

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:

- CI.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.

- DO NOT SCALE DRAWINGS! WRITTEN DIMENSIONS TAKE PRECEDENCE
- ALL DIMENSION ARE FROM ROUGH FRAME (UNO)
- 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.
- NO CHANGES ARE TO BE MADE TO THE PLANS WITHOUT CONSULTING DESIGNER/ENGINEER OR APPLICABLE BUILDING DEPARTMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC),
- 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.

SQUARE FOOTAGE CALCULATIONS:

EXTG FIRST FLOOR	1690 SQFT
NEW SECOND FLOOR	801 SQFT
TOTAL LIVING	2491 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)	304	Square Feet	
4. Covered Patios and Covered Decks	100	Square Feet	

S:\CPO\FORMS\Current Forms\Land Use\SiteDevelopmentWorksheet.docx 3 12/2020

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	150	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)	150	Square Feet	
J. Total Project Lot Coverage Area = (E5 - F) + I5	2018	Square Feet	
K. Proposed Lot Coverage Area = (I/B) x 100	36.666	% of Lot	

Lot coverage calculations shown on Plan Sheet # CI.1

HARDSCAPE CALCULATIONS			
A. Gross Lot Area	7140	Square Feet	
B. Net Lot Area	7140	Square Feet	
C. Area Borrowed from Lot Coverage	0	Square Feet	
D. Allowed Hardscap Area = 9% of lot area + C	642.6	Square Feet	
E. Allowed Hardscap Area	642.6	Square Feet	
F. Total Existing Hardscap Area:			
1. Uncovered Decks		Square Feet	
2. Uncovered Patios	637.34	Square Feet	
3. Walkways	136.5	Square Feet	
4. Stairs		Square Feet	
5. Rockeries and Retaining Walls		Square Feet	
6. Other		Square Feet	
7. Total Existing Hardscap Area (F1+F2+F3+F4+F5+F6)	773.84	Square Feet	
G. (Total Hardscap Area Removed)	133.24	Square Feet	
H. Total New Hardscap 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	

S:\CPO\FORMS\Current Forms\Land Use\SiteDevelopmentWorksheet.docx 3 12/2020

6. Other New Hardscap Area		Square Feet	
7. Total New Hardscap Area (H1+H2+H3+H4+H5+H6)		Square Feet	
I. Total Project Hardscap Area = (F7 - G) + H7	642.6	Square Feet	
J. Total Project Hardscap Area = (I/B)x100	0	% of Lot	

Hardscap calculations shown on Plan Sheet #

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

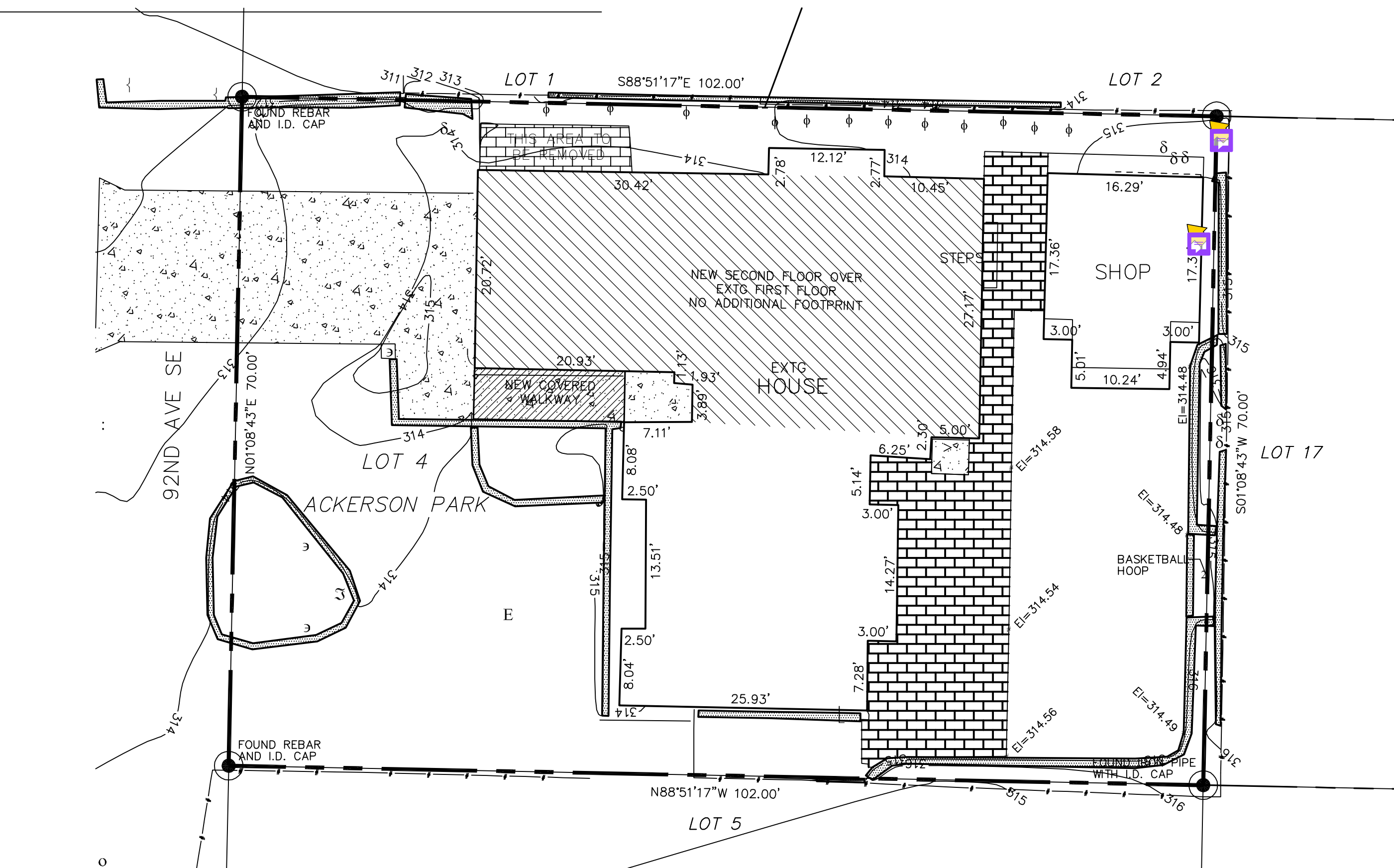
S:\CPO\FORMS\Current Forms\Land Use\SiteDevelopmentWorksheet.docx 4 12/2020

Accessory Dwelling Unit	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.		
2nd & 3rd Story Roofted	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.		
Decks	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.		
Basement Area	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.		
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.		
State case 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	2366	Sq. Ft.	336	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	

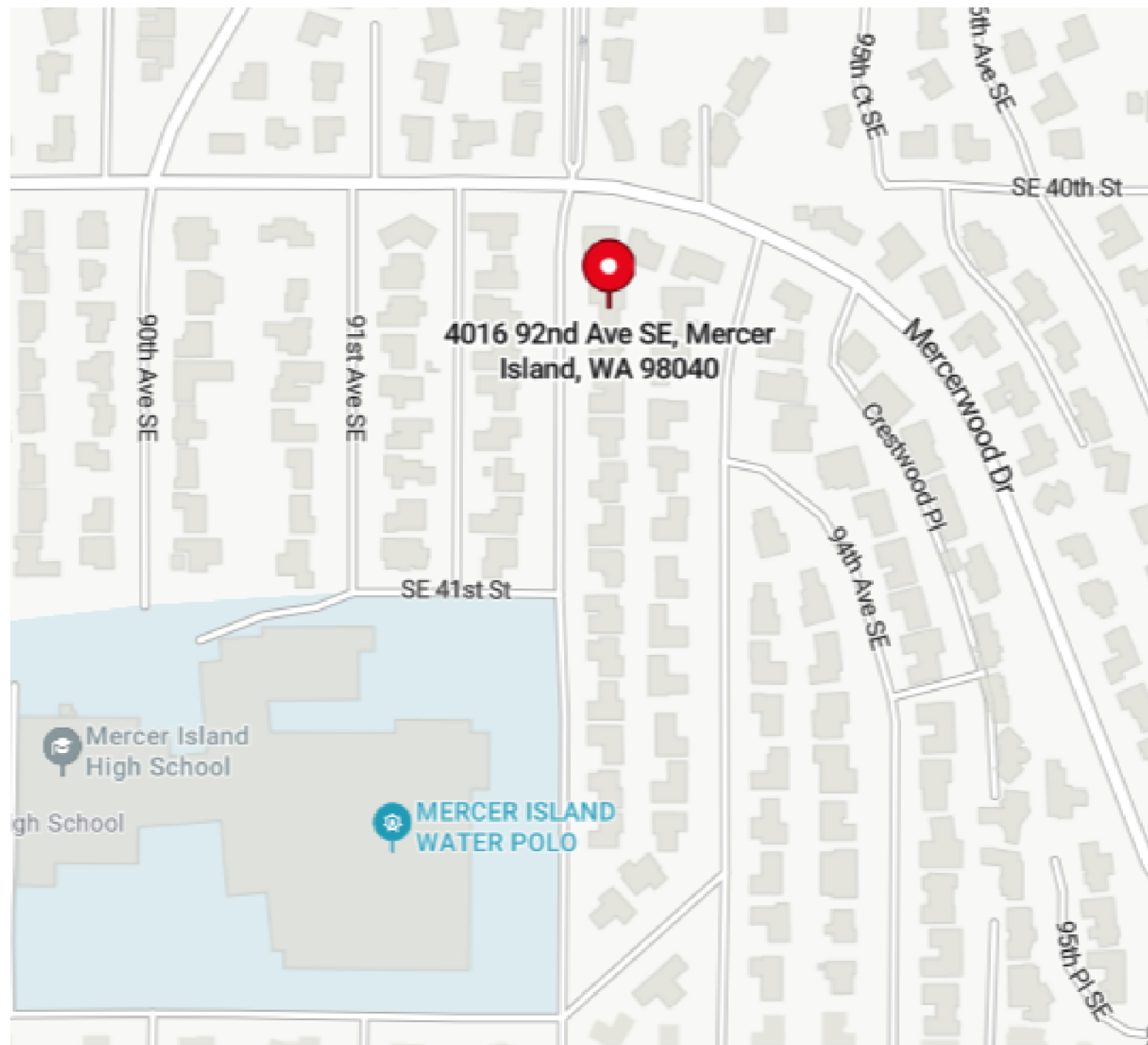
Gross floor area calculations found on Plan Sheet #

Basement exclusion calculations found on Plan Sheet #



SITE PLAN

SCALE: 1" = 10'-0"



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
Moloney - O'Hanlon Project 4016 92nd Ave SE Mercer Island 98040	Troy Rishin - Renewal Remodels & Additions 253 - 226 9th St

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,a}	n/a	n/a
Ceiling ^c	49 ¹	0.026
Wood Frame Wall ^{d,h}	21 Int	0.056
Floor	30	0.029
Below Grade Wall ^{e,h}	10/15/21 Int + TB	0.042
Slab ^{d,i} R-Value & Depth	10, 2 ft	n/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.
- "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.
- 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.

- 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.
- Medium Dwelling Unit: 6 credits**
All dwelling units that are not included in #1 or #3
- Large Dwelling Unit: 7 credits**
Dwelling units exceeding 5,000 sf of conditioned floor area
- 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 ^a	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 ⁱ	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 ☒	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.

