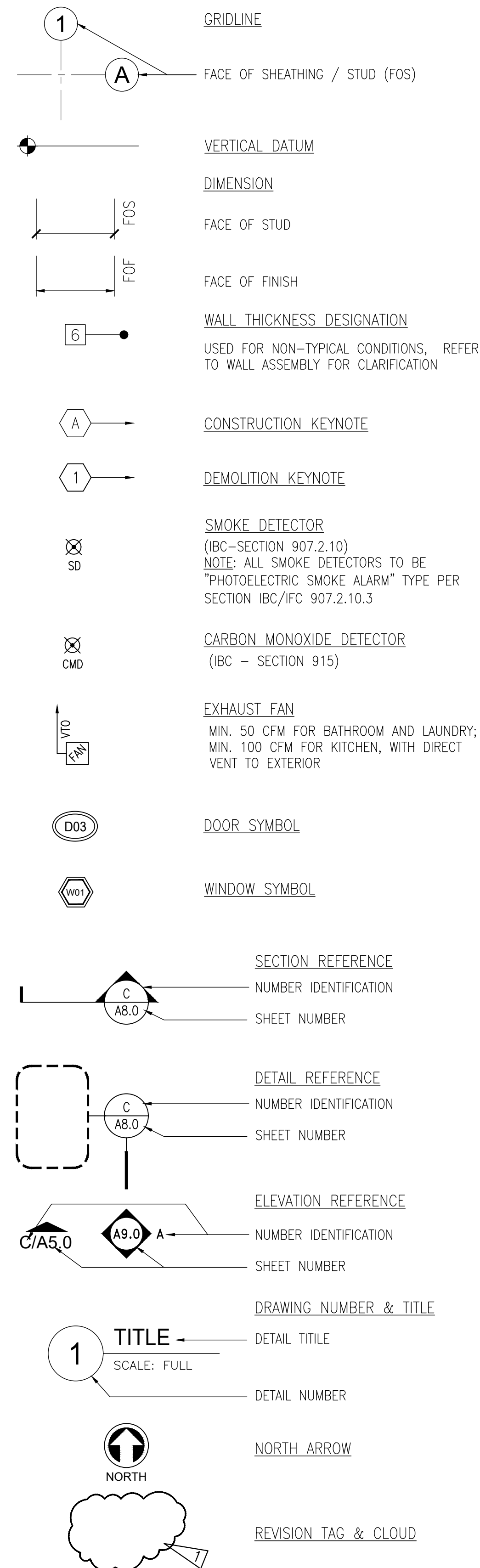


Scharhon Residence Addition & Alteration



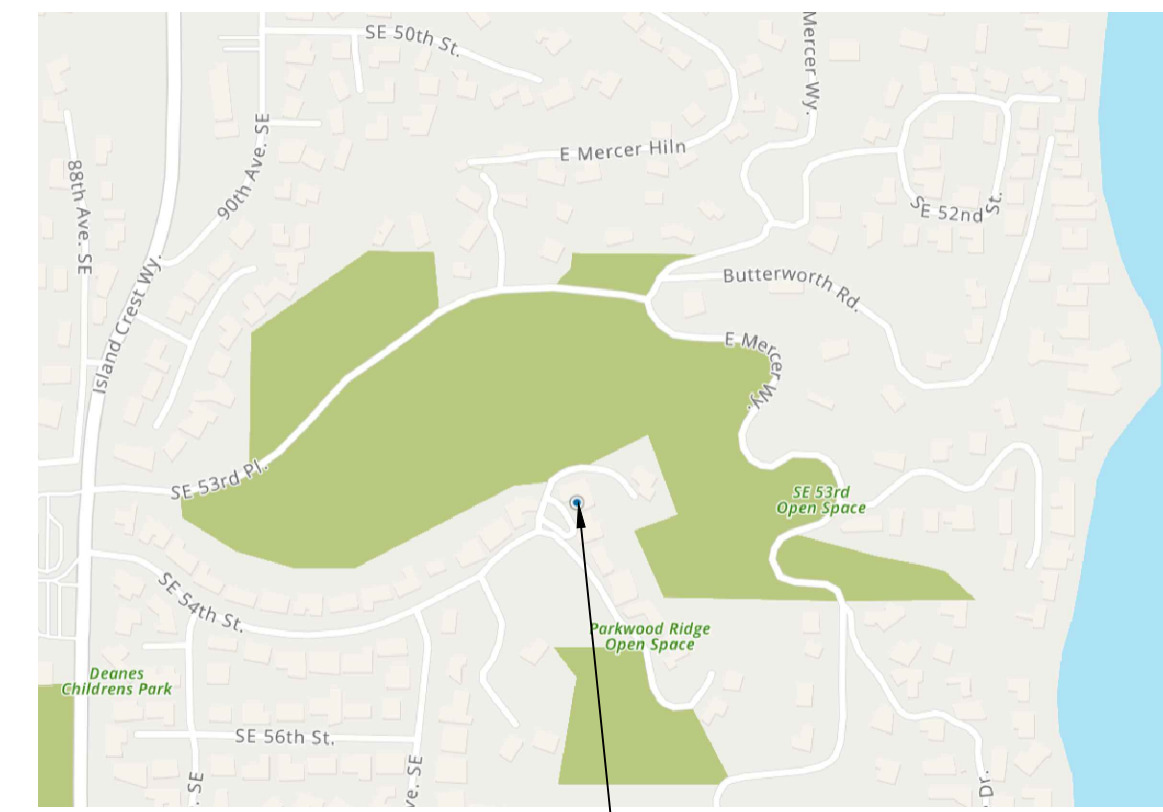
CONSTRUCTION
AND REMODELING

SYMBOL LEGEND:



ABBREVIATIONS:

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



VICINITY PLAN:

SCALE: NOT TO SCALE

SITE LOT AREA

LOT AREA: (0.58 ACRES) 25,145 S.F.

PROJECT CONTACT INFORMATION:

OWNER:
Scharhon Alan+Marie L
9150 SE 54th St
Mercer Island, WA 98040

DESIGNER:
Calvin Tam
10040 Sand Point Way NE
Seattle, WA 98125

PROJECT PROPERTY INFORMATION:

PROJECT ADDRESS:
9150 SE 54th St
Mercer Island, WA 98040

LEGAL DESCRIPTION:
PARKWOOD ESTATES ADD FOR LOTS 14 & 15 & UNPL POR NE 19-24-05 ADJ DAF - BEG NW COR SD LOT 15 TH S 84-00 W ALG NLY LN LOT 14 25 FT TH S 10-45-39 W 77.66 FT TH S 20-00 W PLT ELY LN SD LOT 14 77.27 FT TO SLY LN SD LOTS 14-15 TH SELY ALG SD SL LN ARC DIST 31.55 FT TO MST SLY COR SD LOT 15 TH N 20-00-00 E 38.28 FT TO NW COR OF LOT 16 SD BLK 1 TH CONT N 20-00-00 E 4.99 FT TH N 71-13-41 E ALG A LN PLT THE SLY OF SD LOT 16 A DIST OF 100.50 FT TH S 18-46-19 E 0.60 FT TH N 71-48-39 E 132.23 FT TH N 00-21-21 W PLT THE ELY LN OF SD LOT 15 A DIST OF 79.06 FT TH S 84-00-00 W 35.17 FT TO NE COR OF SD LOT 15 TH CONT S 84-00-00 W 158.00 FT TO THE TPOB - AKA PARCEL A OF MERCER ISLAND LN REVISION NO 94-0036 REC NO. 9403229001
Plot Block: 1 &
Plot Lot: 14-15

ASSESSOR'S TAX NUMBER:
667290-0150

LAND USE ZONE
R-15

PROJECT DESCRIPTION:
INTERIOR ALTERATION & ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE, SCOPE OF WORK INCLUDES DECK REPLACEMENT AND ADDITION TO LIVING AREA IN EXISTING BATHROOM & LIVING AREA.

CODE INFORMATION:

APPLICABLE CODES (AS AMENDED BY WA STATE, KING COUNTY & LOCAL JURISDICTION):

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2021 NATIONAL ELECTRICAL CODE
 - 2021 UNIFORM PLUMBING CODE (UPC)
 - MECHANICAL CODE PER 2021 (IRC)
 - WASHINGTON STATE ENERGY CODE, 2021 EDITION (WSEC)
 - WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, 2021 EDITION (VIAQ)
- OCCUPANCY: GROUP R-3 (SINGLE-FAMILY RESIDENTIAL)

NOTE: IF APPLICABLE FOR PROJECT SCOPE.

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

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

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

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

NOTE: A NFPA 72- CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

PROJECT SQUARE FOOTAGES:

EXISTING RESIDENCE	
(E) 1ST FLOOR AREA:	3,060 SF
(E) BASEMENT AREA:	1,530 SF
(E) ATTACHED GARAGE AREA:	550 SF
(E) DECK AREA (DEMO):	700 SF
(E) OPEN PORCH AREA:	170 SF
EXISTING TOTAL LIVING AREA:	4,590 SF
PROPOSED RESIDENCE	
(E) 1ST FLOOR AREA:	3,060 SF
(E) BASEMENT AREA:	1,530 SF
(E) ATTACHED GARAGE AREA:	550 SF
(E) OPEN PORCH AREA:	170 SF
PROPOSED 1ST FLOOR ADDITION AREA:	607 SF
PROPOSED BASEMENT ADDITION AREA:	242 SF
PROPOSED DECK:	1,059 SF
PROPOSED TOTAL LIVING AREA:	5,439 SF

INDEX OF DRAWINGS:

T1.0	GENERAL INFORMATION	S1.1	GENERAL STRUCTURAL NOTES
T2.0	EXISTING SITE PLAN	S1.2	SHEARWALL SCHEDULE AND NOTES
T3.0	SITE PLAN & NOTES	S1.3	HOLD DOWN SCHEDULE AND NOTES
T4.0	SITE PLAN CALCULATIONS	S1.4	SPECIAL INSPECTION TABLES & NOTES
T5.0	ENERGY FORM		
T6.0	CODE NOTES	S2.1	FOUNDATION PLAN
A1.1	BASEMENT DEMO PLAN	S2.2	1ST FLOOR FRAMING PLAN
A1.2	1ST FLOOR DEMO PLAN	S2.3	ROOF FRAMING PLAN
A1.3	ROOF DEMO PLAN	S2.4	CEILING FRAMING PLAN
A2.1	BASEMENT FLOOR PLAN	S6.1	FOUNDATION DETAILS
A2.2	1ST FLOOR PLAN	S8.1	STEEL FRAMING DETAILS
A3.1	EXISTING ELEVATIONS	S8.2	SSMF ELEVATIONS
A3.2	EXISTING ELEVATIONS	S9.1	FRAMING DETAILS
A3.3	ELEVATIONS		
A3.4	ELEVATIONS		
A4.0	SECTION & DETAILS		
D1.0	SCHEDULES		
D2.0	DETAILS		
D3.0	DETAILS		
D4.0	DECK DETAILS		
D5.0	SIMPSON STRONG-TIE DETAILS		

SCHARHON - RESIDENCE

Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040

Permit Set

Job # 24-028

Description	Date
Permit Intake	12/09/24

Permit No.: 2408-010

Drawn:
Stamp/Approval:

Sheet Name:

GENERAL
INFORMATION

Sheet No:

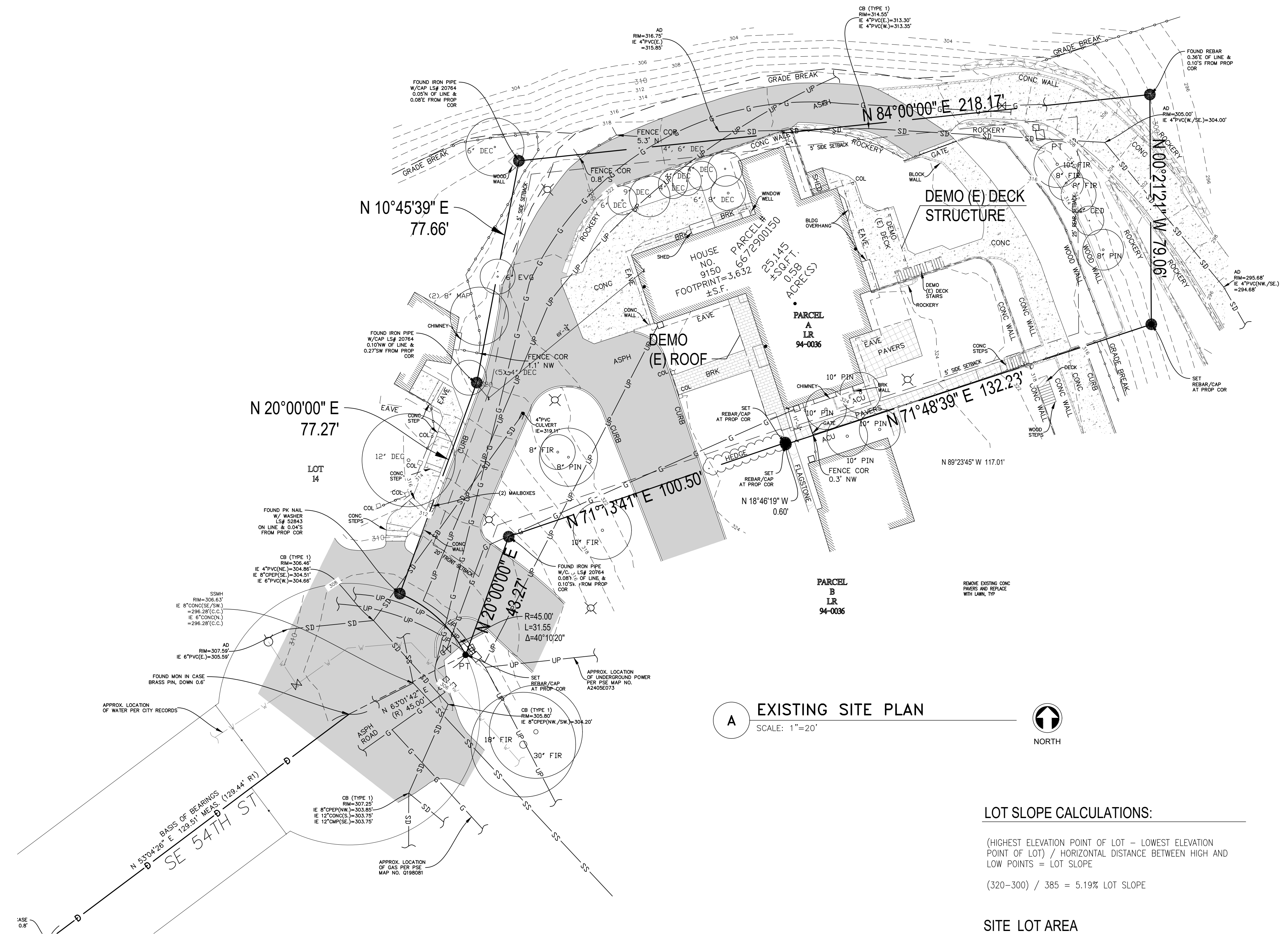
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CONSTRUCTION
AND REMODELING

SCHARHON - RESIDENCE

Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040



Permit Set

Job # 24-028

Description

Permit Intake

Date

12/09/24

Permit No.: 2408-010

Drawn:

Stamp/Approval:

Sheet Name:

EXISTING SITE
PLAN

Sheet No:

T2.0



CONSTRUCTION
AND REMODELING

SCHARHON - RESIDENCE

Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040

Permit Set

Job # 24-028

Description Permit Intake Date
12/09/24

Permit No.: 2408-010

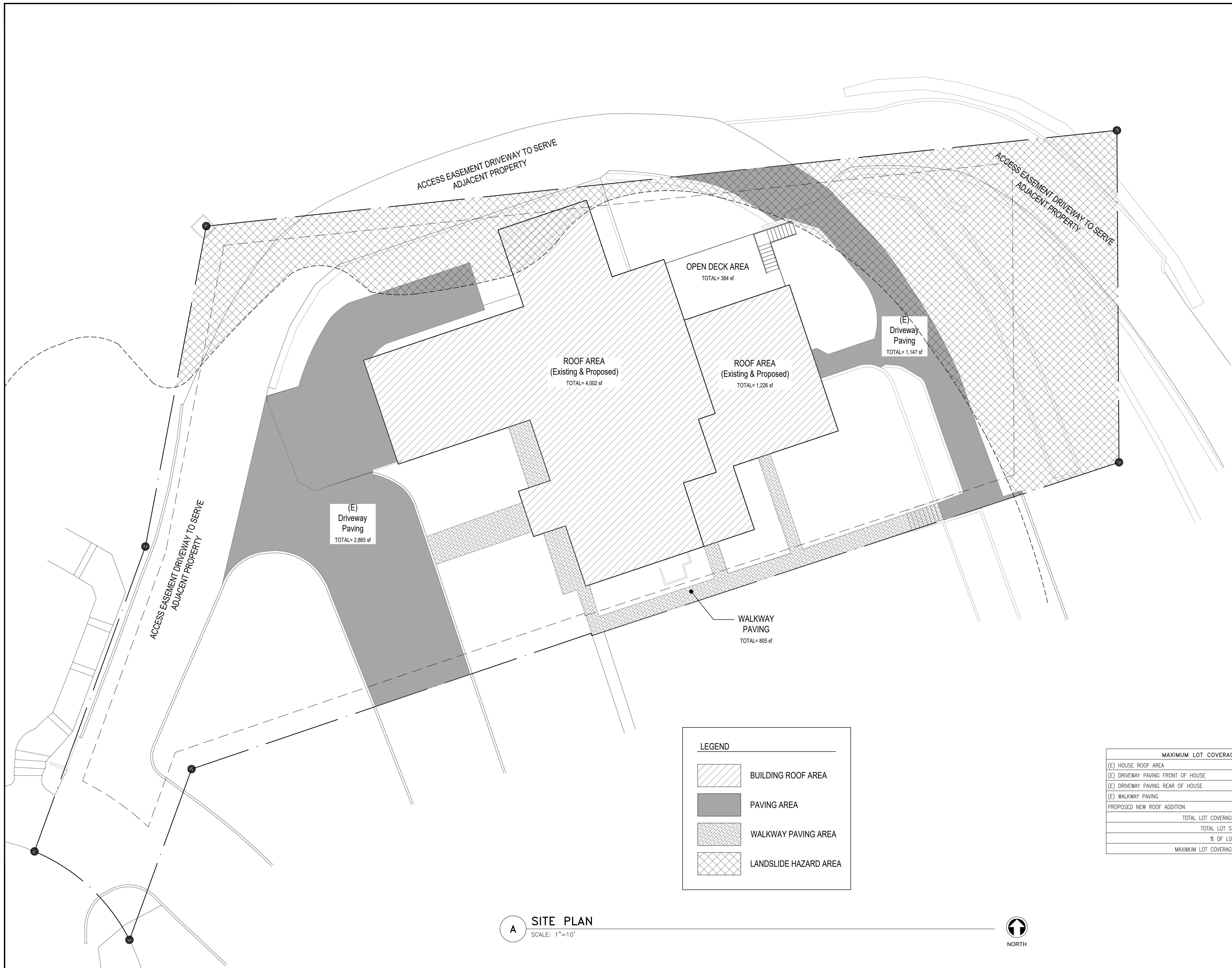
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SITE PLAN
CALCULATION

Sheet No.:

T4.0



LEGEND

	BUILDING ROOF AREA
	PAVING AREA
	WALKWAY PAVING AREA
	LANDSLIDE HAZARD AREA

MAXIMUM LOT COVERAGE:

(E) HOUSE ROOF AREA	4,002 SF
(E) DRIVEWAY PAVING FRONT OF HOUSE	2,865 SF
(E) DRIVEWAY PAVING REAR OF HOUSE	1,147 SF
(E) WALKWAY PAVING	805 SF
PROPOSED NEW ROOF ADDITION	1,226 SF
TOTAL LOT COVERAGE:	10,045 SF
TOTAL LOT SF:	25,145 SF
% OF LOT:	40% OKAY
MAXIMUM LOT COVERAGE:	40%

A SITE PLAN
SCALE: 1"=10'



BUILDING THERMAL ENVELOPE PRESCRIPTIVE METHOD:

2021 WASHINGTON STATE ENERGY CODE (WAC 51-11R)
PRESCRIPTIVE COMPONENT TABLE R402.1.3 – ZONE 5 AND MARINE 4

LOCATION	INSULATION REQUIREMENTS
Fenestration ^{b,d} U-Factor	U=0.30 or Better
Skylight ^b U-Factor	U=0.50 or Better
Ceiling R-Value	R-60 or Better
Ceiling Vaulted ^e R-Value	R-38 or Better
Wood Frame Wall ^{f,i} R-Value	R-20+5ci or R-13+10ci or Better
Floor R-Value	R-30 or Better
Below-Grade ^{e,h} Wall R-Value	R-10/15/21 int + 5TB
Slab ^{d,f} R-Value and Depth	R-10, 4 FT.

For Sl: 1 foot = 304.8 mm, ci = continuous insulation, int = intermediate framing.

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

ENERGY CREDITS CODE COMPLIANCE NOTES:

2021 WASHINGTON STATE ENERGY CODE CHAPTER 4
ADDITIONAL ENERGY EFFICIENCY REQUIREMENT PER SECTION R406.2 & R406.3

PROJECT TO MEET "Small Dwelling Unit" REQUIREMENTS OF 5.0 CREDITS

FROM TABLE 406.2 ENERGY EQUALIZATION CREDITS:

TYPE 4: 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 3.0 CREDITS

FROM TABLE 406.3 ENERGY CREDITS:

OPTION 2.1: AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 1.0 CREDITS
Compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals, or for R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/ft² maximum at 50 Pascals and
All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65.

OPTION 3.3: HIGH EFFICIENCY HVAC 0.5 CREDITS
Air-source, centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5.

OPTION 7.1: APPLIANCE PACKAGE OPTION 0.5 CREDITS
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

NOTE: BUILDER TO COMPLETE AND POST THE BELOW "COMPLIANCE CERTIFICATE" AT DESIGNATED LOCATION FOR FINAL INSPECTION

CUT LINE

2018 WSEC Residential Energy Compliance Certificate (Effective February 1, 2021)

Property address: _____		
Builder/registered design professional name: _____		
Builder/reg. design pro. signature: _____		
Conditioned floor area: _____ ft ² (per building permit)		
R-Values (R303.1.1)		
Ceiling/Attic:	Vaulted R-____ Floors: _____	Over unconditioned space R-____
	Attic R-____	Slab-on-grade floor R-____
Walls:	Above grade R-____	Fully insulated slab? Y/N (Circle one)
	Below, int. R-____	Doors: R-____, R-____, R-____
	Below, ext. R-____	
U-Value of Windows, Skylights and Doors (R303.1.1.3)		
Average area weighted U-value from Glazing Worksheet		Average U-____
Fuel Normalization (Tables R406.2) and Energy Credits (Table R406.3)		
System Type Number (1 to 5) _____ (Select one)		
Energy Credits selected (1 to 7) _____		
Fuel Normalization Credit _____ + Total Energy Credits _____		= Total Credits _____
Heating, Cooling and Domestic Hot Water		
System	Type (Manufacturer and Model Number)	Efficiency
Heating		
Cooling		
DHW		
Drain water heat recovery		
Onsite Renewable Energy Electric Power System		
System type	System design capacity	kW
Rated annual generation		kWh/yr
Appliances		Energy Star?
<i>Manufacturer and Model</i>		<i>(Circle one)</i>
Dish washer		Y or N
Refrigerator		Y or N
Washer		Y or N
Dryer		Y or N
Gas fireplace / heating stove (Section R402.4.2)		Fireplace efficiency (FE) _____
Heating or Decorative? (Circle one)		

HVAC System Duct Leakage Testing (R403.3)		<i>Circle one</i>
All ductwork and air handler in conditioned space? (See Option 4.2)		Y or N
All ductwork in unconditioned spaces buried and tested at 3% total leakage, and air handler in conditioned space? (See Option 4.1.)		Y or N
All ductwork & air handler outside conditioned space insulated to minimum R-8?		Y or N
Air handler present at duct leakage test? (Total leakage 4% if yes, 3% if no)		Y or N
HVAC leakage to outside test conducted at final?		Y or N
Do HVAC duct leakage tests include GPS and time stamp verification?		Y or N
HVAC system leakage test calculated design target:		CFM @ 25 Pa
HVAC system leakage test measured results:		CFM @ 25 Pa
Building Leakage Testing (R402.4.1.2)		
Dwelling unit leakage test calculated design target:		ACH @ 50 Pa
Dwelling unit leakage test, measured results:		ACH @ 50 Pa
Whole Building Leakage test (R2 corridor only) design target:		CFM/sf @ 50 Pa
Whole Building Leakage test (R2 corridor only) measured:		CFM/sf @ 50 Pa
Do building leakage tests include GPS and time stamp verification?		Y or N
Whole House Ventilation System Measured Flow Rates (M1505.4 IRC-WA)		
<i>Circle one</i>		
Are the system controls correctly labeled?		Y or N
The Whole House Ventilation (WHV) system operation and maintenance (O&M) instructions were provided to the building owner?		Y or N
Provided to: _____ on _____ (date)		
Whole House Ventilation System Type: (Circle one)		
(1) Whole house exhaust fan, location _____		
(2) Balanced HRV/ ERV, location _____		
For R2 low-rise, serves more than one unit?		Y or N
(3) Supply or HRV WHV integral to the air handler. Describe system control sequence of operations or reference to design submittal: _____		
Specify run-time: _____ hours per day		CFM
WHV calculated design minimum flow rate per plan submittal:		CFM
WHV measured min flow rate at commissioning: Exhaust _____ CFM, Supply _____ CFM		
Do WHV flow tests include GPS & time stamp verification?		Y or N
HRV/ERV sensible heat recovery efficiency: _____		
Commissioning Notes: _____		
Other Mandatory Requirements		<i>Circle one</i>
Other mandatory requirements of WSEC-R have been met?		Y or N

CUT LINE

SCHARHON - RESIDENCE
Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040

Permit Set

Job # 24-028

Description Date
Permit Intake 12/09/24

Permit No.: 2408-010

Drawn:
Stamp/Approval:

Sheet Name:

ENERGY FORM

Sheet No:

T5.0

WHOLE HOUSE MECHANICAL VENTILATION (M1505.4):

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

M1505.4.1 SYSTEM DESIGN

THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM WITH SUPPLY AND EXHAUST FANS PER SECTIONS M1505.4.1.2, M1505.4.1.3, M1505.4.1.4, AND M1505.4.1.5. LOCAL EXHAUST FANS ARE PERMITTED TO SERVE AS PART OF THE WHOLE-HOUSE VENTILATION SYSTEM WHEN PROVIDED WITH THE PROPER CONTROLS PER SECTION M1505.4.2. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND/OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION M1505.4.3 AS MODIFIED BY THE WHOLE-HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M1505.4.3.1 WHERE APPLICABLE. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M1505.4.2 UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS PER SECTION M1505.4.3.2.

M1505.4.1.1 WHOLE-HOUSE SYSTEM COMPONENT REQUIREMENTS

WHOLE-HOUSE VENTILATION SUPPLY AND EXHAUST FANS SPECIFIED IN THIS SECTION SHALL HAVE A MINIMUM EFFICACY AS PRESCRIBED IN THE WASHINGTON STATE ENERGY CODE. DESIGN AND INSTALLATION OF THE SYSTEM OR EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS. WHOLE-HOUSE VENTILATION FANS SHALL BE RATED FOR SOUND AT NO LESS THAN THE MINIMUM AIRFLOW RATE REQUIRED BY SECTION M1505.4.3.1. VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN. W.C. (25 PA) STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN SECTIONS M1505.4.1.2 AND M1505.4.1.3.

EXCEPTION: HVAC AIR HANDLERS, ERV/HRV UNITS, AND REMOTE MOUNTED FANS NEED NOT MEET THE SOUND REQUIREMENTS. TO BE CONSIDERED FOR THIS EXCEPTION, A REMOTE MOUNTED FAN MUST BE MOUNTED OUTSIDE THE HABITABLE SPACES, BATHROOMS, TOILETS, AND HALLWAYS, AND THERE MUST BE AT LEAST 4 FEET (1.3 M) OF DUCTWORK BETWEEN THE FAN AND THE INTAKE GRILLE.

THE WHOLE-HOUSE SUPPLY FAN SHALL PROVIDE DUCTED OUTDOOR VENTILATION AIR TO EACH HABITABLE SPACE WITHIN THE RESIDENTIAL UNIT.

EXCEPTION: INTERIOR JOINING SPACES PROVIDED WITH A 30 CFM WHOLE-HOUSE TRANSFER FAN OR A PERMANENT OPENING WITH AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ADJOINING SPACE BUT NOT LESS THAN 25 SQUARE FEET DO NOT REQUIRE DUCTED OUTDOOR VENTILATION AIR TO BE SUPPLIED DIRECTLY TO THE SPACE. WHOLE-HOUSE TRANSFER FANS SHALL MEET THE SONE RATING OF SECTION M1505.4.1.1 AND SHALL HAVE WHOLE-HOUSE VENTILATION CONTROLS THAT COMPLY WITH SECTION M1505.4.2.

M1505.4.1.2 EXHAUST FANS

EXHAUST FANS REQUIRED SHALL BE DUCTED DIRECTLY TO THE OUTSIDE. EXHAUST AIR OUTLETS SHALL BE DESIGNED TO LIMIT THE PRESSURE DIFFERENCE TO THE OUTSIDE AND EQUIPPED WITH BACKDRAFT DAMPERS OR MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE. EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE (HVI 915, HVI LOUDNESS TESTING AND RATING PROCEDURE, HVI 916, HVI AIRFLOW TEST PROCEDURE, AND HVI 920, HVI PRODUCT PERFORMANCE CERTIFICATION PROCEDURE, AS APPLICABLE). EXHAUST FANS REQUIRED IN THIS SECTION MAY BE USED TO PROVIDE LOCAL VENTILATION. BATHROOM EXHAUST FANS THAT ARE DESIGNED FOR INTERMITTENT EXHAUST AIRFLOW RATES HIGHER THAN THE CONTINUOUS EXHAUST AIRFLOW RATES IN TABLE M1505.4.3.2 SHALL BE PROVIDED WITH OCCUPANCY SENSORS OR HUMIDITY SENSORS TO AUTOMATICALLY OVERRIDE THE FAN TO THE HIGH SPEED AIRFLOW RATE. THE EXHAUST FANS SHALL BE TESTED AND THE TESTING RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.6.

M1505.4.1.3 SUPPLY FANS

SUPPLY FANS USED IN MEETING THE REQUIREMENTS OF THIS SECTION SHALL SUPPLY OUTDOOR AIR FROM INTAKE OPENINGS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE SECTIONS 401.4 AND 401.5. WHEN DESIGNED FOR INTERMITTENT OFF OPERATION, SUPPLY SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE. SUPPLY FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE (HVI 915, HVI LOUDNESS TESTING AND RATING PROCEDURE, HVI 916, HVI AIRFLOW TEST PROCEDURE, AND HVI 920, HVI PRODUCT PERFORMANCE CERTIFICATION PROCEDURE, AS APPLICABLE). WHERE OUTDOOR AIR IS PROVIDED BY SUPPLY FAN SYSTEMS THE OUTDOOR AIR SHALL BE FILTERED. THE FILTER SHALL BE ACCESSIBLE FOR REGULAR MAINTENANCE AND REPLACEMENT. THE FILTER SHALL HAVE A MINIMUM EFFICIENCY RATING VALUE (MERV) OF AT LEAST 8.

M1505.4.1.4 BALANCED WHOLE-HOUSE VENTILATION SYSTEM

A BALANCED WHOLE-HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OF EACH OTHER. THE TESTED AND BALANCED TOTAL MECHANICAL EXHAUST AIRFLOW RATE IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE. THE FLOW RATE TEST RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.7. THE EXHAUST FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.2. THE SUPPLY FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.3. BALANCED VENTILATION SYSTEMS WITH BOTH SUPPLY AND EXHAUST FANS IN A PACKAGED PRODUCT, SUCH AS AN ERV/HRV SHALL MEET THE REQUIREMENTS OF HVI 920, AS APPLICABLE. LOCAL EXHAUST SYSTEMS THAT ARE NOT A COMPONENT OF THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM ARE EXEMPT FROM THE BALANCED AIRFLOW CALCULATION.

M1505.4.1.5 FURNACE INTEGRATED SUPPLY

SYSTEMS USING SPACE HEATING AND/OR COOLING AIR HANDLER FANS FOR OUTDOOR AIR SUPPLY DISTRIBUTION ARE NOT PERMITTED.

EXCEPTION: AIR HANDLER FANS SHALL HAVE MULTISPEED OR VARIABLE SPEED SUPPLY AIRFLOW CONTROL CAPABILITY WITH A LOW SPEED OPERATION NOT GREATER THAN 25 PERCENT OF THE RATED SUPPLY AIRFLOW CAPACITY DURING VENTILATION ONLY OPERATION. OUTDOOR AIR INTAKE OPENINGS MUST MEET THE PROVISIONS OF SECTIONS R303.5 AND R303.6 AND MUST INCLUDE A MOTORIZED DAMPER THAT IS ACTIVATED BY THE WHOLE-HOUSE VENTILATION SYSTEM CONTROLLER. THE MOTORIZED DAMPER MUST BE CONTROLLED TO MAINTAIN THE OUTDOOR AIRFLOW INTAKE AIRFLOW WITHIN 10 PERCENT OF THE WHOLE-HOUSE MECHANICAL EXHAUST AIRFLOW RATE. THE FLOW RATE FOR THE OUTDOOR AIR INTAKE MUST BE TESTED AND VERIFIED AT THE MINIMUM VENTILATION FAN SPEED AND THE MAXIMUM HEATING OR COOLING FAN SPEED. THE RESULTS OF THE TEST SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.7.

M1505.4.1.6 TESTING

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY SECTIONS M1505.4.3 AND M1505.4.4.1. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR

WHOLE HOUSE MECHANICAL VENTILATION (M1505.4):

BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FAN'S INLET TERMINALS, OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS. WHERE REQUIRED BY THE BUILDING OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND BE POSTED IN THE DWELLING UNIT PER SECTION M1505.4.1.7.

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.

M1505.4.2 SYSTEM CONTROLS

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING:

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

M1505.4.3 MECHANICAL VENTILATION RATE

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1.

EQUATION 15-1
VENTILATION RATE IN CUBIC FEET PER MINUTE = (0.01 x TOTAL SQUARE FOOT AREA OF HOUSE) + [7.5 x (NUMBER OF BEDROOMS + 1)] BUT NOT LESS THAN 30 CFM FOR EACH DWELLING UNIT.

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

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

For SI: 1 square foot = 0.0929 m², 1 cubic foot per minute = 0.0004719 m³/s.

SYSTEM TYPE	TABLE M1505.4.3(2) SYSTEM COEFFICIENT C _{SYSTEM}	
	DISTRIBUTED	NOT DISTRIBUTED
BALANCE	1.0	1.25
NOT BALANCED	1.25	1.5

M1505.4.3.2 INTERMITTENT OFF OPERATION

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH ADVANCED CONTROLS THAT ARE CONFIGURED TO OPERATE THE SYSTEM WITH INTERMITTENT OFF OPERATION SHALL OPERATE FOR A LEAST TWO HOURS IN EACH FOUR-HOUR SEGMENT. THE WHOLE-HOUSE VENTILATION AIRFLOW RATE DETERMINED IN ACCORDANCE WITH SECTION M1505.4.3 AS CORRECTED BY SECTION M1505.4.3.1 IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3.2.

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	TABLE M1505.4.3.2 INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a, b}			
	50%	66%	75%	100%
FACTOR ^c	2	1.5	1.3	1.0

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

- b. Extrapolation beyond the table is prohibited.

M1505.4.4 LOCAL EXHAUST RATES

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

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

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

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

EMERGENCY ESCAPE AND RESCUE:

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

- THE MINIMUM NET CLEAR OPEN AREA IS 5.7 SQUARE FEET, (HOWEVER, OPENINGS AT GRADE FLOOR MAY BE A MINIMUM OF 5 SQUARE FEET).
- THE MINIMUM CLEAR OPEN WIDTH IS 20"
- THE MINIMUM CLEAR OPEN HEIGHT IS 24"
- THE MAXIMUM ALLOWED SILL HEIGHT IS 44"

- THE INSIDE OF THE WINDOW WELLS MUST BE A MINIMUM OF 9 SQUARE FEET IN AREA, WITH A MINIMUM 3" WIDTH, AND MUST ALLOW THE WINDOW TO OPEN ALL THE WAY. A LADDER IS REQUIRED IF THE BOTTOM OF THE WINDOW WELL IS MORE THAN 44" BELOW THE ADJACENT GROUND.

- WINDOW OPENING CONTROL DEVICES CANNOT BE LOCATED MORE THAN 70" ABOVE THE FINISHED FLOOR.

SAFETY GLAZING FOR DOORS & WINDOWS:

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

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

ROOF VENTILATION:

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

- THE VENTILATION OPENINGS MUST HAVE AT LEAST 1 SQUARE FOOT OF VENTING PER 150 SQUARE FEET OF AREA BEING VENTED. THIS CAN BE REDUCED TO 1 SQUARE FOOT OF VENTING PER 300 SQUARE FEET OF ARE TO BE VENTED IF YOU PROVIDE VENTILATORS IN THE UPPER PORTION OF THE AREA TO BE VENTED.

- THE VENT MUST HAVE AT LEAST 1" OF AIR SPACE ABOVE THE ROOF INSULATION.

- CROSS-VENTILATION IS REQUIRED.

ATTIC ACCESS:

ATTIC ACCESS (IRC R807).

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

CRAWL SPACE VENTILATION:

VENTILATION IS REQUIRED IN CRAWLSPACE (IRC R408).

- CROSS-VENTILATION IS REQUIRED IN CRAWL SPACES. (SEE ALSO SRC R317.1 FOR CRAWL SPACE CLEAR HEIGHTS: 18" MINIMUM FOR JOISTS; 12" MINIMUM FOR WOOD GIRDERS WITHOUT PRESSURE TREATING.)

- THE MINIMUM AREA OF CROSS-VENTILATION OPENINGS IS 1 SQUARE FOOT PER 300 SQUARE FEET OF CRAWL SPACE AREA.

CRAWL SPACE ACCESS:

CRAWLSPACE ACCESS (IRC R408.4).

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

FIRE & DRAFTSTOPS:

(IRC R302.11 AND I302.12)

- FIREBLOCKING AND DRAFT STOPS ARE REQUIRED IN FLOORCEILINGASSEMBLIES SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.

- FIRE BLOCKS ARE REQUIRED BETWEEN CONNECTED, CONCEALED SPACES PER R302.11.

ROOM DIMENSION REQUIREMENTS:

(IRC R304 AND R305):

- THE REQUIRED CEILING HEIGHT IS 7'-0" MINIMUM FOR HABITABLE SPACES. THE MINIMUM CEILING HEIGHT FOR BATHROOMS, LAUNDRY ROOMS, BASEMENTS AND HALLWAYS IS 6 FEET 8 INCHES.

- ROOMS WITH SLOPED CEILINGS MUST MEET THE MINIMUM HEIGHT FOR AT LEAST 50% OF THE AREA (AREAS WITH CEILINGS LESS THAN 5' HIGH DONT COUNT TOWARDS THE MINIMUM REQUIRED ROOM AREA).

- WHEN A BATHROOM HAS A SLOPING CEILING, A MINIMUM 6'-8" HEIGHT AT THE CENTER LINE OF BATHROOM FIXTURES IS REQUIRED.

- HABITABLE ROOMS SHALL BE NOT LESS THAN 70 SQUARE FEET (EXCEPT KITCHENS).

- HABITABLE ROOMS SHALL NOT BE LESS THAN 7'-0" IN ANY HORIZONTAL DIRECTION (NOT REQUIRED FOR CLOSETS, STORAGE, KITCHENS OR UTILITY ROOMS).

BUILDING SEPARATION REQUIREMENTS:

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

- A ONE-HOUR FIRE-RATED WALL IS REQUIRED IF THE WALL IS LESS THAN 5' FROM THE PROPERTY LINE. (CARPORT POSTS DEFINE AN EXTERIOR WALL, AND THE SPACE BETWEEN POSTS IS CONSIDERED AN OPENING.) SEE THE DESCRIPTION IN THE ADJACENT BOX FOR A TYPICAL ONE HOUR RATED WALL.

- NO OPENINGS (DOORS AND WINDOWS) ARE ALLOWED IN WALLS LESS THAN 3' FROM THE PROPERTY LINE.

- OPENINGS IN THE WALL CAN'T EXCEED 25% OF THE TOTAL WALL AREA OF THE STORY IN WALLS THAT ARE 3' TO 5' FROM THE PROPERTY LINE.

- EAVES ARE NOT ALLOWED TO BE CLOSER THAN 2' TO THE PROPERTY LINE.

- UNDER-EAVE OR SOFFIT VENTS ARE NOT ALLOWED IN EAVES LESS THAN 5' FROM THE PROPERTY LINE; INSTEAD, SOLID BLOCKING IS REQUIRED FROM THE TOP OF THE WALL FRAMING TO THE ROOF SHEATHING.

GARAGE FIRE SEPARATION REQUIREMENT:

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

- 1/2" REGULAR GYPSUM BOARD (ON THE GARAGE SIDE) IS REQUIRED AT WALLS SEPARATING THE GARAGE FROM THE DWELLING, INCLUDING GARAGES LESS THAN 3' FROM A DWELLING UNIT ON THE SAME LOT.

- WHEN A DWELLING IS ABOVE A GARAGE, THE GARAGE CEILINGS MUST BE COVERED WITH 5/8" TYPE X GYPSUM BOARD. THE STRUCTURE SUPPORTING THE DWELLING UNIT (WALLS, BEAMS AND POSTS) MUST BE COVERED WITH 1/2" REGULAR GYPSUM BOARD.

- DOORS BETWEEN A GARAGE AND A DWELLING MUST BE 1-3/8" THICK (MINIMUM) SOLID WOOD OR STEEL (SOLID OR HONEY-COMB CORE), OR BE A 20-MINUTE FIRE-RATED DOOR. THE DOOR MUST ALSO BE SELF-CLOSING.

- NO FIRE SEPARATION IS REQUIRED BETWEEN A CARPORT AND DWELLING UNIT. (CARPORTS HAVE AT LEAST TWO OPEN SIDES WITH NO PORTION OF THE DWELLING LOCATED ABOVE. SEE R309.2).

STAIR REQUIREMENTS:

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

- MINIMUM OF 36" CLEAR WIDTH.

- MAXIMUM OF 7-3/4" RISER (HEIGHT OF EACH STEP).

- MINIMUM OF 10" TREAD DEPTH (A TREAD NOSING MAY BE REQUIRED).

- MINIMUM OF 6'-8" HEADROOM CLEAR.

- HANDRAIL WITH A 34"-38" HEIGHT.

- HANDRAIL GRASPING DIMENSION OF AT LEAST 1-1/4" AND NO MORE THAN 2".

- WINDING STAIR TREADS: EACH STEP MUST BE AT LEAST 10" MEASURED 12" FROM THE NARROWEST POINT AND AT LEAST 6" AT THE NARROWEST POINT.

GUARDRAILS & WINDOW FALL PROTECTION:

GUARDRAILS MUST MEET THE FOLLOWING REQUIREMENTS (IRC R312).

- A GUARD (GUARDRAIL) IS REQUIRED FOR WALKING SURFACES 30" ABOVE ADJACENT GRADE OR FLOOR.

- MINIMUM OF 36" FOR THE GUARD HEIGHT.

- MAXIMUM OF 4" CLEAR SPACE BETWEEN INTERMEDIATE RAILS IN GUARDS.

- FALL PROTECTION IS REQUIRED FROM OPERABLE WINDOWS MORE THAN 6 FEET ABOVE GRADE, WHEN LOWEST EDGE OF WINDOW OPENING IS WITHIN 24" OF FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

SMOKE ALARM:

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

- YOU MUST INSTALL SMOKE ALARMS IN NEW CONSTRUCTION AND EXISTING DWELLING UNITS.

- THE ALARMS MUST BE POWERED BY INTERCONNECTED BUILDING WIRING, AND HAVE BATTERY BACK-UP IN NEW CONSTRUCTION AND NEW ADDITIONS.

- SMOKE ALARMS MAY BE BATTERY-POWERED IF YOU ARE ALTERING OR REPAIRING A DWELLING UNIT, EXCEPT WHEN YOU CAN INSTALL INTERCONNECTED BUILDING WIRING WITHOUT REMOVING THE INTERIOR FINISHES.

- ALARMS ARE REQUIRED IN SLEEPING ROOMS, OUTSIDE SLEEPINGAREAS, AND ON OTHER FLOORS (INCLUDING BASEMENTS). AN ALARM OUTSIDE OF THE BEDROOMS MUST BE CLEARLY AUDIBLE IN THE BEDROOMS. SHOW THE ALARM LOCATION ON YOUR PLANS.

- HEAT ALARM: A HEAT DETECTOR OR HEAT ALARM RATED FOR AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY IS REQUIREDFOR NEW GARAGES ATTACHED TO OR LOCATED UNDER NEW OR EXISTING DWELLINGS.

CARBON MONOXIDE ALARM:

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

- YOU MUST INSTALL CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION AND IN EXISTING DWELLING UNITS.

- CARBON MONOXIDE ALARMS ARE REQUIRED OUTSIDE SLEEPINGAREAS, AND ON ALL FLOORS (INCLUDING BASEMENTS). SHOW THE ALARM LOCATION(S) ON YOUR PLANS



SCHARHON - RESIDENCE

Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040

Permit Set

Job # 24-028

Description Date
Permit Intake 12/09/24

Permit No.: 2408-010

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Stamp/Approval:


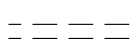
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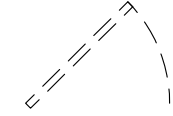
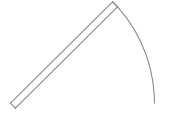
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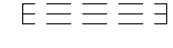

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LEGEND

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 EXISTING CONSTRUCTION TO BE REMOVED.

 (E) DOOR TO BE SALVAGED OR REMOVED
 (E) DOOR TO REMAIN

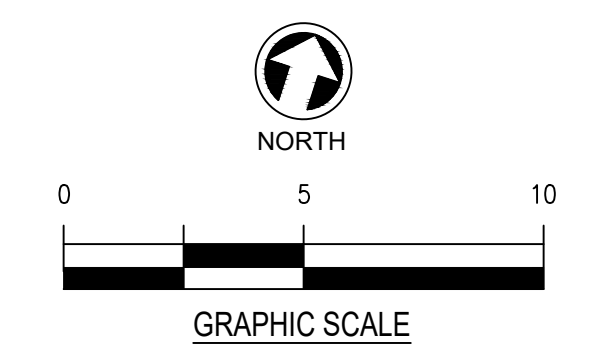
 (E) WINDOW TO BE SALVAGED OR REMOVED
 (E) WINDOW TO REMAIN

(E) INDICATES EXISTING FIXTURE

- DEMOLITION PLAN NOTES:**
- 1 REMOVE (E) WINDOW, & WINDOW FRAME, TYP.
 - 2 REMOVE (E) DOOR & DOOR FRAME, TYP.
 - 3 DEMO (E) STAIRS. BRACE (E) FLOOR FRAMING.
 - 4 DEMO (E) EXTERIOR WALL & PREPARE FOR ADDITION FRAMING PER PLAN A/A2.1.
 - 5 REMOVE (E) SHOWER, SINK, TOILET, ALL BATH ACCESSORIES & FINISHES.



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



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BASEMENT DEMO PLAN

Sheet No:
A1.1

LEGEND

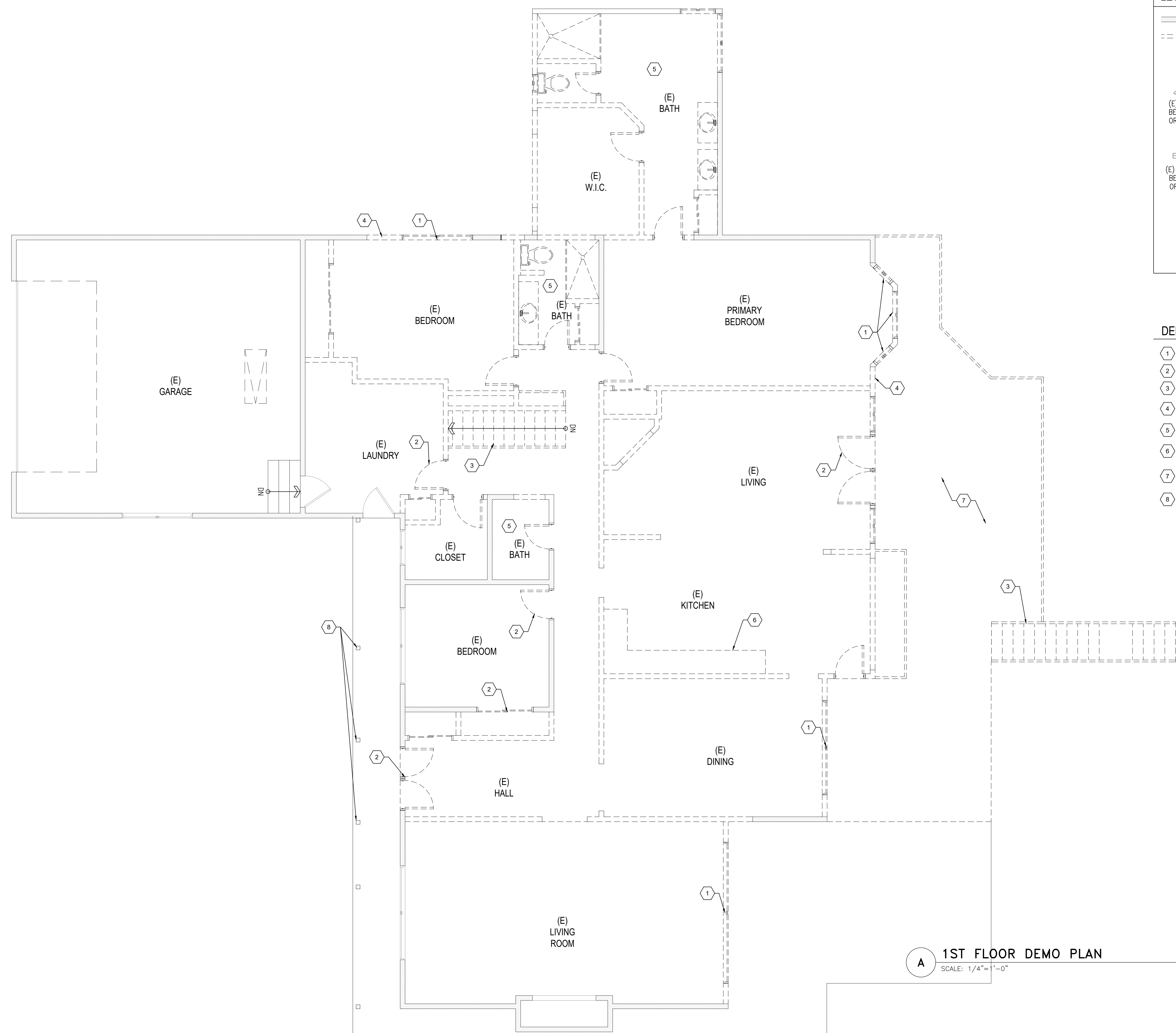
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 EXISTING CONSTRUCTION TO BE REMOVED.

(E) DOOR TO BE SALVAGED OR REMOVED
 (E) DOOR TO REMAIN

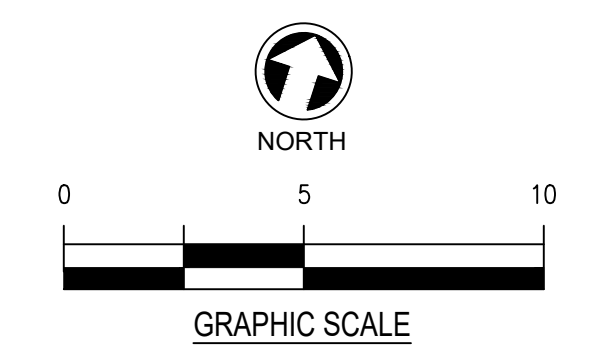
(E) WINDOW TO BE SALVAGED OR REMOVED
 (E) WINDOW TO REMAIN

(E) INDICATES EXISTING FIXTURE

- DEMOLITION PLAN NOTES:**
- 1 REMOVE (E) WINDOW, & WINDOW FRAME, TYP.
 - 2 REMOVE (E) DOOR & DOOR FRAME, TYP.
 - 3 DEMO (E) STAIRS.
 - 4 DEMO (E) EXTERIOR WALL & PREPARE FOR ADDITION FRAMING PER PLAN A/A2.1.
 - 5 REMOVE (E) SHOWER, SINK, TOILET, ALL BATH ACCESSORIES & FINISHES.
 - 6 REMOVE (E) SINK, APPLIANCES & KITCHEN CABINETRY & PREPARE ELECTRICAL, PLUMBING & VENTING FOR NEW LAYOUT PER A/A2.2.
 - 7 DEMO & REMOVE (E) DECK & DECK STRUCTURE. PREPARE FOR NEW DECK PER A/A2.2
 - 8 DEMO (E) PORCH COLUMNS.



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



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Permit Intake	
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1ST FLOOR DEMO PLAN	
Sheet No:	
A1.2	



CONSTRUCTION
AND REMODELING

SCHARHON - RESIDENCE

Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040

Permit Set

Job # 24-028

Description	Date
Permit Intake	12/09/24

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Sheet Name:

ROOF
DEMO PLAN

Sheet No:

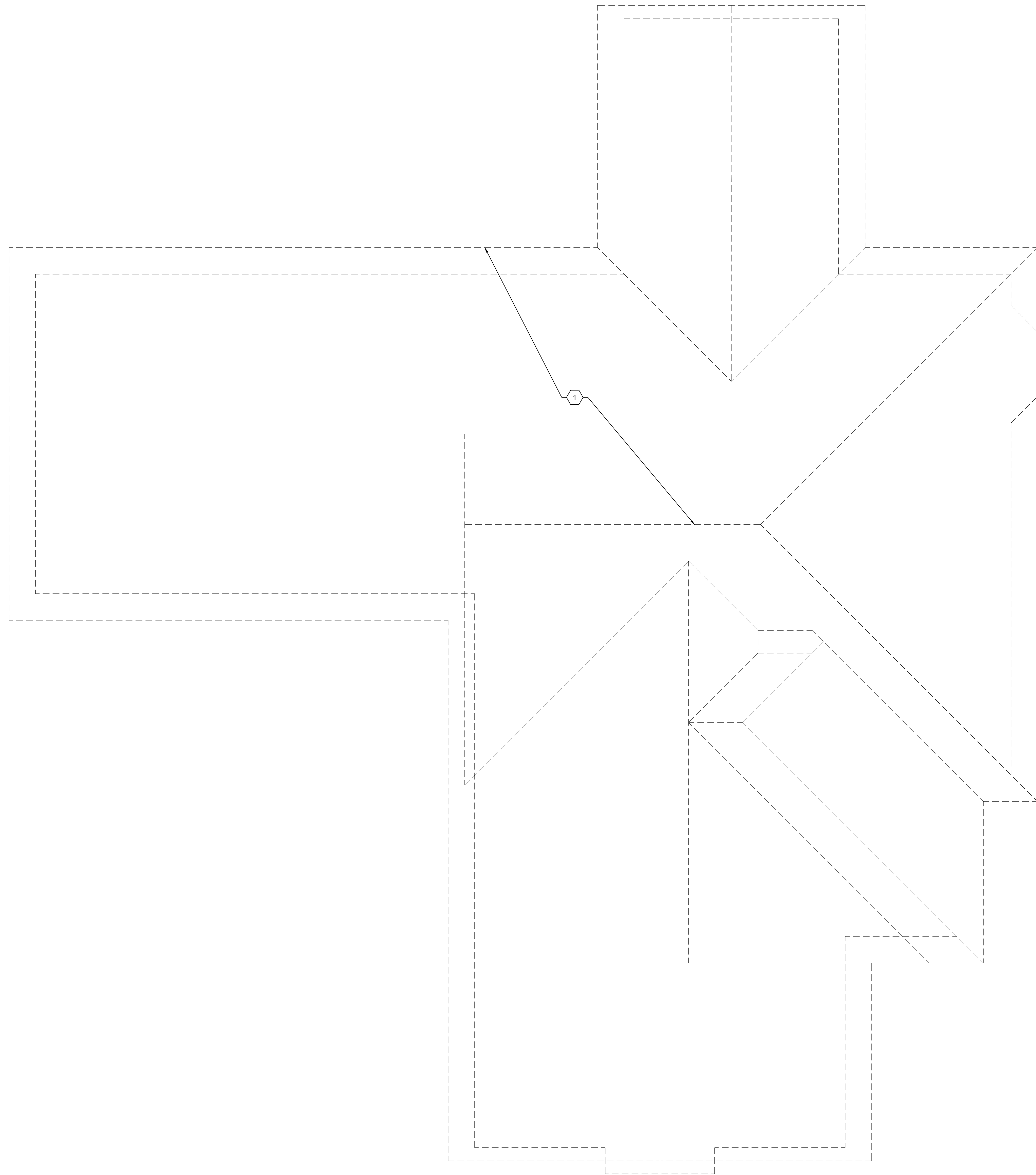
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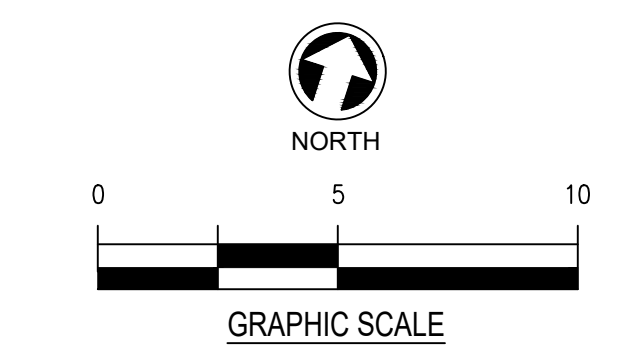
- (E) 2x WALL CONSTRUCTION.
- EXISTING CONSTRUCTION TO BE REMOVED.
- (E) DOOR TO BE SALVAGED OR REMOVED
- (E) DOOR TO REMAIN
- (E) WINDOW TO BE SALVAGED OR REMOVED
- (E) WINDOW TO REMAIN
- (E) INDICATES EXISTING FIXTURE

DEMOLITION PLAN NOTES:

- DEMO (E) ROOF & GUTTERS, TYP.



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



Permit Set	
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Description	12/09/24
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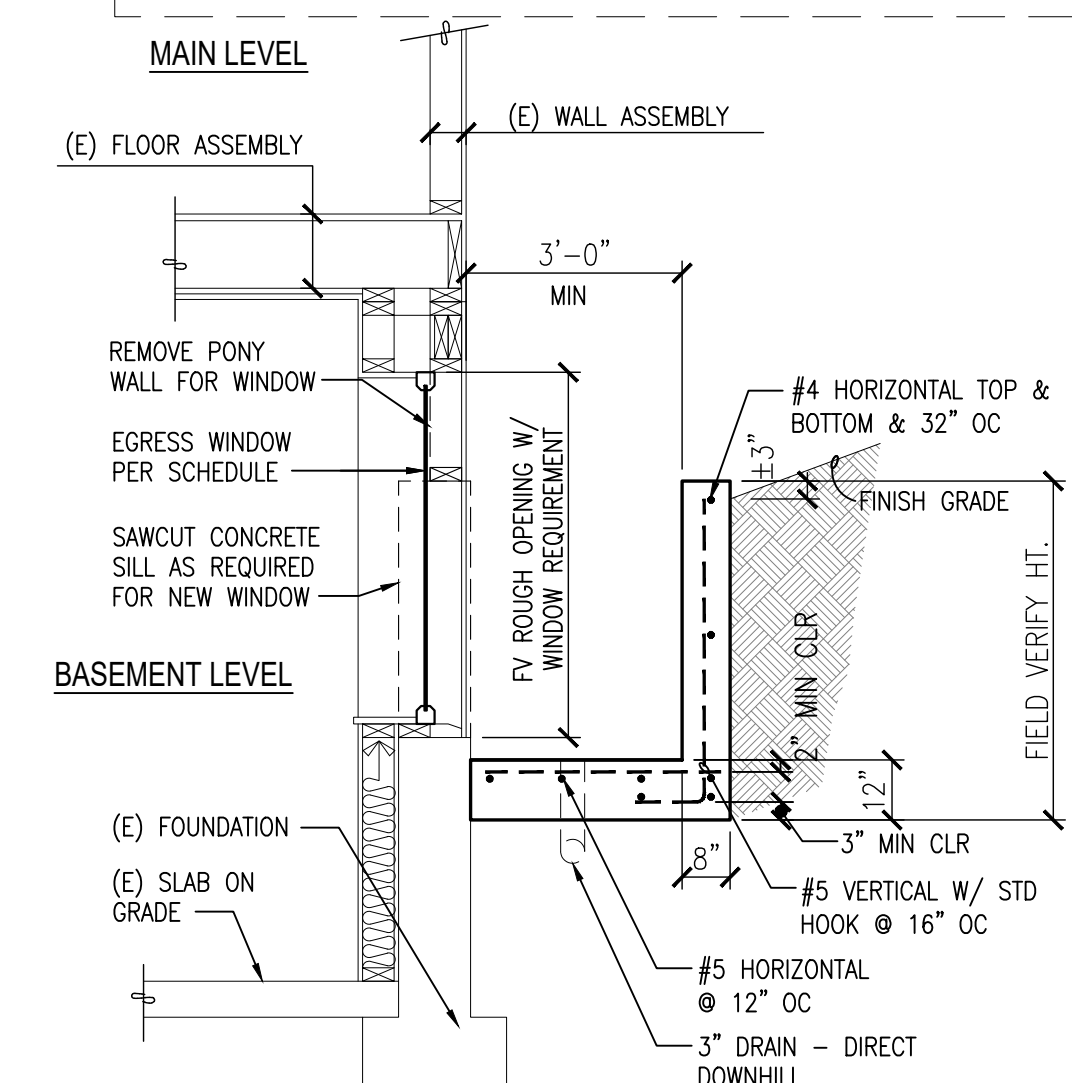
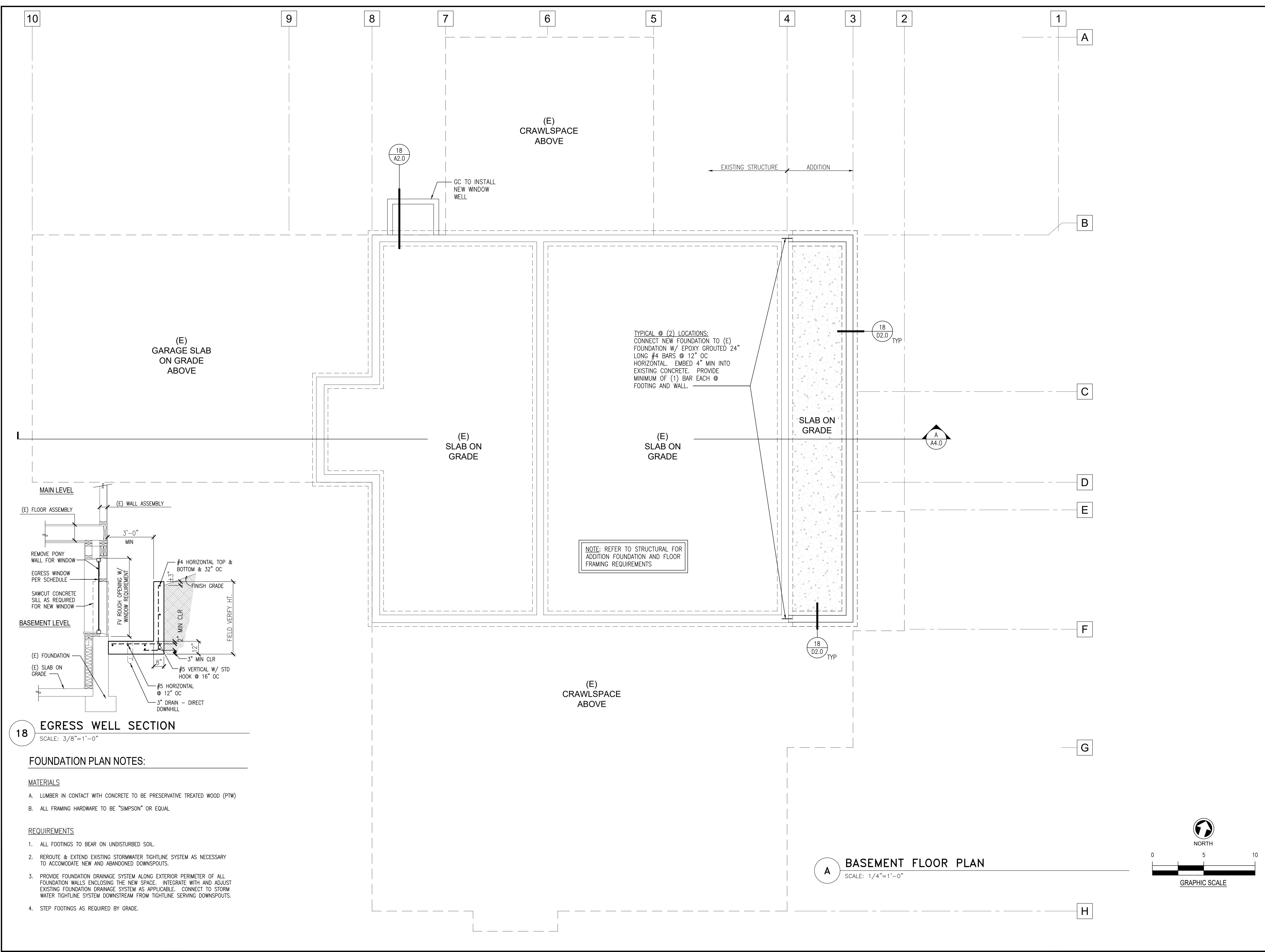
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FOUNDATION PLAN

Sheet No:

A2.0



18 EGRESS WELL SECTION
SCALE: 3/8"=1'-0"

FOUNDATION PLAN NOTES:

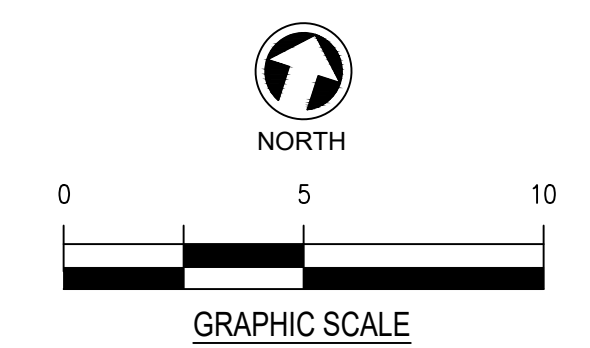
MATERIALS

- A. LUMBER IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED WOOD (PTW)
- B. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL

REQUIREMENTS

1. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
2. REROUTE & EXTEND EXISTING STORMWATER TIGHTLINE SYSTEM AS NECESSARY TO ACCOMMODATE NEW AND ABANDONED DOWNSPOUTS.
3. PROVIDE FOUNDATION DRAINAGE SYSTEM ALONG EXTERIOR PERIMETER OF ALL FOUNDATION WALLS ENCLOSING THE NEW SPACE. INTEGRATE WITH AND ADJUST EXISTING FOUNDATION DRAINAGE SYSTEM AS APPLICABLE. CONNECT TO STORM WATER TIGHTLINE SYSTEM DOWNSTREAM FROM TIGHTLINE SERVING DOWNSPOUTS.
4. STEP FOOTINGS AS REQUIRED BY GRADE.

