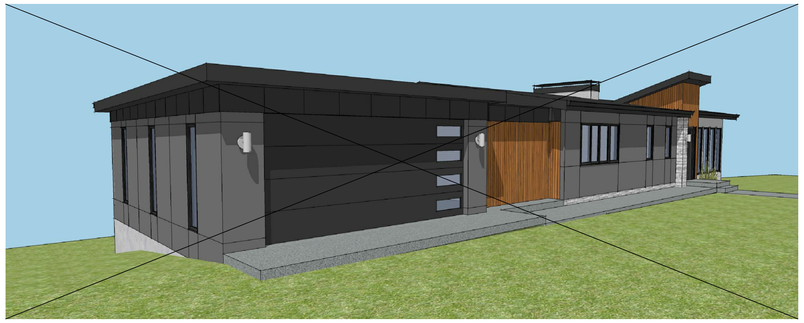
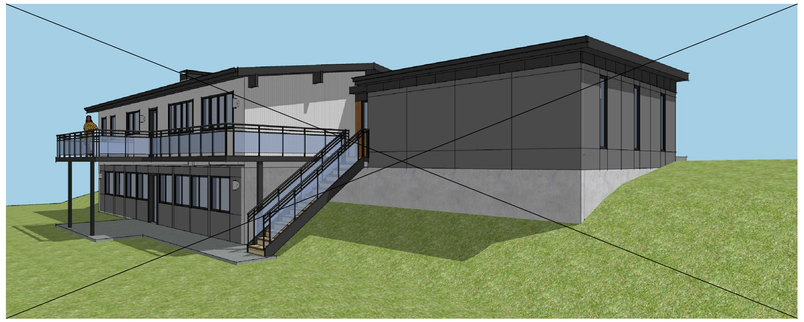




KAHN RESIDENCE

4205 85TH AVE SE, MERCER ISLAND, WA 98040

FIRE ALARM SYSTEM:
A NFPA 72- CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE
SEPARETE FIRE PERMIT REQUIRED

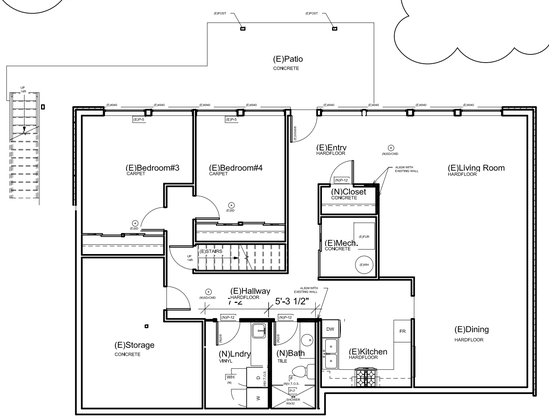
LOWER FLOOR PLAN

(E)CAR PORT

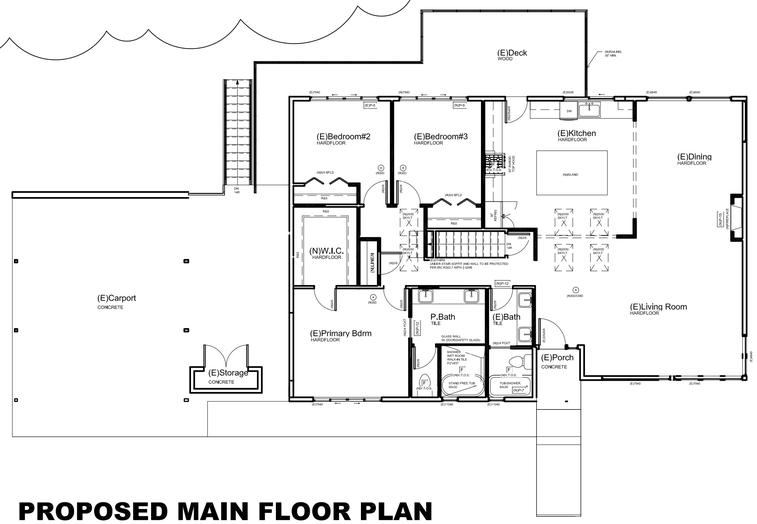
LOWER FLOOR	1,722	SF
MAIN FLOOR	1,862	SF
TOTAL	3,584	SF
CARPORT	562	SF
PORCH	24	SF
PATIO	324	SF
DECK	299	SF

ADDITIONAL SQ FTG

LOWER FLOOR	+0	SF
MAIN FLOOR	+0	SF
TOTAL	+0	SF
(N)ATTACHED GARAGE	+0	SF



PROPOSED LOWER FLOOR PLAN



PROPOSED MAIN FLOOR PLAN

2S DESIGN
5454 DELRIDGE WAY
SW, SEATTLE
TEL.(206) 778-1032
WWW.2SDESIGNBUILD.COM

GO DESIGN
CONTACT@GODESIGN.STUDIO
WWW.GODESIGN.STUDIO
TEL.: (425) 595-0691

ESIDENCE

KAHN MICHAEL A

4205 85th AVE SE,
MERCER ISLAND, WA
98040

△	DATE	DESCRIPTION

#22001

DRAWN BY: 2S DESIGN

COVER SHEET

1CS

Division 1
GENERAL REQUIREMENTS

01000 GENERAL

1. This coversheet has been prepared in a generic outline form following the standards set by the Construction Standards Institute (CSI). It is for the convenience of the Contractor/Owner. This outline is intended to work with a material selection list following the (CSI) format. Not all items are necessarily required to complete this specific project. Coordinate with Contractor/Owner for complete listing of specifications. Within this coversheet it will state, "Coordinate with materials finish selection schedule".

2. These drawings are copyrighted.. GO DESIGN retains all rights, ownership and copyright of this design under the federal copyright act. Reproductions of illustrations or working drawings in any form is by authorization of GO DESIGN only.

3. Authorized reproductions must bear the name of GO DESIGN.

4. Construction/working drawings by their very nature are diagrammatic and do not purport to show all details or conditions of construction. Questions generally arise to the architectural/design intent and to construction technical detailing within these drawings. As clarifications, interpretations, and revisions are all part of the construction process. GO DESIGN, therefore shall not be liable for any direct, Indirect, or consequential damages as a result of not participating in the construction process.

5. Do not vary or modify the work shown, except with written instruction from GO DESIGN. Report discrepancies and/or omissions to the architect immediately.

6. Due to the nature of construction and the building process there will be bidder design and Contractor/Owner selection of the building products, components, and assemblies. This set of working drawings is considered a "builder set" and does not include specifications or building materials list. Therefore it is the Contractor/Owners responsibility to provide and coordinate specifications, including product selection and installation or assembly. GO DESIGN assumes no liability or responsibility for discrepancies or conflicts which occur through Contractor/Owner specified materials and their respective installation. GO DESIGN assumes no liability or responsibility for any items, which may be called out or referred to by manufacturer as brand name. Items called out are done so for convenience only.

7. Do not scale these drawings for critical dimensions. Verify all dimensions and datum's before commencing work and be responsible for their accuracy. Report discrepancies and/or omissions to the architect Immediately.

8. The Contractor/Owner is responsible for coordinating work with all trades to ensure proper and adequate interface of all trade works. The contractor shall be responsible for all required safety precautions and procedures required to do this work.

9. Except as specifically defined otherwise, Interpretation for all definitions, abbreviations, and supplemental definitions shall follow accepted referenced standards.

10. All work within this contract shall represent that of Industry standards for the respective trades in the location in which the project is built.

All references to I.R.C, I.B.C., and W.S.E.C are references to the 2018 code updates & WA state Amendments.

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS

1. Provide crawl space access, minimum 18" x 24" unobstructed access through the floor, 16" x 24" through perimeter walls and below grade access, per I.R.C. section R408.4. Insulate and weather-strip per W.S.E.C R402.2.4. Allow 18" minimum space under wood joists and 12" minimum space under wood girders.
2. Provide attic access, minimum 22" x 30" with 30" minimum headroom, at unobstructed readily accessible opening, per I.R.C. section R807.1. Insulate and weather-strip per WSEC R402.2.4. requirements.
3. Provide ventilation per I.R.C. as follows:
   A) Crawl space ventilation: Minimum net area shall be not less than 1 s.f. per 300 s.f. under floor area. Required openings shall be evenly placed to provide cross ventilation of the space except one side of the building shall be permitted to have no ventilation openings per section R408.2.
   B) Attic ventilation: Minimum net area shall be not less than 1 s.f. per 150 s.f. of attic area or 1 s.f. per 300 s.f. of attic area if at least 40 percent, and not more than 50 percent, of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated, and is no more than 3 feet below the ridge or highest point of the space. The balance of required ventilation to be provided by eave or cornice vents per I.R.C. section R806.2 and W.S.E.C. requirements.
4. Slope all decks, walks, driveways, exterior door landings, and patios away from building. Minimum 1/4" per foot.
5. Provide approved numbers or addresses in such a position as to be plainly visible and legible from the street or road fronting the property per I.R.C. section R319.1.
6. Garage/House separation:
   A) Garage ceilings separating attic spaces shall be protected with 1/2" G.W.B. When garages are beneath habitable rooms, the ceilings shall be covered with 5/8" type "X" GWB on the garage side. Where the separation is a floor/ceiling assembly, the structure shall be protected with 1/2" G.W.B, per I.R.C. table R302.6.
   B) Door between garage and house shall be a self closing solid wood core, honeycomb core steel, or 20-minute fire rated door having a minimum thickness of 1-3/8" per I.R.C. section R302.5.1.
   C) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage per I.R.C. R302.5.2.
   D) Garage floor shall slope to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
7. Stair assembly:
   A) Minimum headroom height 6'-8" per I.R.C. section R311.7.2.
   B) Minimum stair tread depth 10" with a 36" minimum width, measured above handrail height. Maximum riser height 7-3/4" per I.R.C. sections R311.7.5
   C) Top of handrail shall be 34" minimum and 38" maximum above tread nosing and not less than 1-1/2" from the wall. Return rail ends to wall per I.R.C. section R311.7.8.
   D) Install fire blocking between stringers at the top and bottom of each run per I.R.C. section R302.11.
   E) Cover usable space under stairs with 1/2" GWB per I.R.C. section R302.7.
8. Laundry Chutes & Dumbwaiter Shafts - provide 5/8" type "X" GWB or 26 gage sheet metal with lock joints on all openings to shaft surfaces shall be self closing solid core door 1-3/8".
9. Fireblocking shall be provided in wood-frame construction in the following locations:
   A) In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
      1. Vertically at the ceiling and floor levels.
      2. Horizontally at intervals not exceeding 10 feet.
   B) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
   C) In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
   D) At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with and approved material to resist the free passage of flame and products of combustion.
   E) For the fireblocking of chimneys and fireplaces, see Section R1003.19.
   F) Fireblocking of cornices of a two-family dwelling is required at the line of swelling unit separation.
10. Fireblocking shall consist of the following materials per I.R.C. R302.11.1.
   A) 2" nominal lumber.
   B) Two thickness of 1" nominal lumber with broken lap joints.
   C) One thickness of $^{23}/_{32}$" wood structural panels with joints backed by $^{23}/_{32}$" wood structural panels.
   D) One thickness of $^{23}/_{32}$" particleboard with joints backed by $^{23}/_{32}$" particleboard.
   E) One $^{1}/_{2}$" gypsum board.
   F) One $^{1}/_{4}$" cement-based millboard.
   G) Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
11. Structural design criteria: These notes are provided for convenience only and do not imply that complete structural analysis has been done on this structure.
   A) Truss Loading: (U.N.O.)
      Top chord live load: 25psf
      Top chord dead load: 7psf
      (15 psf. if tile)
      Bottom chord live load: 10psf without storage
      20psf If limited storage
      30psf if sleeping room
      TOTAL LOAD: 42psf
      or 52psf
      or 62psf
   B) Roof live load: 25 psf (U.N.O.)
   C) Floor live load: 40 psf (U.N.O.) Deck Live Load 60 psf U.N.O.
   D) Stair and corridor live load: 40 psf
   E) Mechanical units: weights provided by manufacturer
   F) Wind: 110 mph (U.N.O.)
   G) Seismic Design Category: D(2) (U.N.O.)
   H) Allowable soil pressure: Unless a soils report by a qualified engineer is provided, all footings and foundations shall be on assumed 1,500 psf bearing capacity unless otherwise noted on drawing.
   J) Equivalent fluid pressure 35 pcf. (U.N.O.)
   K) All footings to be located below the frost line depth: 18" (U.N.O.)

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS CONT.

12. Prefabricated Fireplaces and Solid Fuel Burning Appliances per I.M.C. and I.R.C. Chapter 101:
   A) Solid fuel burning appliances include airtight stoves, fireplace stoves, room heaters/fireplace stoves, factory built fireplaces, and fireplace inserts, and all shall comply with the provisions of I.M.C.
   B) Metal Chimneys shall be enclosed above the story in which the appliance served is located, in walls having one hour fire resistance rating, and with a space on all sides between chimney and enclosing walls sufficient for examination and repair for entire chimney. Walls shall be without openings per I.M.C.
      C) Provide fireblocking at chimney per I.R.C. section R302.11;
      D) Install metal fireplace with hearth and surrounds per manufacturers specifications.
      E) Prefabricated fireplaces, chimneys, and related components to bear U.L. or ICBO seal of approval and be installed per manufacturers requirements.
13. Fireblocking per I.R.C. sections R302.11.

01060 REGULATORY REQUIREMENTS

1. All construction shall conform to the 2018 International Residential Code (I.R.C.),
   2018 International Building Code (I.B.C.), 2018 International Fire Code (I.F.C.),
   2018 International Mechanical Code (I.M.C.), 2018 Uniform Plumbing Code (U.P.C.),
   2018 Washington State Energy Code (W.S.E.C.) and be In accordance with all State Laws and Regulations and various codes imposed by jurisdictional requirements and local authorities.
2. Arrange inspections that are mandatory due to jurisdictional requirements.

01500 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

1. Provide Temporary Facilities - including electricity, water, and temporary toilet, per jurisdictional requirements.
2. Provide Contemporary Controls - including erosion sediment and surface water control and entrapment during construction per jurisdictional requirements.

END DIVISION 1

Division 2
SITE WORK

02200 EARTHWORK

Part 3 - Execution
1. Rough grading: 2" below finish grading unless otherwise specified.
2. Finish grading: Landscaping division 02900.
3. Excavation, backfilling, and compacting for structures as needed.
4. Excavation, backfilling, and compacting for pavement as needed.
5. Hauling and disposal of excavated material as needed.
6. Importing of material as needed.
7. Rock removal as needed.

02500 PAVING AND SURFACING

Part 2 - Product
1. Walk, road, and parking paving:
   A. Asphalt 2", class B, over 3" crushed rock or 2" ATB,
   B. Crushed rock 5/8" minus,
   C. Concrete per Division 3:
      1. Finish and color:
         Coordinate with materials finish selection schedule.
2. Unit Pavers: 1. Coordinate with materials finish selection schedule.
3. Pavement markings: 1. Coordinate with materials finish selection schedule.

02700 SEWAGE AND DRAINAGE

Part 2 - Product
1. Subdrainage systems:
   A. Foundation drainage 4" SDR 35 or sched. 40 rigid PVC perforated pipe embedded in pea gravel or clean crushed rock and wrapped in filter fabric.
2. Storm sewage systems:
   A. Exterior catch basins, grates, and frames:
      1. Coordinate with materials finish selection schedule.
   B. Culverts:
      1. Coordinate with materials finish selection schedule.
   C. Drain pipe: 4" ADS non-perforated light line.
3. Sanitary sewage systems:
   A. Sewage collection lines 8" PVC unless cast iron is noted.
   B. Septic system: Per drawings of bidders designer.

Part 3 - Execution
1. Subdrainage system:
   A. Slope to drain and surround in well draining material per details.
2. Surface drainage per I.R.C. section R401.3,

02800 SITE IMPROVEMENTS

Part 2 - Product
1. Irrigation system: Bidder design
   1. Coordinate with materials finish selection schedule.
2. Fences and gates:
   1. Coordinate with materials finish selection schedule.

02900 LANDSCAPING

Part 2 - Product
Bidder Design

END DIVISION 2

Division 3
CONCRETE

03100 CONCRETE FORMWORK

Part 3 - Execution
1. Formwork and bracing for structural cast-in place concrete shall be by subcontractor and meet the requirements of the drawings and industry standards.
2. All formwork shall be placed in such a manner as to allow cast-in place concrete to be placed on solid substrate and to allow structural support members to sit below the frost line.

03200 CONCRETE REINFORCING

Part 2 - Product
1. Reinforcing steel: Deformed bar sizes and locations per plans and details. Grade 60, Fy' = 60ksi per I.R.C. section R404.1.3.3.7.1. Unless otherwise noted per Engineer.
2. Welded wire fabric: at locations per plans and details: 6x6, W1.4x1.4WWF.

Part 3 - Execution
1. A minimum lap for all bars shall be 40 diameters taken from the smallest bar, Provide corner bars to match horizontal reinforcement. Minimum coverage per details and I.R.C. section R404.1.3.3.7.4.

03250 CONCRETE ACCESSORIES

Part 2 - Product
1. Anchor bolts: 1/2"~ triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors), with a minimum 7" embedment, per I.R.C. section R403.1.6., unless otherwise noted per Engineer.
2. Washers: 3"x3"x1/4" sq., triple zinc ZMAX (G185 per ASTM A653) hot dipped galv., steel (ASTM 153 for Anchors), plate washers per I.R.C. section R602.11.1. Unless otherwise noted per Engineer.

Part 3 - Execution
1. Anchor bolts at 6'-0" o.c. max. for one story & 4'-0" o.c. for buildings over two stories In height, 12" from corners and joints, with a minimum embedment of 7". Provide a minimum of (2) bolts per plate section per I.R.C. section R403.1.6.

03300 CAST-IN-PLACE CONCRETE

Part 2 - Product
1. Structural concrete: Design f'c = 2500 psi min 5-1/2 sacks of cement per cubic yard of concrete and a maximum of 6.0 gallons of water per 94lb sack of cement at 28 days. Max slump is 4", segregation of materials to be prevented. Use f'c = 3000 psi concrete at 28 days with air entrainment only for concrete exposed to weather, in accordance with I.R.C. Table R402.2. Special Inspection not required unless noted otherwise per Engineer.
2. Architectural concrete: for exposed aggregate finish (washed), f'c = 2000 psi at 28 days, with 3/8" round aggregate.

03300 CAST-IN-PLACE CONCRETE (cont.)

3. Admixtures:
   A. All concrete shall have water reducing admixtures except for footings.
   B. Air entrainment shall be 5-7% in all concrete exposed to weather, I.R.C. Table R402.2
   C. Coloring agent:
      1. Coordinate with materials finish selection schedule.

Part 3 - Execution

END DIVISION 3

Division 4
MASONRY

04100 MORTAR

Part 2 - Product
1. Type "M" or "S" mortar with integral waterproofing agent per I.R.C. section R606.2.7

Part 3 - Execution
1. Per I.R.C. section R606.2

04150 MASONRY ACCESSORIES

Part 2 - Product
1. Anchors and Ties: To be corrosion-resistant metal ties per I.R.C. section R703.8,4.
2. Joint reinforcement: Standard strand no. 9 U.S. gage wire per I.R.C. section R703.8.

Part 3 - Execution
1. Per I.R.C. Chapter 7.

04200 UNIT MASONRY

Part 2 - Product
1. Brick masonry:
   A. Exterior locations; name/mfg:
      1. Coordinate with materials finish selection schedule (by others),
   B. Interior locations; name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
   C. Pavers/plantersr: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
2. Concrete masonry units: grade N-1 CMU, unless otherwise indicated sizes per drawings.
   A. Special units:
      1. Coordinate with materials finish selection schedule (by others).
3. Glass masonry units: (glass block) Per I.R.C. section R607.
   A. Exterior locations: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
   B. Interior locations: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).

Part 3 Execution
1. Brick and Veneer:
   A. Brick veneer shall be supported on footings, foundation, or other non-combustible supports. It shall have 15# felt backing and No. 9 gauge, non corrosive ties at 1 per each 2 s.f. of veneer. Provide 1" minimum air space between veneer and backing. Provide approved flashing at base of veneer with 3/16" min. round weepholes at 33" o.c. max., located immediately above the flashing, extending from the air space to the exterior. Veneer shall support no load other than its own weight and the vertical dead load of veneer above. Provide angle iron support at doors, windows, and other openings per R606.10.
   2. Concrete masonry unit (CMU)
      A. Concrete masonry unit walls shall be constructed to conform to ASTM C90. It shall be laid up, reinforced, and anchored as shown on drawings.

04400 STONE

Part 2 - Product
1. As shown on drawings.
   A. Exterior locations; name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
   B. Interior locations; name/mfg:
      1. Coordinate with materials finish selection schedule (by others).

Part 3 Execution
1. Stone Veneer/Adhered per manufacturer's installation instructions and in accordance with I.R.C. R703.12.1
   A. On exterior stud walls, adhered masonry veneer shall be installed:
      1. Minimum of 4 inches above the earth,
2. Minimum of 2 inches above paved areas, or
3. Minimum of 1/2 inch above exterior walking surfaces which are supported by the samefoundation that supports the exterior wall.
   B. Backing set at foundation:
1. A corrosion-resistant screed or flashing of a minimum 0.019-inch or 26-gage galvanizedor plastic with a minimum vertical attachment flange of 3½inches shall be installed.

END DIVISION 4

DIVISION 5
METALS

05050 METAL FASTENINGS

Part 2 - Product
1. Bolts: Use sizes and shapes per dwgs, or as needed for Intended purposes. Bolts, nuts and cut washers in contact with treated wood to be triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors).

END DIVISION 5

Division 6
WOOD AND PLASTICS

06100 ROUGH CARPENTRY

Part 2 - Product
1. Framing Lumber: Framing lumber shall be marked in conformance with the United States Dept. of Commerce, Standard Reference Item PS 20 (DOC PS 20) standards. All Mdn dried minimum 19%.
   A. Joist and rafters: (2x6 and larger) Hem-Fir #2 or better.
   B. Beams and stringers: (4x and larger) Doug-Fir #2 or better.
   C. Post and timbers: Doug-Fir #1.
   D. Studs, plates, and misc. light framing: Hem-Fir #2 or better.
   E. * I * Joists and Engineered beams: Per manufacturer.
   F. Glue laminated timber:
      1. Simple span: 24F V4 DF/N3WN
      2. Continuous or cantilever: 24F V8 DF/DF
   G. All other lumber: Hem-Fir Standard or better.
   H. Plywood/oriented strand board (O.S.B.): APA graded.
   I. Wall sheathing: see "TYPICAL BUILDING MATERIALS" list on the dwgs.
   J. Floor sheathing: see "TYPICAL BUILDING MATERIALS LIST"on the dwg.
   K. Other: As noted on drawings.
   L. All wood members In contact with exposed concrete to be pressure treated members.
2. Particle Board: A.P.A. graded
   A. Underlayment
      1. Floors; 5/8" (U.N.O.)
      2. Sheet vinyl: 1/4" (U.N.O.) see division 9
      3. Cabinet surfaces 3/4" (U.N.O.)
3. Trusses:
   A. Prefabricated connector plate wood roof trusses shall be designed and stamped by the manufacturer In accordance with the "design specification for metal plate connected wood trusses". Design drawings and details to be available upon request.
   B. See "Roof Framing Notes" on drawings.
   C. Roof design, layout, loading, and bracing shall be by manufacturer,
   D. Field alterations of truss must be designed by manufacturer.
4. Fasteners and adhesives: All nails shall be common wire of sizes for Intended purpose per I.R.C. table R602.3(1). Attach timber joists to flush headers and beams with Simpson "U" hanger series or equal to suit Intended purpose. Simpson connectors at other locations as outlined per drawings. Bolt heads, nuts, and cut washers per Division 5. Connectors and fasteners in contact with treated wood to be triple zinc ZMAX (G185 per ASTM A653) hot dipped galv., steel (ASTM 153 for Fasteners), stainless steel, silicone bronze, or copper as required per dwgs.
5. Post to mat footing connection. Provide pressure treated post and positive connection to footing per I.R.C. section 502.9.
6. All exposed glue laminated wood, if not protected by a roof or eave, must be preservative-treated.

Part 3 - Execution
1. The following will apply unless shown on drawings. All wood framing details shall be constructed to the minimum standards in the I.R.C. All framing shall conform to the requirements of Chapters 5,6, and 8 of the I.R.C. Minimum nailing shall conform to table R602.3(1) of the I.R.C. Height and spacing of studs shall conform to table R602.3(5) of the I.R.C.

06200 FINISH CARPENTRY

Part 2 - Product
1. Cabinets:
   A. Coordinate with materials finish selection schedule (by others).
2. Millwork and casing:
   A. Coordinate with materials finish selection schedule (by others).
3. Panelling;
   A. Coordinate with materials finish selection schedule (by others),
4. Stair and handrail by:
   A. Coordinate with materials finish selection schedule (by others),
   B. See division 01002.7 misc. assembly requirements.
5. Bookcases and built-in shelves:
   A. Coordinate with materials finish selection schedule (by others),
6. Plastic laminate and solid surface material:
   A. Coordinate with materials finish selection schedule (by others),

END DIVISION 6

Division 7
THERMAL AND MOISTURE PROTECTION

07150 WATER PROOFING & DAMP PROOFING

Part 2 - Product
1. Per I.R.C. section R406,

Part 3 - Execution
1. Per I.R.C. section R406.

07190 VAPOR AND AIR RETARDER

Part 2 - Product
1. Ground cover: 6 mil polyethylener black, with 12" minimum lap.
2. Building wrap: see the "TYPICAL BUILDING MATERIALS" list on the drawings.

Part 3 - Execution
1. See Division 17, Energy Requirements.

07200 INSULATION

Part 2 - Product
1. Fiberglass or mineral wood batts, bloom mineral wool, and extruded polystyrene:
   A. Walls: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
   B. Ceiling: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
   C. Floor: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
   D. Slab on Grade: R-10 (per W.S.E.C. Table R402.1.1).
2. Insulating foam: A. Standard sealant foam.

Part 3 - Execution
1. See division 17; energy requirements
2. Provide Insulation markers for blown-in or sprayed Insulation every 300 sq ft. Markers shall face the attic access per IECC Sec 303.1.1.1.
3. Crawl Space/Cantilevered floors: Insulation shall be installed to maintain permanent contact with the underside of the sub-floor decking. Insulation supports shall be installed so spacing is no more than 24" on center. Cantilevered floor vents shall be placed below the lower surface of the floor Insulation.

