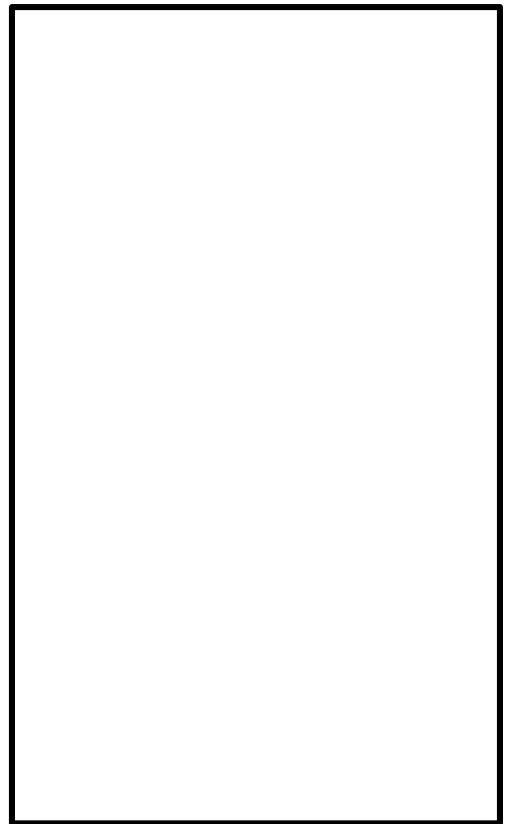
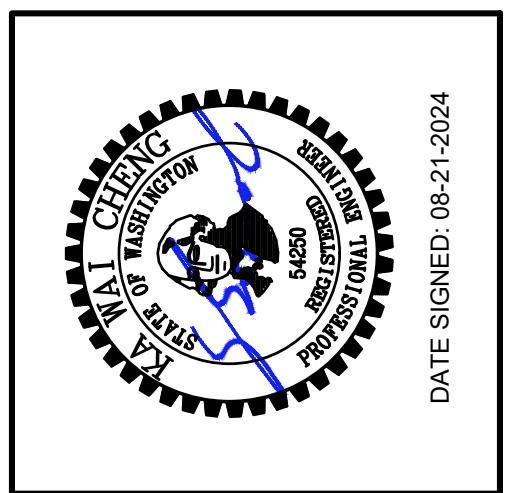


CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING. INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

**LEVEL 2 FLOOR FRAMING PLAN** 1/4" = 1'-0"

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

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	08-21-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



LEVEL 2 FLOOR FRAMING PLAN

**EXISTING RESIDENCE ADDITION**  
8430 SE 45TH STREET,  
MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 08-16-2024
SHEET NO:
<b>S1.2</b>