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



CONSTRUCTION PLAN NOTES:

- (A) GC TO COORDINATE & REDIRECT PLUMBING AND VENTING LINES FOR NEW BATHROOM LOCATION. GC TO INSTALL FURNITURE, EQUIPMENT & ACCESSORIES AS SELECTED BY OWNER.
- (B) INSTALL NEW EGRESS WINDOW IN BEDROOM. GC TO FV (E) CONDITIONS MEET REQUIREMENTS PER IRC SECTION R310.
- (C) INSTALL NEW WINDOW WELL FOR NEW EGRESS WINDOW TO MEET REQUIREMENTS PER IRC R310. SEE DETAIL 18/A2.0 FOR WINDOW WELL REQUIREMENTS.
- (D) GC TO COORDINATE & REDIRECT PLUMBING AND VENTING LINES FOR NEW WATER HEATER LOCATION. GC TO INSTALL EQUIPMENT PER OWNER & MFR REQUIREMENTS.
- (E) GC TO COORDINATE LINES & REQUIRED DUCTWORK FOR NEW FURN. LOCATION. GC TO INSTALL EQUIPMENT PER OWNER & MFR REQUIREMENTS.

LEGEND

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

DOOR SIZE

DOOR NUMBER
 SEE DOOR SCHEDULE.

NEW OR RELOCATED DOOR

NOTE: DOOR TO MATCH EXISTING UNO

NEW OR RELOCATED WINDOW

WINDOW NUMBER
 SEE WINDOW SCHEDULE.

(E) WINDOW TO REMAIN

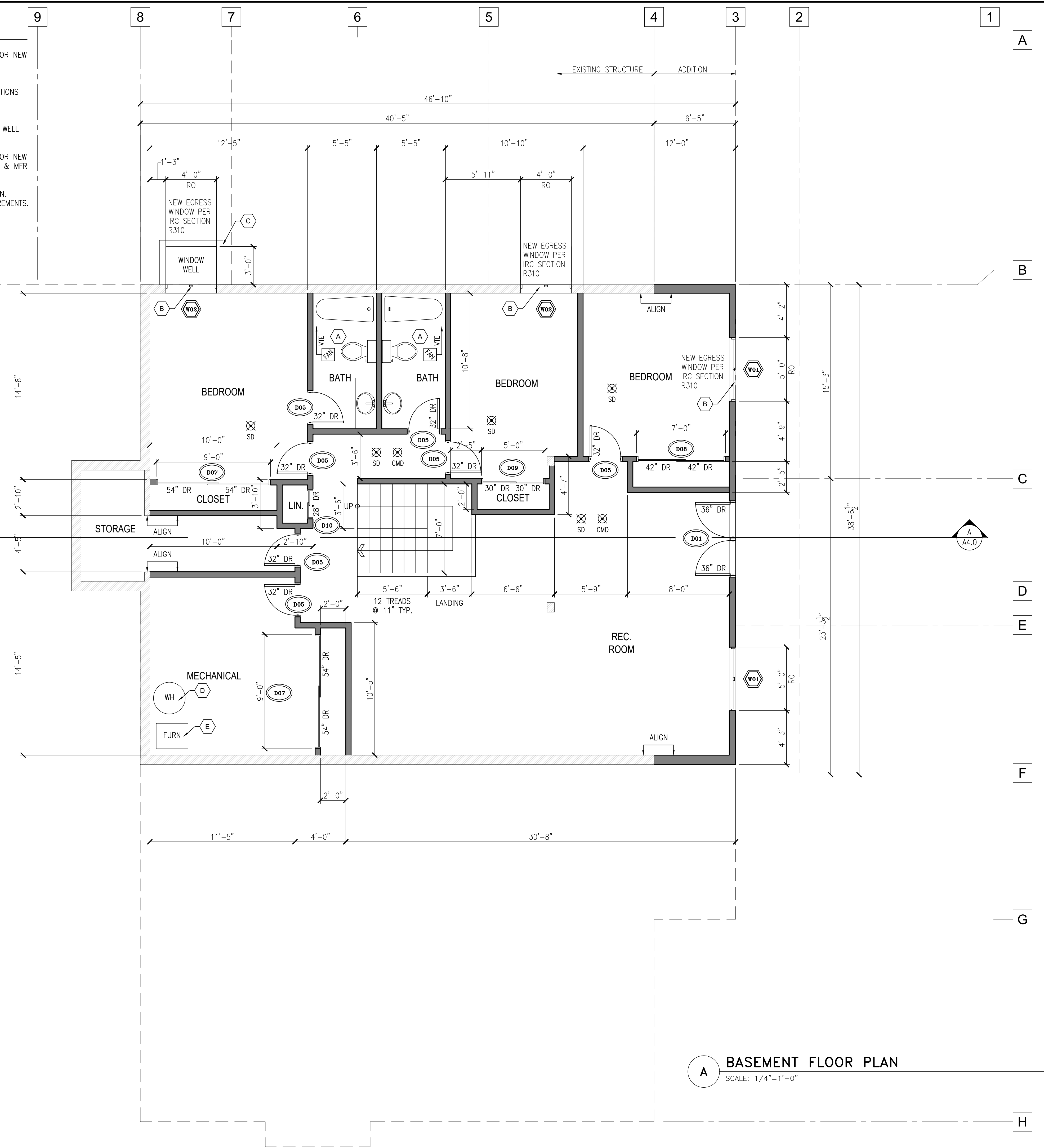
SMOKE DETECTOR (IRC - SECTION R314)
 NOTE: REFER TO SECTION R314.3 FOR LOCATIONS AND R314.4 FOR INTERCONNECTION REQUIREMENTS. ALARMS TO BE HARDWIRED EXCEPT WHEN INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE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

CARBON MONOXIDE DETECTOR (IRC - SECTION R315)

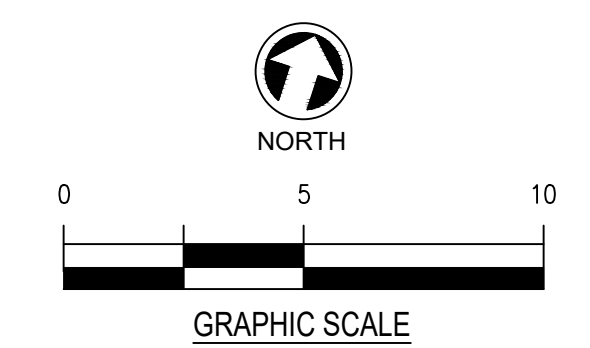
NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS

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

(E) INDICATES EXISTING FIXTURE



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



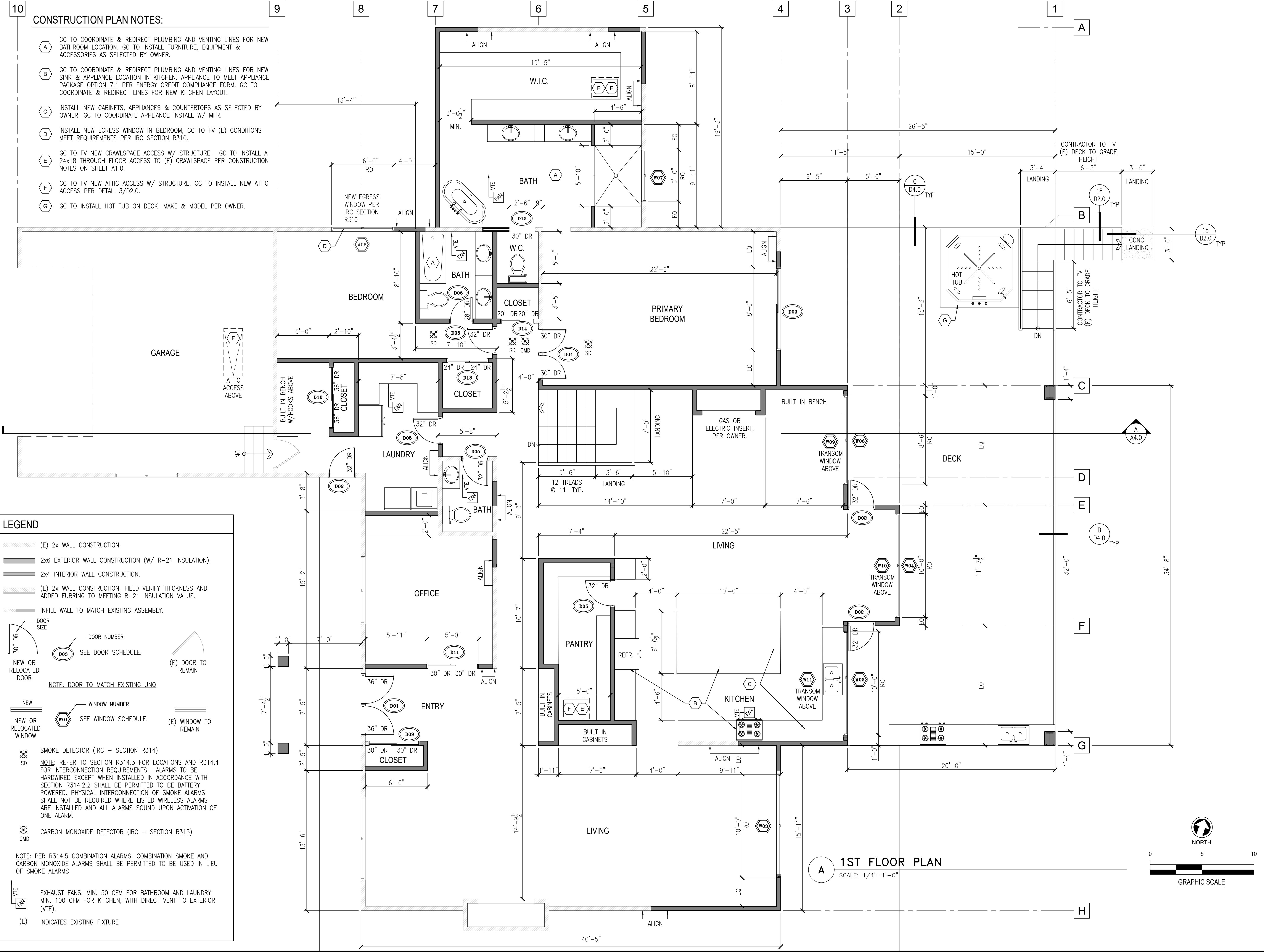
Permit Set	
Job # 24-028	
Description	Date
Permit Intake	12/09/24
Permit No.: 2408-010	
Drawn:	
Stamp/Approval:	
Sheet Name:	
BASEMENT FLOOR PLAN	
Sheet No:	
A2.1	

Permit Set	
Job # 24-028	
Description	Date
Permit Intake	12/09/24

Permit No.: 2408-010
 Drawn:
 Stamp/Approval:

Sheet Name:
1ST FLOOR PLAN

Sheet No:
A2.2



Permit Set	
Job # 24-028	
Description	Date
Permit Intake	12/09/24
Permit No.: 2408-010	
Drawn:	
Stamp/Approval:	
Sheet Name:	ROOF PLAN
Sheet No.:	A2.3

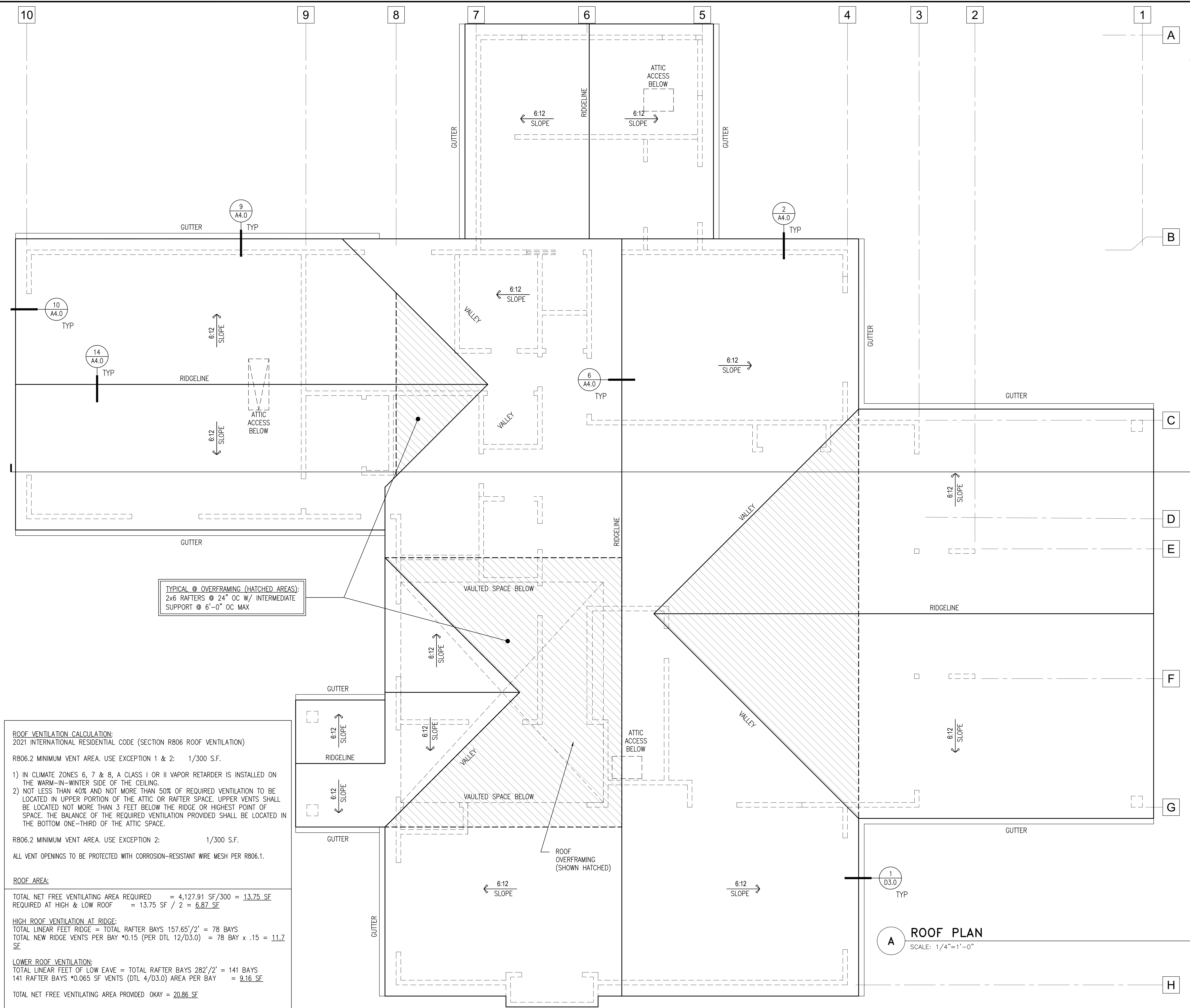
ROOF PLAN NOTES:

MATERIALS

- A. ROOF FRAMING – MEMBER SIZE AND SPACING PER PLAN & DETAILS. WOOD SPECIES AND MECHANICAL PROPERTIES PER STRUCTURAL.
- B. ROOF DECKING TO BE 1/2" EXTERIOR GRADE ROOF SHEATHING WITH 32/16 SPAN RATING.
- C. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.
- D. **NOTE:** FOR THE 2x ENGINEERED ROOF TRUSSES, THE TRUSS MANUFACTURER SHALL SUBMIT TO THE PLANS REVIEWER, SHOP DRAWINGS AND CALCULATIONS STAMPED, SIGNED, AND DATED BY A WASHINGTON STATE LICENSED ENGINEER WHICH MEET ALL THE REQUIREMENTS OF SECTION R802.10. TRUSS PLATES TO BE ICC APPROVED. TOP AND BOTTOM CHORDS SHALL BE D.F. NO. 2 OR BETTER.

REQUIREMENTS

- 1. R-49 BATT INSULATION @ ALL ATTIC CEILING CONDITIONS.
- 2. SINGLE PLY ROOFING MEMBRANE:
 - TPO:** REFER TO ASTM D6878 STANDARD SPECIFICATION FOR THERMOPLASTIC POLYOLEFIN BASED SHEET ROOFING
 - EPDM:** REFER TO ASTM D4637 STANDARD SPECIFICATION FOR EPDM SHEET USED IN SINGLE-PLY ROOF MEMBRANE
 - PVC:** REFER TO ASTM D4434 STANDARD SPECIFICATION FOR POLY(VINYL CHLORIDE) SHEET ROOFING
 (PROVIDE UNDERLAYMENT PER MFR'S REQUIREMENT.)
- 3. PROVIDE FIREBLOCKING PER SECTION R602.8.



TYPICAL @ OVERFRAMING (HATCHED AREAS):
2x6 RAFTERS @ 24" OC W/ INTERMEDIATE SUPPORT @ 6'-0" OC MAX

ROOF VENTILATION CALCULATION:
2021 INTERNATIONAL RESIDENTIAL CODE (SECTION R806 ROOF VENTILATION)

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

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

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

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

ROOF AREA:

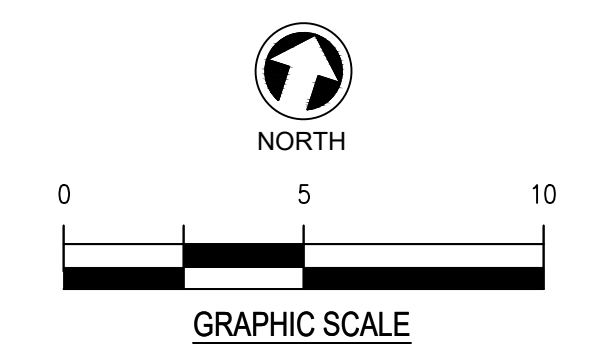
TOTAL NET FREE VENTILATING AREA REQUIRED = 4,127.91 SF/300 = 13.75 SF
REQUIRED AT HIGH & LOW ROOF = 13.75 SF / 2 = 6.87 SF

HIGH ROOF VENTILATION AT RIDGE:
TOTAL LINEAR FEET RIDGE = TOTAL RAFTER BAYS 157.65'/2' = 78 BAYS
TOTAL NEW RIDGE VENTS PER BAY *0.15 (PER DTL 12/D3.0) = 78 BAY x .15 = 11.7 SF

LOWER ROOF VENTILATION:
TOTAL LINEAR FEET OF LOW EAVE = TOTAL RAFTER BAYS 282'/2' = 141 BAYS
141 RAFTER BAYS *0.065 SF VENTS (DTL 4/D3.0) AREA PER BAY = 9.16 SF

TOTAL NET FREE VENTILATING AREA PROVIDED OKAY = 20.86 SF

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





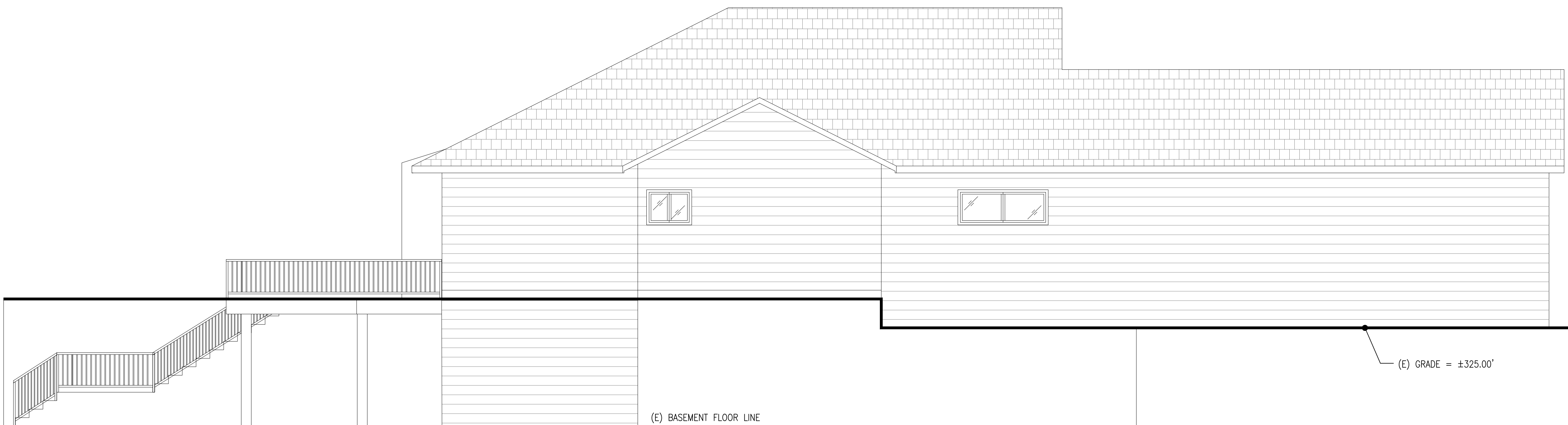
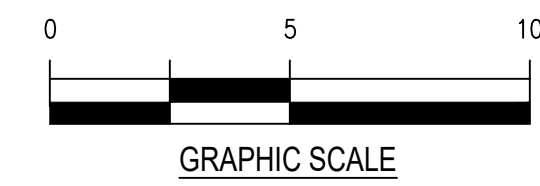
CONSTRUCTION
AND REMODELING

SCHARHON - RESIDENCE

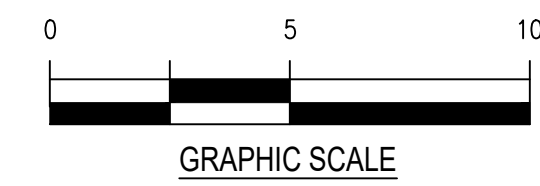
Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040



B EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



A EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



Permit Set

Job # 24-028

Description Date
Permit Intake 12/09/24

Permit No.: 2408-010

Drawn:
Stamp/Approval:

Sheet Name:

EXISTING
ELEVATIONS

Sheet No:

A3.1



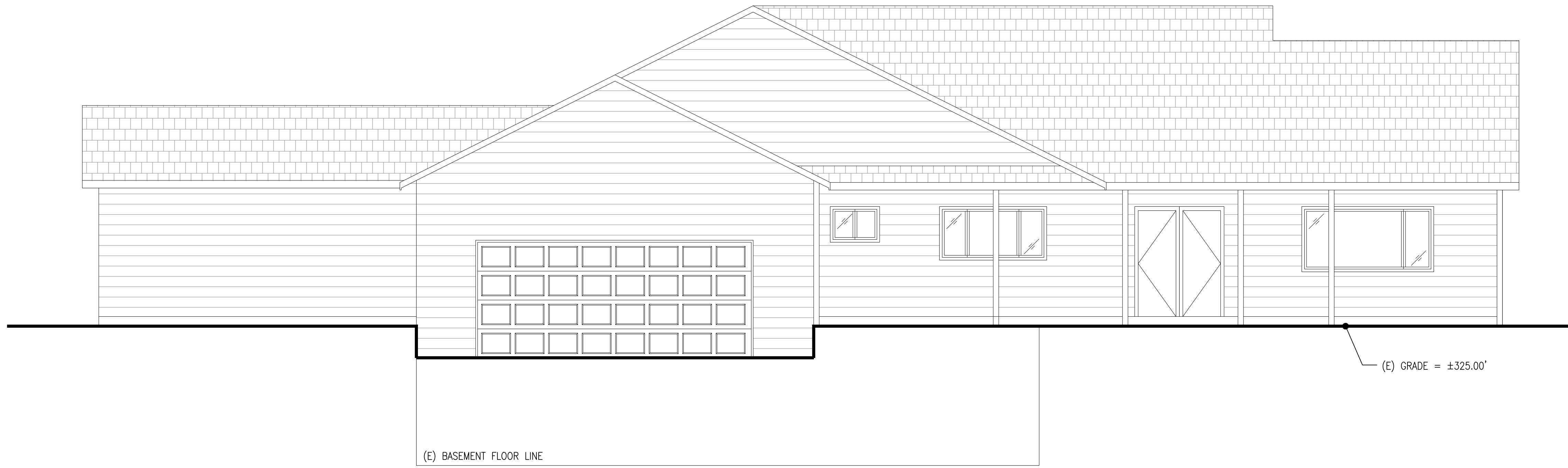
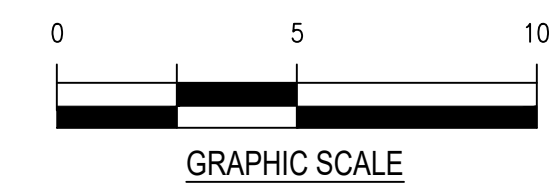
CONSTRUCTION
AND REMODELING

SCHARHON - RESIDENCE

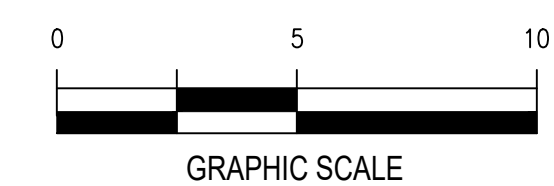
Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040



B EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



A EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



Permit Set

Job # 24-028

Description Date
Permit Intake 12/09/24

Permit No.: 2408-010

Drawn:
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Sheet Name:

EXISTING
ELEVATIONS

Sheet No:

A3.2



CONSTRUCTION
AND REMODELING

SCHARHON - RESIDENCE

Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040

Permit Set

Job # 24-028

Description Date
Permit Intake 12/09/24

Permit No.: 2408-010

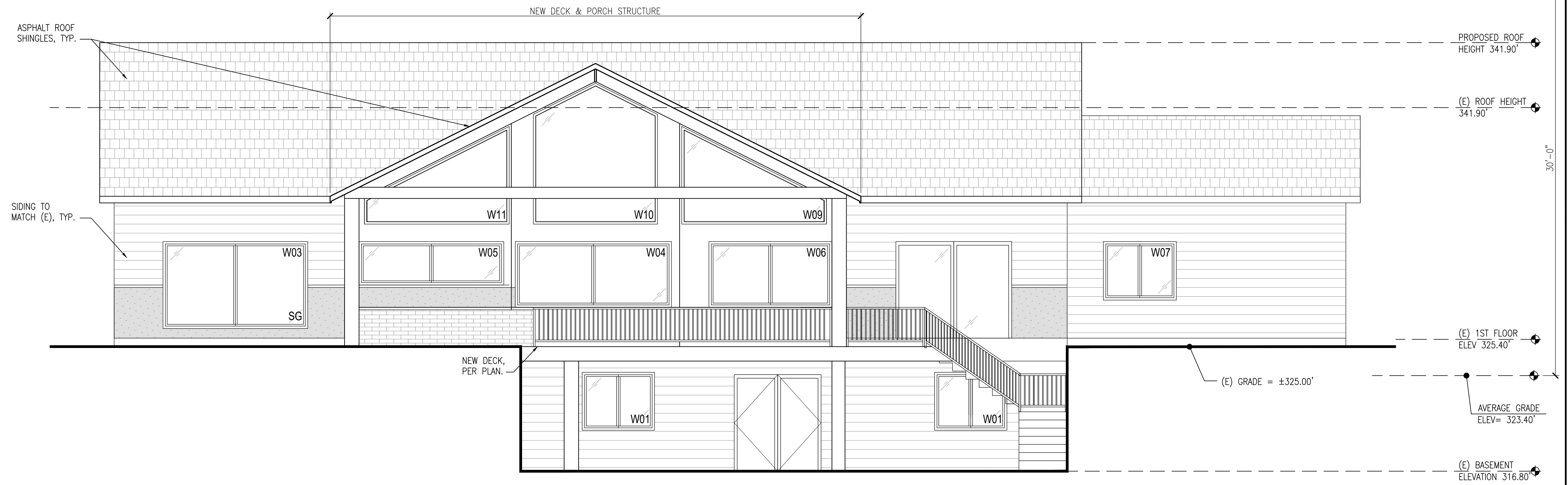
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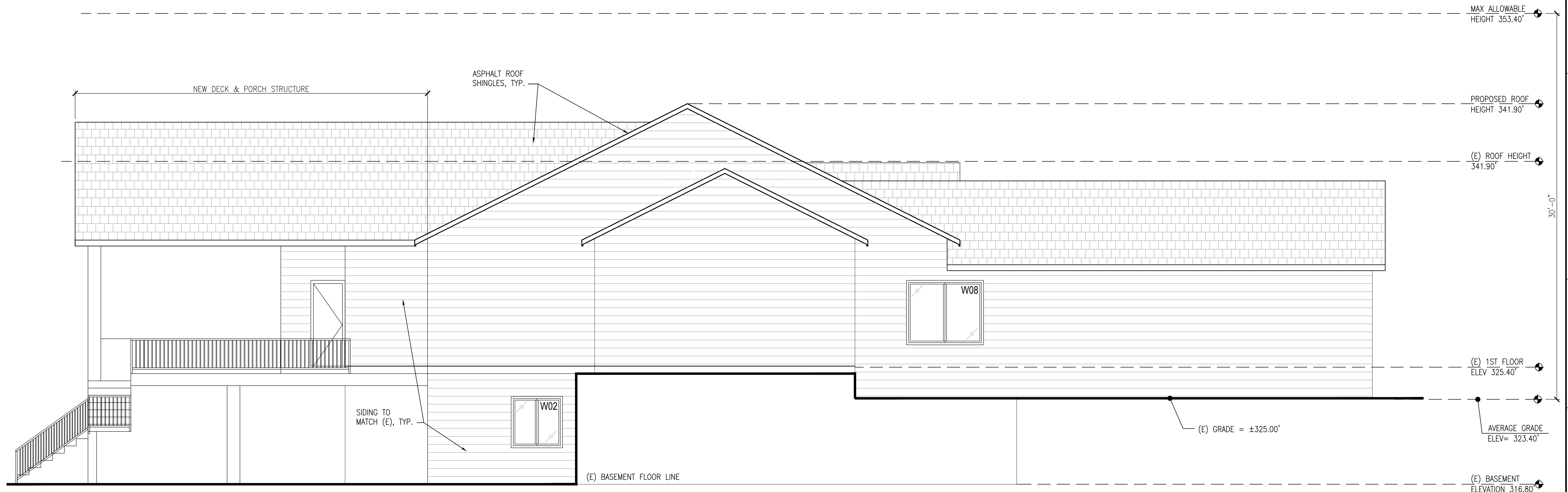
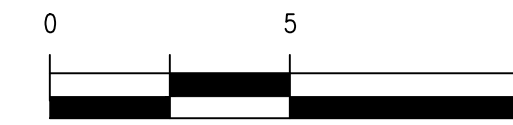
ELEVATIONS

Sheet No:

A3.3



B EAST ELEVATION
SCALE: 1/4"=1'-0"



A NORTH ELEVATION
SCALE: 1/4"=1'-0"



GRAPHIC SCALE



CONSTRUCTION
AND REMODELING

SCHARHON - RESIDENCE

Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040

Permit Set

Job # 24-028

Description Date
Permit Intake 12/09/24

Permit No.: 2408-010

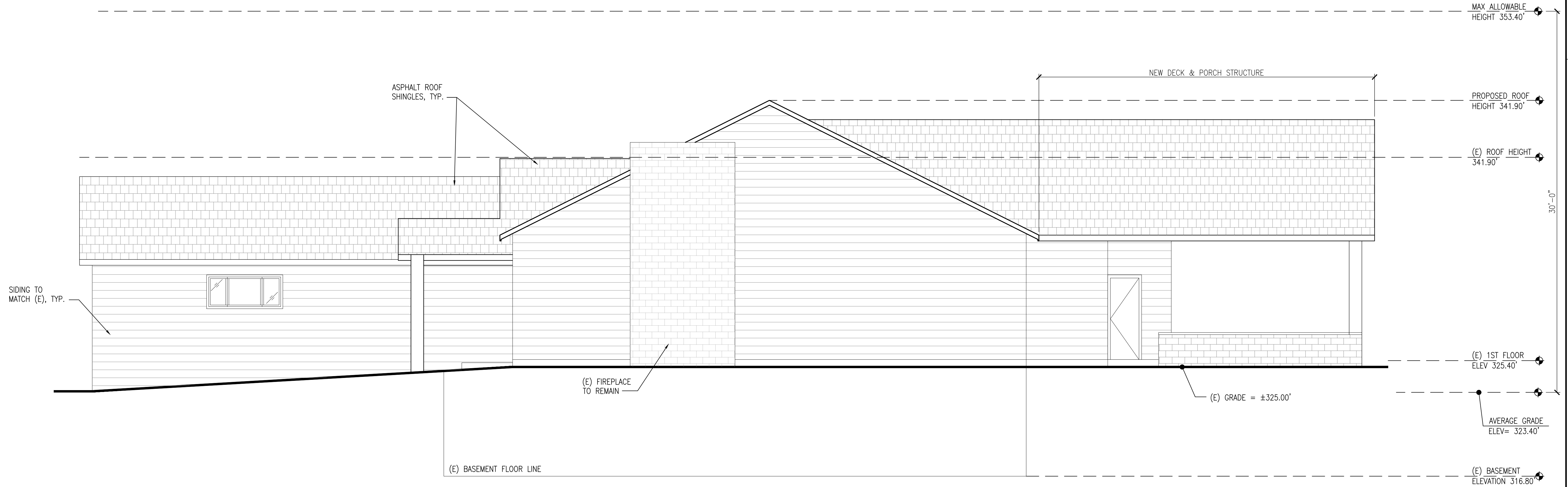
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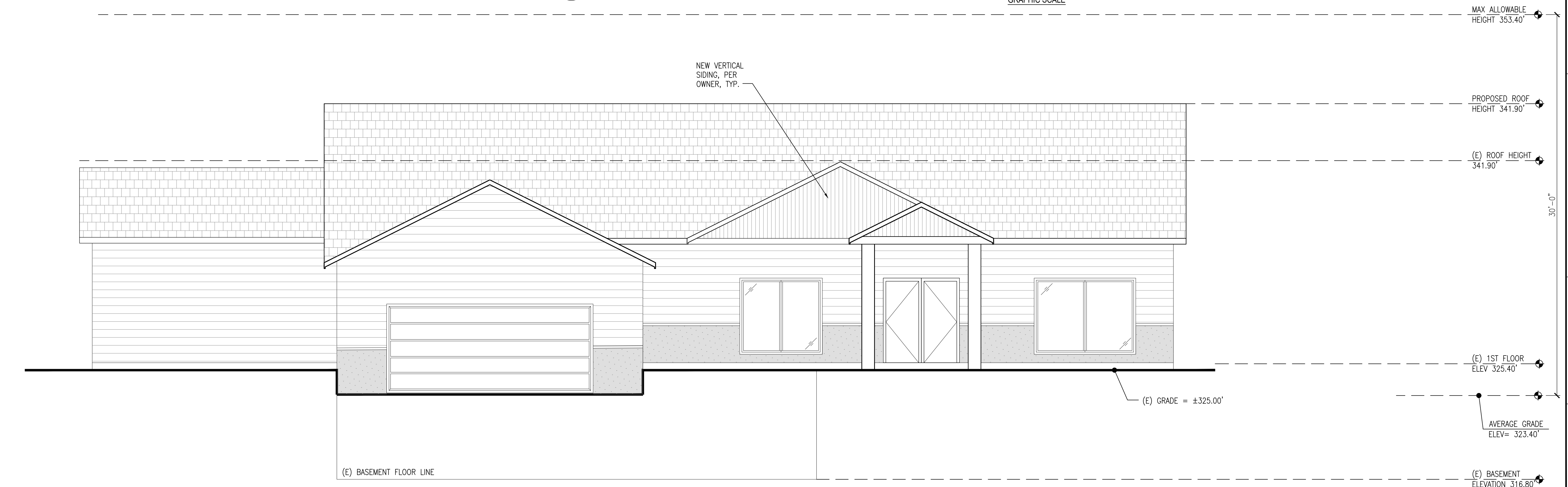
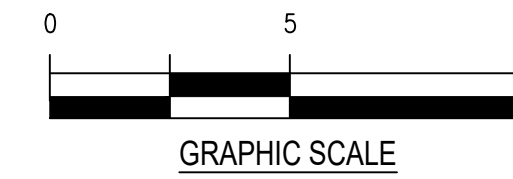
ELEVATIONS

Sheet No:

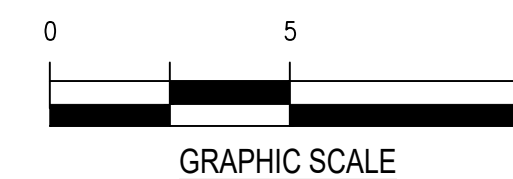
A3.4



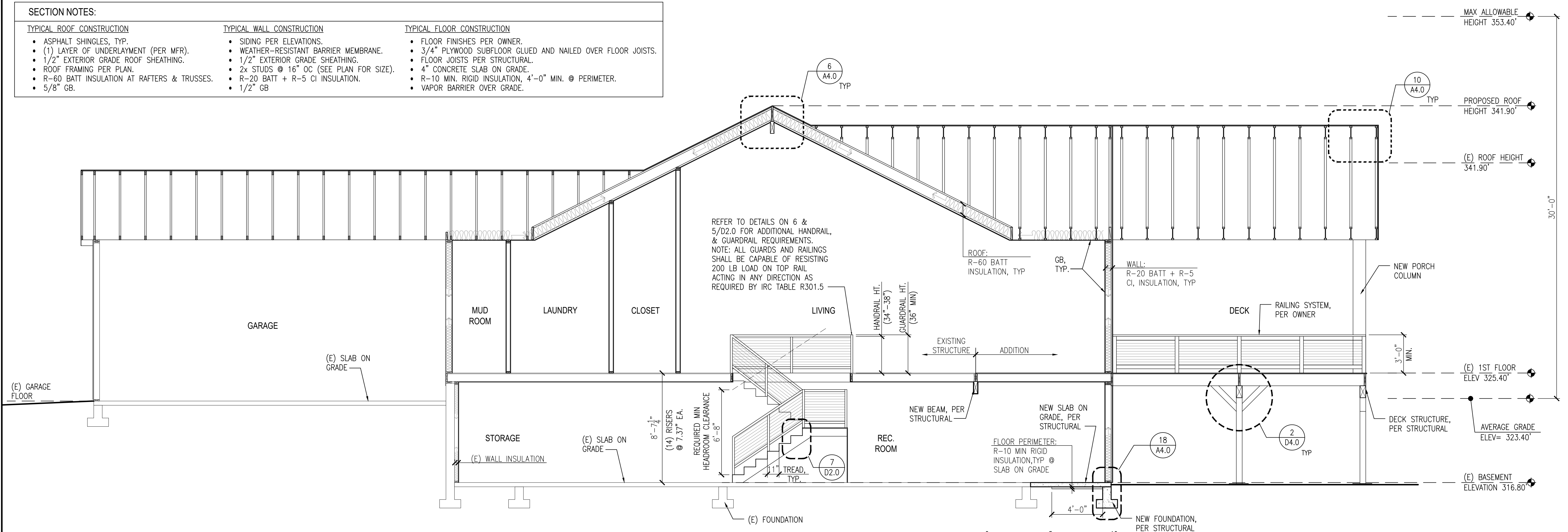
B SOUTH ELEVATION
SCALE: 1/4"=1'-0"



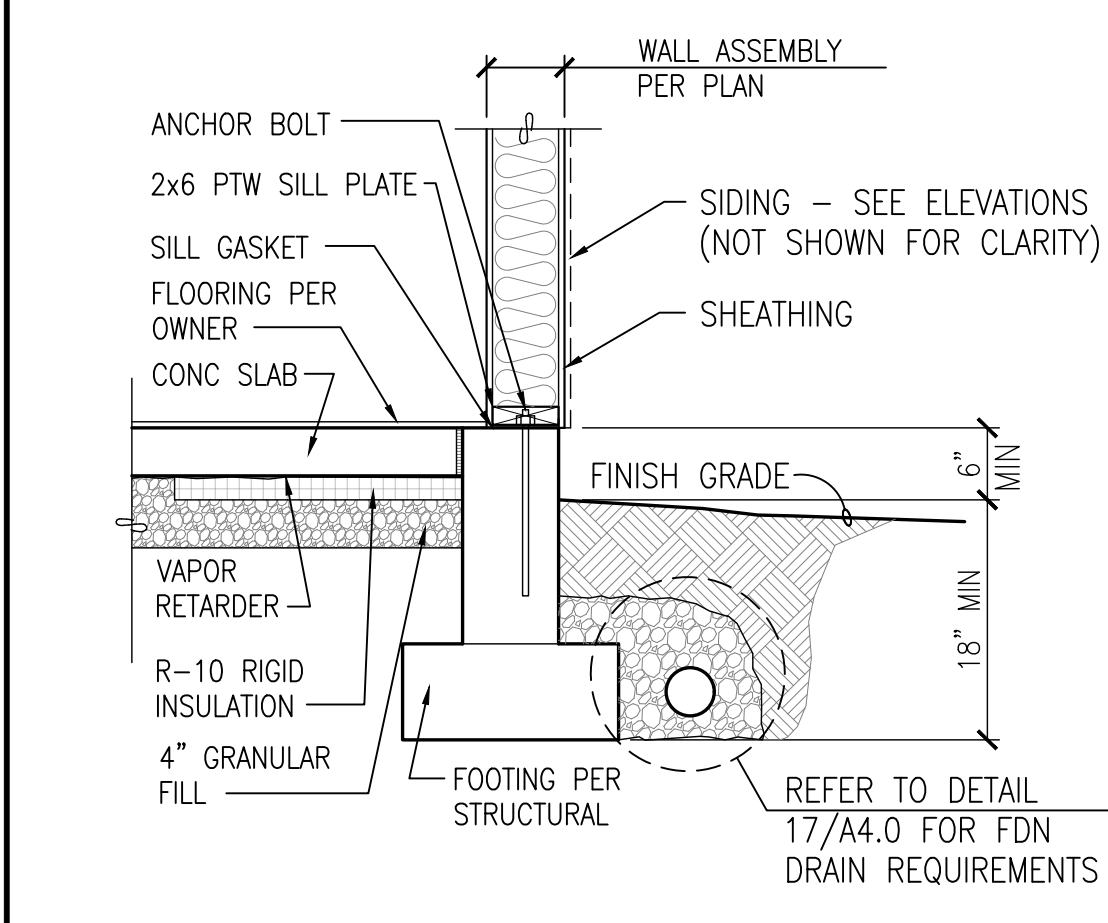
A WEST ELEVATION
SCALE: 1/4"=1'-0"



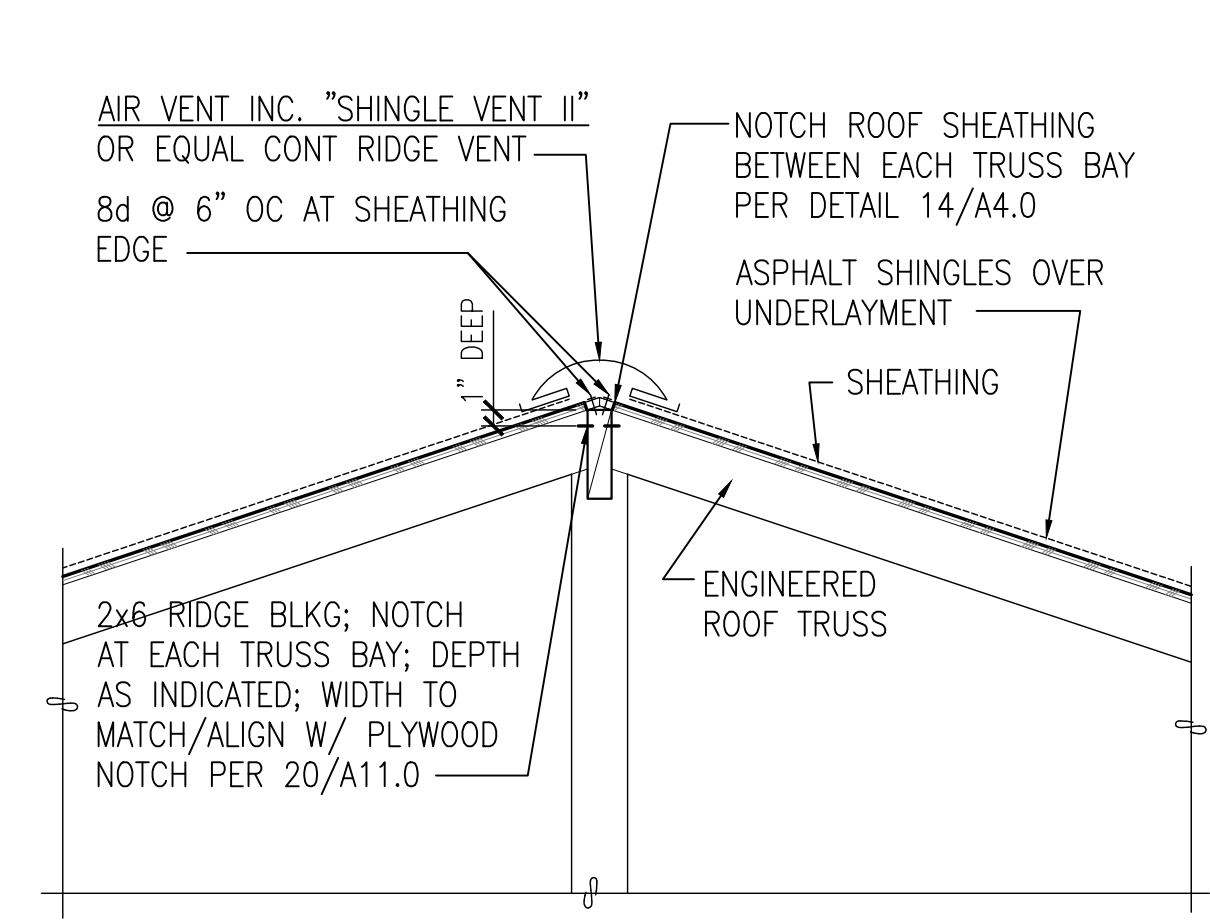
TYPICAL ROOF CONSTRUCTION	TYPICAL WALL CONSTRUCTION	TYPICAL FLOOR CONSTRUCTION
<ul style="list-style-type: none"> ASPHALT SHINGLES, TYP. (1) LAYER OF UNDERLAYMENT (PER MFR). 1/2" EXTERIOR GRADE ROOF SHEATHING. ROOF FRAMING PER PLAN. R-60 BATT INSULATION AT RAFTERS & TRUSSES. 5/8" GB. 	<ul style="list-style-type: none"> SIDING PER ELEVATIONS. WEATHER-RESISTANT BARRIER MEMBRANE. 1/2" EXTERIOR GRADE SHEATHING. 2x STUDS @ 16" OC (SEE PLAN FOR SIZE). R-20 BATT + R-5 CI INSULATION. 1/2" GB 	<ul style="list-style-type: none"> FLOOR FINISHES PER OWNER. 3/4" PLYWOOD SUBFLOOR GLUED AND NAILED OVER FLOOR JOISTS. FLOOR JOISTS PER STRUCTURAL. 4" CONCRETE SLAB ON GRADE. R-10 MIN. RIGID INSULATION, 4'-0" MIN. @ PERIMETER. VAPOR BARRIER OVER GRADE.



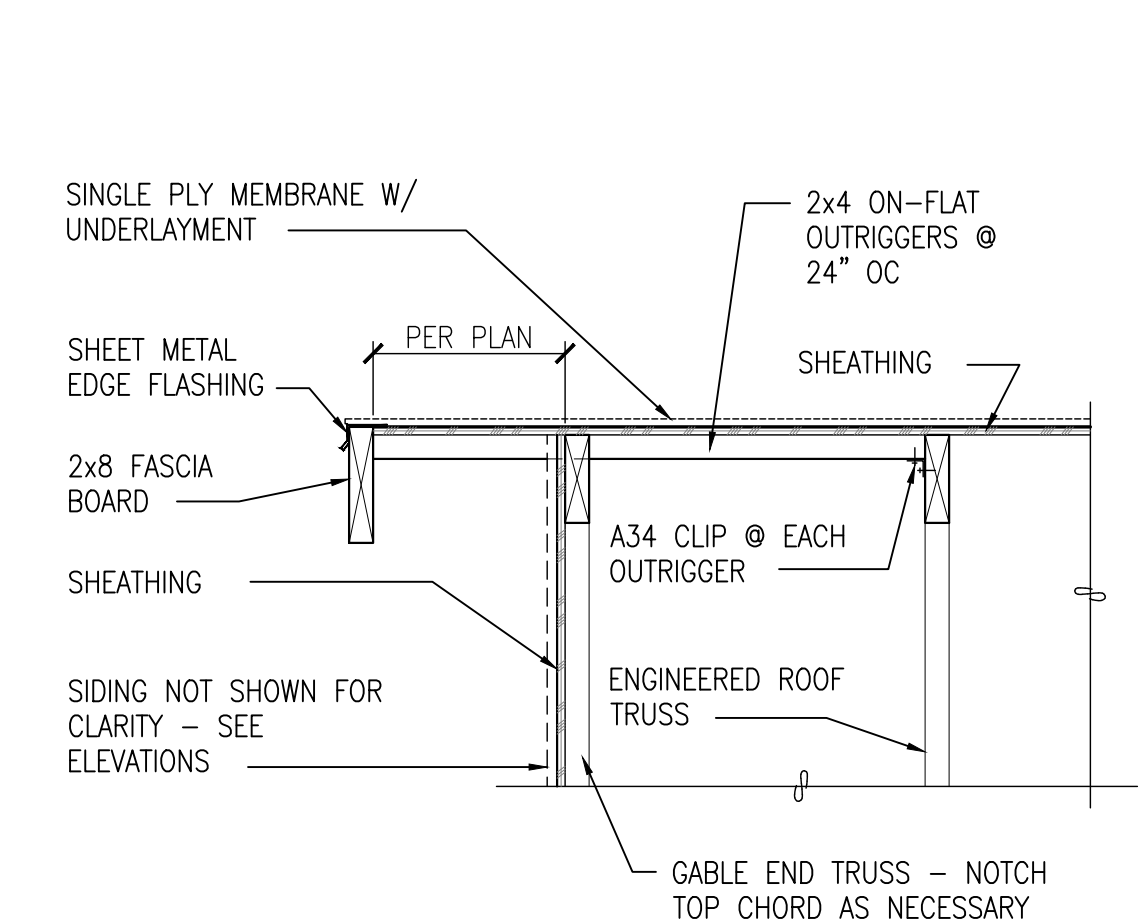
A SECTION
SCALE: 1/4"=1'-0"



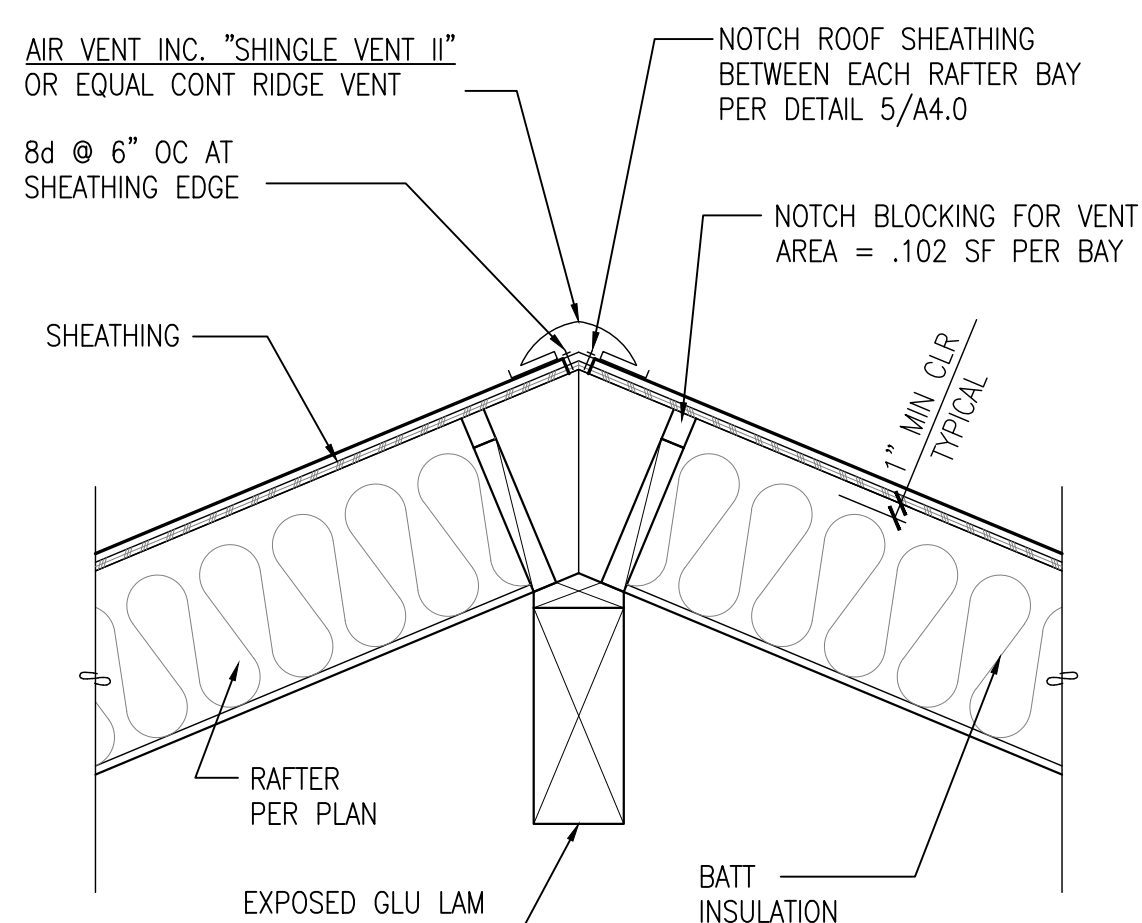
18 DETAIL
SCALE: 3/4"=1'-0"



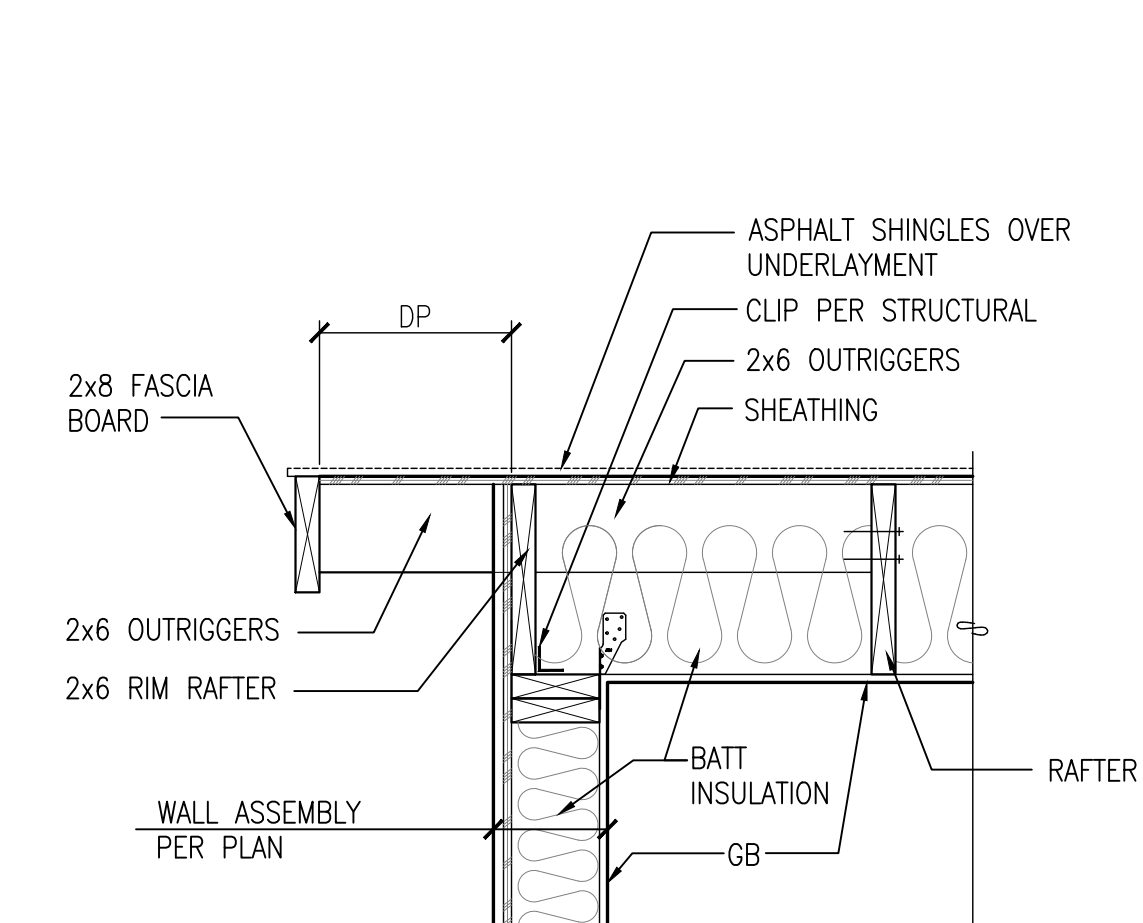
14 DETAIL
SCALE: 1"=1'-0"



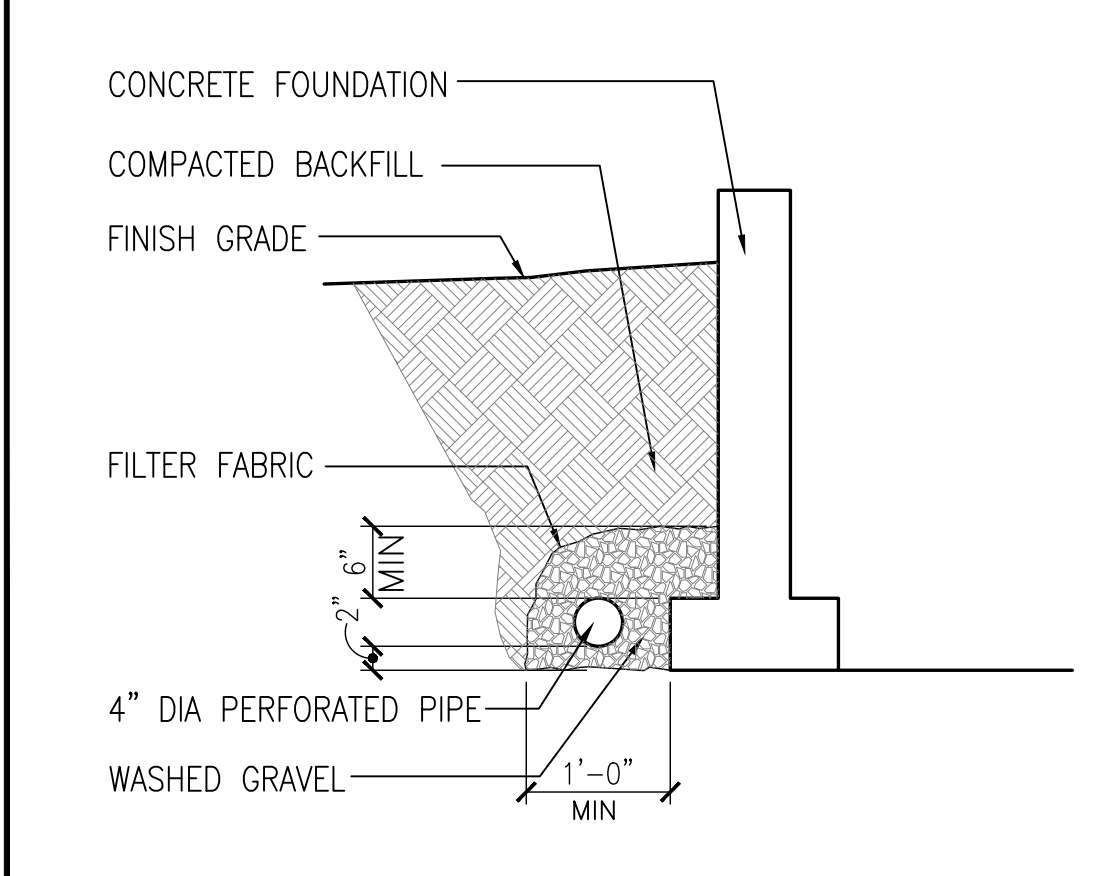
10 DETAIL
SCALE: 1"=1'-0"



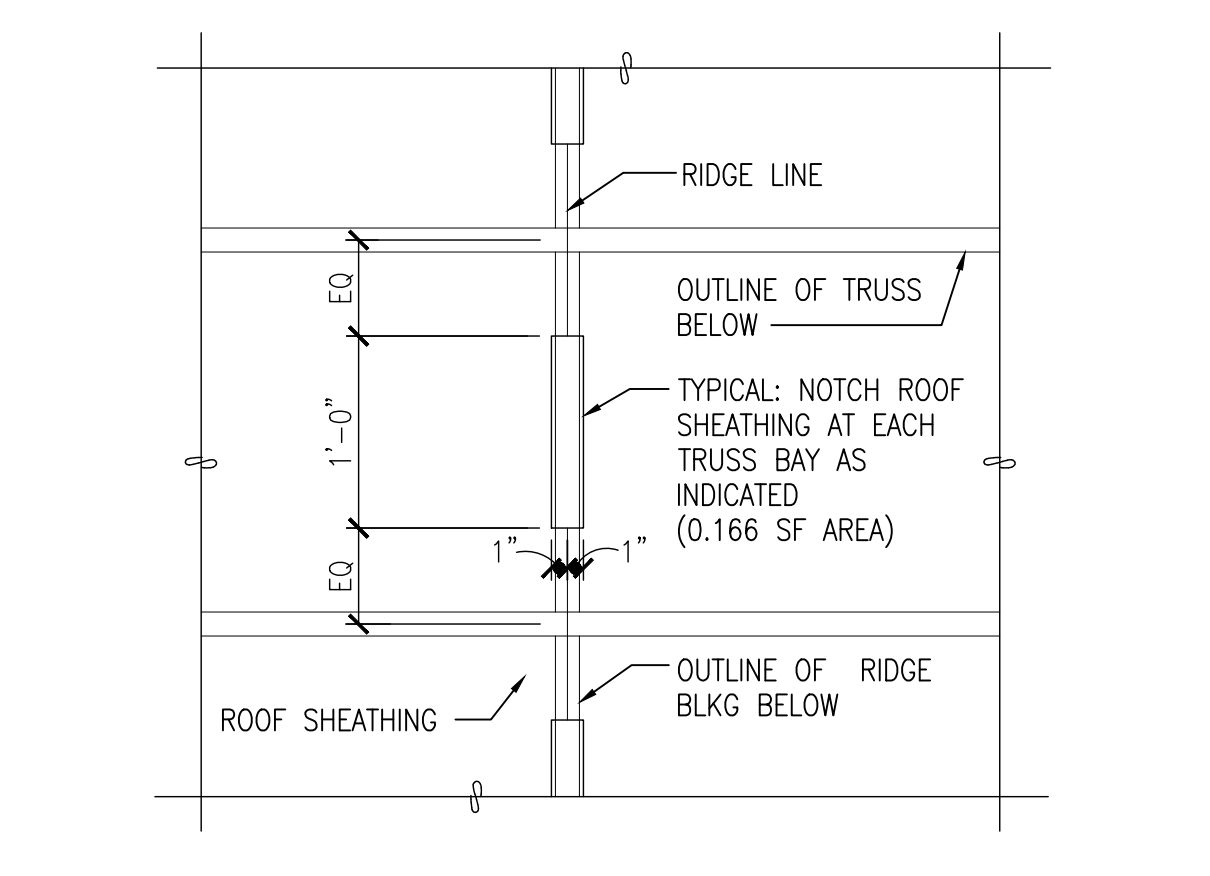
6 DETAIL
SCALE: 1"=1'-0"



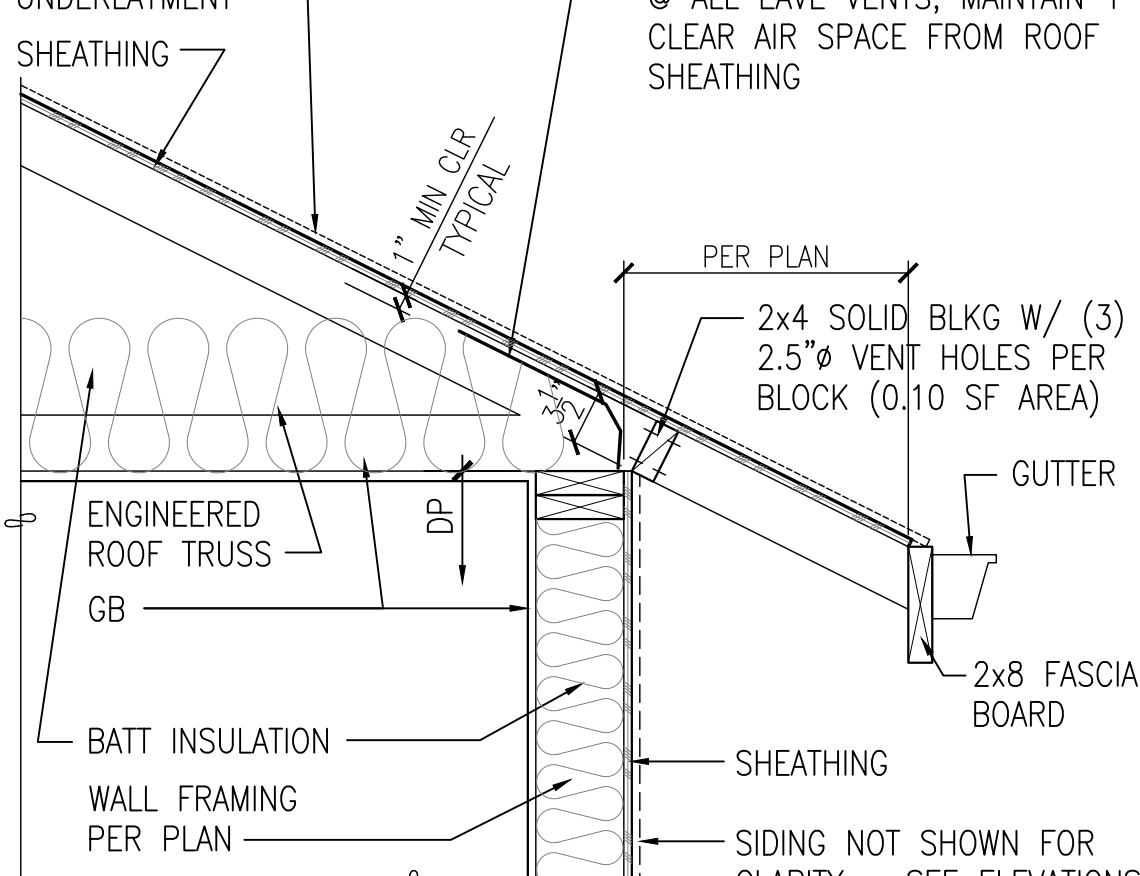
2 DETAIL
SCALE: 1"=1'-0"



