# FINLEY POINT REMODEL

## PROJECT DIRECTORY

| | |
|---|---|
| PROJECT ADDRESS | 32511 TARRS LANE<br>POLSON, MT 59860 |
| OWNER | JEFFRY RODIN<br>14061 SANDY HOOK RD. NE<br>POULSBO, WA 98370 |
| ARCHITECT<br>CONTACT: NICHOLAS COLE<br>nic@ncdesignstudio.com | NC DESIGN STUDIO - ARCHITECTS<br>235 NORTH 1ST STREET WEST STE B<br>MISSOULA, MT 59802<br>PH (406) 207-9206 |
| CONTRACTOR<br>CONTACT: HANS LUND<br>Hans.lund@tradhm.com | TRADITIONAL HOMES<br>PH (406) 261-7956 |

## PROJECT STATISTICS

APPLICABLE CODES..... 2012 INTERNATIONAL BUILDING CODE
BUILDING TYPE..... TYPE VB
BUILDING OCCUPANCY..... R-3
FIRE SPRINKLER..... NO

PROJECT AREAS

EXISTING FIRST FLOOR..... 1,067 s.f.
EXISTING SECOND FLOOR..... 507 s.f.
EXISTING TOTAL..... 1,574 s.f.

FIRST FLOOR ADDITION..... 686 s.f.

TOTAL HOUSE AREA..... 2,260 s.f.

GARAGE / SHOP..... 816 s.f.

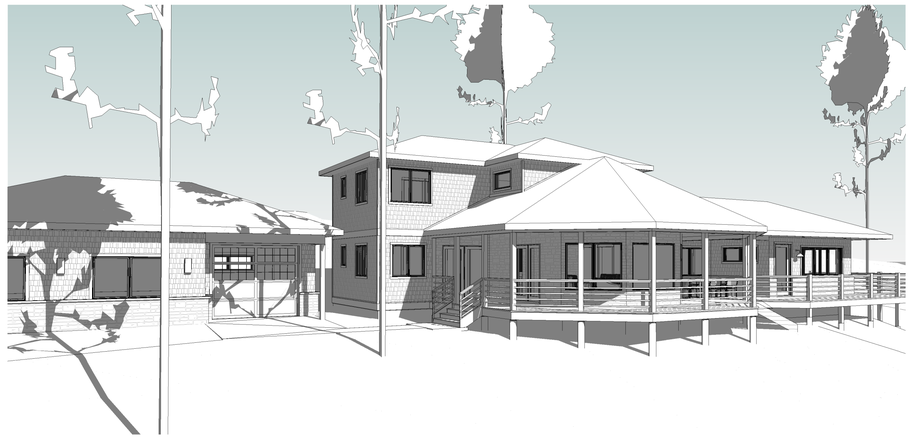
LEGAL DESCRIPTION

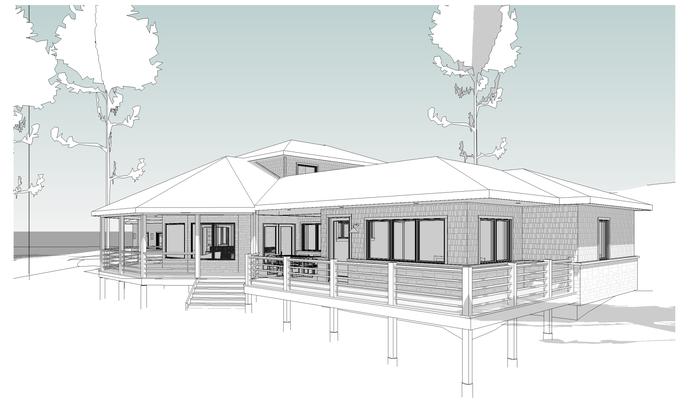
15-3351-19-2-02-01-0000

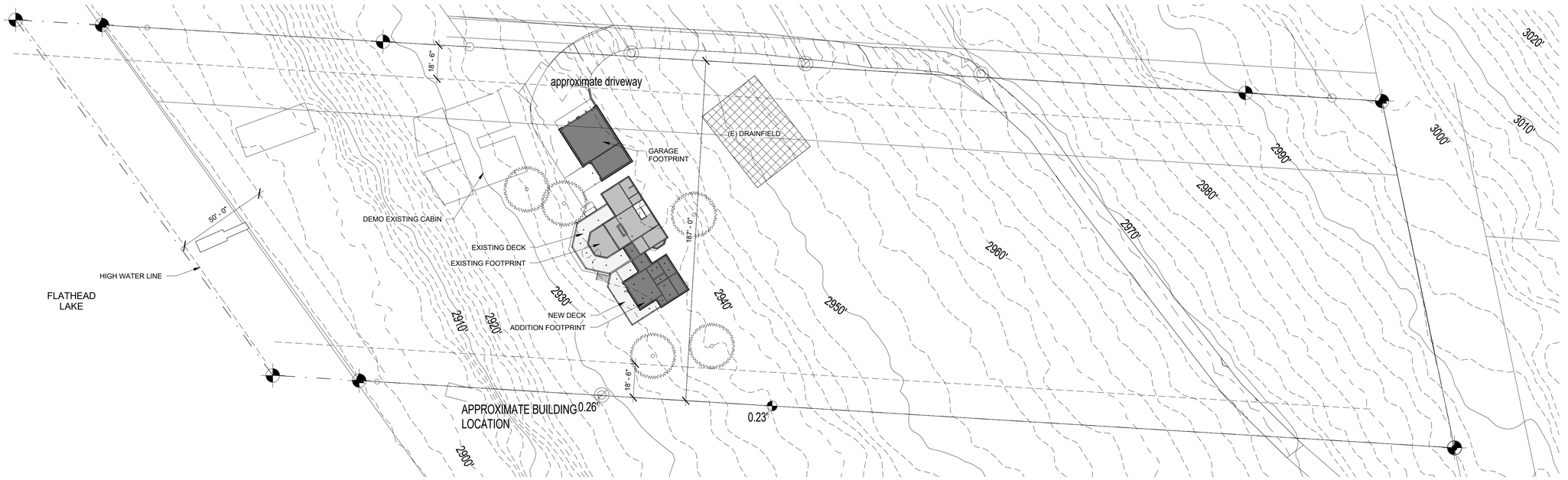
TARR'S VILLA S19, T23N, R19W, TR A AMENDED LOTS 4&5

## DRAWING INDEX










1 Site Plan
1" = 30'-0"

PRELIMINARY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**Finley Point Remodel**
32511 Tarrs Lane
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| Revision Number | Revision Date |
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| | |

| | |
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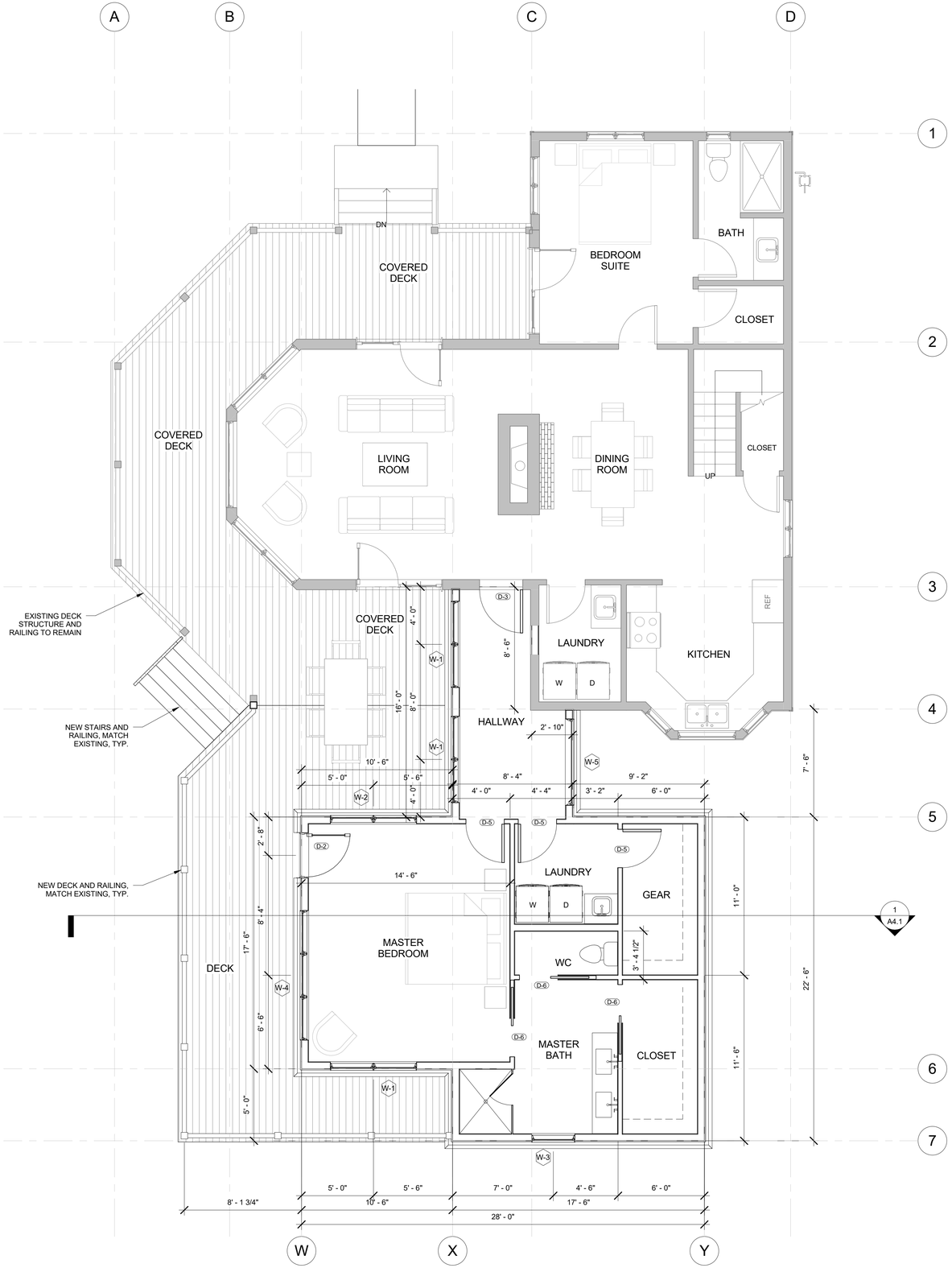
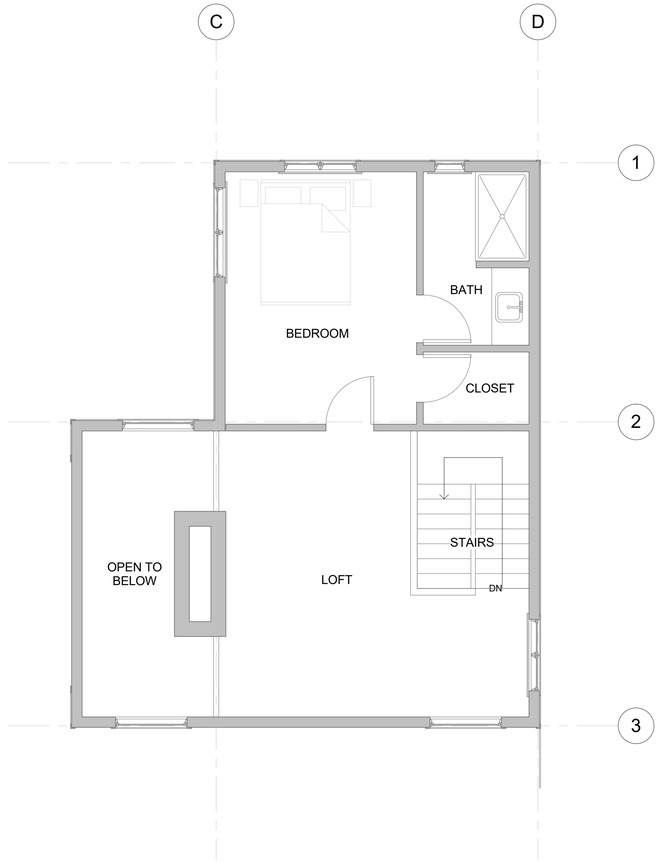
| JOB # | 19.081 |
| DATE: | 1 / 14 / 2020 |

