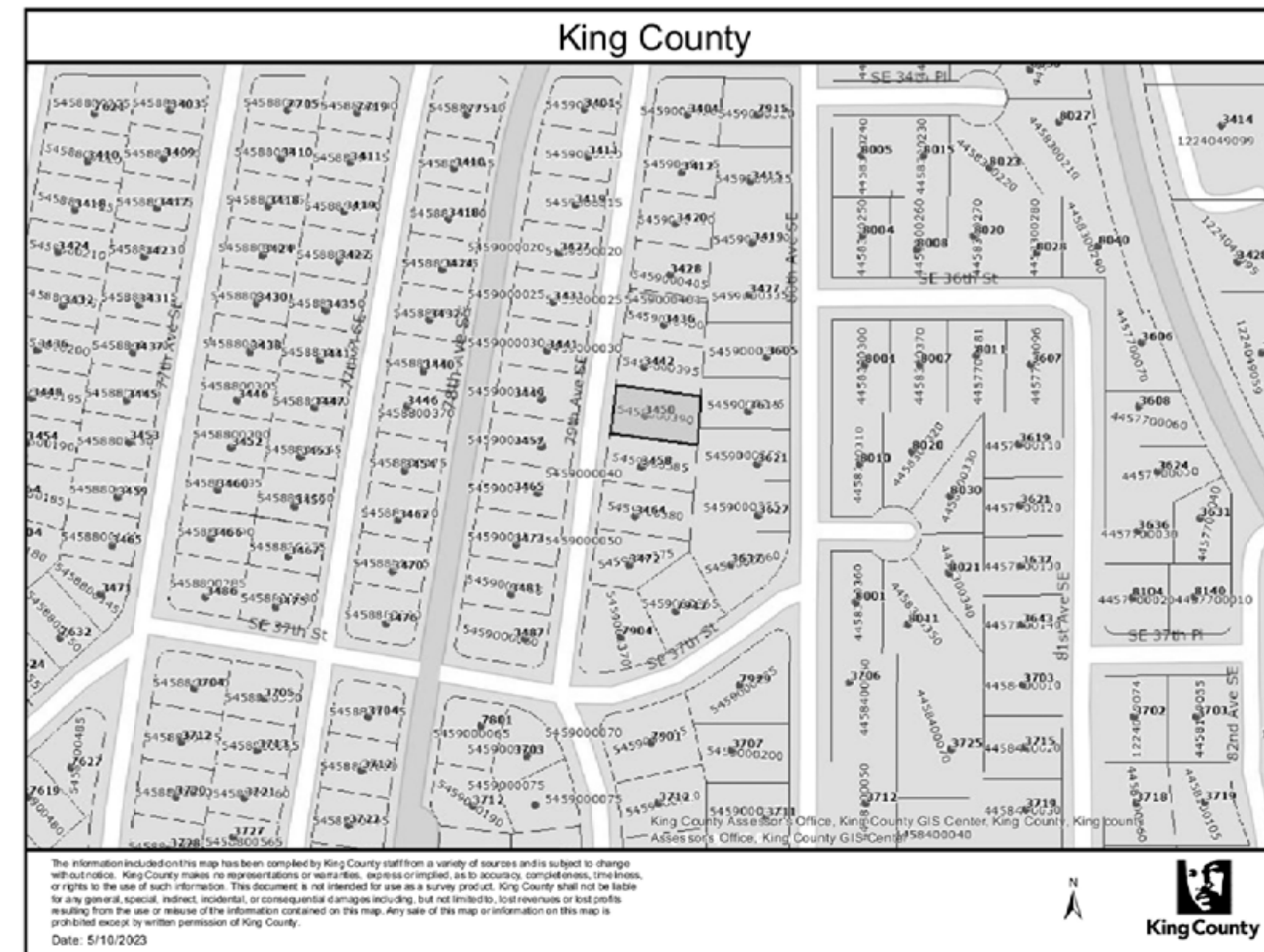


DINING ROOM AND BEDROOM ADDITION

3450 79TH AVE SE, MERCER ISLAND, WA 98040,

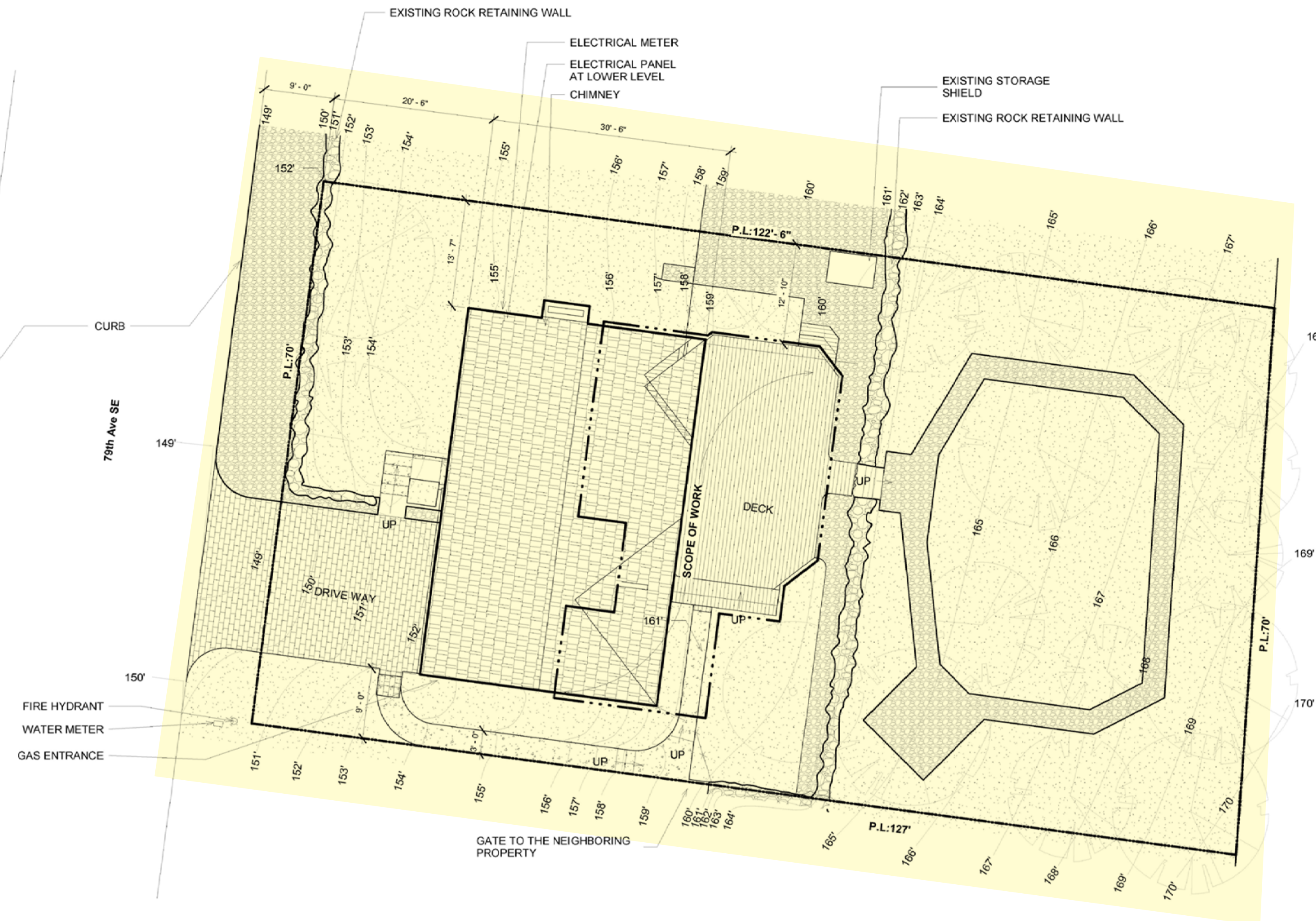
STREET ADDRESS	3450 79TH AVE SE, MERCER ISLAND, WA 98040,
OWNER	Elizabeth Scallon and Shena Smith-Connelly, Trustees of SKY TRUST
LEGAL	MERCERDALE # 2
PLAT BLOCK	12
PLAT LOT	15
ASSESSOR'S PARCEL NUMBER	684300-0010
EXISTING HOME	1,820 SQFT
LOT SIZE	8,780 SQFT
PROPERTY TYPE	SINGLE FAMILY RESIDENTIAL
BUILT YEAR	1962
OCCUPANCY CLASSIFICATION	R-3



1 PARCEL MAP
A001

LEGEND			
	PROPERTY LINE		STONE
	SCOPE OF WORK		PEA GRAVEL
	FENCE LINE		CONCRETE
	TOPO LINE		PAVER
			MULCH OR GRASS
			WOOD DECK

"The City of Mercer Island GIS maps entire lot as lying within a Potential Landslide Hazard and an Erosion Hazard. There are no steep slopes mapped on, or around, property. No episodes of slope movement have been documented in the vicinity of the site within recent history."
*From GeotechReport_SmithScallon.pdf

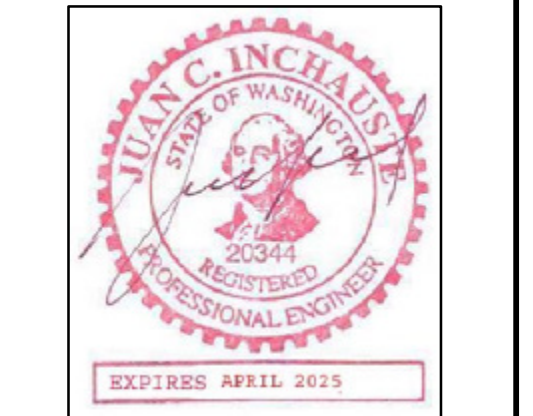


SITE PLAN Scale 1" = 10'

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Mercer Island, WA 98040

Owners: Elizabeth Scallon And Shena Smith-Connelly
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Mercer Island, WA 98040

Jurisdiction: City of Edmonds
Department of Planning & Community Development
121 5th Ave. North
Edmonds, WA 98020
Phone: (425)-771-0220

Applicable Codes:
IBC 2018

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Start Date: Nov 15, 2023
Plot Date: Feb. 25, 2024

Revisions:		
Mark	Description	Date

Sheet Content:
SITE PLAN

Drawn By:JC Checked By:JC

Date of Issue: 02/25/2024
Project No. 23-41 Sheet No. A001

DINING ROOM AND BEDROOM ADDITION

1840 Edmonds Way SE, Renton, WA 98058

STREET ADDRESS	3450 79TH AVE SE, MERCER ISLAND, WA 98040.
OWNER	Elizabeth Scallon and Shena Smith-Connolly, Trusses of SKY TRUST
LEGAL	MERCERDALE # 2
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PLAT LOT	15
ASSESSOR'S PARCEL NUMBER	684300-0010
EXISTING HOME	1,820 SQFT
LOT SIZE	8,780 SQFT
PROPERTY TYPE	SINGLE FAMILY RESIDENTIAL
BUILT YEAR	1962
OCCUPANCY CLASSIFICATION	R-3

LEGEND AND ABBRVIATION

	120 VOLT DUPLEX OUTLET		FLOOR DRAIN		EXISTING
	GROUND FAULT DUPLEX OUTLET		VENT		DEMO ELEMENT
	DELICATED OUTLET		WIRING PATH		NEW PROPOSAL
	WEATHERPROOF OUTLET		PENDANT LIGHT		
	SINGLE POLE SWITCH		RECESS LIGHTING	TYP	TYPICAL
	2-WAY SWITCH		WALL MOUNTED LIGHT	VIF	VERIFY IN FIELD
	SWITCH WITH BUILD-IN DIMMER		CEILING MOUNTED LIGHT	FD	FLOOR DRAIN
	2-WAY SWITCH WITH BUILD-IN DIMMER				

APPLICABLE CODES:

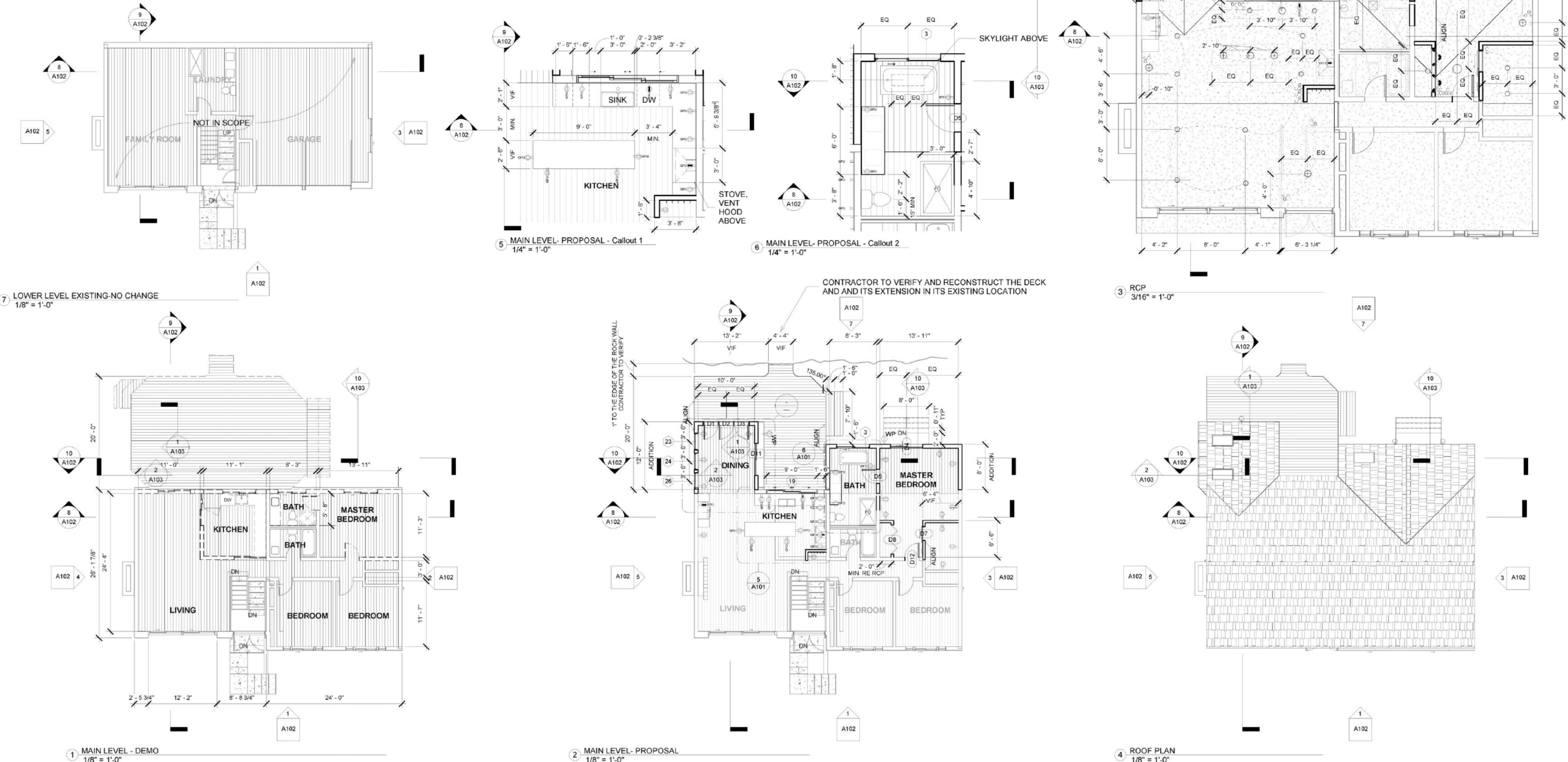
2018 International Building Code
 (Includes the 2018 International Existing Building Code, 2018 International Swimming Pool and Spa Code, and 2019 ICC/ANSI A117.1)
 2018 International Residential Code
 2018 International Mechanical Code
 (Includes the 2018 International Fuel Gas Code, 2017 Liquefied Petroleum Gas Code(NFPA 58), and 2018 National Fuel Gas Code(NFPA 54) as it applies to LP Gas installations)
 2018 International Fire Code
 2018 Uniform Plumbing Code
 2018 Washington State Energy Code

Window Schedule

Mark	Width	Height	Sill Height	Comments	Operation	U-Value window - Dyn
1	1' - 10"	3' - 9"		SKYLIGHT	FIXED	
2	1' - 10"	3' - 9"		SKYLIGHT	FIXED	
18	1' - 10"	3' - 9"		SKYLIGHT	FIXED	
23	3' - 0"	1' - 6"	5' - 0"	HIGH WINDOW AT DINING	FIXED	
24	3' - 0"	1' - 6"	5' - 0"	HIGH WINDOW AT DINING	FIXED	
26	3' - 0"	1' - 6"	5' - 0"	HIGH WINDOW AT DINING	FIXED	
3	5' - 10"	3' - 0"	3' - 6"	BATHROOM EAST	SLIDING	
19	9' - 0"	3' - 0"	3' - 0"	KITCHEN	SLIDING	

Door Schedule

Function	Mark	Type Mark	Width	Height	Comments
Exterior	D1	14	2' - 6"	7' - 0"	REUSE FROM EXISTING, CONTRACTOR TO VERIFY DIMENSION
Exterior	D2	14	2' - 6"	7' - 0"	REUSE FROM EXISTING, CONTRACTOR TO VERIFY DIMENSION
Exterior	D3	14	2' - 6"	7' - 0"	REUSE FROM EXISTING, CONTRACTOR TO VERIFY DIMENSION
Exterior	D4	9	5' - 8"	6' - 8"	SLIDING DOOR AT MASTER BEDROOM
Exterior	D11	9	5' - 8"	6' - 8"	SLIDING DOOR AT DINING ROOM
Interior	D5	5	2' - 6"	6' - 8"	DOOR AT RESTROOM OF THE MASTER BEDROOM
Interior	D7	18	2' - 6"	7' - 0"	BARN DOOR FOR CLOSET
Interior	D8	16	5' - 0"	6' - 8"	BIFOLD CLOSET DOOR
Interior	D12	5	2' - 6"	6' - 8"	SAME LOCATION AS THE EXISTING DOOR



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 Mercer Island, WA 98040

Jurisdiction: City of Edmonds
 Department of Planning & Community Development
 121 5th Ave. North
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Applicable Codes:
 IBC 2018

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 Start Date: Nov 15, 2023
 Plot Date: Feb. 25, 2024

Mark	Description	Date

Sheet Content:
 FLOOR PLAN AND ELEVATIONS

Drawn By:JC Checked By:JC

Date of Issue: 02/25/2024
 Project No. 23-41 Sheet No. A101

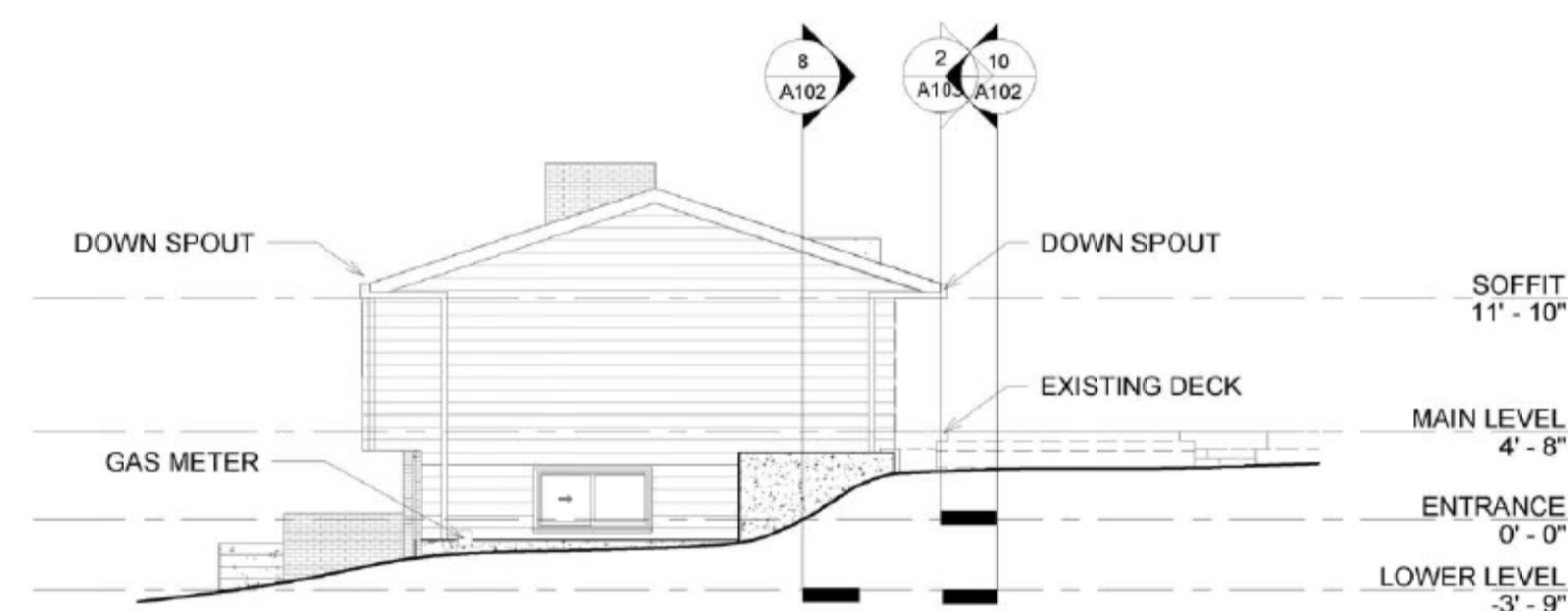
DINING ROOM AND BEDROOM ADDITION

3450 79TH AVE SE, MERCER ISLAND, WA 98040,

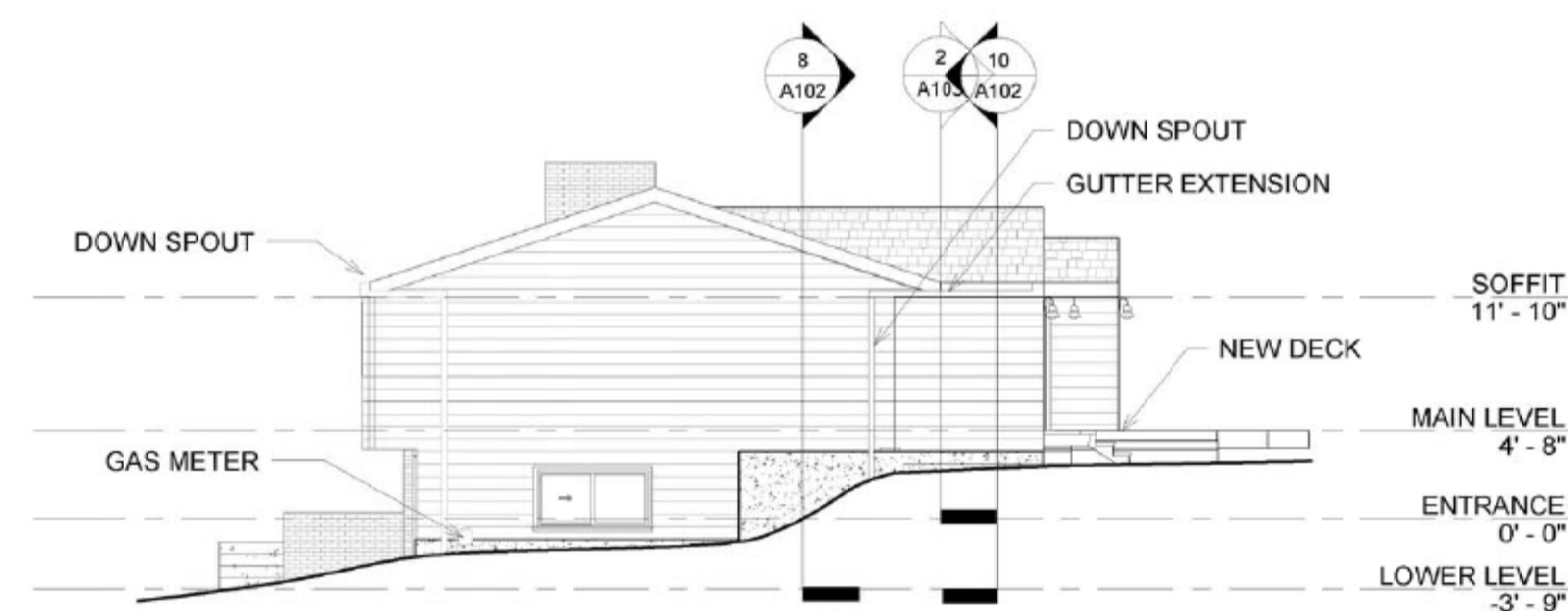
STREET ADDRESS	3450 79TH AVE SE, MERCER ISLAND, WA 98040.
OWNER	Elizabeth Scallon and Shena Smith-Connolly, Trusses of SKY TRUST
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PROPERTY TYPE	SINGLE FAMILY RESIDENTIAL
BUILT YEAR	1962
OCCUPANCY CLASSIFICATION	R-3