07300 ROOFING MATERIAL

Part 2 - Product
1. Shingles and roofing tiles:
   A. See the "TYPICAL BUILDING MATERIALS" list on the drawings
2. Membrane roofing; A. 3-ply hot mopped.

Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 9 of the I.R.C.

07460 SIDING MATERIAL

Part 2 - Product
1. Siding; A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
2. Trim; A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
3. Soffits; A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
4. Other; A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.

Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 7 of the I.R.C.

07600 FLASHING AND SHEET METAL

Part 2 - Product
1. Min. 26 Gauge galvanized, prefinished,

Part 3 - Execution
1. Install per Chapter 7 and 9 of the I.R.C.
   A) Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4" high and 4" wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter, Per I.R.C., R903.2.1

07700 ROOFING SPECIALTIES

Part 2 - Product
1. Vents:
   A. Ridge vent: manufactured by:
      1. Coordinate with materials finish selection schedule (by others).
   B. Mushroom vent: manufactured by:
      1. Coordinate with materials finish selection schedule (by others).
2. Gutters:
   A. Continuous alum. precoated:
      1. Style: K profile
      2. Color: Match fascia
3. Downspouts:
   A. 2x3 rectangular aluminum precoated:
      1. Color: Match fasdia & trim
   B. Tie to 1 drain system.

07800 SKYLIGHTS

Part 2 - Product
1. Skylights to conform with I.R.C. section R308,6,
2. Manufacturer: A. Coordinate with materials finish selection schedule (by others).

07900 SEALANTS AND CAULKING

Part 2 - Product
1. Caulking A. Styrene butadene caulking (SBR) 1. Color: Match siding

END DIVISION 7

Division 8
DOORS AND WINDOWS

08200 WOOD DOORS (Lower Level, Main Level, Upper Level)

Part 2 - Product
1. Panel doors: A. Coordinate with materials finish selection schedule (by others),
2. Flush wood doors: A. Coordinate with materials finish selection schedule (by others),
3. Stile and railstore door): A. Coordinate w/materials finish selection schedule (by others).
4. Patio door: A. Coordinate with materials finish selection schedule (by others).
5. Other: A. Coordinate with materials finish selection schedule (by others).

08300 SPECIALTY DOORS

Part 2 - Product
1. Sliding glass door;
   A. Coordinate with materials finish selection schedule (by others).
2. Garage door: (make/style); (see division 11450)
   A. Coordinate with materials finish selection schedule (by others).

08600 WOOD/VINYL WINDOWS

Part 2 - Product
1. Note: Egress -
   A. Every sleeping room shall have at least one operable window with a net clear opening of 5.7 s.f. The net clear opening height shall be a minimum of 24", with a minimum net clear width of 20", and a finished sill height of not more than 44" above the floor, per I.R.C. section R310,
   B. Safety glaze per I.R.C. section R308,
   C. See plans for egress and operation.
2. Manufactured by:
   A. Color: 1. Coordinate with materials finish selection schedule (by others).
   B. Style: 1. Coordinate with materials finish selection schedule (by others).

08710 HARDWARE

Part 2 - Product
1. Types: A. Coordinate with materials finish selection schedule (by others),
2. Weather Stripping: A. Coordinate with materials finish selection schedule (by others),
3. Thresholds: A. Coordinate with materials finish selection schedule (by others).

08800 GLAZING

Part 2 - Product
1. Glass thickness to be determined by size and wind loading per I.R.C. section R308.
2. Safety glaze per I.R.C. section R308.
3. Mirrors to be silvered 1/4" float plate glass.

END DIVISION 8

Division 9
FINISHES

09250 GYPSUM WALLBOARD

Part 2 - Product
1. Walls: See the "TYPICAL BUILDING MATERIALS" list on the drawings.
   A. Finish: 1. Coordinate with Contractor/Owner material selections.
2. Ceilings: See the "TYPICAL BUILDING MATERIALS" list on the drawings.
   A. Finish: 1. Coordinate with materials finish selection schedule.
3. Wall and ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index of not greater than 450 per I.R.C. R302.9.
4. Code required areas;
   A. Type 'X' GWB as required.
      1. See division 01002 misc. assembly requirements.
   B. Waterproof GWB as req'd at wet or damp locations per I.R.C. section R702.4.2.
5. Wonderboard or durroc at all tile locations (U.N.O.)
6. Metal corner bead profile:
   1. Coordinate with materials finish selection schedule.

Part 3 - Execution
1. Apply as required in I.R.C. Chapter 7 and Table R702.1(3). Nail or screw in place per table.

09300 TILE

Part 2 - Product
1. Ceramic, quarry, and marble tiles:
   A. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. Refer to manufacturer's recommendations.

09550 WOOD FLOORING

Part 2 - Products 1. Type:
   A. Coordinate with materials finish selection schedule (by others),

09650 RESILIENT FLOORING

Part 2 - Products 1. Type:
   A. Coordinate with materials finish selection schedule (by others).

09680 CARPETING

Part 2 - Products 1. Carpet and Pad:
   A. Coordinate with materials finish selection schedule (by others),

09900 PAINTING

Part 2 - Products
1. Painting over prepared surface per manufacturer's recommendations
   A. Coordinate with materials finish selection schedule (by others),

09950 WALL COVERINGS

Part 2 - Products
1. Type: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 9

Division 10
SPECIALTIES

10200 LOUVERS AND VENTS

Part 2 - Products
1. Hardware cloth screen 1/4" x 1/4" on soffit vents as detailed.
2. Continuous 2" performed metal soffit vent as detailed.
3. Roof vent (See Division 07700)
4. Other vents as noted per plans.

10300 PREFABRICATED FIREPLACES

Part 2 - Products
1. Location/Model/Accessories:
   A. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. See division 01002.12 for misc. assembly requirements for fireplaces.

10400 IDENTIFYING DEVICES

Part 2 - Products
1. Building numbers:
   A. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. Install in location per jurisdictional requirements.

10800 TOILET AND BATH ACCESSORIES

Part 2 - Products
1. Toilet and bath accessories:
   A. Coordinate with materials finish selection schedule (by others).

10900 WARDROBE AND CLOSET SPECIALTIES

Part 2 - Products
1. Storage Closet:
   A. Coordinate with materials finish selection schedule (by others).
2. Clothes Closets:
   A. Coordinate with materials finish selection schedule (by others).
3. Pantry.

END DIVISION 10

Division 11
EQUIPMENT

11010 MAINTENANCE EQUIPMENT

Part 2 - Products
1. Vacuum cleaning system:
   A. Coordinate with materials finish selection schedule (by others),

11450 RESIDENTIAL EQUIPMENT

Part 2 - Products
1. Garage door opener(s).
   A. Coordinate with materials finish selection schedule (by others),
2. Ironing board cabinet (or drawer),
   A. Coordinate with materials finish selection schedule (by others).
3. Free-standing appliances:
   A. Coordinate with materials finish selection schedule (by others).

END DIVISION 11

Division 12
FURNISHINGS

12500 WINDOW TREATMENT

Part 2 - Products
1. Window treatment: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 12

Division 13
SPECIAL CONSTRUCTION

13150 POOLS

Part 2 - Products 1. Bidder design

13156 HOT TUB

Part 2 - Products
1. By:
   A. Coordinate with materials finish selection schedule (by others).

END DIVISION 13

Division 14
CONVEYING SYSTEMS

14100 DUMBWAITER

Part 2 - Products
1. Dumbwaiter: A. Manufacturer/model number.
   1. Coordinate with materials finish selection schedule (by others),

END DIVISION 14

Division 15
MECHANICAL

15000 GENERAL

Part 1 - General
1. Mechanical system to be bidder design.
2. Regulatory requirements:
   A. Refer to Division 1 General Requirements.
   B. See plans for total maximum Btu.
   C. Heating and cooling equipment shall be sized based on building loads calculated in accordance with ACCA manual J or other approved heating and cooling calculation methodologies. Per M1401.3
3. Contractor work out plumbing and HVAC diagram layout.
   A. Coordinate with other trades.

15400 PLUMBING

Part 2 - Product
1. Pipes and Fittings.
   A. Waste & soil: ABS plastic of sizes req'd for the Intended purpose.
      1. Provide cast iron with compression neoprene joints per locations shown on the drawings.
      2. Provide clean-outs at bends.
   B. Vents: ABS
   C. Gas: Per code, verify location of appliances.
      1. Provide an approved earthquake shutoff valve installed in the building supply line immediately after the gas meter. The valve shall be located outside of the structure and be accessible.
   D. Water Line:
      1. Below Grade: 1 1/4" type K with hard solder
      2. Above Grade: Type L w/soft solder
2. Plumbing equipment:
   A. Hot water heater: (Duals in tandem)
      1. Size per U.P.C. 501 and Table 501.1 and jurisdictional amendments.
      2. Coordinate with owner's material selection (by others).
   B. Hose bib, frost proof type: Mansfield units
   C. Main shut-off valve in garage.
   D. Plumbing fixtures 1. Coordinate with owners material selection (by others).
3. Irrigation: (bidder design)
   A. Provide "T" connection in main line in garage by main shut-off valve with separate shut-off and drain valve.

15400 PLUMBING (cont.)
4. Automatic Sprinkler System: (bidder design)

Part 3 - Execution
1. The Installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with Industry standards. Refer to general requirements.

15500 HVAC

Part 2 - Product
1. Forced Air:
   A. Furnace system:
      1. Coordinate with materials finish selection schedule (by others).
   B. Duct work and insulation:
      1. Coordinate with materials finish selection schedule (by others).
   C. Air cleaner:
      1. Coordinate with materials finish selection schedule (by others).
   D. Controls:
      1. Coordinate with materials finish selection schedule (by others).
   E. Registers with adjustable supply;
      1. Coordinate with materials finish selection schedule (by others).
   F. Provide firestopping at "E" vent location per I.R.C. sections R302.11.
2. Fans; see division 17 energy requirements,
3. See floor plans for Whole House Ventilation requirements.
4. Vents:
   1. Coordinate with materials finish selection schedule (by others),
5. Exhaust Ducts:
   A. Terminate outside building and equip with backdraft dampers per I.R.C. section M1507.3.3.
6. Dryer Ducts:
   A. Clothe Dryers shall be exhausted in accordance with manufactures Instructions & I.R.C. M1502.
   B. Protective shield plates shall be placed per I.R.C. M1502.5.

Part 3 - Execution
1. The Installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with Industry standards, Refer to general requirements,

END DIVISION 15

Division 16
ELECTRICAL

16000 GENERAL

Part 1 - General
1. Electrical systems to be bidder designed.
2. Regulatory requirements: refer to Division 1 - General Requirements.
3. Contractor to provide electrical diagramming layouts, design circuitry; follow lighting plan if provided.
   A. Coordinate with other trades.

16200 POWER

Part 2 - Product
1. Wire and Boxes.
   A. Volt: 12 6A (3) Wire
      1. GFI @ Damp Locations
   B. Low voltage: standard type
2. Panels: Circuit breaker box fully labeled
   A. Capacity: Bidder Design
   B. Circuitry: Bidder Design
3. Grounding;
   A. Provide (1) 2 1/2" schedule 80 PVC conduit at concrete stem wall for electrical service and (1) 5/8" diameter x 8'0" long galvanized rod (& Ufer ground) for electrical grounding.
4. Smoke Detectors:
   A. Provide and install per I.R.C. section R314.
5. Fire alarm:
   A. Provide and install per N.E.C. and as required by governing fire marshal.

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements and I.R.C.

16200 COMMUNICATIONS

Part 2 - Product
1. Intrusion alarm and security detection systems:
   A. Coordinate with materials finish selection schedule (by others).
2. Phone system:
   A. Coordinate with materials finish selection schedule (by others),
3. Intercommunication systems:
   A. Coordinate with materials finish selection schedule (by others),
4. Stereo system:
   A. Coordinate with materials finish selection schedule (by others).

16500
LIGHTING

Part 2 - Product
1. Fixtures: 1. Coordinate with materials finish selection schedule (by others),
Note: A minimum of 90% of all luminaires shall be high efficiency per W.S.E.C. R404.1.
2. Control: A. Switches;1. Coordinate with materials finish selection schedule,
3. Dimmers: 1. Coordinate with materials finish selection schedule (by others),
4. Boxes: 1. Coordinate with materials finish selection schedule (by others),
5. Other: 1. Coordinate with materials finish selection schedule (by others),

Part 3 - Execution
1. The Installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements,

END DIVISION 16

Division 17
ENERGY REQUIREMENTS

WASHINGTON STATE ENERGY CODE:
General Notes:
1. Per WSEC R402.4, The building Envelope shall be constructed to limit the air leakage rate not to exceed 5 air changes per hour. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2);
2. Per WSEC R403.1.1. at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule.
3. Per WSEC R403.3.2. ducts, air handlers, and filter boxes shall be sealed.

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TEL.: (425) 595-0691

KAHN RESIDENCE

KAHN MICHAEL A

4205 85th AVE SE,
MERCER ISLAND, WA
98040

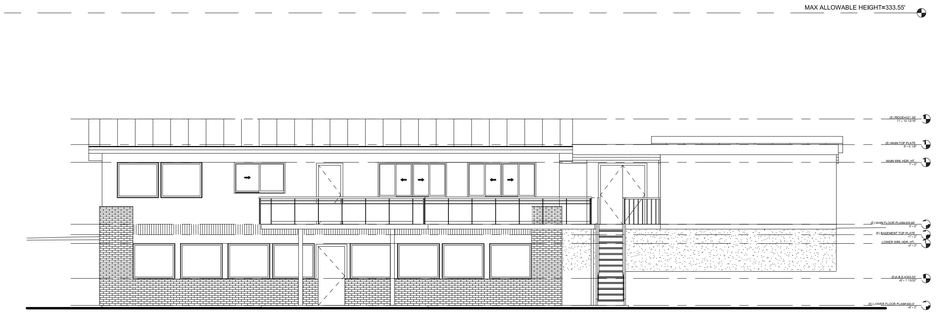
△ DATE DESCRIPTION

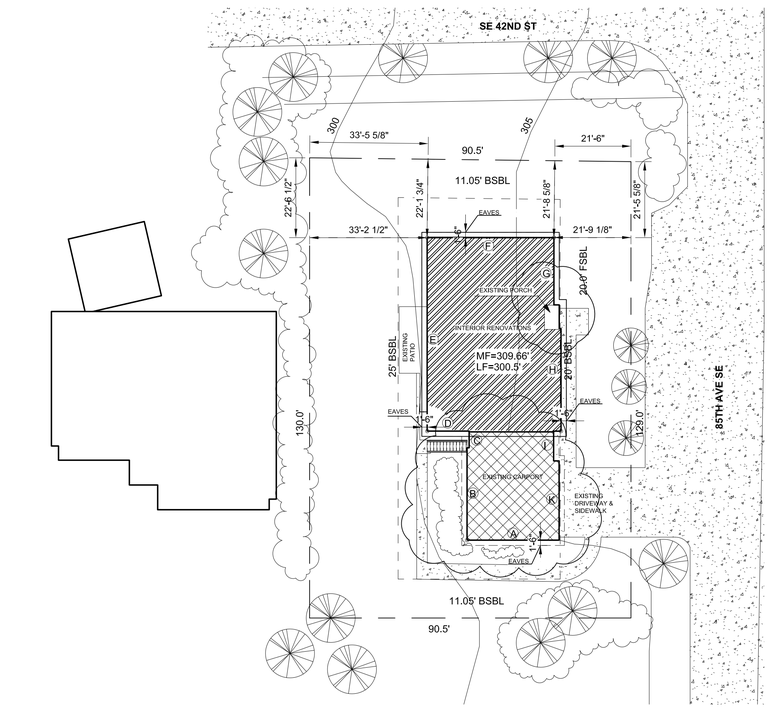
#22001

DRAWN BY: 2S DESIGN

CODE NOTES

A1





2 **Site**
1" = 20'-0"

0' 10' 25' 50' 100'

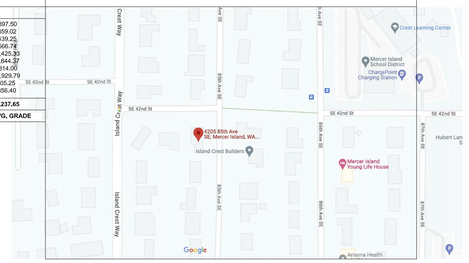
LEGENDS:

- PROPERTY LINE
- SETBACK
- SIDEWALKS
- INTERIOR RENOVATIONS
- EXISTING PORCH / DECK
- EXISTING BUILDING
- EXISTING TREES WILL REMAIN
- BUSHES

City of Mercer Island Avg. Grade Calculations

Midpoint Datum Elevation			F or E		Wall Segment Length				
A	=	303.75	F	a	=	26.00	A*a	=	7,897.50
B	=	302.27	F	b	=	26.00	B*b	=	7,859.02
C	=	303.00	F	c	=	4.75	C*c	=	1,439.25
D	=	301.50	E	d	=	11.83	D*d	=	3,566.78
E	=	300.50	E	e	=	54.66	E*e	=	16,425.33
F	=	303.00	E	f	=	35.79	F*f	=	10,844.37
G	=	306.00	E	g	=	19.00	G*g	=	5,814.00
H	=	306.50	E	h	=	35.66	H*h	=	10,929.79
I	=	306.50	F	i	=	8.5	I*i	=	2,605.25
K	=	306.50	F	k	=	22.37	K*k	=	6,856.40
		3,039.52				**244.56**			**74,237.65**
Address		**4205 85th Ave SE Mercer Island**					**303.55**		**AVG. GRADE**

VICINITY MAP



SITE INFO

STREET ADDRESSES:
4205 85TH AVE SE, MERCER ISLAND, WA 98040

PARCEL NUMBER:
261790-0005

LEGAL DESCRIPTION:
FOWLER ESTATES ADD

ZONING

ZONING: R-9.6

SINGLE FAMILY RESIDENTIAL SETBACKS,
FRONT YARD - 20.0'
REAR YARD - 25.0'
SIDE YARD - 15.0' COMBINED

LOT COVERAGE
40% - LOT SLOPE IS LESS THAN 15%

REQUIRED LANDSCAPE AREA
60% - LOT SLOPE IS LESS THAN 15%

HARDSCAPE COVERAGE
9%

ALLOWED GFA
40%

ALLOWABLE BUILDING HEIGHT
30' ABOVE AVERAGE BUILDING ELEVATION TO TOP OF STRUCTURE
30' ABOVE LOWEST GRADE TO TOP OF WALL

SITE CALCULATIONS

LOT AREA
11,851 SF GROSS LOT AREA

COVERAGE CALCULATION
11,851 SF LOT AREA
x 40%
4,740.4 SF ALLOWABLE IMPERVIOUS COVERAGE

2,314.8 SF HOUSE ROOF
149.1 SF COVERED PATIO
884.5 SF CAR PORT ROOF

3,348.4 SF / 28,2% TOTAL COVERAGE

HARDSCAPE COVERAGE CALCULATION
11,851 SF LOT AREA
x 9%
1,066.6 SF ALLOWABLE HARDSCAPE COVERAGE
984,2SF / 8,3% TOTAL HARDSCAPE COVERAGE

ALL TREES WILL BE RETAIN

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98040

△ DATE DESCRIPTION

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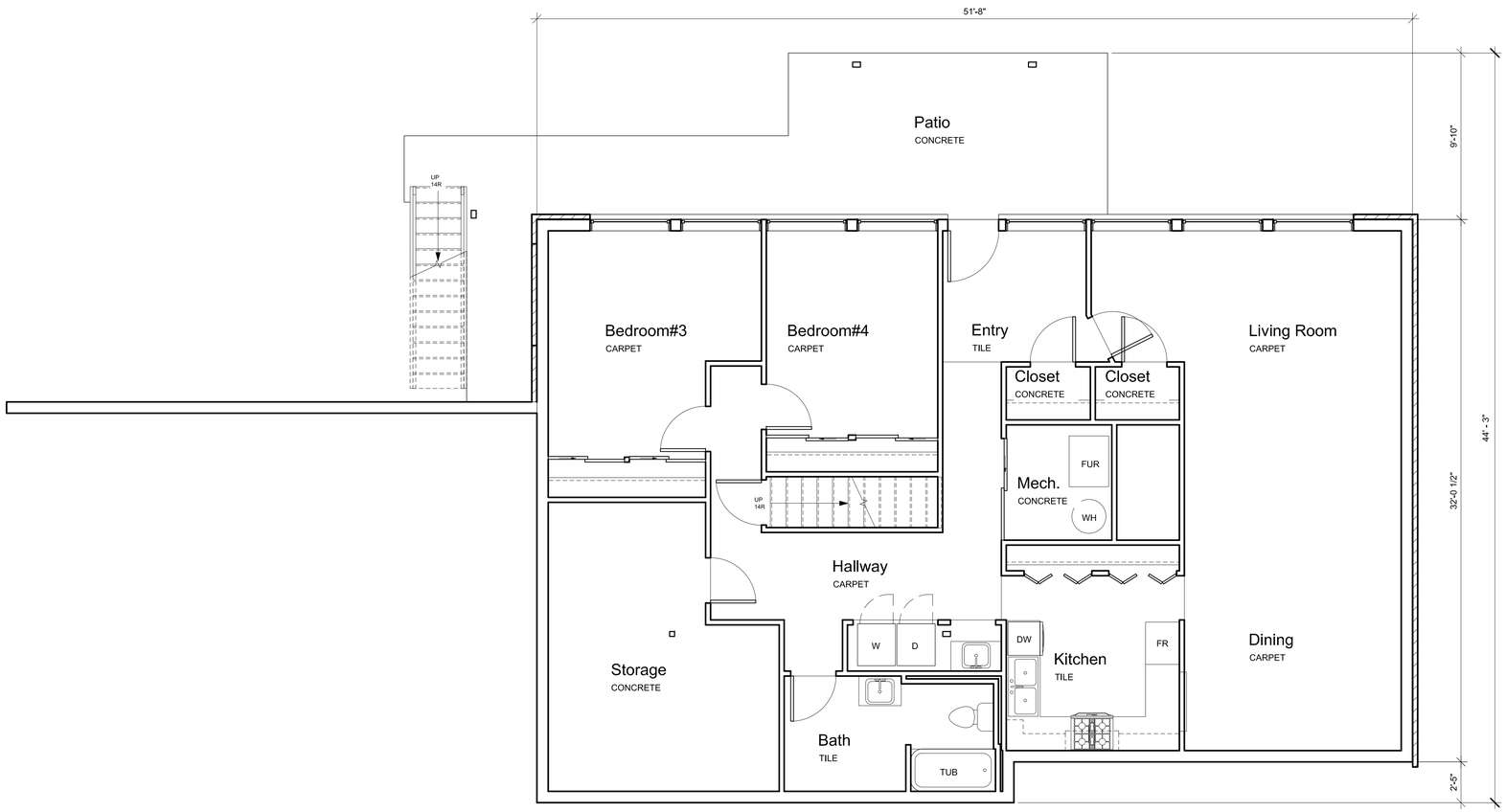
SITE PLAN

A1.1



1 **(E) LOWER FLOOR PLAN**
1/4" = 1'-0"

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#22001

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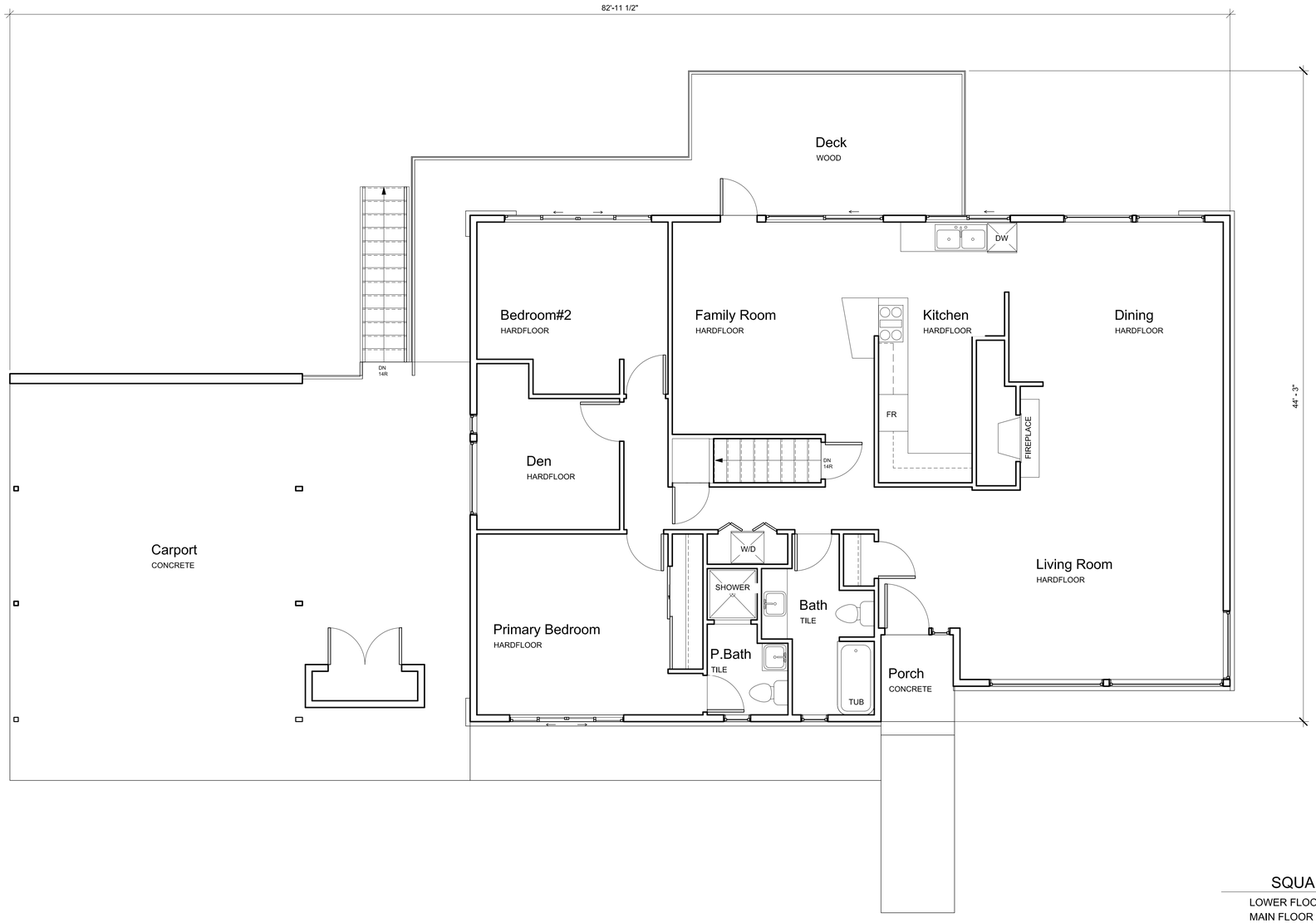
(E) LOWER FLOOR PLAN

A2



① **(E) MAIN FLOOR PLAN**
1/4" = 1'-0"

SQUARE FOOTAGE

LOWER FLOOR	1,722 SF
MAIN FLOOR	1,704 SF
TOTAL	3,426 SF
CARPORT	740 SF
PORCH	34 SF
PATIO	324 SF
DECK	299 SF

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98040

△ DATE DESCRIPTION

#22001

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(E) MAIN FLOOR PLAN

A3

SYMBOLS AND LEGEND

F FAN- DIRECT VENT TO OUTSIDE
-BATHROOMS/LAUNDRY 50 CFM MIN.

