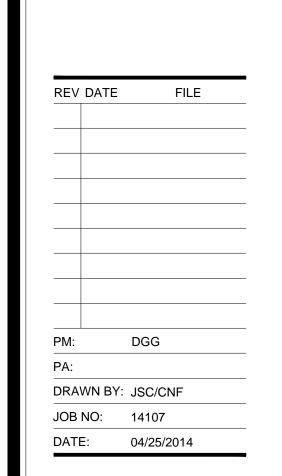
— 2x6 STUD WALL PER PLAN. (E) STUD WALL @ 4A/93.Ø1

— SIMPSON 'HI'

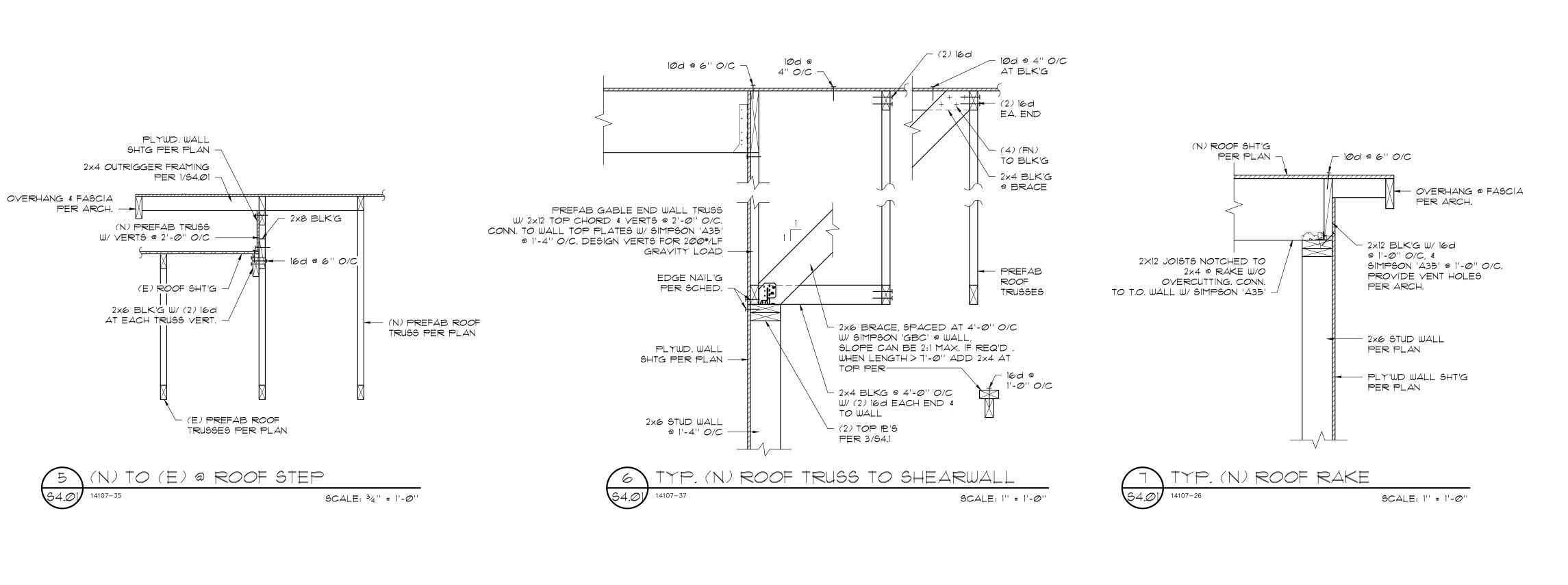
TO TRUSS

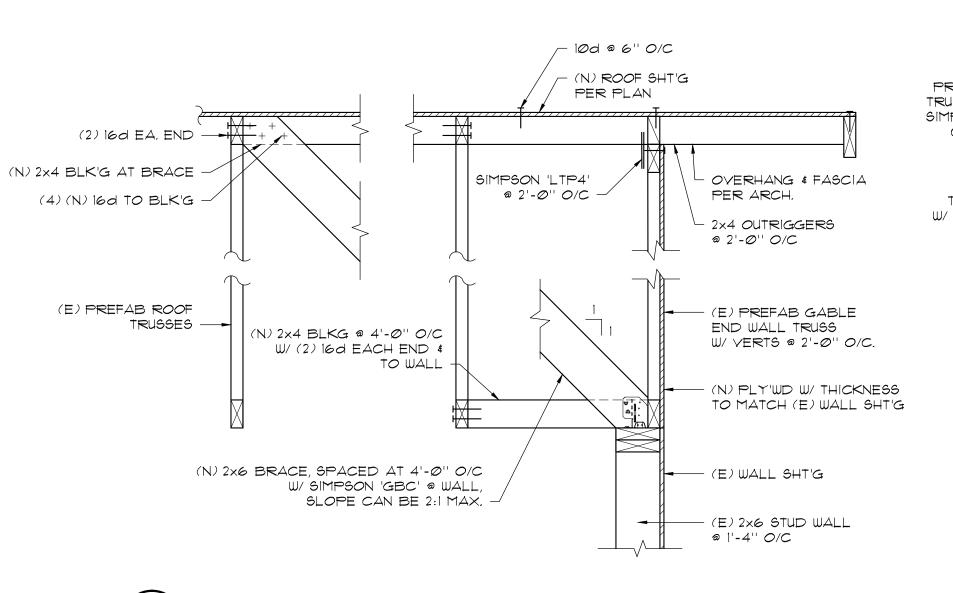
SCALE: 1'' = 1'-Ø''