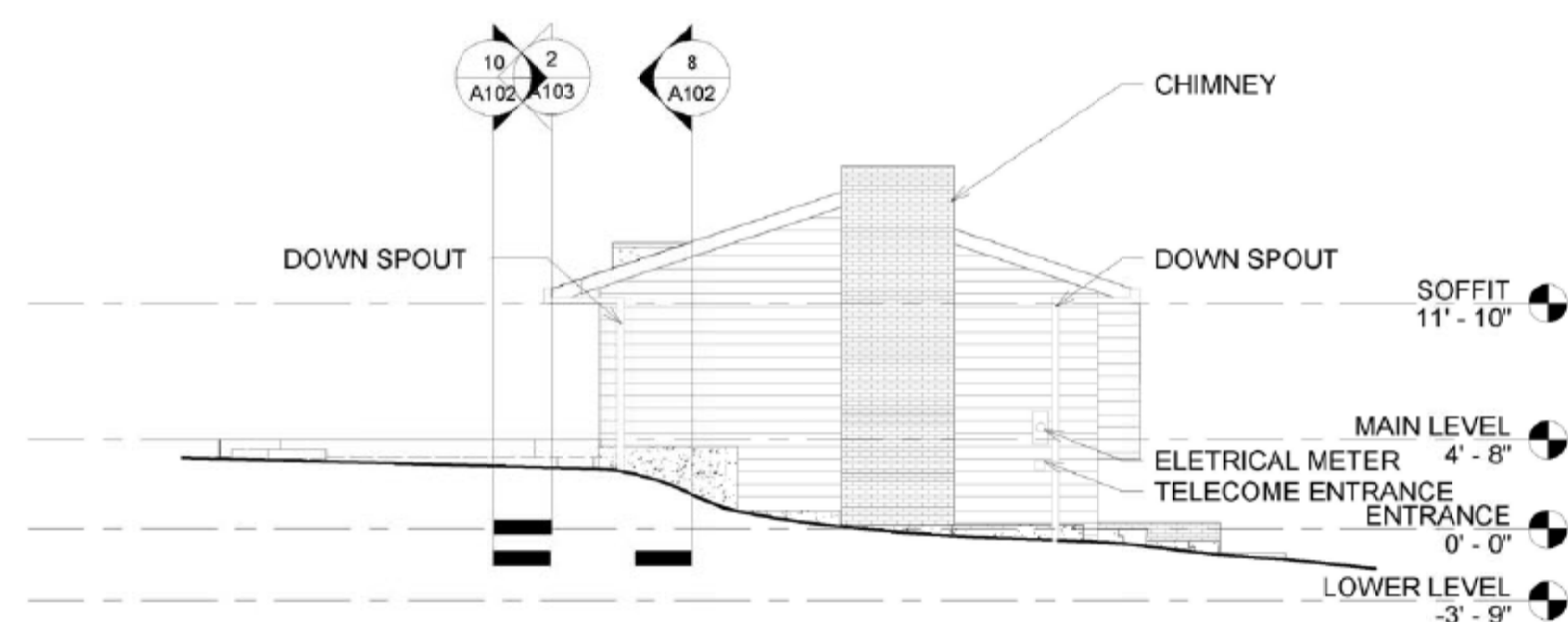
1 WEST ELEVATION - NO CHANGE
1/8" = 1'-0"



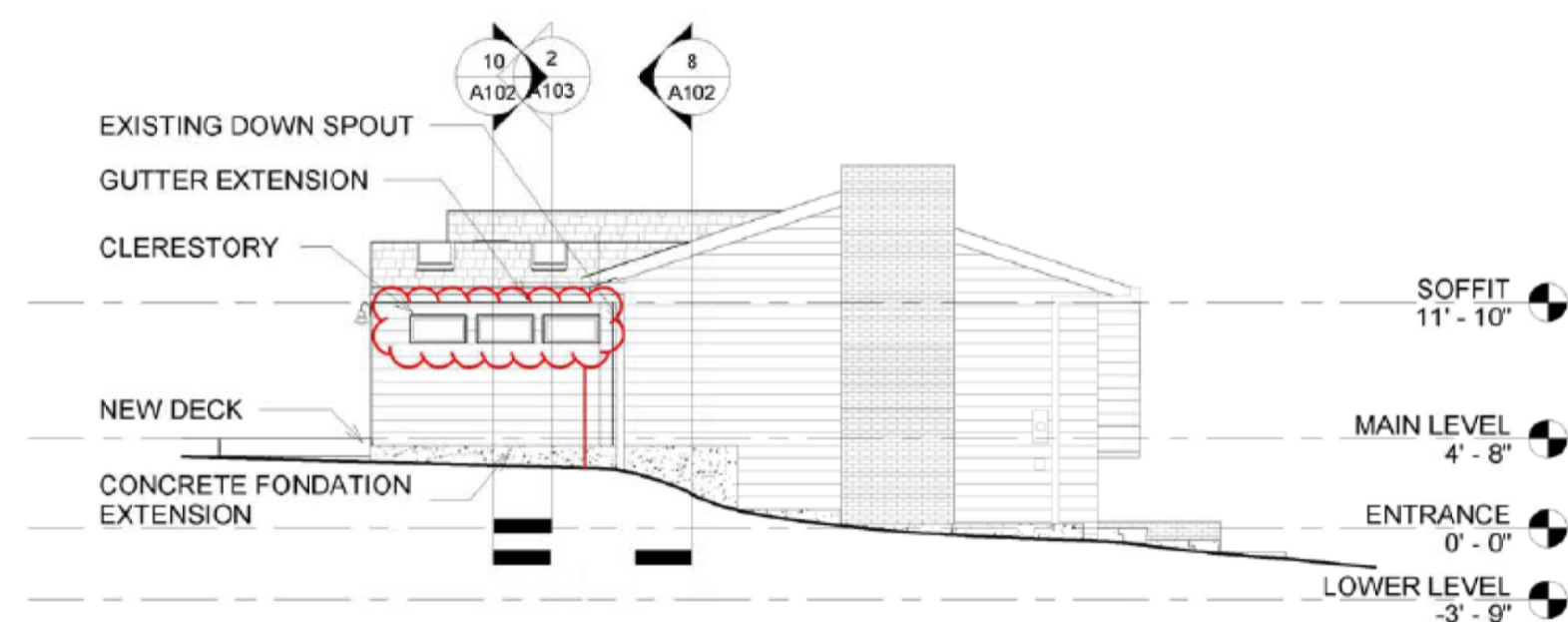
2 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



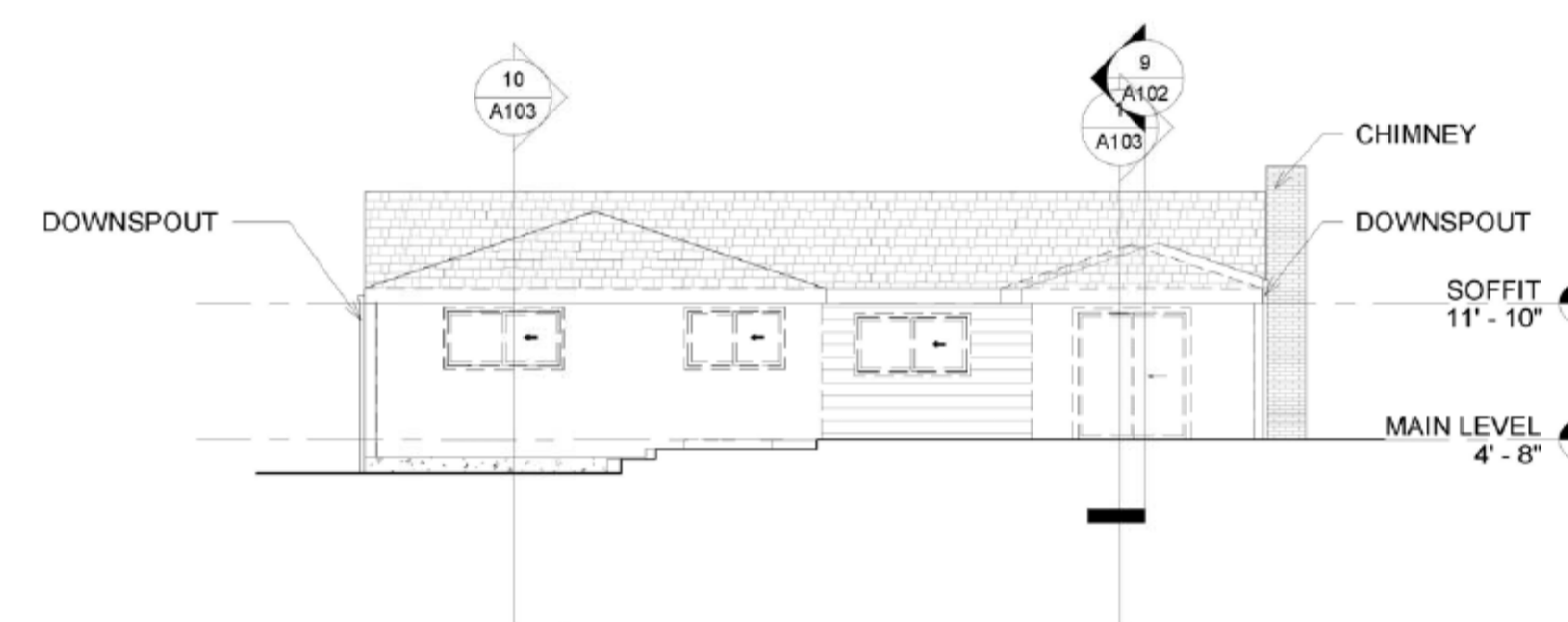
3 SOUTH ELEVATION - PROPOSAL
1/8" = 1'-0"



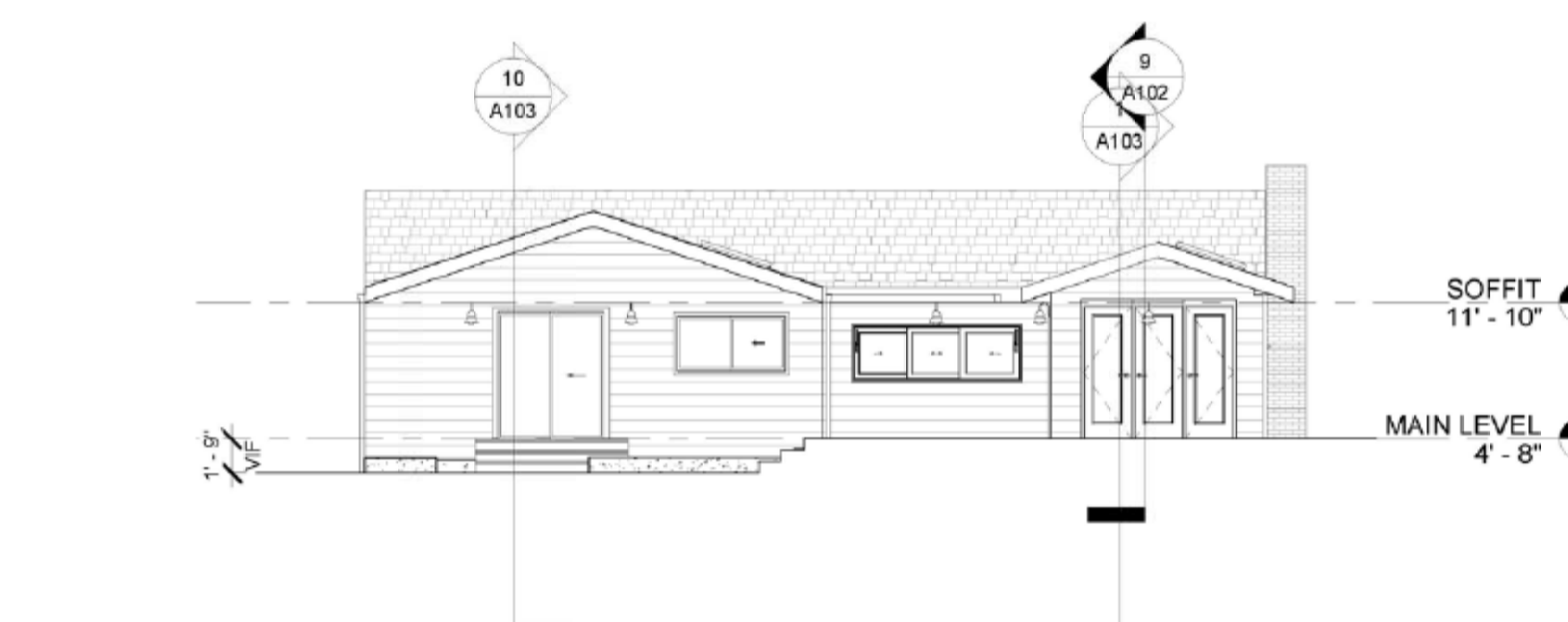
4 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



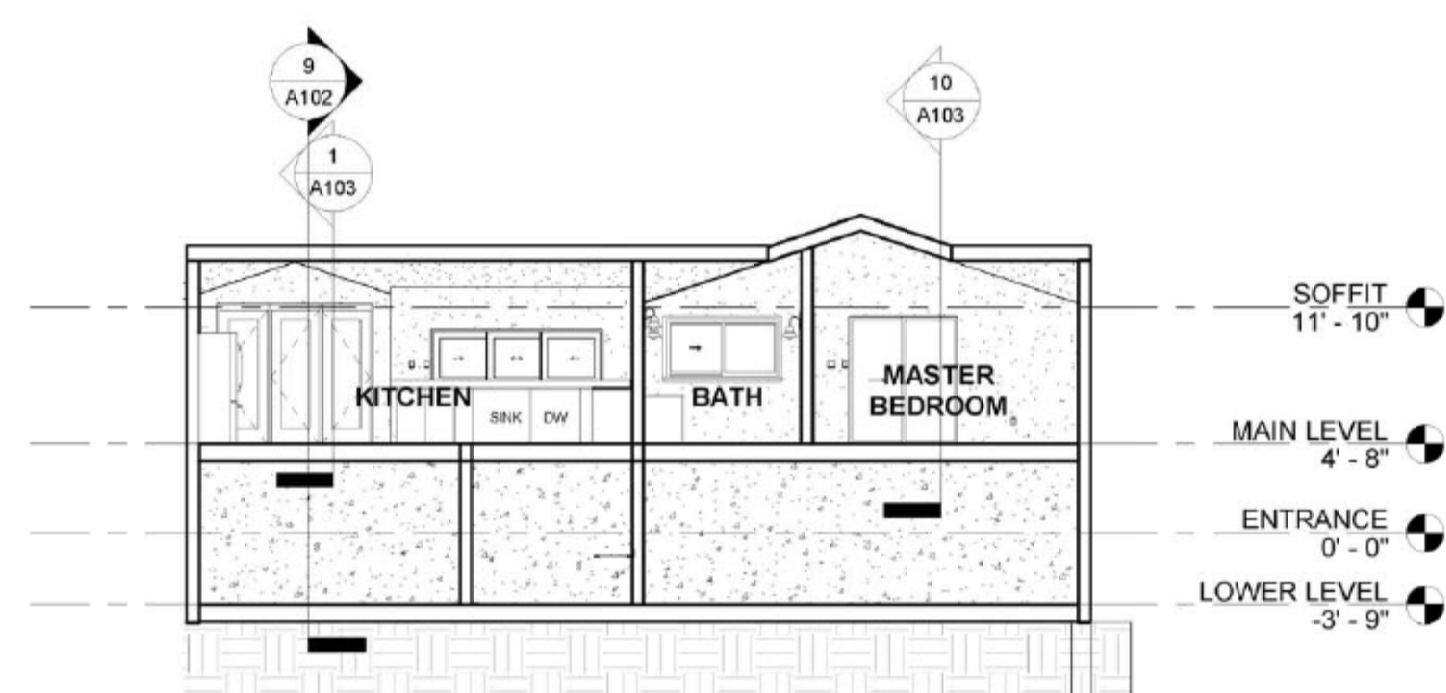
5 NORTH ELEVATION - PROPOSAL
1/8" = 1'-0"



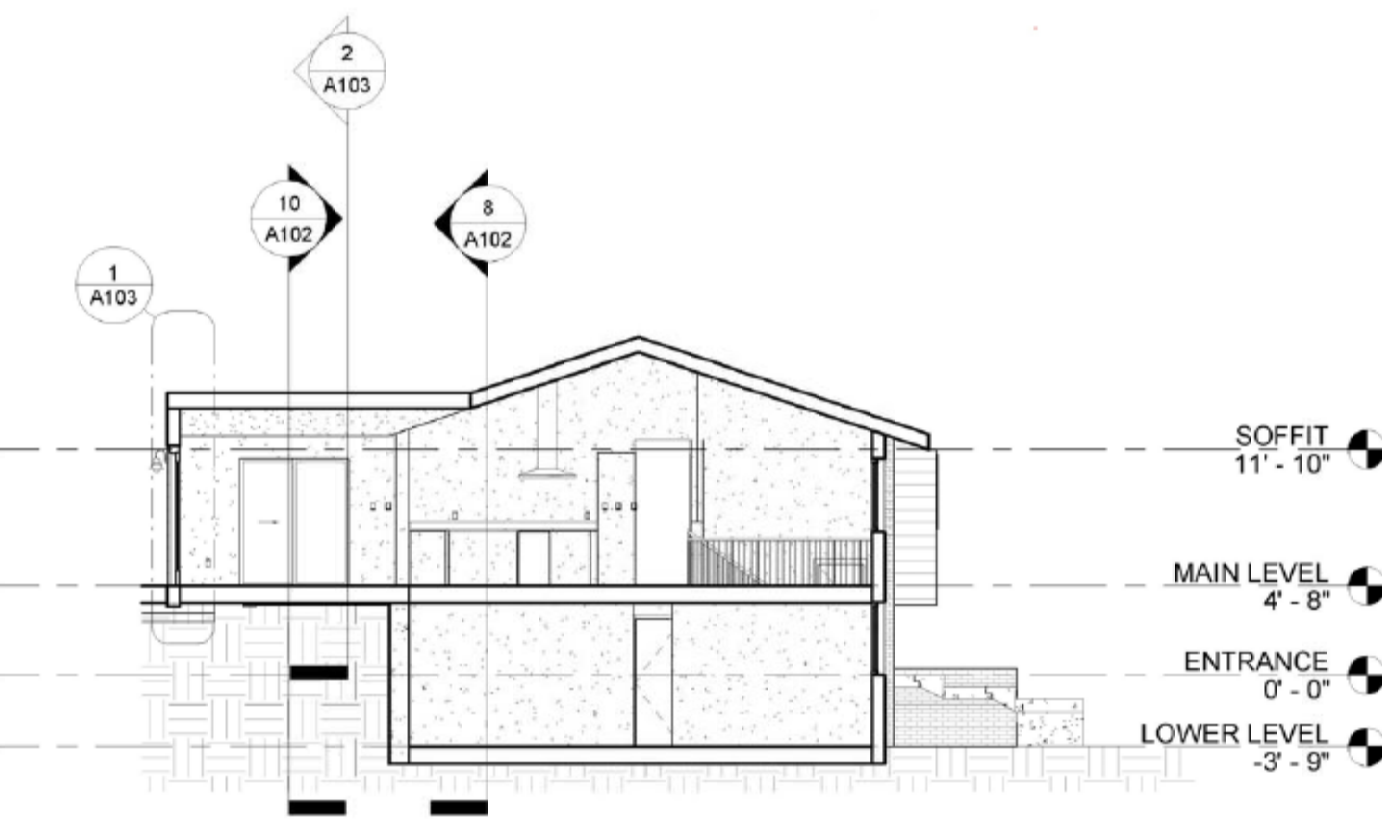
6 EAST ELEVATION - EXISTING
1/8" = 1'-0"



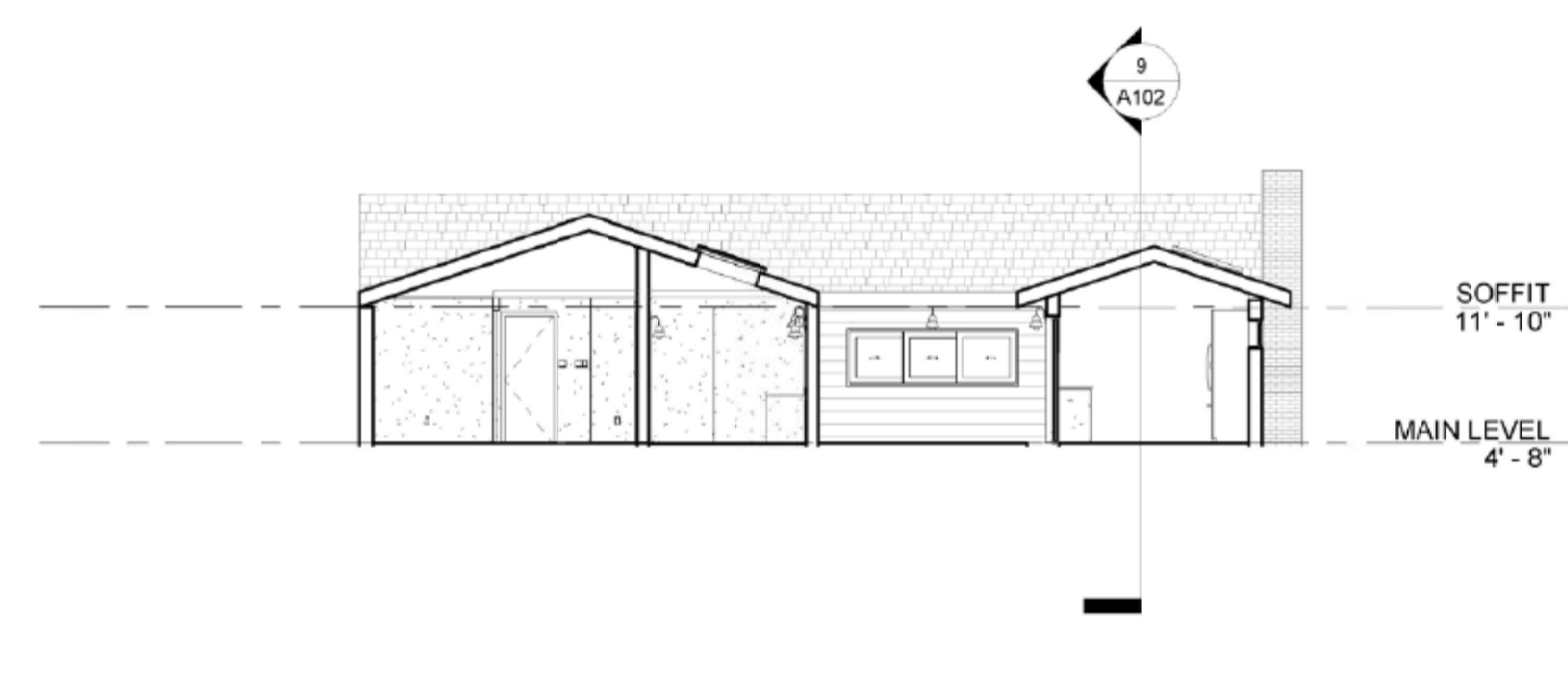
7 EAST ELEVATION - PROPOSAL
1/8" = 1'-0"



8 Section 2
1/8" = 1'-0"



9 Section 1
1/8" = 1'-0"



10 Section 3
1/8" = 1'-0"

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Jurisdiction: City of Edmonds
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Phone: (425)-771-0220

Applicable Codes:
IBC 2018

I.B.I. Co. FILE DIRECTORY
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Start Date: Nov 15, 2023
Plot Date: Feb. 25, 2024

