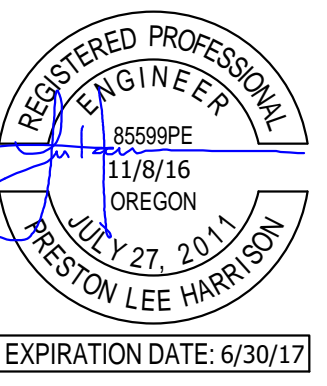




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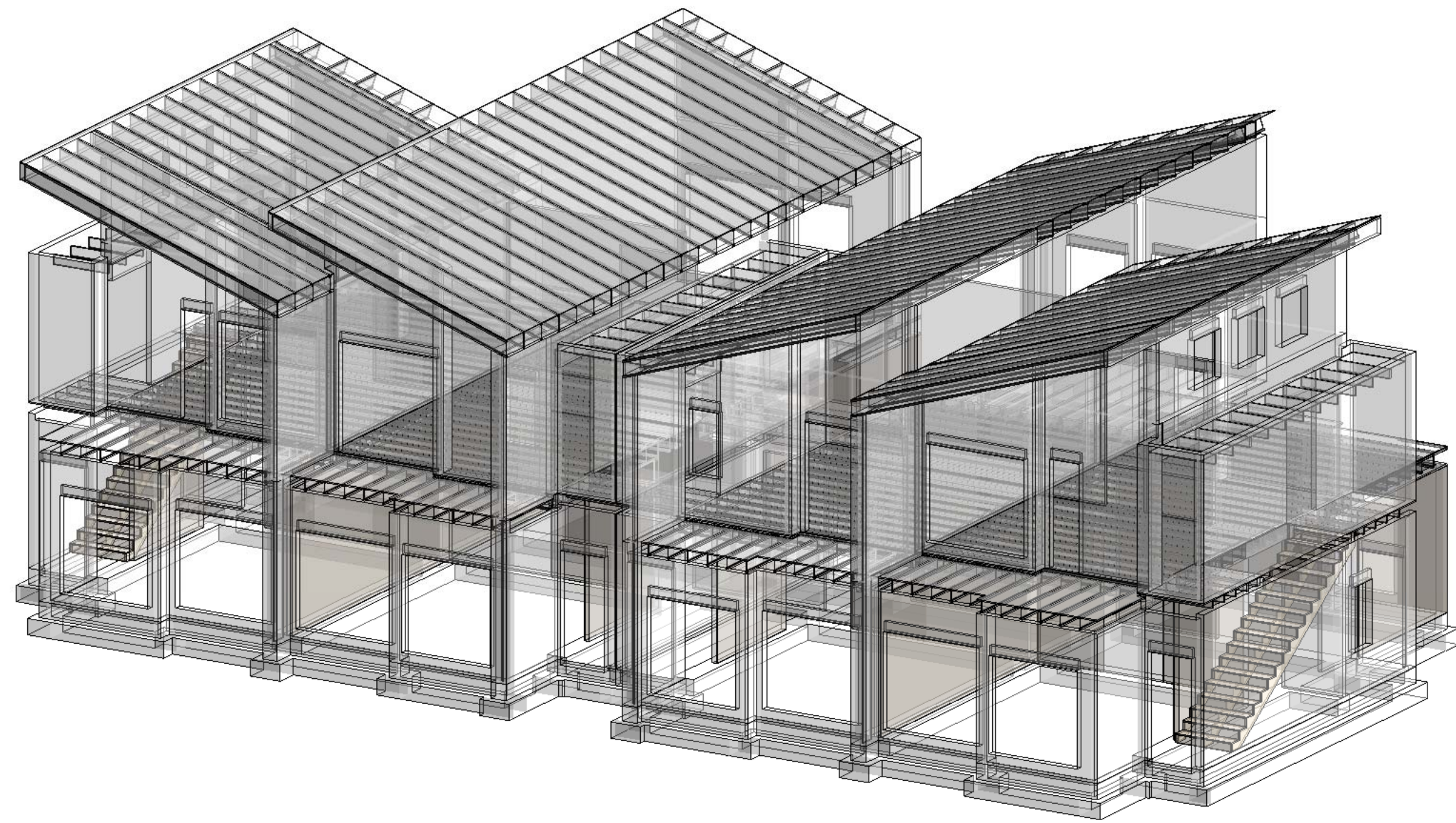
NEW DEVELOPMENT
THE 27 ELM
A HUNTER RENAISSANCE DEVELOPMENT
REDMOND OREGON



STRUCTURAL COVER SHEET
Sheet Title
As Indicated
Scale
1602
Project Number
NOVEMBER 8, 2016
Date
File Name
Revisions
S0.01

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STRUCTURAL ABBREVIATIONS

#	NUMBER	MISC	MISCELLANEOUS
&	AND	NTS	NOT TO SCALE
@	AT	OC	ON CENTER
Ø	DIAMETER	OD	OUTSIDE DIAMETER
ALT	ALTERNATE	OPP	OPPOSITE
ARCH	ARCHITECT	OSB	ORIENTED STRAND BOARD
	ARCHITECTURAL	PERP	PERPENDICULAR
BOD	BOTTOM OF DECK	PL	PLATE
BPL	BASE PLATE	PT	POST TENSION
CJ	CONTROL JOINT		POST TENSIONED
CL	CENTER LINE		PRESSURE TREATED
CLR	CLEAR	REINF	REINFORCE
CMU	CONCRETE MASONRY UNITS		REINFORCED
CONC	CONCRETE		REINFORCEMENT
CONN	CONNECTION		REINFORCING
CONT	CONTINUOUS	REQD	REQUIRED
DF	DOUGLAS FIR	SCHED	SCHEDULE
DIA	DIAMETER	SHTHG	SHEATHING
EJ	EXPANSION JOINT	SIM	SIMILAR
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRICAL	STD	STANDARD
EMBED	EMBEDMENT	STRUCT	STRUCTURAL
EQ	EQUAL	T&B	TOP AND BOTTOM
EQUIP	EQUIPMENT	T&G	TONGUE AND GROOVE
EXIST, (E)	EXISTING	THRU	THROUGH
EXT	EXTERIOR	TOB	TOP OF BEAM
GA	GAGE OR GAUGE	TOC	TOP OF CONCRETE
GC	GENERAL CONTRACTOR	TOCP	TOP OF CONCRETE PIER
GLB	GLU LAM BEAM	TOF	TOP OF FOOTING
GT	GIRDER TRUSS	TOM	TOP OF MASONRY
HORIZ	HORIZONTAL	TOS	TOP OF STEEL
ID	INSIDE DIAMETER	TOW	TOP OF WALL
LONG	LONGITUDINAL	TRANS	TRANSVERSE
LT WT	LIGHT WEIGHT	TYP	TYPICAL
MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
MECH	MECHANICAL	VERT	VERTICAL
MFD	MANUFACTURED	VIF	VERIFY IN FIELD
MFR	MANUFACTURER	WP	WORK POINT
MIN	MINIMUM		

STRUCTURAL UNITS

FT-LB	FOOT POUND
K	KIP (1000 LBS)
KSI	KIPS PER SQUARE INCH
LB	POUNDS
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
SF	SQUARE FEET

STRUCTURAL ORGANIZATIONS

ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY

GENERAL SYMBOL LEGEND

	SLOPE DIRECTION (DOWN)
	SPAN DIRECTION
	MISCELLANEOUS ELEVATION
	ELEVATION REFERENCE
	SECTION CUT
	DETAIL CUT
	REVISION
	FINISH FLOOR ELEVATION
	CHANGE (STEP) IN ELEVATION

STRUCTURAL SYMBOL LEGEND

#	INDICATES SIZE OF DEFORMED BAR
	DIRECTION IN WHICH BARS EXTEND
	LIMITS OF AREA COVERED BY BARS OR POST TENSION
5.5 FD	FLOOR / ROOF DECK, SEE SCHEDULE
HDU4	DENOTES HOLDOWN PER PLAN OR SEE S2.01 FOR HOLDOWN SCHEDULE
SW-# X'-X"	INDICATES SHEAR WALL AND LENGTH AT THIS LEVEL. SEE 2/S6.61 SHEAR WALL SCHEDULE FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, UNO.
F#, CF#, MF#	DENOTES FOOTING TYPE, SEE SCHEDULE: 1/S6.01
CW##	DENOTES CONCRETE WALL, SEE SCHEDULE: 3/S6.01
TOW FFE	INDICATES TOP OF WALL HEIGHTS. COORDINATE WITH ARCH INDICATES FINISH FLOOR ELEVATION. COORDINATE WITH ARCH 1ST FLOOR FFE = 100'-0" 2ND FLOOR FFE = 110'-2"
----	INDICATES 2x FLAT BLOCKING
#x# LVL#x# GLB#x# LSL#x# PSL#x#	INDICATES BEAM/HEADER PER SCHEDULE: 1/S6.61
2x4@16" OC	INDICATES WOOD WALL PER SCHEDULE: 5/S6.61
MSTC XX CS XX CMSTC XX	INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 5/S5.61 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN (2) 2X POST, UNO.
	INDICATES ROOF OVERFRAMING PER 4/S5.62. ALL AREAS NOT SHOWN AT OVERFRAMING TO BE BUILT INTO TRUSSES.



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GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE "INTERNATIONAL BUILDING CODE (IBC)", 2015 EDITION, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE LOCAL BUILDING DEPARTMENT WITH AUTHORITY HAVING JURISDICTION (AHJ).

REFERENCE STANDARDS: REFER TO CHAPTER 35 OF IBC. WHERE OTHER STANDARDS ARE NOTED IN THE DRAWINGS, USE THE LATEST EDITION OF THE STANDARD UNLESS A SPECIFIC DATE IS INDICATED. REFERENCE TO A SPECIFIC SECTION IN A CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD. ALL SPECIFICATIONS AND CODES NOTED SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE AHJ OVER THIS PROJECT.

SPECIFICATIONS: REFER TO THE PROJECT SPECIFICATIONS ISSUED AS PART OF THE CONTRACT DOCUMENTS FOR INFORMATION SUPPLEMENTAL TO THESE DRAWINGS.

OTHER DRAWINGS: REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, STAIRS, FINISHES, DRAINS, WATERPROOFING, RAILINGS, CURBS, DEPRESSIONS, MECHANICAL UNIT LOCATIONS, AND OTHER NON-STRUCTURAL ITEMS.

STRUCTURAL DETAILS: THE STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW ALL DETAILS OF THE WORK. USE DETAILS MARKED "TYPICAL" WHEREVER THEY APPLY. IF LOCATIONS ARE FOUND WHERE NO TYPICAL DETAIL, TYPICAL SCHEDULE, OR SPECIFIC DETAIL APPLIES, NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER.

STRUCTURAL RESPONSIBILITIES: THE STRUCTURAL ENGINEER (SER) IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED FORM. THE STRUCTURAL DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.

COORDINATION: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE WORK; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING WORK IN A SAFE AND SECURE MANNER.

DIMENSIONS: DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. STRUCTURE NOTED IN THE DRAWINGS AS EXISTING SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/STRUCTURAL ENGINEER.

MEANS, METHODS AND SAFETY REQUIREMENTS: THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). THE CONTRACTOR IS TO PROVIDE ADEQUATE EXCAVATION PROCEDURES, SHORING, BRACING AND ERECTION PROCEDURES COMPLYING WITH NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

TEMPORARY SHORING AND BRACING: THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE (BUT ARE NOT LIMITED TO): BRACING AND SHORING FOR LOADS DUE TO HYDROSTATIC, EARTH, WIND OR SEISMIC FORCES, CONSTRUCTION EQUIPMENT, ETC IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY. THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

CONSTRUCTION LOADS: CONSTRUCTION LOADS AND MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FRAMED FLOORS OR ROOFS. LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS AS NOTED IN DESIGN CRITERIA AND LOADS BELOW OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER FOR BRACING/SHORING.

CHANGES IN LOADING: THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE SER OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS (ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL OR PLUMBING DRAWINGS). PROVIDE DOCUMENTATION OF LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL UNDOCUMENTED LOADS IN EXCESS OF 300 POUNDS. PROVIDE MARKED-UP STRUCTURAL PLAN INDICATING LOCATIONS OF ANY NEW EQUIPMENT OR LOADS NOT PREVIOUSLY DOCUMENTED. SUBMIT PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

ROOF DRAINAGE: THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED SO THAT RAINWATER LOADS DO NOT EXCEED THE ROOF SNOW OR LIVE LOADS AS SHOWN IN THE DESIGN CRITERIA AND LOADS SECTION.

NOTE PRIORITIES: PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE STRUCTURAL GENERAL NOTES AND PROJECT SPECIFICATIONS.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS PLAN/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

GENERAL REQUIREMENTS (CONT)

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, UTILITIES, ETC. IF ANY SUCH STRUCTURES ARE FOUND, NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY.

ADJACENT UTILITIES: THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO EARTH-WORK, FOUNDATIONS, SHORING, AND EXCAVATION. ANY UTILITY INFORMATION SHOWN ON THE STRUCTURAL DRAWINGS AND DETAILS ARE INTENDED FOR REFERENCE ONLY AND NOT FOR CONSTRUCTION.

ALTERNATES: ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

MECHANICAL, PLUMBING AND ELECTRICAL ANCHORAGE: ANCHORAGE AND SUPPORT OF MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING AND DUCTWORK IS TO BE DESIGNED BY OTHERS. SEE ASCE 7-10 SECTION 13.2 AND TABLE 13.2-1. USE ISOLATORS, FASTENERS AND BRACING APPROVED BY ICC-ES CAPABLE OF TRANSMITTING CODE REQUIRED LATERAL LOADS. ALL SUSPENDED EQUIPMENT IS TO BE SECURED WITH LATERAL BRACING. SEE THE LATEST EDITION OF "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS" BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.

OBSERVATION VISITS: OBSERVATION VISITS (SITE VISITS) BY REPRESENTATIVES OF ARCHITECT/STRUCTURAL ENGINEER DO NOT INCLUDE INSPECTION OF CONSTRUCTION MEANS AND METHODS. SITE VISITS DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES (WHICH ARE TO BE PERFORMED BY OTHERS). OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT SHOWN IN THE CONTRACT DRAWINGS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OR VERIFICATION OF CONSTRUCTION.

SHOP DRAWINGS: SHOP DRAWINGS SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW SHALL CONSIST OF (1) MARKUP SET (FOR OUR RECORDS) AND (1) REPRODUCIBLE SET. NO MODIFICATIONS OR SUBSTITUTION OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTED VIA SHOP DRAWING REVIEW.

- CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT/STRUCTURAL ENGINEER. CONTRACTOR SHALL REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.
- SUBMIT SHOP DRAWINGS TO THE ARCHITECT/STRUCTURAL ENGINEER AS INDICATED OR SPECIFIED FOR REVIEW PRIOR TO FABRICATION. REVIEW WILL BE FOR GENERAL CONFORMANCE WITH DESIGN INTENT CONVEYED IN THE CONTRACT DOCUMENTS.
- WHEN AN ENGINEER IS REQUIRED TO SIGN AND STAMP SHOP DRAWINGS AND CALCULATIONS, ENSURE SEAL INDICATES ENGINEER AS BEING REGISTERED IN THE STATE OF THE PROJECT SITE.
- SHOP DRAWINGS ARE NOT A PART OF CONTRACT DOCUMENTS. THEREFORE, ARCHITECT'S/STRUCTURAL ENGINEER'S REVIEW DOES NOT CONSTITUTE AN AUTHORIZATION TO DEVIATE FROM TERMS AND CONDITIONS OF THE CONTRACT.
- SHOP DRAWINGS WILL BE REJECTED FOR INCOMPLETENESS, LACK OF COORDINATION WITH OTHER PORTIONS OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS (IF REQUIRED), OR WHERE MODIFICATIONS OR SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR REVIEW PER PARAGRAPH ABOVE.
- SUBMIT SHOP DRAWINGS AND CALCULATIONS TO GOVERNING CODE AUTHORITY WHEN SPECIFICALLY INDICATED OR REQUESTED.
- MAINTAIN A COPY OF ALL SHOP DRAWINGS REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER AT SITE DURING CONSTRUCTION PERIOD.
- STRUCTURAL ENGINEER REQUIRES 10 WORKING DAYS AFTER RECEIPT OF SHOP DRAWINGS AND CALCULATIONS FOR PROCESSING.
- REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.

DESIGN CRITERIA AND LOADS

RISK CATEGORY OF BUILDING	II	
WIND DESIGN - ASCE 7-10 CHAPTER 26		
- WIND ANALYSIS PROCEDURE USED	DIRECTIONAL PROCEDURE	
- BASIC WIND SPEED	110 MPH	
- EXPOSURE CATEGORY	C	
- TOPOGRAPHIC FACTOR (Kzt)	1.0	
- WIND DESIGN BASE SHEAR (N/S)	7.81 KIPS AT EACH UNIT	
(E/W)	8.82 KIPS (UNIT A), 12.11 KIPS (UNIT B)	
- COMPONENTS AND CLADDING LOAD (C&C)	25 PSF	
- UPLIFT LOAD NET	8 PSF	

SEISMIC DESIGN - ASCE 7-10 CHAPTER 11 AND 12		
- SEISMIC ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE (ELF)	
- SEISMIC DESIGN CATEGORY (SDC)	C	
- SITE CLASSIFICATION	D	
- BASIC STRUCTURAL SYSTEM	BEARING WALL LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS	
- SEISMIC FORCE-RESISTING SYSTEM	6.5	
- RESPONSE MODIFICATION FACTOR (R)	3.0	
- SYSTEM OVER STRENGTH FACTOR (Qo)	4.0	
- DEFLECTION AMPLIFICATION FACTOR (Cd)	1.0	
- SEISMIC IMPORTANCE FACTOR (Ie)	S _s = 0.39 S ₁ = 0.20	
- MAPPED MCE:	S _{0.5} = 0.39g S _{0.1} = 0.27g	
- DESIGN ACCEL:	0.40	
- SEISMIC RESPONSE COEFFICIENT	1.0	
- REDUNDANCY FACTOR (p)	1.3 KIPS	
- DESIGN BASE SHEAR (V)		

SNOW LOAD - ASCE 7-10 CHAPTER 7		
- ROOF SNOW LOAD (Pm or Ps)	25 PSF + 27 PSF DRIFT LOAD AT ROOF STEPS	
- SNOW LOAD IMPORTANCE FACTOR (Is)	1.0	
- GROUND SNOW LOAD (pg)	25 PSF	
- SNOW EXPOSURE FACTOR (Ce)	C	
- THERMAL FACTOR (Ct)	1	
SEE ROOF PLAN FOR DRIFT LOADING		

DESIGN LIVE LOADS - ASCE 7-10 CHAPTER 4		
AREA	LIVE LOADS (PSF) UNO	REMARKS AND NOTES
RESIDENTIAL	40	
ROOF/AWNINGS	SNOW LOAD	(SEE ABOVE)
[1] NEED NOT APPLY CONCURRENTLY; APPLIED OVER NOT MORE THAN 1 SF.		

DESIGN DEAD LOADS		
AREA	DEAD LOADS (PSF) UNO	REMARKS AND NOTES
ROOF	16	
FLOOR	27	

TESTS AND INSPECTIONS

SPECIAL INSPECTORS: SPECIAL INSPECTORS SHALL BE EMPLOYED BY THE OWNER TO PROVIDE SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTORS SHALL BE QUALIFIED PERSONS WHO DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION PER 1704.1.

STATEMENT OF SPECIAL INSPECTIONS: SPECIAL INSPECTIONS AND TESTING ARE REQUIRED BY 1704 AND 1705 FOR THE FOLLOWING:

- SOIL AND FOUNDATION CONSTRUCTION:** PER IBC SECTION 1705.6:
- PERIODIC INSPECTION OF SOILS EARTHWORK PER TABLE 1705.6 IS REQUIRED FOR:
 - FOOTING SOIL BEARING SURFACES PRIOR TO PLACING ANY REINFORCING STEEL.
 - EXCAVATION DEPTH AND BEARING LAYER PRIOR TO PLACING ANY REINFORCING STEEL.
 - COMPACTED FILL MATERIAL CLASSIFICATION AND TESTING.
 - SUBGRADE PREPARATION PRIOR TO FILLING.
 - CONTINUOUS INSPECTION PER TABLE 1705.6 REQUIRED TO VERIFY:
 - FILLING OPERATIONS TO SATISFY REQUIREMENTS OF IBC TABLE 1705.6 AND THE GEOTECHNICAL REPORT LISTED UNDER SOILS AND FOUNDATIONS SECTION.
 - COMPACTED FILL DENSITY TESTING OF EACH LIFT, PROPER LIFT THICKNESS AND MATERIAL CLASSIFICATION.

- CONCRETE CONSTRUCTION:** PER IBC SECTION 1705.3 AND TABLE 1705.3 INCLUDING:
- PERIODIC INSPECTION REQUIRED FOR:
 - SIZE AND PLACEMENT OF ALL REINFORCING STEEL PRIOR TO THE POUR.
 - PLACEMENT CLEARANCES AROUND REINFORCING STEEL AT EMBEDDED CONDUIT.
 - SHAPE, LOCATION AND DIMENSIONS OF MEMBERS FORMED.
 - USE OF THE REQUIRED DESIGN CONCRETE MIX.
 - MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.
 - VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.
 - CONTINUOUS INSPECTION REQUIRED DURING THE:
 - PLACING OF REINFORCED CONCRETE, INCLUDING CONCRETE ON METAL DECK FOR PROPER APPLICATION TECHNIQUES.
 - PLACING AND STRESSING OF POST-TENSIONING
 - PLACING AND SIZE OF CAST-IN-PLACE BOLTS AND EMBEDDED FABRICATIONS PRIOR TO THE POUR.
 - PLACING OF MECHANICAL BAR SPLICES
 - PLACING OF CONCRETE AROUND CAST-IN-PLACE BOLTS AND EMBEDS.
 - SAMPLING OF FRESH CONCRETE.
 - DETERMINATIONS OF SLUMP, AIR CONTENT AND TEMPERATURE.

POST INSTALLED ANCHORS TO CONCRETE AND MASONRY: SHALL COMPLY WITH IBC SECTION 1705. INSPECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE APPROVED ICC EVALUATION REPORT AND AS INDICATED BY THE DESIGN REQUIREMENTS SPECIFIED ON THE DRAWINGS. REFER TO THE POST INSTALLED ANCHORS SECTION OF THESE NOTES FOR ANCHORS THAT ARE THE BASIS OF THE DESIGN. SPECIAL INSPECTOR SHALL VERIFY ANCHORS ARE AS SPECIFIED IN THE POST INSTALLED ANCHORS SECTION OF THESE NOTES OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. SUBSTITUTIONS REQUIRE APPROVAL BY THE SER AND REQUIRE SUBSTANTIATING CALCULATIONS AND CURRENT IBC RECOGNIZED ICC EVALUATION SERVICES (ES) REPORT. SPECIAL INSPECTOR SHALL DOCUMENT IN THEIR SPECIAL INSPECTION REPORT COMPLIANCE WITH EACH OF THE ELEMENTS REQUIRED WITHIN THE APPLICABLE ICC EVALUATION SERVICES (ES) REPORT.



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NEW DEVELOPMENT
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A HUNTER RENAISSANCE DEVELOPMENT
REDMOND OREGON



GENERAL NOTES

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S0.02

GENERAL NOTES

SOIL AND FOUNDATIONS

REFERENCE STANDARDS: CONFORM TO IBC CHAPTER 18 "SOILS AND FOUNDATIONS."
 GEOTECHNICAL REPORT: RECOMMENDATIONS CONTAINED IN GEOTECHNICAL ENGINEERING REPORT OF REDMOND TOWNHOUSE, PHASE 1. NW 27TH ST AND NW ELM AVE, REDMOND, OR PROJECT NO 10756-1 BY WALLACE GROUP. DATED 10/12/2016 WAS USED FOR DESIGN.

CONTRACTOR'S RESPONSIBILITIES: CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE GEOTECHNICAL REPORT AND SHALL FOLLOW THE RECOMMENDATIONS SPECIFIED THEREIN INCLUDING, BUT NOT LIMITED TO, SUBGRADE PREPARATIONS, PILE INSTALLATION PROCEDURES, GROUND WATER MANAGEMENT AND STEEP SLOPE BEST MANAGEMENT PRACTICES."

GEOTECHNICAL SUBGRADE INSPECTION: THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SUB-GRADES AND PREPARED SOIL BEARING SURFACES, PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL AND CONCRETE. GEOTECHNICAL ENGINEERS SHALL PROVIDE A LETTER TO THE OWNER STATING THAT SOILS ARE ADEQUATE TO SUPPORT THE "ALLOWABLE FOUNDATION BEARING PRESSURE(S)" SHOWN BELOW.

DESIGN SOIL VALUES

- ALLOWABLE FOUNDATION BEARING PRESSURE 3000 PSF
 - EQUIVALENT FLUID PRESSURE 50 PCF
 - COEFFICIENT OF SLIDING FRICTION 0.45

FOUNDATIONS AND FOOTINGS: FOUNDATIONS SHALL BEAR ON EITHER COMPETENT NATIVE SOIL OR COMPACTED STRUCTURAL FILL AS PER THE GEOTECHNICAL REPORT. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18" BELOW FINISH GRADE, UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER AND/OR THE BUILDING OFFICIAL.

FOOTING DEPTH: FOOTINGS SHALL BE PLACED ACCORDING TO THE DEPTHS SHOWN ON THE DRAWINGS. TOPS OF FOOTINGS SHALL BE AS SHOWN ON PLANS WITH VERTICAL CHANGES AS INDICATED WITH STEPS IN THE FOOTINGS; LOCATIONS OF STEPS SHOWN AS APPROXIMATE AND SHALL BE COORDINATED WITH THE CIVIL GRADING PLANS TO ENSURE THAT THE EXTERIOR PERIMETER FOOTINGS BEAR NO LESS THAN 18" BELOW FINISH GRADE, OR AS OTHERWISE INDICATED BY THE GEOTECHNICAL ENGINEER OR BUILDING OFFICIAL. EXCAVATIONS FOR FOOTINGS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER OF COMPLIANCE TO THE OWNER. SHOULD SOIL AT THESE PRESCRIBED DEPTHS NOT MEET THE APPROVAL OF THE GEOTECHNICAL ENGINEER, FOOTING ELEVATIONS OR DESIGNS WILL BE ALTERED BY CHANGE ORDER.

SLABS-ON-GRADE: ALL SLABS-ON-GRADE SHALL BEAR ON COMPACTED STRUCTURAL FILL OR COMPETENT NATIVE SOIL PER THE GEOTECHNICAL REPORT. ALL MOISTURE SENSITIVE SLABS-ON-GRADE OR THOSE SUBJECT TO RECEIVE MOISTURE SENSITIVE COATINGS/COVERING SHALL BE PROVIDED WITH AN APPROPRIATE CAPILLARY BREAK AND VAPOR BARRIER/RETARDANT OVER THE SUBGRADE PREPARED AND INSTALLED AS NOTED IN THE GEOTECHNICAL REPORT, BARRIER MANUFACTURER'S WRITTEN RECOMMENDATIONS AND COORDINATED WITH THE FINISHES SPECIFIED BY THE ARCHITECT.

PREPARATION: THE CONTRACTOR SHALL PROVIDE FOR PROPER DEWATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPING ETC.

SHORING: THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION AND DESIGN OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY AND ADEQUATELY RETAIN THE EARTH BANKS, NEW WALLS AND SUPPORT ANY EXISTING STRUCTURES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

EXISTING CONDITIONS: ALL ABANDONED UTILITIES, FOOTINGS, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. NOTIFY THE STRUCTURAL ENGINEER SHOULD EXISTING FOUNDATIONS OR STRUCTURES BE ENCOUNTERED THAT ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.

BACKFILL: ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN THE BUILDING PERIMETER SHALL BE MECHANICALLY COMPACTED IN LAYERS, TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. SEE THE GEOTECHNICAL REPORT FOR REQUIREMENTS. BACKFILL BEHIND RETAINING OR PIT WALLS BELOW GRADE SHALL NOT OCCUR UNTIL THE WALLS HAVE REACHED FULL DESIGN STRENGTH. PROPER BRACING TO PROTECT THE STRUCTURE AGAINST LATERAL LOADS SHALL BE IN PLACE PRIOR TO BACKFILL UNTIL THE ATTACHING FLOORS ARE IN PLACE AND HAVE REACHED FULL DESIGN STRENGTH.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: CONFORM TO:
 1. ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE", WITH MODIFICATIONS AS NOTED ON THE PROJECT DRAWINGS AND SPECIFICATIONS
 2. IBC 2015 CHAPTER 19 "CONCRETE"
 3. ACI 318-14 WITH MODIFICATIONS AS NOTED ON THE PROJECT DRAWINGS AND SPECIFICATIONS
 4. ACI 117-10: SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS AND COMMENTARY RE-APPROVED 2015

FIELD REFERENCE: THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-10) WITH SELECTED ACI AND ASTM REFERENCES."

CONCRETE MIXTURES: CONFORM TO ACI 301 SECTION 4 "CONCRETE MIXTURES" AND ACI 318 SECTION 26.4.

MATERIALS: CONFORM TO ACI 301 SECTION 4.2.1 "MATERIALS" FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.

- CEMENT
 - PORTLAND CEMENT SHALL CONFORM TO ASTM C150 TYPE II.
 - IF SULFATES ARE IN SOIL, PER GEOTECHNICAL REPORT, PROVIDE CEMENTITIOUS MATERIAL, MAXIMUM W/CM AND MINIMUM Fc CONCRETE STRENGTH PER EXPOSURE CATEGORY S "X" AND ACI 301 TABLE 4.2.2.7.a
 - DO NOT USE CONCRETE OR GROUT CONTAINING CHLORIDES.

SUBMITTALS: PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SECTION 4.1.2. SUBMIT MIX DESIGNS TO THE SER FOR EACH MIX IN THE TABLE BELOW. SUBSTANTIATING STRENGTH RESULTS FROM PAST TESTS SHALL NOT BE OLDER THAN 24 MONTHS PER ACI 318 SECTION 26.12. ALL MIX DESIGNS SHALL BE VERIFIED BY A QUALIFIED TESTING LABORATORY. WHERE REQUIRED BY THE AHJ, MIX DESIGNS SHALL BE WET STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED.

