

Subject To Field Inspection

GENERAL STRUCTURAL NOTES	
(The following apply unless shown otherwise on the plans)	
CRITERIA	
1.1 ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION) WITH STATE OF WASHINGTON AMENDMENTS.	
1.2 DESIGN LOADING CRITERIA	
ROOF SNOW LOAD . . . . . 25 PSF FLOOR LIVE LOAD (RESIDENTIAL) . . . . . 40 PSF FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES) . . . . . 60 PSF GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD . . . . . 200 LBS WIND . . . RISK FACTOR = II, Kzt=1.0, Gcpi=0.18, 85 MPH, EXPOSURE "C" EARTHQUAKE: 1. SEISMIC IMPORTANCE FACTOR = 1.0, RISK FACTOR = II 2. Ss = 1.266 S1 = .501 3. SITE CLASS = D 4. Sds = .844 SD1 = .501 5. SEISMIC DESIGN CATEGORY = D 6. LATERAL SYSTEM: LIGHT-FRAMED SHEAR WALLS 7. BASE SHEAR V (ASD) = 16.36 KIPS 8. Cs(ASD) = 0.0909 9. R = 6.5 10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE	
SEE PLANS FOR ADDITIONAL LOADING CRITERIA	
1.3 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.	
1.4 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.	
1.5 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.	
1.6 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE ENGINEER OF RECORD 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 ENGINEER OF RECORD HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.	
1.7 CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.	
1.8 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 ENGINEER OF RECORD.	
1.9 ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERCTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.	
1.10 SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.  CONNECTOR PLATE WOOD ROOF TRUSSES	
APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.	
1.11 SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ARCHITECT, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY THE ARCHITECT. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.	
SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.	
1.12 SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING 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 REVIEW OF THE ARCHITECT OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS.	
GEOTECHNICAL	
3.1 FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND COEFFICIENT OF FRICTION ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE ENGINEER OF RECORD FOR POSSIBLE FOUNDATION REDESIGN.	
FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.	
BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.	
ALLOWABLE SOIL PRESSURE. . . . . 1500 PSF COEFFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED) . . . . . 0.35	

CONCRETE			
5.1 CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906, AND ACT 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:			
TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	MAXIMUM ABSOLUTE WATER- CEMENT RATIO	AIR ENTRAINED CONCRETE
C. ALL STRUCTURAL CONCRETE	2,500 PSI	0.58	0.46
5.2 THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FLYASH, 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 1905.6. 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, C494, and C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE 1904.2 OF THE INTERNATIONAL BUILDING CODE.			
5.4 REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.			
5.7 DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPICE 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.			
NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER OF RECORD.			
5.8 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 OR WEATHER (#5 BARS OR SMALLER) . . 1-1/2" COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . . 1-1/2" SLABS AND WALLS (INT. FACE). . . .GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"			
5.10 CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH 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			
6.1 EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NO. 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.			
6.2 EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS INTO EXISTING CONCRETE AND GROUTED CMU SHALL BE INSTALLED USING "SET-XP" EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2508. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.			
6.4 SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICBO, OR ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1056.			

WOOD		
9.1 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 AND BEAMS:	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
	(2X, 3X & 4X PRESSURE TREATED MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
BEAMS:	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
	(6X AND LARGER PRESSURE TREATED MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 675 PSI
POSTS:	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(4X PRESSURE TREATED MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fc = 1300 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
	(6X AND LARGER PRESSURE TREATED MEMBERS)	HEM-FIR NO.2 MINIMUM BASE VALUE, Fc = 575 PSI
2 X 4 STUDS, PLATES & MISC. FRAMING: DF/L OR HF STUD GRADE		
2 X 6 STUDS, PLATES & MISC. FRAMING: DF/L OR HF #2		
9.2 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. ALL SIMPLE BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 240 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS. GLULAM COLUMNS SHALL BE DOUGLAS FIR COMBINATION #5.		
9.3 MANUFACTURED LUMBER, PSL, LVL, AND LSL SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, LSL AND TJ INSULATED LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:		
PSL (2.0E)	Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI	
LVL (1.9E)	Fb = 2600 PSI, E = 1900 KSI, Fv = 285 PSI	
LSL (1.55E)	Fb = 2250 PSI, E = 1550 KSI, Fv = 310 PSI	
DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.		
MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.		
9.5 PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND ENGINEER OF RECORD. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.		
9.7 PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:		
	25 PSF	
TOP CHORD SNOW LOAD	7 PSF	
TOP CHORD DEAD LOAD	10 PSF	
TOTAL LOAD	42 PSF	
WIND UPLIFT (TOP CHORD)	12 PSF	
BOTTOM CHORD LIVE LOAD	10 PSF	
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF SNOW LOAD)		
WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A ENGINEER OF RECORD REGISTERED IN THE 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.		
9.10 PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.		
ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.		
FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.		
WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/16.		
REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.		
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. 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 TWO ROWS 16d @ 12" ON-CENTER.		

9.11 STRUCTURAL INSULATED ROOF AND WALL PANELS (S.I.P.) SHALL BE MANUFACTURED BY PREMIER BUILDING INDUSTRIES INC. MANUFACTURE AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1882. PANELS SHALL BE CONNECTED TOGETHER WITH FIELD INSTALLED OSB SPLINES. THE OSB FACINGS SHALL BE CONNECTED TO THE SPLINES WITH 8d BOX NAILS AT 6" O.C. THE MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS THAT INDICATE PANEL LAYOUT AND APPROPRIATE INSTALLATION DETAILS. SHOP DRAWINGS SHALL BE ACCOMPANIED BY STRUCTURAL CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL INCLUDE ALL THE DESIGN LOADS. PANELS SHALL BE DESIGNED TO DEVELOP THE SHEAR CAPACITIES INDICATED ON THE DRAWINGS.	
9.12 ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.	
PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD C2 FOR LUMBER OR C9 FOR PLYWOOD. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RETENTION OF 0.25 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS (NAILS, SCREWS, BOLTS AND ANCHOR BOLTS) AND TIMBER CONNECTORS IN DIRECT CONTACT WITH WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.	
9.13 STRUCTURAL SOFFIT/EAVE VENTS SHALL BE 'RAFT-A-VENT' (RS-400) EAVE VENT AS MANUFACTURED BY 'COR-A-VENT' AND INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEE STRUCTURAL PLANS AND DETAILS FOR NAIL REQUIREMENTS AT VENT LOCATIONS.	
9.15 TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CURRENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.	
ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LU" SERIES JOIST HANGERS. ALL TJ1 JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-2X JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HUI" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.	
WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.	
ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.	
9.16 WOOD FASTENERS	
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:	
	SIZE LENGTH DIAMETER
	6d 2" 0.113"
	8d 2-1/2" 0.131"
	10d 3" 0.148"
	12d 3-1/4" 0.148"
	16d BOX 3-1/2" 0.135"
	16d SINKER 3-1/4" 0.148"
	16d COMMON 3-1/2" 0.162"
IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE ENGINEER OF RECORD (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.	
NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.	
B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 100 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" DIAMETER AND SMALLER LAG SCREWS.	
9.17 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 INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.	
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.	
ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.	
ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER (HOT-DIP GALVANIZED) ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM WITH 1/4" x 3" x 3" (HOT-DIP GALVANIZED) PLATE WASHERS, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIAL SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/16) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.	
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. 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 TWO ROWS 16d @ 12" ON-CENTER.	
UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/ TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G 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" ON-CENTER UNLESS OTHERWISE NOTED.	

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Kitsap County Building Department  
PQuiriari@co.kitsap.wa.us  
09/18/2020

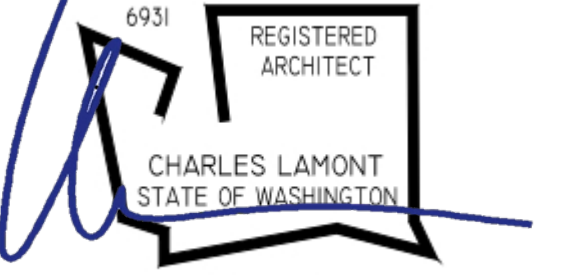
Structural General Notes:

REVISIONS			
REVISION	DATE	BY	DISCRPTION



Apple Tree Point - Lot 7

Kingston, Washington



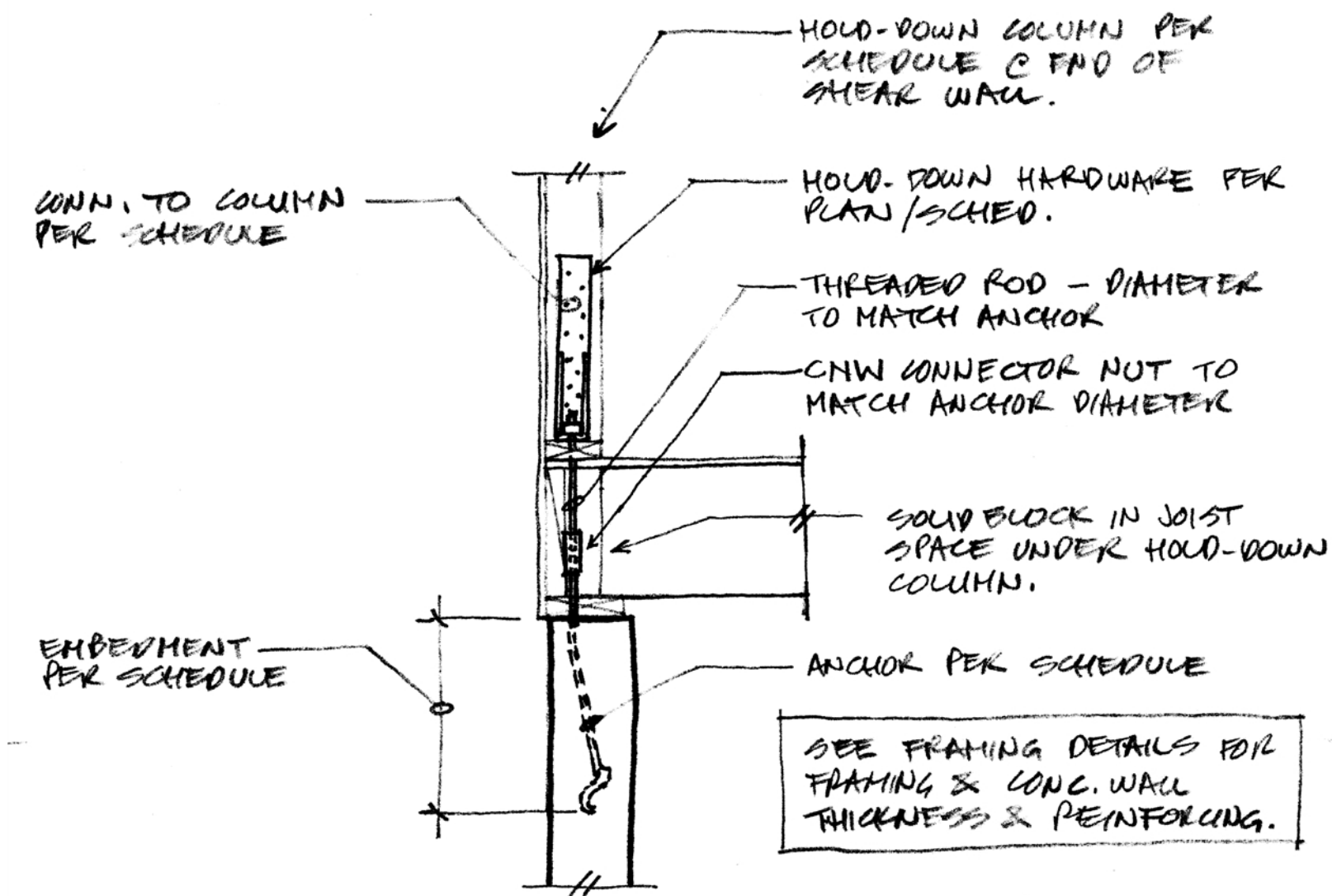
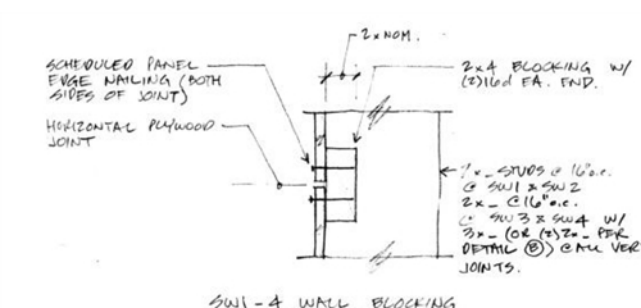
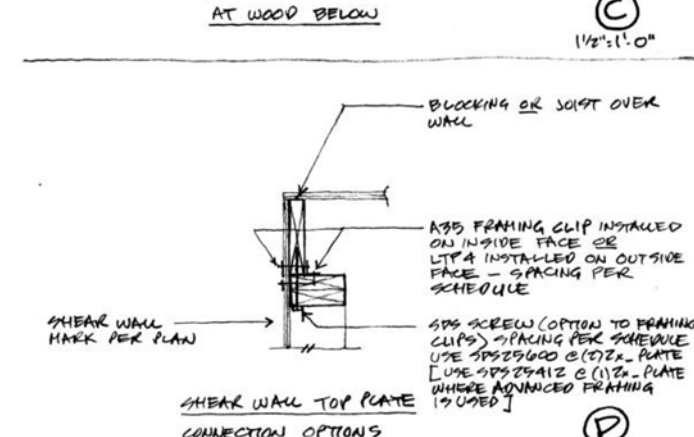
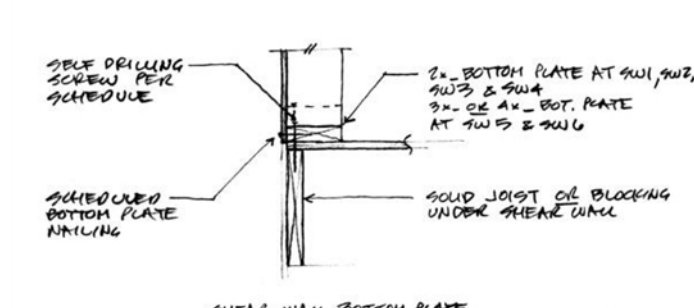
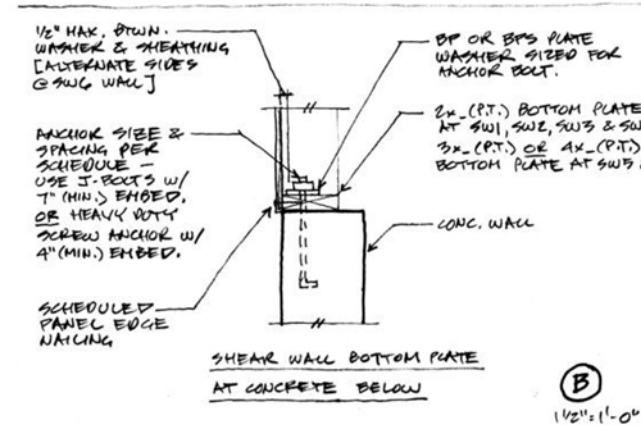
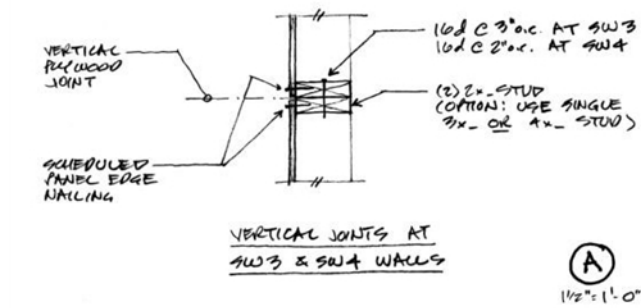
EXPIRES 3/18/18



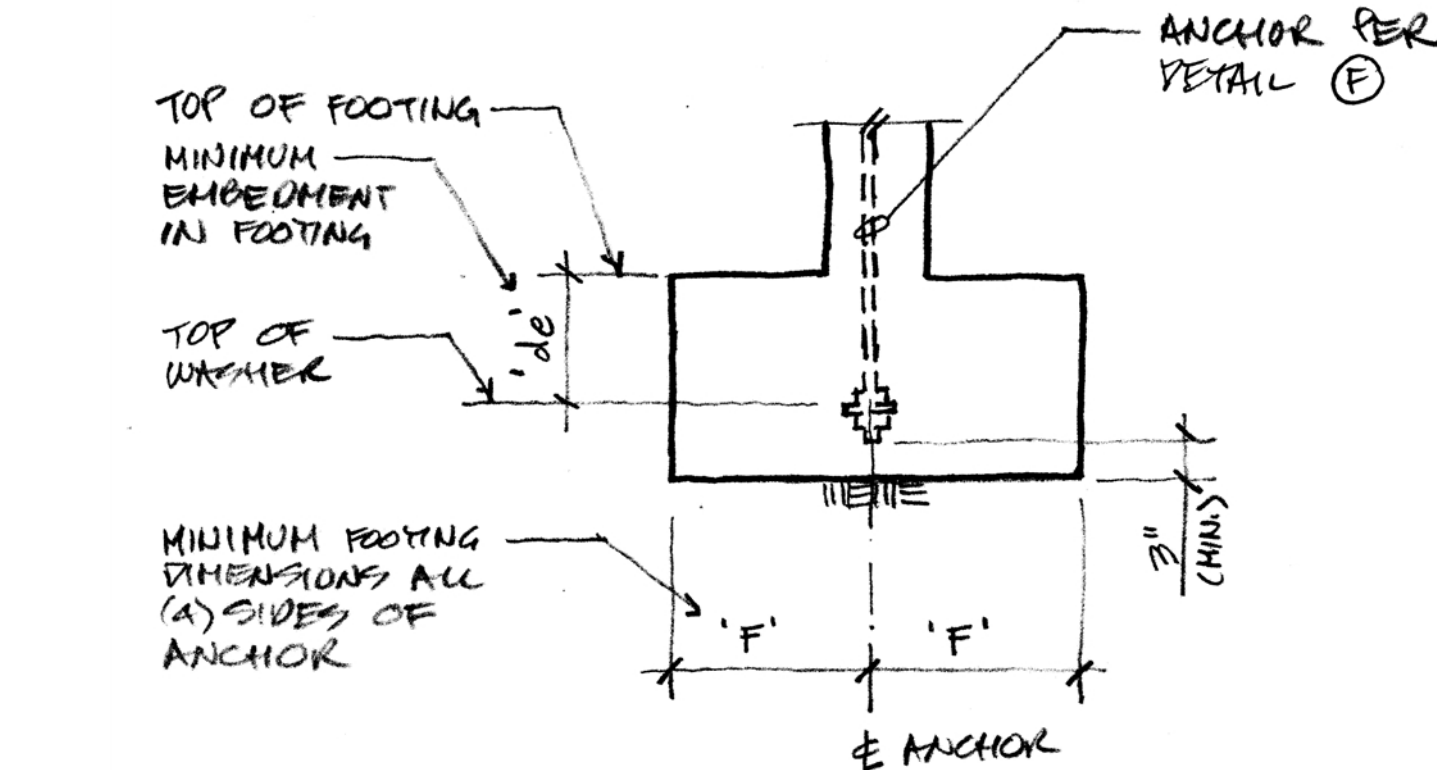
Structural Notes	
JOB NUMBER	P202007
DATE	August 20, 2020
DESIGN	C. LaMont
DRAWN BY:	C. LaMont
SCALE	NTS

