

GENERAL REQUIREMENTS

- THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS NOT SHOWN.
- THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED BY FLOOR SYSTEM AND FLOOR DIAPHRAGM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT (800) 332-2344.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL HARDWARE AND MANUFACTURED STRUCTURAL PRODUCTS SHALL BE AVAILABLE ON THE JOBSITE AT THE TIME OF INSPECTION, FOR THE INSPECTORS USE AND REFERENCE.

CODE REQUIREMENTS

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (2018IRC) AND THE INTERNATIONAL BUILDING CODE 2021 (IBC 2021), BOTH AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION

DESIGN LOADS
LIVE LOADS

ROOF (SNOW + RAIN-ON-SNOW SURCHARGE)	25 PSF
FLOORS (SLEEPING)	30 PSF
FLOORS (NON-SLEEPING)	40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE (b)	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE (b,g)	20 PSF
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 PSF

(b) UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS LESS THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES HIGH BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.

(g) UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS 42 INCHES OR GREATER, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THE LIVE LOAD NEED ONLY BY APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET: 1) THE ATTIC AREA IS ACCESSIBLE FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS A MINIMUM OF 30 INCHES, 2) THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2:12, 3) REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH. THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DIST. CONCURRENT LIVE LOAD OF NOT LESS THAN 10 PSF.

WIND DESIGN DATA (BASED ON ASCE7-16 SIMPLIFIED METHOD):

BASIC WIND SPEED:	110 MPH (LRFD)
WIND IMPORTANCE FACTOR:	I = 1.0
WIND EXPOSURE:	C
ADJUSTMENT FACTOR:	$\lambda = 1.0$
TOPOGRAPHICAL FACTOR:	$K_{st} = 1.0$

EARTHQUAKE DESIGN DATA (BASED ON ASCE7-16 EQUIVALENT FORCE METHOD)

SEISMIC IMPORTANCE FACTOR	I = 1.0
SPECTRAL RESPONSE ACCELERATIONS	$S_a = 1.33 + 31 = 0.481$
SEISMIC SITE CLASS	D2
SEISMIC FORCE RESISTING SYSTEM	BEARING WALL SYSTEM
RESPONSE MODIFICATION FACTOR	$R = 6.5$
DESIGN BASE SHEAR	$V = 0.137W$

GEOTECHNICAL INFORMATION

- ALL FOUNDATIONS ARE TO BE FOUNDED ON COMPETENT NATIVE MATERIAL OR BY OTHER MEANS AS DEFINED BY A LICENSED GEOTECHNICAL ENGINEER.
- CONVENTIONAL FOUNDATIONS HAVE BEEN DESIGNED WITH THE FOLLOWING PARAMETERS:
 - ALLOWABLE BEARING PRESSURE: 1500 PSF
 - ACTIVE EARTH PRESSURE (YIELDING): 40 PSF/FT
 - ACTIVE EARTH PRESSURE (AT-REST): 60 PSF/FT
 - PASSIVE EARTH PRESSURE: 100 PSF/FT
 - COEFFICIENT OF FRICTION: 0.30
 - SOIL SITE CLASS: D

SHOP DRAWING SUBMITTAL PROCESS

- SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS DIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF WASHINGTON ENGINEER COMPETENT IN STRUCTURAL DESIGN SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE APPROPRIATE JURISDICTION FOR APPROVAL PRIOR TO FABRICATION.
- SHOP DRAWINGS ARE REQUIRED FOR THE PREFABRICATED WOOD TRUSSES
- CALCULATIONS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF WASHINGTON ENGINEER COMPETENT IN STRUCTURAL DESIGN SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS FOR PREFABRICATED PLATED WOOD TRUSSES

INSPECTIONS AND SPECIAL INSPECTIONS

- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- SPECIAL INSPECTIONS ARE REQUIRED FOR ALL POST-INSTALLED ANCHORS INTO EXISTING CONCRETE.
- THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOBSITE AT THE TIME OF INSPECTION.
- SPECIAL INSPECTIONS REQUIRED FOR ALL EPOXIED ANCHORS INTO EXISTING CONCRETE.

EXCAVATION SUPPORT AND PROTECTION

- EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOTE BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS
- INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS

BACKFILL AND COMPACTION

- BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND OF ANY DEBRIS. BACKFILL BEHIND ALL WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS

CONCRETE

- CONCRETE CONSTRUCTION SHALL CONFORM TO THE ACI 318-14 STANDARD
- CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SHALL COMPLY WITH ACI 318-14 SECTION 3.6. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL HAVE AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC SECTION 1904.2. THE USE OF WATER SOLUBLE CHLORIDE ION SHALL NOT BE USED.
- CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:

28-DAY STRENGTH (PSI) RATIO	MAX. W/C	MAX. SLUMP (INCHES)	AIR ENTR. (PERCENT)	SPECIAL INSP. REQUIRED?	LOCATION/ APPLICATION
3000	0.45	4 +/- 1	0 +/- 1	NO	FOOTINGS
3000	0.45	4 +/- 1	5 +/- 1	NO	FOUNDATION # STEM WALLS
3000	0.45	4 +/- 1	5 +/- 1	NO	EXT SLAB ON GRADE, DRIVEWAY, CURBS, WALKWAYS, PATIOS, PORCHES, STEPS EXPOSED TO WEATHER, GARAGE FLOORS
3000	0.50	5 +/- 1	0 +/- 1	NO	ALL OTHER CONCRETE

- RESHORING, WHERE REQUIRED, SHALL CONFORM TO ACI 301 SECTION 4.6. SUBMIT PROPOSED RESHORING PLANS TO THE ENGINEER OF RECORD FOR REVIEW.
- FOUNDATION WAS DESIGNED FOR A $f_c = 2500 \text{ psi}$ THEREFORE NO SPECIAL INSPECTION IS REQUIRED.
- CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR $\frac{1}{4}$ INCH IF NOT SPECIFIED BY THE ARCHITECT

EXISTING CONDITION NOTES (APPLIES TO RENOVATION AND REMODELS)

- STRUCTURAL PLANS ARE BASED ON EXISTING CONDITIONS THAT WERE READILY ACCESSIBLE AND VISIBLE DURING PRECONSTRUCTION SITE VISITS.
- ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE G.C. PRIOR TO STRUCTURAL DEMO.
- NOTIFY THE E.O.R. OF ANY EXISTING CONDITIONS THAT DIFFER FROM THOSE SHOWN IN THE PLANS AND DETAILS.
- PRAXIS ENGINEERING, LLC, IS NOT RESPONSIBLE FOR CHANGES DUE TO CONCEALED EXISTING CONDITIONS.
- THE G.C. IS RESPONSIBLE FOR SEQUENCING AND TEMPORARY SHORING AS REQUIRED TO ENSURE STABILITY OF THE EXISTING STRUCTURE DURING DEMOLITION.

REINFORCING STEEL

- REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318-14.
- #3 AND #4 BARS SHALL BE ASTM A515 DEFORMED BARS, MINIMUM GRADE 60
- #5 BARS AND LARGER SHALL BE ASTM A515 DEFORMED BARS, MINIMUM GRADE 60
- REINFORCING FOR SLABS ON GRADE SHALL BE $6 \times 6 \text{ W} \times 1.4 \text{ W.W.F.}$, UNLESS NOTED OTHERWISE.
- ALL #3 BARS SHALL HAVE CLASS B SPLICES A MINIMUM 21" IN LENGTH
- ALL #4 BARS SHALL HAVE CLASS B SPLICES A MINIMUM 28" IN LENGTH
- REINFORCING STEEL COVER SHALL BE AS FOLLOWS:

CAST AGAINST EARTH:
FORMED SURFACE EXPOSED TO EARTH OR WEATHER:
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

3"

1/2"

1"

TREATED WOOD

TREATED WOOD SHALL BE REQUIRED FOR:

- ALL WOOD THAT FORMS THE STRUCTURAL SUPPORT OF THE BUILDING, BALCONIES, PORCHES, OR SIMILAR PERMANENT BUILDING APPURTENANCES THAT ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVES, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION AT THE SURFACE OR AT JOINTS BETWEEN MEMBERS
- ALL WOOD INSTALLED ABOVE GROUND AND RESTING ON AN EXTERIOR CONCRETE OR MASONRY FOUNDATION WALL LESS THAN EIGHT INCHES FROM EXPOSED EARTH.
- POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, EXCEPT:

 - a. IF LOCATED IN BASEMENTS ON A CONCRETE PIER OR METAL PEDESTAL ONE INCH ABOVE THE SLAB AND SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER
 - b. IF IN AN ENCLOSED CRAWL SPACE OR AN UNEXCAVATED AREA WITHIN THE BUILDING PERIPHERY AND SUPPORTED BY A CONCRETE PIER OR PEDESTAL MORE THAN 8 INCHES FROM EXPOSED GROUND AND SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER
 - c. SLEEPERS AND SILLS ON A CONCRETE SLAB ON GRADE THAT DOES NOT HAVE AN IMPERVIOUS MOISTURE BARRIER SEPARATION WITH EXPOSED EARTH
 - d. LEDGERS AND FURNITURE ATTACHED DIRECTLY TO THE EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE

- PRESERVATIVE TREATMENT SHALL BE PER AWPA SPECIFICATION C2 AND C9, OR APPLICABLE STANDARDS
- ALL FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION RESISTANCE G-185 HOT-DIPPED GALVANIZED PER ASTM A153, OR STAINLESS STEEL

ROUGH FRAMING

- SAWN LUMBER SHALL CONFORM TO WCLIB GRADING AND DRESSING RULES NO. 17, LATEST EDITION. SAWN LUMBER SHALL BE S4S AND SURFACE DRIED, 1.9% MAX. MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRADE, AND PROPERTIES FOR EACH USE/LOCATION SHALL BE AS FOLLOWS, U.N.O. PER PLANSCHEDULE:

