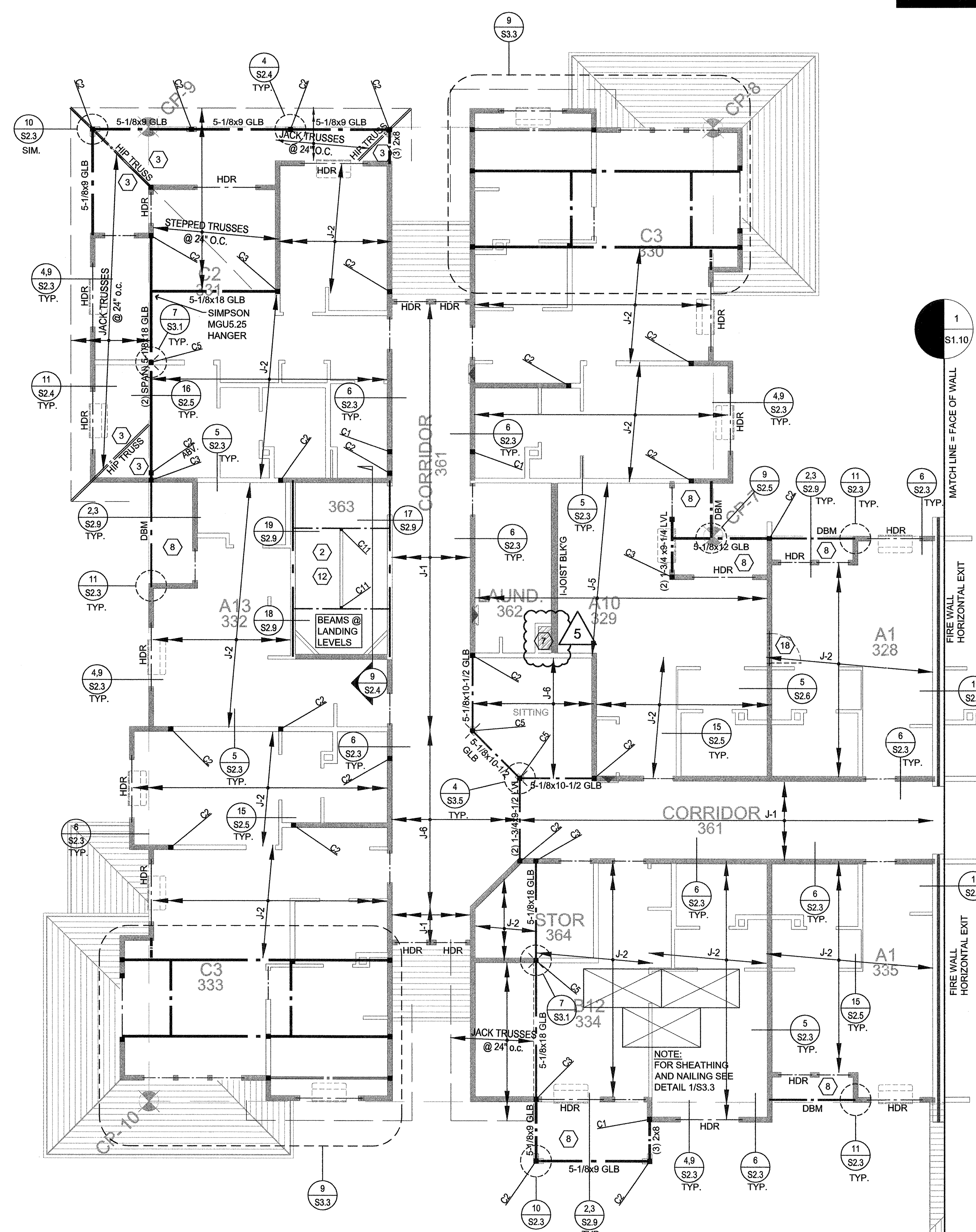
SEE DETAIL 1 AND 3 ON S2.3 FOR ALLOWABLE BORING / NOTCHING OF MEMBERS.



