

PROJECT DATA

PROJECT ADDRESS: 2953 74TH AVE SE
MERCER ISLAND, WA 98004

PROPERTY TAX ID NUMBER: 531510-0797

SCOPE OF WORK: REMODEL AND ADDITION OF KITCHEN, DINING ROOM, LAUNDRY ROOM AND OFFICE ROOM, REMODEL POWDER ROOM AND ADD SHOWER TO MAKE FULL BATH ROOM.
REPLACE OLD PLUMBING BATH TUB WITH NEW VESSEL TUB AND REPLACE EXISTING VANITY WITH BIGGER VANITY IN PRIMARY BATHROOM, ADD NEW CLOSET TO PRIMARY BEDROOM.

ZONING: R-4.6

CONSTRUCTION TYPE: TYPE V B

CLIMATE ZONE: 4C

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY EXISTING RESIDENCE

BUILDING HEIGHT LIMIT: 30 FT ABOVE AVERAGE BUILDING ELEVATION

LOT AREA: 11,185 SF

NET LOT AREA: 11,185 - 122.8 (SUBTRACTED EASEMENT) = 11,062.2 SF

SETBACKS: FRONT LOT LINE = 20 FT
REAR LOT LINE = 25 FT
SIDE LOT LINES = SUM 15 FT, MIN 5' EACH
LESSER OF 40.0% OR 10787.8 SF = 4315.0 SF

GROSS FLOOR AREA: NEW 13D FIRE SPRINKLER SYSTEM W/ ALL INTERNAL SOUNDERS CONNECTED TO WATER FLOW DEVICE

PROJECT TEAM

OWNER: GREG & MARNIE MACDIARMID
2953 74TH AVE SE
MERCER ISLAND, WA 98004
PHONE: 425.451.7003
CONTACT: BRAD STURMAN

SURVEYOR: TERRANE
10801 MAIN ST SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488

ARCHITECT: STURMAN ARCHITECTS, INC.
9-103RD AVE NE SUITE 203
BELLEVUE, WA 98004
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CONTACT: BRAD STURMAN

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ENERGY NOTES

2018 W.S.E.C. & 2018 IRC, WAC 51-11R

CLIMATIC ZONE: ZONE #4C

SPACE HEAT TYPE: ELECTRIC DUCTLESS HEAT PUMP

INSULATION VALUES: WALLS: R-21
FLAT ATTICS/CEILINGS: R-49
VAULTED CEILINGS: R-38
FLOORS (OVER UNHEATED SPACES): R-30
SLAB-ON-GRADE: R-10 (NONE IN THIS PROJECT)

PRESCRIPTIVE METHOD: R-10 (NONE IN THIS PROJECT)

THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS; CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

CODE: EXTERIOR JOINTS/OPENINGS: SEAL CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES. OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE

MOISTURE CONTROL: WALLS: VAPOR RETARDER BONDED TO BATT INSULATION. INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)
ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
CRAWL SPACE: 6 MIL POLYETHYLENE

VENTILATION: ATTICS WITH LOOSE FILL: N.A. Baffle vent openings to deflect air above INSULATION SURFACE
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION

HEATING & COOLING: NEW AIR SOURCE DUCTLESS HEAT PUMP USING EXISTING DUCT SYSTEM.

TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE R403.3.1 OF THE WASHINGTON STATE ENERGY CODE
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.

PIPE INSULATION: NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

PLUMBING FIXTURES: ALL SHOWERHEADS SHALL BE RATED AT 1.8 GPM OR LESS.
KITCHEN SINK FAUCETS SHALL BE RATED AT 1.8 GPM OR LESS. TEMPORARY FLOW INCREASE SHALL BE LIMITED TO 2.2 GPM.
ALL LAVATORY FAUCETS SHALL BE RATED AT 1.2 GPM OR LESS
WATER CLOSETS SHALL NOT EXCEED 1.28 GPF

LEGAL DESCRIPTION

MCGILVRAS ISLAND ADD LOT 2 TGV UNDIVIDED INTEREST IN TRACT A OF CITY OF MERCER ISLAND SHORT PLAT NO 93-1054 RECORDING NO 9311169003 SAID SHORT PLAT DEFINED - LOT 9 BLOCK 9 OF MCGILVRAS ISLAND ADDITION

GENERAL NOTES

- CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 IFCC, 2018 UPC, 2018 IMPC, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS: DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 1/4" OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION: CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK
ROUGH OPENINGS/BACKING: VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS. FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
FURRING: PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
FLOOR LINES: FLOOR LINE: REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
REPEATITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
- DOORS: DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: TO BE PRESSURE TREATED. TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 6" TYPICAL.
- FRAMING: ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
- VENTILATION: VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
- FLUES: FLUES TO BE LOCATED MINIMUM 2' FROM ALL COMBUSTIBLE MATERIALS.
- DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
- OTHER DOCUMENTATION: REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
- PROTECTION: PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
- PERMITS: SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT
- ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
- EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
- PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
- APPLIANCES: CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW: SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
- SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION, TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.
- FIRE ALARMS: NFPA 72-CHAPTER 29 MONITORED FIRE ALARM SYSTEM REQUIRED PER CEM AND NFPA STANDARDS TO BE INSTALLED THROUGHOUT RESIDENCE.

WHOLE HOUSE VENTILATION

- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 104 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
- SYSTEM SHALL HAVE A 5'0" SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.3.5.2.
- SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
- FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.
- AIRFLOW FOR WHOLE HOUSE VENTILATION FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC SECTIONS M1505.4.1.6 AND M1505.4.1.7.
- AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.
- HRV/ERV SHALL HAVE A MINIMUM HRE OF .75

EXISTING WALL INSULATION

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

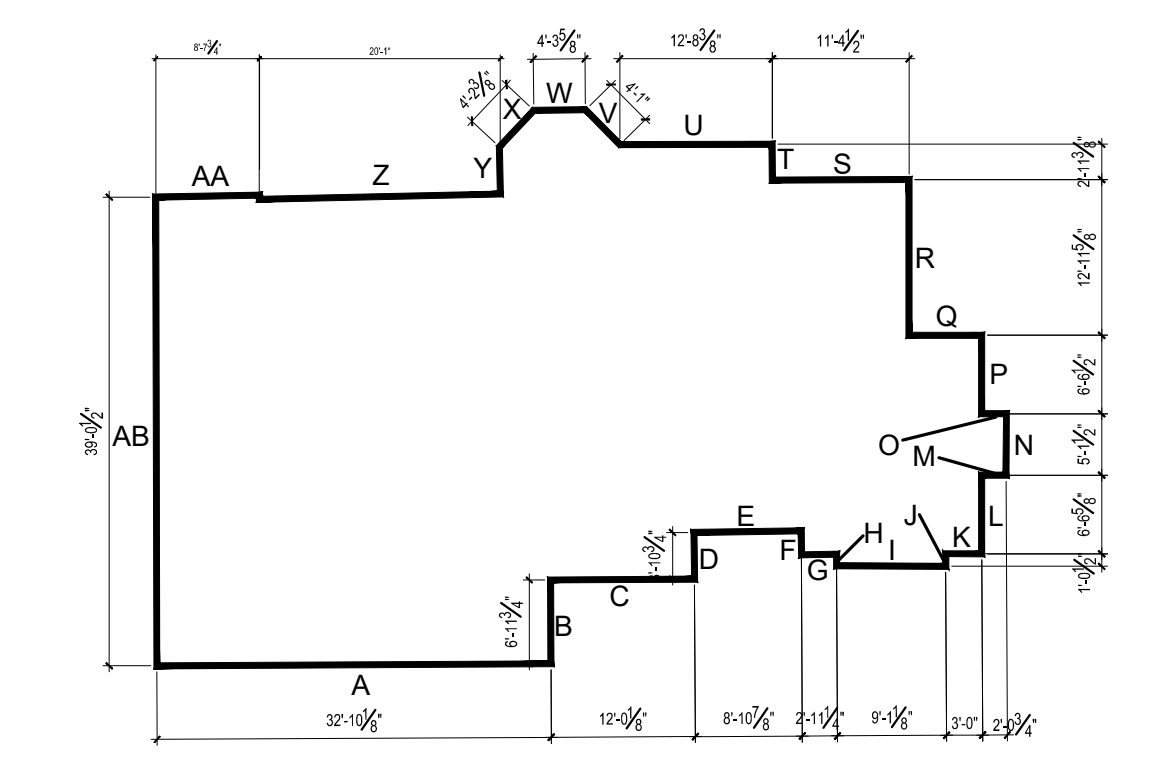
ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

AVERAGE BUILDING ELEVATION

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	32.80	320.15	10500.92
B	7.00	320.30	2242.10
C	12.00	319.80	3837.60
D	3.90	320.65	1250.54
E	9.00	321.50	2893.50
F	2.00	320.60	641.20
G	2.90	319.75	927.28
H	1.00	319.85	319.85
I	9.10	319.80	2910.18
J	1.00	319.70	319.70
K	3.00	319.65	958.95
L	6.50	319.60	2077.40
M	2.00	319.70	639.40
N	5.10	319.60	1629.96
O	2.10	319.50	670.95
P	6.50	319.90	2079.35
Q	6.10	319.90	1951.39
R	13.00	320.00	4160.00
S	11.40	320.00	3648.00
T	3.0	320.05	960.15
U	12.7	320.00	4064.00
V	4.1	320.00	1312.00
W	4.3	320.15	1376.65
X	4.2	320.25	1345.05
Y	3.9	320.50	1249.95
Z	20.1	320.30	6438.03
AA	8.6	320.25	2754.15
AB	39.0	320.10	12483.90
	236.30	236.30	75642.14

75642.14	320.24	Average Building Elevation
236.20		

ABE PLAN



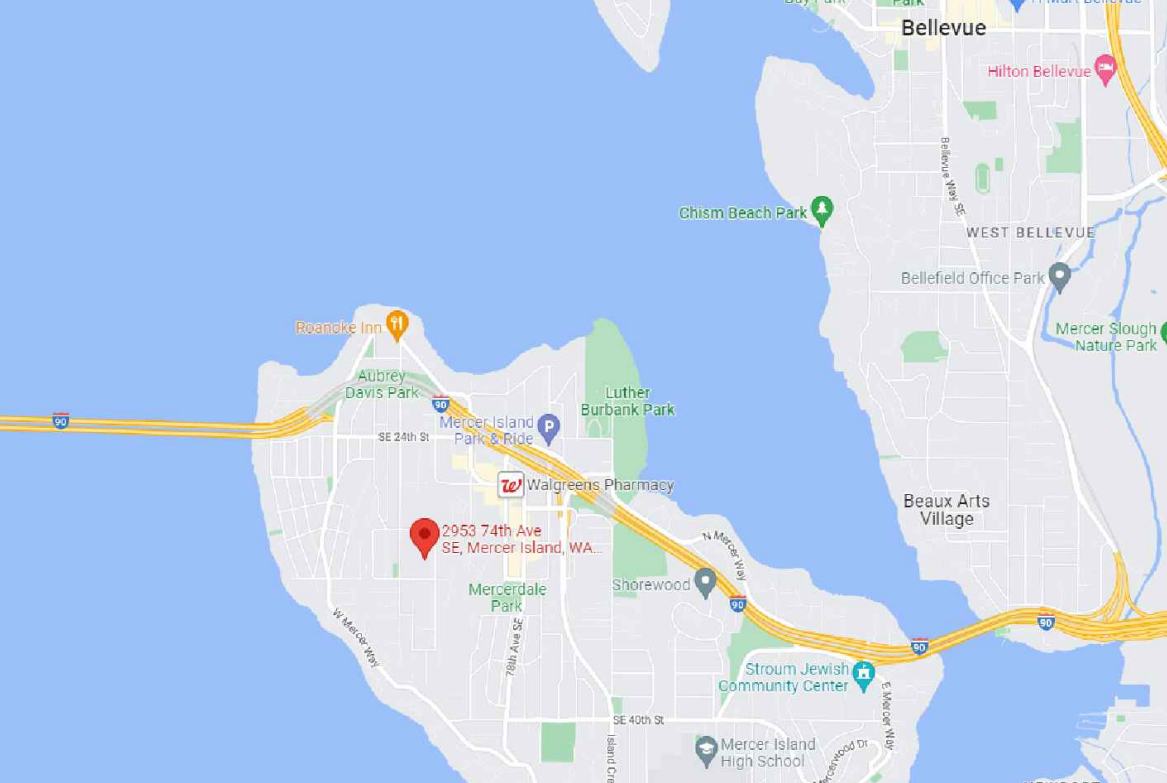
2018 WSEC CREDITS

CREDITS REQUIRED FOR 272 SQ FT. PROJECT IS AN ADDITION CREATING LESS THAN 500 SF OF NEW CONDITIONED SPACE

CREDITS	OPTION	DESCRIPTION
0.5	1.3	EFFICIENT BUILDING ENVELOPE
0.5	5.2	EFFICIENT WATER HEATING
0.5	7.1	ENERGY STAR APPLIANCE PACKAGE

TOTAL CREDITS: 1.5

VICINITY MAP



GROSS FLOOR AREA (GFA)

	EXISTING FLOOR AREA	ADDITIONAL FLOOR AREA	TOTAL
MAIN FLOOR	1690.70 SF	183.14 SF	1873.84 SF
UPPER FLOOR	1558 SF	87.92 SF	1646.28 SF
GARAGE	756.37 SF	0 SF	756.37 SF
GROSS FLOOR	4005.07 SF	271.06 SF	4276.49 SF

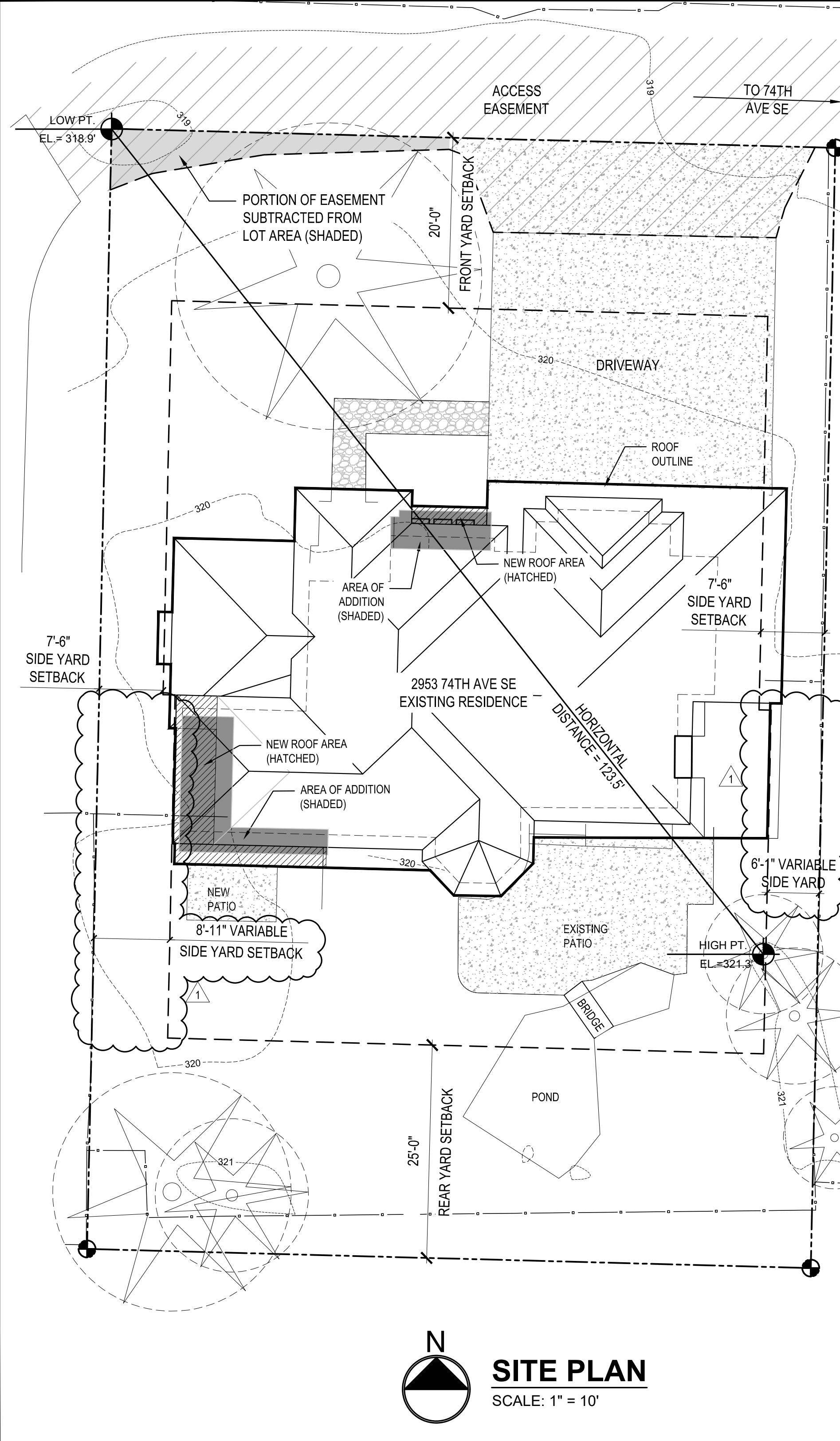
NET LOT AREA: 10787.6 SF
ALLOWED MAX. % GFA COVERAGE: 40.0%
ALLOWED GROSS FLOOR AREA: 4315.0 SF
EXISTING GROSS FLOOR AREA: 4005.07 SF
EXISTING % GFA COVERAGE: 37.12%
PROPOSED GROSS FLOOR AREA: 4276.49 SF
PROPOSED % GFA COVERAGE: 39.64%