TABLE OF MIX DESIGN REQUIREMENTS

MEMBER TYPE/LOCATION	28 DAY STRENGTH f'c (PSI)	MAXIMUM AGGREGATE	EXPOSURE CLASS	MAX W/C	AIR CONTENT
FOOTINGS	3,000	3/4"	C1	0.45	5%
SLABS ON GRADE (INTERIOR)	3,000	3/4"	-	0.40	-
STEMWALLS	4,500	3/4"	F1, C1	0.45	5%

TABLE OF MIX DESIGN REQUIREMENTS NOTES:

- W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. MAXIMUM RATIOS ARE CONTROLLED BY STRENGTH NOTED IN THE TABLE OF MIX DESIGN REQUIREMENTS AND DURABILITY REQUIREMENTS GIVEN IN ACI 318 SECTION 19.3.
- CEMENTITIOUS MATERIALS:
 - THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 318 SECTIONS 19.3.2 AND 19.3.3.4. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
 - CEMENTITIOUS MATERIALS SHALL CONFORM TO THE RELEVANT ASTM STANDARDS LISTED IN ACI 318 SECTION 26.4.1.1.
- AIR CONTENT: CONFORM TO ACI 318 SECTION 19.3.3. MINIMUM STANDARDS FOR EXPOSURE CLASS ARE NOTED IN THE TABLE. IF FREEZING AND THAWING CLASS IS NOT NOTED, AIR CONTENT GIVEN IS THAT REQUIRED BY THE SER. CONCRETE SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. TOLERANCE IS ±1-1/2%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
- HARDROCK AGGREGATES SHALL CONFORM TO ASTM C330. LIGHT-WEIGHT AGGREGATES SHALL CONFORM TO ASTM C309.
- SLUMP: CONFORM TO ACI 301 SECTION 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF DELIVERY.
- CHLORIDE CONTENT: CONFORM TO ACI 318 SECTION 19.3.2 AND TABLE 3.1 of ACI 222R.
- NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE PLACED AT AMBIENT TEMPERATURES BELOW 50°F AT THE CONTRACTOR'S OPTION.
- ACI 318, SECTION 19.3.1 EXPOSURE CLASSES SHALL BE ASSUMED TO BE F0, S0, P0, AND C0 UNLESS DIFFERENT EXPOSURE CLASSES ARE LISTED IN THE TABLE OF MIX DESIGN REQUIREMENTS THAT MODIFY THESE BASE REQUIREMENTS.
- DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE OR DURING PLACEMENT.

MEASURING, MIXING AND DELIVERY: CONFORM TO ACI 301 SECTION 4.3-EXECUTION.
 1. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT.

HANDLING, PLACING, CONSTRUCTING AND CURING: CONFORM TO ACI 301 SECTION 5. IN ADDITION, HOT WEATHER CONCRETING SHALL CONFORM TO ACI 305R-10 WITH 305.1-14 UPDATES AND COLD WEATHER CONCRETING SHALL CONFORM TO ACI 306R-10. CONCRETE CURING: PROVIDE CURING COMPOUNDS FOR CONCRETE AS FOLLOWS:
 1. USE MEMBRANE CURING COMPOUNDS THAT ARE COMPATIBLE WITH AND WILL NOT AFFECT SURFACES TO BE COVERED WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.
 2. APPLY CURING COMPOUNDS AT A RATE EQUIVALENT TO THE RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C 309-11 AND THE MANUFACTURER'S RECOMMENDATIONS.

CAST-IN-PLACE CONCRETE (CONT)

CONSTRUCTION JOINTS: CONFORM TO ACI 301 SECTIONS. 2.2.2.5, 5.2.2.1 AND 5.3.2.6. CONSTRUCTION JOINTS SHALL BE LOCATED AND DETAILED AS ON THE CONSTRUCTION DRAWINGS. SUBMIT ALTERNATE LOCATIONS PER ACI 301 SECTION 5.1.2.3A FOR REVIEW AND APPROVAL BY THE SER (2) WEEKS MINIMUM PRIOR TO FORMING. USE OF AN ACCEPTABLE ADHESIVE, SURFACE RETARDANT, PORTLAND CEMENT GROUT OR ROUGHENING THE SURFACE IS NOT REQUIRED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

EMBEDDED ITEMS: POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL (REINFORCING BARS, ANCHOR BOLTS AND OTHER EMBEDDED ITEMS) AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL DRAWINGS AND COORDINATE OTHER EMBEDDED ITEMS.

GROUT: USE 5000 PSI NON-SHRINK GROUT UNDER COLUMN BASE PLATES.

CONCRETE PLACEMENT TOLERANCE: CONFORM TO ACI 117 FOR CONCRETE PLACEMENT TOLERANCE. CONCRETE FORMS SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE THE SPECIFIED CAMBERS INDICATED IN THE STRUCTURAL DRAWINGS. CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH ACI STANDARD 304R-00 AND PROJECT SPECIFICATIONS.

CONCRETE PREPARATION AND FINISH: CONCRETE SURFACES TO BE ROUGHENED TO 1/4" AMPLITUDE WHERE MASONRY WALLS INTERSECT CONCRETE OR WHERE NEW CONCRETE INTERFACES WITH EXISTING CONCRETE. THE PROJECTING CORNERS OF COLUMNS, BEAMS, AND WALLS, ETC, SHALL BE FORMED WITH A 3/4" CHAMFER, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.

SLABS: UNLESS OTHERWISE INDICATED IN THE MECHANICAL OR ELECTRICAL DRAWINGS OR PROJECT SPECIFICATIONS, MECHANICAL PIPES AND ELECTRICAL CONDUITS WHICH PASS THROUGH SLAB ON GRADE, CONCRETE ON STEEL DECK, FRAMED CONCRETE FLOORS AND WALLS DO NOT REQUIRE SLEEVES. IF SLEEVES ARE REQUIRED, THE SLEEVES SHALL BE INSTALLED PRIOR TO PLACING CONCRETE. DO NOT CUT ANY REINFORCING WHICH MAY INTERFERE WITH SLEEVE PLACEMENT. CORING OPENINGS IN CONCRETE IS NOT PERMITTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

FOR SLABS ON GRADE AND CONCRETE ON STEEL DECK NO PIPES OR CONDUITS SHALL BE PLACED WITHIN THE INDICATED CONCRETE SLAB THICKNESS AND SHALL BE LOCATED BELOW THE SLAB UNLESS SPECIFICALLY DETAILED OTHERWISE.

CLEAR COVERAGE TO REINFORCING: CLEAR COVERAGE OF CONCRETE REINFORCING SHALL BE PER ACI 318 SECTION 20.6.1.3.1 AS FOLLOWS:

CLEAR COVERAGE OF REINFORCING

LOCATION OF CONCRETE	CONCRETE COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH AND WEATHER: #6 THROUGH #18 BAR #5 BAR AND SMALLER	2" 1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND UNO: SLABS, WALLS AND JOISTS: #14 AND #18 BAR #11 BAR AND SMALLER	1 1/2" 3/4"
BEAMS AND COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2"
SLAB ON GRADE:	SEE PLAN
PRECAST CONCRETE (MANUFACTURED UNDER PLANT CONTROL CONDITIONS):	SEE ACI 318 SECTION 20.6.1.3.3
PRE-STRESSED CONCRETE COVERAGE:	SEE ACI 318 SECTION 20.6.1.3.2

REINFORCING STEEL (FOR CONCRETE)

REINFORCING STEEL: ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-14) AND THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" BY CRSI AND WCRSI AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS.

REINFORCING MATERIAL: DEFORMED REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 AND ASTM A706 GRADE 60 FOR DEFORMED WELDABLE BARS.

REINFORCING BAR BENDS: ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

DOWELS: REINFORCING DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME NUMBER, SIZE, SPACING AND GRADE AS THE SPECIFIED VERTICAL REINFORCING, UNO.

INSPECTION: ALL REINFORCING BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION OCCURS.

WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6" OR ONE FULL MESH AND ONE HALF, WHICHEVER IS GREATER.

POST-INSTALLED ANCHORS (INTO CONCRETE)

DESIGN STANDARDS: POST-INSTALLED ANCHORS INTO CONCRETE FOR THIS PROJECT ARE DESIGNED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE, ACI 318-14, APPENDIX D SPECIFICATIONS.

POST-INSTALLED ANCHORS: ALL ANCHORS AND THREADED RODS INSTALLED IN EXTERIOR OR DAMP ENVIRONMENTS SHALL BE GALVANIZED OR STAINLESS STEEL TO PROTECT AGAINST CORROSION. INSTALL ONLY WHERE SPECIFICALLY SHOWN IN THE DETAILS OR ALLOWED BY SER. ALL POST-INSTALLED ANCHORS TYPES AND LOCATIONS SHALL BE APPROVED BY THE SER AND SHALL HAVE A CURRENT ICC-EVALUATION SERVICE REPORT THAT PROVIDES RELEVANT DESIGN VALUES NECESSARY TO VALIDATE THE AVAILABLE STRENGTH EXCEEDS THE REQUIRED STRENGTH. SUBMIT CURRENT MANUFACTURER'S DATA AND ICC ESR REPORT TO SER FOR APPROVAL REGARDLESS OF WHETHER OR NOT IT IS A PRE-APPROVED ANCHOR. ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE TO ICC-ESR AND MANUFACTURER'S INSTRUCTIONS. NO REINFORCING BARS SHALL BE DAMAGED DURING INSTALLATION OF POST-INSTALLED ANCHORS. SPECIAL INSPECTION SHALL BE PER THE TESTS AND INSPECTIONS SECTION. ANCHOR TYPE, DIAMETER AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS.

POST-INSTALLED ANCHORS AT POST-TENSIONED CONCRETE DECKS (EXTENDING INTO THE DEPTH WHERE TENDONS ARE PLACED) SHALL NOT BE USED UNLESS THE TENDONS IN THE ARE HAVE BEEN LOCATED AND WILL NOT BE DAMAGED BY THE ANCHOR INSTALLATION.

- ADHESIVE ANCHORS: THE FOLLOWING ADHESIVE-TYPE ANCHORING SYSTEMS HAVE BEEN USED IN THE DESIGN AND SHALL BE USED FOR ANCHORAGE TO CONCRETE AND MASONRY, AS APPLICABLE AND IN ACCORDANCE WITH CORRESPONDING CURRENT ICC ESR REPORT. DRILLED-IN ANCHOR EMBEDMENT LENGTHS SHALL BE AS SHOWN ON DRAWINGS, OR NOT LESS THAN 7 TIMES THE ANCHOR NOMINAL DIAMETER (7D).
 - HILTI "HIT HY-200" - ICC ESR-3187 FOR ANCHORAGE TO CONCRETE ONLY
 - HILTI "HIT HY-70" -ICC ESR-2682*/3342 FOR ANCHORAGE TO MASONRY ONLY
 - SIMPSON "SET-XP" -ICC ESR-2508 FOR ANCHORAGE TO CONCRETE ONLY
 - SIMPSON "SET" -ICC ESR-1772 FOR ANCHORAGE TO MASONRY ONLY
- EXPANSION ANCHORS:
 - HILTI "KWIK BOLT 3"-ICC ESR-1385* FOR ANCHORAGE TO MASONRY ONLY
 - SIMPSON "STRONG-BOLT"-ICC ESR-3037 FOR ANCHORAGE TO CONCRETE ONLY
 - SIMPSON "WEDGE-ALL"-ICC ESR-1396 FOR ANCHORAGE TO MASONRY ONLY
- SCREW ANCHORS:
 - SIMPSON "TITEN HD"-ICC ESR-2713 FOR CONCRETE, ICC ESR-1056 FOR MASONRY

* AT PRESENT, THESE SYSTEMS DO NOT HAVE AN ICC ES REPORT COMPLIANT WITH THE IBC. UPON SELECTION OF A SYSTEM, (AND DEPENDANT ON THE JURISDICTION) THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN ALTERNATE MATERIAL AND METHODS APPLICATION TO THE GOVERNING JURISDICTION. WHERE REQUIRED, THIS APPROVAL SHALL BE OBTAINED PRIOR TO COMMENCING ANY EPOXY WORK.

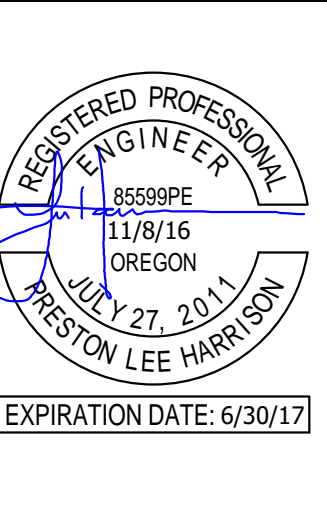


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NEW DEVELOPMENT
THE 27 ELM
 A HUNTER RENAISSANCE DEVELOPMENT
 REDMOND OREGON



GENERAL NOTES
Sheet Title
As Indicated
Scale
1602
Project Number
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Revisions

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GENERAL NOTES

WOOD FRAMING

- REFERENCE STANDARDS: CONFORM TO:
1. IBC CHAPTER 23 "WOOD"
2. NDS- "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
3. APA PDS-12 PLYWOOD DESIGN SPECIFICATION
4. ANS/TP1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION"
5. BCST "GUIDE TO GOOD PRACTICE FOR INSTALLING, RESTRAINING AND BRACING OF METAL PLATED CONNECTED WOOD TRUSSES"
6. TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
7. APA REPORT TT-045B "MINIMUM NAIL PENETRATION FOR WOOD STRUCTURAL PANEL CONNECTIONS SUBJECT TO LATERAL LOADS"

SUBMITTALS: SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE MEMBER SIZE, SPACING, CAMBER, MATERIAL TYPE, GRADE, SHOP AND FIELD ASSEMBLY DETAILS AND CONNECTIONS, TYPES AND LOCATION OF BOLTS AND OTHER FASTENERS. SUPPLY SHOP DRAWINGS FOR THE FOLLOWING:

- 1. TAPERED AND PARALLEL WOOD I JOISTS (SOLID WEB-WOOD JOISTS)

DEFERRED SUBMITTALS: SUBMIT PRODUCT DATA AND PROOF OF ICBO APPROVAL FOR FRAMING MEMBERS AND FASTENERS THAT HAVE BEEN DESIGNED BY OTHERS. SUBMIT CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER IN THE AHJ FOR ALL MEMBERS AND CONNECTIONS DESIGNED BY OTHERS ALONG WITH SHOP DRAWINGS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS AND WEB STIFFENERS SHALL BE DETAILED AND FURNISHED BY THE SUPPLIER. TEMPORARY AND PERMANENT BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECTION LIMITS SHALL BE AS NOTED UNDER DESIGN LOADS SECTION. PRODUCTS INCLUDED ARE:

- 1. TAPERED AND PARALLEL WOOD I JOISTS (SOLID WEB-WOOD JOISTS)

IDENTIFICATION: ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

MATERIALS

- 1. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2x, 3x, AND 4x MEMBERS) DOUGLAS FIR #2

BEAMS AND STRINGERS: DOUGLAS FIR #1 (INCLUDING 6x AND LARGER MEMBERS)

POSTS AND TIMBERS: DOUGLAS FIR #1

STUDS, PLATES AND MISCELLANEOUS DOUGLAS FIR #2 LIGHT FRAMING:

- 2. LAMINATED VENEER LUMBER (LVL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP, OR STAMPS, NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED VENEER LUMBER SHALL BE MANUFACTURED USING DOUGLAS-FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

Fb = 2,600 PSI, E = 1.9 x 10^6 PSI, Fv = 285 PSI DESIGN SHOWN ON PLANS IS BASE ON THE MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

- 3. LAMINATED STRAND LUMBER (LSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED STRAND LUMBER SHALL BE MANUFACTURED USING A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

LAMINATED STRAND LUMBER STRUCTURAL PROPERTIES

RIM JOISTS AND BLOCKING (1 1/4" MINIMUM THICKNESS): Fb = 1700 PSI, E = 1.3 x 10^6 PSI, Fv = 400 PSI

BEAMS AND HEADERS: Fb = 2325 PSI, E = 1.55 x 10^6 PSI, Fv = 310 PSI

STUDS: 2x4 AND 2x6 > 2x6 Fb = 1700 PSI, E = 1.3 x 10^6 PSI, Fv = 400 PSI Fb = 2425 PSI, E = 1.6 x 10^6 PSI, Fv = 400 PSI

COLUMNS: Fb = 1700 PSI, E = 1.3 x 10^6 PSI, Fv = 400 PSI

DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

WOOD FRAMING (CONT)

WOOD STRUCTURAL SHEATHING (PLYWOOD): WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WAFFERBOARD, PARTICLEBOARD, T1-11 SIDING, AND COMPOSITES OF VENEER AND WOOD BASED MATERIAL WITH T&G JOINT. ARCHITECT MAY DISALLOW OSB. CONFIRM WITH ARCHITECT. CONFORM TO "CONSTRUCTION AND INDUSTRIAL PLYWOOD" BASED ON PRODUCT STANDARD PS 1-09 BY THE U.S. DEPT. OF COMMERCE, AND "PERFORMANCE STANDARD FOR WOOD BASED STRUCTURAL-USE PANELS" BASED ON PRODUCT STANDARD PS 2-10 BY THE U.S. DEPT OF COMMERCE AND "PANEL DESIGN SPECIFICATION (REVISED 2012)" BASED ON APA PDS-12 BY THE AMERICAN PLYWOOD ASSOCIATION.

UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE AND GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2x BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" OC EDGES, 12" OC IN THE FIELD.

TIMBER CONNECTORS: SHALL BE "STRONG-TIE" BY SIMPSON COMPANY AS SPECIFIED IN THEIR LATEST CATALOG. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE EOR PRIOR TO ORDERING. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT (2) MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. WHERE STRAPS ARE USED AS HOLD-DOWNS, NAIL STRAPS TO WOOD FRAMING JUST PRIOR TO DRYWALL APPLICATION, AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE. PREMATURE NAILING OF THE STRAP MAY LEAD TO STRAP BUCKLING AND POTENTIAL FINISH DAMAGE.

WHERE CONNECTORS ARE IN EXPOSED EXTERIOR APPLICATIONS IN CONTACT WITH PRESERVATIVE TREATED WOOD (PT) OTHER THAN SBX/DOT AND ZINC BORATE IN AN INTERIOR, DRY ENVIRONMENT, CONNECTORS SHALL BE EITHER BATCH HOT-DIPPED GALVANIZED (HDG), MECHANICALLY GALVANIZED (ASTM B695, CLASS 40 OR GREATER) STAINLESS STEEL, OR PROVIDED WITH 1.85 OZ/SF OF ZINC GALVANIZING EQUAL TO OR BETTER THAN SIMPSON ZMAX FINISH.

FASTENERS (NAILS, BOLTS, SCREWS, ETC) ATTACHING TIMBER CONNECTORS JOIST HANGERS, POST CAPS AND BASES, ETC) TO PT WOOD SHALL HAVE SIMILAR CORROSION RESISTANCE PROPERTIES (MATCHING PROTECTIVE TREATMENTS) AS THE PROTECTED CONNECTOR. FASTENERS (NAILS, BOLTS, SCREWS, ETC) ATTACHING SAWN TIMBER MEMBERS OR SHEATHING (SHEAR WALLS) TO PT WOOD BE CORROSION RESISTANT; NAILS AND LAG BOLTS SHALL BE EITHER HDG (ASTM A153) OR STAINLESS STEEL. VERIFY THE SUITABILITY OF THE FASTENER PROTECTION/COATING WITH THE WOOD TREATMENT CHEMICAL MANUFACTURER/SUPPLIER.

PROVIDE STANDARD CUT WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL NAILS 12D AND SMALLER SHALL BE FULL LENGTH COMMON UNLESS NOTED OTHERWISE. 16D NAILS MAY BE 16D SINKERS UNLESS NOTED OTHERWISE. NAIL STRAPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE. PREMATURE NAILING OF THE STRAP MAY LEAD TO STRAP BUCKLING AND POTENTIAL FINISH DAMAGE.

FASTENERS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNLESS NOTED ON PLANS, NAIL PER TABLE 2304.10.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

LAG SCREWS/BOLTS: CONFORM TO ASTM A307 AND IBC SECTION 2304.10.

ENGINEERED WOOD PRODUCTS: THE FOLLOWING MATERIALS ARE BASED ON LUMBER MANUFACTURED BY TRUS-JOIST AND WERE USED FOR THE DESIGN AS SHOWN ON THE PLANS. ALTERNATE PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUIVALENT OR GREATER LOAD AND STIFFNESS PROPERTIES AND ARE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER.

TAPERED AND PARALLEL CHORD I-JOISTS (DEFERRED SUBMITTAL): CONFORM TO ICC REPORT NO ESR-1153 OR PER ESR REPORT PER MANUFACTURER. THE MANUFACTURER SHALL DESIGN THE JOISTS FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. JOISTS SHALL HAVE WOOD CHORDS AND SOLID WOOD WEBS. JOISTS SHALL BE TAPERED OR PARALLEL AS SHOWN ON THE PLANS.

WOOD FRAMING (CONT)

NAILING REQUIREMENTS: PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

WOOD FASTENERS: NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

WOOD FASTENERS

Table with 4 columns: DRAWING ID, NAIL NAME, NAIL DIAMETER, NAIL LENGTH. Rows include 6d, 8d BOX, 8d, 10d-F, 10d, and 16d SINKER.

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS: SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES: ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED. HARDWARE IN CONTACT WITH SBX/DOT AND ZINC BORATE TREATED IN AN INTERIOR, DRY ENVIRONMENT IS NOT REQUIRED TO BE HOT DIPPED GALVANIZED.

STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IBC SECTION 2308, "CONVENTIONAL LIGHT-FRAME CONSTRUCTION."

NAILERS ON STEEL COLUMNS AND BEAMS: WOOD 3x NAILERS ARE GENERALLY REQUIRED ON ALL HSS COLUMNS AND STEEL BEAMS ABUTTING OR EMBEDDED WITHIN WOOD FRAMING. UNLESS NOTED OTHERWISE, ATTACH WITH 5/8" DIAMETER BOLTS OR WELDED THREADED STUDS @ 16" ON CENTERS. WOOD NAILERS ON BEAMS SUPPORTING JOIST HANGERS SHALL NOT OVERHANG THE BEAM FLANGE BY MORE THAN 1/4".

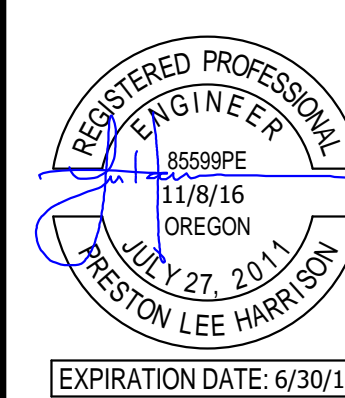
MOISTURE CONTENT: WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE-TREATED WOOD SILL PLATE. REFER TO TESTING AND INSPECTIONS FOR THE VERIFICATION OF THESE LIMITS. THE MAXIMUM MOISTURE CONTENT REQUIRED MAY BE LESS THAN 19% WHEN BASED ON A PARTICULAR CLADDING/INSULATION SYSTEM. REFER TO THE ARCHITECT'S DRAWINGS, AND PROJECT SPECIFICATIONS, OR WITH CLADDING INSTALLER FOR MAXIMUM RECOMMENDED MOISTURE CONTENT.

CLADDING COMPATIBILITY: THE ARCHITECT/OWNER SHALL REVIEW THE CLADDING AND INSULATION SYSTEMS PROPOSED FOR THE PROJECT WITH RESPECT TO THEIR PERFORMANCE OVER WOOD STUDS WITH MOISTURE CONTENTS GREATER THAN 19%. EIFS SYSTEMS SHOULD BE AVOIDED ON WOOD-FRAMED PROJECTS DUE TO PROBLEMS WITH MOISTURE PROOFING.



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NEW DEVELOPMENT THE 27 ELM A HUNTER RENAISSANCE DEVELOPMENT REDMOND OREGON



GENERAL NOTES Sheet Title As Indicated Scale 1602 Project Number NOVEMBER 8, 2016 Date File Name Revisions



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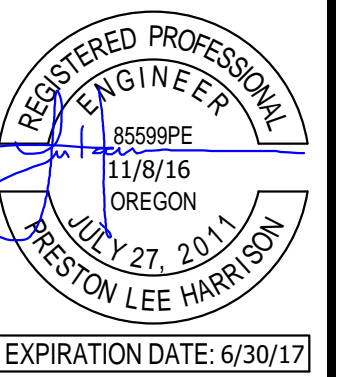
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NEW DEVELOPMENT
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FOUNDATION PLAN

Sheet Title

As Indicated

Scale

1602
Project Number

NOVEMBER 8, 2016
Date

File Name

Revisions

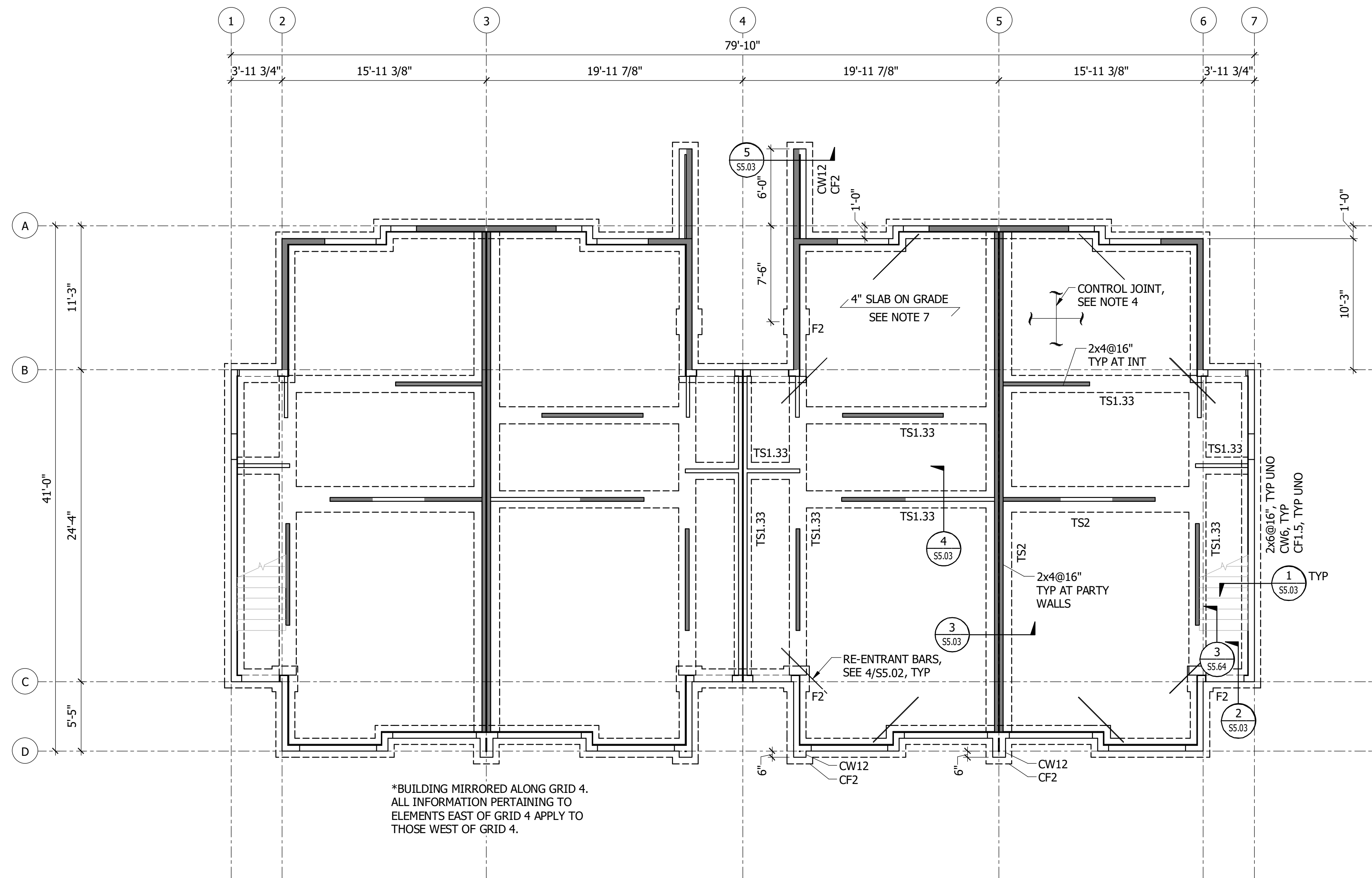
S1.01

GENERAL NOTES

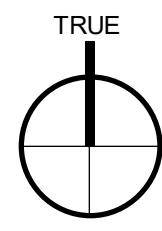
- A. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS SHALL BE VERIFIED BY THE CONTRACTOR WITH THE LATEST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- B. CONTRACTOR SHALL FIELD VERIFY EXISTING STRUCTURAL CONDITIONS. IF ANY DISCREPANCY OCCURS BETWEEN EXISTING CONDITIONS AND PROPOSED ALTERATIONS, CONTRACTOR SHALL CONTACT ARCHITECT AND STRUCTURAL ENGINEER BEFORE PERFORMING ALTERATION WORK.
- C. FOR GENERAL NOTES: 50.00 SERIES SHEETS
CONCRETE TYPICAL DETAILS: 55.00 SERIES SHEETS
WOOD TYPICAL DETAILS: 55.60 SERIES SHEETS

FOUNDATION NOTES

- 1. SEE GEOTECHNICAL REPORT FOR UNDERSLAB AND FOOTING REQUIREMENTS.
- 2. FINISH FLOOR REFERENCE ELEVATION (FFE) = 100'-0"
- 3. TOP OF FOOTING SHALL BE ELEVATION TOF = 99'-0" TYPICAL UNO.
- 4. CONTRACTOR TO COORDINATE SLAB ON GRADE CONTROL AND COLD JOINTS WITH 3/S5.02. PROVIDE SPACING / LOCATION TO ARCHITECT AND ENGINEER FOR APPROVAL.
- 5. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, UNO.
- 6. POSTS INDICATED ARE ABOVE THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x UNO. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
- 7. SLAB ON GRADE SHALL BE 4" THICK CONCRETE WITH 13x13 D5xD5 WELDED WIRE FABRIC OR #4 BARS AT 24" OC EACH WAY, PLACED 1 1/2" CLEAR FROM TOP OF CONCRETE. SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, ETC.
- 8. FRAME EXTERIOR WALLS WITH 2x6 STUDS SPACED 16" OC. FRAME INTERIOR WALLS WITH 2x4 STUDS SPACED 16" OC, UNO.