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

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

DRAWN BY: KLC
DATE: 03-06-24

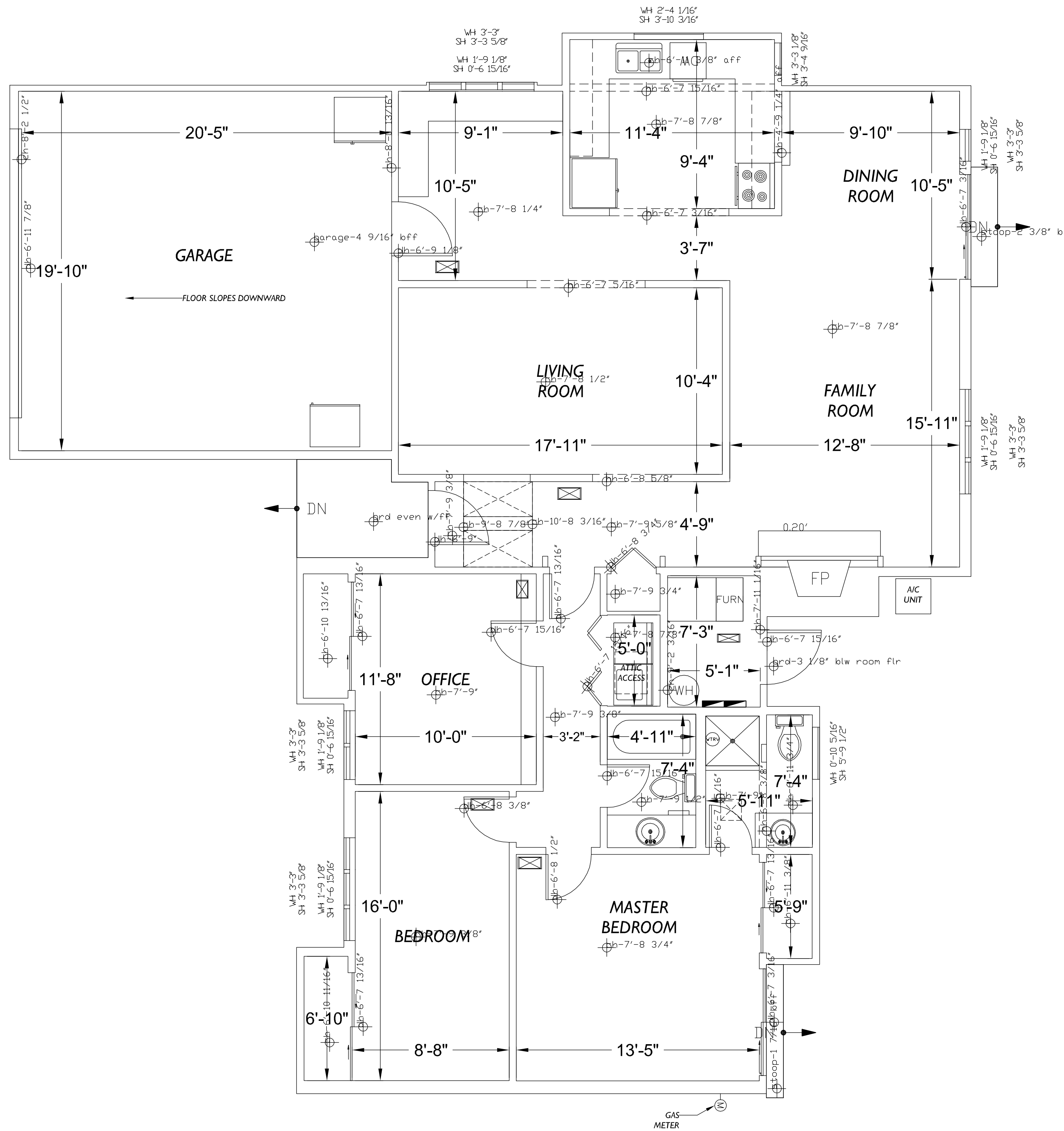
SOLD BY: RENEWAL

ENERGY FORMS

E1.1

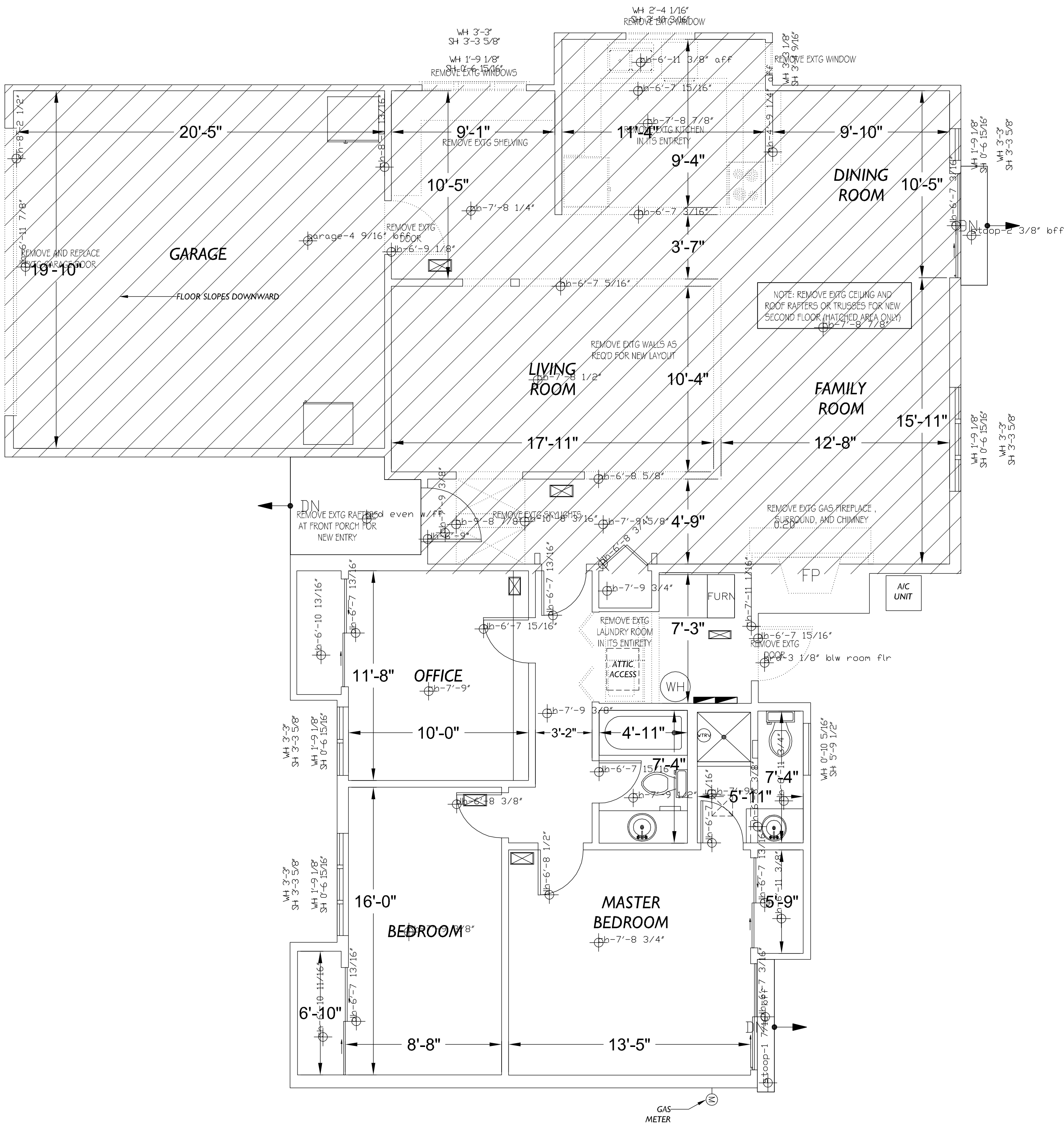
CLIENT APPROVAL -
INITIALS





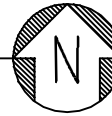
EXTG FIRST FLOOR PLAN

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



DEMO FIRST FLOOR PLAN

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





RENEWAL
REMODELS & ADDITIONS

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

EXISTING AND DEMO
FIRST FLOOR PLAN

CLIENT APPROVAL -
INITIALS

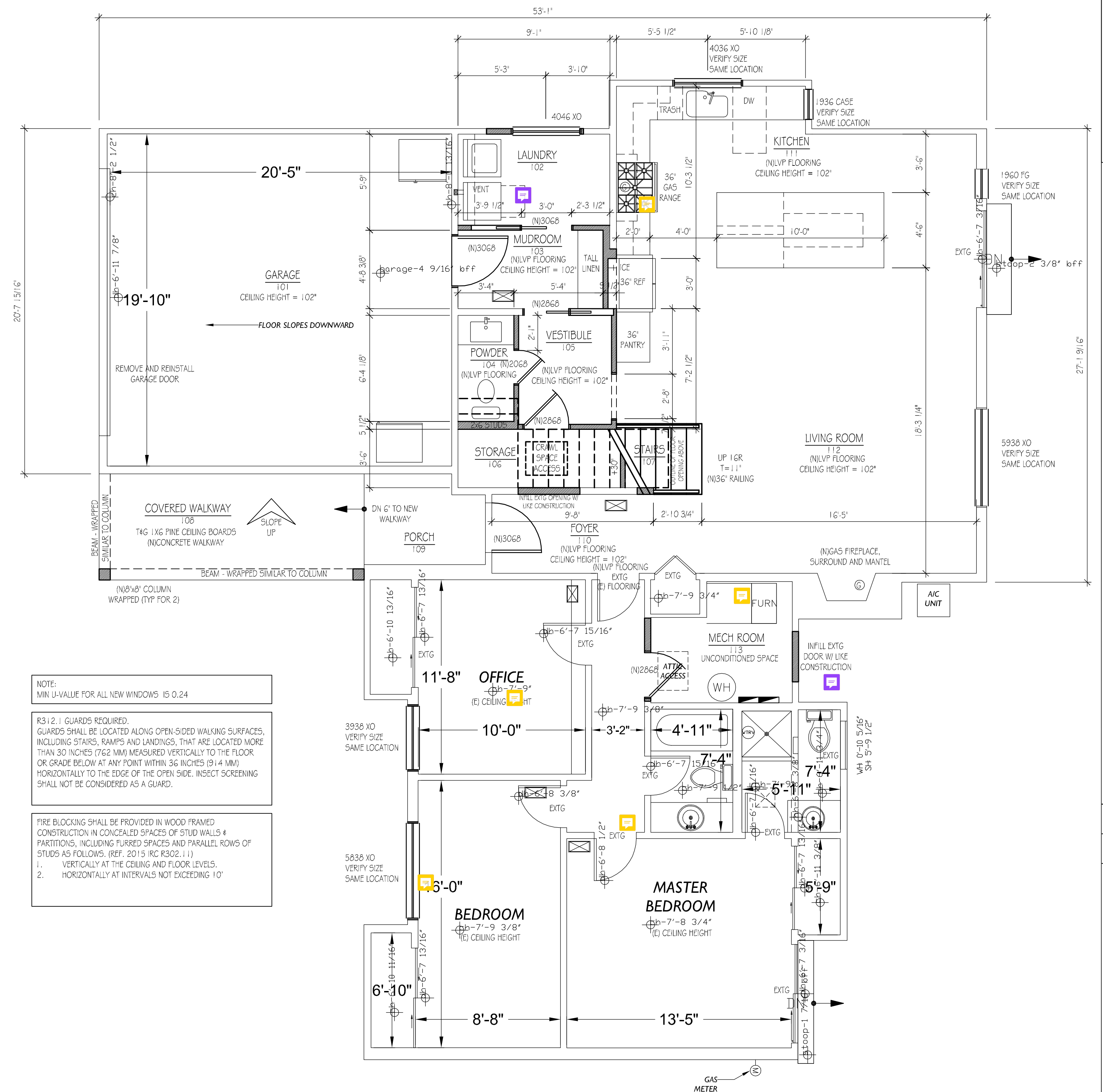
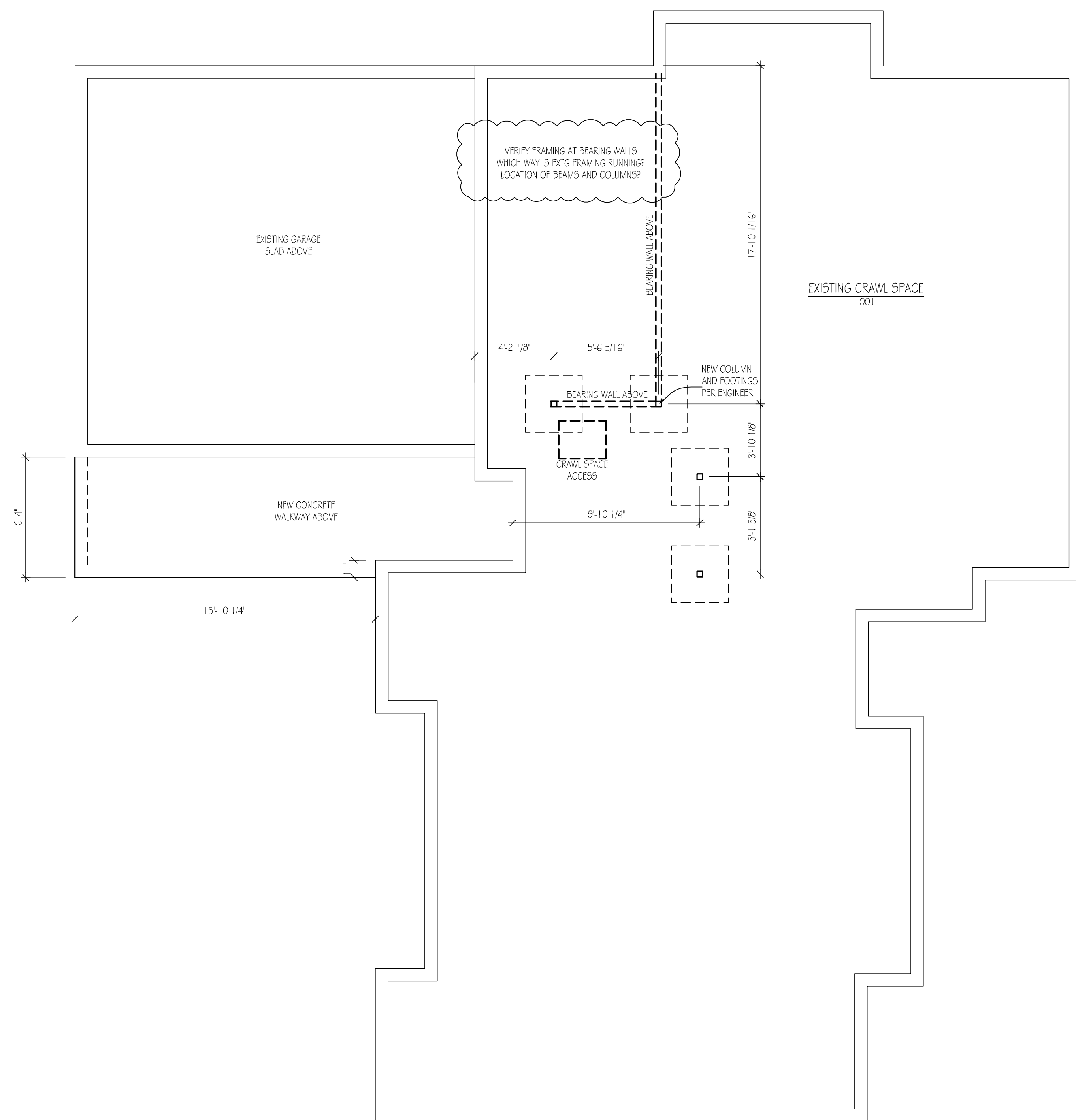
D I . I

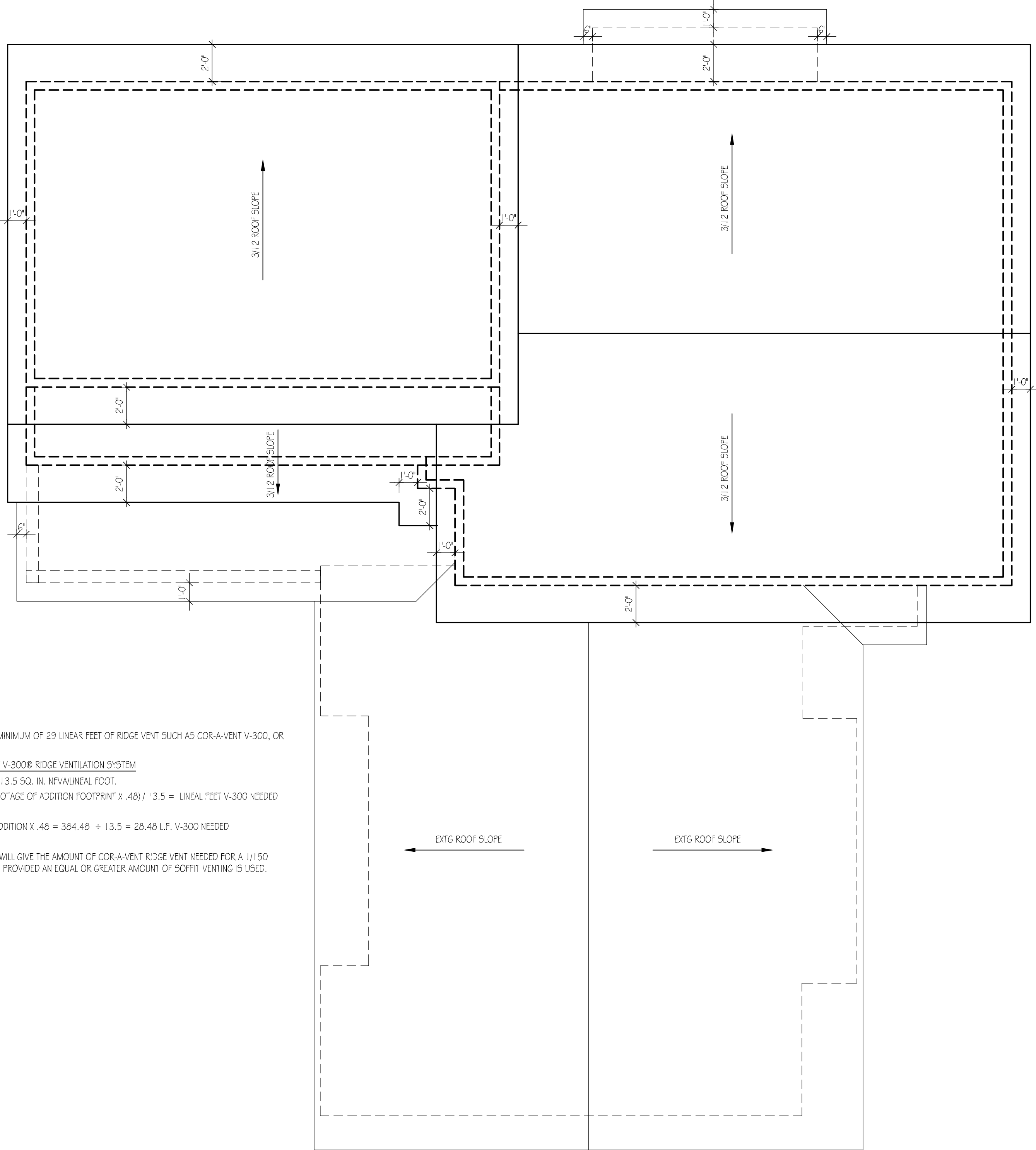
DRAWN BY:
KLC

SOLD BY:
RENEWAL

DATE:
03-06-24

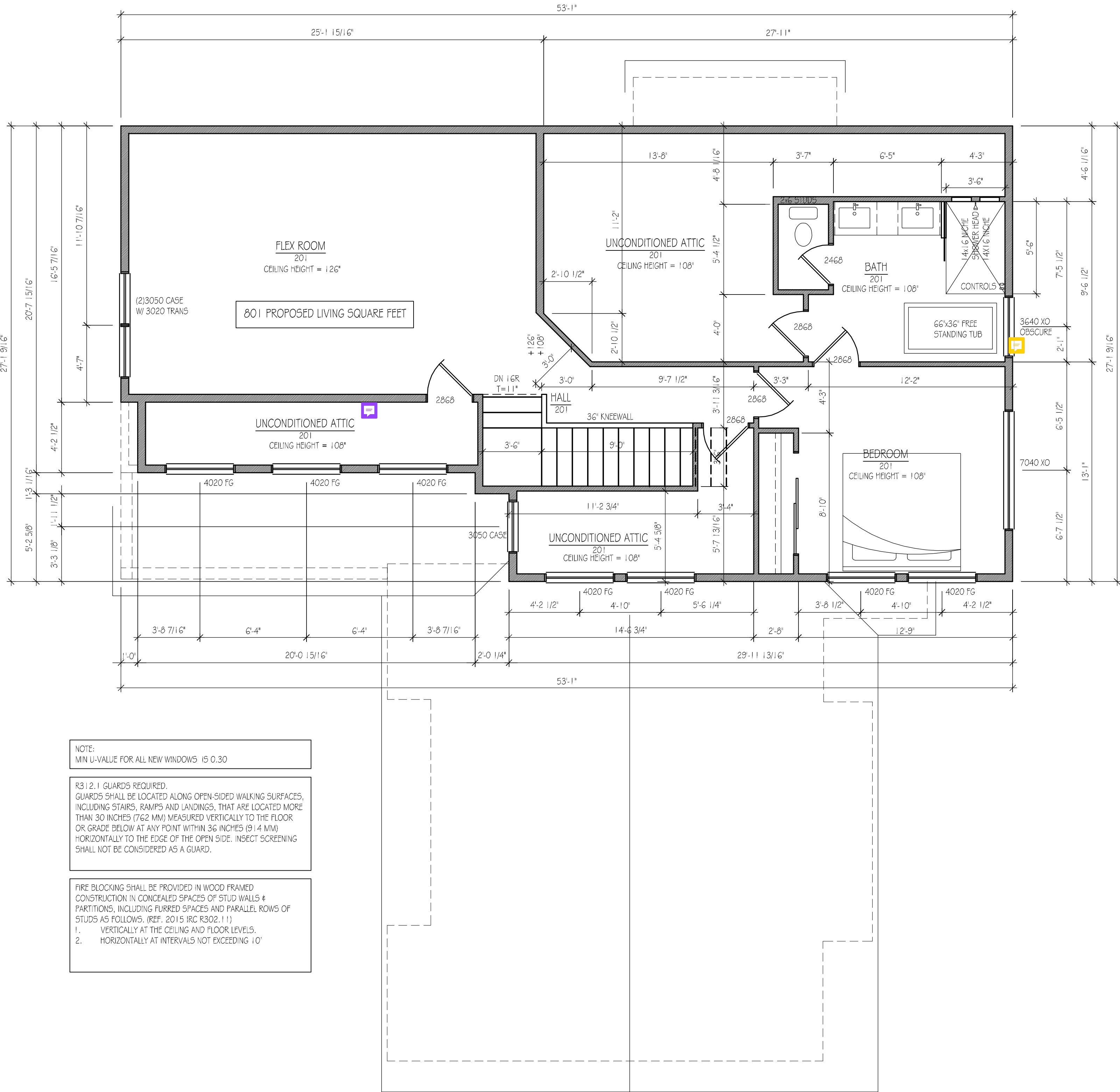
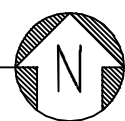
16008 60TH ST E, SUMNER, WASHINGTON 98390
253-682-1990