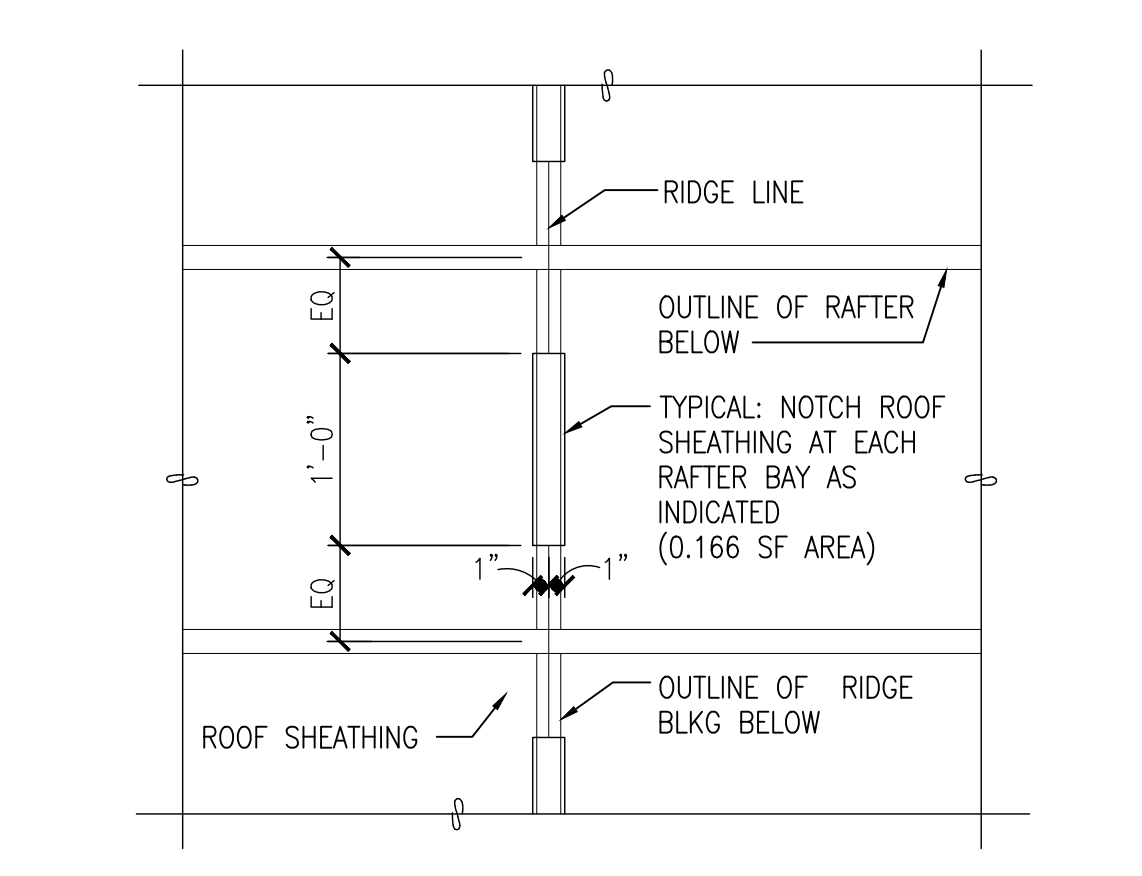
17 FOUNDATION DRAINAGE SYSTEM
SCALE: 3/4"=1'-0"



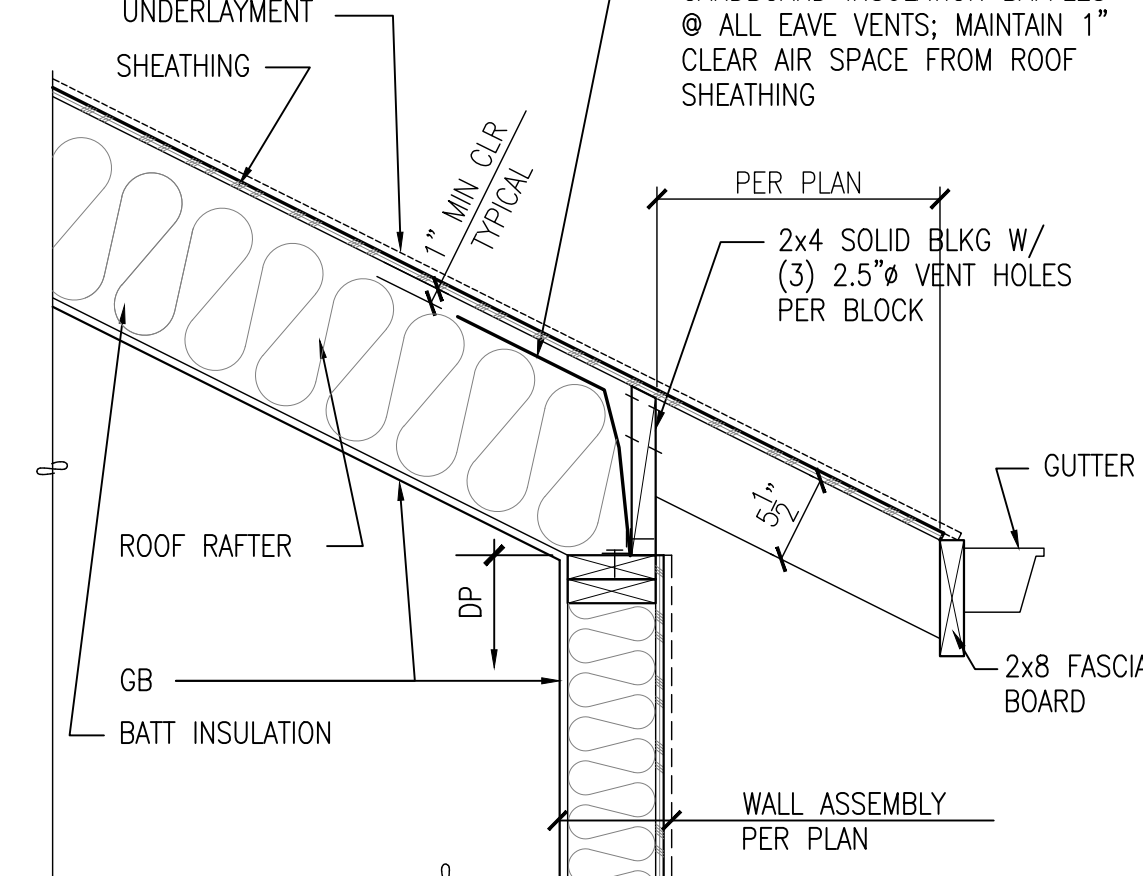
13 DETAIL
SCALE: 1"=1'-0"



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



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



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

Permit Set
Job # 24-028
Description
Permit Intake
Date
12/09/24

Permit No.: 2408-010

Drawn:
Stamp/Approval:

Sheet Name:

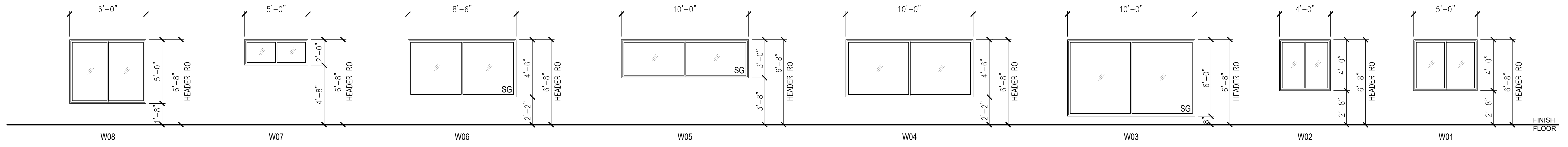
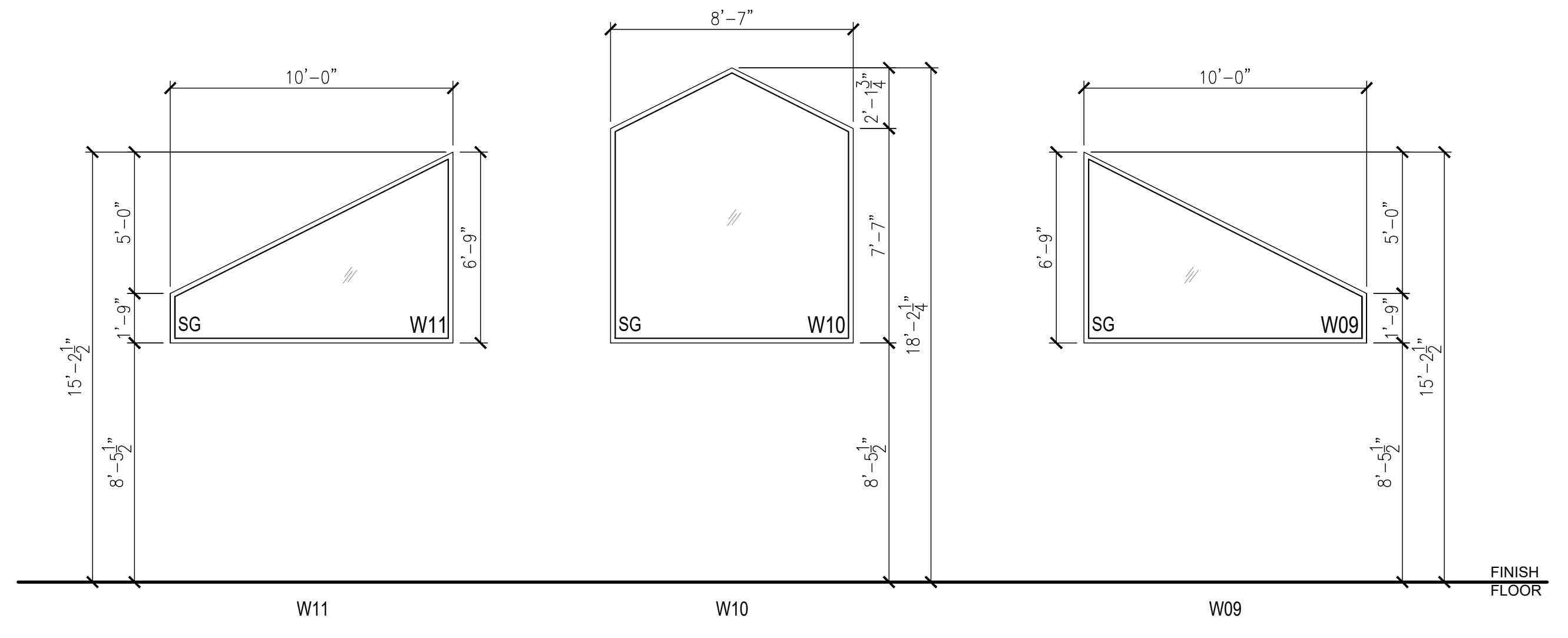
SECTION & DETAILS

Sheet No:

A4.0

SCHARHON - RESIDENCE

Addition & Alteration
9150 SE 54th St, Mercer Island, WA 98040



IDEN	TYPE	MATERIAL	SIZE		ROUGH OPENING		QUANTITY	TOTAL AREA	SPEC	DESCRIPTION
			WIDTH	HEIGHT	WIDTH	HEIGHT				
W01	SLIDER	VINYL	5'-0"	4'-0"	PER ELEVATION	2	40.00 SF	(A)		
W02	SLIDER	VINYL	4'-0"	4'-0"	PER ELEVATION	2	32.00 SF	(A)		
W03	FIXED	VINYL	10'-0"	6'-0"	PER ELEVATION	1	60.00 SF	(A)	SG REQUIRED	
W04	FIXED	VINYL	10'-0"	4'-6"	PER ELEVATION	1	45.00 SF	(A)		
W05	SLIDER	VINYL	10'-0"	3'-0"	PER ELEVATION	1	30.00 SF	(A)	SG REQUIRED	
W06	FIXED	VINYL	8'-6"	4'-6"	PER ELEVATION	1	38.25 SF	(A)	SG REQUIRED	
W07	FIXED	VINYL	5'-0"	2'-0"	PER ELEVATION	1	10.00 SF	(A)		
W08	FIXED	VINYL	6'-0"	5'-0"	PER ELEVATION	1	30.00 SF	(A)		
W09	TRANSOM FIXED	VINYL	PER ELEV	PER ELEV	PER ELEVATION	1	42.40 SF	(A)	SG REQUIRED	
W10	TRANSOM FIXED	VINYL	PER ELEV	PER ELEV	PER ELEVATION	1	74.21 SF	(A)	SG REQUIRED	
W11	TRANSOM FIXED	VINYL	PER ELEV	PER ELEV	PER ELEVATION	1	42.40 SF	(A)	SG REQUIRED	
TOTAL QUANTITY							13	444.26 SF	TOTAL AREA (SQUARE FEET)	

NOTES:
(1)

SPECIFICATION:
(A) ALL VERTICAL FENESTRATION TO HAVE U-FACTOR = 0.30 MAX OR BETTER; NFRC-CERTIFIED

IDEN	TYPE	DOOR SIZE		ROUGH OPENING		MATERIAL	QUANTITY	TOTAL AREA	U-FACTOR (MIN OR BETTER NFRC-CERTIFIED)	DESCRIPTION
		WIDTH	HEIGHT	WIDTH	HEIGHT					
D01	FRENCH DOOR	6'-0"	6'-8"	6'-2"	6'-10.5"	FIBERGLASS WOODCLAD	2	80	0.30	INSULATED DOOR
D02	SINGLE PANEL	2'-8"	6'-8"	2'-10"	6'-10.5"	FIBERGLASS WOODCLAD	3	53.15	0.30	INSULATED DOOR
D03	SLIDING PANEL	8'-0"	6'-8"	8'-2"	6'-10.5"	FIBERGLASS WOODCLAD	1	53.28	0.30	INSULATED, FULL RELITE, SG REQUIRED, REFER TO ELEVATIONS FOR DOOR CONFIGURATION
D04	FRENCH DOOR	5'-0"	6'-8"	5'-2"	6'-10.5"	WOOD	1	-	-	-
D05	SINGLE PANEL	2'-8"	6'-8"	2'-10"	6'-10.5"	WOOD	11	-	-	-
D06	SINGLE PANEL	2'-4"	6'-8"	2'-6"	6'-10.5"	WOOD	1	-	-	-
D07	BY PASS	9'-0"	6'-8"	9'-2"	6'-10.5"	WOOD	2	-	-	-
D08	BY PASS	7'-0"	6'-8"	7'-2"	6'-10.5"	WOOD	1	-	-	-
D09	BY PASS	5'-0"	6'-8"	5'-2"	6'-10.5"	WOOD	1	-	-	-
D10	BY PASS	2'-4"	6'-8"	2'-6"	6'-10.5"	WOOD	1	-	-	-
D11	SLIDER DOORS	5'-0"	6'-8"	5'-2"	6'-10.5"	WOOD	1	-	-	-
D12	BY PASS	6'-0"	6'-8"	6'-2"	6'-10.5"	WOOD	1	-	-	-
D13	BY PASS	4'-0"	6'-8"	4'-2"	6'-10.5"	WOOD	1	-	-	-
D14	BY PASS	3'-4"	6'-8"	3'-6"	6'-10.5"	WOOD	1	-	-	-
D15	POCKET PANEL	2'-6"	6'-8"	2'-8"	6'-10.5"	WOOD	1	-	-	-

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

NOTES:
(A) ALL VERTICAL FENESTRATION TO HAVE U-FACTOR = 0.30 OR BETTER (ENERGY CREDIT OPTION 1.3); NFRC-CERTIFIED

Permit Set
Job # 24-028
Description
Permit Intake
Date
12/09/24

Permit No.: 2408-010

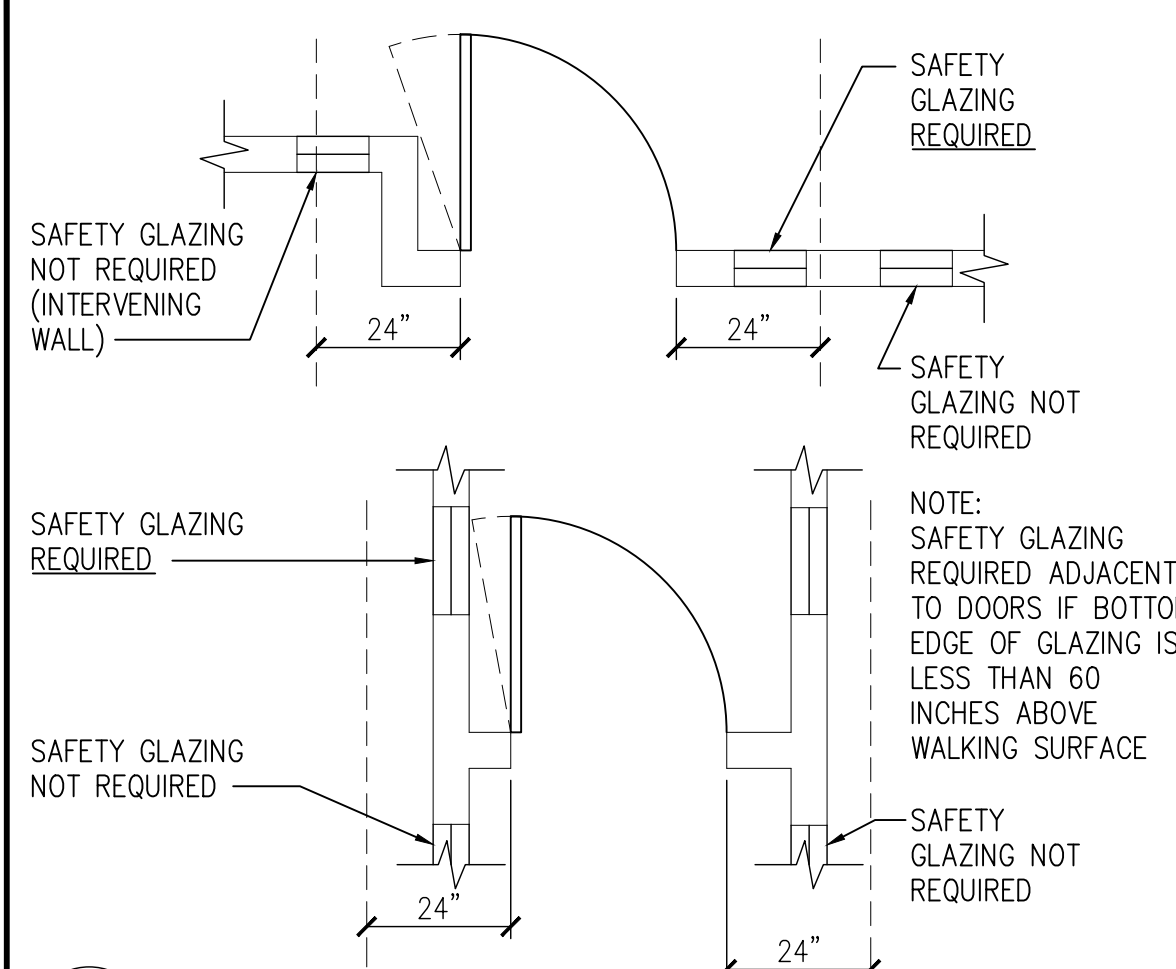
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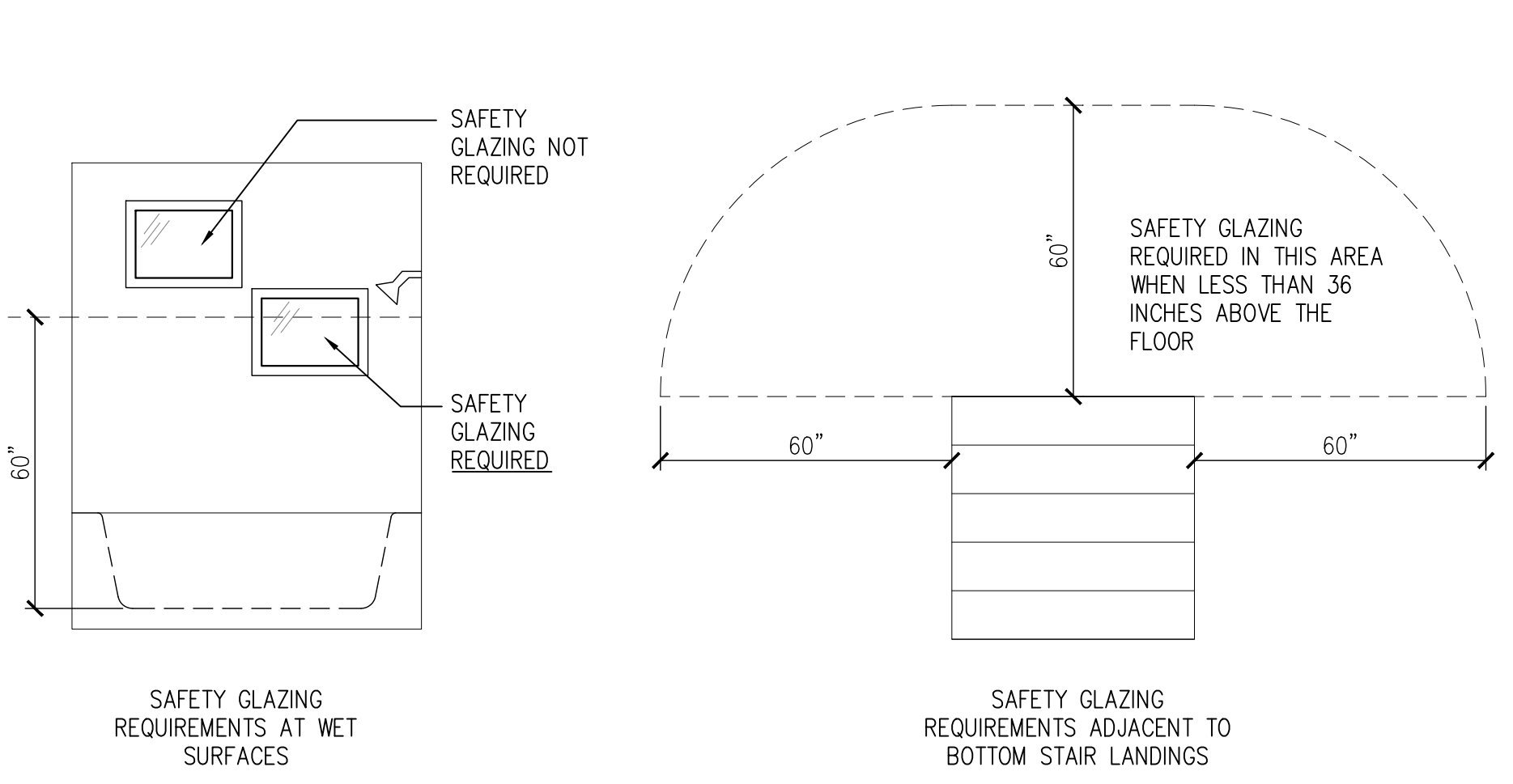
SCHEDULES

Sheet No:

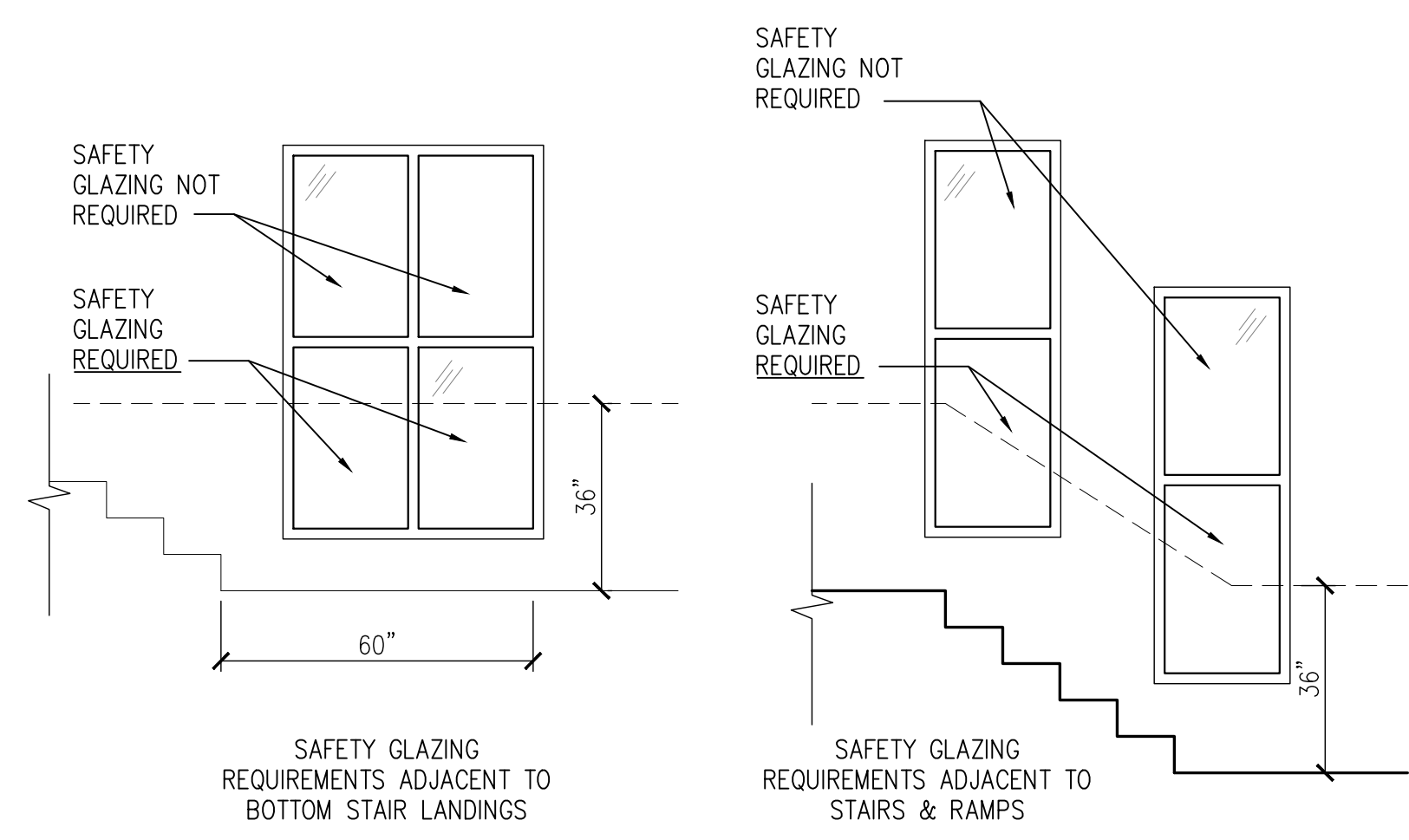
D1.0



A SAFETY GLAZING DETAILS
SCALE: 3/8"=1'-0"



SAFETY GLAZING REQUIREMENTS AT WET SURFACES
SAFETY GLAZING REQUIREMENTS ADJACENT TO BOTTOM STAIR LANDINGS

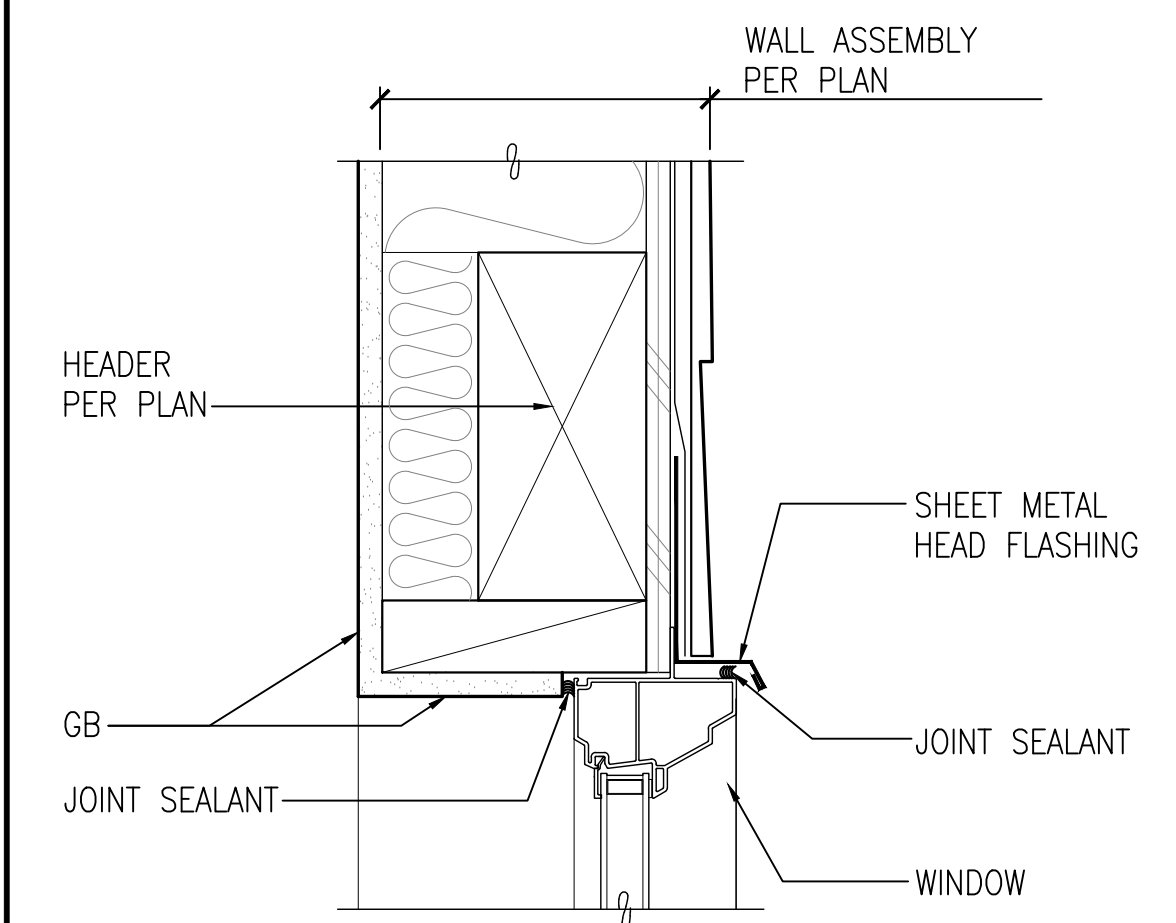


SAFETY GLAZING REQUIREMENTS ADJACENT TO BOTTOM STAIR LANDINGS
SAFETY GLAZING REQUIREMENTS ADJACENT TO STAIRS & RAMP

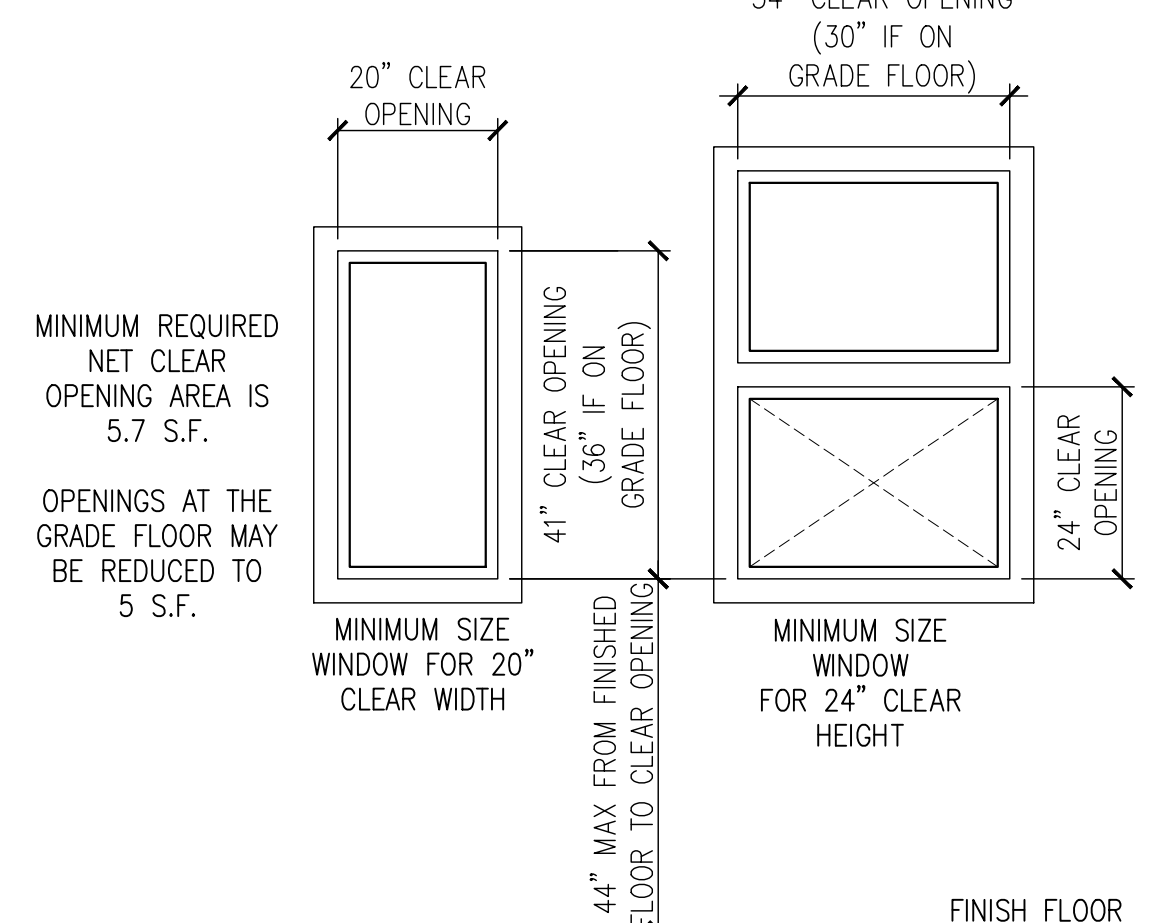
SAFETY GLAZING IN WINDOWS:
REQUIRED IF THE INDIVIDUAL PANEL MEETS ALL THE FOLLOWING REQUIREMENTS:
A. EXPOSED INDIVIDUAL PANEL IS GREATER THAN 9 SQ FT
B. BOTTOM EDGE OF GLAZING IS LESS THAN 18 INCHES FROM FLOOR
C. TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE FLOOR
D. A WALKING SURFACE WITHIN 36 INCHES, MEASURED HORIZONTALLY, FROM THE GLAZING

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

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

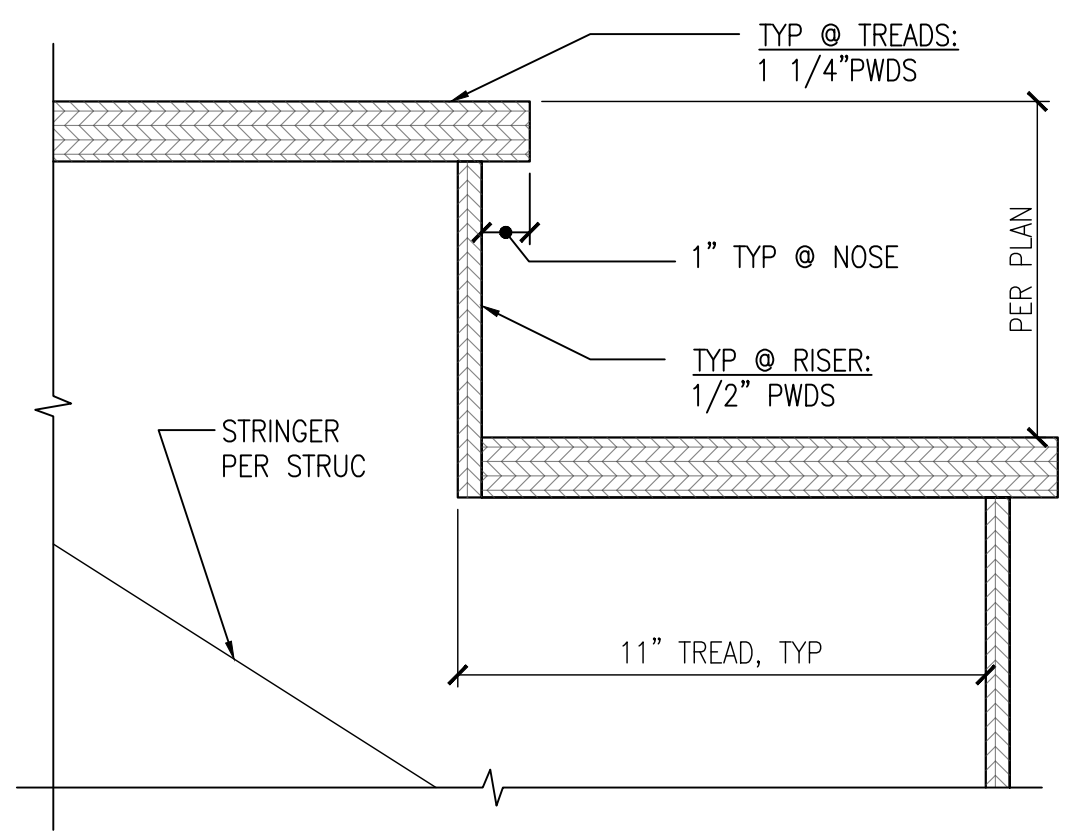


19 HEAD DETAIL
SCALE: 3/8"=1'-0"

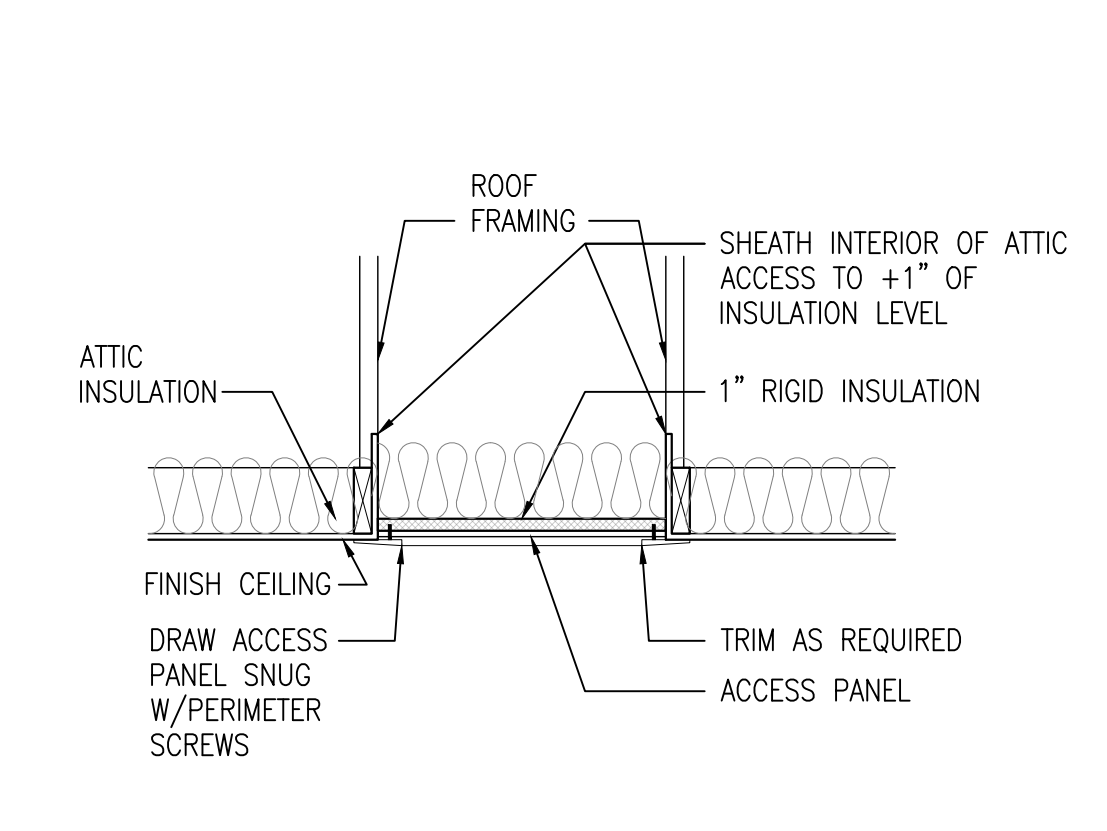


15 MINIMUM EMERGENCY EGRESS OPENING REQUIREMENTS
SCALE: 1/2"=1'-0"

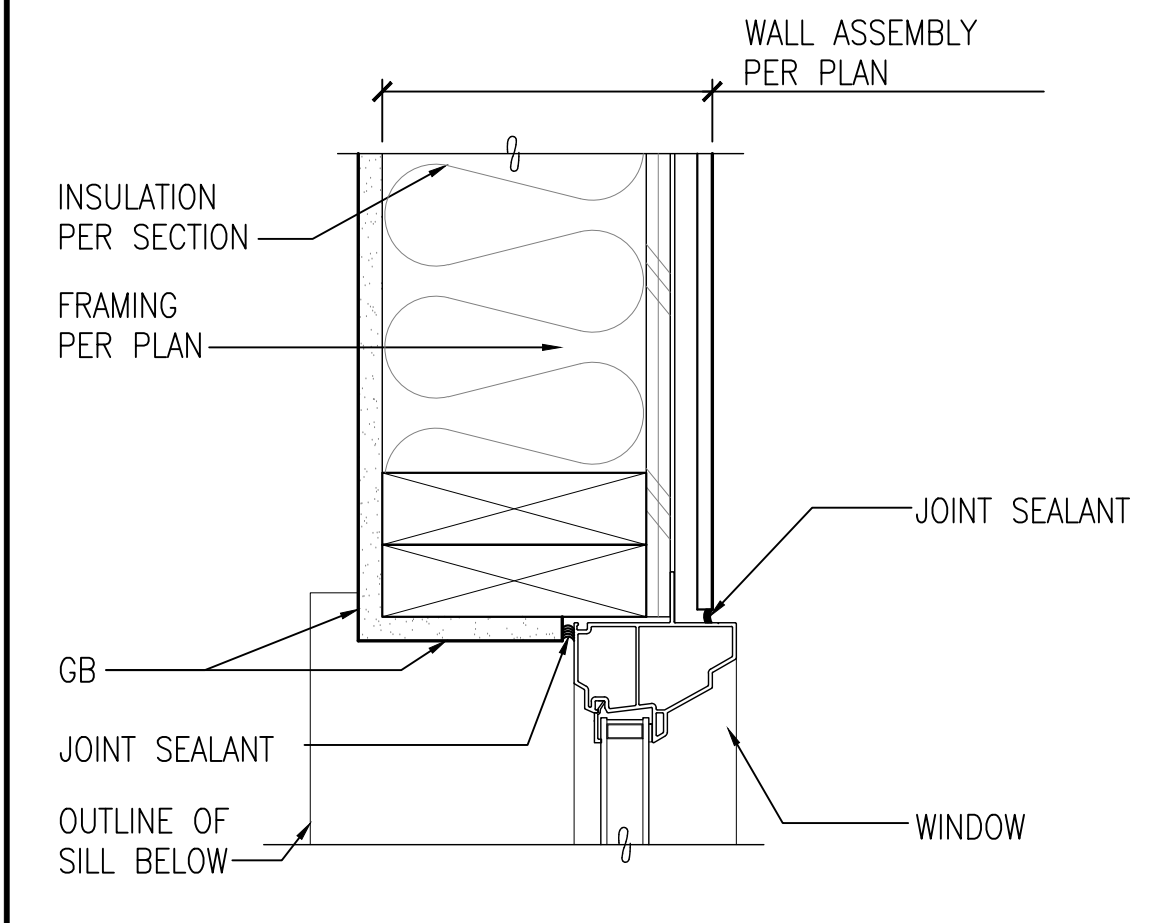
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL NOT HAVE LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL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



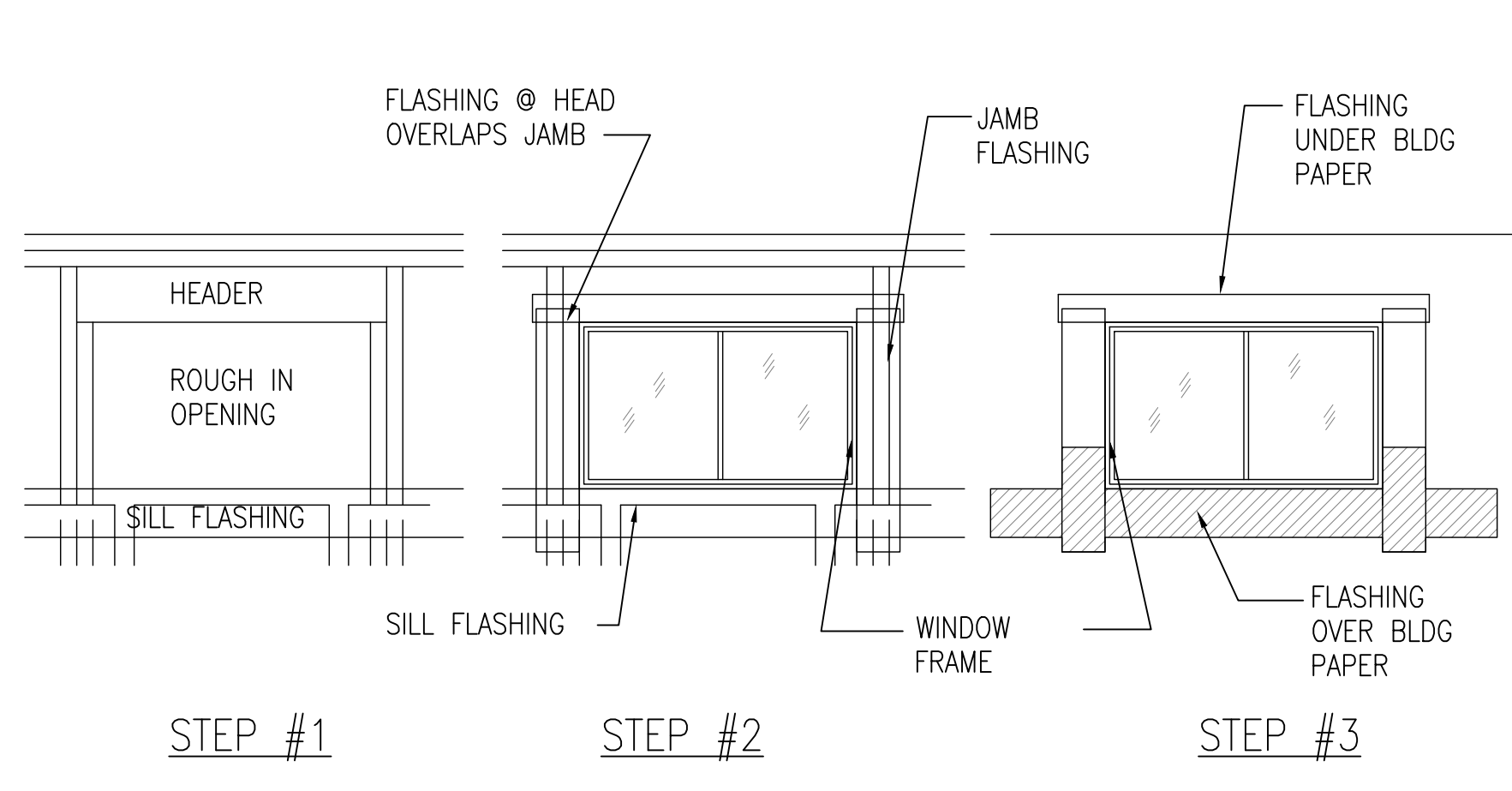
7 TYPICAL INTERIOR TREAD RISER DETAIL
SCALE: NTS



3 ATTIC ACCESS PANEL DETAIL
SCALE: 3/4"=1'-0"



18 JAMB DETAIL
SCALE: 3/8"=1'-0"



13 TYPICAL WINDOW OPENING FLASHING REQUIREMENTS
SCALE: NTS

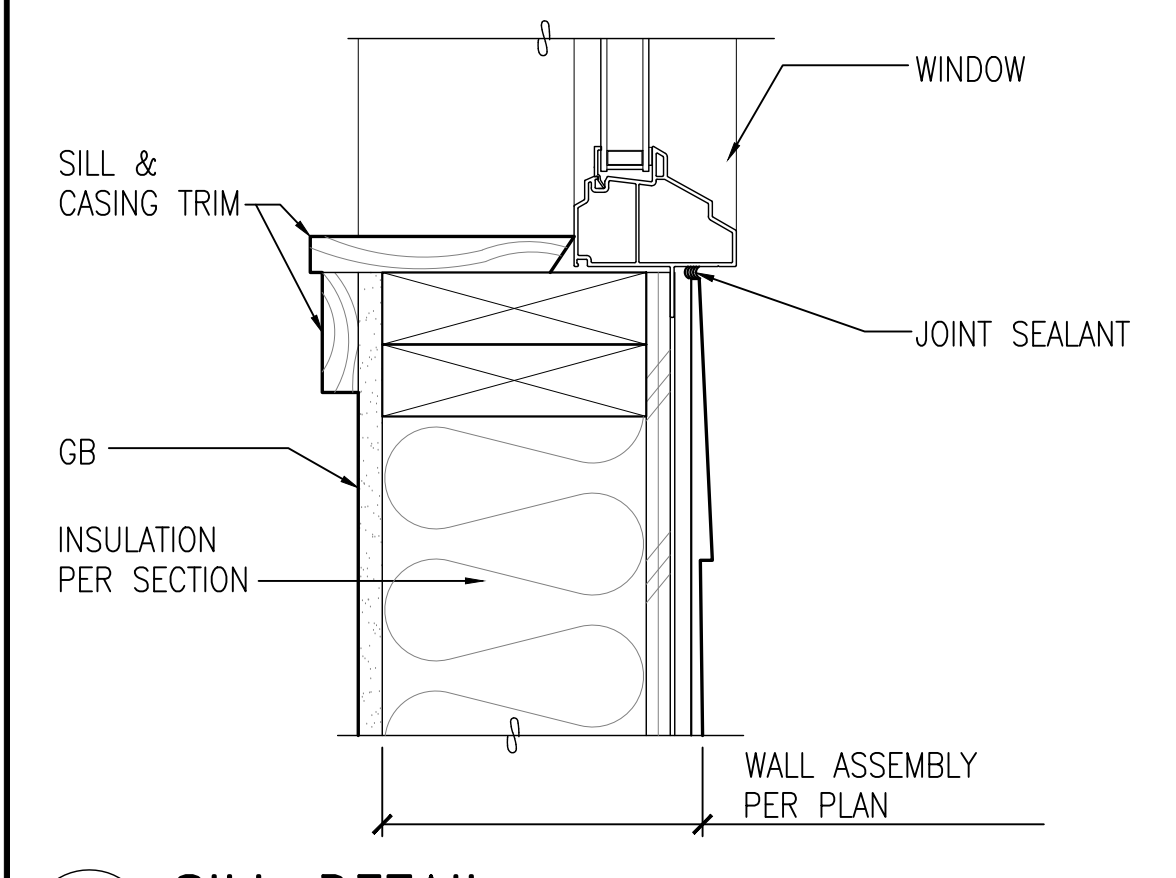
FLASHING OF EXTERIOR WALL OPENINGS:
INDIVIDUALLY FLASH ALL EXTERIOR OPENINGS FOR FIXTURE SUCH AS WINDOWS, DOORS, AND VENTS TO MAKE THEM WATERPROOF. FLASHING MATERIAL SHALL BE MOISTPROOF MANFUL. SEALANT SHALL BE COMPATIBLE AND APPROVED BY MANFUL. IN HIGH WIND AREAS W.R. GRACE ICE & WATER SHIELD SHALL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

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

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

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

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



17 SILL DETAIL
SCALE: 3/8"=1'-0"

HANDRAIL AND GUARDRAILS SHALL BE CONSTRUCTED AS FOLLOWS:

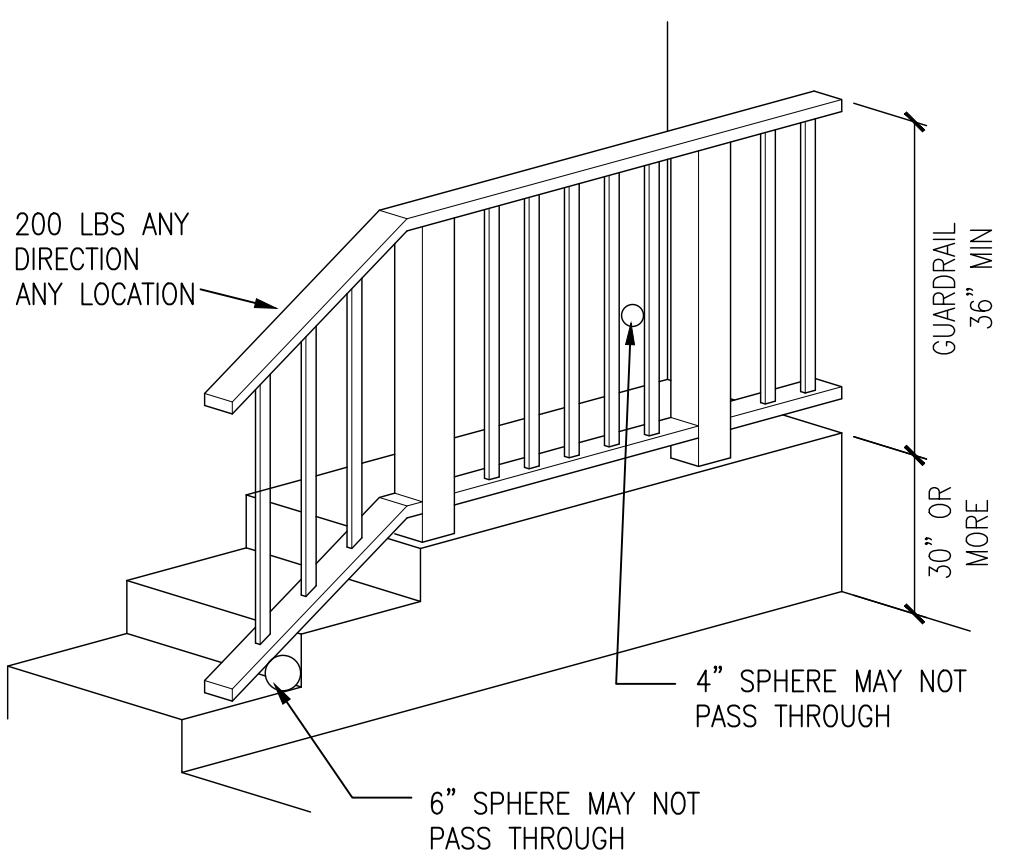
GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT. HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH AS A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

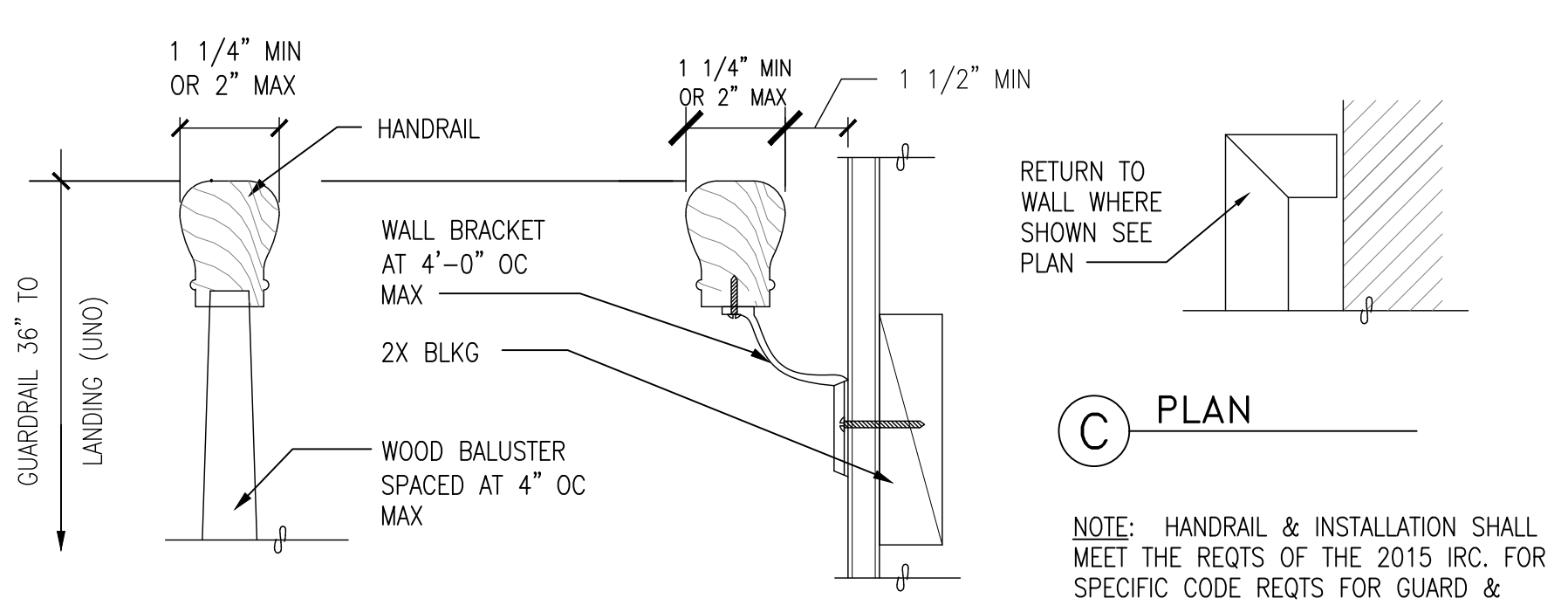
THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER & BOTTOM SHALL BE SUCH AS A 6" DIAMETER SPHERE CANNOT PASS THROUGH.

THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THE BUILDING CODE AND IS ONLY AN AID FOR CONSTRUCTION



6 TYPICAL HANDRAIL / GUARDRAIL DETAIL
SCALE: NTS



5 TYPICAL HANDRAIL REQUIREMENT
SCALE: NTS

C PLAN
NOTE: HANDRAIL & INSTALLATION SHALL MEET THE REQTS OF THE 2015 IRC. FOR SPECIFIC CODE REQTS FOR GUARD & HANDRAILS SEE DETAILS THIS PAGE

Permit Set	
Job # 24-028	
Description	Date
Permit Intake	12/09/24

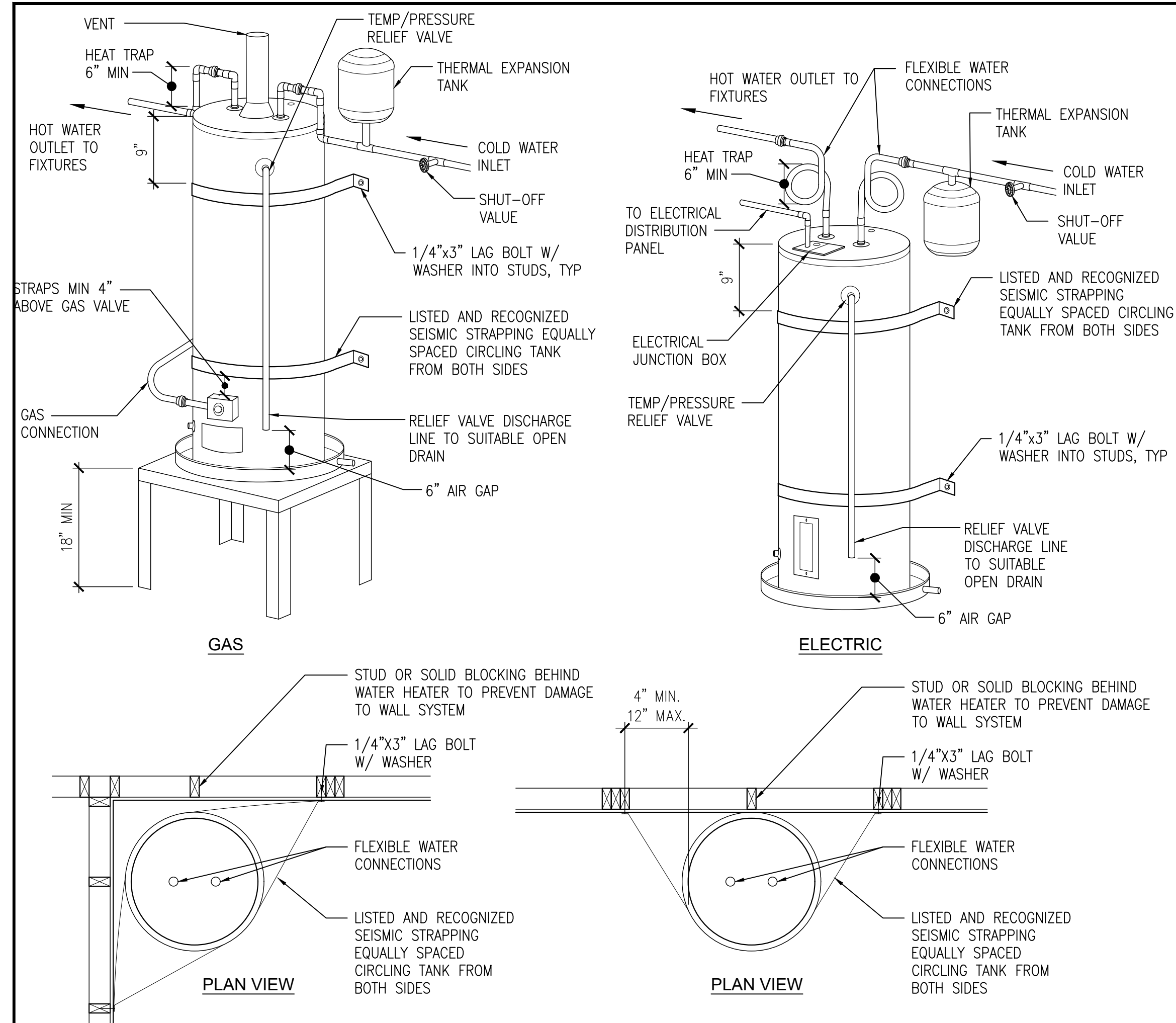
Permit No.: 2408-010
Drawn:
Stamp/Approval:

Sheet Name:

DETAILS

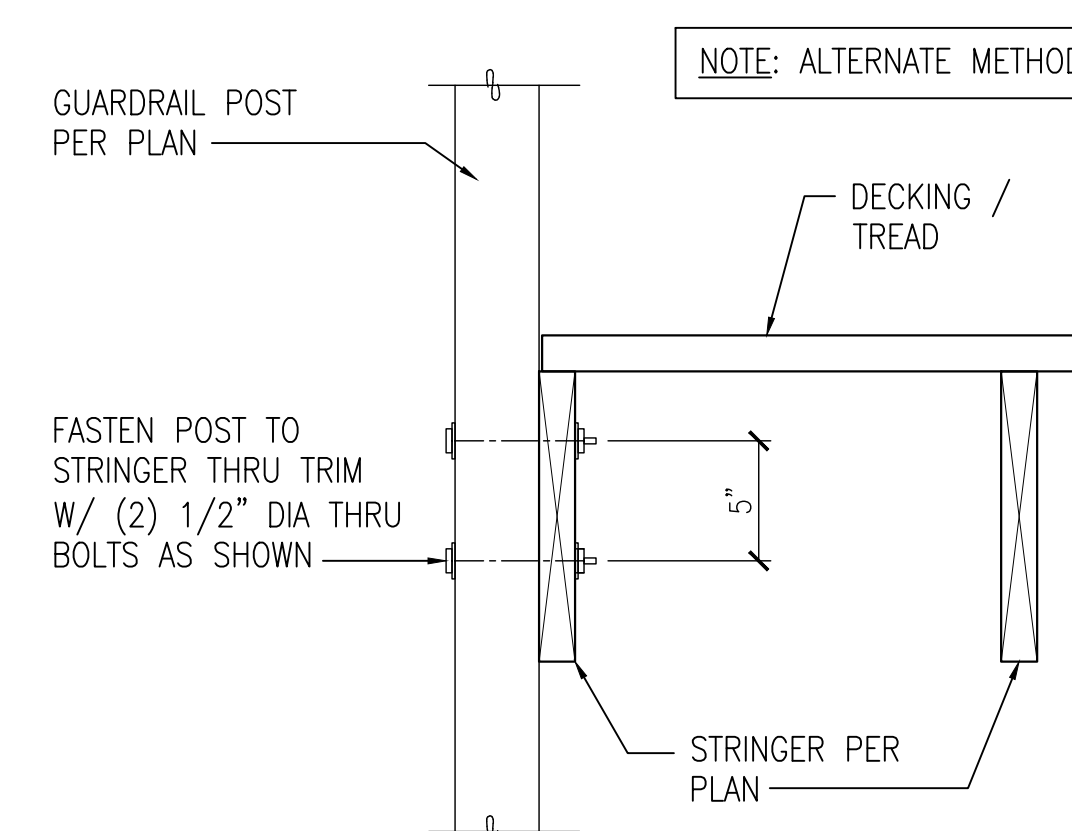
Sheet No:

D2.0



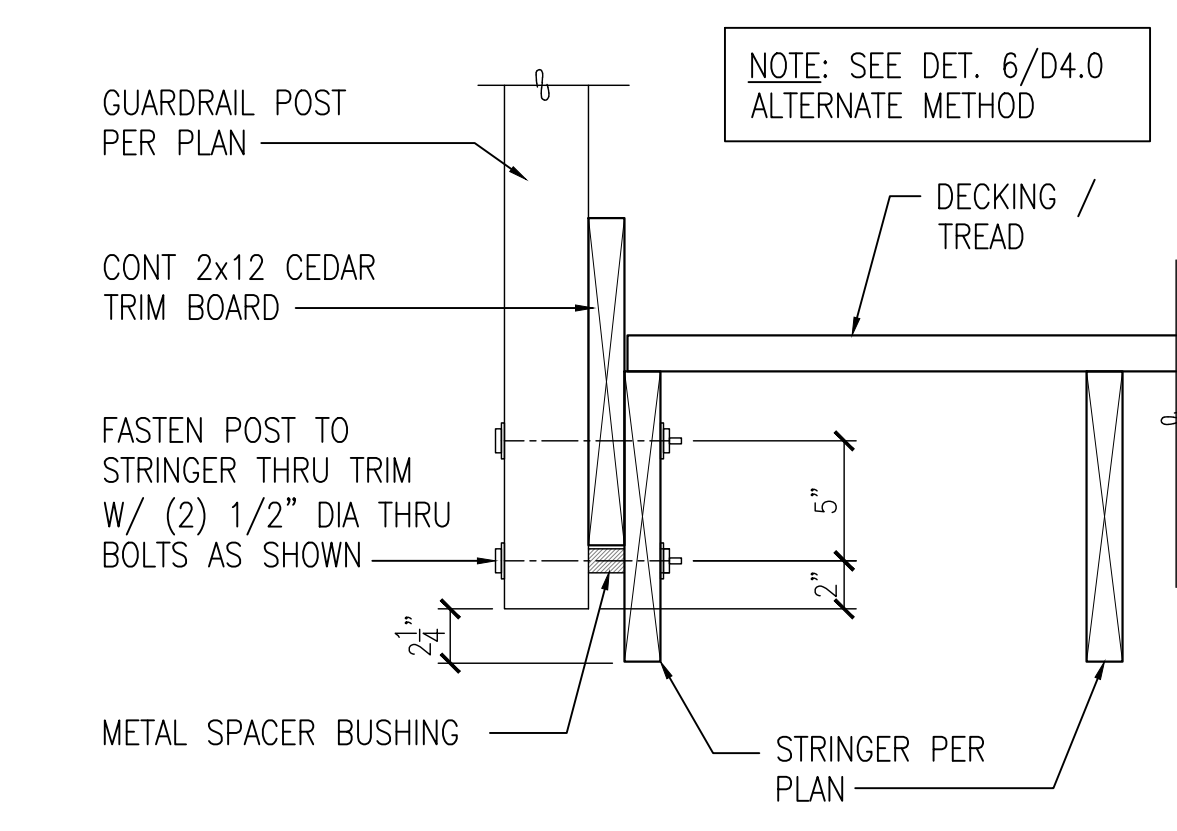
19 WATER HEATER SEISMIC STRAPPING TYP. OPTIONS

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



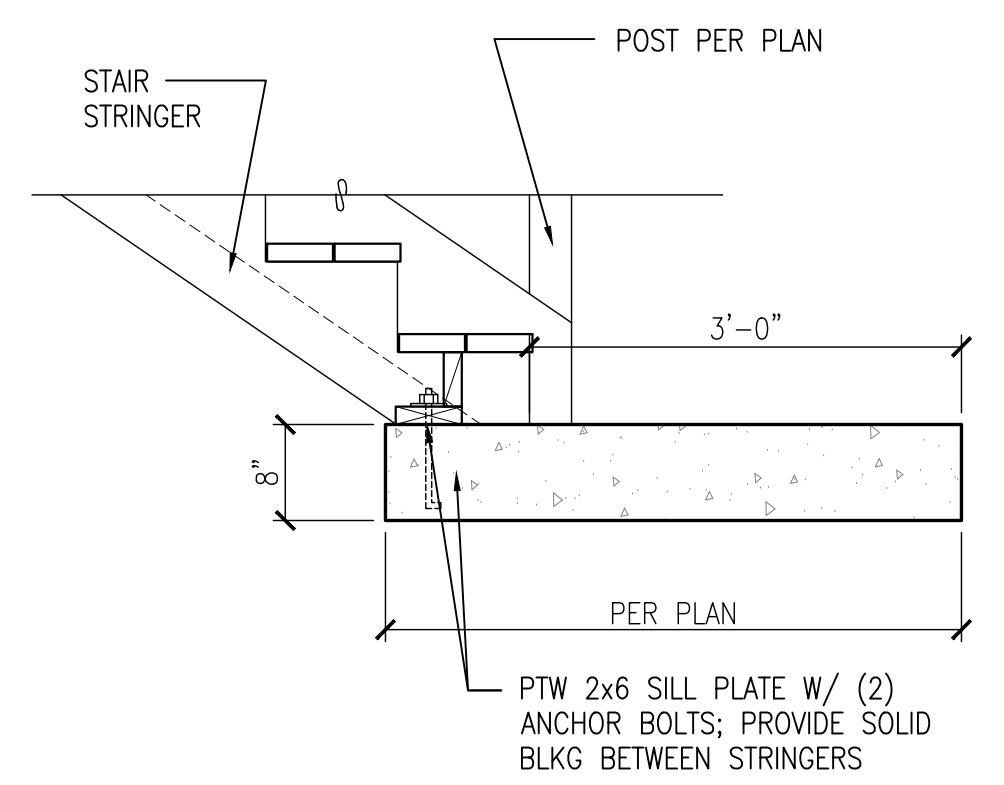
6 DETAIL - STAIR STRINGER

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



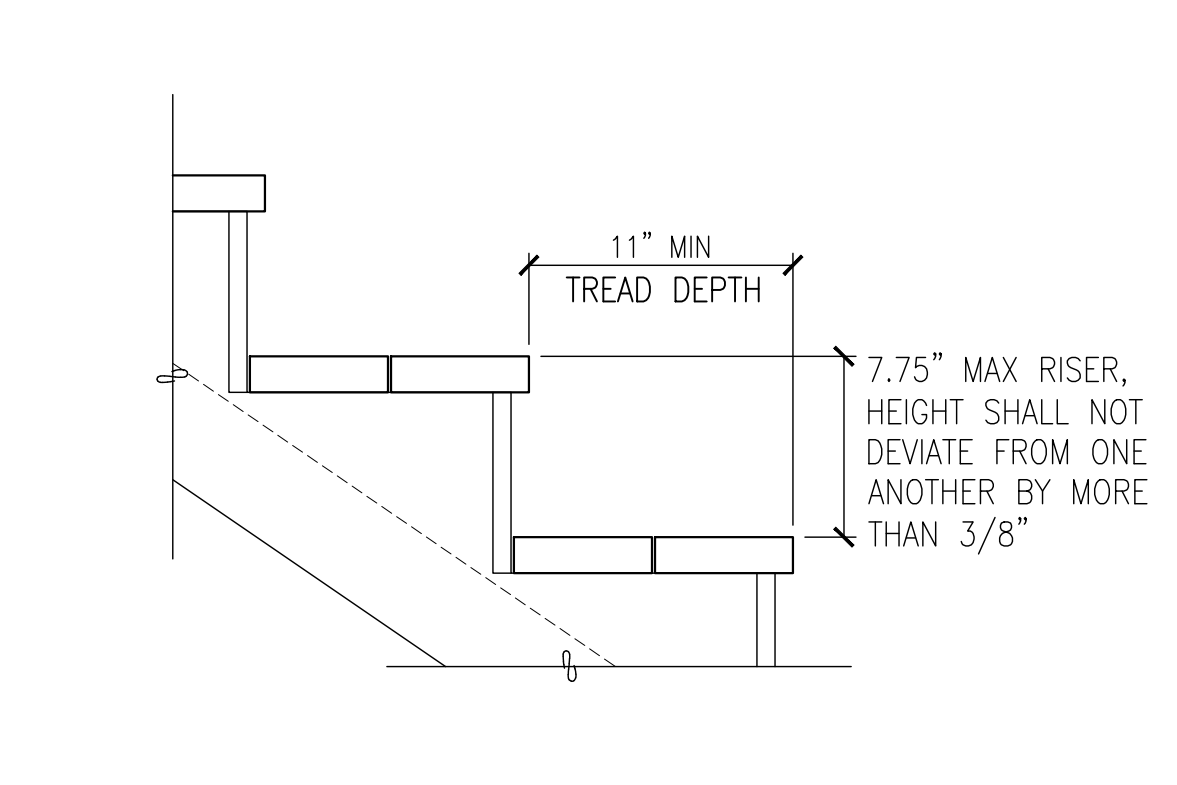
2 DETAIL

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



5 DETAIL

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



1 TYPICAL TREAD/RISER DETAIL

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

Permit Set	
Job # 24-028	
Description	Date
Permit Intake	12/09/24

Permit No.: 2408-010

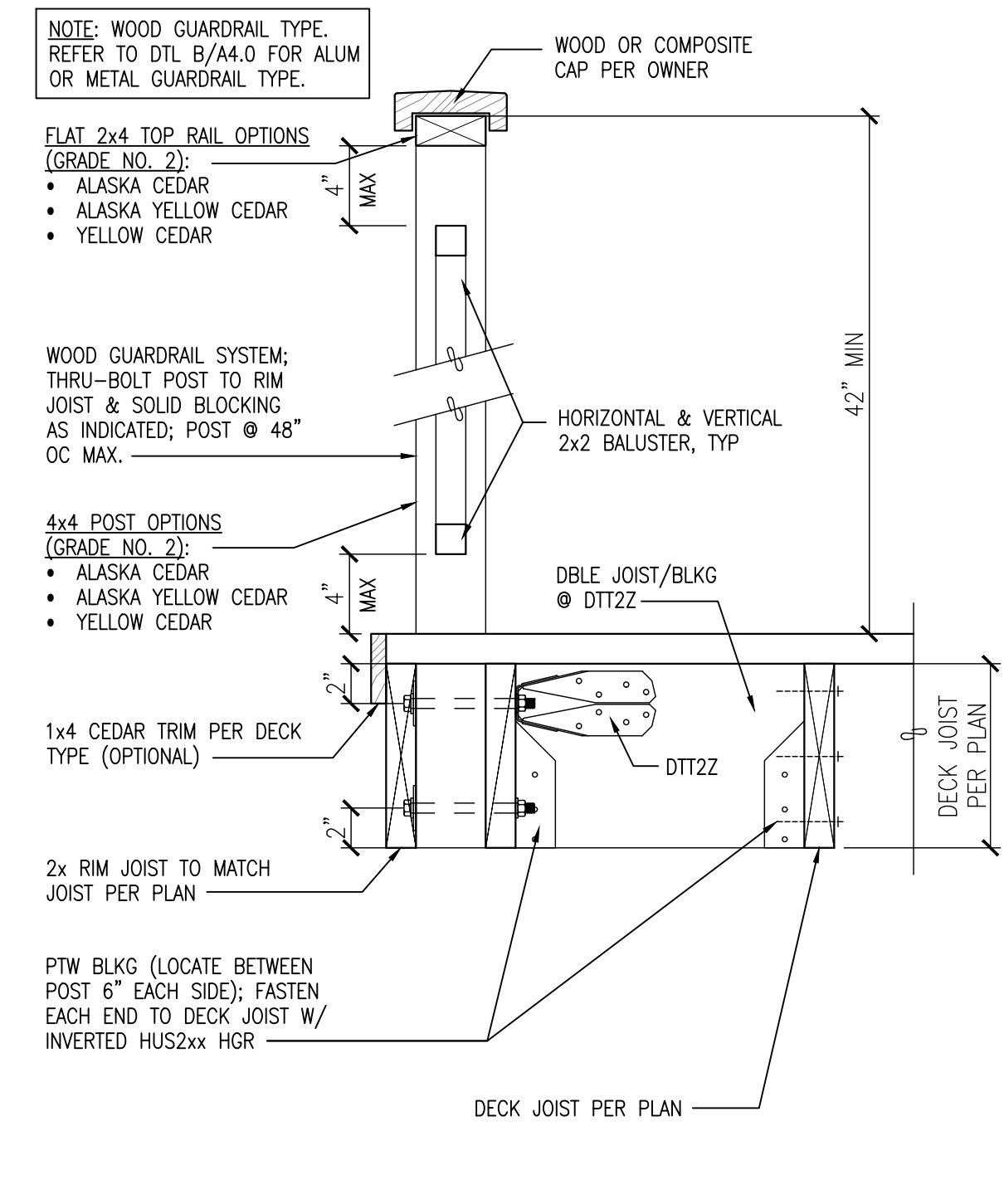
Drawn:
Stamp/Approval:

Sheet Name:

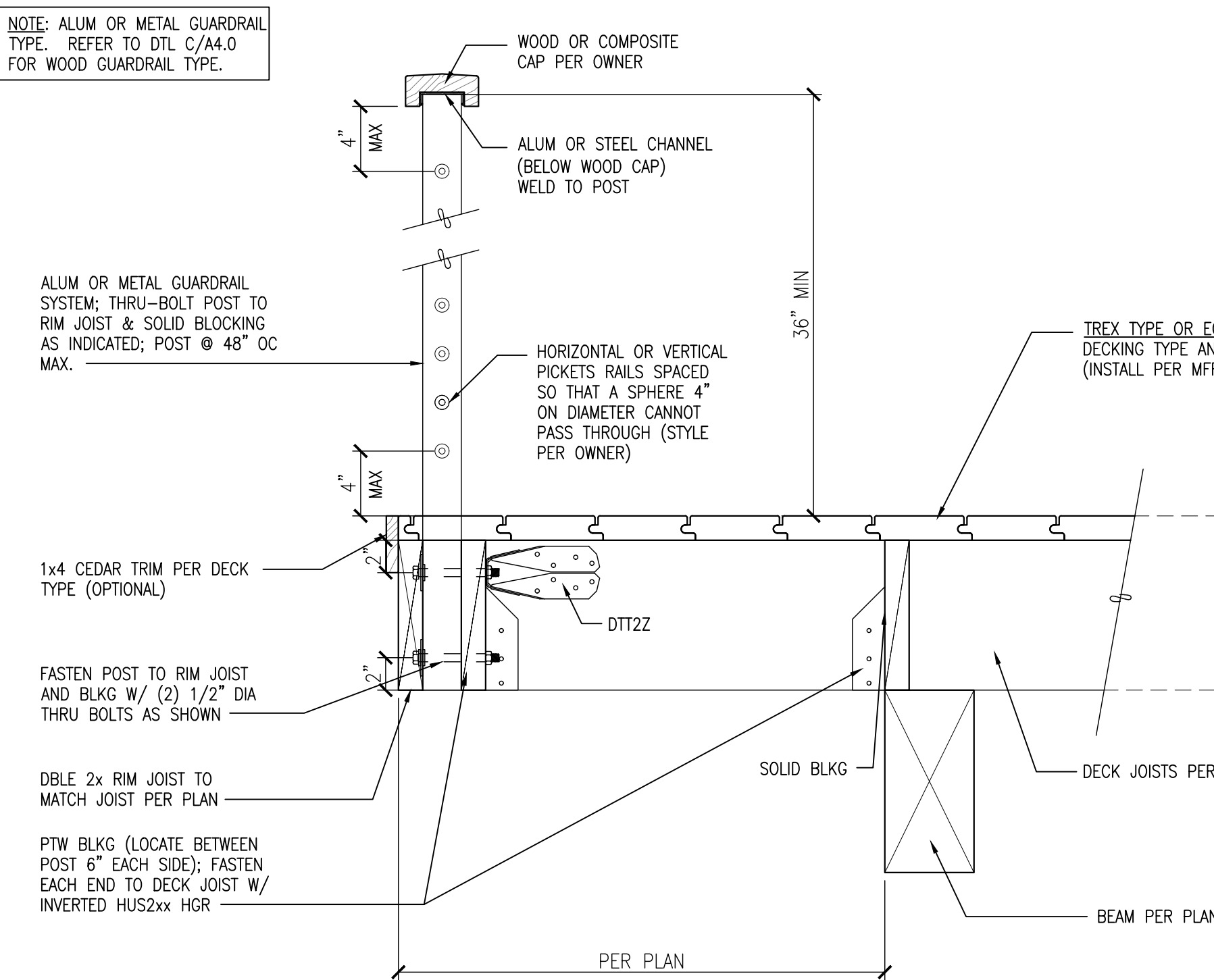
DETAILS

Sheet No:

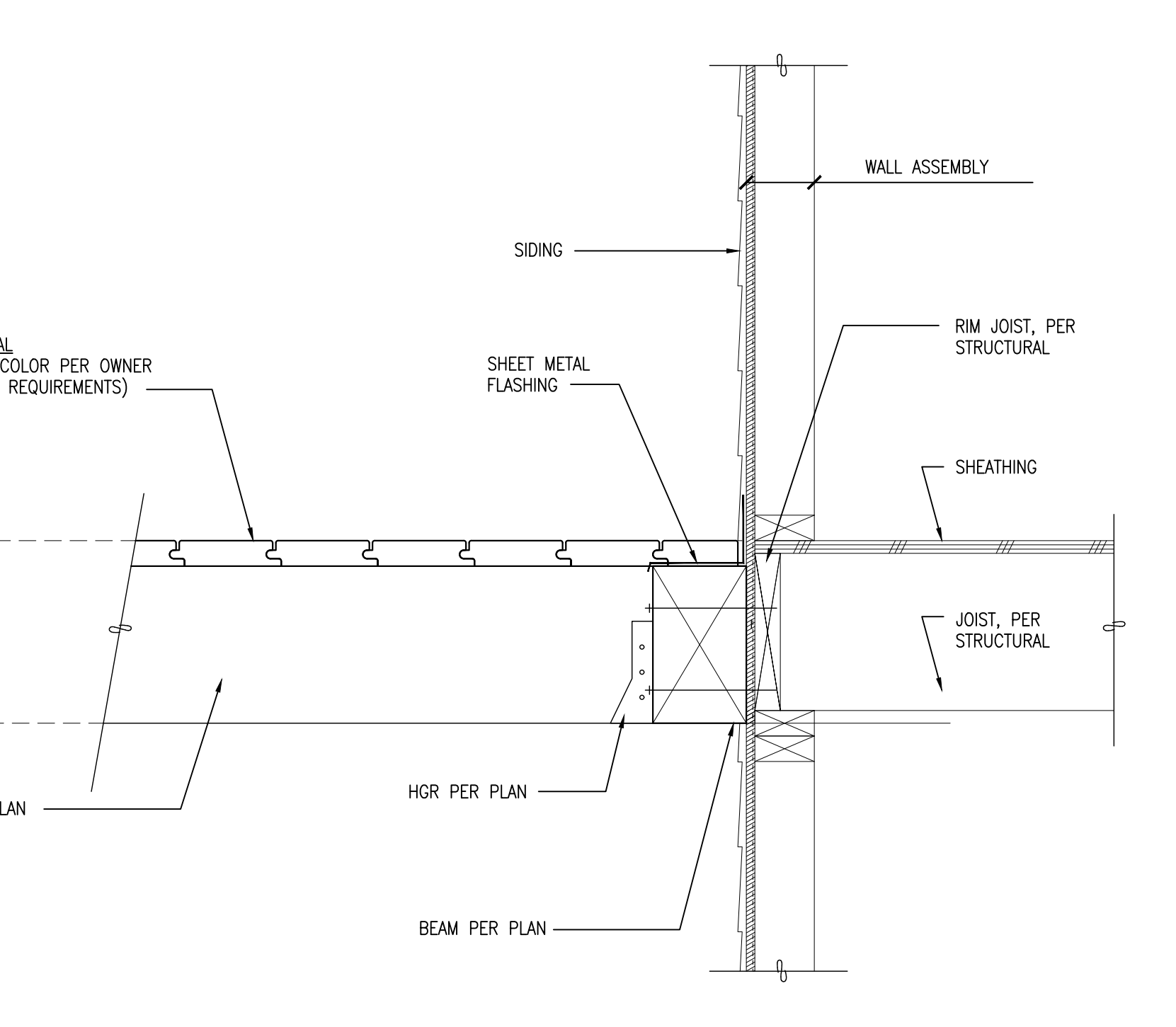
D3.0



C DETAIL - TYPICAL SIDE CONDITION
SCALE: 1 1/2"=1'-0"



B DETAIL - TYPICAL CANTILEVER CONDITION
SCALE: 1 1/2"=1'-0"



A DETAIL - TYPICAL LEDGER CONNECTION
SCALE: 1 1/2"=1'-0"

Placement of Lag Screws and Bolts in Ledgers and Band Joists
(Reference IRC Table 507.9.1.3(2))

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

For SI: 1 inch = 25.4 mm

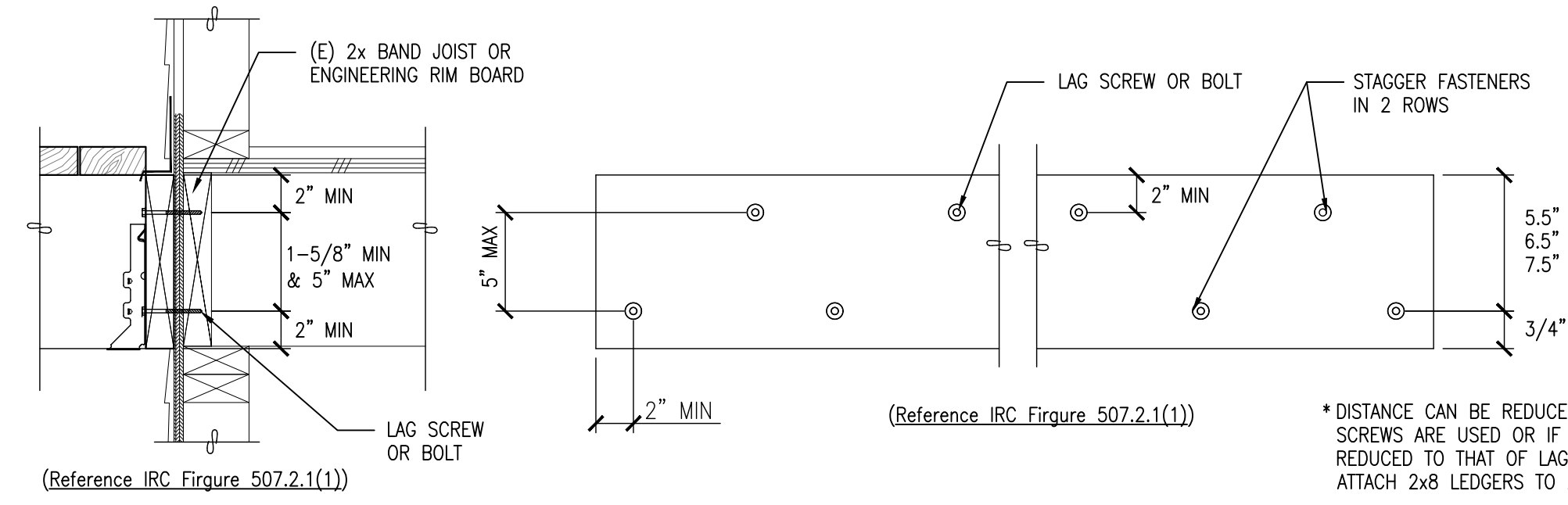
a. Lag screws or bolts must be staggered from the top and bottom along the horizontal run. See figure below.

b. Maximum 5 inches.

c. For engineered rim joists, the manufacturer's recommendations govern.

d. The minimum distance from the bottom row to the top edge of the ledger must be in accordance with figure below.

e. 2 inches may be reduced to 3/4 inch when the band joist is directly supported by a mudsill, header, or by double top wall plates.



4 PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS
SCALE: NTS

Deck Ledger Connection to Band Joist^{a, b}
(Reference IRC Table R507.9.1.3(1) - Deck live load = 60 psf, deck dead load, = 10 psf, snow load ≤ 40 psf)
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

Connection Details	Joist Span						
	6' and less	6'1" and 8'	10'1" and 12'	12'1" and 14'	14'1" and 16'	16'1" and 18'	
	On-center spacing of fasteners						
1/2" inch diameter lag screw with 1/2" inch maximum sheathing ^d	22	16	13	11	9	8	7
1/2" inch diameter bolt with 1/2" inch maximum sheathing ^d	30	22	18	15	13	11	10
1/2" inch diameter bolt with 1" inch maximum sheathing ^a	26	19	16	13	11	10	9

a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.

b. Snow load shall not be assumed to act concurrently with live load.

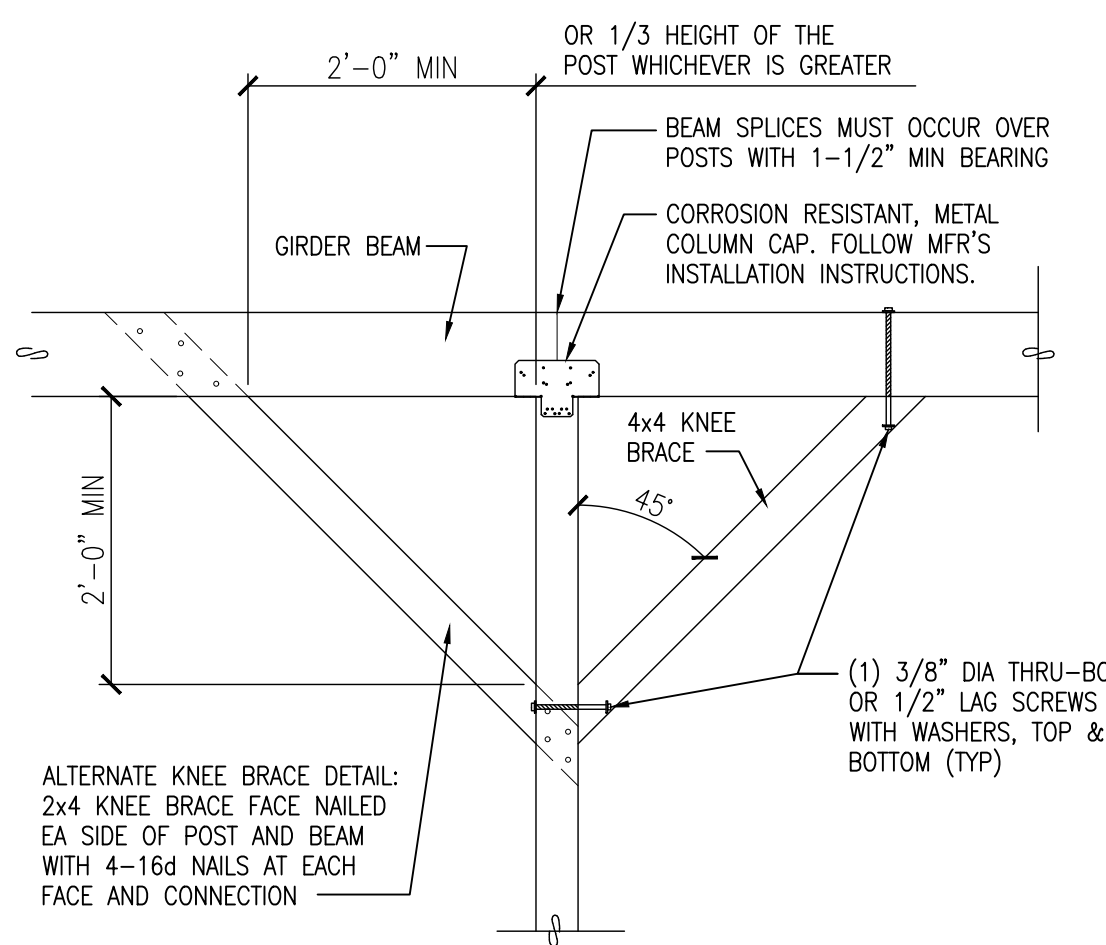
c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.

d. Sheathing shall be wood structural panel or solid sawn lumber.

e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stocked washers shall be permitted to substitute for up to 1/2-inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

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

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



2 POST TO BEAM CONNECTION W/ KNEE BRACE
SCALE: 3/4"=1'-0"

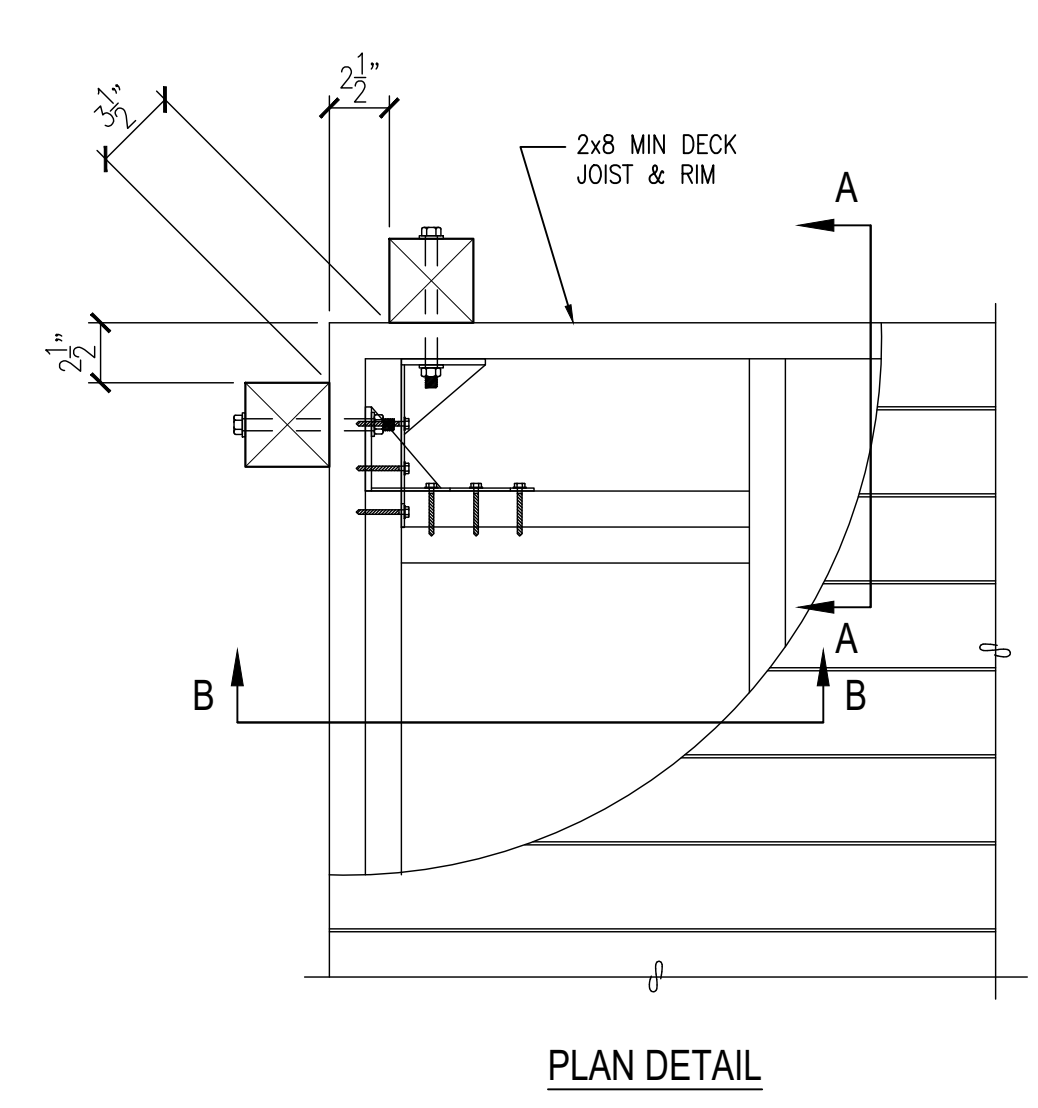
Span Table and Footing Schedule for Decks

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

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

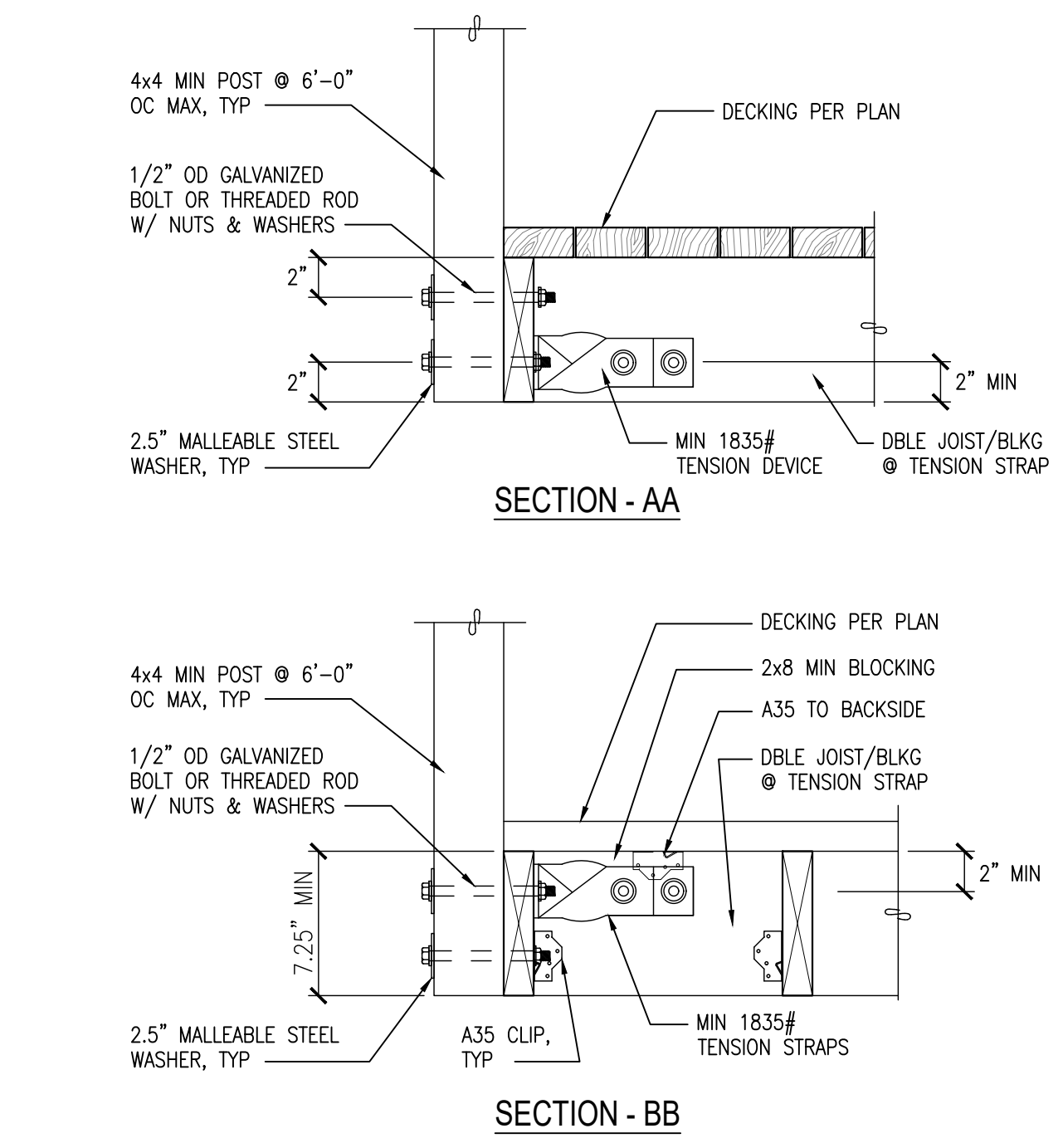
Footings must have a minimum reinforcement of (2) #4 bars each way with a 3" clearance to the bottom of the footing. Note: Footing sizes are based on decks designed with single span joists where there is no center bearing beam.

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

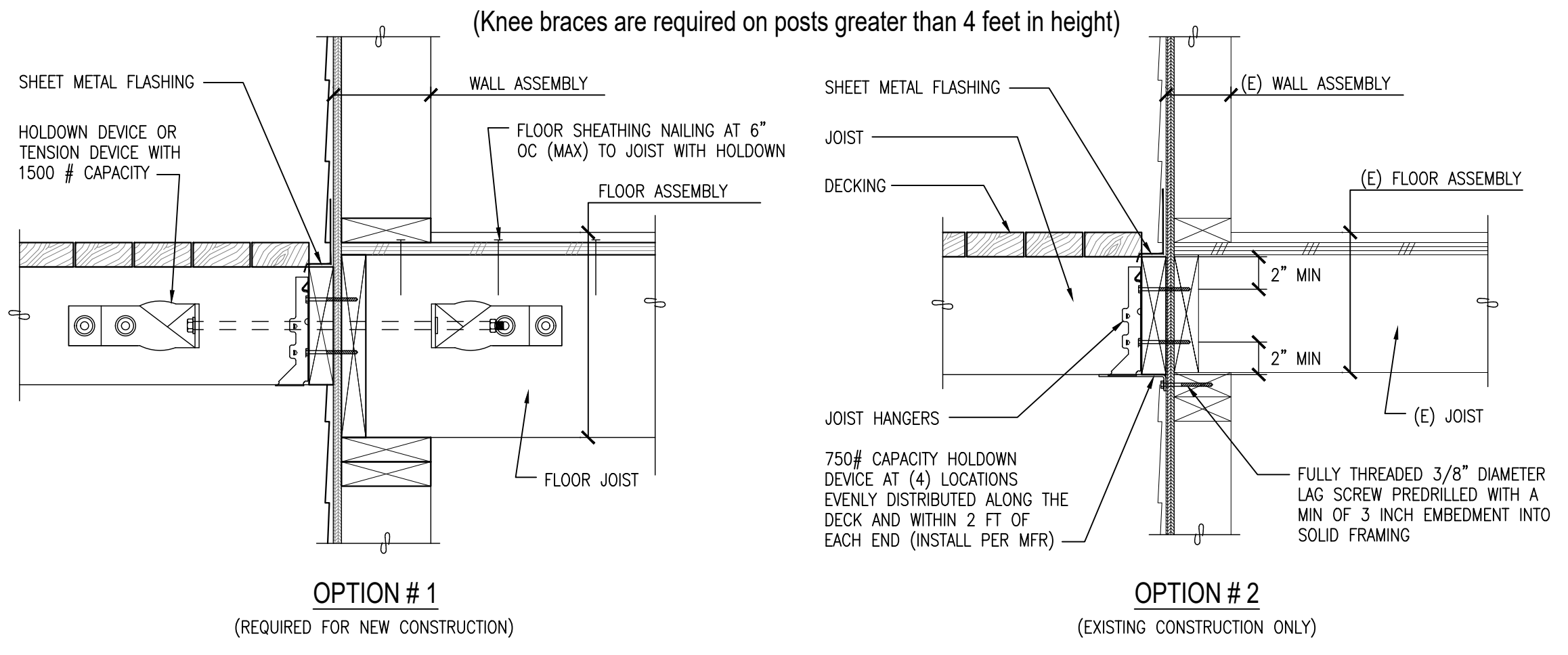


NOTE: GUARDS TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOAD TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING PER IBC SEC 1607.7.1.1

1 GUARDRAIL ATTACHMENT DETAIL (OPTION A)
SCALE: NTS



3 LEDGER ATTACHMENT FOR LATERAL LOADS
SCALE: NTS



3 LEDGER ATTACHMENT FOR LATERAL LOADS
SCALE: NTS

Permit Set
Job # 24-028
Description
Permit Intake
Date
12/09/24

Permit No.: 2408-010
Drawn:
Stamp/Approval:

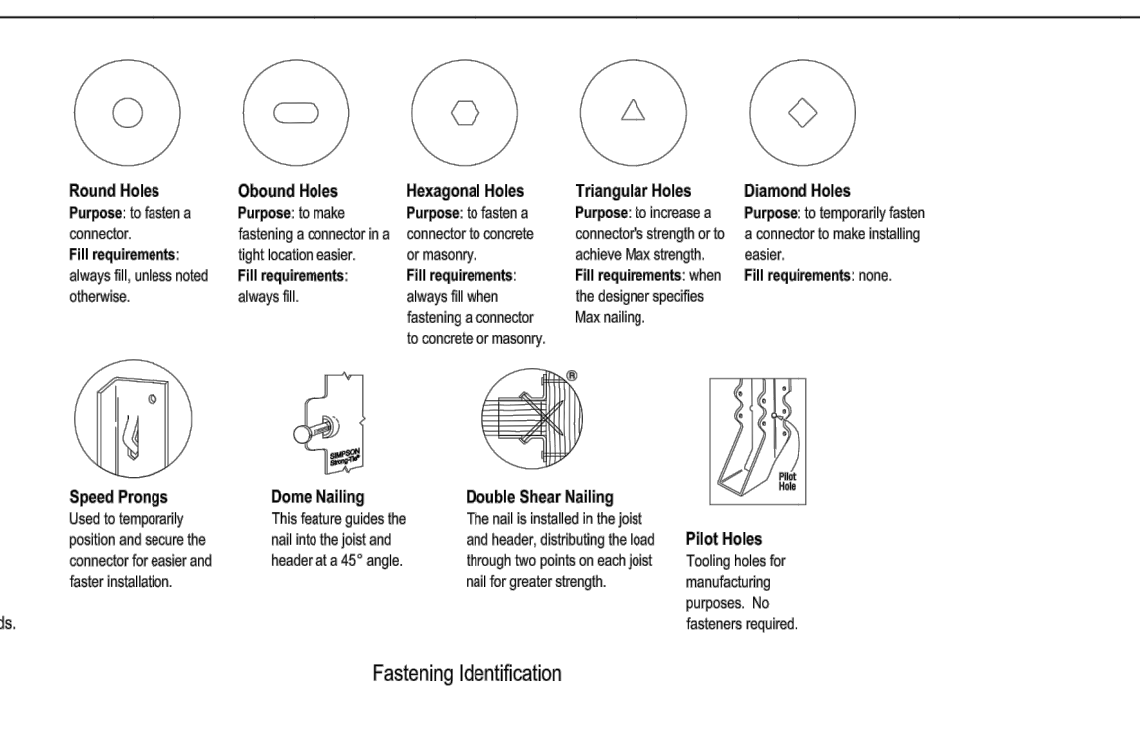
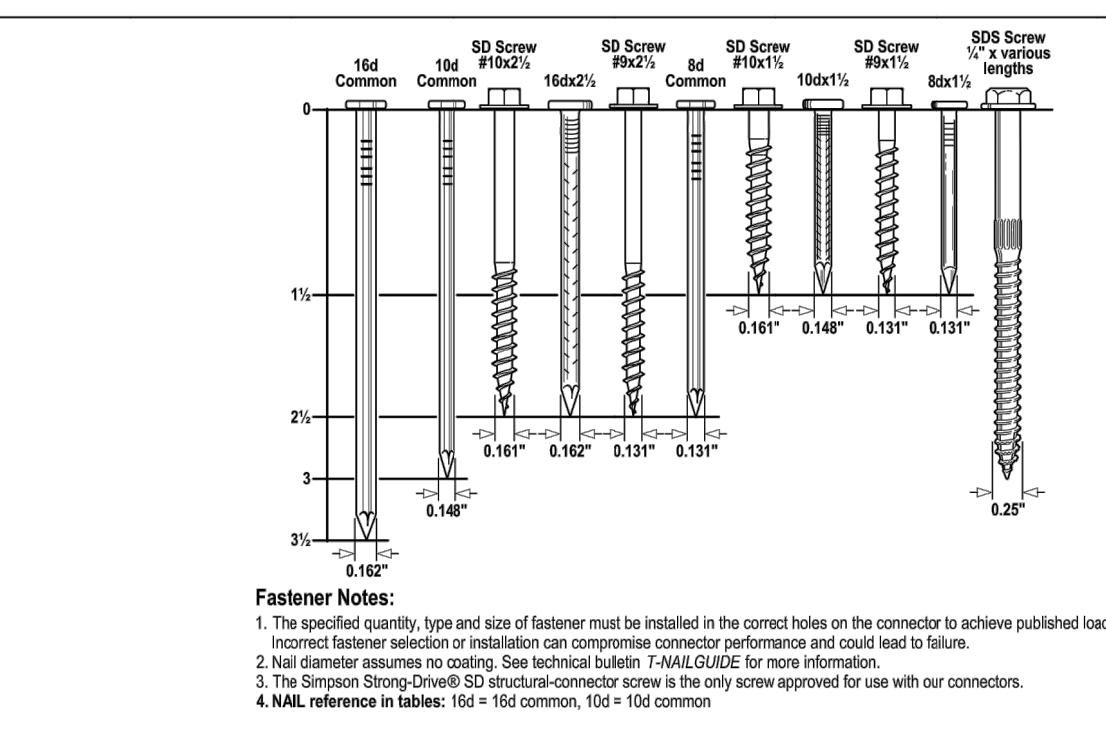
Sheet Name:

DECK DETAILS

Sheet No:
D4.0

General Notes:

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



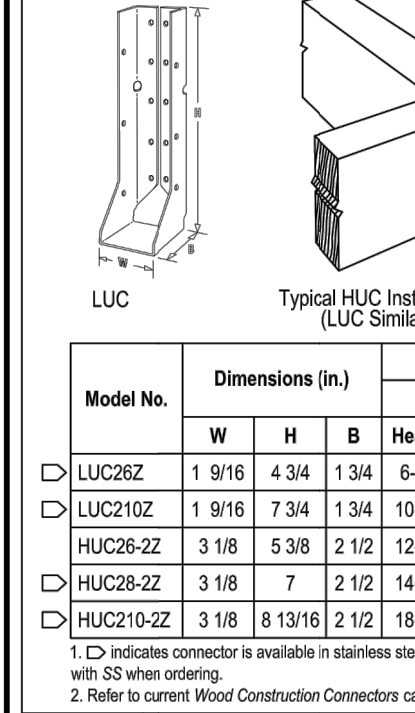
Installation:

- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the post and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 100d1½ nails for installations with nails
 - SD #9x2½ for LUS2Z and LUS21Z installations with SD Screws
 - SD #10x2½ for LUS22Z and LUS210-2Z installations with SD Screws

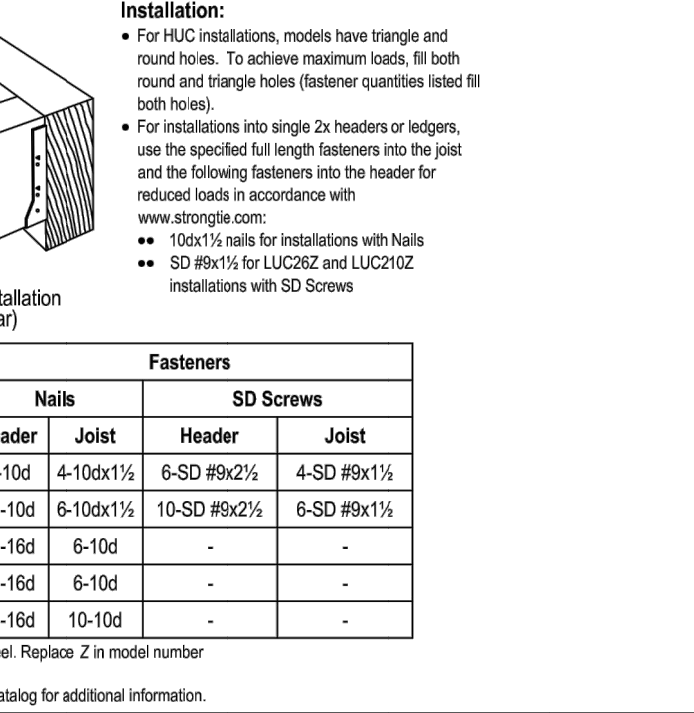
Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Header	Joist	Header	Joist
LUS2Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	4-SD #9x2½	4-SD #9x2½
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	4-SD #9x2½	4-SD #9x2½
LUS28-2Z	3/8	4 7/8	2	4-16d	4-16d	4-SD #10x2½	4-SD #10x2½
LUS210-2Z	3/8	9 2	2	8-16d	8-16d	8-SD #10x2½	8-SD #10x2½

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

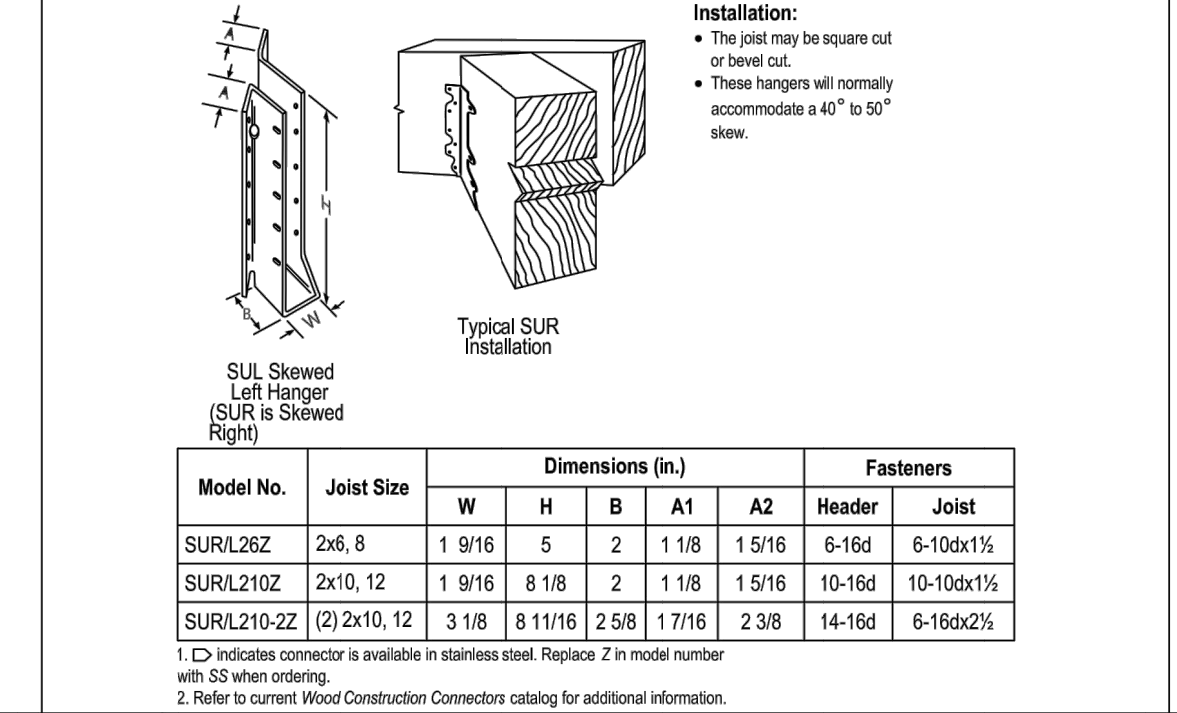
D01 General Notes



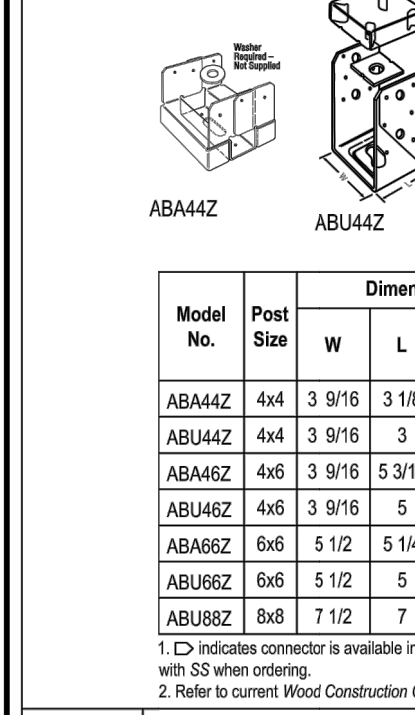
D02 Fasteners



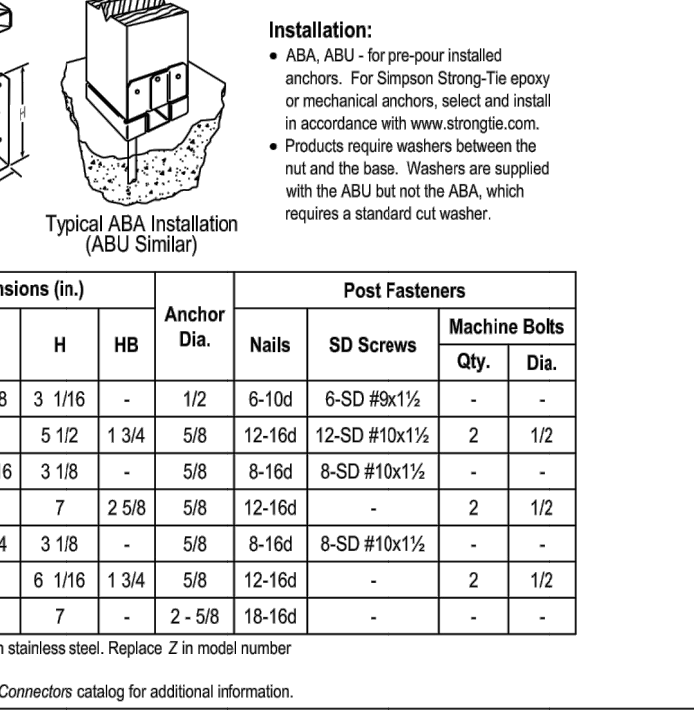
D03 LUS Joist Hangers



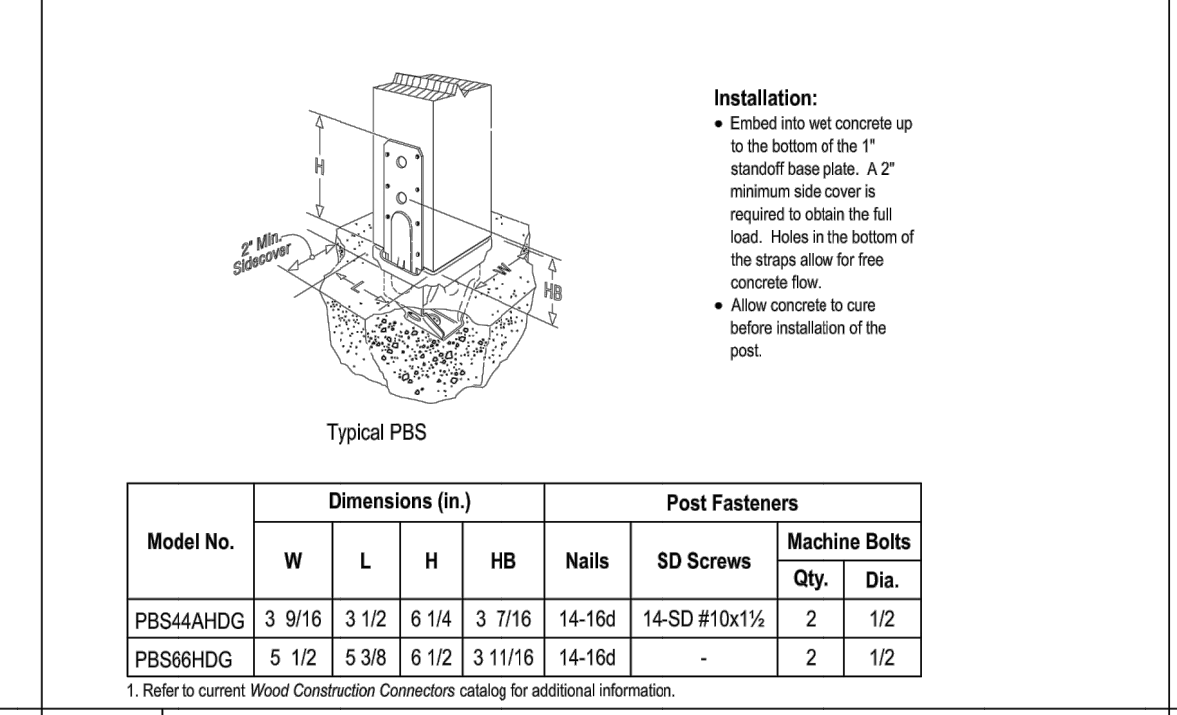
D04 LUC, HUC Joist Hangers



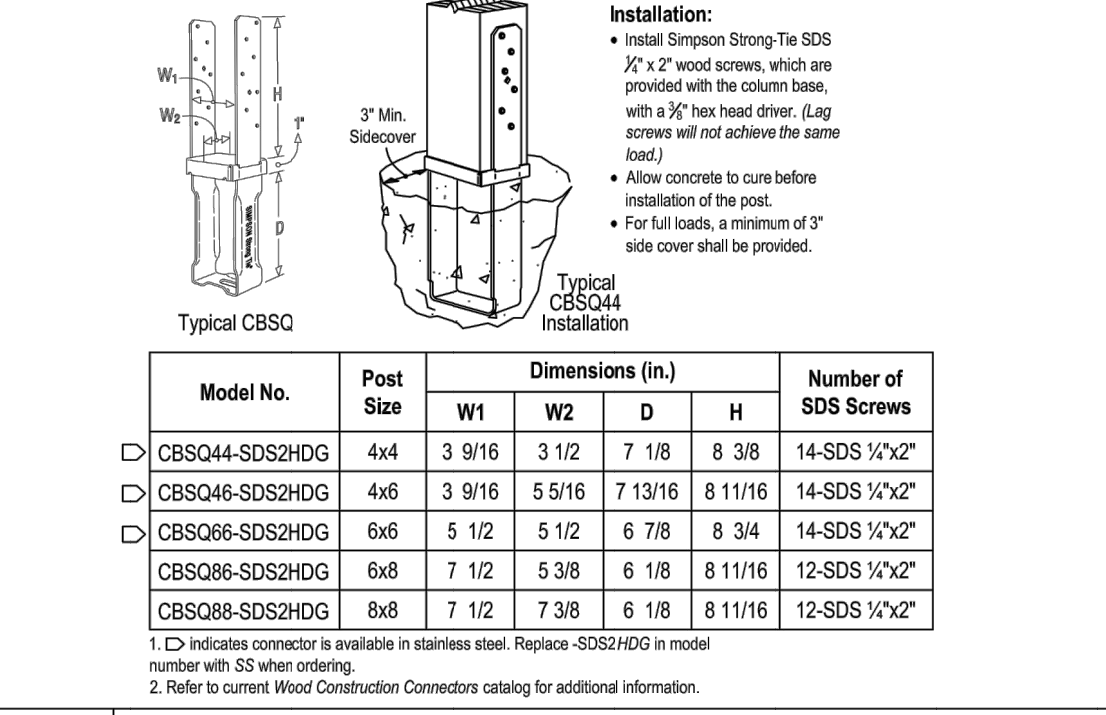
D05 SUR/SUL 45° Skewed Joist Hangers



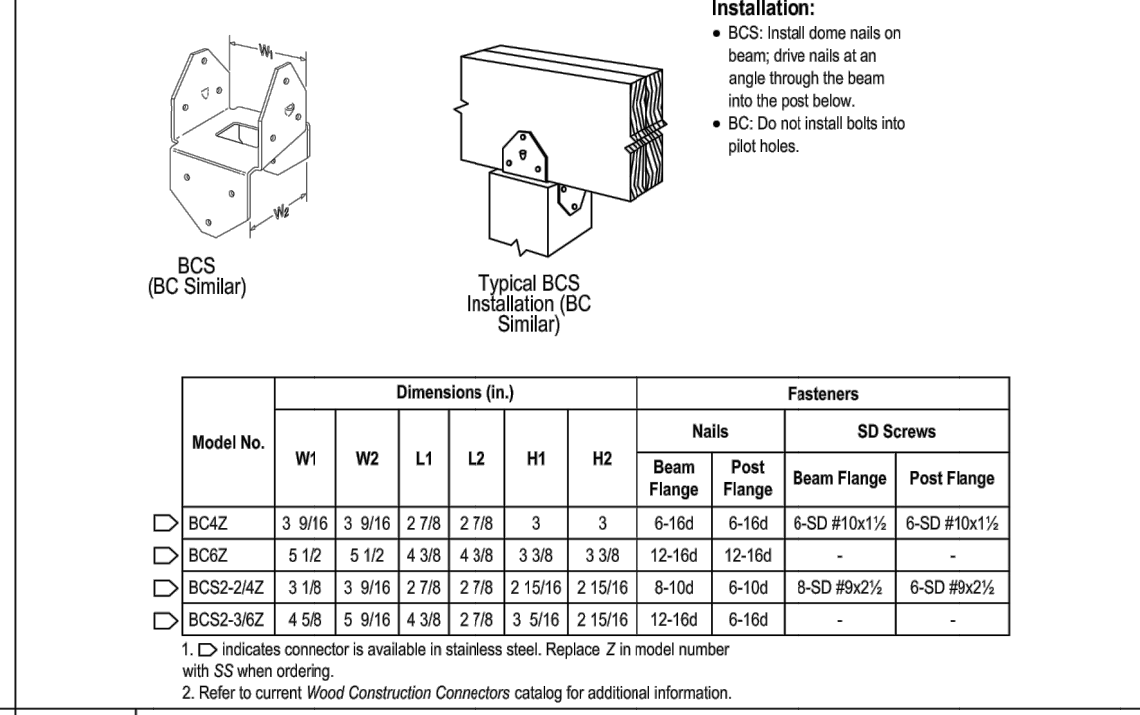
D06 LS Framing Angles



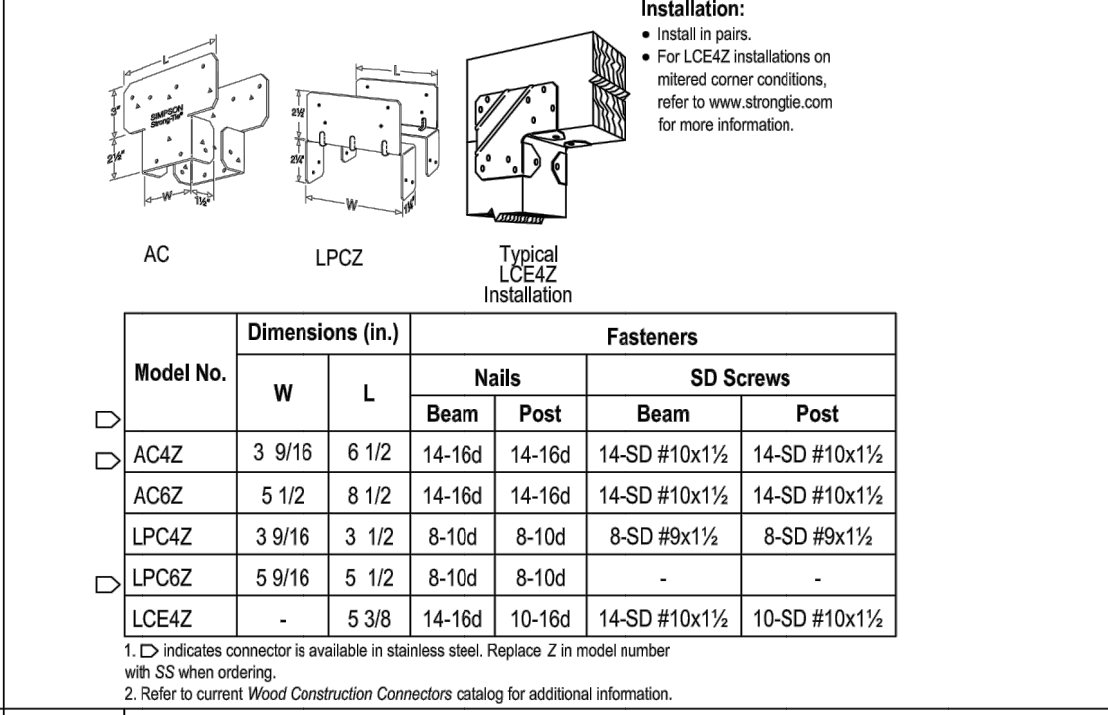
D07 LSU, LSSU Adjustable Joist Hangers



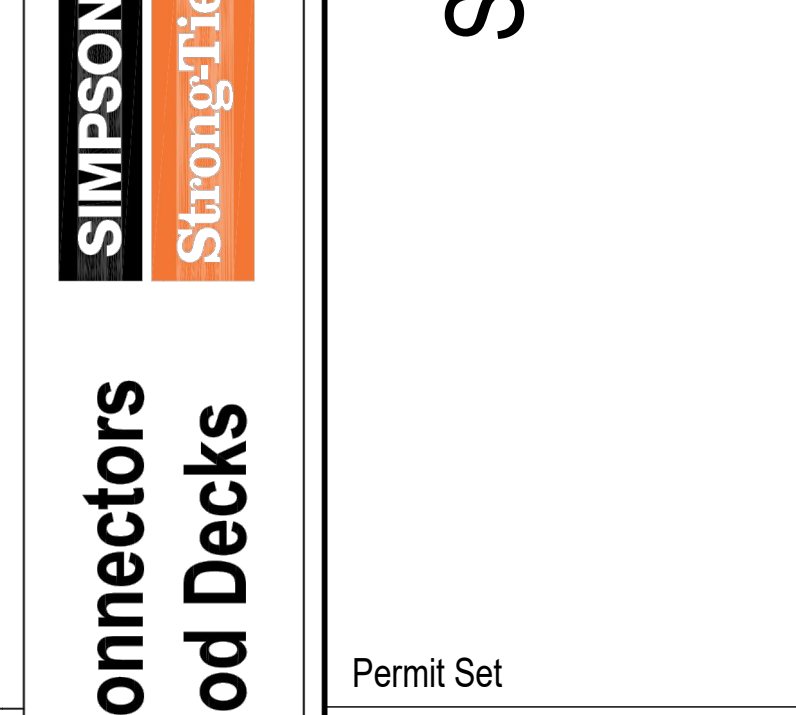
D08 ABA, ABU Post Bases



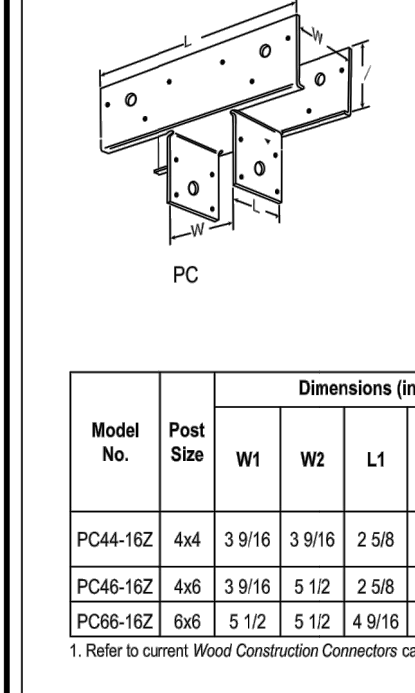
D09 PBS Post Bases



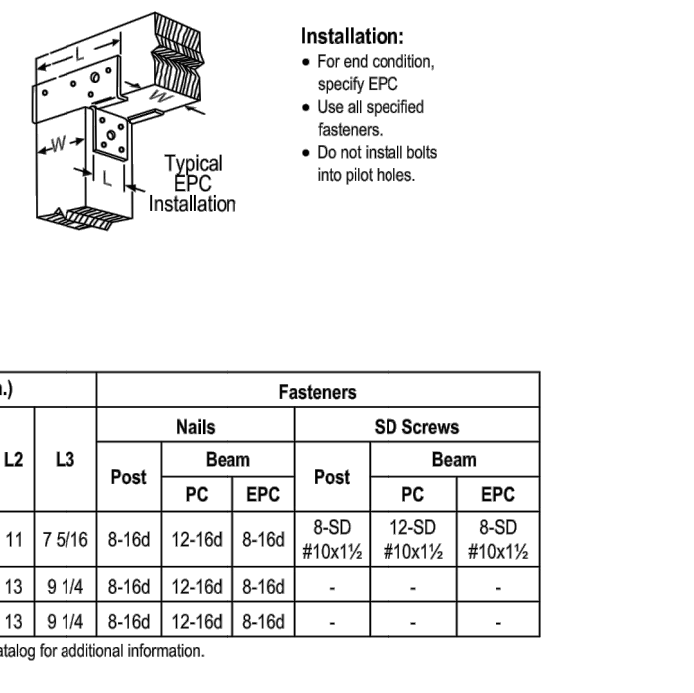
D10 CBSQ Post Bases



D11 BC, BCS Post Caps



D12 AC, LPC, LCE Post Caps



STRUCTURAL NOTES

01000: GENERAL REQUIREMENTS

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

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

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

01100: CODE REQUIREMENTS

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF MERCER ISLAND.

01200: DESIGN LOADS

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

SNOW LOAD DESIGN DATA:

SNOW LOAD DESIGN DATA:	
ROOF RAIN-ON-SNOW	25 PSF [SEAW WHITE PAPER, SITE ~322FT EL.]