-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM.
IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR
MUST BE PROVIDED PER SECTION M1503.6.

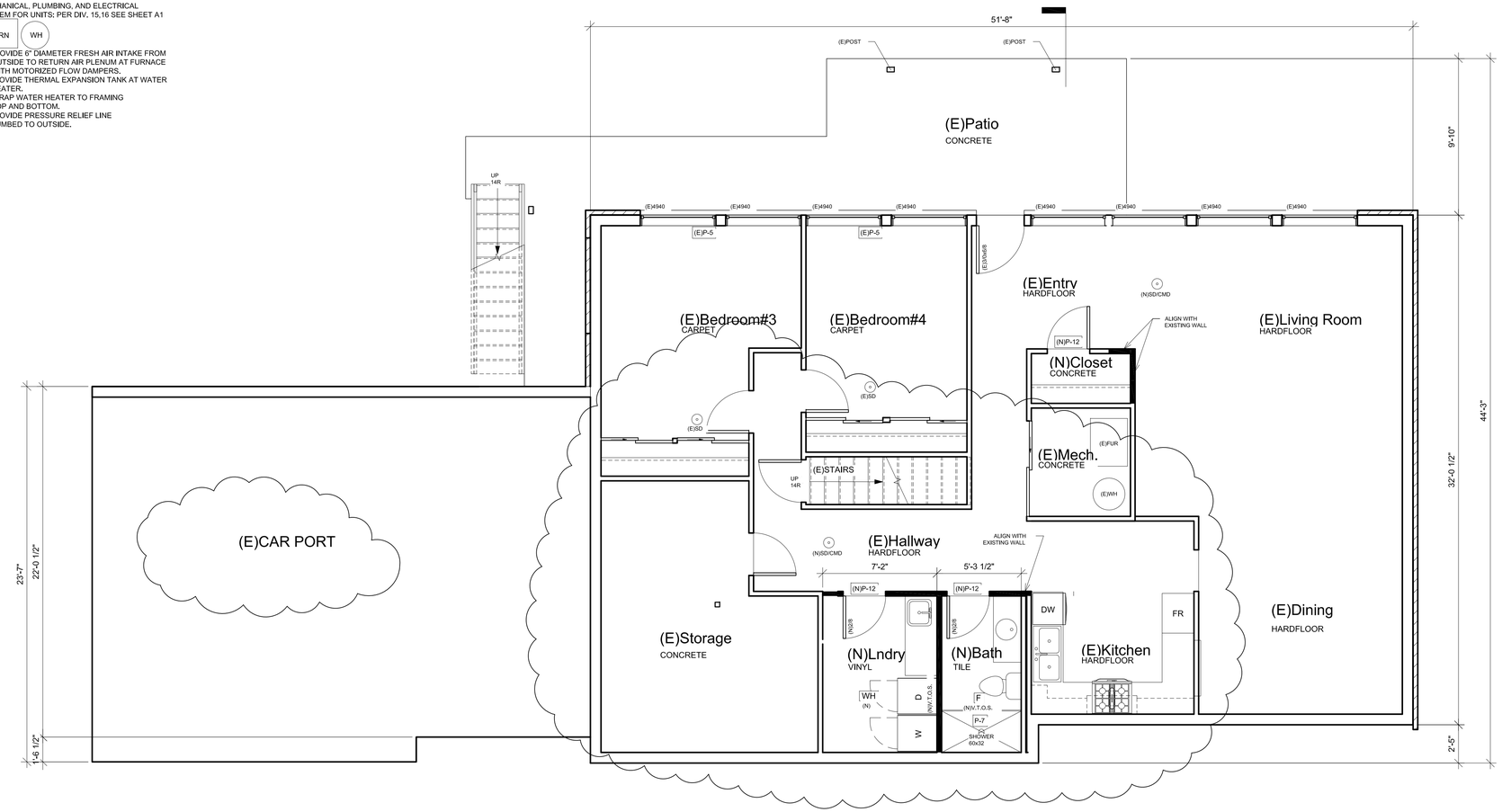
WF WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 FOR A NON BALANCED NON DISTRIBUTED SYSTEM.
FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.
FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

S 110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED PER R314.4 & R315.5. USE A
COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN
NOTED

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN WH

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.



1 **(P) LOWER FLOOR PLAN**
1/4" = 1'-0"

1
A9

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF \" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY.
APPLY (1) LAYER OF }" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL
SEE DIV. 01002.6.A. SHEET A-1.

P-2 1{" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR.
SEE DIV. 01002.6.B. SHEET A-1

P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7{" MAX. HT, TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1{" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301,5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ \" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.7.
SEE DIV. 01002.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C., SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE
SEE DIV. 08800 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., SECTION R310
SEE DIV. 08600 SHEET A-1

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB.
SEE DIV. 15 SHEET A-1

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS. PER I.R.C. SECTION 307.2.
SEE DIV. 09250 SHEET A-1

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.

P-9 7{" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01002.7 SHEET A-1

P-10 18"x24" CRAWL SPACE ACCESS, INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP.
SEE DIV. 01002.2 SHEET A-1

P-12 FLOOR MATERIAL BREAK LINE

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED &INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C.REQUIREMENTS.
SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS, SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING

P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS

P-17 3" DIAMETER STEEL POST

P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5
CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION.

P-19 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C.
SECTION R302.11. SEE DIV. 15 SHEET A-1

P-20 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO AN
ALARM OR SMOKE ALARM IN THE DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

P-21 2x6 STUDS W/ R-21 INSULATION MIN.

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△ DATE DESCRIPTION

#22001

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(P) LOWER FLOOR PLAN

A4

SYMBOLS AND LEGEND

[F] FAN- DIRECT VENT TO OUTSIDE
-BATHROOMS/LAUNDRY 50 CFM MIN.

-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM.
IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR
MUST BE PROVIDED PER SECTION M1503.6.

[WF] WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 FOR A NON BALANCED NON DISTRIBUTED SYSTEM.
FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.
FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

(S) 110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED PER R314.4 & R315.5. USE A
COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN
NOTED

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN WH

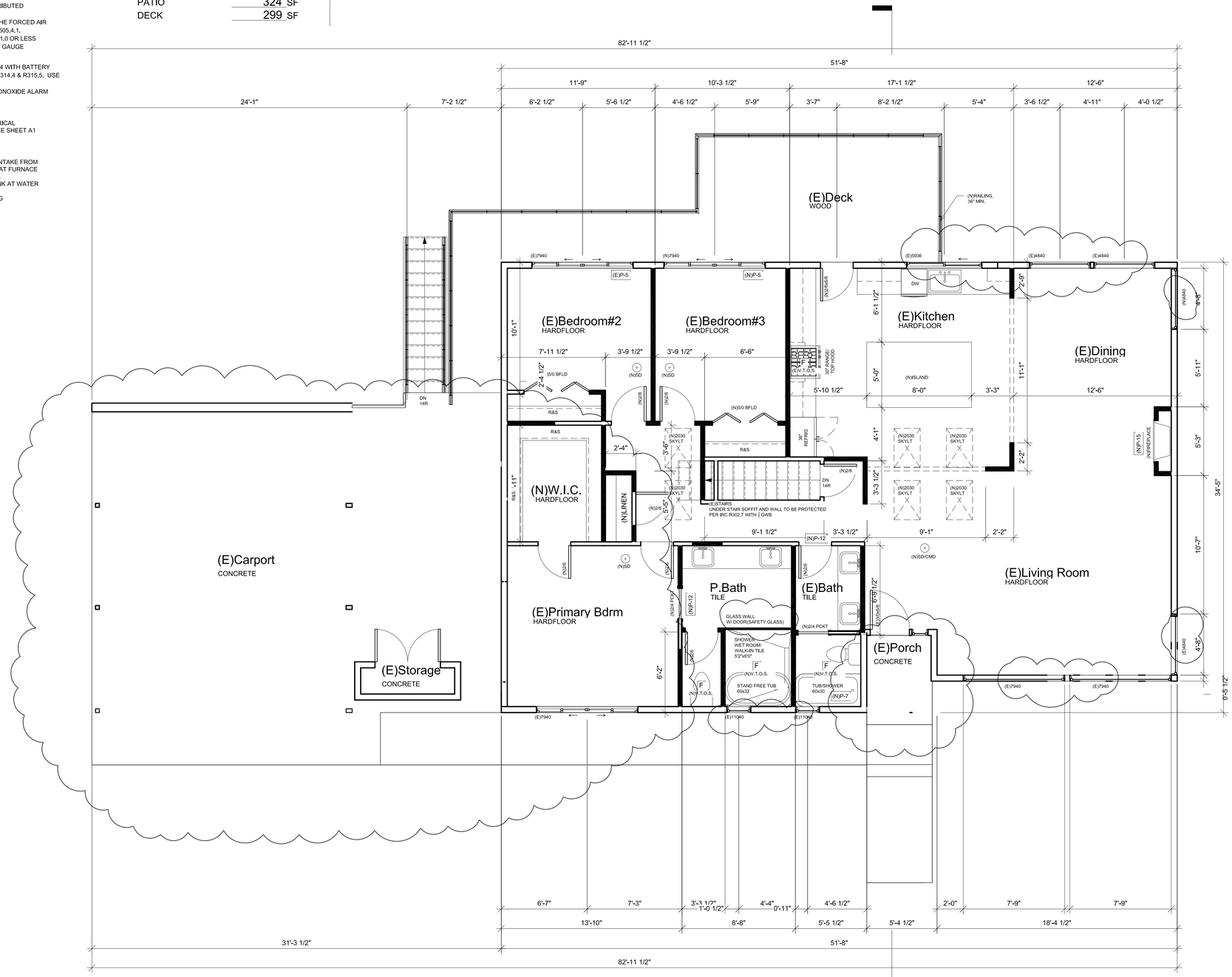
A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

SQUARE FOOTAGE

LOWER FLOOR	1,722 SF
MAIN FLOOR	1,704 SF
TOTAL	3,426 SF
CARPORT	740 SF
PORCH	34 SF
PATIO	324 SF
DECK	299 SF

ADDITIONAL SQ FTG

LOWER FLOOR	0 SF
MAIN FLOOR	0 SF
TOTAL	0 SF



1 (P) MAIN FLOOR PLAN
1/4" = 1'-0"

1 / A9

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF \" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF }" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL
SEE DIV. 01002.6.A, SHEET A-1.

P-2 1⅜" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR.
SEE DIV. 01002.6.B, SHEET A-1

P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7[" MAX. HT, TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" AB0VE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1[" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I,R,C, TABLE R301,5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302,11.
E. COVER USABLE SPACE UNDER STAIR W/ \" G.W.B. PER I.R.C. SECTION R302,7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303,7.
SEE DIV. 01002.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C., SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE
SEE DIV. 08800 SHEET A-1

P-5 EGRESS WINDOW PER I,R,C., SECTION R310
SEE DIV. 08600 SHEET A-1

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB,
SEE DIV. 15 SHEET A-1

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I,R,C. SECTION 307,2.
SEE DIV. 09250 SHEET A-1

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING,

P-9 7[" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I,R,C,
SECTION R311,7,8. SEE DIV. 01002,7 SHEET A-1

P-10 18"x24" CRAWL SPACE ACCESS, INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP.
SEE DIV. 01002.2 SHEET A-1

P-12 FLOOR MATERIAL BREAK LINE

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED &INSTALLED PER MFG, SPECIFICATIONS, SHALL CONFORM TO I,R,C,REQUIREMENTS.
SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I,R,C, REQUIREMENTS, SEE DIV, 01002,12 SHT A-1
C. HEARTH SHALL CONFORM TO I,R,C REQUIREMENT SEE DIV. 01002.12
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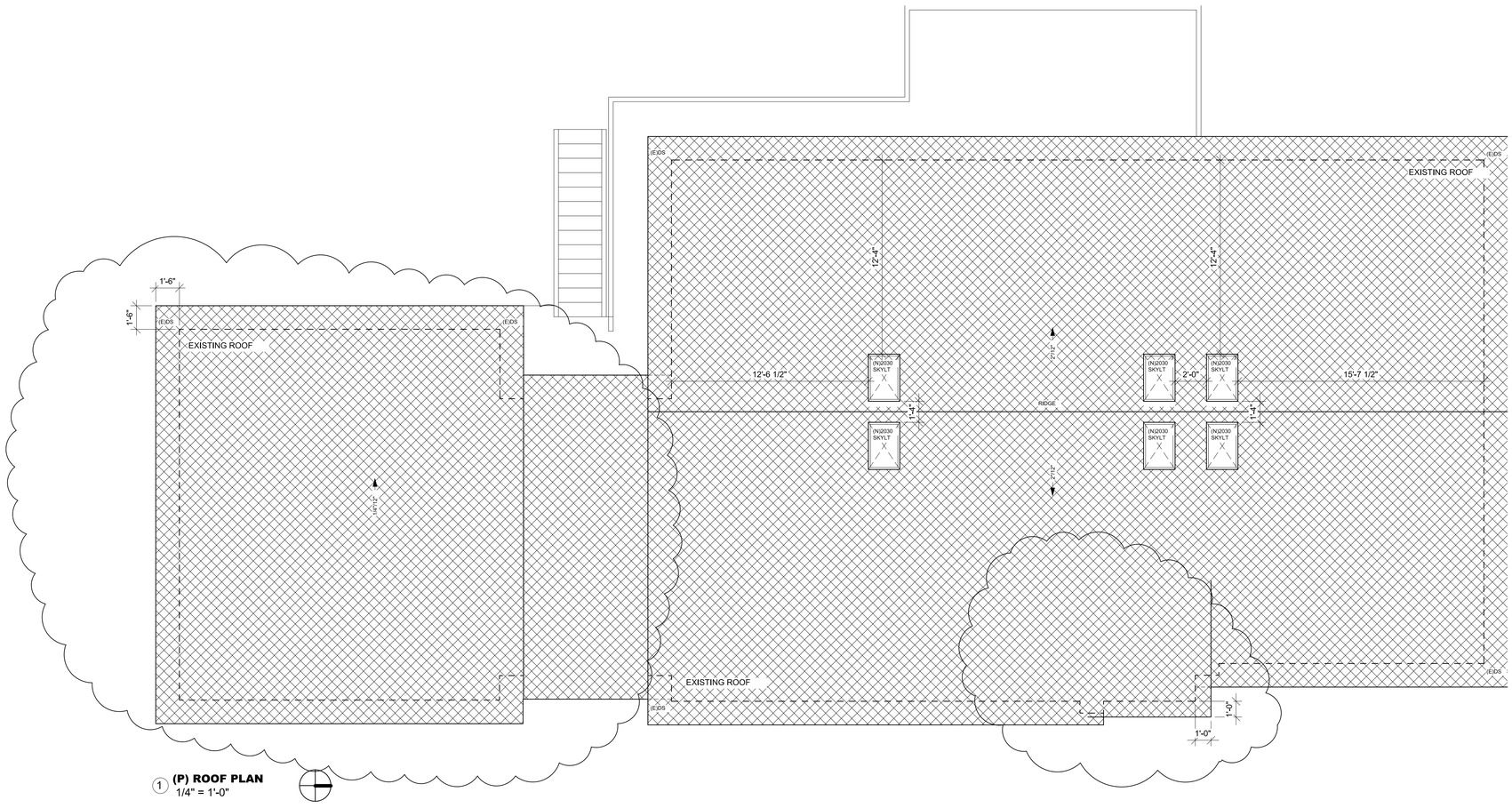
(P) MAIN FLOOR PLAN

A5



1 **(P) ROOF PLAN**
1/4" = 1'-0"

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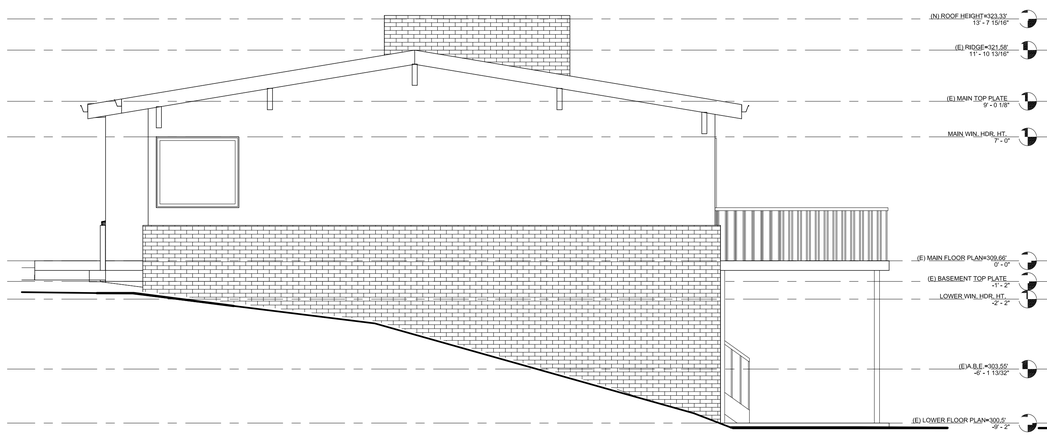
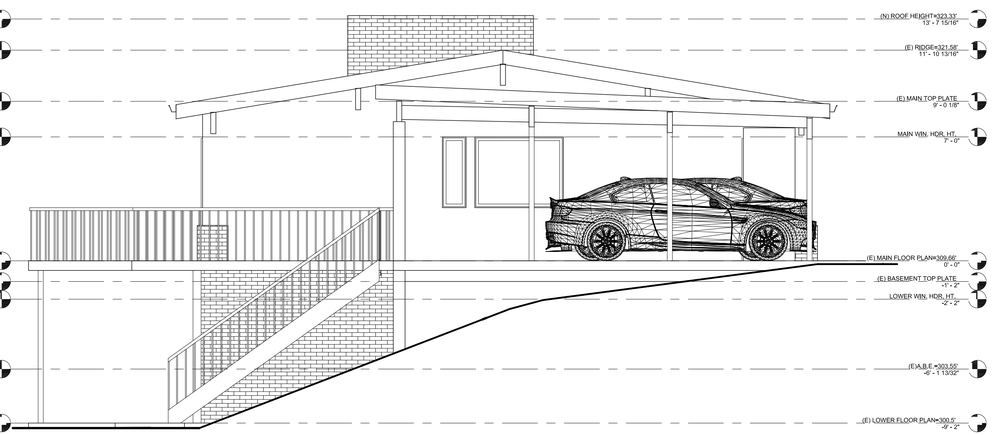
(P) ROOF PLAN

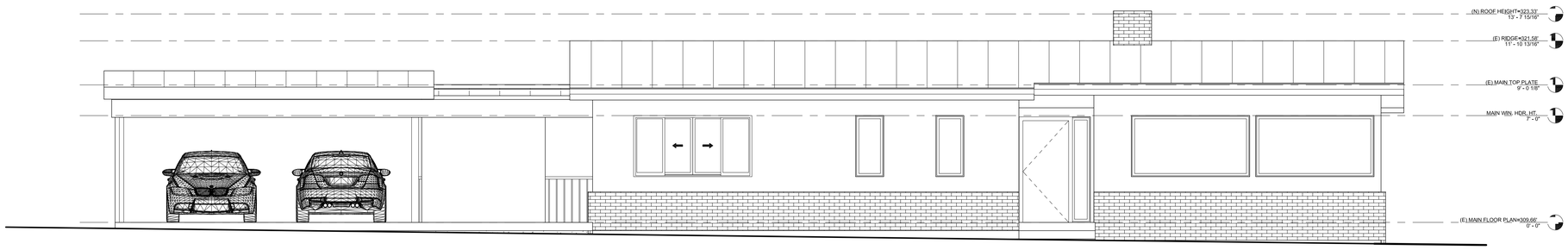
A6



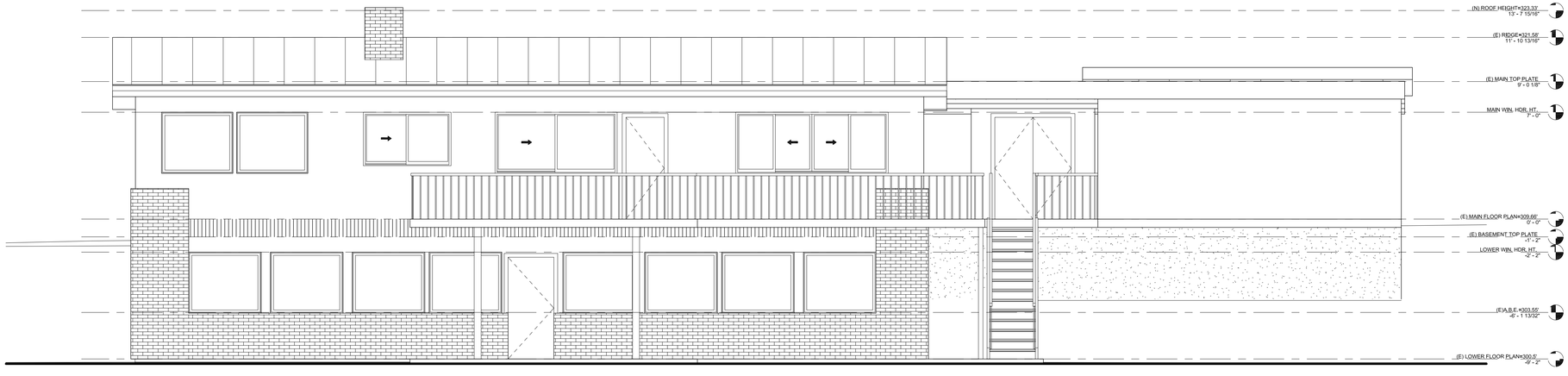
1 **(E) East**
1/4" = 1'-0"



4 **(E) West**
1/4" = 1'-0"



3 **(E) South**
1/4" = 1'-0"



2 **(E) North**
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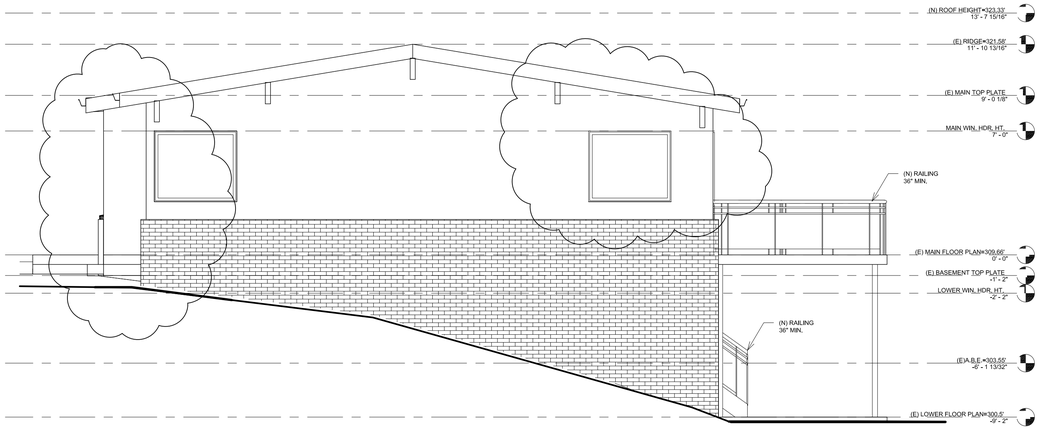
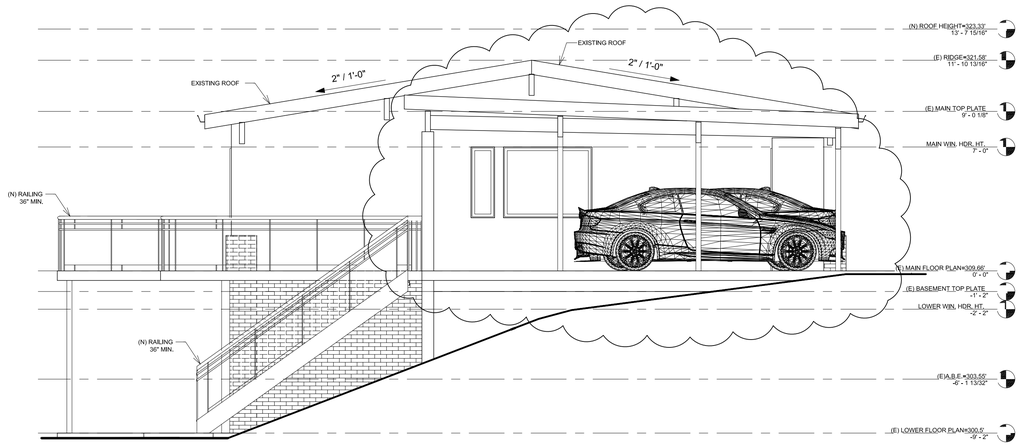
(E) ELEVATIONS