Revisions:		
Mark	Description	Date

Sheet Content:
BUILDING ELEVATIONS

Drawn By: JC Checked By: JC

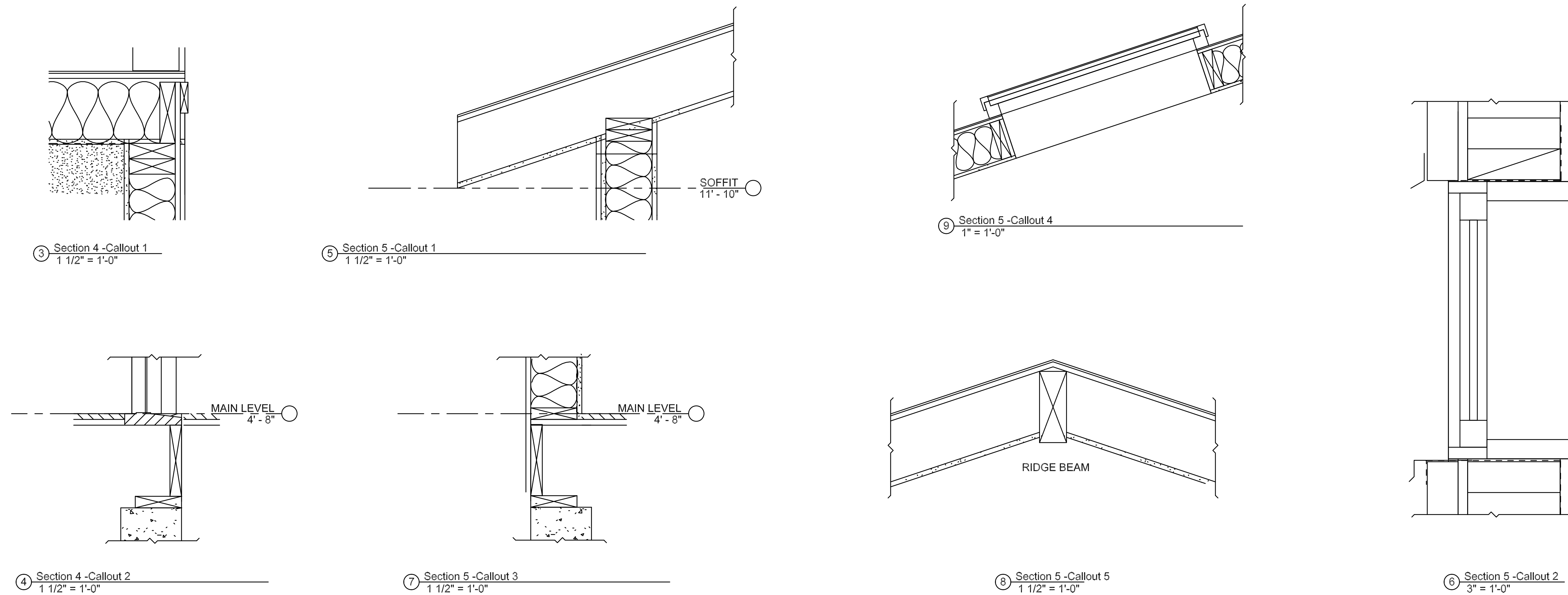
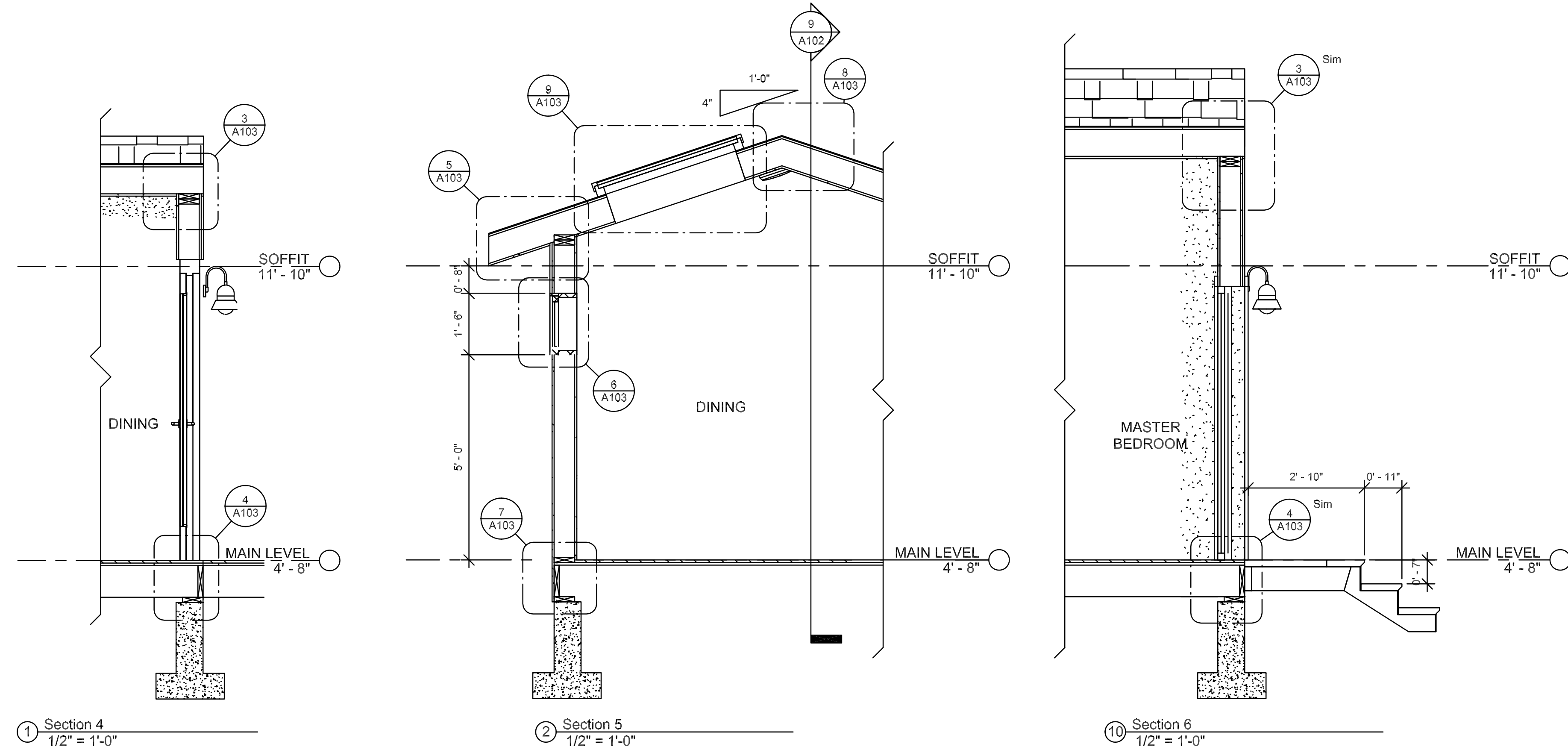
Date of Issue: 02/25/2024

Project No. 23-41 Sheet No. A102

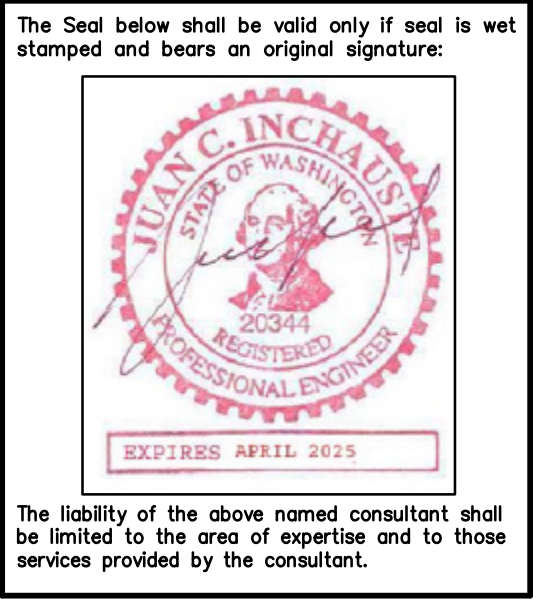
DINING ROOM AND BEDROOM ADDITION

3450 79TH AVE SE, MERCER ISLAND, WA 98040,

STREET ADDRESS	3450 79TH AVE SE, MERCER ISLAND, WA 98040,
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PROPERTY TYPE	SINGLE FAMILY RESIDENTIAL
BUILT YEAR	1962
OCCUPANCY CLASSIFICATION	R-3



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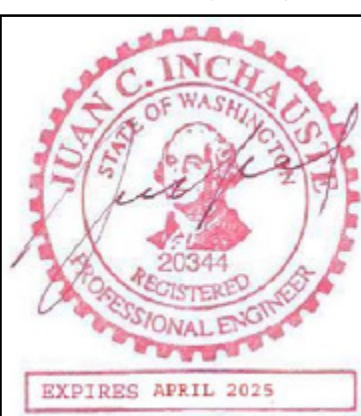
Revisions:

Mark	Description	Date

Sheet Content:
 ARCHITECTURAL DETAILS
 Drawn By: R.I. | Checked By: J.C.I.
 Date of Issue: Aug. 18, 2024
 Project No. 23-41 | Sheet No. A103

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Start Date: Feb, 15, 2024
Plot Date: Aug, 20, 2024

Revisions:		
Mark	Description	Date

Sheet Content:
GENERAL STRUCTURAL NOTES AND MATERIAL SPECIFICATIONS.

Drawn By: Checked By: JCL

Date of Issue: Aug, 20, 2024
Project No. Sheet No.
23-41 S-1

TIMBERSTRAND® LAMINATED STRAND LUMBER (LSL): Beams noted 'LSL' on the drawings are Timber Strand® beams as manufactured by Weyerhaeuser Corporation, with the following design properties:

1-3/4" & 3-1/2" L55E Timber Strand® LSL			
Shear Modulus of Elasticity	G	=	96875 Psi
Modulus of Elasticity	E	=	1550000 Psi
Flexure Stress	Fb	=	2325 Psi
Comp. Perp. To grain Parallel to glue line	Fc	=	800 Psi
Comp. Parallel to grain	Ft	=	2050 Psi
Horizontal shear Perp. To glue	Fv	=	310 Psi

For installation and additional information refer to latest IBC Evaluation Report from IBC Evaluation Service, Inc. (www.IBC-es.org). Any drilled holes or cut-outs shall be approved in writing by the engineer record.

BOLTS: Design provisions and values per Chapters 11 & 12 of the National Design Specifications NDS 2018. Bolt holes shall be a minimum of 1/32" to a maximum 1/16" larger than the bolt diameter. Careful centering of holes in main members and splice plates is required. Tight fit requiring forcible driving is not allowed. A metal plate, metal strap, or washer not less than a standard cut washer shall be between the wood and the bolt head and between the wood and the nut.

EDGE DISTANCE REQUIREMENTS FOR BOLTS

Direction of Load Minimum Edge Distance
Parallel to grain when L/D <= 6 1.5"D
Parallel to grain when L/D > 6 1.5"D or 1/2 the spacing between rooves, whichever is greater.
Perpendicular to grain loaded edge 4"D
Perpendicular to grain unloaded edge 1.5"D

The L/D used to determine the minimum edge distance shall be the lesser of (length of bolt in main member)/D or (length of bolt in the side member)/D.

LAG SCREWS: Lead holes for lag screws shall be prepared by the contractor as specified on Section 12.1.5.1 of the NDS 2018 specifications.

- The clearance hole for the shank shall have the same diameter as the shank, and the same depth of penetration as the length of unthreaded shank.
- The lead holes for the threaded portion shall be as listed below:
65% to 85% of the shank diameter in wood with 0.6 > G
60% to 70% of the shank diameter in wood with 0.5 < G <= 0.6
40% to 70% of the shank diameter in wood with G < 0.5

Refer to Table 12.3.3.A of the NDS 2018, to determine the 'G' Specific Gravity values for the species of wood applicable to the installation of the large screws. Minimum edge distances, end distances, spacing and associated geometry factors for lag screws shall be the same as for bolts with a diameter equal to the shank diameter of the lag screws.

WOOD SCREWS: Design provisions and values per chapter 11 & 12 of the NDS 2018. The wood screw shall be inserted in its lead hole by turning with a screwdriver or other tool, not by driving with a hammer. Lead holes shall be prepared as follows prior to the installation of the wood screws:

- The lead holes for wood screws loaded in withdrawal shall have diameters equal the root diameter percentages listed below:
90% of the wood screw root diameter for wood of G > 0.6
70% of the wood screw root diameter for wood of 0.5 < G <= 0.6
No lead hole may be provided for wood of 0.5 < G

- Lead holes for wood screws loaded laterally should be bored as follows:
For wood G > 0.6 the part of the lead hole receiving the shank and the threaded portion shall have about seven eighths of the shank and threaded part of the wood screw respectively.
Refer to Table 12.3.3.A of the NDS 2018 to determine the 'G' Specific Gravity values for the species of wood applicable to the installation of the wood screws.

Nominal wood screw lateral design values are based on wood screw penetration into the main member of approximately seven times the shank diameter (P=7). The minimum wood screw penetration into the main member for reduced design value shall be four times the shank diameter, P_{min} = 4D.

Edge distance, end distance and spacing for wood screws shall be enough to prevent splitting of the wood.

NAILS AND SPIKES: Nails & Spikes shall be per Chapters 11 & 12 of the NDS 2018. Common steel wire nails and pikes, box nails and threaded hardened-steel nails shall conform to nominal sizes specified in Federal Specifications FF-105B. Threaded, hardened-steel nails and spikes shall be made of high carbon steel wire, heated, pointed, annealed, or helically treated and tempered to provide greater yield strength than common wire nails of same size.

When bored holes are required to prevent splitting of wood, the diameter of the bored holes shall not exceed 90 percent of the nail or spike for wood with G > 0.6, or 75 percent of the nail or spike diameter for wood with G <= 0.6.

Refer to Table 12.3.3.A of the NDS 2018, to determine the 'G' Specific Gravity values for the species of wood applicable to the installation of the nails and spikes.

PROTECTION AGAINST DECAY AND TERMITES: Wood support embedded in the ground or indirect or indirect contact with the earth and used for support of permanent structures shall be treated wood. Round or rectangular posts, poles and sawn timber columns supporting permanent structures which are embedded in concrete or masonry exposed to weather shall be treated wood. Refer to Section 2304.11 of the IBC 2018 Code.

PLATES, SILLS AND SLEEPERS: Sleepers and sills on a concrete or masonry slab or foundation that is in direct contact with earth shall be of naturally durable or preservative-treated wood per Section 2304.12 of the IBC 2018 Code.

PROTECTION AGAINST DECAY AND TERMITES: Wood shall be protected from decay and termites in accordance with Section 2304.12. Locations requiring waterborne preservatives or naturally durable woods shall be as specified on Sections 2304.12.1.1 through 2304.12.1.5. Naturally durable wood or preservative-treated wood using waterborne preservatives shall be in conformance with AWPA U1 for above ground use.

FOUNDATION WALLS: Foundation walls shall be designed in accordance with Sections 1807.1.1 through 1807.1.6. Foundation walls shall be supported by foundations designed in accordance with Section 1808 of the IBC 2018 Code. Concrete and masonry foundation walls shall be permitted to be designed in accordance with Section 1807.1.6 and Table 1807.1.6.2 subject to limitations stated on Section 1807.1.6.2.1 due to seismic requirements.

RETAINING WALLS: Retaining walls shall be designed in accordance with Sections 1807.2.1 through 1807.2.3 of the IBC 2018. Retaining walls shall be designed for lateral soil loads set forth in Section 1610 of the IBC 2018 Code.

EMBEDDED POSTS AND POLES: Post and poles designed to resist both axial and lateral loads embedded in earth or in concrete footings in earth shall be in accordance with Sections 1807.3 of the IBC 2018 Code. Posts embedded in earth shall not be used to provide lateral support for structural and nonstructural materials such as plaster, masonry or concrete unless bracing is provided that develops the limited deflections required.

- Joist framing from opposite sides of a beam, girder or partition shall be lapped at least 3" or the opposing joist shall be tied together in an approved manner.
- All post and beam shall be connected in an approved manner to prevent against uplift and lateral displacement. Use Simpson connectors or approved equal.

PRIFABRICATED WOOD TRUSSES: Trusses shall be designed by the manufacturer for the spans, and conditions shown on the plans. Loading shall be as follows:

	ROOF ps.f.
Top Chord Snow Load	25 ps.f.
Top Chord Dead Load	7 ps.f.
Bottom Chord Dead Load	6 ps.f.
Total Load	38 ps.f.
Bottom chord Live Load Uninhabitable Attic no storage	10 (IBC 2018 Table 1607.1 Item 25)
Bottom chord Live Load Uninhabitable Attic with storage	20 (IBC 2018 Table 1607.1 Item 25)

The floor trusses shall also be designed to meet the requirements of IBC 2018 Sections 1605, 1606 & 1607 with a concentrated load where required by the type of occupancy and the live loads per Table 1607.1. Wood trusses shall be designed in accordance with section 2303.4 of the IBC 2018 Code. Wood trusses shall comply with sections 2303.4.1 through 2303.4.7. Truss drawings shall be required for review to the engineer of record and they shall be sealed by a professional engineer prior to submittal for review to the jurisdiction.

- If a different system is proposed which requires revisions to present structural framing, truss manufacturer shall deduct from his subcontract, the cost of revision by the Engineer of Record. This will subsequently be charged to owner.
- Truss manufacturer shall clearly show all connection details, with loads, in calculations and on drawings. Leads from Jack, hip, valley trusses shall be accounted for on girder trusses. Reactions to beam and columns, or walls, shall be clearly shown on plans.
- Trusses shall be designed for the loads listed on Table 1607.1 of the IBC 2018 Code and the duration factors shall be per Table 2.3.2 of the NDS-2018.
- Trusses shall be designed using load combinations according to Sections 1605 of the IBC 2018 Code.
- Deflection under dead load and full dead plus live load shall not exceed the limits specified on Sections 1604.3 and Table 1604.3 of the IBC 2018 Code.
- Uplift wind loads shall be accounted for, especially local forces at discontinuities.
- Trusses connected to shear walls shall be designed for the allowable shear load of the connected shear wall for wind and seismic loads. Refer to the shear wall plan on the drawings and the trusses shall be designed for the combined loads of gravity and lateral load per Section 1605 of the IBC 2018 Code.

GLUED LAMINATED MEMBERS: Glued laminated members shall be manufactured and identified as required by IBC 2018 Sections 2303.1.5, ATC A150.1 and ASTM D 3737. Each member shall bear an ATC identification mark and be accompanied by an ATC certificate of conformance. One coat of end sealer shall be applied immediately after trimming in field or shop. Beam shall be combination 24F-1.8E-24F-V4 DF/DF for simple span beams and 24F-1.8E-24F-V8 DF/DF for continuous span or cantilever beams unless otherwise specified on the plans. Glued laminated material must be obtained from a fabricator approved by the local building official. Notify the local building authority when glued laminated materials arrive on site, prior to erection.

WOOD STRUCTURAL PANELS: Wood structural panels, when used structurally for siding, roof and wall sheathing, subflooring, diaphragms and build up members shall conform to the requirements for their type in DOC PS 1, DOC PS 2 or ANSI/APA PRG 210.

TRUSS JOISTS 'TJ'S': Should be as provided by Weyerhaeuser and spaced as specified on the plans. The installation should be as specified by the manufacturer and by the latest IBC Evaluation Report from IBC Evaluation Service, Inc. (www.IBC-es.org).

MICROLLAM® LAMINATED VENEER LUMBER (LVL) BEAMS: Beams noted 'ML' on the drawings are Microllam® beams as manufactured by the Weyerhaeuser Corporation, with the following design properties:

1-3/4" L9E Microllam® Laminated Veneer Lumber (LVL)			
Shear Modulus of Elasticity	G	=	118750 Psi
Modulus of Elasticity	E	=	1900000 Psi
Flexural Stress	Fb	=	2600 Psi
Comp. Perp. To grain Parallel to glue line	Fc	=	750 Psi
Comp. Parallel to grain	Ft	=	2310 Psi
Horizontal shear Perp. To glue	Fv	=	285 Psi

For installation and additional information refer to latest IBC Evaluation Report from IBC Evaluation Service, Inc. (www.IBC-es.org). Any drilled holes or cuts shall be approved in writing by the engineer of record.

PARALLAM® PARALLEL STRAND LUMBER (PSL) BEAMS: Beams noted 'PSL' on the drawings are Parallam® beams as manufactured by the Weyerhaeuser Corporation with the following design properties:

1-3/4" to 7" 2.0E Parallam® Parallel Strand Lumber (PSL)			
Shear Modulus of Elasticity	G	=	125000 Psi
Modulus of Elasticity	E	=	2000000 Psi
Flexural Stress	Fb	=	2900 Psi
Comp. Perp. To grain Parallel to glue line	Fc	=	750 Psi
Comp. Parallel to grain	Ft	=	2900 Psi
Horizontal shear parallel to grain	Fv	=	290 Psi

For installation and additional information refer to latest IBC Evaluation Report from IBC Evaluation Service, Inc. (www.IBC-es.org). Any drilled holes or cuts shall be approved in writing by the engineer of record.

PLYWOOD ROOF AND FLOOR SHEATHING: Roof and Floor structural sheathing shall be in conformance with Sections 2301.8 of the IBC 2018 Code. Plywood for roof shall have Exposure Durability Classification of Exterior, and Plywood for floors shall be T & G (Tongue - and - Groove) Exposure 1. Use T&G or ply clips where span exceeds unblocked edge span rating. Floor sheathing conforming to the provisions of Tables 2304.8(1), 2308.8(2), 2304.8(3) or 2304.8(4) shall be deemed to meet the requirements of the IBC 2018 Code. Roof sheathing conforming to the provisions of Table 2304.8(1), 2304.8(2), 2304.8(3) or 2305.8(5) shall be deemed to meet the requirements of the IBC 201 Code.

Plywood thickness shall be as shown on plans. Nail all plywood to supporting members as follows: 10d commons @ 6" o.c. at sheet edges and diaphragm boundaries, and 10d commons @ 12" o.c. at interior bearing points, unless shown otherwise on the drawings. 14-gauge staples, 1-3/4" long with a minimum crown width of 7/16" may be substituted for nails, installed with their crowns parallel to the framing members at wood panel diaphragms and shear walls.

CONNECTORS AND FASTENERS: The installation of all mechanical connections for wood construction shall be as specified on Chapter 11 through 14 of the National Design Specification NDS 2018 and adopted by the IBC 2018 on section 2301.2 and 2306. Fasteners and Connectors shall be in conformance with the provisions of Section 2304.10 of the IBC 2018 Code. Fasteners and connectors in contact with preservative-treated and fire-retardant-treated wood shall be in conformance with sections 2304.10.5 through 2304.10.5.4 of the IBC 2018 Code. Connectors that are used in exterior applications and in contact with preservative-treated wood shall have coating types and weights in accordance with the treated wood or connector's manufacturer's recommendations, a minimum of ASTM A 653, Type G185 zinc-coated galvanized steel, or equivalent, shall be used.

STRUCTURAL STEEL: The quality, design, fabrication, and erection of steel construction shall be in conformance with Chapter 22 of the IBC 2018.

IDENTIFICATION OF STEEL FOR STRUCTURAL PURPOSES: Identification of structural steel elements shall be in conformance with Section 2202 of the IBC 2018.

STEEL CONNECTIONS: The design, installation and inspection of bolts shall be in accordance with the requirements of Sections 2205, 2206, 2207, 2210 and 2211. The details of design, workmanship and technique for welding and qualifications of welding personnel shall be in accordance with specifications listed in Sections 2205, 2206, 2207, 2208, 2210 and 2211. Anchor rods shall as specified on the construction drawings.

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION: The design, fabrication, and erection of Structural Steel Elements in buildings and portions thereof shall be in accordance with AISC 360. The seismic design, fabrication and erection of buildings, structures and portions thereof shall be in accordance with Section 2205.2.1 or 2205.2.2, as applicable.

