



SWEET HOME CITY HALL

3225 MAIN STREET
SWEET HOME, OREGON 97386

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.N.	BOUNDARY NAILING
B.O.F.	BOTTOM OF FOOTING
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
C	CAMBER
C.F.D.	CEMENT FIBER DECK
C.J.	COLD JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
COLUMN	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
C.P.	COMPLETE PENETRATION
CTSK	COUNTERSINK
DBL	DOUBLE
DETAL	DETAIL
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DL	DEAD LOAD
DO	DITTO
DP	DEEP
DRWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL or ELEV	ELEVATION
EMBED	EMBEDMENT
E.N.	EDGE NAILING
EQ	EQUAL
EQ, EXISTING or (E)	EACH WAY EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FC	FACE
FDN	FOUNDATION
FIN	FINISH FLOOR
FLR	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.S.H.	FACE OF SHEATHING
FS	FAIR SIDE
FTG	FOOTING
GA	GAGE OR GAUGE
GALV	GALVANIZED
GEN	GENERAL
GL	GLUE LAMINATED
GLB	GLUE LAMINATED BEAM
GYP WALL BD	GYPSUM WALLBOARD
H.C.A.	HEADED CONCRETE ANCHOR
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HT	HEIGHT
ICF	INSULATED CONCRETE FORM
INT	INTERIOR
INFO	INFORMATION
JST	JOIST
JT	JOINT
LBS or #	POUNDS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
MBR	MEMBER
MECH	MECHANICAL
MIN	MINIMUM
(N)	NEW
N.A.	NEUTRAL AXIS
N.S.	NON-SHRINK
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.H. or OPP	OPPOSITE HAND
P.A.F.	POWDER ACTUATED FASTENER
PERF	PERFORATED
PL	PLATE
PLCS	PLACES
PLYWD	PLYWOOD
P.P.	PARTIAL PENETRATION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P.T.	PRESSURE TREATED
REINF	REINFORCEMENT/REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
S.O.G.	SLAB ON GRADE
SPECS	SPECIFICATIONS
SQ	SQUARE
S.S.	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
THRD	THREADED
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.J.	TOP OF JOIST
T.O.S.	TOP OF SLAB OR STEEL
T.O.P.	TOP OF PILE
T.O.P.C.	TOP OF PILE CAP
T.O.W.	TOP OF WALL
T&G	TONGUE AND GROOVE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W.J.	WET JOINT
W	WITH
#	POUNDS or NUMBER
+/-	PLUS or MINUS

01.0 GENERAL NOTES

- These notes set minimum standards for construction. The drawings govern over the Structural Notes to the extent shown.
- Contractor shall verify all dimensions and conditions on drawings and in field. Coordinate locations of openings through floors, roofs and walls with architectural, mechanical and electrical plans. Notify owner's representative of any discrepancies.
- Construction means, methods and all necessary temporary support prior to completion of vertical and lateral load systems is the sole responsibility of the contractor.
- Compliance with all safety and OSHA requirements is the sole responsibility of the contractor.
- All work shall be in compliance with 2014 edition of the "Oregon Structural Specialty Code" (OSSC) as amended by all other state and local codes, permits, and building department requirements that apply.
- Where reference is made to ASTM, AISI, AISC, ACI or other standards, the Code referenced issue shall apply.
- Design Criteria:

Table 1604.5	Risk Category	II
Roofs	Dead load	15 psf (existing)
	Live load (snow)	25 psf per 1608.1
Wind	Ultimate wind speed	120 mph, 3-sec gust
	Wind exposure	B
Seismic	Mapped spectral response, S_S and S_I	0.723 and 0.363
	Site class	D
	Seismic importance factor, I_E	1.00
	Spectral response coeff., S_{DS} and S_{DI}	0.589 and 0.405
	Seismic design category	D
	Basic seismic force resisting system	Bearing wall system
	Response modification factor, R	6 1/2
	Seismic response coeff., C_S	0.091
	Analysis procedure used	Equivalent lateral force

- Mechanical equipment, mechanical and sprinkler piping larger than 2 inch diameter or other items producing a hanger load over 50 lbs. shall be hung by a system approved by the owner's representative. Any hanger producing a load over 200 lbs. shall have additional framing installed to transfer these loads to the main structural beams or walls unless otherwise approved.
- Brace all mechanical and electrical equipment, piping, etc. to the top of structural members to resist lateral forces as specified in Section 13.6 of the current edition of ASCE 7 using a system approved by the mechanical or electrical engineer respectively.
- Details shown on the drawings are intended to apply to all similar conditions and locations.
- Do not scale information from drawings.

03.2 CONCRETE ANCHORS

- Epoxy Anchors: Simpson SET-XP, Hilti HIT-RE 500-SD or DeWalt Pure100+.
 - Unless noted, install threaded rods into clean, dry holes to embed depth as shown on drawings. Comply with manufacturer's ICC-ES report for hole diameter and rod material. If embed depths are not shown, use manufacturer's minimum depths. Fill hole with enough epoxy to fill all void spaces and insert rod with clockwise twisting motion.
 - Do not place when epoxy or concrete is less than 50 degrees Fahrenheit, unless special products for cold weather are used: Simpson AT-XP, Hilti HIT HY 200 or DeWalt AC200+.
 - Do not cut main reinforcing or break out back surface when drilling holes.
- Expansion Anchors: Simpson Strong Bolt 2, Hilti Kwik Bolt-TZ or DeWalt PowerStud+ SD2.
 - Full bearing contact for 3-inch minimum around each anchor must be provided between the face of concrete and the anchored assembly. Provide non-shrink grout and pack as required to eliminate all void spaces between face of concrete and the anchored assembly.
 - Do not cut main reinforcing or breakout back surface when drilling holes.
 - Provide 3-inch diameter x 3/16-inch plate washers for expansion anchors in contact with wood.
- Screw Anchors: Simpson Titan HD, Hilti Kwik HUS-EZ or DeWalt Screw-Bolt+.
 - Install to clean, dry holes to embed depth +1/2" as shown on drawings. Comply with manufacturer's ICC-ES report for hole diameter. If embed depths are not shown, use manufacturer's minimum depths.
 - Do not cut main reinforcing or break out back surface when drilling holes.
 - Tighten the anchor into the base material until the head contacts the fixture.
 - Provide standard washer under heads in contact with wood.
 - Special inspection of holes is required prior to installing screw anchors. See the Special Inspection section of these notes.

