

Coupeville Wharf Building Emergency Repairs



Photo of Existing Building

NOTE: THIS PHOTO IS FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR DESIGN, PERMITTING, BIDDING, OR CONSTRUCTION.

Vicinity Map



Project Team

CLIENT: **PORT OF COUPEVILLE**
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BELLINGHAM, WA 98225
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GENERAL CONTRACTOR: **TBD**

Project Information

PROJECT DATA

SITE ADDRESS: 26 FRONT STREET, COUPEVILLE, WA 98239
PARCEL NUMBER: R 13233-416-3480

PROJECT DESCRIPTION: PROJECT SCOPE INVOLVES EMERGENCY STRUCTURAL STABILIZATION IMPROVEMENTS TO ROOF FRAMING, A REROOF, COMPRISING OF REMOVAL OF EXISTING ASPHALT SHINGLE ROOFING DOWN TO EXISTING SHEATHING AND INSTALLATION OF NEW WRB, METAL SHINGLE ROOFING, FLASHING, GUTTERS AND DOWNSPOUT AT AREAS LOCATED ON PLANS.

DEFERRED PERMIT SUBMITTALS: TBD

ZONING: TOWN OF COUPEVILLE, HISTORIC / LIMITED COMMERCIAL DISTRICT

YEAR BUILT: 1905

1995 ALTERATIONS: REMOVAL OF (2) ROOF TOWERS, ADDITION OF NEW WINDOWS AND DOOR ON SOUTH, EAST AND NORTH FACADES. (ONLY FOR CONTEXT)

DESIGNATION: CONTRIBUTING TO HISTORIC DISTRICT

BUILDING CODE REQUIREMENTS

CODES: INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION
INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION
INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION
INTERNATIONAL FIRE CODE (IFC), 2018 EDITION
UNIFORM PLUMBING CODE (UPC), 2018 EDITION
WASHINGTON ADMINISTRATIVE CODE (WAC) CHAPTER 296-46B, NATIONAL ELECTRIC CODE (NEC), 2017
WASHINGTON STATE ENERGY CODE (WSEC), 2018 EDITION

*NOTE: ALL CODES ARE SUBSEQUENTLY MODIFIED BY WASHINGTON ADMINISTRATIVE CODE (WAC) AMENDMENTS

SELECTED CODE APPROACH: IEBC, PRESCRIPTIVE COMPLIANCE METHOD (IEBC 301.3.1)

OCCUPANCY CLASSIFICATION: M - MERCANTILE
B - BUSINESS

CONSTRUCTION TYPE: V-B

FIRE PROTECTION: FULLY SPRINKLERED, FIRE EXTINGUISHERS (EXISTING)

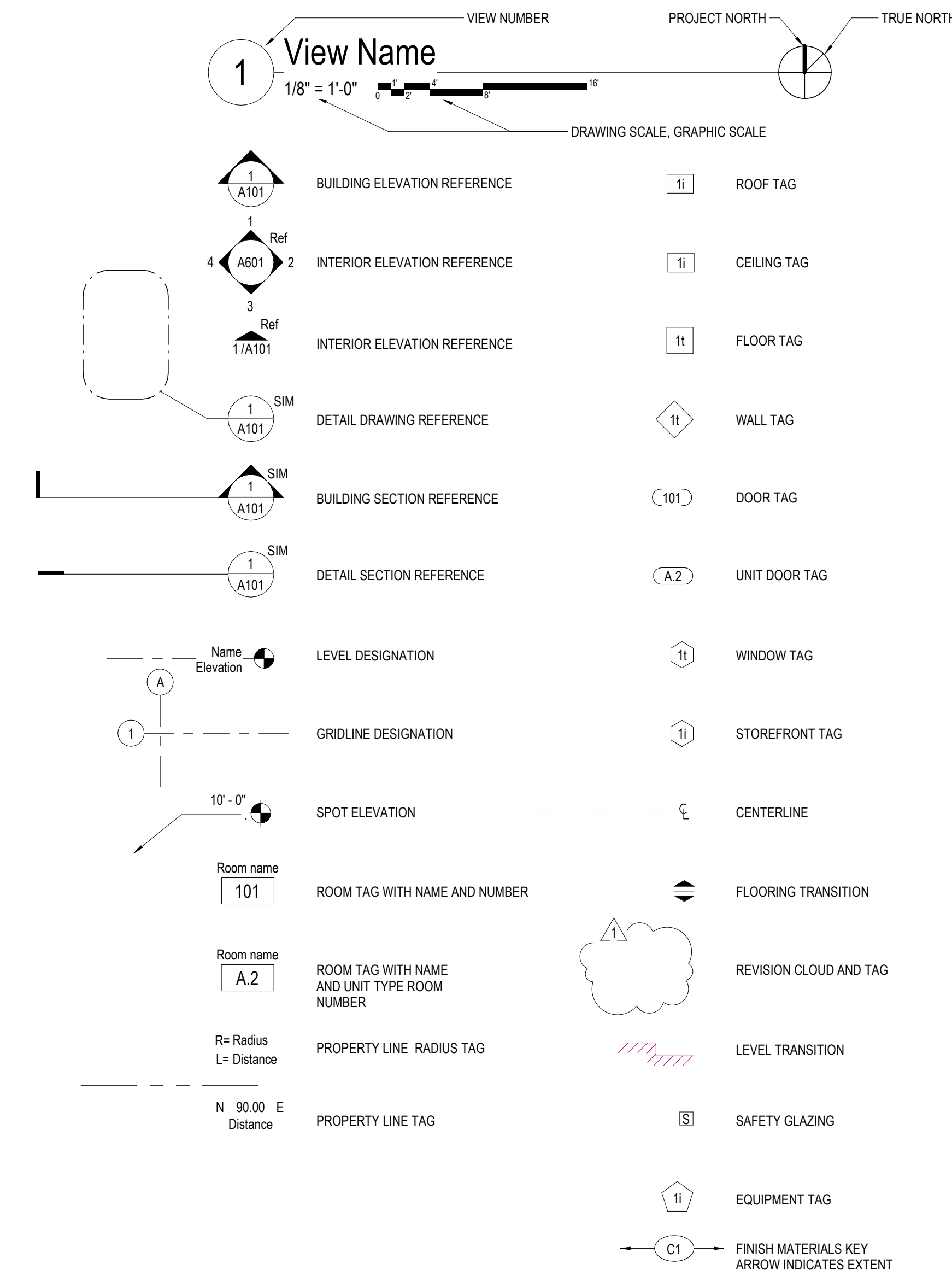
ALLOWABLE HEIGHT AND AREA: NO CHANGE TO EXISTING

AREA SUMMARY: CONDITIONED SPACE: 4,419 SF
FIRST FLOOR: 590 SF
SECOND FLOOR LOFT: 590 SF
TOTAL: 5,009 SF
ROOF: 6,347 SF

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Architectural Symbols



RMC ARCHITECTS

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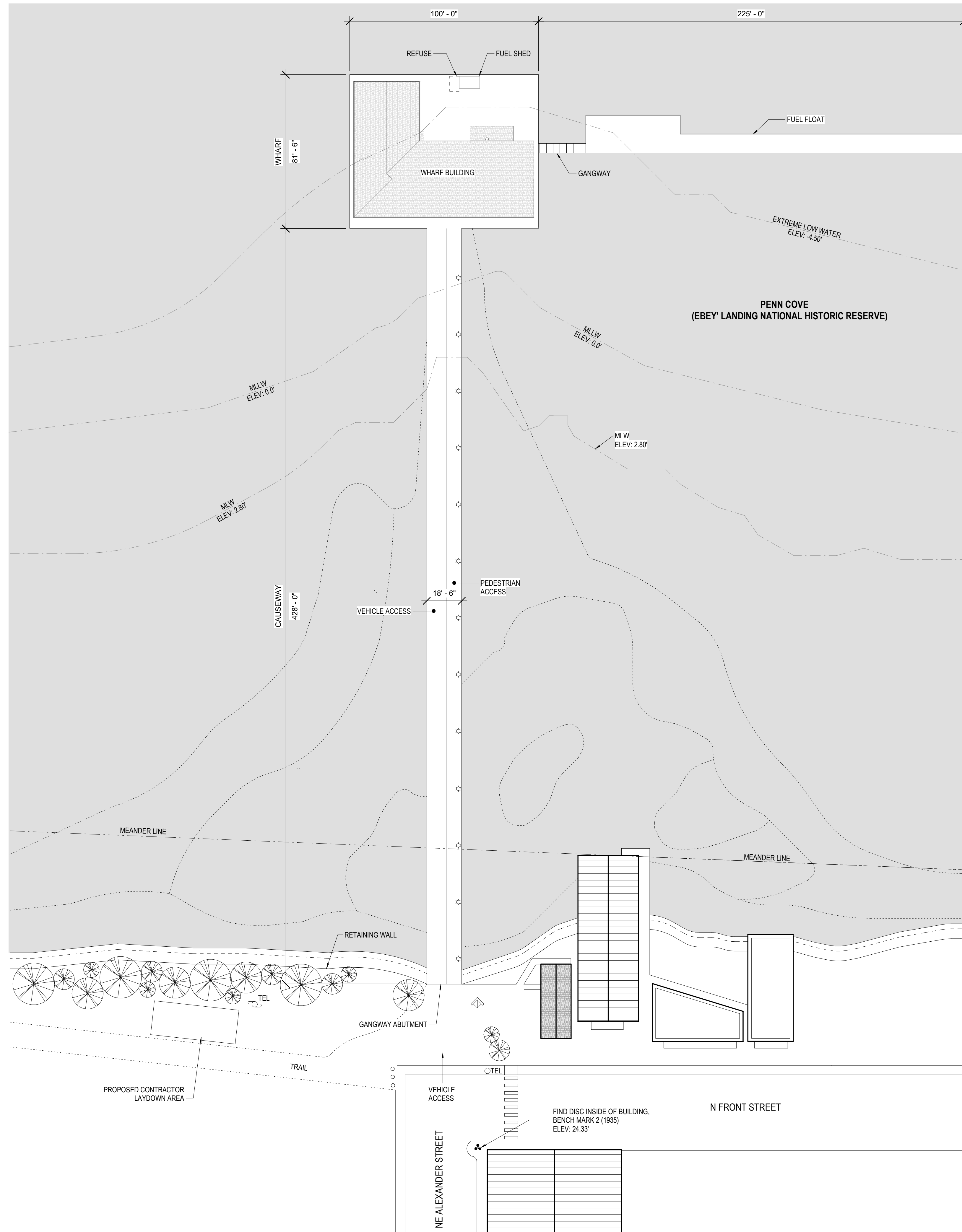


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COVER SHEET

G001



GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE FIGURED AND FIELD VERIFIED DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. ALL WHARF BUILDING BUSINESS OPERATIONS ARE TO REMAIN ACTIVE AND UNINTERRUPTED DURING THE ENTIRE PERIOD OF CONSTRUCTION ACTIVITY.
3. ALL EXISTING MECHANICAL AND ELECTRICAL ROOF MOUNTED EQUIPMENT AND PENETRATIONS TO REMAIN IN PLACE AND BE MAINTAINED IN OPERATION THROUGHOUT THE COURSE OF WORK UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL PROTECT ADJACENT WALKWAYS AND BUILDING ENTRIES DURING CONSTRUCTION. COORDINATE WITH PORT OF COUPEVILLE STAFF.
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7. NOT ALL EXISTING PLUMBING NOR EXHAUST VENTS/ PORTS AT ROOF ARE SHOWN. CONTRACTOR SHALL MAINTAIN AND FLASH TO INTEGRATE WITH NEW ROOFING SYSTEM.



