

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

WOOD

35. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17", OR WMPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

36. 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 BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

37. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. 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

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

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.

38. 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.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

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

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

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.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

39. 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.

40. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER WMPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO WMPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO WMPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO WMPA UC4B.

41. WOOD TREATED FOR FIRE RESISTANCE SHALL MEET THE REQUIREMENTS OF ASTM E 84 OR UL 723 AND HAVE A LISTED FLAME SPREAD INDEX OF 25 OR LESS. FIRE RETARDANT TREATED LUMBER AND WOOD STRUCTURAL PANELS SHALL BE LABELED IN ACCORDANCE WITH IBC 2303.2.4. WOOD TREATED FOR FIRE PROTECTION FOR USE IN INTERIOR ABOVE GROUND CONSTRUCTION AND CONTINUOUSLY PROTECTED FROM WEATHER AND OTHER SOURCES OF MOISTURE SHALL BE TREATED TO WMPA UCFA. WOOD TREATED FOR FIRE PROTECTION FOR USE IN EXTERIOR ABOVE GROUND CONSTRUCTION AND SUBJECT TO WETTING OR OTHER SOURCES OF MOISTURE SHALL BE TREATED TO WMPA UCFB.

42. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL, COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

43. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. 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 "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO 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.

44. WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
16d BOX	3-1/2"	0.135"

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. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

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 BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

45. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

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

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

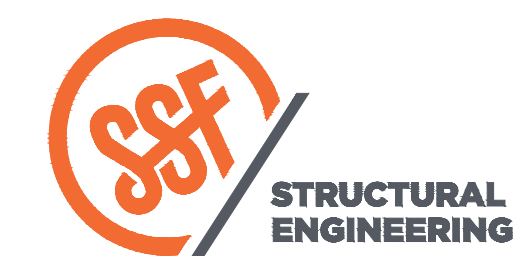
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. 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 TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER 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 UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER 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 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.



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CHECKED:	DJS
APPROVED:	DJS

REVISIONS:		
1	Owner/Geotech Rev.	August 3, 2019
2	Kzt Rev.	October 1, 2019

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Brenes Remodel
2675 74th Ave SE
Mercer Island, WA 98040

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ISSUE:
PERMIT

SHEET TITLE:
General Structural Notes

SCALE:
-

DATE:
May 8, 2019

PROJECT NO:
10592-2018-01

SHEET NO:

S1.2



DESIGN:	KMR
DRAWN:	NHD
CHECKED:	DJS
APPROVED:	DJS

REVISIONS:	
1	Owner/Geotech Rev. August 3, 2019
2	Kzt Rev. October 1, 2019

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Brenes Remodel
 2675 74th Ave SE
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ARCHITECT:
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SHEET TITLE:
**Main Floor Framing/
 Foundation Plan**

SCALE:
 = 1'-0" U.N.O.
 DATE:
 May 8, 2019
 PROJECT NO:
 10592-2018-01
 SHEET NO:

S2.1

Pin Pile Plan Notes

- INSTALL 2" DIAMETER SCHEDULE 80 "X-STRONG" GALVANIZED PIPE IN SHOWN LOCATIONS PER THE GEOTECHNICAL ENGINEER, (EARTH SOLUTIONS NW, LLC).
- ALL PIN-PILES SHALL BE DRIVEN TO REFUSAL AS DEFINED IN THE GEOTECHNICAL ENGINEER. 1" OF PENETRATION DURING 60 SECONDS OF CONTINUOUS DRIVING WITH STANDARD 90-POUND JACKHAMMER.
- ALL STRUCTURAL FILL OR BACKFILL ADJACENT TO FOOTINGS SHALL BE COMPACTED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES PER THE GEOTECHNICAL ENGINEER.
- MINIMUM DEPTH OF FOOTINGS SUPPORTED BY PIN-PILE 1'-0".
- MINIMUM SPACING FOR PILES IN GROUP 12".
- SEE SHEET S3.1, S3.2 AND GEOTECHNICAL REPORT FOR ADDITIONAL NOTES AND DETAILS.

Legend

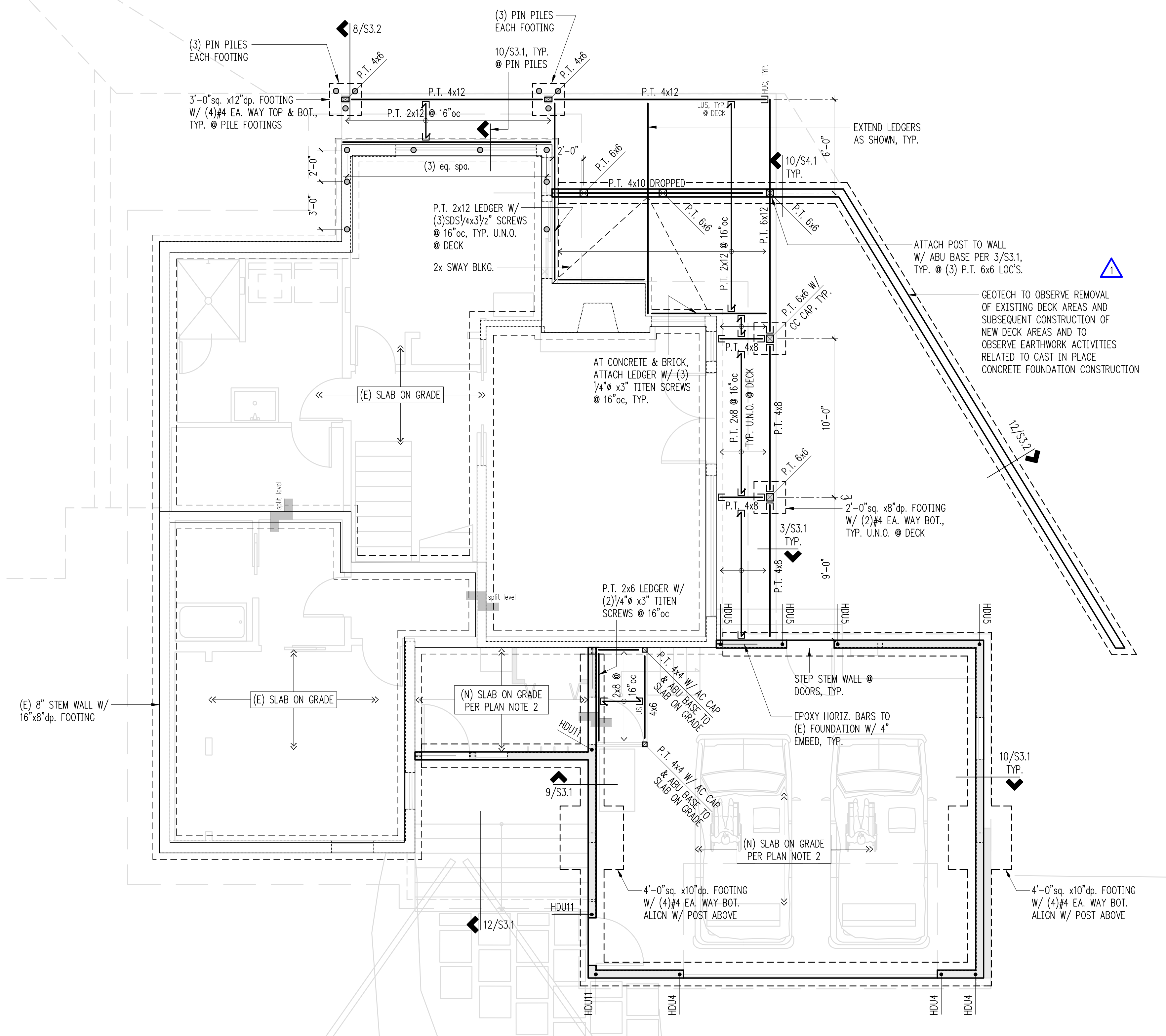
- (E) STRUCTURAL WALL OR POST ABOVE
- NEW STRUCTURAL WALL OR POST ABOVE
- EXISTING STEM WALL & FOOTING
- NEW STEM WALL & FOOTING
- SPAN DIRECTION
- EXTENT OF JOISTS
- EXISTING HEADER/BREAM
- NEW HEADER/BREAM PER PLAN
- HANGER
- CHANGE IN ELEVATION
- HOLDDOWN PER 6/S3.1
- 2" PIN PILE PER PLAN & GENERAL STRUCTURAL NOTES. REFER DETAIL 10/S3.2

Plan Notes

- THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- TYPICAL NEW SLABS SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH #3 @ 16" O.C. EACH WAY CENTERED IN SLAB. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS. VAPOR BARRIER MAY BE OMITTED AT EXTERIOR.
- PROVIDE CORNER BARS PER DETAIL S3.1 AT ALL NEW WALL AND FOOTING INTERSECTIONS.
- STEP FOOTINGS AS REQUIRED TO ACCOMMODATE CHANGES IN GRADE PER DETAIL S3.1.
- ALL POST ABOVE SHALL BEAR FULLY ON BEAMS OR POST BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- ALL NEW EXTERIOR WALLS SHALL BE W6 UNLESS NOTED OTHERWISE.
- 5/8" DIAMETER A.B. SPACED PER SHEARWALL SCHEDULE BASE PLATE CONNECTION.
- CONFIRM EXISTING FOUNDATION AND CONCRETE IS FREE FROM CRACKS AND SPALLING.
- DO NOT SCALE THE DRAWINGS REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
- REFER GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

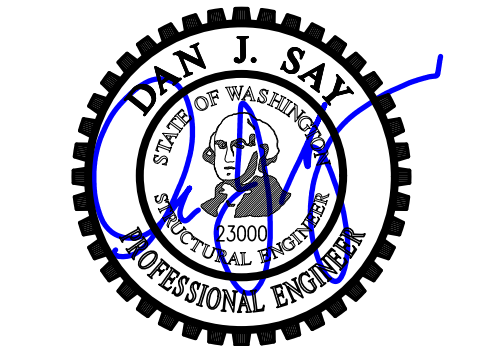
Main Floor Framing/Foundation Plan

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



ATTACH POST TO WALL W/ ABU BASE PER 3/S3.1, TYP. @ (3) P.T. 6x6 LOC'S.