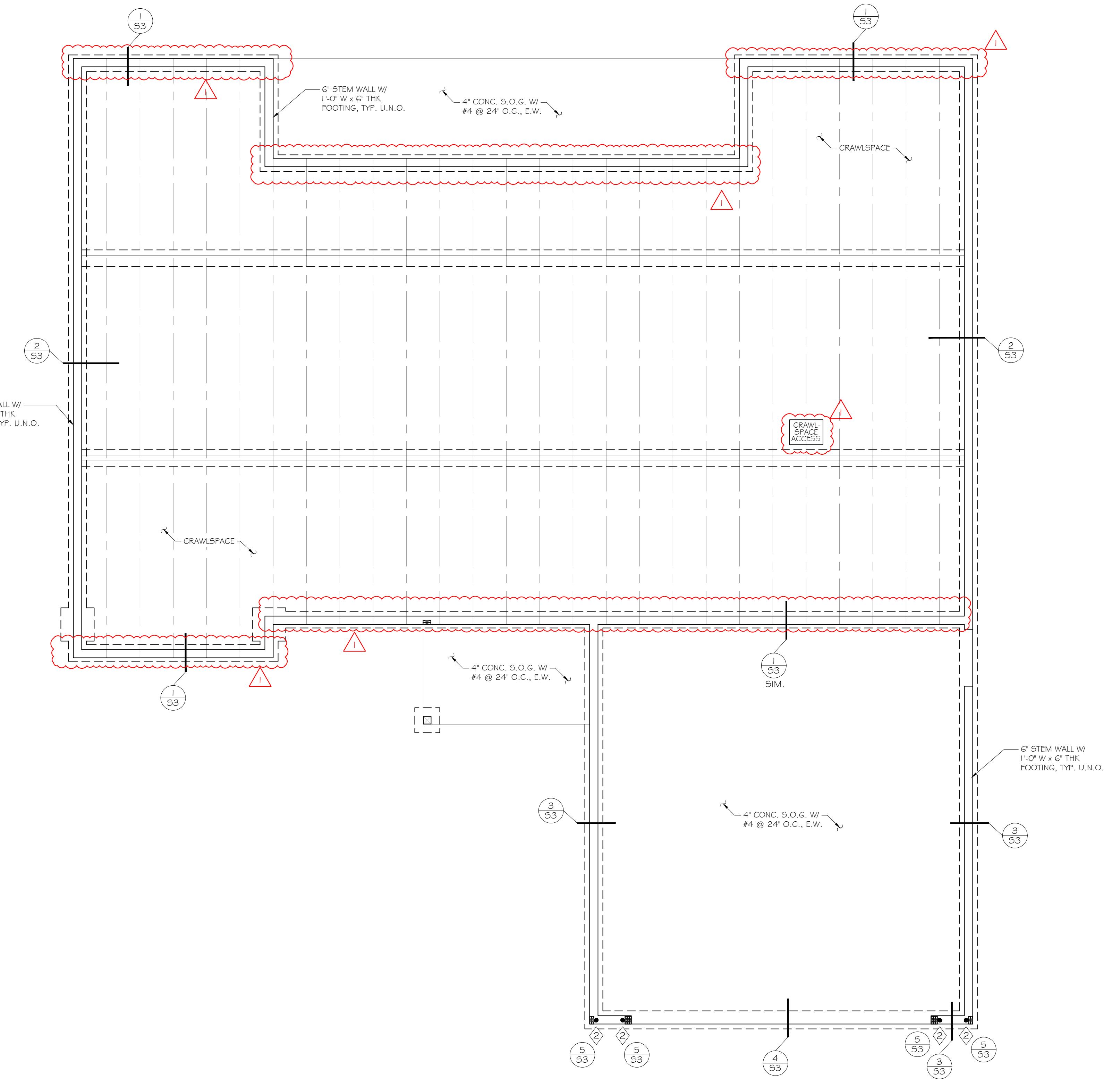
USE/LOCATION	SPECIES	GRADE	F _b (PSI)	F _v (PSI)	F _c (PSI)	E
2x, 3x, 4" WIDE	HEM-FIR	STUD	675	150	405	1,26G
2x, 3x, 6" WIDE	HEM-FIR	#2	850	150	405	1,36G
WALL PLATES	HEM-FIR	STUD	675	150	405	1,26G
2x, 3x	HEM-FIR	#2	850	150	405	1,36G
JOISTS	D-F-L	#2	850	150	405	1,36G
LEDGERS	D-F-L	#2	900	180	625	1,66G
4x	D-F-L	#1	1000	180	625	1,76G
BEAMS AND POSTS	D-F-L	#2	900	180	625	1,66G
6x	D-F-L	#1	1200	170	625	1,00G

STRUCTURAL FINGER JOINTED LUMBER

- STRUCTURAL FINGER JOINTED LUMBER SHALL BE PERMITTED TO BE USED INTERCHANGEABLY WITH SAWN LUMBER MEMBERS OF THE SAME SPECIES AND GRADE. STRUCTURAL FINGER JOINTED LUMBER SHALL BE GRADED UNDER AMERICAN LUMBER STANDARD COMMITTEE "PRODUCT STANDARD PS 20-99". LUMBER CLASSIFIED AS STUD USE ONLY SHALL BE LIMITED TO VERTICAL APPLICATIONS ONLY. LUMBER WITH CERTIFIED EXTERIOR JOINTS IS NOT RESTRICTED TO ANY TYPE OF LOADING.

FRAMING NOTES

- FRAMING CONNECTORS, ACCESSORIES, AND FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE. INSTALL ALL HARDWARE PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.
- TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO TABLE 2304.1.O.2 OF THE 2022 OSBC.
- NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE FOR SHEARWALL SCHEDULE OR PLANS, ANCHOR BOLTS AT SILL PLATES SHALL BE $\frac{1}{4}$ " DIAMETER WITH 7" MINIMUM EMBEDMENT INTO CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 6" FROM EACH END OF THE PIECE.



FOUNDATION PLAN
1/4" = 1'-0"

LEGEND	
	BEARING WALL
	SHEAR WALL
	SHEAR PANEL LOCATION
	SHEAR PANEL DESCRIPTION & NAILING (SEE SHEAR WALL SCHEDULE)
	HOLDOWN OR STRAP/IE (SEE HOLDOWN SCHEDULE)
	DETAIL REFERENCE (SEE ATTACHED DETAIL)
PSW	PERFORATED SHEARWALL - PROVIDE NAILING PER SHEARWALL SCHEDULE @ PANEL EDGES & AROUND OPENINGS FOR ENTIRE WALL LENGTH

NOTE:
THESE PLANS INCLUDE THE ENGINEERING FOR THE LATENT FORCE RESISTANCE SYSTEM ONLY. PRAXIS ENGINEERING DOES NOT ACCEPT RESPONSIBILITY FOR GRAVITY ENGINEERING PLANS OR OTHER ASPECTS OF THE PLANS. PERFORMED BY OTHERS. USE OF THESE PLANS CONSTITUTES ACCEPTANCE OF THIS CONDITION BY ALL PARTIES INVOLVED, INCLUDING, BUT NOT LIMITED TO THE HOMEOWNER AND THE GENERAL CONTRACTOR.

PHONE: 360-575-8348
WEBSITE: PRAXISENG.CO

OFFICE LOCATION:
205 ALLEN STREET
KELSO, WA 98626

DATE: 1/23/2024
SCALE: AS NOTED
DRAWN BY: LB

REVISIONS
1- 7.8.25 - FLOOR JOIST CHANGES

CLIENT:
KEVIN SUTTERLIC

360.349.9306

JURISDICTION:
THURSTON COUNTY, WA

PROJECT: NISQUALLY TRIBE - SPEC PLAN G

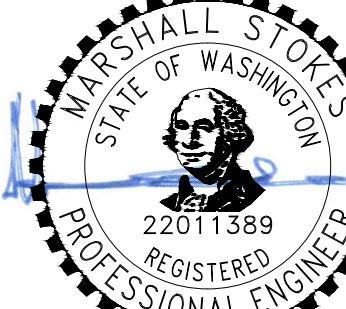
ADDRESS: 12338 SQUALL-LABSCH ROAD, OLYMPIA, WA 98513

APPROVED PER: NOTES
ON PLAN

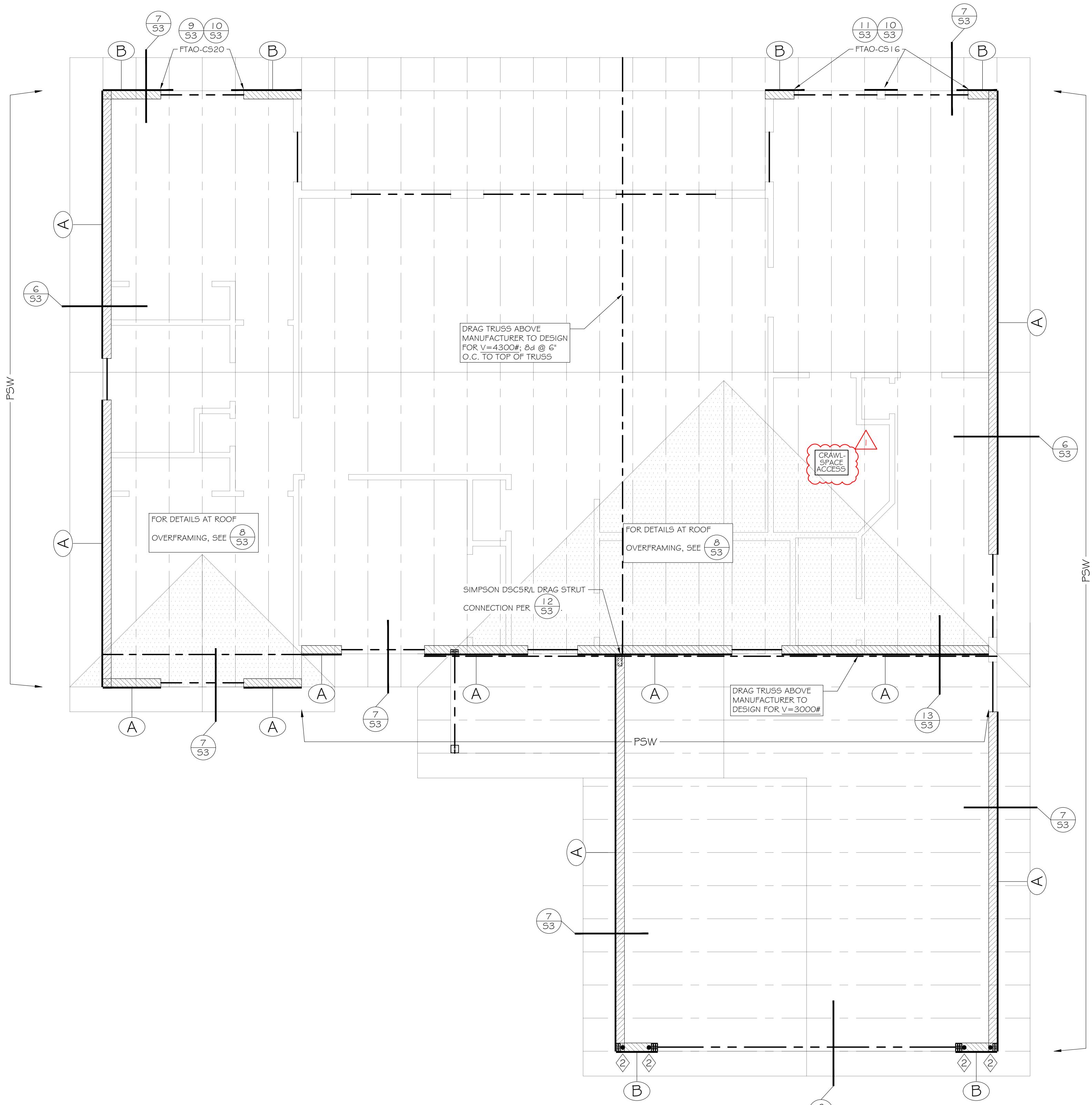
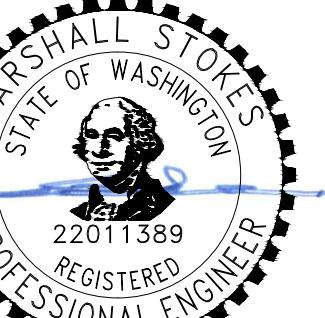
NISQUALLY INDIAN TRIBE
BUILDING DEPARTMENT

HOLDOWN SCHEDULE HOLDOWNS AT FOUNDATION		
MARK	HOLDOWN	FASTENERS
2	HDU2-SD2.5	(6) SDS 1/4" x 2 1/2" 4 SIMPSON 5B 1/2" x 24
5	HDU5-SD2.5	(14) SDS 1/4" x 2 1/2" 4 SIMPSON 5B 1/2" x 24
8	HDU8-SD2.5	(20) SDS 1/4" x 2 1/2" 4 SIMPSON 5B 1/2" x 24

NOTES:
1. "SIMPSON" PRODUCTS, OR EQUIVALENT, SHALL BE INSTALLED AS PER MFG. SPEC'S.
2. HOLDOWNS SHALL BE TIED TO A MINIMUM OF (2) STUDS LAMINATED TOGETHER WITH 10d AT 12" O.C. UNLESS NOTED OTHERWISE.
3. FOR "HDU8-SD2.5" HOLDOWNS, USE MIN. 4 X OR TRIPLE 2 X STUD FOR HOLDOWN MEMBER.



SHEET NO.
S1


MAIN FLOOR LATERAL PLAN

S2

1/4" = 1'-0"

LEGEND	
	BEARING WALL
	SHEAR WALL
	SHEAR PANEL LOCATION
	SHEAR PANEL DESCRIPTION & NAILING (SEE SHEAR WALL SCHEDULE)
	HOLDOWN OR STRAPFE (SEE HOLDOWN SCHEDULE)
	DETAIL REFERENCE (SEE ATTACHED DETAIL)
	PSW - PERFORATED SHEARWALL - PROVIDE NAILING PER SHEARWALL SCHEDULE @ PANEL EDGES & AROUND OPENINGS FOR ENTIRE WALL LENGTH

NOTE:
THESE PLANS INCLUDE THE ENGINEERING FOR THE LATERAL FORCE RESISTANCE SYSTEM ONLY. PRAXIS ENGINEERING, LLC, DOES NOT ACCEPT RESPONSIBILITY FOR OTHER ENGINEERING PLANS OR OTHER ASPECTS OF THE PLANS PERFORMED BY OTHERS. USE OF THESE PLANS CONSTITUTES ACCEPTANCE OF THIS CONDITION BY ALL PARTIES INVOLVED, INCLUDING, BUT NOT LIMITED TO THE HOMEOWNER AND THE GENERAL CONTRACTOR.

