

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@SITESURVEYMAPPING.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

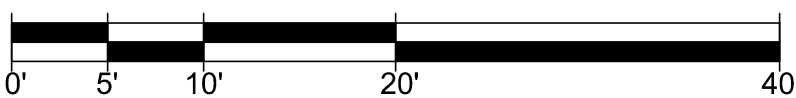
TOTAL NEW HARDSCAPE AREA:
UNCOVERED CONCRETE PATIO: 30.0 SF
TOTAL NEW HARDSCAPE AREA: 30.0 SF

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.



SCALE: 1" = 10'



MAX. HEIGHT: 30'
AVERAGE HEIGHT CALCS:

$$\frac{A(193.8 \times 30.7) + B(193.8 \times 31.9) + C(193.7 \times 30.7) + D(193.7 \times 31.9)}{30.7 + 31.9 + 30.7 + 31.9}$$

$$= 5949.7 + 6182.2 + 5946.6 + 6179.0 / 125.2 = \mathbf{193.8'}$$
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.

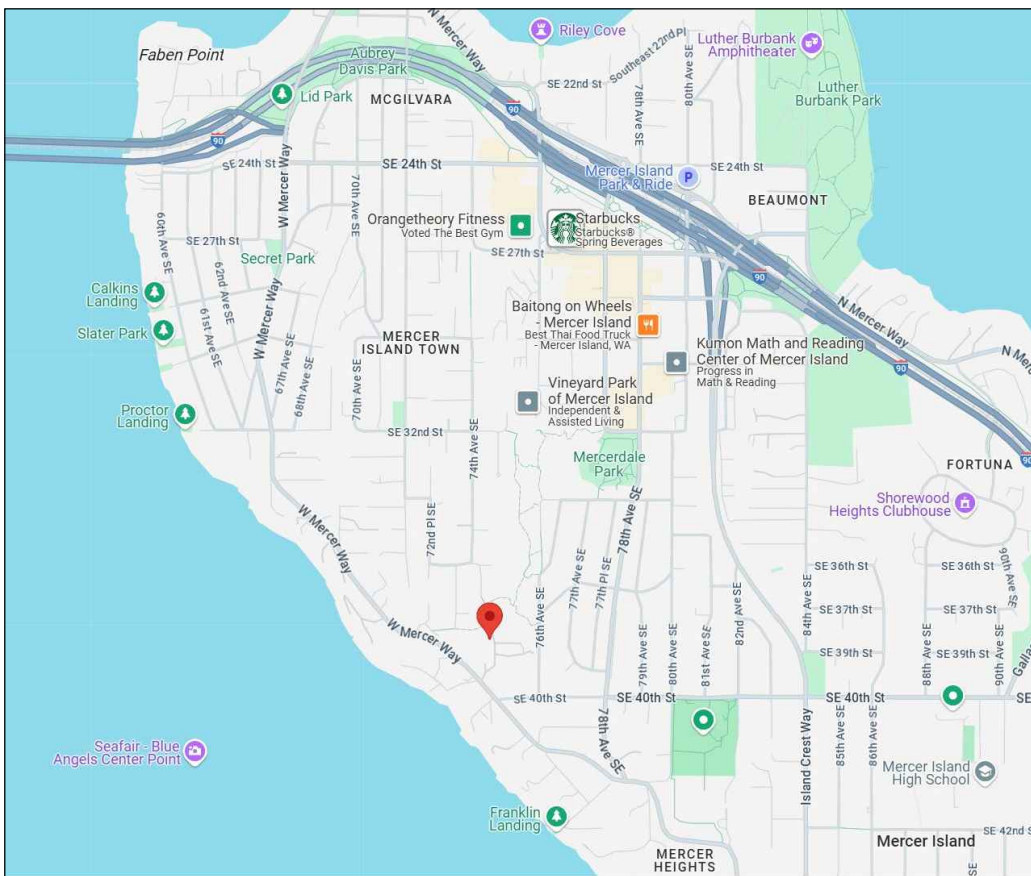
CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

CONTRACTOR: SHALL 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.

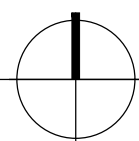
ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

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.

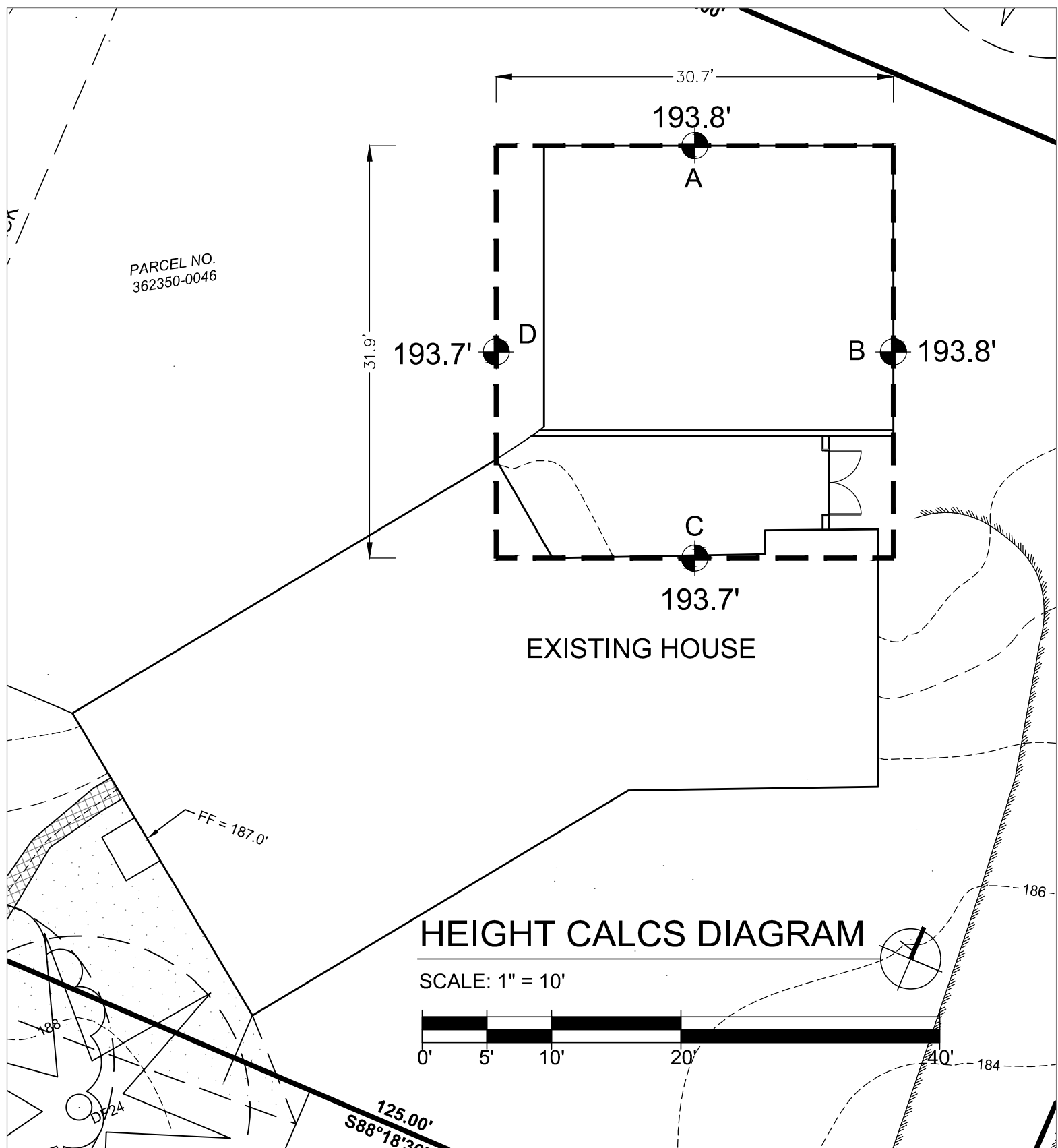


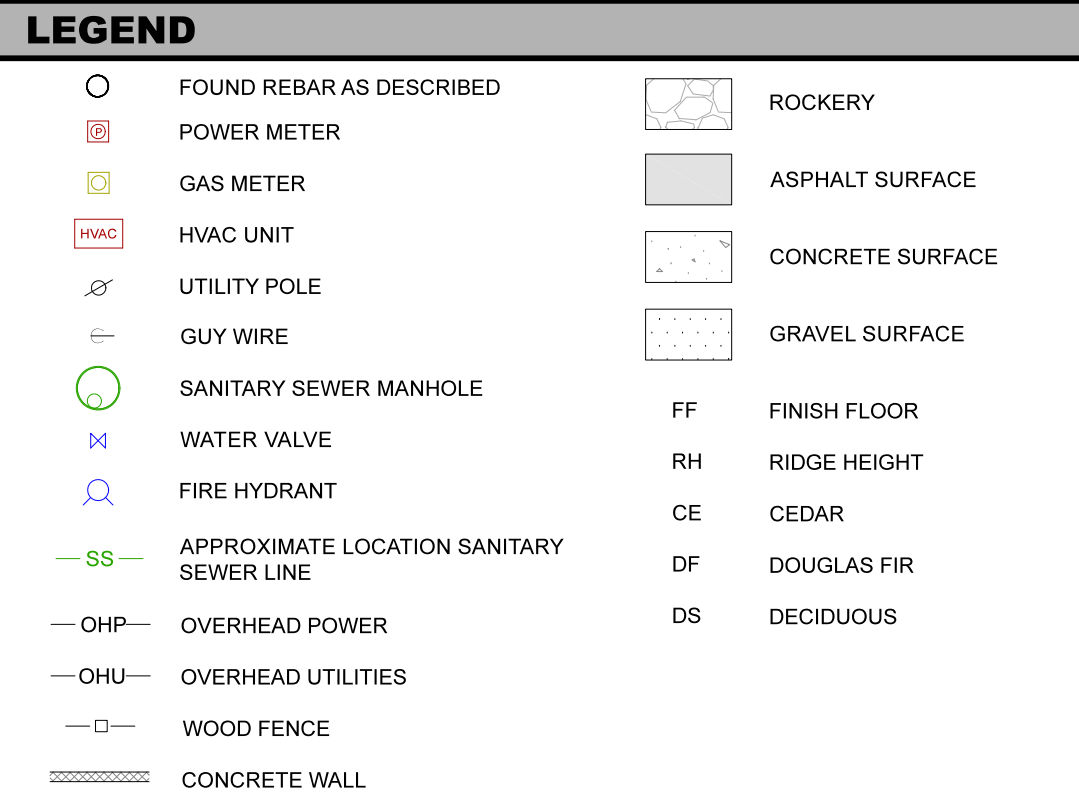
(2) CREDITS REQUIRED
CONDITIONED AREA: 208.9 SF

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





THE NORTH 90 FEET OF THE WEST 125 FEET OF TRACT 6 IN REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

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

ACCEPTED A BEARING OF N88°18'36"W FOR THE CENTERLINE OF SE 38TH STREET BASED ON FOUND MONUMENTS PER UNRECORDED BOUNDARY & TOPOGRAPHIC SURVEY ENCOMPASS ENGINEERING & SURVEYING, DATED JUNE 17, 2024, JOB NO. 18525.

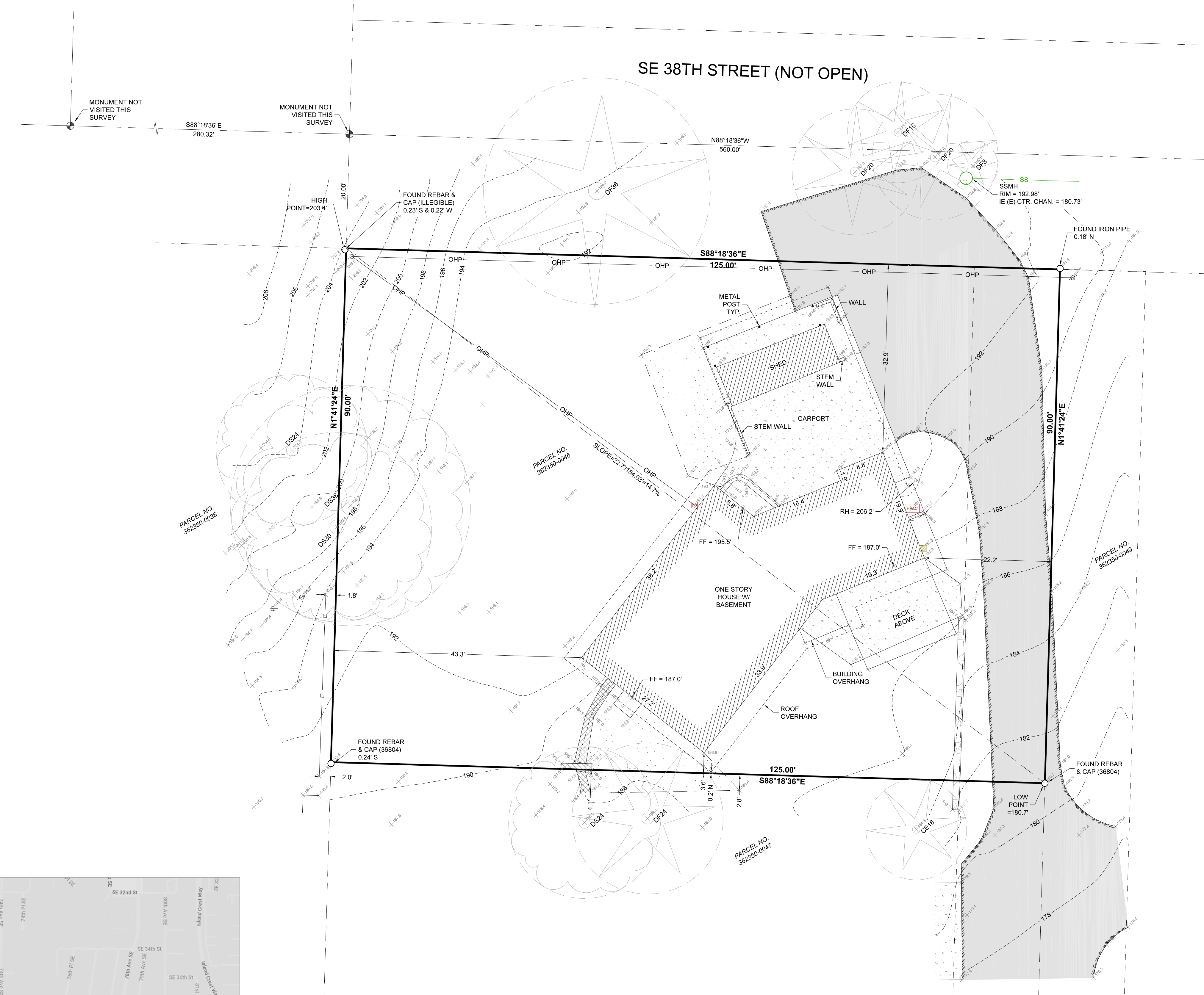
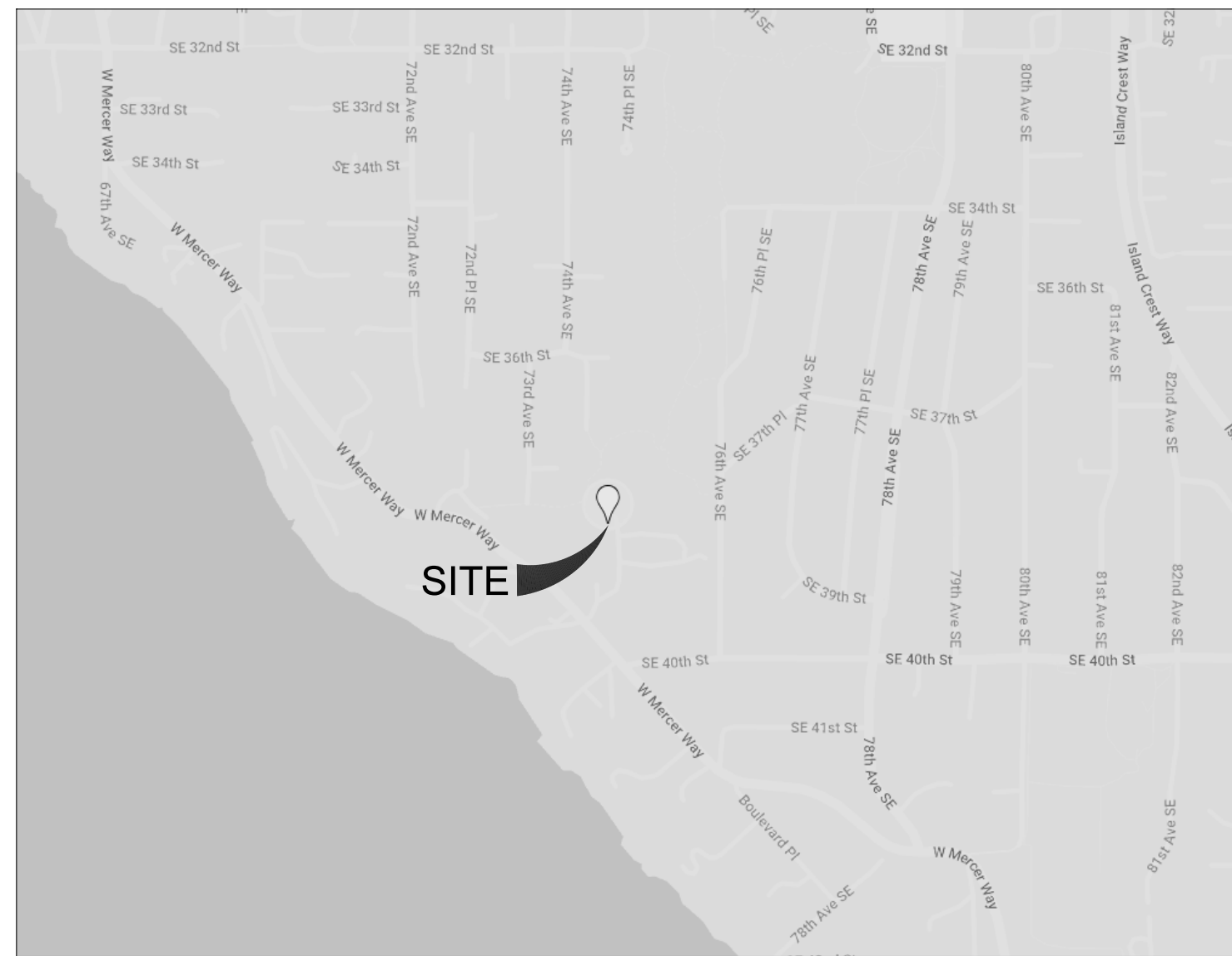
PROPERTY OWNER:	MATTHEW & LINNEA AUGUSTINE 3860 W MERCER WAY MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	362350-0046
PROJECT ADDRESS:	3860 W MERCER WAY MERCER ISLAND, WA 98040
ZONING:	R-15
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	11,250 S.F. (0.256 ACRES) AS SURVEYED