Cover / Site Plan

A0.1




1 Main Floor Plan - Remodel
1/4" = 1'-0"




2 Second Floor Plan - Remodel
1/4" = 1'-0"

| Window Schedule | | | | | |
|---|---|---|---|---|---|
| Type Mark | Count | Width | Mull Width | Height | Description |
| W-1 | 5 | 3' - 0" | 6' - 0" | 4' - 0" | Double Casement |
| W-2 | 2 | 3' - 0" | 6' - 0" | 2' - 0" | Double Awning |
| W-3 | 1 | 3' - 0" | | 4' - 0" | Casement |
| W-4 | 1 | 3' - 0" | 9' - 0" | 4' - 0" | Triple Casement |
| W-5 | 1 | 6' - 0" | | 2' - 0" | Awning |

| Door Schedule | | | | | |
|---|---|---|---|---|---|
| Mark | Count | Width | Height | Function | Description |
| D-1 | 1 | 3' - 0" | 7' - 0" | Exterior | Half Glass Entry |
| D-2 | 1 | 3' - 0" | 7' - 0" | Exterior | 3/4 Glass |
| D-3 | 1 | 3' - 0" | 6' - 8" | Interior | Wood |
| D-4 | 1 | 6' - 0" | 8' - 0" | Interior | Wood Barn Door |
| D-5 | 3 | 2' - 8" | 6' - 8" | Interior | Wood |
| D-6 | 3 | 2' - 8" | 6' - 8" | Interior | Wood Pocket |
| G-1 | 2 | 9' - 0" | 8' - 0" | Exterior | Glass Top Garage Door |
| G-2 | 1 | 9' - 0" | 8' - 0" | Exterior | Glass Top Garage Door |
| S-1 | 1 | 2' - 2" | 6' - 8" | Interior | Glass Shower |

0' 2' 4' 8' 16'

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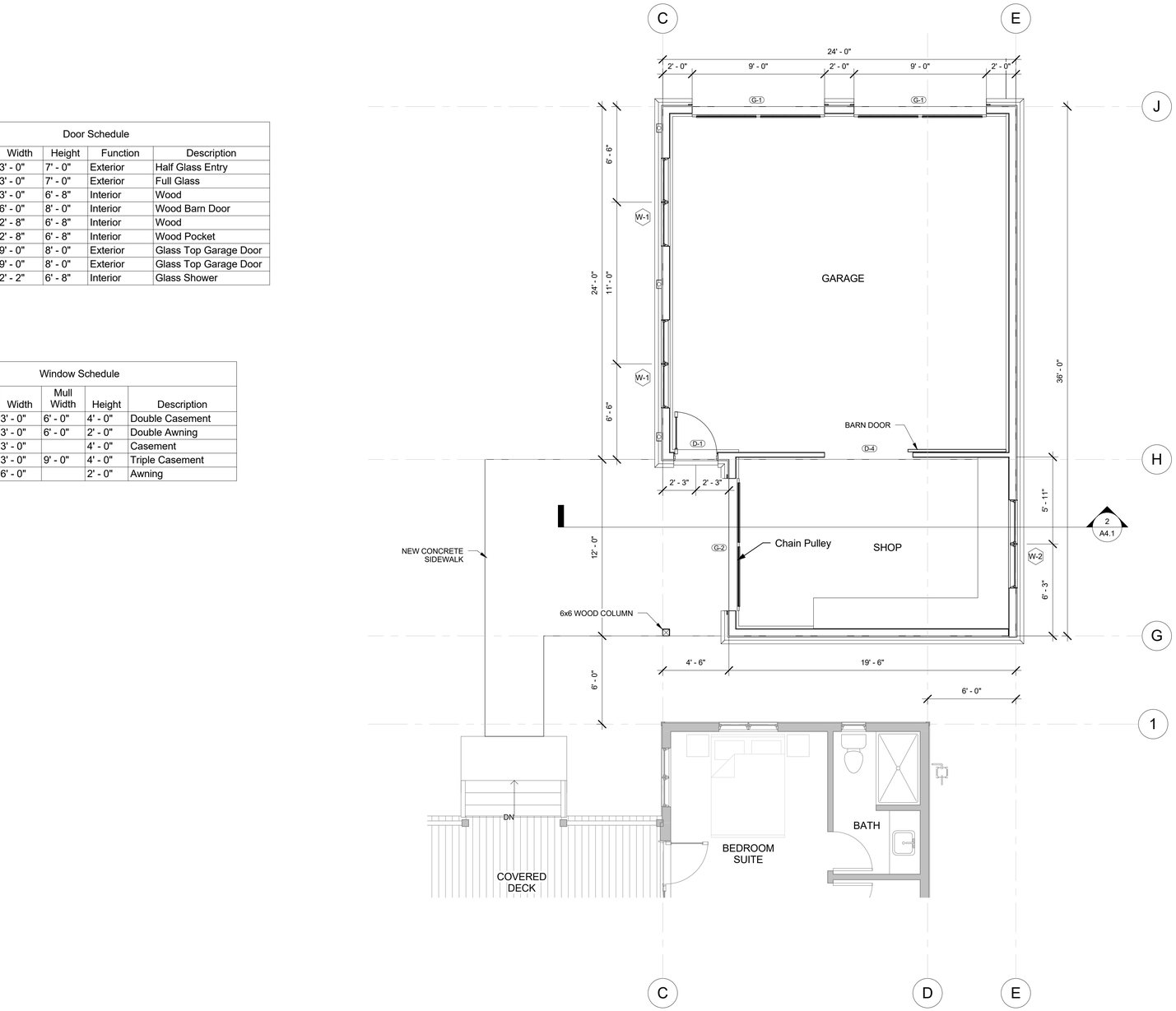
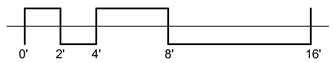
First Floor Remodel Plan

A2.2

| Door Schedule | | | | | |
|---|---|---|---|---|---|
| Mark | Count | Width | Height | Function | Description |
| D-1 | 1 | 3' - 0" | 7' - 0" | Exterior | Half Glass Entry |
| D-2 | 1 | 3' - 0" | 7' - 0" | Exterior | Full Glass |
| D-3 | 1 | 3' - 0" | 6' - 8" | Interior | Wood |
| D-4 | 1 | 6' - 0" | 8' - 0" | Interior | Wood Barn Door |
| D-5 | 3 | 2' - 8" | 6' - 8" | Interior | Wood |
| D-6 | 3 | 2' - 8" | 6' - 8" | Interior | Wood Pocket |
| G-1 | 2 | 9' - 0" | 8' - 0" | Exterior | Glass Top Garage Door |
| G-2 | 1 | 9' - 0" | 8' - 0" | Exterior | Glass Top Garage Door |
| S-1 | 1 | 2' - 2" | 6' - 8" | Interior | Glass Shower |

| Window Schedule | | | | | |
|---|---|---|---|---|---|
| Type Mark | Count | Width | Mull Width | Height | Description |
| W-1 | 5 | 3' - 0" | 6' - 0" | 4' - 0" | Double Casement |
| W-2 | 2 | 3' - 0" | 6' - 0" | 2' - 0" | Double Awning |
| W-3 | 1 | 3' - 0" | | 4' - 0" | Casement |
| W-4 | 1 | 3' - 0" | 9' - 0" | 4' - 0" | Triple Casement |
| W-5 | 1 | 6' - 0" | | 2' - 0" | Awning |




1 Garage / Shop Plan
1/4" = 1'-0"

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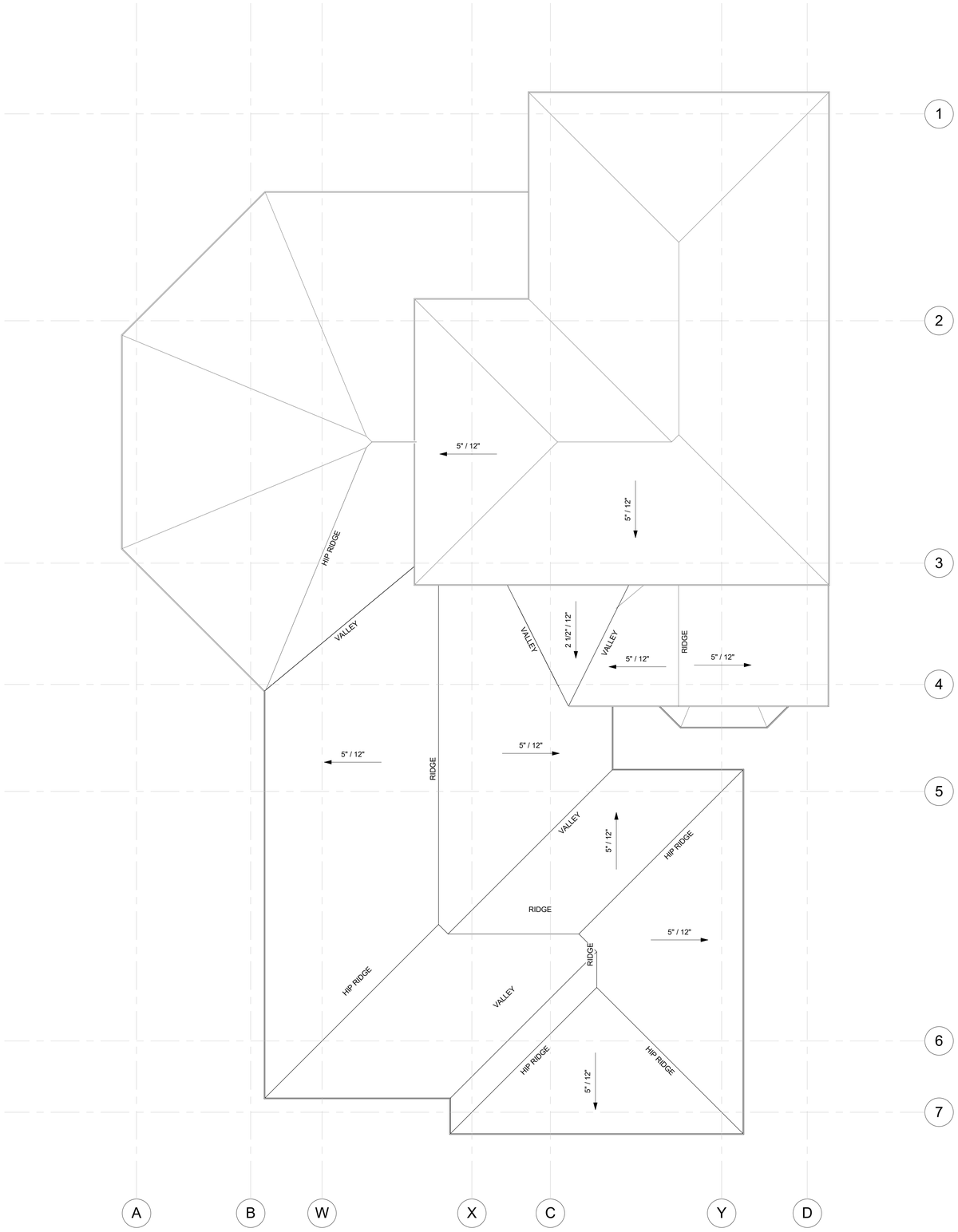
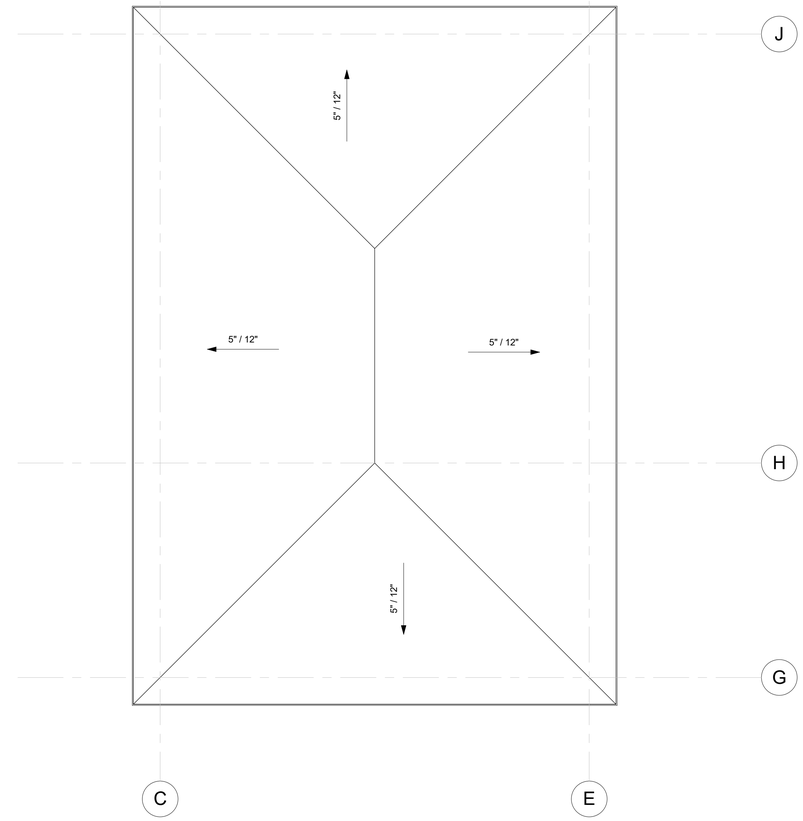
Garage / Shop Plan