GEOTECH TO OBSERVE REMOVAL OF EXISTING DECK AREAS AND SUBSEQUENT CONSTRUCTION OF NEW DECK AREAS AND TO OBSERVE EARTHWORK ACTIVITIES RELATED TO CAST IN PLACE CONCRETE FOUNDATION CONSTRUCTION



DESIGN:	KMR
DRAWN:	NHD
CHECKED:	DJS
APPROVED:	DJS

REVISIONS:	
1	Owner/Geotech Rev. August 3, 2019
2	Kzt Rev. October 1, 2019

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Brenes Remodel
 2675 74th Ave SE
 Mercer Island, WA 98040

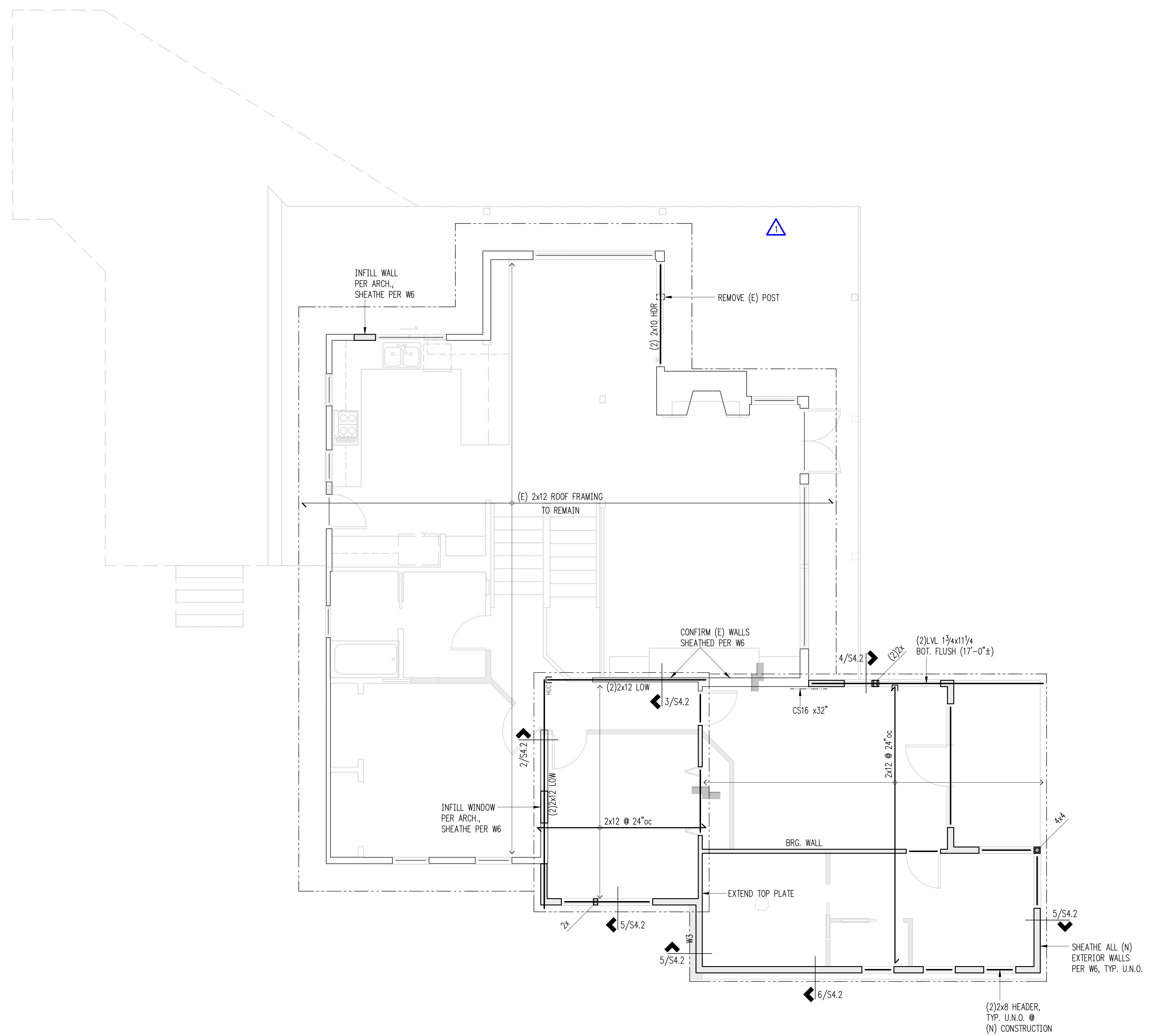
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SHEET TITLE:
Roof Framing Plan

SCALE:
 1/4" = 1'-0" U.N.O.
 DATE:
 May 8, 2019
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 SHEET NO:

S2.3



Legend

- EXISTING STRUCTURAL WALL BELOW
- NEW STRUCTURAL WALL BELOW
- NON-STRUCTURAL WALL BELOW
- Wx SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- EXISTING HEADER/BEAM
- NEW HEADER/BEAM PER PLAN
- HANGER
- CHANGE IN ELEVATION

Plan Notes

- TYPICAL ROOF FRAMING CONSISTS OF 1/2" CDX PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING WITH 8D AT 6" O.C. EDGES, 12" O.C. FIELD.
- PROVIDE H1 HURRICANE TIE EACH END OF ALL ROOF RAFTERS.
- HEADERS SHALL BE PER PLAN
- PROVIDE (2) BEARING STUDS EACH END OF ALL HEADERS AND BEAMS OVER 6'-0" IN LENGTH, UNLESS NOTED OTHERWISE.
- ALL NEW EXTERIOR WALLS SHALL BE W6 UNLESS NOTED OTHERWISE.
- PROVIDE AC, ACE, LPC, OR LCE COLUMN CAP AT ALL BEAM TO COLUMN CONNECTIONS.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Roof Framing Plan
 Scale: 1/4" = 1'-0"





DESIGN: KMR
DRAWN: NHD
CHECKED: DJS
APPROVED: DJS

REVISIONS:

- 1 Owner/Geotech Rev. August 3, 2019
- 2 Kzt Rev. October 1, 2019

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

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SHEET TITLE:

Foundation Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: May 8, 2019
PROJECT NO: 10592-2018-01
SHEET NO:

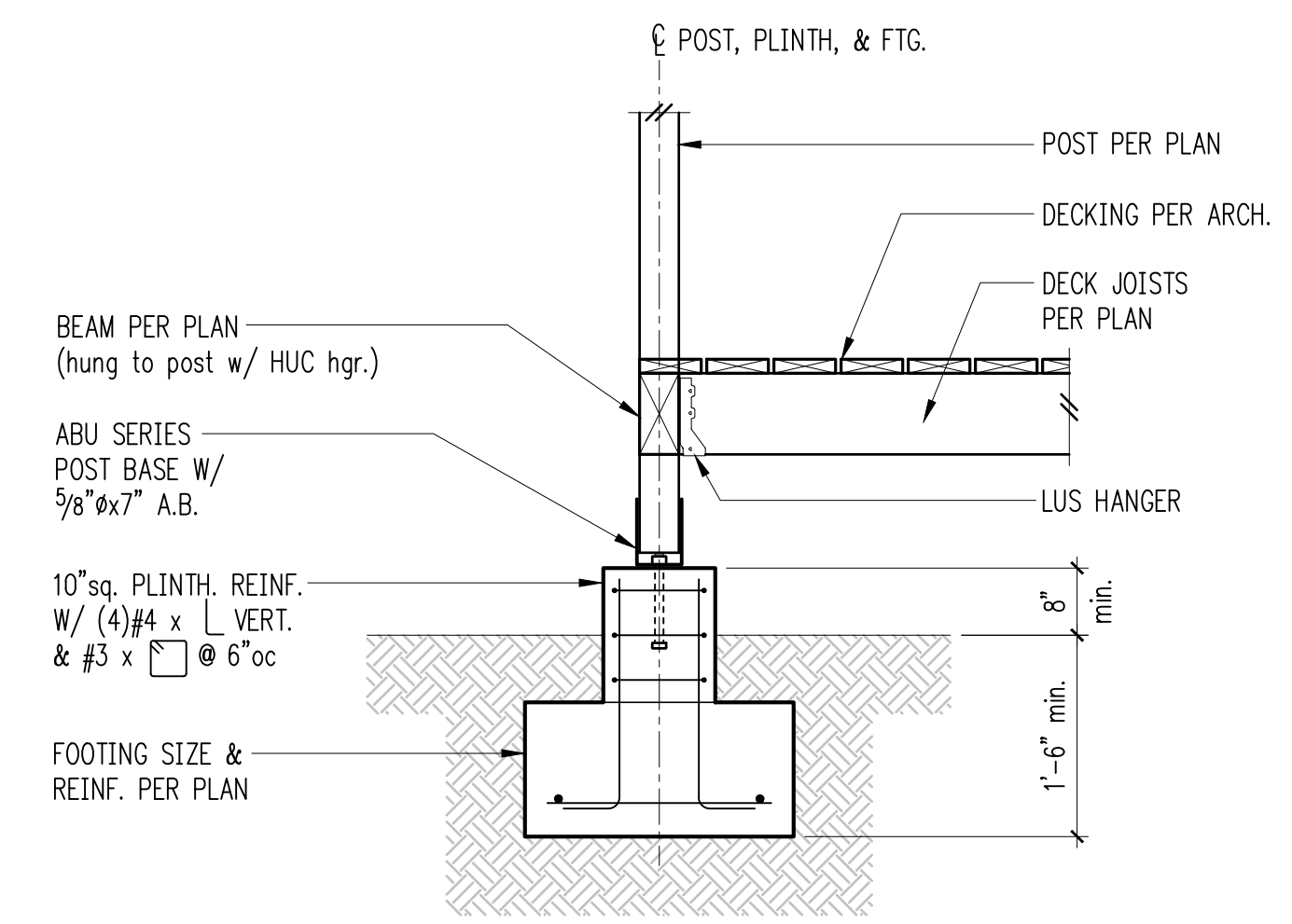
S3.1

1

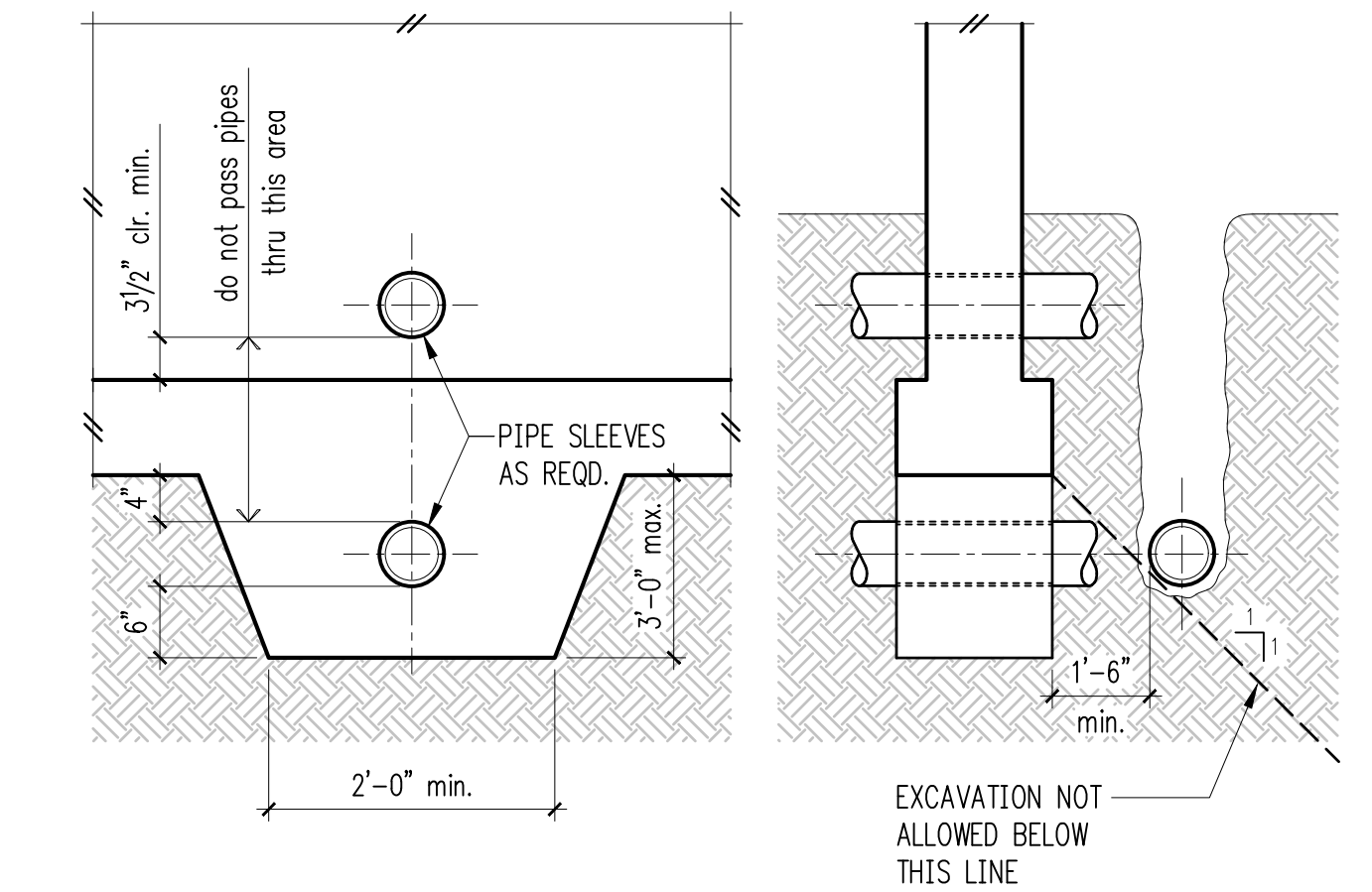
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3

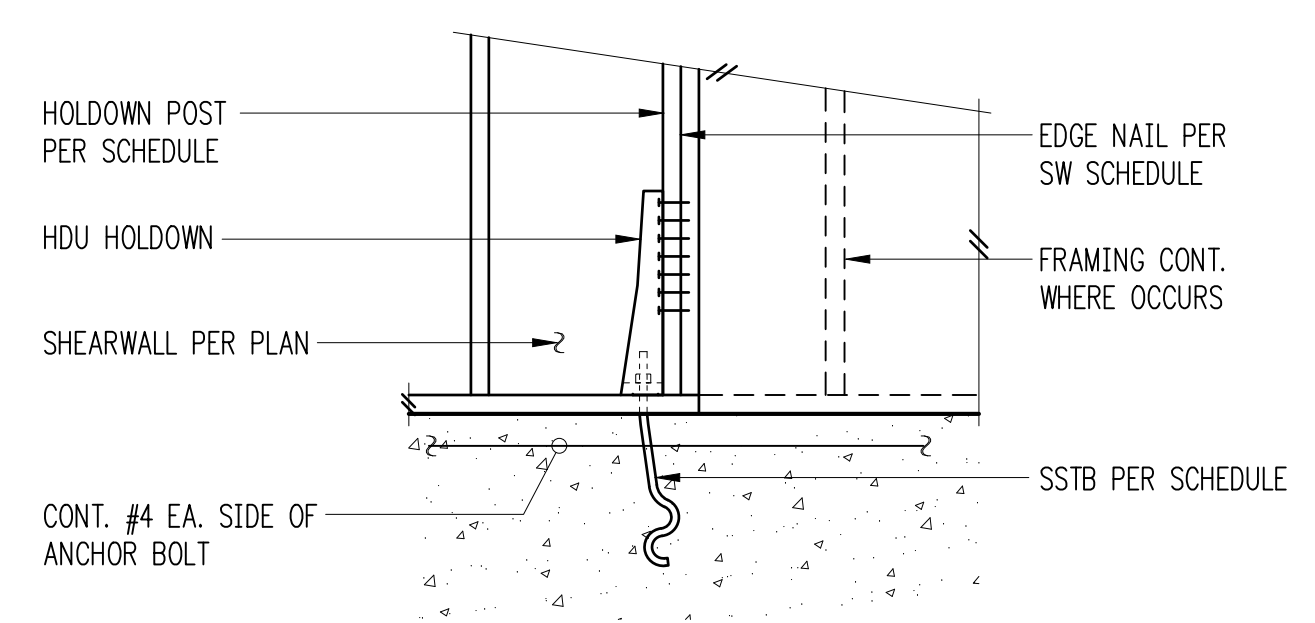
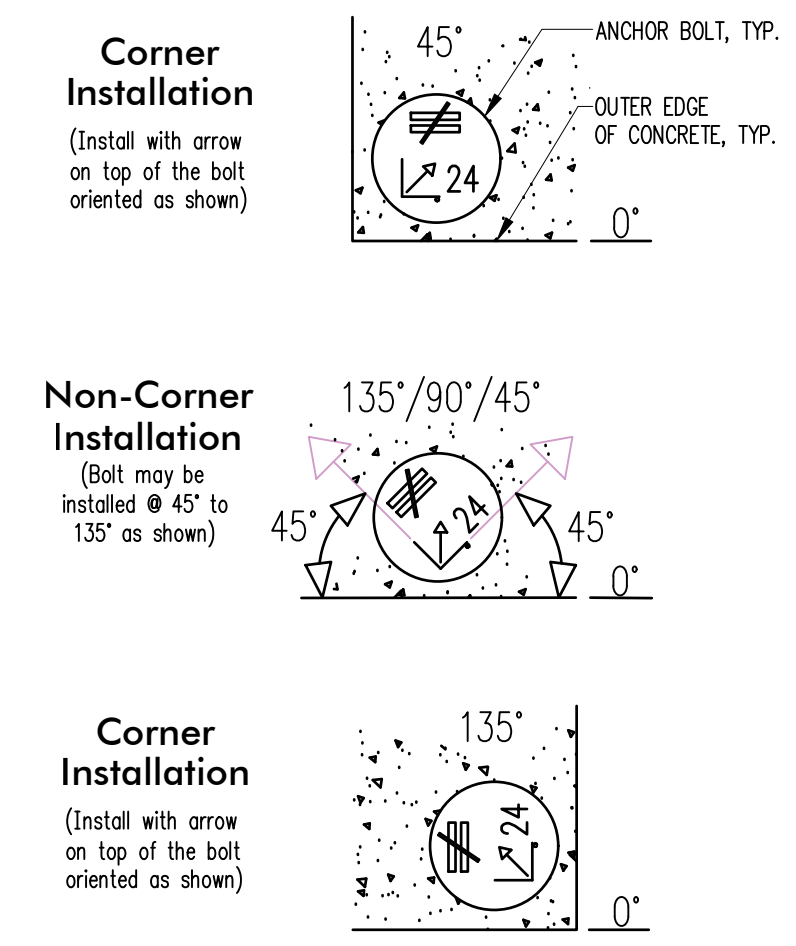
4