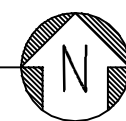
ROOF PLAN

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



SECOND FLOOR PLAN

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



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

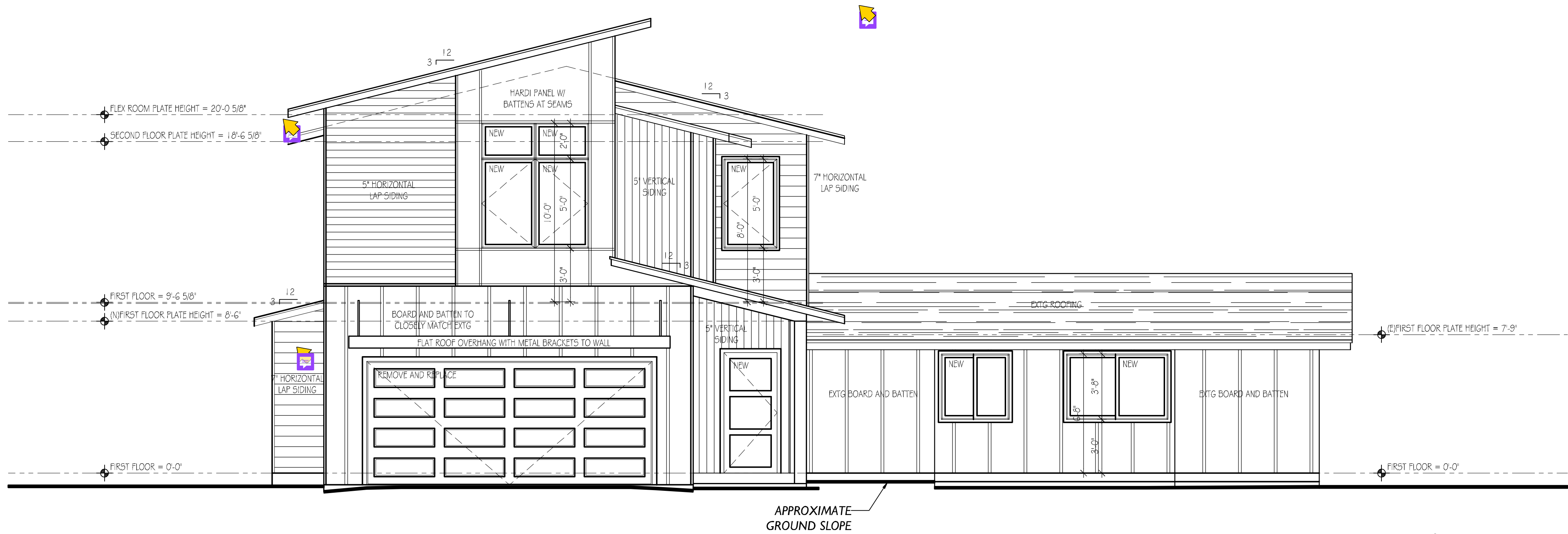
DRAWN BY: KLC
SOLD BY: RENEWAL

DATE: 03-06-24

FOUNDATION PLAN
FIRST FLOOR PLAN

A1.1

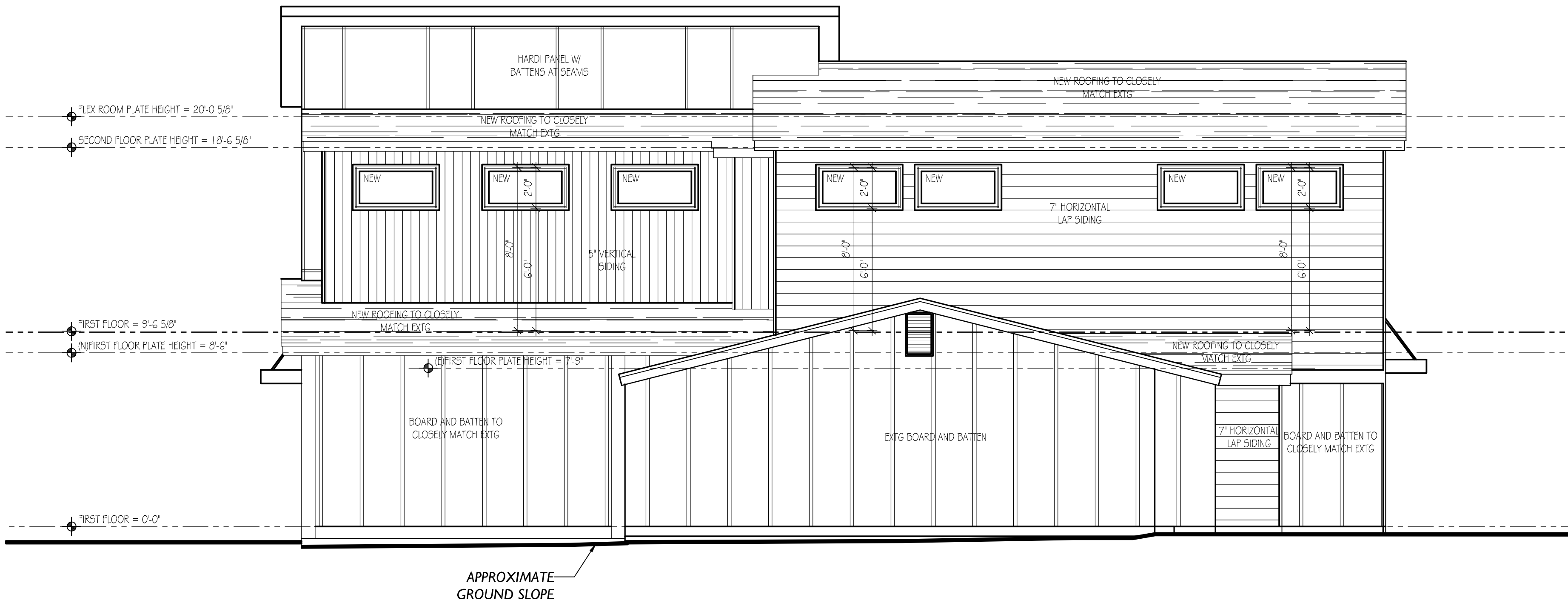
CLIENT APPROVAL -
INITIALS



BUILDING HEIGHT CALCULATIONS			
A. Average Building Elevation (ABE) calculations located on sheet #:	318		
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 318' topo		
S:\CPO\FORMS\Current Forms\Land Use\SitesDevelopment\Worksheet.docx		5	12/2020
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		
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"

TYPICAL ROOF
ROOFING TO CLOSELY MATCH EXTG.
FLASHING AS REQUIRED
15 LB ROOFING FELT
7/16 OSB SHEATHING
ENGINEERED ROOF TRUSSES (DESIGN BY TRUSS MANUFACTURER)
R49 ADVANCED (MIN) FIBERGLASS INSULATION (OR EQUAL)
1" CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING
1/2" GYPSUM BD. CEILING

FLEX ROOM PLATE HEIGHT = 20'-0 5/8"
SECOND FLOOR PLATE HEIGHT = 18'-6 5/8"

TYPICAL EXTERIOR WALL
FINISH PER ELEVATIONS
TYVEK HOUSE WRAP OR EQUAL
7/16 OSB SHEATHING
R21 (MIN) FIBERGLASS INSULATION AND R12 C.I.
2x6 @ 16" OC FRAMING W/ DBLE TOP PLATE OR AS OTHERWISE SHOWN ON DRAWINGS
1/2" GYPSUM BOARD

FIRST FLOOR = 9'-6 5/8"
INFIRST FLOOR PLATE HEIGHT = 8'-6"

NEW NEW 4X10 BEAM ON TOP PLATE TO INCREASE CEILING HEIGHT

EXTG FIRST FLOOR WALLS

GARAGE 10'1"

TO MUDROOM

UNCONDITIONED ATTIC 20'1"

TO STAIRS AND HALL

PATIO SLAB 4" CONC SLAB

(10'8"x6" COLUMN WRAPPED (TYP FOR 2)

PORCH ROOFS
1/2" PLYWOOD SHEATHING
FLASH TO CODE
2x10 @ 16" O/C ROOF RAFTERS
1x6 T&G FINE SOFFIT - STAINED

TYPICAL FLOOR
FINISH PER SCHEDULE
3/4" EDGE GOLD SUBFLOORING
ALL TJ FRAMING PER MFTR INSTALLATION INSTRUCTIONS
R38 OVER ALL NEW UNCONDITIONED AREAS
R21 KB FG INSULATION AT PERIMETER ALL AROUND
1/2" GYPSUM IN ALL FINISHED AREAS

NEW ROOFING TO CLOSELY MATCH EXTG.

7" HORIZONTAL LAP SIDING

NEW ROOFING TO CLOSELY MATCH EXTG.

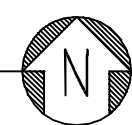
7" HORIZONTAL LAP SIDING

BOARD AND BATTEN TO CLOSELY MATCH EXTG.

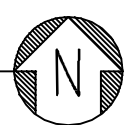
APPROXIMATE GROUND SLOPE

FIRST FLOOR = 9'-6 5/8"
INFIRST FLOOR PLATE HEIGHT = 8'-6"

FIRST FLOOR = 0'-0"



