

GENERAL NOTES

- CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2015 IMC, 2015 IFGC, 2015 IFC, 2015 UPC, 2015 IPCM, 2008 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES, ORDINANCES, AND COVENANTS OF THE JURISDICTION WHERE IT IS BUILT.
- 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 6" + 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/NOTIFICATION: CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK. APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS.
- 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.
- REPEITIVE 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 8" 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. EXISTING EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. AND ARE TO REMAIN.
- VENTILATION: VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYER VENTS 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.
- PLUMBING: PLUMBING 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 DETECTORS: SMOKE & CARBON MONOXIDE THROUGH NEW CONSTRUCTION. TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.
- WALK-THROUGHS: THE CONTRACTOR SHALL SCHEDULE WALK-THROUGHS AT EACH OF THE BELOW NOTED INTERVALS AT MINIMUM:
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
 - PRIOR TO THE COMMENCEMENT OF MECHANICAL & ELECTRICAL WORK

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.

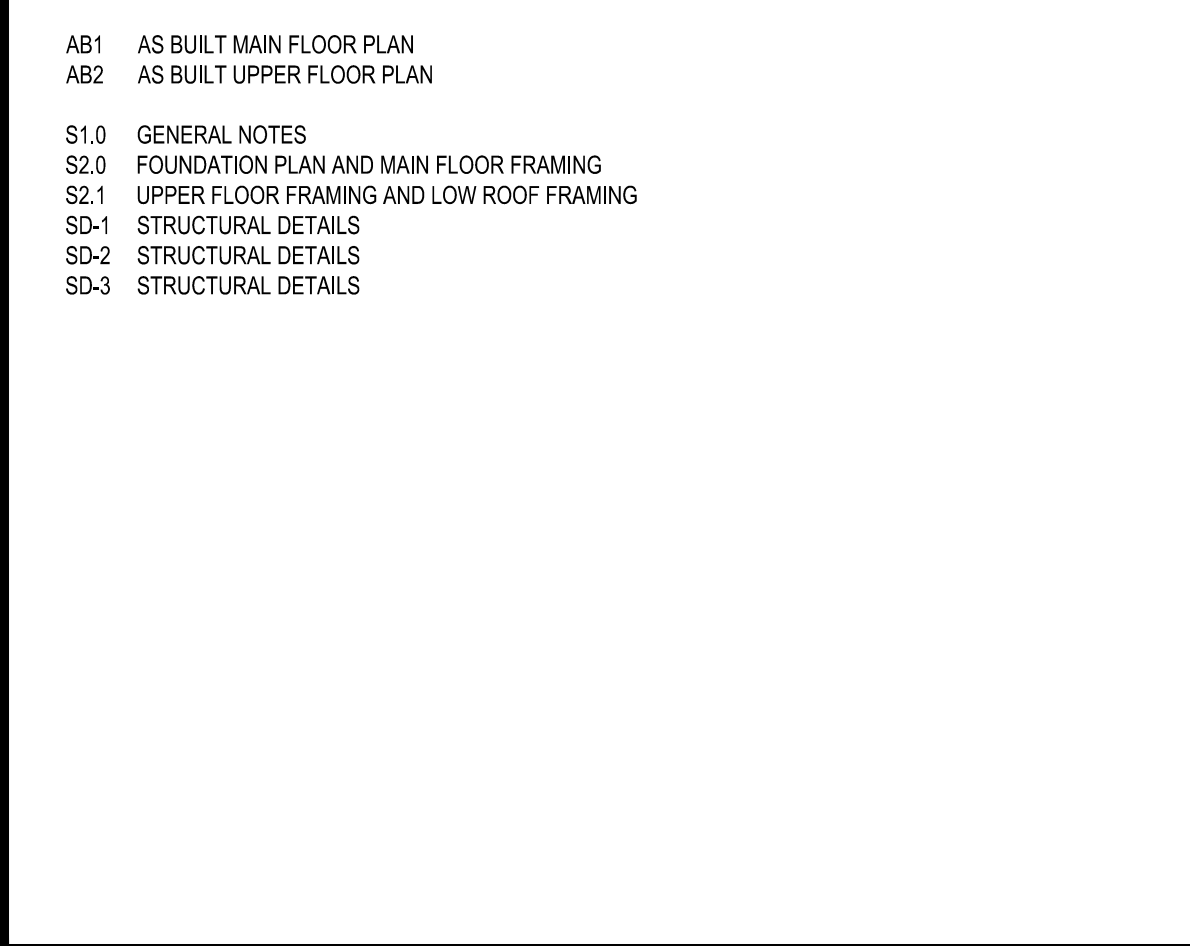
ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

LEGAL DESCRIPTION

LOT A M1 SP 87-06-08 (1-2) REC NO 8709159002 SD SP DAF - POR OF W 1/2 OF E 1/2 LY N OF N LN OF S 10 AC OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S 504 FT THOF LESS CO RDS Plat Lot:

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PROJECT DATA

PROJECT ADDRESS: 7825 SE 76TH ST
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 252404-9303

SCOPE OF WORK: MINOR REMODEL OF EXISTING FAMILY AND LIVING ROOM WITH SOME STRUCTURAL REWORK.

ZONING: R-15

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY

FIRE PROTECTION: -

BUILDING HEIGHT: 30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF)
35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)

LOT AREA: 19,475 SF

SETBACKS: FRONT LOT LINE = 20 FT
REAR LOT LINE = 25 FT
SIDE LOT LINES = 15 FT TOTAL (MINIMUM 5 FT)

LOT COVERAGE: 40% MAX

ENERGY NOTES

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

CLIMATIC ZONE: ZONE #4C

SPACE HEAT TYPE: NATURAL GAS, IN-FLOOR RADIANT HEAT

INSULATION VALUES: WALLS: R-21
FLAT ATTIC/CEILINGS: R-49
VAULTED CEILINGS: R-38
FLOORS (OVER UNHEATED SPACES): R-30
SLAB-ON-GRADE: R-10

THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY 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: IN-FLOOR RADIANT HEATING

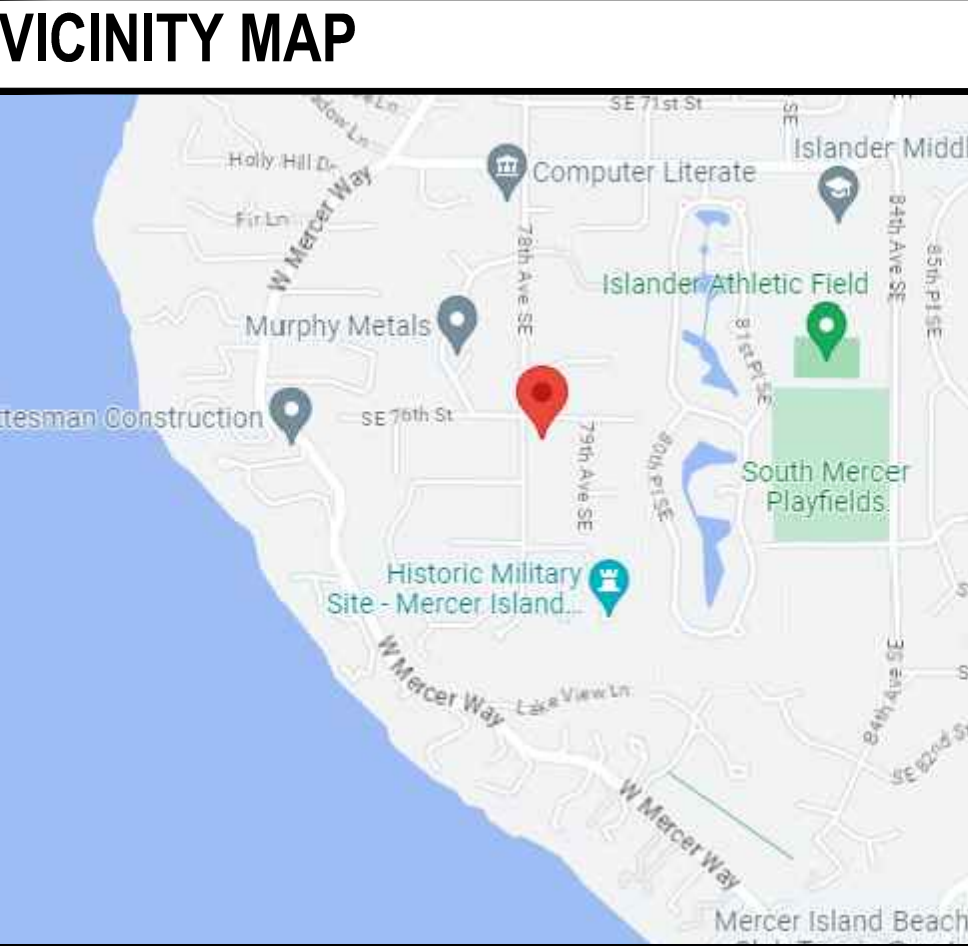
TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

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
ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOTCANDLES AT 30" ABOVE THE FLOOR

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.

WHOLE HOUSE VENTILATION: WHOLE HOUSE VENTILATION SYSTEM:
a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 105 CFM RUNNING CONTINUOUSLY PER 2012 IRC TABLE M1507.3.3 (1&2). FAN SHALL BE CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
b. 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.
c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
d. 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.



PROJECT TEAM

OWNER: ROBERT & JULIE DAY
7825 SE 76TH ST
MERCER ISLAND, WA 98040
PHONE: -

ARCHITECT: STURMAN ARCHITECTS, INC.
9 - 103RD AVE NE SUITE 203
BELLEVUE, WA 98004
PHONE: 425.451.7003
CONTACT: BRAD STURMAN & JOHN MAGCAWAS

STRUCTURAL: GIRAF DESIGN
9220 ROOSEVELT WAY NE
SEATTLE, WA 98115
PHONE: 206.621.0060
CONTACT: NIC ROSSOUW

TRAVERSE LAND SURVEYING AND MAPPING
14745 SE 187TH CT
RENTON, WA 98058
PHONE: 206.949.0001

CONTRACTOR: TBD

PHONE: -
CONTACT: -

LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 19,475 SF

EXISTING LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	DRIVES/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
4,528.3 SF	2,358.0 SF	2,358.0 SF	6,886.3 SF	36.4 %
4,666.6 SF	2,358.0 SF	2,358.0 SF	7,026.6 SF	36.1 %
CHANGE	+ 140.3 SF	0 SF	+ 140.3 SF	+ 0.7 %
% ALLOWED LOT COVERAGE			7,790 SF ALLOWABLE	40 %

HIGHEST EL: 313.9'
LOWEST EL: 304.1'
ELEVATION DIFFERENCE= 9.8'

9.8' DIVIDED BY 159.0' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .062

LOT SLOPE IS 6.2%, WHICH IS LESS THAN 15% THUS LOT COVERAGE ALLOWED IS 40%.

ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

HARDSCAPE	WALKWAYS/ GRAVEL PATHS	UNCOVERED PATIO	DECKS/ STAIRS	RETAINING WALLS	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	380 SF	2,504.5 SF	51 SF	128.1 SF	3,064.6 SF	15.7 %
PROPOSED HARDSCAPE	380 SF	2,365.5 SF	97.5 SF	128.1 SF	2,972.1 SF	15.2 %
CHANGE	0 SF	-139 SF	+46.5 SF	0 SF	-92.5 SF	-0.5 %
% ALLOWED HARDSCAPE + BORROWED SF FROM LOT					763.45 SF	3.9 %
TOTAL ALLOWABLE HARDSCAPE					2,516.2 SF ALLOWABLE	12.9 %

NOTE: CONTOURS TAKEN FROM MERCER ISLAND GIS.

GROSS FLOOR AREA

LOT SIZE	GFA THRESHOLD	
= 19,475 SF	= 12,000 SF OR 40% (7,790 SF) WHICHEVER IS LESS	
EXISTING RESIDENCE GFA:		
MAIN FLOOR	= 2,743.1 SF	
SECOND FLOOR	= 2,106.7 SF	
ATTACHED GARAGE	= 1,054.5 SF	
TOTAL EXISTING:	= 5,904.3 SF	
EXISTING GFA IS 5,904.3 SF OR 30.3%		
PROPOSED RESIDENCE GFA:		
MAIN FLOOR	= 2,743.1 SF	
UPPER FLOOR	= 2,106.7 SF	
ATTACHED GARAGE	= 1,054.5 SF	
TOTAL PROPOSED:	= 5,904.3 SF	
PROPOSED GFA IS 5,904.3 SF OR 30.3%		

NOTE: INTERIOR REMODEL ONLY. NO CHANGE TO TOTAL GFA

2018 WSEC CREDITS

CREDITS REQUIRED: PROJECT IS AN INTERIOR REMODEL WITH NO ADDITIONAL CONDITIONED AREA CREATED, THEREFORE NO CREDITS ARE REQUIRED.

NO ADDITION FUEL NORMALIZATION CREDITS REQUIRED (EXISTING FORCED-AIR GAS FURNACE) 0.0 CREDITS
TOTAL CREDITS REQUIRED 0.0 CREDITS

CREDITS	OPTION	DESCRIPTION

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.

BUILDING AREA

	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	ATTACHED GARAGE	GRAND TOTAL	COVERED DECKS
EXISTING HOUSE:	2,618.2 SF	2,006.0 SF	4,624.2 SF	995.9 SF	5,620.1 SF	104.2 SF
PROPOSED HOUSE:	2,618.2 SF	2,006.0 SF	4,624.2 SF	995.9 SF	5,620.1 SF	243.2 SF
CHANGE:	0 SF	0 SF	0 SF	0 SF	0 SF	+ 139.0 SF

NOTE: BUILDING AREA IS USEABLE CONDITIONED FLOOR SPACE AND DOES NOT INCLUDE EXTERIOR WALLS, TWO STORY OPEN AREAS, AND SPACE ABOVE STAIRS.



SITE PLAN
SCALE: 1" 10'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 6/21/2023

STURMAN ARCHITECTS
 9 - 103rd Ave NE Suite 203
 Bellevue, WA 98004
 TEL: 425.451.7003

REGISTERED ARCHITECT
 BRADLEY J. STURMAN
 Lic. No. 100000000

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DAY RESIDENCE
 7825 SE 76TH ST
 MERCER ISLAND, WA 98040

SITE PLAN
 A1.0

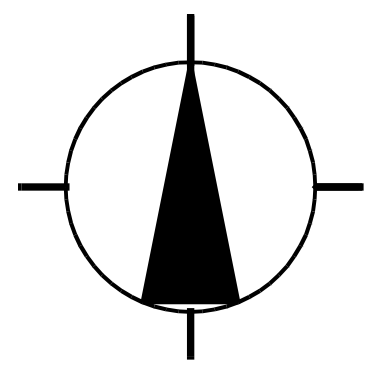
REVISIONS:
 1
 2
 3
 4
 5

PLOT DATE: 6/22/2023
 DRAWN BY: JM
 CHECKED BY: BUS
 SHEET

SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M.

EXISTING MON IN CASE, P.C. MON VISITED APRIL 5, 2022

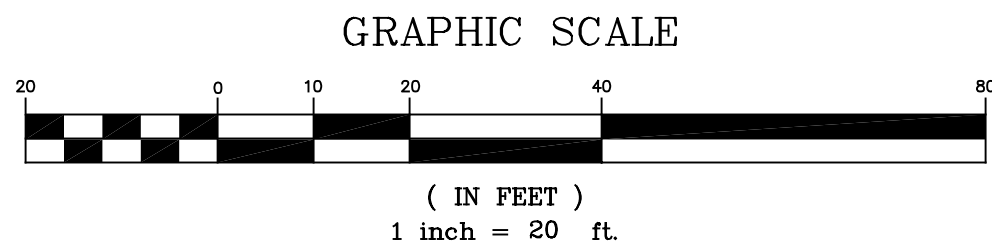
EXISTING MON IN CASE VISITED APRIL 4, 2022



NORTH
SCALE: 1" = 20'

BASIS OF BEARING
CENTERLINE BEARING OF SE 75TH PLACE BETWEEN
78TH AVE SE AND THE PC TO THE EAST
BEARING: N 88° 45' 04" W; DISTANCE=128.53' PLAT AND MEAS.
REFERENCES: PLAT OF MERCER TERRACE NO.2
RECORDED IN VOL 71 OF PLATS, PAGE 79

CITY OF MERCER ISLAND SHORT PLAT NO. MI SP 87-06-08
RECORDING NO. 8706159002



LEGEND:

- ⊙ Set 1/2" Rebar w/YPC #52084
- ✕ Found Tack in Lead
- ⊗ Exist. Mon. in Case
- ⊙ Found Rebar
- (Meas) Measured Distance
- (P) Plat Bearing or Distance
- (R) Record Bearing or Distance

LEGAL DESCRIPTION

LOT 'A'. CITY OF MARCER ISLAND SHORT NO. MI SP 87-0608, AS RECORDED IN VOLUME 57 OF SURVEYS, PAGES 158 TO 158A, UNDER RECORDING NO. 8709159002, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

NOTES:

1. TITLE REPORT WAS NOT PROVIDED ON THIS SURVEY. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS, COVENANTS, RESTRICTIONS, PROVISIONS OF RECORD, IF ANY.
2. THIS SURVEY WAS ACCOMPLISHED USING A ONE SECOND NIKON TOTAL STATION THEODOLITE AND ELECTRONIC MEASURING UNIT. POSITIONS WERE ADJUSTED USING COMPASS RULE AND ALL DISTANCES ARE REDUCED TO HORIZONTAL. CLOSURES MEET OR EXCEED THE REQUIRED STANDARDS OF ACCURACY FOR THE CITY OF MERCER ISLAND OR STATE OF WASHINGTON. WAC 332-130-090.
3. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED AND/OR DEVELOPED BY THE THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.

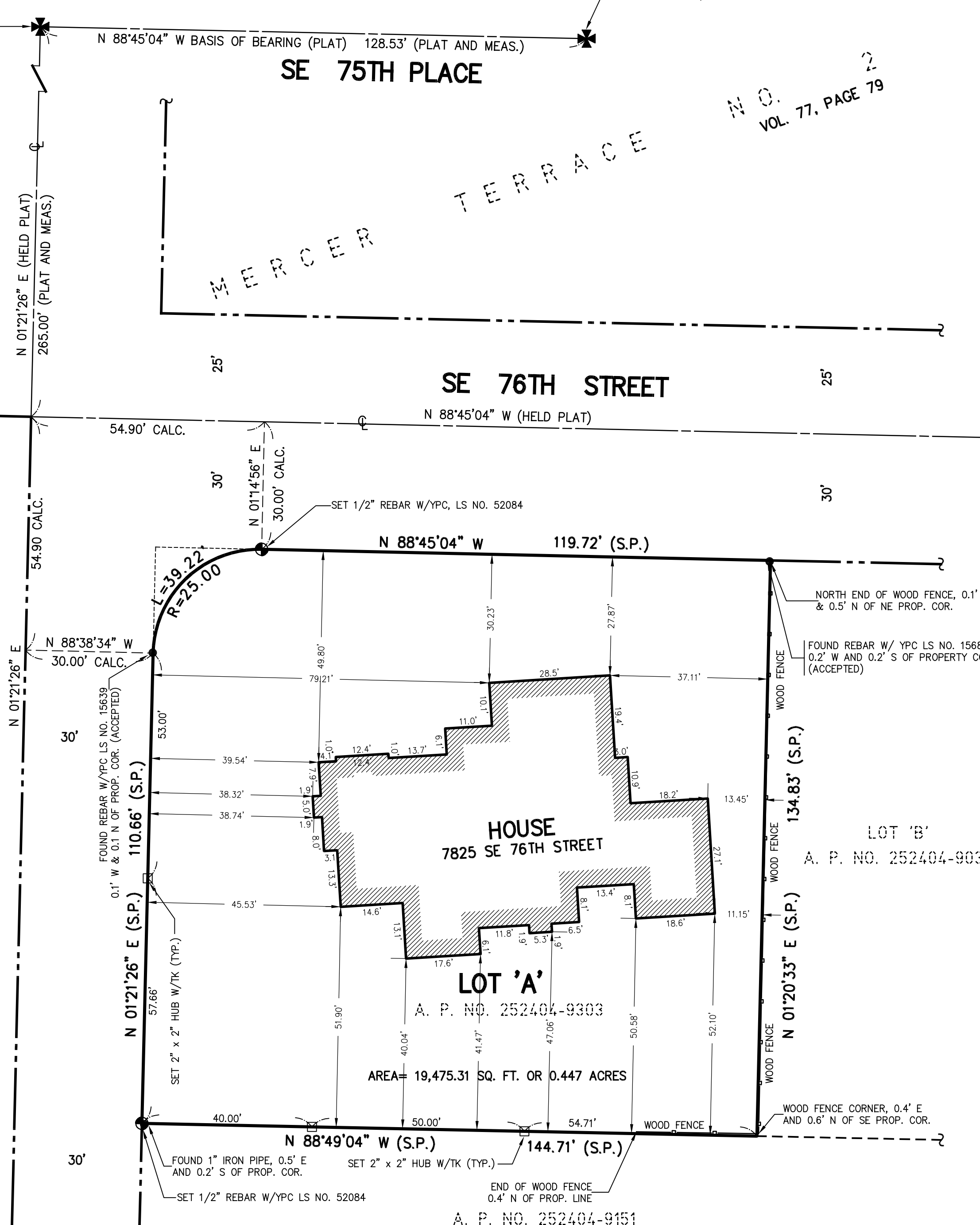
78TH AVENUE SE

SE 75TH PLACE

MERCER TERRACE

SE 76TH STREET

N.O. VOL. 77, PAGE 79



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 2022, at _____ M. in book _____ of _____ at the request of HONG LIEU.

Manager

Supt. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BOB AND JULIE DAY.

