

**AUGUSTINE RESIDENCE ADDITION**

ADDRESS: 3860 W MERCER WAY, MERCER ISLAND WA 98040  
 SCOPE OF WORK: REPLACE CARPORT & SHED WITH GARAGE AND ENTRY

**LEGAL DESCRIPTION:**  
 ISLAND PARK REPLAT OF N 90.88 FT OF W 125 FT & POR S 10 FT OF N 100.88 FT OF W 125 FT LY NLY OF LN FRM PT 90.88 FT S & 110 FT E OF NW COR TO PT 100.88 FT S & 125 FT W OF NW COR ALL IN 6 PLAT BLOCK: PLAT LOT: 6

**PARCEL NUMBER:** 362350-0046

**PROJECT DIRECTORY:**

**OWNER:**  
 MATTHEW AND LINNEA AUGUSTINE  
 3860 W MERCER WAY  
 MERCER ISLAND, WA 98040  
**EMAIL:** linnea.augustine@gmail.com

**ARCHITECT:**  
 JINNY PARK ARCHITECTURE, PLLC  
**EMAIL:** jinnyparkarch@gmail.com  
 P.425.445.2993

**STRUCTURAL ENGINEER:**  
 BOSCO CHENG  
**EMAIL:** BOSCOCHENG@LIVE.COM

**SURVEYOR:**  
 SITE SURVEY AND MAPPING  
**EMAIL:** TNW@SITESURVEYMAPING.COM

**PROJECT DATA:**

**ZONE:** R-15  
**OCCUPANCY:** RESIDENTIAL GROUP R-3 / U (CAR GARAGE)  
**CONSTRUCTION TYPE:** V-B  
**LOT AREA:** 11,435 SF (0.26 AC)

**MAX. GROSS FLOOR AREA: 40% OF NET LOT AREA**  
 11,435 SF x 40% = 4,574 ALLOWED

**LOT SLOPE CALCULATIONS**  
 HEIGHT ELEVATION POINT OF LOT: 203.4'  
 LOWEST ELEVATION POINT OF LOT: 180.7'  
 ELEVATION DIFFERENCE: 22.7'  
 HORIZONTAL DISTANCE BTW HIGH & LOW POINTS: 154.0'  
 LOT SLOPE: 22.7 / 154 = 14.7%

**LOT COVERAGE CALCS:**  
 GROSS LOT AREA: 11,435 SF  
 ALLOWED LOT COVERAGE: 40%  
 11,435 SF X 40% = 4,574 SF ALLOWED

**EXISTING LOT COVERAGE:**  
 EXISTING ROOF AREA: 2,637.0 SF  
 EXISTING ASPHALT DRIVE: 1,665.0 SF  
 TOTAL EXISTING LOT COVERAGE: 4,302.0 SF  
 TOTAL LOT COVERAGE REMOVED: 24.5 SF (PART OF EXISTING CARPORT)

**NEW LOT COVERAGE:**  
 MAIN STRUCTURE ROOF AREA: 67.5 SF  
 TOTAL NEW LOT COVERAGE: 67.5 SF

TOTAL PROJECT LOT COVERAGE AREA: 4,345.0 SF  
 PROPOSED LOT COVERAGE AREA: 38.0 SF

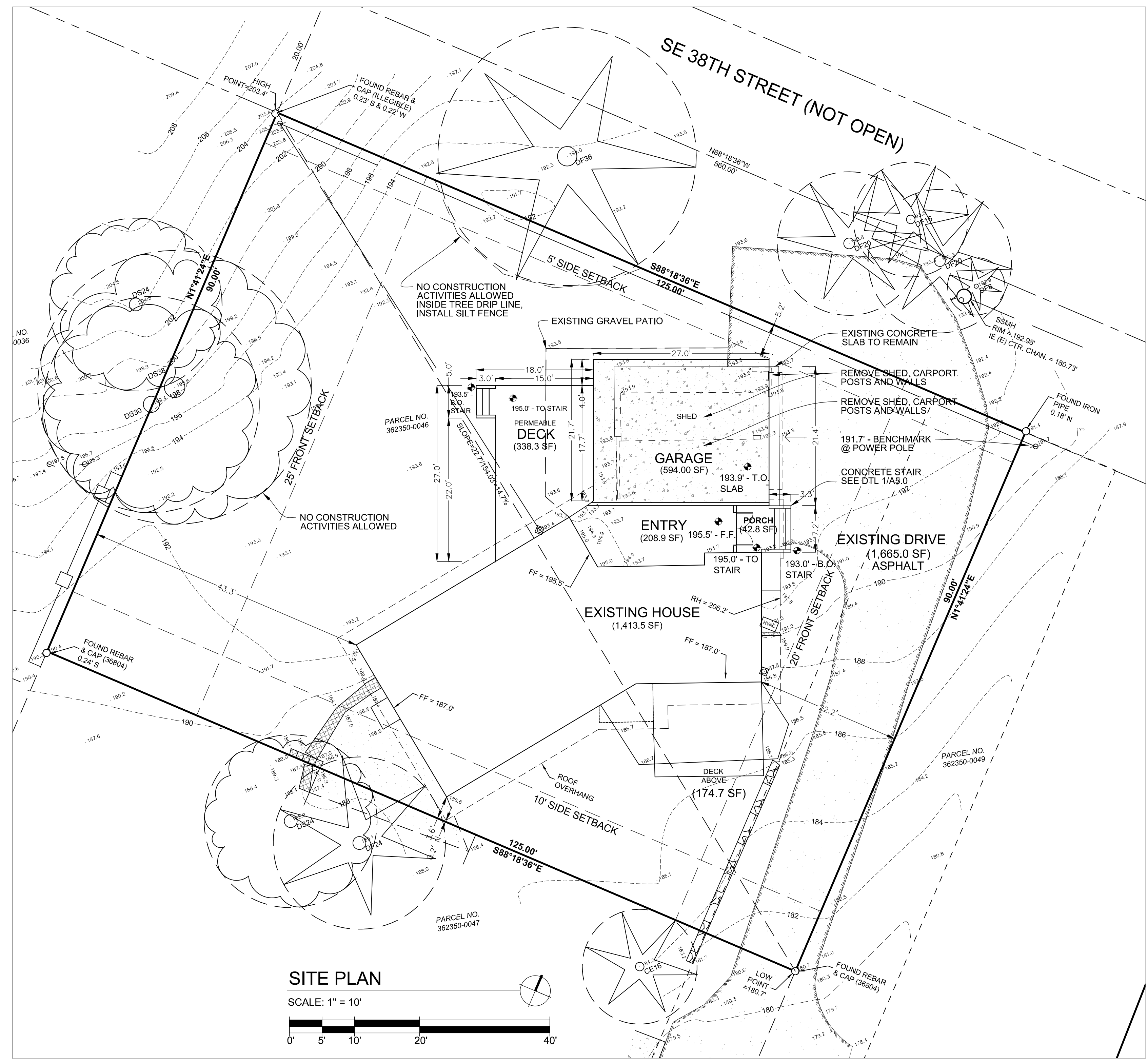
**HARDSCAPE CALCULATIONS:**  
 GROSS LOT AREA: 11,435 SF  
 ALLOWED HARDSCAPE: 9% (1,029.2 SF)

**TOTAL EXISTING HARDSCAPE AREA:**  
 UNCOVERED DECKS: 174.7 SF  
 GRAVEL AREA: 270.8  
 TOTAL EXISTING HARDSCAPE AREA: 445.5 SF  
 HARDSCAPE AREA REMOVED: 235.1 SF

**TOTAL NEW HARDSCAPE AREA:**  
 UNCOVERED DECKS: 338.3 SF  
 TOTAL NEW HARDSCAPE AREA: 338.3 SF  
 TOTAL PROJECT HARDSCAPE AREA: 441.5 SF  
 441.5 / 11,435 SF = 4%

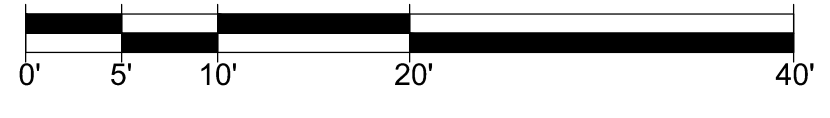
GROSS FLOOR AREA: 40% ALLOWED  
 EXISTING MAIN FLOOR AREA: 1,380 SF  
 EXISTING BASEMENT FLOOR AREA: 1,360 SF  
 NEW MAIN FLOOR AREA: 208.9 SF  
 TOTAL GROSS FLOOR AREA: 2,948.9 SF PROPOSED (4,574 SF ALLOWED)  
 2,948.9 / 11,435 = 25.8% PROPOSED

EXISTING NFPA 72 (CHAPTER 29) FIRE ALARM SYSTEM SHALL BE EXTENDED COVER ADDED AREA(S). A SEPARATE FIRE PERMIT IS REQUIRED.



**SITE PLAN**

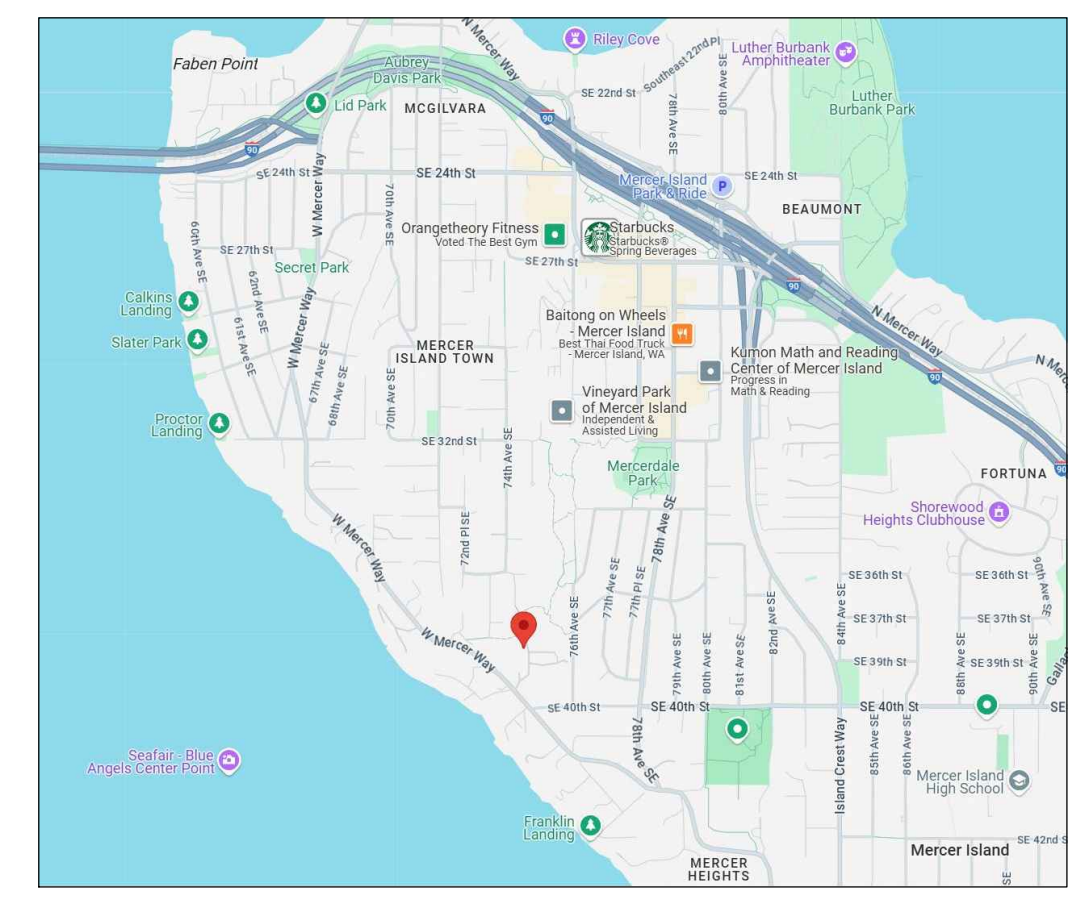
SCALE: 1" = 10'



**MAX. HEIGHT: 30'**  
**AVERAGE HEIGHT CALCS:**  
 A (193.8x30.7) + B (193.8x31.9) + C (193.7x30.7) + D(193.7x31.9) / 30.7+31.9+30.7+31.9  
 =5949.7+6182.2+5946.6+6179.0 / 125.2 = **193.8' AVERAGE GRADE**  
 193.8' + 30' = 223.8' MAXIMUM ALLOWED HEIGHT ELEVATION  
 TOP OF PROPOSED ROOF ELEVATION: **209.5'**

**GENERAL NOTES:**

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL RESIDENTIAL CODE WITH AUTHORITY HAVING JURISDICTION.  
 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.  
 CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.  
 CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.  
 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/DESIGNER.  
 ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.  
 PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.



**VICINITY MAP**

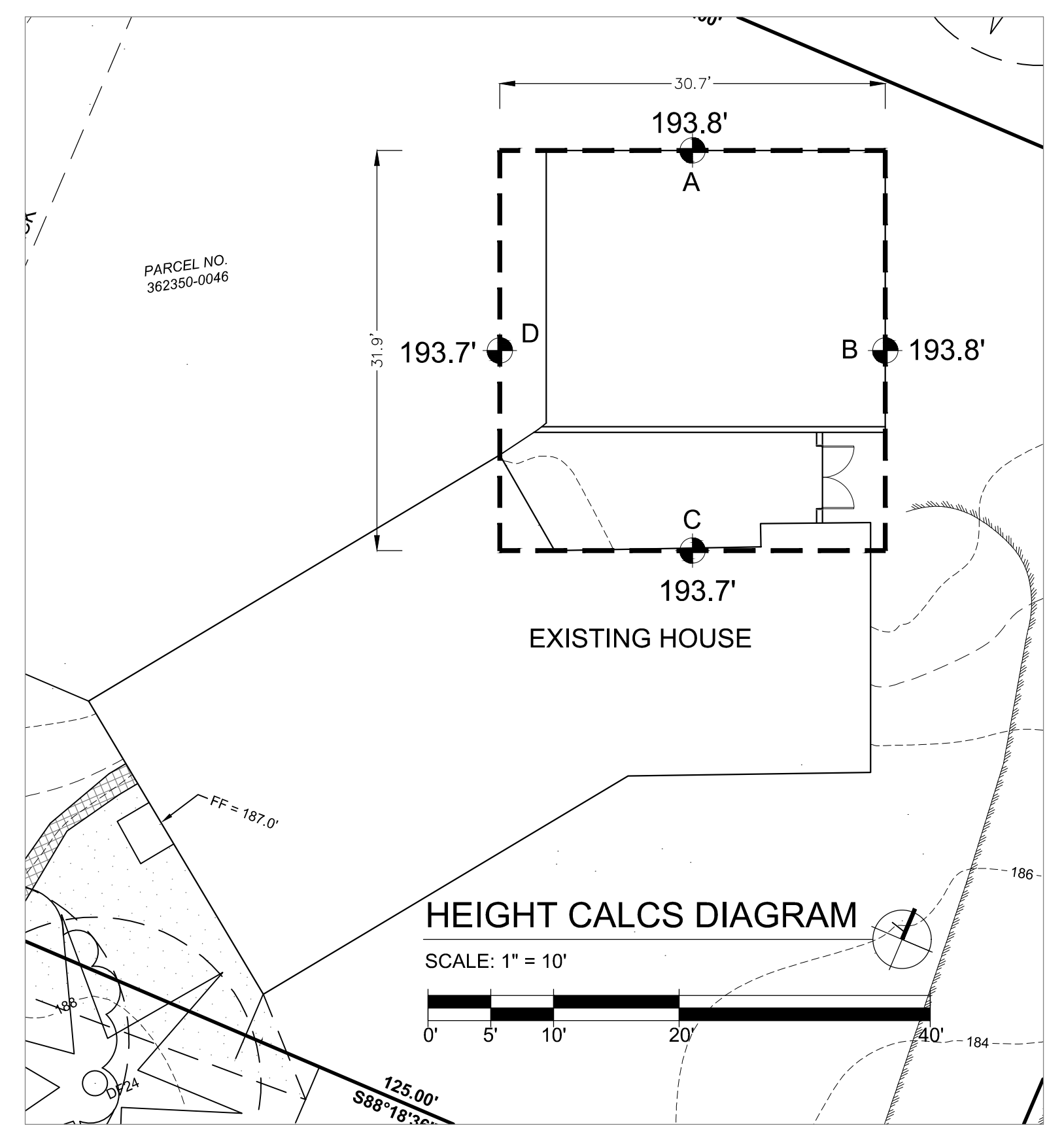
SCALE: N.T.S.

**APPLICABLE ENERGY CREDITS**

(2) CREDITS REQUIRED  
 CONDITIONED AREA: 208.9 SF

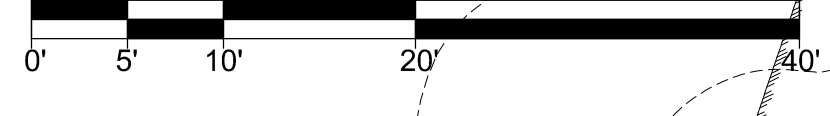
OPTIONS	DESCRIPTIONS	CREDITS
HEATING OPTION 5	DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN THE LARGEST ZONE	2.0
TOTAL		2.0

HIGH EFFICACY LAMPS:  
 A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.  
 - U-VALUE FOR ALL WINDOWS: 0.3 OR BETTER

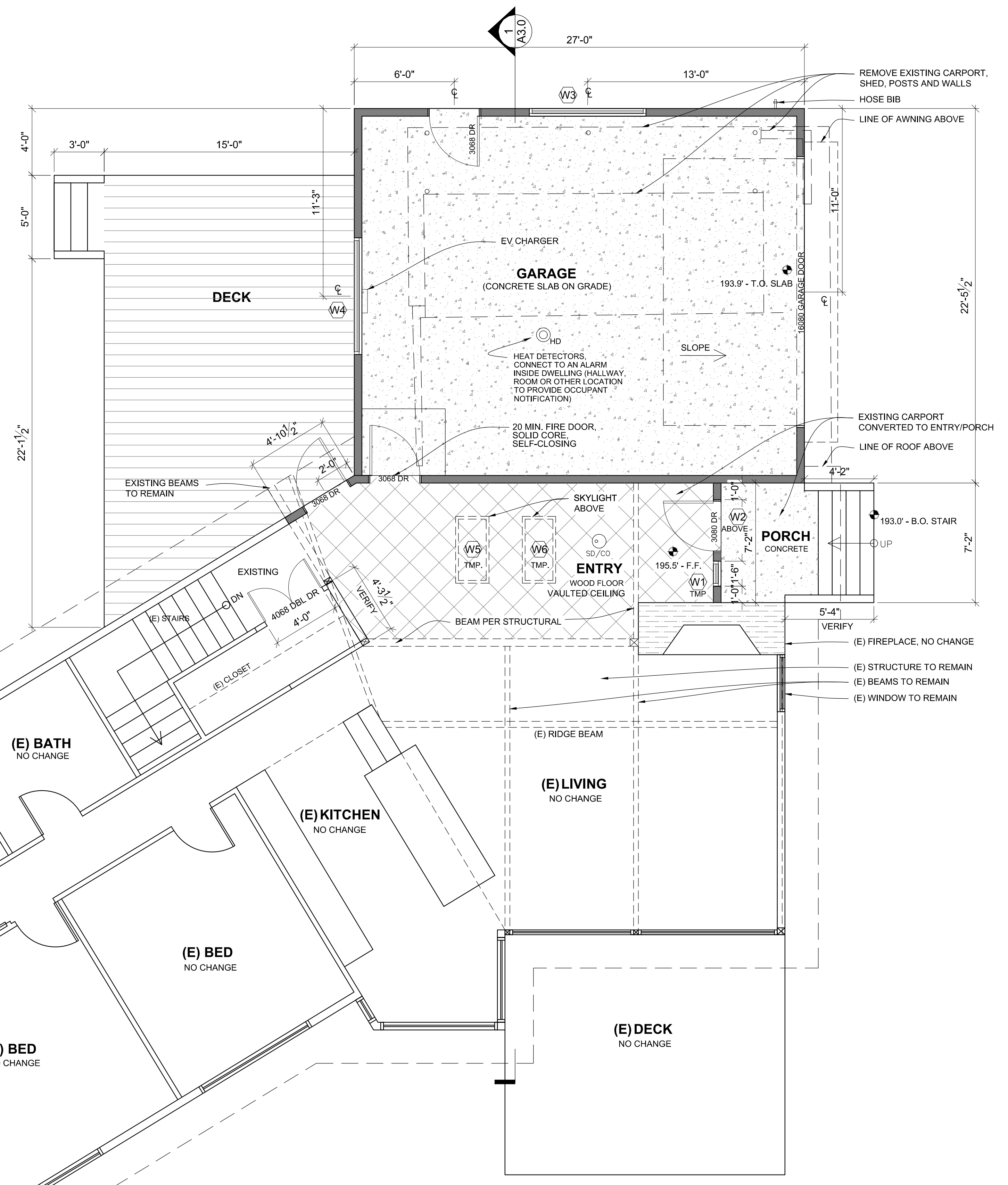
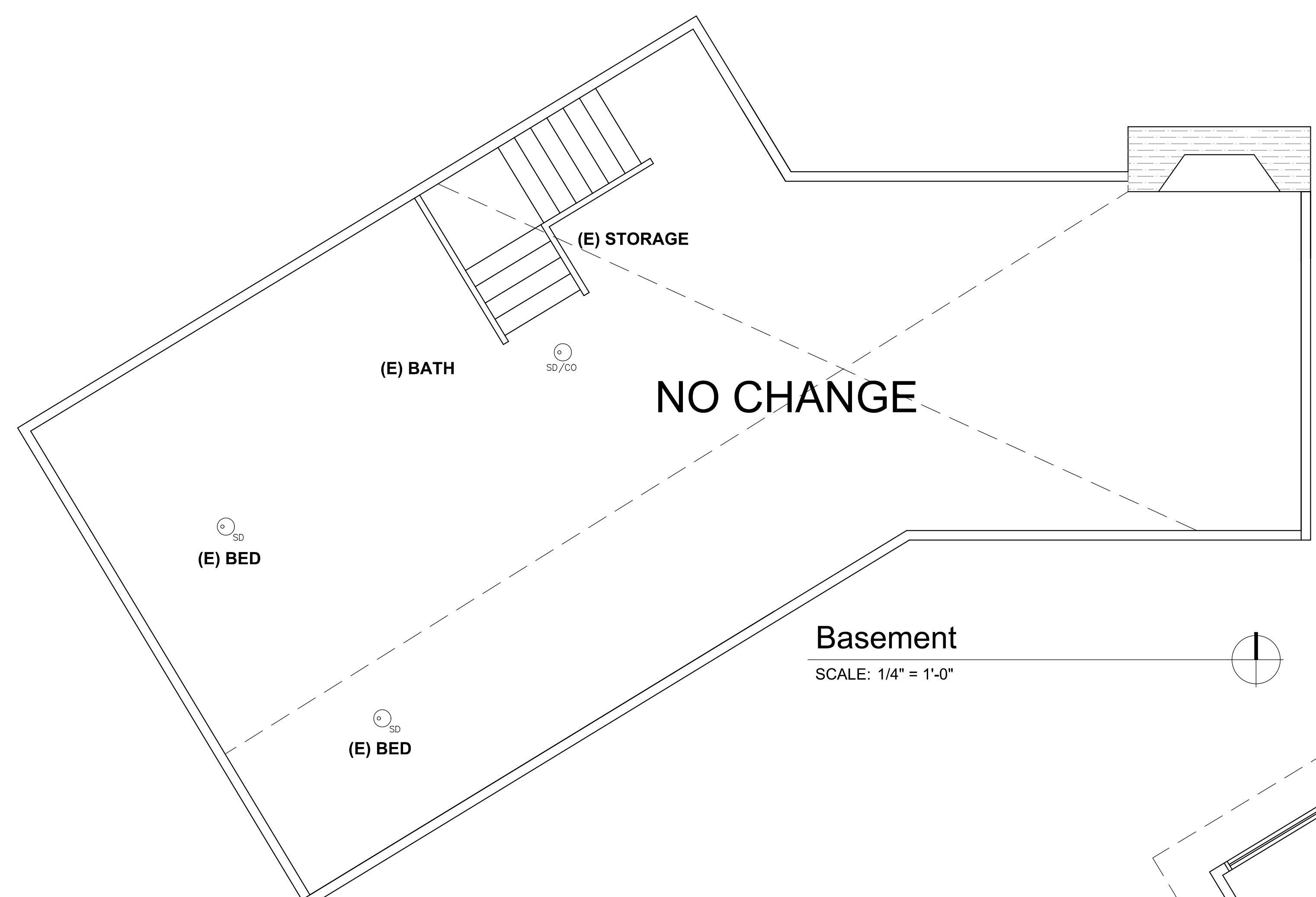


**HEIGHT CALCS DIAGRAM**

SCALE: 1" = 10'







**Main Floor Plan**

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

- SMOKE ALARMS (R314.2.2)  
 SMOKE ALARMS ARE REQUIRED INSIDE ALL EXISTING BEDROOMS, AND OUTSIDE ALL EXISTING BEDROOMS.
- CARBON MONOXIDE ALARMS (R315.2.2)  
 CARBON MONOXIDE ALARMS ARE REQUIRED OUTSIDE OF ALL EXISTING BEDROOMS.

