

PROJECT INFORMATION

ZONING DISTRICT	R-8.4
PROPERTY OWNER	XIA BO+MENG MIAO
PARCEL NUMBER	545600-0165
LOT AREA	11,682 S.F.
OCCUPANCY CLASSIFICATION	R-3 / U
CONSTRUCTION TYPE	V-B

LEGAL DESCRIPTION

MERCER WOOD ADD
Plat Block 1
Plat Lot: 19

STRUCTURAL LOT COVERAGE

MAX. LOT COVERAGE FOR SLOPE: 15%	40% x 11682 = 4,672 SF
EXIST. LOT COVERAGE	1,861 SF
ADDED LOT COVERAGE	699 SF
TOTAL STRUCTURAL AREA	2,560 S.F.
STRUCTURAL LOT COVERAGE	21.9 % (OK)

(SEE DIAGRAMS ON A1.1)

HARDSCAPE COVERAGE

MAX. HARDSCAPE AREA	9% X 11682 = 1,051 SF
EXIST. HARDSCAPE	756 SF
ADDED HARDSCAPE	94 SF
REPLACED EXIST. HARDSCAPE	309 SF
HARDSCAPE AREA	541 SF
HARDSCAPE COVERAGE	4.6% (OK)

(SEE DIAGRAMS ON A1.1)

FLOOR AREA SUMMARY

(E). LOWER FLOOR	1,925 SF
(E). GARAGE	376 SF
(N). LOWER FLOOR	202 SF
(N). GARAGE ADDITION	378 SF
(N). UPPER FLOOR	1,502 SF
(N). SPACE ABOVE ENTRY > 16 FT HEIGHT	90 SF
TOTAL FLOOR AREA	4,473 SF
FAR = 40% X 11682 = 4672 SF	4,473 SF (OK)

(SEE DIAGRAMS ON A1.1)

BUILDING HEIGHT

AVERAGE GRADE	186.3'
MAX. STRUCTURE HT. ALLOWED (30')	216.3'
PROPOSED STRUCTURE HT. (26.1')	212.4'

(SEE DIAGRAMS ON A1.1)

ABBREVIATIONS

BLKG	BLOCKING	HORIZ	HORIZONTAL
C	CENTER LINE	MAX	MAXIMUM
CLR	CLEAR	MFR	MANUFACTURER
CONT	CONTINUOUS	MIN	MINIMUM
CS	CASEMENT WINDOW	o'	OVER
DBL	DOUBLE	O.C.	ON CENTER
DS	DOWNSPOUT	SD	SMOKE DETECTOR
EL	ELEVATION	SG	SAFETY GLASS
EQ	EQUAL	SF	SQUARE FEET
EXIST / (E)	EXISTING	SIM	SIMILAR
FIG	FOOTING	SLD	SLIDING WINDOW
FX	FIXED WINDOW	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HWWD	HARDWOOD	w/	WITH
HGR	HANGER		

TREE TABLE

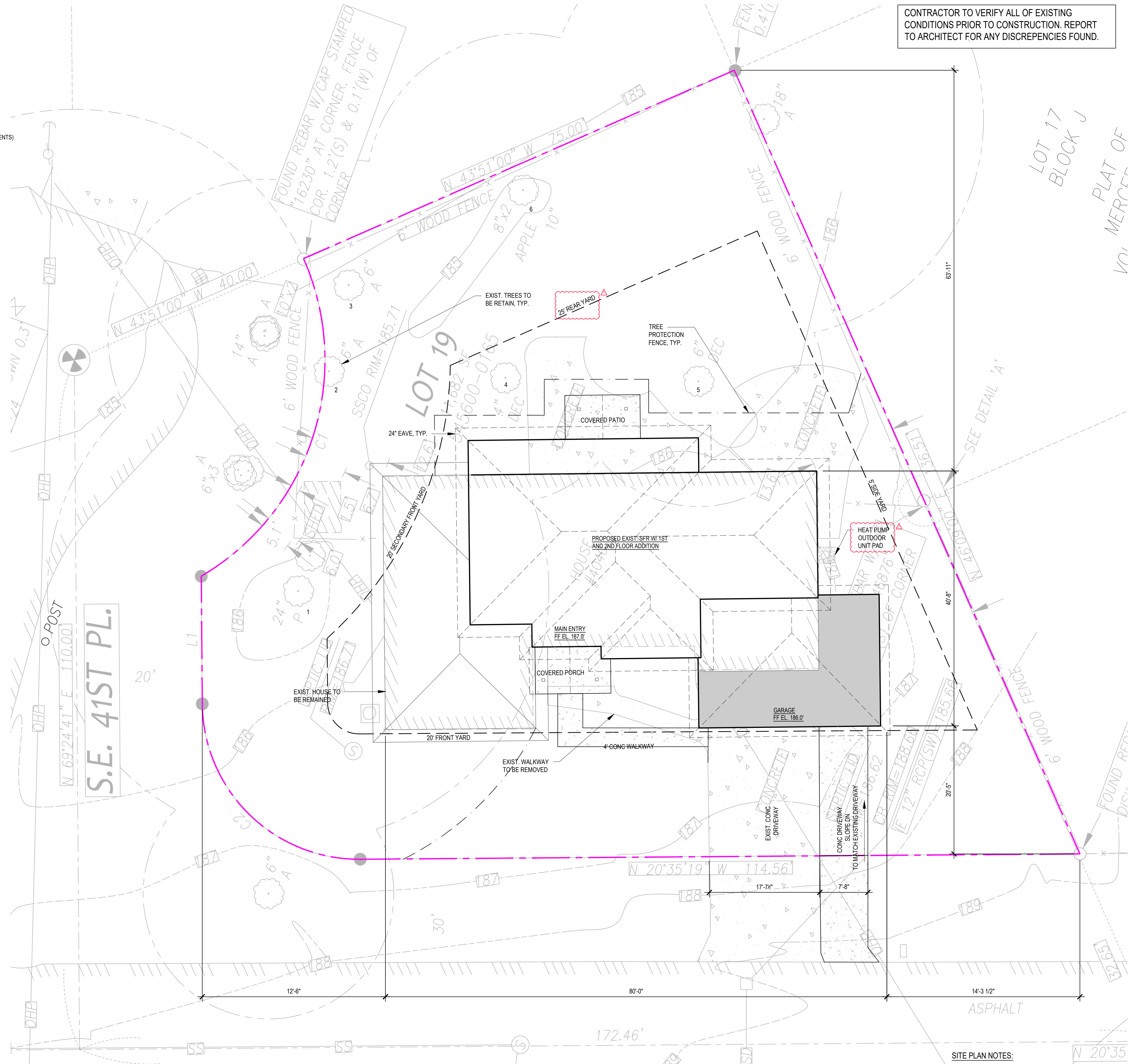
NO TREE PROPOSED TO BE REMOVED

CODE COMPLIANCE

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 UNIFORM PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE
2021 WASHINGTON STATE ENERGY CODE

(ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.



CONTRACTOR TO VERIFY ALL OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT TO ARCHITECT FOR ANY DISCREPANCIES FOUND.

LOT 17
BLOCK J
PLAT OF
VOT. MERCER

4040 ADDITION
4040 97TH AVE SE
MERCER ISLAND WA 98040

MJZ DESIGN
425.922.5926
mjz.design.wa@gmail.com

NO.	DATE	DESCRIPTION OF REVISIONS
	06/10/2024	PERMIT SET
Δ	02/10/2025	CORRECTION #1

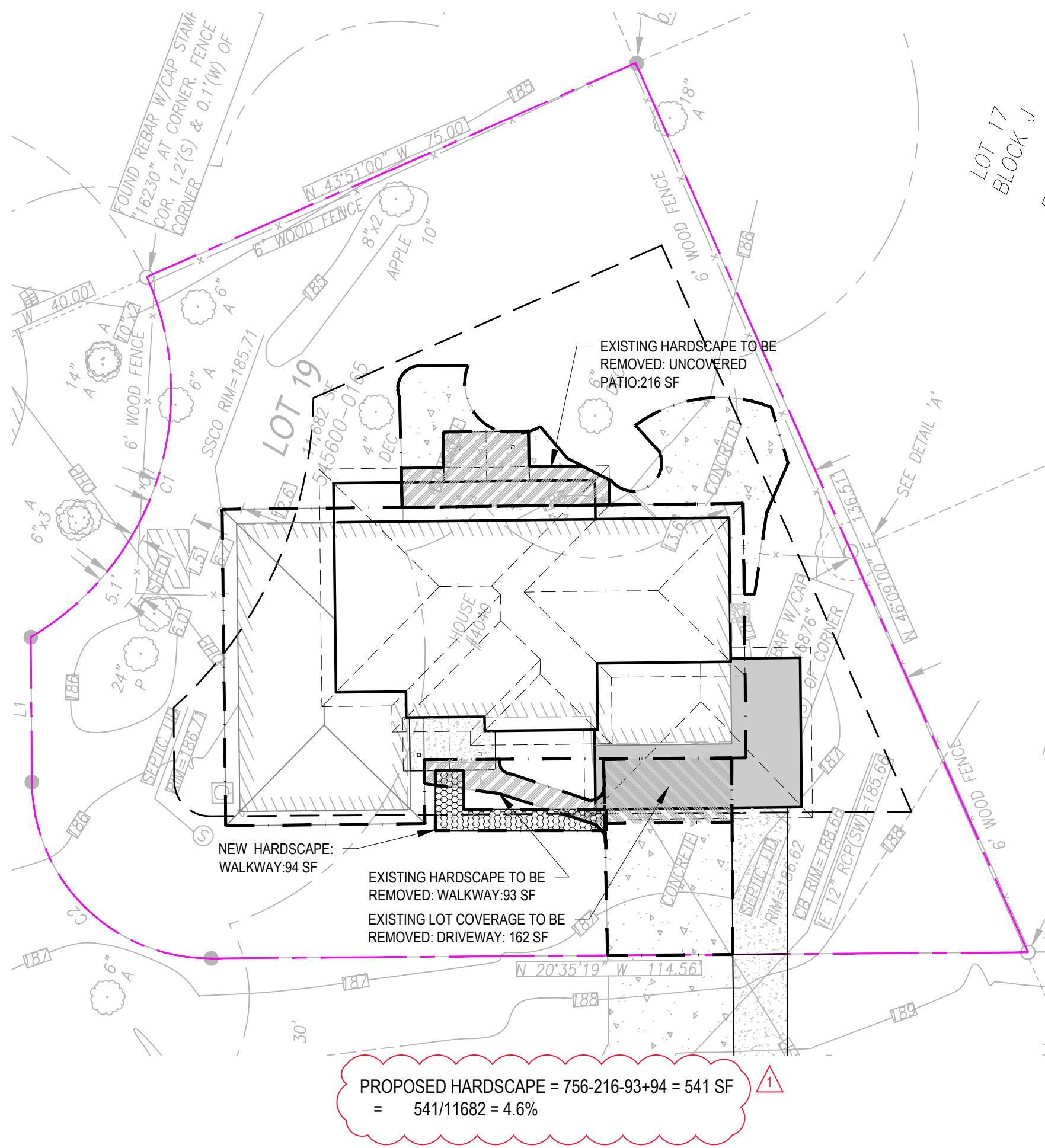
1 SITE PLAN
1/8" = 1'-0"

SITE PLAN NOTES:

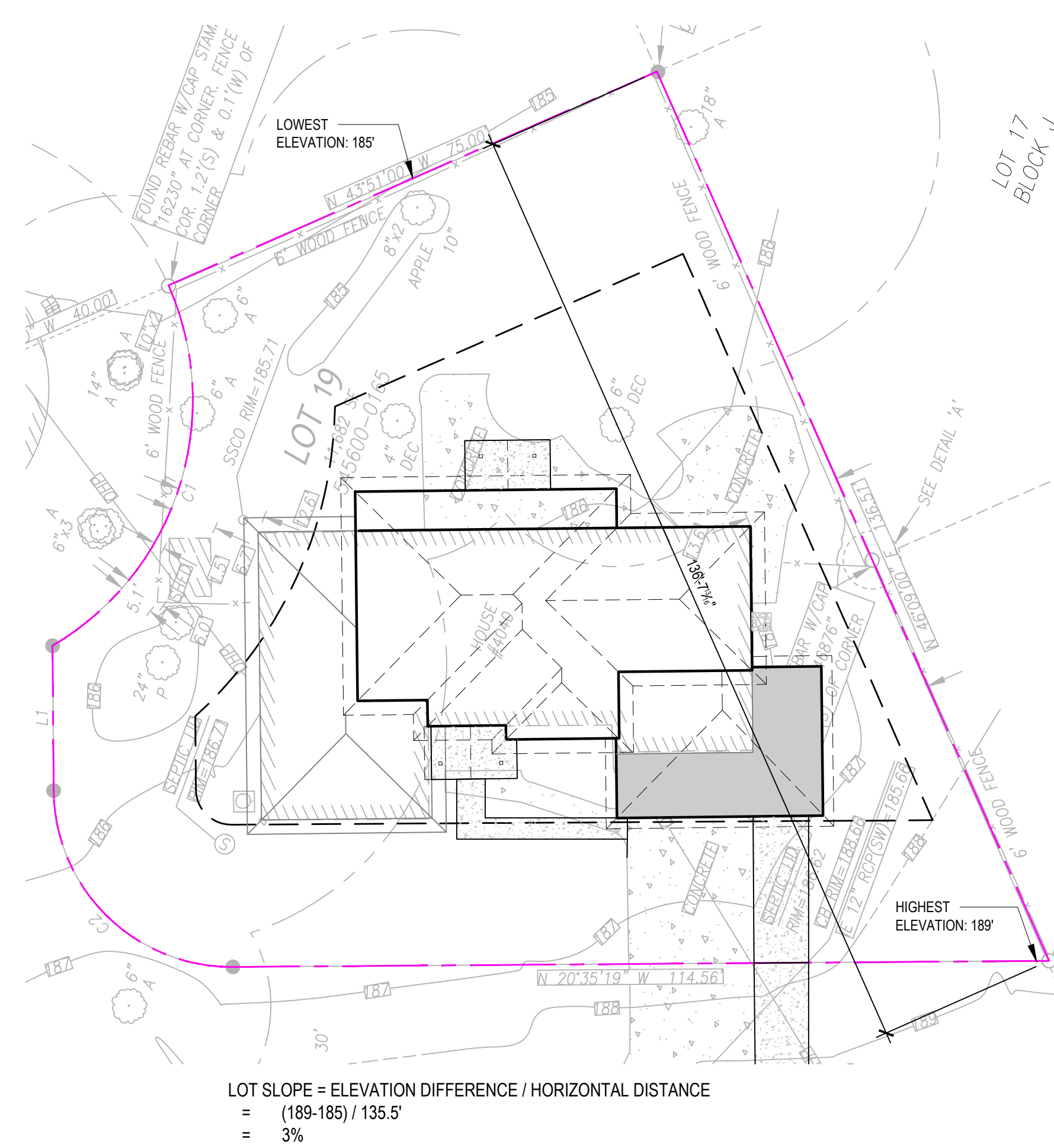
- ALL UTILITIES SERVING THE SITE IS TO BE UNDERGROUND.
- THE ADDRESS IS TO BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

SITE PLAN

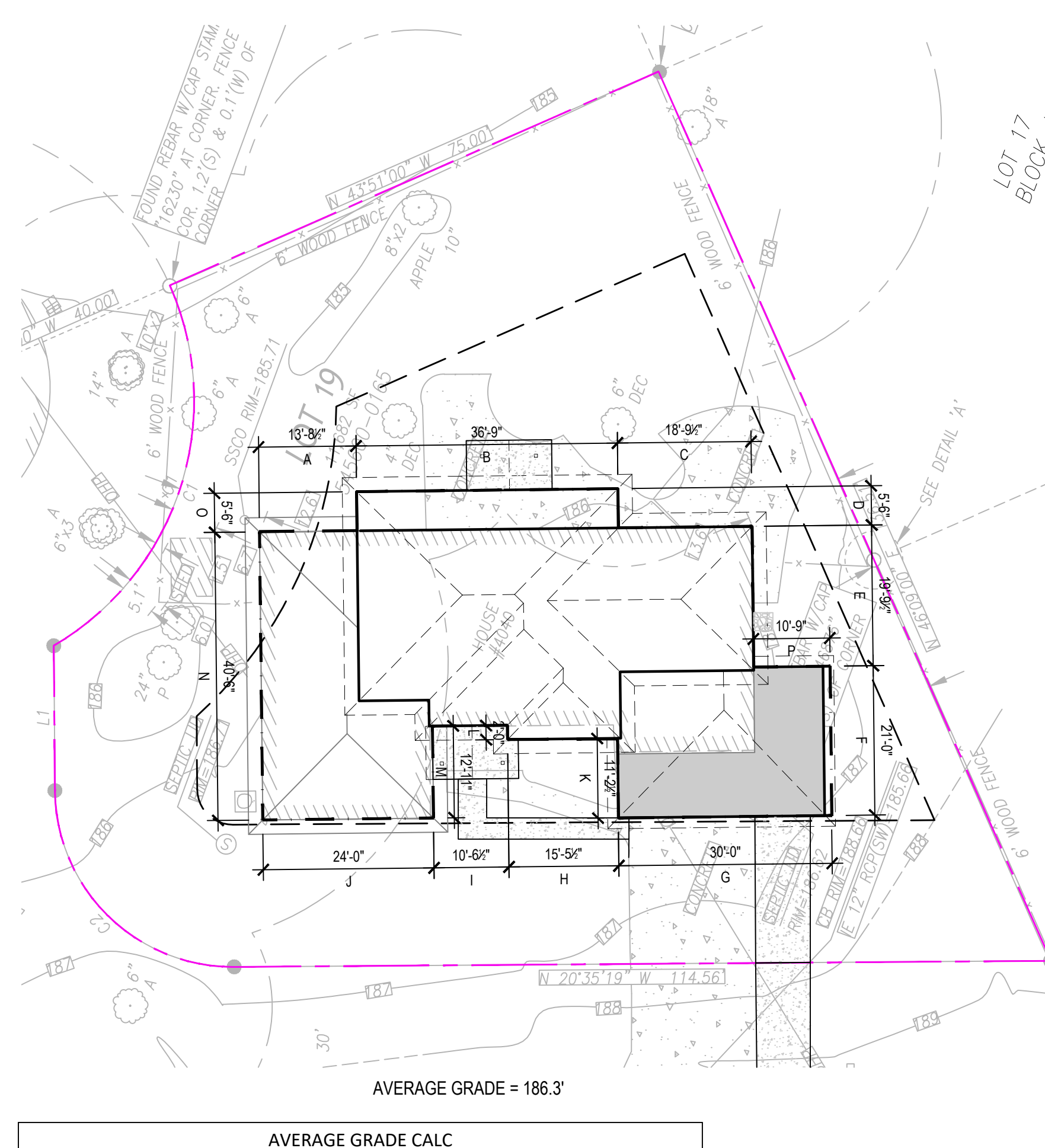
SHEET NUMBER
A1.0



PROPOSED HARDSCAPE = 756-216-93+94 = 541 SF
 = 541/11682 = 4.6%



LOT SLOPE = ELEVATION DIFFERENCE / HORIZONTAL DISTANCE
 = (189-185) / 135.5
 = 3%



AVERAGE GRADE = 186.3'

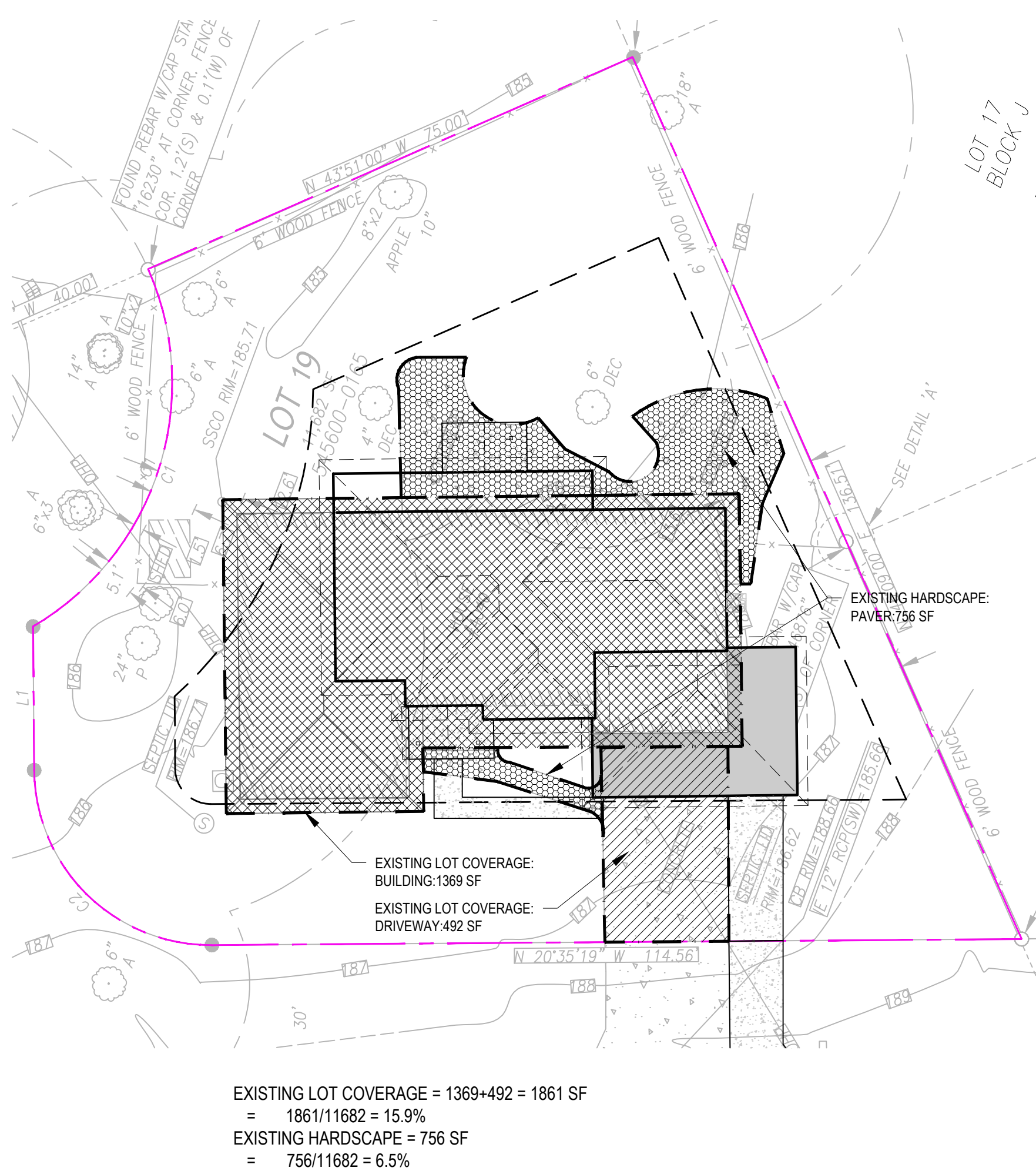
AVERAGE GRADE CALC				
MID POINT	ELEVATION	WALL SEGMENT	LENGTH	A*a=
A	185.5	a	13.7	2541.35
B	185.5	b	36.7	6807.85
C	186.2	c	18.8	3500.56
D	186	d	5.5	1023
E	186.5	e	19.8	3692.7
F	187	f	21	3927
G	186.8	g	30	5604
H	186.8	h	15.5	2895.4
I	186.3	i	10.5	1956.15
J	186.3	j	24	4471.2
K	186.8	k	11.2	2092.16
L	186.8	l	2	373.6
M	186.8	m	12.9	2409.72
N	186	n	40.5	7533
O	185.5	o	5.5	1020.25
P	186.5	p	10.7	1995.55
			278.3	51843.49
AVERAGE GRADE			=	186.3

GROSS FLOOR AREA	
UPPER LEVEL ADDITION	1502
DOUBLE HEIGHT SPACE	90
MAIN FLOOR ADDITION	202
MAIN FLOOR EXIST	1925
GARAGE ADDITION	378
GARAGE EXIST	376
TOTAL	4473
LOT AREA	11682
FAR ALLOWED	0.4
MAX ALLOWED	4672.8

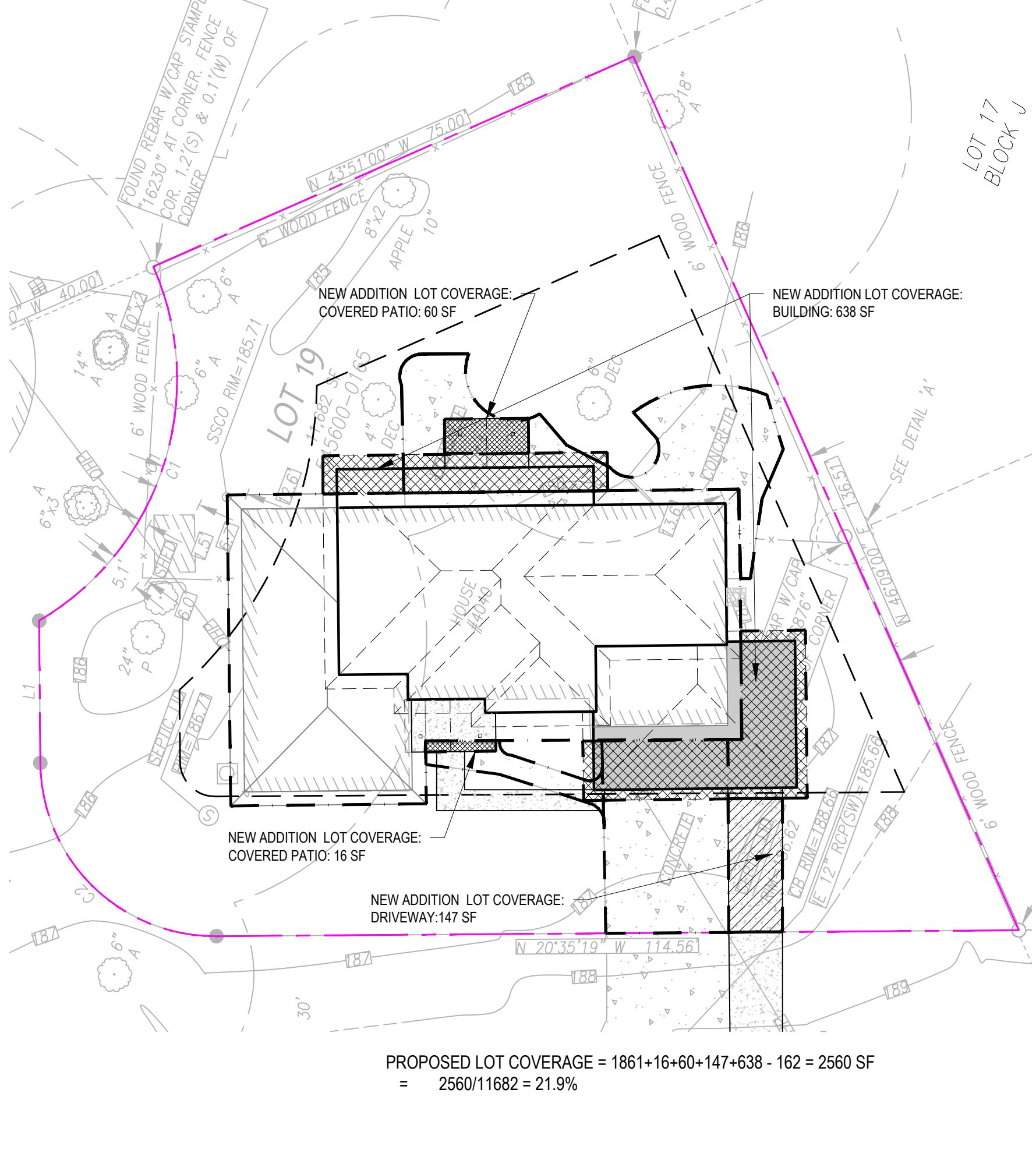
1 HARD SURFACE DIAGRAM
 1/16" = 1'-0"

