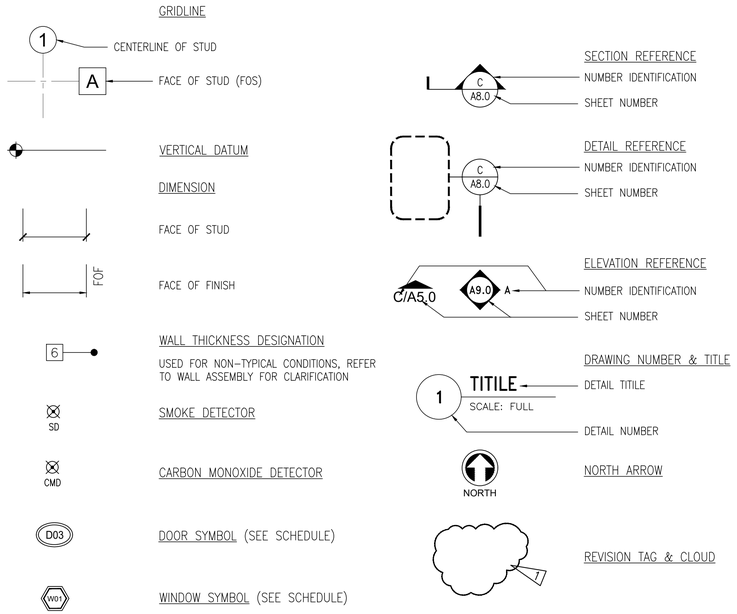
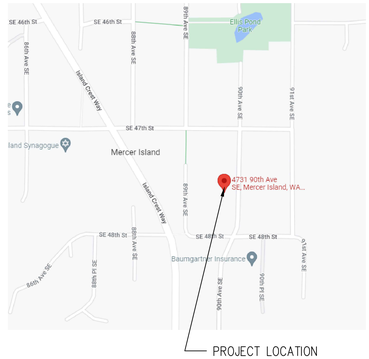
Selby Primary Suite & Garage Addition

ABBREVIATIONS:

ABV	ABOVE	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	LBS	POUNDS
BLDG	BUILDING	LF	LINEAR FEET
BLKG	BLOCKING	LO	LOW
BM	BEAM	MAX	MAXIMUM
BOT	BOTTOM	MFR	MANUFACTURER
CIPC	CAST-IN-PLACE CONCRETE	MIN	MINIMUM
℄	CENTERLINE	(N)	NEW
CLG	CEILING	N/A	NOT APPLICABLE
CLR	CLEAR	NIC	NOT IN CONTRACT
CMD	CARBON MONOXIDE DETECTOR	O/	OVER
CO	CLEANOUT	OC	ON CENTER
CONC	CONCRETE	OG	OBSCURE GLAZING
CONT	CONTINUOUS	OH	OVERHANG
D	DRYER	P.L.	PROPERTY LINE
DBLE	DOUBLE	PL	PLATE
DEMO	DEMOLISH	PT	POINT
DIA	DIAMETER	PTW	PRESERVATIVE TREATED WOOD
DN	DOWN	REBAR	REINFORCEMENT BAR
DP	DEEP	REFR	REFRIGERATOR
DP	DIMENSION POINT	REQD	REQUIRED
DS	DOWNSPOUT	REQTS	REQUIREMENTS
DTL	DETAIL	RAFT	RAFTER
DW	DISHWASHER	RO	ROUGH OPENING
(E)	EXISTING	R.O.W.	RIGHT-OF-WAY
EA	EACH	RFT	RIP-TO-FIT
ELEV	ELEVATION	RTS	RIP-TO-SLOPE
EQ	EQUAL	RV	RIM VENT
EXT	EXTERIOR	SC	SOLID CORNER
EW	EACH WAY	SD	SMOKE DETECTOR
*EW	EGRESS WINDOW	SF	SQUARE FEET
FDN	FOUNDATION	SG	SAFETY GLAZING
FG	FINISH GRADE	SHWR	SHOWER
FIN	FINISH	SIM	SIMILAR
FL	FLUSH	SPEC	SPECIFICATIONS
FLR	FLOOR	SQ FT	SQUARE FEET
FOF	FACE OF FINISH	SQ IN	SQUARE INCHES
FOS	FACE OF STUD	STD	STANDARD
FRMG	FRAMING	SUBFLR	SUBFLOOR
FRZR	FREEZER	T&G	TONGUE & GROOVE
FT	FOOT	THK	THICK
FTG	FOOTING	TOPO	TOPOGRAPHY
FV	FIELD VERIFY	TOW	TOP OF WALL
FV	FOUNDATION VENT	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GB	GYPSUM BOARD	VTO	VENT TO OUTSIDE
GLB	GLULAM BEAM	w	WIDE
GSM	GALVANIZED SHEET METAL	W	WASHER
HDR	HEADER	W/	WITH
HGR	HANGER	WC	WATER CLOSET
h	HIGH	WFC	WOOD FRAME CONSTRUCTION
HT	HEIGHT	WH	WATER HEATER
HVAC	HEATING, VENTILATION, & AIR-CONDITIONING	WIC	WALK-IN-CLOSET
		WP	WORK POINT
IG	INSULATED GLASS	WWF	WELDED WIRE FABRIC
INT	INTERIOR		

SYMBOL LEGEND:





VICINITY PLAN:

SCALE: NOT TO SCALE

N

SITE LOT AREA

LOT AREA: (0.23 ACRES) 10,125 S.F.

BUILDING THERMAL ENVELOPE PRESCRIPTIVE METHOD:

2021 WASHINGTON STATE ENERGY CODE (WAC 51-11R-40211)
PRESCRIPTIVE COMPONENT TABLE R402.1.1 – ZONE 5 AND MARINE 4

TABLE R402.1.3
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENTS[a]

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor[b, j]	0.30
Skylight[b] U-Factor	0.50
Ceiling R-Value[e]	60
Wood Frame Wall[g, i] R-Value	20+5 or 13+10
Floor R-Value	30
Below-Grade[c, h] Wall R-value	10/15/21 int + 5TB
Slab[d, f] R-Value & Depth	10, 4 ft

a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix A Table A101.4 of chapter 51-11C WAC shall not be less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights.
c. "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.
h. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.
i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.
j. A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

1

A NFPA 13D Fire Sprinkler System in compliance with NFPA 13D and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required

ENERGY CREDITS CODE COMPLIANCE NOTES:

2021 WASHINGTON STATE ENERGY CODE CHAPTER 4
ADDITIONAL ENERGY EFFICIENCY REQUIREMENT PER SECTION R406.3

PROJECT TO MEET "LESS THAN 500 SF" REQUIREMENTS OF 2.0 CREDITS

Washington Energy Code – Additional Energy Requirements

1	**Small dwelling unit** Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.	5.0 Credits required
2	**Medium dwelling unit** All dwelling units that are not included in #1, #3 or #4.	8.0 Credits required
3	**Large dwelling unit** Dwelling units exceeding 5000 square feet of conditioned floor area.	9.0 Credits required
4	**Dwelling units serving R-2 occupancies** See Section R401.1 and residential building in Section R202 for Group R-2 scope.	6.5 Credits required
5	**Additions 150 square feet to 500 square feet:** Additions 150 square feet to 500 square feet.	**2.0 Credits required**

Option	Type	Description	Credits	Notes
3.1	Energy Credits - Table R406.3	Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% or Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.	1.0	Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95%
5.4	Energy Credits - Table R406.3	Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.91 or Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 CertifieWater heater heated by ground source heat pump meeting the requirements of Option 3.4.d Solar Water Heating System or Water heater heated by ground source heat pump meeting the requirements of Option 3.4.	1.0	Energy Star rated gas or propane water heater with a minimum UEF of 0.91
			2.0	**Total Credits**

PROJECT CONTACT INFORMATION:

OWNER:	APPLICANT:	CONTRACTOR:
SELBY TREVOR J+SANDRA E	DYNA BUILDERS	DYNA BUILDERS
4731 90TH AVE SE,	1537 NW BALLARD WAY	1537 NW BALLARD WAY
Mercer Island , WA, 98040	Seattle, WA 98107	Seattle, WA 98107

PROJECT PROPERTY INFORMATION:

PROJECT ADDRESS:
4731 90th Ave SE
Mercer Island, WA 98040

LEGAL DESCRIPTION:
ALLVIEW HEIGHTS ADD TGW POR VAC ALLEY ADJ
PLat Block: 15
Plat Lot: 5

ASSESSOR'S TAX NUMBER: 019110-1145

LAND USE ZONE: R-9.6

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE ALTERATION WITH GARAGE AND PRIMARY SUITE ADDITION.

CODE INFORMATION:

APPLICABLE CODES (AS AMENDED BY WA STATE, COUNTY & LOCAL JURISDICTION):
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 NATIONAL ELECTRICAL CODE
2021 UNIFORM PLUMBING CODE (UPC)
MECHANICAL CODE PER 2021 (IRC)
WASHINGTON STATE ENERGY CODE, 2021 EDITION (WSEC)
WASHINGTON STATE MECHANICAL VENTILATION SECTION M1505 (WAC 51-51-1505)
OCCUPANCY: GROUP R-3 (SINGLE-FAMILY RESIDENTIAL)

NOTE: IF REQUIRED PER SCOPE OF PROJECT

ELECTRICAL PLAN AND SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

PLUMBING PLAN AND SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

HEATING & MECHANICAL VENTILATION SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

ELECTRICAL, PLUMBING & HVAC TO BE UNDER SEPARATE PERMIT SUBMITTAL.

PROJECT SQUARE FOOTAGES:

EXISTING RESIDENCE	
(E) 1ST FLOOR AREA:	1,850 SF
EXISTING TOTAL LIVING AREA:	1,850 SF
PROPOSED RESIDENCE	
(E) 1ST FLOOR AREA:	1,850 SF
PROPOSED ENTRY ADDITION:	30 SF
PROPOSED PRIMARY SUITE ADDITION:	450 SF
PROPOSED GARAGE (UNCONDITIONED):	396 SF
PROPOSED TOTAL LIVING AREA:	2,330 SF

DRAWING INDEX

T 1.0	Cover Sheet, Project Information
Survey	Topographic Survey
T 2.0	TESC Plan
T 3.0	Site Plan, Site Development Calcs
T 4.0	Tree Replacement Site Plan, GFA Calcs
A 0.0	Code Notes
A 1.0	Demo Plan
A 2.0	Foundation Plan, Main for Framing Plan
A 3.0	Floor Plan
A 4.0	Roof Plan
A 5.0	Exterior Elevations
A 6.0	Exterior Elevations, Sections
D 1.0	Schedules and Details
D 2.0	Details
D 3.0	Deck Schedules & Details
D 4.0	Simpson Strong-Tie Details
S 1.1	Structural General Notes
S 1.2	Shearwall Schedule & Notes
S 1.3	Hold Down Schedule & Notes
S 1.4	Special Inspection Tables
S 2.1	Foundation & Main Floor Framing Plan
S 2.2	Roof Framing Plan
S 6.1	Foundation Details
S 7.1	Simpson WSWH Details
S 7.2	Simpson WSWH Details
S 7.3	Simpson WSWH Details
S 9.1	Framing Details

dyna BUILDERS
1537 NW Ballard Way
Seattle, WA 98107
(206) 297-6369
www.dyna.builders

Selby
Residence
4731 90th Ave SE
Mercer Island, WA 98199

Residential Remodel

Permit Corrections
August 29, 2024

Revisions

No.	Date	Revision Notes
1	8/29/24	Permit Corrections

Print Log

No.	Date	Issue Notes

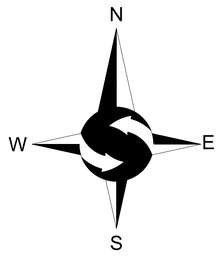
Jurisdiction Approval

Cover Sheet, Project Information

T 1.0

Selby
Selby-2024.vwx

8/29/24



GRAPHIC SCALE

5 0 5 10 20

1 INCH = 10 FT.

LEGEND

FOUND REBAR AS DESCRIBED	OVERHEAD POWER
FOUND TACK & LEAD	WOOD FENCE
SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP	CONCRETE WALL
POWER METER	BRICK SURFACE
GAS METER	ASPHALT SURFACE
HVAC UNIT	CONCRETE SURFACE
UTILITY POLE	GRAVEL SURFACE
CATCH BASIN	CE CEDAR
SANITARY SEWER MANHOLE	DF DOUGLAS FIR
SIGN	DS DECIDUOUS
MAILBOX	MP MAPLE
LIGHT POLE	* INDICATES MULTI-TRUNK
SS APPROXIMATE LOCATION SANITARY SEWER LINE	
SD APPROXIMATE LOCATION STORM DRAIN LINE	
W APPROXIMATE LOCATION UNDERGROUND WATER LINE	

LEGAL DESCRIPTION

LOT 5, BLOCK 15, ALLVIEW HEIGHTS ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE VACATED ALLEY THAT WOULD ATTACH BY OPERATION OF LAW AS DISCLOSED BY CITY OF MERCER ISLAND ORDINANCE NUMBER 432 RECORDED UNDER RECORDING NUMBER 7705260901.

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

BASIS OF BEARINGS

RECORD OF SURVEY FOR SOMASUNDARAM BY TERRANE, UNDER RECORDING NUMBER 20200911900049, RECORDS OF KING COUNTY, WASHINGTON. ACCPETD A BEARING OF N 01°02'16"E FOR THE CENTERLINE OF 90TH AVENUE E.

REFERENCES

RECORD OF SURVEY : 1991101039003
RECORD OF SURVEY : 20131220900005
RECORD OF SURVEY : 20180417900030
RECORD OF SURVEY : 20200911900049

PROJECT INFORMATION

PROPERTY OWNER:	TREVOR & SANDRA SELBY 4731 90TH AVENUE SE MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	019110-1145
PROJECT ADDRESS:	4731 90TH AVENUE SE MERCER ISLAND, WA 98040
ZONING:	R-9.6
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	10,125 S.F. (0.232 ACRES) AS SURVEYED

GENERAL NOTES

1. 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.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY AND AUGUST 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. 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.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

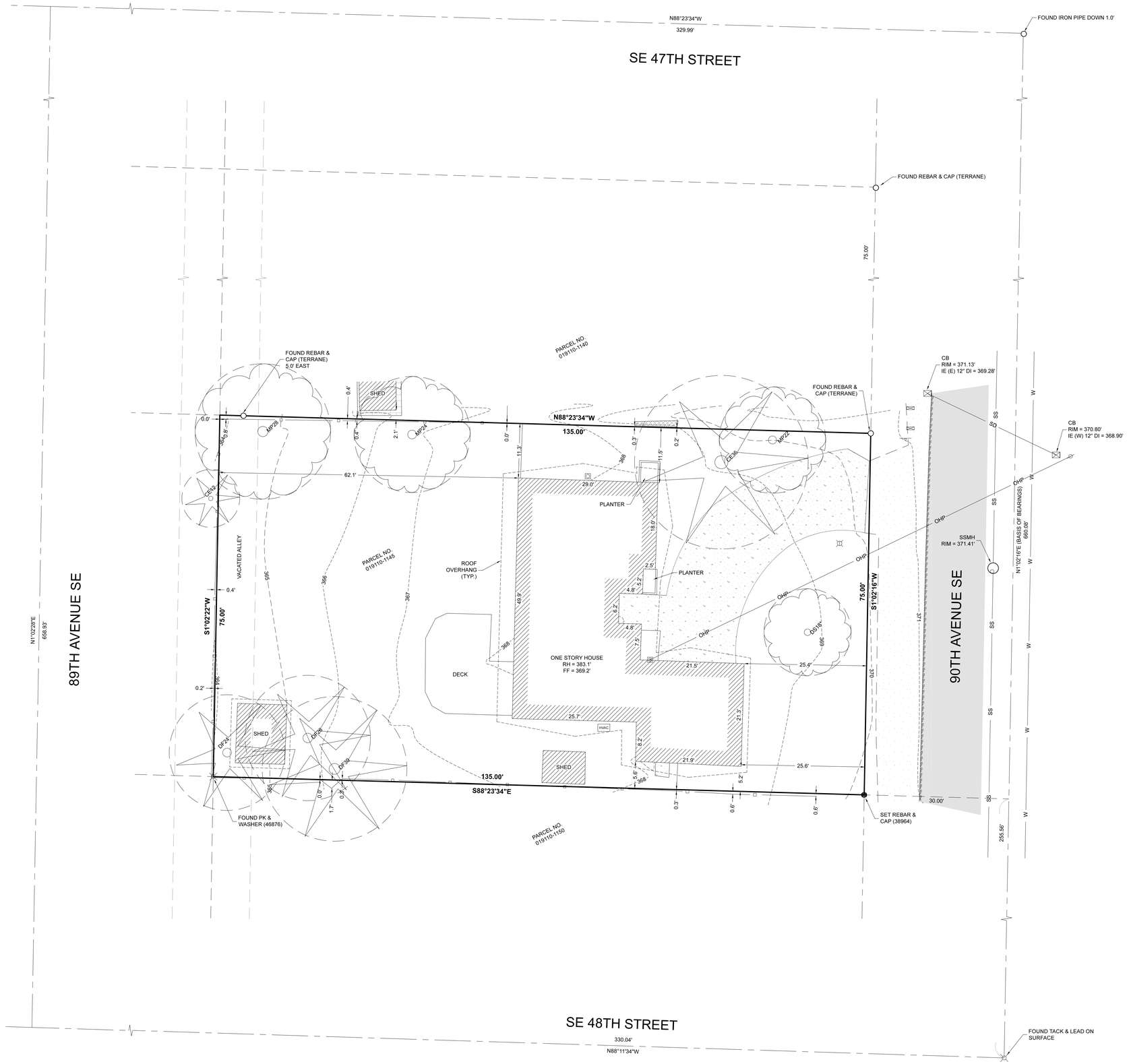
VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.

DATUM - 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, SW 1/4, SEC 18, TWP 24N, RNG 5E, W.M.

Site Surveying, Inc.
21923 NE 11th Street Sammamish, WA 98074
Phone: 425.298.4412
www.sitesurveymapping.com

WOLDENDORF SURVEYOR GARY N. SWOHL PROFESSIONAL LAND WASHINGTON 38964 REGISTERED

REVISION	DRN	DATE

TOPOGRAPHIC SURVEY

SANDRA AND TREVOR SELBY
4731 90TH AVENUE SE
MERCER ISLAND, WA 98040

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PROJECT NO. 22-184

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 8/9/2022

SHEET 1 OF 1

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

1. VERITY WITH LOCAL JURISDICTION IF A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.
2. BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
3. THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
4. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
5. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. VERIFY WITH LOCAL JURISDICTION FOR COMPLIANCE REQUIREMENTS.
6. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS.
7. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
8. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
9. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

THIS PLAN IS REQUIRED FOR ALL PROJECTS WITH GREATER THAN 750 SQUARE FEET OF LAND DISTURBING ACTIVITIES.

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPS) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW.

THE BMPS SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPS ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

- LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE WITHIN THE SITE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA). SEE DEFINITIONS BELOW. DO NOT REFERENCE AN ALTERNATE PLAN SHEET.

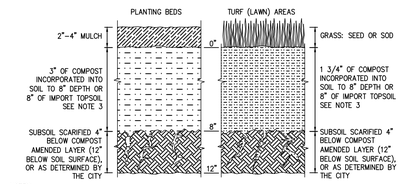
DEFINITIONS:

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. THIS WILL BE MONITORED BY THE DPD SITE INSPECTOR. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION. LABEL THESE AREAS AS (ND) IN THE PLAN VIEW.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL AND THE SUBSOIL MUST BE LOOSENED SO IT WILL PROBE TO A DEPTH OF 12 INCHES PRIOR TO SITE FINAL INSPECTION. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE. LABEL THESE AREAS AS (SA) IN THE PLAN VIEW.

ESTIMATED COMPOST REQUIRED FOR SOIL AMENDMENT

_____ (SQUARE FEET) X 0.0062 = _____ (CUBIC YARDS)
AREA REQUIRING AMENDMENT (SA) — REQUIRED COMPOST

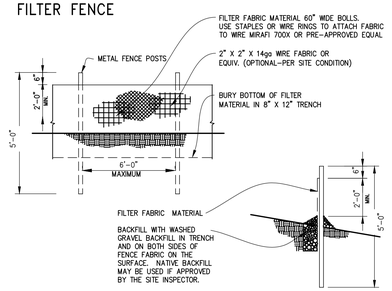
SOIL AMENDMENT



NOTES:
1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. IMPORT TOPSOIL.

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

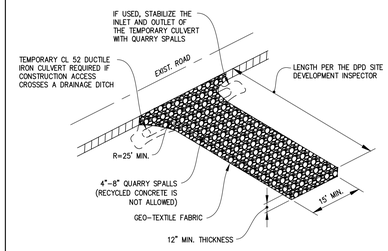
FILTER FENCE



NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: (FF)

STABILIZED CONSTRUCTION ACCESS



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: (CE)

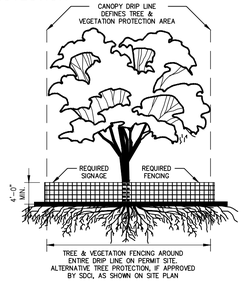
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
7. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

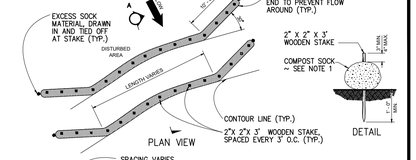
VEGETATION PROTECTION

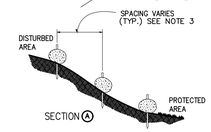
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



SYMBOL: (VEG)

COMPOST SOCK

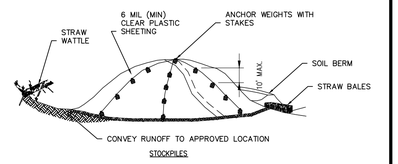




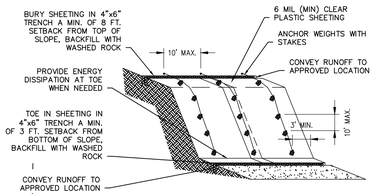
1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

SYMBOL: (CS)

STOCKPILE AND EXPOSED SLOPE COVERING

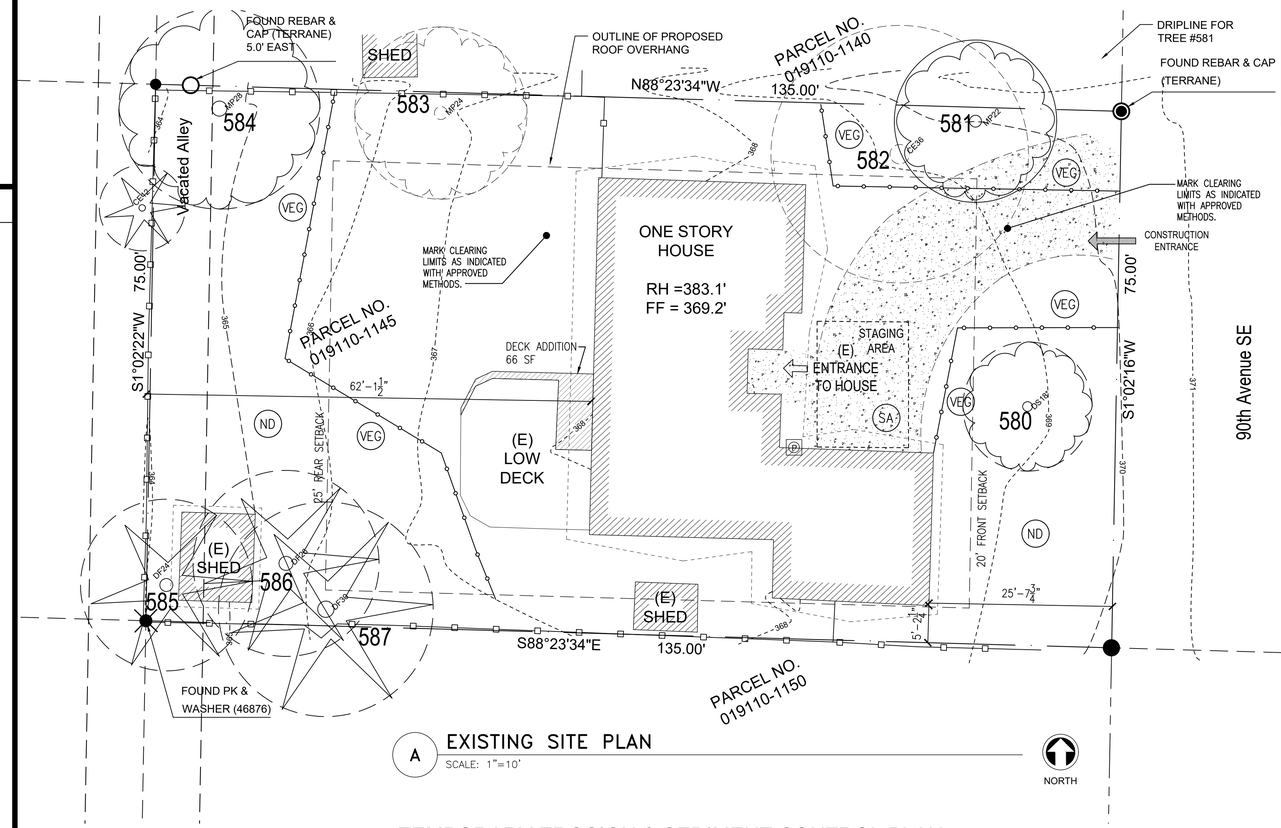


STOCKPILES



SLOPES

SYMBOL: (SP)



A EXISTING SITE PLAN
SCALE: 1"=10'

NORTH

TEMPORARY EROSION & SEDIMENT CONTROL PLAN & POST CONSTRUCTION SOIL MANAGEMENT PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

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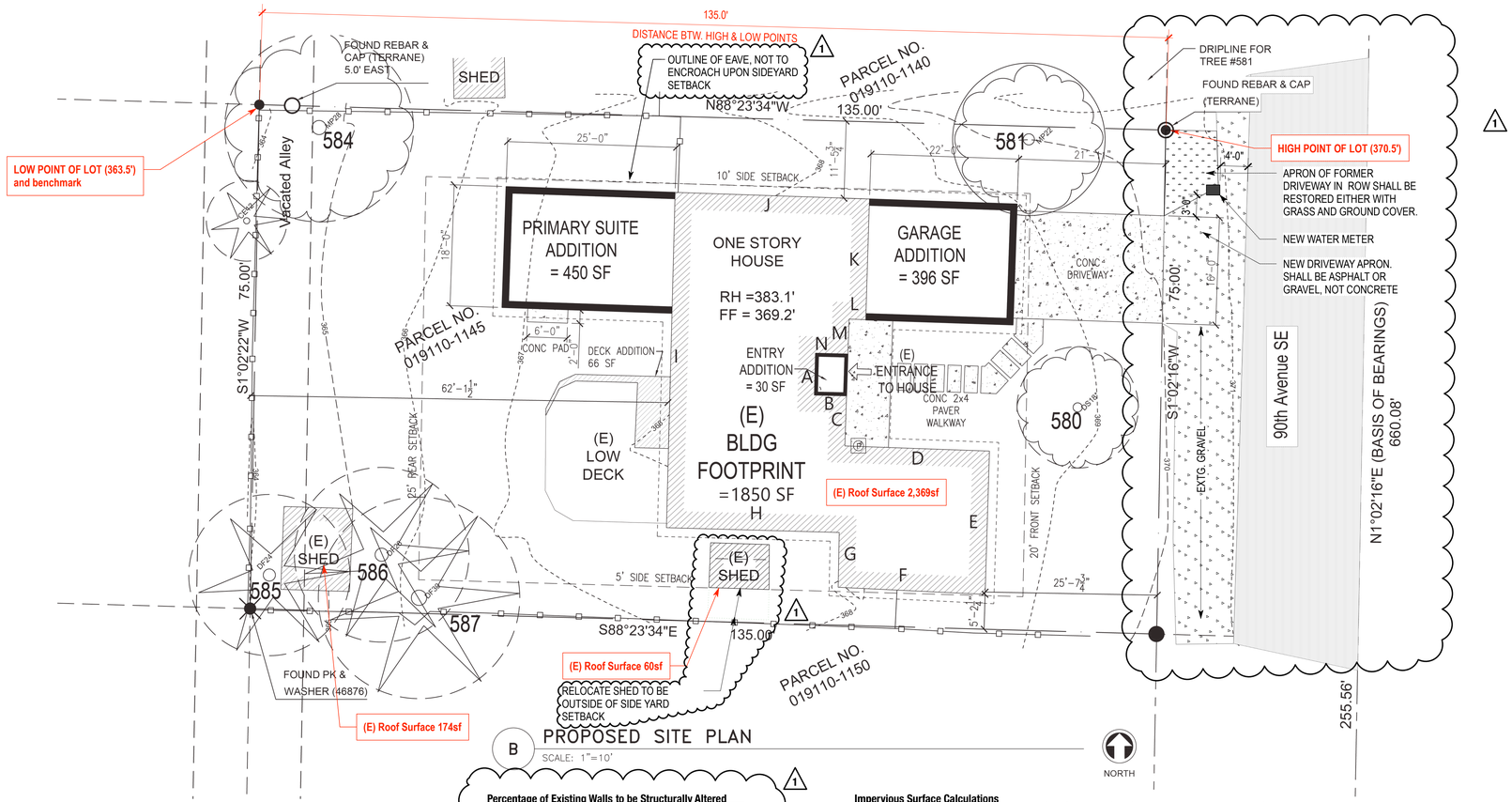
No.	Date	Issue Notes

Jurisdiction Approval

TESC PLAN

T 2.0

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8/29/24



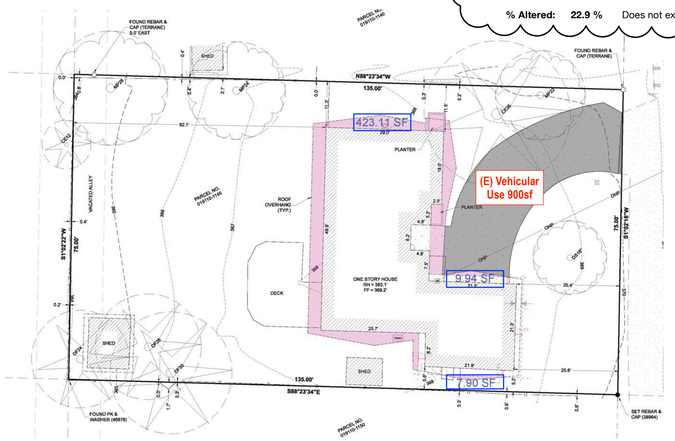
Percentage of Existing Walls to be Structurally Altered

	Existing Wall Length		Portion altered
A =	6.2 ft	A =	6.2 ft
B =	4.8 ft	B =	4.8 ft
C =	7.5 ft	C =	0.0 ft
D =	21.5 ft	D =	0.0 ft
E =	21.3 ft	E =	0.0 ft
F =	21.9 ft	F =	0.0 ft
G =	8.2 ft	G =	0.0 ft
H =	25.7 ft	H =	0.0 ft
I =	49.9 ft	I =	18.0 ft
J =	29.0 ft	J =	0.0 ft
K =	18.0 ft	K =	18.0 ft
L =	2.5 ft	L =	0.0 ft
M =	5.2 ft	M =	0.0 ft
N =	4.8 ft	N =	4.8 ft
Total:	**226.5 ft**	**Total:**	**51.8 ft**
% Altered:	**22.9 %**	Does not excede 40% threshold	

Impervious Surface Calculations

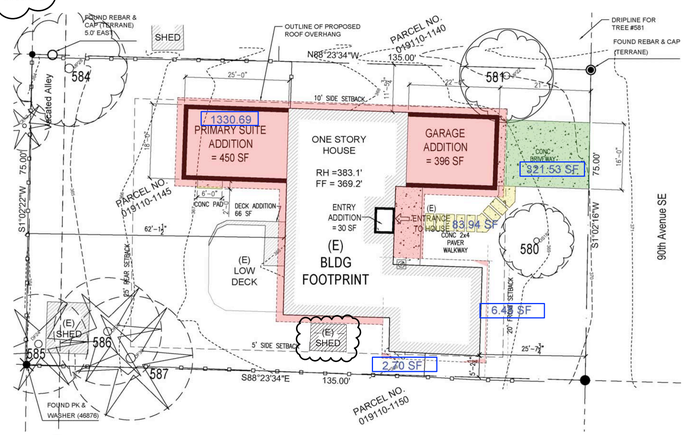
Existing Impervious Surface		
Main Structure Roof Area	2,369 sf	
Accessory Building Roof Area	234 sf	(174+60sf)
Vehicle Use Area/Entry	900 sf	
Total	3,503 sf	
Impervious Surface Removed		
Roof overhangs removed	441 sf	(423.11+9.94+7.9sf)
Vehicle Use/Entry paving removed	900 sf	
Total	-1,341 sf	
Impervious Surface Added		
Main Structure Roof Area added	1,340 sf	(1330.69+6.45+2.7sf)
Concrete Driveway added	322 sf	
Entry Walkway added	84 sf	
Total	1,745 sf	
Impervious Surface Added	1,745 sf	
Impervious Surface Removed	-1,341 sf	
Net increase in Impervious Surface Area	**404 sf**	<500sf increase in surface area

This project does not exceed the thresholds stipulated by MICC 15.09.50 (A)(1)(a), (b) or (c). Therefore drainage review is not required.