1 LEVEL 1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



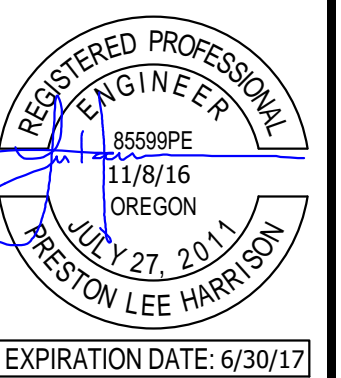
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FLOOR FRAMING PLAN

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1602
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NOVEMBER 8, 2016
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File Name

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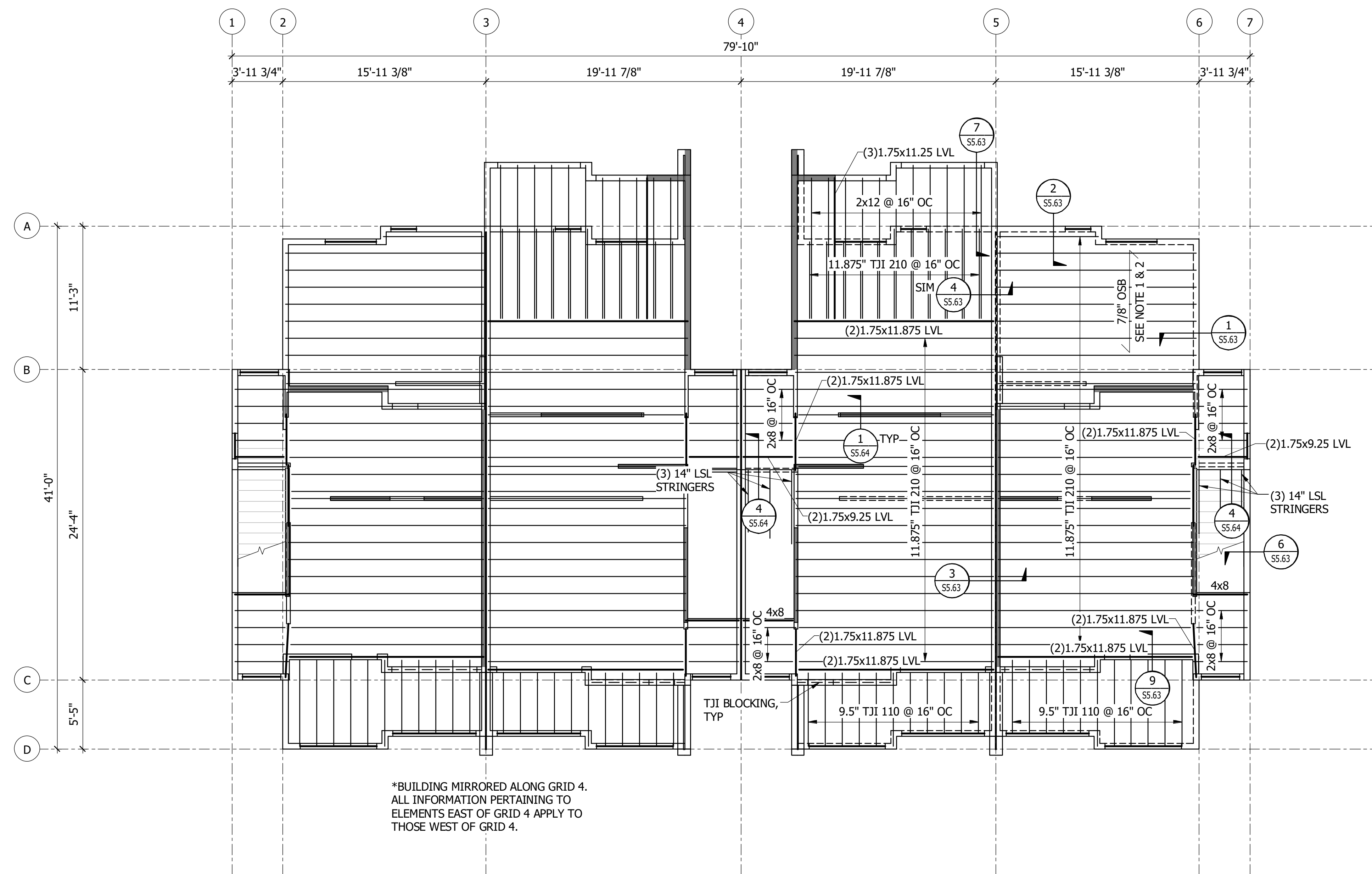
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GENERAL NOTES

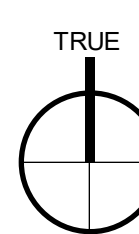
- A. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS SHALL BE VERIFIED BY THE CONTRACTOR WITH THE LATEST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- B. CONTRACTOR SHALL FIELD VERIFY EXISTING STRUCTURAL CONDITIONS. IF ANY DISCREPANCY OCCURS BETWEEN EXISTING CONDITIONS AND PROPOSED ALTERATIONS, CONTRACTOR SHALL CONTACT ARCHITECT AND STRUCTURAL ENGINEER BEFORE PERFORMING ALTERATION WORK.
- C. FOR GENERAL NOTES: 50.00 SERIES SHEETS
CONCRETE TYPICAL DETAILS: 55.00 SERIES SHEETS
WOOD TYPICAL DETAILS: 55.60 SERIES SHEETS

FLOOR FRAMING NOTES

- 1. TYPICAL FLOOR FRAMING CONSISTS OF 7/8" APA RATED T&G SHEATHING (INDEX 60/32), LAID FACE GRAIN PERPENDICULAR OVER JOISTS PER: HANG JOISTS WITH ITS TOP FLANGE HANGERS AT FLUSH BEAMS WHERE OCCUR TYPICAL, UNO.
- 2. NAIL FLOOR SHEATHING TO FRAMING WITH 8D NAILS (0.131"Ø x 2.5" LONG) @ 6" OC AT ALL PANELS EDGES AND 8D NAILS @ 12" OC AT INTERMEDIATE FRAMING MEMBERS. (UNBLOCKED) SEE 8/55.61 . GLUE SHEATHING TO JOISTS WITH AFG-01 ADHESIVE.
- 3. POSTS INDICATED ARE ABOVE THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x UNO SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 6x6 FOR (3) 2x4). SEE 2/55.62
- 4. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND POSTS ABOVE FOR SOLID BEARING. (FILL JOIST SPACE AS WELL). SEE 2/55.62
- 5. FRAME EXTERIOR WALLS WITH 2x6 STUDS SPACED 16" OC. FRAME INTERIOR WALLS WITH 2x4 STUDS SPACED 16" OC, UNO.
- 6. ALL HEADERS NOT LABELED ON PLAN SHALL BE (2)2x8 FOR EXTERIOR BEARING WALLS BELOW THIS LEVEL ONLY. SEE 1/55.62 FOR HEADER DETAILS.
- 7. FINISH FLOOR REFERENCE ELEVATION (FFE) = 110'-2"



1 LEVEL 2 FRAMING PLAN
SCALE: 3/16" = 1'-0"

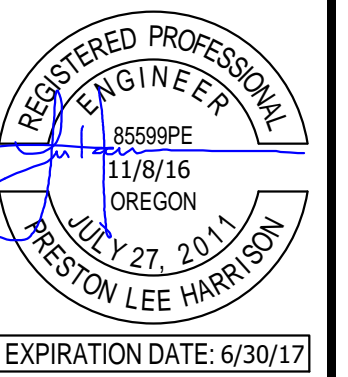


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ROOF FRAMING PLAN

Sheet Title

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1602
Project Number

NOVEMBER 8, 2016
Date

File Name

Revisions

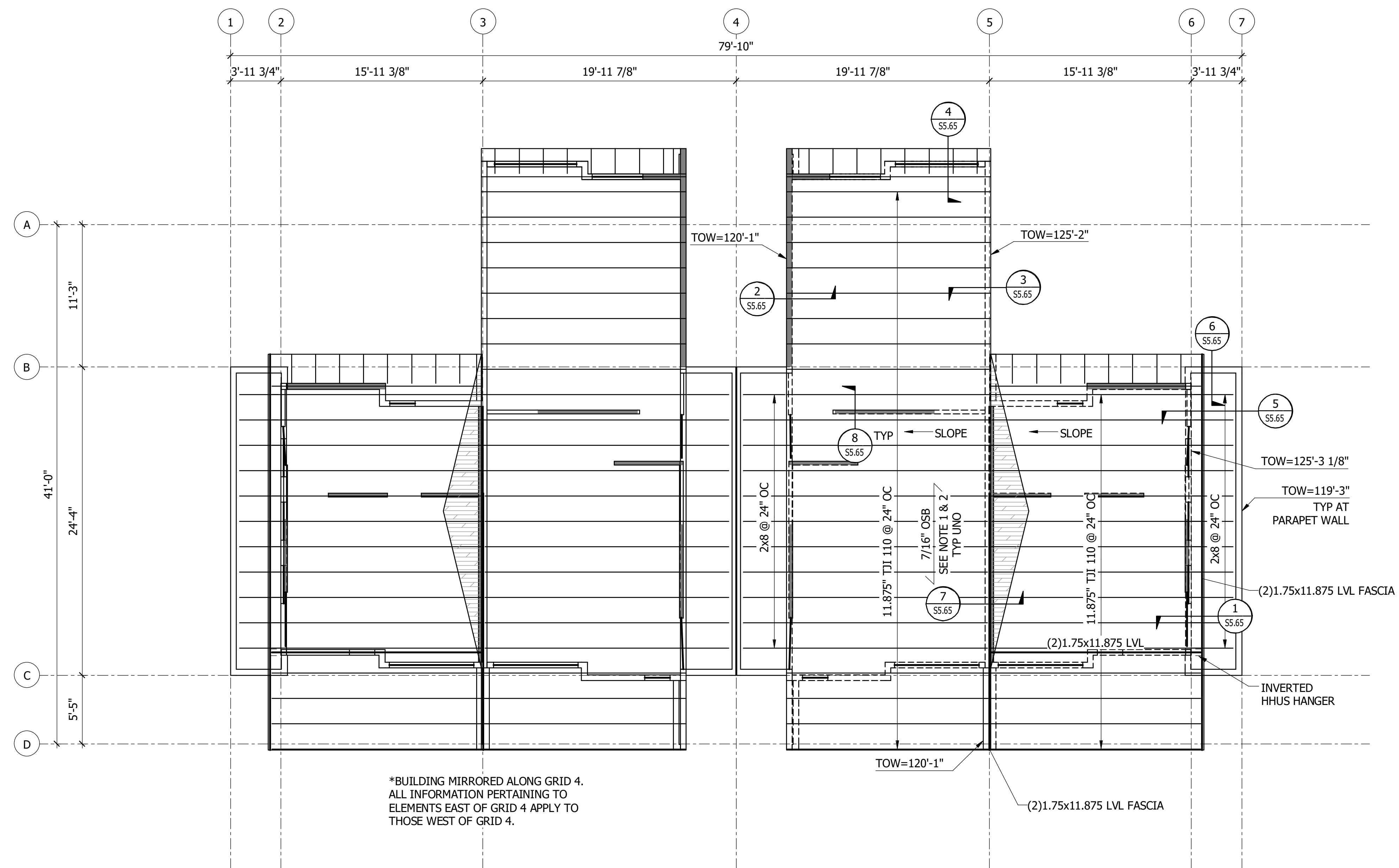
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GENERAL NOTES

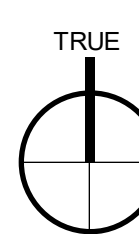
- A. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS SHALL BE VERIFIED BY THE CONTRACTOR WITH THE LATEST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- B. CONTRACTOR SHALL FIELD VERIFY EXISTING STRUCTURAL CONDITIONS. IF ANY DISCREPANCY OCCURS BETWEEN EXISTING CONDITIONS AND PROPOSED ALTERATIONS, CONTRACTOR SHALL CONTACT ARCHITECT AND STRUCTURAL ENGINEER BEFORE PERFORMING ALTERATION WORK.
- C. FOR GENERAL NOTES: 50.00 SERIES SHEETS
CONCRETE TYPICAL DETAILS: 55.00 SERIES SHEETS
WOOD TYPICAL DETAILS: 55.60 SERIES SHEETS

ROOF FRAMING NOTES

- 1. TYPICAL ROOF FRAMING CONSISTS OF 7/16" APA RATED SHEATHING (INDEX 24/16), LAID FACE GRAIN PERPENDICULAR WOOD I-JOISTS @ 24" OC, STAGGER JOINTS. SEE 8/55.61
- 2. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131" Ø x 2.5" LONG) @ 6" OC AT ALL PANELS EDGES AND 8d NAILS @ 12" OC AT INTERMEDIATE FRAMING MEMBERS. (UNBLOCKED). SEE 8/55.61
- 3. PROVIDE FULL HEIGHT BLOCKING BETWEEN EACH JOIST AT SUPPORTS PER 1/55.65 . PROVIDE AN H1 CLIP AT EVERY JOIST MEMBER TO TOP PLATE.
- 4. ALL HEADERS NOT LABELED ON PLAN SHALL BE (2)2x8 FOR EXTERIOR BEARING WALLS BELOW THIS LEVEL ONLY. SEE 1/55.62 FOR HEADER DETAILS.
- 5. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR SOLID BEARING. SEE 2/55.62 .
- 6. FOR TOP PLATE SPLICE SEE 2/55.61 .



1 ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



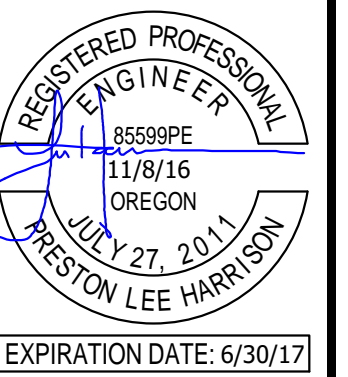
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SHEARWALL PLANS

Sheet Title

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Scale

1602

Project Number

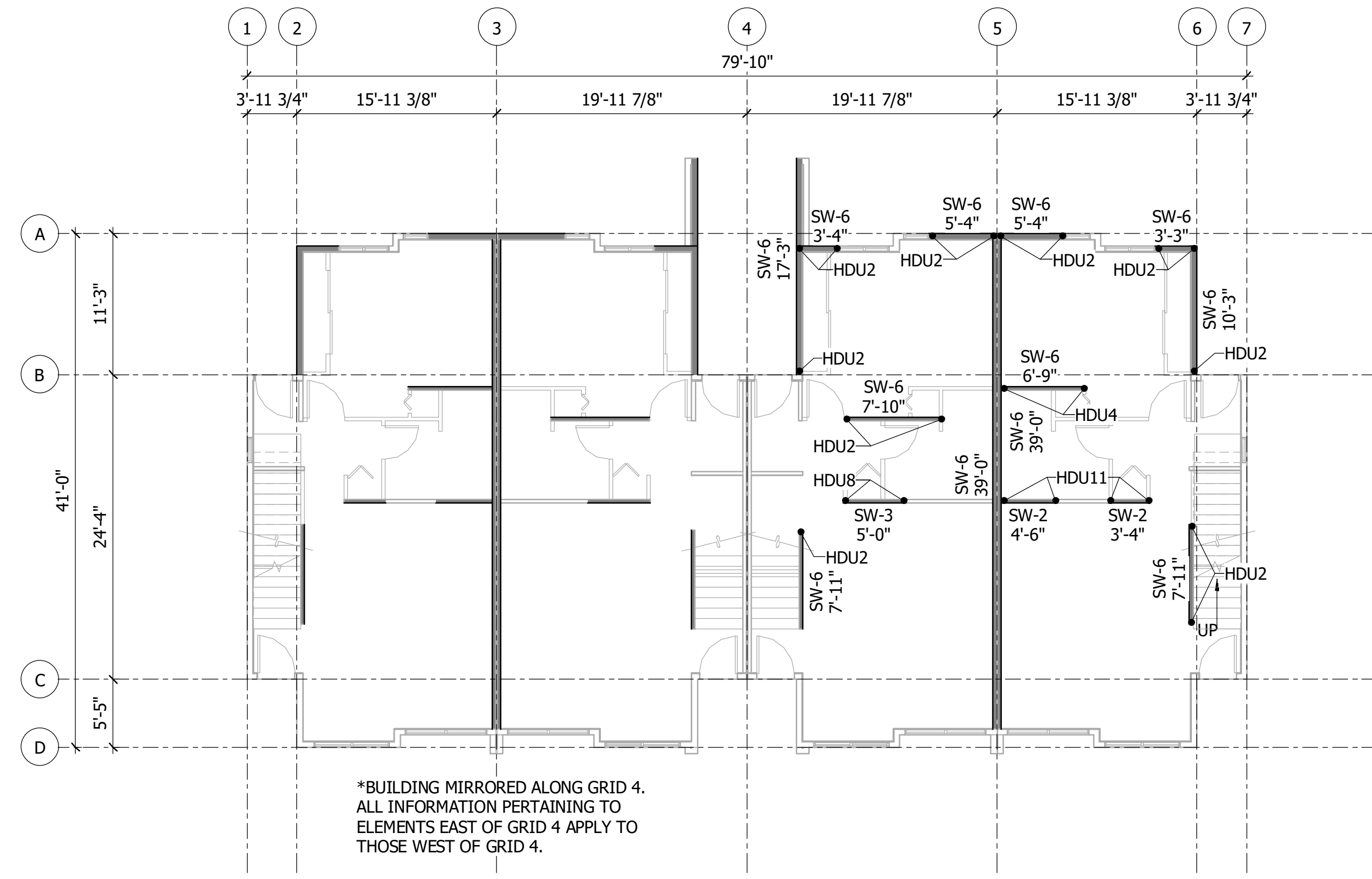
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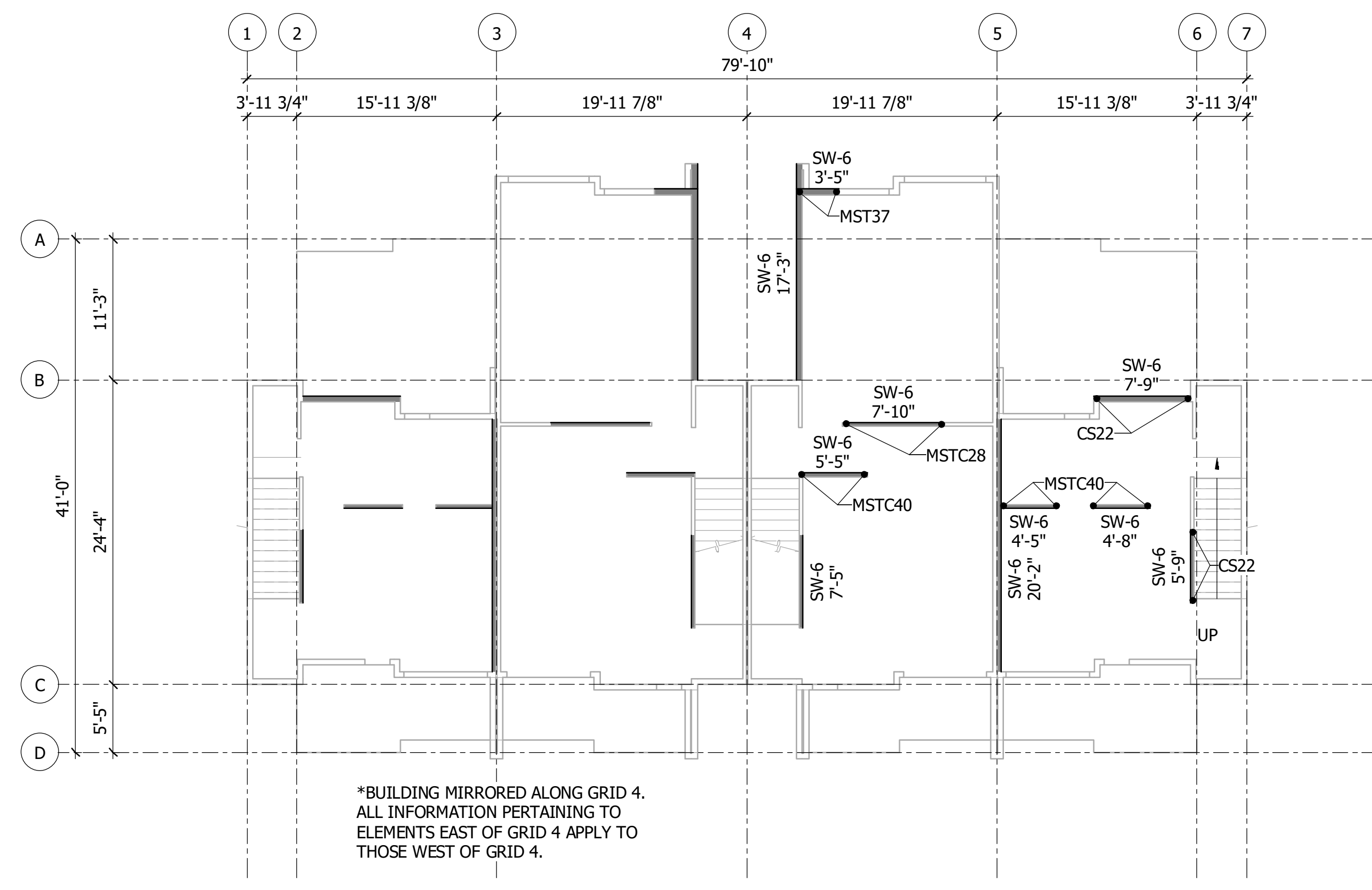
File Name

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S1.04



1 LEVEL 1 SHEARWALL PLAN
SCALE: 1/8" = 1'-0"
TRUE



2 LEVEL 2 SHEARWALL PLAN
SCALE: 1/8" = 1'-0"
TRUE



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f _c = 3000 PSI			f _c = 4000 AND 4500 PSI			f _c = 5000 PSI		
BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
# 3	22"	17"	# 3	19"	15"	# 3	17"	13"
# 4	29"	22"	# 4	25"	19"	# 4	23"	17"
# 5	36"	28"	# 5	31"	24"	# 5	28"	22"
# 6	43"	33"	# 6	37"	29"	# 6	34"	26"
# 7	50"	38"	# 7	44"	34"	# 7	40"	31"
# 8	57"	43"	# 8	51"	39"	# 8	47"	36"
# 9	64"	48"	# 9	58"	44"	# 9	54"	41"
# 10	71"	53"	# 10	65"	49"	# 10	61"	46"
# 11	78"	58"	# 11	72"	54"	# 11	68"	51"

(FOR GRADE 60, UNCOATED BARS, NORMAL WEIGHT CONCRETE)
MINIMUM STRAIGHT DEVELOPMENT LENGTH FOR BARS IN TENSION (L_d)

f _c = 3000 PSI			f _c = 4000 AND 4500 PSI			f _c = 5000 PSI		
BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
# 3	28"	22"	# 3	25"	19"	# 3	22"	17"
# 4	38"	29"	# 4	33"	25"	# 4	29"	23"
# 5	47"	36"	# 5	41"	31"	# 5	36"	28"
# 6	56"	43"	# 6	49"	37"	# 6	44"	34"
# 7	65"	50"	# 7	57"	44"	# 7	52"	41"
# 8	74"	57"	# 8	66"	51"	# 8	60"	48"
# 9	83"	64"	# 9	75"	58"	# 9	69"	55"
# 10	92"	71"	# 10	84"	65"	# 10	78"	62"
# 11	101"	78"	# 11	93"	72"	# 11	87"	69"

MINIMUM CLASS "B" LAP SPlice LENGTH FOR BARS IN TENSION (L_b)

f _c = 3000 PSI		f _c = 4000, 4500, AND 5000 PSI	
BAR SIZE	ALL BARS	BAR SIZE	ALL BARS
# 3	6"	# 3	6"
# 4	8"	# 4	7"
# 5	10"	# 5	9"
# 6	12"	# 6	10"
# 7	14"	# 7	12"
# 8	16"	# 8	14"
# 9	18"	# 9	15"
# 10	20"	# 10	17"
# 11	22"	# 11	19"

MINIMUM EMBEDMENT LENGTHS FOR STANDARD END HOOKS (L_{dh})

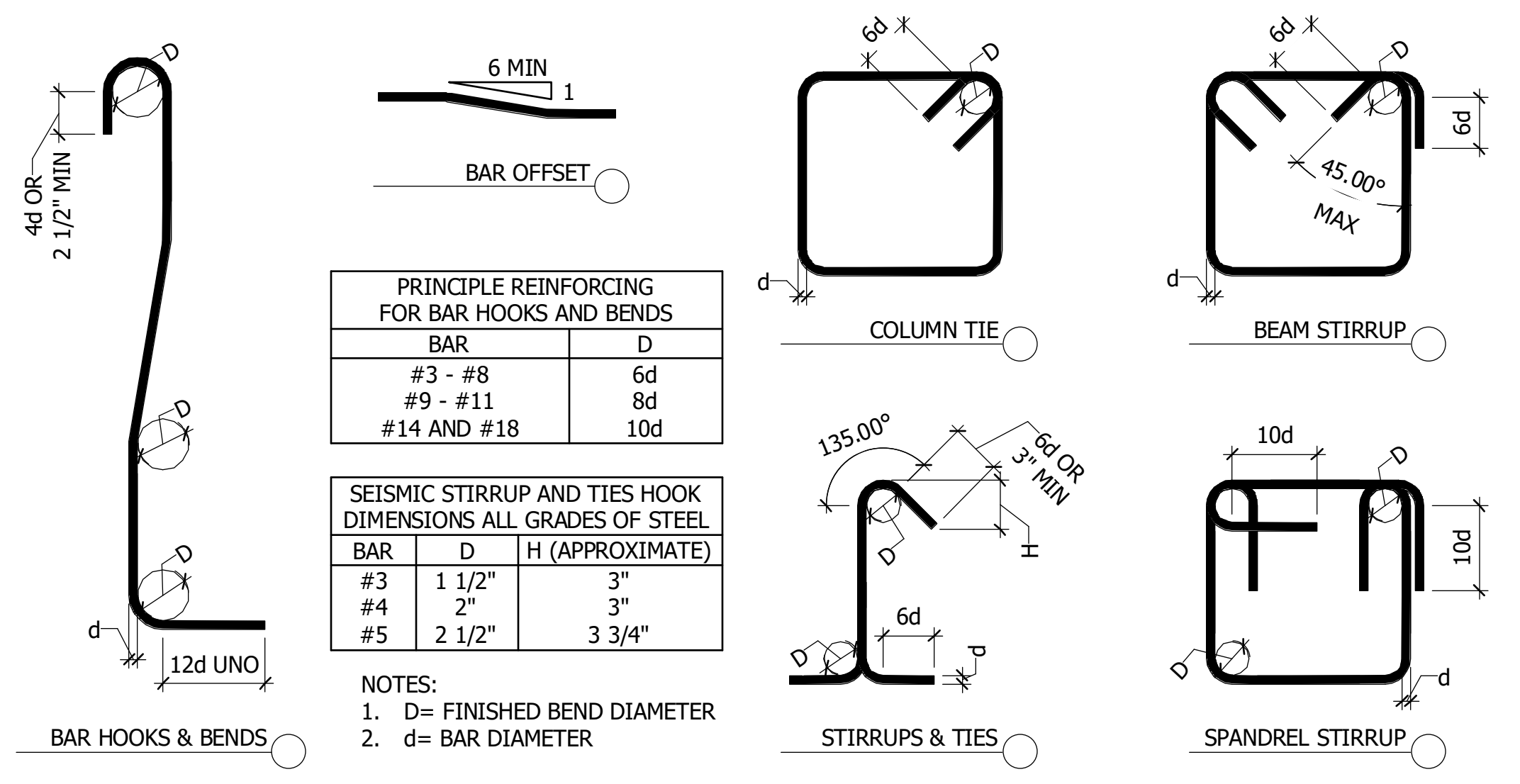
f _c = 3000 PSI		f _c = 4000, 4500, AND 5000 PSI	
BAR SIZE	ALL BARS	BAR SIZE	ALL BARS
# 3	9"	# 3	8"
# 4	11"	# 4	10"
# 5	14"	# 5	12"
# 6	17"	# 6	15"
# 7	20"	# 7	17"
# 8	22"	# 8	19"
# 9	25"	# 9	22"
# 10	28"	# 10	25"
# 11	31"	# 11	27"

MINIMUM STRAIGHT DEVELOPMENT LENGTH FOR BARS IN COMPRESSION (L_{dc})

f _c = 3000 - 5000 PSI	
BAR SIZE	ALL BARS
# 3	12"
# 4	15"
# 5	19"
# 6	23"
# 7	27"
# 8	30"
# 9	34"
# 10	39"
# 11	43"

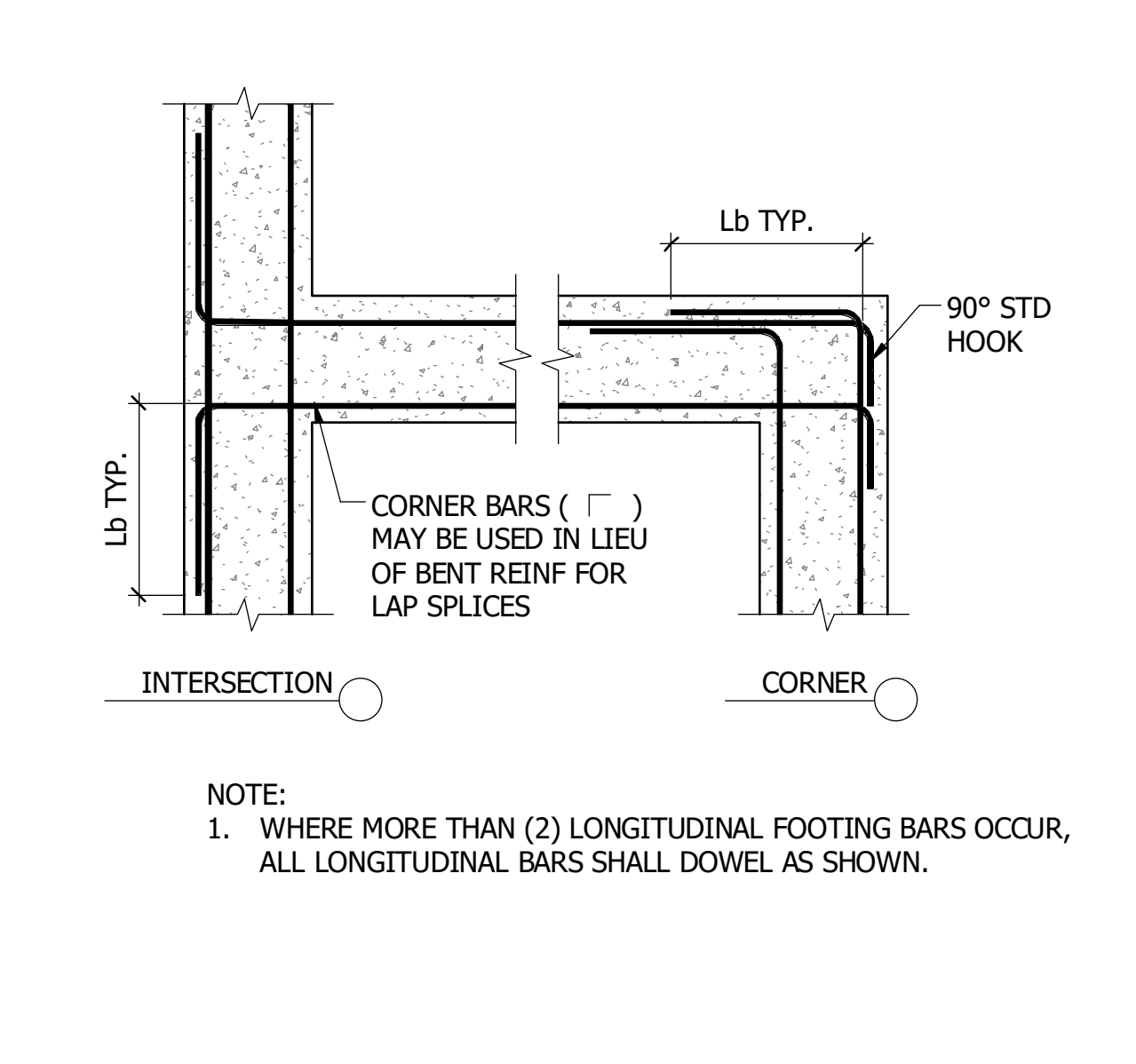
MINIMUM LAP SPlice LENGTHS FOR BARS IN COMPRESSION (L_{bc})

NOTES:
1. "TOP BARS" ARE HORIZ BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.
2. IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 2 BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY A FACTOR OF 1.5.
3. END COVER FOR HOOKS MUST BE EQUAL TO OR GREATER THAN 2". SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2".
4. CLASS B - MORE THAN HALF OF THE BARS ARE SPLICED WITHIN A REQUIRED LAP LENGTH. CLASS A - LAP SPLICES MAY BE USED WHERE LESS THAN HALF OF THE BARS ARE SPLICED WITHIN A REQUIRED LAP LENGTH BY DIVIDING THE CLASS B LENGTH BY A FACTOR OF 1.3.