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



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

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

DOOR BELL

DOOR CHIME

CENTER VACUUM WALL OUTLET

110 VOLT DUPLEX RECEPTACLE

110 VOLT DUPLEX RECEPTACLE W/ USB OUTLETS

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 VOLT DUPLEX RECEPTACLE

OUTLET STRIPS

SINGLE DUPLEX FLOOR RECEPTACLE
RECESSED WITH FLOORING COVERS

DOUBLE DUPLEX FLOOR RECEPTACLE
RECESSED WITH FLOORING COVERS

SWITCH WITH DIMMER

SWITCH

DOUBLE ROCKER SWITCHES

THREE-WAY SWITCH

FOUR-WAY SWITCH

PHONE JACK

DATA JACK

CABLE TV JACK

VOLUME CONTROL

TELEVISION LOCATION, INSTALL ALL REQUIRED COMPONENTS,
INCLUDING INFRARED SENSORS

GARAGE DOOR OPENER

THERMOSTAT

ALARM SYSTEM CONTROL PANEL

INTERCOM

SPEAKER, CEILING-MOUNTED

SPEAKER, WALL-MOUNTED

RECESSED CAN LIGHT FIXTURE, SEE SPECS

RECESSED MINI-CAN LIGHT FIXTURE, SEE SPECS

DIRECTIONAL RECESSED CAN LIGHT FIXTURE

PENDANT LIGHT FIXTURE

CEILING-MOUNTED LIGHT FIXTURE

WALL-MOUNTED LIGHT FIXTURE

LOW-VOLTAGE "MICKEY PLUCK" LIGHT

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

EXHAUST FAN

CEILING FAN, CEILING-MOUNTED

CEILING FAN W/ LIGHT, CEILING MOUNTED

ELECTRICAL PANEL

SECURITY & AV CONTROL PANEL

SPRINKLER PANEL

110V SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

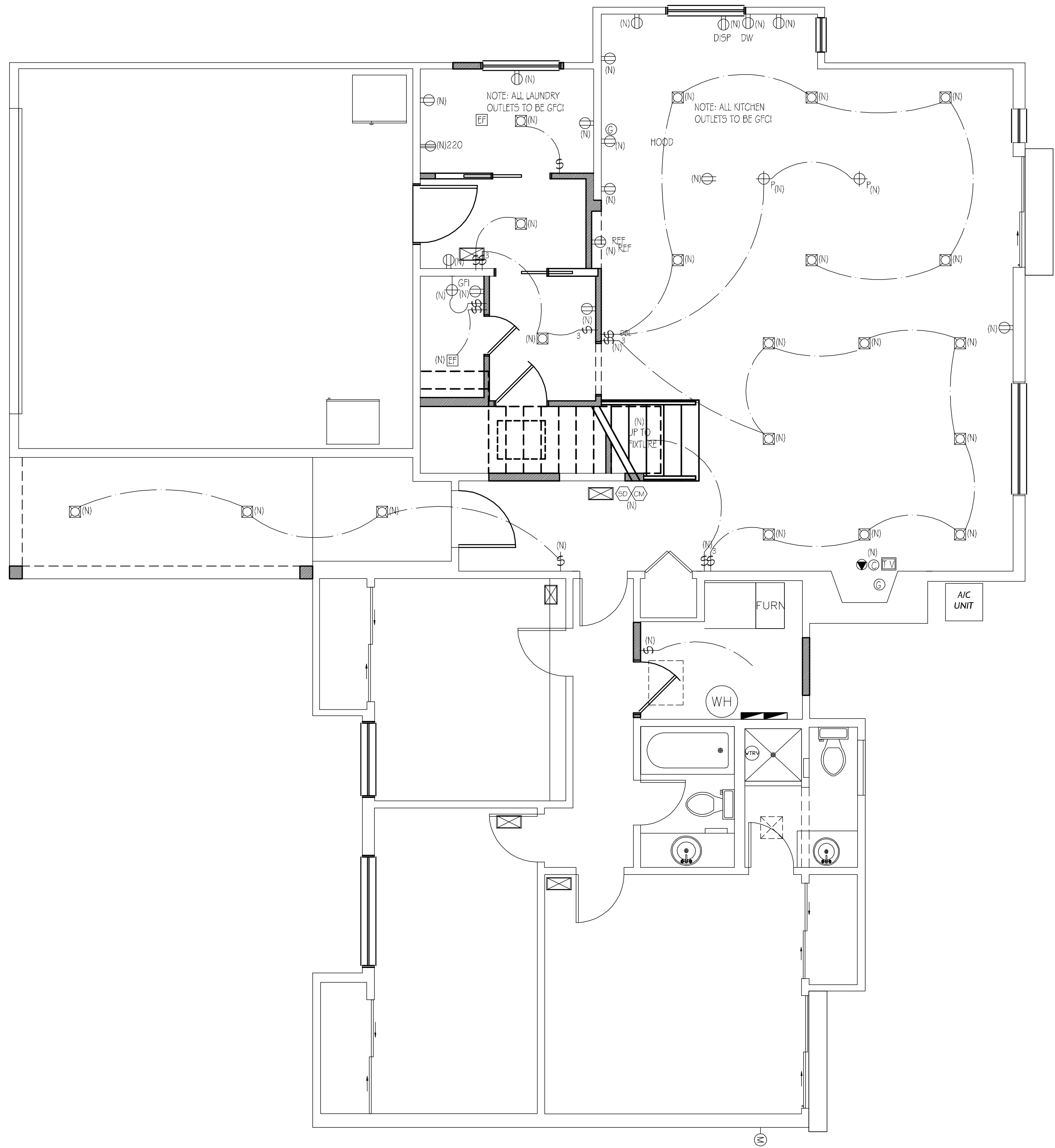
GAS LINE

DRYER VENT

HOSE BIBB

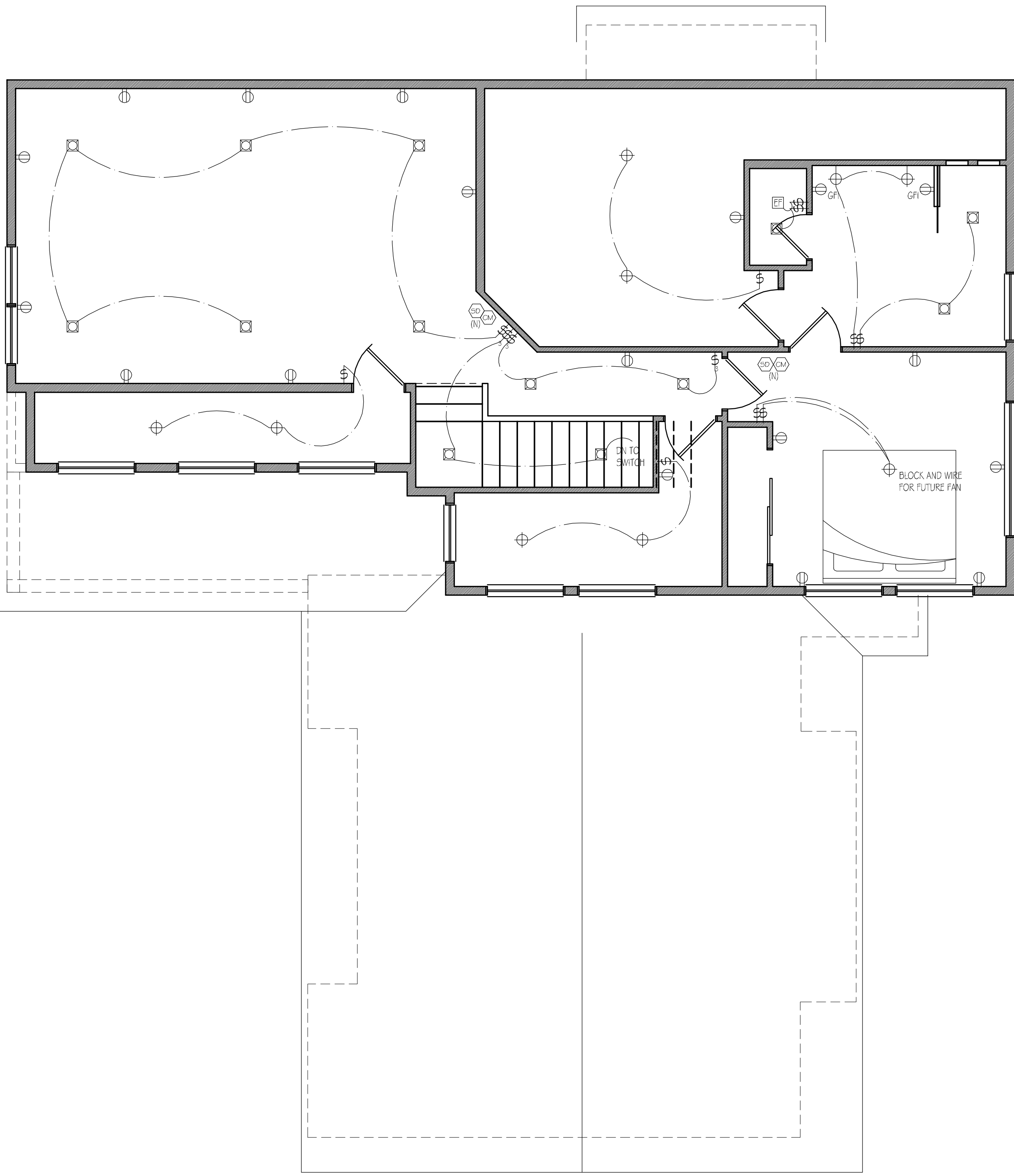
FIRST FLOOR ELECTRICAL / LIGHTING PLAN

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



SECOND FLOOR ELECTRICAL / LIGHTING PLAN

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



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

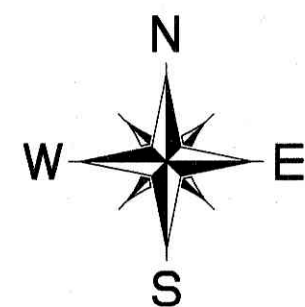
DRAWN BY: KLC
SOLD BY: RENEWAL

DATE: 03-06-24

ELECTRICAL / LIGHTING FLOOR PLANS

ME I

CLIENT APPROVAL -
INITIALS



GRAPHIC SCALE 1"=10'

LEGEND

PROPERTY CORNER	●
MAILBOX	■
WATER METER	Ⓜ
LAMP POST/YARD LIGHT	*
GAS METER	Ⓜ
POWER METER	Ⓜ
POWER OUTLET	Ⓜ
AC UNIT	Ⓜ
TREE	Ⓜ
RHODY	*
CLEANOUT	Ⓜ
SIGN	Ⓜ
CONCRETE	Ⓜ
PAVERS	Ⓜ
CONCRETE BLOCK WALL	Ⓜ
EDGE PAVEMENT	—E/P—

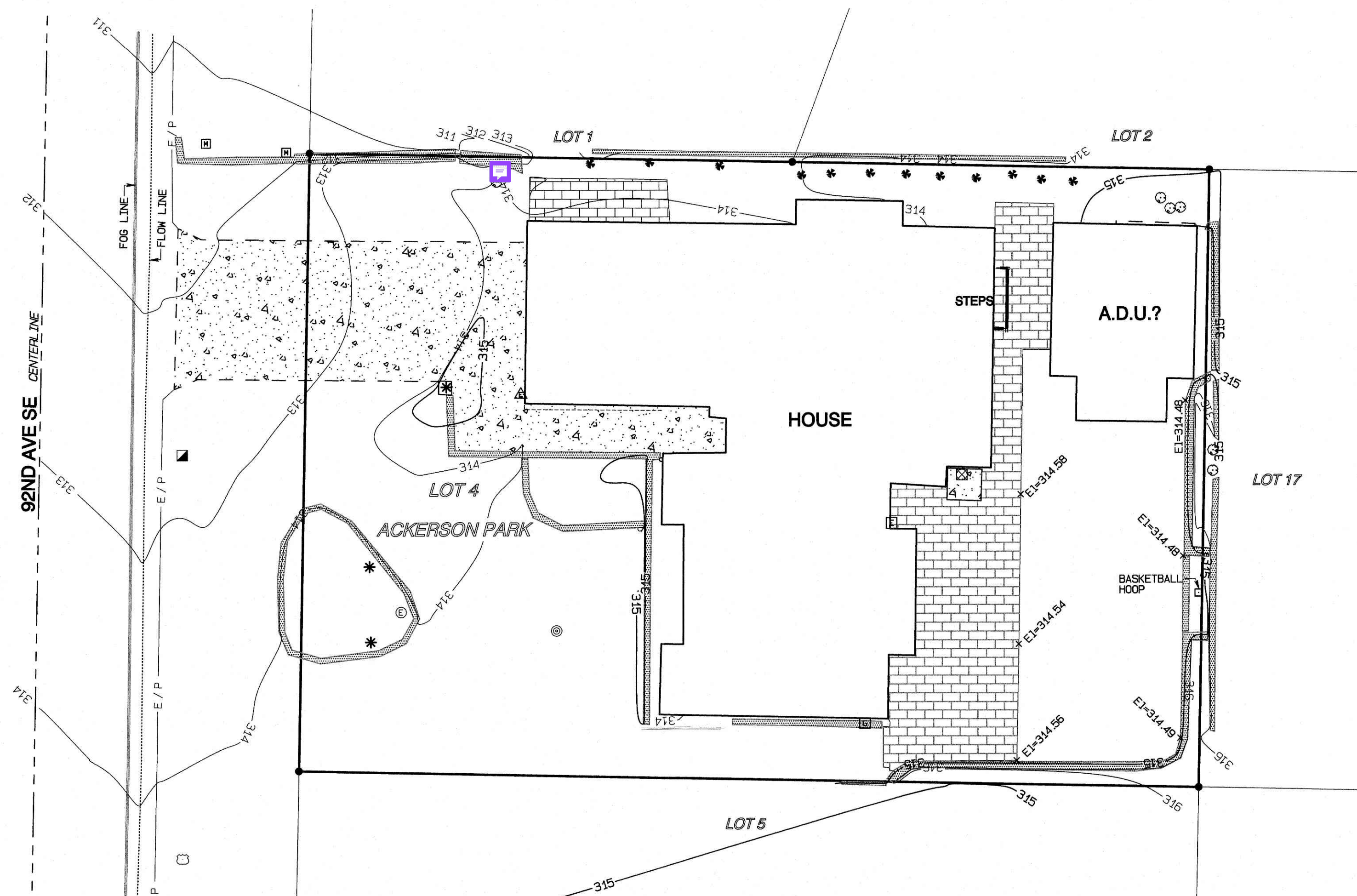
VERTICAL DATUM

WSDOT BM DEWITT
MON ID 6476
PUBLISHED ELEV 270.46 NAVD88
OBSERVED ELEV 270.40 NAVD88
CONTOUR INTERVAL = 1 FOOT

EXHIBIT MAP

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 18
TOWNSHIP 24 N, RANGE 5 E, WILLAMETTE MERIDIAN
MERCER ISLAND, KING COUNTY, WASHINGTON

EXISTING CONDITIONS



AZURE | GREEN
CONSULTANTS

+feasibility +planning +engineering +surveying

409 East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142

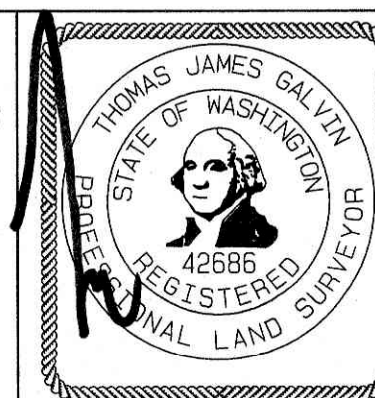


EXHIBIT MAP

SHEET 2 OF 2

FOR: RENEWAL - COLIN MALONEY MERCER ISLAND

DRAWN BY: TG

CHECKED: TG

SCALE: 1 INCH = 10 FEET

JOB NO: 3432

DATE: AUGUST 15, 2023

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), VULT = 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%,

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:

- 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.
- 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	LOWER ROOF & UPPER FLOOR FRAMING PLAN
S2.0	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: 10	

STRUCTURAL WORKS, PLLC

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



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

TITLE | GENERAL NOTES

DATE | 03/26/24 PERMIT SET

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.

MINIMUM 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.

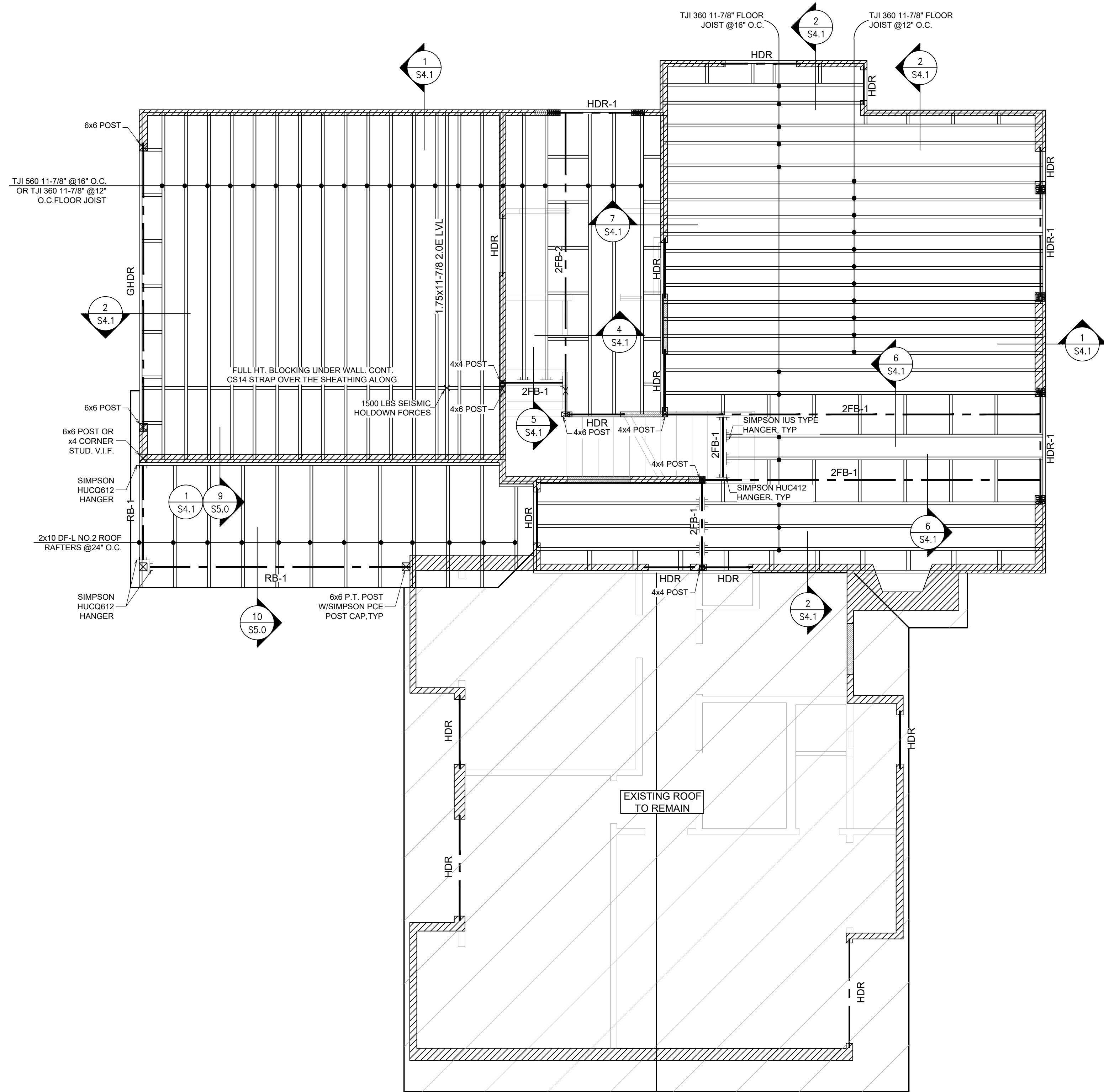
PROVIDE CERTIFICATE OF CONFORMANCE FROM AN INDEPENDENT TESTING LABORATORY OR A LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT THEY HAVE INSPECTED THE FINISHED TRUSSES AND THAT ALL TRUSSES ARE CONSTRUCTED IN CONFORMANCE WITH THE TRUSS DESIGN DRAWINGS.

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.