C GRAPHIC REPRESENTATION IMPERVIOUS SURFACE REMOVED

* NOT TO SCALE



D GRAPHIC REPRESENTATION IMPERVIOUS SURFACE ADDED

* NOT TO SCALE

Average Building Elevation

Midpoint Elevation		Length	
a =	368.0 ft	A =	6.2 ft
b =	368.0 ft	B =	4.8 ft
c =	368.0 ft	C =	7.5 ft
d =	368.5 ft	D =	21.5 ft
e =	368.5 ft	E =	21.3 ft
f =	368.5 ft	F =	21.9 ft
g =	368.0 ft	G =	8.2 ft
h =	367.5 ft	H =	25.7 ft
i =	367.5 ft	I =	49.9 ft
j =	368.0 ft	J =	29.0 ft
k =	368.0 ft	K =	18.0 ft
l =	368.0 ft	L =	2.5 ft
m =	368.0 ft	M =	5.2 ft
n =	368.0 ft	N =	4.8 ft

ABE: 368.0 ft

Lot Slope Calculations

Highest Elevation Point of Lot:	370.50 ft
Lowest Elevation Point of Lot:	363.50 ft
Elevation Difference:	7.00 ft
Horizontal Distance Between High and Low Points:	135.00 ft
Lot Slope %:	**5.19 %**

Lot Coverage Calculations

A. Gross Lot Area	10,125 sf
B. Net Lot Area	10,125 sf
C. Allowed Lot Coverage Area	4,050 sf
D. Allowed Lot Coverage	40 %
E. Existing Lot Coverage	
1. Main Structure Roof Area	2,369 sf
2. Accessory Building Roof Area	234 sf
3. Vehicle Use Area	900 sf
4. Covered Patios and Covered Decks	0 sf
5. Total Existing Lot Coverage	3,503 sf
F. (Total Lot Coverage Are Removed)	-1,333 sf
G. Proposed Adjustment for Single Story (Area)	0 sf
H. Proposed Adjustment for Flag Lot	0 sf
I. Total New Lot Coverage Area:	
1. Main Structure Roof Area	1,340 sf
2. Accessory Building Roof Area	0 sf
3. Vehicular Use Area	322 sf
4. Covered Patios and Decks	0 sf
5. Total New Lot Coverage Area	1,662 sf
J. Total Project Lot Coverage Area	3,832 sf
K. Proposed Lot Coverage Area = (J/B)x100	37.8 %

Hardscape Calculations

A. Gross Lot Area	10,125 sf
B. Net Lot Area	10,125 sf
C. Area Borrowed from Lot Coverage	0 sf
D. Allowed Hardscape Area = 9% of Lot Area + C	9 %
E. Allowed Hardscape Area	911 sf
F. Total Existing Hardscape Area	0 sf
1. Uncovered Decks	300 sf
2. Uncovered Patios	0 sf
3. Walkways	0 sf
4. Stairs	0 sf
5. Rockeries and Retaining Walls	6 sf
6. Other _____	0 sf
7. Total Existing Hardscape Area	306 sf
G. (Total Hardscape Area Removed)	-6 sf
H. Total New Hardscape Area	
1. Uncovered Decks	66 sf
2. Uncovered Patios	0 sf
3. Walkways	84 sf
4. Stairs	0 sf
5. Rockeries and Retaining Walls	0 sf
6. Other _____	0 sf
7. Total New Hardscape Area	150 sf
I. Total Project Hardscape Area	450 sf
J. Total Project Hardscape Area = (I/B)x100	4.4% Lot

Gross Floor Area Calculations

Building Area	Existing Area	Removed Area	New/ Addition Area	Total
Upper Floor	0 sf	0 sf	0 sf	0 sf
Main Floor	1,850 sf	262 sf	480 sf	2,068 sf
Gross Basement	0 sf	0 sf	0 sf	0 sf
Garage/Carport	0 sf	0 sf	396 sf	396 sf
Total Floor Area	**1,850 sf**	**262 sf**	**876 sf**	**2,464 sf**
Accessory Buildings	187 sf			187 sf
Accessory Dwelling Unit				0 sf
Upper Story Roofed Decks				0 sf
Basement Area Excluded				0 sf
150% GFA Modifier			262 sf	393 sf
200% GFA Modifier				0 sf
Staircase GFA Modifier				0 sf
TOTAL Building Area	**2,037 sf**	**262 sf**	**1,138 sf**	**3,044 sf**

A. Lot Area	10,125 sf
B. Zone	R9.6
[R-8.4: 40% up to 5,000 sf; R-9.6: 40% up to 8,000 sf; R-12: 40% up to 10,000 sf; R-15: 40% up to 12,000 sf]	
C. Allowed Gross Floor Area	4,050 sf
D. Allowed Gross Floor Area	40 %
E. Proposed Gross Floor Area	3,044 sf
F. Proposed Gross Floor Area	30 %

Building Height Calculations

A. Average Building Elevation (ABE) calculations located on sheet #:		T3.0
B. Allowable Building Height (ABE + 30 ft.)		398.0 ft
C. Proposed Building Height	(Existing)	385.7 ft
D. Benchmark Elevation		
E. Describe Benchmark Location (Must be undisturbed throughout project)		N/A
F. Sloping Lot (Downhill Side) - maximum height of top of exterior wall facade above lowest existing grade (30-ft max)		N/A
G. ABE and Allowable Building Height shown on elevations plan sheet #:		A5.0
H. Topo-survey Accuracy Attested on Plan Sheet #		Survey

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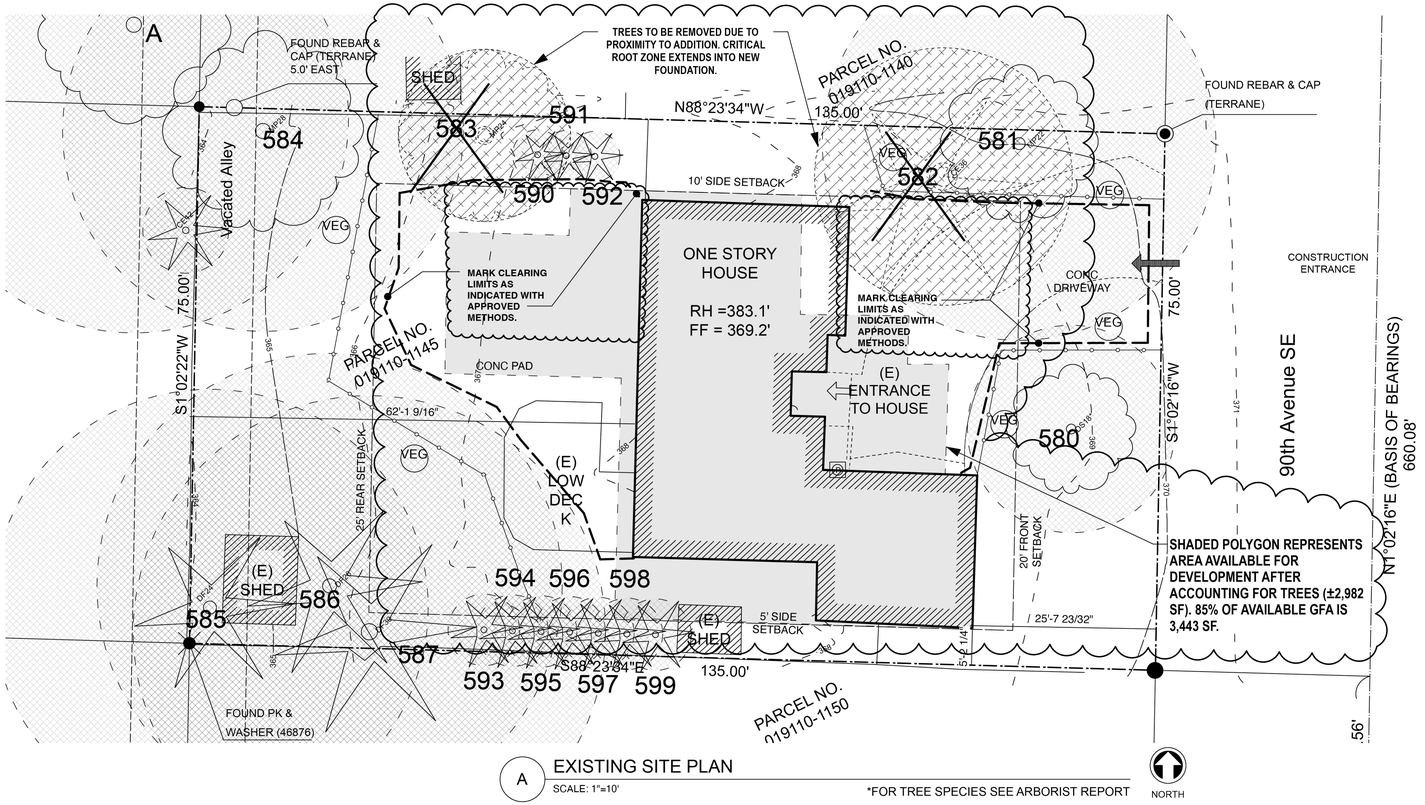
No.	Date	Issue Notes

Jurisdiction Approval

Site Plan, Site Development Calcs

T 3.0

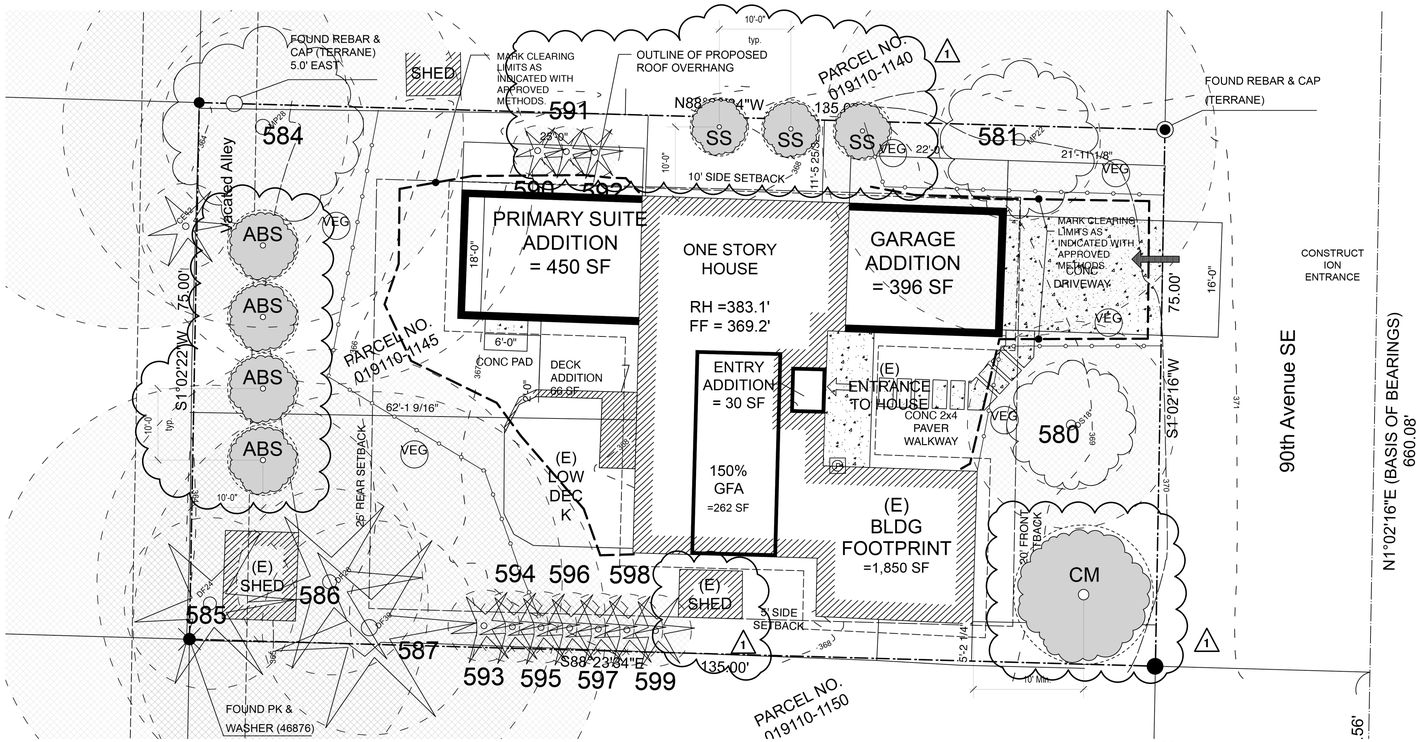
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A EXISTING SITE PLAN
SCALE: 1"=10'

*FOR TREE SPECIES SEE ARBORIST REPORT

NORTH



B PROPOSED SITE PLAN (WITH GFA MARKUP & TREE REPLACEMENT)
SCALE: 1"=10'

*FOR TREE SPECIES SEE ARBORIST REPORT

NORTH

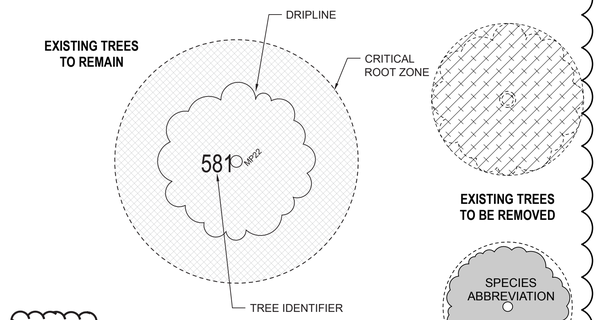
EXISTING TREE LIST

Plant #	Tree Dia 10" min	Tree Dia 24" min	Exceptional	Species	Vigor	Retained	Removed	Location
580		13,13.5,14.		*Betula pendula*	fair	x		onsite
581		27.5		*Acer platanoides'Crimson King'*	good	x		onsite
582			46	*Thuja plicata*	fair		x	onsite
583			30.5	*Acer platanoides'Crimson King'*	fair		x	onsite
584		28		*Quercus palustris*	fair	x		onsite
A			30	*Pseudotsuga menziesii*	fair	x		offsite
585			30.5	*Pseudotsuga menziesii*	fair	x		onsite
586			32.5	*Pseudotsuga menziesii*	fair	x		onsite
587			33	*Pseudotsuga menziesii*	fair	x		onsite
*590-99		3(x10)		*Cupressus x leylandii*	good	x		onsite

* planted in preparation for this project

DESIGNATION	NAME	SPECIES	SIZE	NATIVE	AMOUNT
ABS	Autumn Brilliance Serviceberries	*Amelanchier x grandiflora*	1.5-2" cal	yes	4
CM	Crepe Myrtle	*Lagerstroemia sp*	1.5-2" cal	no	1
~~GB~~	~~Maidenhair~~	~~*Ginko biloba*~~	~~2" cal~~	~~no~~	~~0~~
SS	Serbian Spruce	*Picea omorika*	8' tall	no	3
~~WAC~~	~~Weeping Alaska Cedar~~	~~*Cupressus nootkatensis*~~	~~8' tall~~	~~yes~~	~~0~~

LEGEND



NOTE: As noted in the Arborist's 8/5/2024 addendum, Drawing A illustrates "the reasoning behind the two listed tree removals. Both #582 and #583 are covered by MICC 19.10.060(3)(b) as attempting to preserve them would "limit the constructable gross floor area to less than 85 percent of the maximum gross floor areaallowed under chapter 19.02 MICC". Tree #582 triggers the essence of MICC 19.10.060(3)(c) as there is no reasonable way to access the site in order to proceed with the project without removing this tree."

1

Gross Floor Area Calculations

Building Area	Existing Area	Removed Area	New/ Addition Area	Total
Upper Floor	0 sf	0 sf	0 sf	0 sf
Main Floor	1,850 sf	262 sf	480 sf	2,068 sf
Gross Basement	0 sf	0 sf	0 sf	0 sf
Garage/Carport	0 sf	0 sf	396 sf	396 sf
Total Floor Area	**1,850 sf**	**262 sf**	**876 sf**	**2,464 sf**
Accessory Buildings	187 sf			187 sf
Accessory Dwelling Unit				0 sf
Upper Story Roofed Decks				0 sf
Basement Area Excluded				0 sf
150% GFA Modifier			262 sf	393 sf
200% GFA Modifier				0 sf
Staircase GFA Modifier				0 sf
TOTAL Building Area	**2,037 sf**	**262 sf**	**1,138 sf**	**3,044 sf**

A.	Lot Area	10,125 sf
B.	Zone	R9.6
	[R-8.4: 40% up to 5,000 sf; R-9.6: 40% up to 8,000 sf; R-12: 40% up to 10,000 sf; R-15: 40% up to 12,000 sf]	
C.	Allowed Gross Floor Area	4,050 sf
D.	Allowed Gross Floor Area	40 %
E.	Proposed Gross Floor Area	3,044 sf
F.	Proposed Gross Floor Area	30 %

85% of 4,050sf (Allowed GFA) = 3,442.5sf
Proposed GFA is 3,044sf

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Tree Replacement Site Plan

T 4.0

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WHOLE HOUSE MECHANICAL VENTILATION (M1505.4):

EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

M1505.4.1 SYSTEM DESIGN

THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM WITH SUPPLY AND EXHAUST FANS PER SECTIONS M1505.4.1.2, M1505.4.1.3, M1505.4.1.4, AND M1505.4.1.5. LOCAL EXHAUST FANS ARE PERMITTED TO SERVE AS PART OF THE WHOLE-HOUSE VENTILATION SYSTEM WHEN PROVIDED WITH THE PROPER CONTROLS PER SECTION M1505.4.2. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND/OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION M1505.4.3 AS MODIFIED BY THE WHOLE-HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M1504.5.3.1 WHERE APPLICABLE. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M1505.4.2 UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS PER SECTION M1505.4.3.2.

M1505.4.2 SYSTEM CONTROLS

1. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING:
2. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT ARE READILY ACCESSIBLE BY THE OCCUPANT; WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATING THEIR FUNCTION. RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: "LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR." MANUAL CONTROLS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT;
3. WHOLE-HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS AND SIZING ARE PROVIDED PER SECTION M1505.4.3.2.

M1505.4.3 MECHANICAL VENTILATION RATE

THE WHOLEHOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1. VENTILATION RATE IN CUBIC FEET PER MINUTE = (0.01 x TOTAL SQUARE FOOT AREA OF HOUSE) + [7.5 x (NUMBER OF BEDROOMS + 1)] BUT NOT LESS THAN 30 CFM FOR EACH DWELLING UNIT.

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2	3	4	5 OR MORE
	AIRFLOW IN CFM				
< 500	30	30	35	45	50
501-1,000	30	35	40	50	55
1,001-1,500	30	40	45	55	60
1,501-2,000	35	45	50	60	65
2,001-2,500	40	50	55	65	70
2,501-3,000	45	55	60	70	75
3,001-3,500	50	60	65	75	80
3,501-4,000	55	65	70	80	85
4,001-4,500	60	70	75	85	90
4,501-5,000	65	75	80	90	95

For SI: 1 square foot = 0.0929 m2, 1 cubic foot per minute = 0.0004719 m^3/s.

TABLE M1505.4.3(2)
SYSTEM COEFFICIENT C_{SYSTEM})

SYSTEM TYPE	DISTRIBUTED	NOT DISTRIBUTED
BALANCE	1.0	1.25
NOT BALANCED	1.25	1.5

TABLE M1505.4.3(3)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS[a, b]

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	50%	66%	75%	100%
FACTOR[a]	2	1.5	1.3	1.0

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

b. Extrapolation beyond the table is prohibited.

M1505.4.4 LOCAL EXHAUST RATES

LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.4(1). IF THE LOCAL EXHAUST FAN IS INCLUDED IN THE WHOLE-HOUSE VENTILATION SYSTEM, IN ACCORDANCE WITH SECTION 1505.4.1, THEN THE EXHAUST FAN SHALL BE CONTROLLED TO OPERATE AS SPECIFIED IN SECTION M1505.4.2.

TABLE M1505.4.4(1)
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES	
	INTERMITTENT	CONTINUOUS
KITCHEN	100 CFM	30 CFM
BATHROOM - TOILET ROOMS	50 CFM	20 CFM

NOTE: REFER TO TABLE M1505.4.4.(2) FOR PRESCRIPTIVE EXHAUST DUCT SIZING.

SOUND TRANSMISSION CONTROL FOR NEW DUPLEXES AND ACCESSORY DWELLING UNITS :

- FLOORS BETWEEN DWELLING UNITS (OR BETWEEN A UNIT AND A COMMON AREA) ARE REQUIRED TO HAVE SOUND DEADENING (STC = 45 MINIMUM) AND IMPACT SOUND INSULATION (IIC = 50 MINIMUM).
- WALLS BETWEEN DWELLING UNITS AND BETWEEN DWELLING UNITS AND COMMON AREAS ARE REQUIRED TO HAVE SOUND DEADENING (STC = 45 MINIMUM).

EMERGENCY ESCAPE AND RESCUE:

ONE WINDOW (OR DOOR) IN THE BASEMENT, A HABITABLE ATTIC, AND IN EACH BEDROOM, MUST MEET THESE REQUIREMENTS (IRC R310):

- THE MINIMUM NET CLEAR OPEN AREA IS 5.7 SQUARE FEET, (HOWEVER, OPENINGS AT GRADE FLOOR MAY BE A MINIMUM OF 5 SQUARE FEET).
- THE MINIMUM CLEAR OPEN WIDTH IS 20"
- THE MINIMUM CLEAR OPEN HEIGHT IS 24"
- THE MAXIMUM ALLOWED SILL HEIGHT IS 44"
- THE INSIDE OF THE WINDOW WELLS MUST BE A MINIMUM OF 9 SQUARE FEET IN AREA, WITH A MINIMUM 3' WIDTH, AND MUST ALLOW THE WINDOW TO OPEN ALL THE WAY. A LADDER IS REQUIRED IF THE BOTTOM OF THE WINDOW WELL IS MORE THAN 44" BELOW THE ADJACENT GROUND.
- WINDOW OPENING CONTROL DEVICES CANNOT BE LOCATED MORE THAN 70" ABOVE THE FINISHED FLOOR.

SAFETY GLAZING FOR DOORS & WINDOWS:

SAFETY GLAZING IS GENERALLY REQUIRED AS FOLLOWS (IRC R308.4):

- GLAZING IN OR WITHIN 24" OF THE ARC OF A DOOR.
- GLAZING CLOSE TO THE FLOOR.
- GLAZING ADJACENT TO STAIRS AND STAIR LANDINGS.
- GLAZING NEAR WET FLOOR SURFACES.

ROOF VENTILATION:

VENTILATION IS REQUIRED ON THE COLD SIDE OF ATTIC/ROOF INSULATION (IRC R806). SEE IRC R806.5 FOR UNVENTED ROOF CONSTRUCTION REQUIREMENTS

- THE VENTILATION OPENINGS MUST HAVE AT LEAST 1 SQUARE FOOT OF VENTING PER 150 SQUARE FEET OF AREA BEING VENTED. THIS CAN BE REDUCED TO 1 SQUARE FOOT OF VENTING PER 300 SQUARE FEET OF ARE TO BE VENTED IF YOU PROVIDE VENTILATORS IN THE UPPER PORTION OF THE AREA TO BE VENTED.
- THE VENT MUST HAVE AT LEAST 1" OF AIR SPACE ABOVE THE ROOF INSULATION.
- CROSS-VENTILATION IS REQUIRED.

ATTIC ACCESS:

ATTIC ACCESS (IRC R807).

- THE ATTIC OPENING MUST BE AT LEAST 22" X 30".
- THE ATTIC HEADROOM MUST BE AT LEAST 30" AT THE ACCESS POINT TO THE ATTIC.

CRAWL SPACE VENTILATION:

VENTILATION IS REQUIRED IN CRAWLSPACE (IRC R408).

- CROSS-VENTILATION IS REQUIRED IN CRAWL SPACES. (SEE ALSO SRC R317.1 FOR CRAWL SPACE CLEAR HEIGHTS: 18" MINIMUM FOR JOISTS; 12" MINIMUM FOR WOOD GIRDERS WITHOUT PRESSURE TREATING.)
- THE MINIMUM AREA OF CROSS-VENTILATION OPENINGS IS 1 SQUARE FOOT PER 300 SQUARE FEET OF CRAWL SPACE AREA.

CRAWL SPACE ACCESS:

CRAWLSPACE ACCESS (IRC R408.4).

- THE MINIMUM CRAWL SPACE ACCESS OPENING IS 24" X 18" THROUGH A FLOOR OR 24" X 16" THROUGH THE WALL.

FIRE & DRAFTSTOPS:

(IRC R302.11 AND I302.12)

- FIREBLOCKING AND DRAFT STOPS ARE REQUIRED IN FLOORCEILINGASSEMBLIES SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.
- FIRE BLOCKS ARE REQUIRED BETWEEN CONNECTED, CONCEALED SPACES PER R302.11.

ROOM DIMENSION REQUIREMENTS:

(IRC R304 AND R305):

- THE REQUIRED CEILING HEIGHT IS 7'-0" MINIMUM FOR HABITABLE SPACES. THE MINIMUM CEILING HEIGHT FOR BATHROOMS, LAUNDRY ROOMS, BASEMENTS AND HALLWAYS IS 6 FEET 8 INCHES.
- ROOMS WITH SLOPED CEILINGS MUST MEET THE MINIMUM HEIGHT FOR AT LEAST 50% OF THE AREA (AREAS WITH CEILINGS LESS THAN 5' HIGH DON'T COUNT TOWARDS THE MINIMUM REQUIRED ROOM AREA).
- WHEN A BATHROOM HAS A SLOPING CEILING, A MINIMUM 6'-8" HEIGHT AT THE CENTER LINE OF BATHROOM FIXTURES IS REQUIRED.
- HABITABLE ROOMS SHALL BE NOT LESS THAN 70 SQUARE FEET (EXCEPT KITCHENS).
- HABITABLE ROOMS SHALL NOT BE LESS THAN 7'-0" IN ANY HORIZONTAL DIRECTION (NOT REQUIRED FOR CLOSETS, STORAGE, KITCHENS OR UTILITY ROOMS).

BUILDING SEPARATION REQUIREMENTS:

FOR WALLS, OPENINGS AND EAVES CLOSE TO THE PROPERTY LINE YOU NEED TO FOLLOW THESE SEPARATION REQUIREMENTS (IRC R302.1):

- A ONE-HOUR FIRE-RATED WALL IS REQUIRED IF THE WALL IS LESS THAN 5' FROM THE PROPERTY LINE. (CARPORT POSTS DEFINE AN EXTERIOR WALL, AND THE SPACE BETWEEN POSTS IS CONSIDERED AN OPENING.) SEE THE DESCRIPTION IN THE ADJACENT BOX FOR A TYPICAL ONE HOUR RATED WALL.
- NO OPENINGS (DOORS AND WINDOWS) ARE ALLOWED IN WALLS LESS THAN 3' FROM THE PROPERTY LINE.
- OPENINGS IN THE WALL CAN'T EXCEED 25% OF THE TOTAL WALL AREA OF THE STORY IN WALLS THAT ARE 3' TO 5' FROM THE PROPERTY LINE.
- EAVES ARE NOT ALLOWED TO BE CLOSER THAN 2' TO THE PROPERTY LINE.
- UNDER-EAVE OR SOFFIT VENTS ARE NOT ALLOWED IN EAVES LESS THAN 5' FROM THE PROPERTY LINE; INSTEAD, SOLID BLOCKING IS REQUIRED FROM THE TOP OF THE WALL FRAMING TO THE ROOF SHEATHING.

GARAGE FIRE SEPARATION REQUIREMENT:

(IRC R302.5.1 AND TABLE R302.6):

- 1/2" REGULAR GYPSUM BOARD (ON THE GARAGE SIDE) IS REQUIRED AT WALLS SEPARATING THE GARAGE FROM THE DWELLING, INCLUDING GARAGES LESS THAN 3' FROM A DWELLING UNIT ON THE SAME LOT.
- WHEN A DWELLING IS ABOVE A GARAGE, THE GARAGE CEILINGS MUST BE COVERED WITH 5/8" TYPE X GYPSUM BOARD. THE STRUCTURE SUPPORTING THE DWELLING UNIT (WALLS, BEAMS AND POSTS) MUST BE COVERED WITH 1/2" REGULAR GYPSUM BOARD.
- DOORS BETWEEN A GARAGE AND A DWELLING MUST BE 1-3/8" THICK (MINIMUM) SOLID WOOD OR STEEL (SOLID OR HONEY-COMB CORE), OR BE A 20-MINUTE FIRE-RATED DOOR. THE DOOR MUST ALSO BE SELF-CLOSING.
- NO FIRE SEPARATION IS REQUIRED BETWEEN A CARPORT AND DWELLING UNIT. (CARPORTS HAVE AT LEAST TWO OPEN SIDES WITH NO PORTION OF THE DWELLING LOCATED ABOVE. SEE R309.2).

STAIR REQUIREMENTS:

STAIRS MUST MEET THE FOLLOWING REQUIREMENTS (IRC R311.7).

- MINIMUM OF 36' CLEAR WIDTH.
- MAXIMUM OF 7-3/4" RISER (HEIGHT OF EACH STEP).
- MINIMUM OF 10" TREAD DEPTH (A TREAD NOSING MAY BE REQUIRED).
- MINIMUM OF 6'-8" HEADROOM CLEAR.
- HANDRAIL WITH A 34"-38" HEIGHT.
- HANDRAIL GRASPING DIMENSION OF AT LEAST 1-1/4" AND NO MORE THAN 2".
- WINDING STAIR TREADS: EACH STEP MUST BE AT LEAST 10" MEASURED 12" FROM THE NARROWEST POINT AND AT LEAST 6" AT THE NARROWEST POINT.

GUARDRAILS & WINDOW FALL PROTECTION:

GUARDRAILS MUST MEET THE FOLLOWING REQUIREMENTS (IRC R312).

- A GUARD (GUARDRAIL) IS REQUIRED FOR WALKING SURFACES 30" ABOVE ADJACENT GRADE OR FLOOR.
- MINIMUM OF 36" FOR THE GUARD HEIGHT.
- MAXIMUM OF 4" CLEAR SPACE BETWEEN INTERMEDIATE RAILS IN GUARDS.
- FALL PROTECTION IS REQUIRED FROM OPERABLE WINDOWS MORE THAN 6 FEET ABOVE GRADE, WHEN LOWEST EDGE OF WINDOW OPENING IS WITHIN 24" OF FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

SMOKE ALARM:

THE FOLLOWING RULES APPLY FOR SMOKE ALARMS (IRC R314).

- YOU MUST INSTALL SMOKE ALARMS IN NEW CONSTRUCTION AND EXISTING DWELLING UNITS.
- THE ALARMS MUST BE POWERED BY INTERCONNECTED BUILDING WIRING, AND HAVE BATTERY BACK-UP IN NEW CONSTRUCTION AND NEW ADDITIONS.
- SMOKE ALARMS MAY BE BATTERY-POWERED IF YOU ARE ALTERING OR REPAIRING A DWELLING UNIT, EXCEPT WHEN YOU CAN INSTALL INTERCONNECTED BUILDING WIRING WITHOUT REMOVING THE INTERIOR FINISHES.
- ALARMS ARE REQUIRED IN SLEEPING ROOMS, OUTSIDE SLEEPINGAREAS, AND ON OTHER FLOORS (INCLUDING BASEMENTS). AN ALARM OUTSIDE OF THE BEDROOMS MUST BE CLEARLY AUDIBLE IN THE BEDROOMS. SHOW THE ALARM LOCATION ON YOUR PLANS.
- HEAT ALARM: A HEAT DETECTOR OR HEAT ALARM RATED FOR AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY IS REQUIREDFOR NEW GARAGES ATTACHED TO OR LOCATED UNDER NEW OR EXISTING DWELLINGS.