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I- 7.8.25 - FLOOR JOIST CHANGES

CLIENT:
KEVIN SUTTERLIC

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JURISDICTION:
THURSTON COUNTY, WA

APPROVED PER: NOTES
ON PLAN

NISQUALLY INDIAN TRIBE
BUILDING DEPARTMENT

HOLDOWN SCHEDULE

HOLDOWNS AT FOUNDATION

MARK	HOLDOWN	FASTENERS
2	HDU2-SD52.5	(6) 5D5 1/4" x 2 1/2" # SIMPSON 5B7/8x24
5	HDU5-SD52.5	(14) 5D5 1/4" x 2 1/2" # SIMPSON 5B7/8x24
8	HDU8-SD2.5	(20) 5D5 1/4" x 2 1/2" # SIMPSON 5B7/8x24

NOTES:

1. "SIMPSON" PRODUCTS, OR EQUIVALENT, SHALL BE INSTALLED AS PER MFG. SPECS.
2. HOLDOWNS SHALL FASTEN TO MINIMUM OF (2) STUDS & TIED TO STUD WITH 1/2" O.C., UNLESS NOT OTHERWISE SPECIFIED.
3. FOR HDU8-SD2.5" HOLDOWNS, USE MIN. 4 X OR TRIPLE 2 X STUD FOR HOLDOWN MEMBER.

CONTRACTOR NOTES

1. ALL EXTERIOR WALLS, UNLESS NOTED OTHERWISE, MUST HAVE TYPE "A" SHEARWALL PANEL & NAILING AS A MINIMUM STANDARD OF CONSTRUCTION, BLOCKING ONLY REQUIRED AT DESIGNATED SHEAR WALLS.
2. "F RH P-NAIL" = DESIGNATES A FULL-ROUND HEAD PNEUMATIC-DRIVEN NAIL (8d COMMON OR GALVANIZED BOX NAIL MAY SUBSTITUTE FOR Ø 0.131" P-NAILS).
3. SHEATHING ON SHEARWALLS MUST EXTEND DOWN TO SOLE & MUDSILL PLATES AND SHALL NOT BE INTERRUPTED BY ANY WALL BUTTING INTO THE SHEARWALL.
4. FASTEN ALL BLOCKING/RIM JOIST TO WALL BE BELOW WITH AT LEAST 16d TOENAILS @ 8" O.C., UNLESS NOTED OTHERWISE.
5. WALLS WITH PLYWOOD ON EACH SIDE SHALL OFFSET PLYWOOD EDGE JOINTS ON ONE SIDE OF THE SHEARWALL FROM THOSE OF THE OTHER.
6. SHEARWALLS WITH OVERDRIVEN NAILS PENETRATING SURFACE BY MORE THAN 1/4" WILL BE REQUIRED TO BE RENAILED. USE A RUBBER GROMMET IN HEAD OF NAIL-GUN AND ADJUST AIR-PRESSURE SO NAIL HEADS ARE FLUSH WITH SLIGHTLY RECESSED INTO SHEATHING.
7. ALL STUD WALLS MUST HAVE DOUBLE TOP PLATES OF THE SAME DIMENSION AS THE STUD. PLATES SHALL APA MINIMUM OF 2"X2" BETWEEN SPLICES WITH AT LEAST EIGHT 16d NAILS THROUGH BOTH PLATES EACH SIDE OF SPLICE.
8. ALL ANCHOR BOLTS MUST HAVE MINIMUM 2"X2" WASHERS AND SHALL BE LOCATED WITHIN 12", BUT NOT LESS THAN 9" FROM ENDS OF SILL PLATE.
9. ALL STUDS SHALL BE 2x STUDS PER PLAN @ 16" O.C. UNLESS NOTED OTHERWISE.

SHEARWALL SCHEDULE ALL PANEL EDGES MUST BE BLOCKED							
MARK	WALL COVER	FASTENERS	Ø PANEL EDGES	INTERM. STUDS	BOT. PL. NAILING	A. BOLT SPACING	BHR CLIP SPACING
A	7/8" A.P.A.-RATED SHTG	O.131" Ø 2-1/4" F. RH. P-NAIL	6" O.C.	12" O.C.	16d @ 3" O.C.	5/8" @ 3'-9"	1-1/2" LONG X 7/16" WIDE STAPLES w/ CROWNS PARALLEL w/ FRAMING
B	7/8" A.P.A.-RATED SHTG	O.131" Ø 2-1/4" FULL ROUND-HEAD P-NAIL	4" O.C.	12" O.C.	16d @ 4" O.C.	5/8" @ 2'-6"	1'-3" O.C.
C	7/8" A.P.A.-RATED SHTG	O.131" Ø 2-1/4" FULL ROUND-HEAD P-NAIL	3" O.C.	12" O.C.	16d @ 3" O.C.	5/8" @ 2'-0"	A35 @ 0'-1" O.C.