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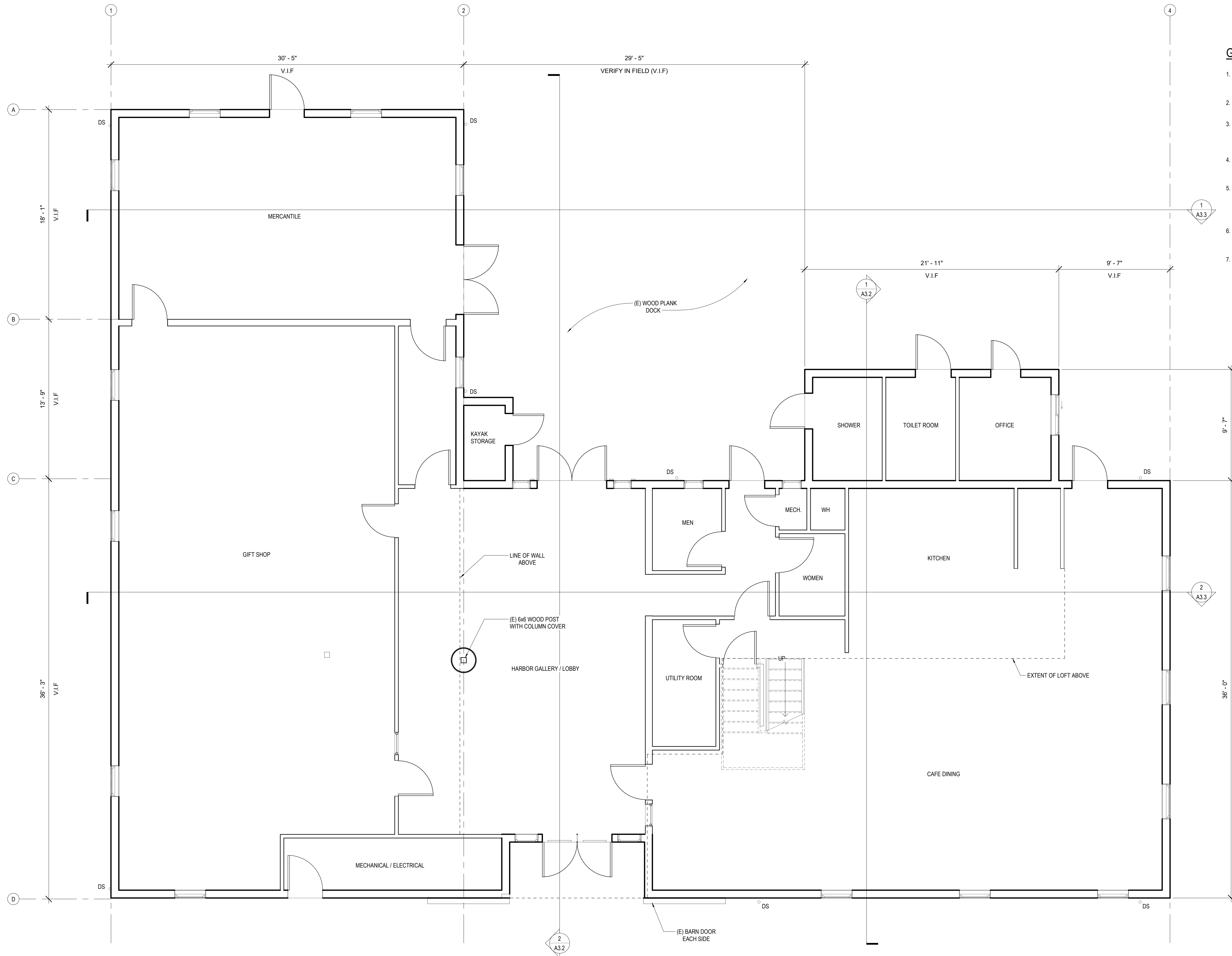
SITE PLAN

A1.0

Site Plan Legend

- SURFACE MONUMENT
- POWER/TELEPHONE POLE
- LIGHT POLE
- LW MEAN LOW WATER
- MLLW MEAN LOWER LOW WATER

1 Site Plan (For Reference)
 1" = 30'-0"



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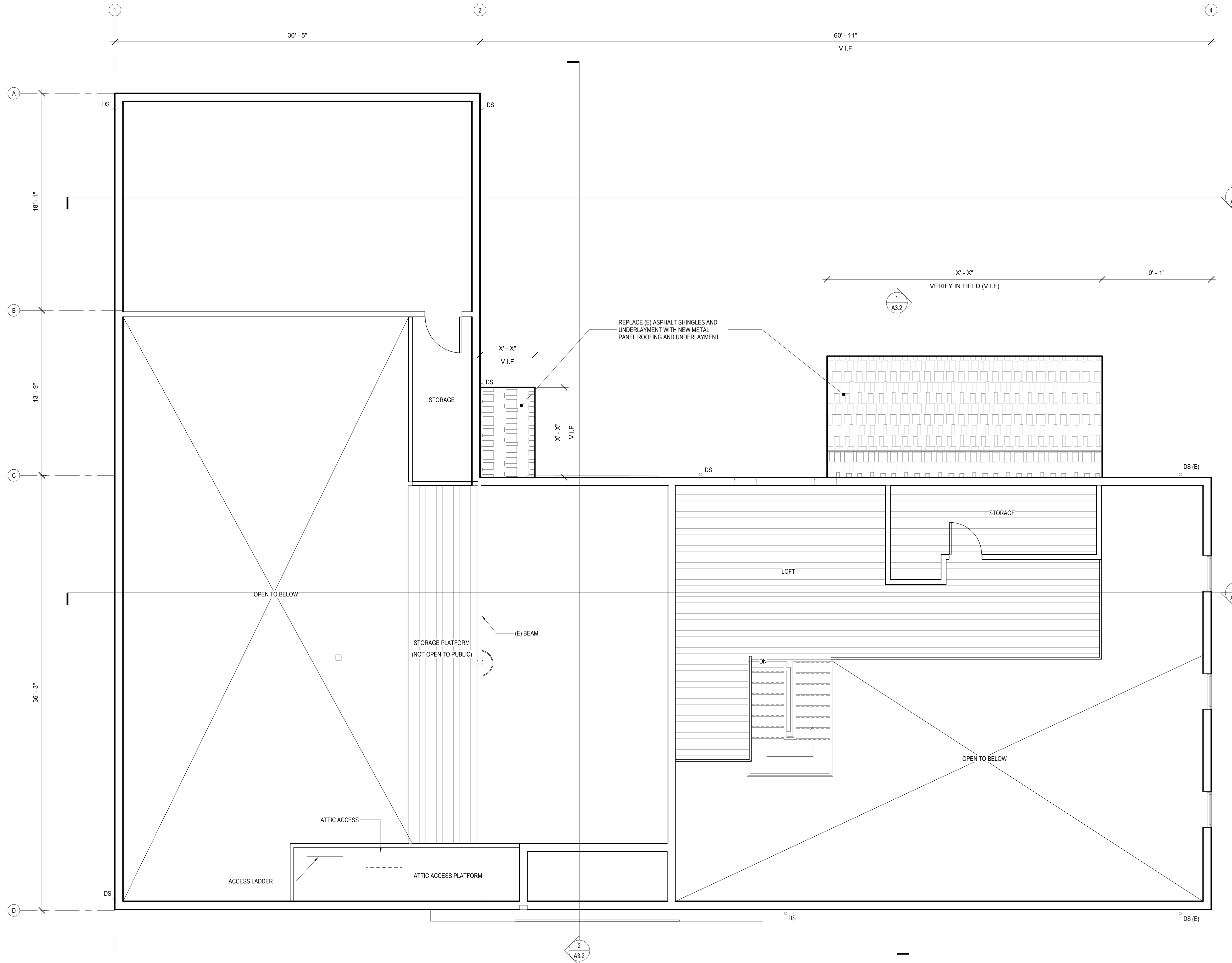
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1 Existing First Floor Plan
 1/4" = 1'-0"

FOR REFERENCE ONLY

FIRST FLOOR PLAN

A2.0



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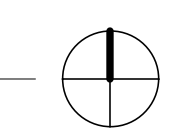
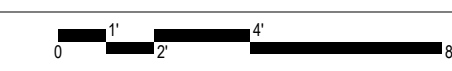
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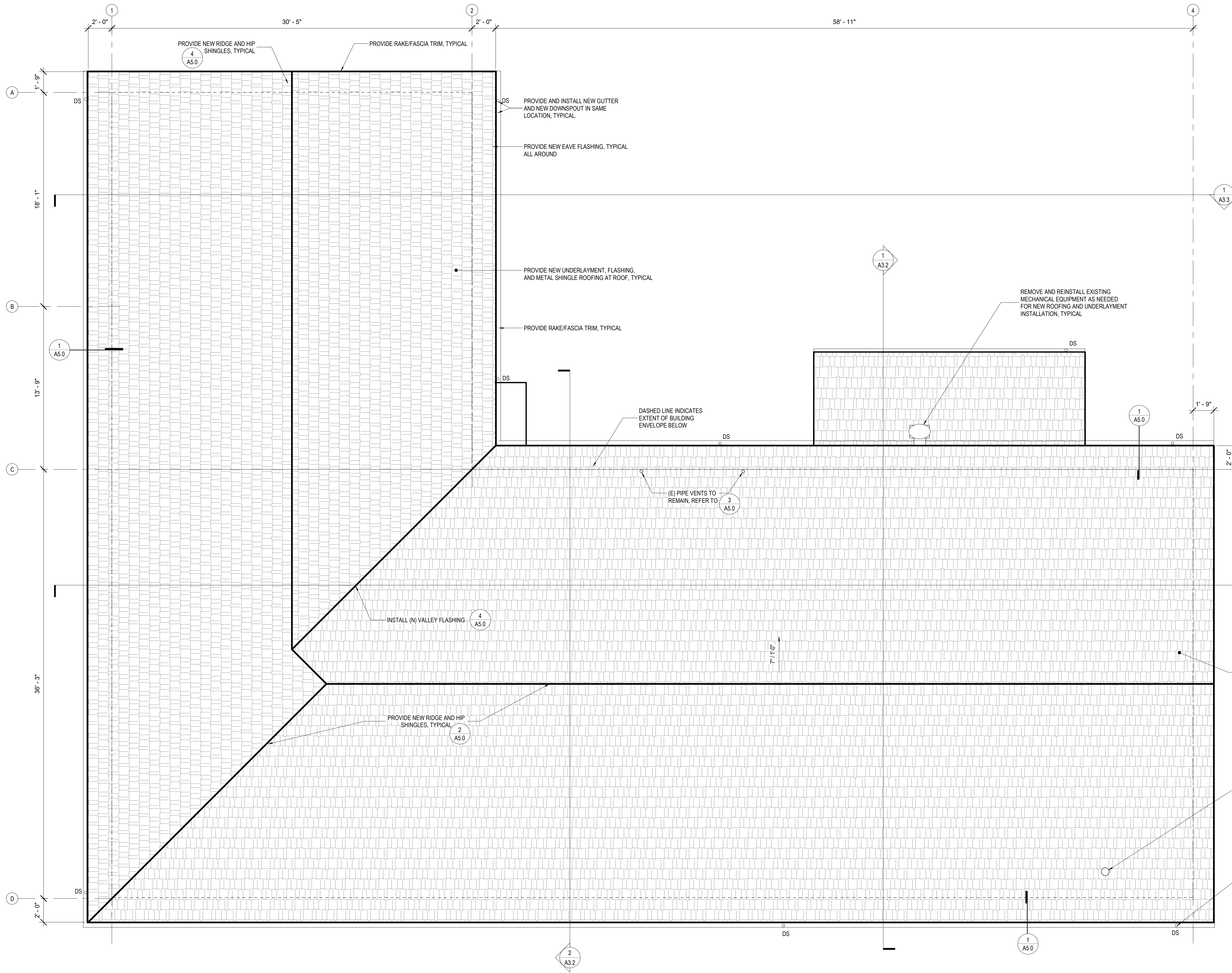
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LOFT FLOOR
PLAN

A2.1

1 Existing Loft Level
1/4" = 1'-0"





GENERAL NOTES:

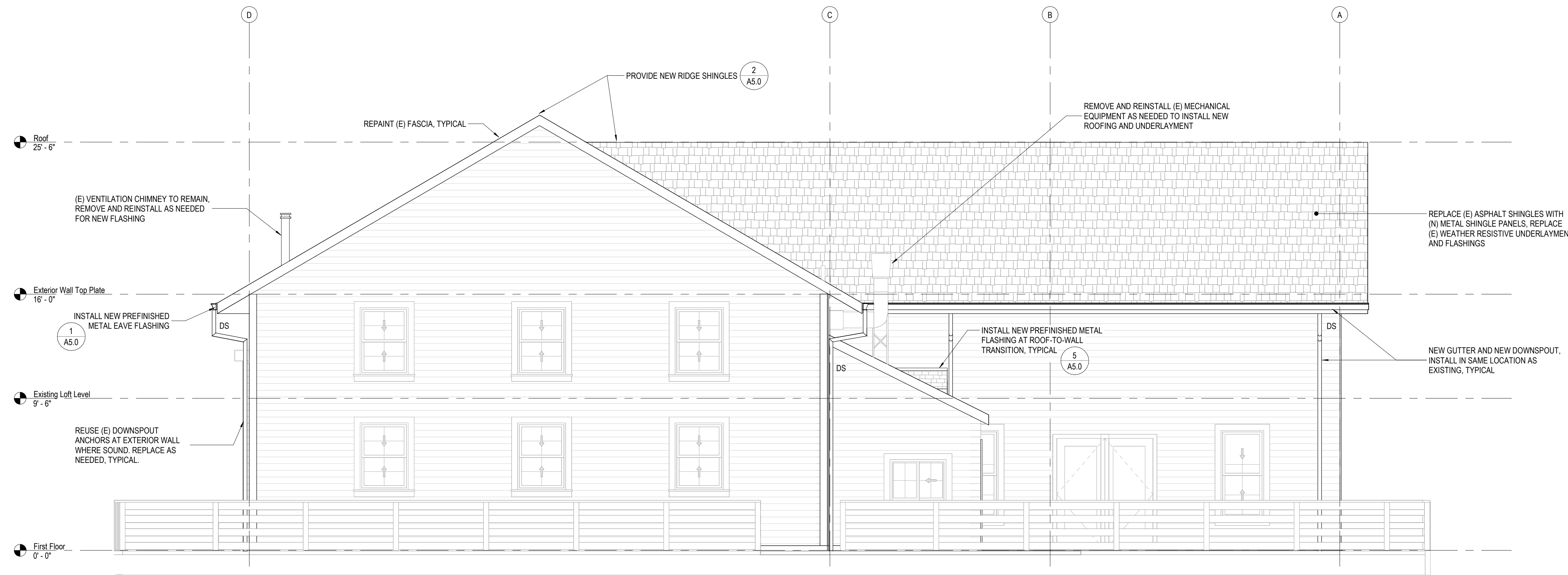
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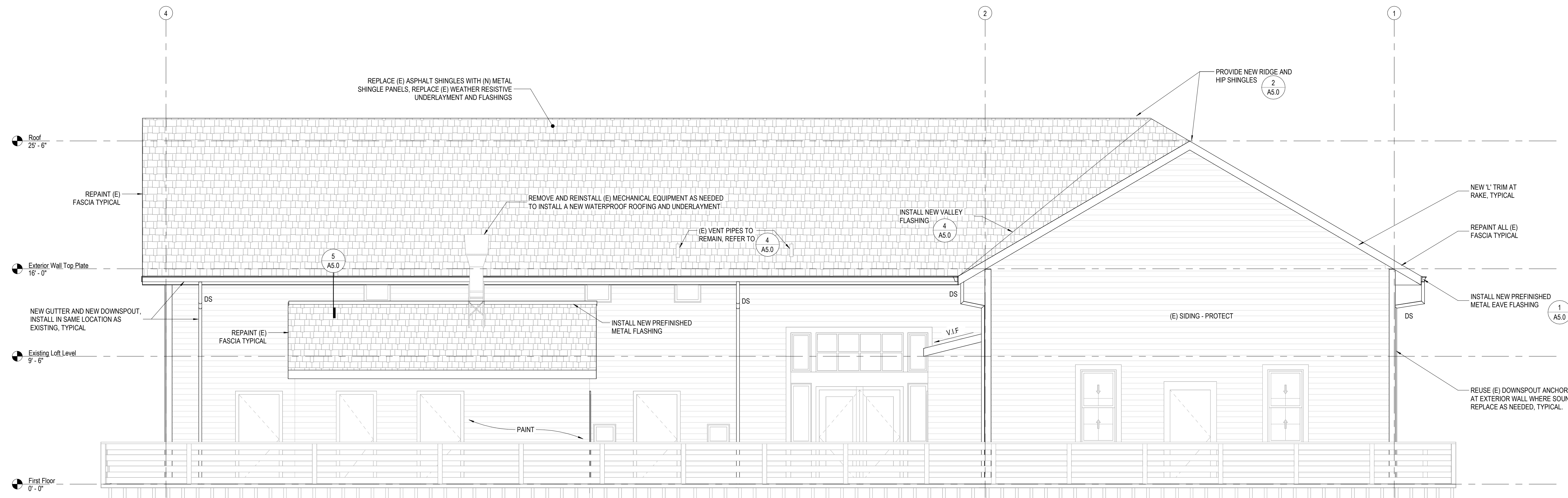
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1 Roof Plan
 1/4" = 1'-0"



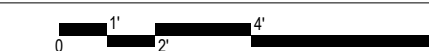
2 East Elevation

1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"



GENERAL NOTES:

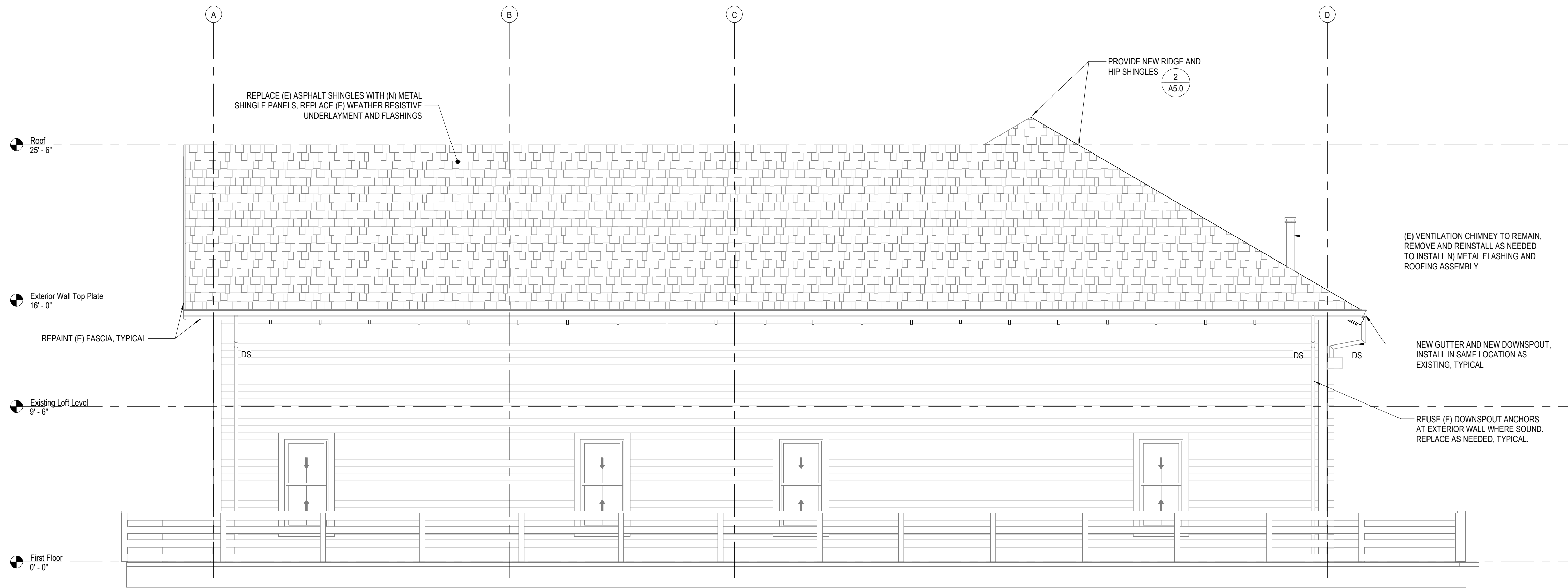
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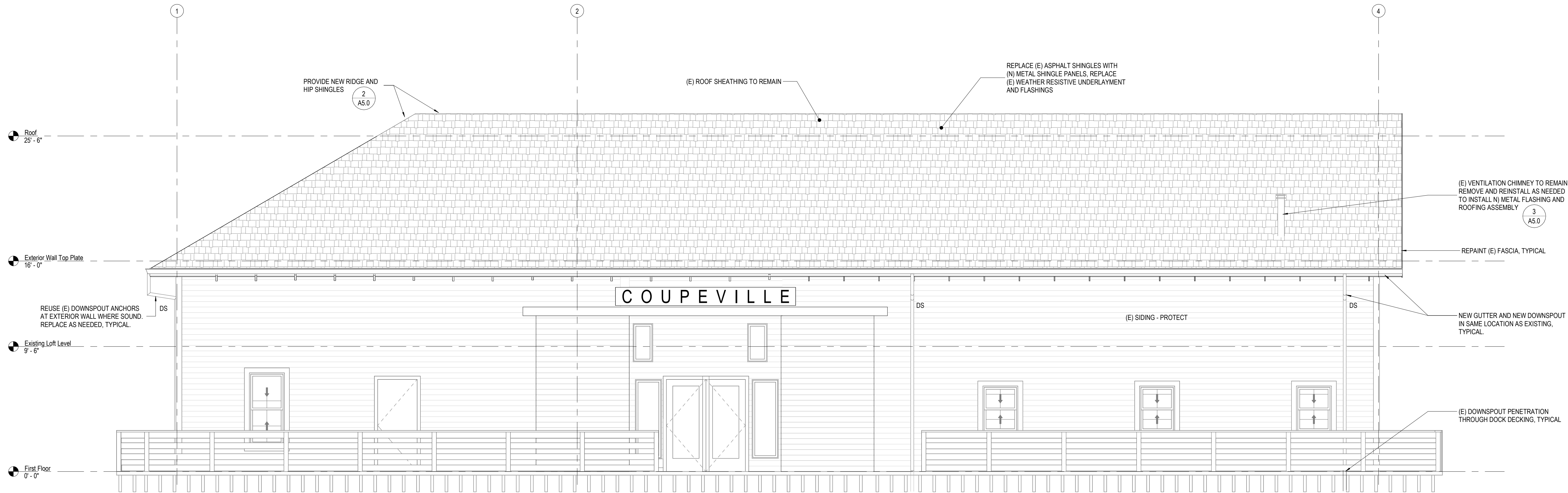
BUILDING ELEVATIONS

A3.0



2 West Elevation

1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"