ITEM	ASTM	
Plates, Shapes/Angles, and Rods	A36	Fy = 36 ksi
Anchor Bolts (Embedded in Mas. Or Conc.)	A307	Fv = 10 ksi
Structural Tubbing (square or Rec.)	A500 Grade B	Fy = 46 ksi
Structural Steel Bolts	A325F	Fv = 15 ksi

Fabrication and erection shall be in accordance with the latest edition of the AISC Specification for the Design, Fabrication, and Erection of structural Steel for buildings. All bolts shall conform to ASTM A325F 3/4" diameter unless noted otherwise. All welding shall conform to the AWS codes for arc and gas welding in building construction. All welds shall be 3/16" minimum or per Section 1.17.5 of AISC (whichever is larger), unless otherwise noted. Welding electrodes shall be E70XX electrodes for manual shielding metal-arc welding. Welded joints shall conform to AWS prequalified joint details for welded construction. All welding shall be performed by AWS/WABO Certified welders. Fabricator must submit details to the local Building Authority for approval prior to fabrication. Three sets are required.

COLD-FORMED STEEL: The design of cold-formed steel shall be in accordance with AISI S100. The design of cold-formed stainless-steel structural members shall be in accordance with ASCE 8. Cold formed steel light-frame construction shall also comply with the additional provisions of Section 2210.2 of the IBC 2018 Code.

LUMBER DECKING: Lumber decking shall be in conformance with Sections 2304.9.1 through 2304.9.5.3 of the IBC 2018 Code. Layout patterns shall be Single Span Pattern per Section 2304.9.2.1, Two Span Continuous Pattern per Section 2304.9.2.2, Combination Simple and Two Span Continuous Pattern per Section 2304.9.2.3, Cantilever Floors Intermixed Pattern per Section 2304.9.2.4 and Controlled Random Pattern per Section 2304.9.2.5. Mechanically Laminated Decking shall be in conformance with Section 2304.9.3 of the IBC 2018 Code.

SAWN LUMBER: Sawn lumber shall conform to West Coast Lumber Inspection Bureau Grading and Dressing Rules, latest edition. Each piece shall bear a grade mark as delivered. The base design values for visually graded dimension lumber are from 4A through 4F of the National Design Specification (NDS) 2018.

LUMBER SPECIFICATION FOR DOUGLAS FIR LARCH LUMBER

MEMBER	TYPE	SPECIES/GRADE	Fb [PSI]	Fv [PSI]	E [KSI]
2x	Plates	DF-L Stud Grade	700	180	1400
2x	Studs	DF-L Stud Grade	700	180	1400
4x	Posts	DF-L # 2	900	180	1600
4x	Beams	DF-L # 2	900	180	1600
6x	Beams	DF-L # 1	1350	170	1600
8x	Beams	DF-L # 1	1350	170	1600
6x	Posts	DF-L # 1	1200	170	1600
8x	Posts	DF-L # 1	1200	170	1600
2x	Joints	DF-L # 2	900	180	1600
2x	Decking	Commercial Dex	1450		1700

LUMBER SPECIFICATIONS FOR HEM FIR LUMBER

MEMBER	TYPE	SPECIES/GRADE	Fb [PSI]	Fv [PSI]	E [KSI]
2x	Plates	HF-Stud Grade	675	150	1200
2x	Studs	HF-Stud Grade	675	150	1200
4x	Posts	HF- # 2	850	150	1300
4x	Beams	HF- # 2	850	150	1300
6x	Beams	HF- # 1	1050	140	1300
8x	Beams	HF- # 1	1050	140	1300
6x	Posts	HF- # 1	975	140	1300
8x	Posts	HF- # 1	975	140	1300
2x	Joints	HF- # 1	850	150	1300
2x	Decking	HF- # 2	1150		1400

NORE: Applicable Adjustment Factors shall be used for design according to Table 4A & 4D of the National Design Specification NDS 2018

WOOD FRAMING NOTES:

- Minimum nailing requirements: Unless otherwise noted, minimum nailing shall be in accordance with Table 2304.10.1 of the IBC 2018 Code. Use common nails for shear walls and for horizontal diaphragms.
- At Sawn Timber Joist Areas: Provide cross bridging at 8'0 o.c. maximum spacing and solid blocking at bearing points. Provide double joists each side of openings unless detailed otherwise. Provide double joist under all non-load bearing, load bearing and shear walls, unless otherwise shown on the plans.
- Attach timber joists to finish headers and beams with Simpson "M7" series metal joist hanger or similar to suit the joist size. Simpson Strong Tie Phone (800)-999-5099 or www.strongtie.com
- Notations on drawings relating to framing clips, joist hangers, and other connecting devices refer to catalog numbers of connectors manufactured by the Simpson Strong-Tie Company, Stockton, California. Equivalent devices by other manufacturers may be substituted, provided they have IBC 2018 Code approval for equal load capacities.
- Individual members of built-up posts and beams shall each be attached as specified on Table 2304.10.1 Item 26 or as specified on this plan.
- All wood framing details not shown otherwise shall be constructed to the minimum standards as set forth under "Conventional Light-Framing Construction Provisions" per Section 2308 of the IBC 2018.

GENERAL STRUCTURAL NOTES

GENERAL: All materials and workmanship shall conform to the International Building Code, 2018 and all other standards and specifications adopted by the IBC 2018 Code, the local City or County building code, and the requirements of the drawings and specifications. The drawings indicate general and typical details of construction. Where conditions are not specifically indicated, but are of a similar character to details shown, similar details of construction shall be used subject to approval by the Architect and the Engineer of Record in writing.

The contractor shall provide temporary bracing for the structural components until all final connections have been completed. All structural systems, which are composed, of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling storage and erection. Erection shall be in accordance with the instructions prepared by the supplier. Verify all existing dimensions, elevations, mechanical and electrical openings before proceeding with the work.

Any discrepancies between the architectural, mechanical, and structural drawings shall be brought to the attention of the Architect and the Engineer in writing. Where there is conflict between the drawings and the IBC 2018, The International Building Code shall govern.

CONCRETE: All concrete shall conform to Chapter 19 of the IBC 2018 International Building Code and the American Concrete Institute ACI-318 Code latest edition adopted by the IBC 2018 Code. Construction documents for structural concrete shall conform to Section 1901.5.

SPECIAL INSPECTIONS: The special inspection of concrete elements shall be as required by Chapter 17 of the IBC 2018 Code Sections 1704 and 1705 and Table 1705.3.

STANDARDS FOR TESTS AND MATERIALS: The materials to produce concrete, concrete itself and testing thereof shall comply with the applicable standards listed in Chapter 3 of the ACI 318 Code. Cement, aggregates, water, plain and deformed steel reinforcement shall be as required by Chapter 3 of the ACI 318 Code.

CONCRETE DESIGN PROPERTIES & STRENGTH: The value of Fc shall be in accordance with Section 19.2 of the ACI 318 Code item a through d. Limits for Fc for lightweight and normal weight concrete shall be in conformance with Table 19.2.2.1 of the ACI 318. The specified compressive strength shall be used for proportioning of concrete mixtures according to Sections 26.4.3 and Section 26.12.3 for testing and acceptance. Unless otherwise specified Fc shall be based on 28-day test. Modulus of Elasticity and Modulus of Rupture shall be per Sections 19.2.2.1 and 19.2.3.1 of the ACI 318 Code.

DURABILITY REQUIREMENTS: Concrete durability requirements shall be in conformance with Section 1904.1 of the IBC 2018 Code and Section 19.3 of the ACI-318 Code. For Group R-2 and R-3 occupancies not more than three stories above grade plane, the compressive strength shall be no less than 3000 psi. Nonstructural concrete shall be in conformance with Section 1904.2 of the IBC 2018 Code. Concrete Durability shall be based on concrete exposure categories and exposure classes per Table 19.3.1.1 of the ACI-318 Code.

Fc (psi)	Category	Class	Special inspection required	Application
4000	Freezing and Thawing (F)	F0	YES	Mat Foundation, Walls, and Ceiling Slabs

STEEL REINFORCEMENT PROPERTIES & DURABILITY: Non-prestressed bars and wires shall be deformed except plain bars and wires shall be permitted for use in spirals. All reinforcement shall be as required by Chapter 20 and Tables 20.1.3(a), Table 20.1.3(b) and Table 20.1.3(c) of the ACI 318 Code.

Use	Grade	Fy	Ft
All Reinforcement	60	60 ksi	24 ksi
Field Bent Bars & Welded Bars	60	60 ksi	24 ksi

Bars in beams and slabs shall be detailed in accordance with the ACI Manual of Standard Practice, for Detailing Reinforced Concrete Structures, latest edition. Minimum spacing, Standard Hooks, Seismic Hooks and Crosses, Splices, Bundled Reinforcement, Transverse Reinforcement and Post-tensioning anchorages and Couplers shall be as required by Chapter 25 of the ACI 318 Code.

DESIGN LOADS: In addition to the dead loads, the following loads were used for design as required by Chapter 16 of the IBC 2018 and the ASCE Standard 7-16, Minimum Loads for Buildings and Other Structures.

TABLE 1607.1 OF THE IBC 2018 CODE

Minimum Uniformly Distributed Live Loads L_o And Minimum Concentrated Live Loads

Occupancy or Use	Uniform Distributed Load in (psf)	Concentrated Loads in pounds	Live Load Reduction
1.- Ordinary flat, pitched, and curved roofs (That are not occupiable).	20 psf		Yes, per section 1607.13.2
2.- All roof surfaces subject to maintenance workers.		300	Yes, per section 1607.13.2
3.- Residential One & Two Family Dwellings			
Uninhabitable Attics without storage ^{1A}	10 psf		
Uninhabitable Attics with storage ²	20 psf		
Habitable Attics & Sleeping Areas	30 psf		
Canopies, including marquis	20 psf		
All other Areas	40 psf		
4.- Balconies & Decks ³	1.5 Times the live load for the area served, not required to exceed 100 psf	No	Yes, per section 1607.11.1 Yes per section 1607.11.2
5.- Garages (Passenger vehicles only).	40 ⁴ psf	3000 Pounds on 4.5"x4.5"	No
6.- Sidewalks, vehicular driveways and yards subject to trucking	250 ⁴ psf	8000 Design per ICC 300	No
7.- Stairs and Exits	100 psf	300 Pounds in 2'x2' Area	No
8.- Yards and terraces, pedestrians.	100 psf	No	No

Refer to Table 1607.1 of the IBC 2018 Code for the footnotes on this Table.

EARTHQUAKE DESIGN DATA PER SECTION 1603.1.5 OF THE IBC 2018 CODE

Item Description	Parameter and Factor Values	ASCE 7-16 IBC 2018	ASCE 7-16 IBC 2018
Risk Category	II	ASCE 7-16 Table 1.5-1	ASCE 7-16 Table 1.5-2
Seismic importance I_e	1.00	ASCE 7-16 Tables 1.5-1	ASCE 7-16 Table 1.5-2
Mapped MCEs 5% damped spectra response acceleration parameter short period S_s	1.57g	ASCE 7-16 Section 11.4.2	ASCE 7-16 Section 11.4.4
Mapped MCEs 5% damped spectra response acceleration parameter at period 1 s S_1	0.64g	ASCE 7-16 Sections 11.4.2	
Site Class	D	ASCE Table 11.6-1	ASCE Table 11.6-2
Design 5% damped spectra response acceleration parameter at short periods S_{DS}	1.17g	ASCE 7-16 Equation 11.4-3	
Design 5% damped spectra response acceleration parameter at 1 s periods S_{D1}	0.89	ASCE 7-16 Equation 11.4-4	
Seismic Design Category	D	ASCE 7-16 Table 11.6-1 ASCE 7-16 Table 11.6-2	
Basic seismic force resisting system for wood structures.	Bearing wall system ASCE 7-16 Table 12.2.1	Item 15 Light-Frame wood walls sheathed with wood structural panels rated for shear resistance Table 12.2-1	
Response modification factor R for the wood level	6.5		

SOILS: All footing shall be founded on undisturbed soils. Over excavation may be filled with lean concrete ($F_c=1500$ psi) or compacted granular material. Fills shall be compacted to a minimum of 90% of maximum density as determined by ASTM D1557. In-place density shall be determined in accordance to ASTM D1557, ASTM D2167, ASTM D2937, ASTM D2922 & ASTM D2917. Footing excavation shall be free from standing water. Bottom of exterior footings shall be no steeper than two horizontals to one vertical. Footings shall extend 18" minimum below finish grade per Structural Design Criteria of the City of Newcastle.

Soil Bearing: 2500 psf per

Wall Loads: 35 psf Retaining Walls Unrestrained.
5 psf Interior walls per Section 1607.15 of the IBC 2018 Code

FOUNDATION: Slope for permanent fills or cuts shall not be steeper than 2 horizontals to 1 vertical unless substantiating data justifying steeper slopes are submitted for approval to the Building Official. Adjacent property shall be protected from the effects of excavation as required by Appendix J of the IBC 2018 Code. Soil investigation may be required by the Building Official otherwise the prescriptive load bearing values should be as specified in Table 1806.2 of the IBC 2018. Foundations are required to be level where the ground surface slopes more than 1 foot in 10 feet or shall be steeped so both top and bottom of such foundations are level. All grading shall be in conformance with Appendix J of the IBC 2018.

SHOP DRAWINGS: Submit shop drawings to the Architect/Engineer of Record and to the local building authority prior to fabrication. Allow 10 days for checking. If the fabricator's shop drawings are the sole design, differ in design, or add to the design of the structural drawings, they shall bear the signature of a Registered Professional Engineer, registered in the state in which the project is going to be constructed. Said seal and signature shall be on the drawings when submitted for approval. The general contractor shall review and approve shop drawings before submit to architect and engineer of record. Submit six (6) sets. The following shop drawings are required.

The Prefabricated Wood Truss Manufacturer shall provide a layout of the trusses which specifies all mechanical support connections for the trusses including manufacturer's name, connector type, and number and size fasteners. The layout should be stamped by truss design engineer of record and be accompanied by structural calculations.

INSPECTION AND TESTING: The following inspection and testing by an independent testing laboratory or the Engineer of Record are required. Submit test and inspection reports to the Architect and Engineer of Record for approval. Number of samples and method shall be per IBC standards.

- Foundation: Request inspection and confirmation letter from soils engineer when excavation is completed. Notify Structural engineer when foundations are formed, and reinforcement is in place.
- Concrete Placement: Notify structural engineer and local building authority prior to placement.
- Request local building authority to approve soil base prior to concrete pour.
- Request local building authority to approve placement of reinforcement prior to concrete pour.
- Welding: Submit evidence of qualification meeting building authority approval or notify building authority prior to welding test lab shall approve welding. Engineer will establish sampling rate and type of weld testing inspection.
- Structural observations shall be provided for the shear walls and holdown installation as required by section 1704.6 of the IBC 2018.
- Installation of anchors in hardened concrete shall be in accordance with Chapter 17 of ACI 318. Special inspection is required per section 1705.3 and Table 1705.3 Items 4 of the IBC 2018 Code.
- Installation of anchors cast in concrete where allowable loads have increased or where strength design has been used per section 1705.3 and Table 1705.3 Item 3 of the IBC 2018 Code.

JOB SITE SAFETY: The engineer has not been retained or compensated to provide design and/or construction review services relating to the contractor's safety precautions or to means, methods, techniques or procedures required for the contractor to perform his work. The undertaking of periodic site visits by the engineer shall not be responsible for providing a safe place for the performance of work by the contractor or the contractor's employees or subcontractors, or for access, visits, use, work, travel or occupancy by any person. The Engineer of Record shall not be liable for any incident or accident that may occur on site during the construction process.

CHANGES TO THE DRAWINGS: The contractor, architect and owner shall notify the Engineer of Record in writing of any changes or discrepancies on the plans. Proposed changes should be submitted in writing prior to construction. Allow ten working days as a minimum for structural verification and written approval of the proposed changes. The Engineer of Record shall not be held liable by the contractor, subcontractors, architect, designers, owner, financial institution or insurance company for any changes or modification and/or deviation from the plans and applicable building codes if the changes have not been approved in writing and bear the engineer's seal for the changes and modifications to the approved plans.

RIGHT TO REMOVE SEAL FROM APPROVED PLANS: The Engineer of Record reserves the right to remove the seal of the approved drawings if the plans are not followed by the contractor, subcontractors, architect, designer or owner. Also, if violations to the applicable building codes are found during the site visits or inspections or changes to the plans have not been reported in writing and approved as stipulated above.

ROOF FRAMING NOTES

- The plywood for roof shall be 5/8" Plywood exterior. The panel span rating shall be 24/16 per Table 2304.8(5) of the IBC 2018 code. Alternate roof sheathing should be 7/16" APA rated sheathing with panel span rating of 24/16 and installed as specified on the current IBC ES research report and the American Plywood Association.
- At roof trusses and roof rafters should be anchored to their supports by Simpson HI anchors to resist wind uplift loads as required by Sections 1609 of the IBC 2018.
- The roof trusses or rafters should be spaced at 24" o.c. unless otherwise noted on the plans. Solid blocking should be provided for all trusses and rafters at the points of bearing.
- The pre-engineered truss drawings and calculations should be stamped by a registered professional engineer from the State of Washington.
- All Girder Trusses should be supported by at least (3) 2x studs at their points of bearing. Connect all Girder Trusses to top plates with TBB4 or TBB6 Simpson clips unless otherwise noted on the plans.
- Connections between the Common Trusses and the Girder Trusses should be specified by the truss fabricator. The connectors should have approval by IBC-ES research report. The approved connectors should be listed on the truss shop drawings.
- All the non-load bearing walls should be held down from the bottom chord of the roof trusses at least 3/16" and the walls should be connected to the trusses with STC Simpson Angle clips.
- The truss fabricator shall design the trusses supporting mechanical equipment for the actual loads. See the mechanical drawings for the location of the equipment, equipment weights and other special conditions such as pipes and ducts. At locations where duct runs can not be relocated the truss fabricator shall design special trusses to allow the mechanical ducts to pass through.
- All the pre-engineered roof trusses parallel to the shear walls shall be designed to transfer wind and seismic loads from the roof diaphragm sheathing to the top plate of the shear walls. The trusses shall be designed to transfer the wind and seismic loads through the cords and web diagonal members. The lateral loads shall be in addition to the Dead, Live and Snow loads, as well as uplift loads prescribed by the IBC 2018 Code. See the plans for the type and location of the shear walls under the trusses. The wind and seismic design loads shall be equal to the allowable loads for the shear walls under the trusses as listed on Table # 1 on sheet S-2.
- All headers over window and door opening should be (1) 4 x 8 DF-L # 2 unless otherwise noted on the plans.
- All 4x beams shall be supported with (2) 2x6 laminated studs at the exterior and with (2) 2x4 laminated studs at interior walls unless otherwise noted on the plans. Use Simpson ACE6 or EPC4 post caps. Alternate Simpson connectors may be acceptable upon approval by the engineer.
- Any roof framing changes proposed by the roof truss fabricator should be submitted for review to the Engineer of record. A written request should be provided along with drawings of the proposed changes for written approval by the Engineer.
- Fasteners shall be installed per Table 2304.10.1 of the IBC 2018 Code unless otherwise notes on the plans or details.

FLOOR FRAMING NOTES

- The plywood for floors shall be 3/4" T&G Exposure 1. The panel span rating shall be 48/24 as specified in Tables 2304.7(3) of the IBC 2018.
- The joists should be spaced at 16" o.c. unless otherwise noted on plans. Joists should be supported laterally at the ends and at each support by solid blocking should be not less than 2 inches in thickness and the full depth of the joist.
- Joist framing from opposite sides of a beam, girder or partition should be lapped at least 3" or they should be tied together with a Simpson ST1222 tie strap or as approved by the Building Official.
- All the headers over windows and door openings should be 4x10 DF-L #2 unless otherwise noted on the plans.
- All the headers over windows and door openings should be supported by (2) 2x studs unless otherwise noted on the plans.
- Prefabricated I-Joists or TJI's shall be installed per approved shop drawings and as required by ASL/LRFD Manual for Engineered Wood Construction Chapter M7 latest edition.
- The ends of all the 2x floor joist should have not less than 1-1/2" of bearing on wood or metal as required by Section 2308.8.1 of the IBC 2018. Holes bored in joists shall not be within 2" of the top or bottom of the joist, and the diameter of any such hole shall not exceed one-third the depth of the joist. Refer to Section 2308.8.2 of the IBC 2018 Code.
- The floor diaphragm should be installed with 10d common nails at 6" on center at diaphragm boundaries and all panel edges. Space nails at 12" on center along all other intermediate supports. Six inches on center where supports are spaced 48" O.C.
- Shear walls parallel and perpendicular to the floor joists shall be connected to the floor diaphragm as shown on the typical structural details. Where framing conditions differ from the typical details contact the engineer of record in writing for clarification.
- All 4x and 3-1/2" wide beams shall be supported with (2) 2x6 laminated studs at the exterior and with (2) 2x4 laminated studs at all interior walls unless otherwise noted on the plans. Use Simpson ACE6 or EPC4 post caps. Alternate Simpson connectors may be acceptable upon written approval by the engineer of record.
- All 5-1/4" 20E PARALLAM PSI beams shall be supported by 4x6 DF. # 2 posts unless otherwise shown on the plans. Use Simpson ECCS-14-4 end column caps and CC66 at intermediate supports. For installation within 2x4 walls use ECCS-14-4 with the 5-1/2" dimension of the 4x6 post parallel to the face of the wall.
- Any floor framing changes proposed by the contractor, architect or owner should be submitted for review by the Engineer of record in writing along with drawings and sketches.
- Fasteners shall be installed per Table 2304.10.1 of the IBC 2018 Code unless otherwise notes on the plans or details. Fasteners installed for preservative-treated and fire-retardant-treated wood shall be hot-dipped zinc-coated galvanized with a minimum coating weight complying with ASTM A 153. Fasteners other than nails, wood screws and lag screws are permitted to be mechanically deposited zinc-coated with coating complying with ASTM B 695, Class 55 minimum. Plan carbon steel fasteners in wood preservative-treated with SBX/DOF or zinc borate are not required to be galvanized. Refer to sections 2304.10.5 and 2304.10.5.1 of the IBC 2018 for additional information and specifications.

CRAWL SPACE FRAMING NOTES (NOT APPLICABLE)

- The plywood for floor shall be 3/4" T&G Exposure 1. The panel span rating should be 48/24 as specified in Table 2304.8(3) of the IBC 2018.
- The joists should be spaced at 16" o.c. unless otherwise noted on the plans. Joists should be supported laterally at the ends and at each support by solid blocking. Solid blocking should be not less than 2 inches in thickness and the full depth of the joist.
- Joist framing from opposite sides of a beam, girder or partition should be lapped at least 3" or they should be tied together with a Simpson ST1222 tie strap or as approved by the Building Official.
- The ends of all the 2x floor joist should have not less than 1-1/2" of bearing on wood or metal as required by Section 2308.4.2.2 of the IBC 2018.
- The floor diaphragm should be installed with 10d common nails at 6" on center at diaphragm boundaries and all panel edges. Space nails at 12" on center along all other intermediate supports. Six inches on center where supports are spaced 48" o.c.
- All 4x beams shall be supported with (1) 4x4 DF. # 2 P.T. post at all interior locations unless otherwise noted on the plans. Use (1) 4x6 DF. # 2 P.T. post at each beam splice. Use Simpson PC44 & PC46 post caps as required. Alternate connectors may be used upon written approval by the engineer of record.
- All the 4x D.F. # 2 P.T. posts shall be connected to the concrete footings with Simpson PB Post Base installed with 16d nails or 1/2" bolts per manufacturer's recommendations. Alternate connectors may be used upon written approval by the engineer of record.
- Any floor framing changes proposed by the contractor, architect or owner should be submitted for review to the Engineer of record. A written request should be provided along with drawings of the proposed changes for approval by the engineer. The time required to respond depends on the scope of the proposed changes.