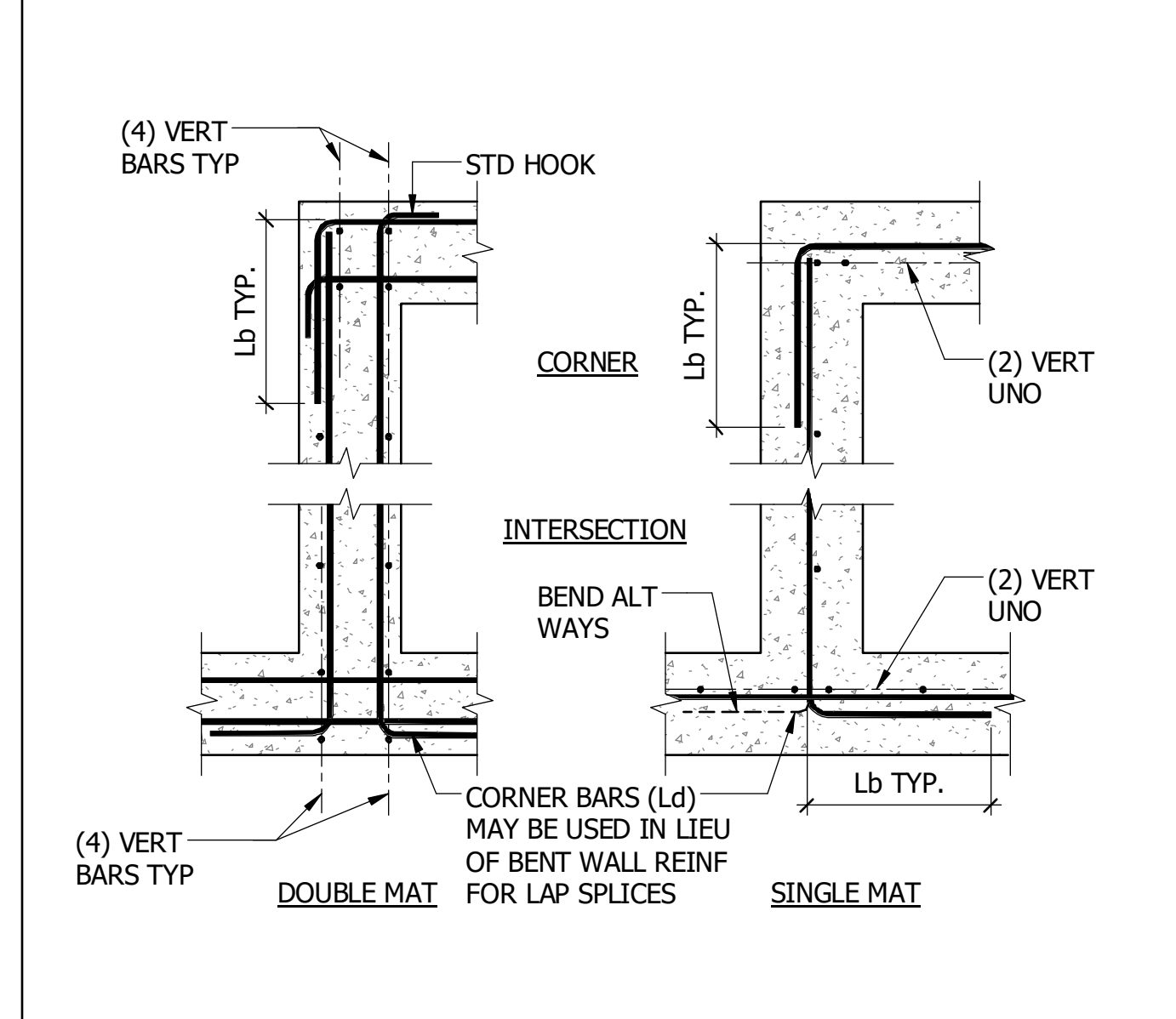


1 REINF. SPLICE & DEVELOPMENT LENGTH SCHEDULE
SCALE: NTS

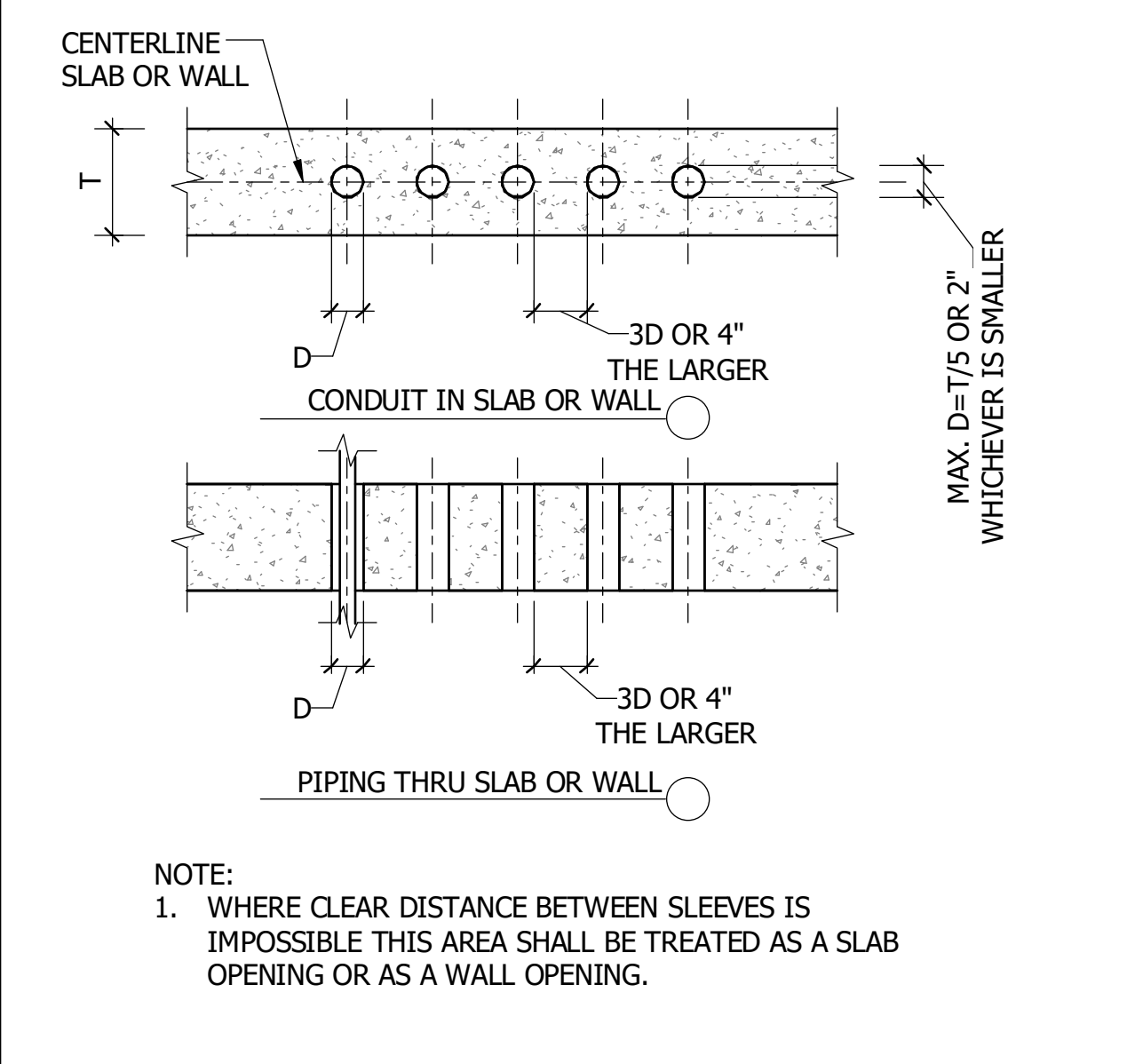
2 REBAR BENDS
SCALE: NTS



3 REINFORCING AT FOOTING INTERSECTIONS
SCALE: NTS



4 REINFORCING AT WALL INTERSECTIONS
SCALE: NTS



5 PIPING CONDUIT IN OR THRU WALL OR SLAB
SCALE: NTS



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CONCRETE STANDARD DETAILS

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1602

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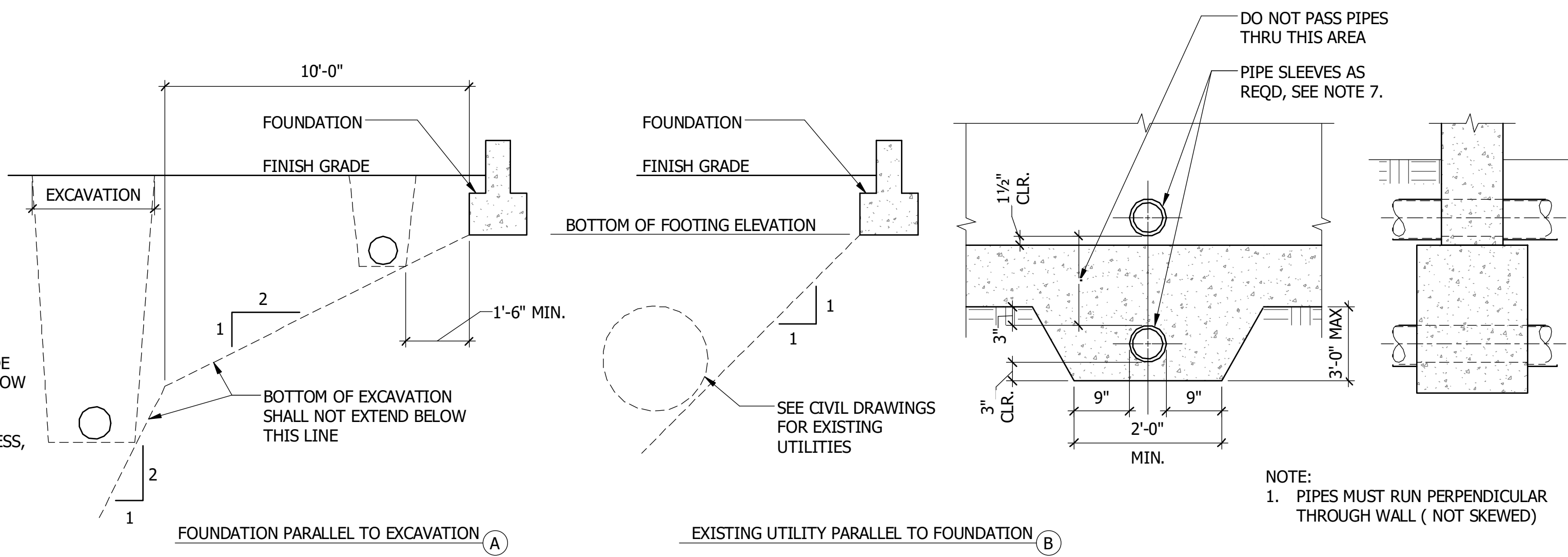
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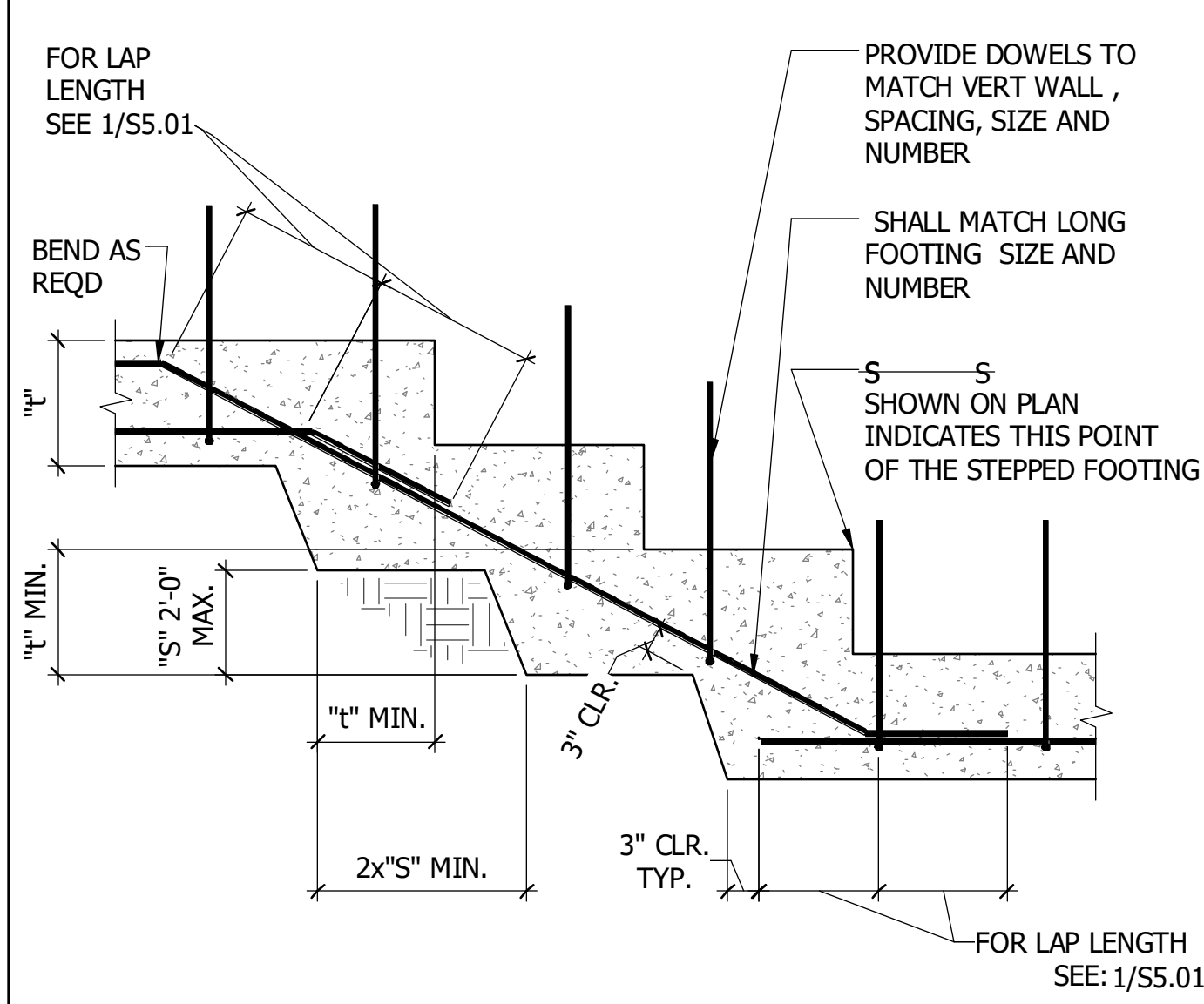
S5.01

NOTES:

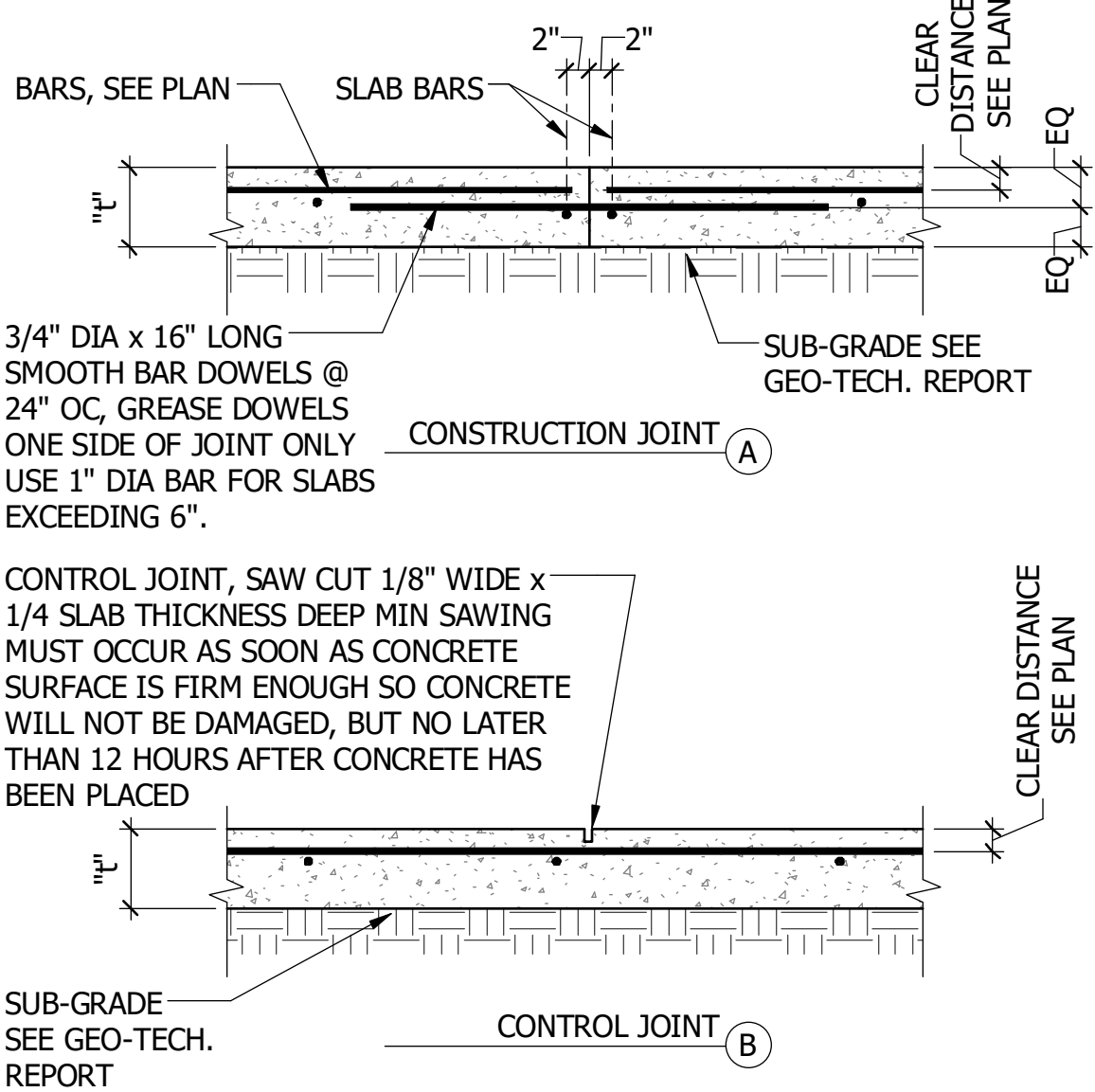
- CONTRACTOR SHALL LOCATE BOTTOM OF EXCAVATION TO AVOID SURCHARGE ON UTILITIES AND OTHER FOUNDATIONS.
- CONTRACTOR SHALL COORDINATE ALL EXCAVATIONS WITH FOUNDATION REQUIREMENTS.
- STEP FOUNDATION AS REQUIRED PER 2/S5.02
- CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL NOTES, FOR ALL EXCAVATIONS, BACKFILL REQUIREMENTS ETC.
- PIPES PASSING THROUGH FOOTINGS: LESS THAN 3'-0" BELOW FOUNDATION, PROVIDE SLEEVE AND CONCRETE. MORE THAN 3'-0" BELOW FOUNDATION, STEP FOUNDATION PER 2/S5.02 TO MAINTAIN 3'-0" MAXIMUM.
- FOR PIPES ETC WITHIN THE FOOTING THICKNESS, STEP FOOTING AS REQUIRED TO PASS PIPES THROUGH STEM WALL.
- SLEEVES SHALL BE A MINIMUM 1" CLR ALL AROUND PIPES, CONDUIT, ETC



1 PIPE AND TRENCH LOCATIONS FOR FOUNDATIONS
SCALE: NTS



2 STEPPED FOOTING
SCALE: NTS



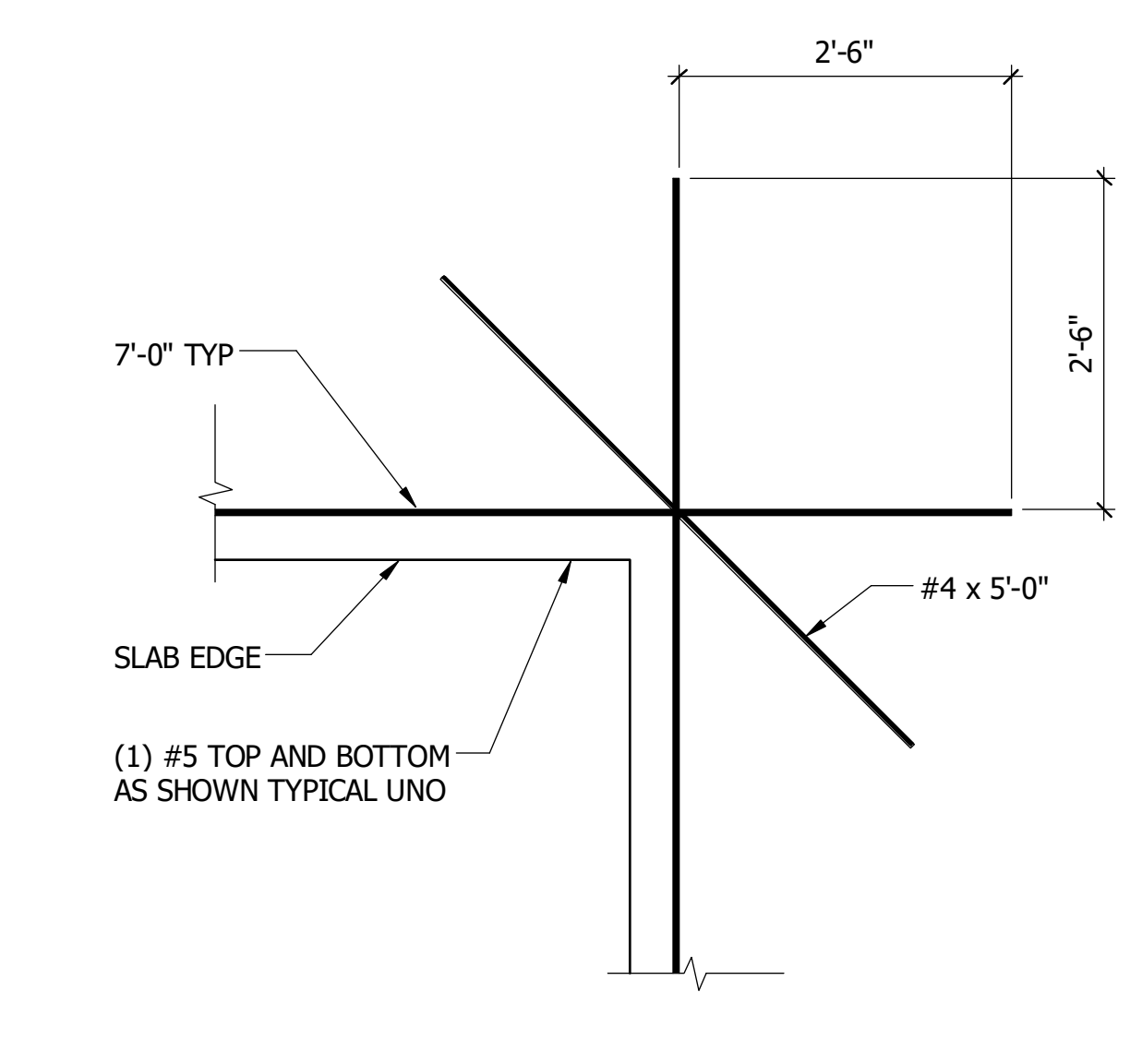
3 SLAB-ON-GRADE JOINTS
SCALE: NTS

STRUCTURAL SLAB	
SLAB DEPTH (INCHES)	MAXIMUM CONTROL JOINT SPACING
4"	12'-0"

NOTES:

- SLAB SHALL BE PLACED IN STRIP PATTERN. (1) = FIRST (2) = SECOND
- STRIPS TO BE DIVIDED BY CONSTRUCTION JOINTS AT THE CENTERLINE OF COLUMNS WHERE THEY OCCUR AND SUBDIVIDED AS REQUIRED INTO AREAS NOT EXCEEDING MAXIMUM SQUARE AREA PER SCHEDULE.
- IN AREAS WHERE COLUMNS DO NOT OCCUR PROVIDE CONSTRUCTION AND CONTROL JOINTS AS ABOVE.
- CONTRACTORS SHALL OBTAIN ARCHITECT'S APPROVAL FOR ALL JOINT LOCATIONS.
- COMPLY WITH ACI302.1R04, ACI360R-06 AND ACI DETAILING MATERIAL (SP66).
- USE INTERNAL VIBRATION TO CONSOLIDATE CONCRETE AROUND DIAMOND SHEAR PLATE, PER INDUSTRY GUIDELINES.
- WHERE CONSTRUCTION JOINTS DO NOT OCCUR ALONG COLUMN LINES, UTILIZE DETAIL 'A' WITH A CONTRACTION JOINT ALONG COLUMN LINE.
- COMPLY WITH ACI 360.
- SLAB ASPECT RATIO TO BE AS CLOSE TO 1:1 AS POSSIBLE, 1.5:1 MAXIMUM.

DOWEL SIZE AND SPACING FOR DIAMOND-SHAPED LOAD PLATES		
SLAB DEPTH (INCHES)	DIAMOND LOAD PLATE DIMENSIONS (INCHES)	DIAMOND LOAD PLATE SPACING CENTER TO CENTER (INCHES)
< 6"	1/4"x4 1/2"x4 1/2"	18"



4 TRIM BARS AT RE-ENTRANT CORNERS
SCALE: 3/4" = 1'-0"

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THE 27 ELM
A HUNTER RENAISSANCE DEVELOPMENT