**GARAGE NOTES:**  
 \* THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GWS APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT.  
 \* OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, 20-MINUTE FIRE-RATED DOORS.  
 \* DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND SHALL HAVE NO OPENINGS INTO THE GARAGE.  
 \* IN SEISMIC ZONES D0, D1 & D2, WATER HEATERS SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS.  
 \* PROVIDE OUTDOOR COMBUSTION AIR FOR FURNACE AND WATER HEATER.

TAG #	DIMENSION	TYPE
W1	1 5030	FIXED
W2	1 1670	FIXED
W3	1 7020	FIXED
W4	1 7020	FIXED
W5	1 2040	SKYLIGHT
W6	1 2020	SKYLIGHT

- SEE FLOOR PLAN FOR HEADER HEIGHTS, TEMPERED AND EGRESS
- ALL WINDOWS TO BE NRFC RATED
- U-VALUE FOR ALL WINDOWS: 0.3 OR BETTER

**CRAWL SPACE NOTES:**  
 \*REQUIRED OPENINGS SHALL BE EVENLY SPACED TO PROVIDE COSS VENTILATION OF THE SPACE EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS.  
 \*VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH W/ 1/2" MAX. OPENINGS.  
 \*COVER GRADE W/ 6 MIL POLYETHYLENE VAPOR RETARDER, ALL JOINTS OVERLAPPED.  
 \*LOCATE AT LEAST (1) CRAWL SPACE VENT WITHIN 3' OF CORNERS.

**CRAWL SPACE VENTILATION:**  
 CRAWL SPACE AREA: 208.9 SF  
 208.9 / 150 = 1.4 SF

TYPICAL VENT: 16"x8"x.8 EFFICIENCY: .71 SF EACH  
 1.4 SF / .71 = 2  
 PROVIDE (2) VENTS

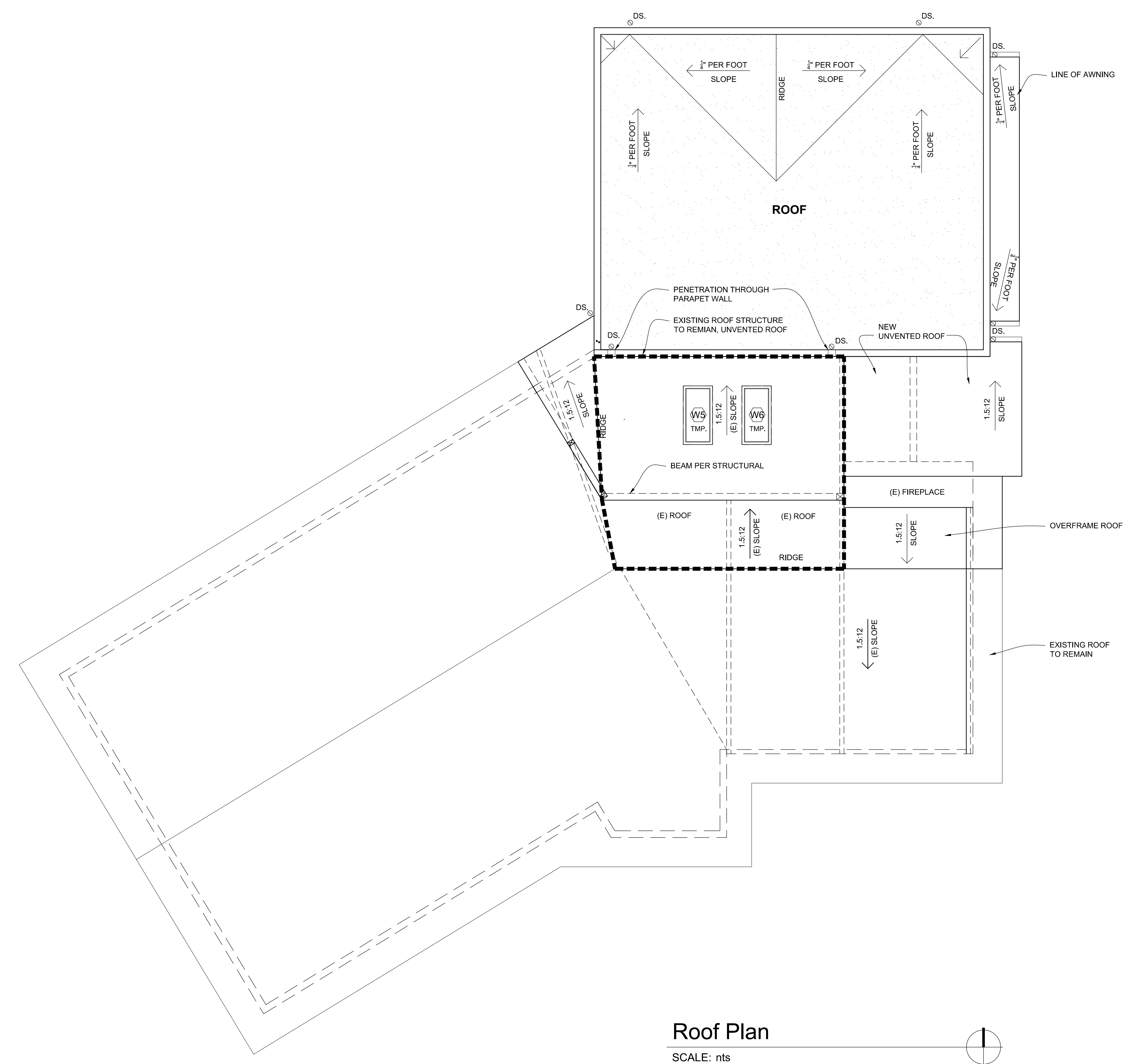
**FLOOR PLAN NOTES:**  
 \* CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
 \* ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)  
 \* ALL EXTERIOR WALLS 2x6 PER STRUCTURAL  
 \* HEADERS PER STRUCTURAL  
 \* WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.  
 \* PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.  
 \* PROVIDE SOLID BLOCKING OVER SUPPORTS.

**AREA SUMMARY:**  
 EXISTING MAIN FLOOR AREA: 1,360.0 SF  
 EXISTING BASEMENT AREA: 1,360.0 SF  
 NEW ENTRY ADDITION: 208.9 SF  
 TOTAL HEATED AREA: 2,948.9 SF  
 NEW ATTACHED GARAGE: 594 SF  
 NEW DECK: 338.3 SF

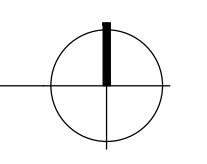
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ROOF PLAN

A2.1



**Roof Plan**  
 SCALE: nts



**FLOOR ASSEMBLIES:**

**WALL ASSEMBLIES:**

**ROOF ASSEMBLIES:**

**F1 FLOOR OVER CRAWLSPACE**

- FINISH FLOOR PER PLANS
- SHEATHING & NAILING PER STRUC.
- FRAMING PER STRUC.
- BATT INSULATION (R-30 MIN)
- VENTING PER PLANS
- 6 MIL VAPOR BARRIER

**W1 EXTERIOR WALL**

- SIDING PER ELEVATION
- 30# BUILDING PAPER
- SHTG & NAILING PER STRUCTURAL
- 2x6 STUDS PER STRUCTURAL
- BATT INSULATION (R-21)
- 1/2" GWB
- PVA PRIMER
- PAINT

**R1 ROOF**

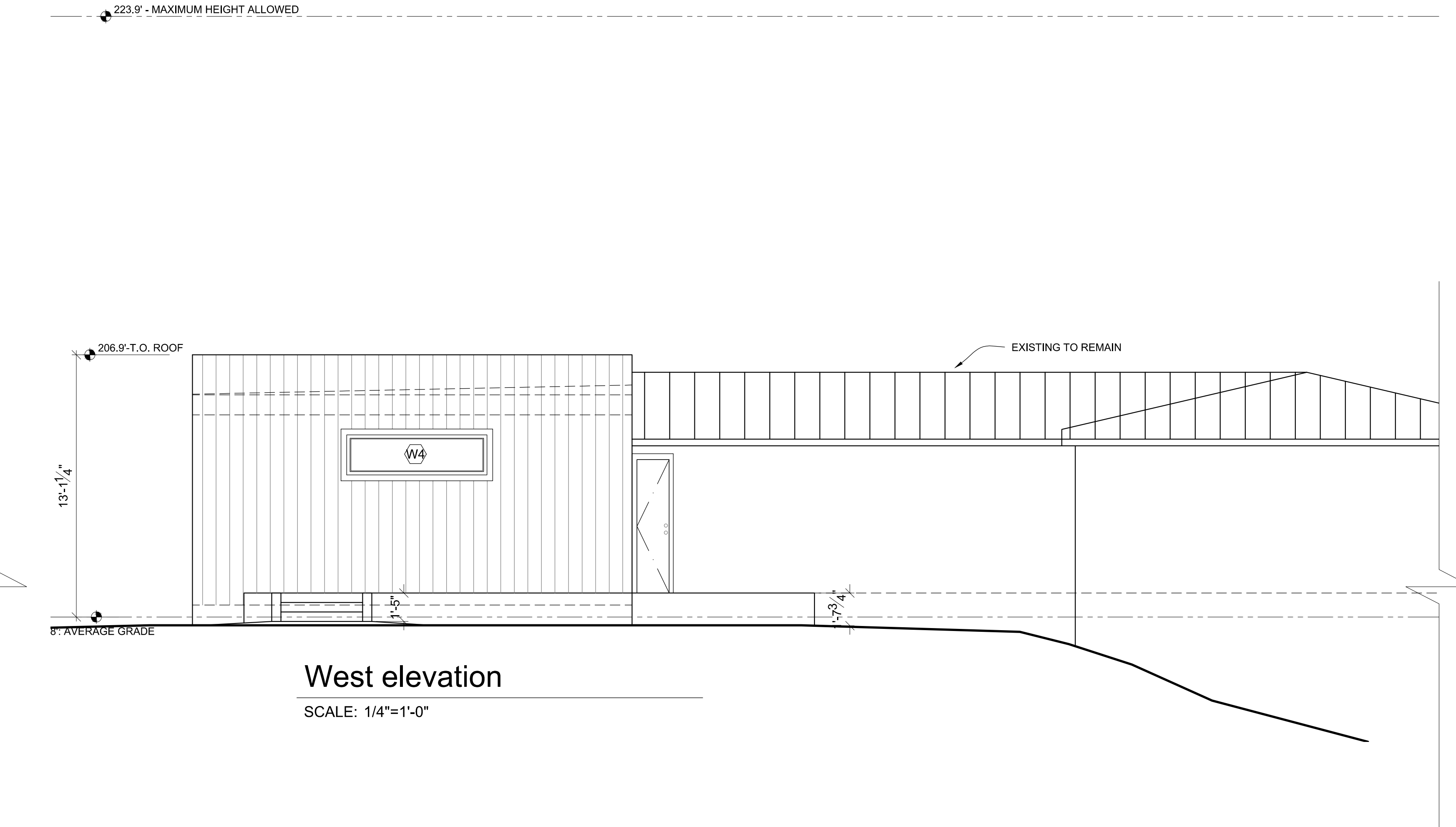
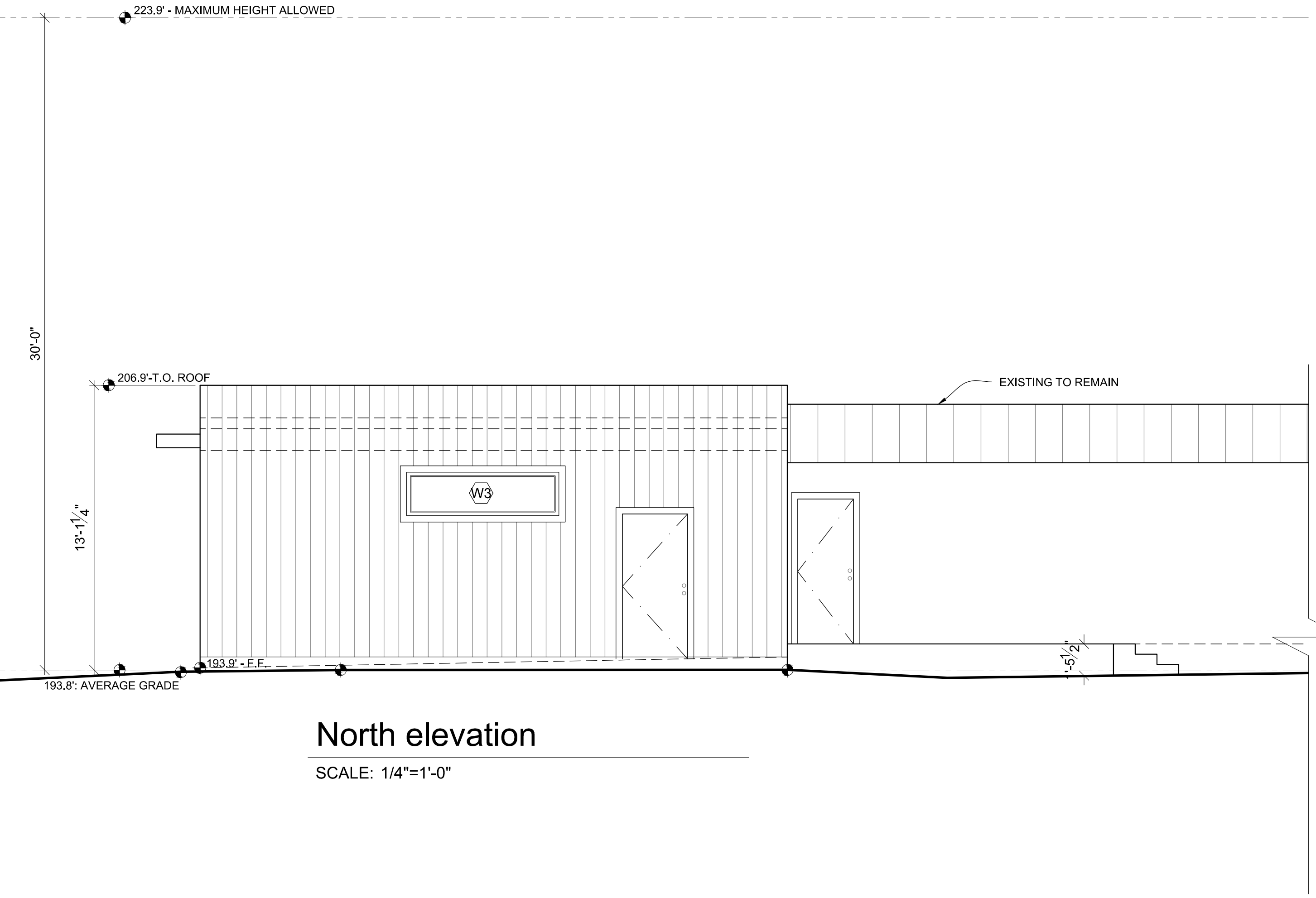
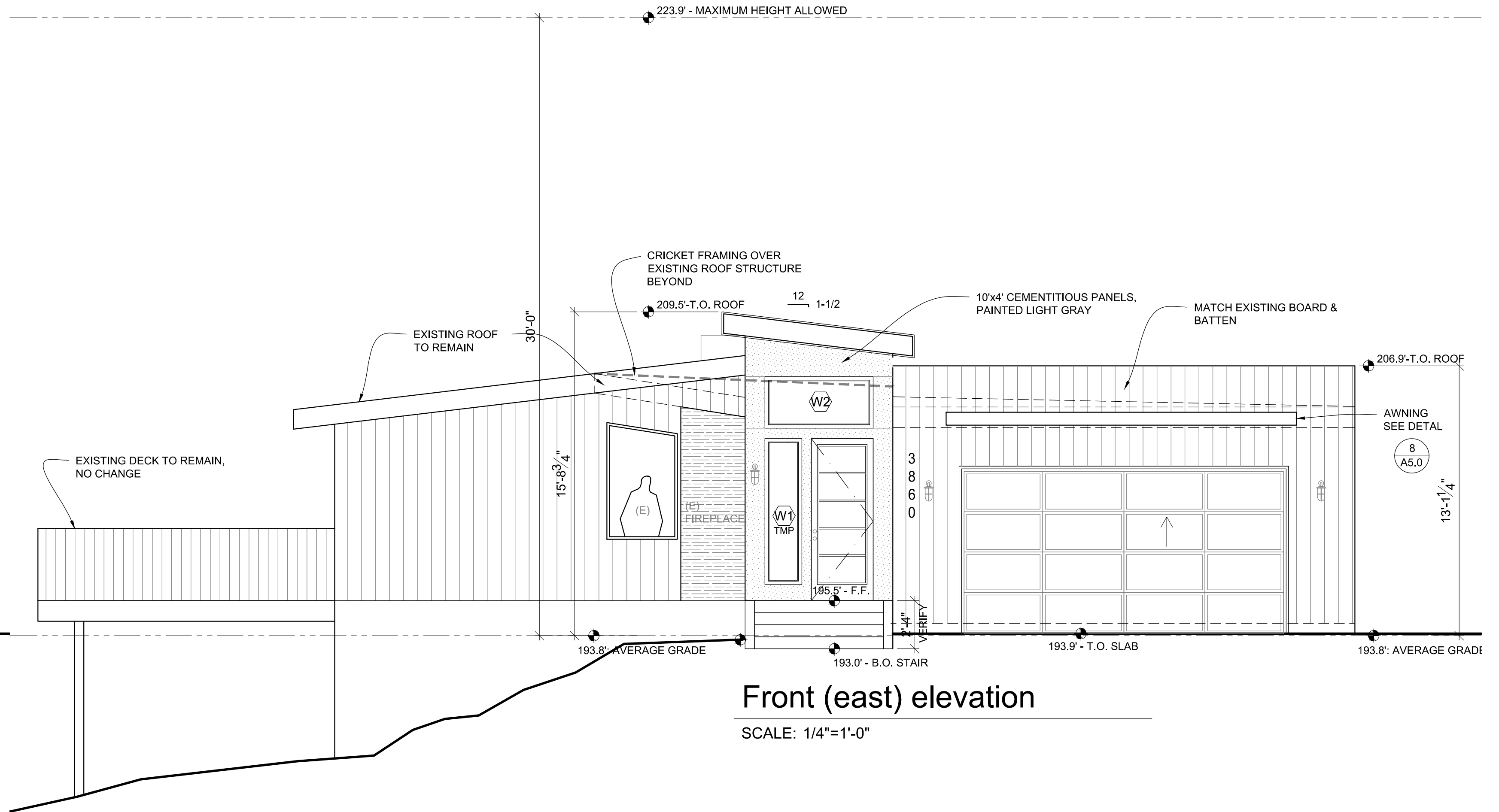
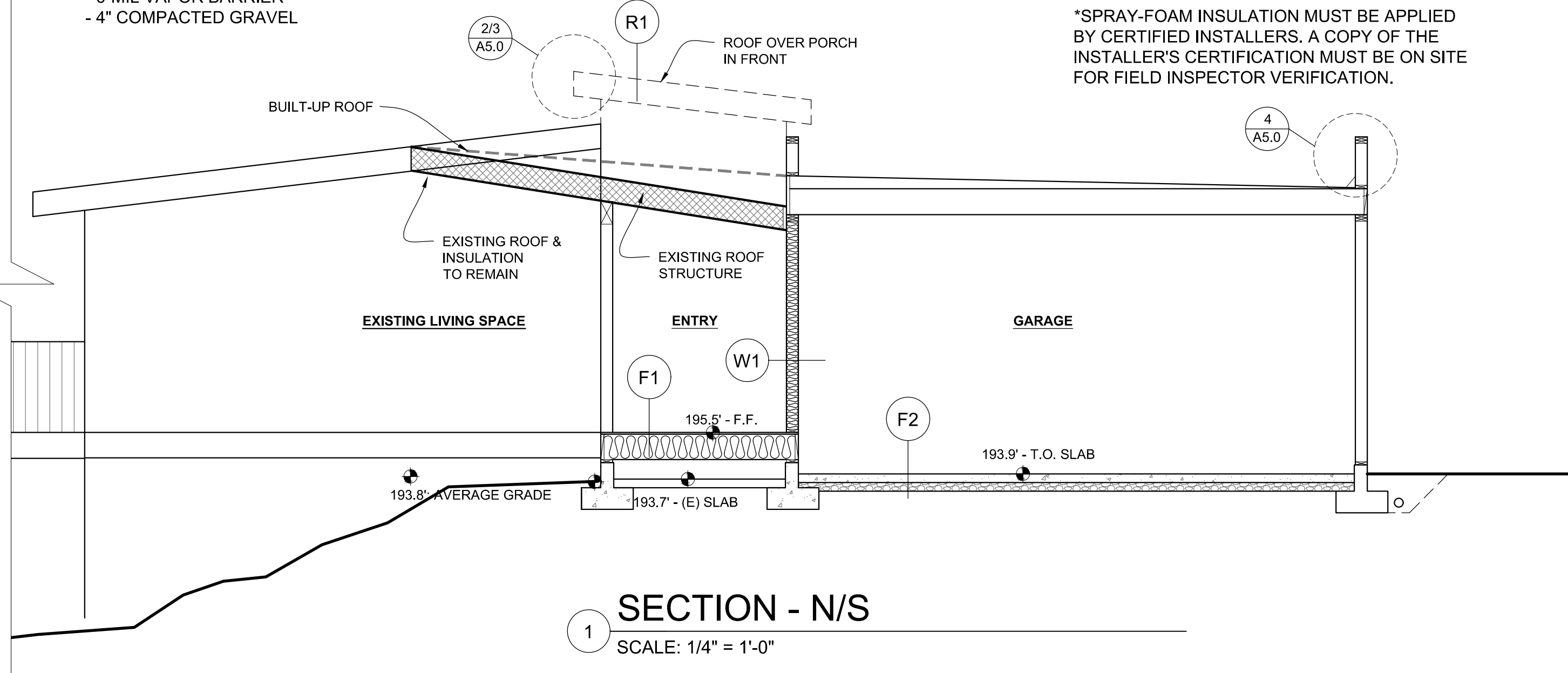
- MEMBRANE
- SHEATHING AND NAILING PER STRUC
- SPRAY FOAM, 3" THICK, R-21, AIR IMPERMEABLE, INSTALLED IN DIRECT CONTACT W/ ROOF SHEATHING
- BLOWN-IN INSULATION, R-28 MINIMUM, INSTALLED DIRECTLY UNDER SPRAY FOAM INSULATION
- ROOF FRAMING PER STRUCTURAL
- 5/8" GWB CEILING

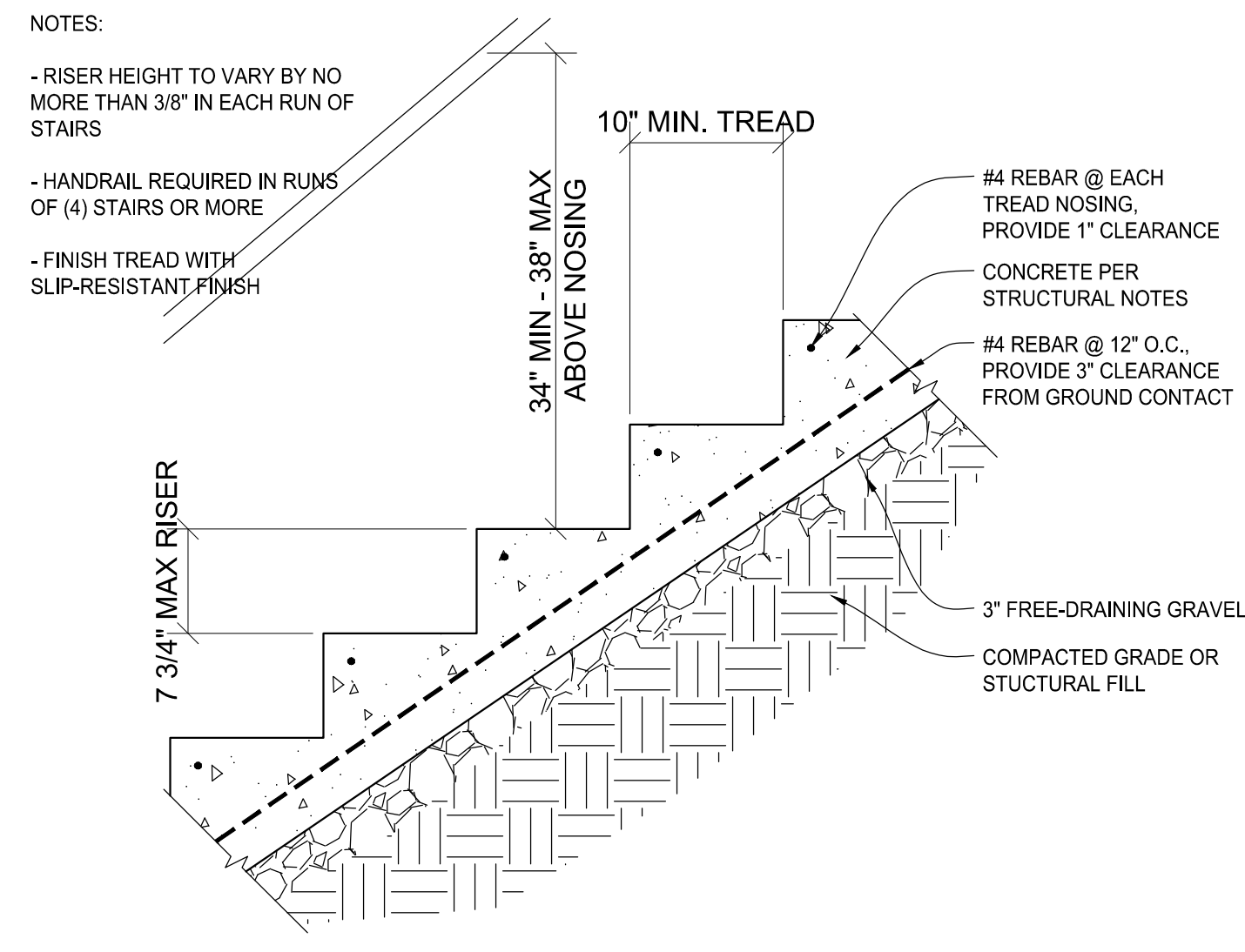
NOTES:  
 \*UNVENTED ASSEMBLY TO COMPLY WITH SRC R806.5

\*SPRAY-FOAM INSULATION MUST BE APPLIED BY CERTIFIED INSTALLERS. A COPY OF THE INSTALLER'S CERTIFICATION MUST BE ON SITE FOR FIELD INSPECTOR VERIFICATION.