Hong Lieu, P.L.S. No. 52084

CLIENT

BOB AND JULIE DAY

BOUNDARY SURVEY
LOT 'A', MI SP 87-06-08, RE. NO. 8709159002
7825 SE 76TH STREET
MERCER ISLAND, WASHINGTON 98040

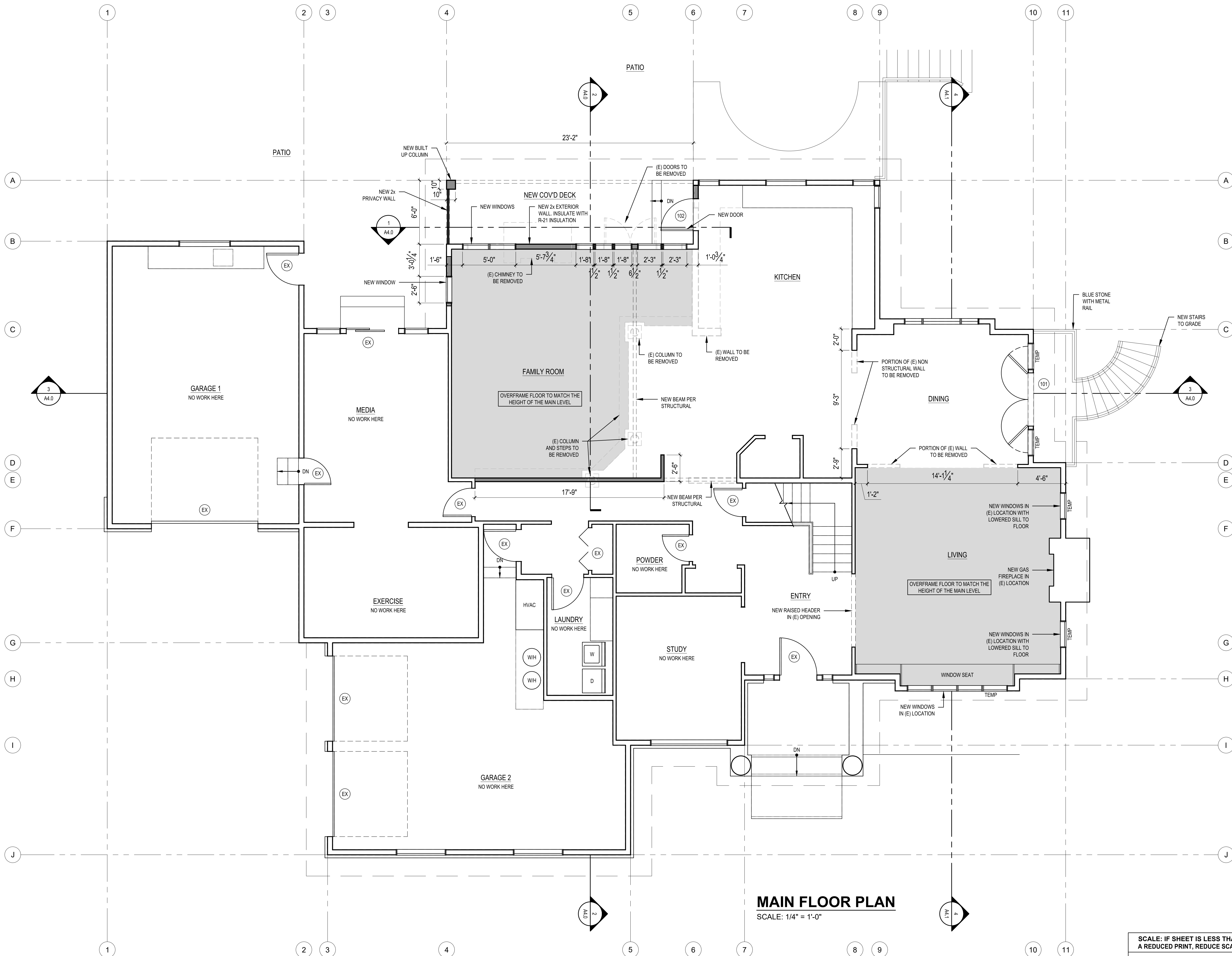
TRAVERSE LAND SURVEYING AND MAPPING

Boundaries, A.L.T.A. Surveys, Topographic, Lot Line Adjustments, Short Plats, Unit Sub-Division

14745 SE 187TH CT * RENTON, WASHINGTON 98058 * TEL: 206-949-0001

Drawn by: DBA	Date: MAY. 2022	Job No. 2022-211
Checked by: KT	Scale: 1"=20'	Sheet 1 of 1

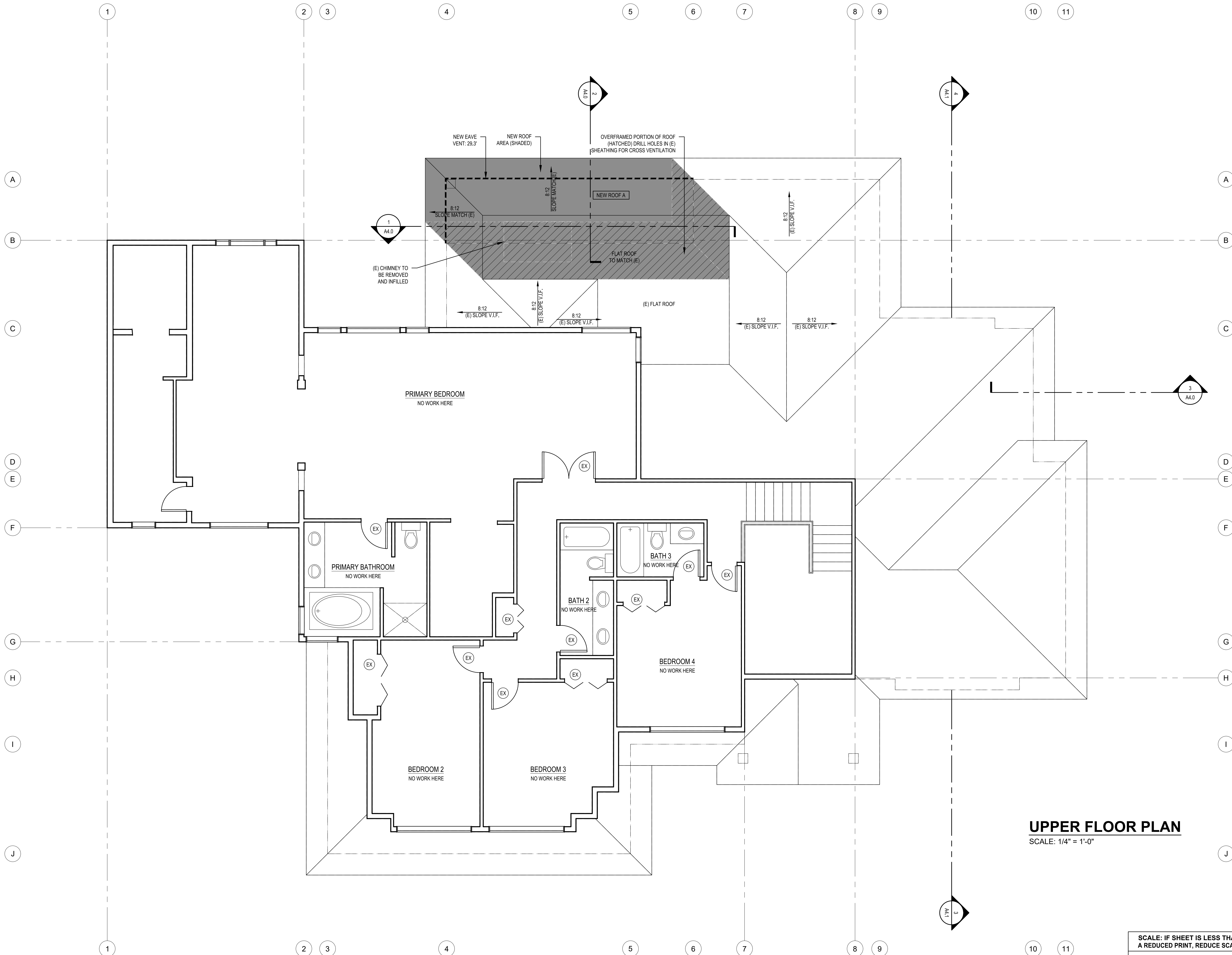




MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 6/21/2023

NO.	DATE	DESCRIPTION



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

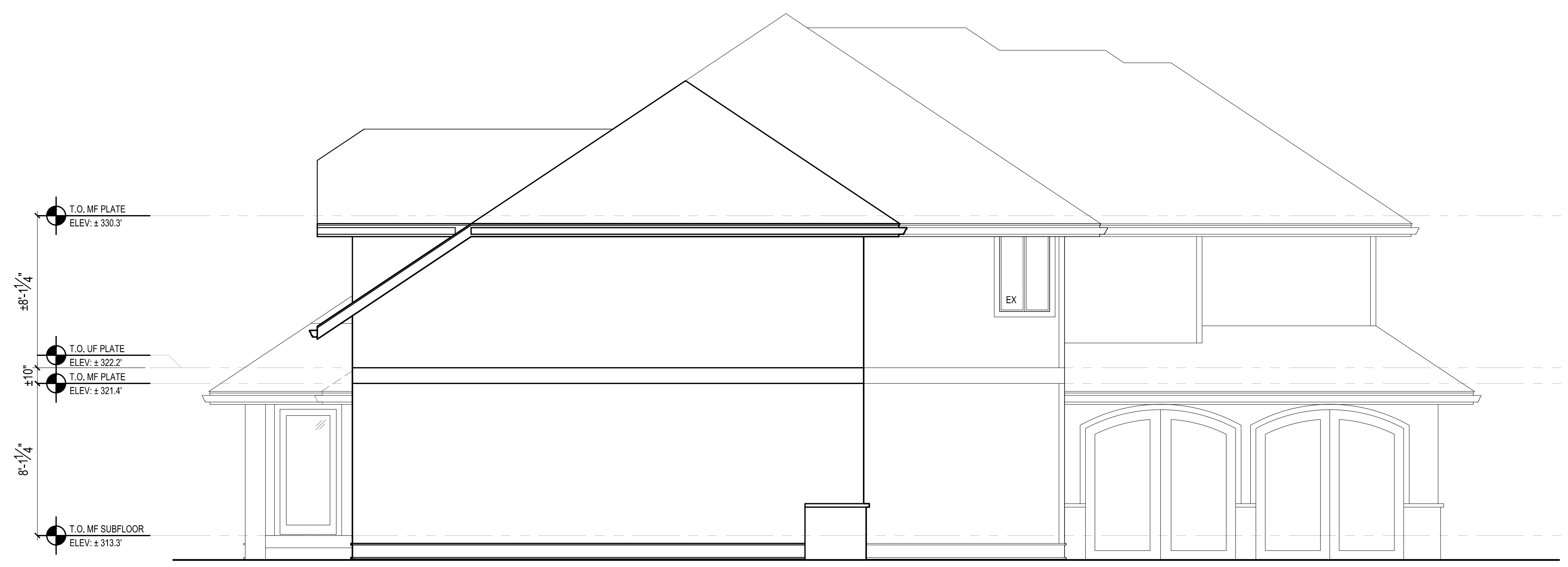
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PERMIT SET 6/21/2023

NO.	REVISIONS

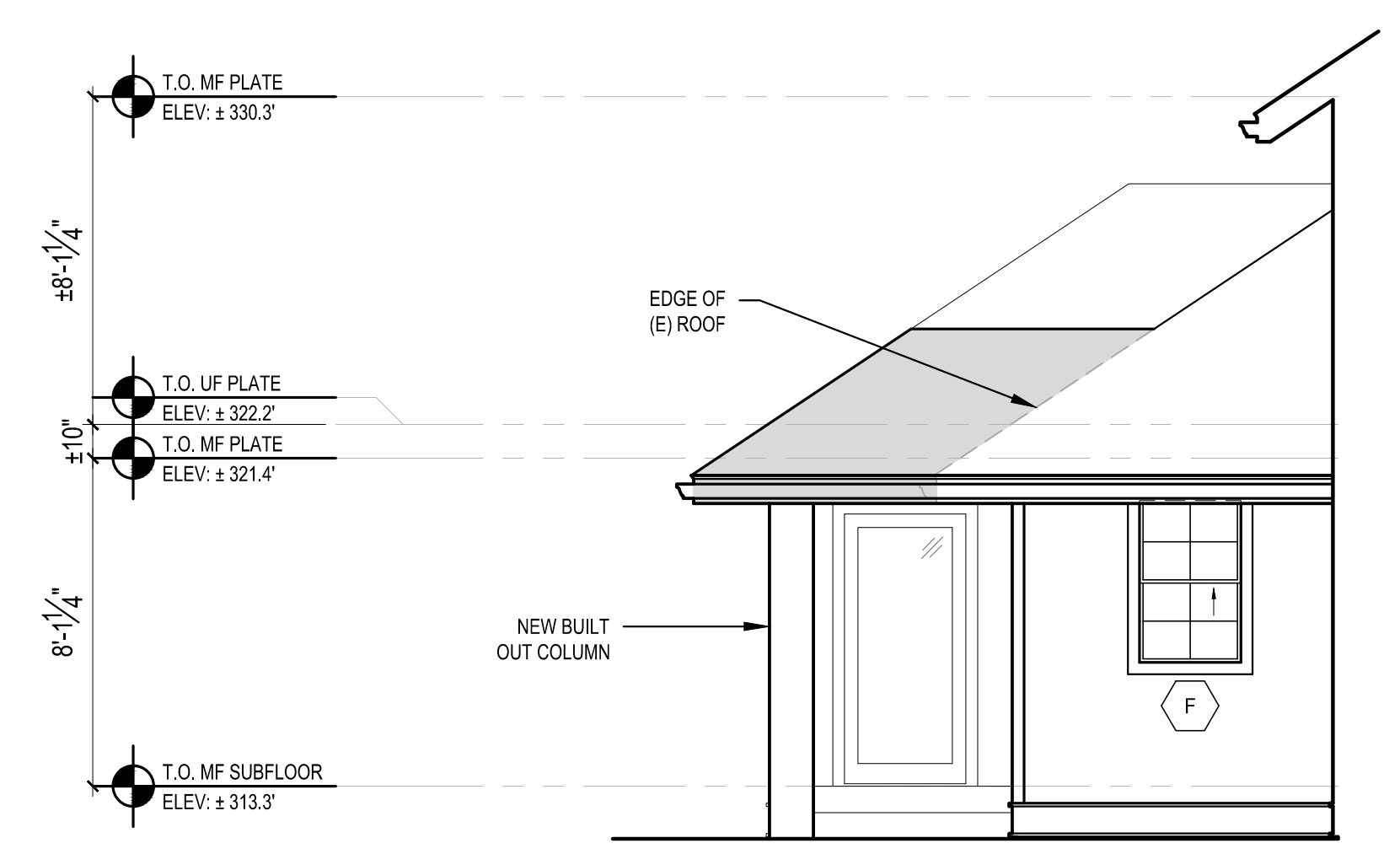
PLOT DATE: 6/22/2023
DRAWN BY: JM
CHECKED BY: BJS



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



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



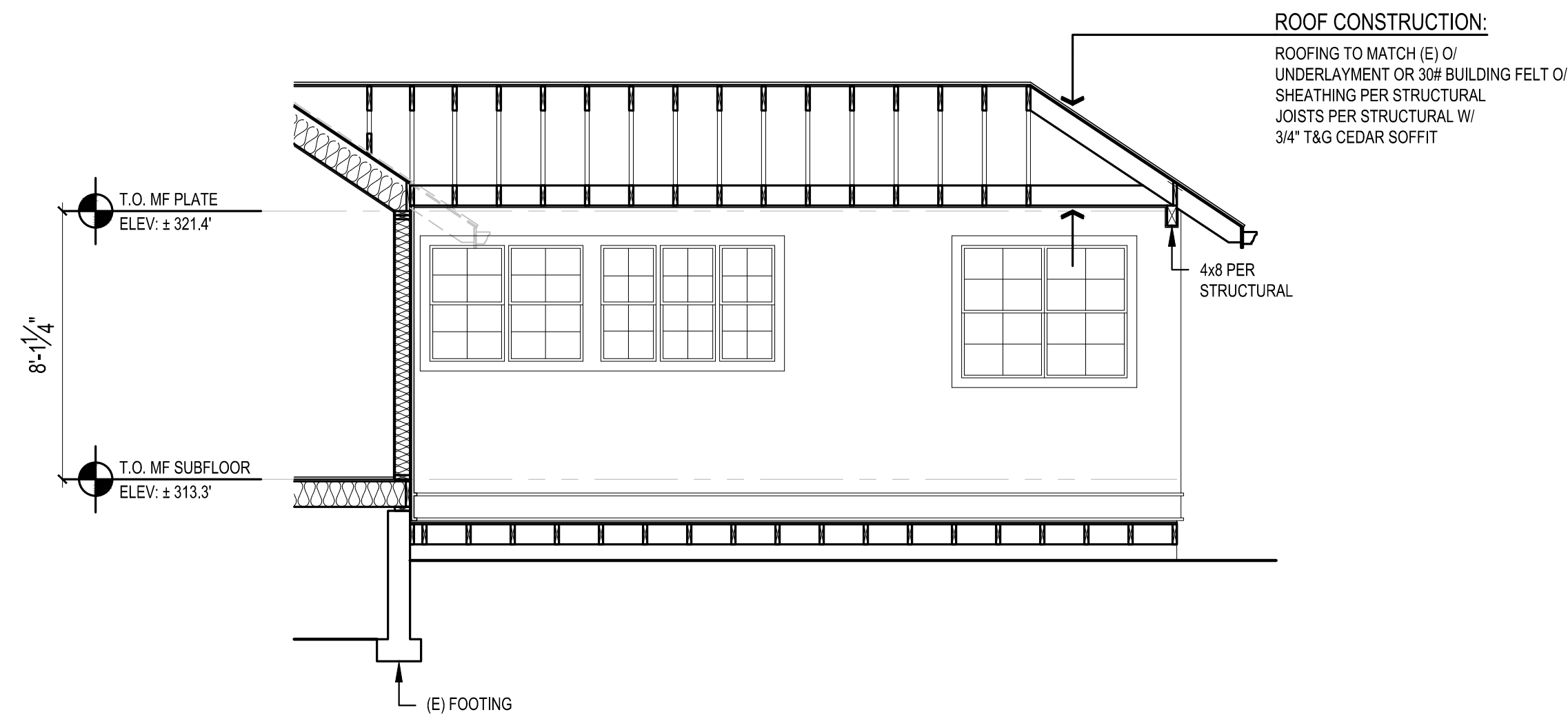
@ EXTENDED ROOF EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:

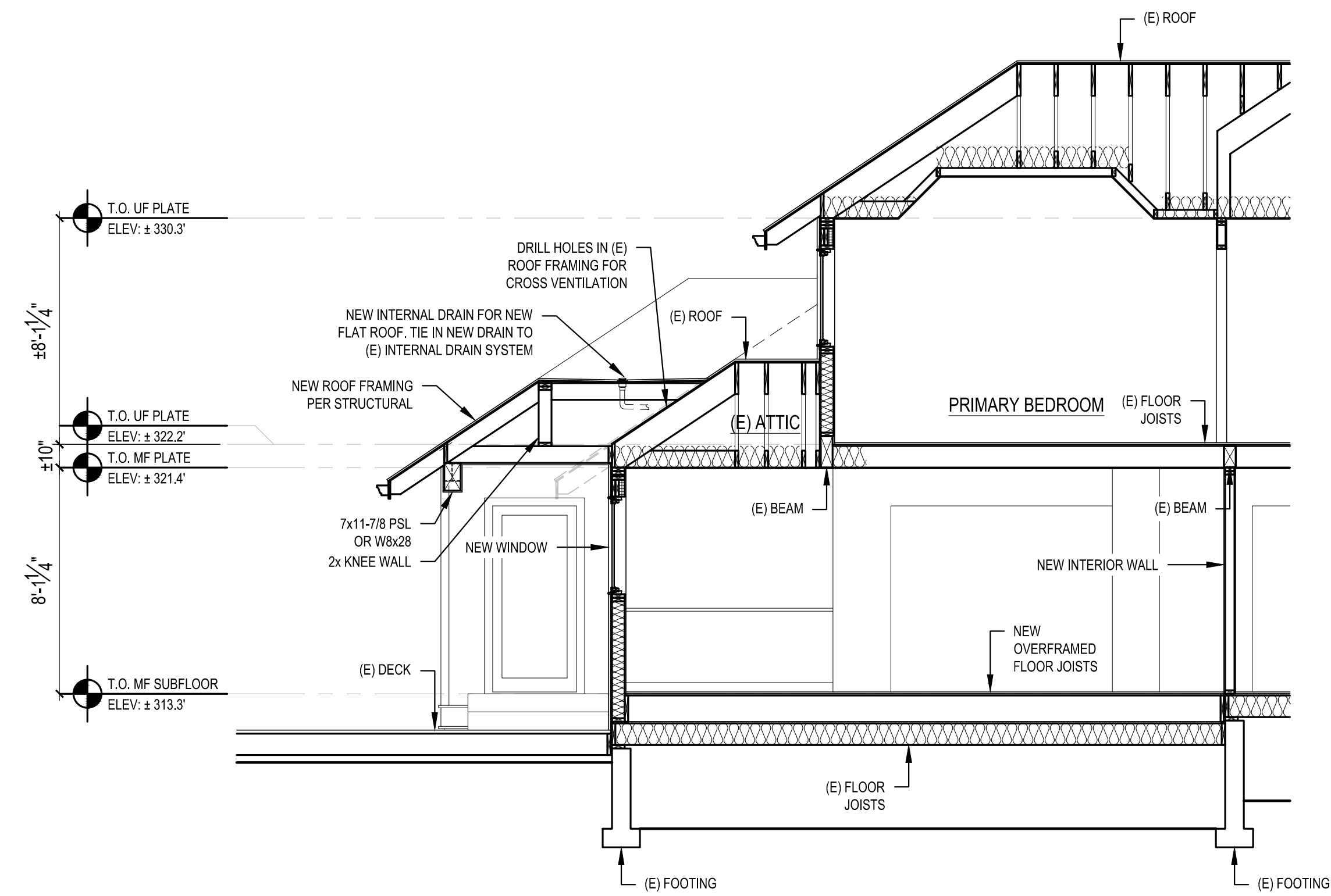
PLOT DATE: 6/22/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A3.1

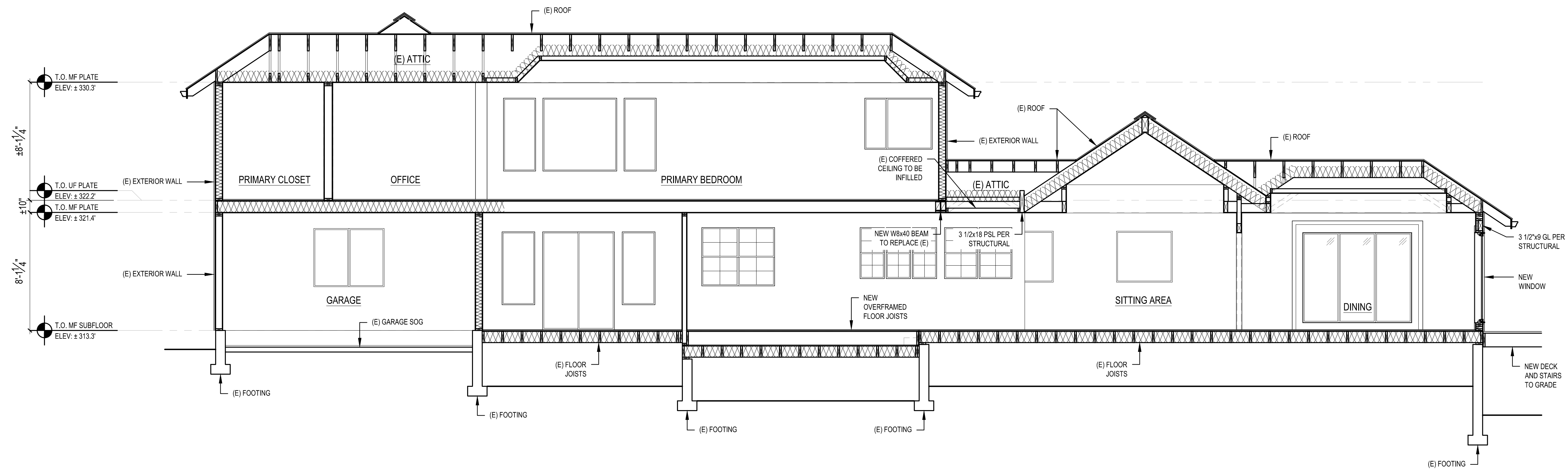
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PERMIT SET 6/21/2023



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



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

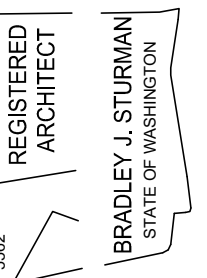


3 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

REVISIONS:

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PLOT DATE: 6/22/2023
 DRAWN BY: JM
 CHECKED BY: BJS