1 / S1.12 WING 'C'

STRUCTURAL LEGEND:

- (1 / S2.3) DETAIL REFERENCE
- (1) STRUCT. NOTE
- HEAT PUMP UNIT
- FIRE WALL/FIRE BARRIER HORIZONTAL EXIT
- WOOD COLUMN DESIGNATION
- TUBE STEEL COLUMN DESIGNATION
- C2 COLUMN REF. / P1 COLUMN PAD TAG
- F-1 FOOTING TAG
- (A) SHEARWALL ON WALL SHOWN SHEAR PANEL ON DASHED SIDE
- (11) HOLDOWN REF. SYSTEM REFERENCE (SEE S2.7a & S2.7b) SEE DETAILS 10,17/S2.2 FOR FT'G

SUBSCRIPTS:
WB - STARTS AT WOOD BEAM
SB - STARTS AT STEEL BEAM

HOLDOWN REFERENCE(SEE 1/S2.4)
S = SINGLE CS16x49" LONG STRAP w/ (22) 10d PER STRAP
S2 = DBL. CS16x49" LONG STRAP w/ (22) 10d PER STRAP
S3 = TRIPLE CS16x49" LONG STRAP w/ (22) 10d PER STRAP
S4 = TRIPLE CS14x57" LONG STRAP w/ (30) 10d PER STRAP

- 2x6 AT 16" O.C. BEARING WALL U.N.O.
- 2x8 BEARING WALL PER PLAN
- 2x10 AT 24" O.C. BEARING WALL
- HALF HIGH WALL PER PLAN

J-1 / R-1
STRUCT MEMBER (SEE BELOW)
R = RAFTERS
J = FLOOR JOISTS
CJ = CEILING JOISTS
FRAMING DIRECTION
FRAMING TYPE
EXTENT OF FRAMING
SINGLE JOIST / TRUSS
DBL. JOIST / VLY. TRUSS HIP TRUSS / GIRDER TRUSS

STRUCTURAL FRAMING NOTES

1. SIMPSON SSU HANGERS. CONNECT JACK TRUSS TOP AND BOTTOM CHORD, OR RAFTER AND CLG JOISTS (WHERE STICK FRAMING IS USED) TO CARRY TRUSS.
2. TYPICAL STAIR CONSTRUCTION: (see architectural details A7.4)
   MID LANDINGS - 1-3/4x11-7/8 LVL @ 24" oc.
   HEADER'S - (2) 1-3/4x11-7/8.
   SEE DETAIL 13/S2.5 FOR STRINGER SIZE AND SPACING, DETAIL 11/S3.3 FOR ROOF FRAMING & DETAIL 9/S2.4 FOR BEAM SIZE AND LOCATIONS.
3. GRADUATED TRUSSES FOR HIP/VALLEY CONSTRUCTION.
4. SPACE JOISTS 32" FOR H.V.A.C. SUPPORT FLOOR SHEATHING w/ FLAT 4x12 @ 24" o.c. w/ Z2 CLIPS THIS LOCATION. (TYP.)
5. TRUSSES BEAR ON EXTERIOR WALL AND CANTILEVER OVER TOP FLOOR DECKS. SIMPSON H1 EACH TRUSS CANTILEVERED.
6. TRUSSES BEAR ON TOP OF WALL, OR COLUMN. SIMPSON H2.5 ANCHOR TIES TRUSS TO FRAMING MEMBER BELOW EACH END OF EACH TRUSS
7. SPACE FRAMING MEMBER FOR MECH CHASE, HATCHES AND OPENINGS. SEE DTLS. 2 & 3/S2.5 CONFIRM CLEAR OPENING REQMNTS WITH MECH CONTR.
8. 2x6 DECK JOISTS @ 16" oc/ U.O.N. SEE DTL SHEET A7.3 and 10 & 11/S2.3 FOR DECK FRAMING.
9. SHEAR WALL NOTES-(PANELS REFER TO DETAIL 2/S2.6)
   * SHEAR WALL CONSTRUCTION IN ACCORDANCE WITH REPORT NO NER-272.
   * SHEAR WALL PERPENDICULAR TO CORRIDOR CONTINUE THROUGH ATTIC TO UNDER SIDE OF ROOF SHEATHING. USE SAME WALL TYPE AS USED ON THIRD FLOOR. (DETAIL 1/S2.6) OR SHEAR "B" WHICHEVER IS GREATER.
10. STICK FRAME OVER ELEVATOR w/ 2x8 RAFTERS @ 16" o.c. ON CRIPPLE WALLS, ON SHAFT AND CORRIDOR.
11. GIRDER TOP AND BOTTOM CHORDS TO MATCH STICK FRAMING.
12. 2HR STAIR, ELEVATOR AND CHASE FRAMING, SEE 17, 18 AND 19 ON S2.9
13. FIRE BARRIER WALL SEE DETAIL 15 AND 16 ON S2.9
14. DRAG STRUTS - REFER TO STRUC. DETAIL 8 /S2.6, DRAG STRUT @ FLOOR.
15. DRAG STRUTS - REFER TO STRUC. DETAIL 9 /S2.6, DRAG STRUT @ FLOOR.
16. DRAG STRUTS - REFER TO STRUC. DETAIL 11/S2..6 DESIGN TRUSS FOR ADDITIONAL 2000# LATERAL LOAD PLACED ON TOP CHORD OF TRUSS. SEE DETAIL 13/S2.6 FOR UPLIFT CONNECTIONS. SEE DETAIL 15/S2.6 FOR WALL CONNECTION.
17. DRAG STRUTS - REFER TO STRUC. DETAIL 12/S2.6. DESIGN TRUSS FOR ADDITIONAL 5000# LATERAL LOAD PLACED ON TOP CHORD OF TRUSS. SEE DETAIL 13/S2.6 FOR UPLIFT CONNECTIONS.
18. LOCATION OF FUTURE DOOR 14'-6" FROM CORRIDOR SIDE OF WALL OR 6" AWAY FROM NEAREST WALL (PROVIDE DOOR HEADER IN FRAMING SEE DETAIL 10/S3.3).
19. SCISSORS TRUSSES TO BARE ON BEAMS. DO NOT HANG TRUSSES FROM BEAM)
20. (1)-MST72 STRAPS BM TO DBL TOP PLATE/TRUSS OR BEAM TO BEAM
21. (2)-MST72 STRAPS BM TO DBL TOP PLATE. W/ (56)-16d NAILS
22. MITER BEAMS AT CORNERS OR PROVIDE (2) SIMPSON HGA10 ANGLES TOP AND BOTTOM. (AT ELEVATOR)
23. PROVIDE BLK'G FOR KITCHEN HOOD. COORDINATE W/ KITCHEN EQUIP. SUPPLIER FOR LOCATION OF BLK'G.
24. GRADUATE TRUSS OVER-FRAMING @ 24" o.c. W/ SIMPSON VTC2 CLIPS AS REQ'D, OVERFRAMING TRUSSES TO BE PLACED ON ROOF SHT'G (PER DETAIL 8/S2.4)