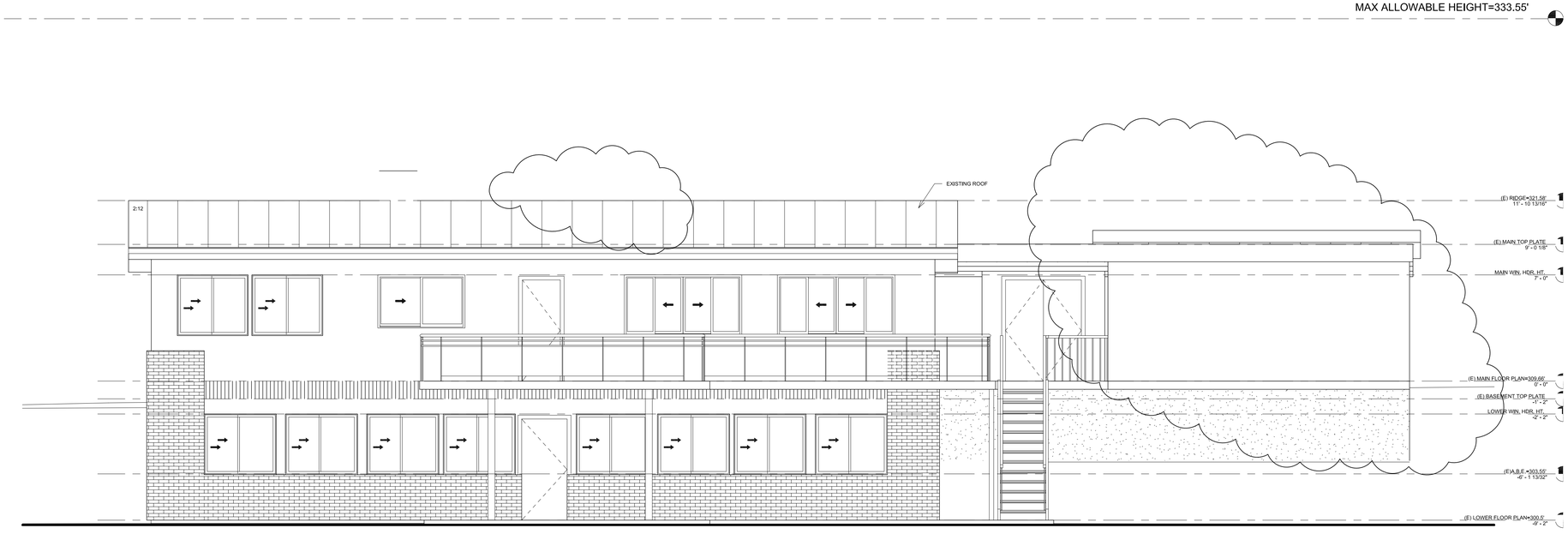
A7



1 **(P) EAST**
1/4" = 1'-0"



2 **(P) WEST**
1/4" = 1'-0"



3 **(P) North**
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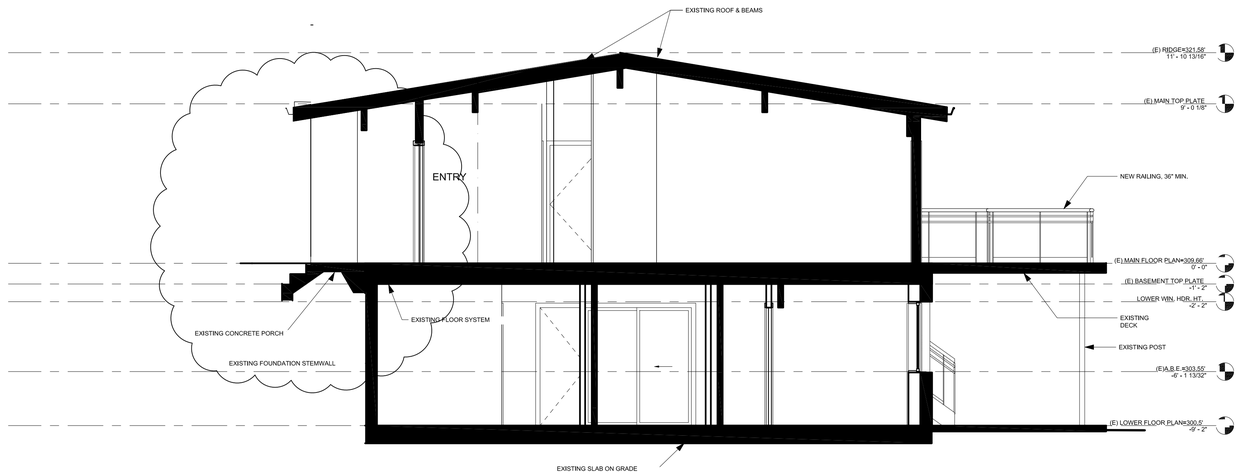
(P) ELEVATIONS

A8



1 **Section 1**
1/4" = 1'-0"

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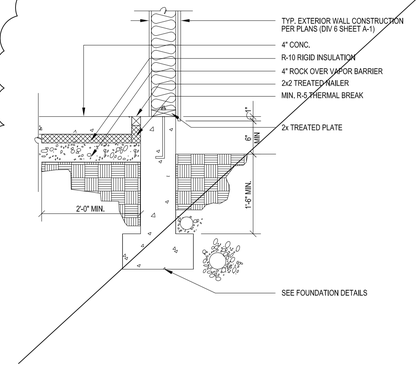
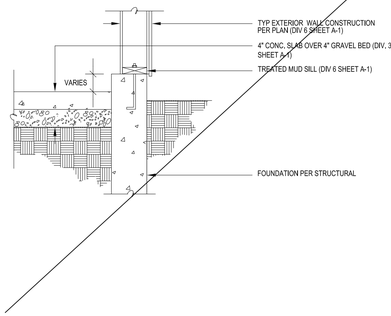
(P) BUILDING SECTION

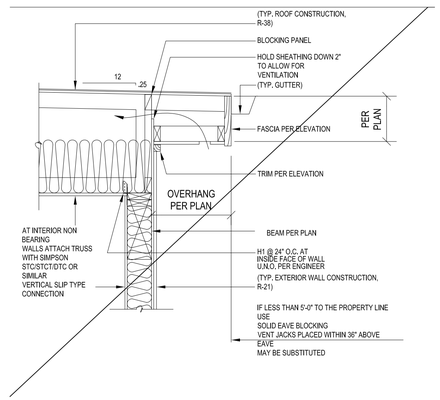
A9



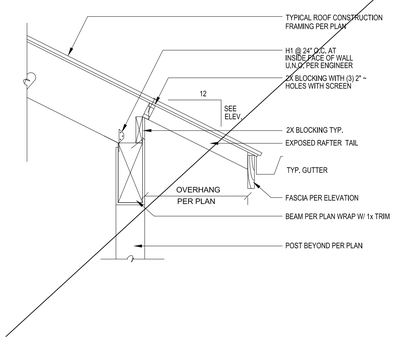
1 **FOUNDATION DETAIL (INSULATED)**
3/4" = 1'-0"



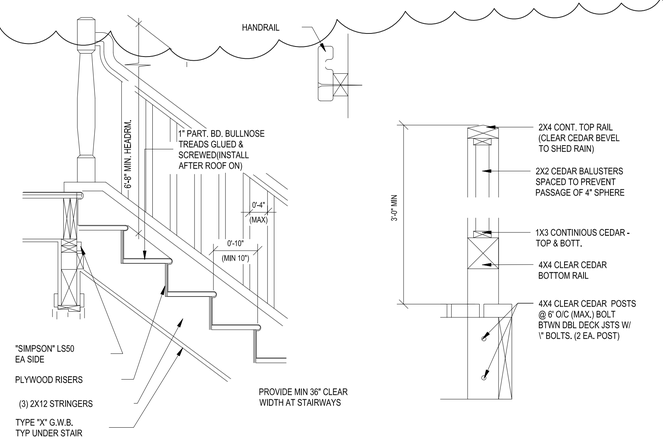
2 **SLAB @ STEM WALL**
3/4" = 1'-0"



3 **EAVE DETAIL**
3/4" = 1'-0"



4 **TYPICAL EAVE DETAIL**
3/4" = 1'-0"



5 **RAILING DETAIL**
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STANDARD DETAILS

D1

STRUCTURAL NOTES

GENERAL

ALL MATERIALS AND WORKMANSHIP SHALL BE AS SPECIFIED BY THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES IN EFFECT. WHERE THERE IS A CONFLICT BETWEEN THE CONSTRUCTION DRAWINGS AND THE REFERENCED CODES, THE REFERENCED CODES AND STANDARDS SHALL APPLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY THE DESIGNER AND OR THE ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO THE START OF ANY CONSTRUCTION. WORKING DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO THE REVIEW AND APPROVAL BY THE DESIGNER AND THE ENGINEER OF THE RECORD. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING NECESSARY FOR THE CONSTRUCTION OF THE STRUCTURE AND ITS COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCING OF OR PROCEDURES REQUIRED TO PERFORM THE WORK. ALL CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE DESIGNER OR THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. THESE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

APPLICABLE CODES AND STANDARDS

THE STRUCTURAL DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS.
AMERICAN CONCRETE INSTITUTE ACI 318-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ACI-301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE-SP 66-04 CONCRETE DETAILING MANUAL
AMERICAN INSTITUTE OF STEEL CONSTRUCTION - ANSI/AISC 360 SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL.
AMERICAN WELDING SOCIETY - AWS STRUCTURAL WELDING CODE.
STEEL STRUCTURE PAINTING COUNCIL - SSPC STEEL STRUCTURE PAINTING MANUAL.
U.S. PRODUCT STANDARDS - PS - 1- 74.
INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION.+ 2018 IRC
NATIONAL DESIGN SPECS FOR WOOD CONSTRUCTION (NDS) 2018 EDITION. NDS FOR WOOD CONSTR. W/ 2018 SUPPLEMENT
SD PWS 2011 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
WESTERN WOOD PRODUCTS ASSOCIATION - WWPA GRADING RULES FOR LUMBER AND PLYWOOD
AMERICAN SOCIETY OF CIVIL ENGINEERSASCE/SE1 7-10 MIN. DESIGN LOADS FOR BLDGS + OTHER STRUCTURES.

DESIGN CRITERIA

IN ADDTITION TO THE DEAD LOADS, THE FOLLOWING LOADS WERE USED IN THE PREPARATION OF THIS DESIGN AS REQUIRED BY CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE.

LIVE LOADS

ROOF	72	PSF
CEILING	10	PSF
FLOOR	40	PSF
DECKS	60	PSF
EXTERIOR BALCONY	60	PSF
STAIR + CORRIDOR	60	PSF

SOIL PRESSURE

SOIL BEARING	1500	PSF (ASSUMED)
ACTIVE PRESSURE?CANTILEVER	35	PCF (ASSUMED)
ACTIVE PRESSURE?BASEMENT	55	PCF (ASSUMED)
EQUIV PASSIVE	300	PCF (ASSUMED)
BASE FRICTION COEFF.	0.40	PCF (ASSUMED)

ROOF SNOW LOAD

GROUND SNOW LOAD,pg 80 PSF

1. ROOF SNOW LOAD,Pf 72 PSF
2. SNOW EXPOSURE FACTOR CE =1.0
3. SNOW LOAD IMPORTANCE FACTOR Is =1.0
4. THERMAL FACTOR Ct =1.1

EARTHQUAKE DESIGN DATA:

1. RISK CATEGORY 2
2. SEISMIC IMPORTANCE FACTOR Ie =1.0
3. MAPPED SPECTRAL ACCELERATION, SHORT PERIOD SS=1.420g
   MAPPED SPECTRAL ACCELERATION, 1 SECOND PERIOD S1=0.494g
4. SITE CLASS D
5. SPECTRAL RESPONSE COEFFICIENT, SHORT PERIOD SDS=0.947g
   SPECTRAL RESPONSE COEFFICIENT, 1-SECOND PERIOD SD1=0.542g
6. SEISMIC DESIGN CATEGORY D
7. BASIC SEISMIC FORCE RESISTANCE PLYWOOD SHEAR PANELS
8. DESIGN BASE SHEAR V=SEE CALCS
9. SEISMIC RESPONSE COEFFICIENT CS=0.13
10. RESPONSE MODIFICATION FACTOR R=6.5
11. ANALYSIS PROCEDURE USED EQ.LATERAL FORCE (ASCE7-10,12.8)

WIND DESIGN DATA:

(ANSI/AF+PA WFCM-2018)

1. ULTIMATE WIND SPEED (3 SECOND GUST) VULT =110 MPH
2. RISK CATEGORY 2
3. WIND EXPOSURE B
4. INTERNAL PRESSURE COEFFICIENT N/A
5. COMPONENTS AND CLADDING REFER TO DRAWINGS
6. TOPOGRAPHICAL FACTOR KZT=1.15

FOUNDATIONS

ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON SOLID, UNDISTURBED FIRM NATURAL EARTH OR COMPACTED SOIL, AT LEAST 18" BELOW FINISHED GRADE AND FREE OF ORGANIC MATERIALS. FOOTING AND FOUNDATION EXCAVATION SHALL BE FREE OF LOOSE SOILS, SLOUGHS, DEBRIS, AND FREE OF WATER AT ALL TIMES. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE FINISH GRADE. FOUNDATION WALL BACKFILL SHALL BE PLACED SIMULTANEOUSLY ON BOTH SIDES OF WALL. PROVIDE 4" PERFORATED PIPE (AS REQUIRED) FOR SUBSURFACE DRAINAGE. FOOTING SIZE SHALL BE AS INDICATED ON DRAWINGS OR MINIMUM AS PER IBC SECTION 1806. WHERE THE SURFACE IS SLOPED MORE THAN ONE (1) FOOT IN TEN(10) FEET THE FOUNDATION SHALL BE LEVEL OR BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL PER IBC. WHERE STRUCTURAL COLUMNS AND POSTS ARE EXPOSED TO WATER SPLASH ABOVE A CONCRETE SURFACE OR TO THE WEATHER , PROVIDE A MINIMUM PLINTH OF 1" ABOVE THE CONCRETE SURFACE, OR 6 " ABOVE THE EXPOSED EARTH PER UBC. FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION OR THE FOUNDATION WALL WITH A STEEL ANCHOR BOLT HAVING A MINIMUM NOMINAL DIAMETER OF 5/8". BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PIECE. ANCHOR BOLTS SHALL BE A STANDARD "J-BOLT" WITH A 4d RETURN, OR A STANDARD "L-BOLT" WITH 12d EXTENSION. ANCHOR BOLTS SHALL BE A36 STEEL OR BETTER. ALL ANCHOR BOLTS AT FOUNDATION SILL PLATES SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS PER SHEAR WALL SCHEDULE AT SHEAR WALLS AND OTHER STANDARD WALLS DEFAULTING TO P1-6. SEE SHEARWALL SCHEDULE ON THIS SHEET FOR SPECIFIC ANCHOR BOLT REQUIREMENTS AT ALL SHEARWALL LOCATIONS.

CONCRETE

CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF f'?c ? AS INDICATED BELOW. CONCRETE SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE STANDARD 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING". AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC STANDARDS SHALL BE ADDED TO ALL CONCRETE EXPOSED TO EARTH OR WEATHER. PROVIDE 5% ± 1.5% ENTRAINED AIR MAXIMUM. MAXIMUM SLUMP SHALL BE 4" AT TIME OF PLACING. COMPRESSIVE STRENGHT OF 3,000 psi IS REQUIRED FOR ALL EXTERIOR AND EXPOSED CONDITIONS PER PER IBC AND/OR IRC GOVERNING CODES.

	MIN. SACKS OF CEMENT PER C.Y. OF CONC.	SPECIAL INSP. REQUIRED	USE
5000 psi	6 1/2	YES	SLABS ON GRADE, FOUNDATIONS + FOOTINGS

GROUT FOR POST BEARING PLATES SHALL BE NON-SHRINK TYPE WITH MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI AT 28 DAYS.

REINFORCING STEEL

NEW, CLEAN AND FREE FROM DIRT, CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM -A615-76A,
GRADE 60 (f?y?=60,000 PSI.) FOR # 4 BARS AND SMALLER
GRADE 60 (f?y?=60,000 PSI.) FOR # 5 BARS AND LARGER
UNLESS NOTED OR SHOWN OTHERWISE, ALL REINFORCING BARS SHALL BE CONTINUOUS WITH ALL SPLICES STAGGERED. ALL STEEL SHALL BE ACCURATELY LOCATED IN THE FORMS AND SECURED BY FORM TIES TO PREVENT DISPLACEMENT DURING CONSTRUCTION. PROVIDE ALL HORIZONTAL BARS WITH 2'-6" x 2'- 6" CORNER BARS OF THE SAME SIZE AT ALL CORNERS AND WALL INTERSECTIONS. WHERE A CONCRETE WALL END DOES NOT INTERSECT WITH ANOTHER WALL, HOOK HORIZONTAL BARS 90 DEGREES AND PROVIDE AN EXTENSION OF 6 BAR DIAMETERS. AT CONCRETE WALLS LAP VERTICAL REINFORCEMENT A MINIMUM OF 48 BAR DIAMETERS TO FOOTING DOWELS. LAP ALL REINFORCING BAR SPLICES A MINIMUM OF 48 BAR DIAMETERS. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOK AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318 - (LATEST EDITION).

CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER
#5 BARS OR SMALLER 1 1/2"
#6 BARS OR LARGER 2"
SLABS AND WALLS (INTERIOR FACE) 3/4"

WELDED WIRE FABRIC SHALL CONFORM TO ASTM-185. LAP FABRIC 1'-0" MINIMUM AT SPLICES. LAP ADJACENT MATS OF WELDED WIRE MESH ONE FULL MESH AT SIDES AND ENDS.

STRUCTURAL STEEL

STRUCTURAL STEEL STANDARD SHAPES AND PLATES SHALL CONFORM TO ASTM A36 STEEL (f?y? = 36,000 PSI)
STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B (f?y? = 46,000 PSI).
ALL MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A 307. USE E70XX ELECTRODES FOR WELDING. ALL FILLET WELDS SHALL BE MINIMUM 3/16" OR EQUAL TO MINIMUM THICKNESS OF MEMBER BEING WELDED, WHICHEVER IS LESS, UNLESS OTHERWISE SHOWN. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS AND WABO. ALL STEEL ITEMS SHALL HAVE ONE COAT OF RED LEAD CONFORMING TO TT-P-00615C TYPE II, 2-3 MILL COATING.
SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE DESIGNER AND THE ENGINEER FOR

METAL WOOD TO WOOD CONNECTORS

METAL WOOD TO WOOD CONNECTORS REFERENCED BY LETTERS AND NUMBERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE AS SPECIFIED IN THEIR FULL LINE CATALOG" CURRENT EDITION. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

SOLID SAWN LUMBER

ALL FRAMING LUMBER SHALL KILN DRIED OR MC-19 AND BE GRADED AND MARKED IN CONFORMANCE WITH GLB STANDARD GRADING RULES FOR WEST COASTLUMBER NO 17 OR WPA WESTERN LUMBER GRADING RULES MOST CURRENT EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

1. 4" X 6" STUDS (2x AND 3x MEMBERS): HEM FIR OR SPF STUD GRADE
   DESIGN VALUES Fb= 675 psi Fv= 150 psi Fc? 425 psi Fc = 675 psi E = 1,200,000
2. 4" X 6" PLATES AND MISC. (2x AND 3x MEMBERS): HEM-FIR NO. 2
   DESIGN VALUES Fb= 850 psi Fv= 150 psi Fc? 405 psi Fc= 1250 psi E = 1,300,000
3. JOISTS AND RAFTERS (2x AND 3x MEMBERS): HEM-FIR NO. 2
   DESIGN VALUES Fb= 900 psi Fv= 150 psi Fc? 405 psi Fc= 1250 psi E = 1,300,000
4. 4x BEAMS: DOUGLAS FIR-LARCH NO. 2
   DESIGN VALUES Fb= 950 psi Fv= 180 psi Fc? 625 psi Fc= 1300 psi E = 1,600,000
5. 4x POSTS: DOUGLAS FIR-LARCH NO. 2
   DESIGN VALUES Fb= 875 psi Fv= 180 psi Fc? 625 psi Fc= 1300 psi E = 1,600,000
6. TIMBER BEAMS (RECTANGULAR 6x AND LARGER): DOUGLAS FIR-LARCH NO. 2
   DESIGN VALUES Fb= 875 psi Fv= 170 psi Fc?= 625 psi Fc = 600 psi E = 1,300,000
7. TIMBER POSTS (SQUARE 6x AND LARGER): DOUGLAS FIR-LARCH NO. 2
   DESIGN VALUES Fb= 700 psi Fv= 180 psi Fc? 625 psi Fc= 475 psi E = 1,300,000

STRUCTURAL GLUED LAMINATED TIMBERS

STRUCTURAL GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI/AITC STANDARD A190.1 AND ASTM D 3737. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. ALL BEAMS SHALL BE DOUGLAS FIR COMBINATION (24F-V4/DF OR 24F-V8/DF, AS INDICATED) WITH A STANDARD CAMBER (3500 FT. RADIUS), UNLESS OTHERWISE NOTED ON PLANS. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLUE LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.

DESIGN VALUES 24F-V4/DF
Fb ten = 2400 psi Fb comp = 1850 psi Fv = 240 psi Fc?= 650 psi Fc = 1600 psi E = 1,800,000
DESIGN VALUES 24F-V8/DF
Fb ten = 2400 psi Fb comp = 2400 psi Fv = 240 psi Fc?= 650 psi Fc = 1600 psi E = 1,800,000

STRUCTURAL COMPOSITE LUMBER

ENGINEERED WOOD SHOWN ON THE DRAWINGS IS BASED ON PRODUCT MANUFACTURED BY WEYERHAUSER IN ACCORDANCE WITH ICC REPORT NO. ES ESR-1387. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME PLANT NUMBER OF THE MANUFACTURER, THE GRADE,THE ICC REPORT NUMBER AND THE QUALITY CONTROL AGENCY, AND SHALL BE FURNISHED TO THE FOLLOWING MINIMUM STANDARDS.

1.3 E iLEVEL TRUS JOIST: TIMBERSTRAND LSL. (BEAM / COLUMN)
DESIGN VALUES Fb= 1700 psi Fv= 400 psi Fc?= 680 psi Fc = 1400 psi E = 1,300,000
1.55 E iLEVEL TRUS JOIST: TIMBERSTRAND LSL. (BEAM)
DESIGN VALUES Fb= 2325 psi Fv= 310 psi Fc?= 800 psi Fc = 2050 psi E = 1,550,000
1.9 E iLEVEL TRUS JOIST: MICROLLAM LVL. (BEAM)
DESIGN VALUES Fb= 2600 psi Fv= 285 psi Fc?= 750 psi Fc = 2510 psi E = 1,900,000
1.8 E iLEVEL TRUS JOIST: PARALLAM PSL. (COLUMN)
DESIGN VALUES Fb= 2400 psi Fv= N.A. Fc?= N.A. Fc = 2500 psi E = 1,800,000
2.0 E iLEVEL TRUS JOIST: PARALLAM PSL. (BEAM)
DESIGN VALUES Fb= 2900 psi Fv= 290 psi Fe?750 psi Fc = 2900 psi E = 2,000,000

PRE-MANUFACTURED WOOD FLOOR JOISTS

ALL WOOD I-JOISTS SHALL BE TJI SERIES JOISTS MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC ES ESR-1153
ALL WOOD OPEN WEB JOISTS SHALL BE TJLX SERIES JOISTS MANUFACTURED BY WEYERHAEUSER.
PRE-MANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE, SPACING AND PROFILE SHOWN ON THE DRAWINGS. THE JOISTS SHALL BE COMPATIBLE WITH THE LOAD, DIMENSIONAL AND FIRE RATING REQUIREMENTS OF THE PROJECT. INSTALLATION SHALL COMPLY WITH MANUFACTURERS SPECIFICATIONS, LAYOUT AND CONSTRUCTION DETAILING DRAWINGS PREPARED AND FURNISHED BY MANUFACTURERS AUTHORIZED REPRESENTATIVE. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS

PRE-MANUFACTURED ROOF TRUSSES

ROOF TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION GUIDELINES OF ALL ROOF TRUSSWS. ROOF TRUSSES SHALL BE COMPATIBLE WITH THE LOAD, DIMENSIONAL AND FIRE RATING REQUIREMENTS OF THE PROJECT ROOF TRUSS LAYOUT AND SPACING SHALL CONFORM TO THE LOCATIONS AND SPACING SHOWN ON THE ROOF FRAMING PLAN DESCRIBED HEREIN PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH TPI-2007 FOR THE SPANS AND CONDITIONS SHOWN ON THE DRAWINGS BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON EXPERIENCED WITH THE DESIGN OF WOOD ROOF TRUSSES. WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (MITEK, ITW, OR APPROVED TRUSS PLATE MANUFACTURER TRUSSES SHALL BE SUPPLIED WITH THE NECESSARY BRACING TO PROVIDE LATERAL STABILITY OF ALL TRUSS MEMBERS AND TIE-DOWN CONNECTIONS FROM TRUSS MEMBERS TO THE TOP OF WALLS AND BEAMS TO FORM AN INTEGRAL PART OF THE WHOLE

STRUCTURAL WOOD PANEL SHEATHING

ALL STRUCTURAL WOOD PANEL SHEATHING (ROOF, FLOOR, AND WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR WITH EXPOSURE (1) CLASSIFICATION PLYWOOD OR OSB. EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF APA AND SHALL BE MANUFACTURED UNDER THE PROVISIONS OF VOLUNTRY PRODUCT STANDARDS DOC PS-1, DOC PS-2 OR APA PRP-108 PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL WOOD PANELS
ROOF SHEATHING SHALL BE 7/16" PLYWOOD (OR OSB) WITH AN APA SPAN RATING OF 24/0 FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD WITH AN APA SPAN RATING OF 48/24 ALL FLOOR SHEATHING SHALL BE NAILED AND GLUED. ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG 01. WALL SHEATHING SHALL BE 7/16" PLYWOOD (OR OSB) WITH AN APA SPAN RATING OF 24/0 . INSTALL WITH A MINIMUM GAP OF 1/8" CLEAR SPACE BETWEEN PANEL JOINTS TO ALLOW FOR EXPANSION. NAILS SHALL BE DRIVEN FLUSH BUT NOT FRACTURE THE SURFACE OF THE SHEATHING. REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

WOOD FRAMING

THE FOLLOWING SHALL APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:
ALL WOOD FRAMING COMPONENTS NOT SPECIFICALLY ENGINEERED AND DETAILED ON PLANS SHALL BE CONSTRUCTED TO COMPLY WITH IBC CHAPTER 23. THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS, UNLESS OTHERWISE NOTED, SHALL COMPLY WITH TABLE 2304.9.1 OF THE INTERNATIONAL BLDG. CODE. ALL NAILS SHALL BE COMMON, UNLESS OTHERWISE INDICATED. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD SURFACES SHALL BE PROVIDED WITH STANDARD FLAT CUT WASHERS. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ALL SHIMS SHALL BE SEASONED AND DRIED AND OF THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

