

TREE PROTECTION AREA (TPZ)

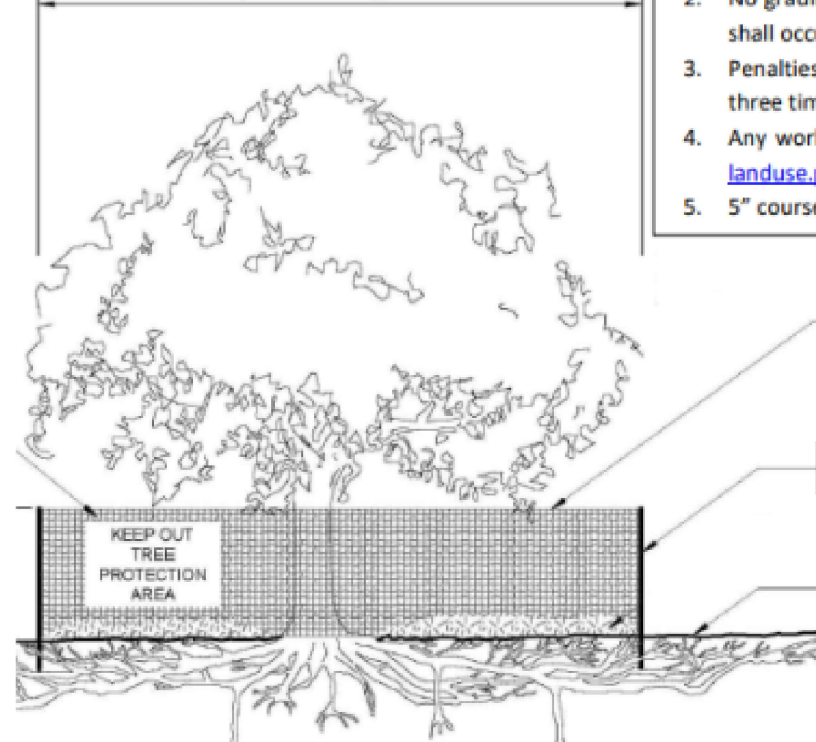
KEEP OUT!

DONOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Crown drip line or other limit of Tree Protection area. See Site/Utility Plan for fence alignment.



Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

PROJECT INFORMATION

ZONING DISTRICT	R-8.4
PROPERTY OWNER	SUNNY INVESTMENTS LLC
PARCEL NUMBER	509330-0650
LOT AREA	8,290
OCCUPANCY CLASSIFICATION	R-3 / U
CONSTRUCTION TYPE	V-B

PROJECT DESCRIPTION

THE WORK INCLUDES ADDITION OF SECOND FLOOR LEVEL TO EXISTING HOUSE.

FLOOR AREA SUMMARIES

(E) BASEMENT FLOOR TO REMAIN	954 SF
(E) 1ST FLOOR TO REMAIN	1,722 SF
(E) TOTAL FINISHED FLOOR AREA	2,676 SF
PROPOSED 2ND FLOOR ADDITION	1,536 SF
PROPOSED TOTAL FINISHED FLOOR AREA	4,212 SF
PROPOSED DECK	275 SF
(E) OPEN CARPORT TO REMAIN	392 SF

PRIMARY RESIDENCE

FIRST FLOOR	1,722 SF
SECOND FLOOR	1,536 SF

TOTAL FINISHED FLOOR AREA	3,258 SF
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ADU

FIRST FLOOR (NOT INCLUDING STAIRWELL)	853 SF
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GROSS FLOOR AREA

LOT AREA	8,290 S.F.
GROSS FLOOR AREA (40%)	3,316 S.F.
ADU (5%)	415 S.F.
TOTAL ALLOWED GFA (45%)	3,731 S.F.
BASEMENT	954 S.F.
1ST FLOOR	1,722 S.F.
2ND FLOOR (ADDITION)	1,536 S.F.
BASEMENT AREA EXCEMPTION	586 S.F.

PROPOSED GROSS FLOOR AREA (43.8%)	3,626 S.F. (OKI)
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BASEMENT FLOOR AREA CALCULATION

	LENGTH	COVERAGE	RESULT
A	28.41	75%	21.3
B	38.16	0%	0
C	28.41	69%	19.6
D	38.16	100%	38.16
	130.26		79.06

TOTAL AVERAGE RESULT 79.06 / 130.26 = .61
BASEMENT = 1,083 S.F.
EXCLUDED AREA = 960 x .61 = 586 S.F.

DRAWING INDEX

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S4.1	WOOD FRAMING DETAILS
S4.2	WOOD FRAMING DETAILS
S4.3	WOOD FRAMING DETAILS

TREE RETENTION

TREE TABLE			
NO.	CALIPER(IN.)	SPECIES	RETAIN?
1	6"	DECIDUOUS	Y
2	6"	DECIDUOUS	Y
3	16"	DECIDUOUS	Y
4	20"	DECIDUOUS	Y
5	6"	DECIDUOUS	Y

TOTAL CALIPER OF EXISTING TREES	54 IN
PROPOSED REMAINED TREES	54 IN
PERCENTAGE OF TREE RETENTION (MIN. 30%)	100 %

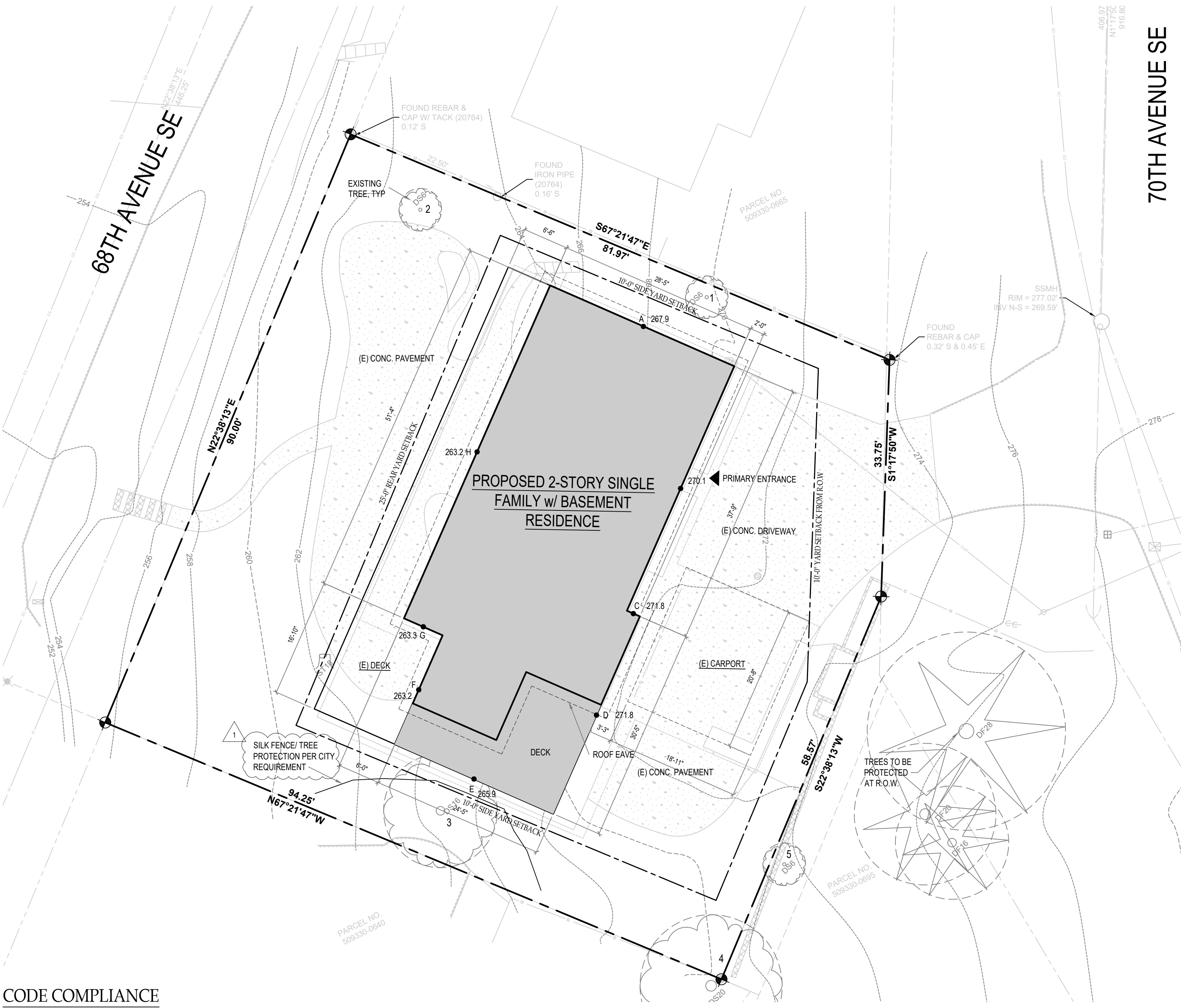
LEGAL DESCRIPTION

LOTS 15, 16 AND 17, BLOCK 3, MAPLE GROVE PARK SUBDIVISION OF EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOTS 15 AND 16, BLOCK 3, MAPLE GROVE PARK SUBDIVISION OF EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON, AS DEPICTED ON THE RECORD OF SURVEY FILED UNDER RECORDING NUMBER 20150302800014, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 15;
THENCE NORTH 67°21'47" WEST, ALONG THE COMMON LINE OF LOTS 14 AND 15, A DISTANCE OF 5.75 FEET;
THENCE NORTH 22°38'13" EAST, PARALLEL WITH THE COMMON LINE OF LOTS 24 AND 15, AS SHOWN ON THE AFOREMENTIONED RECORD OF SURVEY, A DISTANCE OF 58.57 FEET, TO THE WESTERLY MARGIN OF 70TH AVENUE SE;
THENCE SOUTH 01°17'50" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 11.08 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY;
THENCE SOUTH 30°43'16" EAST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 2.14 FEET TO AN INTERSECTION WITH THE COMMON LINE BETWEEN LOTS 24 AND 16 OF SAID SUBDIVISION;
THENCE SOUTH 22°38'13" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 46.97 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.



CODE COMPLIANCE

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

(ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

AVERAGE BUILDING ELEVATION

(267.9 x 28.4) + (270.1 x 37.75) + (271.8 x 2) + (271.8 x 30.4) +
(265.9 x 24.4) + (263.2 x 16.83) + (263.3 x 6) + (263.2 x 51.3) /
(28.4 + 37.75 + 2 + 30.4 + 24.4 + 16.83 + 6 + 51.3)
→ 267'

SEE SHEET A4 & A5 FOR PROPOSED BUILDING HEIGHT

ABBREVIATIONS

BLK'G	BLOCKING	HORIZ	HORIZONTAL
Q	CENTER LINE	MAX	MAXIMUM
CLR	CLEAR	MFR	MANUFACTURER
CONT	CONTINUOUS	MN	MINIMUM
CS	CASEMENT WINDOW	OV	OVER
DBL	DOUBLE	O.C.	ON CENTER
DS	DOWNSPOUT	SD	SMOKE DETECTOR
EL	ELEVATION	SG	SAFETY GLASS
EQ	EQUAL	SF	SQUARE FEET
EXIST	EXISTING	SIM	SIMILAR
FTG	FOOTING	SLD	SLIDING WINDOW
FX	FIXED WINDOW	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HDWD	HARDWOOD	W'	WITH
HGR	HANGER		

LEGEND

	AREA OF WORK
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A PUBLIC NOTICE SIGN MUST BE POSTED FOR THIS PROJECT. UPON RECEIPT OF A COMPLETE APPLICATION, THE CITY WILL POST THE PUBLIC NOTICE SIGN. SIGNAGE MUST REMAIN POSTED AND VISIBLE FROM THE PUBLIC RIGHT-OF-WAY FOR A PERIOD OF 30 DAYS. THE CITY WILL ALSO PREPARE AND MAIL OUT A NOTICE OF APPLICATION TO ALL PROPERTY OWNERS WITHIN 300 FEET OF THE PROPERTY.

SITE PLAN
SCALE: 1" = 10'-0"



SHEET TITLE

ISSUE

2025.03.24 PERMIT SET

2025.04.16 RESPONSE TO CITY COMMENTS

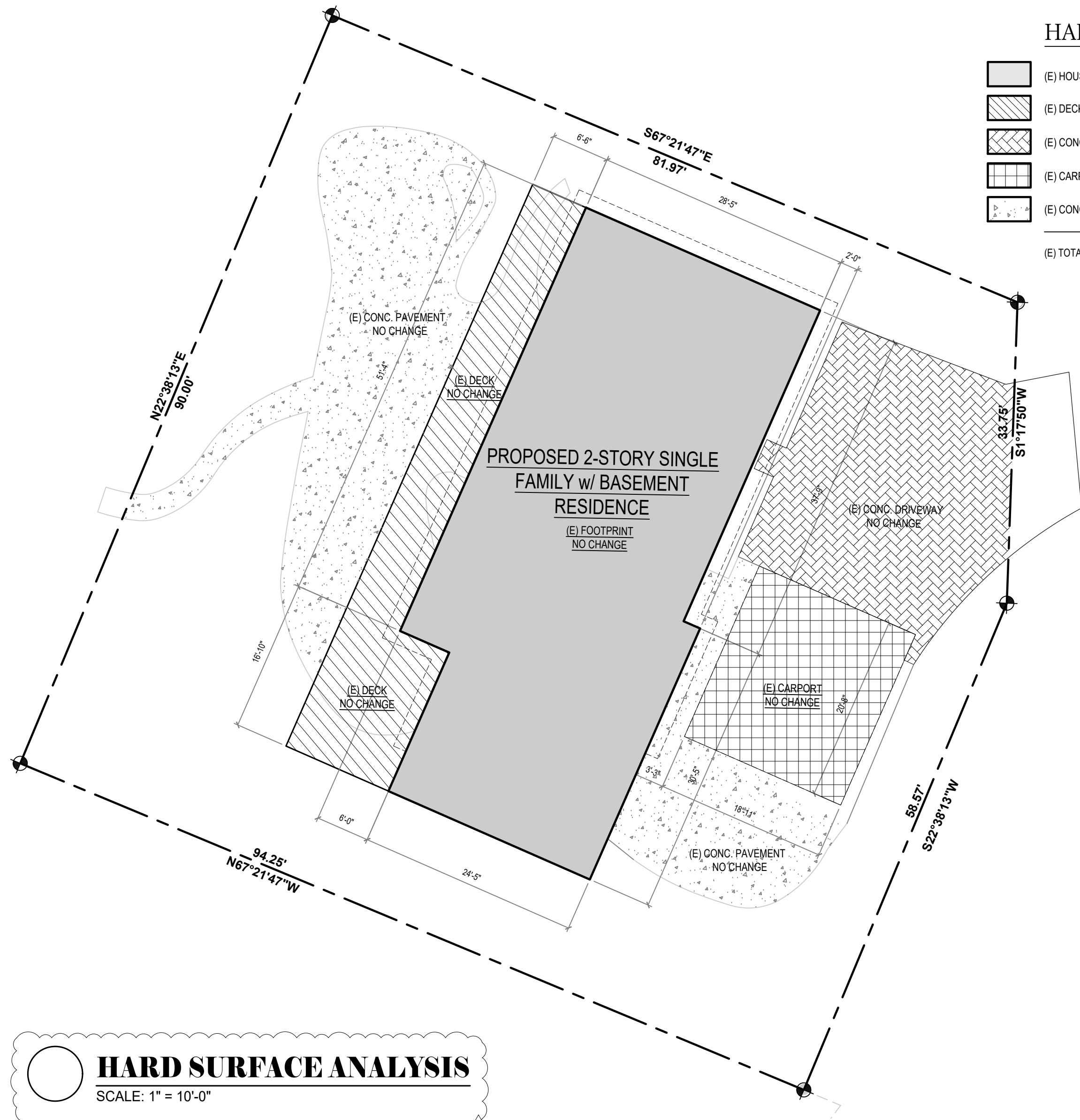
PROJECT

• SITE PLAN

2707 RESIDENCE - REMODEL

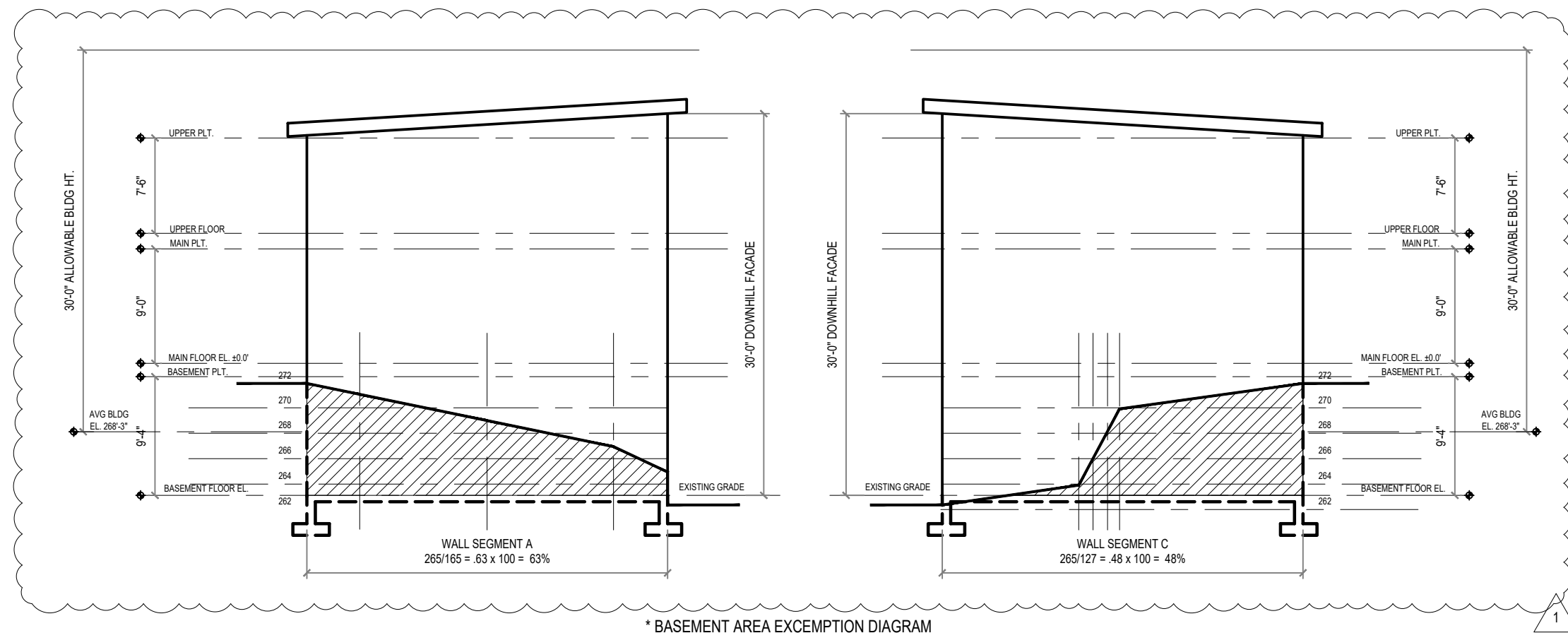
2707 70TH AVE SE
MERCER, WA 98040

A0



HARD SURFACE ANALYSIS

SCALE: 1" = 10'-0"



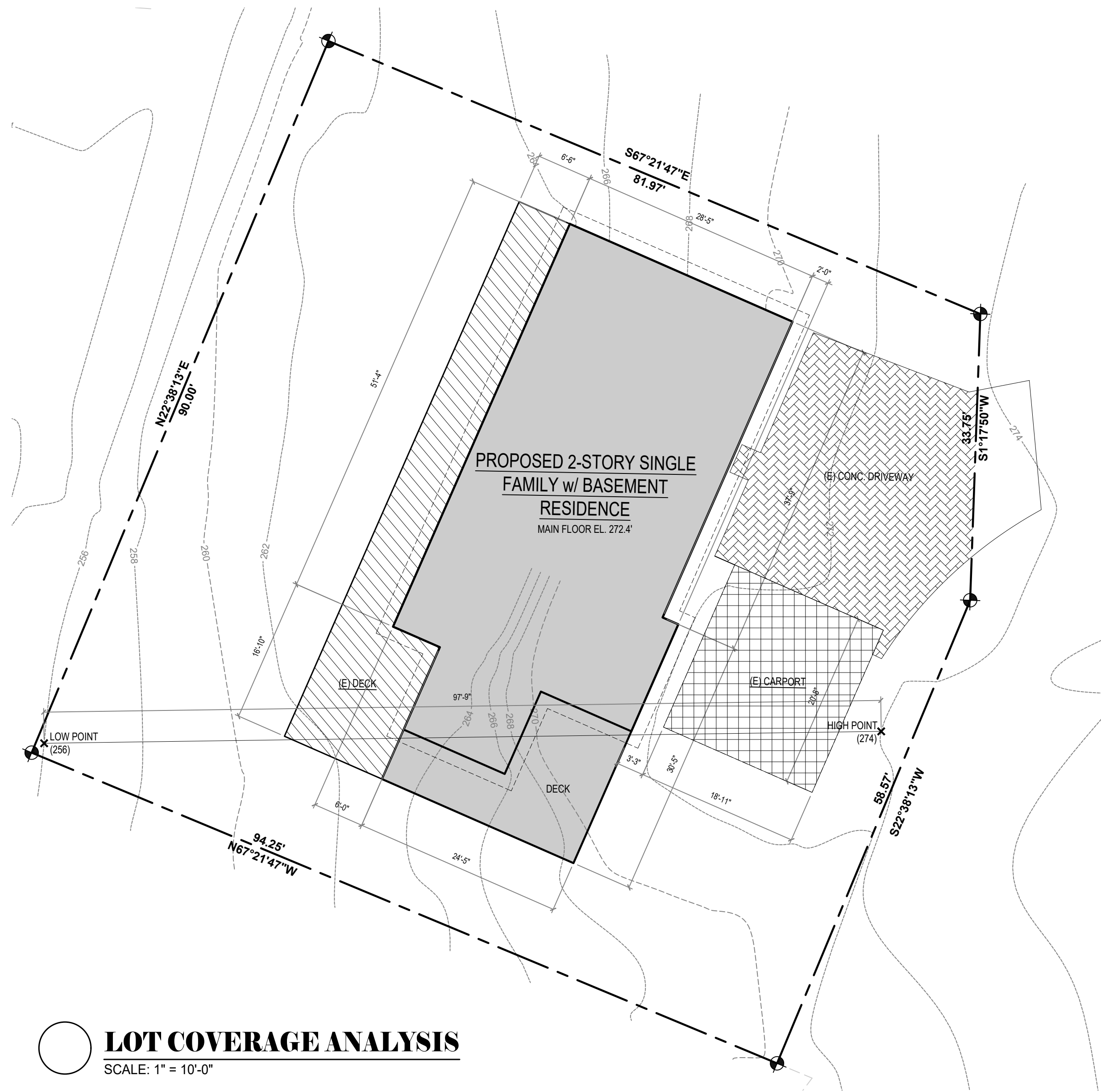
* BASEMENT AREA EXEMPTION DIAGRAM

HARD SURACE AREA

(E) HOUSE FOOTPRINT (NO CHANGE)	1,895 S.F.
(E) DECK (NO CHANGE)	541 S.F.
(E) CONCRETE DRIVEWAY (NO CHANGE)	684 S.F.
(E) CARPORT (NO CHANGE)	392 S.F.
(E) CONCRETE PAVEMENT (NO CHANGE)	1,219 S.F.
(E) TOTAL HARD SURFACE AREA W/ NO CHANGE (57%)	4,731 S.F.

LOT COVERAGE

LOT AREA	8,290 S.F.
MAX LOT COVERAGE (35%)	2,902 S.F.
EXISTING LOT COVERAGE W/ NO CHANGE (42.3%)	3,512 S.F.
(E) HOUSE	1,895 S.F.
(E) DECK	541 S.F.
(E) CONCRETE DRIVEWAY	684 S.F.
(E) CARPORT	392 S.F.
LOT SLOPE CALCULATION	
HIGHEST POINT = 274 FT	
LOWEST POINT = 256 FT	
ELEVATION DIFFERENCE = 18 FT	
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS = 97.75 FT	
18 / 97.75 = 184 x 100 = 18% LOT SLOPE	
35% MAXIMUM LOT COVERAGE	



LOT COVERAGE ANALYSIS

SCALE: 1" = 10'-0"

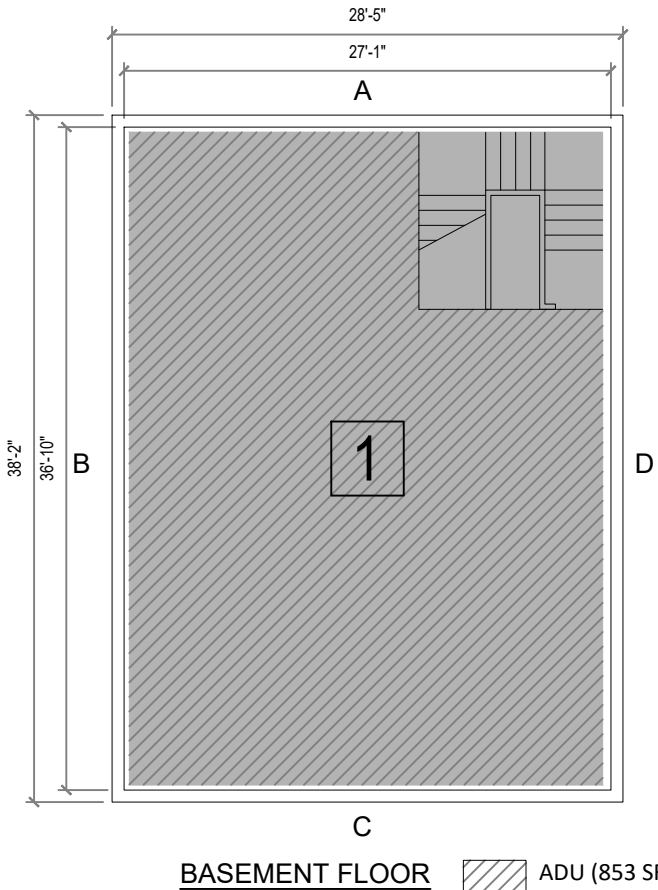
GROSS FLOOR AREA

LOT AREA	8,290 S.F.
GROSS FLOOR AREA (40%)	3,316 S.F.
ADU (5%)	415 S.F.
TOTAL ALLOWED GFA (45%)	3,731 S.F.
1 BASEMENT	1,084 S.F.
2 1ST FLOOR	1,803 S.F.
3 2ND FLOOR (ADDITION)	1,620 S.F.
* BASEMENT AREA EXEMPTION	2,026 S.F.
PROPOSED GROSS FLOOR AREA (30%)	2,481 S.F. (OK)

* BASEMENT AREA EXEMPTION CALCULATION

	LENGTH	COVERAGE	RESULT
A	28.41	63%	17.89
B	38.16	0%	0
C	28.41	48%	13.63
D	38.16	100%	38.16
	130.26		69.68

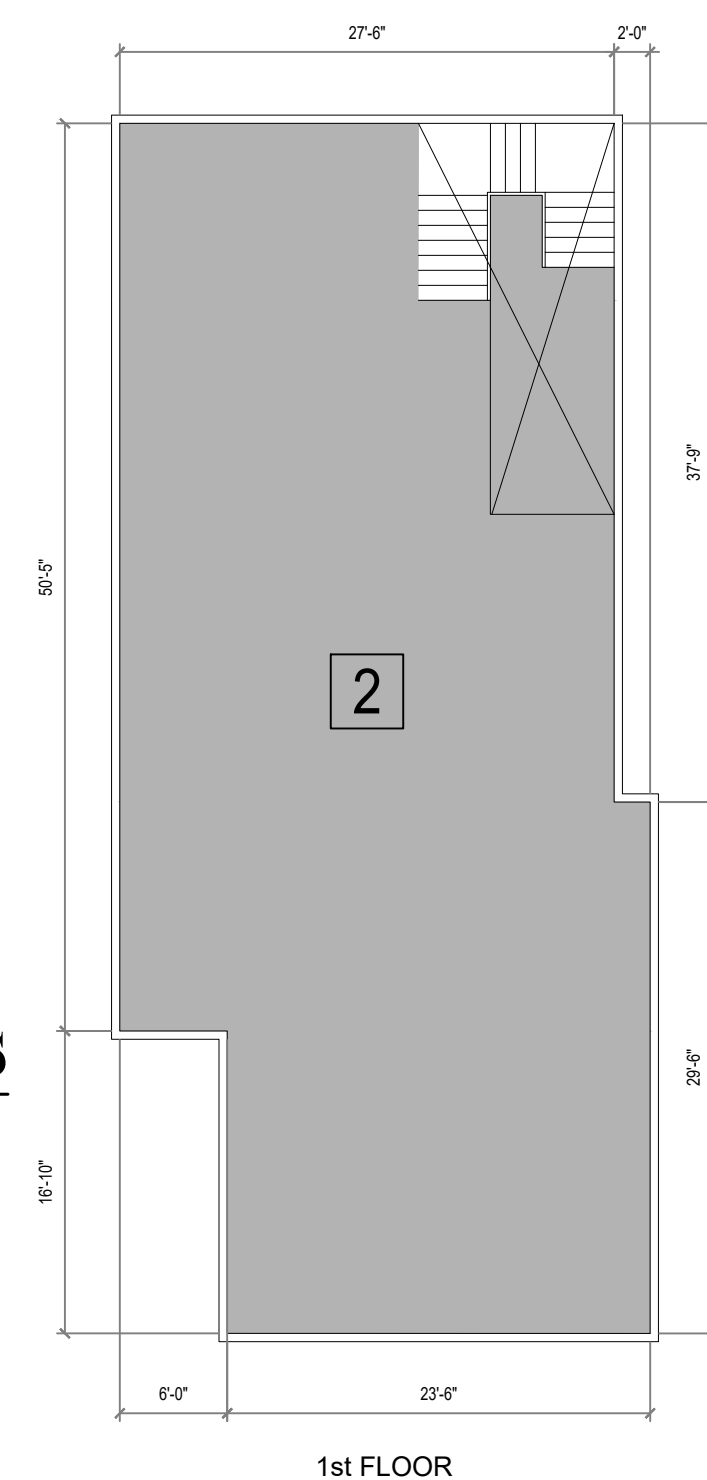
TOTAL AVERAGE RESULT 69.68 / 130.26 = 1.87
BASEMENT = 1,084 S.F.
EXCLUDED AREA = 1,084 x 1.87 = 2,026 S.F.