CARBON MONOXIDE ALARM:

INSTALL CARBON MONOXIDE ALARMS ACCORDING TO THESE REQUIREMENTS (SEE IRC R315)

- YOU MUST INSTALL CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION AND IN EXISTING DWELLING UNITS.
- CARBON MONOXIDE ALARMS ARE REQUIRED OUTSIDE SLEEPINGAREAS, AND ON ALL FLOORS (INCLUDING BASEMENTS). SHOW THE ALARM LOCATION(S) ON YOUR PLANS

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Residential Remodel

Permit Corrections

August 29, 2024

Revisions

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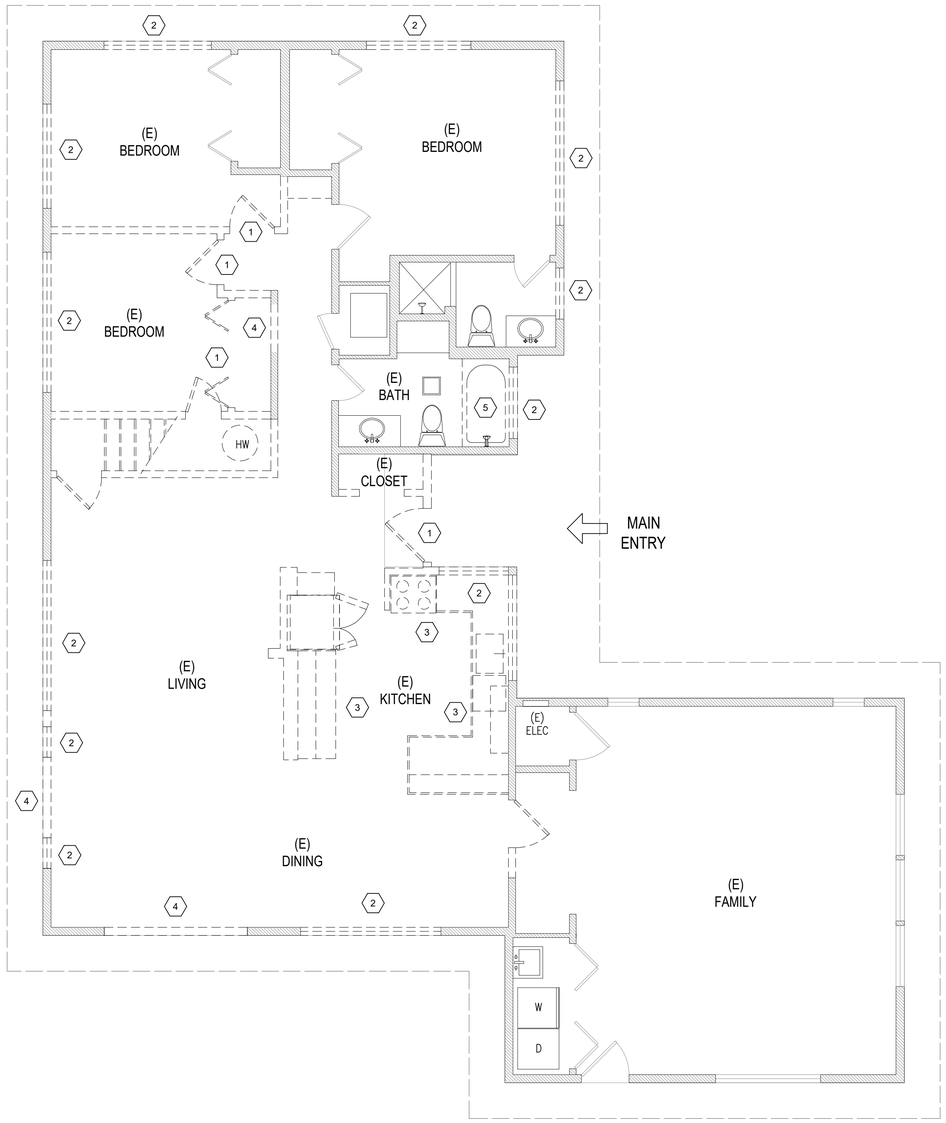
Print Log

No.	Date	Issue Notes

Jurisdiction Approval

Code Notes

A 0.0



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

NORTH

0 5 10
GRAPHIC SCALE

LEGEND

- (E) 2x WALL CONSTRUCTION.
- EXISTING CONSTRUCTION TO BE REMOVED.
- 2x4 INTERIOR WALL CONSTRUCTION.
- (E) 2x WALL CONSTRUCTION. FIELD VERIFY THICKNESS AND ADDED FURRING TO MEETING R-21 INSULATION VALUE.
- 2x6 EXTERIOR WALL CONSTRUCTION (W/ R-21 INSULATION).
- INFILL WALL TO MATCH EXISTING ASSEMBLY.

DOOR SIZE — 30" DR — NEW OR RELOCATED DOOR

DOOR NUMBER — D03 — SEE DOOR SCHEDULE.

(E) DOOR TO REMAIN

NOTE: DOOR TO MATCH EXISTING UNO

NEW — NEW OR RELOCATED WINDOW

WINDOW NUMBER — W01 — SEE WINDOW SCHEDULE.

(E) WINDOW TO REMAIN

SD — SMOKE DETECTOR (IRC – SECTION R314)

NOTE: REFER TO SECTION R314.3 FOR LOCATIONS AND R314.4 FOR INTERCONNECTION REQUIREMENTS. ALARMS TO BE HARDWIRED EXCEPT WHEN INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

CMD — CARBON MONOXIDE DETECTOR (IRC – SECTION R315)

NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS

VTE — EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR (VTE).

(E) INDICATES EXISTING FIXTURE

DEMOLITION PLAN NOTES:

1. REMOVE (E) DOOR AS INDICATED, TYP.
2. REMOVE (E) WINDOWS AS INDICATED, TYP.
3. DEMO AND REMOVE (E) KITCHEN CABINETS, FIXTURES AND WALLS AS INDICATED. PREP FOR NEW LAYOUT.
4. REMOVE WALL FOR NEW DOOR OPENING AS INDICATED.
5. REMOVE (E) TUB AND PREP FOR NEW SHOWER.

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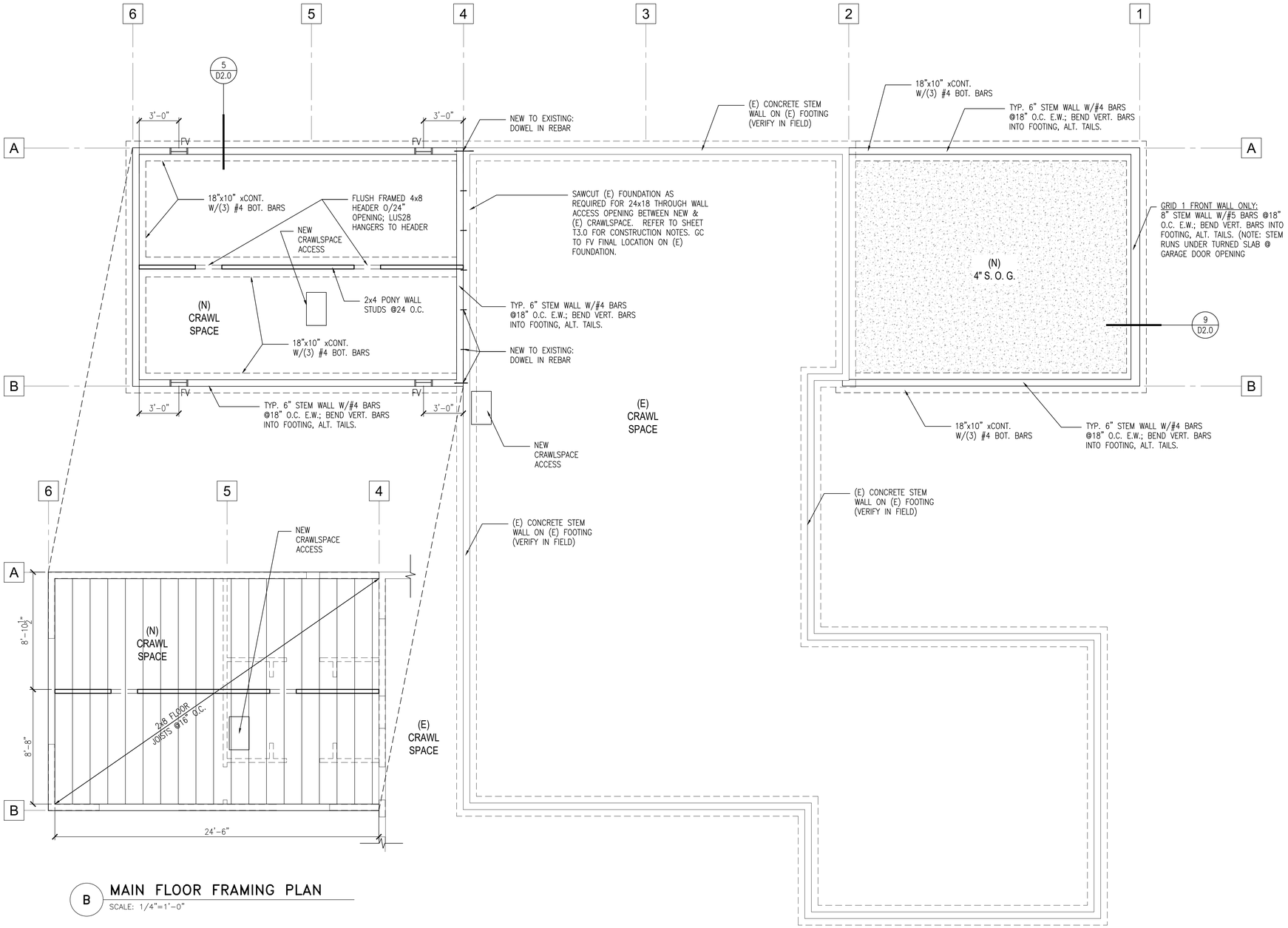
Jurisdiction Approval

Demo Plan

A 1.0

Selby
Selby-2024.vwx

8/29/24



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

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

NORTH

0 5 10
GRAPHIC SCALE

LEGEND

- (E) 2x WALL CONSTRUCTION.
- 2x6 EXTERIOR WALL CONSTRUCTION (W/ R-21 INSULATION).
- 2x4 INTERIOR WALL CONSTRUCTION.
- (E) 2x WALL CONSTRUCTION. FIELD VERIFY THICKNESS AND ADDED FURRING TO MEETING R-21 INSULATION VALUE.
- INFILL WALL TO MATCH EXISTING ASSEMBLY.

DOOR SIZE (30" DR.) — NEW OR RELOCATED DOOR

DOOR NUMBER (D03) — SEE DOOR SCHEDULE.

(E) DOOR TO REMAIN

NOTE: DOOR TO MATCH EXISTING UNO

NEW — NEW OR RELOCATED WINDOW

WINDOW NUMBER (W01) — SEE WINDOW SCHEDULE.

(E) WINDOW TO REMAIN

SD — SMOKE DETECTOR (IRC – SECTION R314)

NOTE: REFER TO SECTION R314.3 FOR LOCATIONS AND R314.4 FOR INTERCONNECTION REQUIREMENTS. ALARMS TO BE HARDWIRED EXCEPT WHEN INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

CMD — CARBON MONOXIDE DETECTOR (IRC – SECTION R315)

NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS

VTE FAN — EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR (VTE).

(E) INDICATES EXISTING FIXTURE

CONSTRUCTION FRAMING PLAN NOTES:

MATERIALS

A. ALL NEW EXTERIOR WALLS TO BE 2x6 STUDS @ 16" OC.
B. ALL EXISTING EXTERIOR WALLS ARE 2x STUDS @ 16" OC.
C. ALL WOOD IN CONTACT WITH CONC TO BE PTW.
D. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.
E. WALL SHEATHING TO BE 1/2" PLYWOOD WITH SPAN RATING OF 24/16.
F. ALL HEADER (HDR) TO BE DOUGLAS-FIR #2

REQUIREMENTS

1. REFER TO STRUCTURAL FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE FIREBLOCKING PER SECTION R602.8.

UNDER-FLOOR (CRAWLSPACE) VENTILATION REQUIREMENTS:
MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 300 SQ FT OF UNDER-FLOOR AREA. PROVIDE VAPOR RETARDER PER NOTE #3.

UNDER-FLOOR AREA = 450 SQ FT
REQUIRED VENTILATION AREA = 450/300 = 1.50 SQ FT
USE (4) 8" X 16" FOUNDATION VENTS (75% NET) = 2.66 SQ FT
TOTAL VENTILATION PROVIDED = 2.66 SQ FT

LOCATE FOUNDATION VENTS (FV) PER FOUNDATION PLAN. PROVIDE EACH VENT WITH SCREEN MATERIAL PER SECTION R408.2.

R503 Residential Alterations Insulation Note

Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation. 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. Ref. SEC R503.1.1-Exception 2.

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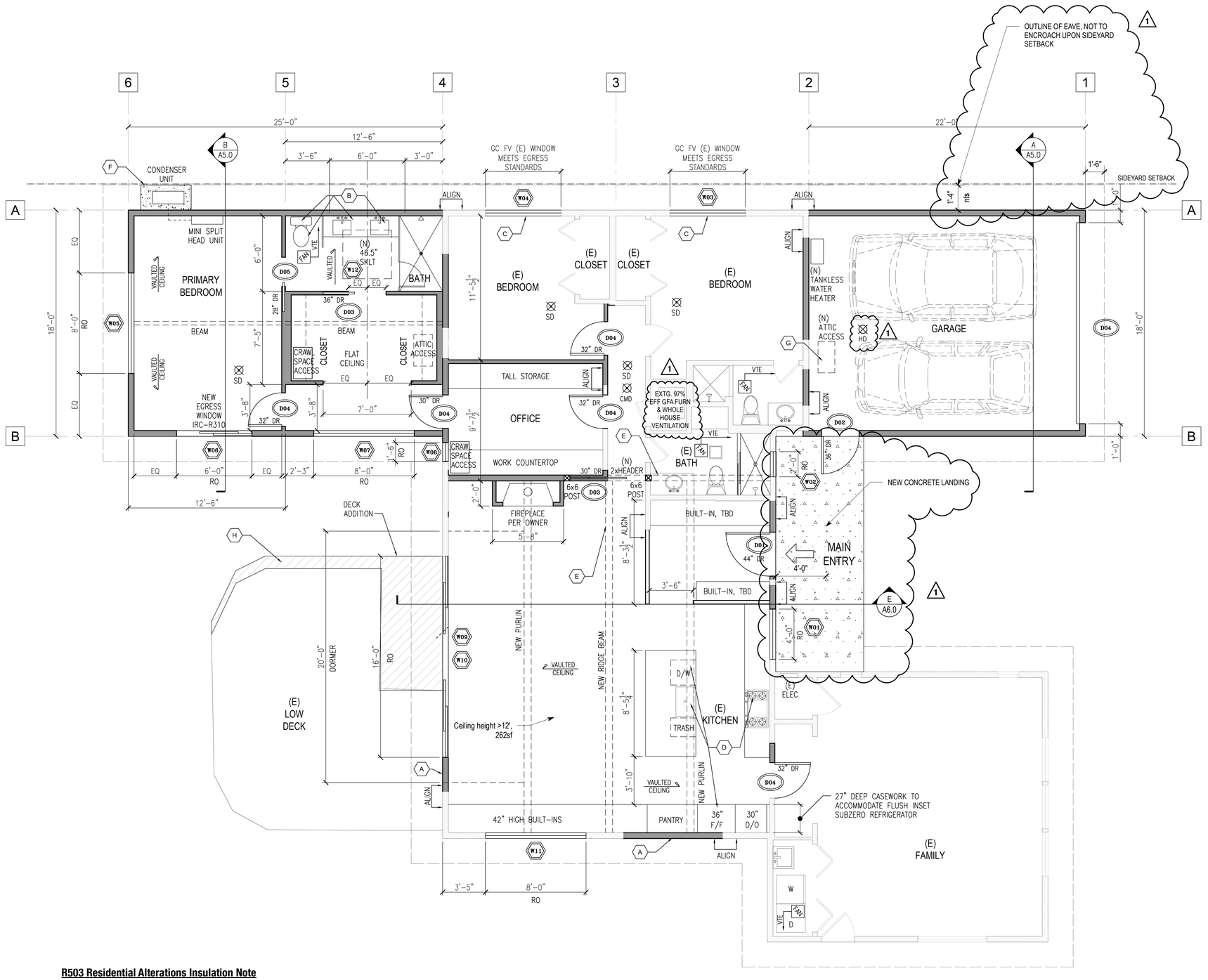
Jurisdiction Approval

Foundation Plan, Main Floor Framing Plan

A 2.0

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Selby-2024-wix

8/29/24



R503 Residential Alterations Insulation Note

Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation. 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. Ref. SEC R503.1.1-Exception 2.

A CONSTRUCTION FLOOR PLAN

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

NORTH

0 5 10

GRAPHIC SCALE

LEGEND

- (E) 2x WALL CONSTRUCTION.
- 2x6 EXTERIOR WALL CONSTRUCTION (W/ R-21 INSULATION).
- 2x4 INTERIOR WALL CONSTRUCTION.
- (E) 2x WALL CONSTRUCTION. FIELD VERIFY THICKNESS AND ADDED FURRING TO MEETING R-21 INSULATION VALUE.
- INFILL WALL TO MATCH EXISTING ASSEMBLY.

DOOR SIZE (30" DR) — NEW OR RELOCATED DOOR

DOOR NUMBER (D03) — SEE DOOR SCHEDULE.

(E) DOOR TO REMAIN

NOTE: DOOR TO MATCH EXISTING UNO

NEW OR RELOCATED WINDOW

WINDOW NUMBER (W01) — SEE WINDOW SCHEDULE.

(E) WINDOW TO REMAIN

SD — SMOKE DETECTOR (IRC – SECTION R314)

NOTE: REFER TO SECTION R314.3 FOR LOCATIONS AND R314.4 FOR INTERCONNECTION REQUIREMENTS. ALARMS TO BE HARDWIRED EXCEPT WHEN INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

CMD — CARBON MONOXIDE DETECTOR (IRC – SECTION R315)

NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

HD — HEAT DETECTOR

VTE — EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR (VTE).

(E) INDICATES EXISTING FIXTURE

CONSTRUCTION FRAMING PLAN NOTES:

MATERIALS

A. ALL NEW EXTERIOR WALLS TO BE 2x6 STUDS @ 16" OC.
B. ALL EXISTING EXTERIOR WALLS ARE 2x STUDS @ 16" OC.
C. ALL WOOD IN CONTACT WITH CONC TO BE PTW.
D. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.
E. WALL SHEATHING TO BE 1/2" PLYWOOD WITH SPAN RATING OF 24/16.
F. ALL HEADER (HDR) TO BE DOUGLAS-FIR #2

REQUIREMENTS

1. REFER TO STRUCTURAL FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE FIREBLOCKING PER SECTION R602.8.

CONSTRUCTION PLAN NOTES:

A. INFILL WALL. SIDING & PAINT TO MATCH (E) EXTERIOR WALL FINISH.
B. GC TO MODIFY & COORDINATE PLUMBING, VENTING & DRAIN LINES FOR BATHROOM FURNITURE & UTILITIES. GC TO PROVIDE SINK, VANITY, TOILET & SHOWER ENCLOSURE AS SELECTED BY OWNER.
C. GC TO INSTALL EGRESS WINDOW PER IRC SECTION R310. GC TO FV (E) WINDOW WIDTH PRIOR TO ORDERING WINDOW.
D. GC TO INSTALL & COORDINATE PLUMBING, VENTING & DRAIN LINES FOR KITCHEN APPLIANCES. GC TO INSTALL & PROVIDE CABINETRY, FINISHES & COUNTERTOPS AS SELECTED BY OWNER.
E. INSTALL NEW BEAM, PER STRUCTURAL.
F. NEW 4" THICK CONCRETE SLAB-ON-GRADE PAD FOR CONDENSER UNIT. SIZE PAD PER CONDENSER MFR'S RECOMMENDATION.
G. PROVIDE 22x30 MIN ATTIC ACCESS AS INDICATED.
H. GC TO FV & MATCH (E) LOW DECK CONSTRUCTION. REFER TO SHEETS D3.0/D4.0 FOR PRESCRIPTIVE DECK CONSTRUCTION & REQUIREMENTS.
I. NEW SHOWER AND COSMETIC UPDATES TO THE BATHROOM.
J. DOOR TO BE CENTER TO CASEWORK.

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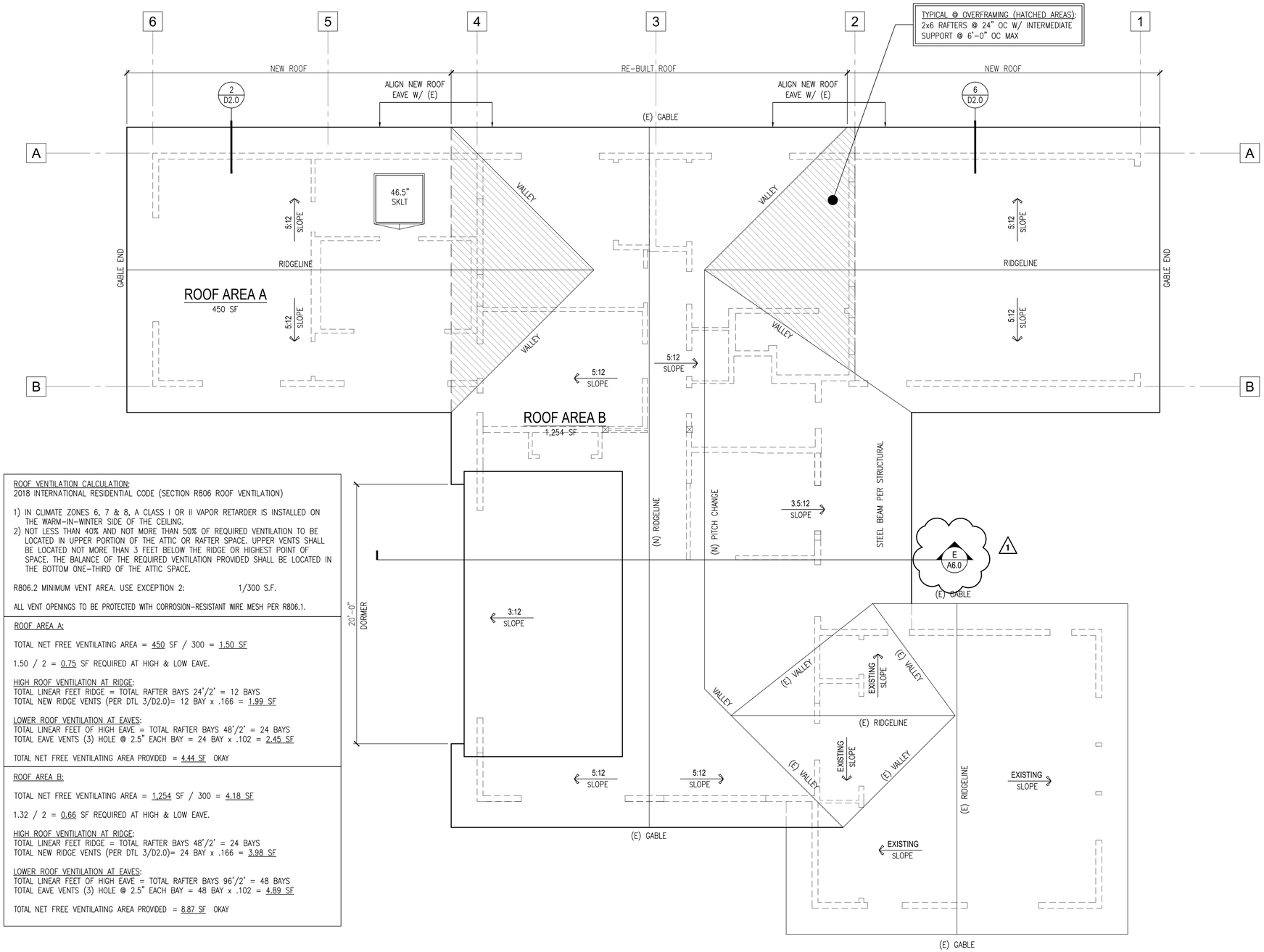
Jurisdiction Approval

Floor Plan

A 3.0

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8/29/24



ROOF VENTILATION CALCULATION:
2018 INTERNATIONAL RESIDENTIAL CODE (SECTION R806 ROOF VENTILATION)

1) IN CLIMATE ZONES 6, 7 & 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2) NOT LESS THAN 40% AND NOT MORE THAN 50% OF REQUIRED VENTILATION TO BE LOCATED IN UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE.

R806.2 MINIMUM VENT AREA. USE EXCEPTION 2: 1/300 S.F.

ALL VENT OPENINGS TO BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH PER R806.1.

ROOF AREA A:

TOTAL NET FREE VENTILATING AREA = 450 SF / 300 = 1.50 SF

1.50 / 2 = 0.75 SF REQUIRED AT HIGH & LOW EAVE.

HIGH ROOF VENTILATION AT RIDGE:
TOTAL LINEAR FEET RIDGE = TOTAL RAFTER BAYS 24'/2' = 12 BAYS
TOTAL NEW RIDGE VENTS (PER DTL 3/D2.0)= 12 BAY x .166 = 1.99 SF

LOWER ROOF VENTILATION AT EAVES:
TOTAL LINEAR FEET OF HIGH EAVE = TOTAL RAFTER BAYS 48'/2' = 24 BAYS
TOTAL EAVE VENTS (3) HOLE @ 2.5" EACH BAY = 24 BAY x .102 = 2.45 SF

TOTAL NET FREE VENTILATING AREA PROVIDED = 4.44 SF OKAY

ROOF AREA B:

TOTAL NET FREE VENTILATING AREA = 1,254 SF / 300 = 4.18 SF

1.32 / 2 = 0.66 SF REQUIRED AT HIGH & LOW EAVE.

HIGH ROOF VENTILATION AT RIDGE:
TOTAL LINEAR FEET RIDGE = TOTAL RAFTER BAYS 48'/2' = 24 BAYS
TOTAL NEW RIDGE VENTS (PER DTL 3/D2.0)= 24 BAY x .166 = 3.98 SF

LOWER ROOF VENTILATION AT EAVES:
TOTAL LINEAR FEET OF HIGH EAVE = TOTAL RAFTER BAYS 96'/2' = 48 BAYS
TOTAL EAVE VENTS (3) HOLE @ 2.5" EACH BAY = 48 BAY x .102 = 4.89 SF

TOTAL NET FREE VENTILATING AREA PROVIDED = 8.87 SF OKAY

A ROOF PLAN
SCALE: 1/4"=1'-0"

NORTH

0 5 10
GRAPHIC SCALE

LEGEND

- (E) 2x WALL CONSTRUCTION.
- 2x6 EXTERIOR WALL CONSTRUCTION (W/ R-21 INSULATION).
- 2x4 INTERIOR WALL CONSTRUCTION.
- (E) 2x WALL CONSTRUCTION. FIELD VERIFY THICKNESS AND ADDED FURRING TO MEETING R-21 INSULATION VALUE.
- INFILL WALL TO MATCH EXISTING ASSEMBLY.

DOOR SIZE (30" DR) — NEW OR RELOCATED DOOR
DOOR NUMBER (D03) — SEE DOOR SCHEDULE.
(E) DOOR TO REMAIN

NOTE: DOOR TO MATCH EXISTING UNO

NEW — NEW OR RELOCATED WINDOW
WINDOW NUMBER (W01) — SEE WINDOW SCHEDULE.
(E) WINDOW TO REMAIN

SD — SMOKE DETECTOR (IRC – SECTION R314)

NOTE: REFER TO SECTION R314.3 FOR LOCATIONS AND R314.4 FOR INTERCONNECTION REQUIREMENTS. ALARMS TO BE HARDWIRED EXCEPT WHEN INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

CMD — CARBON MONOXIDE DETECTOR (IRC – SECTION R315)

NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS

VTE FAN — EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR (VTE).

(E) INDICATES EXISTING FIXTURE

ROOF PLAN NOTES:

MATERIALS

A. ROOF FRAMING – MEMBER SIZE AND SPACING PER PLAN & DETAILS. WOOD SPECIES AND MECHANICAL PROPERTIES PER STRUCTURAL.

B. ROOF DECKING TO BE 1/2" EXTERIOR GRADE ROOF SHEATHING WITH 32/16 SPAN RATING.

C. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.

REQUIREMENTS

1. MIN R-38 INSULATION @ ALL ROOF/CEILING CONDITIONS.
2. PROVIDE FIREBLOCKING PER SECTION R602.8.

R503 Residential Alterations Insulation Note

Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation. 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. Ref. SEC R503.1.1-Exception 2.

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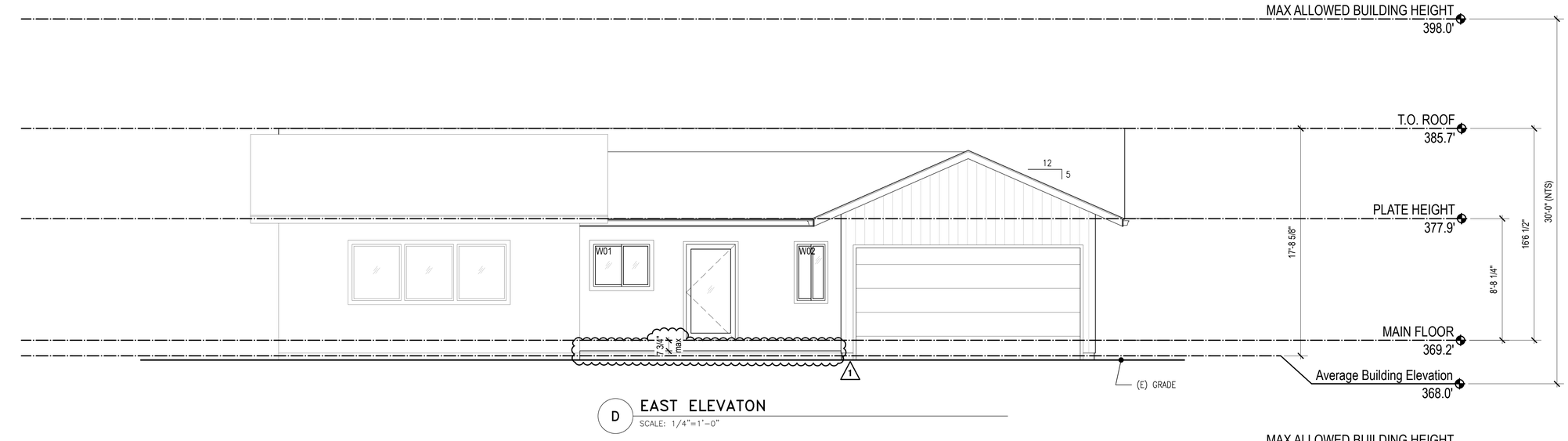
Jurisdiction Approval

Roof Plan

A 4.0

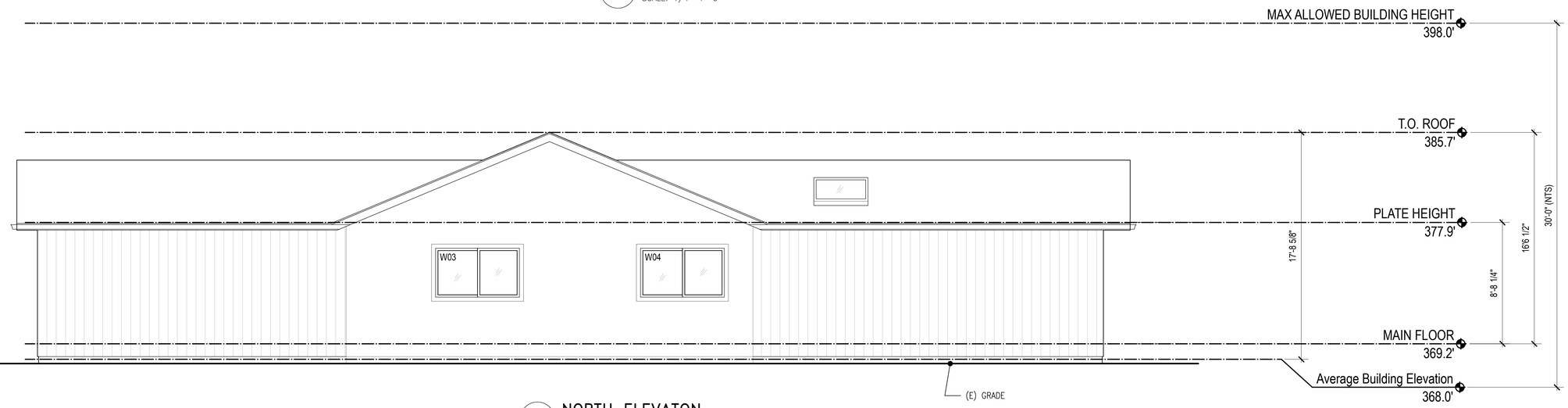
Selby
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8/29/24



D EAST ELEVATON

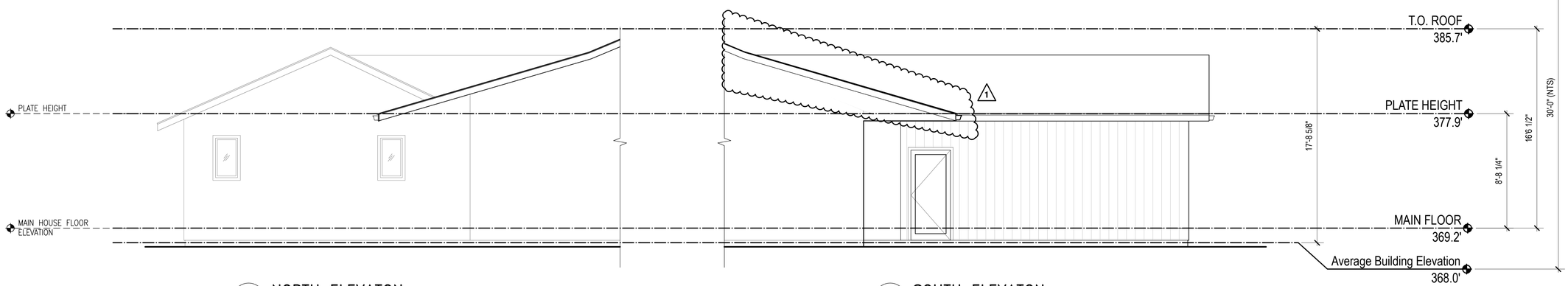
SCALE: 1/4"=1'-0"



C NORTH ELEVATON

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

Note: No changes to grade or building height are proposed



B NORTH ELEVATON

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

A SOUTH ELEVATON

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

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Residential Remodel

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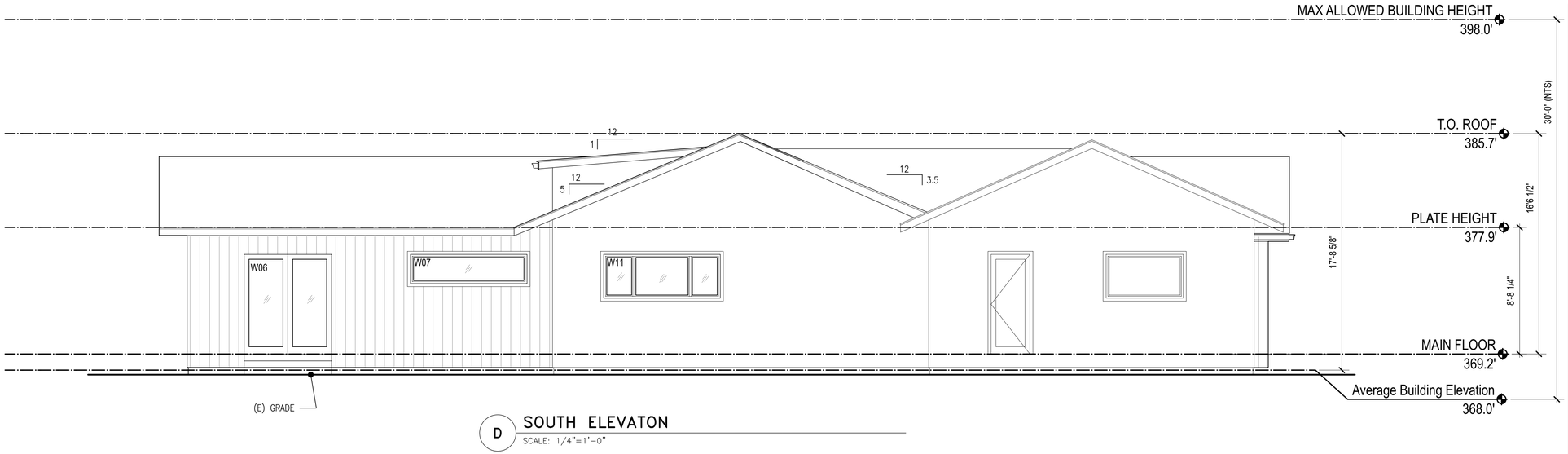
Jurisdiction Approval