WALL FRAMING:

ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS • 16" o.c. AT INTERIOR WALLS AND 2x6 STUDS • 16" o.c. AT EXTERIOR WALLS AND WALLS SEPERATING HEATED AND UNHEATED SPACES. A MINIMUM OF THREE STUDS SHALL BE PROVIDED AT THE CORNERS AND INTERSECTIONS OF ALL WALLS AND A MINIMUM OF ONE TRIMMER STUD PLUS A SINGLE KING STUD SHALL BE PROVIDED AT EACH SIDE OF ALL OPENINGS NOT OTHERWISE NOTED ON PLANS.
TRIMMERS AT WINDOW AND DOOR OPENING INDICATED ON PLANS ARE AS FOLLOWS:
(1) 2x = ONE TRIMMER STUD PLUS A SINGLE KING STUD.
(2) 2x = TWO TRIMMER STUDS PLUS A SINGLE KING STUD.
(3) 2x = THREE TRIMMER STUDS PLUS A SINGLE KING STUD.
THE TRIMMER/KING STUD ASSEMBLY SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH TABLE 2304.9.1 AS DOUBLE STUDS. A SINGLE 4x8 HEADER SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL UNSHEATHED STUD WALLS OVER 8'-0" IN HEIGHT. ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. ALL WOOD PLATES AND BLOCKING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, OR PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED WOOD AND CONCRETE. END NAIL TOP PLATE TO EACH STUD AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE IN ACCORDANCE WITH TABLE 2304.9.1. FACE NAIL DOUBLE TOP PLATES IN ACCORDANCE WITH TABLE 2304.9.1. END JOINTS AT DOUBLE TOP PLATE SPLICES SHALL BE OFFSET A MINIMUM OF 48" AND NAILED PER TABLE 2304.9.1. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW PER TABLE 2304.9.1 OR BOLTED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) • 4'-0" O.C. UNLESS INDICATED OTHERWISE. ALL POSTS WITH-IN THE WALL FRAME ASSEMBLY NOT OTHERWISE NOTED ON PLANS SHALL BE SPIKE LAMINATED COLUMNS, CONSISTING OF DOUBLED STUDS. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER PER TABLE 2304.9.1. REFER TO THE PLANS AND SHEARWALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING WITH NAILS • 7" o.c. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 7/16" (NOMINAL) APA RATED SHEATHING SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UN-SUPPORTED EDGES), AND TOP AND BOTTOM PLATES WITH 8d • 6" o.c. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d • 12" o.c. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH APPROVED FASTENERS TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

FLOOR AND ROOF FRAMING:

REFER TO FRAMING PLANS FOR ALL JOIST, RAFTER AND BEAM LAYOUTS. DIRECTION, SPACING, TYPE AND SIZE SHALL BE AS INDICATED ON PLANS. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS THAT EXTEND OVER MORE THAN HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS IN ACCORDANCE WITH TABLE 2304.9.1. ATTACH WOOD JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER IN ACCORDANCE WITH TABLE 2304.9.1. UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP w/ FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0". ALL PLYWOOD SHALL BE INSTALLED PER APA STANDARDS. SHEATHING SHALL BE FASTENED IN ACCORDANCE WITH TABLE 2304.9.1. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN RAFTER/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL 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 IN ACCORDANCE WITH TABLE 2304.9.1 UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2x BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING PER NAILING SCHEDULE THIS SHEET. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. SOLID BLOCKING SHALL BE PROVIDED AT ALL HOLDOWN LOCATIONS AND POINT LOADS BEARING DIRECTLY ON THE FLOOR DIAPHRAGM FROM ABOVE. BLOCKING SHALL BE OF THE SAME SIZE AS THE POST OR COLUMN ABOVE, OR SHALL BE CONSTRUCTED OF MULTIPLE STUDS PROVIDING AN AREA

DIAPHRAGM AND HOLDOWN SCHEDULES

SHEAR WALL SCHEDULE? 1? (VERTICAL DIAPHRAGM)

SHEARWALL TYPE	WALL SHEATHING (PANEL) THICKNESS AND GRADE	WALL STUD GRADE AND SPACING	NAIL TYPE	EDGE NAILING	FIELD NAILING	BLOCKING REQ'D	BLOCK SIZE	ABUTTING PLYWOOD PANEL EDGE MEMBER SIZE	TOP PLATE NAILING SIZE AND SPACING	SOLE PLATE NAILING SIZE AND SPACING	FOUNDATION ANCHOR BOLTS SIZE AND SPACING	FRAMING ANCHOR TYPE AND SPACING	ALLOWABLE LOAD[3] SEISMIC / WIND
P1-6	7/16" APA RATED OR 15/32" PLYWOOD ONE FACE	HEM-FIR @ 16" o.c.	8d COMMON	6" o.c.	12" o.c.	YES	2x	2x	16d @ 5"	16d @ 5"	5/8" @ 48" o.c.	A35 @ 24" o.c.	240 PLF/336 PLF
P1-4	7/16" APA RATED OR 15/32" PLYWOOD ONE FACE	HEM-FIR @ 16" o.c.	8d COMMON	4" o.c.	12" o.c.	YES	2x	2x	16d @ 3"	16d @ 3"	5/8" @ 32" o.c.	A35 @ 12" o.c.	350 PLF/400 PLF
P1-3[2]	7/16" APA RATED OR 15/32" PLYWOOD ONE FACE	HEM-FIR @ 16" o.c.	8d COMMON	3" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 4"	(2) ROWS 16d @ 4"	5/8" @ 24" o.c.	A35 @ 12" o.c.	450 PLF/630 PLF
P1-2[2, 6]	7/16" APA RATED OR 15/32" PLYWOOD ONE FACE	HEM-FIR @ 16" o.c.	8d COMMON	2" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 12" o.c.	A35 @ 8" o.c.	590 PLF/820 PLF
P2-4[2, 6]	7/16" APA RATED OR 15/32" PLYWOOD TWO FACES	HEM-FIR @ 16" o.c.	8d COMMON	4" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 12" o.c.	A35 @ 6" o.c.	700 PLF / 1050 PLF
P2-3[2, 6]	7/16" APA RATED OR 15/32"	HEM-FIR @ 16" o.c.	8d COMMON	3" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 12" o.c.	A35 @ 6" o.c.	900 PLF / 1260 PLF
P2-2[2, 6]	7/16" APA RATED OR 15/32" TWO FACES	HEM-FIR @ 16" o.c.	8d COMMON	2" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 2"	(2) ROWS 16d @ 2"	5/8" @ 8" o.c.	A35 (2) ROWS @ 9" o.c.	1180 PLF / 1640 PLF

1. ALL SHEAR WALLS SHALL COMFORM TO IBC SECTION 23 REQ'MNTS. APPLY NAILING TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING. SHEATHING SHALL BE INSTALLED VERTICALLY WITH 4x10 SHEETS EXTENDING FROM THE SILL PLATE AT THE FOUNDATION TO THE LOWER OF THE DOUBLED TOP PLATES AT THE MAIN LEVEL AND FROM THE UPPER OF THE DOUBLED TOP PLATES AT THE LOWER WALL TO THE TOP OF THE DOUBLED TOP PLATES AT THE UPPER LEVEL. (THE ALLOWABLE LOADS ARE NOT ADJUSTED BY 1.4 FACTOR FOR WIND).
2. WHERE APA SHEATHING IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBER, OR FRAMING SHALL BE 3x NOMINAL AND NAILS ON EACH SIDE SHALL BE STAGGERED. WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (NAIL SPACING 3" OR LESS, OR SHEAR WALLS WITH PLYWOOD APPLIED ON EACH SIDE OF STUD WALL) FOUNDATION SILL PLATES AND FRAMING FOR ABUTTING PANEL EDGES SHALL BE 3x NOMINAL WITH STAGGERED NAILING .
3. ABOVE ALLOWABLE SHEAR CAPACITIES APPLIES FOR 2x SPRUCE-PINE-FIR FRAMING SPACED NO MORE THAN 16" O.C. AND SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS.
4. 14 GAUGE STAPLES w/ 7/16" CROWN AND 2" NOMINAL LEG LENGTH OR 0.131 DIAM. P-NAILS w/ 2" NOMINAL LENGTH CAN BE SUBSTITUTED FOR 8d COMMON NAILS WITH REDUCED SHEAR CAPACITIES TO USE STAPLES. VERIFY WITH ENGINEER.
5. ALL FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING. FOR FASTENER DIAMETER AND LENGTH, REFER TO FASTENER SCHEDULE BELOW.
6. PROVIDE A SINGLE JOIST OR MIN. 2x SOLID BLOCKING BELOW AND AT THE TOP OF ALL SHEARWALLS. FOR SHEARWALLS DESIGNATED P1-2, P2-4, P2-3, AND P2-2 SUCH JOISTS AND OR BLOCKING AT SHEARWALLS SHALL BE DOUBLED. WHERE JOISTS OR BLOCKING CONSIST OF DOUBLED SOLID SAWN MEMBERS, METAL FRAMING CLIPS SHALL BE INSTALLED AS FOLLOWS:
   P1-2 A35 • 8" o.c.
   P2-4 A35 • 8" o.c.
   P2-2 A35 • 6" o.c.

METAL HOLDOWNS? 1

SYMBOL	MODEL NUMBER[2]	DBL STUD NAILING[5]	ALLOWABLE LOAD (LBS)[3]
1	HDU4-SDS2.5 w/ SSTB-24 5/8" ANCHOR BOLT w/ 21" MIN. EMBED AND (10) SDS 1/4"x2 1/2" LONG SCREWS (SYMBOL 1) TO DBL STUDS	(20) 16d	2100
2	HDU5-SDS2.5 w/ SSTB-34 7/8" ANCHOR BOLT w/ 29" MIN. EMBED AND (14) SDS 1/4"x2 1/2" LONG SCREWS (SYMBOL 2) TO DBL STUDS	(24) 16d	3700
3	HDU8-SDS2.5 w/ SSTB-34 7/8" ANCHOR BOLT w/ 29"" MIN. EMBED AND (20) SDS 1/4"x2 1/2" LONG SCREWS (SYMBOL 3)TO TRIPLE STUDS	(30) 16d	4000
4	HDU11-SDS2.5 w/ SB1-30 ANCHOR BOLT w/ 24" MIN. EMBED AND (30) SDS 1/4"x2 1/2" LONG SCREWS (SYMBOL 4)TO TRIPLE STUDS	(34) 16d	5200
5	STHD14/STHD14RJ STRAP TIE DOWN	(20) 16d	3800
6	SINGLE 1 1/4" COIL STRAP[4] (CLEAR SPAN + 24")	N.A.	1462
7	DOUBLE 1 1/4" COIL STRAP[4] (CLEAR SPAN + 24")	(16) 16d	2924
8	3" x 16 GUAGE COIL STRAP[4] (CLEAR SPAN + 50")	(18) 16d	4343
9	3" x 16 GUAGE COIL STRAP[4] (CLEAR SPAN + 50") + 1 1/4" COIL STRAP[4] (CLEAR SPAN + 24")	(30) 16d	5805

1. SEE STRUCTURAL NOTES FOR SPECIFICATION OF METAL CONNECTORS.
2. ALL METAL HOLDOWNS SHALL BE INSTALLED PER MANUFACTURES INSTALLATION REQUIREMENTS.
3. ALLOWABLE LOADS INDICATES 133% WIND LOADING INCREASE, SEE MANUFACTURERS DATA FOR ADDITIONAL LOADING AND OR LIMITATIONS. LOADS REFLECT AN ADJUSTMENT FOR SPRUCE-PINE-FIR FRAMING MEMBERS PER MANUFACTURER'S REQUIREMENTS.
4. ALL 1 1/4" STRAPS SHALL BE CS16 BY SIMPSON OR EQUAL, ALL 3" STRAPS SHALL BE CMSTC16 BY SIMPSON OR EQUAL.
5. THE DOUBLE 2x STUDS (STUD GROUP BOUNDARY ELEMENT) ARE TO BE NAILED TOGETHER (IN TWO STAGGERED ROWS) WITH EVENLY SPACED NAILING. SEE PLANS FOR TYPICAL SHEAR WALL CONSTRUCTION DETAIL.

FLOOR NAILING (HORIZONTAL DIAPHRAGM)

TYP. FLOOR SHEATHING: 3/4" CDX T+G APA RATED PLYWOOD (48/24) NAILED AND GLUED. ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG 01. PROVIDE T+G EDGES AT LONG PANEL EDGES. NAILING SHALL BE 10d AT 6" O.C. AT PANEL EDGES AND 10" O.C. AT INTERMEDIATE SUPPORTS. ALLOWABLE DIAPHRAGM SHEAR = 215X0.82=177 plf.

FLOOR DIAPHRAGM 23/32" 2x FRAMING - H.F. @ 16" O.C.

TYPE	NAILS	BOUNDARY NAILING	SUPPORTED EDGES	BLOCKED EDGE NAILING	BLOCKING	ALLOWABLE LOAD[2]
F1	10d	6" O.C.	6" O.C.	6" O.C.	YES	290 PLF
F2	10d	4" O.C.	4" O.C.	4" O.C.	YES	390 PLF
F3[1]	10d	2.5" O.C.	2.5" O.C.	2.5" O.C.	YES	590 PLF

1. WHERE NAILS ARE SPACED 2.5" o.c. AND LESS, FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3x AND SHALL BE STAGGERED.
2. ABOVE ALLOWABLE SHEAR CAPACITIES HAVE BEEN ADJUSTED FOR 2x HEM-FIR FRAMING IN ACCORDANCE WITH TABLE 2306.3.1 I.B.C.

ROOF NAILING (HORIZONTAL DIAPHRAGM)

TYP. ROOF SHEATHING: 7/16" OSB APA RATED SHEATHING (24/0) EXP. 1 EXT. BOND NERQA397, RP.#108. LAY UP W/ MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAILING SHALL BE 10d AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE EDGE CLIPS • 24" O.C. AT ALL UNSUPPORTED EDGES. ALLOWABLE DIAPHRAGM SHEAR = 190 x 0.93 = 176 PLF

ROOF DIAPHRAGM 15/32" 2x FRAMING - H.F. @ 24" O.C.

TYPE	NAILS	BOUNDARY NAILING	SUPPORTED EDGES	BLOCKED EDGE NAILING	BLOCKING	ALLOWABLE LOAD[2]
R1	10d	6" O.C.	6" O.C.	6" O.C.	YES	260 PLF
R2	10d	4" O.C.	4" O.C.	4" O.C.	YES	350 PLF
R3[1]	10d	2.5" O.C.	2.5" O.C.	6" O.C.	YES	530 PLF

1. WHERE NAILS ARE SPACED 2.5" o.c. AND LESS, FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3x AND SHALL BE STAGGERED.
2. ABOVE ALLOWABLE SHEAR CAPACITIES HAVE BEEN ADJUSTED FOR 2x HEM-FIR FRAMING IN ACCORDANCE WITH TABLE 2306.3.1 I.B.C.

METAL CONNECTORS + FASTENERS USED w/ PRESSURE TREATED LUMBER

ALL METAL CONNECTORS AND FASTENERS IN DIRECT CONTACE WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

GROUP ONE: CHROMATED COPPER ARSENATE (CCA) AND SODIUM BORATE (SBX) PRESSURE TREATED LUMBER

MINIMUM CORROSION PROTECTION:

1. ALL METAL CONNECTORS, HANGERS, STRAPS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-123 STANDARDS WITH MINIMUM ZINC THICKNESS THAT MEET G-90 STANDARDS.
2. ALL FASTENERS INCLUDING NAILS, SCREW, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153 STANDARDS.

GROUP TWO ALKALINE COPPER QUAT (ACQ AND CAQ-D AND COPPER AZOLE (CBA-A AND CA-B) PRESSURE TREATED LUMBER

MINIMUM CORROSION PROTECTION:

1. ALL METAL CONNECTORS, HANGERS, STRAPS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-653 STANDARDS WITH MINIMUM ZINC THICKNESS THAT MEET G-185 STANDARDS.
2. ALL FASTENERS INCLUDING NAILS, SCREW, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153 STANDARDS.

NOTES:

1. SOME PRESERVATIVE PRESSURE TREATED WOOD REQUIRE ADDITIONAL CORROSION PROTECTION FOR STEEL CONNECTORS. AND FASTENERS. ALWAYS CONSULT WITH PRESSURE TREATED WOOD MANUFACTURER FOR SPECIAL CORROSION
2. STAINLESS STEEL FASTENERS ARE TO BE USED WITH STAINLESS STEEL CONNECTORS ONLY AND USE HOT-DIP GALVANIZED FASTENERS WITH HOT-DIP CONNECTORS ONLY.
3. FOR ALL OTHER PRESSURE TREATED WOOD NOT LISTED IN THE ABOVE GROUPS ONE OR TWO, CONSULT WITH PRESSURE TREATED WOOD MANUFACTURER FOR SPECIAL CORROSION PROTECTION REQUIREMENTS.

DIAPHRAGM BLOCKING

1. PROVIDE SOLID BLOCKING • HOLDOWNS AND POINT LOADS ABOVE. USE SAME SIZE AS POST OR MULTIPLE STUDS ABOVE FOR BLOCKING. WHEN MULTIPLE STUDS ARE USED, ORIENT GRAINS VERTICALLY. (FOR 6X6 POST ABOVE, USE 4X8 POST BLOCKING • RIM).
2. RUN POST TO BOTTOM OF FLOOR PLYWOOD DIAPHRAGM. PROVIDE POSITIVE CONNECTION (MTL. STRAP - MIN. (2) CS16-48. NAIL ONE ON THE OPPOSING FACE OF THE OTHER).
3. PROVIDE SOLID BLOCKING BETWEEN TOP OF BEAM AND BOTTOM OF PLYWOOD • FLOOR DIAPHRAGM. USE SAME SIZE AS POST OR MULTIPLE STUDS ABOVE FOR BLOCKING. WHEN MULTIPLE STUDS ARE USED,

FASTENER SCHEDULE

(FOR ALL VERTICAL + HORIZONTAL DIAPHRAMS)

NAIL TYPE	DIAMETER IN INCHES	LENGTH IN INCHES	SPECIFICATIONS
8d	.131	2 1/2"	COMMON NAIL ASTM A36 COATED SMOOTH
10d	.148	3"	COMMON NAIL ASTM A36 COATED SMOOTH
12d	.148	3 1/4"	COMMON NAIL ASTM A36 COATED SMOOTH
16d	.162	3 1/2"	COMMON NAIL ASTM A36 COATED SMOOTH

07/18/2022

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Structural Notes

KAHN RESIDENCE
4205 85TH AVE SE, MERCER ISLAND, WA 98040

Revisions
1 CLIENT REVISION/ CITY CORRECTION 1/11/2024
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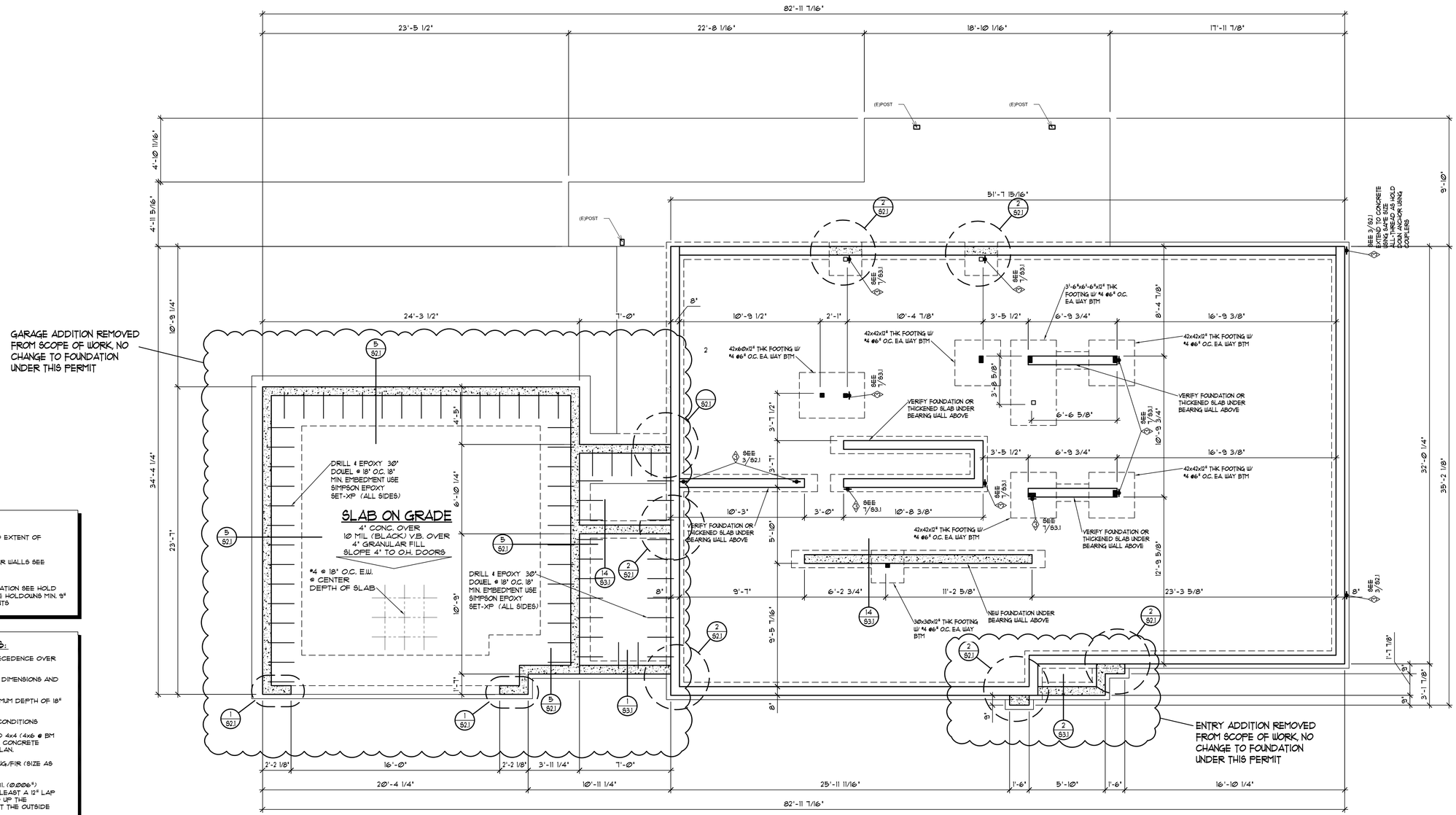
Drawn: DSF | Checked:
Date: JULY 18, 2022
Sheet: S1.1
Scale: 1/4"=1'-0" | Job:



STRUCTURAL LEGEND

- DENOTES LOCATION AND EXTENT OF SHEAR WALLS
- P1-6 — DENOTES TYPE OF SHEAR WALLS SEE SHEAR WALL SCHEDULE
- 2 — DENOTES HOLDOWN LOCATION SEE HOLD DOWN SCHEDULE LOCATE HOLDOWNS MIN. 9" FROM FOUNDATION VENTS

FOUNDATION NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
3. ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE
4. STEP FOUNDATIONS PER SITE CONDITIONS
5. ALL POSTS SHALL BE TREATED 4x4 (4x6 @ BM SPLICE) ON TYPE-30 FELT ON CONCRETE FOOTING AS INDICATED PER PLAN.
6. ALL GIRDERS SHALL BE #2 DOUG/FIR (SIZE AS INDICATED PER PLAN).
7. GROUND COVER SHALL BE 6 mil. (@006") POLYETHYLENE FILM WITH AT LEAST A 12" LAP AT ALL SEAMS AND EXTENDED UP THE FOUNDATION WALL TO AT LEAST THE OUTSIDE FINISHED GRADE LINE.
8. ALL WOOD IN CONTACT WITH EARTH, MASONRY OR CONCRETE SHALL BE TREATED OR BE OF WOOD WITH A NATURAL RESISTANCE TO DECAY.

FOUNDATION PLAN

1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION, AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL

REMODEL LEGEND

- NEW FOUNDATION
- EXISTING FOUNDATION TO REMAIN
- EXISTING FOUNDATION TO BE REMOVED

JAMES G. KOH
STATE OF WASHINGTON
2016
REGISTERED PROFESSIONAL ENGINEER
07/18/2022

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FOUNDATION PLAN

KAHN RESIDENCE

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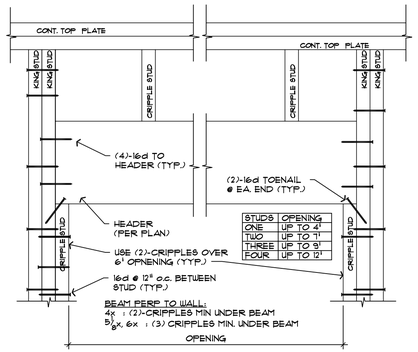
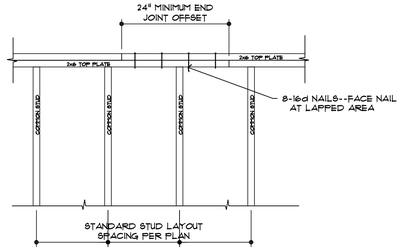


TYPICAL HEADER

N.T.S.