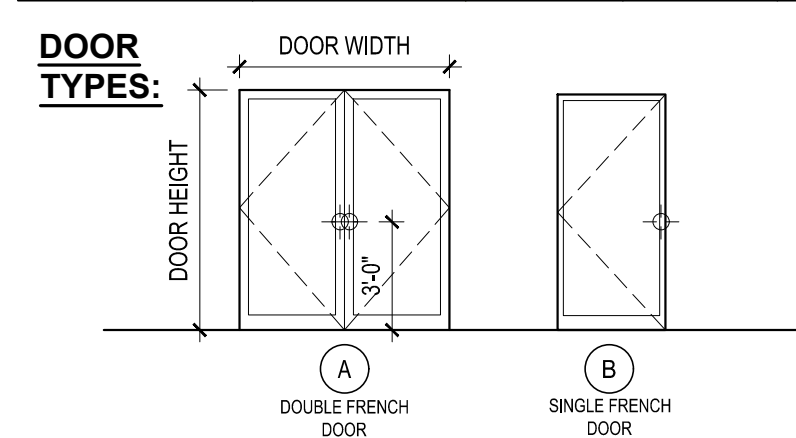


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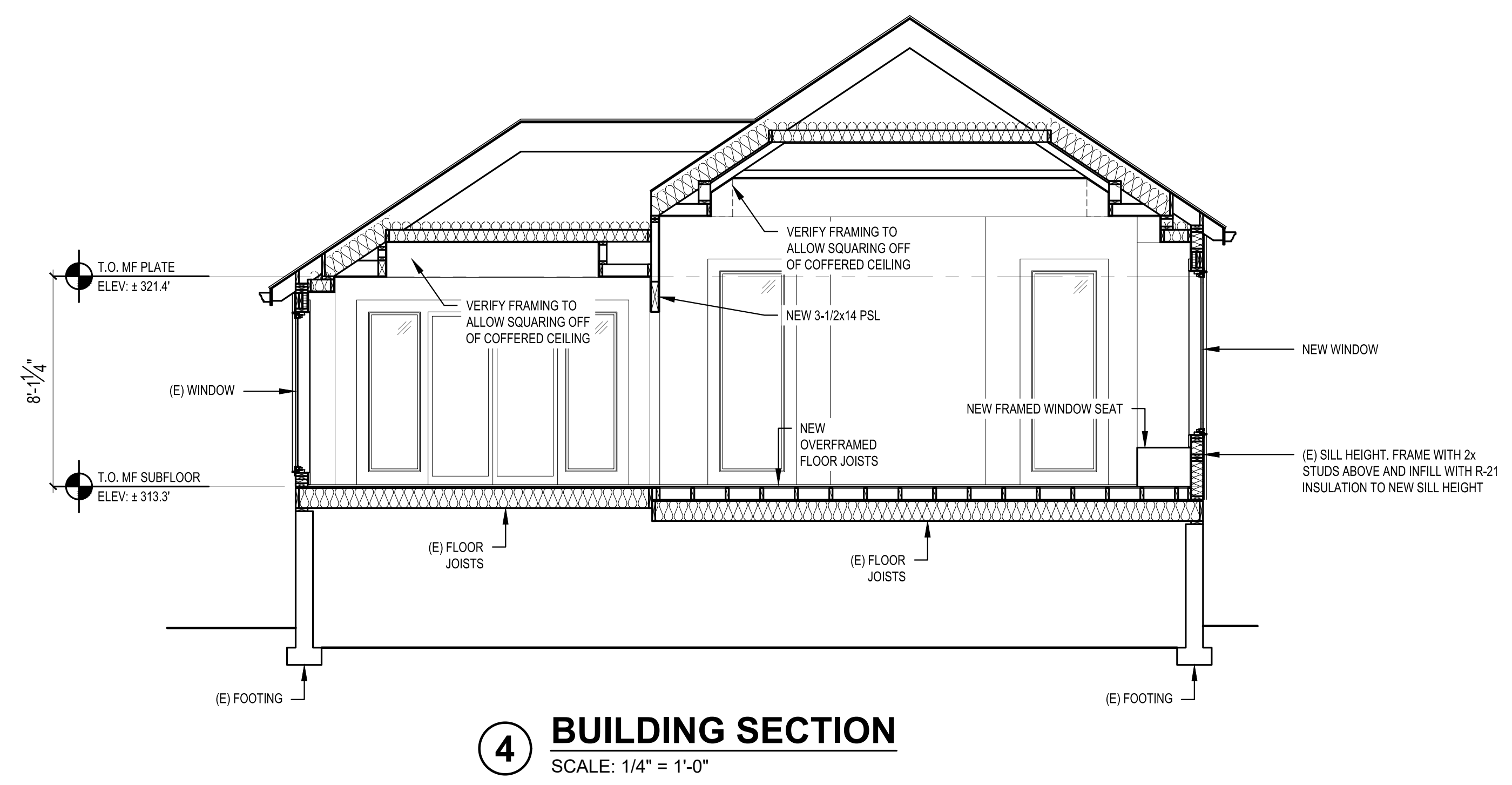
PLOT DATE: 6/22/2023
 DRAWN BY: JM
 CHECKED BY: BJS

ROOF VENT CALCULATIONS																
CODE REQUIREMENT			CALCULATIONS						ACTUAL							
DESCRIPTION	SF AREA	REQ. VENTING		VENT TYPE		X	VENT L.F.	=	TOTAL VENT AREA SQ. IN.	X	SF CONVERT. 1/144	X	80% EFF FACTOR	TOTAL		
		PER SF AREA		RIDGE	EAVE											
ROOF A ADDITION	296	150	300	10 SQ.IN./FT.			29.3		527.4		3.66		2.93	2.93		
				1.5x1.0" VENT												
				12 SQ.IN/FT.							0		0.00		0.00	
				CONTINUOUS							0		0.00		0.00	
												0		0.00		0.00

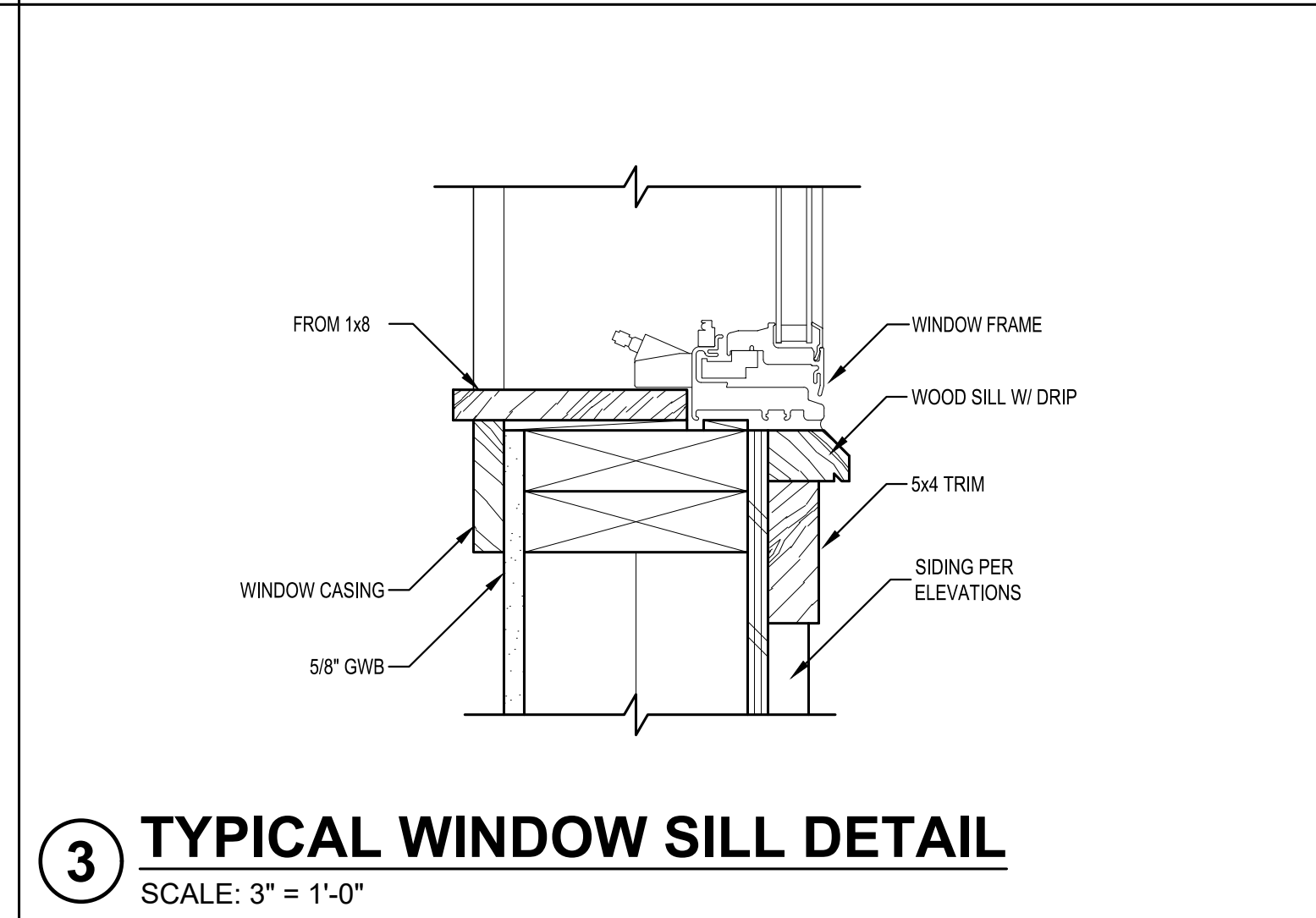
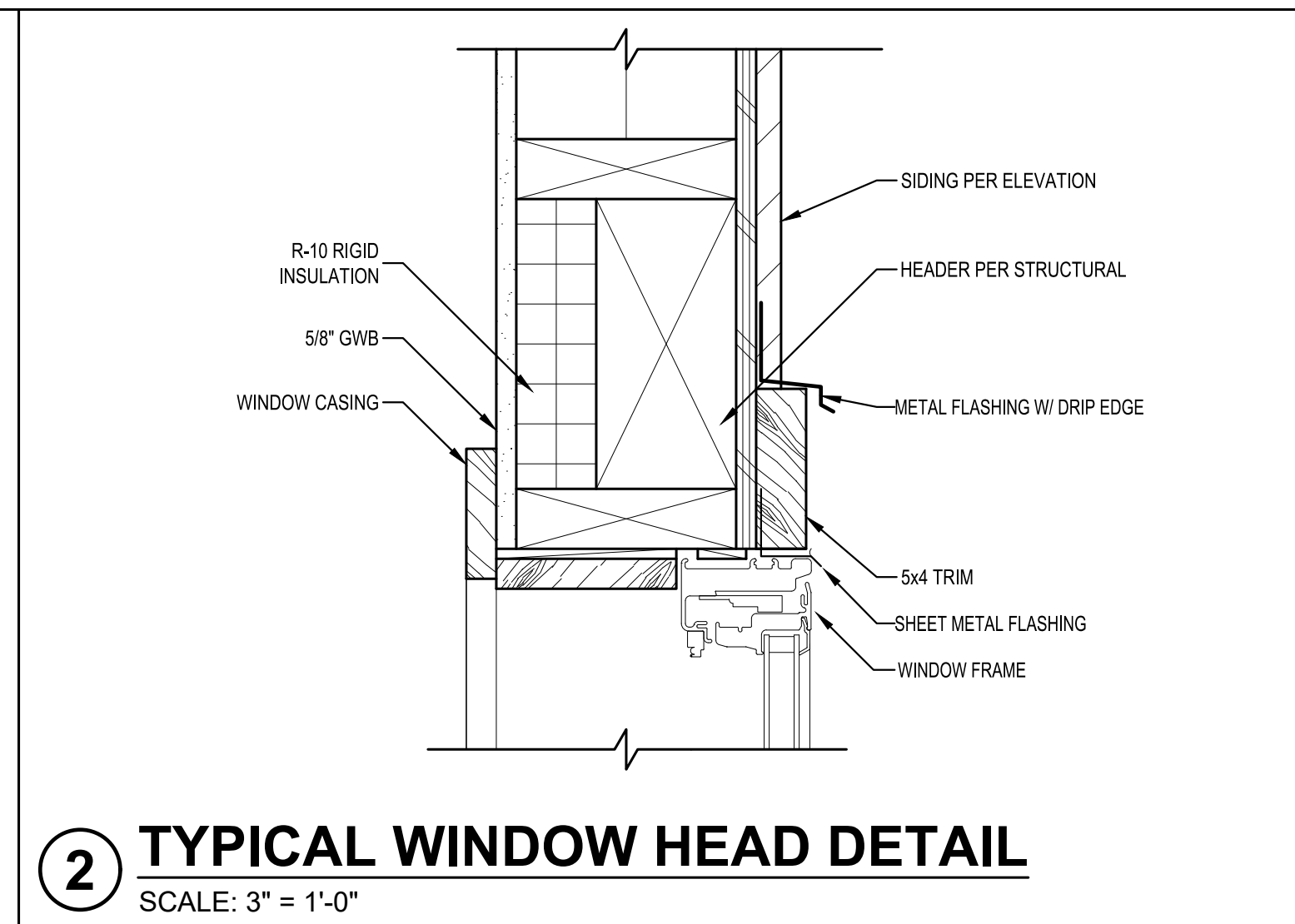
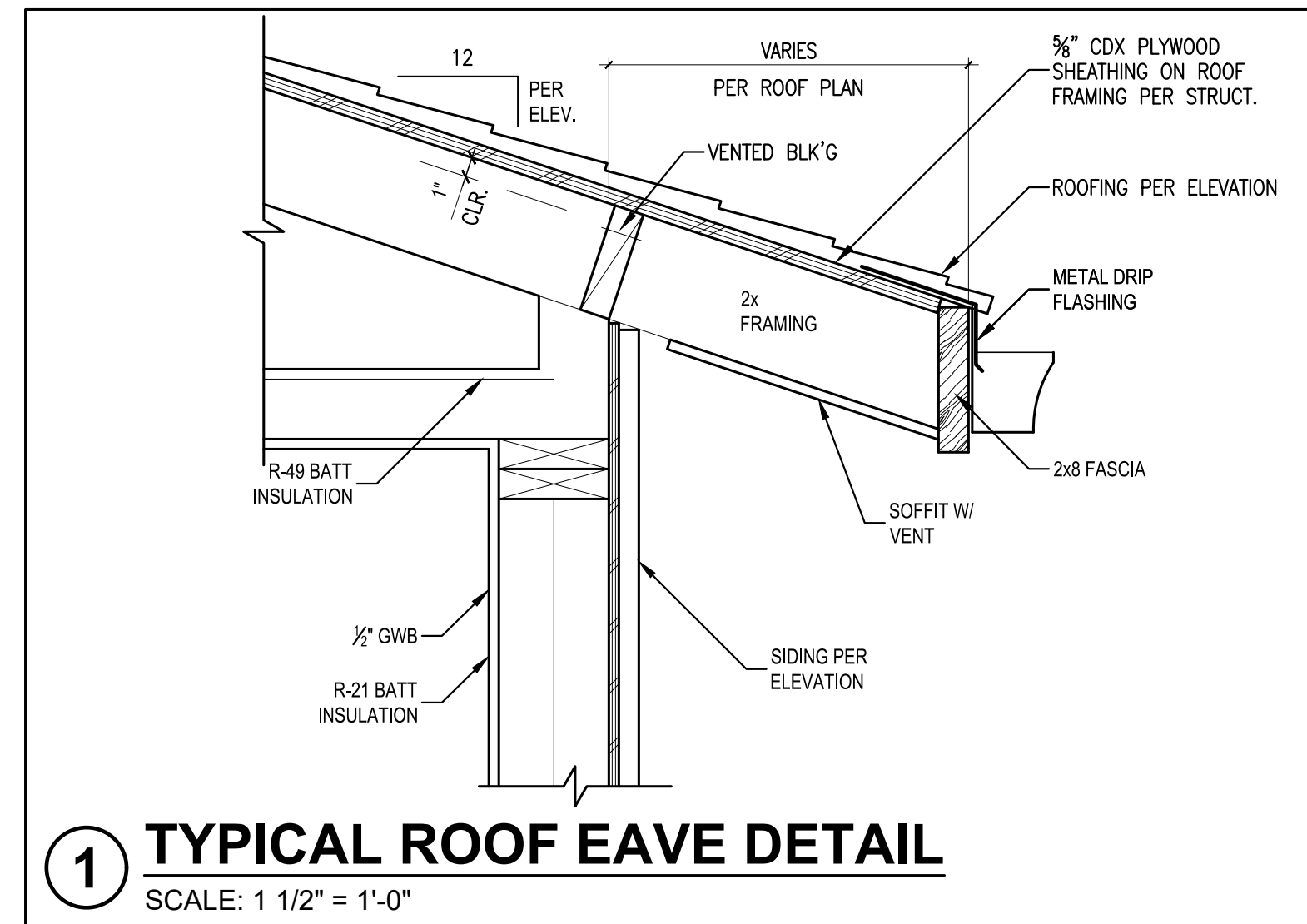


DOOR SCHEDULE								
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS
MAIN FLOOR								
101	DINING	PR 2' - 6"	6' - 8"	A	Y	1-3/4"	0.28	
102	KITCHEN	2' - 6"	6' - 8"	B	Y	1-3/4"	0.28	

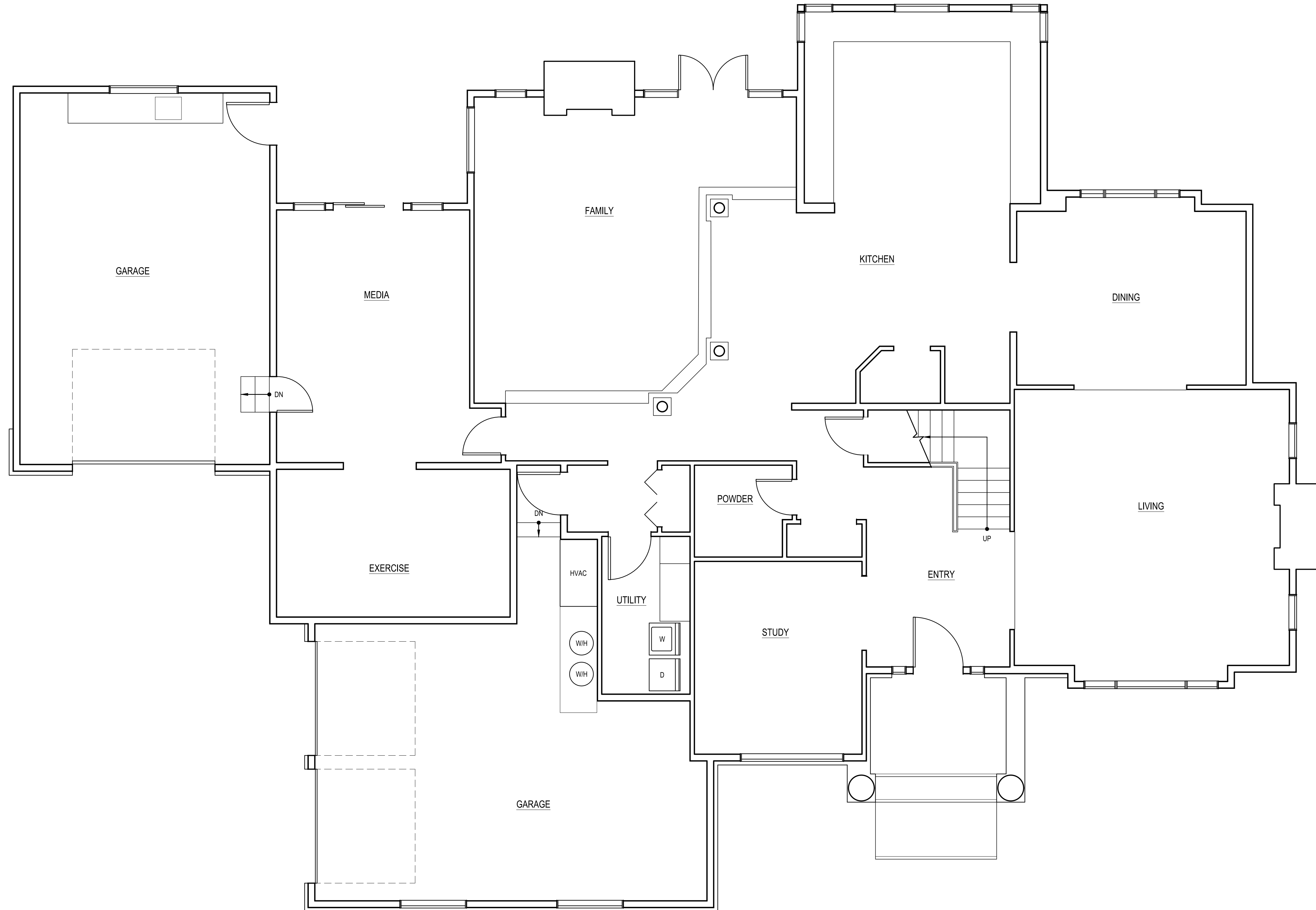
WINDOW SCHEDULE									
TAG.	DESCRIPTION	WINDOW SIZE		TEMP.	QTY.	AREA (SF)	U-VAL (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT						
A	SINGLE HUNG	2' - 3"	3' - 6"	Y	2	15.8	0.28	LOW E / CLEAR	TEMPERED GLASS, GRID
B	SINGLE HUNG	1' - 8"	3' - 6"	Y	3	17.5	0.28	LOW E / CLEAR	TEMPERED GLASS, GRID
C	FIXED	2' - 6"	7' - 9"	Y	2	38.8	0.28	LOW E / CLEAR	TEMPERED GLASS
D	FIXED	2' - 6"	6' - 2"	Y	2	30.8	0.28	LOW E / CLEAR	TEMPERED GLASS, GRID
E	FIXED	2' - 4 1/4"	6' - 4"	Y	4	59.6	0.28	LOW E / CLEAR	
F	SINGLE HUNG	2' - 6"	4' - 0"	N	3	30	0.28	LOW E / CLEAR	GRID



SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 6/21/2023



REVISIONS:	
PLOT DATE:	6/21/2023
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

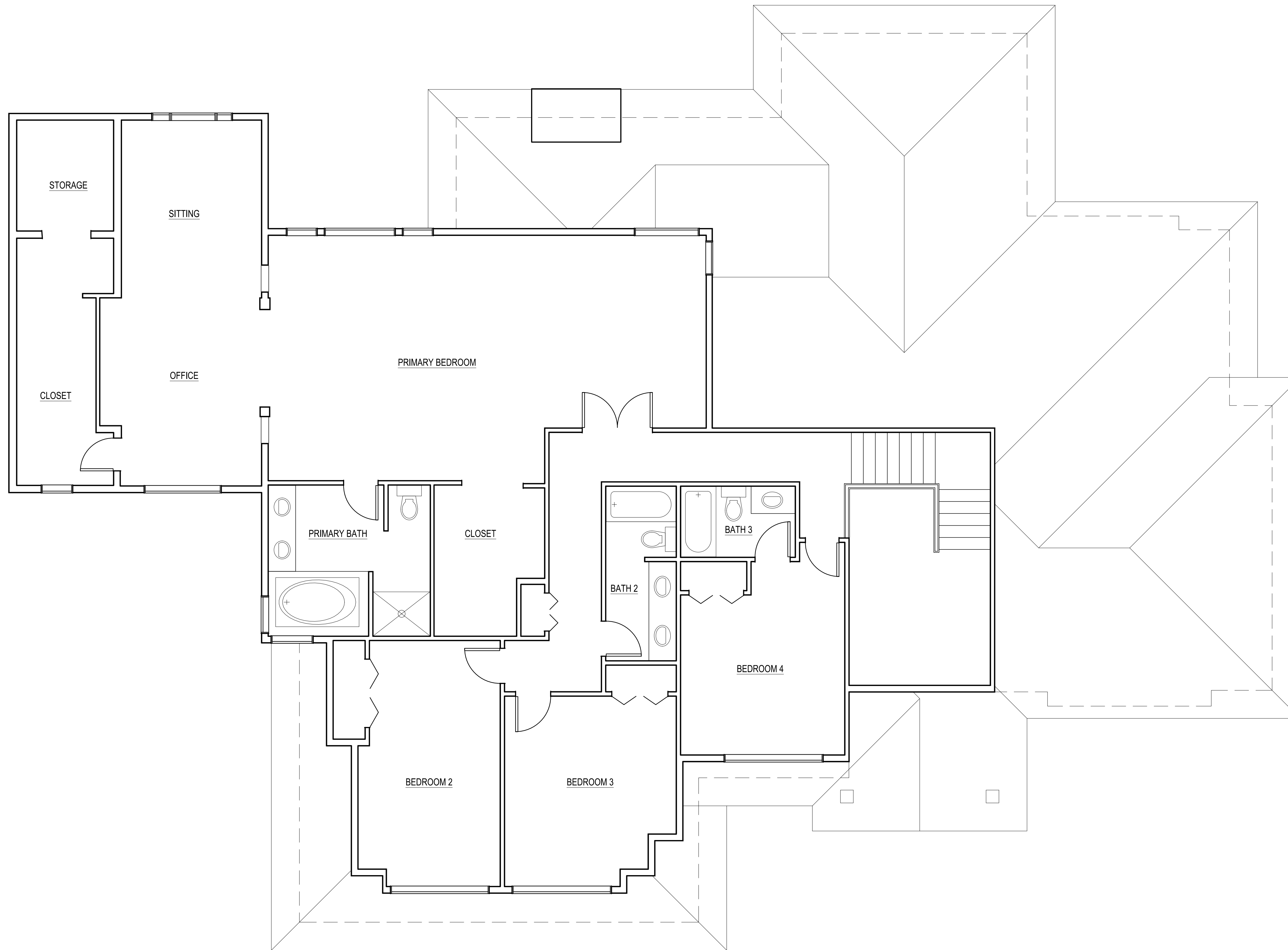


**AS-BUILT
MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 6/21/2023

REVISIONS:

PLOT DATE:	6/21/2023
DRAWN BY:	JM
CHECKED BY:	BJS



**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
PERMIT SET 6/21/2023

**AS-BUILT
UPPER FLOOR PLAN**

REVISIONS:

PLOT DATE: 6/21/2023
DRAWN BY: JM
CHECKED BY: BJS

SHEET
AB2

GENERAL STRUCTURAL NOTES
 (The following apply unless shown otherwise on the plans)

CRITERIA
 1.1 ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
 1.2 DESIGN LOADING CRITERIA
 ROOF SNOW LOAD 25 PSF
 ATTIC LIVE LOAD (UNINHABITABLE - NO STORAGE) 10 PSF
 FLOOR LIVE LOAD (RESIDENTIAL) 40 PSF
 FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES) 60 PSF
 GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD 200 LBS
 SEE PLANS FOR ADDITIONAL LOADING CRITERIA

1.3 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 1.4 CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
 1.5 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
 1.6 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE ENGINEER OF RECORD HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE ENGINEER OF RECORD HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
 1.7 CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
 1.8 DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE ENGINEER OF RECORD.
 1.9 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.
 1.14 DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE

FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

GEOTECHNICAL

3.1 FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND COEFFICIENT OF FRICTION ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE ENGINEER OF RECORD FOR POSSIBLE FOUNDATION REDESIGN.
 FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.
 BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.
 ALLOWABLE SOIL PRESSURE. 1500 PSF
 COEFFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED) 0.35

RENOVATION

4.1 DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.
 4.2 EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.
 A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
 B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
 C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
 D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING WITH 4" MINIMUM EMBEDMENT IN EXISTING CONCRETE, UNLESS OTHERWISE NOTED ON PLANS.