Exterior Elevations

A 5.0

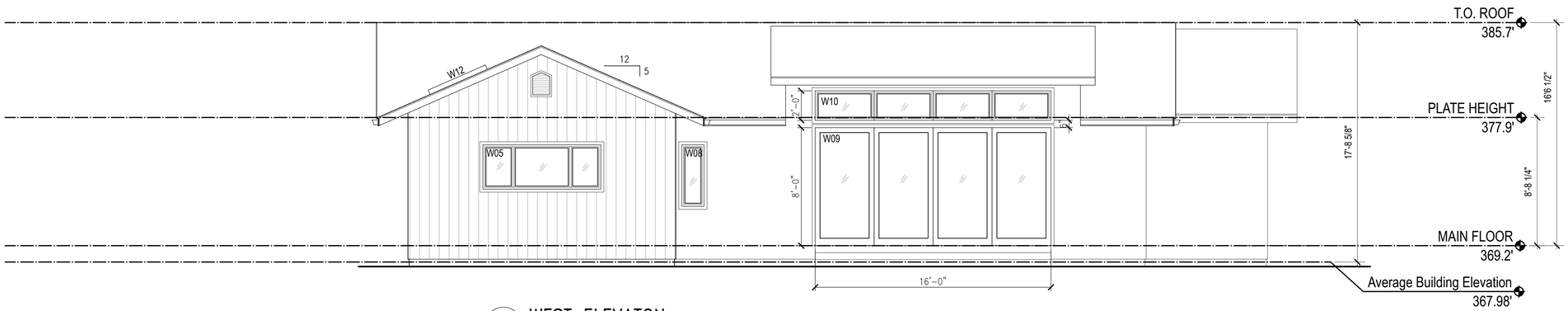
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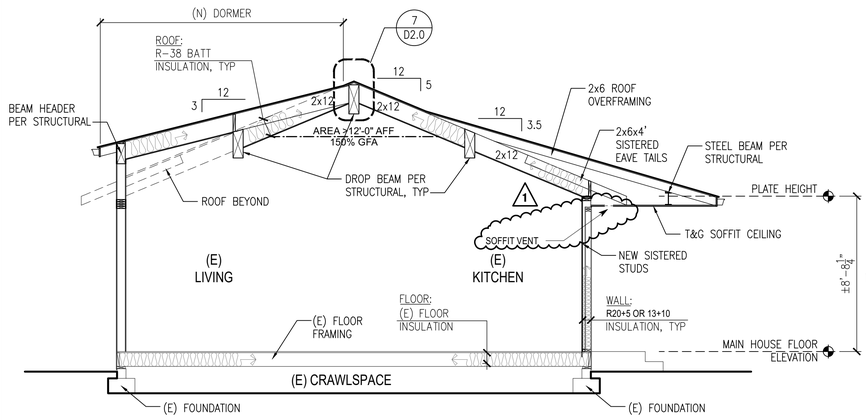
D SOUTH ELEVATON

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



C WEST ELEVATON

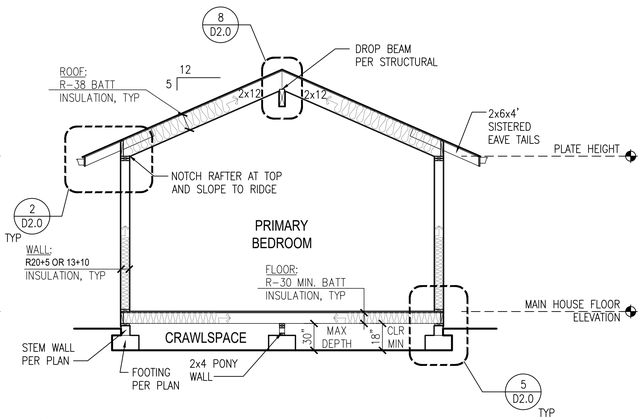
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NOTE: INSULATION PER WSEC TABLE 402.1.3, TYP. SEE SHEET T 1.0

E SECTION

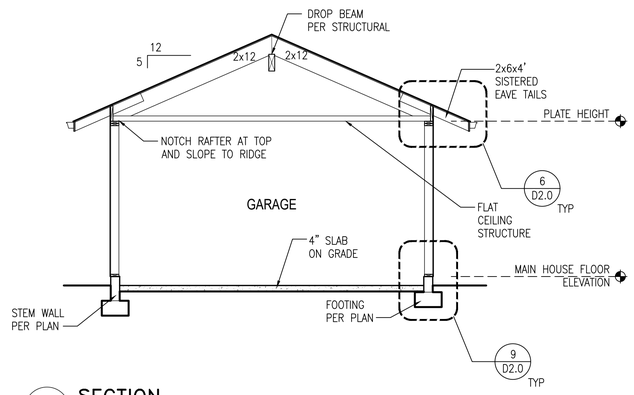
SCALE: 1/4"=1'-0"



B SECTION

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

Note: No changes to grade or building height are proposed



A SECTION

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

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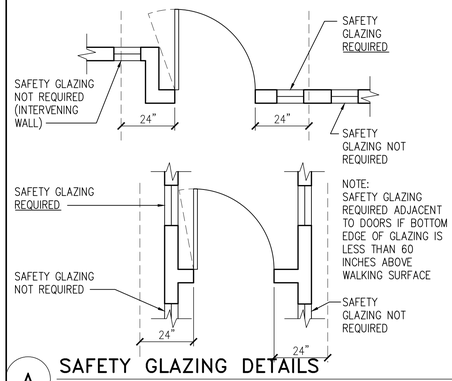
Jurisdiction Approval

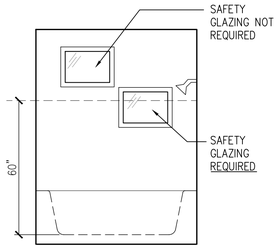
Exterior Elevations, Sections

A 6.0

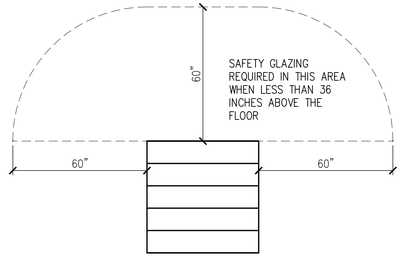
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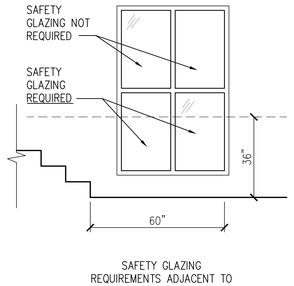




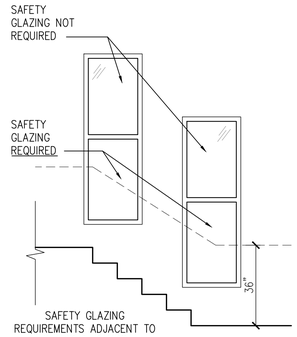
SAFETY GLAZING REQUIREMENTS AT WET SURFACES



SAFETY GLAZING REQUIREMENTS ADJACENT TO BOTTOM STAIR LANDINGS



SAFETY GLAZING REQUIREMENTS ADJACENT TO BOTTOM STAIR LANDINGS



SAFETY GLAZING REQUIREMENTS ADJACENT TO STAIRS & RAMPS

SAFETY GLAZING IN WINDOWS:

REQUIRED IF THE INDIVIDUAL PANEL MEETS ALL THE FOLLOWING REQUIREMENTS:

A. EXPOSED INDIVIDUAL PANEL IS GREATER THAN 9 SQ FT
B. BOTTOM EDGE OF GLAZING IS LESS THAN 18 INCHES FROM FLOOR
C. TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE FLOOR
D. A WALKING SURFACE WITHIN 36 INCHES, MEASURED HORIZONTALLY, FROM THE GLAZING

EXCEPTIONS

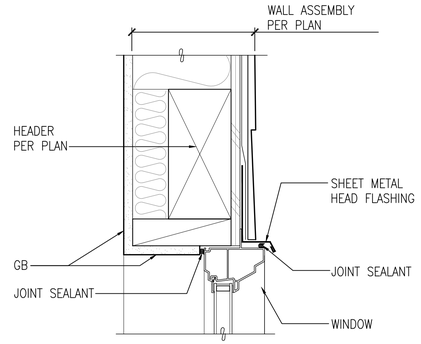
I. DECORATIVE GLAZING
II. A HORIZONTAL RAIL CAPABLE OF RESISTING 50 LBS PER LINER FOOT OF FORCE W/OUT MAKING CONTACT WITH THE GLAZING IS INSTALLED ON ACCESSIBLE SIDE OF GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE.

SAFETY GLAZING AT STAIRS & RAILINGS:

1. WHERE HORIZONTAL RAIL CAPABLE OF RESISTING 50 LBS PER LINEAR FOOT OF FORCE W/OUT MAKING CONTACT WITH THE GLAZING IN IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE.
2. GLAZING MORE THAN 36 INCHES HORIZONTALLY FROM THE WALKING SURFACE IS NOT REQUIRED TO BE SAFETY GLAZING.

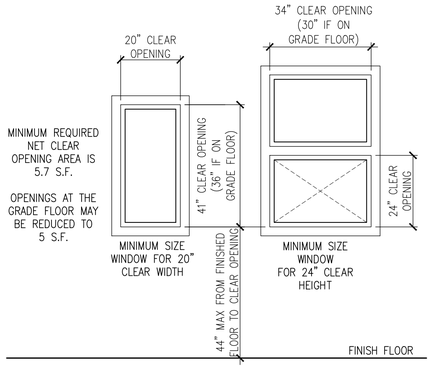
A SAFETY GLAZING DETAILS

SCALE: 3/8"=1'-0"



6 HEAD DETAIL

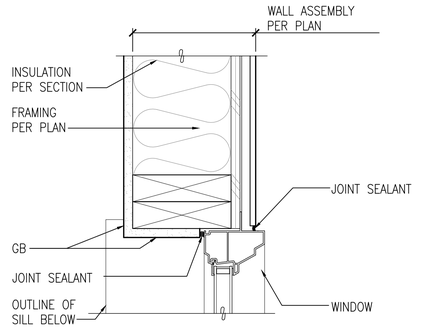
SCALE: 3"=1'-0"



BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL NOT HAVE LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A COURT OR YARD THAT OPENS TO A PUBLIC WAY.

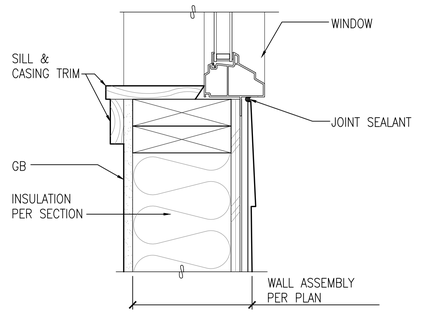
2 MINIMUM EMERGENCY EGRESS OPENING REQUIREMENTS

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



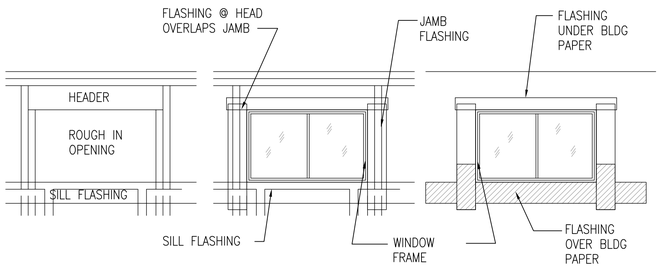
5 JAMB DETAIL

SCALE: 3"=1'-0"



4 SILL DETAIL

SCALE: 3"=1'-0"



FLASHING OF EXTERIOR WALL OPENINGS:

INDIVIDUALLY FLASH ALL EXTERIOR OPENINGS FOR FIXTURE SUCH AS WINDOWS, DOORS, AND VENTS TO MAKE THEM WATERRPROOF. FLASHING MATERIAL SHALL BE MOISTOP BY MANFUL. SEALANT SHALL BE COMPATIBLE AND APPROVED BY MANFUL. IN HIGH WIND AREAS W.R. GRACE ICE & WATER SHIELD SHALL BE USED, OVER SOLID BACKING. FLASHING MATERIAL AT LEAST 9" WIDE SHALL BE APPLIED IN A WEATHER BOARD FASHION, BEGINNING WITH THE SILL WITH A STRIP LONG ENOUGH TO PROJECT BEYOND THE JAMB FLASHING TO BE APPLIED. THE TWO JAMB FLASHING ARE THEN APPLIED WITH SUFFICIENT LENGTH TO EXTEND BEYOND THE SILL FLASHING, AND WITH THE SAME DISTANCE AT THE TOP.

FOR FIXTURES WITHOUT NAIL-ON FLANGES, THE FLASHING SHALL BE 12" MIN. WIDTH AND EXTEND INTO THE ROUGH FRAME AT THE SILL AND JAMB.

FOR NAIL-ON FLANGE FIXTURE, INSTALL BY PRESSING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE BOTTOM AND SIDES OF THE FIXTURE.

APPLY THE TOP HORIZONTAL FLASHING LAST, WITH SUFFICIENT LENGTH TO EXTEND BEYOND THE JAMB FLASHING.
OVERLAP AND SEAL AGAINST THE THE TOP NAILING FLANGE OR G.S.M. HEAD FLASHING WITH A CONTINUOUS BEAD OF SEALANT.

APPLY REMAINING WALL SHEATHING PAPER IN A WEATHERBOARD FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP AND THE HEAD AND JAMB FLASHING BELOW.

3 TYPICAL WINDOW OPENING FLASHING REQUIREMENTS

SCALE: NTS

WINDOW SCHEDULE (MFR & MODEL OR EQUAL)

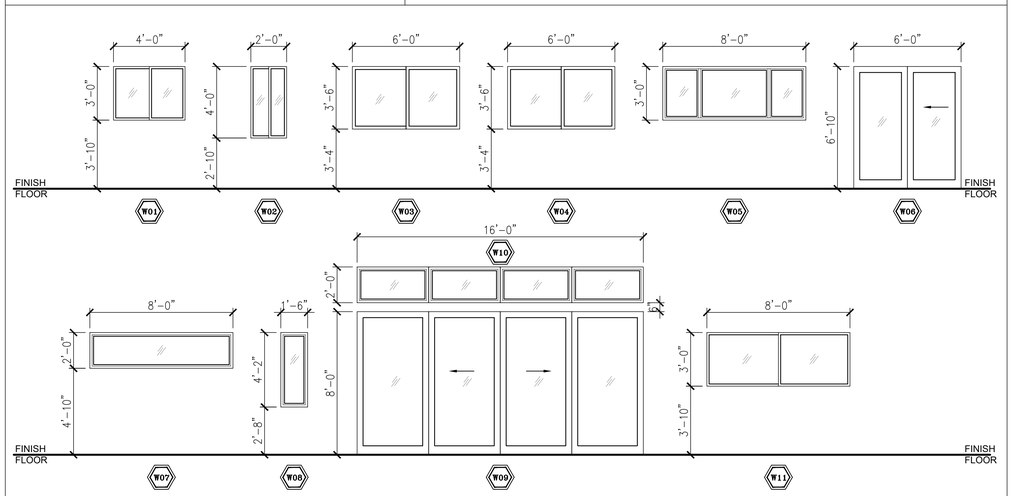
IDEN	TYPE	MATERIAL	SIZE		ROUGH OPENING		QUANTITY	TOTAL AREA	SPEC	DESCRIPTION
			WIDTH	HEIGHT	WIDTH	HEIGHT				
W01	SLIDER	VINYL	4'-0"	3'-0"	PER MFR		1	12.00 SF	(A)	
W02	SLIDER	VINYL	2'-0"	4'-0"	PER MFR		1	8.00 SF	(A)	
W03	SLIDER	VINYL	6'-0"	3'-0"	PER MFR		1	18.00 SF	(A)	
W04	SLIDER	VINYL	6'-0"	3'-0"	PER MFR		1	18.00 SF	(A)	
W05	SLIDER	VINYL	8'-0"	3'-0"	PER MFR		1	24.00 SF	(A)	
W06	SLIDER DOOR	VINYL	6'-0"	6'-8"	PER MFR		1	40.00 SF	(A)	
W07	SLIDER	VINYL	8'-0"	2'-0"	PER MFR		1	16.00 SF	(A)	
W08	CASEMENT	VINYL	1'-6"	3'-0"	PER MFR		1	4.50 SF	(A)	
W09	SLIDER DOOR	VINYL	16'-0"	8'-0"	PER MFR		1	128.00 SF	(A)	
W10	TRANSOM	VINYL	16'-0"	1'-4"	PER MFR		1	32.00 SF	(A)	
W11	SLIDER	VINYL	8'-0"	3'-0"	PER MFR		1	24.00 SF	(A)	
W12	SKYLIGHT	VINYL	3'-10.5"	3'-10.5"	PER MFR		1	15.00 SF	(A)	VELUX 46.5"x46.5" FIXED SKYLIGHT
						TOTAL QUANTITY	10	339.5 SF	TOTAL AREA (SQUARE FEET)	

NOTES:

1)

SPECIFICATION:

(A) ALL GLAZING TO HAVE U-FACTOR = 0.24 MAX OR BETTER; NFRC-CERTIFIED



DOOR SCHEDULE (MFR & MODEL OR EQUAL)

IDEN	TYPE	DOOR SIZE		ROUGH OPENING		MATERIAL	QUANTITY	TOTAL AREA	U-FACTOR (MIN OR BETTER NFRC-CERTIFIED)	DESCRIPTION
		WIDTH	HEIGHT	WIDTH	HEIGHT					
D01	SINGLE PANEL	3'-8"	6'-8"	3'-8"	6'-10.5"	FIBERGLASS	1	24.37	–	INSULATED, GLASS INSERT
D02	SINGLE PANEL	3'-0"	6'-8"	3'-2"	6'-10.5"	WOOD	1	–	–	SELF-CLOSING DOOR
D03	POCKET DOOR	3'-0"	6'-8"	6'-2"	6'-10.5"	WOOD	2	–	–	–
D04	SINGLE PANEL	2'-8"	6'-8"	2'-10"	6'-10.5"	WOOD	5	–	–	–
D05	POCKET DOOR	2'-4"	6'-8"	4'-10"	6'-10.5"	WOOD	1	–	–	–

NOTES:

1) VERIFY WITH DOOR MFR FOR ACTUAL ROUGH OPENING REQUIREMENTS.

NOTES:

(A) ALL VERTICAL FENETRATION TO HAVE U-FACTOR = 0.24 MAX OR BETTER; NFRC-CERTIFIED

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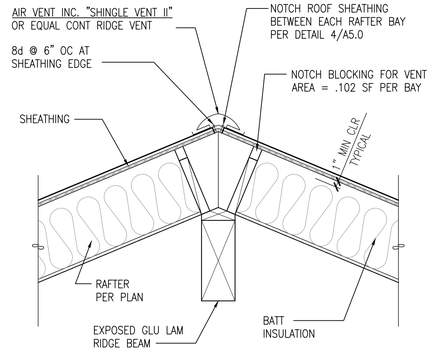
Jurisdiction Approval

Schedules & Details

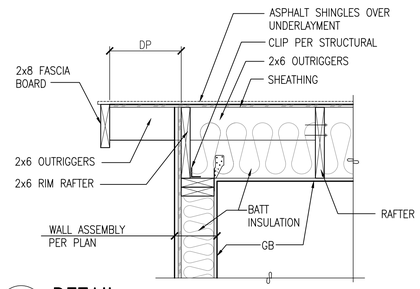
D 1.0

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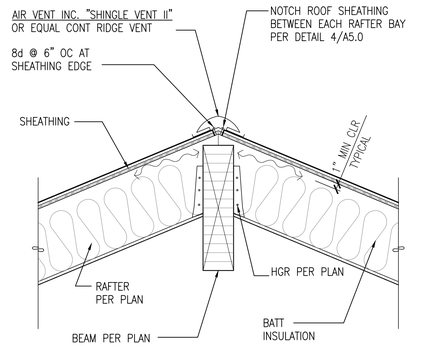
8/29/24



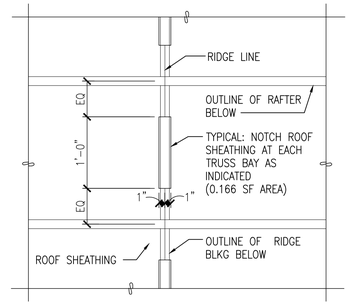
8 DETAIL
SCALE: 1"=1'-0"



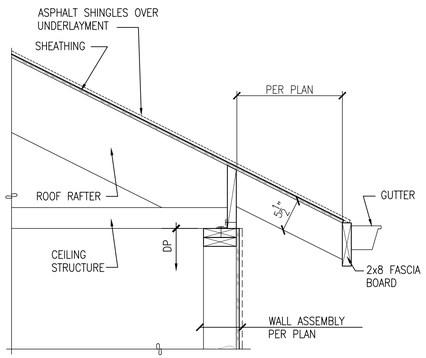
4 DETAIL
SCALE: 1"=1'-0"



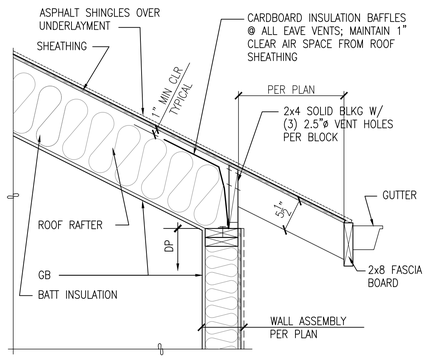
7 DETAIL
SCALE: 1"=1'-0"



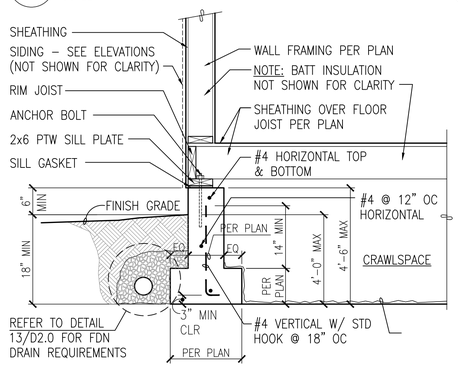
3 DETAIL
SCALE: 1"=1'-0"



6 DETAIL
SCALE: 1"=1'-0"



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



5 DETAIL
SCALE: 3/4"=1'-0"

REINFORCEMENT SPECIFICATIONS:

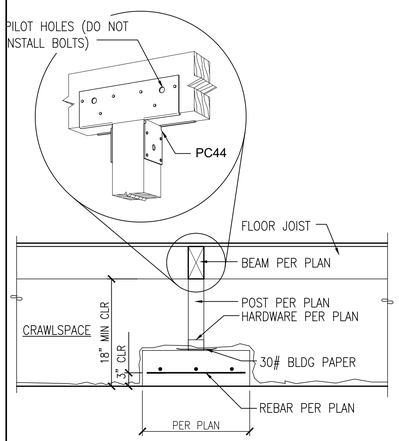
HORIZONTAL STEEL: PER STRUCTURAL DETAILS

VERTICAL STEEL: PER STRUCTURAL DETAILS

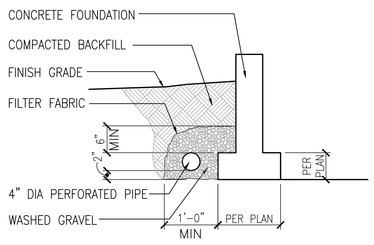
SILL ANCHORAGE: 5/8" DIA x 10" LONG GALVANIZED ANCHOR BOLTS @ 6'-0" OC MAX; PROVIDE 1/4" THK x 3" SQUARE PLATE WASHERS BETWEEN SILL PLATE AND NUT

NOTES:

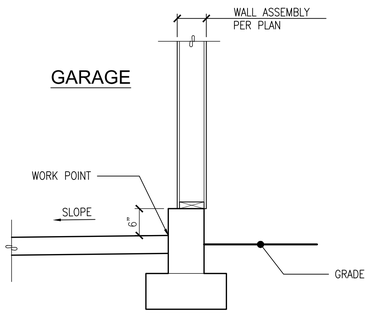
1. STEEL SHALL BE PLACED WITHIN CENTER OF FOUNDATION WALL.
2. THERE SHALL BE A MINIMUM OF (2) ANCHOR BOLTS PER FOUNDATION SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH FOUNDATION SILL PLATE BUT NO CLOSER THAN 4". EMBED ANCHOR BOLTS 7" MIN.



17 DETAIL
SCALE: 3/4"=1'-0"



13 FOUNDATION DRAINAGE SYSTEM
SCALE: 3/4"=1'-0"



9 DETAIL
SCALE: 3/4"=1'-0"

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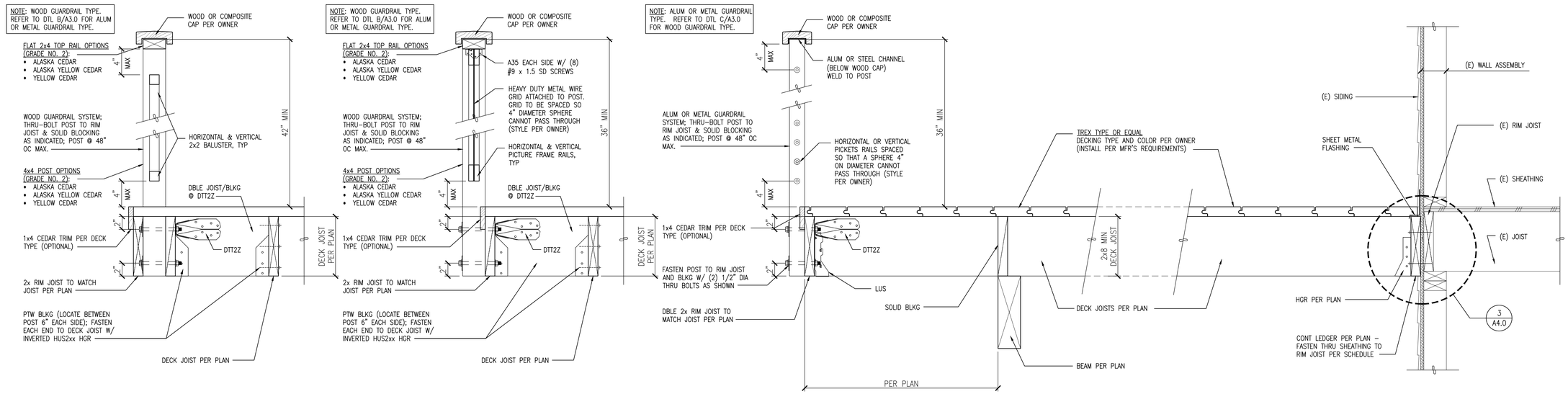
Jurisdiction Approval

Details

D 2.0

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8/29/24



D DETAIL – TYPICAL SIDE CONDITION

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

C DETAIL – TYPICAL SIDE CONDITION

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

B DETAIL – TYPICAL CANTILEVER CONDITION

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

A DETAIL – TYPICAL LEDGER CONNECTION

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

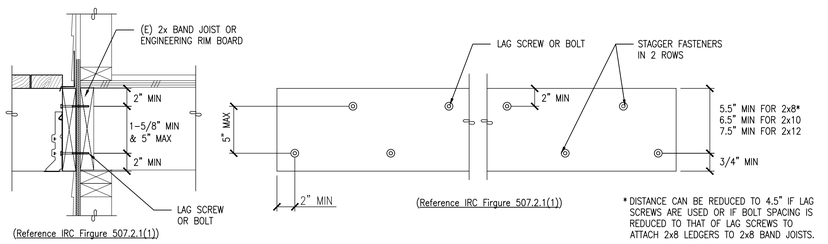
Placement of Lag Screws and Bolts in Ledgers and Band Joists

(Reference IRC Table 507.2.1)

Minimum End and Edge Distances and Spacing Between Rows				
	Top Edge	Bottom Edge	Ends	Row Spacing
Ledger [a]	2 inches [d]	3/4 inch	2 inches [b]	1 5/8 inches [b]
Band Joist [c]	3/4 inch	2 inches [e]	2 inches [b]	1 5/8 inches [b]

For SI: 1 inch = 25.4 mm

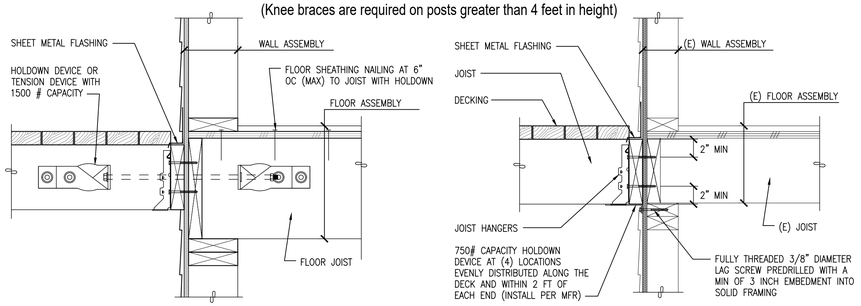
a. Lag screws or bolts must be staggered from the top and bottom along the horizontal run. See figure below
b. Maximum 5 inches
c. For engineered rim joists, the manufacturer's recommendations govern
d. The minimum distance from the bottom row to the top edhe of the ledger must be in accordance with figure below
e. 2 inches may be reduced to 3/4 inch when the band joist is directly supported by a mudsill, header, or by double top wall plates



4 PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

SCALE: NTS

(Knee braces are required on posts greater than 4 feet in height)



3 LEDGER ATTACHMENT FOR LATERAL LOADS

SCALE: NTS

Deck Ledger Connection to Band Joist [a, b]

(Reference IRC Table R507.2 – Deck live load = 60 psf, deck dead load, = 10 psf, snow load ≤ 40 psf)
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

Connection Details	Joist Span						
	6' and less	6'1" and 8'	8'1" and 10'	10'1" and 12'	12'1" and 14'	14'1" and 16'	16'1" and 18'
	On-center spacing of fasteners						
½ inch diameter lag screw with ½ inch maximum sheathing [c,d]	22	16	13	11	9	8	7
½ inch diameter bolt with ½ inch maximum sheathing [d]	30	22	18	15	13	11	10
½ inch diameter bolt with 1 inch maximum sheathing [e]	26	19	16	13	11	10	9

a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
b. Snow load shall not be assumed to act concurrently with live load.
c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
d. Sheathing shall be wood structural panel or solid sawn lumber
e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/2-inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

Deck Connections

(All fasteners, nails, bolts, screws, and connectors must be corrosion resistant.)

Connection	Fastening:
Manufactured Connectors	Follow manufacturer's instructions
Post to Footing	Post base is required
Post to Footing (High Winds)	Consult with jurisdiction about additional uplift loads where wind exposure is greater than Risk Categroy B.
Post to Beam	Connector is required
Ledger to House Framing	See information on Details 3 and 4
Joist to Beam or Girder	(3) 8d - Toe nailed or per connector equirement
Blocking or Bridging to Joist	(2) 10d - Toe nailed @ each end or per connector equirement
Wooden Deck Boards	(2) 8d threaded nails OR (2) No. 8 screws
Composite Decking	Follow manufacturer's instructions

Span Table and Footing Schedule for Decks

Spans and footings assume the maximum 24" cantilever using Hem-Fir/Doug Fir No. 2 or better framing lumber.
Table uses 70 psf. loading (10 psf. dead load + 60 psf live load) and 2000 psf. soil bearing pressure.

Joist Size	Joist Spacing	Max. Joist Span	Girder Beam Size and Max. Span Between Support Post / Footing Type							
			4x6	Footing	4x8	Footing	4x10	Footing	4x12	Footing
2x6	12" OC	7'-5"	5'-11"	14x14	7'-9"	16x16	9'-6"	18x18	11'-1"	18x18
	16" OC	6'-9"	5'-11"	14x14	7'-9"	16x16	9'-6"	18x18	11'-1"	18x18
	24" OC	5'-9"	6'-3"	14x14	8'-9"	16x16	11'-0"	18x18	12'-10"	18x18
2x8	12" OC	9'-7"	4'-11"	14x14	6'-6"	16x16	8'-3"	18x18	10'-0"	20x20
	16" OC	8'-8"	4'-11"	14x14	6'-6"	16x16	8'-3"	18x18	10'-0"	18x18
	24" OC	7'-7"	5'-11"	14x14	7'-9"	16x16	9'-6"	18x18	11'-1"	18x18
2x10	12" OC	13'-3"	3'-6"	14x14	4'-8"	16x16	5'-11"	18x18	7'-2"	18x18
	16" OC	11'-6"	4'-1"	14x14	5'-5"	16x16	6'-11"	18x18	8'-5"	20x20
	24" OC	9'-5"	4'-11"	14x14	6'-6"	16x16	8'-3"	18x18	10'-0"	20x20
2x12	12" OC	15'-5"	3'-1"	14x14	4'-1"	16x16	5'-2"	18x18	6'-3"	18x18
	16" OC	13'-4"	3'-6"	14x14	4'-8"	16x16	5'-11"	18x18	7'-2"	18x18
	24" OC	10'-11"	4'-1"	14x14	5'-5"	16x16	6'-11"	18x18	8'-5"	18x18

Footings must have a minimum reinforcement of (2) #4 bars each way with a 3" clearance to the bottom of the footing.
Note: Footing sizes are based on decks designed with single span joists where there is no center bearing beam.

