



professional seal

consultants

FASTENER SCHEDULE			
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT	BAND / RIM JOIST TO JOIST	3- 16d (ENDNAILED)
ROOF SHEATHING TO RAFTERS	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)	RIM JOIST TO SILL / TOP PLATE	2- 16d PER FOOT
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD	TOP PLATE TO TOP PLATE	2- 16d PER FOOT
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD	TOP PLATES AT INTERSECTION	4- 16d EACH SIDE
POST BASES ON CONCRETE	SEE PLAN	STUD TO STUD	1- 16d @ 12" O.C.
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)	HEADER TO HEADER	16d @ 16" O.C. ALONG EDGES
SLOPED/SKEWED RAFTER HANGERS AT RIDGE/HIP BEAMS	SIMPSON LSU	TOP OR BOTTOM PLATE TO STUD	2- 16d
JOIST HANGERS	SIMPSON LUS (MATCH JOIST SIZE)	BOTTOM PLATE TO FLOOR JOIST, RIM JOIST, END JOIST, OR BLOCKING	2- 16d PER FOOT
JOIST BEARING ON SILL, TOP PLATE, OR BEAM	4- 8d (TOENAILED)	RAFTER TO TOP PLATE	RAFTER SPACING UP TO 16"; 2- 8d (TOENAILED) RAFTER SPACING 24"; 3- 8d (TOENAILED)
BRIDGING / BLOCKING TO JOIST	2- 8d (TOENAILED)	CEILING JOIST TO TOP PLATE	2- 8d (TOENAILED)
BLOCKING TO SILL / TOP PLATE	3- 16d (TOENAILED)	BLOCKING TO RAFTER	2- 8d EACH END
LEDGER STRIP TO BEAM	3- 16d (FACENAILED, PER JOIST)	BAND JOIST TO RAFTER	2- 16d EACH END
JOIST ON LEDGER TO BEAM	3- 8d (TOENAILED)	RAFTER-TO-RAFTER TENSION STRAP OVER RIDGE BEAM (SLOPE > 6/12)	SIMPSON LSTA-9 OR EQUAL (ALT: 1x COLLAR TIE IN UPPER 1/3 OF RAFTER SPAN WITH 4- 10d EA. SIDE)