WALL NOTES

- The species and grade of all studs and plates should be as specified on the General Structural Notes. The construction of stud framed wall shall be as specified on this notes and Section 2308.5 of the IBC 2018.
- The stud size and spacing should be limited to those prescribed in Table 2308.5.1 of the IBC 2018 unless otherwise noted on the plans and wall elevations and justified by structural calculations.
- Studs in walls should be placed with their wide dimensions perpendicular to the wall. Not less than three studs should be installed at corners of exterior walls.
- All bearing exterior and shear walls should be capped with double plates and at least one plate at the base. Install top plates to provide overlapping at corners and at intersections with other partitions. End joints in double top plates.
- When bearing studs are spaced at 24" o.c. and the top plates are less than (2)2x6's or (2)3x4's and when the roof trusses, floor joists or floor trusses supported by the wall are spaced at more than 16" o.c., such joists or trusses should bear within 5" at the studs beneath or a third plate should be provided.
- All interior and exterior load bearing walls and shear walls shall be of 2x studs @ 16" o.c. at all levels unless otherwise noted on the structural plans. Any discrepancies between the architectural and structural drawings shall be brought to the attention of the Architect and Engineer of Record in writing. Allow ten working days for a written response.
- All exterior and interior shear walls with the shear wall symbol shall be constructed as specified on the shear wall Table # 1 on sheet S-2. Also refer to Table 4.3.A of the NDS 2015 for additional information. Materials, nails, anchor bolts and bolts installed in harden concrete shall be installed as specified on the plans. Some shear walls may require 3x4 studs depending on the panel type and nailing size and/or spacing.
- Where holdowns are required to be installed at the same locations of the laminated 2x studs supporting the window and door headers, it is required to provide the larger number of studs for either holdowns or post support. See plans for location of holdowns and Table # 2 on S-2 for number of studs required. See also the floor framing notes for each level.
- Shear walls parallel and perpendicular to the roof trusses and floor joists shall be connected to the roof and floor diaphragms as shown on the typical structural details.
- In exterior and bearing partitions, any wood stud may be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of studs to a depth not greater than 40% of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition.
- Stud partitions containing plumbing, heating, or other pipes shall be so framed, and the joists underneath so spaced to permit as to give proper clearance for the piping. Where a partition containing such piping runs parallel to the floor joists, the joists underneath such wall shall be doubled spaced to permit the passage of such pipes and shall be bridged.
- Anchor bolts to foundation walls or thickened footings anchoring the sole plate of the walls should be 5/8" diameter embedded at least 7" into the concrete at 6" o.c. for all walls unless they are shear walls. There shall be a minimum of two bolts per piece with one bolt located within 12" of each end of each piece. Threaded rods of the same diameter with Simpson SET-XP High-Strength Anchoring Adhesive for cracked and uncracked concrete may be used over thickened footings or existing foundation walls spaced at 6" o.c. embedded 3-1/2" into the concrete or as specified on the drawings. For anchorage of shear walls see shear wall schedule and notes.
- The foundation contractor should verify the location, size and spacing of the anchor bolts and holdown anchor bolts prior to pouring the foundation walls and footings. Any discrepancies on the plans should be addressed to the Engineer of record in writing. Allow three to five working days for a written response.
- Fasteners shall be installed per Table 2304.10.1 of the IBC 2018 Code unless otherwise notes on the plans or details. Fasteners installed for preservative-treated and fire-retardant-treated wood shall be hot-dipped zinc-coated galvanized with a minimum coating weight complying with ASTM A 153. Fasteners other than nails, wood screws and lag screws are permitted to be mechanically deposited zinc-coated with coating complying with ASTM B 695, Class 55 minimum. Plan carbon steel fasteners in wood preservative-treated with SBX/DOF or zinc borate are not required to be galvanized. Refer to sections 2304.10.5 and 2304.10.5.1 of the IBC 2018 for additional information and specifications.

ROOF SNOW LOADS PER SECTION 1603.1.3 OF THE IBC 2018 CODE

Design snow loads shall be determined in accordance with Chapter 7 of the ASCE 7-16, but the design roof load shall not be less than that determined by section 1607 (Live Loads)

Item Description	Parameter and Factor Values	ASCE 7-16 Table Equations & Comments	ASCE 7-16 Figure & Comments
Ground Snow Load P_g	30.10 psf	Table 7.2-5	Figure 7-2-1
Flat Roof Snow Load P_f	24.57 psf	Eq. (7-3-1)	
Snow exposure factor C_e	1.00	Table 7-3-1	
Thermal factor C_t	1.00	Table 7-3-2	
Snow importance I_s	1.00	Tables 1.5-1, 1.5-2	
Snow load used for design per SEAW Snow Load Analysis Appendix A	25.00 psf	Snow Loads Per IBC 2018 & ASCE 7-16	Uniform Distributed Load No drift required

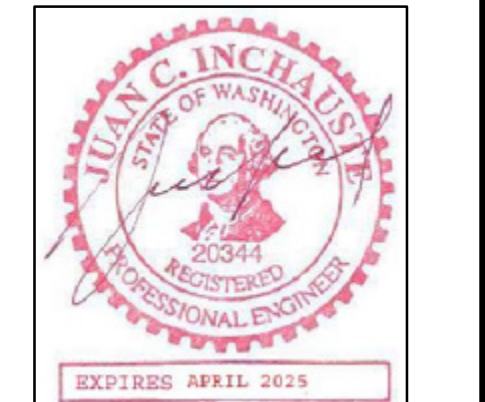
Refer to Section 7.4 of the ASCE 7-16 for Sloped Roof Snow Load
Refer to Section 7.5 of the ASCE 7-16 for Partial Loading
Refer to Section 7.6 of the ASCE 7-16 for Unbalanced Roof Snow Loads
Refer to Section 7.7 of the ASCE 7-16 for Drift on Lower Roofs (Aerodynamic Shade)
Refer to Section 7.8 of the ASCE 7-16 for Roof Projection and Parapets
Refer to Section 7.9 of the ASCE 7-16 for Sliding Snow
Refer to Section 7.10 of the ASCE 7-16 for Rain on Snow Surcharge
Refer to Section 7.11 of the ASCE 7-16 for Ponding Instability

WIND DESIGN DATA PER SECTION 1603.1.4 OF THE IBC 2018 CODE

Item Description	Parameter and Factor Values	IBC 2018 Table ASCE 7-16 Sections & Comments	IBC 2018 Figures ASCE 7-16 Sections
Ultimate design wind speed Vult in mph	110 mph		Figure 1609.3(1) Through Figure 1609.3(8)
Nominal design wind speed Vnd in mph	85 mph	IBC 2018 Table 1609.3.1	
Risk Category	II	ASCE 7-16 Table 1.5-1 and Table 1.5-2	
Wind Exposure	D	IBC 2018 Section 1609.4.3 ASCE 7-16 Section 26.7.3	
Wind importance I_w	1.00	ASCE 10-7 Tables 1.5-1, 1.5-2	
Building Enclosure Classification	Enclosed	ASCE 7-16 Table 26.11-1	ASCE 7-16 Section 26.10
Internal Pressure Coefficients (GCp)	+0.18 -0.18	ASCE 7-16 Table 26.11-1	

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The liability of the above named consultant shall be limited to the area of expertise and to those services provided by the consultant.

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Project: Scallon-Smith Connolly Residence Remodel
3450 79th Ave. S.E.
Mercer Island, WA 98040

Designer: Elizabeth Scallon
And Shena Smith-Connolly
3450 79th Ave. S.E.
Mercer Island, WA 98040

Owners: Elizabeth Scallon
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3450 79th Ave. S.E.
Mercer Island, WA 98040

Jurisdiction: City of Edmonds
Department of Planning & Community Development
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Applicable Codes:
IBC 2018

I.B.I. Co. FILE DIRECTORY
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Start Date: Feb, 15, 2024
Plot Date: Aug, 20, 2024

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Sheet Content:
GENERAL STRUCTURAL NOTES AND MATERIAL SPECIFICATIONS.

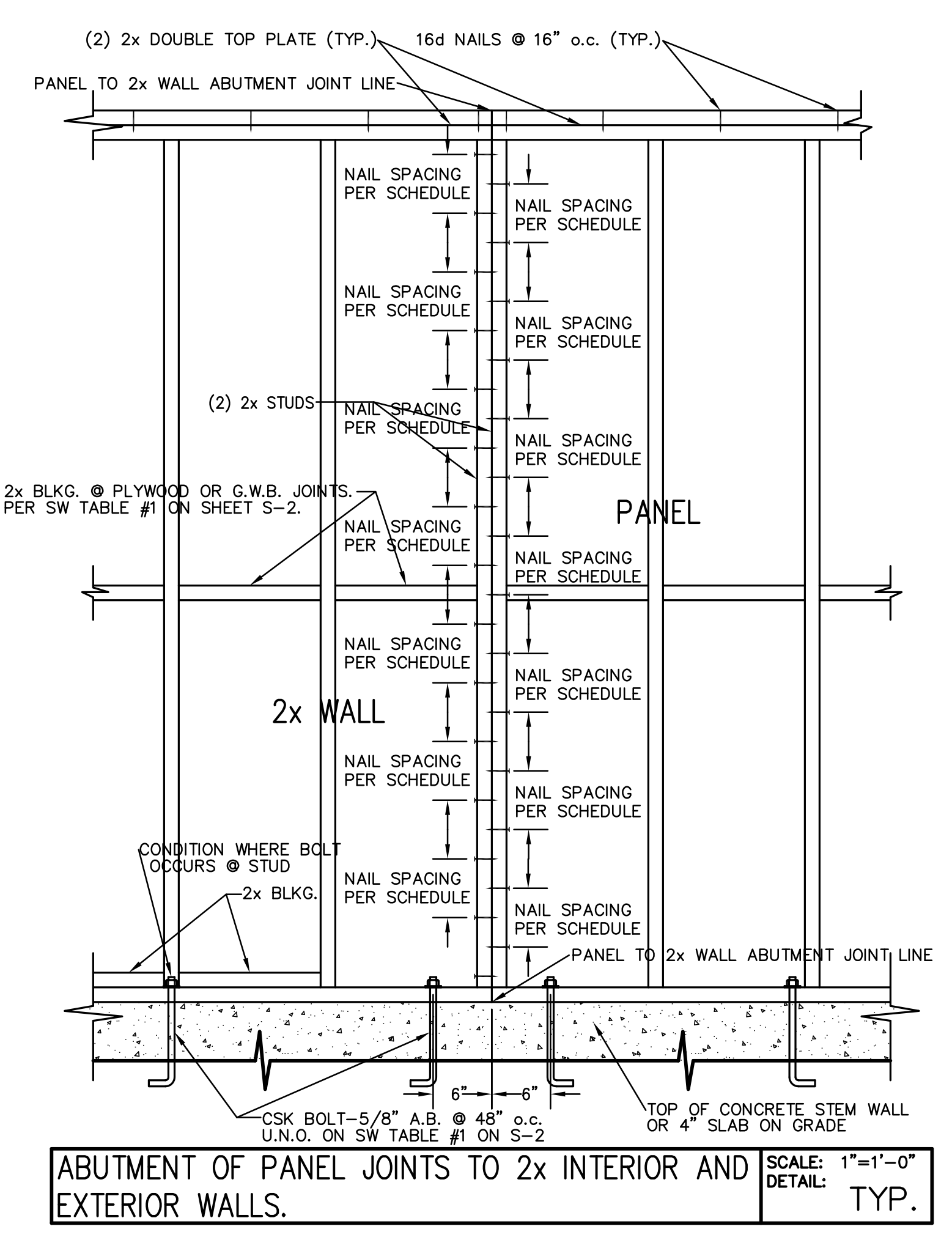
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Date of Issue: 08/20/2024
Project No. Sheet No.
23-41 S-1A

TABLE # 1 (SHEAR WALL TABLE # 1 ON S-02)

SHEAR WALL TABLE DOUGLAS FIR LARCH 7/16" PANEL THICKNESS AND 1/2" OR 5/8" GYPSUM WALL BOARD																				
See the plans to determine the different designators for shear wall materials, nailing, anchor bolts and holdowns																				
Local holdowns as close as possible to the end of the designated shear wall																				
Blocking for the horizontal joints in the Gypsum Wall Board (GWB) or Gypsum Sheathing Board (GSB) is required only if specifically called out below																				
Specific Gravity	0.50	Allowable Lateral Load 10d Nails	116	Allowable Lateral Load 16d Nails	141	Allowable Lateral Load 5/8" Diameter Bolt	850	Allowable Lateral Load 5/8" Diameter Bolt	930	A35	670	LPT4	670							
G1 - ONE SIDE GWB OR GSB					G2 - TWO SIDED GWB OR GSB					P1 - ONE SIDED PLYWOOD					P2 - TWO SIDED PLYWOOD					
WALL	NAILING	NAIL SPACING	BLKG	PLATE	PLATE	PLATE	TOE NAILING OR SIMPSON CLIP (SEE NOTE (B) FOR SEISMIC DESIGN CATEGORY D, E & F)				HARDWARE LPT4/A35		ALLOWABLE LOAD (#/LF)				COMMENTS			
TYPE	1/2" GYP	5/8" GYP	EDGES	STUDS	REQD	ANCHOR BOLTS 1/2"	ANCHOR BOLTS 5/8"	NAILING 10d	NAILING 16d	NAILING 10d	NAILING 16d	LPT4	A35	WIND	SEISMIC					
G1-7	5D		7"	7"	no	1/2" @ 72	5/8" @ 72	(2) 10d @ 32	(2) 16d @ 48	10d @ 32	16d @ 32	72	72	100	100	B=Base Layer / F=Face Layer				
G1-4	5D		4"	4"	no	1/2" @ 72	5/8" @ 72	(2) 10d @ 32	(2) 16d @ 32	10d @ 24	16d @ 32	48	48	125	125					
G1-4B	5D		4"	4"	no	1/2" @ 72	5/8" @ 72	(2) 10d @ 24	(2) 16d @ 32	10d @ 24	16d @ 24	48	48	150	150					
G1-4B+	5D	6D	4"	4"	no	1/2" @ 72	5/8" @ 72	(2) 10d @ 24	(2) 16d @ 32	10d @ 24	16d @ 24	48	48	150	150					
G2-8B/F	5D	6D	B-6" F-7"	B-6" F-7"	no	1/2" @ 48	5/8" @ 48	(2) 10d @ 18	(2) 16d @ 24	10d @ 18	16d @ 24	32	32	250	250					
G2-7	5D		7"	7"	no	1/2" @ 48	5/8" @ 48	(2) 10d @ 18	(2) 16d @ 24	10d @ 18	16d @ 24	32	32	200	200					
G2-4	5D		4"	4"	no	1/2" @ 48	5/8" @ 48	(2) 10d @ 18	(2) 16d @ 18	10d @ 18	16d @ 18	32	32	250	250					
G2-4B	5D		4"	4"	no	1/2" @ 48	5/8" @ 48	(2) 10d @ 18	(2) 16d @ 18	10d @ 18	16d @ 18	32	32	300	300					
G2-4B+	5D	6D	4"	4"	no	1/2" @ 48	5/8" @ 48	(2) 10d @ 18	(2) 16d @ 18	10d @ 18	16d @ 18	32	32	350	350					
G2-4B/F	5D	6D	B-6" F-7"	B-6" F-7"	no	1/2" @ 48	5/8" @ 48	(2) 10d @ 18	(2) 16d @ 18	10d @ 18	16d @ 18	32	32	500	500					
7/16" SHEATHING, PLYWOOD SIDING(G) EXCEPT GROUP S SPECIES																				
P1-6	8d	6"	12"	2x4	1/2" @ 32	5/8" @ 48	(2) 10d @ 12	(2) 16d @ 12	18	24	336	240	10	12	490	350	See plans for location of LPT4 or A35 clips			
P1-4	8d	6"	12"	2x4	1/2" @ 24	5/8" @ 32	(2) 10d @ 9	(2) 16d @ 11	12	12	490	350	10	12	490	350				
P1-3	8d	3"	12"	3x4	1/2" @ 18	5/8" @ 24	(2) 10d @ 7	(2) 16d @ 9	2	10d @ 6	6	6	630	450	10	10		819	585	
P1-2	8d	2"	12"	3x5	1/2" @ 12	5/8" @ 18	(2) 10d @ 6	(2) 16d @ 7	2	10d @ 5	5	5	10	10	819	585				
P2-6	8d	6"	12"	2x4	1/2" @ 24	5/8" @ 32	(2) 10d @ 7	(2) 16d @ 9	7	12	12	972	480	12	12	972		480		
P2-4	8d	6"	12"	2x4	1/2" @ 12	5/8" @ 18	(2) 10d @ 6	(2) 16d @ 7	6	6	980	720	6	6	980	720				
P2-3	8d	3"	12"	3x4	1/2" @ 10	5/8" @ 12	(2) 10d @ 5	(2) 16d @ 4	4	4	1260	900	4	4	1260	900				
P2-2	8d	3"	12"	3x4	1/2" @ 8	5/8" @ 11	(2) 10d @ 5	(2) 16d @ 3	4	4	10d @ 5	5	5	1638	1170					

- Nominal unit shear capacities shall be adjusted in accordance with 4.3.3 to determine ASD allowable unit shear capacity and LRFD factored unit resistance. For general construction requirement see 4.3.6. For specific requirements see 4.3.7.1 for wood structural panel shear walls 4.3.7.2 for particleboard shear walls. See appendix A for common and boxinal dimensions.
- Shears are permitted to be increased to values shown for 1.5/3.2 inch (nominal) sheathing with same nailing provided (a) studs are spaced a maximum of 16 inches on center, or (b) panels are applied with long dimension across studs.
- For species and grades of framing other than Douglas-Fir/Larch or Southern Pine, reduced nominal unit shear capacities shall be determined by multiplying the tabulated unit shear capacity by the Specific Gravity Adjustment Factor = $[1 - (0.5G)^2]$, where G = Specific Gravity of the framing lumber from NDS (Table 12.3.3A). The Specific Gravity Adjustment Factor shall not be greater than 1.
- Apparent shear stiffness Value G_a are based on nail slip in framing with moisture content less than or equal to 19% at time of fabrication and panel stiffness values for shear walls constructed with either OSB or 3-ply plywood panels or composite panels are used, G_a values shall be multiplied by 1.2.
- Where moisture content of the framing is greater than 19% at time of fabrication, G_a values shall be multiplied by 10.5.
- Where panels are applied on both faces of a shear wall and nail spacing is less than 5" on center on either side, panel joints shall be offset to fall on different framing members. Alternatively, the width of the nailed face of framing members shall be 3" normal or greater at adjoining panel edges and nails at all panel edges shall be staggered.
- Galvanized nails shall be hot-tipped and tumbled.
- In seismic design categories D, E and F, the capacity of toe-nail connections shall not be used where calculated lateral load resistance to transfer seismic forces is greater than 150 #/Ft for ADS and 205 #/Ft for LRFD from diaphragms to shear wall. See section 4.1.7. of the NDS Code.
- Where anchor bolts are used, a minimum 0.299" x 3" x 3" steel plate washer shall be used at each anchor bolt location. The edge of the plate washer shall extend to within 1/2" of the edge of the bottom plate on the sheathing unless other approved method is used.



NAILING SCHEDULE FOR PANEL TO 2x WALL ABUTMENT JOINT.

SHEAR WALL TYPE.	NAIL SPACING AT ABUTMENT JOINT	
	(2) 10d NAILS	(2) 16d NAILS
P1-6 (1)	Nail Spacing @ 12" o.c.	Nail Spacing @ 12" o.c.
P1-4	Nail Spacing @ 8" o.c.	Nail Spacing @ 10" o.c.
P1-3	Nail Spacing @ 7" o.c.	Nail Spacing @ 8" o.c.
P1-2	Nail Spacing @ 5" o.c.	Nail Spacing @ 6" o.c.

(1) Double studs are required only when P1-6 seismic allowable loads are greater than 350 #/Ft. as shown on the shear wall table above

Denotes Shear Wall with CS-16 Simpson Straps at window sill location. For installation of horizontal tie see det. on SD-7

XX-X Denotes Shear Wall Panel Type and Nailing Spacing

XX Denotes Shear Wall Number per Structural Calculations

For additional information of the Shear Wall materials, nailing, anchor bolts and holdowns see shear wall Table #1 and holdown Table #2 on sheet S-2.

The foundation contractor shall verify the location and spacing of all shear wall anchor bolts, as well as holdown anchor bolts prior to pouring foundation walls, footings and slabs on grade.

X) Denotes the number of A35 Simpson Clips to connect corners of shear walls to resist small uplift loads with the cross walls.

SHEAR WALL SYMBOL DESCRIPTION

TABLE # 2 (HOLDOWN TABLE # 2 ON S-02)
HOLDOWNS & TENSION TIES PER SIMPSON STRONG-TIE
(See detail 4/SD5 for anchor bolt end and edge distance guide by Simpson)

CS/CMST Coiled Straps

CS provides nail slots for easy installation and coiled edges, it can be cut to length.

FINISH: Galvanized. Some products available in ZMAX® coating. See Corrosion Information, page 18-19.

INSTALLATION: • Use all specified fasteners. See General Notes.

- Wood shrinkage after strap installation across horizontal wood members may cause strap to buckle outward.
- Refer to applicable code for minimum nail penetration and minimum wood edge and end distances.
- The table shows the maximum allowable loads and the nails required to obtain them.
- Lower nails may be used, reduce the allowable load as shown in footnote #2.
- The cut length of the strap shall be equal to twice the "End Length" noted in the table plus the clear span dimension.
- CMST may be used every other round hole if the wood tends to split. Use round and triangle holes for compatible MST loads, providing wood does not tend to split.
- For lap splice and alternate nailing information, refer to technical bulletin T-CMST (page 21) for details.
- CS straps are available in 20' lengths, under CS14-R, CS16-R, CS18-R, CS20-R or CS22-R.

CODES: See page 20 for Code Reference Key Chart.

Model No.	Total L	Gs	DF/SP		SP/SP		Allowable Tension Loads (kN)	Code Ref.
			Fasteners	End Length	Fasteners	End Length		
CMST12	40	12	15d	15d	15d	15d	3215	14, 17
			16d	16d	16d	16d	3215	
CMST14	52	14	16d	16d	16d	16d	4490	14, 17
			18d	18d	18d	18d	4490	
CMST15	54	16	16d	16d	16d	16d	4585	14, 17
			18d	18d	18d	18d	4585	
CS14	100	14	20	10d	15	30	2490	14, 17
			20	10d	15	30	2490	
CS15	150	16	22	12d	17	30	3440	14, 17
			22	12d	17	30	3440	
CS18	200	18	22	12d	17	30	4320	14, 17
			22	12d	17	30	4320	
CS20	250	20	22	12d	17	30	5000	14, 17
			22	12d	17	30	5000	
CS22	300	22	22	12d	17	30	5640	14, 17
			22	12d	17	30	5640	

1. Loads include a 60% load duration increase on the fasteners for wind or seismic loading.
2. Use half of the required nails in each member being connected to achieve the listed loads.
3. Concrete minimum values for reduced number of nails as follows: Minimum Load = No. of Nails in Table x 1000 lbs. Example: CMST15 is DF/SP with 16d nails. Allowable Load = 40 Nails (Table) x 1000 lbs = 40,000 lbs. (Half of the nails in each member being connected). Allowable Load = 20 Nails (Table) x 1000 lbs = 20,000 lbs.

4. Tension loads apply for uplift when installed vertically.
5. RULES: 16d = 1.125" dia. x 3/16" long, 18d = 1.3125" dia. x 3/16" long, 20d = 1.5" dia. x 3/16" long, 22d = 1.625" dia. x 3/16" long.
6. See page 24 for other nail sizes and information.

TS Tied Straps

Tied straps provide a tension connection between two wood members. An equal number of right and left hand units are supplied in each carton.

MATERIAL: 16 gauge. FINISH: Galvanized. See Corrosion Information, page 18-19.

INSTALLATION: • Use all specified fasteners. See General Notes.

- TS should be installed in pairs to reduce eccentricity.

CODES: See page 20 for Code Reference Key Chart.

Model No.	L	Fasteners (Each)	Allowable Loads (kN)	Code Ref.
TS12	11 1/2	10-16d	665	
TS18	17 1/2	14-16d	900	14, 17
TS22	21 1/2	18-16d	1215	

1. Install half of the fasteners on each end of the strap to achieve full loads.
2. Loads have been increased 60% for wind or seismic loading with no further increase allowed, reduce when other loads govern.
3. 16d corners of 1 1/2" dia. x 3/16" long may be substituted for the specified 16d corners at 9/16 of the table loads.
4. 16d nails are a single TS.
5. RULES: 16d = 1.125" dia. x 3/16" long. See page 24 for other nail sizes and information.