4.5 CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE ENGINEER OF RECORD OR ARCHITECT.

CONCRETE

5.1 CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE

WITH IBC SECTION 1904 AND ACI 301-10. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	MAXIMUM ABSOLUTE WATER-CEMENT RATIO	NON-AIR ENTRAINED AIR ENTRAINED CONCRETE
A. ALL STRUCTURAL CONCRETE	2,500 PSI	0.58	0.46
5.2 THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FLYASH, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.6. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.			
5.4 REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, Fy = 60,000 PSI.			
5.7 DETAILING OF REINFORCING STEEL (INCLUDING HOOPS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER OF RECORD.			
5.8 CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS: FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3" FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) . . . 1-1/2" COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1-1/2"			
5.10 CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.			
ANCHORAGE			
6.2 EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS INTO EXISTING CONCRETE AND GROUTED CMU SHALL BE INSTALLED USING "SET-XP" EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2508. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. SET-XP IS FOR USE AT AIR TEMPERATURES BETWEEN 50 AND 110 DEGREES FAHRENHEIT			
AT TIME OF INSTALLATION. USE ACRYLIC ADHESIVE LISTED IN NOTE 6.2A IF TEMPERATURES ARE BELOW 50 DEGREES.			
6.2A ACRYLIC ADHESIVE-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS INTO EXISTING CONCRETE AND GROUTED CMU SHALL BE INSTALLED USING "AT-XP" EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAPMO REPORT NO. UES ER-263. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. AT-XP IS FOR USE AT AIR TEMPERATURES BETWEEN 0 AND 100 DEGREES FAHRENHEIT AT TIME OF INSTALLATION. USE EPOXY ADHESIVE LISTED IN NOTE 6.2 IF TEMPERATURES ARE ABOVE 90 DEGREES.			
6.4 SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICBO, OR ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1056.			
STEEL			
8.1 STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON: 1. EITHER AISC-LRFD, AISC 355, OR AISC-HSS AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE. 2. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307. 3. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.			
WOOD			
9.1 FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: JOISTS (2X & 3X MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI AND BEAMS: DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI (4X MEMBERS) (2X, 3X & 4X PRESSURE TREATED MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI POSTS: (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI (4X PRESSURE TREATED MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fc = 1300 PSI (6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI			

(6X AND LARGER PRESSURE TREATED MEMBERS) HEM-FIR NO.2 MINIMUM BASE VALUE, Fc = 575 PSI

2 X 4 STUDS, PLATES & MISC. FRAMING: DF/L OR HF STUD GRADE
 2 X 6 STUDS, PLATES & MISC. FRAMING: DF/L OR HF #2
 9.2 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. 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 SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 240 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,000" RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS. GLULAM COLUMNS SHALL BE DOUGLAS FIR COMBINATION #5.
 9.3 MANUFACTURED LUMBER, PSL, LVL, AND LSL SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 PSL (2.0E) Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI
 LVL (1.9E) Fb = 2600 PSI, E = 1900 KSI, Fv = 285 PSI
 LSL (1.55E) Fb = 2250 PSI, E = 1550 KSI, Fv = 310 PSI
 DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.
 MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.
 9.9 PREFABRICATED SHEAR WALLS SHALL BE "STRONG-WALLS" AS MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC-ES REPORTS NO. 1679 FOR STEEL WALLS AND NO. 2652 FOR WOOD WALLS, THE MANUFACTURER'S CURRENT PRODUCT LITERATURE AND THE STRUCTURAL DRAWINGS.
 9.10 PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.
 ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.
 FLAT ROOF SHEATHING SHALL E 5/8" (NOMINAL) WITH SPAN RATING 40/20.
 FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
 WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/16.
 REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

9.12 ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD C2 FOR LUMBER OR C9 FOR PLYWOOD. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RETENTION OF 0.25 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS (NAILS, SCREWS, BOLTS AND ANCHOR BOLTS) AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACQ-A, CBA-A, CA-B, OR SBX TREATED WOOD SHALL BE GR55 OR A195 HOT DIPPED OR CONTINUOUS HOT-DIP GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

9.13 STRUCTURAL SOFFIT/EAVE VENTS SHALL BE 'RAFT-A-VENT' (RS-400) EAVE VENT AS MANUFACTURED BY 'COR-A-VENT' AND INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEE STRUCTURAL PLANS AND DETAILS FOR NAIL REQUIREMENTS AT VENT LOCATIONS.
 9.15 TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CURRENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LU" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "TIT" SERIES JOIST HANGERS. ALL DOUBLE-2X JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS. ALL DOUBLE-TJI JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MTI" SERIES JOIST HANGERS.

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

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

9.16 WOOD FASTENERS

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"
16d SINKER	3-1/2"	0.148"
16d COMMON	3-1/2"	0.162"

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

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD.

INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" DIAMETER AND SMALLER LAG SCREWS.

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

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
 B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER (HOT-DIP GALVANIZED) ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 1" MINIMUM WITH 1/4" x 3" x 3" (HOT-DIP GALVANIZED) PLATE WASHERS, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/16) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLAT ROOF AND FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

KEY (EXISTING FOOTINGS)		
EFA	18"0x8"	
EFB	24"0x12"	
EFC	30"0x12"	
EFD	36"0x12"	
EFE	24"x12"x12"	
EFF	18"x42"x12"	

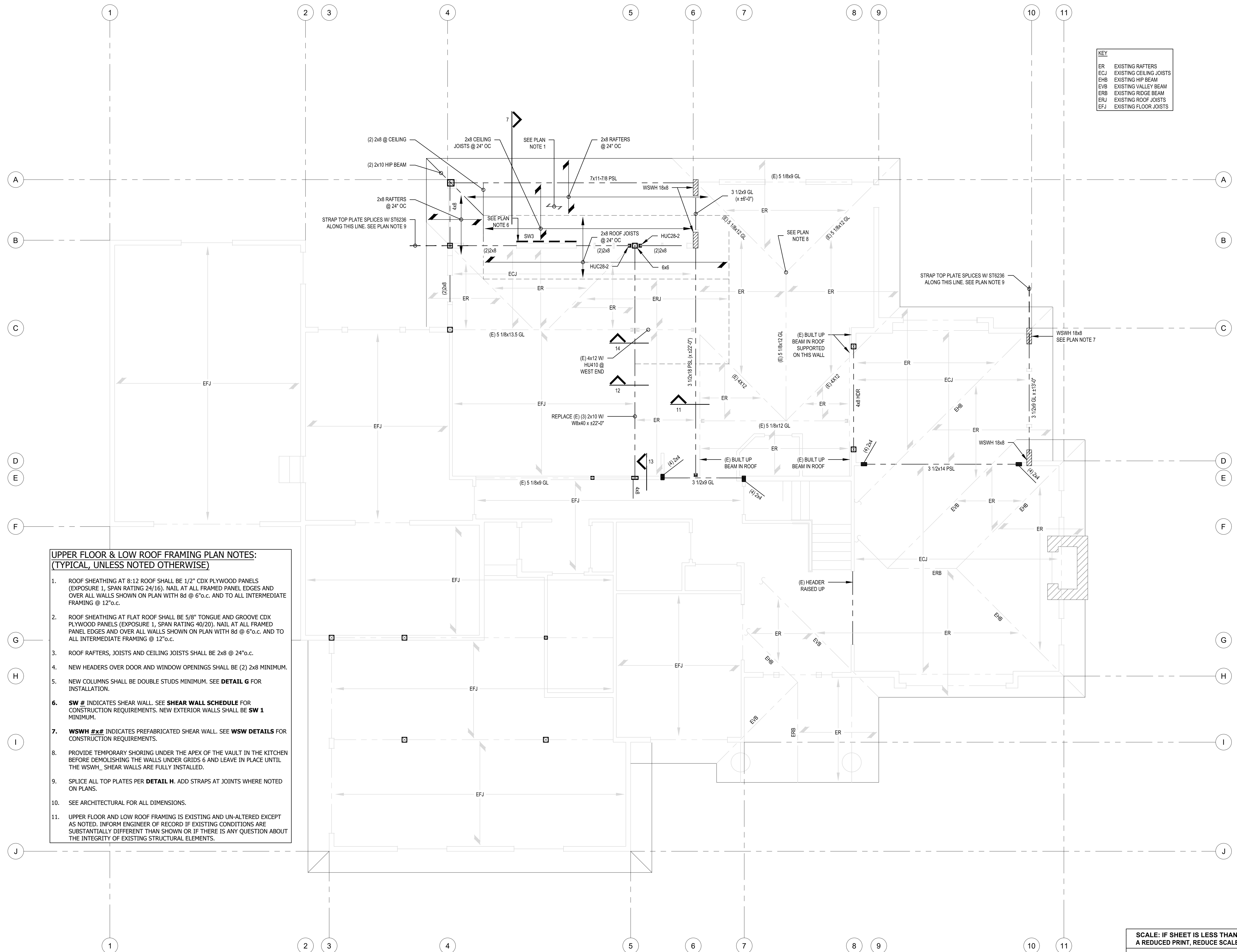
New Footing Schedule		
MARK	SIZE (MINIMUM)	REINFORCING
F2.0	2'-0" x 2'-0" x 12"	(3) #4 EACH WAY, BOTTOM
F2/3	2'-0" x 3'-0" x 12"	SEE DETAIL 5
F1.5	1'-6" x 1'-6" x 10"	(2) #4 EACH WAY, BOTTOM
FA	12" THICK	#4 @9" O.C. EACH WAY, BOTTOM

- MAIN FLOOR FRAMING AND FOUNDATION PLAN NOTES:**
(TYPICAL, UNLESS NOTED OTHERWISE)
- SEE REINFORCING SPLICE LENGTH AND DEVELOPMENT LENGTH SCHEDULE FOR REINFORCING DETAILS.
 - DOWEL NEW CONCRETE TO EXISTING PER GENERAL STRUCTURAL NOTE # 4.2.D.
 - F#** INDICATES FOOTING MARK FOR NEW FOOTINGS. SEE **NEW FOOTING SCHEDULE** FOR SIZE AND REINFORCING.
 - FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6"o.c. AND TO ALL INTERMEDIATE FRAMING @ 12"o.c.
 - SPACED DECKING PER ARCHITECTURAL WITH (2) FASTENERS PER SUPPORT. PROVIDE TIEBACKS TO FLOOR FRAMING PER **DETAIL F** ((2) PLACES).
 - INDICATED HOLD-DOWN AT END OF SHEAR WALL ABOVE. SEE **DETAIL E** FOR INSTALLATION REQUIREMENTS.
 - SEE ARCHITECTURAL FOR ALL DIMENSIONS
 - MAIN FLOOR FRAMING AND FOUNDATIONS ARE EXISTING AND UN-ALTERED EXCEPT AS NOTED. INFORM ENGINEER OF RECORD IF EXISTING CONDITIONS ARE SUBSTANTIALLY DIFFERENT THAN SHOWN OR IF THERE IS ANY QUESTION ABOUT THE INTEGRITY OF EXISTING STRUCTURAL ELEMENTS.

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 6/21/2023

NO.	REVISIONS:

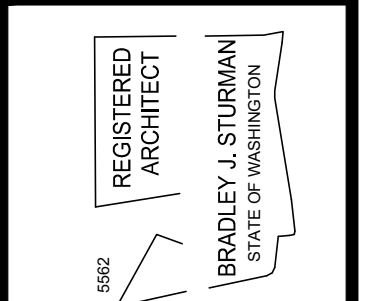
PLOT DATE: 6/22/2023
DRAWN BY: JM
CHECKED BY: BJS



KEY	
ER	EXISTING RAFTERS
ECJ	EXISTING CEILING JOISTS
EHB	EXISTING HIP BEAM
EVB	EXISTING VALLEY BEAM
ERB	EXISTING RIDGE BEAM
ERJ	EXISTING ROOF JOISTS
EFJ	EXISTING FLOOR JOISTS

**UPPER FLOOR & LOW ROOF FRAMING PLAN NOTES:
(TYPICAL, UNLESS NOTED OTHERWISE)**

- ROOF SHEATHING AT 8:12 ROOF SHALL BE 1/2" CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 24/16). NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6" o.c. AND TO ALL INTERMEDIATE FRAMING @ 12" o.c.
- ROOF SHEATHING AT FLAT ROOF SHALL BE 5/8" TONGUE AND GROOVE CDX PLYWOOD PANELS (EXPOSURE 1, SPAN RATING 40/20). NAIL AT ALL FRAMED PANEL EDGES AND OVER ALL WALLS SHOWN ON PLAN WITH 8d @ 6" o.c. AND TO ALL INTERMEDIATE FRAMING @ 12" o.c.
- ROOF RAFTERS, JOISTS AND CEILING JOISTS SHALL BE 2x8 @ 24" o.c.
- NEW HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x8 MINIMUM.
- NEW COLUMNS SHALL BE DOUBLE STUDS MINIMUM. SEE **DETAIL G** FOR INSTALLATION.
- SW #** INDICATES SHEAR WALL. SEE **SHEAR WALL SCHEDULE** FOR CONSTRUCTION REQUIREMENTS. NEW EXTERIOR WALLS SHALL BE **SW 1** MINIMUM.
- WSWH #x#** INDICATES PREFABRICATED SHEAR WALL. SEE **WSW DETAILS** FOR CONSTRUCTION REQUIREMENTS.
- PROVIDE TEMPORARY SHORING UNDER THE APEX OF THE VAULT IN THE KITCHEN BEFORE DEMOLISHING THE WALLS UNDER GRIDS 6 AND LEAVE IN PLACE UNTIL THE WSWH SHEAR WALLS ARE FULLY INSTALLED.
- SPLICE ALL TOP PLATES PER **DETAIL H**. ADD STRAPS AT JOINTS WHERE NOTED ON PLANS.
- SEE ARCHITECTURAL FOR ALL DIMENSIONS.
- UPPER FLOOR AND LOW ROOF FRAMING IS EXISTING AND UN-ALTERED EXCEPT AS NOTED. INFORM ENGINEER OF RECORD IF EXISTING CONDITIONS ARE SUBSTANTIALLY DIFFERENT THAN SHOWN OR IF THERE IS ANY QUESTION ABOUT THE INTEGRITY OF EXISTING STRUCTURAL ELEMENTS.



**UPPER FLOOR FRAMING
 LOW ROOF FRAMING**

REVISIONS:

PLOT DATE:	6/22/2023
DRAWN BY:	JM
CHECKED BY:	BJS

SHEET
S2.1

Reinforcing Splice and Development Length Schedule

For $f_c = 2,900$ psi, Grade 60 Reinforcing

Minimum Straight Development Length (l_d)

Bar Size	Top Bars	Other Bars
#3	24"	18"
#4	32"	24"
#5	39"	30"

Minimum Lap Splice Lengths (l_s)

Bar Size	Top Bars	Other Bars
#3	32"	24"
#4	42"	32"
#5	51"	39"

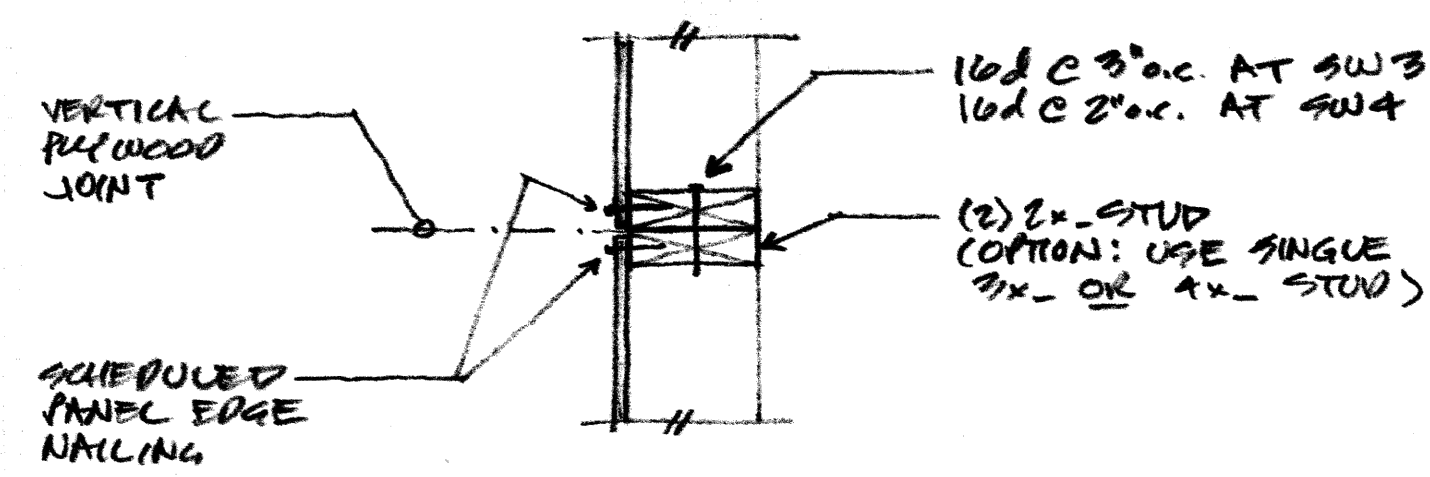
TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

Minimum Embedment Lengths (l_{eh}) For Standard End Hooks

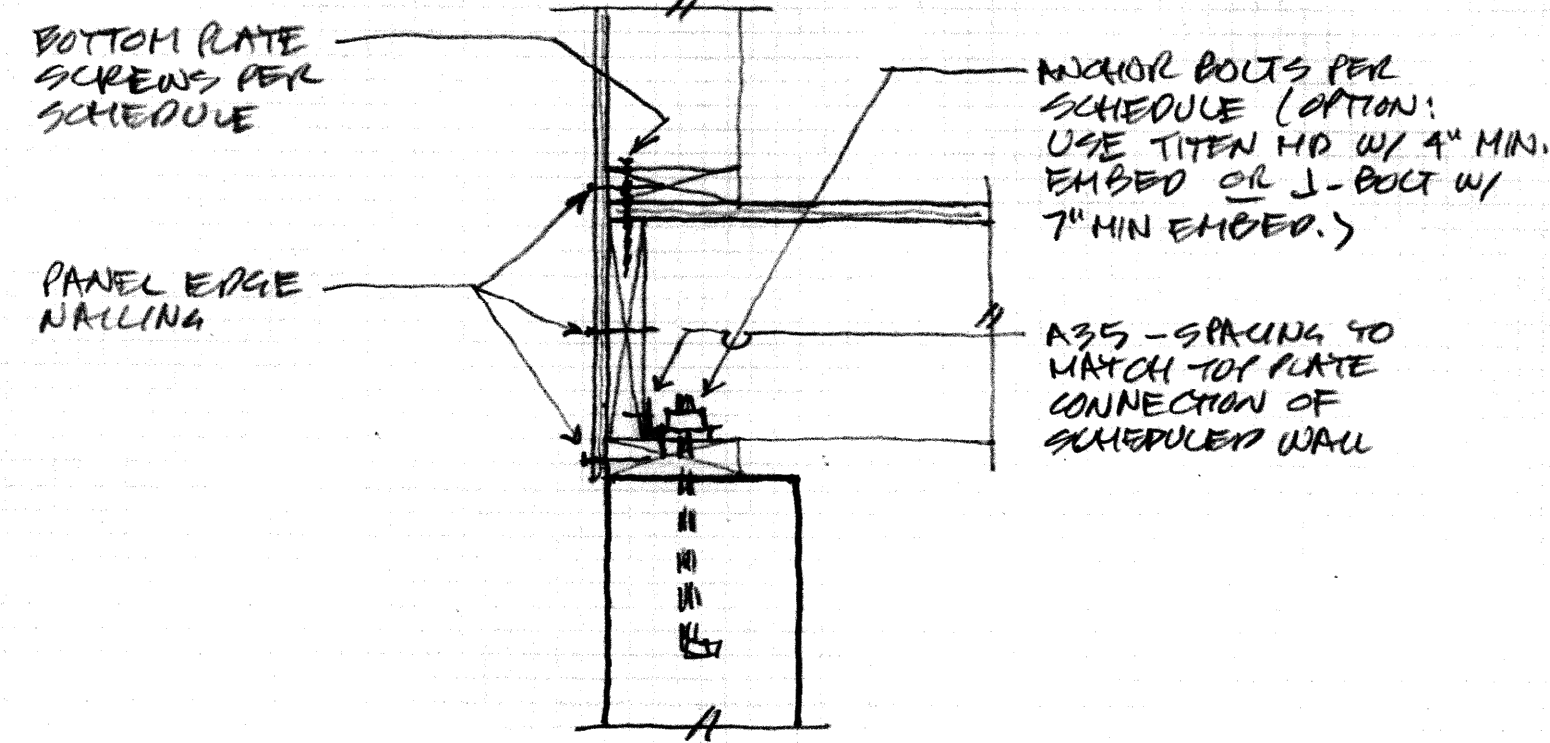
Bar Size	Length
#3	9"
#4	12"
#5	15"