So-1



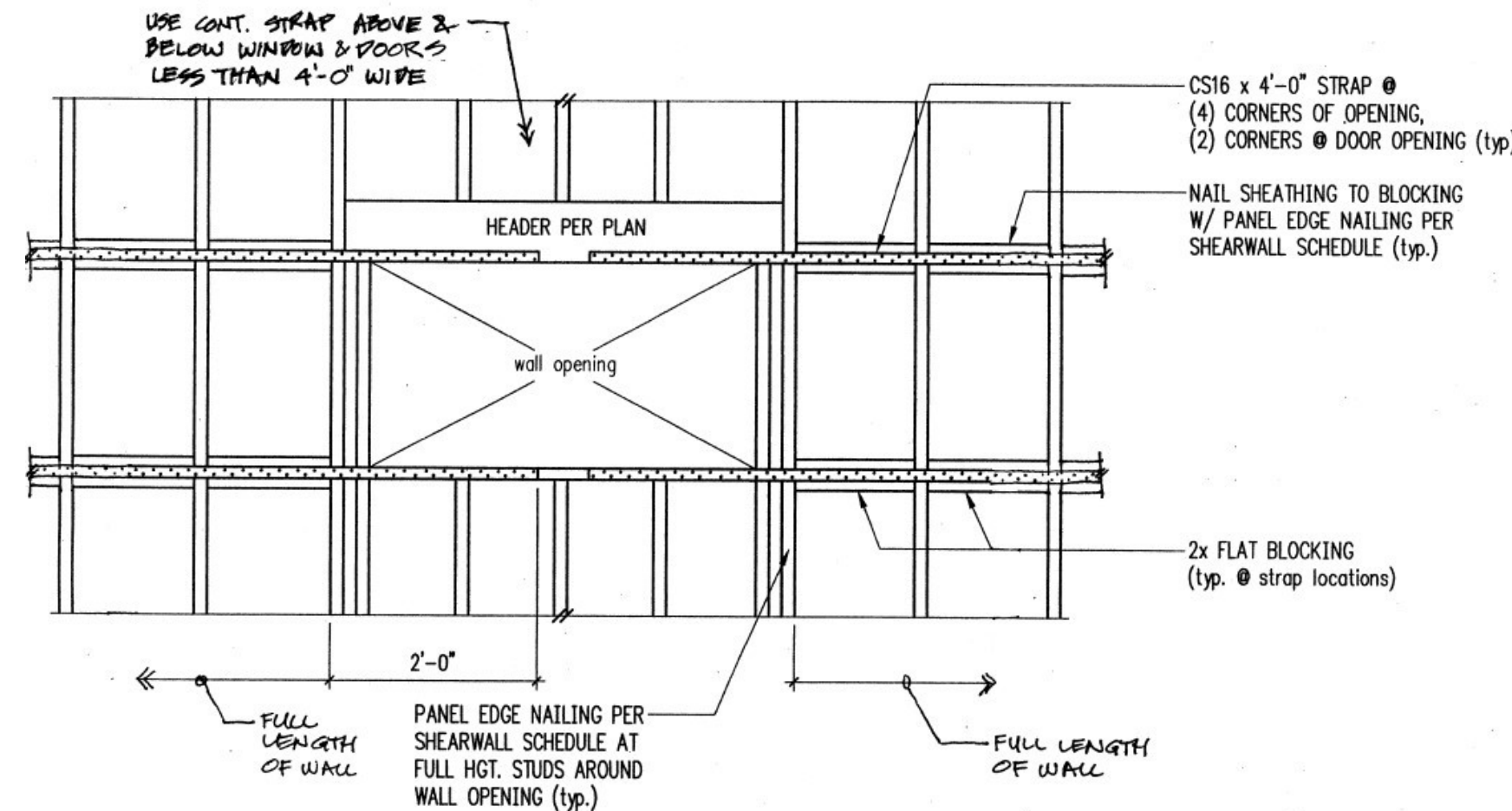


DETAIL G  
3/4" = 1'-0"

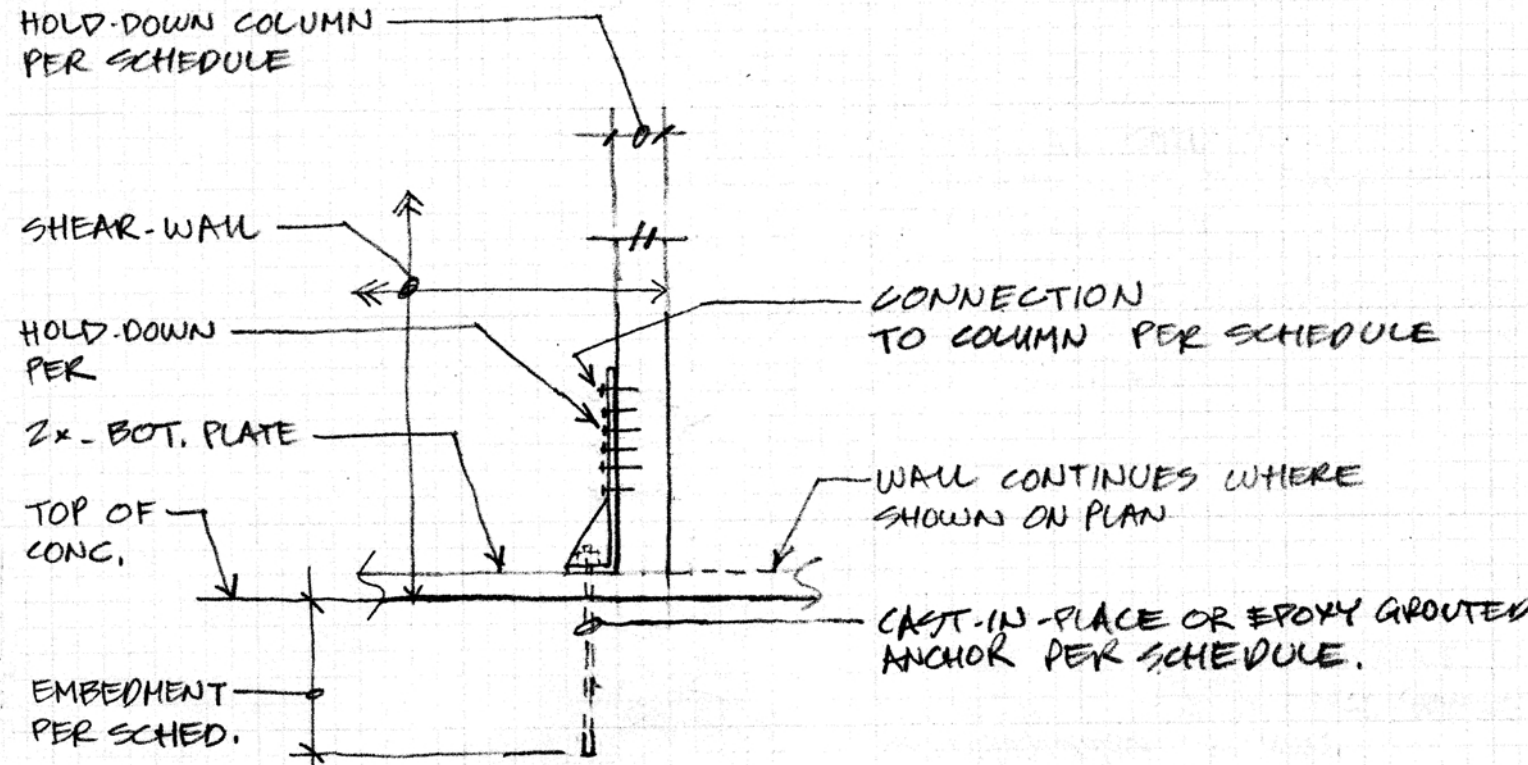


SCHEDULE		
ANCHOR	'd <sub>e</sub> ' (MIN.)	'F' (MIN.)
FAB B	11"	16 1/2"

H



I



SCHEDULE				
HARDWARE	CAST-IN-PLACE	EPOXY GROUTED	HOLD-DOWN COL. (MINIMUM)	CONN. TO COLUMN
HDC2 - SPS2.5	55TB16 L W/ 12 3/8" EMBED.	5/8" Φ THREADED ROD W/ 10" (MIN.) EMBEDMENT	(2) 2x -	(6) SPS25212
HDC5 - SPS2.5	55TB24 L W/ 20 3/8" EMBED.	5/8" Φ THREADED ROD W/ 12" (MIN.) EMBEDMENT	(2) 2x -	(14) SPS25212
HDC8 - SPS2.5	55TB8 x 24 W/ 18" EMBED.	N/A	6x6	(20) SPS25212

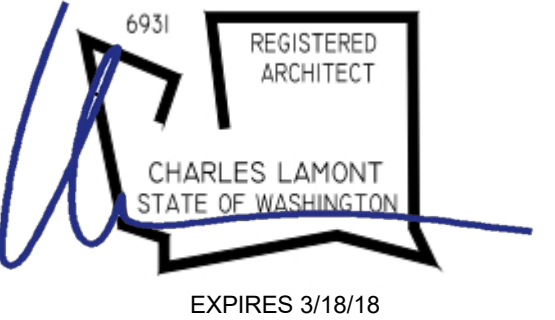
DETAIL F  
3/4" = 1'-0"

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Kitsap County Building Department  
Pquiriar@co.kitsap.wa.us  
09/18/2020

# Apple Tree Point - Lot 7

Kingston, Washington

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REVISION	DATE	BY	DISCRIPTION