LOT COVERAGE & HARDSCAPE

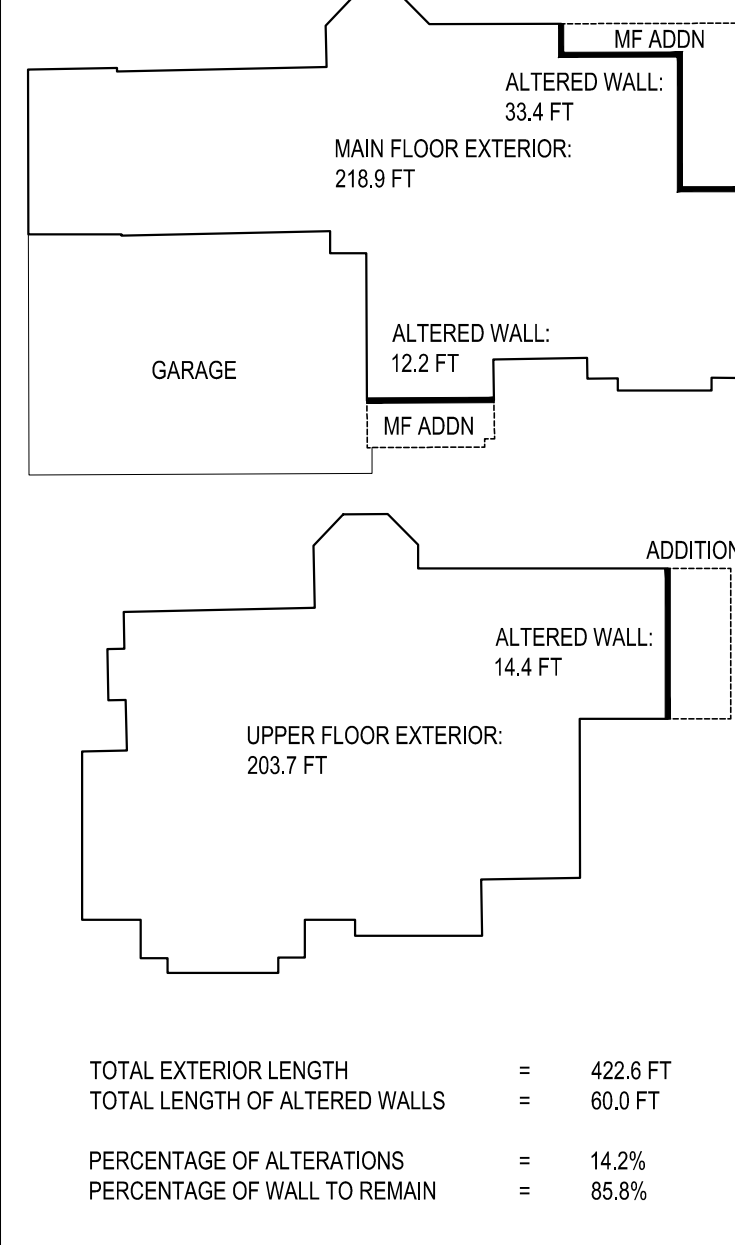
LOT COVERAGE	NET LOT S.F.	MAIN STRUCT. & ROOF S.F.	DRIVES/PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING IMPERVIOUS AREA	11,062.2 SF	2,788.3 SF	1,391.2 SF	4,179.5 SF	37.8 %
PROPOSED IMPERVIOUS AREA		3,008.6 SF	1,391.2 SF	4,399.8 SF	39.8 %
NET GAINLOSS IMPERVIOUS AREA		+220.3 SF	0.0 SF	+220.3 SF	+2.0 %
% ALLOWED IMPERVIOUS AREA				4,424.9 SF ALLOWABLE	40 %

EASEMENT FRONT- 149.8
EASEMENT BACK- 247.6
TOTAL EASEMENT- 397.4
LOT AREA- 11185
NET LOT S.F. - 11185 - 397.4 = 10787.6
HIGHEST EL: 321.3'
LOWEST EL: 318.9'
ELEVATION DIFFERENCE = 2.4'
2.4' DIVIDED BY 123.5' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 0.02
LOT SLOPE IS 0.02%, WHICH IS LESS THAN 15% SO. LOT COVERAGE ALLOWED IS 40%.
ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

HARDSCAPE	POND	WALKS	PATIO	PAVING	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE AREA	271.4 SF	105.0 SF	428.0 SF	87.6 SF	892.0 SF	8.27 %
PROPOSED HARDSCAPE AREA	271.4 SF	105.0 SF	506.0 SF	87.6 SF	970.0 SF	9 %
NET GAINLOSS HARDSCAPE AREA	+0 SF	+0 SF	+78.0 SF	+0 SF	970.0 SF	0.72 %
% ALLOWED HARDSCAPE AREA					970.0 SF ALLOWABLE	9 %
UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE					25.1 SF	0.2 %
TOTAL ALLOWED HARDSCAPE AREA					995.1 SF ALLOWABLE	9.2 %



40% DIAGRAM



STURMAN ARCHITECTS

REGISTERED ARCHITECT
BRADLEY L. STURMAN
STATE OF WASHINGTON

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MACDIARMID REMODEL PERMIT SET

2953 74TH AVE. SE,
MERCER ISLAND, WA 98004.

SITE PLAN

REVISIONS:
CORRECTION 1.2024-025

PLOT DATE: 11/22/2022

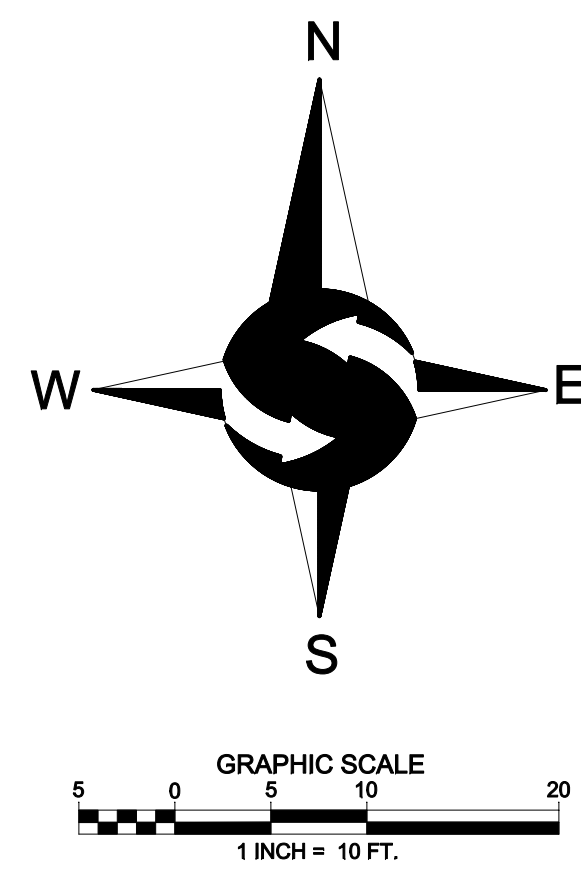
DRAWN BY: JK

CHECKED BY: BJS

SHEET

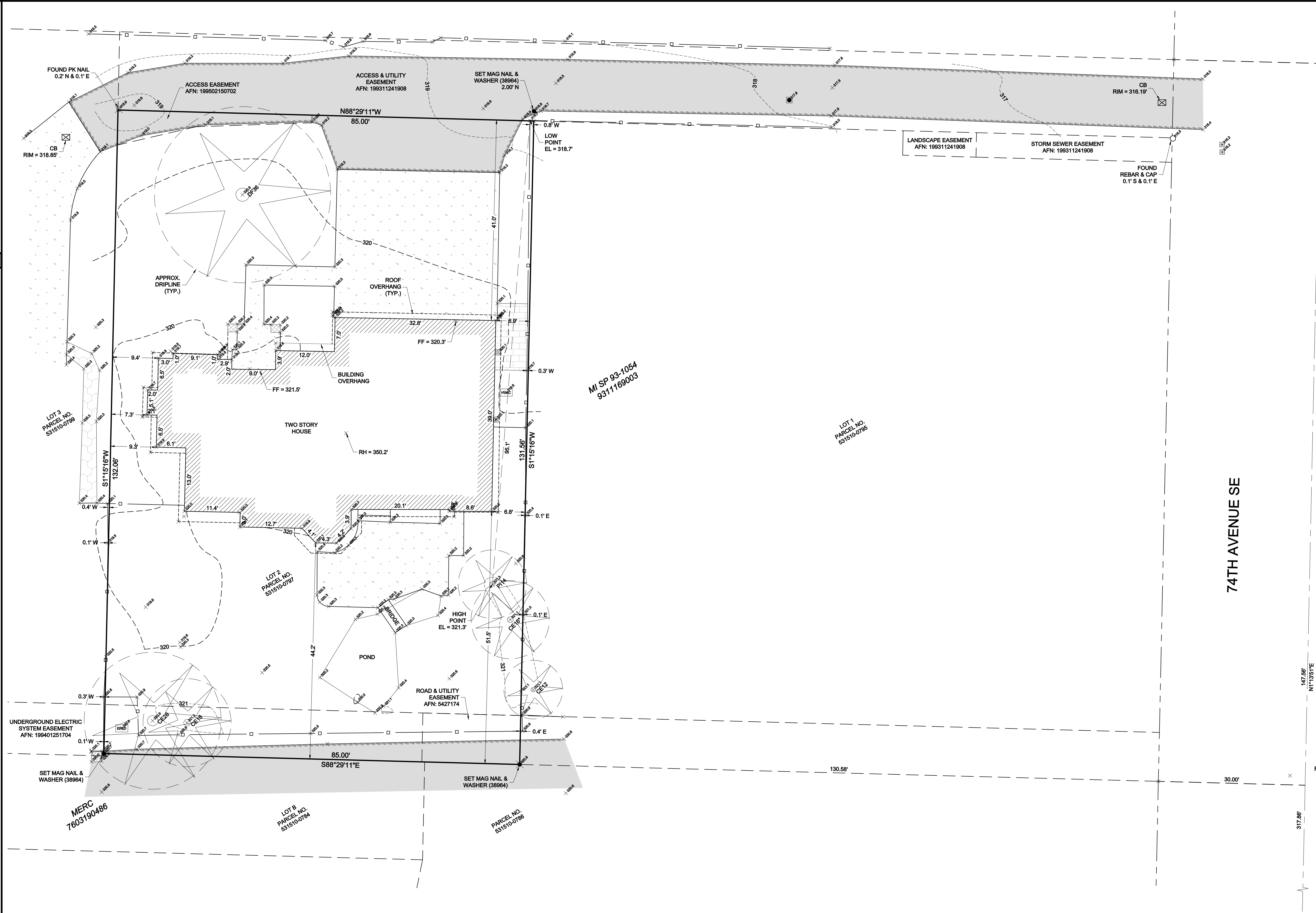
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

A1.0



LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- FOUND PK NAIL
- SET MAG NAIL AS DESCRIBED
- POWER METER
- GAS METER
- HVAC UNIT
- ELECTRICAL PEDESTAL
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- WOOD FENCE
- CONCRETE WALL
- ASPHALT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- FLAGSTONE SURFACE
- CE CEDAR
- DF DOUGLAS FIR
- PI PINE
- * INDICATES MULTI-TRUNK



MI SP 93-1054
9311169003

LEGAL DESCRIPTION
LOT 2, MERCER ISLAND SHORT PLAT NUMBER 93-1054, RECORDED UNDER RECORDING NUMBER 9311169003, BEING A SUBDIVISION OF LOT 9, BLOCK 9, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS
A BEARING OF S88°49'49"E FOR THE CENTERLINE OF SE 32ND STREET BASED ON FOUND MONUMENTS.

PROJECT INFORMATION

PROPERTY OWNER: GREG & MARNIE MACDIARMID
2953 74TH AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 531510-0797

PROJECT ADDRESS: 2953 74TH AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-9.6

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 11,182 S.F. (0.257 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 95 TOTAL STATION AND AN EMLID REACH R52 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.
THE MARK IS A BRASS DISK SET IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 32ND STREET AND 74TH AVENUE SE.
POINT ID NO. 6457;
ELEVATION: 324.56 FEET (98.926 METERS) NAVD 88
1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.

SE 1/4, NW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



DATE	REVISION	DRN

TOPOGRAPHIC SURVEY

GREG & MARNIE MACDIARMID
2953 74TH AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 22-266

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 5/31/2022
SHEET 1 OF 1

WALL PARTITION TYPES:

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH ϕ (2)
 LAYERS 60# BLDG. PAPER ϕ 1/2"
 CDX PLYWOOD ϕ 2x6 WOOD
 STUDS AT 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION EXCEPT AROUND GARAGE.

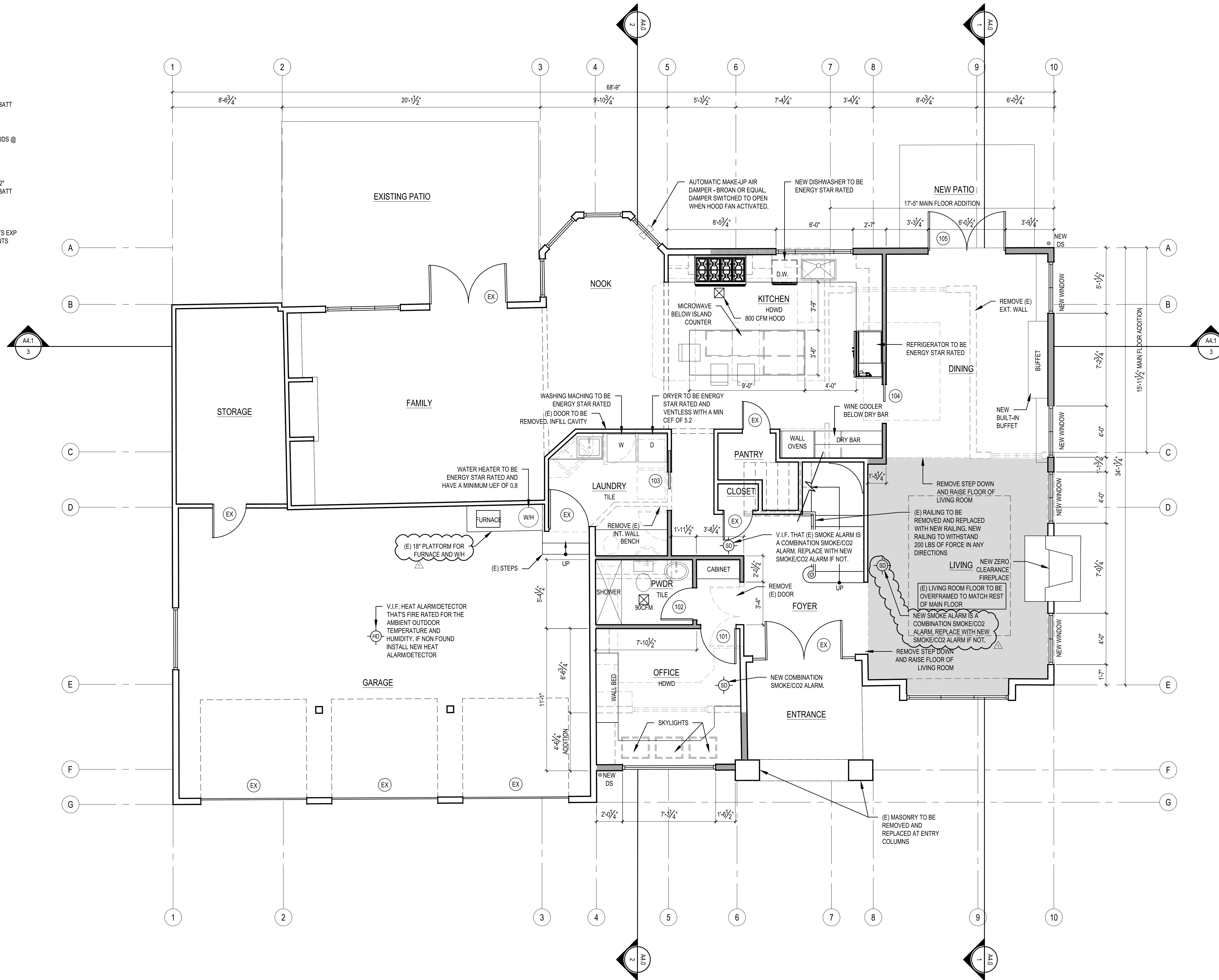
TYPICAL INTERIOR PARTITION
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION.

1HR. FIRE RATED WALL
 5/8" THK GWB, TYPE 'X' ϕ 2x6 WD STUDS @ 16" O.C.
 PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS
 FIN

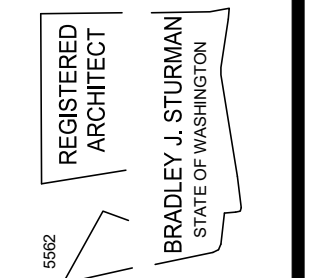
PLAN NOTES:

- CONTRACTOR SHALL CONFIRM TO INSPECTOR CAPACITY OF ALL GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING 200# FORCE IN ANY DIRECTION.
- EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.
- ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 5 FOOT CANDLES AT 30" ABOVE THE FLOOR AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS BY 1/2" TYP.



MAIN FLOOR PLAN

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



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MAIN FLOOR PLAN

REVISIONS:

1	CORRECTION 1.1.2023-1.25
2	
3	
4	
5	

PLOT DATE: 11/22/2022
 DRAWN BY: JK
 CHECKED BY: BJS

SHEET

A 2.0

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

WALL PARTITION TYPES:

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH ϕ (2)
 LAYERS 60# BLDG. PAPER ϕ 1/2"
 CDX PLYWOOD ϕ 2x6 WOOD
 STUDS AT 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION EXCEPT AROUND GARAGE.