A2.3




1 Roof Plan
1/4" = 1'-0"




2 Roof Plan Garage
1/4" = 1'-0"

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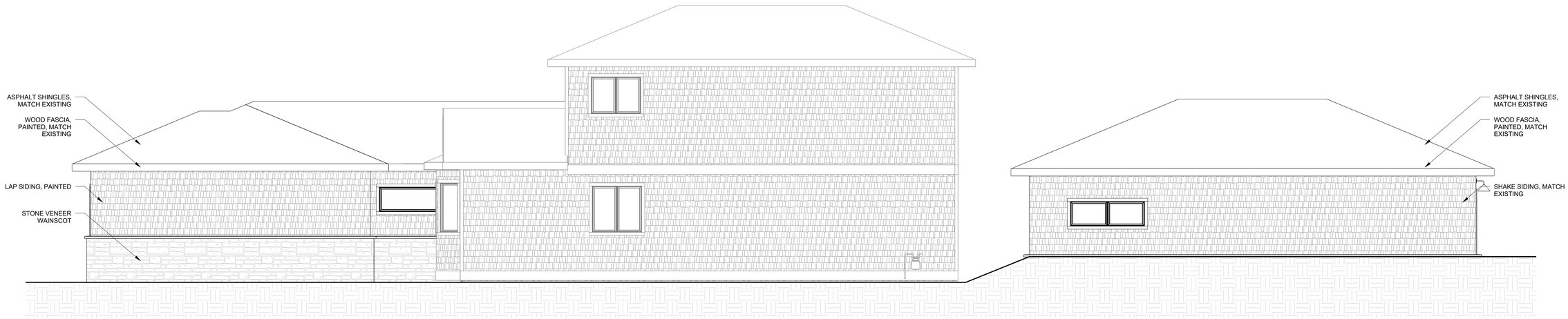
Roof Plan

A2.4


1 North Elevation
1/4" = 1'-0"




2 East Elevation
1/4" = 1'-0"

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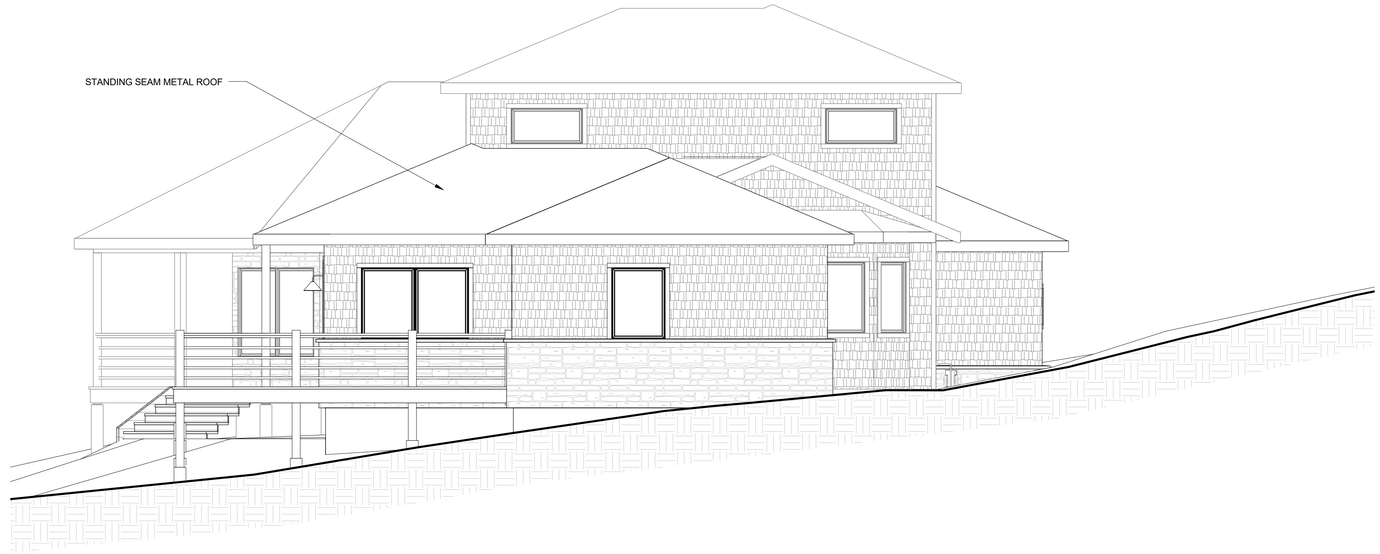
Exterior Elevations

A3.1




1 South Elevation
1/4" = 1'-0"


2 West Elevation
1/4" = 1'-0"

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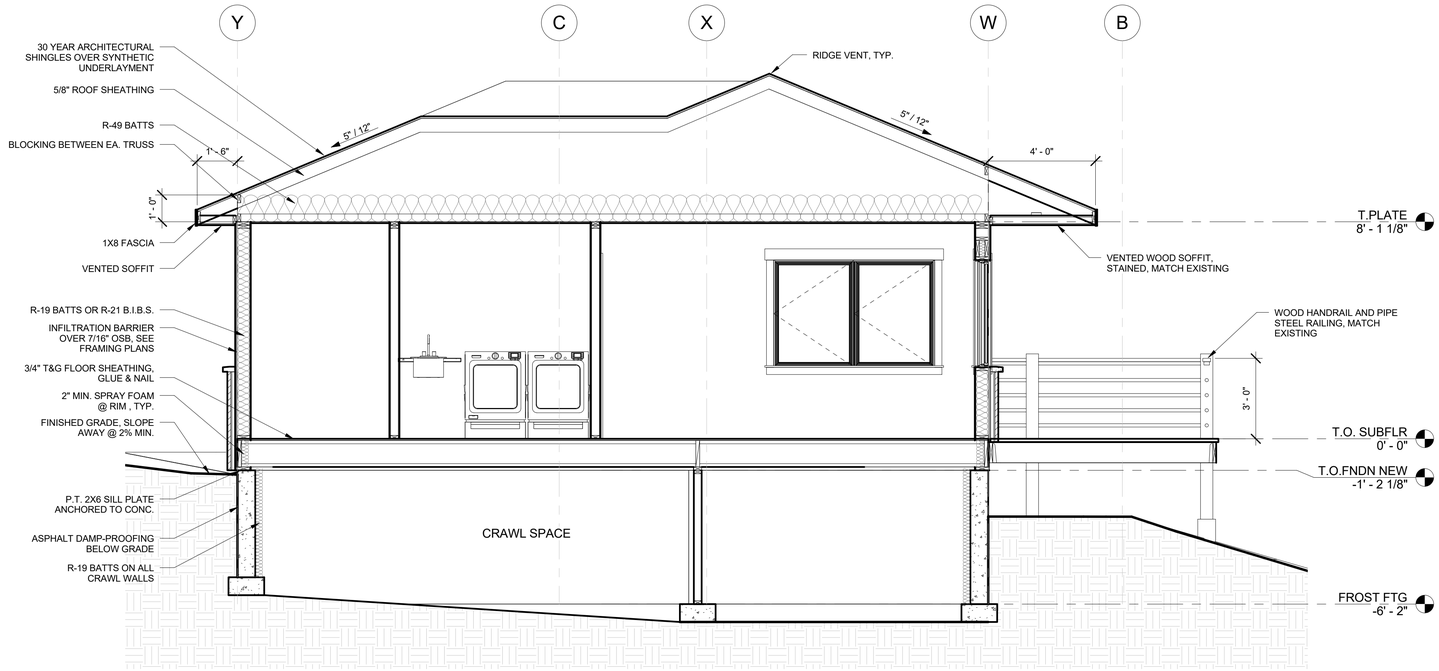
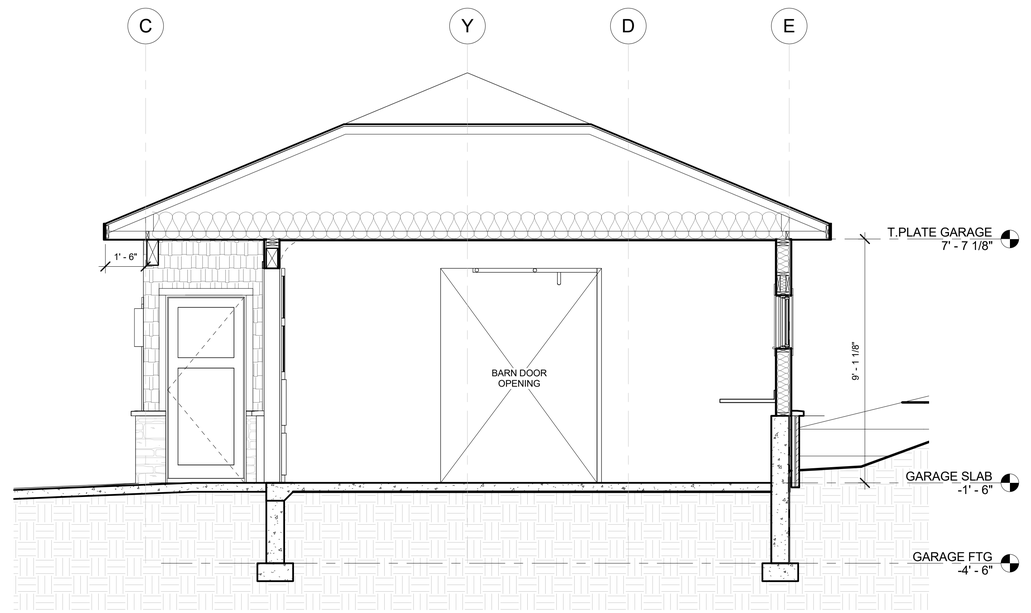
Exterior Elevations