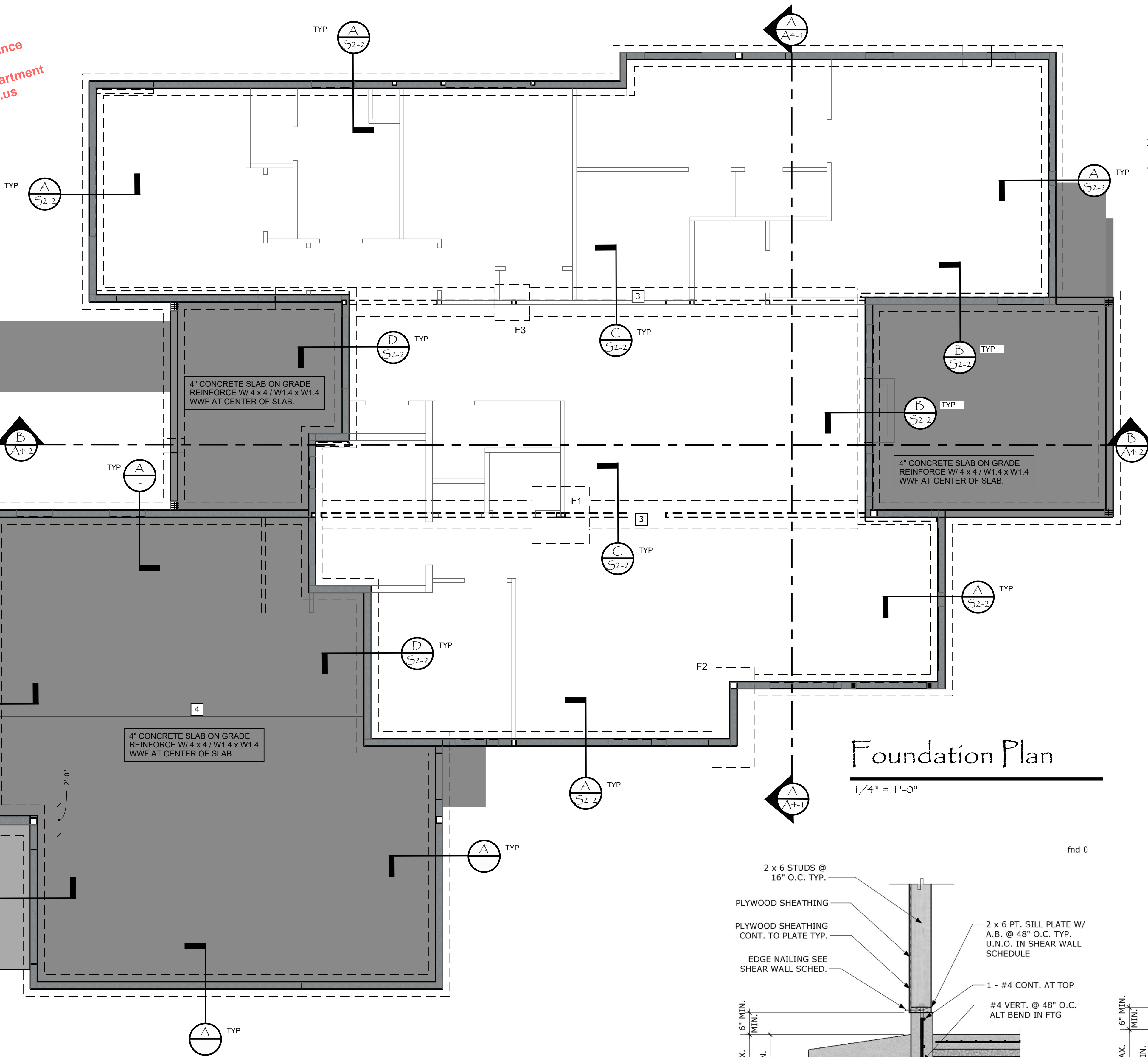


## Structural Notes

JOB NUMBER F202007 DATE August 20, 2020  
DESIGN C. LaMont DRAWN BY: C. LaMont  
SCALE N.T.S.

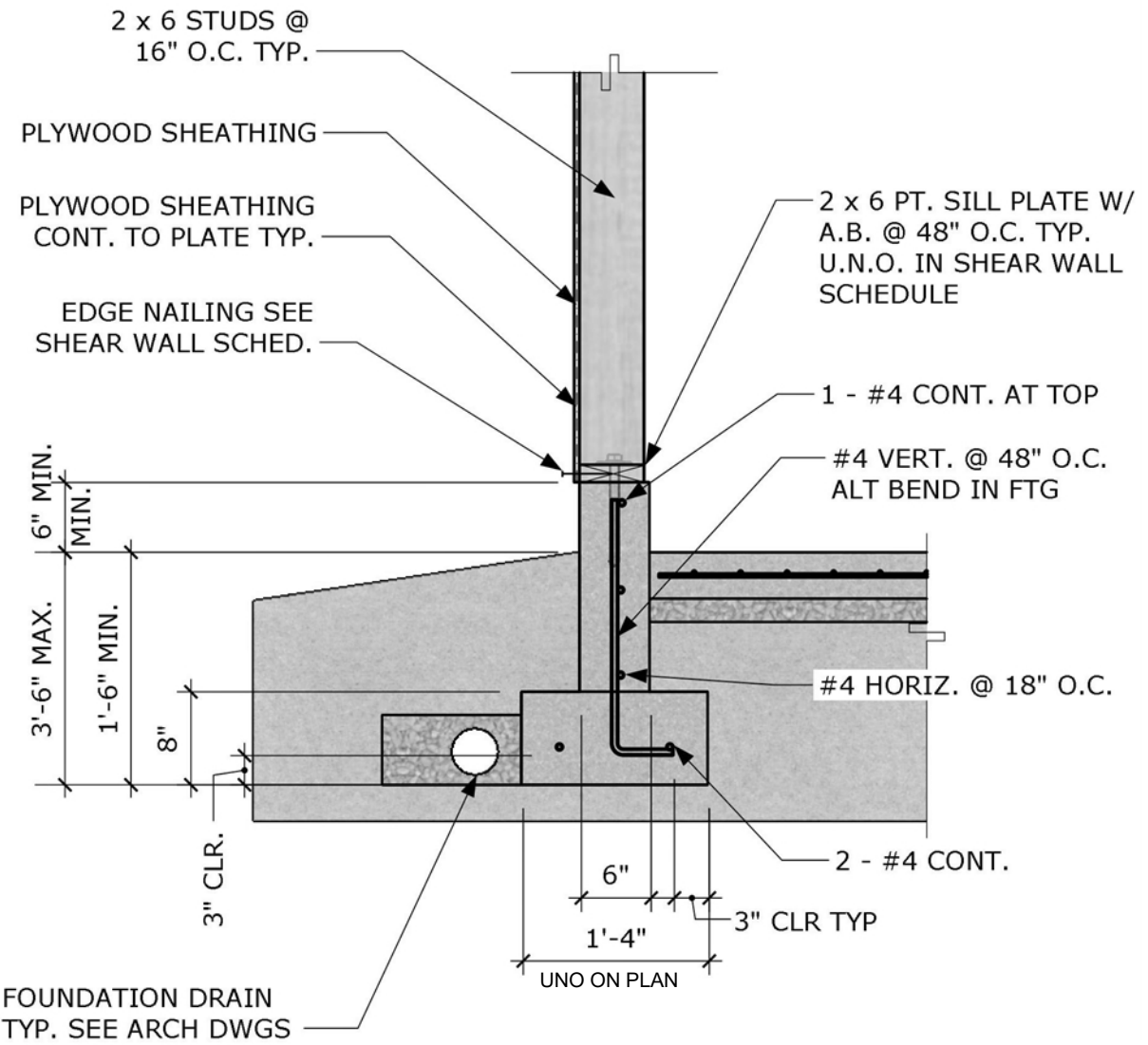


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09/18/2020



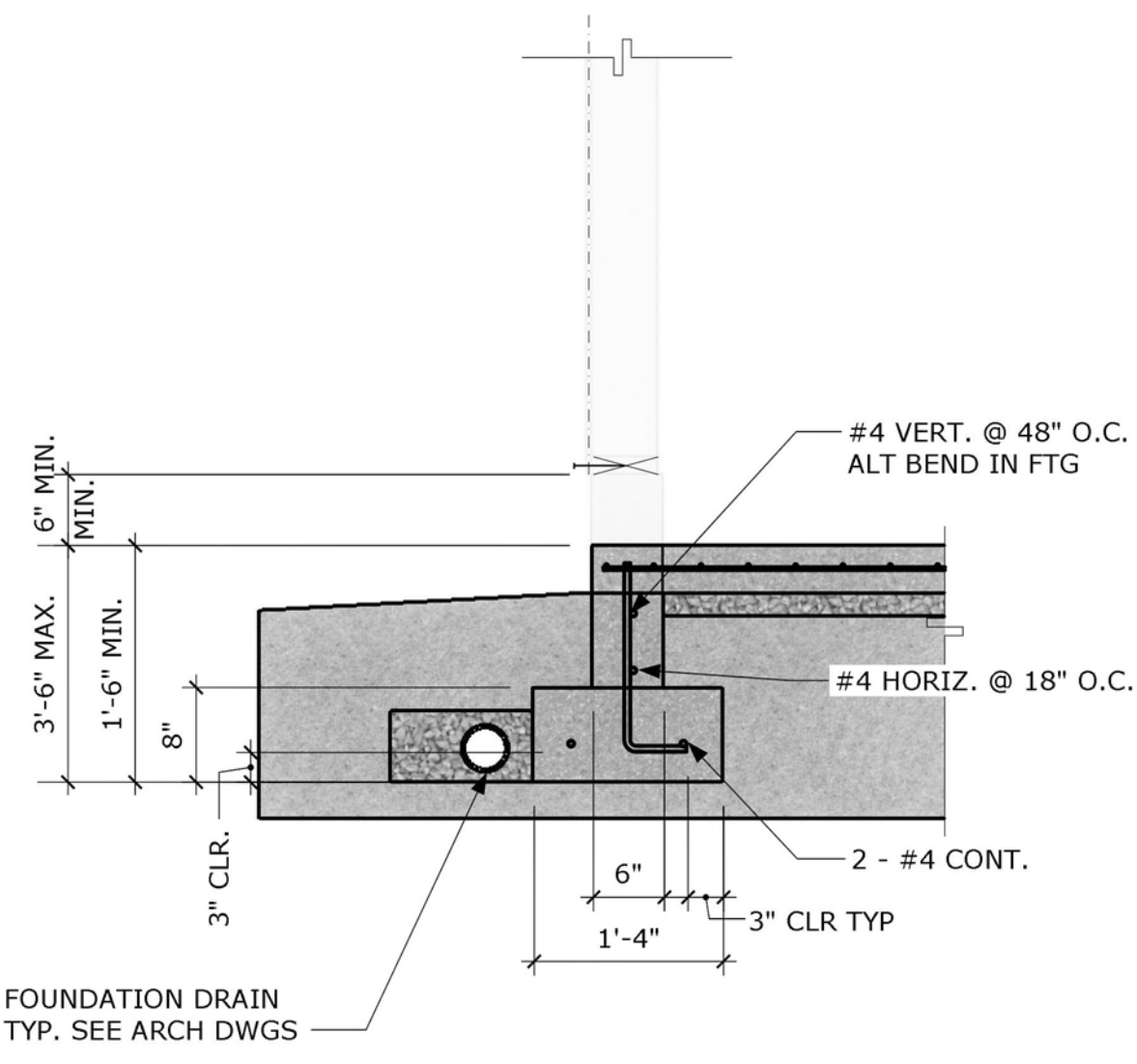
Foundation Plan

1/4" = 1'-0"



DETAIL

3/4" = 1'-0"



DETAIL

3/4" = 1'-0"

General Notes:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CENTER OF STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. THESE STRUCTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE GENERAL NOTES ON SHEETS A0.1 AND A0.2
3. SEE ARCHITECTURAL DRAWINGS FOR ALL INFORMATION AND DIMENSIONS NOT SHOWN.
4. SEE SHEET A4 DIVISION 2 "SITE WORK" FOR INFORMATION CONCERNING FOOTINGS, EXCAVATION AND SITE DRAINAGE.
5. SEE SHEET A4 DIVISION 3 "CONCRETE" FOR INFORMATION CONCERNING FOOTINGS AND REINFORCEMENT.