AUXILIARY LOAD:

ROOF SOLAR-READY (PV)	5 PSF (ENTIRE ROOF)
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WIND DESIGN DATA:

BASIC WIND SPEED:	100 MPH (RISK CATEGORY II)
WIND IMPORTANCE FACTOR:	$I_w = 1.0$
WIND EXPOSURE:	EXPOSURE C [MERCER IS. MAP]
TOPOGRAPHICAL FACTOR:	$K_{zt} = 1.00$ [MERCER IS. MAP]
INTERNAL PRESSURE COEFFICIENT:	$C_{pi} = +/- 0.18$
COMPONENT/CLADDING WIND PRESSURE:	$P(C) = 42 \text{ PSF} \times K_{zt} \text{ (ULT)}$

EARTHQUAKE DESIGN DATA (BOTH BUILDINGS):

SEISMIC IMPORTANCE FACTOR:	$I_e = 1.0$
SPECTRAL RESPONSE ACCELERATIONS:	$S_s = 1.444, S_1 = 0.501$
SITE CLASS:	SITE CLASS D [DEFAULT]
SPECTRAL RESPONSE COEFFICIENTS:	$SDS = 1.155, SD_1 = N/A$
SEISMIC DESIGN CATEGORY:	SEISMIC DESIGN CATEGORY D
BASIC FORCE RESISTING SYSTEM:	BEARING WALL SYSTEM
RESPONSE MODIFICATION FACTOR:	$R = 6.5$ (LIGHT FRAME WALLS)
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

01300: FOUNDATIONS

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

FOUNDATIONS HAVE BEEN DESIGNED WITH THE FOLLOWING PARAMETERS:

ACTIVE EARTH PRESSURE (YIELDING)	35 PCF
ACTIVE EARTH PRESSURE (AT-REST)	55 PCF
PASSIVE EARTH PRESSURE	250 PCF
COEFFICIENT OF FRICTION	0.35
SOIL PROFILE	SITE CLASS D
FROST DEPTH (MIN. B.O.F. BLW. GRADE)	18 INCHES

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

01330: SHOP DRAWING SUBMITTAL PROCESS

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

SHOP DRAWINGS SHALL BE REQUIRED FOR THE FOLLOWING:

1. PREFABRICATED WOOD I-JOIST

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

01400: INSPECTIONS AND SPECIAL INSPECTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

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

01401: STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION IS NOT REQUIRED.

01700: EXECUTION REQUIREMENTS

INSTALLATION OF ALL STRUCTURAL COMPONENTS SHALL BE AS REQUIRED PER ALL LOCAL CODES.

02000: SITE CONSTRUCTION

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

02260: EXCAVATION SUPPORT AND PROTECTION

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

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

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

02300: BACKFILL AND COMPACTION

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

02830: SEGMENTAL RETAINING WALLS

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

03000: CONCRETE

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

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

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

CONCRETE HAS BEEN DESIGNED FOR $f_c = 2500 \text{ PSI}$. FOR QUALITY ASSURANCE, CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:

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

ONE COMPRESSION TEST MINIMUM SHALL BE COMPILED FOR EVERY 150 CUBIC YARDS OR 500 SQUARE FEET OF SURFACE AREA FOR EACH MIX DESIGN PLACED EACH DAY. A TEST SHALL BE THE AVERAGE STRENGTH OF TWO CYLINDERS MADE FROM THE SAME SAMPLE AND TESTED AT THE SPECIFIED AGE. ADDITIONAL CYLINDERS MAY BE MADE FOR INFORMATION REGARDING POST TENSIONING, FORM REMOVAL, STRENGTH DEVELOPMENT, OR OTHER PURPOSES. CONCRETE SHALL BE ACCEPTABLE IF:

1. NO TEST FALLS 500 PSI BELOW THE SPECIFIED STRENGTH
 2. THE AVERAGE OF ALL SETS OF 3 CONSECUTIVE TESTS DOES NOT FALL BELOW THE SPECIFIED STRENGTH
- CONCRETE NOT MEETING THE ABOVE CRITERIA SHALL BE SUBJECT TO FURTHER TESTING AT NO ADDITIONAL EXPENSE TO THE OWNER.

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

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

REFER TO "01300" FOR APPROVAL PRIOR TO FORMWORK.

03100: REINFORCING STEEL

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

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

REINFORCING FOR SLABS ON GRADE SHALL BE 12X12 W5X5 WELDED WIRE FABRIC OR FIBER MESH UNLESS NOTED OTHERWISE. PROVIDE LAP SPLICES PER THE LAP SPLICE SCHEDULE ON SHEET S6.1. REINFORCING STEEL AT ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS ELSE CORNER BARS SHALL BE PROVIDED.

COVER REQUIREMENTS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH
 ALL BAR SIZES 3"

FORMED SURFACE EXPOSED TO EARTH OR WEATHER
 #8 AND LARGER 2"

#5 AND SMALLER 1 1/2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER
 WALLS AND JOISTS
 #14 AND #18 BARS 1 1/2"

#11 BARS AND SMALLER 3/4"

SLABS AND JOISTS
 #14 AND #18 BARS 1 1/2"

#11 BARS AND SMALLER 1"

BEAMS, COLUMNS
 PRIMARY REINFORCEMENT 1 1/2"

TIES, STIRRUPS, AND SPIRALS 1 1/2"

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

05120: STRUCTURAL STEEL

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

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

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

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

06071: PRESERVATIVE TREATED WOOD PRODUCTS

PRESERVATIVE TREATED WOOD SHALL BE REQUIRED FOR:

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

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

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

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

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

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

06100: ROUGH FRAMING

SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU (WCLIB) "GRADING AND DRESSING RULES" NO. 17 LATEST EDITION. SAWN LUMBER SHALL BE 54S AND SURFACED DRIED, 19 PERCENT MAXIMUM MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRADE, AND PROPERTIES FOR EACH USE/LOCATION SHALL BE AS FOLLOWS U.N.O. PER PLAN/SCHEDULE:

SIZE	SPECIES	GRADE	F_b	F_v	F_{cp}	F_c	E
2X,4X	DOUGLAS FIR-LARCH NO. 2	900	180	625	1350	1.66E	
6X	DOUGLAS FIR-LARCH NO. 1	1200	170	625	1000	1.66E	

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

REFER TO "01300" FOR APPROVAL PRIOR TO FORMWORK.

06101: STRUCTURAL FINGER JOINTED LUMBER

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

06102: FRAMING NOTES

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

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

NAIL SIZE	DIAMETER	LENGTH
8d	0.131"	2.5"
10d	0.148"	3.0"
12d	0.165"	3.25"
16d	0.182"	3.5"

UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS, #8 ANCHOR BOLTS AT SILL PLATES SHALL BE PLACED AT 48" O.C. PER 5/S1.2. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES NOR LESS THAN 8 INCHES FROM EACH END OF THE PIECE.

06103: JOIST AND BEAM HANGERS

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

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

1.75" WIDE PSL OR LVL BEAM "HUS1.81" SERIES TO MATCH DEPTH [0.162x3"] NAILS]
 3.5" WIDE PSL OR LVL BEAM "HGUS3.63" SERIES TO MATCH DEPTH [SDS25212 SCREWS]
 5.25" WIDE PSL OR LVL BEAM "HGUS5.5" SERIES TO MATCH DEPTH [SDS25212 SCREWS]
 7" WIDE PSL BEAM "HGU7.25" SERIES TO MATCH DEPTH [SDS25212 SCREWS]

DETAILS

S6.1	FOUNDATION DETAILS	07/29/24
S8.1	STEEL FRAMING DETAILS	07/29/24
S8.2	SSMF ELEVATION	07/29/24
S9.1	FRAMING DETAILS	07/29/24

06104: SHRINKAGE OF WOOD FRAMING

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

06160: WOOD SHEATHING

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

ROOF:	8" APA 24-16 [16" O.C. MAX. SPAN]	OR 5/8" APA 32-16 [24" O.C. MAX. SPAN]	C-D W/EXTERIOR GLUE	8d AT 6"	8d AT 12"
FLOORS: <td>5/8" STURD-I-FLOOR OSB 48/24 T&G</td> <td>10d AT 6"</td> <td>10d AT 12"</td> <td></td> <td></td>	5/8" STURD-I-FLOOR OSB 48/24 T&G	10d AT 6"	10d AT 12"		
SHEARWALL: <td>5/8" C-D W/EXTERIOR GLUE, U.N.O.</td> <td>RE: SCHEDULE SHEET S1.2</td> <td></td> <td></td> <td></td>	5/8" C-D W/EXTERIOR GLUE, U.N.O.	RE: SCHEDULE SHEET S1.2			

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

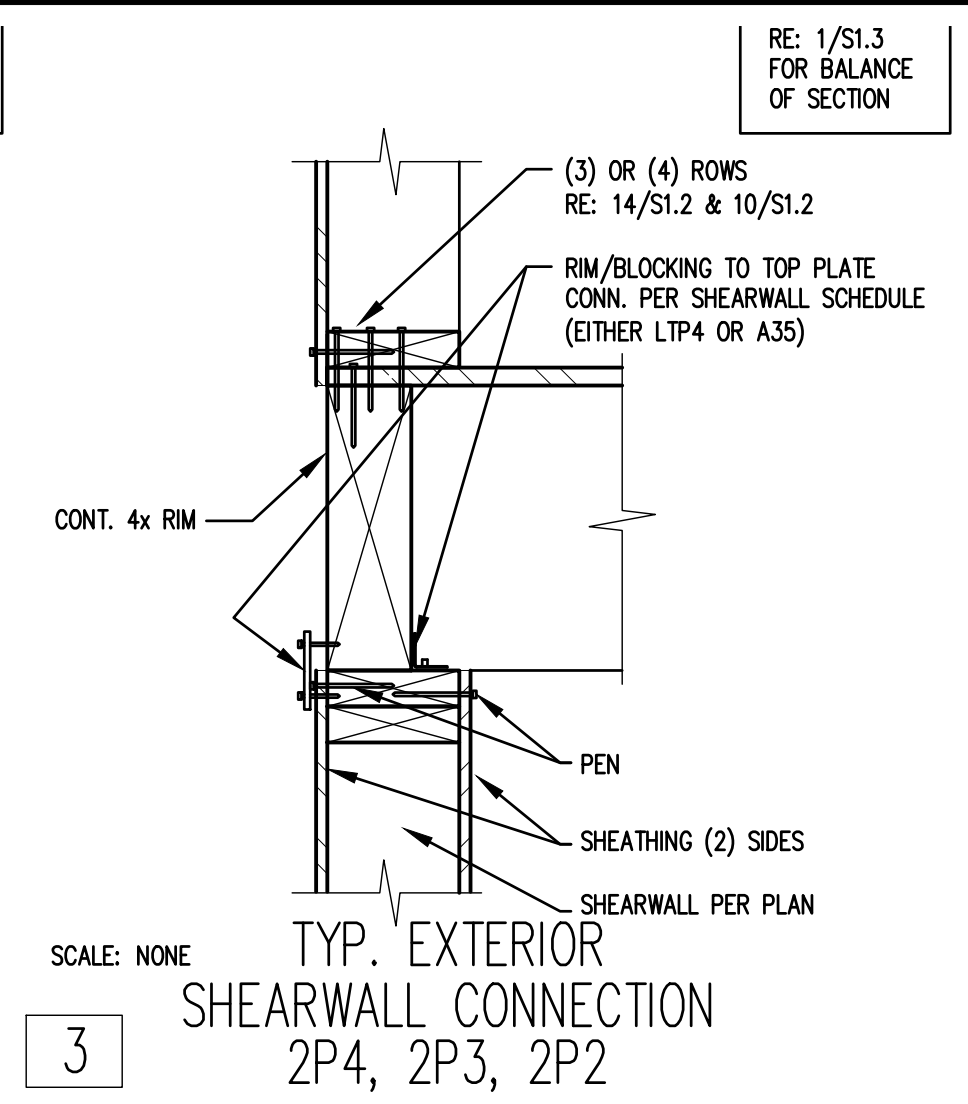
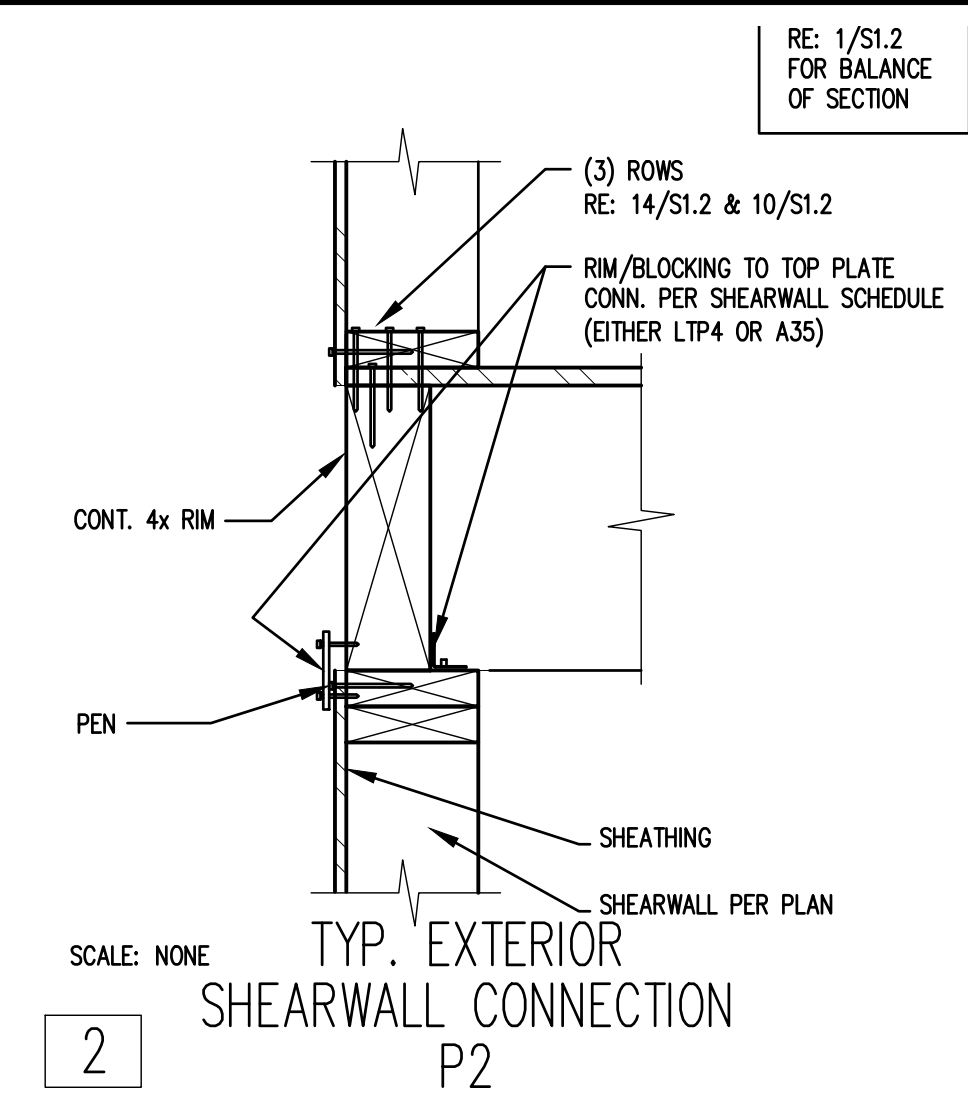
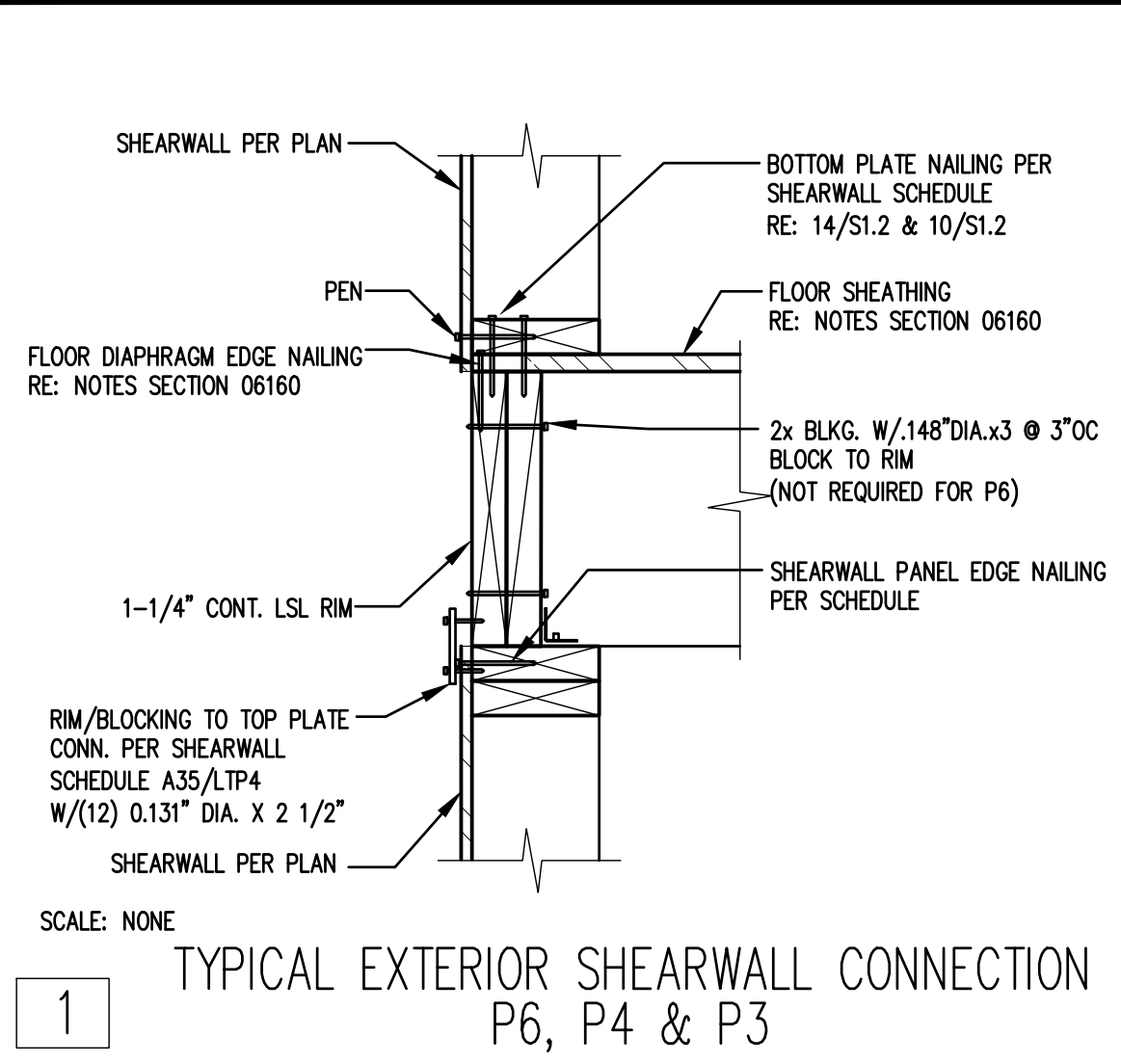
06175 SHOP FABRICATED METAL PLATE CONNECTED WOOD TRUSSES

PREFABRICATED PLATED WOOD TRUSSES SHALL BE MANUFACTURED DESIGNED AND SHALL COMPLY WITH THE TRUSS PLATE INSTITUTE (ANSI/TPI 1, NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" AND IBC SECTION 2303.4. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED PER THE REQUIREMENTS OF SECTION 01330. DESIGN FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS, LOADS PER SECTION 01200, AND THE FOLLOWING:

TOP CHORD LIVE LOAD	SEE SECTION 01200
TOP CHORD DEAD LOAD	11 PSF
TOP CHORD NET WIND UPLIFT	12 PSF
BOTTOM CHORD DEAD LOAD	7 PSF
LIVE LOAD DEFLECTION	L/360

06185: STRUCTURAL GLUED LAMINATED TIMBER

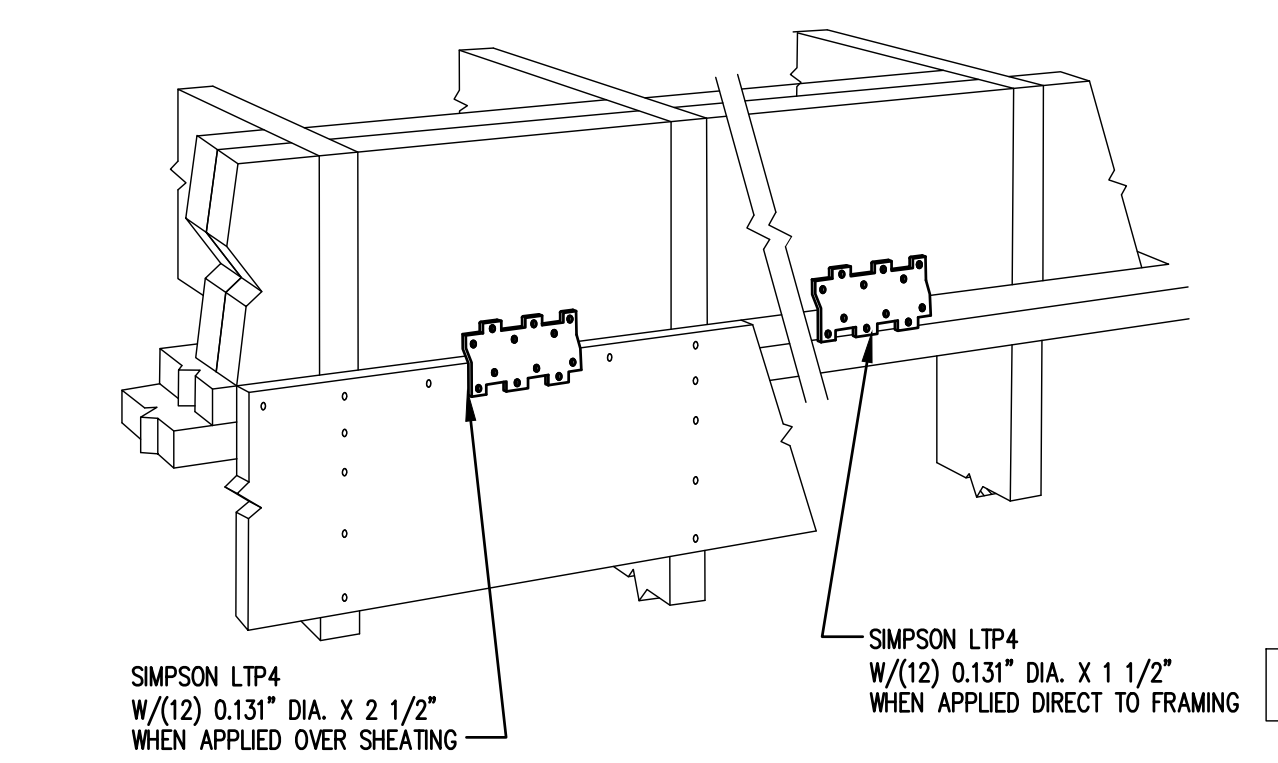
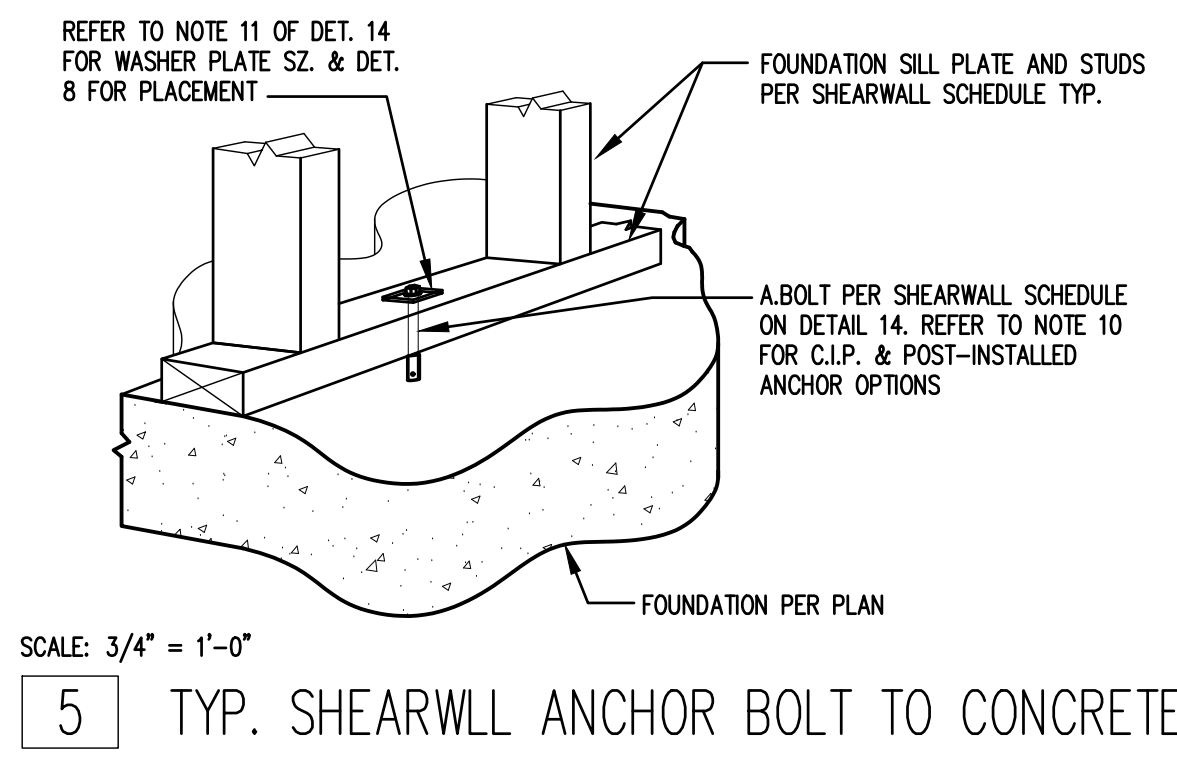
GLUED LAMINATED MEMBERS SHALL HAVE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) IDENTIFICATION MARK. EXPOSED MEMBERS SHALL RECEIVE ONE COAT OF END SEALER APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR



REFER TO DETAIL 12

SHEARWALL SCHEDULE - 7/16\"

WALL TYPE	SHEATHING	PANEL EDGE NAILING (3)	FIELD NAILING (4)	BOTTOM PLATE NAILING (7)		RIM OR BLOCKING TO TOP PLATE CONN.			FRAMING AT ADJOINING PANEL EDGES (5)	FOUNDATION SILL PLATE (12)	ANCHOR BOLT SPACING 5/8\" DIA 7\" EMBED (13)
				ROWS	SPACING	0.148\"x3.25\" TOENAIL	LTP4 DIRECT TO FRAMING	A35 ONLY (10)			
UNMARKED EXTERIOR P6	7/16\" SHT. ONE SIDE	6\" O.C.	12\" O.C.	(1)	4\" O.C.	N/A	24\" O.C.	16\" O.C.	2x	2x 3x	48\" O.C. 48\" O.C.
P4	7/16\" SHT. ONE SIDE	4\" O.C.	12\" O.C.	(2)	6\" O.C.	N/A	16\" O.C.	12\" O.C.	(2)2x OR 3x	2x 3x	32\" O.C. 40\" O.C.
P3	7/16\" SHT. ONE SIDE	3\" O.C.	12\" O.C.	(2)	4\" O.C.	N/A	12\" O.C.	10\" O.C.	(2)2x OR 3x	2x 3x	24\" O.C. 22\" O.C.
P2	7/16\" SHT. ONE SIDE	2\" O.C.	12\" O.C.	(3)	6\" O.C.	N/A	10\" O.C.	10\" O.C.	(2)2x OR 3x	2x 3x	18\" O.C. 24\" O.C.
2P4	7/16\" SHT. BOTH SIDES	4\" O.C.	12\" O.C.	(3)	5\" O.C.	N/A	10\" O.C.	10\" O.C.	(2)2x OR 3x	2x 3x	16\" O.C. 20\" O.C.
2P3	7/16\" SHT. BOTH SIDES	3\" O.C.	12\" O.C.	(3)	4\" O.C.	N/A	8\" O.C.	8\" O.C.	(2)2x OR 3x	2x 3x	12\" O.C. 16\" O.C.
2P2	7/16\" SHT. BOTH SIDES	2\" O.C.	12\" O.C.	(3)	3\" O.C.	N/A	6\" O.C.	6\" O.C.	(2)2x OR 3x	2x 3x	8\" O.C. 12\" O.C.
PF	APA SITE-BUILT PORTAL FRAME PER DETAIL REFERENCED ON PLAN										
WSWH_X_	SIMPSON STRONG-WALL; REFER TO DETAILS REFERENCED IN PLANS										



SHEARWALL SCHEDULE NOTES:

A. STUDS SHALL NOT BE SPACED MORE THAN 16\" O.C.

B. RE: S1.1 SECTION 06100 \"ROUGH FRAMING\" FOR REQUIRED WALL STUD AND PLATE SPECIES AND GRADE.

C. RE: S1.1 SECTION 06160 \"WOOD SHEATHING\" FOR REQUIRED SHEAR WALL SHEATHING, THICKNESS AND GRADE. ALL SHEAR WALL PANELS SHALL BE APPLIED DIRECTLY TO FRAMING.

D. SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH ALL PANEL EDGES BACKED/BLOCKED WITH 2\" NOMINAL OR WIDER FRAMING. SEE NOTE 5.

E. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJUTING PANELS SHALL NOT BE LESS THAN 3\" NOMINAL AND NAILS SHALL BE STAGGERED FOR ALL SHEARWALL MARKS EXCEPT \"P6\".

F. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6\" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3\" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.

G. NAILS FOR PLYWOOD AND OSB PANEL EDGE AND FIELD NAILING SHALL BE 8d COMMON (0.131\" X 2 1/2\"). [REMODEL] SHEATHING MAY BE INSTALLED OVER (EXIST) HORIZ. LUMBER SHEATHING USING 0.131\"x3\" NAILS

H. NAILS FOR BOTTOM PLATE FRAMING SHALL BE 12d COMMON (0.148\" X 3.25\").

I. FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING.

J. ANCHOR BOLTS SHALL BE GALVANIZED 5/8\" BOLTS. C.I.P. J-BOLTSx10\" EMBEDDED 7\" OR POST-INSTALLED TITEN HDx8\".

K. GALVANIZED 3\" X 3\" X 0.229\" (MIN.) PLATE WASHERS ARE REQUIRED AT EACH ANCHOR BOLT - SEE DETAIL 8 THIS SHEET FOR PLACEMENT DETAILS. RECESSING PLATE WASHERS IN PLATES IS NOT ALLOWED.

L. LTP4 FRAMING PLATES SHALL BE INSTALLED WITH 12-8d X 1 1/2\" (0.131\" X 2 1/2\"). NAILS. RE: DETAILS 1, 2, 3 & 6/S1.2.

M. A35 FRAMING ANGLES SHALL BE INSTALLED WITH 12-8d X 1 1/2\" (0.131\" X 2 1/2\"). NAILS. RE: DETAILS 1, 2 & 3/S1.2.

N. ALL NAILS INTO PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM 153 OR STAINLESS STEEL.

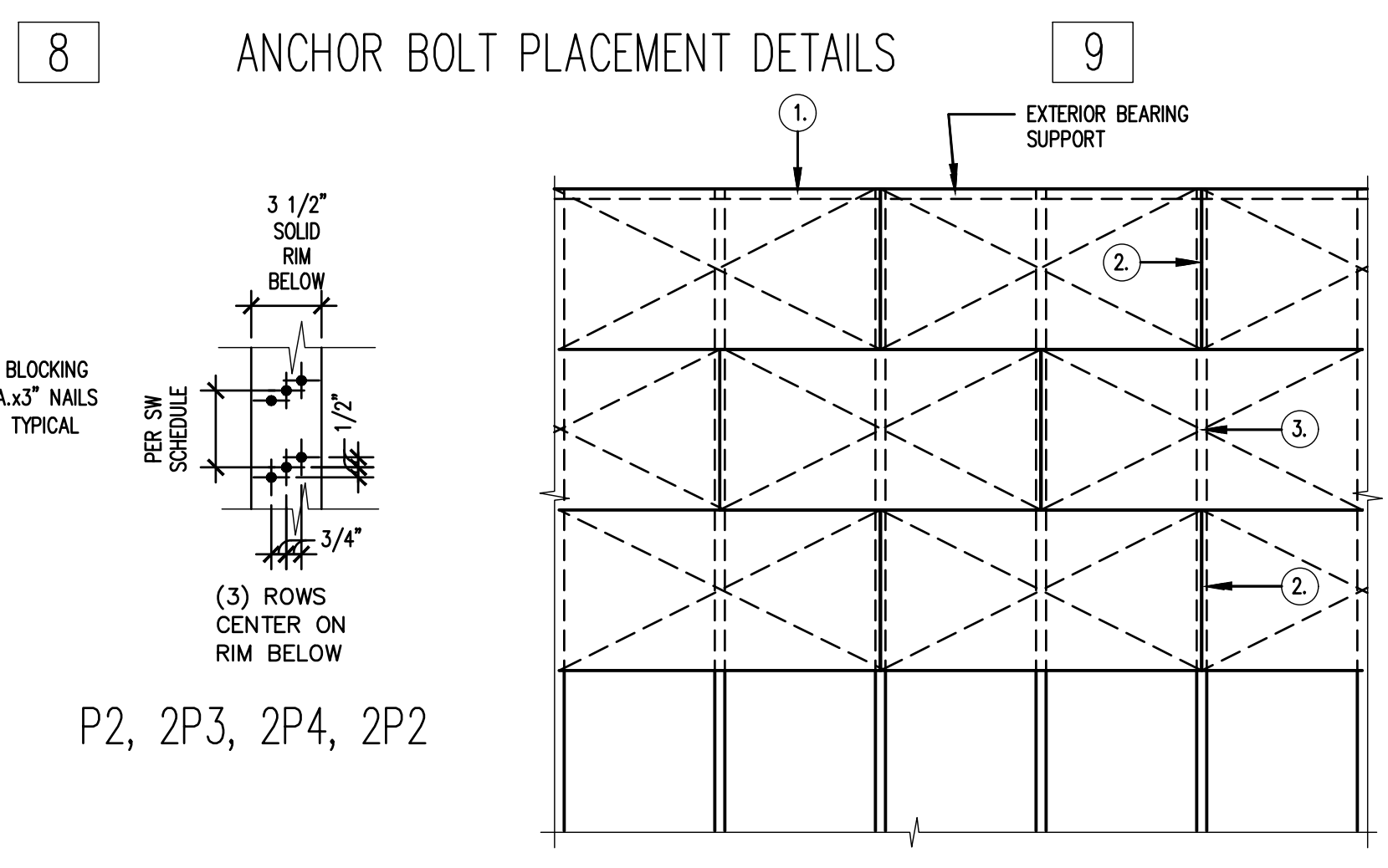
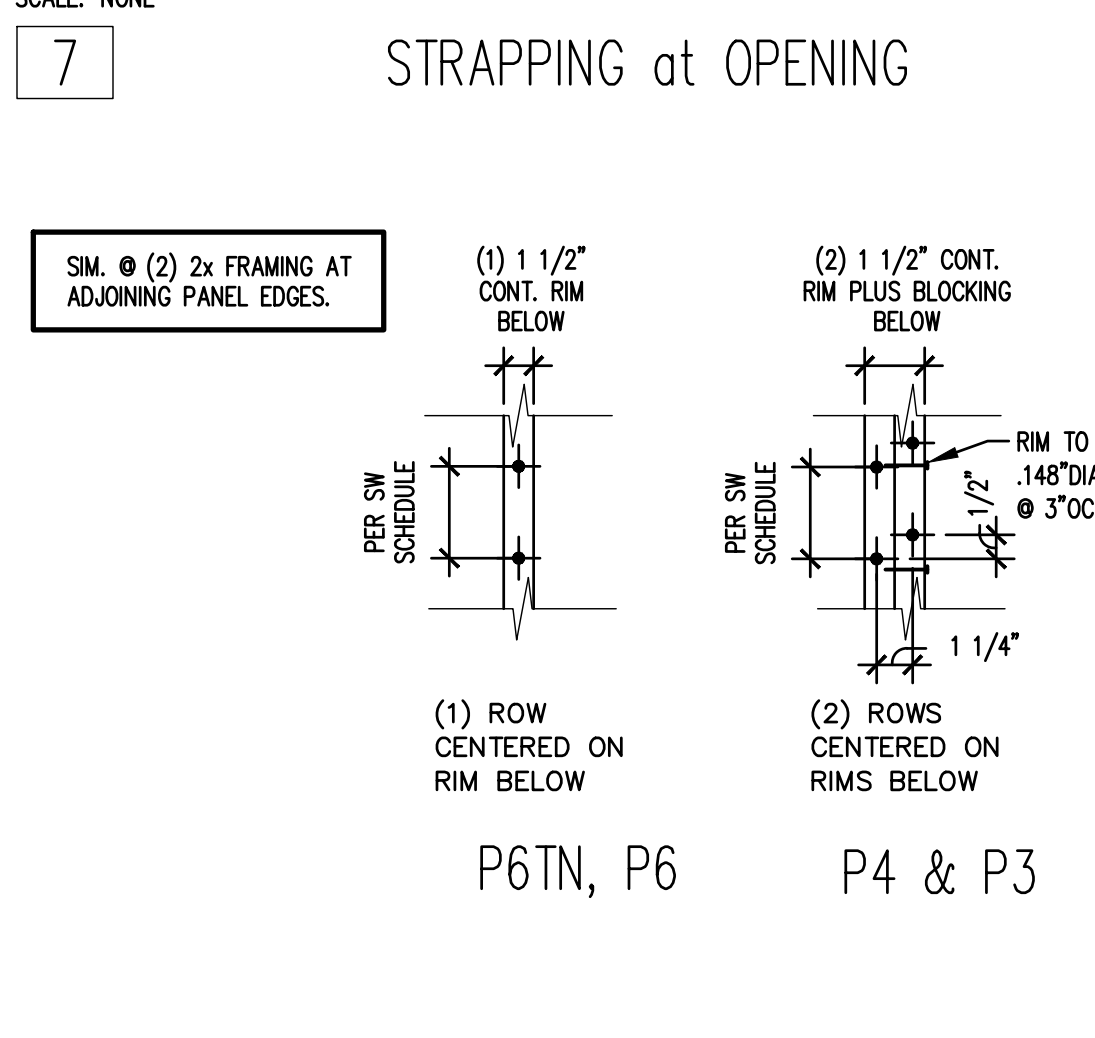
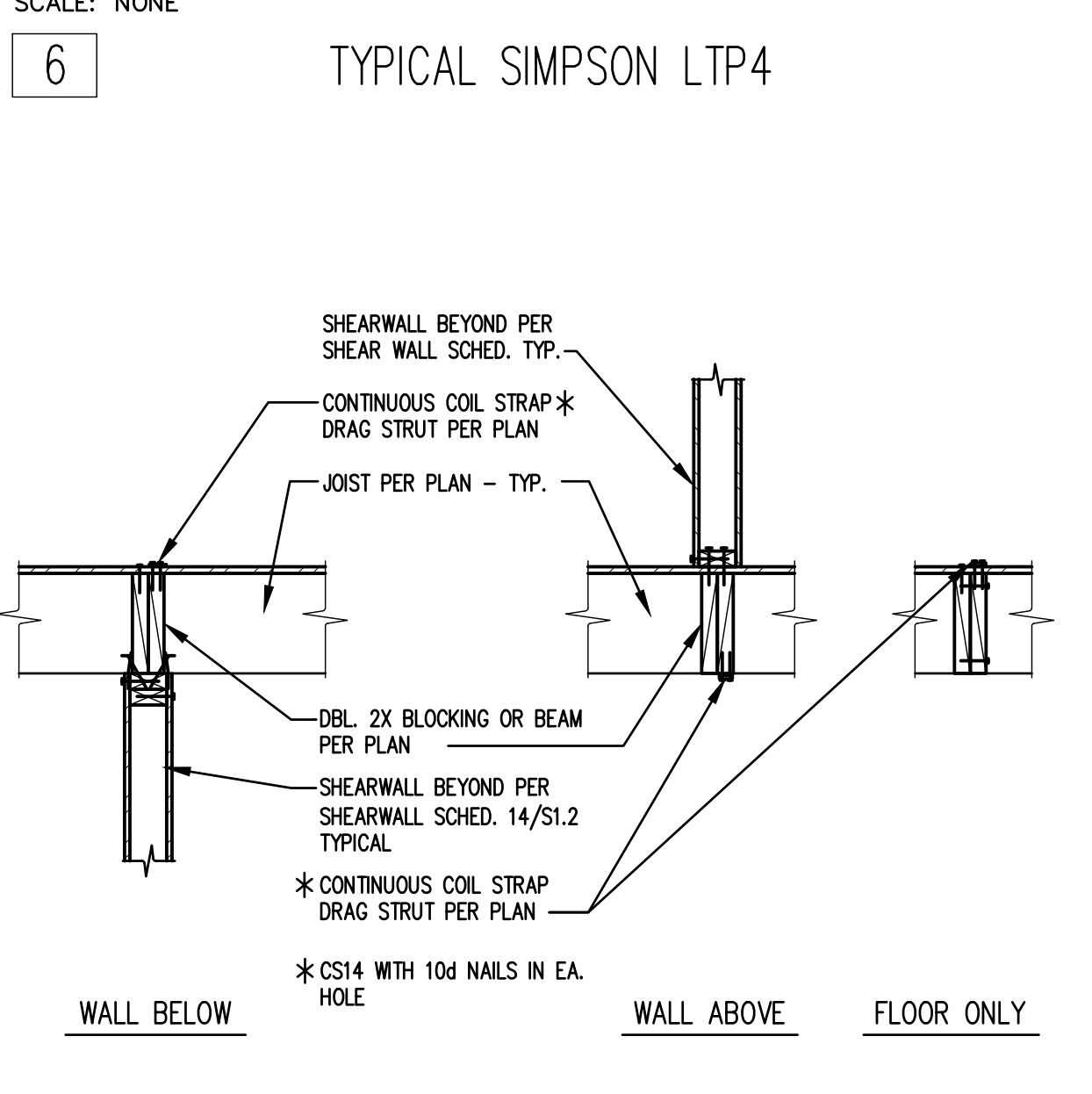
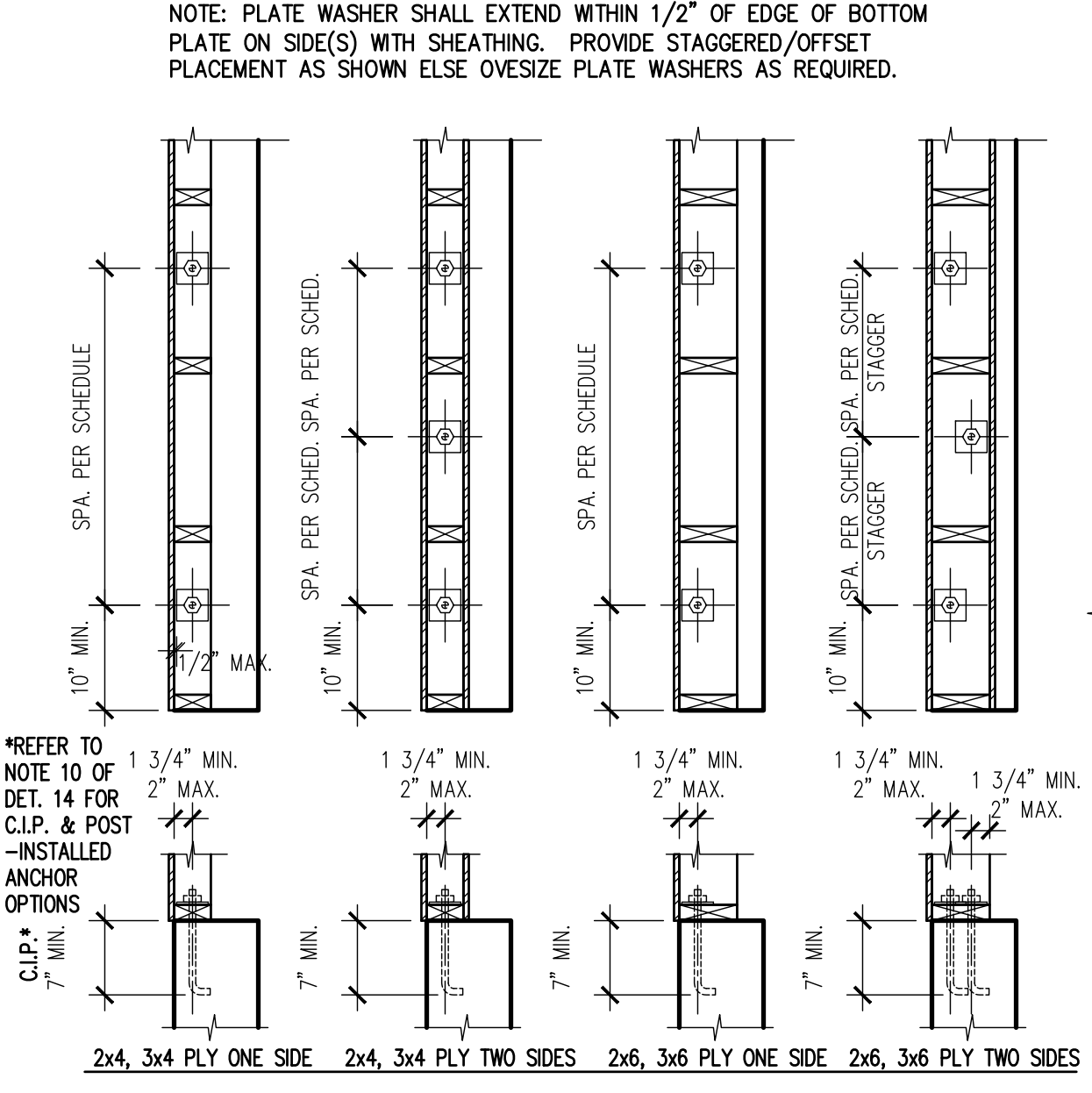
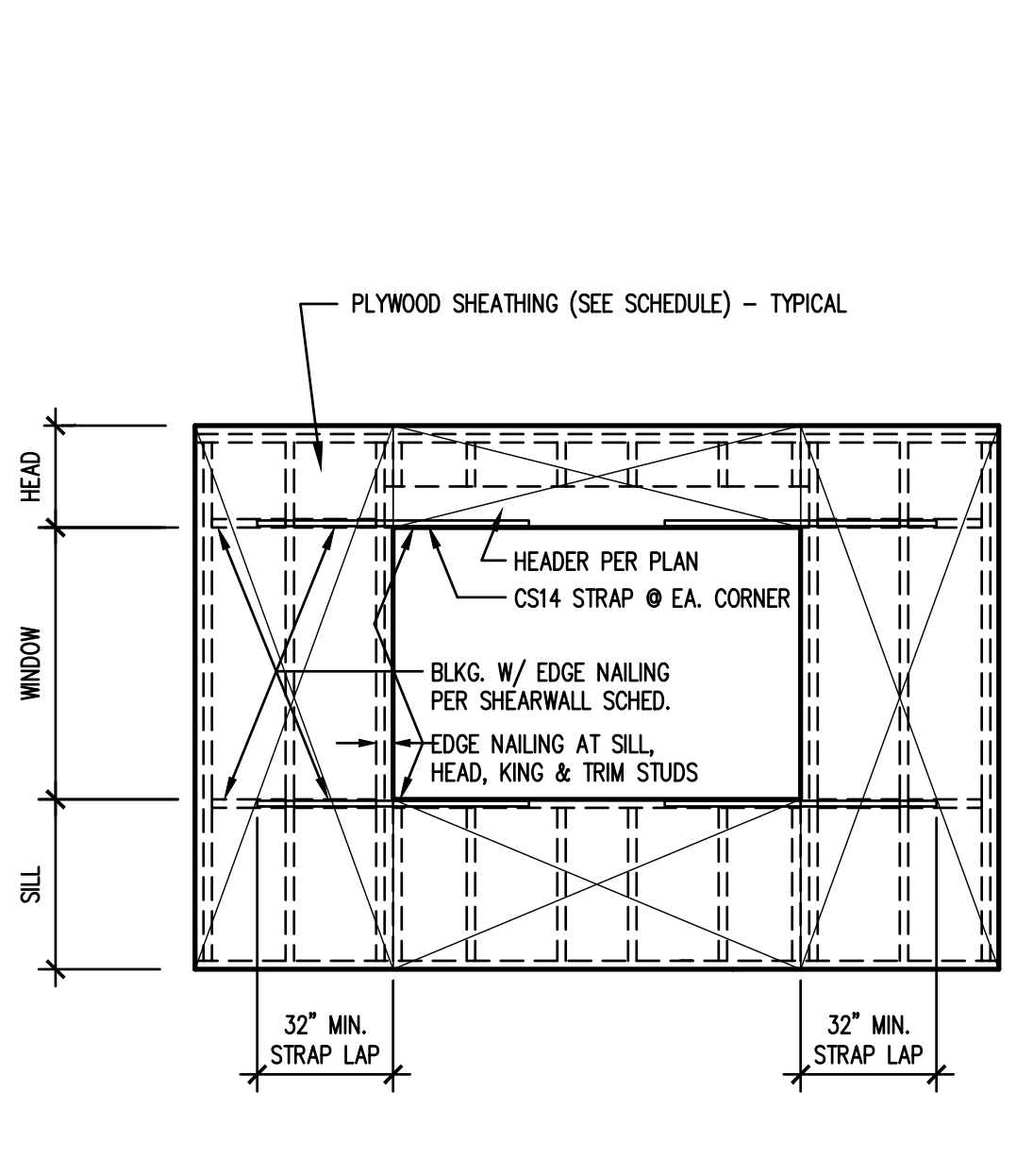
O. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.

P. WHERE BOTTOM PLATE NAILING SPECIFIES A SPACING OF 4 INCHES OR LESS NAILS SHALL BE INSTALLED IN TWO ROWS OFFSET 1/2 INCH AND STAGGERED.

Q. GALVANIZED EXPANSION ANCHORS OF SIMILAR DIAMETER AND EMBEDMENT ALLOWED AT INTERIOR BEARING AND PARTY WALLS.

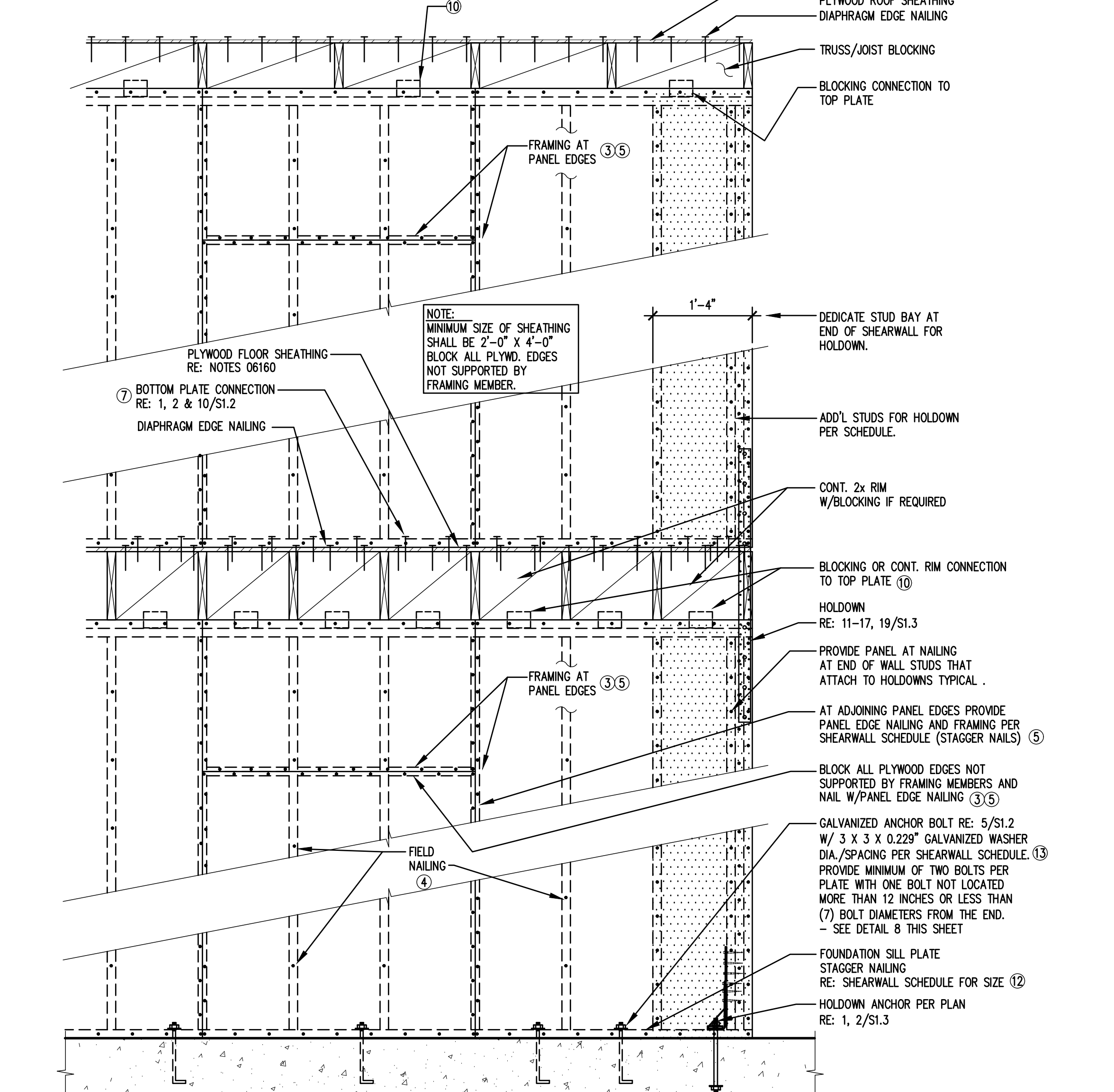
R. 2-2x3 IN LIEU OF 3x3 AT PANEL EDGES ACCEPTABLE PROVIDED STUDS ARE ATTACHED PER 10/S1.2 SIM. AND BOTTOM PLATE NAILING.

S. WHERE BUILDING OFFICIALS ALLOW, OSB SHEATHING MAY BE APPLIED OVER 1/2\" OR 3/8\" GYPSUM WALL BOARD PROVIDED SHEATHING IS NAILED WITH 10d NAILS (0.148\" DIA X 3\" LONG)



ROOF/FLOOR SHEATHING NOTES

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



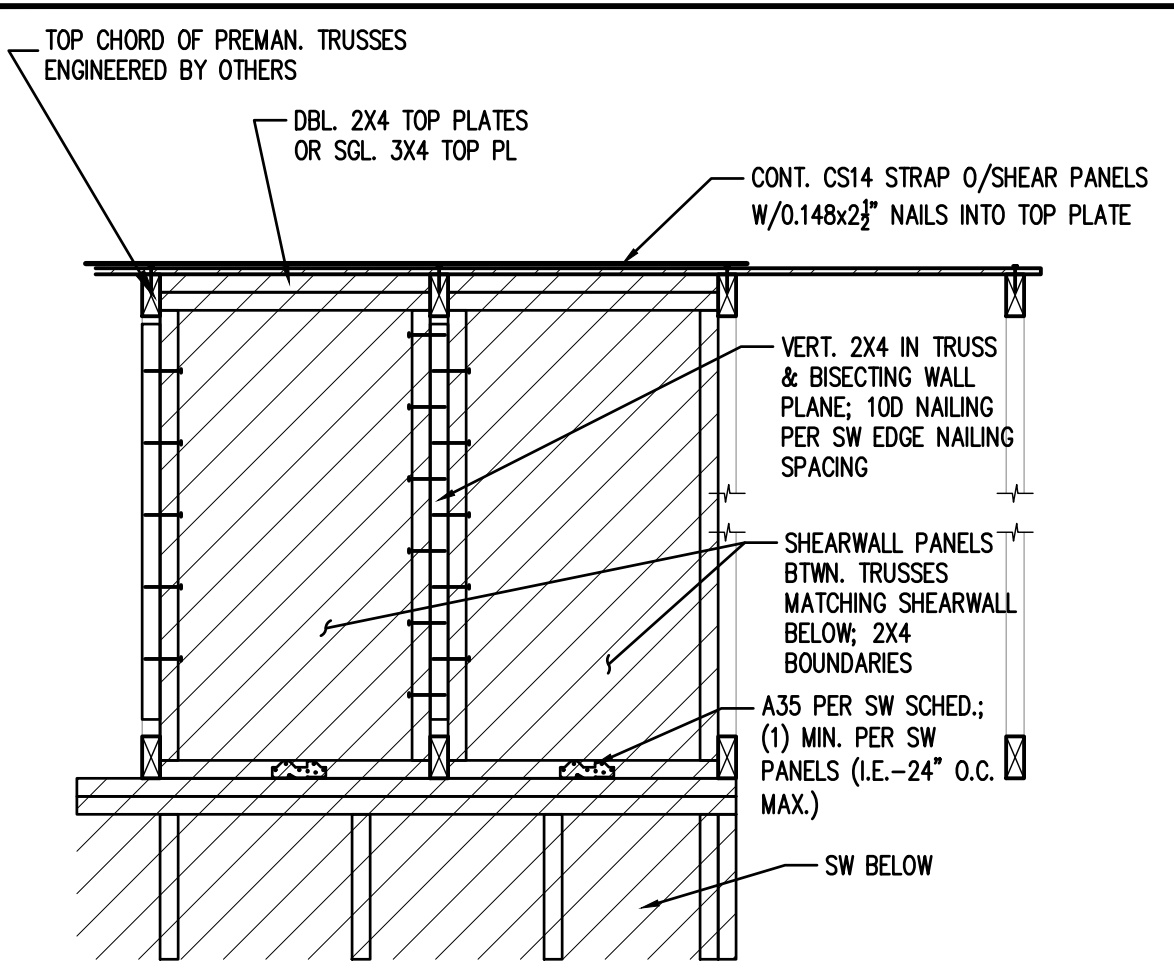
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SHEARWALL SCHEDULE & NOTES

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S1.2



1 ATTIC SHEATHING BTWN. TRUSSES

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HOLDOWN & FASTENER SCHEDULE

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

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

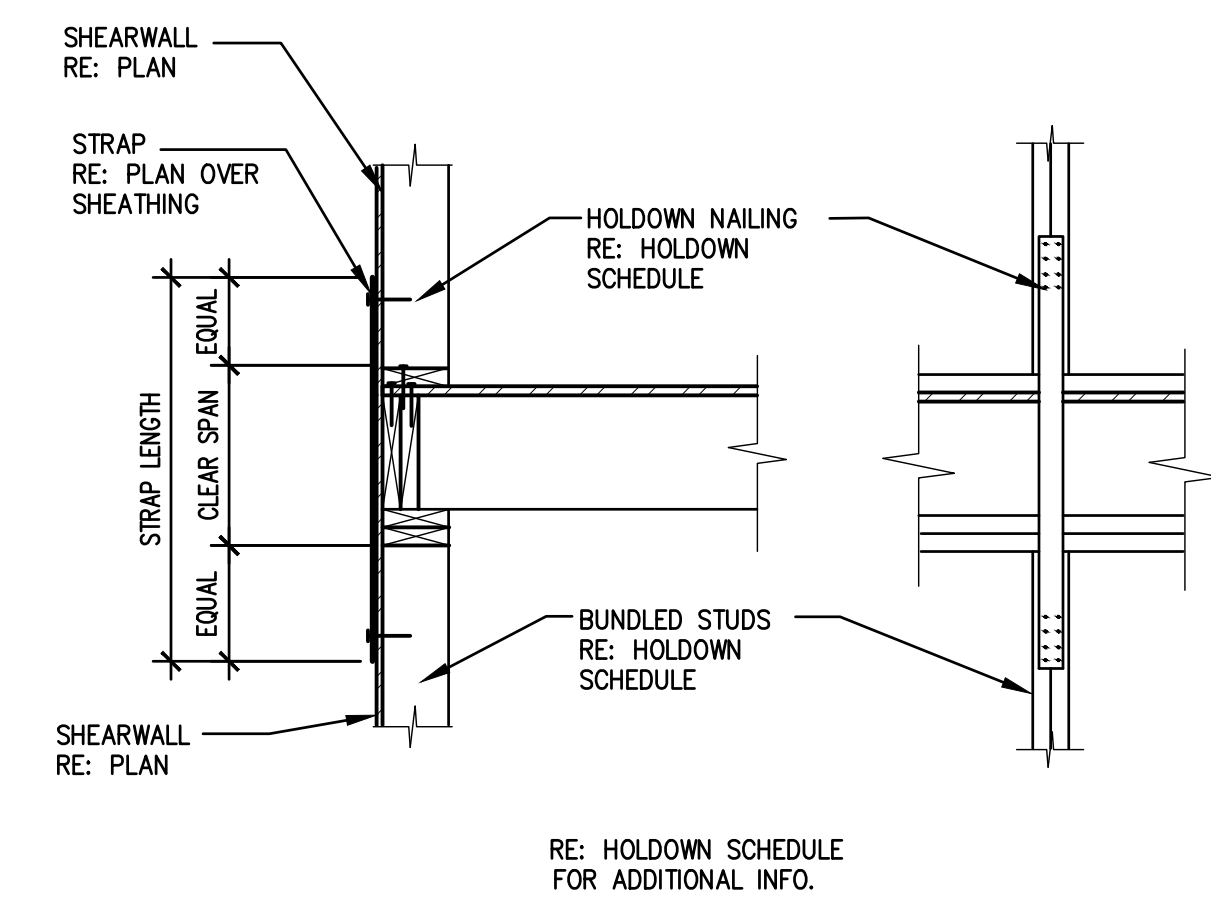
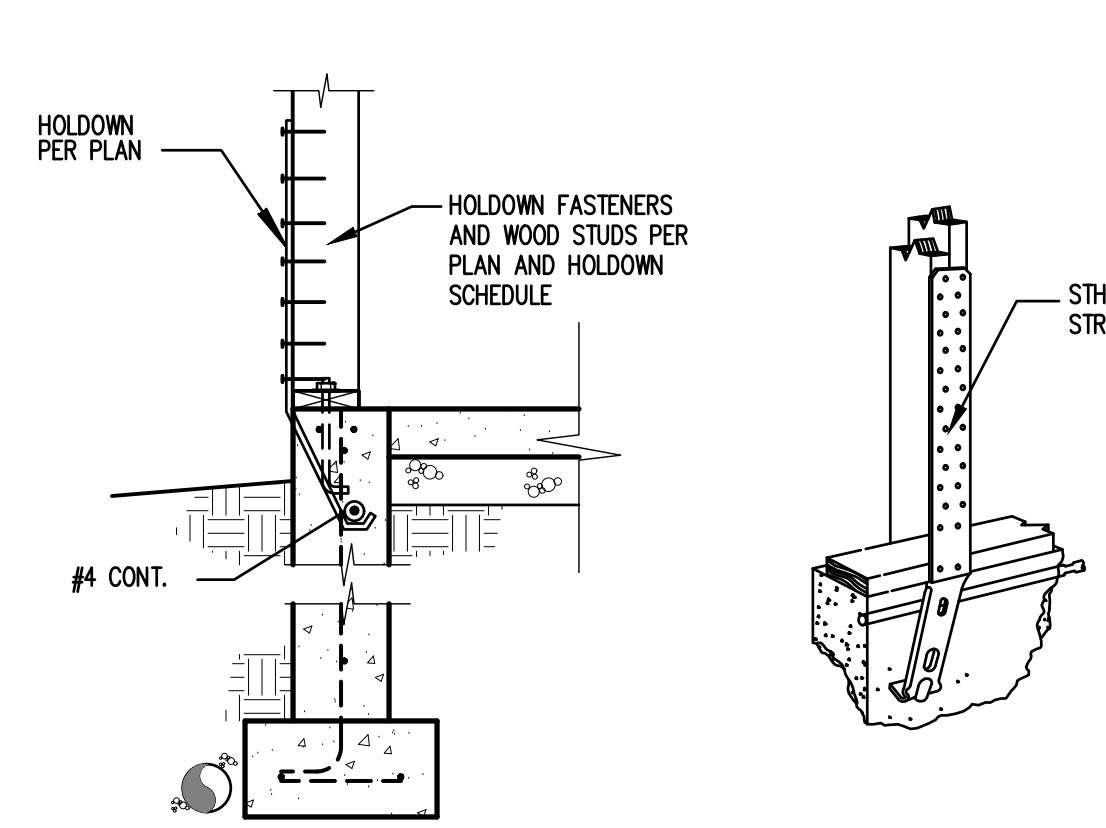
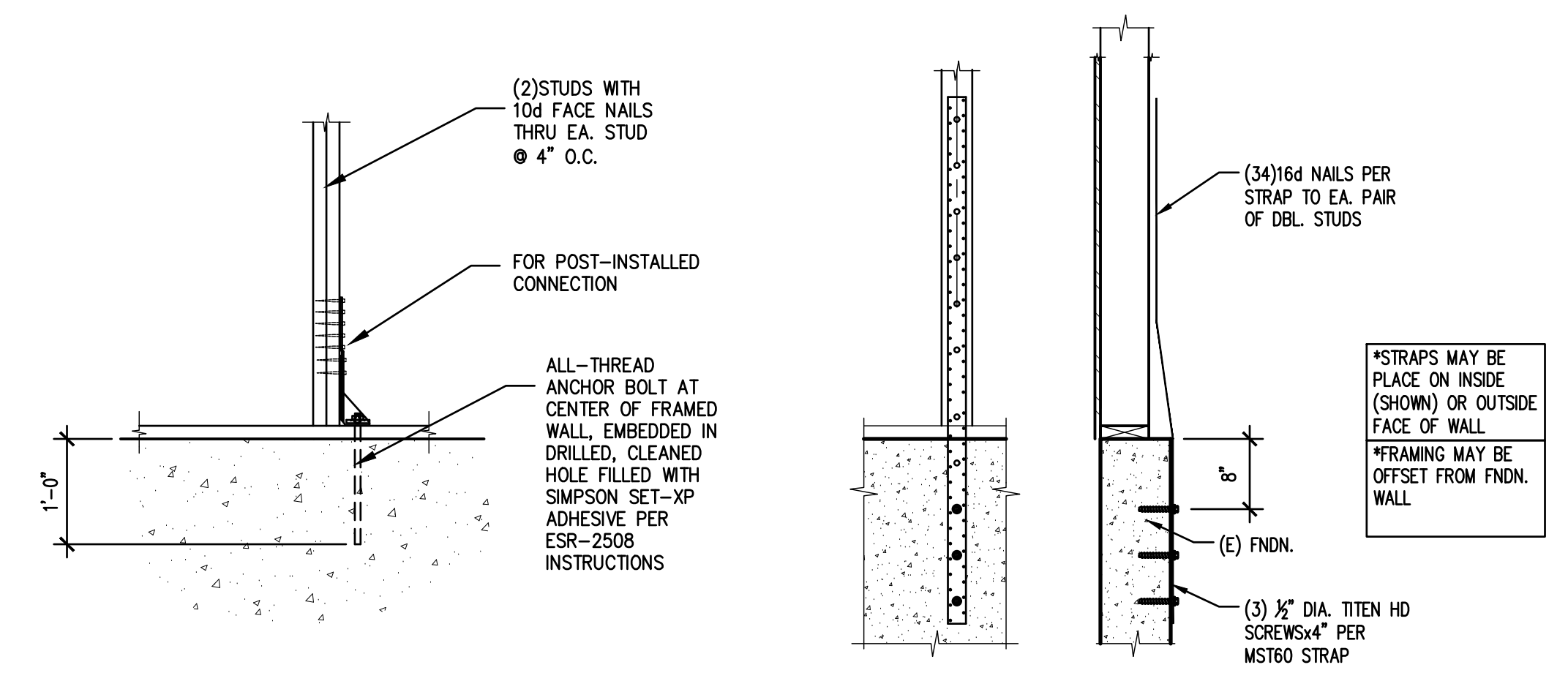
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10 HOLDOWN & FASTENER SCHEDULE