REDMOND
OREGON

REGISTERED PROFESSIONAL
ENGINEER

8550RPE
11/8/16
OREGON

JULY 27, 2011
PRESTON LEE HARRISON

EXPIRATION DATE: 6/30/17

CONCRETE STANDARD
DETAILS

Sheet Title

As Indicated
Scale

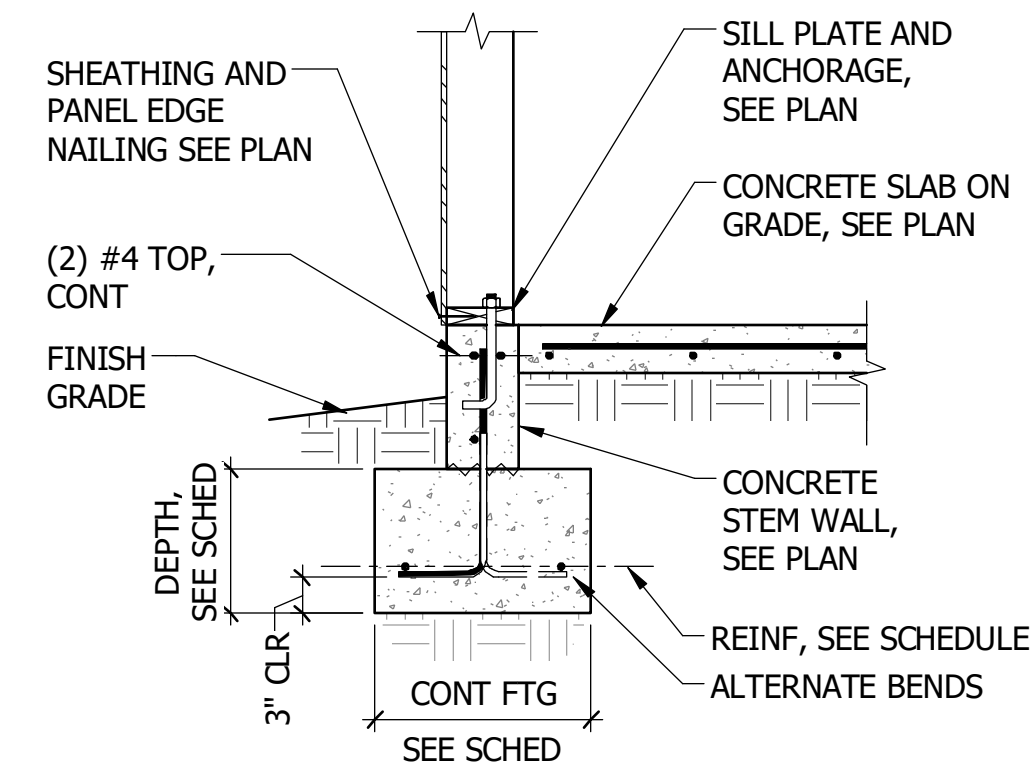
1602
Project Number

NOVEMBER 8, 2016
Date

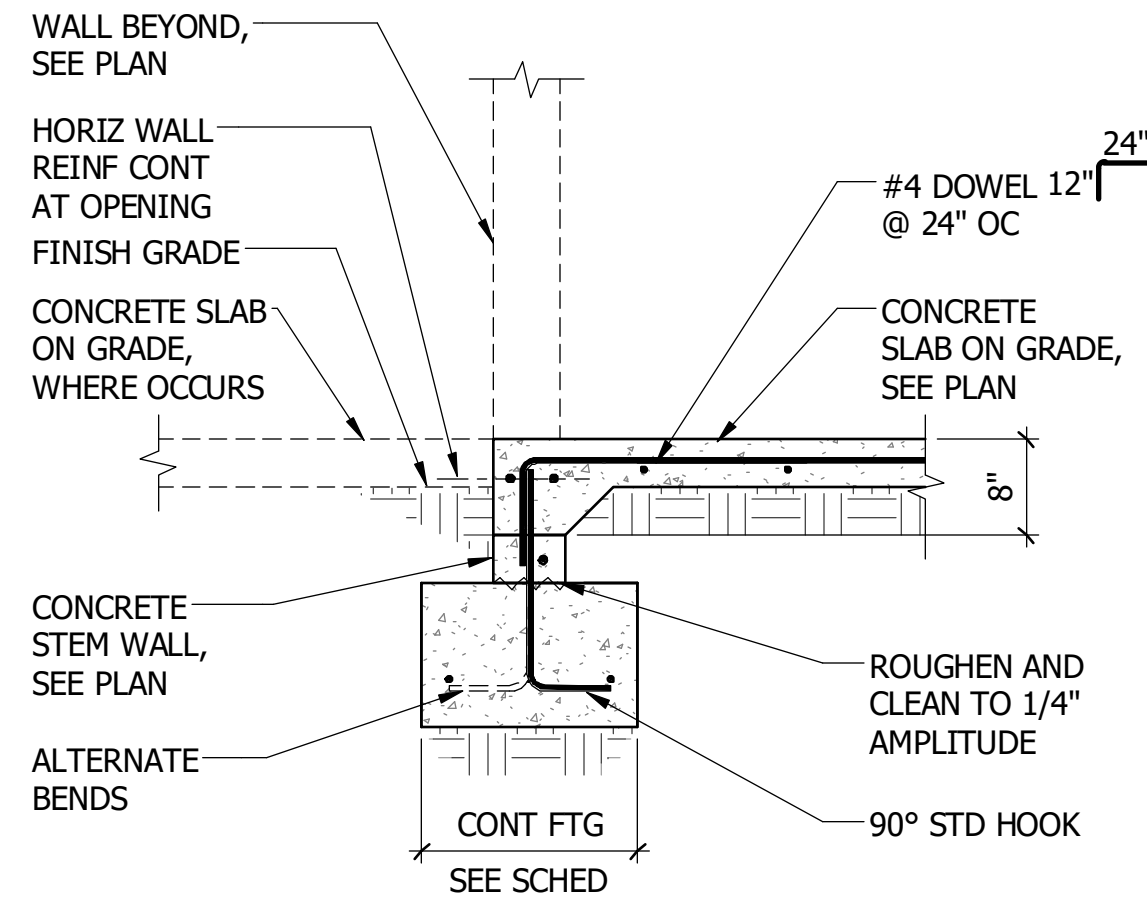
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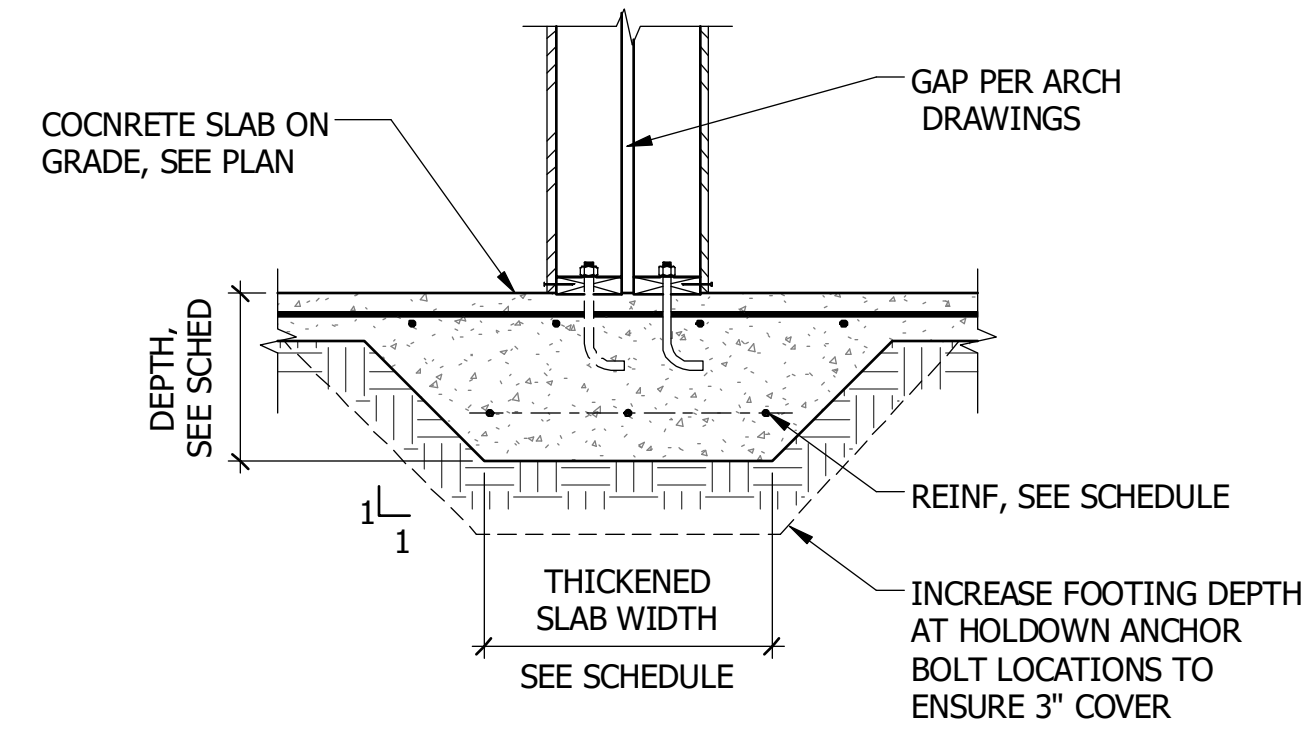
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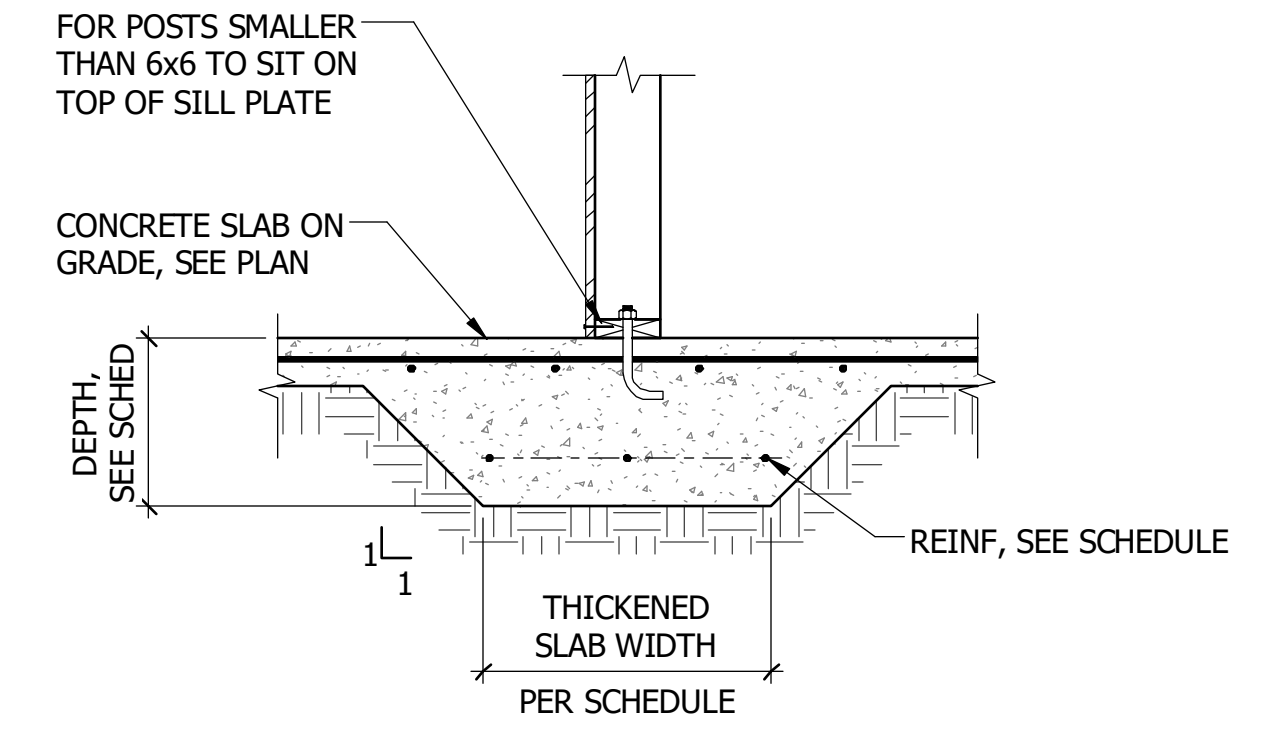
1 PERIMETER FOOTING
SCALE: NTS



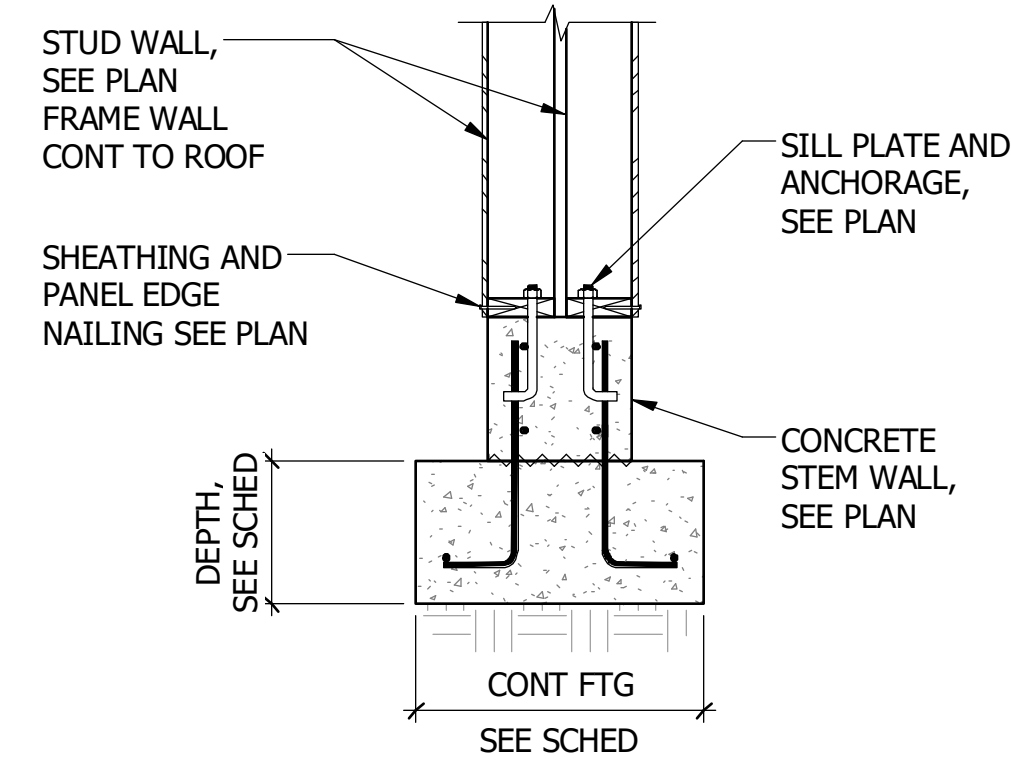
2 FOOTING AT WALL OPENING AT SLIDER DOOR
SCALE: NTS



3 THICKENED SLAB AT INTERIOR PARTY WALL
SCALE: NTS



4 THICKENED SLAB AT INTERIOR WALL
SCALE: NTS



5 FOUNDATION AT BUMP OUT WALL
SCALE: NTS

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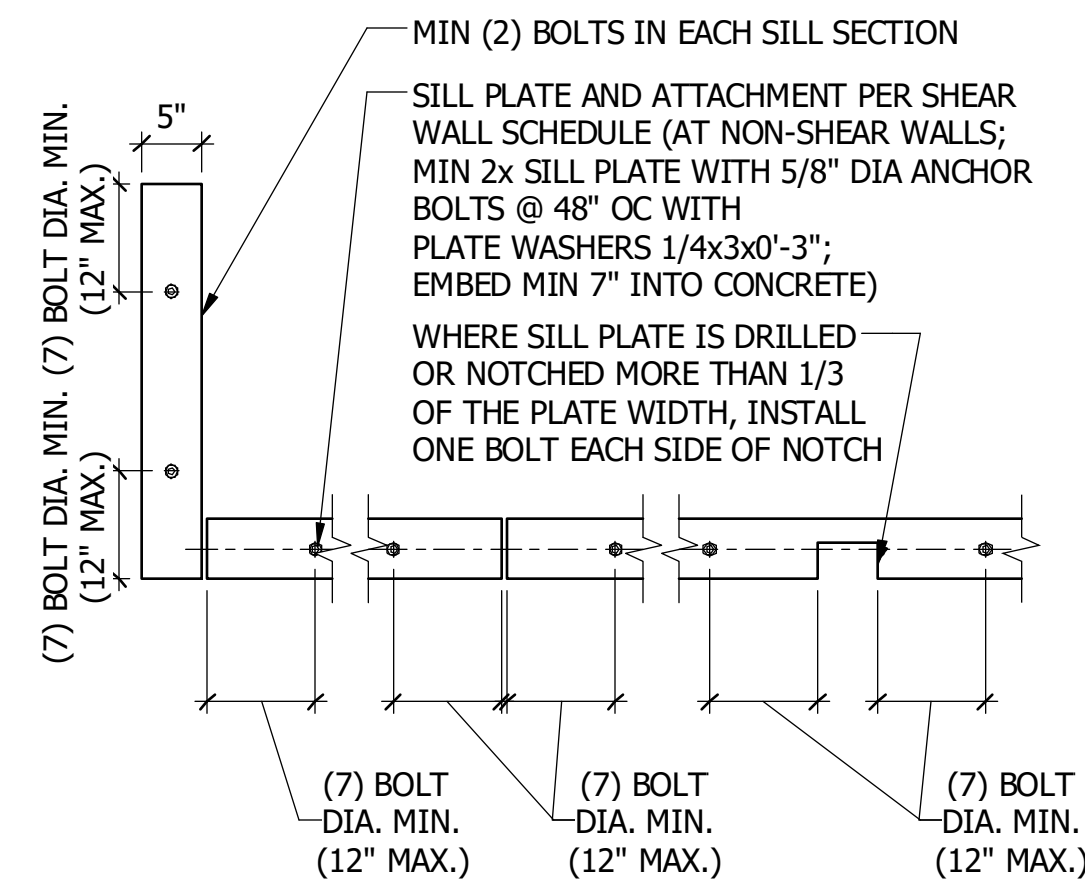
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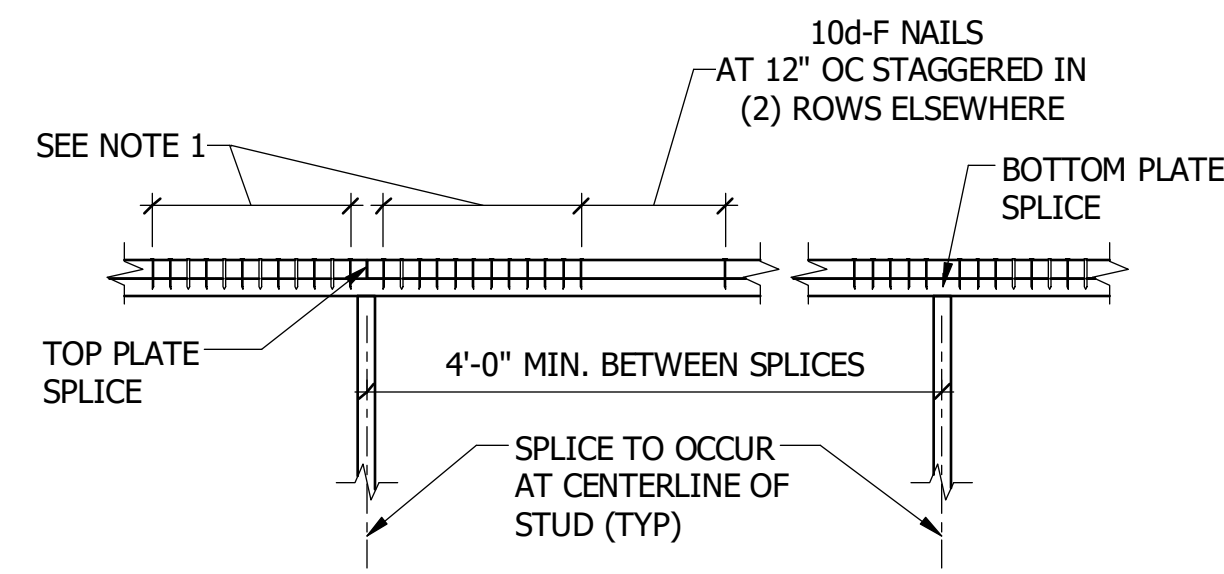
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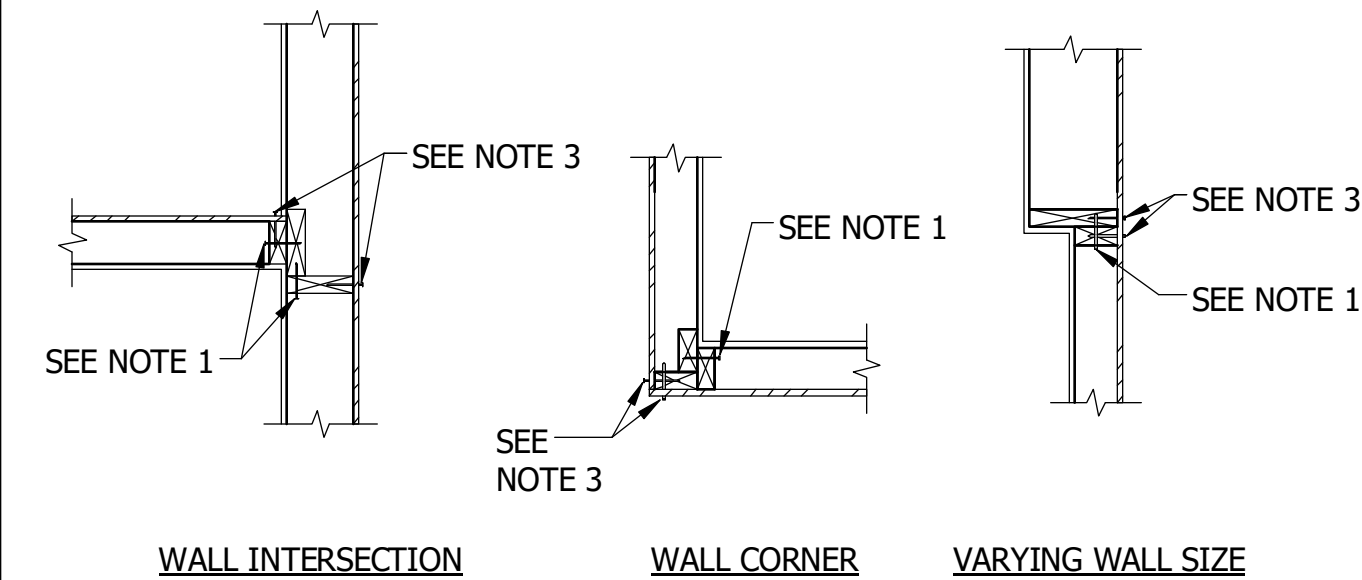
S5.03



1 SILL PLATE BOLTING
SCALE: NTS

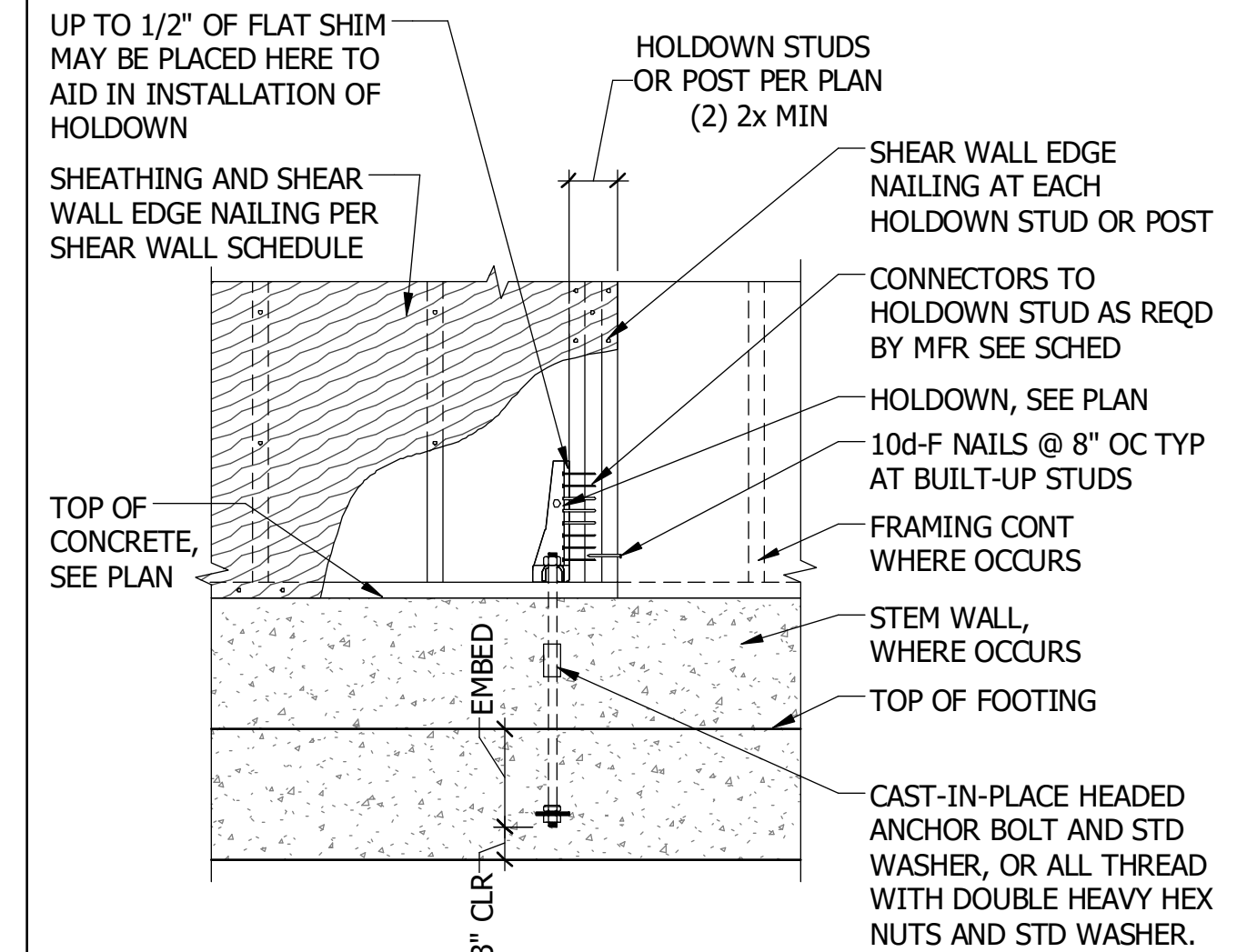


2 TOP SPLICE DETAIL
SCALE: NTS

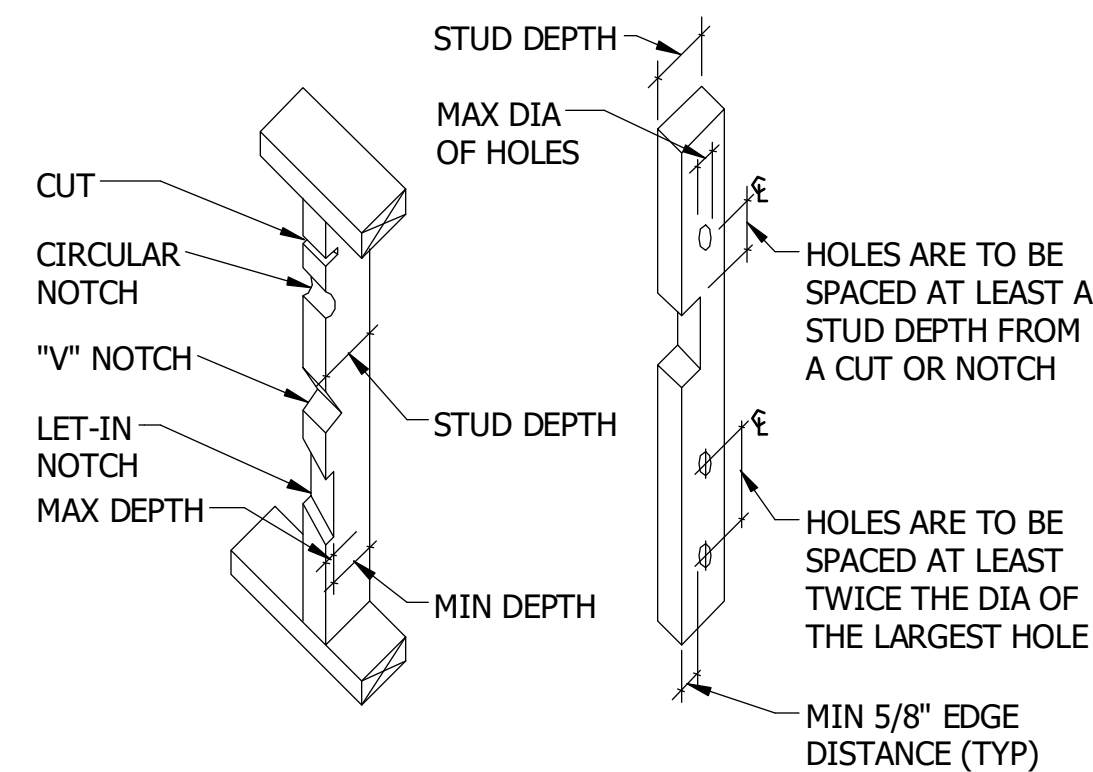


- NOTES:
- 10d FACE NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SHEAR WALL SCHEDULE (SEE NOTE 2 FOR NON-SHEAR WALLS).
 - AT NON SHEAR WALLS, NAIL STUDS TOGETHER WITH 10d-F NAILS @ 8" OC.
 - ADDITIONAL STUDS REQUIRED AS NAILERS, ETC ARE NOT SHOWN.
 - SHEATHING AND SHEAR WALL EDGE NAILING PER WALL SCHEDULE (WHERE OCCURS)

3 WALL INTERSECTIONS
SCALE: NTS



4 HOLDOWN TO CONCRETE FOOTING
SCALE: NTS



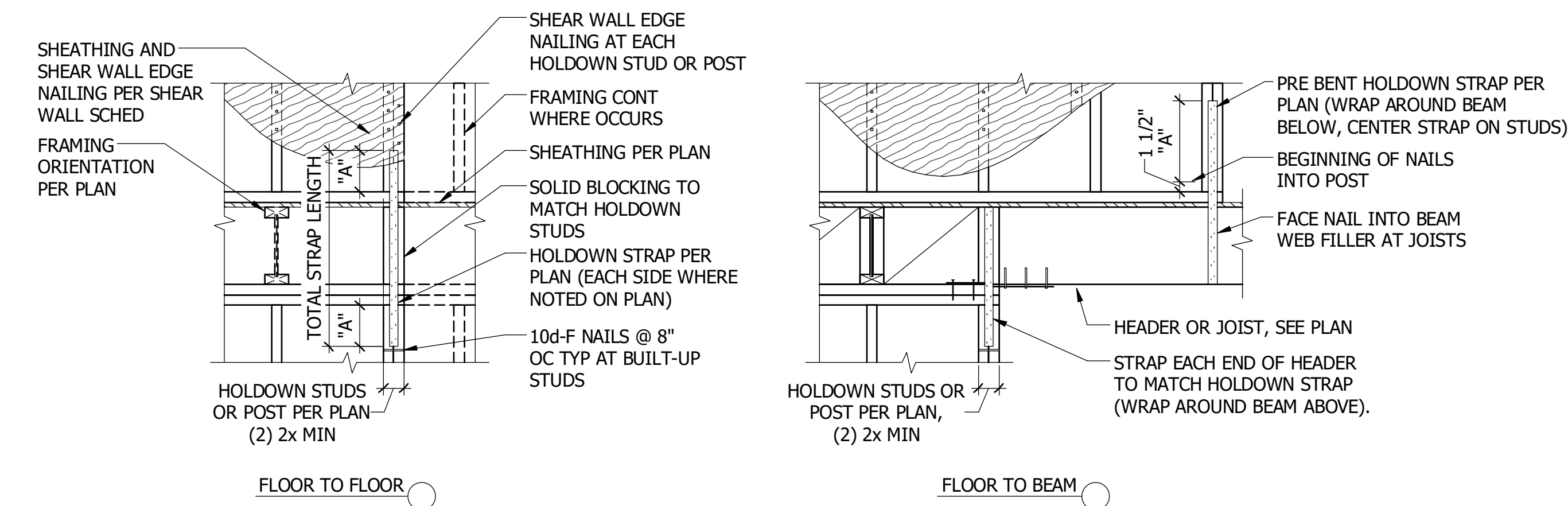
A. CUTTING AND NOTCHING WOOD STUDS (DO NOT NOTCH MORE THAN 3 ADJACENT STUDS WITHOUT REVIEW BY ENGINEER).

BEARING WALL STUDS:		
STUD SIZE	MAX DEPTH OF SAW CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	2 3/8"
2x6	1 3/8"	4 1/8"
2x8	1 7/8"	5 3/8"
NON-BEARING WALL STUDS:		
STUD SIZE	MAX DEPTH OF SAW CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1 1/2"	2"
2x6	2 3/8"	3 1/8"
2x8	3"	4 1/4"

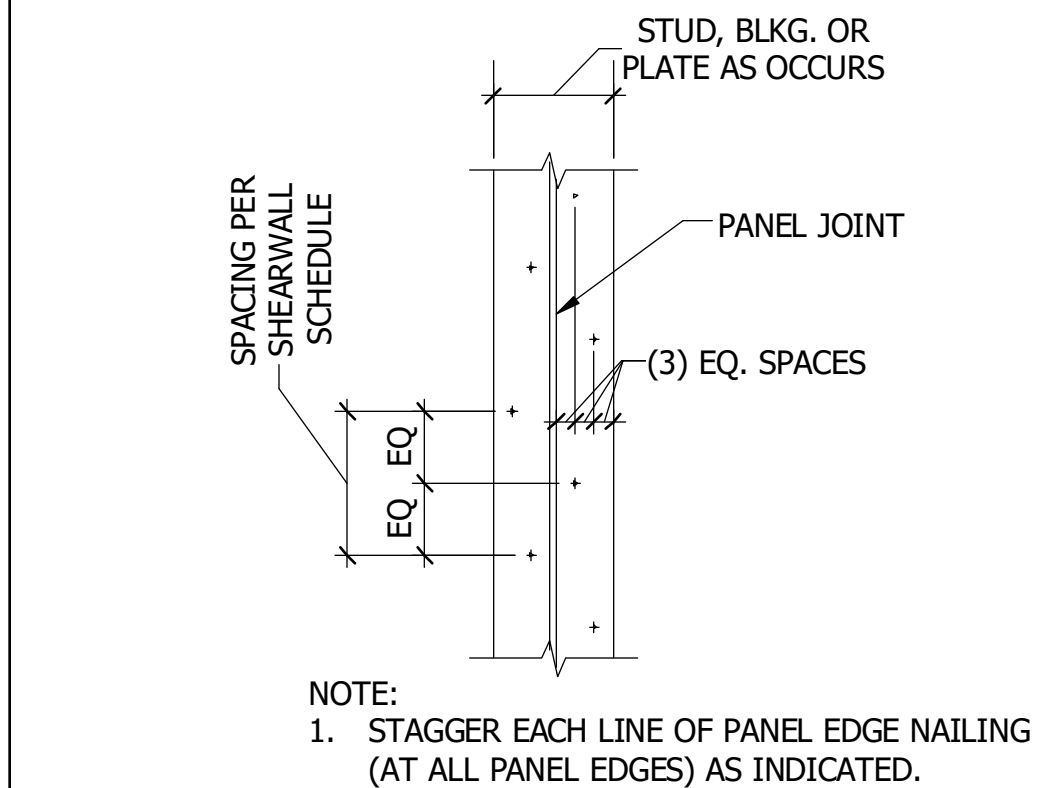
B. HOLES IN WOOD STUDS

BEARING WALLS:		
STUD SIZE	MAX DIAMETER OF HOLE	
2x4	1 1/2"	
2x6	2 3/8"	
2x8	3"	
NON-BEARING WALLS:		
STUD SIZE	MAX DIAMETER OF HOLE	
2x4	2 1/4"	
2x6	3 3/8"	
2x8	4 1/2"	