<u>FLOOR FRAMING NOTES:</u>	
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.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 A3S OR LTP CLIPS ON EACH SIDE OF BEAM
5.	ALL EXTERIOR WALLS SHALL BE SW1 U.O.
6.	REFER TO GENERAL STRUCTURAL NOTE PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS
<u>FLOOR BEAM SCHEDULE</u>	
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')	
<u>POST & TRIMMER & WALL SCHEDULE</u>	
	(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	



LOWER ROOF & UPPER FLOOR FRAMING PLAN

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

ROOF FRAMING NOTES:

- DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS DESIGN IS TO BE PROVIDED BY MANUFACTURER.
- HEADERS OVER DOORS AND WINDOW OPENINGS SHALL BE MINIMUM 4X10 U.N.O.
- 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
- REFER TO GENERAL STRUCTURAL NOTE PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS
- 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.	* ALL TRIMMERS AND KING STUDS SHALL CONFORM PER DETAIL 10/S4.1 UNLESS NOTED OTHERWISE.
(x2) 2x TRIMMERS + (x2) 2x KING STUDS.	
☒ POST BELOW	☒ 6x6 POST
☒ POST FROM ABOVE	☒ 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:

- DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" 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.
- HEADERS OVER DOORS AND WINDOW OPENINGS SHALL BE MINIMUM 4X10'S U.N.O.
- 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
- ALL EXTERIOR WALLS SHALL BE SW1 U.N.O.
- 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

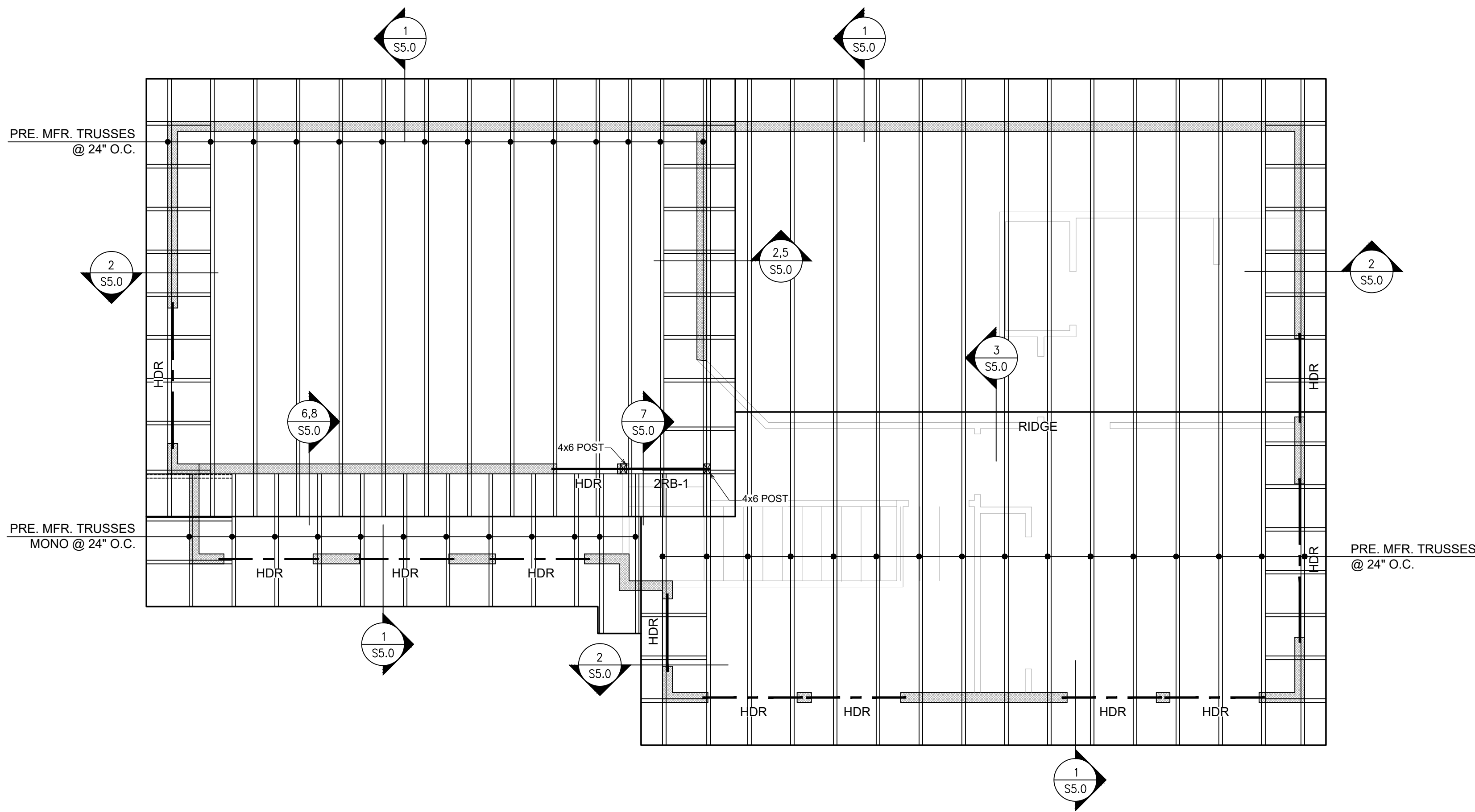
2FB-2: 5-1/4" x 11-7/8" 24F-V4 DF GLULAM

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')





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

ROOF FRAMING NOTES:

- DO NOT SCALE DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. TRUSS DESIGN IS TO BE PROVIDED BY MANUFACTURER.
- HEADERS OVER DOORS AND WINDOW OPENINGS SHALL BE MINIMUM 4X10 U.N.O.
- 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
- REFER TO GENERAL STRUCTURAL NOTE PAGE ON S0.0 FOR ADDITIONAL REQUIREMENTS
- 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.

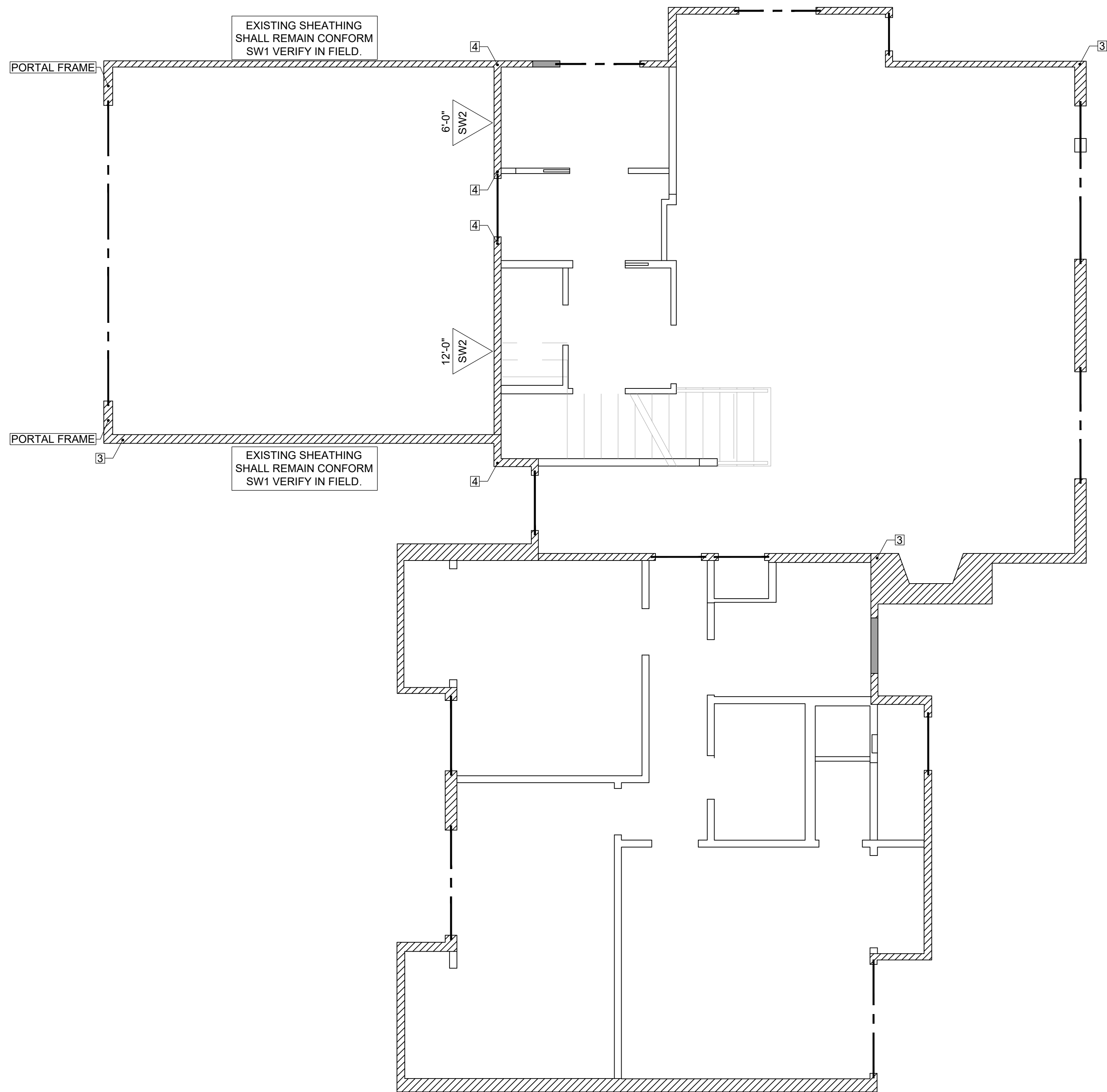
POST & TRIMMER & WALL SCHEDULE

(x3) 2x TRIMMERS + (x3) 2x KING STUDS.	• ALL TRIMMERS AND KING STUDS SHALL CONFORM PER DETAIL 10/S4.1 UNLESS NOTED OTHERWISE.
(x2) 2x TRIMMERS + (x2) 2x KING STUDS.	
POST BELOW	6x6 POST
POST FROM ABOVE	4x4 POST
	4x6 POST
LOAD BEARING WALL	EXISTING WALL
PARTITION WALL	EXISTING STRUCTURE

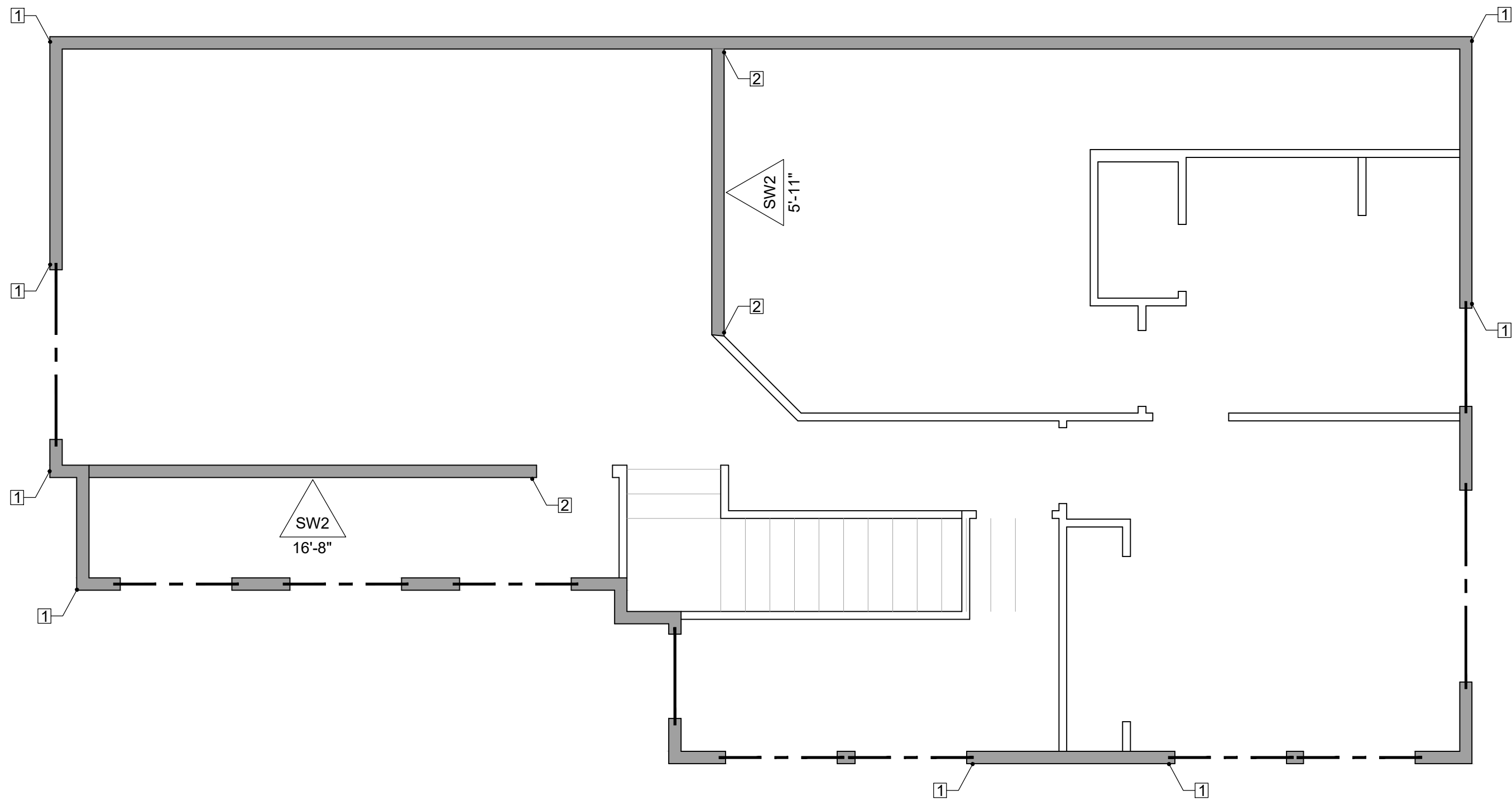
ADDITIONAL NOTES

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





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

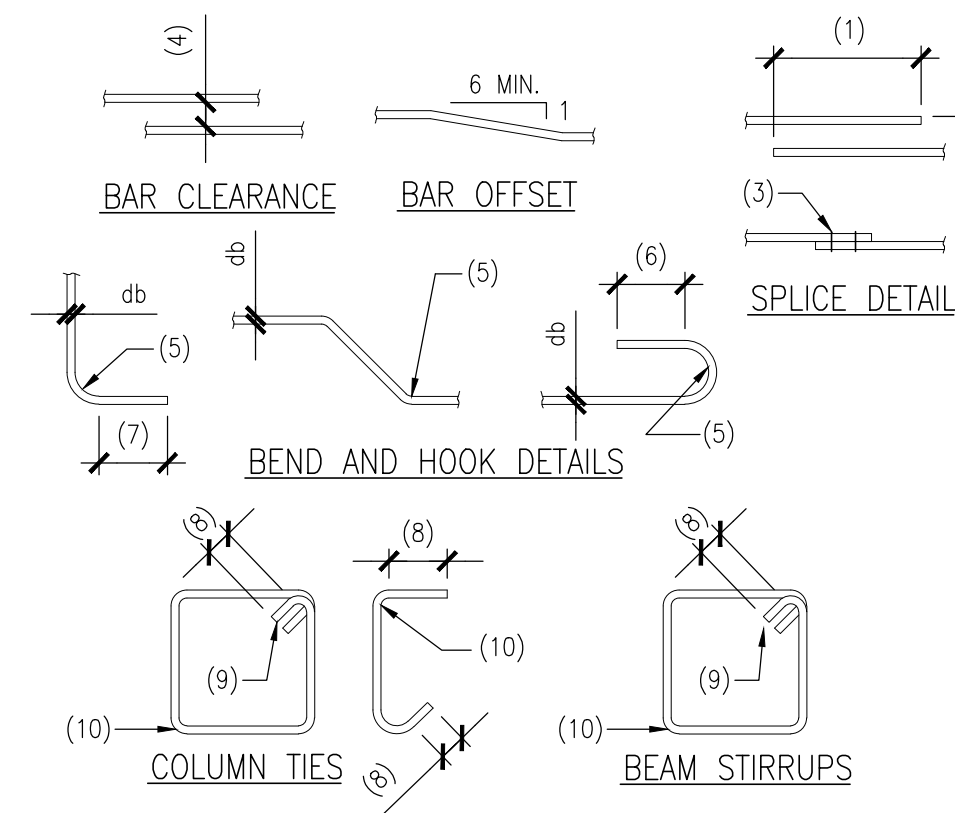
SW1 ALL EXTERIOR WALLS SHALL BE SW1 UNLESS NOTED OTHERWISE

- WALL LEGEND**
- SHEARWALL
 - INTERIOR WALL (SHEATHING IS NOT REQ'D)



1 THICKENED EDGE CONCRETE SLAB

SCALE: N.T.S.

