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PROJECT:
Archer-Graham Residence

A remodel and addition to an existing single-family residence at:

6556 21st Ave NW



ISSUE DATE:

Date Mark Issue Type

LEXICON:

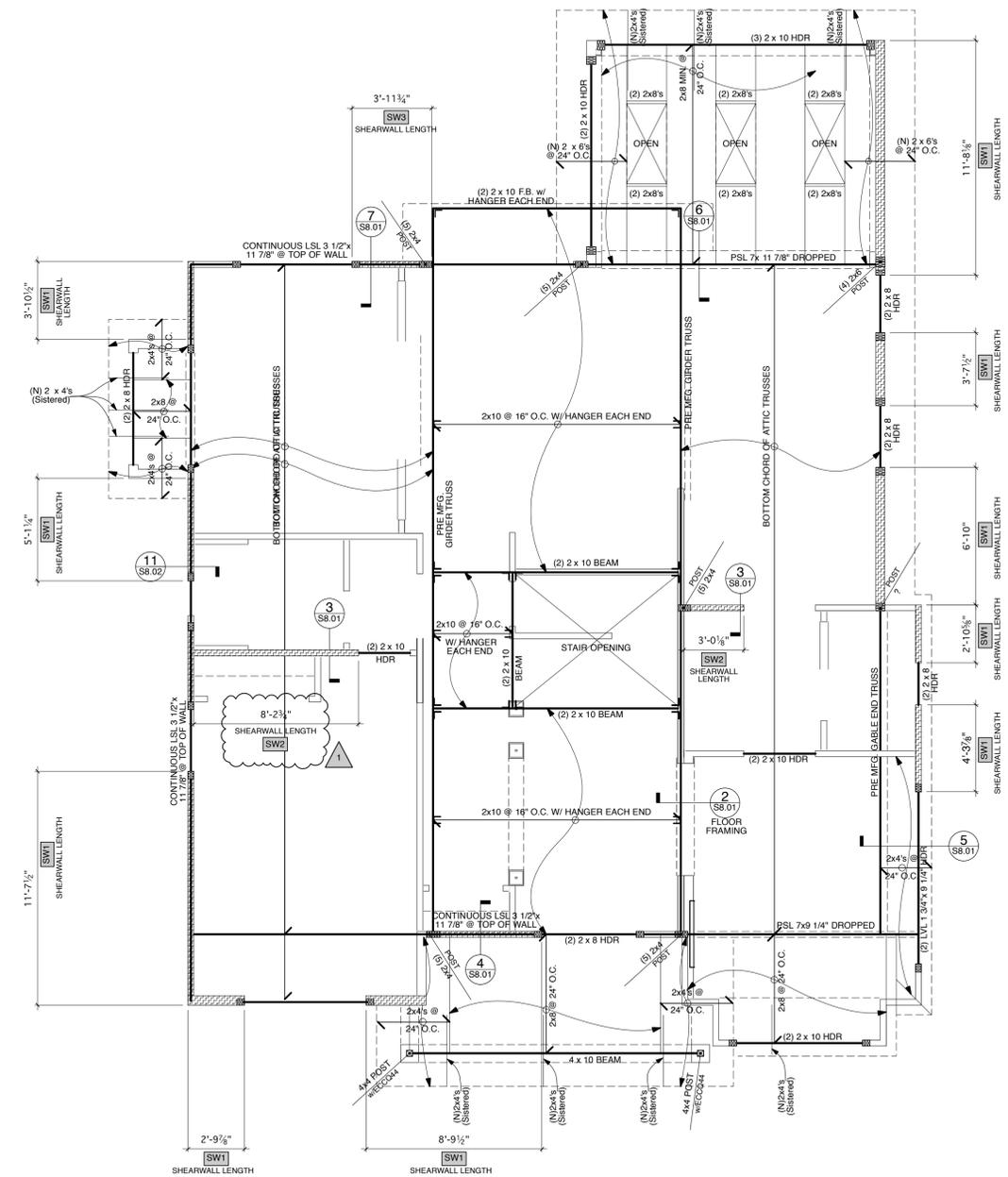
- LINE OF WALL ABOVE
- ▨ AREA OF SHEARWALL PER SCHEDULE
- ↖ INDICATES JOIST DIRECTION
- ↖ @ 16" O.C. INDICATES EXTENT OF FRAMING
- (X) X0.00 DETAIL REFERENCE, INDICATES DETAIL NUMBER & SHEET NUMBER
- HANGER FH1412 INDICATES SIMPSON HANGER
- HOLDOWN HDU2 SDS 5 INDICATES SIMPSON HOLDOWN
- STRAP MST48 INDICATES SIMPSON FRAMING STRAP
- FH. FLUSH HEADER
- FB. FLUSH BEAM
- SW1 SHEARWALL KEY - REFER TO SHEARWALL SCHEDULE