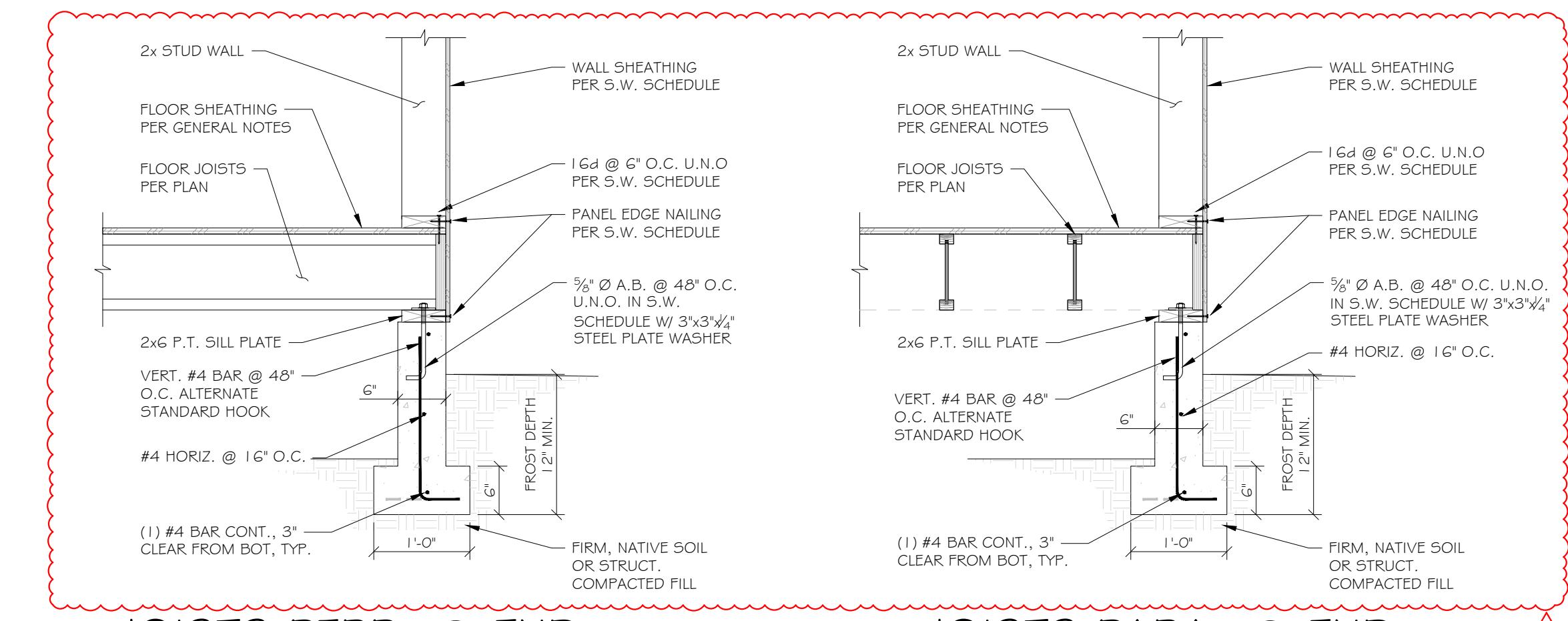
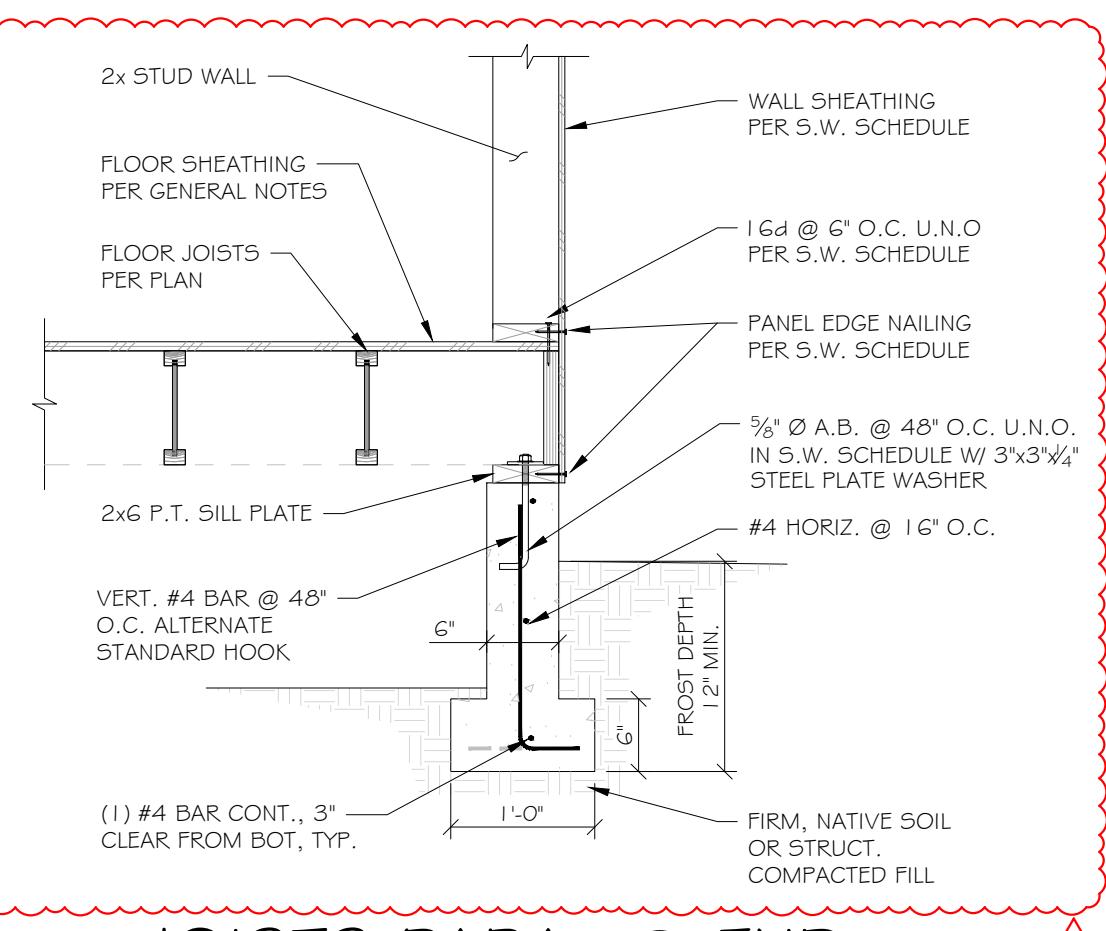
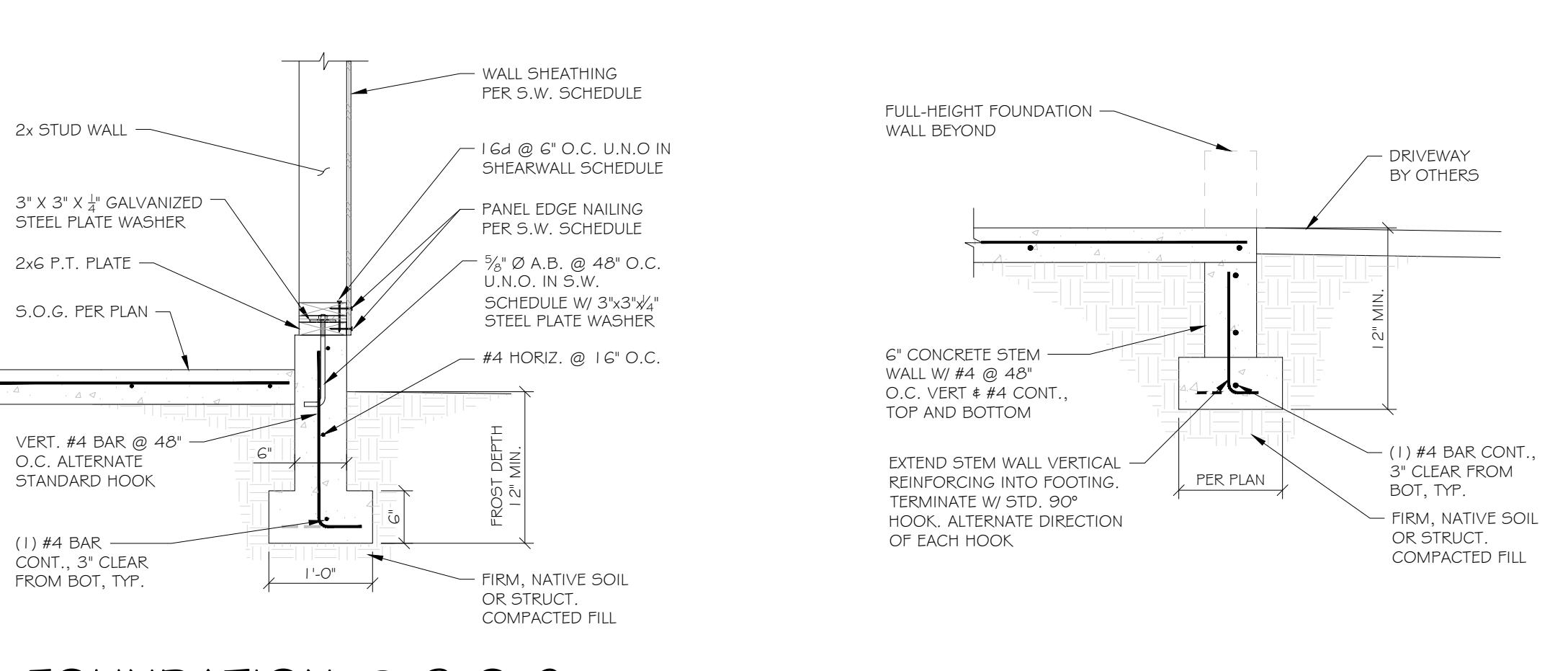
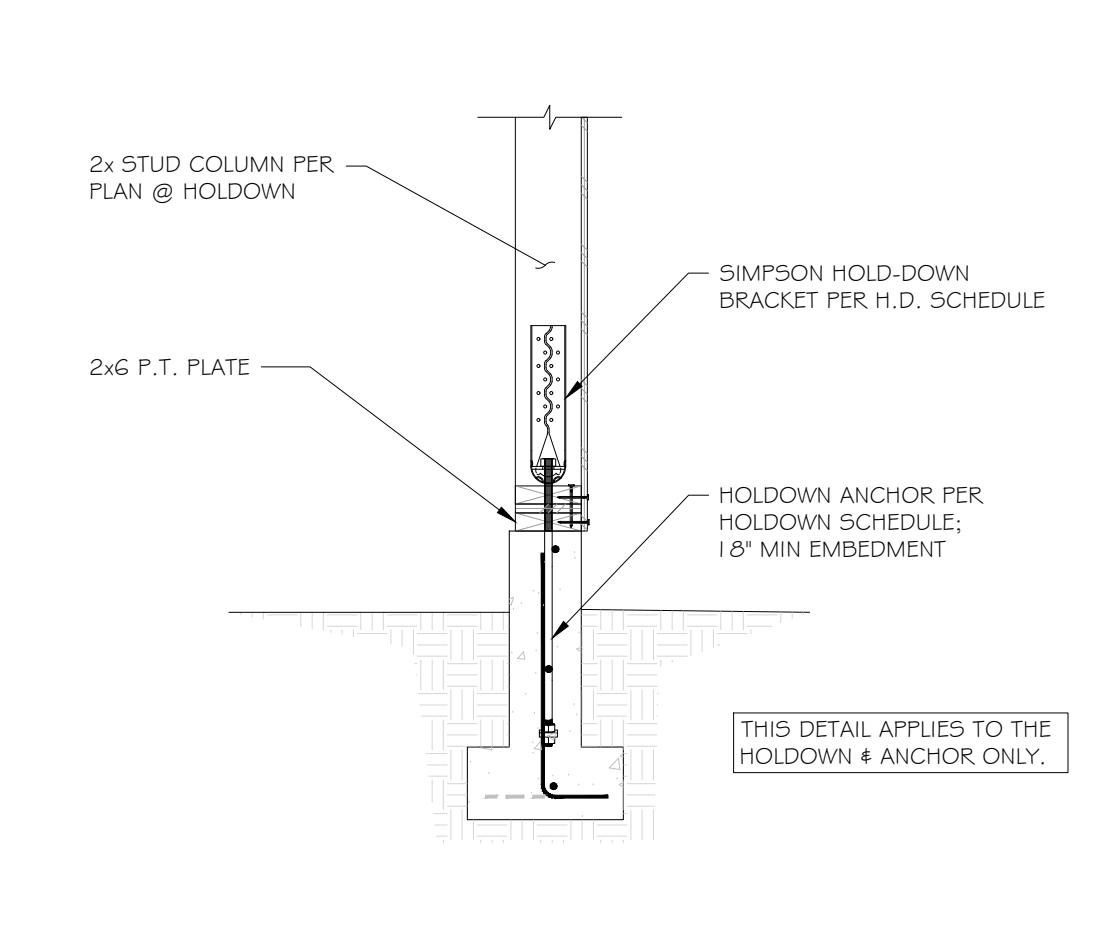
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8. ALL ANCHOR BOLTS MUST HAVE MINIMUM 2"X2" WASHERS AND SHALL BE LOCATED WITHIN 12", BUT NOT LESS THAN 9" FROM ENDS OF SILL PLATE.
9. ALL STUDS SHALL BE 2x STUDS PER PLAN @ 16" O.C. UNLESS NOTED OTHERWISE.

DATE:

J/23/2024
SCALE: AS NOTED
DRAWN BY: LBREVISIONS
1- 7.8.25 - FLOOR JOIST CHANGESCLIENT:
KEVIN SUTTERLIC
360.349.9306JURISDICTION:
THURSTON COUNTY, WA