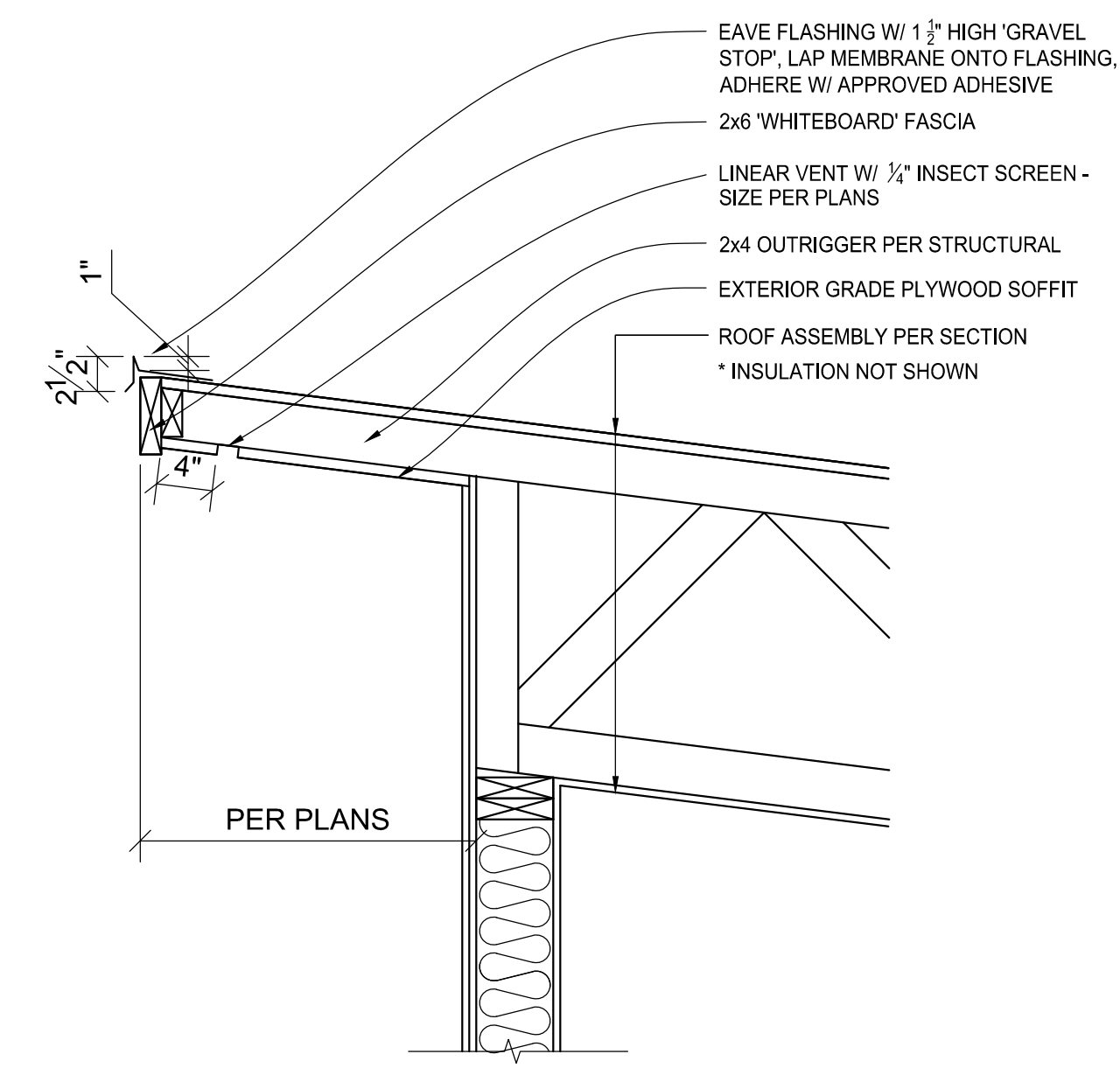
**F2 SLAB ON GRADE - GARAGE**

- 4" CONCRETE SLAB W/ REINFORCING PER STRUC.
- 6-MIL VAPOR BARRIER
- 4" COMPACTED GRAVEL

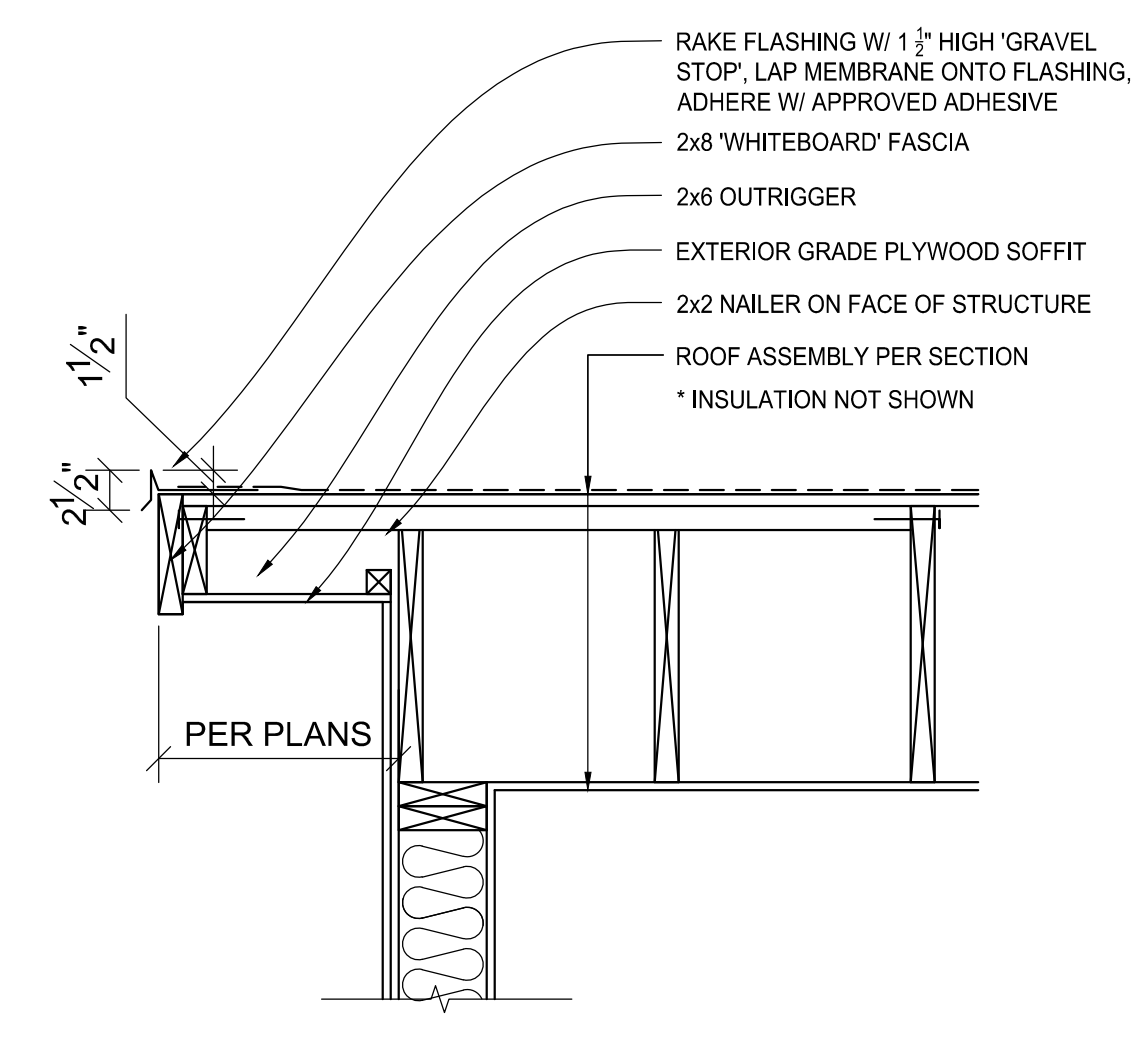




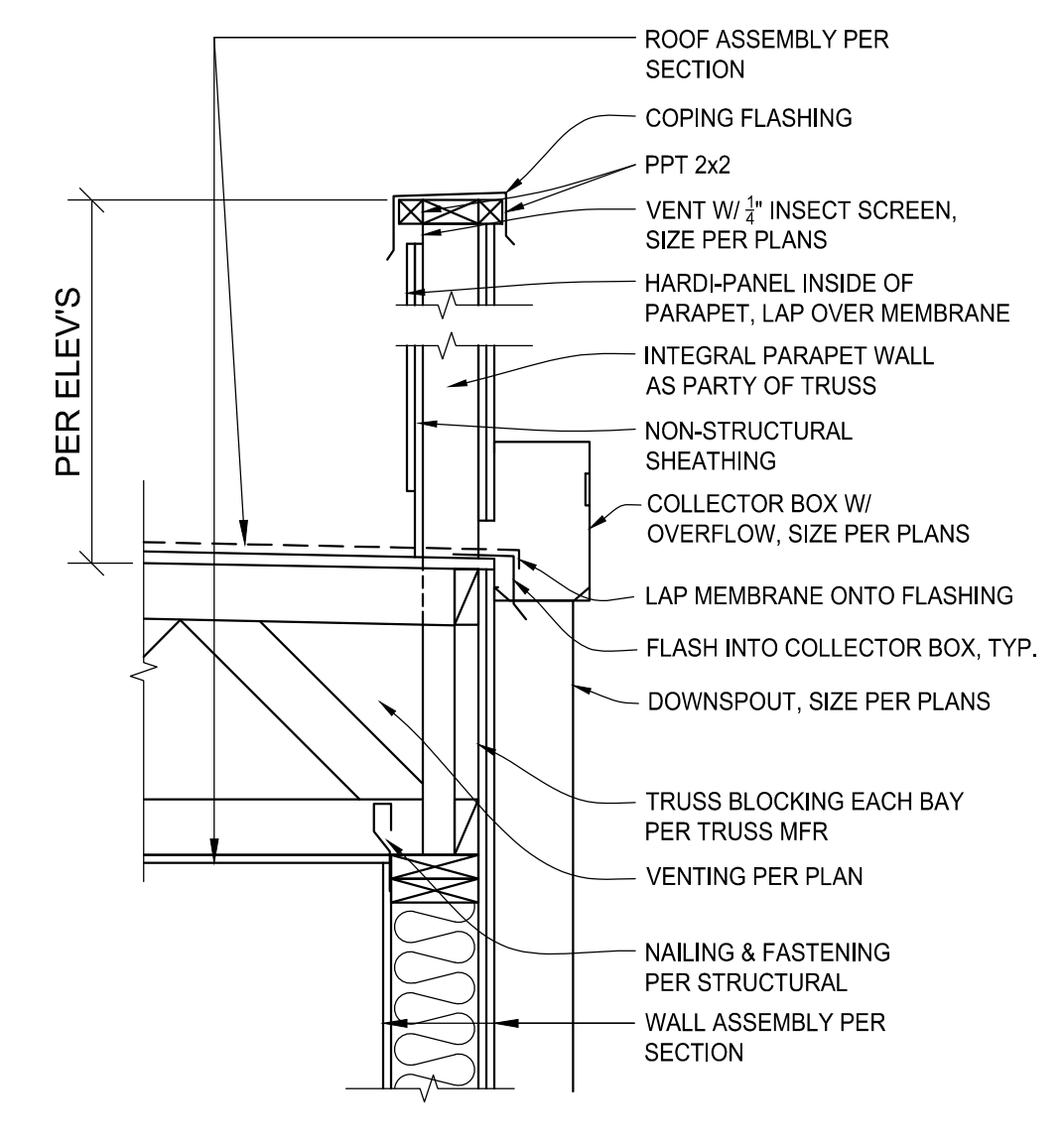
**1 CONCRETE STEPS ON GRADE**  
 NTS



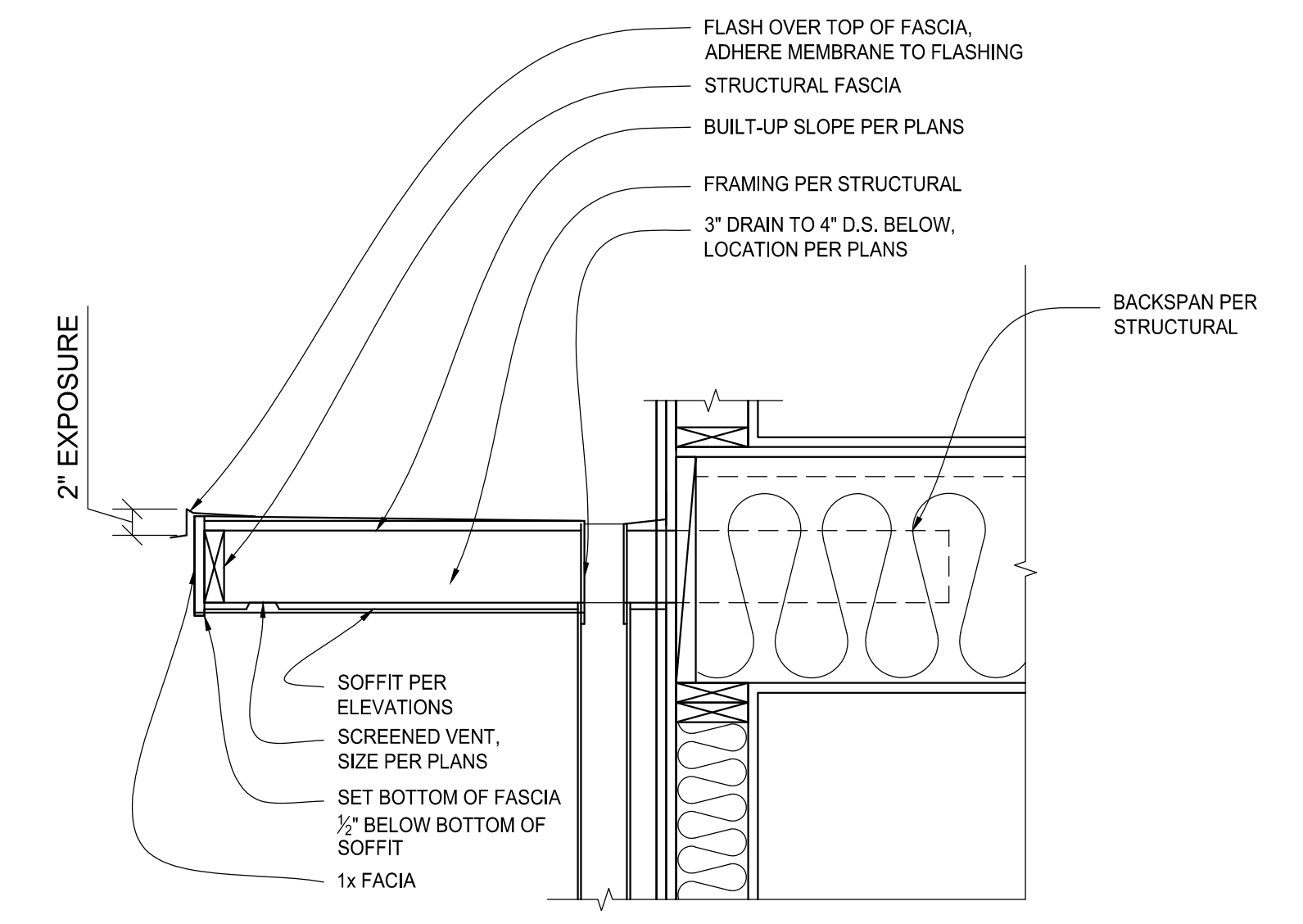
**2 EAVE**  
 NTS



**3 RAKE**



**4 PARAPET**  
 NTS



**8 AWNING**  
 NTS

## GENERAL STRUCTURAL NOTES

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

### A. GENERAL

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION, AS AMENDED BY LOCAL JURISDICTION.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS, AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES. THE CONTRACTOR SHALL VERIFY TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED. WHERE ERECTION LOADS WOULD OVERSTRESS THE STRUCTURE, THE CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR TEMPORARY BRACING AND STRENGTHENING, INCLUDING FABRICATION AND ERECTION DRAWINGS, TO THE ARCHITECT FOR REVIEW. THESE DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON. THE CONTRACTOR SHALL PROVIDE, INSTALL AND IF NECESSARY, REMOVE SUCH TEMPORARY WORK AS REQUIRED.

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

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

6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING FRAMING INFORMATION SHOWN ON STRUCTURAL DRAWING ARE MATCHING WITH THE EXISTING CONDITION, INFORMATION INCLUDING FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING SHALL BE VERIFIED AND REPORTED TO THE E.O.R. FOR ANY DISCREPANCY. DURING THE STAGE OF DEMOLITION, CONTRACTOR SHALL INFORM THE E.O.R. FOR ANY EXISTING FRAMING MEMBER, INCLUDING ROOF JOISTS, ROOF BRACING, ROOF TRUSSES, CEILING JOISTS, FLOOR JOISTS, FLOOR TRUSSES AND BEAMS, ARE CONTINUOUS AND SIMPLE SUPPORTED ON BEARING ELEMENTS, NOTIFY THE E.O.R. IMMEDIATELY FOR ANY MISSING SUPPORT.

7. 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.

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

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

### B. DESIGN CRITERIA

1. DESIGN LOADS	
- ROOF SNOW LOAD	25 PSF
- RESIDENTIAL FLOOR LIVE LOAD	40 PSF
- BEDROOM FLOOR LIVE LOAD	30 PSF
- EXTERIOR BALCONY & DECK LIVE LOAD	60 PSF
- WIND (IBC)	
	110 MPH (LRFD)
	EXPOSURE B, Kzt = 1.0
- EARTHQUAKE (ASCE7)	
	SITE CLASS D
	SEISMIC USE GROUP 1 (Ie = 1.0)
	SEISMIC DESIGN CATEGORY D
	Ss = 1.417 g, S1 = 0.493 g
	Sds = 1.134 g
	EQUIVALENT LATERAL FORCE PROCEDURE
- ALLOWABLE SOIL PRESSURE	
	1500 PSF AT 1'-6" DEPTH
- ALLOWABLE LATERAL PRESSURE	
	50 PCF / 35 PCF (RESTRAINED / UNRESTRAINED)
- ALLOWABLE PASSIVE PRESSURE	
	300 PCF (F.S. OF 1.5 INCLUDED)
- COEFFICIENT OF FRICTION	
	0.4 (F.S. OF 1.5 INCLUDED)
- TRAFFIC SURCHARGE PRESSURE	
	70 PSF (AS APPLICABLE)
- SEISMIC SURCHARGE PRESSURE	
	7H PSF (AS APPLICABLE)

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

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

### C. FOUNDATION

- FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION AND DIRECTION OF THE GEOTECHNICAL ENGINEER.
- FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. MATERIAL TO BE COMPACTED TO 95% MINIMUM OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
- FOOTINGS MAY BE POURED IN NEAT EXCAVATIONS PROVIDED SIZE IS INCREASED 3" AT EACH INTERFACE WITH SOIL.
- ALL FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACING CONCRETE.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
- CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN EXCAVATIONS.
- BACKFILL BEHIND ALL WALLS WITH WELL DRAINING, GRANULAR FILL MATERIAL, AND PROVIDE PERFORATED PIPE DRAINS AS DESCRIBED IN THE SOILS REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB, OR TEMPORARY BRACING. ALL FOOTINGS SHALL BE CENTERED BELOW CENTERLINE OF COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

### D. CONCRETE

- ULTIMATE STRENGTH DESIGN PER INTERNATIONAL BUILDING CODE AND ACI 318-14
- CONCRETE FOR FOOTINGS AND SLABS-ON-GRADE SHALL CONFORM TO A 28-DAY STRENGTH OF  $f_c = 2500$  PSI, SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD, AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A 28-DAY STRENGTH OF  $f_c = 3000$  PSI. THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE DESIGN MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACEMENT OF CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATES, WATER AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTITUTING STRENGTH DATA IN ACCORDANCE WITH ACI 318, SECTION 5.3. CONTRACTOR MAINTAINS RESPONSIBILITY FOR SPECIFIED PERFORMANCE OF CONCRETE PRODUCTS. ALL CONCRETE EXPOSED TO FREEZING TEMPERATURES WHILE CURING AND ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO IBC SECTION 1904.2. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE. NO ADMIXTURES, OTHER THAN FOR AIR-ENTRAINMENT AS NOTED ABOVE, SHALL BE USED WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN ELEVATED STRUCTURAL SLABS AND BEAMS SHALL BE POURED MONOLITHICALLY UNLESS SHOWN OTHERWISE OR APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60,  $f_y = 60,000$  PSI. EXCEPTIONS: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS GRADE 40,  $f_y = 40,000$  PSI. WELDED WIRE FABRIC: ASTM A82 AND ASTM A185, SPLICE WITH AT LEAST ONE FULL MESH. PLACE AT MID-DEPTH, OR SLIGHTLY ABOVE, OF SLAB. MATERIAL TO BE SUPPLIED IN FLAT SHEETS.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-18. LAP ALL CONTINUOUS REINFORCEMENT PER NOTE D.5. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS PER NOTE D.5. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- REINFORCING STEEL LAPS AND EMBEDMENT SHALL BE AS NOTED BELOW, UNLESS NOTED OTHERWISE, ALL HOOKS SHALL BE "STANDARD" IN ACCORDANCE WITH ACI 318. REINFORCING SHALL NOT BE TACK WELDED:

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

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

6. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:		
- FOOTING AND OTHER UNFORMED SURFACE, EARTH FACE	3"	
- FORMED SURFACE EXPOSED TO EARTH		
(i.e. WALL BELOW GROUND) OR WEATHER	2"	
- SLAB AND WALL (INTERIOR FACE)	1-1/2"	
- CONCRETE NOT EXPOSED TO WEATHER OR EARTH	3/4"	
- PRIMARY REINFORCEMENT, TIES, STIRRUP, SPIRALS	1-1/2"	

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

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

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

### E. CARPENTRY

- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1. EACH MEMBER SHALL BEAR AN AITC OR APA EVIS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA EVIS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4,  $F_b = 2,400$  PSI,  $F_v = 240$  PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8,  $F_b = 2,400$  PSI,  $F_v = 265$  PSI. CAMBER ALL GLULAM BEAMS TO 2,000" RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.
  - FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
- | MEMBER   | SIZE      | SPECIES GRADE | MIN. BASIC DESIGN STRESS |
|--|-----------|---------------|--------------------------|
| - JOISTS AND RAFTERS                             | 2x, 3x    | DF#2          | $F_b = 875$ PSI          |
| - BEAMS AND STRINGERS                            | 4x        | DF#1          | $F_b = 1000$ PSI         |
|  | 6x/LARGER | DF#1          | $F_b = 1350$ PSI         |
| - POSTS AND TIMBERS                              | 4x        | DF#2          | $F_c = 1000$ PSI         |
|  | 6x/LARGER | DF#1          | $F_c = 1350$ PSI         |
| - TOP AND BOTTOM PLATE @ SHEAR AND BEARING WALLS | 2x, 3x    | DF#1          | $F_b = 1000$ PSI         |
| - STUDS, PLATES & MISC. LIGHT FRAMING            | ALL SIZES | DF#2          | $F_b = 875$ PSI          |

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

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

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

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

- ROOF (PITCH < 2:12) 5/8" OR 19/32" THICK, SPAN RATING 32/16
- ROOF (PITCH ≥ 2:12) 7/16" OR 1/2" THICK, SPAN RATING 32/16
- WATERPROOF DECK 3/4" THICK, TONGUE & GROOVE, SPAN RATING 48/24
- FLOOR 3/4" THICK, TONGUE & GROOVE, SPAN RATING 48/24
- WALL 7/16" OR 1/2" THICK, SPAN RATING 24/0

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

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

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

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

6. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWWA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. WOOD FOR ABOVE GROUND USE EXPOSED TO ALL WEATHER CYCLES SHALL BE TREATED TO AWWA U3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWWA U3A. WOOD EMBEDDED IN PERMANENT CONCRETE FOUNDATION SHALL BE TREATED TO AWWA U4B.

7. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. SUBMIT MANUFACTURER'S CATALOG AND ICC REPORTS TO ARCHITECT AND ENGINEER FOR REVIEW WHEN REQUESTING SUBSTITUTIONS. ALL SPECIFIED FASTENERS MUST BE USED AND PROPER INSTALLATION PROCEDURES MUST BE OBSERVED IN ORDER TO OBTAIN ICC APPROVED LOAD CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

### 8. STRUCTURAL CONNECTORS

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

### 9. WOOD TRUSSES

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

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

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

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

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

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

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

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

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

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

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

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

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

### F. SPECIAL CONDITIONS

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

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

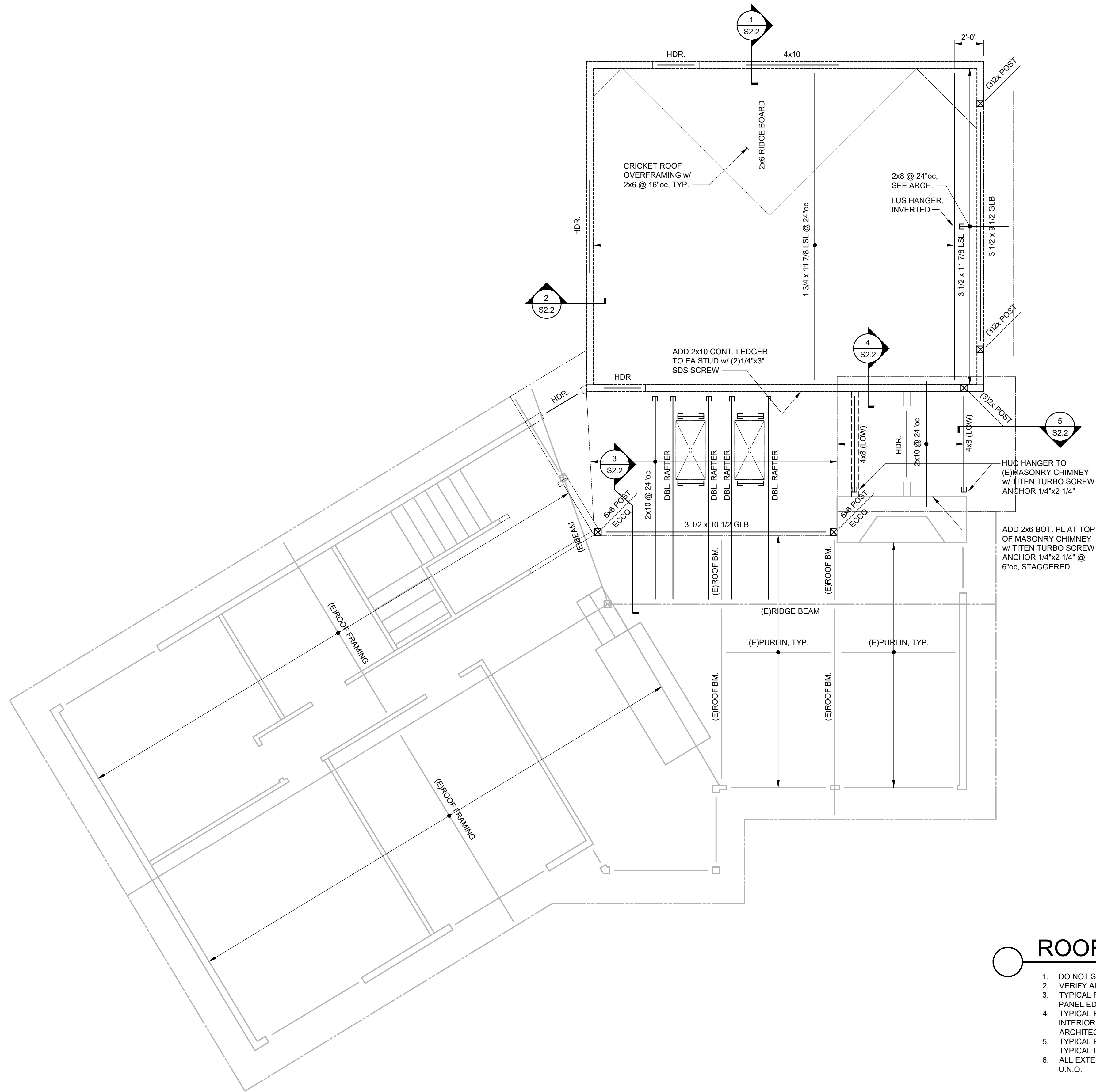
### LEGEND

	CONCRETE WALL	(DS)	DRAG STRUT- NAIL THRU SHEATHING w/ 8d @ 4" OC FOR ENTIRE LENGTH OF MEMBER
	INTERIOR STUD WALL BELOW; EXTERIOR BEARING STUD WALL BELOW	(2) CS16	(2) SIMPSON CS16 x 30" DRAG STRAP, U.N.O.
	STUD WALL ABOVE		HEADER, BEAM OR JOIST END HANGER
	COLUMN CONTINUOUS		
	COLUMN BELOW FRAMING LEVEL		PROVIDE 2x BLOCKING AT ALL PLYWOOD DIAPHRAGM EDGES w/ EDGE NAILING
	COLUMN ABOVE FRAMING LEVEL		FLOOR STEP PER ARCH.
	COLUMN SIZE / SIMPSON CAP *NOTE, PROVIDE SIMPSON PC POST CAP, TYP. U.N.O.		SHEAR WALL ABOVE FRAMING LEVEL
	SHEAR WALL HOLDDOWN AT FRAMING LEVEL		

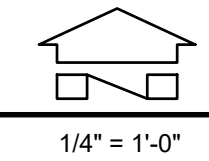
(THIS IS A COMPREHENSIVE LIST OF ABBREVIATIONS, SOME OF WHICH MAY NOT APPEAR ON THESE DRAWINGS.)

AB	ANCHOR BOLT	CL	CENTERLINE	(E)	EXISTING
ACI	AMERICAN CONCRETE INSTITUTE	CLR	CLEAR	EA	EACH
ADDL	ADDITIONAL	CMU	CONCRETE MASONRY UNIT	EF	EACH FACE
ADJ	ADJACENT	COL	COLUMN	EL	ELEVATION
AFF	ABOVE FINISHED FLOOR	CNC	CONCRETE	ELEC	ELECTRICAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	CONN	CONNECTION, CONNECT	ELEV	ELEVATOR
ALT	ALTERNATE	CONSTR	CONSTRUCTION	EMB	EMBED, EMBEDDED, EMBEDMENT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	CON	CONTINUOUS	ENGR	ENGINEER
APA	AMERICAN PLYWOOD ASSOCIATION	CONTR	CONTRACTOR	EQ	EQUAL
APPROX	APPROXIMATE; APPROXIMATELY	COORD	COORDINATE	EQUIP	EQUIPMENT
ARCH	ARCHITECT; ARCHITECTURAL	CP	COMPLETE PENETRATION	ES	EACH SIDE
ASSY	ASSEMBLY	CSK	COUNTERSINK; COUNTERSUNK	EWF	EACH WAY
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	CTR	CENTER	EXP	EXPANSION; EXPOSED
AWS	AMERICAN WELDING SOCIETY	CU FT	CUBIC FOOT	EXP JT	EXPANSION JOINT
		CU IN	CUBIC INCH	EXT	EXTERIOR
		CY	CUBIC YARD		
BD	BUILDING	FD	FLOOR DRAIN		
BLDG	BLOCKING	FDN	FOUNDATION		
BLKG	BLOCKING	DOUBLE	FAR FACE, FINISHED FLOOR		
BM	BRICK MASONRY UNIT(S)	DBL	DOUBLE		
BMU	BOTTOM OF SLAB	DEPT	DEPTH	FLR	FLOOR; FLOOR LINE
BOS	BOTTOM	DET	DETAIL	FLG	FLANGE
BOT	BOTTOM	DIA	DIAMETER (SEE SYMBOLS)	FOC	FACE OF CONCRETE
BRG	BEARING BEAM	DIAG	DIAGONAL	FOM	FACE OF MASONRY
		DIAPH	DIAPHRAGM	FOS	FACE OF STUD
		DICA	DRILLED-IN CONCRETE ANCHOR	FS	FULL SIZE; FAR SIDE
C	STANDARD CHANNEL	DIM	DIMENSION	FT	FEET; FOOT
CG	CENTER OF GRAVITY	DN	DOWN	FTG	FOOTING
CGS	CENTER OF GRAVITY OF STRANDS	DITTO	DITTO		





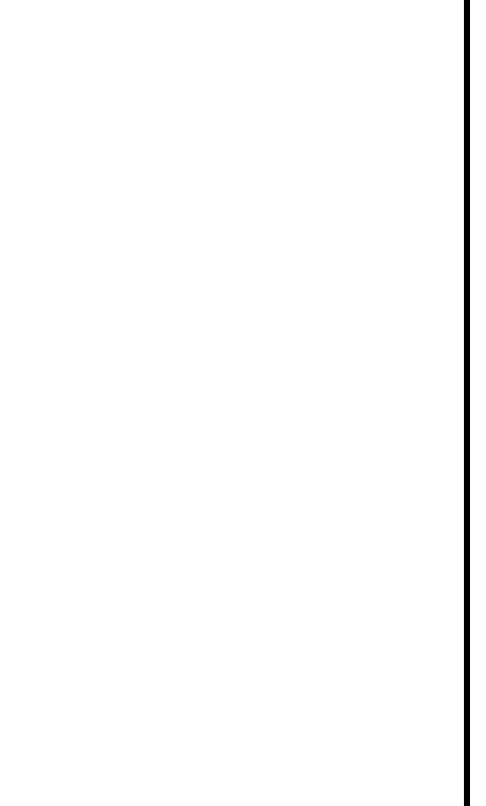
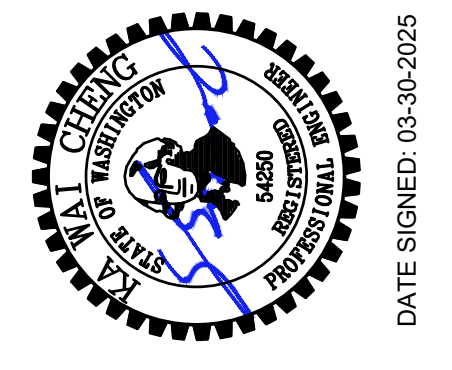
## ROOF FRAMING PLAN



1/4" = 1'-0"

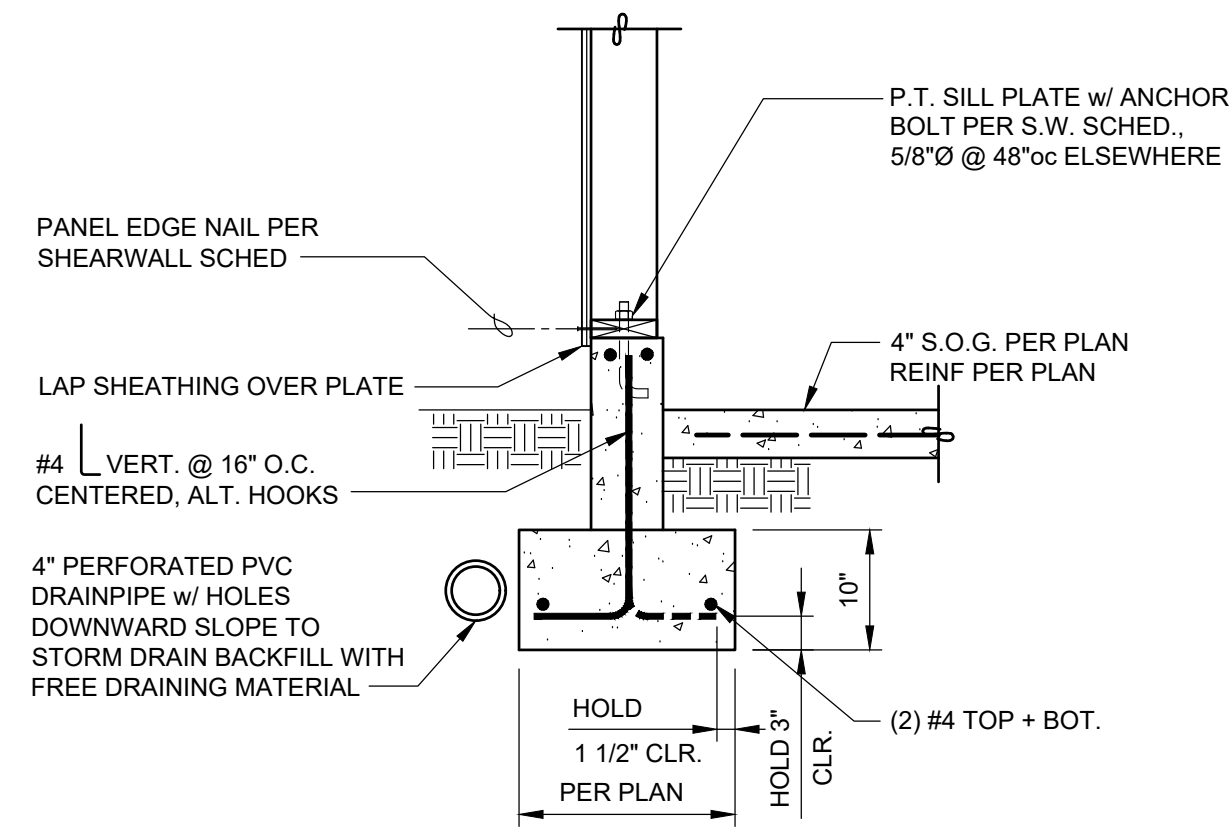
1. DO NOT SCALE DRAWINGS
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. TYPICAL ROOF FRAMING CONSISTS OF 5/8" PLYWOOD ON RAFTERS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6" o.c. & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12" o.c.
4. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16" o.c. U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16" o.c. U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
5. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PLIES OF 2x10 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PLIES OF 2x8 DF#2, U.N.O.
6. 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	03-30-2025
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



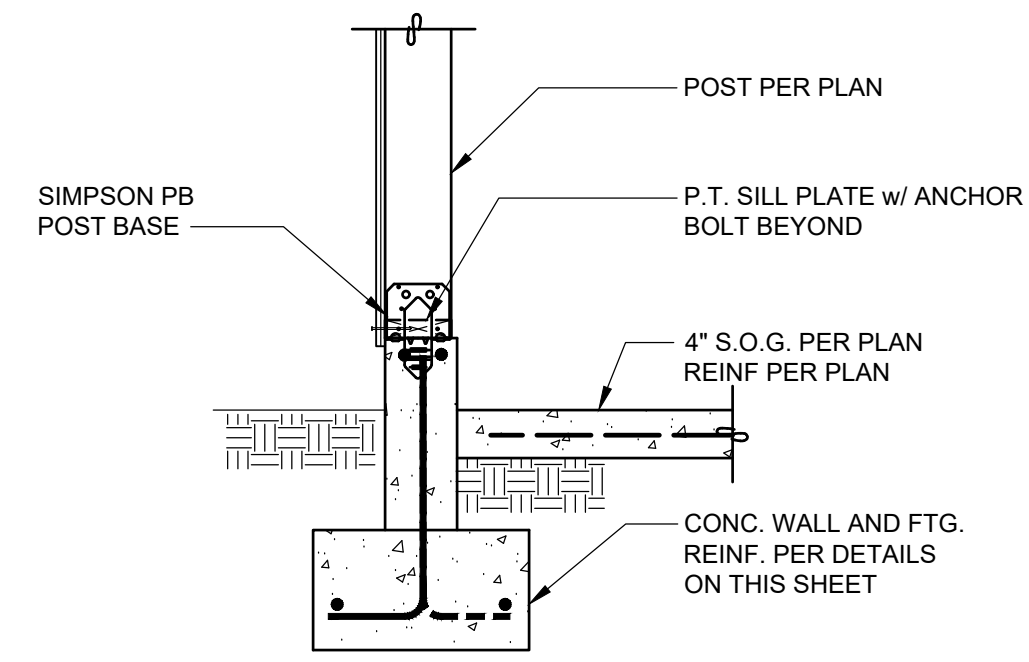
**ROOF FRAMING PLAN**  
**AUGUSTINE RESIDENCE ADDITION**  
 3860 W. MERCER WAY  
 MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 03-20-2025
SHEET NO: <b>S1.2</b>



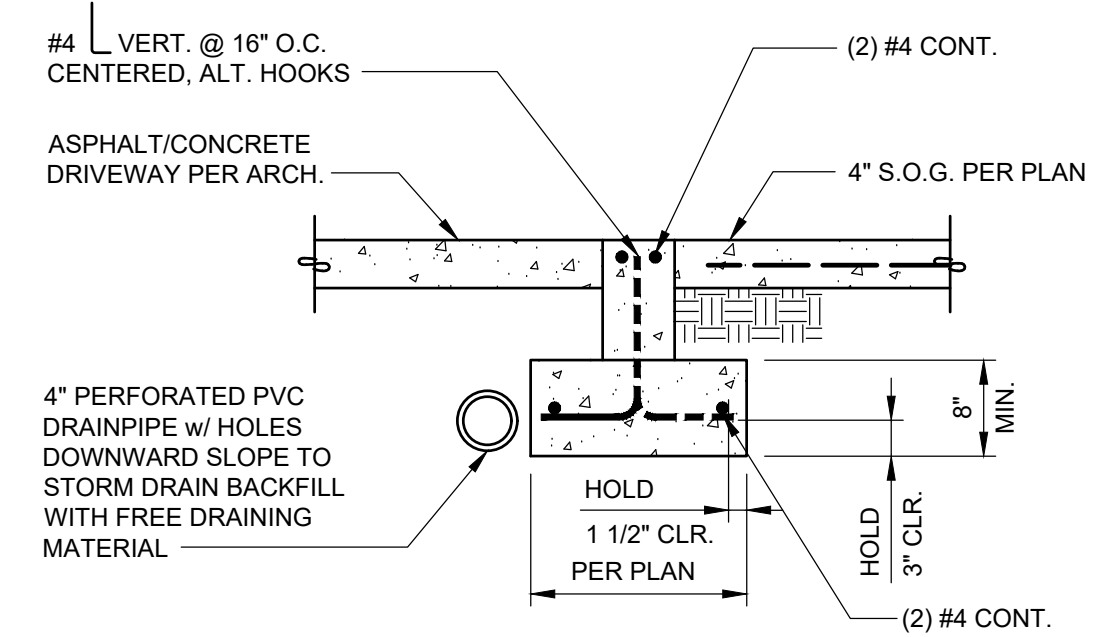
TYPICAL S.W. FOOTING

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



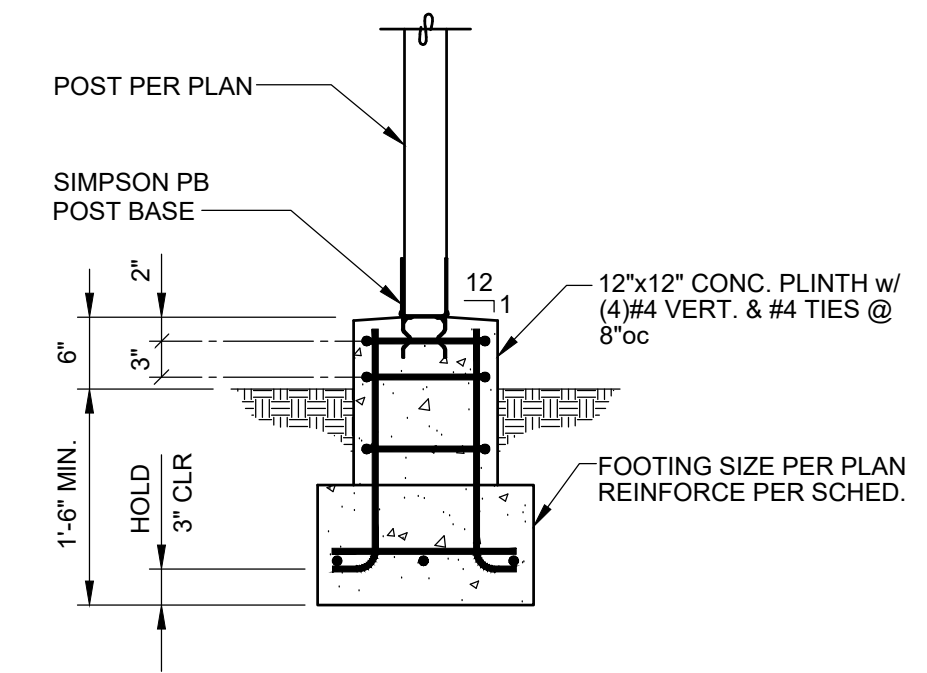
TYPICAL EXTERIOR WALL POST TO FTG.