- SIDE COVER MUST BE EQUAL TO OR GREATER THAN $2d$
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN $2'$

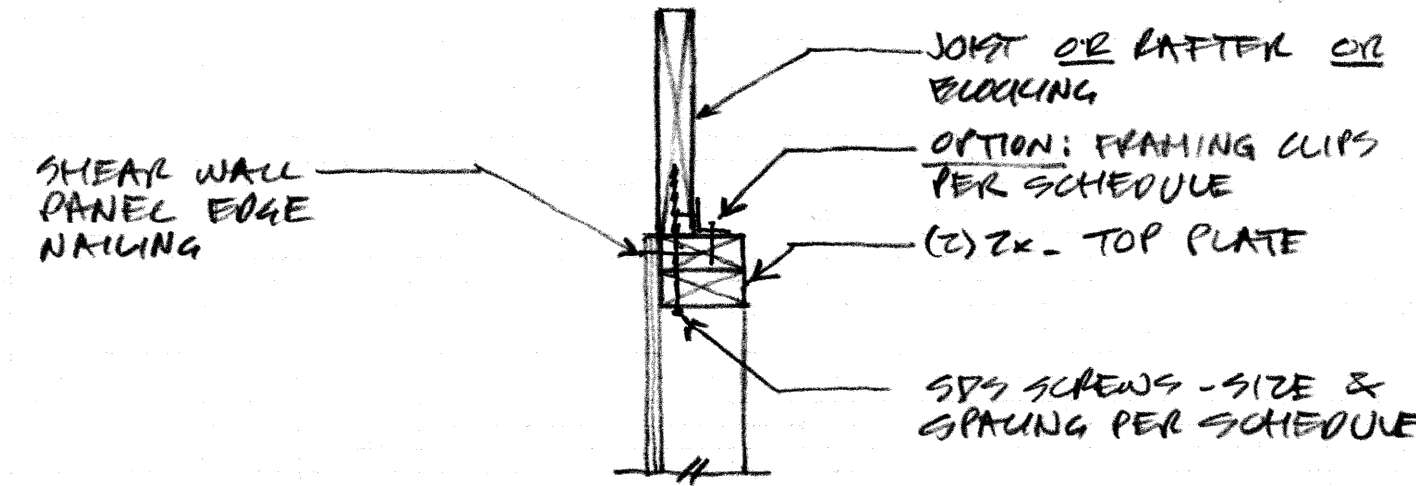


VERTICAL JOINTS AT SW3 & SW4 WALLS

(A)
1 1/2" = 1'-0"

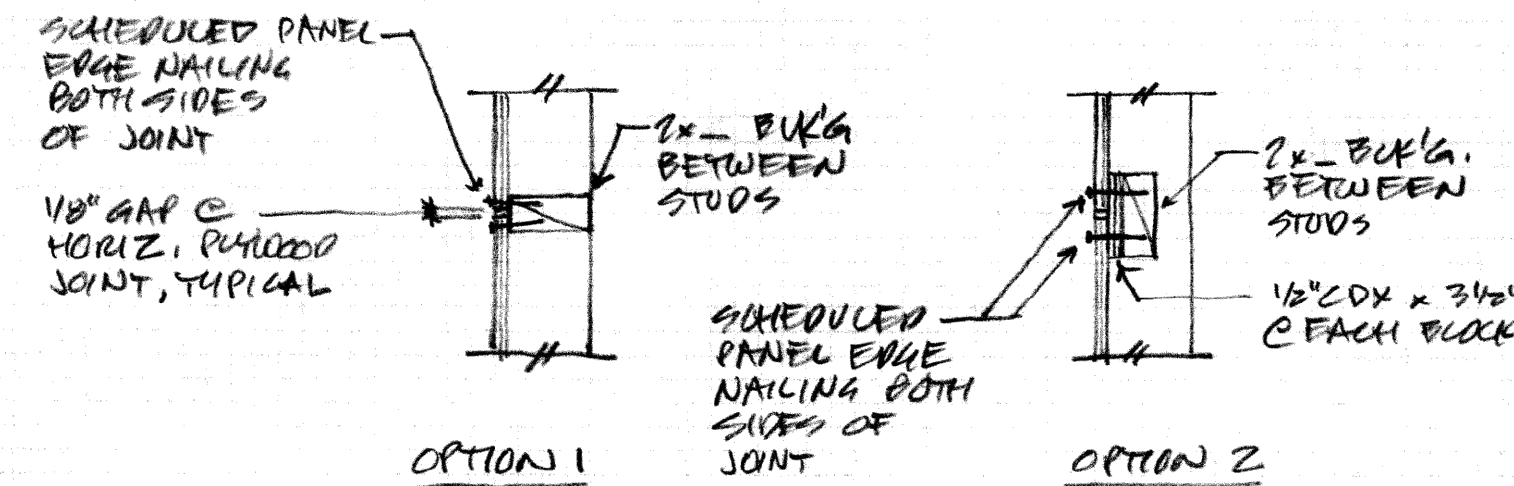


(B)
1 1/2" = 1'-0"



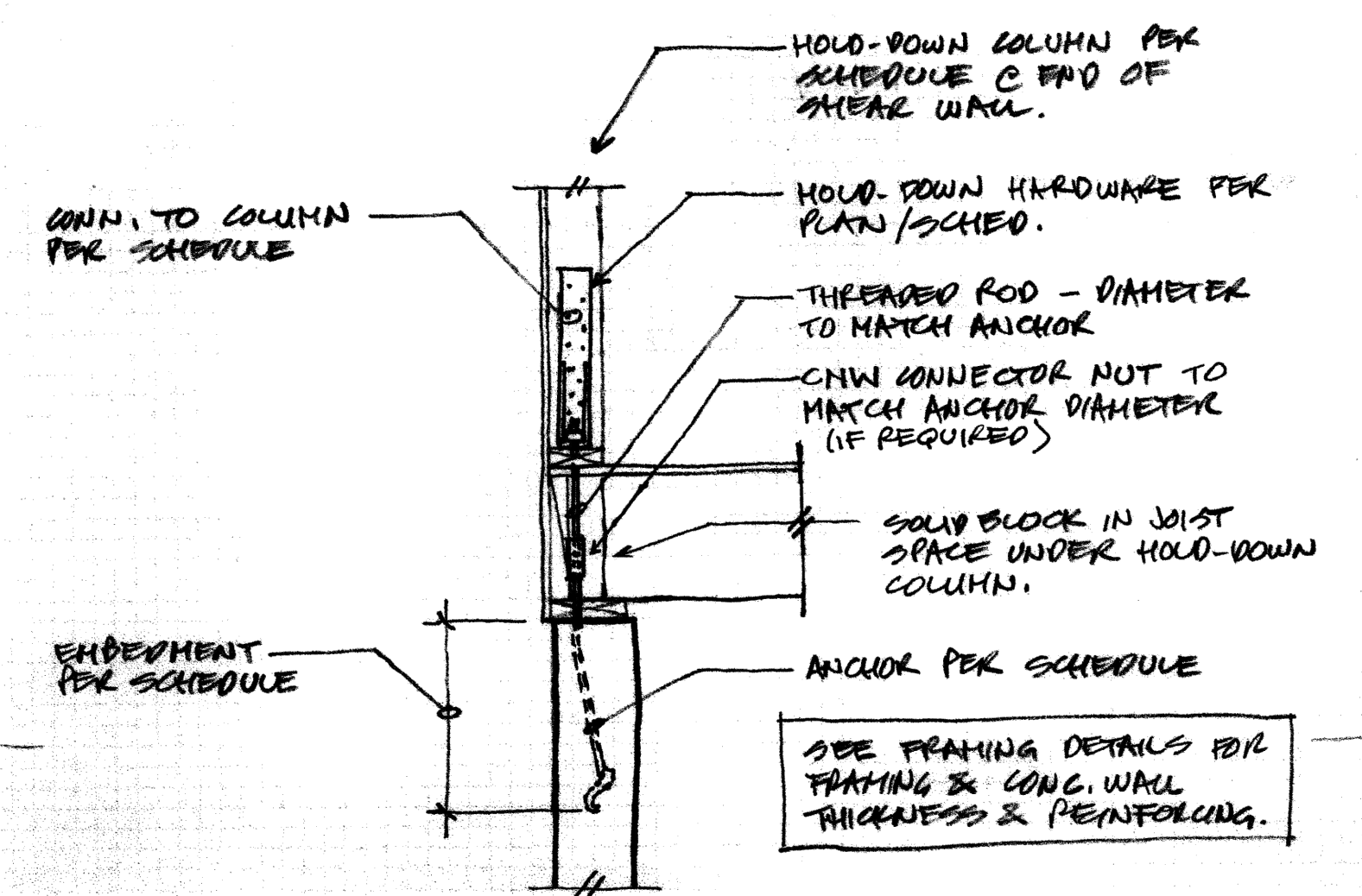
SHEAR WALL TOP PLATE CONNECTION

(C)
1 1/2" = 1'-0"



BLOCKING AT HORIZONTAL JOINTS IN SHEAR WALL SHEATHING

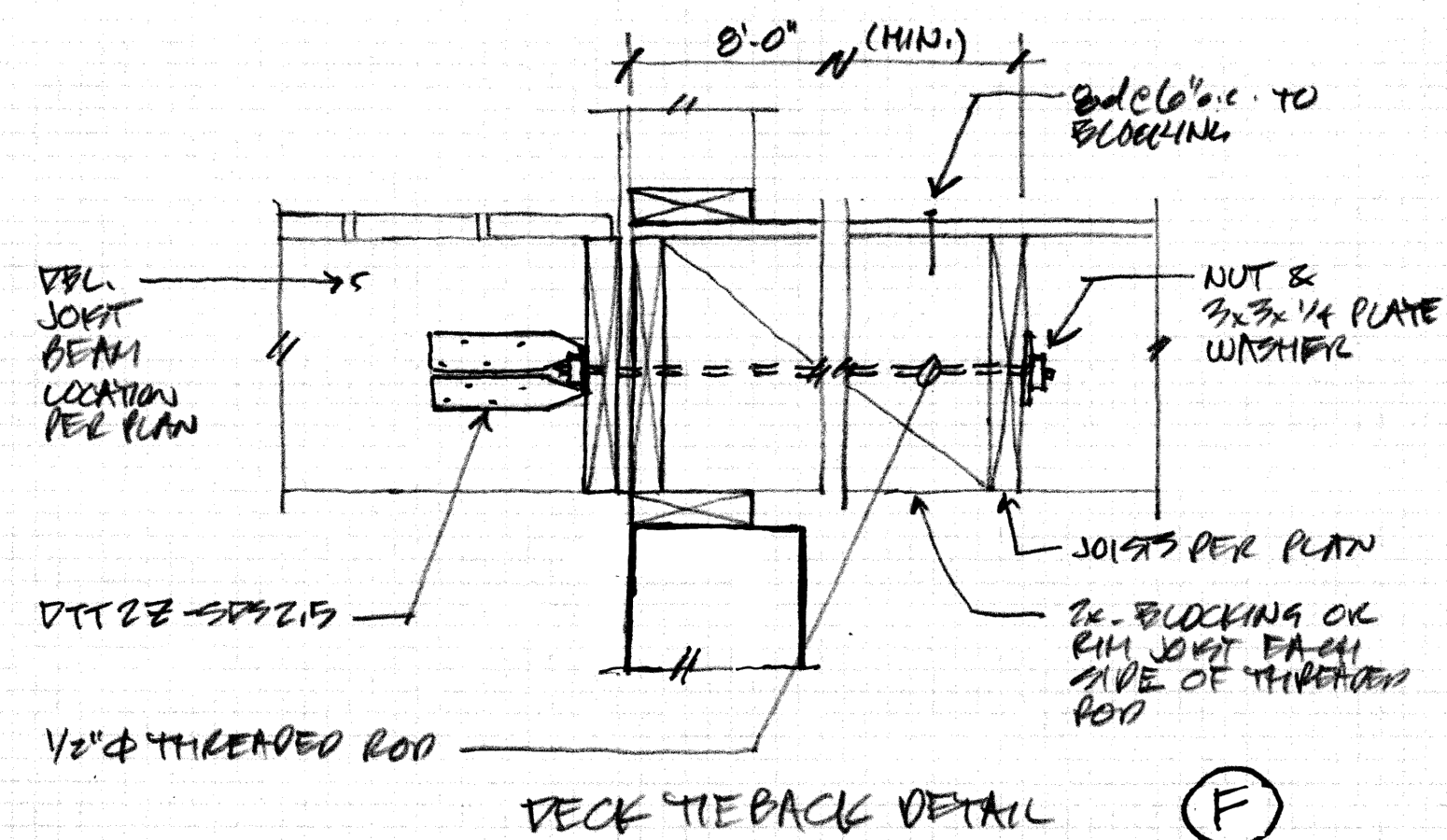
(D)
1 1/2" = 1'-0"



SEE FRAMING DETAILS FOR FRAMING & CONG. WALL THICKNESS & PENETROLING.

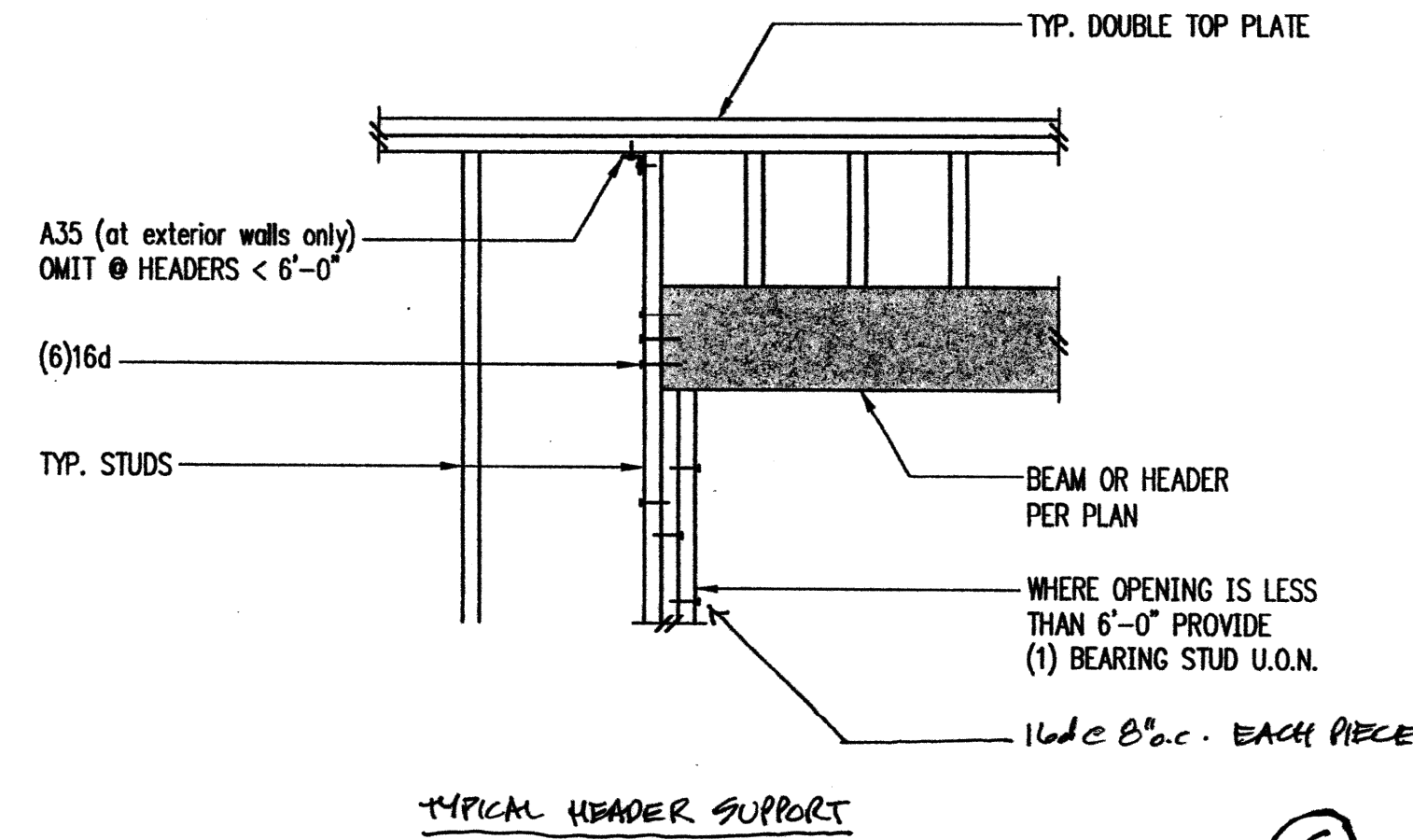
SCHEDULE				
HARDWARE	CONN. IN PLACE	EMBED. ANCHORED	HOLD-DOWN COL. (MIN.)	CONN. TO COLUMN
HDWS - 5/8x2.5	5/8x2.5 W/ 20% EMBED.	1/2" THREADED ROD W/ 12" MIN. EMBEDMENT	(2) 2x -	(4) 5/8x2.5x2

(E)



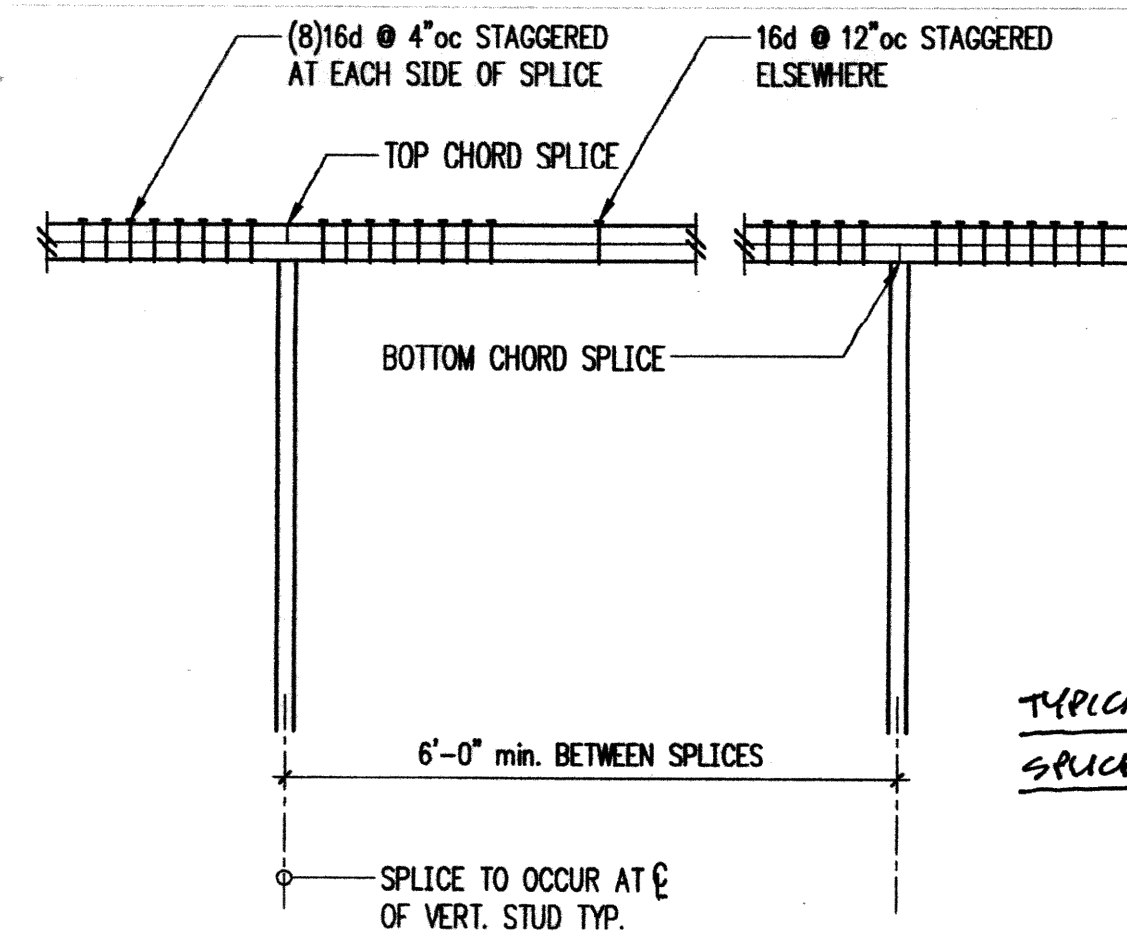
DECK TIE BACK DETAIL

(F)



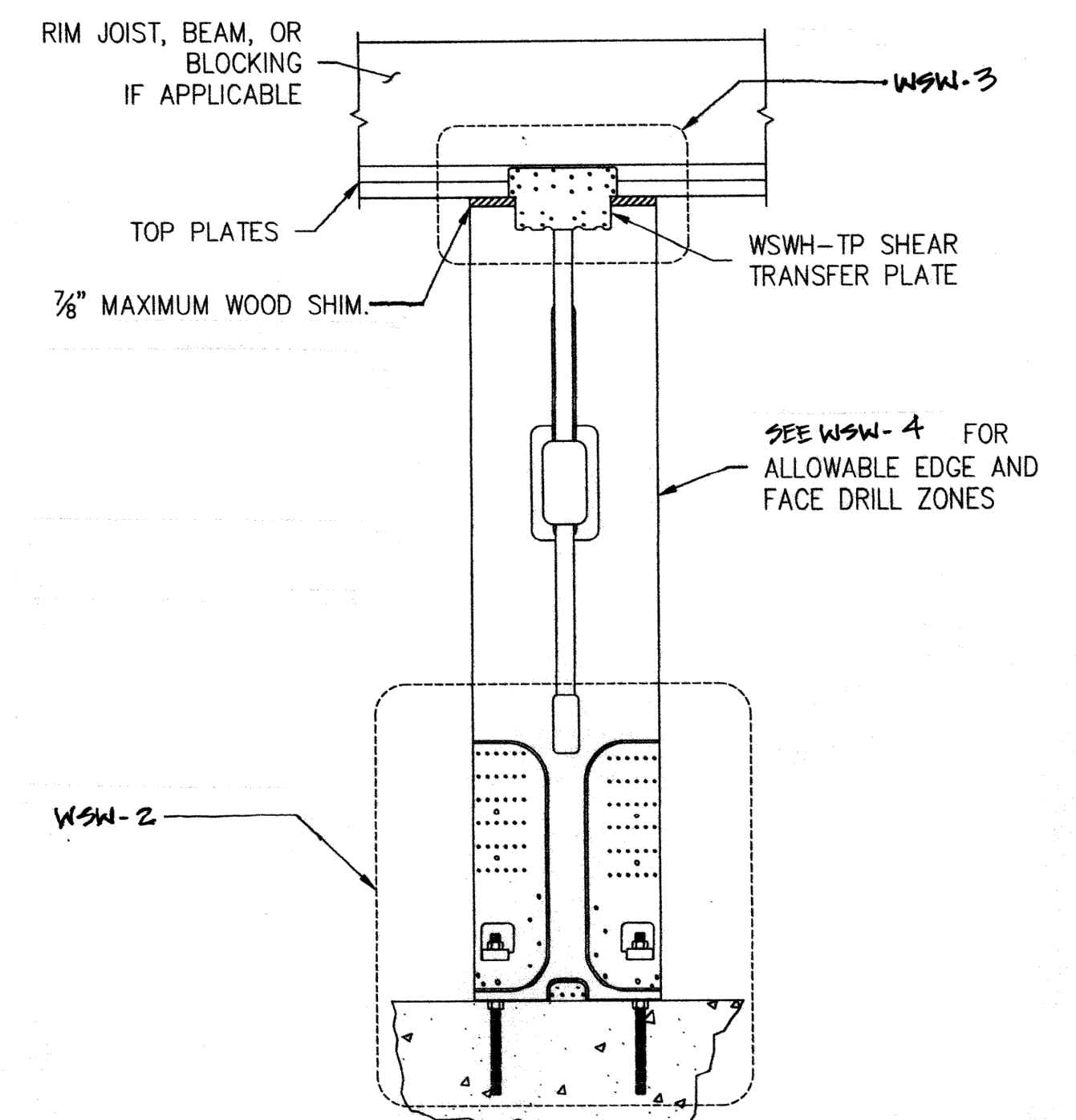
TYPICAL HEADER SUPPORT

(G)