AT EACH JOIST

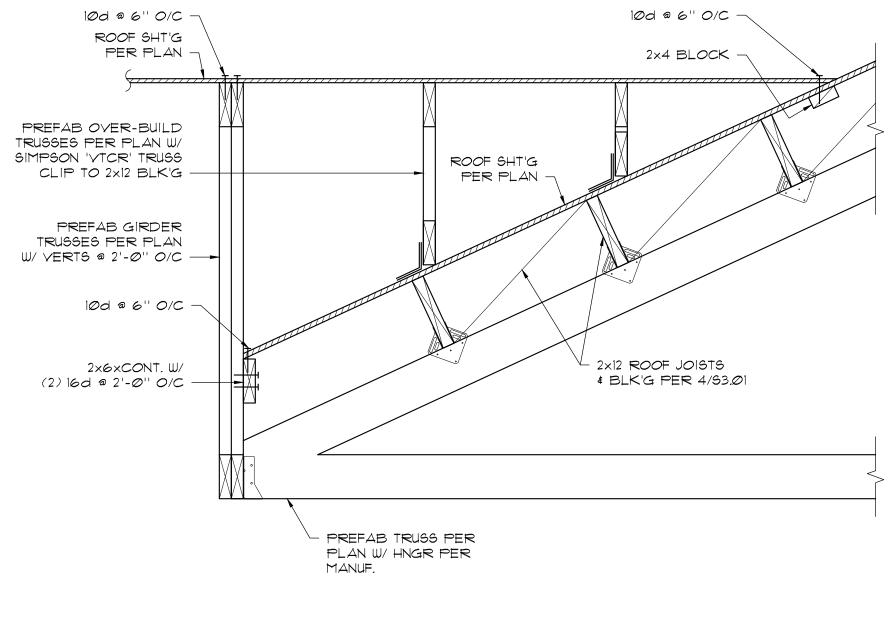


ROOF FRAMING **DETAILS**

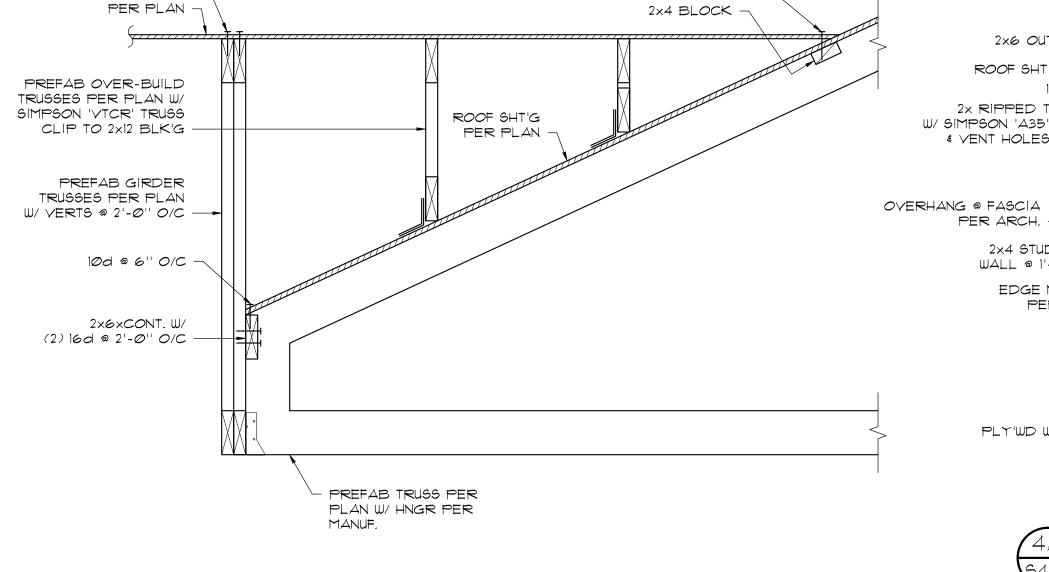








ROOF TO GIRDER TRUSS AT 2x12 FRAMING



10d @ 6" O/C -

10d a 6" O/C -

ROOF SHT'G

SCALE: |'' = |'-Ø''