GENERAL STRUCTURAL NOTES:

1. HEIGHT OF TOP PLATE 9'-1" U.O.N.
2. STRUCTURAL MEMBER MATERIALS
   - GLB = 24F-V4 (DF/DF)
   - CONT GLB = 24F-V8 (DF/DF)
   - DBM = (3) 2x12 #1/#2 SPF or 3-1/8x12 G.L.B.< 12'-0"
     12'-0" < 5-1/8x12" GLB 12'-0"< 20'-0"
   - HDR 0" SPAN 6'-0" (3)2x10" #1/#2 SPF
   - HDR 6'-1" SPAN 9'-0" (3)2x12" #1/#2 SPF
3. REFER TO SHEET S2.1 FOR ASSEMBLY OF BUILT-UP COLUMNS AND MULTIPLE LAMINATED VENEER (LVL) MEMBERS.
4. TRUSSES ARE TO BE ALIGNED ON BOTH SIDES OF THE CORRIDOR. ADJUST SPACING OF TRUSSES AS REQUIRED.
5. PROVIDE ADDITIONAL TRUSS OVER SHEARWALLS THAT ARE PARALLEL TO TRUSS.
6. ALL 36" DOOR HEADERS TO BE (3) 2x10 U.O.N.
7. REFER TO DTLS. #1 & #3 ON S2.3 FOR ALLOWABLE HOLES IN STRUC. MEMBERS. NO HOLES ARE TO BE PUT IN LVL MATERIALS WITHOUT ENGINEERS APPROVAL.
8. BOTTOM OF BEAM ELEVATION AT TOP PLATE U.O.N.
9. REFER TO DETAILS #4 & #9 ON S2.3 FOR HEADER DETAILS.
10. TOP PLATE CONTINUITY IN SHEAR AND LOAD-BEARING WALLS TO BE MAINTAINED PER DETAIL #14 ON S2.3.
11. ALL TRUSSES ARE @ 24" oc U.O.N.
12. BRACE TOP OF ALL INTERIOR NON-BEARING WALLS ACCORDING TO DETAIL 15/S2.5 AND 7/S3.3
13. ROOF AND FLOOR SHEATHING GRADE PER S2.1 AND NAILING REQUIREMENTS PER DETAIL 16/S2.5 SEE DETAIL #1/S3.3 FOR NAIL LOCATIONS
14. (2) 2x6 POST @ ALL GIRDER TRUSS BEARING (U.N.O.)
15. REFER TO 8/S3.0 FOR ELEC. PANEL FRAMING.
16. (3) 2x6 AT EA END OF DBM U.O.N.
17. ALL TRUSSES TO BE INSTALLED AND BRACED PER 'BCSI 1-03'
18. ALL BEAMS AT STAIRWELLS ARE NON STRUCTURAL (U.N.O.) 2x6 WALLS ARE BEARING.