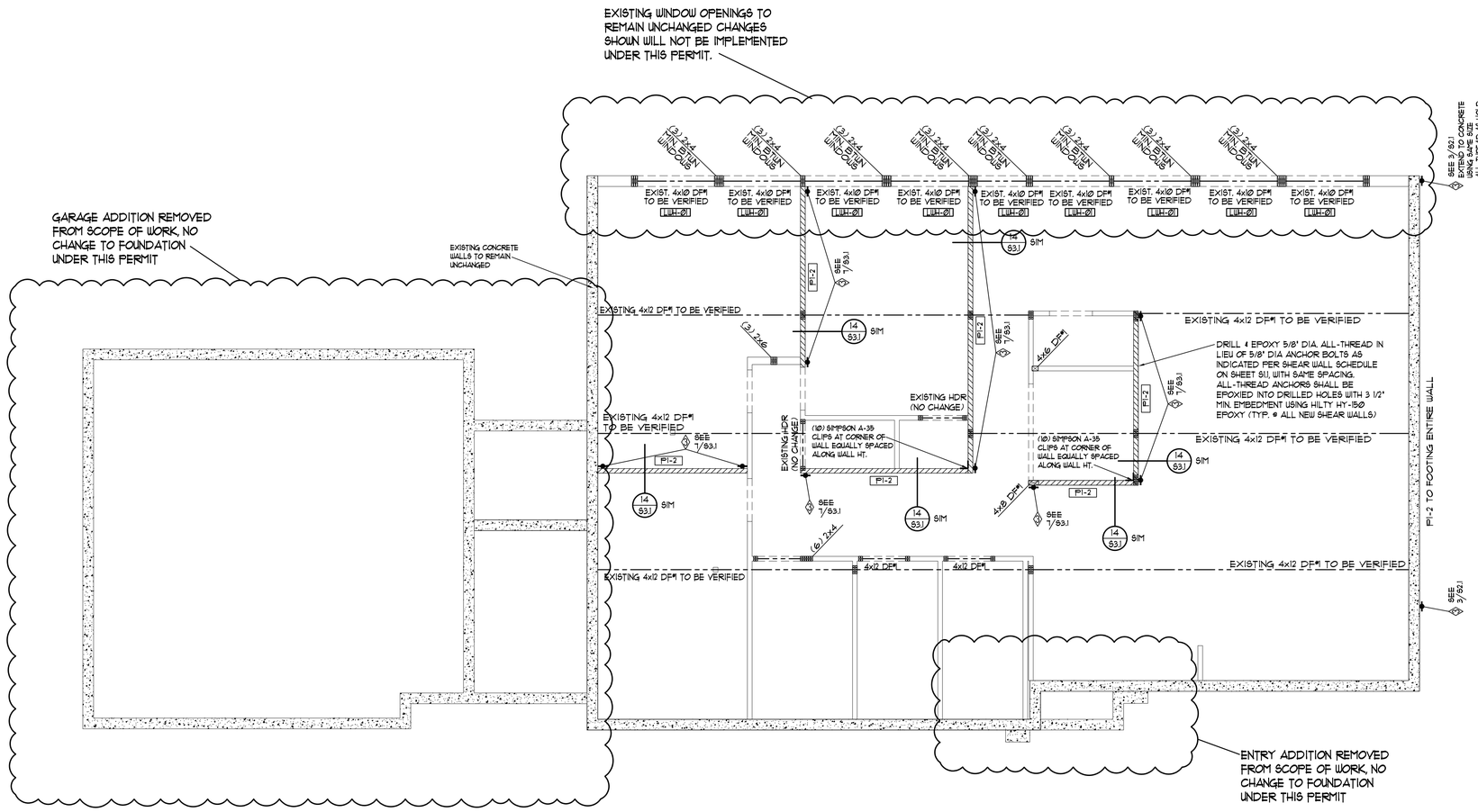
TYPICAL FRAMING DETAIL

S2.2.08

@ DOUBLE TOP PLATE SPLICE 1/2" = 1'-0"

STRUCTURAL LEGEND

- DENOTES LOCATION AND EXTENT OF SHEAR WALLS
- PI-6 — DENOTES TYPE OF SHEAR WALLS SEE SHEAR WALL SCHEDULE
- 2 — DENOTES HOLDOWN LOCATION SEE HOLD DOWN SCHEDULE LOCATE HOLDOWNS MIN. 9" FROM FOUNDATION VENTS



LOWER LEVEL WALL PLAN

1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION, AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL

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LOWER FLOOR WALL PLAN

KAHN RESIDENCE

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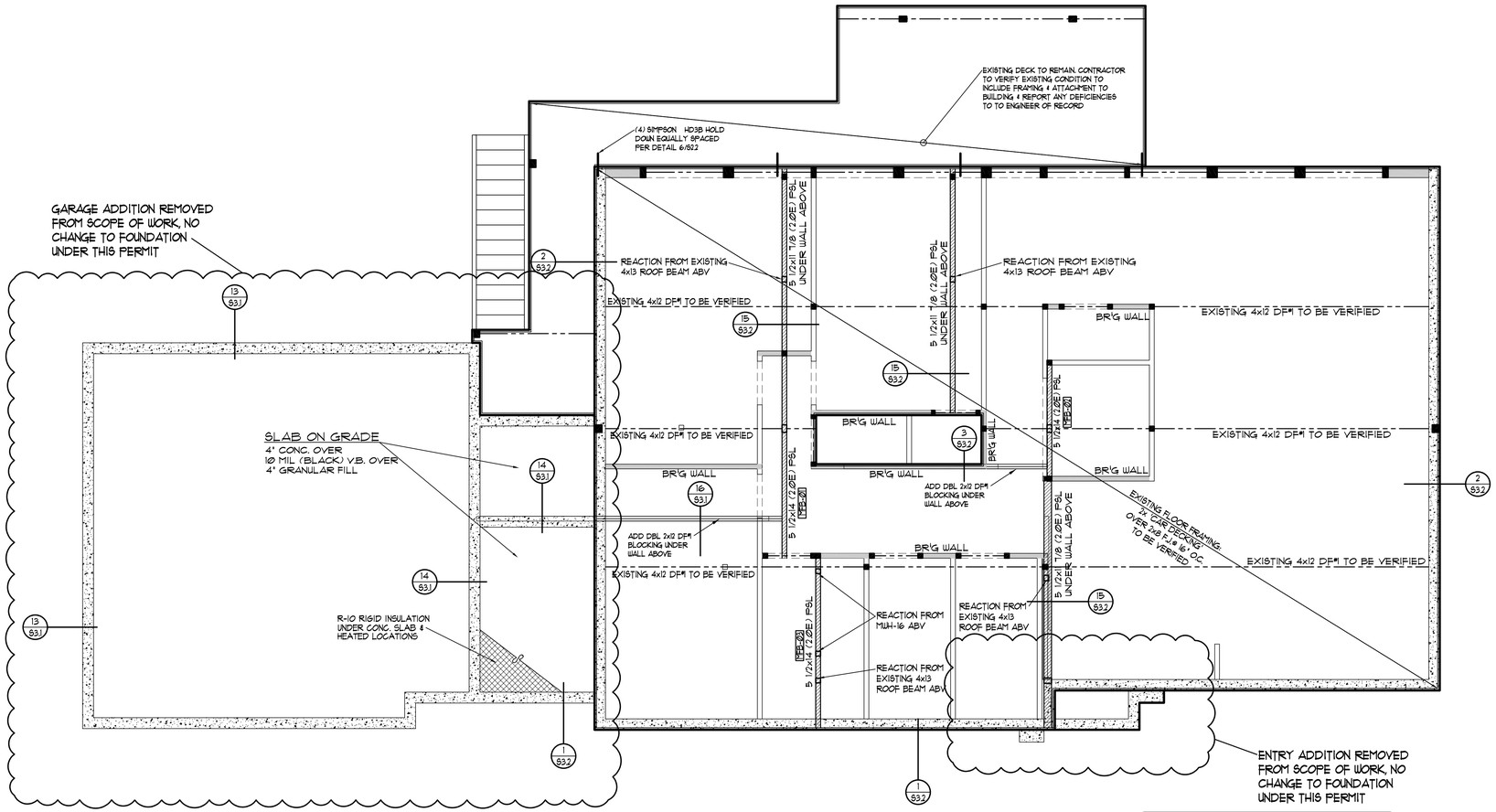

MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION, AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL

MAIN LEVEL FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FLOOR JOISTS @ THIS LEVEL SHALL BE 14" TJI 230 F.J. @ 16" O.C. UNLESS OTHERWISE INDICATED PER PLAN.
3. ALL EXTERIOR RIMS TO BE 1 3/4x14" (1.55E) LBL U.N.O.
4. ALL HEADERS @ WINDOW AND DOOR OPENINGS SUPPORTING THIS LEVEL SHALL BE 4x12 * 2 DOUG/FIR UNLESS OTHERWISE INDICATED PER PLAN.
5. PROVIDE SOLID BLOCKING OVER SUPPORTS.
6. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
7. BEARING WALLS ARE SHADED.
8. PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
9. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
11. ALL METAL JOIST HANGERS SHALL BE "SIMPSON STRONG-TIE" U-SERIES JOIST HANGERS OR APPROVED EQUAL UNLESS NOTED OTHERWISE.

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MAIN FLOOR FRAMING PLAN

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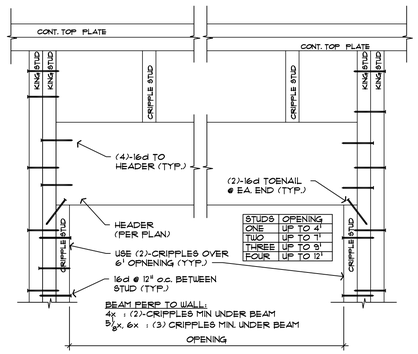

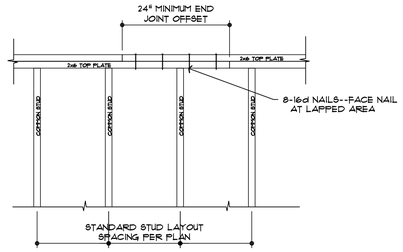

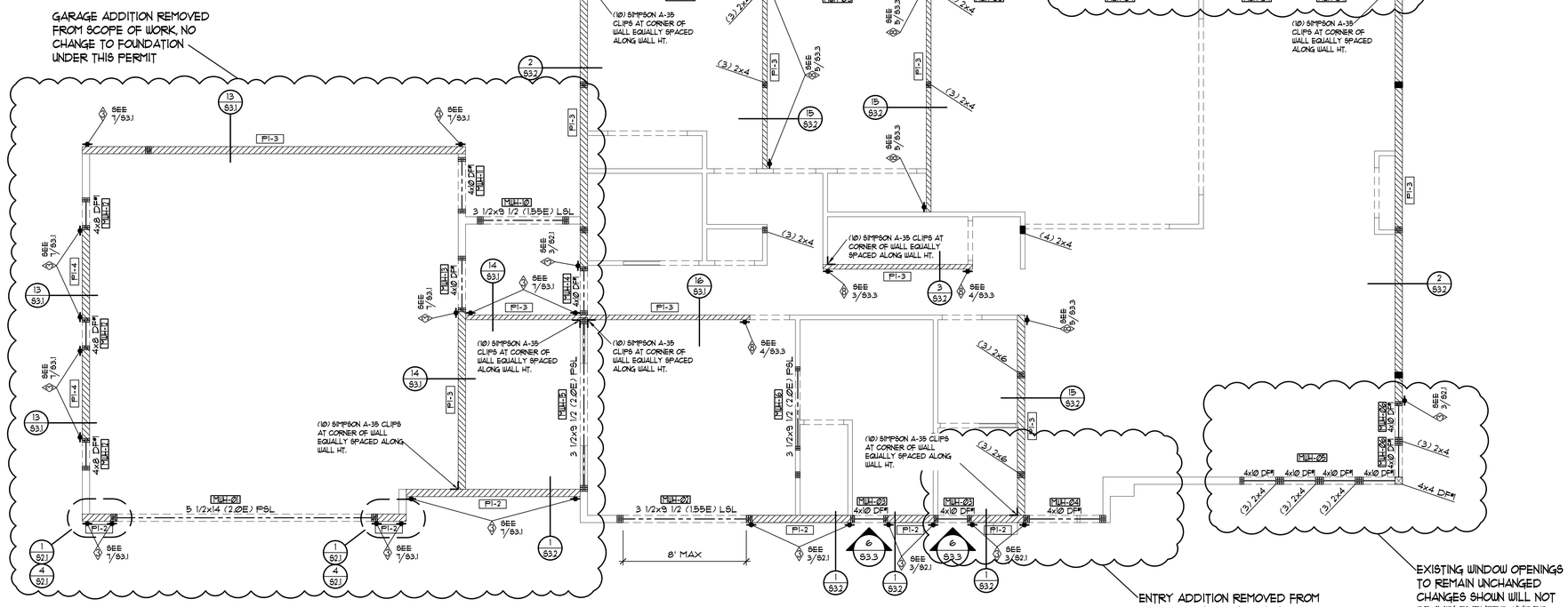

STUDS	OPENING
ONE	UP TO 4'
TWO	UP TO 7'
THREE	UP TO 9'
FOUR	UP TO 12'

TYPICAL HEADER

N.T.S.

S2-2_08

TYPICAL FRAMING DETAIL

@ DOUBLE TOP PLATE SPLICE

1/2" = 1'-0"

STRUCTURAL LEGEND

▨	DENOTES LOCATION AND EXTENT OF SHEAR WALLS
P1-6	DENOTES TYPE OF SHEAR WALLS SEE SHEAR WALL SCHEDULE
◇2	DENOTES HOLDOWN LOCATION SEE HOLD DOWN SCHEDULE LOCATE HOLDOWNS MIN. 9" FROM FOUNDATION VENTS

MAIN LEVEL WALL PLAN

1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION, AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL

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MAIN FLOOR WALL PLAN

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Date JULY 18, 2022	
Sheet S1.5	
Scale 1/4"=1'-0"	Job

ROOF & CLG FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. BEARING WALLS ARE SHADED.
3. PROVIDE VENTED BLOCKING OVER SUPPORTS.
4. ALL HEADERS SUPPORTING ROOF & MAIN LEVEL OPENINGS SHALL BE 4x10 #2 DOUG/FIR, UNLESS OTHERWISE INDICATED PER PLAN.
5. CONTRACTOR TO VERIFY LOCATION OF ALL ROOF SUPPORT BRACING OR POSTING AND PROVIDE ADEQUATE BEARING TO FOUNDATION.
6. ■ DENOTES CONCENTRATED LOADS SUPPORTED BY (2) STUDS, U.N.O.
7. ALL METAL HANGERS SHALL BE "SIMPSON STRONG-TIE" LSSR-SERIES JOIST HANGERS OR APPROVED EQUAL.
8. ALL FALSE VALLEYS SHALL BE FRAMED W/ A FLAT 2x10 LAID DIRECTLY ON RAFTERS BELOW, OR W/ A FLAT 1x10 LAID ON 3/4" SOLID SHEATH'G.
9. ALL CEILING JOISTS SHALL BE 2x8 #2 HEM/FIR FRAMED @ 24" O.C. UNLESS OTHERWISE INDICATED PER PLAN. SEE PLAN JOIST DIRECTION.
10. WHERE CEILING JOISTS ARE PERPENDICULAR TO RAFTER FRAMING, PROVIDE METAL STRAP TIES @ 48" O.C. ACROSS THE FIRST THREE ADJACENT JOIST SPACES AND SOLID FULL DEPTH BLK'G @ EA. TIE.
11. INSTALL SHEAR WALLS &/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING FINISH ROOFING.

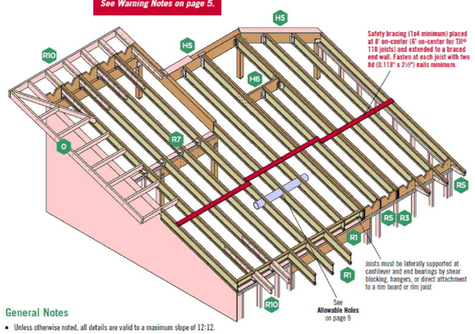
ROOF LOAD:
LIVE (SNOW)- 25 PSF
DEAD- 15 PSF
TOTAL- 40 PSF

ROOF SHEATHING

ENTIRE UPPER & LOWER ROOF TO BE 3/4" CDX PLYWOOD NAILED PER R-1 ROOF NAILING PER ROOF NAILING SCHEDULE ON SHEET S1.1

ROOF FRAMING

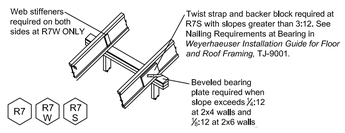
WARNING
Joists are unstable until laterally braced.
See Warning Notes on page 5.

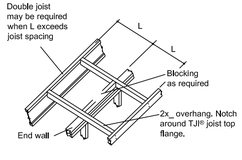


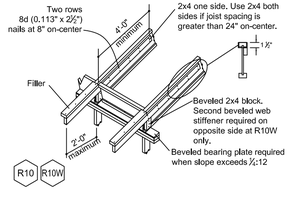
General Notes

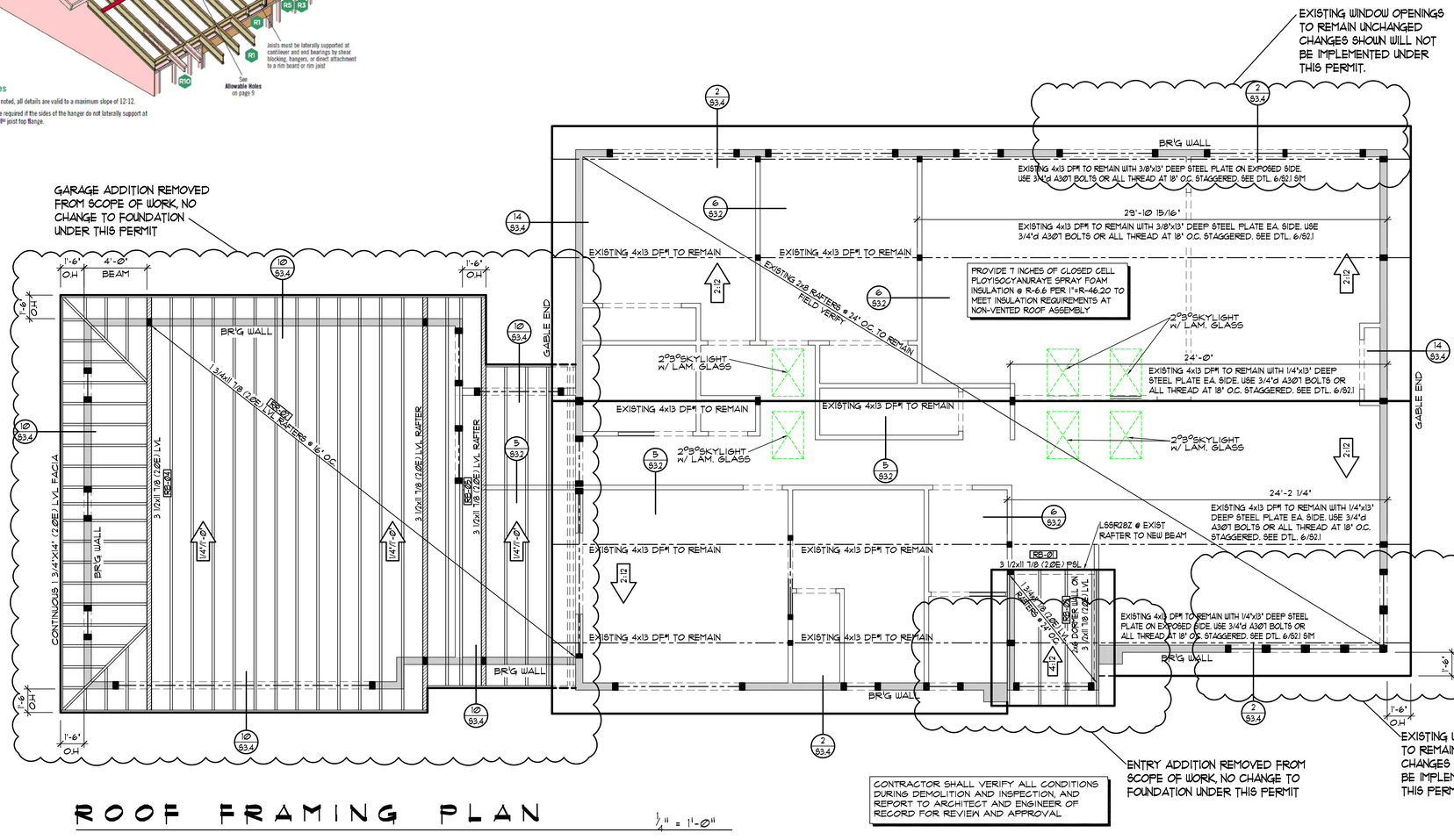
- Unless otherwise noted, all details are valid to a maximum slope of 12:12.
- Web stiffeners are required if the sides of the hanger do not laterally support at least ¼" of the TJI® joist top flange.

INTERMEDIATE BEARING
Blocking panels or shear blocking may be specified for joist stability at intermediate supports









CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION, AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL

ROOF FRAMING PLAN

¼" = 1'-0"

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ROOF FRAMING PLAN

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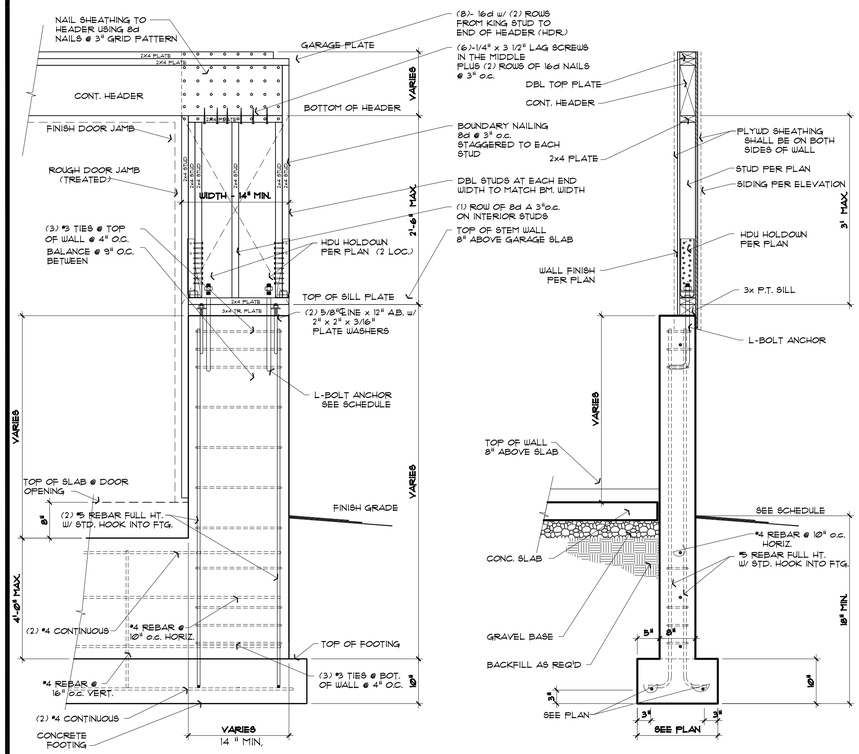
Date: JULY 18, 2022

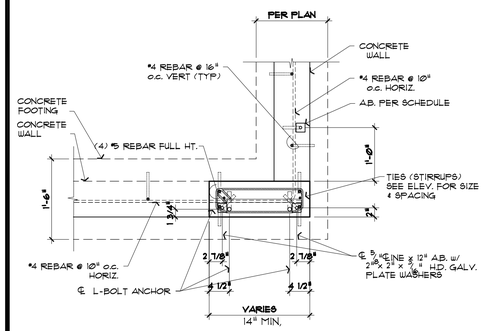
Sheet: S1.6

Scale: 1/4"=1'-0" Job:

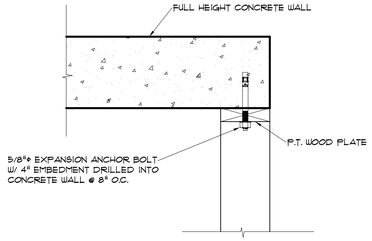


ELEVATION

SECTION

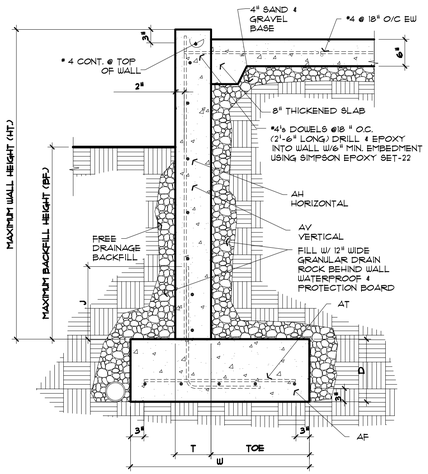


PLAN



4 / S2.1 SHEAR WALL @ CONCRETE WALL CONN.

1 1/2" = 1'-0"



CONCRETE f'c = 3000 PSI
REINFORCEMENT STEEL Fy = 60000 PSI

RETAINING WALL DIMENSION & REBAR SCHEDULE

MAX. WALL HT.	MAX. FILL HT.	WALL THICKNESS	WIDTH	TOE	FTG. DEPTH	REBAR	REBAR	HOOK	REBAR	REBAR	REBAR
HT.	BF	T	W	TOE	D	AV	AH	HT.	J	AT	AF
6'	5'	8"	2'-8"	1'-2"	10"	#5@10"	#4@12"	12"	16"	#4@18"	(3)-#4
7'	6'	8"	3'-0"	1'-6"	10"	#5@10"	#4@12"	12"	16"	#4@18"	(4)-#4
8'	7'	8"	3'-4"	2'-0"	10"	#5@10"	#4@12"	18"	16"	#4@16"	(4)-#4
9'	8'	8"	3'-10"	2'-4"	10"	#5@10"	#4@12"	18"	24"	#4@14"	(5)-#4
10'	9'	8"	5'-4"	3'-4"	14"	#6@8"	#4@12"	18"	24"	#5@12"	(5)-#5
11'	10'	8"	5'-8"	3'-8"	14"	#6@8"	#4@12"	18"	24"	#5@12"	(5)-#5

1 / S2.1 GARAGE PANEL

PHD HOLDOWNS w/ L-BOLT ANCHORS

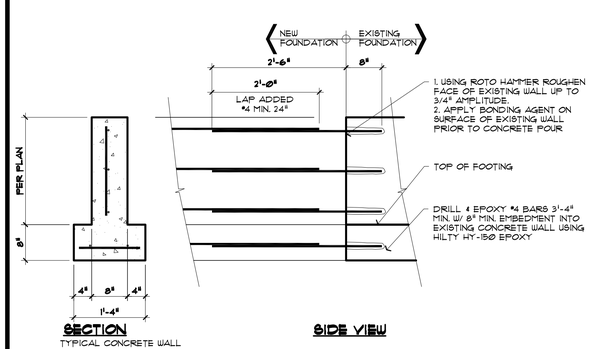
3/4" = 1'-0"

S2-2.04

5 / S2.1 CONC. WALL AT GARAGE

3/4" = 1'-0"

BW-1.02-2A



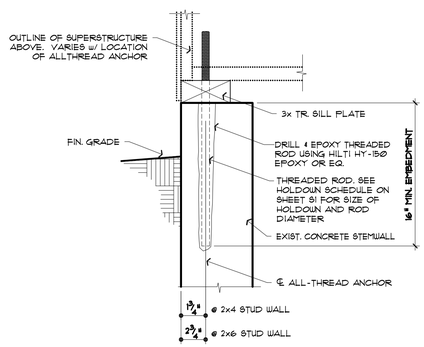
SECTION

SIDE VIEW

TYPICAL CONCRETE WALL

2 / S2.1 FND. STEM WALL REBAR SPLICE

3/4" = 1'-0"

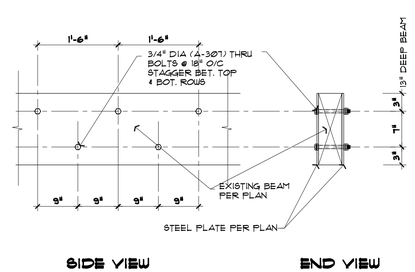


S3-1.06

3 / S2.1 HOLDOWN ANCHOR @ EXISTT. FND.

