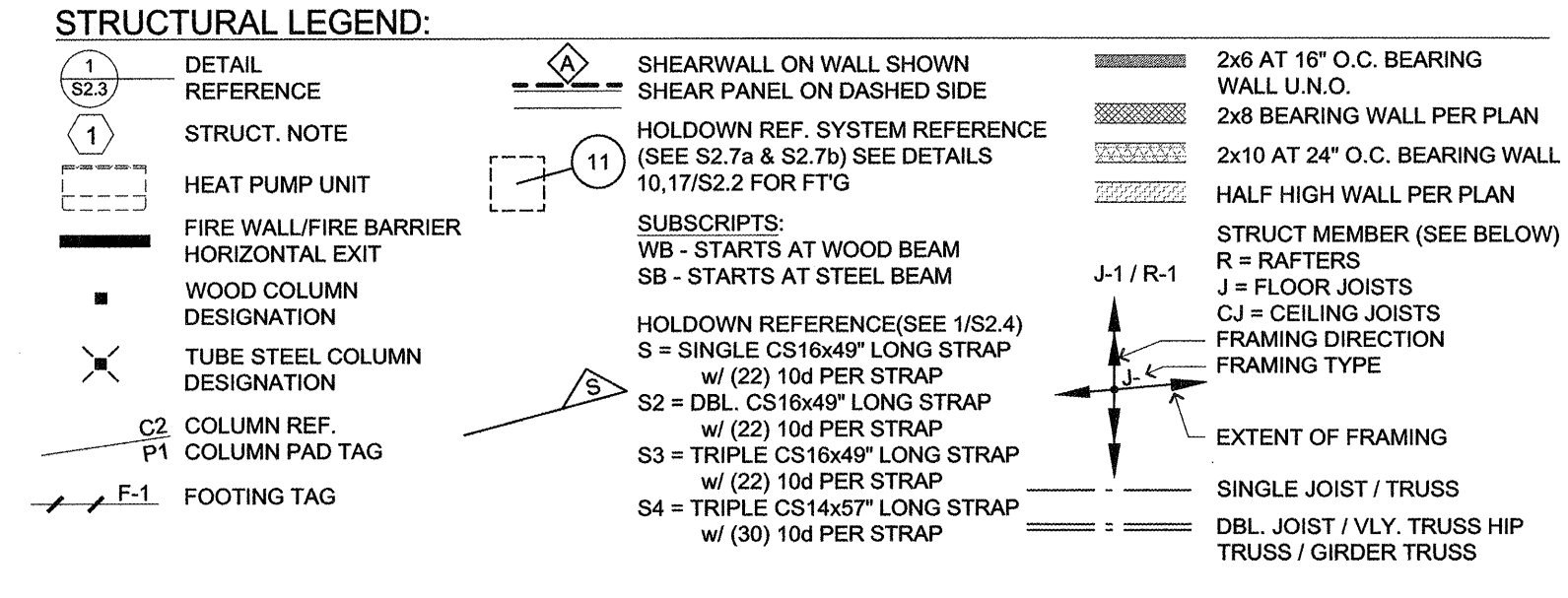