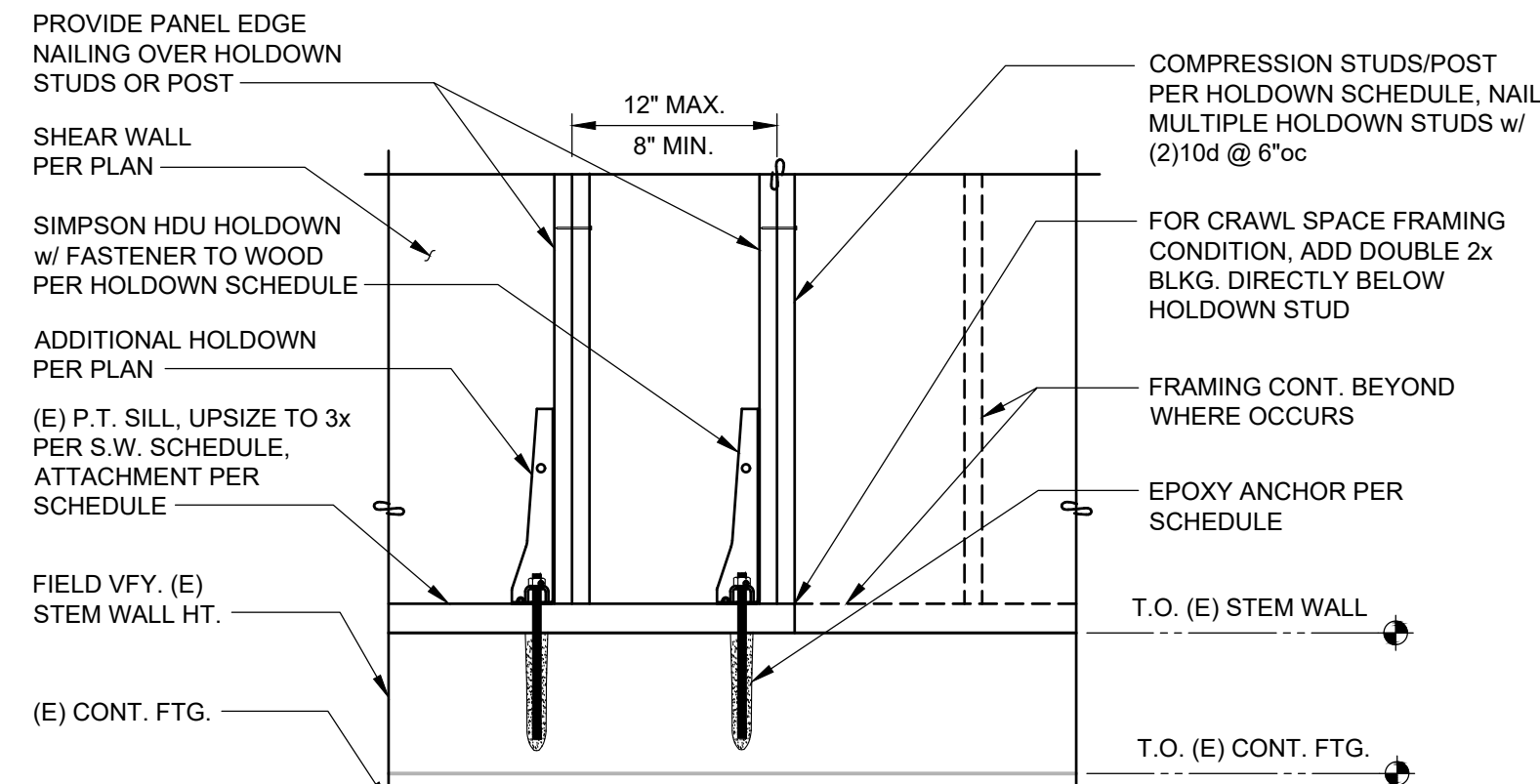




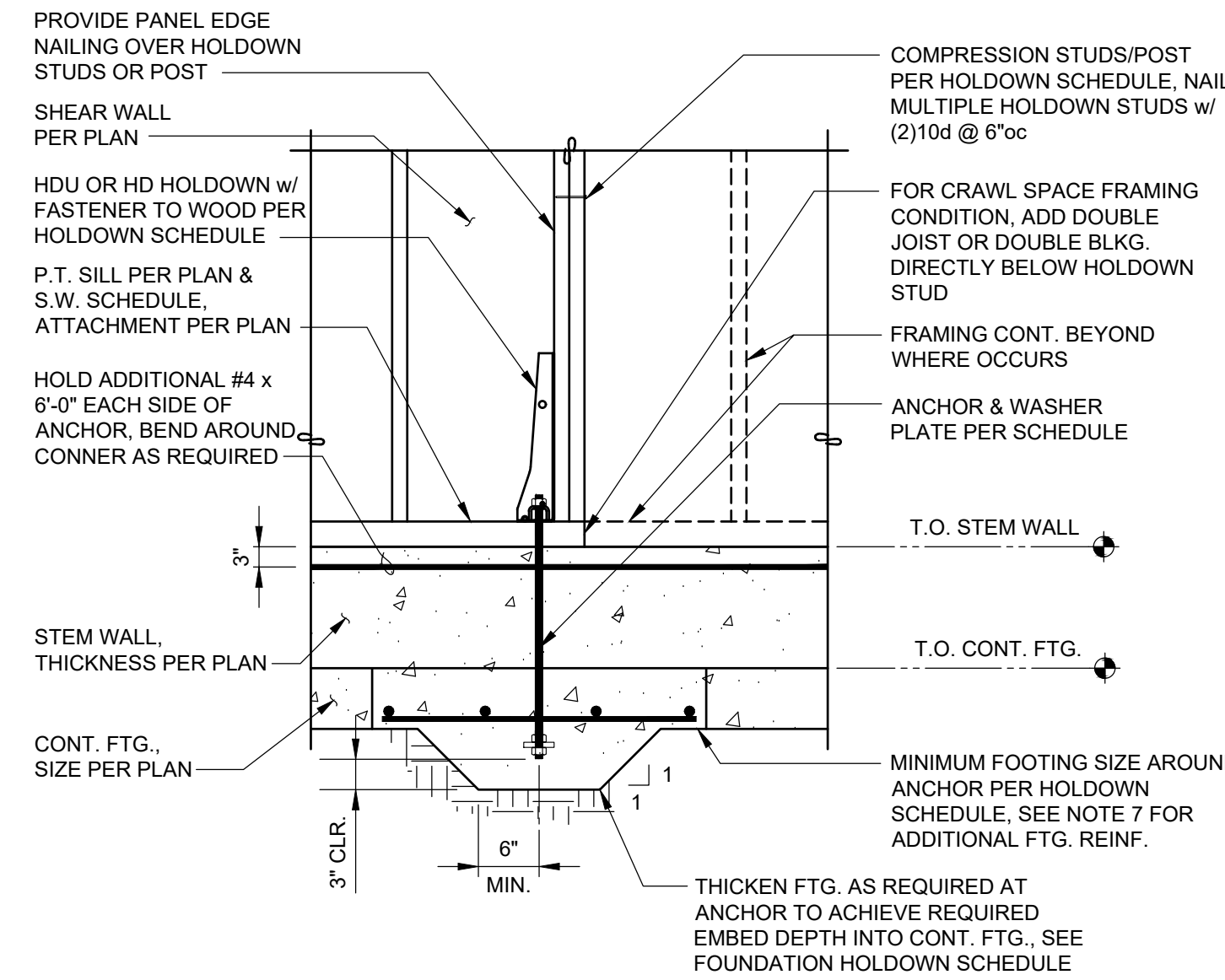




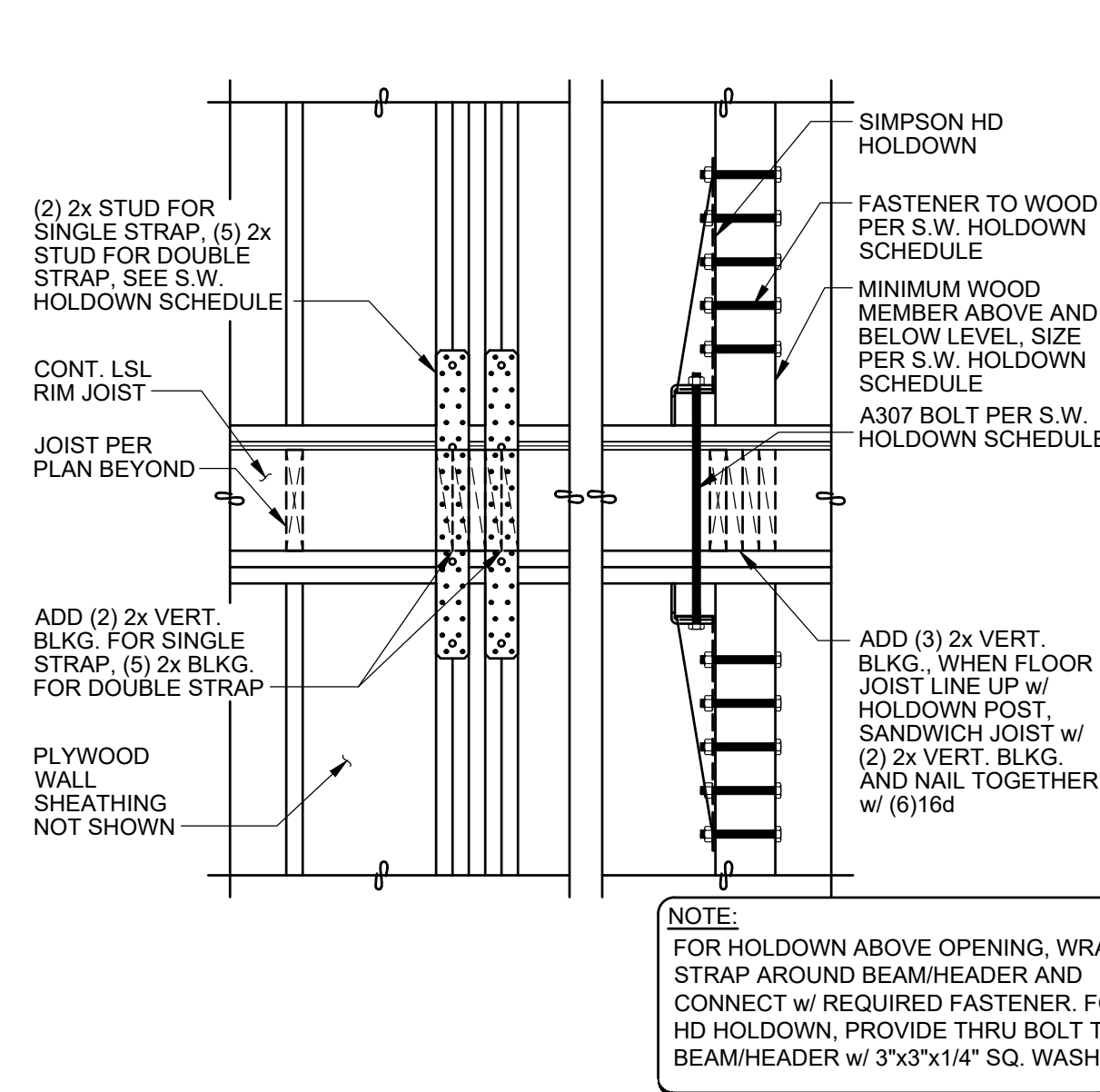




**SHEAR WALL HOLDDOWN AT (E) FOUNDATION**



**SHEAR