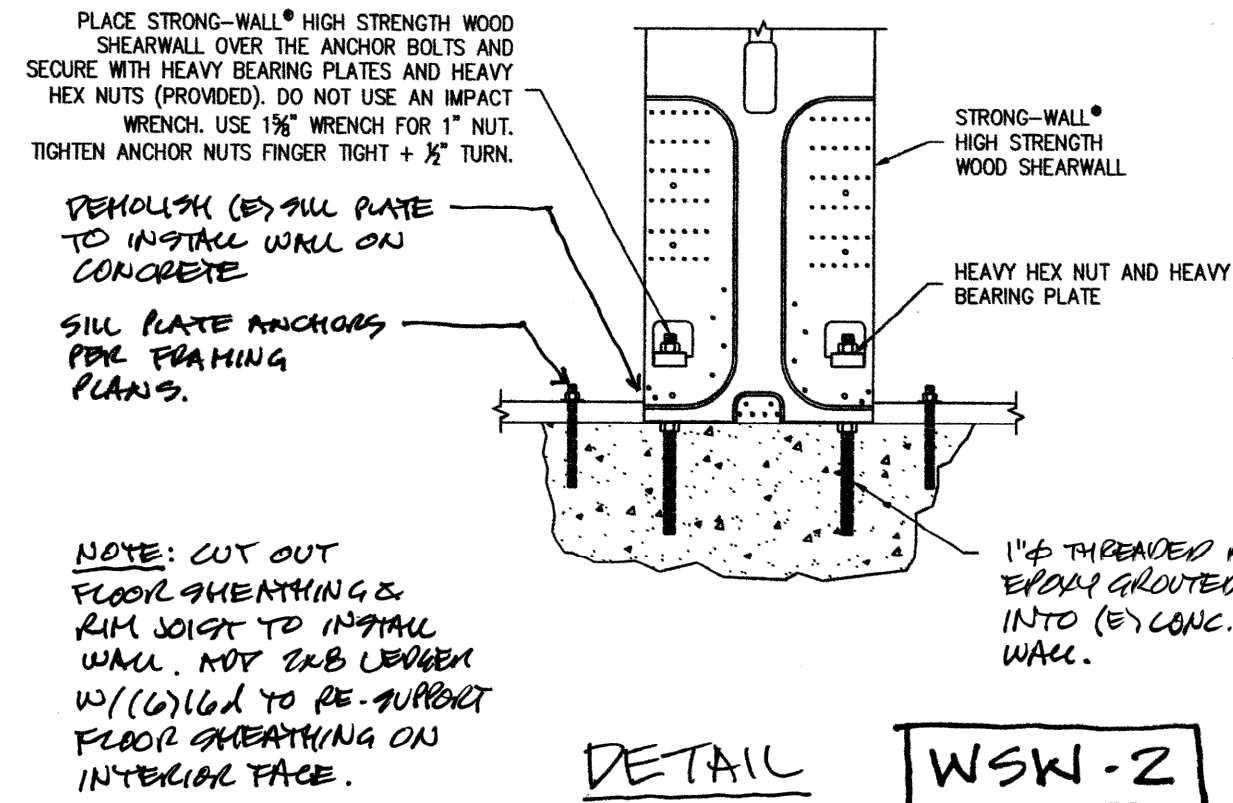


TYPICAL TOP PLATE SPLICE

(H)

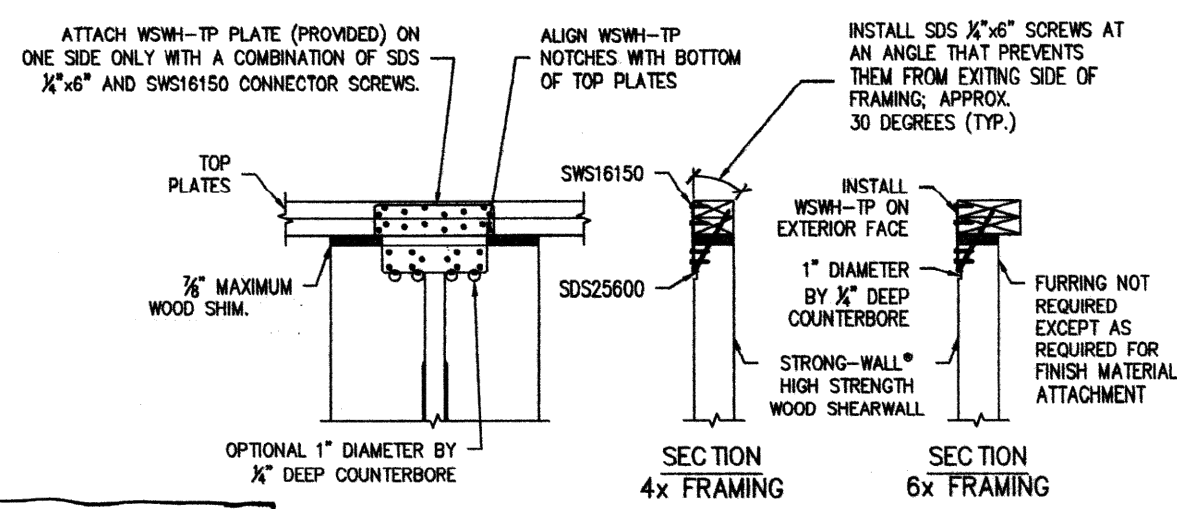


DETAIL WSK-1

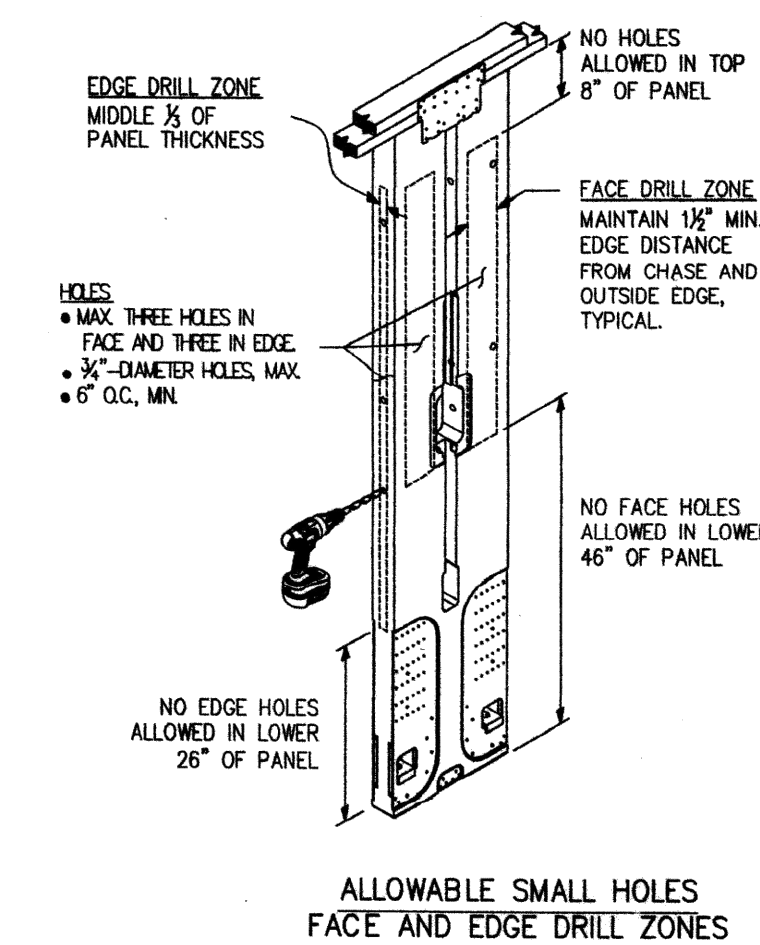


DETAIL WSK-2

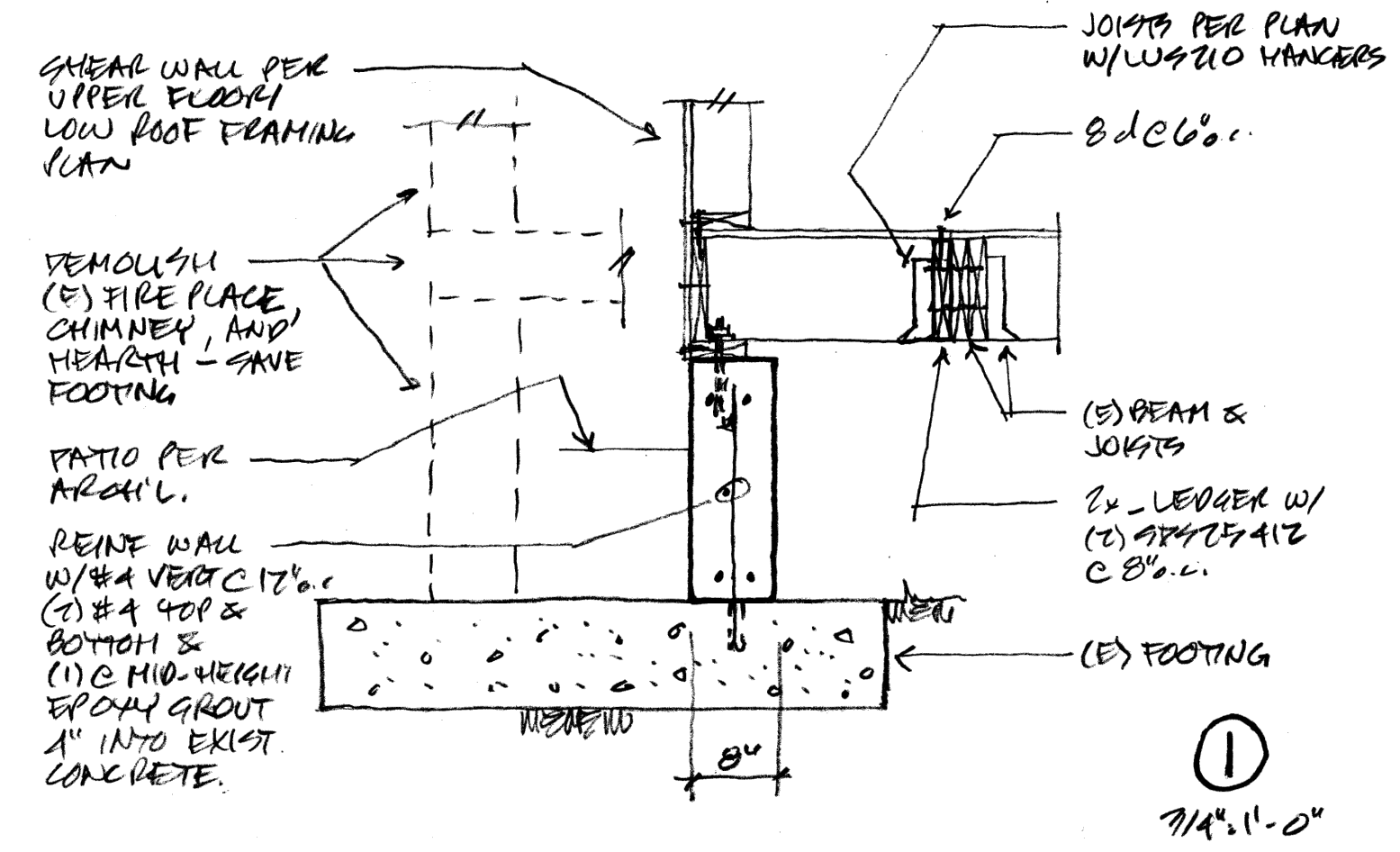
MODEL NO.	FASTENER QUANTITY
WSM-TP12	14
WSM-TP18	26
WSM-TP24	46