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12

POST-INSTALLED HOLD DOWN

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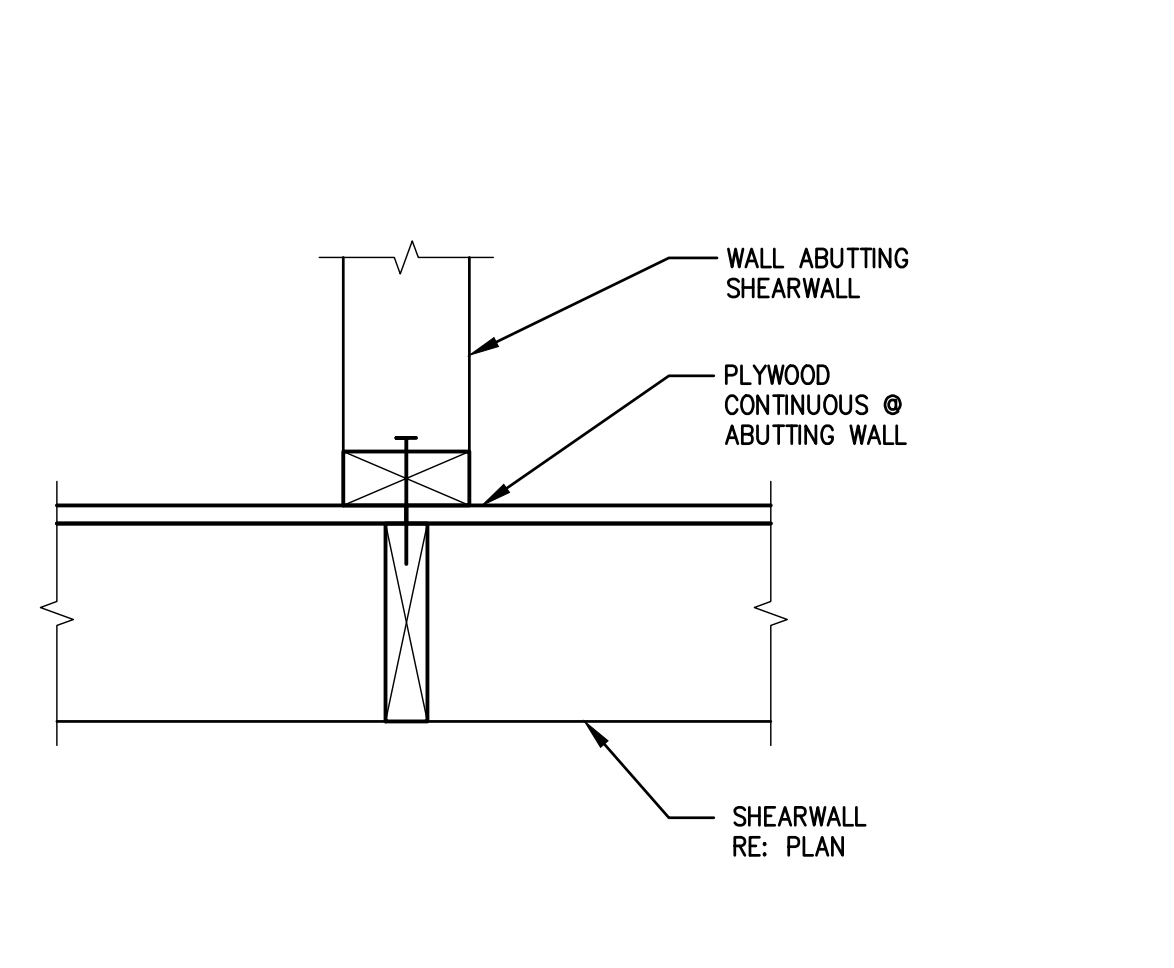
NEW HOLD DOWN

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EXTERIOR HOLDOWN @ FOUNDATION

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EXTERIOR HOLDOWN @ FLOOR



16 TYP. ABUTTING WALL

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18

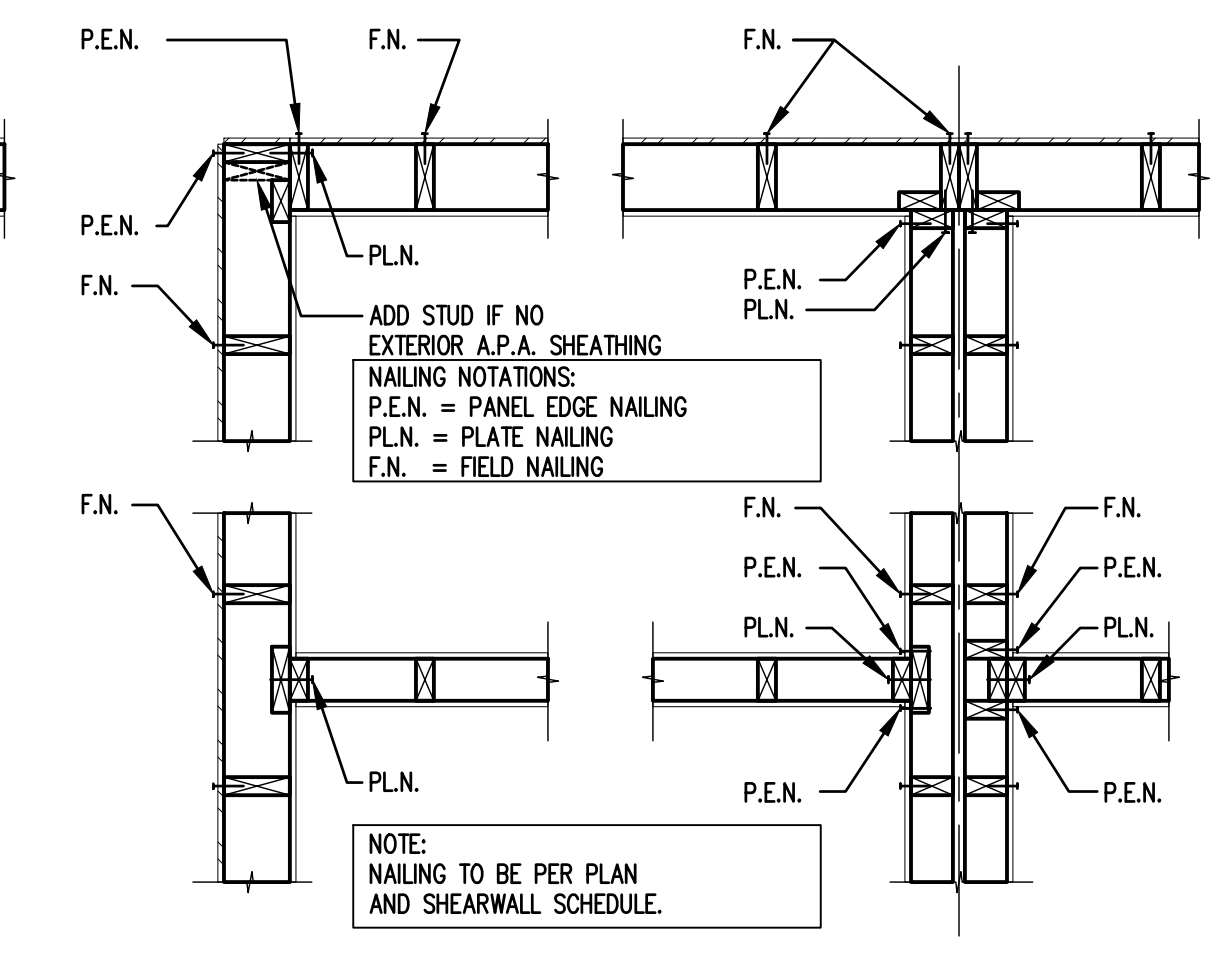
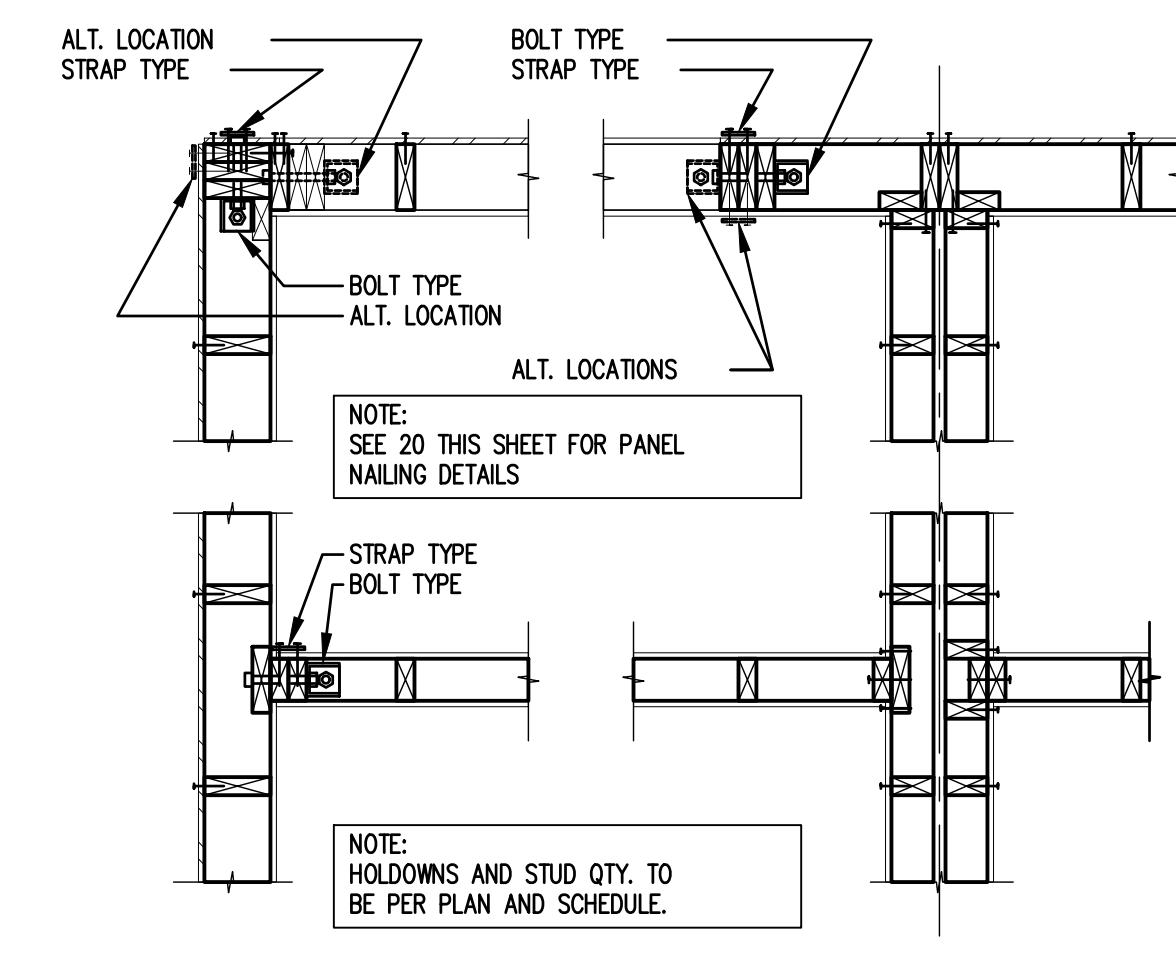
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HOLDOWN PLACEMENTS

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STRUCTURAL SHEARWALL INTERSECTIONS



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HOLD DOWN SCHEDULE & NOTES

Sheet No:
S1.3

SPECIAL INSPECTIONS, TESTING and STRUCTURAL OBSERVATION SCHEDULE

GENERAL NOTE:

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

TABLE 1705.3 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

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

IBC 2021 SECTION 1705.5 INSPECTIONS FOR WOOD CONSTRUCTION

INSPECTIONS REQUIRED	
1705.5	SPECIAL INSPECTIONS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH IBC 1704.2.5
1705.5.1	HIGH-LOAD DIAPHRAGMS (ALL DESIGNATED DIAPHRAGMS PER IBC 2306.2) SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OF IBC 1704.2. THE FOLLOWING SHALL BE INSPECTED:
	a. WOOD STRUCTURAL PANEL SHEATHING - CONFIRM GRADE AND THICKNESS PER APPROVED CONSTRUCTION DOCUMENTS
	b. VERIFY SIZE OF FRAMING MEMBERS AT ADJOINING PANEL DEGES
	c. VERIFY NAIL OR STAPLE DIAMETER AND LENGTH
	d. VERIFY NUMBER OF FASTENER LINES AND THE SPACING BETWEEN EACH FASTENER LINE AND AT EDGE MARGINS
1705.5.2	FOR METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING 60FT OR MORE, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE TEMPORARY RESTRAINT/BRACING AND PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED ACCORDING TO THE APPROVED TRUSS SUBMITTAL PACKAGE
1705.12.2	SEISMIC RESISTING ELEMENTS; PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM - INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG-STRUTS, BRACES AND HOLD-DOWNS - EXCEPT THAT SUCH IS NOT REQUIRED WHERE THE FASTENER SPACING IS MORE THAN 4'0".

IBC 2021 TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

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

OSSC 2019 SECTION 1705.12.5 REQUIRED SPECIAL INSPECTIONS OF ARCHITECTURAL COMPONENTS

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

INSPECTION SCHEDULE NOTES:

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

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

TABLE 1705.2 REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

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

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



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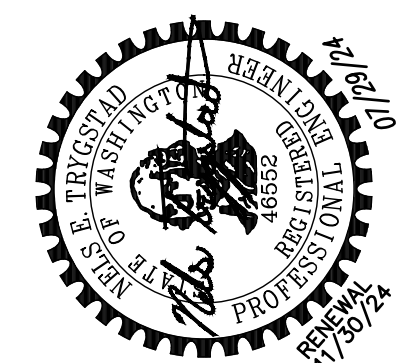
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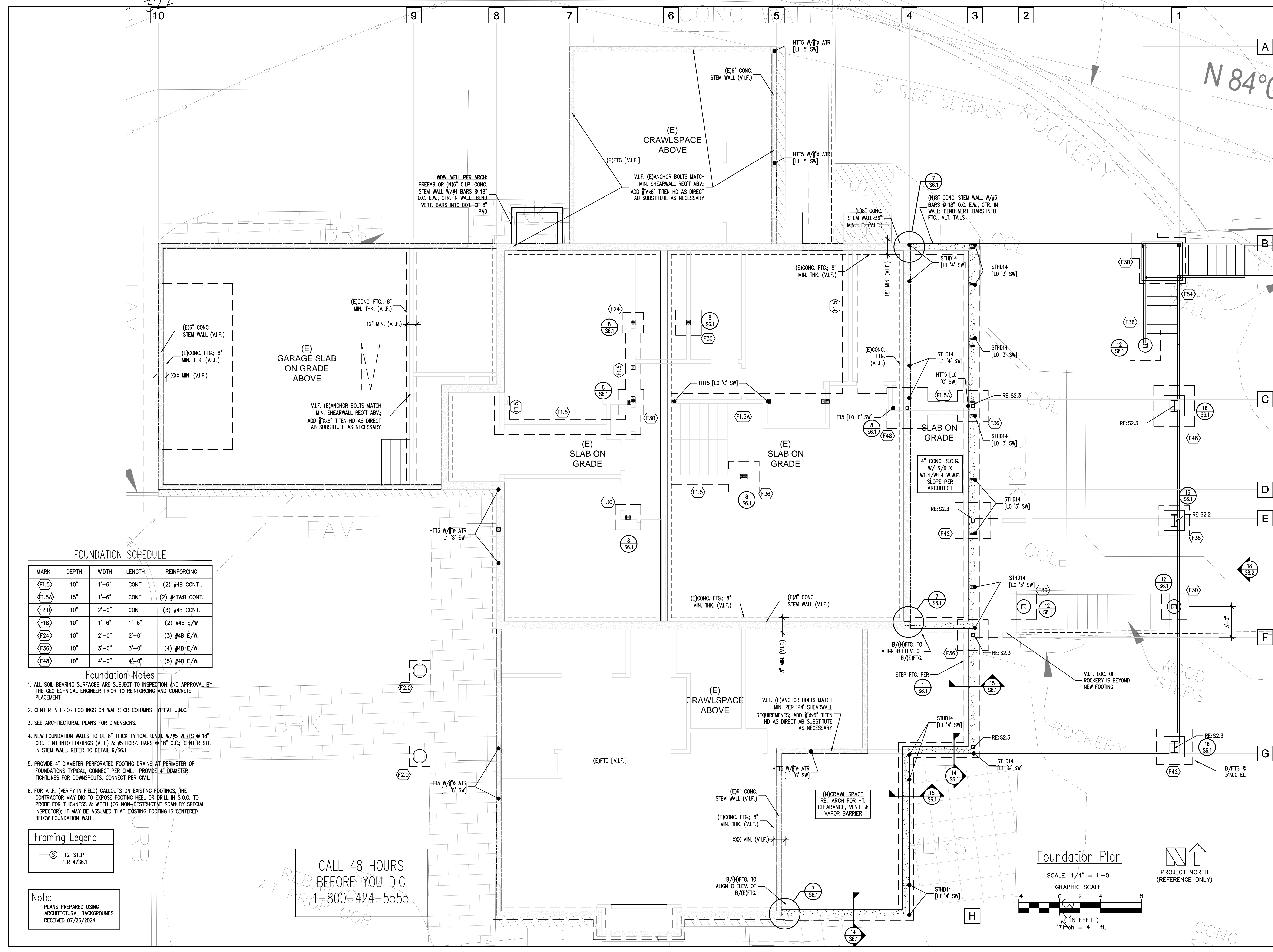
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SPECIAL INSPECTION TABLES

Sheet No:

S1.4

N 84°00'



FOUNDATION SCHEDULE

MARK	DEPTH	WIDTH	LENGTH	REINFORCING
F1.5	10"	1'-6"	CONT.	(2) #4B CONT.
F1.5A	15"	1'-6"	CONT.	(2) #4T&B CONT.
F2.0	10"	2'-0"	CONT.	(3) #4B CONT.
F1.6	10"	1'-6"	1'-6"	(2) #4B E/W
F2.4	10"	2'-0"	2'-0"	(3) #4B E/W.
F3.6	10"	3'-0"	3'-0"	(4) #4B E/W.
F4.8	10"	4'-0"	4'-0"	(5) #4B E/W.

Foundation Notes

- ALL SOIL BEARING SURFACES ARE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
- CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS TYPICAL U.N.O.
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
- NEW FOUNDATION WALLS TO BE 8" THICK TYPICAL U.N.O. W/#5 VERTS @ 18" O.C. BENT INTO FOOTINGS (ALT.) & #5 HORIZ. BARS @ 18" O.C.; CENTER STL. IN STEM WALL. REFER TO DETAIL 9/S6.1
- PROVIDE 4" DIAMETER PERFORATED FOOTING DRAINS AT PERIMETER OF FOUNDATIONS TYPICAL, CONNECT PER CIVIL. PROVIDE 4" DIAMETER TIGHTLINES FOR DOWNSPOUTS, CONNECT PER CIVIL.
- FOR V.I.F. (VERIFY IN FIELD) CALLOUTS ON EXISTING FOOTINGS, THE CONTRACTOR MAY DIG TO EXPOSE FOOTING HEEL OR DRILL IN S.O.G. TO PROBE FOR THICKNESS & WIDTH (OR NON-DESTRUCTIVE SCAN BY SPECIAL INSPECTOR); IT MAY BE ASSUMED THAT EXISTING FOOTING IS CENTERED BELOW FOUNDATION WALL.

Framing Legend

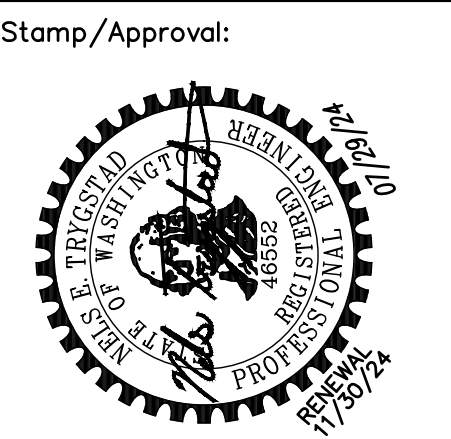
	FTG. STEP PER 4/S6.1
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Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 07/23/2024

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

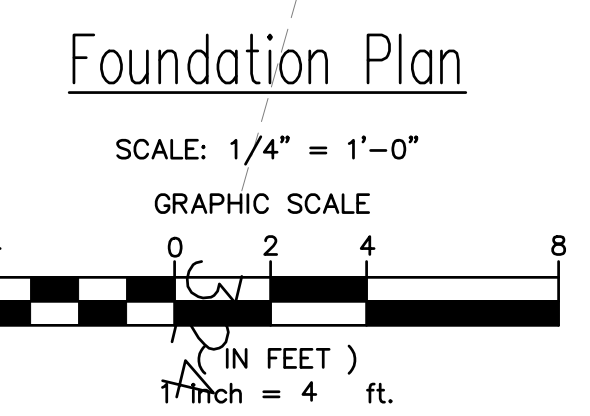
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TE Job # 24310
Description Date
Permit Intake 12/09/24

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Sheet Name:
FOUNDATION PLAN

Sheet No:
S2.1



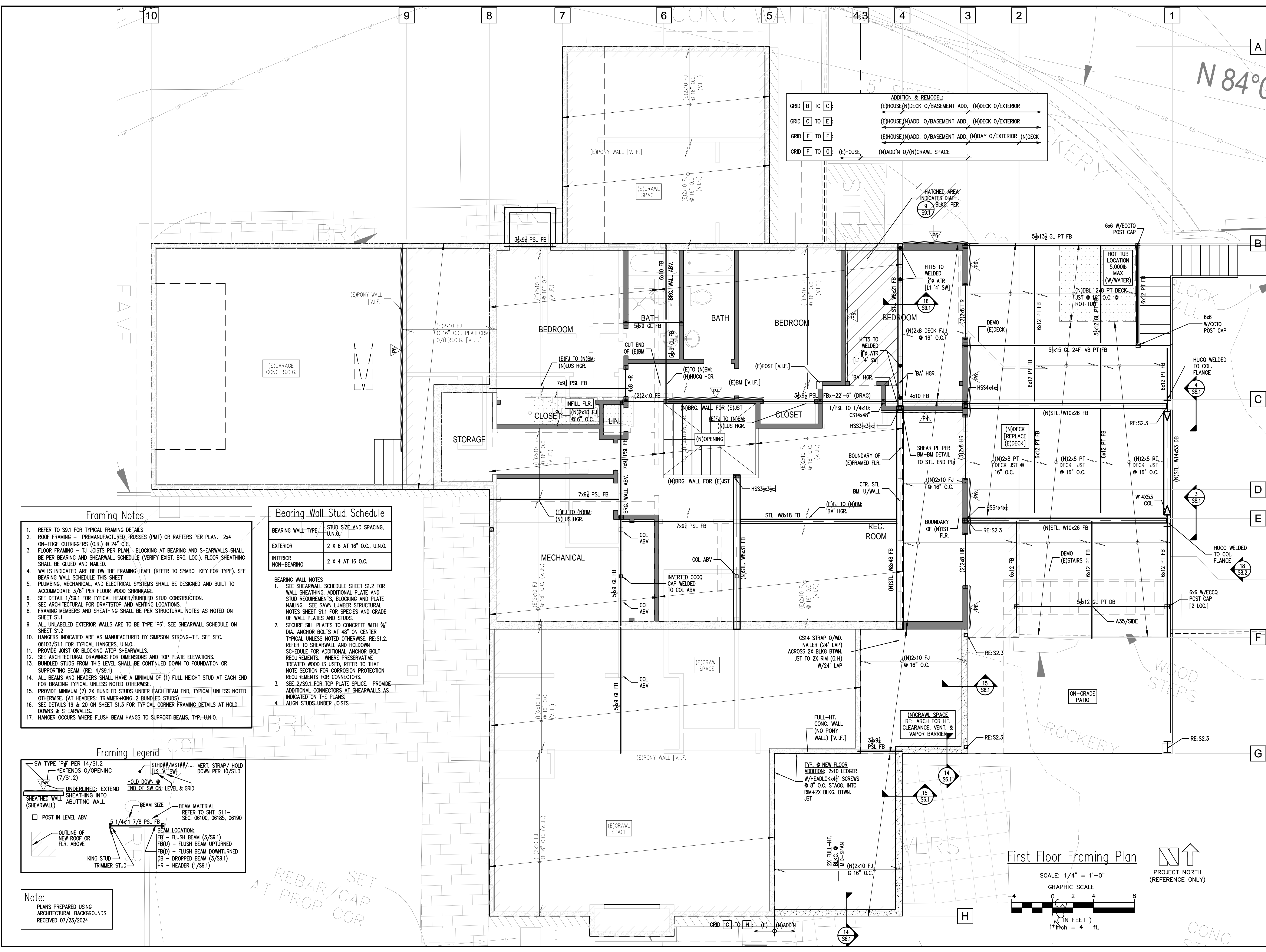
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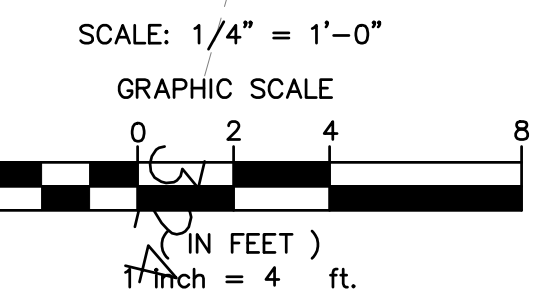
Stamp/Approval:

Sheet Name:
FIRST FLOOR FRAMING PLAN

Sheet No:
S2.2



First Floor Framing Plan



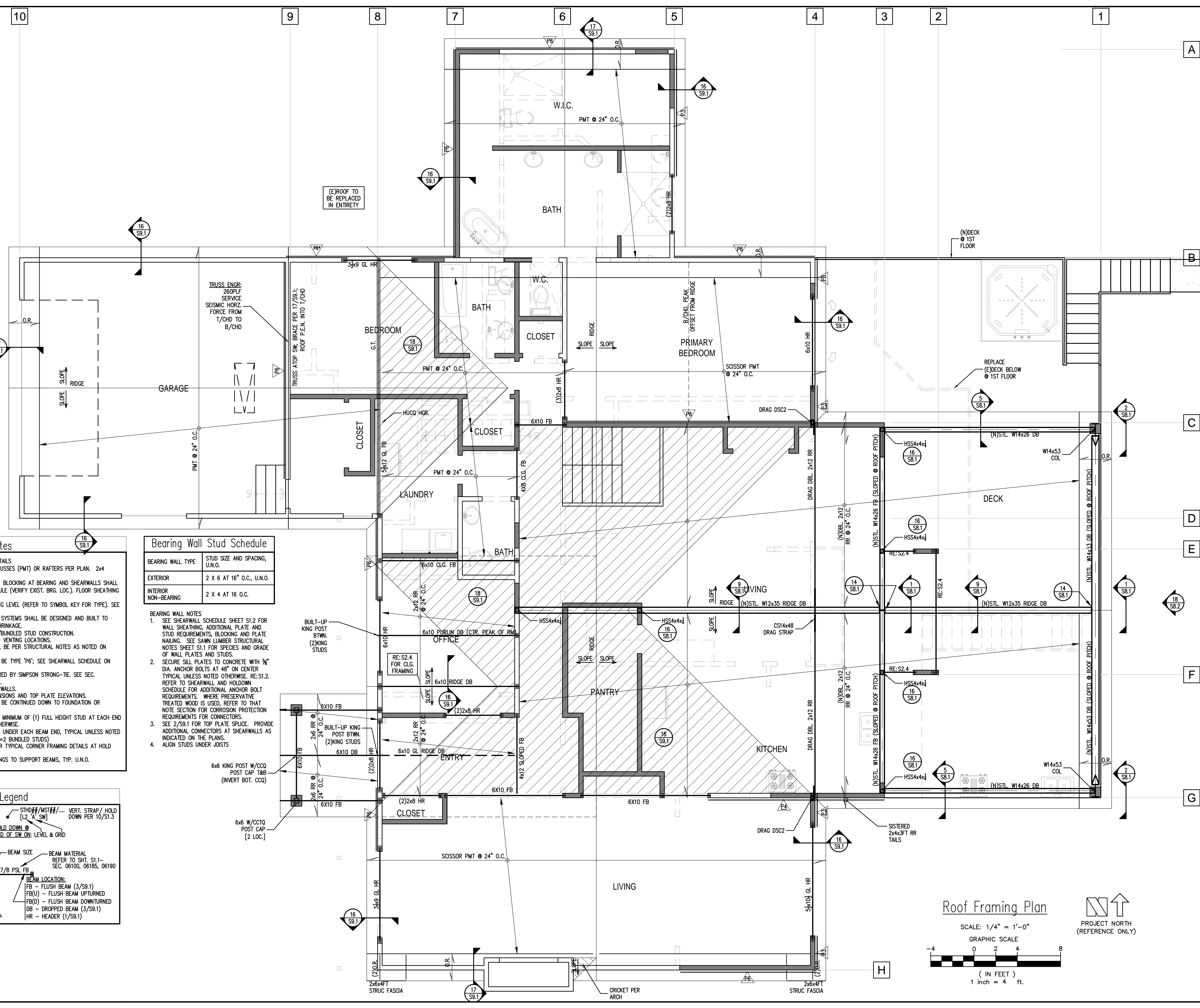
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Sheet Name:
ROOF FRAMING PLAN

Sheet No:
S2.3



Framing Notes

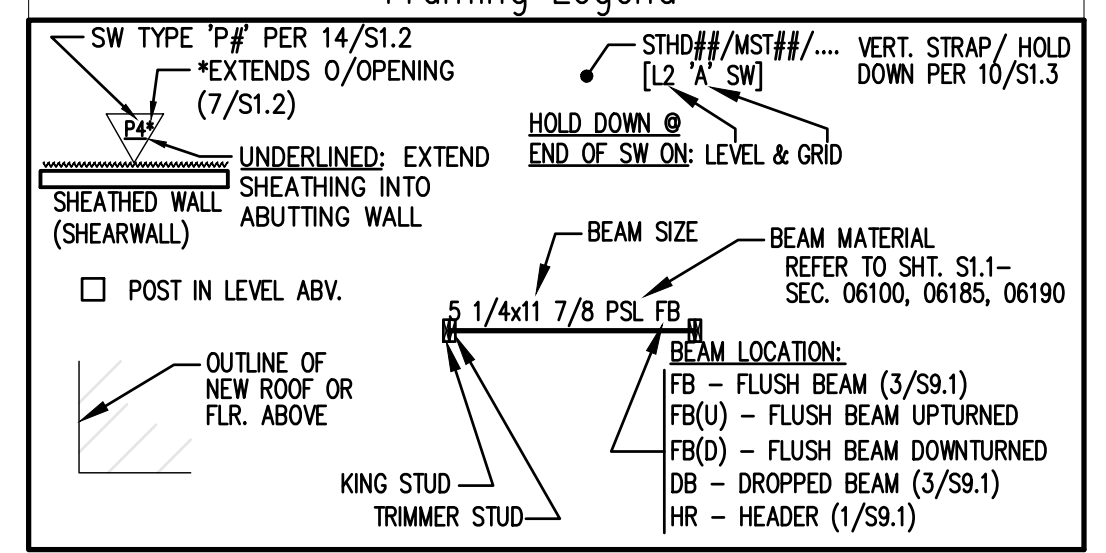
- REFER TO S9.1 FOR TYPICAL FRAMING DETAILS
- ROOF FRAMING - PREMANUFACTURED TRUSSES (PMT) OR RAFTERS PER PLAN. 2x4 ON-EDGE OUTRIGGERS (O.R.) @ 24" O.C.
- FLOOR FRAMING - T-JOISTS PER PLAN. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE (VERIFY EXIST. BRG. LOC.). FLOOR SHEATHING SHALL BE GLUED AND NAILED.
- WALLS INDICATED ARE BELOW THE FRAMING LEVEL (REFER TO SYMBOL KEY FOR TYPE). SEE BEARING WALL SCHEDULE THIS SHEET
- PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE
- SEE DETAIL 1/S9.1 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
- SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
- FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
- ALL UNLABELED EXTERIOR WALLS ARE TO BE TYPE 'P6'; SEE SHEARWALL SCHEDULE ON SHEET S1.2
- HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O.
- PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
- BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM. (RE: 4/S9.1)
- ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
- PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER/KING=2 BUNDLED STUDS)
- SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS.
- HANGER OCCURS WHERE FLUSH BEAM HANGS TO SUPPORT BEAMS, TYP. U.N.O.

Bearing Wall Stud Schedule

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

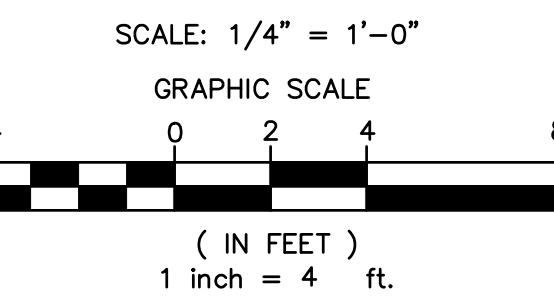
- BEARING WALL NOTES**
- SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, ADDITIONAL PLATE AND STUD REQUIREMENTS, BLOCKING AND PLATE NAILING. SEE SAWM LUMBER STRUCTURAL NOTES SHEET S1.1 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
 - SECURE SILL PLATES TO CONCRETE WITH 3/8" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE: S1.2. REFER TO SHEARWALL AND HOLD-DOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
 - SEE 2/S9.1 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
 - ALIGN STUDS UNDER JOISTS

Framing Legend



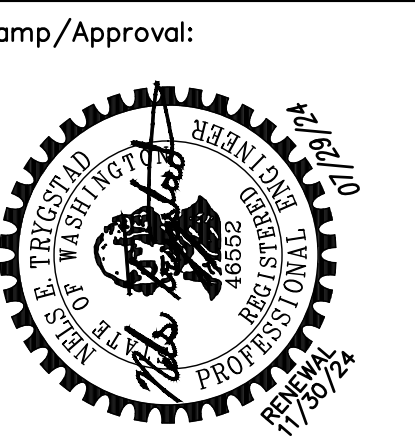
Note:
PLANS PREPARED USING
ARCHITECTURAL BACKGROUNDS
RECEIVED 07/23/2024

Roof Framing Plan



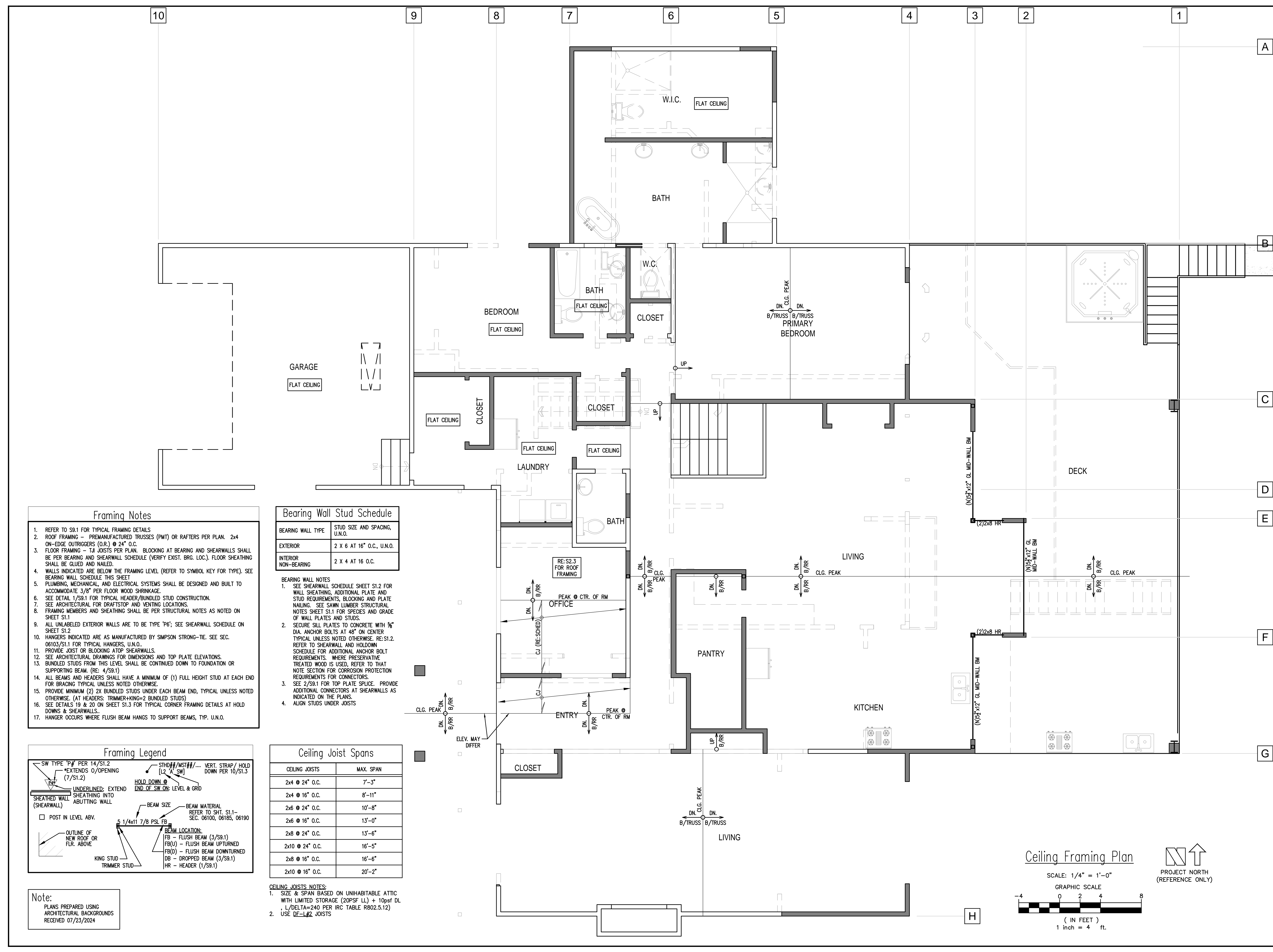
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Permit Intake 12/09/24

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Sheet Name:
CEILING & 1ST FLOOR MID-WALL FRAMING PLAN

Sheet No:
S2.4



Framing Notes

- REFER TO S9.1 FOR TYPICAL FRAMING DETAILS
- ROOF FRAMING - PREMANUFACTURED TRUSSES (PMT) OR RAFTERS PER PLAN. 2x4 ON-EDGE OUTRIGGERS (O.R.) @ 24" O.C.
- FLOOR FRAMING - T-J JOISTS PER PLAN. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE (VERIFY EXIST. BRG. LOC.). FLOOR SHEATHING SHALL BE GLUED AND NAILED.
- WALLS INDICATED ARE BELOW THE FRAMING LEVEL (REFER TO SYMBOL KEY FOR TYPE). SEE BEARING WALL SCHEDULE THIS SHEET
- PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE
- SEE DETAIL 1/S9.1 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
- SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
- FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
- ALL UNLABELED EXTERIOR WALLS ARE TO BE TYPE 'P6'; SEE SHEARWALL SCHEDULE ON SHEET S1.2
- HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O.
- PROVIDE JOIST OR BLOCKING AT OP SHEARWALLS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
- BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM. (RE: 4/S9.1)
- ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
- PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER+KING=2 BUNDLED STUDS)
- SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS.
- HANGER OCCURS WHERE FLUSH BEAM HANGS TO SUPPORT BEAMS, TYP. U.N.O.

Bearing Wall Stud Schedule

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

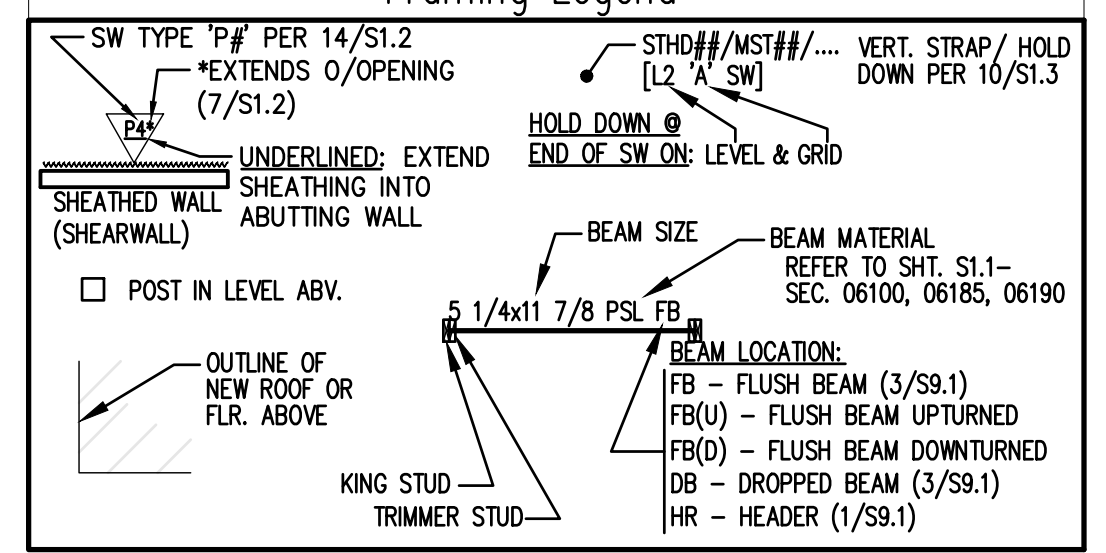
- BEARING WALL NOTES**
- SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, ADDITIONAL PLATE AND STUD REQUIREMENTS, BLOCKING AND PLATE NAILING. SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.1 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
 - SECURE SILL PLATES TO CONCRETE WITH 3/8" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE:S1.2. REFER TO SHEARWALL AND HOLD-DOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
 - SEE 2/S9.1 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
 - ALIGN STUDS UNDER JOISTS

Ceiling Joist Spans

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

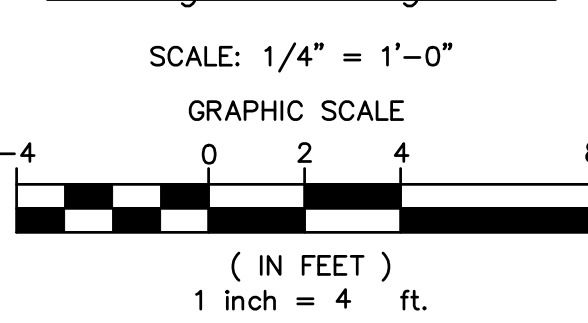
- CEILING JOISTS NOTES:**
- SIZE & SPAN BASED ON UNHABITABLE ATTIC WITH LIMITED STORAGE (20PSF LL) + 10psf DL, L/Delta=240 PER IRC TABLE R802.5.12)
 - USE DE-L#Z JOISTS

Framing Legend



Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 07/23/2024

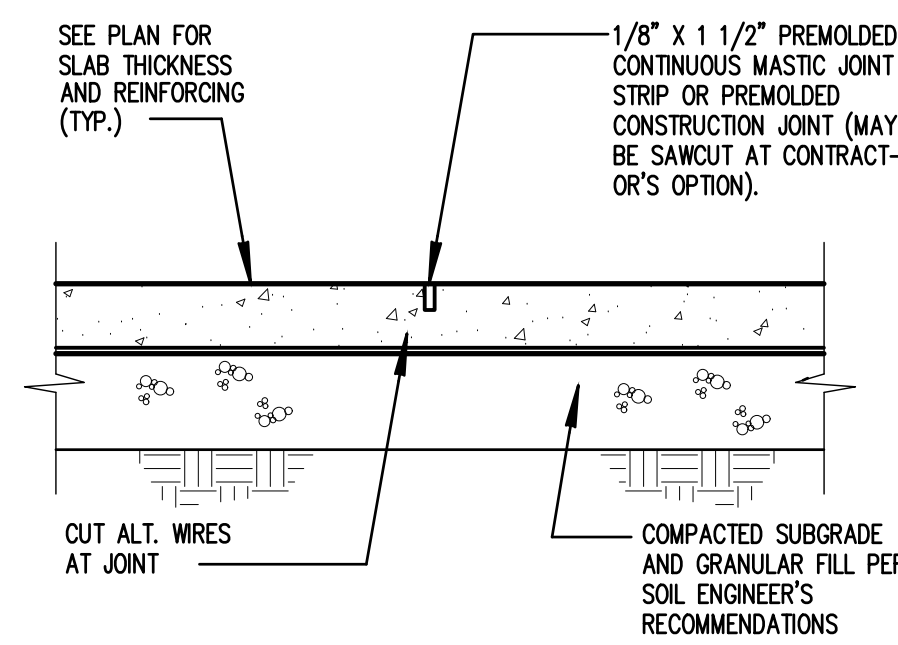
Ceiling Framing Plan



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

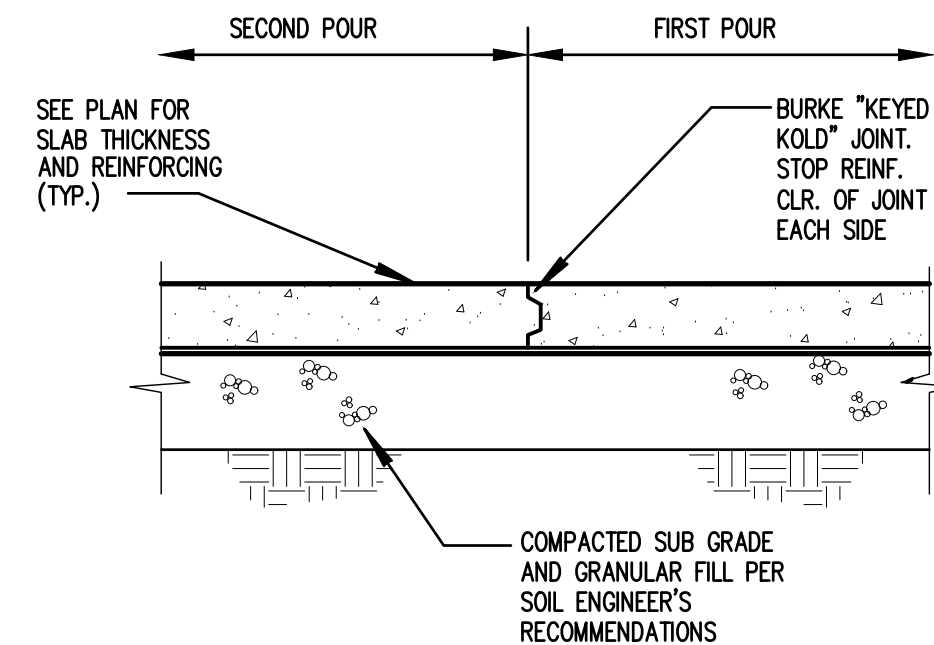
- LENGTHS SHOWN ARE IN INCHES.
- TENSION LAP SPLICES SHALL BE CLASS B UNLESS ONE HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
- TENSION LAP SPLICE SHOWN ABOVE ARE FOR CONCRETE COVER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

1 LAP SPLICE SCHEDULE



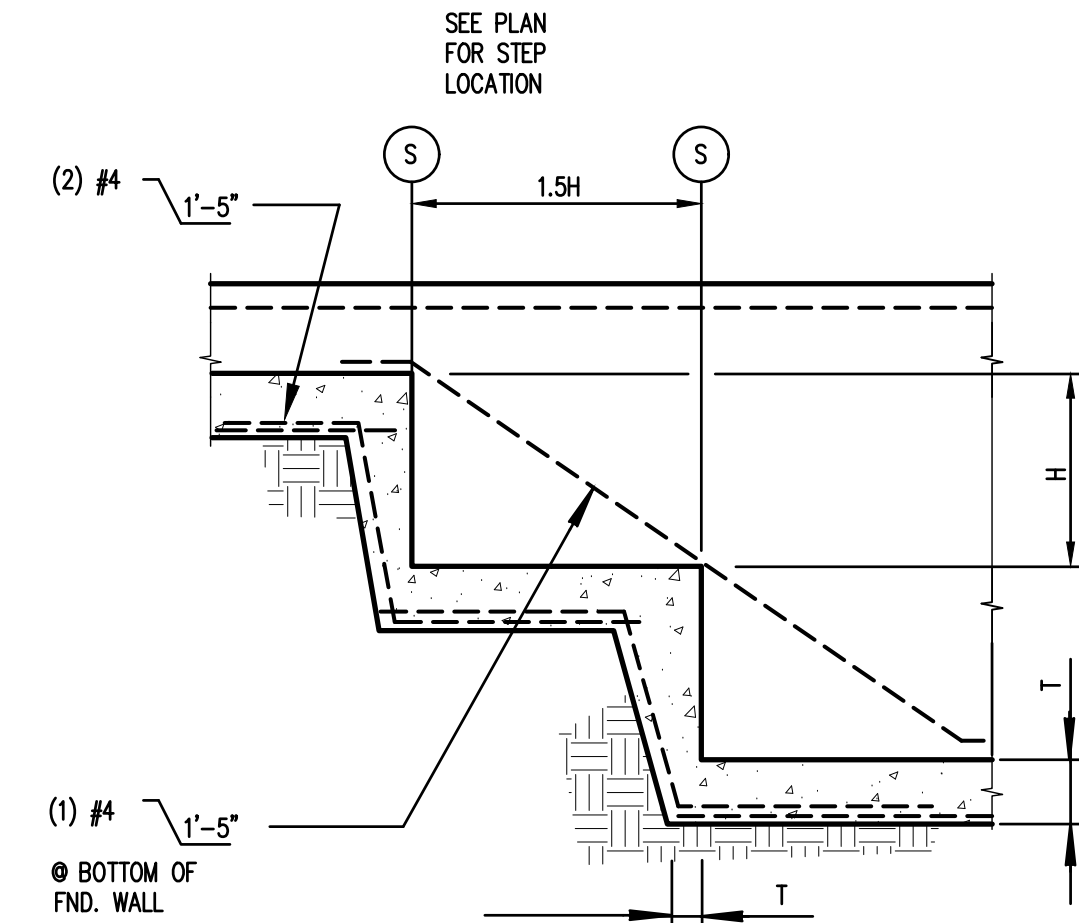
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

2 TYPICAL CONTROL JOINT

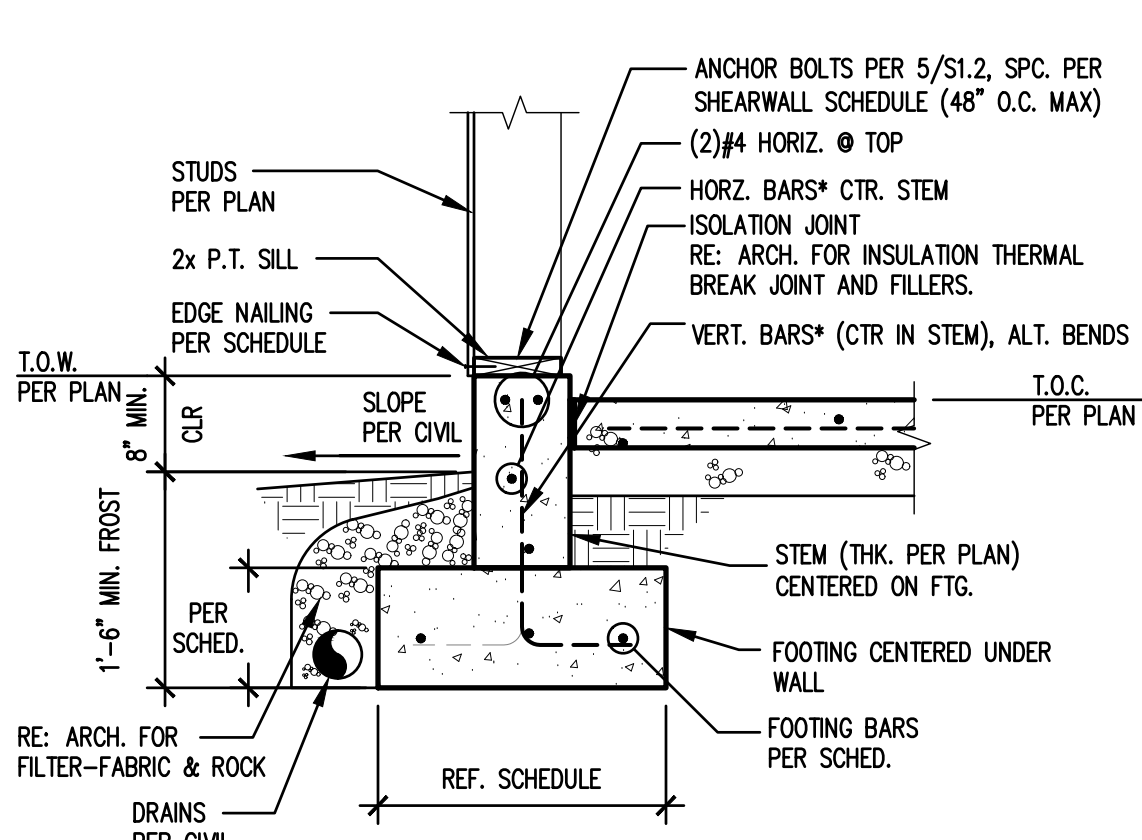


PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

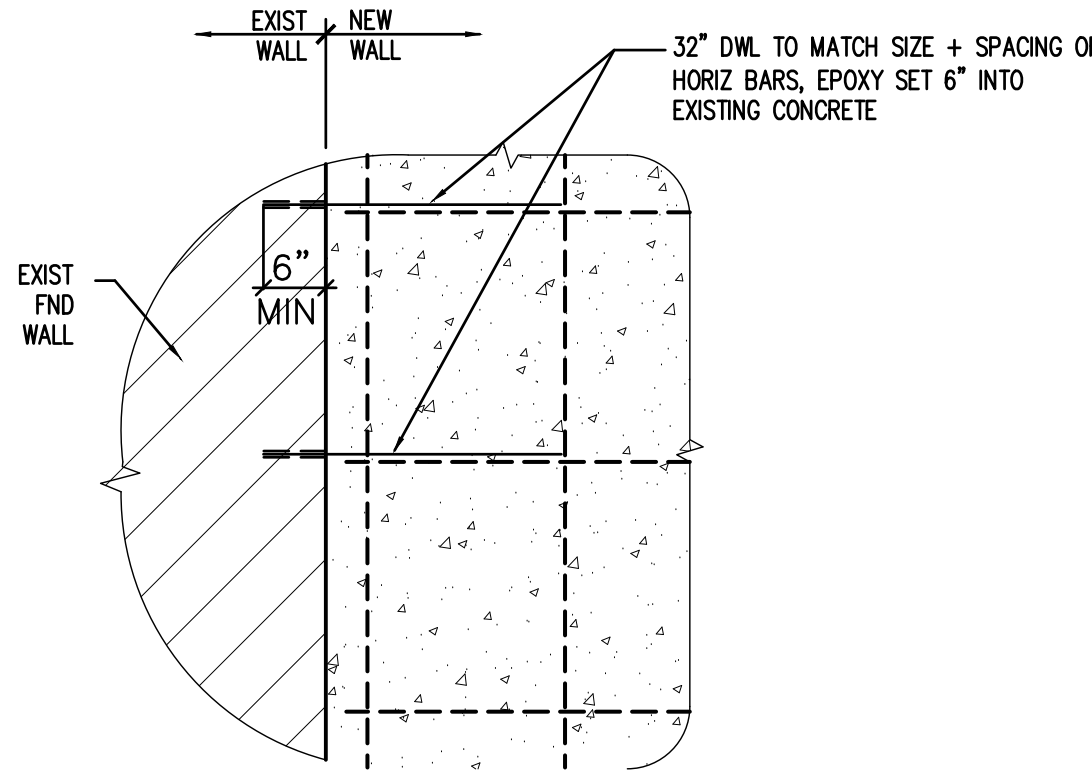
3 TYPICAL CONSTRUCTION JOINT



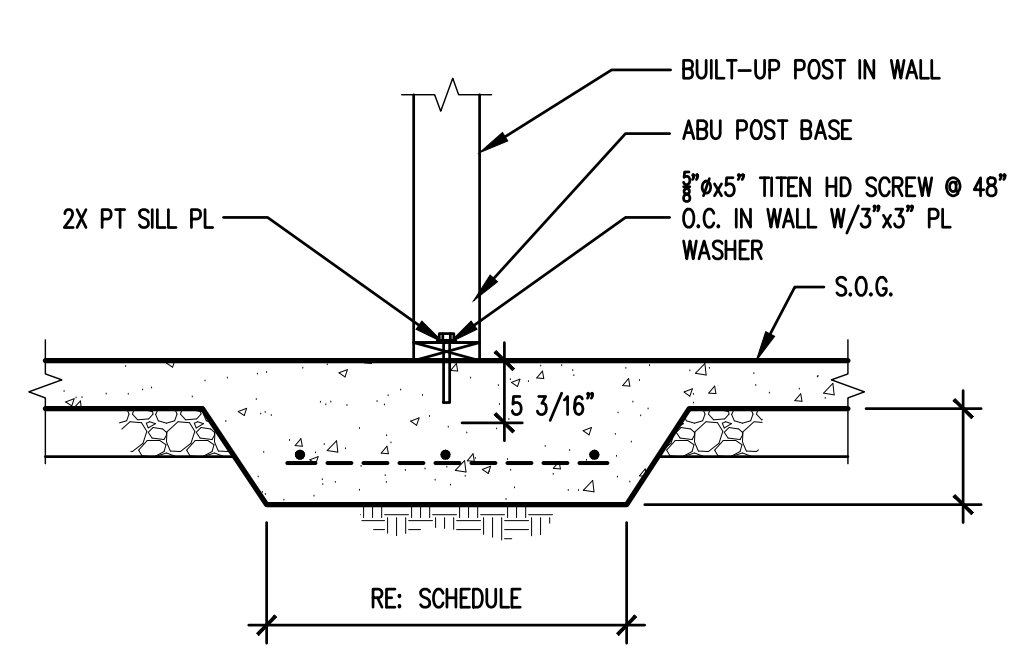
*STEM WALL REINF.:
8" STEM WALLS: #5 BARS @ 18" O.C., E.W., CTR. MAT
6" STEM WALLS: #4 BARS @ 18" O.C., E.W., CTR. MAT



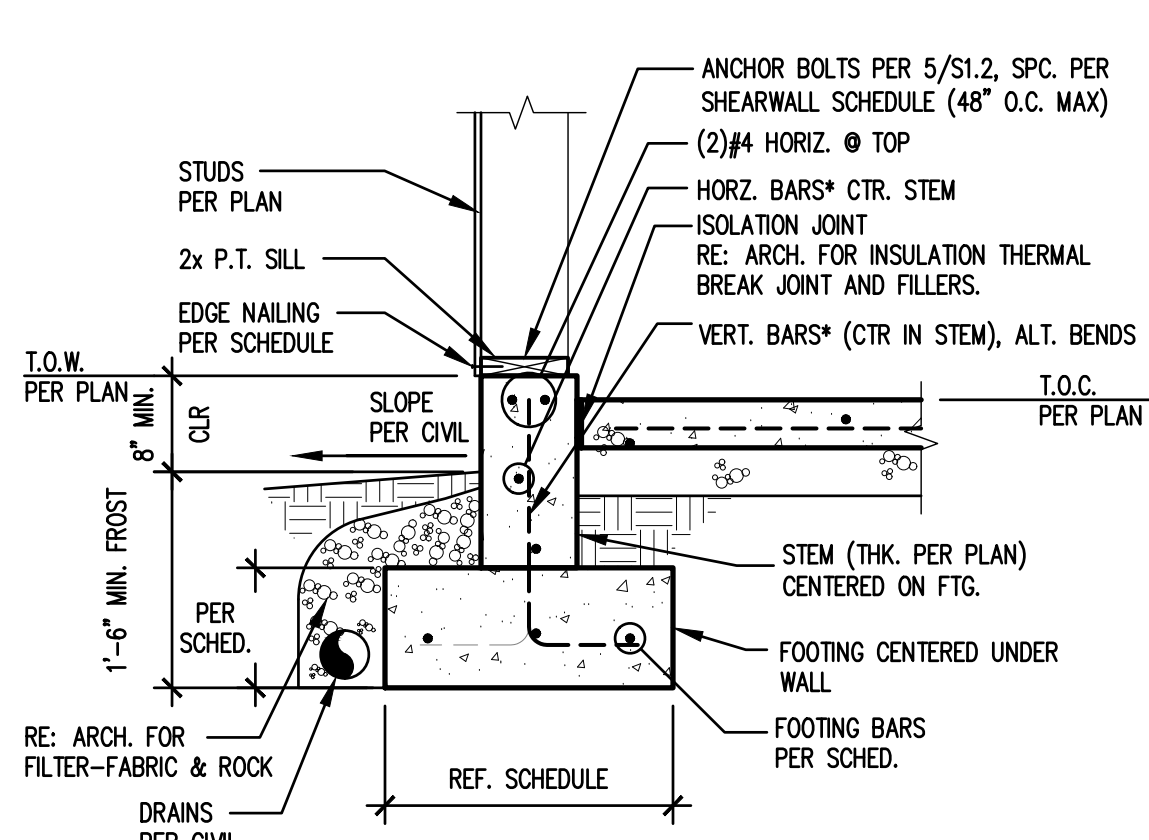
5 SGL. CURTAIN WALL REINF. PLACEMENT



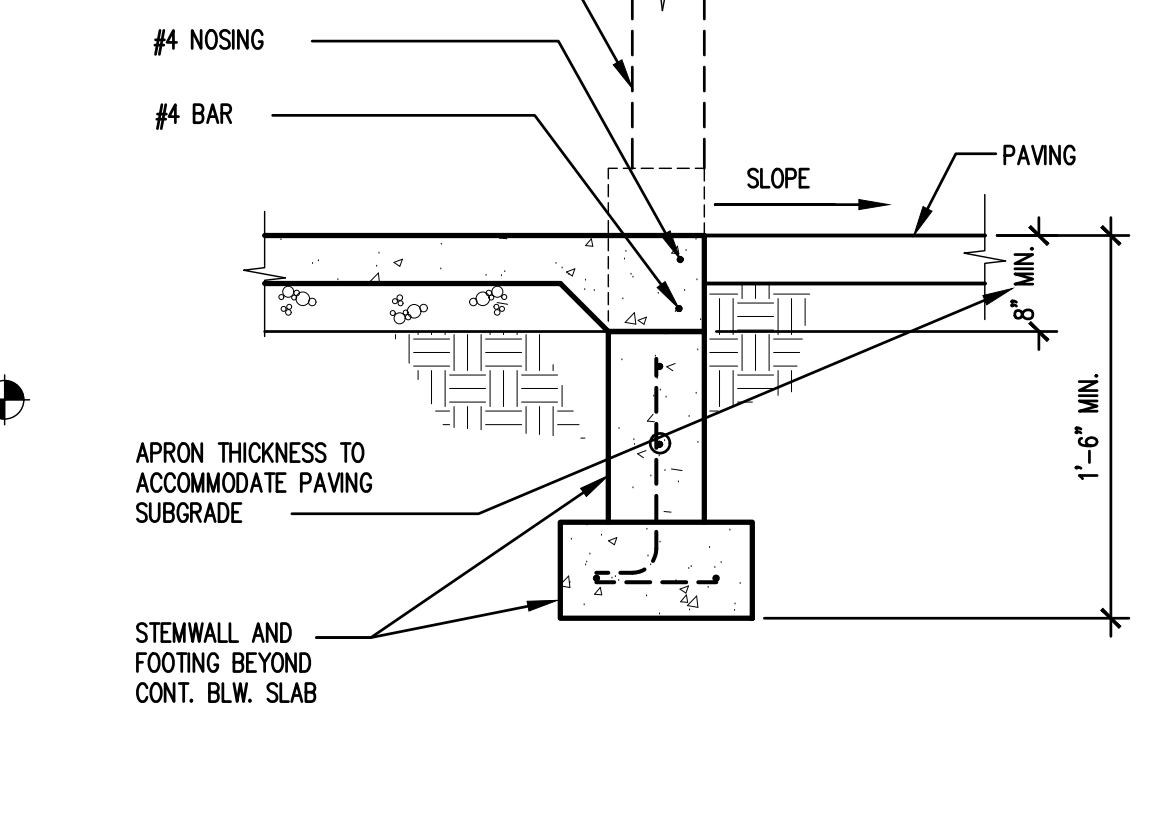
6 NEW FOUNDATION TO EXIST. FND CONN.