(Guardrails are required when the deck is more than 30 inches above grade)

dyna BUILDERS
1537 NW Ballard Way
Seattle, WA 98107
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www.dyna.builders

Selby
Residence
4731 90th Ave SE
Mercer Island, WA 98199

Residential Remodel

Permit Corrections

August 29, 2024

Revisions

No.	Date	Revision Notes

Print Log

No.	Date	Issue Notes

Jurisdiction Approval

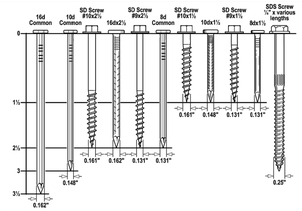
Deck Schedules & Details

D 3.0

Selby
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8/29/24

General Notes:

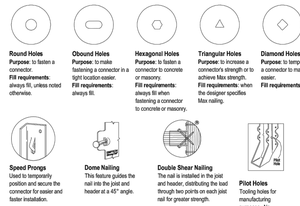
1. Outdoor environments are generally more corrosive to steel. If you choose to use ZMAX® or HDG finish or stainless steel material on an outdoor project, you should periodically inspect your connectors and fasteners or have a professional inspection performed. Regular maintenance, including water-proofing of the wood used in your outdoor project is also a good practice.
2. Coatings Available:
   - 2.1. ZMAX: Galvanized (G185) 1.85 oz. of zinc per square foot of surface area. (hot-dip galvanized per ASTM A653 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
   - 2.2. HDG - Hot Dip Galvanized: Products are hot-dip galvanized after fabrication (14 ga. and thicker). The coating weight increases with material thickness. The minimum specified coating weight is 2.0 oz. per square foot. (per ASTM A123 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
   - 2.3. SS - Stainless Steel: Connectors are manufactured from Type 316L stainless steel, and provide greater durability against corrosion. Stainless-steel nails are required with stainless-steel products, and are available from Simpson Strong-Tie.
3. When using stainless steel connectors, use stainless steel fasteners. When applications allow the use of ZMAX/HDG galvanized connectors, use HDG fasteners that meet the specifications of ASTM A153 or equivalent coating offered on Simpson Strong-Tie fasteners.
4. Due to many variables involved with outdoor construction, Simpson Strong-Tie cannot provide estimates on service life of connectors, anchors or fasteners.
5. To obtain optimal performance from Simpson Strong-Tie products, the products must be installed properly and used in accordance with the installation instructions and design limits provided by Simpson Strong-Tie.
6. All installation notes and guidelines within the current *Wood Construction Connectors* catalog shall apply for the connectors, anchors, and fasteners shown.
7. Simpson Strong-Tie reserves the right to change the specifications, design and models shown without notice or liability for such changes.
8. Simpson Strong-Tie does not guarantee the performance or safety of products that are modified, improperly installed or not used in accordance with the design.
9. All references to bolts or machine bolts (MB) are structural quality through bolts (not lag screws or carriage bolts) equal to or better than ASTM A307, grade A. Bolt holes shall be at least a minimum 1/32" and no more than a maximum of 1/16" larger than the bolt diameter per 2005 NDS Section 11.1.2.
10. Unless noted otherwise, all references to standard cut washers refer to Type A plain washers (W) conforming to the dimensions shown in ASME B18.22.1 for the appropriate rod sizes.
11. Unless stated otherwise, Simpson Strong-Tie cannot and does not make any representation regarding the suitability of use or load-carrying capacities of connectors installed with improper fasteners.



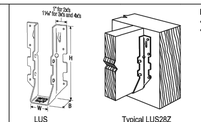
Fastener Notes:

1. The specified quantity, type and size of fastener must be installed in the correct holes on the connector to achieve published loads. Incorrect fastener selection or installation can compromise connector performance and could lead to failure.
2. Nail diameter assumes no coating. See technical bulletin *T-NAILGUIDE* for more information.
3. The Simpson Strong-Drive® SD structural-connector screw is the only screw approved for use with our connectors.

4. NAIL reference in tables: 16d = 16d common, 10d = 10d common



Fastening Identification



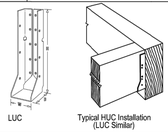
Installation:

- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full-length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
  - ●● 10dx1½ nails for installations with Nails
  - ●● SD #9x1½ for LUS28Z and LUS210Z installations with SD Screws
  - ●● SD #9x1½ for LUS26-2Z and LUS210-2Z installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2½	4-SD #9x2½
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2½	4-SD #9x2½
LUS26-2Z	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2½	4-SD #10x2½
LUS210-2Z	3 1/8	9	2	8-16d	6-16d	8-SD #10x2½	6-SD #10x2½

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D01 General Notes



Installation:

- For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
  - ●● 10dx1½ nails for installations with Nails
  - ●● SD #9x1½ for LUC26Z and LUC210Z installations with SD Screws

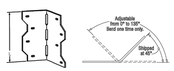
Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10dx1½	6-SD #9x2½	4-SD #9x1½
LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10dx1½	10-SD #9x2½	6-SD #9x1½
HUC26-2Z	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
HUC28-2Z	3 1/8	7	2 1/2	14-16d	6-10d	-	-
HUC210-2Z	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

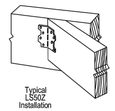
1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D02 Fasteners

Installation:

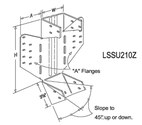
- Field skewable; bend one time only.
- Joist must be constrained against rotation *(for example, with solid blocking)* when using a single LS per connection.





Model No.	L (in)	Fasteners
LS30Z	3 3/8	6-10d
LS50Z	4 7/8	8-10d
LS70Z	6 3/8	10-10d

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.



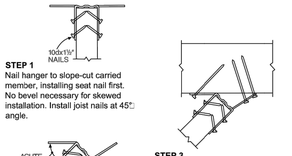
Installation:

- Follow 3-step installation sequence for skewed or sloped/skewed applications.
- Do not substitute 10dx1½ nails for face nails.
- To see an installation video on this product, visit www.strongtie.com

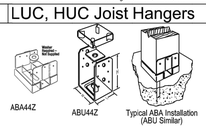
Model No.	Dimensions (in.)			Fasteners	
	W	H	A	Header	Joist
LSU26Z	1 9/16	4 7/8	1 1/2	6-10d	5-10dx1 1/2
LSSU210Z	1 9/16	8 1/2	1 5/8	10-10d	7-10dx1 1/2

1. For skewed LSSU, the inner most face fasteners on the acute angle side are not installed.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D03 LUS Joist Hangers



D04 LUC, HUC Joist Hangers



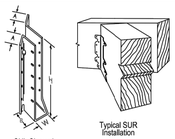
Installation:

- ABA, ABU - for pre-pour installed anchors. For Simpson Strong-Tie epoxy or mechanical anchors, select and install in accordance with www.strongtie.com.
- Products require washers between the nut and the base. Washers are supplied with the ABU but not the ABA, which requires a standard cut washer.

Model No.	Post Size	Dimensions (in.)				Anchor Dia.	Post Fasteners			
		W	L	H	HB		Nails	SD Screws	Machine Bolts Qty.	Machine Bolts Dia.
ABA44Z	4x4	3 9/16	3 1/8	3 1/16	-	1/2	6-10d	6-SD #9x1½	-	-
ABU44Z	4x4	3 9/16	3	5 1/2	1 3/4	5/8	12-16d	12-SD #10x1½	2	1/2
ABA66Z	4x6	3 9/16	5 3/16	3 1/8	-	5/8	8-16d	8-SD #10x1½	-	-
ABU46Z	4x6	3 9/16	5	7	2 5/8	5/8	12-16d	-	2	1/2
ABA66Z	6x6	5 1/2	5 1/4	3 1/8	-	5/8	8-16d	8-SD #10x1½	-	-
ABU66Z	6x6	5 1/2	5	6 1/16	1 3/4	5/8	12-16d	-	2	1/2
ABU88Z	8x8	7 1/2	7	7	-	2 - 5/8	18-16d	-	-	-

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D05 SUR/SUL 45° Skewed Joist Hangers



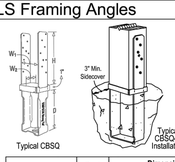
Installation:

- The joist may be square cut or bevel cut.
- These hangers will normally accommodate a 40° to 50° skew.

Model No.	Joist Size	Dimensions (in.)						Fasteners	
		W	H	B	A1	A2		Header	Joist
SUR/L26Z	2x6, 8	1 9/16	5	2	1 1/8	1 5/16		6-16d	6-10dx1½
SUR/L210Z	2x10, 12	1 9/16	8 1/8	2	1 1/8	1 5/16		10-16d	10-10dx1½
SUR/L210-2Z	(2) 2x10, 12	3 1/8	8 11/16	2 5/8	1 7/16	2 3/8		14-16d	6-16dx2½

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D06 LS Framing Angles



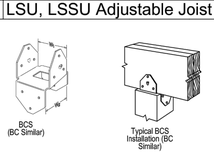
Installation:

- Install Simpson Strong-Tie SDS ¼" x 2" wood screws, which are provided with the column base, with a 3/8" hex head driver. *(Lag screws will not achieve the same load.)*
- Allow concrete to cure before installation of the post.
- For full loads, a minimum of 3" side cover shall be provided.

Model No.	Post Size	Dimensions (in.)				Number of SDS Screws
		W1	W2	D	H	
CBSQ44-SDS2HDG	4x4	3 9/16	3 1/2	7 1/8	8 3/8	14-SDS ¼"x2"
CBSQ46-SDS2HDG	4x6	3 9/16	5 5/16	7 13/16	8 11/16	14-SDS ¼"x2"
CBSQ66-SDS2HDG	6x6	5 1/2	5 1/2	6 7/8	8 3/4	14-SDS ¼"x2"
CBSQ86-SDS2HDG	6x8	7 1/2	5 3/8	6 1/8	8 11/16	12-SDS ¼"x2"
CBSQ88-SDS2HDG	8x8	7 1/2	7 3/8	6 1/8	8 11/16	12-SDS ¼"x2"

1. ▷ indicates connector is available in stainless steel. Replace *-SDS2HDG* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D07 LSU, LSSU Adjustable Joist Hangers



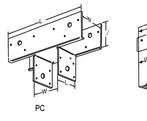
Installation:

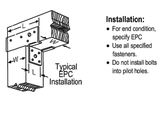
- BCS: Install dome nails on beam; drive nails at an angle through the beam into the post below.
- BC: Do not install bolts into pilot holes.

Model No.	Dimensions (in.)					Fasteners			
	W1	W2	L1	L2	H1	H2	Nails		SD Screws	
							Beam Flange	Post Flange	Beam Flange	Post Flange
BC4Z	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1½	6-SD #10x1½
BC6Z	5 1/2	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	12-16d	12-16d	-	-
BCS2-2/4Z	3 1/8	3 9/16	2 7/8	2 7/8	2 15/16	2 15/16	8-10d	6-10d	8-SD #9x2½	6-SD #9x2½
BCS2-3/6Z	4 5/8	5 9/16	4 3/8	2 7/8	3 5/16	2 15/16	12-16d	6-16d	-	-

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D08 ABA, ABU Post Bases





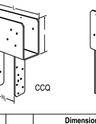
Installation:

- For end condition, specify EPC
- Use all specified fasteners.
- Do not install bolts into pilot holes.

Model No.	Post Size	Dimensions (in.)					Fasteners			
		W1	W2	L1	L2	L3	Nails		SD Screws	
							Post	Beam	Post	Beam
								PC EPC		PC EPC
PC44-16Z	4x4	3 9/16	3 9/16	2 5/8	11	7 5/16	8-16d	12-16d 8-16d	8-SD #10x1½	12-SD #10x1½ 8-SD #10x1½
PC46-16Z	4x6	3 9/16	5 1/2	2 5/8	13	9 1/4	8-16d	12-16d 8-16d	-	- - -
PC66-16Z	6x6	5 1/2	5 1/2	4 9/16	13	9 1/4	8-16d	12-16d 8-16d	-	- - -

1. Refer to current *Wood Construction Connectors* catalog for additional information.

D09 PBS Post Bases



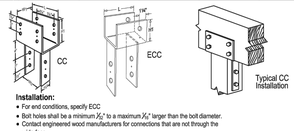
Installation:

- Embed into wet concrete up to the bottom of the 1" standoff base plate. A 2" minimum side cover is required to obtain the full load. Holes in the bottom of the straps allow for free concrete flow.
- Allow concrete to cure before installation of the post.

Model No.	Dimensions (in.)				Post Fasteners			
	W	L	H	HB	Nails	SD Screws	Machine Bolts Qty.	Machine Bolts Dia.
PBS44AHDG	3 9/16	3 1/2	6 1/4	3 7/16	14-16d	14-SD #10x1½	2	1/2
PBS66HDG	5 1/2	5 3/8	6 1/2	3 11/16	14-16d	-	2	1/2

1. Refer to current *Wood Construction Connectors* catalog for additional information.

D10 CBSQ Post Bases



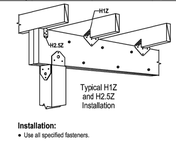
Installation:

- For end conditions, specify ECC
- Bolt holes shall be a minimum $\frac{1}{32}$" to a maximum $\frac{1}{16}$" larger than the bolt diameter.
- Contact engineered wood manufacturers for connections that are not through the wide face.
- Beam depth must be at least as tall as H1.

Model No.	Beam Width	Dimensions (in.)					Machine Bolts		
		W1	W2	L		H1	Dia.	Beam	
				CC	ECC			CC	ECC
CC3-1/4HDG	3 1/8	3 1/4	3 5/8	11	7 1/2	6 1/2	5/8	4	2
CC3-1/4-6HDG	3 1/8	3 1/4	5 1/2	11	7 1/2	6 1/2	5/8	4	2
CC44HDG	4x	3 5/8	3 5/8	7	5 1/2	4	5/8	2	1
CC66HDG	6x	5 1/2	5 1/2	11	7 1/2	6 1/2	5/8	4	2

1. ▷ indicates connector is available in stainless steel. Replace *HDG* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D11 BC, BCS Post Caps



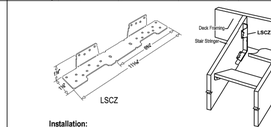
Installation:

- Use all specified fasteners.

Model No.	Fasteners			
	Nails		SD Screws	
	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1½	4-8dx1½	6-SD #9x1½	4-SD #9x1½
H2.5Z	5-8dx1½	5-8dx1½	5-SD #9x1½	5-SD #9x1½
H8Z	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D12 AC, LPC, LCE Post Caps



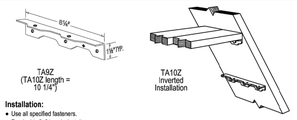
Installation:

- Install in pairs.
- For LCE4Z installations on mitered corner conditions, refer to www.strongtie.com for more information.

Model No.	Dimensions (in.)		Fasteners			
	W	L	Nails		SD Screws	
			Beam	Post	Beam	Post
AC4Z	3 9/16	6 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
AC6Z	5 1/2	8 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
LPC4Z	3 9/16	3 1/2	8-10d	8-10d	8-SD #9x1½	8-SD #9x1½
LPC6Z	5 9/16	5 1/2	8-10d	8-10d	-	-
LCE4Z	-	5 3/8	14-16d	10-16d	14-SD #10x1½	10-SD #10x1½

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D13 PC, EPC Post Caps



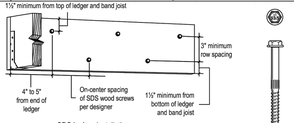
Installation:

- Use all specified fasteners.
- For double 2x6 treads, install TA10Z inverted with 4 screws installed into the treads.

Model No.	Fasteners	
	Stringer	Tread
TA9Z	3-SDS ¼"x1½"	2-SDS ¼"x1½"
TA10Z	3-SDS ¼"x1½"	4-SDS ¼"x1½"
TA10Z	4-SDS ¼"x1½"	3-SDS ¼"x1½"

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D14 CCQ, ECCQ Post Caps



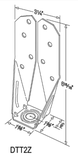
Size (in.)	Model No.	Thread Length (in.)
¼" x 3½"	SDS25312	2¼
¼" x 5"	SDS25500	2¾

1. ▷ indicates connector is available in stainless steel. Add *SS* to model number when ordering.
2. Refer to current *Z-SDSLDGR* for spacing and acditional information.
3. The screws shall be staggered from the top to the bottom along the horizontal run of the deck ledger per IRC 2009 Section R502.2.2.1.1.

Installation:

- Install Simpson Strong-Tie SDS wood screws with a ⅜" hex head driver.
- SDS screws install best with a low speed ⅜" drill.

D15 CC, ECC Post Caps



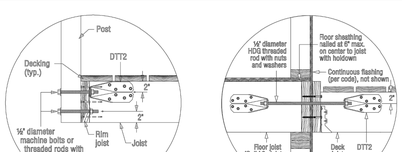
Installation:

- Install Simpson Strong-Tie SDS wood screws with a ¼" hex head driver. SDS screws install best with a low speed high torque drill.
- A standard cut washer (provided) must be installed between the nut and the DTT2Z seat.
- Bolt holes shall be a minimum $\frac{1}{32}$" to a maximum $\frac{1}{16}$" larger than the bolt diameter.

Model No.	CL	Anchor Dia.	Fasteners
DTT2Z	13/16	1/2"	8-SDS ¼"x1½"

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to *T-GRDRLPST* and *T-DECKLATLOAD* for additional information.

D16 H Hurricane Ties



DTT2Z Installed as a Lateral Connector for a Deck Guardrail Post.
For more information on guardrail post connections, and installation instructions, see technical bulletin T-GRDRLPST (available at www.strongtie.com).

DTT2Z Installed as a Lateral Connector for a Deck-to-House Lateral Load Connection
For more information on this connection, and installation instructions, see technical bulletin T-DECKLATLOAD (available at www.strongtie.com).

D17 LSC Stair Stringer Connector

Installation:

- Before fastening, position the stair stringer with the LSCZ on the carrying member to verify where the bend should be located.
- Tabs on the LSCZ must be positioned to the inside of the stairs.
- The fastener that is installed into the bottom edge of the stringer must go into the second-to-last hole.
- A minimum distance of ½" measured from the lowest rim-joist fastener to the edge of rim joist is required.

Model No.	Fasteners					
	Nails			SD Screws		
	Rim Joist	Stringer Wide Face	Stringer Narrow Face	Rim Joist	Stringer Wide Face	Stringer Narrow Face
LSCZ	8-10dx1½	8-10dx1½	1-10dx1½	8-SD #9x1½	8-SD #9x1½	1-SD #9x1½

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering. Stainless steel models must be fastened with nails.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D18 TA Tread Angle

D19 SDS Screws

D20 DTT2Z Deck Tension Tie

dyna BUILDERS
1537 NW Ballard Way
Seattle, WA 98107
(206) 297-6369
www.dyna.builders

Page 1 of 1
Rev. 1
8/27/2012

SIMPSON STRONG-TIE COMPANY INC.
NORTHEAST: 2600 International Street, Columbus, Ohio 43228
NORTHWEST: 5151 South Airport Way, Stockton, California 94588
SOUTHEAST: 2221 Country Lane, McKinney, Texas 75069
SOUTHWEST: 12246 Holly Street, Riverside, California 92509

SIMPSON Strong-Tie®

Installation Details for Simpson Strong-Tie® Connectors and Fasteners Used in the Construction of Wood Decks

Selby
Residence
4731 90th Ave SE
Mercer Island, WA 98199

Residential Remodel

Permit Corrections
August 29, 2024

Revisions

No.	Date	Revision Notes

Print Log

No.	Date	Issue Notes

Jurisdiction Approval

Simpson Strong-Tie Details

D 4.0

Selby
Selby-2024.vwx
8/23/24

STRUCTURAL NOTES

01000: GENERAL REQUIREMENTS
THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS NOT SHOWN. CONSULT MECHANICAL PLANS FOR DUCTS AND PIPES ETC. NOT SHOWN.

THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT 1-800-424-5555.

01100: CODE REQUIREMENTS
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF MERCER ISLAND.

01200: DESIGN LOADS
LIVE LOADS

ROOF LIVE	20 PSF
FLOORS (RESIDENTIAL)	40 PSF
DECK	60 PSF

SNOW LOAD DESIGN DATA:
SNOW LOAD DESIGN DATA:
ROOF RAIN-ON-SNOW 25 PSF [SEAW WHITE PAPER, SITE ~368FT EL.]

AUXILLARY LOAD:
ROOF SOLAR-READY (PV) 5 PSF (ENTIRE ROOF)

WIND DESIGN DATA:

BASIC WIND SPEED:	110 MPH (RISK CATEGORY II)
WIND IMPORTANCE FACTOR:	Iw = 1.0
WIND EXPOSURE:	EXPOSURE C
TOPOGRAPHICAL FACTOR:	Kzt = 1.00
INTERNAL PRESSURE COEFFICIENT:	GCpi = +/- 0.18
COMPONENT/CLADDING WIND PRESSURE:	P(C) = 50 PSF*Kzt (ULT)

EARTHQUAKE DESIGN DATA (BOTH BUILDINGS):

SEISMIC IMPORTANCE FACTOR:	Ie = 1.0
SPECTRAL RESPONSE ACCELERATIONS:	Ss = 1.435, S1 = 0.498
SITE CLASS:	SITE CLASS D [DEFAULT]
SPECTRAL RESPONSE COEFFICIENTS:	SDS = 1.148 SD1 = N/A
SEISMIC DESIGN CATEGORY:	SEISMIC DESIGN CATEGORY D
BASIC FORCE RESISTING SYSTEM:	BEARING WALL SYSTEM
RESPONSE MODIFICATION FACTOR:	R = 6.5 (LIGHT FRAME WALLS)
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

01300: FOUNDATIONS
ASSUMED 1500 PSF ALLOWABLE SOIL BEARING PRESSURE. FILLS TO BE 95% MODIFIED PROCTOR PER ASTM D-1557. ALL NEW EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 18 INCHES BELOW LOWEST ADJACENT GRADE. PROVIDE A MINIMUM OF 8" FROM EXISTING GRADE TO WOOD SIDING OR PLATES THAT DO NOT HAVE A NATURAL RESISTANCE TO DECAY. ALL FOUNDATIONS SHALL BE FOUNDED ON COMPETENT NATIVE MATERIAL.

FOUNDATIONS HAVE BEEN DESIGNED WITH THE FOLLOWING PARAMETERS:

ACTIVE EARTH PRESSURE (YIELDING)	35 PCF
ACTIVE EARTH PRESSURE (AT-REST)	55 PCF
PASSIVE EARTH PRESSURE	250 PCF
COEFFICIENT OF FRICTION	0.35
SOIL PROFILE	SITE CLASS D

NO FOOTINGS SHALL BE FOUNDED ON OR ABOVE LOOSE, ORGANIC OR EXISTING FILL SOILS. THE SAND SUBGRADE SHALL BE COMPACTED OR CLEANED OF LOOSE OR DISTURBED SOIL.

01330: SHOP DRAWING SUBMITTAL PROCESS
SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS DIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED WASHINGTON STATE STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE APPROPRIATE JURISDICTION FOR APPROVAL PRIOR TO FABRICATION.

SHOP DRAWINGS SHALL BE REQUIRED FOR THE FOLLOWING:
1. PREFABRICATED WOOD I-JOIST

CALCULATIONS BEARING THE SEAL AND SIGNATURE OF A LICENSED WASHINGTON STATE STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS FOR PREFABRICATED PLATED WOOD TRUSSES.

01400: INSPECTIONS AND SPECIAL INSPECTIONS
THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

SPECIAL INSPECTIONS ARE NOT REQUIRED FOR GROUP R-3 OCCUPANCIES UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL.

01401: STRUCTURAL OBSERVATION
STRUCTURAL OBSERVATION IS NOT REQUIRED.

01700: EXECUTION REQUIREMENTS
INSTALLATION OF ALL STRUCTURAL COMPONENTS SHALL BE AS REQUIRED PER ALL LOCAL CODES.

02000: SITE CONSTRUCTION
ALL SITE CONSTRUCTION SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AS NOTED IN THE GEOTECHNICAL ENGINEERING REPORT (SEE SECTION 01300) AND IN SUBSEQUENT DIRECTIVES.

02260: EXCAVATION SUPPORT AND PROTECTION
EXCAVATION FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE.

EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS.

INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS.

02300: BACKFILL AND COMPACTION
BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND OF ANY DEBRIS. BACKFILL BEHIND ALL WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS.

02832: SEGMENTAL RETAINING WALLS
SEGMENTAL RETAINING WALLS AND MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALLS SHALL BE DESIGNED BY OTHERS.

03000: CONCRETE
CONCRETE CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SHALL COMPLY WITH ACI 318 SECTION 3.6. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL HAVE AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC SECTION 1904.2. THE USE OF WATER SOLUBLE CHLORIDE ION SHALL NOT BE USED.

THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO ENGINEER OF RECORD FOR APPROVAL FOUR WEEKS PRIOR TO PLACING CONCRETE. MIX DESIGNS SHALL BE REVIEWED FOR CONFORMANCE TO IBC SECTIONS 1904 AND 1905.

CONCRETE HAS BEEN DESIGNED FOR f'c=2500 PSI. FOR QUALITY ASSURANCE, CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:

28 DAY STRENGTH f'c (PSI)	MAX. W/C RATIO	MAX. SLUMP (INCHES)	AIR ENTRAINMENT (PERCENT)	SPECIAL INSPECTION REQUIRED	LOCATION AND APPLICATION
3000	0.45	4±1	0±1	NO	FOOTINGS
3000	0.45	4±1	5±1	NO	FOUNDATION WALLS
3000	0.45	4±1	5±1	NO	SLAB ON GRADE, PATIOS
3000	0.45	4±1	5±1	NO	CURBS, WALKS, DRIVES

ONE COMPRESSION TEST MINIMUM SHALL BE COMPILED FOR EVERY 150 CUBIC YARDS OR 5000 SQUARE FEET OF SURFACE AREA FOR EACH MIX DESIGN PLACED EACH DAY. A TEST SHALL BE THE AVERAGE STRENGTH OF TWO CYLINDERS MADE FROM THE SAME SAMPLE AND TESTED AT THE SPECIFIED AGE. ADDITIONAL CYLINDERS MAY BE MADE FOR INFORMATION REGARDING POST TENSIONING, FORM REMOVAL, STRENGTH DEVELOPMENT, OR OTHER PURPOSES. CONCRETE SHALL BE ACCEPTABLE IF:
1. NO TEST FALLS 500 PSI BELOW THE SPECIFIED STRENGTH
2. THE AVERAGE OF ALL SETS OF 3 CONSECUTIVE TESTS DOES NOT FALL BELOW THE SPECIFIED STRENGTH.

CONCRETE NOT MEETING THE ABOVE CRITERIA SHALL BE SUBJECT TO FURTHER TESTING AT NO ADDITIONAL EXPENSE TO THE OWNER.

RESHORING, WHERE REQUIRED, SHALL CONFORM TO ACI 301 SECTION 4.6. SUBMIT PROPOSED RESHORING PLANS TO THE ENGINEER OF RECORD FOR REVIEW.

CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR 3/4 INCH IF NOT SPECIFIED BY THE ARCHITECT.

REFER TO "01300" FOR APPROVAL PRIOR TO FORMWORK.

03100: REINFORCING STEEL
REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318. REINFORCING STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:

ASTM A-615 DEFORMED BARS GRADE 40 (fy=40 KSI) FOR #3 BARS ONLY
ASTM A-615 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR #4 BARS AND LARGER
ASTM A-706 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR ALL WELDABLE BARS
ASTM A-185 SMOOTH BAR (fy=60 KSI) FOR WELDED WIRE FABRIC

REINFORCING FOR SLABS ON GRADE SHALL BE 12X12 W5XW5 WELDED WIRE FABRIC OR FIBER MESH UNLESS NOTED OTHERWISE. PROVIDE LAP SPLICES PER THE LAP SPLICE SCHEDULE ON SHEET S6.1. REINFORCING STEEL AT ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS ELSE CORNER BARS SHALL BE PROVIDED.

COVER REQUIREMENTS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH
ALL BAR SIZES . . . . . 3"
FORMED SURFACE EXPOSED TO EARTH OR WEATHER
#6 AND LARGER . . . . . 2"
#5 AND SMALLER . . . . . 1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER
WALLS AND JOISTS
#14 AND #18 BARS . . . . . 1 1/2"
#11 BARS AND SMALLER . . . . . 3/4"
SLABS AND JOISTS
#14 AND #18 BARS . . . . . 1 1/2"
#11 BARS AND SMALLER . . . . . 1"
BEAMS, COLUMNS
PRIMARY REINFORCEMENT . . . . . 1 1/2"
TIES, STIRRUPS, AND SPIRALS . . . . 1 1/2"

REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT. REINFORCING STEEL SHALL NOT BE FIELD BENT EXCEPT AS NOTED IN THE DESIGN DRAWINGS. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD EXCEPT AS NOTED ON THE DESIGN DRAWINGS.

05120: STRUCTURAL STEEL
DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "AISC SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS". MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

STRUCTURAL W SHAPES	ASTM A-992	Fy = 50 KSI
S, M, AND C SHAPES	ASTM A-36	Fy = 36 KSI
STEEL ANGLES	ASTM A-36	Fy = 36 KSI
PLATE MATERIAL	ASTM A-36	Fy = 36 KSI
STRUCTURAL PIPE	ASTM A-53 GRADE B	Fy = 35 KSI
STRUCTURAL TUBE	ASTM A-500 GRADE B	Fy = 46 KSI
HEADED STUDS	ASTM A-108	
WELDING ELECTRODES	E70-XX TYPICAL, U.N.O.	
HIGH STRENGTH BOLTS	ASTM A-325N BEARING TYPE (SNUG TIGHT)	
ANCHOR RODS	ASTM A-307 OR ASTM A-36	
WOOD CONNECTION BOLTS	ASTM A-307	

ALL WELDING SHALL CONFORM TO THE AWS D1-1 "STRUCTURAL WELDING CODE". ALL WELDING SHALL BE PERFORMED BY A WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) AND AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS. ALL COMPLETE PENETRATION (CP) WELDS SHALL BE ULTRASONICALLY TESTED. ALL FILLET WELDS SHALL BE VISUALLY INSPECTED.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A-153. ALL FIELD WELDS EXPOSED TO WEATHER SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT COMPLYING WITH ASTM A-780.

06071: PRESERVATIVE TREATED WOOD PRODUCTS
PRESERVATIVE TREATED WOOD SHALL BE REQUIRED FOR;

ALL WOOD THAT FORMS THE STRUCTURAL SUPPORT OF THE BUILDING, BALCONIES PORCHES, OR SIMILAR PERMANENT BUILDING APPURTUENCES THAT ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION AT THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

ALL WOOD INSTALLED ABOVE GROUND AND RESTING ON AN EXTERIOR CONCRETE OR MASONRY FOUNDATION WALL LESS THAN 8 INCHES FROM EXPOSED EARTH.

POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. EXCEPT;

1. IF LOCATED IN BASEMENTS ON A CONCRETE PIER OR METAL PEDESTAL 1 INCH ABOVE THE SLAB AND SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.
2. IF IN AN ENCLOSED CRAWL SPACE OR AN UNEXCAVATED AREA WITHIN THE BUILDING PERIPHERY AND SUPPORTED BY A CONCRETE PIER OR PEDESTAL MORE THAN 8 INCHES FROM EXPOSED GROUND AND SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.
3. SLEEPERS AND SILLS ON A CONCRETE SLAB ON GRADE THAT DOES NOT HAVE AN IMPERVIOUS MOISTURE BARRIER SEPARATION WITH EXPOSED EARTH.
4. LEDGERS AND FURRING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE.

PRESERVATIVE TREATMENT SHALL BE PER AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA) SPECIFICATION C2 AND C9 OR APPLICABLE STANDARDS.

ALL FASTENERS (NAILS, BOLTS, MASAS, ANCHORS, PLATES, HANGERS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION RESISTANT G-185 HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL.

06100: ROUGH FRAMING
SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU (WCLIB) "GRADING AND DRESSING RULES" NO. 17 LATEST EDITION. SAWN LUMBER SHALL BE S4S AND SURFACED DRIED, 19 PERCENT MAXIMUM MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRADE, AND PROPERTIES FOR EACH USE/LOCATION SHALL BE AS FOLLOWS U.N.O. PER PLAN/SCHEDULE:

SIZE	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fcp (PSI)	Fc (PSI)	E (PSI)
2X,4X	DOUGLAS FIR-LARCH	NO. 2	900	180	625	1350	1.6E6
6X	DOUGLAS FIR-LARCH	NO. 1	1200	170	625	1000	1.6E6

06101: STRUCTURAL FINGER JOINTED LUMBER
STRUCTURAL FINGER JOINTED LUMBER SHALL BE PERMITTED TO BE USED INTERCHANGEABLY WITH SAWN LUMBER MEMBERS OF THE SAME SPECIES AND GRADE. STRUCTURAL FINGER JOINTED LUMBER SHALL BE GRADED UNDER AMERICAN LUMBER STANDARD COMMITTEE "PRODUCT STANDARD PS 20-99". LUMBER CLASSIFIED AS STUD USE ONLY SHALL BE LIMITED TO VERTICAL APPLICATIONS ONLY. LUMBER WITH CERTIFIED EXTERIOR JOINTS IS NOT RESTRICTED TO ANY TYPE OF LOADING.

