THE MOLONEY / O'HANLON RESIDENCE

4016 92ND AVE SE
MERCER ISLAND, WA 98040

PROPERTY INFO:

PARCEL #: 003100-0020

PROPERTY OWNER: MOLONEY, COLIN AND KELLE

SINGLE FAMILY RESIDENCE

LOT SIZE: 0.16 ACRES

LEGAL DESCRIPTION:
ACKERSON PARK ADD
PLAT BLOCK: A
PLAT LOT: 4

SHEET INDEX:

C1.1 COVER SHEET
E1.1 ENERGY FORMS
D1.1 EXISTING AND DEMO FLOOR PLAN
A1.1 FOUNDATION AND FIRST FLOOR PLAN
A1.2 SECOND FLOOR AND ROOF PLAN
A2.1 ELEVATIONS
A2.2 ELEVATIONS AND SECTION
A3.1 FRAMING PLANS
ME.1 FIRST FLOOR ELECTRICAL / LIGHTING PLAN

SX.X STRUCTURAL SHEETS BY STRUCTURAL ENGINEER

GENERAL NOTES:

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. DESIGNER IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

1. DO NOT SCALE DRAWINGS! WRITTEN DIMENSIONS TAKE PRECEDENCE
2. ALL DIMENSION ARE FROM ROUGH FRAME (UNO)
3. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION. UPON DISCOVERY OF ANY DISCREPANCIES, CONFLICTS OR ERRORS THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER/ENGINEER. IF ANY QUESTIONS ARISE DURING CONSTRUCTION TO ANY STRUCTURAL MATTER, DESIGNER/ENGINEER SHALL BE CONSULTED IMMEDIATELY FOR PROMPT RESOLUTION.
4. NO CHANGES ARE TO BE MADE TO THE PLANS WITHOUT CONSULTING DESIGNER/ENGINEER OR APPLICABLE BUILDING DEPARTMENT.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC),
6. CONTRACTOR AND SUBCONTRACTOR RESPONSIBLE TO ALL CODES, NOTES, INFORMATION AND PRODUCT SPECIFICATIONS PERTAINING TO THIS PROJECT BEFORE PROCEEDING AND ALL PHASES OF CONSTRUCTION OF THIS PROJECT .

THESE PLANS ARE TO BE DESIGNED AND BUILT TO THE FOLLOWING APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL EXISITING CODE (IEBC)
2018 WASHINGTON STATE AMENDMENTS (WAC 51-50)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL & GAS CODE (IFGC)
2018 UNIFORM PLUMBING CODE (UPC)
2020 NATIONAL ELECTRIC CODE (NEC) (NFPA 70)
+PART 1#3, 2020 WASHINGTON CITIES ELECTRICAL CODE
2018 WASHINGTON STATE ENERGY CODE, WAC 51-11 (WSEC)

FIRE SPRINKLER SYSTEM:

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.

NOTE THAT THIS SYSTEM REQUIRES A MINIMUM OF 1" WATER METER AND 1" WATER SUPPLY LINE.

SQUARE FOOTAGE CALCULATIONS:

EXTG FIRST FLOOR	1690 SQFT
NEW SECOND FLOOR	890 SQFT
TOTAL LIVING	2580 SQFT
GARAGE	360 SQFT
NEW COVERED FRONT WALKWAY	100 SQFT

LOT COVERAGE CALCULATIONS

A.	Gross Lot Area	7140	Square Feet
B.	Net Lot Area	7140	Square Feet
C.	Allowed Lot Coverage Area	2856	Square Feet
D.	Allowed Lot Coverage	40	% of Lot
E.	Existing Lot Coverage:		
1.	Main Structure Roof Area	1690	Square Feet
2.	Accessory Building Roof Area	334	Square Feet
3.	Vehicular Use (driveway, paved access easements (portion used by the lot for access), parking	394	Square Feet
4.	Covered Patios and Covered Decks	100	Square Feet

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5.	Total Existing Lot Coverage Area (E1+E2+E3+E4)	2518	Square Feet
F.	(Total Lot Coverage Area Removed)	0	Square Feet
G.	Proposed Adjustment for Single Story (Area)	N/A	Square Feet
H.	Proposed Adjustment for Flag Lot	N/A	Square Feet
I.	Total New Lot Coverage Area:		
1.	Main Structure Roof Area	100	Square Feet
2.	Accessory Structure Roof Area	0	Square Feet
3.	Vehicular Use (driveway, paved access easement (portion used by the lot for access), parking)	0	Square Feet
4.	Covered Patios and Covered Decks	0	Square Feet
5.	Total New Lot Coverage Area (I1 + I2 + I3 + I4)	100	Square Feet
J.	Total Project Lot Coverage Area = (E5 - F) + I5	2618	Square Feet
K.	Proposed Lot Coverage Area = (J/B) x 100	36.666	% of Lot

Lot coverage calculations shown on Plan Sheet # C1.1

HARDSCAPE CALCULATIONS

A.	Gross Lot Area	7140	Square Feet
B.	Net Lot Area	7140	Square Feet
C.	Area Borrowed from Lot Coverage		Square Feet
D.	Allowed Hardscape Area = 9% of lot area + C	642.6	% of Lot
E.	Allowed Hardscape Area	642.6	Square Feet
F.	Total Existing Hardscape Area:		
1.	Uncovered Decks		Square Feet
2.	Uncovered Patios	637.34	Square Feet
3.	Walkways	138.5	Square Feet
4.	Stairs		Square Feet
5.	Rockeries and Retaining Walls		Square Feet
6.	Other		Square Feet
7.	Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	775.84	Square Feet
G.	(Total Hardscape Area Removed)	133.24	Square Feet
H.	Total New Hardscape Area:		
1.	Uncovered Decks	0	Square Feet
2.	Uncovered Patios	0	Square Feet
3.	Walkways	0	Square Feet
4.	Stairs	0	Square Feet
5.	Rockeries and Retaining Walls	0	Square Feet

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6.	Other		Square Feet
7.	Total New Hardscape Area (H1+H2+H3+H4+H5+H6)		Square Feet
I.	Total Project Hardscape Area = (F7 - G) + H7	642.6	Square Feet
J.	Total Project Hardscape Area = (I/B)x100	9	% of Lot

Hardscape calculations shown on Plan Sheet # c1.1

GROSS FLOOR AREA CALCULATIONS

Building Area	Existing Area		Removed Area		New/Addition Area		Total	
Upper Floor		Sq. Ft.		Sq. Ft.	801	Sq. Ft.	801	Sq. Ft.
Main Floor	1690	Sq. Ft.		Sq. Ft.		Sq. Ft.	1690	Sq. Ft.
Gross Basement Area		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
Garage/ Carport	360	Sq. Ft.		Sq. Ft.		Sq. Ft.	360	Sq. Ft.
Total Floor Area	2050	Sq. Ft.		Sq. Ft.	801	Sq. Ft.	2851	Sq. Ft.
Accessory Buildings	336	Sq. Ft.	336	Sq. Ft.		Sq. Ft.		Sq. Ft.

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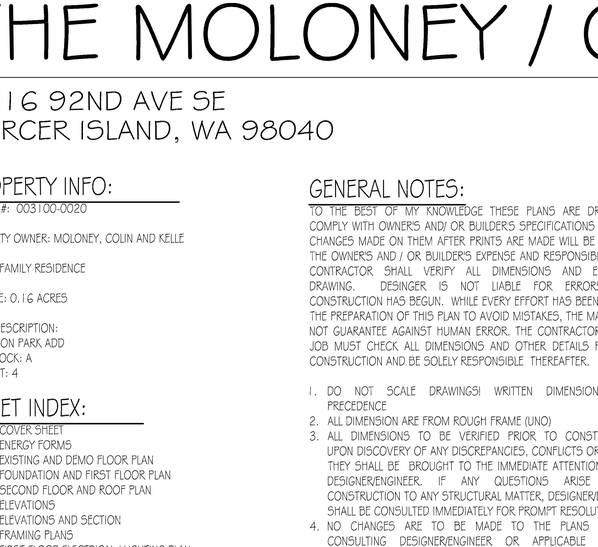
Accessory Dwelling Unit		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
2nd & 3rd Story Roofed Decks		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
Basement Area Excluded		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
150% GFA Modifier* (main and upper floor x2)		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
200% GFA Modifier* (main and upper floor x2)		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.
TOTAL Building Area	2386	Sq. Ft.	336	Sq. Ft.	801	Sq. Ft.	2851	Sq. Ft.

*Enter the actual room area

A.	Lot Area	7140	Square Feet
B.	Zone R-8.4 ☑ R-9.6 ☐	R-12 ☐ R-15 ☐	
C.	Allowed Gross Floor Area (refer to "allowed GFA")	2856	Square Feet
D.	Allowed Gross Floor Area	40	% of Lot
E.	Proposed Gross Floor Area	2851	Square Feet
F.	Proposed Gross Floor Area	39.9	% of Lot

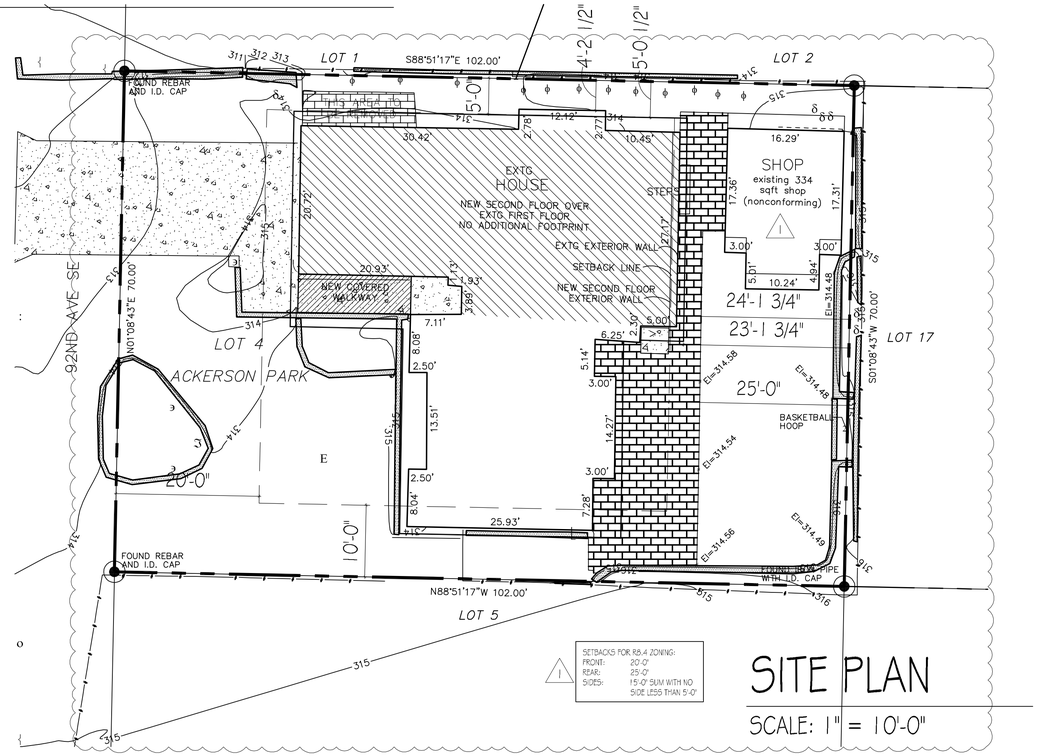
Gross floor area calculations found on Plan Sheet # C1.1

Basement exclusion calculations found on Plan Sheet # N/A



LOCATION MAP

NTS



SITE PLAN

SCALE: 1" = 10'-0"



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COVER SHEET

C1.1

CLIENT APPROVAL -
INITIALS

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	*Contact Information*
Maloney – O'Hanlon Project 4016 92nd Ave. SE Mercer Island 98040	Troy Fields – Renewal Remodels & Additions 253 · 226 · 9472

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative _____ ***Date*** 3.6.24

All Climate Zones (Table R402.1.1)	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49 [i]	0.026
Wood Frame Wall [e,h]	21 Int	0.056
Floor	30	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth	10, 2 ft	n/a

a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix Table A101.4 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% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. **Small Dwelling Unit:** 3 credits
   Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
2. **Medium Dwelling Unit:** 6 credits
   All dwelling units that are not included in #1 or #3
3. **Large Dwelling Unit:** 7 credits
   Dwelling units exceeding 5,000 sf of conditioned floor area
4. **Additions less than 500 square feet:** 1.5 credits
   All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2

Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA[b]	0.0 ☐	
2	Heat pump[c]	1.0 ☒	
3	Electric resistance heat only - furnace or zonal	-1.0 ☐	
4	DHP with zonal electric resistance per option 3.4	0.5 ☐	
5	All other heating systems	-1.0 ☐	
Energy Options	**Energy Credit Option Descriptions**	**Credits - select ONE energy option from each category [d]**	
1.1	Efficient Building Envelope	0.5 ☒	
1.2	Efficient Building Envelope	1.0 ☐	
1.3	Efficient Building Envelope	0.5 ☐	
1.4	Efficient Building Envelope	1.0 ☐	
1.5	Efficient Building Envelope	2.0 ☐	
1.6	Efficient Building Envelope	3.0 ☐	
1.7	Efficient Building Envelope	0.5 ☐	
2.1	Air Leakage Control and Efficient Ventilation	0.5 ☐	
2.2	Air Leakage Control and Efficient Ventilation	1.0 ☐	
2.3	Air Leakage Control and Efficient Ventilation	1.5 ☐	
2.4	Air Leakage Control and Efficient Ventilation	2.0 ☐	
3.1[a]	High Efficiency HVAC	1.0 ☐	
3.2	High Efficiency HVAC	1.0 ☐	
3.3[a]	High Efficiency HVAC	1.5 ☐	
3.4	High Efficiency HVAC	1.5 ☐	
3.5	High Efficiency HVAC	1.5 ☒	
3.6[a]	High Efficiency HVAC	2.0 ☐	
4.1	High Efficiency HVAC Distribution System	0.5 ☐	
4.2	High Efficiency HVAC Distribution System	1.0 ☐	

Summary of Table R406.2 (cont.)

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category [d]	User Notes
5.1[d]	Efficient Water Heating	0.5 ☐	
5.2	Efficient Water Heating	0.5 ☐	
5.3	Efficient Water Heating	1.0 ☐	
5.4	Efficient Water Heating	1.5 ☐	
5.5	Efficient Water Heating	2.0 ☐	
5.6	Efficient Water Heating	2.5 ☐	
6.1[e]	Renewable Electric Energy (3 credits max)	1.0 ☐	
7.1	Appliance Package	0.5 ☐	
	Total Credits	3.5	CLEAR FORM

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area **or** 500 W, whichever is bigger, may be installed in the dwelling unit.
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
c. Equipment listed in Table C403.3.2(1) **or** C403.3.2(2)
d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

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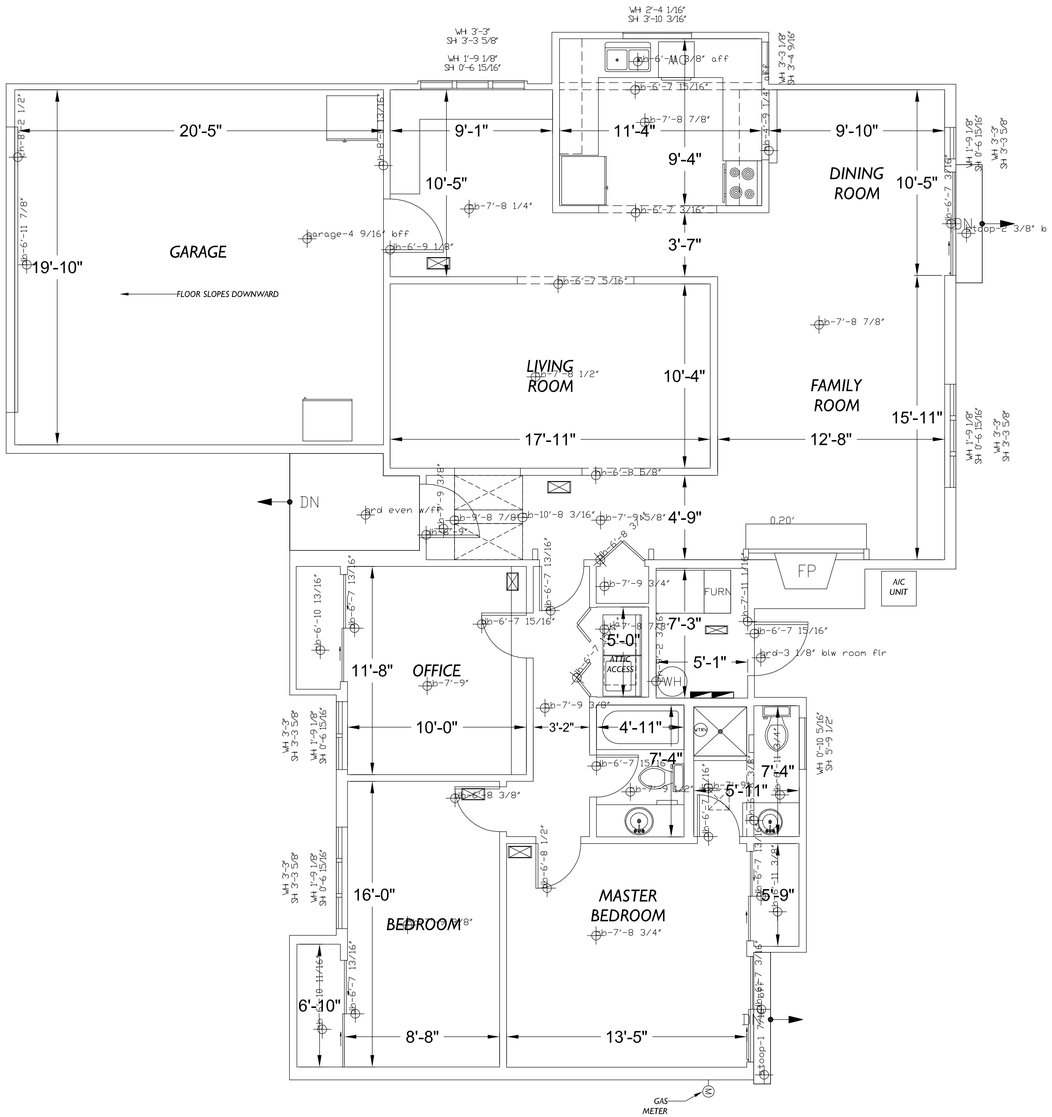
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ENERGY FORMS