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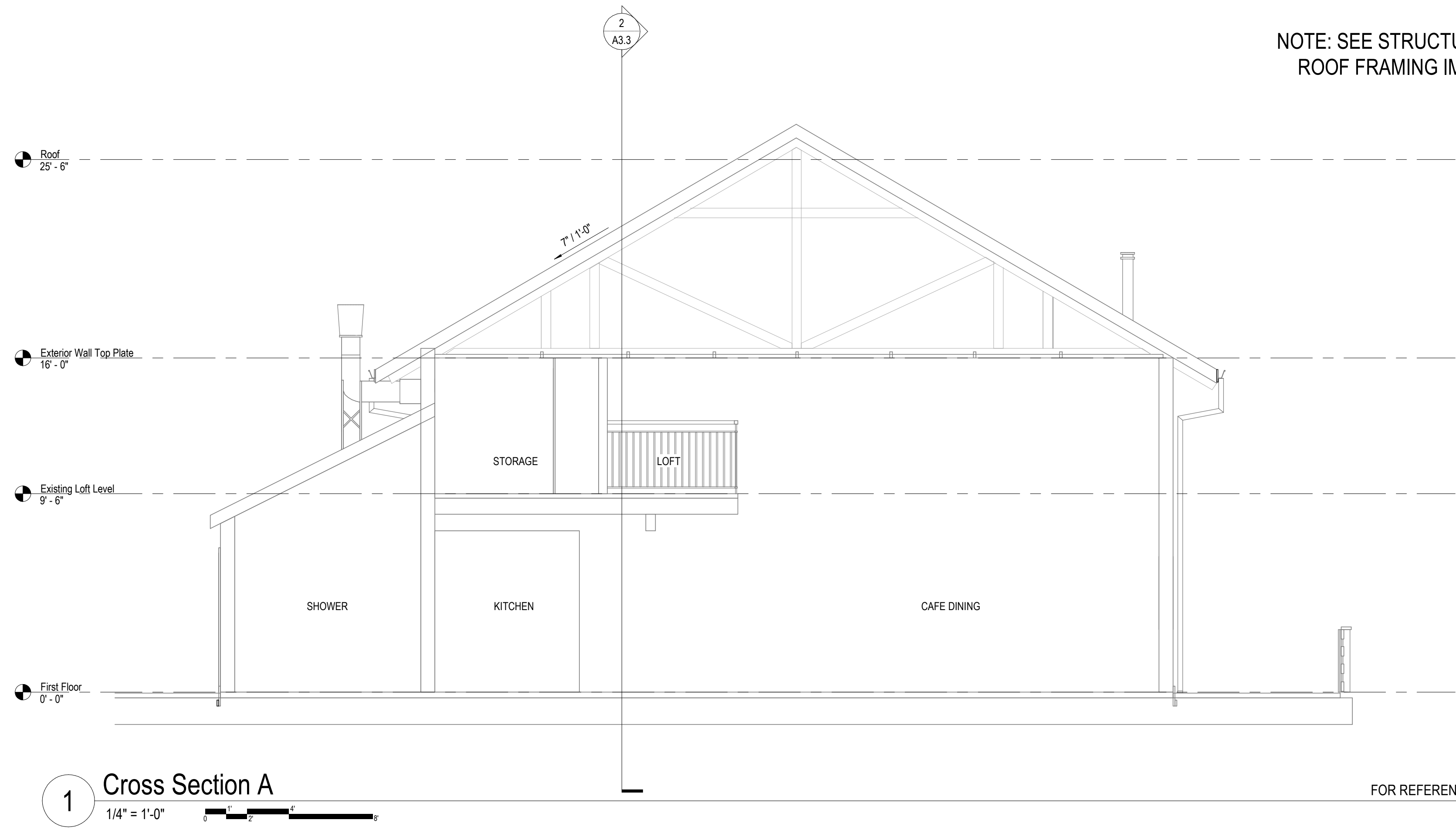
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BUILDING ELEVATIONS

A3.1

NOTE: SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING IMPROVEMENTS.



1 Cross Section A
1/4" = 1'-0"

FOR REFERENCE



2 Cross Section B
1/4" = 1'-0"

FOR REFERENCE



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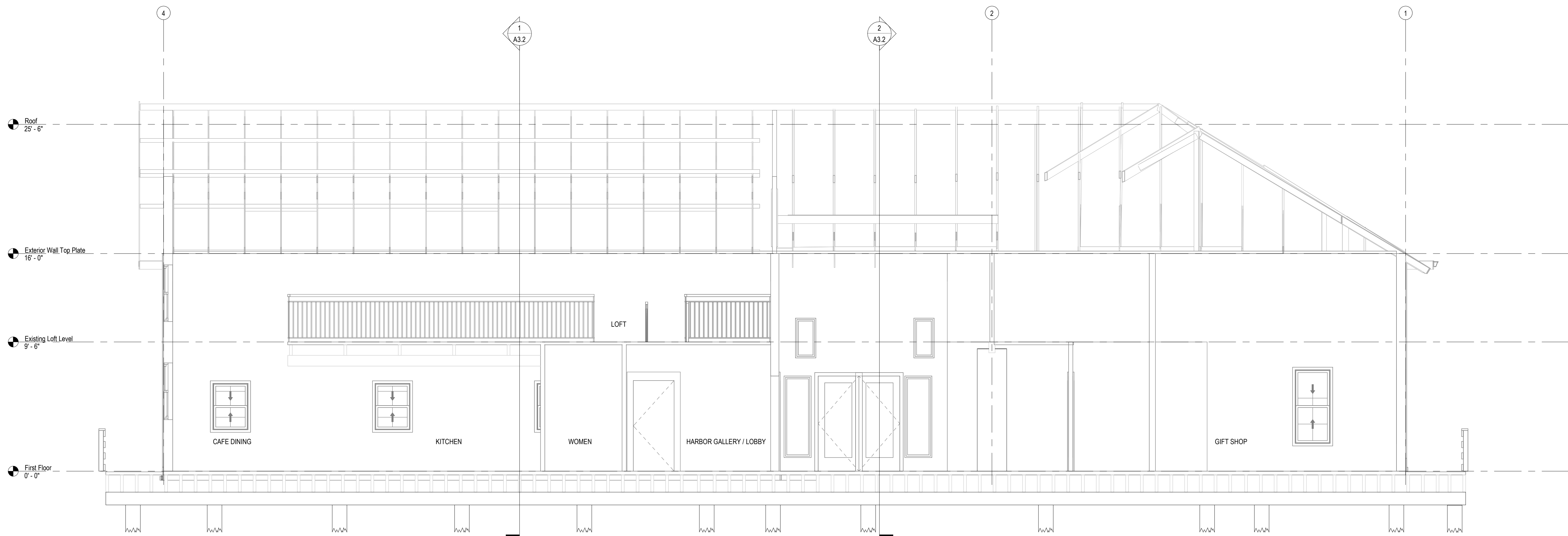
BUILDING SECTIONS

A3.2



1 Longitudinal Section A

FOR REFERENCE



2 Longitudinal Section B

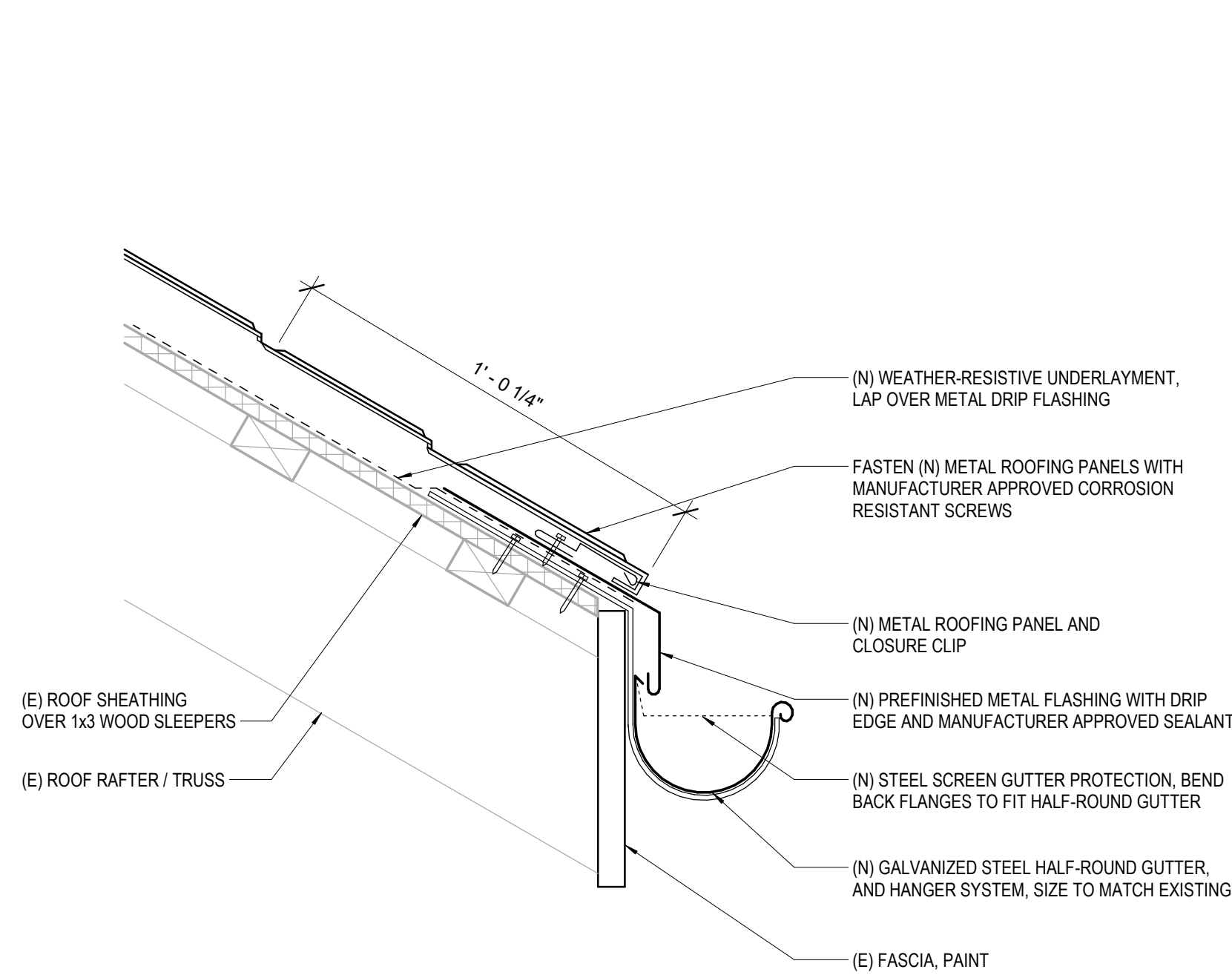
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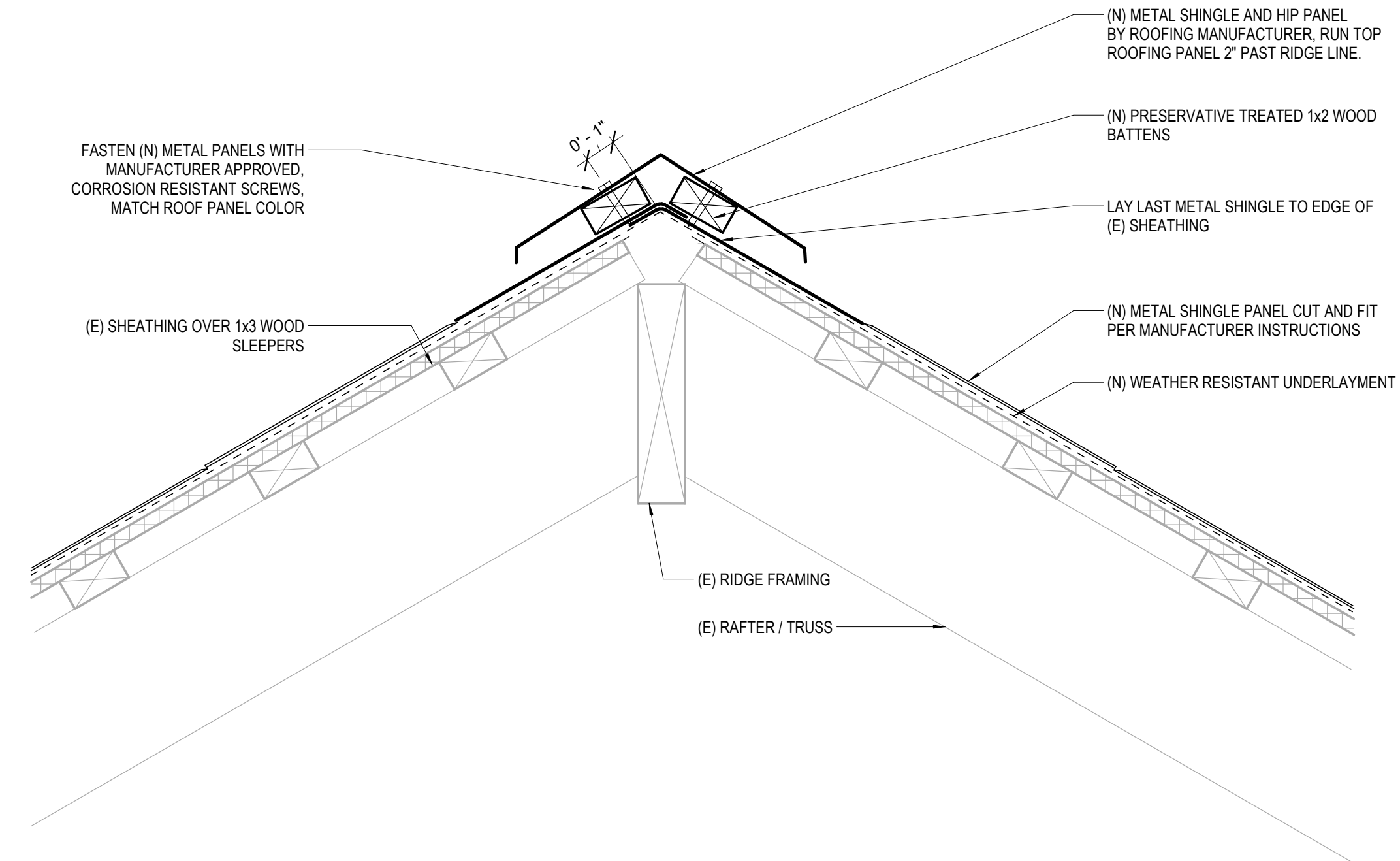
BUILDING SECTIONS