Typical Deck Detail



Pipe and Trench Locations

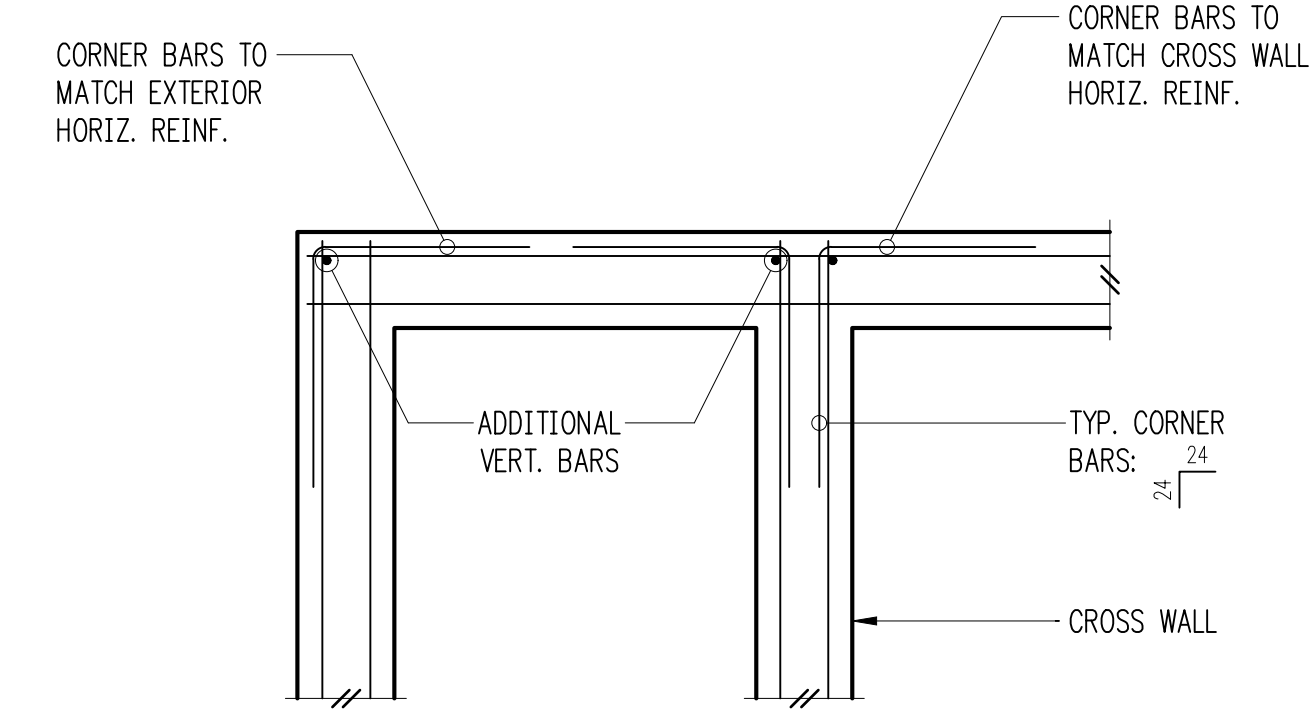


Holdown Schedule

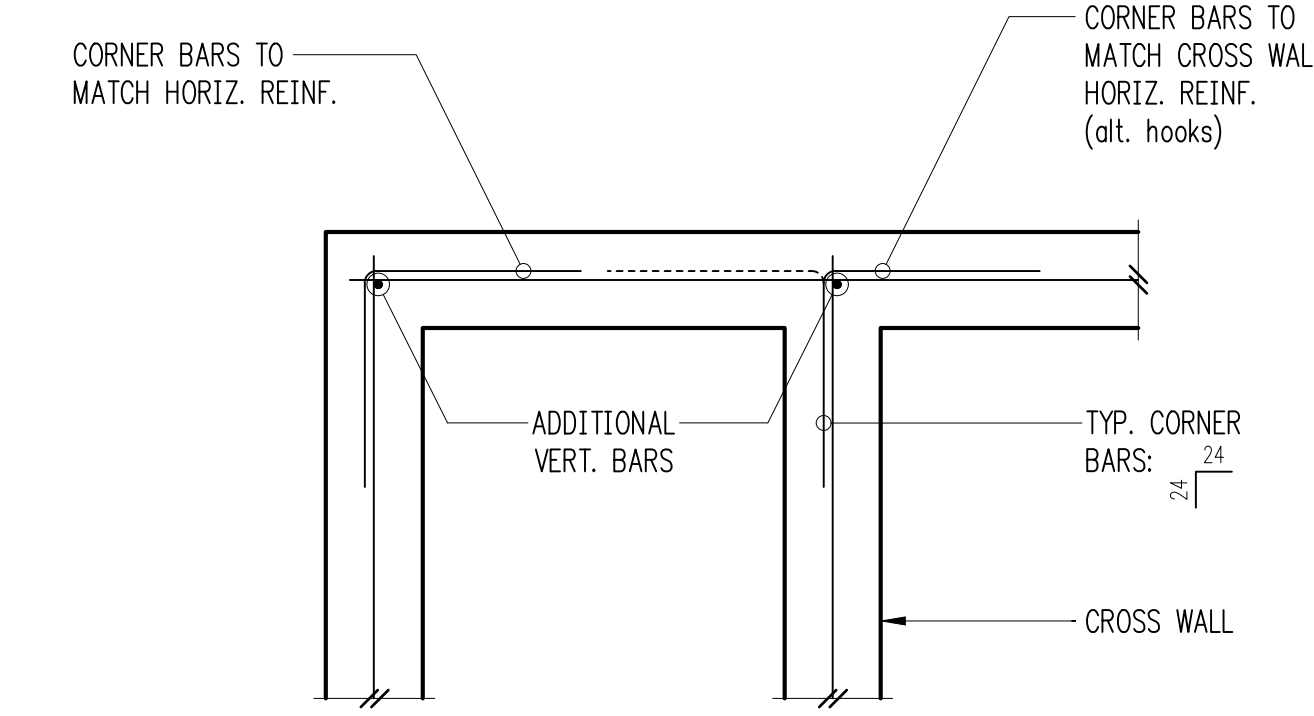
Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ①	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	SSTB20	16 5/8"	(2) 2x4	(2) 2x6	
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	SB5/8x24	18"	4x4	4x6	
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	SB5/8x24	18"	4x4	4x6	
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	SB1x30	24"	4x8	6x6	