06102: FRAMING NOTES
FRAMING CONNECTORS, ACCESSORIES, AND FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVAL BY ENGINEER OF RECORD. INSTALL ALL HARDWARE PER MANUFACTURERS' SPECIFICATIONS. WHERE STRAPS CONNECT TWO MEMBERS TOGETHER, PLACE HALF OF THE REQUIRED FASTENERS INTO EACH MEMBER. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. SEE SECTION 06071 FOR FASTENER REQUIREMENTS AT TREATED LUMBER. TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO FASTENING SCHEDULE PER IBC TABLE 2304.10.1 OR TO THE FASTENING SCHEDULE ON SHEET S1.0.

NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE COMMON NAIL DIMENSIONS ARE AS FOLLOWS:

NAIL SIZE	DIAMETER	LENGTH
8d	0.131"	2.5"
10d	0.148"	3.0"
12d	0.148"	3.25"
16d	0.162"	3.5"

UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS, MASA AT SILL PLATES SHALL BE PLACED AT 48" O.C.PER S/S1.2. THERE SHALL BE A MINIMUM OF MASA PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES NOR LESS THAN 8 INCHES FROM EACH END OF THE PIECE.

06103: JOIST AND BEAM HANGERS
JOIST AND BEAM HANGERS AS NOTED IN THE PLANS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVAL BY ENGINEER OF RECORD. JOIST AND BEAM HANGERS SHALL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AND SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE PER PLANS OR DETAILS:

MEMBER SIZE	HANGER
SAWN LUMBER MANUF. WOOD "I" JOIST	"HUS" SERIES TO MATCH LUMBER SIZE [0.162x3½" NAILS] "IUS" SERIES TO MATCH "I" JOIST SIZE TO WOOD BM. "BA" SERIES TO 2X MIN. NAILER ON STL. BM.
1.75" WIDE PSL OR LVL BEAM	"HUS1.81" SERIES TO MATCH DEPTH [0.162x3½" NAILS]
3.5" WIDE PSL OR LVL BEAM	"HGUS3.63" SERIES TO MATCH DEPTH [SDS25212 SCREWS]
5.25" WIDE PSL OR LVL BEAM	"HGUS5.5" SERIES TO MATCH DEPTH [SDS25212 SCREWS]
7" WIDE PSL BEAM	"HGU7.25" SERIES TO MATCH DEPTH [SDS25212 SCREWS]

06104: SHRINKAGE OF WOOD FRAMING
SHRINKAGE IN WOOD FRAMING IS DUE TO LOSS OF MOISTURE CONTENT AND TO COMPRESSION OF ASSEMBLIES OF WOOD COMPONENTS. PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS AS WELL AS EXTERIOR FINISHES SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8 INCH PER FLOOR WOOD SHRINKAGE. THE USE OF KILN DRIED LUMBER AND PROVIDING A DRYING PROCESS TO THE FRAMING MEMBERS PRIOR TO APPLICATION OF FINISHES WILL HELP CONTROL BUT WILL NOT ELIMINATE SHRINKAGE.

06160: WOOD SHEATHING
WOOD STRUCTURAL PANELS (WSP) SHALL HAVE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. WOOD SHEATHING PANELS SHALL BE C-D INT APA WITH EXTERIOR GLUE (CDX). ORIENTED STRAND BOARD (OSB) PANELS SHALL BE EXPOSURE 1. PANELS SHALL HAVE THE FOLLOWING THICKNESS, SPAN RATING, AND FASTENING UNLESS NOTED OTHERWISE PER PLAN:

		EDGE NAILS	FIELD NAILS
ROOF:	⅜" APA 40:20 C-D W/EXTERIOR GLUE	10d AT 6"	10d AT 12"
ROOF DECKS & FLOORS:	¾" STURD-I-FLOOR OSB 48/24 T&G	10d AT 6"	10d AT 12"
SHEARWALL:	7/16" C-D W/EXTERIOR GLUE, U.N.O.	RE: SCHEDULE SHEET S1.2	

ALL ROOF AND FLOOR SHEATHING PANELS SHALL BE INSTALLED FACE GRAIN PERPENDICULAR TO SUPPORTS AND IN A STAGGERED PATTERN UNLESS NOTED OTHERWISE PER PLAN. BLOCKING AT INTERMEDIATE FLOOR AND ROOF SHEATHING JOINTS SHALL NOT BE REQUIRED UNLESS NOTED OTHERWISE PER PLAN. SHEARWALL SHEATHING SHALL BE BLOCKED AT ALL EDGES WITH 2X OR 3X FRAMING PER SHEARWALL SCHEDULE. WHERE FRT ROOF PLY IS REQUIRED AT PARTY WALL STRENGTH PER MFR. SHALL BE EQUAL OR BETTER THAN 24/16 APA-RATED SPAN.

06185: STRUCTURAL GLUED LAMINATED TIMBER
GLUED LAMINATED MEMBERS SHALL HAVE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) IDENTIFICATION MARK. EXPOSED MEMBERS SHALL RECEIVE ONE COAT OF END SEALER APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. SHOP DRAWINGS SHALL BE SUBMITTED PER THE REQUIREMENTS OF SECTION 01330. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

USE	COMBINATION SYMBOL	SPECIES	LAYOUT
SIMPLE SPAN BEAM	24F-V4	DF/DF	STANDARD
CONTINUOUS BEAM	24F-V8	DF/DF	BALANCED
CANTILEVER BEAM	24F-V8	DF/DF	BALANCED

UNEXPOSED GLUED LAMINATED TIMBER SHALL BE INDUSTRIAL GRADE. TYPICAL, UNLESS NOTED OTHERWISE. EXPOSED GLUED LAMINATED TIMBER SHALL BE APPEARANCE CLASS PER ARCHITECT.

06190: MANUFACTURED WOOD BEAMS
MANUFACTURED/ENGINEERED WOOD BEAMS SHALL BE THE SIZE AND TYPE SHOWN ON THE DRAWINGS AS MANUFACTURED BY TRUS-JOIST OR APPROVED EQUAL. STORAGE, ERECTION, AND INSTALLATION SHALL BE PER MANUFACTURER SPECIFICATIONS. MICROLAM AND PARALLAM MEMBERS SHALL NOT HAVE NOTCHES OR DRILLED HOLES WITHOUT PRIOR ENGINEER OF RECORD APPROVAL. SHOP DRAWINGS SHALL BE SUBMITTED PER THE REQUIREMENTS OF SECTION 01330. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

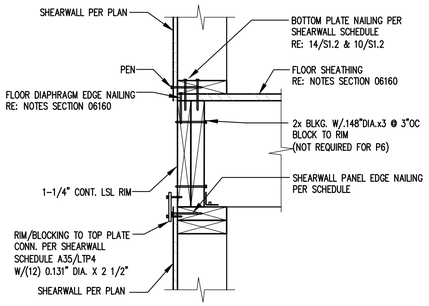
MEMBER	E	Fb	Fcp	Fv	E MIN.
LVL (MICROLAM)	1.9E6	2600	750	285	965,710
PSL (PARALLAM)	2.0E6	2900	750	290	1,016,535
1.55E LSL (TIMBERSTRAND)	1.55E6	2325	800	310	787,815
LSL RIM (TIMBERSTRAND)	1.3E6	1700	680	400	660,750

STRUCTURAL DETAILS & NOTES SHEET INDEX

SHEET	DESCRIPTION	DATE
S1.1	STRUCTURAL GENERAL NOTES	01/02/24
S1.2	SHEARWALL SCHEDULE AND NOTES	01/02/24
S1.3	HOLD DOWN SCHEDULE AND NOTES	01/02/24
S1.4	SPECIAL INSPECTION TABLES AND NOTES	01/02/24
S2.1	FOUNDATION & MAIN FLOOR FRAMING PLAN	01/02/24
S2.2	ROOF FRAMING PLAN	01/02/24
DETAILS		
S6.1	FOUNDATION DETAILS	01/02/24
S7.1	SIMPSON WSWH DETAILS	01/02/24
S7.2	SIMPSON WSWH DETAILS	01/02/24
S7.3	SIMPSON WSWH DETAILS	01/02/24
S9.1	FRAMING DETAILS	01/02/24

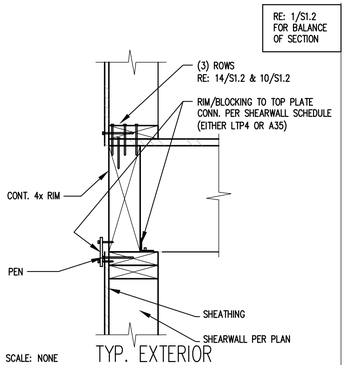
ABBREVIATIONS

&	AND	JST.	JOIST
@	AT	JT.	JOINT
'	FEET(FOOT)		
"	INCH (INCHES)	K	KIPS(1000)
#	POUND(S), NUMBER		
=	EQUAL(S)	LAT.	LATERAL
/	PER, OF	LB.	POUND(S)
		L.B.	LAG BOLT(S)
A.B.	ANCHOR BOLT	LG.	LONG(ITUDINAL)
ABV.	ABOVE	LGTH.	LENGTH
ADD.	ADDITIONAL	LGMF	LIGHT GAUGE METAL FRAMING
ADJ.	ADJACENT	LLH	LONG LEG HORIZONTAL
ALUM.	ALUMINUM	LLV	LONG LEG VERTICAL
ALT.	ALTERNATE	LSH	LONG SLOTTED HOLE(S)
APPRX.	APPROXIMATE(LY)	LSL	LAMINATED STRAND LUMBER
ARCH.	ARCHITECT(URAL)	LT. WT.	LIGHT WEIGHT
ASSY	ASSEMBLY	LVL	LAMINATED VENEER LUMBER
B.	BOTTOM	L.W.	LIGHT WEIGHT
BEL.	BELOW		
BEN	BOUNDARY EDGE NAILING	MAS.	MASONRY
B.F.	BRACED FRAME	MASN.	MASONRY
BLDG.	BUILDING	MAT.	MATERIAL
BLK.	BLOCK	MAX.	MAXIMUM
BLKG.	BLOCKING	M.B.	MACHINE BOLT
BLW.	BELOW	MBM	METAL BUILDING MANUFACTURER
BM.	BEAM	MECH.	MECHANICAL
BMU	BRICK MASONRY UNIT	M.E.J.	MASONRY EXPANSION JOINT
BN	BOUNDARY NAILING	MEZZ.	MEZZANINE
BNDRY.	BOUNDARY	MFR.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
B.O.E.	BOTTOM OF EXCAVATION	MISC.	MISCELLANEOUS
B.O.F.	BOTTOM OF FOOTING	MTL.	METAL
BRDG.	BRIDGE(ING)		
BRG.	BEARING	(N)	NEW
BTM.	BOTTOM	N/A	NOT APPLICABLE
BTWN.	BETWEEN	N.L.B.	NON-LOAD BEARING
		NO.	NUMBER
C	CAMBER	N.S.	NEAR SIDE
CAMB.	CAMBER(ED)	N.T.S.	NOT TO SCALE
CANT.	CANTILEVER(ED)	N.W.C.	NORMAL WEIGHT CONCRETE
CF	CUBIC FOOT		
C.I.P.	CAST IN PLACE	O/	OVER
C.J.	CONSTRUCTION JOINT	O.C.	ON CENTER
CL	CENTER LINE	O.D.	OUTSIDE DIAMETER
CLG.	CEILING	O.F.	OUTSIDE FACE
CLR.	CLEAR	O.H.	OPPOSITE HAND
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONN.	CONNECTION	O.R.	OUTRIGGERS
CONST.	CONSTRUCTION	ORNT.	ORIENTATE(ION)
CONT.	CONTINUOUS	OSB	ORIENTED STRAND BOARD
CTSK.	COUNTERSINK	O.W.J.	OPEN WEB JOIST
CTR.	CENTER(ED)	O.W.T.	OPEN WEB TRUSS
CVR	COVER VERTICAL REINF.		
CY	CUBIC YARD	PAF	POWDER ACTUATED FASTENER
		PAR.	PARALLEL
d, D	PENNY(NAILS)	P/C	PRECAST
DB	DROPPED BEAM	PEN	PANEL EDGE NAIL
DBA	DEFORMED BAR ANCHORS	PEN.	PENETRATION
DBL.	DOUBLE	PERP.	PERPENDICULAR
DCW	DEMAND CRITICAL WELD	PL.	PLATE
DEPT.	DEPARTMENT	PL	PROPERTY LINE
DET.	DETAIL	PLN	PLAN
DF	DOUGLAS FIR	PLMBG.	PLUMBING
DIA.	DIAMETER	PLYWD.	PLYWOOD
DIAG.	DIAGONAL	PMT	PREMANUF. WOOD TRUSS
DIAPH.	DIAPHRAGM	PSF	POUNDS PER SQUARE FOOT
DIM.	DIMENSION	PSL	PARALLAM STRAND LUMBER
DN.	DOWN	PSI	POUNDS PER SQUARE INCH
D.O.	DITTO(REPEAT)	P.T.	PRESERVATIVE TREATED
DP.	DEEP	PT	POST TENSION(ED)
D.S.	DRAG STRUT		
DWG.	DRAWING(S)	QTY.	QUANTITY
DWL.	DOWEL(S)		
		R.	RADIUS
(E)	EXISTING	RAD.	RADIUS
EA.	EACH	RE:	REFERENCE
E.E.	EACH END	REF.	REFERENCE
E.F.	EACH FACE	REINF.	REINFORCEMENT(ING)
E.J.	EXPANSION JOINT	REQ.	REQUIRED
EL.	ELEVATION	R.F.	RIGID FRAME
ELEV.	ELEVATOR	R.O.	ROUGH OPENING
EMBD.	EMBED(MENT)	RR	ROOF RAFTER
EN	EDGE NAIL	R.S.	ROUGH SAWN
ENG.	ENGINEER		
E.O.	EVERY OTHER	SCH.	SCHEDULE
EQ.	EQUAL	SCL	STRUCTURAL COMPOSITE WOOD
EQPT.	EQUIPMENT	SCHED.	SCHEDULE
E.W.	EACH WAY	SHT.	SHEET
EXP.	EXPANSION	SIM.	SIMILAR
EXST.	EXISTING	S.J.	SHRINKAGE CONTROL JOINT
EXT.	EXTERIOR	SKW.	SKEW(ED)
		S.O.G.	SLAB ON GRADE
FAB.	FABRICATION	SPC.	SPACE(S) (ING)
FB	FLUSH BEAM	SPEC



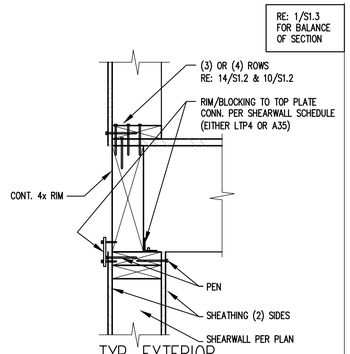
SCALE: NONE

1 TYPICAL EXTERIOR SHEARWALL CONNECTION P6, P4 & P3



SCALE: NONE

2 TYP. EXTERIOR SHEARWALL CONNECTION P2



SCALE: NONE

3 TYP. EXTERIOR SHEARWALL CONNECTION 2P4, 2P3, 2P2

(#) REFER TO DETAIL 12

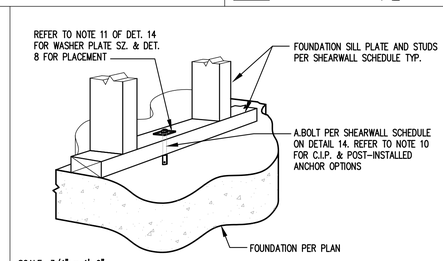
SHEARWALL SCHEDULE – 7/16" APA RATED SHEATHING

WALL TYPE	SHEATHING	PANEL EDGE NAILING ③	FIELD NAILING ④	BOTTOM PLATE NAILING ⑦ ROWS	BOTTOM PLATE NAILING ⑦ SPACING	RIM OR BLOCKING TO TOP PLATE CONN. 0.148"x3.25" TOENAIL	RIM OR BLOCKING TO TOP PLATE CONN. LTP4 DIRECT TO FRAMING	RIM OR BLOCKING TO TOP PLATE CONN. A35 ONLY ⑩	FRAMING AT ADJOINING PANEL EDGES ⑤	FOUNDATION SILL PLATE ⑫	ANCHOR BOLT SPACING 5/8" DIA. 7" EMBED ⑬
UNMARKED EXTERIOR P6	7/16" SHT. ONE SIDE	6" O.C.	12" O.C.	(1)	4" O.C.	N/A	24" O.C.	16" O.C.	2x	2x 3x	48" O.C. 48" O.C.
P4	7/16" SHT. ONE SIDE	4" O.C.	12" O.C.	(2)	6" O.C.	N/A	16" O.C.	12" O.C.	(2)2x OR 3x	2x 3x	32" O.C. 40" O.C.
P3	7/16" SHT. ONE SIDE	3" O.C.	12" O.C.	(2)	4" O.C.	N/A	12" O.C.	10" O.C.	(2)2x OR 3x	2x 3x	24" O.C. 22" O.C.
P2	7/16" SHT. ONE SIDE	2" O.C.	12" O.C.	(3)	6" O.C.	N/A	10" O.C.	10" O.C.	(2)2x OR 3x	2x 3x	18" O.C. 24" O.C.
2P4	7/16" SHT. BOTH SIDES	4" O.C.	12" O.C.	(3)	5" O.C.	N/A	10" O.C.	10" O.C.	(2)2x OR 3x	2x 3x	16" O.C. 20" O.C.
2P3	7/16" SHT. BOTH SIDES	3" O.C.	12" O.C.	(3)	4" O.C.	N/A	8" O.C.	8" O.C.	(2)2x OR 3x	2x 3x	12" O.C. 16" O.C.
2P2	7/16" SHT. BOTH SIDES	2" O.C.	12" O.C.	(3)	3" O.C.	N/A	6" O.C.	6" O.C.	(2)2x OR 3x	2x 3x	8" O.C. 12" O.C.

SHEARWALL SCHEDULE NOTES:

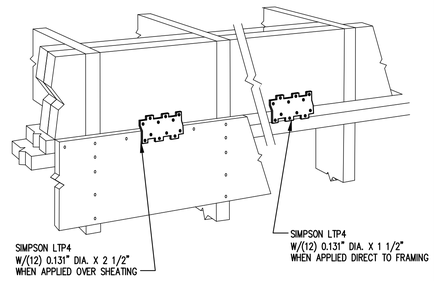
A. STUDS SHALL NOT BE SPACED MORE THAN 16" O.C..
B. RE: S1.1 SECTION 06100 "ROUGH FRAMING" FOR REQUIRED WALL STUD AND PLATE SPECIES AND GRADE.
C. RE: S1.1 SECTION 06160 "WOOD SHEATHING" FOR REQUIRED SHEAR WALL SHEATHING, THICKNESS AND GRADE. ALL SHEAR WALL PANELS SHALL BE APPLIED DIRECTLY TO FRAMING.
D. SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH ALL PANEL EDGES BACKED/BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SEE NOTE 5.
E. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED FOR ALL SHEARWALL MARKS EXCEPT "P6".
F. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
G. NAILS FOR PLYWOOD AND OSB PANEL EDGE AND FIELD NAILING SHALL BE 8d COMMON (0.131" X 2 1/2").
H. NAILS FOR BOTTOM PLATE FRAMING SHALL BE 12d COMMON (0.148" X 3.25").
I. FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING. DO NOT OVER NAIL THE BLOCKING.
J. ANCHOR BOLTS SHALL BE GALVANIZED 5/8"ø BOLTS: C.I.P. J-BOLTS@10" EMBEDDED 7" OR POST-INSTALLED TITEN HDx8".
K. GALVANIZED 3" X 3" X 0.229" (MIN.) PLATE WASHERS ARE REQUIRED AT EACH ANCHOR BOLT – SEE DETAIL 8 THIS SHEET FOR PLACEMENT DETAILS. RECESSING PLATE WASHERS IN PLATES IS NOT ALLOWED.
L. LTP4 FRAMING PLATES SHALL BE INSTALLED WITH 12-8d X 1 1/2" (0.131" X 2 1/2") NAILS. RE: DETAILS 1, 2, 3 & 6/S1.2.
M. A35 FRAMING ANGLES SHALL BE INSTALLED WITH 12-8d X 1 1/2" (0.131" X 1 1/2") NAILS. RE: DETAILS 1, 2 & 3S1.2.
N. ALL NAILS INTO PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM 153 OR STAINLESS STEEL.
O. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
P. WHERE BOTTOM PLATE NAILING SPECIFIES A SPACING OF 4 INCHES OR LESS NAILS SHALL BE INSTALLED IN TWO ROWS OFFSET 1/2 INCH AND STAGGERED.
Q. GALVANIZED EXPANSION ANCHORS OF SIMILAR DIAMETER AND EMBEDMENT ALLOWED AT INTERIOR BEARING AND PARTY WALLS.
R. 2-2x'S IN LIEU OF 3x'S AT PANEL EDGES ACCEPTABLE PROVIDED STUDS ARE ATTACHED PER 10/S1.2 SIM. AND BOTTOM PLATE NAILING.
S. WHERE BUILDING OFFICIALS ALLOW, OSB SHEATHING MAY BE APPLIED OVER 1/2" OR 3/8" GYPSUM WALL BOARD PROVIDED SHEATHING IS NAILED WITH 10d NAILS (0.148" DIA X 3" LONG)

14 SHEARWALL SCHEDULE



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

5 TYP. SHEARWLL ANCHOR BOLT TO CONCRETE



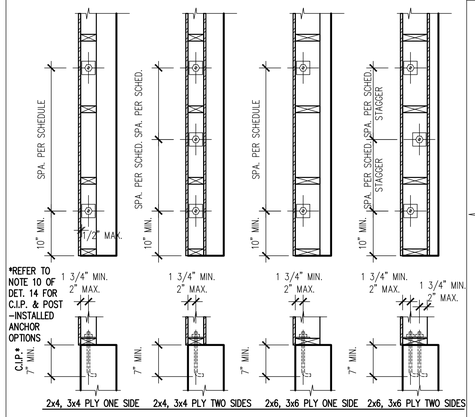
SCALE: NONE

6 TYPICAL SIMPSON LTP4

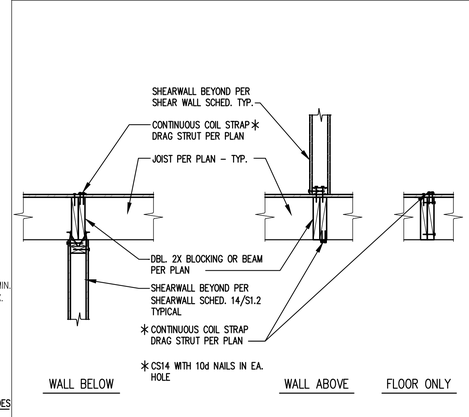
SCALE: NONE

7 STRAPPING at OPENING

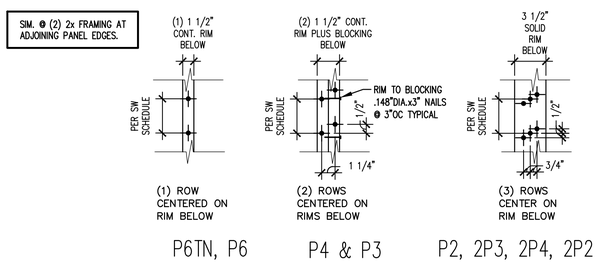
NOTE: PLATE WASHER SHALL EXTEND WITHIN 1/2" OF EDGE OF BOTTOM PLATE ON SIDE(S) WITH SHEATHING. PROVIDE STAGGERED/OFFSET PLACEMENT AS SHOWN ELSE OVESIZE PLATE WASHERS AS REQUIRED.



8 ANCHOR BOLT PLACEMENT DETAILS

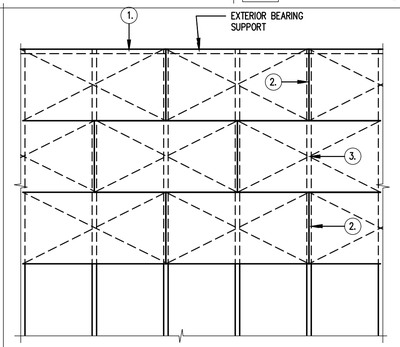


9 DRAG STRUT DETAILS



SCALE: NONE

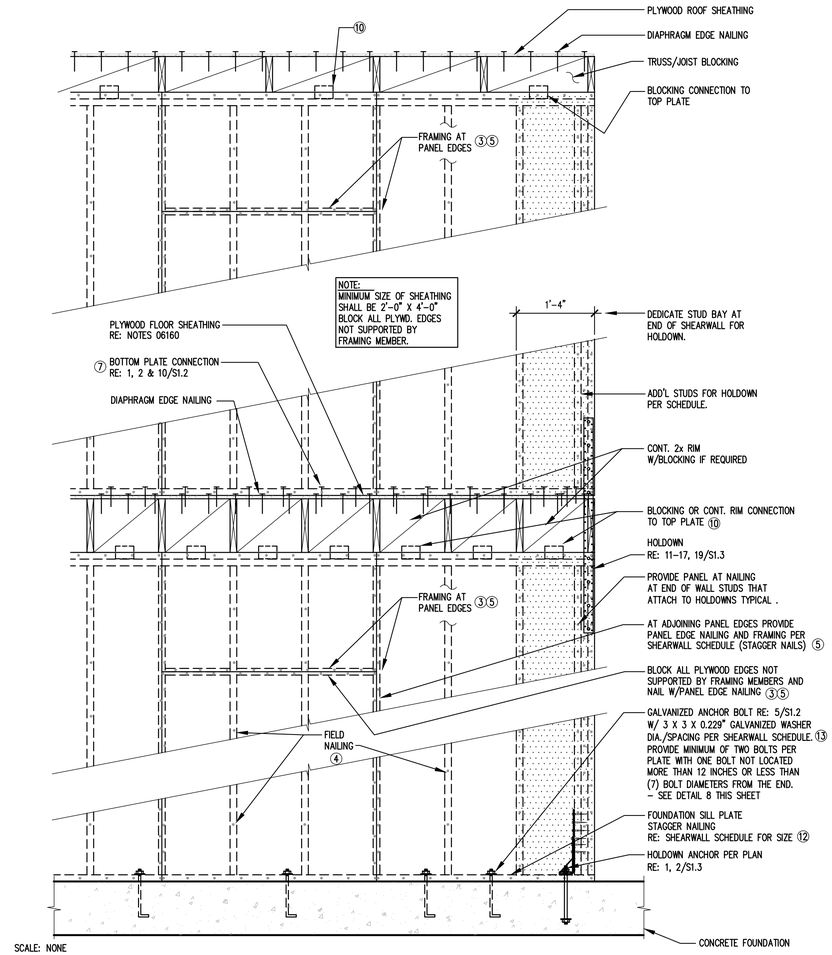
10 BOTTOM PLATE NAILING PATTERN



ROOF/FLOOR SHEATHING NOTES

1. BOUNDARY NAILING AT ROOF/FLOOR PERIMETER, AT CONT. PANEL EDGES (B.N.)
2. EDGE NAILING (P.E.N.) AT ALL EDGES OF ALL PLYWOOD SHEETS AT SUPPORTS AND AT INTERIOR SHEARWALLS
3. INTERIOR FIELD NAILING (F.N.) 12" O.C. AT BEARING SUPPORTS
4. SEE PLANS FOR PLYWOOD THICKNESS & NAILING SCHEDULE
5. LONG DIMENSION OF PLYWOOD SHALL RUN PERPENDICULAR TO TRUSS SYSTEM FRAMING & FLOOR FRAMING.
6. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8"
7. MINIMUM PLYWOOD SHEET SIZE 2'-0" X 4'-0"
8. NAILS SHALL NOT BE OVER DRIVEN

11 ROOF/FLOOR SHEATHING LAYOUT



SCALE: NONE

12 TYPICAL SHEARWALL NOMENCLATURE (ELEVATION)

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Mercer Island, WA 98199

Residential Remodel



Permit Corrections

August 29, 2024

Revisions

No.	Date	Revision Notes

Print Log

No.	Date	Issue Notes

Jurisdiction Approval

Shearwall Schedule & Notes

S 1.2

Selby
Selby-2024.vwx
8/29/24

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HOLDOWN & FASTENER SCHEDULE

HARDWARE TYPE	WOOD MEMBER/POST		FASTENERS	NOTES	DETAILS
	2X4 WALL	2X6 WALL			
CS14	2X4	2X6	(13) 10d PER END	16" MIN. LAP PER END	15/S1.3
STHD14	(2)2X4	(2)2X6	(30) 12d	16" MIN. LAP PER END	14/S1.3
MST60	(2)2X4	(2)2X6	(36) 16d	--	13/S1.3
HTT5	(2)2X4	(2)2X6	(26) 0.148x3	5/8" DIA. ANCHOR BOLT	12/S1.3

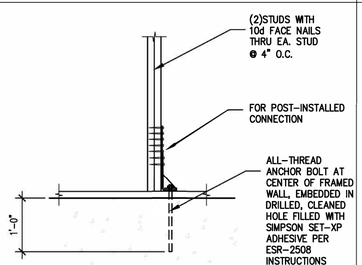
HOLDOWN & FASTENER NOTES:

1. HOLDOWNS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.
2. 16D = .162" DIA. X 3 1/2" LONG.
3. HTT5 ANCHOR MAY BE REPLACED WITH POST-INSTALLED ⅝" DIA. THREADED ROD EMBEDDED IN ¾" DRILLED, CLEANED HOLE x 15" DEEP WITH SIMPSON 'SET' OR 'AT' ADHESIVE (RE: TEMPERATURE LIMITS ON PRODUCT); HDU8 HOLD DOWN AND ANCHOR IS TO BE REPLACED WITH POST-INSTALLED STRAPS INSTALLED PER DETAIL 6.
4. SCREWS ARE SDS 1/4" X 2 1/2" MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
5. HOLDOWNS ANCHORS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.
6. ANCHOR BOLT NUT SHOULD BE FINGER-TIGHT PLUS 1/3 - 1/2" TURN WITH HAND WRENCH. CARE SHOULD BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES SHOULD NOT BE USED.
7. HDU HOLDOWNS SHALL BE INSTALLED CENTERED ALONG THE WIDTH OF THE ATTACHED POST.
8. RE: NOTES SECTION 06100 "ROUGH FRAMING" FOR THE REQUIRED POST SPECIES AND GRADE.
9. HOLDOWNS ATTACH TO SHEARWALL END POST OR TO POST WITH STRAP ABOVE. LOCATE PER STRUCTURAL PLANS AND ARCHITECTURAL DIMENSIONS. INSTALL PER SIMPSON INSTALLATION RECOMMENDATIONS.

HOLDOWN & FASTENER SCHEDULE

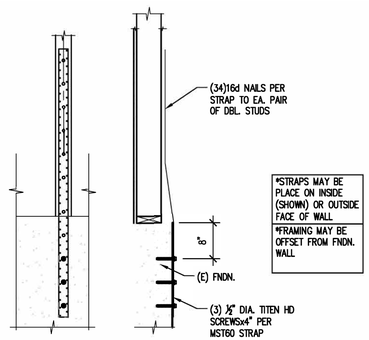
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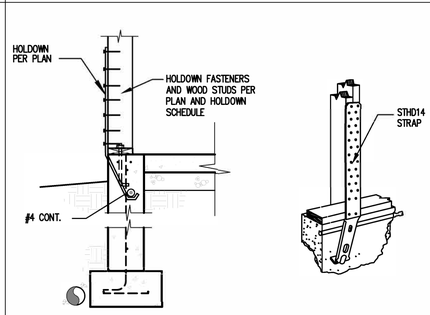
POST-INSTALLED HOLD DOWN

13



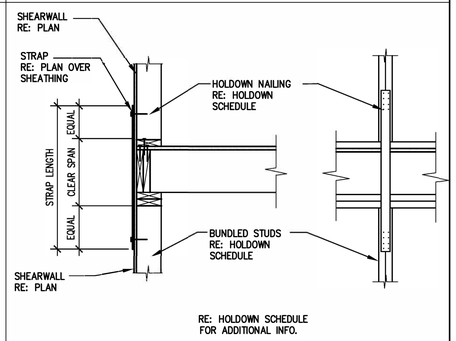
NEW HOLD DOWN

14



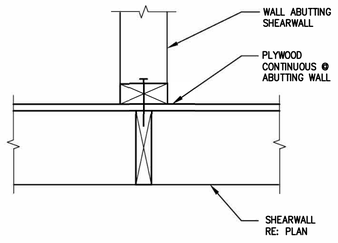
EXTERIOR HOLDOWN @ FOUNDATION

15



EXTERIOR HOLDOWN @ FLOOR

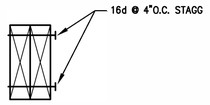
16



TYP. ABUTTING WALL

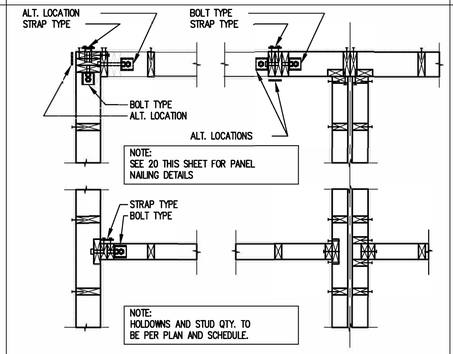
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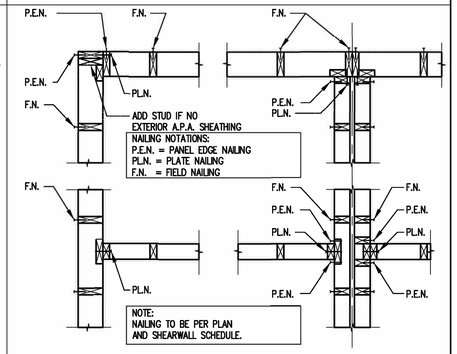
TYP. MULTIPLE STUD ATTACHMENT

19



HOLDOWN PLACEMENTS

20



STRUCTURAL SHEARWALL INTERSECTIONS

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Residential Remodel

REGISTERED PROFESSIONAL ENGINEER
48552
01/02/24

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Jurisdiction Approval

Hold Down Schedule & Notes

S 1.3

Selby
Selby-2024-wix

8/29/24

SPECIAL INSPECTIONS, TESTING and STRUCTURAL OBSERVATION SCHEDULE

GENERAL NOTE:

1. SCREENED/HALFTONE ITEMS DO NOT APPLY FOR THIS BUILDING. THEY ARE SHOWN FOR REFERENCE AS THE CODE TABLE ITEMS MAY REFERENCE TO THEM.