COLUMN SCHEDULE

COL	MATERIAL	SIZE	BASEPLATE
C1	SPF #1/#2 OR BETTER DFL #2	(2) 2x6 4x6	
C2	SPF #1/#2 OR BETTER --- DFL #1	(3) 2x6 --- 6x6	
C3	SPF #1/#2 OR BETTER --- DFL #1	5 6x8	
C4	ASTM A500	3-1/2x3-1/2x1/4"	9-1/2"x0'-91/2x3/4"
C5	ASTM A500	4x4x1/4"	10"x0'-10"x3/4"
C6	ASTM A500	4x4x5/16"	10"x0'-10"x3/4"
C7	ASTM A500	4x4x3/8"	10"x0'-10"x3/4"
C8	ASTM A500	5x5x3/8"	11"x0'-11"x3/4"
C9	ASTM A500	5x5x1/4"	11"x0'-11"x3/4"
C10	ASTM A500	6x6x5/16"	12"x12"x3/4"
C11	SPF #1/#2 OR BETTER DFL #2	(4) 2x4 4x6	
C12	ASTM A500	8x8x1/4"	14"x14"x3/4"

JOIST SCHEDULE

(NOTE NOT ALL JOISTS ARE USED)

JOIST	MATERIAL	SIZE	SPACING
J-1	REDBUILT RED-I45	9-1/2" DEPTH	24" oc
J-2	REDBUILT RED-I90	18" DEPTH	24" oc
J-3	REDBUILT RED-I90	18" DEPTH	16" oc
J-4	REDBUILT RED-I90	DBL. 18" DEPTH	19.2" oc
J-5	REDBUILT RED-I90	18" DEPTH (multi-span)	24" oc
J-6	REDBUILT RED-I45	DBL. 9-1/2" DEPTH	16" oc
J-7	REDBUILT RED-I45	9-1/2" DEPTH	12" oc
J-8	REDBUILT RED-I90	DBL. 18" DEPTH	16" oc
J-9	REDBUILT RED-I90	DBL. 18" DEPTH	24" oc
CJ-1	SPF #1/#2	2x10	24" oc

RAFTER SCHEDULE

(NOTE NOT ALL RAFTERS ARE USED)

RAFTER	MATERIAL	SIZE/SPAN*	SPACING
R-1	SPF #1/#2	2x12, 8'-6" SPAN	24" oc
R-2	SPF #1/#2	2x12, 11'-6" SPAN	16" oc
R-3	REDBUILT RED-I90	11-7/8" DEPTH	24" oc
R-4	REDBUILT RED-I90	DBL 11-7/8" DEPTH	19.2" oc
R-5	SPF #1/#2	2x6, 7'-6" SPAN	24" oc

* SPAN IS APPROXIMATE VERIFY IN FIELD
* NOT ALL JOISTS LISTED MAY BE USED. (verify per plans.)

SHEARWALL SCHEDULE

SHEARWALL MARK	SHT'G. TYPE & THICKNESS: APA	WALL BD.	BOTH SIDES	SHT'G. NAIL INFO.: NAIL TYPE (SEE NOTE 6)	EDGE oc	FIELD oc	KEY NOTES	FLR. TO FLR. CONNECTION: 16d NAILS NAILING	ROWS	LTP4 OR A35 oc	oc	JSTS. PERP. TO WALL (SEE DET. #)	SHEARWALL TO CONC. CONN. (ALL ANCHOR BOLTS TO BE 10"): ANCHOR BOLT DIA. & SPACING @ " oc	LOAD (plf)
B	7/16"			8d	6"	12"		6"		22"	22"	6/S2.3 or 5/S2.6	1/2" DIA. @ 36" or 5/8" DIA. @ 48"	210
C	7/16"			8d	4"	12"		6"		14"	14"	6/S2.3 or 6/S2.6	1/2" DIA. @ 24" or 5/8" DIA. @ 36"	320
D	7/16"			8d	3"	12"		4"		11"	11"	6/S2.3 or 6/S2.6	1/2" DIA. @ 10" or 5/8" DIA. @ 16"	415
E	7/16"			8d	2"	12"	1	3"		8"	8"	6/S2.3 or 6/S2.6	1/2" DIA. @ 8" or 5/8" DIA. @ 12"	535
F	7/16"		YES	8d	4"	12"	1,5,7	5"	2	7"	7"	7/S2.6	1/2" DIA. @ 12" or 5/8" DIA. @ 18"	640
G	7/16"		YES	8d	3"	12"	1,5,7	4"	2	5-1/2"	5-1/2"	7/S2.6	1/2" DIA. @ 10" or 5/8" DIA. @ 15"	830
H	7/16"		YES	8d	2"	12"	2	3"	2	4-1/2"	4-1/2"	7/S2.6	1/2" DIA. @ 8" or 5/8" DIA. @ 10"	1100
J	19/32"		YES	10d	2"	12"	3	2"	2	4-1/2"		7/S2.6	1/2" DIA. @ 6" or 5/8" DIA. @ 8"	1460