Sheet Notes:

- 1 BLOCK OUT FOR OPENINGS: BLOCK OUT STEM WALL FOR DOOR OPENINGS SEE FLOOR PLAN.
- 2 SIMILAR DETAIL: 2 x 4 WALL NOT NECESSARY WHEN JOIST ARE PARALLEL TO CONCRETE STEM WALL TYPICAL.
- 3 CRAWL SPACE ACCESS: PROVIDE PROVIDE 3' x 3' MIN. OPENING IN INTERMEDIATE WALL FOR ACCESS.
- 4 CONCRETE GARAGE FLOOR.
  - o SLOPE GARAGE FLOOR PER IRC R309.1

Footing Schedule

MARK	SIZE	REINFORCING
F1	4'-0" x 4'-0" x 1'-0" DEEP	(6) #4 EA. WAY AT BOTTOM
F2	3'-0" x 7'-0" x 1'-4" DEEP	(4) #5 LONGITUDINAL (8) #5 TRANSVERSE
F3	2'-6" x 2'-6" x 12" DEEP	(4) #4 EA. WAY AT BOTTOM.

Corrosion Resistant Fasteners:  
Fasteners for pressure preservative and fire-retardant treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper.  
Exception: Half inch diameter or greater steel bolts

REVISIONS			
REVISION	DATE	BY	DISCRPTION

Apple Tree Point - Lot 7

Kingston, Washington

6931 REGISTERED ARCHITECT

CHARLES LAMONT  
STATE OF WASHINGTON

EXPIRES 3/18/18

LaMont Design, Inc

Professional Service Corporation  
2120 NE Sandusky Road  
Fond du Lac, Washington 98570

(360) 779-7227  
www.lamontdesigninc.com

Foundation Plan

JOB NUMBER F202007 DATE August 20, 2020

DESIGN C. LaMont DRAWN BY: C. LaMont

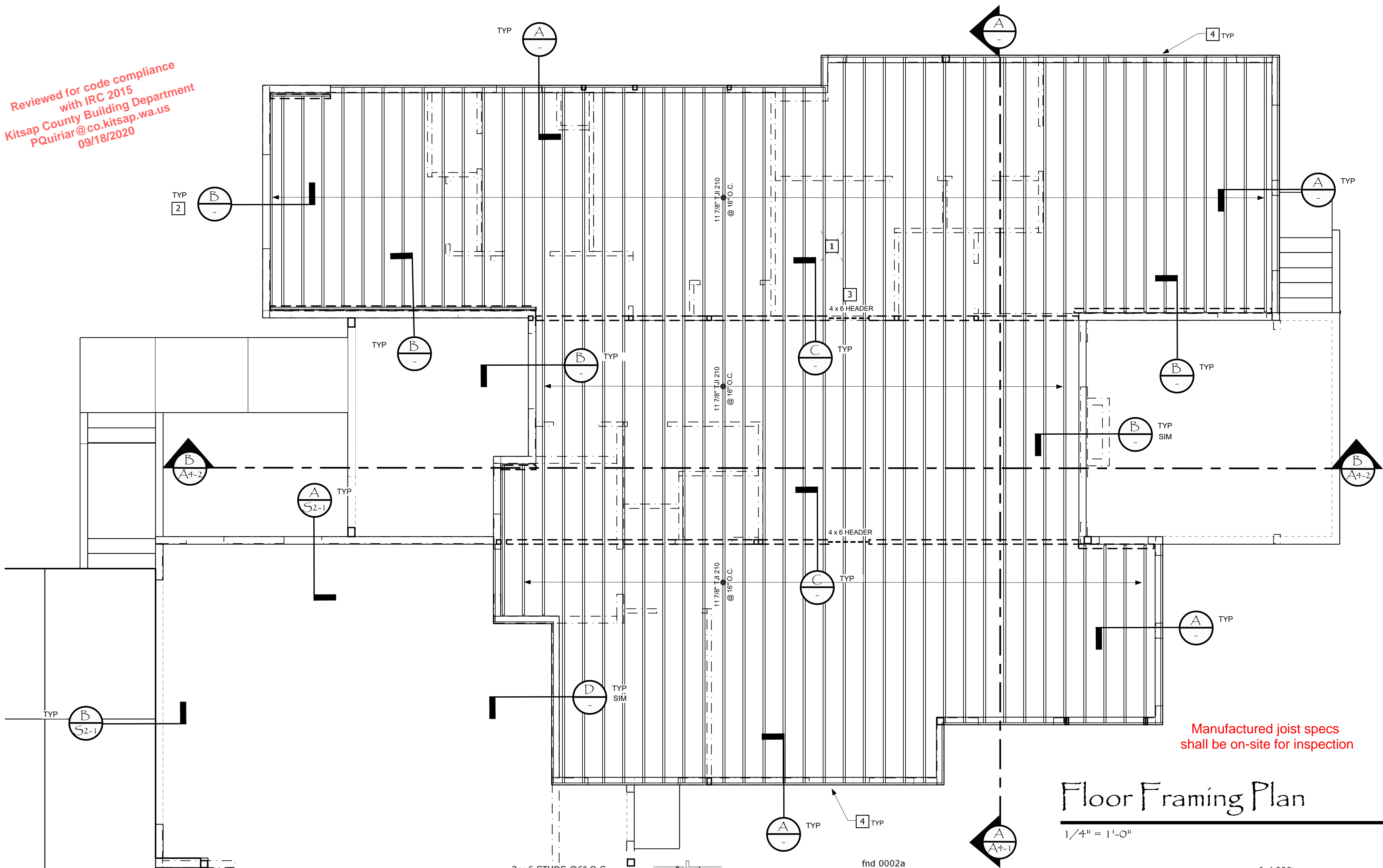
SCALE N.T.S.

S2-1

Sheet 12 of 15

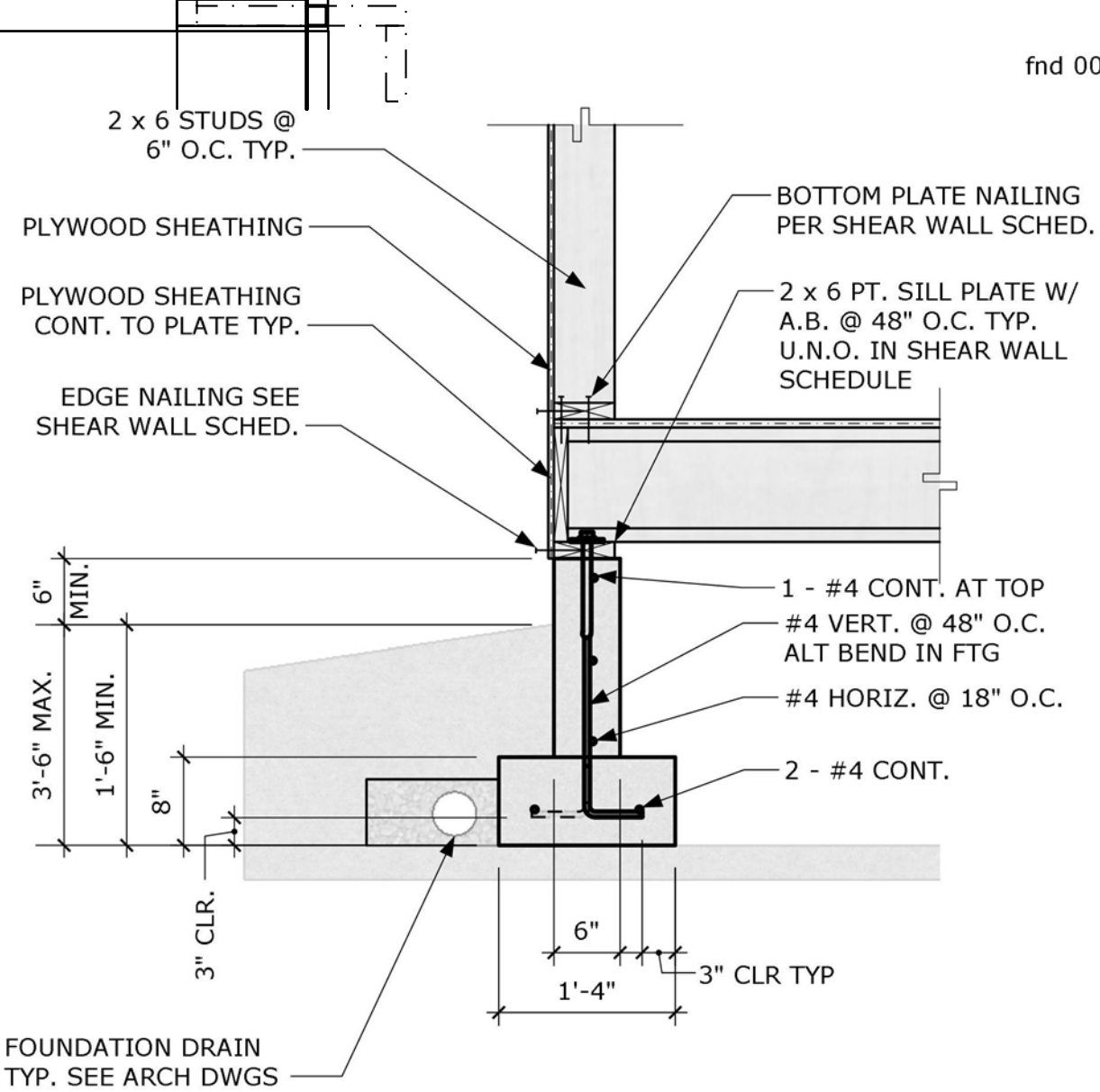


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with IRC 2015  
Kitsap County Building Department  
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09/18/2020