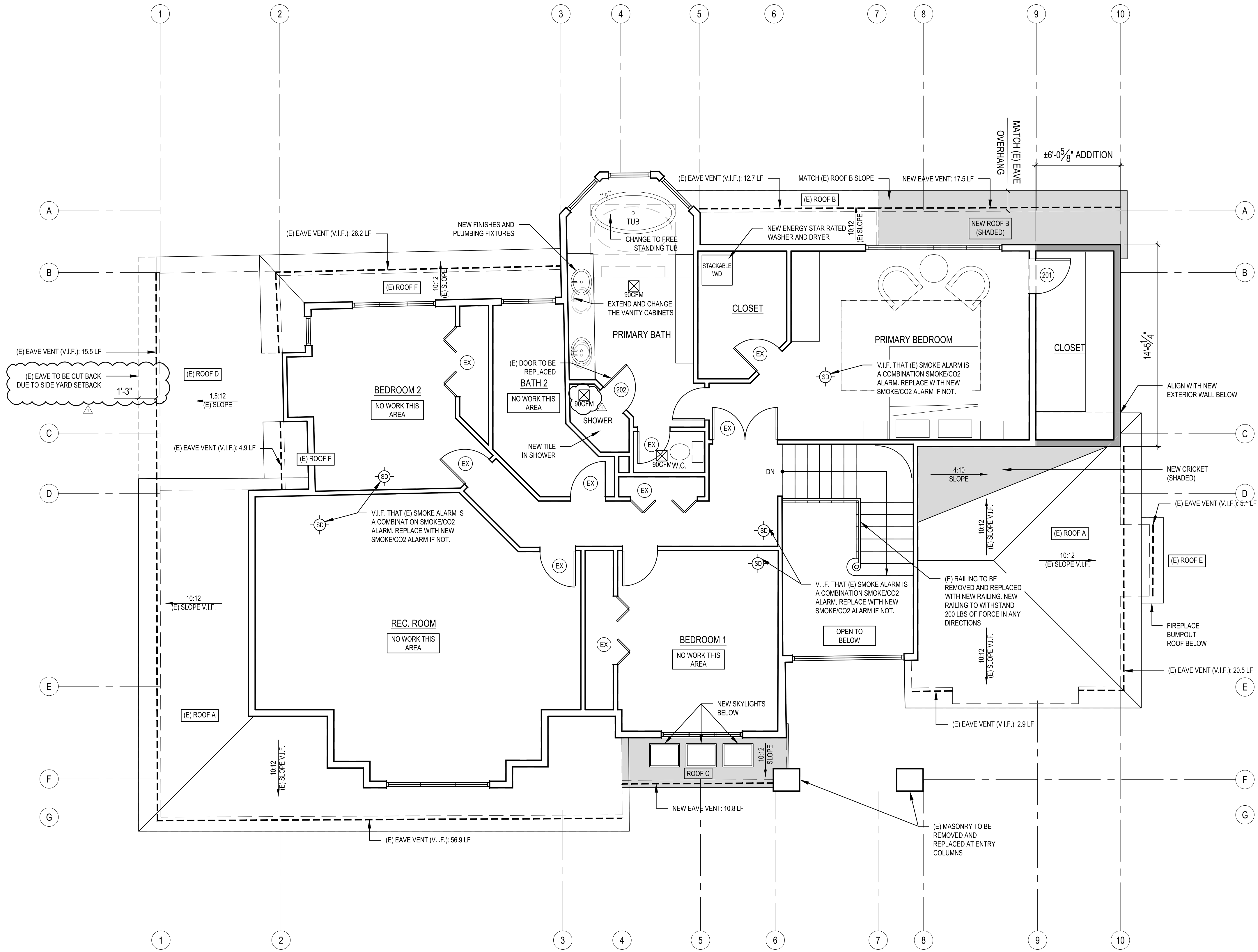
TYPICAL INTERIOR PARTITION
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION.

1HR. FIRE RATED WALL
 5/8" THK GWB, TYPE 'X' ϕ 2x6 WD STUDS @ 16" O.C.
 PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS
 FIN

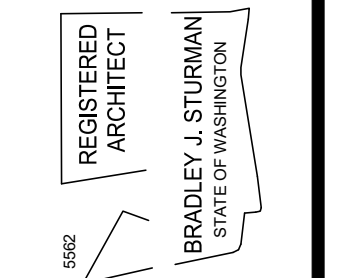
PLAN NOTES:

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- ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOT CANDLES AT 30" ABOVE THE FLOOR AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS BY 1/2" TYP.



UPPER FLOOR PLAN

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



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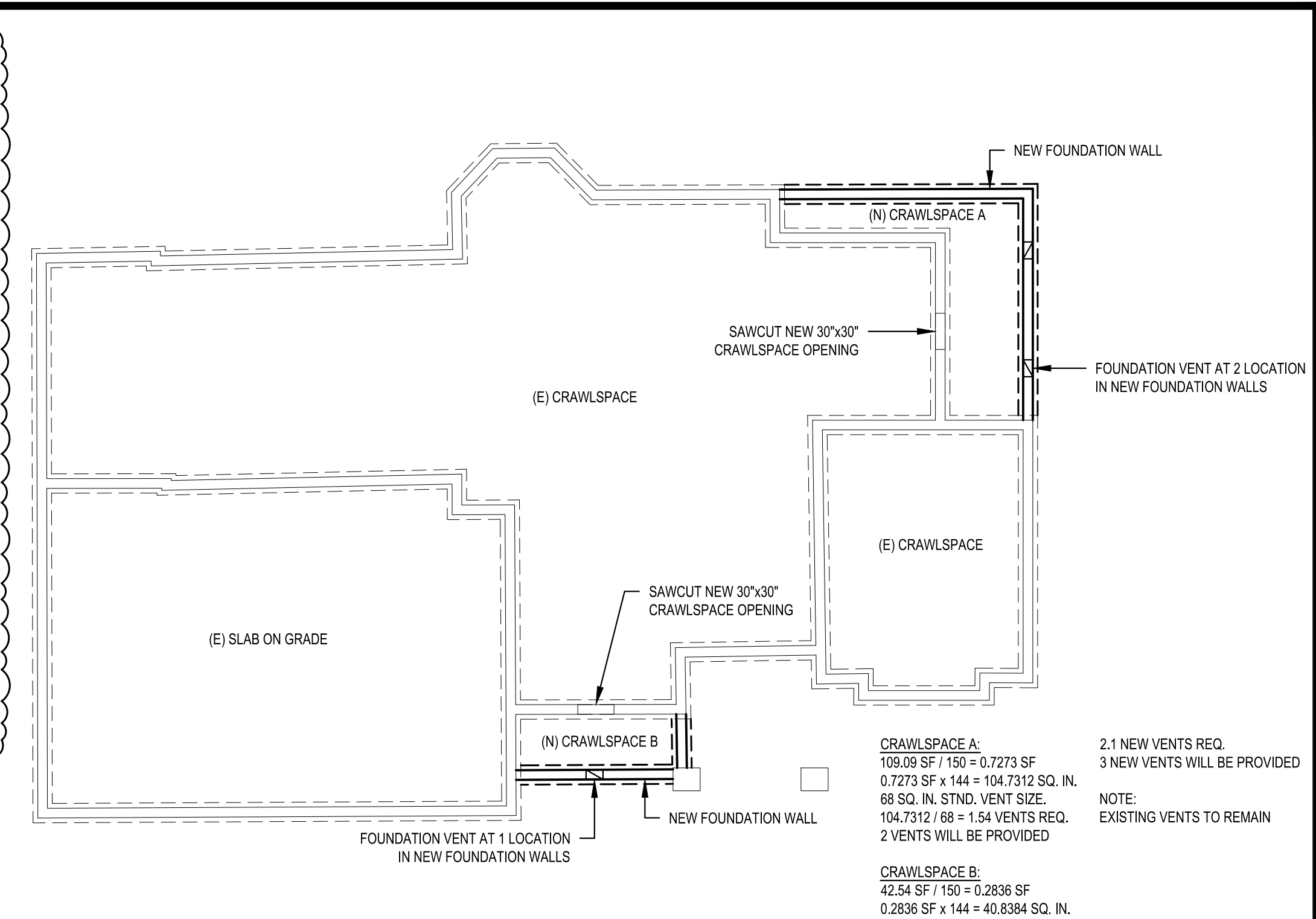
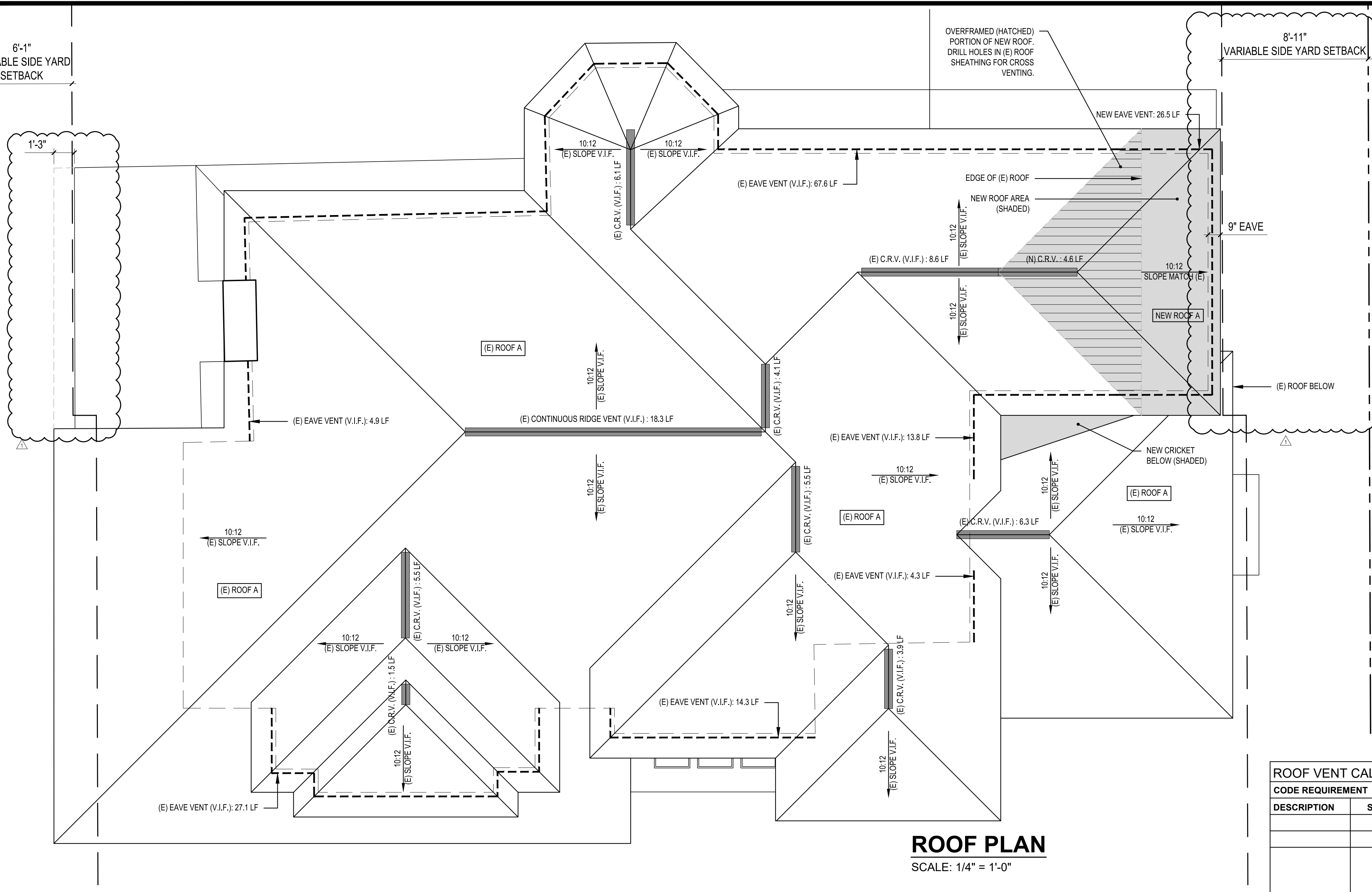
UPPER FLOOR PLAN

REVISIONS:	
▲	CORRECTION 1 2023-1-25
▲	
▲	
▲	
▲	
PLOT DATE:	11/22/2022
DRAWN BY:	JK
CHECKED BY:	BJS

SHEET

A 2.1

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

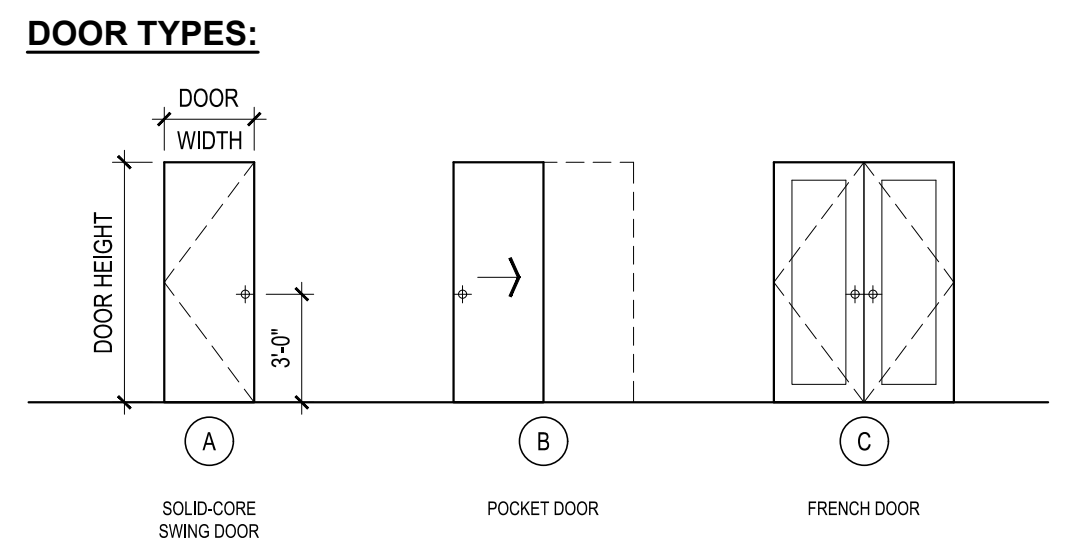


2.1 NEW VENTS REQ.
 3 NEW VENTS WILL BE PROVIDED
 NOTE:
 EXISTING VENTS TO REMAIN

CRAWLSPACE A:
 109.09 SF / 150 = 0.7273 SF
 0.7273 SF x 144 = 104.7312 SQ. IN.
 68 SQ. IN. STND. VENT SIZE
 104.7312 / 68 = 1.54 VENTS REQ.
 2 VENTS WILL BE PROVIDED

CRAWLSPACE B:
 42.54 SF / 150 = 0.2836 SF
 0.2836 SF x 144 = 40.8364 SQ. IN.
 68 SQ. IN. STND. VENT SIZE
 40.8364 / 68 = 0.60 VENTS REQ.
 1 VENT WILL BE PROVIDED

ROOF VENT CALCULATIONS												
CODE REQUIREMENT	DESCRIPTION	SF AREA	REQ. VENTING		CALCULATIONS				ACTUAL			
			PER SF AREA	150	300	VENT TYPE		VENT L.F.	TOTAL VENT AREA	SF CONVERT.	80% EFF FACTOR	TOTAL
ROOF A	2,379	15.86			RIDGE	10 SQ. IN./FT.	238.8	4298.4	29.85	23.88	28.19	
						1.5x1.0" VENT						
						12 SQ. IN./FT.	64.7	776.4	5.39	4.31		
						CONTINUOUS		0	0.00	0.00		
ROOF B	72	0.48			EAVE	10 SQ. IN./FT.	30.2	543.6	3.78	3.02	3.02	
						1.5x1.0" VENT						
						12 SQ. IN./FT.	0	0	0.00	0.00		
						CONTINUOUS		0	0.00	0.00		
ROOF C (NEW)	30	0.20			RIDGE	10 SQ. IN./FT.	10.8	194.4	1.35	1.08	1.08	
						1.5x1.0" VENT						
						12 SQ. IN./FT.	0	0	0.00	0.00		
						CONTINUOUS		0	0.00	0.00		
ROOF D	121	0.81			EAVE	10 SQ. IN./FT.	15.5	279	1.94	1.55	1.55	
						1.5x1.0" VENT						
						12 SQ. IN./FT.	0	0	0.00	0.00		
						CONTINUOUS		0	0.00	0.00		
ROOF E	11	0.07			RIDGE	10 SQ. IN./FT.	5.1	91.8	0.64	0.51	0.51	
						1.5x1.0" VENT						
						12 SQ. IN./FT.	0	0	0.00	0.00		
						CONTINUOUS		0	0.00	0.00		
ROOF F	55	0.36			EAVE	10 SQ. IN./FT.	31.9	574.2	3.99	3.19	3.19	
						1.5x1.0" VENT						
						12 SQ. IN./FT.	0	0	0.00	0.00		
						CONTINUOUS		0	0.00	0.00		



DOOR SCHEDULE										
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP GLASS	DOOR FIN.	DOOR THK.	U-VALUE (MIN.)	NFRC CERT.	REMARKS
MAIN FLOOR										
101	OFFICE	2'-10"	6'-8"	A	-	-	1-3/4"	-	Y	
102	BATH	2'-10"	6'-8"	A	-	-	1-3/4"	-	Y	20 MIN RATED FIRE DOOR
103	LAUNDRY	3'-0"	6'-8"	B	-	-	1-3/4"	-	Y	
104	DINING	3'-0"	6'-8"	B	-	-	1-1/4"	-	Y	
105	DINING	6'-0"	7'-0"	C	Y	-	1-1/4"	.3	Y	
SECOND FLOOR										
201	PRIMARY CLOSET	2'-6"	6'-8"	A	-	-	1-1/4"	-	Y	
201	PRIMARY SHOWER	2'-6"	6'-8"	A	Y	-	1-1/4"	-	Y	

WINDOW SCHEDULE										
WINDOW MARK	DESCRIPTION	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	NFRC CERT.	GLAZING	REMARKS & NOTES
A	CASEMENT	2'-0"	3'-8"	Y	4	29.2	.3	Y	LOW E / CLEAR	TEMPERED IN KITCHEN LOCATION
B	PICTURE	3'-3"	4'-2"	-	1	11.9	.3	Y	LOW E / CLEAR	-
C	CASEMENT	2'-0"	5'-2"	-	4	41.2	.3	Y	LOW E / CLEAR	-
D	PICTURE	2'-0"	5'-2"	-	4	41.2	.3	Y	LOW E / CLEAR	-
E	PICTURE	2'-0"	3'-8"	-	1	7.3	.3	Y	LOW E / CLEAR	-
F	SKYLIGHT	2'-2"	1'-8"	-	3	10.8	.5	Y	LOW E / CLEAR	-