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

Typical HDU Holdown

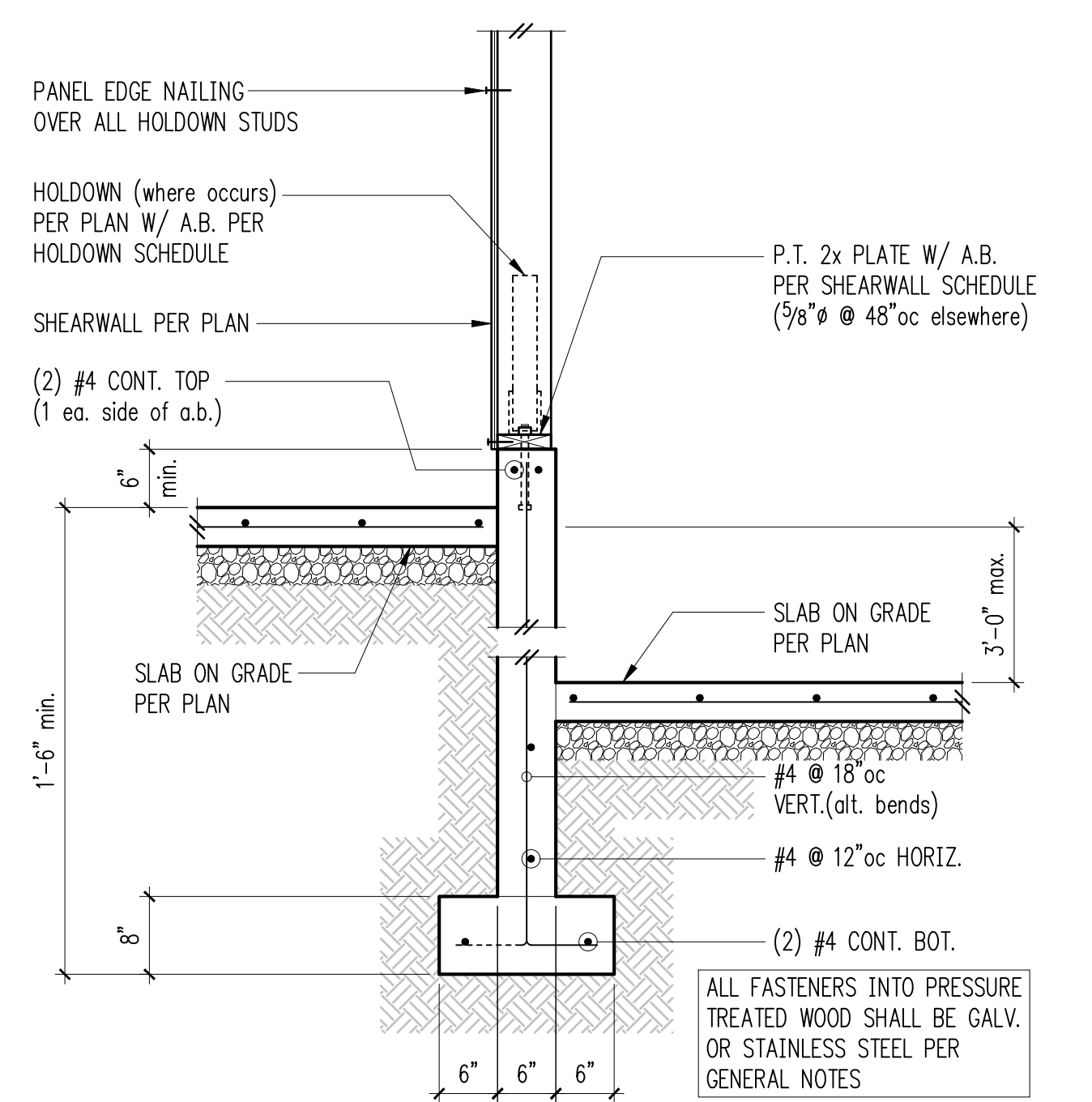


Double Curtain

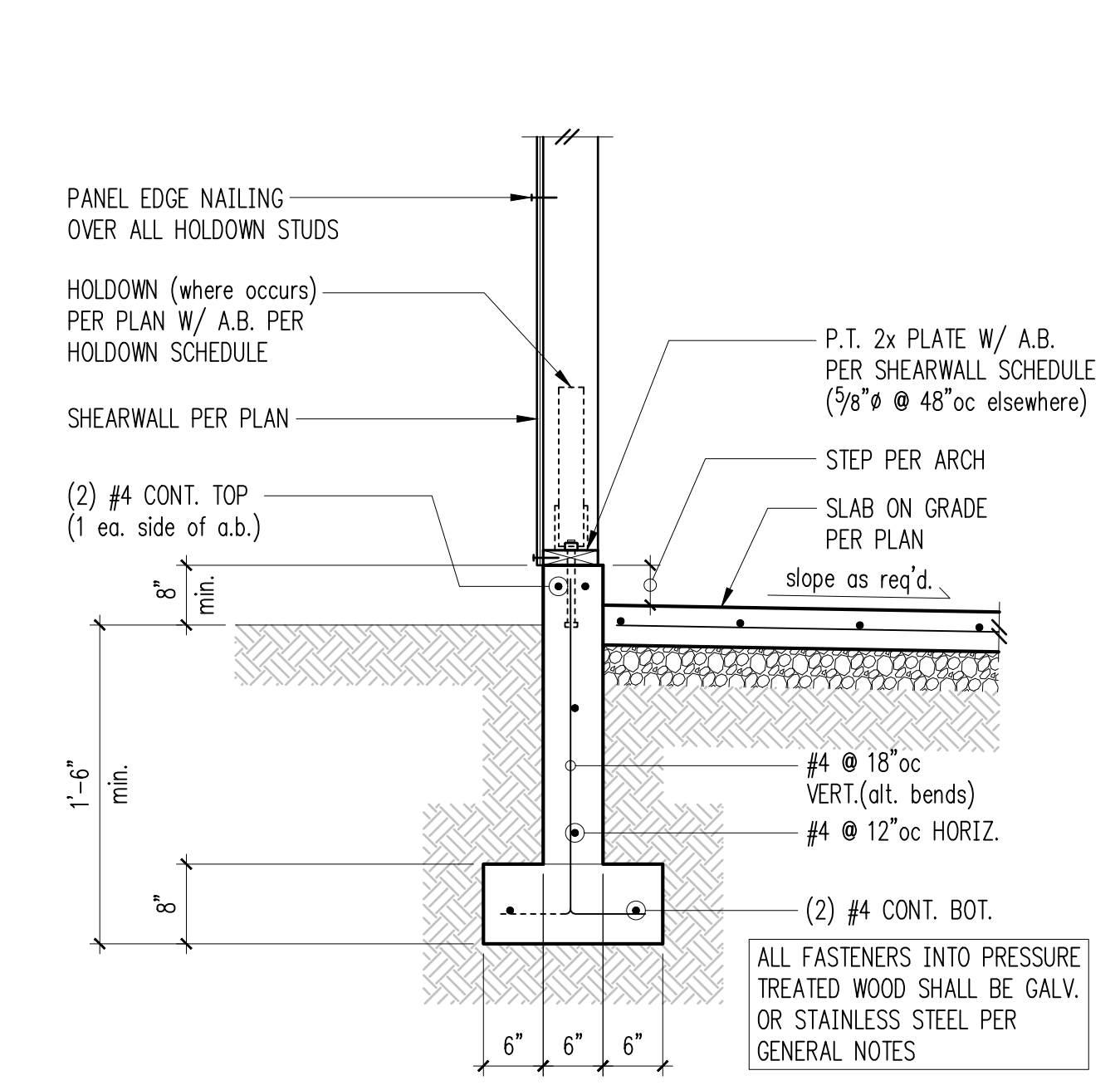


Single Curtain

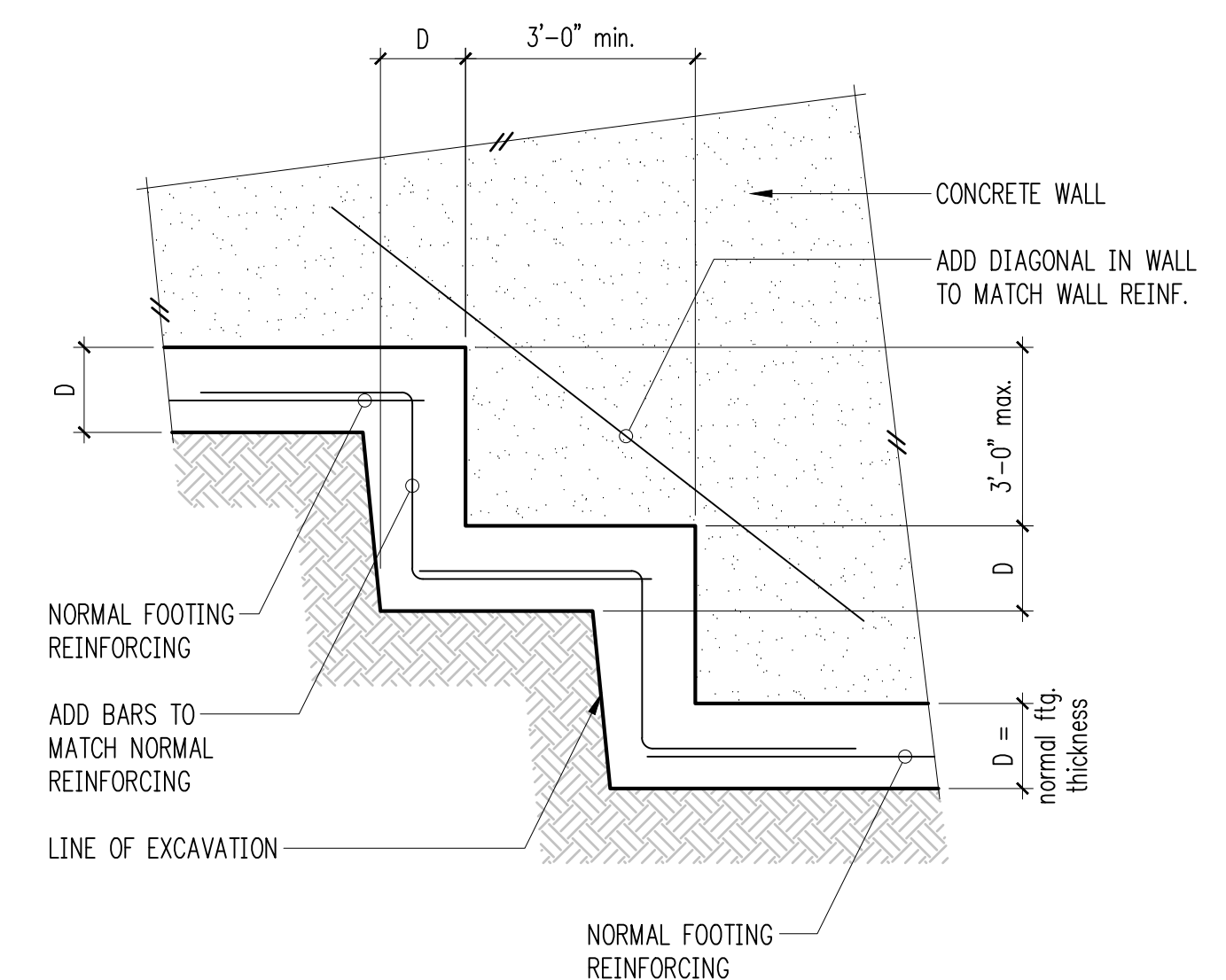
Typical Corner Bars at Concrete Walls and Footings



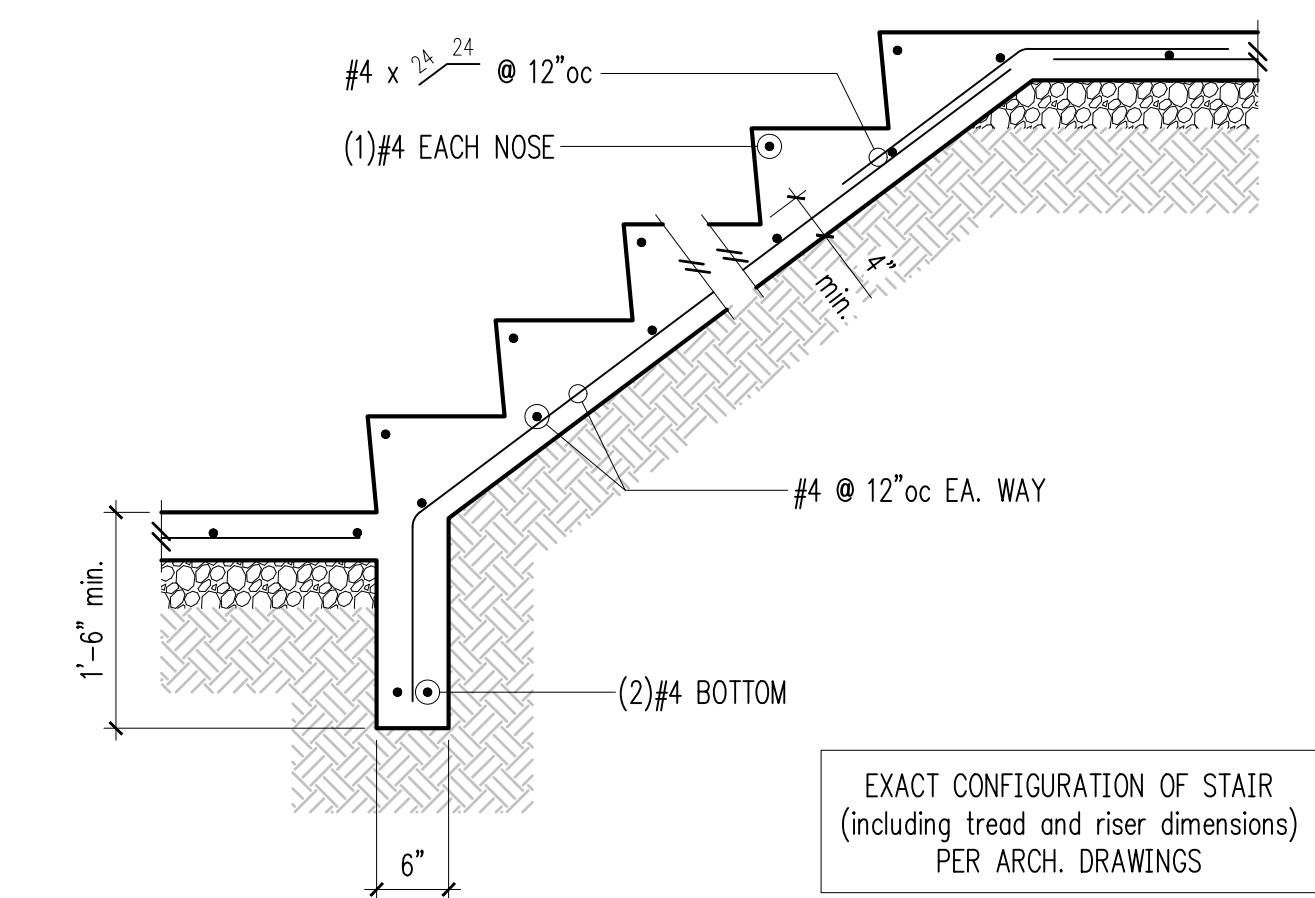
Exterior Wall w/ Slab on Grade & High Grade



6" Garage Wall w/ Slab on Grade



Typical Stepped Footing



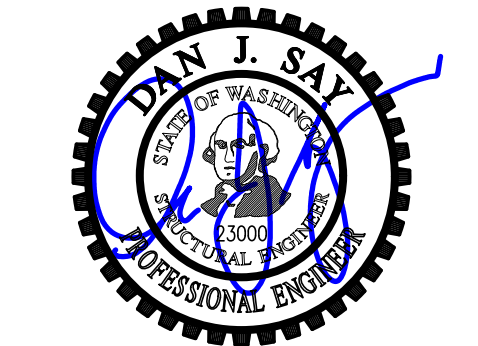
Typical Stair On Grade

9

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11

12



DESIGN: KMR
 DRAWN: NHD
 CHECKED: DJS
 APPROVED: DJS

REVISIONS:
 1 Owner/Geotech Rev. August 3, 2019
 2 Kzt Rev. October 1, 2019

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Brenes Remodel
 2675 74th Ave SE
 Mercer Island, WA 98040

ARCHITECT:
 Living Shelter Architects,
 PLLC
 972-A Front Street N
 Issaquah, WA 98027
 PH 425.427.8643

ISSUE:
PERMIT

SHEET TITLE:

Foundation Details

SCALE: 3/4" = 1'-0" U.N.O.