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3450 79th Ave. S.E.
Mercer Island, WA 98040

Designer: Elizabeth Scallon And Shena Smith-Connolly
3450 79th Ave. S.E.
Mercer Island, WA 98040

Owners: Elizabeth Scallon And Shena Smith-Connolly
3450 79th Ave. S.E.
Mercer Island, WA 98040

Jurisdiction: City of Edmonds
Department of Planning & Community Development
121 5th Ave. North
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Phone: (425)-771-0220

Applicable Codes:
IBC 2018

Revisions:

Mark	Description	Date

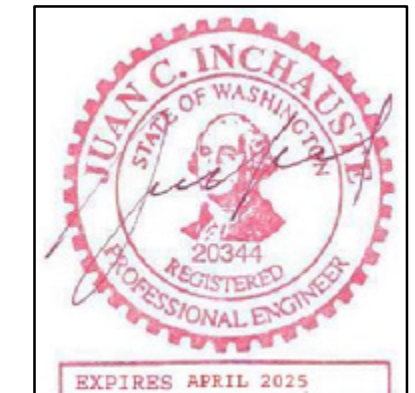
Sheet Content:
SHEAR WALL TABLES.
HOLDOWN TABLES.
SHEAR WALL SYMBOL.

Date of Issue: 08/20/2024
Project No. 23-41
Sheet No. S-2

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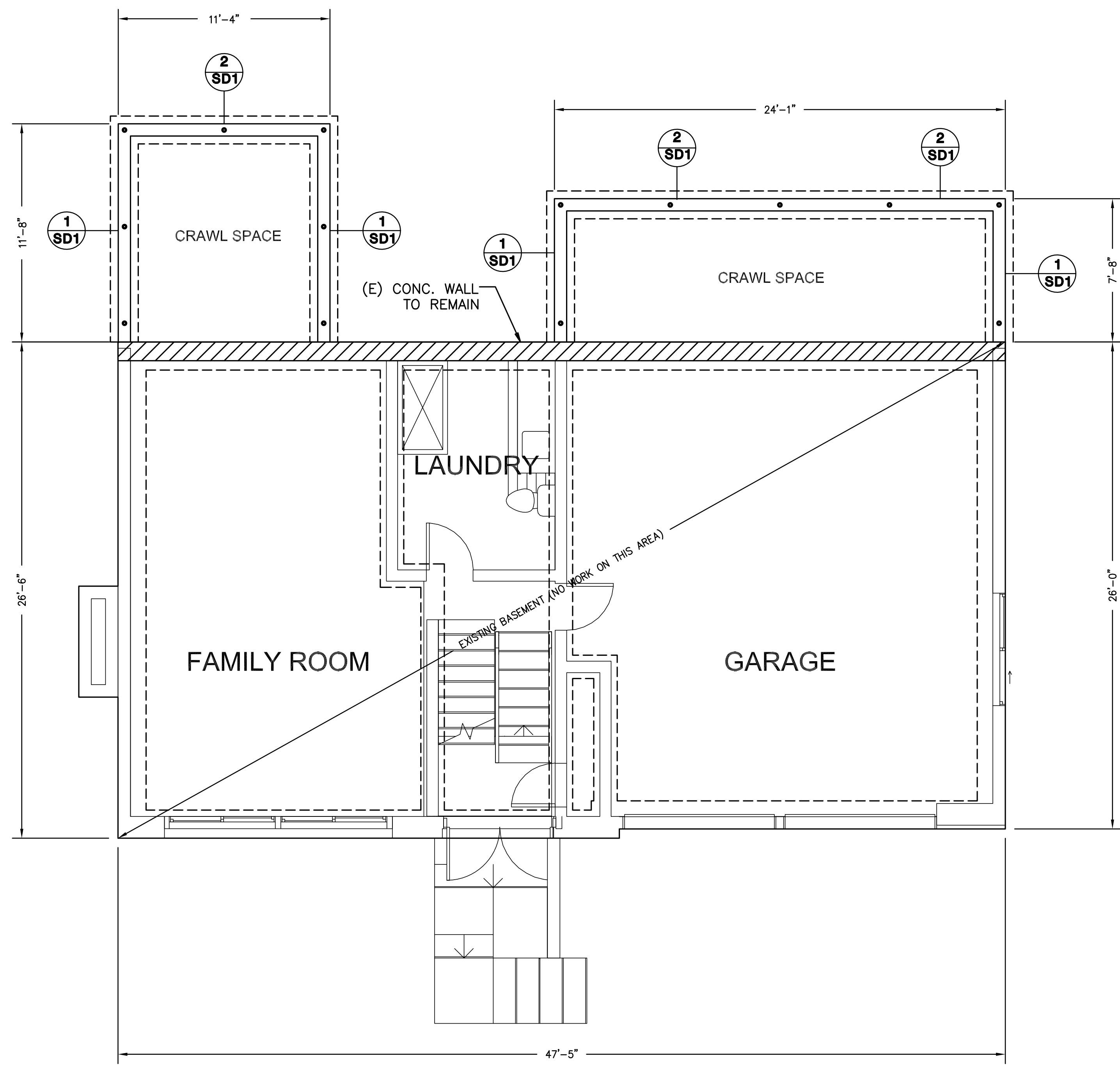
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FOUNDATION PLAN SHOWING 2" STEEL PILES
Scale 1/4" = 1'-0"

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 3450 79th Ave. S.E.
 Mercer Island, WA 98040

Designer: Elizabeth Scallon
 And Shena Smith-Connolly
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 Edmonds, WA 98020
 Phone: (425)-771-0220

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 Start Date: Feb, 15, 2024
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Sheet Content:
 PROPOSED FOOTINGS & FOUNDATION WALLS FOR ADDITION

Drawn By: R.I. Checked By: JCI

Date of Issue: Aug. 18, 2024
 Project No. 23-41 Sheet No. S-03

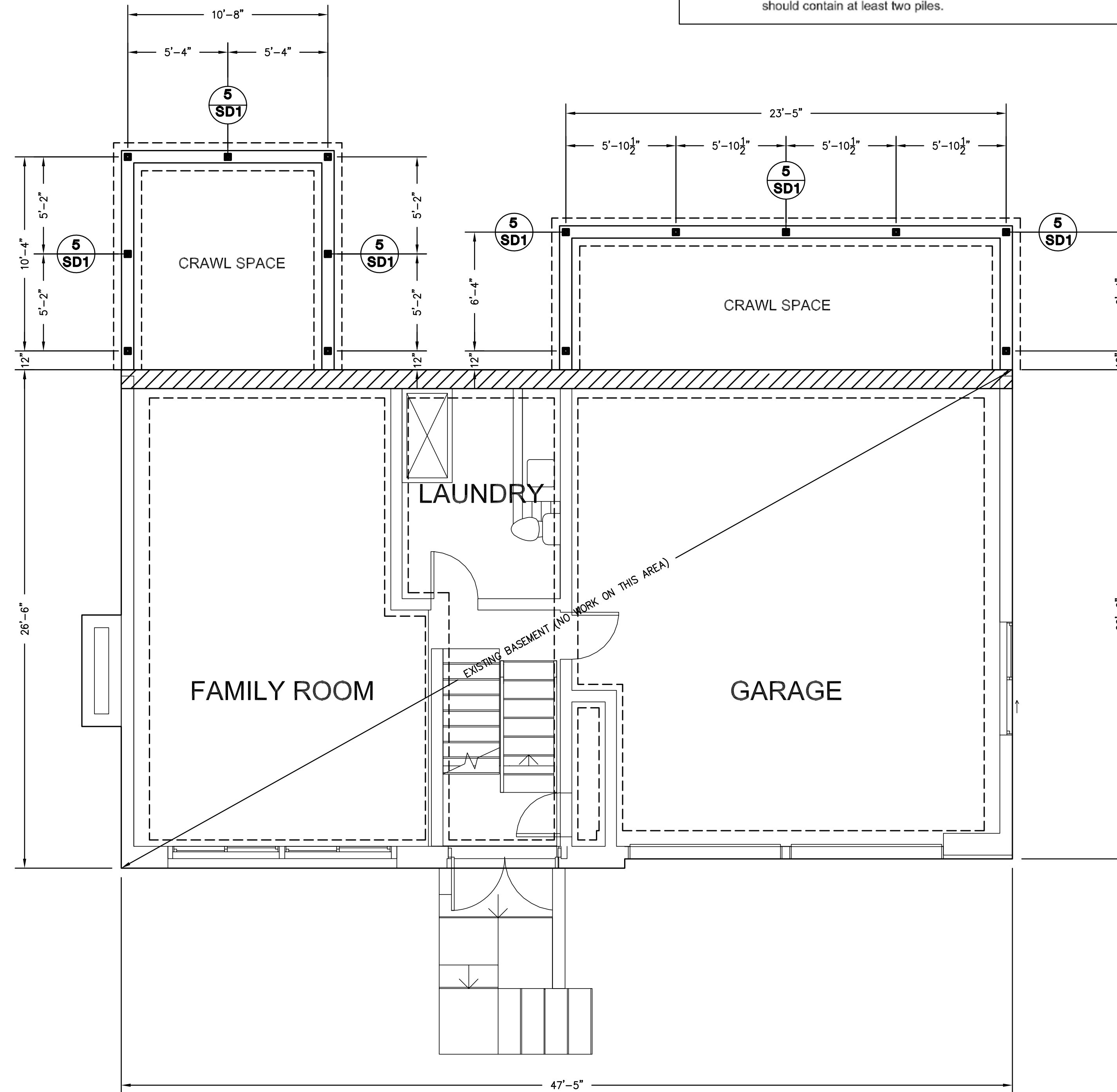
2" PIPE PILE SPECIFICATIONS

PIPE PILES

A 2-inch-diameter pipe pile driven with a minimum 90-pound jackhammer or a 140-pound Rhino hammer to a final penetration rate of 1-inch or less for one minute of continuous driving may be assigned an allowable compressive load of 3 tons. Load tests are not required to verify this allowable capacity.

Extra-strong steel pipe should be used. The site soils are not highly organic, and are not located near salt water. As a result, they do not have an elevated corrosion potential. Considering this, it is our opinion that standard "black" pipe can be used, and corrosion protection, such as galvanizing, is not necessary for the pipe piles. Subsequent pipe sections should be connected together using threaded or slip couplers, or by welding. If slip couplers are used, they must fit snugly into the ends of the pipes. This can require that shims or beads of welding flux be applied to the couplers.

Pile caps and grade beams should be used to transmit loads to the piles. Any isolated pile caps should contain at least two piles.



2" STEEL PILES FOUNDATION DIMENSTION LAYOUT
Scale 1/4" = 1'-0"

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I.B.I.

Company

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 Bellevue, Washington 98009

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Project: Scallon-Smith Connolly
 Residence Remodel
 3450 79th Ave. S.E.
 Mercer Island, WA 98040

Designer: Elizabeth Scallon
 And Shena Smith-Connolly
 3450 79th Ave. S.E.
 Mercer Island, WA 98040

Owners: Elizabeth Scallon
 And Shena Smith-Connolly
 3450 79th Ave. S.E.
 Mercer Island, WA 98040

Jurisdiction: City of Edmonds
 Department of Planning
 & Community Development
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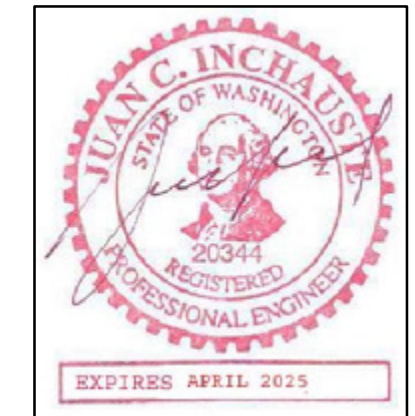
Sheet Content:
 PROPOSED FOOTINGS
 & FOUNDATION
 WALLS FOR ADDITION

Drawn By: R.I. | Checked By: JCI

Date of Issue: Aug. 18, 2024
 Project No. 23-41 | Sheet No. S-03.1

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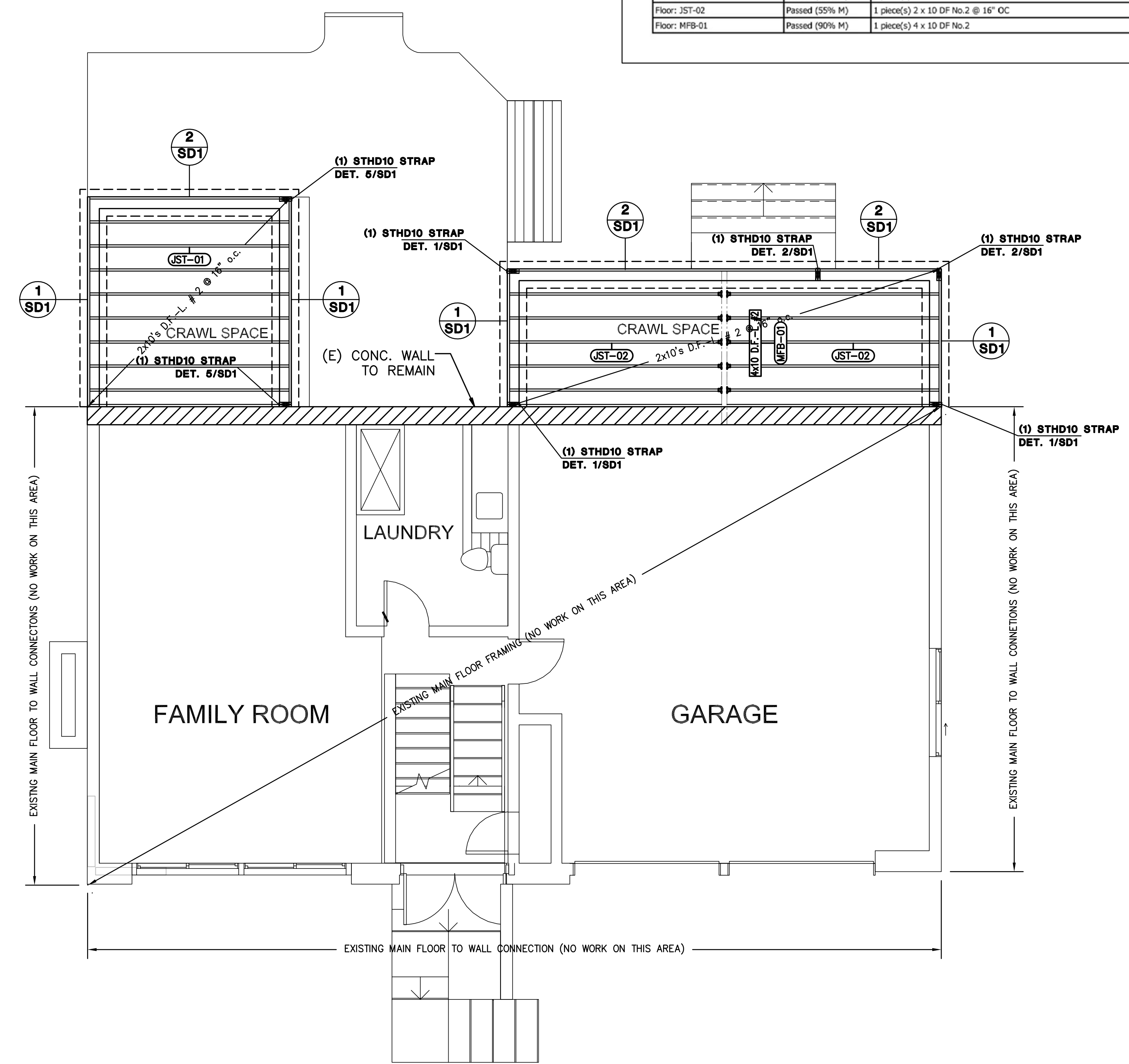
Sheet Content:
 PROPOSED MAIN FLOOR FRAMING PLAN FOR ADDITION

Drawn By: R.I. | Checked By: JCI

Date of Issue: Aug. 18, 2024
 Project No. 23-41 | Sheet No. S-04

MAIN FLOOR BEAM SCHEDULE

FORTEWEB® JOB SUMMARY REPORT SCALLON-SMITH-CONNOLLY			
Member Name	Results (Max UTIL %)	Current Solution	Comments
Floor: JST-01	Passed (44% M)	1 piece(s) 2 x 10 DF No.2 @ 16" OC	
Floor: JST-02	Passed (55% M)	1 piece(s) 2 x 10 DF No.2 @ 16" OC	
Floor: MFB-01	Passed (90% M)	1 piece(s) 4 x 10 DF No.2	



FIRST FLOOR FRAMING PLAN
 Scale 1/4" = 1'-0"

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* Denotes Shear Wall with CS-16 Simpson Straps at window sill location. For installation of horizontal tie see 1/SD2

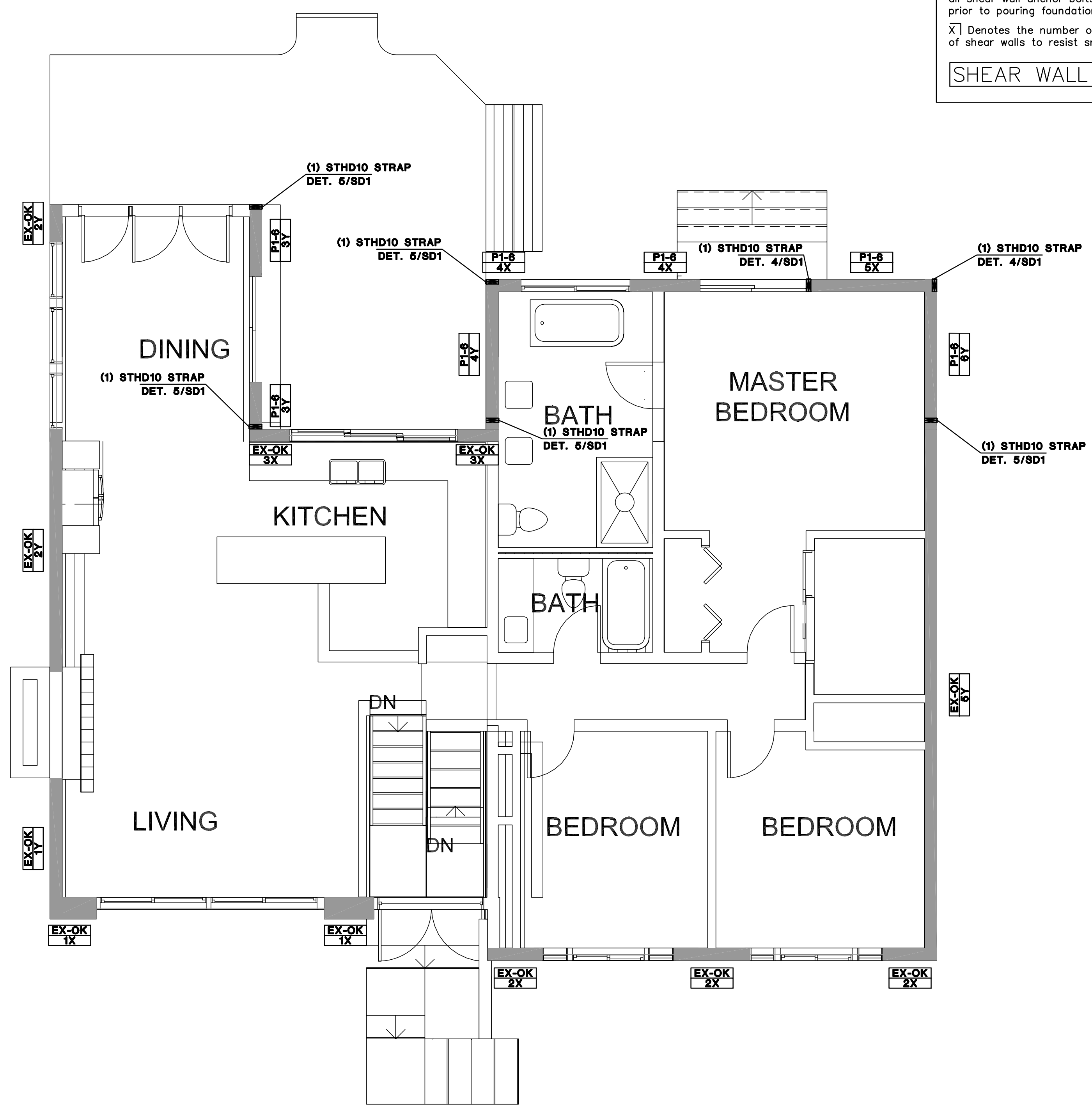
XX-X Denotes Shear Wall Panel Type and Nailing Spacing
 XX Denotes Shear Wall Label per Structural Calculations

For additional information of the Shear Wall materials, nailing, anchor bolts and holdowns see shear wall Table #1 and holdown Table #2 on sheet S-2.

The foundation contractor shall verify the location and spacing of all shear wall anchor bolts, as well as holdown anchor bolts prior to pouring foundation walls, footings and slabs on grade.

X] Denotes the number of A35 Simpson Clips to connect corners of shear walls to resist small uplift loads with the cross walls.