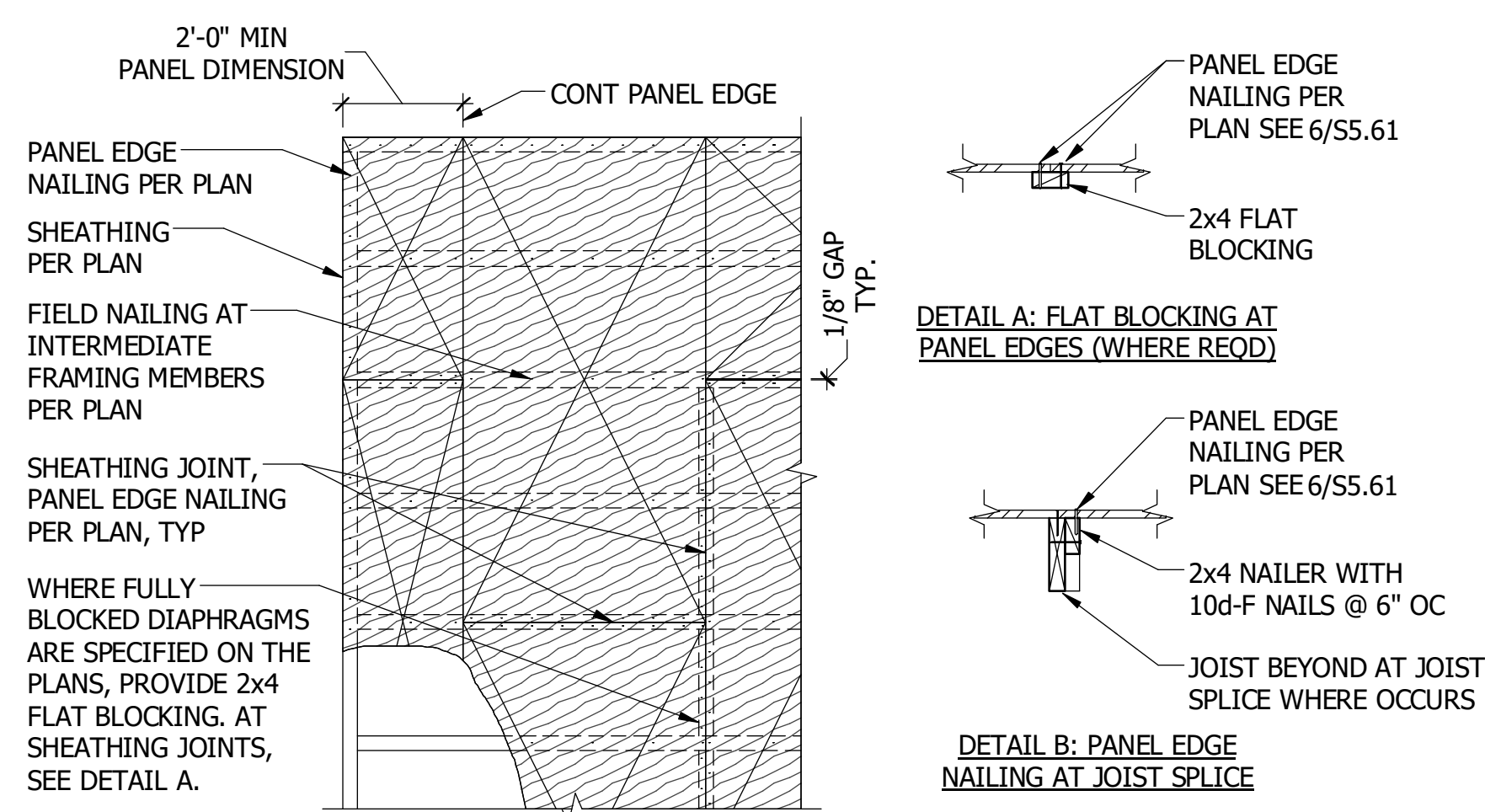
7 HOLES AND NOTCHES IN STUDS
SCALE: NTS



5 FLOOR TO FLOOR HOLDOWN STRAP
SCALE: NTS



6 STAGGERED NAILING
SCALE: NTS



8 ROOF AND FLOOR DIAPHRAM SHEATHING
SCALE: NTS

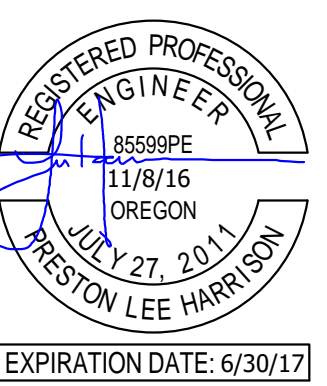


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WOOD STANDARD DETAILS

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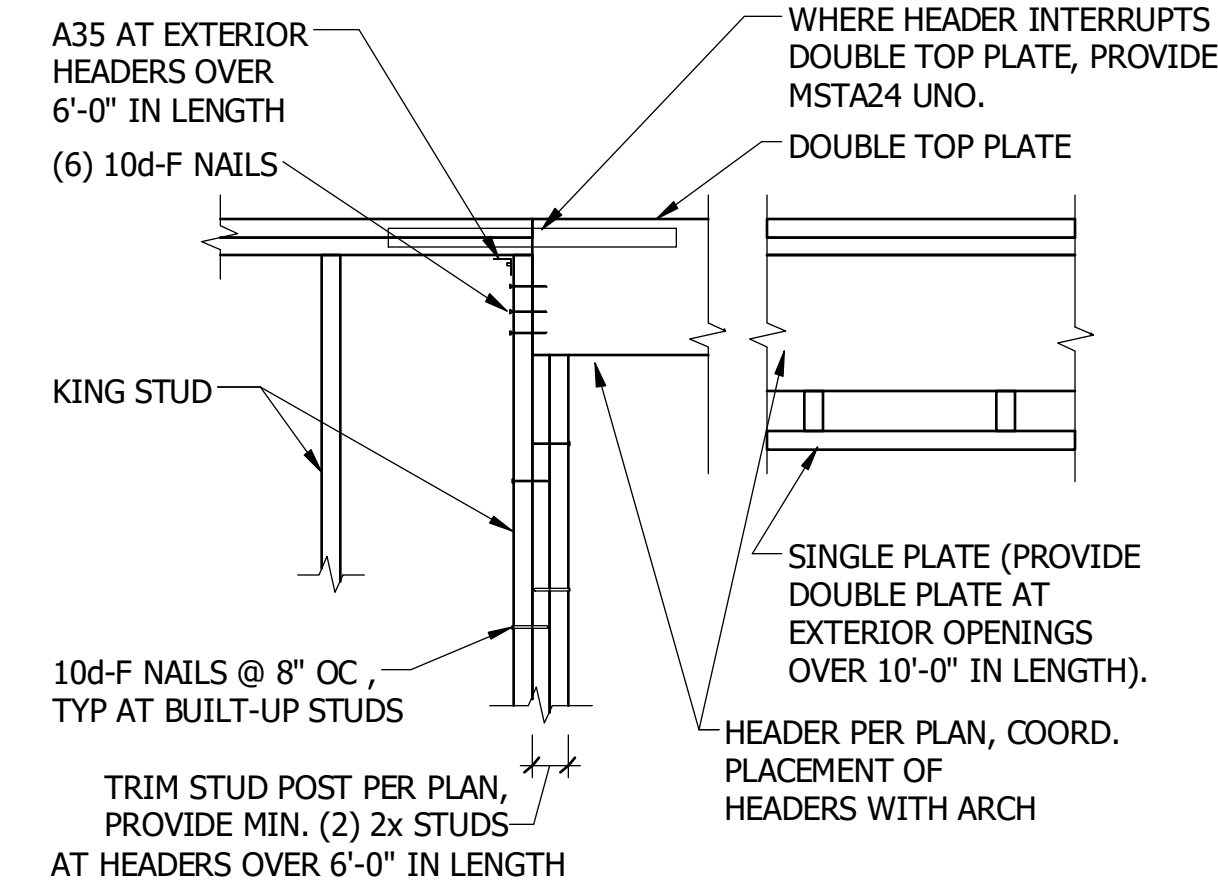
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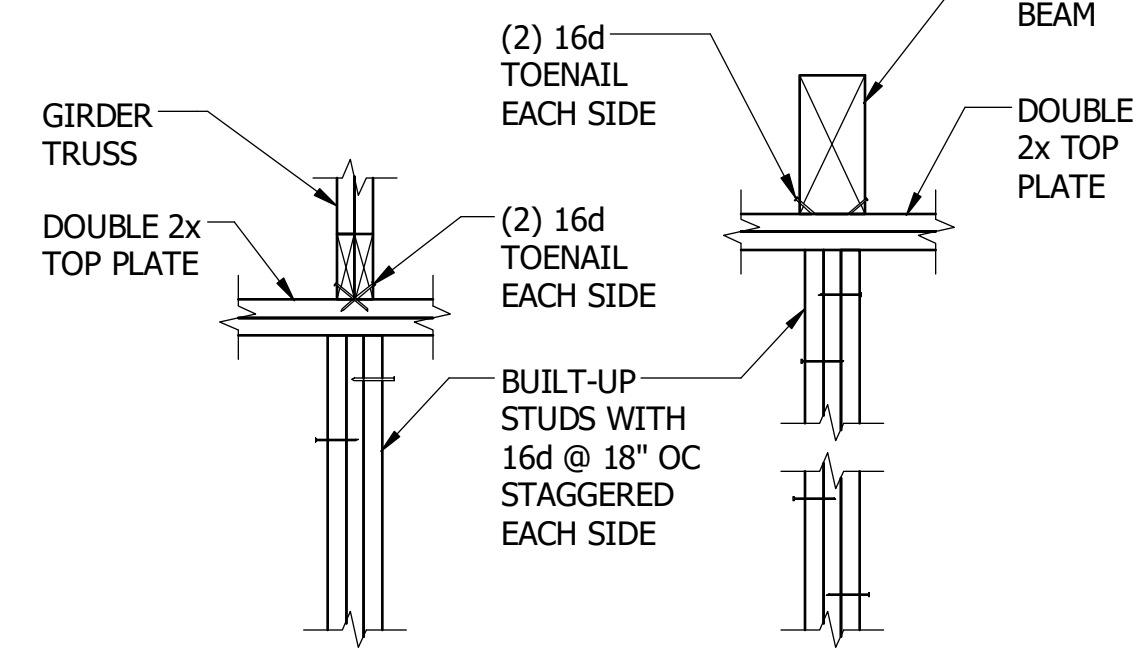
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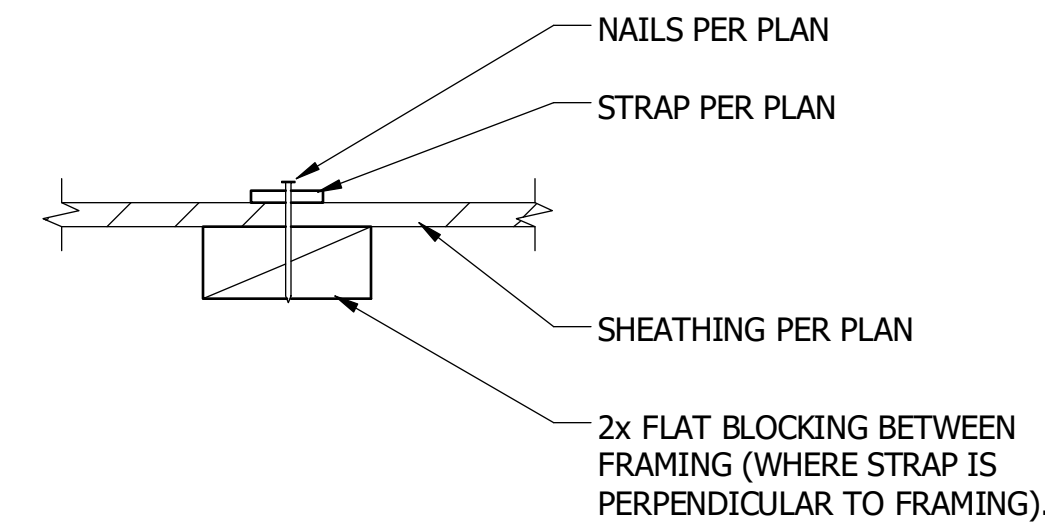
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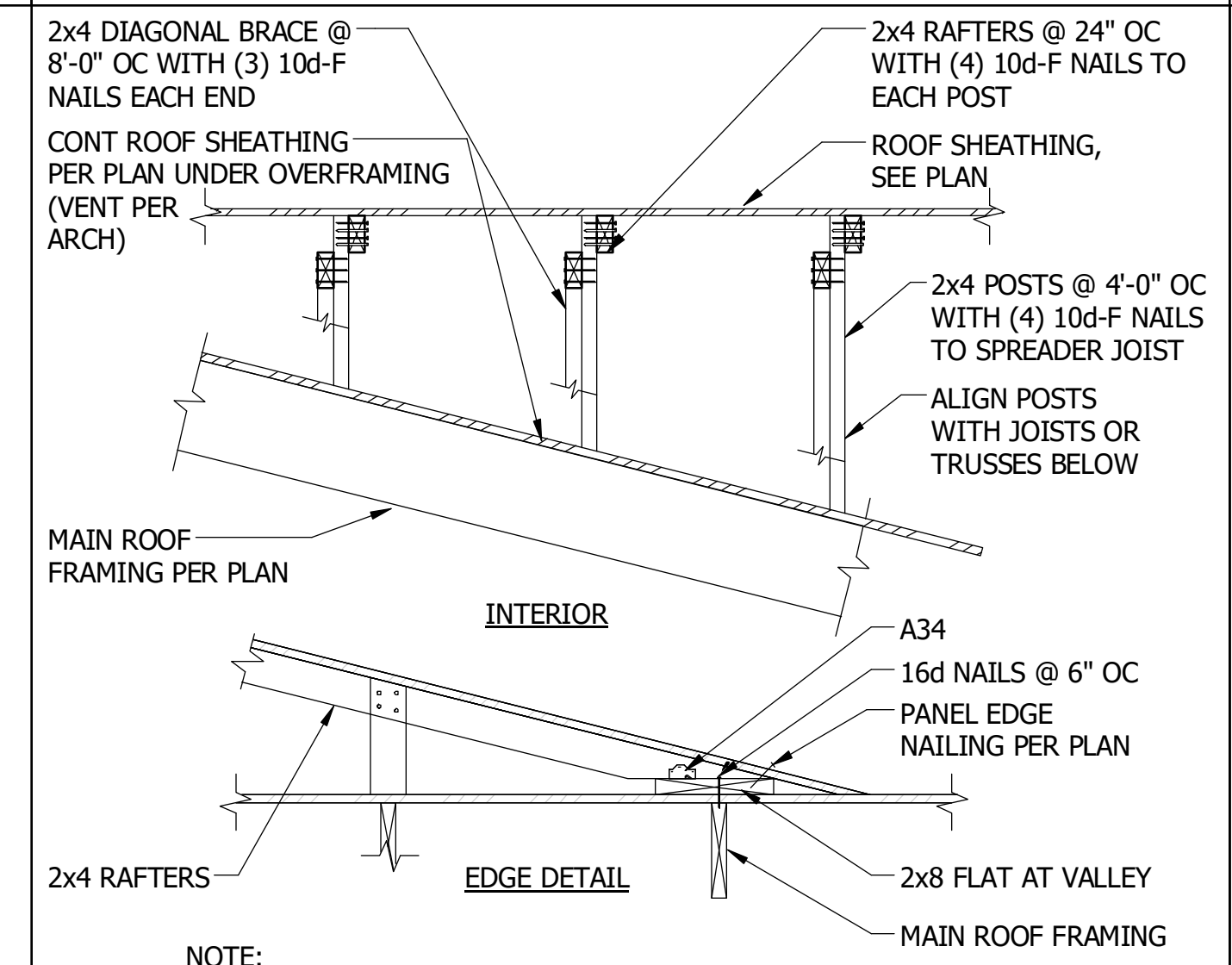
1 HEADER DETAIL
SCALE: NTS



2 GIRDER TRUSS OR BEAM SUPPORT
SCALE: NTS



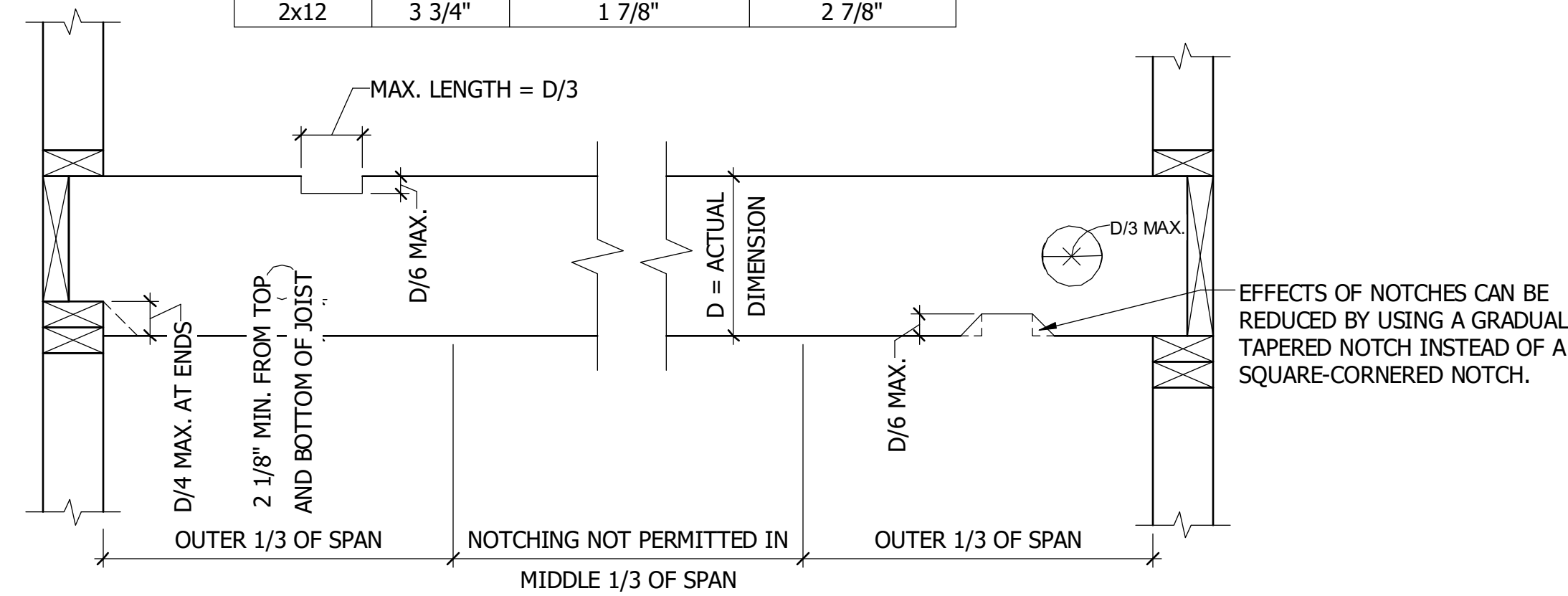
3 STRAP BLOCKING DETAIL
SCALE: NTS



4 ROOF OVERFRAMING DETAIL
SCALE: NTS

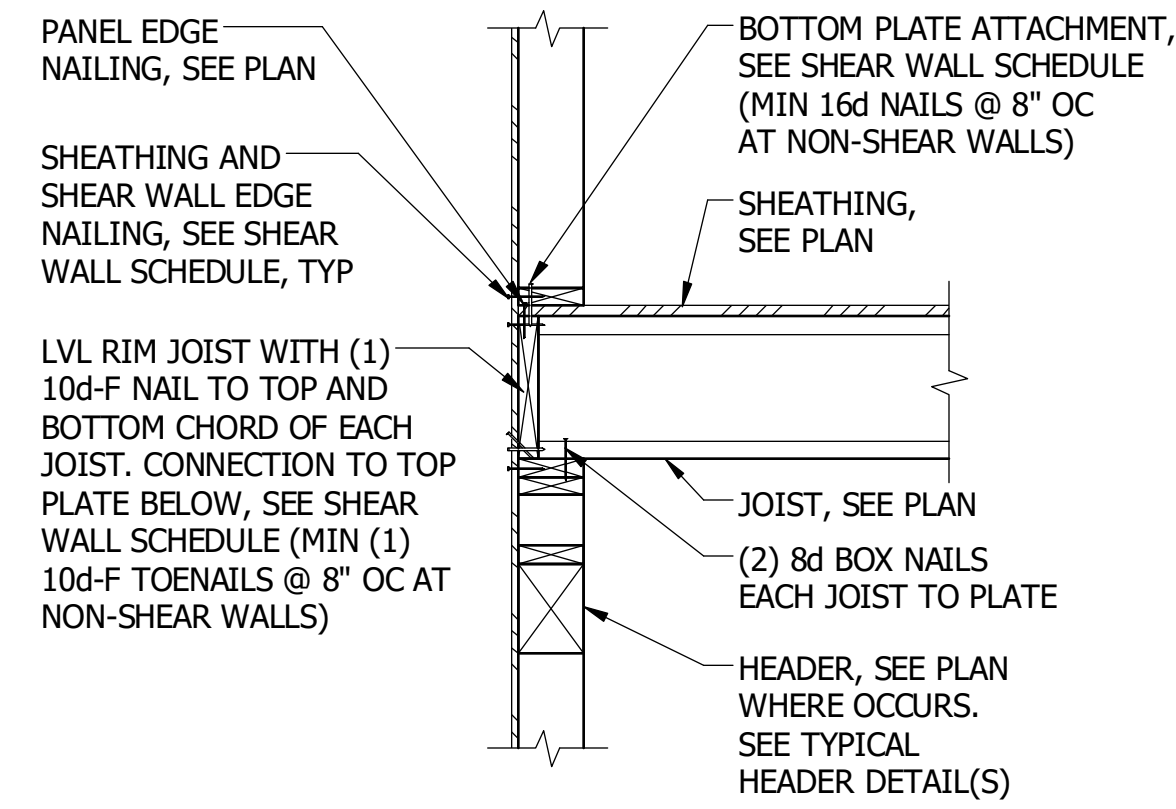
NOTE:
1. VENTILATION MAY BE REQUIRED, VERIFY METHOD WITH ENGINEER BEFORE CONSTRUCTION.

JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH
2x4	NONE	NONE	NONE
2x6	1 1/2"	7/8"	1 3/8"
2x8	2 3/8"	1 1/4"	1 7/8"
2x10	3"	1 1/2"	2 3/8"
2x12	3 3/4"	1 7/8"	2 7/8"

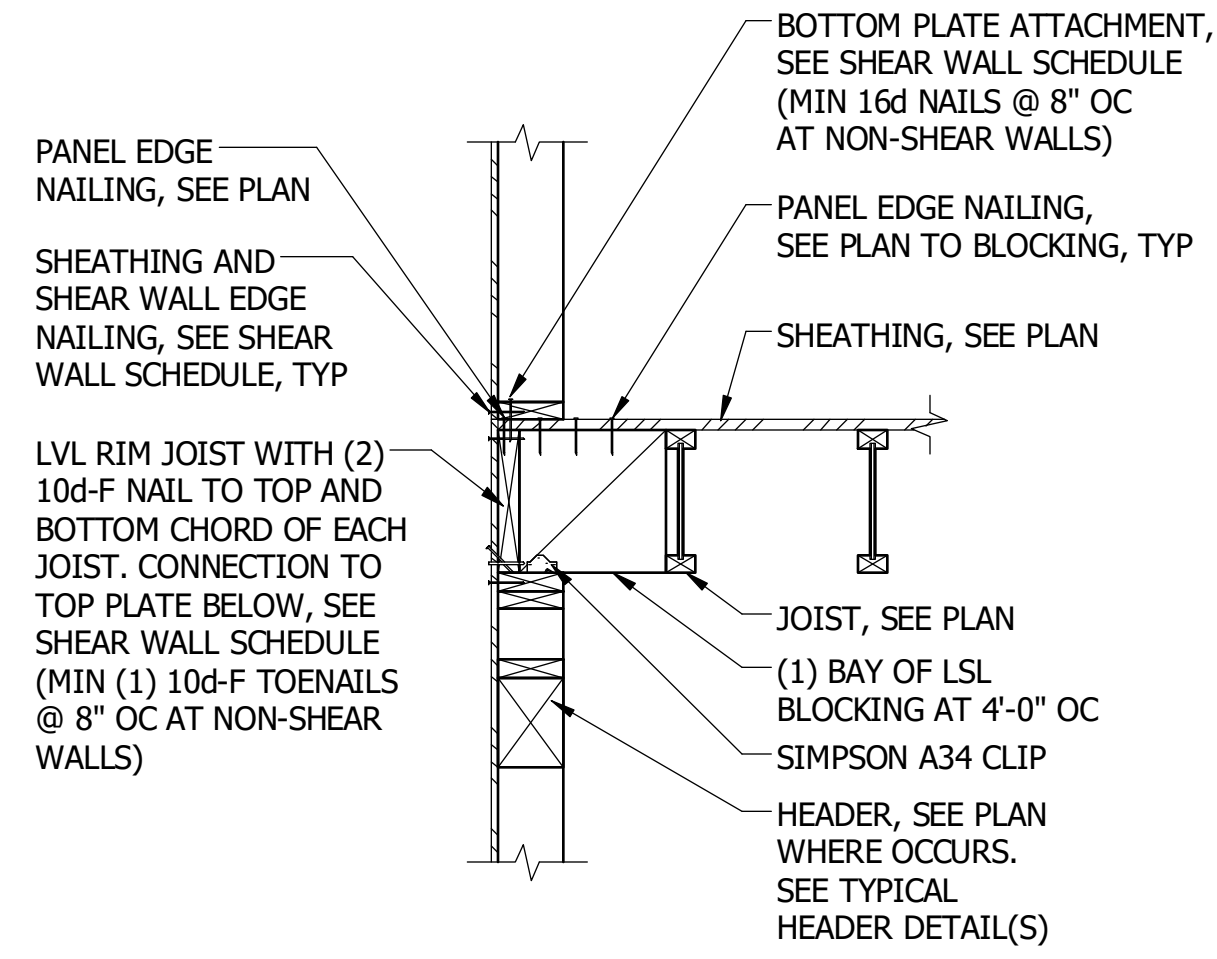


- NOTES:**
- DO NOT BORE HOLES CLOSER THAN 2" FROM JOIST EDGES, NOR MAKE THEM LARGER THAN 1/3 THE DEPTH OF THE JOIST.
 - DO NOT MAKE NOTCHES IN THE MIDDLE THIRD OF THE SPAN WHERE THE BENDING FORCES ARE GREATEST. NOTCHES SHOULD BE NO DEEPER THAN 1/6 THE DEPTH OF THE JOIST. NOTCHES AT THE END OF THE JOIST SHOULD BE NO DEEPER THAN 1/4 THE DEPTH. LIMIT THE LENGTH OF NOTCHES TO 1/3 THE JOISTS DEPTH.
 - DRILLING HOLES IN MULTI-SPAN MEMBERS, CANTILEVERED MEMBERS, OR MEMBERS WITH CONCENTRATED LOADS MUST BE APPROVED BY THE ENGINEER OF RECORD.
 - MAXIMUM NUMBER OF HOLES SHALL NOT EXCEED (2) HOLES PER EACH 1'-0" LENGTH OF MEMBER FOR 1-1/2" DIA AND SMALLER HOLES, AND (1) HOLE PER 1'-0" OF MEMBER LENGTH FOR HOLES LARGER THAN 1-1/2" DIA ONLY (2) 1-1/2" DIA OR LARGER HOLES ARE ALLOWED IN THE MIDDLE 1/3 OF THE MEMBER WITHOUT APPROVAL FROM THE ENGINEER.
 - VERTICAL HOLES IN MEMBERS MUST BE APPROVED BY THE ENGINEER OF RECORD
 - WHEN PRESCRIPTIVE GUIDELINES ARE NOT MET, ALL DRILLED HOLES MUST BE APPROVED BY THE ENGINEER OF RECORD.

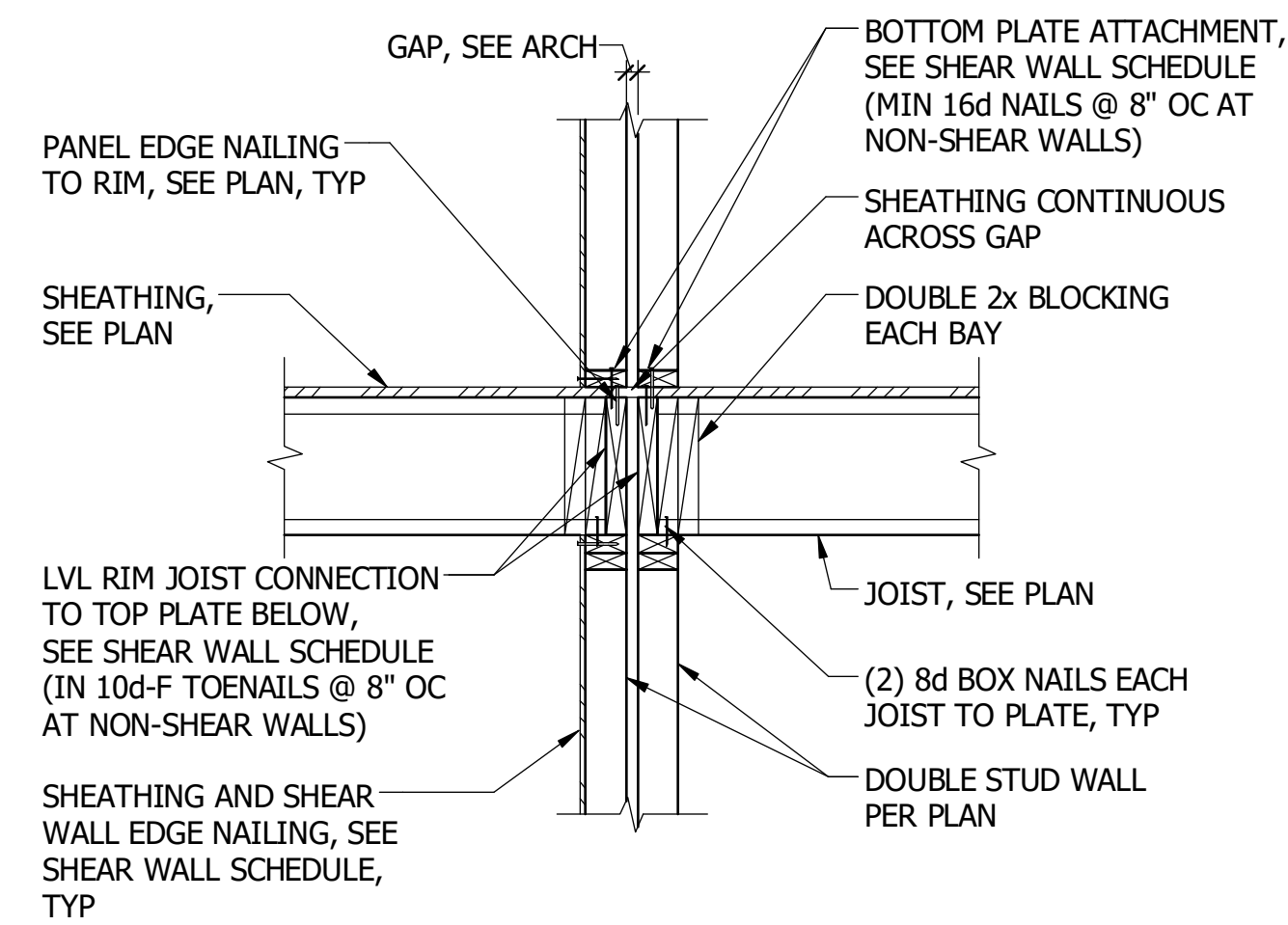
5 FLOOR JOIST OPENINGS
SCALE: NTS



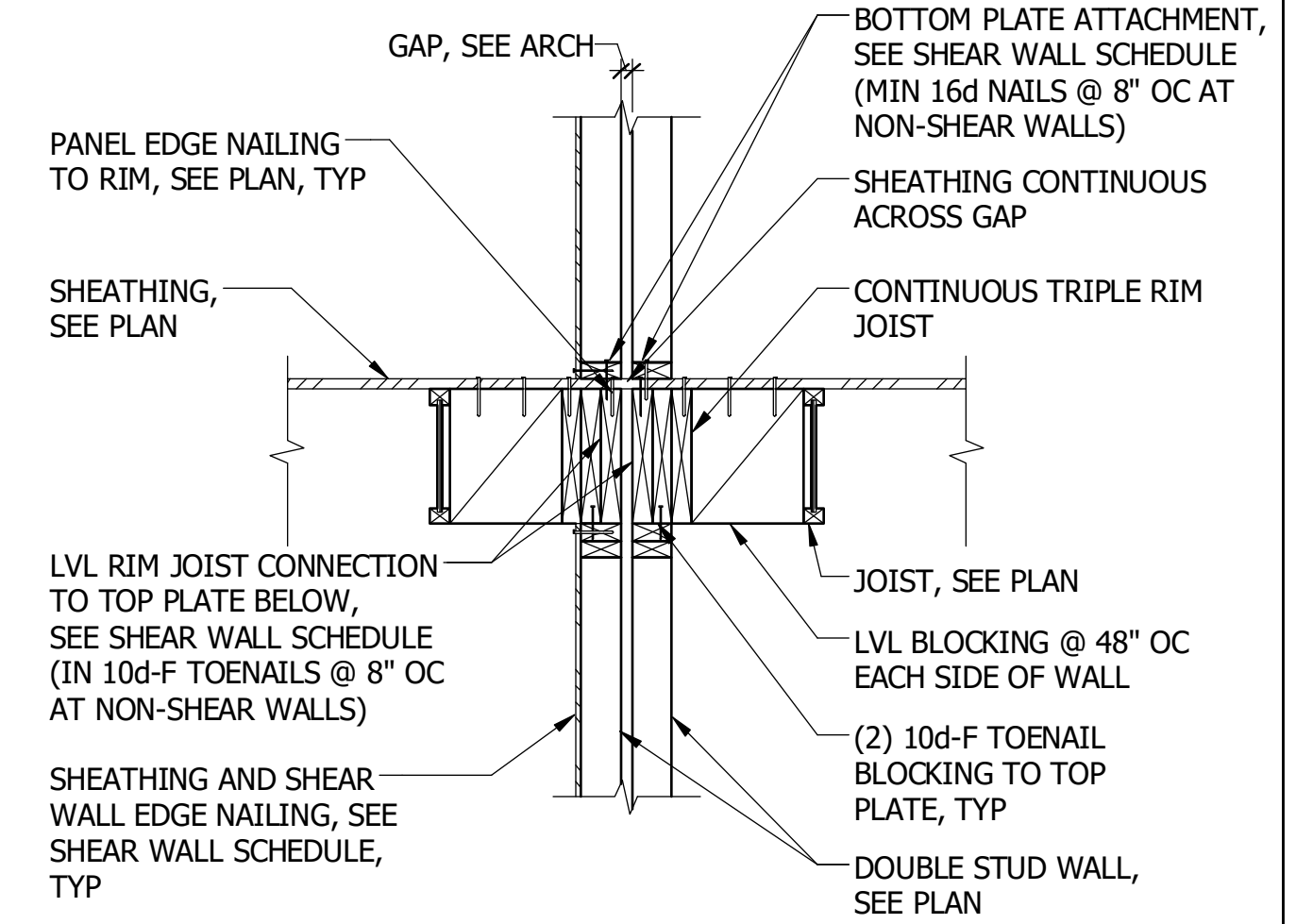
1 I JOIST PERPENDICULAR TO EXTERIOR WALL
SCALE: NTS