DATE: May 8, 2019

PROJECT NO: 10592-2018-01

SHEET NO:

S3.2

1

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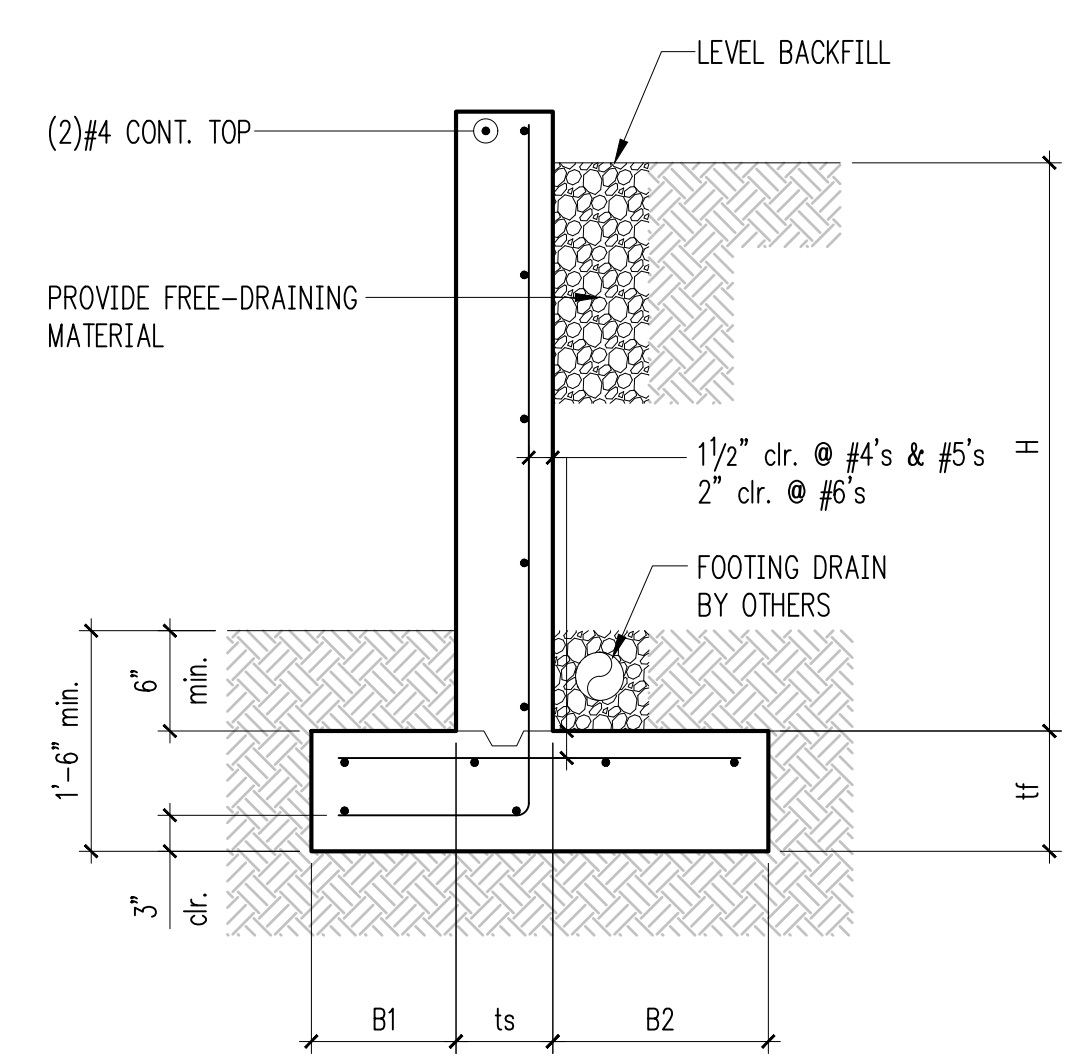
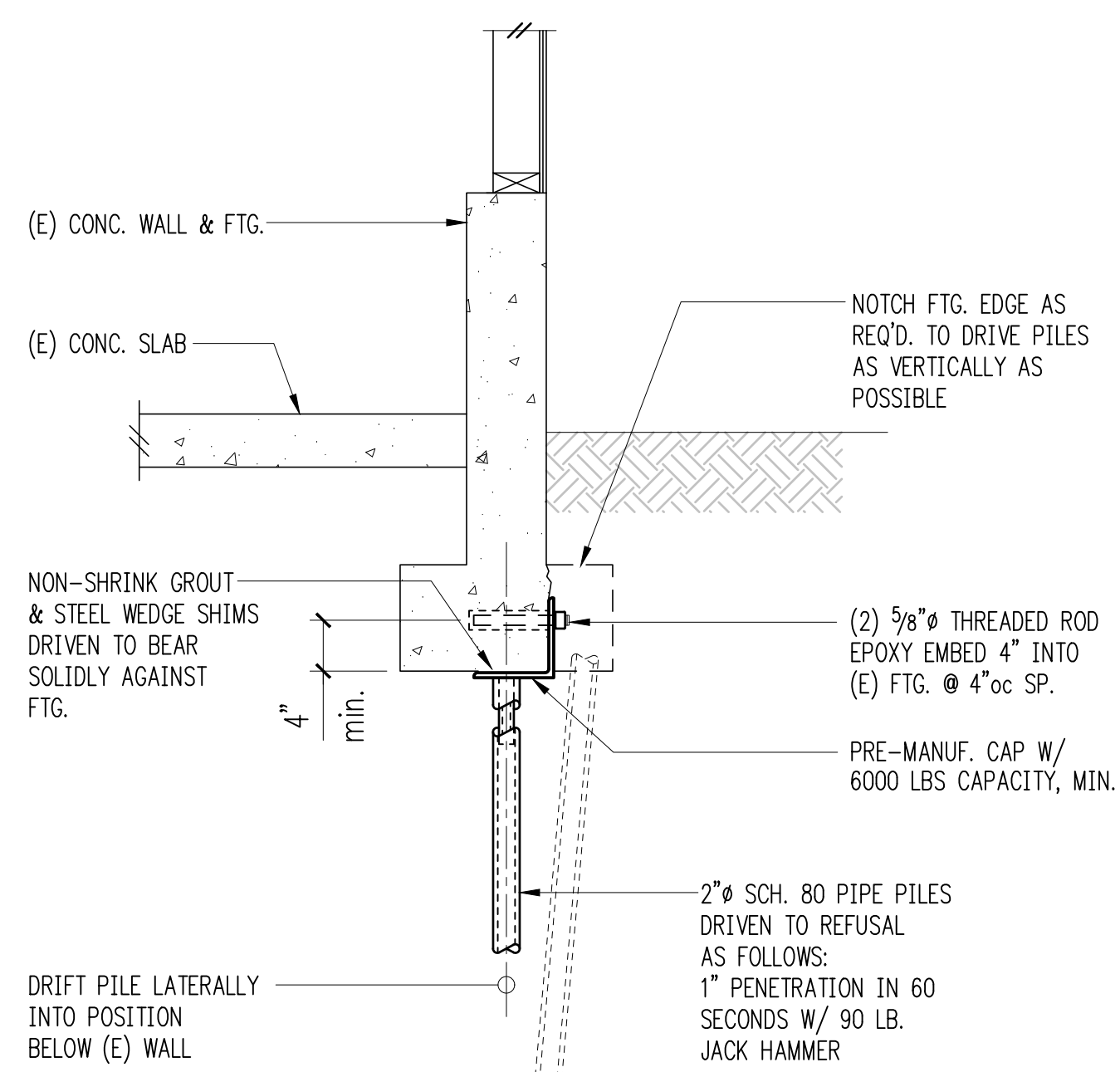
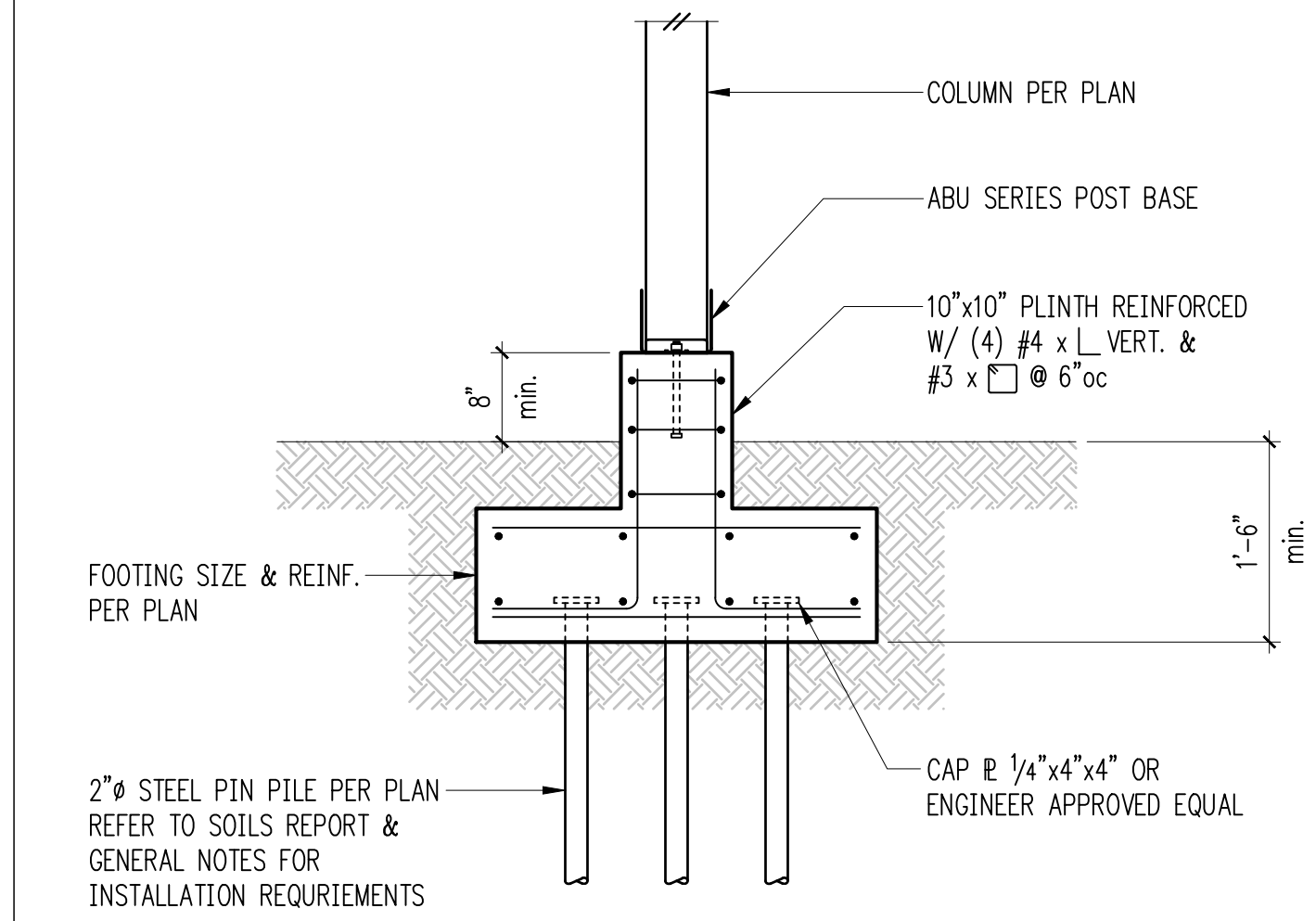
7