1 SITE SLOPE DIAGRAM
 1/16" = 1'-0"

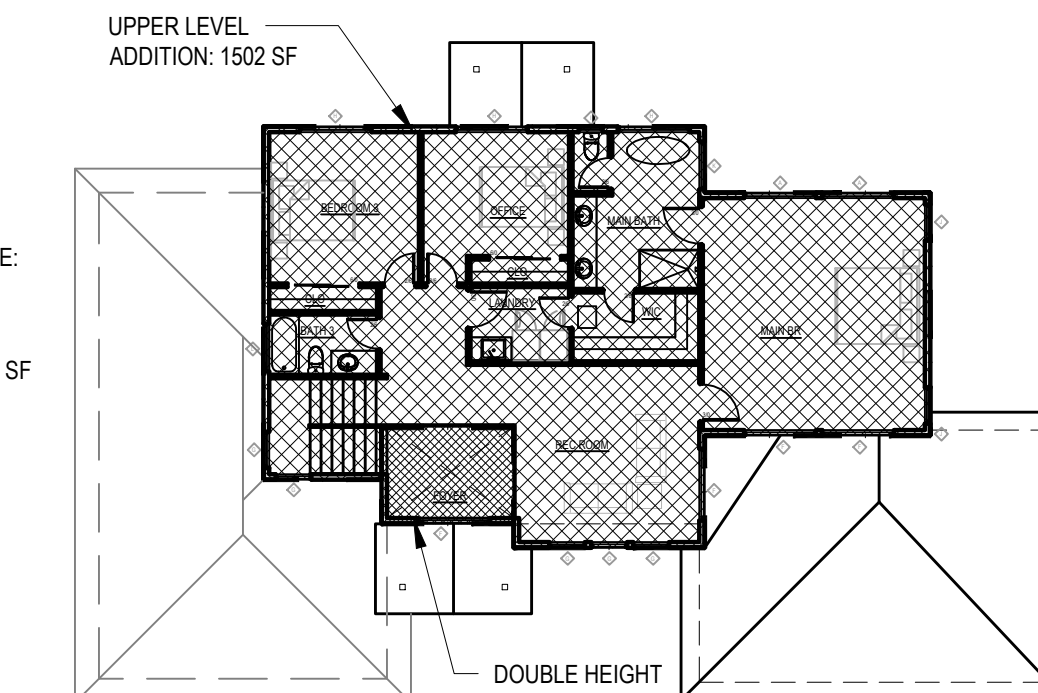
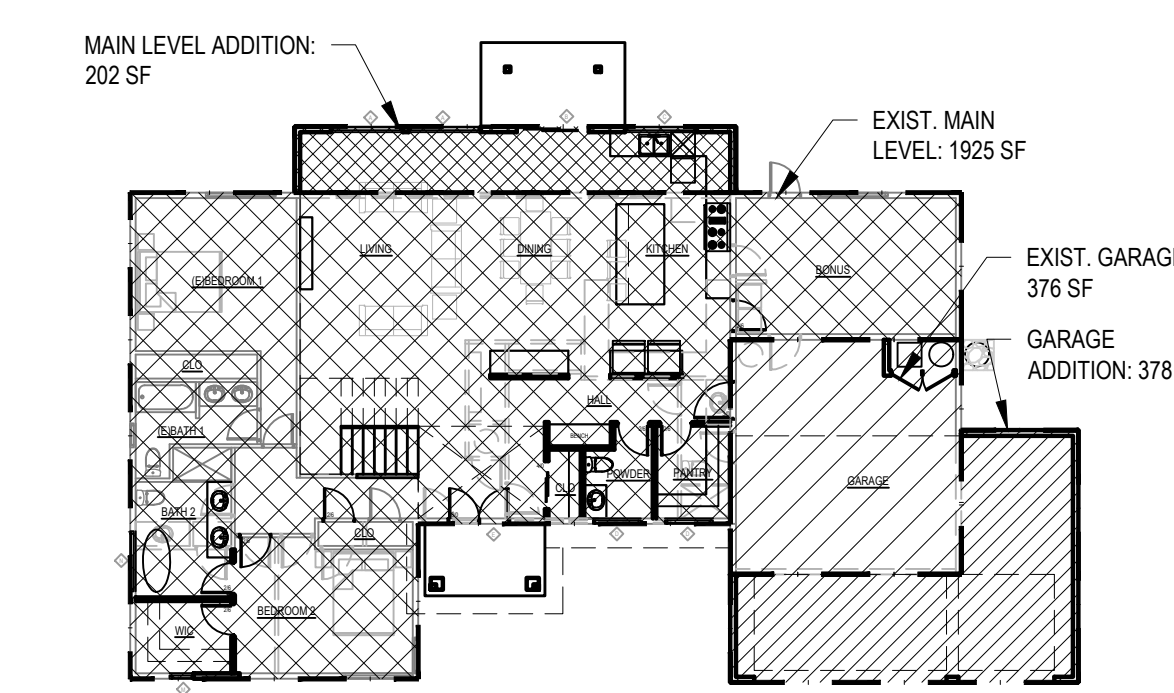
1 AVERAGE HEIGHT DIAGRAM
 1/16" = 1'-0"



EXISTING LOT COVERAGE = 1369+492 = 1861 SF
 = 1861/11682 = 15.9%
 EXISTING HARDSCAPE = 756 SF
 = 756/11682 = 6.5%



PROPOSED LOT COVERAGE = 1861+16+60+147+638 - 162 = 2560 SF
 = 2560/11682 = 21.9%



1 FAR DIAGRAM
 1/16" = 1'-0"

1 EXIST. LOT COVERAGE DIAGRAM
 1/16" = 1'-0"

1 PROPOSED LOT COVERAGE DIAGRAM
 1/16" = 1'-0"

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LANDUSE DIAGRAM

SHEET NUMBER

PLAN NOTES:

PROVIDE COMBINED SMOKE/CO DETECTOR OUTSIDE EACH SLEEPING ROOM & ON EACH LEVEL - 110V W/ BATTERY BACKUP.

PROVIDE SMOKE DETECTOR @ EACH SLEEPING ROOM - 110V W/ BATTERY BACKUP.

ALL EXTERIOR DOORS TO BE EQUIPPED WITH DEAD BOLT OR DEAD LATCH WITH MIN. 1/2" THROW. ALL WINDOWS WITHIN 10' OF GRADE TO BE CAPABLE OF LOCKING. ALL DOORS MUST BE OPERABLE FROM INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT. LEVER ACTION HANDLES ALL DOORS.

ALL TILE SHOWER/BATH WALLS TO BE SHEATHED W/ FULL HEIGHT (72" MIN.) 5/8" CONCRETE BACKER BOARD. ALL KITCHEN AND BATH GWB TO BE WATER RESISTANT TO CEILING.

STAIR SHALL COMPLY WITH SRC R311.7, WITH MAXIMUM RISER 7 3/4" RISER, MIN 10" TREAD. NOSING SHALL BE BETWEEN 3/4" TO 1 1/4" DEEP.

STAIR SHALL BE MINIMUM 36" WIDE CLEAR.

HANDRAIL SHALL BE MOUNTED ON AT LEAST ONE SIDE BETWEEN 34-38" ABOVE TREAD NOSING AND SHALL PROJECT NO MORE THAN 1-1/2" INTO STAIR. GRASP DIMENSION BETWEEN 1-1/4" - 2". PROVIDE CONTINUOUS HANDRAIL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL.

DIMENSIONS SHOWN AT DOOR AND WINDOW OPENINGS ARE ACTUAL SIZE. CONTRACTOR TO PROVIDE ROUGH OPENING AS REQUIRED.

ALL VENTS ON FACADE TO BE LOCATED MINIMUM 3'-0" FROM OPERABLE OPENINGS.

THE MINIMUM GUARDRAIL HEIGHT FOR DECKS AND STAIRS SHALL BE 36" A.F.F. (IRC R312.1.2) DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.

IRC R312.1.3 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER

IRC R301.5.H IF GLAZING IS USED IN HANDRAIL ASSEMBLIES IT SHALL MEET A SAFETY FACTOR OF 4.

- E DENOTES EGRESS WINDOW
- SG DENOTES SAFETY GLAZING

WHOLE HOUSE FAN VENTILATION CALCULATIONS:

WHOLE HOUSE VENTILATION SHALL BE ACCOMPLISHED USING EXHAUST SYSTEM PER M1505.4.1.2

PER IRC M1505.4.3 FOR CONTINUOUS WHOLE HOUSE FAN OPERATION:

PER TABLE M1505.4.3(1) VENTILATION AIRFLOW RATE REQUIREMENTS: UNIT CONTAINS 5+ BEDROOMS & FLOOR AREA 3,501-4,000 SF = **85 CFM**

M1505.4.3.1 VENTILATION QUALITY ADJUSTMENT SYSTEM COEFFICIENT PER TABLE M1505.4.3(2); SYSTEM TYPE IS **NOT DISTRIBUTED & NOT BALANCED** = **1.5**

ADJUSTED AIRFLOW RATE 85 X 1.5 = **127.5 CFM**

FOR SYSTEMS DESIGNED TO OPERATE AT LEAST TWO HOURS IN EACH 4-HOUR SEGMENT, VENTILATION RATE FACTOR OF 2, IRC M1505.4.3.2, AND TABLE M1505.4.3(3)

TOTAL AIR FLOW RATE: 5+ BEDROOMS - 127.5 X 2 = 255 CFM REQUIRED

TOTAL REQUIRED AIRFLOW RATE = 127.5 (OR 255) CFM

MIN. LOCAL EXHAUST RATES PER TABLE M1505.4.4(1): KITCHEN FANS: 100 CFM INTERMITTENT / 30 CFM CONTINUOUS BATHROOM / TOILET ROOMS: 50 CFM INTERMITTENT / 20 CFM CONTINUOUS

L1 BATH1 EXHAUST FAN = 50 CFM MIN.
L1 BATH2 EXHAUST FAN = 50 CFM MIN.
L1 POWDER ROOM EXHAUST FAN = 50 CFM MIN.
L1 KITCHEN EXHAUST FAN = 100 CFM MIN.

L2 LAUNDRY EXHAUST FAN = 50 CFM MIN.
L2 BATH3 EXHAUST FAN = 50 CFM MIN.
L2 MASTER BATHROOM EXHAUST FAN = 50 CFM MIN.
L2 MASTER TOILET ROOM EXHAUST FAN = 50 CFM MIN.

TOTAL PROVIDED = 450 CFM

PER SRC (OR IRC) M1505.4 - EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH M1505.4.1 THROUGH M1505.4.4.

WHOLE HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS AND SIZING ARE PROVIDED PER SECTION M1505.4.3.2.

WHOLE HOUSE VENTILATION FANS SHALL BE RATED FOR SOUND AT NO LESS THAN THE MIN. AIRFLOW RATE PER SECTION M1505.4.3.1 AT A MAXIMUM OF 1.0 SONE. REMOTE MOUNTED FANS ARE EXEMPT FROM SOUND REQUIREMENTS IF 1) MOUNTED OUTSIDE THE HABITABLE SPACES, BATHROOMS, TOILETS, AND HALLWAYS; 2) THERE MUST BE AT LEAST 4 FEET OF DUCTWORK BETWEEN THE FAN AND THE INTAKE GRILLE. (M1505.4.1.1)

DUCTS OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-8 - WSEC (OR SEC) R403.3.1

DUCTS ARE TO BE LEAK TESTED IN ACCORDANCE WITH WSEC (OR SEC) R403.3.3 AND WSU RS-33. DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION

M1505.4.1.7 CERTIFICATE. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE MECHANICAL CONTRACTOR, TEST AND BALANCE CONTRACTOR OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING. WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE FLOW RATE DETERMINED FROM THE DELIVERED AIRFLOW OF THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AS INSTALLED AND THE TYPE OF MECHANICAL WHOLE HOUSE VENTILATION SYSTEM USED TO COMPLY WITH SECTION M1505.4.3.1.

WSEC R401.3 PROVIDE A PERMANENT CERTIFICATE COMPLETED & LOCATED WITHIN 3FT. OF THE ELEC. DISTRIBUTION PANEL TO BE DONE BY CONTRACTOR. DO NOT OBSTRUCT VISIBILITY OF DIRECTORY OR ANY LABELS. LIST ALL R/U-VALUES OF THERMAL BUILDING ENVELOPE, INCLUDING DOORS & WINDOWS, AS WELL AS HEATING SYSTEM AND EFFICIENCIES.

WSEC R402.4 ALL UNITS SHALL BE TESTED & VERIFIED FOR AIR LEAKAGE OF NO MORE THAN 5.0 AIR CHANGES PER HOUR BY A BLOWER DOOR TEST AT 0.2 IN. W.G. A REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL. TESTING TO BE DONE BY THIRD PARTY IF REQUIRED BY CODE OFFICIAL.

WSEC R404.1 A MIN OF 90% OF PERMANENT LAMPS IN FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

WSEC R403.1 AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM

WSEC R403.4.2 HOT WATER PIPES ARE REQUIRED TO BE INSULATED OF R-4

SREC TABLE 402.1.1 - ALL WINDOW AND DOOR HEADERS TO BE INSULATED WITH A MINIMUM OF R-10 INSULATION

8 ENERGY CREENERGY REQUIREMENTS (PERSPECTIVE):
EDITS AS SELECTED AND LISTED BELOW:

4. PRIMARY HEATING SOURCE: 3.0 CREDIT FOR HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590

1.2 EFFICIENT BUILDING ENVELOPE: 1.0 CREDIT PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.3 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.25 FLOOR-R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

3.6 HIGH EFFICIENCY HVAC EQUIPMENT: 1.0 CREDIT AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF 2 OF 9.4 (HSPF OF 11.0). A CENTRALLY DUCTED AIR SOURCE COLD CLIMATE VARIABLE CAPACITY HEAT PUMP (CC VCHP) FOUND ON THE NEEP CC VCHP QUALIFIED PRODUCT LIST WITH A MINIMUM OF 9 HSPF 2 (10 HSPF) MAY BE USED TO SATISFY THIS REQUIREMENT.

5.7 EFFICIENT WATER HEATING: 2.5 CREDIT WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM UEF OF 2.9 AND UTILIZING A SPLIT SYSTEM CONFIGURATION WITH THE AIR-TO-REFRIGERANT HEAT EXCHANGER LOCATED OUTDOORS. EQUIPMENT SHALL MEET SECTION 4, REQUIREMENTS FOR ALL UNITS. OF THE NEEA STANDARD ADVANCED WATER HEATING SPECIFICATION WITH THE UEF NOTED ABOVE.

7.1 APPLIANCE PACKAGE OPTION: 0.5 CREDIT ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS:

1. DISHWASHER, STANDARD - ENERGY STAR RATED, MOST EFFICIENT 2021 OR DISHWASHER, COMPACT - ENERGY STAR RATED (VERSION 6.0)
2. REFRIGERATOR (IF PROVIDED) - ENERGY STAR RATED (VERSION 5.1)
3. WASHING MACHINE (RESIDENTIAL) - ENERGY STAR RATED (VERSION 8.1)
4. DRYER - ENERGY STAR RATED, MOST EFFICIENT 2022

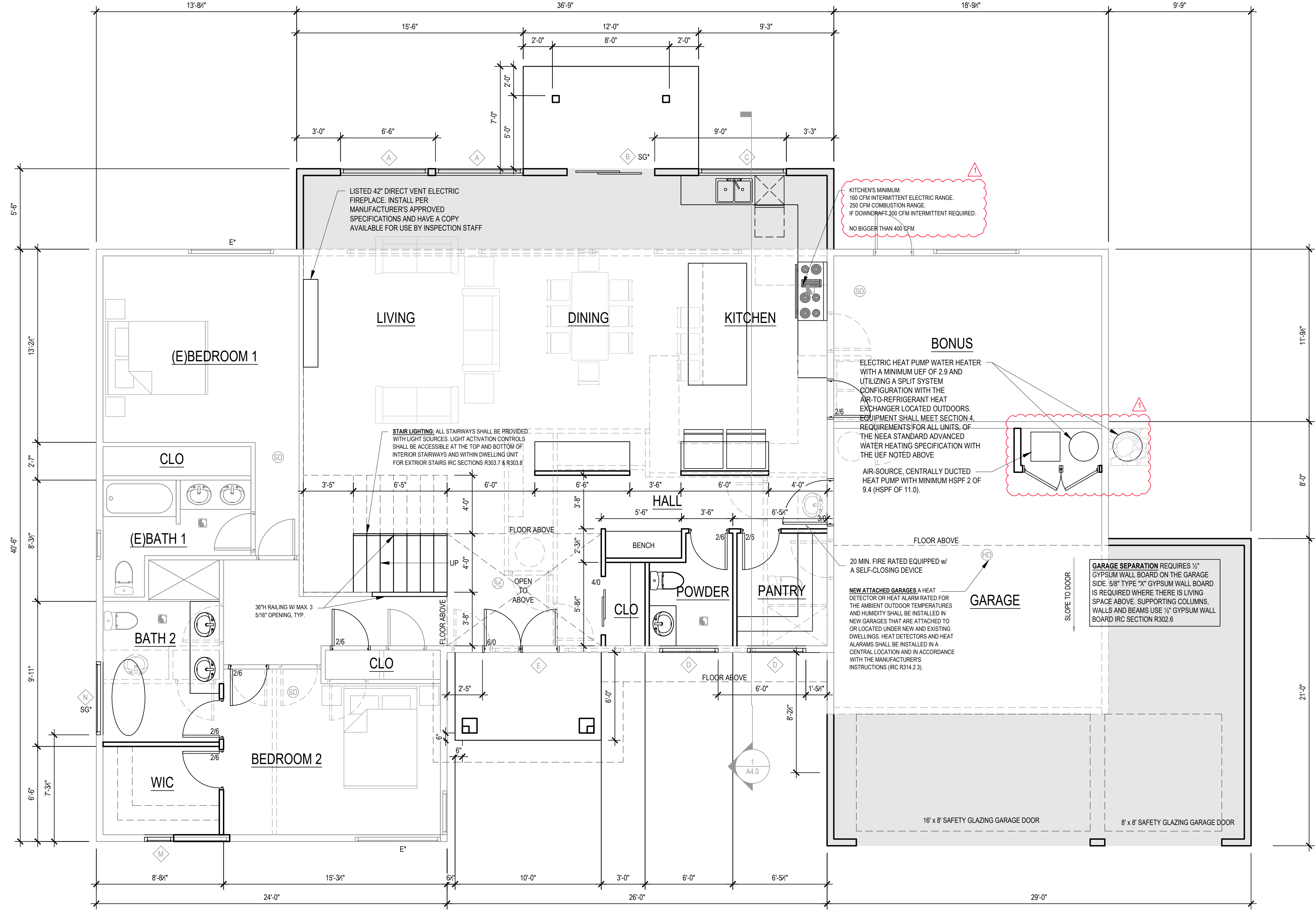
WHOLE HOUSE VENTILATION SYSTEM CONTROLS:
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. CONTROLS SHALL INCLUDE TEXT OR A SYMBOL INDICATING THEIR FUNCTION. IRC M1505.4.2

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED

SYMBOL



4040 ADDITION
4040 97TH AVE SE
MERCER ISLAND WA 98040

MJZ DESIGN
425.922.5926
mjz.design.wa@gmail.com

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

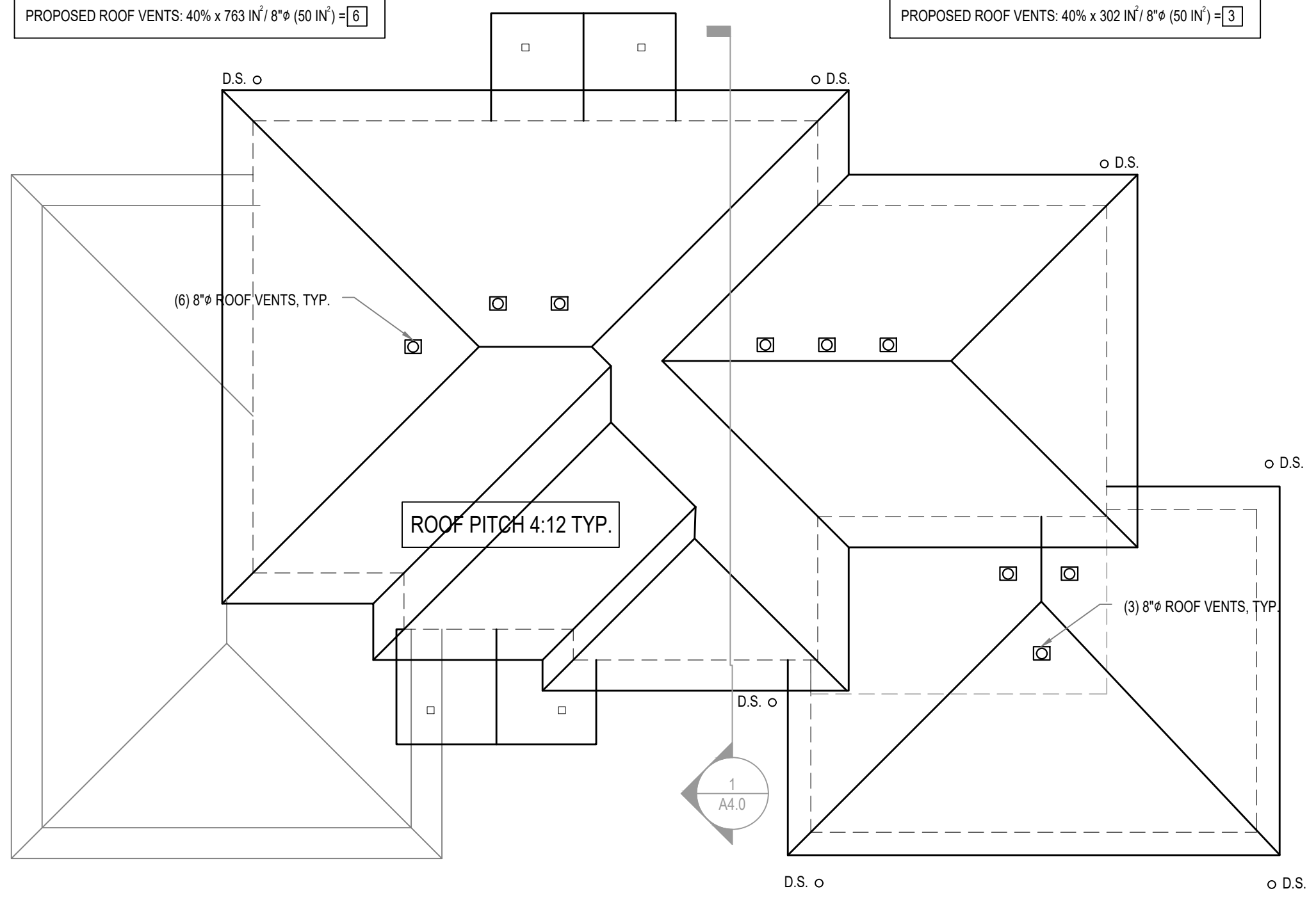
ROOF VENTILATION
 ATTIC AREA = 1592 S.F.
 REQUIRED VENTILATION = 1592 / 300 = 5.30 S.F. (763 IN²)
 PROPOSED EA VE VENT (3) #1-3/4" HOLES ON EA. EA VE BLOCKING: 3.6 IN² / L.F. x 181" = 652 IN² (SEE SHEET A5 FOR EA VE BLOCKING)
 PROPOSED ROOF VENTS: 40% x 783 IN² / 8" = 50 IN² = [5]

LOWER ROOF VENTILATION
 ATTIC AREA = 630 S.F.
 REQUIRED VENTILATION = 630 / 300 = 2.10 S.F. (302 IN²)
 PROPOSED EA VE VENT (3) #1-3/4" HOLES ON EA. EA VE BLOCKING: 3.6 IN² / L.F. x 181" = 652 IN² (SEE SHEET A5 FOR EA VE BLOCKING)
 PROPOSED ROOF VENTS: 40% x 302 IN² / 8" = 50 IN² = [3]

CRAWL SPACE VENTILATION
 TYPICAL SCREENED 14" x 8" C.S. VENT - MIN. W/ .58 SQ. FT. OF NET FREE AREA EACH
 CRAWL SPACE = 202 S.F.
 --> 202 / 150 = 1.34
 --> 1.34 / 0.58 = 2 VENTS REQUIRED
 NOTE: LOCATE VENTS BETWEEN JOISTS AND AVOID CONFLICT W/ HOLD-DOWNS