2 SECTION  
3/4" = 1'-0"



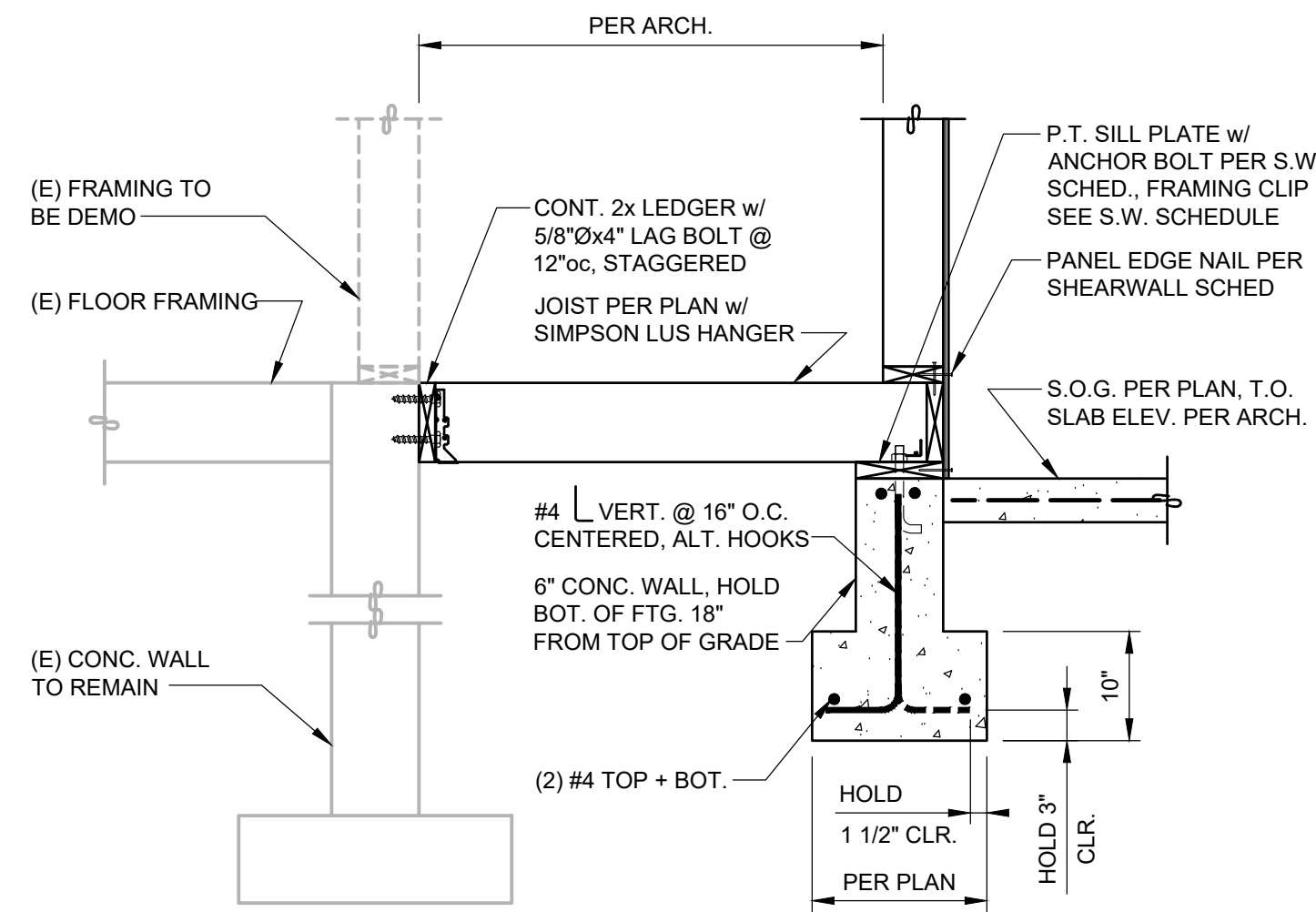
TYPICAL FOOTING AT DOORWAY/GARAGE (S.O.G.)

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

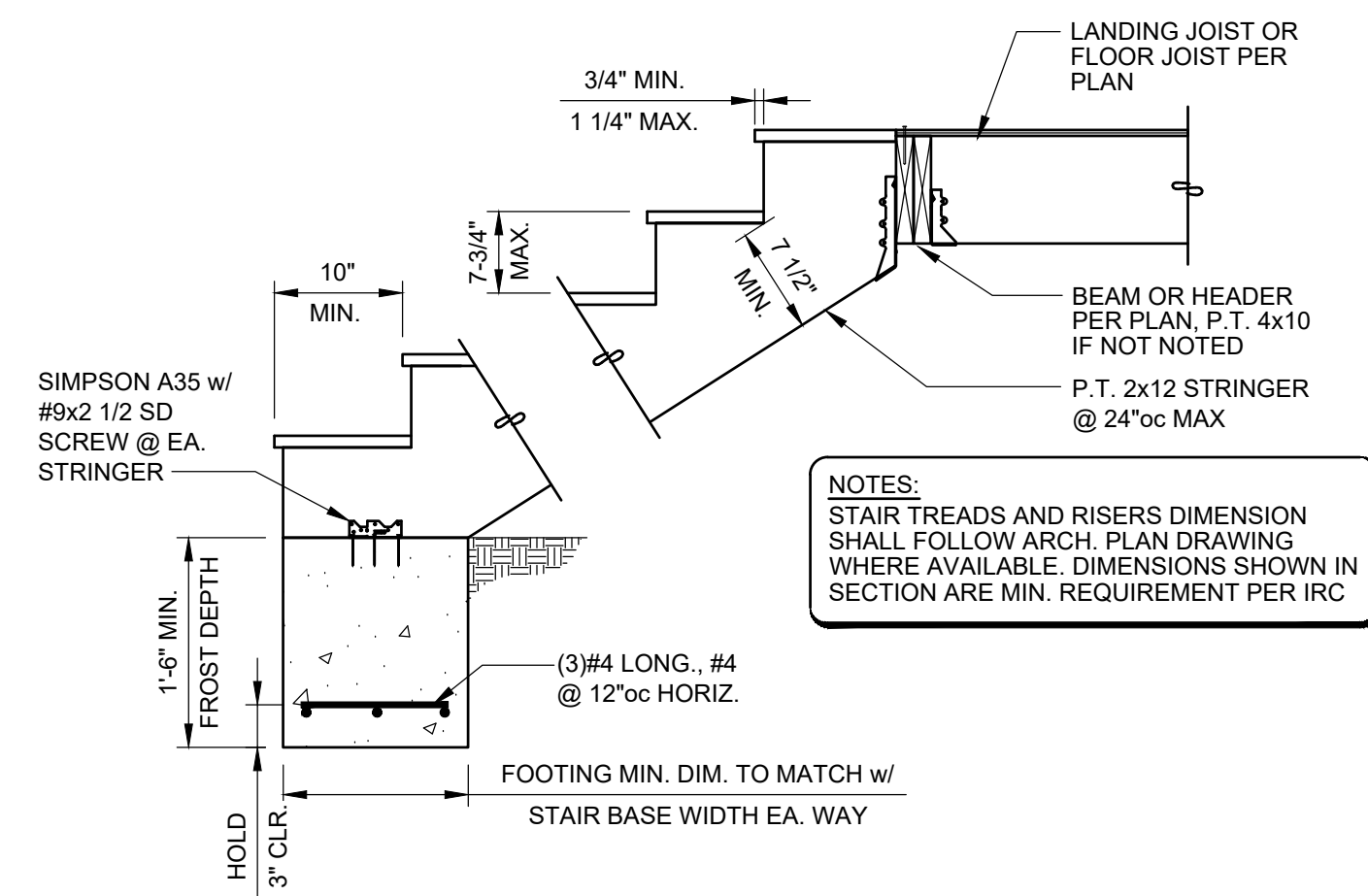


TYPICAL DECK POST FOOTING

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

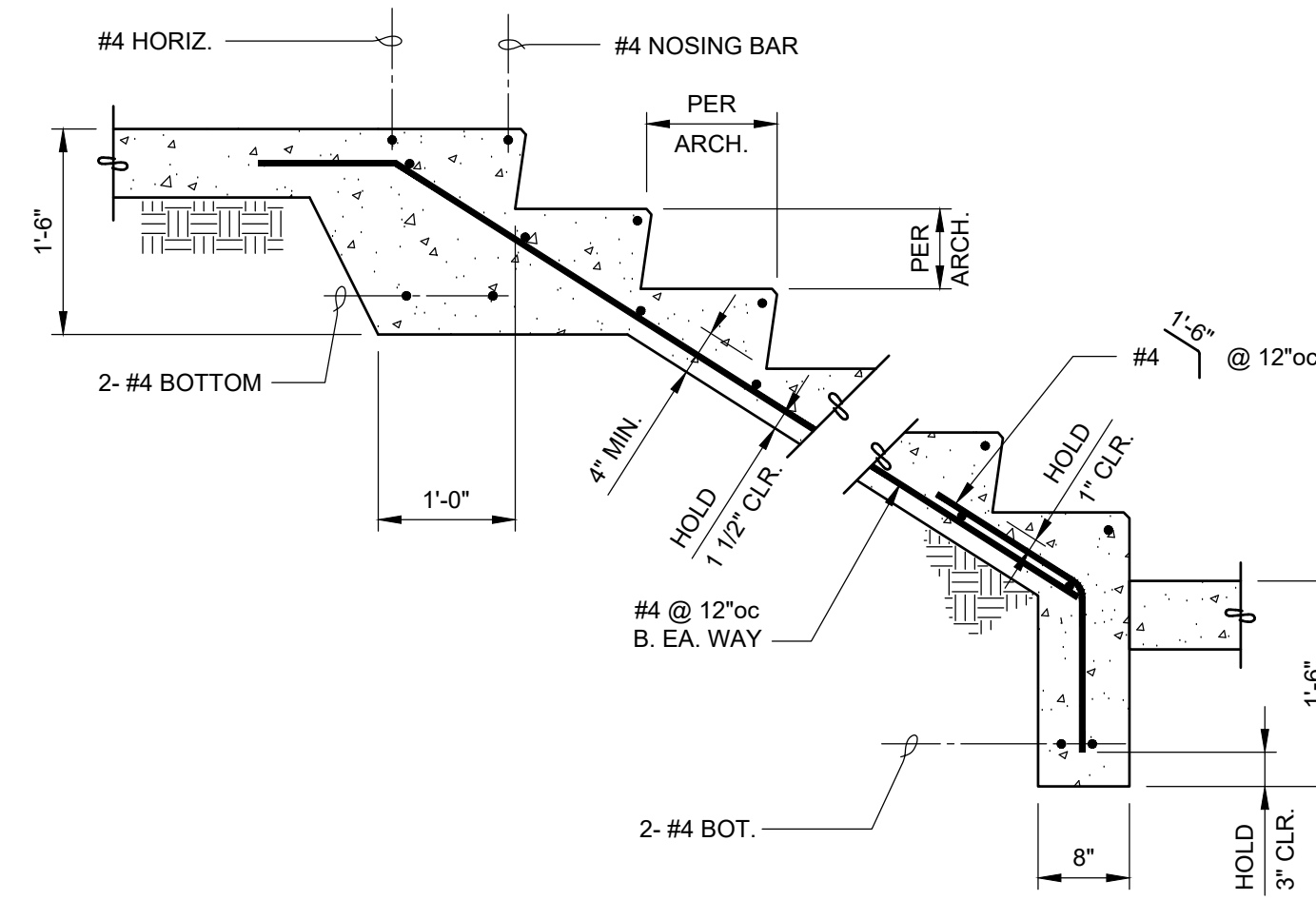


5 SECTION  
3/4" = 1'-0"



TYPICAL EXTERIOR DECK STRINGER FOOTING

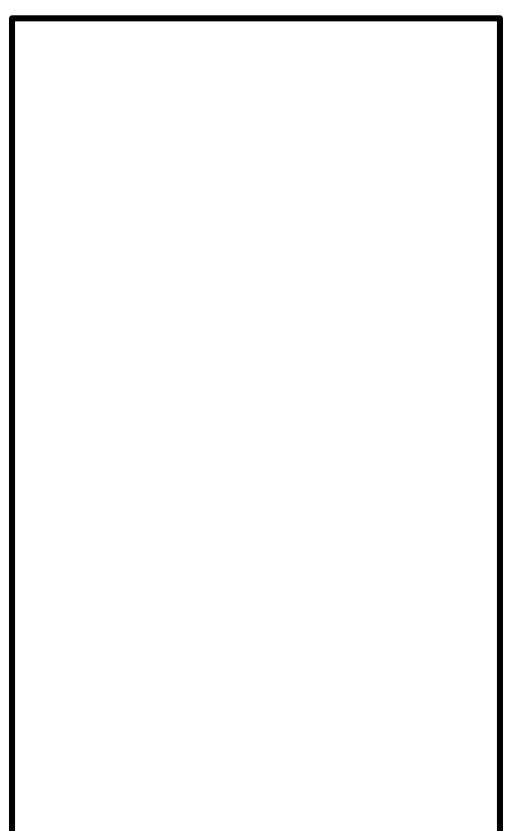
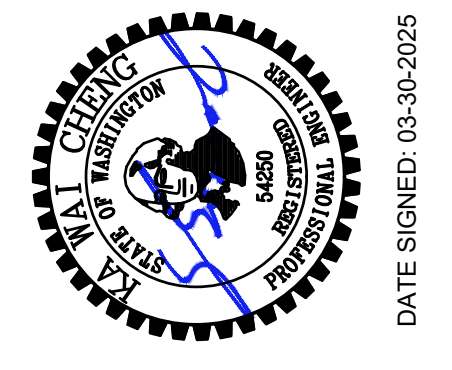
6 SECTION  
3/4" = 1'-0"



TYPICAL CONCRETE STAIR

7 SECTION  
3/4" = 1'-0"

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	03-30-2025
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	

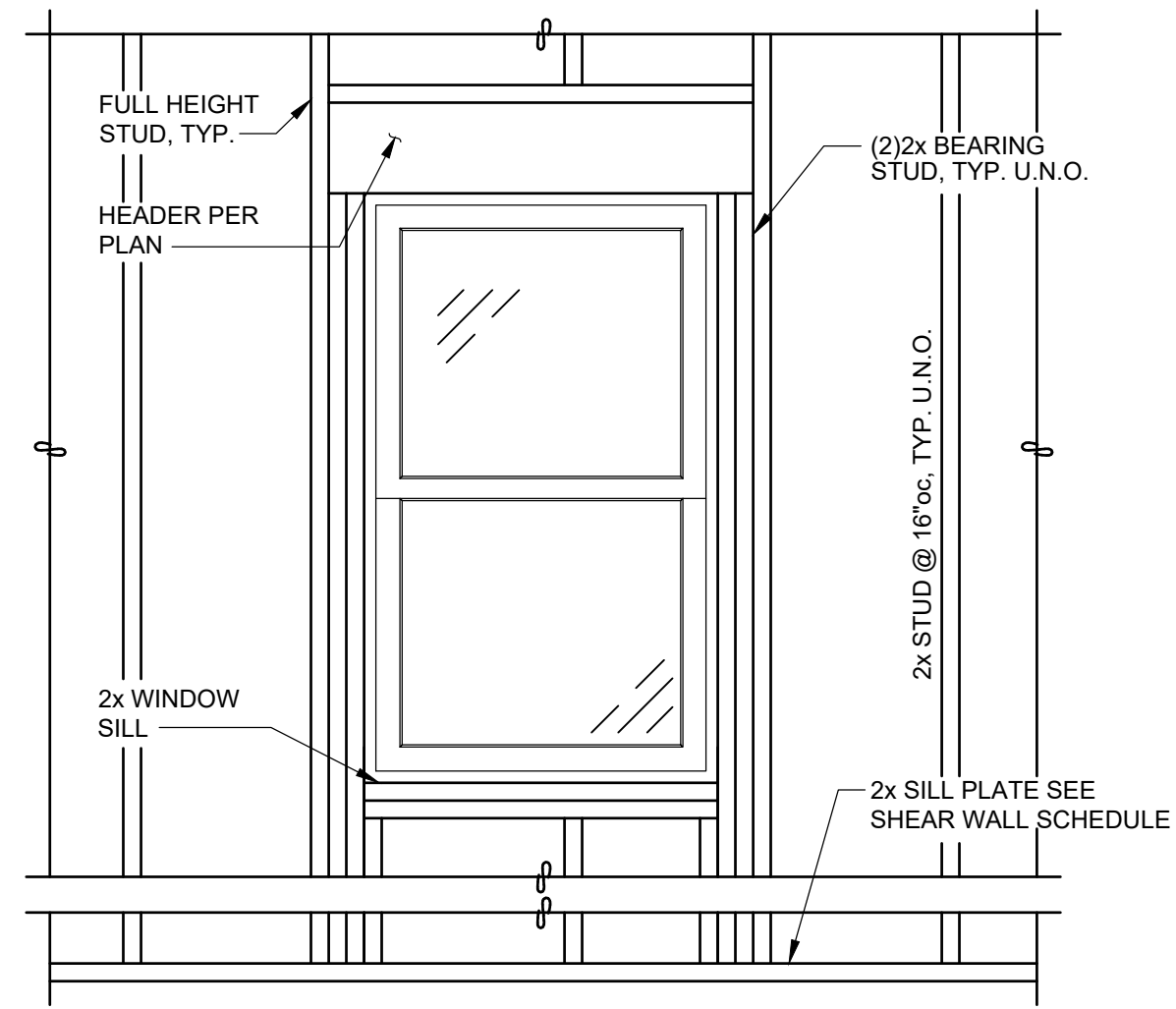


FOUNDATION SECTIONS

**AUGUSTINE RESIDENCE ADDITION**  
3860 W. MERCER WAY  
MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 03-20-2025
SHEET NO:
<b>S2.1</b>

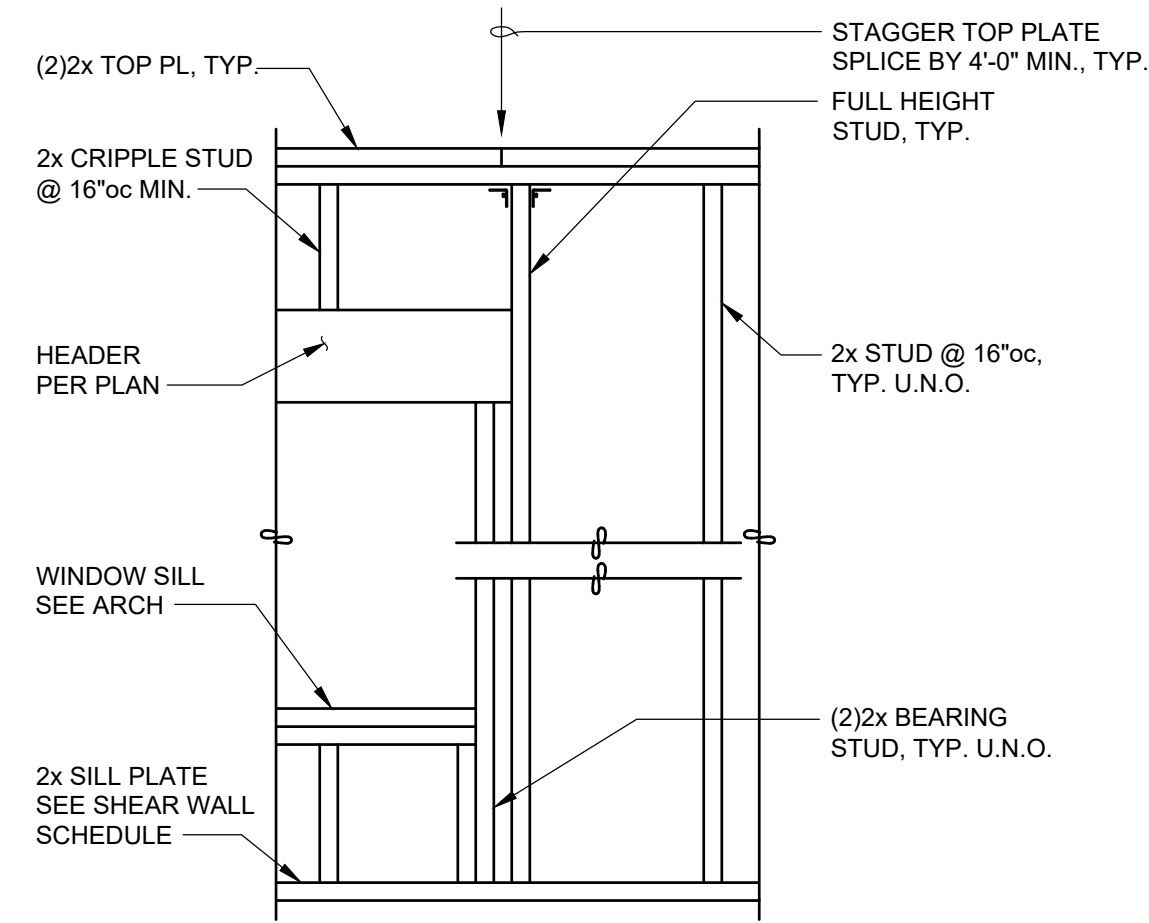




TYPICAL STUD FRAMING DETAIL @ OPENING

1 SECTION

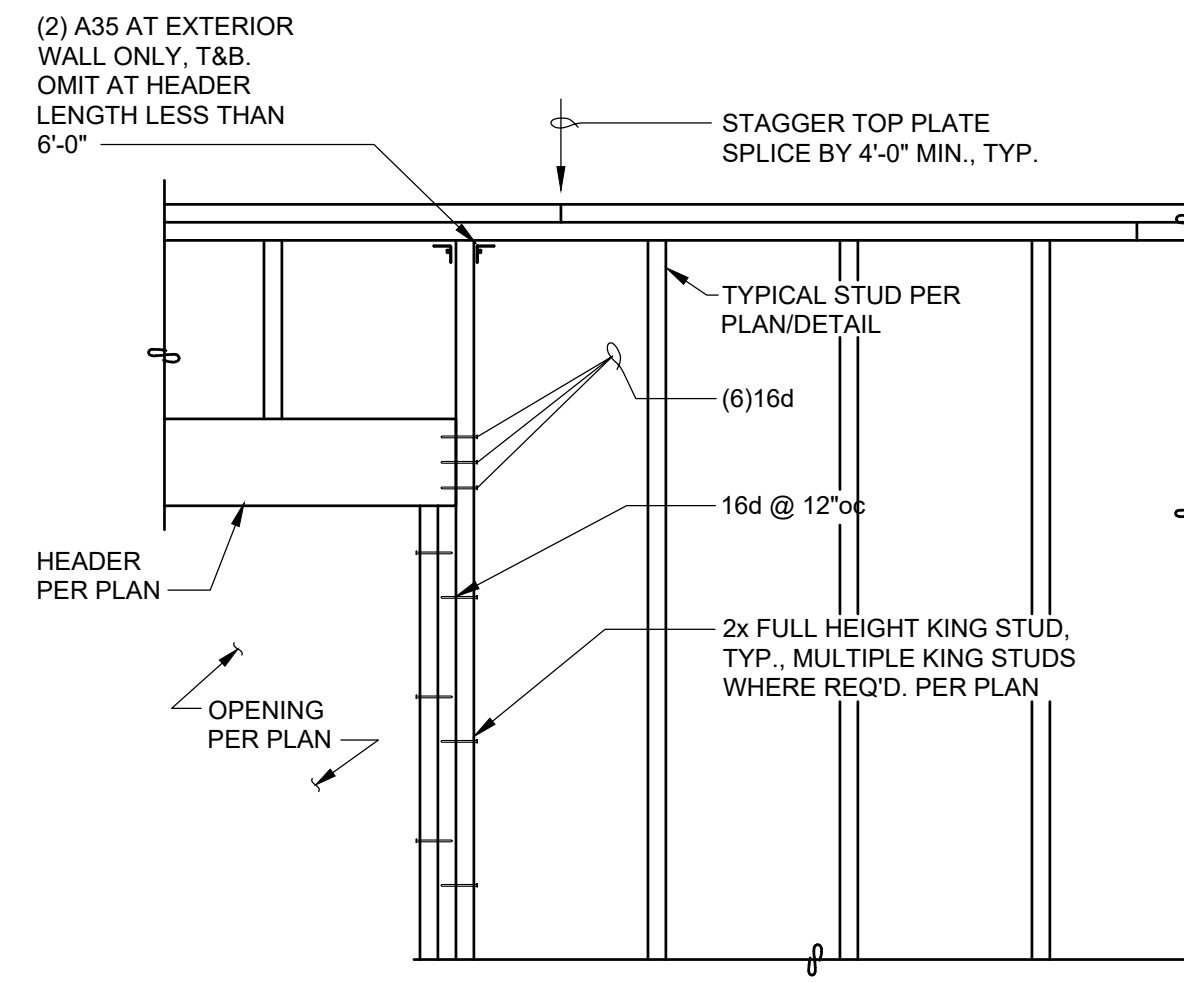
3/4" = 1'-0"