06.0 WOOD FRAMING

- All parallel strand lumber (PSL) beams to meet the following criteria:
Fb = 2900 psi
Fv = 290 psi
E = 2,000,000 psi
All laminated veneer lumber (LVL) to meet the following criteria:
Fb = 2600 psi
Fv = 285 psi
E = 1,900,000 psi
All laminated strand lumber (LSL) to meet the following criteria:
Fb = 2325 psi
Fv = 285 psi
E = 1,550,000 psi

Approved manufacturers: RedBuilt LLC, LP Building Products or iLevel, a Weyerhaeuser business.

Location	Performance Category	Span Rating
Joists, beams and stringers (2x & 4x)		DF #2-19 percent M.C.
6" nominal & greater beams and stringers		DF #1-19 percent M.C.
Bucks, blocking, bridging and misc.		DF #3 or better
Structural 2x studs		DF #2-19 percent M.C.
Plates, sills and headers for wall framing		DF #2 K.D. - 15 percent M.C.
Posts		DF #1 - 19 percent M.C.
Sills, ledgers, plates, etc embedded in or in contact with concrete, not exposed to weather		Pressure treated Hem Fir #2 AWPAC UC2 (ACZA Not Allowed)
Exterior, above ground construction exposed to weather		Western Cedars #2 or better or pressure treated Hem Fir #2 AWPAC UC3B
Posts, etc. embedded in or in contact with ground		Pressure treated Hem Fir #2 AWPAC UC4

- Sheathing shall be APA Rated plywood sheathing or Sturd-I-Floor, C-D grade, Exposure 1 with Performance Category and Span Rating as noted below. Each sheet shall bear an APA stamp. Install roof and floor sheathing with face grain perpendicular to supports and stagger end joints. Install wall sheathing either horizontal or vertical, and block all edges of sheathing with 2x4 or thicker blocking. Block roof and floor sheathing where noted on drawings and where plywood widths are less than 12 inches wide. Glue floor sheathing to all supports. Protect all sheathing from weather damage and moisture. Replace all buckled or soft sheets. Do not cover sheathing with permanent roofing or finishes until sheathing has a moisture content of less than 19%.

Location	Performance Category	Span Rating
Walls	15/32	32/16
Floors	23/32 T&G	24 oc
Roofs (supports 24" & less)	19/32	40/20

- Framing anchors, joist hangers, post caps, etc., shall be by 'Simpson Strong-Tie'. Install per manufacturer's recommendations for tabulated maximum capacities with fasteners installed in all holes. Framing anchors attaching to pressure treated lumber shall be Z Max coated or hot dipped galvanized and attached with hot dipped galvanized (2.0 oz per square foot) or stainless steel nails or screws. Framing anchors installed at exterior locations exposed to weather are to be stainless steel with stainless steel fasteners.
- All bolts for wood to steel or wood to wood connections and in manufactured connectors shall be ASTM A307, Grade A unless otherwise noted. Provide standard plate washers under all bolt heads and nuts in contact with wood. Use hot dipped galvanized washers in contact with pressure treated lumber.
- All bolt holes in wood to be 1/16 inch larger than the bolt. Do not ream or oversize bolt holes. Do not recess bolt heads or nuts unless shown on drawings.
- Bolts in slotted metal plates shall be located in the top of vertically slotted holes and the center of horizontally slotted holes, unless otherwise noted.
- All nailing shall be per Table 2304.9.1 of the IBC. Nails called for on the drawings shall be common for plywood nailing; box nails for framing; and type recommended by manufacturer for maximum capacity of hangers and connectors. Nail heads shall not penetrate the face veneer of plywood panels.
- Nails, bolts or lags in pressure treated lumber shall be hot dipped galvanized or stainless steel.
- Cutting and notching of joists not allowed. A one-inch (1") diameter hole may be drilled in the center 1/3 of width of member depth. All other holes shall be approved.
- Studs may be notched in the lower 1/5 of the height of stud for electrical and plumbing pipes, but no part of the notch is to be deeper than 25 percent of width of stud. Holes of diameters up to 1/3 of width of stud may be drilled in stud but not in center 1/3 of height. The edges of drilled holes are to be at least 5/8-inch from the face of the stud.

- Provide deflection space over all non-bearing walls located under open-web and plate connected wood trusses.
- Lag bolts shall be installed in lead holes as follows:
 - The lead hole for the shank shall have the same diameter as the shank and the same depth as the length of the unthreaded shank.
 - The lead hole for the threaded portion shall have a diameter equal to 70 percent of the shank diameter and a length equal to at least the length of the threaded portion.
 - The threaded portion of the screw shall be inserted in its lead hole by turning with a wrench, not by driving with a hammer. Soap or other lubricants may be used on the screws or in the lead hole to facilitate insertion and prevent damage to the screw.

STRUCTURAL DEFERRED SUBMITTALS

Four (4) sets of deferred submittal items per OSSC 107.3.4.2 shall be submitted to the Engineer of Record. All deferred submittals shall be stamped by a professional engineer registered in the State of Oregon (Specialty Engineer) and shall be the sole responsibility of the Specialty Engineer including, but not limited to, design, coordination, dimensions and intended purpose. Deferred submittal items shall include a quality assurance plan as required by Chapter 17 of the OSSC. Review by the Engineer of Record shall be for general conformance to the design loading criteria set forth on the drawings and specifications. The deferred submittal items shall not be fabricated or installed until the design and submittal documents have been reviewed by the Engineer of Record and approved by the building official. Pre-engineered stairs, cladding and other nonstructural components designed by others shall not induce torsional forces. Torsional bracing shall be designed by component engineer and included in the deferred submittal for review by the Engineer of Record.

Deferred Submittal List:

- Lateral bracing and anchorage of mechanical and electrical equipment weighing more than 75 lbs (exceptions per ASCE 7, Section 13.1.4)

CONSTRUCTION OBSERVATION, INSPECTION AND TESTING

A. GENERAL

- Independent testing lab to be retained by owner to provide inspections and special inspections as described herein.
- Contractor is responsible to coordinate and provide on site access to all required inspections and notify testing lab in time to make such inspections.
- Do not cover work required to be inspected prior to inspection being made. If work is covered, uncover as necessary.
- The contractor shall correct all deficiencies noted in the special inspection reports and/or the engineers field observations reports to bring the construction into compliance with the contract documents, addendum, RFIs and/or written instructions. The contractor is responsible to request summary reports from the special inspector and engineer of record at the time of the project substantial completion. Prior to requesting the Summary Structural Observation Report from the engineer of record the contractor shall submit to the architect and engineer of record a letter stating that all outstanding items noted on previous Structural Observation Reports have been completed in accordance with the contract documents, addendum, RFIs, and/or written instructions.

B. STRUCTURAL OBSERVATIONS

- Structural observations by the engineer of record or his representative shall be required at the following time during construction:
 - As soon as the new shear walls and added wall sheathing are in place, prior to covering with any architectural finishes.
- The contractor shall notify the engineer of record four (4) calendar days in advance of above times requiring site observation.