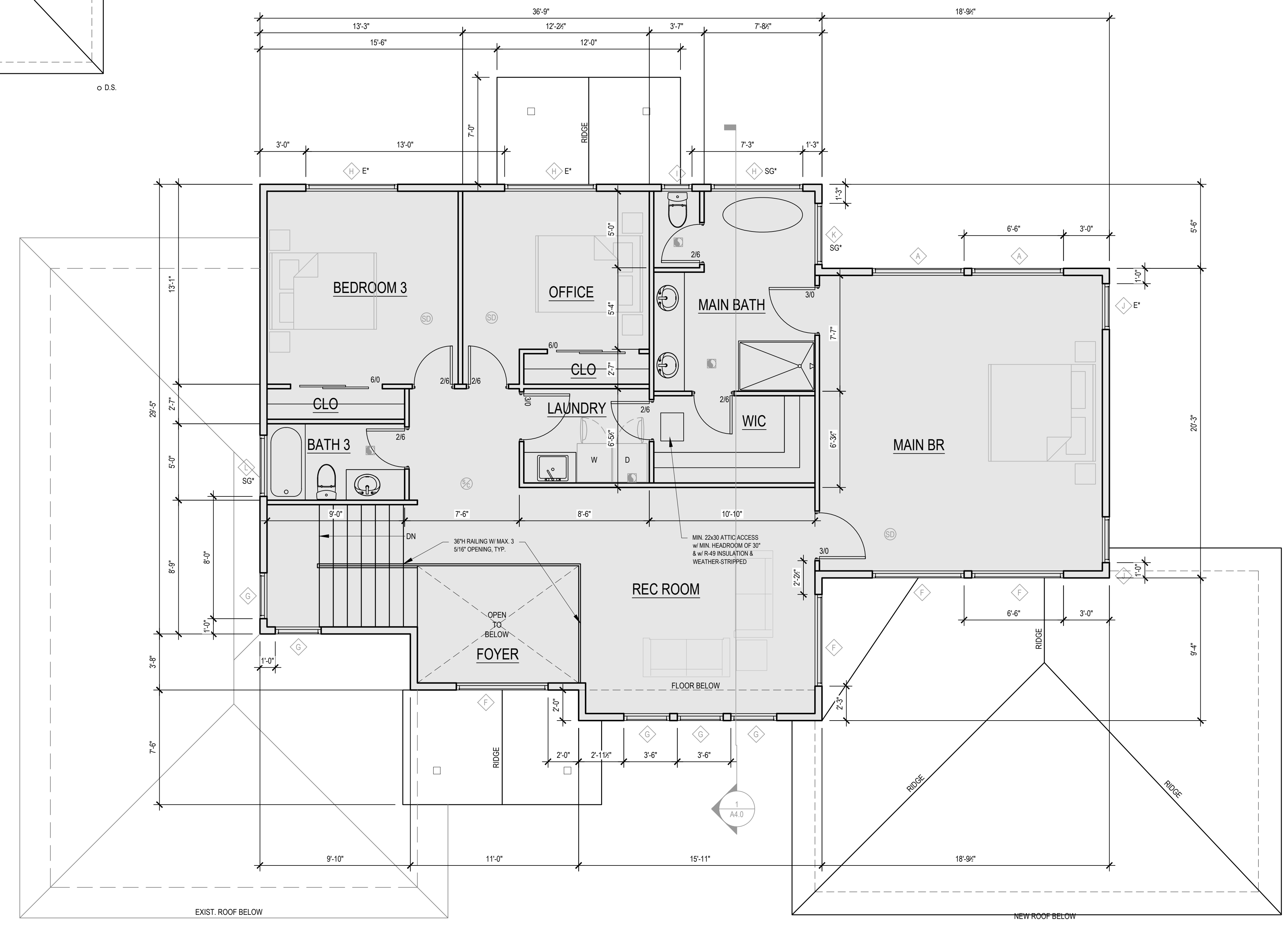
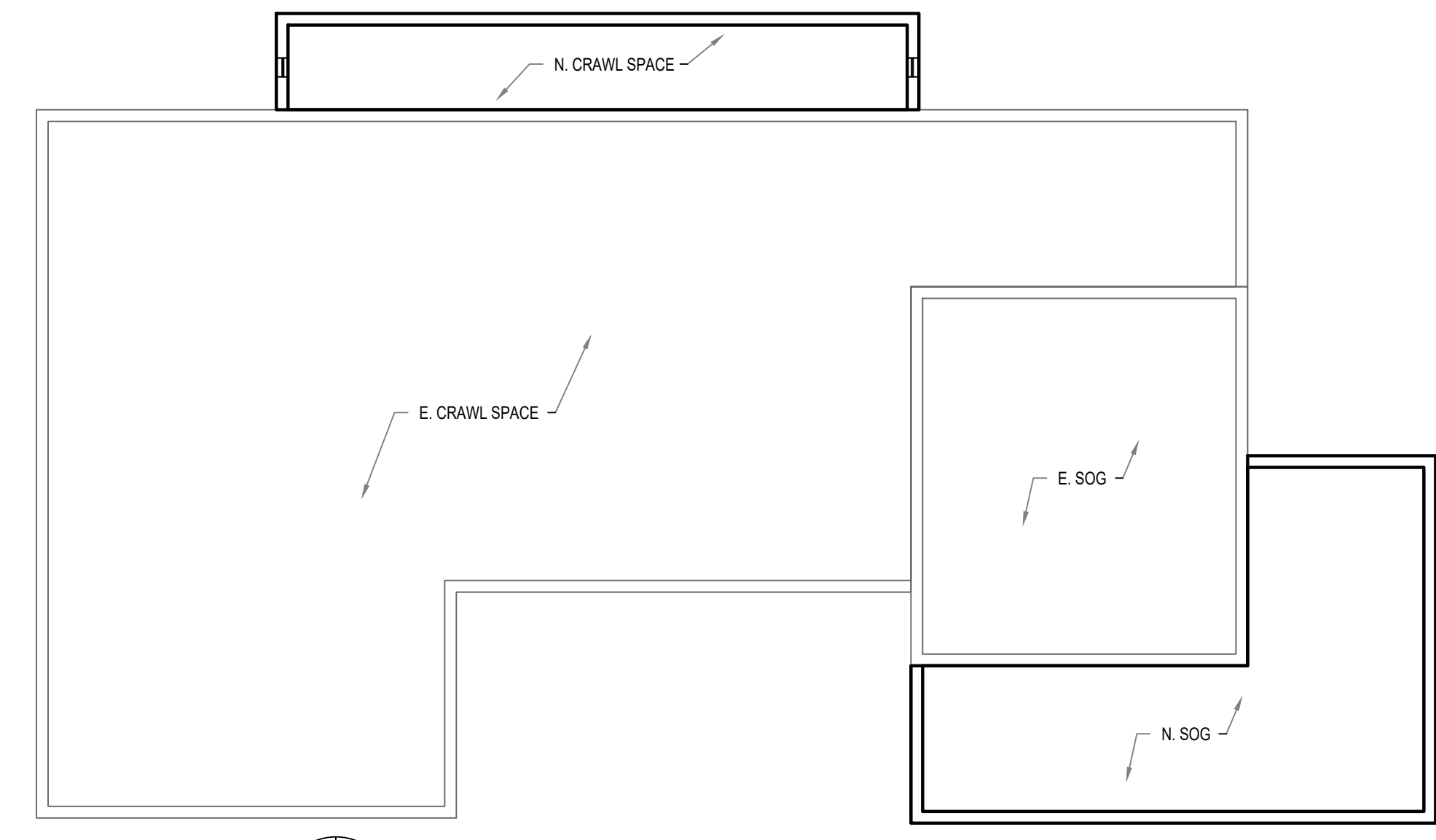
SYMBOL

- EXHAUST VENT
- SMOKE DETECTOR
- SMOKE/CO1 ALARM
- NEW WALL
- EXIST WALL
- DEMO WALL



2 ROOF PLAN
 1/8" = 1'-0"

2 CRAWL SPACE PLAN
 1/8" = 1'-0"



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

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 mjz.design.wa@gmail.com

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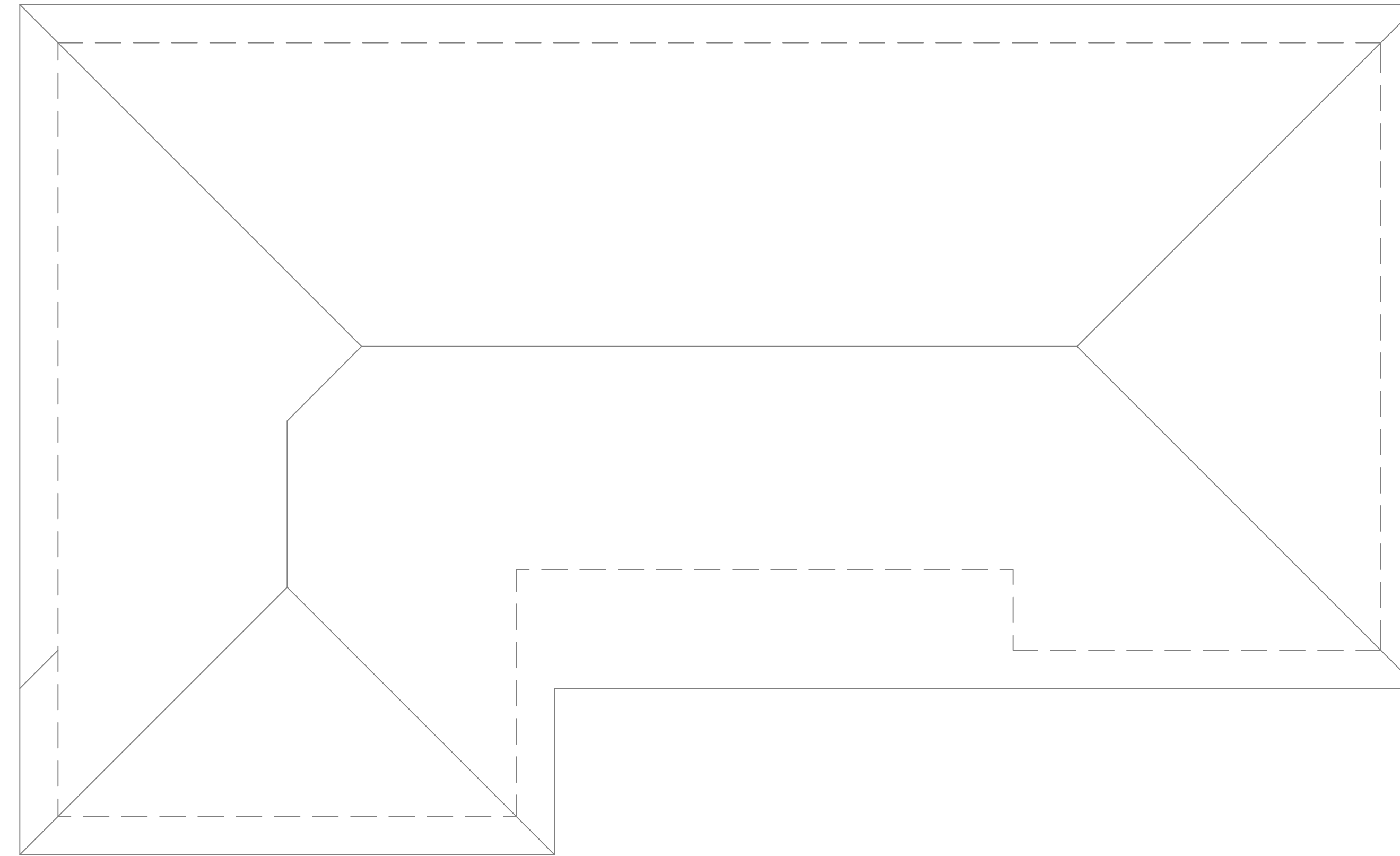
UPPER FLOOR PLAN
 ROOF PLAN
 CRAWL SPACE PLAN

SHEET NUMBER

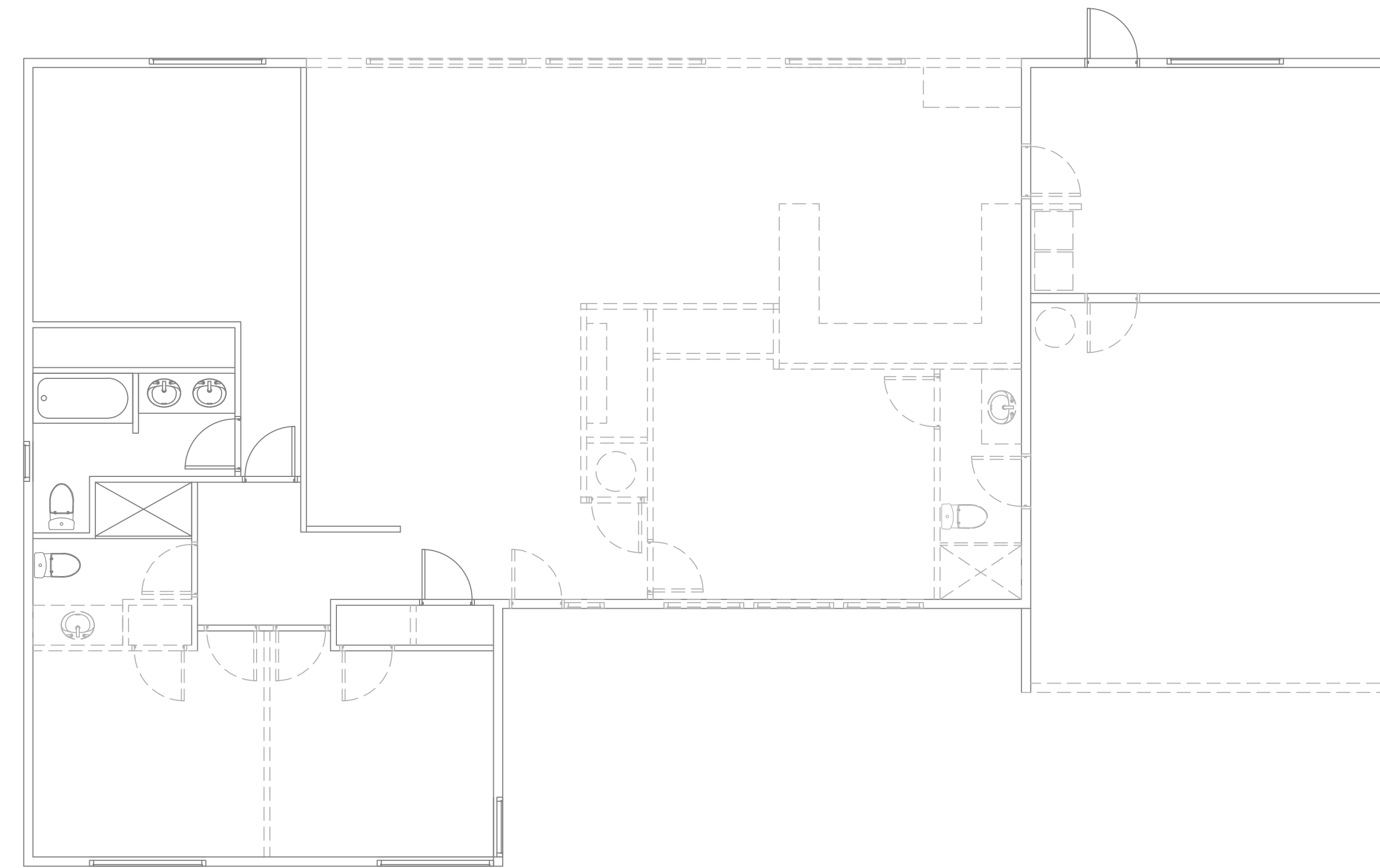
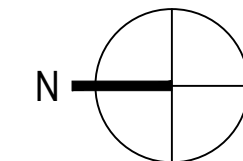
A2.1

SYMBOL

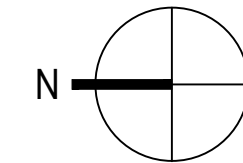
-  EXHAUST VENT
-  SMOKE DETECTOR
-  SMOKE/CO1 ALARM
-  NEW WALL
-  EXIST WALL
-  DEMO WALL



1 AS-BUILT ROOF PLAN/2ND FLOOR PLAN
3/16" = 1'-0"



1 AS-BUILT FLOOR PLAN
3/16" = 1'-0"



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AS-BUILT PLAN

SHEET NUMBER

A2.2

- EXTERIOR FINISH SCHEDULE
1. FASCIA
 2. COMPOSITE ROOFING
 3. FIBER CEMENT SIDING
 4. VINYL WINDOW
 5. STONE VENEER
 6. CONCRETE
 7. EXISTING STRUCTURE



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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MJZ
DESIGN

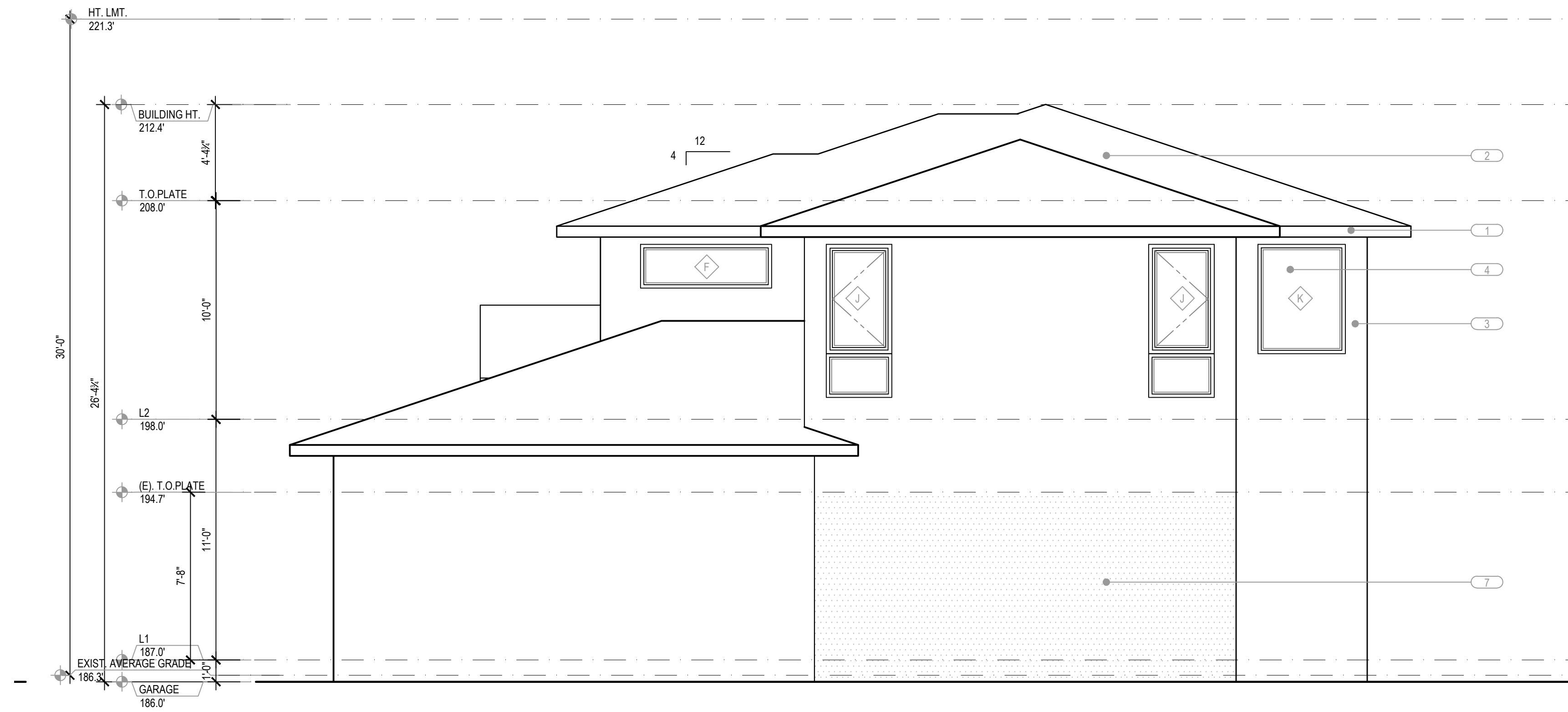
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mjz.design.wa@gmail.com

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△	02/10/2025	CORRECTION #1

ELEVATIONS

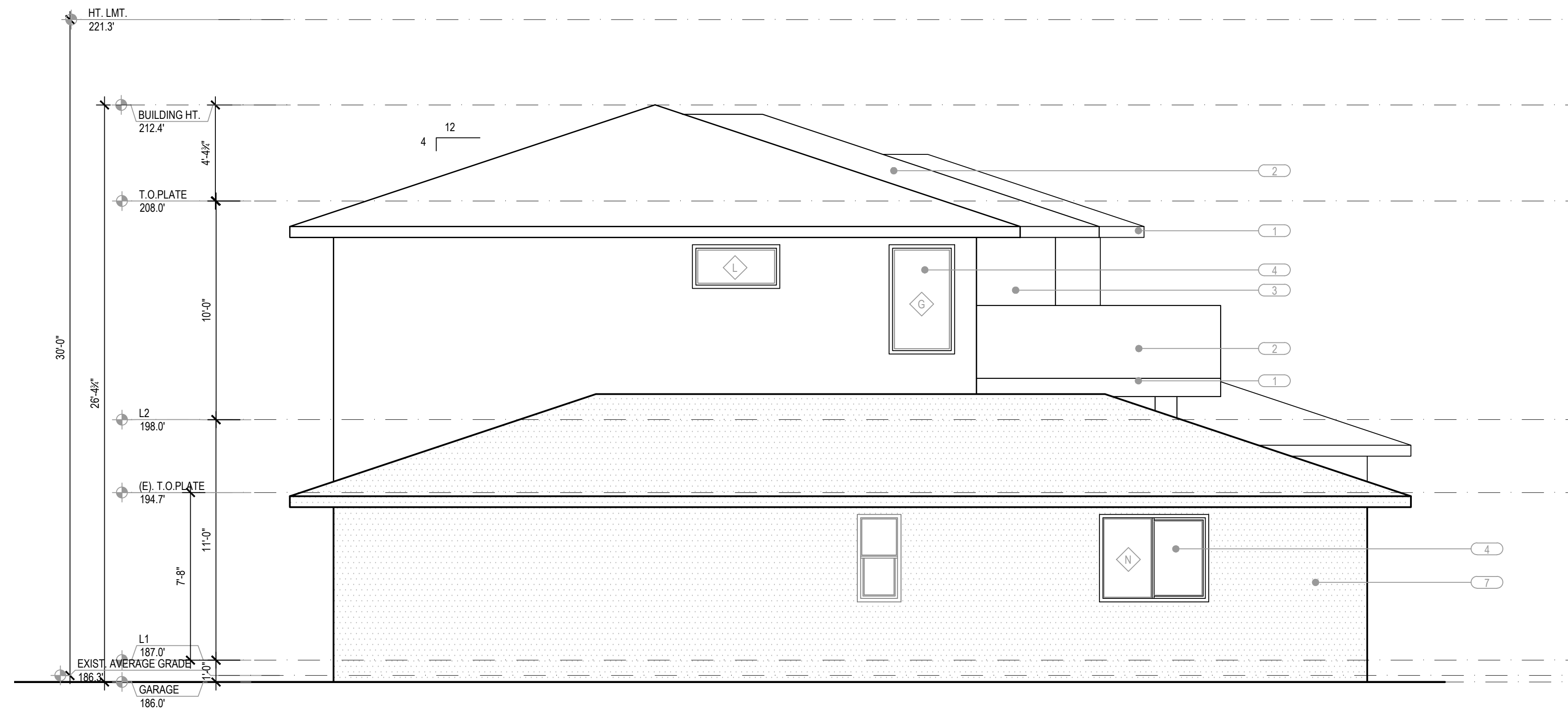
SHEET NUMBER

A3.0



- EXTERIOR FINISH SCHEDULE
- 1, FACIA
 - 2, COMPOSITE ROOFING
 - 3, FIBER CEMENT SIDING
 - 4, VINYL WINDOW
 - 5, STONE VENEER
 - 6, CONCRETE
 - 7, EXISTING STRUCTURE

