FRANKLIN St DADU





STRUCTURAL SPECIFICATIONS:

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. CHANGES, OMISSIONS OR
- SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY
- SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED
- COMPONENTS. 3. THE WORK DONE ON THIS PROJECT IS TO COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 UNIFORM PLUMBING CODE, CURRENT EDITION OF WASHINGTON STATE ENERGY & VENTILATION CODES AND AS AMENDED & ADOPTED BY THE STATE OF WASHINGTON.
- 4. ALL HOUSE EXTERIOR WALL STUDS ARE 2x6 D.F.#2 @ 16" O.C. ALL HOUSE INTERIOR WALL STUDS ARE 2x4 D.F.#2 @ 16" O.C.
- UNLESS NOTED OTHERWISE. (UNO).
- 5. ALL EXTERIOR & INTERIOR BEARING WALL HEADERS AND BEAMS TO BE 4x8 D.F.#2 UNO 6. ALL EXTERIOR & INTERIOR BRACED WALL PANEL BOTTOM PLATES TO DBL. JOIST OR DBL. BLOCKING w/ (3) 0.135x3 1/2" NAILS @ 16" O.C.

DESIGN CRITERIA (2021 IRC)

1.	VERTICAL LOADS	ROOF	FLOOR	DECKS/ BALCONIES			
	GROUND SNOW LOAD.	20 - 35					
	LIVE LOAD:	20 PSF	40 PSF	60 PSF			
	DEAD LOAD:	15 PSF	15 PSF	15 PSF			
2.	LATERAL WIND LOAD: 110 MPH, EXPOSURE B						
3.	SEISMIC DESIGN CATEGORY	D					
4.	SITE CLASS: D STIFF SOILS						
5.	SEISMIC: Ss = 1.207 & S1 = 0.4	414					

FOUNDATION

- 1. DESIGN ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF
- FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL. 3. ALL EXTERIOR FOOTINGS SHALL EXTEND 1'-0" MIN BELOW FINISHED GRADE.
- 4. ALL INTERIOR CONTINUOUS FOOTINGS TO BE 8" DEEP WITH (2) #4 CONT. BARS, (UNO). 5. COMPACTION OF BACKFILL MATERIAL:
- A. PIPES, PARKING LOTS, SIDEWALKS, SLABS ON GRADE: 95% COMPACTION ASTM D-698 (STANDARD PROCTOR)
- FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
- C. PLANTING BEDS, GRASS AREAS: 90% COMPACTION FOUNDATION WALL AND FOOTING SIZE AND REINFORCING TO SUIT LOCAL CODES AND SOIL CONDITIONS
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND HOLDOWN LOCATIONS HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION
- 9. SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER X 10" ANCHOR BOLTS AND 0.229"x 3"x 3" STEEL PLATE WASHER AT A MAXIMUM SPACING OF 4'-0" O.C. EACH BRACED OR SHEAR PANEL SHALL HAVE A MINIMUM OF TWO (UNO).
- 10. PROVIDE CRAWLSPACE VENTILATION AT THE RATE OF 1 SQ.FT. FOR EACH 150 SQ.FT. OF UNDER-FLOOR AREA
- 11. PROVIDE MINIMUM 12" CLEARANCE UNDER GIRDER BEAMS AND MINIMUM 18" CLEARANCE
- UNDER FLOOR JOIST 12. PROVIDE A MINIMUM 18"x24" CRAWLSPACE ACCESS

CONCRETE

- 1. COMPRESSIVE STRENGTH:
- A. CURBS, SIDEWALKS, FOOTINGS, SLABS: F'c= 3,000 PSI @ 28 DAYS 6 SACK MIX, PROJECT DESIGN w/ 2000PSI CONC. HOWEVER PROJECT IS SPECTI w/ 3000 PSI CONC. THEREFORE NO SPECIAL CONCRETE INSPECTION REQUIRED.
- STRUCTURAL AND MISCELLANEOUS STEEL:
- SHAPES, PLATES AND BARS: ASTM A36, Fy = 36 KSI BOLTS: ASTM A307 MACHINE BOLTS (MB), ASTM A325 HIGH STRENGTH BOLTS (HSB)
- A. MIN. EDGE DISTANCE: 1.5xDIA BOLT
- B. MIN. END DISTANCE:
- COMPRESSION: 4xDIA BOLT TENSION: 7x DIA BOLT
- C. MIN. BOLT SPACING: 4xDIA BOLT
- 3. REINFORCEMENT: ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3 WOOD