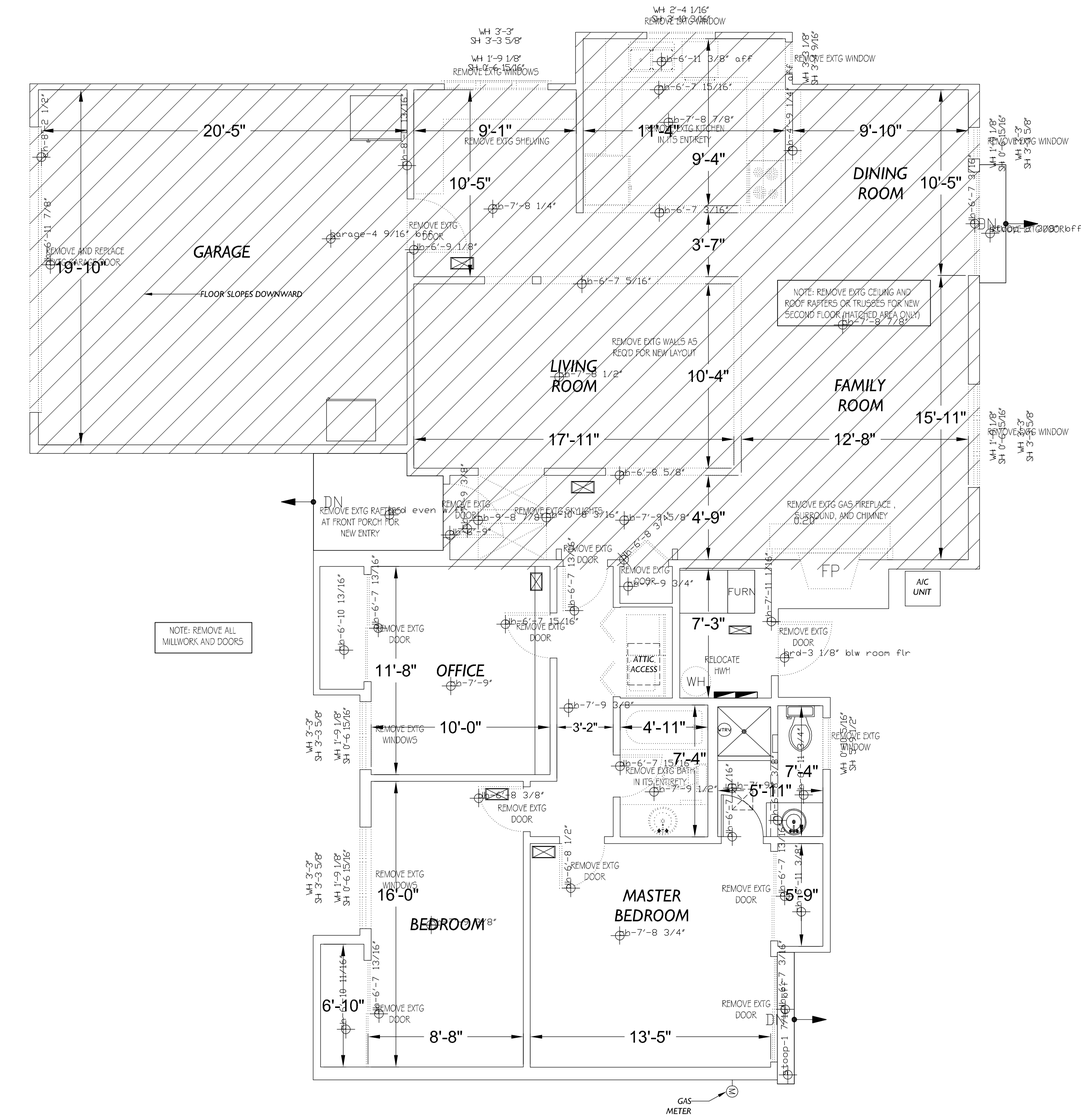
E1.1

CLIENT APPROVAL -
INITIALS



EXTG FIRST FLOOR PLAN

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



DEMO FIRST FLOOR PLAN

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

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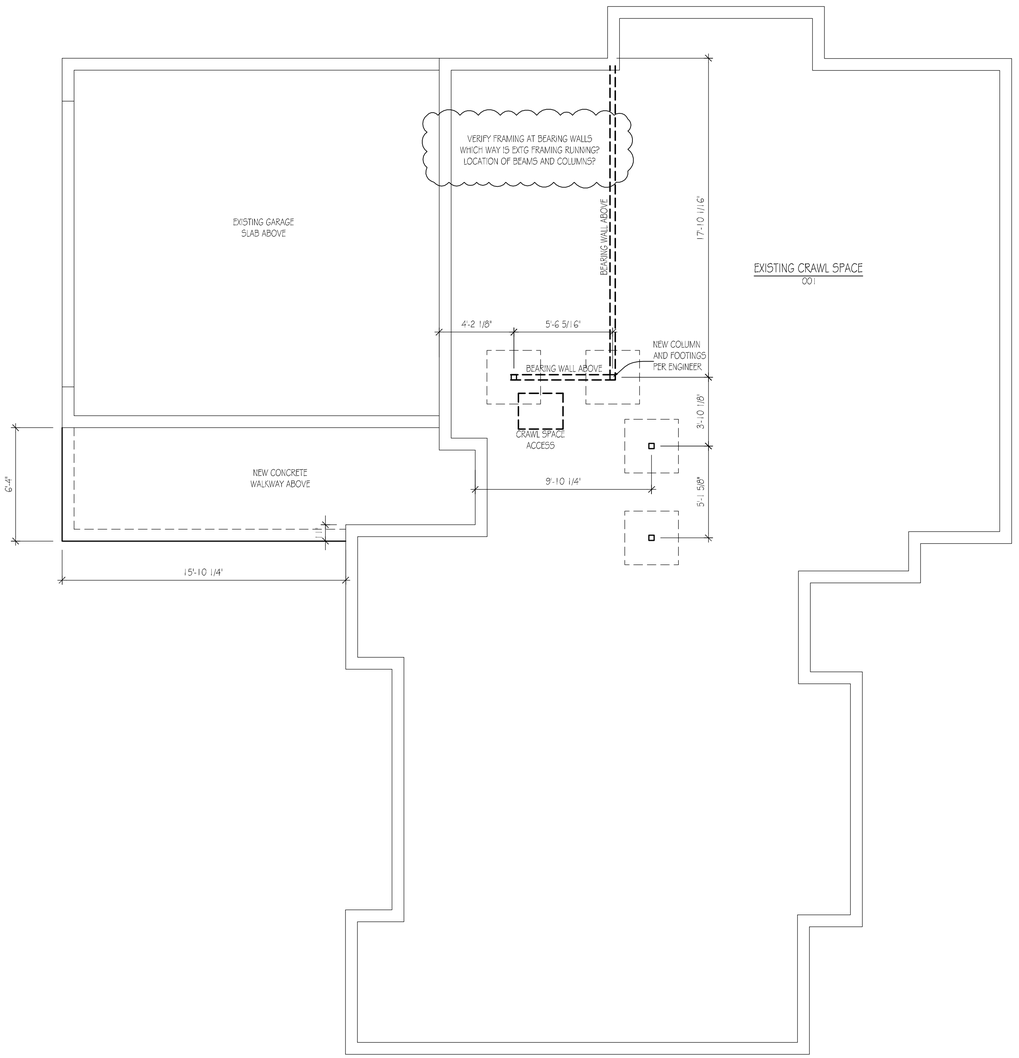
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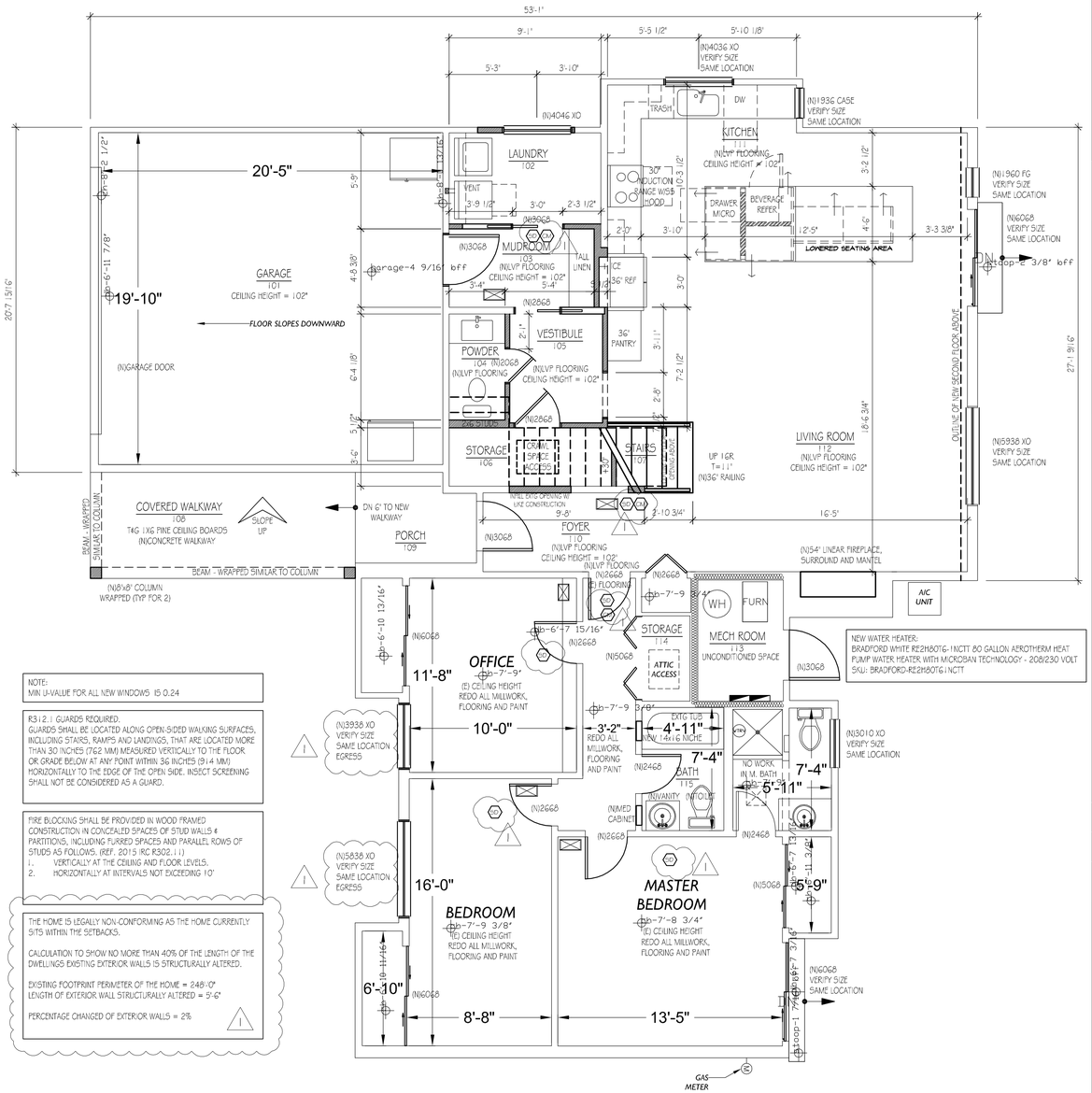
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EXISTING AND DEMO
FIRST FLOOR PLAN

D1.1

CLIENT APPROVAL -
INITIALS





NOTE:
MIN U-VALUE FOR ALL NEW WINDOWS IS 0.24

R312.1 GUARDS REQUIRED.
GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

FIRE BLOCKING SHALL BE PROVIDED IN WOOD FRAMED CONSTRUCTION IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS AS FOLLOWS. (REF. 2015 IRC R302.11)
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'

THE HOME IS LEGALLY NON-CONFORMING AS THE HOME CURRENTLY SITS WITHIN THE SETBACKS.

CALCULATION TO SHOW NO MORE THAN 40% OF THE LENGTH OF THE DWELLINGS EXISTING EXTERIOR WALLS IS STRUCTURALLY ALTERED.

EXISTING FOOTPRINT PERIMETER OF THE HOME = 248'-0"
LENGTH OF EXTERIOR WALL STRUCTURALLY ALTERED = 9'-6"

PERCENTAGE CHANGED OF EXTERIOR WALLS = 2%

1

FOUNDATION PLAN

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

FIRST FLOOR PLAN

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

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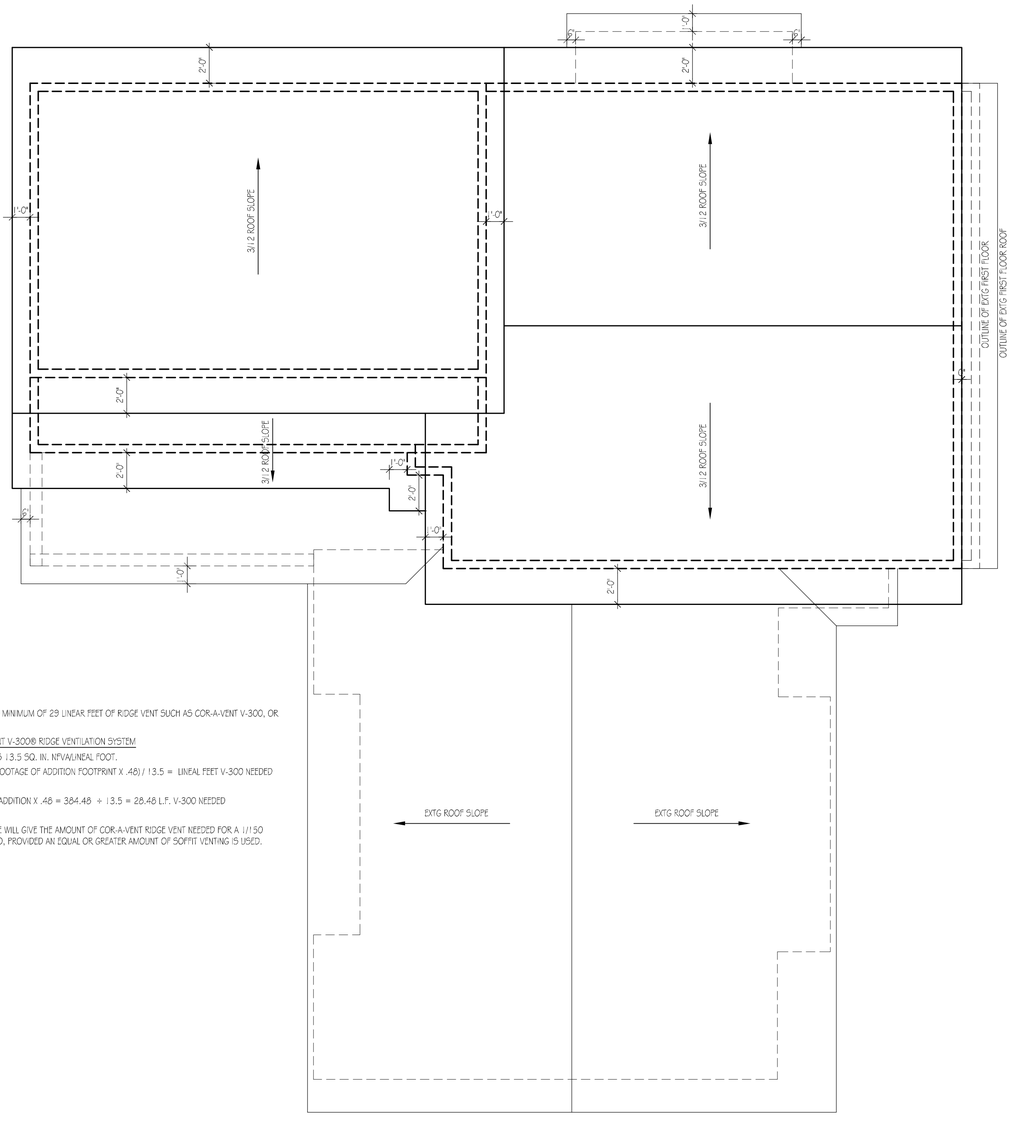
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FOUNDATION PLAN
FIRST FLOOR PLAN

A1.1

CLIENT APPROVAL -
INITIALS



PROVIDE A MINIMUM OF 29 LINEAR FEET OF RIDGE VENT SUCH AS COR-A-VENT V-300, OR THE LIKE

COR-A-VENT V-300B RIDGE VENTILATION SYSTEM

V-300 HAS 13.5 SQ. IN. NFVA/LINEAL FOOT.

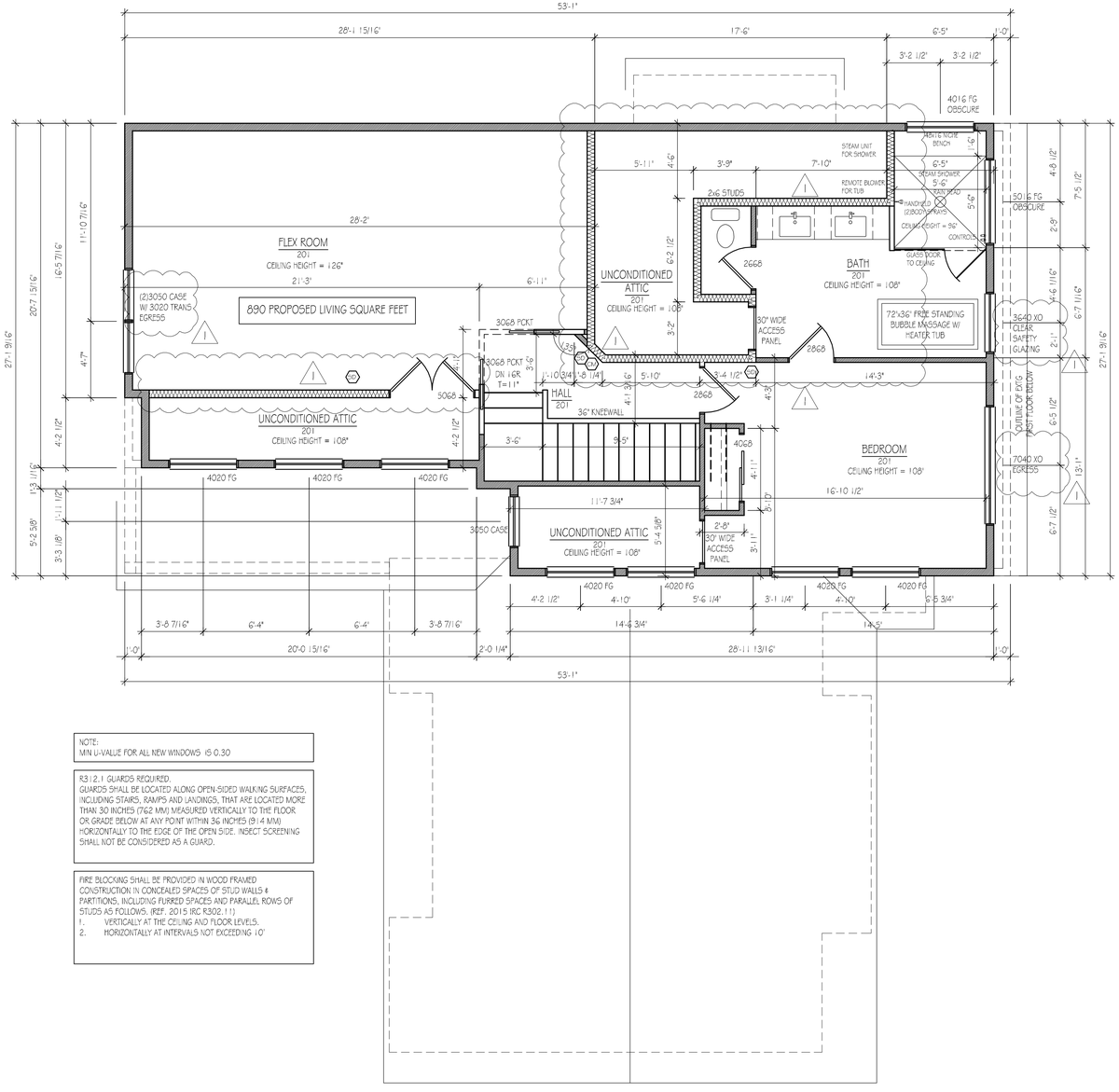
(SQUARE FOOTAGE OF ADDITION FOOTPRINT X .48) / 13.5 = LINEAL FEET V-300 NEEDED

801 SqFt ADDITION X .48 = 384.48 ÷ 13.5 = 28.48 L.F. V-300 NEEDED

THE ABOVE WILL GIVE THE AMOUNT OF COR-A-VENT RIDGE VENT NEEDED FOR A 1/150 VENT RATIO, PROVIDED AN EQUAL OR GREATER AMOUNT OF SOFFIT VENTING IS USED.