C. SPECIAL INSPECTIONS

Required special inspections shall be performed by an independent special inspector per Section 1701 of the International Building Code (IBC) for the following: 1,2,3

Item	Continuous ⁴	Periodic ⁴	Comments
Concrete:			Table 1705.3
Inspect hole size, depth and cleanliness and installation per manufacturers recommendations of all anchors installed in hardened concrete (post-installed anchors)		X	

Special Inspection Program Footnotes

- Items checked with X shall be inspected in accordance with IBC Chapter 17 by certified special inspectors from a testing agency approved by the building official.
- Special inspection is not required for work performed by an approved fabricator meeting the requirements of IBC Section 1704.2.5.2.
- The special inspector shall provide a copy of their report to the owner, architect, structural engineer, contractor and building official.
- Continuous special inspection means full-time observation of the work requiring special inspection by an approved special inspector present in the area where the work is being performed. Periodic special inspection means part time or intermittent observation of the work at intervals necessary to confirm that work requiring special inspection is in compliance.

Drawing:

STRUCTURAL NOTES AND SPECIAL INSPECTION

Job No: 16158

Date: 7-27-18

Drawn By: GBB

Checked By: MW

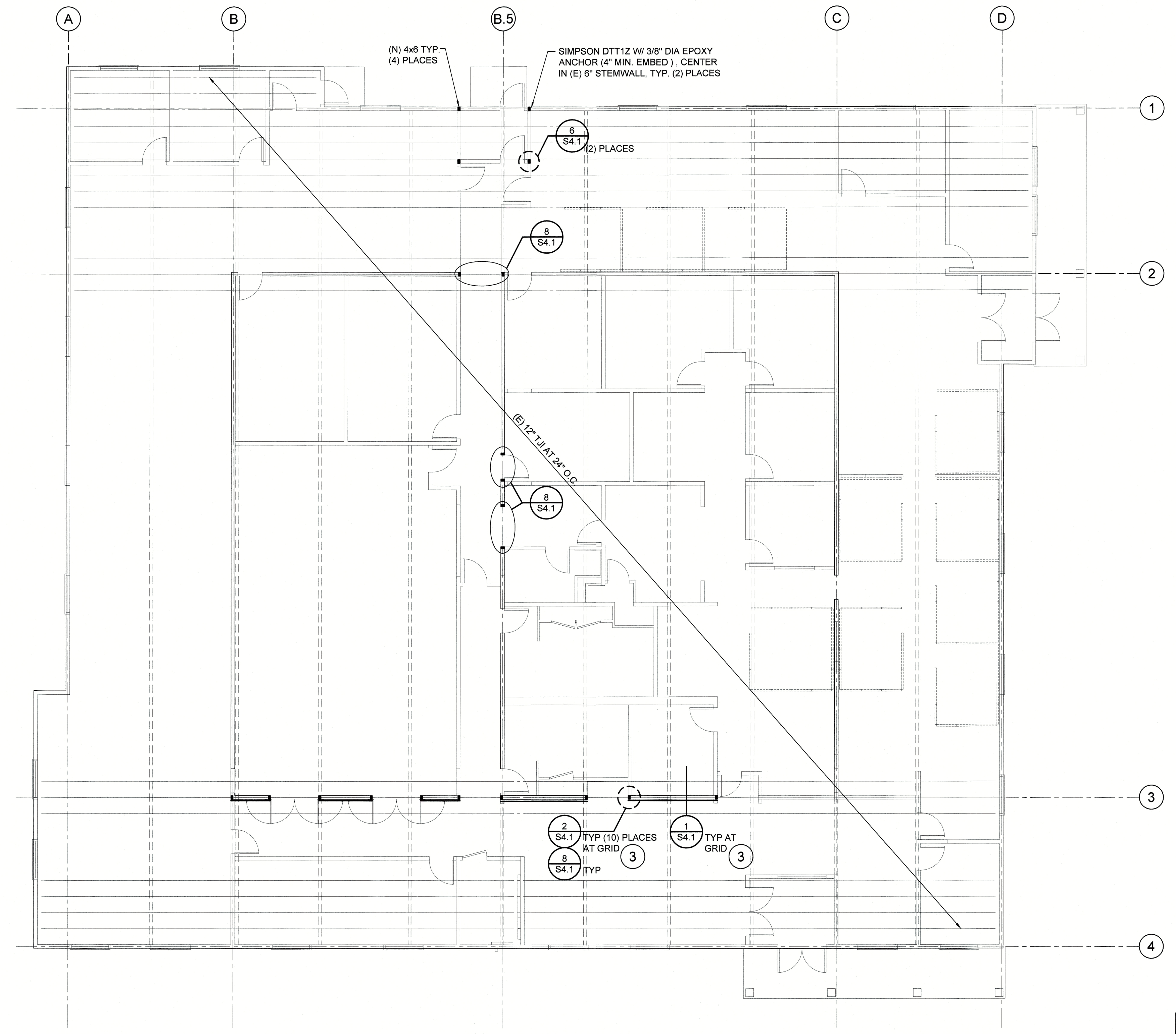
Sheet No:

S1.0

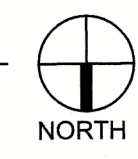


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SWEET HOME, OREGON 97386



1 FLOOR FRAMING PLAN
1/8" = 1'-0"

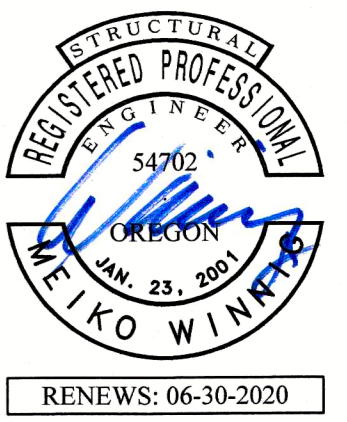


Structural - Civil Engineers
WDY
6443 SW Beaverton-Hillsdale Hwy, Suite 210 Portland, OR 97221 ph: 503.203.8111 fx: 503.203.8122 www.wdy.com