A3.2




1 Section 4
3/8" = 1'-0"




2 Garage Section
3/8" = 1'-0"

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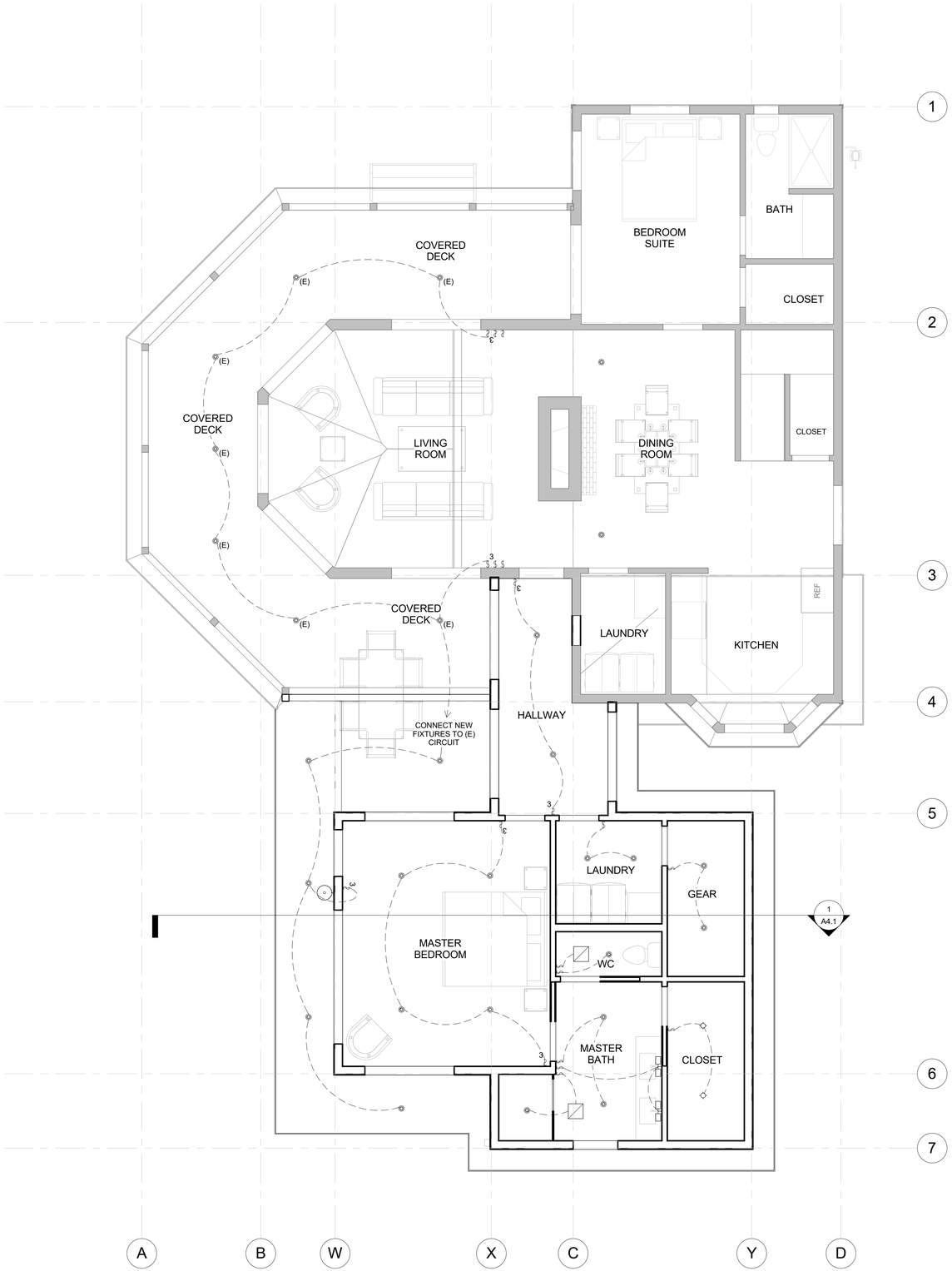
Building Sections

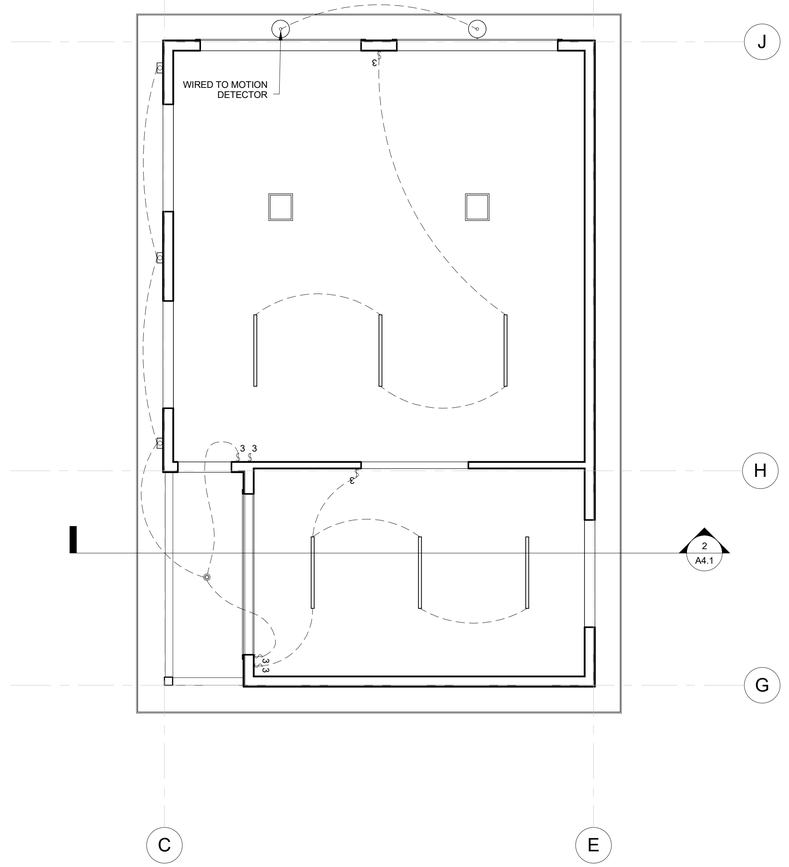
A4.1




1 Main Floor RCP
1/4" = 1'-0"

## Electrical Legend

| | | | |
|---|---|---|---|
| PENDANT FIXTURE #1 | 4'-0" LED | | WALL SWITCH |
| PENDANT FIXTURE #2 | TRACK LIGHTING | 3 | 3-WAY SWITCH |
| WALL SCONCE | STRIP LIGHT | 4 | 4-WAY SWITCH |
| VALENCE | CEILING FAN | D | DIMMER SWITCH |
| CEILING MOUNT FIXTURE | | GD | GARBAGE DISPOSAL SWITCH |
| 4" LED PUCK | EXHAUST FAN | | DUPLEX OUTLET |
| 4" RECESSED CAN | | GFCI | GFCI OUTLET |
| 4" RECESSED DIRECTIONAL CAN | GARAGE DOOR OPENER | | FLOOR OUTLET |




2 Garage RCP
1/4" = 1'-0"

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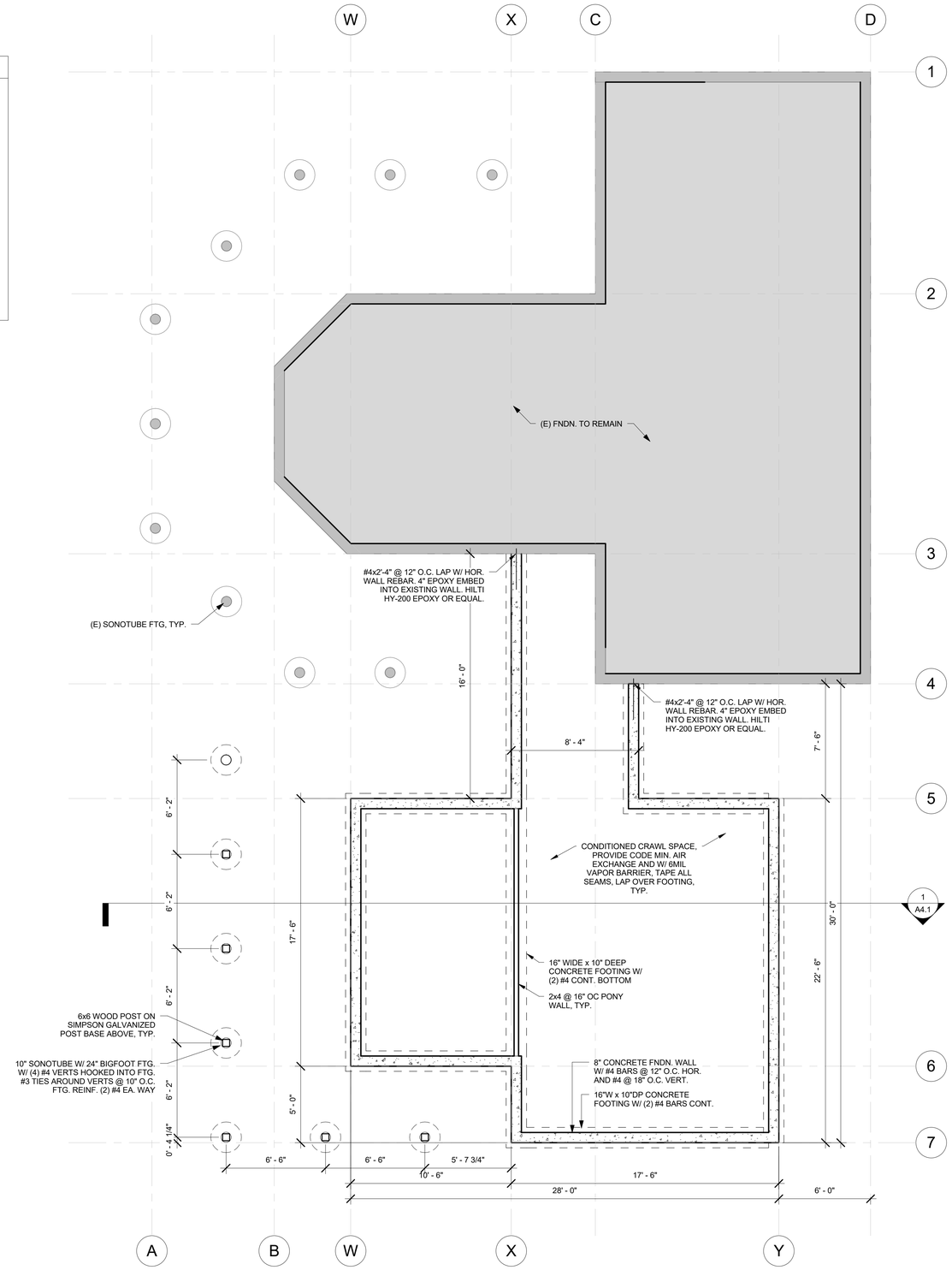
Main Floor RCP