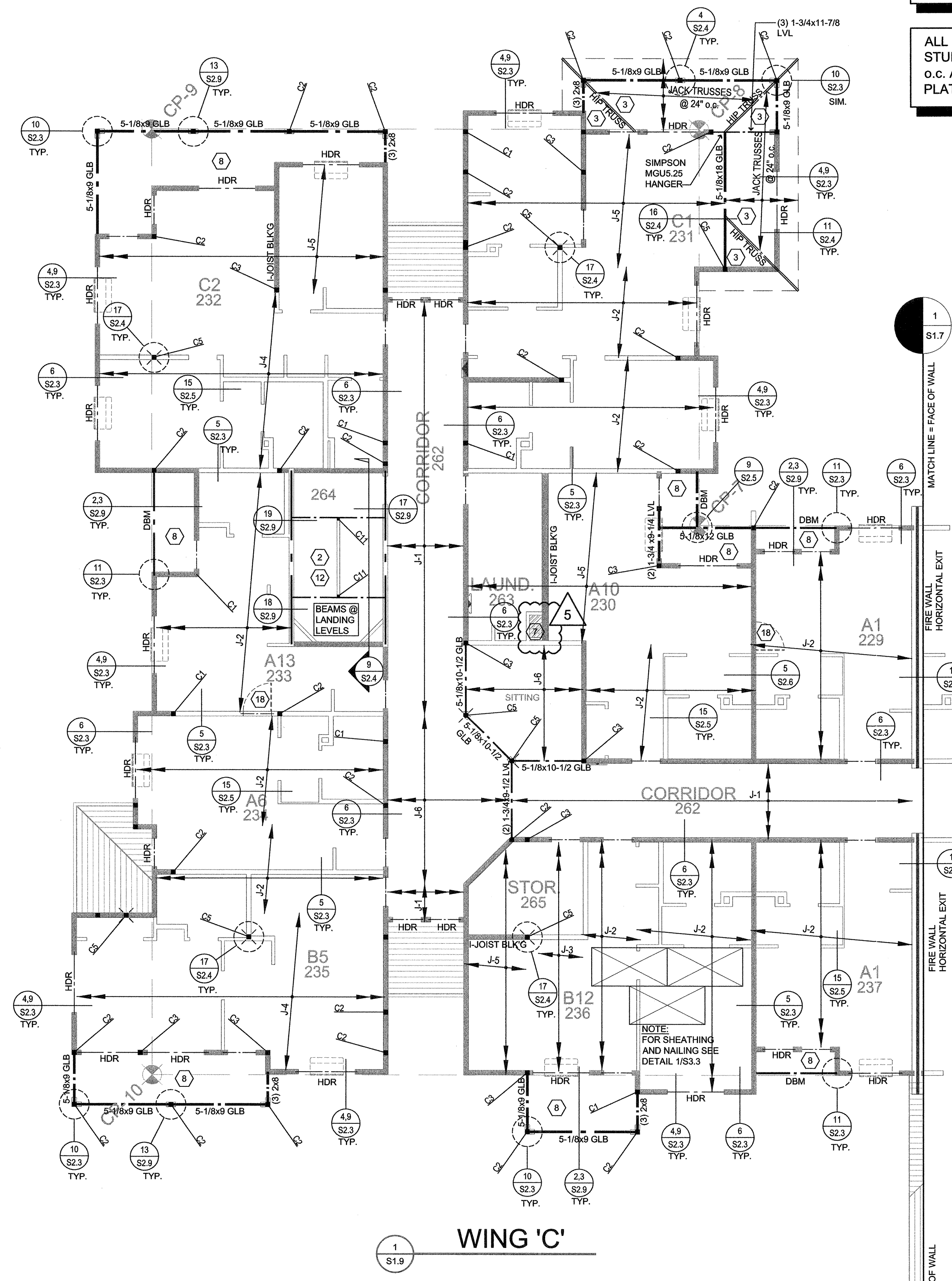