Drawing:
FLOOR FRAMING PLAN

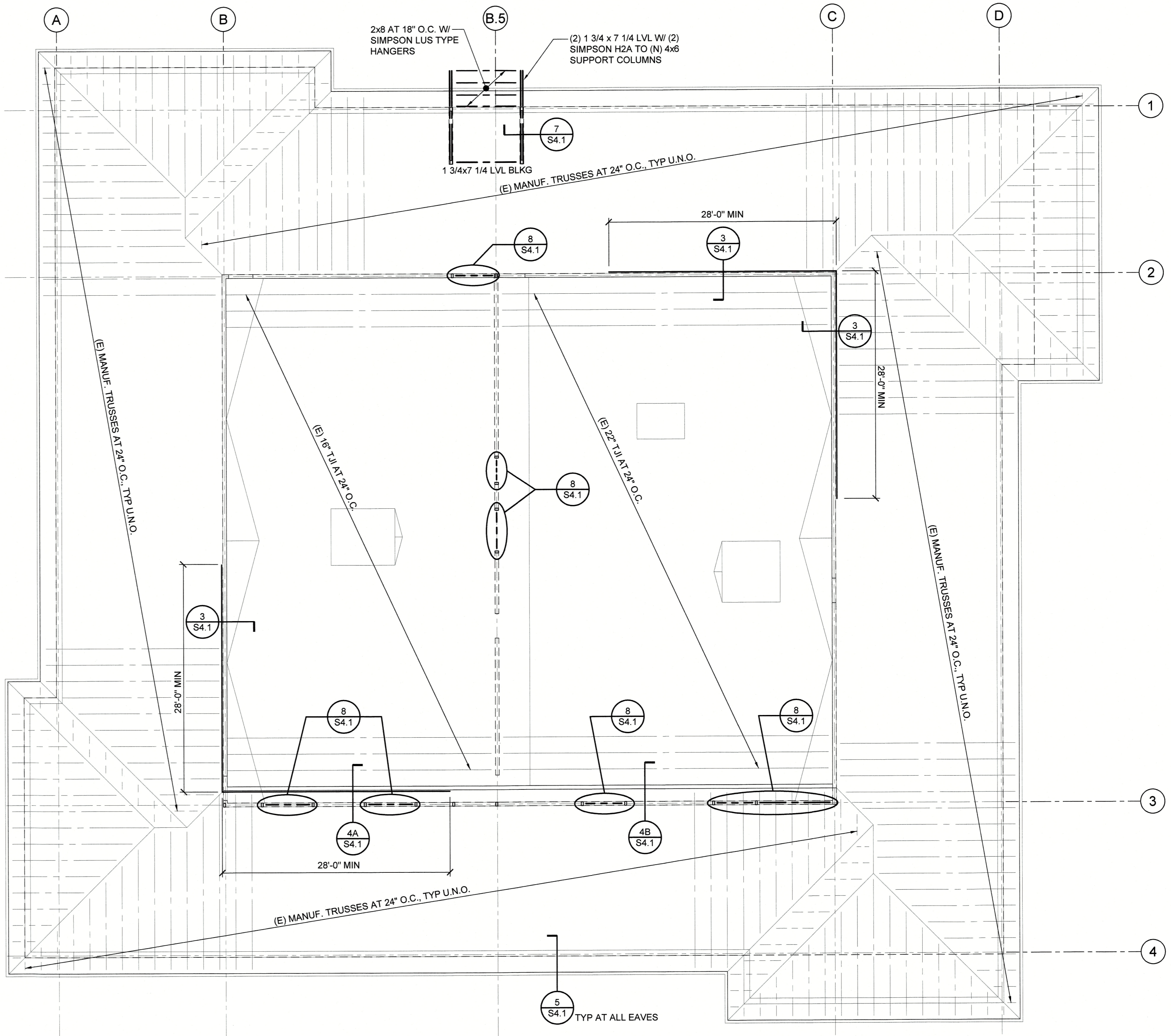
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Drawn By: GBB
Checked By: MW
Sheet No:

S2.1



SWEET HOME CITY HALL

3225 MAIN STREET
SWEET HOME, OREGON 97386

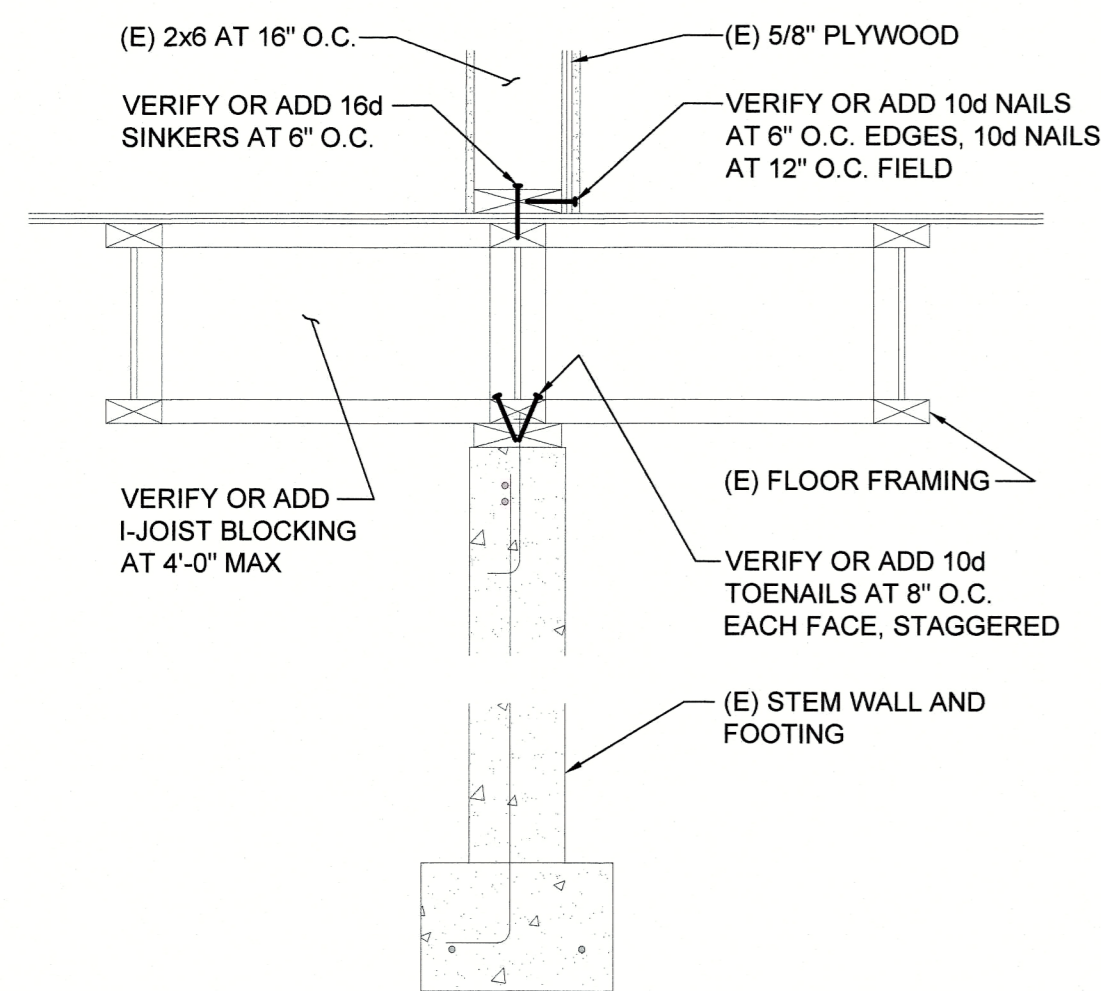


1 ROOF FRAMING PLAN
1/8" = 1'-0"

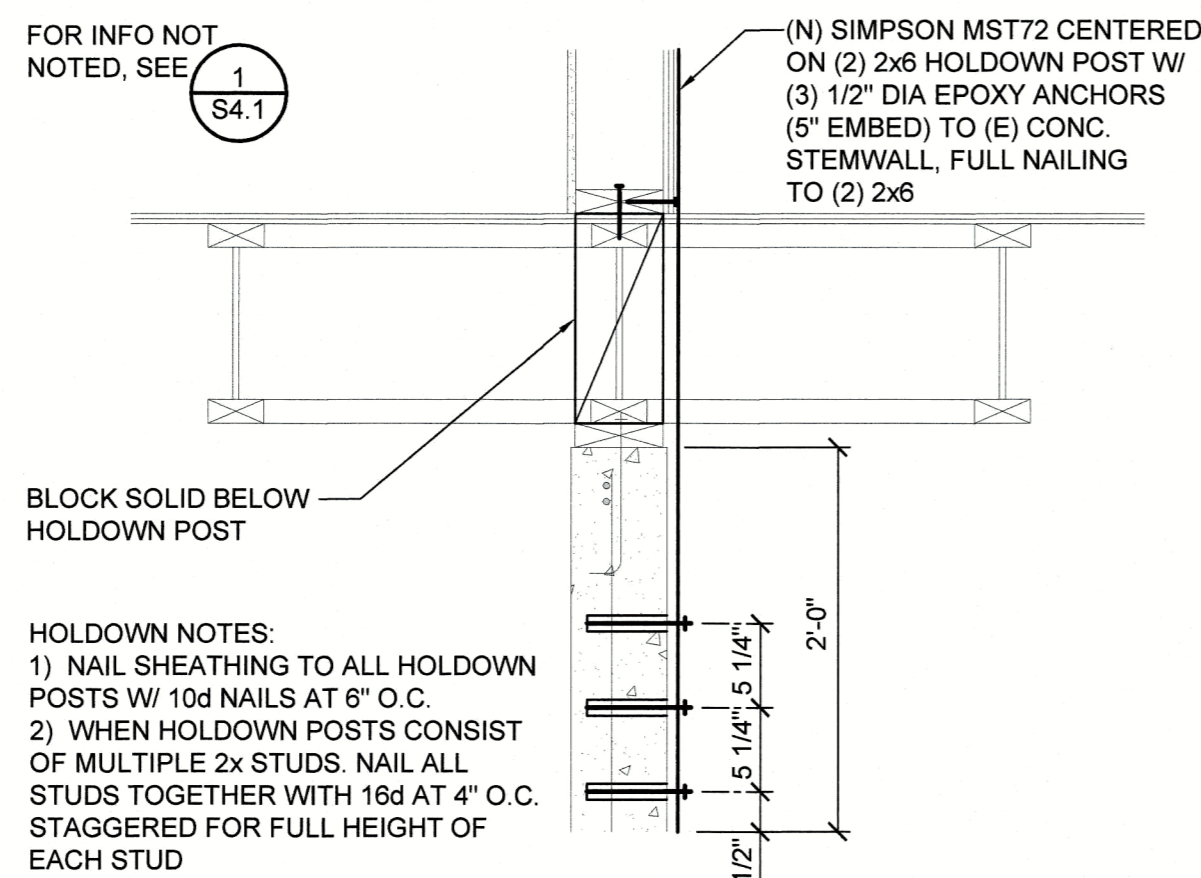


Drawing:	ROOF FRAMING PLAN
Job No:	16158
Date:	7-27-18
Drawn By:	GBB
Checked By:	MW
Sheet No:	

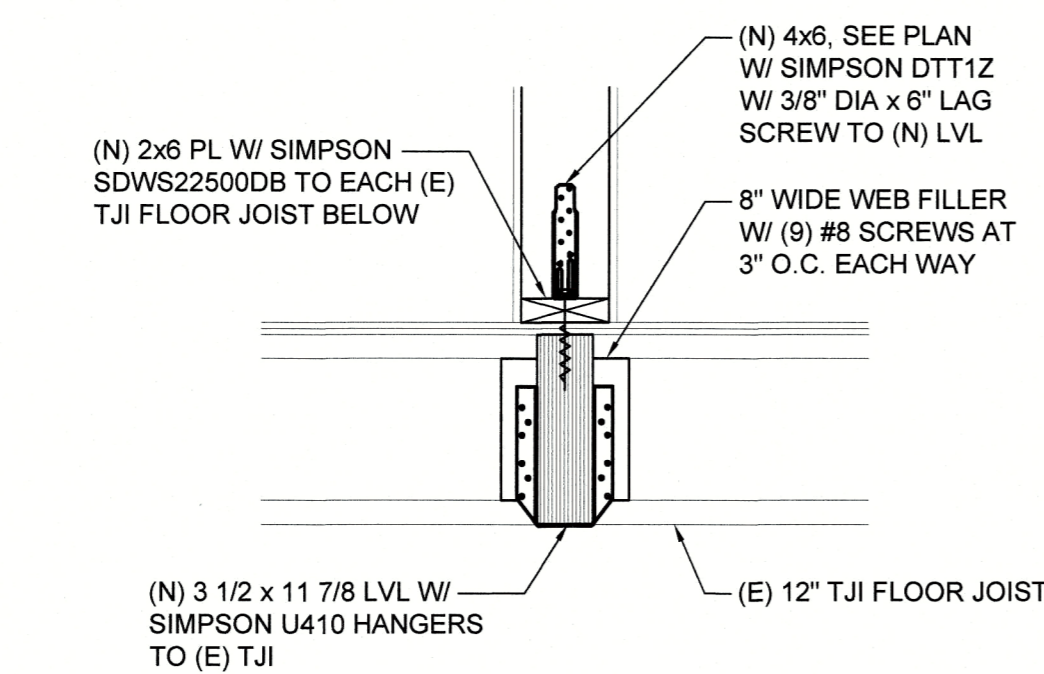
DWDY Structural & Civil Engineers
 6443 SW Beaverton-Hillsdale Hwy, Suite 210 Portland, OR 97221 ph: 503.203.8111 fx: 503.203.8122 www.dwdy.com