ROOF PLAN

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



NOTE:
MIN U-VALUE FOR ALL NEW WINDOWS IS 0.30

R312.1 GUARDS REQUIRED.
GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

FIRE BLOCKING SHALL BE PROVIDED IN WOOD FRAMED CONSTRUCTION IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS AS FOLLOWS. (REF. 2015 IRC R302.11)
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'

SECOND FLOOR PLAN

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

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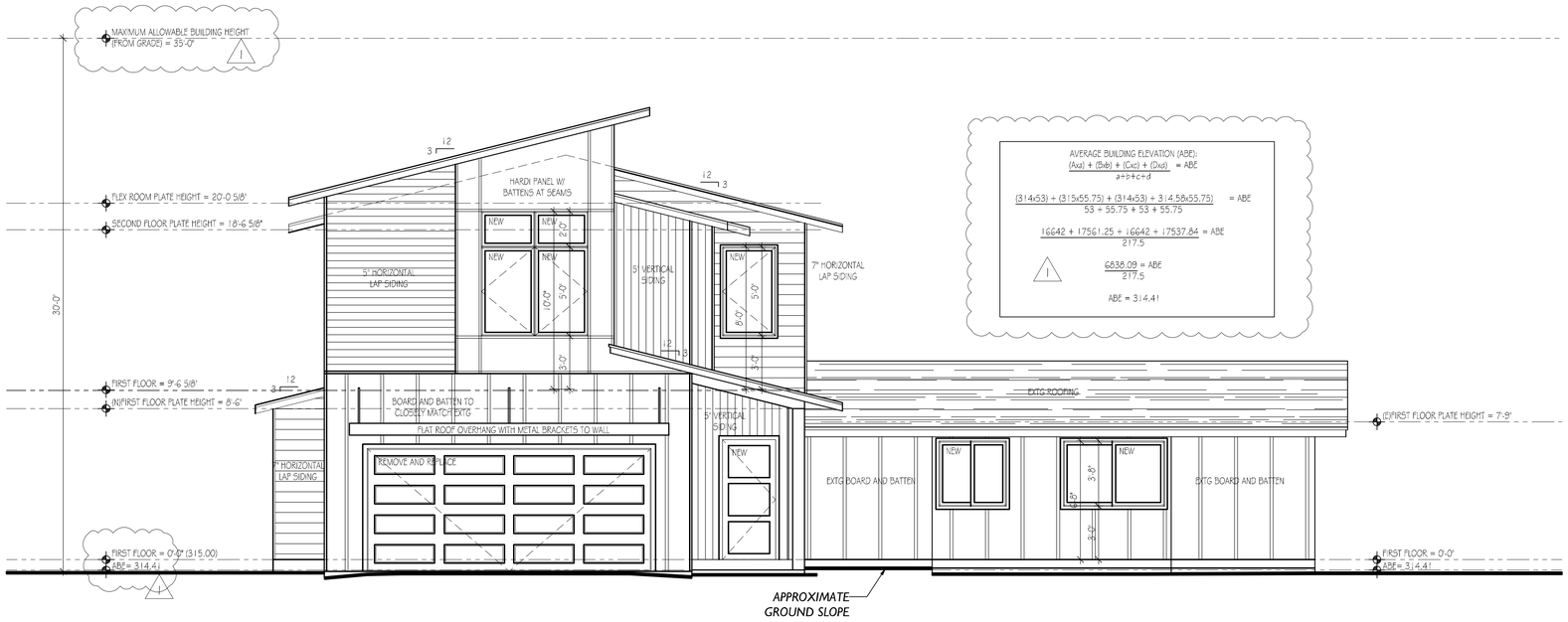
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FOUNDATION PLAN
FIRST FLOOR PLAN

A1.2

CLIENT APPROVAL -
INITIALS



AVERAGE BUILDING ELEVATION (ABE):

$$\frac{(Axa) + (Bxb) + (Cxc) + (Dxd)}{a+b+c+d} = ABE$$

$$\frac{(314x53) + (315x55.75) + (314x53) + 314.58x55.75)}{53 + 55.75 + 53 + 55.75} = ABE$$

$$\frac{16642 + 17561.25 + 16642 + 17537.84}{217.5} = ABE$$

$$\frac{6838.09}{217.5} = ABE$$

ABE = 314.41

BUILDING HEIGHT CALCULATIONS

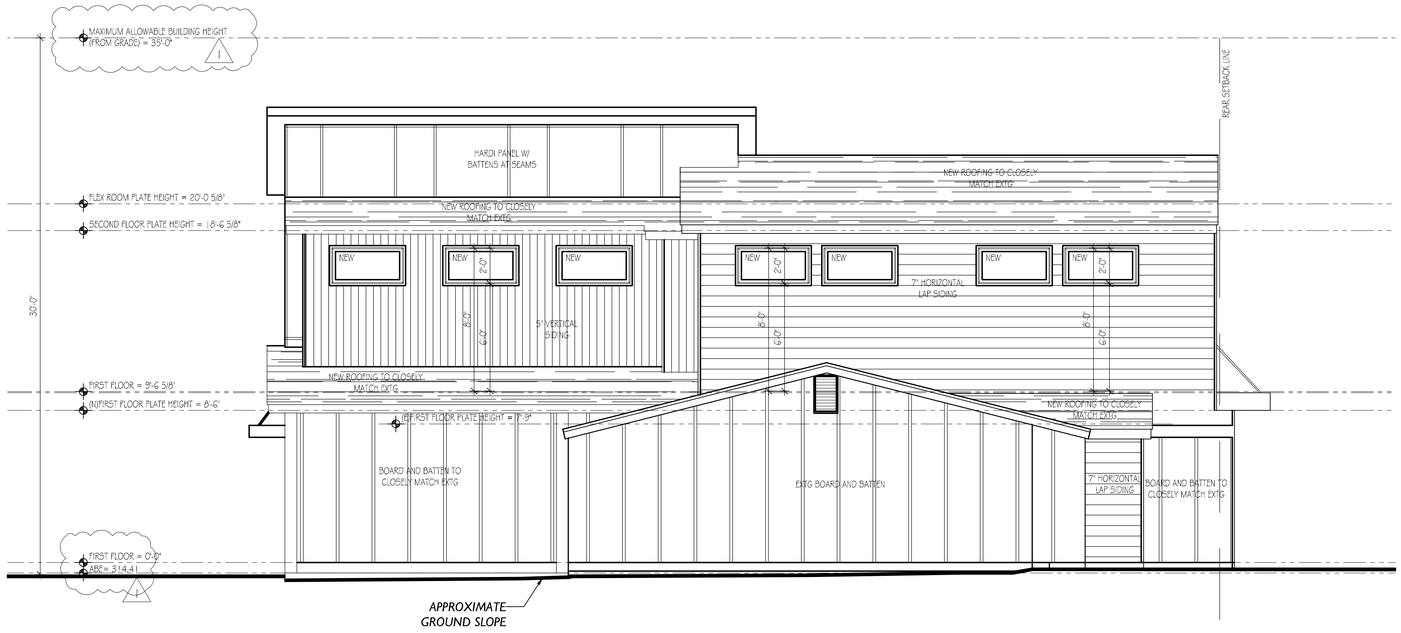
A.	Average Building Elevation (ABE) calculations located on sheet #:	316	
B.	Allowable Building Height (ABE + 30 Ft.)	348	Feet
C.	Proposed Building Height	26	Feet
D.	Benchmark Elevation*	342	Feet
E.	Describe Benchmark Location (must be undisturbed throughout project)	Benchmark is on 316' topo	
F.	Sloping lot (Downhill side)- maximum height of top of exterior wall façade above lowest existing grade (30-ft max)	26	Feet
G.	ABE and Allowable Building Height Shown on elevations plan sheet #	A2.1	
H.	Topo-survey Accuracy Attested on Plan Sheet #	C1.1	

S:\CPD\FORMS\Land Use\SiteDevelopmentWorksheet.docx — 5 — 12/2020

Note: survey must attest to accuracy when proposed building height is within 2 feet of the allowable building height. Please see page 8 for more information on calculating Average Building Elevation (ABE)
**The benchmark elevation is a fixed elevation point on or off site that will not be disturbed during development activity and is used to verify the final building height.*

FRONT ELEVATION (WEST)

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



RIGHT ELEVATION (SOUTH)

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

RENEWAL EST. 1996
REMODELS & ADDITIONS

THE MOLONEY / O'HANLON RESIDENCE
4016 92ND AVE SE
MERCER ISLAND, WA 98040

16008 60TH ST E., SUMNER, WASHINGTON 98390
253-682-1990

DRAWN BY: KLC
DATE: 08-19-24
SOLD BY: RENEWAL
REV: 1

ELEVATIONS

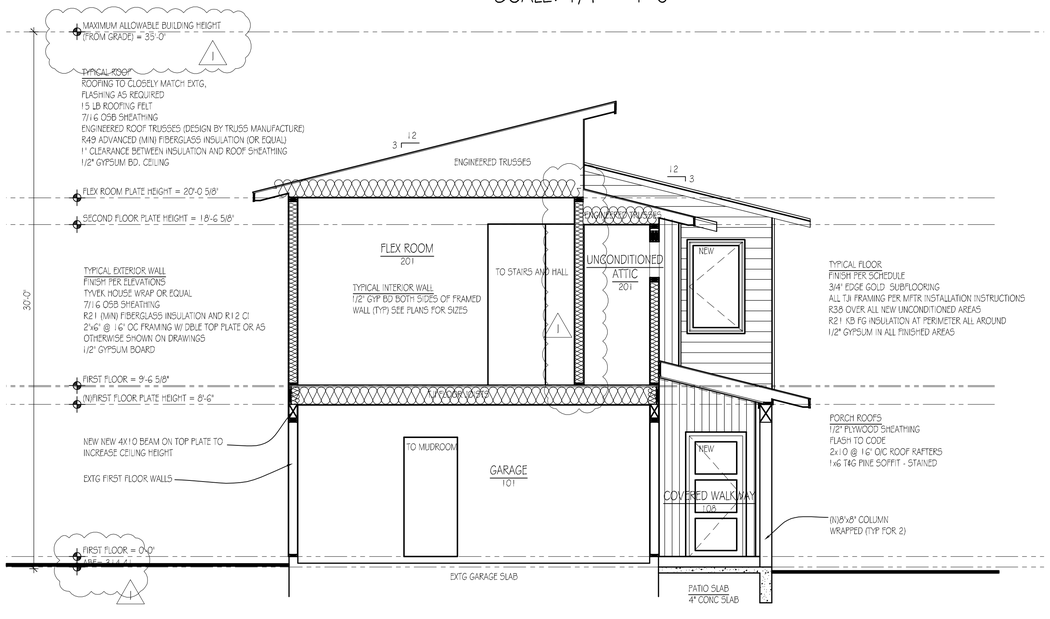
A2.1

CLIENT APPROVAL -
INITIALS



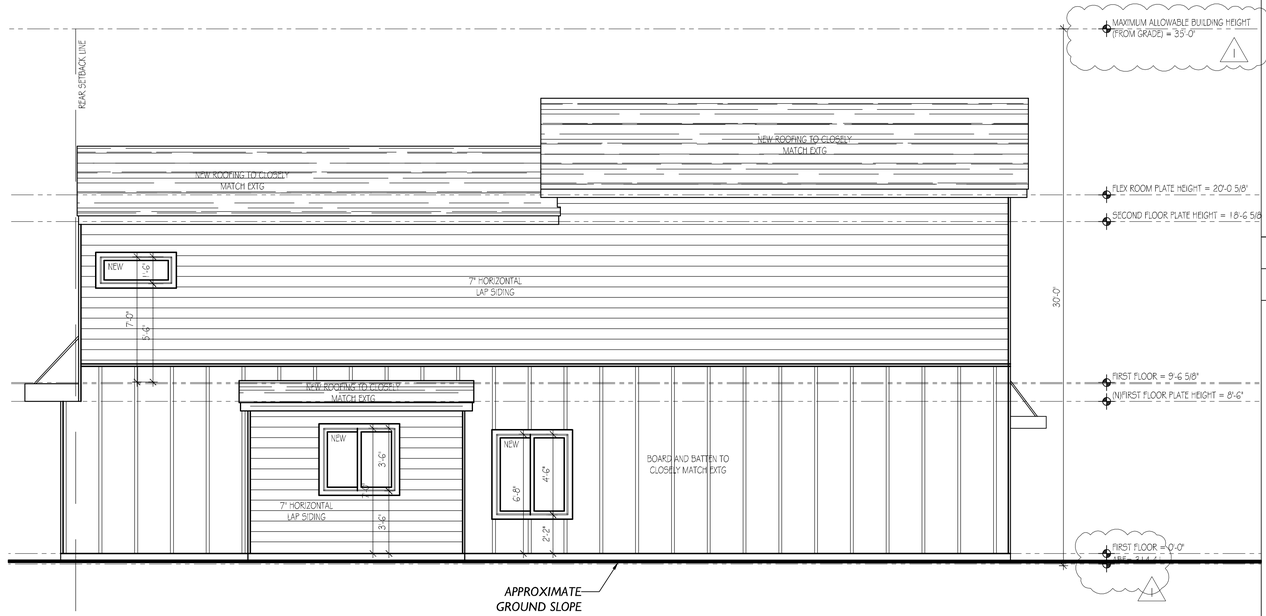
REAR ELEVATION (EAST)

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



SECTION

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



LEFT ELEVATION (NORTH)

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

RENEWAL
EST. 1996
REMODELS & ADDITIONS

THE MOLONEY / O'HANLON RESIDENCE
4016 92ND AVE SE
MERCER ISLAND, WA 98040

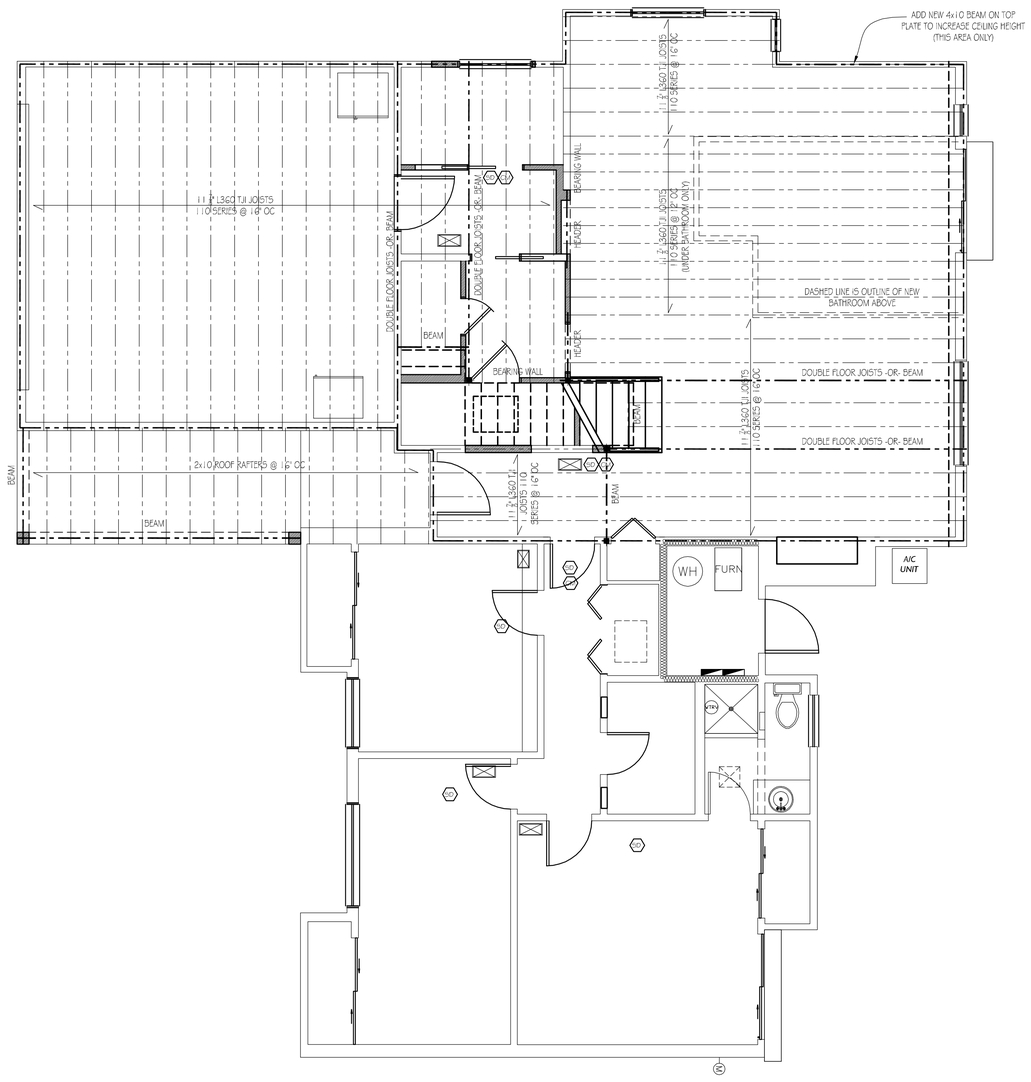
16008 60TH ST E, SUMNER, WASHINGTON 98390
253-682-1990

DRAWN BY: KLC
DATE: 08-19-24
SOLD BY: RENEWAL
REV: 1

ELEVATIONS SECTION

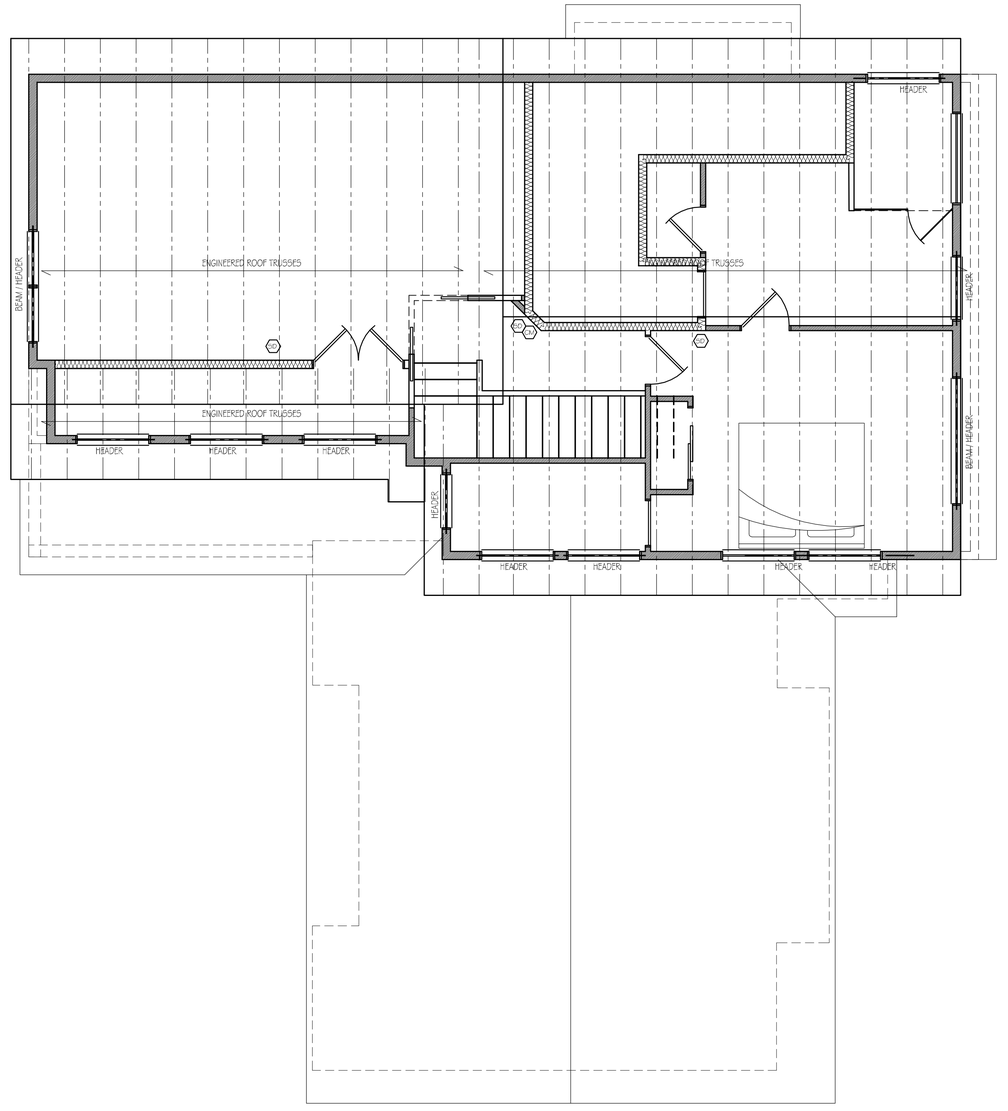
A2.2

CLIENT APPROVAL -
INITIALS



SECOND FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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

RENEWAL
EST. 1996
REMODELS & ADDITIONS

THE MOLONEY / O'HANLON RESIDENCE
4016 92ND AVE SE
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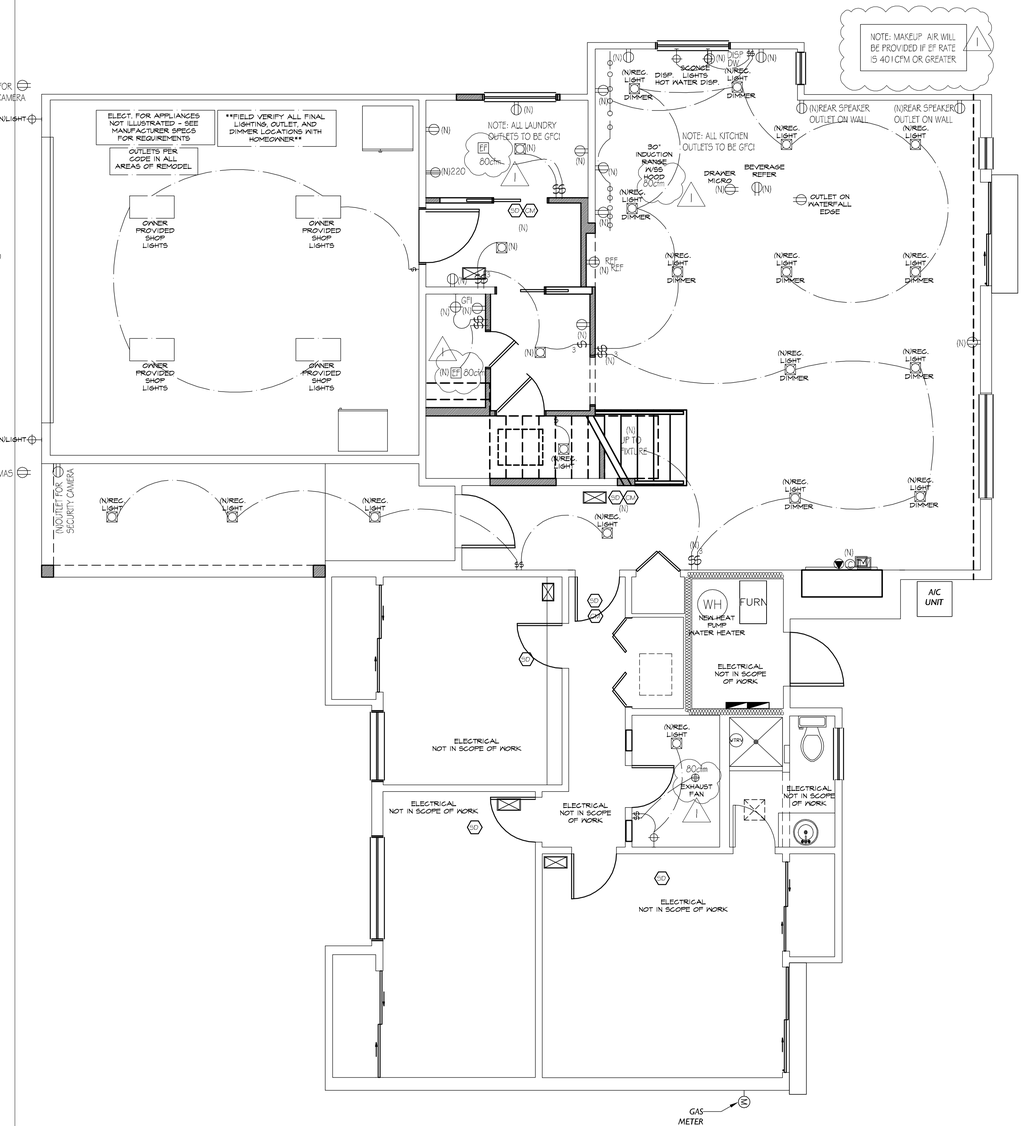
FRAMING PLANS