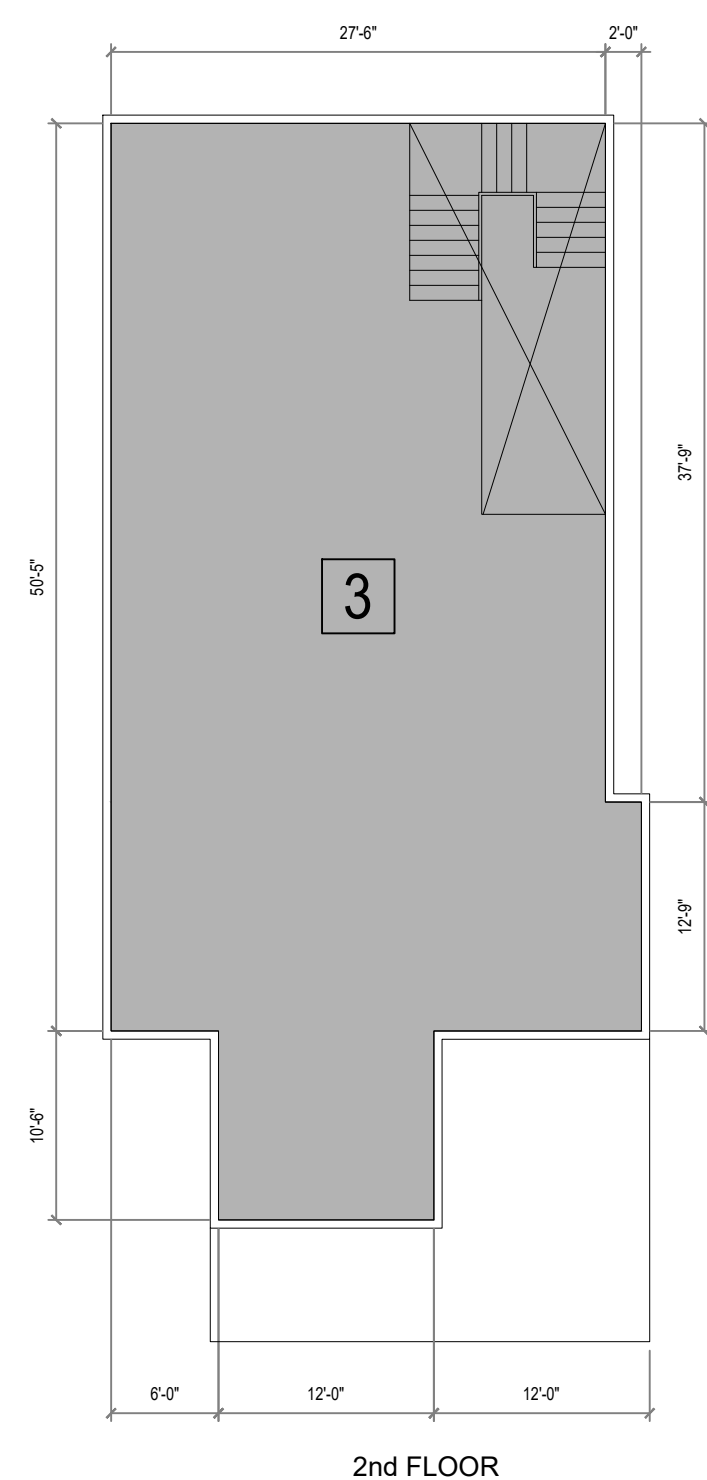
BASEMENT FLOOR Adu (853 SF)

GROSS FLOOR AREA DIAGRAMS

SCALE: 3/32" = 1'-0"



1st FLOOR



2nd FLOOR

SHEET TITLE

• LAND USE ANALYSIS

ISSUE

2025.03.24 PERMIT SET

2025.04.16 RESPONSE TO CITY COMMENTS

PROJECT

2707 RESIDENCE - REMODEL

2707 70TH AVE SE
MERCER, WA 98040

A0.1

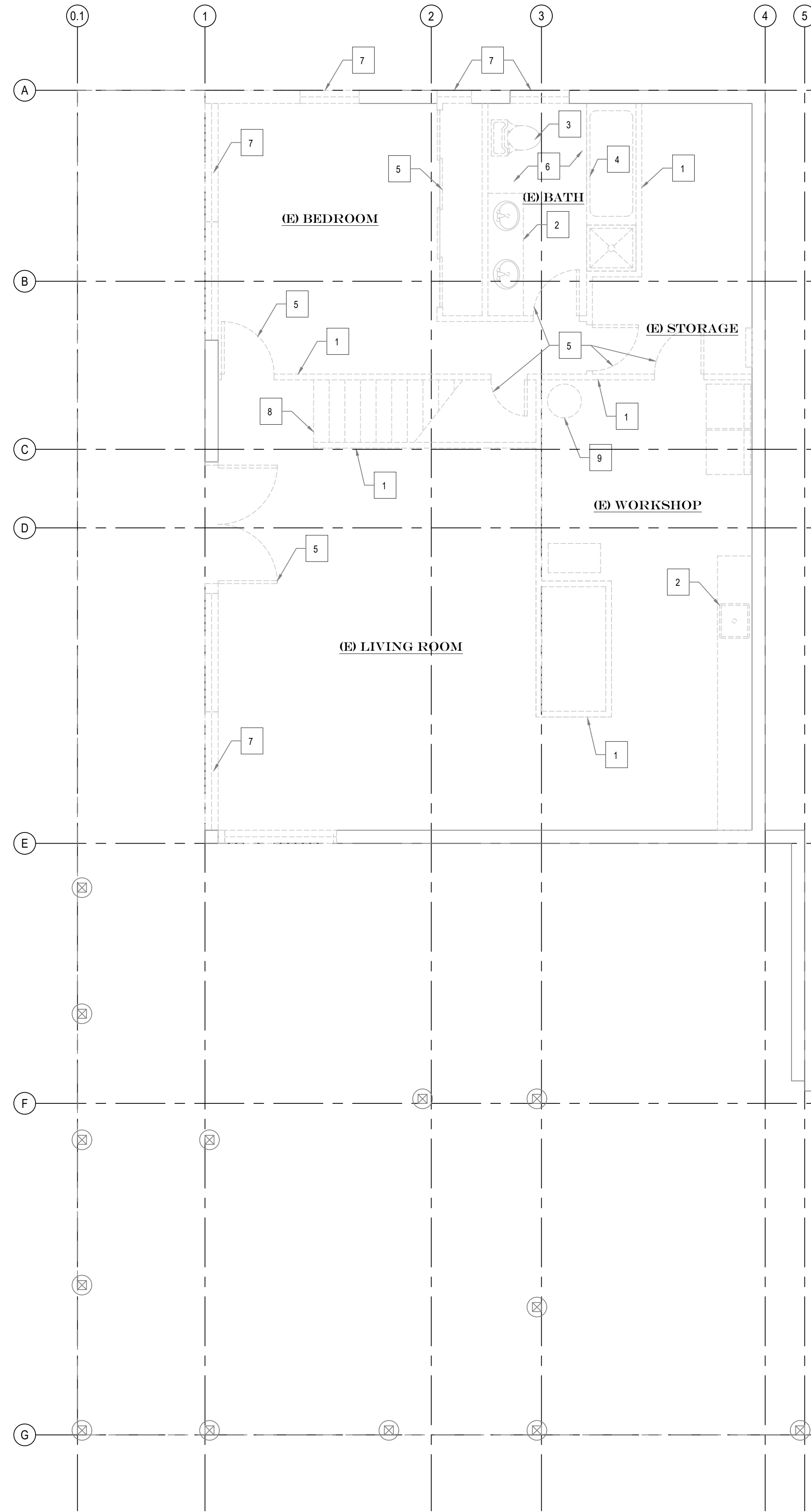
LEGEND

--- EXIST. WALL
--- NEW WALL

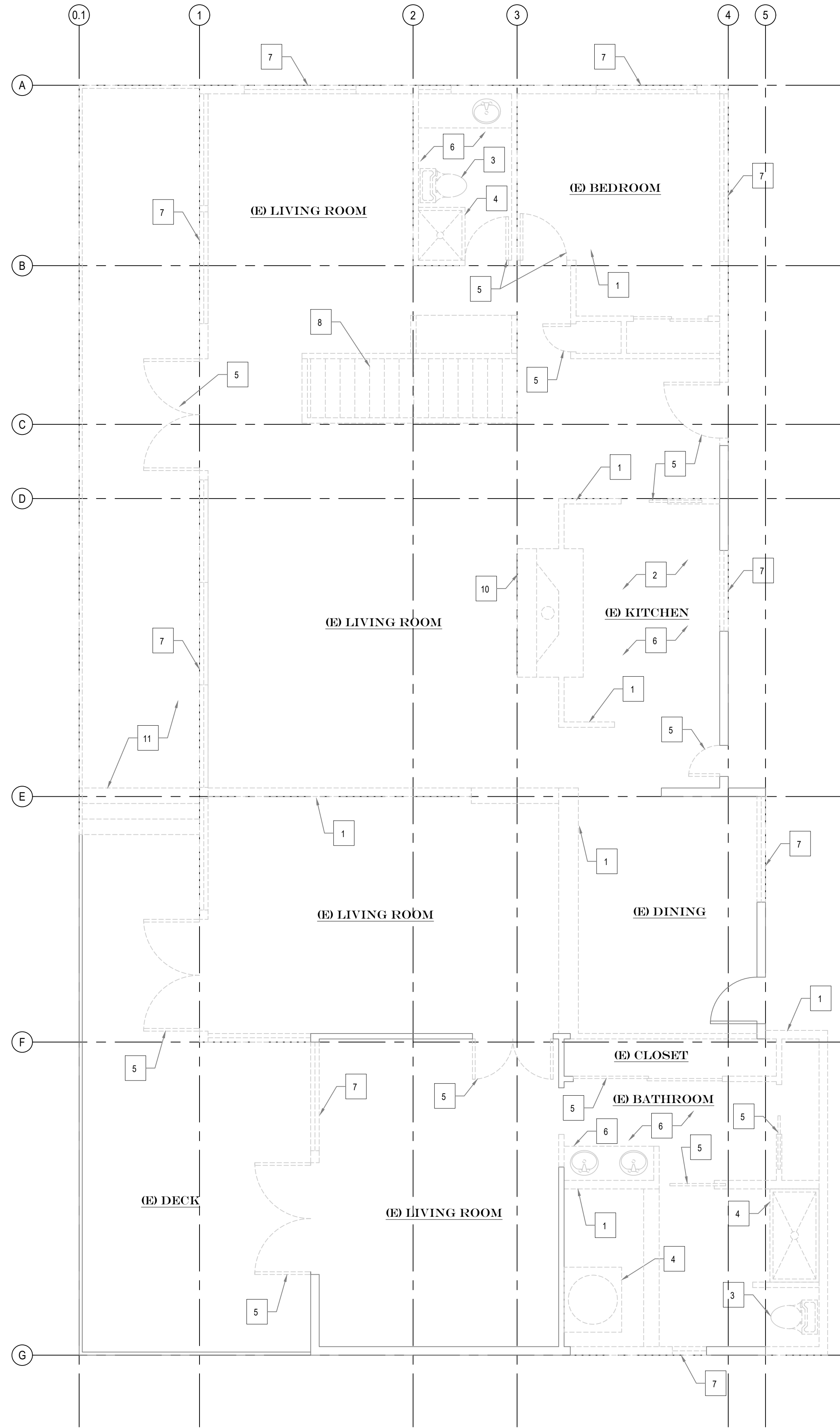
DEMOLITION KEY NOTES

- 1 DEMOLISH WALL
- 2 REMOVE COUNTER AND SINK
- 3 REMOVE TOILET
- 4 REMOVE TUB AND SHOWER
- 5 REMOVE DOOR
- 6 REMOVE FLOORING AS NECESSARY
- 7 REMOVE WINDOW
- 8 DEMOLISH STAIR
- 9 REMOVE WATER HEATER
- 10 DEMOLISH FIREPLACE
- 11 DEMOLISH DECK

ALL OF INFORMATION FOR EXISTING HOUSE ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT TO ARCHITECT FOR ANY DISCREPENCIES FOUND.

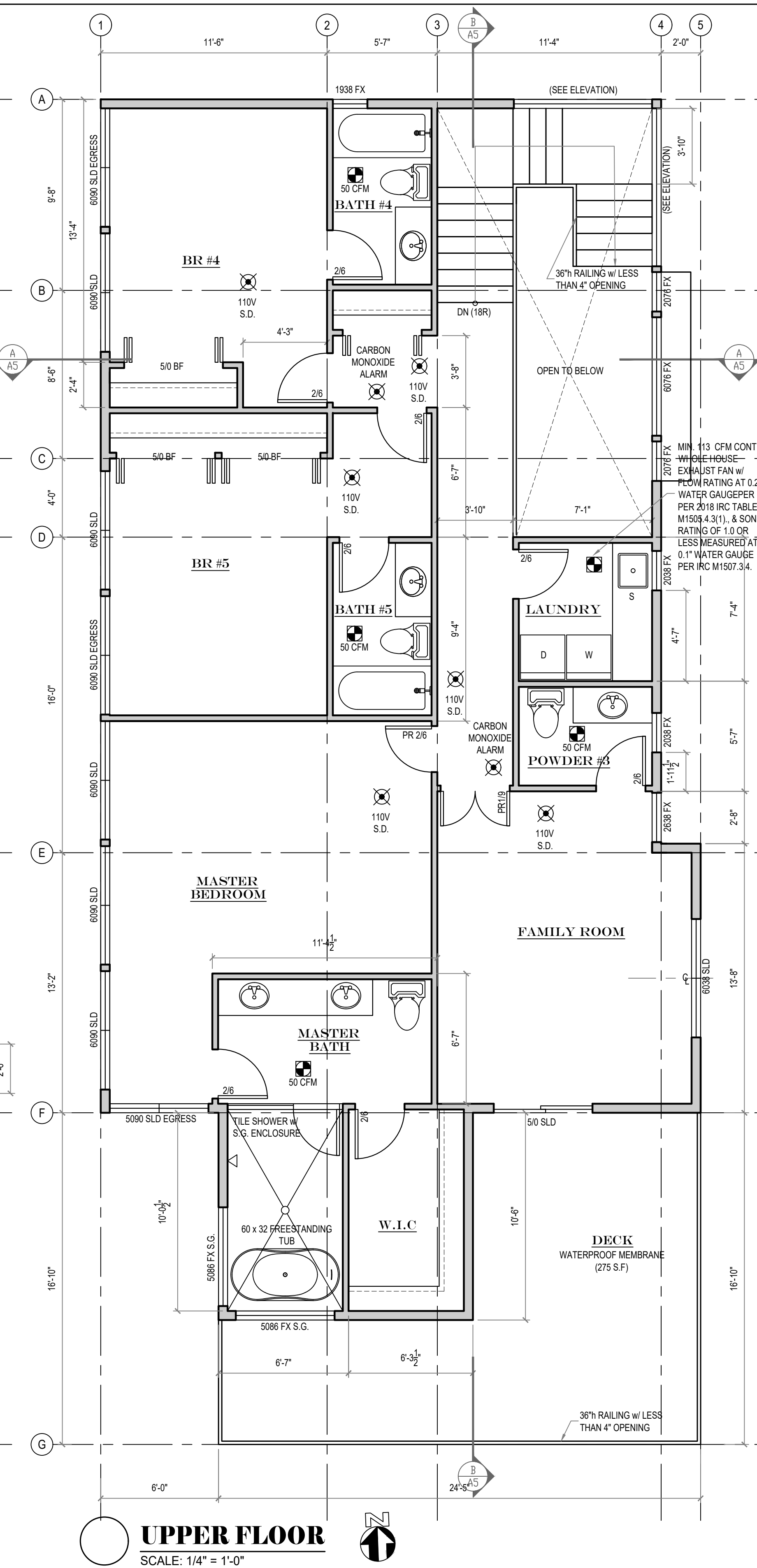
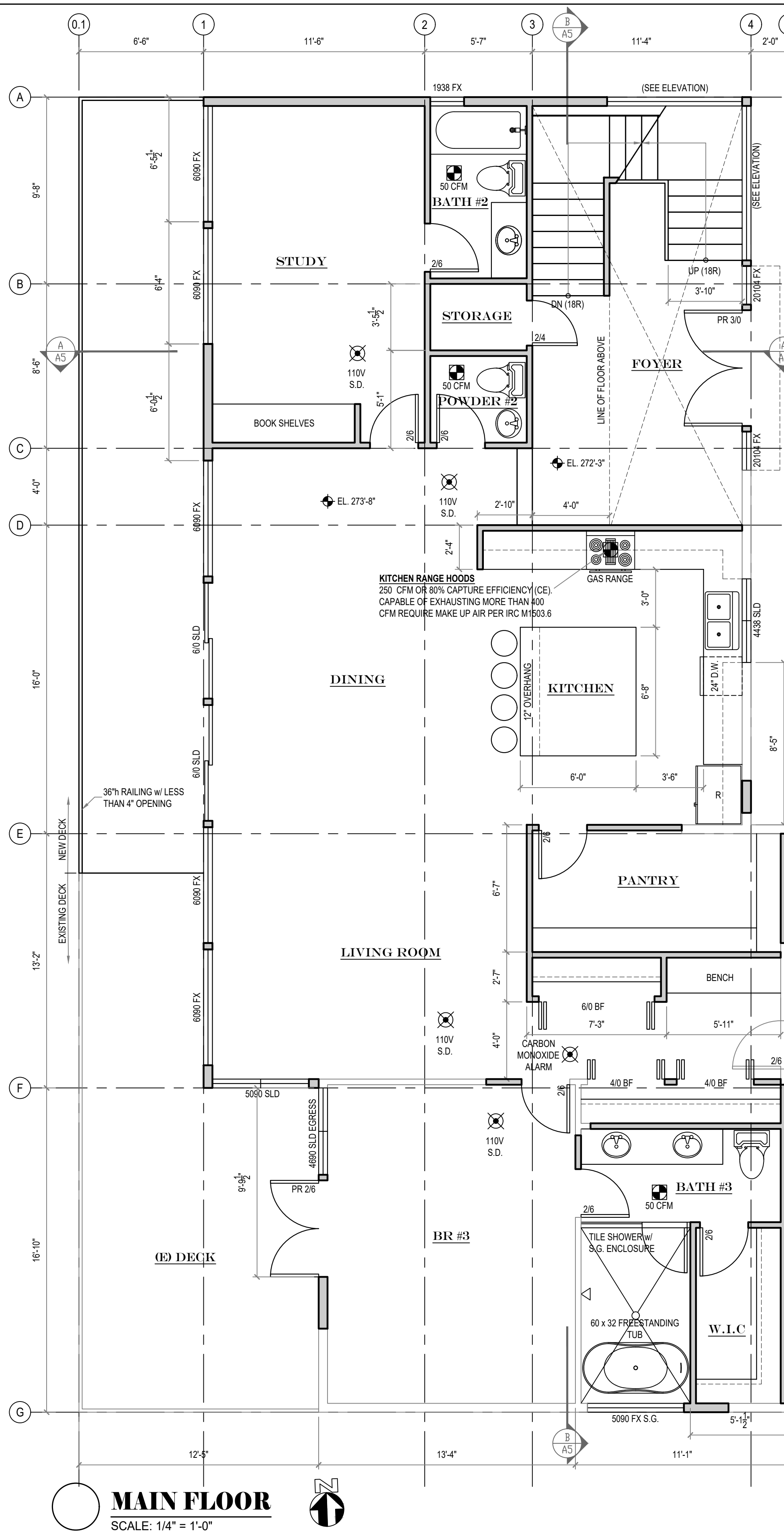
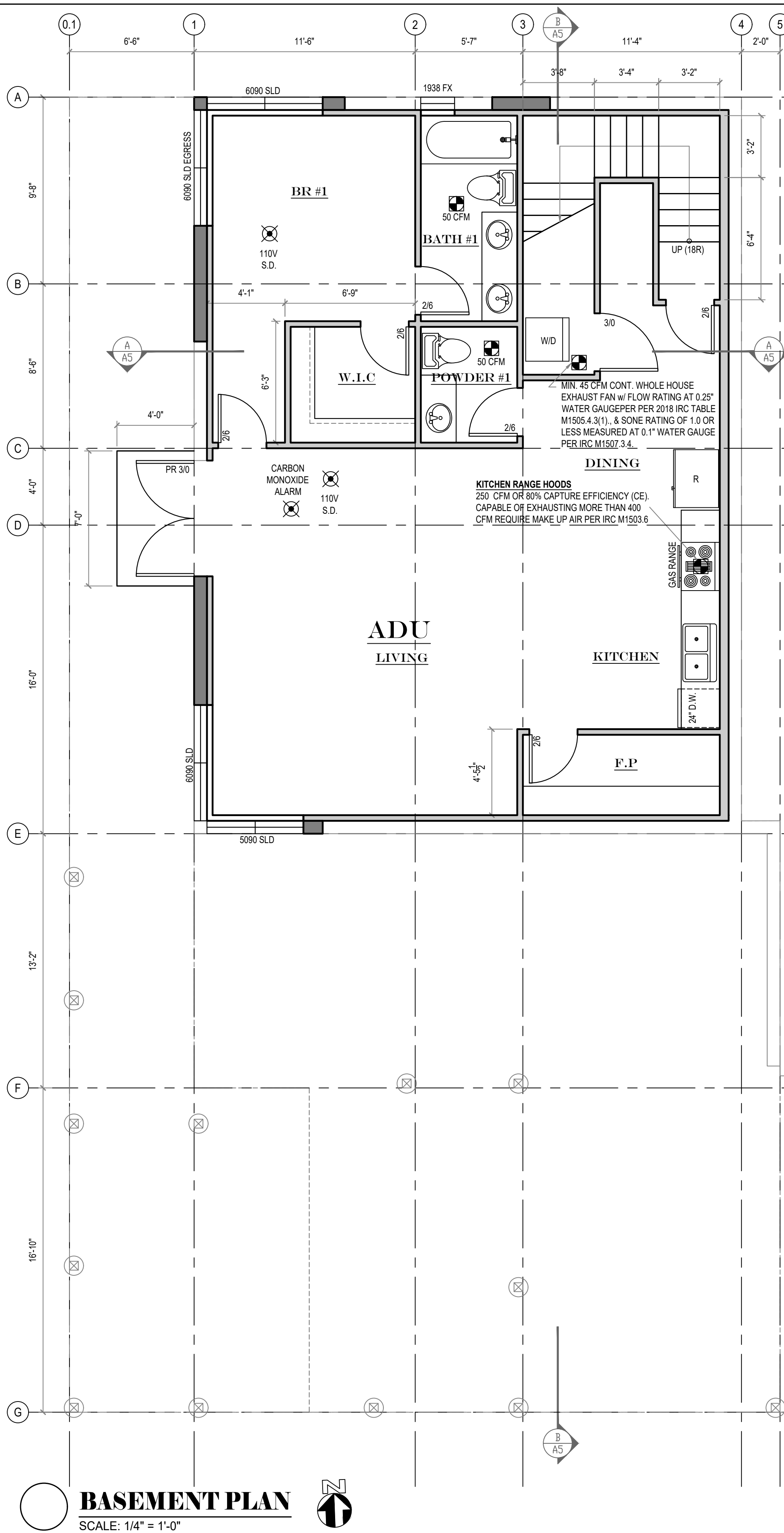


BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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

PROJECT	2707 RESIDENCE - REMODEL	
	2707 70TH AVE SE MERCER, WA 98040	
ISSUE	2025.03.24	PERMIT SET
	2025.04.16	RESPONSE TO CITY COMMENTS
SHEET TITLE	EXISTING DEMOLITION FLOOR PLANS	
	A1	



PLAN NOTES:

- USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
- ALL EXTERIOR WALLS TO BE 2x6 FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.
- ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.

PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
- ALL WINDOW HEADS TO BE 8'-0" TO FINISH FLOOR AT THIS FLOOR, U.N.O.
- ALL EXHAUST FANS ARE TO BE VENTED TO OUTSIDE.
- DOOR HT. AT THIS FLOOR IS 8'-0", TYP.

PLAN NOTES:

- ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED.
- ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. w/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
- ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.

LEGEND

- EXIST. WALL
- NEW WALL

PROJECT

2707 RESIDENCE - REMODEL

2707 70TH AVE SE
MERCER, WA 98040

PERMIT SET

2025.03.24

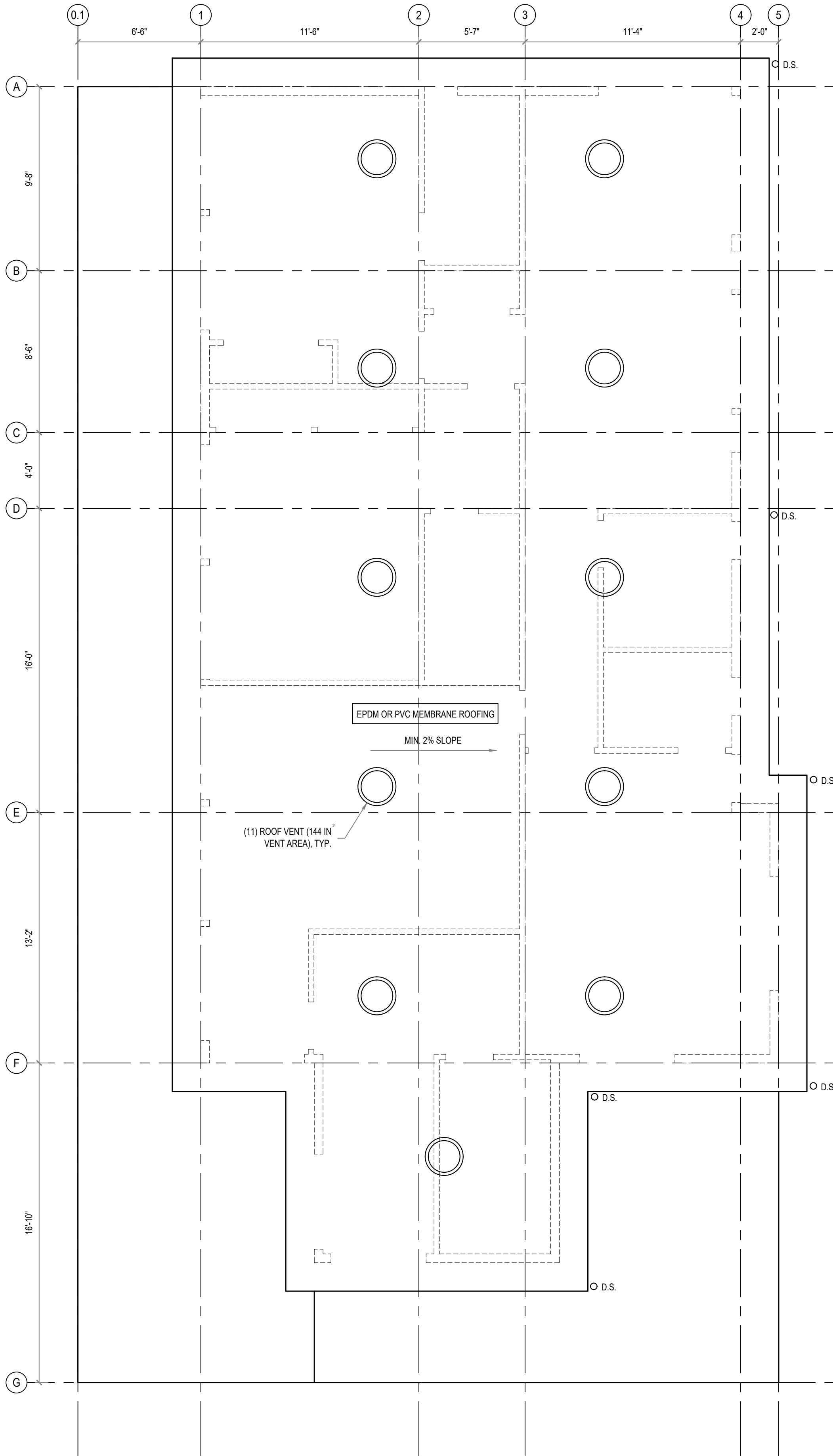
RESPONSE TO CITY COMMENTS

2025.04.16

PROPOSED FLOOR PLANS

SHEET TITLE

A2



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



ROOF VENTILATION
ATTIC AREA = 1,536 S.F.
REQUIRED VENTILATION = 1536 / 150 = 10.24 S.F. (1,475 IN²)
PROPOSED ROOF VENTS: (1,475 / 144 IN²) = **[11]**
(B-144 METAL DOME BY AIR VENT INC OR SIMILAR)

SHEET TITLE

• PROPOSED ROOF PLAN

ISSUE

2025.03.24

PERMIT SET

1

2025.04.16

RESPONSE TO CITY COMMENTS

PROJECT

2707 RESIDENCE - REMODEL

2707 70TH AVE SE
MERCER, WA 98040

A3



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

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

ENERGY NOTES:

PER WSEC R402.4, THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

PER WSEC R403.2.2, DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. PER WSEC R404.1, A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/ HOUR AND SHALL BE TESTED AS SUCH. A WRITTEN REPORT OF THE TEST RESULTS, SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR. PRIOR TO CALL FOR FINAL INSPECTION, THE AIR LEAKAGE TEST RESULT SHALL BE DOCUMENTED ON THE FORM WHICH IS AVAILABLE ONLINE AT [HTTP://WWW.ENERGY.WSU.EDU/BUILDINGEFFICIENCY/ENERGYCODE.ASPX](http://www.energy.wsu.edu/buildingefficiency/energycode.aspx)

THE DESIGN PROFESSIONAL OR BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. A SINGLE BLANK FORM SHOULD BE INCLUDED ON THE PLAN DRAWINGS. THESE ARE AVAILABLE ONLINE AT [HTTP://WWW.ENERGY.WSU.EDU/DOCUMENTS/WSEC-2015-AVERY-6876_4_PER_SHEET.PDF](http://www.energy.wsu.edu/documents/wsec-2015-avery-6876_4_PER_SHEET.PDF)

WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

ALL NEW FENESTRATION ARE NFRC CERTIFIED.



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

SHEET TITLE

• BUILDING ELEVATIONS

ISSUE

PERMIT SET

PROJECT

A4

2707 RESIDENCE - REMODEL

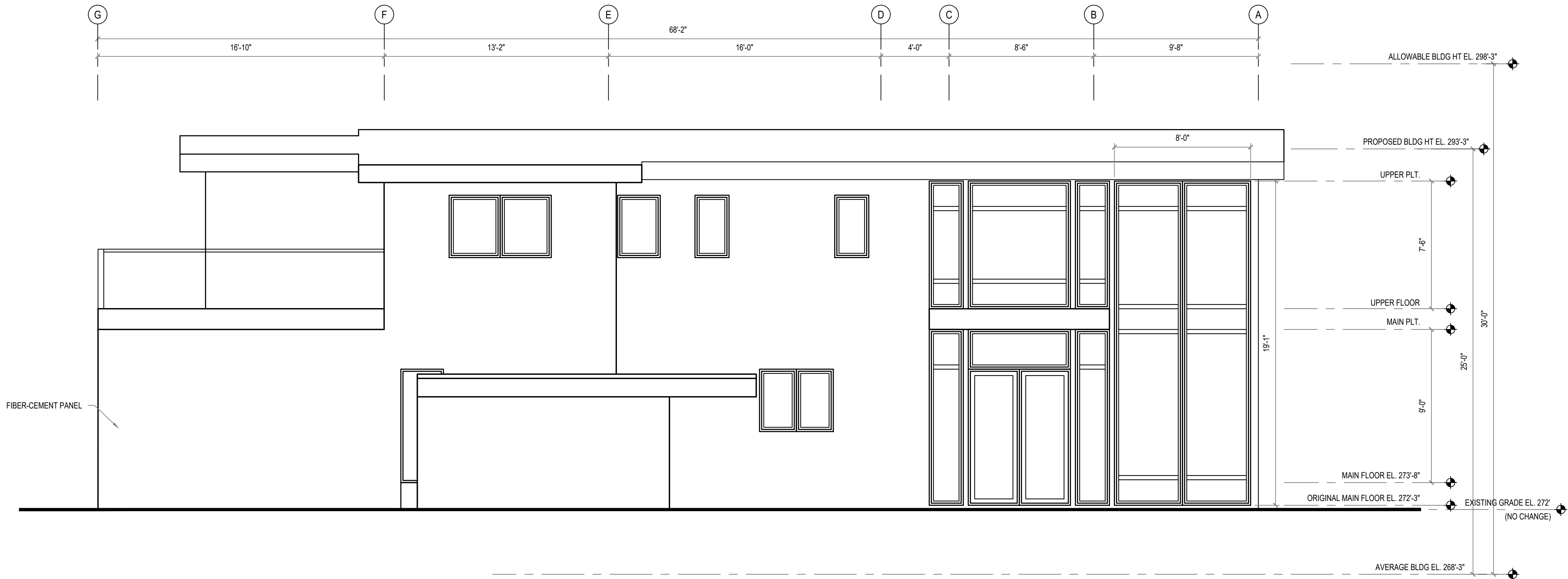
2707 70TH AVE SE
MERCER, WA 98040

2025.03.24

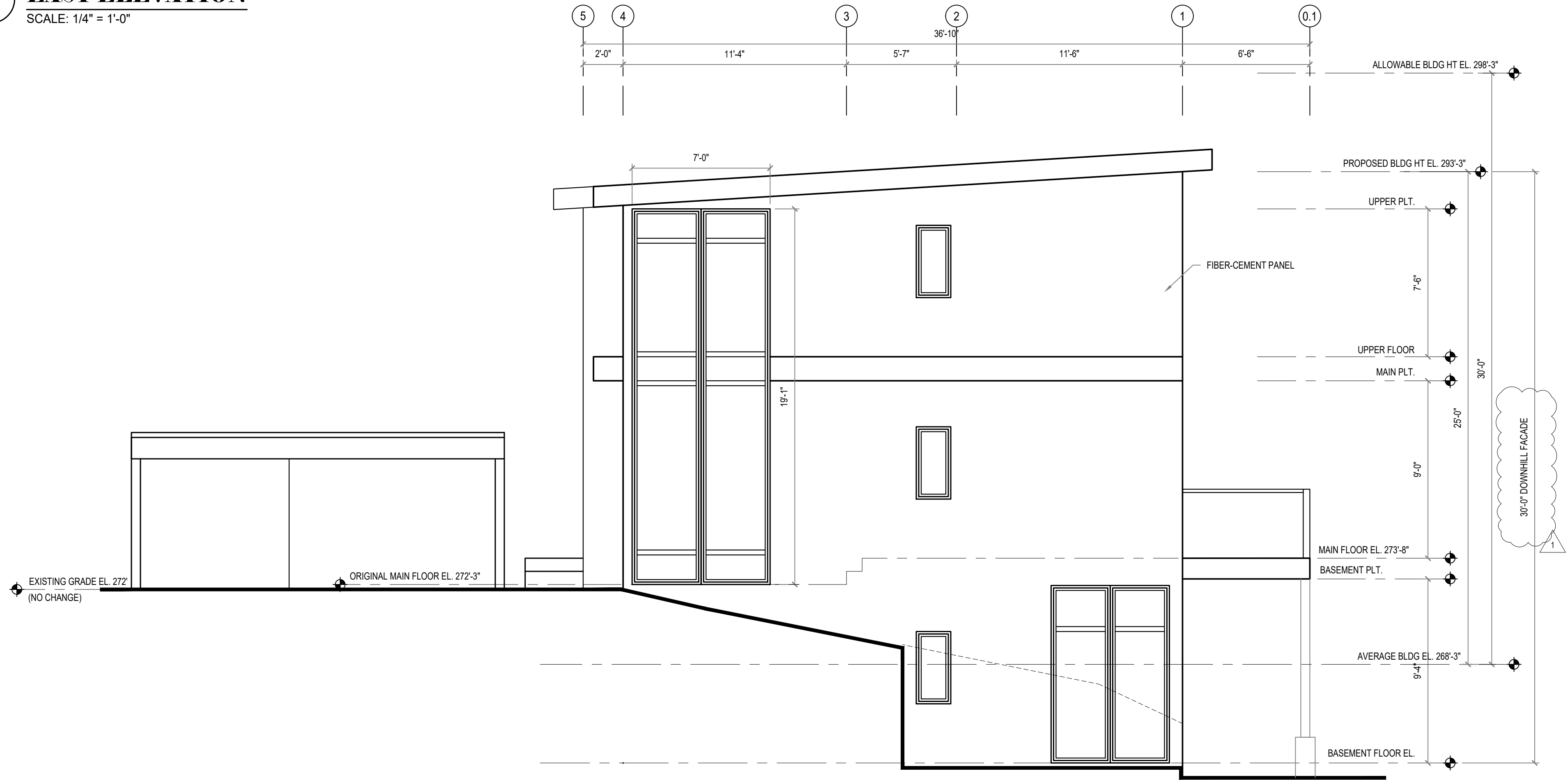
2025.04.16

1

RESPONSE TO CITY COMMENTS



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



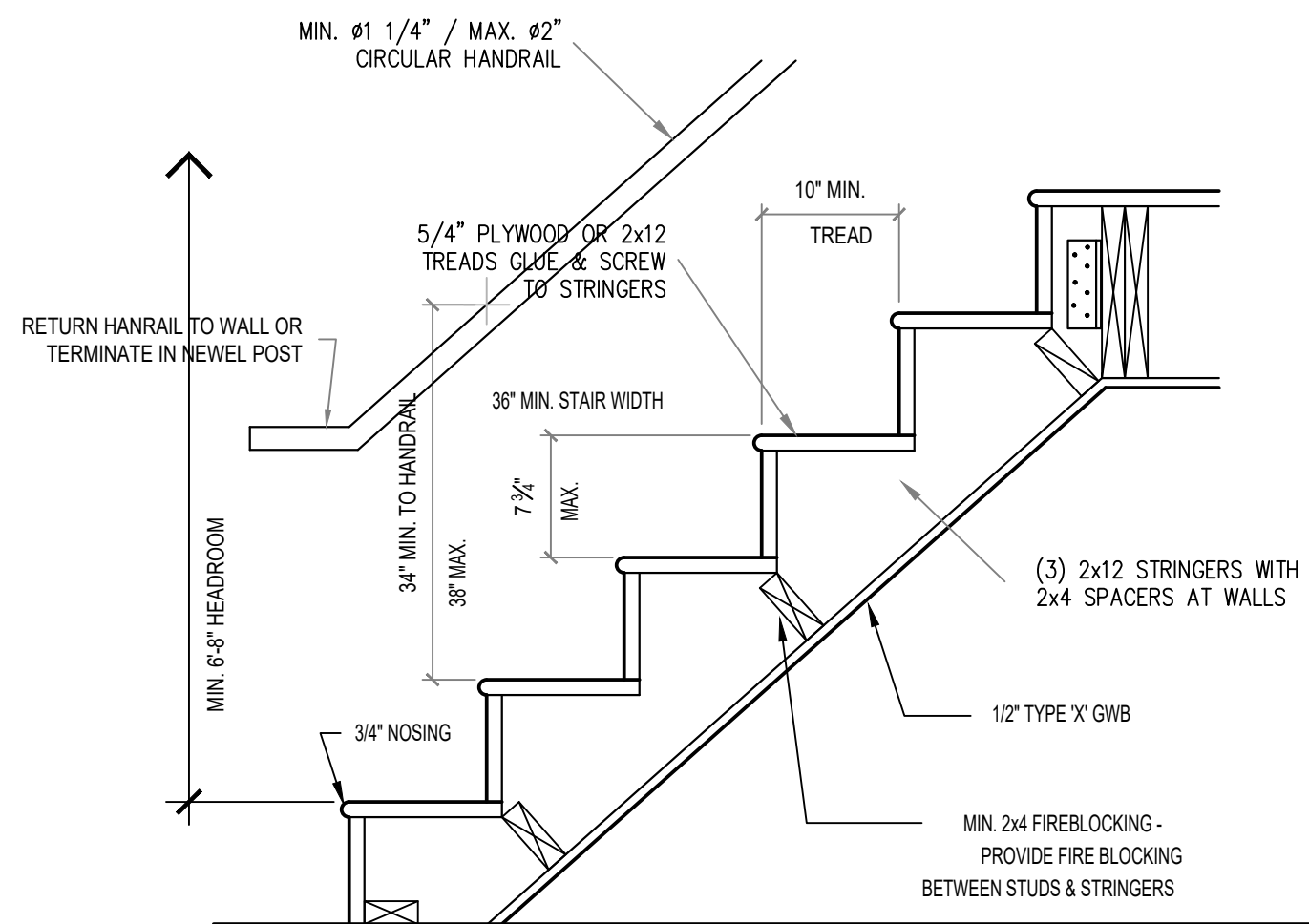
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT
2707 RESIDENCE - REMODEL
2707 70TH AVE SE
MERCER, WA 98040