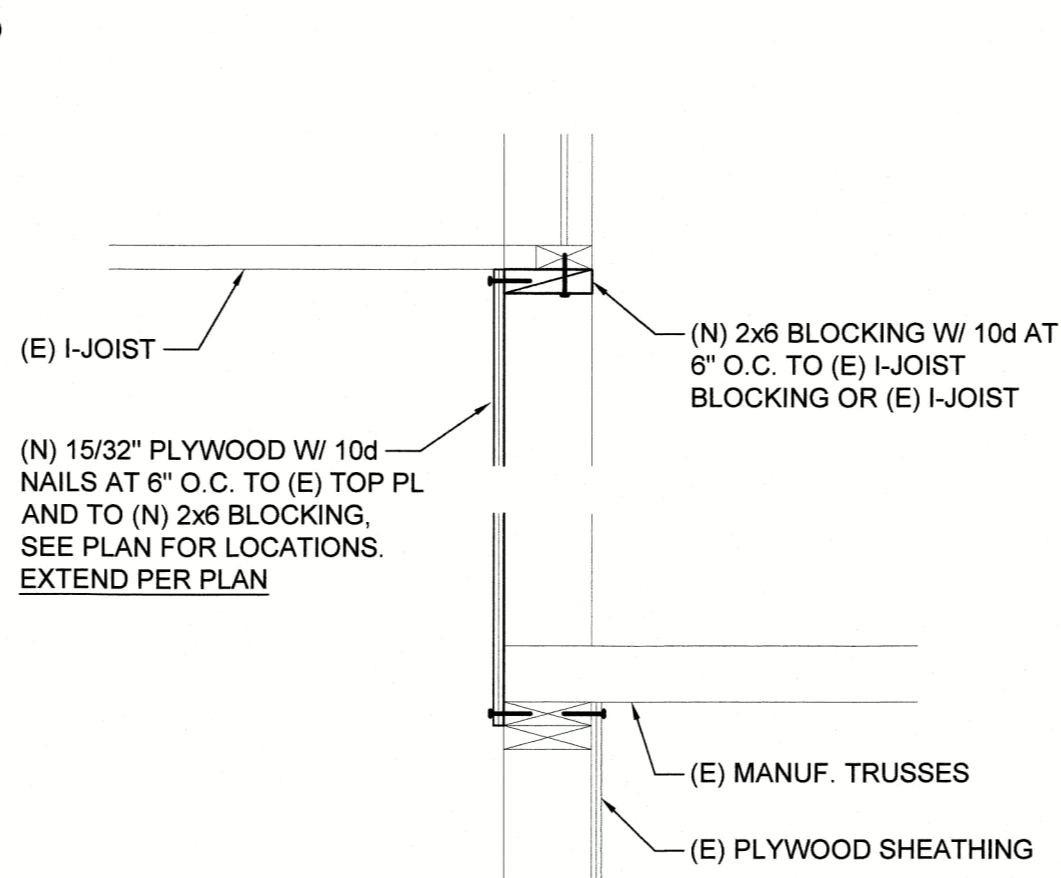
1 SHEAR WALLS ALONG GRID 3
S4.1 1" = 1'-0"



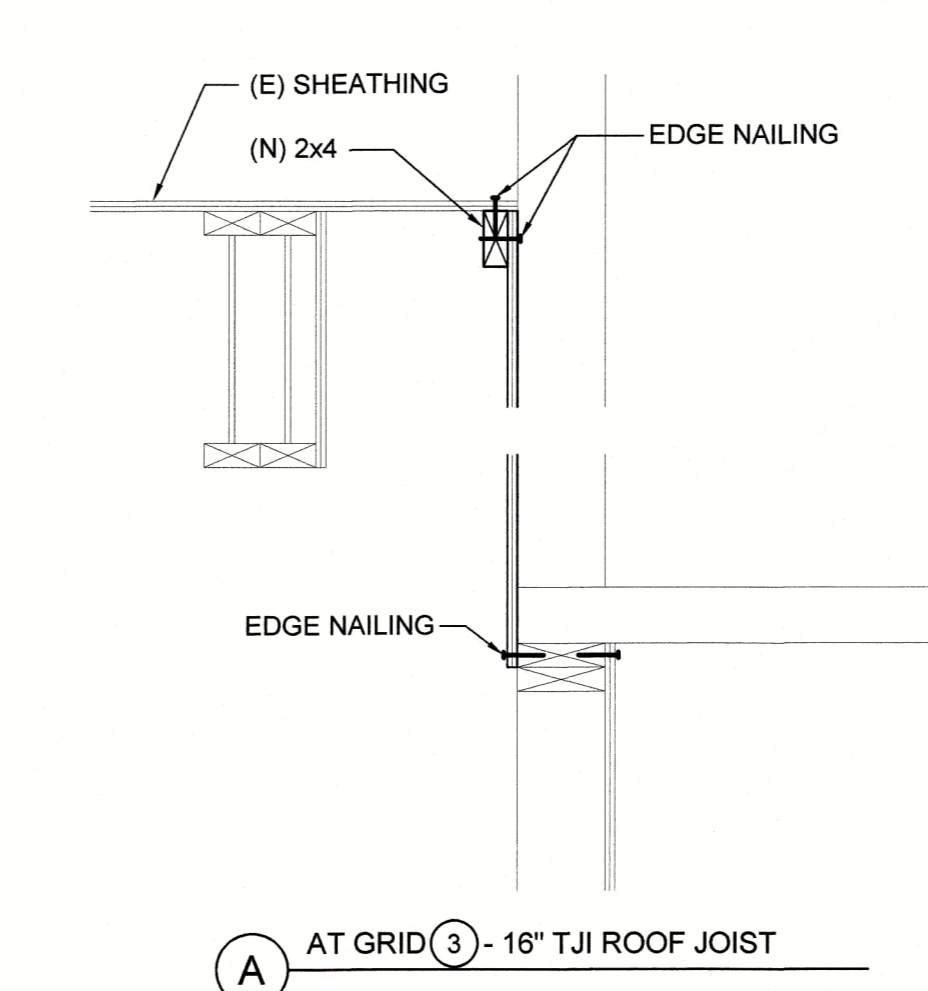
2 HOLDOWN AT GRID 3
S4.1 1" = 1'-0"