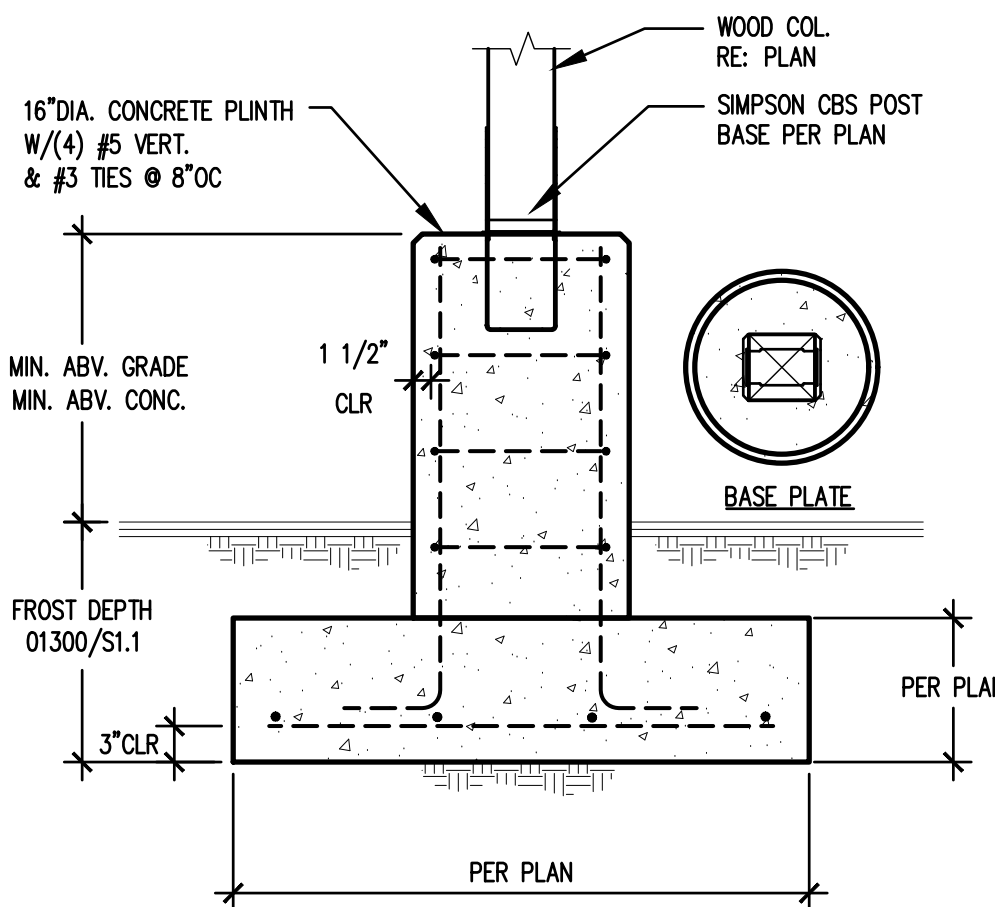
8 TYPICAL INTERIOR POST ON SLAB



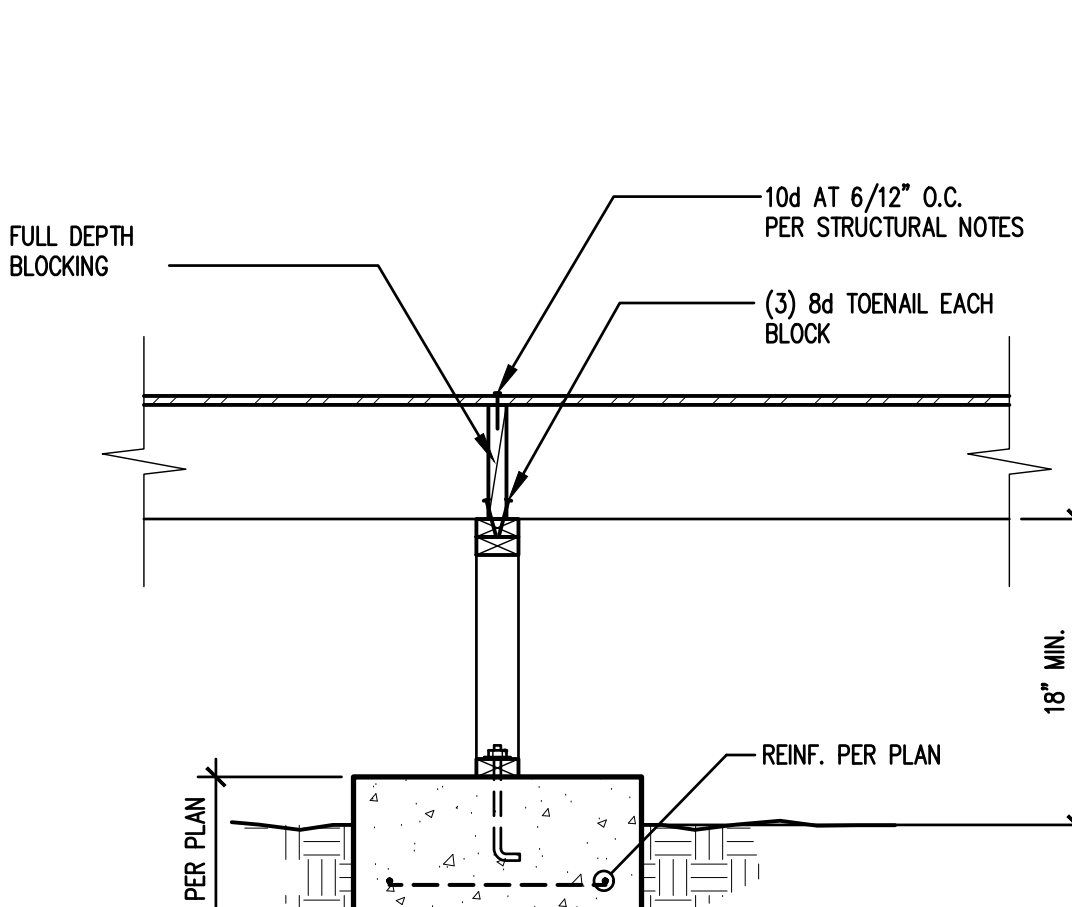
9 TYPICAL EXTERIOR FOOTING



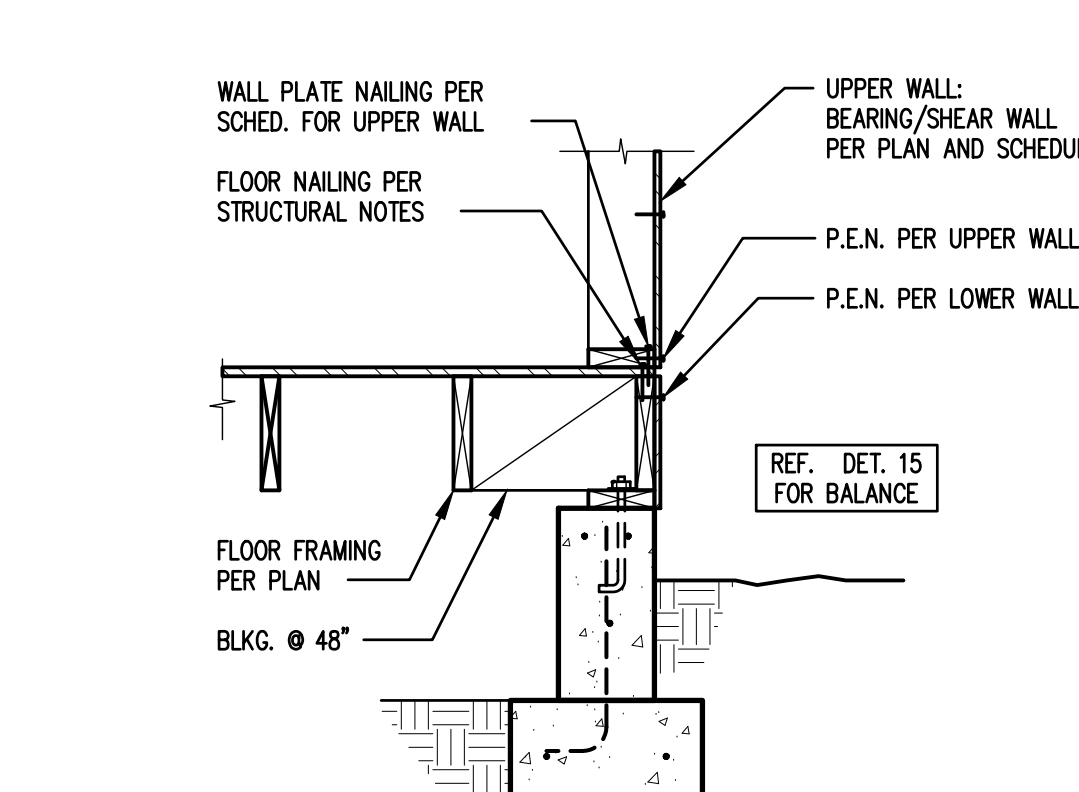
10 GARAGE APRON



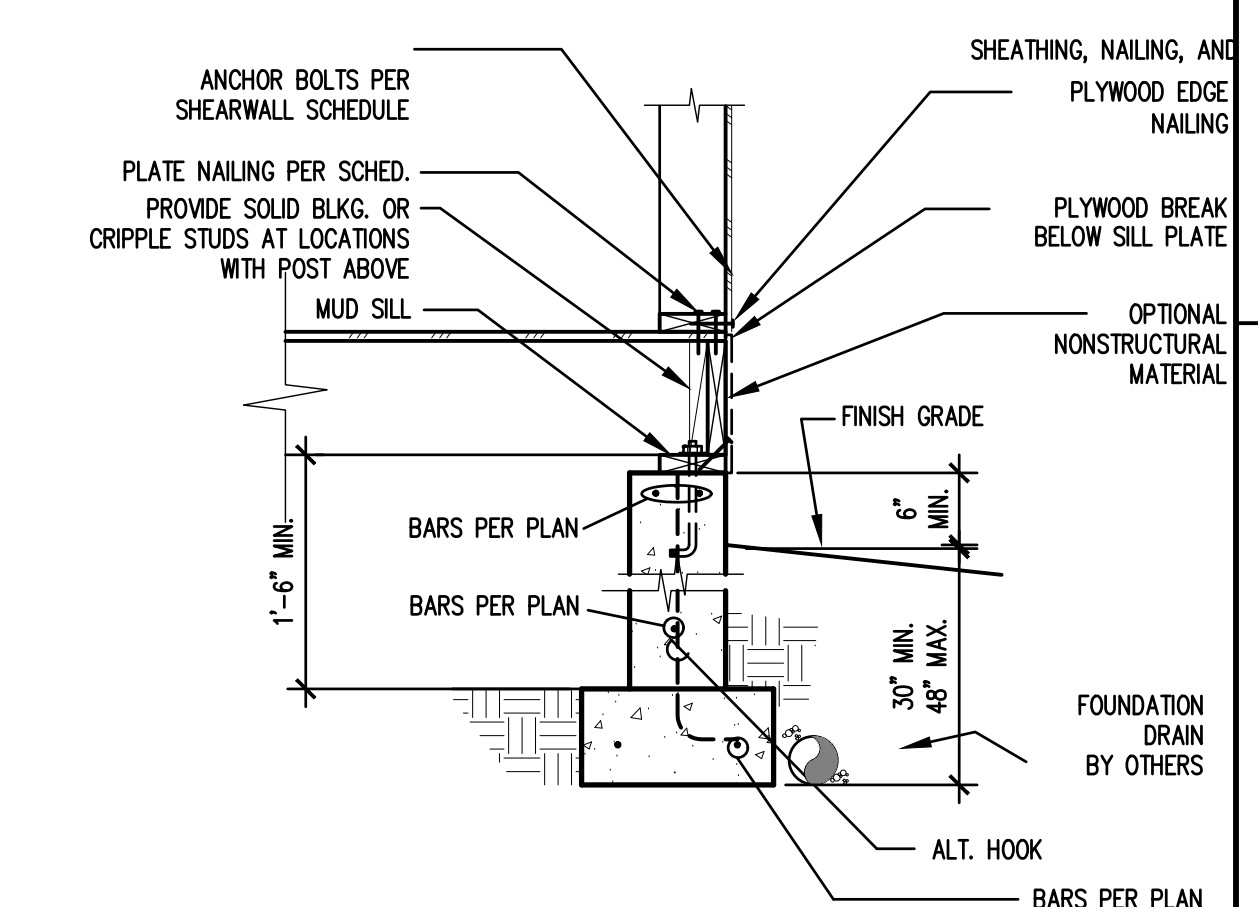
12 TYP. WOOD COL. ON CONC. PLINTH



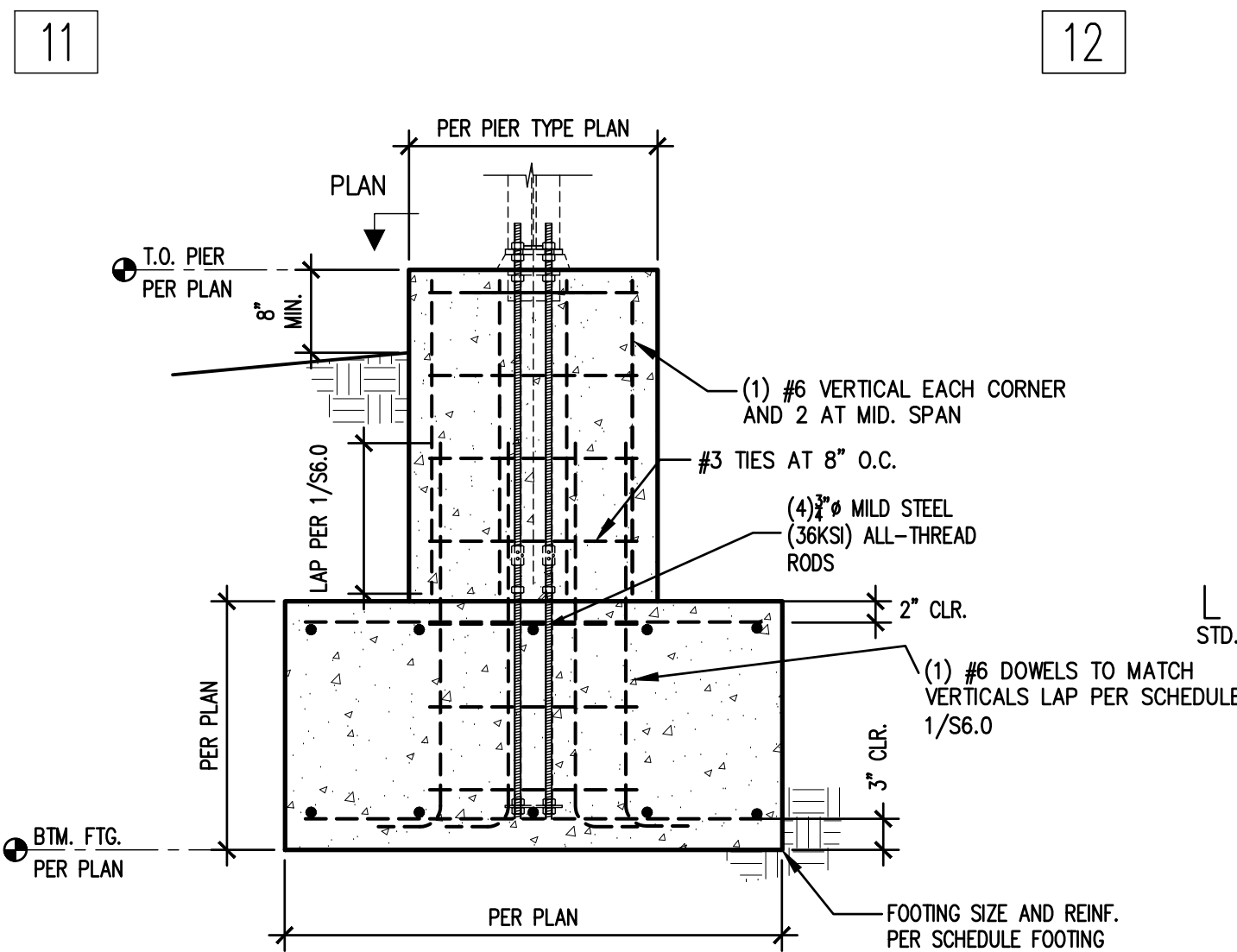
13 INTERIOR WALL IN CRAWL SPACE



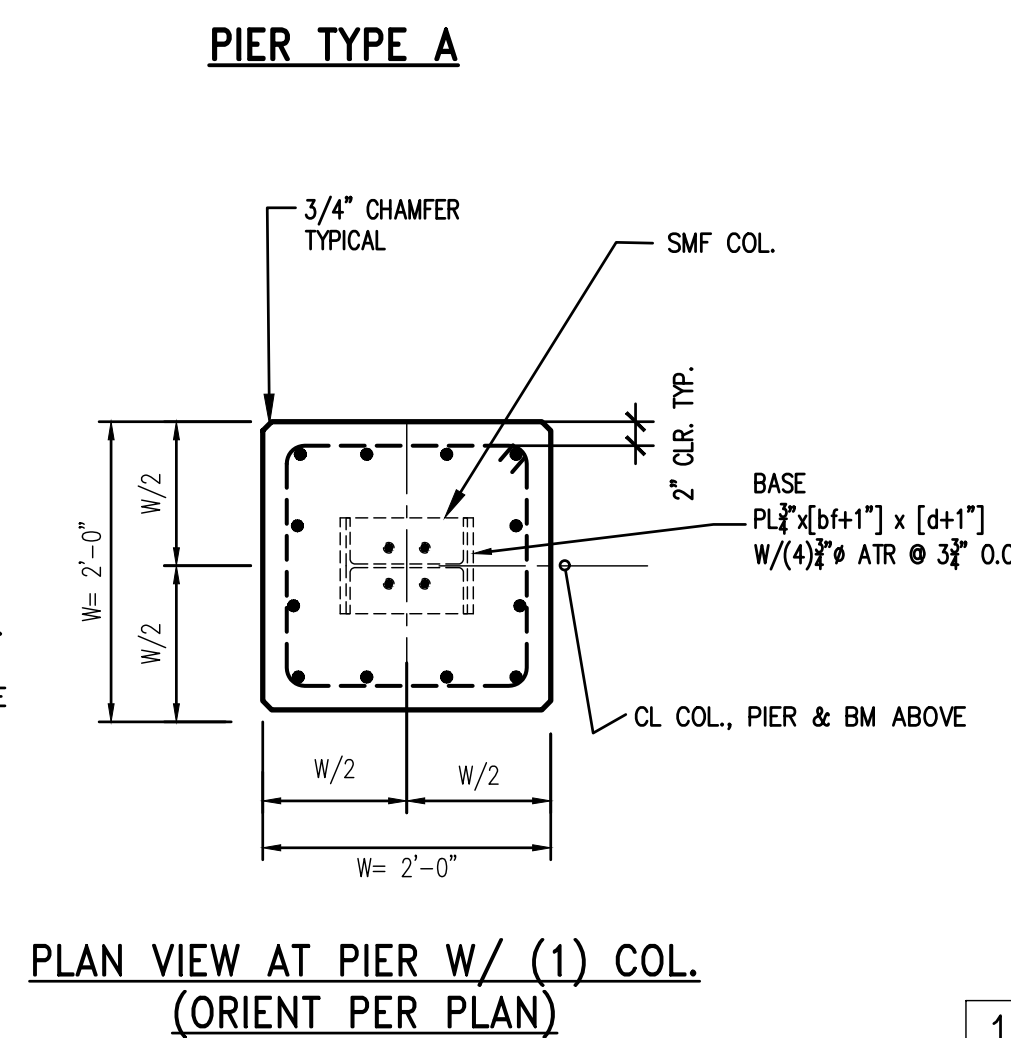
14 FOOTING (FRAMING PARALLEL)



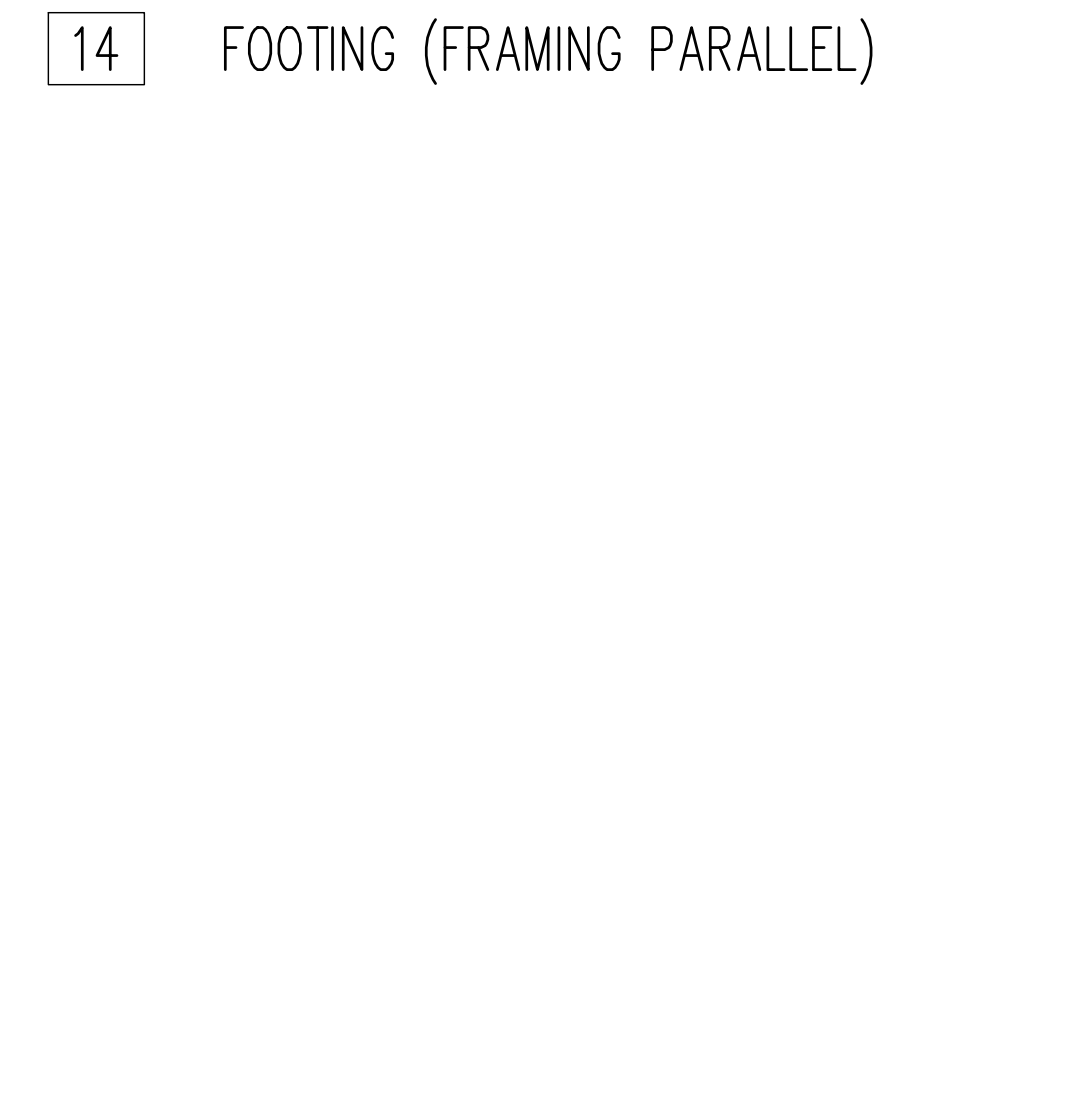
15 FOOTING (FRAMING PERP.)



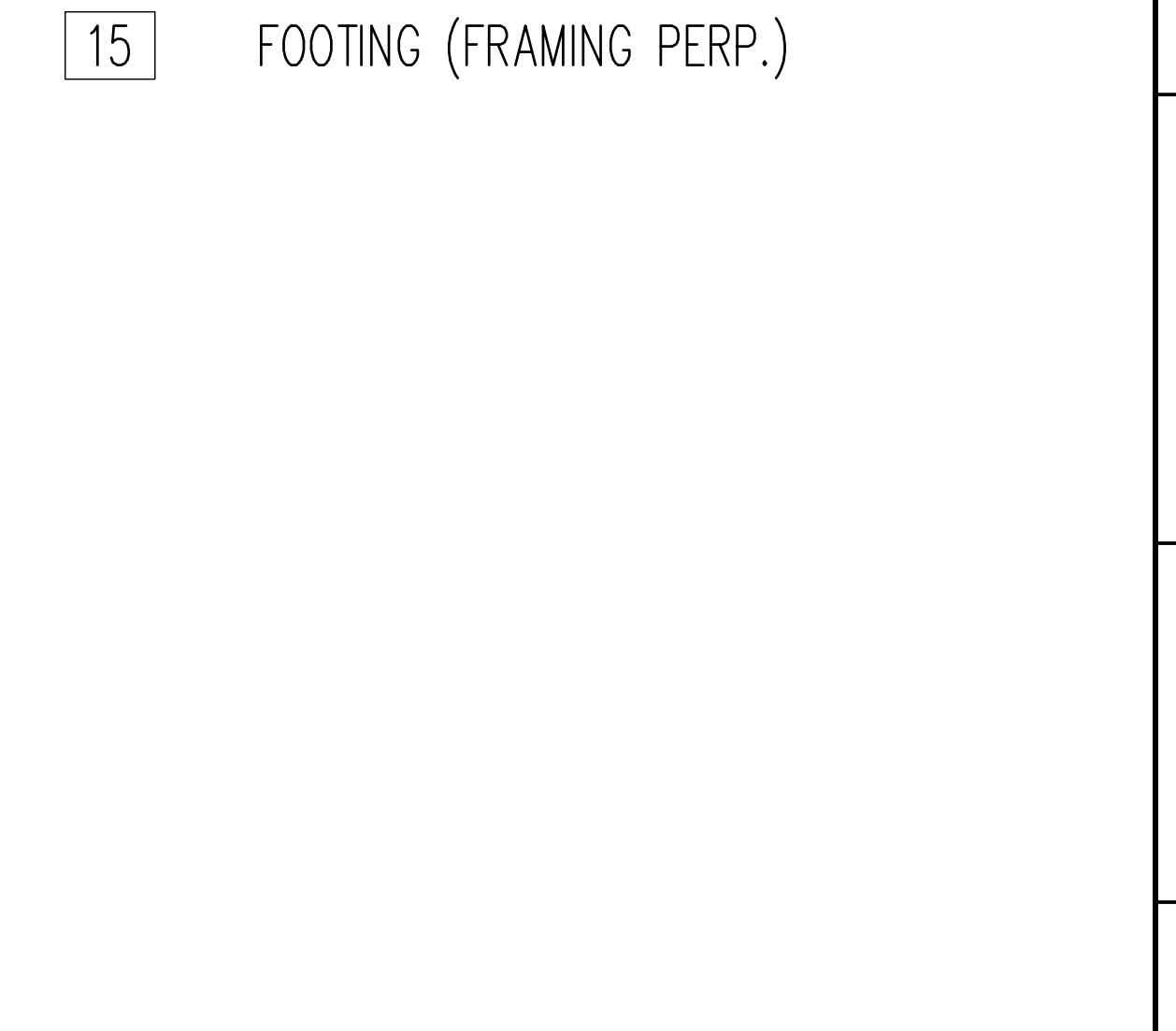
16 TYPICAL PIER AND FOOTING DETAIL



18



19



20

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Permit Intake 12/09/24

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Sheet Name:
FOUNDATION DETAILS

Sheet No:
S6.1

Permit check set

TE Job # 24310	Date
Description	12/09/24
Permit Intake	

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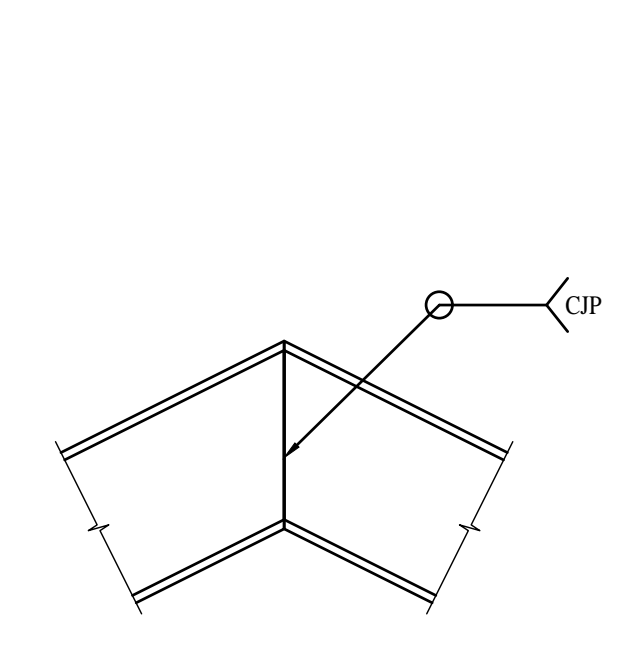
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Sheet Name:
STEEL FRAMING DETAILS

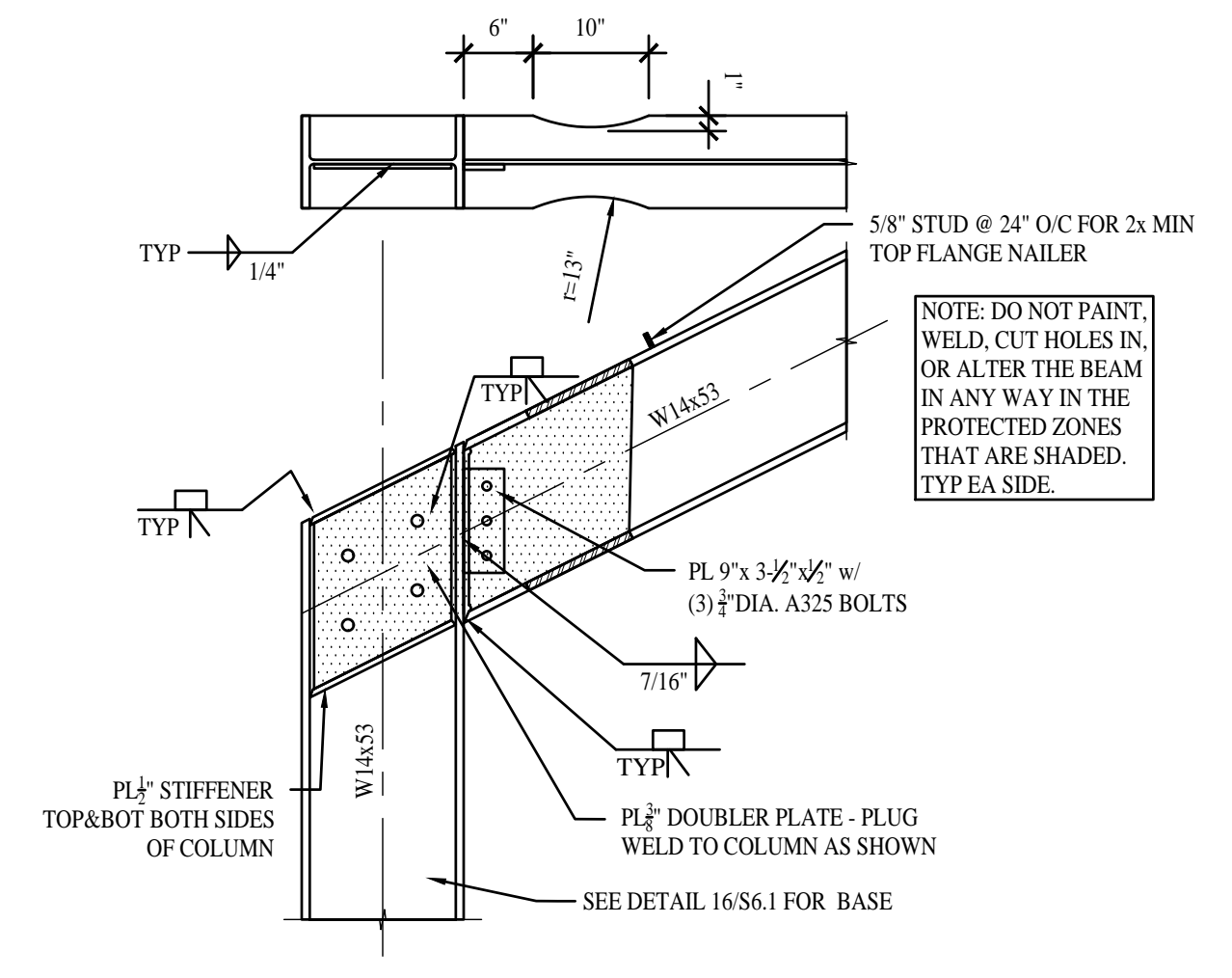
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S8.1

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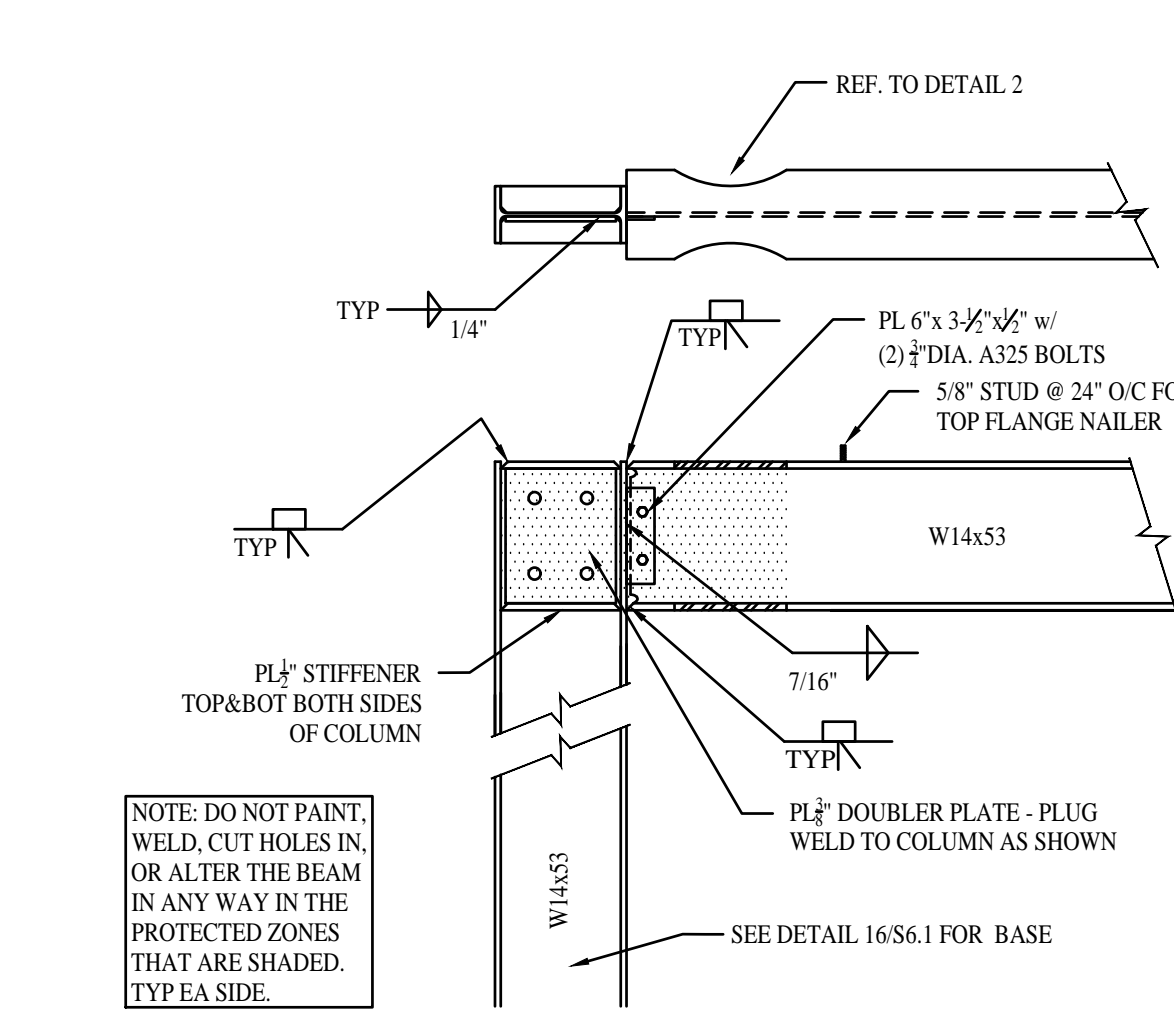
BENT STEEL FRAME @ PEACK



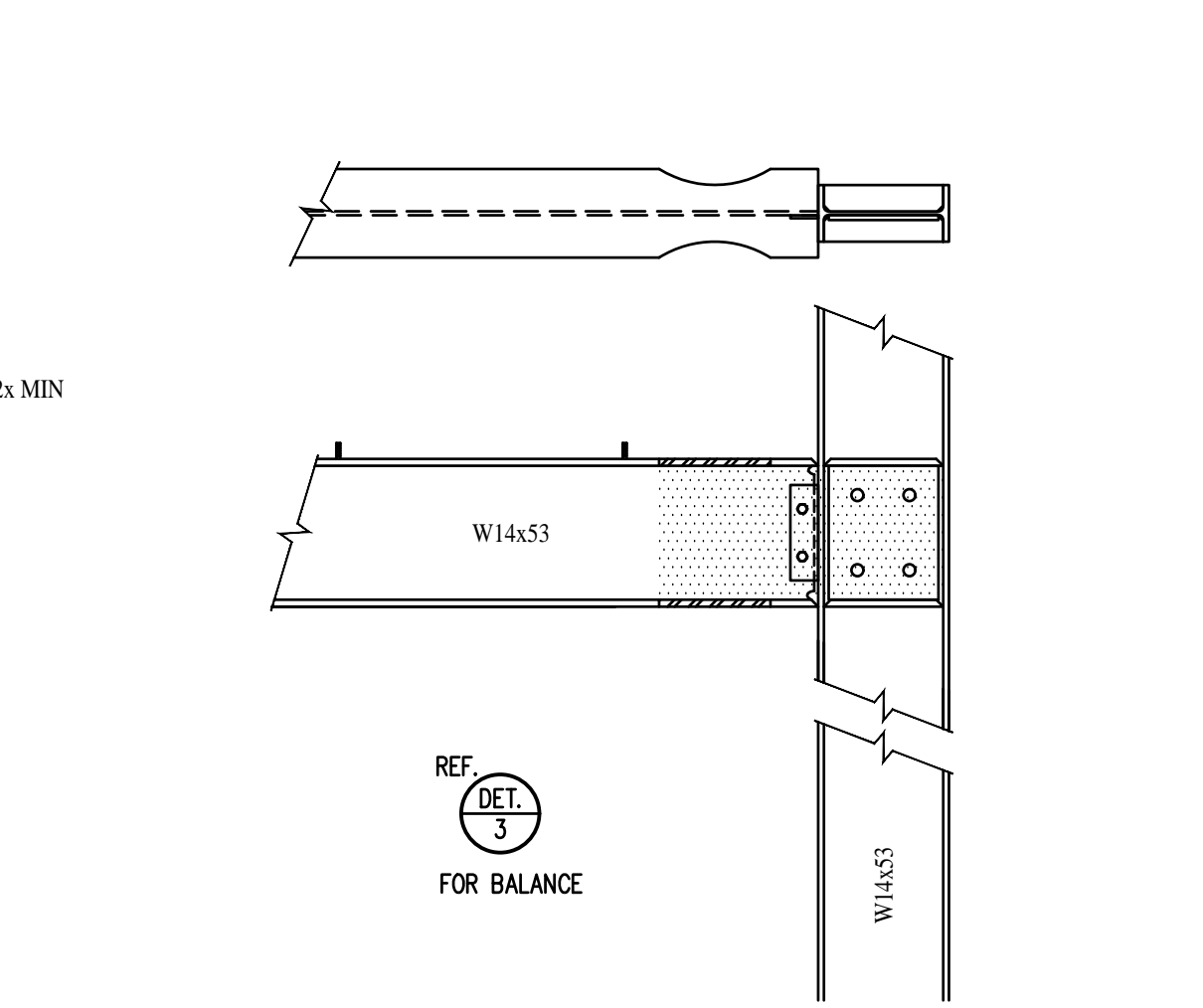
2 SSMF BM-COL CONN. @ ROOF (GRID '1' @ C&G)



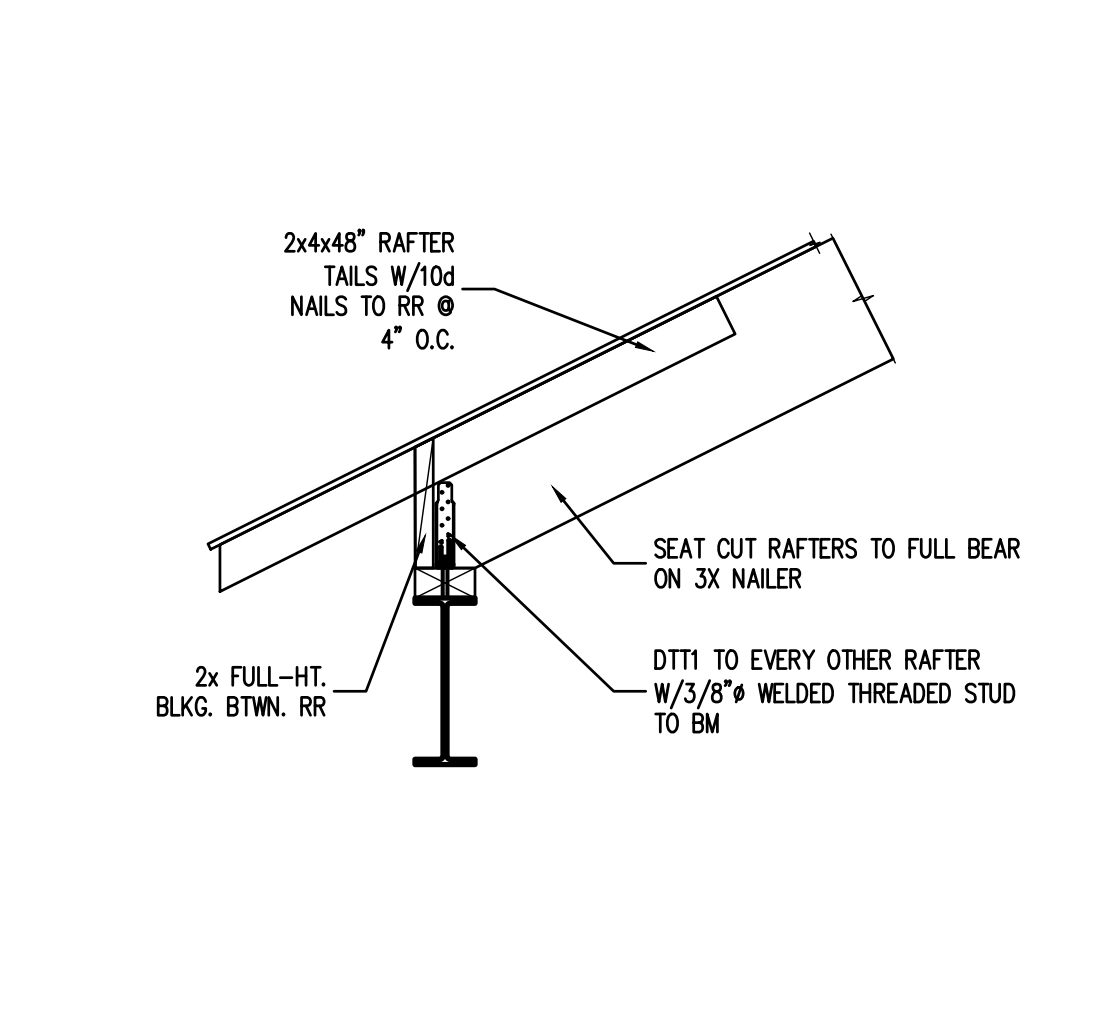
3 SSMF BM-COL CONN. @ DECK (GRID '1' @ E)



4 SSMF BM-COL CONN. @ DECK (GRID '1' @ C)

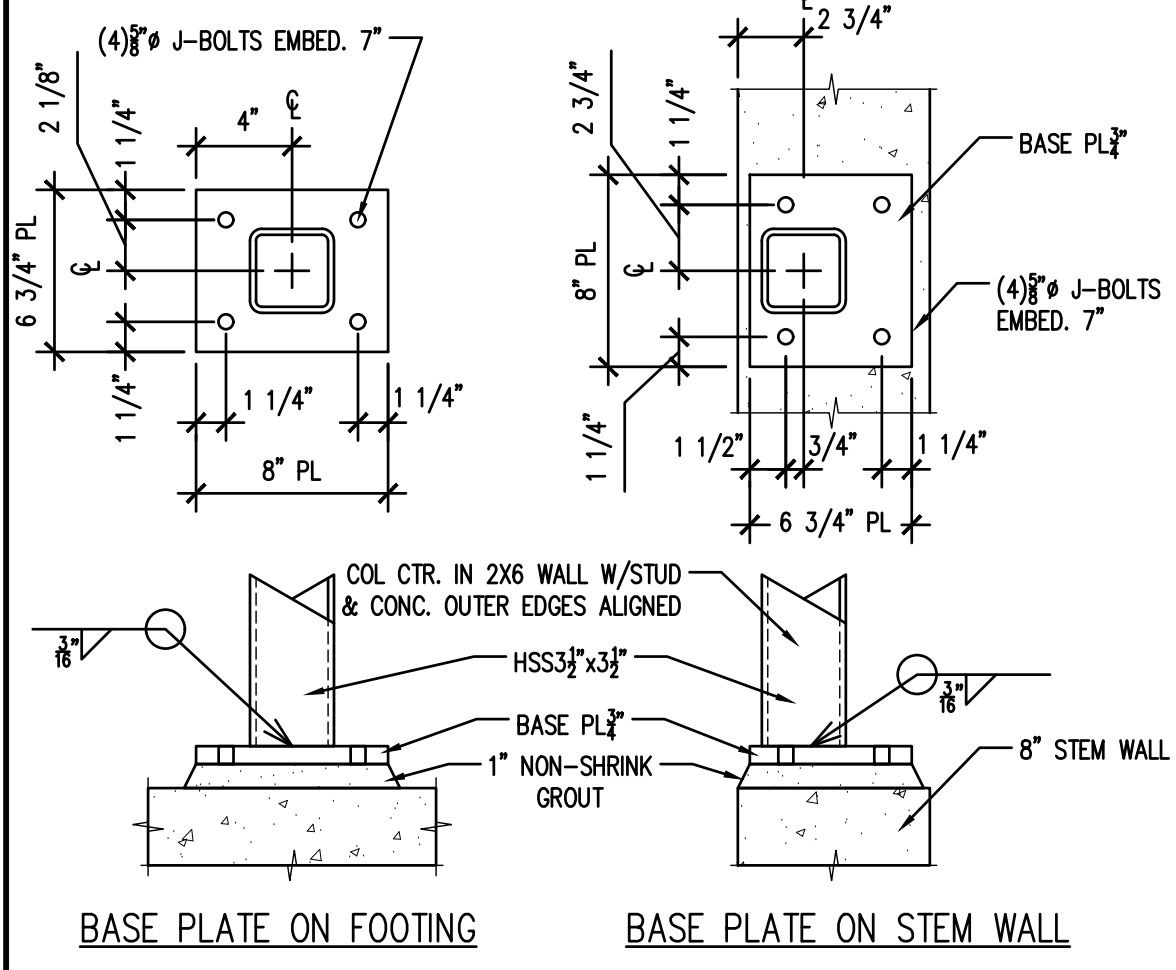


5 ROOF RAFTERS TO STL. BEAM



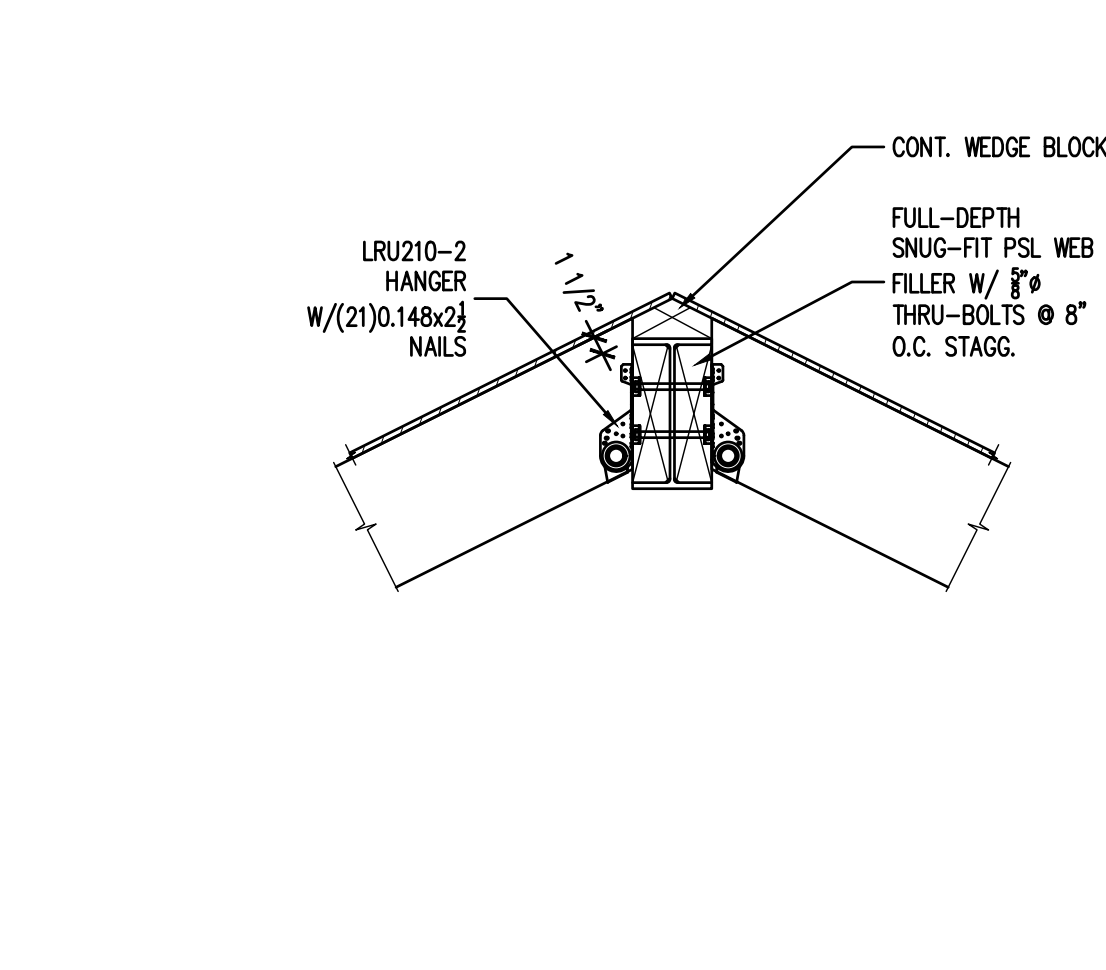
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SQ. HSS3-1/2" COLUMN BASE PLATE

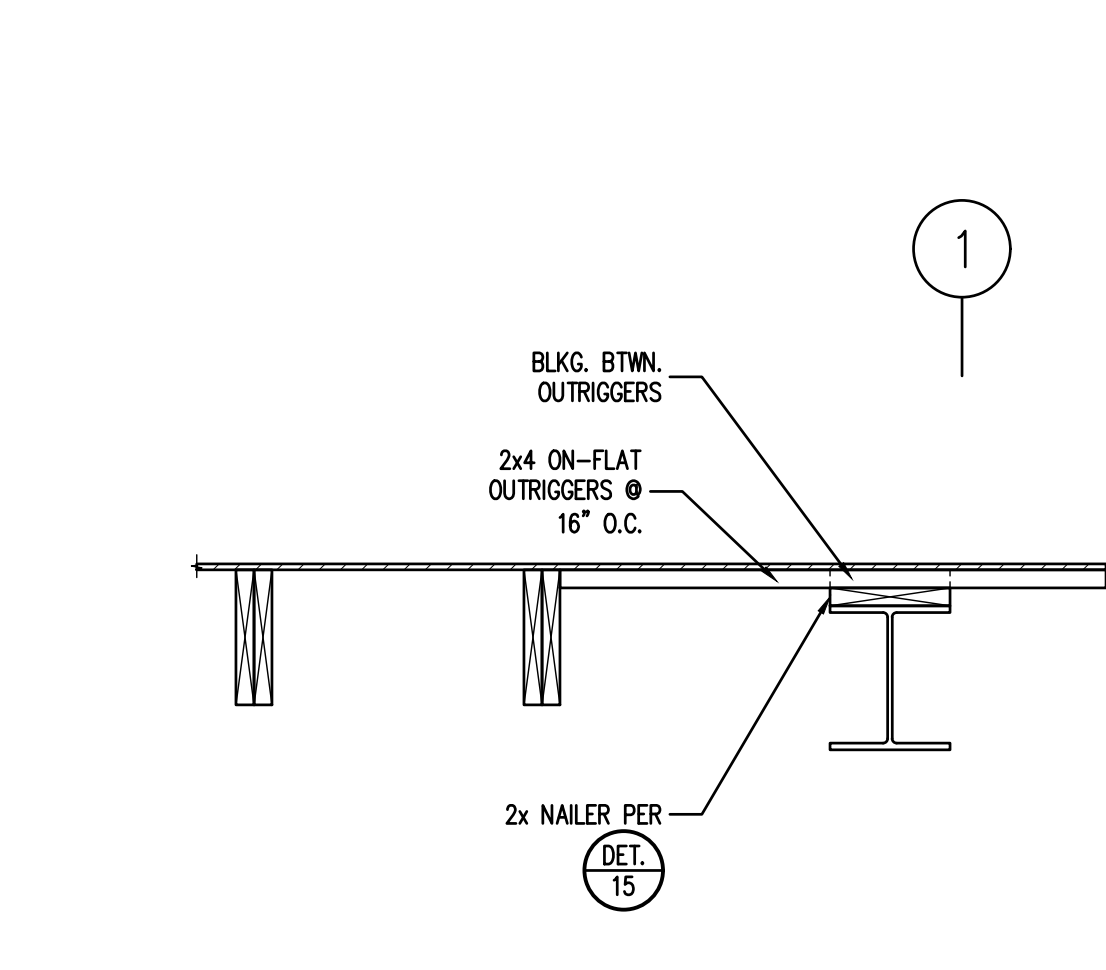


8

ROOF RAFTERS TO STEEL RIDGE BEAM

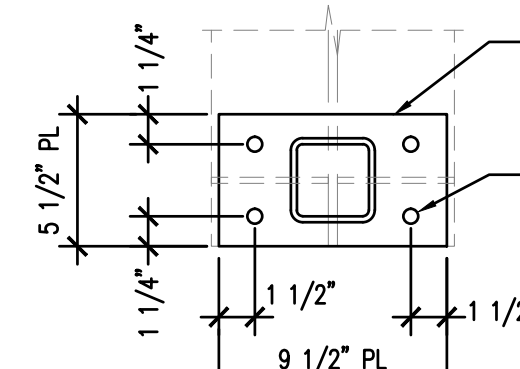


10 FLAT-OUTRIGGERS OVER STEEL BEAM

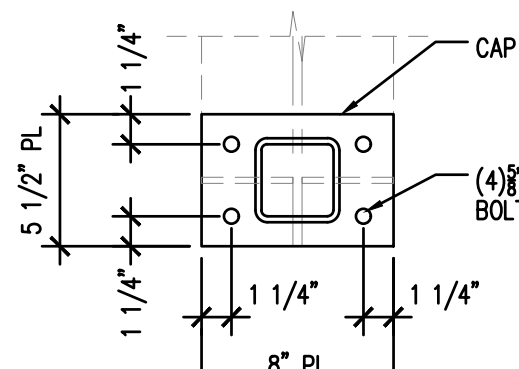


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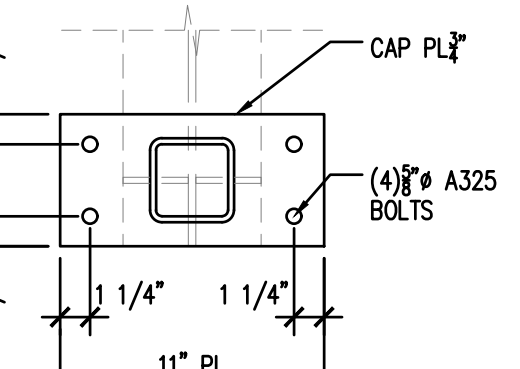
CAP PLATE TOP VIEW



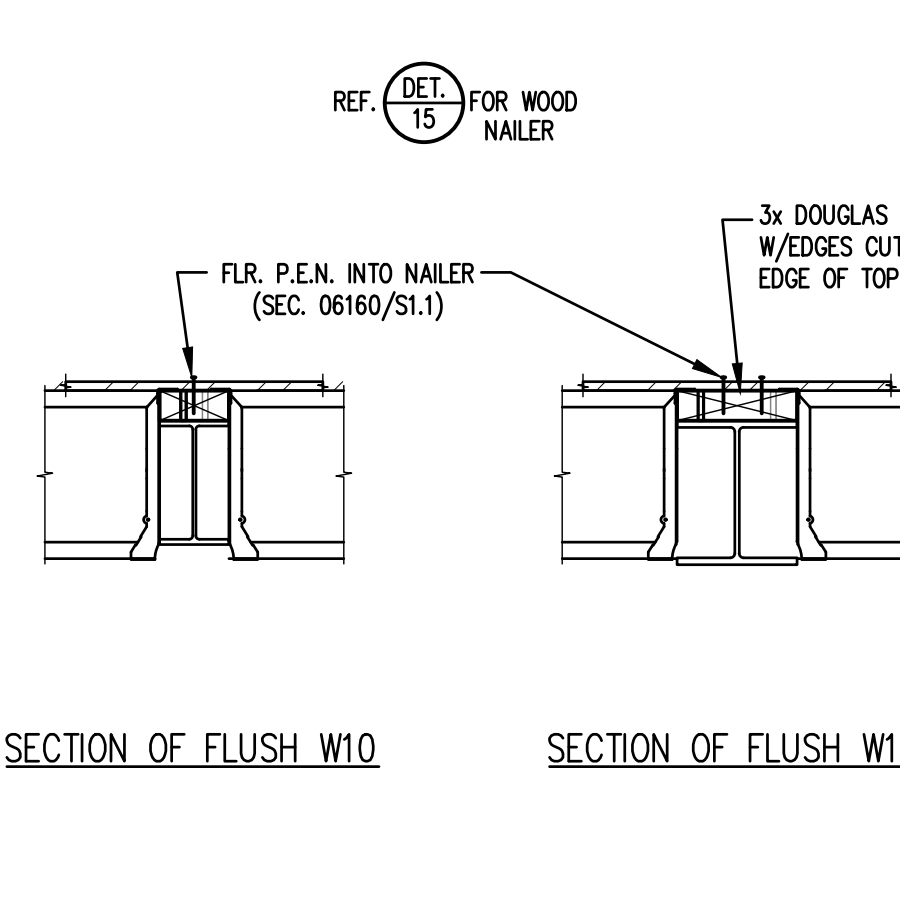
CAP PLATE TOP VIEW



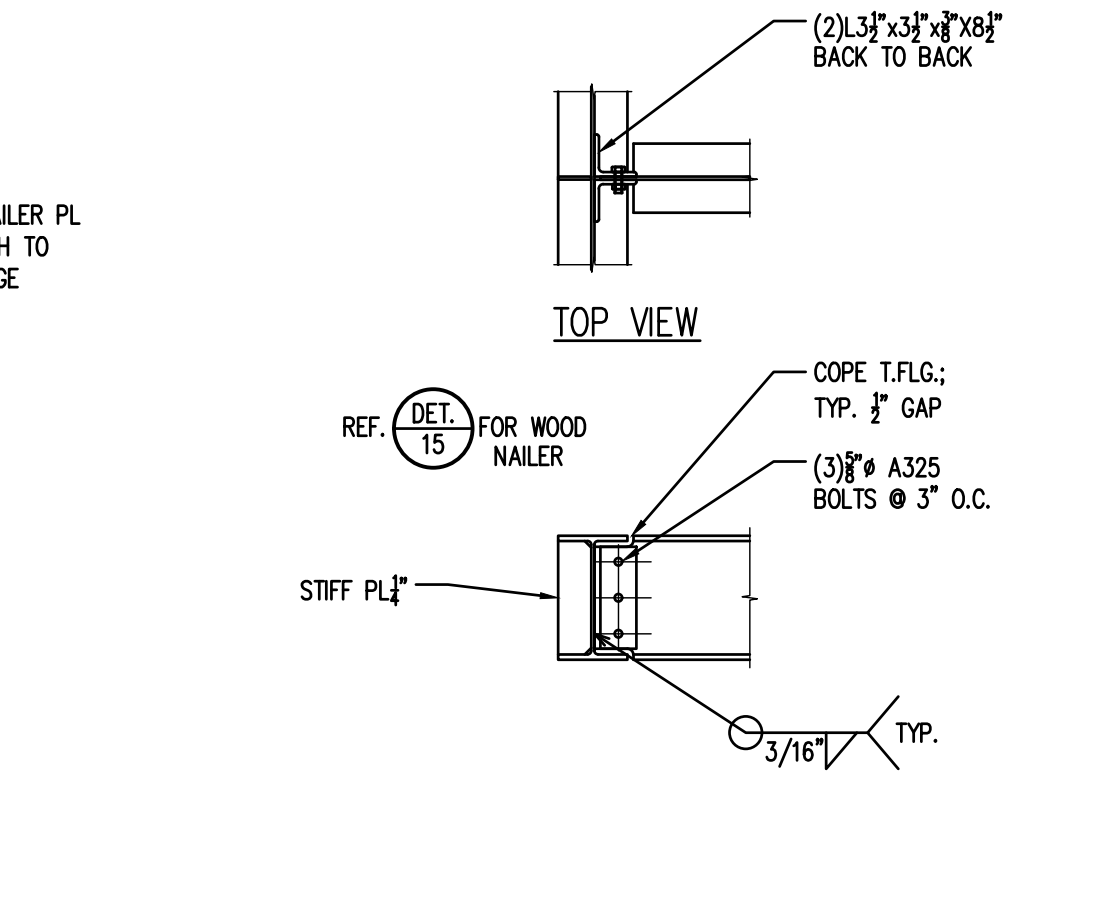
CAP PLATE TOP VIEW



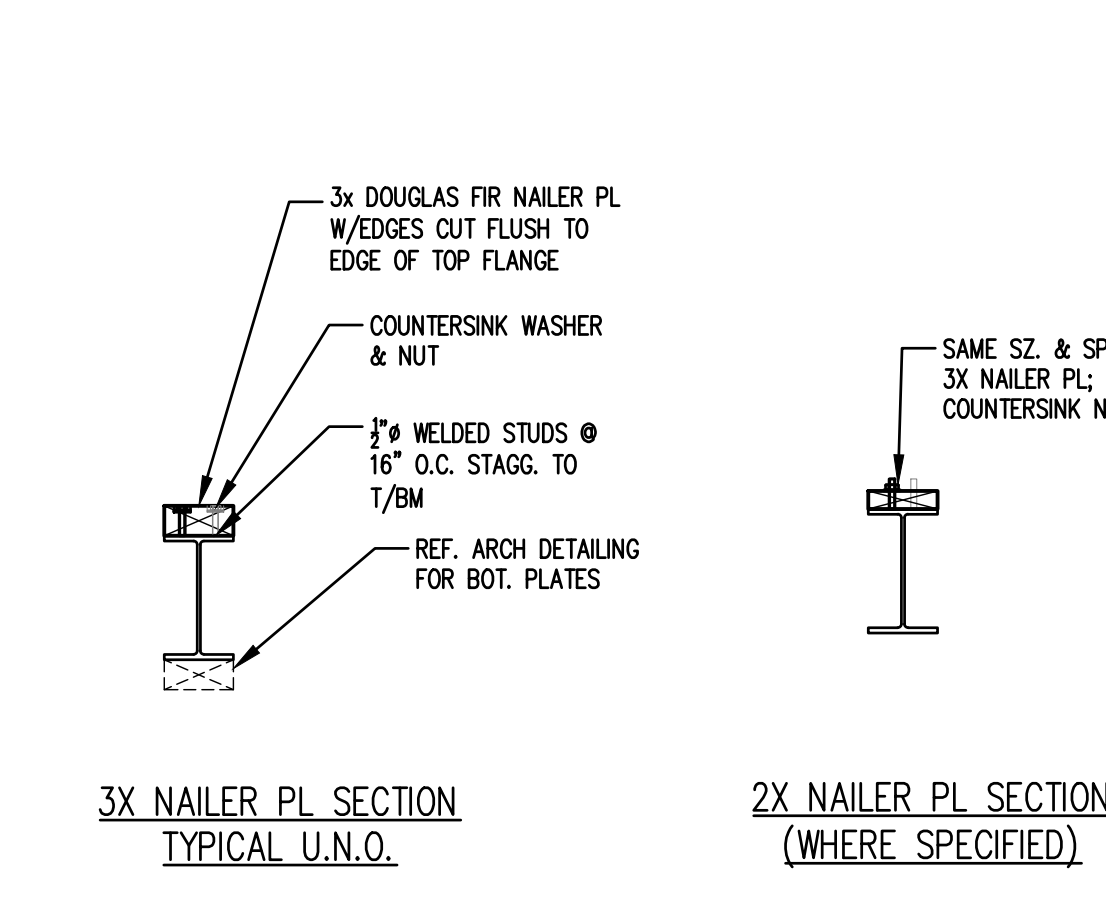
W10 STL. BM TO STL. BEAM



W10 STL. BM TO STL. BEAM

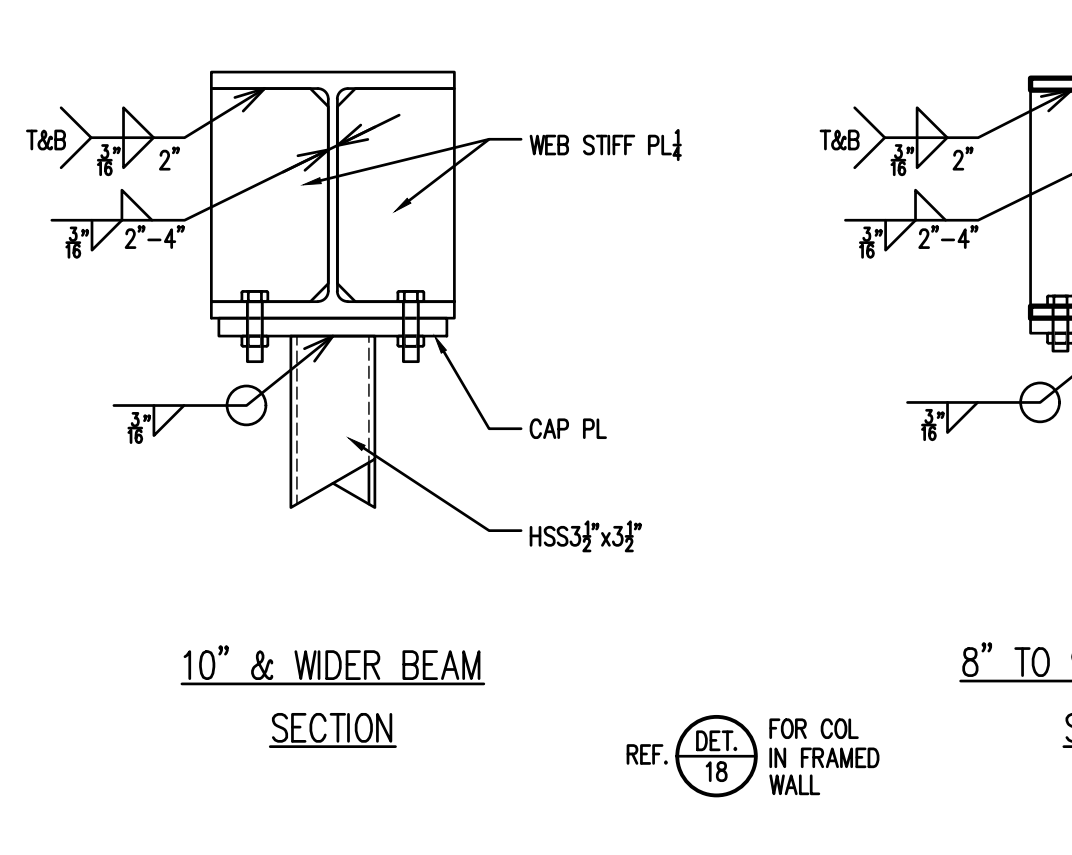


WOOD NAILER PLATE ON STEEL BEAM



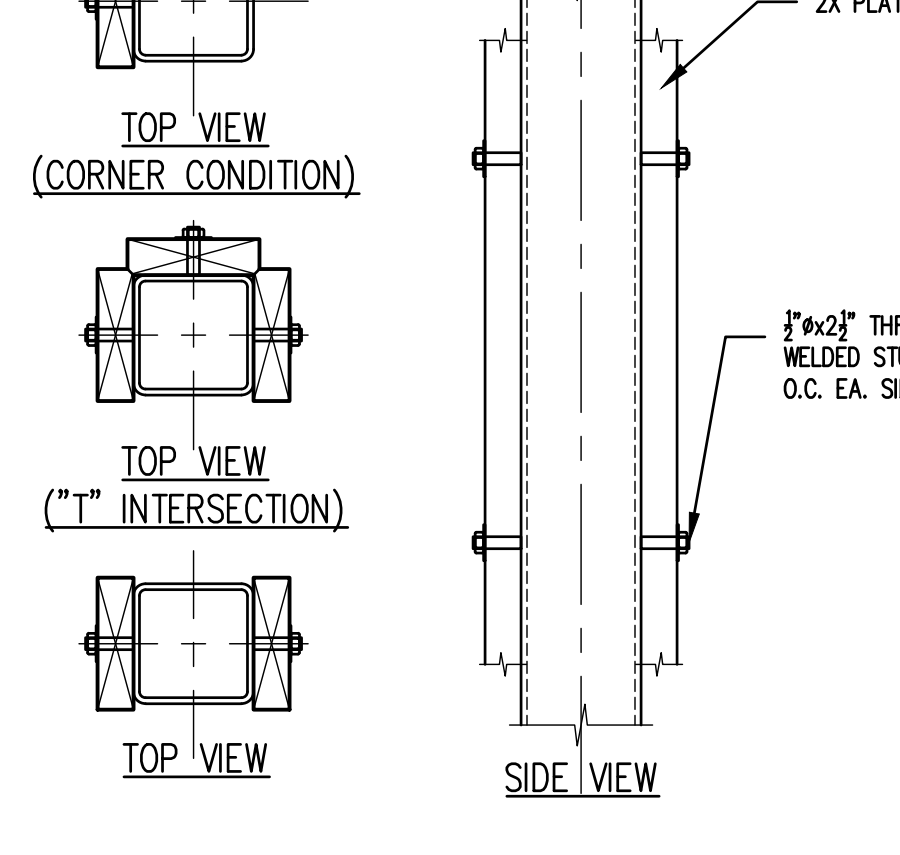
16

STL. BM. TO SQ. HSS3-1/2" COLUMN

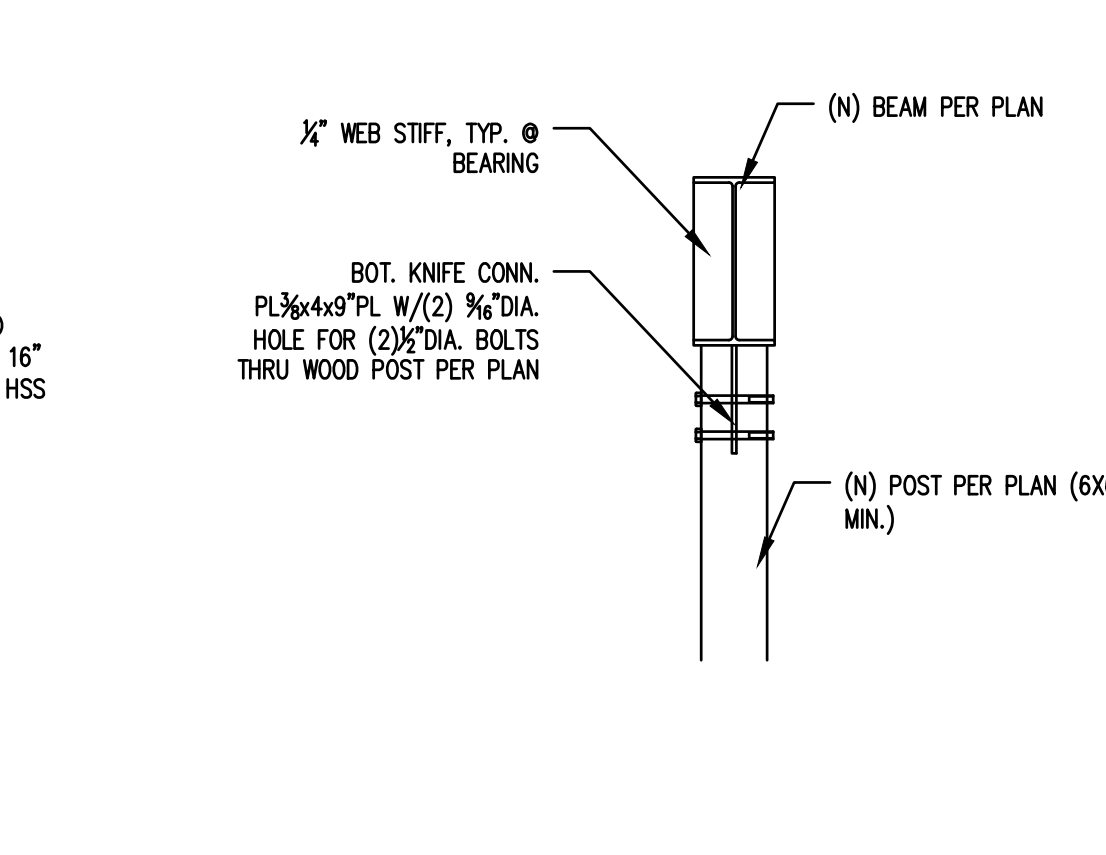


18

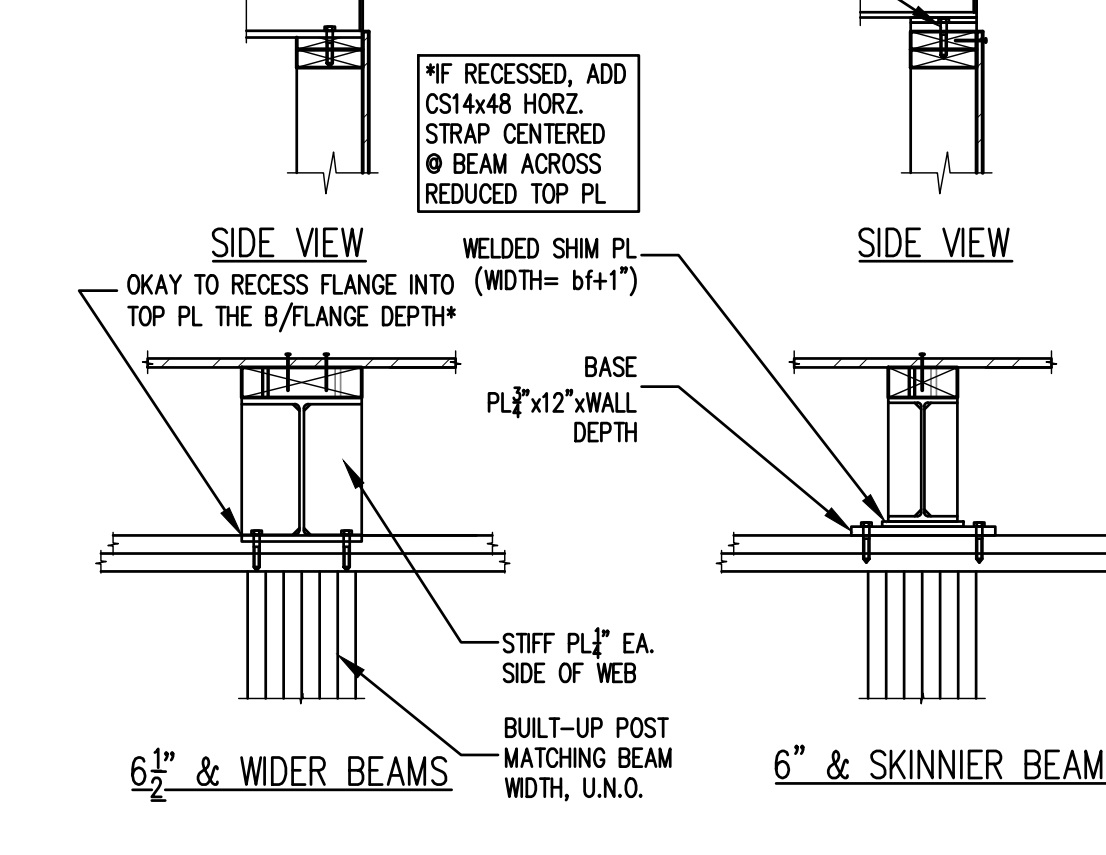
TYP. 2X NAILER TO HSS COLUMN



STEEL BEAM TO 6X6 POST



STEEL BEAM ON WOOD WALL





CONSTRUCTION
AND REMODELING

SCHARHON - RESIDENCE
9150 SE 54th St, Mercer Island, WA 98040

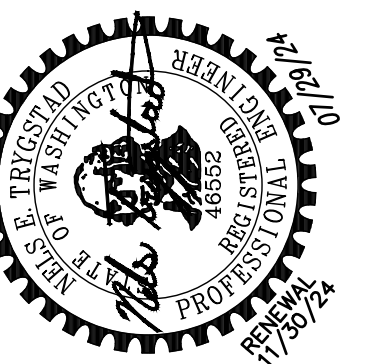
Permit check set

TE Job # 24310

Description	Date
Permit Intake	12/09/24



Stamp/Approval:

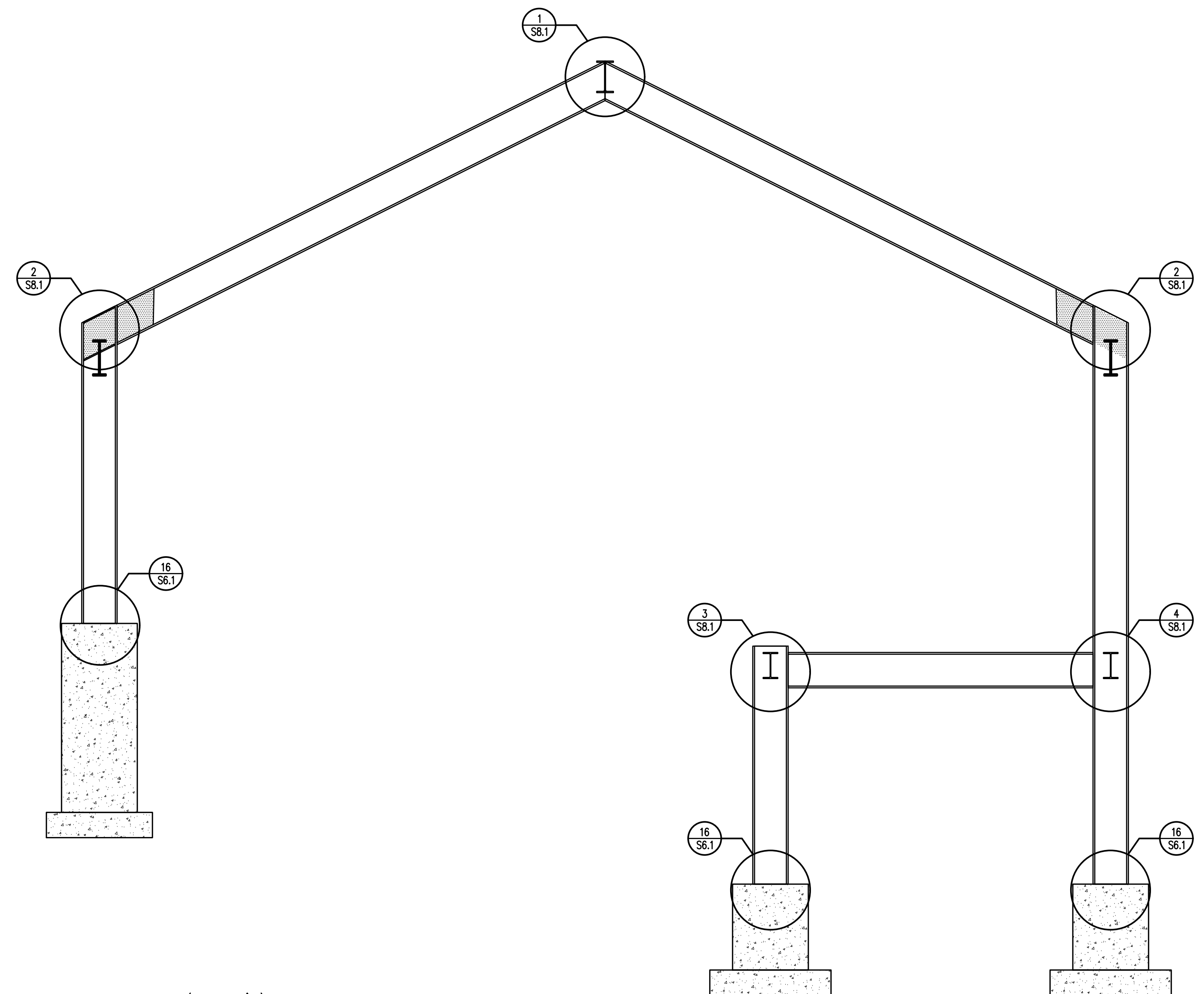


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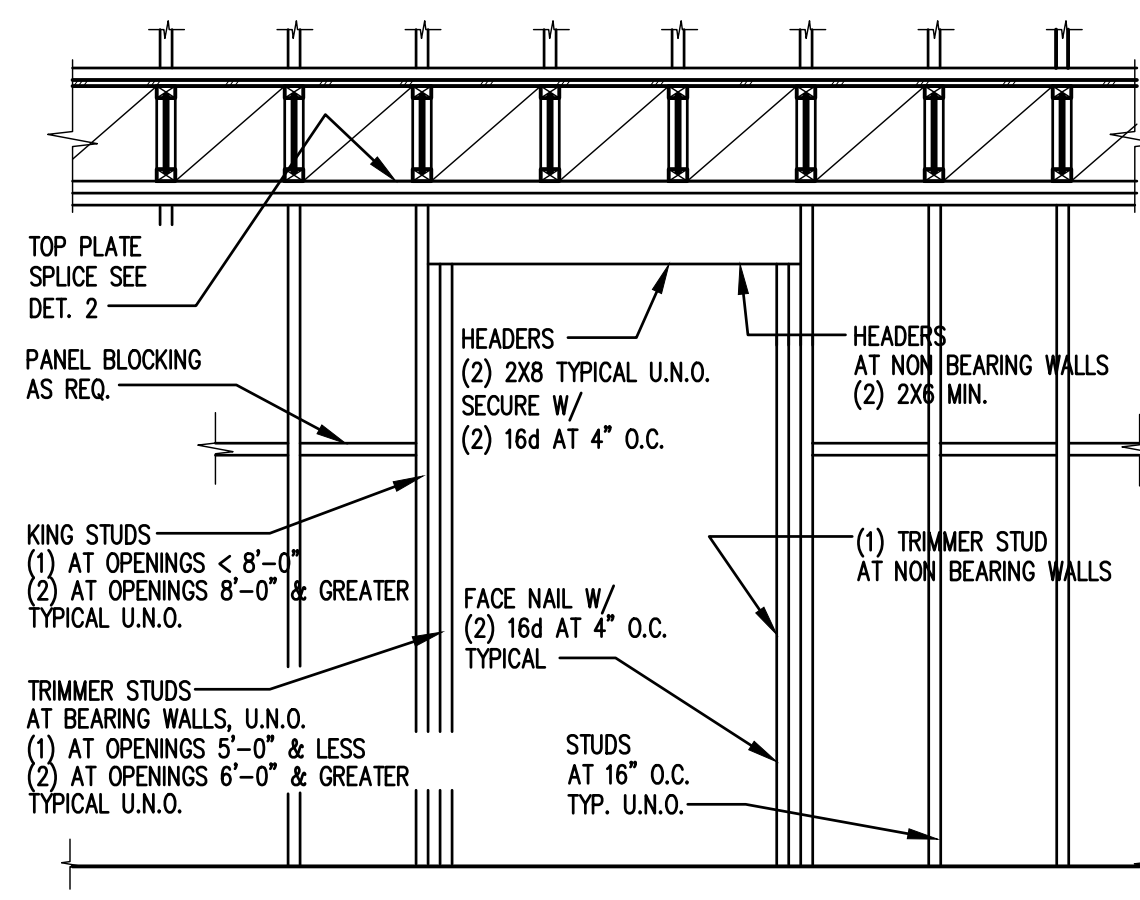
SPECIAL STEEL
MOMENT FRAME
ELEVATION

Sheet No:

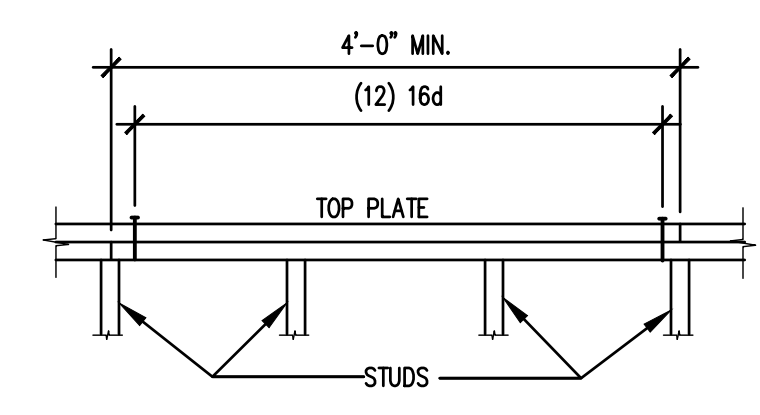
S8.2



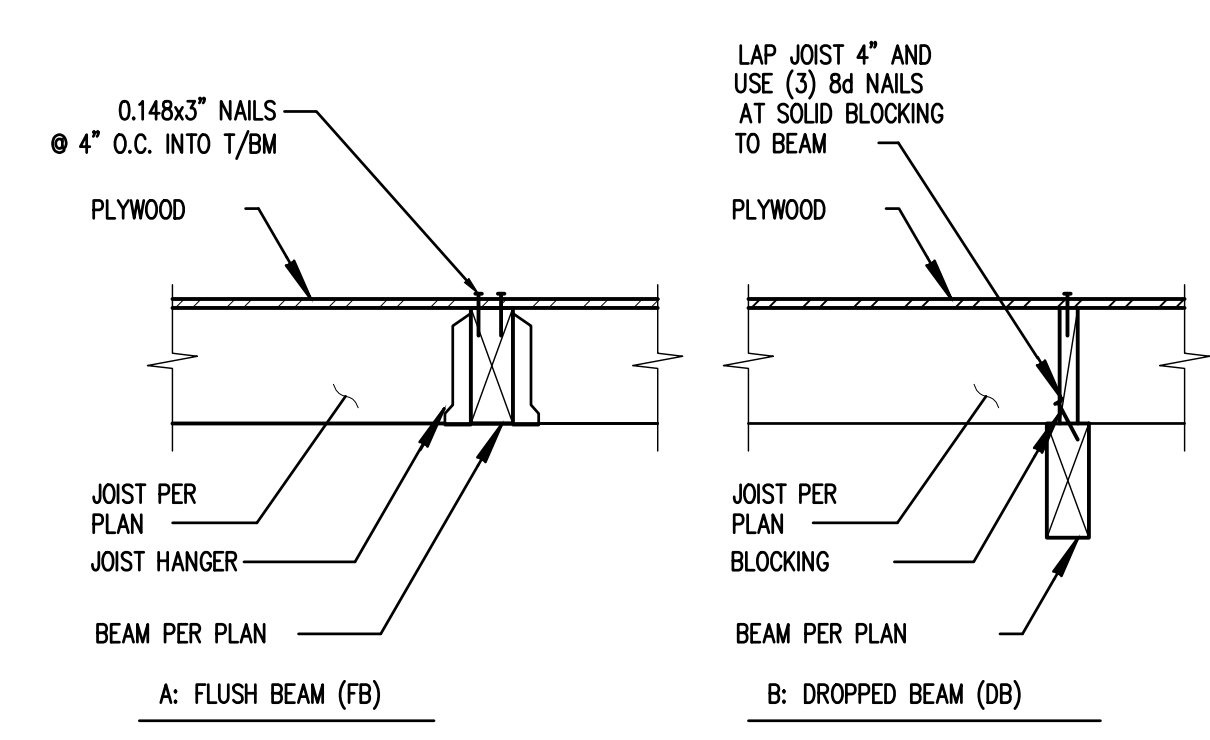
18 ELEVATION OF SSMF @ DECK & ROOF (GRID '1)



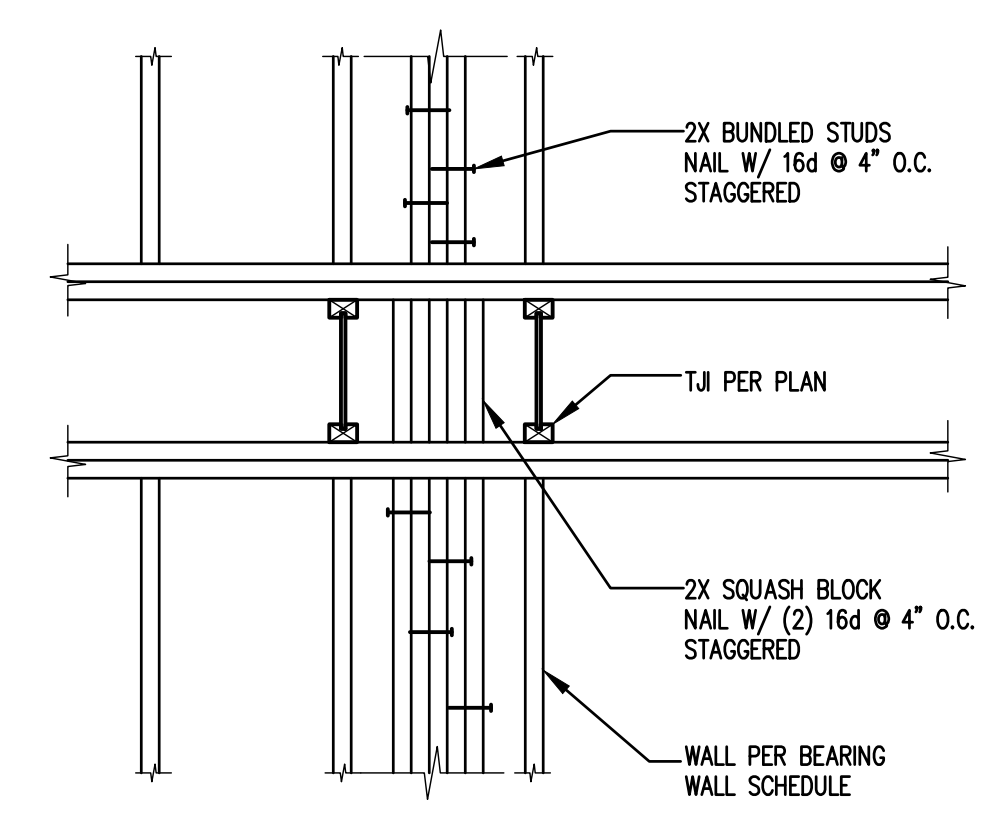
1 TYPICAL HEADER at WALL



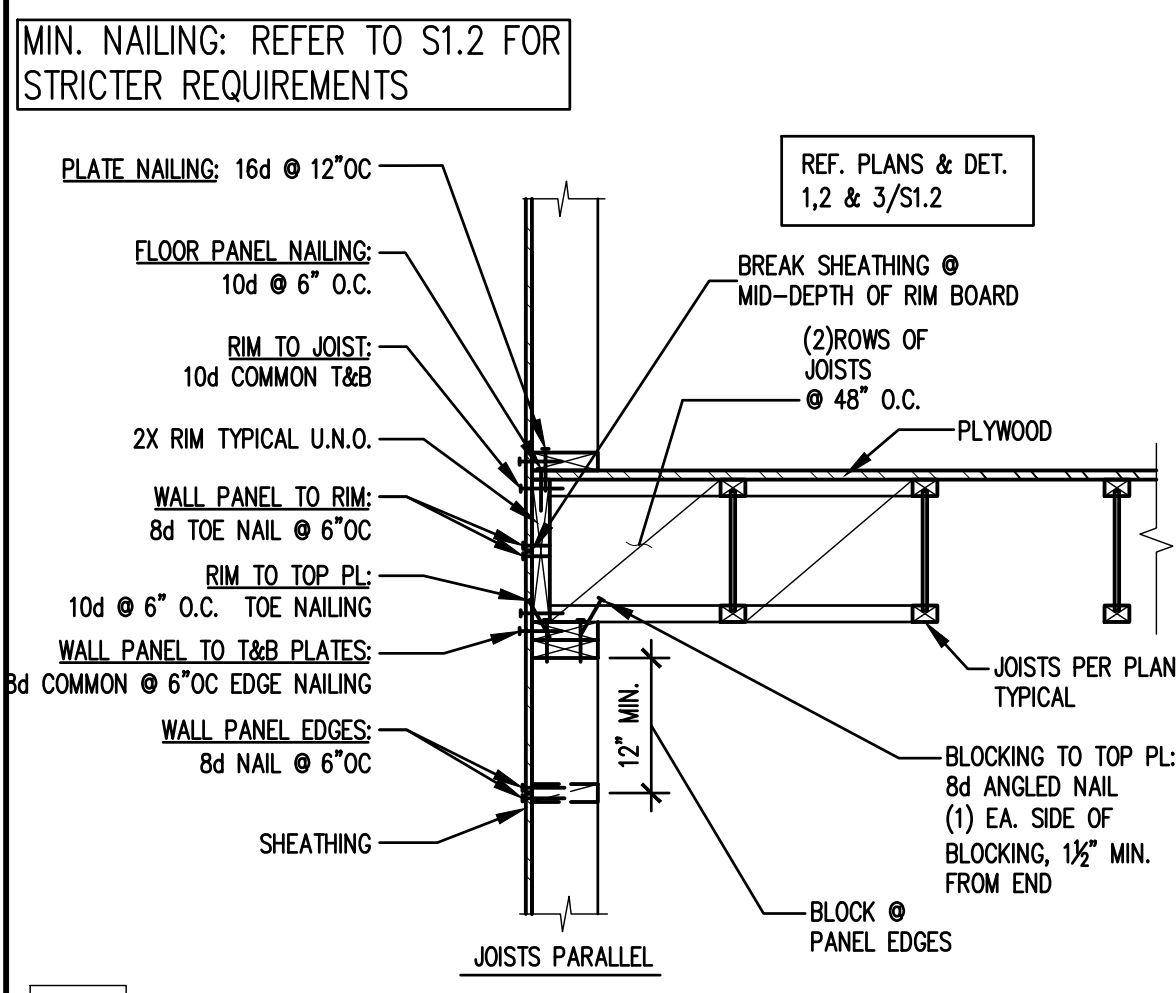
2 TYPICAL TOP PLATE SPLICE



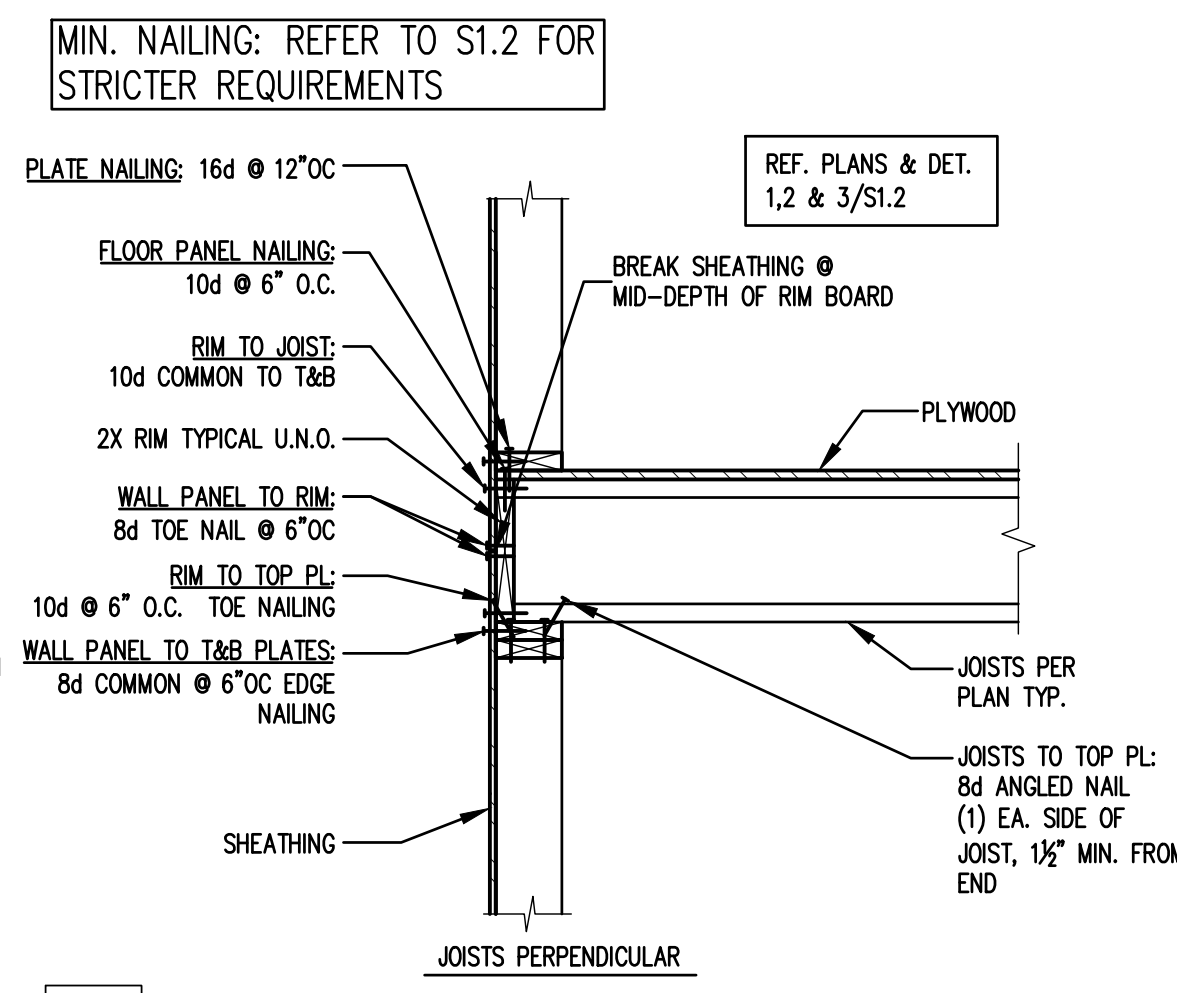
3 TYPICAL CONNECTION TO WOOD BEAM



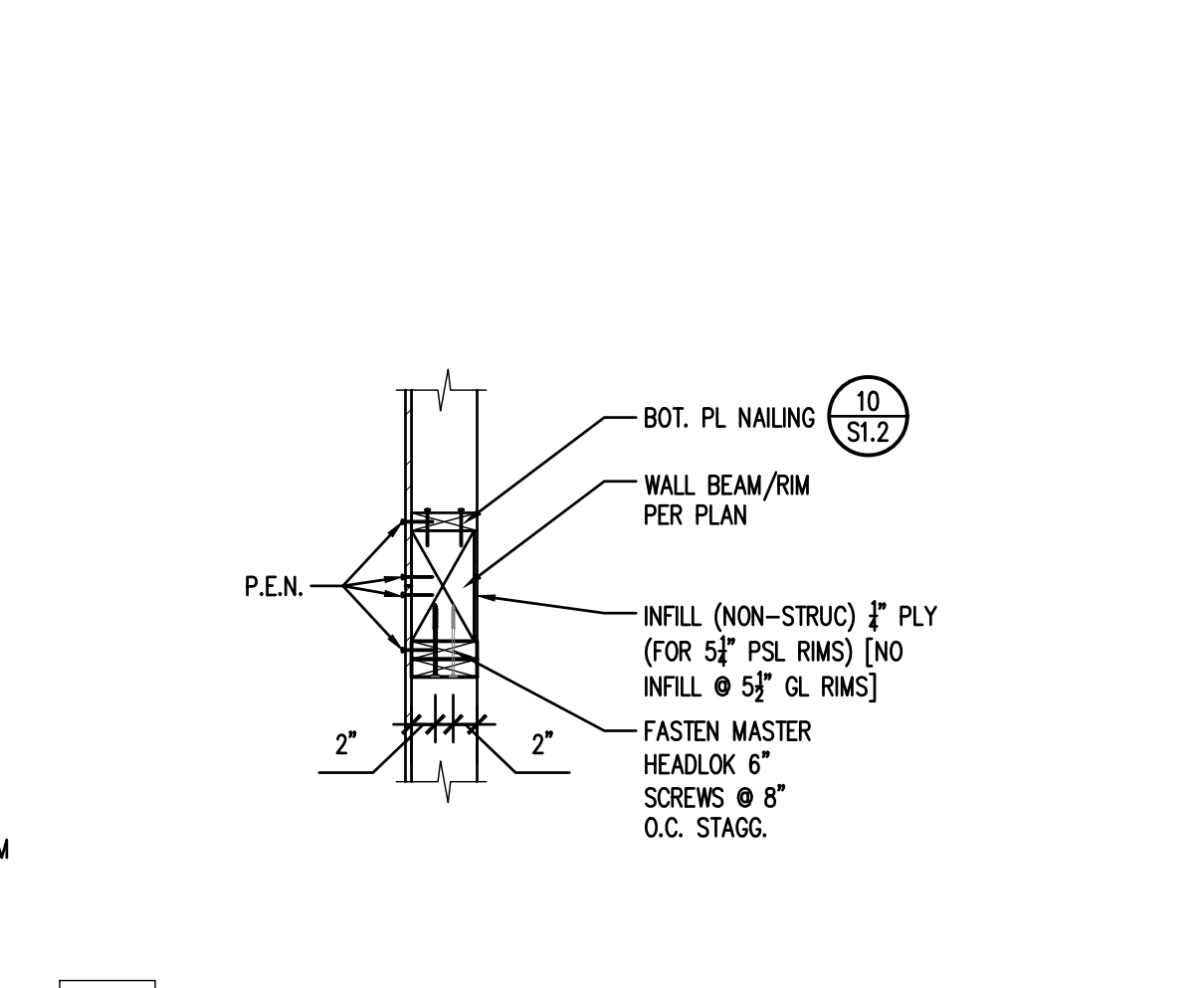
4 TYPICAL BLOCKING at BUNDLED STUDS



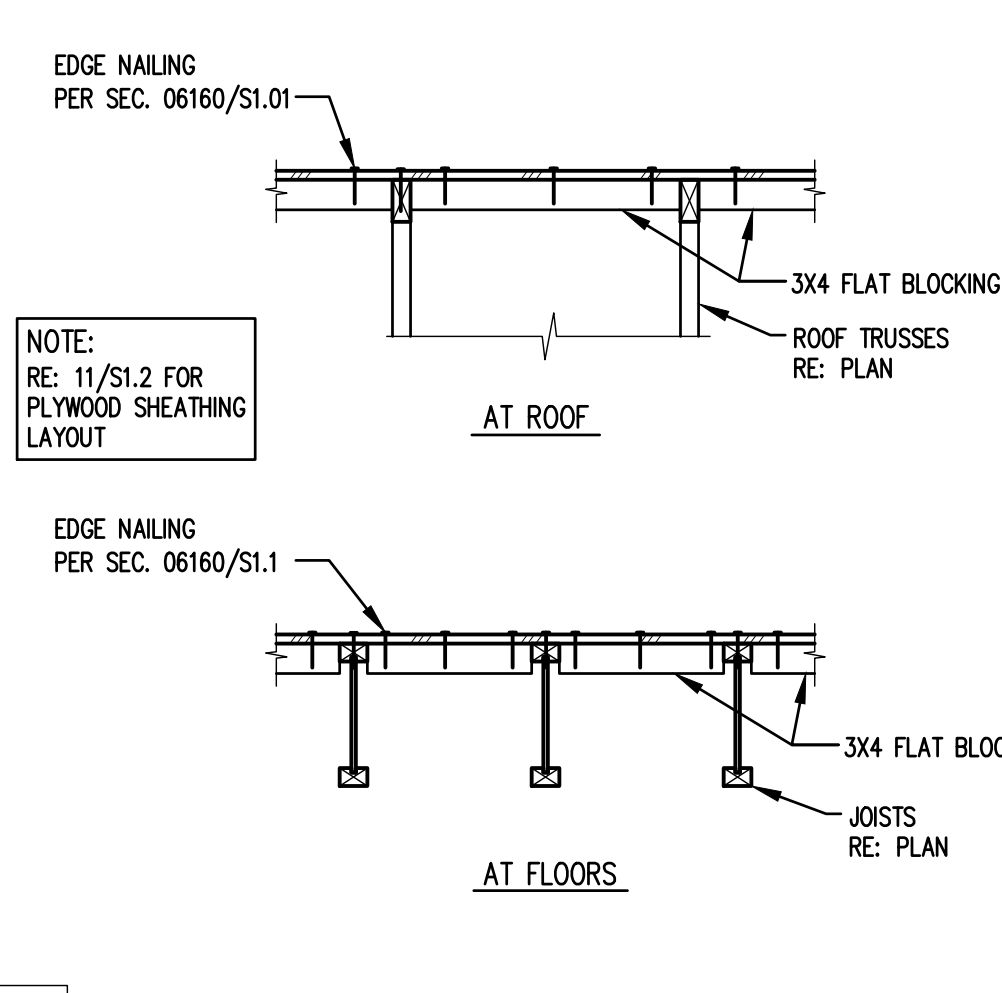
6 TYPICAL JOISTS PARALLEL TO WALL



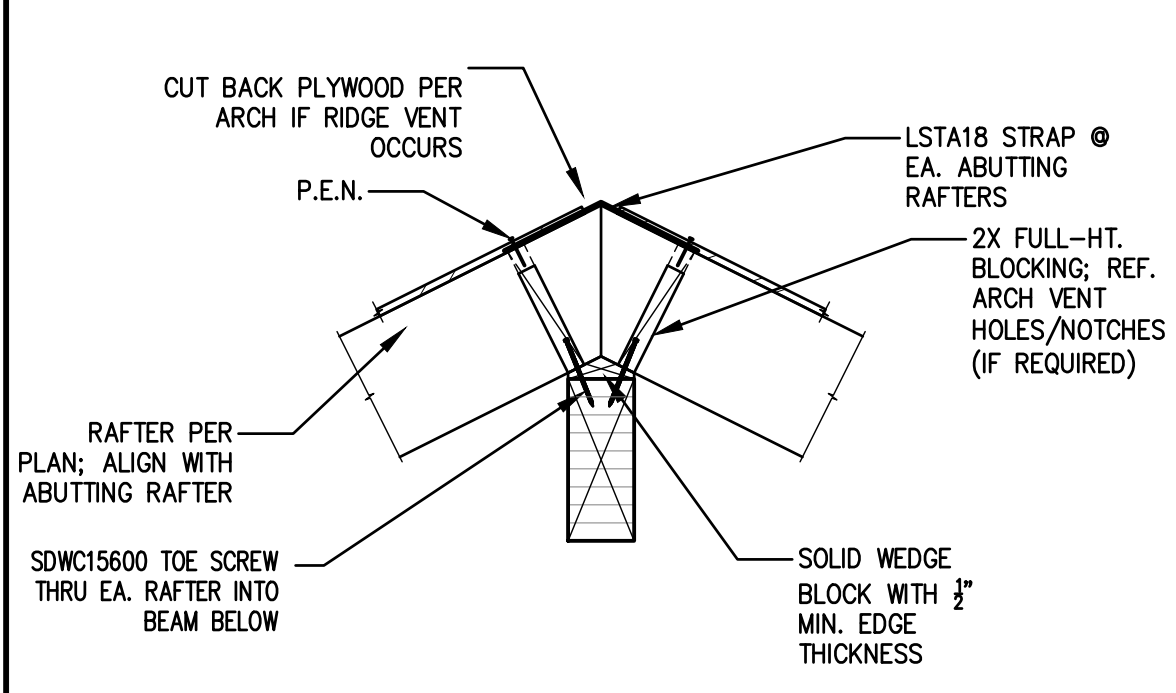
7 TYPICAL JOISTS PERPENDICULAR TO WALL



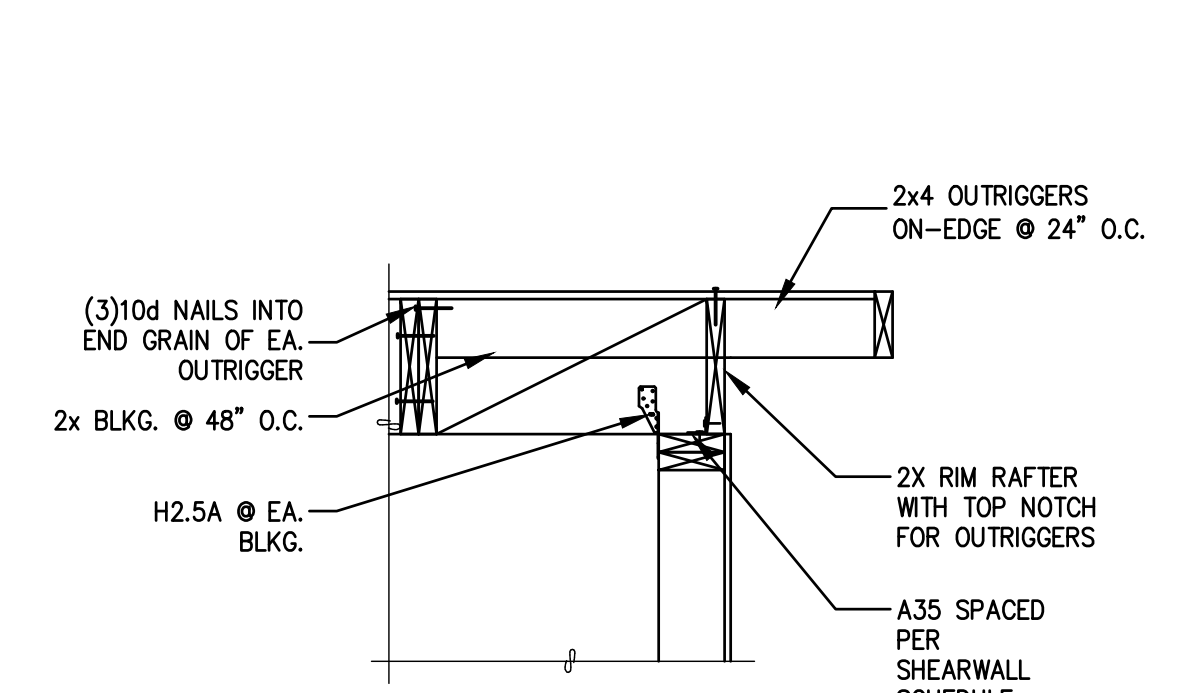
8 RIM BEAM @ STAIRS WELL



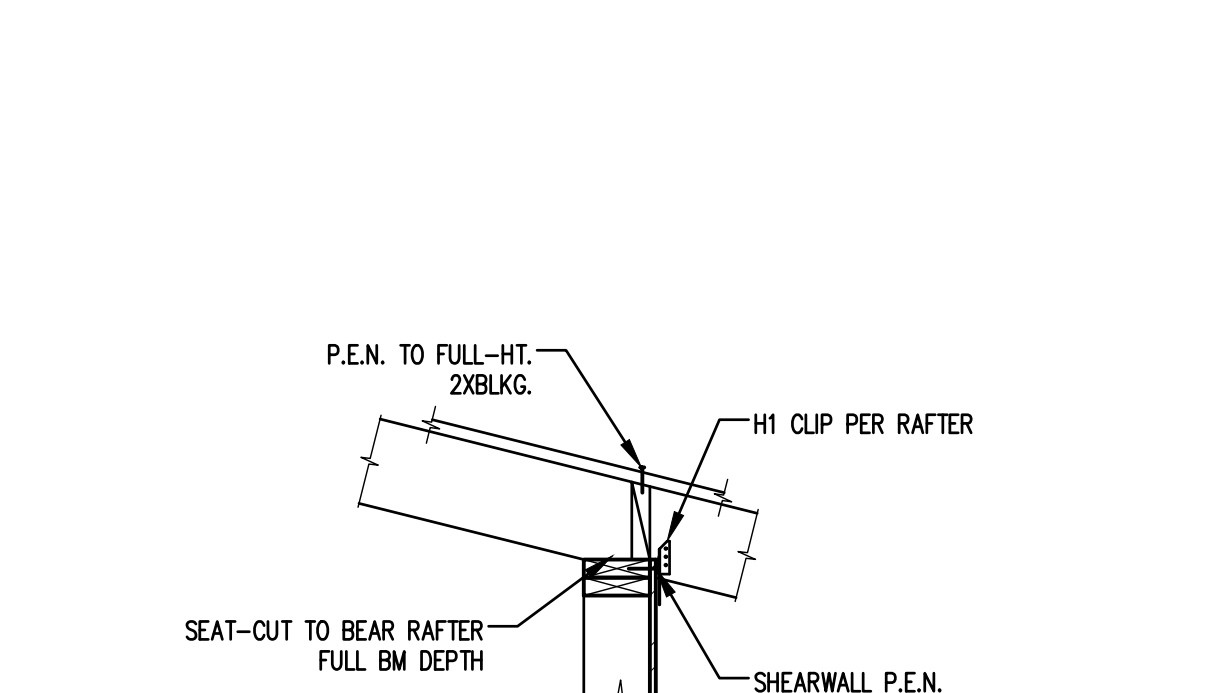
9 TYPICAL DIAPHRAGM FLAT BLOCKING



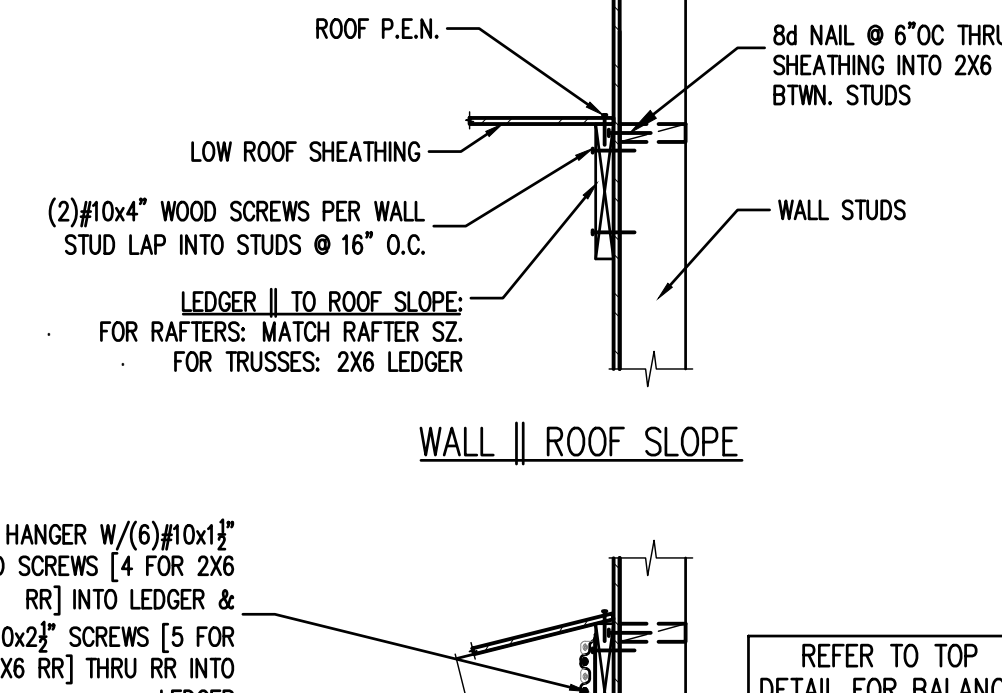
11 RAFTERS TO DROPPED RIDGE BEAM



12 TYP. OUTRIGGER TO WALL



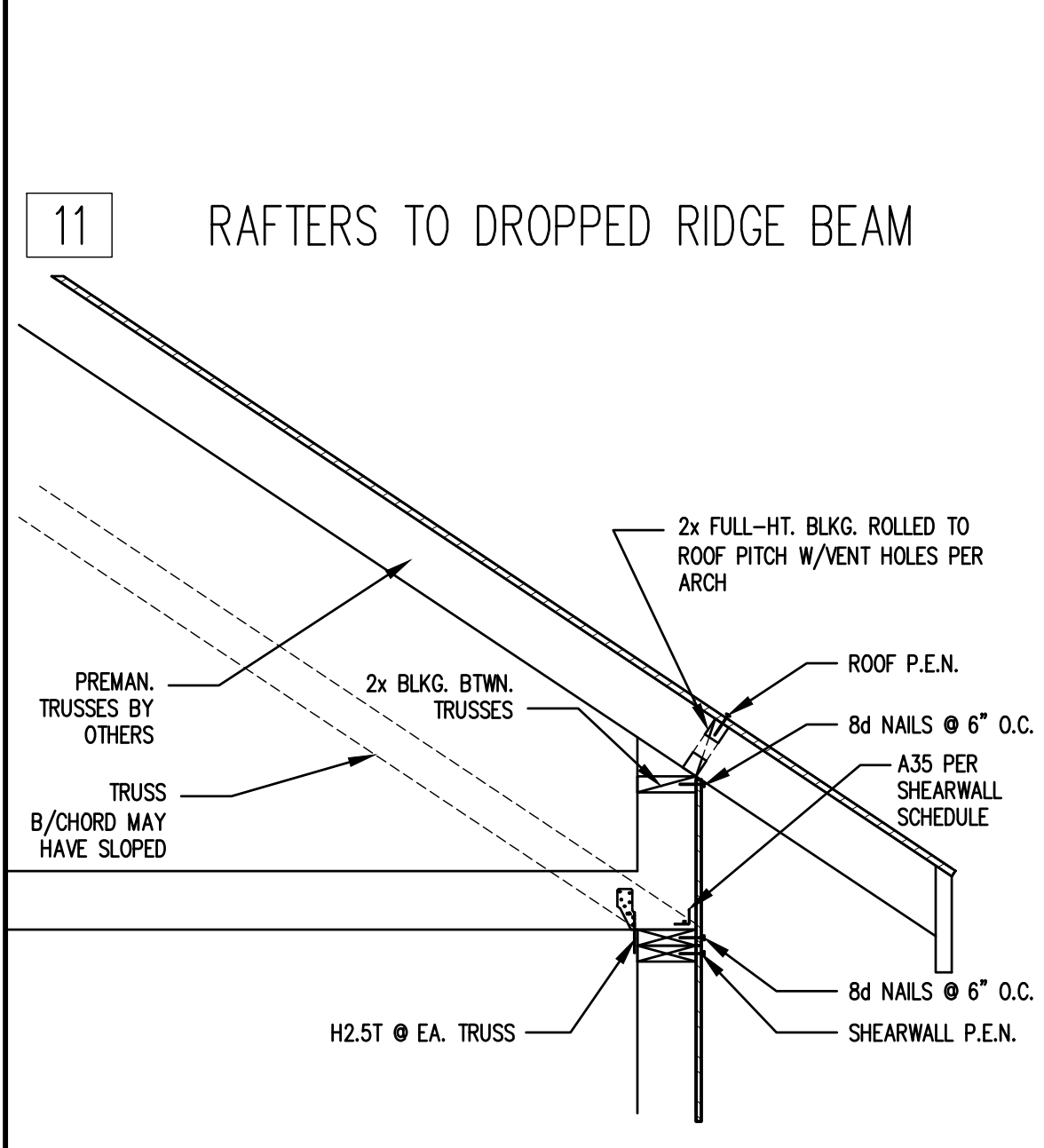
13 ROOF RAFTERS TO WALL



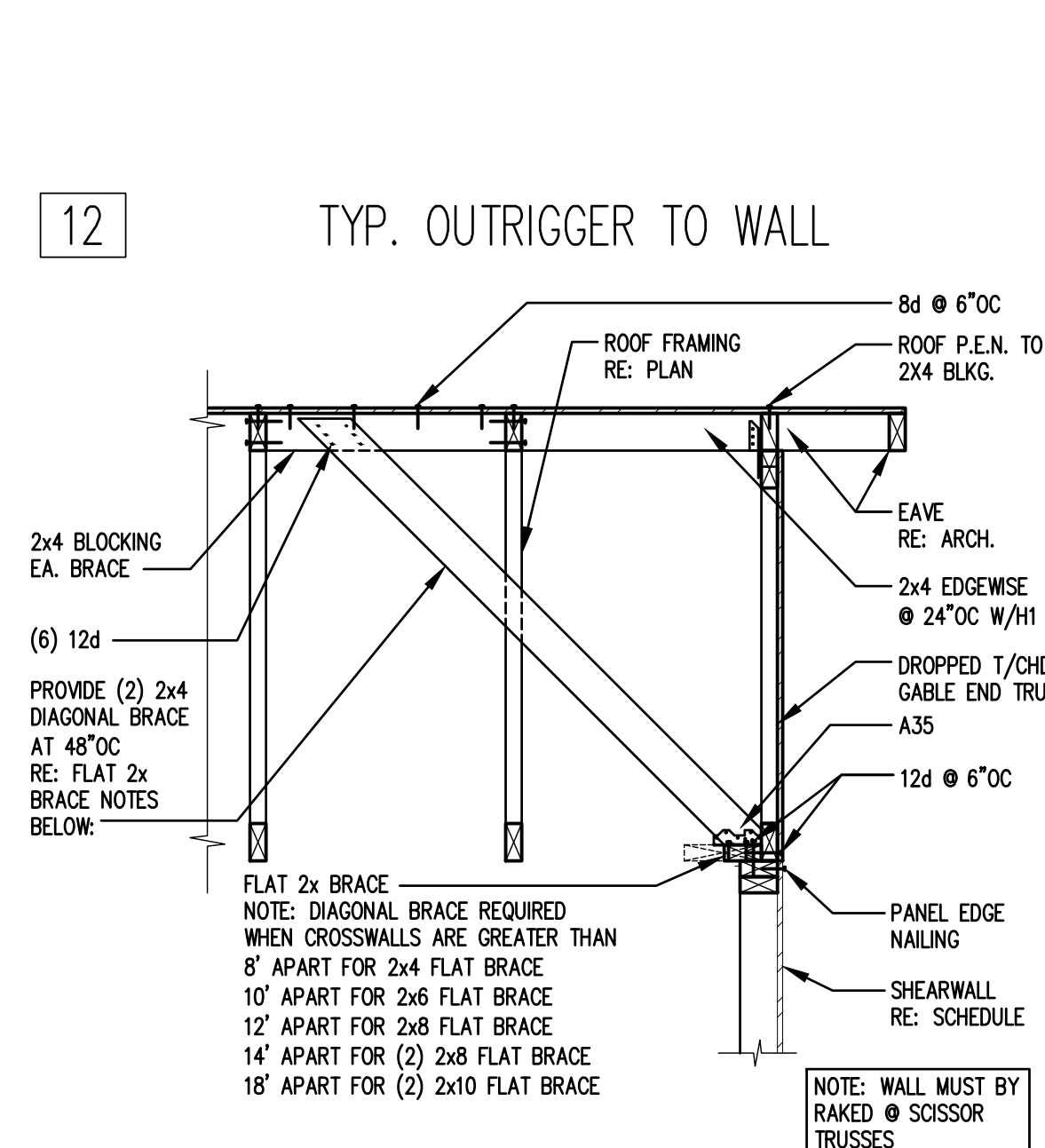
14 LOW ROOF TO WALL || ROOF SLOPE

CONNECTION	FASTENING (6, m)	LOCATION
1. JOIST TO SILL OR ORDER	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
2. BRIDGING TO JOIST	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL EA. END TOENAIL EA. END
3. 1X6 OR LESS SUBFLOOR TO JST.	(2) 8d COMMON	FACE NAIL
4. 1X6 OR LESS SUBFLOOR TO JST.	(3) 8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JST./ORDER	(2) 16d COMMON	BLIND & FACE NAIL
6. SOLE PLATE TO JST. OR BLKG.	16d AT 16" O.C. 3" X 0.131" NAILS AT 6" O.C.	TYP. FACE NAIL TYP. FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16d COMMON AT 16" O.C. (4) 3" X 0.131" NAILS AT 16" O.C.	BRACED WALL PANELS BRACED WALL PANELS
7. TOP PLATE TO STUD	(2) 16d COMMON (3) 3" X 0.131" NAILS	END NAIL END NAIL
8. STUD TO SOLE PLATE	(4) 8d COMMON (4) 3" X 0.131" NAILS	TOENAIL TOENAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS	END NAIL END NAIL
9. DOUBLE STUDS	16d COMMON AT 24" O.C. 3" X 0.131" NAILS AT 6" O.C.	FACE NAIL FACE NAIL
10. DOUBLE TOP PLATES	16d COMMON AT 16" O.C. 3" X 0.131" NAIL AT 12" O.C.	TYP. FACE NAIL TYP. FACE NAIL
DOUBLE TOP PLATE SPLICE	(8) 16d COMMON (12) 3" X 0.131" NAILS	LAP SPLICE LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
12. RIM JOIST TO TOP PLATE	8d COMMON AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C.	TOENAIL TOENAIL
13. TOP PLATES, CORNER LAPS AND INTERSECTIONS	(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON AT 16" O.C.	ALONG EDGE
15. CEILING JOISTS TO PLATE	(3) 8d COMMON (5) 3" X 0.131" NAILS	TOENAIL TOENAIL
16. CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SECTION 2308.10.4.1)	(3) 16d COMMON MIN. TABLE 2308.10.4.1 (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SECTION 2308.10.4.1)	(3) 16d COMMON MIN. TABLE 2308.10.4.1 (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
19. RAFTER TO PLATE (SECTION 2308.10.1) (TABLE 2308.10.1)	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	(2) 8d COMMON	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	(3) 8d COMMON	FACE NAIL
23. BUILT UP CORNER STUDS	16d COMMON 3" X 0.131" NAILS	24" O.C. 16" O.C.
24. BUILT UP ORDER AND BEAMS	16d COMMON AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C.	FACE NAIL TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	(2) 20d COMMON (3) 3" X 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH BEARING
25. 2" PLANKS	16d COMMON	FACE NAIL FACE NAIL
26. COLLAR TIE TO RAFTER	(3) 10d COMMON (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
27. JACK RAFTER TO HIP	(3) 10d COMMON (4) 3" X 0.131" NAILS	TOENAIL TOENAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
29. JOIST TO BAND JOIST	(3) 16d COMMON (5) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
30. LEDGER STRIP	(3) 16d COMMON (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
31. WOOD STRUCTURAL PANELS TO FRAMING SUBFLOOR TO FRAMING	SEE SHEARWALL SCHEDULE SEE STRUCTURAL NOTES	SHEET S1.10 SECTION 06160

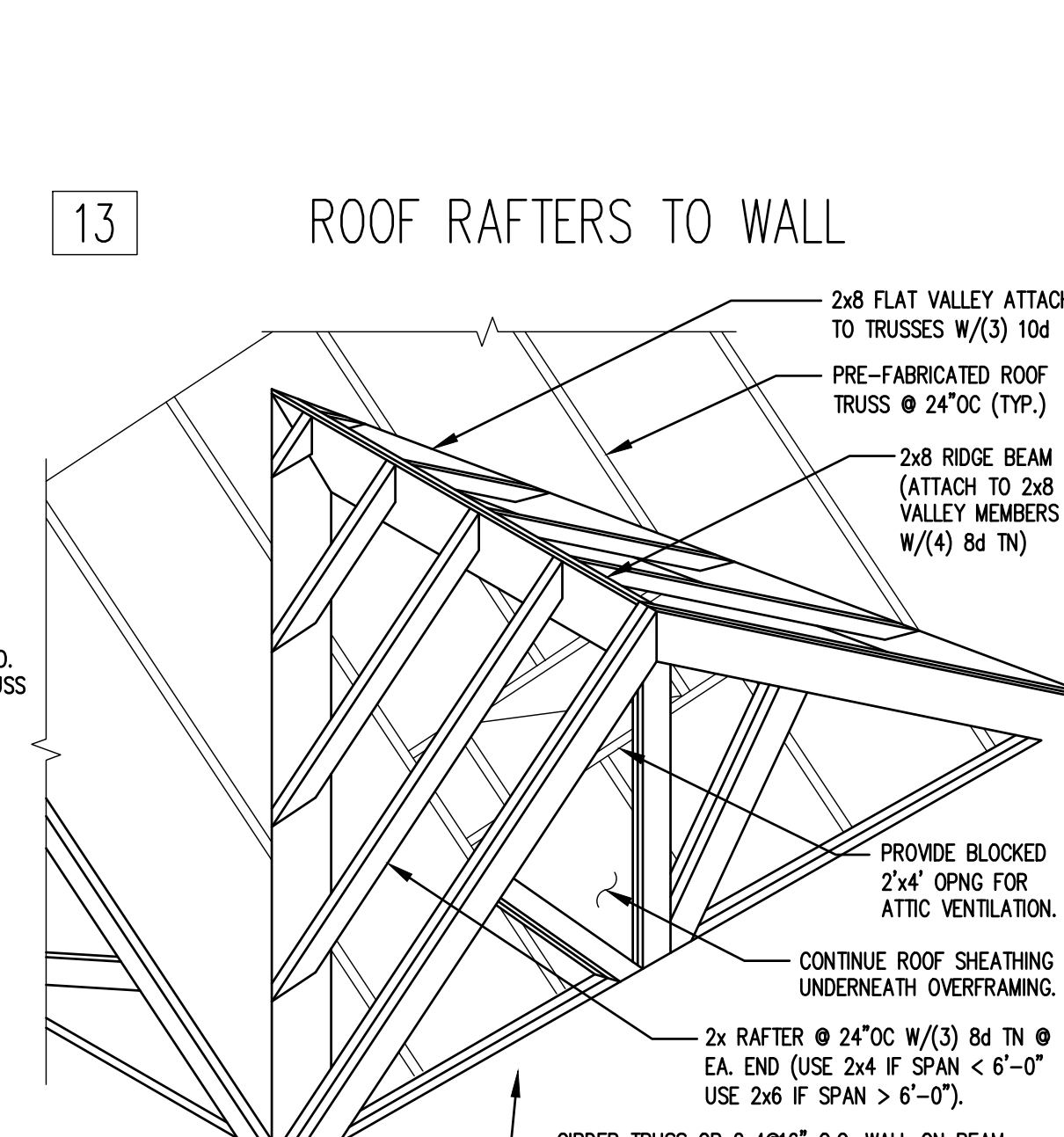
15 FASTENING SCHEDULE



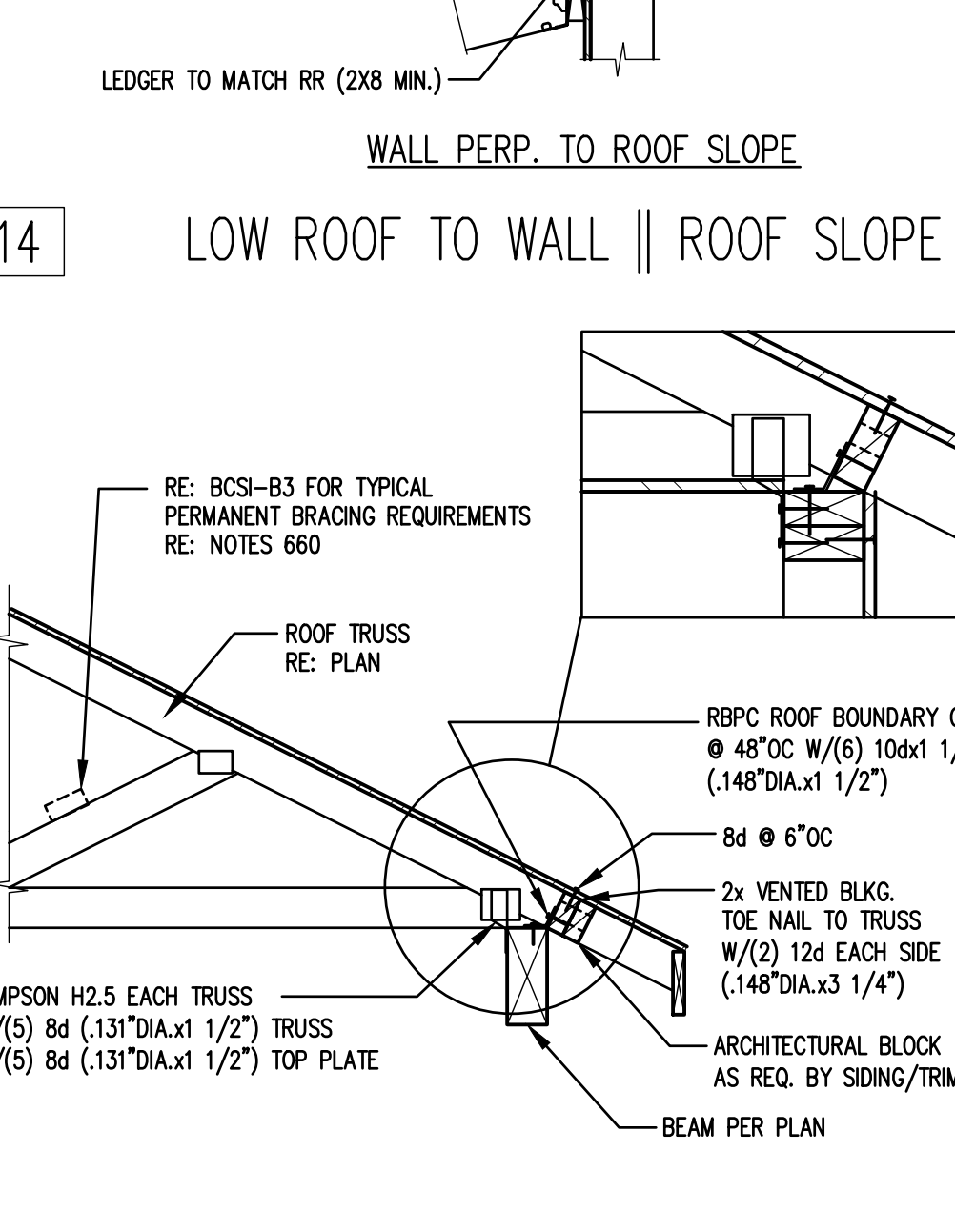
16 TRUSS TO WALL



17 TYPICAL TRUSS BRACING AT END WALLS



18 ROOF RAFTERS TO WALL OVERFRAMING



19 TYPICAL TRUSS ON PORCH BEAM



20 FASTENING SCHEDULE

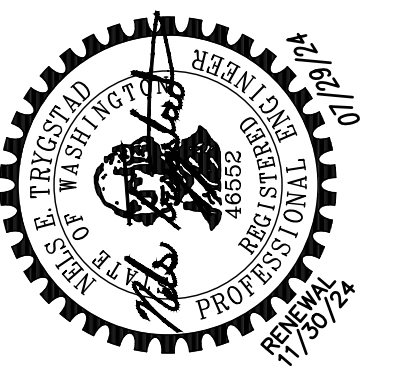
Permit check set

TE Job # 24310

Description Date
Permit Intake 12/09/24



Stamp/Approval:



Sheet Name:

FRAMING DETAILS

Sheet No:

S9.1