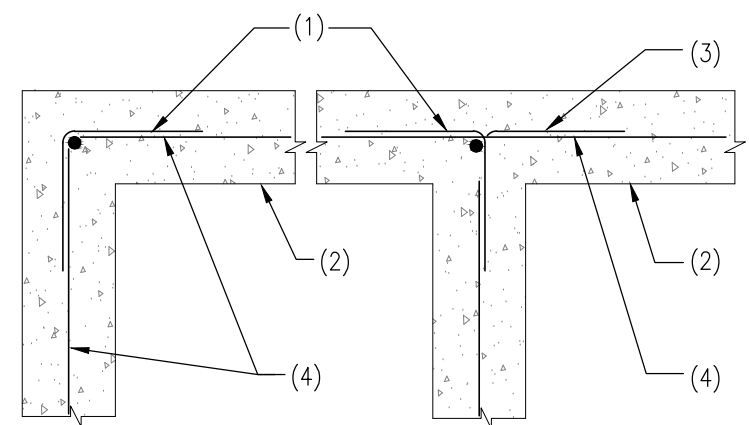


NOTES:

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

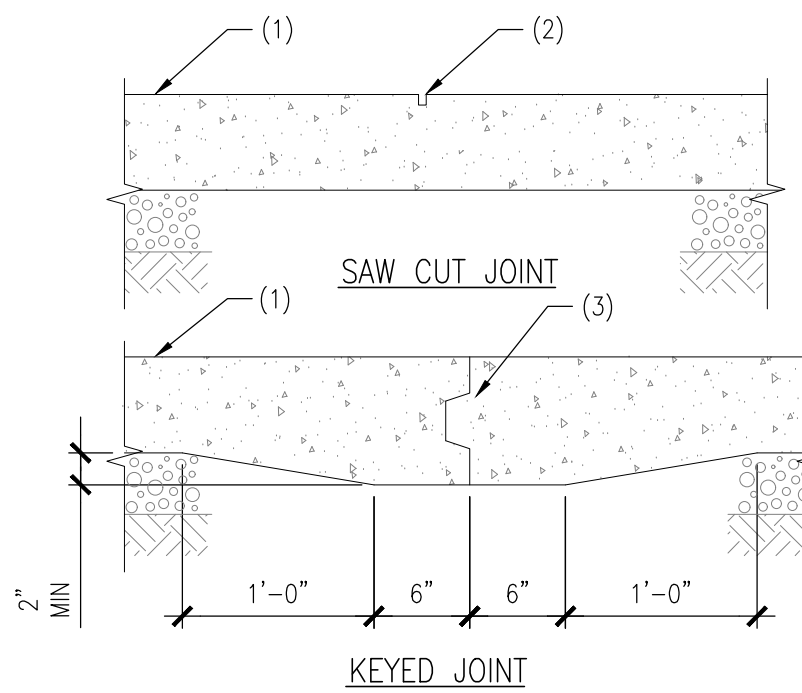
2 PLAN-CORNER REINFORCING IN CONCRETE FOOTING STEM/WALL

SCALE: N.T.S.



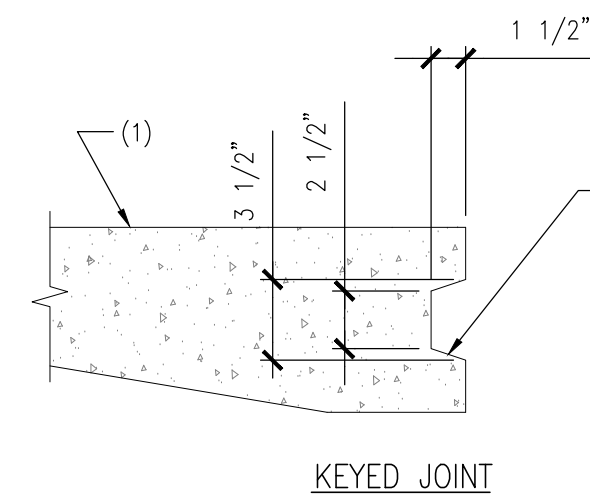
NOTES:

1. CORNER BARS SAME SIZE AND SPACING AS HORIZONTAL REINFORCING LAP PER GSN (24\"/>



NOTES:

1. CONCRETE SLAB ON GRADE
2. SAWCUT – 1/8\"/>



NOTES:

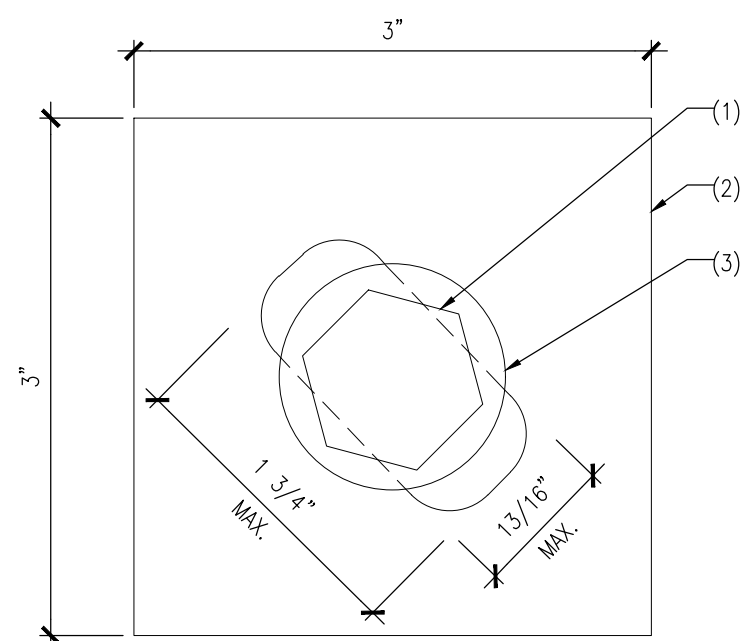
1. CONCRETE SLAB
2. KEYED JOINT – REMOVE FORM MATERIAL PRIOR TO PLACING ADJACENT CONCRETE

NOTES:

- A. ALL DIMENSIONS ARE ±1/2"

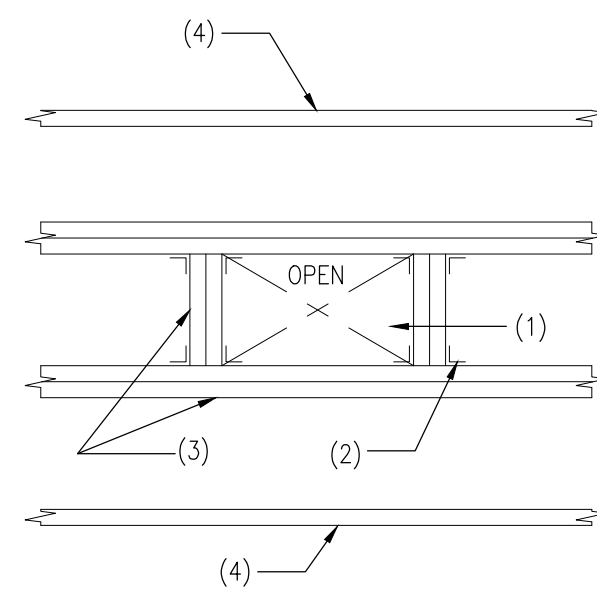
3 CONTROL JOINTS (C.J.) IN CONCRETE SLAB ON GRADE

SCALE: N.T.S.



NOTES:

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

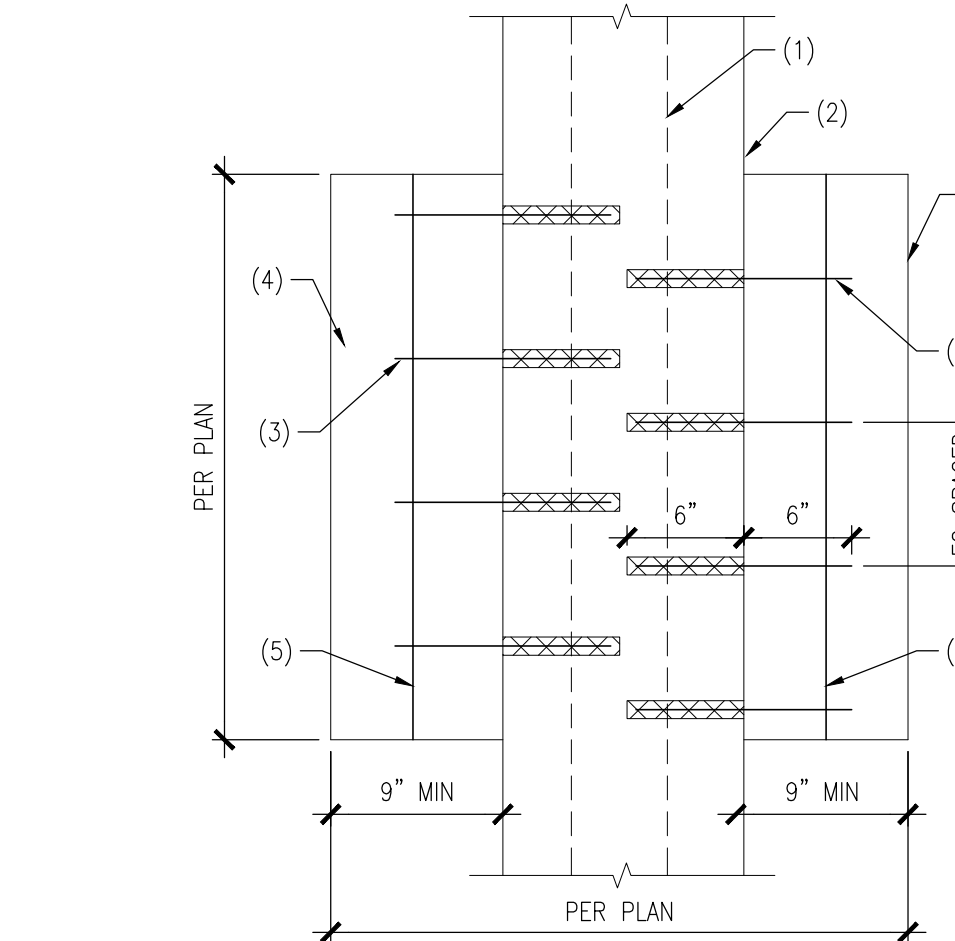


NOTES:

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

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

SCALE: N.T.S.



NOTES:

1. EXISTING CONCRETE STEM WALL
2. EXISTING CONCRETE FOOTING
3. 1'-0\"/>

6 SILL PLATE ANCHOR BOLT SLOTTED PLATE WASHER

SCALE: N.T.S.



NOTES:

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

7 TYPICAL CRAWL SPACE OPENING

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

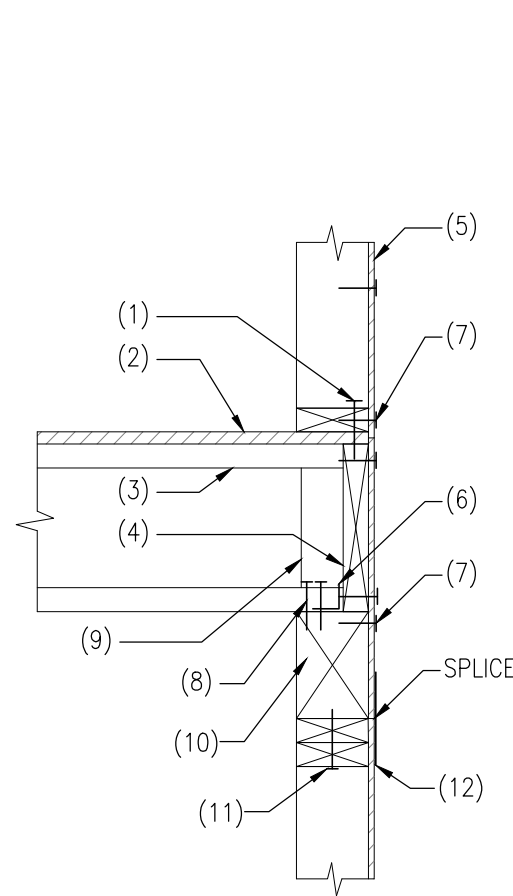
8 FOOTING ADDITION AT EXISTING FOOTING

SCALE: N.T.S.

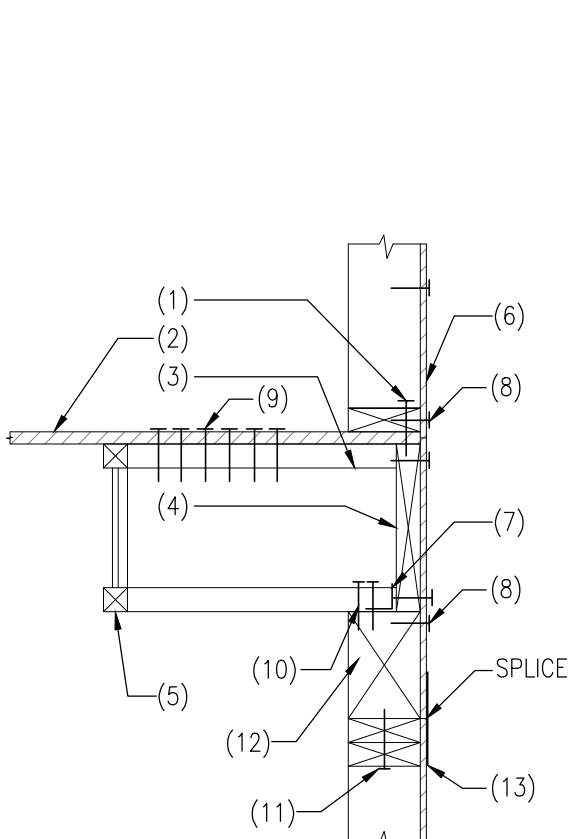


NOTES:

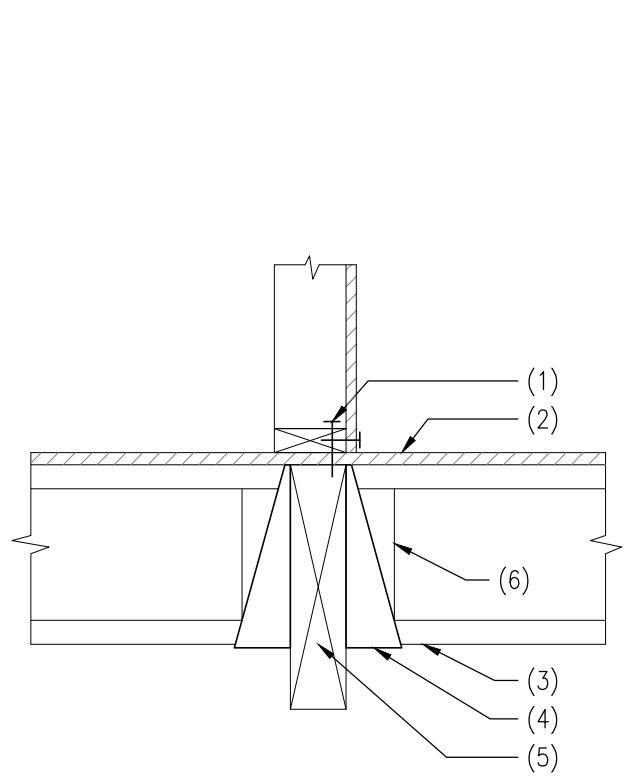
1. EXISTING CONCRETE STEM WALL
2. EXISTING CONCRETE FOOTING
3. 1'-0\"/>



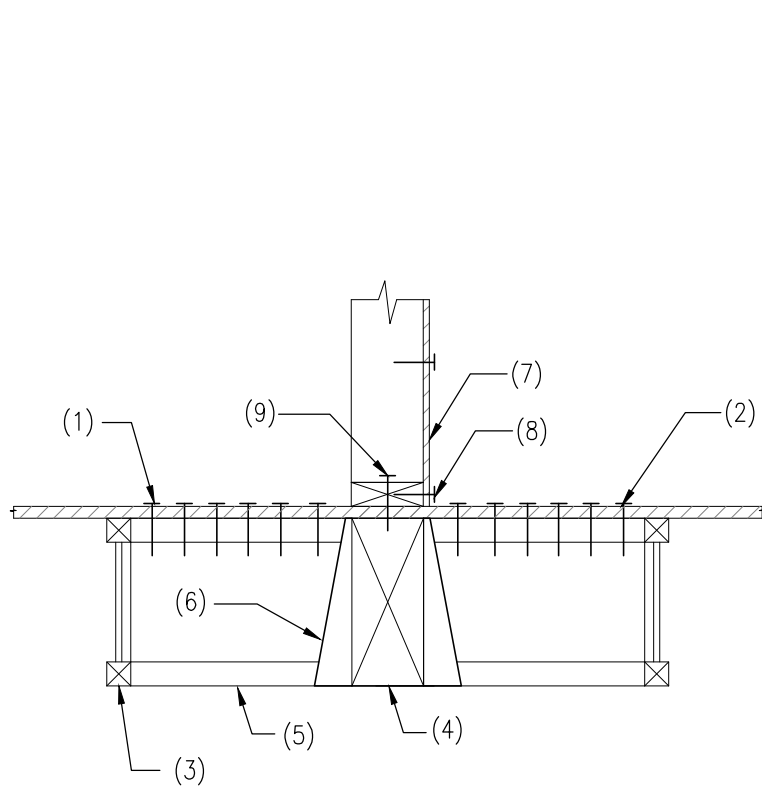
- NOTES:
1. BASE PLATE NAILING PER SHEARWALL SCHEDULE
 2. PLYWOOD SHEATHING
 3. PLYWOOD WEB WOOD JOIST PER PLAN
 4. RIM JOIST BY JOIST MANUFACTURER – ATTACH WITH (2) 10d NAILS PER JOIST
 5. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
 6. SIMPSON A35 CLIPS PER SHEARWALL SCHEDULE MIN. 24" O.C.
 7.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



- 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. WOOD BEAM PER PLAN
 13. SIMPSON LTP4 @24" O.C.