TABLE 1705.3 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1.	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT.	-	X	ACI 318: 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2.	INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2, ITEM 5b.	-	-	AWS D1.4, ACI 318: 26.6.4	-
3.	INSPECTION OF ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4.	INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.	-	X		-
	a. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	-	ACI 318: 17.8.2.4	-
	b. MECHANICAL AND ADHESIVE ANCHORS NOT DEFINED IN 4a.	-	X	ACI 318: 17.8.2	-
5.	VERIFYING USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE.	X	-	ASTM C 172, ASTM C 31, ACI 318: 26.4, 26.12	1908.10
7.	INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8.	INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3 - 26.5.5	1908.9
9.	INSPECTION OF PRESTRESSED CONCRETE:				
	a. APPLICATION OF PRESTRESSING FORCES.	X	-	ACI 318: 26.10	-
	b. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM.	X	-	ACI 318: 26.10	-
10.	ERECTION OF PRECAST CONCRETTE MEMBERS.	-	X	ACI 318: CH 26.8	-
11.	VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENSONS IN POST TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12.	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.1.2(b)	-

IBC 2018 SECTION 1705.5 INSPECTIONS FOR WOOD CONSTRUCTION

		INSPECTIONS REQUIRED
1705.5		SPECIAL INSPECTIONS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH IBC 1704.2.5
1705.5.1		HIGH-LOAD DIAPHRAGMS (ALL DESIGNATED DIAPHRAGMS PER IBC 2306.2) SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OF IBC 1704.2. THE FOLLOWING SHALL BE INSPECTED:
	a.	WOOD STRUCTURAL PANEL SHEATHING - CONFIRM GRADE AND THICKNESS PER APPROVED CONSTRUCTION DOCUMENTS
	b.	VERIFY SIZE OF FRAMING MEMBERS AT ADJOINING PANEL DEGES
	c.	VERIFY NAIL OR STAPLE DIAMETER AND LENGTH
	d.	VERIFY NUMBER OF FASTENER LINES AND THE SPACING BETWEEN EACH FASTENER LINE AND AT EDGE MARGINS
1705.5.2		FOR METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING 60FT OR MORE, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE TEMPORARY RESTRAINT/BRACING AND PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED ACCORDING TO THE APPROVED TRUSS SUBMITTAL PACKAGE
1705.12.2		SEISMIC RESISTING ELEMENTS: PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM - INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG-STRUTS, BRACES AND HOLDOWNS - EXCEPT THAT SUCH IS NOT REQUIRED WHERE THE FASTENER SPACING IS MORE THAN 4"OC.

IBC 2018 TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

	VERIFICATION AND INSPECTION TASK	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACITON OF COMPACTED FILL.	X	-
5	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

SECTION 1705.12.5 REQUIRED SPECIAL INSPECTIONS of ARCHITECTURAL COMPONENTS

	VERIFICATION AND INSPECTION TASK	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1	ERECTION AND FASTENING OF EXTERIOR CLADDING, INTERIOR AND EXTERIOR NONBEARING WALLS, AND EXTERIOR VENEER.	-	X

INSPECTION SCHEDULE NOTES:

1. ITEMS MARKED WITH AND "X" SHALL BE INSPECTED IN ACCORDANCE WITH IBC 1704 AND 1705 BY A CERTIFIED SPECIAL INSPECTOR FROM AN AGENCY APPROVED BY THE JURISDICTION.
2. SPECIAL INSPECTION SHALL NOT BE REQUIRED FOR WORK PERFORMED IN AN APPROVED FABRICATOR'S PER IBC 1705.2 VERIFY APPROVAL WITH JURISDICTION PRIOR TO FABRICATION.
3. CONTINUOUS SPECIAL INSPECTION REQUIRES THE INSPECTOR SHALL BE ONSITE AT ALL TIMES AND THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED. PERIODIC SPECIAL INSPECTION SHALL ALLOW INSPECTION AT THE INTERVALS NECESSARY TO CONFORM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH THE REQUIREMENTS.
4. ALL WELDS SHALL BE VISUALLY INSPECTED.
5. ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY.
6. PERIODIC SPECIAL INSPECTION SHALL BE ALLOWED FOR SHOP WELDING OF ASTM A706 REINFORCEMENT NO. 5 OR SMALLER USED FOR EMBEDDED ITEMS, PROVIDED THAT, THE MATERIALS AND THE QUALIFICATIONS OF WELDING PROCEDURES AND WELDERS ARE VERIFIED PRIOR TO THE START OF WORK, THAT PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS, AND THAT A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO SHIPMENT OF SHOP WELDED ITEMS.
7. STRUCTURAL OBSERVATION SHALL MEAN THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE ENGINEER OF RECORD FOR THE GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL FRAMING SYSTEM PRIOR TO COVER. THE CONTRACTOR SHALL PROVIDE AT LEAST TWO WORKING DAYS NOTICE TO THE ENGINEER OF RECORD PRIOR TO COVERING OF SYSTEMS REQUIRING OBSERVATION. STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD DOES NOT REPLACE OR WAVE REQUIREMENTS FOR BUILDING INSPECTION BY THE JURISDICTION NOR REQUIREMENTS FOR SPECIAL INSPECTIONS.
8. STRUCTURAL OBSERVATION FOR CONCRETE CONSTRUCTION SHALL CONSIST OF OBSERVATION AT OR NEAR THE COMPLETION OF FORMWORK, REBAR, AND PT TENDON PLACEMENT AND PRIOR TO CONCRETE PLACEMENT ON ALL PT SLABS.
9. STRUCTURAL OBSERVATION FOR WOOD CONSTRUCTION SHALL CONSIST OF OBSERVATION AT OR NEAR THE COMPLETION OF THE FIRST ELEVATED WOOD FLOOR FOR ANCHOR BOLT AND HOLDOWN INSTALLATION, SHEATHING AND STRAPPING NAILING. AND AT OR NEAR COMPLETION OF THE ROOF FRAMING PRIOR TO PLACEMENT OF THE ROOFING.
10. THE SPECIAL INSPECTOR SHALL PROVIDE THE BUILDING OFFICIAL, OWNER, ARCHITECT, ENGINEER OF RECORD, AND CONTRACTOR WITH COPIES OF ALL REPORTS AND TEST RESULTS (IBC 1704.2.4)

THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON EMPLOYED BY AN APPROVED AGENCY. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH THEM TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD ON A REGULAR BASIS. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND THE CORRECTION OF ANY DISCREPANCIES SHALL BE PROVIDED PRIOR TO COMPLETION OF BUILDING FINISHES. WHERE FABRICATION OF STRUCTURAL COMPONENTS AND ASSEMBLES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED EXCEPT WHERE THE FABRICATOR IS REGISTERED AND APPROVED TO DO SUCH WORK WITHOUT SPECIAL INSPECTION IN ACCORDANCE WITH IBC SECTION 1704.2.2. PERIODIC INSPECTION ALLOWS INSPECTION AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS SPECIAL INSPECTION REQUIRES THAT THE INSPECTOR BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED.

TABLE 1705.2 REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD (a)
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS.			
a. IDENTIFICATION MARKINGS CONFORMING TO ASTM STANDARDS AND SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	--	X	AISC 360, SECTION A3.3 AND APPLICABLE ASTM MATERIAL STANDARDS
b. MANUFACTURERS CERTIFICATE OF COMPLIANCE REQUIRED	--	X	--
2. INSPECTION OF HIGH STRENGTH BOLTING			
a. SNUG TIGHT JOINTS	--	X	AISC 360 SECTION M2.5
b. PRESTENSIONED AND SLIP CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION	--	X	
c. PRESTENSIONED AND SLIP CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION	X	--	
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL			
a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360	--	X	AISC 360, SECTION N2.1
b. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	--	X	APPLICABLE ASTM MATERIAL STANDARDS
c. MANUFACTURER'S CERTIFIED TEST REPORTS	--	X	--
4. MATERIAL VERIFICATION OF COLD FORMED STEEL DECK			
c. MANUFACTURER'S CERTIFIED TEST REPORTS	--	X	--
5. MATERIAL VERIFICATION OF WELD FILLER MATERIALS			
a. IDENTIFICATION MARKINGS TO CONFORM TO CONFORM TO AWS STANDARD SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS	--	X	AISC 360, SECTION A3.5 AND APPLICABLE AWS A5 DOCUMANTS
c. MANUFACTURER'S CERTIFICATION OF COMPLIANCE REQUIRED	--	X	--
6. INSPECTION OF WELDING			
a. STRUCTURAL STEEL AND COLD FORMED STEEL DECK			
1. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	X	--	AWS D1.1
2. MULTIPLE PASS FILLET WELDS	X	--	
3. SINGLE PASS FILLET WELDS > 5/16"	X	--	
4. PLUG AND SLOT WELDS	X	--	
5. SINGLE PASS FILLET WELDS < 5/16"	--	X	
6. FLOOR AND ROOF DECK WELDS			AWS D1.3
b. REINFORCING STEEL			
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706	--	X	AWS D1.4, ACI 318 SECTION 4.2.2
2. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES OF INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCMENT	X	--	
3. SHEAR REINFORCEMENT	X	--	
4. OTHER REINFORCING STEEL	--	X	
7. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE			
a. DETAILS SUCH AS BRACING AND STIFFENING	--	X	--
b. MEMBER LOCATION	--	X	
c. APPLICATION OF JOINT DETAILS AT EACH SECTION	--	X	

a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

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Residential Remodel



Permit Corrections

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Print Log

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Special Inspection Tables

S 1.4

Selby
Selby-2024-wix

8/29/24

Framing Notes

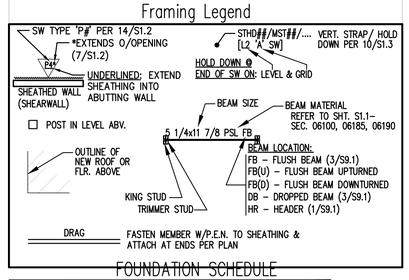
1. REFER TO S9.1 FOR TYPICAL FRAMING DETAILS
2. ROOF FRAMING – RAFTERS PER PLAN.
3. FLOOR FRAMING – 2x JOISTS PER PLAN. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE (VERIFY EXIST. BRG. LOC.). FLOOR SHEATHING SHALL BE GLUED AND NAILED.
4. WALLS INDICATED ARE BELOW THE FRAMING LEVEL (REFER TO SYMBOL KEY FOR TYPE). SEE BEARING WALL SCHEDULE THIS SHEET
5. PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
6. SEE DETAIL 1/S9.1 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
7. SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
8. FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
9. ALL UNLABELED EXTERIOR WALLS ARE TO BE TYPE 'P6'; SEE SHEARWALL SCHEDULE ON SHEET S1.2
10. HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O..
11. PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
12. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
13. BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM. (RE: 4/S9.1)
14. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
15. PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER+KING=2 BUNDLED STUDS)
15. SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS.
16. HANGER OCCURS WHERE FLUSH BEAM HANGS TO SUPPORT BEAMS, TYP. U.N.O.

Bearing Wall Stud Schedule

BEARING WALL TYPE	STUD SIZE AND SPACING, U.N.O.
EXTERIOR	2 X 6 AT 16" O.C., U.N.O.
INTERIOR NON-BEARING	2 X 4 AT 16 O.C.

BEARING WALL NOTES
1. SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, ADDITIONAL PLATE AND STUD REQUIREMENTS, BLOCKING AND PLATE NAILING. SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.1 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
2. SECURE SILL PLATES TO CONCRETE WITH ⅝" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE:S1.2. REFER TO SHEARWALL AND HOLDOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
3. SEE 2/S9.1 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
4. ALIGN STUDS UNDER JOISTS

Framing Legend

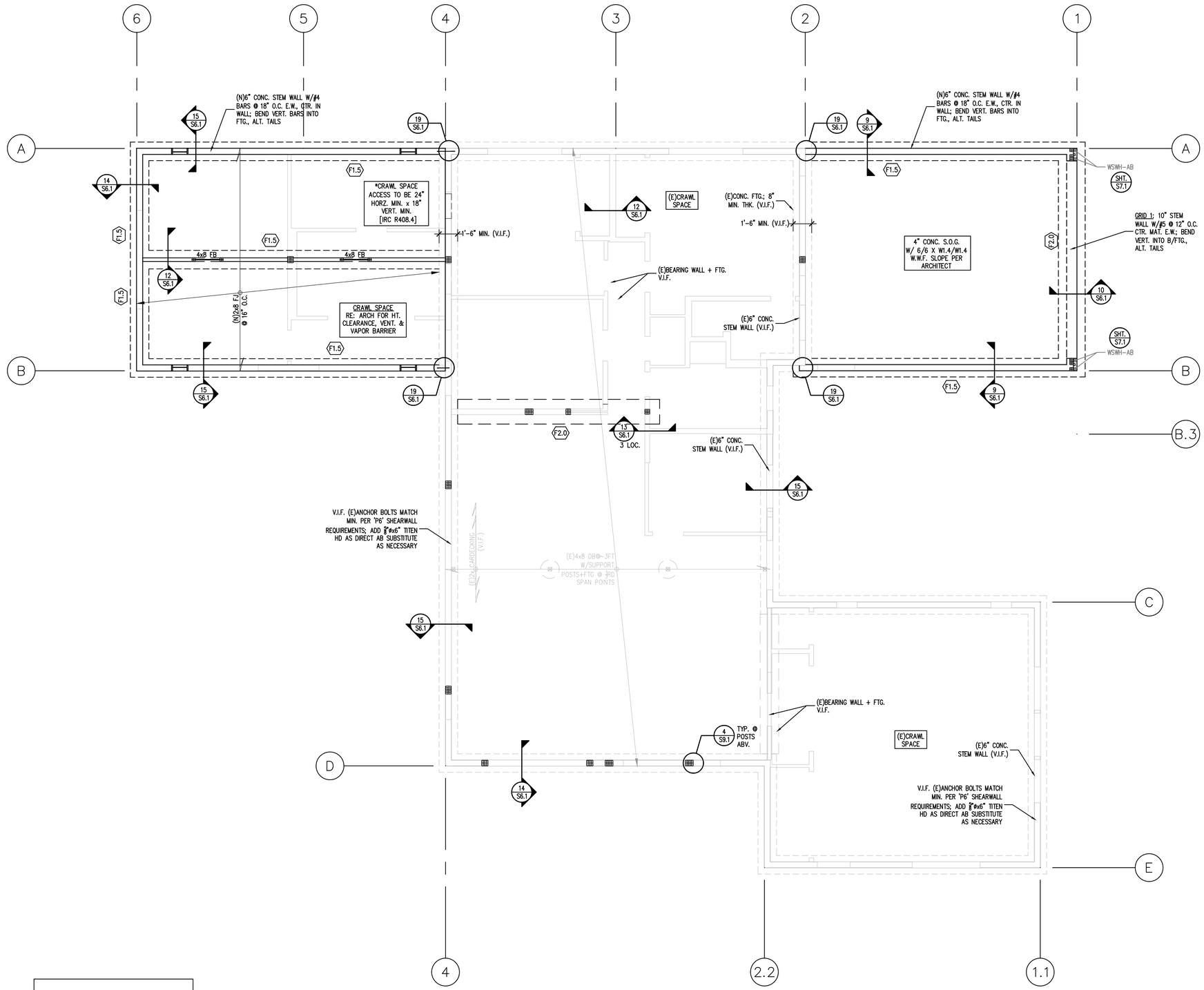


FOUNDATION SCHEDULE

MARK	DEPTH	WIDTH	LENGTH	REINFORCING
⟨F1.5⟩	10"	1'-6"	CONT.	(2) #4B CONT.
⟨F2.0⟩	10"	2'-0"	CONT.	(3) #4B CONT.

Foundation Notes

1. ALL SOIL BEARING SURFACES ARE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
2. CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS TYPICAL U.N.O.
3. SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
4. NEW FOUNDATION WALLS TO BE 8" THICK TYPICAL U.N.O. W/#5 VERTS @ 18" O.C. BENT INTO FOOTINGS (ALT.) & #5 HORZ. BARS @ 18" O.C.; CENTER STL. IN STEM WALL. REFER TO DETAIL 5/S6.1
5. PROVIDE 4" DIAMETER PERFERATED FOOTING DRAINS AT PERIMETER OF FOUNDATIONS TYPICAL, CONNECT PER CIVIL. PROVIDE 4" DIAMETER TIGHTLINES FOR DOWNSPOUTS, CONNECT PER CIVIL.
6. FOR V.I.F. (VERIFY IN FIELD) CALLOUTS ON EXISTING FOOTINGS, THE CONTRACTOR MAY DIG TO EXPOSE FOOTING HEEL OR DRILL IN S.O.G. TO PROBE FOR THICKNESS & WIDTH (OR NON-DESTRUCTIVE SCAN BY SPECIAL INSPECTOR); IT MAY BE ASSUMED THAT EXISTING FOOTING IS CENTERED BELOW FOUNDATION WALL.



Foundation Plan

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

PROJECT NORTH (REFERENCE ONLY)

Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 12/15/2023

GRAPHIC SCALE
−4 0 2 4 8
(IN FEET)
1 inch = 4 ft.

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180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)

Selby
Residence
4731 90th Ave SE
Mercer Island, WA 98199

Residential Remodel



Permit Corrections

August 29, 2024

Revisions

No.	Date	Revision Notes

Print Log

No.	Date	Issue Notes

Jurisdiction Approval

Foundation & Main Floor Framing Plan

S 2.1

Selby
Selby-2024.vwx

8/29/24

Framing Notes

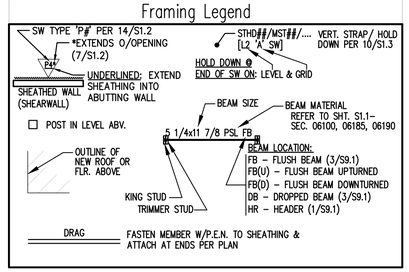
1. REFER TO S9.1 FOR TYPICAL FRAMING DETAILS
2. ROOF FRAMING – RAFTERS PER PLAN.
3. FLOOR FRAMING – 2x JOISTS PER PLAN. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE (VERIFY EXIST. BRG. LOC.). FLOOR SHEATHING SHALL BE GLUED AND NAILED.
4. WALLS INDICATED ARE BELOW THE FRAMING LEVEL (REFER TO SYMBOL KEY FOR TYPE). SEE BEARING WALL SCHEDULE THIS SHEET
5. PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
6. SEE DETAIL 1/S9.1 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
7. SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
8. FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
9. ALL UNLABELED EXTERIOR WALLS ARE TO BE TYPE 'P6'; SEE SHEARWALL SCHEDULE ON SHEET S1.2
10. HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O..
11. PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
12. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
13. BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM. (RE: 4/S9.1)
14. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
15. PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER+KING=2 BUNDLED STUDS)
15. SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS.
16. HANGER OCCURS WHERE FLUSH BEAM HANGS TO SUPPORT BEAMS, TYP. U.N.O.

Bearing Wall Stud Schedule

BEARING WALL TYPE	STUD SIZE AND SPACING, U.N.O.
EXTERIOR	2 X 6 AT 16" O.C., U.N.O.
INTERIOR NON-BEARING	2 X 4 AT 16 O.C.

BEARING WALL NOTES
1. SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, ADDITIONAL PLATE AND STUD REQUIREMENTS, BLOCKING AND PLATE NAILING. SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.1 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
2. SECURE SILL PLATES TO CONCRETE WITH ⅝" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE:S1.2. REFER TO SHEARWALL AND HOLDOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
3. SEE 2/S9.1 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
4. ALIGN STUDS UNDER JOISTS

Framing Legend



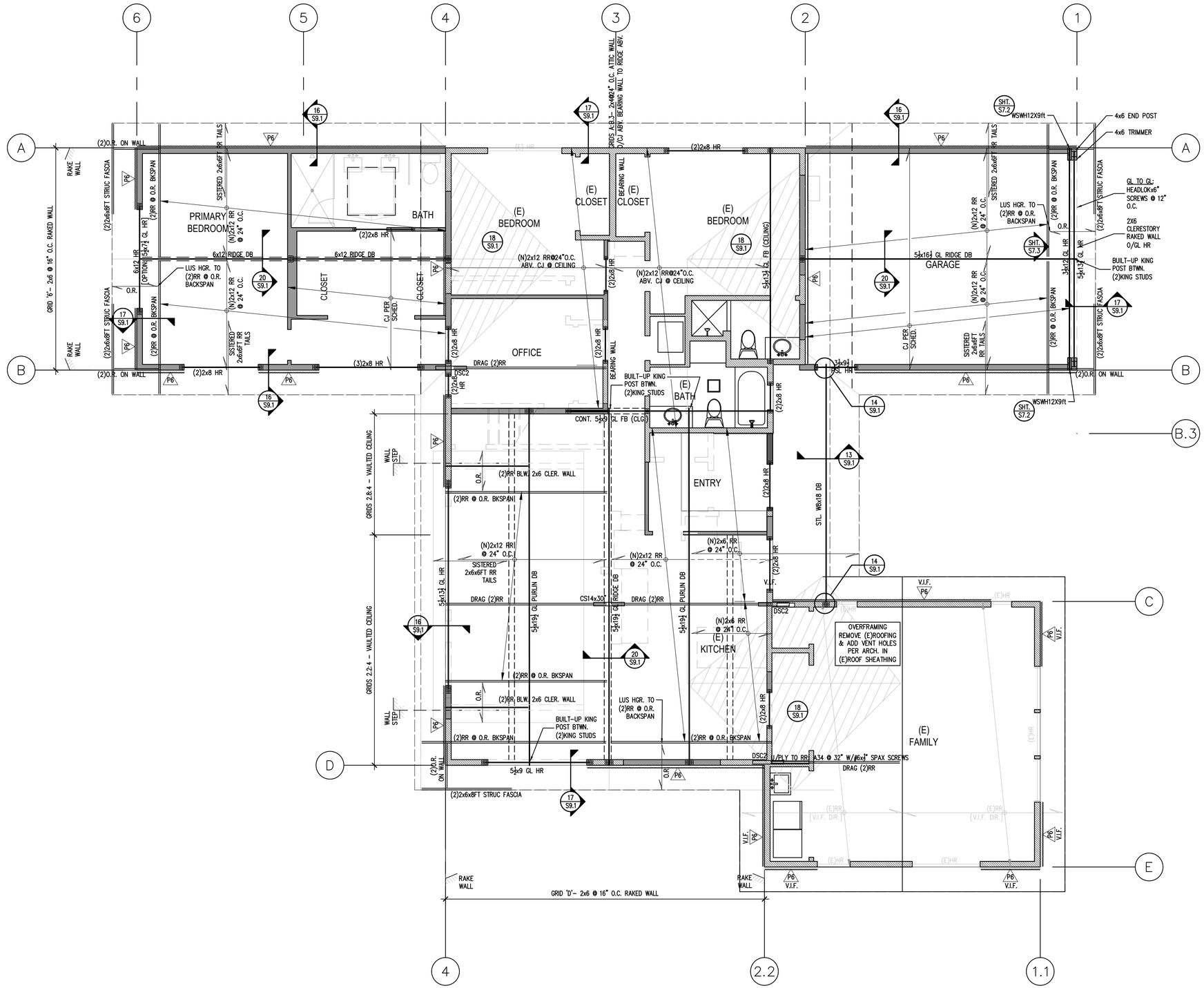
Ceiling Joist Spans

CEILING JOISTS	MAX. SPAN
2x4 @ 24" O.C.	7'-3"
2x4 @ 16" O.C.	8'-11"
2x6 @ 24" O.C.	10'-8"
2x6 @ 16" O.C.	13'-0"
2x8 @ 24" O.C.	13'-6"
2x10 @ 24" O.C.	16'-5"
2x8 @ 16" O.C.	16'-6"
2x10 @ 16" O.C.	20'-2"

CEILING JOISTS NOTES:
1. SIZE & SPAN BASED ON UNIHABITABLE ATTIC WITH LIMITED STORAGE (20PSF LL) + 10psf DL , L/DELTA=240 PER IRC TABLE R802.5.12)
2. USE DF-L#2 JOISTS

Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 12/15/2023

GRAPHIC SCALE
−4 0 2 4 8
(IN FEET)
1 inch = 4 ft.



Roof Framing Plan

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

PROJECT NORTH (REFERENCE ONLY)

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Mercer Island, WA 98199

Residential Remodel

KELLY S. TRYGSTAD STATE OF WASHINGTON 46552 REGISTERED PROFESSIONAL ENGINEER 01/02/24

Permit Corrections

August 29, 2024

Revisions

No.	Date	Revision Notes

Print Log

No.	Date	Issue Notes

Jurisdiction Approval

Roof Framing Plan

S 2.2

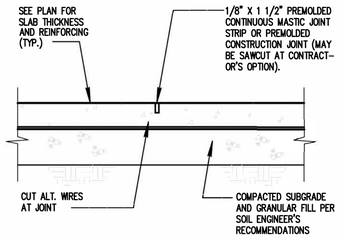
Selby
Selby-2024.vwx

8/29/24

BAR SIZE	LAP CLASS	F'c = 3000PSI		F'c = 4000PSI		F'c = 5000PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	A	17	14	15	12	14	12
	B	23	17	20	15	18	14
#4	A	23	18	20	16	18	14
	B	30	23	26	20	23	18
#5	A	29	22	25	19	22	17
	B	37	29	32	25	29	22
#6	A	35	27	30	23	27	21
	B	45	35	39	30	35	27
#7	A	63	48	54	42	49	37
	B	81	63	70	54	63	49
#8	A	72	55	62	48	55	43
	B	93	72	80	62	72	55
#9	A	81	62	70	54	63	48
	B	105	81	91	70	81	63

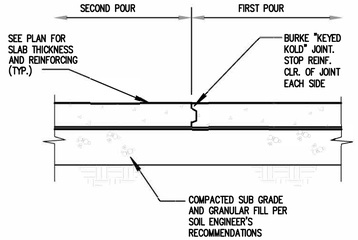
1. LENGTHS SHOWN ARE IN INCHES.
2. TENSION LAP SPLICES SHALL BE CLASS B UNLESS ONE HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
4. TENSION LAP SPLICE SHOWN ABOVE ARE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN TWO BAR DIAMETERS (SPACING AND COVER CASE 1).
5. INCREASE LAP SPLICE LENGTH BY 1.5 FOR EPOXY COATED REINFORCEMENT.
6. INCREASE LAP SPLICE LENGTH BY 1.3 FOR LIGHT WEIGHT CONCRETE.
7. COMPRESSION LAP SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

1 LAP SPLICE SCHEDULE



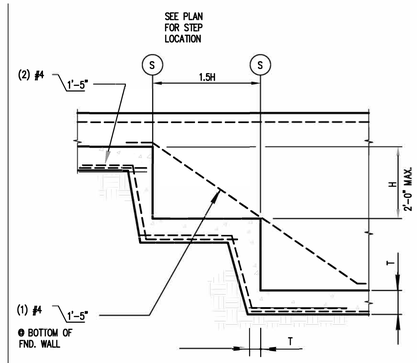
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

2 TYPICAL CONTROL JOINT

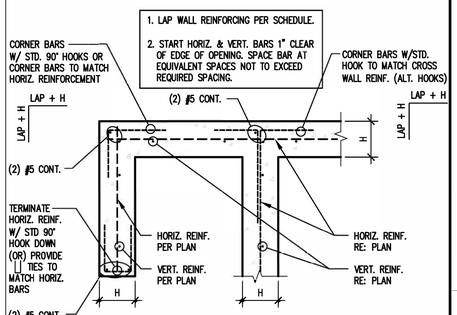


PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

3 TYPICAL CONSTRUCTION JOINT



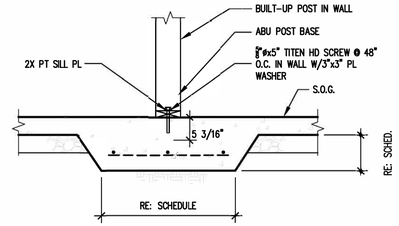
4 TYPICAL STEPPED FOOTING



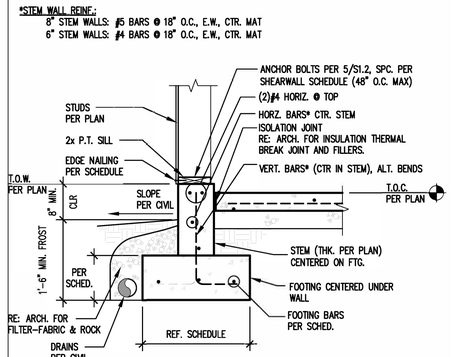
5 SINGLE CURTAIN WALL REINFORCEMENT PLACEMENT

6

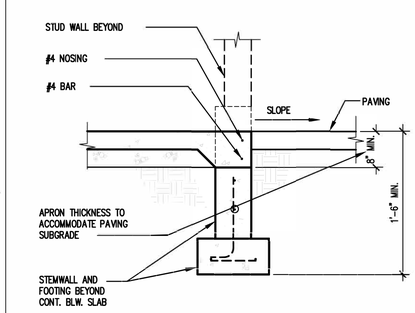
7



8 TYPICAL INTERIOR POST ON SLAB

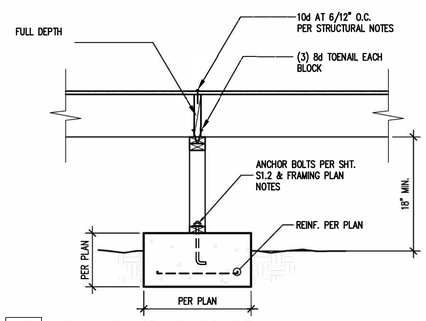


9 TYPICAL EXTERIOR FOOTING

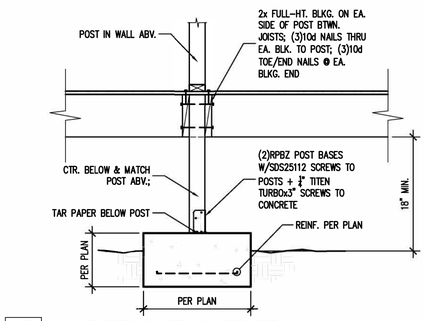


10 GARAGE APRON

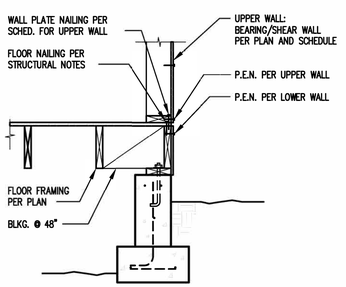
15



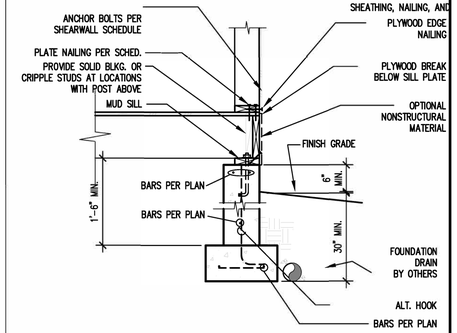
12 WALL IN CRAWL SPACE



13 POST IN CRAWL SPACE



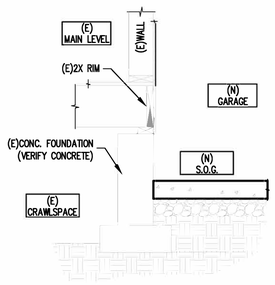
14 FOOTING (FRAMING PARALLEL)



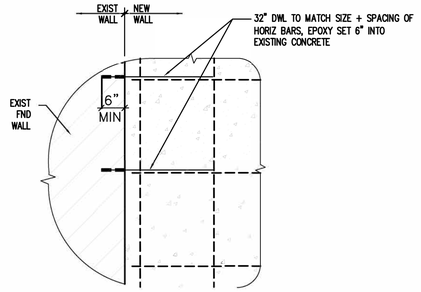
15 FOOTING (FRAMING PERP.)