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

REVISIONS:

1	CORRECTION 1.2023-1.25
2	
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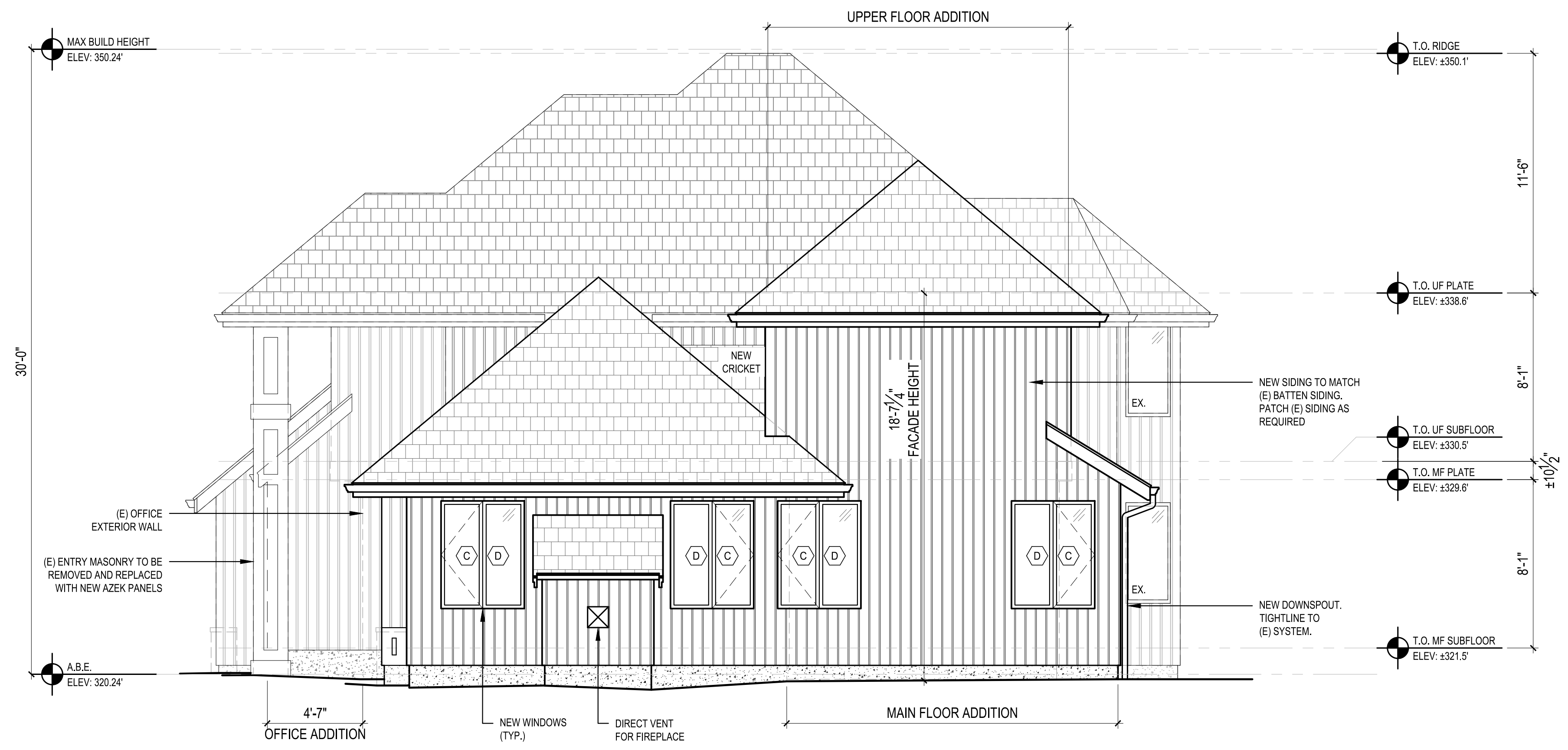
PLOT DATE: 11/22/2022

DRAWN BY: JK

CHECKED BY: BJS

SHEET

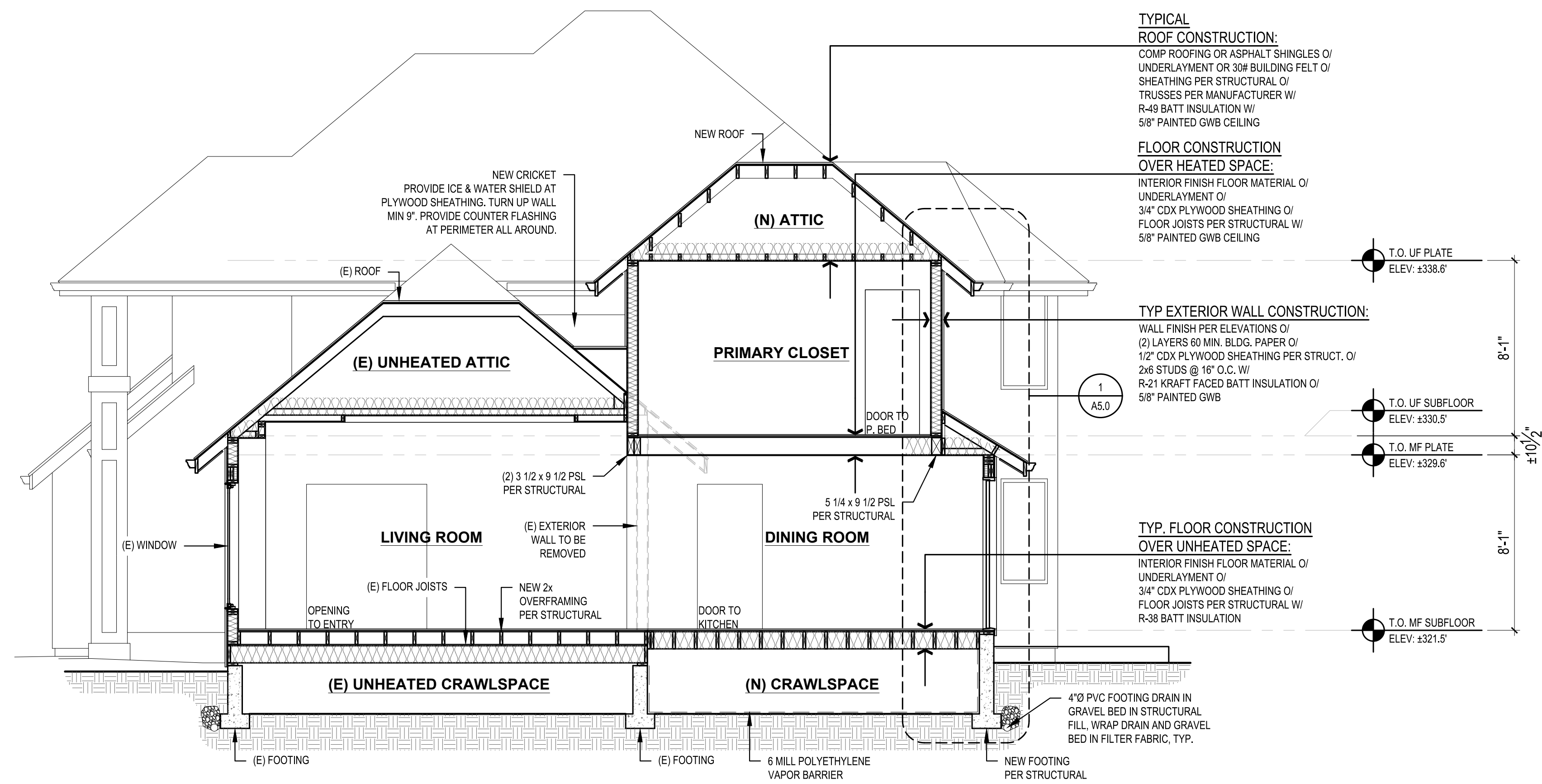
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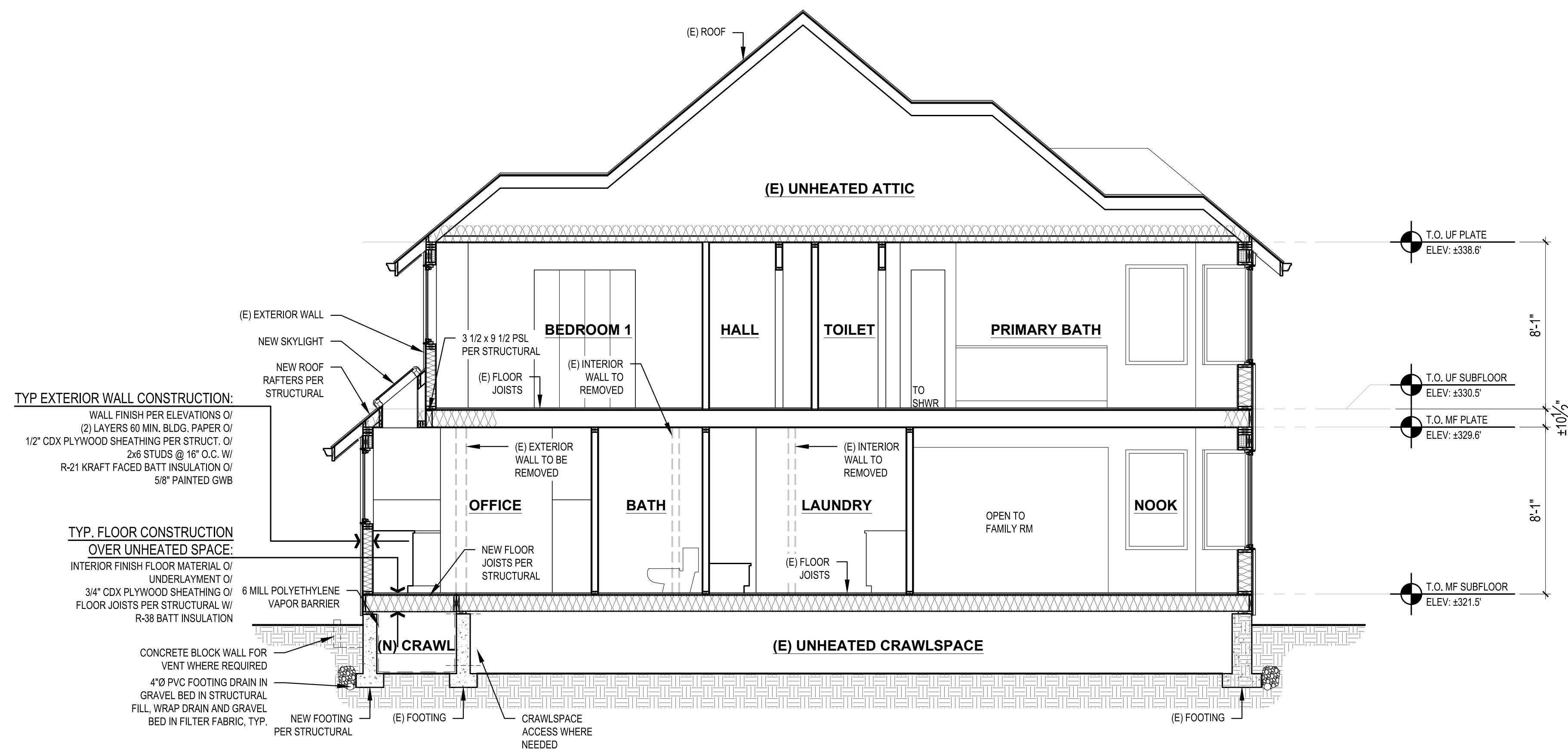
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:	
△	CORRECTION 11/2023-1/25
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SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

TYPICAL ROOF CONSTRUCTION:
COMP ROOFING OR ASPHALT SHINGLES O/
UNDERLAYMENT OR 30# BUILDING FELT O/
SHEATHING PER STRUCTURAL O/
TRUSSES PER MANUFACTURER W/
R-49 BATT INSULATION W/
5/8" PAINTED GWB CEILING

FLOOR CONSTRUCTION OVER HEATED SPACE:
INTERIOR FINISH FLOOR MATERIAL O/
UNDERLAYMENT O/
3/4" CDX PLYWOOD SHEATHING O/
FLOOR JOISTS PER STRUCTURAL W/
5/8" PAINTED GWB CEILING

TYP EXTERIOR WALL CONSTRUCTION:
WALL FINISH PER ELEVATIONS O/
(2) LAYERS 60 MIN. BLDG. PAPER O/
1/2" CDX PLYWOOD SHEATHING PER STRUCT. O/
2x6 STUDS @ 16" O.C. W/
R-21 KRAFT FACED BATT INSULATION O/
5/8" PAINTED GWB

TYP. FLOOR CONSTRUCTION OVER UNHEATED SPACE:
INTERIOR FINISH FLOOR MATERIAL O/
UNDERLAYMENT O/
3/4" CDX PLYWOOD SHEATHING O/
FLOOR JOISTS PER STRUCTURAL W/
R-38 BATT INSULATION

TYP EXTERIOR WALL CONSTRUCTION:
WALL FINISH PER ELEVATIONS O/
(2) LAYERS 60 MIN. BLDG. PAPER O/
1/2" CDX PLYWOOD SHEATHING PER STRUCT. O/
2x6 STUDS @ 16" O.C. W/
R-21 KRAFT FACED BATT INSULATION O/
5/8" PAINTED GWB

TYP. FLOOR CONSTRUCTION OVER UNHEATED SPACE:
INTERIOR FINISH FLOOR MATERIAL O/
UNDERLAYMENT O/
3/4" CDX PLYWOOD SHEATHING O/
FLOOR JOISTS PER STRUCTURAL W/
R-38 BATT INSULATION

CONCRETE BLOCK WALL FOR VENT WHERE REQUIRED
4" PVC FOOTING DRAIN IN GRAVEL BED IN STRUCTURAL FILL, WRAP DRAIN AND GRAVEL BED IN FILTER FABRIC, TYP.

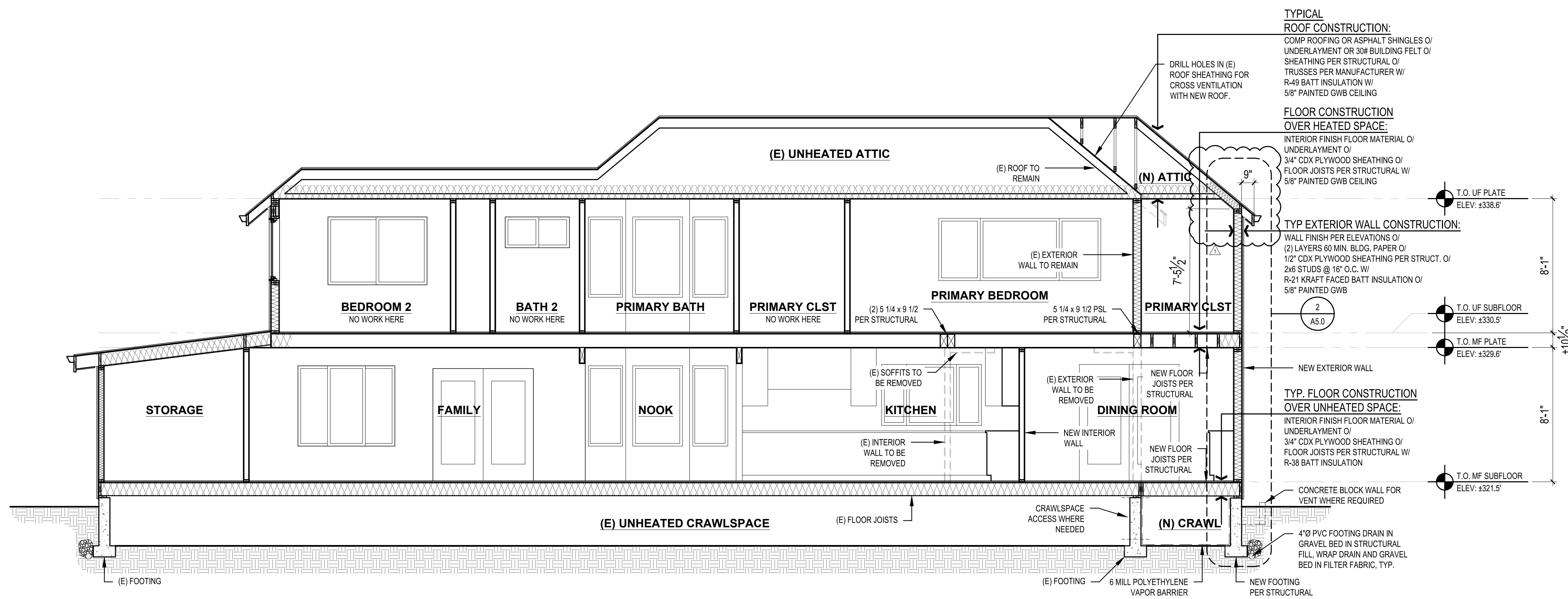
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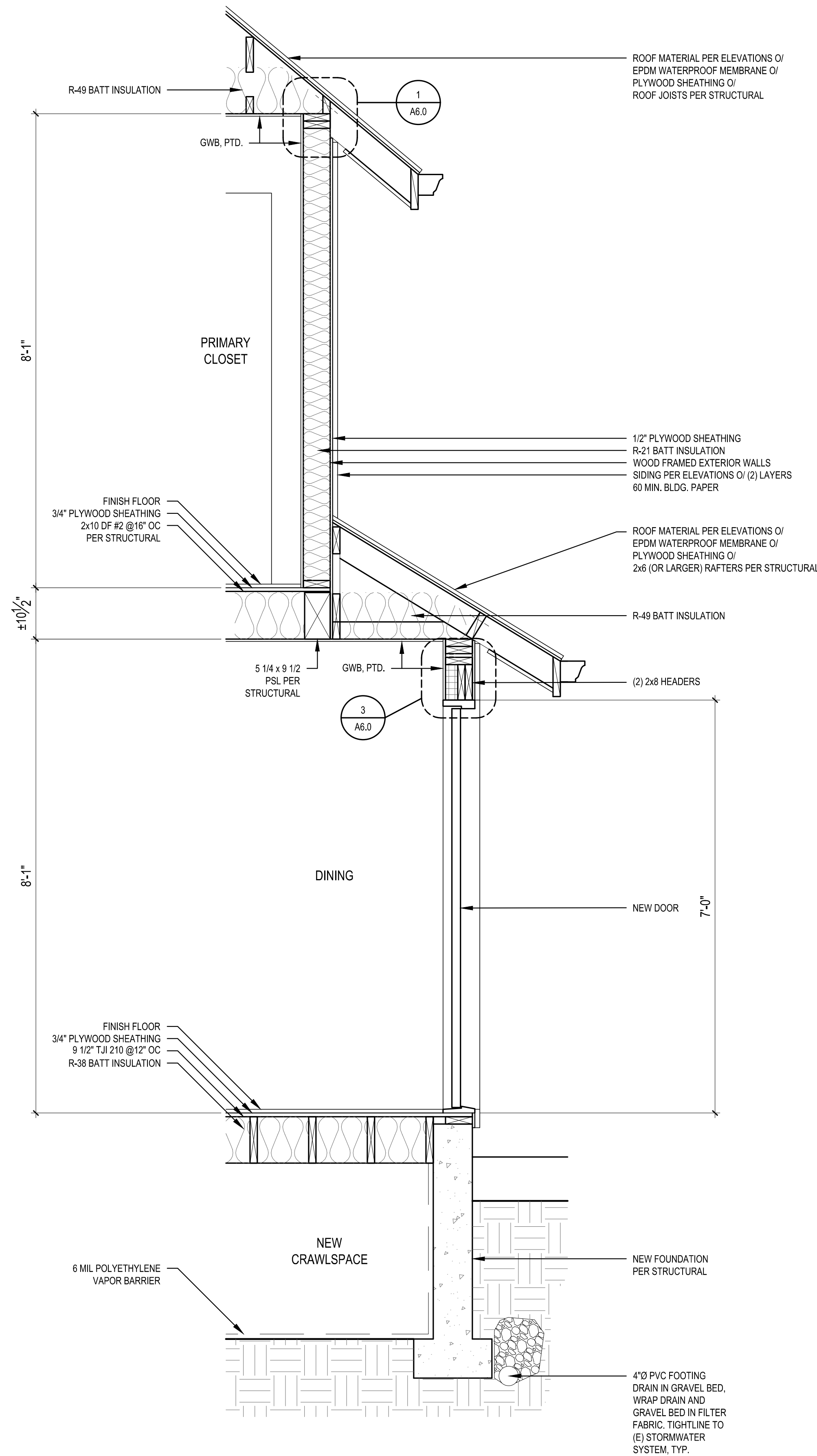
SHEET
A 4.0