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 50 TOTAL STATION AND AN EMILID REACH R52 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2025 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS
OBSERVATION USING THE USRN.

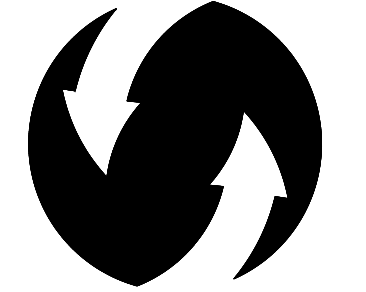
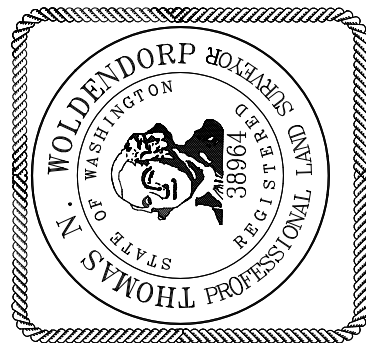
DATUM - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS
EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR
THIS PROJECT.



VICINITY MAP

SE 1/4, SW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



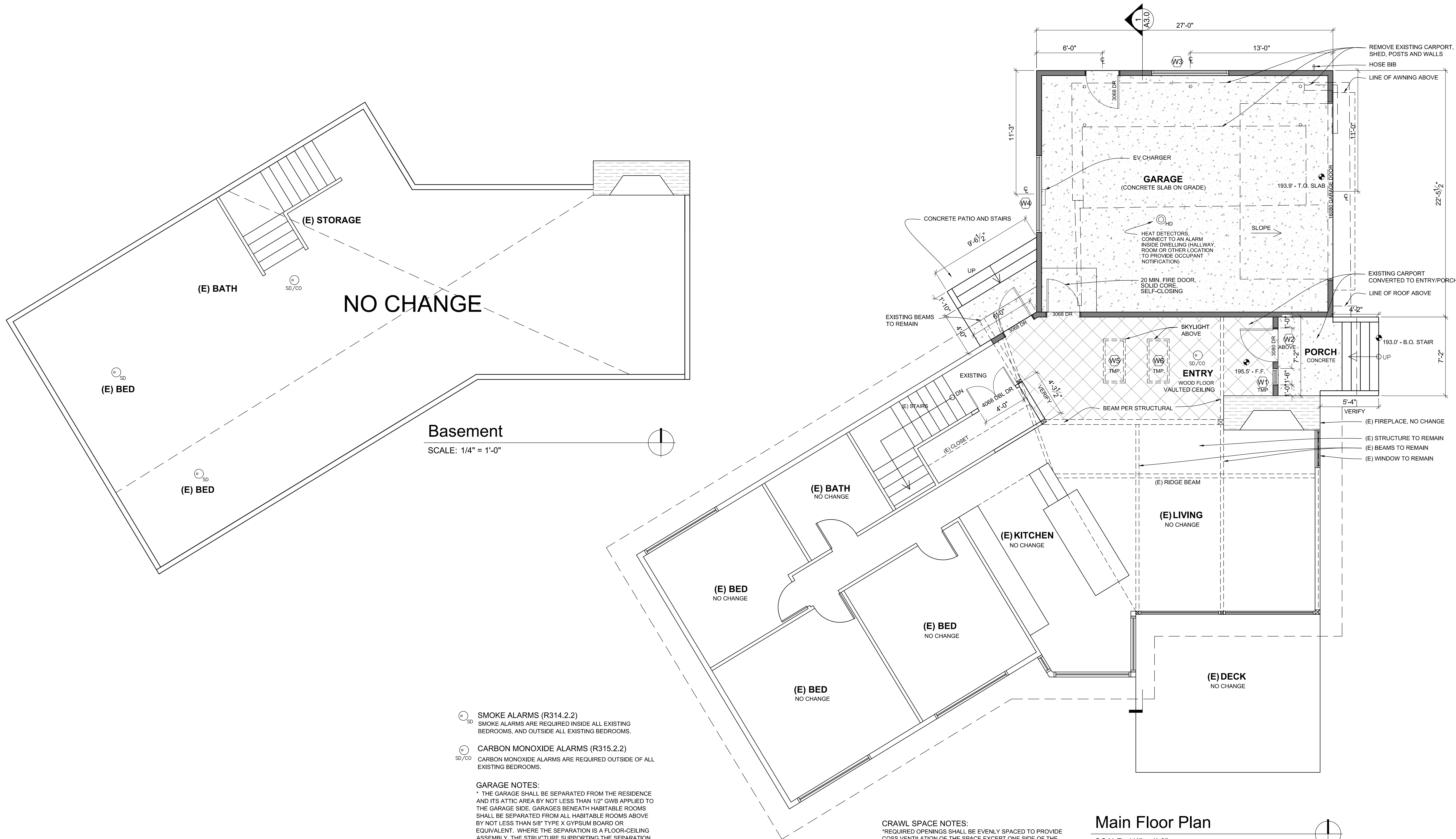
TOPOGRAPHIC SURVEY

MATTHEW & LINNEA AUGUSTINE
3860 W MERCER WAY
MERCER ISLAND, WA 98040

PROJECT NO. 24-730

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 2/3/25

SHEET 1 OF 1



- 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 PRTOECTED 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.

WINDOW SCHEDULE			
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

Main Floor Plan

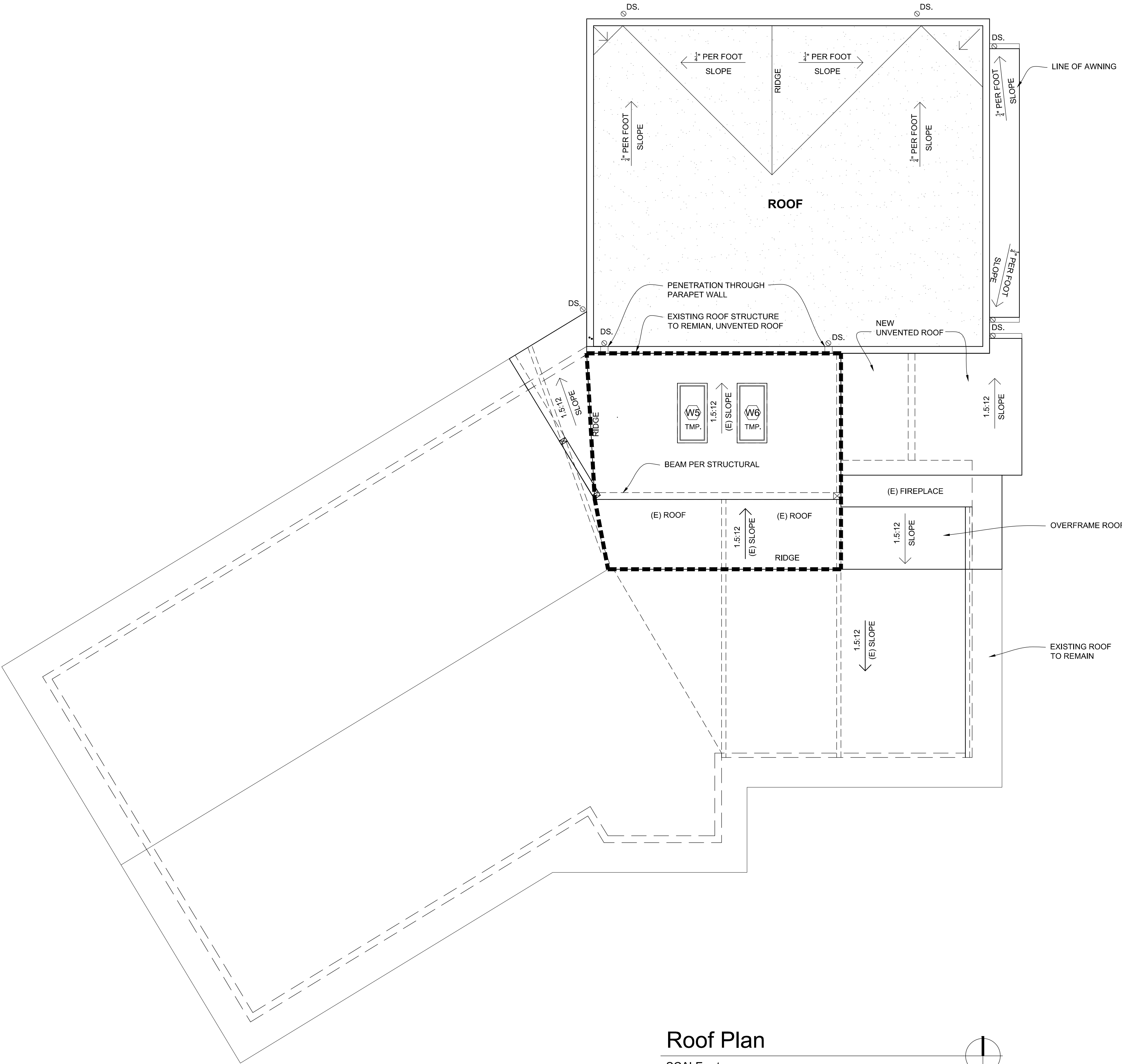
SCALE: 1/4" = 1'-0"

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.

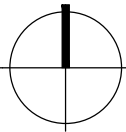
AREA SUMMARY:
EXISTING MAIN FLOOR AREA: 1,380.0 SF
EXISTING BASEMENT AREA: 1,360.0 SF
NEW ENTRY ADDITION: 208.9 SF
TOTAL HEATED AREA: 2,948.9 SF

NEW ATTACHED GARAGE: 594.0 SF
NEW CONCRETE PATIO: 30.0 SF



Roof Plan

SCALE: nts



FLOOR 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

F2 SLAB ON GRADE - GARAGE

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

WALL ASSEMBLIES:

W1 EXTERIOR WALL

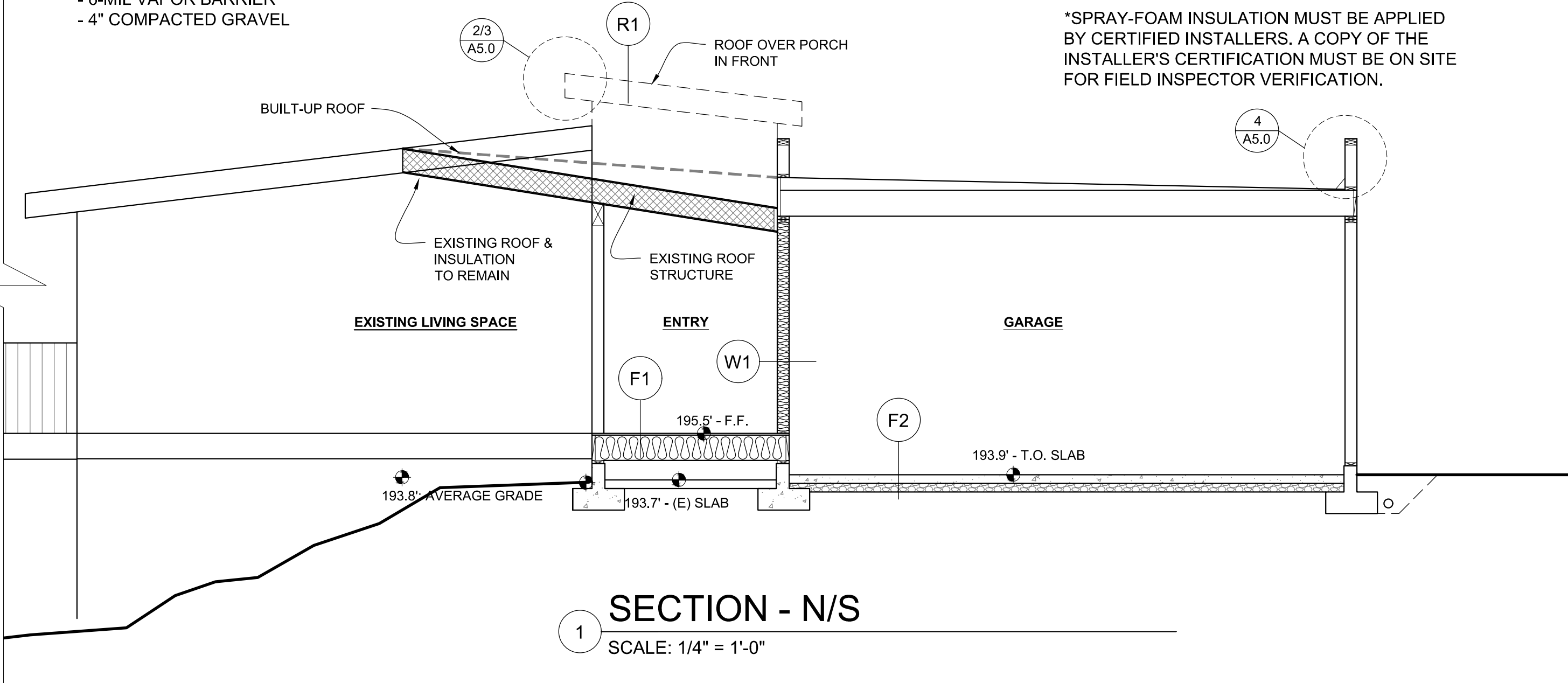
- SIDING PER ELEVATION
- 30# BUILDING PAPER
- SHTG & NAILING PER STRUCTURAL
- 2x6 STUDS PER STRUCTURAL
- BATT INSULATION (R-21)
- 1/2" GWB
- PVA PRIMER
- PAINT

ROOF ASSEMBLIES:

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.