1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

4040 ADDITION
4040 97TH AVE SE
MERCER ISLAND WA 98040

MJZ
DESIGN

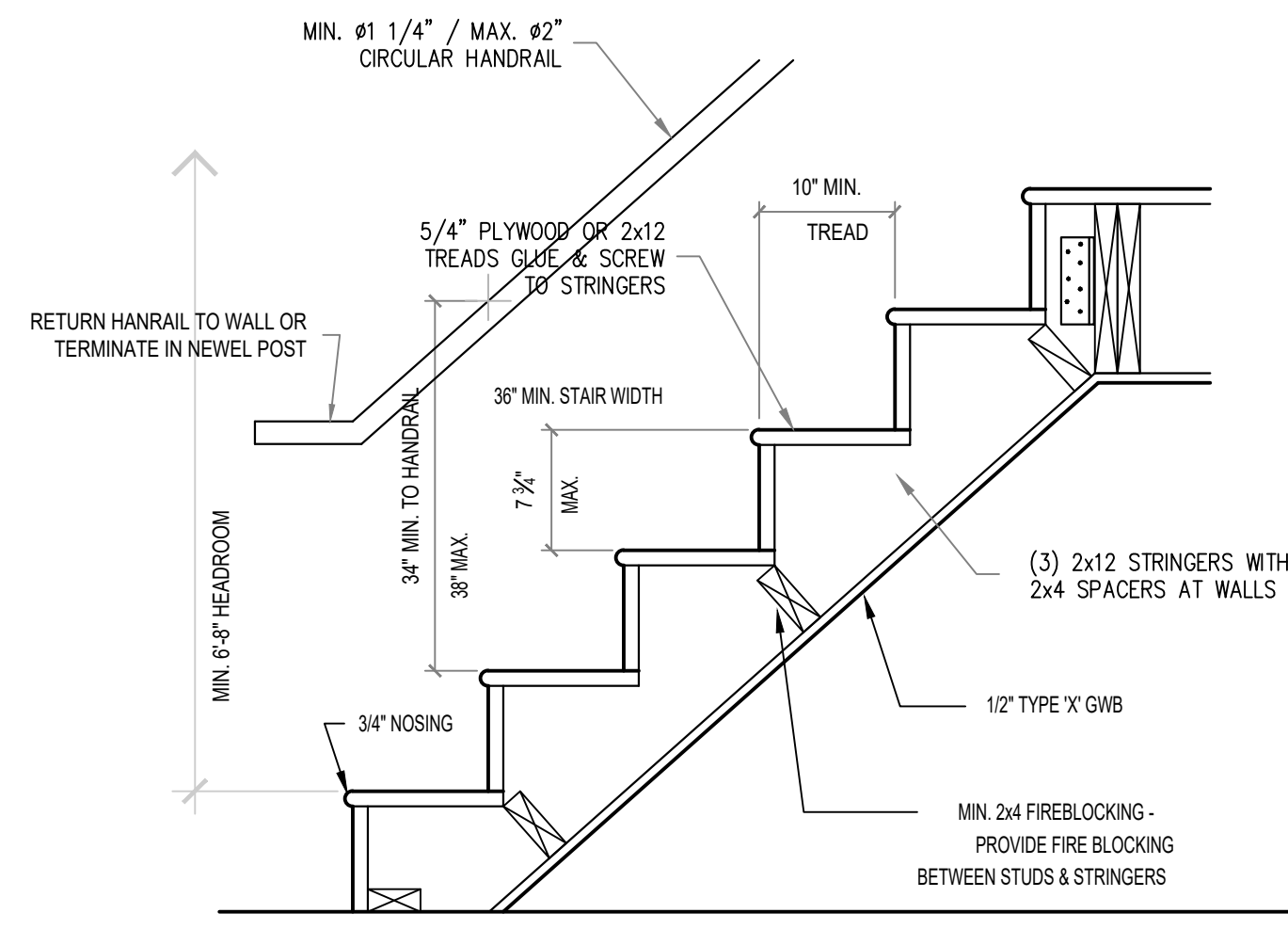
425.922.5926
mjz.design.wa@gmail.com

NO.	DATE	DESCRIPTION OF REVISIONS
	06/10/2024	PERMIT SET
△	02/10/2025	CORRECTION #1

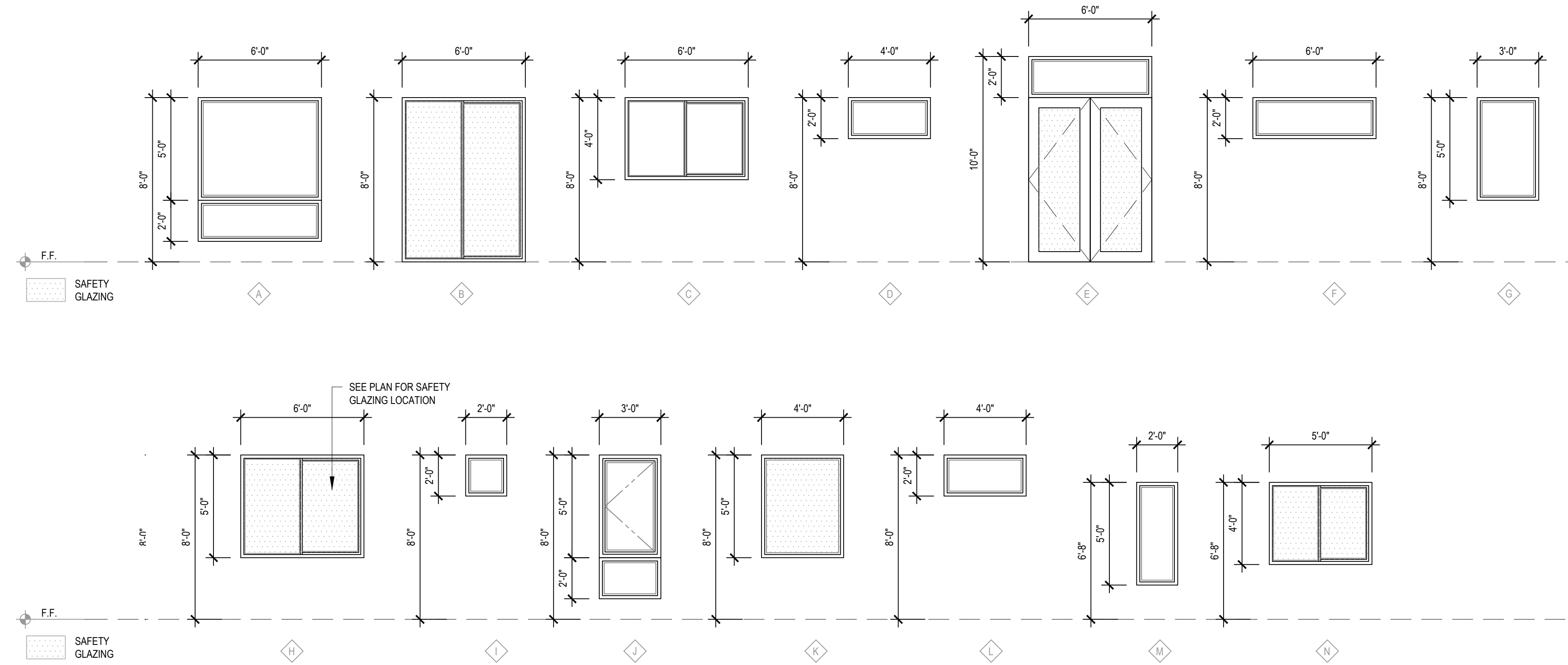
ELEVATIONS

SHEET NUMBER

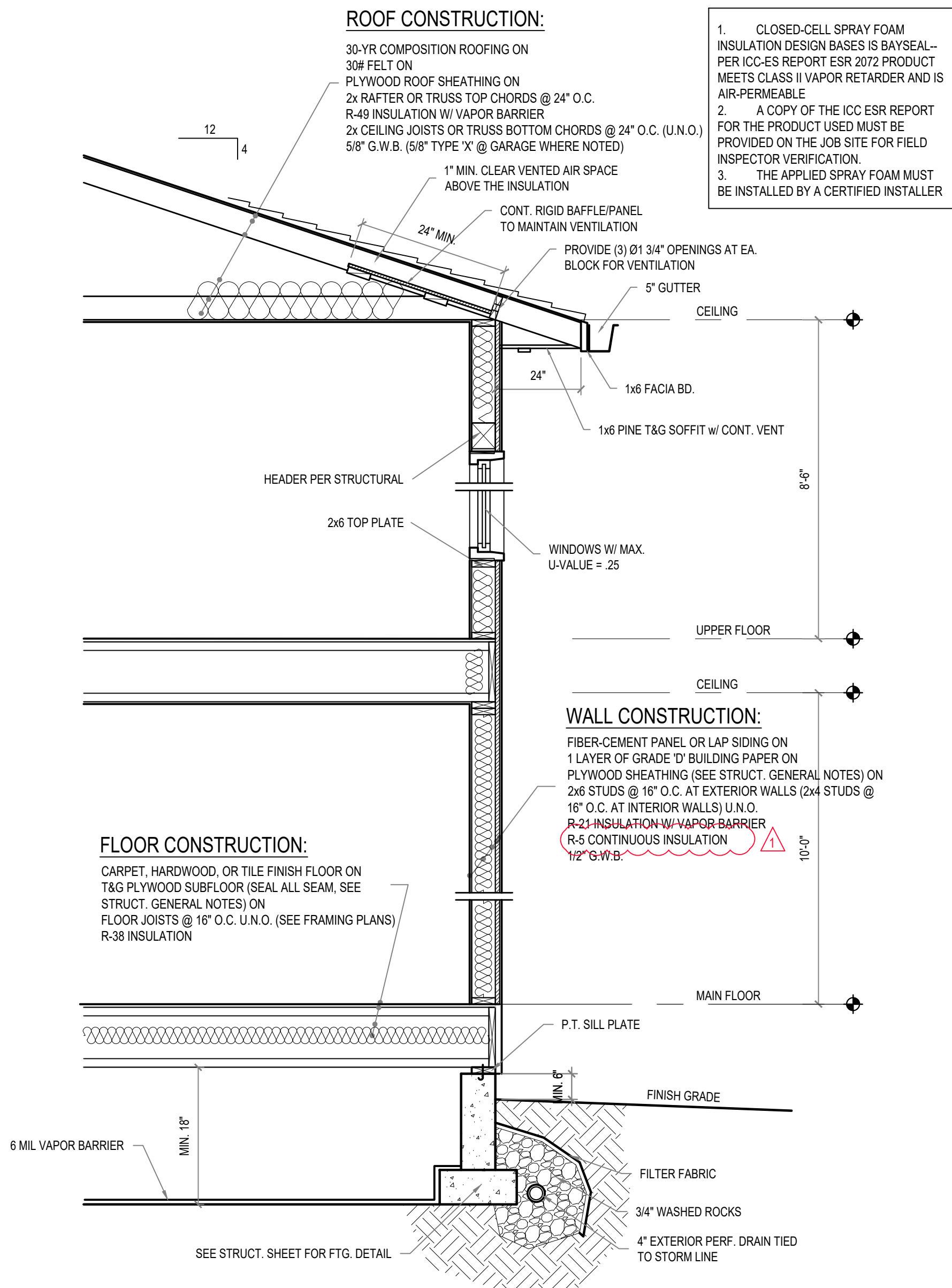
A3.1



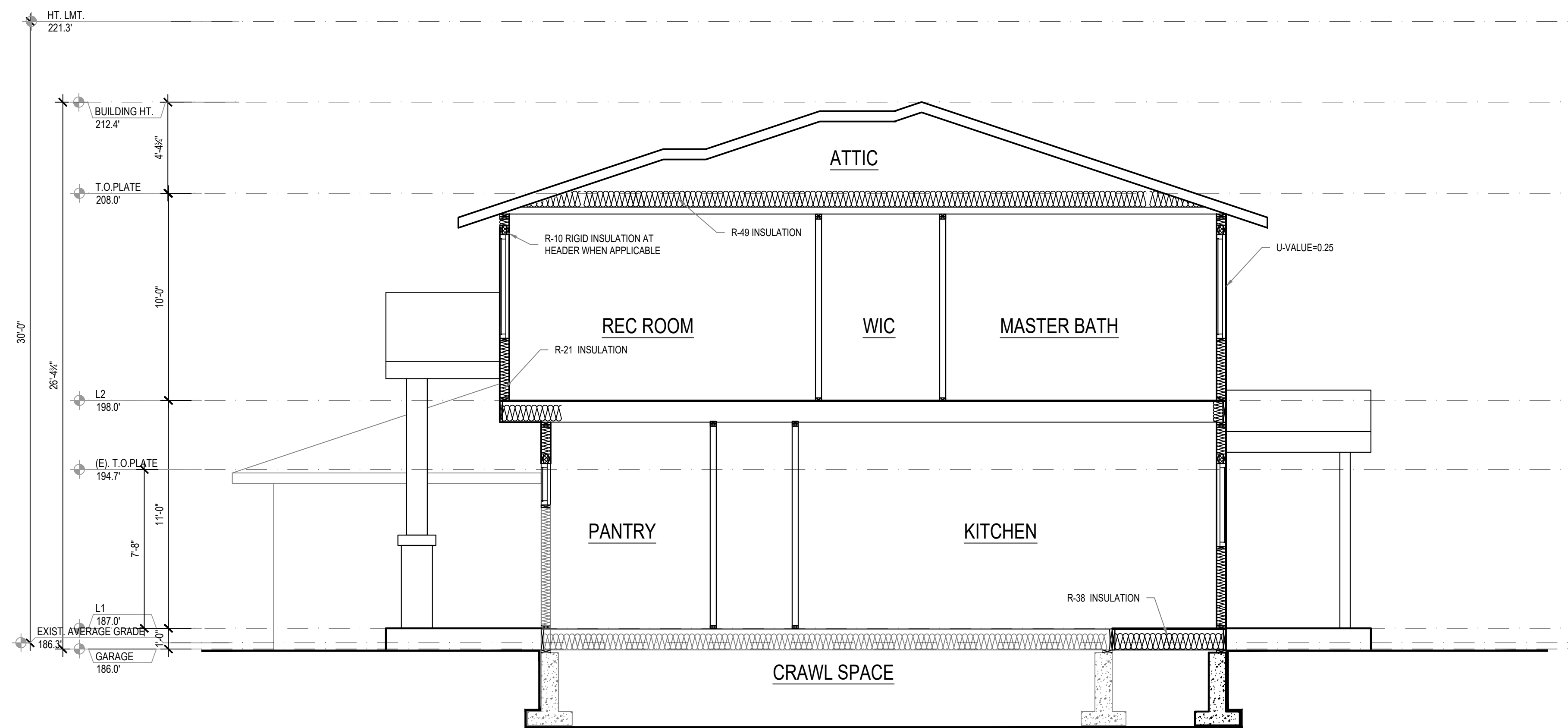
4 TYP. STAIR DETAIL
 1" = 1'-0"



2 WINDOW TYPES
 1/4" = 1'-0"



3 TYP. WALL SECTION
 1/2" = 1'-0"



1 SECTION
 1/4" = 1'-0"

4040 ADDITION
 4040 97TH AVE SE
 MERCER ISLAND WA 98040

MJZ DESIGN
 425.922.5926
 mjz.design.wa@gmail.com

NO.	DATE	DESCRIPTION OF REVISIONS
1	05/10/2024	PERMIT SET
2	02/10/2025	CORRECTION #1

ELEVATIONS
 SECTION
 DETAILS

SHEET NUMBER

A4.0

GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.)

A. GENERAL

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION, AS AMENDED BY LOCAL JURISDICTION.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS, AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES. THE CONTRACTOR SHALL VERIFY, TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED WHERE ERECTION LOADS WOULD OVERSTRESS THE STRUCTURE. THE CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR TEMPORARY BRACING AND STRENGTHENING, INCLUDING FABRICATION AND ERECTION DRAWINGS, TO THE ARCHITECT FOR REVIEW. THESE DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON. THE CONTRACTOR SHALL PROVIDE, INSTALL AND IF NECESSARY, REMOVE SUCH TEMPORARY WORK AS REQUIRED.

4. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

6. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

7. INSPECTIONS: INSPECTIONS OF THE WOOD FRAMING, THE STEEL REBAR AND WOOD FORMS FOR CONCRETE FOOTINGS & FOUNDATIONS, AND CONCRETE SLABS ARE REQUIRED PER IBC SECTION 109.3.

8. PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENTED IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS, INCLUDING CONNECTIONS TO THE PRIMARY STRUCTURE, NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE THE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON THE PRIMARY STRUCTURE. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED AS NOTED PREVIOUSLY.

B. DESIGN CRITERIA

1. DESIGN LOADS
 - ROOF SNOW LOAD 25 PSF
 - RESIDENTIAL FLOOR LIVE LOAD 40 PSF
 - BEDROOM FLOOR LIVE LOAD 30 PSF
 - EXTERIOR BALCONY & DECK LIVE LOAD 60 PSF

- WIND (IBC) 110 MPH (LRFD)
 EXPOSURE B, Kzt = 1.3
 - EARTHQUAKE (ASCE7) SITE CLASS D
 SEISMIC USE GROUP 1 (Ie = 1.0)
 SEISMIC DESIGN CATEGORY D
 Ss = 1.405 g, S1 = 0.489 g
 Sds = 1.124 g
 EQUIVALENT LATERAL FORCE PROCEDURE

- ALLOWABLE SOIL PRESSURE 1500 PSF AT 1'-6" DEPTH
 - ALLOWABLE LATERAL PRESSURE 50 PCF / 35 PCF (RESTRAINED / UNRESTRAINED)
 - ALLOWABLE PASSIVE PRESSURE 300 PCF (F.S. OF 1.5 INCLUDED)
 - COEFFICIENT OF FRICTION 0.4 (F.S. OF 1.5 INCLUDED)
 - TRAFFIC SURCHARGE PRESSURE 70 PSF (AS APPLICABLE)
 - SEISMIC SURCHARGE PRESSURE 7H PSF (AS APPLICABLE)

FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE E.O.R. FOR POSSIBLE FOUNDATION REDESIGN.

2. LATERAL FORCE RESISTANCE SYSTEM
 LIGHT-FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, R = 6.5

C. FOUNDATION

1. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION AND DIRECTION OF THE GEOTECHNICAL ENGINEER.

2. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. MATERIAL TO BE COMPACTED TO 95% MINIMUM OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

3. FOOTINGS MAY BE POURED IN NEAT EXCAVATIONS PROVIDED SIZE IS INCREASED 3" AT EACH INTERFACE WITH SOIL.

4. ALL FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACING CONCRETE.

5. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

6. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN EXCAVATIONS.

7. BACKFILL BEHIND ALL WALLS WITH WELL DRAINING, GRANULAR FILL MATERIAL, AND PROVIDE PERFORATED PIPE DRAINS AS DESCRIBED IN THE SOILS REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB, OR TEMPORARY BRACING. ALL FOOTINGS SHALL BE CENTERED BELOW CENTERLINE OF COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

D. CONCRETE

1. ULTIMATE STRENGTH DESIGN PER INTERNATIONAL BUILDING CODE AND ACI 318-14

2. CONCRETE FOR FOOTINGS AND SLABS-ON-GRADE SHALL CONFORM TO A 28-DAY STRENGTH OF $f_c = 2500$ PSI, SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD, AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A 28-DAY STRENGTH OF $f_c = 3000$ psi. THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE DESIGN MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACEMENT OF CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATES, WATER AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318, SECTION 5.3. CONTRACTOR MAINTAINS RESPONSIBILITY FOR SPECIFIED PERFORMANCE OF CONCRETE PRODUCTS. ALL CONCRETE EXPOSED TO FREEZING TEMPERATURES WHILE CURING AND ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO IBC SECTION 1904.2. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE. NO ADMIXTURES, OTHER THAN FOR AIR-ENTRAINMENT AS NOTED ABOVE, SHALL BE USED WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN ELEVATED STRUCTURAL SLABS AND BEAMS SHALL BE POURED MONOLITHICALLY UNLESS SHOWN OTHERWISE OR APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.

3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, $f_y = 60,000$ PSI. EXCEPTIONS: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS GRADE 40, $f_y = 40,000$ PSI. WELDED WIRE FABRIC: ASTM A82 AND ASTM A185, SPLICE WITH AT LEAST ONE FULL MESH. PLACE AT MID-DEPTH, OR SLIGHTLY ABOVE, OF SLAB. MATERIAL TO BE SUPPLIED IN FLAT SHEETS.

4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-14. LAP ALL CONTINUOUS REINFORCEMENT PER NOTE D.5. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS PER NOTE D.5. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

5. REINFORCING STEEL LAPS AND EMBEDMENT SHALL BE AS NOTED BELOW, UNLESS NOTED OTHERWISE, ALL HOOKS SHALL BE "STANDARD" IN ACCORDANCE WITH ACI 318. REINFORCING SHALL NOT BE TACK WELDED:

- DEVELOPMENT LENGTH 48 BAR DIAM.
 - DEVELOPMENT LENGTH, top bar* 64 BAR DIAM.
 - LAP SPLICE LENGTH 64 BAR DIAM.
 - LAP SPLICE LENGTH, top bar* 80 BAR DIAM.

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

6. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

- FOOTING AND OTHER UNFORMED SURFACE, EARTH FACE 3"
 - FORMED SURFACE EXPOSED TO EARTH (I.E. WALL BELOW GROUND) OR WEATHER 2"
 - SLAB AND WALL (INTERIOR FACE) 1-1/2"
 - CONCRETE NOT EXPOSED TO WEATHER OR EARTH 3/4"
 - PRIMARY REINFORCEMENT, TIES, STIRRUP, SPIRALS 1-1/2"

7. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

- 6" WALLS #4 @ 16" HORIZ. #4 @ 18" VERTICAL 1 CURTAIN @ CENTER
 - 8" WALLS #5 @ 18" HORIZ. #5 @ 18" VERTICAL 1 CURTAIN @ CENTER

8. EPOXY GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP ADHESIVE BY SIMPSON STRONG TIE, PER ESR-2508, FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

E. CARPENTRY

1. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1. EACH MEMBER SHALL BEAR AN AITC OR APA EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, $F_b = 2,400$ PSI, $F_v = 240$ PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, $F_b = 2,400$ PSI, $F_v = 265$ PSI. CAMBER ALL GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

2. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

MEMBER	SIZE	SPECIES GRADE	MIN. BASIC DESIGN STRESS
- JOISTS AND RAFTERS	2x, 3x	DF#2	$F_b = 875$ PSI
- BEAMS AND STRINGERS	4x	DF#1	$F_b = 1000$ PSI
	6x/LARGER	DF#1	$F_b = 1350$ PSI
- POSTS AND TIMBERS	4x	DF#2	$F_c = 1350$ PSI
	6x/LARGER	DF#1	$F_c = 1000$ PSI
- TOP AND BOTTOM PLATE @ SHEAR AND BEARING WALLS	2x, 3x	DF#1	$F_b = 1000$ PSI
- STUDS, PLATES & MISC. LIGHT FRAMING	ALL SIZES	DF#2	$F_b = 875$ PSI

ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED SURFACE-GREEN AND AIR-DRYED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

3. MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST MacMILLAN OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC-ES EVALUATION REPORT EQUIVALENT TO ESR-1387 FOR PARALLEL STRAND LUMBER (PSL). LAMINATED STRAND LUMBER (LSL), AND LAMINATED VENEER LUMBER (LVL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS:

- PSL BEAM (2.0E) $F_b = 2,900$ PSI; $F_v = 290$ PSI; $E = 2,200,000$ PSI
 - LVL BEAM (2.0E) $F_b = 2,600$ PSI; $F_v = 285$ PSI; $E = 2,000,000$ PSI
 - LSL BEAM (1.55E) $F_b = 2,325$ PSI; $F_v = 310$ PSI; $E = 1,550,000$ PSI
 - PSL COLUMN (1.8E) $F_c, \text{para} = 545$ PSI; $F_c, \text{para} = 2,500$ PSI; $E = 1,800,000$ PSI
 - LSL COLUMN (1.3E) $F_c, \text{para} = 710$ PSI; $F_c, \text{para} = 1,835$ PSI; $E = 1,300,000$ PSI

4. SHEATHING SHALL BE APA PERFORMANCE RATED PANELS PER APA "PLYWOOD DESIGN SPECIFICATION", INCLUDING APPLICABLE SUPPLEMENTS, UNLESS NOTED OTHERWISE. PLYWOOD PANELS SHALL BE GRADE C-D AND ALSO CONFORM TO DOC P8-1 OR P8-2. ALL PANELS SHALL BE IDENTIFIED AS EXPOSURE 1 UNLESS NOTED OTHERWISE. PANEL RATING TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- ROOF 19/32" THICK, 32/16, (OR 5/8" THICK), 32/16
 - WALLS 15/32" THICK, 32/16, (OR 1/2" THICK), 24/0
 - FLOORS 23/32" (OR 3/4") THICK, TONGUE & GROOVE, 48/24

UNLESS NOTED OTHERWISE ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6"oc TO FRAMED PANEL EDGES AND OVER STUD WALLS SHOWN ON PLANS AND @ 12"oc (10"oc AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED SHEATHING EDGE CLIPS @ 16"oc UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS, UNLESS NOTED OTHERWISE.

UNLESS NOTED OTHERWISE ON THE PLANS, WALL SHEATHING MAY BE LAID UP HORIZONTALLY OR VERTICALLY. UNSUPPORTED EDGES SHALL BE BLOCKED AND ALL EDGES SHALL BE NAILED WITH 8d @ 6"oc. NAIL WITH 8d @ 12"oc AT INTERMEDIATE SUPPORTS. NAIL SHEAR WALL SHEATHING TO ALL HOLD-DOWN STUDS USING EDGE NAIL SPACING WHEN HOLD-DOWN STUD DOES NOT OCCUR AT PANEL EDGES.

SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

5. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE TWO LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY. ALL METAL CONNECTORS TO PRESURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED, INCLUDING WASHERS, NAILS, SCREWS, AND SIMPSON STRONG-TIE HANGERS, STRAPS, AND PLATES, AND BOLTS LESS THAN 1/2" DIAMETER. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWWA M4.

6. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWWA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. WOOD FOR ABOVE GROUND USE EXPOSED TO ALL WEATHER CYCLES SHALL BE TREATED TO AWWA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWWA UC4A. WOOD EMBEDDED IN PERMANENT CONCRETE FOUNDATION SHALL BE TREATED TO AWWA UC4B.

7. 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, SAN LEANDRO, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. SUBMIT MANUFACTURER'S CATALOG AND ICC REPORTS TO ARCHITECT AND ENGINEER FOR REVIEW WHEN REQUESTING SUBSTITUTIONS. ALL SPECIFIED FASTENERS MUST BE USED AND PROPER INSTALLATION PROCEDURES MUST BE OBSERVED IN ORDER TO OBTAIN ICC APPROVED LOAD CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

8. STRUCTURAL CONNECTORS

ALL STRUCTURAL CONNECTORS TO BE BY SIMPSON STRONG TIE OR EQUAL. USE ZMAX/HDG HOT DIPPED GALVANIZED OR STAINLESS-STEEL CONNECTORS AS A MINIMUM. USE FASTENERS GALVANIZED PER ASTM A153. ALL PRESSURE TREATED LUMBER USED SHALL BE COMPATIBLE WITH ZMAX GALV. CONNECTORS, RE: SIMPSON STRONG-TIE CORROSION INFORMATION.

9. WOOD TRUSSES

TRUSSES ARE TO BE METAL PLATED CONNECTED WOOD TRUSSES FABRICATED IN ACCORDANCE WITH THE IBC. TRUSS FABRICATOR TO PROVIDE ALL REQUIRED BRIDGING AND BLOCKING, BOTH FOR ERECTION AND PERMANENT LOADING. SHOP DRAWINGS STAMPED BY A WASHINGTON STATE LICENSED PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA SHALL MEET OF EXCEED THE FOLLOWING:

- ROOF TRUSSES TOP CHORD = 25 PSF LIVE LOAD, 10 PSF DEAD LOAD, 5 PSF WIND UPLIFT
 BOTTOM CHORD = 10 PSF LIVE LOAD, 5 PSF DEAD LOAD (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)
 TOTAL LOAD = 40 PSF
 TOTAL LOAD L/240, LIVE LOAD L/360
 - DEFLECTION LIMIT
 - OTHER LOADS SPECIFIED ON DRAWINGS

TRUSS SUPPLIERS NOTE: THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES, SHOWN ON THE DRAWINGS INDICATE THE DESIRED TRUSS CONFIGURATIONS AND ARE TO BE COMPLIED WITH WHERE POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE TRUSS CONFIGURATION INDICATED, HE IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO VERIFY THE WEIGHT AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW. THE DESIGN LOADS LISTED ABOVE SHALL BE APPLIED SIMULTANEOUSLY.

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

ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16"oc AT INTERIOR WALLS AND 2x6 STUDS @ 16"oc AT EXTERIOR WALLS. 2x6 STUDS @ 12"oc AT EXTERIOR BALLOON FRAMED WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS AND UNDER THE ENDS OF ALL BEAMS. UNLESS NOTED OTHERWISE A (2) 2x8 HEADER SHALL BE PROVIDED OVER ALL OPENINGS IN 2x4 STUD WALLS AND A (2) 2x10 HEADER OVER ALL OPENINGS IN 2x6 WALLS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORT BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 8' IN HEIGHT. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL HAVE THEIR LOWER PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d Nails AT 12"oc STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc, EMBEDDED 7". UNO REFER TO THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8'-0"oc AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. TOENAIL JOISTS TO BEARING SUPPORTS WITH 16d NAILS. UNLESS NOTED OTHERWISE.

JOIST, BEAM AND HEADER SHALL BE CONNECTED TO FLUSH MEMBER WITH THE FOLLOWING SIMPSON SERIES HANGER, U.N.O. ON PLAN, SKEW AND SLOPE ALL CONNECTORS AS REQUIRED:

- 2x JOIST, "LUS" SERIES; DOUBLE 2x JOIST/HEADER, "HU"/"HUS" SERIES
 - TJI JOIST, "ITS" SERIES; DOUBLE TJI JOIST, "MIT" SERIES
 - 4x MEMBER, "HU" SERIES; 6x MEMBER, "HWP"/"HWPH" SERIES
 - 3-1/2"GLB, "HB" SERIES; 5-1/2"GLB, "HWPH" SERIES, 6-3/4"GLB, "HGLT" SERIES
 - 1-3/4"SCL, "IUS" SERIES; 3-1/2"SCL, "HB" SERIES, 5-1/4"SCL, "HWPH" SERIES, 7"SCL, "HGLTV" SERIES

*NOTIFY STRUCTURAL ENGINEER IMMEDIATELY SHOULD ANY BEAM, JOIST OR HEADER HANGER IS MISSING IN PLAN DRAWING AND REQUIRED FOR INSTALLATION.

FACE-NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d SPIKES @ 24"oc STAGGERED.

NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES AS FOLLOWS, UNLESS NOTED OTHERWISE:

PNEUMATIC NAILING - PLAIN SHANK, COATED OR GALVANIZED
 - 8d 0.131" DIAMETER x 2-1/2" MINIMUM LENGTH
 - 10d 0.148" DIAMETER x 3" MINIMUM LENGTH
 - 12d 0.148" DIAMETER x 3-1/4" MINIMUM LENGTH
 - 16d 0.135" DIAMETER x 3-1/2" MINIMUM LENGTH

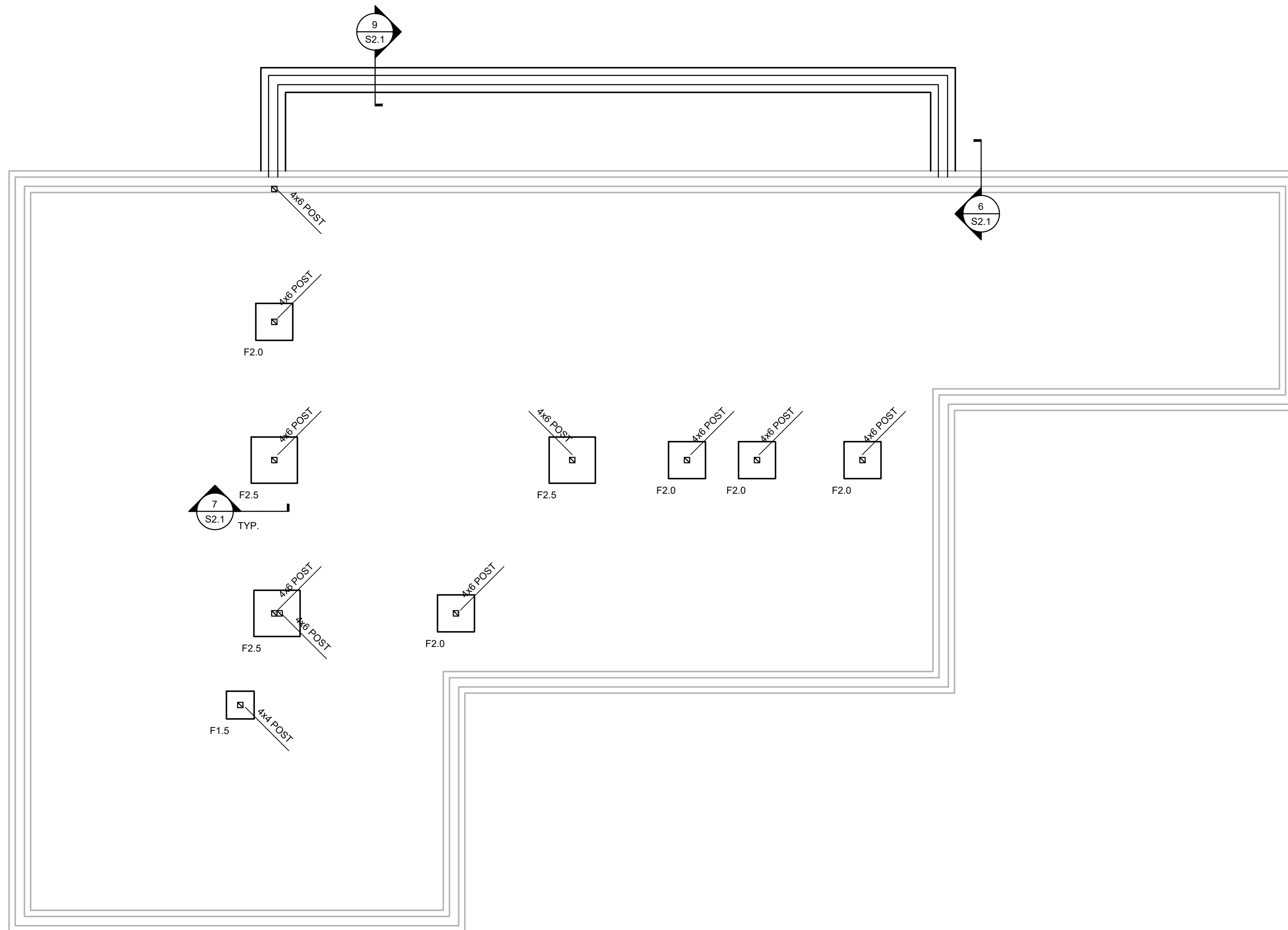
F. SPECIAL CONDITIONS

CONTRACTOR TO COORDINATE ALL TRADES AND VERIFY DIMENSIONS IN THE FIELD. OBTAIN OWNERS APPROVAL PRIOR TO ALL FIELD CHANGES. SEE ARCHITECTURAL DRAWINGS FOR ALL FLOOR AND WALL OPENING DIMENSIONS AND LOCATIONS, FLOOR AND WALL FINISHES, ETC.

*DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND CONFIRM ALL POST CAPS AND POST BEARING CONNECTIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL DRAWING. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 6" CANTILEVER MAY DEFLECT 3/4"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

(THIS IS A COMPREHENSIVE LIST OF ABBREVIATIONS, SOME OF WHICH MAY NOT APPEAR ON THESE DRAWINGS.)

AB	ANCHOR BOLT	CL	CENTERLINE	(E)	EXISTING	GL	GLUE-LAMINATED	LOC	LOCATION	OPP	OPPOSITE	STL	STEEL
ACI	AMERICAN CONCRETE INSTITUTE	CLR	CLEAR	EA	EACH	GW	GYP	LONGIT	LONGITUDINAL	OSB	ORIENTED STRAND BOARD	STRUCT	STRUCTURAL
ADDL	ADDITIONAL	CMU	CONCRETE MASONRY UNIT	EF	EACH FACE	GYP	GYP	LWSL	LONG SLOTTED HOLE LAMINATED VENEER LUMBER	PAR	PARALLEL	S	SYMMETRICAL
ADJ	ADJACENT	COL	COLUMN	EL	ELEVATION	HDR	HEADER	LWC	LIGHT WEIGHT CONCRETE	PERP	PERPENDICULAR	T	TOP
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	ELEC	ELECTRICAL	HNG	HANGER	M	MISC SHAPE	PL	PLATE	T&B	TOP AND BOTTOM
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	CONN	CONNECTION, CONNECT	ELEV	ELEVATOR	HORIZ	HORIZONTAL	MAS	MASONRY	PLWD	PLYWOOD	T&G	TONGUE AND GROOVE
ALT	ALTERNATE	CONSTR	CONSTRUCTION	EMB	EMBED, EMBEDDED, EMBEDMENT	HP	HP SHAPE	MATL	MATERIAL	PREFAB	PREFABRICATED	TEMP	TEMPERATURE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	ENGR	ENGINEER	ENR	ENR	HS	HIGH STRENGTH	MATL	MATERIAL	PROP	PROPERTY	THK	THICKNESS
APA	AMERICAN PLYWOOD ASSOCIATION	CONTR	CONTRACTOR	EQ	EQUAL	HT	HEIGHT	MAX	MAXIMUM	PSF	POUNDS PER SQUARE FOOT	THRU	THROUGH
APPROX	APPROXIMATE; APPROXIMATELY	COORD	COORDINATE	EQUIP	EQUIPMENT	MECH	MECHANICAL	MFR	MANUFACTURER	PSI	POUNDS PER SQUARE INCH	TOB	TOP OF BEAM
ARCH	ARCHITECT; ARCHITECTURAL	CP	COMPLETE PENETRATION	ES	EACH SIDE	MISC	MISCELLANEOUS	MIN	MINIMUM, MINUTE	PSL	PARALLEL STRAND LUMBER	TOC	TOP OF CONCRETE; TOP OF CURB
ASSY	ASSEMBLY	CSK	COUNTERSINK; COUNTERSUNK	EW	EACH WAY	NO	NO	MISC	MISCELLANEOUS	PT	POST TENSION	TOF	TOP OF FOOTING
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	CTR	CENTER	EXP	EXPANSION; EXPOSED	INT	INTERIOR	MISC	MISCELLANEOUS	RD	ROOF DRAIN	TOF	TOP OF FOOTING
AW	AMERICAN WELDING SOCIETY	CU FT	CUBIC FOOT	EXP JT	EXPANSION JOINT	INT	INTERIOR	MISC	MISCELLANEOUS	REF	REFERENCE	TOW	TOP OF WALL
AW	AMERICAN WELDING SOCIETY	CU IN	CUBIC INCH	EXT	EXTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	MIN	MINIMUM, MINUTE	REQD	REQUIRED	TYP	TYPICAL
BD	BUILDING	CY	CUBIC YARD	EXT	EXTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	NO	NO	RO	ROUGH OPENING	TS	TYPICAL
BLDG	BUILDING	INT	INTERIOR	INT	INTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	(N)	NEW	REQD	REQUIRED	TYP	TYPICAL
BLKG	BLOCKING	INT	INTERIOR	INT	INTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	(N)	NEW	REQD	REQUIRED	TYP	TYPICAL
BM	BOTTOM	INT	INTERIOR	INT	INTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	(N)	NEW	REQD	REQUIRED	TYP	TYPICAL
BMU	BRICK MASONRY UNIT(S)	INT	INTERIOR	INT	INTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	(N)	NEW	REQD	REQUIRED	TYP	TYPICAL
BOF	BOTTOM OF SLAB	INT	INTERIOR	INT	INTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	(N)	NEW	REQD	REQUIRED	TYP	TYPICAL
BOS	BOTTOM	INT	INTERIOR	INT	INTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	(N)	NEW	REQD	REQUIRED	TYP	TYPICAL
BOT	BOTTOM	INT	INTERIOR	INT									



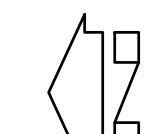
FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
F1.5	1'-6" x 1'-6" x 10"	3- #4 EA. WAY BOT.
F2.0	2'-0" x 2'-0" x 10"	3- #4 EA. WAY BOT.
F2.5	2'-6" x 2'-6" x 11"	4- #4 EA. WAY BOT.
F3.0	3'-0" x 3'-0" x 11"	5- #5 EA. WAY BOT.
F3.5	3'-6" x 3'-6" x 11"	6- #5 EA. WAY BOT.
F4.0	4'-0" x 4'-0" x 12"	7- #5 EA. WAY BOT.

- NOTE:
- SEE GENERAL NOTES FOR DESIGN BEARING CAPACITY
 - CENTER ALL FOOTING ON COLUMN OR WALL. TYP. U.N.O.
 - AT LOCATIONS WHERE (N) FOOTINGS ARE SHOWN SHARING A COMMON BEARING AREA, CAST MONOLITHICALLY WITH INDIVIDUAL REINFORCING PER SCHEDULE AND OVERLAP AS REQUIRED.
 - AT LOCATIONS WHERE (N) FOOTING ARE SHOWN SHARING A COMMON BEARING AREA WITH (E) FOOTING, DOWEL (N) FOOTING REINFORCEMENT INTO (E) FOOTING w/ SIMPSON SET-XP (EMBED 3 1/2" MIN.).
 - FOOTING SCHEDULE IS PROVIDED FOR GENERAL INFORMATION. NOT ALL OF THE FOOTING SIZE IS REQUIRED, SEE FOUNDATION PLAN FOR FOOTING SIZE CALL-OUT

CONTRACTOR TO FIELD VERIFY ALL EXISTING FOUNDATION WALL AND FOOTING LOCATIONS ARE MATCHING WITH PLAN DRAWING. VERIFY EXISTING CRAWLSPACE FOUNDATION AND/OR SLAB-ON-GRADE CONDITION ARE MATCHING WITH PLAN DRAWING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

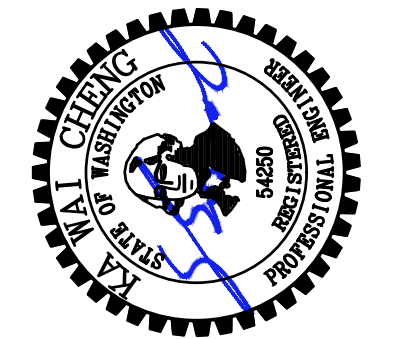
FOUNDATION PLAN

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
- BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O.



1/4" = 1'-0"

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	07-24-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



DATE SIGNED: 07-12-2024

FOUNDATION PLAN

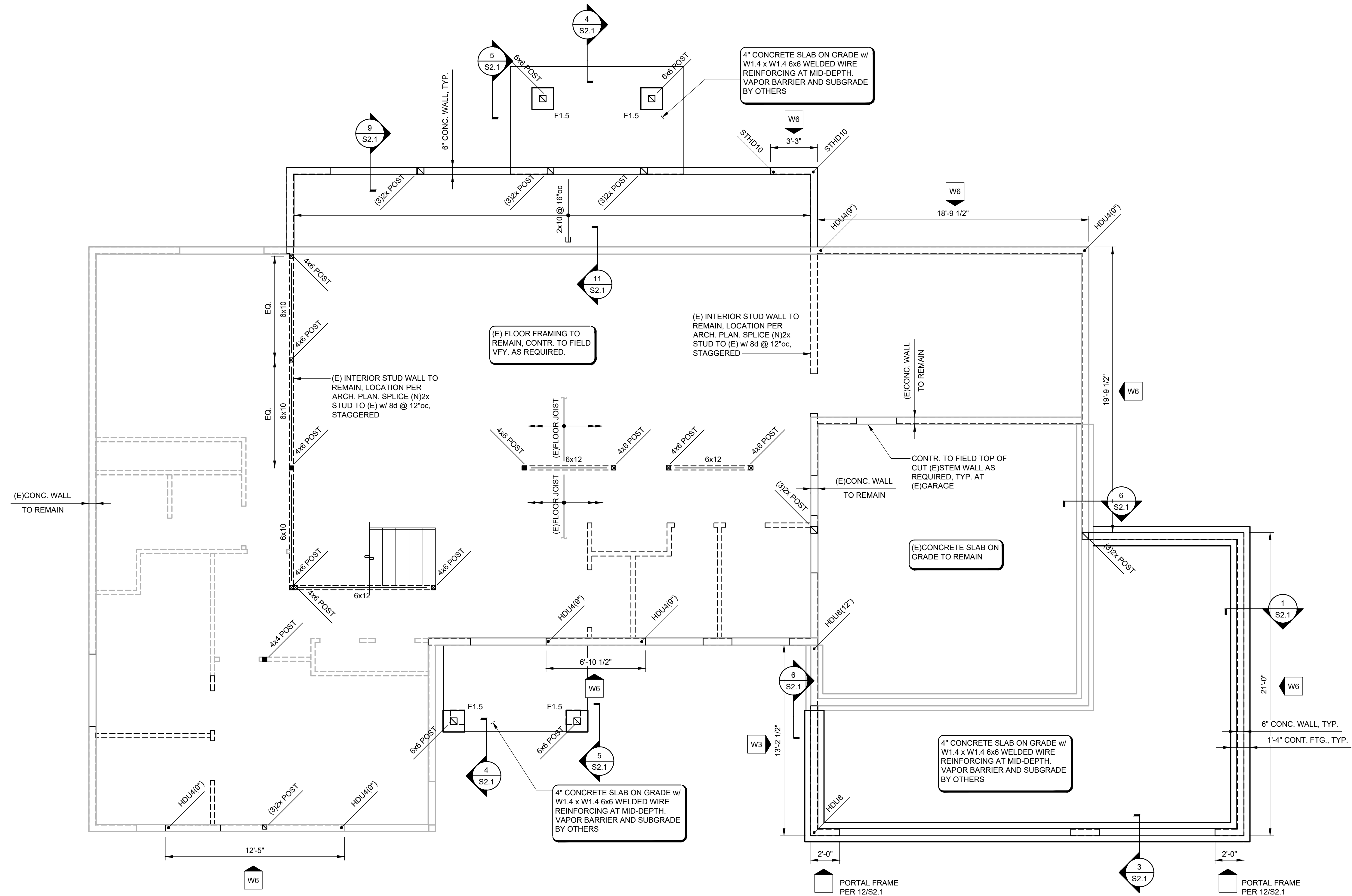
SHEET CONTENTS:

EXISTING RESIDENCE ADDITION
4040 97TH AVE SE.,
MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 06-30-2024

SHEET NO:

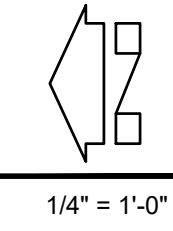
S1.1



CONTRACTOR TO FIELD VERIFY ALL EXISTING FOUNDATION WALL AND FOOTING LOCATIONS ARE MATCHING WITH PLAN DRAWING. VERIFY EXISTING CRAWLSPACE FOUNDATION AND/OR SLAB-ON-GRADE CONDITION ARE MATCHING WITH PLAN DRAWING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

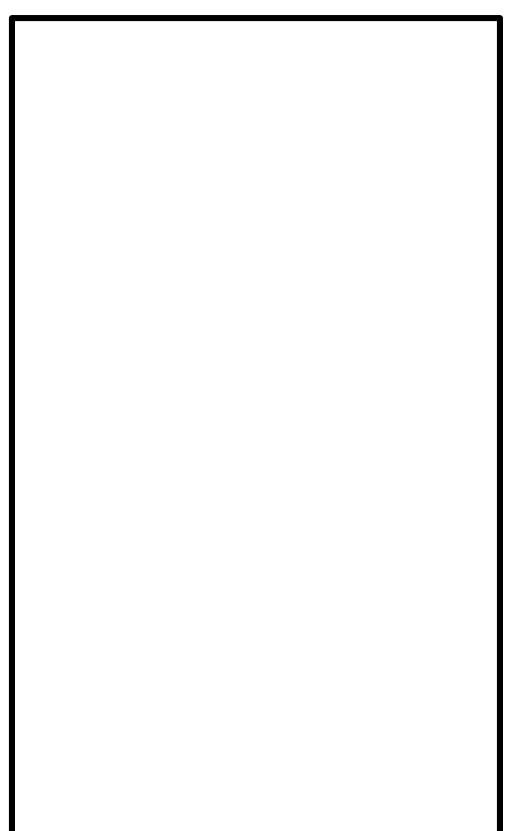
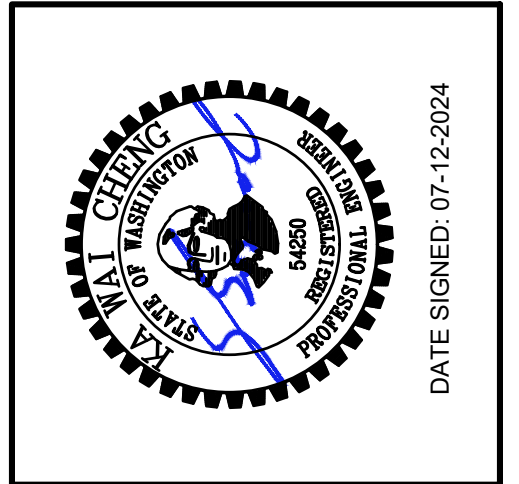
FOUNDATION AND MAIN FLOOR PLAN

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc. PROVIDE BLOCKING FOR ALL EDGES.
- TYPICAL FLOOR JOISTS SHALL BE 1 7/8" TJI 110 OR BETTER UNLESS OTHERWISE NOTED. REFER TO PLAN FOR JOIST SPACING (16"oc IF NOT NOTED). PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
- TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc. U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
- SLAB ON GRADE SHALL BE 4" THICK, UNLESS OTHERWISE NOTED. SLAB SHALL BE REINFORCED WITH 6x6 W1.4xW1.4 WELDED WIRE MESH. PREPARE SUBGRADE BY PLACING AND COMPACTING A MINIMUM 4" OF CLEANED, CRUSHED ROCK AS A CAPILLARY BREAK. SUBGRADE BELOW SLAB SHALL BE UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
- FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
- BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE. U.N.O.
- ALL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
- SEE SHEAR WALL FOUNDATION HOLDOWN SCHEDULE FOR MINIMUM HOLDOWN EMBEDMENT DEPTH AND MINIMUM FOOTING SIZE AROUND HOLDOWN ANCHOR REQUIREMENTS IN ADDITION TO FOOTING SIZE SPECIFIED ON THIS PLAN.



1/4" = 1'-0"

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	07-24-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	

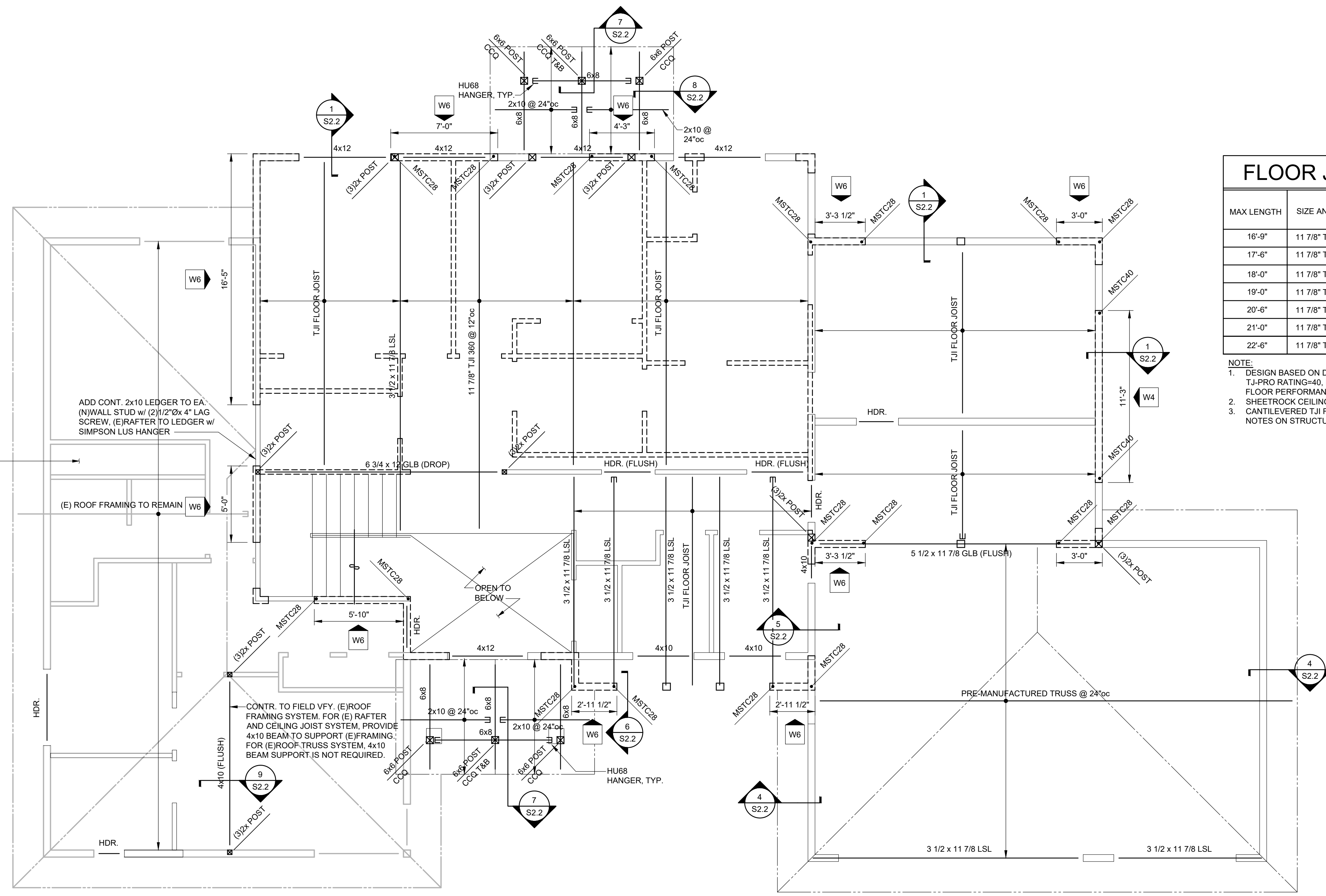
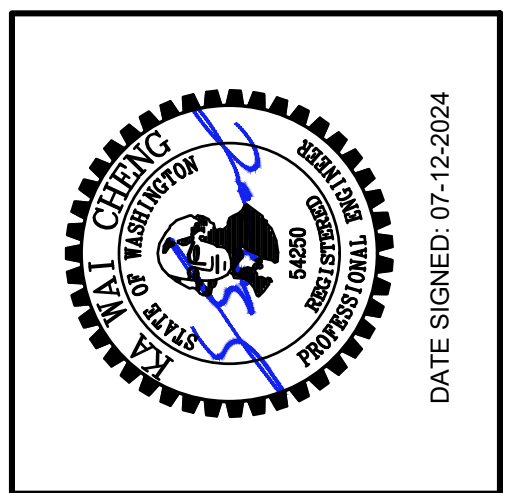


FOUNDATION AND MAIN FLOOR PLAN

EXISTING RESIDENCE ADDITION
 4040 97TH AVE SE.,
 MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 06-30-2024
SHEET NO:
S1.2

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	07-24-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



FLOOR JOIST SCHEDULE

MAX LENGTH	SIZE AND SPACING	FACE MOUNT HANGER	TOP MOUNT HANGER
16'-9"	11 7/8" TJI 110 @ 16"oc	IUS 1.81/11.88	ITS 1.81/11.88
17'-6"	11 7/8" TJI 210 @ 16"oc	IUS 2.06/11.88	ITS 2.06/11.88
18'-0"	11 7/8" TJI 230 @ 16"oc	IUS 2.37/11.88	ITS 2.37/11.88
19'-0"	11 7/8" TJI 360 @ 16"oc	IUS 2.37/11.88	ITS 2.37/11.88
20'-6"	11 7/8" TJI 560 @ 16"oc	IUS 3.56/11.88	ITS 3.56/11.88
21'-0"	11 7/8" TJI 210 @ 12"oc	MIU 4.28/11	MIT 4.28/11.88
22'-6"	11 7/8" TJI 560 @ 12"oc	HU412-2	HWP7.12 H=11.875

NOTE:
 1. DESIGN BASED ON DL=15PSF, LL=40PSF, LL DEFLECTION LIMITS= L/480, TJI-PRO RATING=40, NOTIFY E.O.R. IMMEDIATELY FOR ADDITIONAL FLOOR PERFORMANCE REQUIREMENT.
 2. SHEETROCK CEILING APPLIED TO BOTTOM FACE OF FLOOR JOIST.
 3. CANTILEVERED TJI FLOOR JOIST SIZE AND SPACING SHALL FOLLOW NOTES ON STRUCTURAL FRAMING PLAN.

CONTRACTOR TO FIELD VERIFY (E) ROOF FRAMING, FOR ROOF RAFTER AND CEILING JOIST SYSTEM, STRUCTURAL SECTIONS ON SHEET S2.2 SHALL BE FOLLOWED, NOTIFY E.O.R. IMMEDIATELY FOR (E) ROOF TRUSS SYSTEM.

ADD CONT. 2x10 LEDGER TO EA. (N)WALL STUD w/ (2) 1/2" x 4" LAG SCREW, (E) RAFTER TO LEDGER w/ SIMPSON LUS HANGER

(E) ROOF FRAMING TO REMAIN

CONTR. TO FIELD VFY. (E) ROOF FRAMING SYSTEM. FOR (E) RAFTER AND CEILING JOIST SYSTEM, PROVIDE 4x10 BEAM TO SUPPORT (E) FRAMING. FOR (E) ROOF TRUSS SYSTEM, 4x10 BEAM SUPPORT IS NOT REQUIRED.

OPEN TO BELOW

NOTE TO ROOF TRUSS DESIGNER:
 1. SEE STRUCTURAL GENERAL NOTES FOR REQUIRED ROOF TRUSS DESIGN LOADING.
 2. SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION ON TRUSS CONFIGURATION SHOWN ON STRUCTURAL PLAN DRAWING.
 3. TRUSS DESIGNER SHALL PROVIDE DESIGN FOR ALL REQUIRED TRUSS TO TRUSS HANGER CONNECTION.
 4. ALL TRUSS DESIGN SHALL BE SIMPLE SPAN BETWEEN SUPPORTS, INCLUDING COLUMN POST, GIRDER TRUSS AND EXTERIOR WALL. ALL INTERIOR WALLS ARE NON-BEARING U.N.O. NOTIFY THE E.O.R. IMMEDIATELY IF ANY UNNOTED INTERIOR WALLS ARE REQUIRED TO BE USED FOR TRUSS BEARING.
 5. THE TRUSS CONFIGURATIONS SHOWN ON THE DRAWINGS INDICATE THE DESIRED TRUSS CONFIGURATIONS AND ARE TO BE COMPLIED WITH WHERE POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE TRUSS CONFIGURATION INDICATED, HE IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT AND NOTIFY THE E.O.R. IMMEDIATELY.

CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING, INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

UPPER FLOOR FRAMING PLAN

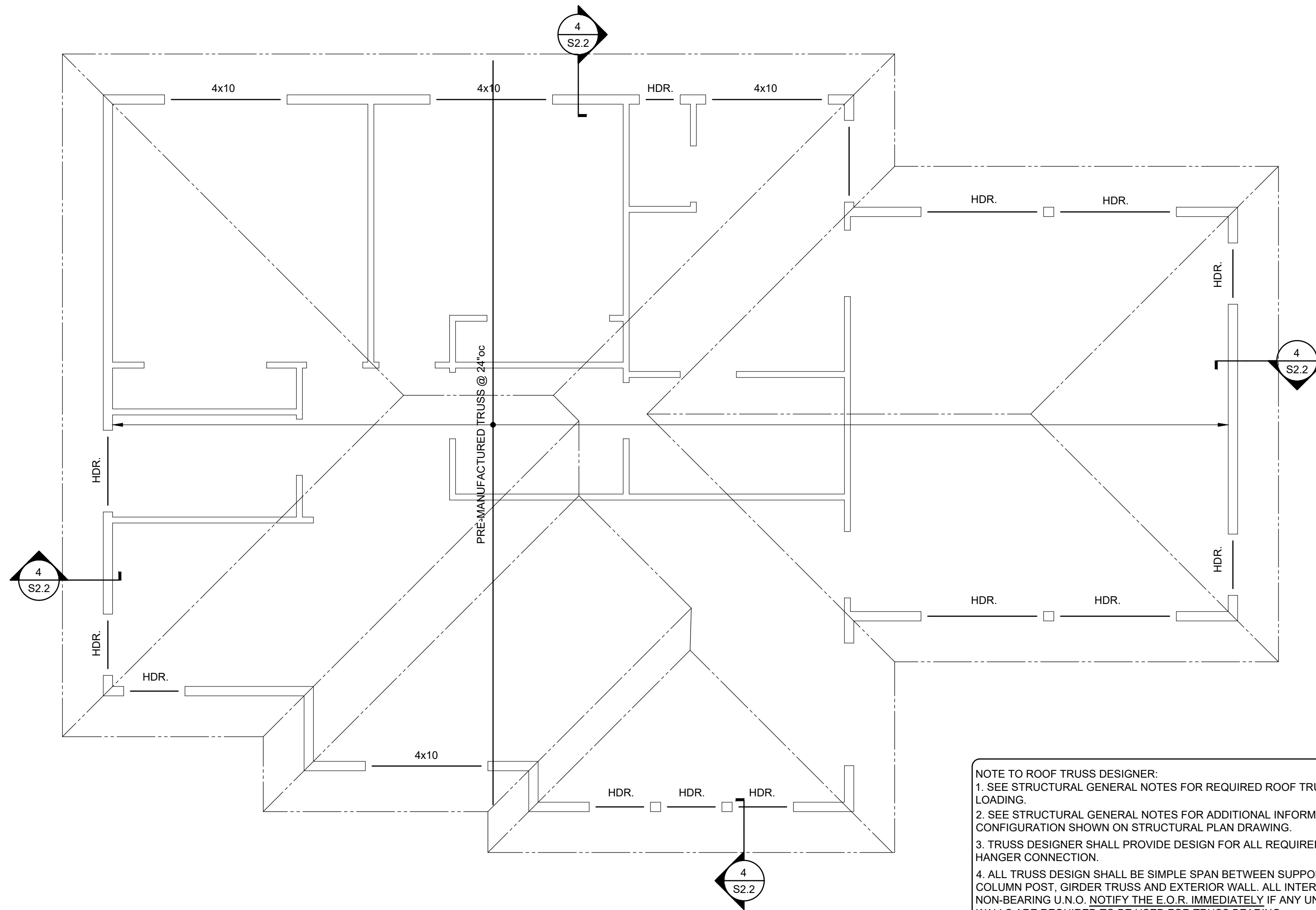
- DO NOT SCALE DRAWINGS
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc. PROVIDE BLOCKING FOR ALL EDGES.
- TYPICAL FLOOR JOISTS SHALL BE 11 7/8" TJI 110 OR BETTER UNLESS OTHERWISE NOTED. REFER TO PLAN FOR JOIST SPACING (16"oc IF NOT NOTED). PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
- TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
- TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.
- ALL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

1/4" = 1'-0"

UPPER FLOOR FRAMING PLAN

EXISTING RESIDENCE ADDITION
 4040 97TH AVE SE.,
 MERCER ISLAND, WA 98040

SHEET CONTENTS:	CHECKED: KWC
	DATE: 06-30-2024
	SHEET NO:
	S1.3

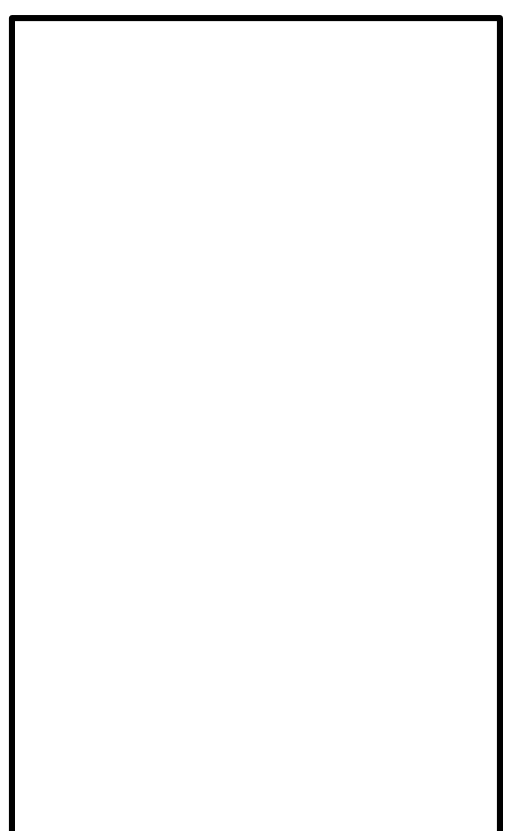
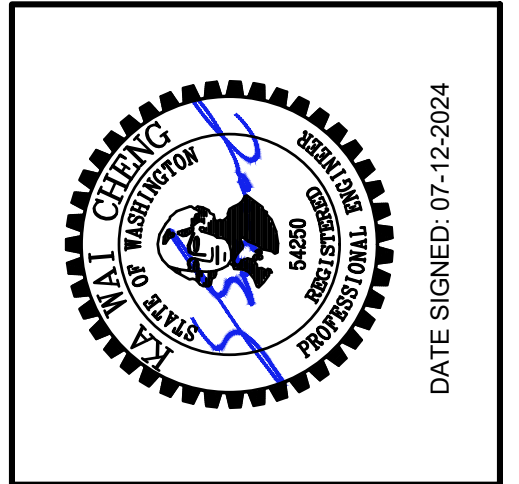


NOTE TO ROOF TRUSS DESIGNER:
 1. SEE STRUCTURAL GENERAL NOTES FOR REQUIRED ROOF TRUSS DESIGN LOADING.
 2. SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION ON TRUSS CONFIGURATION SHOWN ON STRUCTURAL PLAN DRAWING.
 3. TRUSS DESIGNER SHALL PROVIDE DESIGN FOR ALL REQUIRED TRUSS TO TRUSS HANGER CONNECTION.
 4. ALL TRUSS DESIGN SHALL BE SIMPLE SPAN BETWEEN SUPPORTS, INCLUDING COLUMN POST, GIRDER TRUSS AND EXTERIOR WALL. ALL INTERIOR WALLS ARE NON-BEARING U.N.O. NOTIFY THE E.O.R. IMMEDIATELY IF ANY UNNOTED INTERIOR WALLS ARE REQUIRED TO BE USED FOR TRUSS BEARING.
 5. THE TRUSS CONFIGURATIONS SHOWN ON THE DRAWINGS INDICATE THE DESIRED TRUSS CONFIGURATIONS AND ARE TO BE COMPLIED WITH WHERE POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE TRUSS CONFIGURATION INDICATED, HE IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT AND NOTIFY THE E.O.R. IMMEDIATELY.

ROOF FRAMING PLAN 1/4" = 1'-0"

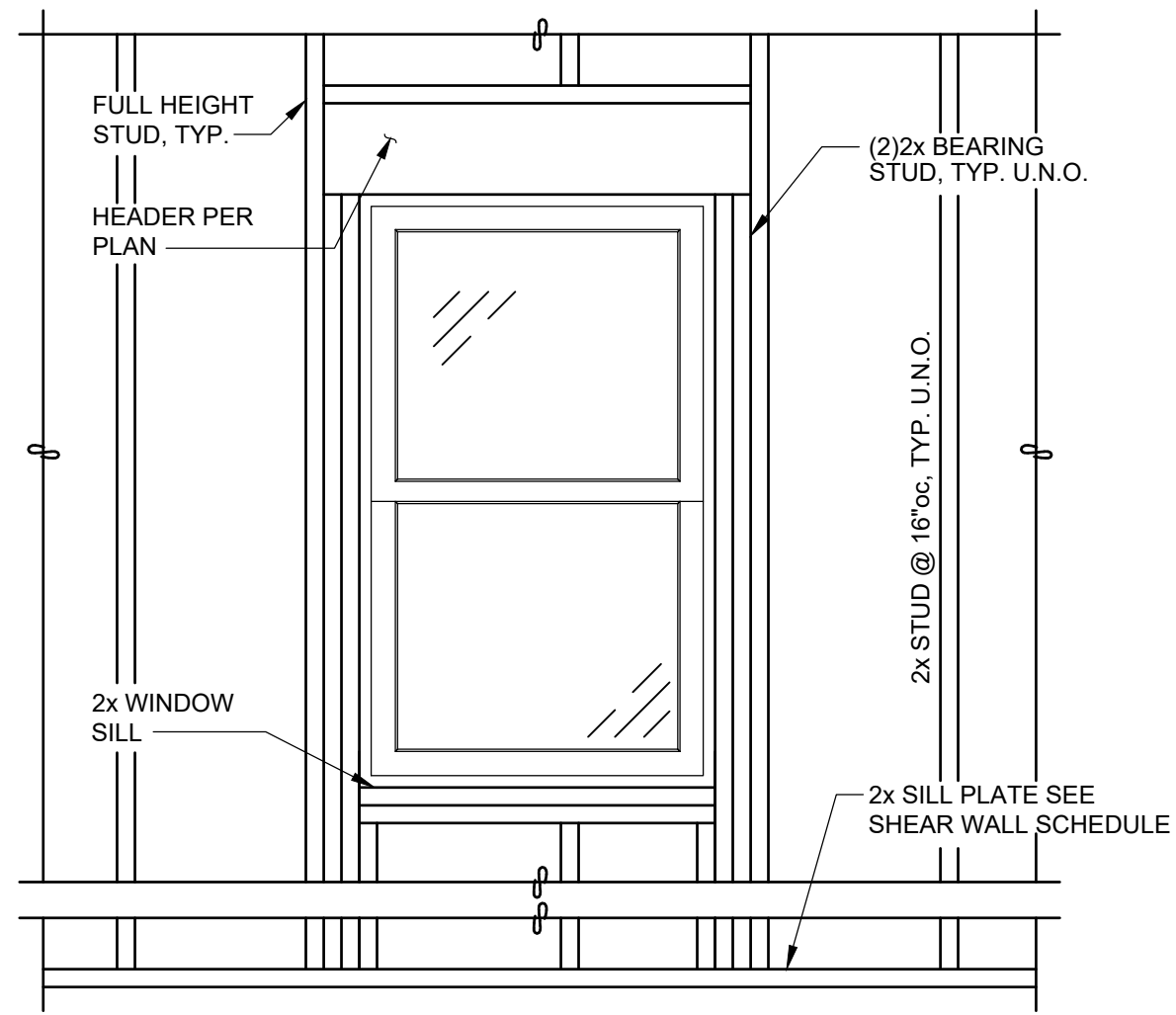
1. DO NOT SCALE DRAWINGS
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. TYPICAL ROOF FRAMING CONSISTS OF 5/8" PLYWOOD ON ENGINEERED WOOD TRUSSES OR RAFTERS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc
4. TYPICAL ROOF TRUSSES SHALL BE SPACED @ 24"oc. U.N.O. TRUSS SUPPLIER TO SUBMIT A PROPOSED LAYOUT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SEE GENERAL NOTES FOR MORE INFORMATION.
5. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc. U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
6. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2. U.N.O.

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	07-24-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



EXISTING RESIDENCE ADDITION
 4040 97TH AVE SE.,
 MERCER ISLAND, WA 98040

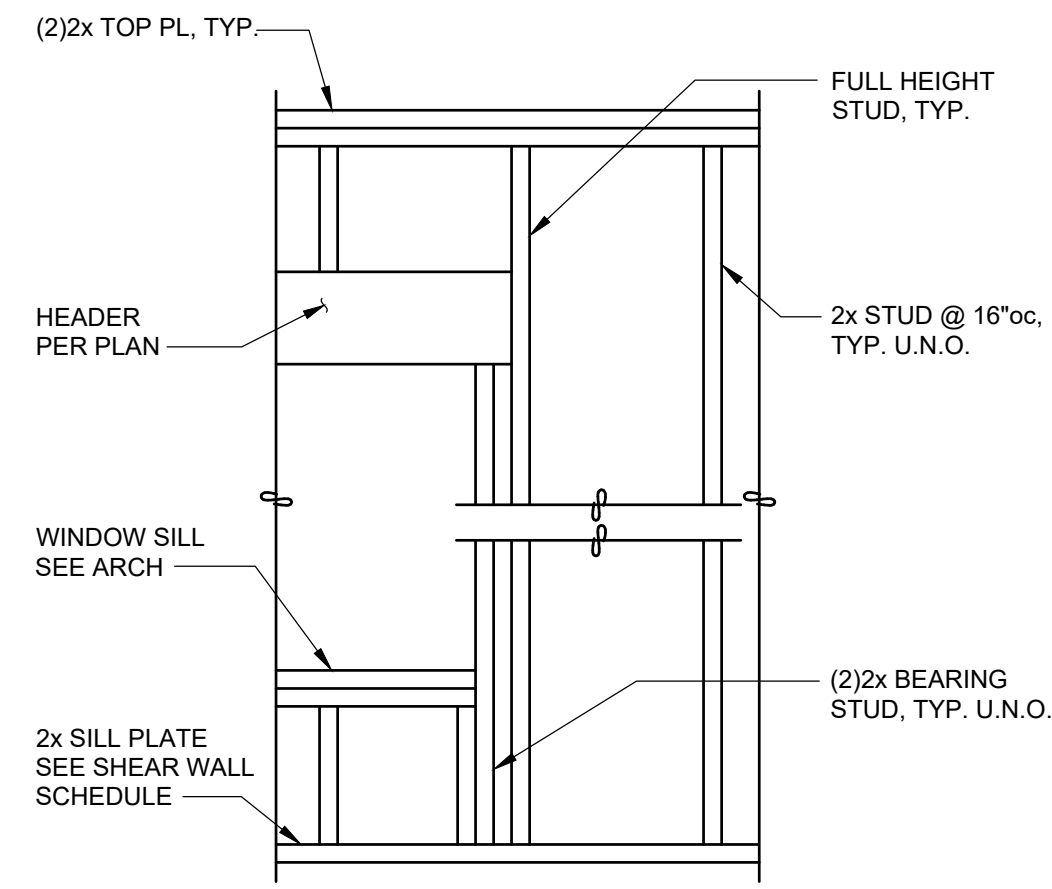
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DATE: 06-30-2024
SHEET NO: S1.4



TYPICAL STUD FRAMING DETAIL @ OPENING

1 SECTION

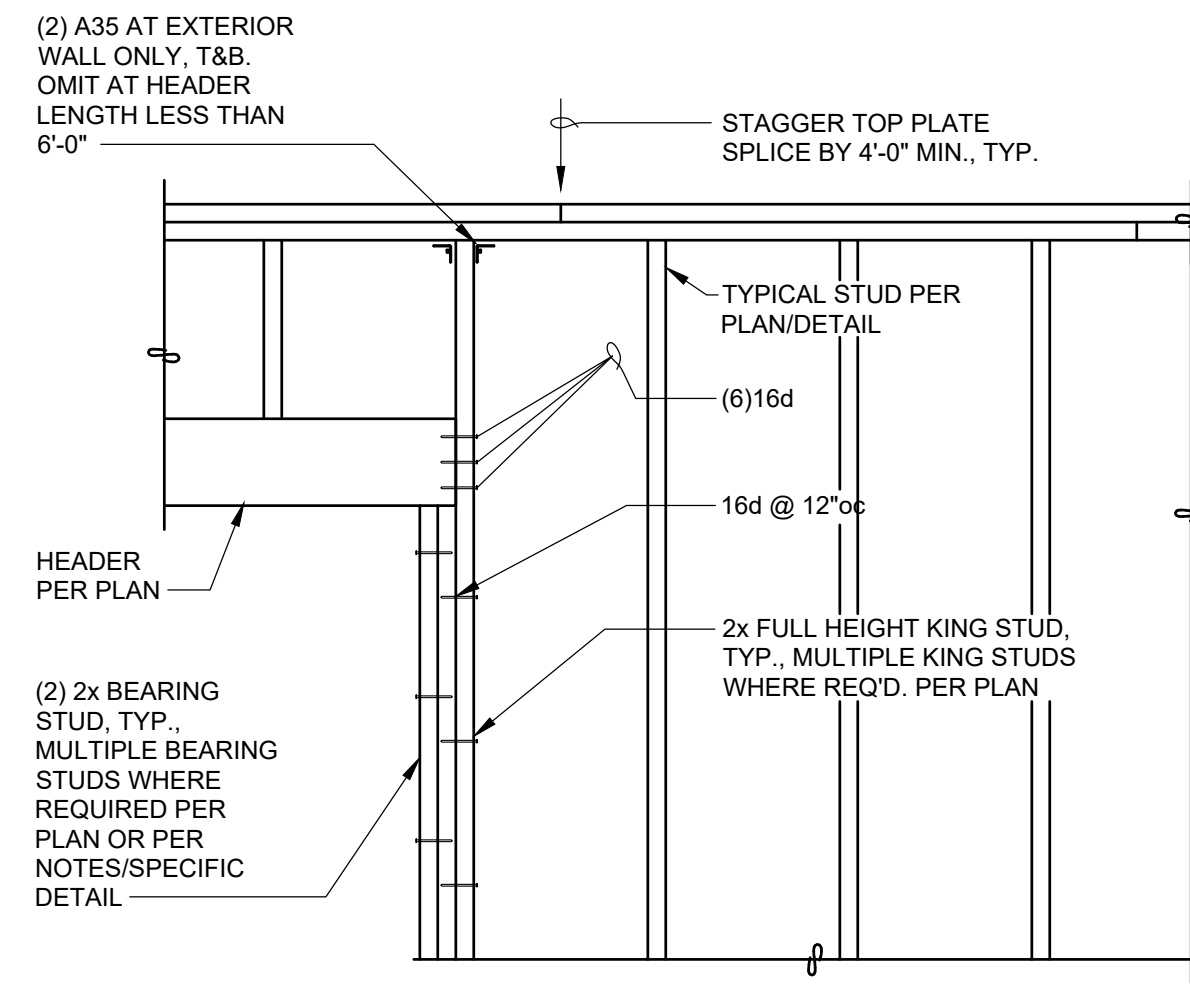
3/4" = 1'-0"



TYPICAL STUD FRAMING DETAIL

2 SECTION

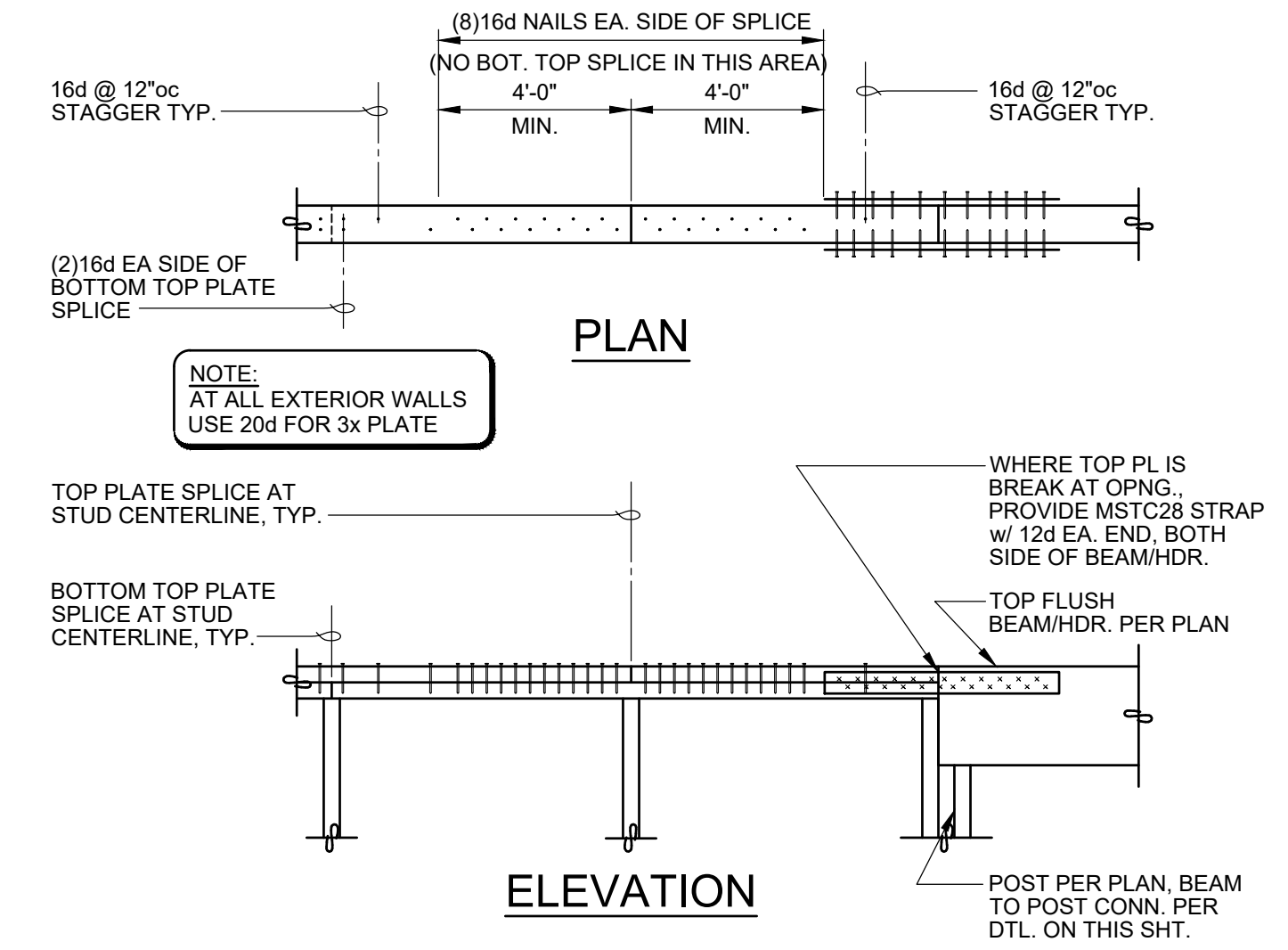
3/4" = 1'-0"



TYPICAL HEADER SUPPORT DETAIL

3 SECTION

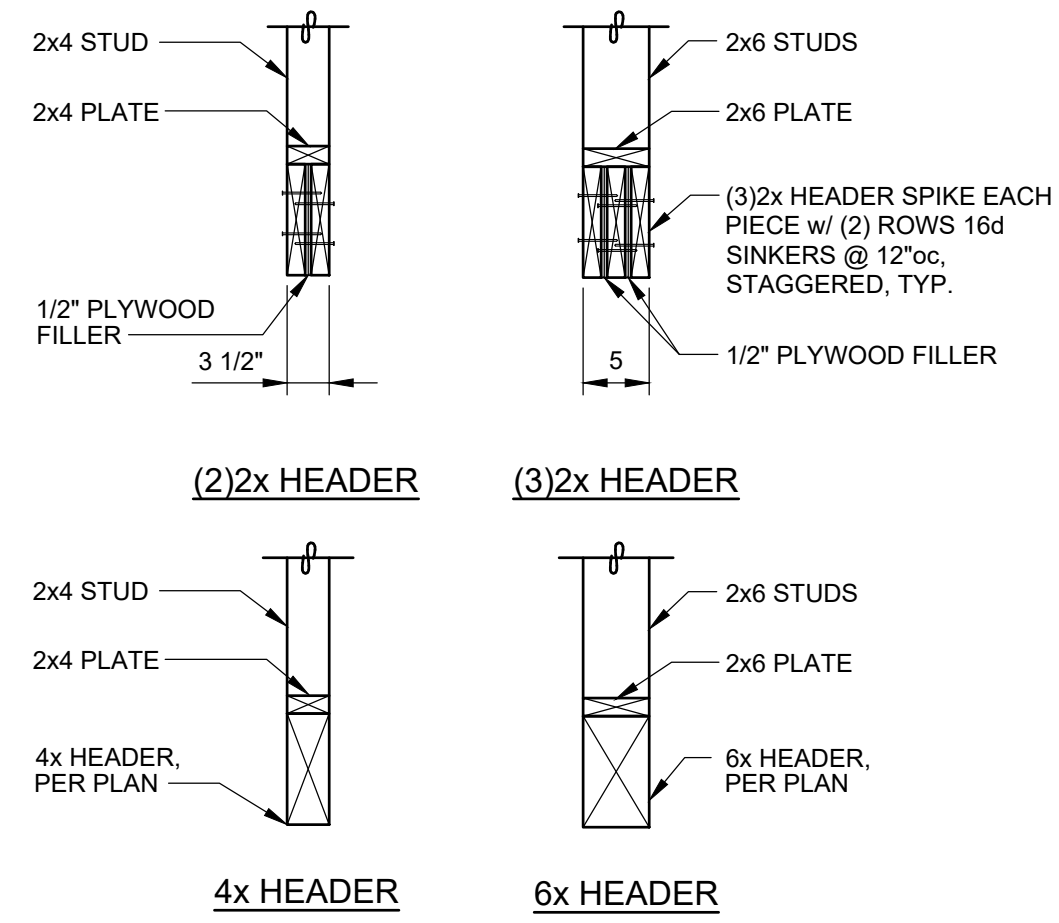
3/4" = 1'-0"



TYPICAL STUD WALL TOP PLATE SPLICE

4 SECTION

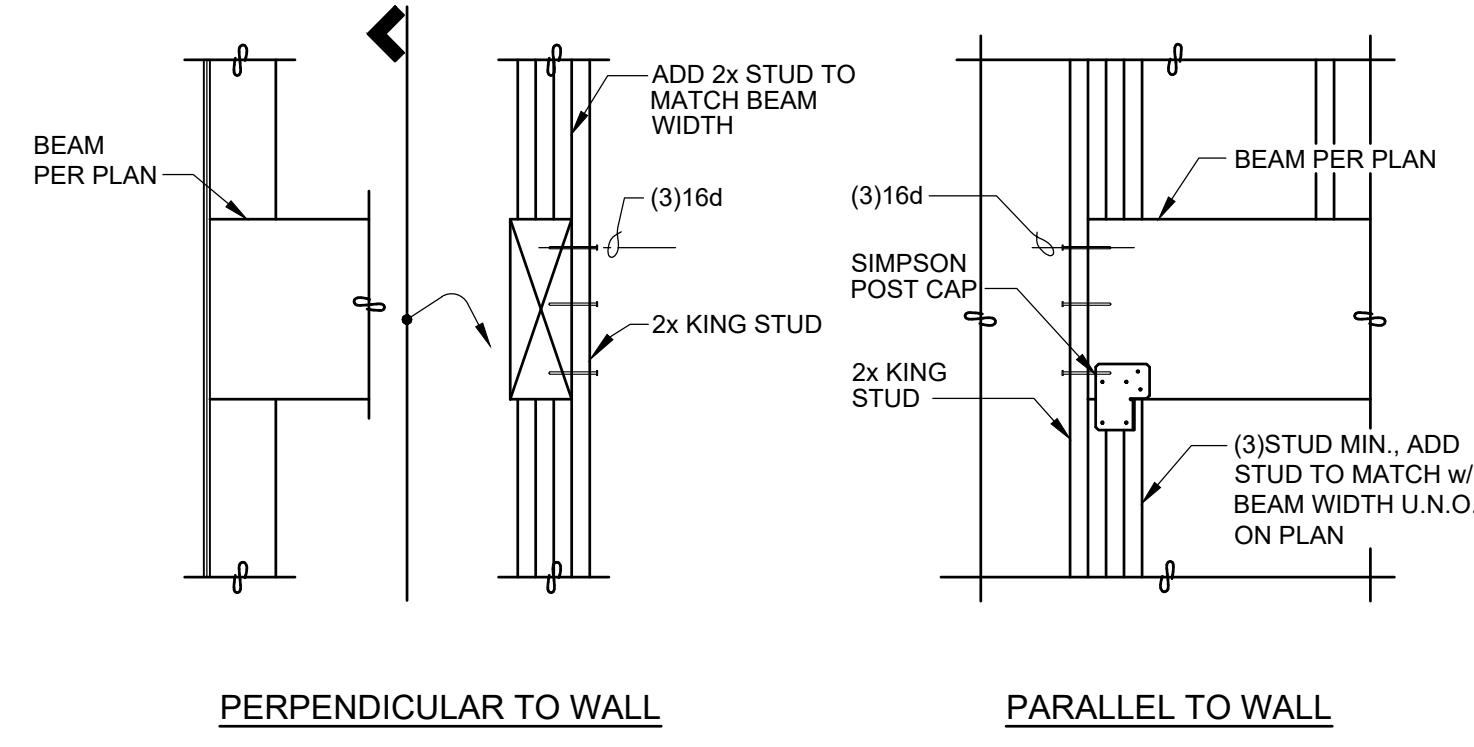
3/4" = 1'-0"