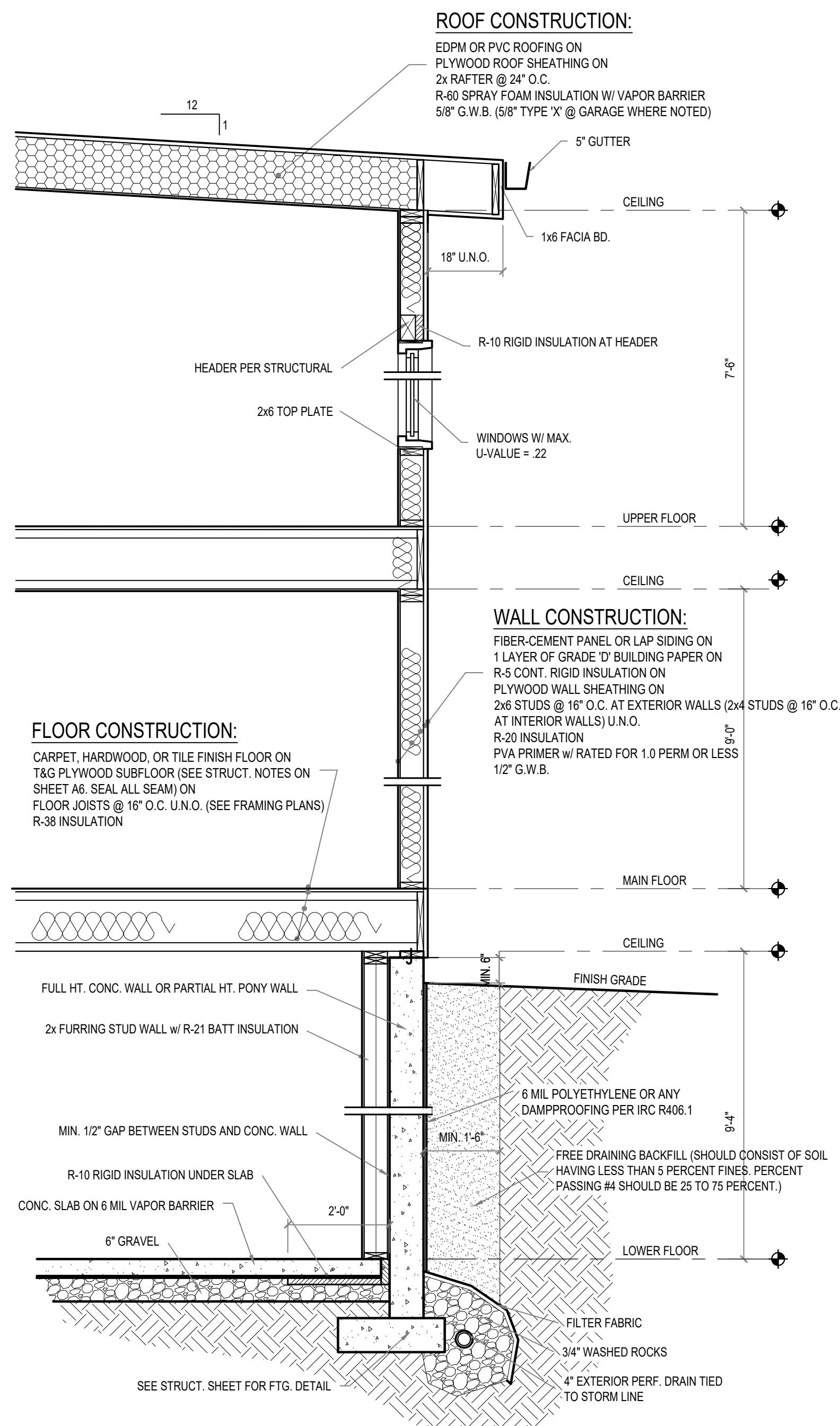
ISSUE
2025.03.24
2025.04.16
PERMIT SET
RESPONSE TO CITY COMMENTS

SHEET TITLE
BUILDING ELEVATIONS

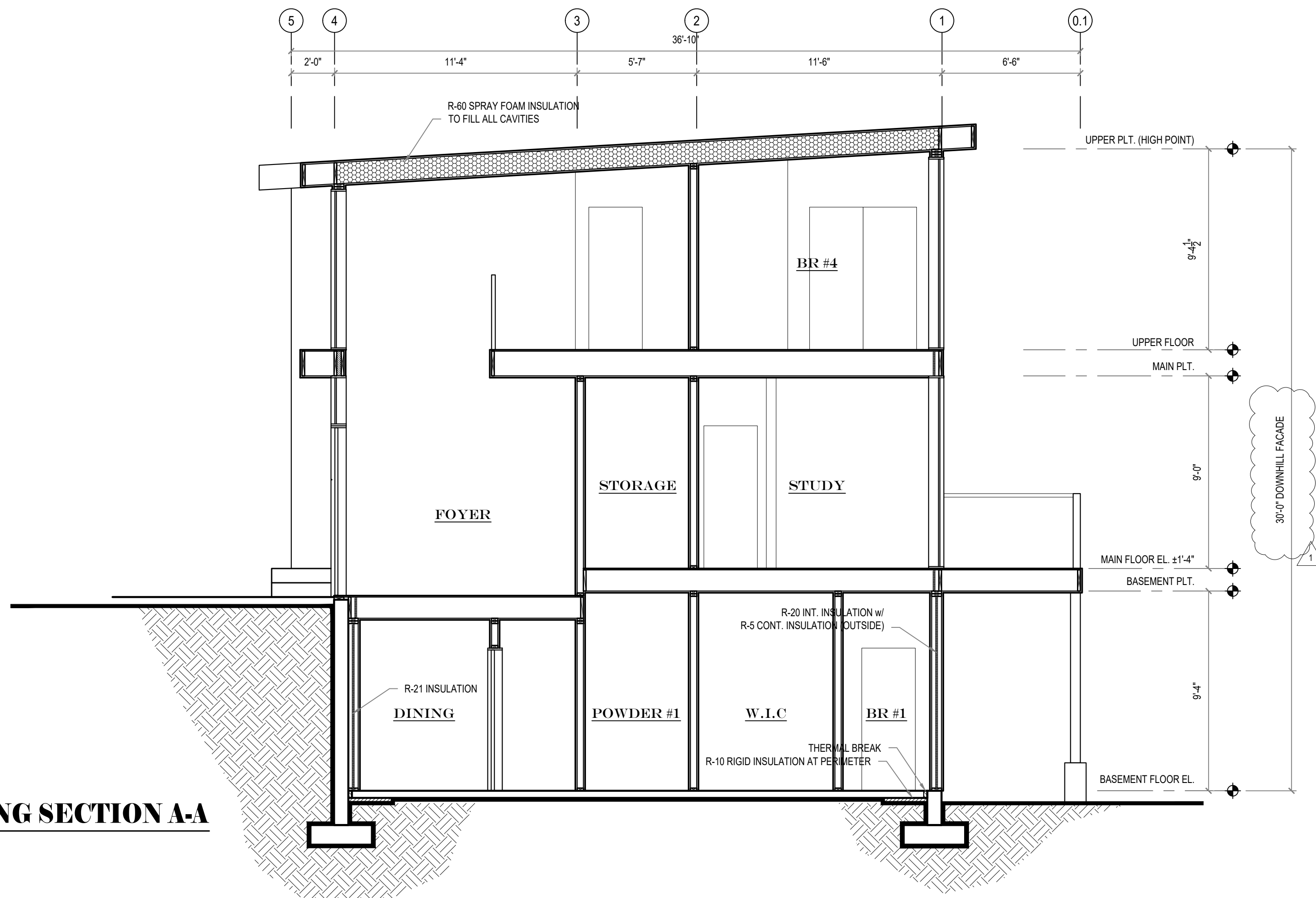
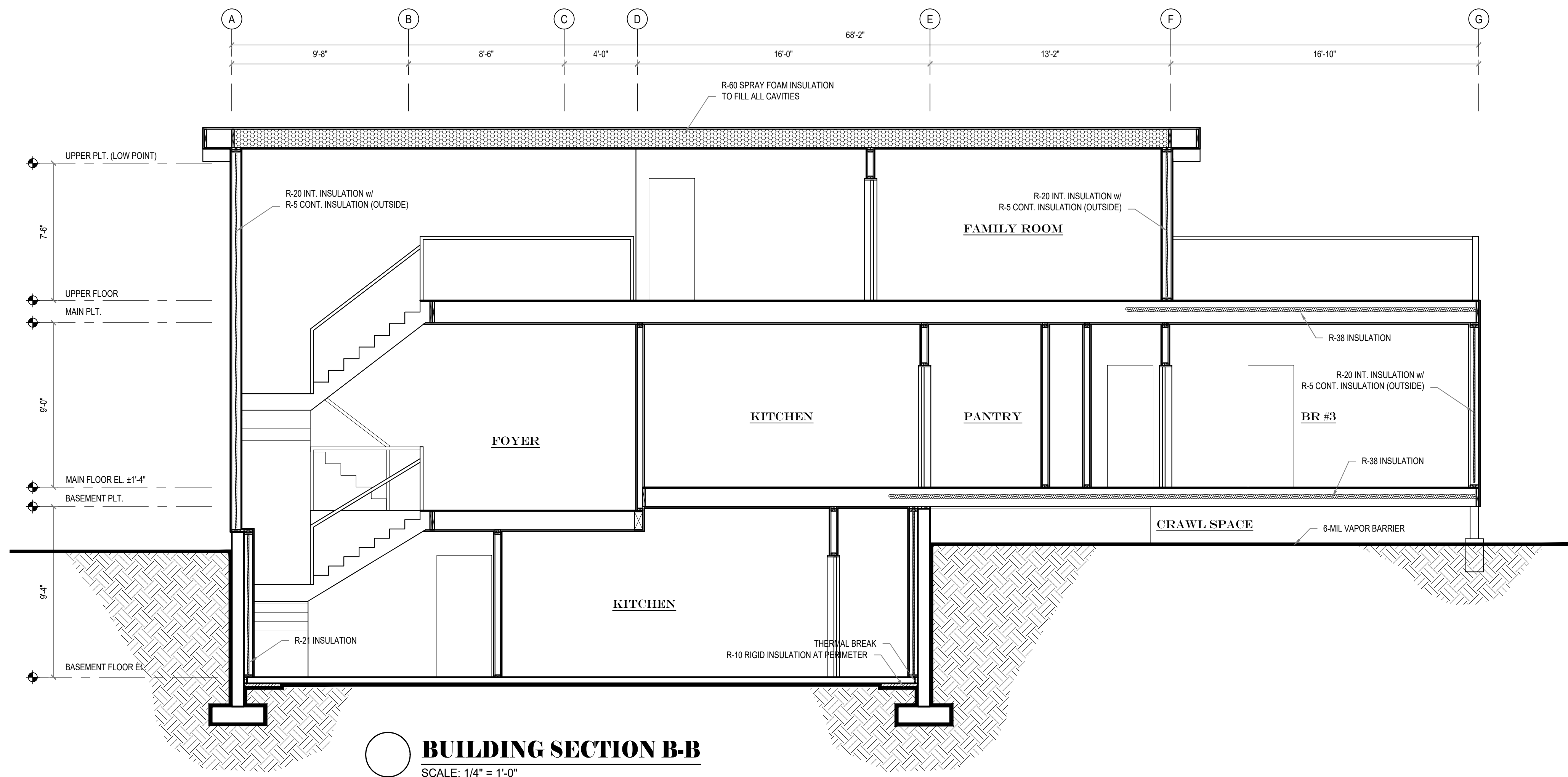
A5



TYP. STAIR DETAIL
SCALE: 1" = 1'-0"



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



PROJECT	2707 RESIDENCE - REMODEL		
	2707 70TH AVE SE MERCER, WA 98040		
ISSUE	2025.03.24	PERMIT SET	
	2025.04.16	RESPONSE TO CITY COMMENTS	
SHEET TITLE	SECTIONS AND DETAILS		
	A6		

2/10/20252/10/20252/10/20252/10/20252/10/2025

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GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

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

2. DESIGN LOADING CRITERIA
FLOOR LIVE LOAD (RESIDENTIAL) 40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES) 60 PSF
SNOW 25 PSF
WIND METHOD - DIRECTIONAL PROCEDURE
Kzt=1.9, GCp=0.18, 98 MPH (RISK CATEGORY II), EXPOSURE "B"
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
SDC D, SITE CLASS C, Ie=1.0, Ss=1.398, S1=0.487,
Sds=1.118, Sd1=0.487, Cs=0.172, R=6.5,
SEISMIC DESIGN BASE SHEAR Vsx=23.8 KIPS

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

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

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

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTOR'S USE AND REFERENCE.

GEOTECHNICAL

- 10.SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE 2000 PSF
PASSIVE PRESSURE 350 PCF
COEFFICIENT OF FRICTION 0.35

SOILS REPORT REFERENCE: GEOTECHNICAL/CRITICAL AREAS EVALUATION REPORT, PROPOSED HOUSE ADDITION, 2707-70TH AVE SE, MERCER ISLAND, WASHINGTON, BY GROUP NORTHWEST INC., DATED SEPTEMBER 20, 2024, JOB NUMBER G-6137

CONCRETE

- 11.CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF Fc = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF Fc = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-19, TABLE 19.3.3.1.

12.REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.

13.DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-19. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-19, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) 2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) 1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1-1/2"
SLABS AND WALLS (INT FACE) GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

- 15.EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-4057. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

16.HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

17.EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

18.DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPVL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

- X. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS (2x, 3x, 4x MEMBERS) DOUGLAS FIR-LARCH NO 2
MINIMUM BASE VALUE, Fb = 900 PSI

BEAMS (6x AND LARGER) DOUGLAS FIR-LARCH NO 2
MINIMUM BASE VALUE, Fb = 875 PSI

POSTS (4x MEMBERS) DOUGLAS FIR-LARCH NO 2
MINIMUM BASE VALUE, Fc = 1350 PSI

(6x AND LARGER) DOUGLAS FIR-LARCH NO 2
MINIMUM BASE VALUE, Fc = 600 PSI

STUDS, PLATES AND MISC FRAMING DOUGLAS FIR-LARCH NO 2

20.GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

21.MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E) Fb = 2900 PSI E = 2000 KSI Fv = 290 PSI
LVL (2.0E) Fb = 2600 PSI E = 2000 KSI Fv = 285 PSI
LSL (1.55E) Fb = 2325 PSI E = 1550 KSI Fv = 310 PSI
LSL 1-1/4" RIM (1.3E) Fb = 1700 PSI E = 1300 KSI Fv = 425 PSI
PSL COLUMN (1.8E) Fc = 2500 PSI E = 1800 KSI Fv = 190 PSI

JOISTS AND BEAMS	(2x, 3x, 4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI
STUDS, PLATES AND MISC FRAMING		DOUGLAS FIR-LARCH NO 2

- 22.PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

23.PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2, ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16
FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- 24.ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2)LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

25.PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (58X) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

26.TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2)MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

27.WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	TYPE	LENGTH	SHANK Ø	HEAD Ø
8d	COMMON	2-1/2"	0.131"	0.281"
10d	GUN	3"	0.131"	0.281"
12d	GUN	3-1/4"	0.131"	0.281"
16d	BOX	3-1/2"	0.135"	0.344"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

- B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

- 28.WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.2, OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.

- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP PLATES SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

- ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP PLATES SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

- 29.NOTCHES AND HOLES IN WOOD FRAMING:

A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

30.ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

31.DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4" CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

- 29.NOTCHES AND HOLES IN WOOD FRAMING:

A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

30.ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

31.DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4" CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

RENOVATION

- 32.CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

33.CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 20 PSF.

34.CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

35.WHERE NEW EXCAVATIONS EXTEND BELOW AND UNDERMINE EXISTING FOOTINGS THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

36.DEMOLITION AND REMOVAL OF THE EXISTING SLAB ON GRADE OR EXISTING FLOOR FRAMING WILL RESULT IN AN UNBRACED CONDITION AT THE EXISTING FOUNDATION WALLS. EXCAVATIONS MAY ALSO EXTEND BELOW AND UNDERMINE THE EXISTING FOOTINGS. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

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ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED	OSB	ORIENTED STRAND
Ø	DIAMETER		TIMBER		BOARD
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR
ADDL	ADDITIONAL	GT	GIRDER TRUSS		FOOT
ALT	ALTERNATE	GWb	GYPsum WALLBOARD	PLY	PLYWOOD
APPROX	APPROXIMATE	HD	HOLDOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT,	HDR	HEADER	PSF	POUNDS PER
	ARCHITECTURAL	HF	HEM FIR		SQUARE FOOT
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER
BM	BEAM	HM	HIP MASTER		SQUARE INCH
BOE	BOTTOM OF	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND
	EXCAVATION	HT	HEIGHT		LUMBER
BOT	BOTTOM	IBC	INTERNATIONAL	PT	PRESSURE TREATED
C	CENTERLINE		BUILDING CODE		LUMBER
CLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL	REQD	REQUIRED
DBL	DOUBLE		RESIDENTIAL CODE	SOG	SLAB ON GRADE
DF	DOUGLAS FIR	JST	JOIST	SQ	SQUARE
DP	DEEP, DEPTH	K	KIPS (1000 LBS)	STD	STANDARD
DN	DOWN	KP	KING POST	SW	SHEARWALL
DS	DRAG STRUT	L	LENGTH	T&G	TONGUE AND GROOVE
DWGS	DRAWINGS	LBS	POUNDS	THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED	TRANSV	TRANSVERSE
EMBED	EMBEDMENT		STRUCTURAL LUMBER	TYP	TYPICAL
EQ	EQUAL	LVL	LAMINATED VENEER	UNO	UNLESS NOTED
EQUIV	EQUIVALENT		LUMBER		OTHERWISE
EW	EACH WAY	MAX	MAXIMUM	VERT	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED
FT	FEET	NO	NUMBER		STUD
FTG	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED
GA	GAUGE	oc	ON CENTER		STUD
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH

PLAN NOTES

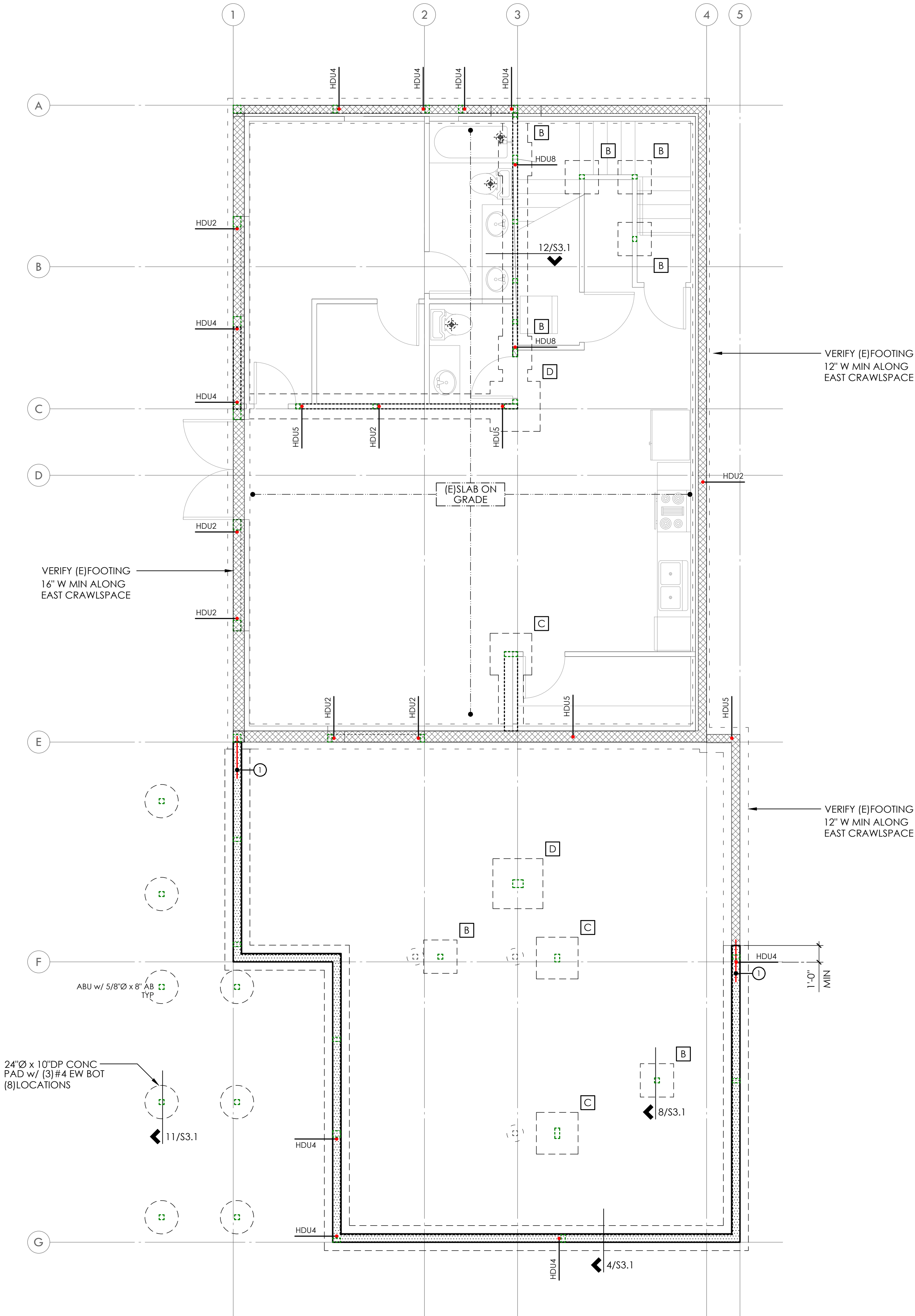
1. BOTTOM OF ALL NEW FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
3. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
4. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

- ① #4 x 2'-6" DOWELS TO MATCH HORIZ WALL AND FOOTING REINFORCING - EPOXY GROUT EMBED 4" MIN. NO SPECIAL INSPECTION REQUIRED.

LEGEND

- CONCRETE WALL BELOW
- (E)CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- PLUMBING PENETRATION ABOVE



FOOTING SCHEDULE

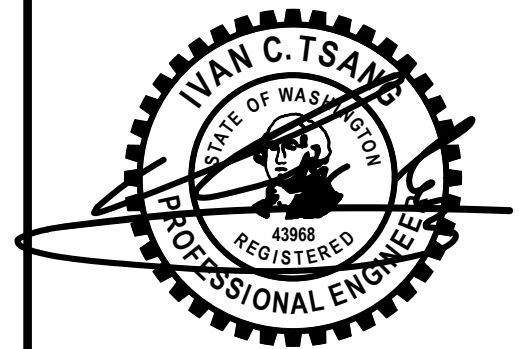
MARK	SIZE	REINFORCING
A	1'-6" SQ x 8" DP	(2) #4 EW BOT
B	2'-0" SQ x 8" DP	(3) #4 EW BOT
C	2'-6" SQ x 12" DP	(4) #4 EW BOT
D	3'-0" SQ x 12" DP	(4) #4 EW BOT
E	3'-6" SQ x 12" DP	(5) #4 EW BOT
F	4'-0" SQ x 16" DP	(7) #4 EW BOT

MATERIALS

- SAWN LUMBER
- TRUSSES
- ENGINEERED
- GLU-LAM
- STEEL MEMBER

FOUNDATION PLAN

FIRST FLOOR WALLS SHOWN DASHED



PROJECT NO 0527.2025.01.01
PROJECT MANAGER RAF
DRAWN JSD
ENGINEER NATE MOORE
206.602.9537
NATEM@MALSAM-TSANG.COM

REV DESCRIPTION DATE
PERMIT SET 2.7.25

ARCH V SQUARED
206.657.7297

FOUNDATION PLAN

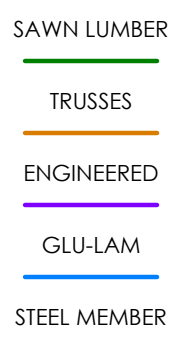
1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI JOISTS PER SCHEDULE . UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. TYPICAL WATER PROOF DECK FRAMING CONSISTS OF DECKING OER ARCH (5 PSF MAX) OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x10's AT 16"oc. UNO. JOISTS CAN BE TAPEDED TO A MIN DEPTH OF 7-1/4".
3. GLUE AND NAIL FLOOR AND DECK SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR- WALLS AND AT 12"oc IN FIELD, UNO.
4. "SW ." INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
7. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

① ALL GLULAM BEAMS ARE 24F-V4 - UNO
② PROVIDE HUC410 WHERE REQUIRED - UNO

① DESIGN BASED ON DL=15 PSF, LL=40 PSF, $\Delta LL < L/480$, TJ-PRO RATING OF 55
② SHEETROCK CEILING APPLIED TO BOTTOM FACE OF JOISTS

- ① NOTCH AND TAPER END OF BEAM TO MATCH DEPTH OF DECK FRAMING - 7-1/4" MIN DEPTH, NO OVERCUTS
- ② BREAK TOP PLATE AND BEAR DIRECTLY TO POST
- ③ VERTICAL HTS30C - BEAM TO POST BELOW
- ④ HGA10 BEAM TO PLATE
- ⑤ PROVIDE FULL BEARING DIRECTLY UNDER END OF (E)BEAM TO NEW OR (E)FOUNDATION
- ⑥ PROVIDE 1/2"x 8" TITEN HD AT 8"oc INTO (E)FOUNDATION WALL (4" MIN EMBED) - (3)SCREWS MIN
- ⑦ ALIGN HEADER DIRECTLY BELOW TOP PLATE TO ACCEPT STRAP FROM LOW B2 - PROVIDE (4)1TP4 HEADER TO TOP PLATE AND TOP PLATE TO HIGH B2 DS
- ⑧ LANDING FRMG CONSISTS OF 3/4" T&G APA RATED SHTG (SPAN RATING 48/24) OVER 2x8's AT 16"oc w/ LUS HGR's TO 2X8 LEDGER W/ (3)10d INTO EA STUD
- ⑨ POCKET BEAM INTO WALL w/ (2)BEARING STUDS AND (1)FULL HEIGHT STUD EACH SIDE

DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc
INTO ENTIRE LENGTH OF MEMBER



FIRST FLOOR WALLS SHOWN DASHED
BASEMENT WALLS SHOWN SOLID

PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 1 1/4" TJI JOIST PER SCHEDULE. UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. TYPICAL WATER PROOF DECK FRAMING CONSISTS OF PALLETIZED DECKING PER ARCH (5 PSF MAX) OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x12's AT 16"oc (TAPERED TO A MIN DEPTH OF 9'-1/4") OR 2x10's AT 16"oc (TAPERED TO A MIN DEPTH OF 7'-1/4").
3. GLUE AND NAIL FLOOR DECK SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR WALLS AND AT 12"oc IN FIELD. UNO.
4. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
7. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER - UNO
B1	LSL 1-3/4 x 14	2	HUS1.81/10
B2	LSL 3-1/2 x 14	2	HHUS410
B3	PSL 5-1/4 x 14	3	HGUS5.50/12
B4	PSL 7 x 14	4	HGUS7.25/12

1 PROVIDE HUC410 WHERE REQUIRED - UNO

JOIST SCHEDULE

MAX LENGTH	SIZE	SPACING	FACE MOUNT HANGER	TOP FLANGE HANGER
15'-6"	14" TJI 110	16"oc	IUS1.81/14	ITS1.81/14
16'-0"	14" TJI 210	16"oc	IUS2.06/14	ITS2.06/14
16'-6"	14" TJI 230	16"oc	IUS2.37/14	ITS2.37/14
17'-6"	14" TJI 360	16"oc	IUS2.37/14	ITS2.37/14
19'-3"	14" TJI 560	16"oc	IUS3.56/14	ITS3.56/14