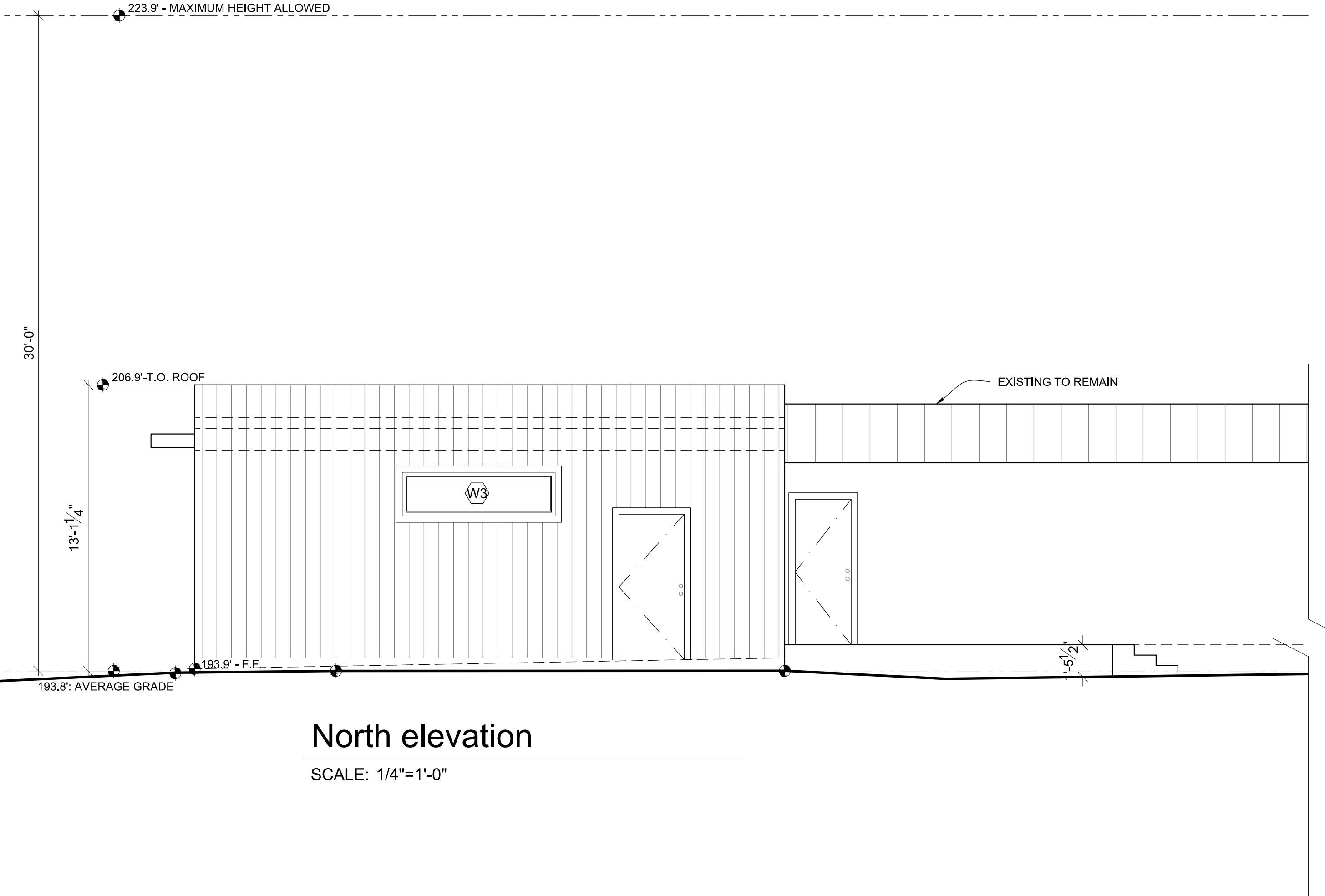
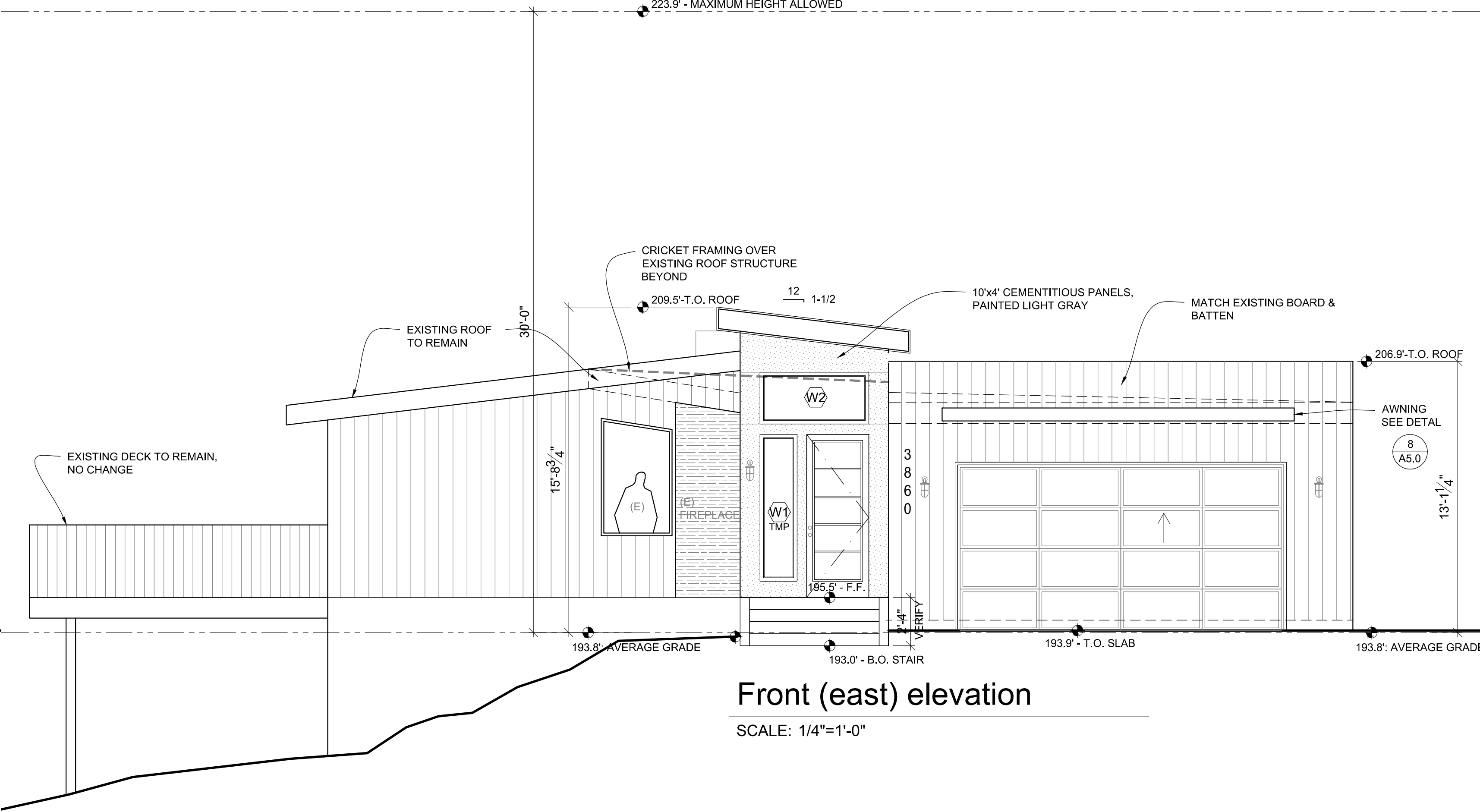