A3.1

CLIENT APPROVAL -
INITIALS

ELECTRICAL LEGEND:

- (E) EXISTING TO REMAIN
- (M) EXISTING TO BE RELOCATED
- (R/R) REMOVE (E), REPLACE W/NEW FIXTURE
- AFF ABOVE FINISHED FLOOR
- WP WATERPROOF
- DISP SINK GARBAGE DISPOSAL
- PS PHOTO-SENSOR LIGHTING (EXTERIOR)
- H INSTALL HORIZONTALLY
- H* INSTALL HORIZONTALLY, IN BASE TRIM
- B DOOR BELL
- CH DOOR CHIME
- VAC CENTER VACUUM WALL OUTLET
- 110 VOLT DUPLEX RECEPTACLE
- USB 110 VOLT DUPLEX RECEPTACLE W/ USB OUTLETS
- GL 110 VOLT DUPLEX RECEPTACLE W/ GUIDE LIGHTS
- 110 VOLT SWITCHED DUPLEX RECEPTACLE
- 110 VOLT DOUBLE DUPLEX RECEPTACLE
- RECEPT. IN EXTERIOR SOFFIT, FOR XMAS LIGHTS, ALL SWITCHED TOGETHER
- 220 220 VOLT DUPLEX RECEPTACLE
- OUTLET STRIPS
- SINGLE DUPLEX FLOOR RECEPTACLE **RECESSED WITH FLOORING COVERS**
- DOUBLE DUPLEX FLOOR RECEPTACLE, **RECESSED WITH FLOORING COVERS**
- D SWITCH WITH DIMMER
- SWITCH
- DBK DOUBLE ROCKER SWITCHES
- 3 THREE-WAY SWITCH
- 4 FOUR-WAY SWITCH
- PHONE JACK
- DATA JACK
- C CABLE TV JACK
- V VOLUME CONTROL
- TV TELEVISION LOCATION, INSTALL ALL REQUIRED COMPONENTS, INCLUDING INFRARED SENSORS
- GARAGE DOOR OPENER
- T THERMOSTAT
- A ALARM SYSTEM CONTROL PANEL
- IC INTERCOM
- S SPEAKER, CEILING-MOUNTED
- S SPEAKER, WALL-MOUNTED
- RECESSED CAN LIGHT FIXTURE, SEE SPECS
- M RECESSED MINI-CAN LIGHT FIXTURE, SEE SPECS
- DIRECTIONAL RECESSED CAN LIGHT FIXTURE
- P PENDANT LIGHT FIXTURE
- CEILING-MOUNTED LIGHT FIXTURE
- WALL-MOUNTED LIGHT FIXTURE
- LOW-VOLTAGE "HOCKEY PUCK" LIGHT
- E EXTERIOR LIGHT SCONCE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT CEILING-MOUNTED LIGHT
- TRACK LIGHTING
- ROPE LIGHTING
- UNDER-CABINET LIGHTING
- 20 AMP PLUG MOULD
- STAIR STEP LIGHTING, RECESSED
- RECESSED SHOWER LIGHT FIXTURE
- SURFACE-MOUNTED SHOWER FIXTURE
- HEAT LAMP
- COMBINATION LIGHT/ EXHAUST FAN
- EF EXHAUST FAN
- CF CEILING FAN, CEILING-MOUNTED
- CFWL CEILING FAN W/LIGHT, CEILING MOUNTED
- EP ELECTRICAL PANEL
- AV SECURITY & A/V CONTROL PANEL
- SP SPRINKLER PANEL
- SD 110V SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- G GAS LINE
- DRYER VENT
- HB HOSE BIBB


(N)OUTLET FOR SECURITY CAMERA
(N)LIGHT
ELECT. FOR APPLIANCES NOT ILLUSTRATED - SEE MANUFACTURERS SPECS FOR REQUIREMENTS
FIELD VERIFY ALL FINAL LIGHTING, OUTLET, AND DIMMER LOCATIONS WITH HOMEOWNER
OUTLETS PER CODE IN ALL AREAS OF REMODEL
OWNER PROVIDED SHOP LIGHTS
(N)OUTLET CHRISTMAS LIGHTS IN SOFFIT
NOTE: MAKEUP AIR WILL BE PROVIDED IF EF RATE IS 401CFM OR GREATER
NOTE: ALL LAUNDRY OUTLETS TO BE GFCI
NOTE: ALL KITCHEN OUTLETS TO BE GFCI
(N)REAR SPEAKER OUTLET ON WALL
(N)220
30" INDUCTION RANGE W/SS HOOD
DRAWER MICRO.
BEVERAGE REFER
OUTLET ON WATERFALL EDGE
(N)REC. LIGHT DIMMER
(N)REC. LIGHT
80cfm EXHAUST FAN
GFI
(N) UP TO TKITCHEN
(N) 36" DW
DISP
SEQUENCE LIGHTS HOT WATER DISP.
(N) 30" SS RANGE
REF
(N) REF.
(N) 80cfm
(N) 30" SS HOOD
(N) MICRO.
(N) 24" DW
(N) 24" SS DISP
(N) 24" SS SINK
(N) 24" SS FAUCET
(N) 24" SS SINK W/ DISP
(N) 24" SS FAUCET W/ SPRAY
(N) 24" SS DISP

GENERAL NOTES

ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

STANDARDS
ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

APPLICABLE STRUCTURAL PROVISIONS:

- 2018 INTERNATIONAL BUILDING CODE (IBC)

DESIGN CRITERIA

VERTICAL LOADS

AREA	DESIGN DEAD LOAD	LIVE LOAD
ROOF	15 PSF	25 PSF (SNOW)
OTHER ROOMS FLOORS	15 PSF	40 PSF (2)
STAIRS	ACTUAL	100 PSF (OR 300# PER TREAD)
DECKS	ACTUAL	60 PSF

(1) LIVE LOAD REDUCTION NOT PERMITTED EXCEPT AS NOTED IN IBC SECTION 1607.10.
(2) 30 PSF FOR SLEEPING AREAS

SNOW: (MINIMUM ROOF SNOW LOAD = 25 PSF)

Pg = 25 PSF = GROUND SNOW LOAD
Pf = 0.7CeCt IsPg = FLAT ROOF SNOW LOAD
Ps = CsPf = SLOPED ROOF SNOW LOAD
Is = 1.0 Ce = 1.0, Ct = 1.0, Cs = VARIES

LATERAL FORCES

THE BUILDING MEETS THE CRITERIA TO USE THE "EQUIVALENT LATERAL FORCE PROCEDURE" PER ASCE 7-16.

WIND:

IBC

- EXPOSURE CATEGORY = B
- BASIC WIND SPEED, (3 SEC. GUST), V_{ULT} = 110 MPH
- WIND IMPORTANCE FACTOR, Iw = 1.0
- OCCUPANCY BUILDING CATEGORY PER TABLE 1-1 = II
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18
- TOPOGRAPHIC FACTOR KZT = 1.00

SEISMIC:

SEISMIC IMPORTANCE FACTOR! e = 1.0
RISK CATEGORY OF BUILDING PER TABLE 1.5-1 = II
SPECTRAL RESPONSE ACCELERATIONS Ss = 1.408 & S1 = 0.489
SITE CLASS PER TABLE 20.3-1 = D
DESIGN SPECTRAL RESPONSE ACCELERATIONS Sds = 1.126
SEISMIC DESIGN CATEGORY = D
ANALYSIS PROCEDURE USED = SIMPLIFIED LATERAL FORCE ANALYSIS
RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1, R = 6.5

FOUNDATION DESIGN CRITERIA

SOIL BEARING PRESSURE: 1500 PSF (ASSUMED)*

ACTIVE PRESSURE - RESTRAINED: 55 PCF +14H SEISMIC SURCHARGE (ASSUMED)
ACTIVE PRESSURE - UNRESTRAINED: 35 PCF +6H SEISMIC SURCHARGE (ASSUMED)
PASSIVE RESISTANCE: 200 PCF (INCLUDES F.O.S. ≥ 1.5) (ASSUMED)
COEFFICIENT OF FRICTION: .35 (INCLUDES F.O.S. ≥ 1.5) (ASSUMED)

ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR "STRUCTURAL BACKFILL". NATIVE EARTH BEARING SHALL BE SURFACE COMPACTED. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH LEAN CONCRETE (F'c= 2000 PSI) OR "STRUCTURAL BACKFILL". AREAS DESIGNATED "STRUCTURAL BACKFILL" SHALL BE FILLED WITH APPROVED WELL-GRADED BANKRUN MATERIAL. MAXIMUM SIZE OF ROCK 4". FROZEN SOIL, ORGANIC MATERIAL AND DELETERIOUS MATTER NOT ALLOWED. COMPACT TO AT LEAST 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.

FREE DRAINING BACKFILL MATERIAL FOR RETAINING & BASEMENT WALLS

A CLEAN, FREE DRAINING, WELL GRADED GRANULAR MATERIAL CONFORMING TO ASTM D2487 GW OR SW WHOSE MAXIMUM PARTICLE SIZE DOES NOT EXCEED 3/4" AND WHOSE FINES CONTENT (MATERIAL PASSING THE NO. 200 SIEVE) DOES NOT EXCEED 5%,

$$\text{WITH A MAXIMUM DUST RATIO } \frac{\%\text{ PASSING U.S. NO. 200 SIEVE}}{\%\text{ PASSING U.S. NO. 40 SIEVE}} = 2/3 \text{ MAX.}$$

CONCRETE

CONCRETE: MODERATE WEATHERING POTENTIAL SHALL BE MADE WITH PORTLAND CEMENT SHALL BE MADE WITH PORTLAND CEMENT ASTM C-150 TYPE II OR TYPE I, COARSE AND FINE AGGREGATE ASTM C-33, WATER CLEAN AND POTABLE AND SHALL BE READY MIXED PER ASTM C-94. NO ALUMINUM (CONDUIT, MISCELLANEOUS ITEMS, ETC.) SHALL BE EMBEDDED IN ANY CONCRETE. COORDINATE FORMWORK AND FINISH TYPES ACCEPTABLE TO THE OWNER.

ITEM	DESIGN f'c (PSI) (AT 28 DAYS U.N.O.)	MAX. W/C RATIO	MIN. FLYASH OR SLAG (PCY)	AGGREGATE GRADING ASTM AASHTO	NOTES
SLAB ON GRADE	2500	0.45	100	57 OR 67	1
FOUNDATIONS - UNO	2500	0.50	--	57 OR 67	
STEM WALLS	2500	0.45	100	57 OR 67	

CONCRETE MIX NOTES:

1. FIBROUS CONCRETE REINFORCEMENT SHALL BE "FIBERMESH" MANUFACTURED BY PROPEX CONCRETE SYSTEMS OR PRE-APPROVED EQUAL. DOSAGE SHALL FOLLOW MANUFACTURER'S RECOMMENDATION BUT NOT LESS THAN 1.5 LB/CU. YD.
2. PROVIDE 3000 PSI AT 28 DAYS MINIMUM FOR DURABILITY AT BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND FOR ALL GARAGE FLOOR SLABS. CONCRETE SHALL BE AIR ENTRAINED CONFORMING TO ASTM C-260. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.

PLACE CONCRETE: PER ACI 304 AND CONFORM TO ACI 305 AND 306 FOR HOT AND COLD WEATHER PLACEMENT AND CURING PROTECTION. USE INTERIOR MECHANICAL VIBRATORS WITH 7000 RPM MINIMUM FREQUENCY. DO NOT OVER-VIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. PROTECT ALL FRESHLY PLACED CONCRETE FROM PREMATURE DRYING, EXCESSIVE HOT OR COLD TEMPERATURE FOR SEVEN DAYS AFTER POURING.

GROUT

NON-SHRINK GROUT: GROUT SHALL CONFORM TO CRD-C621. F'c = 5000 PSI IN 28 DAYS. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION, INSTALLATION, AND CURING.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. DETAIL, FABRICATE AND PLACE PER ACI 315 AND ACI 378. LAP SPLICES SHALL BE 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS AT ALL HORIZONTAL BARS IN FOOTINGS AND WALLS. WELDED WIRE REINFORCEMENT SHALL CONFORM TO A185. LAP ONE FULL MESH ON SIDES AND ENDS BUT NOT LESS THAN 8 INCHES. PLACE AT MID-DEPTH OF SLAB OR AS SHOWN.

POST-INSTALLED ANCHORS

POST-INSTALLED ANCHORS: SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH REBAR. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE QUALIFIED AND TRAINED BY THE MANUFACTURER. HOLES SHALL BE HAMMER DRILLED ONLY (ROTARY DRILLED ONLY AT UNREINFORCED MASONRY - NO HAMMER TOOLS).

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED FOR APPROVAL A MINIMUM OF 2 WEEKS PRIOR TO BID, ALONG WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER (LICENSED IN THE STATE IN WHICH THE PROJECT OCCURS) DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

CONCRETE ANCHORS:
- ADHESIVE ANCHORS: HILTI HIT-HY 200 (ICC-ESR-3187)
  - *CONCRETE SHALL BE A MINIMUM OF 21 DAYS OLD AT TIME OF INSTALLATION.
  - *CONCRETE SHALL BE IN THE TEMPERATURE RANGE AS REQUIRED BY THE CONCRETE MANUFACTURER.
  - *HOLE SHALL BY HAMMER-DRILLED ONLY.
  - *HOLE SHALL BE DRY AT TIME OF INSTALLATION.
  - *INSTALLER OF HORIZONTAL OR UPWARDLY INCLINED (ANY POSITION EXCEPT DIRECTLY DOWNWARD) ANCHORS SHALL ALSO BE CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.
- EXPANSION ANCHORS: KWIKBOLT TZ (ICC ESR-1917) BY HILTI, INC. OR STRONG-BOLT 2 (ICC ESR-3037) BY SIMPSON STRONG TIE, INC.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3027) BY HILTI, INC. OR TITEN HD (ICC ESR-2713) BY SIMPSON STRONG TIE, INC.

STRUCTURAL STEEL

DETAILING, FABRICATION AND ERECTION

ALL WORKMANSHIP SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.

MATERIAL PROPERTIES

WIDE FLANGE SECTIONS: ASTM A992 (Fy = 50 KSI)

OTHER SHAPES AND PLATES: ASTM A36 (Fy = 36 KSI) TYP. U.N.O.; ASTM A572 (Fy = 50 KSI) WHERE INDICATED

HOLLOW STRUCTURAL SECTIONS: RECTANGULAR & SQUARE - ASTM A500 GRADE B (Fy = 46 KSI) ROUND - ASTM A500 GRADE B (Fy = 42 KSI)

STRUCTURAL STEEL PIPES: ASTM A53, GRADE B, TYPE E OR S (Fy = 35 KSI)

MACHINE BOLTS (M.B.): ASTM A307, GRADE A

ANCHOR BOLTS (A.B.): ASTM F1554, GRADE 55, UNLESS OTHERWISE NOTED, ASTM F1554, GRADE 105 WHERE INDICATED.

WELDING

STRUCTURAL STEEL: WELD IN ACCORDANCE WITH "STRUCTURAL WELDING CODE" AWS D1.1.

CERTIFICATION : ALL WELDING SHALL BE PERFORMED BY WABO/AWS CERTIFIED WELDERS. WELDERS SHALL BE PREQUALIFIED FOR EACH POSITION AND WELD TYPE WHICH THE WELDER WILL BE PERFORMING.

ELECTRODES: USE E70 ELECTRODES.

GENERAL REQUIREMENTS

ADHESIVE ANCHOR RODS: ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.

FINISH : STRUCTURAL STEEL SHALL BE PRIMER PAINTED, UNLESS NOTED OTHERWISE. WHERE STRUCTURAL STEEL IS NOTED TO BE GALVANIZED, IT SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123, A384, AND A385.

STRUCTURAL DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION
S0.0	GENERAL NOTES
S0.1	GENERAL NOTES
S1.0	FOUNDATION PLAN
S1.1	MAIN FLOOR FRAMING PLAN
S2.0	LOWER ROOF & UPPER FLOOR FRAMING PLAN
S2.1	UPPER ROOF FRAMING PLAN
S3.0	SHEARWALL SCHEDULE AND HOLDOWN LAYOUTS
S4.0	FOUNDATION AND FRAMING DETAILS
S4.1	FLOOR FRAMING DETAILS
S5.0	ROOF FRAMING DETAILS
S6.0	SHEARWALL SH. AND HOLDOWN DETAILS
Grand Total: 11	

STRUCTURAL WORKS, PLLC
1412 Beach Drive NE
Tacoma, WA 98422
253-533-0835
ES@STRUCTURALWORKS.NET

08/26/2024

PROJECT
THE MOLONEY / O'HANLON RESIDENCE REMODEL
4016 92ND AVE SE,
MERCER ISLAND, WA 98040

TITLE
GENERAL NOTES

DATE
03/05/24 PERMIT SET
04/19/24 REVISION#1
06/03/24 REVISION#2
08/23/24 REVISION#3

JOB NO
2458

SHEET
S0.0

CARPENTRY:

NAILS: CONNECTION DESIGNS ARE BASED ON "COMMON WIRE" NAILS WITH THE FOLLOWING PROPERTIES:

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)	TRACKER** COLOR CODED NAILS
8d	0.131	2-1/2	BLUE
10d	0.148	3	PURPLE
16d	0.162	3-1/2	ORANGE
20d	0.192	4	-

FOR DIAPHRAGM OR SHEAR WALL NAILING THE FOLLOWING FASTENER TYPES MAY BE USED AT EQUIVALENT SPACING TO THAT SPECIFIED ON PLANS:

FASTENER TYPE	DIAMETER (INCHES)	LENGTH (INCHES)	EQUIVALENT SPACING (INCHES)			TRACKER** COLOR CODED NAILS
8d COMMON WIRE	0.131	2-1/2	6	4	3	BLUE
8d "DIPPED GALV. BOX"	0.131	2-1/2	6	4	3	-
8d "SHINY BOX"	0.113	2-1/2	4-1/2	3	2-1/2	YELLOW
12 GA. STAPLES	0.1055	1-7/8*	6	5-1/2	4	-
14 GA. STAPLES	0.080	1-1/2*	6	4	3	-
15 GA STAPLES	0.072	1-1/2*	5	3	2-1/2	-
10d COMMON WIRE	0.148	3	6	4	3	PURPLE
10d "HOT DIPPED GALV. BOX"	0.148	3	6	4	3	-
10d "SHINY BOX"	0.128	3	4-1/2	3	2-1/4	WHITE

*BASED ON 15/32" PLYWOOD OR OSB.
**REFERENCE TO COLOR CODED NAILS PER TRACKERS SYSTEM.

WOOD SHEATHING (STRUCTURAL): SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD. PLYWOOD SHEATHING SHALL BE 5-PLY MINIMUM WHERE INDICATED AS 3/4" OR THICKER. WOOD SHEATHING SHALL BE "STRUCTURAL I" CONFORMING TO PS1-09 AND/OR PS2-10. ALL PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. SPAN RATING SHALL BE PROVIDED AS FOLLOWS: ROOF FRAMING AT 32"O.C. (48/24); ROOF FRAMING AT 24"O.C. (32/16); WALLS (32/16); FLOORS (48/24) ALL WOOD SHEATHED WALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OTHERWISE.