SHEAR WALL SYMBOL DESCRIPTION



FIRST FLOOR SHEAR WALLS & HOLDOWNS
 Scale 1/4" = 1'-0"

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Sheet Content:
 PROPOSED MAIN LEVEL SHEAR WALLS & HOLDOWNS FOR ADDITION

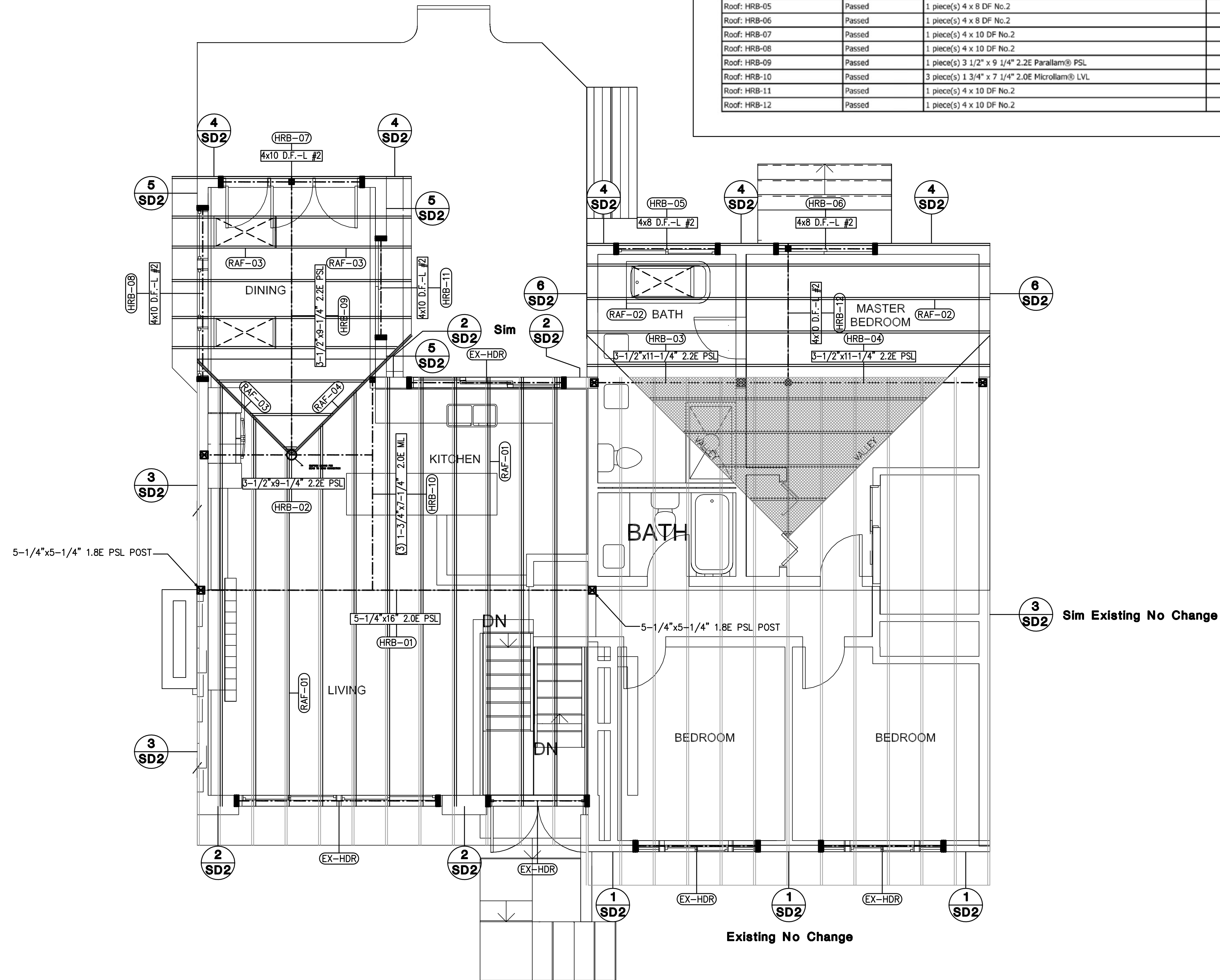
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Date of Issue: Aug. 18, 2024	Project No. 23-41	Sheet No. S-05
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ROOF BEAM SCHEDULE

FORTEWEB JOB SUMMARY REPORT
SCALLON-SMITH-CONNOLLY

Roof Member Name	Results	Current Solution	Comments
Roof: RAF-01	Passed	1 piece(s) 2 x 8 DF No.2 @ 24" OC	
Roof: RAF-02	Passed	1 piece(s) 2 x 8 DF No.2 @ 24" OC	
Roof: RAF-03	Passed	1 piece(s) 2 x 8 DF No.2 @ 24" OC	
Roof: RAF-04	Passed	1 piece(s) 2 x 8 DF No.2	
Roof: HRB-01	Passed	1 piece(s) 5 1/4" x 16' 2.2E Parallam® PSL	
Roof: HRB-02	Passed	1 piece(s) 3 1/2" x 9 1/4" 2.2E Parallam® PSL	
Roof: HRB-03	Passed	1 piece(s) 3 1/2" x 11 1/4" 2.2E Parallam® PSL	
Roof: HRB-04	Passed	1 piece(s) 3 1/2" x 11 1/4" 2.2E Parallam® PSL	
Roof: HRB-05	Passed	1 piece(s) 4 x 8 DF No.2	
Roof: HRB-06	Passed	1 piece(s) 4 x 8 DF No.2	
Roof: HRB-07	Passed	1 piece(s) 4 x 10 DF No.2	
Roof: HRB-08	Passed	1 piece(s) 4 x 10 DF No.2	
Roof: HRB-09	Passed	1 piece(s) 3 1/2" x 9 1/4" 2.2E Parallam® PSL	
Roof: HRB-10	Passed	3 piece(s) 1 3/4" x 7 1/4" 2.0E Microllam® LVL	
Roof: HRB-11	Passed	1 piece(s) 4 x 10 DF No.2	
Roof: HRB-12	Passed	1 piece(s) 4 x 10 DF No.2	

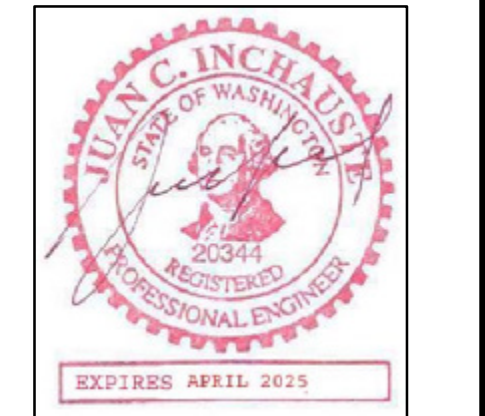


FIRST FLOOR SHEAR WALLS & HOLDOWNS
Scale 1/4" = 1'-0"

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Sheet Content:
PROPOSED ROOF FRAMING PLAN FOR ADDITION

Drawn By: R.I. | Checked By: J.C.I.

Date of Issue: Aug. 18, 2024
Project No. 23-41 | Sheet No. S-06

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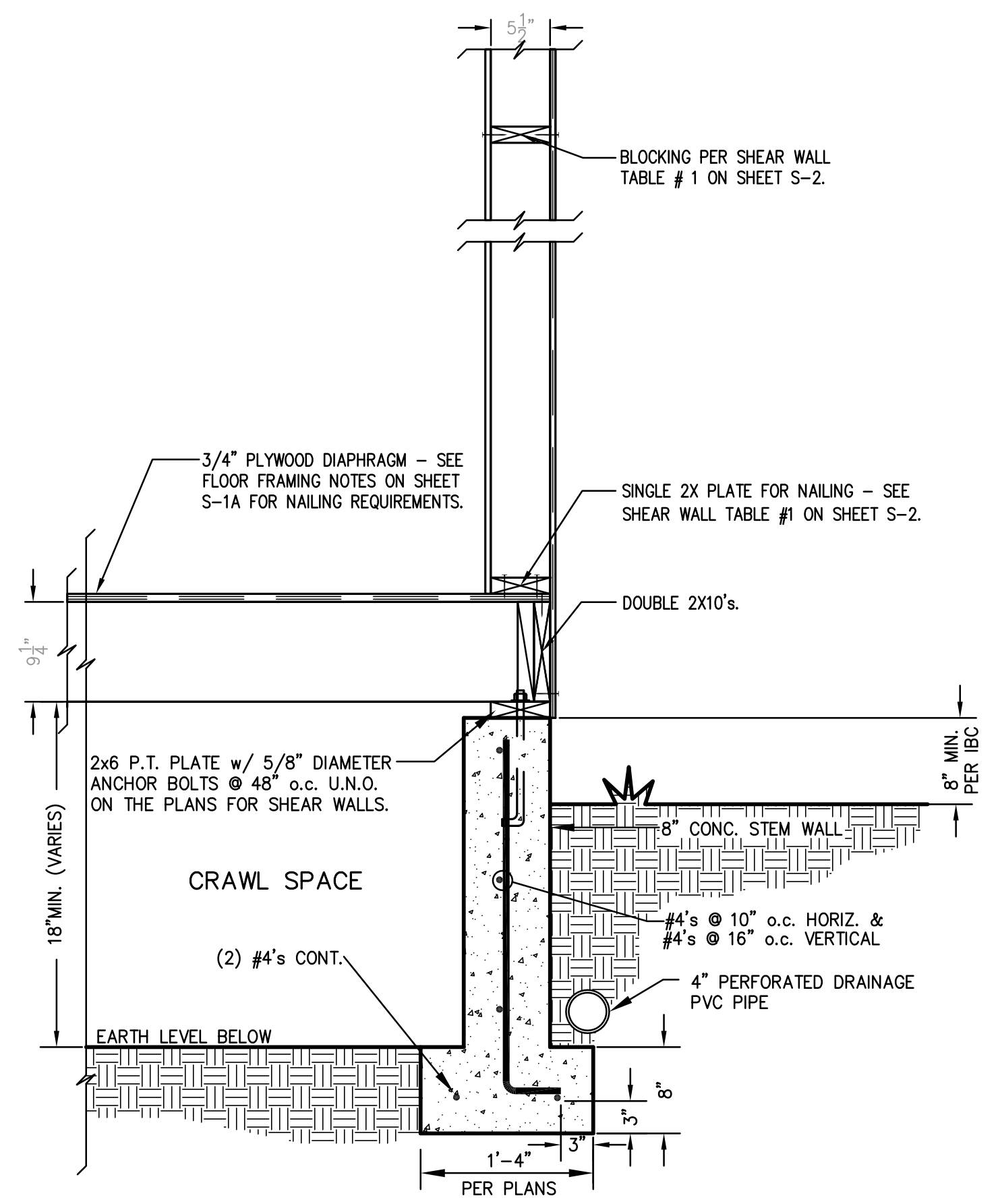
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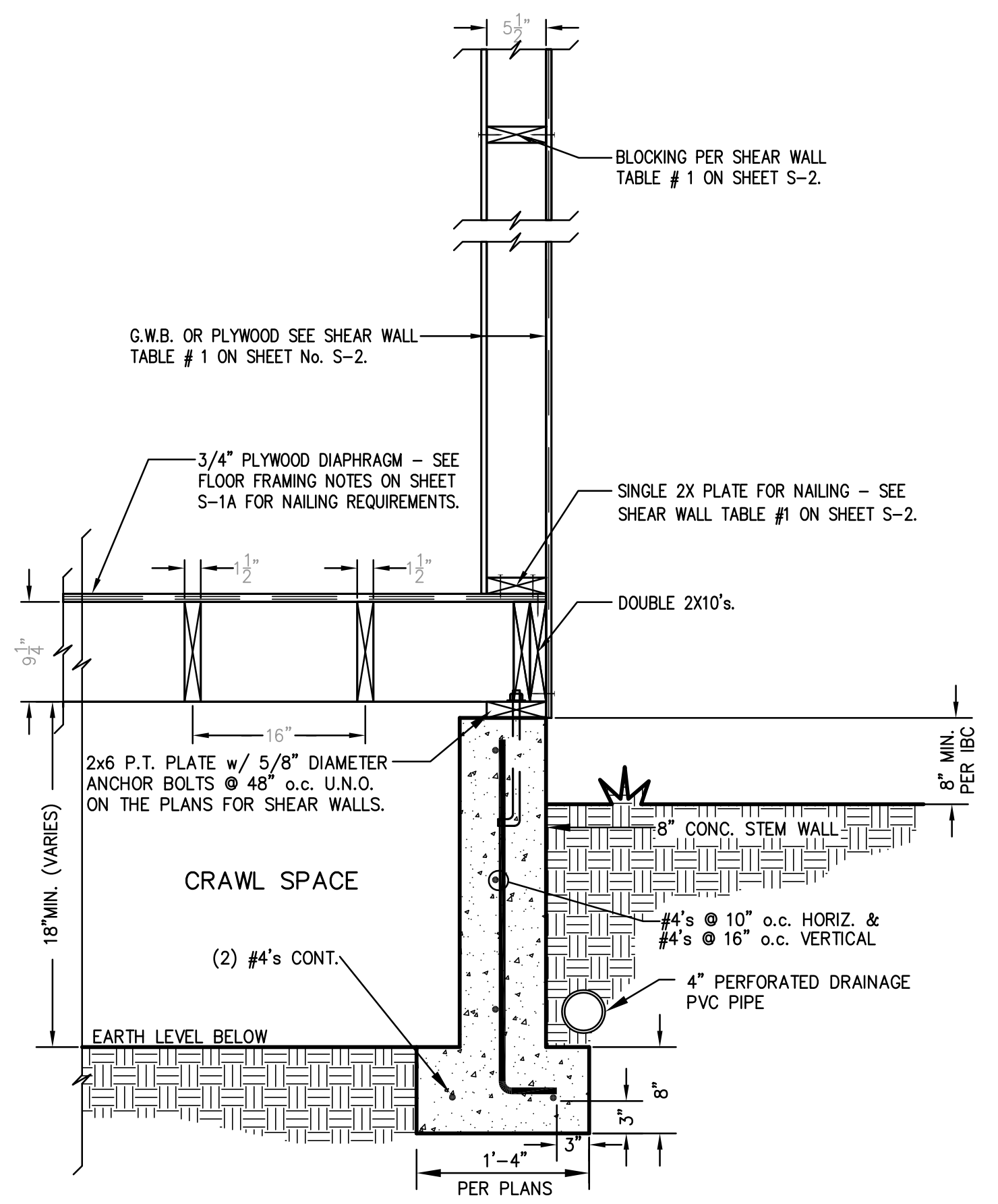
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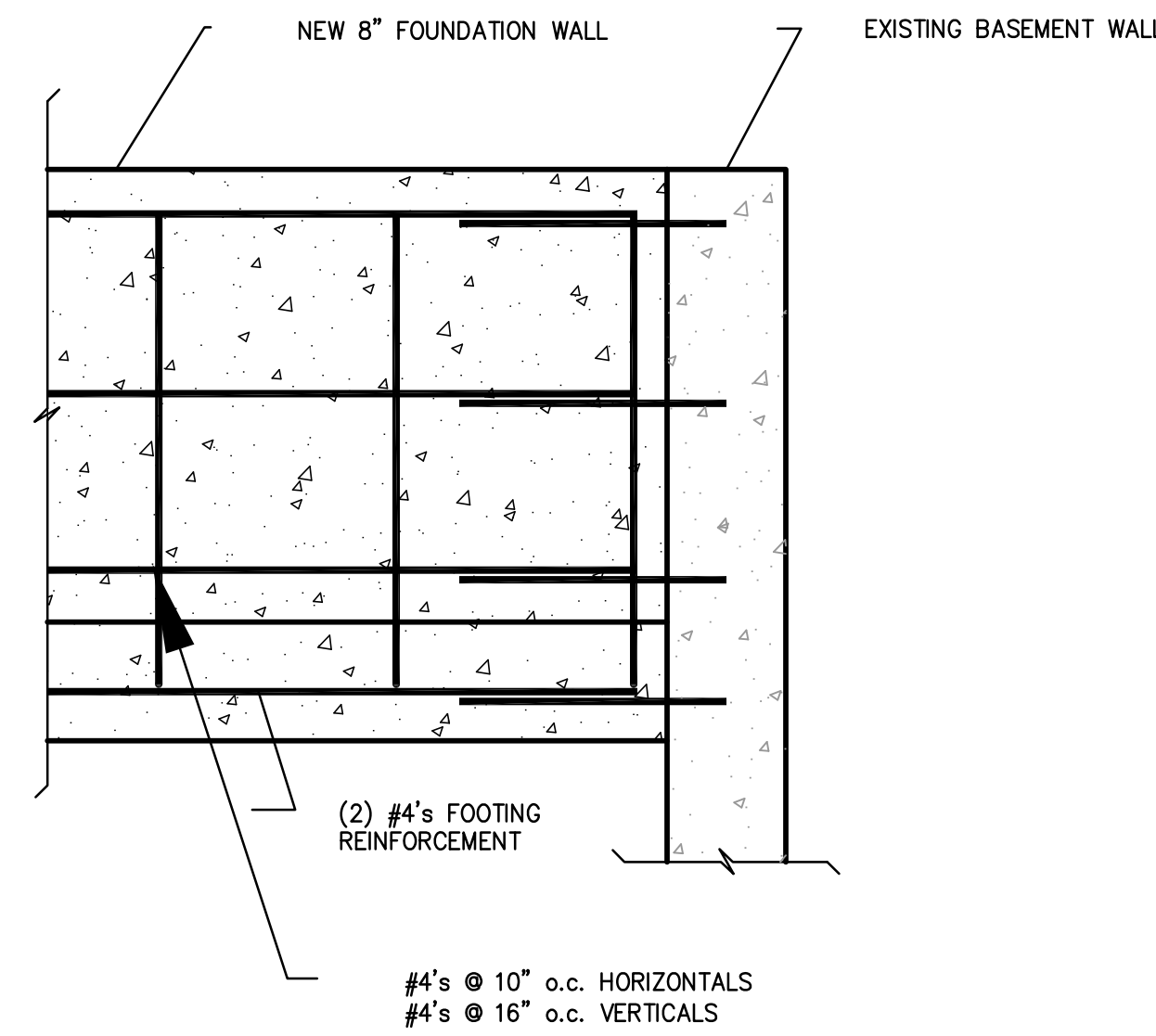
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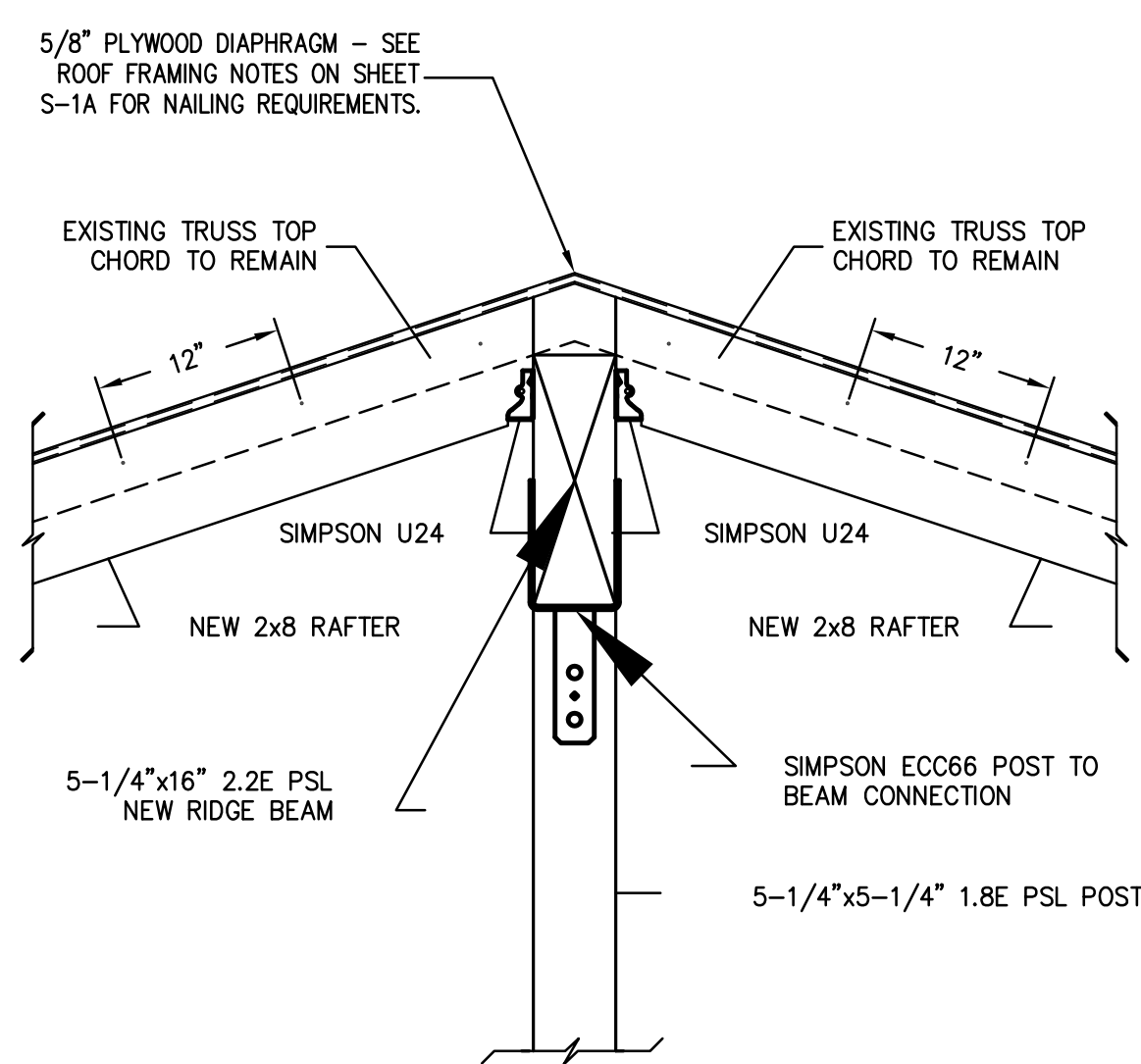
PARALLEL ASSEMBLY
EXTERIOR FOUNDATION WALL PERPENDICULAR TO 2x10 FLOOR JOISTS
SCALE: 1"=1'-0"
DETAIL: 1/SD-1
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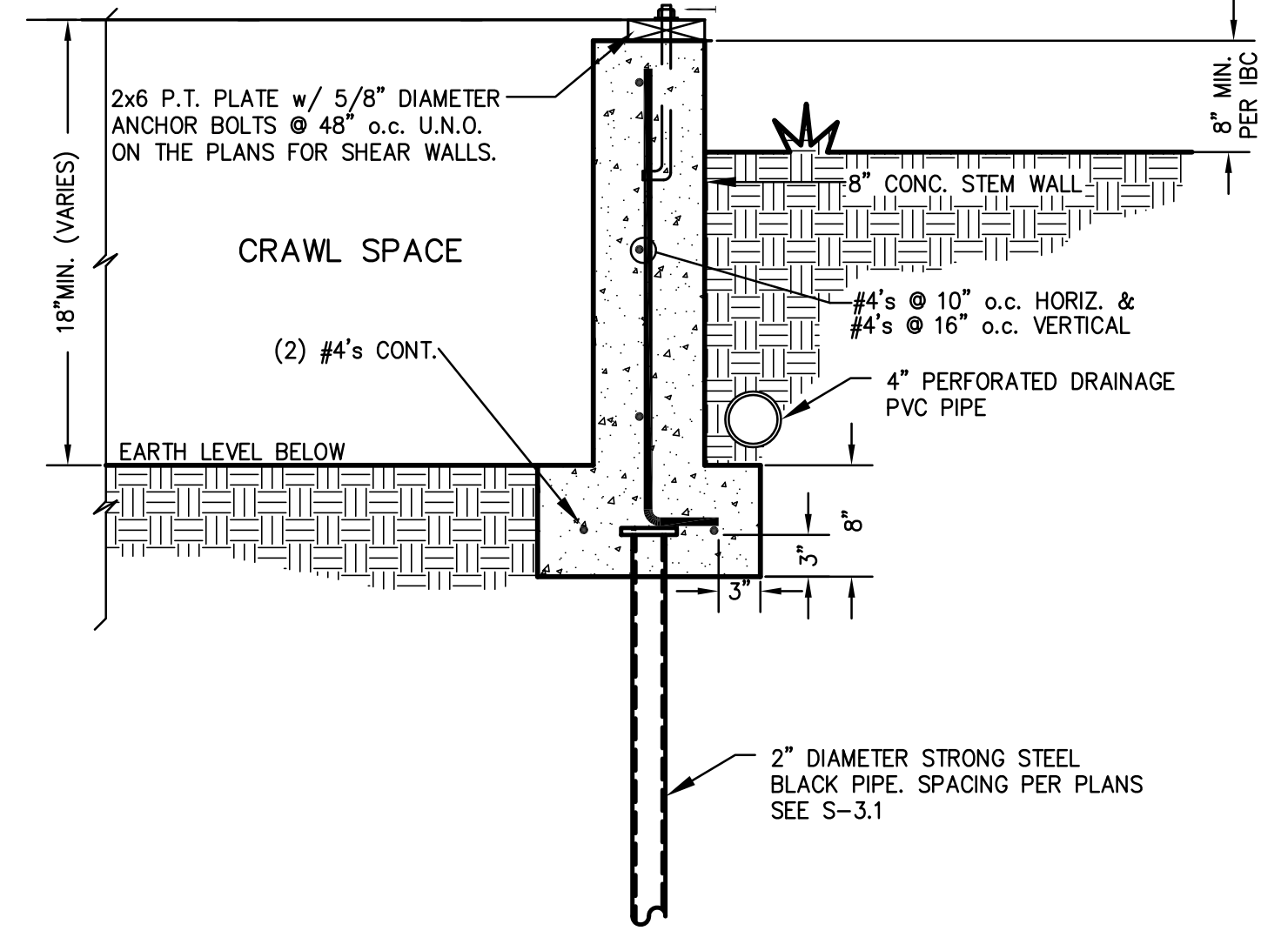
PARALLEL ASSEMBLY
EXTERIOR FOUNDATION WALL PARALLEL TO 2x10 FLOOR JOISTS
SCALE: 1"=1'-0"
DETAIL: 2/SD-1
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CONNECTION TO EXISTING BUILDING
NEW FOUNDATION WALL AND FOOTING CONNECTION TO EXISTING CONCRETE
SCALE: 1"=1'-0"
DETAIL: 3/SD-1
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PROPOSED 2x8 RAFTERS NAILED TO TOP CHORD
NEW 2x8 RAFTERS & EXISTING TRUSS TOP CHORD TO 5-1/4\"/>



TYPICAL DETAIL OF 2" STEEL PIPE PILE ASSEMBLY
TYPICAL DETAIL FOR 2" STRONG PIPE PILE SUPPORTING FOOTINGS
SCALE: 1"=1'-0"
DETAIL: 5/SD-1
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Mercer Island, WA 98040

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121 5th Ave. North
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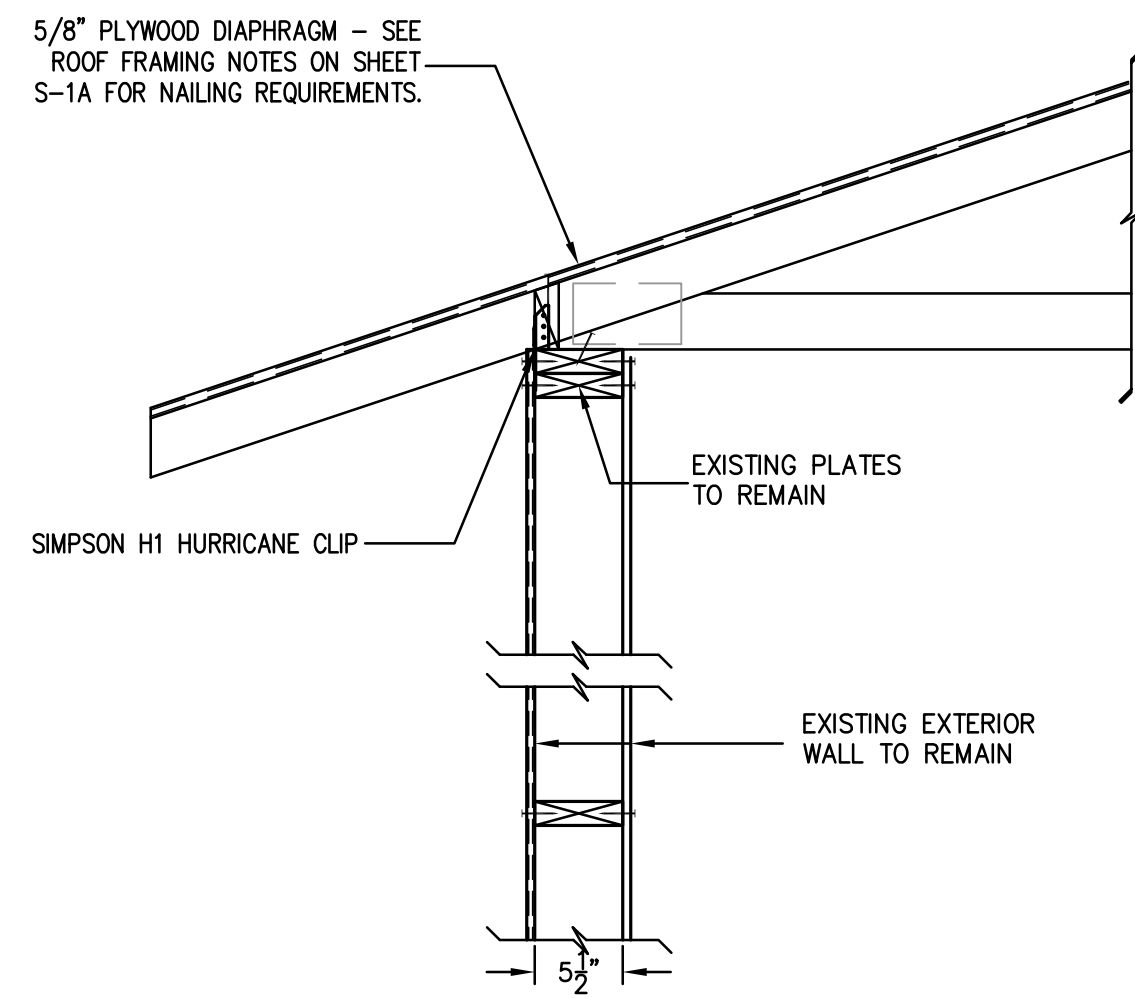
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Sheet Content:
SHEAR WALL TABLES.
HOLDOWN TABLES.
SHEAR WALL SYMBOL.