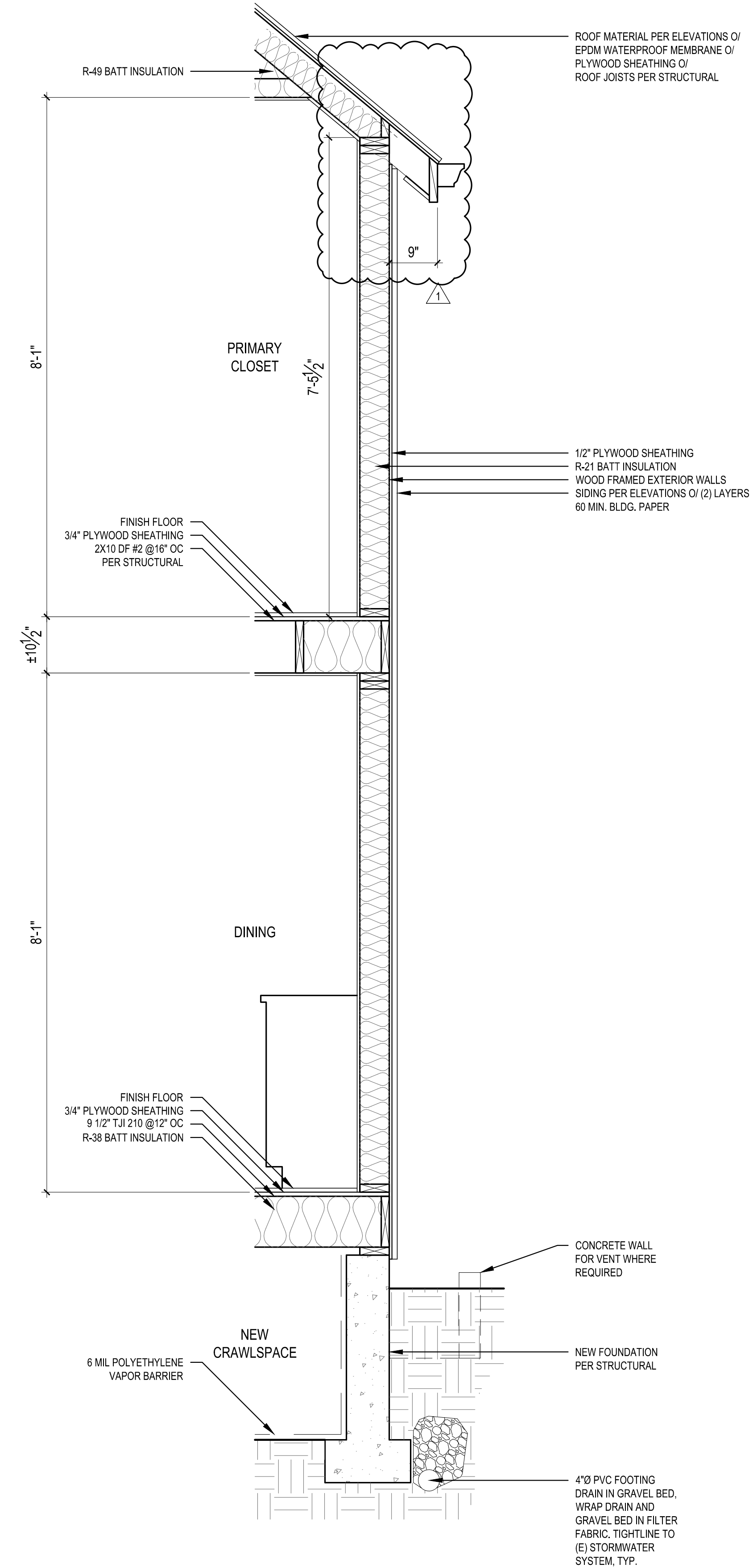
3 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

REVISIONS:	
△ CORRECTION 1 2023-1-25	
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PLOT DATE:	11/22/2022
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CHECKED BY:	BJS
SHEET	

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



1 WALL SECTION
SCALE: 3/4" = 1'-0"

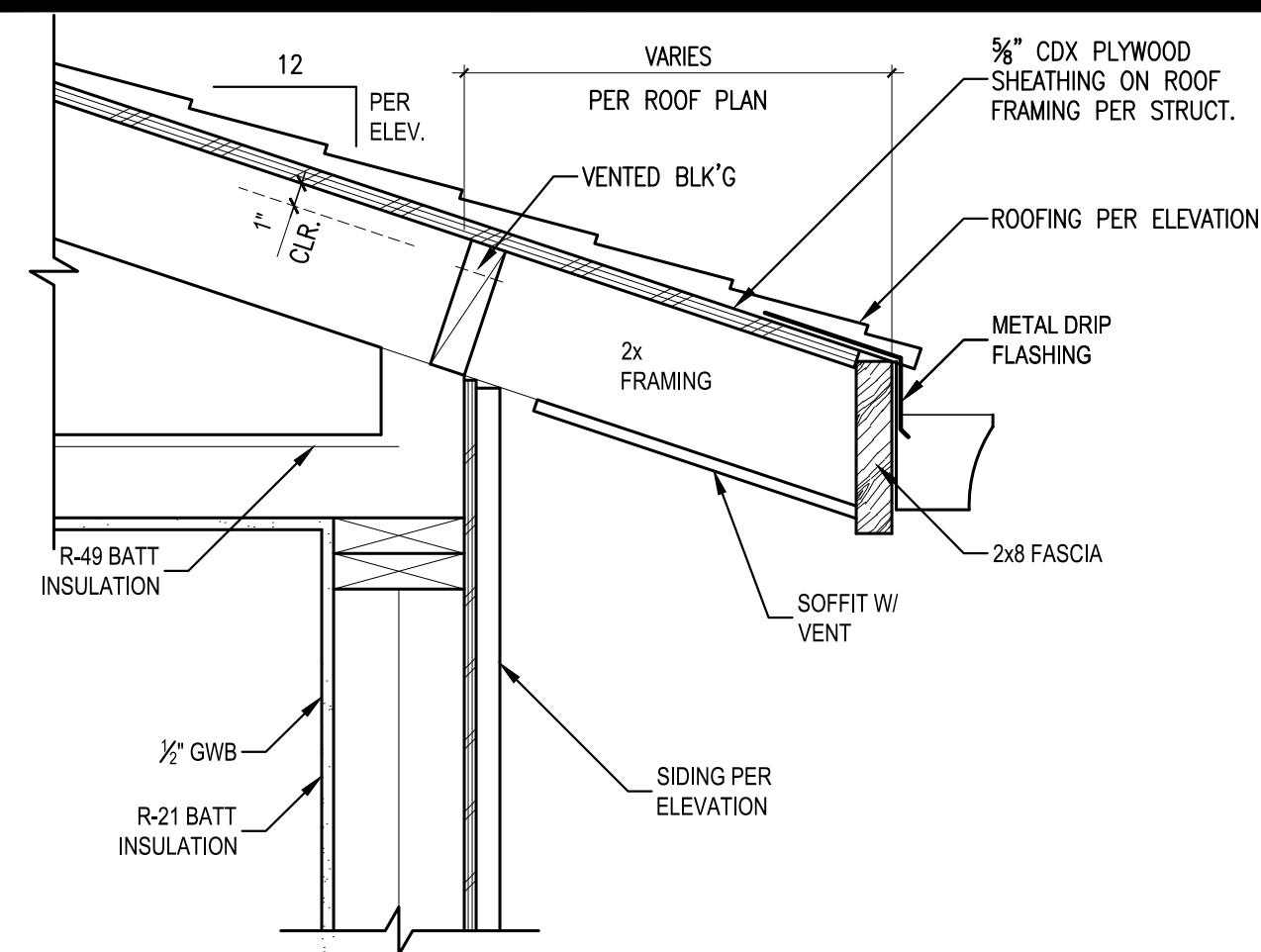


2 WALL SECTION
SCALE: 3/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

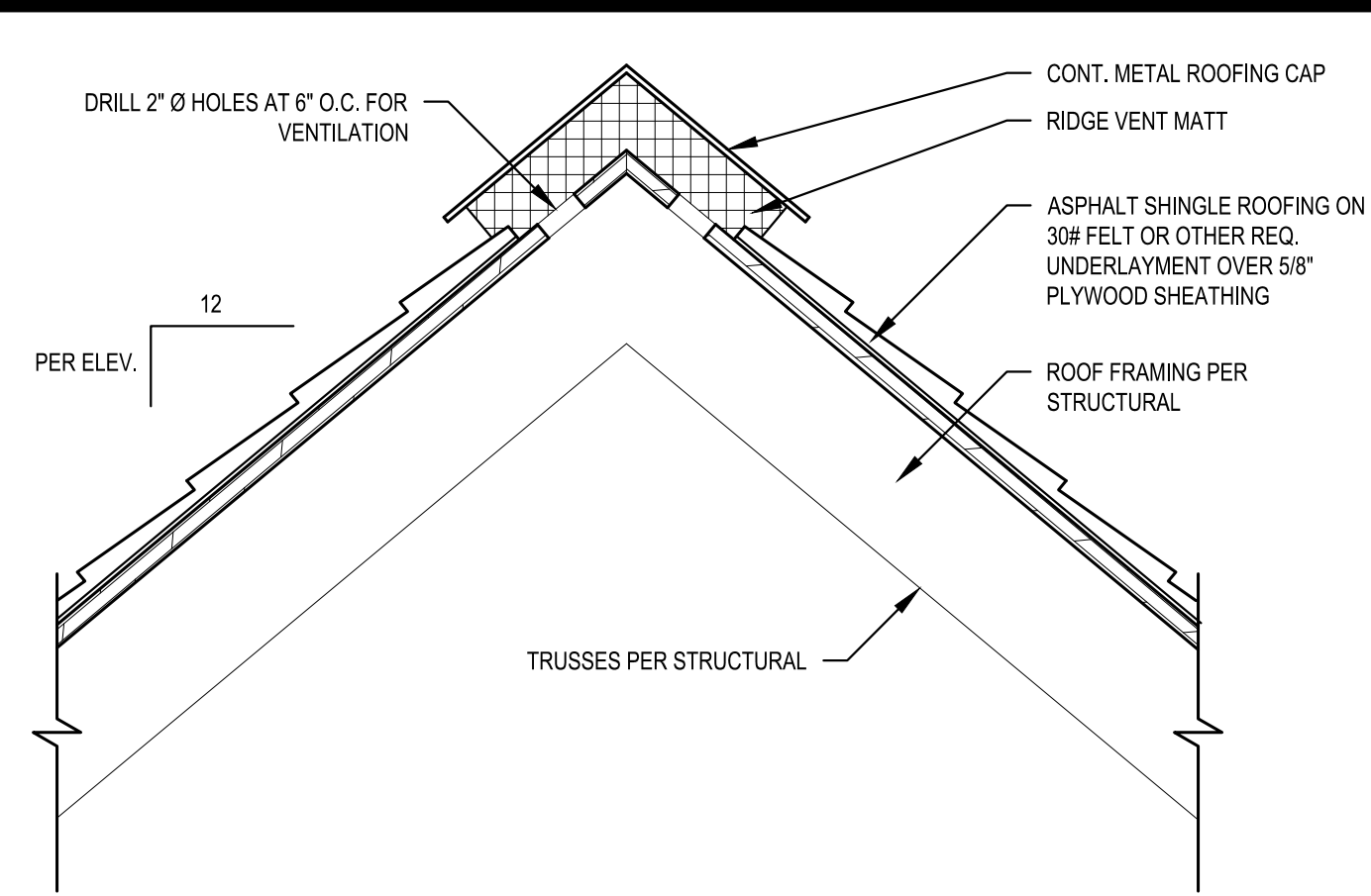
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CHECKED BY:	BJS



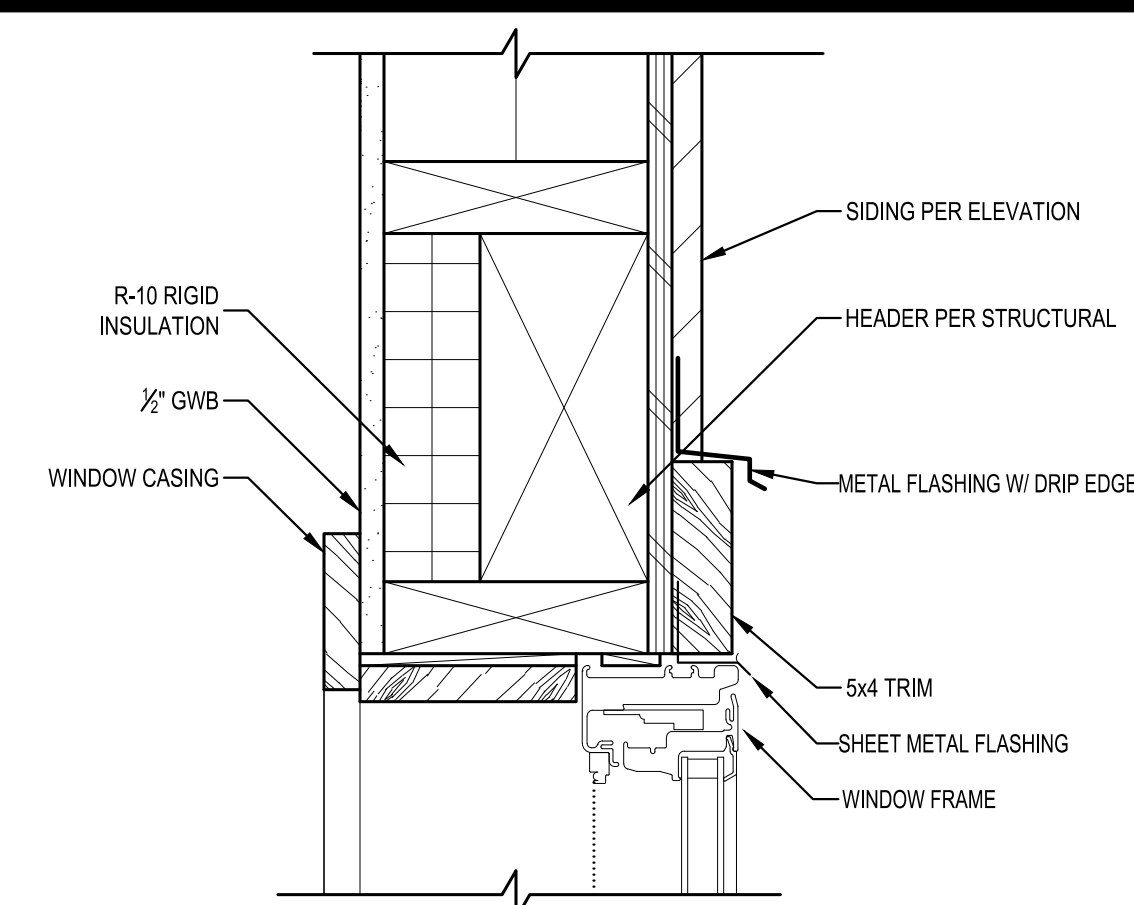
1 **TYPICAL ROOF EAVE DETAIL**

SCALE: 1 1/2" = 1'-0"