16

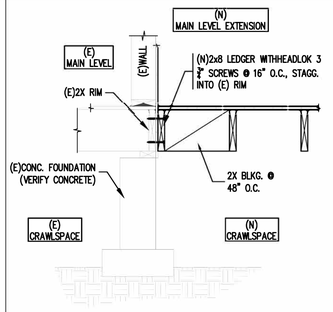
17



18 NEW GARAGE TO EXIST. CRAWL FNDN.



19 NEW FOUNDATION TO EXIST. FND CONN.



20 NEW TO EXIST. CRAWL FNDN.

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Residential Remodel

CRAIG S. TRYGSTAD STATE OF WASHINGTON 48552 REGISTERED PROFESSIONAL ENGINEER 01/02/24

Permit Corrections

August 29, 2024

Revisions

No.	Date	Revision Notes

Print Log

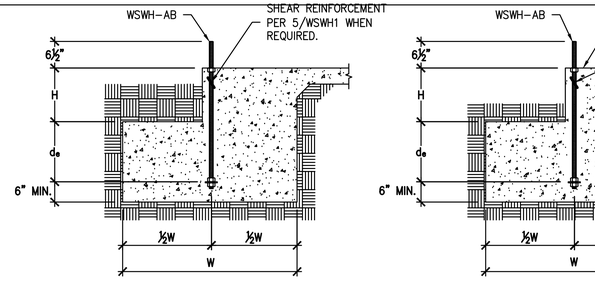
No.	Date	Issue Notes

Jurisdiction Approval

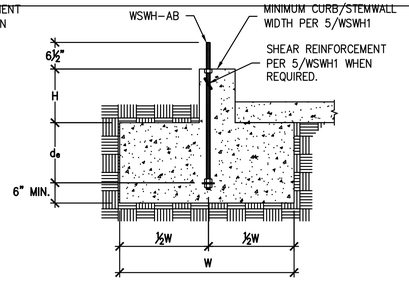
Foundation Details

S 6.1

Selby
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8/29/24

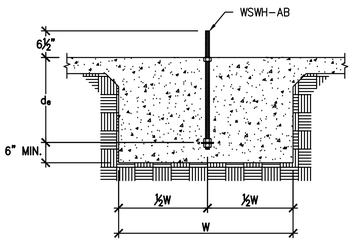


SLAB ON GRADE FOUNDATION



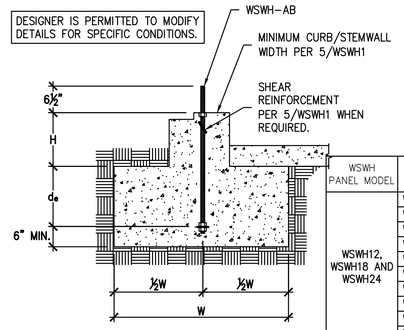
CURB OR STEMWALL FOUNDATION

NOTES :
1. SEE 2/WSWH1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 5/WSWH1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e–d_e. SEE 3/WSWH1 AND 4/WSWH1 FOR l_e.



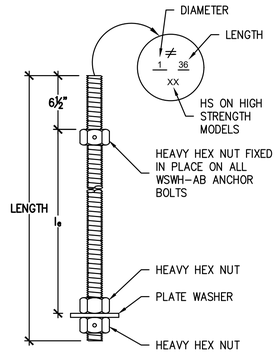
INTERIOR FOUNDATION

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



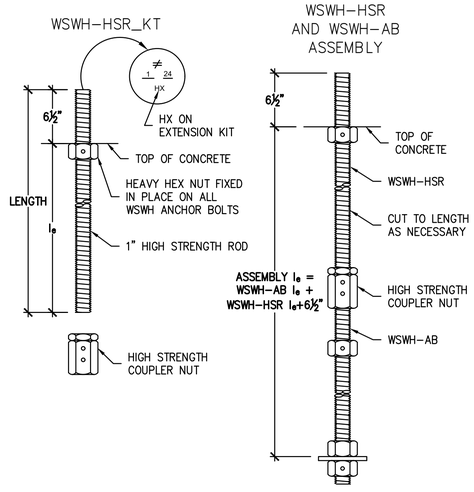
BRICK LEDGE FOUNDATION

STRONG–WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1



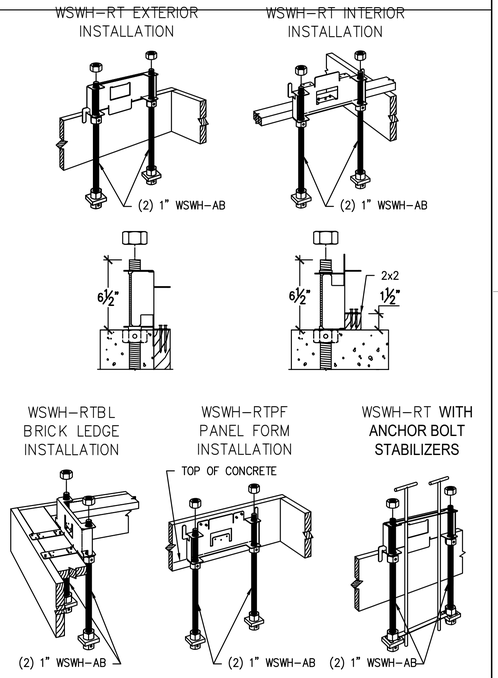
WSWH ANCHOR BOLTS | 3

WSWH PANEL MODEL	MODEL NO.	DIA.	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15½"
	WSWH–AB1x24HS	1"	24"	15½"
	WSWH–AB1x30	1"	30"	21½"
	WSWH–AB1x30HS	1"	30"	21½"
	WSWH–AB1x36	1"	36"	27½"
	WSWH–AB1x36HS	1"	36"	27½"
	WSWH–AB1x42	1"	42"	33½"
	WSWH–AB1x42HS	1"	42"	33½"
	WSWH–AB1x48	1"	48"	39½"
	WSWH–AB1x48HS	1"	48"	39½"

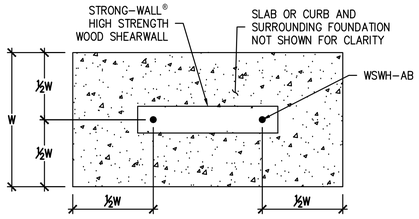


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17½"
	WSWH–HSR1x36KT	1"	36"	29½"

WSWH ANCHOR BOLT EXTENSION | 4



WSWH ANCHOR BOLT TEMPLATES | 6



FOUNDATION PLAN VIEW



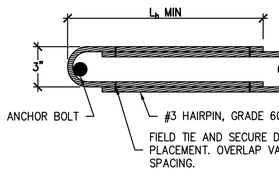
WSWH PLAN VIEW
ANCHORAGE LAYOUT

ANCHOR BOLT LAYOUT	
STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER–TO–CENTER OF WSWH–AB, B (in)
WSWH12	8⅛
WSWH18	14
WSWH24	20

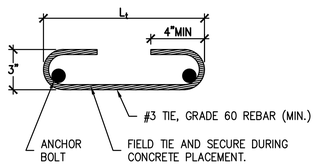
NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–11 APPENDIX D, ACI 318–14 CHAPTER 17 AND ACI 318–19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH–AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–11 SECTION D.3.3.4.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSWH1 FOR d_e.

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
			17,100	35	12
		HIGH STRENGTH	34,100	52	18
			36,800	55	19
	UNCRACKED	STANDARD	15,700	28	10
			17,100	30	10
		HIGH STRENGTH	33,500	45	15
			36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
			11,400	24	8
		HIGH STRENGTH	17,100	32	11
			21,100	36	12
			27,300	42	14
			34,100	48	16
			36,800	51	17
	UNCRACKED	STANDARD	6,400	14	6
			12,500	22	8
		HIGH STRENGTH	17,100	28	10
			22,900	33	11
			26,400	36	12
			34,200	42	14
			36,800	44	15

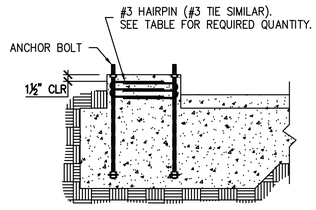
STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500 PSI | 2



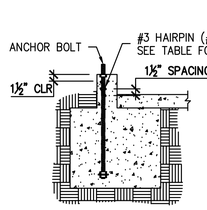
HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE						
MODEL	SEISMIC[3]			WIND[4]		
	L_t OR L_h (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)
						UNCRACKED / CRACKED
WSWH12	10¼	(1) #3 TIE	6	SEE NOTE 7	6	1,080 / 770
WSWH18	15	(2) #3 HAIRPINS[5,6]	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH
WSWH24	19	(2) #3 HAIRPINS[5]	6	(2) #3 HAIRPINS[5]	6	

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–11 AND ACI 318–14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318–19, SECTION 17.10.6.3, ACI 318–14, SECTION 17.2.3.5.3
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG–WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

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Residential Remodel

REGISTERED PROFESSIONAL ENGINEER
48552
01/02/24

Permit Corrections

August 29, 2024

Revisions

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Jurisdiction Approval

Simpson WSWH Details

S 7.1

Selby
Selby-2024.vwx

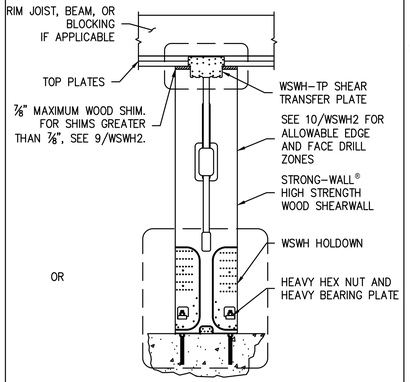
8/29/24

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 7¼".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

STRONG-WALL® WSWH MODELS | 1

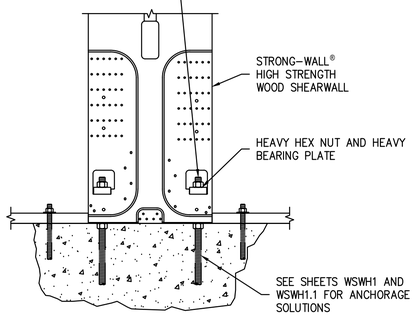


ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH | 2

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅜" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

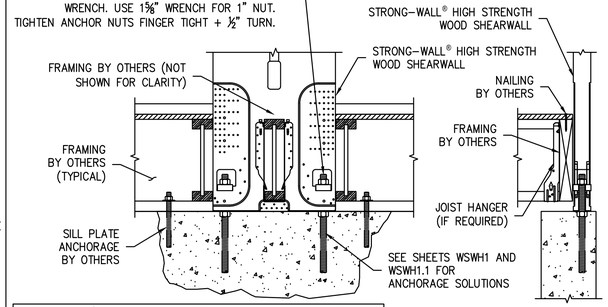
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



STANDARD INSTALLATION BASE CONNECTION | 4

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅜" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



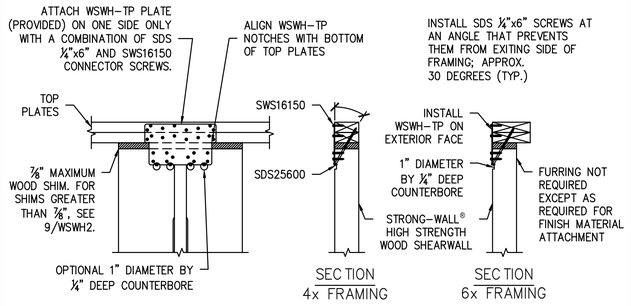
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

SECTION

WOOD FLOOR SYSTEM BASE CONNECTION | 5

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

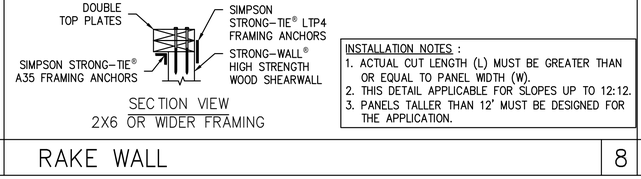
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



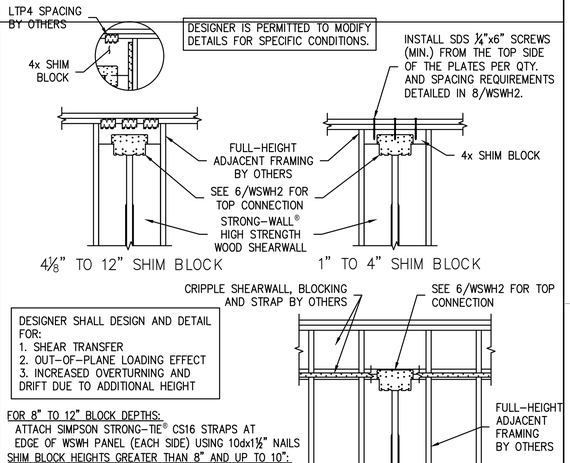
TOP CONNECTION | 6

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



BACK-TO-BACK TOP CONNECTION | 7



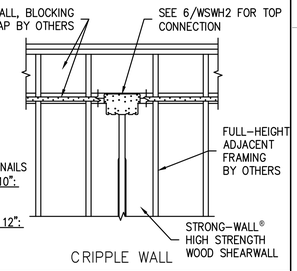
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

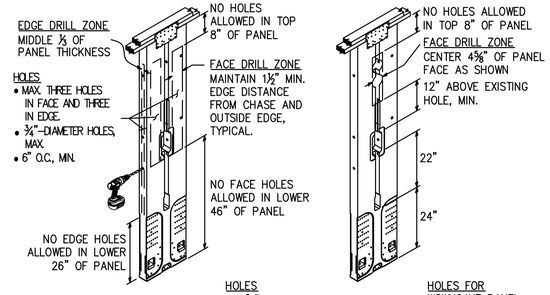
FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dx1½" NAILS

SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

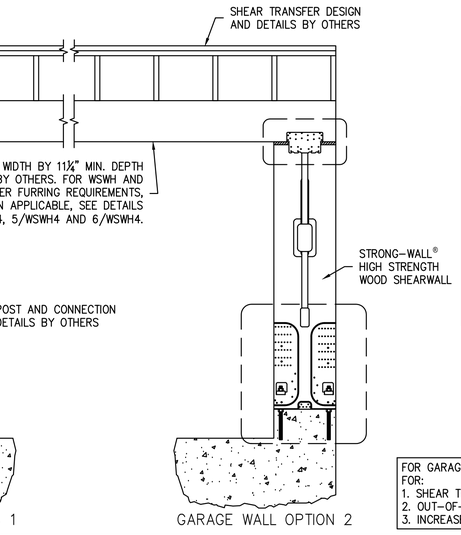
SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL



TOP OF WALL HEIGHT ADJUSTMENTS | 9



TRIM ZONE AND ALLOWABLE HOLES | 10



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¼"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

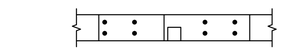
FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

ALTERNATE WSWH GARAGE FRONT OPTIONS | 3

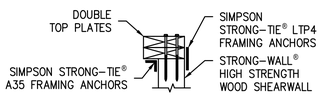
QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.

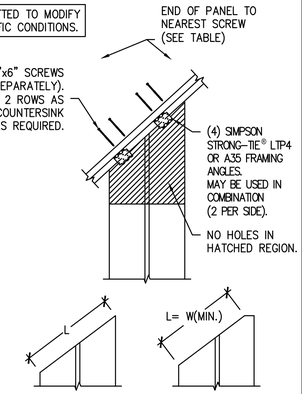


PLAN VIEW
SDS SCREW SPACING



SECTION VIEW
2X6 OR WIDER FRAMING

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

RAKE WALL | 8

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

NOTES | 11

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Selby Residence
4731 90th Ave SE
Mercer Island, WA 98199

Residential Remodel



Permit Corrections

August 29, 2024

Revisions

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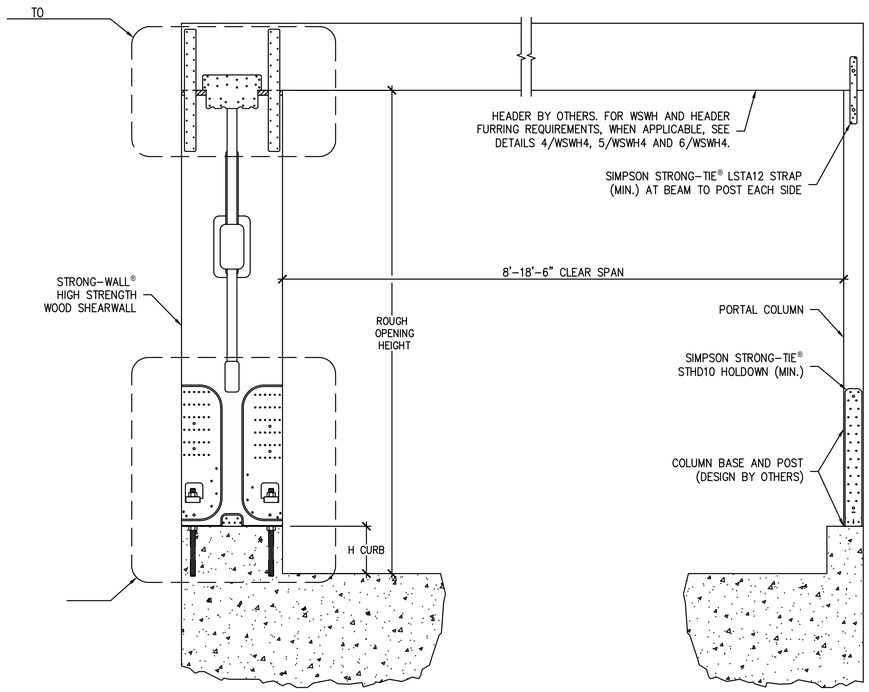
Jurisdiction Approval

Simpson WSWH Details

S 7.2

Selby
Selby-2024.vwx

8/29/24

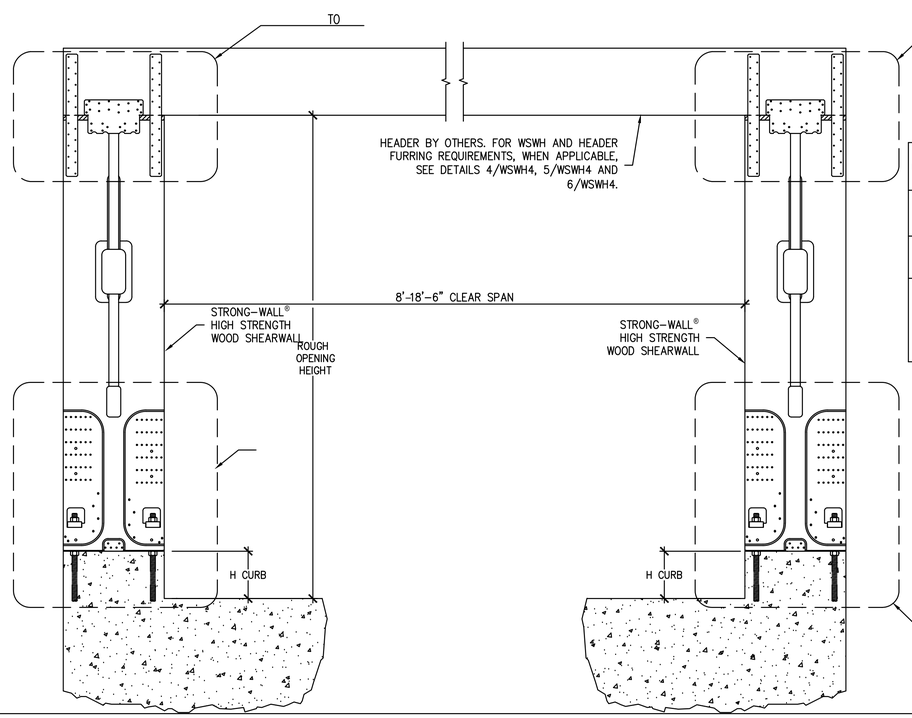


GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SINGLE PORTAL ASSEMBLY | 1



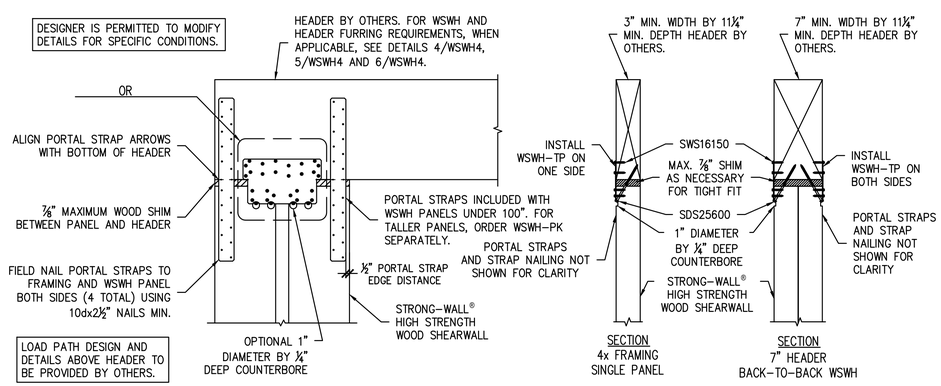
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¼"

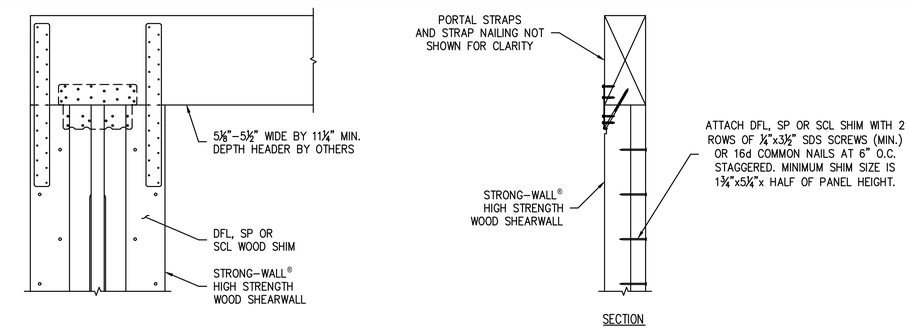
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1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
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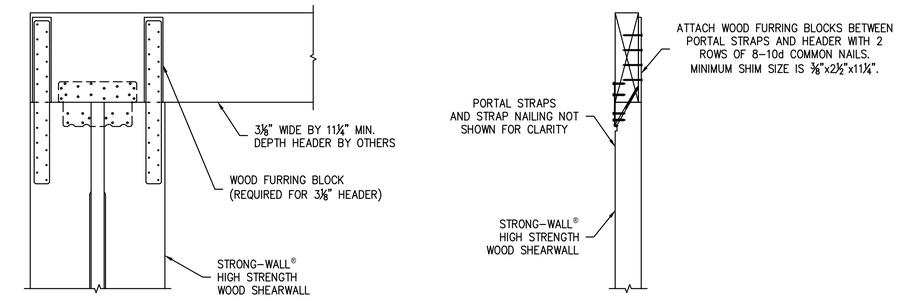
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY | 2



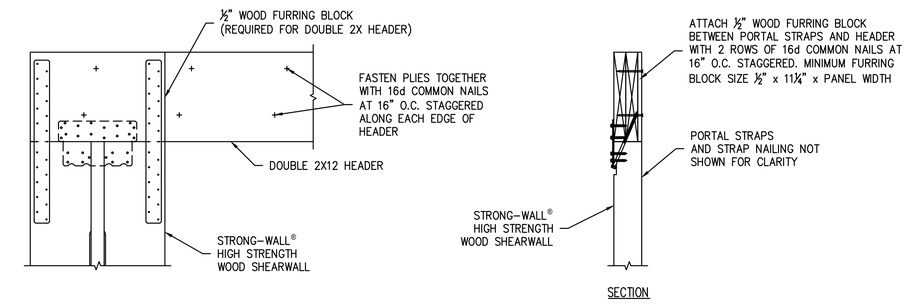
PORTAL TOP CONNECTION | 3



FURRING FOR 5⅛" TO 5½" HEADER | 4



FURRING FOR 3⅛" HEADER | 5



FURRING FOR DOUBLE 2X12 HEADERS | 6

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Residential Remodel

CRAIG S. TRYGSTAD STATE OF WASHINGTON 46552 REGISTERED PROFESSIONAL ENGINEER 07/02/24

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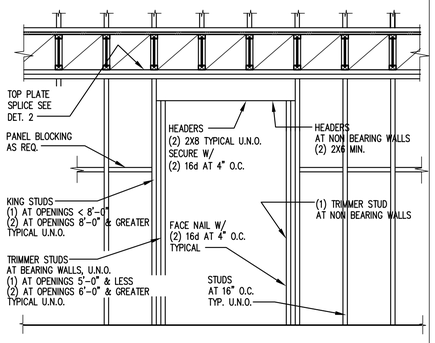
Jurisdiction Approval

Simpson WSWH Details

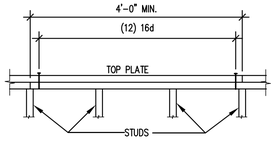
S 7.3

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Selby 2024.vwx

8/29/24



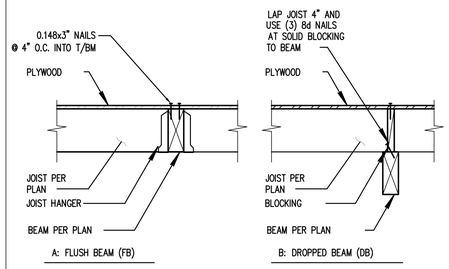
1 **TYPICAL HEADER at WALL**



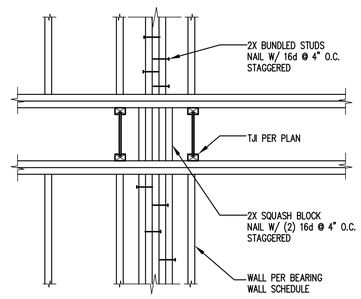
TOP PLATE SPLICE NOTES

1. SPLICE AND NAIL TOP PLATES AS SHOWN AT ALL EXTERIOR, PLUMBING, PARTY AND SHEARWALLS AT EACH FLOOR LEVEL AND AT ROOF.
2. PROVIDE (2) LSTA 36 STRAP W/(26) 10d NAIL ONE EACH SIDE WHERE DRILLED HOLES EXCEED THE FOLLOWING: 1" FOR 2X4 3" FOR 2X6 WALL PLATES. CENTER ALL HOLES MINIMUM EDGE DISTANCE = 1 1/4"

2 **TYPICAL TOP PLATE SPLICE**



3 **TYPICAL CONNECTION TO WOOD BEAM**



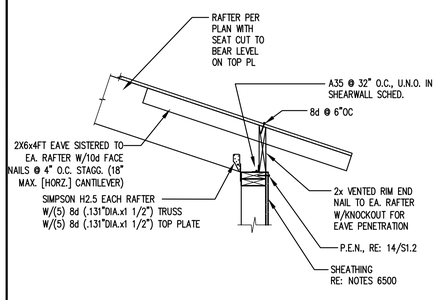
4 **TYPICAL BLOCKING at BUNDLED STUDS**

NOTE: MOST STRUCTURAL SHEARWALLS SHOWN ON THESE PLANS WILL REQUIRE ADDITIONAL FASTENERS.

FASTENING SCHEDULE (IBC TABLE 2304.10.1)

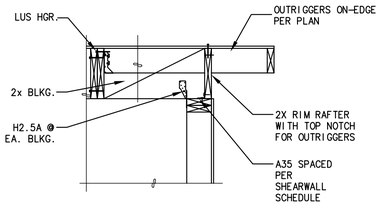
CONNECTION	FASTENING (o, m)	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
2. BRIDGING TO JOIST	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL EA. END TOENAIL EA. EN
3. 1X6 OR LESS SUBFLOOR TO JST.	(2) 8d COMMON	FACE NAIL
4. 1X6 OR LESS SUBFLOOR TO JST.	(3) 8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JST./GIRDER	(2) 16d COMMON	BLIND & FACE NAIL
6. SOLE PLATE TO JST. OR BLKG.	16d AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C.	TYP. FACE NAIL TYP. FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16d COMMON AT 16" O.C. (4) 3" X 0.131" NAILS AT 16" O.C.	BRACED WALL PA BRACED WALL PA
7. TOP PLATE TO STUD	(2) 16d COMMON (3) 3" X 0.131" NAILS	END NAIL END NAIL
8. STUD TO SOLE PLATE	(4) 8d COMMON (4) 3" X 0.131" NAILS	TOENAIL TOENAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS	END NAIL END NAIL
9. DOUBLE STUDS	16d COMMON AT 24" O.C. 3" X 0.131" NAILS AT 8" O.C.	FACE NAIL FACE NAIL
10. DOUBLE TOP PLATES	16d COMMON AT 16" O.C. 3" X 0.131" NAIL AT 12" O.C.	TYP. FACE NAIL TYP. FACE NAIL
DOUBLE TOP PLATE SPLICE	(8) 16d COMMON (12) 3" X 0.131" NAILS	LAP SPLICE LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
12. RIM JOIST TO TOP PLATE	8d COMMON AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C.	TOENAIL TOENAIL
13. TOP PLATES, CORNER LAPS AND INTERSECTIONS	(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON AT 16" O.C.	ALONG EDGE
15. CEILING JOISTS TO PLATE	(3) 8d COMMON (5) 3" X 0.131" NAILS	TOENAIL TOENAIL
16. CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SECTION 2308.10.4.1)	(3) 16d COMMON MIN., TABLE 2308.10.4.1 (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SECTION 2308.10.4.1)	(3) 16d COMMON MIN., TABLE 2308.10.4.1 (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
19. RAFTER TO PLATE (SECTION 2308.10.1) (TABLE 2308.10.1)	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
21. 1"X8" SHEATHING TO EACH BEARING	(2) 8d COMMON	FACE NAIL
22. WIDER THAN 1"X8" SHEATHING TO EACH BEARING	(3) 8d COMMON	FACE NAIL
23. BUILT UP CORNER STUDS	16d COMMON 3" X 0.131" NAILS	24" O.C. 16" O.C.
24. BUILT UP GIRDER AND BEAMS	16d COMMON AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C.	FACE NAIL TOP AND BOTTOM STA ON OPPOSITE SIDES
	(2) 20d COMMON (3) 3" X 0.131" NAILS	FACE NAIL AT ENDS AND
25. 2" PLANKS	16d COMMON	AT EACH BEARING
26. COLLAR TIE TO RAFTER	(3) 10d COMMON (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
27. JACK RAFTER TO HIP	(3) 10d COMMON (4) 3" X 0.131" NAILS	TOENAIL TOENAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
29. JOIST TO BAND JOIST	(3) 16d COMMON (5) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
30. LEDGER STRIP	(3) 16d COMMON (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
31. WOOD STRUCTURAL PANELS TO FRAMING	SEE SHEARWALL SCHEDULE	SHEET S1.10
SUBFLOOR TO FRAMING	SEE STRUCTURAL NOTES	SECTION 06160

15 **FASTENING SCHEDULE**



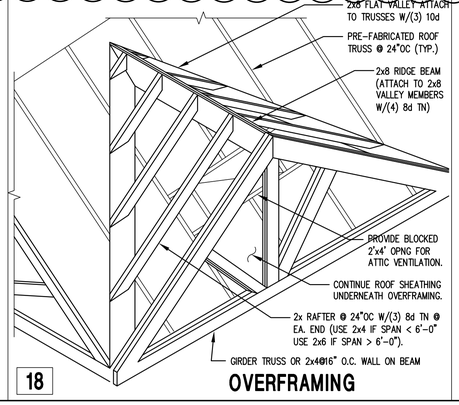
SCALE: 3/4" = 1'-0"

16 **RAFTERS TO WALL**



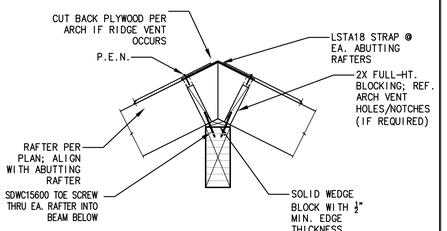
SCALE: 3/4" =1'-0"

17 **TYP. OUTRIGGER ON-EDGE TO WALL**

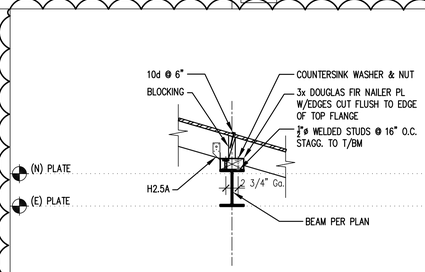


18 **OVERFRAMING**

19



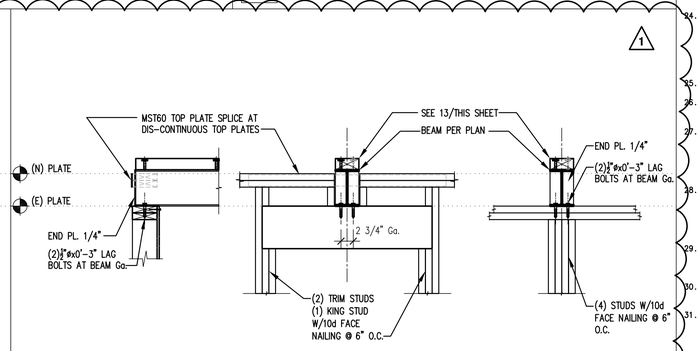
20 **RAFTERS TO DROPPED RIDGE BEAM**



3X NAILER PL SECTION
TYPICAL U.N.O.

WOOD NAILER PLATE ON STEEL BEAM

13 **DETAIL - STEEL BEAM**



SIDE VIEW TO (N) HEADER TO (E) TOP PLATES

14 **STEEL BEAM ON WALL**

*IF RECESSED, ADD CS14x48 HORZ. STRAP CENTERED @ BEAM ACROSS REDUCED TOP PL

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Residential Remodel



Permit Corrections

August 29, 2024

Revisions

No.	Date	Revision Notes
1	8/29/24	Permit Corrections

Print Log

No.	Date	Issue Notes

Jurisdiction Approval

Framing Details

S 9.1

Selby
Selby-2024.vwx

8/29/24