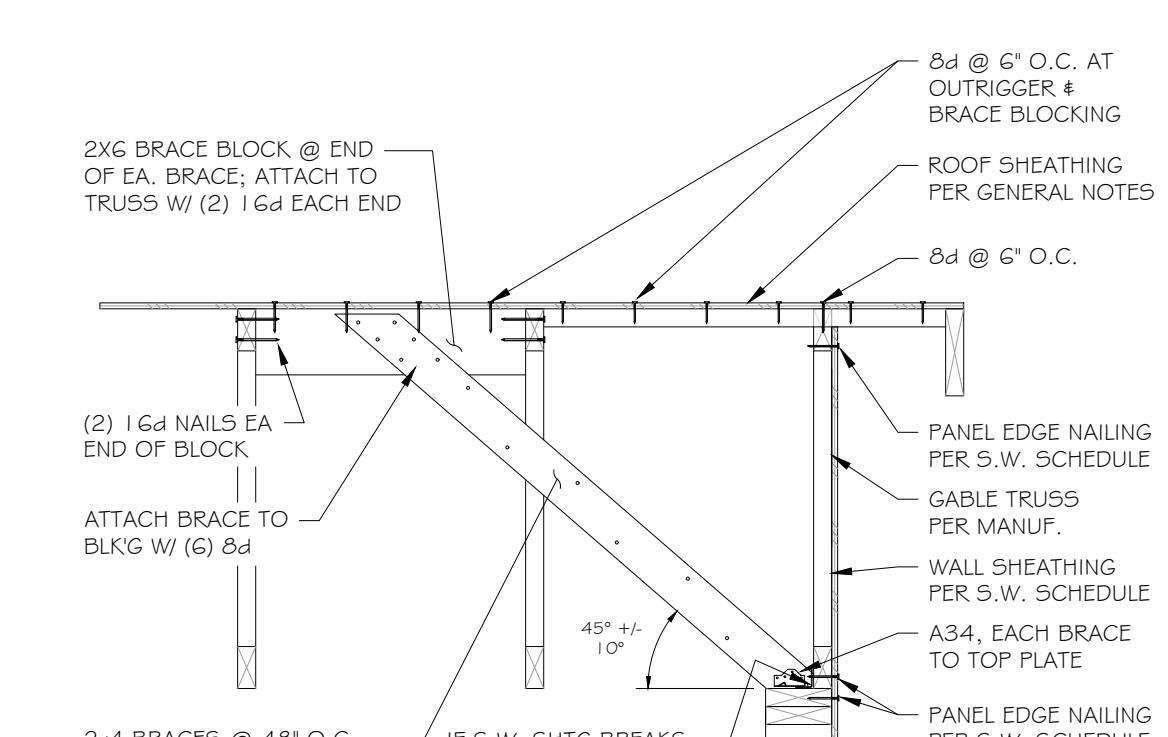
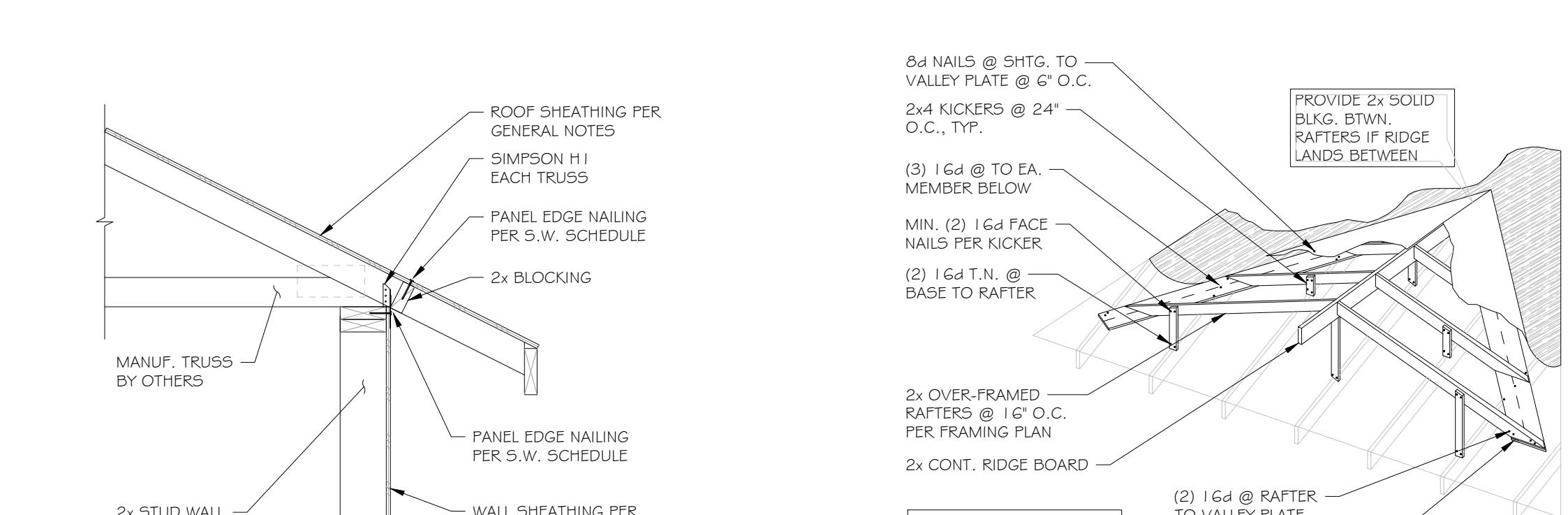
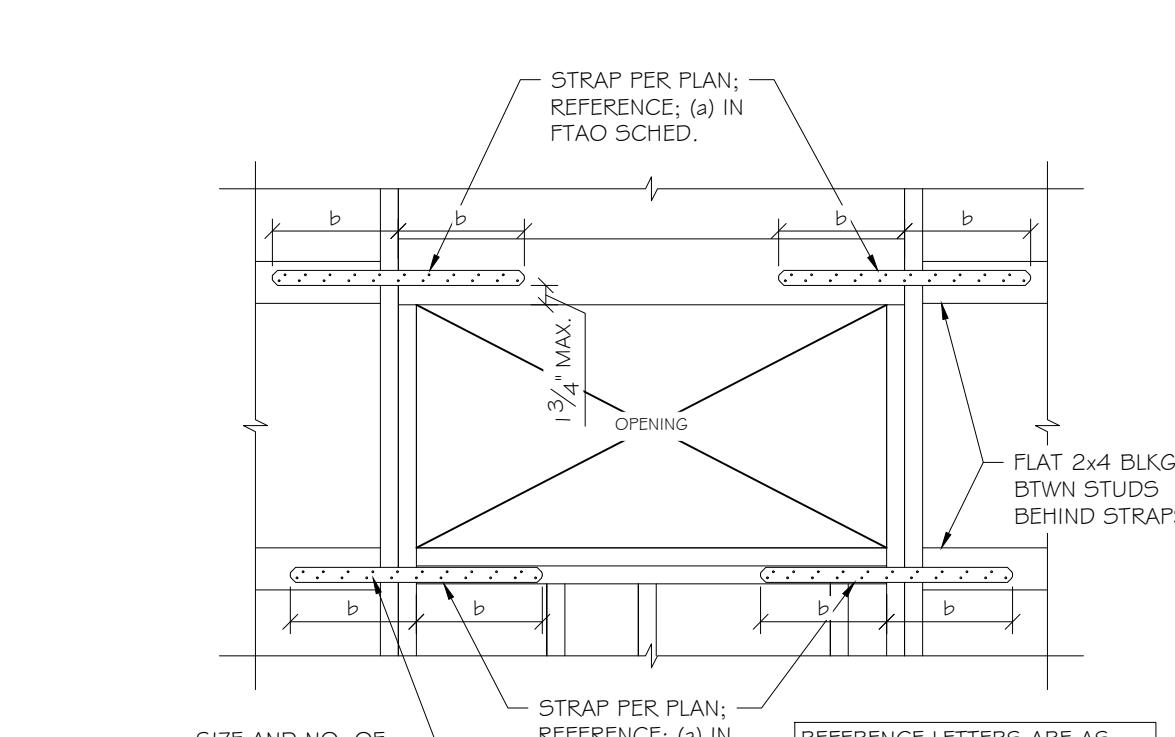
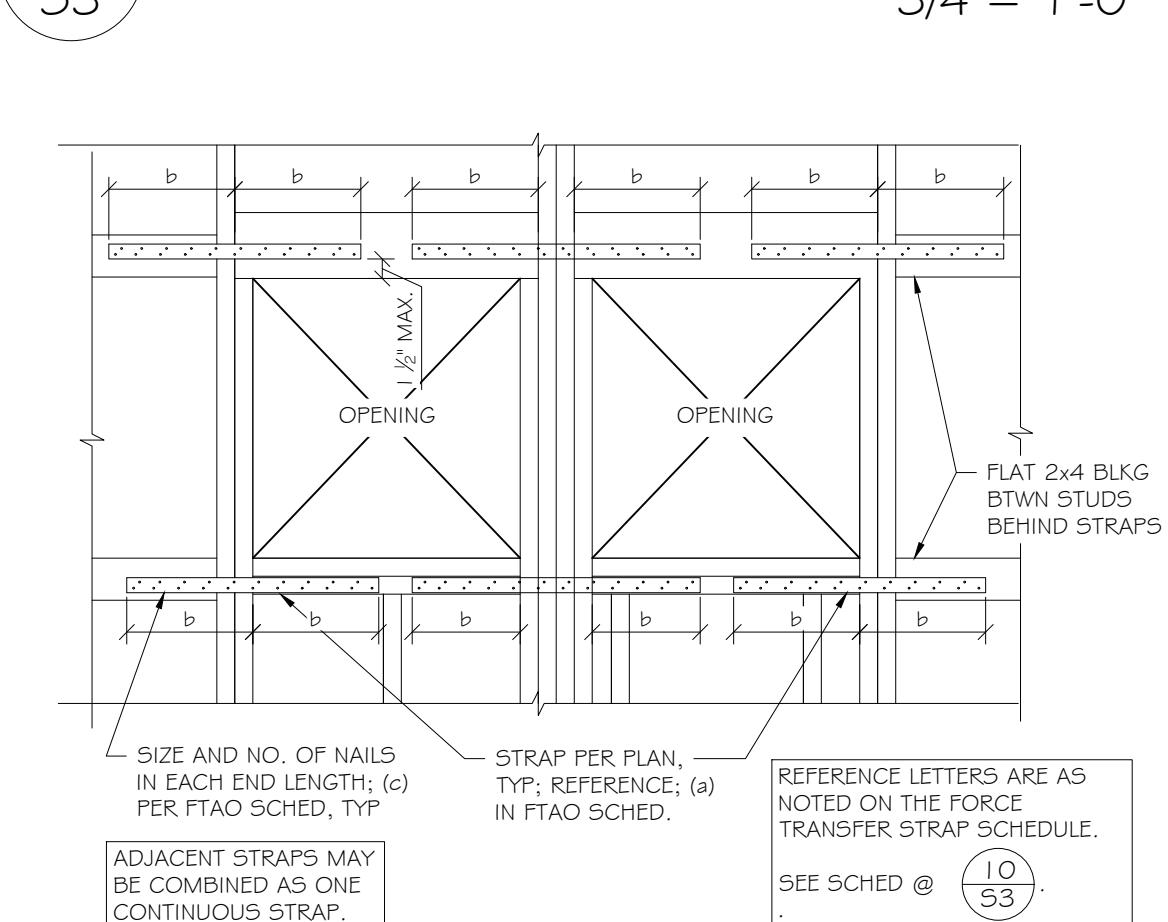
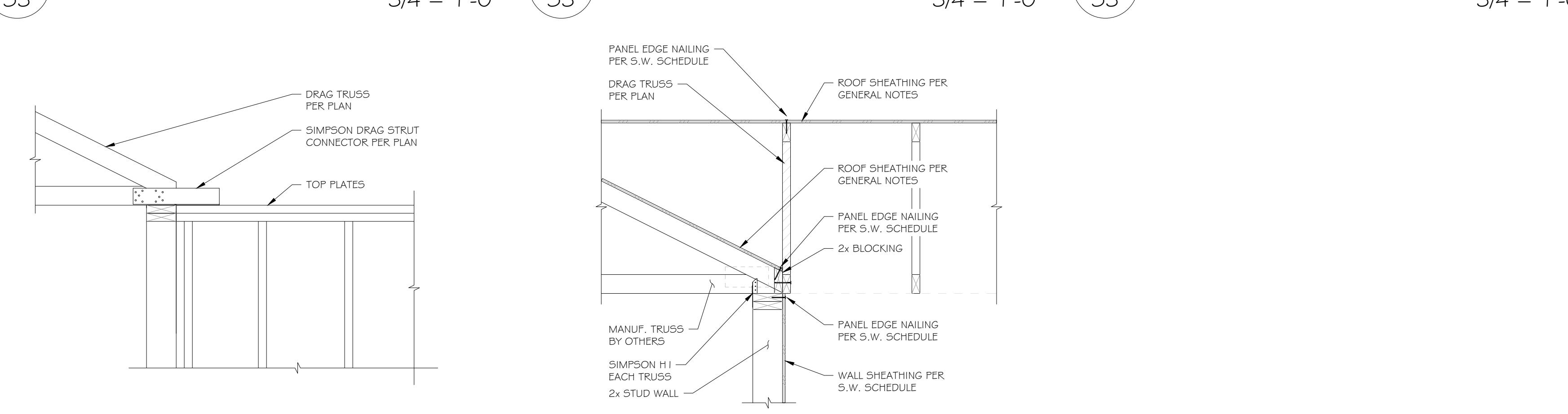
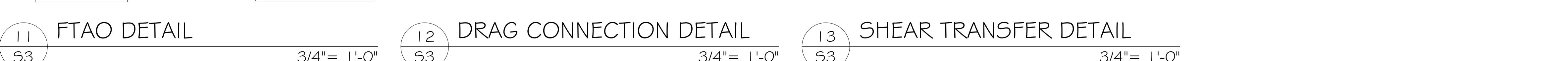
PROJECT: NISQUALLY TRIBE - SPEC PLAN G

ADDRESS: 12338 SQUALLABSCH ROAD, OLYMPIA, WA 98513

SHEET NO.
S31 JOISTS PERP. @ FND
53 3/4" = 1'-0"2 JOISTS PARA. @ FND
53 3/4" = 1'-0"3 FOUNDATION @ S.O.G.
53 3/4" = 1'-0"4 GARAGE APRON DETAIL
53 3/4" = 1'-0"

FORCE TRANSFER STRAP SCHEDULE			
LABEL	[a] SIMPSON STRAP (NOTE 2)	[b] END LENGTH REQUIREMENT (NOTE 3)	[c] SIZE AND NO. OF NAILS IN EACH END LENGTH (NOTE 1)
PTAO-CS20	CS20	0'-0"	(7) 1 1/2" OR (6) 1 1/2" 1 1/2" X 1 1/2"
PTAO-CS16	CS16	1'-1"	(11) 1 1/2" OR (10) 1 1/2" 1 1/2" X 1 1/2"
PTAO-CS14	CS14	1'-4"	(15) 1 1/2" OR (13) 1 1/2" 1 1/2" X 1 1/2"
PTAO-CMSTC16	CMSTC16	1'-6"	(25) 1 1/2" SINKER (NOTE 4) 1 1/2" X 1 1/2"
PTAO-CMST14	CMST14	2'-2"	(28) 1 1/2" (NOTE 4) 1 1/2" X 1 1/2"
PTAO-CMST12	CMST12	2'-9"	(37) 1 1/2" (NOTE 4) 1 1/2" X 1 1/2"

1. NAILS 1 1/2" X 1 1/2"; 1 1/2" SINKER=0.148"X3"; 10=0.148"X3"; AND 10 1 1/2" X 1 1/2".
 2. EQUIVALENT STRAP FROM ANOTHER MANUFACTURER MAY BE SUBSTITUTED.
 3. STRAPS SHALL EXTEND TO EACH END OF SHEAR WALL.
 4. DOUBLE 2x BLOCKING REQUIRED AT SIDES OF OPENING.

6 GABLE TRUSS DETAIL
53 3/4" = 1'-0"7 TRUSSES @ EXT. WALL
53 3/4" = 1'-0"8 ROOF OVERFRAMING DTL
53 3/4" = 1'-0"9 FTAO DETAIL
53 3/4" = 1'-0"11 FTAO DETAIL
53 3/4" = 1'-0"12 DRAG CONNECTION DETAIL
53 3/4" = 1'-0"13 SHEAR TRANSFER DETAIL
53 3/4" = 1'-0"APPROVED PER: NOTES
ONPLAN
NISQUALLY INDIAN TRIBE
BUILDING DEPARTMENT

SHEET NO.