- STRUCTURAL LUMBER: NO. 2 & BETTER DOUGLAS FIR-LARCH, WWPA GRADING RULES. NON-STRUCTURAL LUMBER: NO.2 & BETTER HEM FIR, WWPA GRADING RULES.
- BEAMS AND STRINGERS: NO. 2 & BETTER DOUGLAS FIR-LARCH POSTS AND TIMBERS: STANDARD DOUGLAS FIR-LARCH, Fc = 1300 PSI
- SHEATHING: APA RATED SHEATHING
- CONNECTORS: "SIMPSON" OR APPROVED EQUAL AS INDICATED ON THE DRAWINGS NAILING: PER 2021 IBC TABLE R2304.10.2
- GLU-LAMS: 24F-V4, Fb = 2400 PSI, MOE = 1.8X106 PSI, Fv = 165 PSI
- PRESSURE TREATED LUMBER (PT): HEM-FIR, NO.2 OR BETTER
- 10. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED
- OR DETAILED ON THE DRAWINGS 11. PROVIDE SOLID BLOCKING BETWEEN JOIST OVER ALL SUPPORT BEAMS AND GIRDERS
- 12. PROVIDE ADDITIONAL JOIST UNDER ALL SHEAR WALL PANELS RUNNING PARALLEL TO JOIST 13. PROVIDE DOUBLE JOIST AT ALL WALLS RUNNING PARALLEL TO FLOOR JOISTS
- 14. ALL DECK FRAMING TO BE PRESSURE TREATED

PROPRIETARY PRODUCTS

1. ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED TO WITHSTAND THE LOADS LISTED UNDER "DESIGN CRITERIA." TRUSS LENGTH AS SHOWN ON THE PLANS MAY DIFFER SLIGHTLY FROM THE REQUIRED LENGTH. CONTRACTOR SHALL FIELD VERIFY SPACING OF EXISTING FOUNDATION WALL PER MANUFACTURER'S RECOMMENDATION.

GENERAL NOTES

- 1. BLOCK BETWEEN FLOORS IS REQUIRED FOR ALL COLUMNS (UNO). 2. ALL EXTERIOR WALLS SHALL BE 2X6 FRAMED WALL WITH INSULATION.
- . PROVIDE FIRE PROTECTION PER APPLICABLE CODE.
- 4. PROVIDE EDGE BLOCKING FOR ALL SHEAR PANELS.

ROOF

- 1. ROOF PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
- A. 1/2" CDX PLYWOOD OR OSB WITH 0.131x2 1/2" GALV. NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD.
- B. ALL PANEL EDGES SHALL BE EDGE CLIPPED. C. CONNECT ALL TRUSSES TO DOUBLE TOP PLATE OF WALL WITH H2.5A CLIP W/
- (5) 0.131x2 1/2" TRUSS & (5) 0.131x2 1/2" PLATES.
- 2. ALL NAILING PER 2021 IBC TABLE 2304.10.2 PROVIDE STC CLIPS @ ALL TRUSS TO INTERIOR WALL CONNECTIONS, SEE DETAILS 4. PROVIDE DBL. STUDS @ ALL GIRDER TRUSSES, UNLESS NOTED OTHERWISE
- 5. ROOF SHEATHING IS 7/16" OSB SHEATHING w\ PSCL CLIPS,

1/2" CCX @ EXPOSED OVERHANGS

FLOOR SHEATHING

- 1. FLOOR PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
- A. 3/4" T&G CDX PLYWOOD GLUED AND NAILED WITH 0.131x2 1/2" GALV. RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD. INSTALL PER THE TYPICAL DIAPHRAGM NAILING DETAIL .

	4'-1 1/2"	15'-5"	4'-5 1/2"	© COPYRIGHT	2022
ZU-U ⁻ 2'-10" 2'-10" 2'-10" 2'-10" 2'-10"	3040 SH EX (2) 2x8 2x4 TR 2x4 TR 2x4 TR EX (2) 2x8 EX (2) 2X	USSES @ 16" O.C. w/ 2x6 BOTTON CHORD EXISTING CONC. SLAB RIDGE EXISTING CONC. SLAB EXISTING CONC.	3040 SH EX (2) 2x8 @ 48" O.C. EX (2) 2x8 EX (2) 2x8 3040 SH 6'-6" 2'-10"	ELIANT DESIGN GROUP 5737 LINDERSON WAY SW, TUMWATER, WA. 98501 DO ROY 4420, TIMMATED, WA. 08601	25/2/2022, 2000 B90-4806 E-MAIL: erik@reliantdg.net
	REVISIONS: DATE:				
	FRANKLIN St. DADU	EXISTING/DEMO PLAN			
	BROJECT: BROJEC				

24'-0"



3 PROPOSED SECTION PLAN SCALE: 1/4" = 1' - 0"







4 PROPOSED WEST ELEVATION SCALE: 1/4" = 1' - 0"