7/8" OR 5/8" DIAMETER w/ 12" MIN. EMBED

1 1/2" = 1'-0"



SIDE VIEW

END VIEW

6 / S2.1 BM ASSEMBLY

W/ BOLT PATTERN

3/4" = 1'-0"

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STRUCTURAL DETAILS

KAHN RESIDENCE

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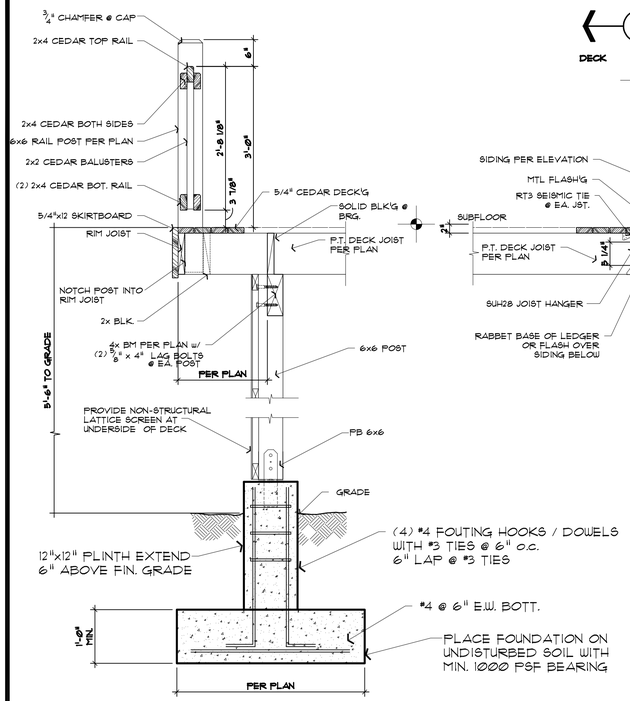
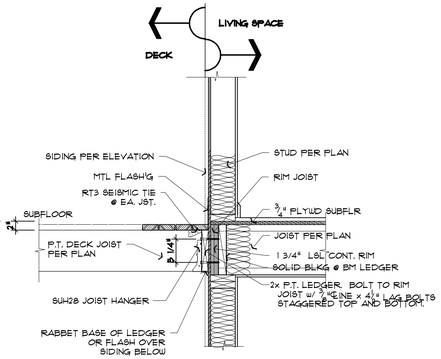
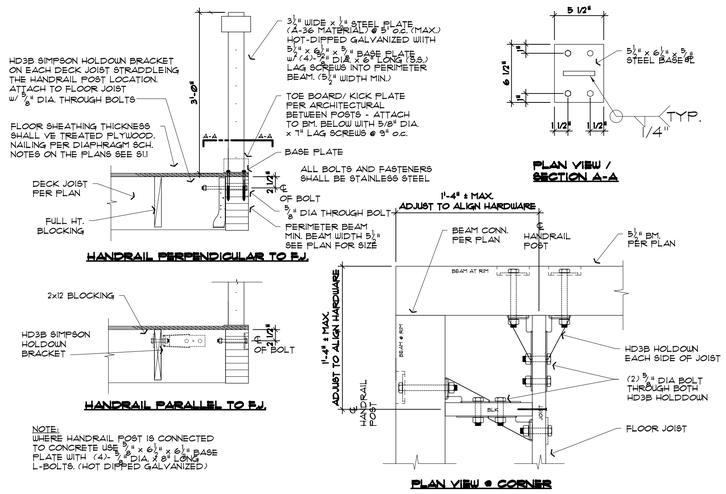
Date JULY 18, 2022

Sheet S2.1

Scale 1/4"=1'-0" | Job



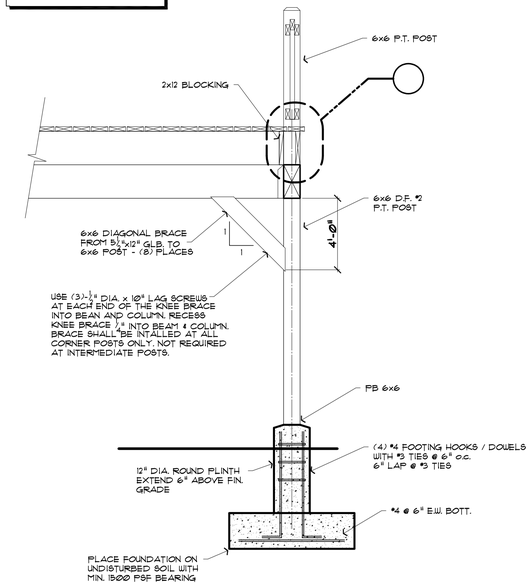




2 S2.2 HANDRAIL DETAIL

3/4" = 1'-0"

MIN. SOIL BEARING = 1500 PSF TO BE FIELD VERIFIED



DECK TO POST KNEE BRACING

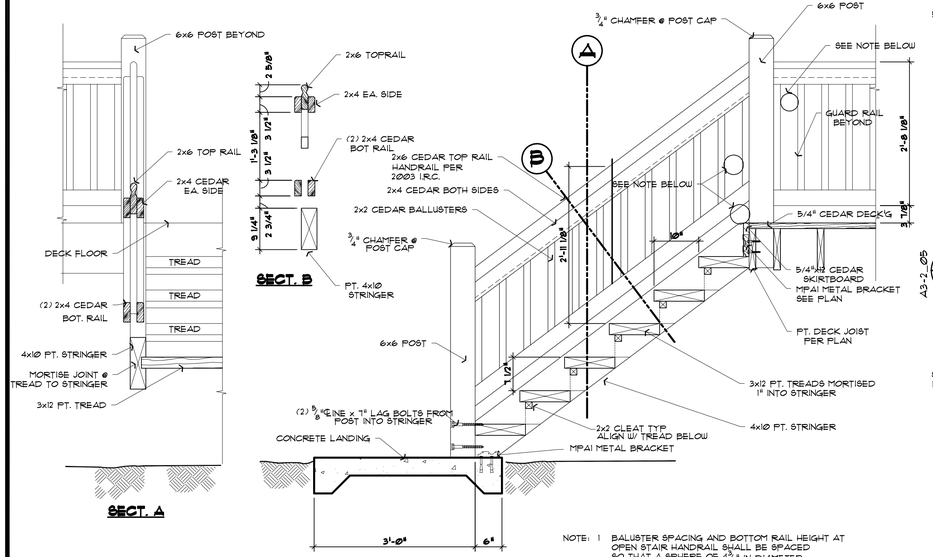
1" = 1'-0"

1 S2.2 TYPICAL DECK SECTION

A3-2_01

JOISTS OVERHANGING SUPPORT BEAM

3/4" = 1'-0"



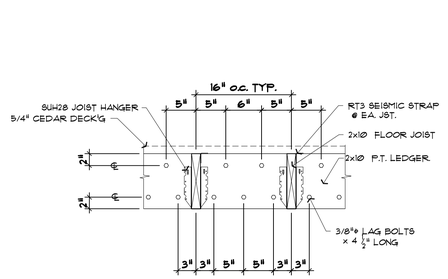
NOTE: 1 BALUSTER SPACING AND BOTTOM RAIL HEIGHT AT OPEN STAIR HANDRAIL SHALL BE SPACED SO THAT A SPHERE OF 4 3/8" IN DIAMETER WILL NOT PASS THRU
2 BALUSTER SPACING AND BOTTOM RAIL HEIGHT AT OPEN GUARDRAIL SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIAMETER WILL NOT PASS THRU

3 S2.2 TYPICAL DECK STAIR SECTION

A3-2_02

SEE PLAN FOR NO. OF RISERS

3/4" = 1'-0"



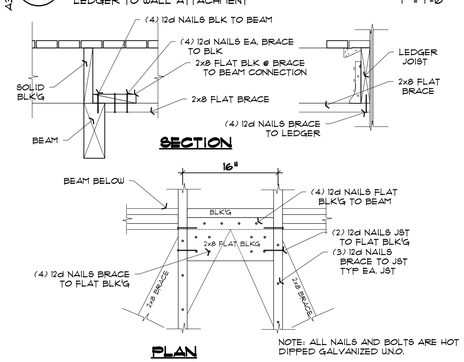
NOTE: ALL NAILS AND BOLTS ARE HOT DIPPED GALVANIZED U.N.O.

4 S2.2 LEDGER ELEVATION DETAIL

A3-2_05

LEDGER TO WALL ATTACHMENT

1" = 1'-0"



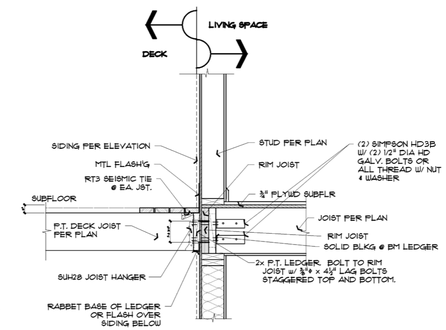
NOTE: ALL NAILS AND BOLTS ARE HOT DIPPED GALVANIZED U.N.O.

5 S2.2 FLAT BRACE NAILING DETAIL

A3-2_06

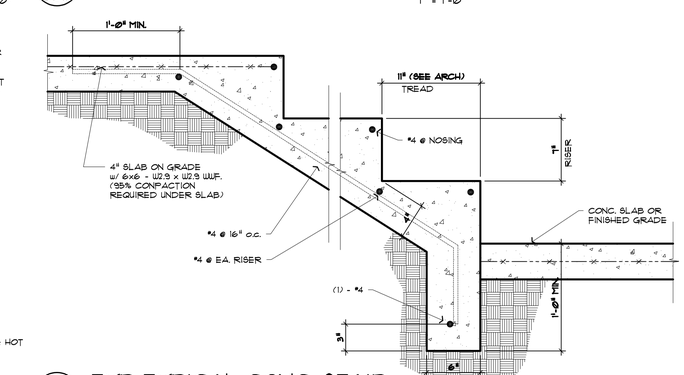
2x8 BRACE SUPPORT

1" = 1'-0"



6 S2.2 HD3B HOLD DOWN

1" = 1'-0"



7 S2.2 TYP TYPICAL CONC. STAIR

1 1/2" = 1'-0"

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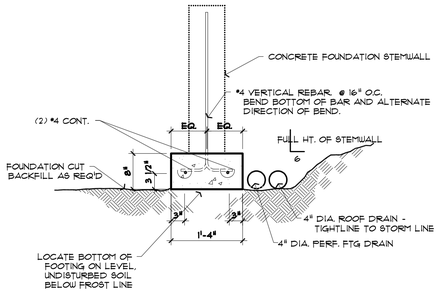
Date: JULY 15, 2022

Sheet: S2.2

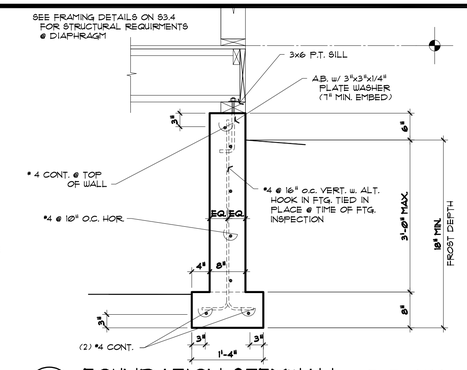
Scale: 1/4"=1'-0" | Job



NOTE: ALL ALTERNATING HOOK REINFORCING SHALL BE TIED IN PLACE PRIOR TO FOOTING INSPECTION

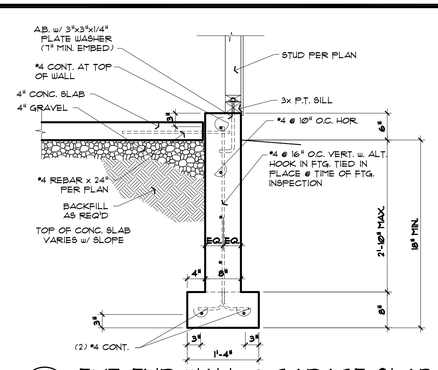
TYP. S3.1 TYPICAL FORMED FOOTING

3/4" = 1'-0"



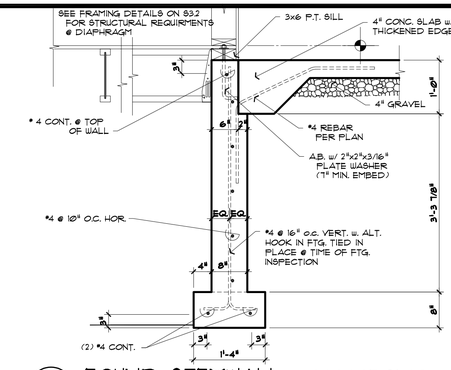
1 S3.1 FOUNDATION STEMWALL @ EXT. WALL

TYPICAL w/ DIAPHRAGM ON TOP OF WALL 3/4" = 1'-0"



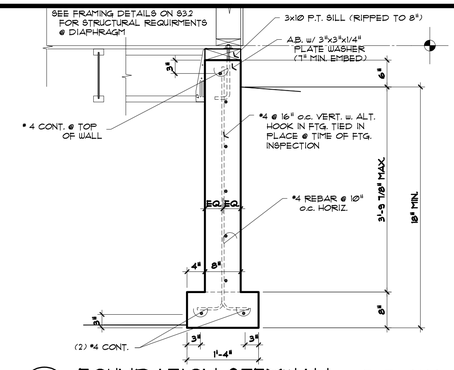
2 S3.1 EXT. FND WALL @ GARAGE SLAB

3/4" = 1'-0"



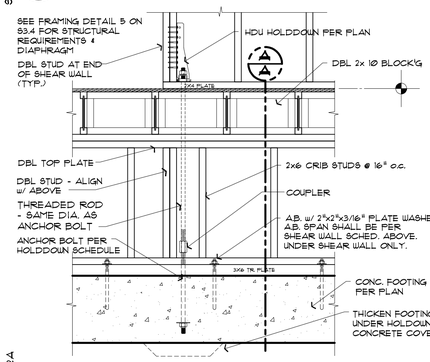
3 S3.1 FOUND. STEMWALL @ GARAGE SLAB

w/ DIAPHRAGM INSIDE 3/4" = 1'-0"



4 S3.1 FOUNDATION STEMWALL @ EXT. WALL

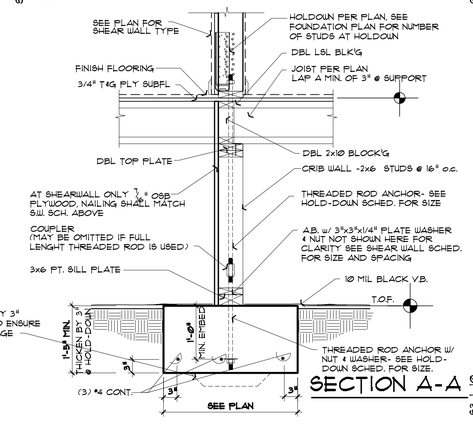
TYPICAL w/ DIAPHRAGM INSIDE OF WALL 3/4" = 1'-0"



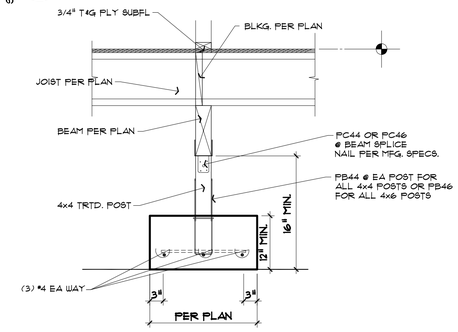
5 S3.1 HDU HOLDOWN @ CRIBWALL

CRIB-HD2A

JOISTS PERP. TO WALL - SHGEAR WALL ABOVE 3/4" = 1'-0"

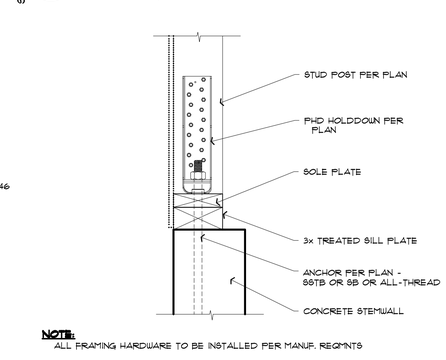


SECTION A-A



6 S3.1 TYPICAL POST & BEAM

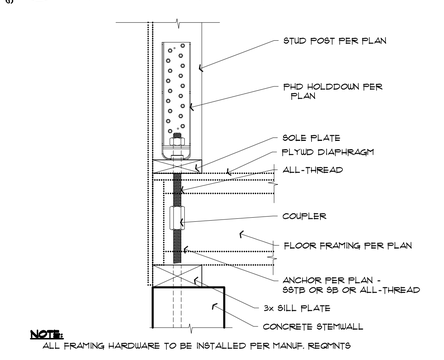
POSITIVE CONNECTION TO CONCRETE 3/4" = 1'-0"



NOTE: ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMTS

7 S3.1 PHD HOLDDOWN @ EXT. FOOTING

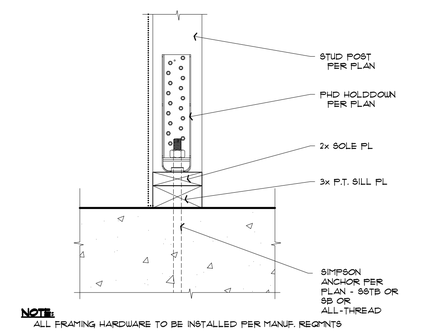
SHEARWALL AT GARAGE SLAB 1 1/2" = 1'-0"



NOTE: ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMTS

8 S3.1 PHD HOLDDOWN @ EXT. FOOTING

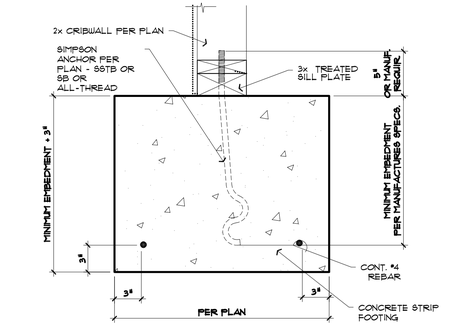
SHEARWALL AT FLOOR DIAPHRAGM 1 1/2" = 1'-0"



NOTE: ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMTS

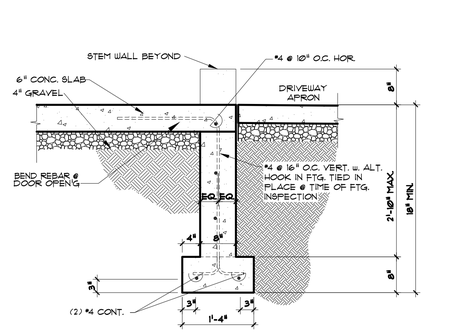
9 S3.1 PHD HOLDDOWN @ INT. FOOTING

SHEARWALL AT CRIBWALL 1 1/2" = 1'-0"



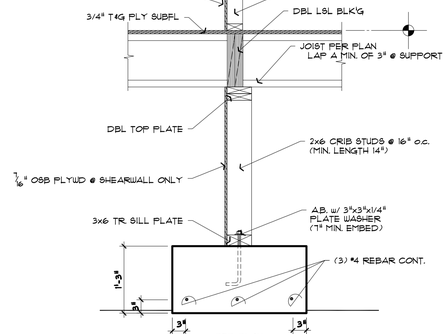
10 S3.1 HOLDOWN ANCHOR @ INT. FOOTING

SIMPSON ANCHOR OR OTHER 1 1/2" = 1'-0"



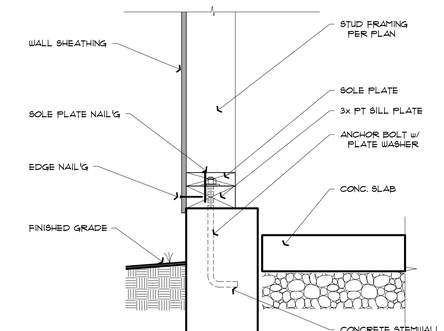
11 S3.1 EXT. FND WALL @ O.H. DOOR

3/4" = 1'-0"



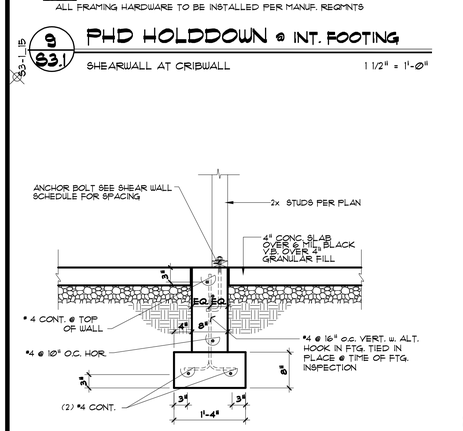
12 S3.1 2x6 CRIBWALL ON CONT. SPREAD FTG.

JOISTS PERP. TO WALL - BRG WALL ABOVE 3/4" = 1'-0"



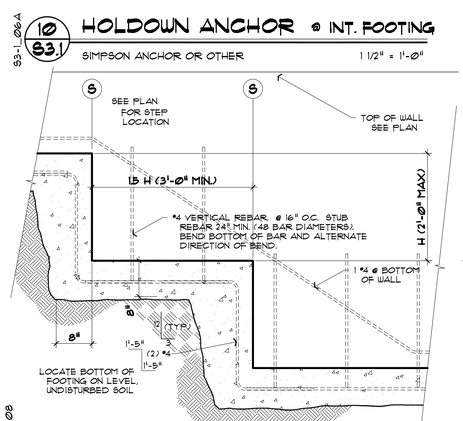
13 S3.1 SHEARWALL TO STEMWALL NAIL'G

SHEARWALL ON EXT STEMWALL @ GARAGE SLAB 1 1/2" = 1'-0"



14 S3.1 INTERIOR STEM WALL

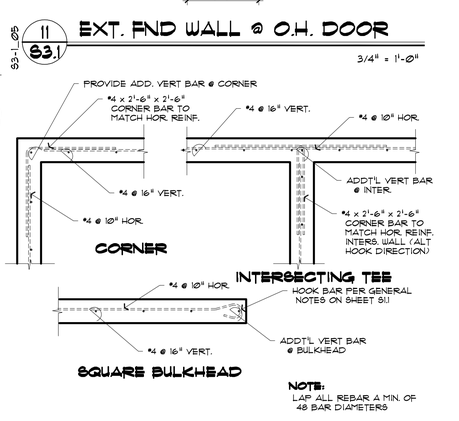
SHEARWALL OVER INTERIOR STEM WALL 3/4" = 1'-0"



TYP. S3.1 TYP MULTI-STEPPED FOOTING

STD. FTG-08

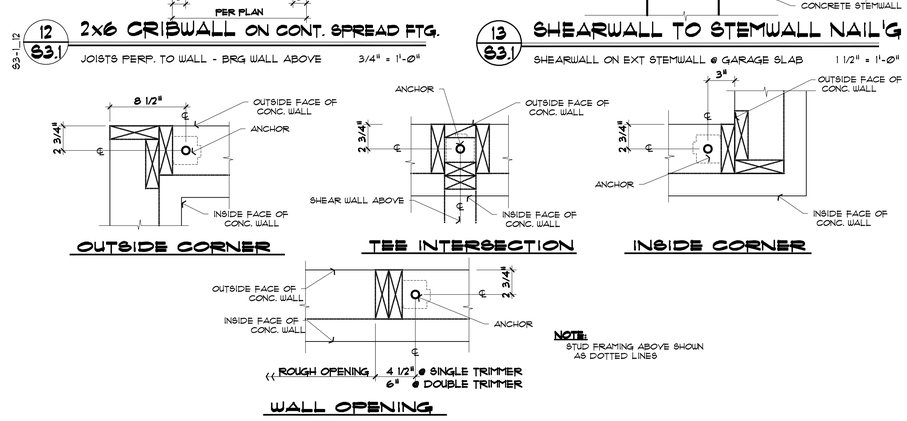
3/4" = 1'-0"



NOTE: LAP ALL REBAR A MIN. OF 48 BAR DIAMETERS

TYPICAL REINFORCEMENT DETAILS

1/2" = 1'-0"



NOTE: STUD FRAMING ABOVE SHOWN AS DOTTED LINES

WALL OPENING

TYP. S3.1 ALL-THREAD ANCHOR PLACEMENT @ TYPICAL LOCATIONS

1 1/2" = 1'-0"