A6.1

## FOUNDATION PLAN NOTES

- CONCRETE F'c = 3,500 PSI (MIN)
  REBAR Fy = 60,000 PSI (MIN)
- VERIFY IN FIELD LOCATION OF STEPS IN FOUNDATION WALLS
- PROVIDE 90 DEGREE BENT REBAR W/ 2' - 0" LEGS @ALLCORNERS & INTERSECTIONS. SIZE & SPACING TO MATCH HOR WALL REBAR. LAP BENT BAR W/ HOR WALL REBAR.
- TYP. SOG SHALL BE 4" NWT CIP CONCRETE REINFORCED W/ #4 BARS @ 18" O.C. EA. WAY CHAIRED AT MID-DEPTH OF THE SLAB. SOG SUBGRADE SHALL BE NATIVE UNDISTURBED SOIL W/ ORGANIC MATERIALS REMOVED FROM THE TOP, OR COMPACTED FREE-DRAINING GRAVEL FILL.
- PROVIDE 'SOFF-CUT' SLAB JOINTS @ 12' - 0" MAX O.C. EACH WAY, & EXTENDING FROM REENTRANT CORNERS. JOINTS TO BE 1" DEEP.
- THE BOTTOM OF ALL FOOTINGS AND SLABS TO BEAR ON SOLID NATIVE, INORGANIC, UNDISTURBED SOIL OR APPROVED COMPACTED FILL
- PROVIDE MINIMUM COMPACTION TO 95% OF THE MAXIMUM DRY DENSITY (ASTM D698 STANDARD PROCTOR) OF ALL BACKFILL AND SOILS UNDER SLABS ON GRADE




1 Foundation Plan
1/4" = 1'-0"

PRELIMINARY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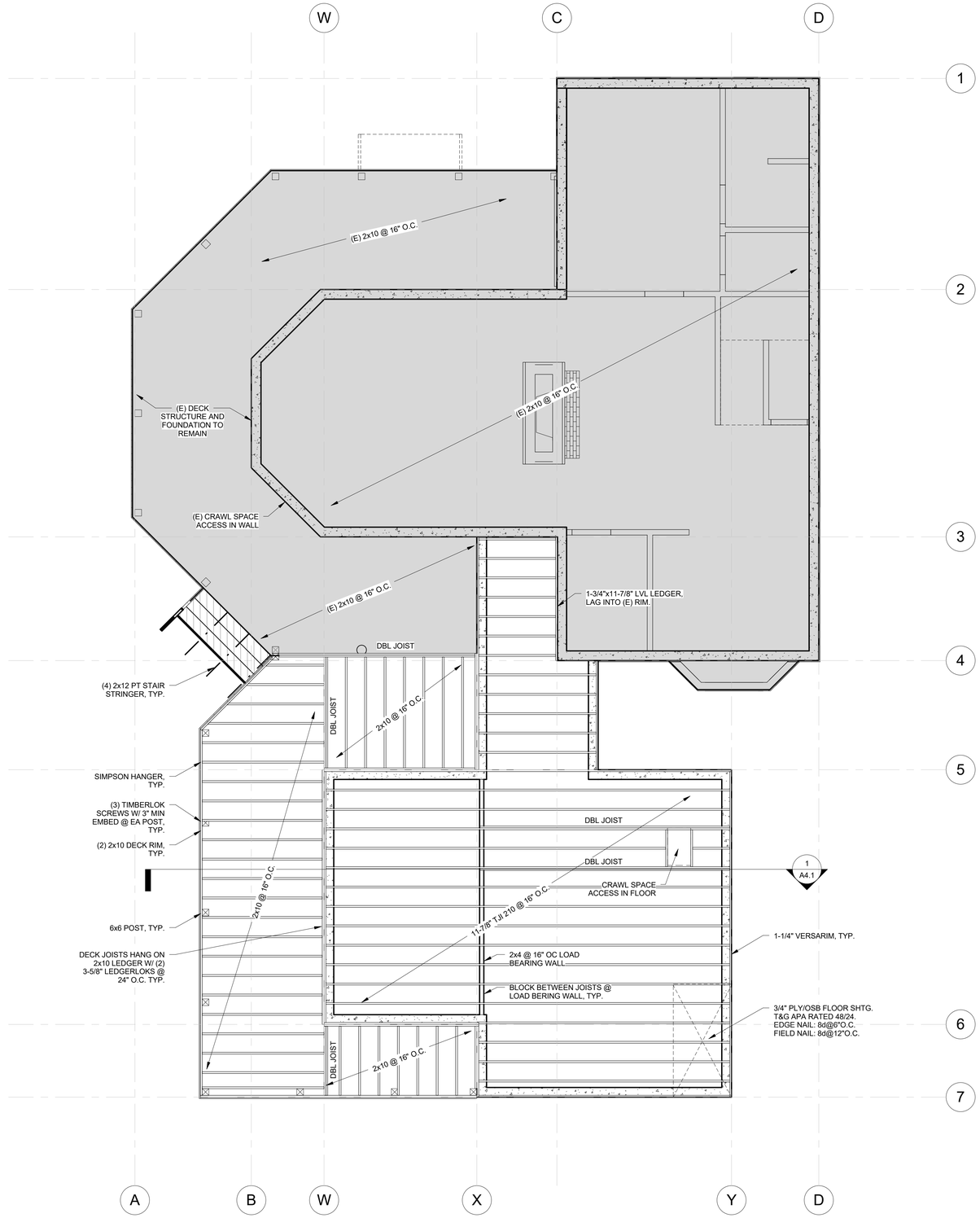
DATE: 1 / 14 / 2020

Foundation Plan

S2.1

## FLOOR FRAMING NOTES

- WOOD GRADE REQTS
  - 2X LUMBER:
    NO. 2 OR BETTER W/ 19% MAX MOISTURE
  - GLULAM:
    DF-L 24F-V4 (SINGLE SPAN)
    DF-L 24F-V8 (CONT. SPAN/ CANTILEVER)
- PROVIDE MEMBER FASTENING PER IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE
- PROVIDE 1 TRIMMER STUD & 1 KING STUD @ALL OPENINGS LESS THAN OR EQUAL TO 6' - 0". PROVIDE 2 TRIMMERS AND 2 KING STUDS @ALL OPENINGS GREATER THAN 6' - 0" AND LESS THAN 10' - 0", U.N.O.
- PROVIDE BLKG BTWN JOISTS @ LOAD BEARING WALL LOCATIONS




1 Main Floor Framing Plan
1/4" = 1'-0"

PRELIMINARY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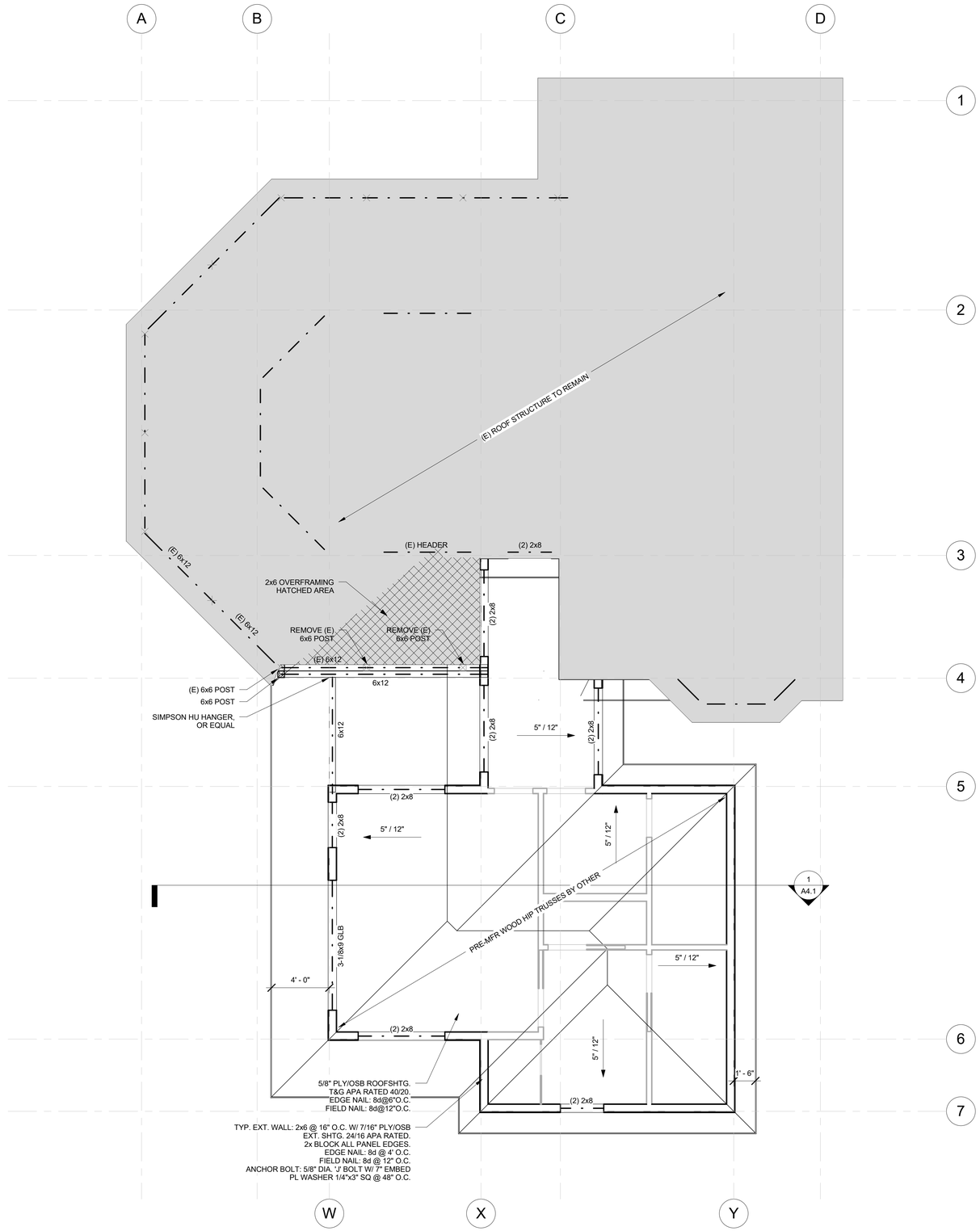
Floor Framing Plan

S2.2

## ROOF FRAMING NOTES

- WOOD GRADE REQ'TS
  - 2X LUMBER:
    NO. 2 OR BETTER W/ 19% MAX MOISTURE
  - GLULAM:
    DF-L 24F-V4 (SINGLE SPAN)
    DF-L 24F-V8 (CONT. SPAN/ CANTILEVER)
- PROVIDE MEMBER FASTENING PER IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
- PROVIDE 1 TRIMMER STUD & 1 KING STUD @ ALL OPENINGS LESS THAN OR EQUAL TO 6'-0".
- PROVIDE 2 TRIMMERS AND 2 KING STUDS @ ALL OPENINGS GREATER THAN 6'-0" AND LESS THAN 10'-0", U.N.O.
- PROVIDE BLKG BTWN JOISTS @ BEARING WALL LOCATIONS
- TYPICAL ROOF STRUCTURE SHALL CONSIST OF 5/8" WOOD SHEATHING BEARING ON PREMANUFACTURED WOOD ROOF TRUSSES
- SEE ARCH DRAWINGS FOR SLOPES AND DIMENSIONAL INFORMATION NOT INDICATED ON PLAN