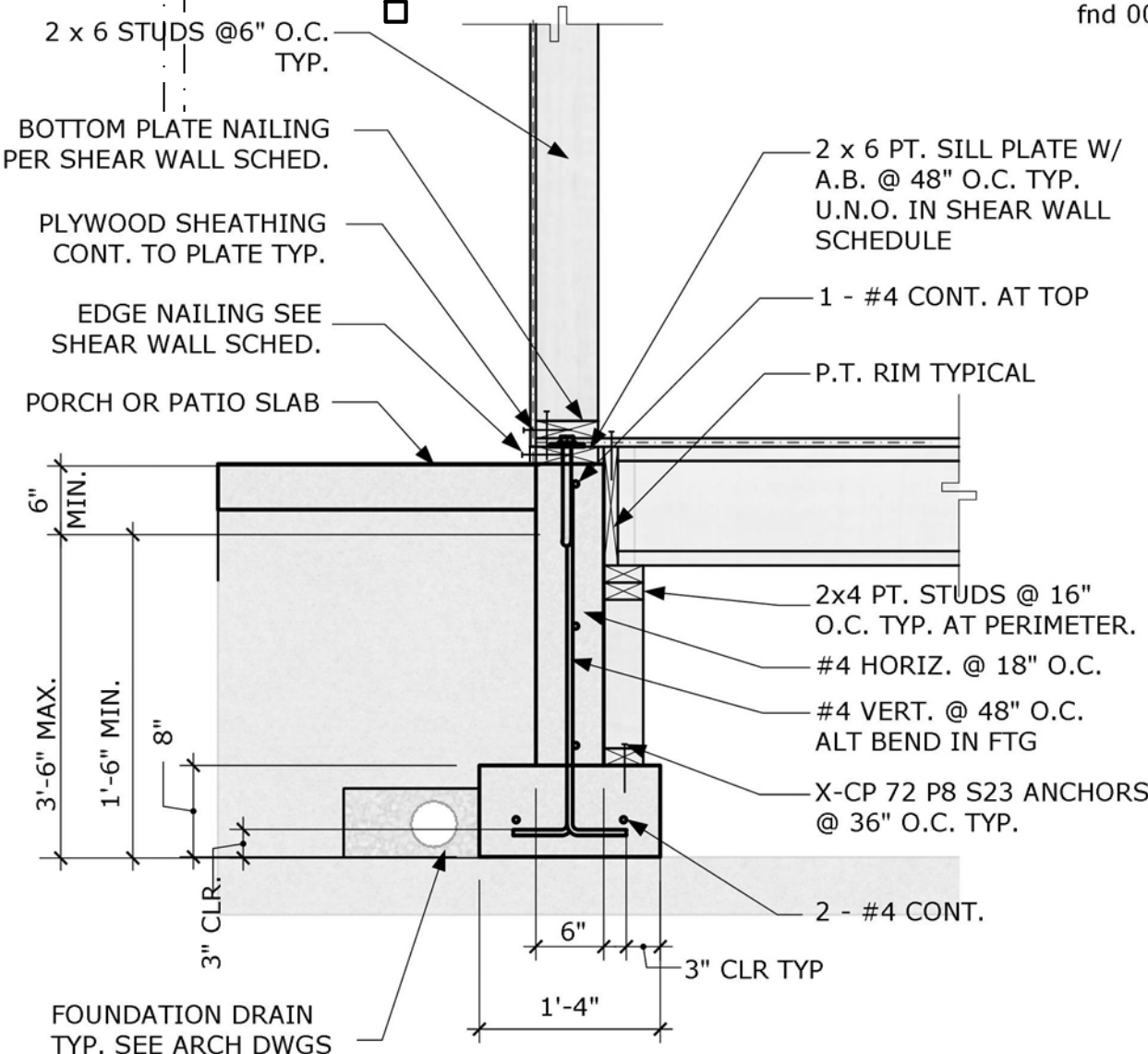
## Floor Framing Plan

1/4" = 1'-0"



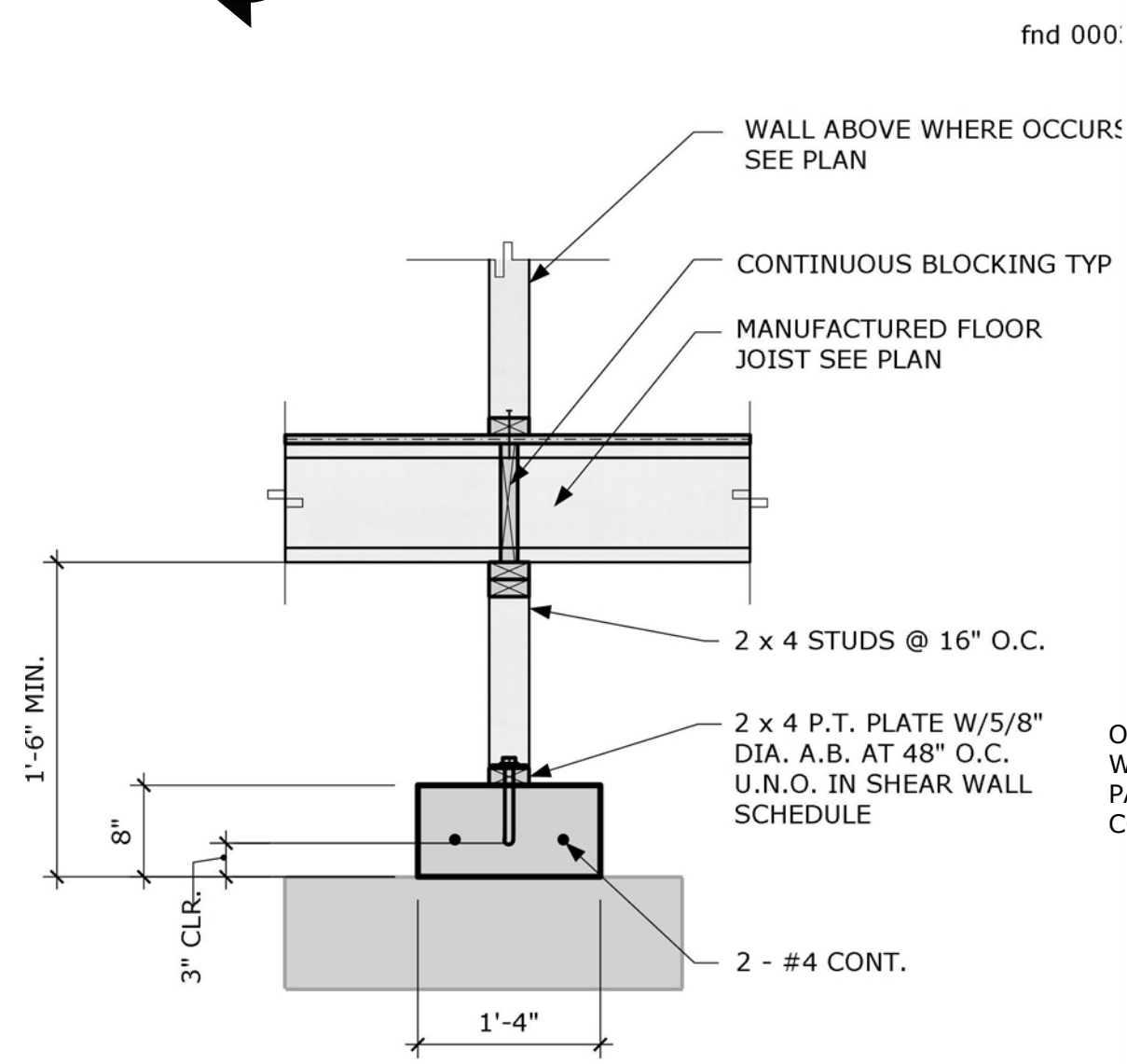
DETAIL

3/4" = 1'-0"