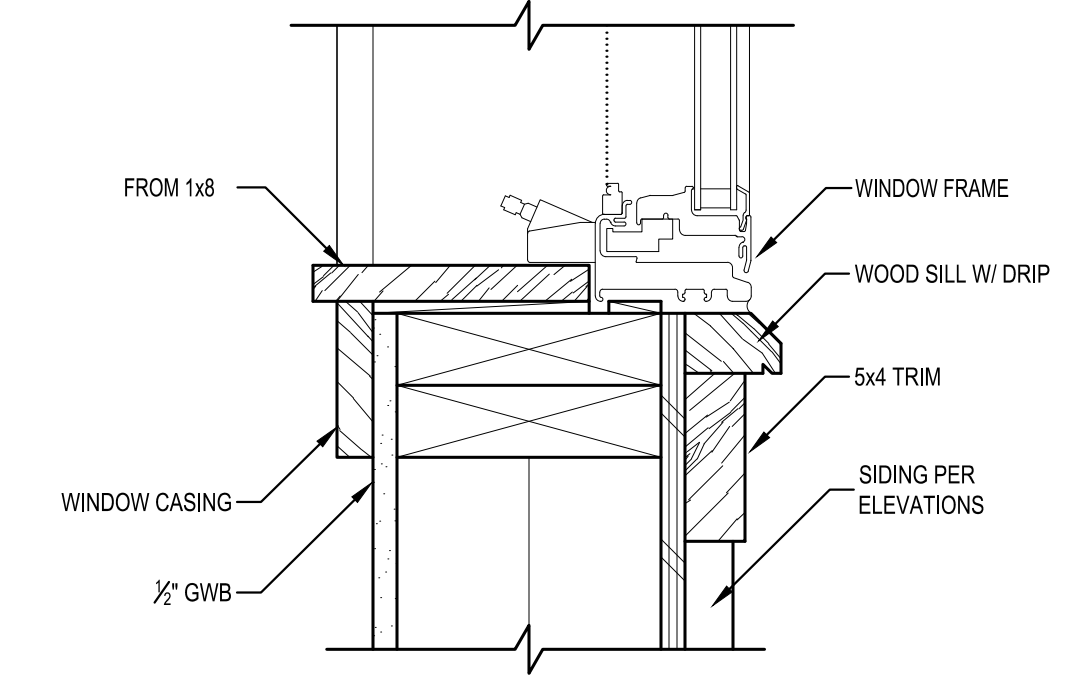
2 **TYPICAL ROOF RIDGE VENT DETAIL**

SCALE: 1 1/2" = 1'-0"



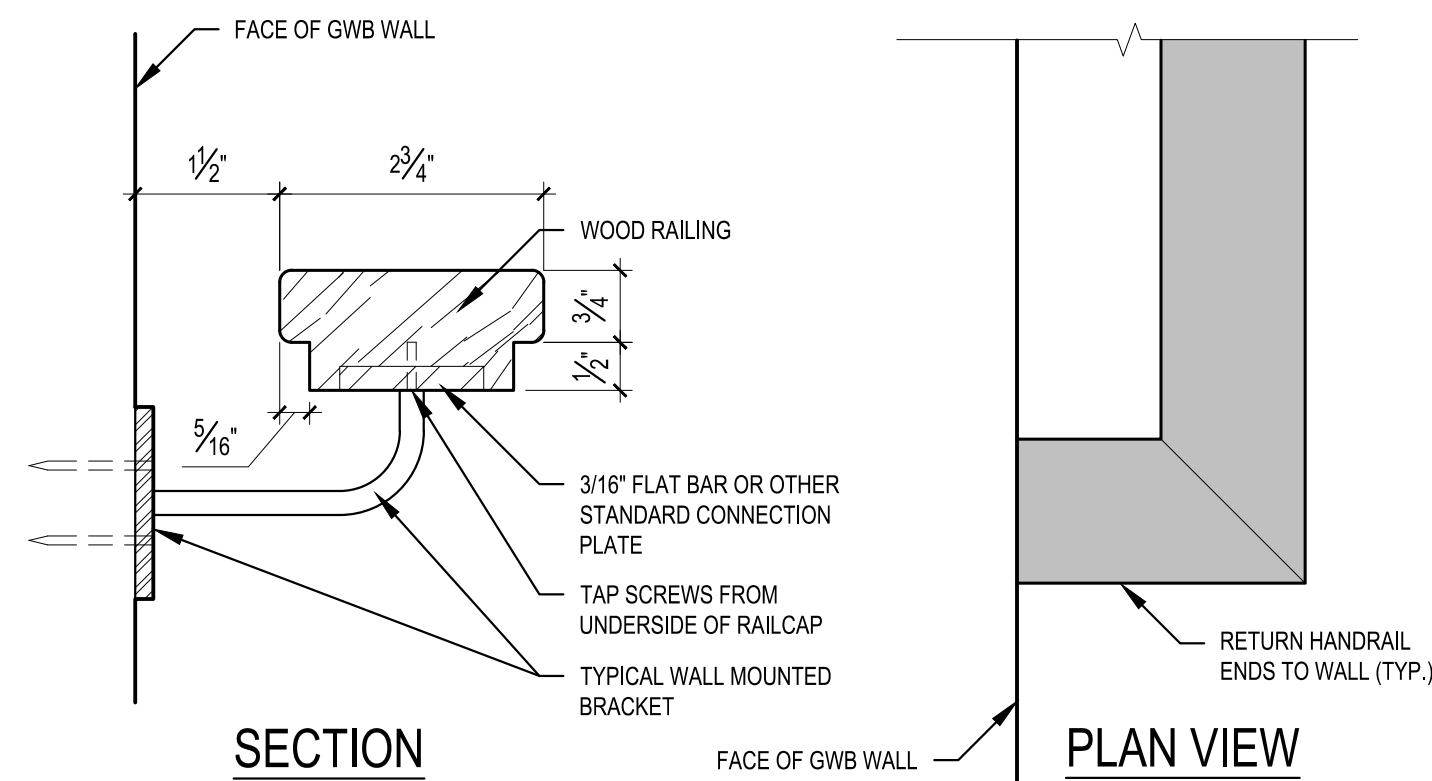
3 **TYPICAL WINDOW/DOOR HEAD DETAIL**

SCALE: 3" = 1'-0"



4 **TYPICAL WINDOW SILL DETAIL**

SCALE: 3" = 1'-0"



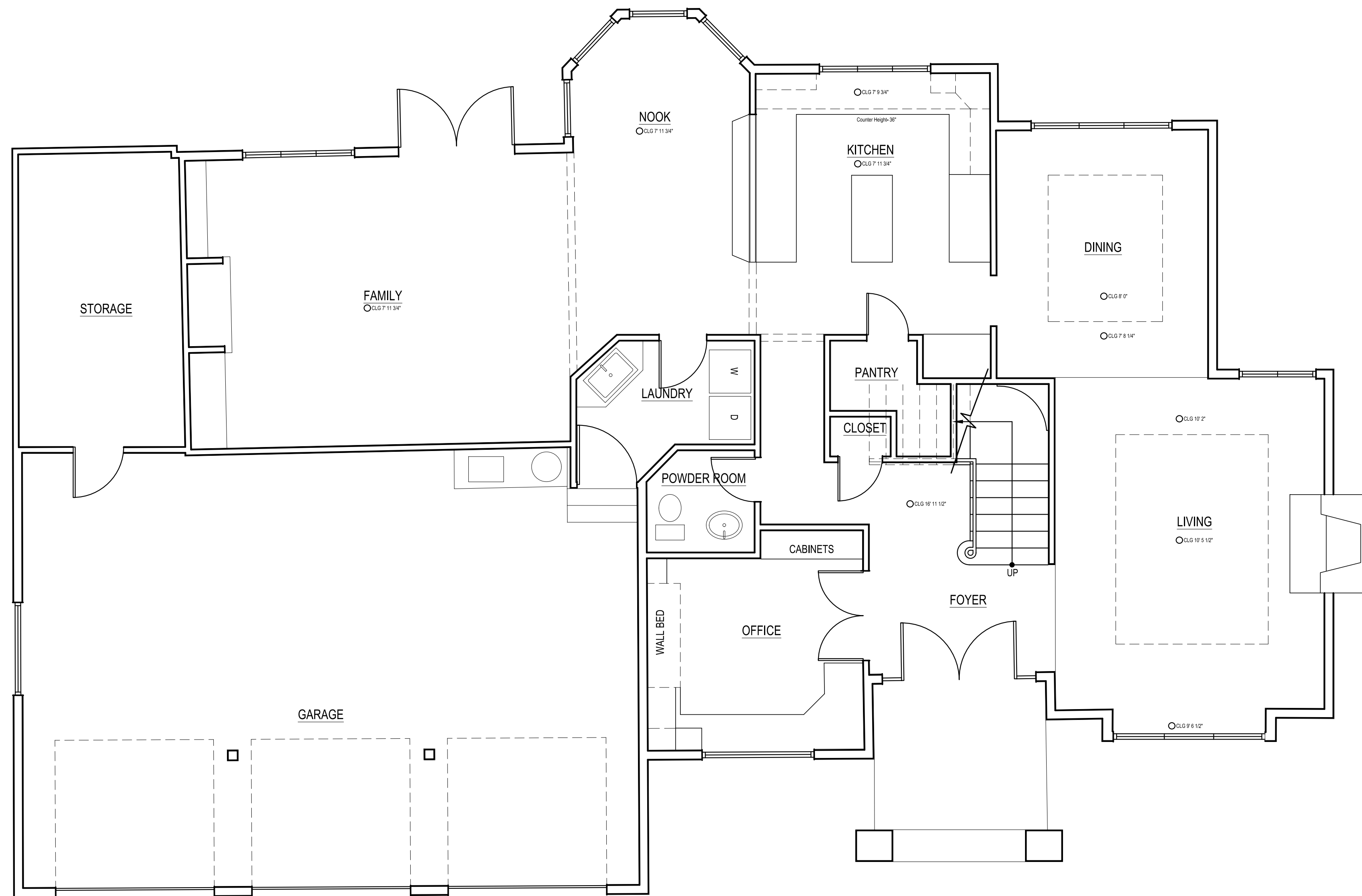
5 **HANDRAIL DETAIL**

SCALE: 6" = 1'-0"

REVISIONS:	
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PLOT DATE:	11/22/2022
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

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A6.0



**AS-BUILT
MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"

REVISIONS:	
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PLOT DATE: 11/22/2022

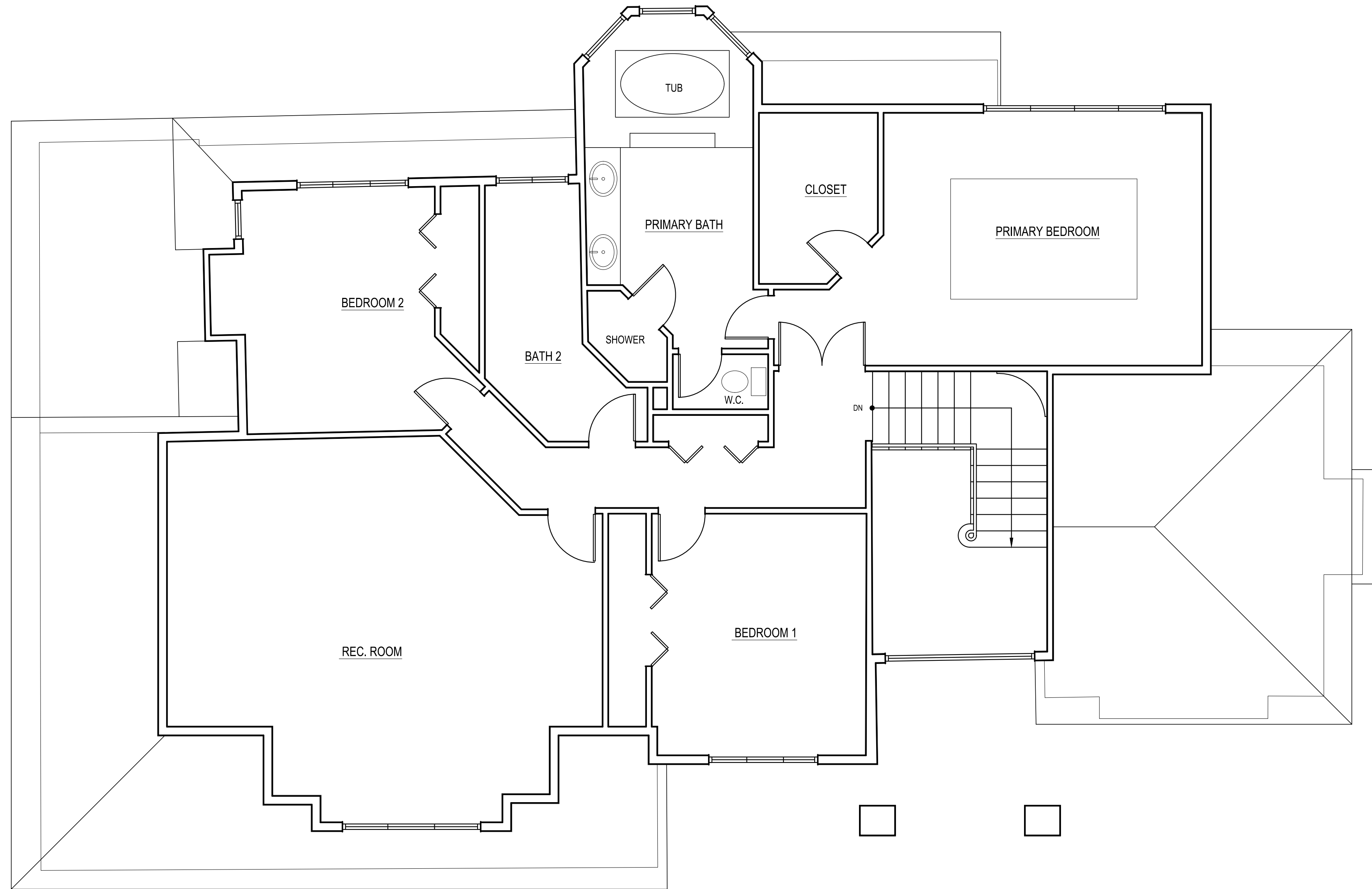
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CHECKED BY: BJS

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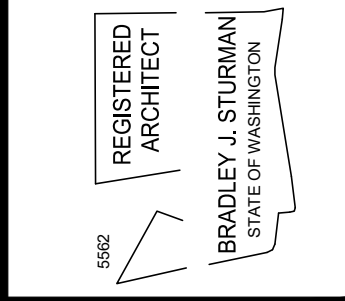
AB1

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



**AS-BUILT
UPPER FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



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**AS-BUILT
UPPER FLOOR PLAN**

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△	
△	
△	
△	

PLOT DATE: 11/22/2022

DRAWN BY: JK

CHECKED BY: BJS

SHEET

AB2

MACDIARMID RESIDENCE REMODEL

S220909-2

PROJECT INFORMATION

PROJECT ADDRESS
2953 74TH AVE SE
MERCER ISLAND, WA 98040

ARCHITECT
STURMAN ARCHITECTS
9 103RD AVE NE
SUITE 203
BELLEVUE, WA 98004
PHONE: (425) 451-7003
CONTACT: NAME

STRUCTURAL ENGINEER
L120 ENGINEERING & DESIGN
13150 91ST PL NE
KIRKLAND, WA 98034
PHONE: (425) 636-3313
EMAIL: MTHURFJELL@L120ENGINEERING.COM
CONTACT: MANS THURFJELL, PE

CODES

ENGINEERED PER:
2018 (IRC) INTERNATIONAL RESIDENTIAL CODE
2018 (IBC) INTERNATIONAL BUILDING CODE

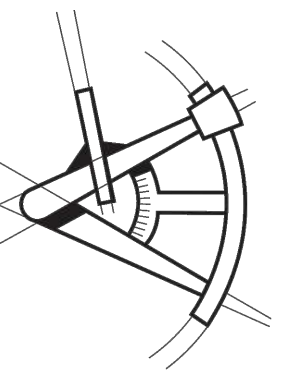
SHEET INDEX

COVER SHEET...S-0
STRUCTURAL GENERAL NOTES...S-1
FOUNDATION PLAN...S-2
FIRST FLOOR FRAMING PLAN...S-3
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-4
SECOND FLOOR FRAMING PLAN...S-5
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-6
ROOF FRAMING PLAN...S-7

STRUCTURAL DETAILS...SD-1
STRUCTURAL DETAILS...SD-2



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REVISIONS

△	DESCRIPTION	DATE	BY
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△	DESCRIPTION	DATE	BY

PROJECT NAME

MACDIARMID
RESIDENCE REMODEL
2953 74TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S220909-2

DRAWN BY - SGS

CHECKED BY - HG

SHEET DATE - 12/20/2022

SCALE

24X36 SHEET:1/4"=1'-0"

DESCRIPTION

COVER SHEET

SHEET S-0

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

CODE: 2018 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY.