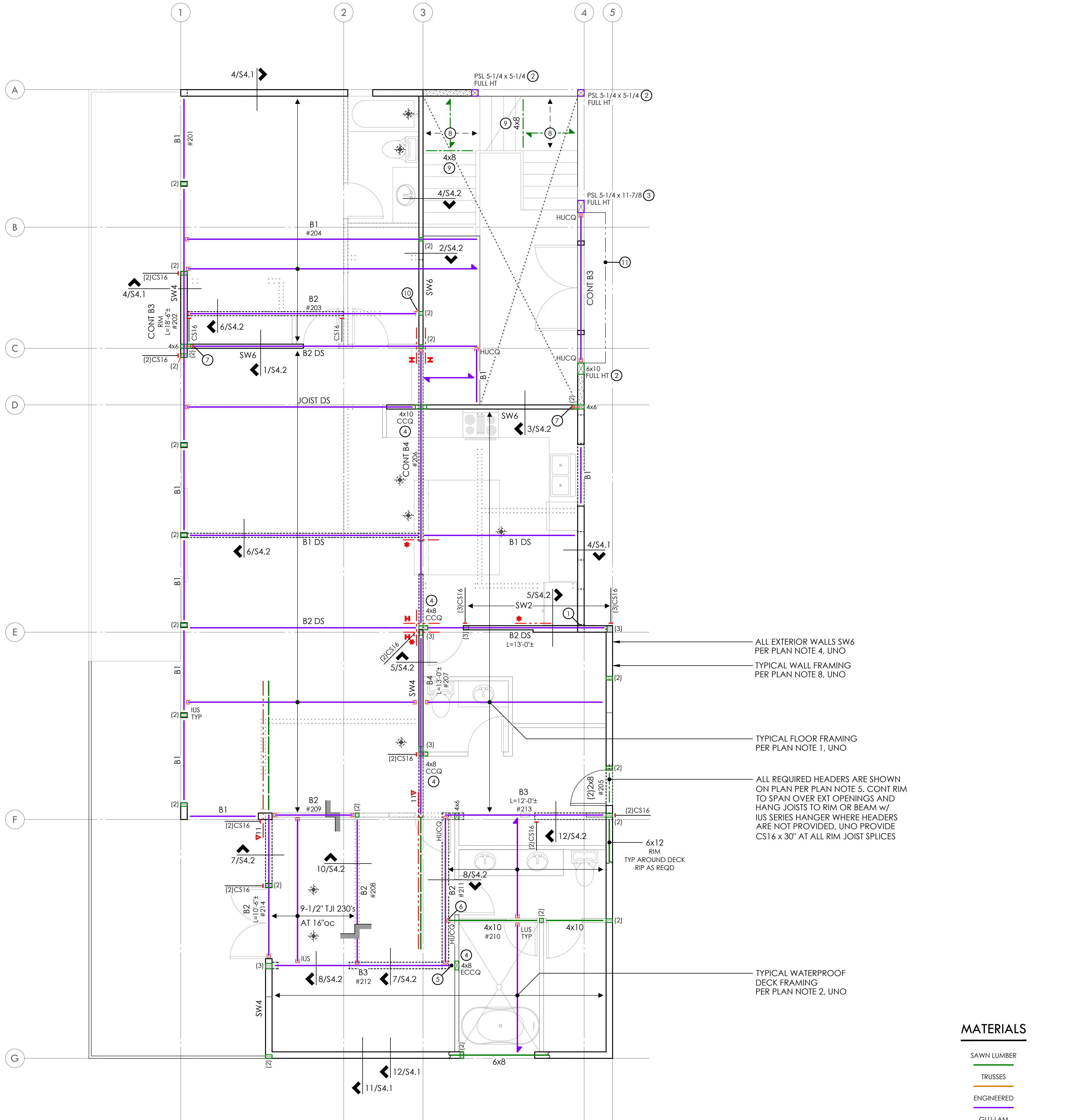
- 1 DESIGN BASED ON DL=15 PSF, LL=40 PSF. ΔLL< L/480, TJ-PRO RATING OF 55
- 2 SHEETROCK CEILING APPLIED TO BOTTOM FACE OF JOISTS

FOOTNOTES

- 1 SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION
- 2 PROVIDE (2) A35 TOP AND BOTTOM OF POST
- 3 PROVIDE (2) HGA10 TOP AND BOTTOM OF POST
- 4 BREAK TOP PLATE AND BEAR BEAM DIRECTLY TO POST
- 5 NOTCH END OF BEAM TO MATCH DEPTH OF DECK FRAMING - 8-1/2" MIN DEPTH, NO OVERCUTS
- 6 BREAK LEDGER AND INSTALL HANGER DIRECTLY TO BEAM/SHEATHING
- 7 PROVIDE 0.22"Ø x 6" SDWS TIMBER SCREWS AT 18"oc FULL HT OF STUDS TO POST - (6) SCREWS MIN
- 8 LANDING FRMG CONSISTS OF 3/4" T&G APA RATED SHTG (SPAN RATING 48/24) OVER 2x8's AT 16"oc w/ LUS HGR'S TO 2x8 LEDGER w/ (3) 10d INTO EA STUD
- 9 POCKET BEAM INTO WALL w/ (2) BEARING STUDS AND (1) FULL HEIGHT STUD EACH SIDE
- 10 VERTICAL HTS30C - BEAM TO POST BELOW
- 11 LOW ROOF FRAMING CONSISTS OF 7/16" OR 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER TAPERED 2x12's AT 24"oc - PROVIDE DT12Z w/ 1/2"Ø THREADED ROD w/ 2" SQ WASHER AT 4'-0"oc THRU RIM BEAM

LEGEND

- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- BALLOON FRAME WALL w/ (2) 2x6 STUDS AT 16"oc
- STEP PER ARCH
- SPAN AND EXTENTS
- SPAN AND EXTENTS OF FRAMING BELOW
- HEADER/BEAM BELOW FRAMING - TYP
- (x) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- HORIZ CS16 x 3'-0" - BEAM TO BEAM/PLATE TO PLATE
- HORIZ CS16 x X'-0" OVER FLOOR SHEATHING - LAP RIM/BEAM 1'-6" AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN JOISTS
- HTS30C - BEAM TO TOP PLATE
- DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER



1. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER 2x12's (DF #2) AT 24"oc. UNO. PROVIDE H2.5A CLIPS EACH END OF ALL RAFTERS, H2.5A EACH SIDE OF MULTIPLE RAFTERS, UNO.
2. NAIL ROOF SHEATHING w/ 8d at 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS. AND AT 12"oc IN FIELD, UNO.
3. "SW _" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/54.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/54.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
7. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
8. REFER TO SHEET 34.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET 31.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

- ① VERTICAL HTS30C - CANTILEVER RAFTER TO POST BELOW
- ② PROVIDE (2)A35 TOP AND BOTTOM OF POST
- ③ PROVIDE (2)HGA10 TOP AND BOTTOM OF POST

	STRUCTURAL WALL BELOW
	RAKED STRUCTURAL WALL
	BALLOON FRAME WALL w/ (2)2x6 STUDS AT 16"oc
	SPAN AND EXTENTS
	HEADER/BEAM BELOW FRAMING - TYP
	DIRECTION OF SLOPE
	NUMBER OF BUILT UP STUDS
	HORIZ CS16 x 3'-0" - DS TO DS/PLATE TO PLATE
	HORIZ CS16 x X'-0" OVER ROOF SHEATHING - LAP BLOCKING 1'-6" AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN JOISTS
	DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4'-0" INTO ENTIRE LENGTH OF MEMBER

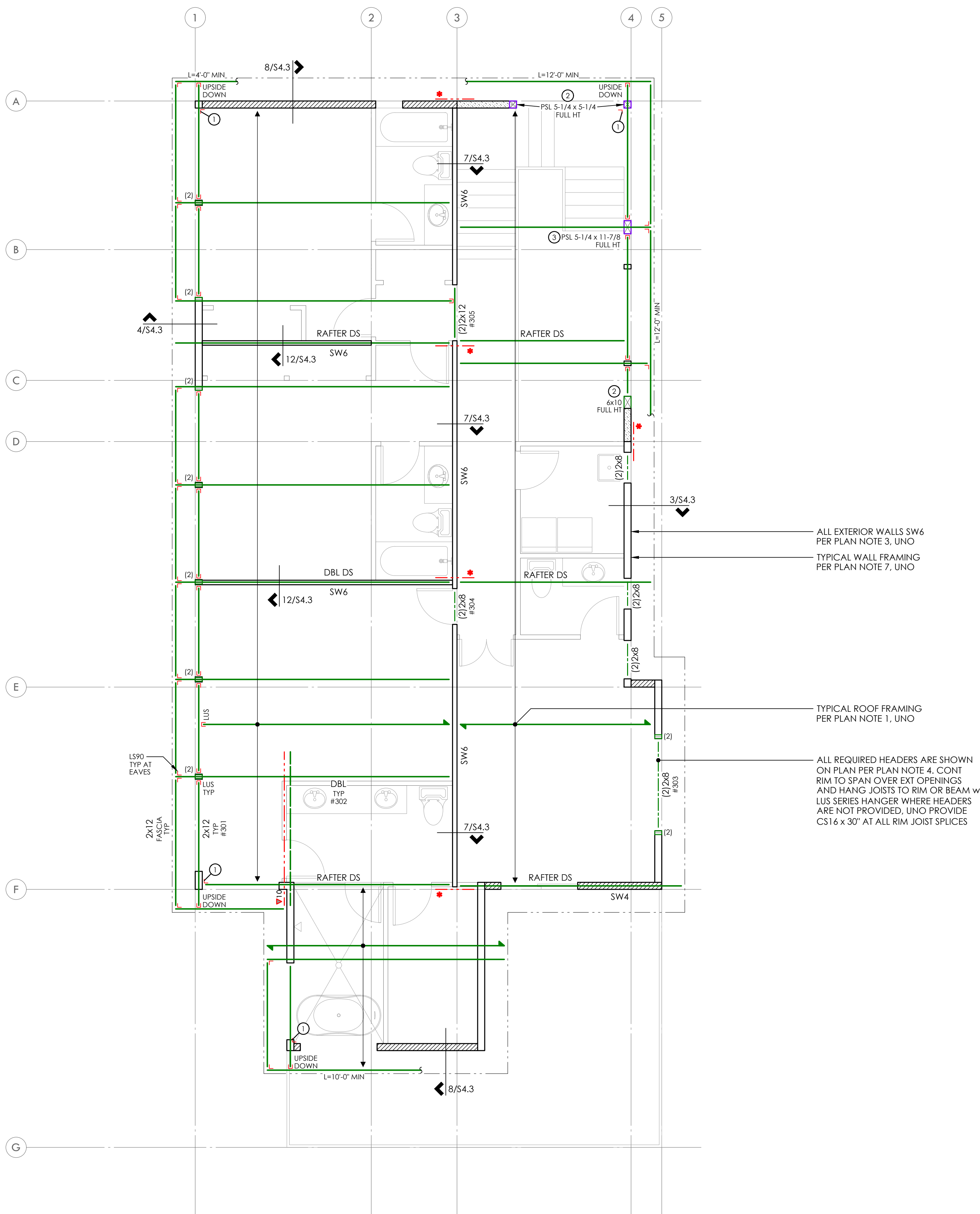
SAWN LUMBER
TRUSSES
ENGINEERED
GLU-LAM
STEEL MEMBER

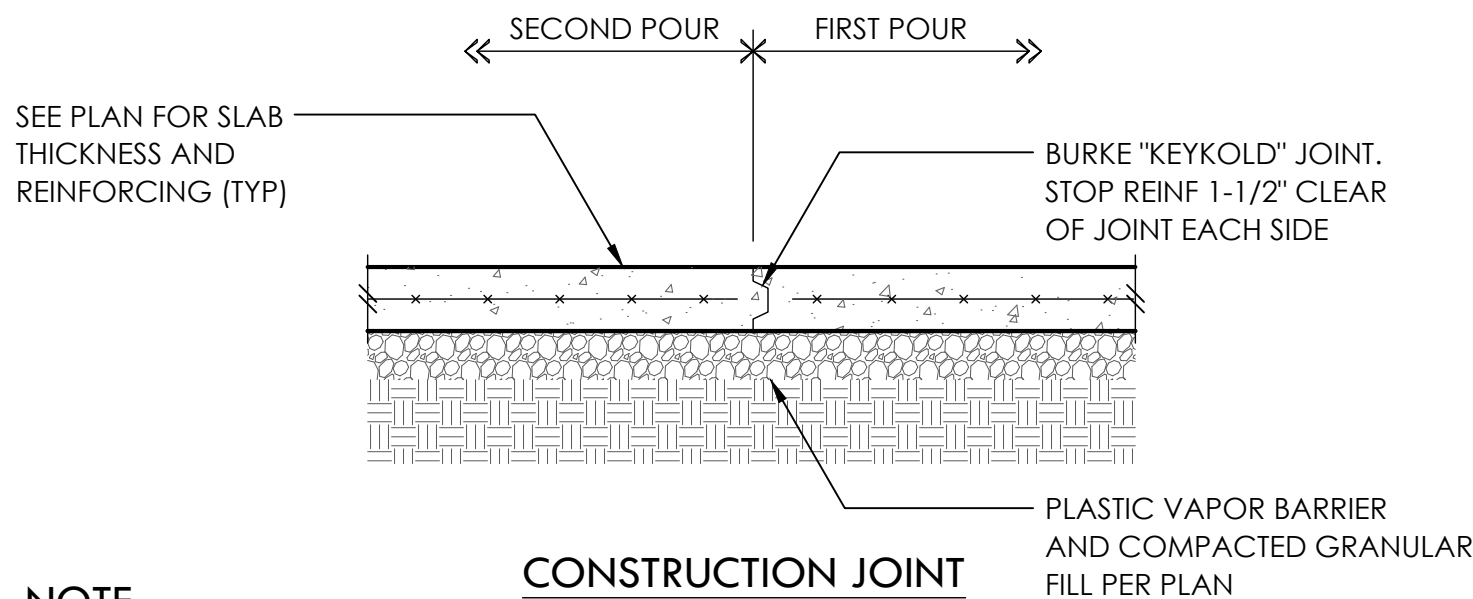
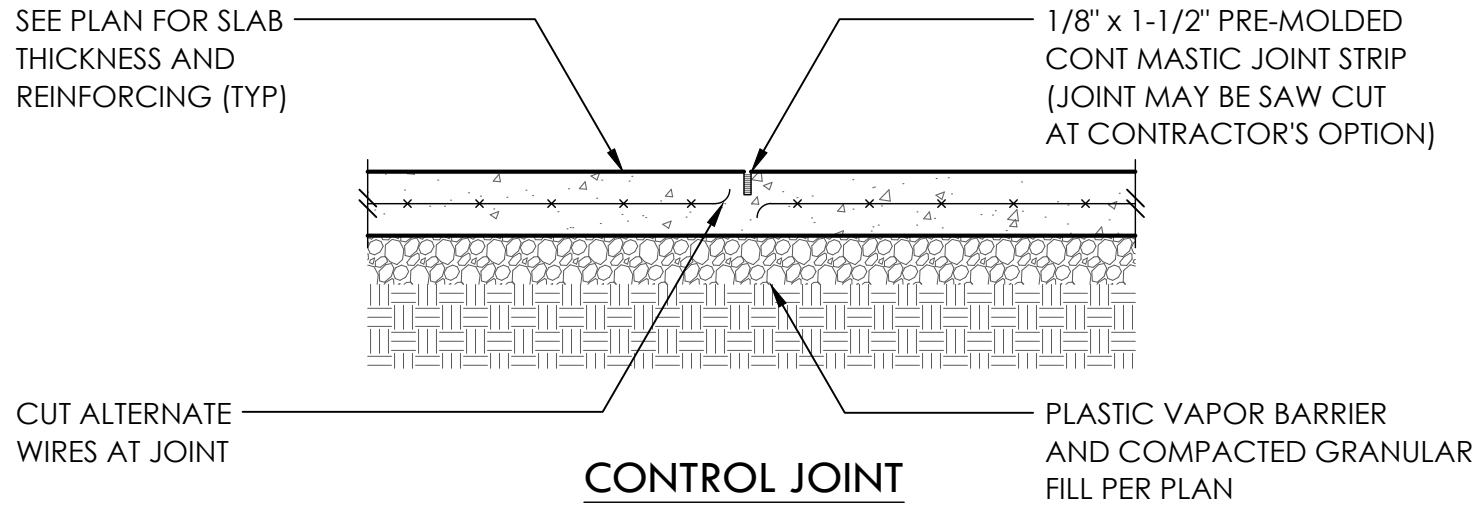
SECOND FLOOR WALLS SHOWN SOLID



S2.3

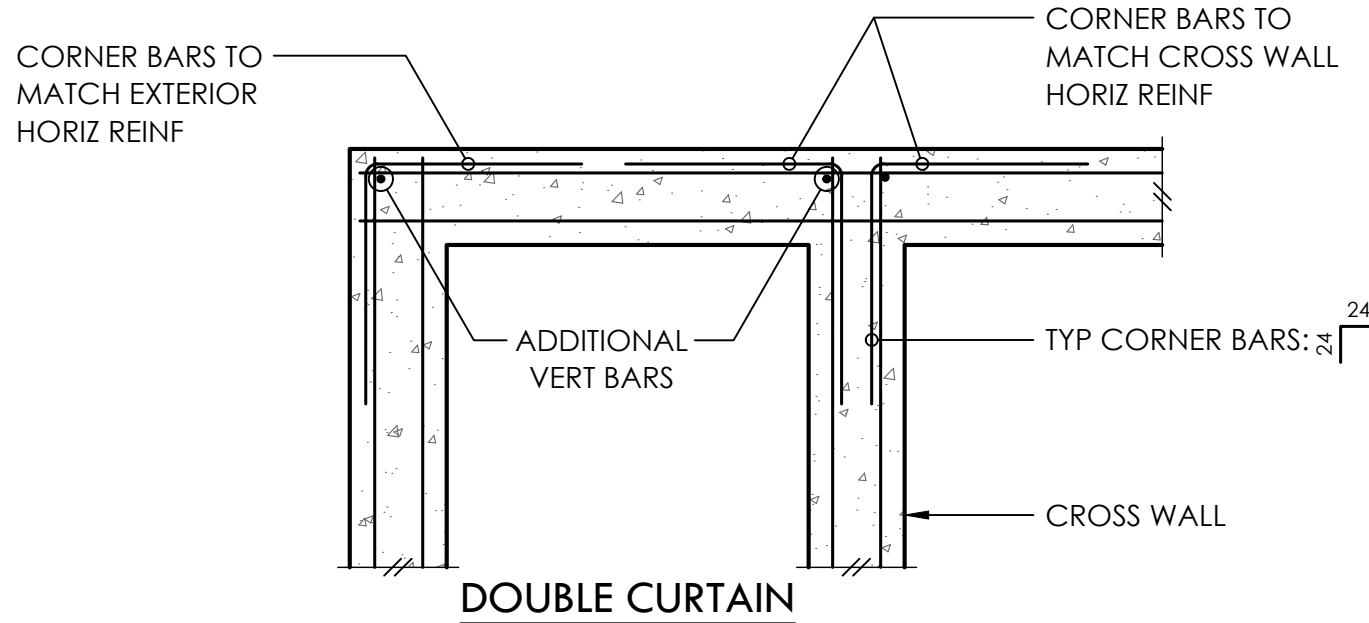
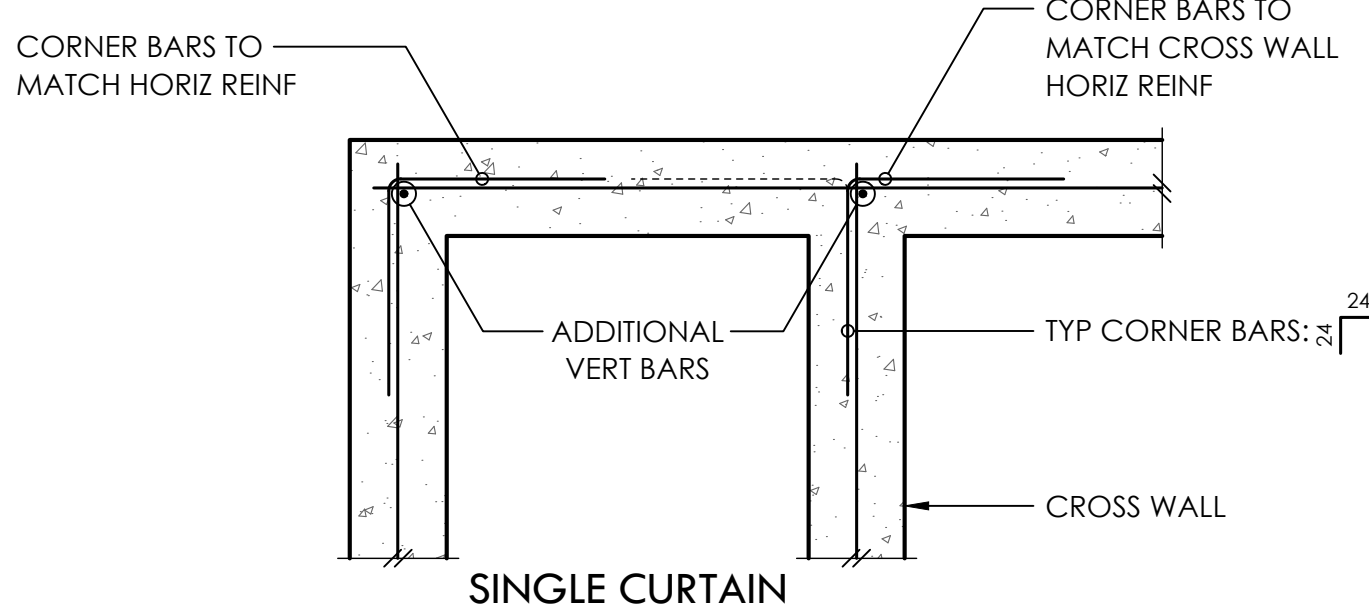
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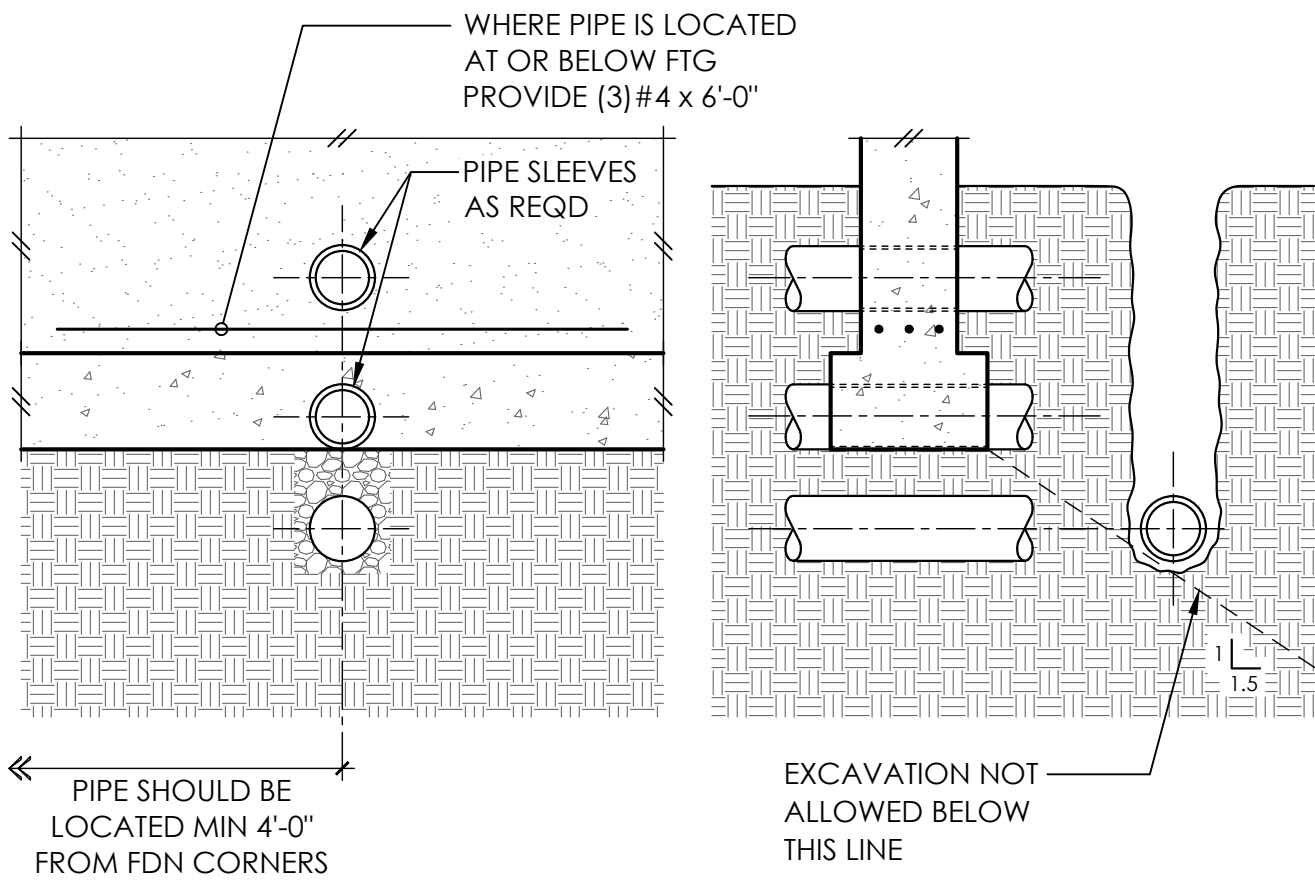


NOTE:
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

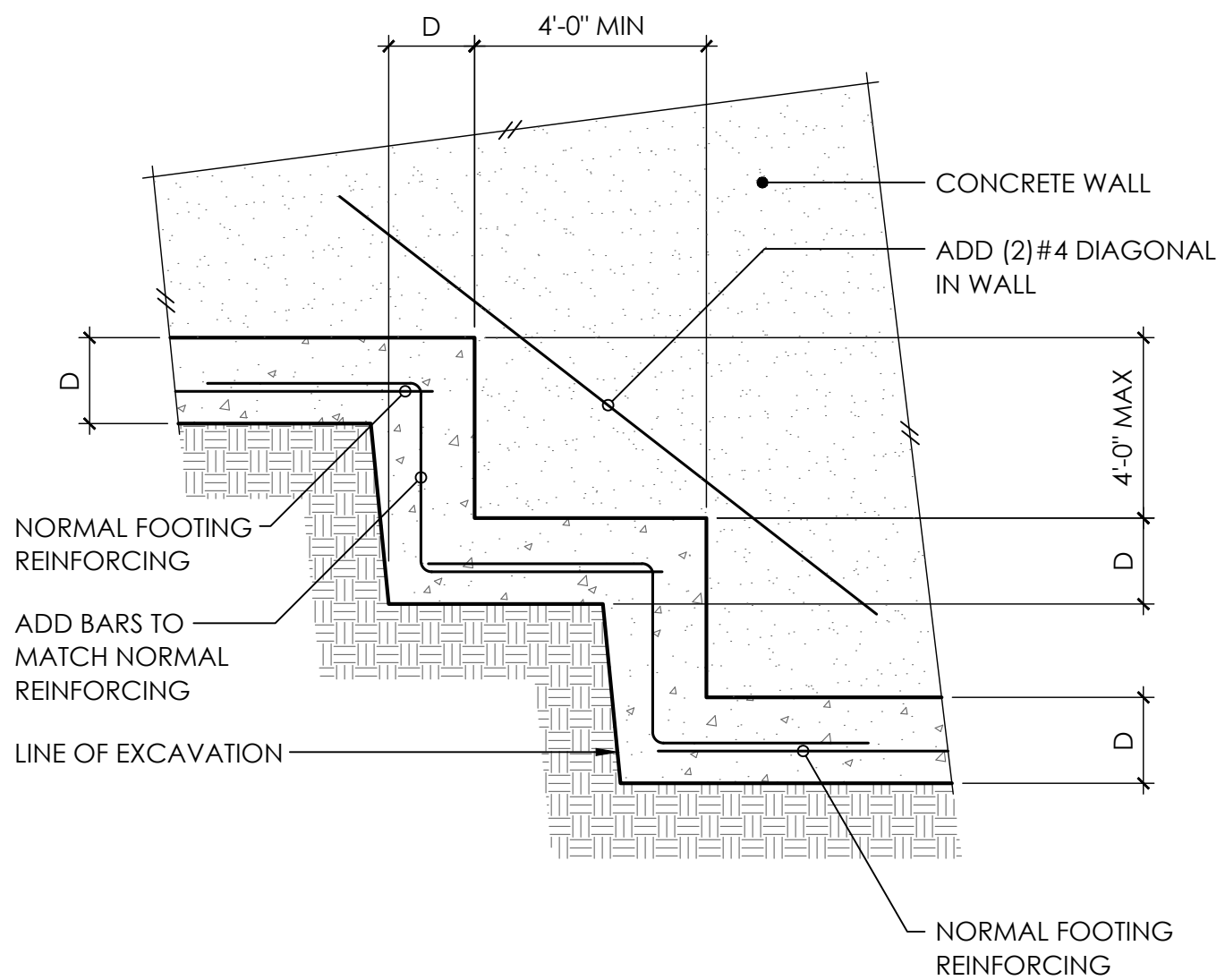
TYPICAL SLAB JOINTS



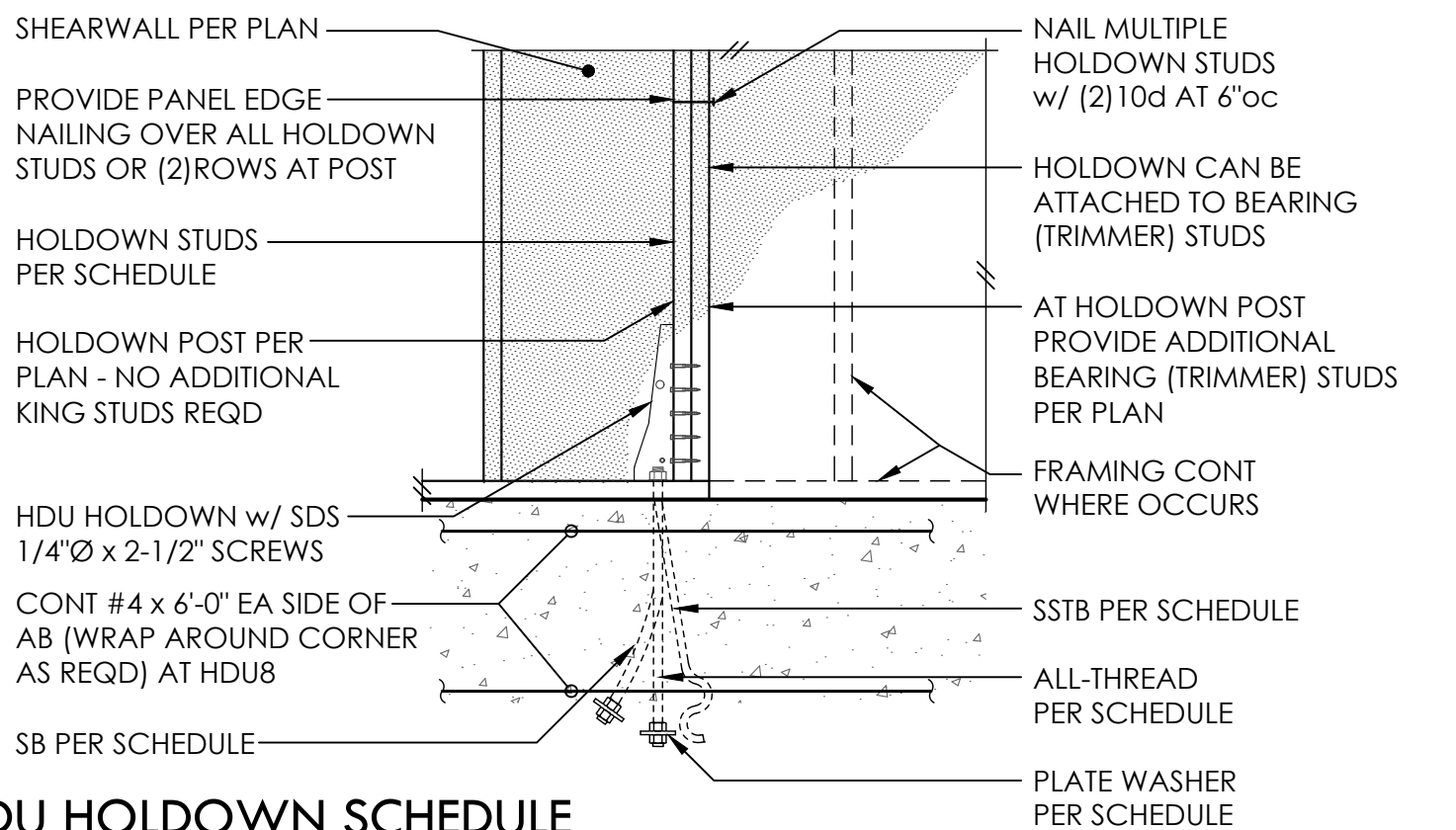
TYP CORNER BARS AT CONCRETE WALLS AND FTGS