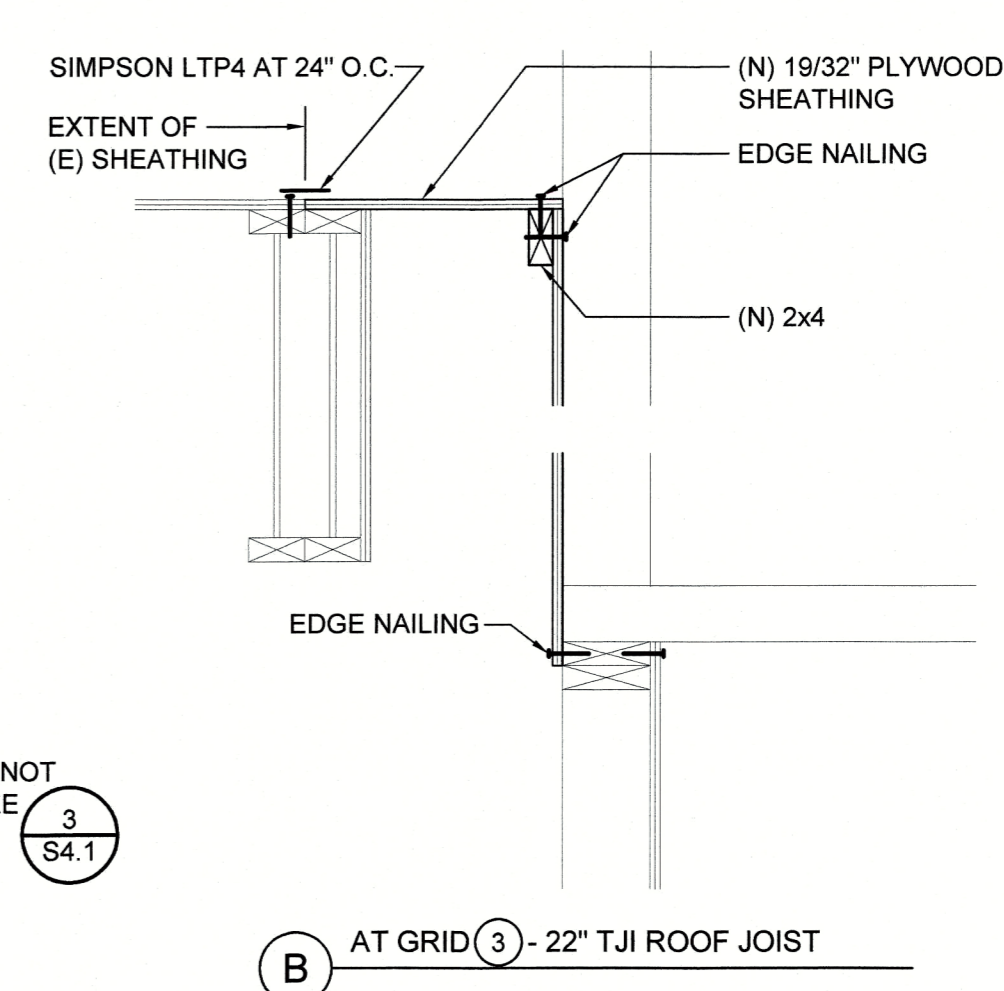
6 TYPICAL HEADER / POST CONNECTION
S4.1 1" = 1'-0"



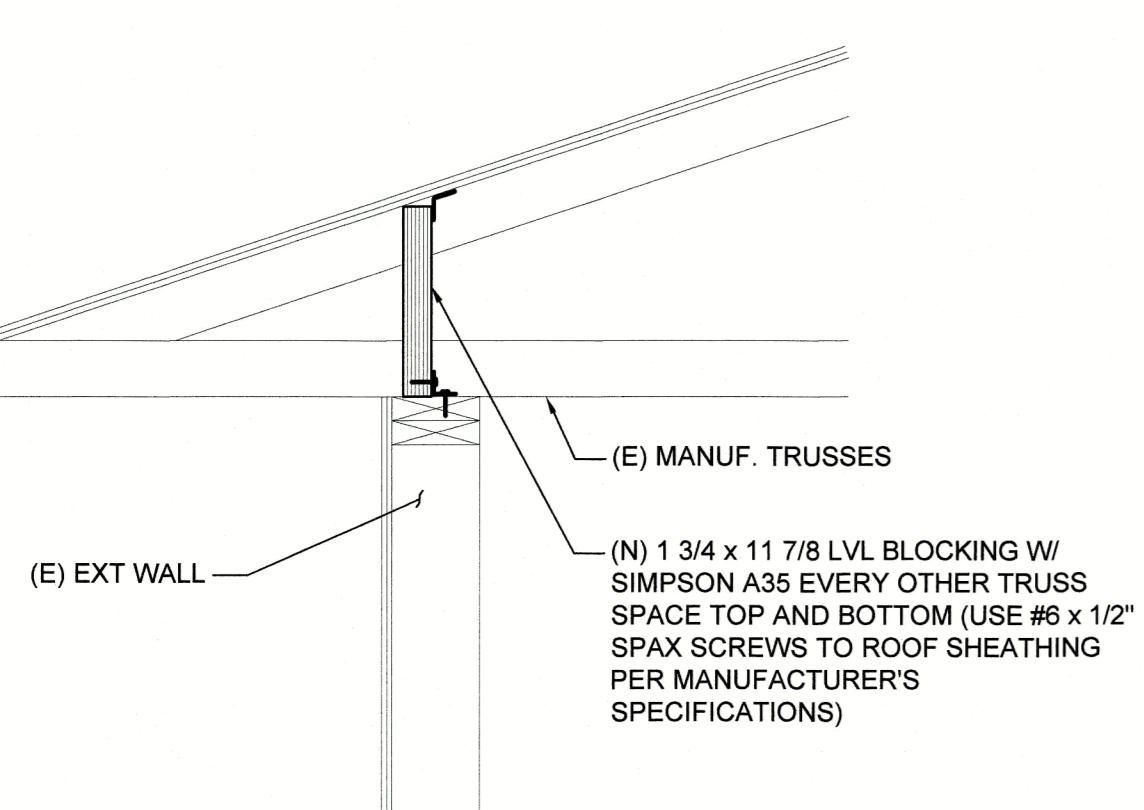
3 TYPICAL HEADER / POST CONNECTION
S4.1 1" = 1'-0"