TYPICAL HEADER DETAIL

5 SECTION

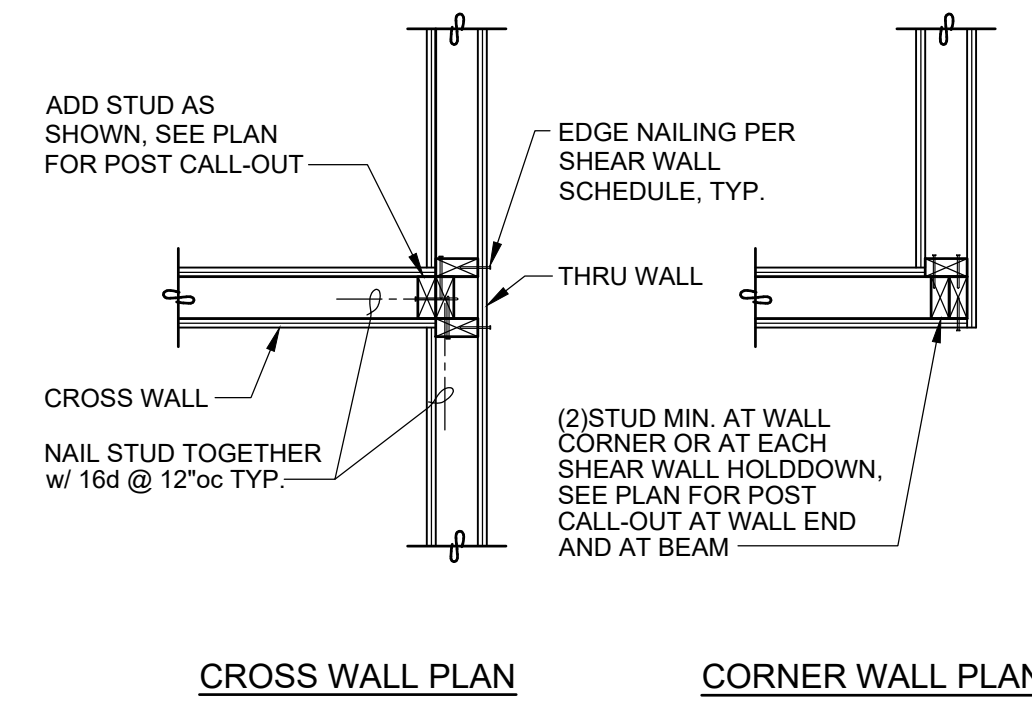
3/4" = 1'-0"



TYPICAL BEAM TO WALL POST CONNECTION

6 SECTION

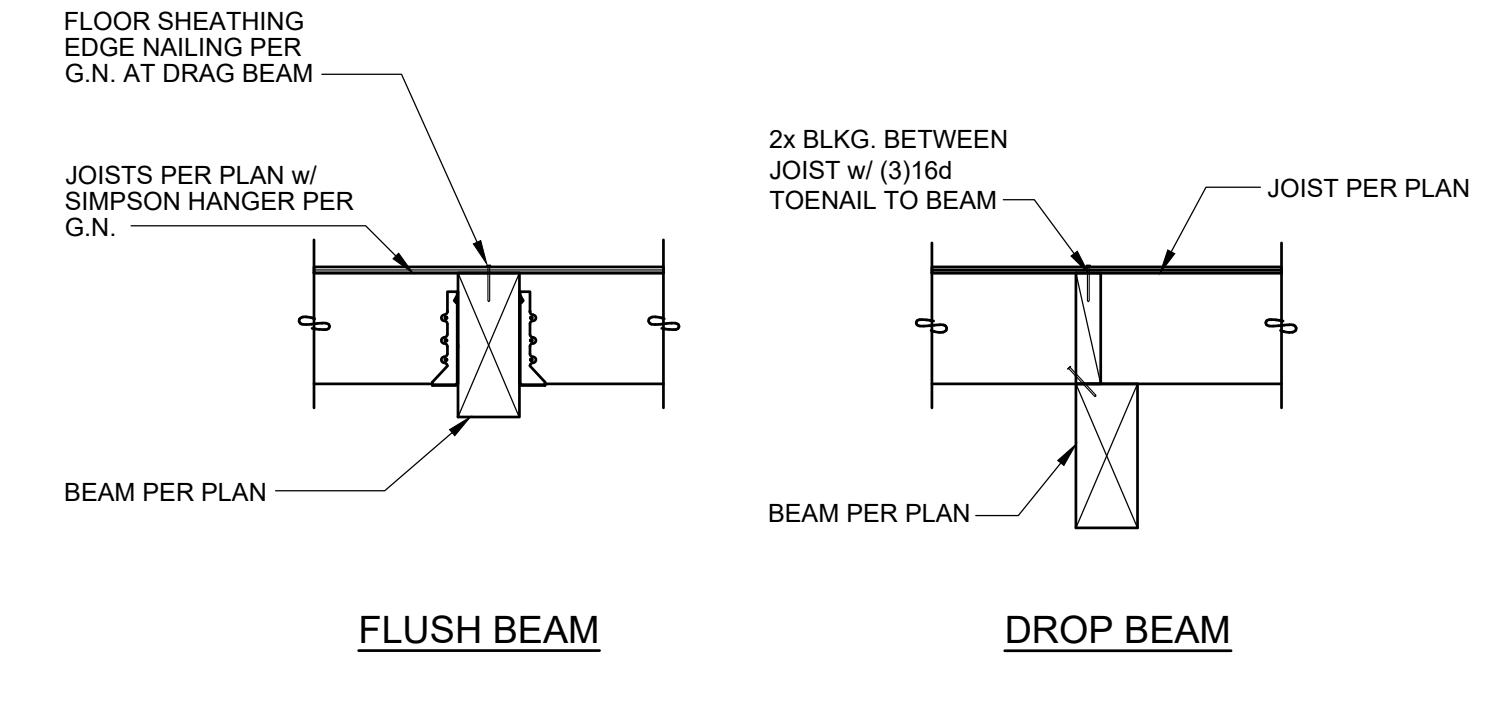
3/4" = 1'-0"



TYPICAL STUD WALL INTERSECTION

7 SECTION

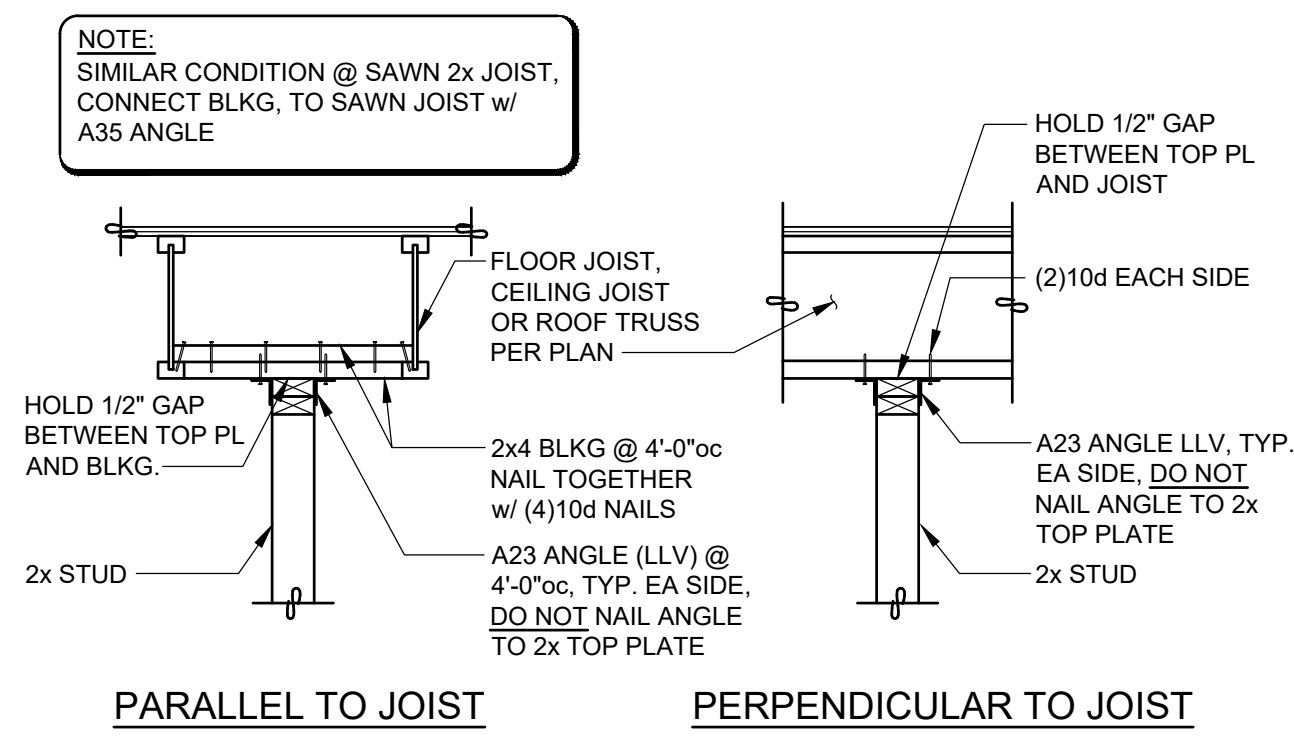
3/4" = 1'-0"



TYPICAL JOIST TO BEAM CONNECTION

8 SECTION

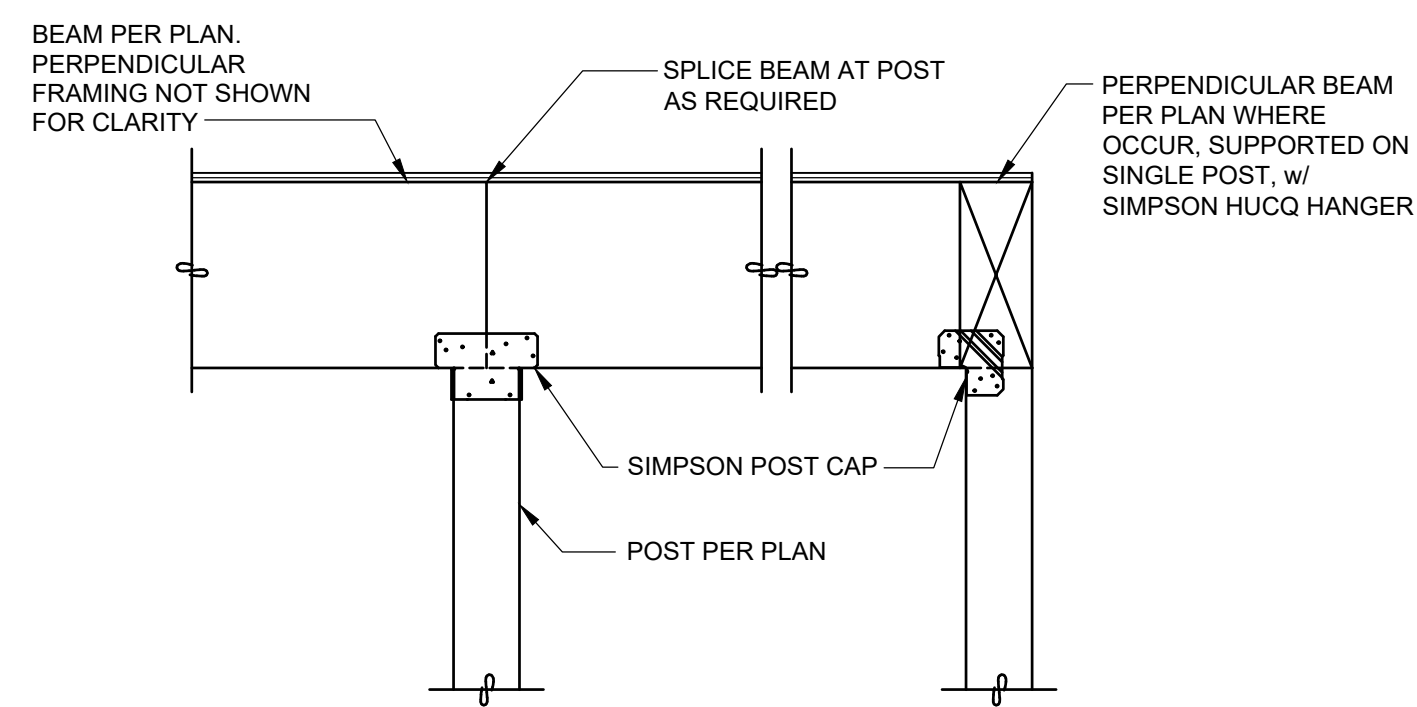
3/4" = 1'-0"



TYPICAL TOP OF NON-BEARING WALL ANCHORAGE

9 SECTION

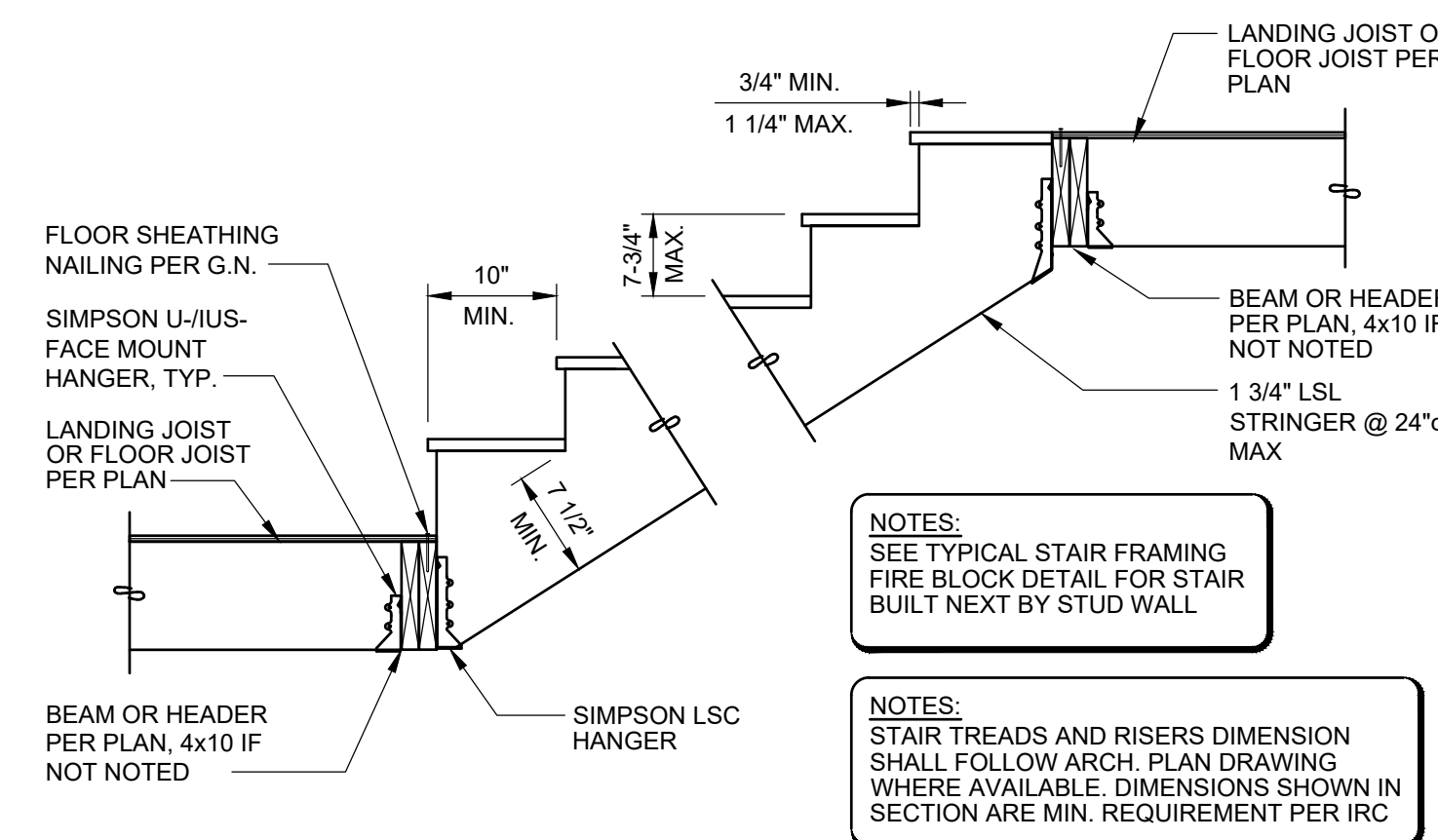
3/4" = 1'-0"



TYPICAL BEAM TO WOOD POST CONNECTION

10 SECTION

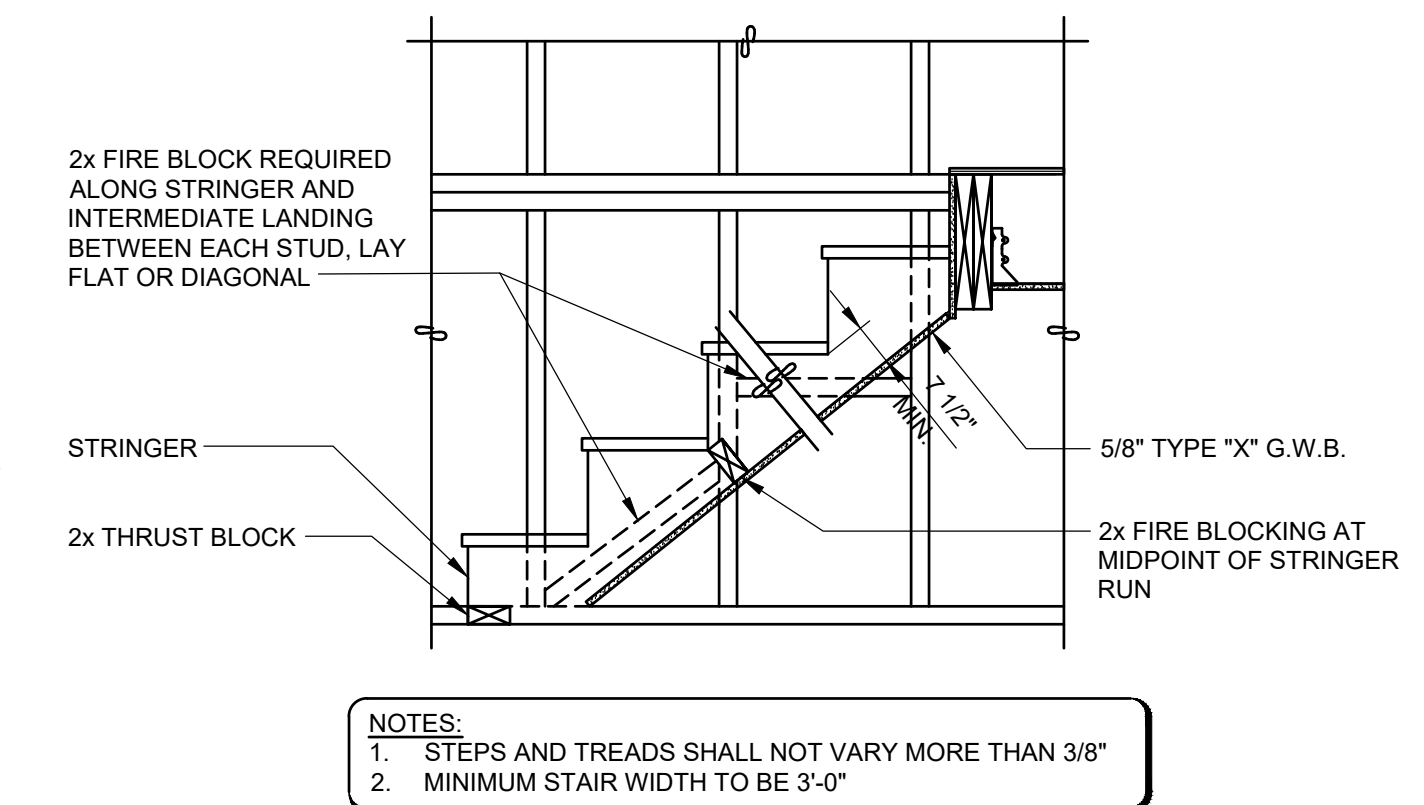
3/4" = 1'-0"



TYPICAL STAIR FRAMING

11 SECTION

3/4" = 1'-0"

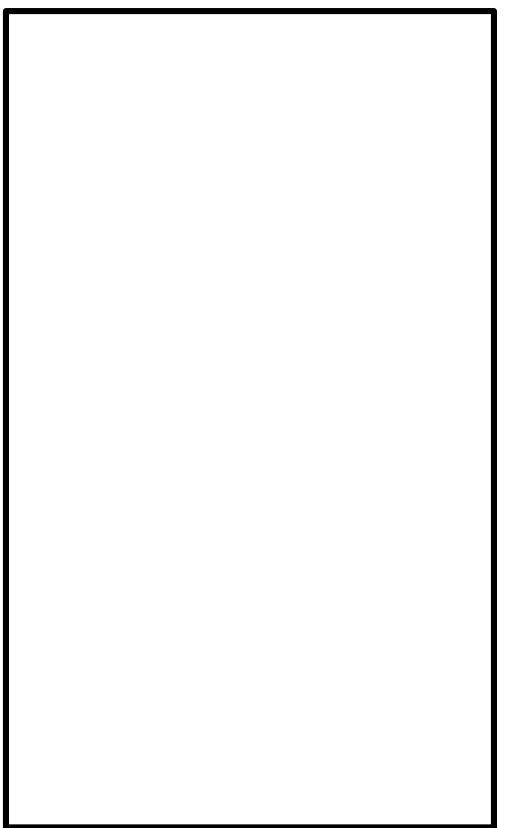
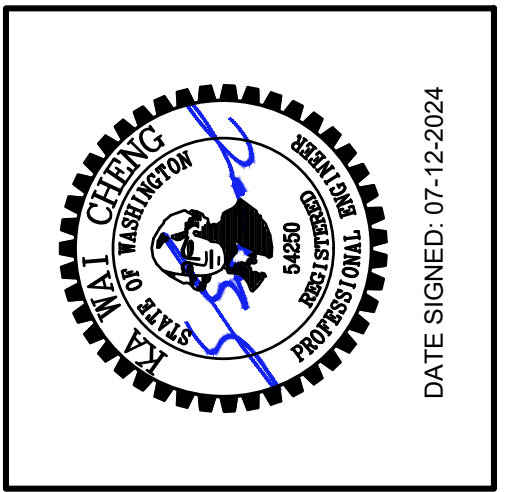


TYPICAL STAIR FIRE BLOCK AT FULL HT. WALL

12 SECTION

3/4" = 1'-0"

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	07-24-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	

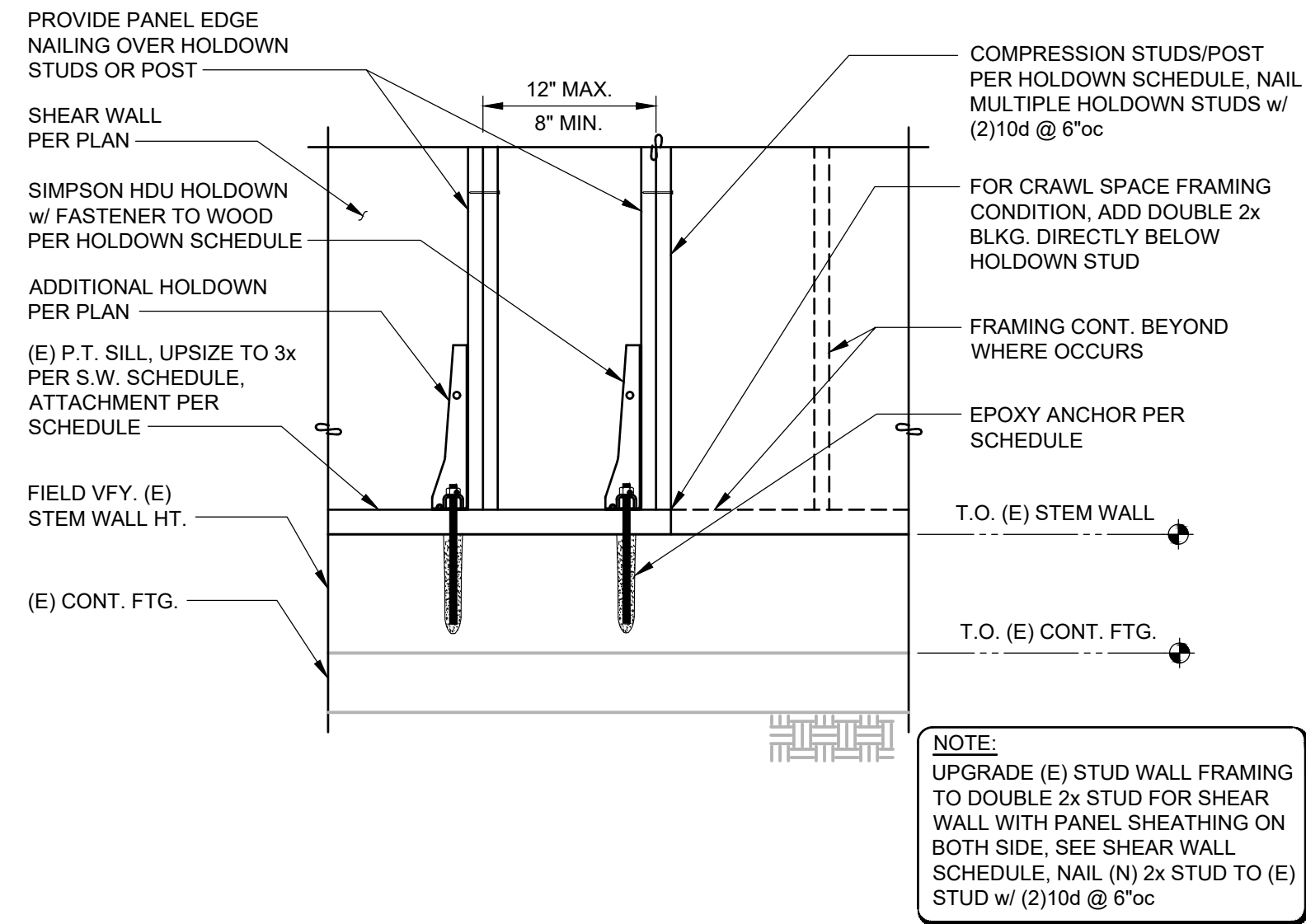


FRAMING SECTIONS

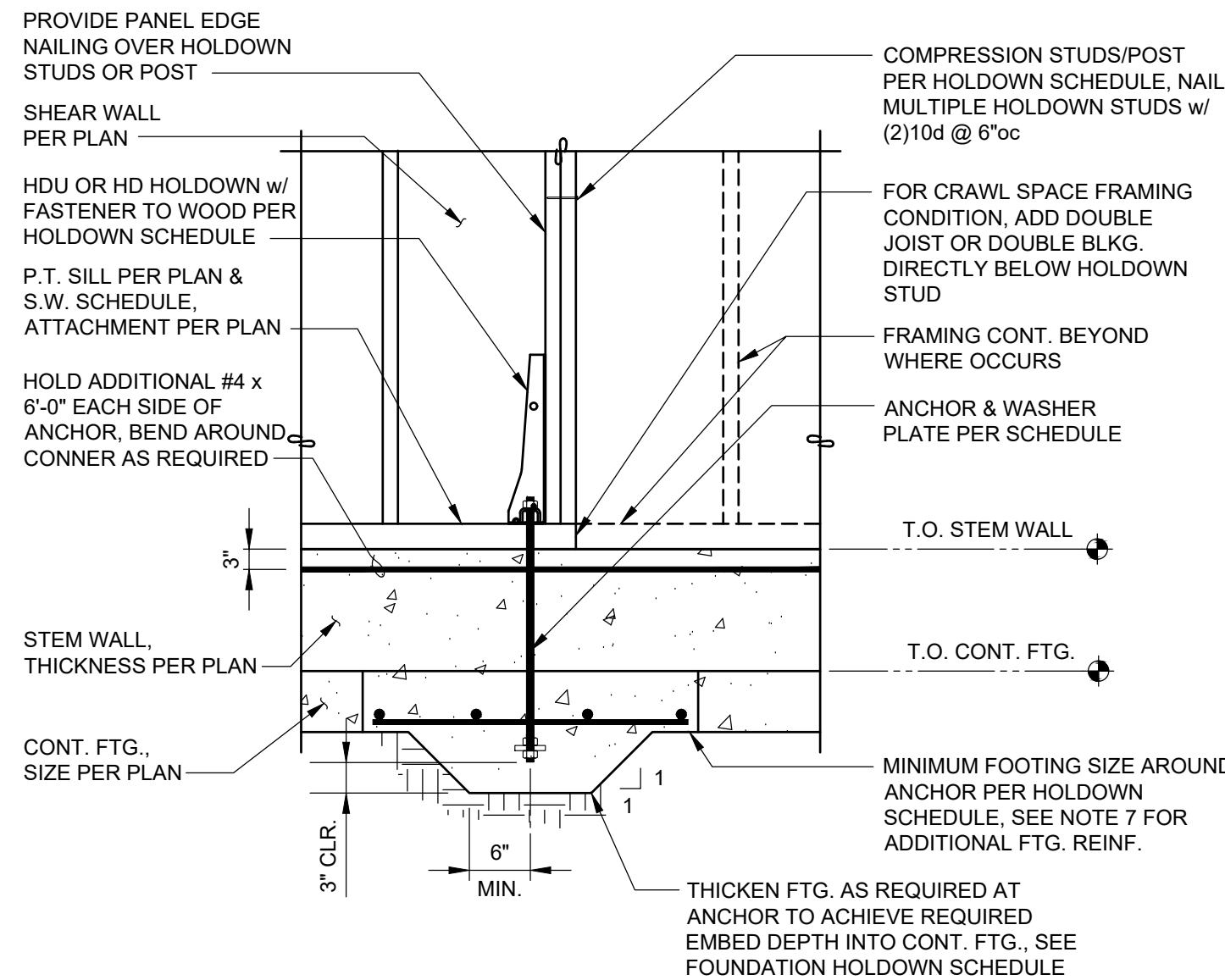
EXISTING RESIDENCE ADDITION
4040 97TH AVE SE.,
MERCER ISLAND, WA 98040

SHEET CONTENTS:

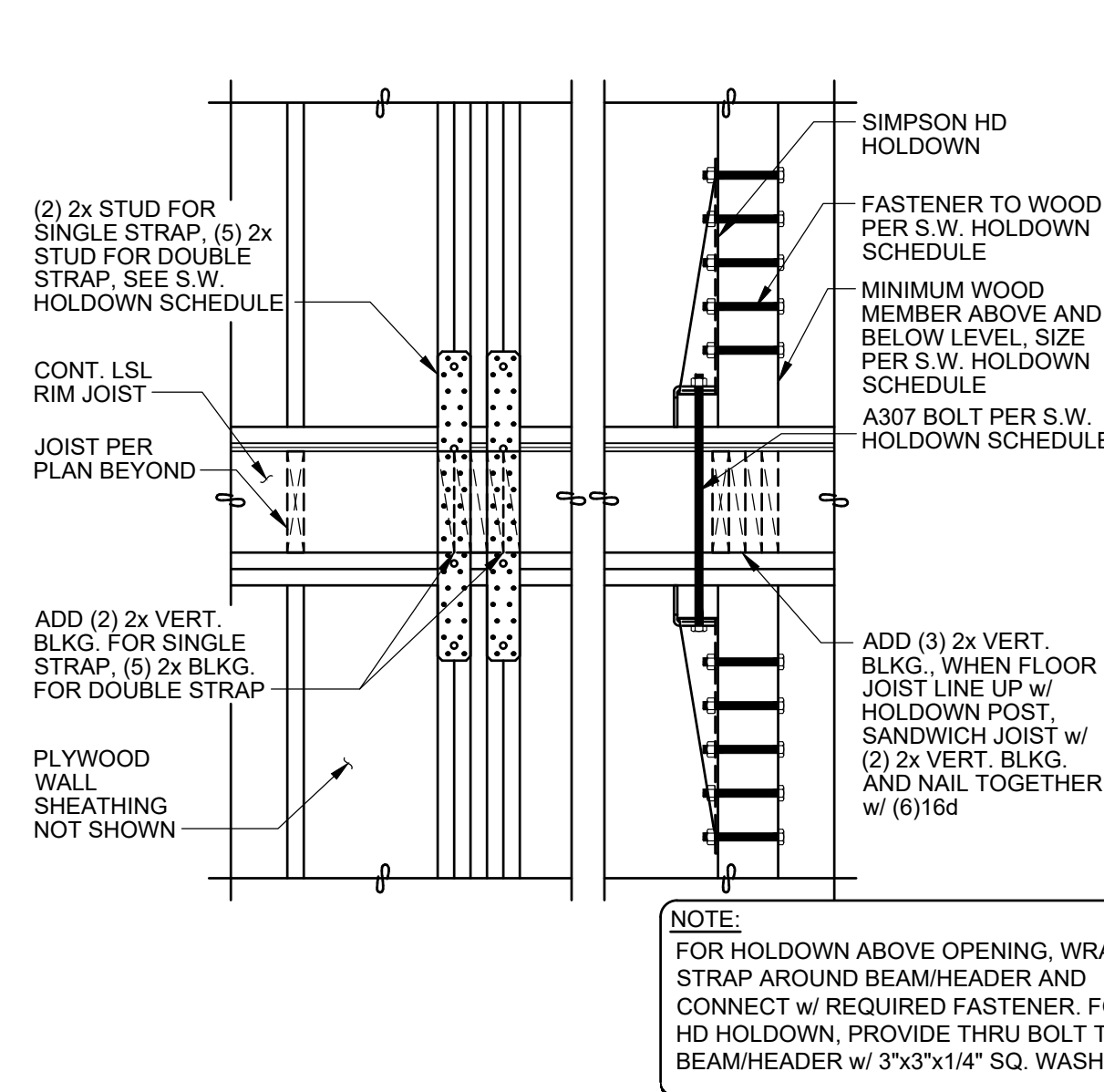
CHECKED: KWC
DATE: 06-30-2024
SHEET NO: S2.3



SHEAR WALL (E) FOUNDATION HOLDOWN



SHEAR WALL FOUNDATION HOLDOWN

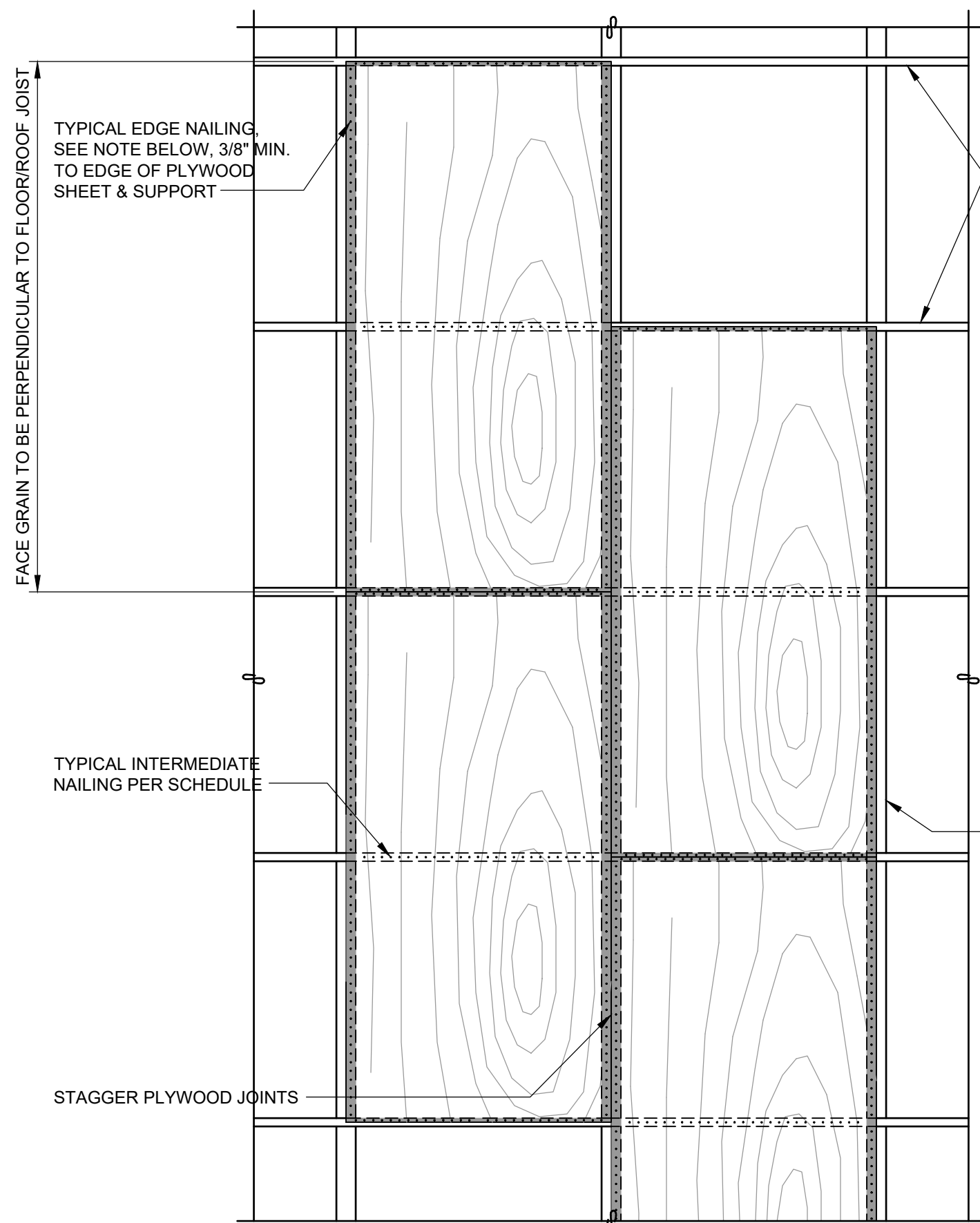


SHEAR WALL FRAMING HOLDOWN

SHEAR WALL FRAMING HOLDOWN SCHEDULE

MARK (NOTE 4)	FASTENERS TO WOOD (NOTE 1,3,5)		ANCHOR
	REQUIRED FASTENER TO WOOD	MINIMUM WOOD MEMBER SIZE	
MSTC28	(16) 16d SINKERS	(2)2x STUDS	-
MSTC40	(32) 16d SINKERS	(2)2x STUDS	-
MSTC52	(48) 16d SINKERS	(2)2x STUDS	-
MSTC66	(68) 16d SINKERS	(2)2x STUDS	-
MST72	(62) 16d	(2)2x STUDS	-
CMST12 x 84"	(74) 16d	(2)2x STUDS	-
HD12	(4) 1" DIA. A307 BOLTS	(3) 2x STUDS	1"φ A307 BOLT
HD12 (SPECL.)	(4) 1" DIA. A307 BOLTS	4x6 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1"φ A307 BOLT
HD19	(5) 1" DIA. A307 BOLTS	4x8 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1-1/8"φ A307 BOLT
HD19 (SPECL.)	(5) 1" DIA. A307 BOLTS	4x8 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1-1/4"φ A307 BOLT

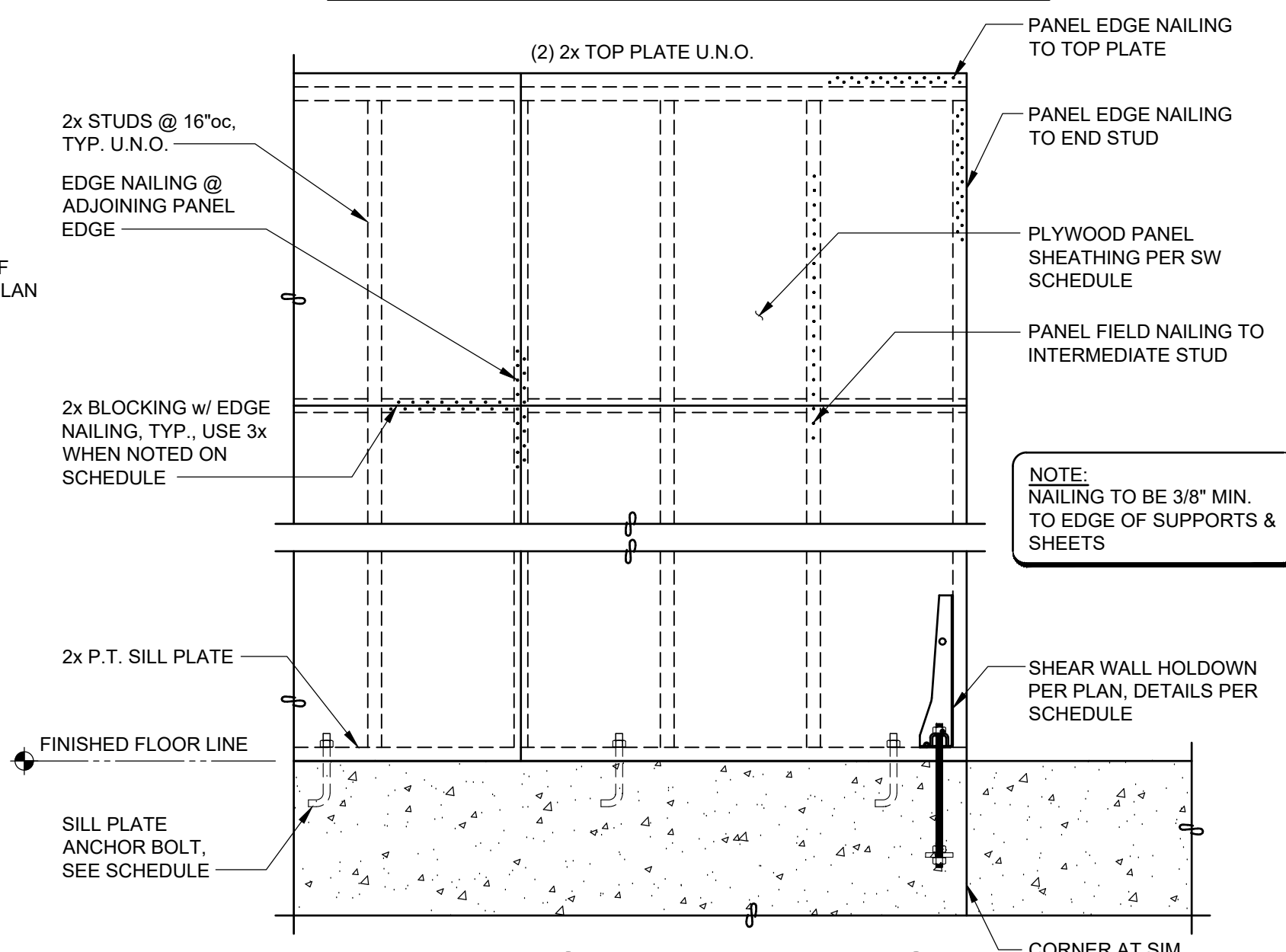
- SHEAR WALL FRAMING HOLDOWN NOTE:**
- MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
 - HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL OF HARDWARE SCHEDULED IS REQUIRED. SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION.
 - QUANTITY OF NAILS FOR STRAPS ARE EVENLY DIVIDED BETWEEN ENDS OF STRAPS ABOVE AND BELOW THE DEPTH OF THE FLOOR SYSTEM. USE 16d COMMON NAILS, U.N.O.
 - FOR 2X STRAP CALL-OUT ON PLAN, USE DOUBLE STRAP TIES AND PROVIDE (5) 2x STUDS
 - IF SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE.



TYPICAL FLOOR/ROOF SHEATHING

1 PLAN VIEW

NOTE: ALL ENDS OF PLYWOOD SHEETS TO SPLICE OVER CENTERLINE JOISTS OR SUPPORTING MEMBERS. BLOCK ALL PANELS LESS THAN 12" IN WIDTH.



TYPICAL WALL FRAMING

2 SECTION

N.T.S.

SHEAR WALL FOUNDATION HOLDOWN SCHEDULE

MARK REQUIRED HD.	ANCHOR TO CONCRETE				HOLDOWN TO WOOD POST (NOTE 2,4)		
	REQUIRED ANCHOR (NOTE 1)	A307 BOTTOM DBL. NUT PLATE WASHER	MINIMUM EMBEDMENT DEPTH (NOTE 5)	MINIMUM (N) FOOTING SIZE AROUND ANCHOR (NOTE 6,7)	FASTENER TO POST	POST (2x4 WALL)	POST (2x6 WALL)
STHD10	-	-	10" FROM T.O. STEM WALL	-	(18)16d	(2)2x4 STUDS	(2)2x6 STUDS
STHD14	-	-	14" FROM T.O. STEM WALL	-	(22)16d	(2)2x4 STUDS	(2)2x6 STUDS
HDU4	SB 5/8x24 OR 5/8"φ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 9" FROM T.O. (E) STEM WALL*	-	(10)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU5	SB 5/8x24 OR 5/8"φ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 10" FROM T.O. (E) STEM WALL*	-	(14)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU8	SB 7/8x24 OR 7/8"φ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 12" FROM T.O. (E) STEM WALL*	-	(20)1/4"x2-1/2" SDS	4x4 POST	(3) 2x6 STUDS
HDU11	PAB8 OR 1"φ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(30)1/4"x2-1/2" SDS	4x6 POST	6x6 POST
HDU14	PAB8 OR 1"φ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(36)1/4"x2-1/2" SDS	4x6 POST	4x6 POST
HD12	PAB8 OR 1"φ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(4) 1"DIA. A307 BOLTS	(3)2x4 STUDS	(3)2x6 STUDS
HDU14 (SPECL.)	PAB8 OR 1"φ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(36)1/4"x2-1/2" SDS	4x8 POST	6x6 POST
HD12 (SPECL.)	PAB9 OR 1-1/8"φ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(4) 1"DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19	PAB9 OR 1-1/8"φ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19 (SPECL.)	PAB9 OR 1-1/8"φ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST

SHEAR WALL FOUNDATION HOLDOWN NOTE:

- SIMPSON SB AND PAB CAN BE SUBSTITUTED WITH ASTM A307 HEADED ANCHOR BOLT w/ BOTTOM DOUBLE NUT AND PLATE WASHER PER SCHEDULE
- MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. ACCEPTABLE TO SUBSTITUTE 2x BUILT-UP POST THAT MATCHES REQUIRED POST DEPTH. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
- HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL OF HARDWARE SCHEDULED IS REQUIRED. SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION.
- FOR SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE. USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE.
- FOR ANCHORS CONNECTING TO EXISTING CONCRETE, DENOTED WITH MINIMUM EMBED DEPTH (*), (x") IN PLAN DRAWING, PROVIDE SIMPSON SET-XP EPOXY. EMBED DEPTH AND NUMBER OF REQUIRED HOLDOWN PER PLAN.
- CAST ENLARGED FOOTING AROUND ANCHOR MONOLITHICALLY WITH CONT. FOOTING. MINIMUM FOOTING SIZE AROUND ANCHOR PER SCHEDULE. THICKEN FOOTING DEPTH TO ACHIEVE MINIMUM EMBEDMENT DEPTH PER SCHEDULE, SEE DETAIL ON THIS SHEET.
- PROVIDE #4 @ 6"oc EA. WAY BOTTOM FOR FOOTING AROUND HOLDOWN ANCHOR.

SHEAR WALL SCHEDULE (DOUG FIR OR HEM FIR LUMBER PER GENERAL NOTES)

MARK	APA RATED SHEATHING (NOTE 1,2,4,12,13)		WALL STUD AND EDGE BLKG. (NOTE 3,6,14)	RIM JOIST OR BOARD CONNECTION TO WALL TOP PL OR SILL PL (NOTE 7,8)	WALL BOTTOM PLATE CONNECTION TO RIM BOARD, FLOOR BLKG. OR INTERIOR TRANSFER BEAM (NOTE 8,9)	SILL PLATE ATTACHMENT TO CONCRETE (PRESSURE-TREATED)		DOUG-FIR SHEAR CAPACITY (PLF)	HEM-FIR SHEAR CAPACITY (PLF)
	APPLICATION	PANEL EDGE 8d NAIL SPACING (NOTE 4,5)				5/8"φ x 7" ANCHOR BOLT SPACING (NOTE 10,15)	SILL PLATE SIZE (NOTE 11)		
W3	ONE SIDE	0.131" x 2 1/2" @ 3"oc	2x	CLIP @ 11"oc	0.148"x3 1/4" @ 3"oc	21"oc	2x	490	455
W4	ONE SIDE	0.131" x 2 1/2" @ 4"oc	2x	CLIP @ 14"oc	0.148"x3 1/4" @ 4"oc	28"oc	2x	380	353
W6	ONE SIDE	0.131" x 2 1/2" @ 6"oc	2x	CLIP @ 20"oc	0.148"x3 1/4" @ 6"oc	40"oc	2x	260	242
2W2	BOTH SIDE	0.131" x 2 1/2" @ 2"oc STAGGERED	3x	3-CLIPS @ 12"oc	3-CLIPS @ 12"oc	10"oc	3x	1280	1190
2W3	BOTH SIDE	0.131" x 2 1/2" @ 3"oc STAGGERED	3x	2-CLIPS @ 11"oc	2-CLIPS @ 11"oc	12"oc	3x	980	912
2W4	BOTH SIDE	0.131" x 2 1/2" @ 4"oc	3x	2-CLIPS @ 14"oc	2-CLIPS @ 14"oc	18"oc	3x	760	706
2W6	BOTH SIDE	0.131" x 2 1/2" @ 6"oc	3x	2-CLIPS @ 20"oc	2-CLIPS @ 20"oc	21"oc	3x	520	484

SHEAR WALL NOTES:

- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR ENTIRE LENGTH SHOWN ON PLANS.
- WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
- BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON THE PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS. ALTERNATE WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING ABOVE AND BELOW ALL OPENINGS.
- SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFER TO THE HOLDOWN DETAILS FOR ADDITIONAL INFORMATION.
- INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING SHALL BE AT 12"oc MAX.
- USE 0.131x1-1/2" LONG NAILS TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131x2-1/2" NAILS WHEN CLIPS ARE INSTALLED OVER SHEATHING.
- FRAMING CLIPS ARE EITHER A35 ANGLE OR LTP4 (AT EXTERIOR FACE OF WALL SHEATHING), OR APPROVED EQUIVALENT.
- WHERE PLATE ATTACHMENT SPECIFIES 2- ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM, BLKG. OR EQUAL. ATTACH PER DETAILS.

- ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS. FOR ANCHOR IN EXISTING FOUNDATION, EMBED ANCHOR BOLT 7" INTO CONCRETE WITH SIMPSON SET-XP EPOXY; EMBED ANCHOR BOLT 7" INTO CMU WITH SIMPSON SET EPOXY. FIELD VERIFY CMU CELLS ARE SOLID GROUTED.
- PRESSURE PRESERVATIVE TREATED WOOD CAN CAUSE EXCESSIVE CORROSION AND DEGRADATION OF FASTENERS. PROVIDE HOT DIPPED GALVANIZED NAILS AND CONNECTOR PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED FRAMING MEMBERS.
- DETAIL ALL EXTERIOR WALL TO BE W6 PER SCHEDULE, U.N.O. ON PLAN.

ALTERNATE NOTES:

- 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN LIEU OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED 16"oc AND ENGINEER OF RECORD HAS BEEN NOTIFIED IN WRITING AND APPROVES.
- WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM WALL BOARD SHEATHING (GWB), CONTACT ENGINEER OF RECORD FOR APPROVAL AND ALTERNATE FASTENING REQUIREMENTS.
- AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN LIEU OF A SINGLE 3x STUD. DOUBLE 2x STUDS MAY BE CONNECTED TOGETHER WITH 3" NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
- CONTACT ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. TYPICALLY SET ADHESIVE WILL BE ALLOWED AS AN ALTERNATE.
- ALL ANCHOR BOLTS SHALL HAVE PLATE WASHER 3"x3"x1/4". PLATE WASHERS TO BE SLOTTED SO WASHERS IS WITHIN 1/2" OF FACE OF SHEATHING.

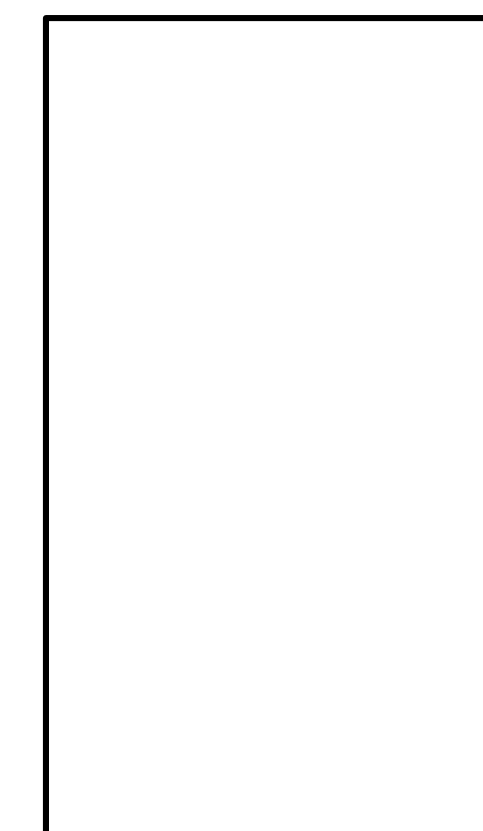
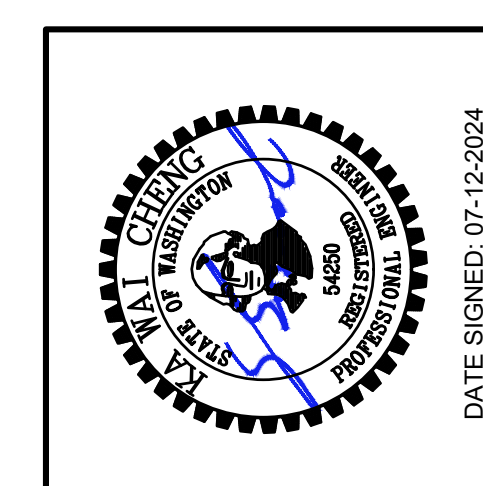
DIAPHRAGM NAILING SCHEDULE

ZONE	NAIL SPACING @ CONTINUOUS EDGES	NAIL SPACING @ INTERMEDIATE SUPPORT	STIFFENERS
1	0.148"φ @ 6"oc AT SUPPORTED EDGES	0.131"φ @ 12"oc	SEE GENERAL NOTES
2	0.148"φ @ 4"oc AT SUPPORTED EDGES	0.131"φ @ 12"oc	BLOCKED, w/ 2x FLAT BLOCKS AT UNSUPPORTED PANEL EDGES
3	0.148"φ @ 2"oc AT SUPPORTED EDGES	0.131"φ @ 12"oc	BLOCKED, w/ 2x FLAT BLOCKS AT UNSUPPORTED PANEL EDGES

ROOF AND FLOOR DIAPHRAGM NAILING NOTE:

- ALL NAILS SHALL BE 10d COMMON (0.148"φ) w/ 1-1/2" MIN. PENETRATION INTO FRAMING.
- ALL NAILS TO BE FLUSH DRIVEN & SHALL NOT FRACTURE PLYWOOD SURFACE.
- PROVIDE 3/8" MIN. CLEARANCE BETWEEN NAIL CENTERLINE AND PANEL EDGE.
- PROVIDE 2 ROWS 10d @ 4"oc EA. ROW AT EXTERIOR DIAPHRAGM BOUNDARIES, (BLDG. PERIMETER) TYP. (U.N.O.)
- AT STEEL STRAP TIE LOCATIONS, NAIL ALL HOLES w/ 1-1/2" MIN. PENETRATION INTO SAWN LUMBER FRAMING. DO NOT USE 10d x 1-1/2" NAILS AS SPECIFIED IN SUPPLIER LITERATURE.
- ZONE 1 APPLIES TO ALL ROOF AND FLOOR NAILING, U.N.O. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING.

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	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



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EXISTING RESIDENCE ADDITION
 4040 97TH AVE SE.,
 MERCER ISLAND, WA 98040

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