1 Roof Framing Plan
1/4" = 1'-0"

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Roof Framing Plan

S2.3

## FOUNDATION PLAN NOTES

- CONCRETE F'c = 3,500 PSI (MIN)
  REBAR Fy = 60,000 PSI (MIN)
- VERIFY IN FIELD LOCATION OF STEPS IN FOUNDATION WALLS
- PROVIDE 90 DEGREE BENT REBAR W/ 2' - 0" LEGS @ALLCORNERS & INTERSECTIONS. SIZE & SPACING TO MATCH HOR WALL REBAR. LAP BENT BAR W/ HOR WALL REBAR.
- TYP. SOG SHALL BE 4" NWT CIP CONCRETE REINFORCED W/ #4 BARS @ 18" O.C. EA. WAY CHAIRED AT MID-DEPTH OF THE SLAB. SOG SUBGRADE SHALL BE NATIVE UNDISTURBED SOIL W/ ORGANIC MATERIALS REMOVED FROM THE TOP, OR COMPACTED FREE-DRAINING GRAVEL FILL.
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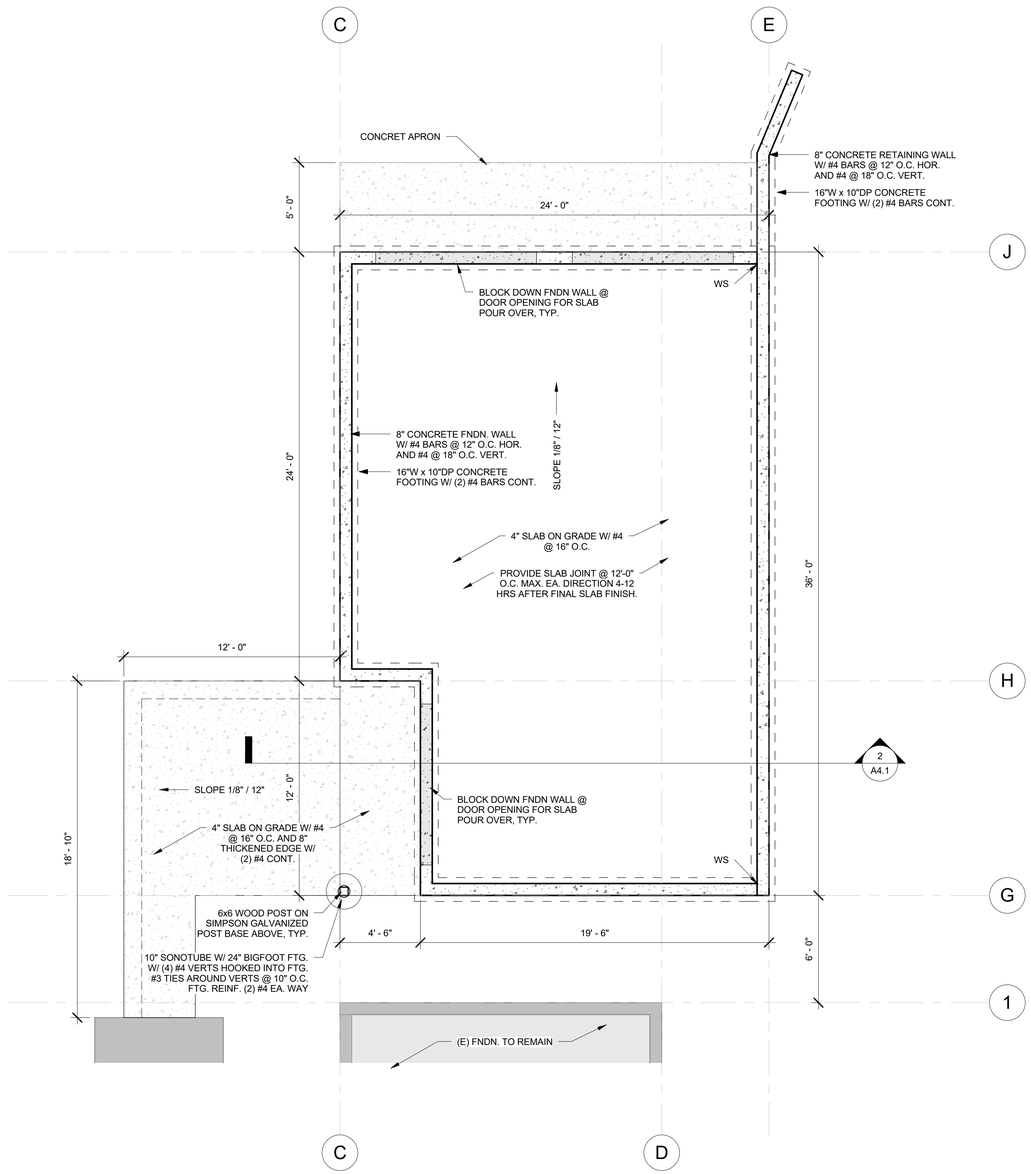
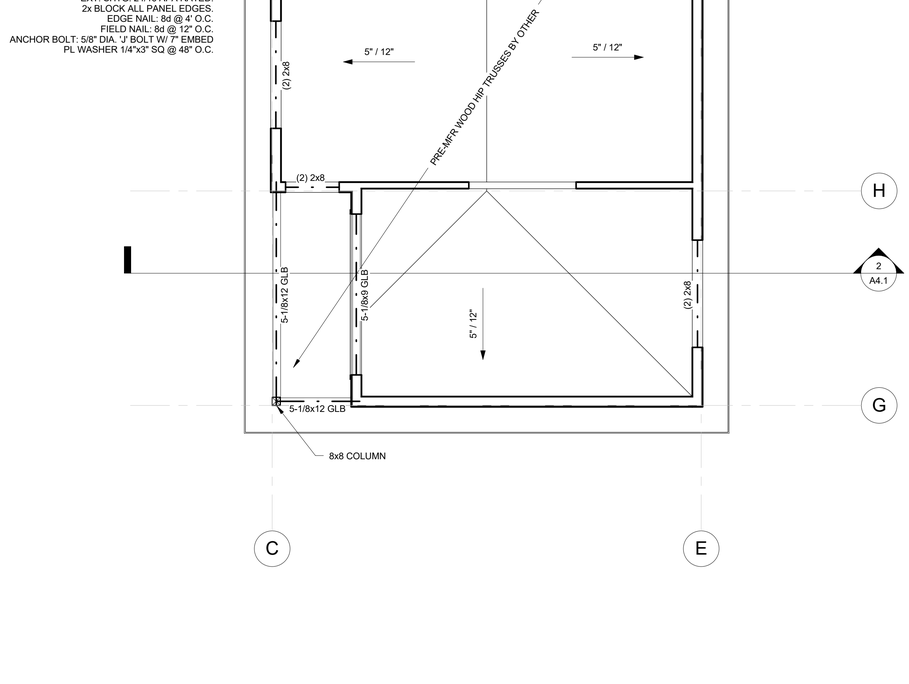
- PROVIDE MINIMUM COMPACTION TO 95% OF THE MAXIMUM DRY DENSITY (ASTM D698 STANDARD PROCTOR) OF ALL BACKFILL AND SOILS UNDER SLABS ON GRADE




1 Foundation Plan Garage
1/4" = 1'-0"

## ROOF FRAMING NOTES

- WOOD GRADE REQ'TS
  - 2X LUMBER:
    NO. 2 OR BETTER W/ 19% MAX MOISTURE
  - GLULAM:
    DF-L 24F-V4 (SINGLE SPAN)
    DF-L 24F-V8 (CONT. SPAN/ CANTILEVER)
- PROVIDE MEMBER FASTENING PER IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
- PROVIDE 1 TRIMMER STUD & 1 KING STUD @ ALL OPENINGS LESS THAN OR EQUAL TO 6'-0".
- PROVIDE 2 TRIMMERS AND 2 KING STUDS @ ALL OPENINGS GREATER THAN 6'-0" AND LESS THAN 10'-0", U.N.O.
- PROVIDE BLKG BTWN JOISTS @ BEARING WALL LOCATIONS
- TYPICAL ROOF STRUCTURE SHALL CONSIST OF 5/8" WOOD SHEATHING BEARING ON PREMANUFACTURED WOOD ROOF TRUSSES
- SEE ARCH DRAWINGS FOR SLOPES AND DIMENSIONAL INFORMATION NOT INDICATED ON PLAN




2 Roof Framing Plan Garage
1/4" = 1'-0"

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Garage Framing Plans

S2.4

## GENERAL STRUCTURAL NOTES

PROJECT DESCRIPTION
THE ROOF STRUCTURE SHALL BE WOOD PREMANUFACTURED TRUSSES ENGINEERED BY THE TRUSS SUPPLIER. WALLS SHALL BE 2X STUD WALL CONSTRUCTION. FLOOR FRAMING SHALL CONSIST OF WOOD STRUCTURAL SHEATHING ON WOOD I-JOISTS. THE FOUNDATION IS TO CONSIST OF CONVENTIONAL SPREAD FOOTINGS.

THE ATTACHED DRAWINGS HAVE BEEN REVIEWED AND NOTED FOR STRUCTURAL DESIGN CONSIDERATIONS AND ARE RELEASED FOR CONSTRUCTION IN ACCORDANCE WITH THE NOTES BELOW AND ON THE ATTACHED PLANS.

GENERAL APPLICATION
1. THESE DRAWINGS MUST BE USED IN CONJUNCTION WITH ANY OTHER CONSTRUCTION DOCUMENTS ON THE PROJECT TO CLEARLY DEFINE ALL REQUIREMENTS FOR CONSTRUCTION.
2. ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS OR AMBIGUITIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. CORRECTIONS OR INTERPRETATIONS SHALL BE ISSUED BEFORE AFFECTED WORK MAY PROCEED.
3. THE CONTRACTOR SHALL INFORM THE ARCH/ENGINEER AND SUBMIT FOR REVIEW ANY PROPOSED DEVIATIONS OR SUBSTITUTIONS FROM THE CONTRACT DOCUMENTS

CODES AND STANDARDS
1. BUILDING CODE: 2012 IBC
2. ASCE 7-10
3. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
4. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI318)

DESIGN CRITERIA
1. OCUPANCY CATEGORY: II
2. BASIC WIND SPEED: 115MPH, 3 SEC GUST
3. WIND IMPORTANCE FACTOR: 1.0
4. EXPOSURE CATEGORY: B (N/S/W), D(EAST)
5. P(S30): A+23.6 PSF, B=16.1 PSF, C=18.8 PSF, D=12.9 PSF
6. WIND BASE SHEAR: NORTH/SOUTH = 22.9K, EAST/WEST = 34.8K
7. WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING = 31.9 PSF (10SF), 29.7 PSF (20SF), 26.9 PSF (50SF), 24.7 PSF (100SF)
8. WIND DESIGN PRESSURE FOR UPLIFT = 15 PSF (NET UPLIFT PRESSURE) WIND DESIGN PRESSURE FOR OVERHANGE UPLIFT = 30.3 PSF (NET PRESSURE)
9. SEISMIC IMPORTANCE FACTOR: 1.0
10. MAPPED SPECTRAL RESPONSE ACCELERATION: Ss = 0.987 S1 = 0.277
11. SEISMIC SITE CLASS: D
12. SPECTRAL RESPONSE COEFFICIENTS: Sds = 0.445 Sd1 = 0.212
13. SEISMIC DESIGN CATEGORY: D
14. BASIC SEISMIC FORCE RESISTING SYSTEM: WOOD FRAMED SHEAR WALLS & ORDINARY STEEL MOMENT FRAME
15. RESPONSE MODIFICATION FACTOR: R = 6.5 (WD. SW), R=3.5 (OSMF)
16. SEISMIC RESPONSE COEFFICIENT: Cs = 0.1119 (WD. SW) Cs=0.2078 (OSMF)
17. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
18. SEISMIC BASE SHEAR: 50.3K
19. GROUND SNOW LOADS: Pg = 64 PSF
20. MINIMUM FLAT ROOF SNOW LOAD: Pf = 50 PSF
21. DRIFTED SNOW LOAD ONTO LOWER ROOF: 82 PSF, W=15FT.
22. SNOW LOAD IMPORTANCE FACTOR: 1.0
23. TERRAIN CATEGORY: B (N/S/W), D (EAST)
24. EXPOSURE FACTOR: 1.0
25. THERMAL FACTOR: Ct: 1.0
26. SLOPE FACTOR: Cs = 1.0
27. ALL SNOW LOADS ON THE STRUCTURE FOR BOTH FLAT AND SLOPED ROOF SHALL BE CALCULATED IN ACCORANCE WITH THE 2012 IBC AND SHALL CONSIDER PARTIAL LOADING, UNBALANCED LOADING, DRIFTING, AND SLIDING SNOW
28. ROOF LIVE LOAD: Lr = 20 PSF
29. FLOOR LIVE LOAD: L = 100 PSF
30. ROOF DEAD LOAD = 15PSF (INCLUDING SELF WEIGHT)
31. FLOOR DEAD LOAD = 30PSF (INTERIOR W/ GYPCRETE, INCLUDING SELF WEIGHT)

FOUNDATIONS
1. THE FOUNDATION DESIGN UTILIZES THE PRESUMPTIVE ALLOWABLE BEARING PRESSURE OF 1,500 PSF TAKEN FROM TABLE 1806.2. DURING EXCAVATION AND PRIOR TO FOUNDATION CONSTRUCTION, DELANEY'S ENGINEERED SOLUTIONS SHALL BE NOTIFIED TO OBSERVE THE SOIL TYPE TO SUPPORT THIS ASSUMPTION.
2. THE BOTTOM OF FOOTINGS SHALL BEAR A MINIMUM OF 3'-0" BELOW FINAL EXTERIOR GRADE FOR FROST PROTECTION OR BE FROST PROTECTED WITH AN APPROVED INSULATION METHOD
3. FOUNDATION DESIGN DOES NOT CONSIDER FORCES DUE TO HYDROSTATIC PRESSURES.
4. BEAR ALL FOOTINGS DIRECTLY ON NATIVE SOIL. DO NOT OVER EXCAVATE OR PLACE FOOTINGS ON FILL UNLESS FILL IS COMPACTED TO MINIMUM 95% PROCTOR DENSITY.
5. PROVIDE POSITIVE DRAINAGE OR APPROVED WATER MITIGATION PATH AWAY FROM ALL EXTERIOR WALLS.
6. SEE FOUNDATION PLAN FOR MORE INFORMATION.