JOISTS PARALLEL TO WALL (SEE DET. # 5/S2.3)

NOTE: SHEARWALL TYPES "F" - "J" ARE ON BOTH SIDES OF WALL.

KEY NOTES
1. 3x STUDS AT ADJOINING PLY'WD PANEL EDGES.
2. 3x STUDS AND SILL PLATES. STAGGER PLY'WD PANEL EDGES.
3. 3x DF/L STUDS AND SILL PLATES. STAGGER PLY'WD PANEL EDGES.
4. 5/8" GYPSUM SHEATHING TO BE SECURED WITH 6d COOLER NAILS OR #6-1|" TYPE "W" OR "S" SCREWS DIRECTLY TO STUDS.
5. PLY'WD PANEL EDGES ARE TO BE STAGGERED TO FALL ON DIFFERENT FRAMING MEMBERS.
6. NAILS ARE TO BE COMMON or HOT DIPPED GALVINIZED U.O.N.
7. 3x SILL PLATES REQUIRED AT FOUNDATION ONLY.

SHEAR PANEL NOTES
- * SHEAR VALUES ARE ADJUSTED FOR SPRUCE-PINE-FIR STUDS @ 16" oc U.O.N.
- * ALL APA SHEATHING SHEARWALLS TO BE BACKED WITH 2" NOMINAL OR WIDER FRAMING.
- * WHEN APA RATED PANELS ARE INSTALLED TO BOTH SIDES OF WALL PANEL JOINTS OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- * NAILING NOT TO PENETRATE THE OUTER VENEER LAYER.
- * WHEN USING A NAIL GUN, CONTRACTOR SHALL ENSURE THAT GUN IS SET TO INSTALL NAIL SLIGHTLY PROUD OF SURFACE BEING NAILED. NAIL SHALL THEN BE SET BY HAMMER. DO NOT ALLOW NAIL TO OVER PENETRATE WOOD SURFACE ESPECIALLY ON SHEARWALLS.
- * ALL EDGES ON APA RATED PANELS TO BE BLOCKED TO MAINTAIN STRENGTH.
- * ALL PANELS LISTED MAY NOT BE USED ON ALL PROJECTS. REFER TO THE SHEARWALL LAYOUT PLANS FOR SIZE, TYPE AND LOCATION OF PANELS.
- * GYPSUM WALLBOARD LOAD IS REDUCED IN HIGH SEISMIC LOCATIONS.
- * SEE DETAIL #14/S2.5 FOR STAPLES TO NAIL EQUIVALENT TABLE.
- * 7/16 OSB (PS2-92 GRADE) MAY BE USED IF APPLIED DIRECTLY TO FRAMING WHEN STUDS ARE SPACED A MAXIMUM OF 16" o.c. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS. 15/32 OSB SHALL BE USED WHEN STUDS ARE SPACED A MAXIMUM OF 24" o.c.
- * USE EITHER 16d NAILS OR 'LTP4' CLIPS WHEN SHT'G IS ATTACHED TO LOWER TOP PLATE.
- * ALL ANCHOR BOLTS AT SHEARWALLS TO HAVE A 3x3x1/4 THICK PLATE WASHER.

STATE OF MAINE Daniel S. Green No. 8661 LICENSED PROFESSIONAL ENGINEER

lenity architecture
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

COLSON AND COLSON GENERAL CONTRACTOR, INC.
2260 McGILCHRIST STREET SE, SUITE 200
SALEM, OREGON, 97302
PHONE (503) 586-7401

PORTLAND RETIREMENT RESIDENCE
802 OCEAN AVE. PORTLAND, MAINE 04103

4TH FLOOR WING C FRAMING PLAN

DATE
8/28/2015

REVISED DATE
1 9/22/2015
2 2/2/2016
5 7/18/2016

SHEET
S1.12

4TH FLOOR WING 'C' FRAMING PLAN

SCALE: 1/8"=1'-0"