- 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



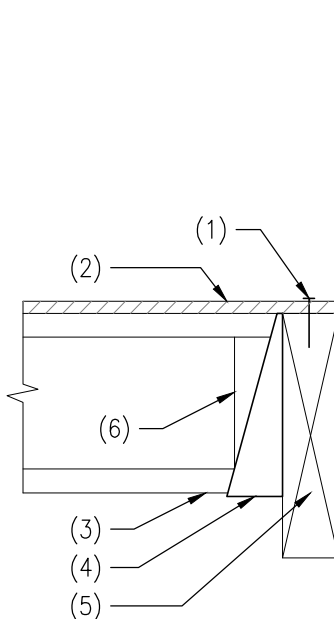
- NOTES:
1. (6) #8 SCREWS PER BLOCK – 10d NAILS ALTERNATE
 2. PLYWOOD SHEATHING
 3. PLYWOOD WEB JOISTS PER PLAN
 4. WOOD BEAM PER PLAN
 5. BLOCKING AT 32" O.C. BY JOIST MANUFACTURER
 6. SIMPSON LLU TYPE HANGER
 7. SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
 8. EDGE NAILING
 9. BASE PLATE NAILING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

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

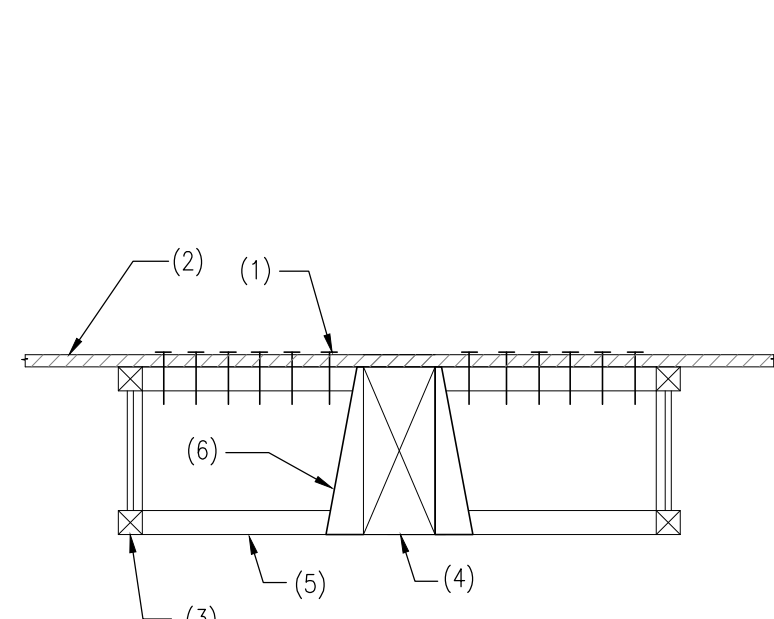
2 PLYWOOD WEB JOIST AT WOOD STUD WALL
SCALE: N.T.S.

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

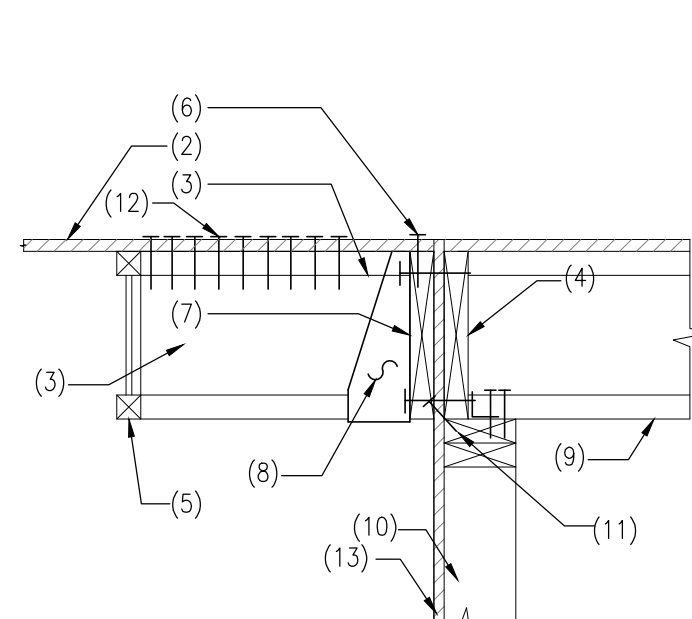
4 PLYWOOD WEB JOIST AT WOOD BEAM
SCALE: N.T.S.



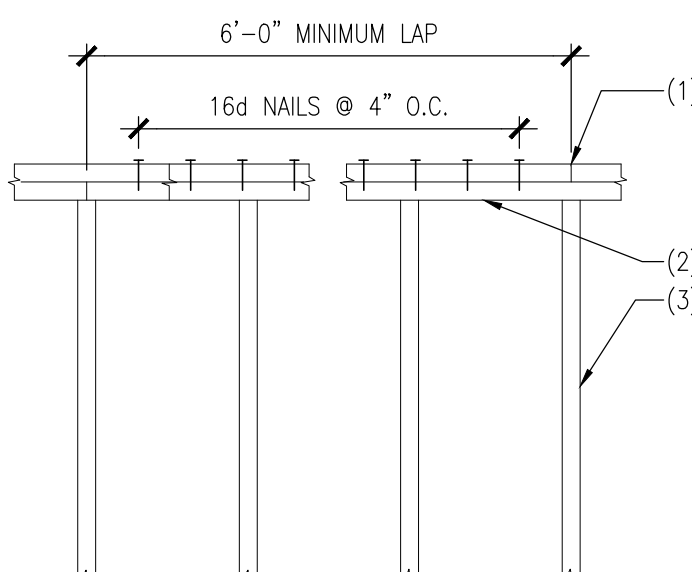
- NOTES:
1. DOUBLE EDGE NAILING
 2. PLYWOOD SHEATHING
 3. PLYWOOD WEB JOIST PER PLAN
 4. JOIST HANGER BY JOIST MANUFACTURER
 5. WOOD BEAM PER PLAN
 6. WEB STIFFENER



- 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



- 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



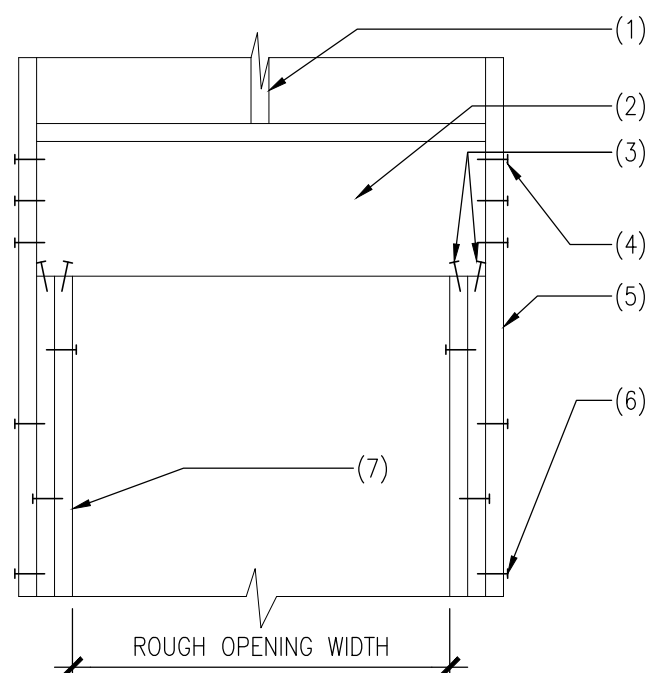
- NOTES:
1. TOP PLATE SPLICE OVER STUD ONLY.
 2. DOUBLE TOP PLATE.
 3. WOOD STUDS.

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

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

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

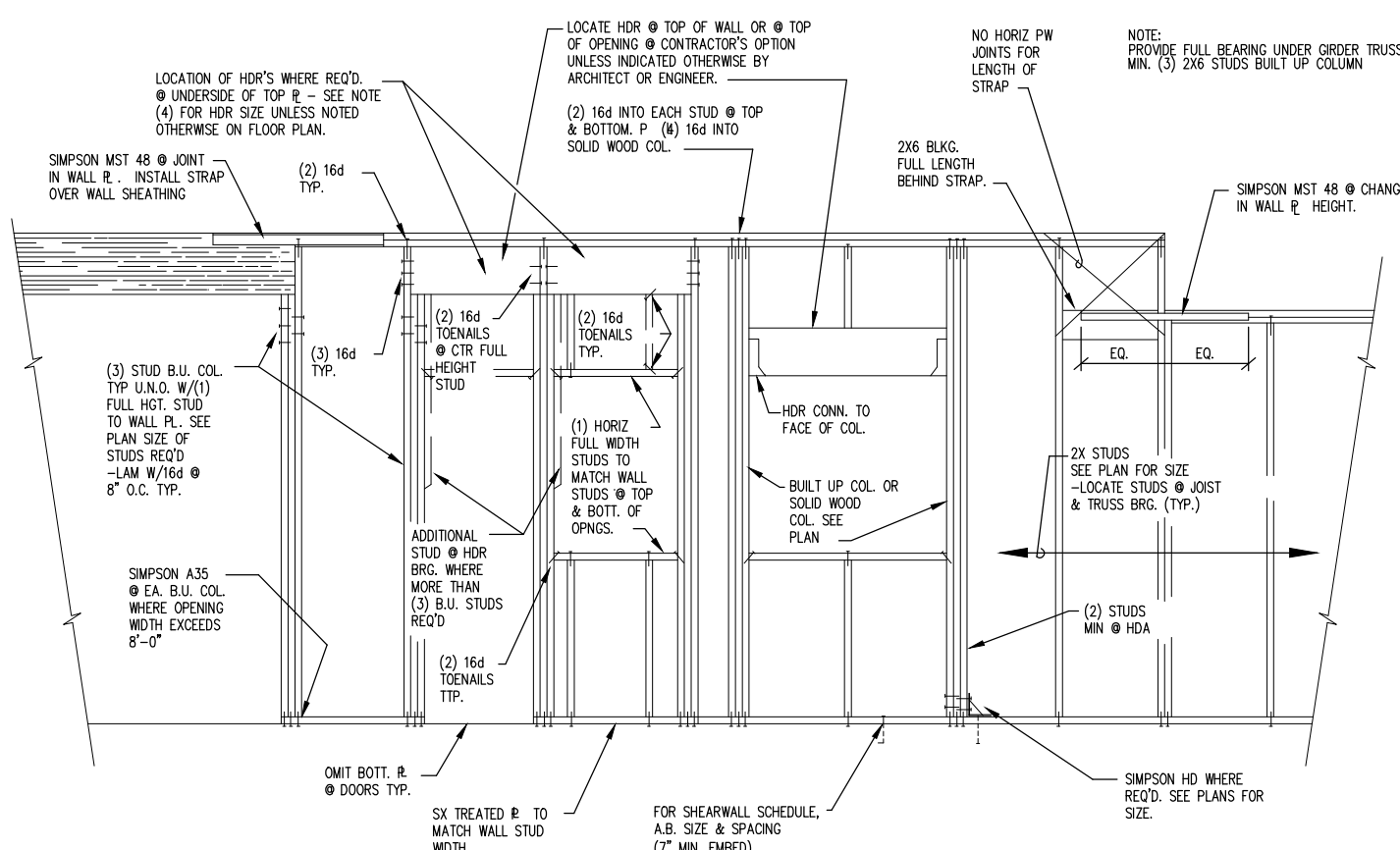
8 TYPICAL SPLICE OF TOP PLATES
SCALE: N.T.S.



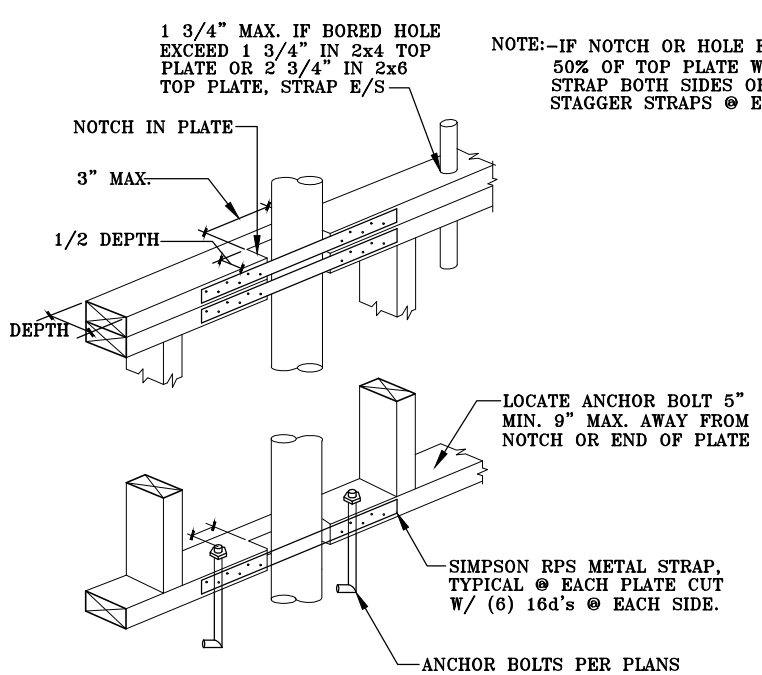
- NOTES:
1. WOOD STUD WALL
 2. WOOD HEADER PER PLAN
 3. (2) 16d TOENAILS – EACH SIDE, EACH END
 4. (3) 16d NAILS AS SHOWN
 5. RUN VERTICAL STUDS UP PAST HEADER AS SHOWN
 6. (2) 16d NAILS AT 12" O.C.
 7. DOUBLE STUDS UNDER HEADER BEARINGS FOR OPENING WIDTHS GREATER THAN 5'-0"

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

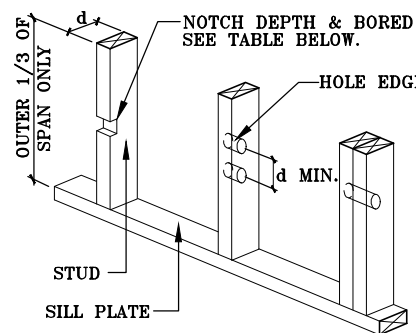
- NOTES:
- UNLESS NOTED OTHERWISE, ALL BEAM AND HEADER SUPPORTS SHALL CONFORM TO THIS SCHEDULE
 - ALL BUILT-UP SUPPORTS WILL MATCH OR EXCEED WIDTH OF SUPPORTED BEAM
 - ALL HEADERS ARE TO BE 4X10 DF-L NO.2 UNLESS NOTED OTHERWISE



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



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



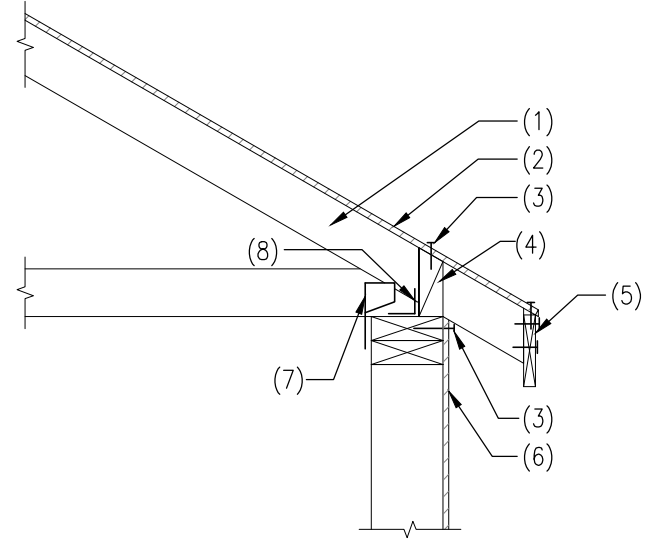
NOTES:

- HOLES NOT PERMITTED IN MORE THAN TWO CONSECUTIVE DOUBLES STUDS

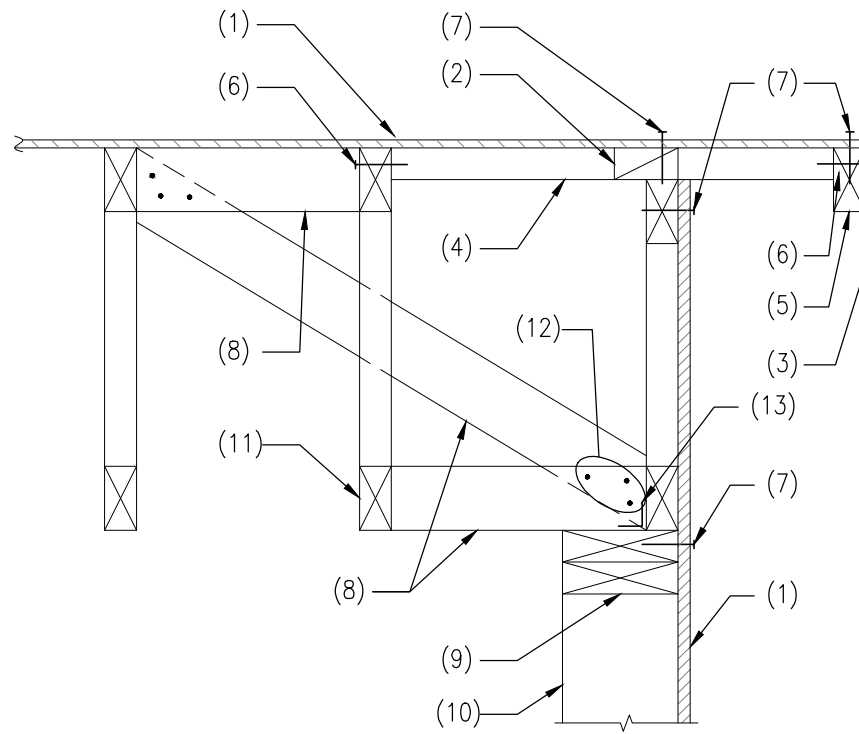
BORED HOLES			
STUD SIZE	EXT. & BRN'G. WALLS	NON-BRN'G. WALLS	
2x4	1 5/16"	2 1/8"	
2x6	2 1/16"	3 1/16"	
2-2x4	2 1/16"	3 1/16"	
2-2x6	3 5/16"	3 5/16"	

NOTCH DEPTH			
STUD SIZE	EXT. & BRN'G. WALLS	NON-BRN'G. WALLS	
2x4	1 5/8"	1 7/16"	
2x6	1 5/8"	2 3/16"	

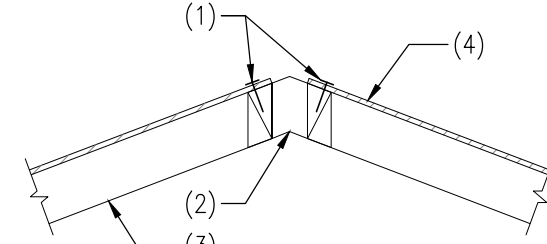
13 STUD NOTCHING/BORING LIMITS
SCALE: N.T.S.



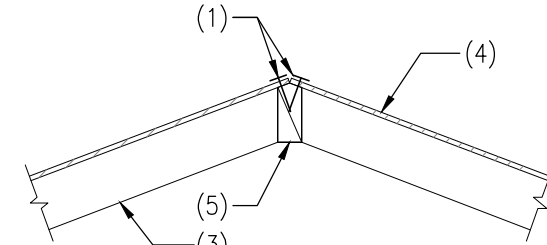
- NOTES:**
- WOOD TRUSS PER PLAN
 - PLYWOOD SHEATHING
 - EDGE NAILING
 - 2x BLOCKING WITH (3) 16d NAILS PER BLOCK
 - WOOD FASCIA WITH (2) 10d NAILS PER TRUSS MANUFACTURER
 - SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE
 - SIMPSON H1 AT EACH TRUSS – USE SIMPSON H2.5 EACH SIDE OF GIRDER TRUSS
 - SIMPSON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



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

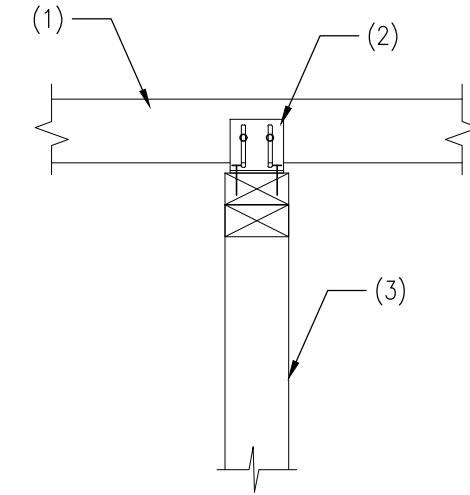


WITH RIDGE VENTS

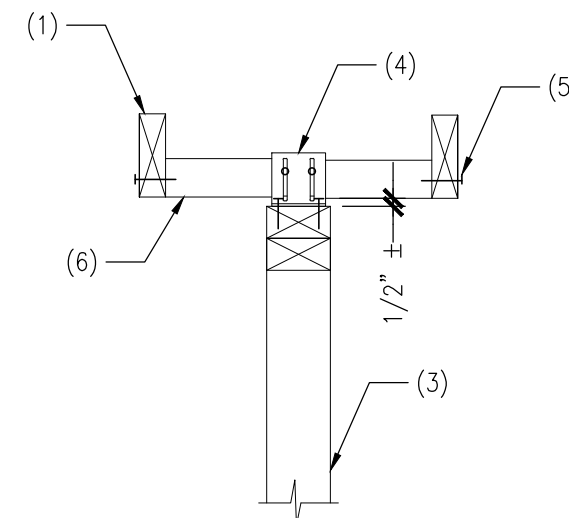


WITHOUT RIDGE VENTS

- NOTES:**
- EDGE NAILING
 - RIDGE VENTS
 - WOOD TRUSS PER PLAN
 - PLYWOOD SHEATHING
 - 2x SOLID BLOCKING

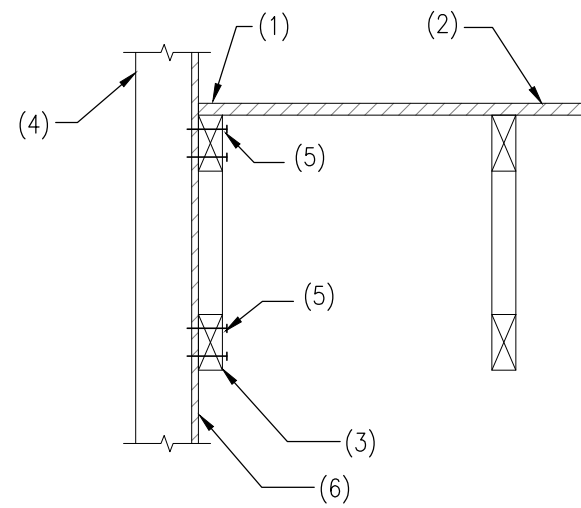


PERPENDICULAR TO FRAMING

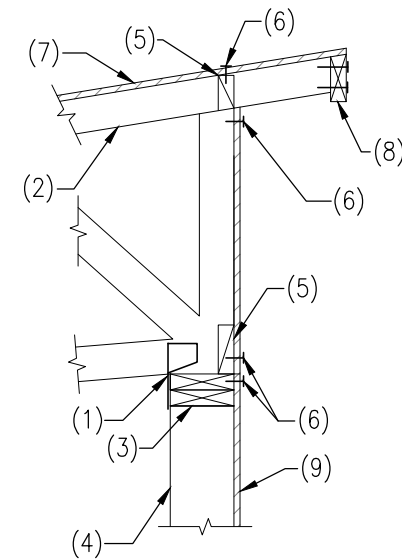


PARALLEL TO FRAMING

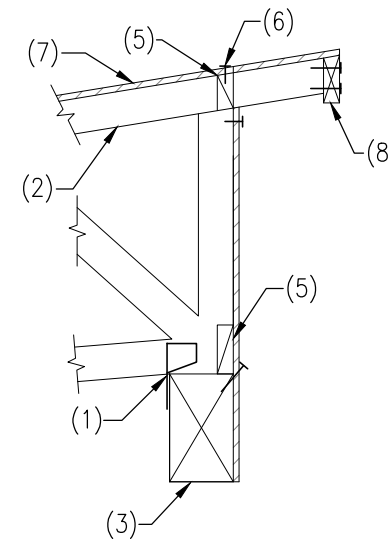
- NOTES:**
- CEILING FRAMING/BOTTOM CHORD
 - SIMPSON DTC CLIP AT EACH BOTTOM CHORD
 - WOOD STUD WALL
 - SIMPSON DTC CLIP AT 2' O.C.
 - (2) 16D NAILS
 - 2x4 FLAT AT 2' O.C.



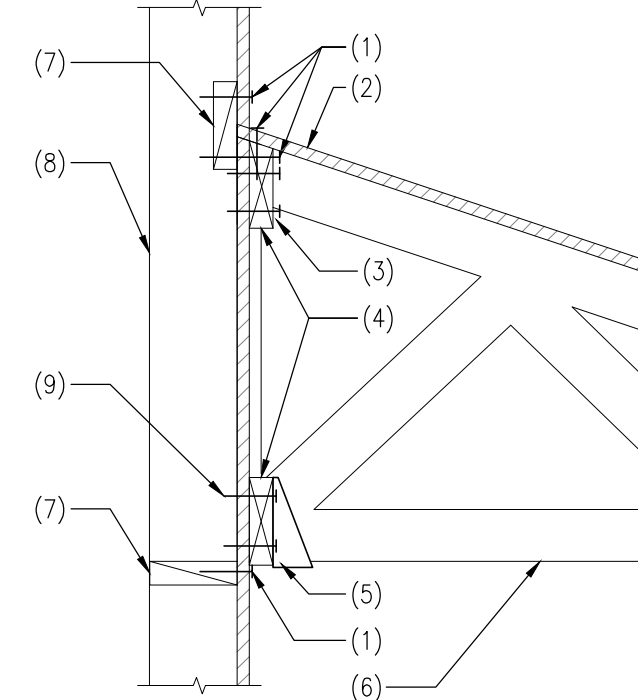
- NOTES:**
- EDGE NAILING
 - PLYWOOD SHEATHING
 - PREFABRICATED WOOD TRUSS
 - WOOD STUD WALL
 - (2) 16d NAILS PER STUD
 - SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE



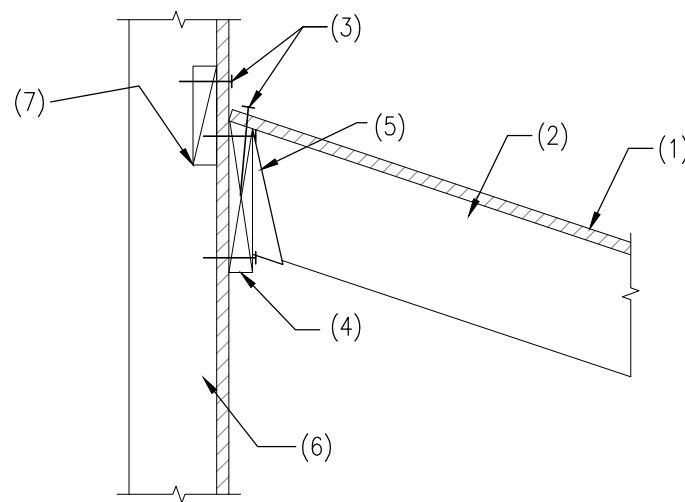
- NOTES:**
- SIMPSON H1 CLIP AT EACH TRUSS – AT GIRDER TRUSS, USE SIMPSON H2.5 EACH SIDE OF GIRDER TRUSS
 - WOOD TRUSS PER PLAN
 - DOUBLE 2x TOP PLATE
 - WOOD STUD WALL AS OCCURS
 - 2x BLOCKING
 - EDGE NAILING
 - FASCIA WITH (2) 10d NAILS PER TRUSS
 - SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE



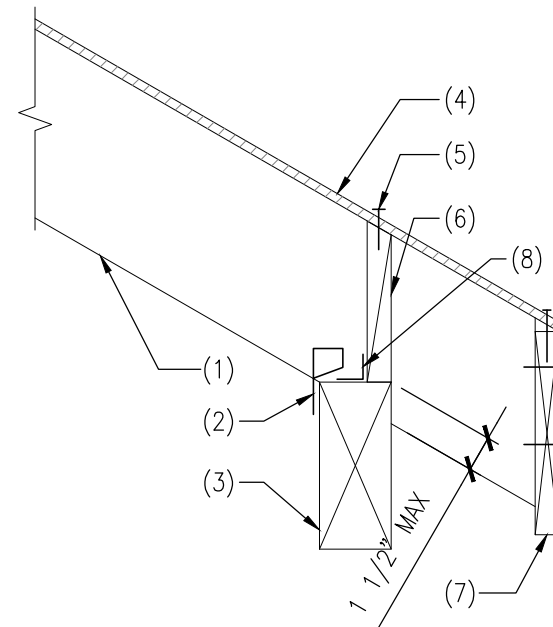
- NOTES:**
- SIMPSON H1 CLIP AT EACH TRUSS – AT GIRDER TRUSS, USE SIMPSON H2.5 EACH SIDE OF GIRDER TRUSS
 - WOOD TRUSS PER PLAN
 - EXISTING WOOD BEAM
 - WOOD STUD WALL AS OCCURS
 - 2x BLOCKING
 - EDGE NAILING
 - PLYWOOD SHEATHING
 - SHEATHING AND ATTACHMENT PER SHEARWALL SCHEDULE



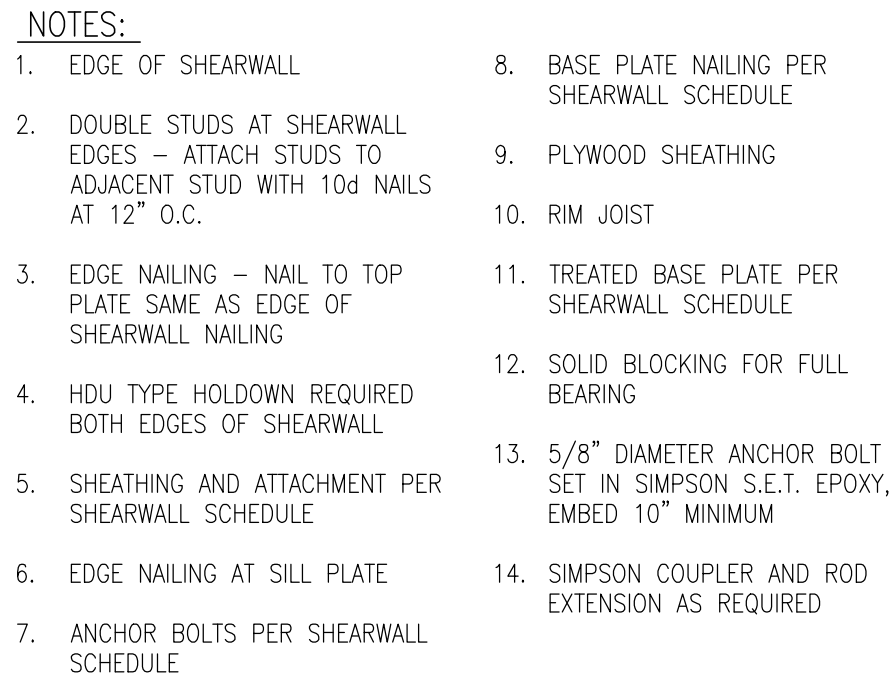
- NOTES:**
- EDGE NAILING
 - PLYWOOD SHEATHING
 - (2) 16d NAILS PER STUD
 - CONTINUOUS 2x LEDGER
 - SIMPSON LU TYPE HANGER
 - WOOD TRUSS PER PLAN
 - 2x SOLID BLOCKING
 - WOOD STUD WALL
 - (2) 16d NAILS PER STUD



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



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



SCALE: N.T.S.



SHEAR WALL SCHEDULE NOTES:

SHEARWALL SCHEDULE
SCALE: N.T.S.