GLUE-LAMINATED MEMBERS: CONFORM TO ANSI/AITC A190.1. MEMBERS SHALL BE COMBINATION 24F-V4 DOUGLAS FIR (DF) FOR SIMPLE SPANS AND 24F-V8 DF FOR CANTILEVERED SPANS (Fb=2400 PSI, Fv=265 PSI, E= 1.8X10^6 PSI) AND DF COMBINATION 2 FOR COLUMNS. ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED TO VIEW; INDUSTRIAL APPEARANCE GRADE WHERE NOT EXPOSED TO VIEW. ALL MEMBER TO HAVE EXTERIOR GLUE AND HAVE AITC OR APA-EWS STAMP. CAMBER AS SHOWN ON STRUCTURAL DRAWINGS.

FRAMING LUMBER: STANDARDS. EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) TO GRADE UNDER ALSC CERTIFIED GRADING RULES.

SPECIES AND GRADE (BASE DESIGN VALUE)

1. 6x BEAMS AND HEADERS. "DOUG FIR-LARCH" NO. 1 (Fb=1350 PSI, Fv=170 PSI)
2. 2x TO 4x JOISTS, PURLINS AND HEADERS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI, Fv=180 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fv=150 PSI)
3. 6x POSTS AND COLUMNS. "DOUG FIR-LARCH" NO. 1 (Fc=1000 PSI)
4. EXTERIOR STUDS, INTERIOR BEARING WALLS AND 4x COLUMNS. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc= 1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
5. INTERIOR NON-BEARING STUD WALLS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI. Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI)

STRUCTURAL COMPOSITE LUMBER (SCL): SHALL BE MANUFACTURED BY WEYERHOUSER, OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS CONFORMING TO A CURRENT ICC EVALUATION REPORT.

MIINIMUM DESIGN VALUES:
1. 2x LVL: Fb = 1700 PSI, Fv = 285 PSI, E = 1300 KSI
2. 1-3/4" LVL: Fb = 2600 PSI, Fv = 285 PSI, E = 1800 KSI
3. 3-1/2" LVL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
4. 5-1/4" LVL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
5. RIMBOARD:APA/EWS PERFORMANCE RATED RIM (PRR-401) 1-1/4" MINIMUM THICKNESS

PRESERVATIVE TREATED WOOD REQUIREMENTS:

TREATMENTS OTHER THAN THOSE LISTED BELOW ARE NOT PERMITTED.

		APPLICATION	SPECIFIED MATERIAL	PRESERVATIVE TREATMENT (1)	CONNECTORS & FASTENERS (2)(3)
EXPOSURE	DRY	FOUNDATION SILL PLATES, TOP PLATES & LEDGERS ON CONCRETE OR MASONRY WALLS (4)	2x, 4x, 6x (FIR), OR GLULAM (SP)	SBX	GALV (G60)
				ACQ, CBA, CA	GALV (G185)
	WET	FRAMING, DECKING, POSTS & LEDGERS	2x, & 4x (FIR)	ACQ, CBA, CA	GALV (G185)
			2x, & 4x (CEDAR)	NONE	GALV (G90)
		BEAMS & COLUMNS	6x (FIR), OR GLULAM (SP)	ACQ, CBA, CA	GALV (G185)
			6x OR GLULAM (CEDAR)	NONE	GALV (G90)

1. CCA: CHROMATED COPPER ARSENATE NOT PERMITTED
   SBX: DOT SODIUM BORATE
   ACQ: ALKALINE COPPER QUAT
   CBA & CA: COPPER AZOLE

   FIR: DOUG-FIR OR HEM-FIR
   SP: SOUTHERN PINE

2. CONNECTORS: JOIST HANGERS, STRAPS, FRAMING CONNECTORS, COLUMN CAPS AND BASES, ETC.
   FASTENERS: MACHINE BOLTS, ANCHOR BOLTS AND LAG SCREWS WITH ASSOCIATED PLATE WASHERS AND NUTS. NAILS, SPIKES, WOOD SCREWS, ETC.

3. G60, G90 & G185 PER ASTM A653 FOR COLD-FORMED STEEL CONNECTORS. BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 FOR CONNECTORS. HOT-DIP GALVANIZED PER ASTM A153 FOR FASTENERS OR MECHANICALLY GALVANIZED FASTENERS PER ASTM B695, CLASS 55 OR GREATER.

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER IBC TABLE 2304.10.1 OR MORE, AS OTHERWISE SHOWN. STAGGER ALL NAILING TO PREVENT SPLITTING OF WOOD MEMBERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED WITH THE EXCEPTION OF INTERIOR CONCRETE TOPPINGS ON WOOD FLOOR SYSTEMS. HOLES AND CUTS IN 3x OR 4x PLATES SHOULD BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE. BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS AND LAG SCREW HEADS BEAR ON WOOD. PROVIDE A MINIMUM 3"x3"x0.229" PLATE WASHER ON ALL ANCHOR BOLTS WHICH CONNECT MUD SILLS TO FOUNDATION. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY IBC SECTIONS 2308.4.2.4, 2308.5.9, 2308.5.10 AND 2308.7.4 OR AS RESTRICTED BY PLANS OR DETAILS, OR AS APPROVED PRIOR TO INSTALLATION. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

FASTENING SCHEDULE FOR WOOD STRUCTURAL MEMBERS (UNLESS NOTED OTHERWISE ON PLANS)		
ITEM	TYPE.	CONNECTION
RAFTER OR TRUSS TO TOP PLATE	TOENAIL & CONNECTOR	(3) 16d H2.5 @ 48" O.C.
CEILING JOIST TO TOP PLATE	TOENAIL	(3) 8d
CEILING JOIST TO PARALLEL RAFTER	FACE NAIL	(3) 16d
CEILING JOIST: LAP OVER PARTITION	FACE NAIL	(3) 16d
COLLAR TIE	FACE NAIL	(3) 16d
BLOCKING TO RAFTER	TOENAIL	(3) 8d
RIM BOARD TO RAFTER	END NAIL	(2) 16d
TOP PLATE TO TOP PLATE	FACE NAIL	(2) 16d @ 12" O.C.
TOP PLATE AT INTERSECTIONS	FACE NAIL	(4) 16d
TOP PLATE LAP	FACE NAIL	(8) 16d
STUD TO STUD	FACE NAIL	(2) 16d @ 24" O.C.
HEADER TO HEADER	FACE NAIL	16d @ 16" O.C. EA. EDGE
TOP OR BOTTOM PLATE TO STUD	END NAIL	(2) 16d
STUD TO SOLE PLATE	TOE NAIL END NAIL	(4) 8d (2) 16d
BOTTOM PLATE TO FLOOR JOIST AT BRACED PANEL	TOE NAIL FACE NAIL	16d @ 16" O.C. (3) 16d @ 16" O.C.
JOISTS TO TOP PLATE, SILL OR GIRDER	TOE NAIL	(4) 8d
BRIDGING TO JOIST	TOE NAIL	(2) 8d
BLOCKING TO JOISTS	TOE NAIL	(3) 8d
BLOCKING TO TOP PLATE	TOE NAIL	(3) 8d
RIM JOIST TO JOIST	FACE NAIL	(3) 16d
RIM JOIST TO SILL OR TOP PLATE	CONNECTOR	A35 @ 24" O.C.
CONTINUOUS HEADER TO STUD	CONNECTOR	A35
BUILT-CORNER STUDS	FACE NAIL	16d @ 24" O.C.
BUILT-UP BEAMS (PER LAYER)	FACE NAIL	16d @ 16" O.C. EA. EDGE
RAFTERS TO RIDGE BOARD	TOE NAIL FACE NAIL	(4) 16d (3) 16d
RAFTERS TO HIP	TOE NAIL FACE NAIL	(4) 16d (3) 16d

FRAMING CONNECTORS: SHALL HAVE ICC APPROVAL AND BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CA., OR PRE-APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER, EXCEPT AS NOTED OTHERWISE. PROVIDE LEAD HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD MEMBERS. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

LAG SCREWS: SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1. LAG SCREWS SHALL BE OF A DIAMETER INDICATED ON DRAWINGS WITH A MINIMUM OF 8x DIA. EMBEDMENT IN SUPPORTING MEMBER UNLESS NOTED OTHERWISE. CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE UNTHREADED PORTION OF THE SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60 TO 75 PERCENT OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE THREADED PORTION OF THE SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE SCREWS OR IN THE LEAD HOLE TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE SCREW. LAG SCREWS SHALL NOT BE DRIVEN WITH A HAMMER. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

METAL-PLATE-CONNECTED WOOD TRUSSES: SHALL BE MANUFACTURED AND INSTALLED WITHIN THE JURISDICTION REQUIREMENTS, AND DESIGNED AND DETAILED IN ACCORDANCE WITH ANSI/TP-1, INCLUDING BRACING AND WIND UPLIFT. PROVIDE 2x6 TOP CHORDS, AND 2x4 BOTTOM CHORDS AND WEBS, UNLESS COORDINATED AND APPROVED. TRUSSES SHALL BE DESIGNED TO CARRY THE LOADS LISTED IN THE DESIGN CRITERIA AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. TRUSSES INDICATED ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITIONS. MANUFACTURER SHALL PROVIDE ADDITIONAL OR SPECIAL TRUSSES AS REQUIRED TO SUPPORT SPECIAL LOADING CONDITIONS AS INDICATED ON DRAWINGS. PROVIDE INSTALLATION FRAMING PLANS AND DRAWINGS.

PROVIDE CERTIFICATE OF CONFORMANCE FROM AN INDEPENDENT TESTING LABORATORY OR A LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT THEY HAVE INSPECTED THE FINISHED TRUSSES AND THAT ALL TRUSSES ARE CONSTRUCTED IN CONFORMANCE WITH THE TRUSS DESIGN DRAWINGS.

I-JOISTS: SHALL BE APA EWS PERFORMANCE RATED I-JOISTS (PRI) OR PRE-APPROVED EQUAL. I-JOISTS SHALL BE MANUFACTURED IN CONFORMANCE WITH APA PRI-400 CONFORMING TO APPROVED SHOP AND INSTALLATION DRAWINGS.

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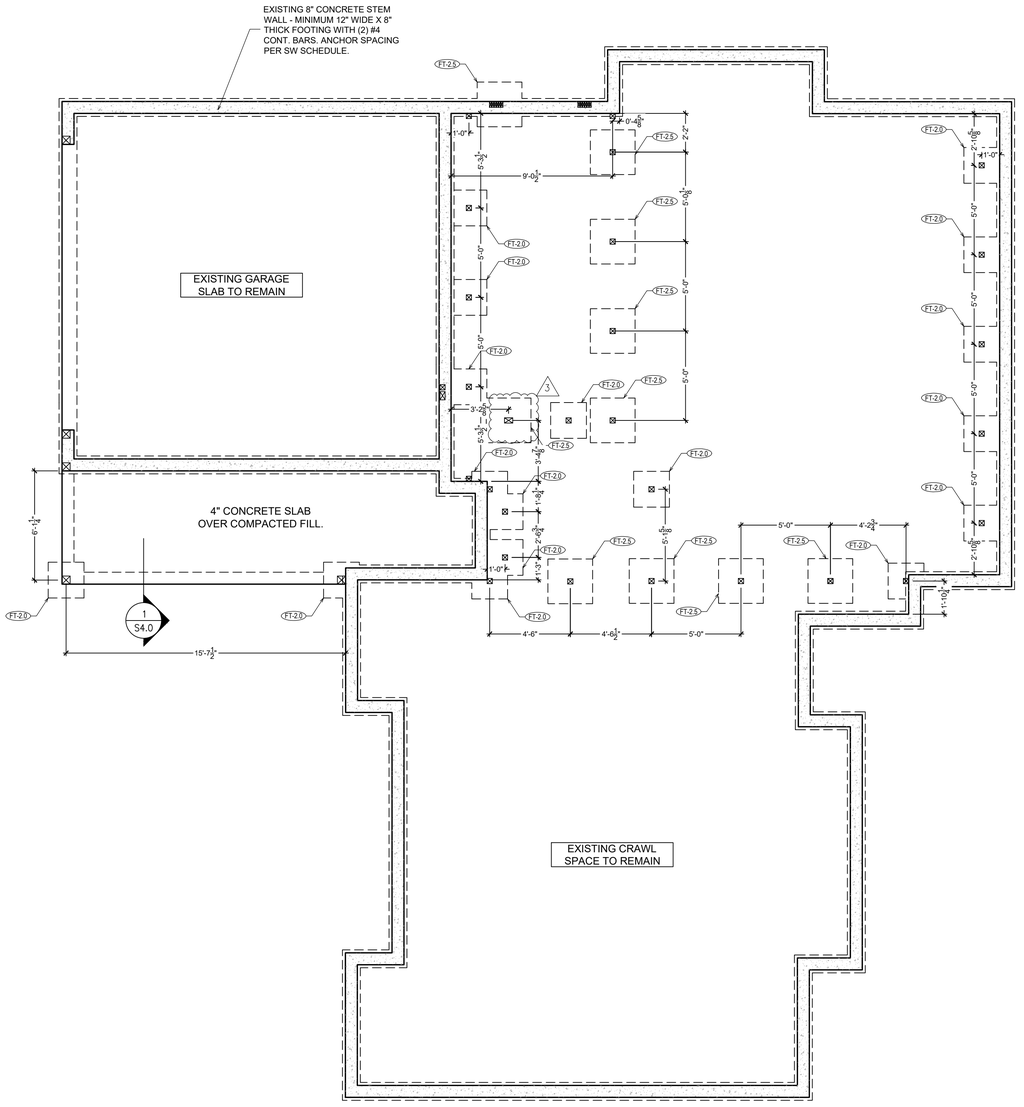
PROJECT
THE MOLONEY / O'HANLON RESIDENCE REMODEL
4016 92ND AVE SE,
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TITLE
GENERAL NOTES

DATE
03/05/24 PERMIT SET
04/19/24 REVISION01
06/07/24 REVISION02
08/22/24 REVISION03

JOB NO
2458

SHEET
S0.1



FOUNDATION PLAN

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

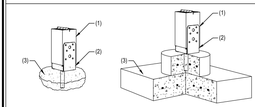
FOUNDATION NOTES:

1. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. BOTTOM OF EXTERIOR FOOTINGS SHALL BE MINIMUM 12" BELOW GRADE.
3. 4" CONCRETE SLAB OVER 6MIL VAPOR BARRIER ON 6" PF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH 6 x 6 W1.4 x W1.4 WWF.
4. ALL WOOD IN CONTACT WITH CONCRETE SHOULD BE PRESSURE TREATED WOOD.
5. REFER TO GENERAL STRUCTURAL NOTES PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS.

FOOTING SCHEDULES

TYPE	DIMENSIONS & REINFORCEMENT					MAX CAPACITY (LBS)	
	LENGTH & WIDTH	DEPTH	ROUND OPTION	LONG. & TRANS. NO.	LONG. & TRANS. SIZE	SQ	RND
FT-1.5	18"	10"	18" Ø	3	#4	2750	2200
FT-2.0	24"	10"	24" Ø	4	#4	4750	3750
FT-2.5	30"	10"	30" Ø	5	#4	7500	6000
FT-3.0	36"	12"	36" Ø	5	#4	10500	8500
FT-3.5	42"	12"	-	6	#4	15000	-
FT-4.0	48"	12"	-	8	#4	18500	-
FT-5.0	60"	12"	-	8	#4	30000	-

IMPORTANT NOTE:
EXTERIOR FOOTINGS W/ FROST DEPTH UP TO 12" , USE 12" THICK FOOTING. FROST DEPTH GREATER THAN 12", PLEASE USE STANCHION AS SHOWN.



TYPICAL ABU POST BASE

TYPICAL ABU POST BASE CONNECTION W/ STANCHION

NOTES:

1. POST PER PLAN
2. SIMPSON ABU POST BASE PER PLAN
3. FOOTING PER PLAN

FT-XX — TYPICAL FOOTING CALL OUT

ADDITIONAL NOTES

1. POSTS SHOWN ON THE FOUNDATION PLAN ARE THOSE DIRECTLY CONNECTED TO THE FOUNDATION WITH A HOLDOWN OR POST BASE CONNECTOR.
2. ALL FOOTINGS, FOUNDATIONS, EXCAVATIONS, GRADING, AND FILL SHALL COMPLY TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AGAINST THE ARCHITECTURAL PLAN SET. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR AND DESIGNER BEFORE FORMING AND/OR POURING CONCRETE.
4. ALL FOOTINGS CAPACITIES ARE SHOWN ABOVE BASED ON 1500 PSF SOIL BEARING PRESSURE.

FLOOR FRAMING NOTES:

1. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. FLOOR SHEATHING SHALL BE ¾" TONGUE AND GROOVE A.P.A. RATED PLYWOOD OR OSB PANELS. (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 10d AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C
3. HEADERS OVER DOORS AND WINDOW OPENINGS SHALL BE MINIMUM 4x10'S U.N.O.
4. PROVIDE (2) STUDS MINIMUM AT EACH END OF ALL BEAMS U.N.O. ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE POSITIVE CONNECTION BY EITHER A35 OR LTP4 CLIPS ON EACH SIDE OF BEAM
5. ALL EXTERIOR WALLS SHALL BE SW1 U.N.O.
6. REFER TO GENERAL STRUCTURAL NOTE PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS

FLOOR BEAM SCHEDULE

FB-1: 4 x 12 DF-L NO.2 (DROP)

HDR: 4 x 8 DF-L NO.2 (UP TO 4'); 4 x 10 DF-L NO.2 (UP TO 6'); 4 x 12 DF-L NO.2 (UP TO 8')

POST & TRIMMER & WALL SCHEDULE

- (x3) 2x TRIMMERS + (x3) 2x KING STUDS.
- (x2) 2x TRIMMERS + (x2) 2x KING STUDS.
- POST BELOW
- POST FROM ABOVE

* ALL TRIMMERS AND KING STUDS SHALL CONFORM PER DETAIL 10/S4.1 UNLESS NOTED OTHERWISE.

- 6x6 POST
- 4x4 POST
- 4x6 POST

LOAD BEARING WALL

PARTITION WALL

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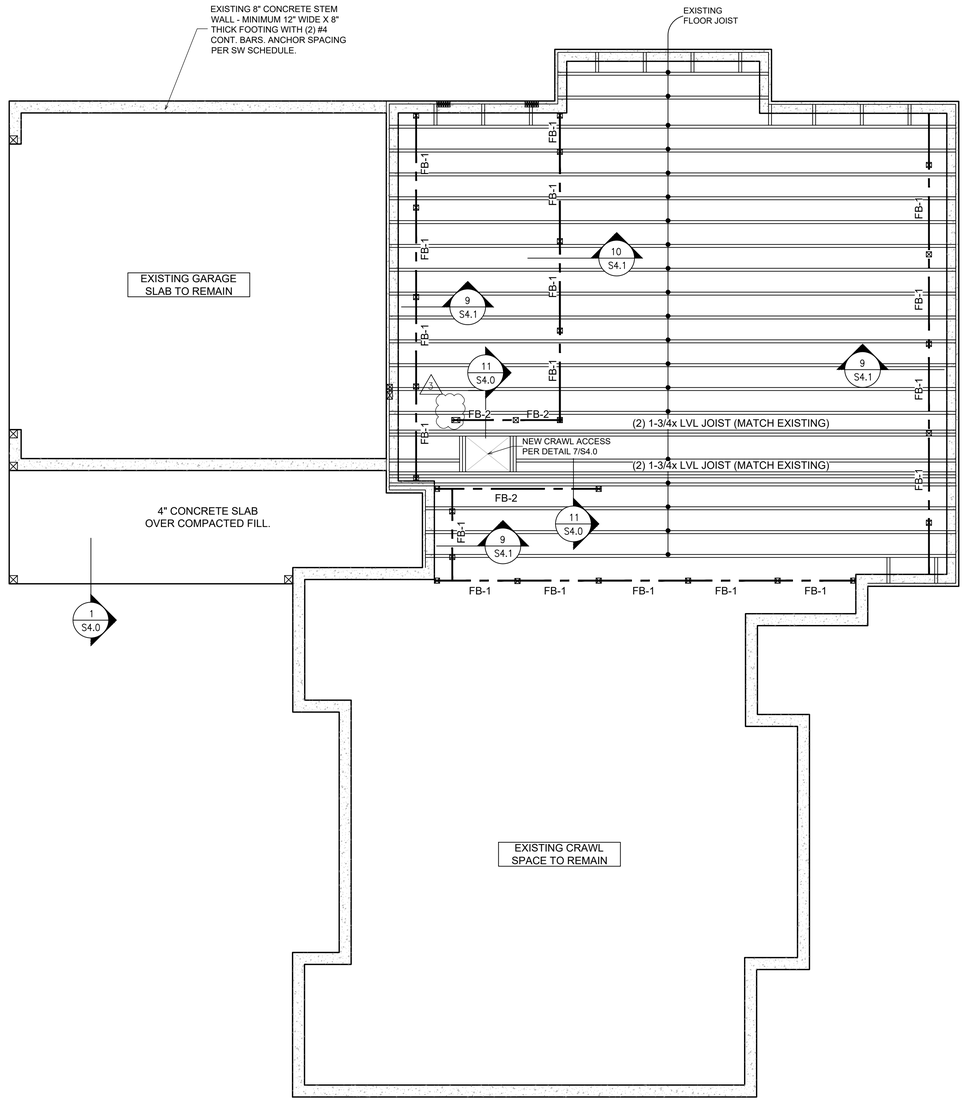
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2458

SHEET
S1.0



MAIN FLOOR FRAMING PLAN

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

FLOOR FRAMING NOTES:

1. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. FLOOR SHEATHING SHALL BE ¾" TONGUE AND GROOVE A.P.A. RATED PLYWOOD OR OSB PANELS. (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 10d AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
3. HEADERS OVER DOORS AND WINDOW OPENINGS SHALL BE MINIMUM 4x10'S U.N.O.
4. PROVIDE (2) STUDS MINIMUM AT EACH END OF ALL BEAMS U.N.O. ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE POSITIVE CONNECTION BY EITHER A35 OR LTP4 CLIPS ON EACH SIDE OF BEAM
5. ALL EXTERIOR WALLS SHALL BE SW1 U.N.O.
6. REFER TO GENERAL STRUCTURAL NOTE PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS

FLOOR BEAM SCHEDULE

FB-1: 4 x 12 DF-L NO.2 (DROP)

FB-2: 4 x 12 DF-L NO.2

HDR: 4 x 8 DF-L NO.2 (UP TO 4'); 4 x 10 DF-L NO.2 (UP TO 6'); 4 x 12 DF-L NO.2 (UP TO 8')

POST & TRIMMER & WALL SCHEDULE

- (x3) 2x TRIMMERS + (x3) 2x KING STUDS.
- (x2) 2x TRIMMERS + (x2) 2x KING STUDS.
- POST BELOW
- POST FROM ABOVE

* ALL TRIMMERS AND KING STUDS SHALL CONFORM PER DETAIL 10/S4.1 UNLESS NOTED OTHERWISE.