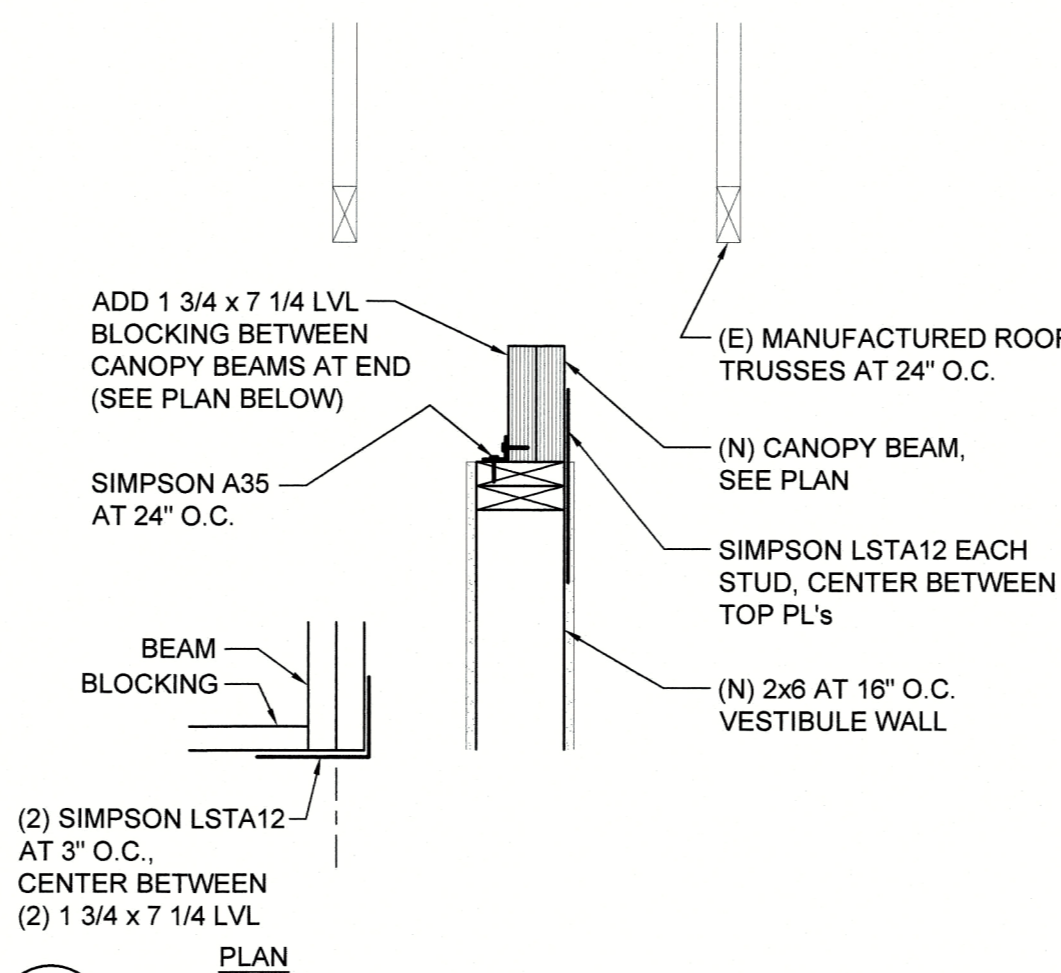
4 TYPICAL HEADER / POST CONNECTION
S4.1 1" = 1'-0"



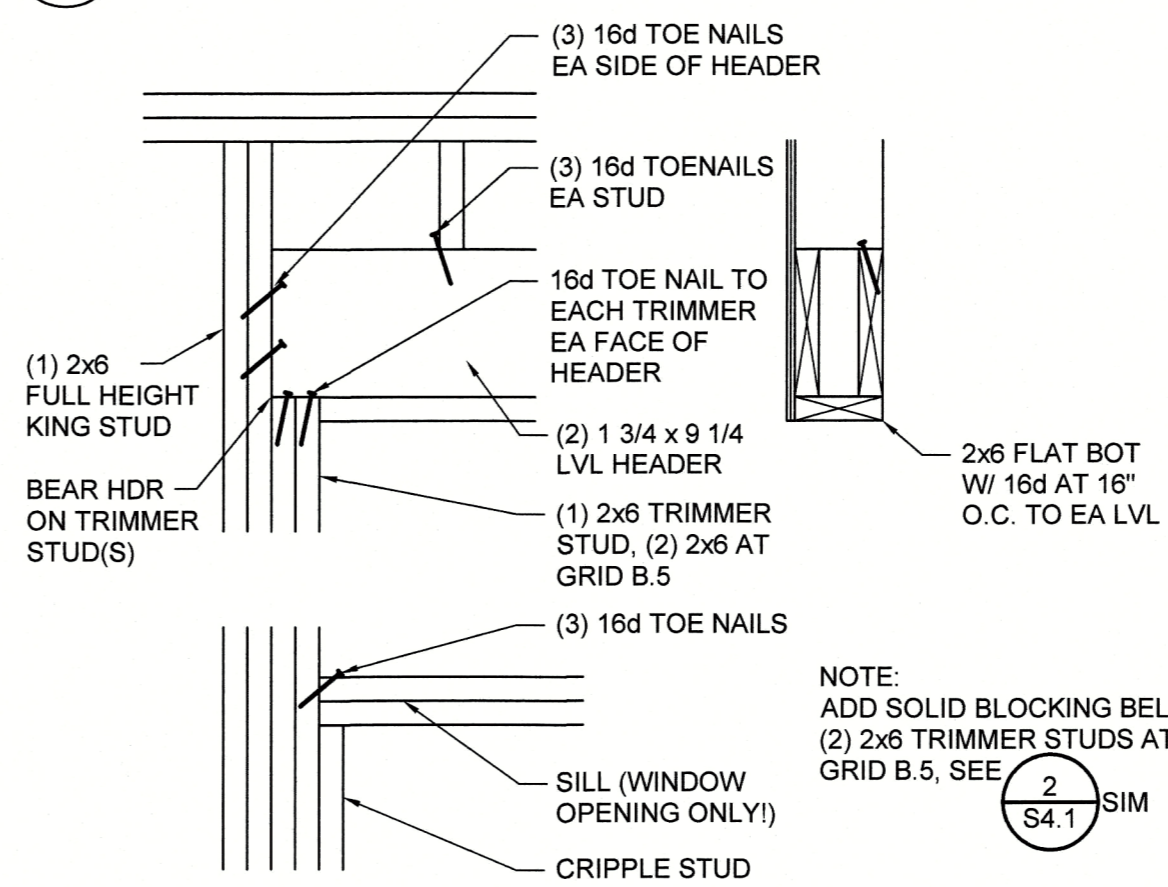
5 TYPICAL HEADER / POST CONNECTION
S4.1 1" = 1'-0"



5 TYPICAL HEADER / POST CONNECTION
S4.1 1" = 1'-0"



7 TYPICAL HEADER / POST CONNECTION
S4.1 1" = 1'-0"



8 TYPICAL HEADER / POST CONNECTION
S4.1 1" = 1'-0"