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Typical Site Wall 12

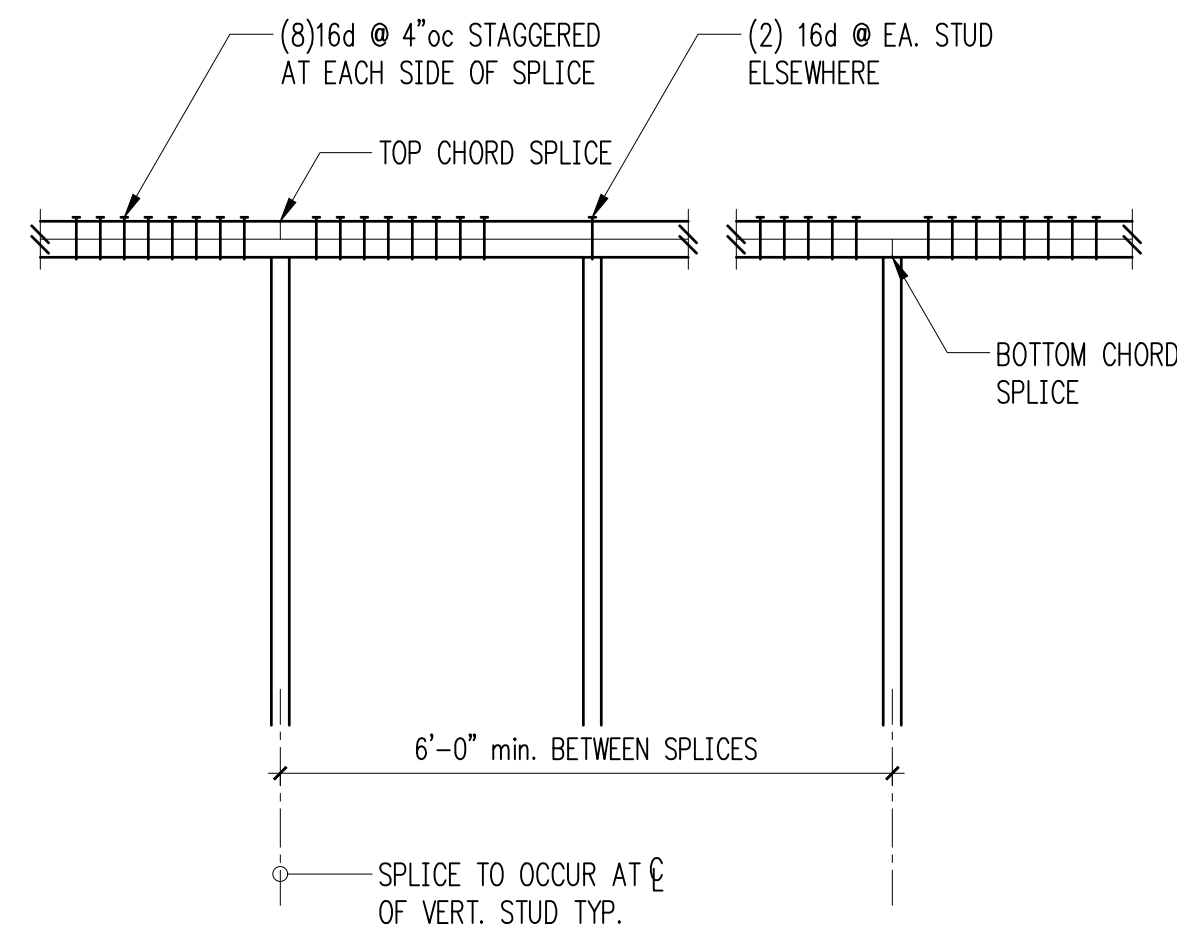


Retaining Wall Schedule

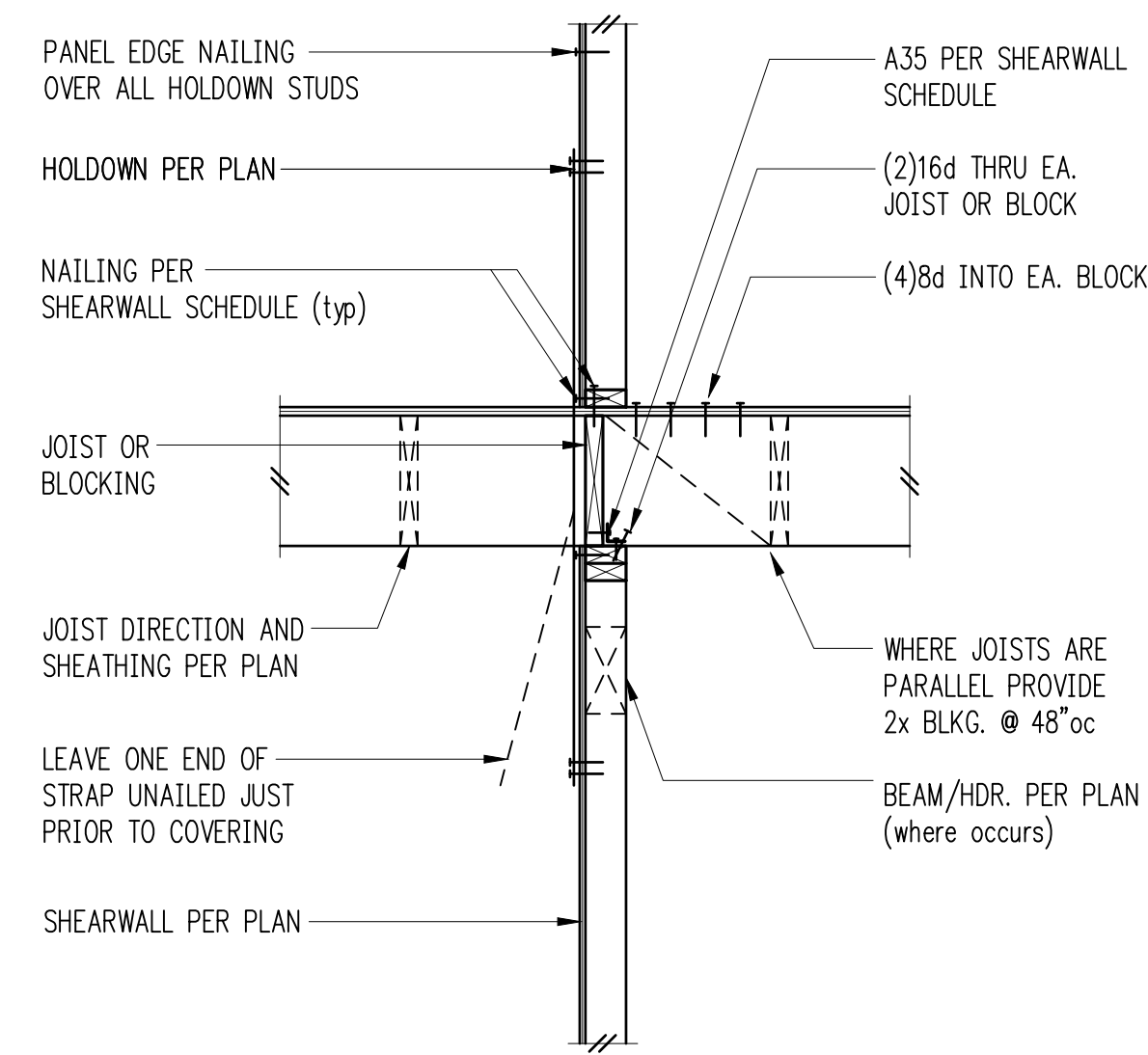
H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	6"	6"	6"	8"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
4'-6"	6"	6"	1'-6"	8"	#4 @ 18"oc	#4 @ 12"oc	#4 @ 18"oc	(2)#4
6'-6"	1'-0"	6"	2'-0"	12"	#4 @ 12"oc	#4 @ 12"oc	#4 @ 12"oc	(4)#4

Typical Pin Pile at Existing Foundation 10

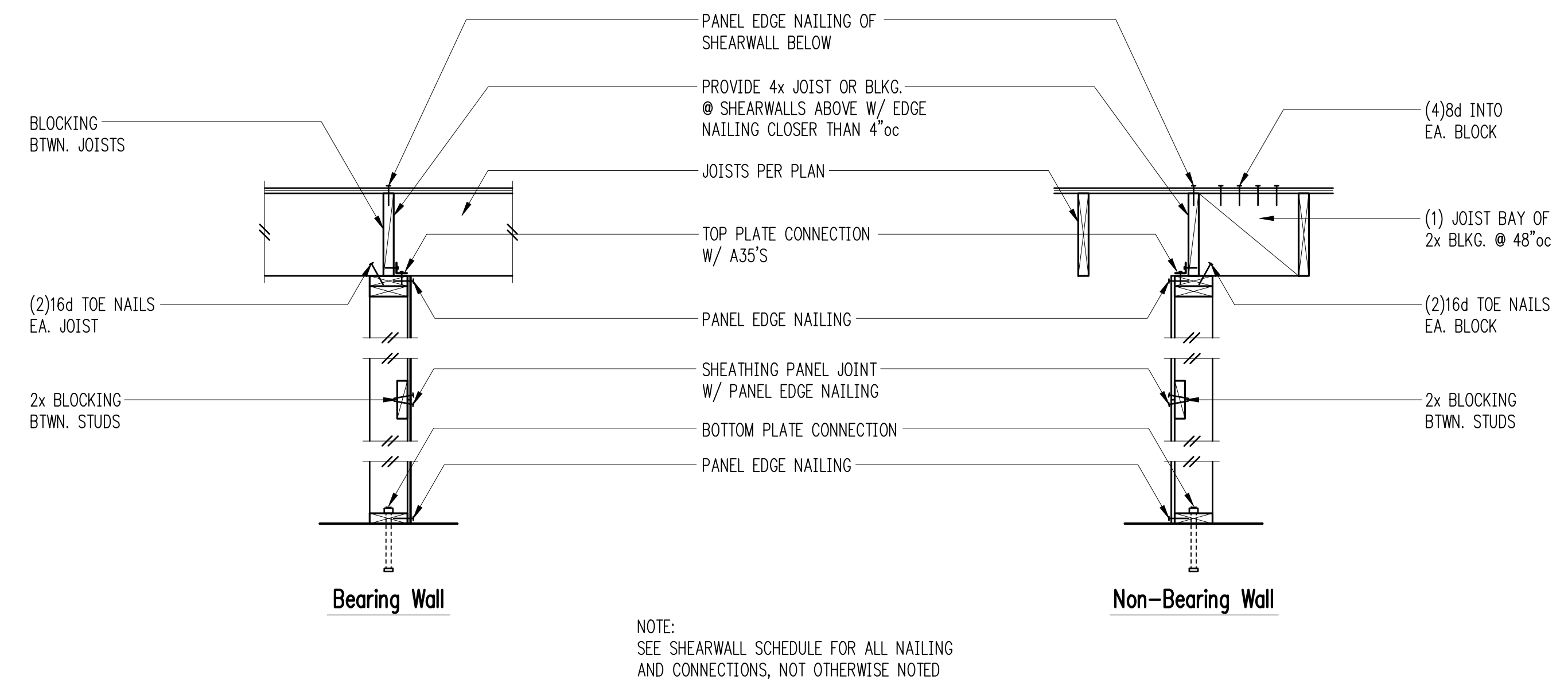
1" = 1'-0"