- 6x6 POST
- 4x4 POST
- 4x6 POST

LOAD BEARING WALL

PARTITION WALL

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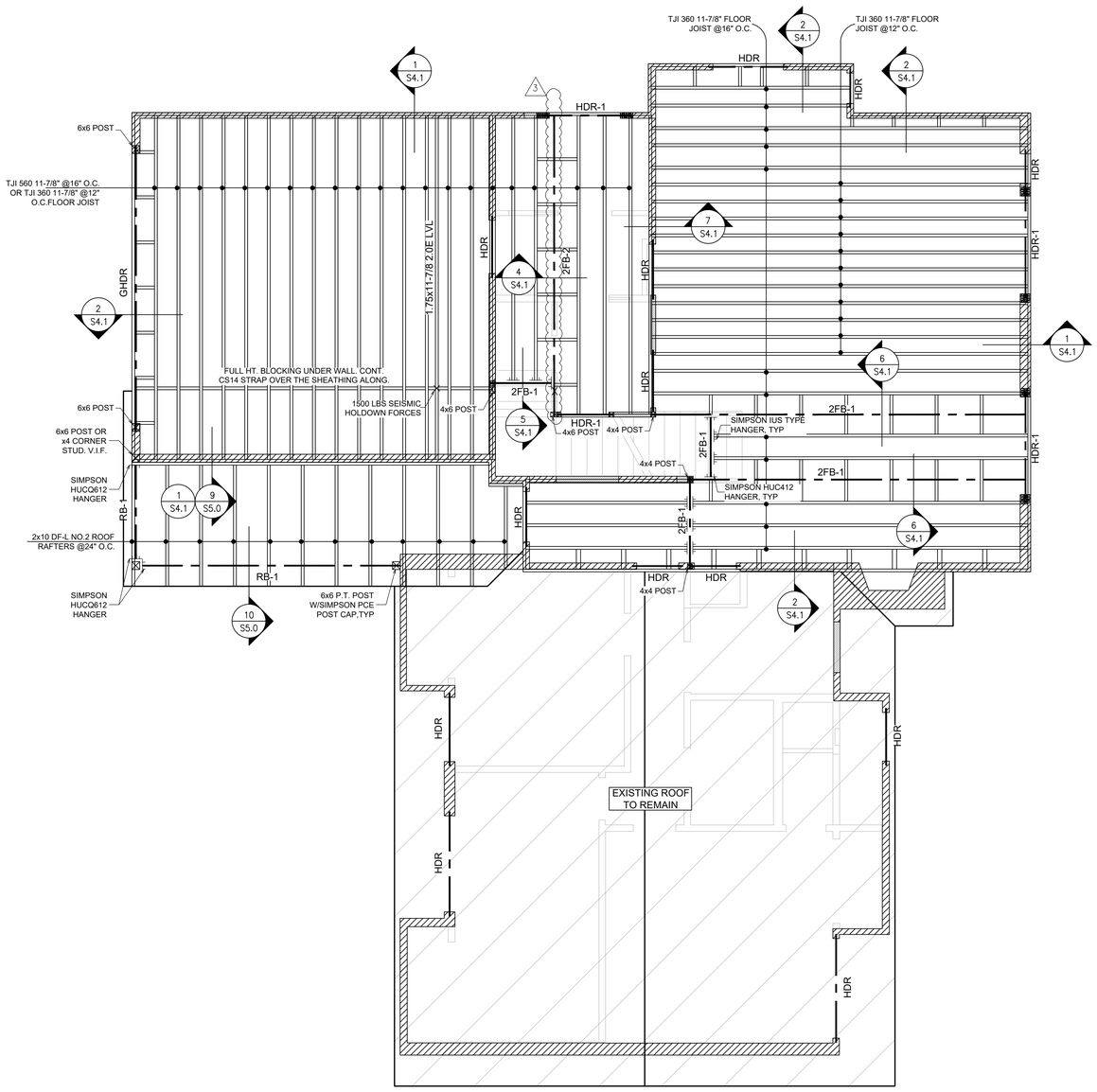
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LOWER ROOF & UPPER FLOOR FRAMING PLAN

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

ROOF FRAMING NOTES:

1. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS DESIGN IS TO BE PROVIDED BY MANUFACTURER.
3. HEADERS OVER DOORS AND WINDOW OPENINGS SHALL BE MINIMUM 4X10 U.N.O.
4. PROVIDE (2) STUDS MINIMUM AT EACH END OF ALL BEAMS U.N.O. ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE POSITIVE CONNECTION BY EITHER A35 OR LTP4 CLIPS ON EACH SIDE OF BEAM
5. REFER TO GENERAL STRUCTURAL NOTE PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS
6. PANELS SHALL NOT BE LESS THAN 4' X 8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM PANEL DIMENSION SHALL BE 24".

ROOF BEAM SCHEDULE

RB-1: 6 x 12 DF-L NO.2

HDR: 4 x 8 DF-L NO.2 (UP TO 4'); 4 x 10 DF-L NO.2 (UP TO 6'); 4 x 12 DF-L NO.2 (UP TO 8')

ROOF SHEATHING SCHEDULE

SNOW LOAD (UP TO)	NOMINAL THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
40LBS	7/16"	24/16	8d @ 6" O.C.	8d @ 12" O.C.
70LBS	15/32",1/2"	32/16	10d @ 6" O.C.	10d @ 12" O.C.
130LBS	19/32",5/8"	40/20	10d @ 6" O.C.	10d @ 12" O.C.
175LBS	23/32",3/4"	48/24	12d @ 6" O.C.	12d @ 12" O.C.

- LONG DIMENSIONS PERPENDICULAR TO ROOF JOIST WITH EDGE SUPPORT R503.2.1.1(1).
- NAIL SHEATHING AT ALL FRAMED PANEL EDGES AND TO ALL INTERMEDIATE FRAMING AS SHOWN ABOVE U.N.O.

POST & TRIMMER & WALL SCHEDULE

(x3) 2x TRIMMERS + (x3) 2x KING STUDS.
(x2) 2x TRIMMERS + (x2) 2x KING STUDS.
POST BELOW
POST FROM ABOVE

* ALL TRIMMERS AND KING STUDS SHALL CONFORM PER DETAIL 10/S4.1 UNLESS NOTED OTHERWISE.

6x6 POST
4x4 POST
4x6 POST

LOAD BEARING WALL
EXISTING WALL
PARTITION WALL
EXISTING STRUCTURE

ADDITIONAL NOTES

- PLEASE SUBMIT TRUSS MANUFACTURER'S TRUSS LAYOUT FOR OUR APPROVAL PRIOR TO CONSTRUCTION.

FLOOR FRAMING NOTES:

1. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. FLOOR SHEATHING SHALL BE ¾" TONGUE AND GROOVE A.P.A. RATED PLYWOOD OR OSB PANELS. (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 10d AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
3. HEADERS OVER DOORS AND WINDOW OPENINGS SHALL BE MINIMUM 4x10'S U.N.O.
4. PROVIDE (2) STUDS MINIMUM AT EACH END OF ALL BEAMS U.N.O. ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE POSITIVE CONNECTION BY EITHER A35 OR LTP4 CLIPS ON EACH SIDE OF BEAM
5. ALL EXTERIOR WALLS SHALL BE SW1 U.N.O.
6. REFER TO GENERAL STRUCTURAL NOTE PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS

FLOOR BEAM SCHEDULE

2FB-1: 3-1/2" x 11-7/8" 2.0E LVL

2FB-2: 5-1/4" x 11-7/8" 24F-V4 DF GLULAM

HDR-1: 3-1/2" x 12" 24F-V4 DF GLULAM

GHDR: 3-1/2" x 12" 24F-V4 DF GLULAM

HDR: 4 x 8 DF-L NO.2 (UP TO 4'); 4 x 10 DF-L NO.2 (UP TO 6'); 4 x 12 DF-L NO.2 (UP TO 8')

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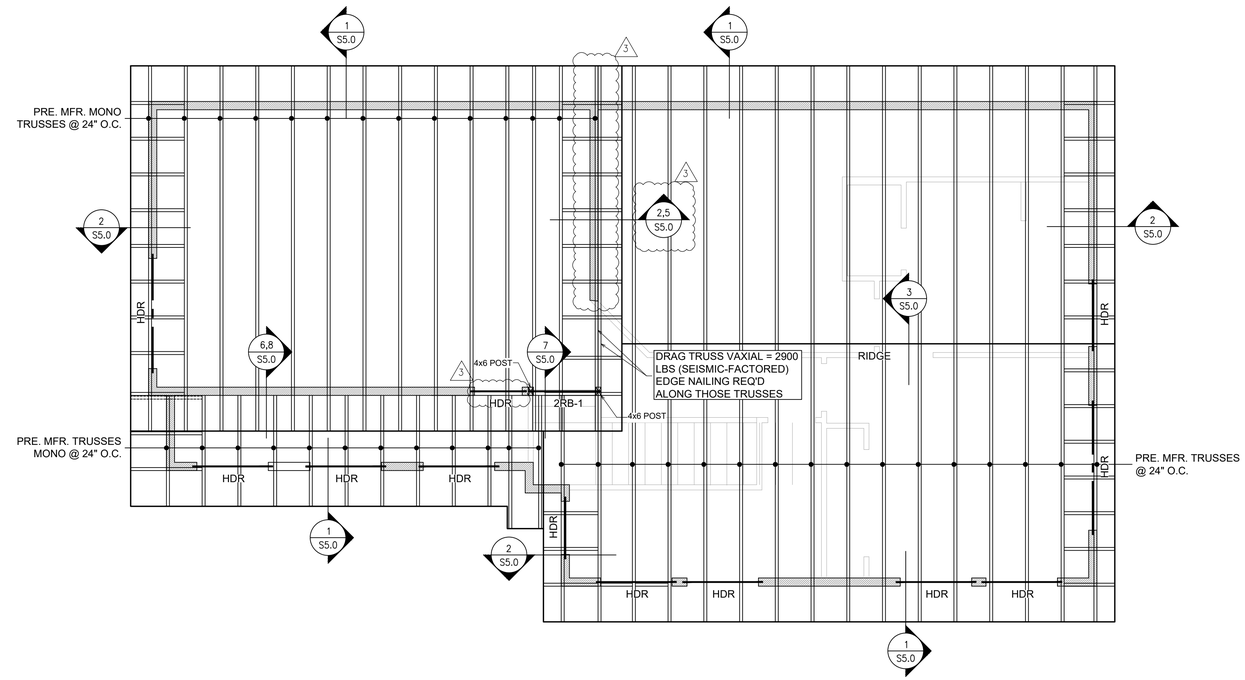
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SHEET
S2.0



UPPER ROOF FRAMING PLAN

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

ROOF FRAMING NOTES:

1. DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS DESIGN IS TO BE PROVIDED BY MANUFACTURER.
3. HEADERS OVER DOORS AND WINDOW OPENINGS SHALL BE MINIMUM 4X10 U.N.O.
4. PROVIDE (2) STUDS MINIMUM AT EACH END OF ALL BEAMS U.N.O. ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE POSITIVE CONNECTION BY EITHER A35 OR LTP4 CLIPS ON EACH SIDE OF BEAM
5. REFER TO GENERAL STRUCTURAL NOTE PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS
6. PANELS SHALL NOT BE LESS THAN 4' X 8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM PANEL DIMENSION SHALL BE 24".

ROOF BEAM SCHEDULE

2RB-1: 6 x 12 DF-L NO.2

HDR: 4 x 8 DF-L NO.2 (UP TO 4'); 4 x 10 DF-L NO.2 (UP TO 6'); 4 x 12 DF-L NO.2 (UP TO 8')

ROOF SHEATHING SCHEDULE

SNOW LOAD (UP TO)	NOMINAL THICKNESS	SPAN RATING	EDGE NAILING	FIELD NAILING
40LBS	7/16"	24/16	8d @ 6" O.C.	8d @ 12" O.C.
70LBS	15/32",1/2"	32/16	10d @ 6" O.C.	10d @ 12" O.C.
130LBS	19/32",5/8"	40/20	10d @ 6" O.C.	10d @ 12" O.C.
175LBS	23/32",3/4"	48/24	12d @ 6" O.C.	12d @ 12" O.C.

- LONG DIMENSIONS PERPENDICULAR TO ROOF JOIST WITH EDGE SUPPORT R503.2.1.1(1).
- NAIL SHEATHING AT ALL FRAMED PANEL EDGES AND TO ALL INTERMEDIATE FRAMING AS SHOWN ABOVE U.N.O.

POST & TRIMMER & WALL SCHEDULE

(x3) 2x TRIMMERS + (x3) 2x KING STUDS.
(x2) 2x TRIMMERS + (x2) 2x KING STUDS.
POST BELOW
POST FROM ABOVE

- ALL TRIMMERS AND KING STUDS SHALL CONFORM PER DETAIL 10/S4.1 UNLESS NOTED OTHERWISE.

6x6 POST
4x4 POST
4x6 POST

LOAD BEARING WALL
EXISTING WALL
PARTITION WALL
EXISTING STRUCTURE

ADDITIONAL NOTES

- PLEASE SUBMIT TRUSS MANUFACTURER'S TRUSS LAYOUT FOR OUR APPROVAL PRIOR TO CONSTRUCTION.

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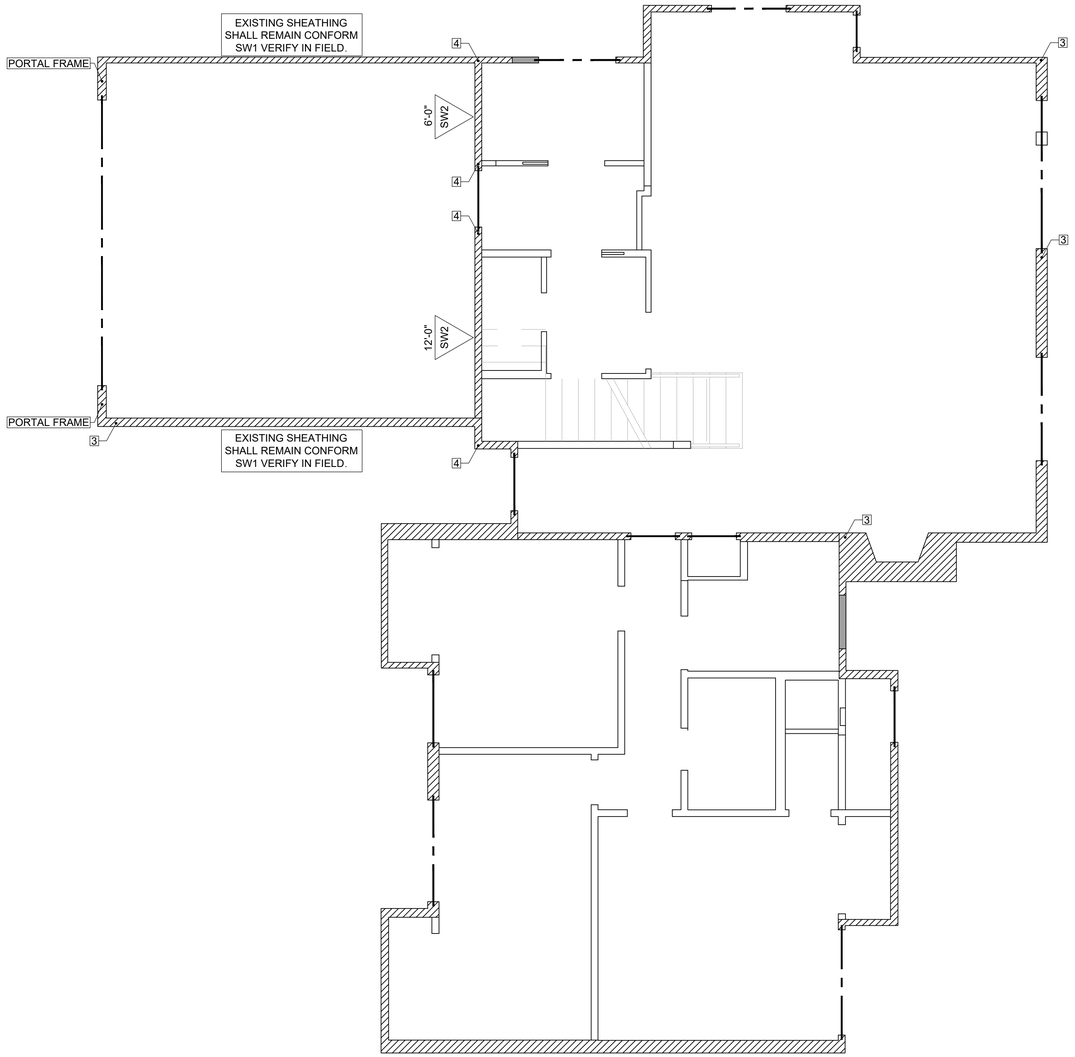
PROJECT
THE MOLONEY / O'HANLON RESIDENCE REMODEL
4016 92ND AVE SE,
MERCER ISLAND, WA 98040

TITLE
UPPER ROOF FRAMING PLAN

DATE
03/05/24 PERMIT SET
04/19/24 REVISION01
06/07/24 REVISION02
08/23/24 REVISION03

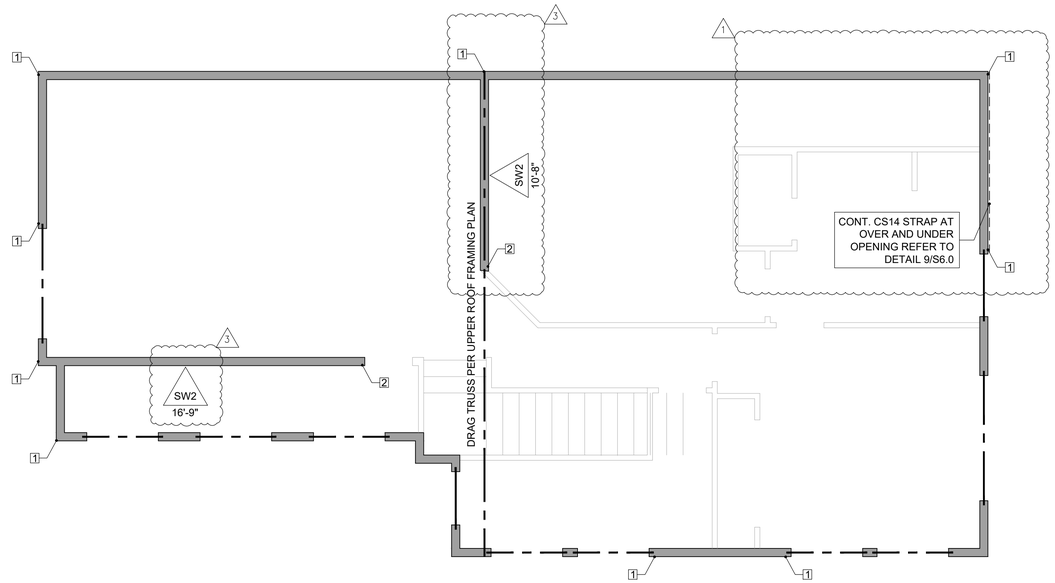
JOB NO
2458

SHEET
S2.1



MAIN FLOOR SHEARWALL AND HOLDOWN LAYOUT

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



UPPER FLOOR SHEARWALL AND HOLDOWN LAYOUT

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

HOLDOWN LEGEND

1-MSTC40 BETWEEN FLOORS

2-MSTC48B3 TO BEAM OR FLOOR JOIST

3-HDU2 HOLDOWN W/ 5/8" ATR WITH EPOXY

4-HDU8 HOLDOWN W/ 7/8" ATR WITH EPOXY

FOR POST INSTALLED ANCHORS, USE SIMPSON SET-XP EPOXY W/ 15" EMBEDMENT

SWXX → REFER TO SHEARWALL SCHEDULE ON PAGE 6.0

SW1 → ALL EXTERIOR WALLS SHALL BE SW1 UNLESS NOTED OTHERWISE

WALL LEGEND

SHEARWALL

INTERIOR WALL (SHEATHING IS NOT REQ'D)

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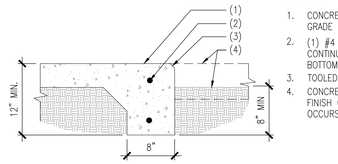
PROJECT
THE MOLONEY / O'HANLON RESIDENCE REMODEL
4016 92ND AVE SE,
MERCER ISLAND, WA 98040

TITLE
SHEARWALL AND HOLDOWN LAYOUTS

DATE
03/05/24 PERMIT SET
04/19/24 REVISION01
06/07/24 REVISION02
08/23/24 REVISION03

JOB NO.
2458

SHEET
S3.0

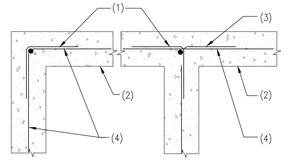


NOTES:

1. CONCRETE SLAB ON GRADE
2. (1) #4 BAR CONTINUOUS TOP AND BOTTOM
3. TOOLED EDGE
4. CONCRETE SLAB OR FINISH GRADE AS OCCURS

1 THICKENED EDGE CONCRETE SLAB

SCALE: N.T.S.