FRONT ELEVATION

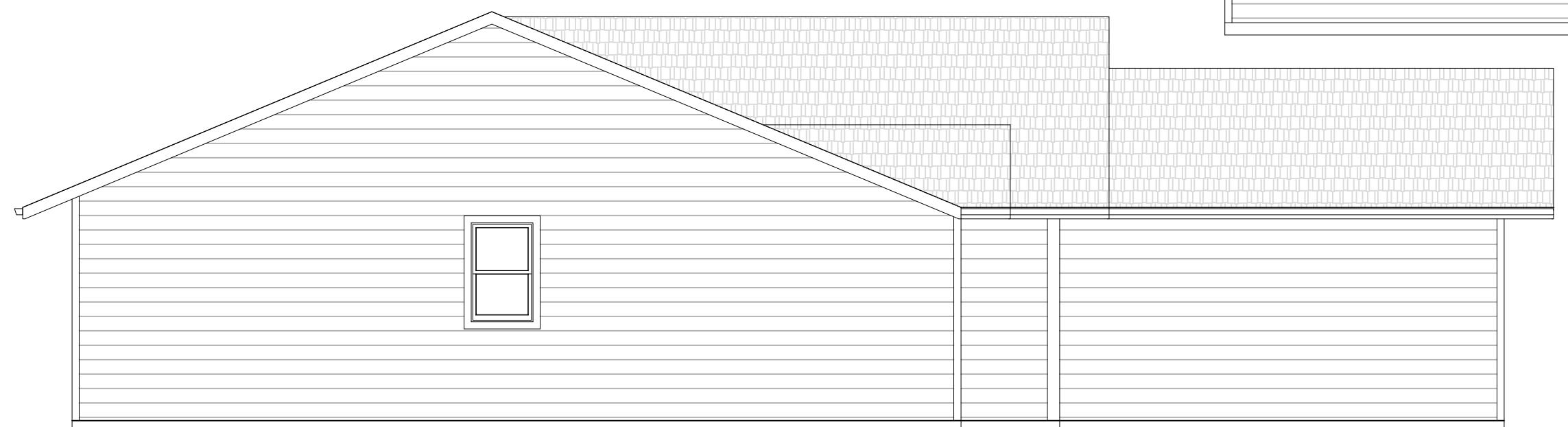
SCALE: 1/4" = 1'-0"

APPROVED PER: NOTES
ON PLAN

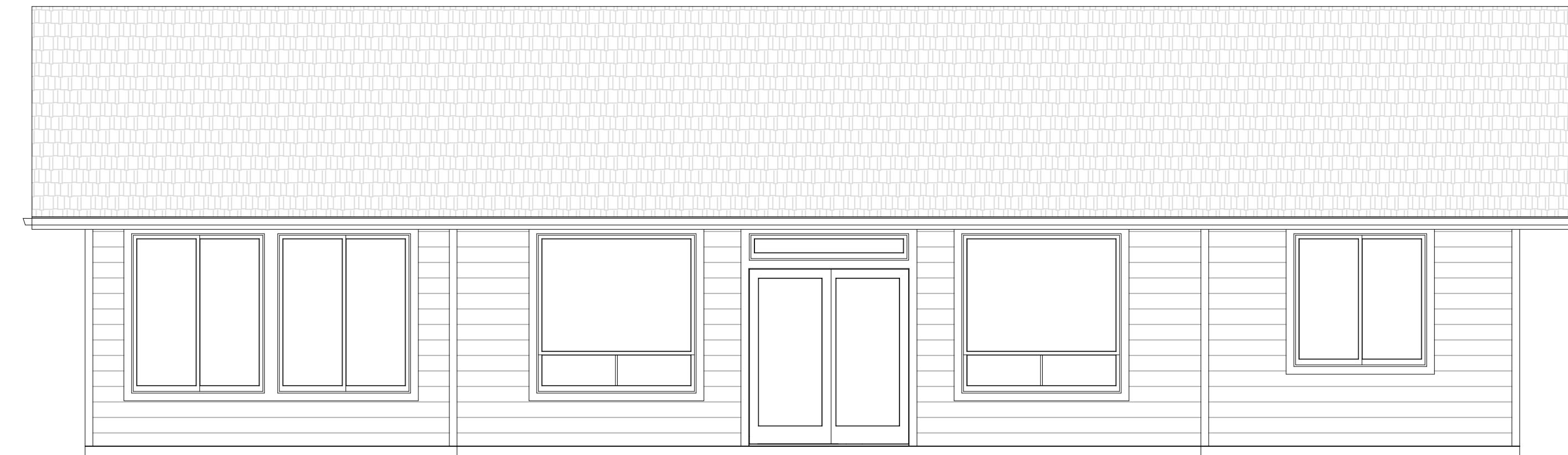
NISQUALLY INDIAN TRIBE
BUILDING DEPARTMENT


RIGHT ELEVATION

SCALE: 3/16" = 1'-0"


LEFT ELEVATION

SCALE: 3/16" = 1'-0"


REAR ELEVATION

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

CONTRACTOR RESPONSIBLE TO INSPECT
PLANS FOR ERRORS AND OMISSIONS

NISQUALLY TRIBE- SPEC PLAN G
12338 SQUALLI-AB SCH ROAD, OLYMPIA, WA 98513

PROJECT:
ADDRESS:

SHEET NO.