PIPE AND TRENCH LOCATIONS



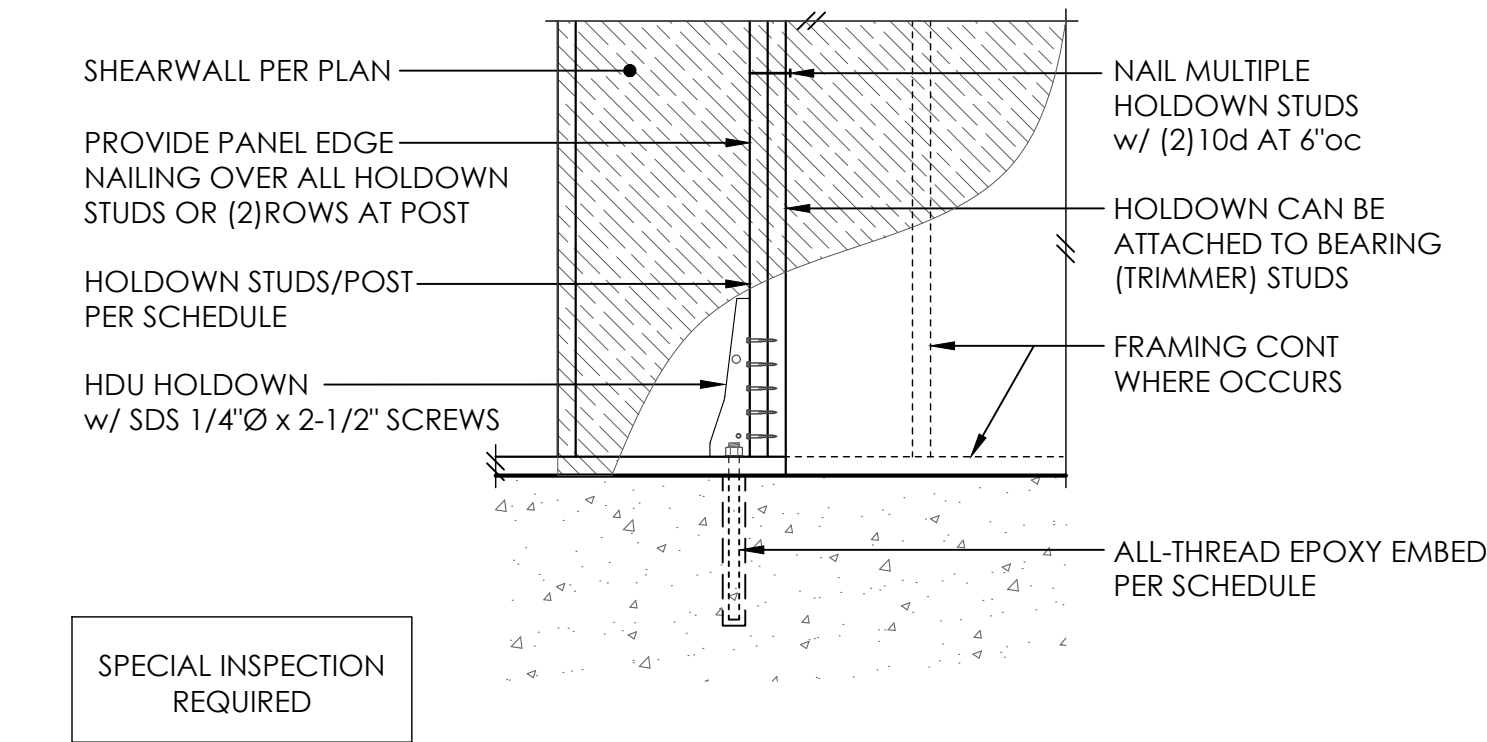
TYPICAL STEPPED FOOTING



HDU HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTINGⓐⓑ				HD POSTⓐ	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL	
HDU2	5/8\"	12-5/8\"	5/8\"	1-3/4\"SQ x 1/2	9\"	(2)2x4	(2)2x6	
HDU4	5/8\"	18\"	5/8\"	1-3/4\"SQ x 1/2	9\"	(2)2x4	(2)2x6	
HDU5	5/8\"	18\"	5/8\"	1-3/4\"SQ x 1/2	9\"	(2)2x4	(2)2x6	
HDU8	7/8\"	18\"	7/8\"	2-1/2\"SQ x 1/2	12\"	4x6	6x6	

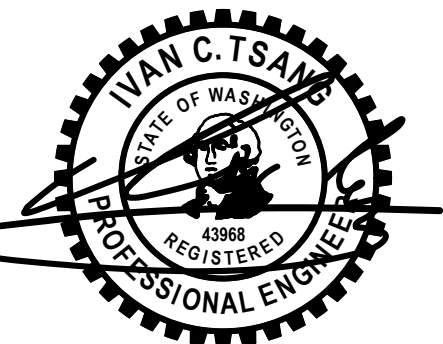
- ⓐ ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE SPECIFICALLY SHOWN ON PLAN
ⓑ A307 ALL-THRD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB
ⓒ MINIMUM SIZE OF POST UNO ON FRAMING PLANS



HDU HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTINGⓐ		HD POSTⓐ	
	ABⓐ	EMBED	ALL-THREAD	EMBED	4x WALL	6x WALL
HDU2	5/8\"	12\"	5/8\"	9\"	(2)2x4	(2)2x6
HDU4	5/8\"	12\"	5/8\"	9\"	(2)2x4	(2)2x6
HDU5	5/8\"	12\"	5/8\"	9\"	(2)2x4	(2)2x6

- ⓐ A307 ALL-THREAD AND MAINTAIN 1-3/4\"



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	PERMIT SET	2.7.25

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TYPICAL CONCRETE
DETAILS

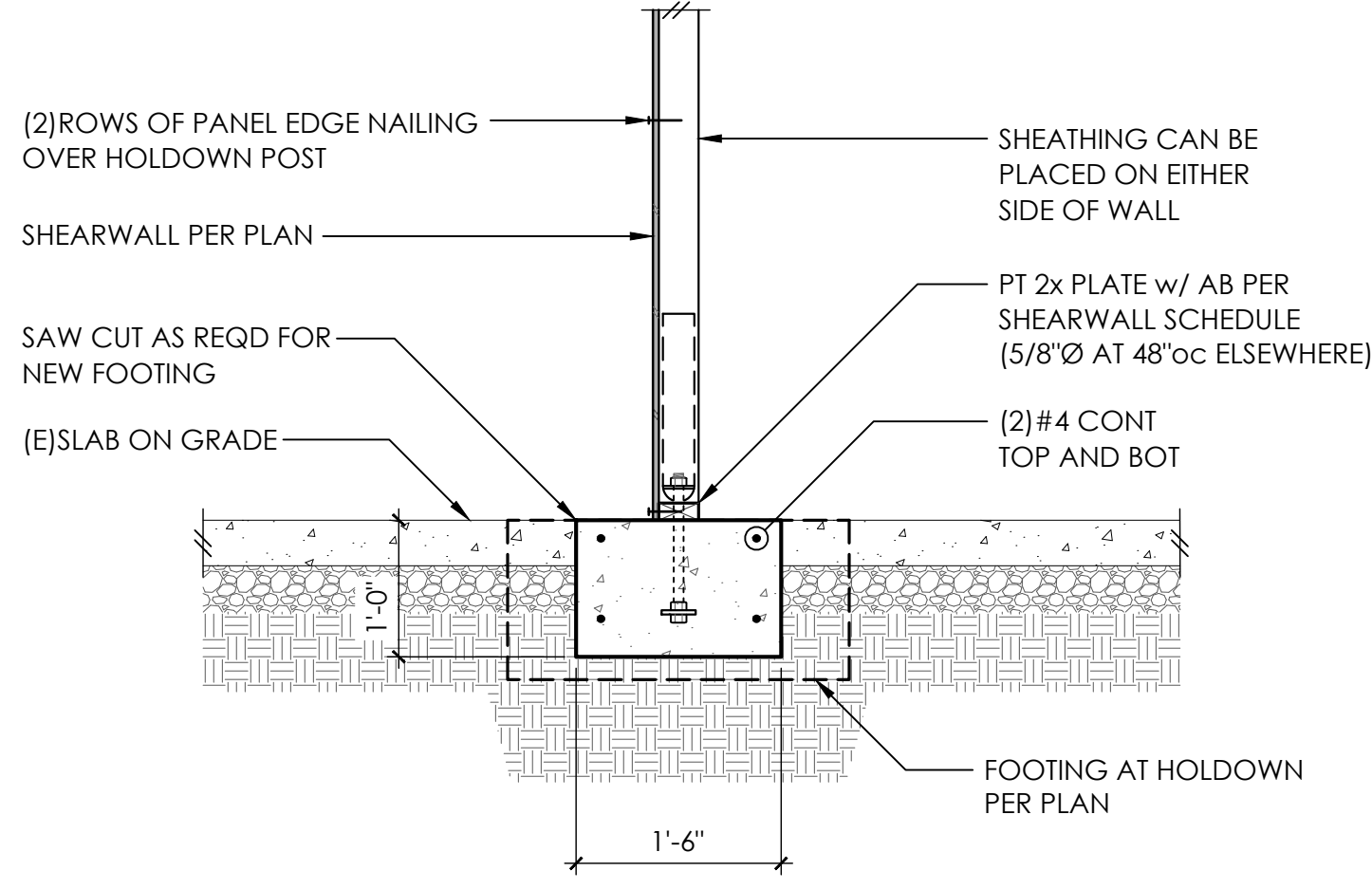
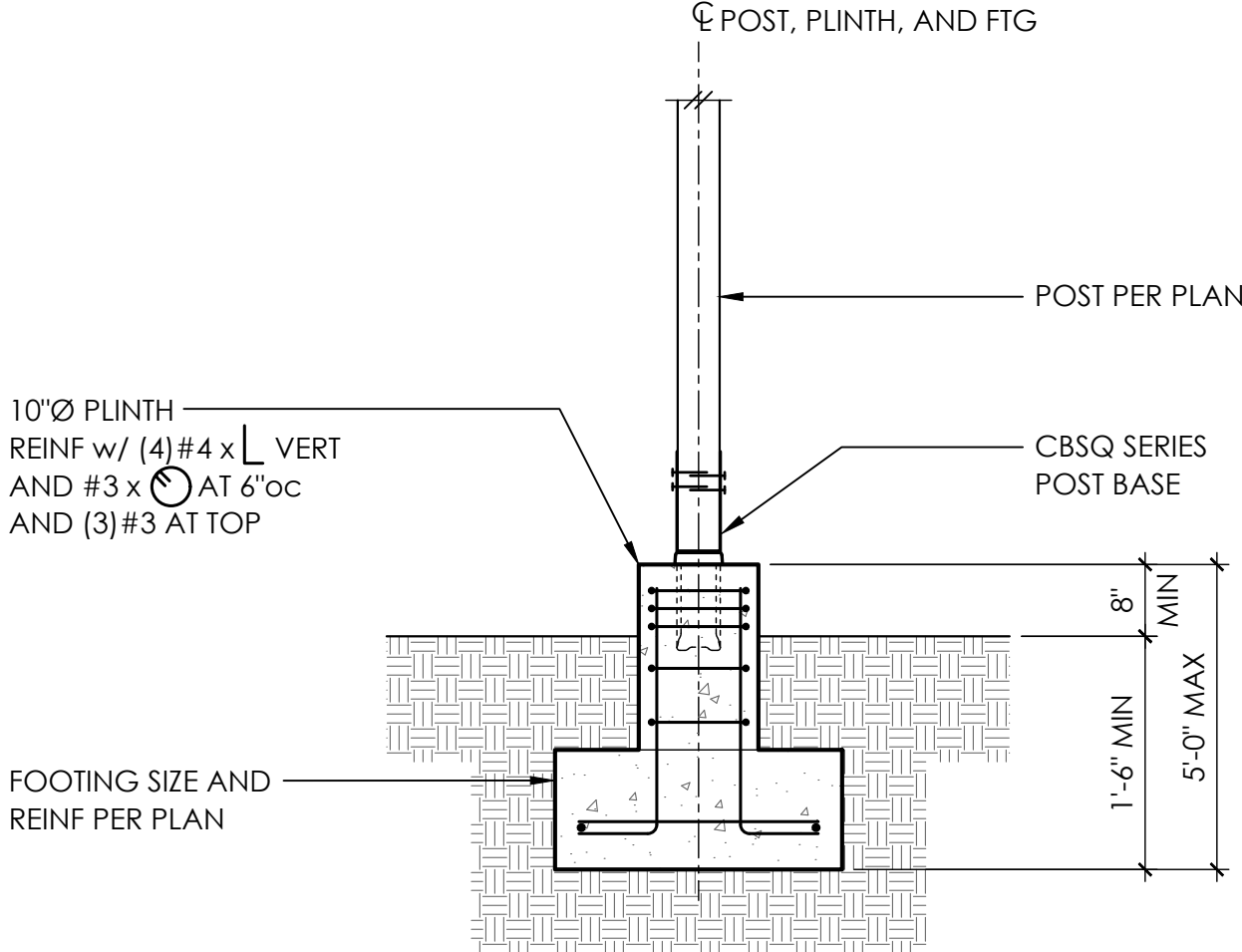
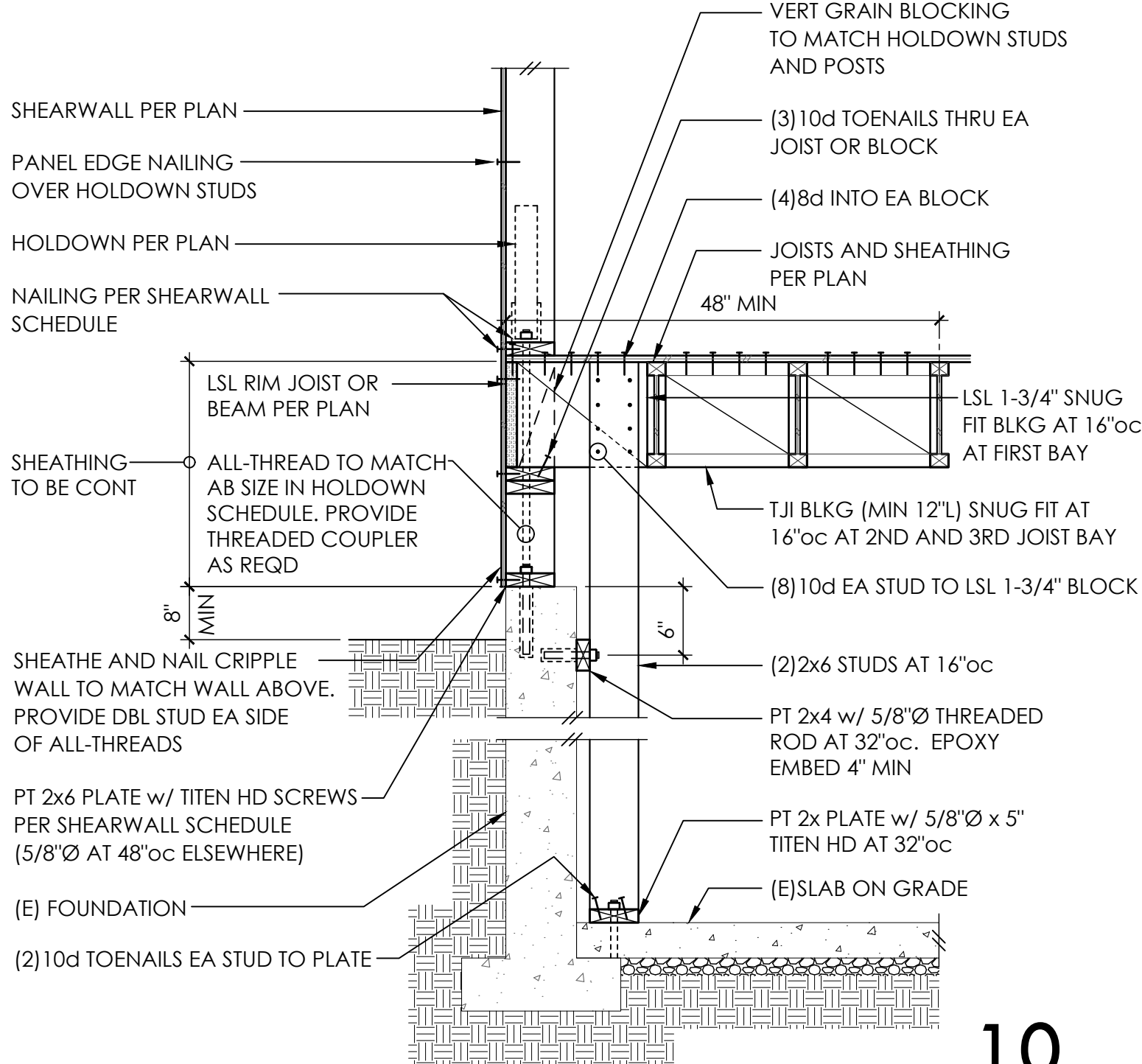
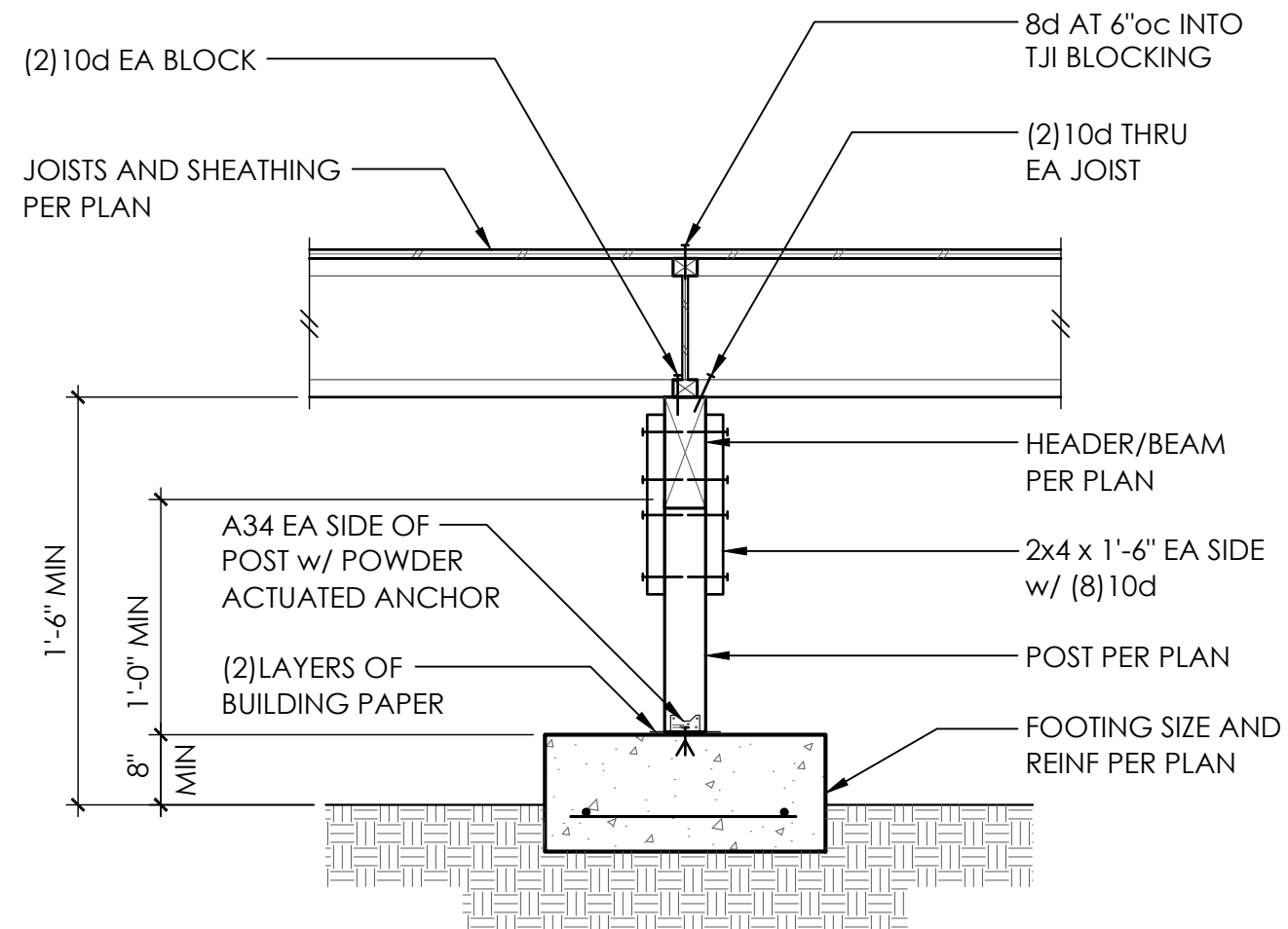
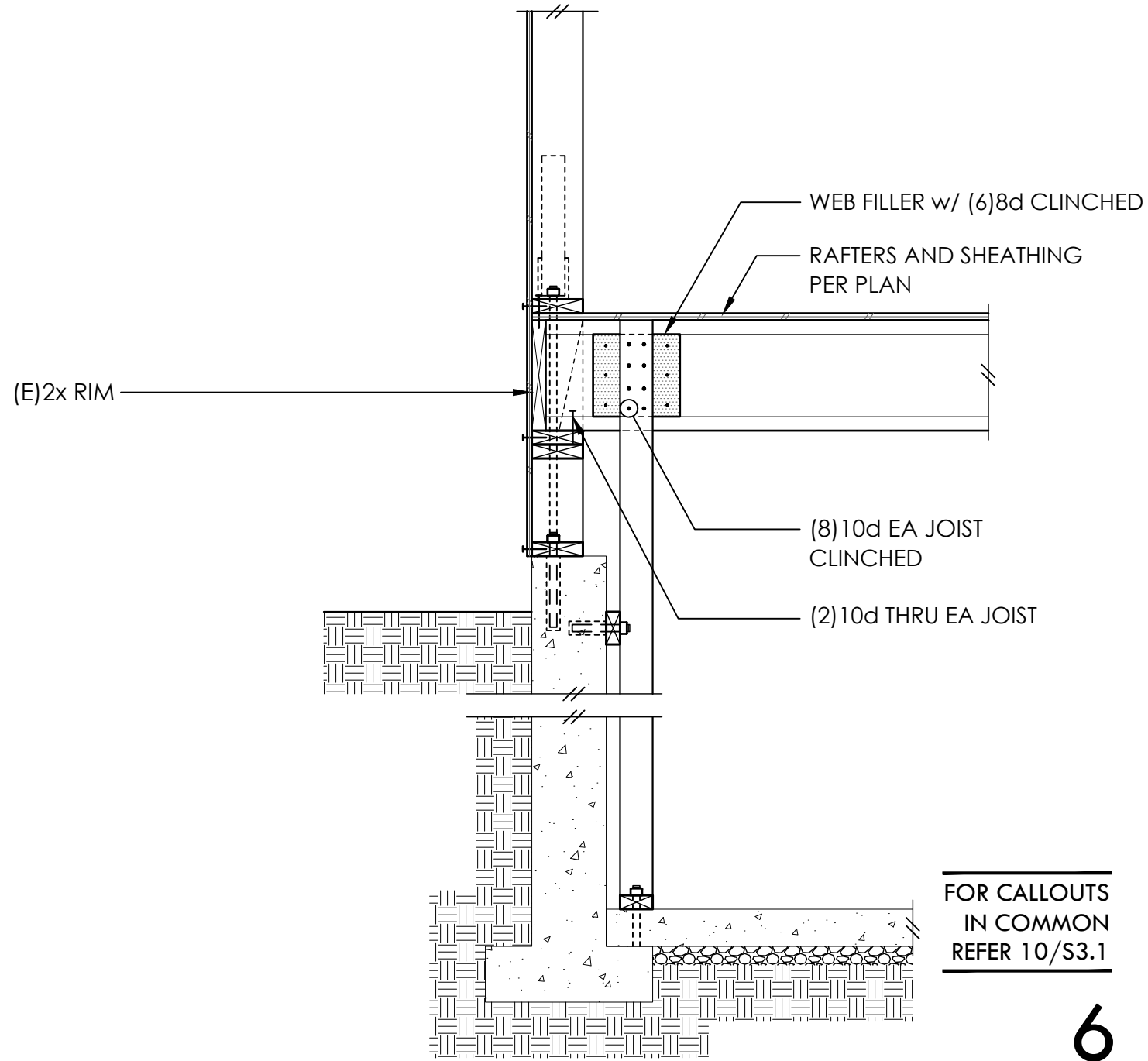
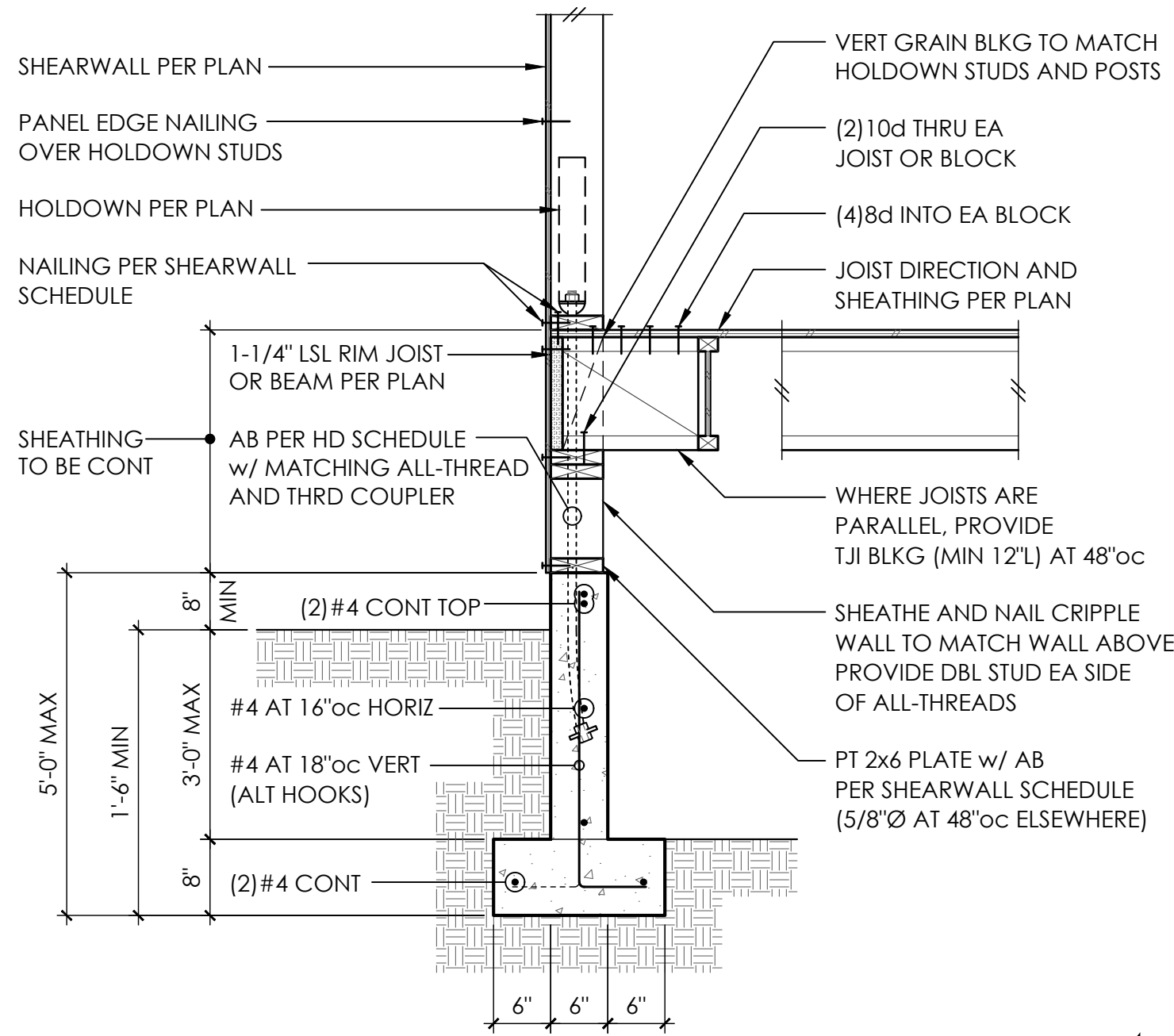
S3.0
SCALE - 3/4\"

1

2

3

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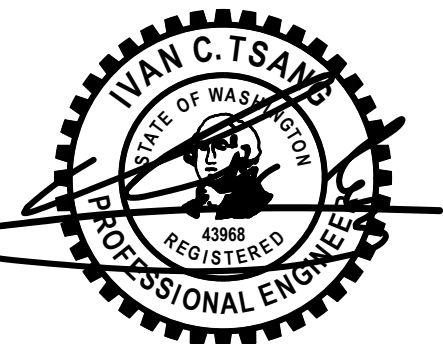


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12



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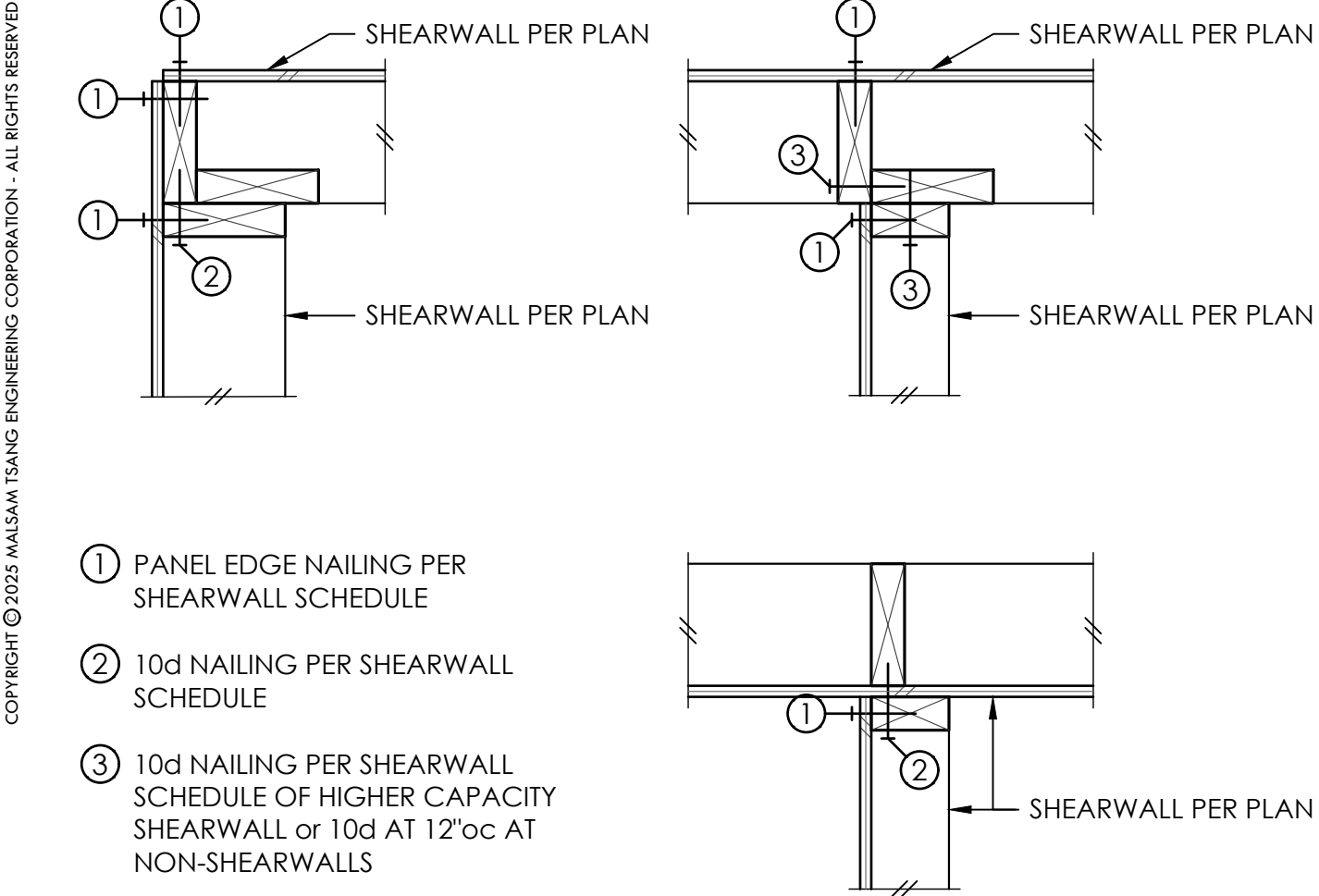
REV	DESCRIPTION	DATE
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CONCRETE DETAILS

S3.1
SCALE - 3/4" = 1'-0"