SEE DETAIL 1 AND 3 ON S2.3 FOR ALLOWABLE BORING / NOTCHING OF MEMBERS.

ALL 2ND FLOOR BEARING WALL STUDS TO BE 2x6 #1/#2 SPF @ 16" o.c. AND SILL AND DBL TOP PLATES TO BE 2x6 SPF GRADE.



- STRUCTURAL FRAMING NOTES:**
- SIMPSON SSU HANGERS. CONNECT JACK TRUSS TOP AND BOTTOM CHORD, OR RAFTER AND CLG JOISTS (WHERE STICK FRAMING IS USED) TO CARRY TRUSS.
  - TYPICAL STAIR CONSTRUCTION: (SEE ARCHITECTURAL DETAILS A.4)
  - GRADUATED TRUSSES FOR HIP/VALLEY CONSTRUCTION.
  - SPACE JOISTS 32" FOR H.V.A.C. SUPPORT FLOOR SHEATHING w/ FLAT 4x12 @ 24" o.c. w/ Z2 CLIPS THIS LOCATION. (TYP.)
  - TRUSSES BEAR ON EXTERIOR WALL AND CANTILEVER OVER TOP FLOOR DECK. SIMPSON H1 EACH TRUSS CANTILEVERED.
  - TRUSSES BEAR ON TOP OF WALL, OR COLUMN. SIMPSON H2.5 ANCHOR TIES TRUSS TO FRAMING MEMBER BELOW EACH END OF EACH TRUSS.
  - SPACE FRAMING MEMBER FOR MECH CHASE, HATCHES AND OPENINGS. SEE DTLS. 2 & 3/S2.5 CONFIRM CLEAR OPENING REQMNTS WITH MECH CONTR.
  - 2x6 DECK JOISTS @ 16" o.c. U.O.N. SEE DTL SHEET A7.3 AND 10 & 11/S2.3 FOR DECK FRAMING.
  - 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.
  - STICK FRAME OVER ELEVATOR w/ 2x8 RAFTERS @ 16" o.c. ON CRIPPLE WALLS, ON SHAFT AND CORRIDOR.
  - GIRDER TOP AND BOTTOM CHORDS TO MATCH STICK FRAMING.
  - 2HR STAIR, ELEVATOR AND CHASE FRAMING, SEE 17, 18 AND 19 ON S2.9
  - FIRE BARRIER WALL SEE DETAIL 15 AND 16 ON S2.9
  - DRAG STRUTS - REFER TO STRUC. DETAIL 9/S2.6. DRAG STRUT @ FLOOR.
  - DRAG STRUTS - REFER TO STRUC. DETAIL 9/S2.6. DRAG STRUT @ FLOOR.
  - 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.
  - 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.
  - 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.
  - SCISSORS TRUSSES TO BARE ON BEAMS. DO NOT HANG TRUSSES FROM BEAM
  - (1)-MST72 STRAPS BM TO DBL TOP PLATE/TRUSS OR BEAM TO BEAM
  - (2)-MST72 STRAPS BM TO DBL TOP PLATE. W/ (56)-16d NAILS
  - MITER BEAMS AT CORNERS OR PROVIDE (2) SIMPSON HGA10 ANGLES TOP AND BOTTOM. (AT ELEVATOR)
  - PROVIDE BLKG FOR KITCHEN HOOD. COORDINATE W/ KITCHEN EQUIP. SUPPLIER FOR LOCATION OF BLKG.
  - GRADUATED TRUSS OVER-FRAMING @ 24" o.c. W/ SIMPSON VTC2 CLIPS AS REQ'D. OVERFRAMING TRUSSES TO BE PLACED ON ROOF SHTG (PER DETAIL 8/S2.4)

- GENERAL STRUCTURAL NOTES:**
- HEIGHT OF TOP PLATE 9" U.O.N.
  - STRUCTURAL MEMBER MATERIALS
    - GLB = 24F-V4 (DF/DF)
    - CONT GLB = 24F-V6 (DF/DF)
    - DBM = (3) 2x12 #1/#2 SPF OR 3-1/8x12 G.L.B. @ 12'-0" 12'-0" x 5-1/8x12' GLB 12'-0" x 22'-0"
    - HDR 6" SPAN 6'-0" (3)2x12' #1/#2 SPF
    - HDR 6'-1" SPAN 9'-0" (3)2x12' #1/#2 SPF
  - REFER TO SHEET S2.1 FOR ASSEMBLY OF BUILT-UP COLUMNS AND MULTIPLE LAMINATED VENEER (LV) MEMBERS.
  - TRUSSES ARE TO BE ALIGNED ON BOTH SIDES OF THE CORRIDOR. ADJUST SPACING OF TRUSSES AS REQUIRED.
  - PROVIDE ADDITIONAL TRUSS OVER SHEARWALLS THAT ARE PARALLEL TO TRUSS.
  - ALL 36" DOOR HEADERS TO BE (3) 2x10 U.O.N.
  - 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.
  - BOTTOM OF BEAM ELEVATION AT TOP PLATE U.O.N.
  - REFER TO DETAILS #4 & #9 ON S2.3 FOR HEADER DETAILS.
  - TOP PLATE CONTINUITY IN SHEAR AND LOAD-BEARING WALLS TO BE MAINTAINED PER DETAIL #14 ON S2.3.
  - ALL TRUSSES ARE @ 24" o.c. U.O.N.
  - BRACE TOP OF ALL INTERIOR NON-BEARING WALLS. ACCORDING TO DETAIL 15/S2.5 AND 7/S3.3
  - ROOF AND FLOOR SHEATHING GRADE PER DETAIL 16/S2.5 SEE DETAIL #15/S3.3 FOR NAIL LOCATIONS
  - (2) 2x6 POST @ ALL GIRDER TRUSS BEARING (U.O.N.)
  - REFER TO 8/S3.0 FOR ELEC. PANEL FRAMING.
  - (3) 2x6 AT EA END OF DBM U.O.N.
  - ALL TRUSSES TO BE INSTALLED AND BRACED PER BCSS 1-03
  - ALL BEAMS AT STAIRWELLS ARE NON STRUCTURAL (U.O.N.) 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 6x8	
C3	SPF #1/#2 OR BETTER DFL #1	5	
C4	ASTM A500	3-1/2x3-1/2x1/4"	9-1/2"x0'-91/2"x3/4"
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**