WOOD FRAMING PLAN NOTES

- All engineered lumber shall be protected from rain and kept dry throughout the construction process. All long spans and cantilevers shall be supported without deflection until the building is dried in.
- Joists, beams, and headers shall only be drilled, cut, or notched in strict accordance with the manufacturer's specifications.
- Roof sheathing shall be 15/32" APA rated sheathing with a panel index of 24/0. Nail to framing with 8d common nails at 6" o.c. at panel edges and 12" o.c. in field unless noted otherwise on plans.
- Typical floor sheathing shall be 23/32" APA Sturd-I-Floor with a panel index of 40/20. Nail to framing with 10d common nails at 6" o.c. at panel edges and 12" o.c. in field unless noted otherwise on plans. Floors have not been designed for concrete topping.
- All headers and beams shall be (2) 2x8 minimum, unless noted otherwise on plans. Refer to note 4 for support requirements.
- Hardware such as holdowns, straps, and hangers are designed to be by Simpson Strong-Tie Company, Inc.
- All columns shall be double stud minimum, unless noted otherwise, with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.
- Epoxy dowel all new horizontal reinforcing into existing footings. Minimum embedment 4".
- See sheet S1.01 for general wood framing notes.

SEISMIC HARDWARE NOTES

- All seismic hardware, holdowns, and framing straps shall be installed per manufacturer's instructions & specifications. Hardware is designed to be by Simpson Strong-Tie Corporation, Inc.
- Simpson HDU2 holdown: Screwed to minimum (2) 2x DF-L studs using (6) SDS 1/4" x 2 1/2" screws. Use 5/8" dia. all-thread to connect to framing below, see structural details. At concrete foundation wall, fasten to 5/8" dia. anchor bolt with min. 7" embedment.
- Simpson HDU5 holdown: Screwed to minimum (2) 2x DF-L studs using (14) SDS 1/4" x 2 1/2" screws. Use 5/8" dia. all-thread to connect to framing below, see structural details. At concrete foundation wall, fasten to 5/8" dia. anchor bolt with min. 7" embedment.
- Simpson HDU11 holdown: Screwed to minimum (1) 6x DF-L post using (30) SDS 1/4" x 2 1/2" screws. Use 5/8" dia. all-thread to connect to framing below, see structural details. At concrete foundation wall, fasten to 1" dia. anchor bolt with min. 8 1/2" embedment.
- Simpson MST48 strap tie: Nailed to min. (2) 2x DF-L studs or (1) 4x post above & below, with (34) 16d nails, half of the required nails in each member. Install per manufacturer's instructions.
- Simpson MST60 strap tie: Nailed to min. (2) 2x DF-L studs or (1) 4x post above & below, with (48) 16d nails, half of the required nails in each member. Install per manufacturer's instructions.
- Simpson MSTC48B3 pre-bent strap: Nailed to min. (2) 2x DF-L studs or (1) 4x post above and to beam below. Use (38) 10d nails to fasten to framing above, (12) 10d nails to fasten to face of beam and (4) 10d nails to fasten to bottom of beam below. Install per manufacturer's instructions.



UPPER FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"
0 5 10 15 20 FT

SHEARWALL SCHEDULE								
Mark	Sheathing	Blocking	Panel Nailing [1]	Attachment to top plate [3]	Bottom plate attachment			Capacity (plf) seismic
					LSL rim joist	Nailing to wood below [4]	Anchor bolts to concrete below	
SW1	15/32" APA sheathing	Yes	8d @ 6" o.c.	Clip @ 16" o.c.	1 3/4" LSL	16d @ 6" o.c.	5/8" @ 48" o.c.	240
SW2	15/32" APA sheathing	Yes	8d @ 4" o.c.	Clip @ 15" o.c.	1 3/4" LSL	16d @ 4.5" o.c.	5/8" @ 20" o.c.	355
SW3	15/32" APA sheathing EA Side	Yes	8d @ 2" o.c. [2]	Clip @ 4.5" o.c.	1 3/4" LSL	(3) Rows 16d @ 4.25" o.c.	5/8" @ 15" o.c. [3]	1190

[1] Nails shall be 8d box. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12" o.c.
 [2] Framing at adjoining panel edges shall be 3 inch nominal or wider and nails shall be staggered.
 [3] Foundation sill plate shall be 3" nominal or wider and panel edge nails shall be staggered.
 [4] Clip shall be either A35 or LTP4, or RBC.
 [5] Nails shall be 16d box.
 [6] For shearwalls with a capacity exceeding 400 PLF, provide 1/2" max between edge of bottom plate and edge of anchor bolt plate washer.
 [7] 3 x 3" x 1/4" plate washers are to be used at all anchor bolts.
 [8] For exterior walls not designated as shear walls: Provide 15/32" (NOM.) APA rated sheathing (span rating 24/0) on exterior surfaces nailed at all panel edges (block unsupported edges) top and bottom plates with 8d nails @ 6" O.C. and to all intermediate studs and blocking with nails @ 12" O.C.

PLOTTED:
June 20, 2012

FILE NAME:
2010 template 2010-08-24.vwx

PROJECT NUMBER:
1110

DRAWN BY:
km

SHEET TITLE:
Permit Set

Upper Floor Framing Plan

SHEET NUMBER:

S2.02

SHEET OF

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