TYPICAL STUD FRAMING DETAIL

2 SECTION

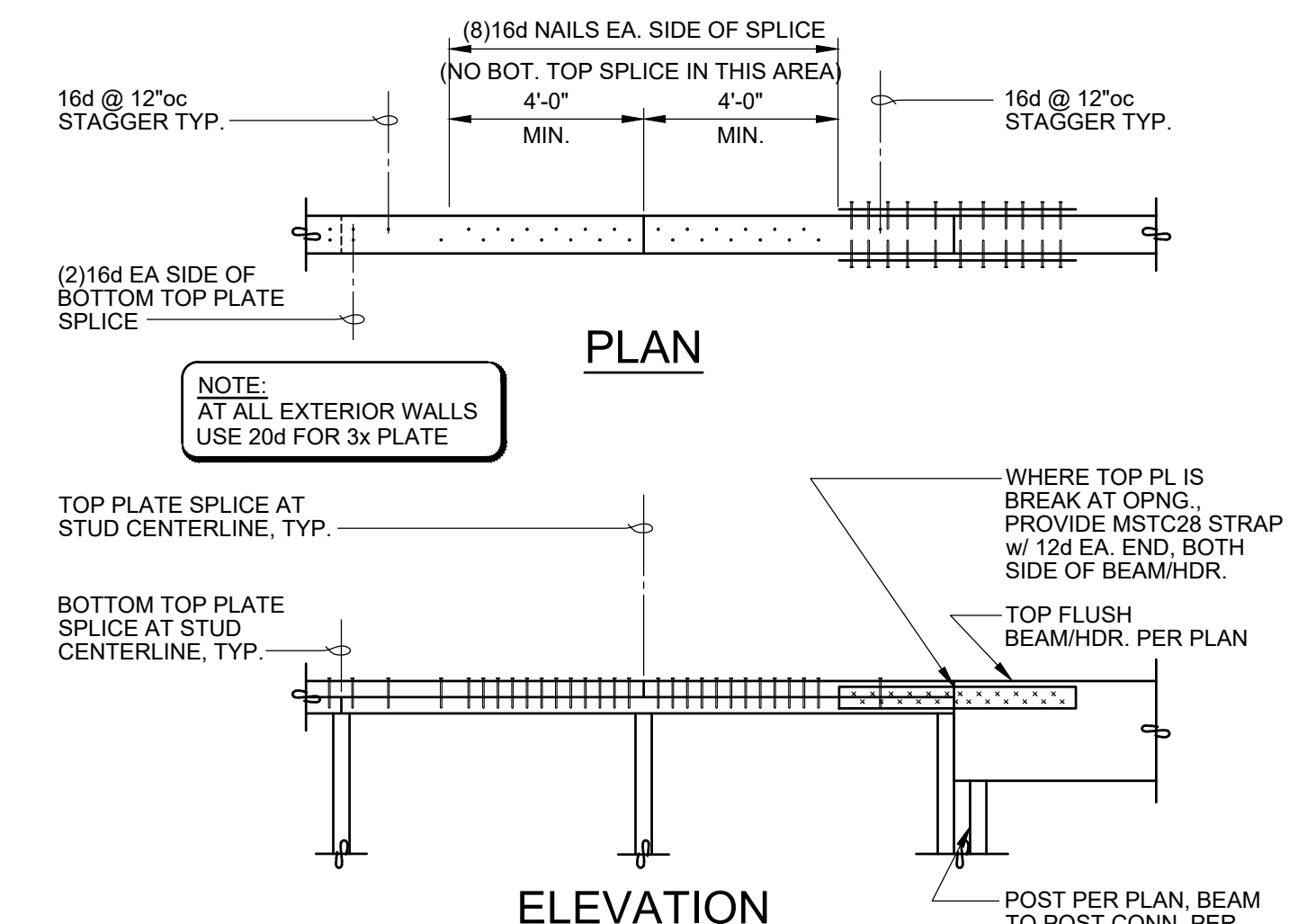
3/4" = 1'-0"



TYPICAL HEADER SUPPORT DETAIL

3 SECTION

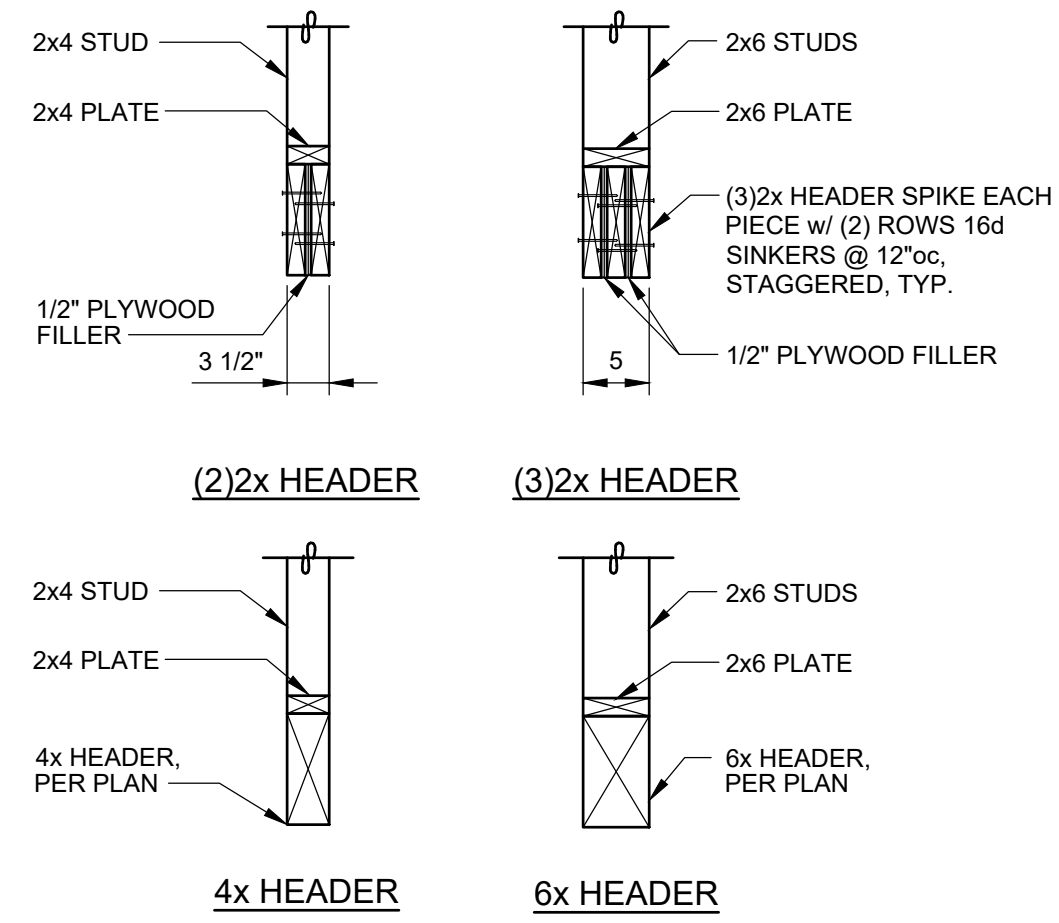
3/4" = 1'-0"



TYPICAL STUD WALL TOP PLATE SPLICE

4 SECTION

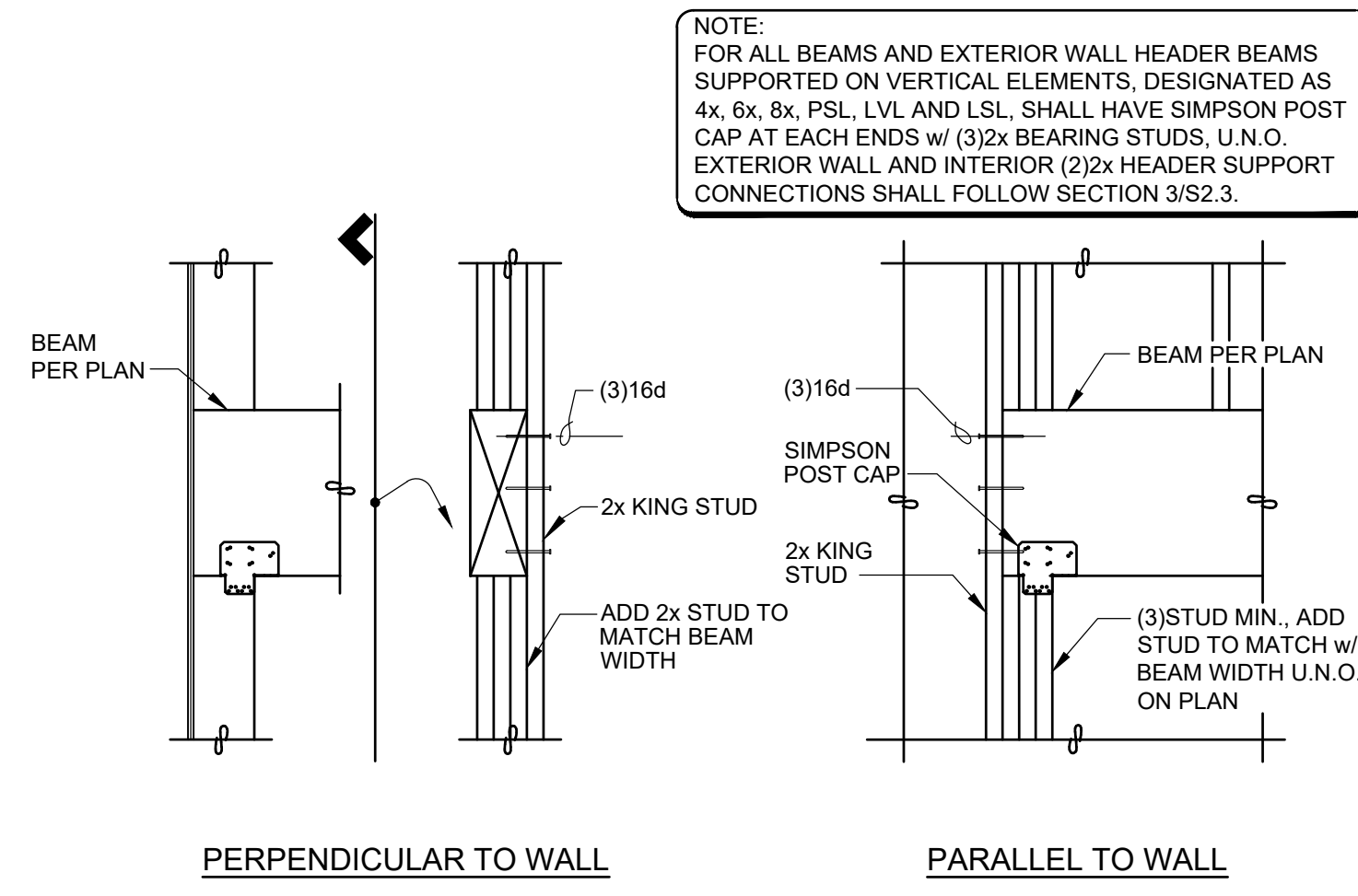
3/4" = 1'-0"



TYPICAL HEADER DETAIL

5 SECTION

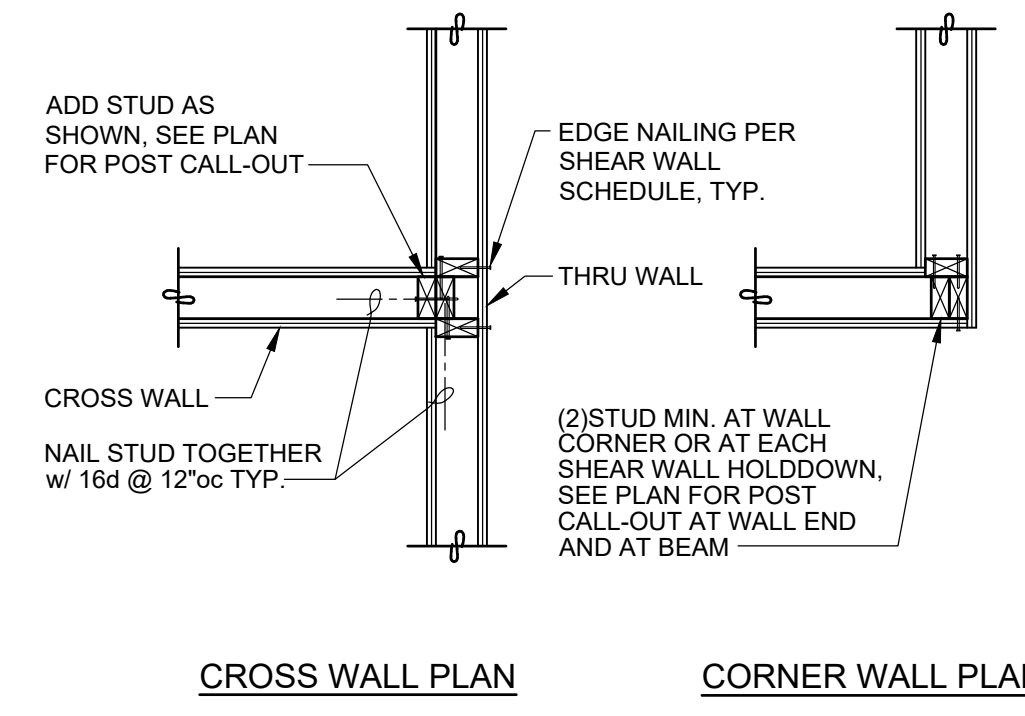
3/4" = 1'-0"



TYPICAL BEAM TO WALL POST CONNECTION

6 SECTION

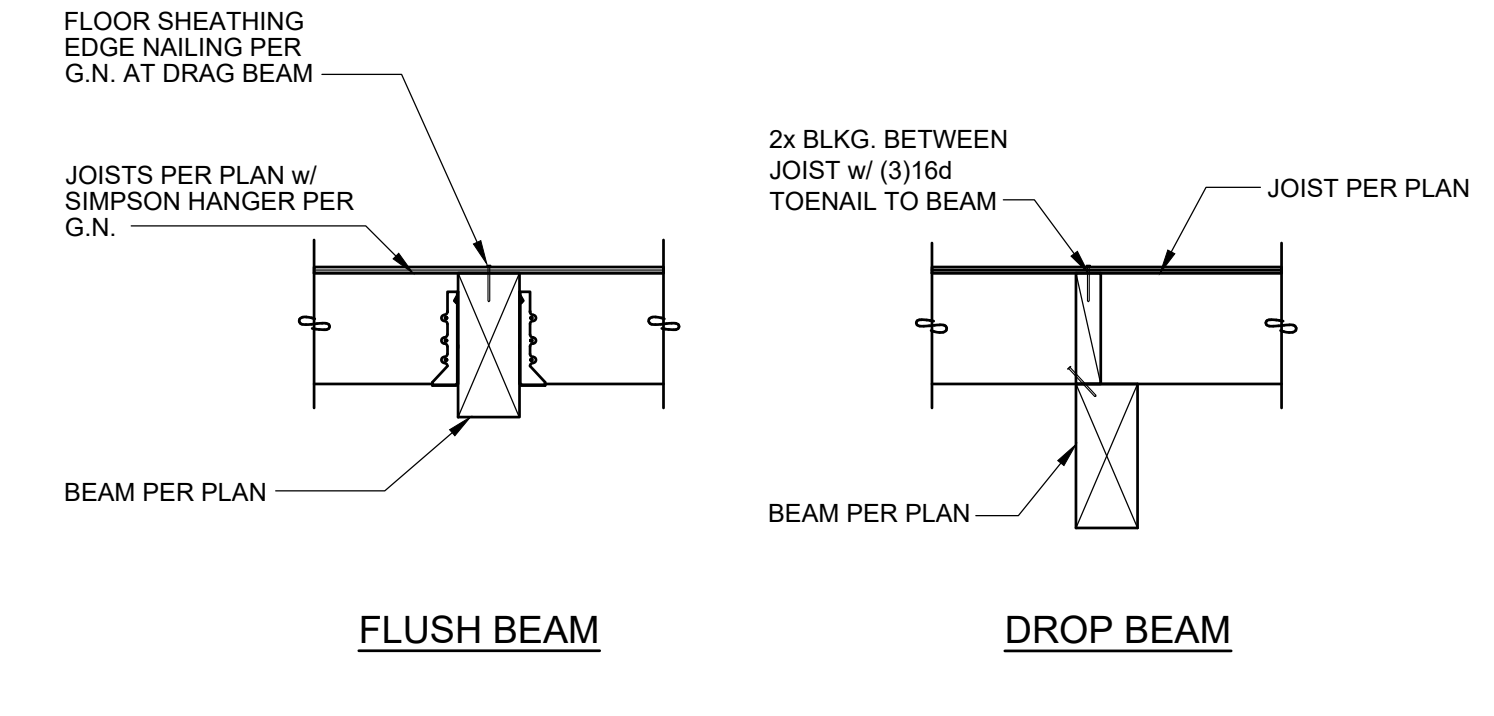
3/4" = 1'-0"



TYPICAL STUD WALL INTERSECTION

7 SECTION

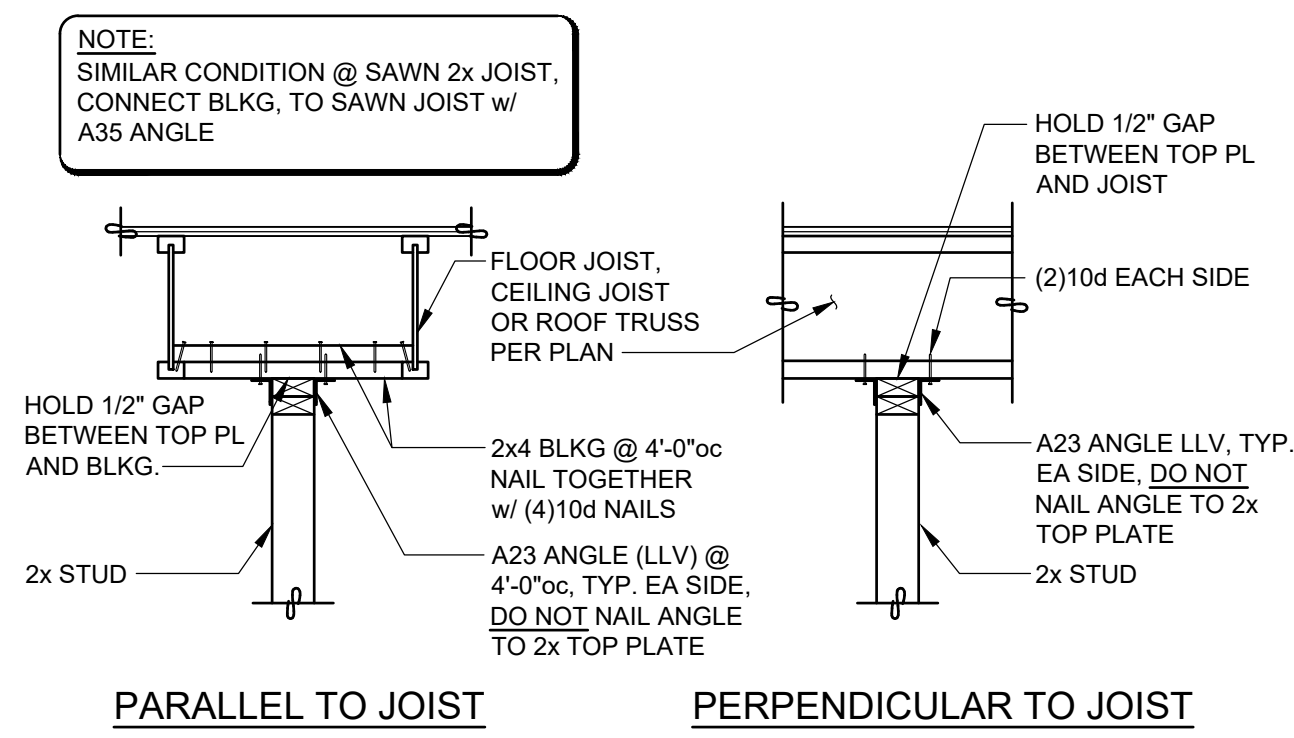
3/4" = 1'-0"



TYPICAL JOIST TO BEAM CONNECTION

8 SECTION

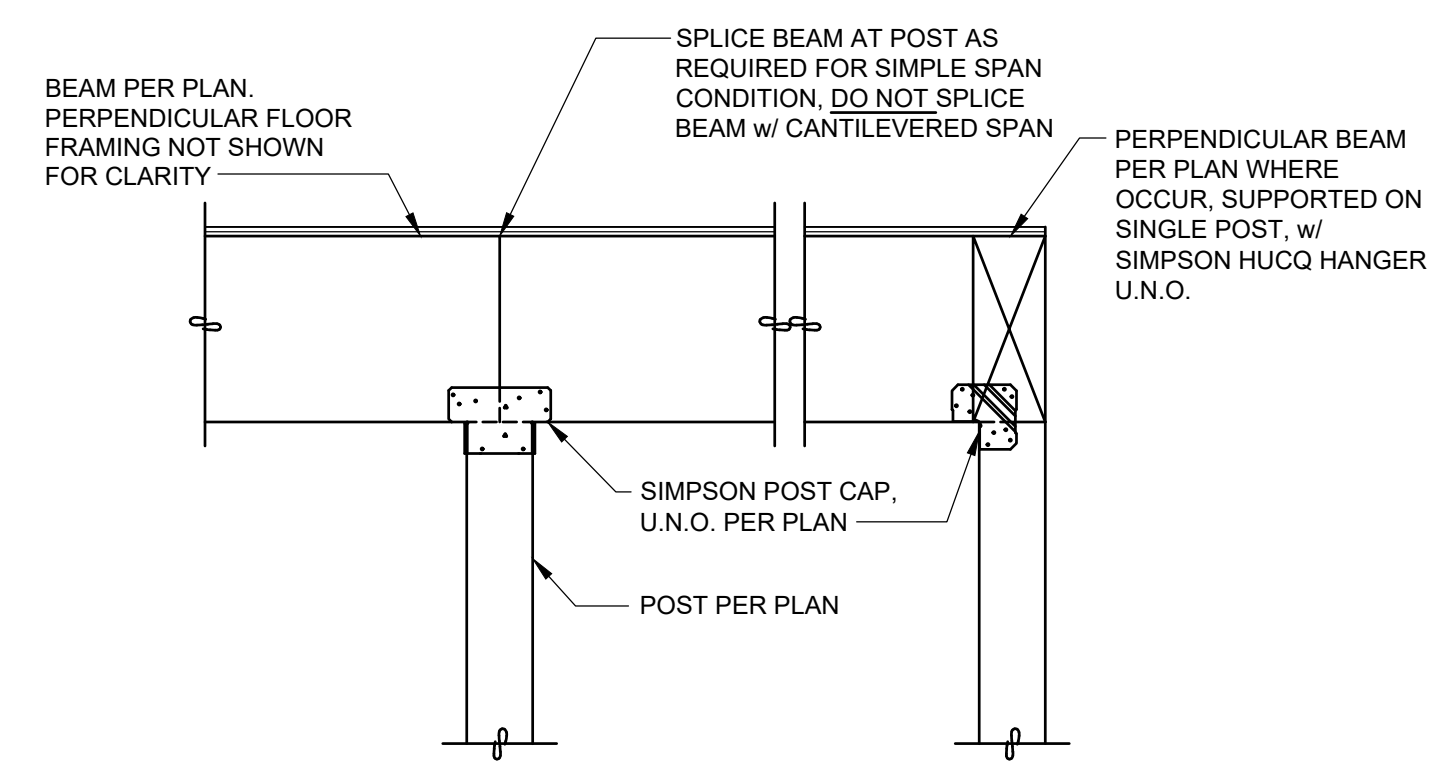
3/4" = 1'-0"



TYPICAL TOP OF NON-BEARING WALL ANCHORAGE

9 SECTION

3/4" = 1'-0"

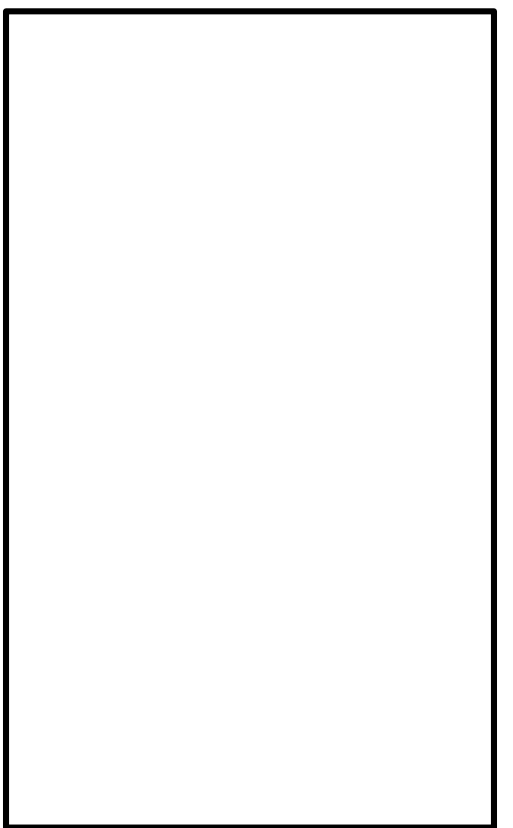


TYPICAL BEAM TO WOOD POST CONNECTION

10 SECTION

3/4" = 1'-0"