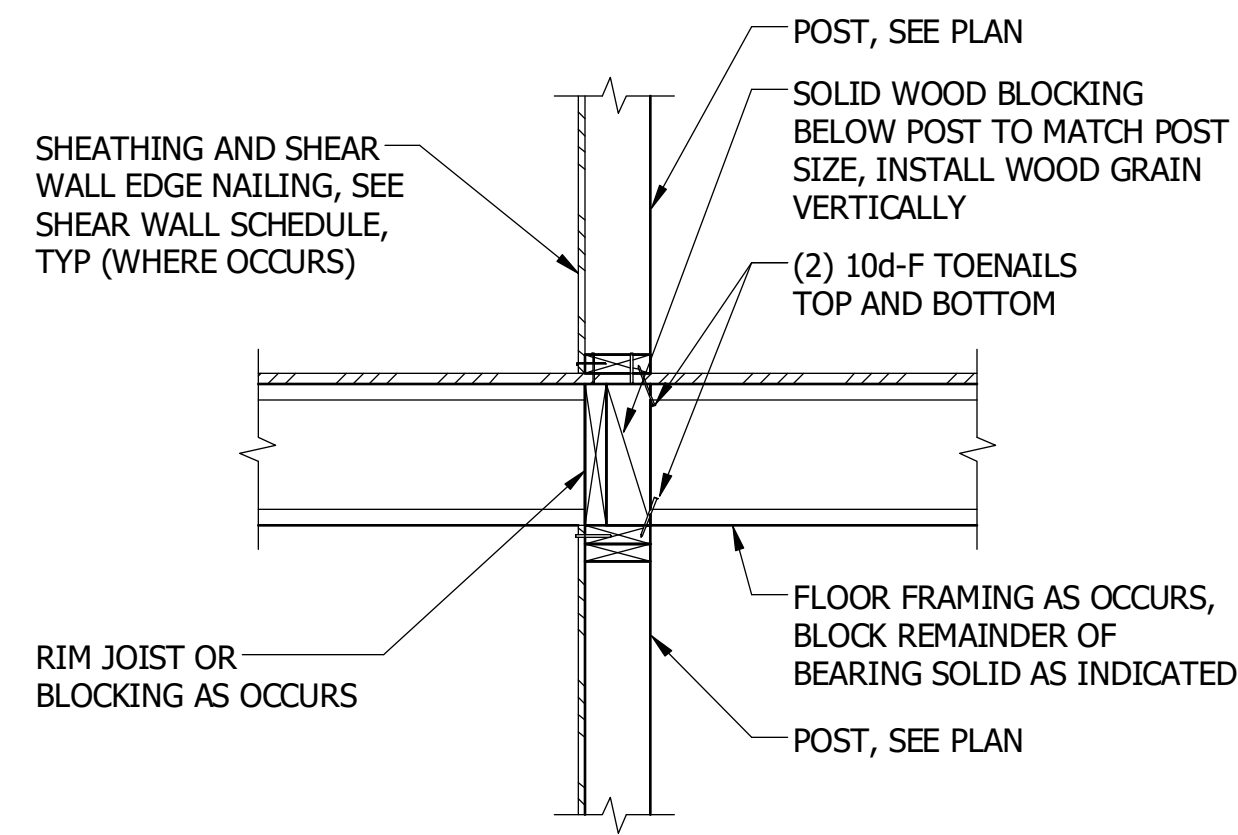
2 I JOIST PARALLEL TO EXTERIOR WALL
SCALE: NTS



3 I JOIST PERPENDICULAR TO PARTYWALL
SCALE: NTS

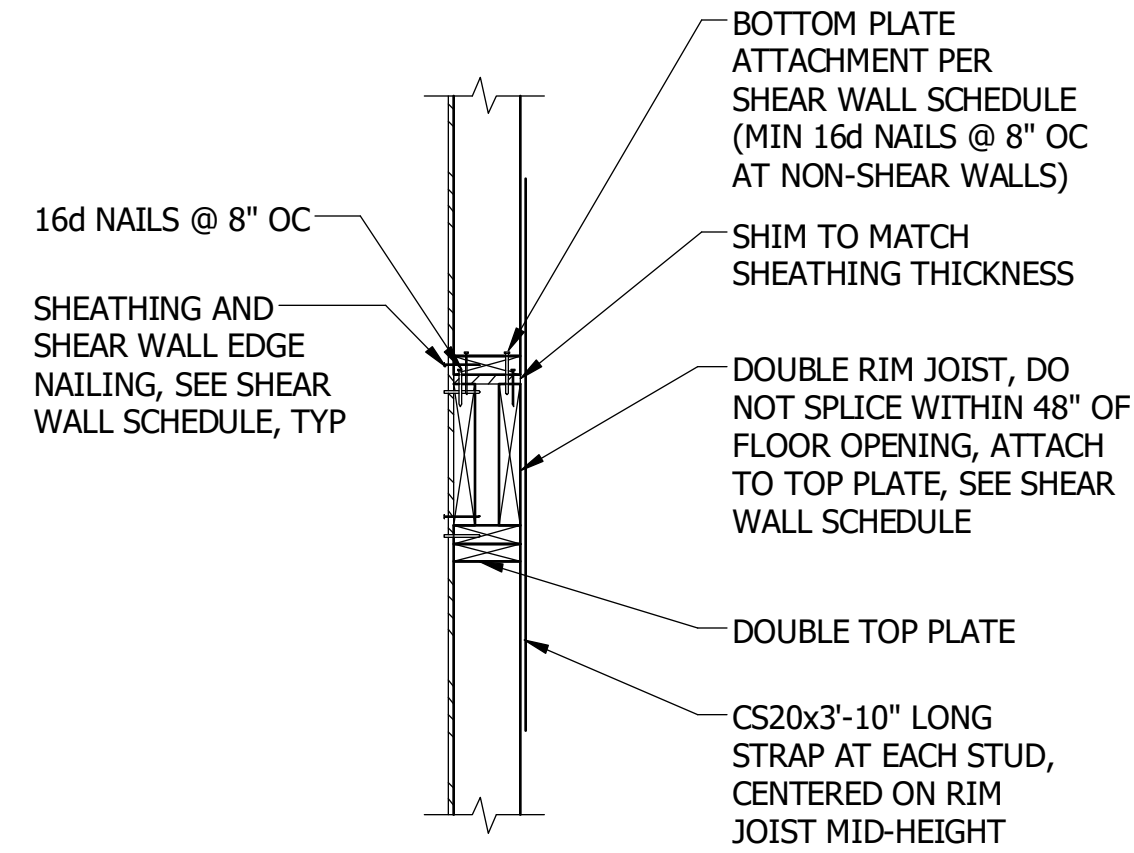


4 I JOIST PARALLEL TO PARTYWALL
SCALE: NTS

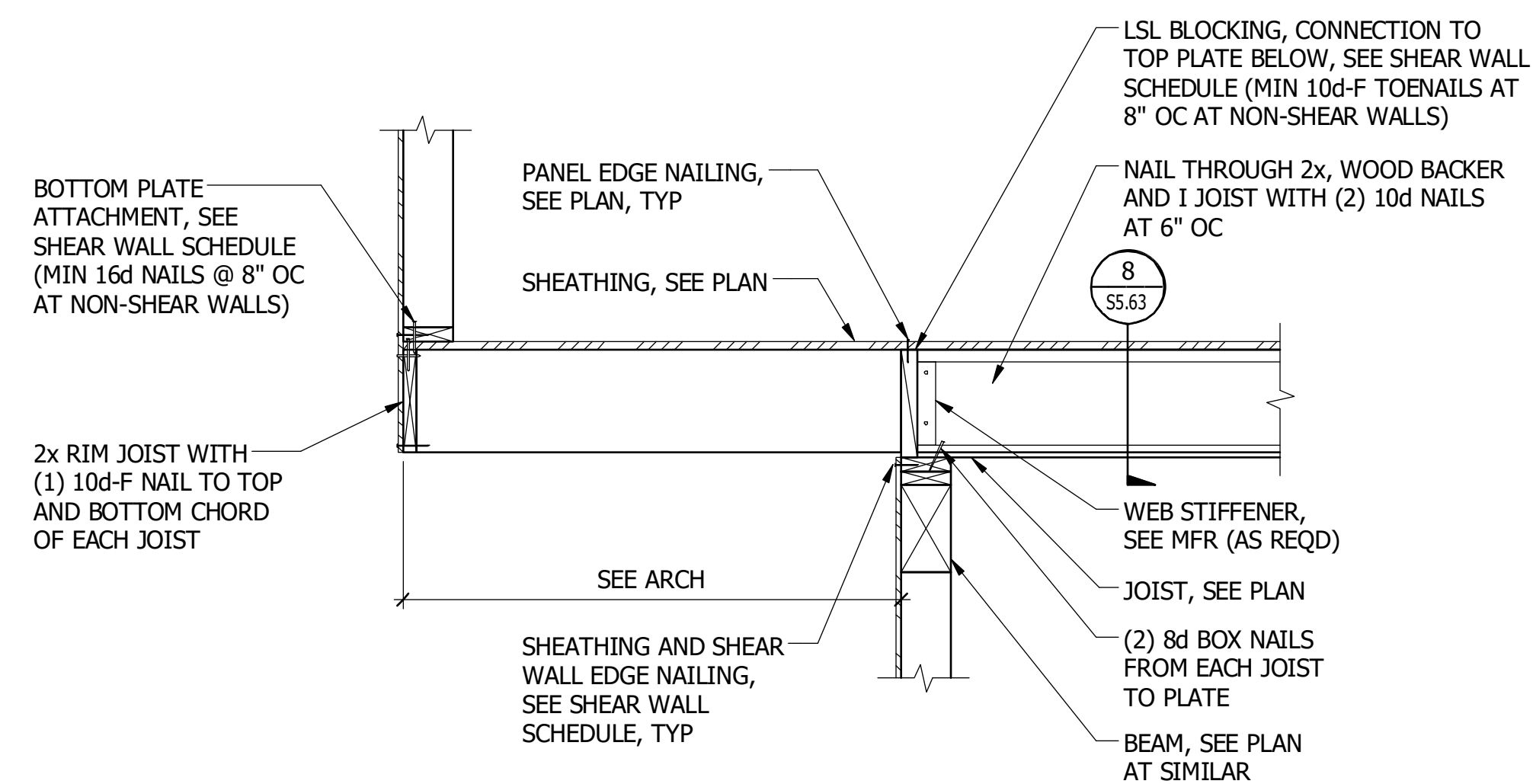


NOTE:
1. FRAMING CONDITIONS VARY, FOR INFORMATION NOT NOTED SEE PLAN AND APPROPRIATE DETAILS.

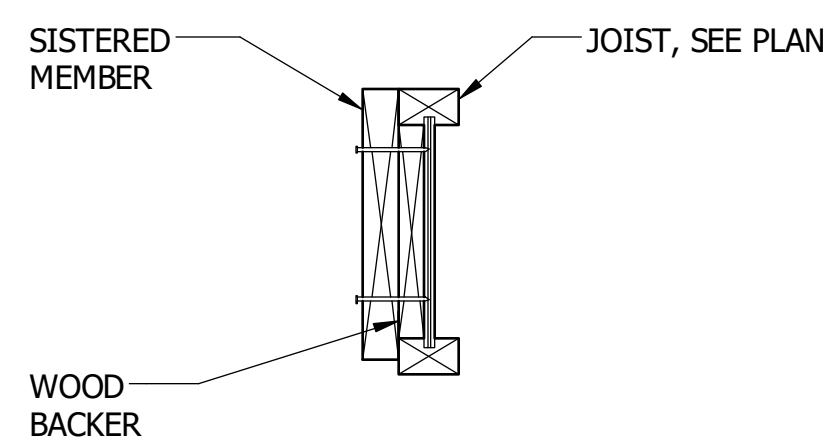
5 POST AT FLOOR
SCALE: NTS



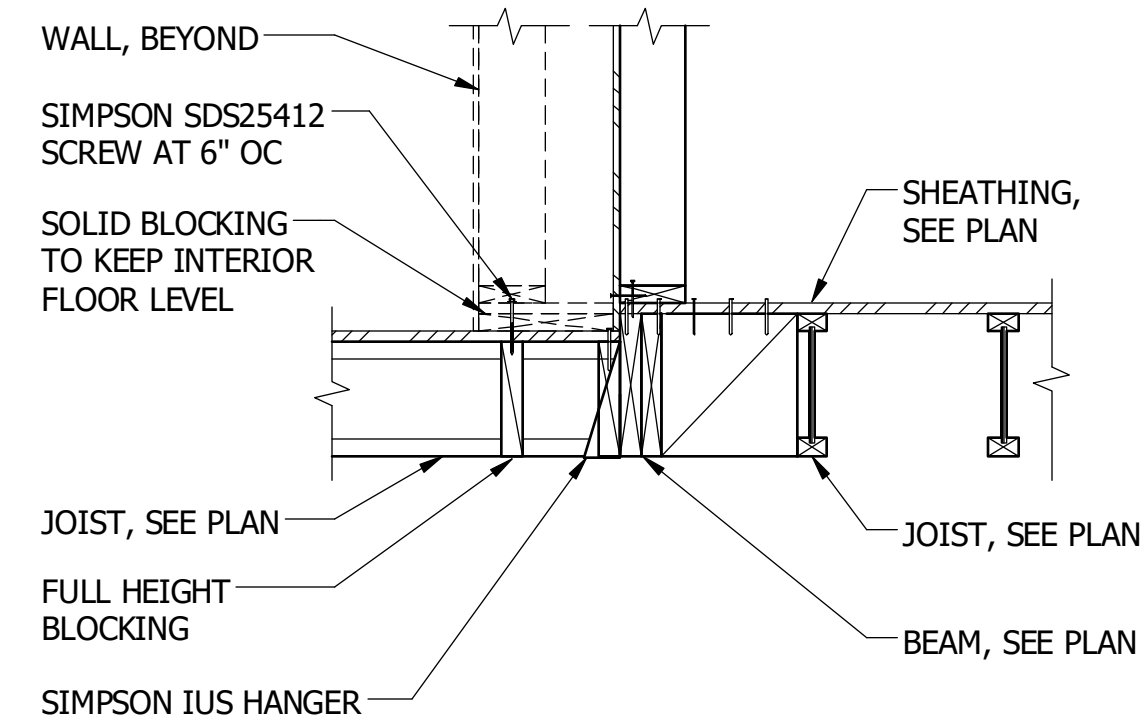
6 WALL AT FLOOR OPENING ON BOTH SIDES
SCALE: NTS



7 CANTILEVER I JOIST AT EXTERIOR WALL
SCALE: NTS



8 SISTERED JOISTS AT CANTILEVER
SCALE: NTS



NOTE:
1. FOR INFORMATION NOT NOTED SEE 2/S5.63

9 I JOIST PARALLEL TO EXTERIOR BALCONY
SCALE: NTS



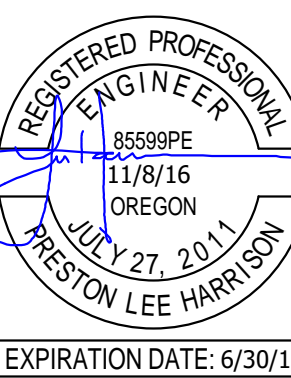
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FLOOR FRAMING DETAILS

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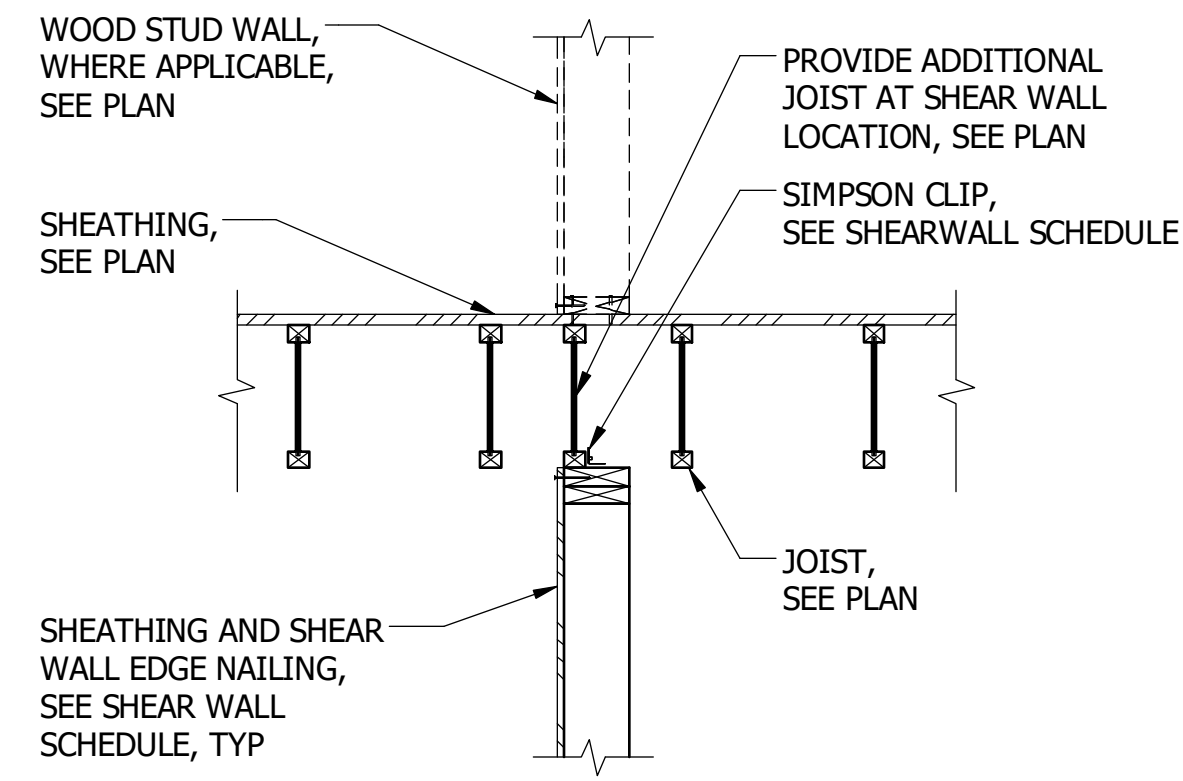
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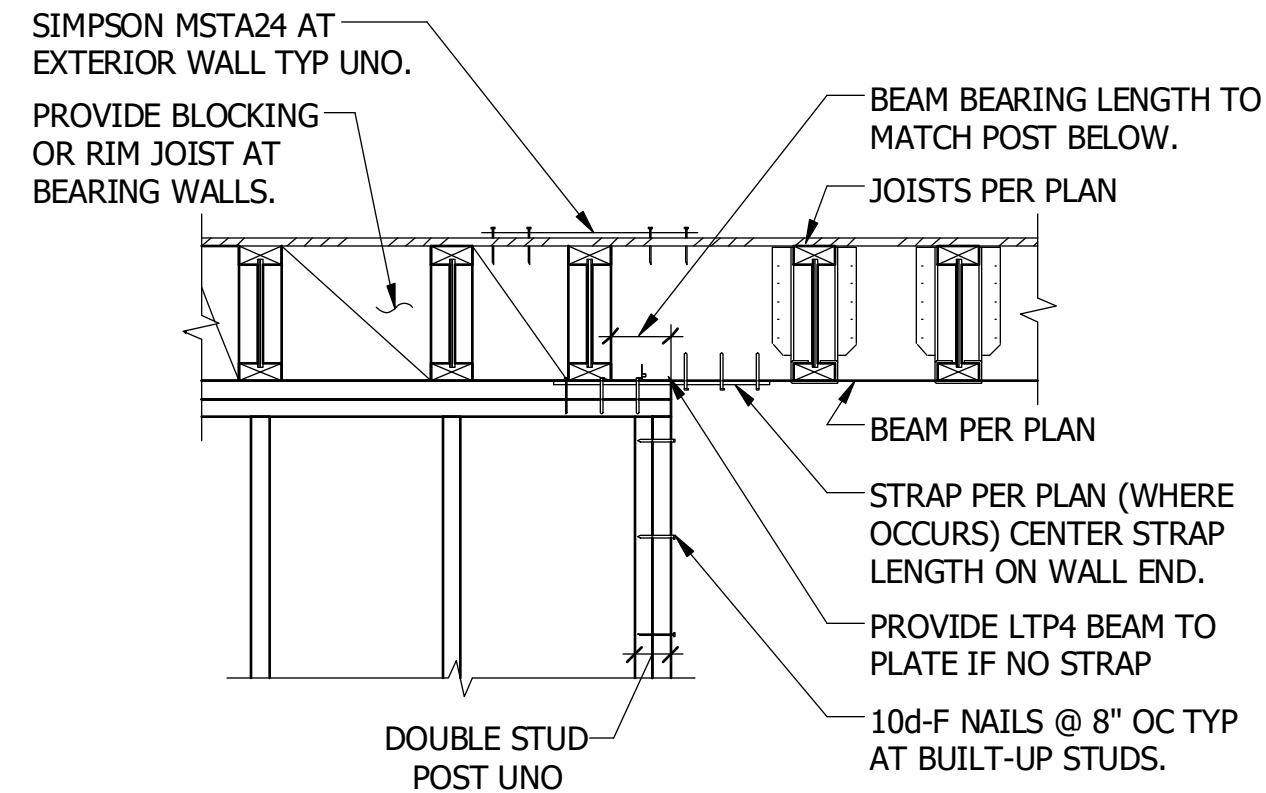
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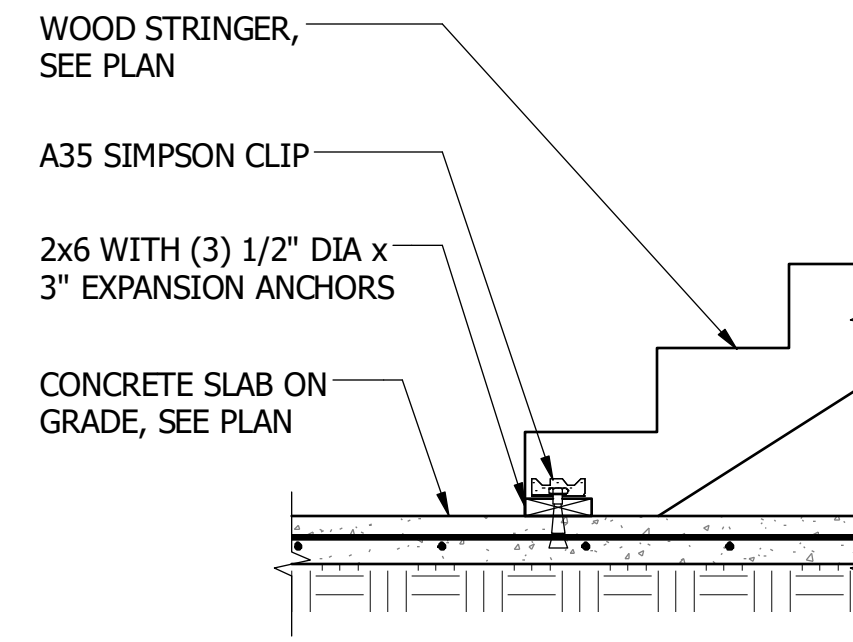
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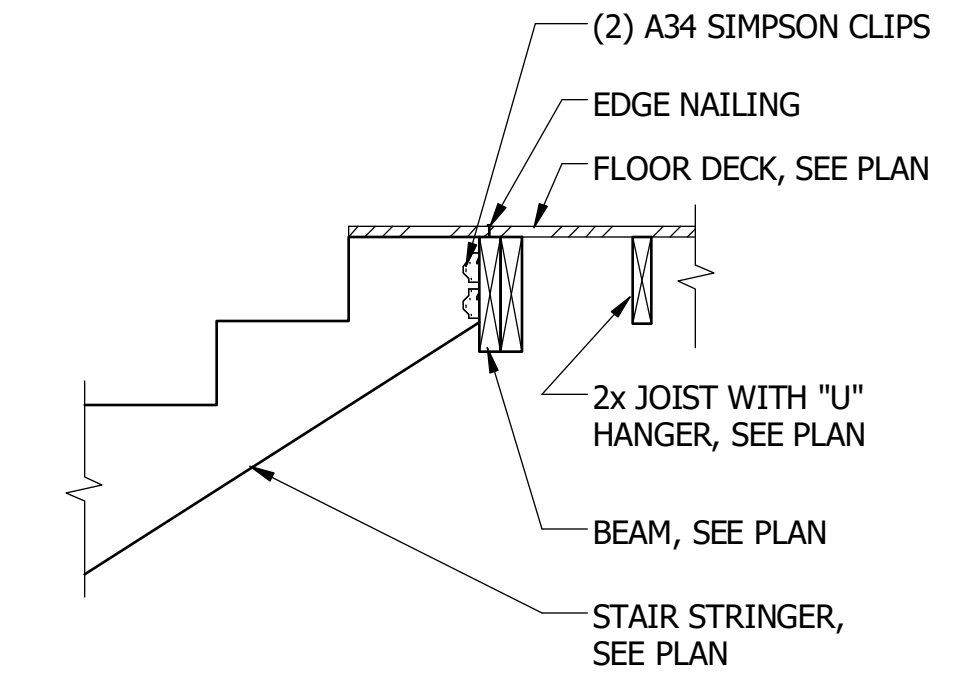
1 FRAMING AT INTERIOR SHEARWALL
SCALE: NTS



2 FLUSH BEAM DETAIL
SCALE: NTS



3 WOOD STAIR AT SLAB ON GRADE
SCALE: NTS

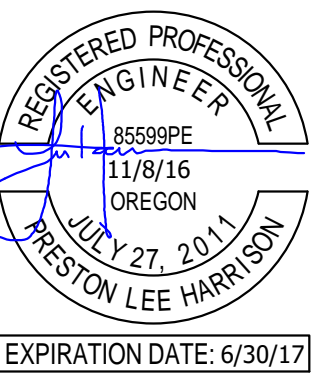


4 WOOD STAIR DETAIL
SCALE: NTS



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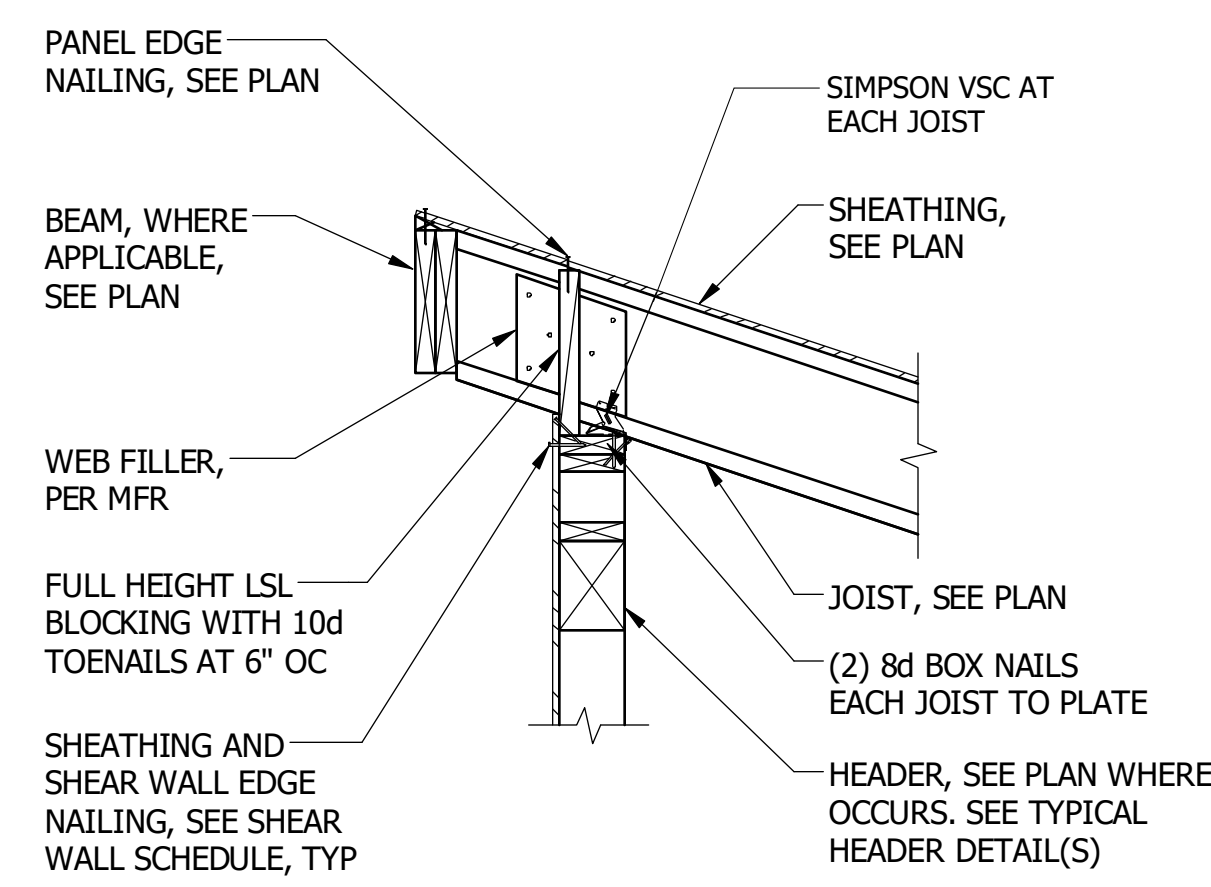
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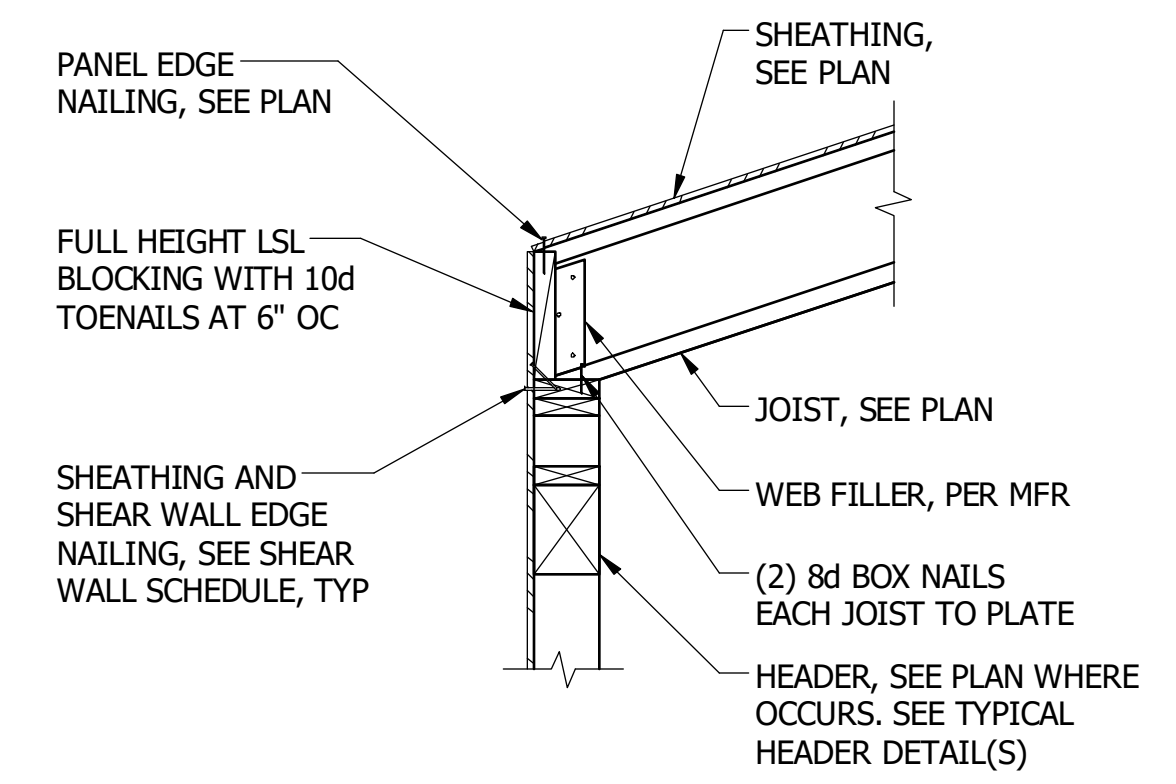