JOIST	MATERIAL	SIZE	SPACING
J-1	REDBUILT RED-145	9-1/2" DEPTH	24" oc
J-2	REDBUILT RED-190	18" DEPTH	24" oc
J-3	REDBUILT RED-190	18" DEPTH	16" oc
J-4	REDBUILT RED-190	DBL 18" DEPTH	19.2" oc
J-5	REDBUILT RED-190	18" DEPTH (multi-span)	24" oc
J-6	REDBUILT RED-145	DBL 9-1/2" DEPTH	16" oc
J-7	REDBUILT RED-145	9-1/2" DEPTH	12" oc
J-8	REDBUILT RED-190	DBL 18" DEPTH	16" oc
J-9	REDBUILT RED-190	DBL 18" DEPTH	24" oc
CJ-1	SPF #1/#2	2x10	24" oc

**RAFTER SCHEDULE**

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-190	11-7/8" DEPTH	24" oc
R-4	REDBUILT RED-190	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.)

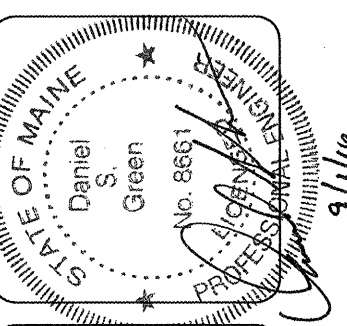
**SHEARWALL SCHEDULE**

SHEARWALL MARK	SHTG. TYPE & THICKNESS	SHTG. NAIL INFO.	FLR. TO FLR. CONNECTION		SHEARWALL TO CONC. CONN.		LOAD (KIP)
			16d NAILS	16d ROVIS	ANCHOR BOLT DIA. & SPACING (SEE DET.)	ANCHOR BOLTS TO BE 10"	
B	7/16"	8d	22"	22"	6/S2.3	1/2" DIA. @ 36"	210
C	7/16"	8d	14"	14"	6/S2.3	5/8" DIA. @ 48"	320
D	7/16"	8d	11"	11"	6/S2.3	1/2" DIA. @ 24"	415
E	7/16"	8d	8"	8"	6/S2.3	5/8" DIA. @ 36"	535
F	7/16"	8d	7"	7"	6/S2.3	1/2" DIA. @ 10"	640
G	7/16"	8d	5-1/2"	5-1/2"	6/S2.3	5/8" DIA. @ 18"	830
H	7/16"	8d	4-1/2"	4-1/2"	6/S2.3	1/2" DIA. @ 15"	1100
J	10x14"	10d	2"	2"	7/S2.6	5/8" DIA. @ 10"	1400

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

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

- SHEAR PANEL NOTES:**
- \* SHEAR VALUES ARE ADJUSTED FOR SPRUCE-PINE-FIR STUDS @ 16" o.c. 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 "LTP" CLIPS WHEN SHTG IS ATTACHED TO LOWER TOP PLATE.
  - \* ALL ANCHOR BOLTS AT SHEARWALLS TO HAVE A 3x3x1/4 THICK PLATE WASHER.



**lenity architecture**  
3150 Kelton Court SE, Salem, Oregon 97302  
P 503.399.1050 F 503.399.0665 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

**3RD FLOOR WING 'C' FRAMING PLAN**

DATE: 8/28/2015  
REVISED DATE: 9/22/2015, 2/2/2016, 7/18/2016  
SHEET: S1.9

**3RD FLOOR WING 'C' FRAMING PLAN**

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