SECTION - N/S

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

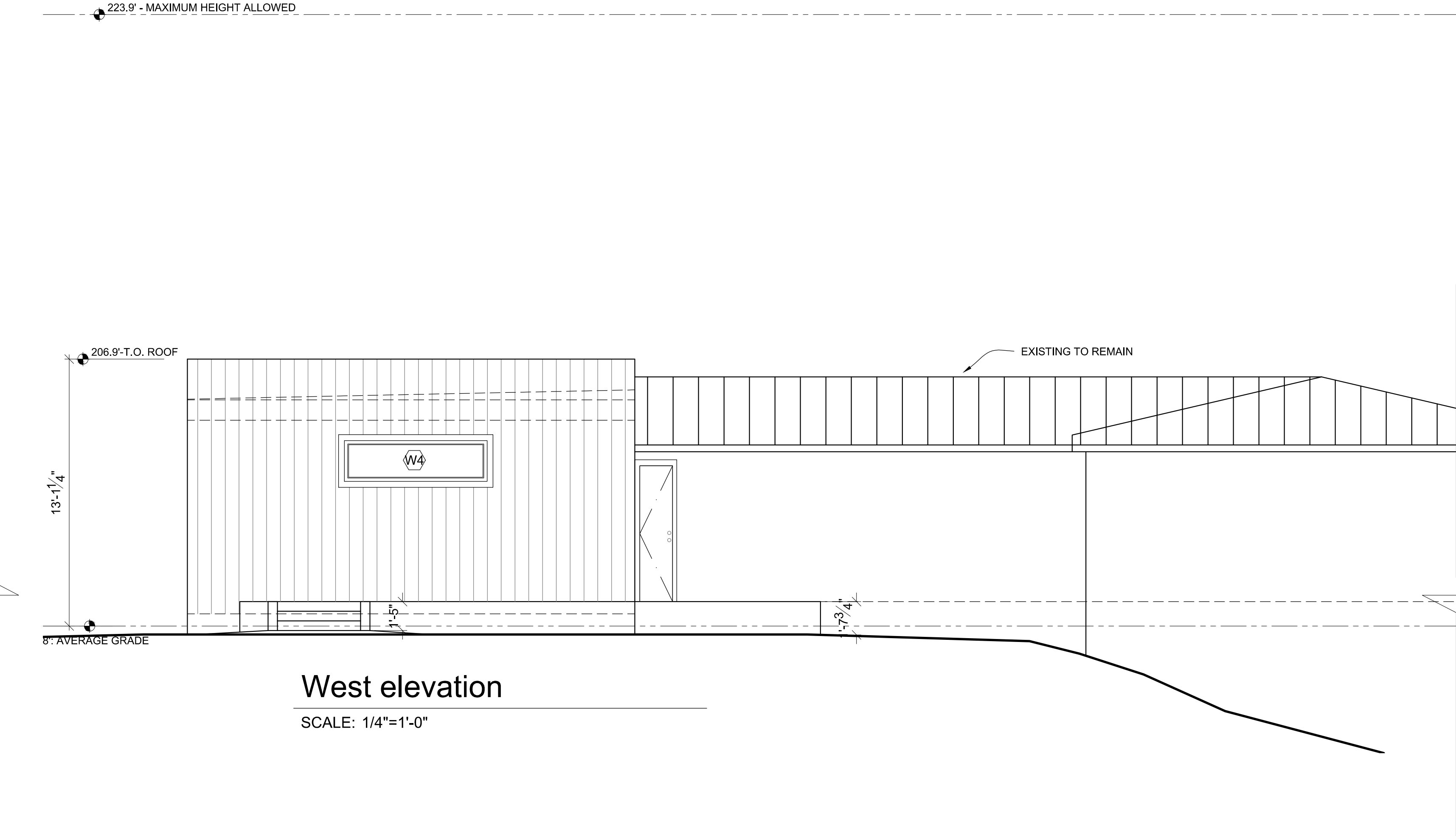
Front (east) elevation

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



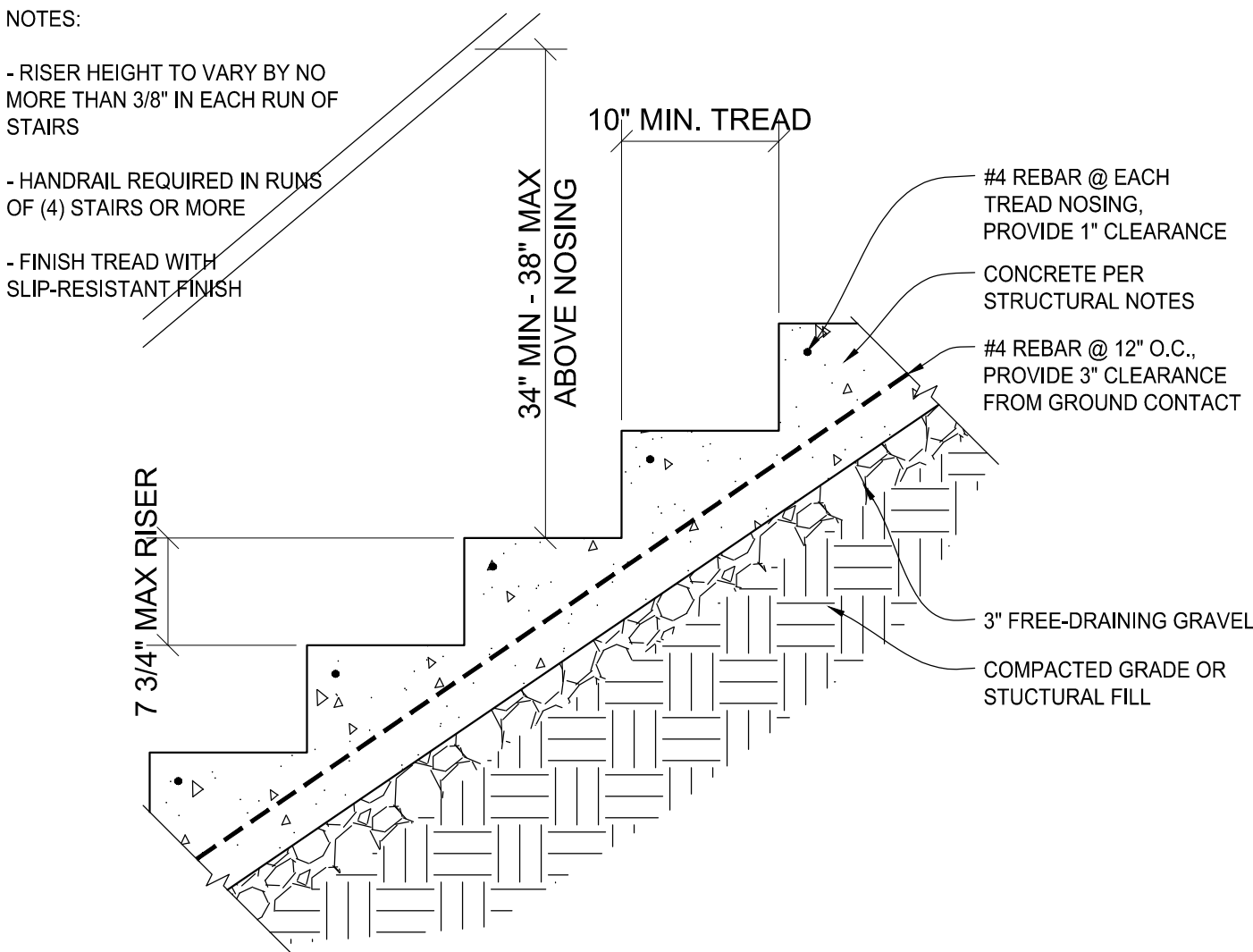
North elevation

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

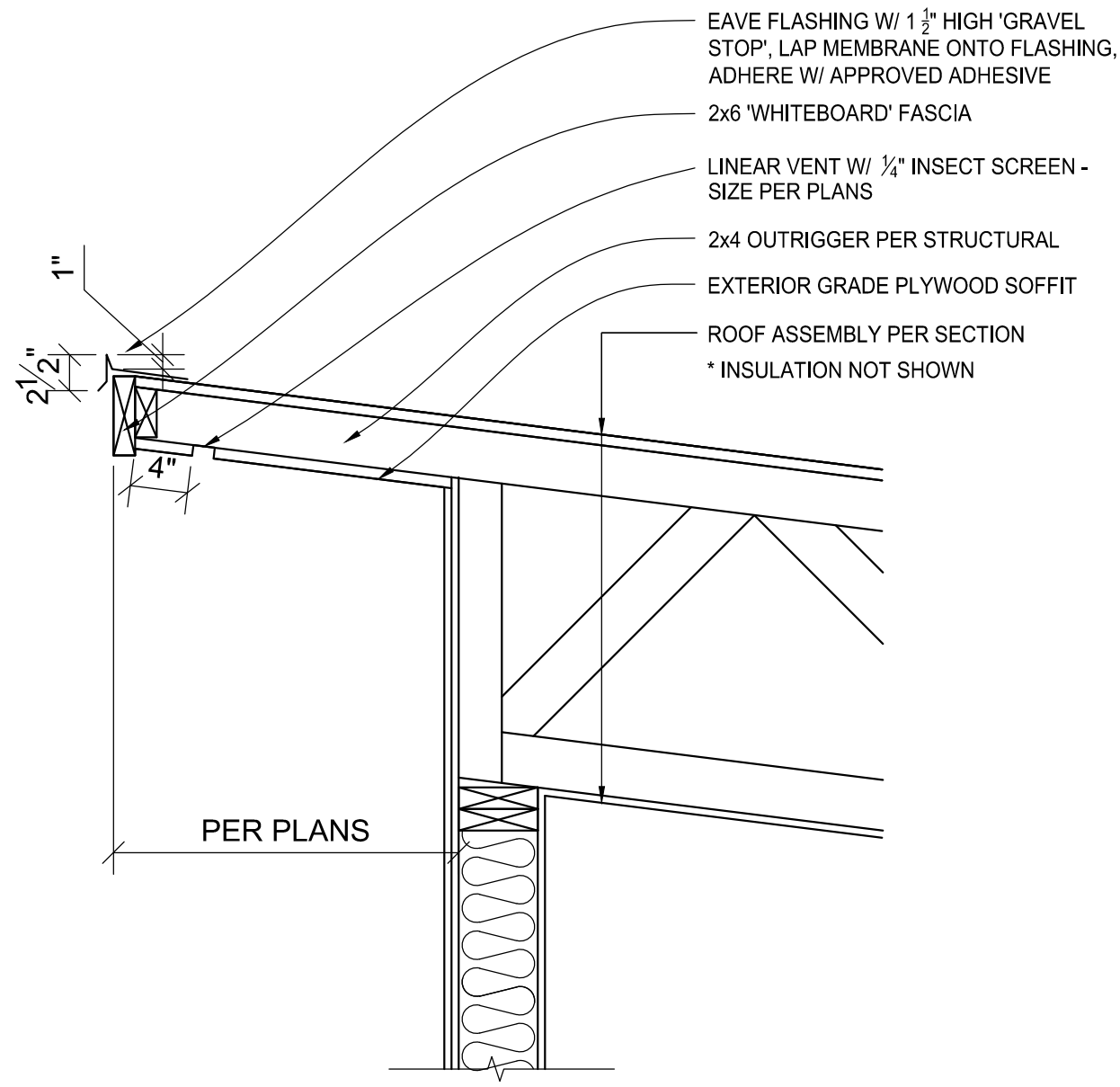


West elevation

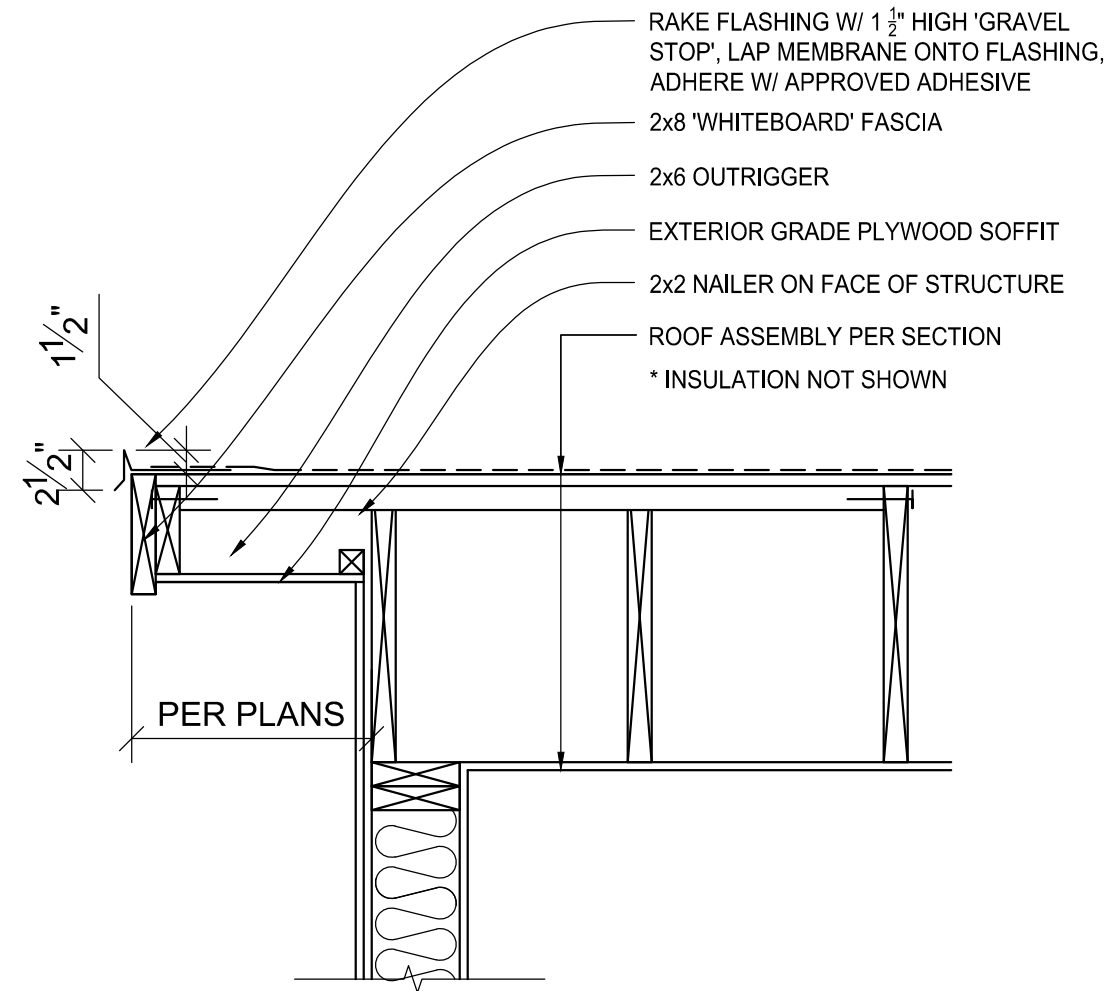
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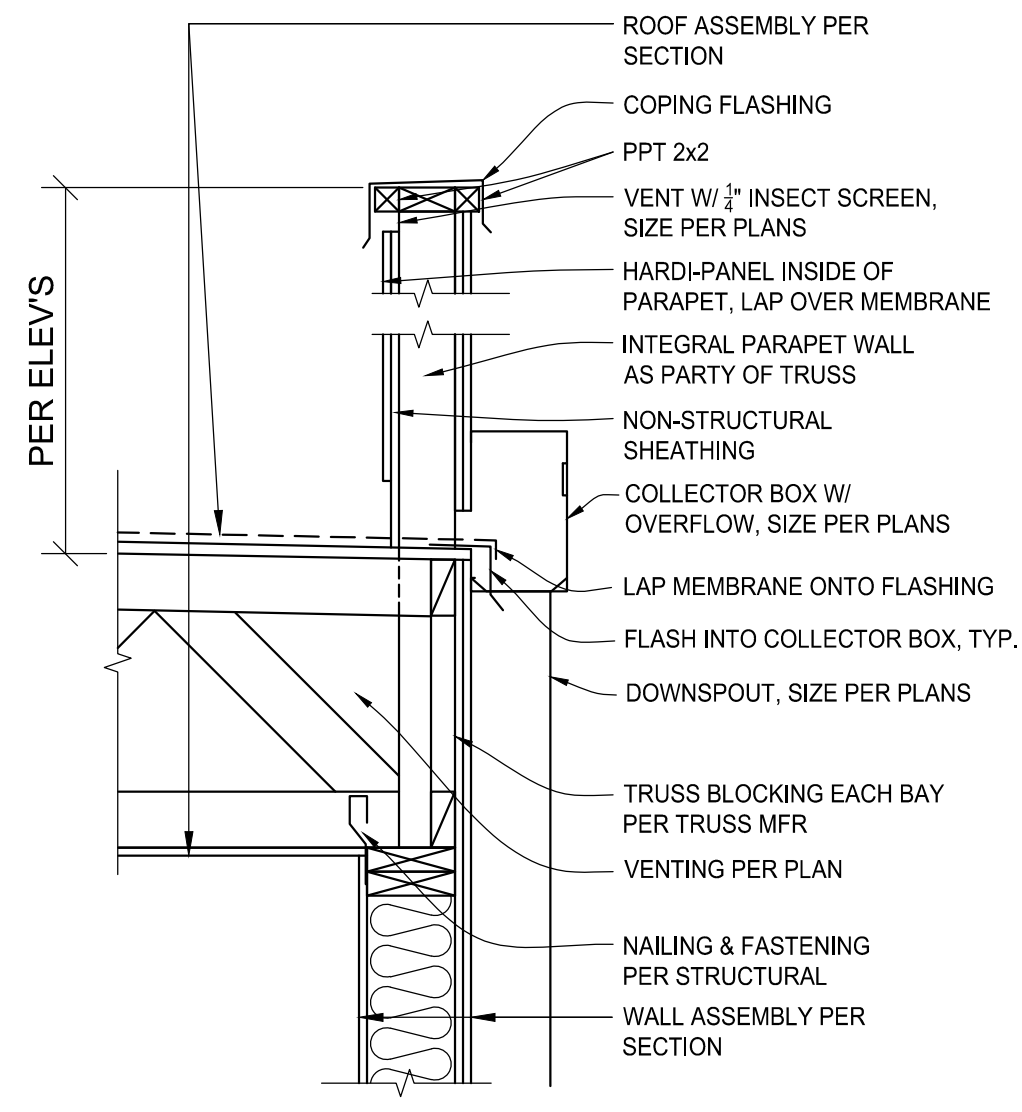
1 CONCRETE STEPS ON GRADE
NTS



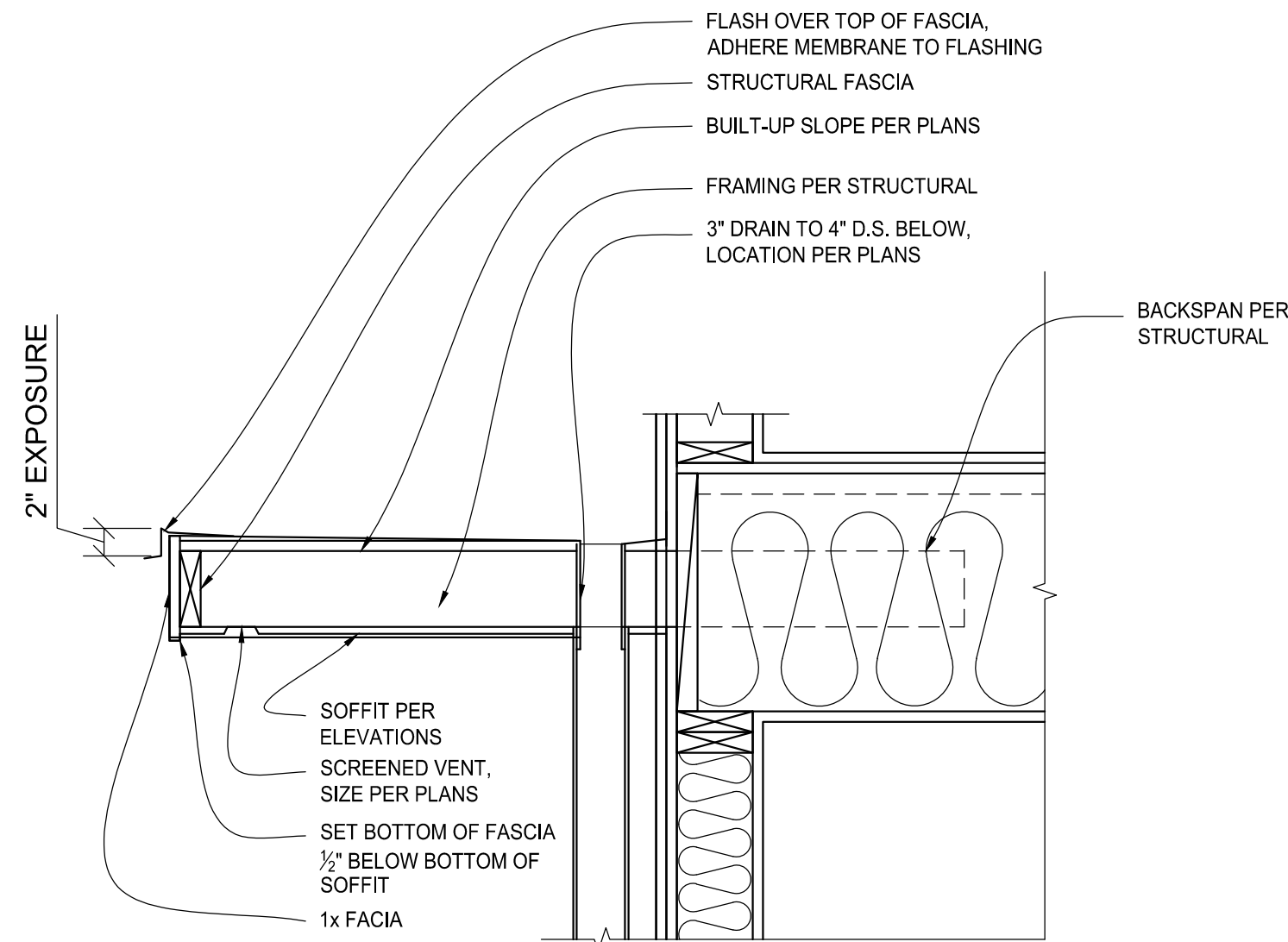
2 EAVE
NTS



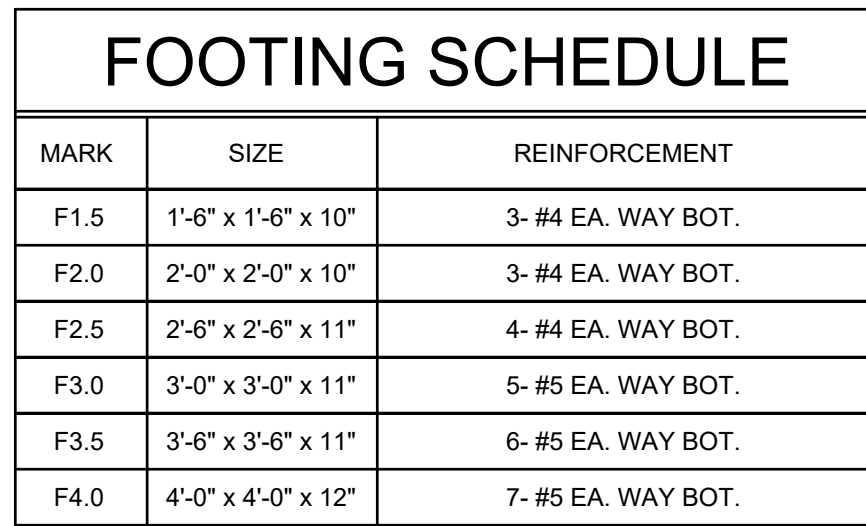
3 RAKE
NTS



4 PARAPET
NTS



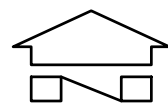
8 AWNING
NTS



NOTE:

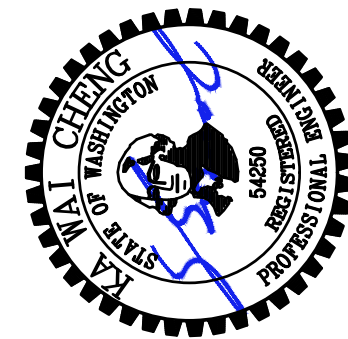
1. SEE GENERAL NOTES FOR DESIGN BEARING CAPACITY
2. CENTER ALL FOOTING ON COLUMN OR WALL, TYP. U.N.O.
3. AT LOCATIONS WHERE (N) FOOTINGS ARE SHOWN SHARING A COMMON BEARING AREA, CAST MONOLITHICALLY WITH INDIVIDUAL REINFORCING PER SCHEDULE AND OVERLAP AS REQUIRED.
4. AT LOCATIONS WHERE (N) FOOTING ARE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

FOUNDATION AND MAIN FLOOR PLAN


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

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 8"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc. PROVIDE BLOCKING FOR ALL EDGES.
4. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
5. SLAB ON GRADE SHALL BE 4" THICK, UNLESS OTHERWISE NOTED. SLAB SHALL BE REINFORCED WITH 6x6 W1 wy4w1 4 WELDED WIRE MESH. PREPARE SUBGRADE BY PLACING AND COMPACTING A MINIMUM 4" OF CLEANED, CRUSHED ROCK AS A CAPILLARY BREAK. SUBGRADE BELOW SLAB SHALL BE UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
6. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
7. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O.
8. ALL EXTERIOR WALL TO BE DETAIL AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
9. SEE SHEAR WALL FOUNDATION HOLDOWN SCHEDULE FOR MINIMUM HOLDOWN EMBEDMENT DEPTH AND MINIMUM FOOTING SIZE AROUND HOLDOWN ANCHOR REQUIREMENTS IN ADDITION TO FOOTING SIZE SPECIFIED ON THIS PLAN.
10. ALL WOOD FRAMING USED IN EXTERIOR APPLICATIONS AND EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED. SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	03-30-2025
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	
	OWNER REVISION	09-26-2025



DATE SIGNED: 09-26-2025

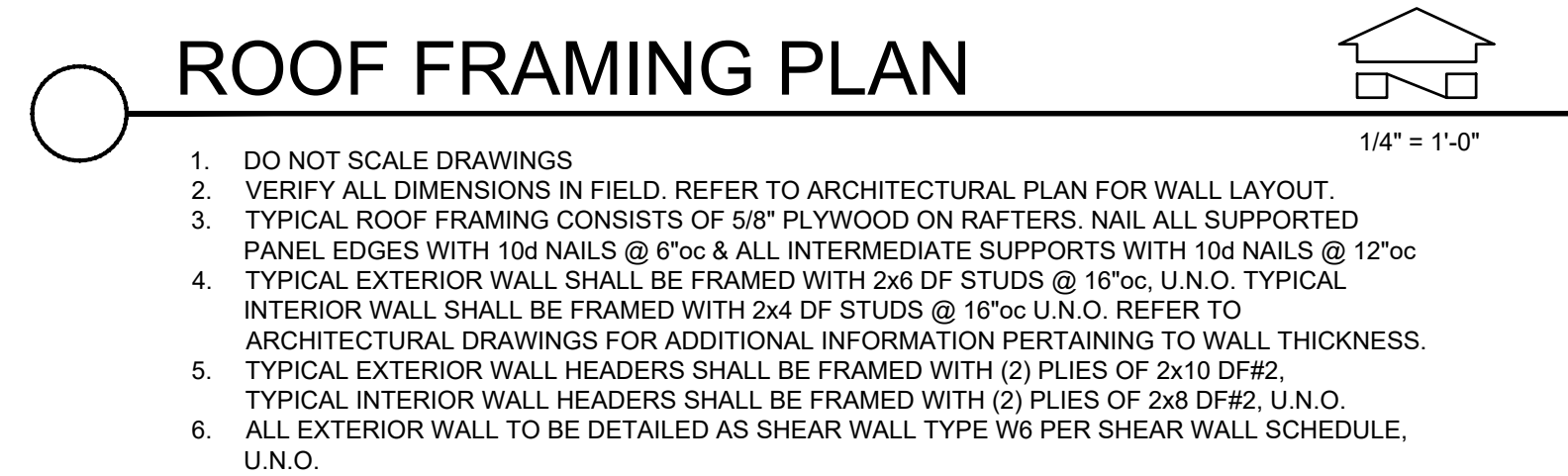
SHEET
CONTENTS:

FOUNDATION AND MAIN FLOOR PLAN

AUGUSTINE RESIDENCE ADDITION

3860 W. MERCER WAY
MERCER ISLAND, WA 98040

CHECKED: KWC	
DATE:	03-20-2025
SHEET NO:	
S1.1	



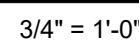
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DATE:	03-20-2025
SHEET NO:	
S1.2	



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



$3/4'' = 1'-0''$


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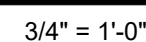
$$3/4'' = 1'-0''$$

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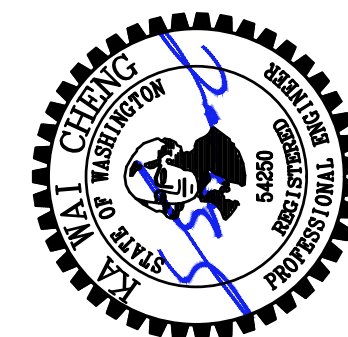
CHECKED: KWC	
DATE:	03-20-2025
SHEET NO:	
S2.1	



3/4" = 1'-0'


$$\frac{3}{4}'' = 1'-0''$$


$3/4'' = 1'-0''$


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


DATE SIGNED: 09-26-2025

FRAMING SECTIONS

SHEET

AUGUSTINE RESIDENCE ADDITION

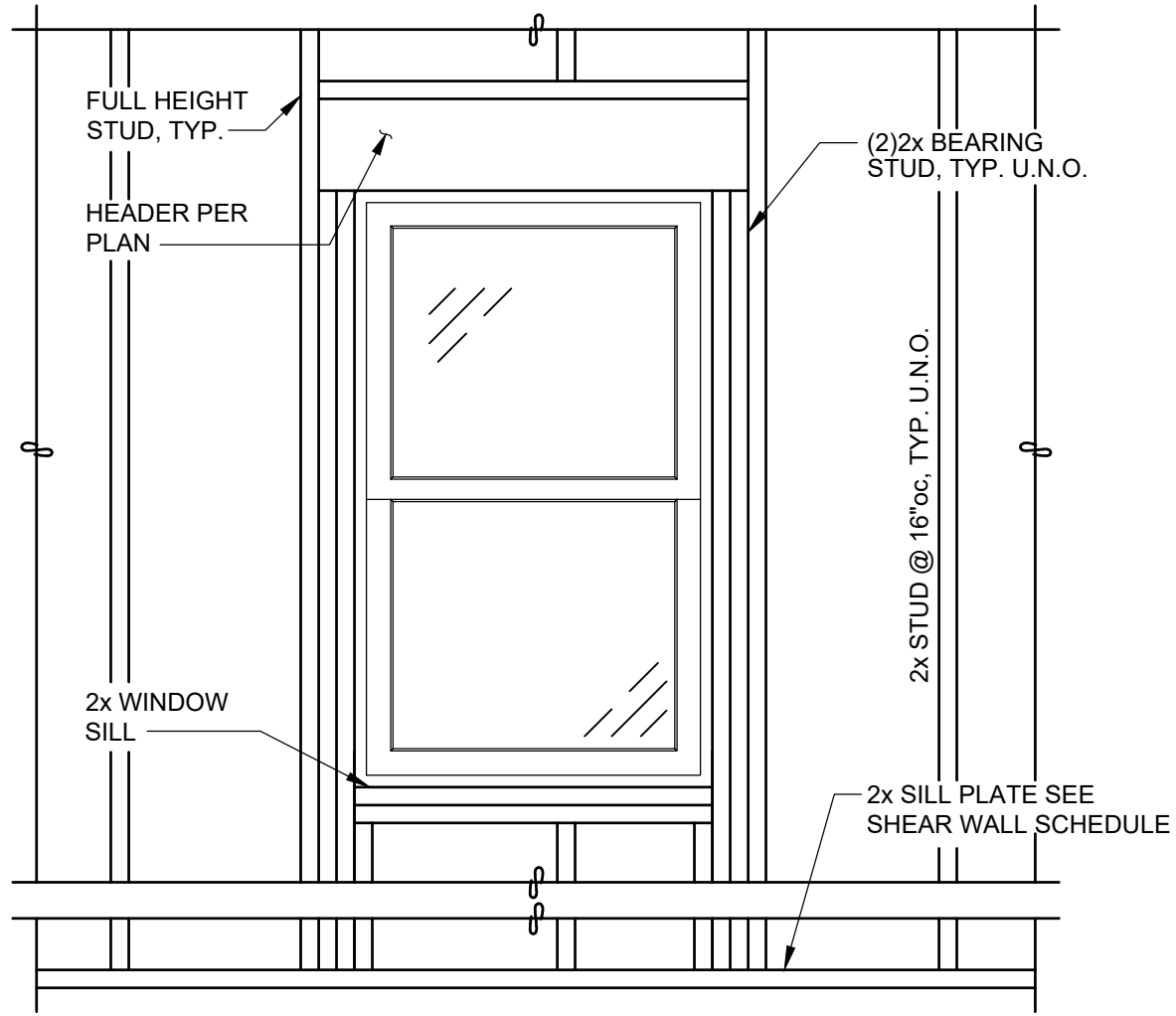
3860 W. MERCER WAY
MERCER ISLAND, WA 98040

CHECKED: KWC

DATE: 03-20-2025

SHEET NO:

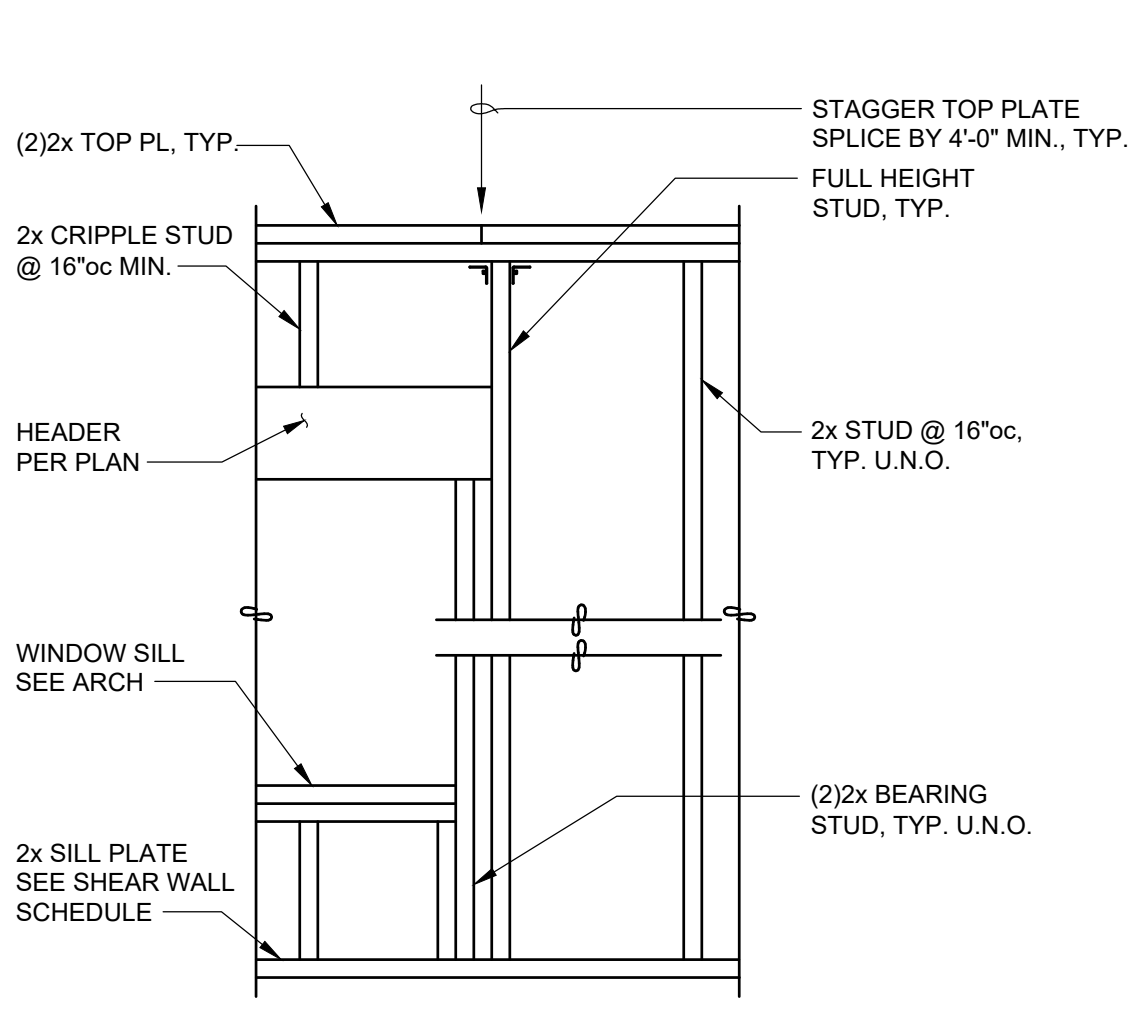
S2.2



TYPICAL STUD FRAMING DETAIL @ OPENING

1 SECTION

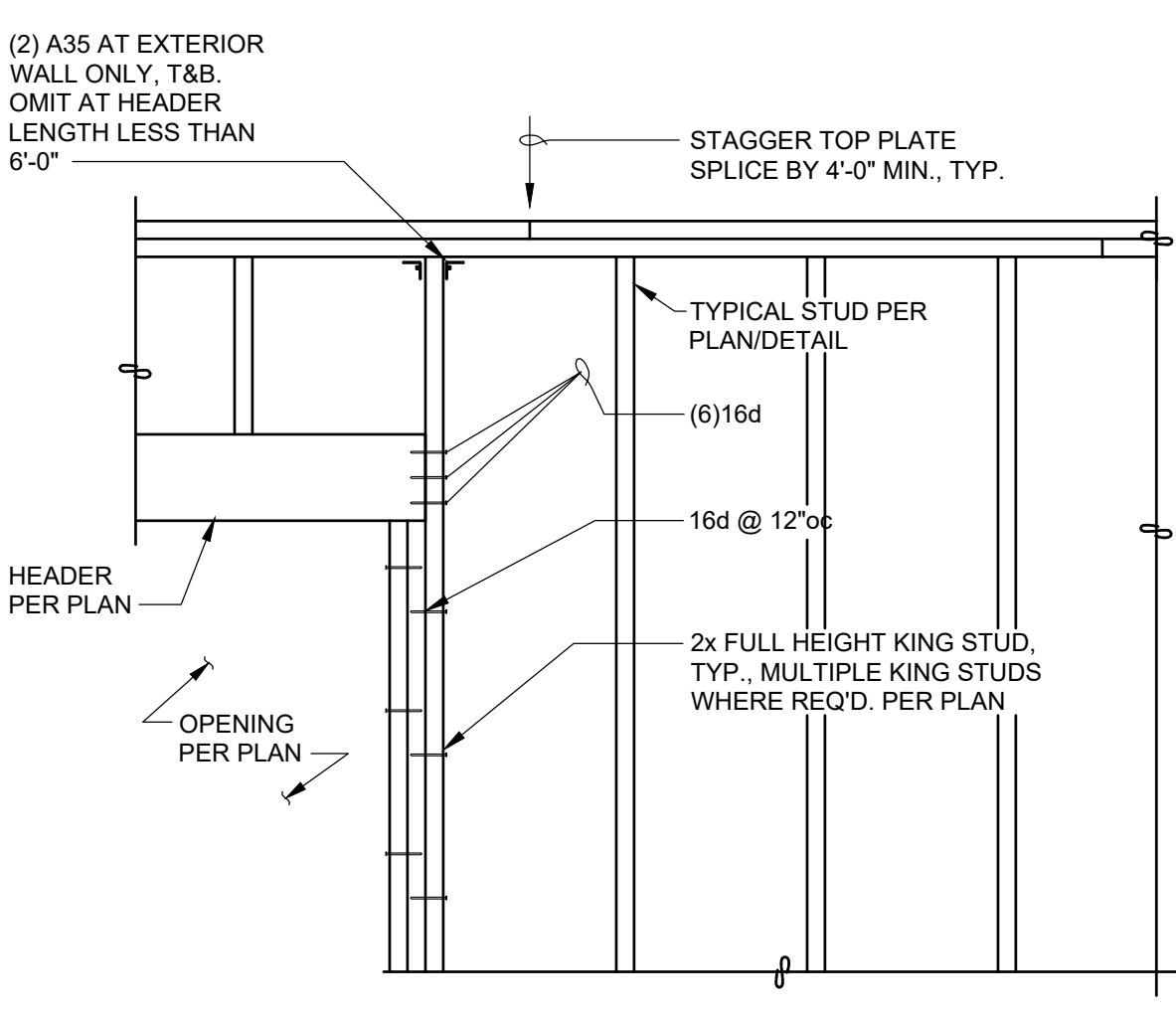
3/4" = 1'-0"