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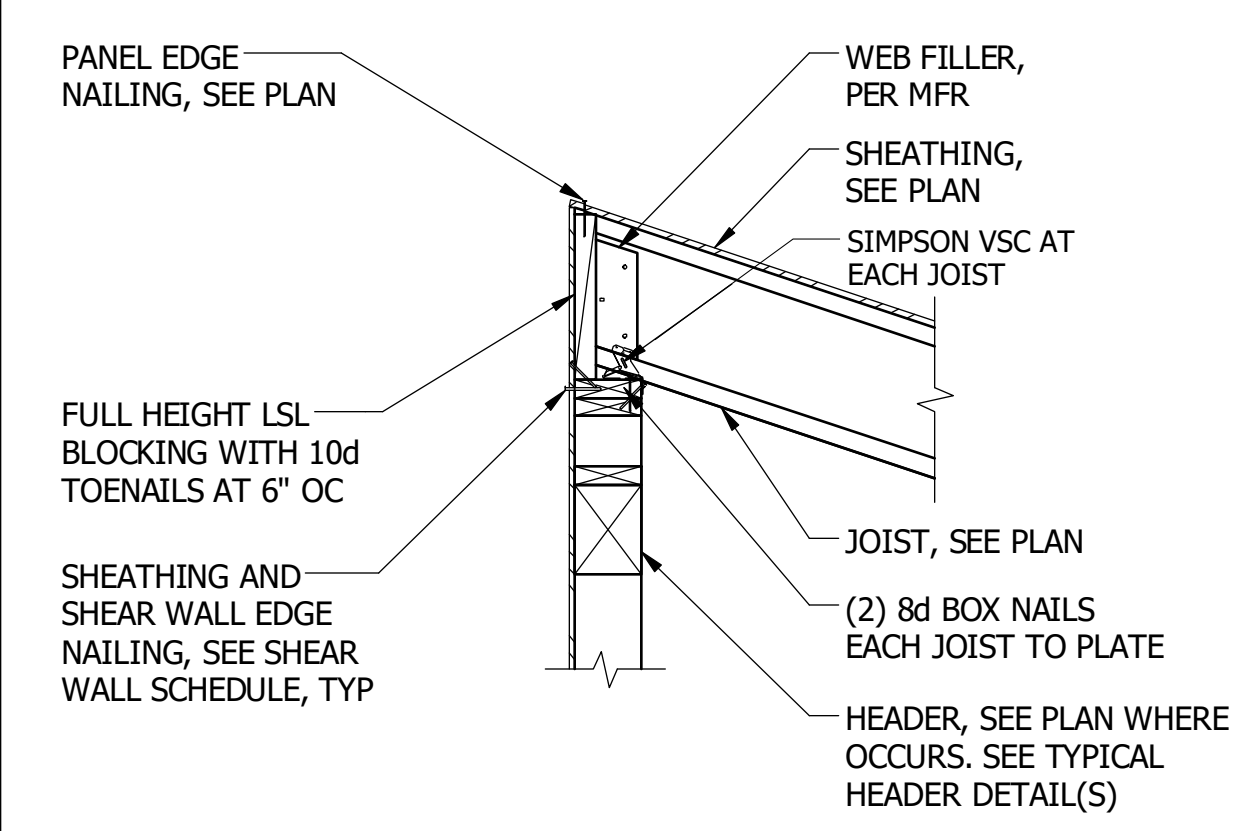
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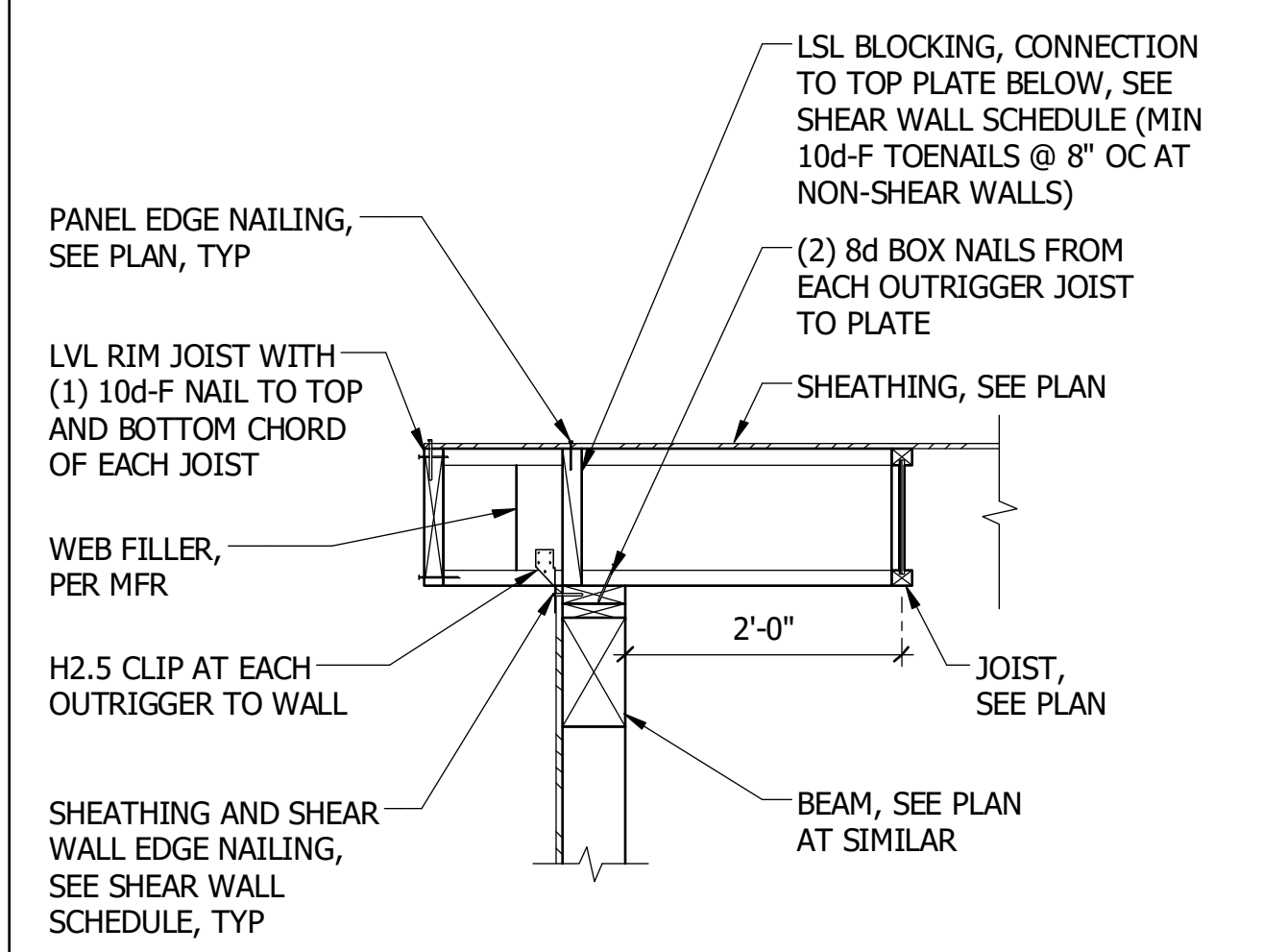
1 OVERHANG AT I JOIST PERPENDICULAR TO EXTERIOR WALL
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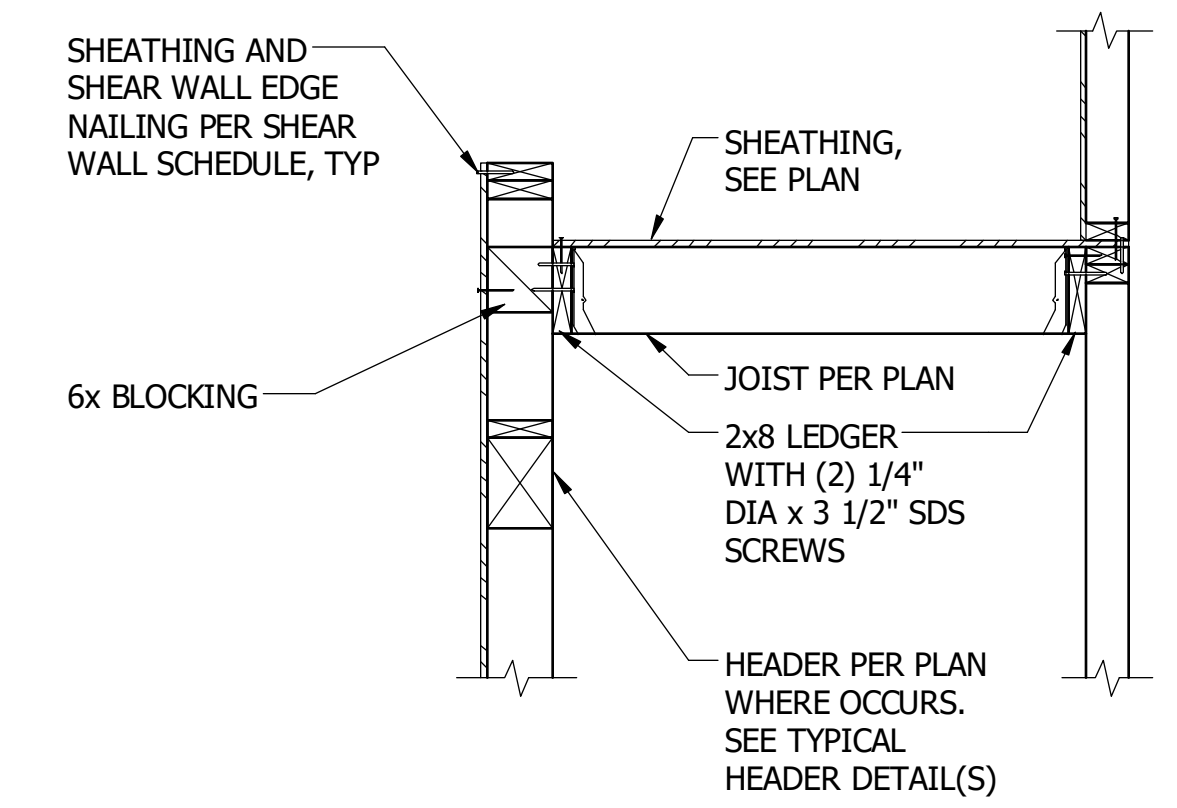
2 I JOIST PERPENDICULAR TO EXTERIOR WALL
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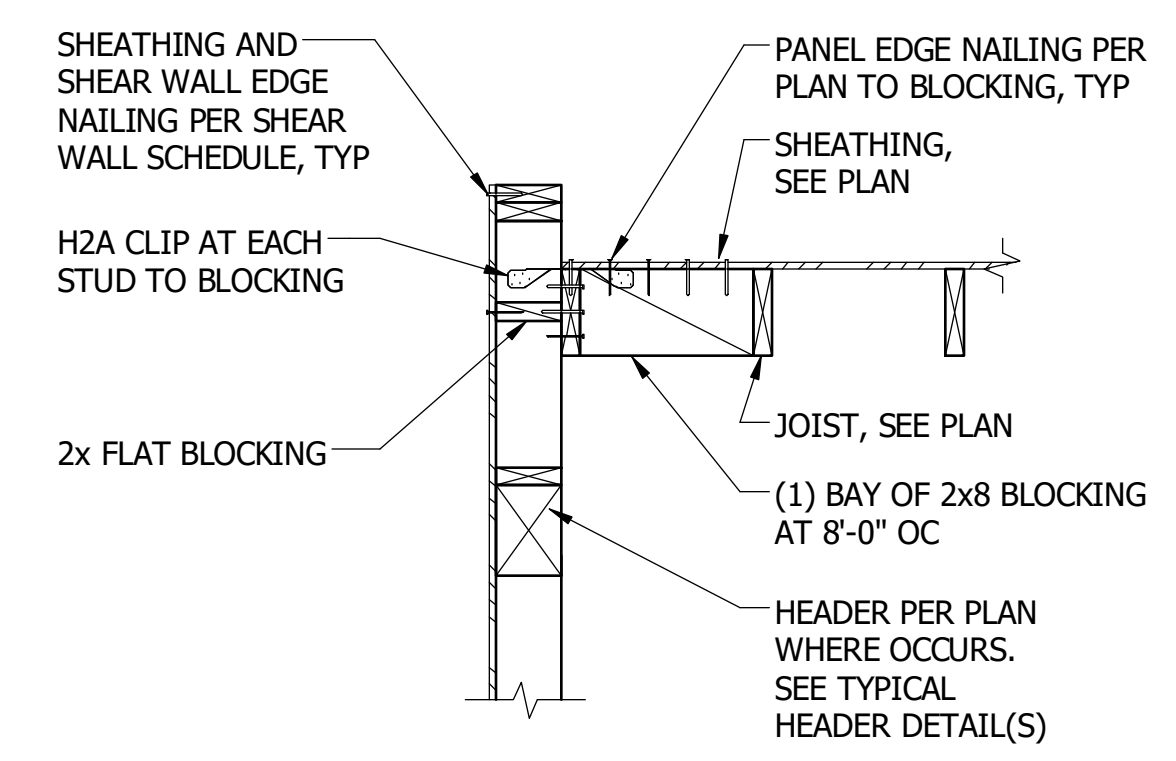
3 I JOIST PERPENDICULAR TO EXTERIOR WALL
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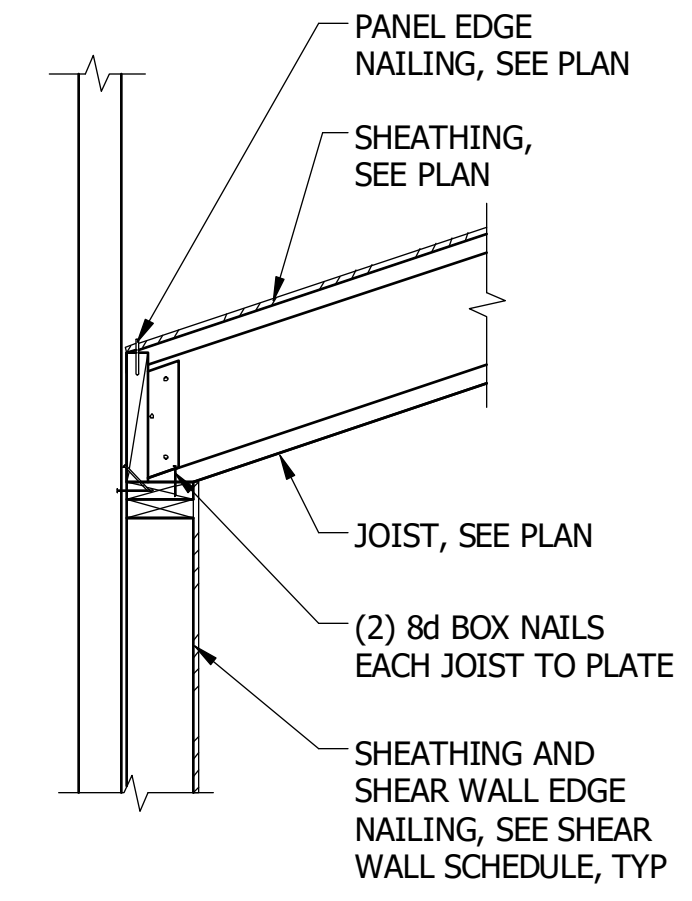
4 OUTRIGGERS AT I JOIST PARALLEL TO EXTERIOR WALL
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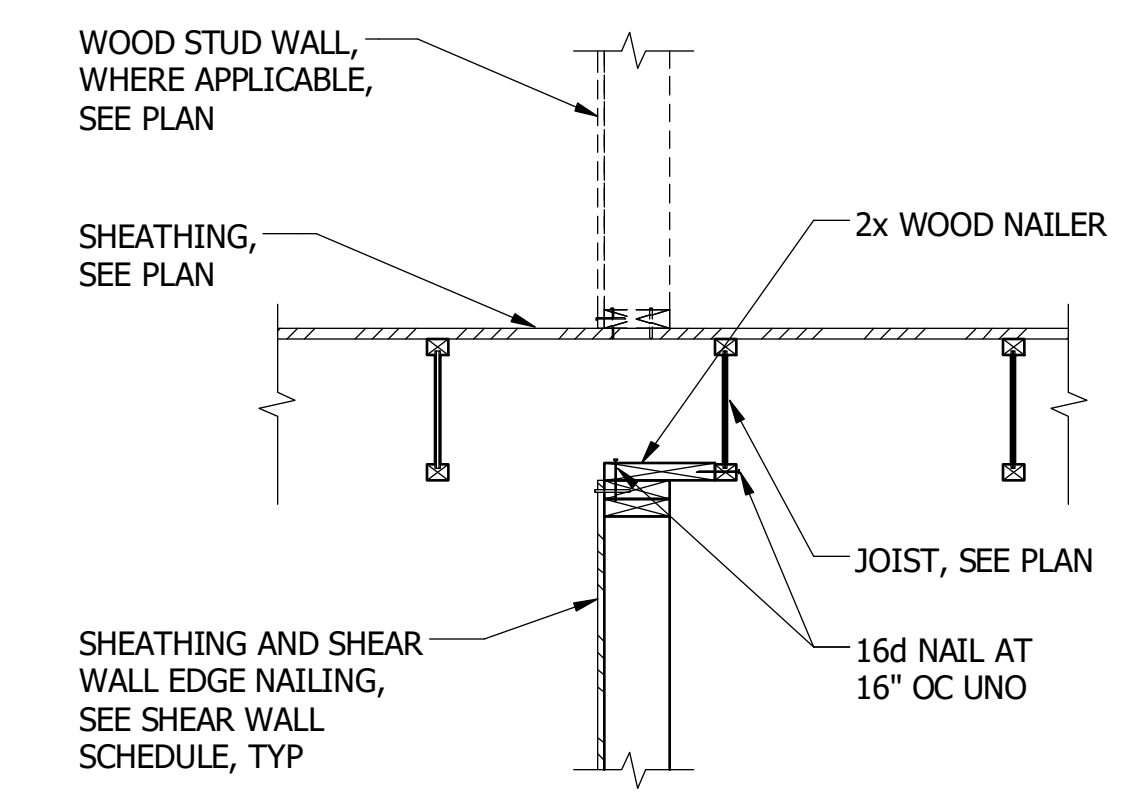
5 WOOD JOIST PERPENDICULAR TO EXTERIOR WALL
SCALE: NTS



6 WOOD JOIST PARALLEL TO EXTERIOR WALL
SCALE: NTS



7 ROOF FRAMING AT PARTY WALL
SCALE: NTS



8 FRAMING AT INTERIOR SHEARWALL
SCALE: NTS

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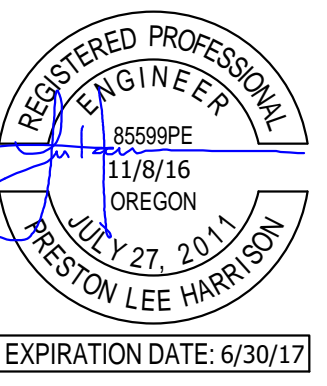
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NEW DEVELOPMENT
THE 27 ELM
A HUNTER RENAISSANCE DEVELOPMENT
REDMOND
OREGON



CONCRETE SCHEDULES

Sheet Title
As Indicated
Scale
1602
Project Number
NOVEMBER 8, 2016
Date
File Name
Revisions

S6.01

CONCRETE WALL SCHEDULE				
MARK	THICKNESS	REINFORCING		COMMENTS
		VERTICAL	HORIZONTAL	
CW6	6"	#5 AT 12" OC CENTERED	#5 AT 12" OC CENTERED	
CW12	12"	#5 AT 12" OC EACH FACE	#5 AT 12" OC EACH FACE	

3 CONCRETE WALL SCHEDULE
SCALE: NTS

CONCRETE SLAB ON GRADE SCHEDULE			
MARK	THICKNESS	REINFORCING	COMMENTS
4" SLAB ON GRADE	4"	13x13 D5xD5 WELDED WIRE FABRIC OR #4 BARS AT 24" OC EACH WAY	

- NOTES:
- FOR 4" SLABS WELDED WIRE FABRIC AND REBAR SHALL BE PLACED 1 1/2" CLEAR FROM TOP OF CONCRETE.
 - FOR SLAB GREATER THAN 4" WELDED WIRE FABRIC AND REBAR SHALL BE PLACED 2" CLEAR FROM TOP OF CONCRETE.
 - SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, ETC.

2 SLAB ON GRADE SCHEDULE
SCALE: NTS

CONCRETE CONTINUOUS FOOTING SCHEDULE					
MARK	SIZE		REINFORCING		COMMENTS
	WIDTH	DEPTH	TOP	BOTTOM	
CF1.5	1'-6"	1'-0"	-	(2) #5 CONT	ADD (3) #5 x 6'-0" LONG TOP BARS BELOW HOLDOWNS
CF2	2'-0"	1'-0"	-	(3) #5 CONT	ADD (3) #5 x 6'-0" LONG TOP BARS BELOW HOLDOWNS
TS1.33	1'-4"	1'-0"	-	(2) #5 CONT	ADD (3) #5 x 6'-0" LONG TOP BARS BELOW HOLDOWNS
TS2	2'-0"	1'-0"	-	(2) #5 CONT	ADD (3) #5 x 6'-0" LONG TOP BARS BELOW HOLDOWNS

CONCRETE SPREAD FOOTING SCHEDULE						
MARK	SIZE			REINFORCING		COMMENTS
	WIDTH	LENGTH	DEPTH	TOP	BOTTOM	
F2	2'-0"	2'-0"	1'-0"	-	(2) #5 EACH WAY	

1 FOOTING SCHEDULES
SCALE: NTS



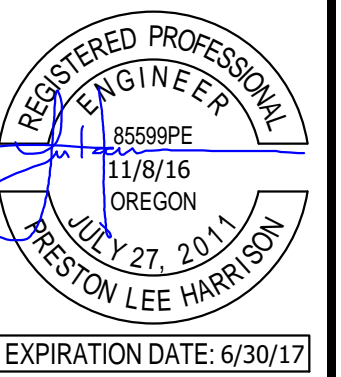
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WOOD SCHEDULES
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S6.61

WOOD HEADER / BEAM SCHEDULE		
SYMBOL/SIZE	TRIMMER STUD(S)	KING STUD(S)
(2)1.75x9.25 LVL	(2) 2x	(1) 2x
(2)1.75x11.875 LVL	(2) 2x	(1) 2x
(2)2x8	(1) 2x	(1) 2x
(3)1.75x11.25 LVL	(2) 2x	(1) 2x
4x8	(1) 2x	(1) 2x

WOOD JOIST SCHEDULE		
SYMBOL/SIZE	HANGERS	COMMENTS
2x8	LUS26	-
2x12	-	-
9.5" TJI 110	IUS1.81/9.5	-
11.875" TJI 110	IUS1.81/11.88	-
11.875" TJI 210	IUS2.06/11.88	-

NOTES:

- ALL BEARING WALL HEADERS ARE WH(2)x8 UNO.
- SIMPSON HU-MAX OR HUC-MAX HANGER WHERE APPLICABLE UNO, USE TRIMMER STUDS AT HANGER BACKING.
- FOR BUILT-UP HEADER DETAIL, SEE 1/S5.62
- TRIMMER STUDS/POSTS IN SCHEDULE TYP UNO ON PLANS.
- PARALLAMS AT EXTERIOR FRAMING ARE REQUIRED TO BE WOLMANIZED UNLESS THEY ARE WRAPPED WITH A WATER PROOF MEMBRANE ON (4) SIDES.

1 HEADER, BEAM AND JOIST SCHEDULE
SCALE: NTS

WOOD SHEARWALL SCHEDULE									
MARK	SHEAR WALL SHEATHING [1]	PANEL EDGE FRAMING [2]	PANEL EDGE NAILING [3]	BOTTOM PLATE ATTACHMENT			TOP PLATE ATTACHMENT		
				RIM JOIST OR BLOCKING	ANCHOR BOLTING OF SILL PLATE TO CONCRETE [4, 5]		INTERIOR WALL	EXTERIOR WALL	
SW-6	7/16" APA ONE-SIDE	2x	8d AT 6" OC [8]	2x PLATE	3x PLATE	2x PLATE	5/8" DIA AT 48" OC	A35 AT 16" OC	LTP4 AT 16" OC
SW-3	7/16" APA ONE-SIDE	3x OR (2) 2x	8d AT 3" OC [8]	16d AT 4" OC [9]	5/8" DIA AT 32" OC	N/A	N/A	A35 AT 12" OC	LTP4 AT 12" OC
SW-2	7/16" APA ONE-SIDE		8d AT 2" OC [8]	16d AT 4" OC [9]	5/8" DIA AT 24" OC	N/A	N/A	A35 AT 8" OC	LTP4 AT 8" OC

NOTES:

- INSTALL PANEL SHEATHING EITHER HORIZONTAL OR VERTICAL FOR THE ENTIRE LENGTH OF THE WALL PER PLAN.
- ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
- PROVIDE NAILING TO ALL PANEL EDGES, TOP AND BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12" OC.
- EMBED CAST-IN-PLACE 5/8"Ø ANCHOR BOLTS 7" MIN (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE). SEE STRUCTURAL NOTES. PROVIDE PLATE WASHER 1/4x3x0'-3" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/S5.61 FOR OTHER REQUIREMENTS.
- PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- PROVIDE 8d NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 8d NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 2/S5.61 FOR TOP PLATE SPLICE.
- ALTERNATIVE TO 3x STUDS FOR THIS WALL ONLY IS (2) STUDS NAILED TOGETHER WITH 10D NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
- STAGGER THE PANEL EDGE NAILS OR SCREWS SEE 6/S5.61
- RIM JOIST/BLOCKING MIN WIDTH OF 1 3/4" x FLOOR JOIST DEPTH
- WHERE THE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.

2 WOOD SHEARWALL SCHEDULE
SCALE: NTS

WOOD FOUNDATION HOLDOWN SCHEDULE					
HOLDOWN TYPE	ANCHOR BOLT DIAMETER	EMBED DEPTH OF ANCHOR BOLT (MIN)	CONNECTION TO POST/KING STUD	BUILT UP STUDS/POST	COMMENTS
HDU2	5/8" DIA	9" EMBED	(6) 1/4x2 1/2" SDS SCREWS	(2) 2x	-
HDU4	5/8" DIA	9" EMBED	(10) 1/4x2 1/2" SDS SCREWS	(2) 2x	-
HDU8	7/8" DIA	9" EMBED	(20) 1/4x2 1/2" SDS SCREWS	(3) 2x	-
HDU11	1" DIA	9" EMBED	(30) 1/4x2 1/2" SDS SCREWS	(1) 8x	-

NOTE:

- PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

3 WOOD HOLDOWN SCHEDULE
SCALE: NTS

WOOD STRAP SCHEDULE			
STRAP TYPE	MIN NUMBER OF NAILS EACH END	MIN STRAP END LENGTH	COMMENTS
CS22	(5) 10d NAILS	7"	-
MSTC28	(8) 16d SINKERS	-	-
MST37	(11) 16d NAILS	-	-
MSTC40	(18) 16d SINKERS	-	-

NOTE:

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4 WOOD STRAP SCHEDULE
SCALE: NTS

WOOD STUD WALL SCHEDULE			
STUD SIZE/ SPACING	FLOOR SILL PLATE ATTACHMENT	FOUNDATION SILL PLATE ATTACHMENT (SEE NOTES 1, 2, AND 3)	COMMENTS
2x4@16"	SEE 2/S6.61	SEE 2/S6.61	
2x6@16"	SEE 2/S6.61	SEE 2/S6.61	

NOTES:

- WOOD STUD WALLS ARE TO BE CONSTRUCTED PER SCHEDULE, UNO ON SHEAR WALL SCHEDULE. SEE ARCH FOR ALL INTERIOR NON-BEARING WALLS.
- ALL WOOD FRAMING AND SHEATHING IN CONTACT OF CONCRETE SHALL BE PRESSURE TREATED.
- MINIMUM (1) ANCHOR BOLT 6" AWAY FROM EACH CORNER AND END OF WALL.
- AT NON SHEAR WALLS, CONSTRUCT FLOOR SILL PLATE ATTACHEMENT. SEE 1/S5.61 .

5 WOOD STUD WALL SCHEDULE
SCALE: NTS



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