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	03-30-2025
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	

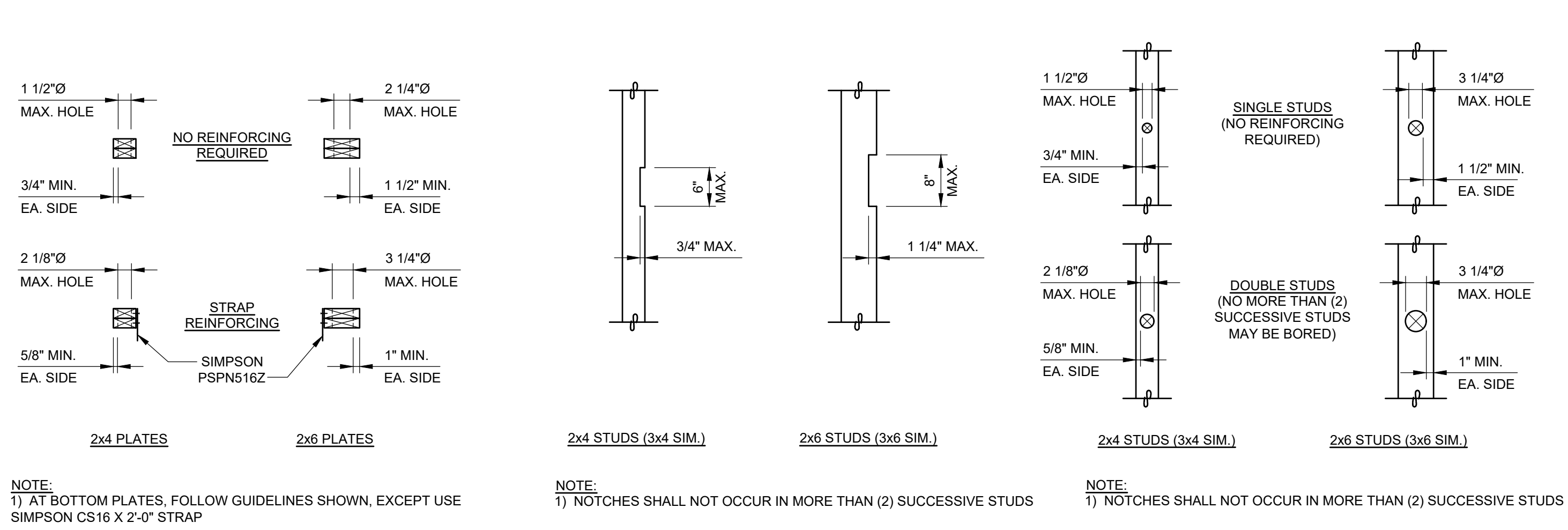


FRAMING SECTIONS

**AUGUSTINE RESIDENCE ADDITION**  
3860 W. MERCER WAY  
MERCER ISLAND, WA 98040

SHEET CONTENTS:

CHECKED: KWC
DATE: 03-20-2025
SHEET NO: <b>S2.3</b>

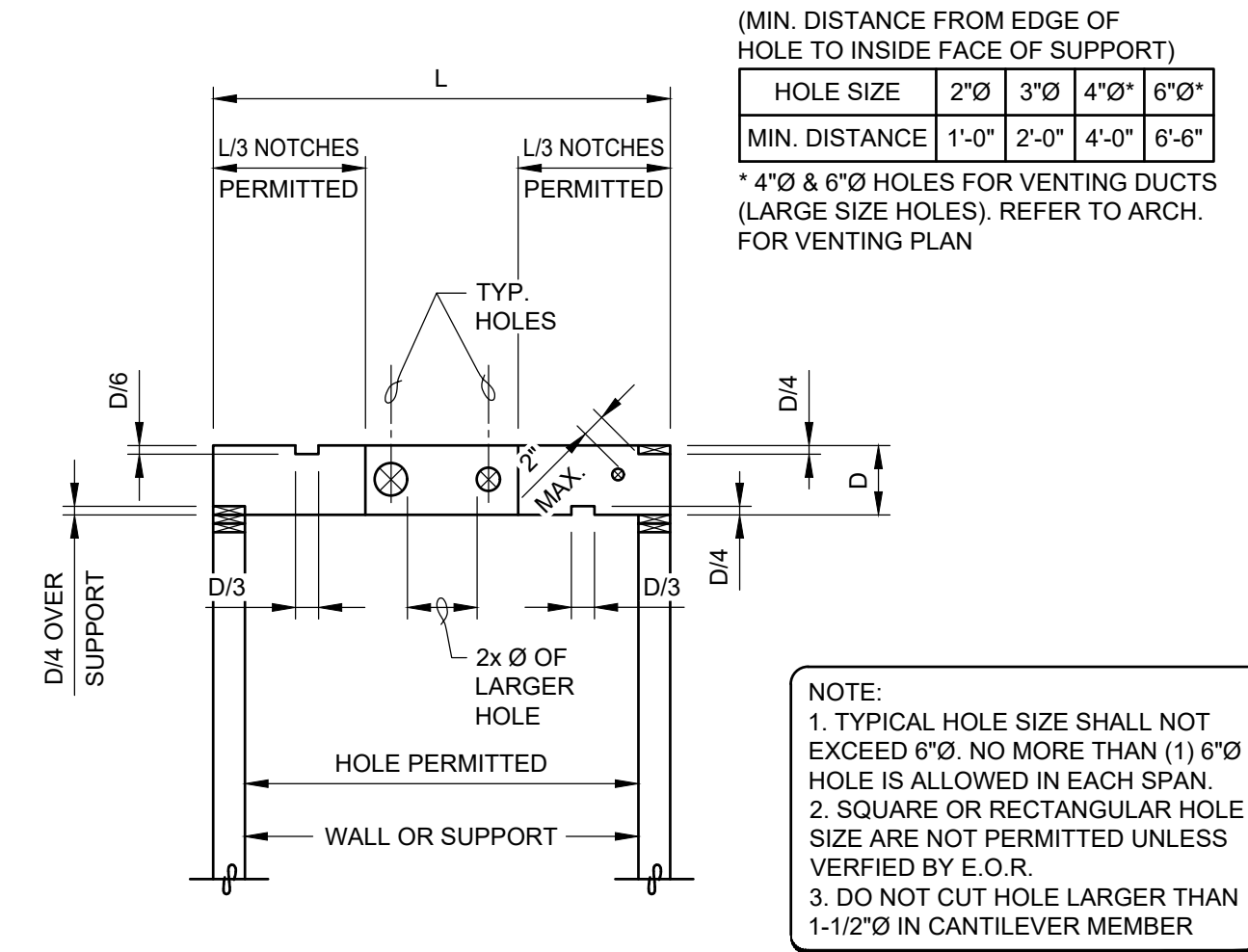


ALLOWABLE HOLES THROUGH TOP PLATES

ALLOWABLE NOTCHES IN STUDS

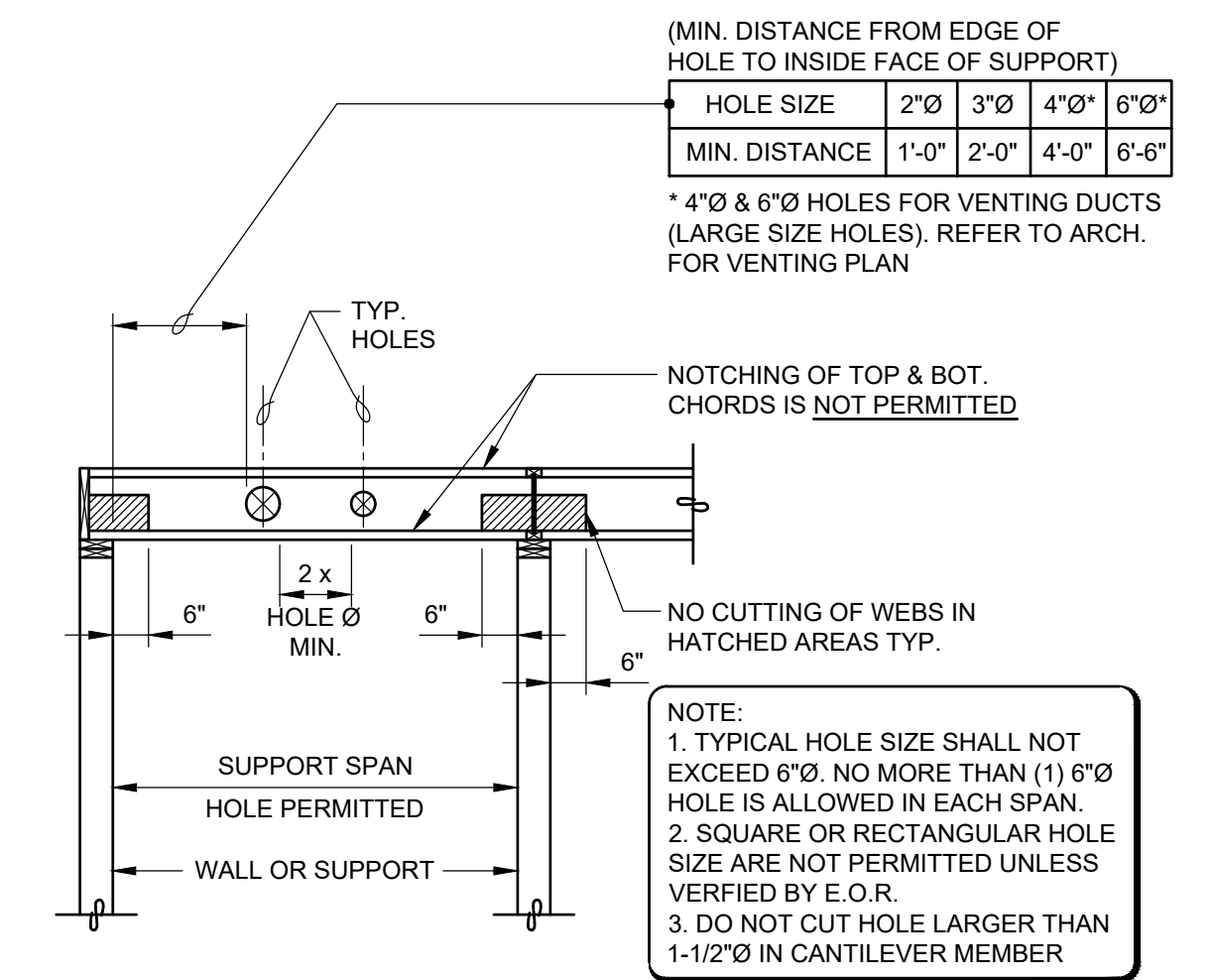
ALLOWABLE HOLES THROUGH STUDS

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



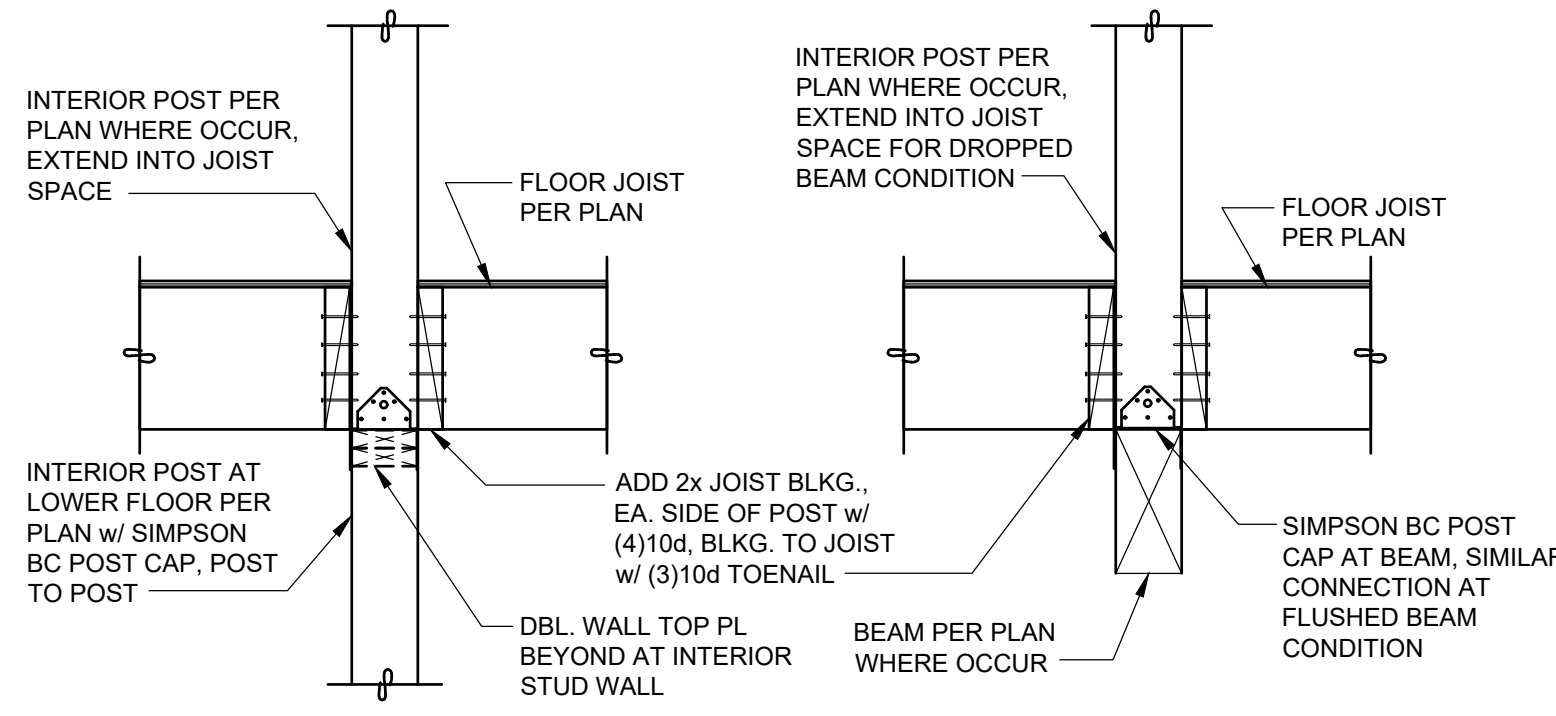
ALLOWABLE CUTTING IN LSL, LVL, PSL MEMBERS

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



ALLOWABLE CUTTING IN WEB JOIST MEMBERS

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

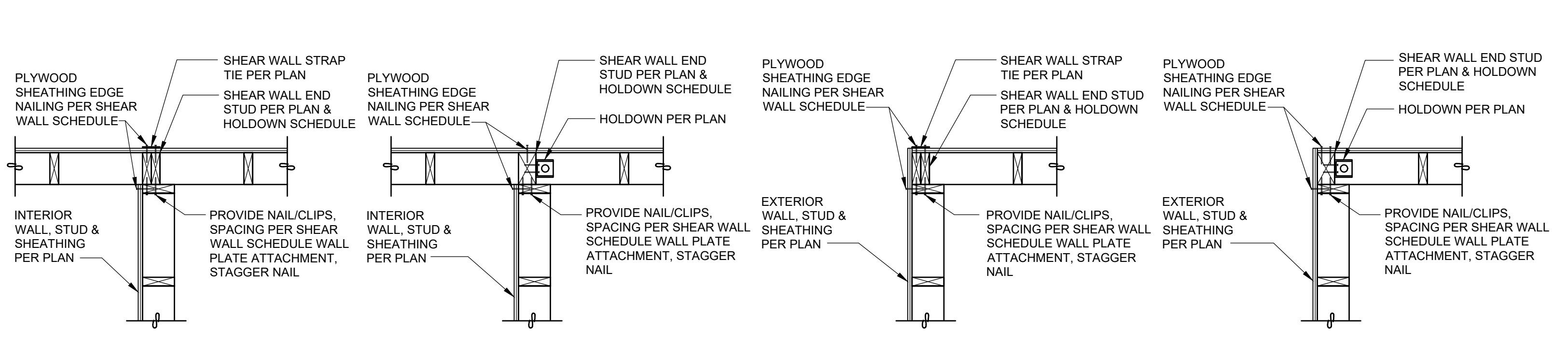


TYPICAL INTERIOR PLATFORM FRAMED POST

TYPICAL DISCONTINUED DBL. TOP PLATE (ADD STRAP)

5 SECTION  
3/4" = 1'-0"

6 SECTION  
3/4" = 1'-0"



PLAN - SHEAR WALL w/ STRAP TIE AT WALL INTERSECTION

PLAN - SHEAR WALL w/ HOLDDOWN AT WALL INTERSECTION

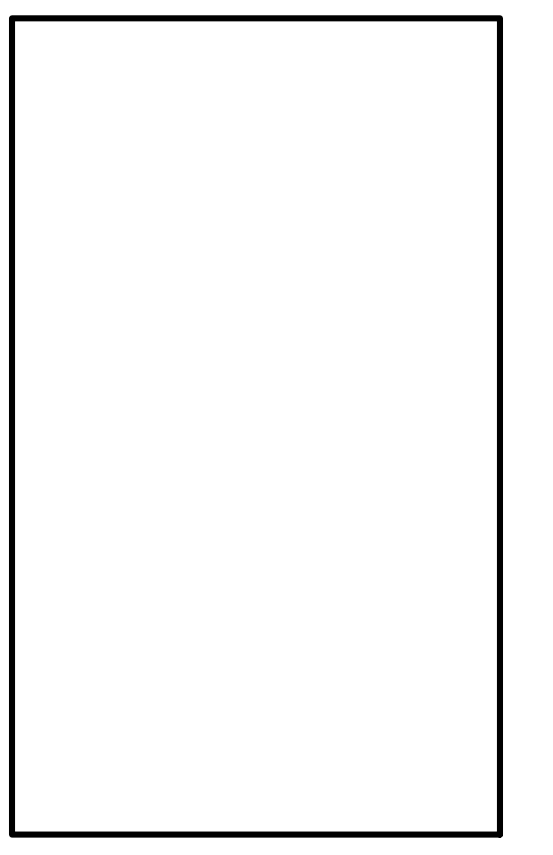
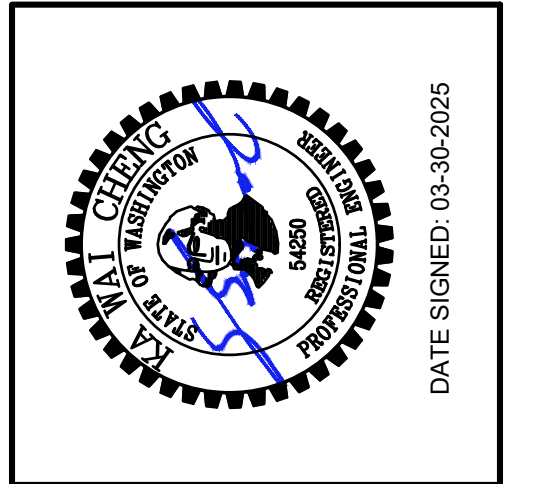
PLAN - SHEAR WALL w/ STRAP TIE AT WALL CORNER

PLAN - SHEAR WALL w/ HOLDDOWN AT WALL CORNER

TYPICAL SHEAR WALL END STUD AT WALL INTERSECTION & CORNER

7 SECTION  
3/4" = 1'-0"

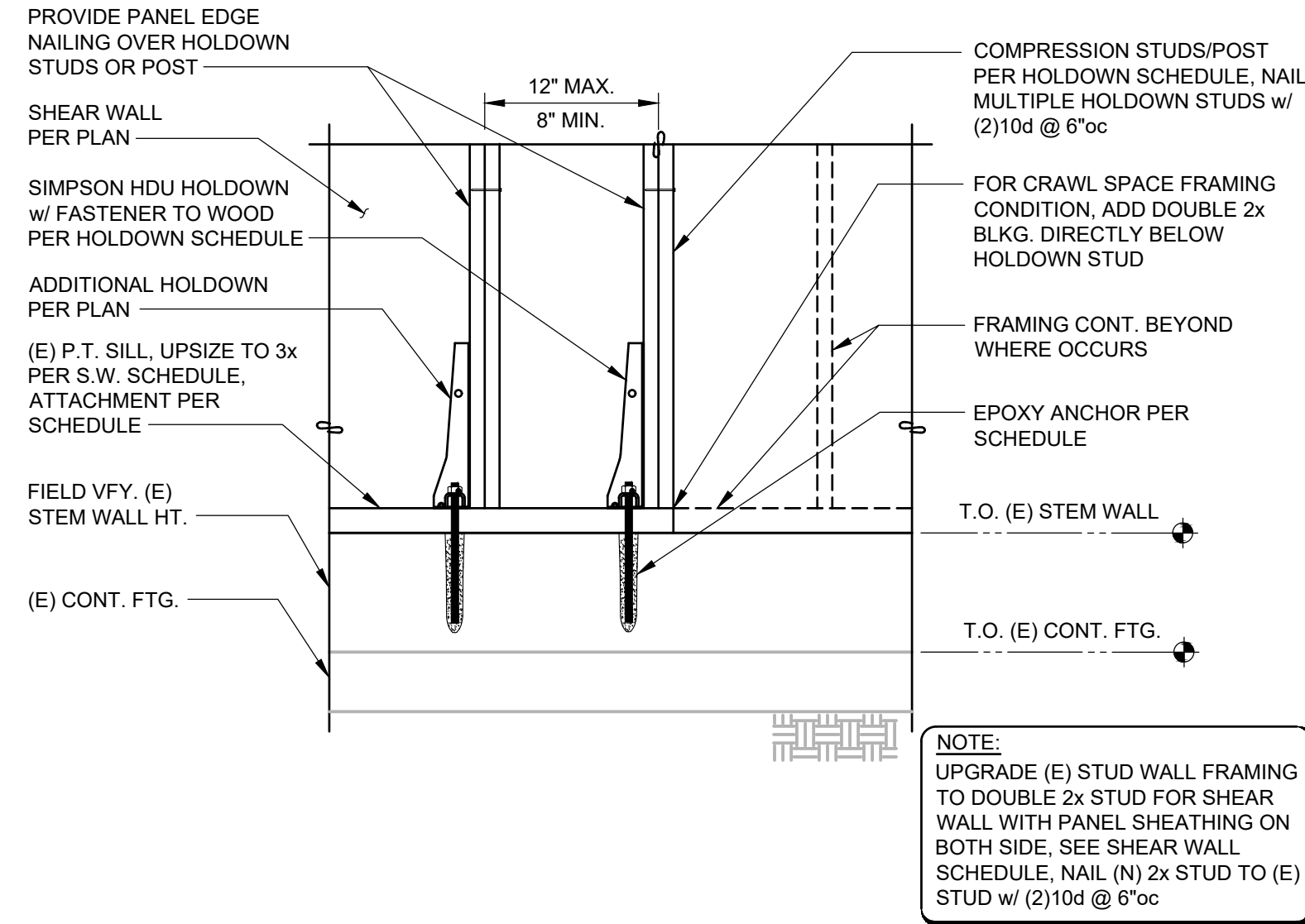
NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	03-30-2025
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