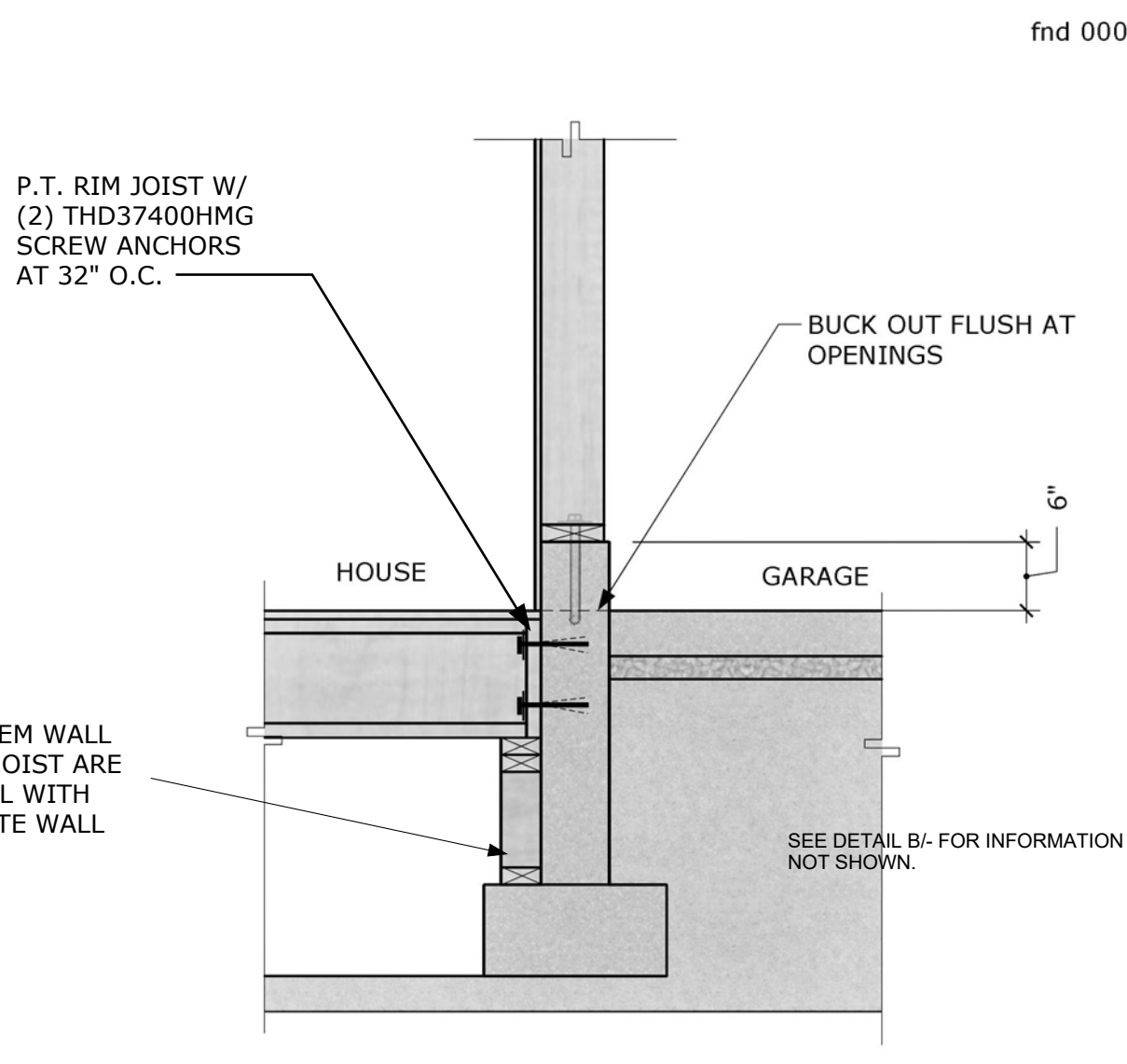
DETAIL

3/4" = 1'-0"



DETAIL

3/4" = 1'-0"



DETAIL

3/4" = 1'-0"

## General Notes:

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2. THESE STRUCTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
3. SEE ARCHITECTURAL DRAWINGS FOR ALL SIZES AND DIMENSIONS NOT SHOWN.
4. ALL STRUCTURAL WOOD MEMBERS EXPOSED TO WEATHER SHALL BE PREASURE TREATED OR WOOD WITH NATURAL RESISTANCE TO DECAY.
5. ALL HANGERS AND FASTENERS IN CONTACT WITH PREASURE TREATED LUMBER SHALL BE MANUFACTURED TO BE IN CONTACT WITH PREASURE TREATED LUMBER

## Sheet Notes:

- 1 **UNDER FLOOR ACCESS:** PROVIDE 18" x 24" MIN. UNDER FLOOR ACCESS PANEL SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- 2 **SIMILAR DETAIL:** 2 x 4 WALL NOT NECESSARY WHEN JOIST ARE PARALLEL TO CONCRETE STEM WALL TYPICAL.
- 3 **CRAWL SPACE ACCESS:** PROVIDE PROVIDE 3' x 3' MIN. OPENING IN INTERMEDIATE WALL FOR ACCESS.
- 4 **CRAWL VENTS:** PROVIDE SCREENED CRAWLSPACE VENTS IN RIM JOIST SEE EXTERIOR ELEVATIONS FOR LOCATIONS. VENTS MAY BE LOCATED IN CONCRETE FOUNDATION WALL AT CONTRACTORS OPTION.

## Crawl Space Vent Calculations

NOTE: VENT AREA SPECIFIED REQUIRES CLASS 1 VAPOR RETARDER INSTALLED, PER IRC R408 SEE BUILDING SECTIONS.

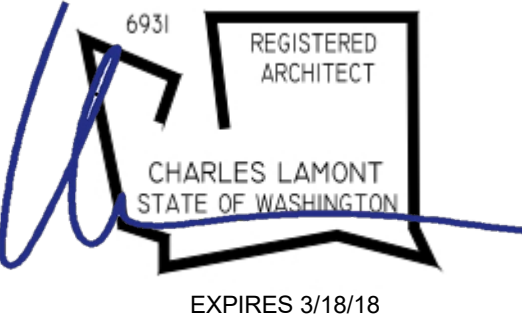
CRAWL SPACE AREA: 2,287 SF  
AREA OF VENTS REQUIRED: 2,287 / 1,500 = 1.5 SF  
6 x 16 NET FREE AREA = 0.45 SF  
VENTS REQUIRED = 1.5 / 0.45 = 4      1.5 / 0.45 = 4  
VENTS PROVIDED = 17, NET AREA PROVIDED = 7.65 / O.K.

## REVISIONS

REVISION	DATE	BY	DISCRPTION

Apple Tree Point - Lot 7

Kingston, Washington



## Floor Framing

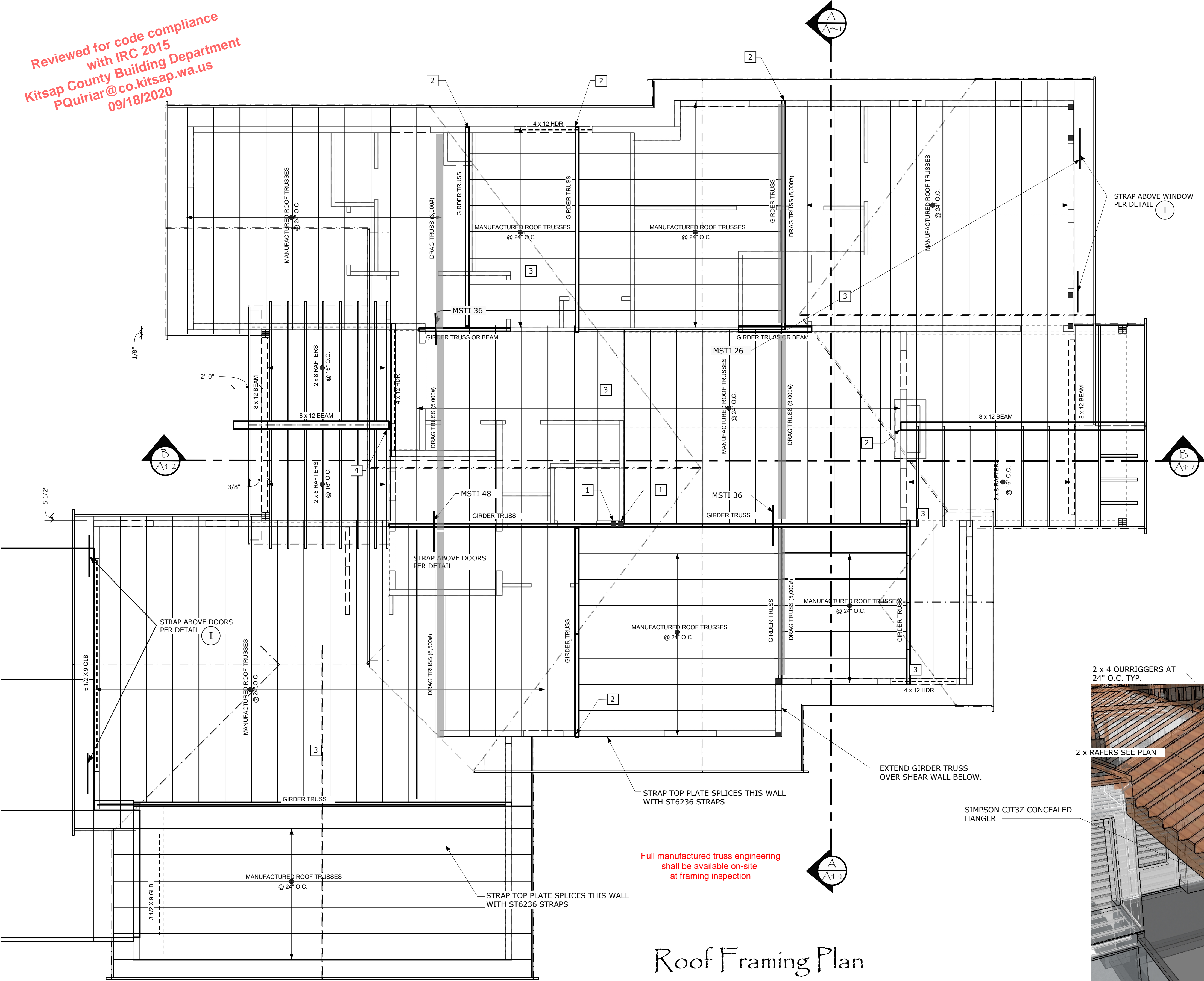
JOB NUMBER F202007 DATE August 20, 2020  
DESIGN C. LaMont DRAWN BY: C. LaMont  
SCALE N.T.S.