CAST-IN-PLACE CONCRETE
1. MINIMUM CONCRETE COMPRESSIVE STRENGTH = 3000 PSI
2. CONCRETE WEIGHT = 145 PCF +/- 5 PCF
3. CONCRETE TYPE: TYPE I OR II, ASTM C150
4. AGGREGATES: 3/4" CONFORMING TO ACI 301 AND ASTM C33
5. MAX W/C RATIO: 0.50
6. MAX FLY ASH CONTENT: 25%, ASTM C618, CLASS C OR F
7. SLUMP: 4" +/- 1"
8. CONCRETE EXPOSED TO FREEZING AND THAWING CONDITIONS SHALL CONSIST OF AN AIR ENTRAINED MIX IN ACCORDANCE WITH ACI 301
9. REINFORDING BARS SHALL CONFORM TO ASTM A615 - GRADE 60
10. REQUIRED COVER FOR NON-FIRE-RATED ASSEMBLIES:
    CONCRETE EXPOSED TO EARTH OR WEATHER: 2"
    CONCRETE CAST DIRECTLY AGAINST THE EARTH: 3"
    CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: 3/4"
11. EARTH FORMED TRENCHES MAY BE USED FOR FOOTINGS
12. PROVIDE 3/4" CHAMFERS AT ALL EDGES THAT ARE EXPOSED TO VIEW IN THE FINISHED STRUCTURE
13. CONCRETE PLACED DURING HOT WEATHER SHALL BE FOLLOW RECOMMENDATIONS OF ACI 305
14. CONCRETE PLACE BELOW 40 DEGREES FAHRENHEIT SHALL FOLLOW THE RECOMMENDATIONS OF ACI 306 R-2
15. CONCRETE SHALL BE MAINTAINED AT A TEMPERATURE NOT LESS THAN 55 DEGREES FAHRENHEIT
16. TOLERANCE FOR ANCHOR BOLTS AND OTHER EMBEDDED ITEMS SHALL BE IN ACCORDANCE WITH ACI CODE OF STANDARD PRACTICE
17. EXPANSION BOLTS SHALL BE WEDGE TYPE ZINC-PLATED OR STAINLESS STEEL AND AN ICC APPROVED PRODUCT
18. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENENT OF CONCRETE REINFORCEMENT. COMPLY WITH ACI DETAILING MANUAL (SP 66). ALLOW MINIMUM 10 WORKING DAYS TIME FOR REVIEW

WOOD FRAMING
1. SUBMIT SHOP DRAWINGS AND STAMPED ENGINEERED CALCULATIONS FOR REVIEW OF PREMANUFACTURED TRUSSES. ALLOW A MINIMUM OF 10 WORKING DAYS TIME FOR REVIEW
2. DIMENSIONAL LUMBER SHALL BE A MINIMUM OF DOUG-FIR #2 GRADE OR BETTER, UNLESS SPECIFIED OTHERWISE. STUDS IN A WALL MAY BE DOUGLAS FIR-LARCH STUD GRADE OR BETTER.
3. STRUCTURAL PANELS (PLYWOOD OR OSB SHALL CONFORM TO APA PS-1 STANDARDS. LAY PANEL WITH LONG DIMENSION PERPENDICULAR TO JOISTS/STUDS WITH SHORT EDGES STAGGERED. ALL PANELS SHALL BE EXPOSURE 1
4. USE 19/32" STRUCTURAL PANELS WITH AN APA SPAN RATING 40/20 FOR ROOF TRUSSES/JOISTS
5. USE 23/32" STRUCTURAL PANELS WITH AN APA SPAN RATING 48/24 FOR FLOOR TRUSSES/JOISTS
6. USE 15/32" STRUCTURAL PANELS WITH AN APA SPAN RATING 32/16 FOR ALL EXTERIOR WALL SHEATHING
7. PREFABRICATED WOOD TRUSSES SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF STATE AND LOCAL BUILDING AND SAFETY CODES AND OTHER FEDERAL (OSHA) SAFETY REQUIREMENTS.
8. THE TRUSS FABRICATOR SHALL BE RESPONSIBLE FOR ALL MEMBER AND CONNECTION DESIGN AND DETAILING
9. ALL SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH (DFL) STAMPED TO SHOW COMPLIANCE WITH AWPA STANDARDS
10. ALL BOLTS, METAL CONNECTORS, HANGERS, ANCHORS AND FASTENERS IN CONTACT WITH PERSERVATIVE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED G90 OR G185 OR STAINLESS STEEL 304 OR 316
11. 5/8" DIAMETER ANCHOR BOLTS SHALL BE PROVIDED AT 32" OC MAXIMUM AND WITHIN 12" OF THE END OF ALL WALLS. AT SHEARWALL LOCATIONS, ANCHOR BOLTS SHALL BE SPACED AT 16" OC MAX.
12. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7" INTO CONCRETE
13. NAILING SHALL CONFORM WITH THE MINIMUM REQUIRMENTS OF TABLE 2304.9.1 OF THE IBC
14. ALL NAIL SIZES SPECIFIED SHALL BE COMMON NAIL SIZES AS DEFINED IN THE NDS. MACHINE APPLIED NAILS SHALL NOT BE OVERDRIVEN AND MUST MEET COMMON NAIL DIAMETERS SPECIFIED.
15. STEEL PLATES SHALL CONFORM TO ASTM A36
16. STEEL BOLTS SHALL CONFORM TO ASTM A307
17. HOLES FOR BOLTS SHALL BE 1/16" OVERSIZE
18. LAG SCREWS SHALL PENETRATE THE MAIN MEMBER A MINIMUM OF 8 TIMES THE SCREW DIAMETER
19. BUILT UP COLUMNS IN WALLS SHALL BE STITCH NAILED WITH STAGGERED 16D@4"OC AND GLUED
20. WHERE BEAMS OR GIRDER TRUSSES BEAR ON COLUMNS, PROVIDE (1) SIMPSON ST18 STRAP W/ (14) 16D NAILS. CENTER STRAP ON JOINT BETWEEN MEMBERS
21. GLUE AND NAIL ALL ROOF AND FLOOR SHEATHING WITH 8D@6"OC AT PANEL EDGES AND 8D@12"OC IN THE FIELD
22. NAIL ALL WALL SHEATHING WITH 8D@6"OC AT PANEL EDGES AND 8D@12"OC IN THE FIELD

## TYPICAL MINIMUM NAILING REQUIREMENTS

THIS DETAIL CONFORMS TO ALL 2006, 2009, AND 2012 REQUIREMENTS.

| CONNECTION | | COMMON NAILS |
|---|---|---|
| 1. 1"x6" subfloor or less to each joist, face nail | | (2) 8d |
| 2. Wider than 1"x6" subfloor to each joist, face nail | | (3) 8d |
| 3. 2" subfloor to joist or blocking, blind and face nail | | (2) 16d |
| 4. Sole plate to joist or blocking, face nail | | 16d@16" |
| 5. Top plate to stud, end nail | | (2) 16d |
| 6. Stud to sole plate | | (4) 8d toenail or (2) 16d end nail |
| 7. Double studs, face nail | | 16d@24" |
| 8. Double top plates, face nail | | 16d@16" |
| 9. Top plate laps | | (8) 16d |
| 10. Continuous header, two pieces | | 16d@16" OC along each edge |
| 11. Ceiling joists to plate, toenail | | (3) 8d |
| 12. Continuous header to stud, toenail | | (4) 8d |
| 13. Ceiling joists, laps over partitions, face nail | | (3) 16d |
| 14. Ceiling joists to parallel rafters, face nail | | (3) 16d |
| 15. Joist or rafters at all bearings, toenail each side | | (3) 8d |
| 16. 1" Diagonal brace to each stud and plate, face nail | | (2) 8d |
| 17. 1"x8" sheathing or less to each bearing, face nail | | (3) 8d |
| 18. Wider than 1"x8" sheathing to each bearing, face nail | | (3) 8d |
| 19. Built-up corner studs | | 16d@24" OC |
| 20. Built-up girder and beams | Dimensional Lumber: | 20d@32" OC at top and bottom and staggered (2) 10d at ends and at each splice |
| | Manufactured Lumber: | As required by manufacturer but not less than nailing for Dimensional Lumber |
| 21. 2" planks | | (2) 16d at each bearing |
| 22. Bridging to joist, toenail each end<br>a. Blocking between joists and rafters - To joists or rafters - Toenails each side, each end<br>b. Blocking between studs, each end | | (2) 10d<br>(2) 10d toenails or (2) 16d |
| 23. Plywood Sheathing | | At shear walls - Re: typical details. Other walls - Re: general notes. |

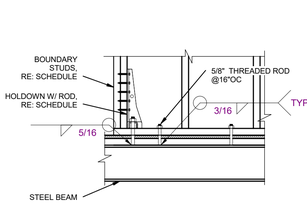
## HEADERS IN LOAD BEARING WALLS

| SPAN | DIMENSIONED LUMBER | LSL ALTERNATES | LVL ALTERNATES | NO. OF BEARING STUDS AT EACH END |
|---|---|---|---|---|
| | DOUGLAS FIR | | | |
| 3'-0" | (2) 2x8 or (3) 2x6 | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | 1 |
| 4'-0" | (2) 2x12 or (3) 2x8 | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | 1 |
| 5'-0" | N/A (3) 2x10 | (2) 1 3/4"x7 1/4" or (3) 1 3/4"x7 1/4" | (2) 1 3/4"x7 1/4" or (3) 1 3/4"x5 1/2" | 2 |
| 6'-0" | N/A (3) 2x12 | (2) 1 3/4"x9 1/4" or (3) 1 3/4"x7 1/4" | (2) 1 3/4"x9 1/4" or (3) 1 3/4"x7 1/4" | 2 |
| 7'-0" | N/A N/A | (2) 1 3/4"x9 1/2" or (3) 1 3/4"x9 1/4" | (2) 1 3/4"x9 1/4" or (3) 1 3/4"x9 1/4" | 2 |
| 8'-0" | N/A N/A | (2) 1 3/4"x11 1/4" or (3) 1 3/4"x9 1/4" | (2) 1 3/4"x11 1/4" or (3) 1 3/4"x9 1/4" | 2 |
| 9'-0" | N/A N/A | (2) 1 3/4"x14" or (3) 1 3/4"x11 1/4" | (2) 1 3/4"x11 1/4" or (3) 1 3/4"x11 1/4" | 3 |
| 10'-0" | N/A N/A | (2) 1 3/4"x14" or (3) 1 3/4"x11 7/8" | (2) 1 3/4"x14" or (3) 1 3/4"x11 1/4" | 3 |