A3.3



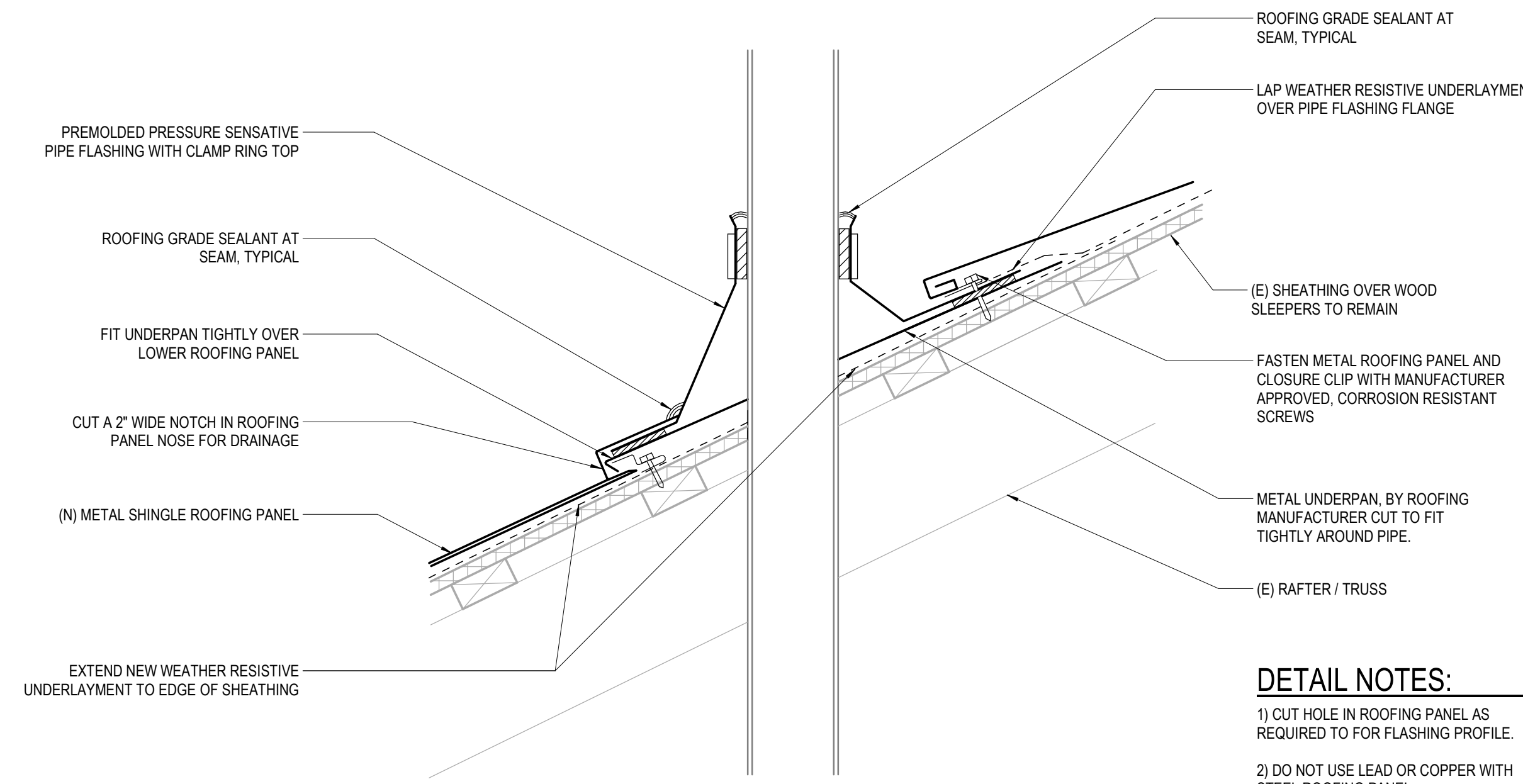
1 Typical Eave Section Detail

3" = 1'-0"



2 Typical Ridge Section Detail Unvented Hip SIM

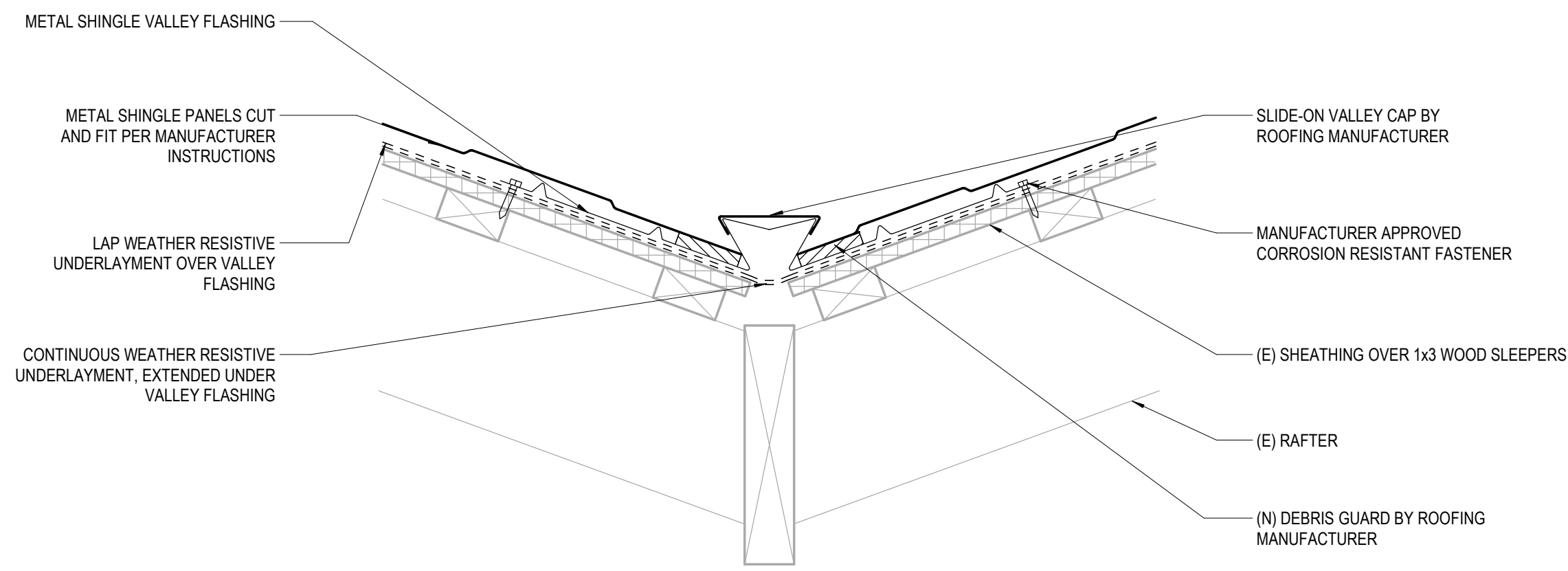
3" = 1'-0"



3 Ventilation Pipe/Chimney Flashing

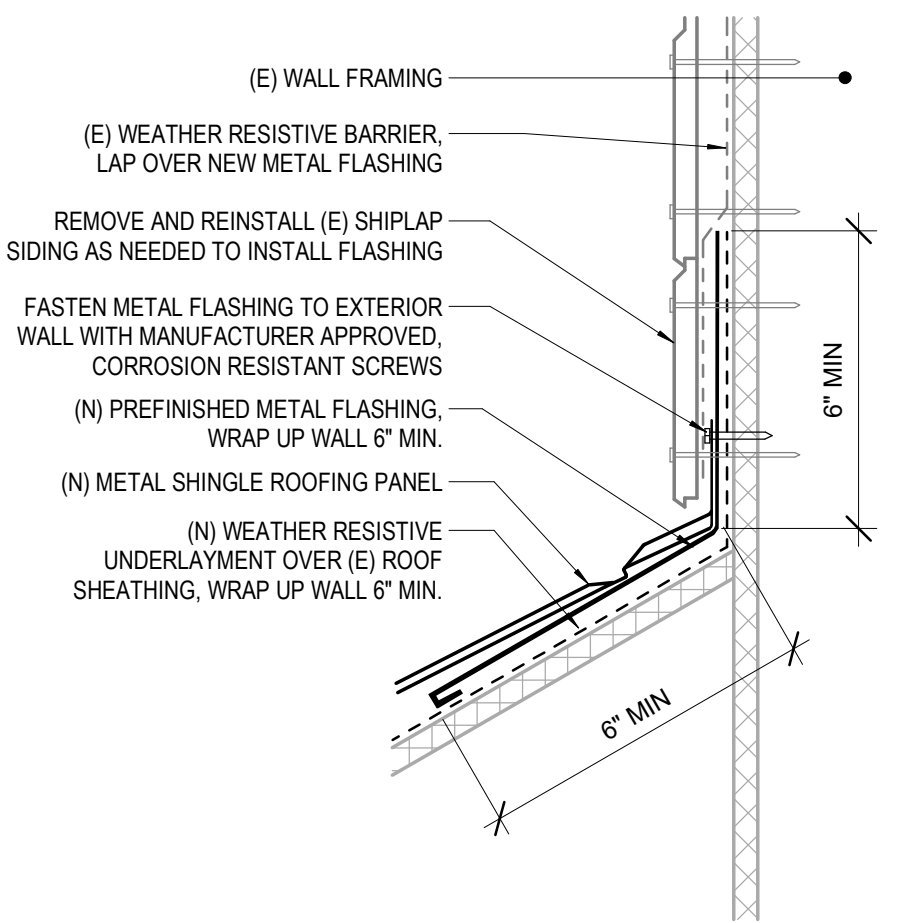
3" = 1'-0"

DETAIL NOTES:
 1) CUT HOLE IN ROOFING PANEL AS REQUIRED TO FOR FLASHING PROFILE.
 2) DO NOT USE LEAD OR COPPER WITH STEEL ROOFING PANEL.



4 Shingle Valley Cap Detail

3" = 1'-0"



5 Flashing at Wall Transition

3" = 1'-0"

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
- DESIGN LOADING CRITERIA:
ASSEMBLY AREAS
FLOOR LIVE LOAD (LOBBIES, & OTHER) 100 PSF
RETAIL
FLOOR LIVE LOAD (DINING ROOMS AND RESTAURANTS) 100 PSF
FLOOR LIVE LOAD (STORES – RETAIL FIRST FLOOR) 100 PSF
ROOF
ROOF LIVE LOAD 25 PSF
MISCELLANEOUS LOADS
PARTITION LOADING 15 PSF
MECHANICAL UNITS WEIGHTS FURNISHED BY MANUFACTURER
PHOTOVOLTAIC PANEL SYSTEMS 5 PSF
DEFLECTION CRITERIA
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240
ENVIRONMENTAL LOADS
RAIN 1.5 IN/HR
SNOW Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF
WIND GCpi=0.18, 104 MPH, RISK CATEGORY II, EXPOSURE "D"
EARTHQUAKE . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS,
SITE CLASS=D, Ss=135, Sds=108, S1=48, SD1=59, Cs=0.167
SDC D (DEFAULT), Ie=1.0, R=6.5

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.
- PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X & 3X MEMBERS) AND BEAMS	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS (INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS (4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:	DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

- MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- | | |
|----------------------|---|
| PSL (2.0E WS) | Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI |
| LVL (2.0E-2600FB WS) | Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI |
| LSL (1.55E) | Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI |

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "TIS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

18. WOOD FASTENERS

- NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"

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 – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

- ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

19. NOTCHES AND HOLES IN WOOD FRAMING:

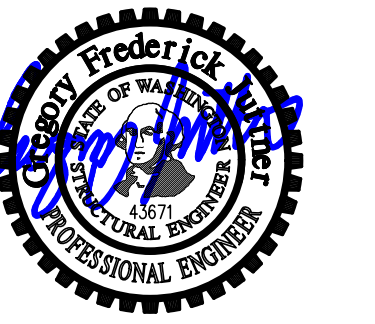
- NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

- IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

20. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

- ROOF FRAMING: UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G 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 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.