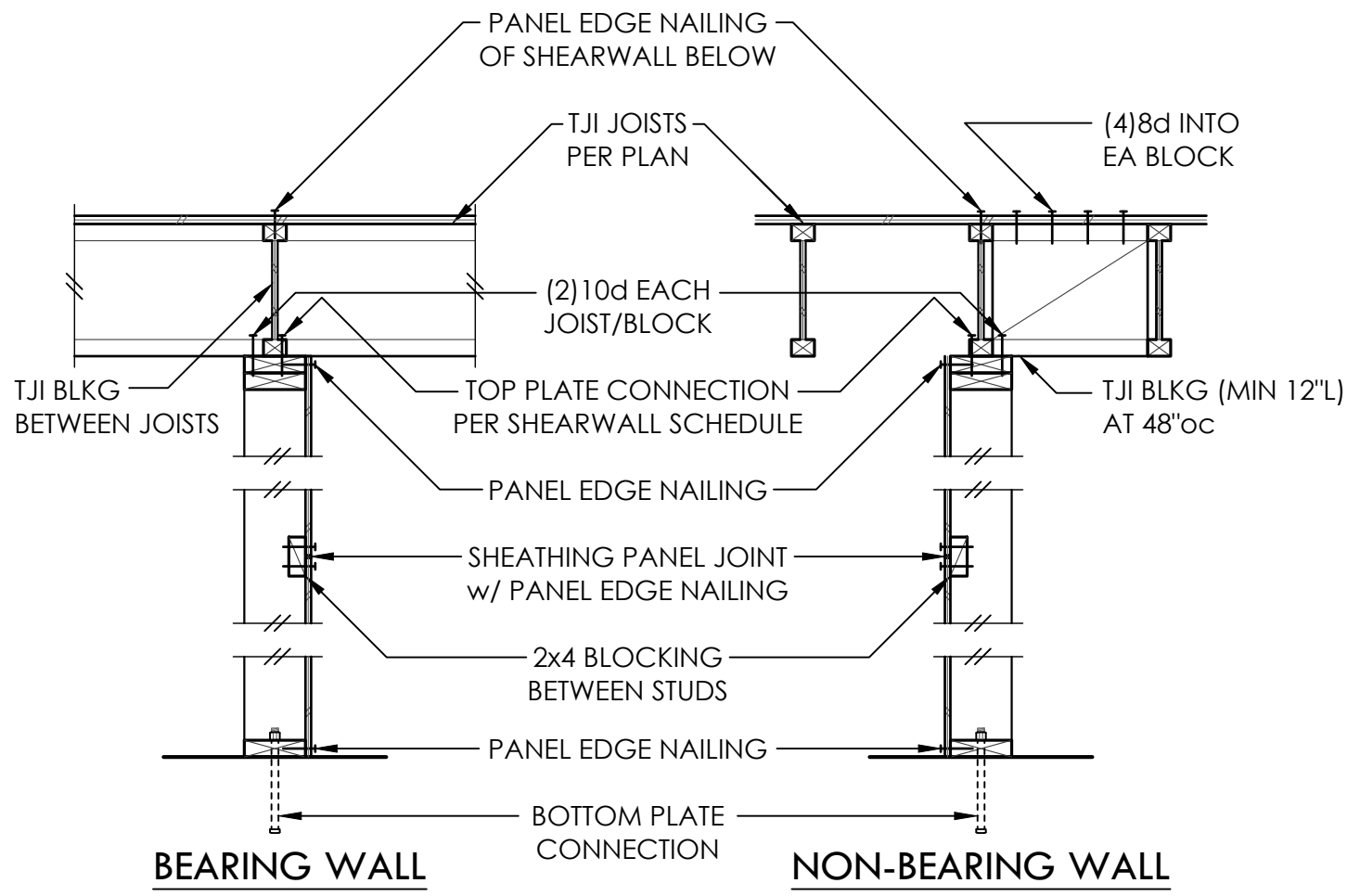
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SCALE: 1-1/2" = 1'-0"

TYPICAL SHEARWALL INTERSECTIONS

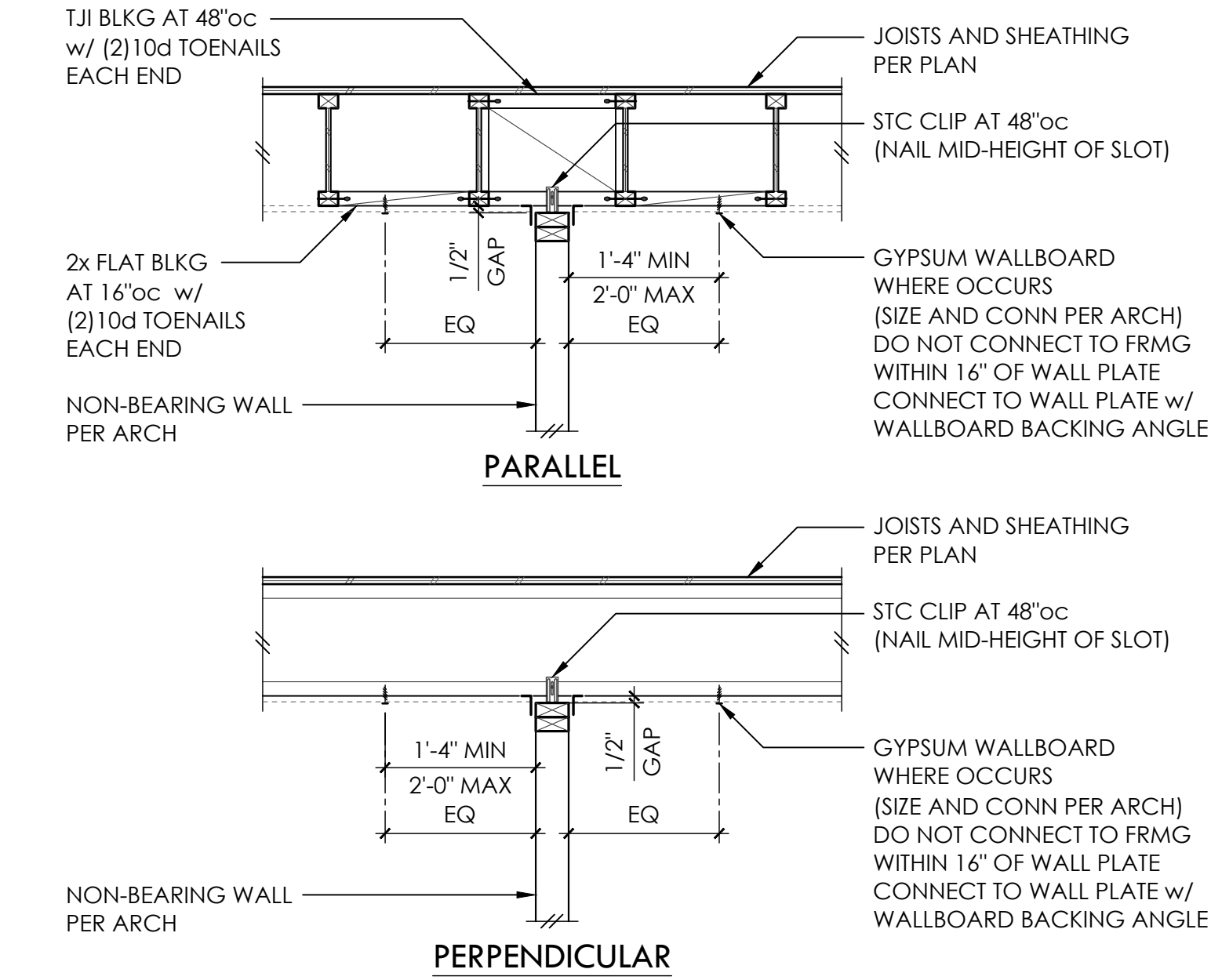
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NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

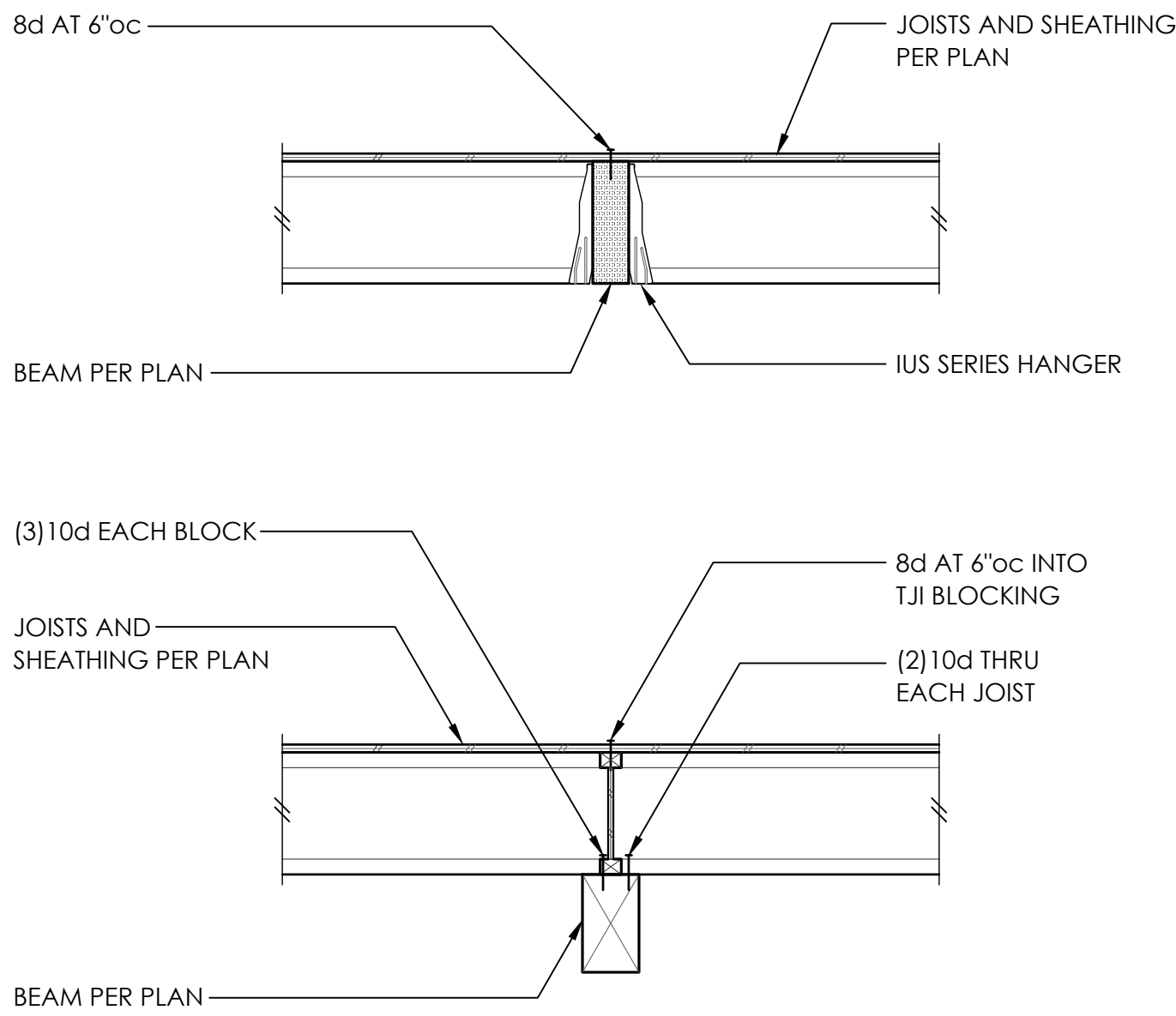
TYPICAL SHEARWALL CONSTRUCTION

2



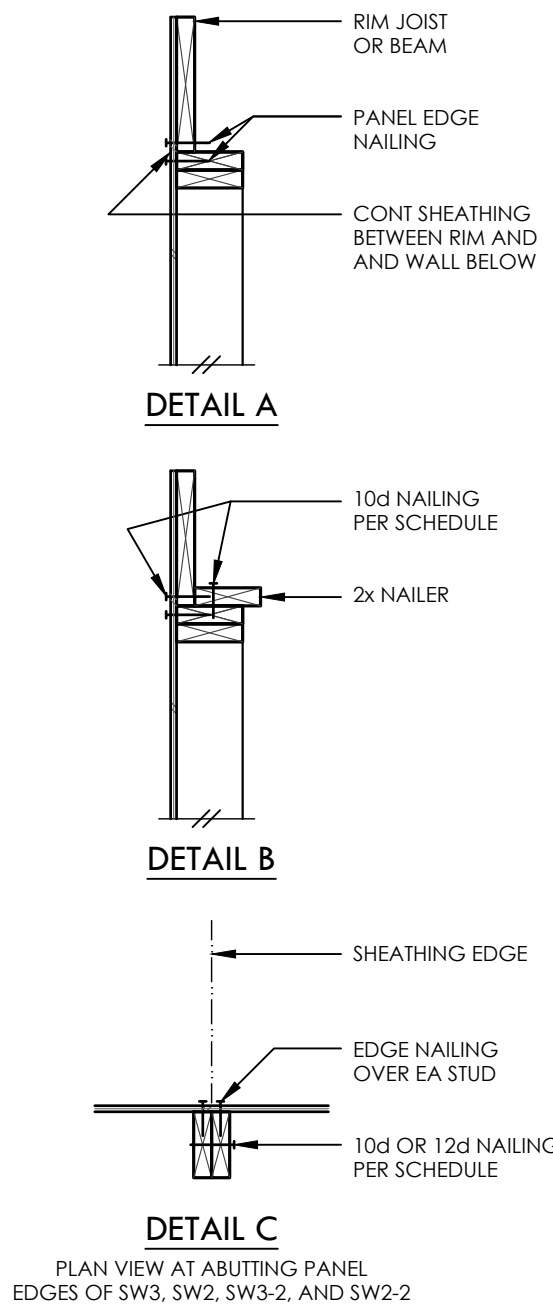
NON-STRUCTURAL WALL CONNECTION TO TJI FRAMING

5



TYPICAL FLUSH AND DROPPED BEAM

6



DETAIL C
PLAN VIEW AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2

SHEARWALL SCHEDULE

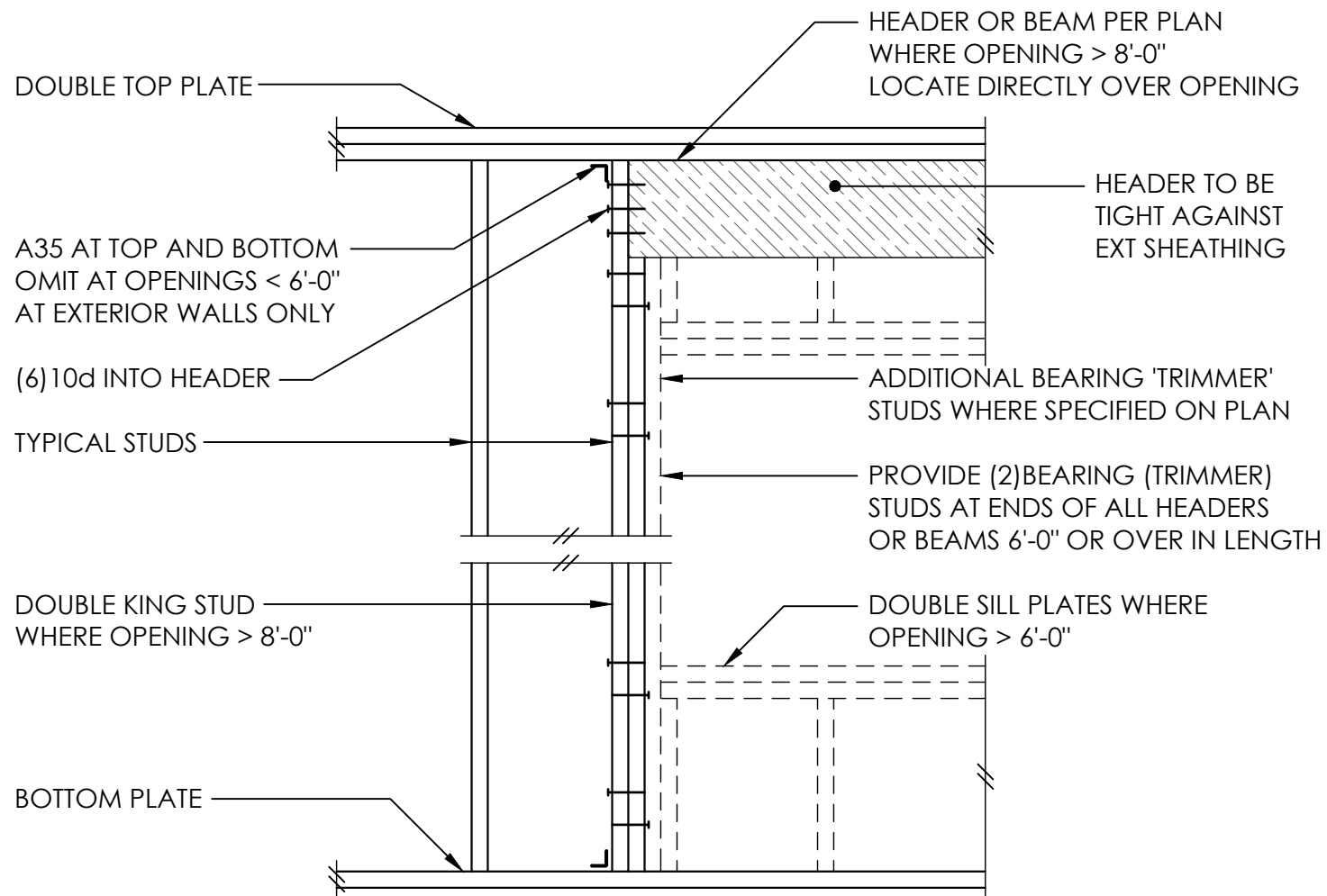
MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI	RIM/BEAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	A35 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	A35 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

- BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- 8d NAILS SHALL BE 0.131"Ø x 2-1/2" x 0.281"Ø, 10d NAILS SHALL BE 0.131"Ø x 3" x 0.281"Ø, AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4" x 0.281"Ø, UNO.
- EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
- 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d OR 12d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.
- TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2" x 0.281"Ø) NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

TYPICAL TOP PLATE SPLICE

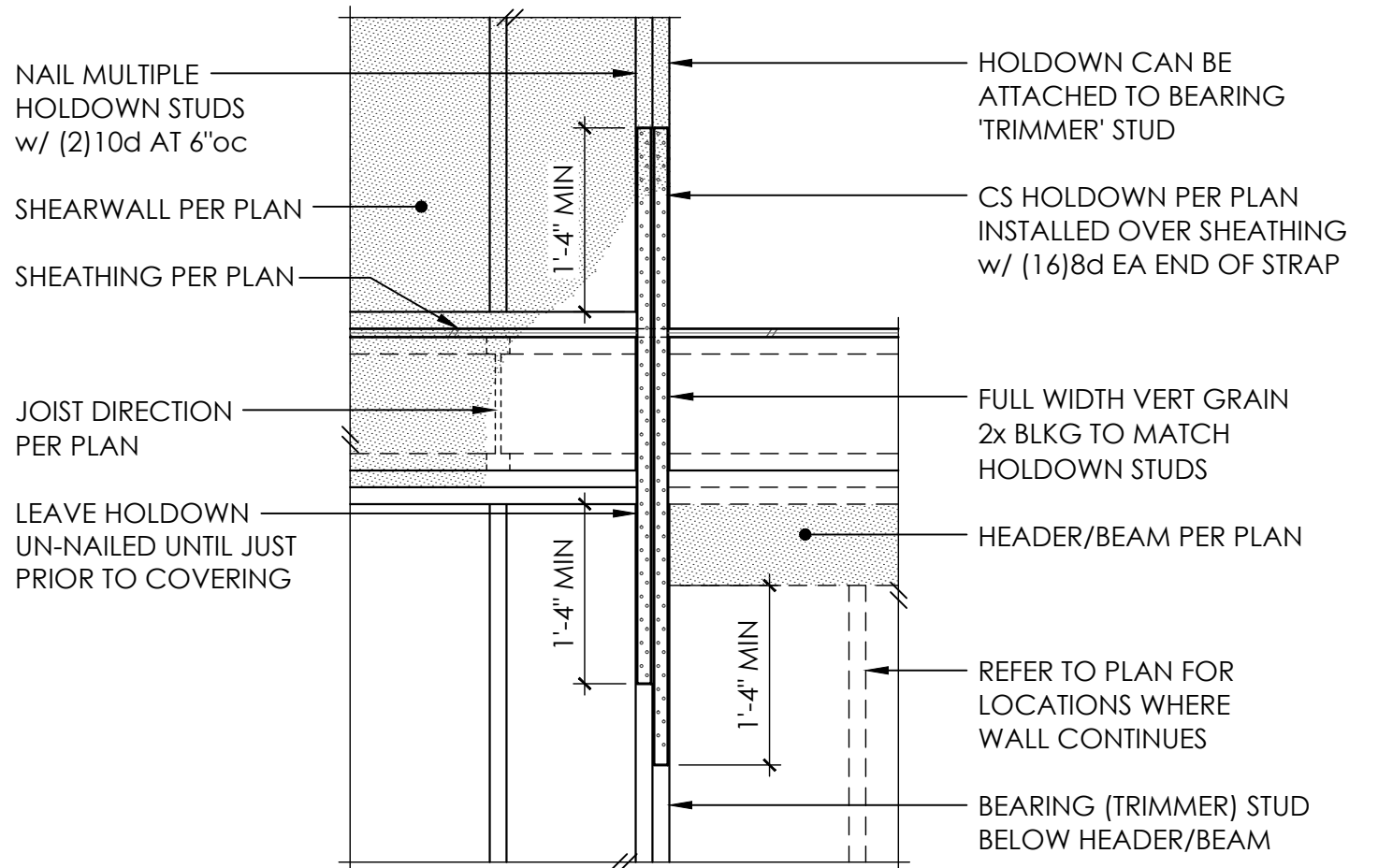
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- NOTE:
- NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"
 - WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE
 - MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"



TYPICAL HEADER SUPPORT

8

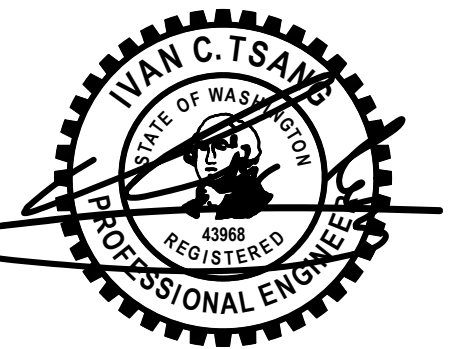


TYPICAL CS16 HOLDDOWN

12



2707 70TH AVE SE
MERCER ISLAND, WA



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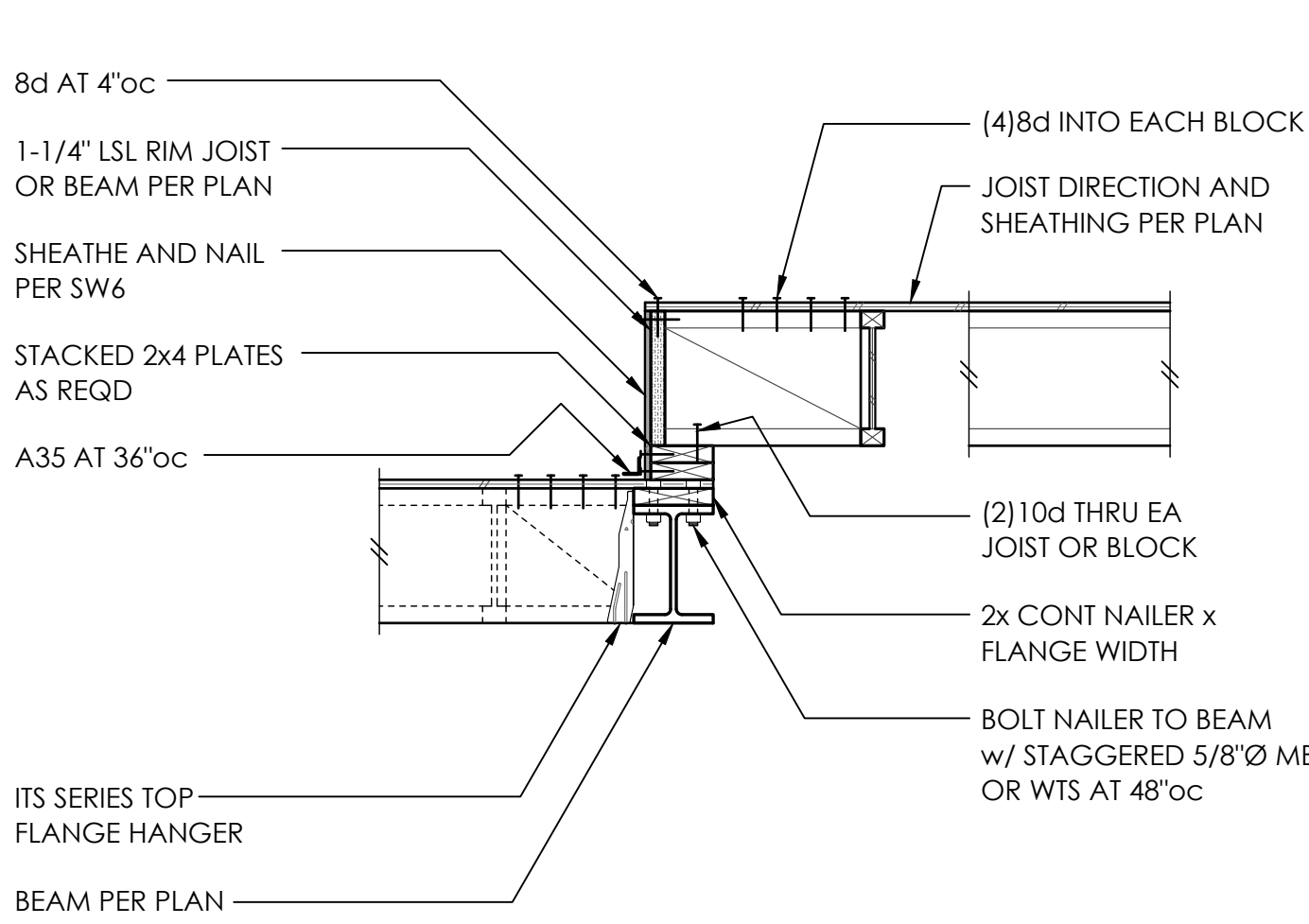
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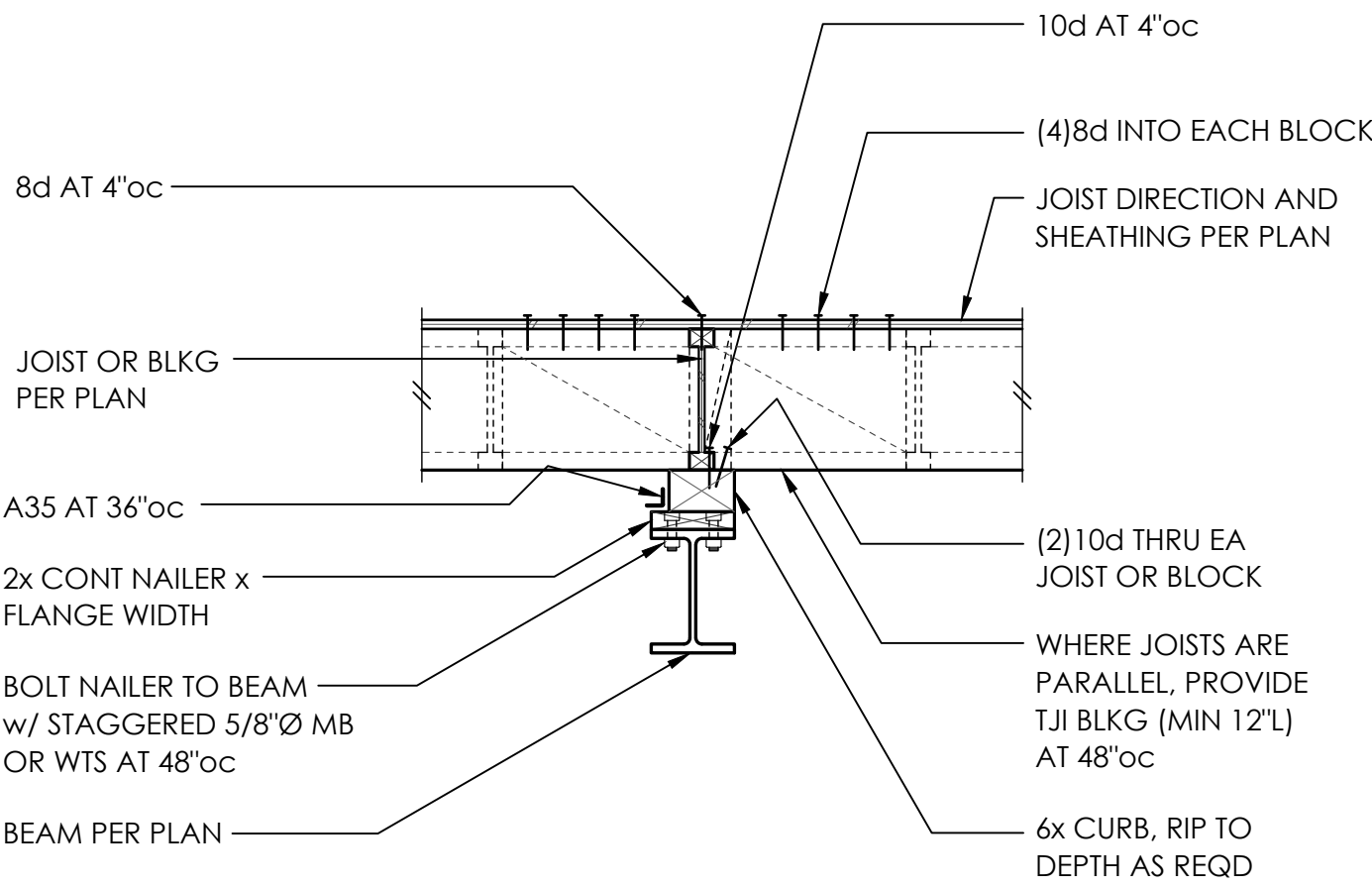
TYPICAL WOOD
FRAMING DETAILS

S4.0
SCALE - 3/4" = 1'-0"