TYPICAL STUD FRAMING DETAIL

2 SECTION

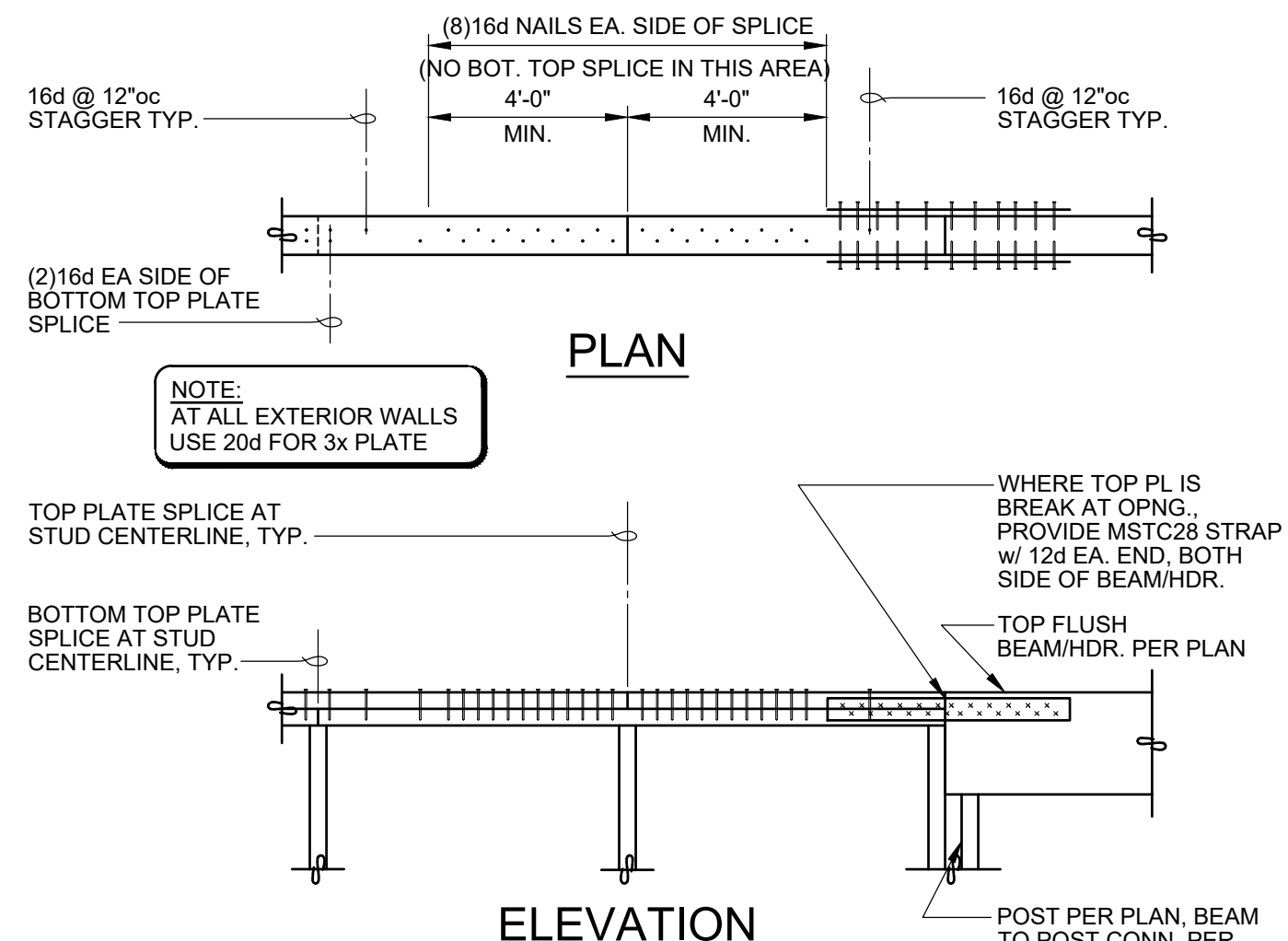
3/4" = 1'-0"



TYPICAL HEADER SUPPORT DETAIL

3 SECTION

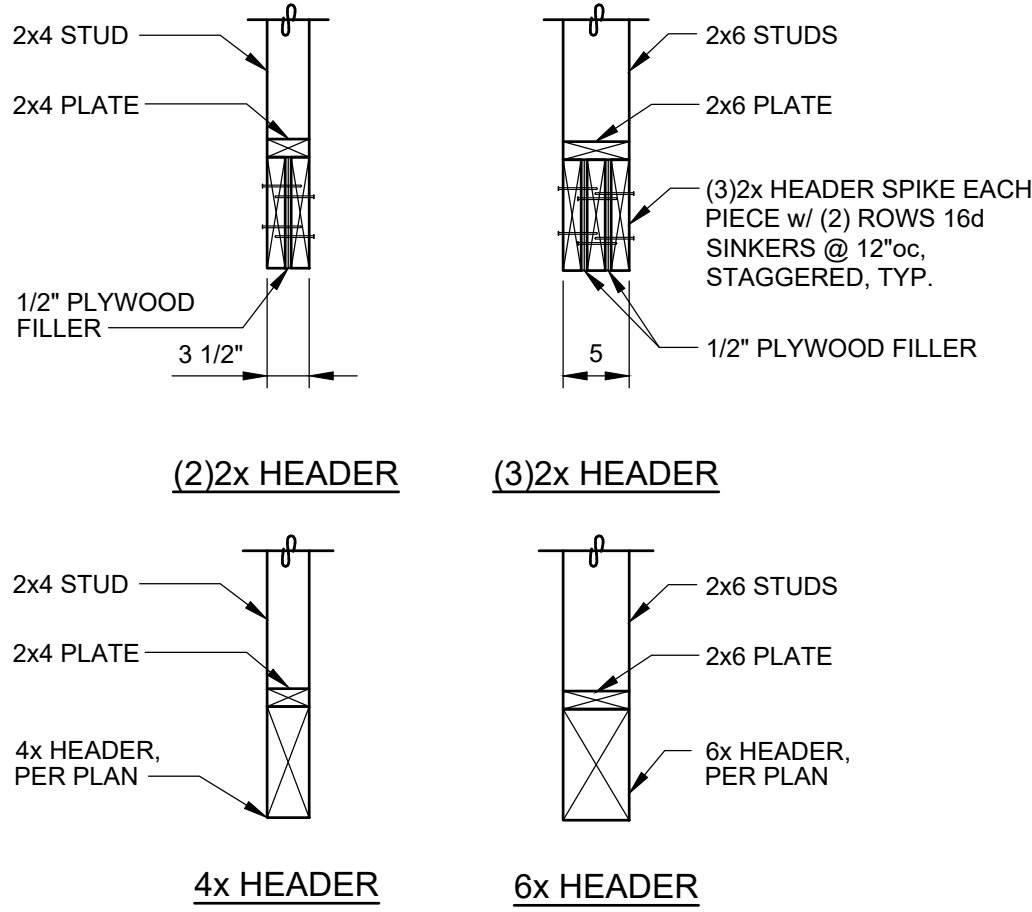
3/4" = 1'-0"



TYPICAL STUD WALL TOP PLATE SPLICE

4 SECTION

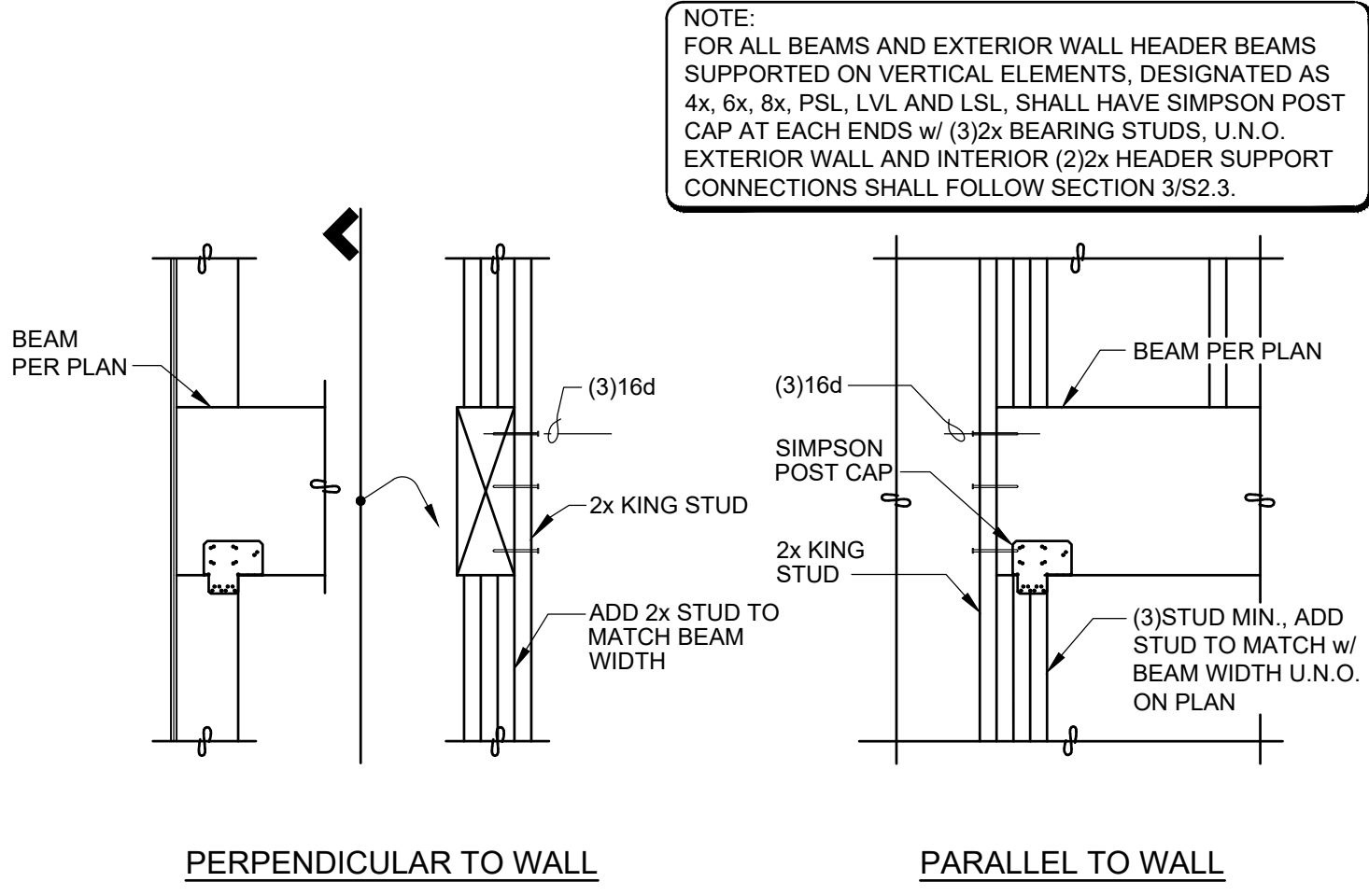
3/4" = 1'-0"



TYPICAL HEADER DETAIL

5 SECTION

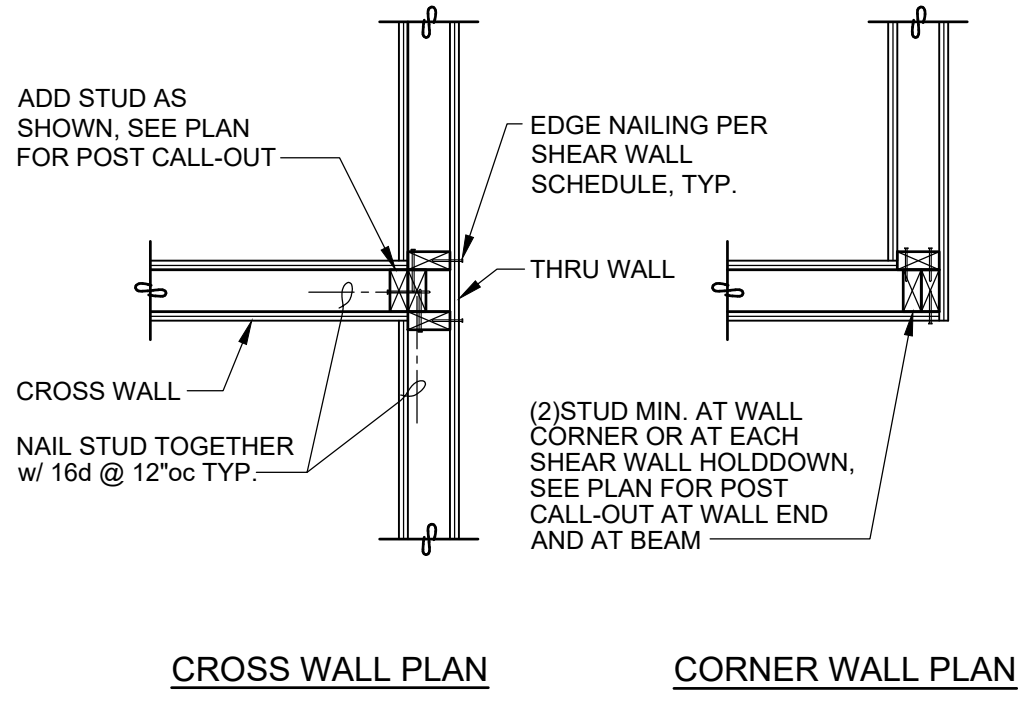
3/4" = 1'-0"