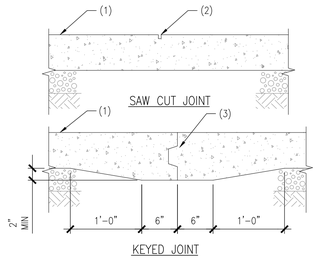


NOTES:

1. CORNER BARS SAME SIZE AND SPACING AS HORIZONTAL REINFORCING LAP PER GSN (24" MINIMUM)
2. CONCRETE STEM WALL OR FOOTING
3. ALTERNATE BENDS
4. REINFORCING PER PLANS AND/OR DETAILS

2 PLAN-CORNER REINFORCING IN CONCRETE FOOTING STEM/WALL

SCALE: N.T.S.



NOTES:

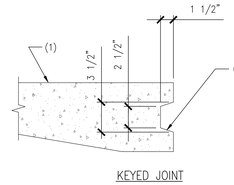
1. CONCRETE SLAB ON GRADE
2. SAWCUT – 1/8" WIDE x 1/4 SLAB THICKNESS IN DEPTH – CUT SHALL BE MADE SOON ENOUGH TO PREVENT SHRINKAGE CRACKING, BUT NOT TO CAUSE SPALLING OF THE CONCRETE WHILE SAWING – WORK MUST BE ACCOMPLISHED WITHIN (24) HOURS OF CONCRETE PLACEMENT
3. CONTINUOUS KEY – SEE TYPICAL DETAIL

NOTES:

A. KEYED JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING PLACEMENT UNLESS SPECIFICALLY NOTED ON THE PLANS

3 CONTROL JOINTS (C.J.) IN CONCRETE SLAB ON GRADE

SCALE: N.T.S.



NOTES:

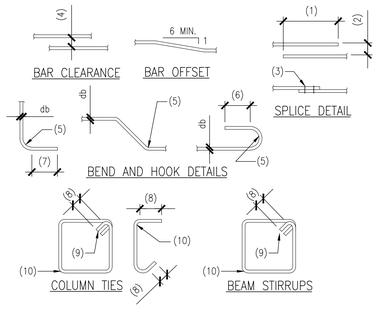
1. CONCRETE SLAB
2. KEYED JOINT – REMOVE FORM MATERIAL PRIOR TO PLACING ADJACENT CONCRETE

NOTES:

A. ALL DIMENSIONS ARE ±1/2"

4 TYPICAL KEY IN CONCRETE

SCALE: N.T.S.



NOTES:

1. LAP PER TYPICAL SCHEDULE
2. MAXIMUM 1/5 LAP BUT NOT MORE THAN 6"
3. WIRE TIES
4. 1db (1" MINIMUM)
5. INSIDE BEND RADIUS:
   #3 TO #8 BARS = 3db
   #9 TO #11 BARS = 4db
   #14, #18 BARS = 5db
6. 4db (2 1/2" MINIMUM)
7. 12db
8. 6db (4" MINIMUM)
9. 135° BEND
10. BEND AROUND:
    1 1/2" PIN FOR #3 BARS
    2" PIN FOR #4 BARS
    2 1/2" PIN FOR #5 BARS

5 TYPICAL CONCRETE REINFORCING BARS LAP SPLICE SCHEDULE FOR REINFORCING IN CONCRETE

SCALE: N.T.S.

	CLASS "B" LAP SPLICE LENGTH (IN INCHES)							
	f'c=2,500 PSI		f'c=3,000 PSI		f'c=4,000 PSI		f'c=5,000 PSI	
	REG	TOP	REG	TOP	REG	TOP	REG	TOP
#3	16	22	16	20	16	18	16	16
#4	32	42	30	38	26	34	24	30
#5	40	52	36	48	32	42	28	36

NOTES:

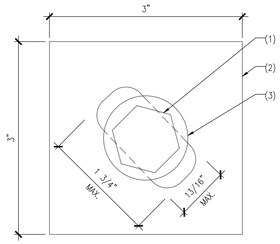
A. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.

B. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE BEAMS, SLABS, WALLS, AND FOOTINGS SHALL BE CLASS "B" TENSION LAP SPLICES.

C. CONTACT STRUCTURAL ENGINEER IF CENTER-TO-CENTER SPACING OF REINFORCEMENT IS LESS THAN (3) BAR DIAMETERS (<3db).

D. LAP SPLICES BASED UPON THE FOLLOWING STEEL PROPERTIES:

#3 fy = 40 KSI
#4 AND LARGER fy = 60 KSI

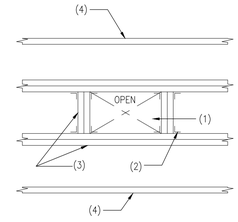


NOTES:

1. ANCHOR BOLT PER SHEAR WALL SCHEDULE
2. SLOTTED PLATE WASHER
3. STANDARD CUT WASHER

6 SILL PLATE ANCHOR BOLT SLOTTED PLATE WASHER

SCALE: N.T.S.

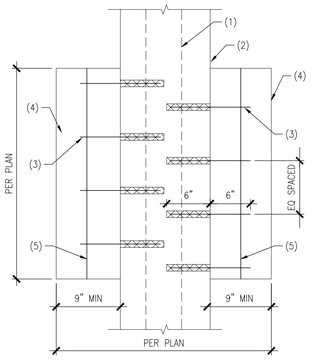


NOTES:

1. CRAWL SPACE OPENING
2. SIMPSON LU OR SIMILAR HANGER
3. DOUBLE JOISTS SISTERED – IF TJI USE LVL'S OR LSL'S
4. WOOD JOIST PER PLAN
5. USE EDGE NAILING AROUND OPENINGS

7 TYPICAL CRAWL SPACE OPENING

SCALE: N.T.S.

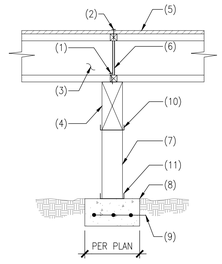


NOTES:

1. EXISTING CONCRETE STEM WALL
2. EXISTING CONCRETE FOOTING
3. 1'-0" LONG #4 DOWELS – EMBED 6" MINIMUM IN SIMPSON S.E.T. EPOXY
4. NEW CONCRETE FOOTING
5. (1) #4 BAR CONTINUOUS

8 FOOTING ADDITION AT EXISTING FOOTING

SCALE: N.T.S.

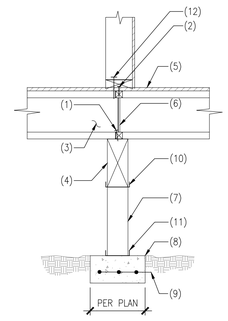


NOTES:

1. (3) 10d NAILS PER BLOCK
2. EDGE NAILING
3. PLYWOOD WEB JOISTS PER PLAN
4. WOOD BEAM PER PLAN
5. PLYWOOD SHEATHING
6. BLOCKING BY JOIST MANUFACTURER
7. WOOD POST PER PLAN
8. CONCRETE SPREAD FOOTING PER PLAN
9. (3) #4 BARS EACH WAY
10. SIMPSON POST CAP
11. SIMPSON POST BASE

9 INTERIOR SPREAD FOOTING WITH PLYWOOD WEB JOIST

SCALE: N.T.S.

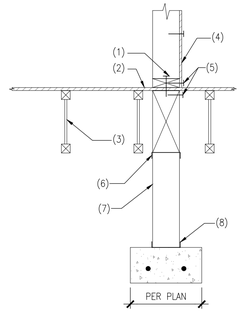


NOTES:

1. (3) 10d NAILS PER BLOCK
2. EDGE NAILING
3. PLYWOOD WEB JOISTS PER PLAN
4. WOOD BEAM PER PLAN
5. PLYWOOD SHEATHING
6. BLOCKING BY JOIST MANUFACTURER
7. WOOD POST PER PLAN
8. CONCRETE SPREAD FOOTING PER PLAN
9. (3) #4 BARS EACH WAY
10. SIMPSON POST CAP
11. SIMPSON POST BASE
12. BASE PLATE NAILING PER SHEARWALL SCHEDULE

10 INTERIOR SPREAD FOOTING WITH PLYWOOD WEB JOIST

SCALE: N.T.S.



NOTES:

1. BASE PLATE NAILING PER SHEARWALL SCHEDULE
2. PLYWOOD SHEATHING
3. PLYWOOD WEB JOISTS PER PLAN
4. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
5. EDGE NAILING
6. SIMPSON POST CAP
7. POST PER PLAN
8. SIMPSON POST BASE

11 WOOD BEAM PARALLEL TO FLOOR JOIST (FLUSH)

SCALE: N.T.S.

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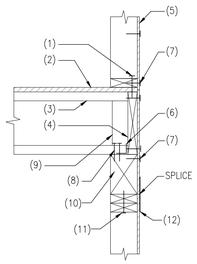
PROJECT
THE MOLONEY / O'HANLON RESIDENCE REMODEL
4016 92ND AVE SE,
MERCER ISLAND, WA 98040

TITLE
FOUNDATION & FRAMING DETAILS

DATE
03/05/24 PERMIT SET
04/19/24 REVISION1
06/07/24 REVISION2
08/22/24 REVISION3

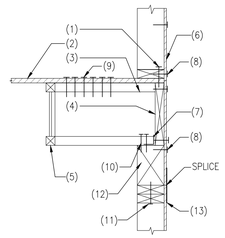
JOB NO 2458

SHEET
S4.0



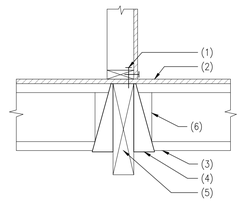
NOTES:
1. BASE PLATE NAILING PER SHEARWALL SCHEDULE
2. PLYWOOD SHEATHING
3. PLYWOOD WEB WOOD JOIST PER PLAN
4. RIM JOIST BY JOIST MANUFACTURER – ATTACH WITH (2) 10d NAILS PER JOIST
5. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
6. SIMPSON A35 CLIPS PER SHEARWALL SCHEDULE MIN. 24" O.C.
7. EDGE NAILING
8. NAIL BRG PER MNF. – MIN (2) 12D NAILS
9. WEB STIFFENER
10. 4x10 BEAM
11. TOP PLATE NAILING PER SHEARWALL SCHEDULE (20D NAILS)
12. SIMPSON LTP @24" O.C.

1 PLYWOOD WEB JOIST AT WOOD STUD WALL
SCALE: N.T.S.



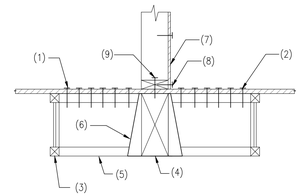
NOTES:
1. BASE PLATE NAILING PER SHEARWALL SCHEDULE
2. PLYWOOD SHEATHING
3. BLOCKING AT 48" O.C. BY JOIST MANUFACTURER
4. RIM JOIST BY JOIST MANUFACTURER – ATTACH WITH (2) 10d NAILS PER PLAN
5. PLYWOOD WEB JOIST PER PLAN
6. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
7. SIMPSON A35 CLIPS PER SHEARWALL SCHEDULE MIN. 24" O.C.
8. EDGE NAILING
9. (6) #8 SCREWS PER BLOCK – 10d NAILS ALTERNATE
10. NAIL BRG PER MNF. – MIN (2) 12D NAILS
11. TOP PLATE NAILING PER SHEARWALL SCHEDULE (20D NAILS)
12. 4X10 BEAM
13. SIMPSON LTP4 @24" O.C.

2 PLYWOOD WEB JOIST AT WOOD STUD WALL
SCALE: N.T.S.



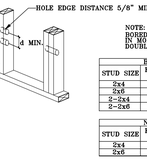
NOTES:
1. BASE PLATE NAILING PER SHEARWALL SCHEDULE
2. PLYWOOD SHEATHING
3. PLYWOOD WEB JOIST PER PLAN
4. JOIST HANGER BY JOIST MANUFACTURER
5. WOOD BEAM PER PLAN
6. WEB STIFFENER

3 PLYWOOD WEB JOIST AT WOOD BEAM
SCALE: N.T.S.



NOTES:
1. (6) #8 SCREWS PER BLOCK – 10d NAILS ALTERNATE
2. PLYWOOD SHEATHING
3. PLYWOOD WEB JOISTS PER PLAN
4. WOOD BEAM PER PLAN
5. BLOCKING AT 32" O.C. BY JOIST MANUFACTURER
6. SIMPSON LLU TYPE HANGER
7. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
8. EDGE NAILING
9. BASE PLATE NAILING PER SHEARWALL SCHEDULE

4 PLYWOOD WEB JOIST AT WOOD BEAM
SCALE: N.T.S.



NOTES:
1. DOUBLE EDGE NAILING
2. PLYWOOD SHEATHING
3. PLYWOOD WEB JOIST PER PLAN
4. JOIST HANGER BY JOIST MANUFACTURER
5. WOOD BEAM PER PLAN
6. WEB STIFFENER

5 PLYWOOD WEB JOIST AT WOOD BEAM
SCALE: N.T.S.

NOTES:
1. (6) #8 SCREWS PER BLOCK – 10d NAILS ALTERNATE
2. PLYWOOD SHEATHING
3. PLYWOOD WEB JOISTS PER PLAN
4. WOOD BEAM PER PLAN
5. BLOCKING AT 48" O.C. BY JOIST MANUFACTURER
6. SIMPSON LLU TYPE HANGER

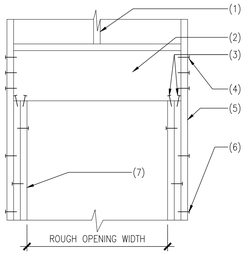
6 PLYWOOD WEB JOIST AT WOOD BEAM
SCALE: N.T.S.

NOTES:
1. BASE PLATE NAILING PER SHEARWALL SCHEDULE
2. PLYWOOD SHEATHING
3. BLOCKING AT 32" O.C. BY JOIST MANUFACTURER
4. RIM JOIST
5. PLYWOOD WEB JOIST PER PLAN
6. EDGE NAILING
7. 2X LEDGER ATTACH TO RIM JOIST WITH (2) SDS 1/4" x 3 1/2" WOOD SCREWS AT 8" O.C.
8. SIMPSON HANGER
9. PLYWOOD WEB JOIST PER PLAN
10. WOOD STUD WALL
11. 16d TOENAILS AT 6" O.C.
12. (9) #8 SCREWS PER BLOCK – 10d ALTERNATE
13. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE

7 PLYWOOD WEB JOIST AT WOOD STUD WALL
SCALE: N.T.S.

NOTES:
1. TOP PLATE SPLICE OVER STUD ONLY.
2. DOUBLE TOP PLATE.
3. WOOD STUDS.

8 TYPICAL SPLICE OF TOP PLATES
SCALE: N.T.S.



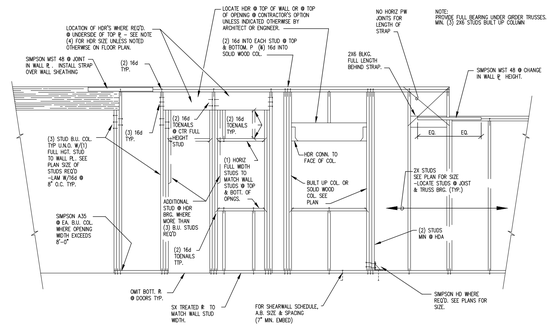
NOTES:
1. WOOD STUD WALL
2. WOOD HEADER PER PLAN
3. (2) 16d TOENAILS – EACH SIDE, EACH END
4. (3) 16d NAILS AS SHOWN
5. RUN VERTICAL STUDS UP PAST HEADER AS SHOWN
6. (2) 16d NAILS AT 12" O.C.
7. DOUBLE STUDS UNDER HEADER BEARINGS FOR OPENING WIDTHS GREATER THAN 5'-0"

9 WOOD HEADER (DROPPED)
SCALE: N.T.S.

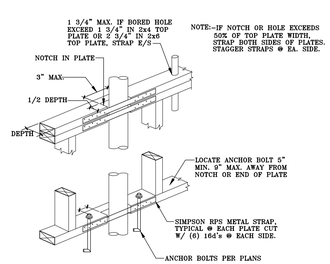
HEADER AND BEAM SCHEDULE FOR LOAD BEARING WALLS					
OPENING SIZE	HEADER SIZE	TRIMMERS REQ'D		KING STUDS REQ'D	
		2X4	2X6	2X4	2X6
UP TO 3'-6"	SEE PLAN	1	1	1	1
3'-6"> TO 5'-0"	SEE PLAN	2	1	2	2
5'-0"> TO 8'-0"	SEE PLAN	2	1	2	2
8'-0"> TO 10'-6"	SEE PLAN	3	2	3	3
10'-6"> TO 16'-0"	SEE PLAN	4	3	3	3

NOTES:
- UNLESS NOTED OTHERWISE, ALL BEAM AND HEADER SUPPORTS SHALL CONFORM TO THIS SCHEDULE
- ALL BUILT-UP SUPPORTS WILL MATCH OR EXCEED WIDTH OF SUPPORTED BEAM
- ALL HEADERS ARE TO BE 4X10 DF-L NO.2 UNLESS NOTED OTHERWISE

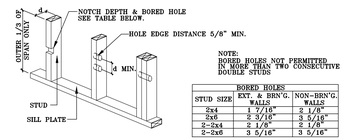
10 HEADER AND BEAM SCHEDULE FOR LOAD BEARING WALLS
SCALE: N.T.S.