S2-2

Sheet 13 of 15



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09/18/2020



# Roof Framing Plan

1/4" = 1'-0"

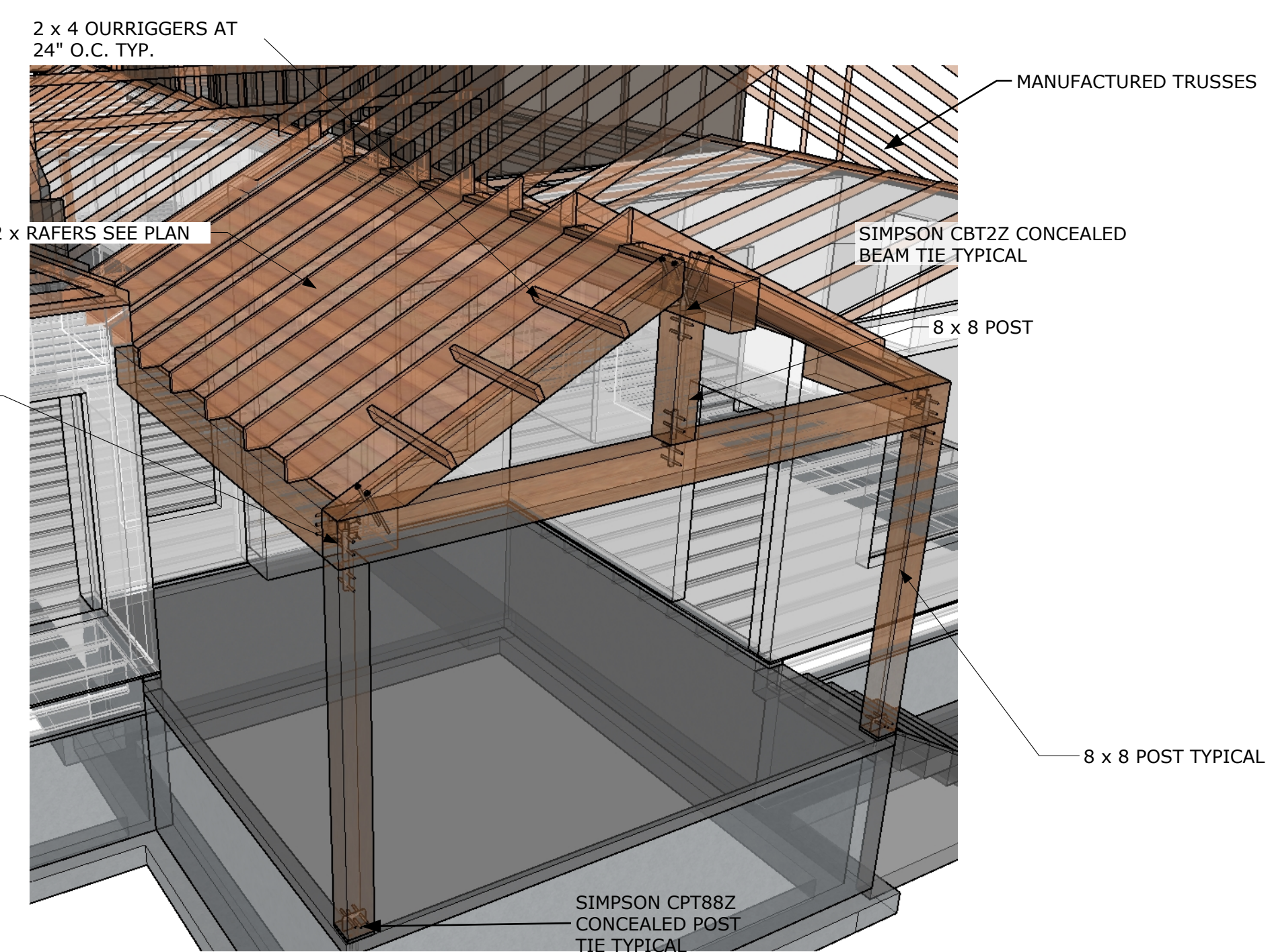
SEE SHEET S2-4 FOR HOLD-DOWN LOCATIONS AND SHEAR WALL CALL-OUTS

## General Notes:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CENTER OF STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. THESE STRUCTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
3. SEE ARCHITECTURAL DRAWINGS FOR ALL SIZES AND DIMENSIONS NOT SHOWN.
4. SEE GENERAL NOTES "ROUGH FRAMING" FOR HEADER SIZES NOT CALLED OUT ON PLANS.
5. WHERE HEADERS INTERRUPT TOP PLATE STRAP HEADER EACH SIDE TO TOP PLATE WITH SIMPSON CMST14 TO PLATE.

## Sheet Notes:

- 1 **COLUMN:** USE 6 x 6 POST FOR BEARING TO FOUNDATION UNDER GIRDER TRUSS
- 2 **COLUMN:** PROVIDE (3) 2 x STUDS FOR BEARING
- 3 **OVERFRAMING:** SHADED AREA INDICATES OVERFRAMING BY TRUSS MANUFACTURER TO CREATE SLOPE.
- 4 **BEAM SUPPORT:** 4 x 4 POST UNDER 8x BEAM TO 4 x 12 HEADER BELOW.



Typical Porch Framing  
N.T.S.

REVISIONS				
REVISION	DATE	BY	DISCRPTION	

Apple Tree Point - Lot 7  
Kingston, Washington

6931 REGISTERED ARCHITECT  
CHARLES LAMONT  
STATE OF WASHINGTON  
EXPIRES 3/18/18

LaMont Design, Inc  
Professional Service Corporation  
2120 N.E. Sandusky Road  
Portland, Washington 98570  
(360) 779-7227  
www.lamontdesigninc.com

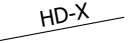
## Roof Framing

JOB NUMBER F202007 DATE August 20, 2020  
DESIGN C. LaMont DRAWN BY: C. LaMont  
SCALE N.T.S.

S2-3  
Sheet 14 of 15



General Notes:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CENTER OF STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE.
2. THESE STRUCTURAL DRAWINGS ARE DESIGNED TO BE USED IN CONJUNCTION WITH THE NOTES AND SPECIFICATIONS ON SHEETS A0.1 AND A0.2
3. SEE ARCHITECTURAL DRAWINGS FOR ALL SIZES AND DIMENSIONS NOT SHOWN.
4.  INDICATES HOLD-DOWN MARK - SEE SCHEDULE FOR HARDWARE AND INSTALLATION

Shearwall Schedule

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection <sup>(13)</sup>		Base Plate Connection	
			Self Drilling Screw Option <sup>(12)</sup>	Framing Clip Option <sup>(9) (10)</sup>	At Wood	At Concrete
SW1	1/2" CDX PLYWOOD	8d @ 6" O.C.	16" O.C.	A35 @24" O.C.	16d @ 6" O.C.	5/8" A.B. @ 48" O.C.
SW2	1/2" CDX PLYWOOD	8d @ 4" O.C.	10" O.C.	A35 @16" O.C.	16d @ 4" O.C.	5/8" A.B. @ 32" O.C.
SW3 <sup>(4)</sup>	1/2" CDX PLYWOOD	8d @ 3" O.C.	8" O.C.	A35 @12" O.C.	16d @ 3" O.C.	5/8" A.B. @ 16" O.C.
SW4 <sup>(4)</sup>	1/2" CDX PLYWOOD	8d @ 2" O.C.	6" O.C.	A35 @ 9" O.C.	16d @ 2 1/2" O.C.	5/8" A.B. @ 12" O.C.
SW5 <sup>(5)</sup>	5/8" CDX PLYWOOD <sup>(14)</sup>	10d @ 2" O.C.	6" O.C.	A35 @ 9" O.C.	16d @ 2" O.C.	5/8" A.B. @ 12" O.C. <sup>(5)</sup>
SW6 <sup>(5)</sup>	1/2" CDX PLYWOOD EA. SIDE	8d @ 2" O.C. EA. SIDE	6" O.C.	A35 @ 9" O.C.	(2 ROWS) 16d @ 3" O.C.	5/8" A.B. @ 12" O.C. <sup>(5)</sup>

- <sup>(1)</sup> BLOCK PANEL EDGES WITH 2x FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" O.C.
- <sup>(2)</sup> 8d NAILS SHALL BE 0.131" DIA. x 2 1/2" (common), 16d NAILS SHALL BE 0.135" DIA. x 3 1/2" (box)
- <sup>(3)</sup> EMBED ANCHOR BOLTS AT LEAST 7" EXPASION BOLTS OR SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE WASHERS PER DETAIL H/S6.1.
- <sup>(4)</sup> 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3 & SW4. REFER TO DETAIL M/S6.1 WHERE 3x STUDS ARE USED ARE USED FOR SW4, STAGGER NAILS AT ADJOINING PANEL EDGES.
- <sup>(5)</sup> 3x FOUNDATION SILL PLATE AND 3x STUDS ARE REQUIRED FOR SW5 & SW6 ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL STAGGER NAILS AT ADJOINING PANEL EDGES.
- <sup>(6)</sup> TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECIEVE PANEL EDGE NAILING.
- <sup>(7)</sup> ALL EXTERIOR WALL SHALL BE SW1, UNLESS NOTED OTHERWISE.
- <sup>(8)</sup> 7/16" OSB MAY BE SUBSTITUTED FOR 1/2" CDX.
- <sup>(9)</sup> LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- <sup>(10)</sup> A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL L/S6.1 MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- <sup>(11)</sup> SEE DETAIL M/S6.1 FOR BLOCKING AT HORIZONTAL JOINTS IF REQUIRED.
- <sup>(12)</sup> USE SDS25500 @ (2) 2x - TOP PLATE. SEE DETAIL N/S6.1  
USE SDS25312 @ (1) 2x - TOP PLATE.
- <sup>(13)</sup> SEE DETAIL L/S6.1 FOR TOP PLATE CONNECTION OPTIONS.
- <sup>(14)</sup> OPTION: USE 1/2" STRUCTURAL 1 PLYWOOD IN LIEW OF 5/8" CDX.

HOLD-DOWN SCHEDULE		
MARK	HARDWARE	REFERENCE DETAIL
HD1	HDU2-SPS2.5	(F) OR (G)
HD2	HDU5-SPS2.5	(F) OR (G)
HD3	HDU8-SPS2.5	(F) OR (G)
HD4	HDU11-SPS2.5	(F) OR (G) & (H)




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Kitsap County Building Department  
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09/18/2020

REVISIONS			
REVISION	DATE	BY	DISCRPTION
<sup>(A)</sup>	9/14/20	CWL	OWNER REVISION

Apple Tree Point - Lot 7

Kingston, Washington

  
EXPIRES 3/18/18

  
Professional Service Corporation  
2120 NE Sanduski Road  
Portland, Washington 98570  
(360) 779-7227  
www.lamontdesigninc.com

Lateral Plan

JOB NUMBER F202007    DATE August 20, 2020  
DESIGN C. LaMont    DRAWN BY: C. LaMont  
SCALE N.T.S.

S2-4

Sheet 15 of 15