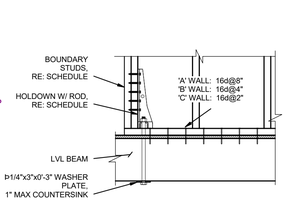
## RECOMMENDED HEADERS IN NON-LOAD BEARING WALLS

| SPAN | DIMENSIONED LUMBER | LSL ALTERNATES | LVL ALTERNATES | NO. OF BEARING STUDS AT EACH END |
|---|---|---|---|---|
| | DOUGLAS FIR | | | |
| 3'-0" | (2) 2x4 or (3) 2x4 | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | 1 |
| 4'-0" | (2) 2x6 or (3) 2x4 | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | 1 |
| 5'-0" | (2) 2x6 or (3) 2x6 | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | 1 |
| 6'-0" | (2) 2x8 or (3) 2x6 | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | (2) 1 3/4"x5 1/2" or (3) 1 3/4"x5 1/2" | 1 |
| 7'-0" | (2) 2x8 or (3) 2x8 | (2) 1 3/4"x7 1/4" or (3) 1 3/4"x5 1/2" | (2) 1 3/4"x7 1/4" or (3) 1 3/4"x5 1/2" | 1 |
| 8'-0" | (2) 2x10 or (3) 2x8 | (2) 1 3/4"x7 1/4" or (3) 1 3/4"x7 1/4" | (2) 1 3/4"x7 1/4" or (3) 1 3/4"x7 1/4" | 1 |
| 9'-0" | (2) 2x12 or (3) 2x10 | (2) 1 3/4"x9 1/4" or (3) 1 3/4"x7 1/4" | (2) 1 3/4"x7 1/4" or (3) 1 3/4"x7 1/4" | 1 |
| 10'-0" | N/A (3) 2x10 | (2) 1 3/4"x9 1/4" or (3) 1 3/4"x9 1/4" | (2) 1 3/4"x9 1/4" or (3) 1 3/4"x7 1/4" | 1 |

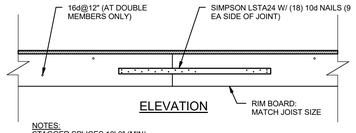
NOTES:
A. THIS SCHEDULE APPLIES TO HEADERS WHICH ARE NOT EXPLICITLY CALLED OUT ON PLAN WITH SPANS OF 10'-0" OR LESS
B. HEADERS IN LOAD BEARING WALLS DESIGNED FOR 1500 PLF DEAD + LIVE LOAD.
C. HEADERS IN NON-LOAD BEARING WALLS DESIGNED FOR 400 PLF DEAD + LIVE LOAD.
D. DIMENSIONED LUMBER HEADERS TO BE No. 2 DOUGLAS FIR.
E. LVL = LAMINATED VENEER LUMBER
F. LVL HEADERS Fb = 2600 PSI
G. LSL = LAMINATED STRAND LUMBER
H. LSL HEADERS Fb = 2250 PSI, E = 1500 KSI
I. DEFLECTION CRITERIA IS L/360
J. HEADERS SUPPORTING POINT LOADS FROM BEAMS OR COLUMNS SHOULD NOT BE SIZED FROM THIS TABLE. NOTIFY STRUCTURAL ENGINEER.




SUPPORTED FLOOR - SHEAR WALL ON STEEL BEAM



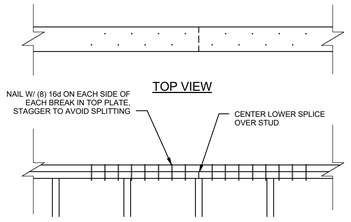

SUPPORTED FLOOR - SHEAR WALL ON WOOD BEAM




ELEVATION

NOTES:
STAGGER SPLICES 10'-0" (MIN).
WHERE PLAN CALLS FOR DOUBLE MEMBER USE SPLICE FOR BOTH.
ALLOWABLE TENSION THROUGH THE SPLICE IS 1235 LB

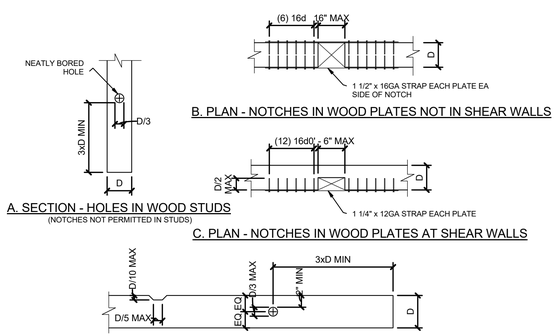
Typical Rim Joist Splice




ELEVATION

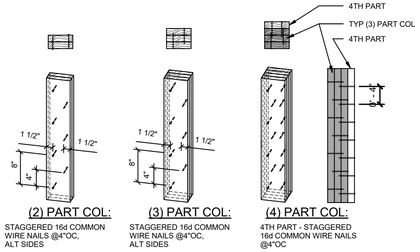
NOTES:
1. NAILING APPLIES AT SPLICE OF BOTH UPPER AND LOWER TOP PLATES.
2. ALLOWABLE TENSION ACROSS SPLICE IS 3610 LB FOR DOUG-FIR.
3. ALLOWABLE TENSION ACROSS SPLICE IS 3124 LB FOR HEM-FIR.
4. TYPICAL NAILING AWAY FROM SPLICE IS 16d @16"OC
5. 4'-0" MINIMUM SPACING BETWEEN SPLICES.
6. CODE REFERENCE: IBC2012, TABLE 2304.10.1 & 2308.5.3.2.

Typ Top Plate Splice

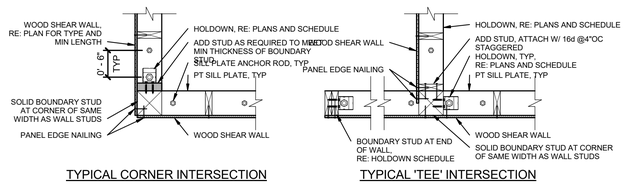



NOTE: ALLOWABLE HOLES SHOWN ARE FOR DIMENSIONAL LUMBER ONLY. FOR ENGINEERED LUMBER, REFER TO PRODUCT MANUFACTURERS SPECIFICATIONS

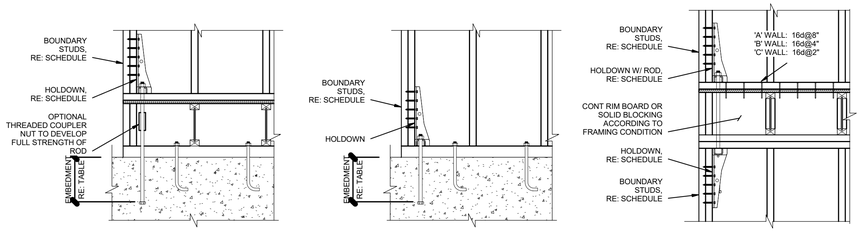
Requirements for Holes and Notches in Wood Members




Typical Built Up Column Splicing




Typ. Wood Shear Wall Intersections




Typ. Shear Wall Holdowns


PRELIMINARY

DESIGN STUDIO ARCHITECTS
235 N. 1ST ST. W.
SUITE B
Missoula, MT 59802
Phone:
(406)207-9206
ncdesignstudio.com

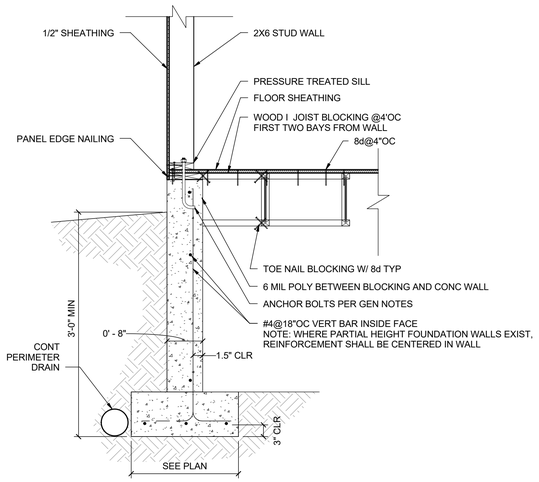

**Finley Point Remodel**
32511 Tarrs Lane
Polson, MT 59860

| Revision Number | Revision Date |
|---|---|

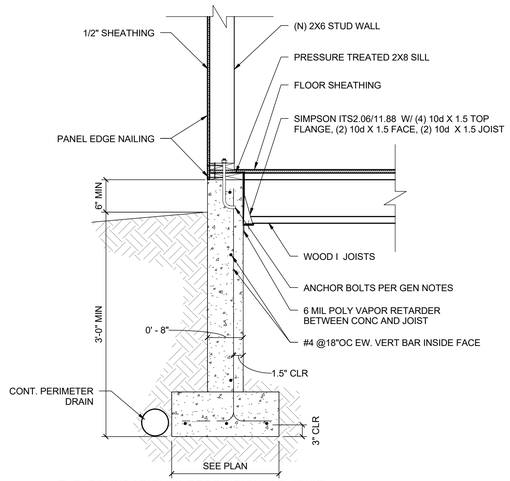
JOB # 19.081
DATE: 1 / 14 / 2020

Structural Notes

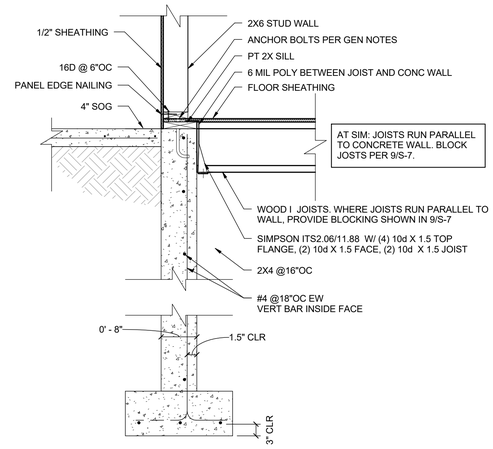
S5.1




TYP. FOUNDATION @ PARALLEL JOIST




TYP. FOUNDATION @ PERPINDICULAR JOIST




TYP. FOUNDATION @ GARAGE INTERIOR




TYP. TRUSS FRAMING DETAIL




TYP. FOUNDATION @ GARAGE




TYP. STEMWALL @ DOOR OPENING




FOOTING NOTES:

1. FOOTINGS SHALL BEAR ON PROOF ROLLED NATIVE SOIL OR COMPACTED FILL.
2. FOOTINGS DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 1.5 KSF.
3. CENTER CONTINUOUS FOOTING UNDER WALLS UNO COLUMN FOOTINGS ARE CENTERED UNDER COLUMNS, UNO
4. BEARING ELEVATIONS ARE SUBJECT TO ADJUSTMENT AS REQUIRED BY SUITABILITY OF BEARING MATERIAL.
5. RE: GENERAL NOTES FOR ADDITIONAL INFORMATION.

TYP. INTERIOR FOOTING

1 Typ. Structural Details
3/4" = 1'-0"

PRELIMINARY

nc DESIGN STUDIO ARCHITECTS
235 N. 1ST ST. W.
SUITE B
Missoula, MT 59802
Phone:
(406)207-9206
ncdesignstudio.com

**Finley Point Remodel**
32511 Tarrs Lane
Polson, MT 59860

| Revision Number | Revision Date |
|---|---|

JOB # 19.081
DATE: 1 / 14 / 2020

Structural Details

S5.2