ROOF25 PSF SNOW (GROUND)

FLOORS
RESIDENTIAL.....40 PSF
BALCONY/DECK.....60 PSF

BASIC WIND SPEED100 MPH, EXPOSURE B

SEISMIC
MAPPED SPECTRAL ACCELERATION, Ss..... 1.297

MAPPED SPECTRAL ACCELERATION, S1..... 0.497

SOIL SITE CLASS.....D

GENERAL CONDITIONS

- THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
- NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
- DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

FOUNDATION

- FOUNDATION DESIGN PARAMETERS ASSUMED PER IRC/IBC VALUES:
FOOTING BEARING PRESSURE: 1500 PSF
LATERAL EARTH PRESSURE:
ACTIVE: 35 PCF (FREE) 50 PCF (RESTRAINED)
PASSIVE: 250 PCF
COEFFICIENT OF BASE FRICTION: 0.35
- SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
- ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

CONCRETE

- REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
MINIMUM CONCRETE STRENGTH (28 DAYS):
FOOTINGS AND STEM WALLS.....2,500 PSI - 5 SACK MIX
BASEMENT FOUNDATION RETAINING WALLS.....2,500 PSI - 5.5 SACK MIX
SLAB-ON-GRADE.....2,500 PSI - 5 SACK MIX
SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.....3,000 PSI - 5.5 SACK MIX
AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
- MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
- PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
- SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
- CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
- JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
- WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
- WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

REINFORCING STEEL

- REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
- MATERIALS:
REINFORCING STEEL: ASTM A615, GRADE 60
- SPLICES:
LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
- COVER:
FOOTINGS3 INCHES
SLABS.....2 INCHES
- FORMED SURFACES:
WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER
INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

STRUCTURAL AND MISC. STEEL

- REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- MATERIALS:
BOLTS - ASTM A307, UNLESS OTHERWISE NOTED
WF BEAMS - ASTM A572-50 (Fy = 50,000 PSI)
HSS ROUND COLUMNS - ASTM A500 Gr. B (Fy = 42,000 PSI)
HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (Fy = 46,000 PSI)
ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

STRUCTURAL STEEL WELDING

- CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

- MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.
- MINIMUM DIMENSIONAL LUMBER GRADES TO BE:
WALL STUDS: 2x, HF STUD GRADE, 3x HF #2
WALL PLATES: 2x HF STANDARD GRADE
2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION
JOISTS: 2x6 HF STUD GRADE
2x8 AND UP HF #2
BEAMS, HEADERS: 6x DF#2; 4x DF#2, WWPA GRADING.
POSTS: 4x, 6x, DF #2
LUMBER NOT NOTED TO BE HF #2.
- PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
- ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
- CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
- BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
- NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
- PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 1/4"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 1/2"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 3/4", 3 1/2"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X61	1/2"
(1.5E)	WALL STUD > 2X6	1 1/2"
MICROLLAM LVL (1.9E)	HEADER, BEAM	1 3/4"
PARALLAM PSL (2.2E)	HEADER, BEAM	3 1/2", 5 1/4", 7"
PARALLAM PSL (1.8E)	COLUMN	3 1/2", 5 1/4", 7"

WOOD STRUCTURAL CONNECTIONS

- ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

BRICK VENEER ANCHORAGE

- D/A 2135 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT WOOD STUD WALL.
- D/A 5213 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT CONCRETE WALL.
- PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE . ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
- AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
- USE TYPE N MORTAR COMPLYING WITH ASTM C270

GLU-LAMINATED TIMBER

- GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
- MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WOOD SHEATHING

- ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
- FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
- WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
- NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SHOP DRAWINGS AND SUBMITTALS

- SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:
A) REINFORCING STEEL C) GLU-LAMINATED BEAMS
B) MISCELLANEOUS STEEL D) PRE-MANUFACTURED WOOD TRUSSES
- SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:
A) CONCRETE DESIGN MIX
B) CONCRETE INSERTS
C) EPOXY ADHESIVES

INSPECTIONS

- REFERENCE STANDARDS: IBC 110.
INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
- SOIL:
VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
- CONCRETE:
INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI.
TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
- REINFORCING:
VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS. CHECK FOR REQUIRED COVER, SIZE AND GRADE.
- WOOD:
DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

ALTERNATES:

- ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

SETTLEMENT SHRINKAGE:

- DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

JOBSITE SAFETY:

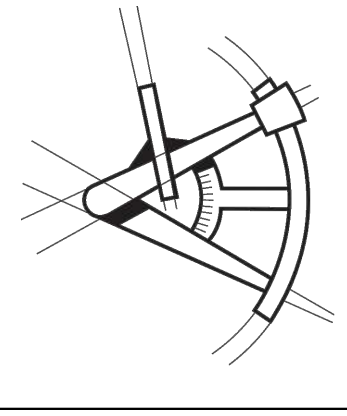
- THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

ABBREVIATIONS

AB	ANCHOR BOLT	GLB	GLULAM BEAM
ABV	ABOVE	GR	GRADE
AFF	ABOVE FINISH FLOOR	GYP	GYPSON WALL BOARD
ALT	ALTERNATE	HDG	HOT-DIPPED GALVANIZED
ALUM	ALUMINUM	HDR	HEADER
APPROX	APPROXIMATE	HF	HEM FIR
AYC	ALASKAN YELLOW CEDAR	HGT	HEIGHT
BB	BOX BEAM	HT	HEIGHT
BF	BOTTOM FLUSH	IN	INCH
BLDG	BUILDING	JT	JOINT
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BP	BOTTOM PLATE	NB	NON-BEARING
BRG	BEARING	NO	NUMBER
BTWN	BETWEEN	OC	ON CENTER
BSMT	BASEMENT	PL	PLATE
B/W	BOTTOM OF WALL	PSF	POUNDS PER SQUARE FOOT
CANT	CANTILEVER	PSI	POUNDS PER SQUARE INCH
CJ	CONTROL JOINT	PT	PRESSURE TREATED
CLG.	CEILING	RAF	RAFTER
CLJ	CEILING JOIST	REF	REFERENCE
CLR	CLEAR	REINF	REINFORCEMENT
CMU	CONCRETE MASONRY UNIT	REQD	REQUIRED
COL	COLUMN	REQS	REQUIREMENTS
CONC	CONCRETE	SF	SQUARE FOOT
CONN	CONNECTION	SHTG	SHEATHING
CONST	CONSTRUCTION	SIM	SIMILAR
CONT	CONTINUOUS	SPF	SPRUCE PINE FIR
CTR	CENTER	STD	STANDARD
DET	DETAIL	SYP	SOUTHERN YELLOW PINE
DF	DOUGLAS FIR (SOUTH)	T/	TOP OF
DFL	DOUGLAS FIR LARCH	T/BM	TOP OF BEAM
DIM	DIMENSION	T/CONC	TOP OF CONCRETE
DJ	DOUBLE JOIST	T/PL	TOP OF PLATE
DIA	DIAMETER	T/SLAB	TOP OF SLAB
DN	DOWN	T/ST	TOP OF STEEL
DS	DOWN SPOUT	T/W	TOP OF WALL
EA	EACH	TF	TOP FLUSH
EF	EACH FACE	TJ	TRIPLE JOIST
EJ	EXPANSION JOINT	TP	TOP PLATE
ELEV	ELEVATION	TR	THREADED ROD
EN	EDGE NAILING (PANEL)	TYP	TYPICAL
EOR	ENGINEER OF RECORD	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	UPA	UNDER POST ABOVE
ES	EACH SIDE	UWA	UNDER WALL ABOVE
EW	EACH WAY	VCB (V.C.B.)	VERTICAL CRUSH BLOCKING
FB	FLUSH BEAM	VERT	VERTICAL
FIN	FINISH	VIF	VERIFY IN FIELD
FL	FLOOR	W/	WITH
FLSHG	FLASHING	WC	WESTERN CEDAR
FND	FOUNDATION	WP	WATERPROOF
FP	FIREPLACE	WWF	WELDED WIRE FABRIC
FT	FOOT		
FTG	FOOTING		
GA	GAUGE		
GALV	GALVANIZED		



LONGITUDE
ONE TWENTY®
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY
-		

PROJECT NAME

MACDIARMID
RESIDENCE REMODEL
2953 74TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S220909-2

DRAWN BY - SGS

CHECKED BY - HG

SHEET DATE - 12/20/2022

SCALE

24X36 SHEET: 1/4"=1'-0"

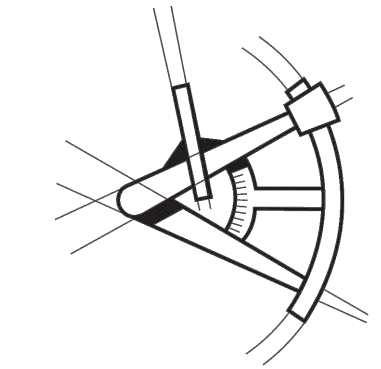
DESCRIPTION

STRUCTURAL GENERAL NOTES

SHEET S-1



LONGITUDE
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DESCRIPTION

**FIRST FLOOR WALL FRAMING
AND SHEAR WALL PLAN**

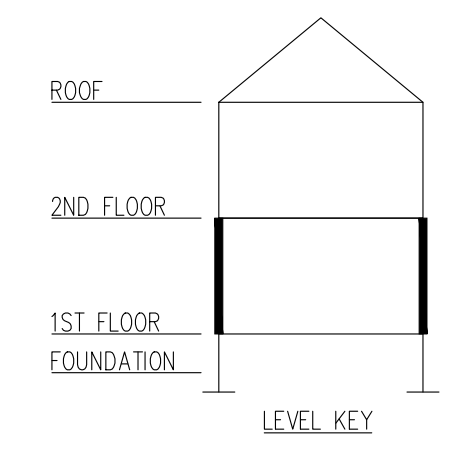
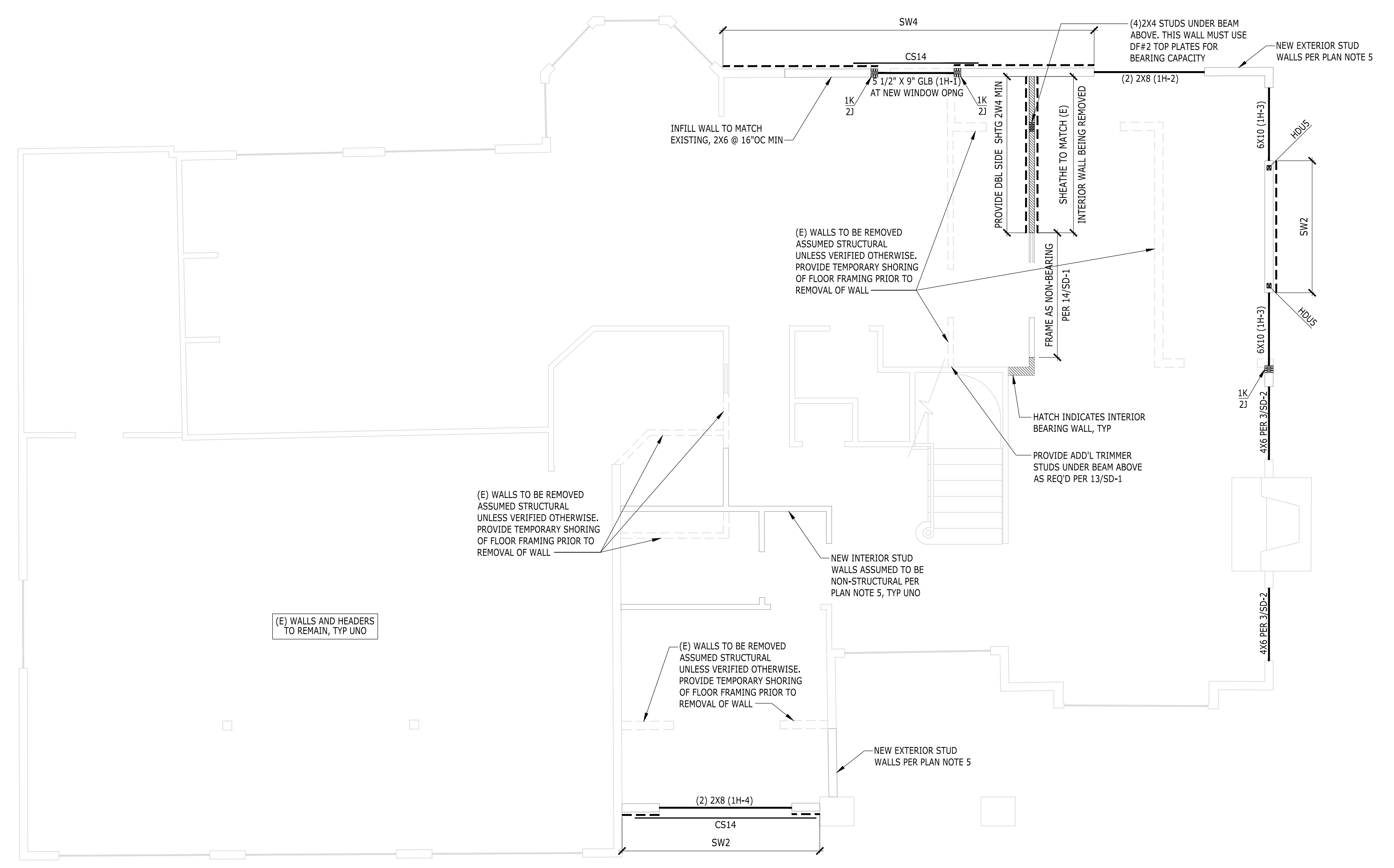
SHEET **S-4**

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
- REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
- REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- BEAM OR TRUSS MEMBER



FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEAR WALL SCHEDULE

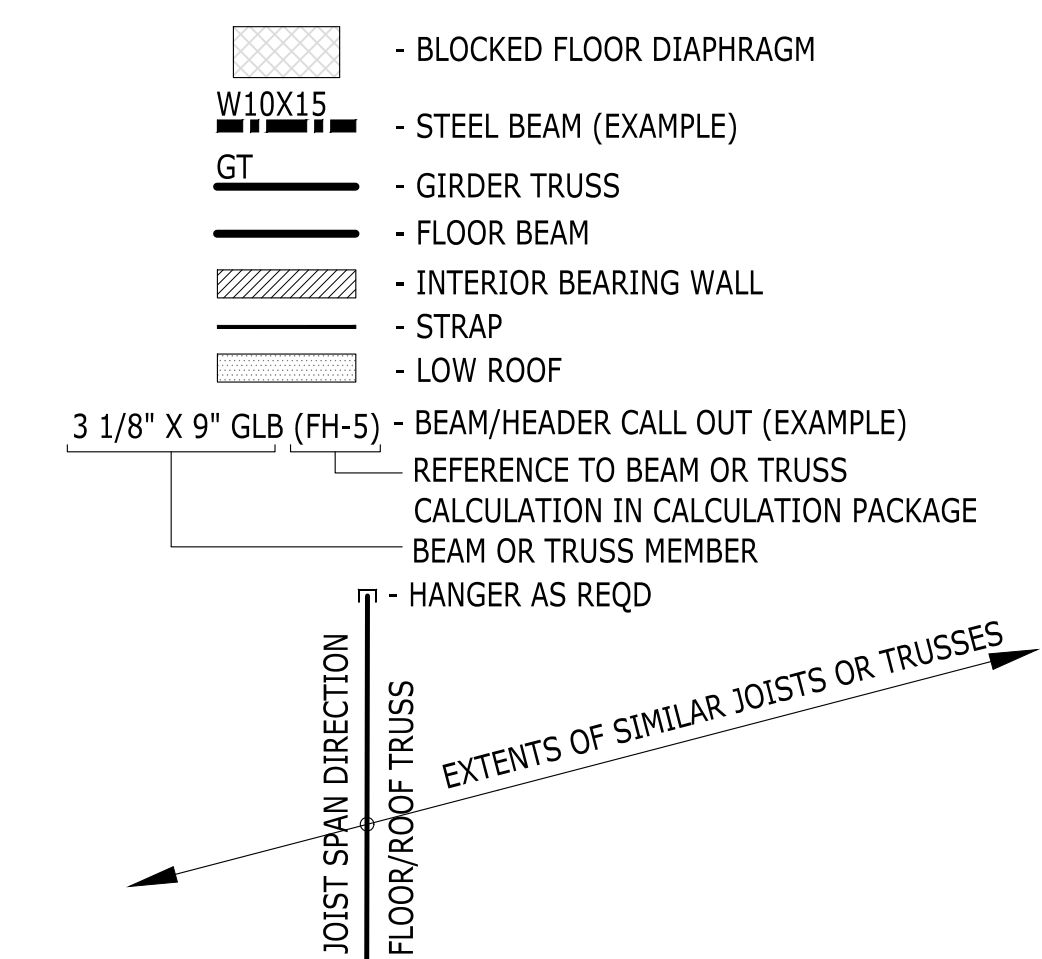
WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

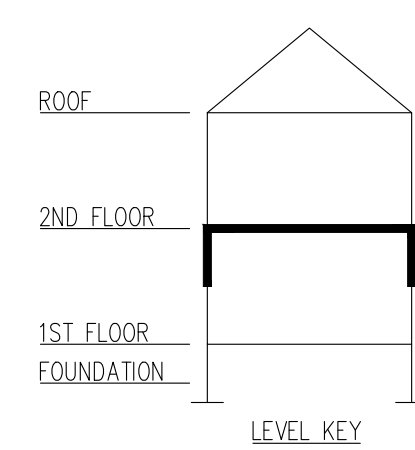
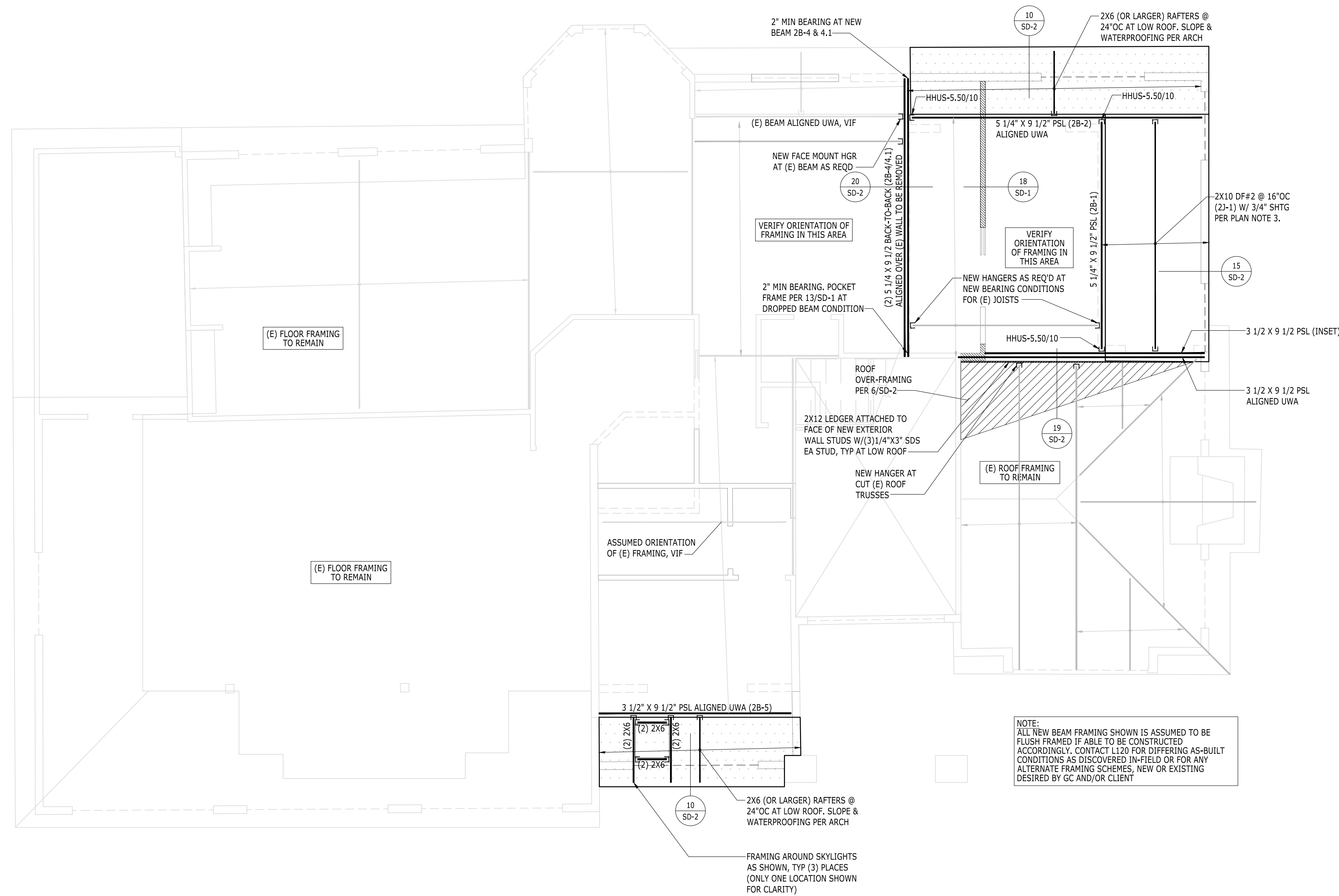
FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/B/EAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/B/EAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