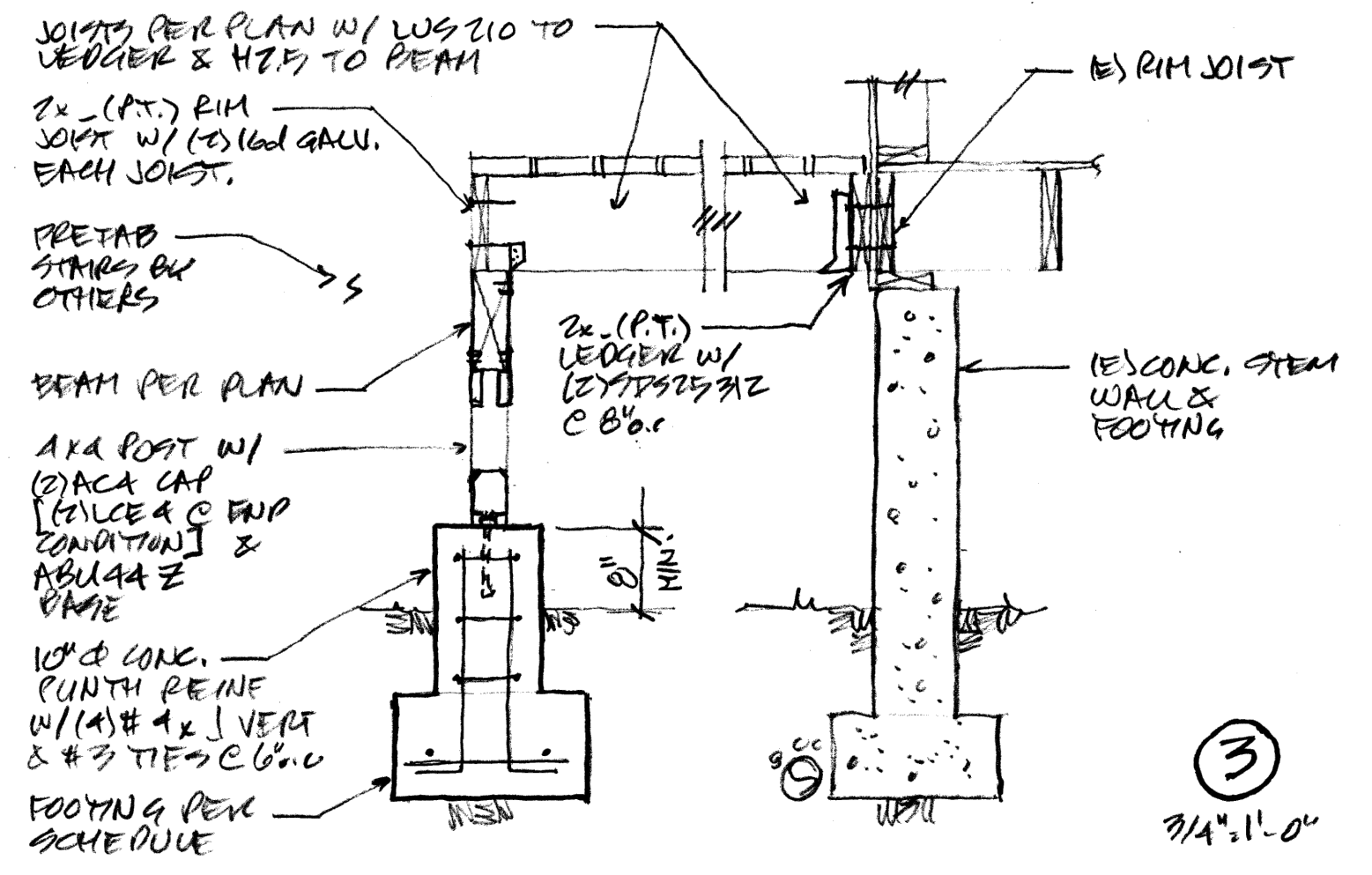
DETAIL WSK-3



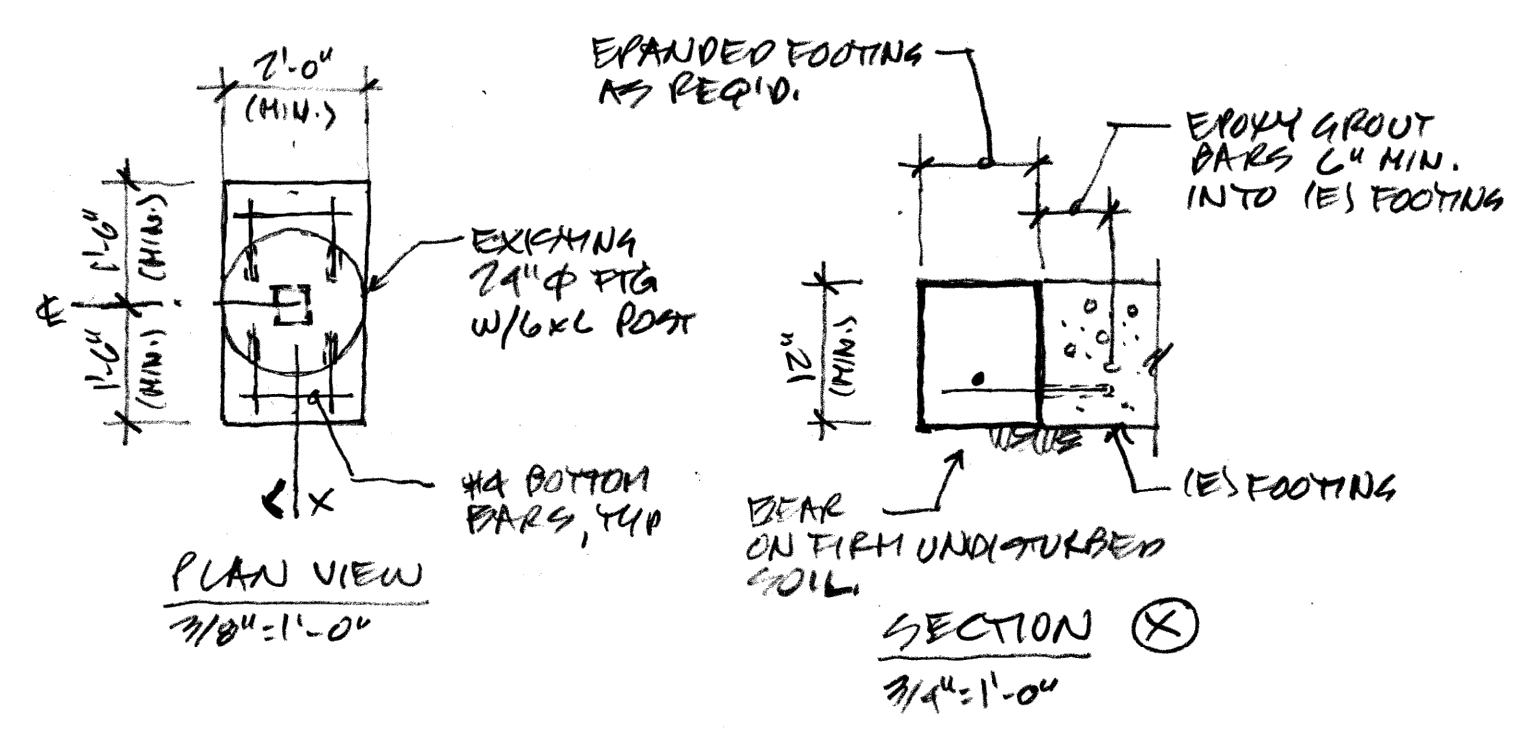
DETAIL WSK-4



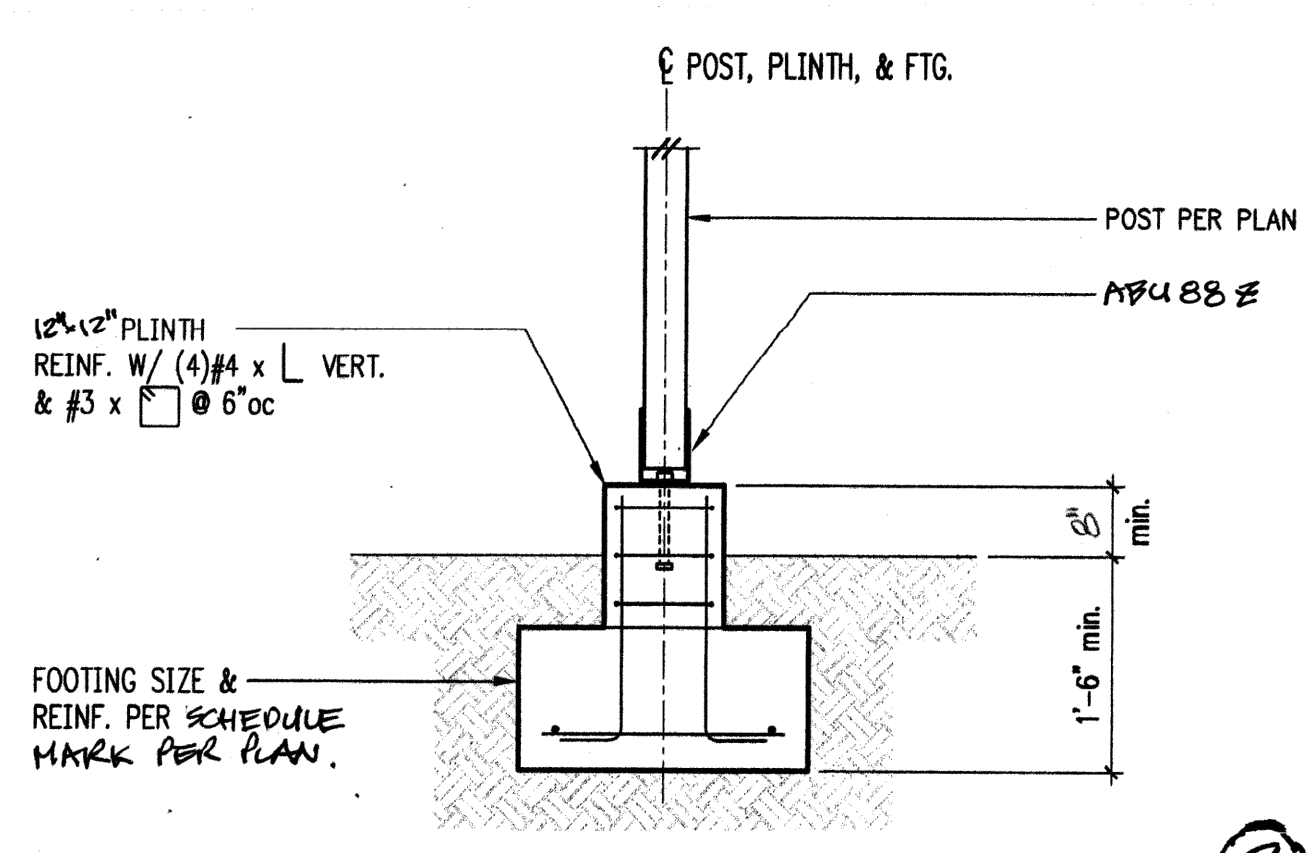
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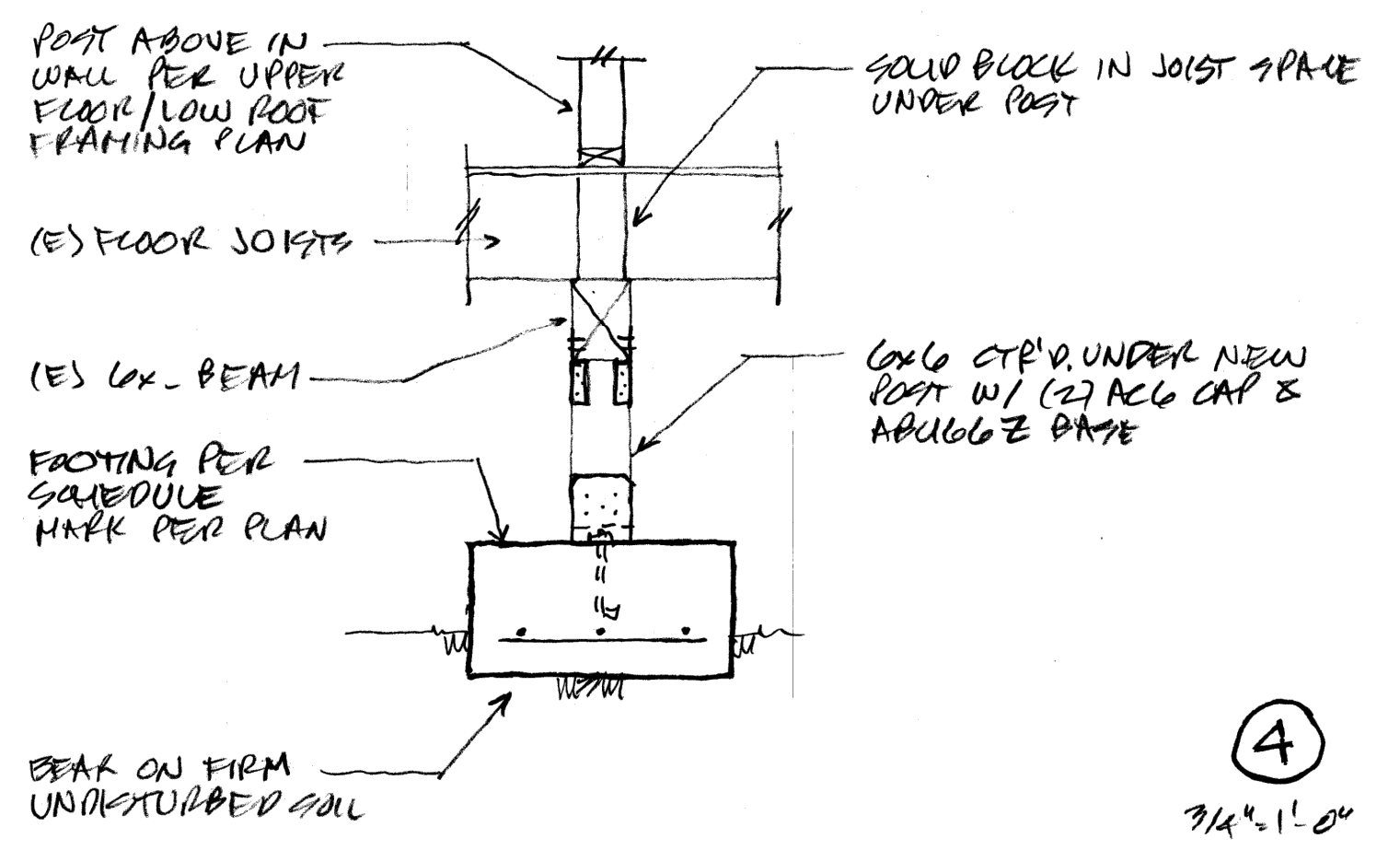
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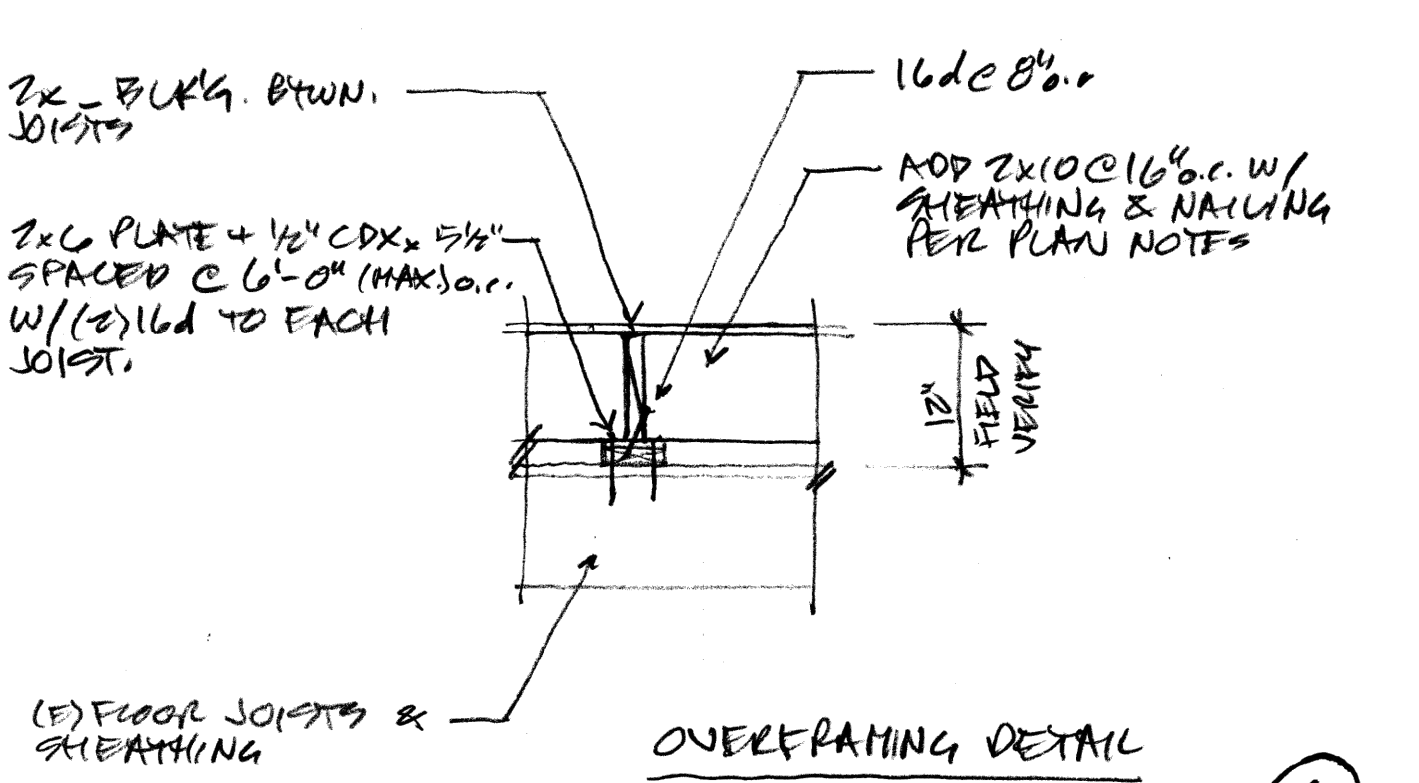
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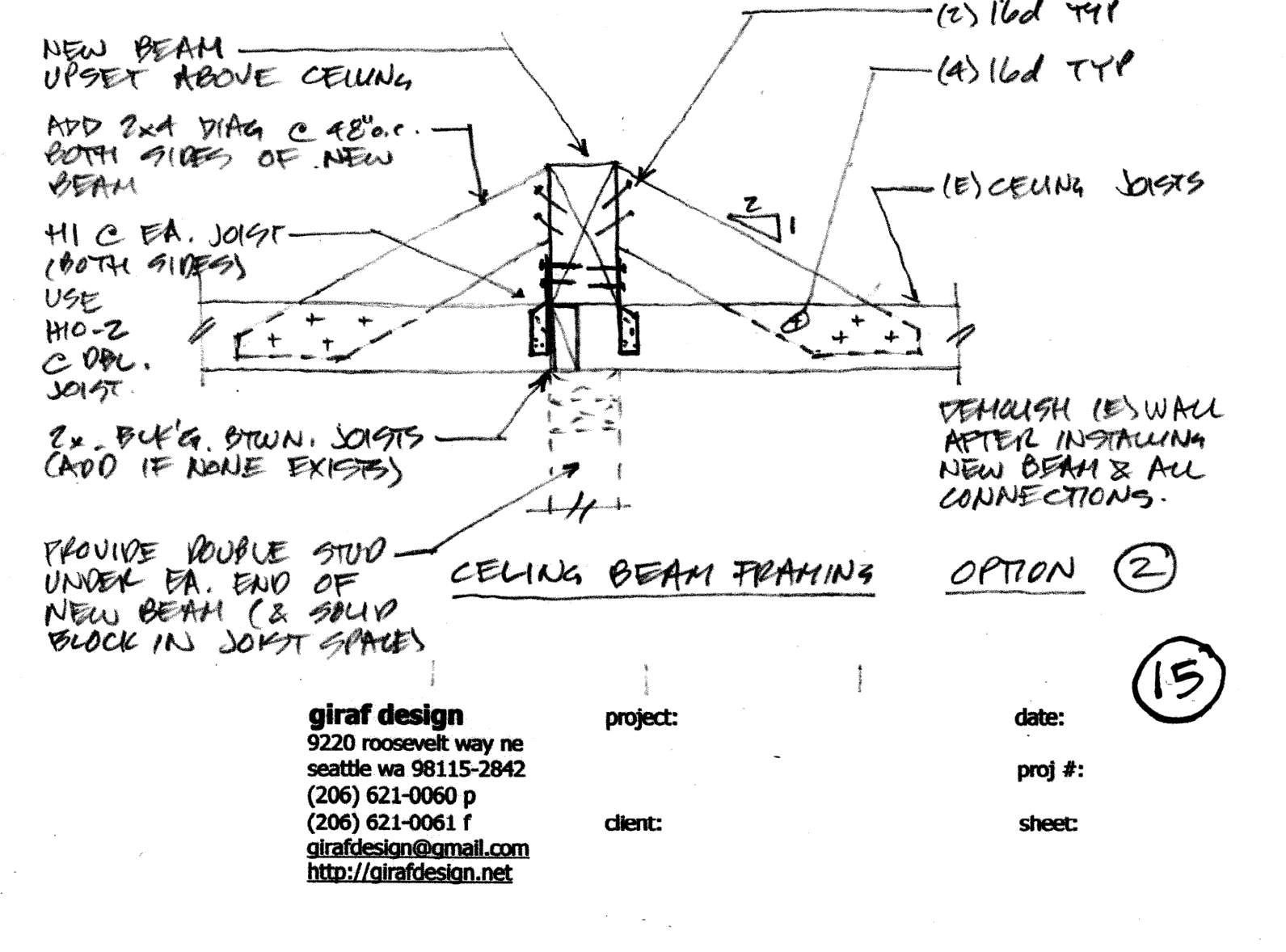
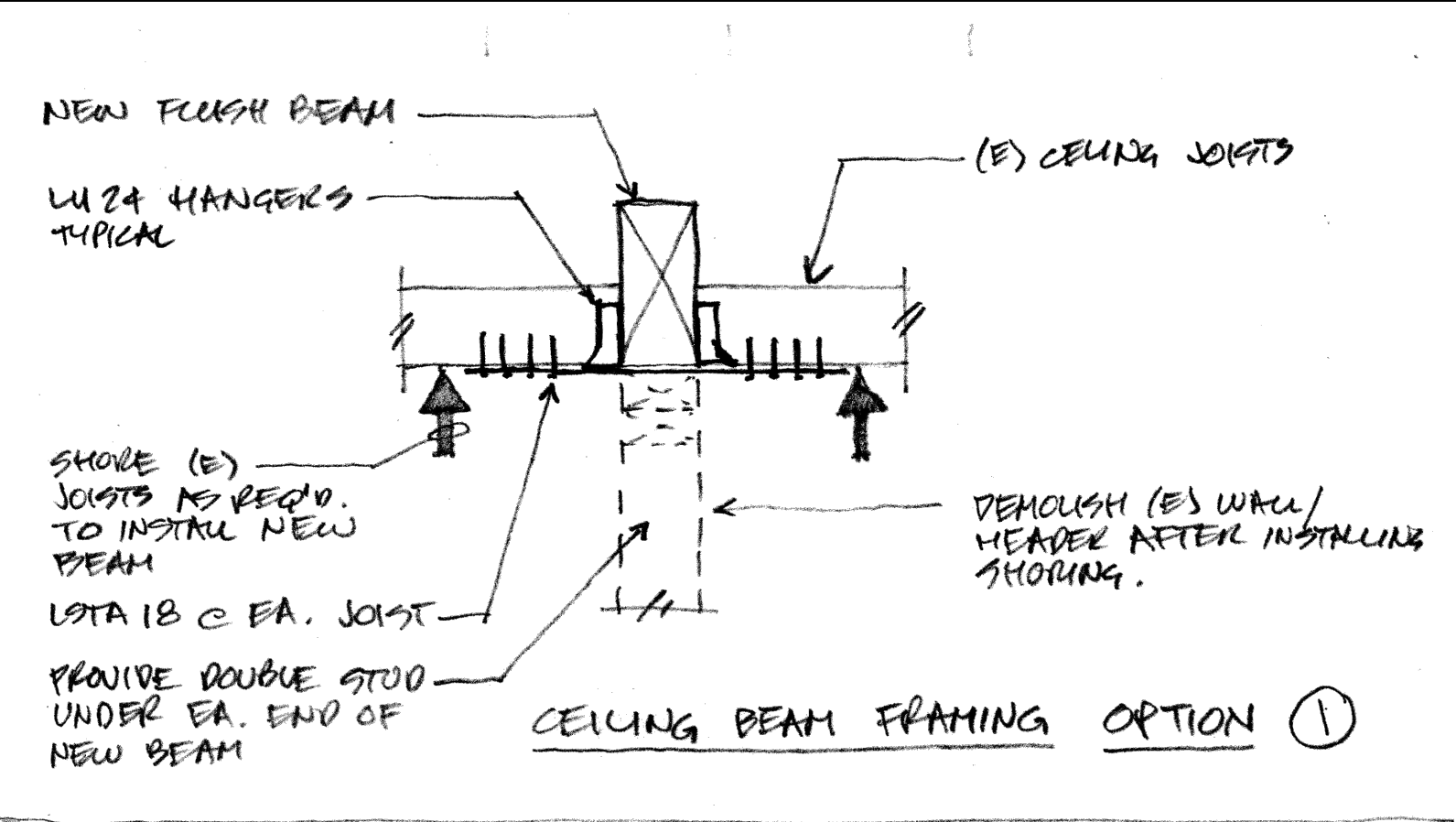
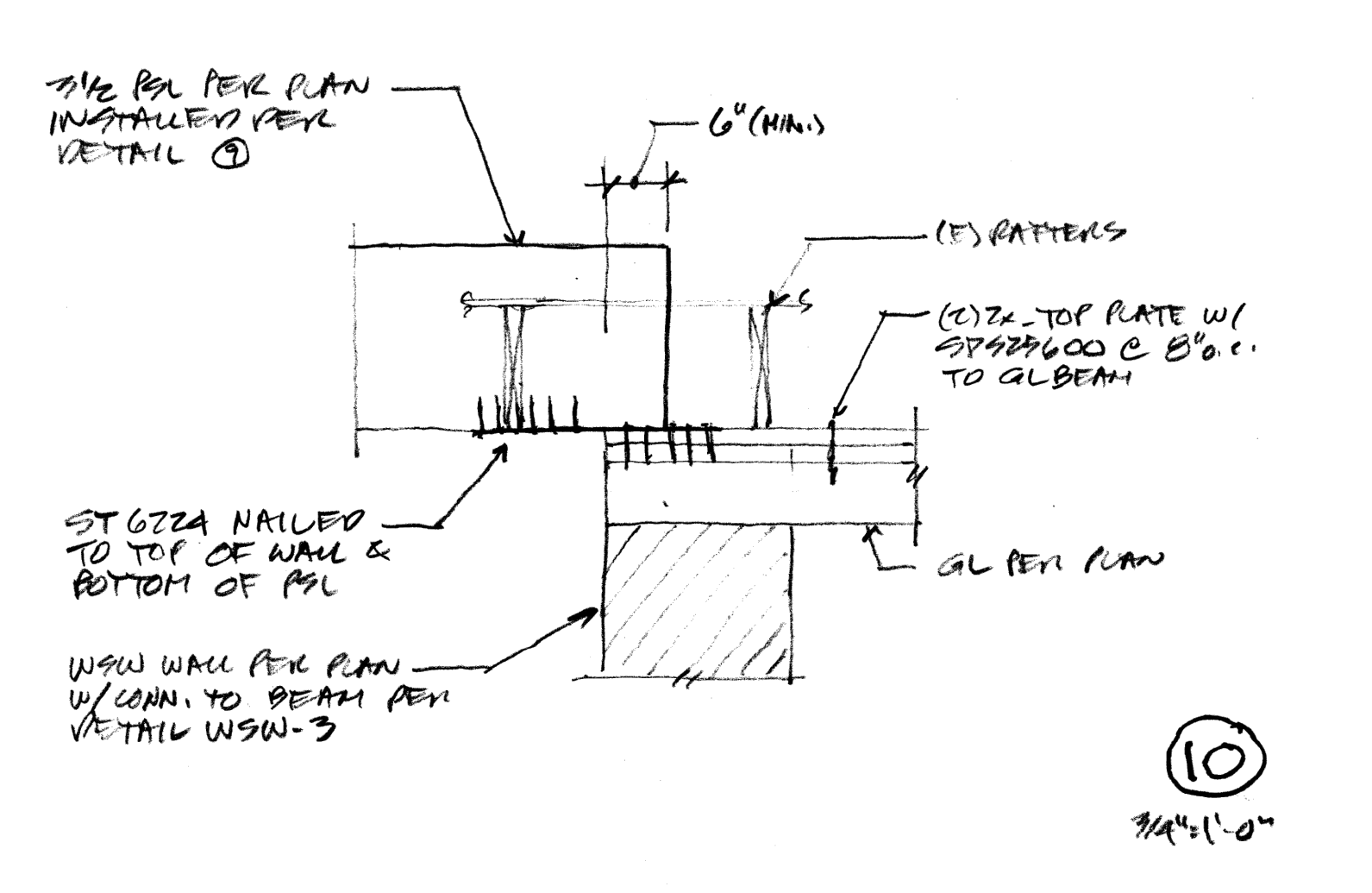
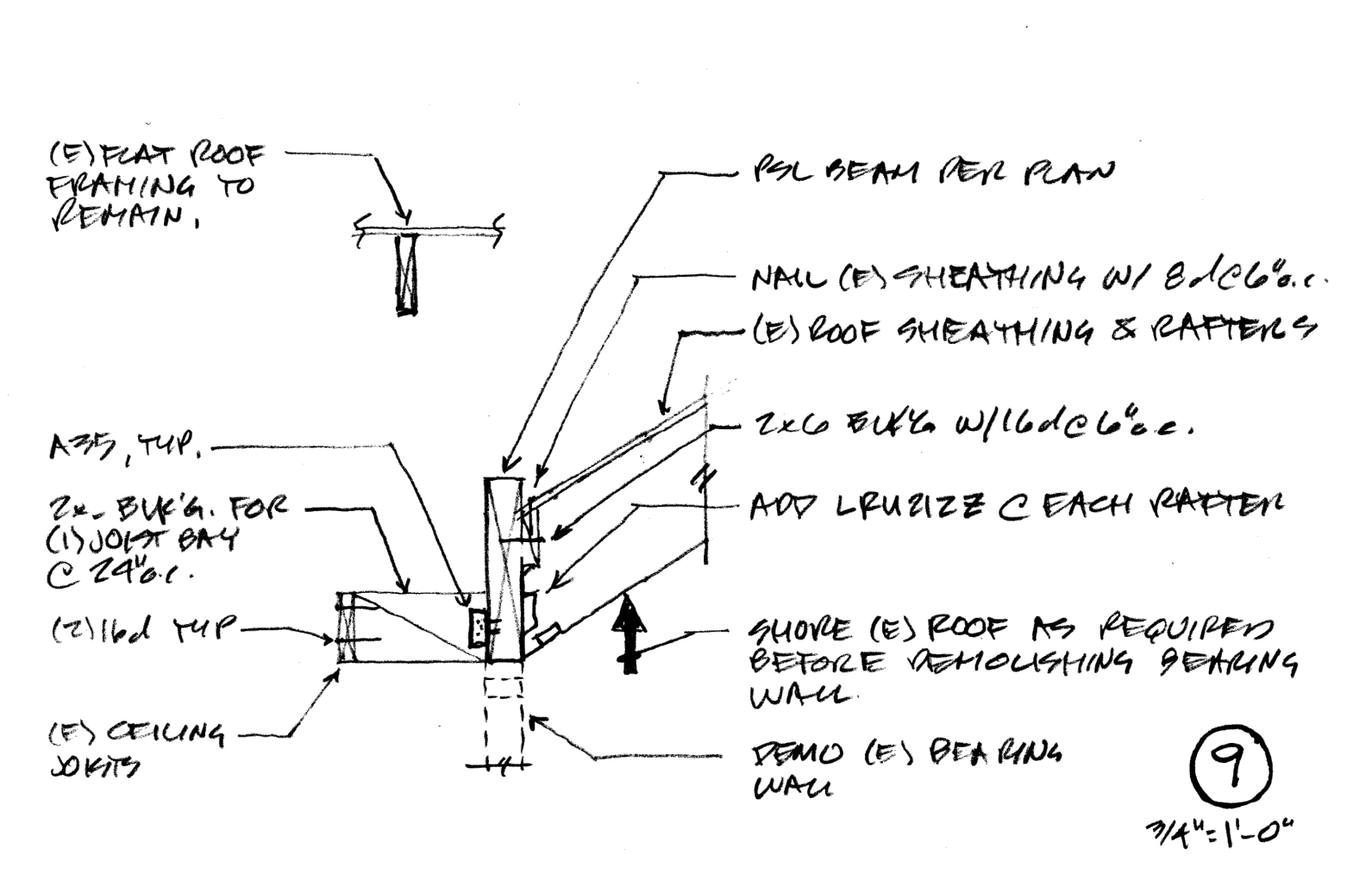
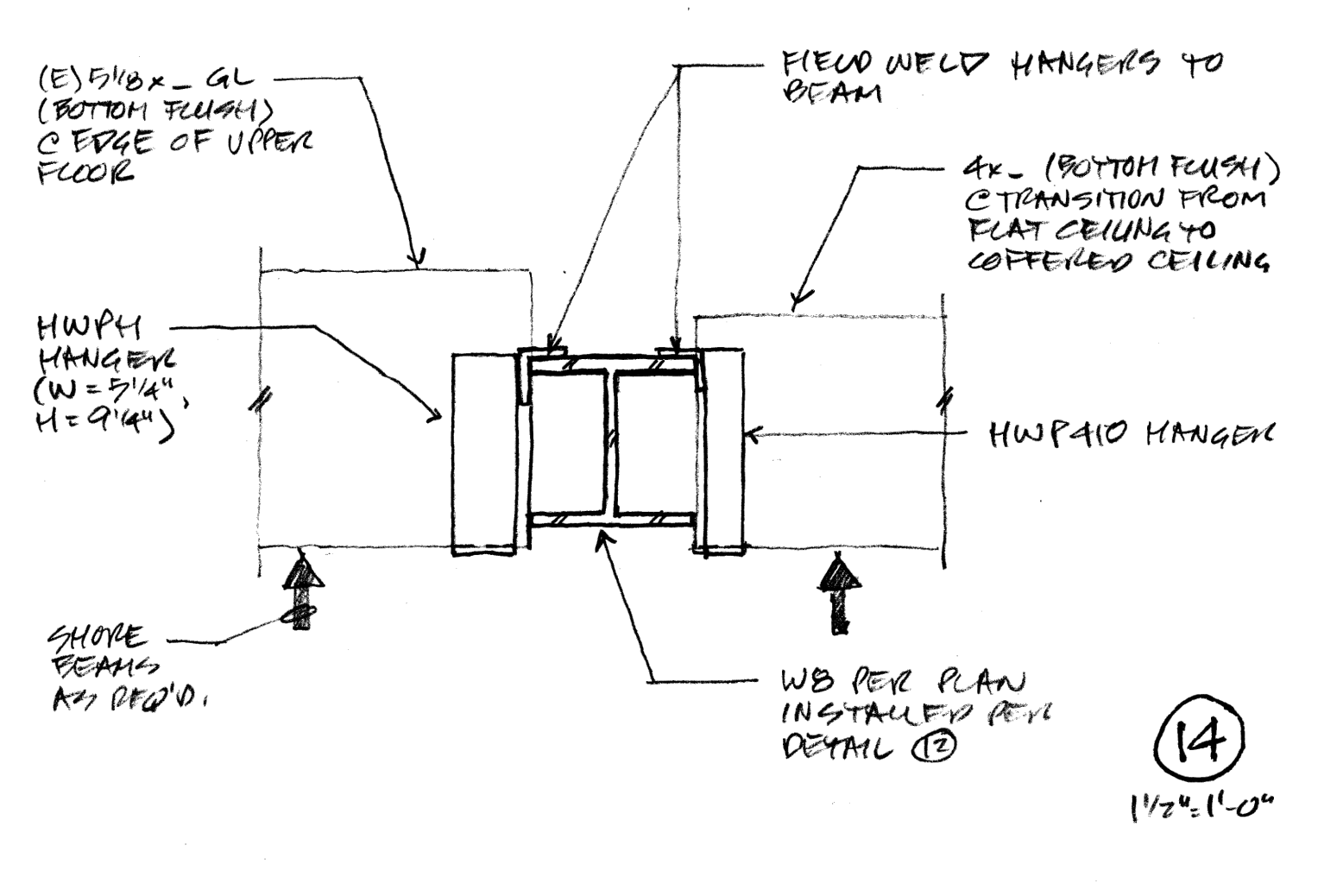
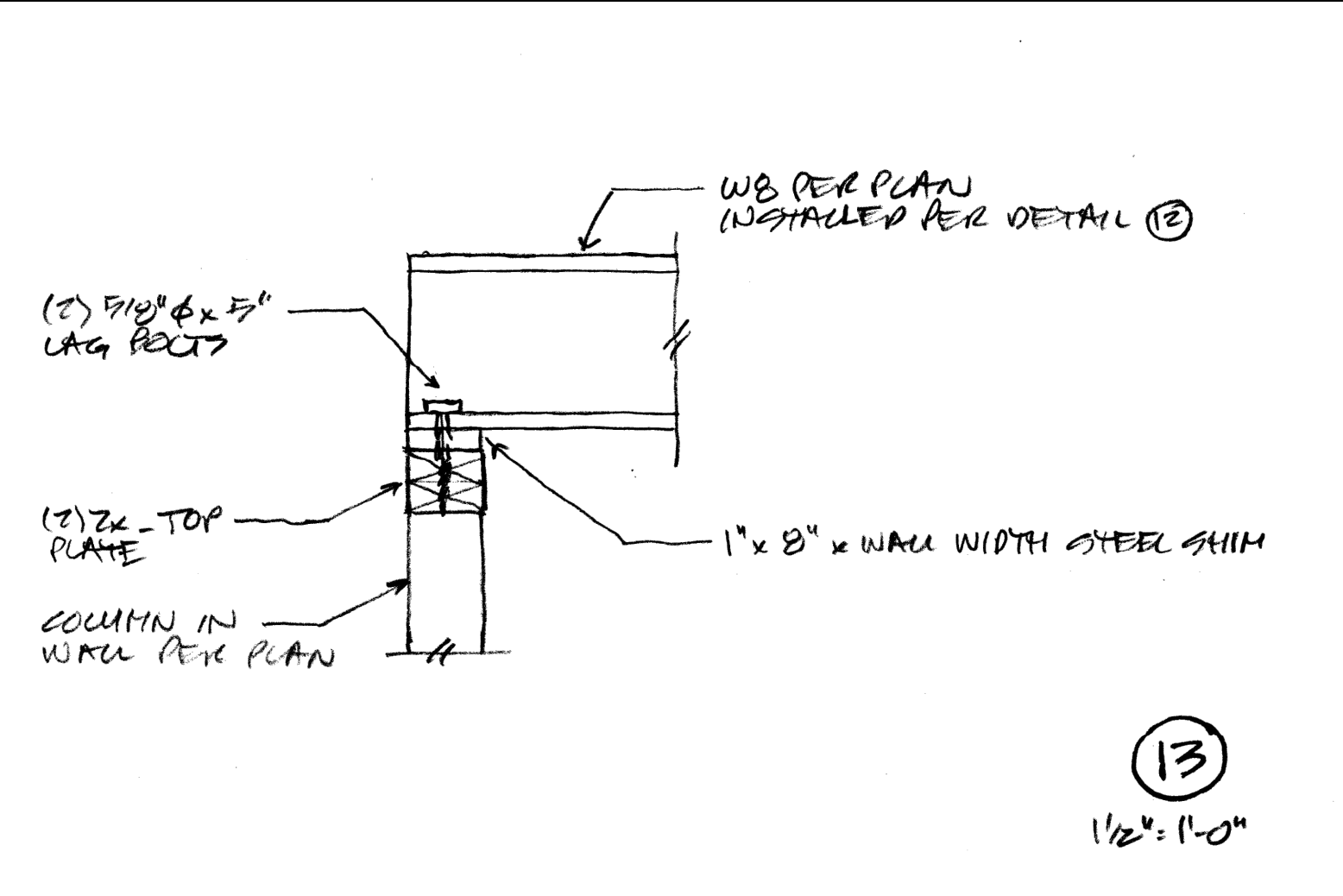
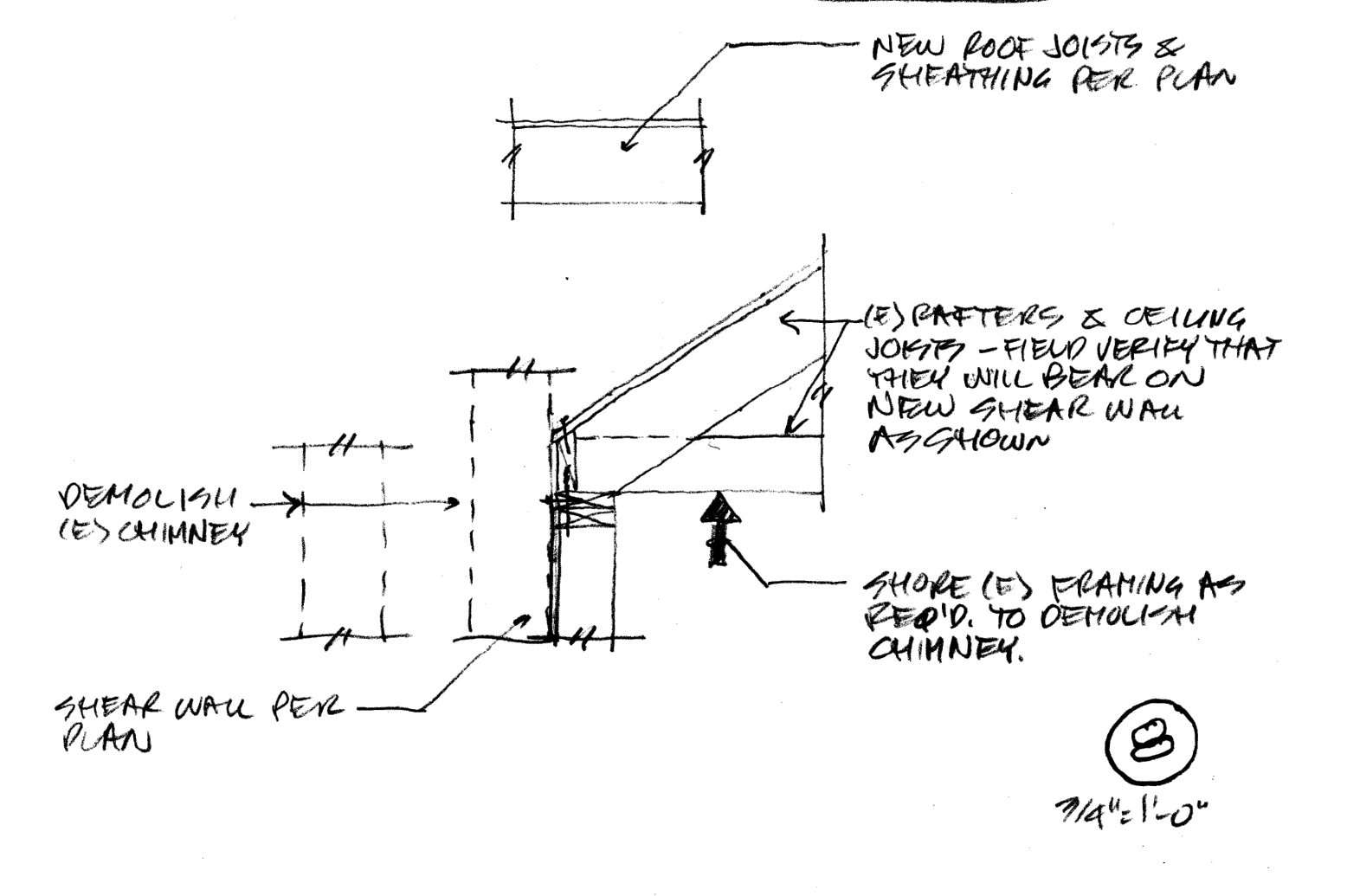
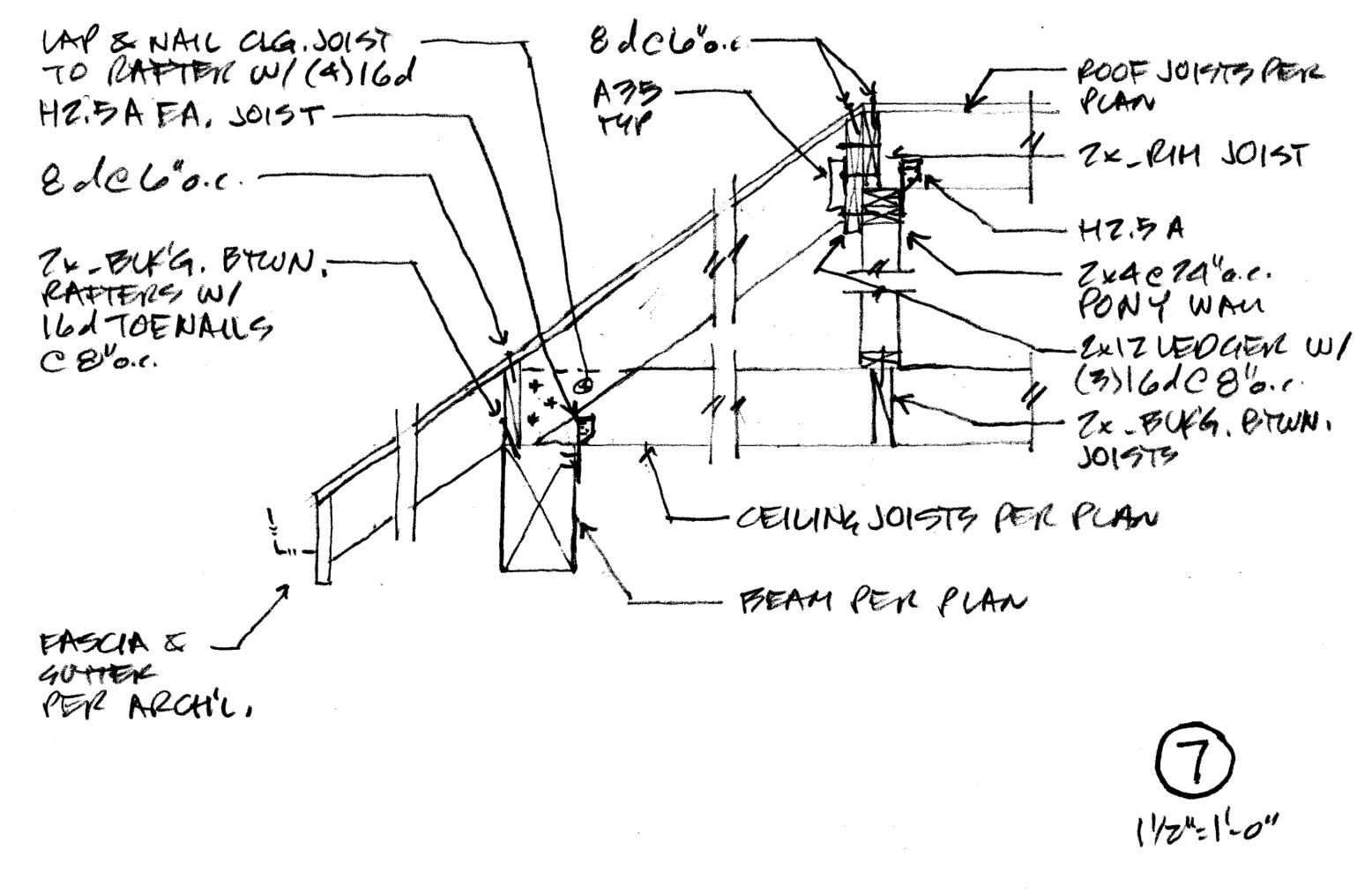
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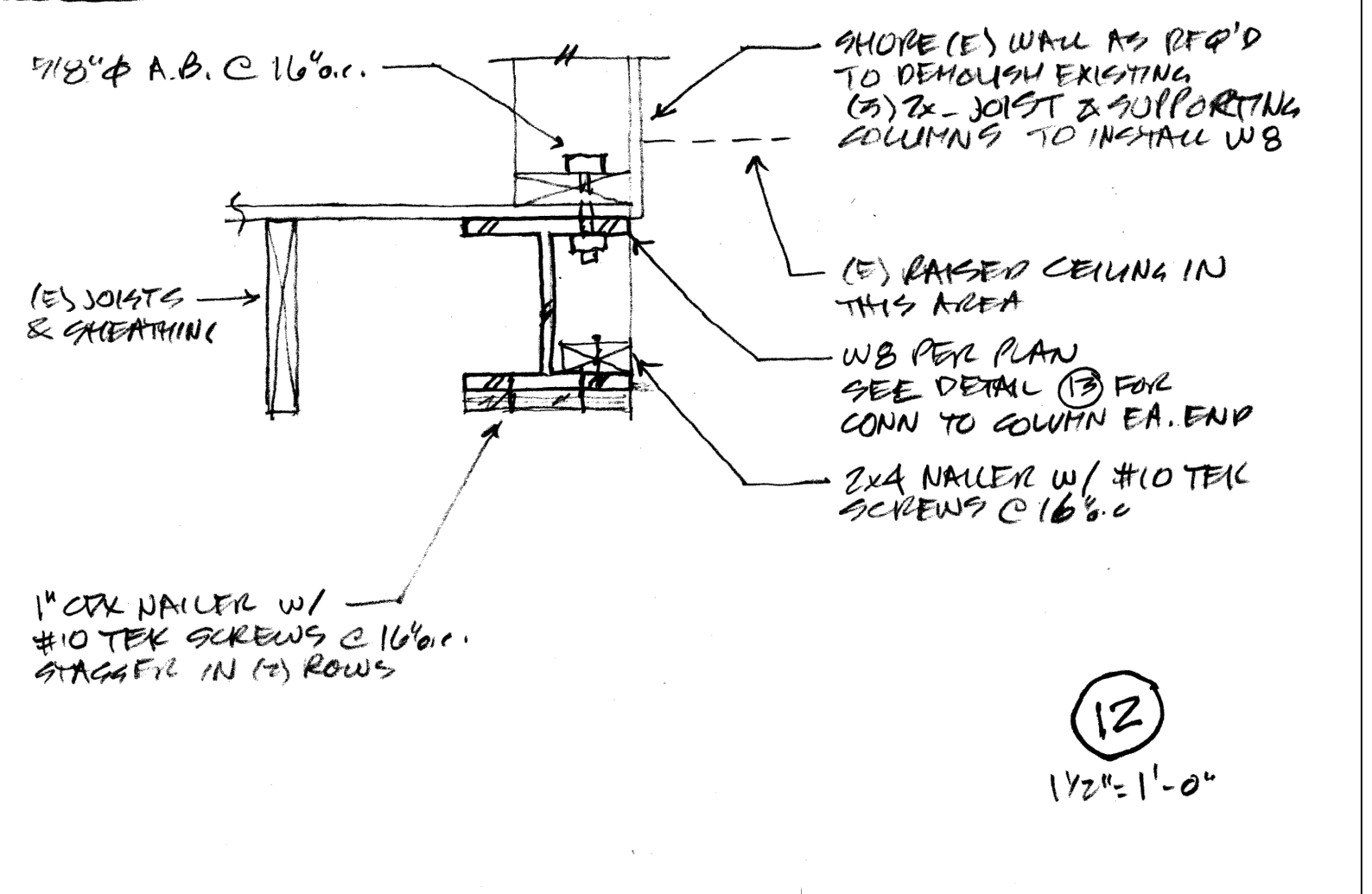
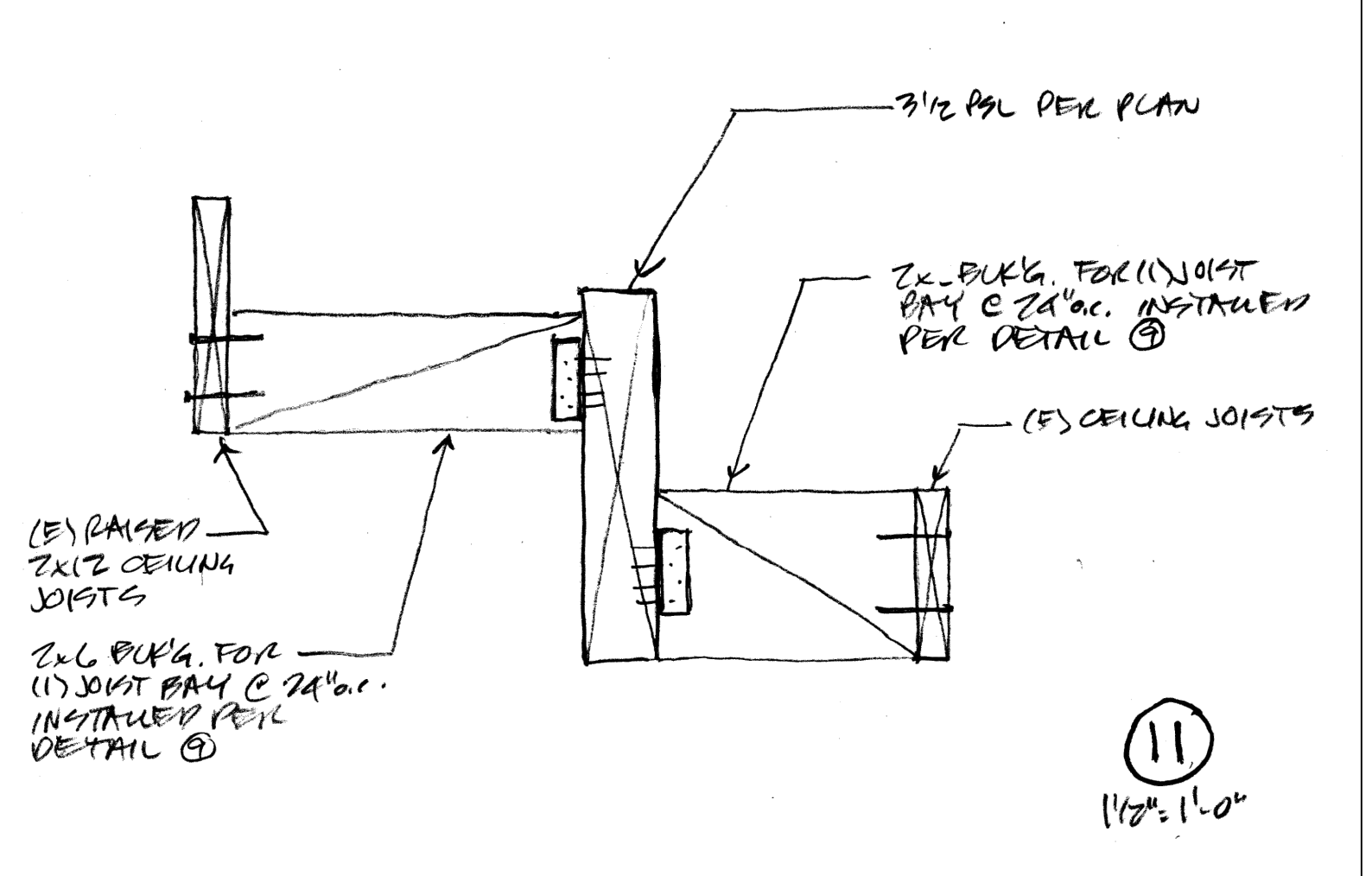