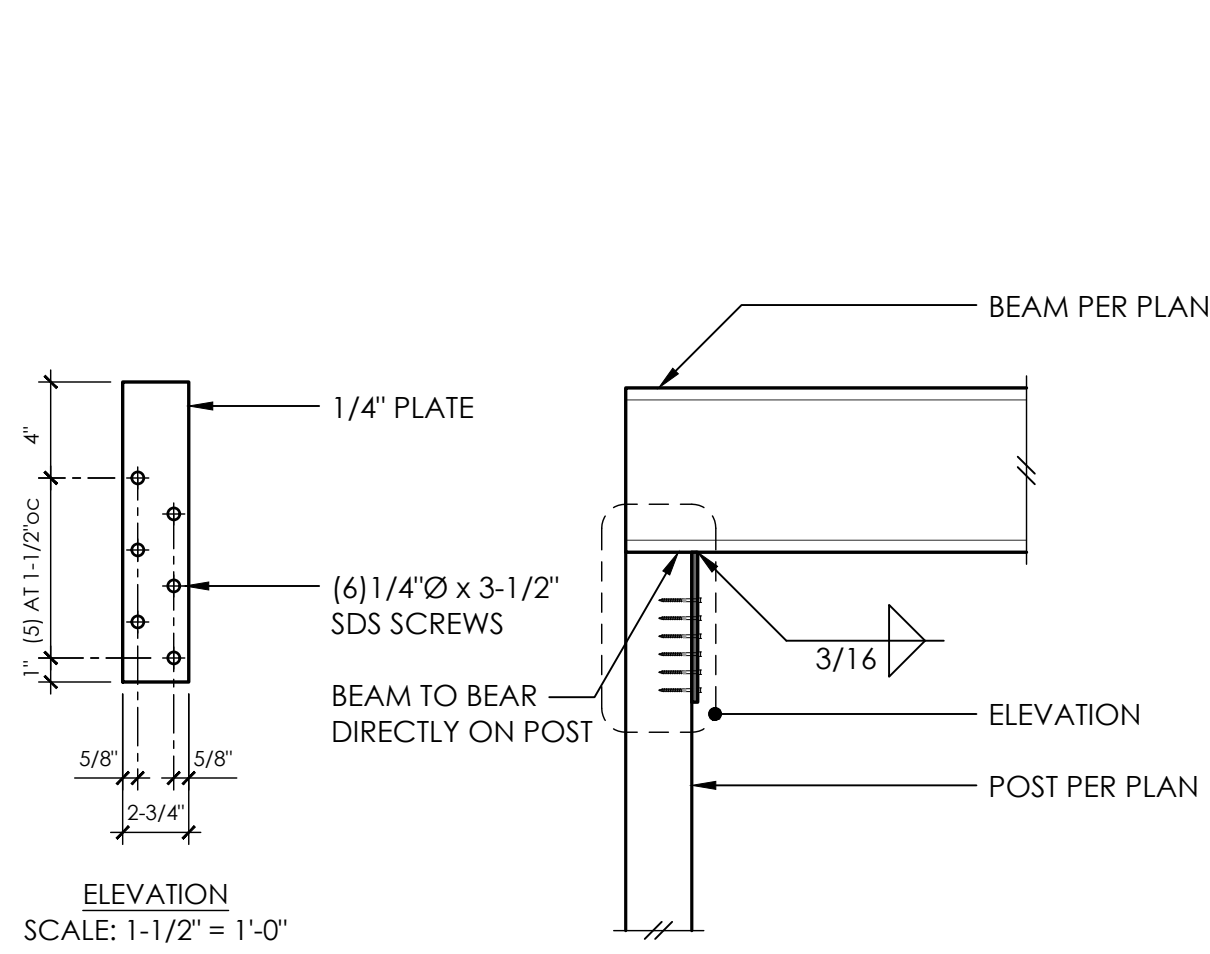
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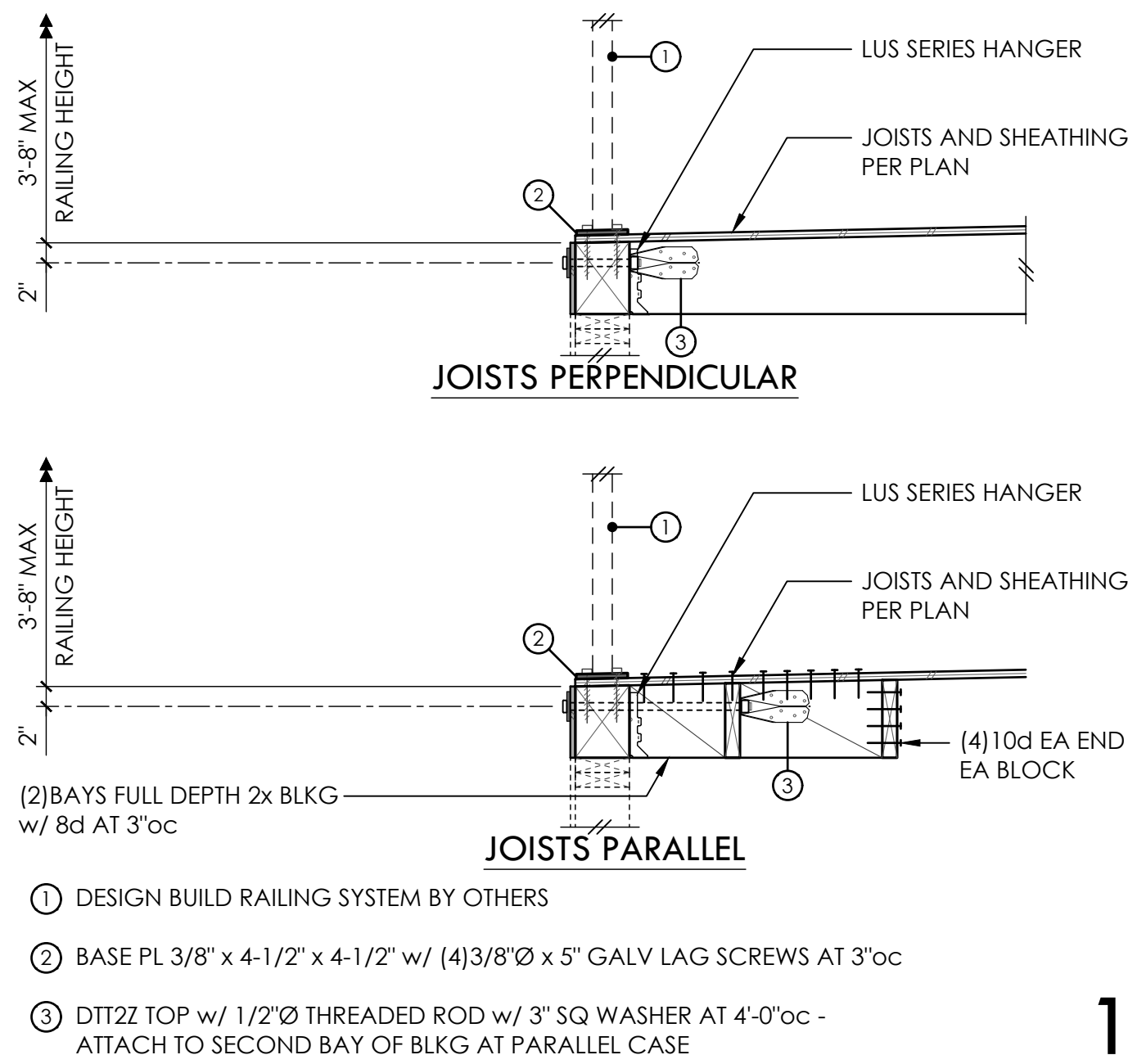
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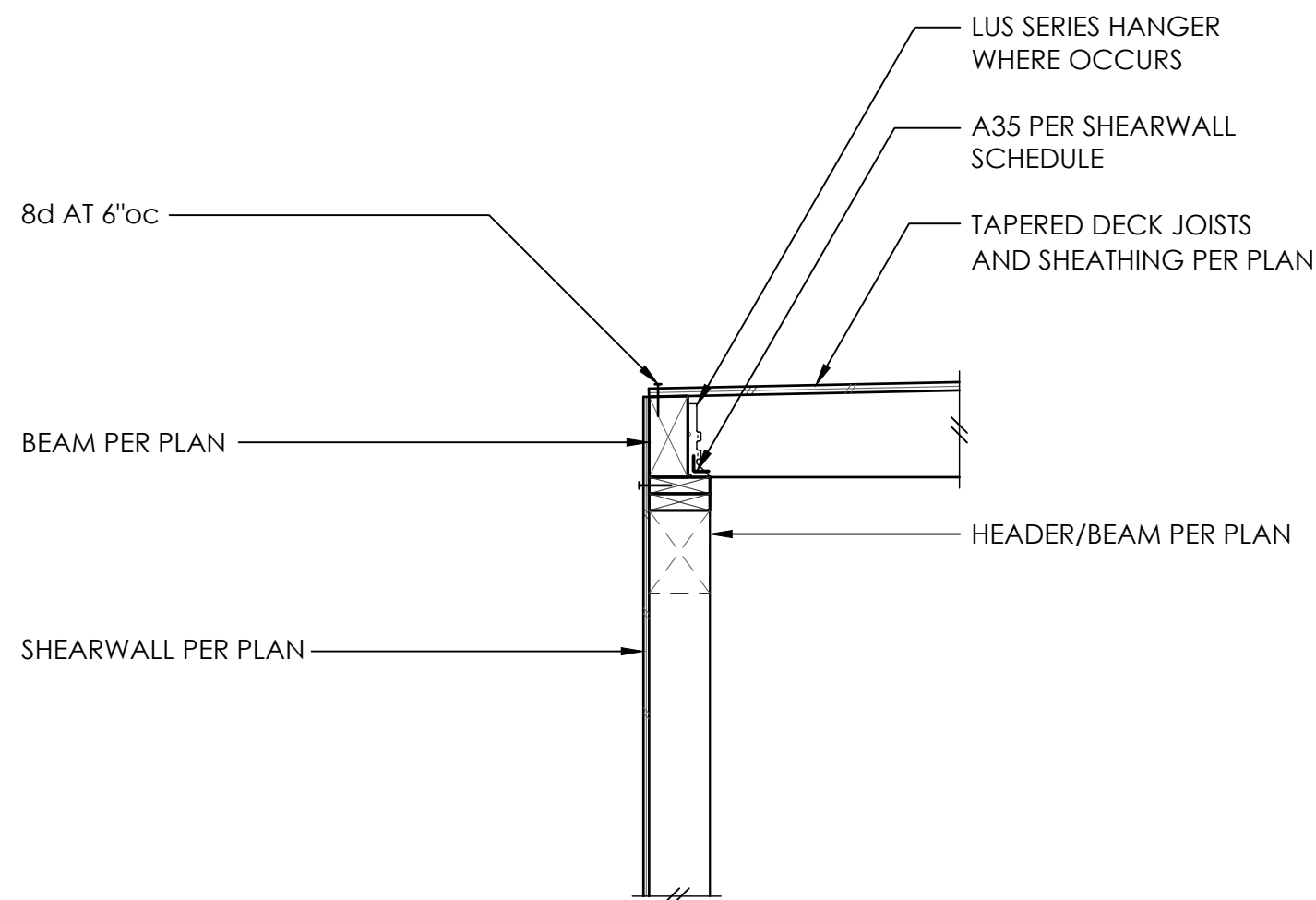
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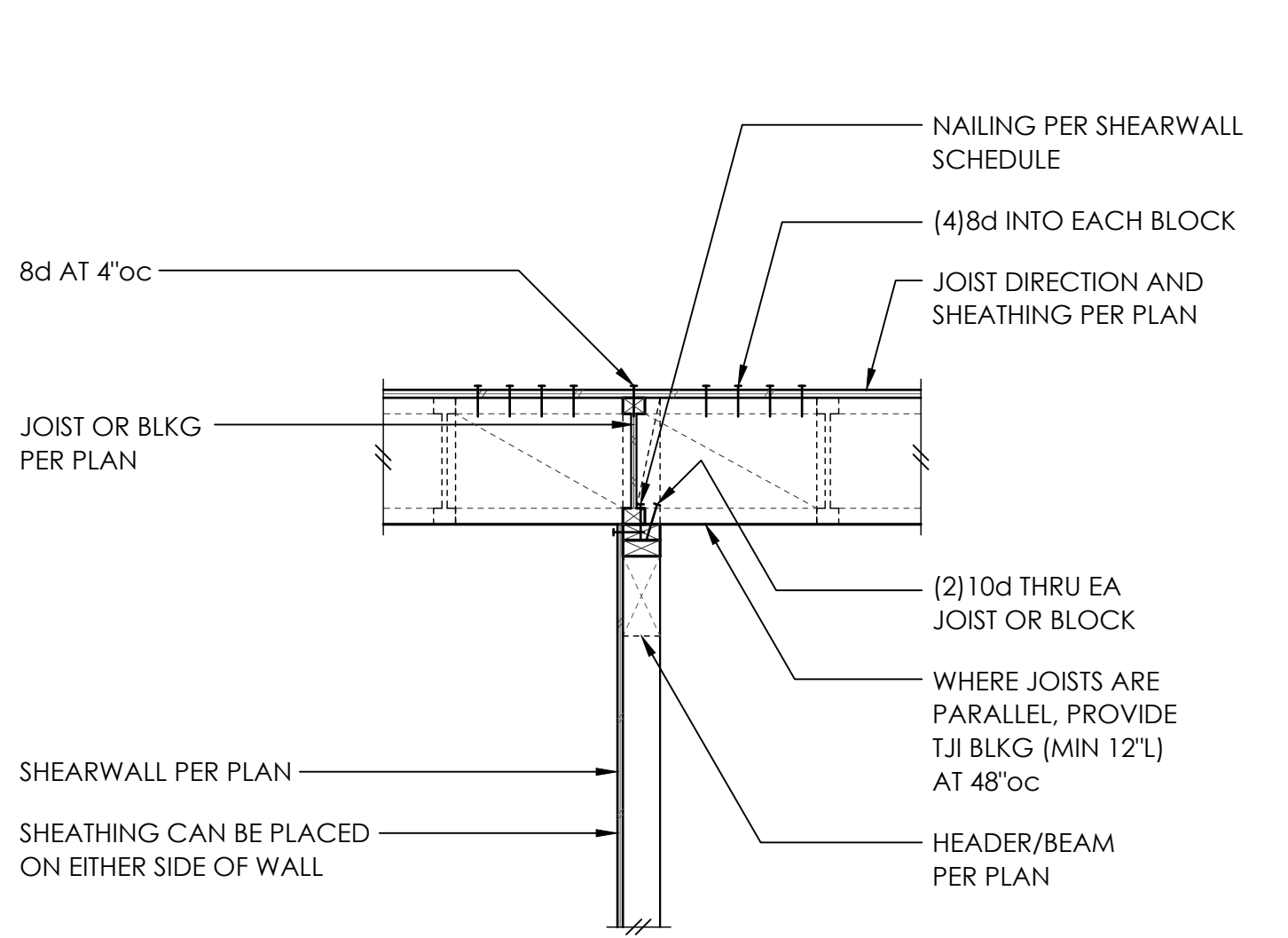
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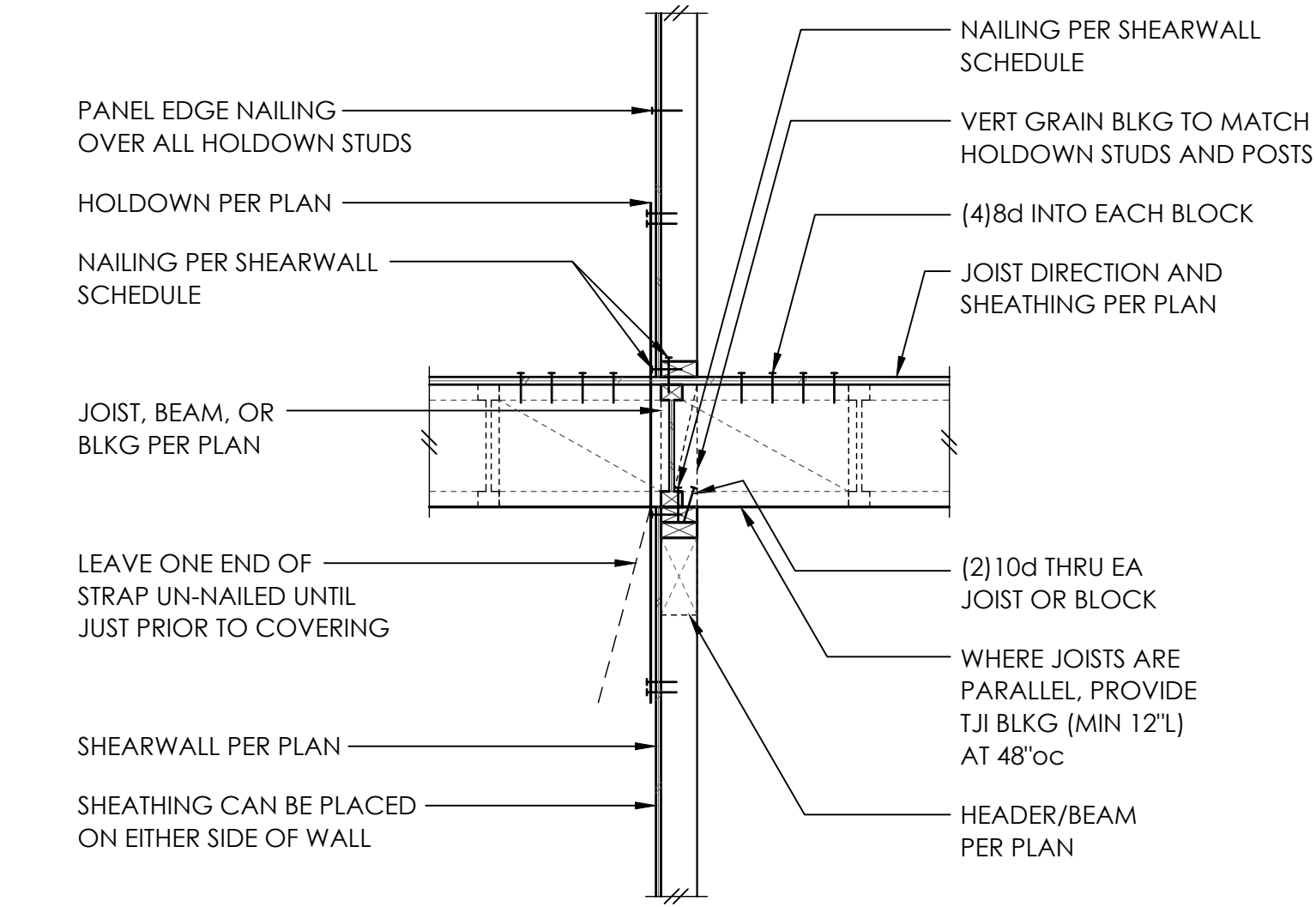
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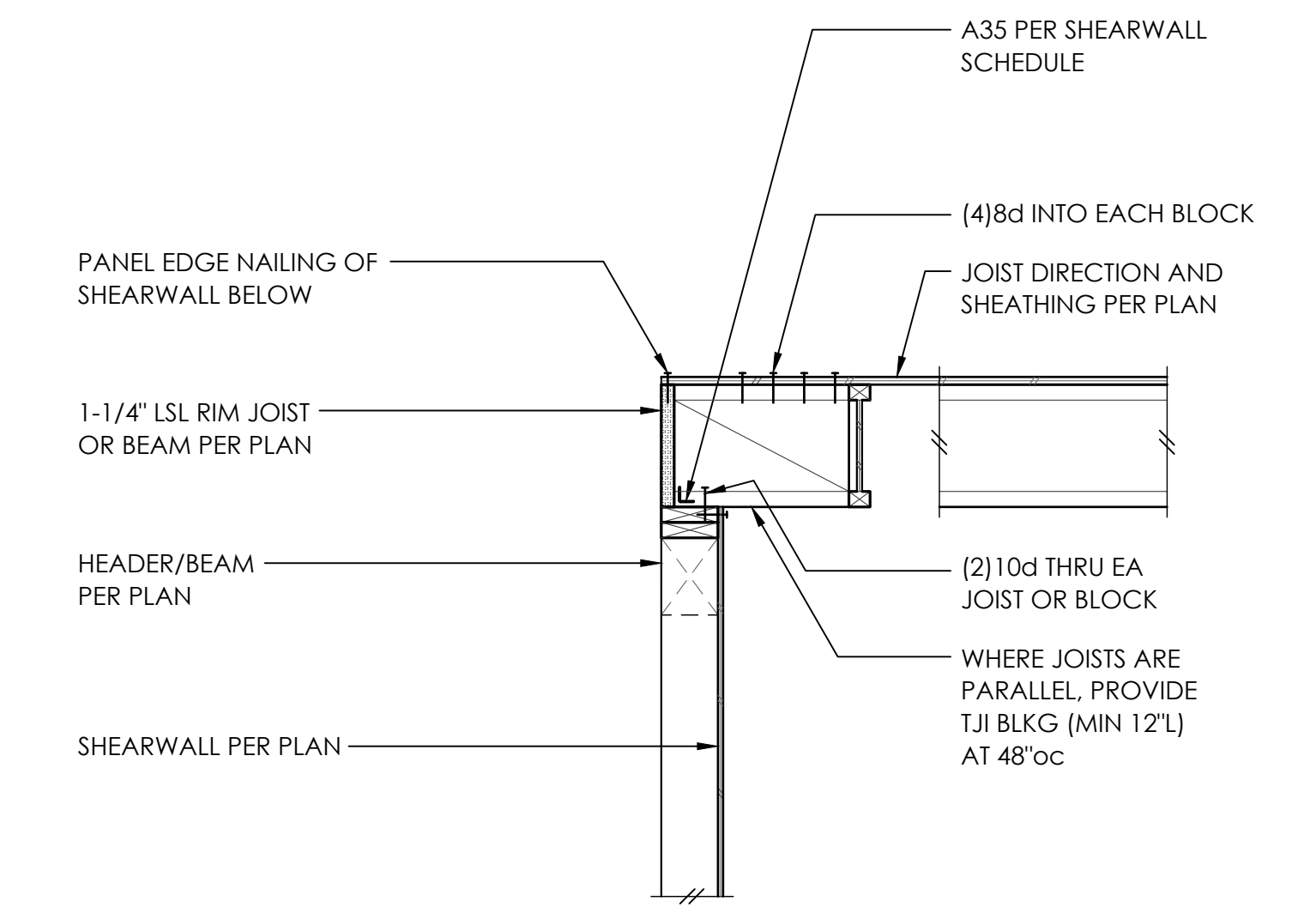
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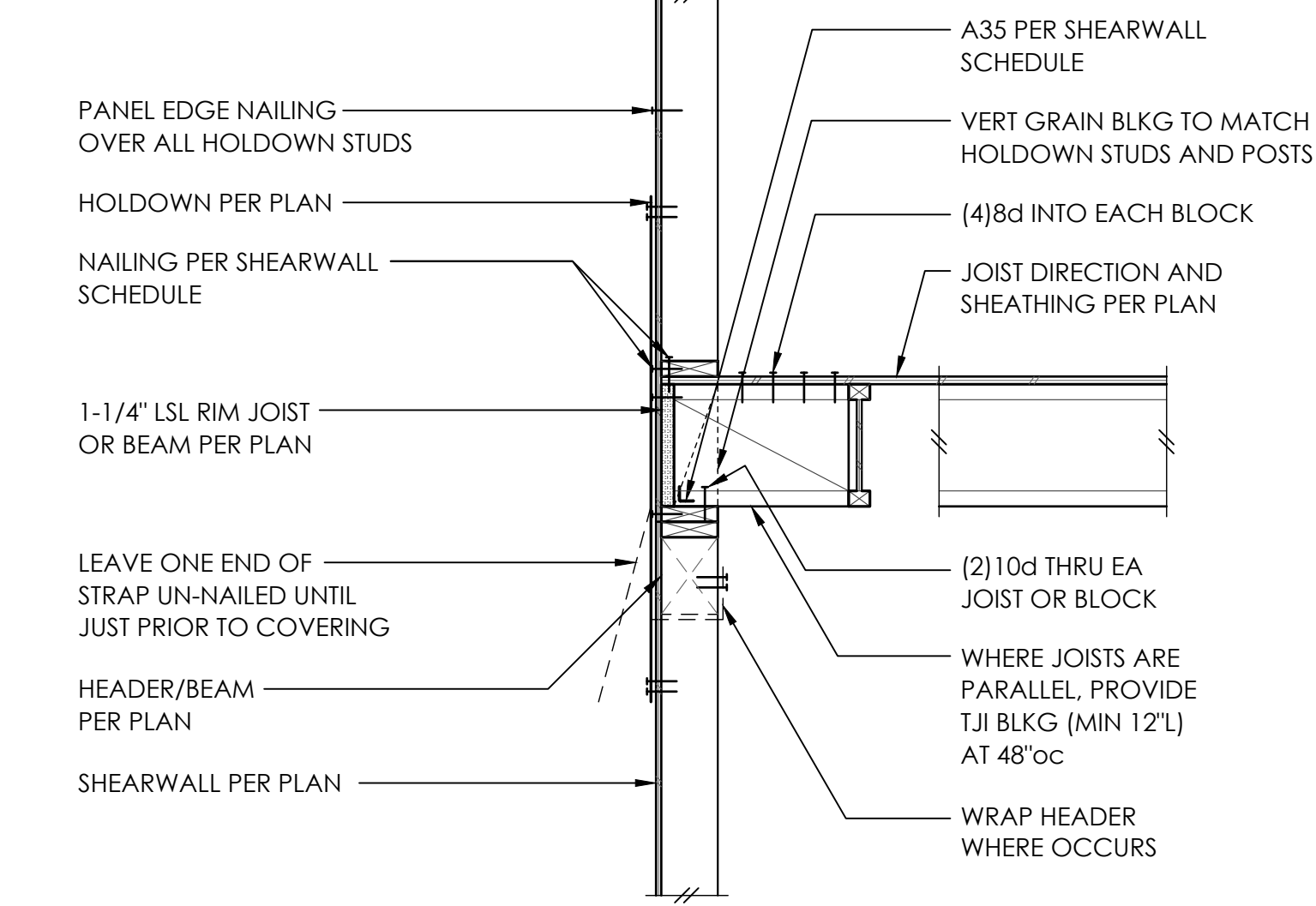
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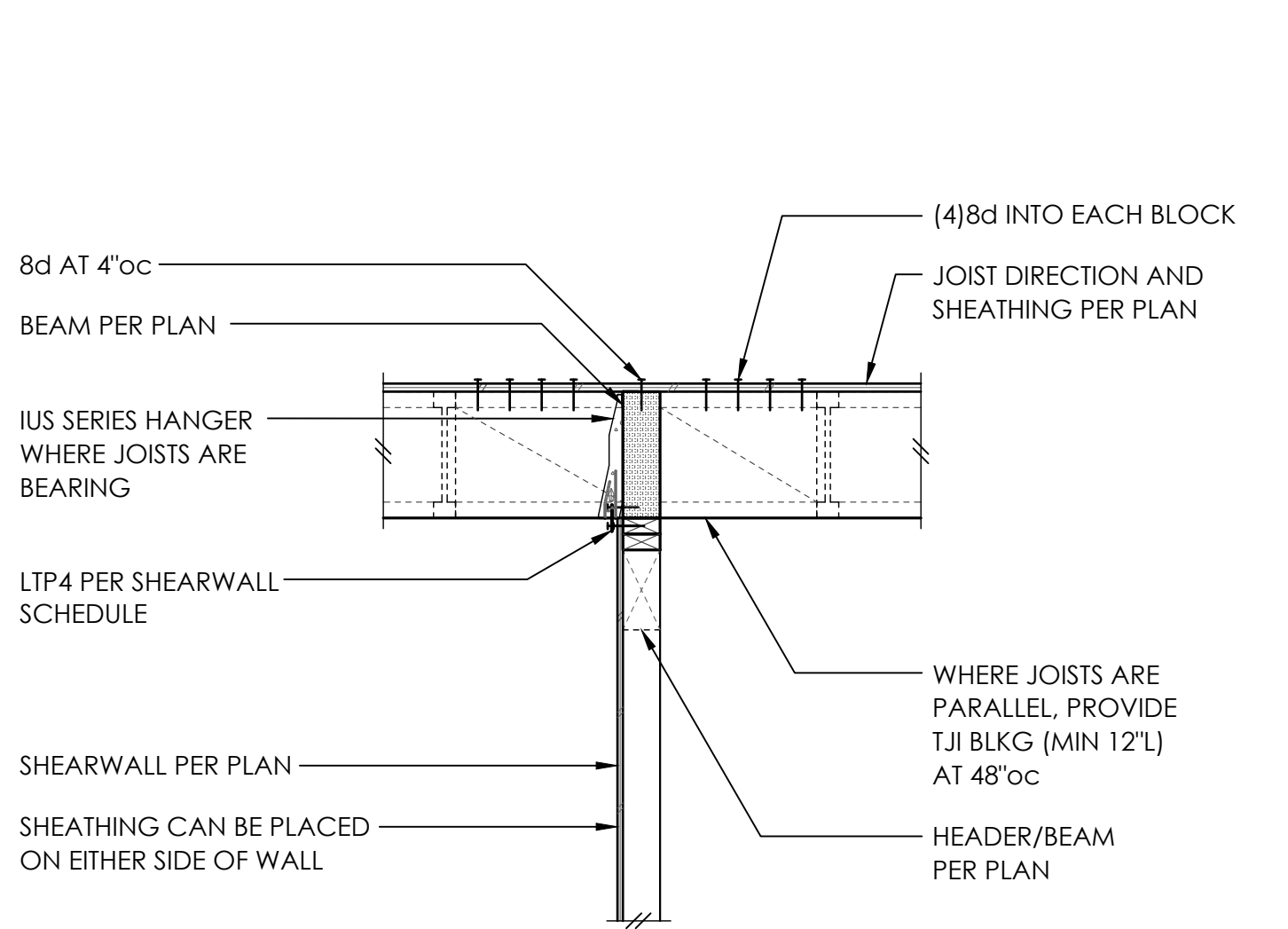
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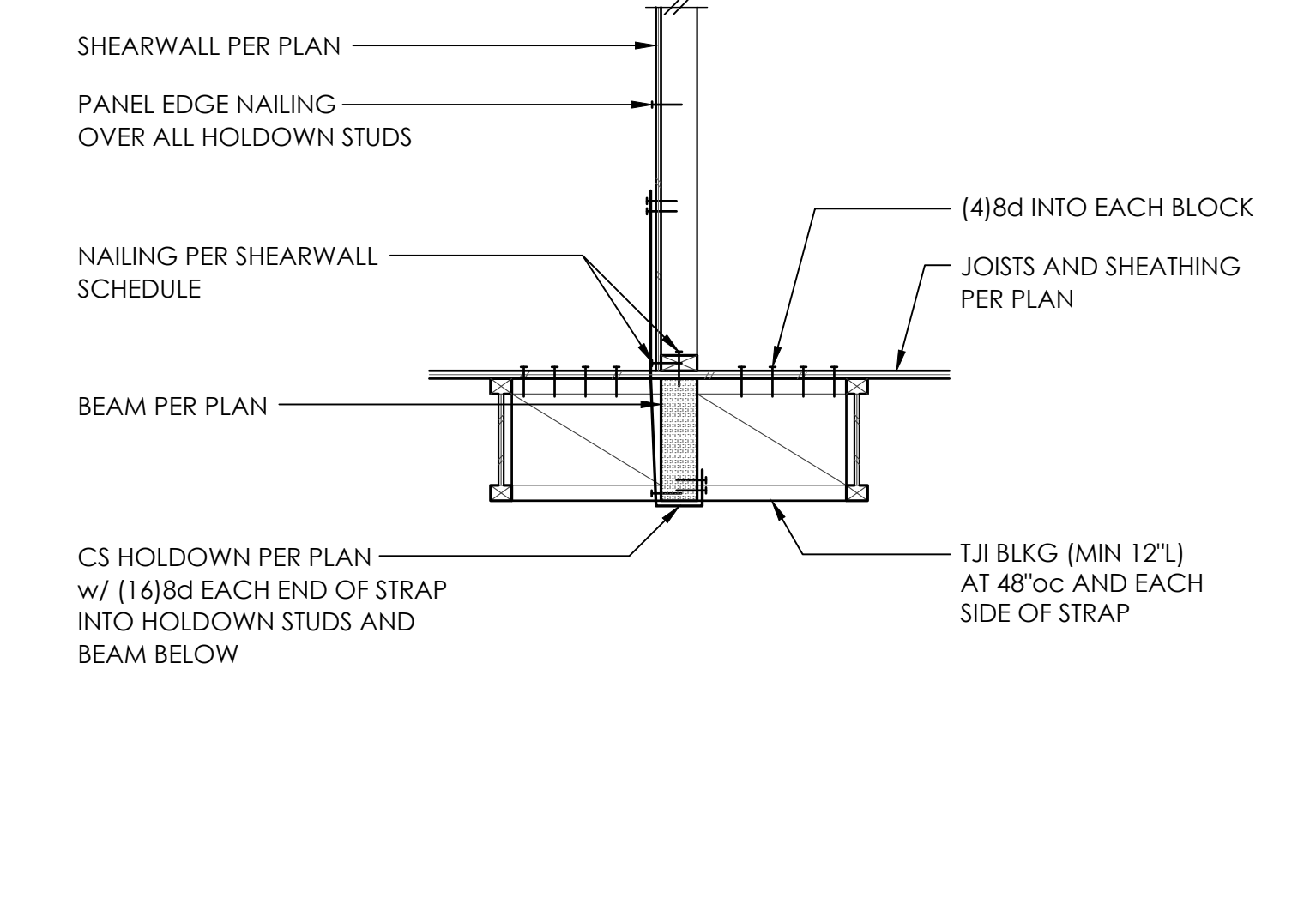
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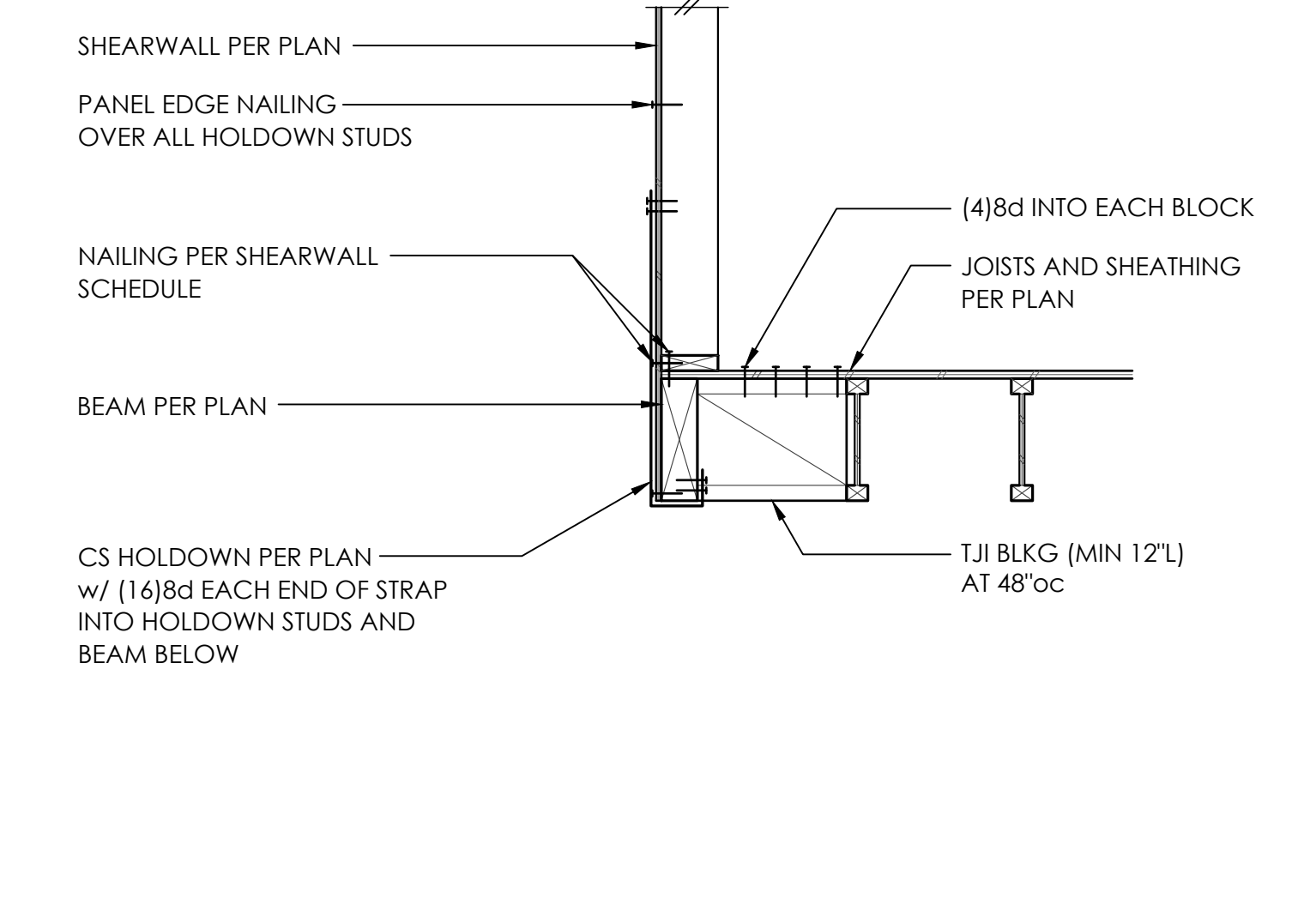