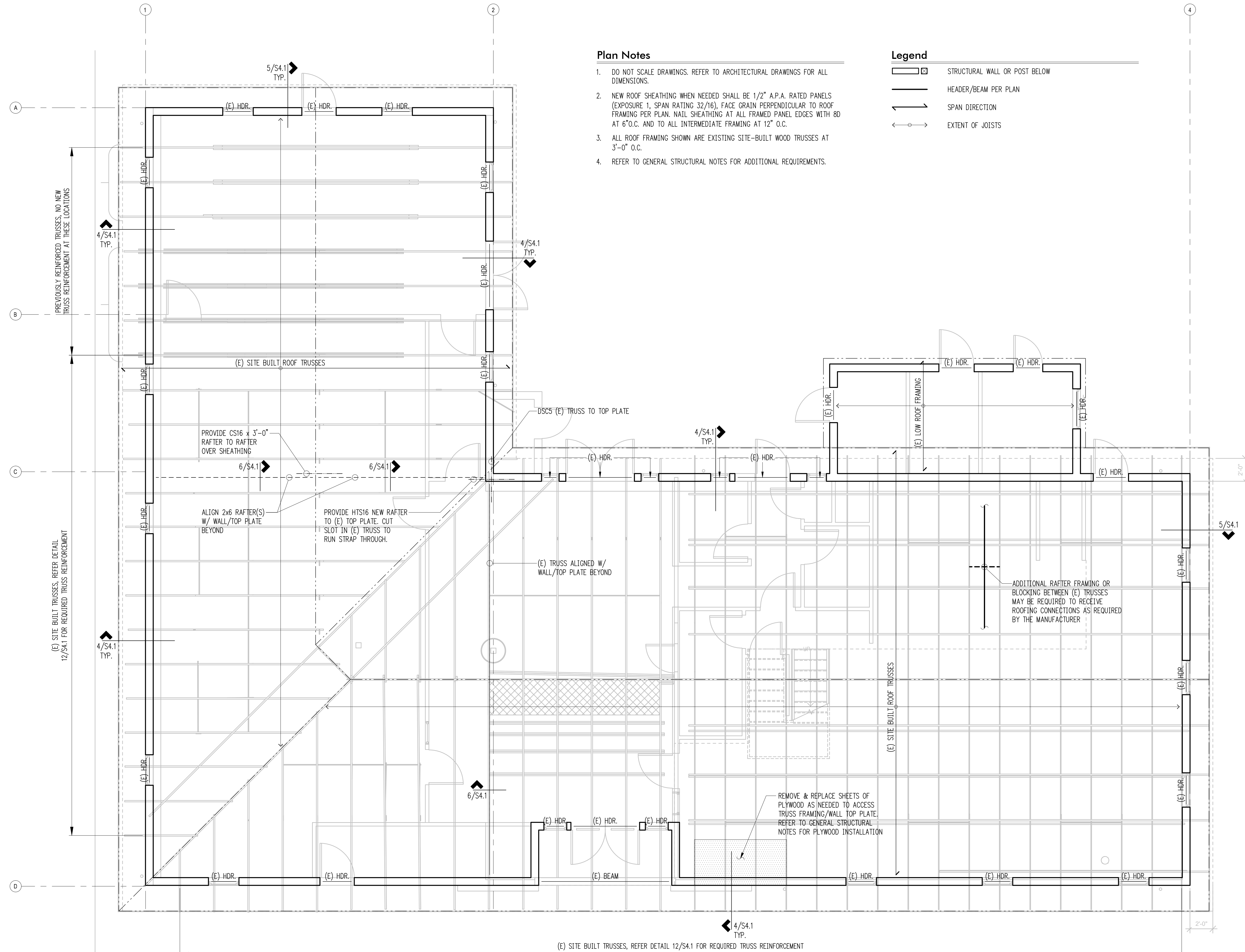


Port of Coupeville
Coupeville Wharf Building Emergency Repairs
 26 Front Street
 Coupeville, WA 98239

Job No.: 2238 Date: 02/16/2023
 File No.: 2238 CWB Revit
 Drawn By: BJH/SRK
 Checked By: GFJ
 Issued for: BID

GENERAL
STRUCTURAL
NOTES

S1.1



Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. NEW ROOF SHEATHING WHEN NEEDED SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8D AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
3. ALL ROOF FRAMING SHOWN ARE EXISTING SITE-BUILT WOOD TRUSSES AT 3'-0" O.C.
4. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- STRUCTURAL WALL OR POST BELOW
- HEADER/BEAM PER PLAN
- SPAN DIRECTION
- EXTENT OF JOISTS

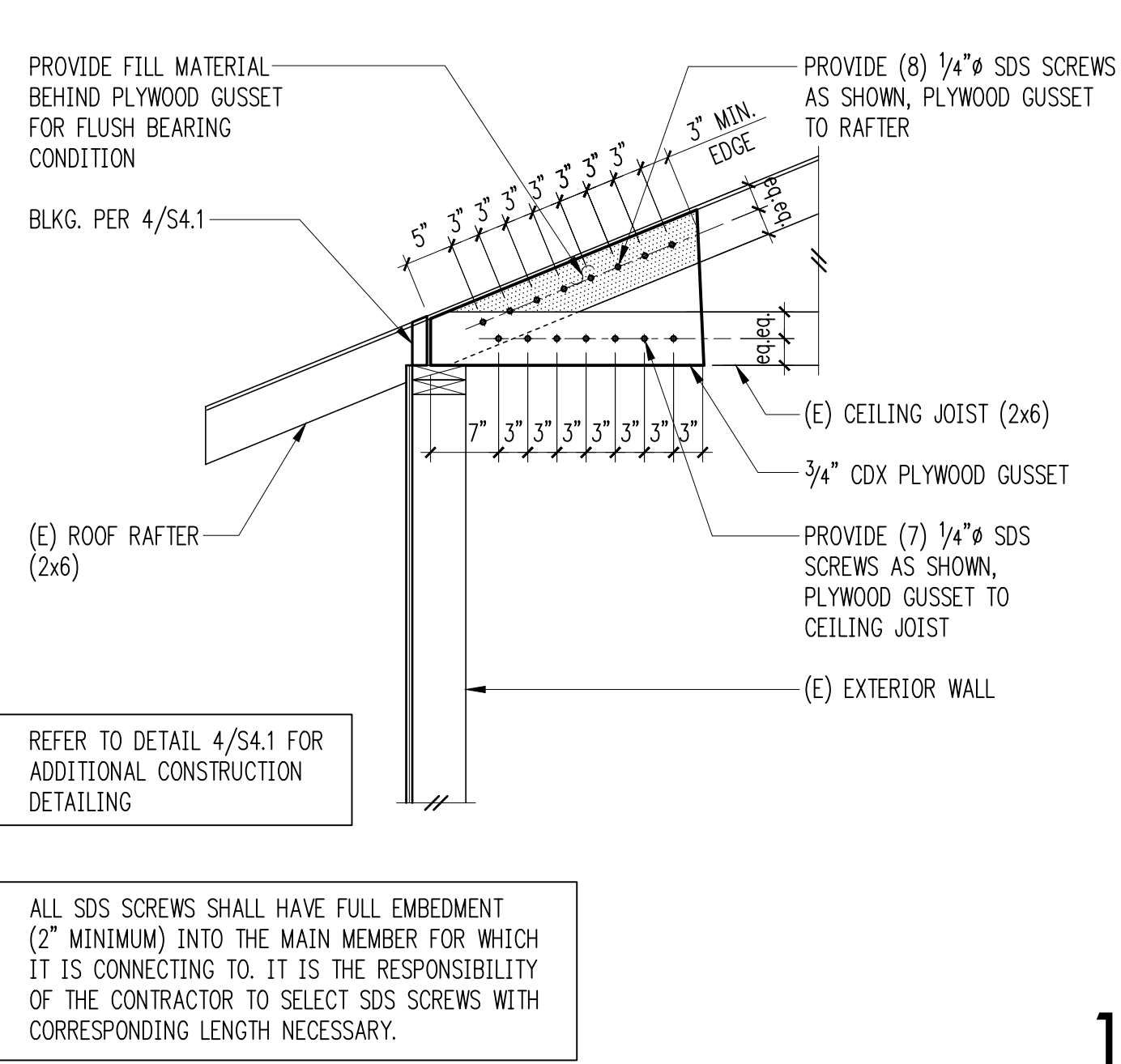


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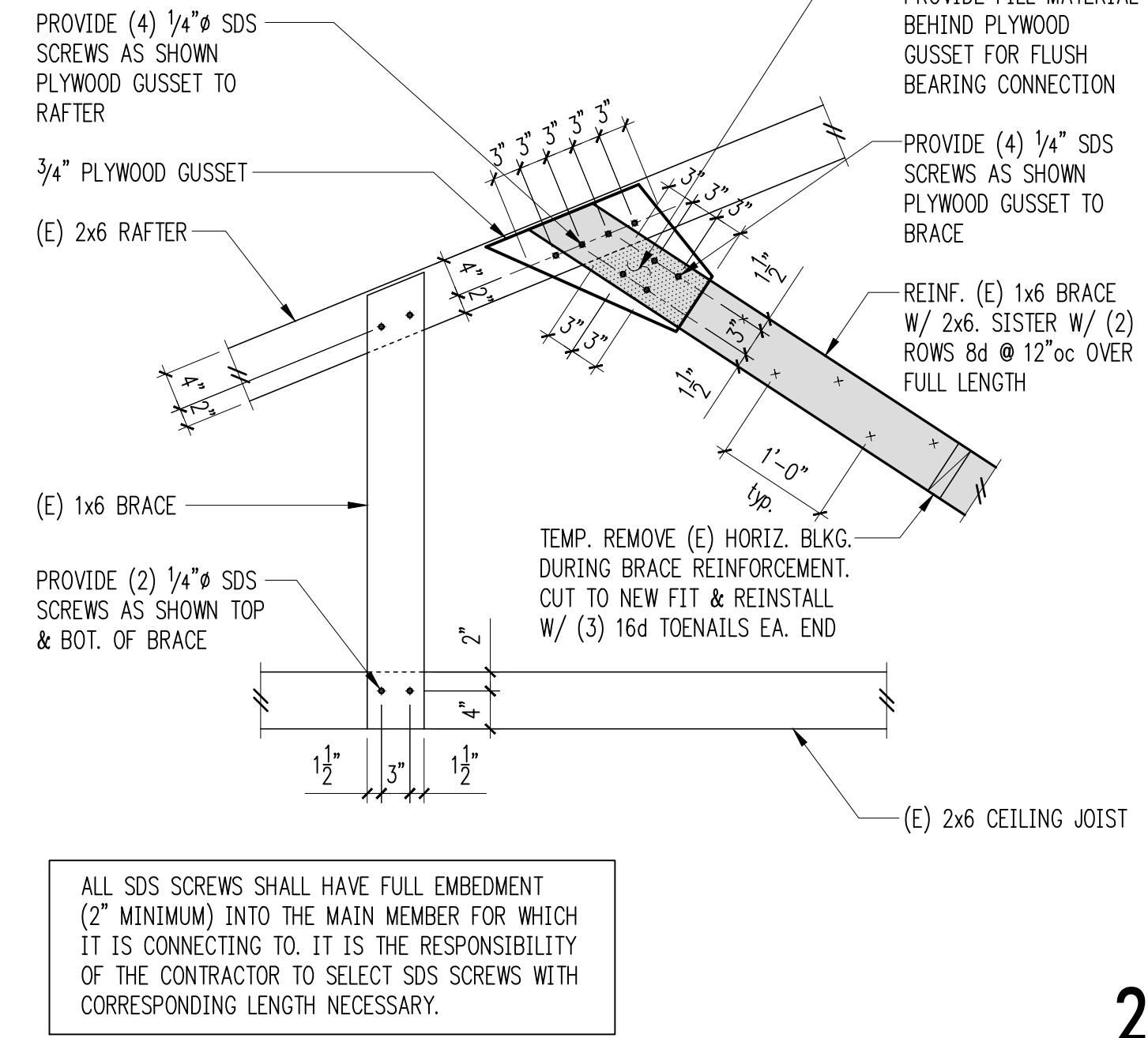
ROOF FRAMING PLAN