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project: _____ date: _____
 client: _____ proj #: _____
 sheet: _____



SHEAR WALL SCHEDULE

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BOTTOM PLATE CONNECTION	
			SELF DRILLING SCREW OPTION	FRAMING CLIP OPTION	TO WOOD BELOW	TO CONCRETE BELOW
SW1 ①	1/2" CDX (2416) PLY.	B.d @ 6"o.c.	16"o.c.	24"o.c.	SDS25A12 @ 16"o.c.	5/8" φ @ 18"
SW2 ①	1/2" CDX (2416) PLY.	B.d @ 4"o.c.	10"o.c.	16"o.c.	SDS25A12 @ 10"o.c.	1/2" φ @ 32"o.c.
SW3 ②	1/2" CDX (2416) PLY.	B.d @ 3"o.c.	8"o.c.	12"o.c.	SDS25A12 @ 8"o.c.	5/8" φ @ 24"o.c.
SW4 ②	1/2" CDX (2416) PLY.	B.d @ 2"o.c.	6"o.c.	8"o.c.	SDS25A12 @ 6"o.c.	5/8" φ @ 16"o.c.

- #### SHEAR WALL SCHEDULE NOTES
- SW1 & SW2 WALLS SHALL BE FRAMED WITH 2x STUDS @ 16"o.c. WITH DOUBLE STUDS (MIN.) AT EACH END, 2x BOTTOM PLATE AND (2) 2x TOP PLATE.
 - SW3 & SW4 WALLS SHALL BE FRAMED WITH 2x STUDS @ 16"o.c. WITH DOUBLE STUDS AT ALL VERTICAL PLYWOOD JOINTS (SEE DETAIL A) & DOUBLE STUDS (MIN.) AT EACH END, 2x BOTTOM PLATE AND (2) 2x TOP PLATE.
 - O.S.B. OF EQUIVALENT NOMINAL THICKNESS AND SPAN RATING MY BE SUBSTITUTED WITH ARCHITECT'S PRE-APPROVAL.
 - 8d NAILS SHALL BE 0.131"Ø x 2 1/2" (COMMON). 10d NAILS SHALL BE 0.148"Ø x 3" (COMMON). 16d NAILS SHALL BE 0.135"Ø x 3 1/2" (BOX).
 - PROVIDE BLOCKING PER DETAIL P AT ALL UNFRAMED HORIZONTAL JOINTS IN SHEAR WALL. NAIL @ 12"o.c. TO ALL INTERMEDIATE FRAMING.
 - SEE DETAIL C FOR TOP PLATE CONNECTION SIZES AND OPTIONS.
 - SEE DETAIL P FOR BOTTOM PLATE CONNECTION TO WOOD.