TYPICAL BEAM TO WALL POST CONNECTION

6 SECTION

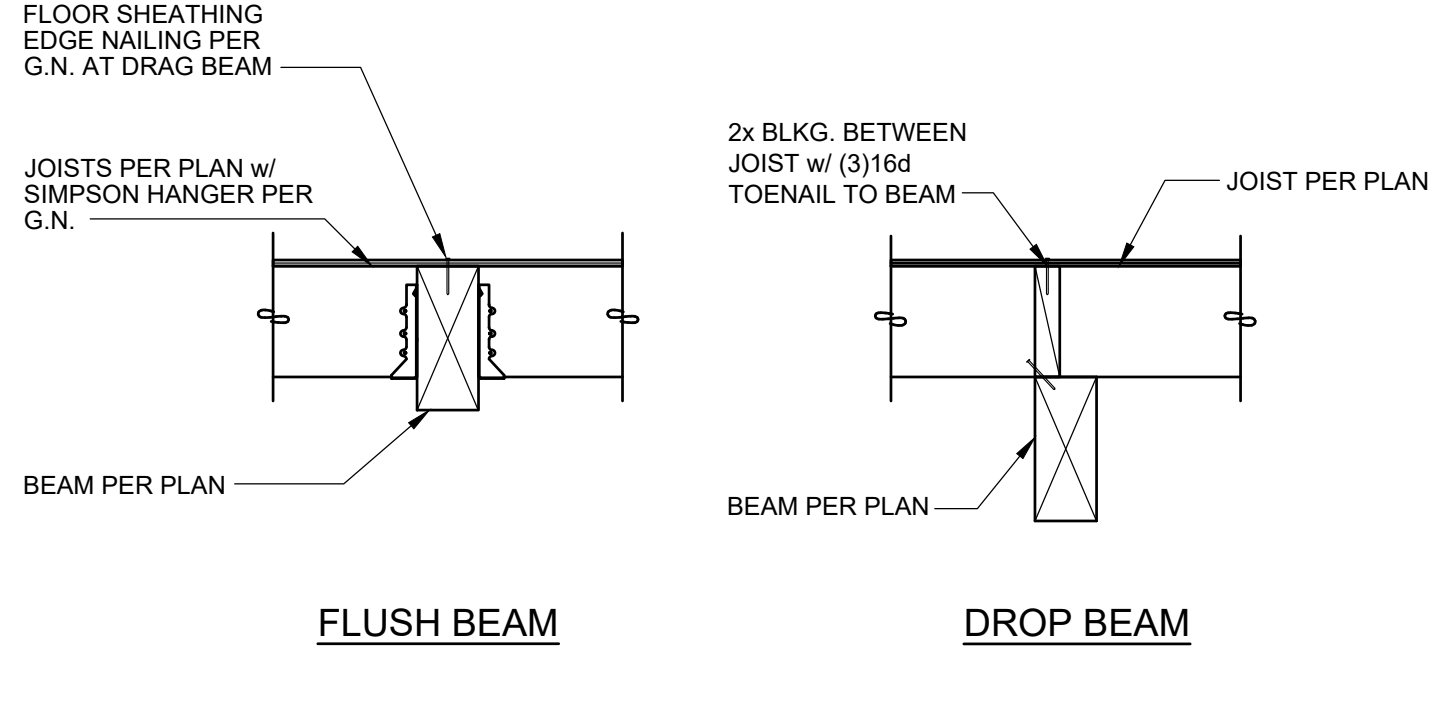
3/4" = 1'-0"



TYPICAL STUD WALL INTERSECTION

7 SECTION

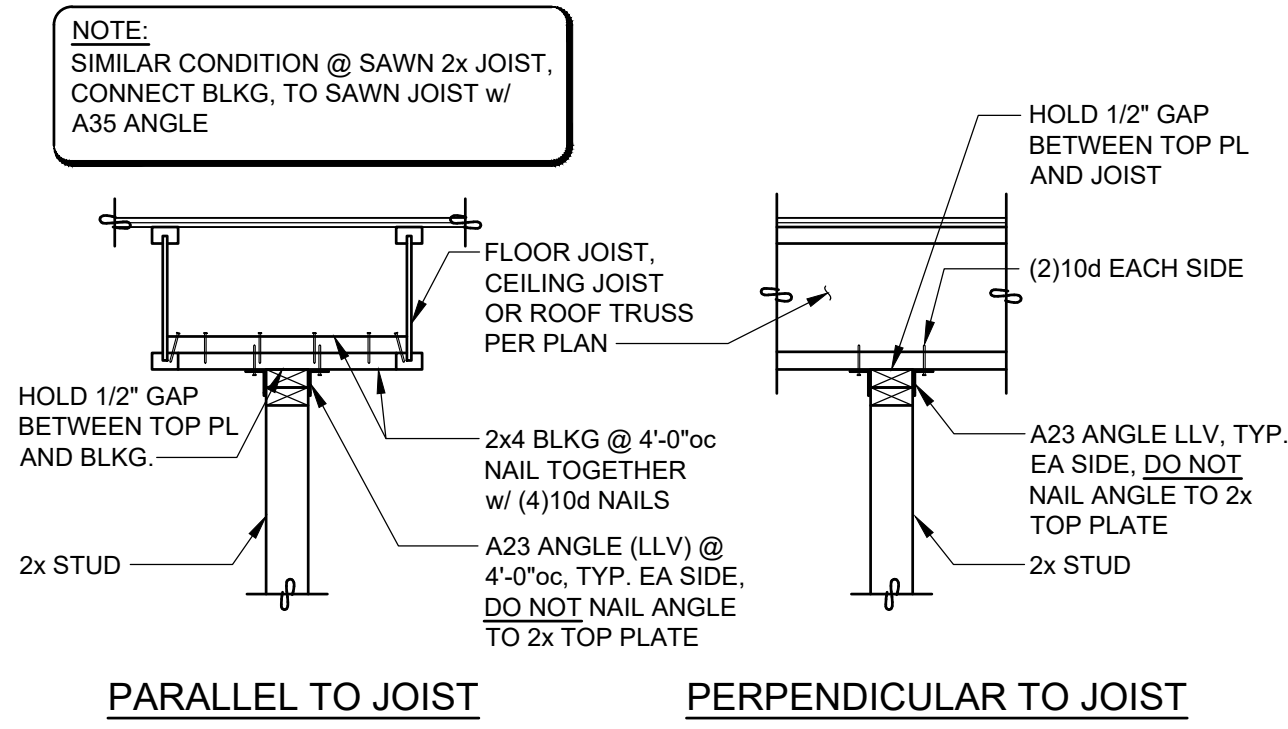
3/4" = 1'-0"



TYPICAL JOIST TO BEAM CONNECTION

8 SECTION

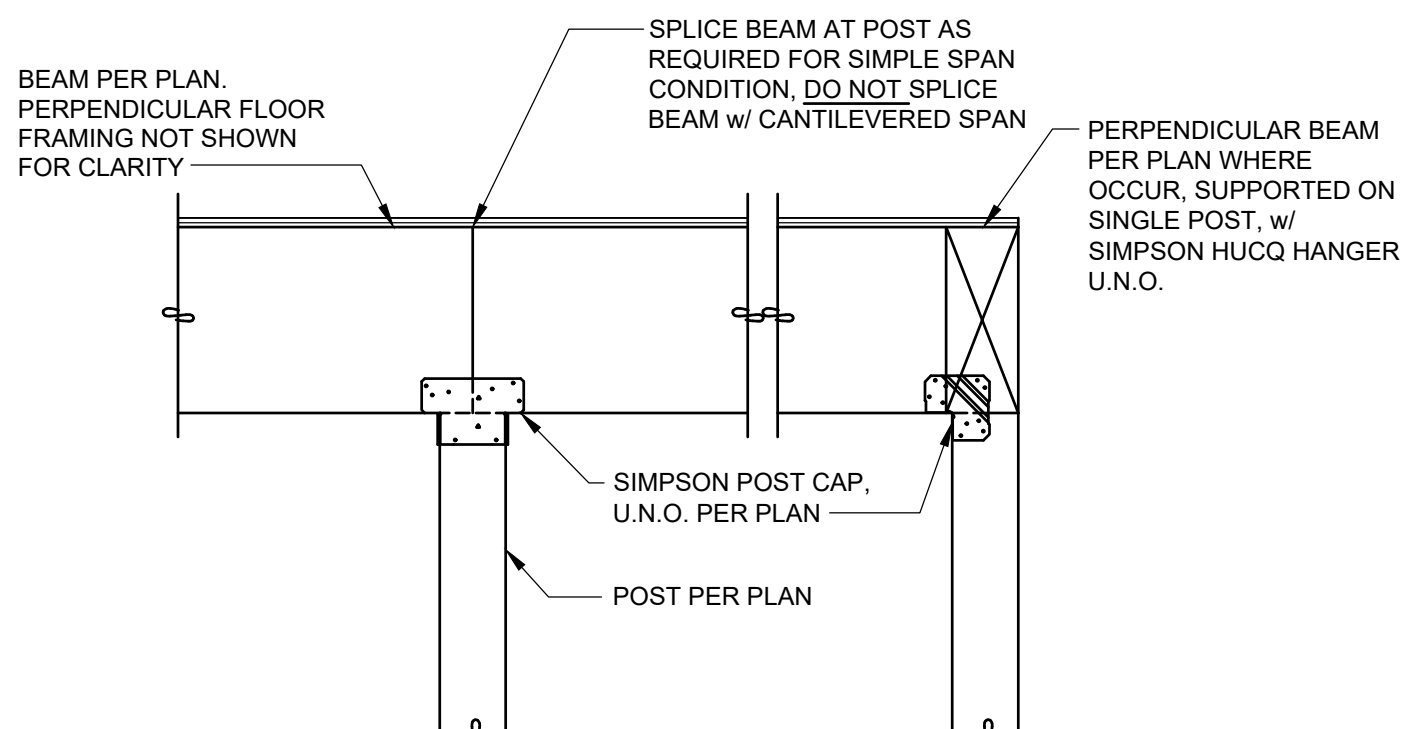
3/4" = 1'-0"



TYPICAL TOP OF NON-BEARING WALL ANCHORAGE

9 SECTION

3/4" = 1'-0"

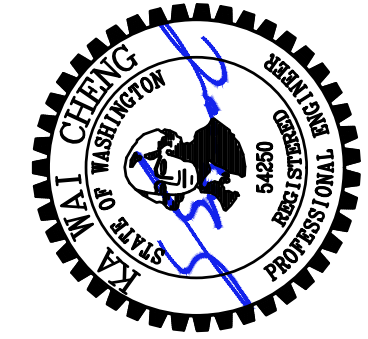


TYPICAL BEAM TO WOOD POST CONNECTION

10 SECTION

3/4" = 1'-0"

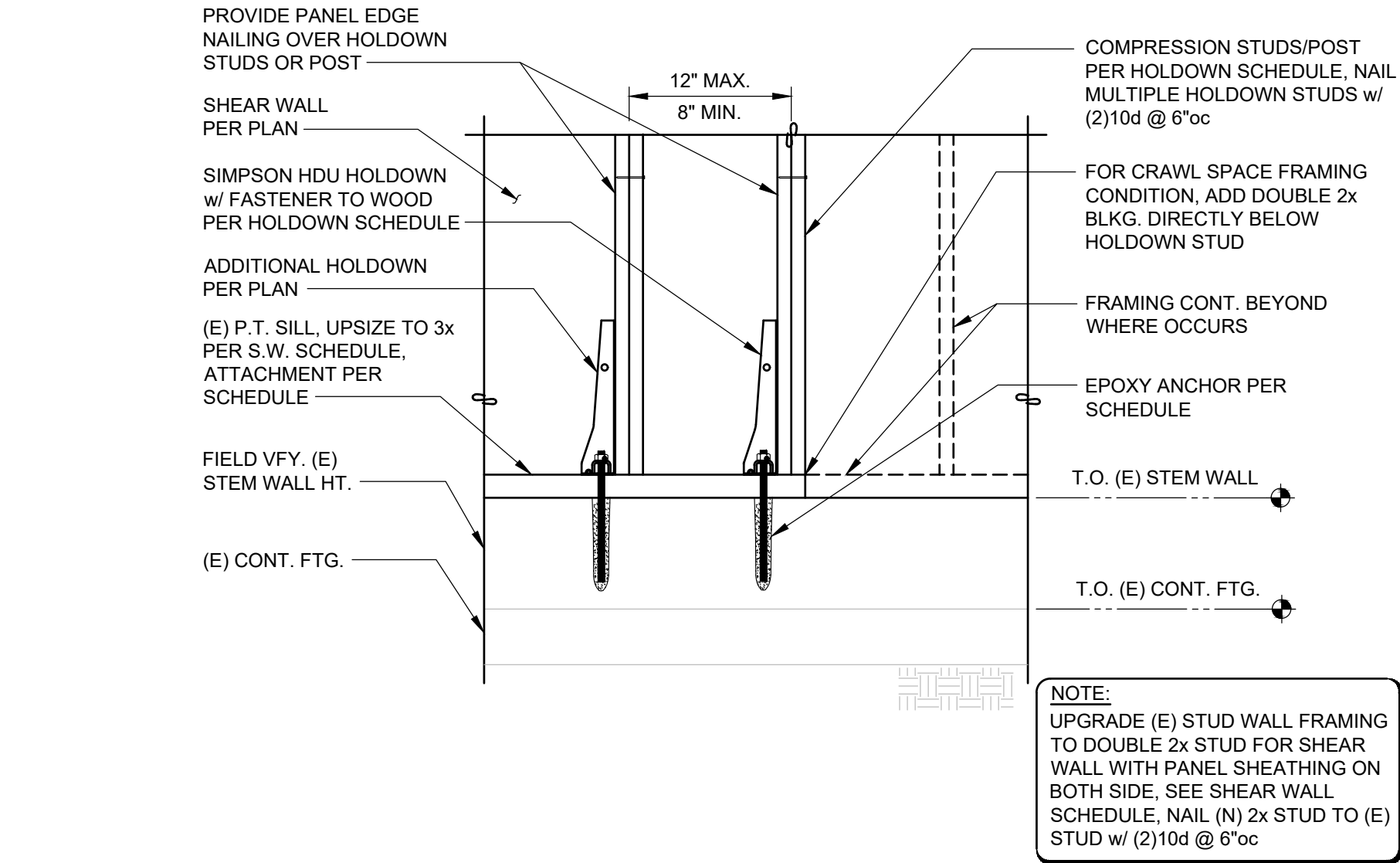
NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	03-30-2025
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	
	OWNER REVISION	09-26-2025