S2.1

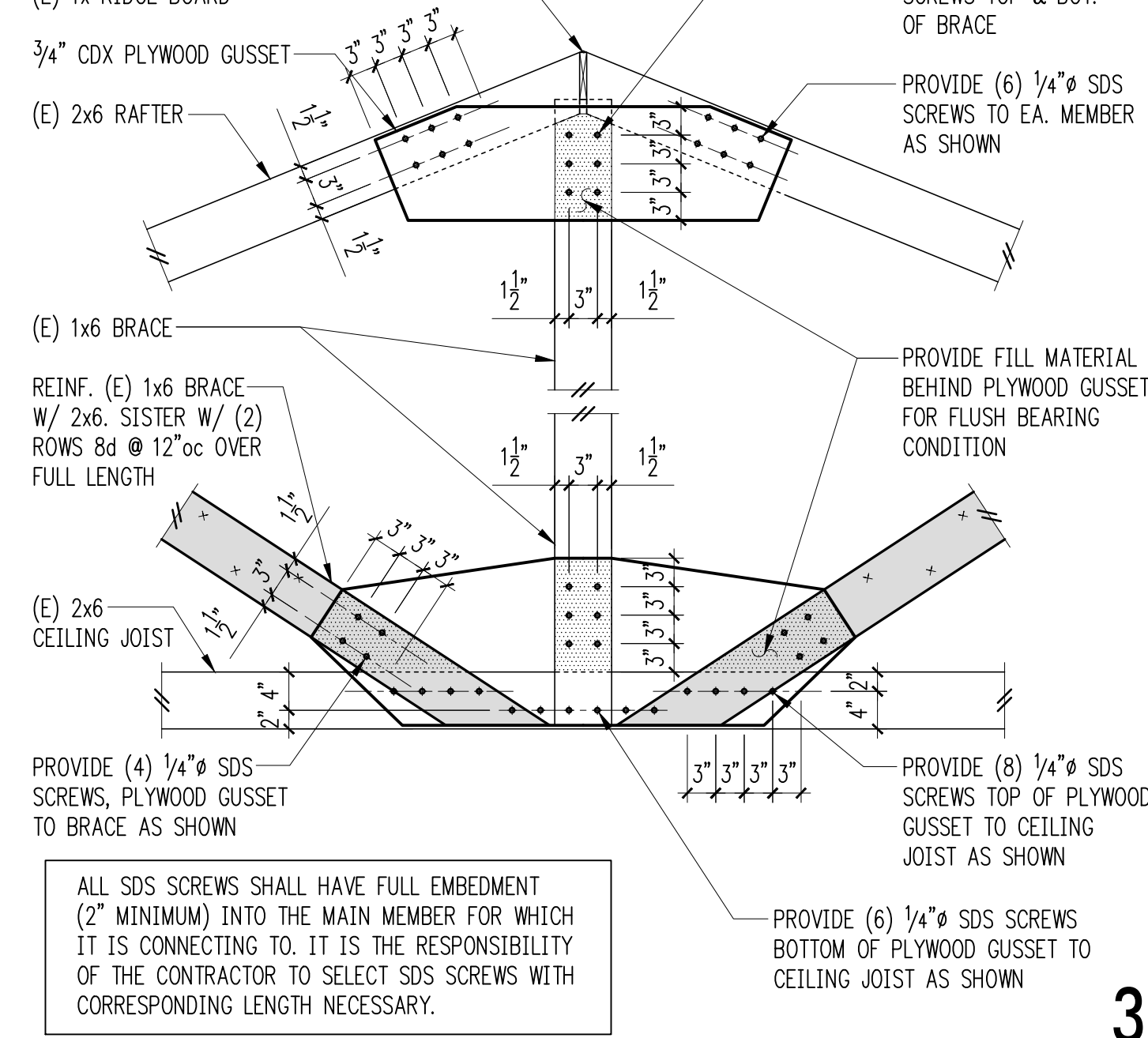


REFER TO DETAIL 4/S4.1 FOR ADDITIONAL CONSTRUCTION DETAILING

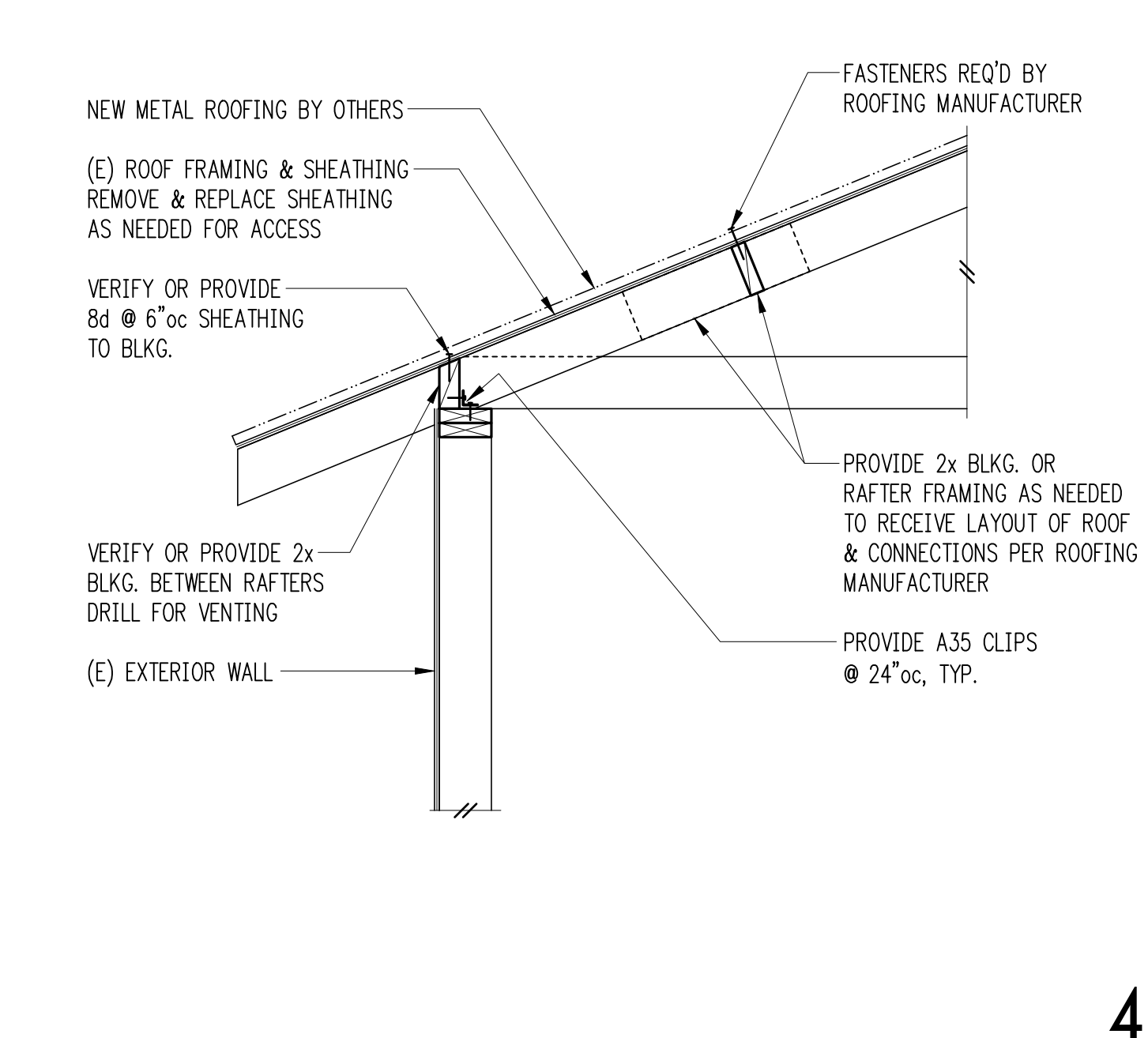
ALL SDS SCREWS SHALL HAVE FULL EMBEDMENT (2\"/>