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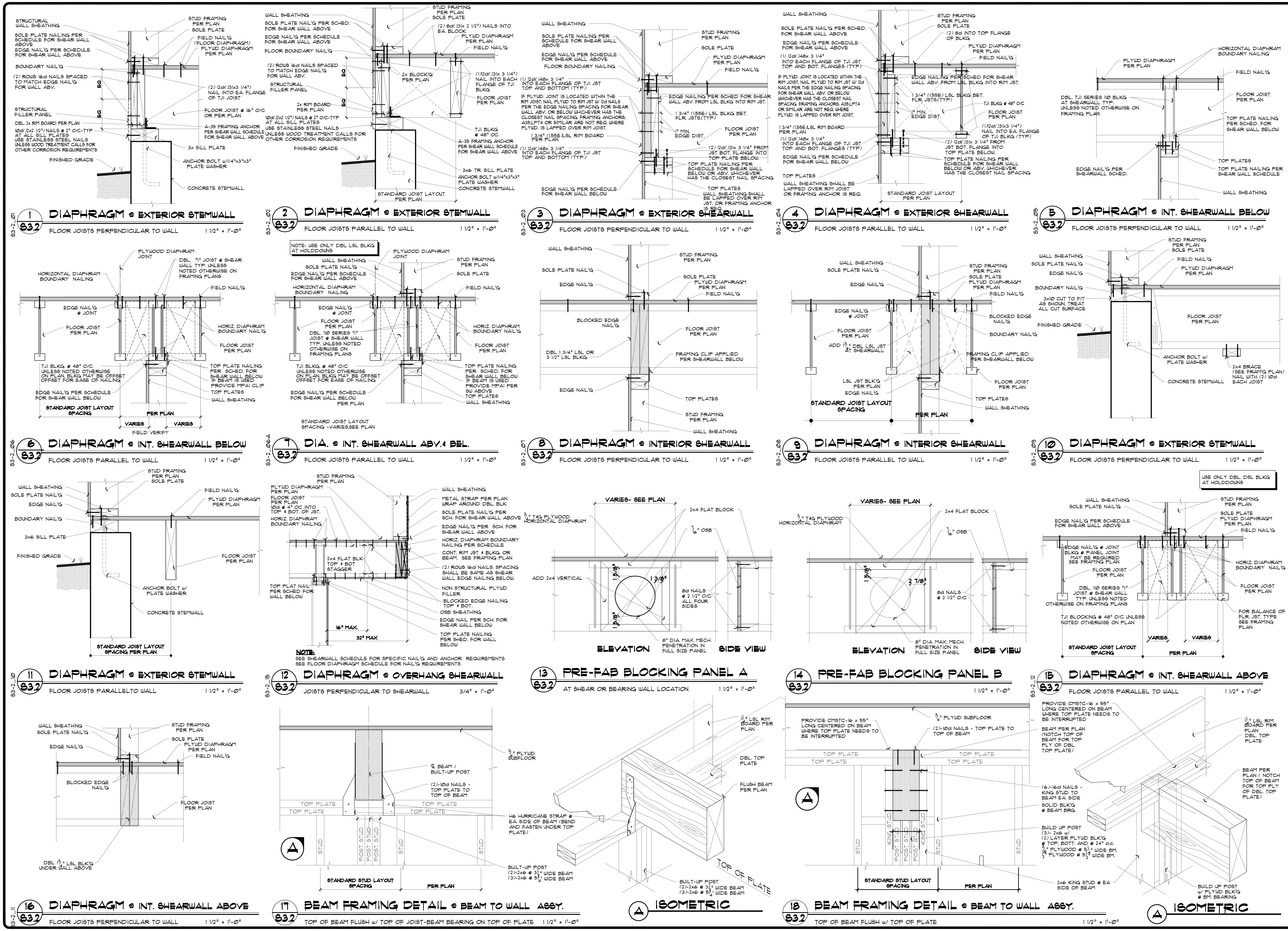
Date JULY 18, 2022

Sheet **S3.1**

Scale	Job
1/4"=1'-0"	


1 S3.2 DIAPHRAGM @ EXTERIOR STEMWALL
FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"
2 S3.2 DIAPHRAGM @ EXTERIOR STEMWALL
FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"
3 S3.2 DIAPHRAGM @ EXTERIOR SHEARWALL
FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"
4 S3.2 DIAPHRAGM @ EXTERIOR SHEARWALL
FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"
5 S3.2 DIAPHRAGM @ INT. SHEARWALL BELOW
FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"
6 S3.2 DIAPHRAGM @ INT. SHEARWALL BELOW
FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"
7 S3.2 DIA. @ INT. SHEARWALL ABV.& BEL.
FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"
8 S3.2 DIAPHRAGM @ INTERIOR SHEARWALL
FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"
9 S3.2 DIAPHRAGM @ INTERIOR SHEARWALL
FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"
10 S3.2 DIAPHRAGM @ EXTERIOR STEMWALL
FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"
11 S3.2 DIAPHRAGM @ EXTERIOR STEMWALL
FLOOR JOISTS PARALLELTO WALL 1 1/2" = 1'-0"
12 S3.2 DIAPHRAGM @ OVERHANG SHEARWALL
JOISTS PERPENDICULAR TO SHEARWALL 3/4" = 1'-0"
NOTE: SEE SHEARWALL SCHEDULE FOR SPECIFIC NAIL'G AND ANCHOR REQUIREMENTS
SEE FLOOR DIAPHRAGM SCHEDULE FOR NAIL'G REQUIREMENTS
13 S3.2 PRE-FAB BLOCKING PANEL A
AT SHEAR OR BEARING WALL LOCATION 1 1/2" = 1'-0"
14 S3.2 PRE-FAB BLOCKING PANEL B
1 1/2" = 1'-0"
15 S3.2 DIAPHRAGM @ INT. SHEARWALL ABOVE
FLOOR JOISTS PARALLEL TO WALL 1 1/2" = 1'-0"
16 S3.2 DIAPHRAGM @ INT. SHEARWALL ABOVE
FLOOR JOISTS PERPENDICULAR TO WALL 1 1/2" = 1'-0"
17 S3.2 BEAM FRAMING DETAIL @ BEAM TO WALL ASSY.
TOP OF BEAM FLUSH w/ TOP OF JOIST-BEAM BEARING ON TOP OF PLATE 1 1/2" = 1'-0"
A ISOMETRIC
18 S3.2 BEAM FRAMING DETAIL @ BEAM TO WALL ASSY.
TOP OF BEAM FLUSH w/ TOP OF PLATE 1 1/2" = 1'-0"
A ISOMETRIC

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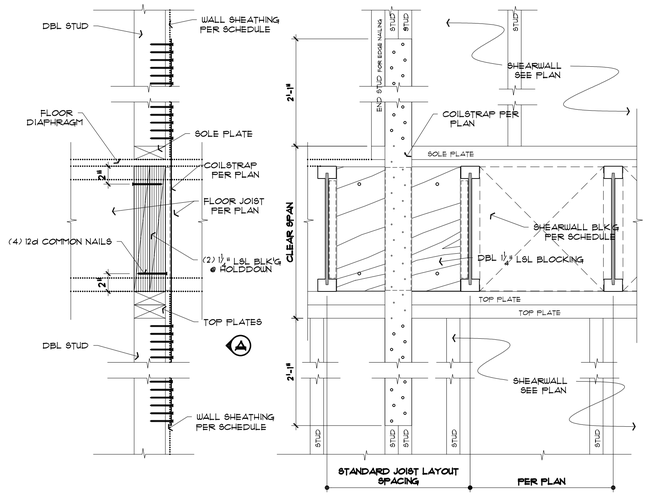
Date: JULY 18, 2022

Sheet: S3.2

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



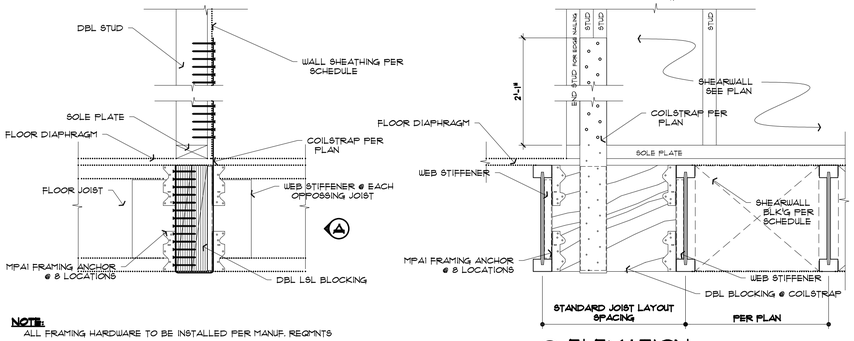
NOTE:
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMNTS
CLEAR SPAN @ 11 7/8" I-JOISTS EQUALS 1'-5 1/8"
CLEAR SPAN @ 14" I-JOISTS EQUALS 1'-7 1/4"

A ELEVATION

1 / S3.3 — 3" COILSTRAP @ INTERIOR SHEAR WALL

S3-3_01

SHEARWALL PERPENDICULAR TO FLOOR JOISTS (LSL BLOCKING) 1 1/2" = 1'-0"



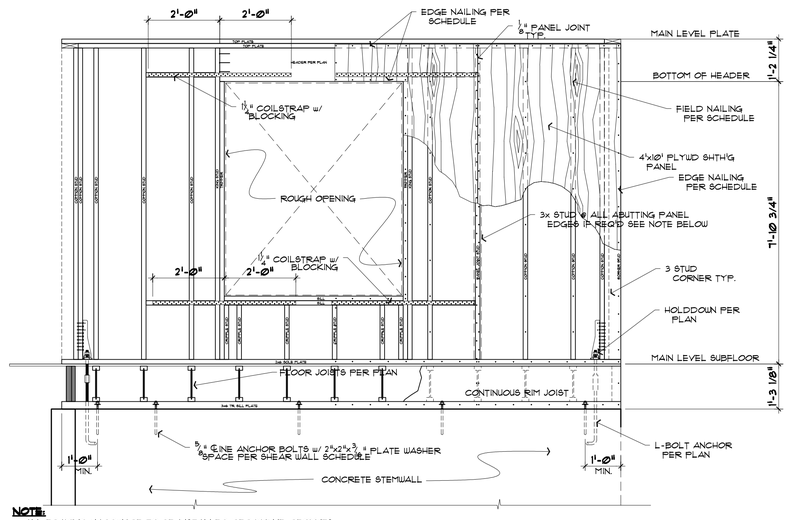
NOTE:
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMNTS

A ELEVATION

4 / S3.3 — 3" COILSTRAP @ INTERIOR WALL TO DIAPHRAGM

S3-3_04

SHEARWALL PERPENDICULAR TO FLOOR JOISTS 1 1/2" = 1'-0"

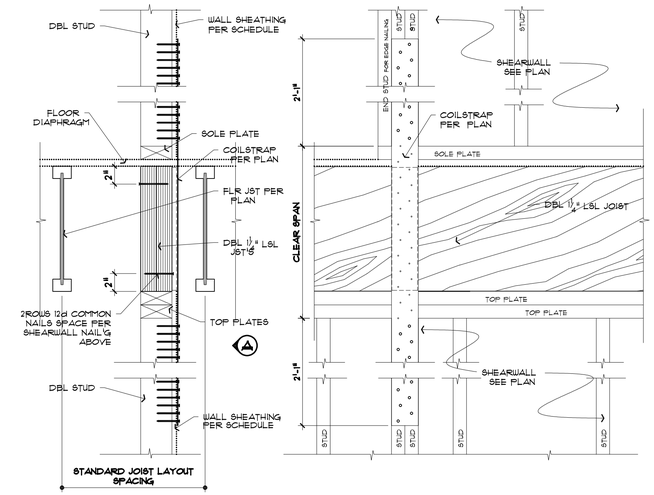


NOTE:
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMNTS
USE A SINGLE 3x STUD OR DOUBLE 2x STUDS @ ALL ABUTTING PANEL EDGES FOR SHEARWALLS DESIGNATED AS P1-3, P1-2, P2-3 OR P2-2
THIS DETAIL SHOWS CONCEPTUAL INFORMATION ONLY SEE PLAN FOR ACTUAL CONDITIONS

6 / S3.3 — TYPICAL SHEARWALL FRAMING ELEVATION @ LOWER LEVEL

S2-2_02

SHEAR FORCE TRANSFER AT CORNERS 1/2" = 1'-0"



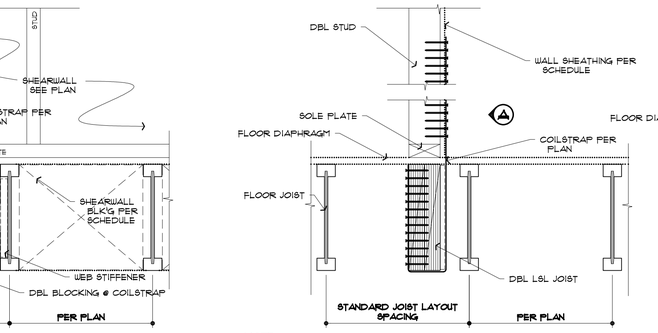
NOTE:
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMNTS

A ELEVATION

2 / S3.3 — 3" COILSTRAP @ INTERIOR SHEAR WALL

S3-3_02

SHEARWALL PARALLEL TO FLOOR JOISTS (DOUBLE LSL JOISTS UNDER SHEAR WALL) 1 1/2" = 1'-0"



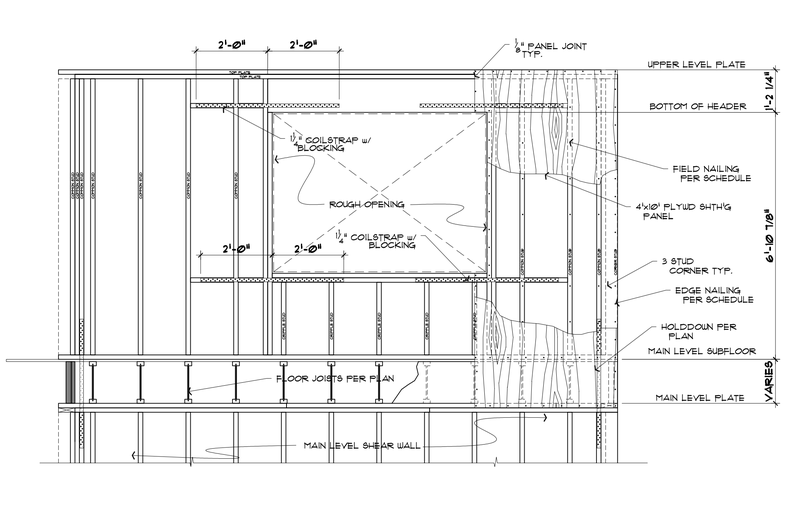
NOTE:
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMNTS

A ELEVATION

5 / S3.3 — 3" COILSTRAP @ INTERIOR WALL TO DIAPHRAGM

S3-3_05

SHEARWALL PARALLEL TO FLOOR JOISTS 1 1/2" = 1'-0"

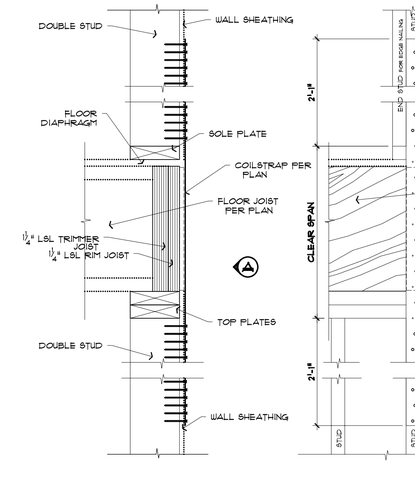


NOTE:
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMNTS
THIS DETAIL SHOWS CONCEPTUAL INFORMATION ONLY SEE PLAN FOR ACTUAL CONDITIONS

7 / S3.3 — TYPICAL SHEARWALL FRAMING ELEVATION @ UPPER LEVEL

S2-2_01

SHEAR FORCE TRANSFER AT CORNERS 1/2" = 1'-0"



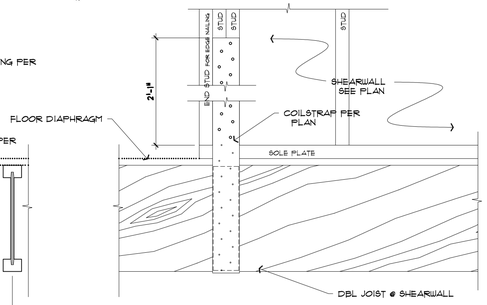
NOTE:
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUF. REQMNTS
CLEAR SPAN @ 11 7/8" I-JOISTS EQUALS 1'-5 1/8"
CLEAR SPAN @ 14" I-JOISTS EQUALS 1'-7 1/4"

A ELEVATION

3 / S3.3 — 3" COILSTRAP @ EXTERIOR SHEAR WALL

S3-3_03

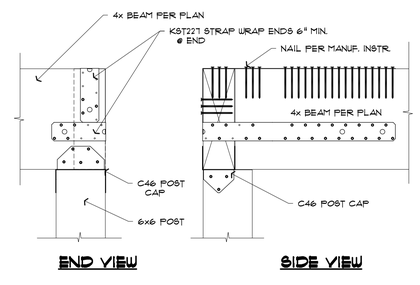
SHEARWALL PERPENDICULAR TO FLOOR JOISTS 1 1/2" = 1'-0"



TYP — CORNER BEAM TO POST CONN.

S2-2_06

1 1/2" = 1'-0"



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STRUCTURAL DETAILS

Revisions
1 CLIENT REVISION/ CITY CORRECTION 1/11/2024
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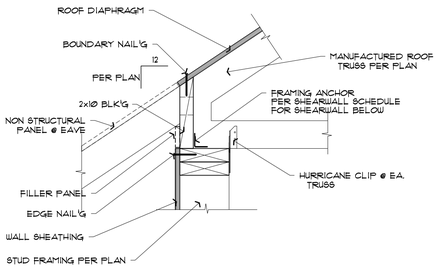
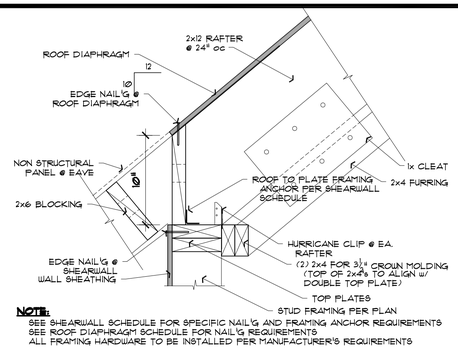
Drawn	Checked
DSF	

Date: JULY 18, 2022

Sheet: **S3.3**

Scale: 1/4"=1'-0" | Job:



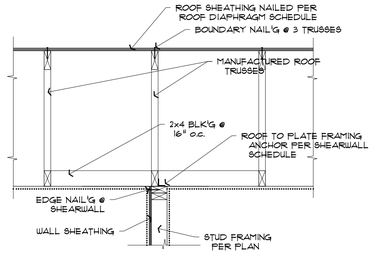


NOTE:
SEE SHEARWALL SCHEDULE FOR SPECIFIC NAIL'G AND FRAMING ANCHOR REQUIREMENTS
SEE ROOF DIAPHRAGM SCHEDULE FOR NAIL'G REQUIREMENTS
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS

S3-4_01

1 S3.4 SHEARWALL @ ROOF TRUSS ASSY

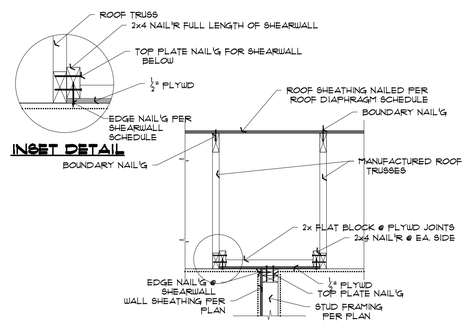
ROOF TRUSS PERPENDICULAR TO WALL — 1 1/2" = 1'-0"



S3-4_08

3 S3.4 SHEARWALL TO TRUSS CONNECTION

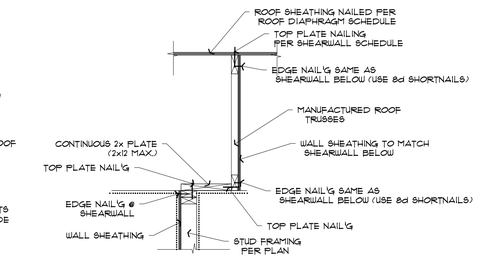
TRUSS FRAMING PARALLEL TO SHEARWALL — 3/4" = 1'-0"



S3-4_09

4 S3.4 SHEARWALL @ OPEN TRUSS BAY

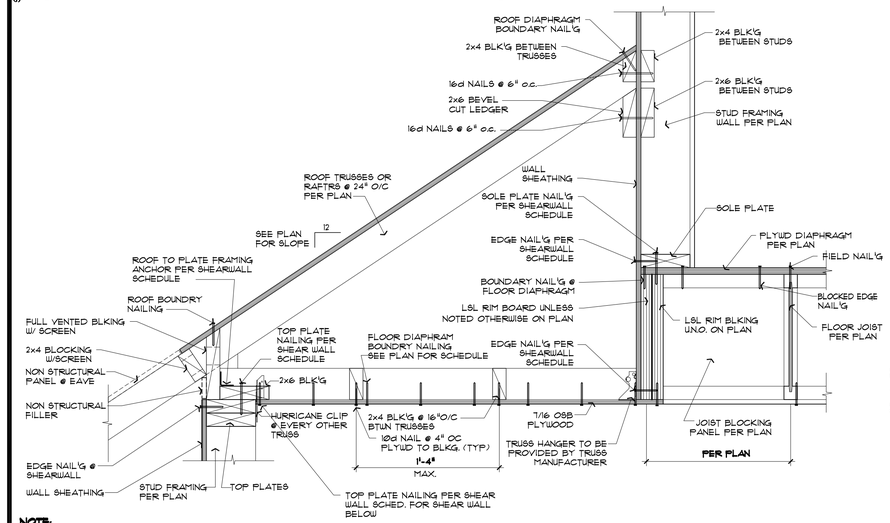
TRUSS FRAMING PARALLEL TO SHEARWALL — 3/4" = 1'-0"



S3-4_07

5 S3.4 SHEARWALL @ OFFSET TRUSS

TRUSS FRAMING PARALLEL TO SHEARWALL — 3/4" = 1'-0"

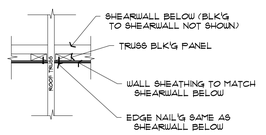


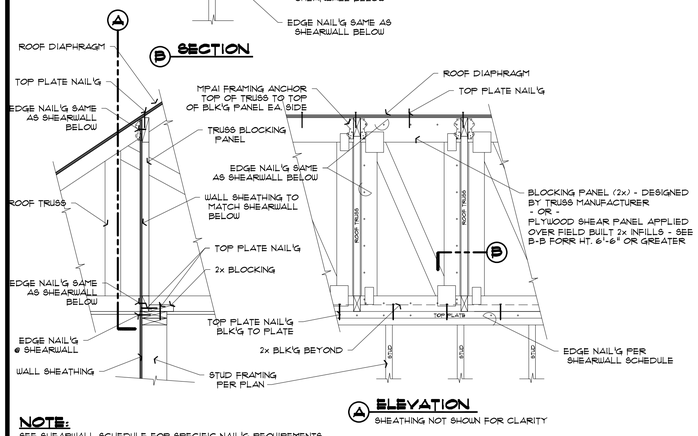
NOTE:
SEE SHEARWALL SCHEDULE FOR SPECIFIC NAIL'G AND FRAMING ANCHOR REQUIREMENTS
SEE ROOF AND FLOOR DIAPHRAGM SCHEDULES FOR SPECIFIC NAIL'G REQUIREMENTS
ALL FRAMING HARDWARE TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS

ROOF_SW-05

6 S3.4 SHEARWALL @ LOWER ROOF TO UPPER WALL

SHEARWALL PERPENDICULAR TO ROOF FRAMING — 1 1/2" = 1'-0"



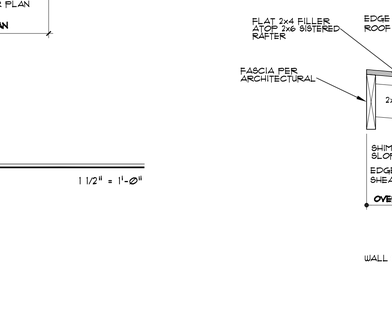


NOTE:
SEE SHEARWALL SCHEDULE FOR SPECIFIC NAIL'G REQUIREMENTS
SEE ROOF DIAPHRAGM SCHEDULE FOR NAIL'G REQUIREMENTS

ROOF_SW-05

9 S3.4 SHEARWALL @ ROOF TRUSS ASSEMBLY

TRUSS FRAMING PERPENDICULAR TO WALL — 3/4" = 1'-0"



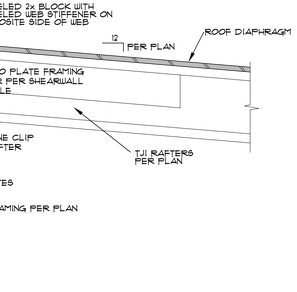
10 S3.4 SHEARWALL @ RAFTER ASSY

1" = 1'-0"

S3-4_03

7 S3.4 LOWER ROOF TO UPPER WALL

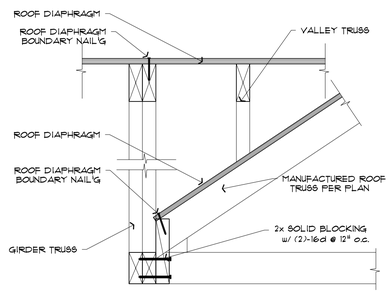
1 1/2" = 1'-0"



S3-4_05a

8 S3.4 ROOF SHEATHING OVERLAP

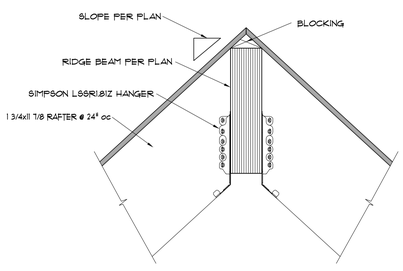
@ ROOF OVERFRAME — 1 1/2" = 1'-0"



S3-4_05

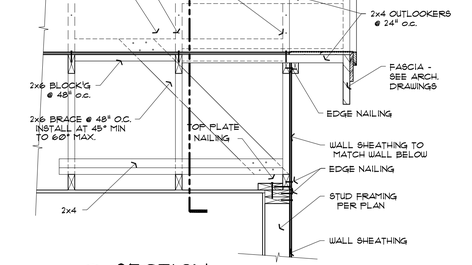
12 S3.4 TRUSS TO GIRDER CONNECTION

@ ROOF OVERFRAME — 1 1/2" = 1'-0"



13 S3.4 RAFTER ASSY AT RIDGE

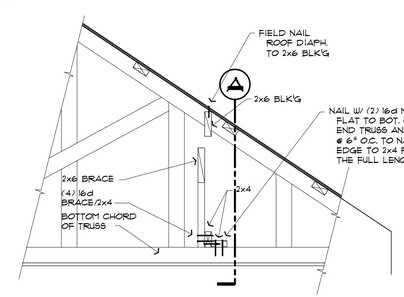
1 1/2" = 1'-0"



S3-4_11

11 S3.4 SHEARWALL @ GABLE END WALL

TRUSS FRAMING PARALLEL — 3/4" = 1'-0"



14
S3.4

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