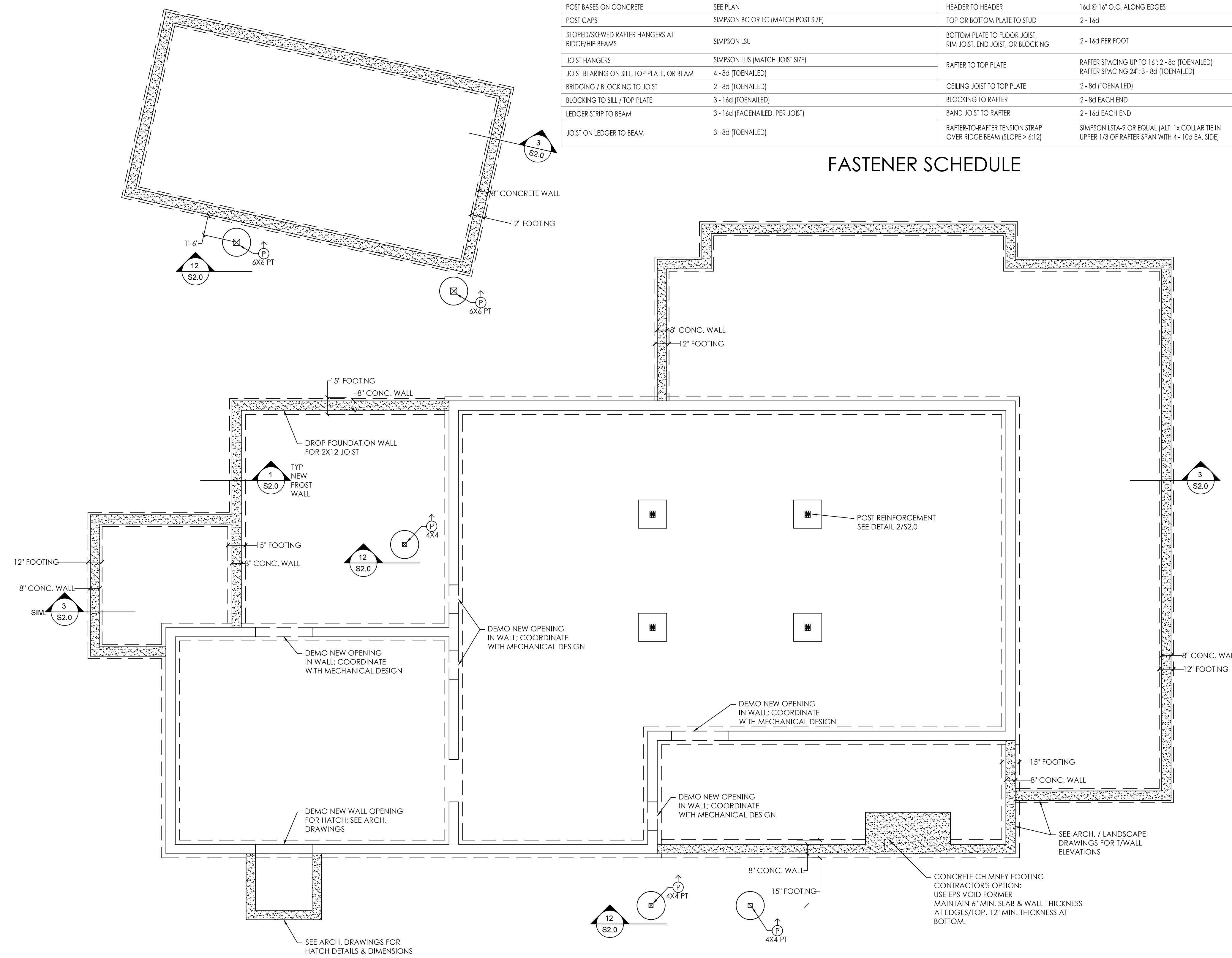
FASTENER SCHEDULE

STRUCTURAL NOTES

- REFER TO DRAWINGS DATED 04/25/89 FOR EXISTING STRUCTURAL CONDITIONS.
- BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE INCLUDING BY REFERENCE: ASCE 7; WOOD FRAME CONSTRUCTION MANUAL, 2012 EDITION; ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE 318-08.
- BUILDING HAS BEEN DESIGNED TO INCLUDE BALANCED/UNBALANCED SNOW LOADS IN ACCORDANCE WITH ASCE 7, GROUND SNOW LOAD, PG = 50 PSF; IMPORTANCE FACTOR, IS = 1.0; EXPOSURE FACTOR, CE = 0.9; THERMAL FACTOR, CT = 1.0.
- BUILDING HAS BEEN DESIGNED TO RESIST LATERAL LOADS CALCULATED USING WOOD FRAME CONSTRUCTION MANUAL, 2012 EDITION.
- FOOTING WIDTHS ARE BASED ON IRC TABLE R403.1 BASED ON A PRESUMPTIVE BEARING CAPACITY OF 1,500 PSF.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. REINFORCING STEEL BARS SHALL CONFORM TO ASTM A615, GRADE 40. FLY ASH MAY BE USED AS A CEMENTITIOUS SUBSTITUTE FOR PORTLAND CEMENT UP TO 50% OF THE CEMENT WEIGHT.
- CONCRETE EXPOSED TO FREEZE/THAW SHALL HAVE 6% (+1/2%, -1%) AIR ENTRAINMENT.
- WOOD FRAMING INDICATED IN THE DRAWING BY NOMINAL SIZES (2X4, 2X6, ETC.) SHALL BE KILN DRIED SPRUCE-PINE-FIR, #2 OR BETTER. WOOD FRAMING WITH WIDTHS LARGER THAN 5" SHALL BE EASTERN HEMLOCK, #1 OR BETTER (UNLESS NOTED OTHERWISE). WOOD FRAMING THAT IS IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE TREATED SOUTHERN YELLOW PINE.
- ALL NAILS USED IN THE PROJECT SHALL BE COMMON TYPE NAILS. ALL FASTENERS AND METAL HANGERS USED IN COMBINATION WITH PRESSURE TREATED WOOD SHALL BE TREATED SPECIFICALLY FOR USE WITH TREATED MATERIALS.
- ROOF SURFACES SHALL BE COVERED WITH 5/8" (OR THICKER) APA RATED 40/20 SHEATHING RATED FOR EXTERIOR USE. PANELS SHALL BE ORIENTED WITH LONG DIMENSION RUNNING PERPENDICULAR TO SUPPORTING MEMBERS.
- NEW FLOORS SHALL BE DECKED WITH 3/4" TONGUE & GROOVE APA RATED SHEATHING. PANELS SHALL BE ORIENTED WITH LONG DIMENSION RUNNING PERPENDICULAR TO SUPPORTING MEMBERS. APPLY CONSTRUCTION ADHESIVE TO TOP OF ALL SUPPORTS PRIOR TO SHEATHING INSTALLATION. #10 DECK SCREWS MAY BE SUBSTITUTED FOR NAILS.
- CONNECTIONS AND FASTENERS NOTED IN THE DRAWINGS SHALL BE CONSIDERED TYPICAL AT ALL SIMILAR CONNECTIONS UNLESS NOTED OTHERWISE.
- CONNECTORS NOTED BY PART NUMBER ARE BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
- FRAME MEMBERS NOTED AS LVL SHALL BE VERSA-LAM 2.0 3100 SERIES BY BOISE CASCADE OR APPROVED EQUAL.
- CONTRACTOR IS RESPONSIBLE FOR SHORING, TEMPORARY STABILITY, AND MEANS & METHODS OF CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER IF THE WORK RESULTS IN EXCESSIVE DEFLECTION OR CRACKING.
- JOIST SPACING IS EQUALLY DISTRIBUTED WITHIN BAYS UNLESS OTHERWISE NOTED. JOISTS MAY BE MOVED +/- 3" RELATIVE TO THE POSITION SHOWN ON THE DRAWINGS TO ENABLE FIELD COORDINATION IF NECESSARY.

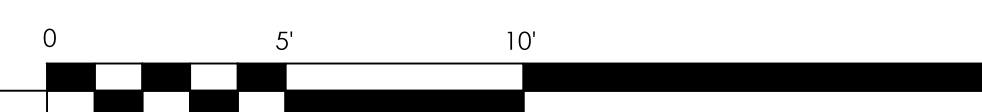
SYMBOLS

- NEW (N) CONCRETE
- BEARING WALL / COLUMN BELOW THIS LEVEL
- POST UP FROM THIS LEVEL



FOUNDATION PLAN

1
SCALE: 1/4" = 1'-0"



ISSUE DATE

100% CONSTRUCTION DOCUMENTS 07.14.2014

COORDINATION 04.30.2014

DATE: 04.30.2014

SCALE: AS NOTED

FOUNDATION PLAN

S1.0