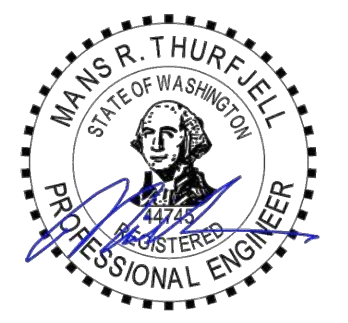
FRAMING LEGEND



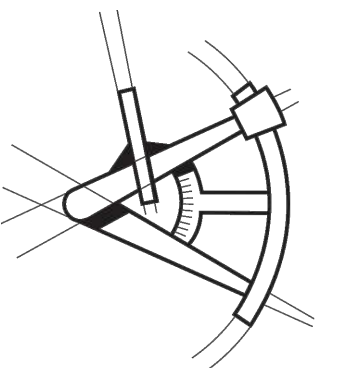
TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12 HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14 HGUS7.25/14



SECOND FLOOR FRAMING PLAN



LONGITUDE
 ONE TWENTY[®]
 ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME

MACDIARMID
 RESIDENCE REMODEL
 2953 74TH AVE SE
 MERCER ISLAND, WA 98040

PROJECT NUMBER

S220909-2

DRAWN BY - SGS

CHECKED BY - HG

SHEET DATE - 12/20/2022

SCALE

24X36 SHEET: 1/4" = 1'-0"

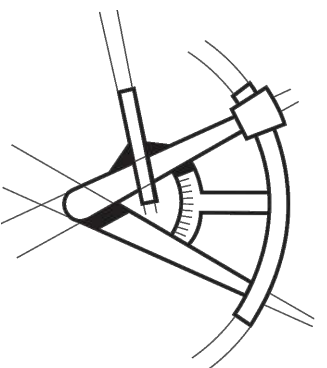
SECOND FLOOR FRAMING PLAN

DESCRIPTION

SHEET S-5



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

Δ	DESCRIPTION	DATE	BY

PROJECT NAME

**MACDIARMID
RESIDENCE REMODEL**
2953 74TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S220909-2

DRAWN BY - **SGS**

CHECKED BY - **HG**

SHEET DATE - 12/20/2022

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

**SECOND FLOOR WALL FRAMING
AND SHEAR WALL PLAN**

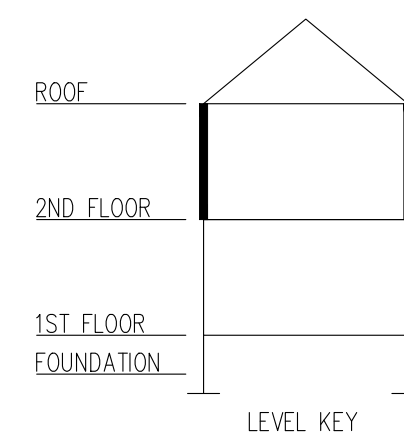
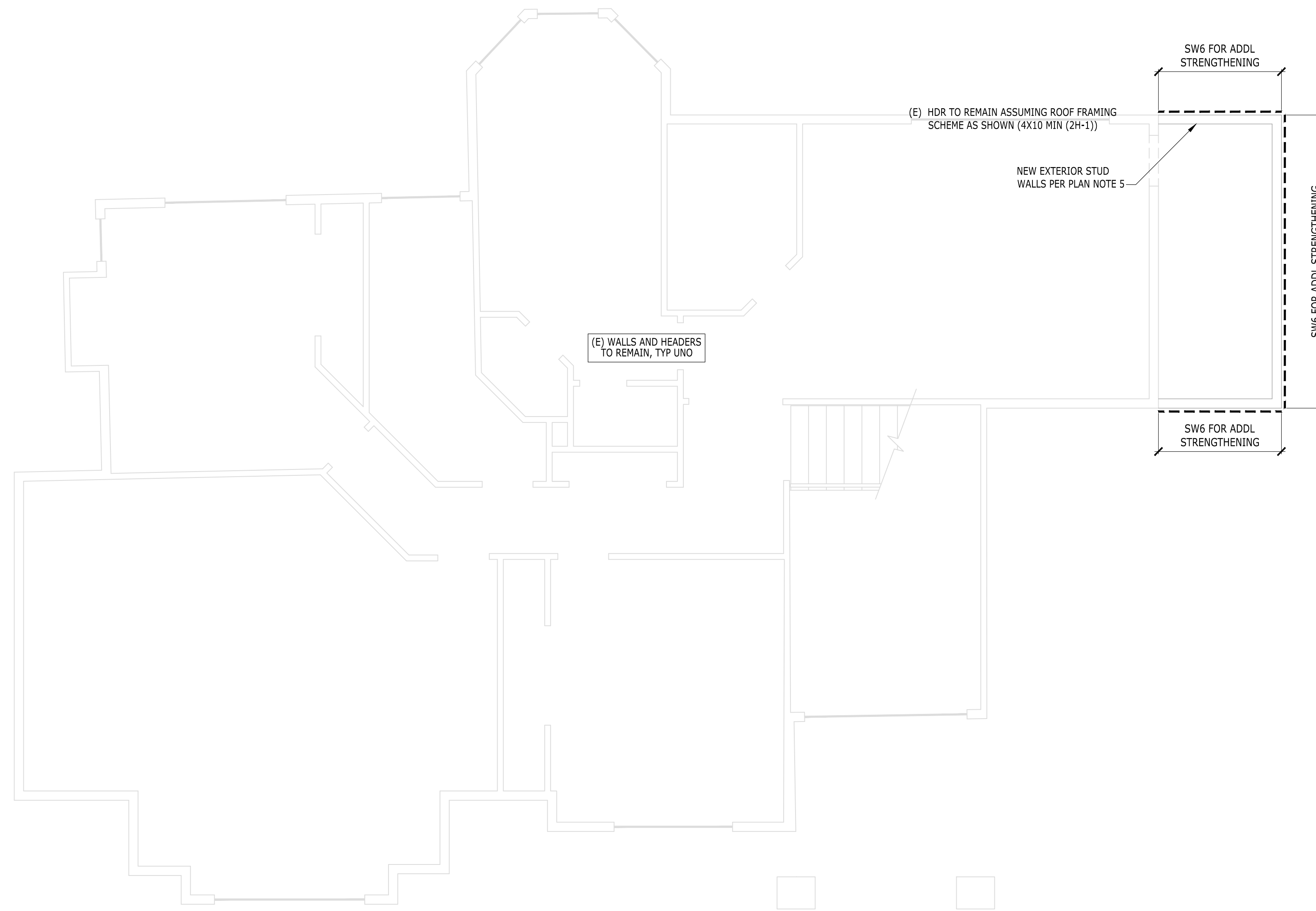
SHEET **S-6**

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AN EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
BEAM OR TRUSS MEMBER

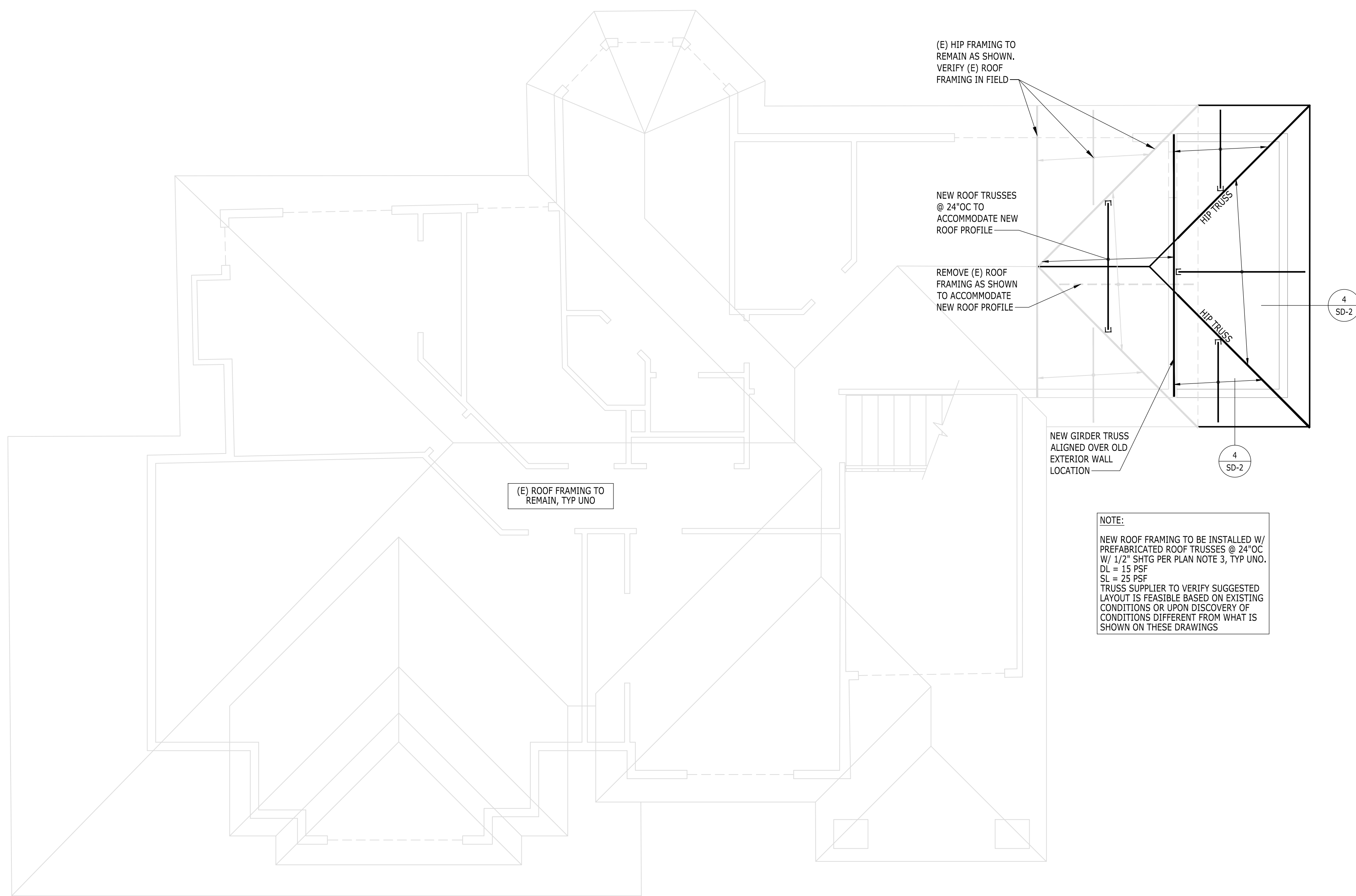


SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

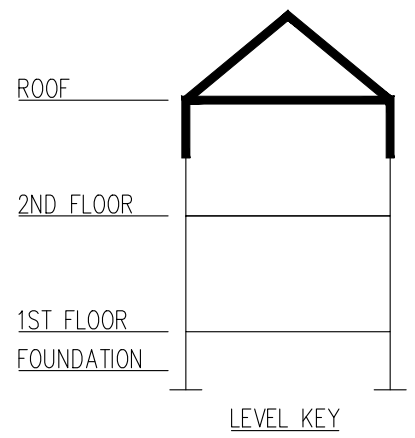
SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



NOTE:
 NEW ROOF FRAMING TO BE INSTALLED W/
 PREFABRICATED ROOF TRUSSES @ 24"OC
 W/ 1/2" SHTG PER PLAN NOTE 3, TYP UNO.
 DL = 15 PSF
 SL = 25 PSF
 TRUSS SUPPLIER TO VERIFY SUGGESTED
 LAYOUT IS FEASIBLE BASED ON EXISTING
 CONDITIONS OR UPON DISCOVERY OF
 CONDITIONS DIFFERENT FROM WHAT IS
 SHOWN ON THESE DRAWINGS

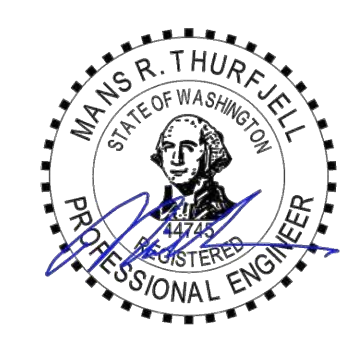
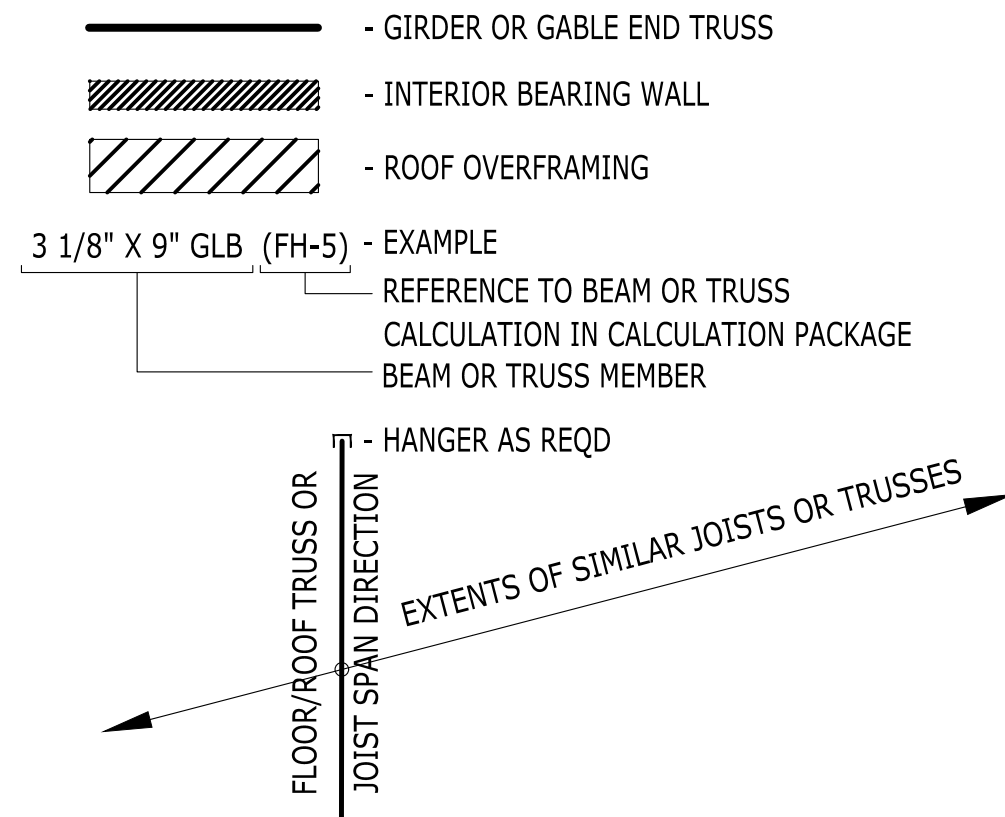


ROOF FRAMING PLAN

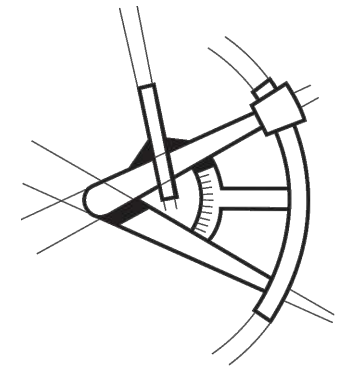
ROOF FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
5. ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
6. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
7. ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BREAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BREAM EQUAL T/JOISTS AND B/BREAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BREAM EQUAL B/JOISTS AND T/BREAM EXTENDING ABOVE T/JOISTS.
8. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
9. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
11. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
12. ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
 - 12.1. STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
 - 12.2. CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
 - 12.3. TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
 - 12.4. (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
 - 12.5. ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
 - 12.6. TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
15. ROOF DRAINAGE BY OTHERS.
16. ATTIC VENTILATION BY OTHERS.
17. FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 4/SD-2 TYP HIP ROOF FRAMING
 - 5/SD-2 TYP GABLE END ROOF FRAMING
 - 6/SD-2 TYP ROOF OVERFRAMING
 - 7/SD-2 TYP INTERIOR SHEAR TRUSS
 - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
 - 9/SD-2 TYP TRUSS BLOCKING

FRAMING LEGEND



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 ONE TWENTY[®]
 ENGINEERING & DESIGN



REVISIONS		
Δ	DESCRIPTION	DATE BY

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DRAWN BY - SGS

CHECKED BY - HG

SHEET DATE - 12/20/2022

SCALE
 24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

ROOF FRAMING PLAN

SHEET **S-7**