11 TYPICAL EXTERIOR + INTERIOR BEARING WALL FRAMING ELEVATION
SCALE: N.T.S.



12 PIPES THRU PLATES
SCALE: N.T.S.



NOTE:
BORED HOLES NOT PERMITTED IN MORE THAN TWO CONSECUTIVE DOUBLE STUDS

BORED HOLES		
STUD SIZE	EXT. & SHR'G. WALLS	NON-SHR'G. WALLS
2x4	1 7/16"	2 1/8"
2x6	2 3/16"	3 5/16"
2-2x4	2 1/8"	2 1/8"
2-2x6	3 5/16"	3 5/16"

NOTCH DEPTH		
STUD SIZE	EXT. & SHR'G. WALLS	NON-SHR'G. WALLS
2x4	7/8"	1 7/16"
2x6	1 3/8"	2 3/16"

13 STUD NOTCHING/BORING LIMITS
SCALE: N.T.S.

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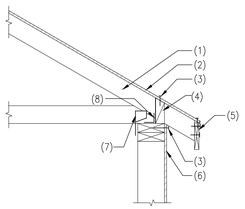
PROJECT
THE MOLONEY / O'HANLON RESIDENCE REMODEL
4016 92ND AVE SE,
MERCER ISLAND, WA 98040

TITLE
FLOOR FRAMING DETAILS

DATE
03/05/24 PERMIT SET
04/19/24 REVISION01
06/10/24 REVISION02
08/22/24 REVISION03

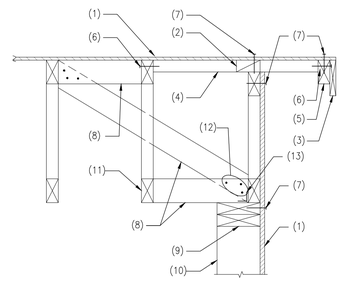
JOB NO
2458

SHEET
S4.1



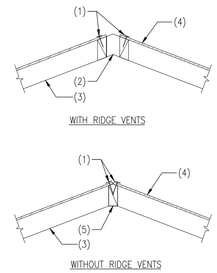
NOTES:
1. WOOD TRUSS PER PLAN
2. PLYWOOD SHEATHING
3. EDGE NAILING
4. 2x BLOCKING WITH (3) 16d NAILS PER BLOCK
5. WOOD FASCIA WITH (2) 10d NAILS PER TRUSS MANUFACTURER
6. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
7. SIMPSON H1 AT EACH TRUSS – USE SIMPSON H2.5 EACH SIDE OF GIRDER TRUSS
8. SIMPSON A35 CLIP PER SHEARWALL SCHEDULE

1 WOOD TRUSS AT WOOD STUD WALL
SCALE: N.T.S.



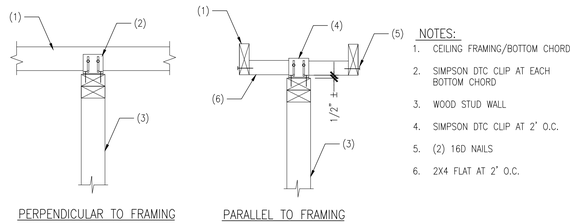
NOTES:
1. PLYWOOD SHEATHING
2. 2x BLOCKING
3. ARCHITECTURAL FASCIA
4. 2x4 OUTRIGGERS AT 24" O.C.
5. 2x STRUCTURAL FASCIA
6. (2) 10d EACH OUTRIGGER
7. EDGE NAILING
8. 2x4 BRACE AT 48" O.C.
9. 2x DOUBLE TOP PLATE
10. WOOD STUD WALL
11. PRE-MFR'D WOOD TRUSS
12. (3) 10d EACH END
13. SIMPSON A35 CLIPS PER SHEARWALL SCHEDULE

2 GABLE END TRUSS AT WOOD STUD WALL
SCALE: N.T.S.



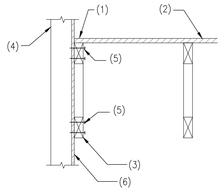
NOTES:
1. EDGE NAILING
2. RIDGE VENTS
3. WOOD TRUSS PER PLAN
4. PLYWOOD SHEATHING
5. 2x SOLID BLOCKING

3 TRUSS RIDGE
SCALE: N.T.S.



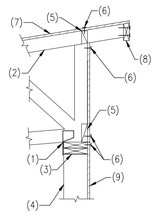
NOTES:
1. CEILING FRAMING/BOTTOM CHORD
2. SIMPSON DTC CLIP AT EACH BOTTOM CHORD
3. WOOD STUD WALL
4. SIMPSON DTC CLIP AT 2' O.C.
5. (2) 16D NAILS
6. 2X4 FLAT AT 2' O.C.

4 INTERIOR NON-BEARING STUD WALLS AT WOOD TRUSSES
SCALE: N.T.S.



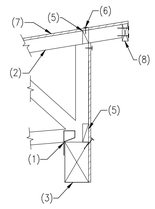
NOTES:
1. EDGE NAILING
2. PLYWOOD SHEATHING
3. PREFABRICATED WOOD TRUSS
4. WOOD STUD WALL
5. (2) 16d NAILS PER STUD
6. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE

5 WOOD TRUSSES AT WOOD STUD WALL
SCALE: N.T.S.



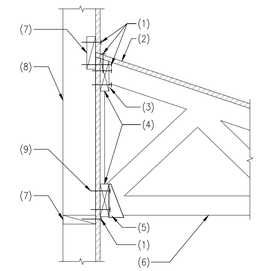
NOTES:
1. SIMPSON H1 CLIP AT EACH TRUSS – AT GIRDER TRUSS, USE SIMPSON H2.5 EACH SIDE OF GIRDER TRUSS
2. WOOD TRUSS PER PLAN
3. DOUBLE 2x TOP PLATE
4. WOOD STUD WALL AS OCCURS
5. 2x BLOCKING
6. EDGE NAILING
7. PLYWOOD SHEATHING
8. FASCIA WITH (2) 10d NAILS PER TRUSS
9. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE

6 WOOD TRUSS AT WOOD STUD WALL
SCALE: N.T.S.



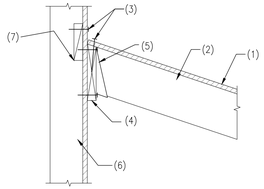
NOTES:
1. SIMPSON H1 CLIP AT EACH TRUSS – AT GIRDER TRUSS, USE SIMPSON H2.5 EACH SIDE OF GIRDER TRUSS
2. WOOD TRUSS PER PLAN
3. EXISTING WOOD BEAM
4. WOOD STUD WALL AS OCCURS
5. 2x BLOCKING
6. EDGE NAILING
7. PLYWOOD SHEATHING
8. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE

7 WOOD TRUSS AT WOOD STUD WALL
SCALE: N.T.S.



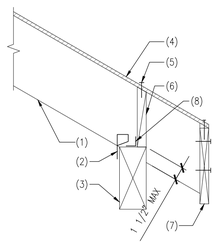
NOTES:
1. EDGE NAILING
2. PLYWOOD SHEATHING
3. (2) 16d NAILS PER STUD
4. CONTINUOUS 2x LEDGER
5. SIMPSON LU TYPE HANGER
6. WOOD TRUSS PER PLAN
7. 2x SOLID BLOCKING
8. WOOD STUD WALL
9. (2) 16d NAILS PER STUD

8 WOOD TRUSS AT WOOD STUD WALL
SCALE: N.T.S.



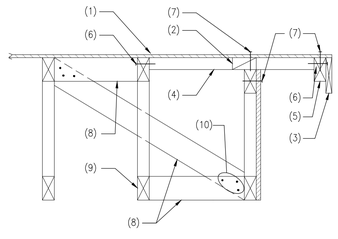
NOTES:
1. PLYWOOD SHEATHING
2. RAFTERS PER PLAN AT 24" O.C.
3. EDGE NAILING
4. 2x LEDGER WITH (3) 16d NAILS PER BLOCK
5. SIMPSON LRUZ HANGER
6. STUD WALL
7. 2x SOLID BLOCKING

9 WOOD RAFTER AT WOOD STUD WALL
SCALE: N.T.S.



NOTES:
1. WOOD RAFTER PER PLAN
2. SIMPSON H1 CLIPS AT EACH RAFTER
3. WOOD BEAM
4. PLYWOOD SHEATHING
5. EDGE NAILING
6. 2x BLOCKING WITH (3) 16d NAILS PER BLOCK
7. WOOD FASCIA WITH (2) 10d PER JOIST
8. SIMPSON A35 CLIPS AT 24" O.C.

10 WOOD RAFTER AT WOOD BEAM
SCALE: N.T.S.



NOTES:
1. PLYWOOD SHEATHING
2. 2x BLOCKING
3. ARCHITECTURAL FASCIA
4. 2x4 OUTRIGGERS AT 24" O.C.
5. 2x STRUCTURAL FASCIA
6. (2) 10d EACH OUTRIGGER
7. EDGE NAILING
8. 2x4 BRACE AT 48" O.C.
9. PRE-MFR'D WOOD TRUSS
10. (3) 10D EACH END

11 GABLE END TRUSS
SCALE: N.T.S.

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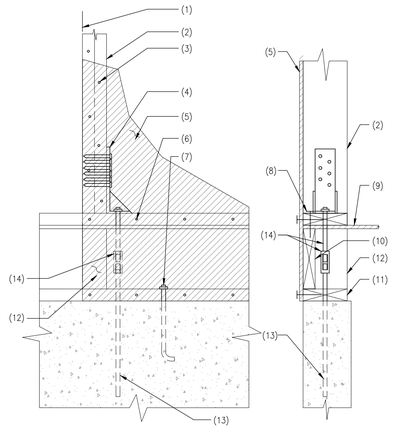
PROJECT
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TITLE
ROOF FRAMING DETAILS

DATE
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06/18/24 REVISION02
08/22/24 REVISION03

JOB NO
2458

SHEET
S5.0

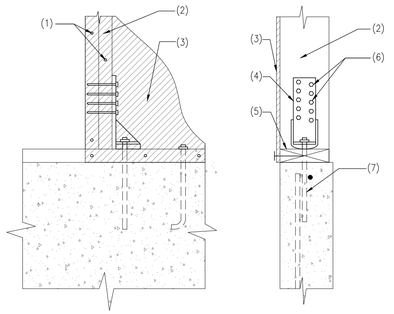


NOTES:

1. EDGE OF SHEARWALL
2. DOUBLE STUDS AT SHEARWALL EDGES – ATTACH STUDS TO ADJACENT STUD WITH 10d NAILS AT 12" O.C.
3. EDGE NAILING – NAIL TO TOP PLATE SAME AS EDGE OF SHEARWALL NAILING
4. HDU TYPE HOLDOWN REQUIRED BOTH EDGES OF SHEARWALL
5. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
6. EDGE NAILING AT SILL PLATE
7. ANCHOR BOLTS PER SHEARWALL SCHEDULE
8. BASE PLATE NAILING PER SHEARWALL SCHEDULE
9. PLYWOOD SHEATHING
10. RIM JOIST
11. TREATED BASE PLATE PER SHEARWALL SCHEDULE
12. SOLID BLOCKING FOR FULL BEARING
13. 5/8" DIAMETER ANCHOR BOLT SET IN SIMPSON S.E.T. EPOXY, EMBED 10" MINIMUM
14. SIMPSON COUPLER AND ROD EXTENSION AS REQUIRED

1 SHEARWALL DETAIL WITH SIMPSON HDU HOLDOWN AT FLOOR SUPPORTED BY FOUNDATION RETRO-FIT

SCALE: N.T.S.

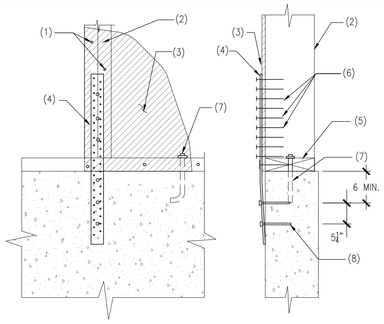


NOTES:

1. PANEL EDGE NAILING AS PER SHEARWALL SCHEDULE
2. CONTINUOUS DOUBLE STUDS AT SHEARWALL EDGES. NAIL STUDS TOGETHER WITH 10d NAILS AT 12" O.C.
3. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
4. HDU TYPE HOLDOWN AS PER SHEARWALL KEY PLANS
5. TREATED SILL PLATE PER SHEARWALL SCHEDULE
6. SIMPSON SDS 1/4x SELF-TAPPING LAG SCREWS
7. 5/8" DIA. ANCHOR BOLTS – INSTALL WITH SIMPSON SET EPOXY SYSTEM EMBED 12" MINIMUM

2 SHEARWALL DETAIL WITH SIMPSON HDU HOLDOWN AT FLOOR SUPPORTED BY FOUNDATION RETRO-FIT

SCALE: N.T.S.

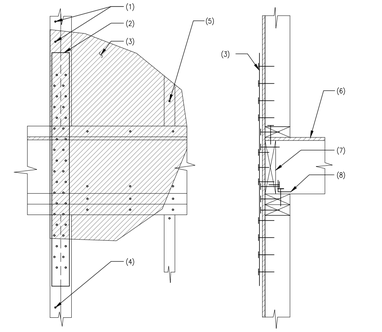


NOTES:

1. PANEL EDGE NAILING AS PER SHEARWALL SCHEDULE
2. CONTINUOUS DOUBLE STUDS @ SHEARWALL EDGES. NAIL STUDS TOGETHER WITH 10d @ 12" O.C.
3. SHEARWALL SHEATHING
4. SIMPSON MST48 HOLDOWN – LOCATE AS SHOWN ON SHEARWALL KEY PLAN
5. TREATED SILL PLATE
6. MIN (34) 16d NAILS W/ 2 IN. MIN. PENETRATION INTO STUD
7. EXISTING ANCHOR BOLTS
8. (2) 1/2" DIAMETER BOLTS SET IN SIMPSON S.E.T. EPOXY-EMBED 5" MINIMUM

3 SHEARWALL DETAIL WITH SIMPSON MST TYPE HOLDOWN RETRO-FIT

SCALE: N.T.S.

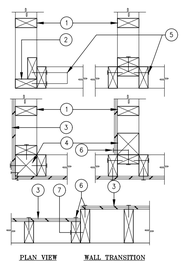


NOTES:

1. PANEL EDGE NAILING. ALSO NAIL TO TOP PATES SAME AS EDGE NAILING
2. HOLDOWN STRAP REQUIRED BOTH ENDS OF SHEARWALL
3. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
4. PROVIDE PANEL EDGE NAILING AT STUD WITH STRAP AT WALL BELOW
5. 12" O.C. FIELD NAILING
6. PLYWOOD SHEATHING
7. RIM JOIST OR JOIST
8. SIMPSON A34 FRAMING ANCHOR AT SAME SPACING AS JOISTS

4 SHEARWALL DETAIL AT SECOND FLOOR WITH MST STRAP HOLDOWN

SCALE: N.T.S.



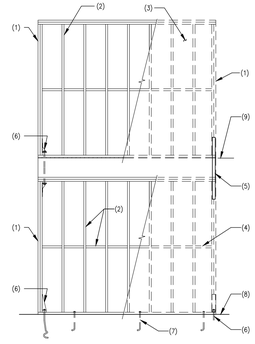
NOTES:

1. TYPICAL 2X STUDS AT 16" O.C. U.N.O. W/ (2) 16d END NAILS OR (4) 8d TOE NAILS EACH END TO TOP & SILL PLATES.
2. CORNER STUDS OR POST PER PLAN.
3. PLYWOOD SHEAR PANEL PER PLAN.
4. POST AT END OF SHEAR PANEL PER PLAN.
5. NAIL CORNER & MULTI-STUDS TOGETHER W/ 16d'S @ 16" O.C. STAGGERED @ SHEAR WALLS & 24" O.C. @ NON-SHEAR WALLS.
6. EDGE NAILING
7. 16d's @ 4" O.C. STAGGERED
8. 2x STUD @ SHEAR BREAK.

NOTE: NAILS SPACED @ 2" O.C. SHOULD BE STAGGERED MIN. 1/8".

5 SHEARWALL INTERSECTION FRAMING

SCALE: N.T.S.

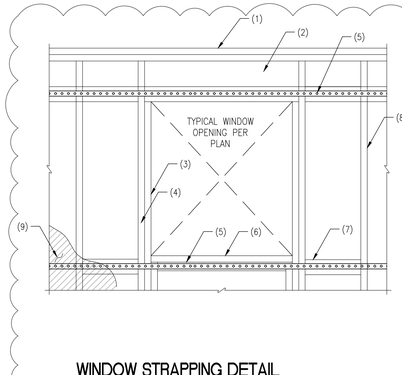


NOTES:

1. (2) STUDS, U.N.O. AT EACH END OF PANEL NAILED AS BUILT-UP POST, TYPICAL
2. WOOD STUDS
3. SHEATHING MATERIAL
4. BLOCKING REQUIRED AT SHEATHING PANEL JOINTS
5. SIMPSON STRAP PER PLANS AND DETAILS
6. HOLD DOWNS AS OCCURS
7. ANCHOR BOLTS FIRST FLOOR LINE
8. FIRST FLOOR LINE
9. SECOND FLOOR LINE

6 TWO-STORY SHEAR WALL ELEVATION

SCALE: N.T.S.



1. DOUBLE TOP PLATE
2. HEADER PER PLAN
3. TRIMMER
4. KING STUD
5. CONT. STRAP PER PLAN. INSTALLED OVER SHEATHING
6. 2X SILL PLATE
7. 3X BLOCKING
8. WALL STUD
9. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
10. WALL ENDS SHALL HAVE MIN. (2) STUDS

** NAIL WALL SHEATHING TO BLOCKS AND AROUND ALL 4 SIDES OF OPENING AS SHEAR WALL EDGE NAILING

9 WINDOW STRAPPING DETAIL (SHEAR WALL FORCE TRANSFER DETAIL)

SCALE: N.T.S.

SHEAR WALL SCHEDULE									
WALL MARK	SHEATHING	SIDES	PANEL EDGE NAILING	FIELD NAILING	FRAMING AT ADJACENT PANEL EDGES	BASE PLATE ATTACHMENT	ANCHOR BOLT SPACING	FOUNDATION SILL PLATE/FLOOR BASE PLATE	BLOCKING/RIM JOIST ATTACHMENT
SW1	7/16" OSB	ONE	8d NAILS AT 6" O.C.	12" O.C.	2x	16d NAILS AT 6" O.C.	5/8" DIAMETER BOLTS AT 48" O.C.	2x	SIMPSON A35 CLIPS AT 18" O.C.
SW2	7/16" OSB	ONE	8d NAILS AT 4" O.C.	12" O.C.	3x OR (2) 2x	16d NAILS AT 3" O.C.	5/8" DIAMETER BOLTS AT 32" O.C. 5/8" DIAMETER BOLTS AT 12" O.C.	3x 2x	SIMPSON A35 CLIPS AT 12" O.C.

SHEAR WALL SCHEDULE NOTES:

FRAMING STUDS SHALL BE DOUGLAS-FIR #2 SPACED AT 16" O.C. MAXIMUM. THICKNESS OF STUDS SHALL BE 2x UNLESS OTHERWISE NOTED IN SCHEDULE.

SHEATHING PANELS MAY BE PLACED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES WITH 2x OR 3x BLOCKING TO MATCH STUD WIDTH UNLESS NOTED OTHERWISE.

ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING, FULLY BLOCKED WITH MINIMUM EDGE ATTACHMENT OF 8d NAILS @ 6" O.C., 12" O.C. FIELD.

NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.

MINIMUM ANCHOR BOLT SPACING OF 48" O.C. UNLESS OTHERWISE NOTED IN SCHEDULE. MINIMUM OF 2 ANCHORS PER WALL. PROVIDE 3"x3"x0.25" SQUARE WASHERS AT EACH ANCHOR BETWEEN THE SILL PLATE AND WASHER. A DIAGONAL SLOT IN THE PLATE WASHER MAY BE USED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT NOT TO EXCEED 1-3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. DO NOT RECESS BOLTS.

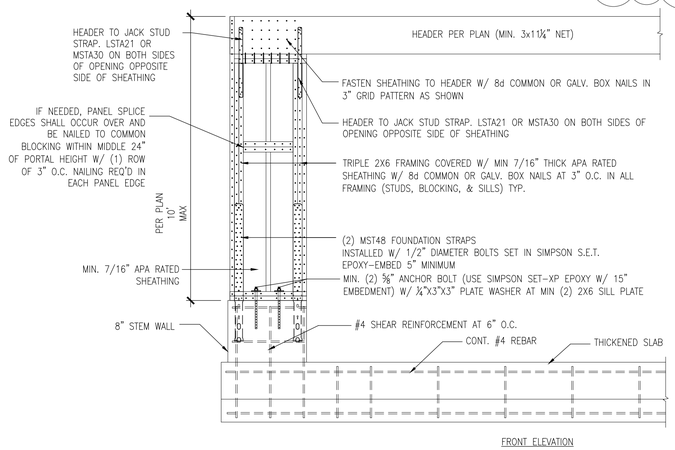
TABLES BASED ON 8d NAILS (2 1/2" LONG x 0.113" COMMON OR 2 1/2" x 0.113" GALVANIZED BOX).

BLOCKING/RIM JOIST ATTACHMENT NEED NOT BE USED WHERE THE SHEATHING IS DIRECTLY ATTACHED WITH EDGE NAILING TO THE DOUBLE TOP PLATES AT UPPER STORY SHEARWALLS AND TO THE BASE/SILL PLATE BELOW AT LOWER STORY SHEARWALLS.

WHERE 3x BASE/SILL ARE SPECIFIED, 20d COMMON NAILS SHALL BE USED FOR THE BASE PLATE ATTACHMENT IN LIEU OF THE ORIGINALLY SPECIFIED 16d COMMON NAILS.

7 SHEARWALL SCHEDULE

SCALE: N.T.S.



FRONT ELEVATION

8 TYPICAL PORTAL FRAME CONSTRUCTION AT EXISTING FOUNDATION

SCALE: N.T.S.

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TITLE
SHEARWALL SCHEDULE AND HOLDOWN DETAILS

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