WALL HOLDDOWN AT (N) FOUNDATION**

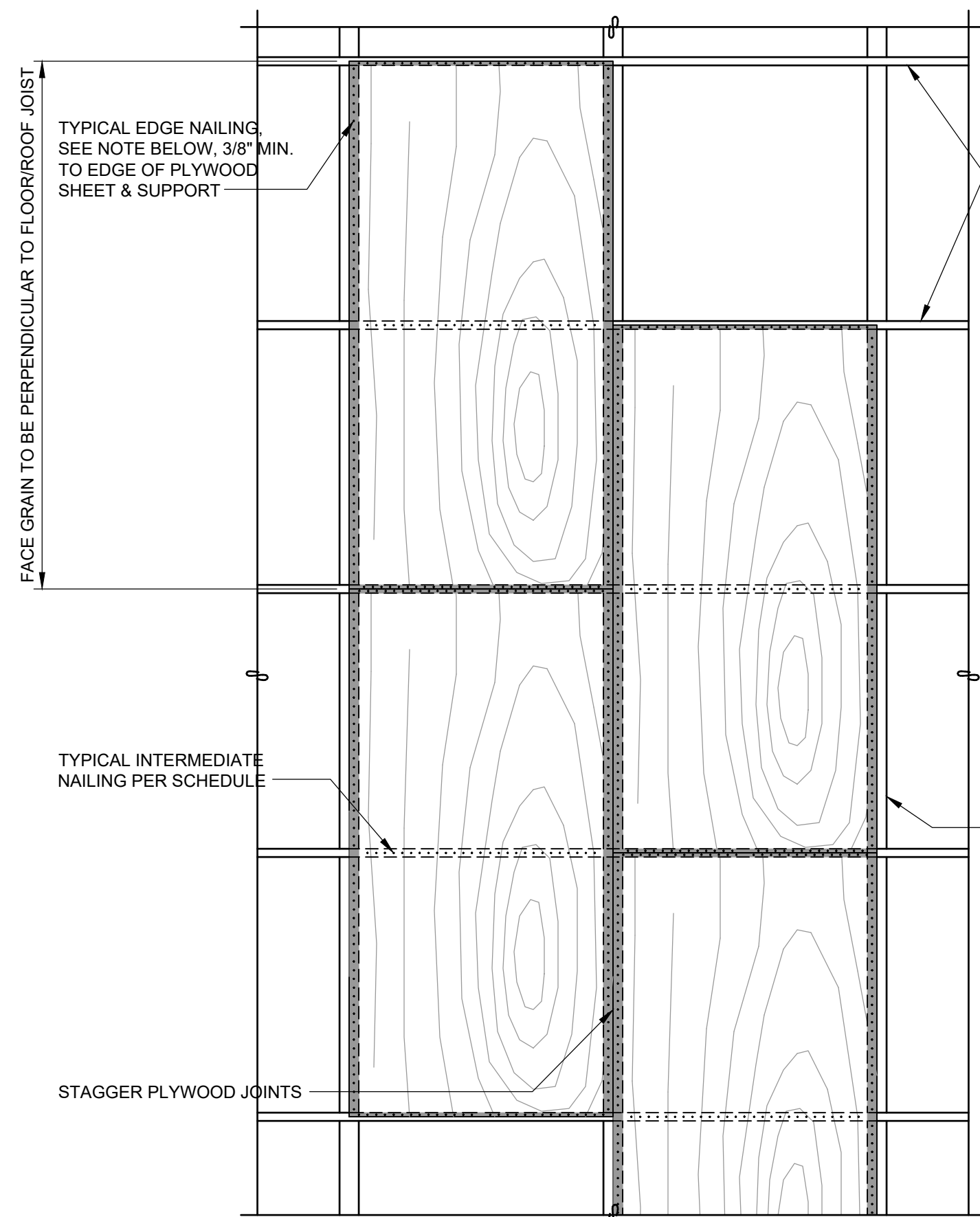


**SHEAR WALL FRAMING HOLDDOWN**

### SHEAR WALL FRAMING HOLDDOWN SCHEDULE

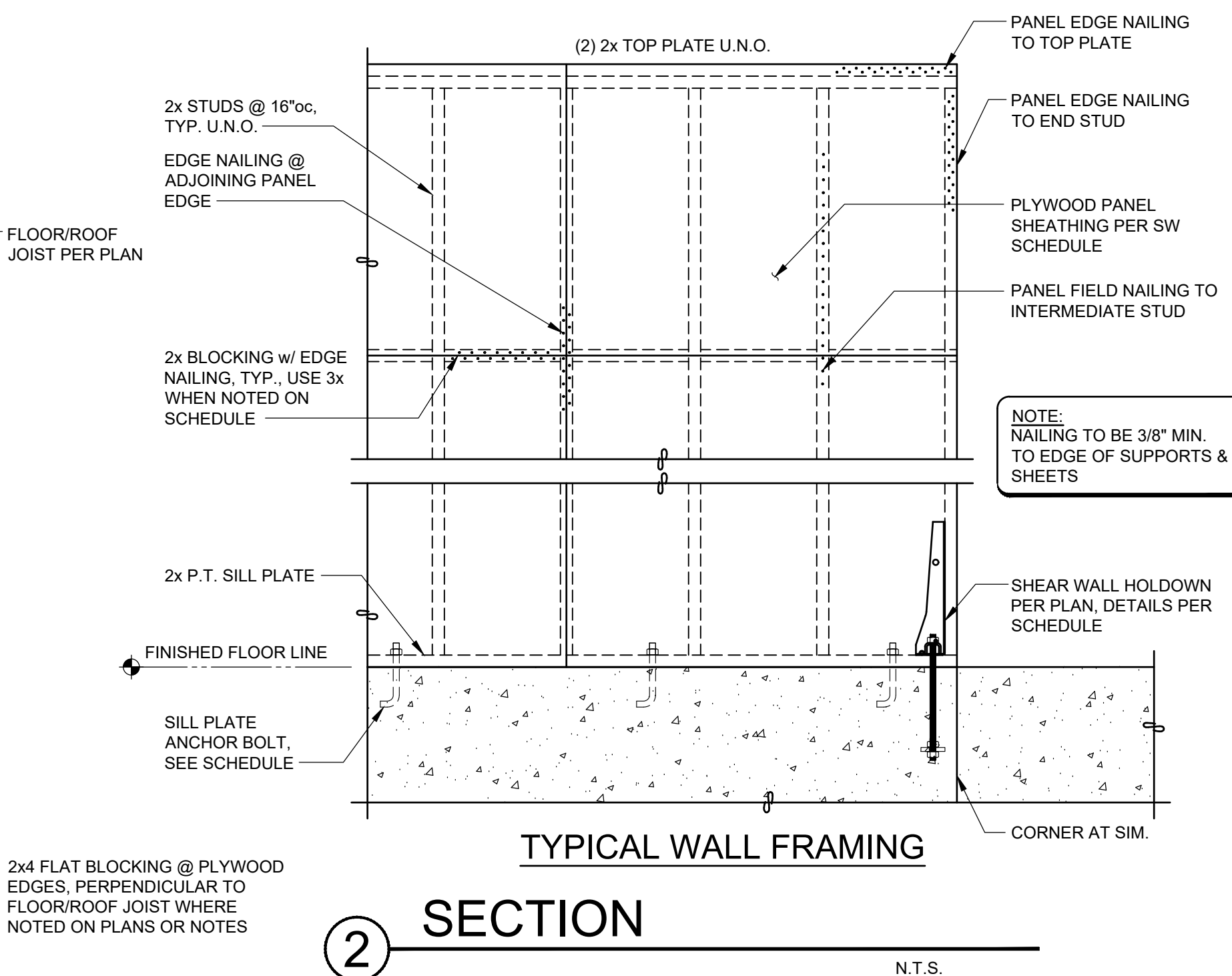
MARK (NOTE 4)	FASTENERS TO WOOD (NOTE 1,3,5)		ANCHOR
	REQUIRED FASTENER TO WOOD	MINIMUM WOOD MEMBER SIZE	
MSTC28	(16) 16d SINKERS	(2)2x STUDS	-
MSTC40	(32) 16d SINKERS	(2)2x STUDS	-
MSTC52	(48) 16d SINKERS	(2)2x STUDS	-
MSTC66	(68) 16d SINKERS	(2)2x STUDS	-
MST72	(62) 16d	(2)2x STUDS	-
CMST12 x 84"	(74)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