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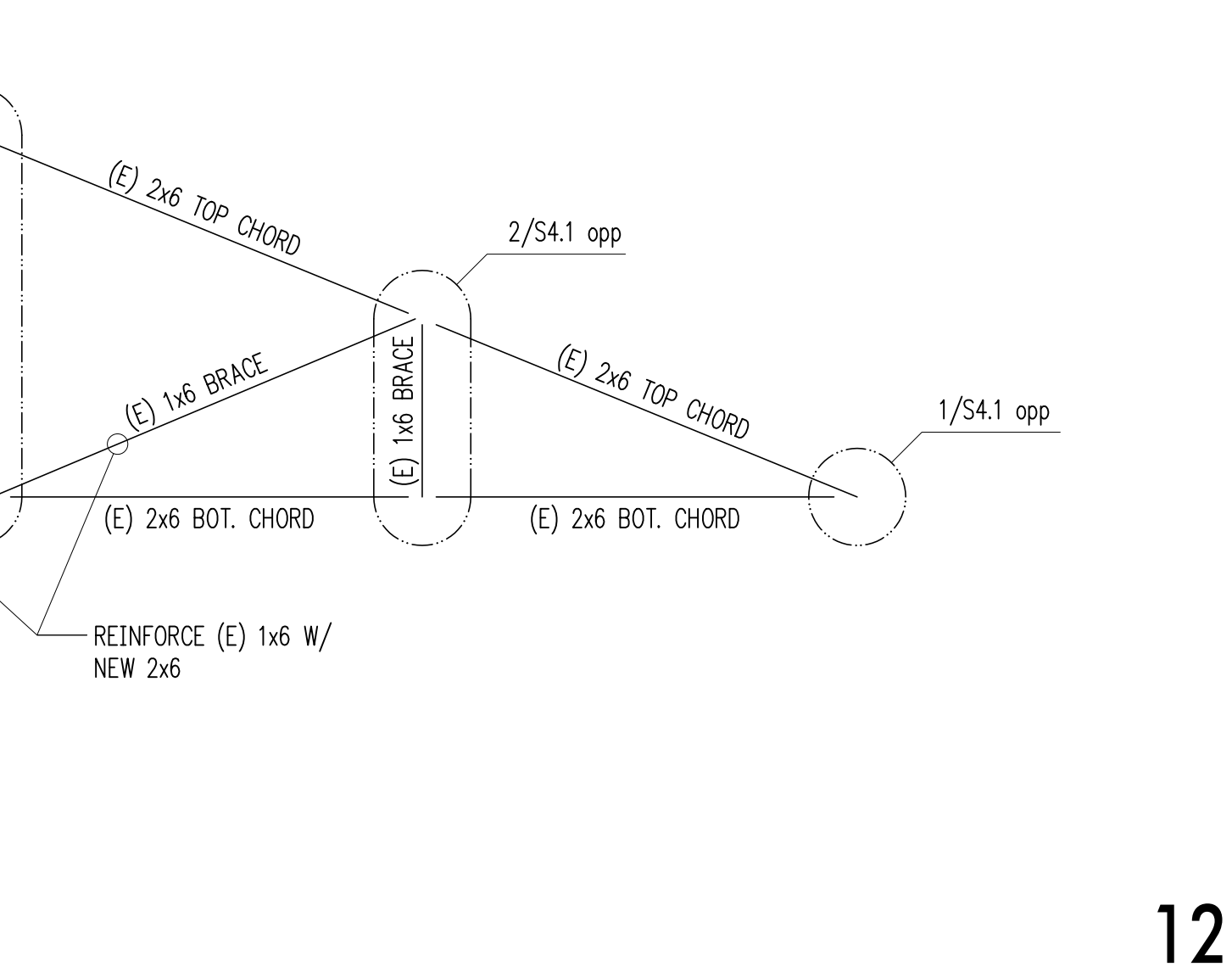
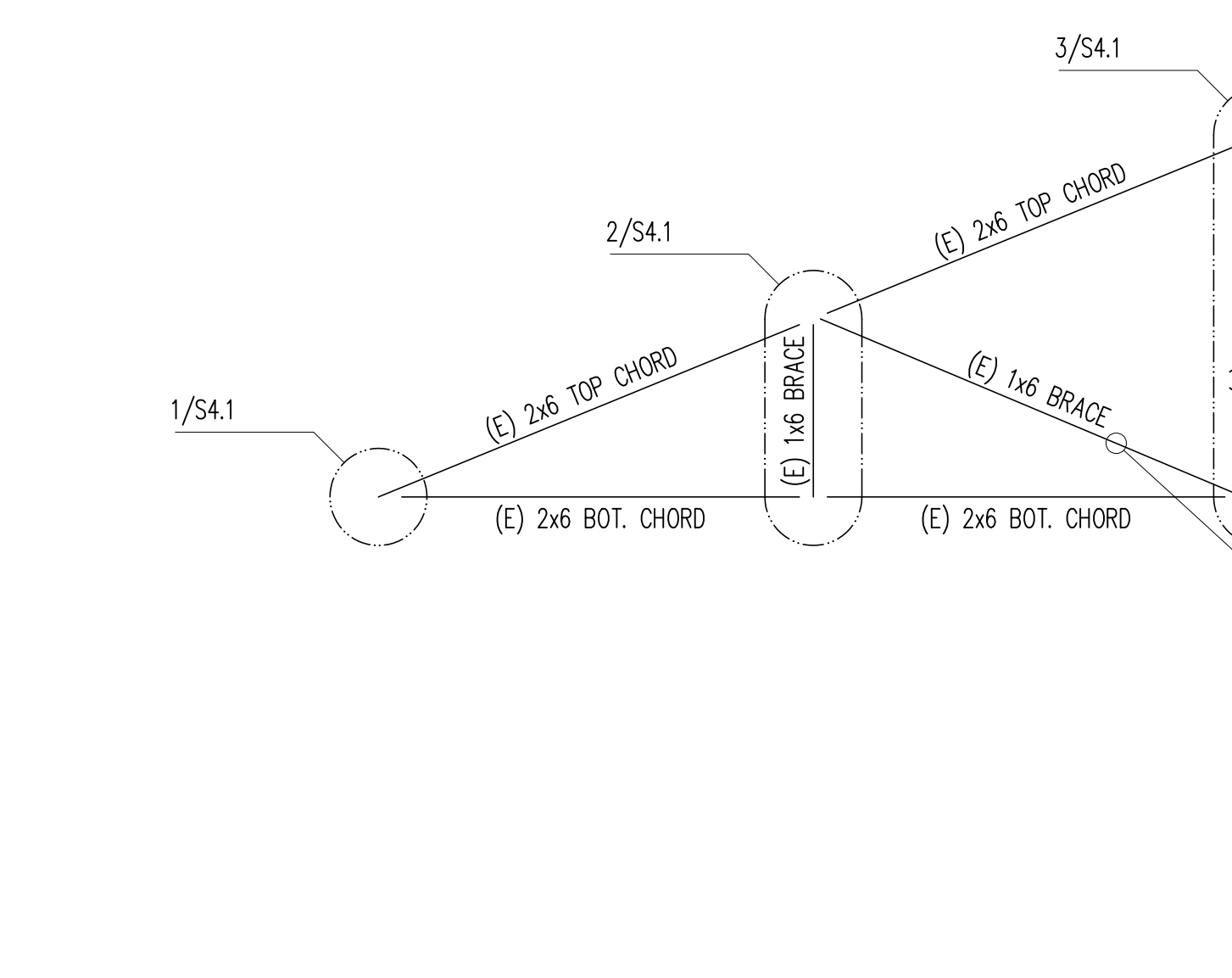
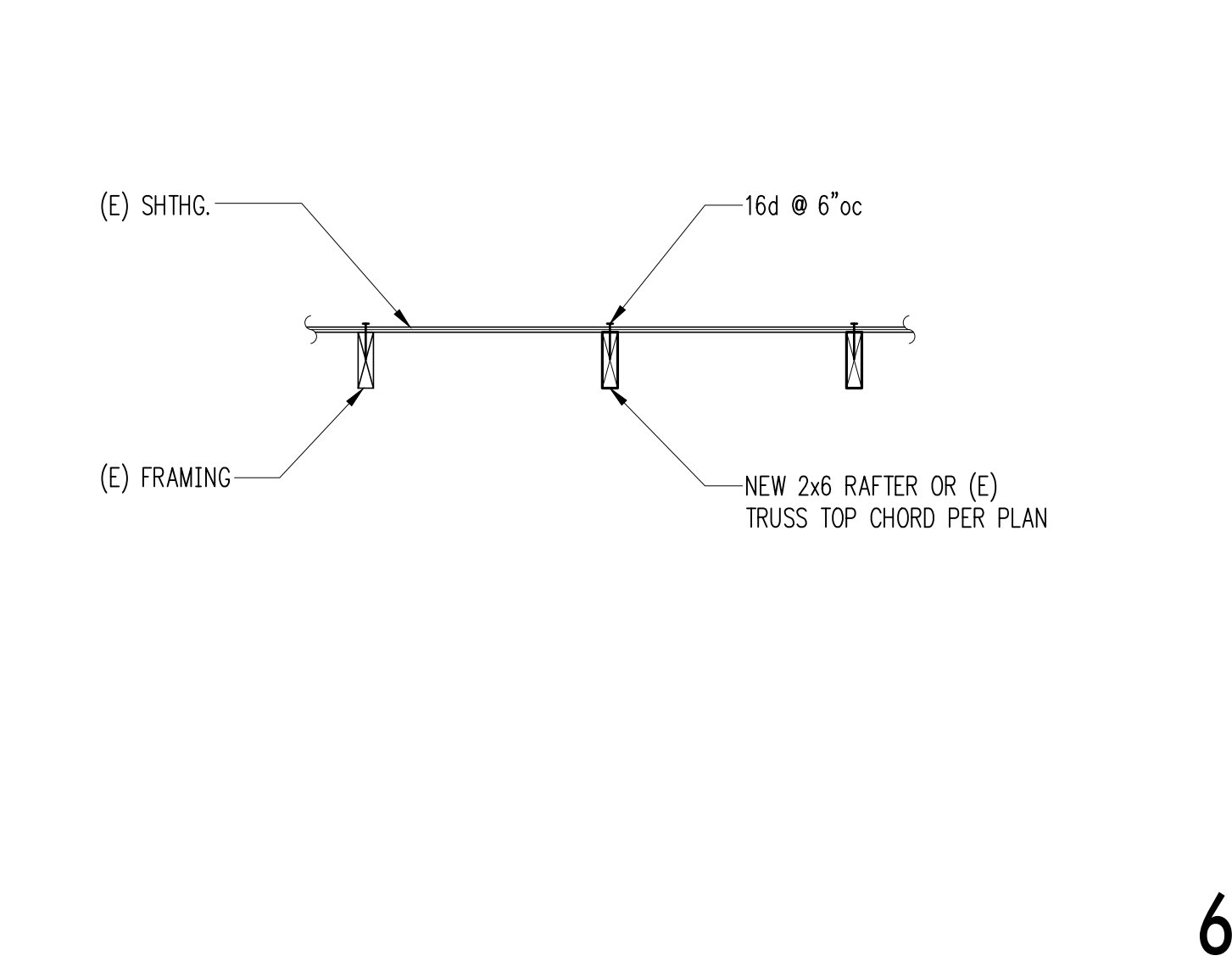
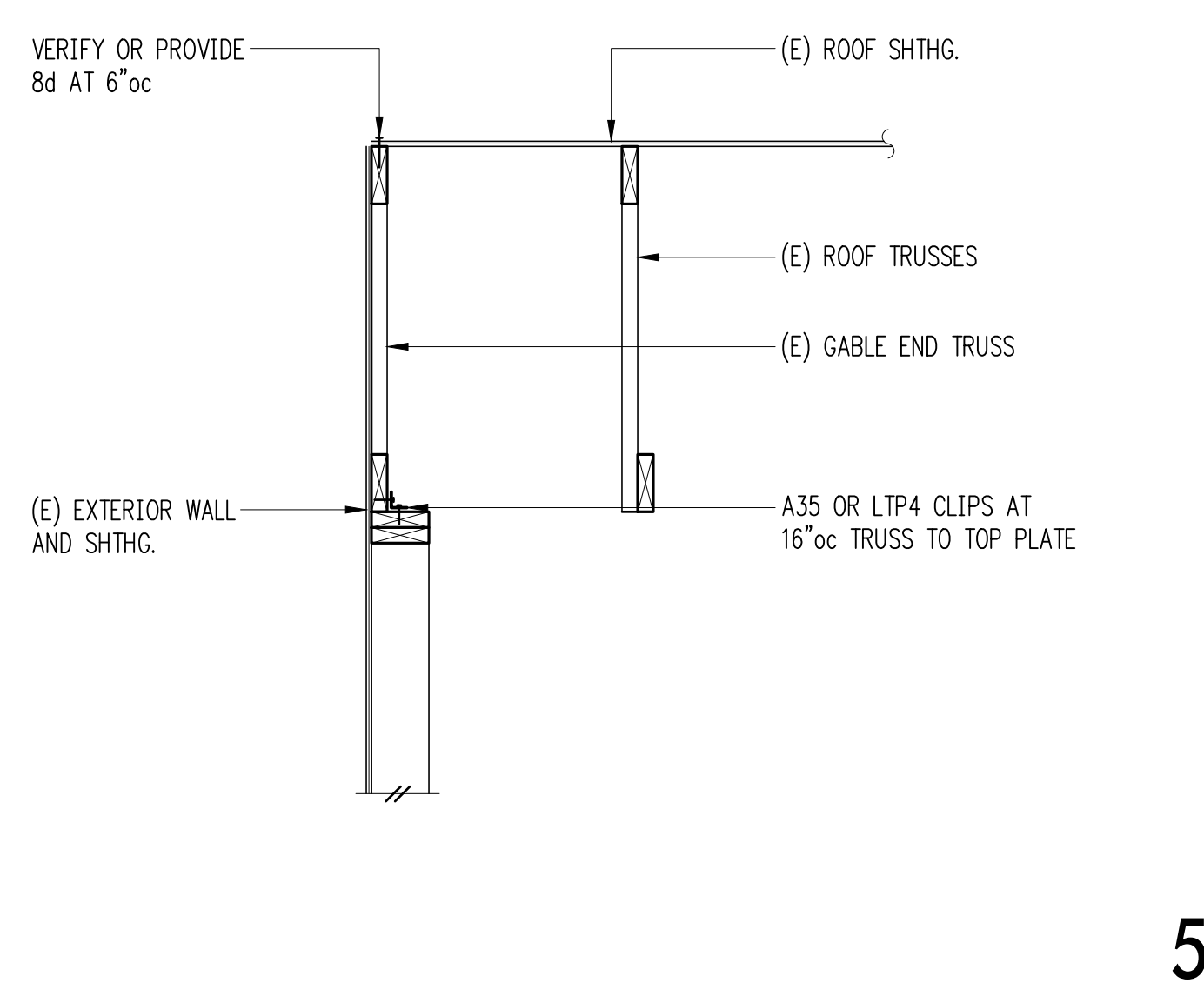


ALL SDS SCREWS SHALL HAVE FULL EMBEDMENT (2\"/>



VERIFY OR PROVIDE 2x BLKG. BETWEEN RAFTERS DRILL FOR VENTING

PROVIDE 2x BLKG. OR RAFTER FRAMING AS NEEDED TO RECEIVE LAYOUT OF ROOF & CONNECTIONS PER ROOFING MANUFACTURER



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FRAMING
 DETAILS

S4.1