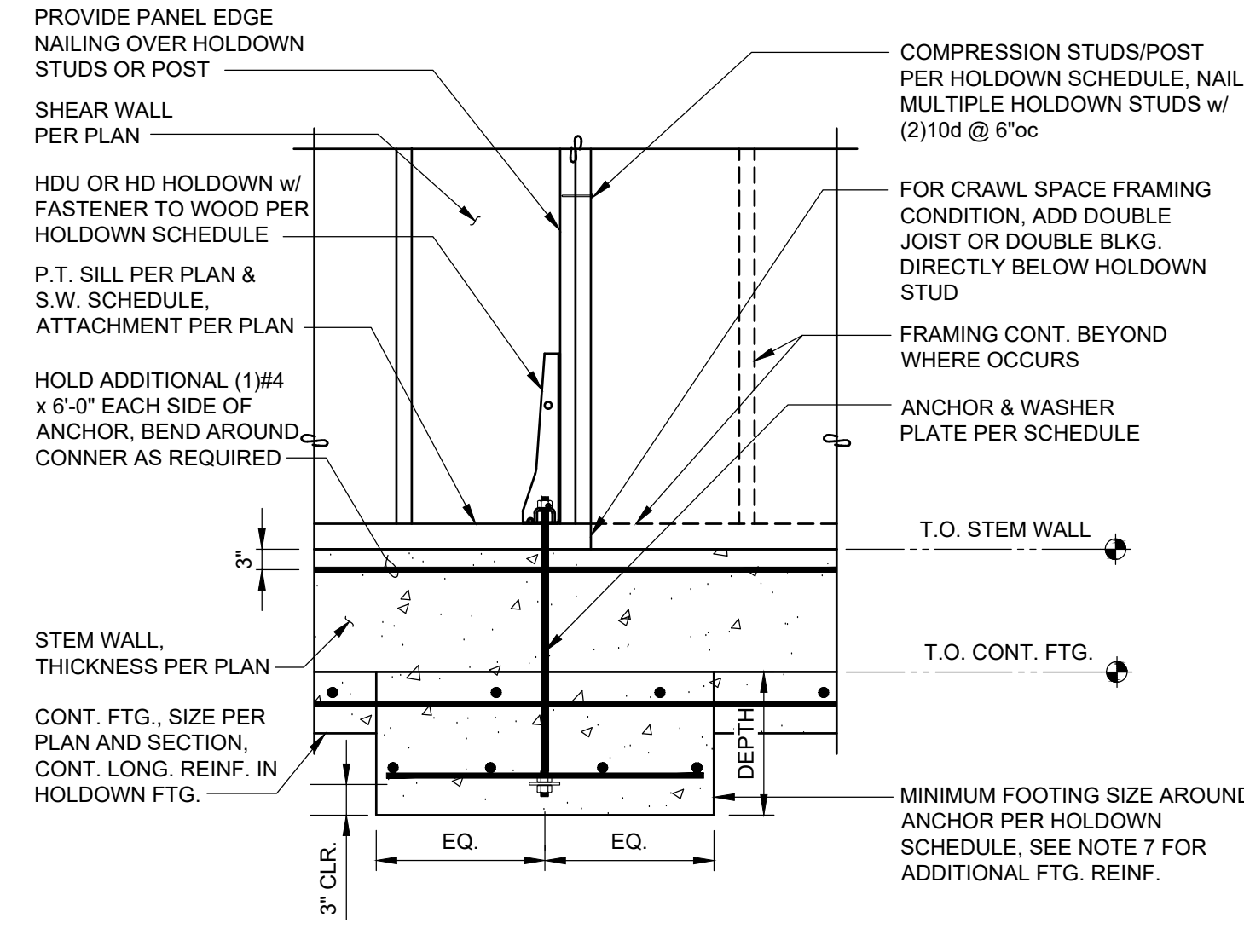
FRAMING SECTIONS

**AUGUSTINE RESIDENCE ADDITION**  
3860 W. MERCER WAY  
MERCER ISLAND, WA 98040

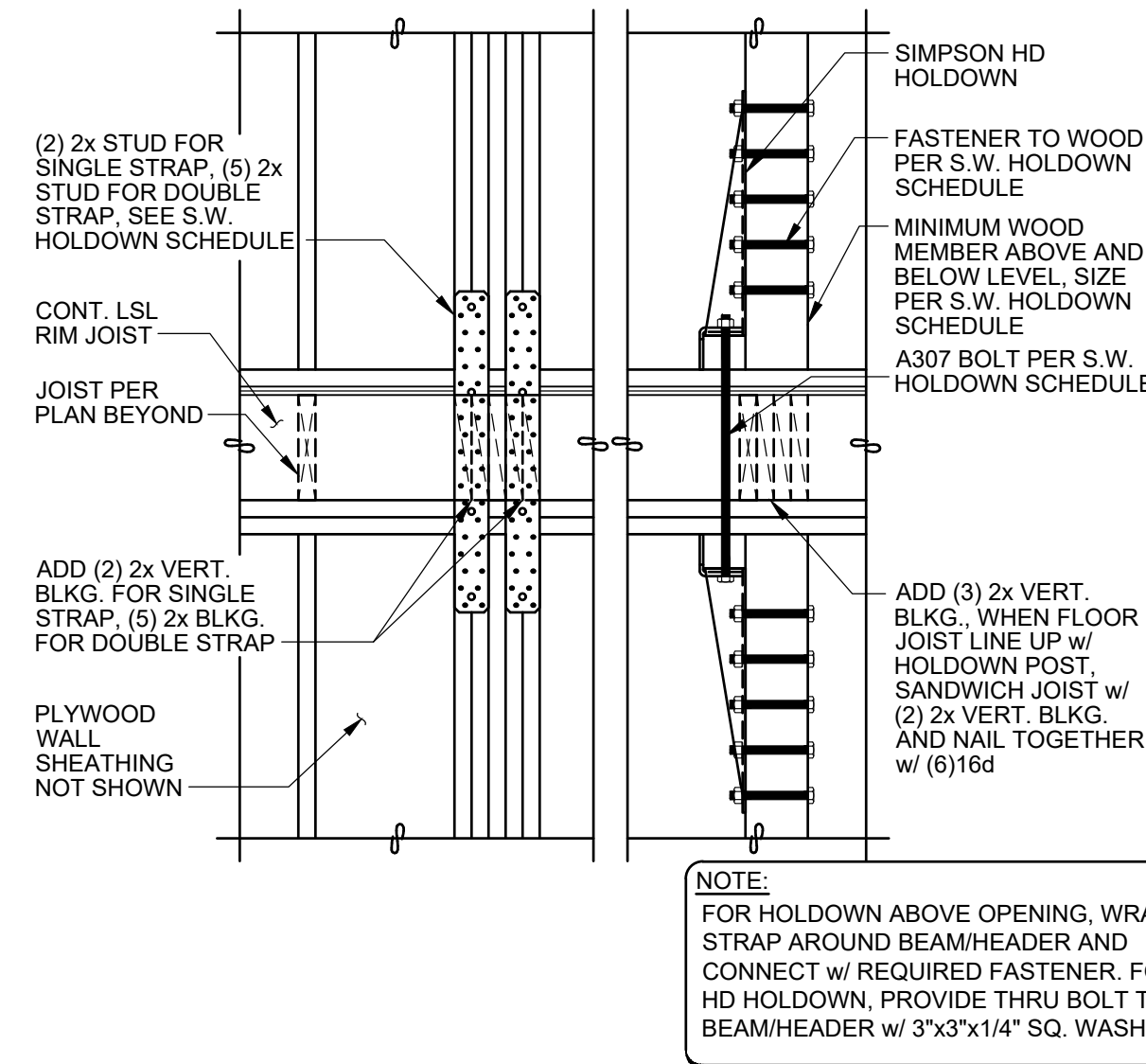
CHECKED: KWC
DATE: 03-20-2025
SHEET NO:
<b>S2.4</b>



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



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

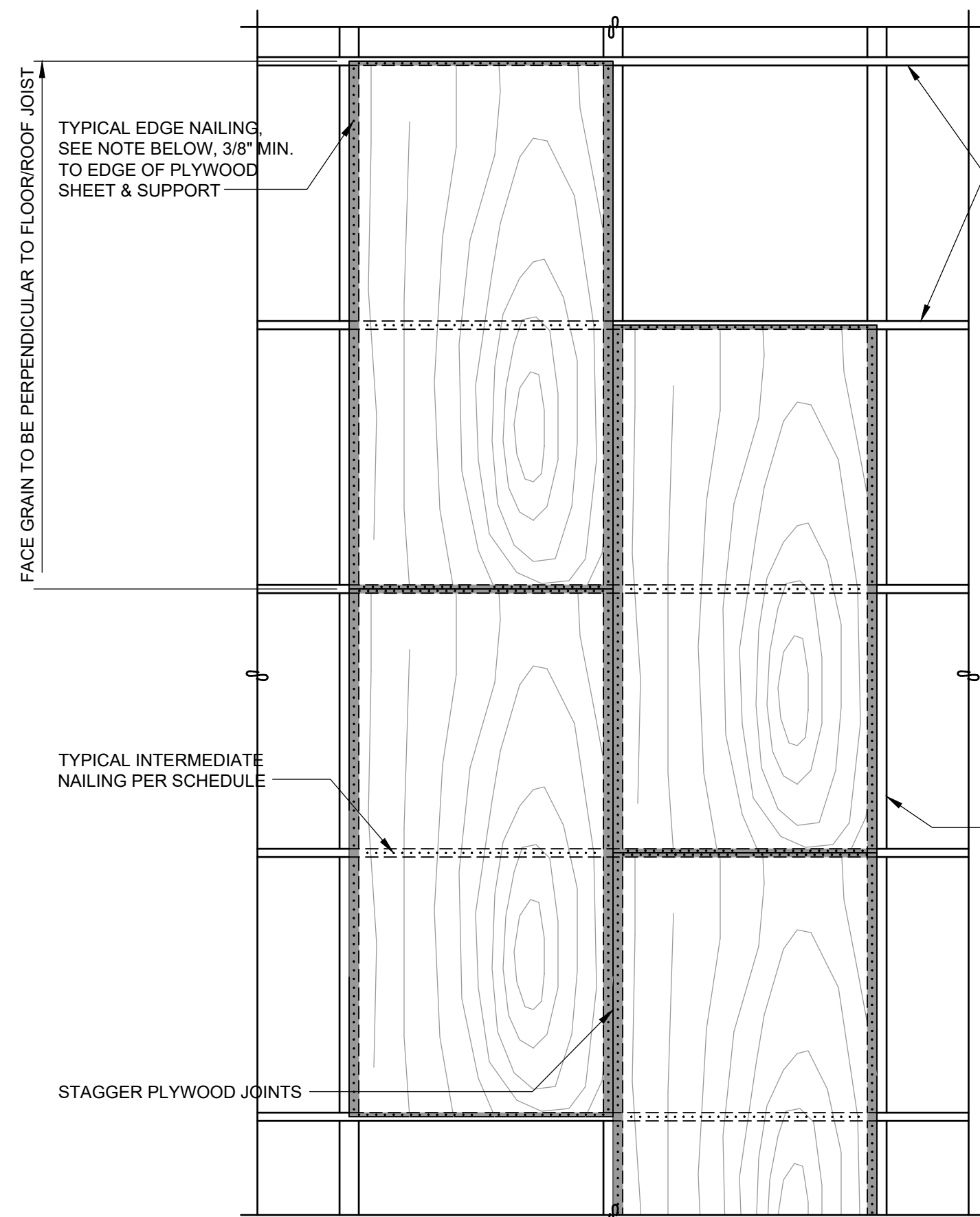


**SHEAR WALL FRAMING HOLDOWN**

### SHEAR WALL FRAMING HOLDOWN SCHEDULE

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

- SHEAR WALL FRAMING HOLDOWN NOTE:**
- MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
  - HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL OF HARDWARE SCHEDULED IS REQUIRED, SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION.
  - QUANTITY OF NAILS FOR STRAPS ARE EVENLY DIVIDED BETWEEN ENDS OF STRAPS ABOVE AND BELOW THE 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.



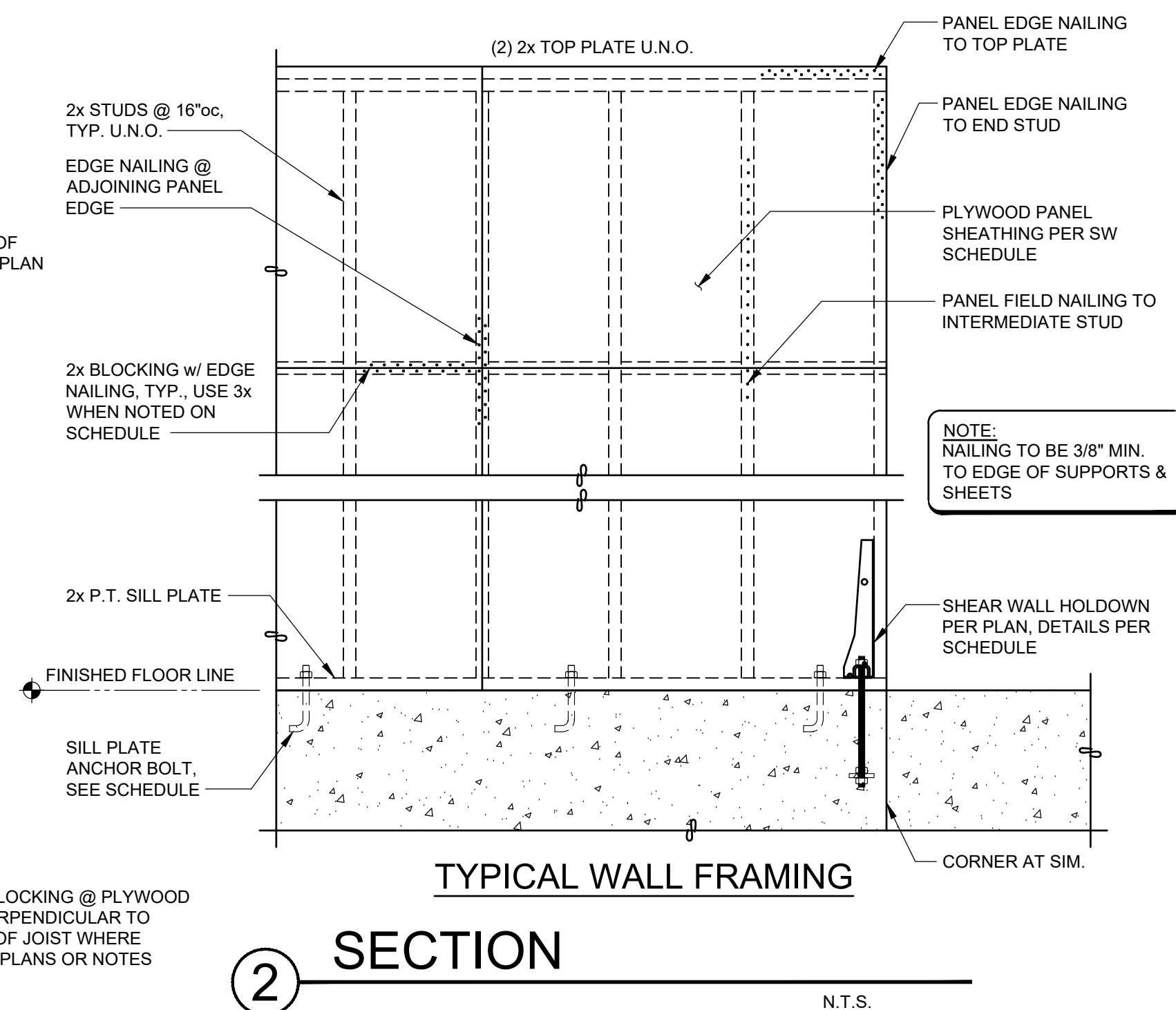
**TYPICAL FLOOR/ROOF SHEATHING**

**1 PLAN VIEW**

### DIAPHRAGM NAILING SCHEDULE

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

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



**TYPICAL WALL FRAMING**

**2 SECTION**

### SHEAR WALL (NEW/EXIST.) FOUNDATION HOLDOWN SCHEDULE

MARK REQUIRED HD. (NOTE 8)	ANCHOR TO CONCRETE				HOLDOWN TO WOOD POST (NOTE 2,4)		
	REQUIRED ANCHOR (NOTE 1)	A307 BOTTOM DBL. NUT PLATE WASHER	MINIMUM EMBEDMENT DEPTH (NOTE 5)	MINIMUM (N) FOOTING SIZE AROUND ANCHOR (NOTE 6,7)	FASTENER TO POST	POST (2x4 WALL)	POST (2x6 WALL)
STHD10/RJ*	-	-	10" FROM T.O. STEM WALL/SOG	-	(18)16d	(2)2x4 STUDS	(2)2x6 STUDS
STHD14/RJ*	-	-	14" FROM T.O. STEM WALL/SOG	-	(22)16d	(2)2x4 STUDS	(2)2x6 STUDS
HDU4	SB 5/8x24 OR 5/8"φ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL/SOG 9" FROM T.O. (E) STEM WALL*	-	(10)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU5	SB 5/8x24 OR 5/8"φ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL/SOG 10" FROM T.O. (E) STEM WALL*	-	(14)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU8	SB 7/8x24 OR 7/8"φ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL/SOG 12" FROM T.O. (E) STEM WALL*	-	(20)1/4"x2-1/2" SDS	4x4 POST	(3) 2x6 STUDS
HDU11	PAB8 OR 1"φ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33" x 14" DEEP	(30)1/4"x2-1/2" SDS	4x6 POST	6x6 POST
HDU14	PAB8 OR 1"φ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33" x 14" DEEP	(36)1/4"x2-1/2" SDS	4x6 POST	4x6 POST
HD12	PAB8 OR 1"φ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33" x 14" DEEP	(4) 1"DIA. A307 BOLTS	(3)2x4 STUDS	(3)2x6 STUDS
HDI14 (SPECL.)	PAB8 OR 1"φ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	38" x 38" x 14" DEEP	(36)1/4"x2-1/2" SDS	4x8 POST	6x6 POST
HD12 (SPECL.)	PAB9 OR 1-1/8"φ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38" x 16" DEEP	(4) 1"DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19	PAB9 OR 1-1/8"φ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38" x 16" DEEP	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19 (SPECL.)	PAB9 OR 1-1/8"φ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38" x 16" DEEP	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST

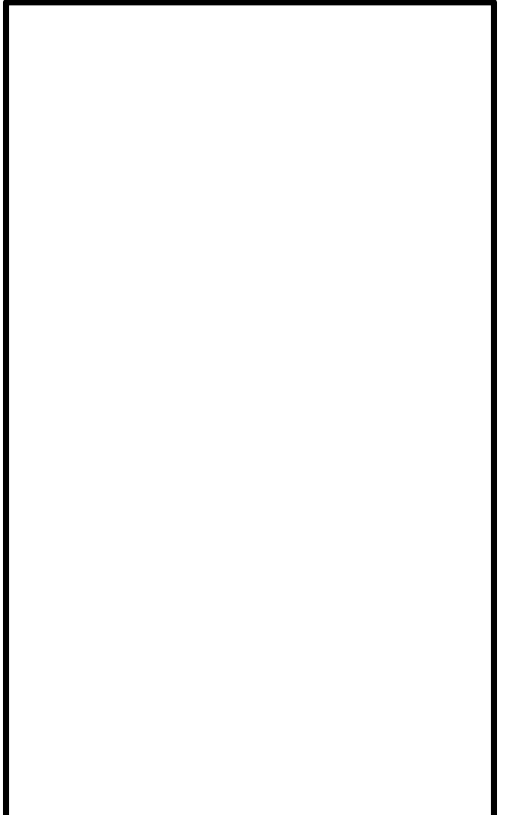
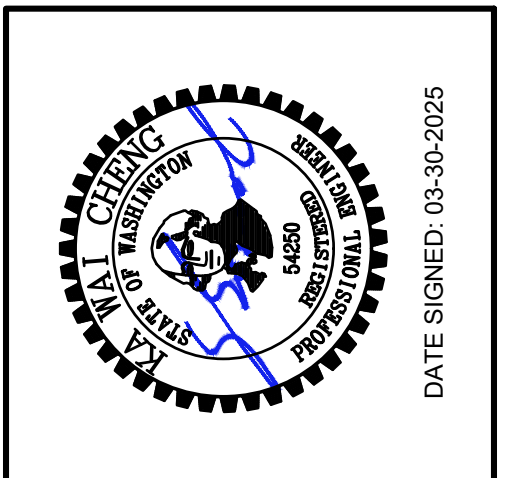
- SHEAR WALL FOUNDATION HOLDOWN NOTE:**
- SIMPSON SB AND PAB CAN BE SUBSTITUTED WITH ASTM A307 HEADED ANCHOR BOLT w/ BOTTOM DOUBLE NUT AND PLATE WASHER PER SCHEDULE. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
  - MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. ACCEPTABLE TO SUBSTITUTE 2x BUILT-UP POST THAT MATCHES REQUIRED POST DEPTH.
  - HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL OF HARDWARE SCHEDULED IS REQUIRED, SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION.
  - FOR SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE.
  - FOR ANCHORS CONNECTING TO EXISTING CONCRETE, DENOTED WITH MINIMUM EMBED DEPTH ("), (x") IN PLAN DRAWING, PROVIDE SIMPSON SET-XP EPOXY. EMBED DEPTH AND NUMBER OF REQUIRED HOLDOWN PER PLAN.
  - CAST ENLARGED FOOTING AROUND ANCHOR MONOLITHICALLY WITH CONT. FOOTING. MINIMUM FOOTING SIZE AROUND ANCHOR PER FOUNDATION HOLDOWN SCHEDULE. THICKEN FOOTING DEPTH TO ACHIEVE MINIMUM EMBEDMENT DEPTH PER SCHEDULE. SEE DETAIL ON THIS SHEET.
  - PROVIDE #4 @ 6"oc EA. WAY BOTTOM FOR FOOTING AROUND HOLDOWN ANCHOR.
  - FOR SIMPSON STHD STRAP-TIE HOLDOWN WITH RIM JOIST ON CONCRETE FOUNDATION WALL APPLICATION, PROVIDE STHDRJ10 OR STHDRJ14 RIM JOIST STRAP TIE HOLDOWN.

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

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

- SHEAR WALL NOTES:**
- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR ENTIRE LENGTH SHOWN ON PLANS.
  - WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
  - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
  - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON THE PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS. ALTERNATE WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING ABOVE AND BELOW ALL OPENINGS.
  - SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFER TO THE HOLDOWN DETAILS FOR ADDITIONAL INFORMATION.
  - INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING SHALL BE AT 12"oc MAX.
  - USE 0.131x1-1/2" LONG NAILS TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131x2-1/2" NAILS WHEN CLIPS ARE INSTALLED OVER SHEATHING.
  - FRAMING CLIPS ARE EITHER A35 ANGLE OR LTP4 (AT EXTERIOR FACE OF WALL SHEATHING), OR APPROVED EQUIVALENT.
  - WHERE PLATE ATTACHMENT SPECIFIES 2- ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM, BLKG. OR EQUAL. ATTACH PER DETAILS.
  - ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS. FOR ANCHOR IN EXISTING FOUNDATION, EMBED ANCHOR BOLT 7" INTO CONCRETE WITH SIMPSON SET-XP EPOXY; EMBED ANCHOR BOLT 7" INTO CMU WITH SIMPSON SET EPOXY. FIELD VERIFY CMU CELLS ARE SOLID GROUTED.
  - PRESSURE PRESERVATIVE TREATED WOOD CAN CAUSE EXCESSIVE CORROSION AND DEGRADATION OF FASTENERS. PROVIDE HOT DIPPED GALVANIZED NAILS AND CONNECTOR PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED FRAMING MEMBERS.
  - DETAIL ALL EXTERIOR WALL TO BE W6 PER SCHEDULE, U.N.O. ON PLAN.
- ALTERNATE NOTES:**
- 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN LIEU OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED 16"oc AND ENGINEER OF RECORD HAS BEEN NOTIFIED IN WRITING AND APPROVES.
  - WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM WALL BOARD SHEATHING (GWB), CONTACT ENGINEER OF RECORD FOR APPROVAL AND ALTERNATE FASTENING REQUIREMENTS.
  - AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN LIEU OF A SINGLE 3x STUD. DOUBLE 2x STUDS MAY BE CONNECTED TOGETHER WITH 3" NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
  - CONTACT ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. TYPICALLY SET ADHESIVE WILL BE ALLOWED AS AN ALTERNATE.
  - ALL ANCHOR BOLTS SHALL HAVE PLATE WASHER 3"x3"x1/4". PLATE WASHERS TO BE SLOTTED SO WASHERS IS WITHIN 1/2" OF FACE OF SHEATHING.

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	03-30-2025
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



**FRAMING SECTIONS**

**AUGUSTINE RESIDENCE ADDITION**  
3860 W. MERCER WAY  
MERCER ISLAND, WA 98040

CHECKED: KWC  
DATE: 03-20-2025

SHEET NO:  
**S2.5**