1

PHONE: 360-575-8348
WEBSITE: PRAXISDESIGN.COM

MAIN OFFICE
205 ALLEN STREET
KELSO, WA 98626

DATE: 1/23/2024
SCALE: 1/4" = 1'
DRAWN BY: EKM

REVISIONS
7/7/2025 EKM

CLIENT:
KEVIN
SUTTERLIC
360-349-9306

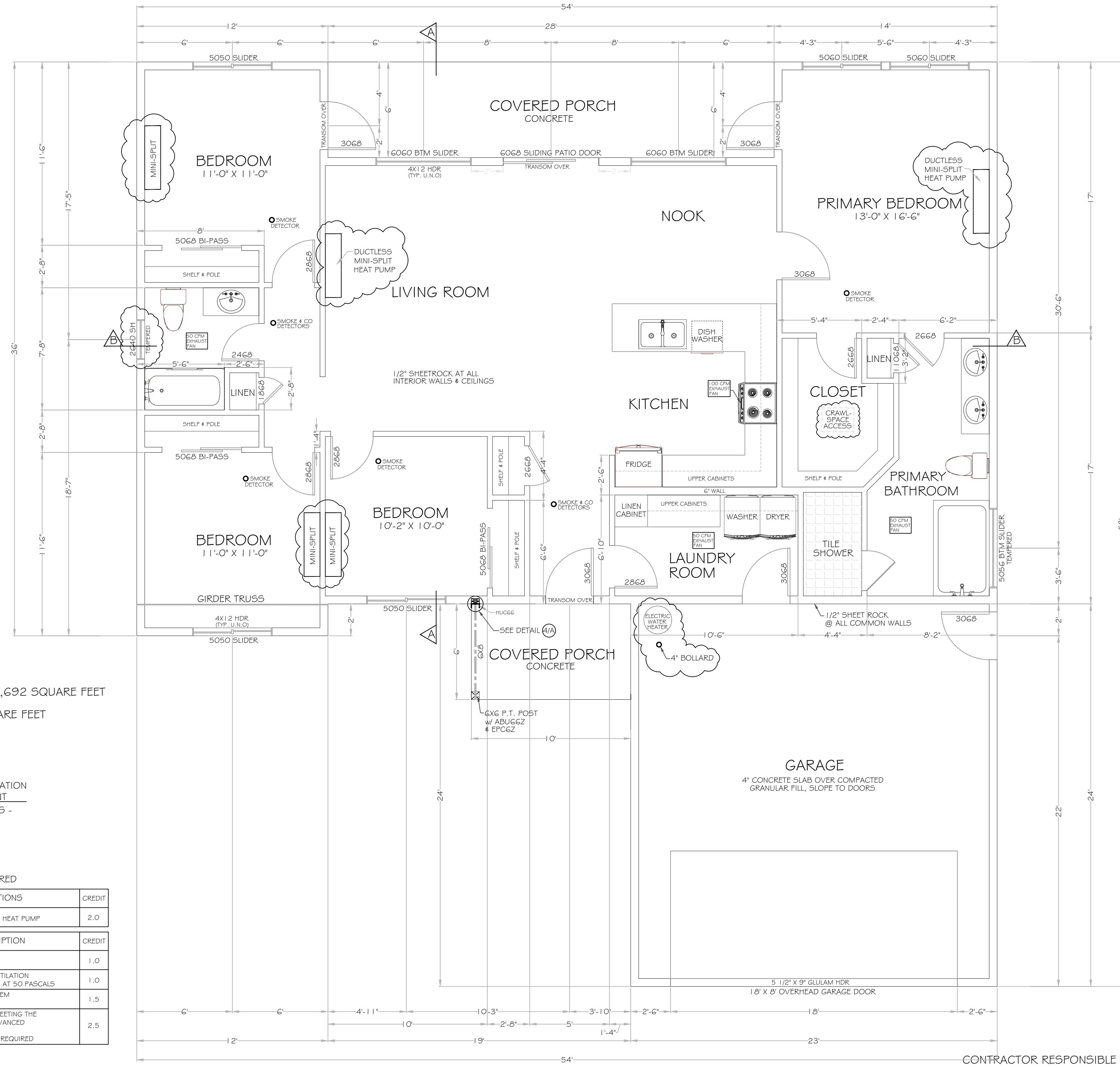
JURISDICTION:
NISQUALLY TRIBE, WA

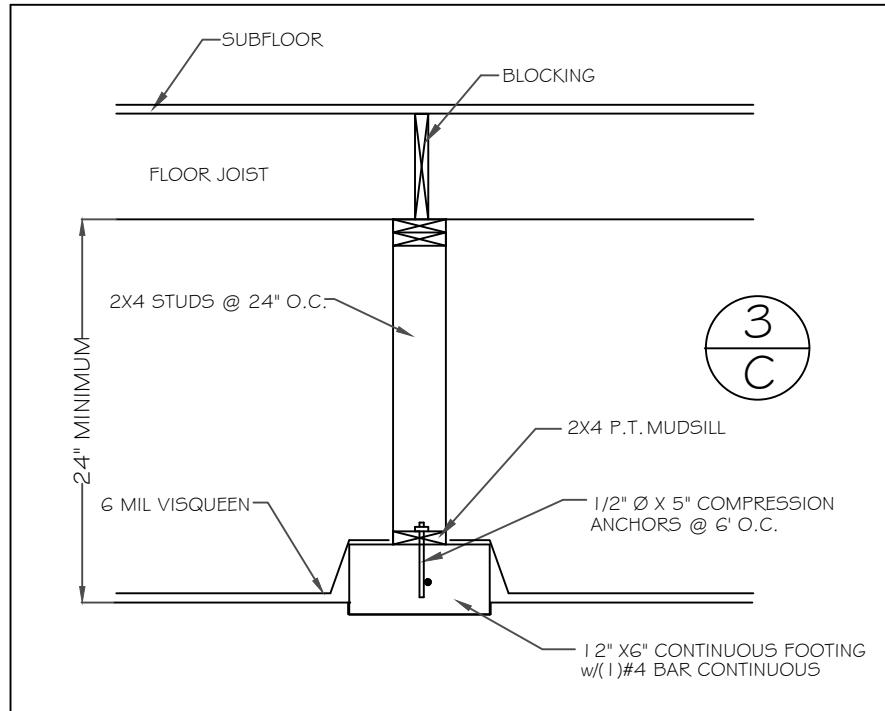
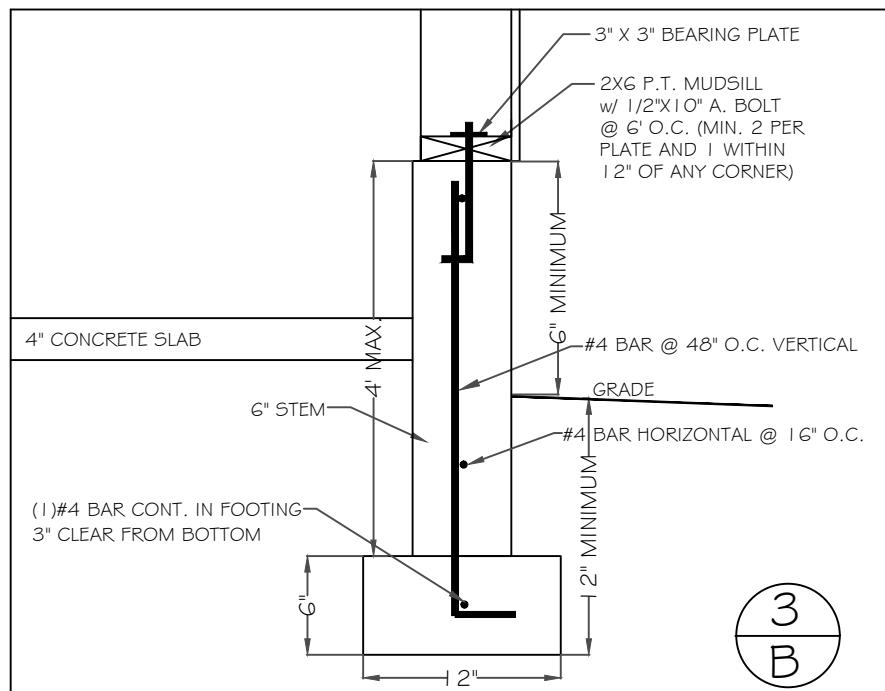
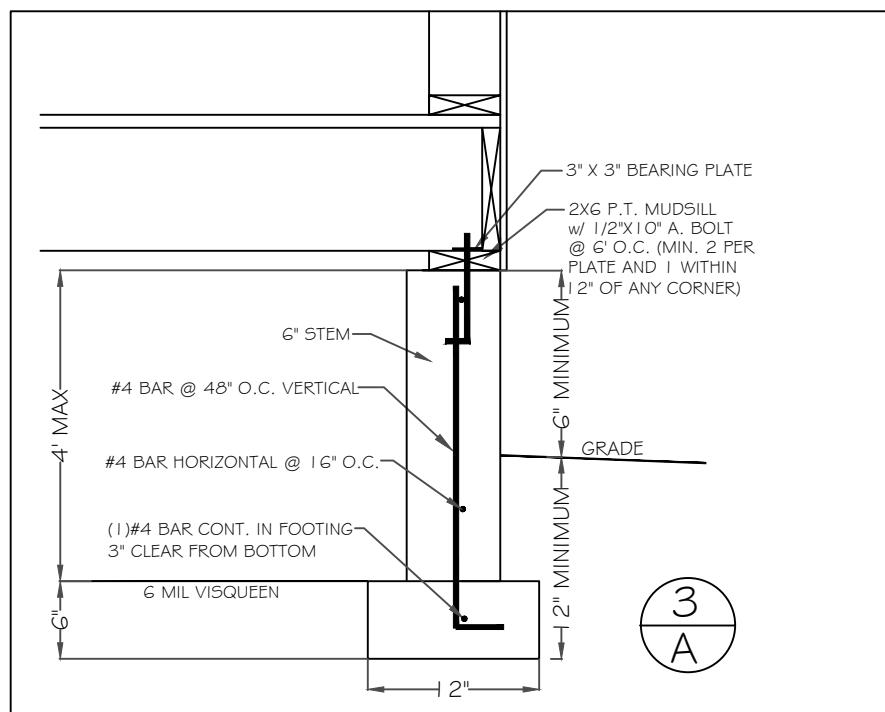
R303.10 REQUIRED HEATING WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN HABITABLE ROOMS AT A DESIGN TEMPERATURE.

R308.4.5 GLAZING AND WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

APPROVED PER: NOTES
ON PLAN

NISQUALLY INDIAN
TRIBE BUILDING
DEPARTMENT.




FOUNDATION NOTES
DESIGN PER 2021IRC CHAPTER 4

FOOTING TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

ANY FILL UNDER GRADE SUPPORTED SLABS TO BE MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.

REINFORCING STEEL TO BE A-615 GRADE 60.

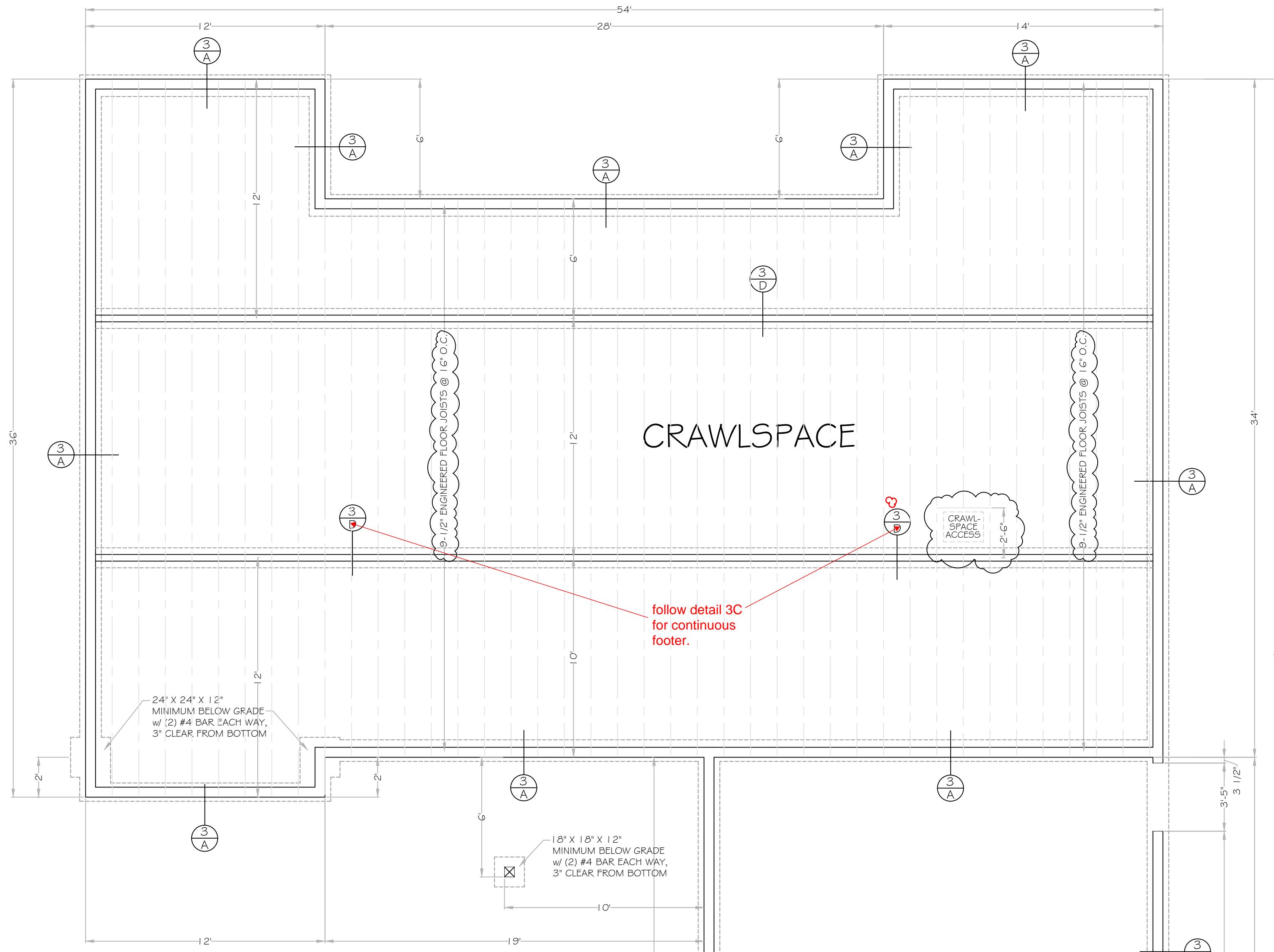
COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK VISQUEEN AND EXTEND UP FOUNDATION WALLS TO P.T. MUDSILL.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

PROVIDED MINIMUM 24" X 18" CRAWLSPACE ACCESS (OWNER LOCATE)

UNDER FLOOR AREAS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. OF VENTILATION FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS I VAPOR RETARDER MATERIAL.

WHERE A CLASS I VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

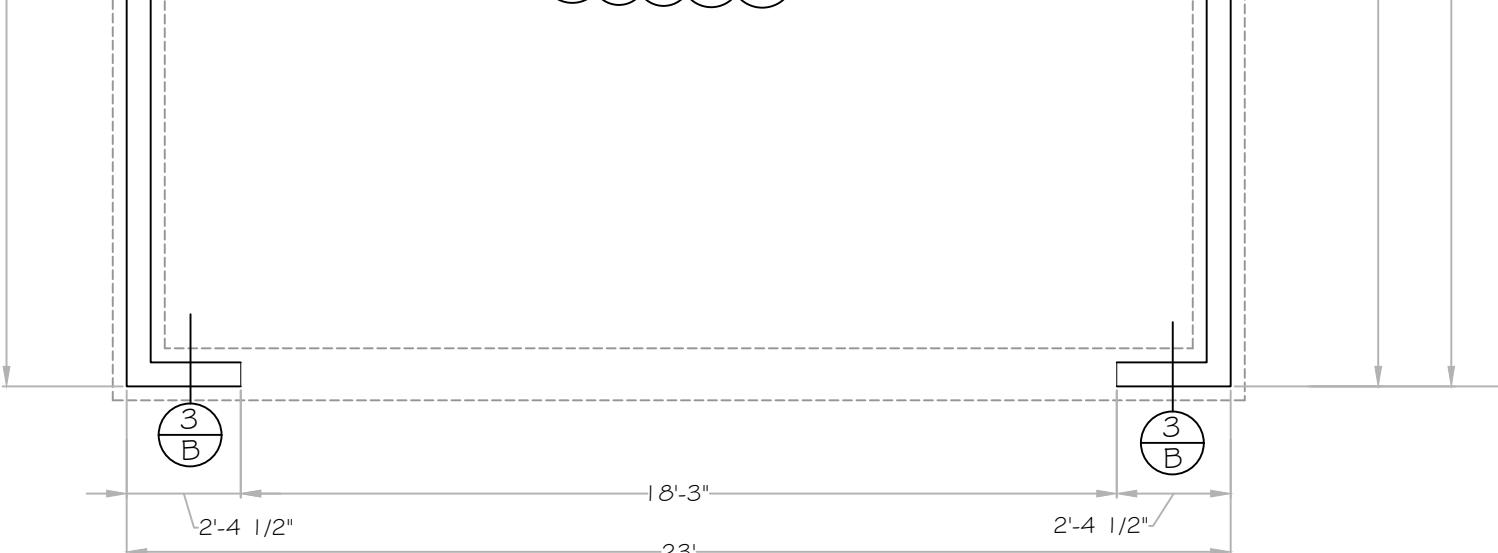

APPROVED PER: NOTES
ON PLAN

NISQUALLY INDIAN TRIBE
BUILDING DEPARTMENT.