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



**TYPICAL FLOOR/ROOF SHEATHING**

**1 PLAN VIEW**



**TYPICAL WALL FRAMING**

**2 SECTION**

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

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

**SHEAR WALL NOTES:**

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

- ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS. FOR ANCHOR IN EXISTING FOUNDATION, EMBED ANCHOR BOLT 7" INTO CONCRETE WITH SIMPSON SET-XP EPOXY; EMBED ANCHOR BOLT 7" INTO CMU WITH SIMPSON SET EPOXY. FIELD VERIFY CMU CELLS ARE SOLID GROUTED.
  - PRESSURE PRESERVATIVE TREATED WOOD CAN CAUSE EXCESSIVE CORROSION AND DEGRADATION OF FASTENERS. PROVIDE HOT DIPPED GALVANIZED NAILS AND CONNECTOR PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED FRAMING MEMBERS.
  - DETAIL ALL EXTERIOR WALL TO BE W6 PER SCHEDULE, U.N.O. ON PLAN.
- ALTERNATE NOTES:**
- 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN LIEU OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED 16"oc AND ENGINEER OF RECORD HAS BEEN NOTIFIED IN WRITING AND APPROVES.
  - WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM WALL BOARD SHEATHING (GWB), CONTACT ENGINEER OF RECORD FOR APPROVAL AND ALTERNATE FASTENING REQUIREMENTS.
  - AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN LIEU OF A SINGLE 3x STUD. DOUBLE 2x STUDS MAY BE CONNECTED TOGETHER WITH 3" NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
  - CONTACT ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. TYPICALLY SET ADHESIVE WILL BE ALLOWED AS AN ALTERNATE.
  - ALL ANCHOR BOLTS SHALL HAVE PLATE WASHER 3"x3"x1/4". PLATE WASHERS TO BE SLOTTED SO WASHERS IS WITHIN 1/2" OF FACE OF SHEATHING.

### DIAPHRAGM NAILING SCHEDULE

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

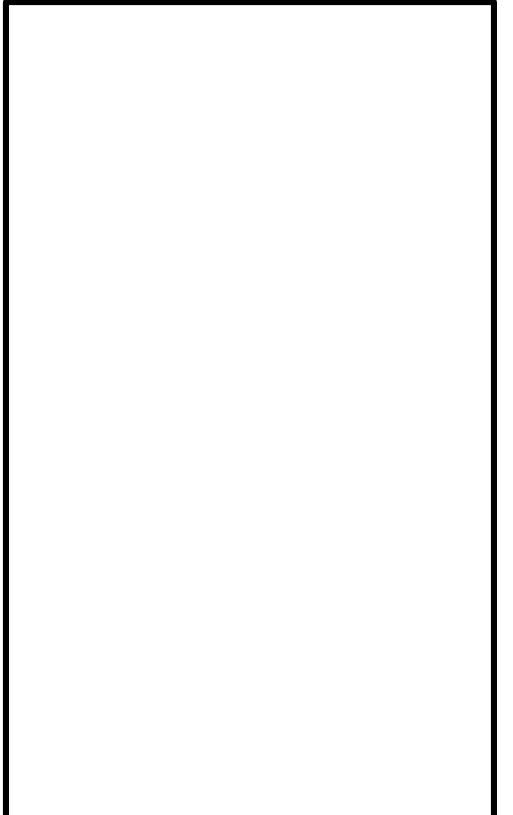
**ROOF AND FLOOR DIAPHRAGM NAILING NOTE:**

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

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	08-21-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



DATE SIGNED: 08-21-2024



DATE SIGNED: 08-21-2024

**EXISTING RESIDENCE ADDITION**  
8430 SE 45TH STREET,  
MERCER ISLAND, WA 98040

FRAMING SECTIONS

CHECKED: KWC
DATE: 08-16-2024

SHEET NO: **S2.5**