Drawn By: R.I. Checked By: J.C.I.

Date of Issue: Aug. 18, 2024
Project No. 23-41 Sheet No. SD-1

SLOPE 4:12

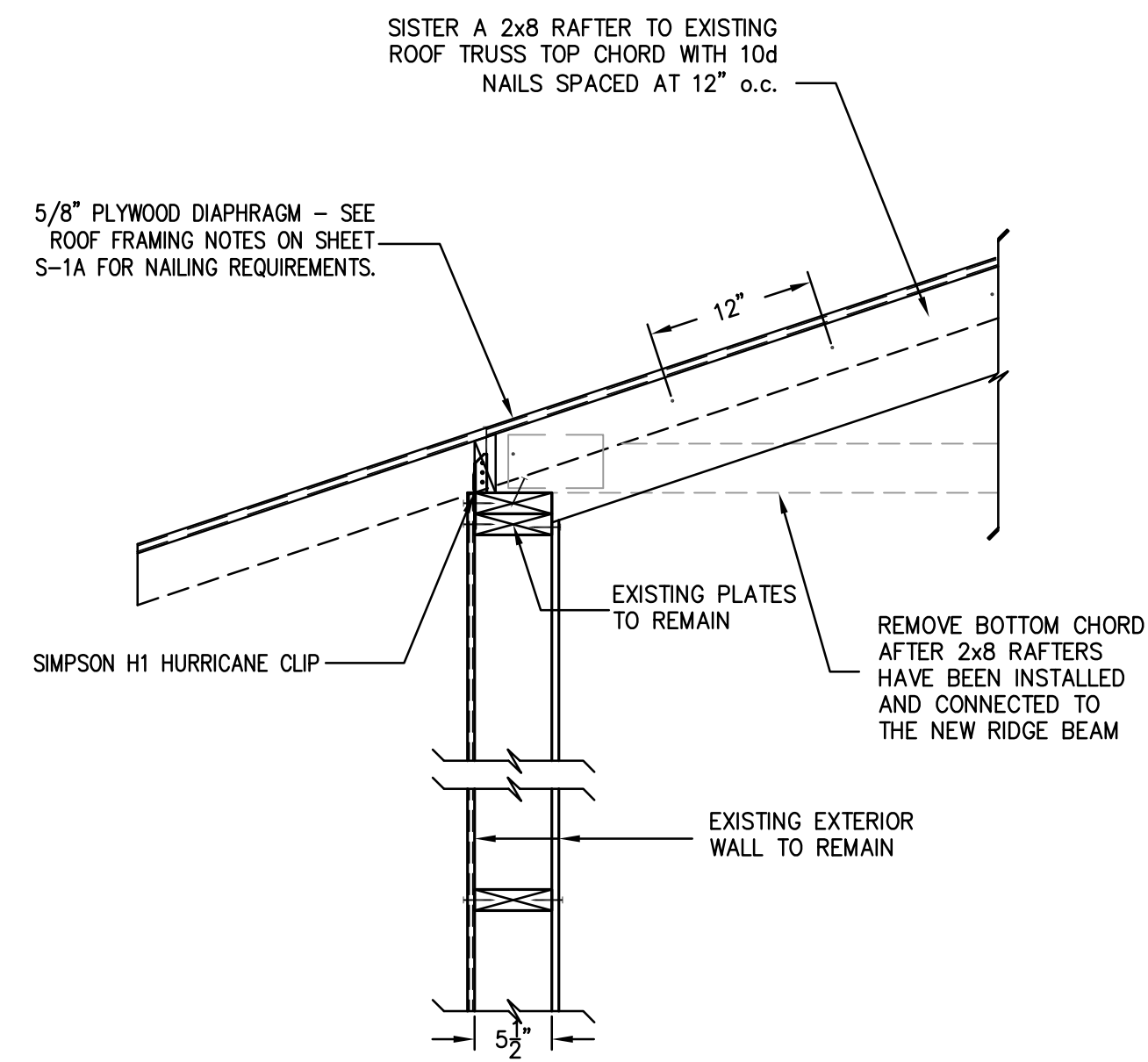


EXISTING CONDITION NO CHANGE
 EXTERIOR SHEAR WALL PERPENDICULAR TO
 STANDARD TRUSS CONNECTION DETAIL

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

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SLOPE 4:12



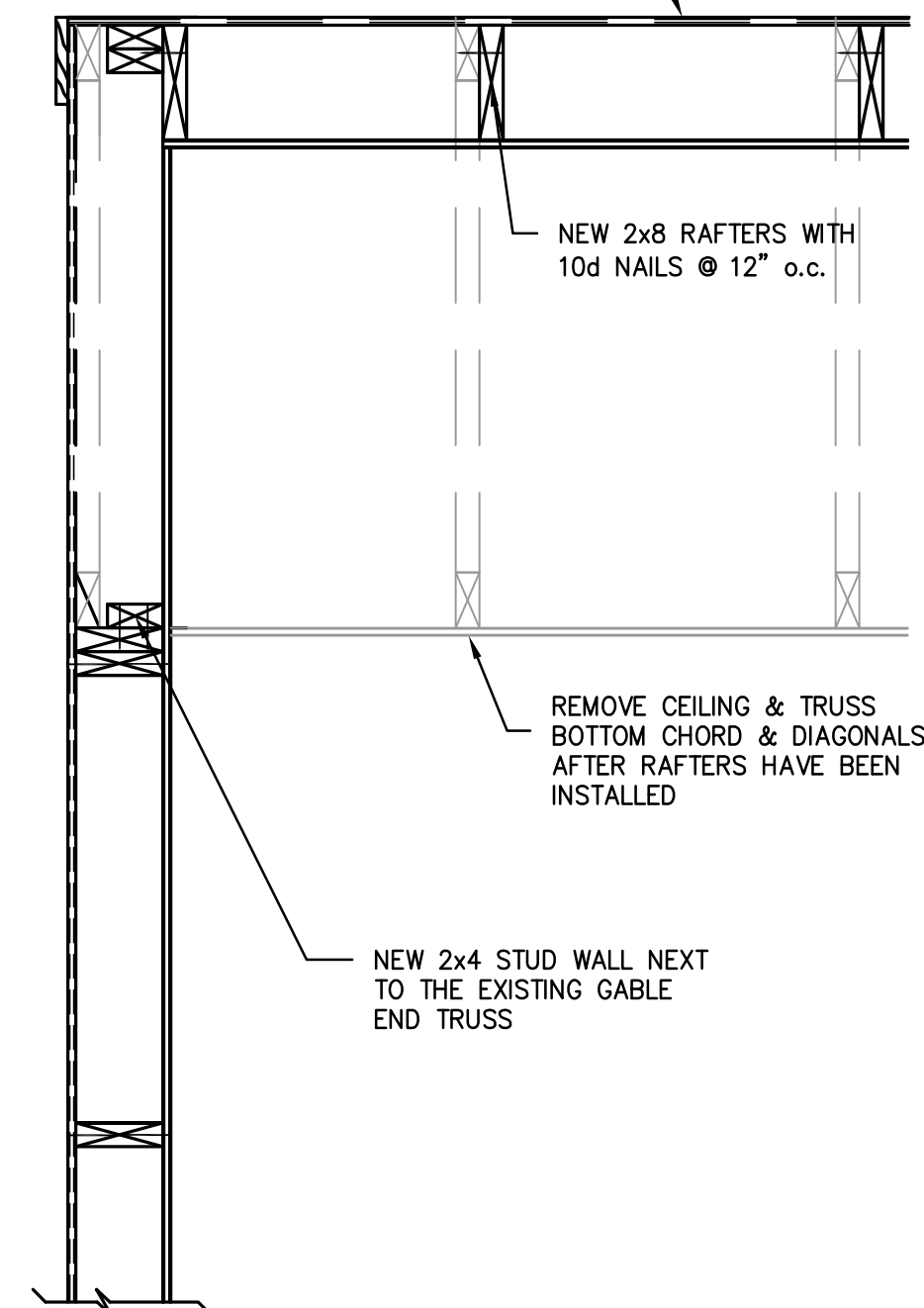
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- 1.- CLOSED CELL SPRAY FOAM INSULATION TO BE GACO WESTERN - GACO ONE PASS F-1850 CODE COMPLIANCE RESEARCH REPORT #CCRR-1043. 7" OF INSULATION ACHIVES R49.
 - 2.- A COPY OF CCRR-1043 WILL BE PROVIDED ON THE JOB SITE FOR INSPECTOR VERIFICATION

EXTERIOR SHEAR WALL PERPENDICULAR TO
 2x8 RAFTERS NAILED TO TOP CHORD OF TRUSSES

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

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5/8" PLYWOOD DIAPHRAGM - SEE
 ROOF FRAMING NOTES ON SHEET
 S-1A FOR NAILING REQUIREMENTS.



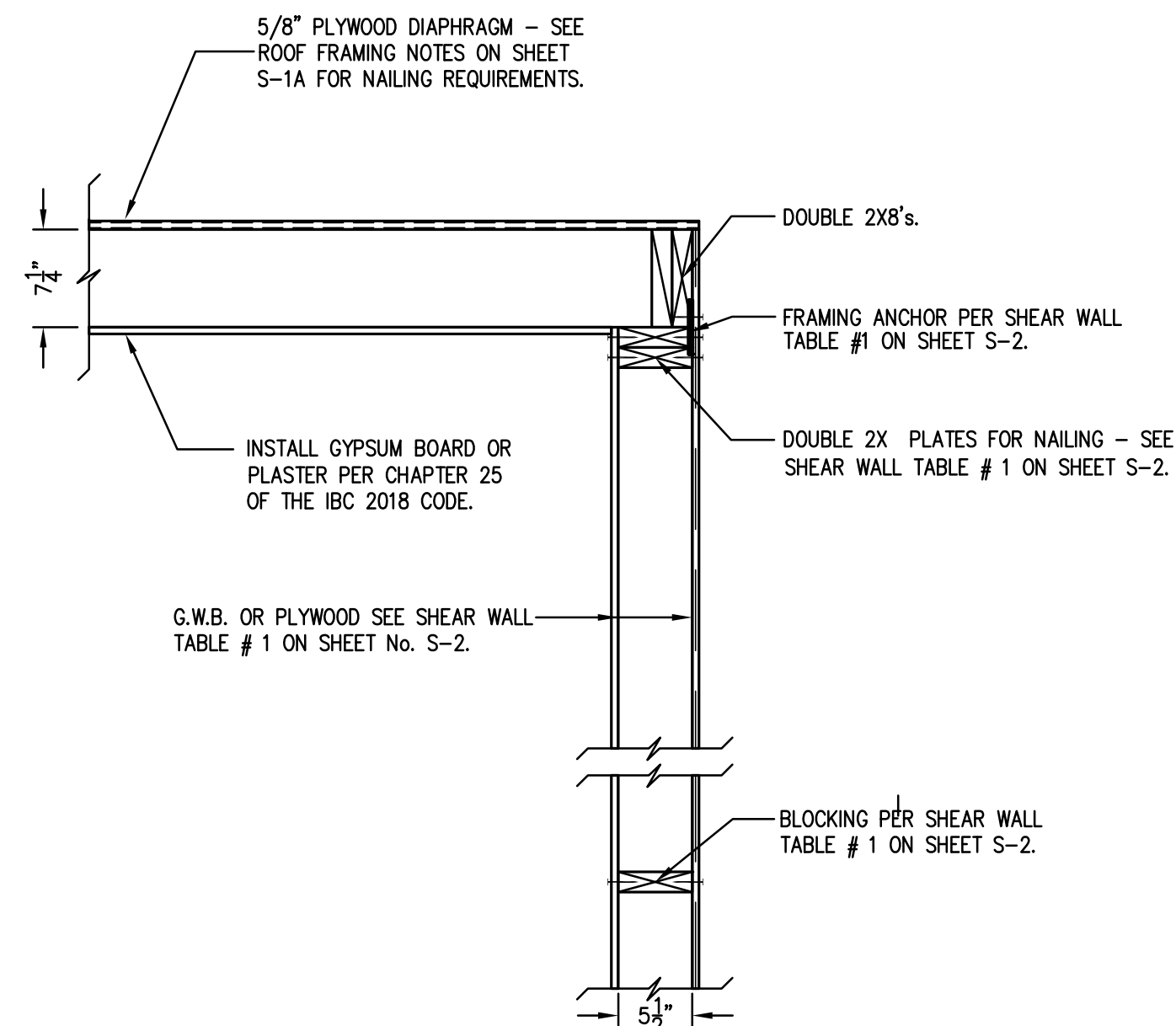
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EXTERIOR SHEAR WALL TO GABLE END TRUSS
 CONNECTION & NEW STUD WALL

SCALE: 1"=1'-0"
 DETAIL:
 3/SD2

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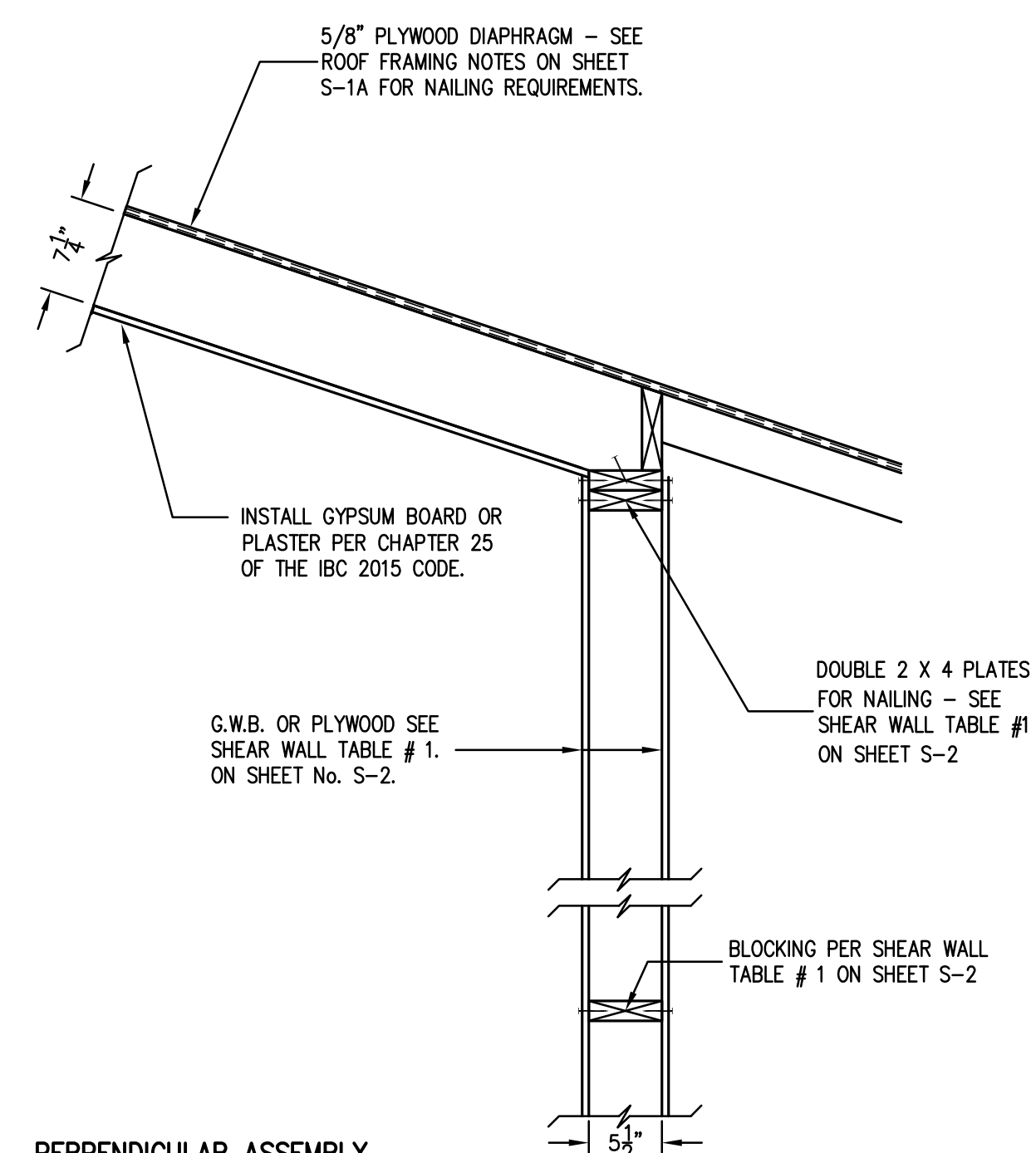


PERPENDICULAR ASSEMBLY
 EXTERIOR WALL PERPENDICULAR TO 2x8 ROOF
 RAFTERS SPACED AT 24" o.c.

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

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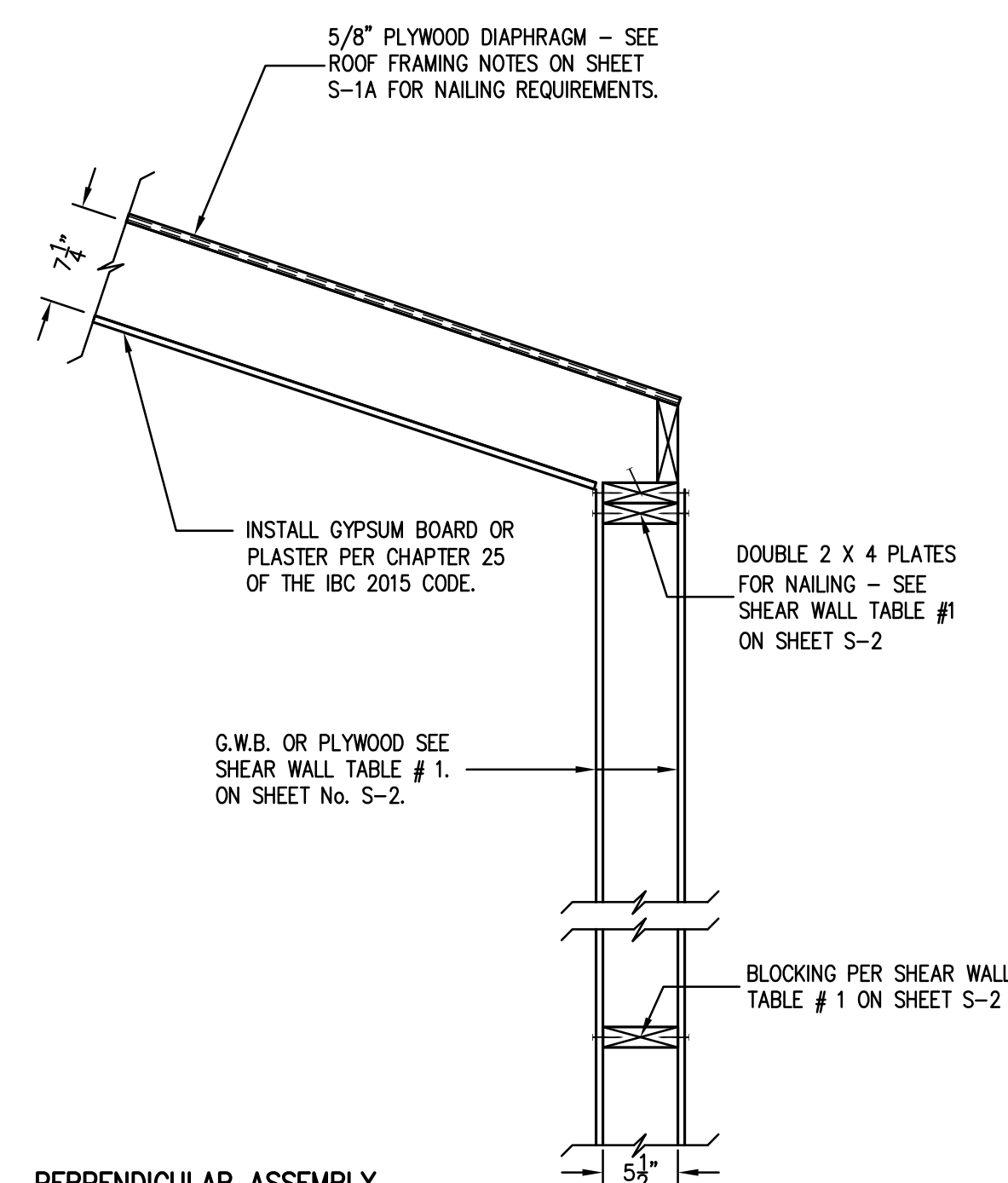


PERPENDICULAR ASSEMBLY
 EXTERIOR WALL PERPENDICULAR TO 2x8 ROOF
 RAFTERS SPACED AT 24" o.c.

SCALE: 1"=1'-0"
 DETAIL:
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 RAFTERS SPACED AT 24" o.c.

SCALE: 1"=1'-0"
 DETAIL:
 3/SD2

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Sheet Content:
 SHEAR WALL TABLES.
 HOLDOWN TABLES.
 SHEAR WALL SYMBOL.

Drawn By: R.I. Checked By: J.C.I.

Date of Issue: Aug. 18, 10
 Project No. Sheet No.
 23-41 SD-2