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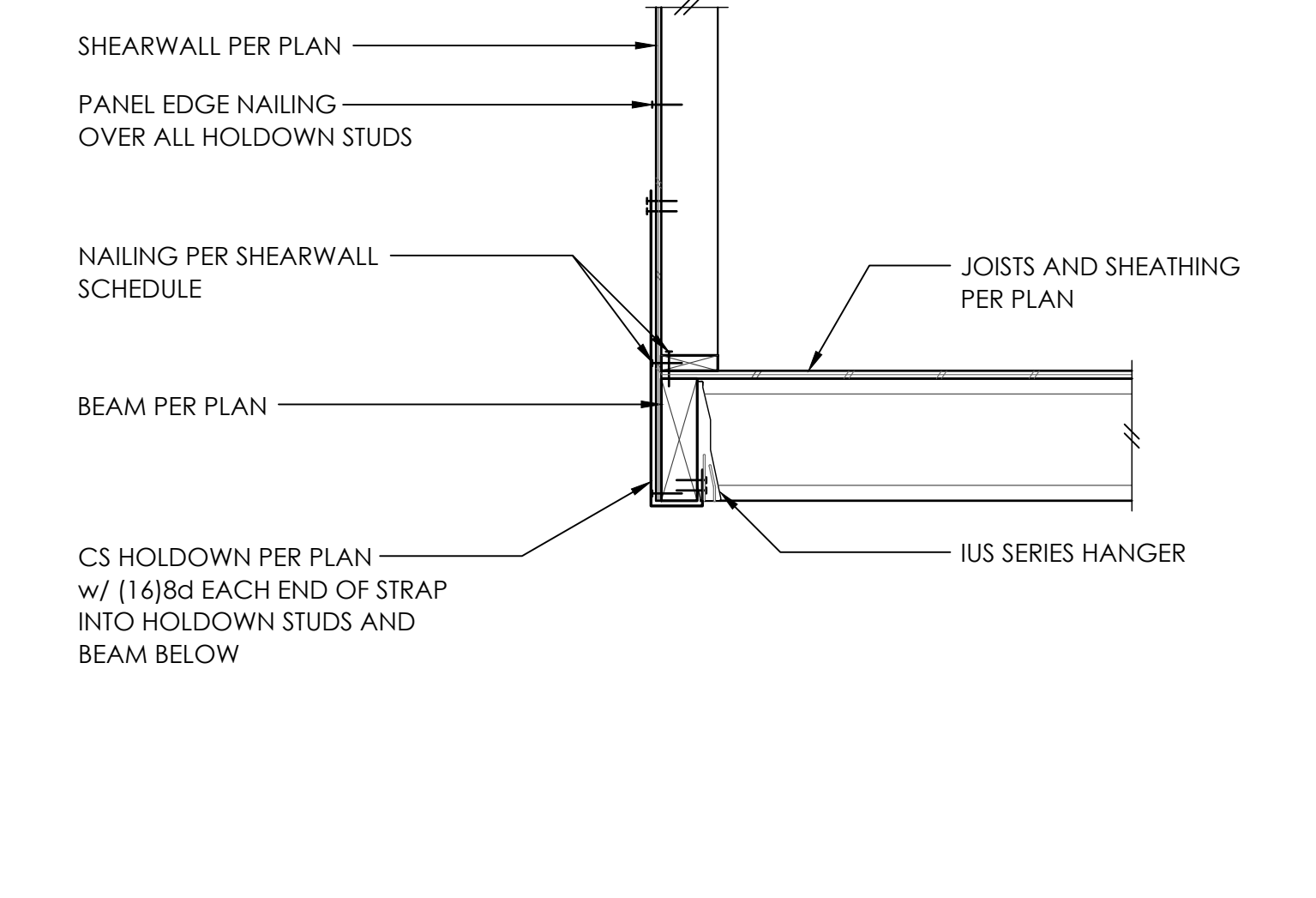
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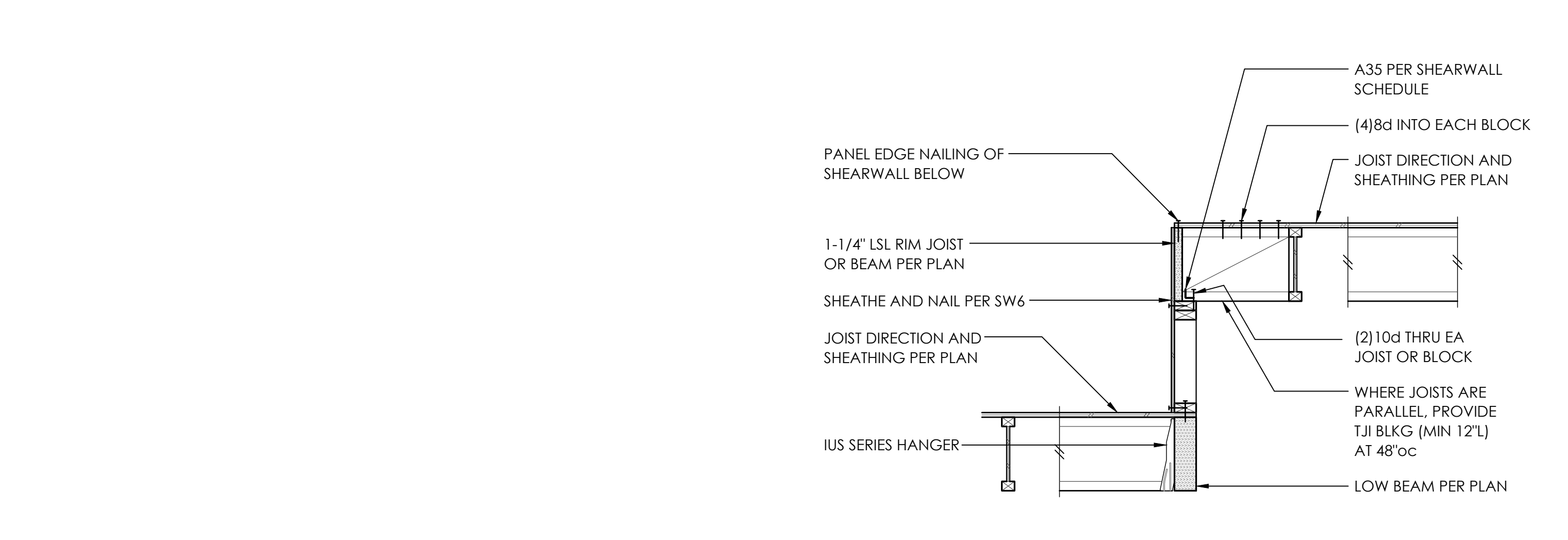
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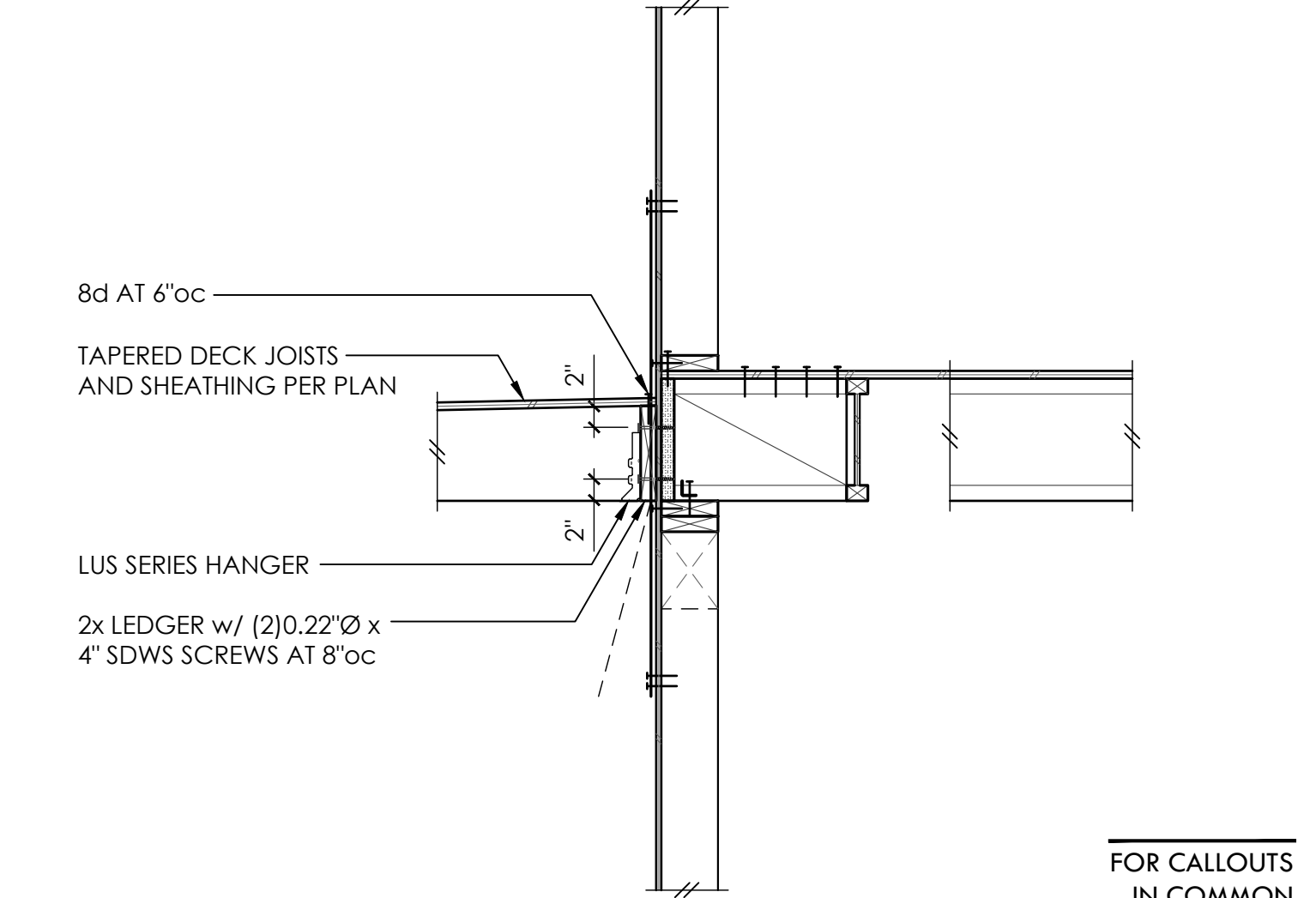
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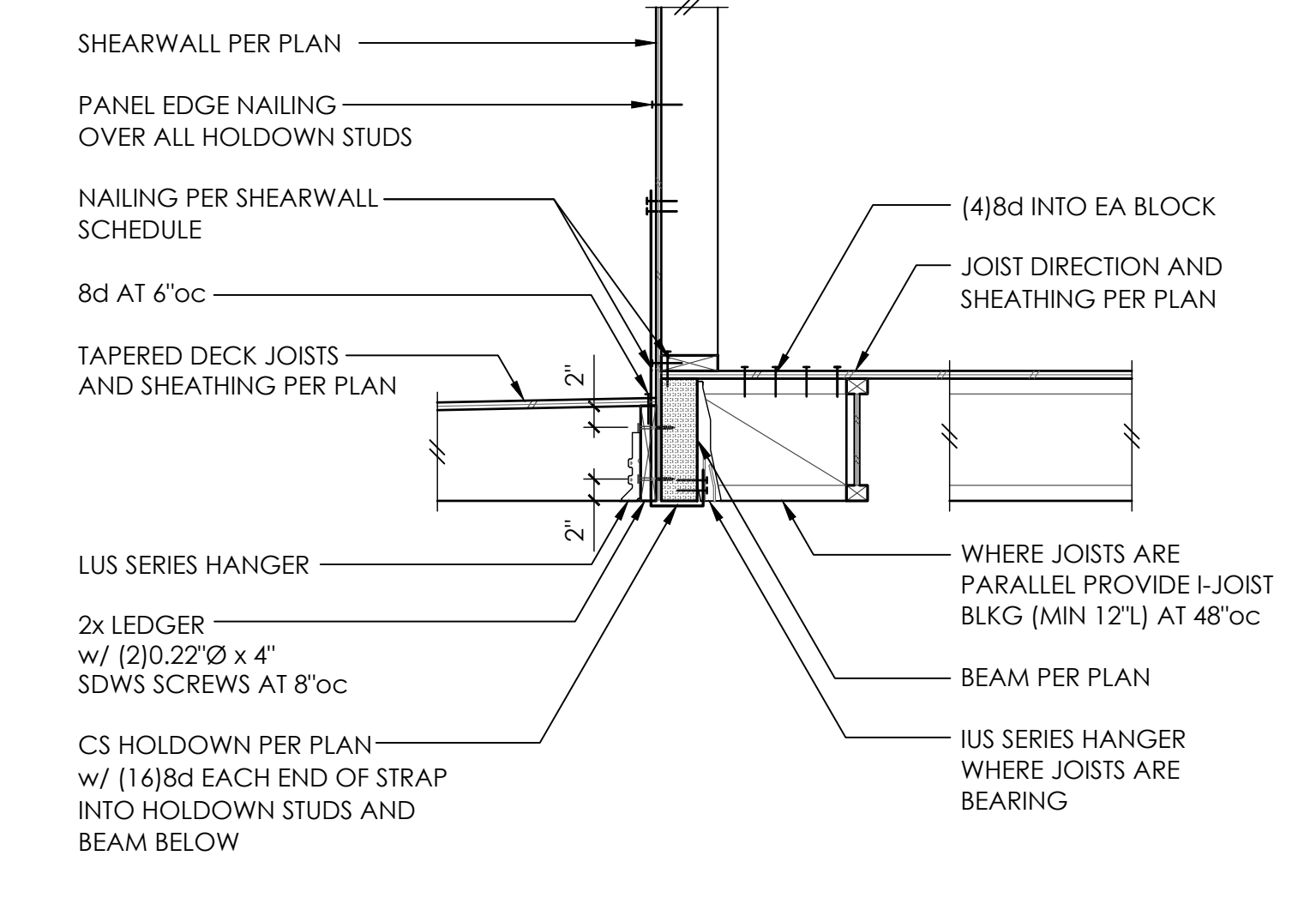
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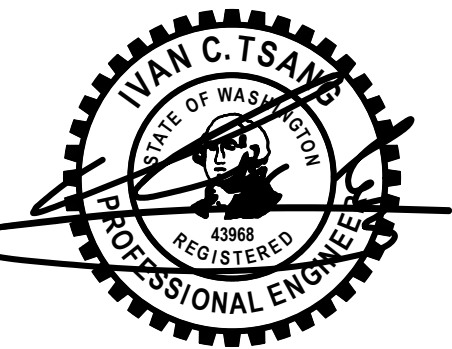
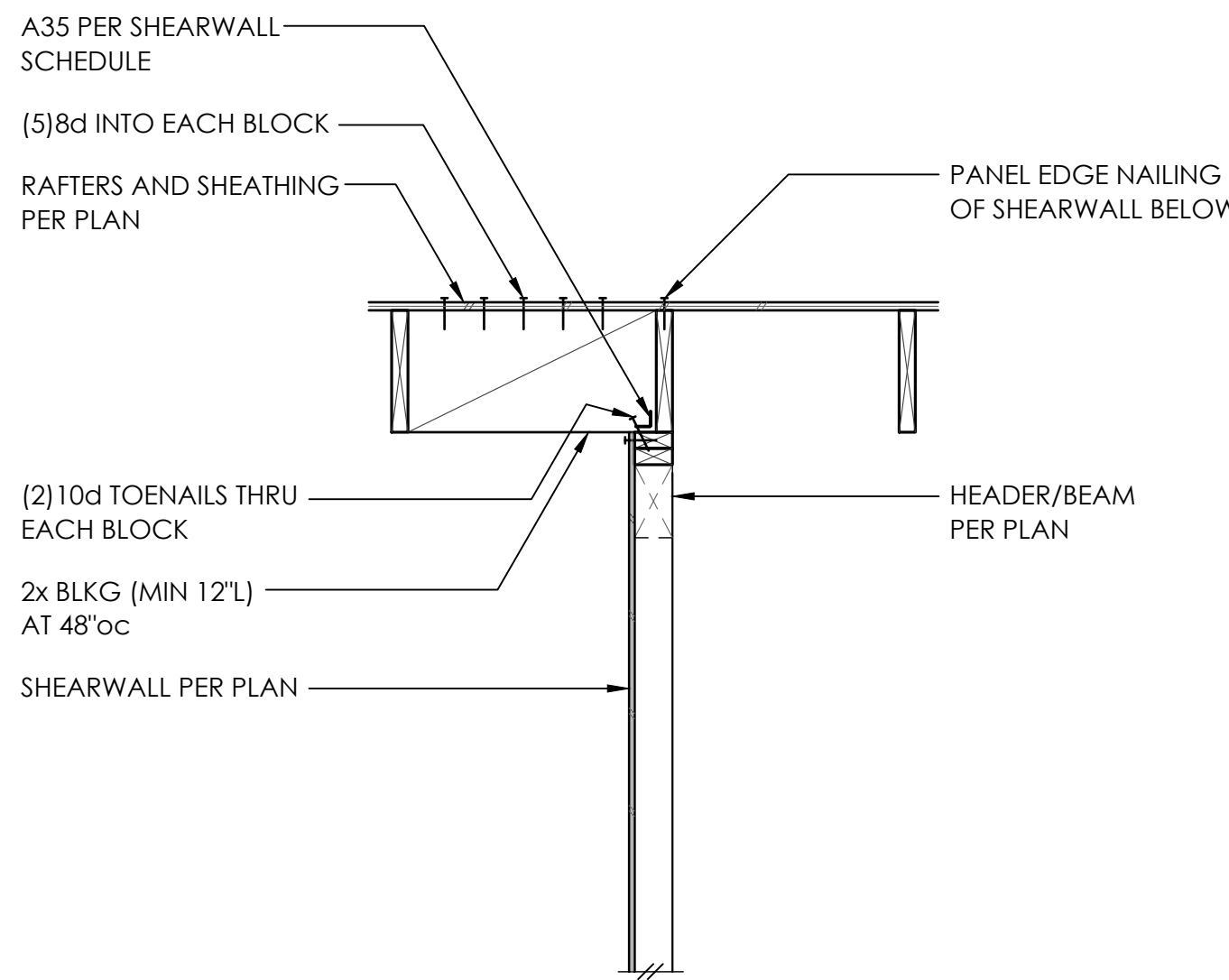
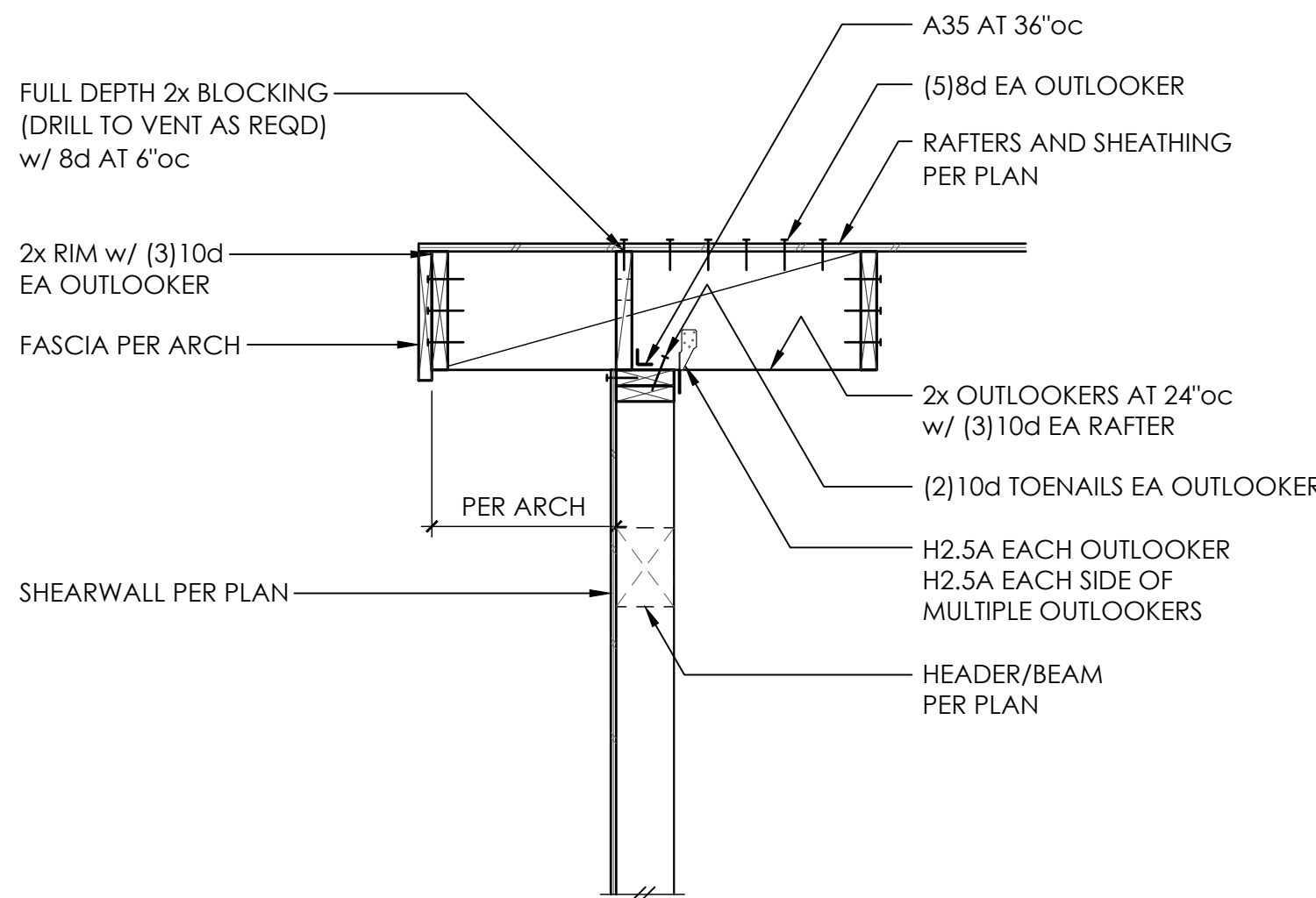
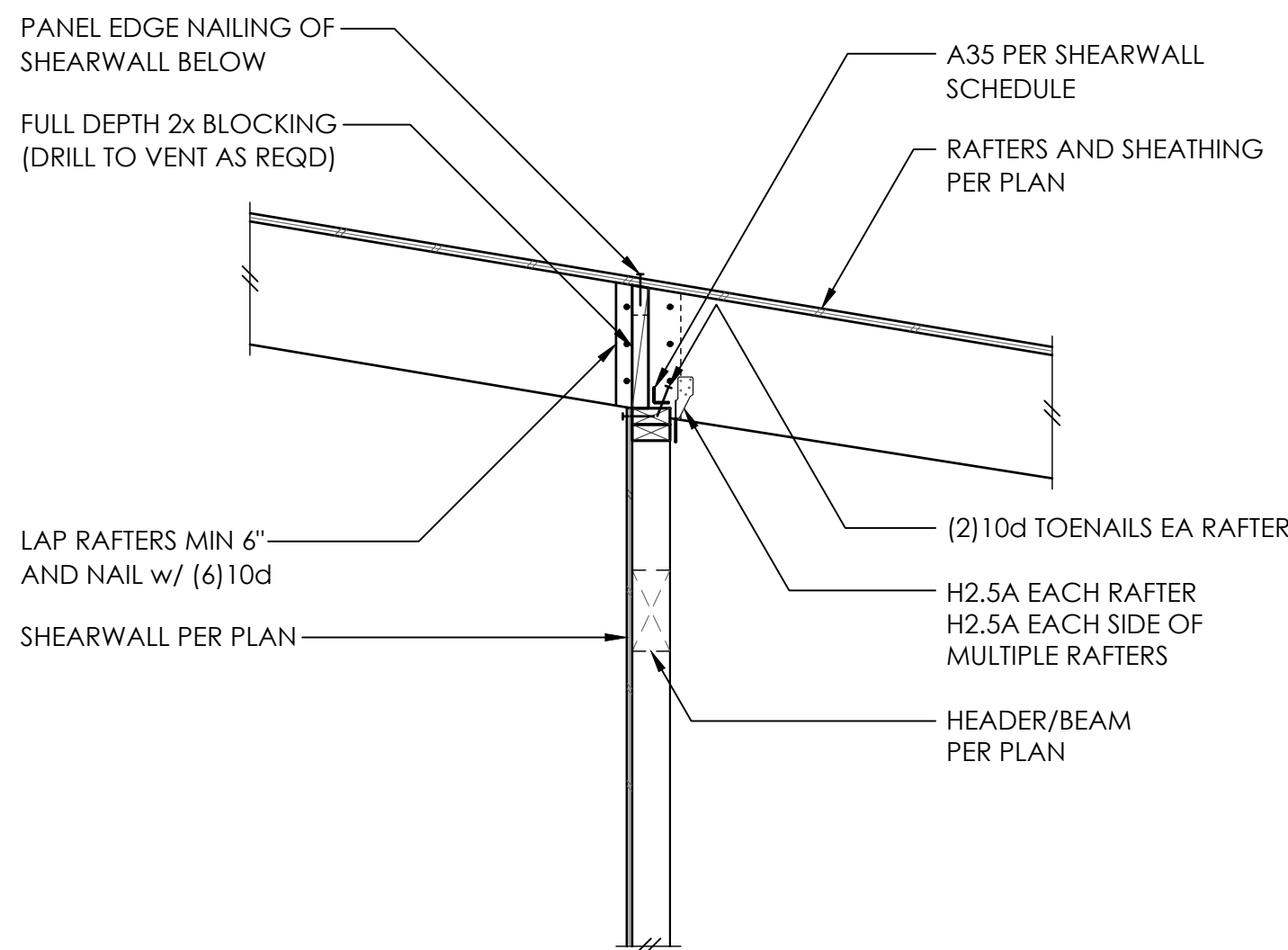
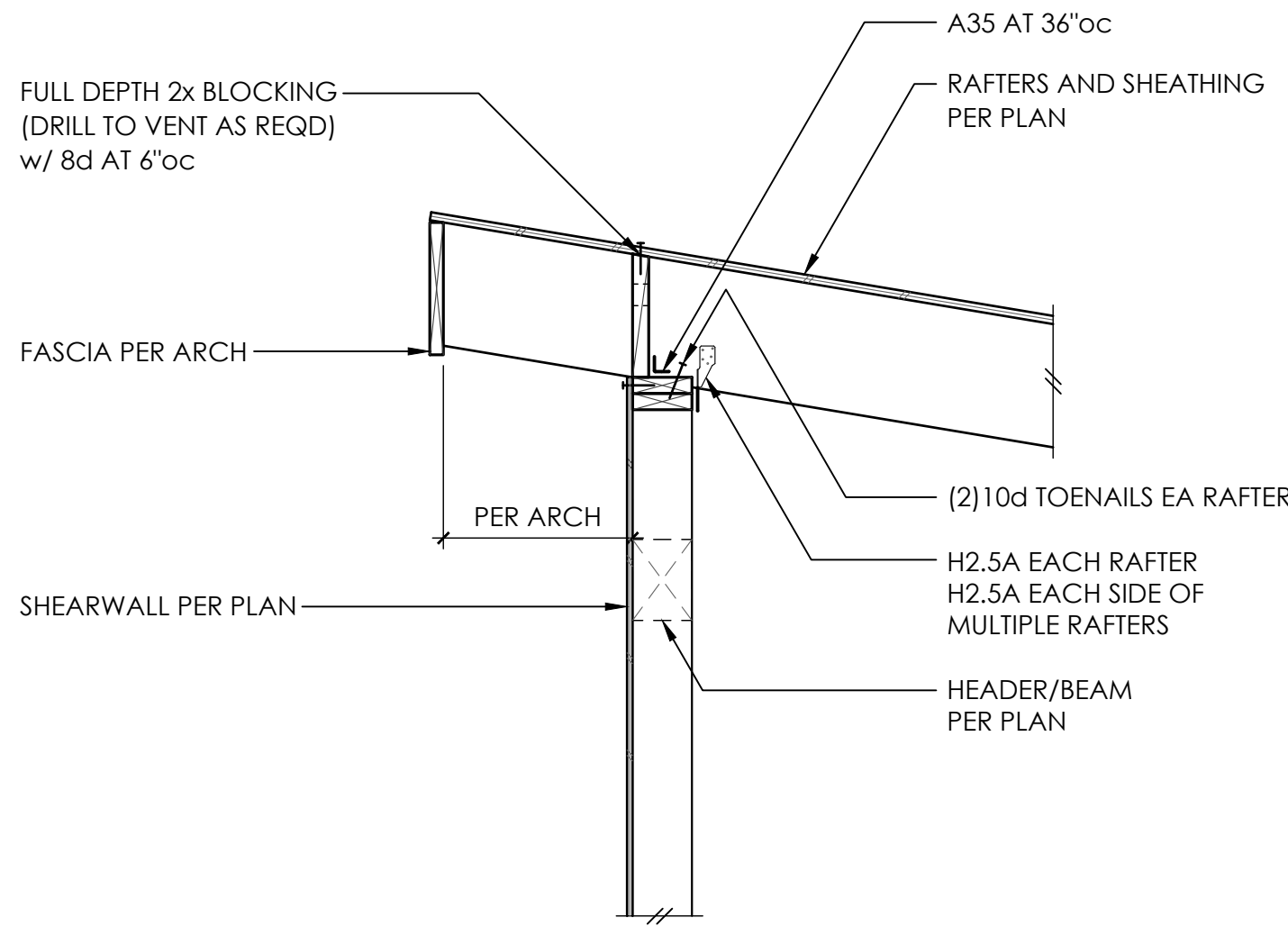
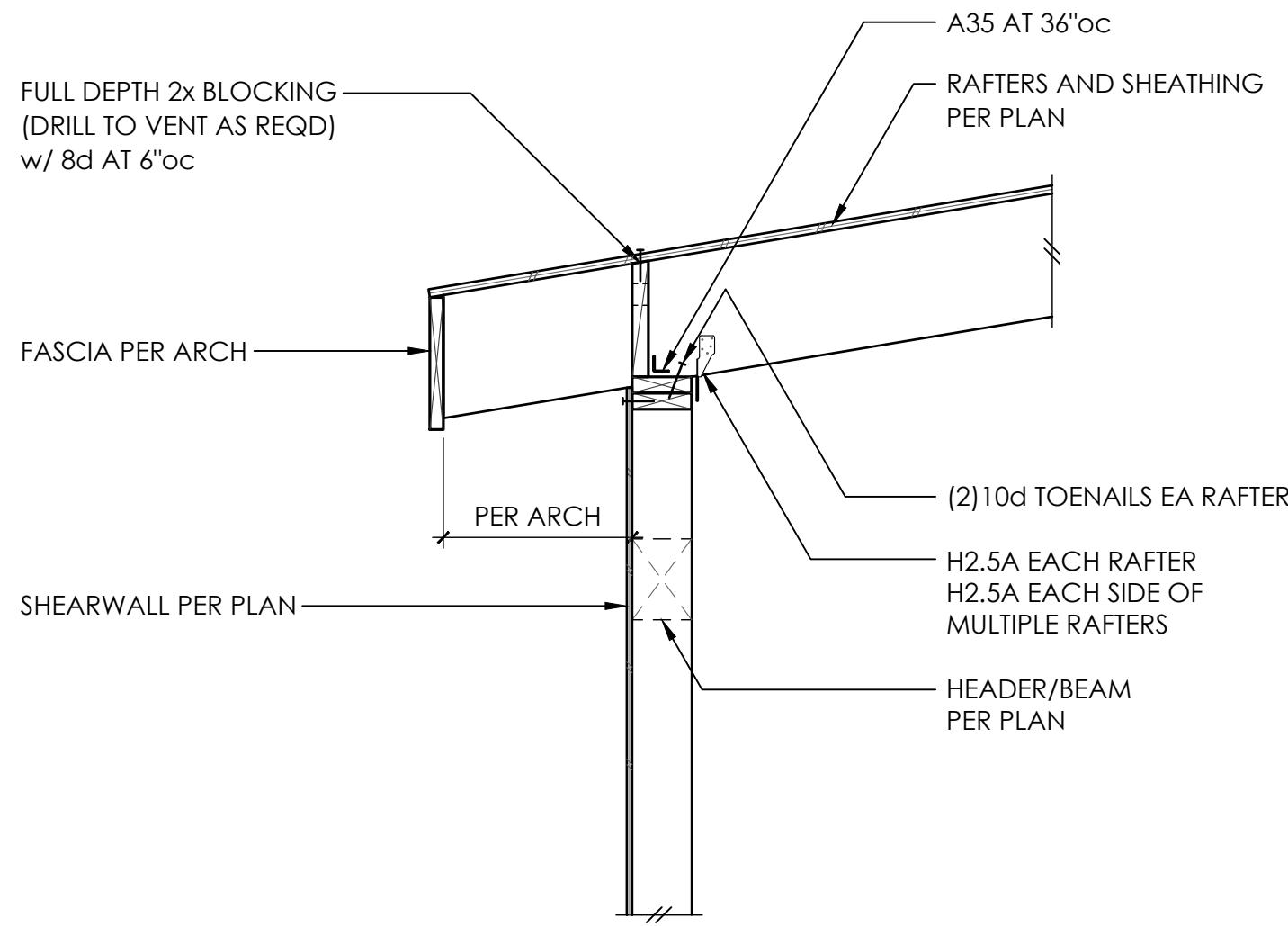
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11

FOR CALLOUTS
IN COMMON
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12



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WOOD FRAMING
DETAILS

S4.3

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