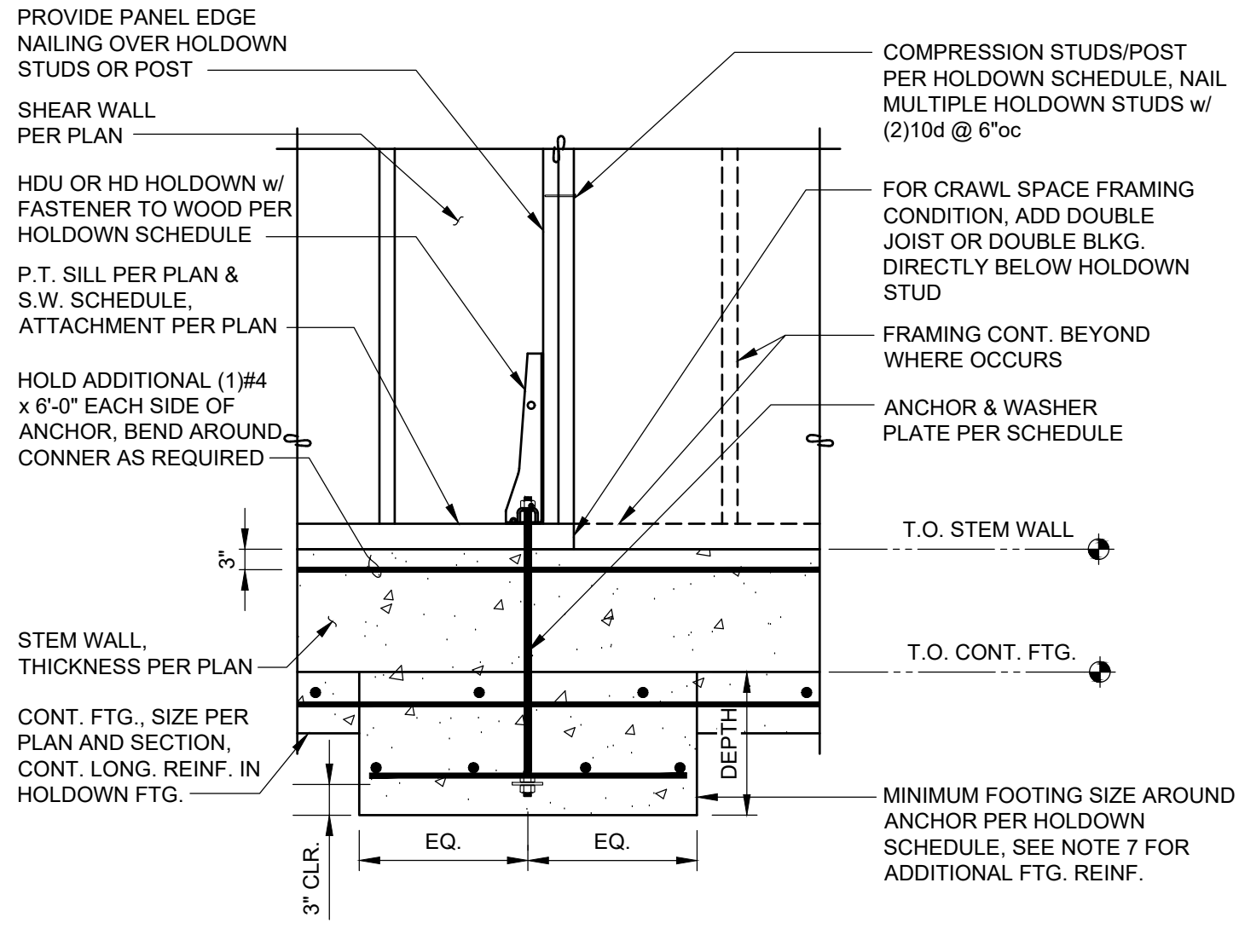
DATE SIGNED: 09-26-2025

SHEET CONTENTS:	FRAMING SECTIONS
AUGUSTINE RESIDENCE ADDITION	
3860 W. MERCER WAY	
MERCER ISLAND, WA 98040	

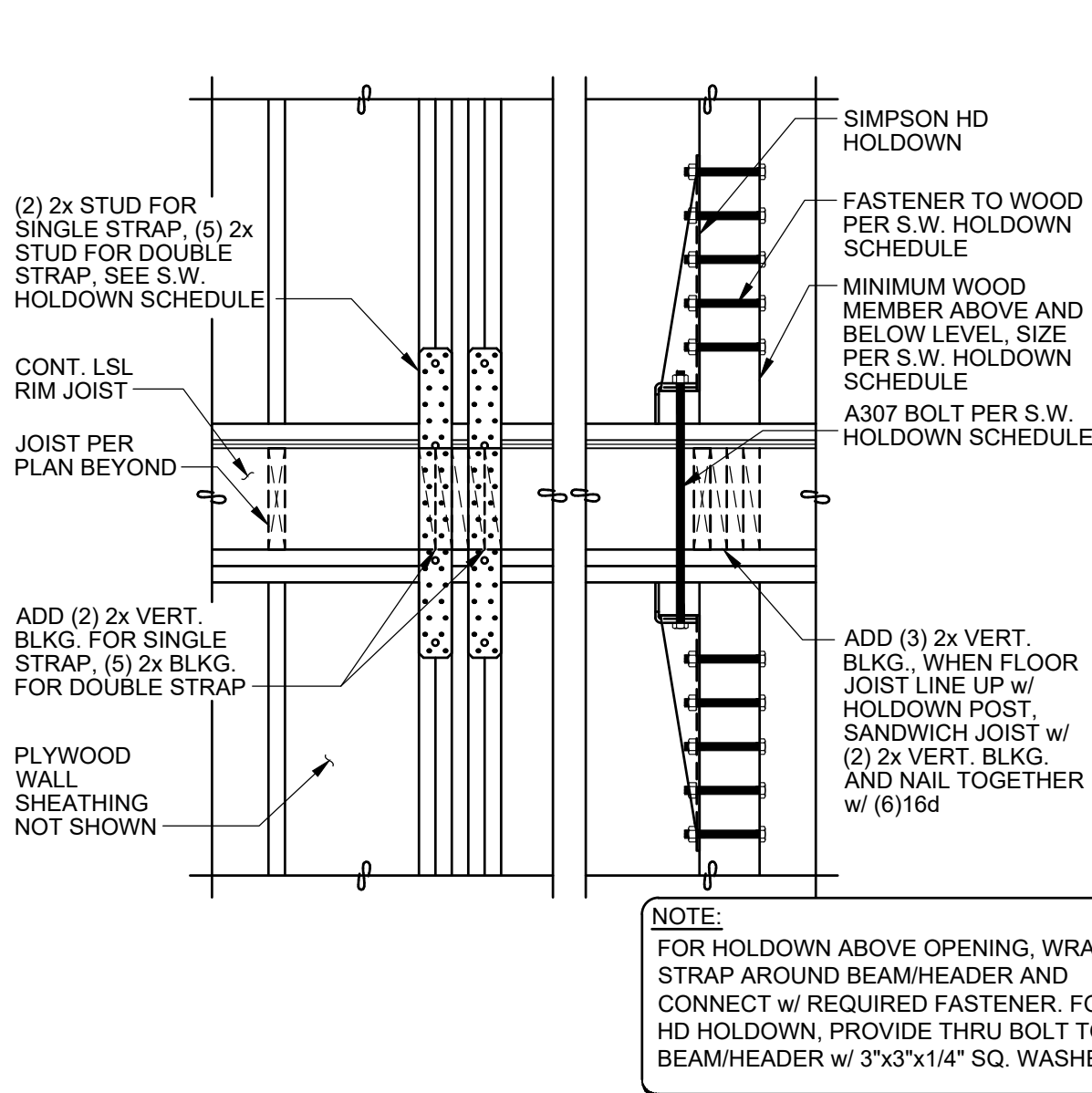
CHECKED: KWC
DATE: 03-20-2025
SHEET NO:
S2.3



SHEAR WALL HOLDOWN AT (E) FOUNDATION



SHEAR WALL HOLDOWN AT (N) FOUNDATION

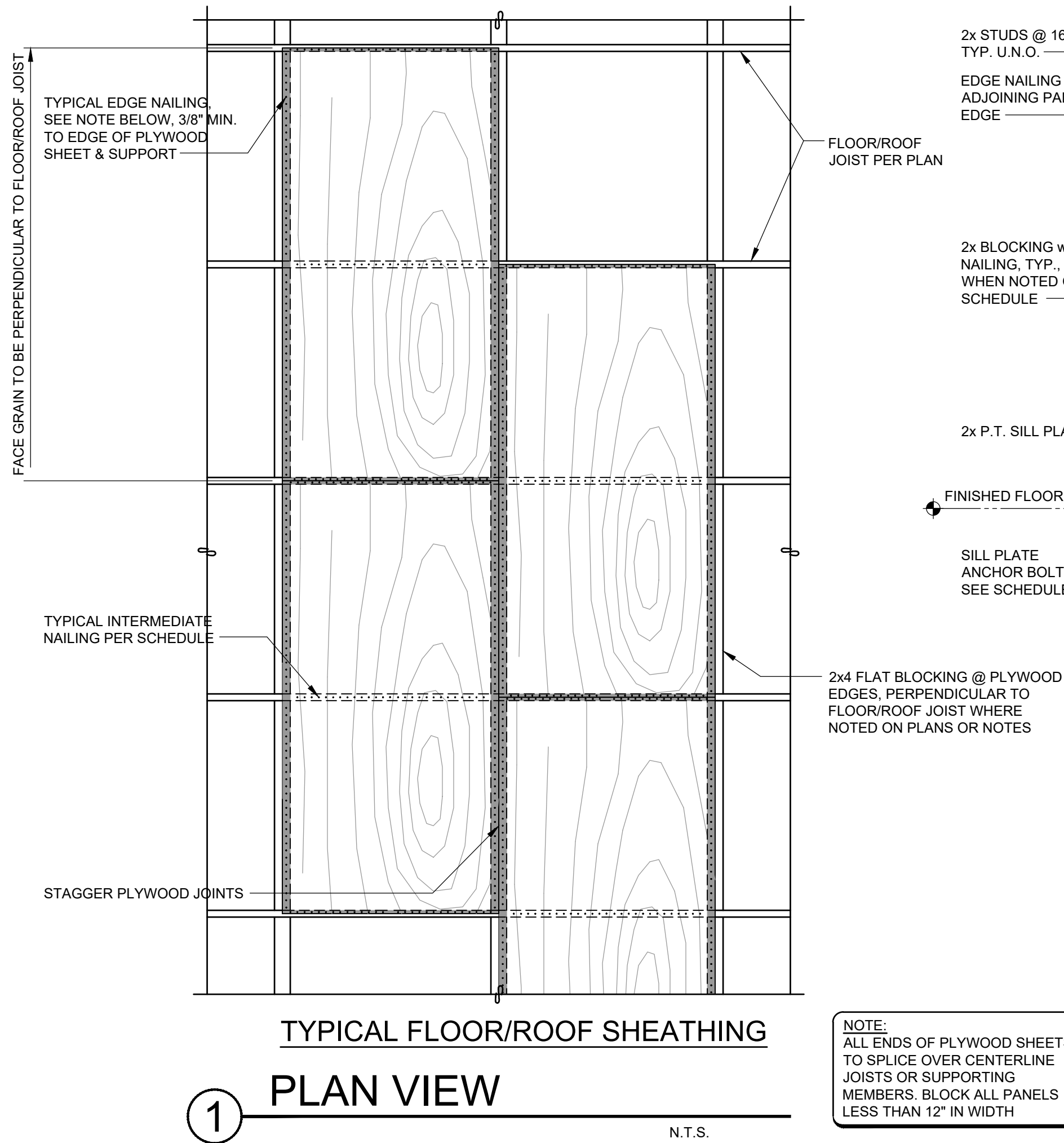


SHEAR WALL FRAMING HOLDOWN

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

SHEAR WALL FRAMING HOLDOWN NOTE:

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



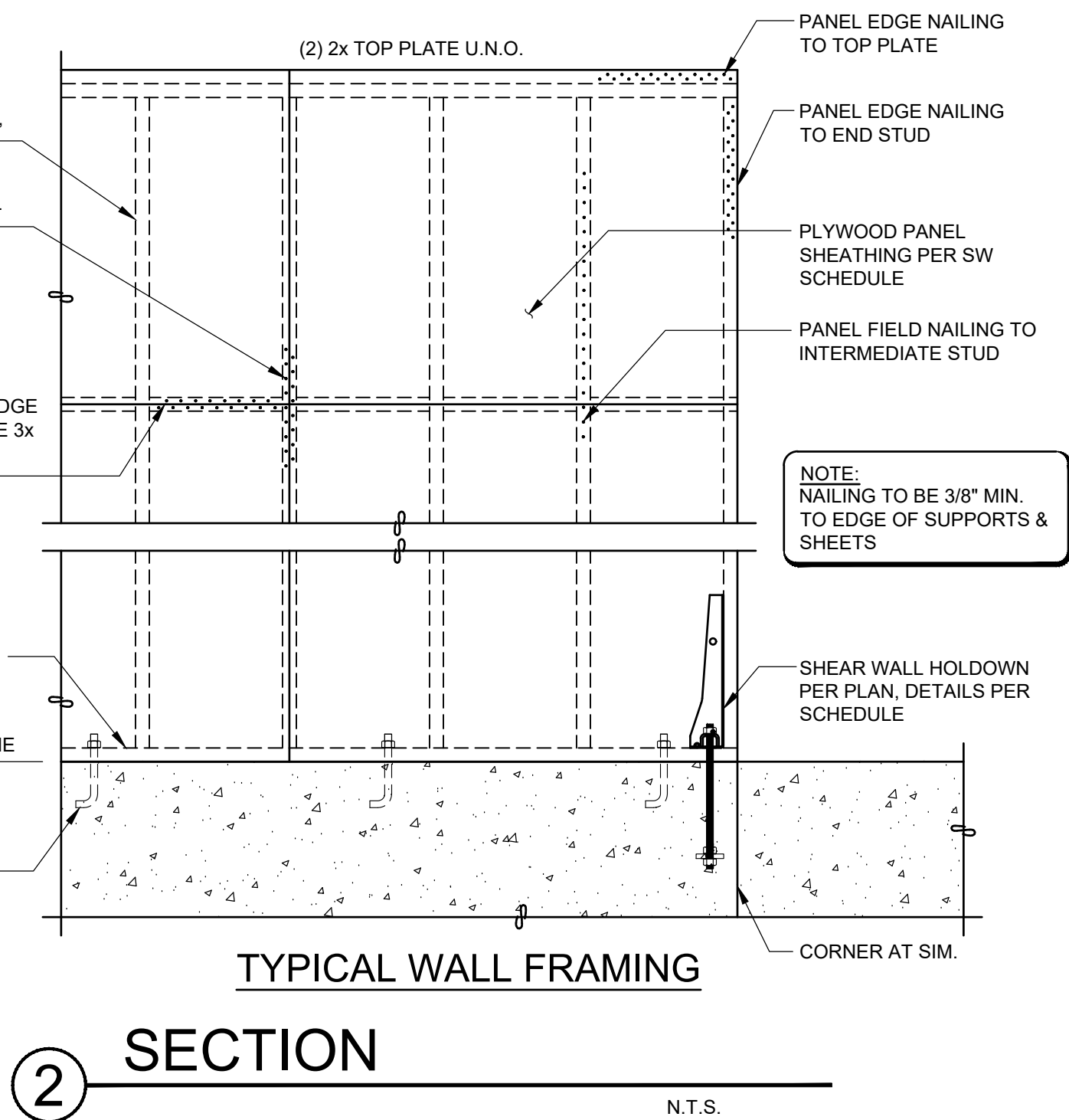
TYPICAL FLOOR/ROOF SHEATHING

PLAN VIEW

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

SECTION

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

MARK	APA RATED SHEATHING (NOTE 1,2,4,12,13)		WALL STUD AND EDGE BLKG. (NOTE 3,6,14)	RIM JOIST OR BOARD CONNECTION TO WALL TOP PL OR SILL PL (NOTE 7,8)	WALL BOTTOM PLATE CONNECTION TO RIM BOARD, FLOOR BLKG. OR INTERIOR TRANSFER BEAM (NOTE 8,9)	SILL PLATE ATTACHMENT TO CONCRETE (PRESSURE-TREATED)		DOUG-FIR SHEAR CAPACITY (PLF)	HEM-FIR SHEAR CAPACITY (PLF)
	APPLICATION	PANEL EDGE 8d NAIL SPACING (NOTE 4,5)				5/8"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:

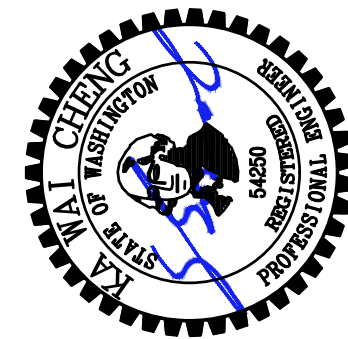
- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR ENTIRE LENGTH SHOWN ON PLANS.
- WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
- BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- 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 EQUIV. 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.

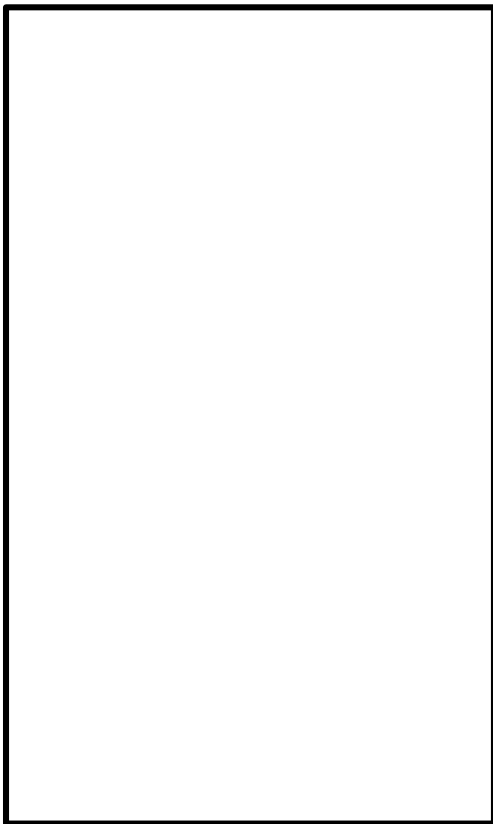
ALTERNATE NOTES:

- 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.

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	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	09-26-2025
	OWNER REVISION	



DATE SIGNED: 09-26-2025



SHEET CONTENTS:	FRAMING SECTIONS	AUGUSTINE RESIDENCE ADDITION 3860 W. MERCER WAY MERCER ISLAND, WA 98040

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SHEET NO: S2.5