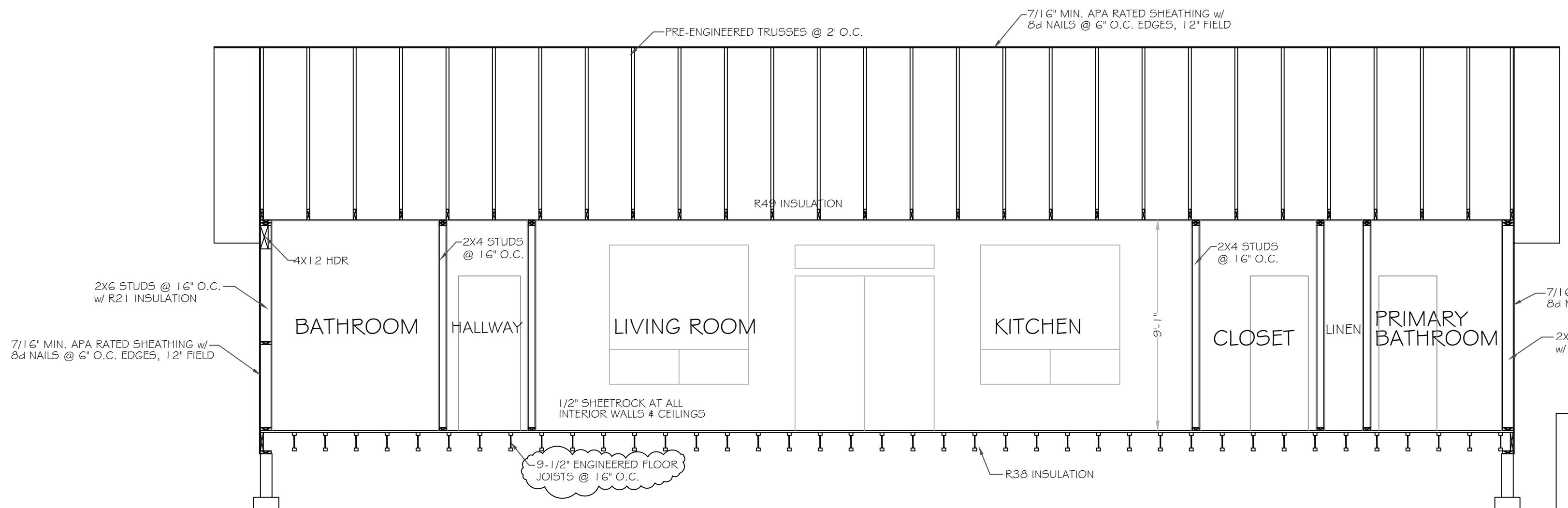
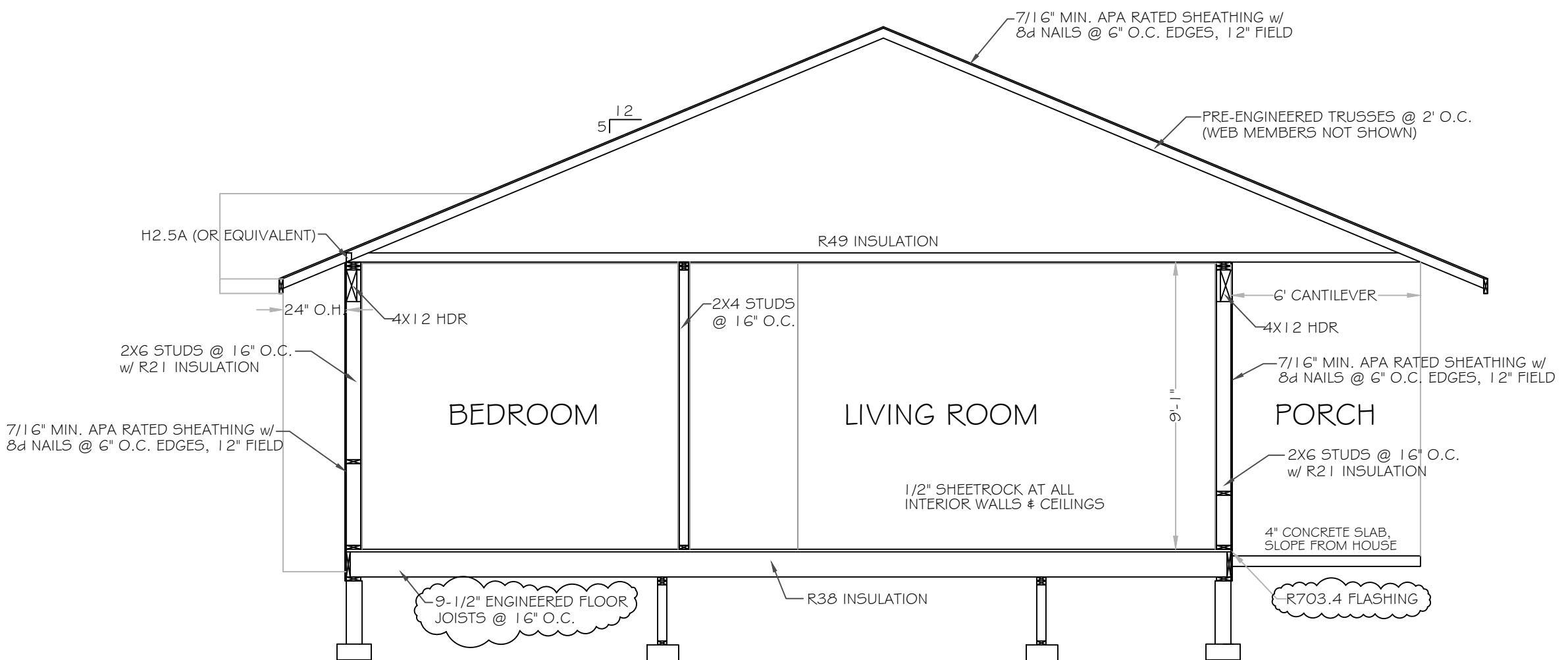
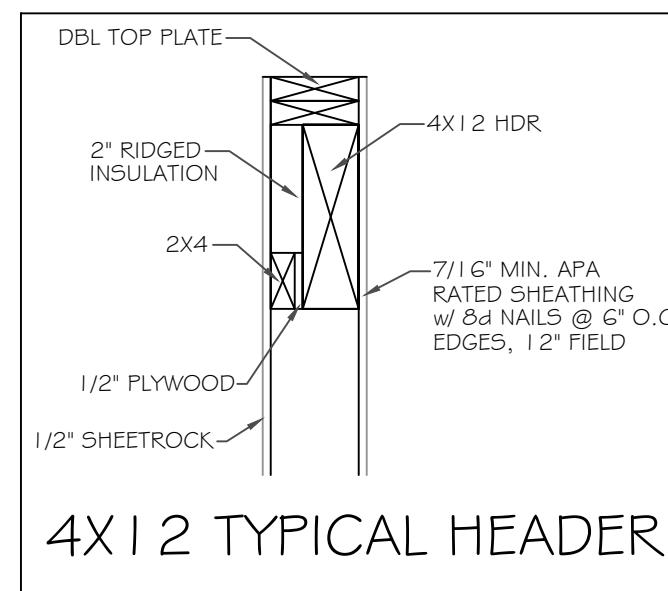
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GARAGE SLAB

2% SLOPE TO SIDEWALK


CONTRACTOR RESPONSIBLE TO INSPECT PLANS
FOR ERRORS AND OMISSIONS

GLULAMS TO BE 2400F/V4 DF/DF (U.N.O.)
 DIMENSIONAL LUMBER TO BE DOUG FIR #2 OR BETTER (U.N.O.)
 HEADERS TO BE 4X12 (U.N.O.)
 CONCRETE TO BE MINIMUM 2500 PSI
 REBAR TO BE GRADE 60
 SIMPSON CONNECTORS NOTED



ROOF NOTES PER 2021IRC R806

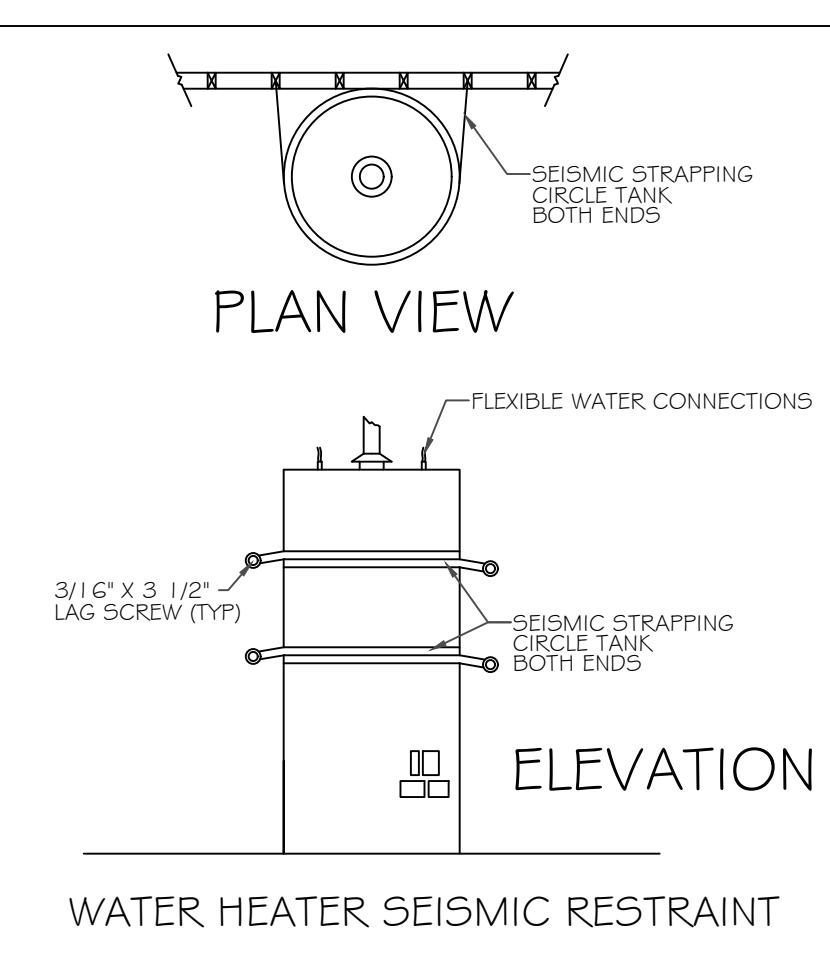
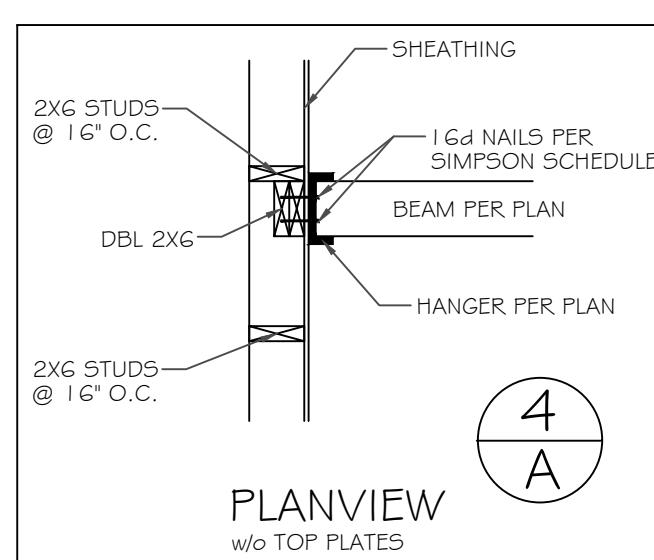
R806.1 VENTILATION REQUIRED.
 ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF $\frac{1}{6}$ INCH MINIMUM AND $\frac{1}{4}$ INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN $\frac{1}{2}$ INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF $\frac{1}{6}$ INCH MINIMUM $\frac{1}{4}$ INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR, AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.

R806.2 MINIMUM VENT AREA.
 THE MINIMUM NET FREE VENTILATION AREA SHALL BE $\frac{1}{50}$ OF THE AREA OF THE VENTED SPACE.

R806.3 VENT AND INSULATION CLEARANCE.
 WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

R806.4 INSTALLATION AND WEATHER PROTECTION.
 VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTRUCTION. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1.

R807.1 ATTIC ACCESS.
 BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMING OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN A22 INCHES WIDE BY 30 INCHES HIGH, WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.



CONTRACTOR RESPONSIBLE TO INSPECT PLANS FOR ERRORS AND OMISSIONS

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 WEBSITE: PRAXISDES.CO

MAIN OFFICE:
 205 ALLEN STREET
 KELSO, WA 98626

DATE: 1/23/2024
 SCALE: 1/4" = 1'
 DRAWN BY: EKM

REVISIONS
 7/7/2025 EKM

CLIENT:
 KEVIN
 SUTTERLIC
 360-349-9306

JURISDICTION:
 NISQUALLY TRIBE, WA

NISQUALLY TRIBE- SPEC PLAN G
 12338 SQUALLI-AB SCH ROAD, OLYMPIA, WA 98513
 PROJECT:
 ADDRESS:

SHEET NO.

4