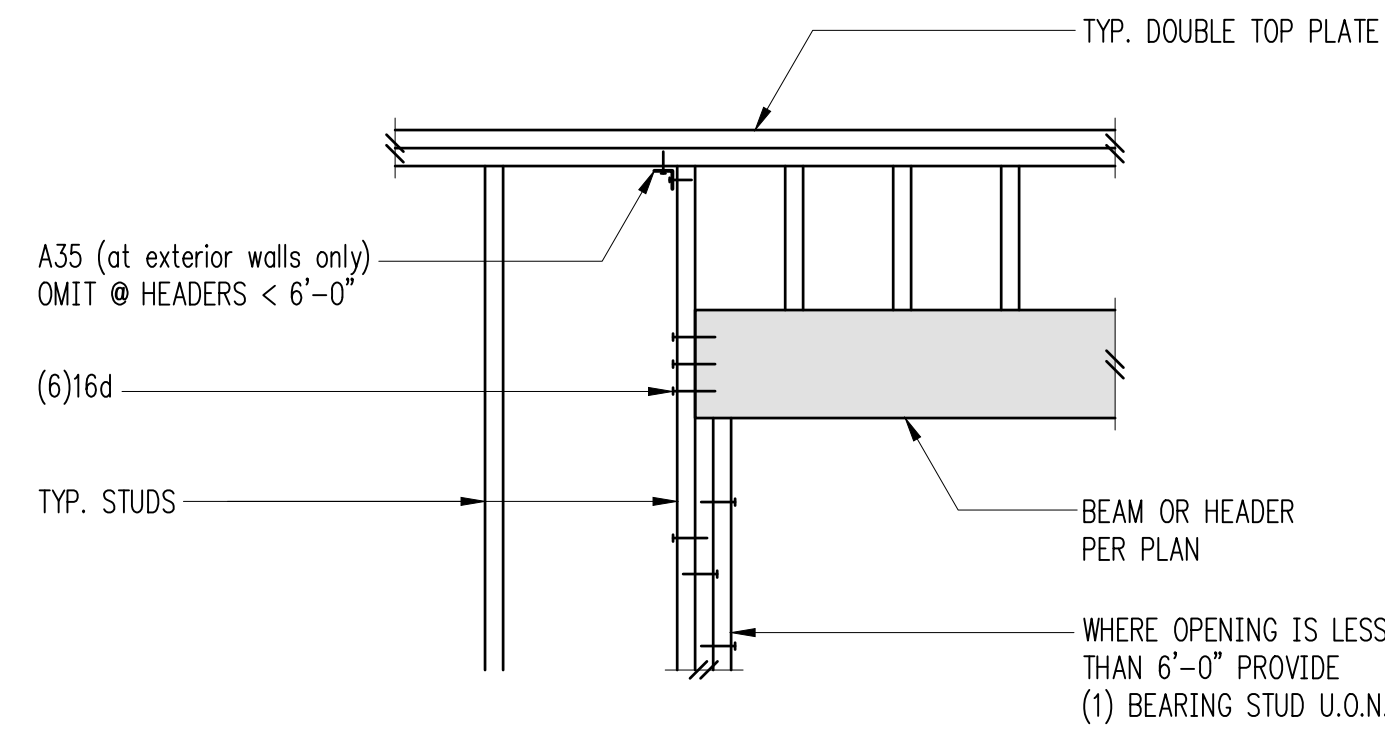
Typical Top Plate Splice 1



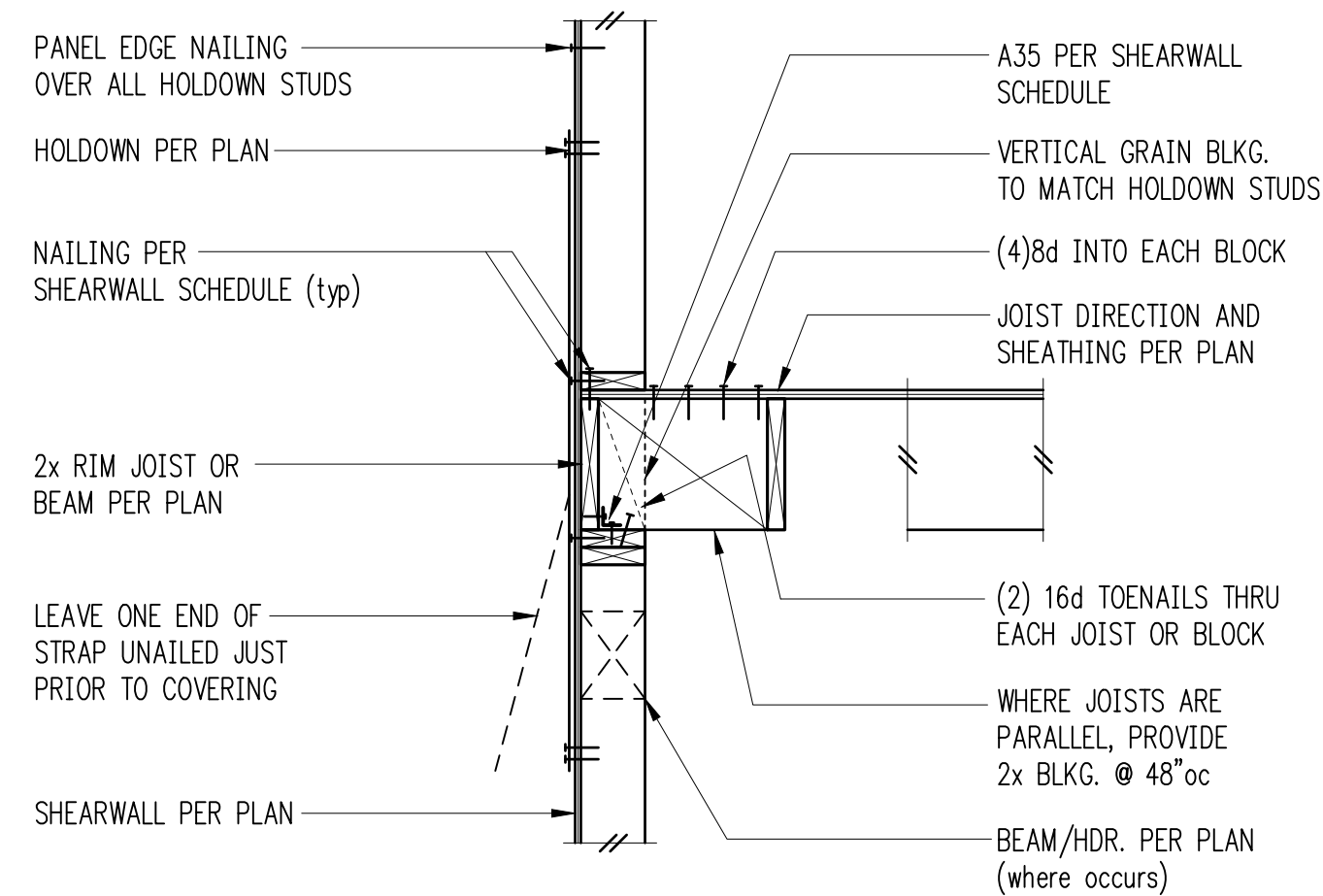
Interior Shearwall 2



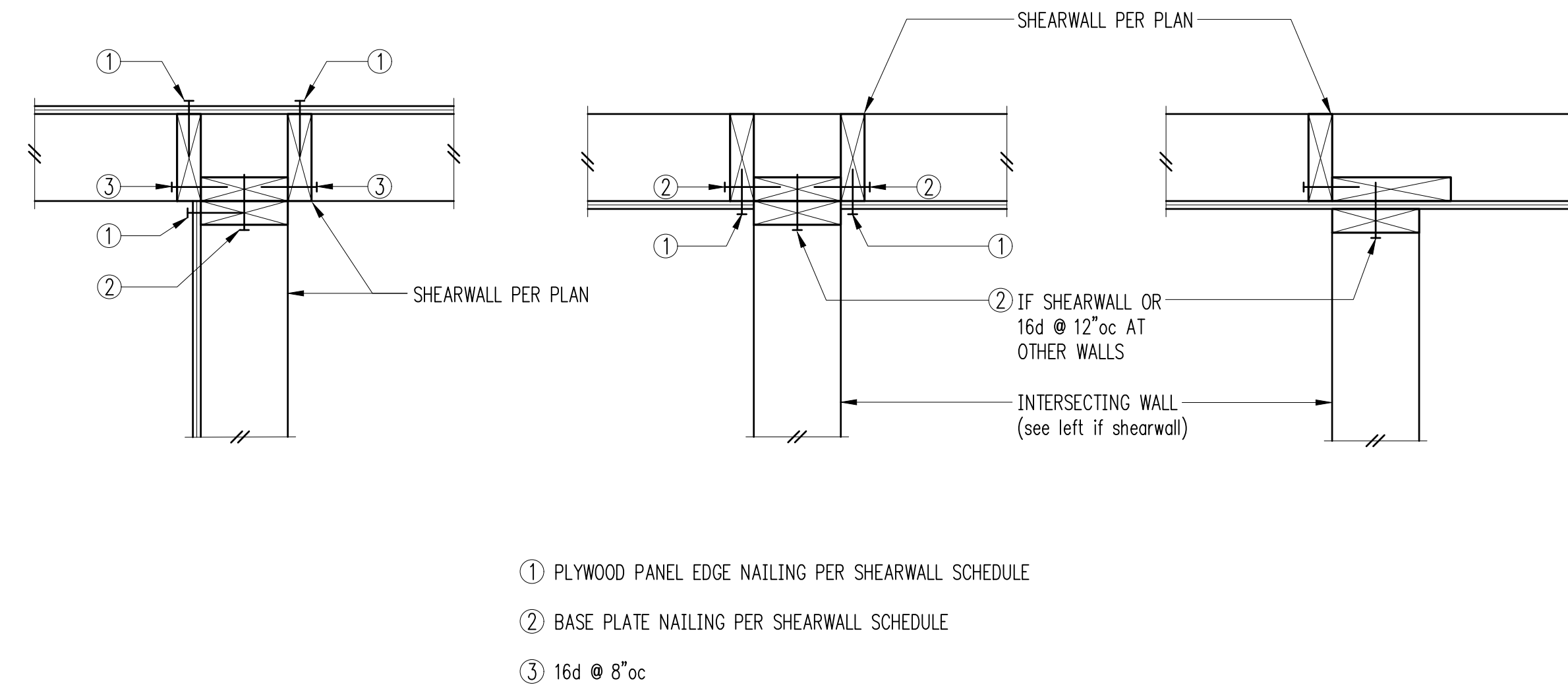
Typical Shearwall Construction 4



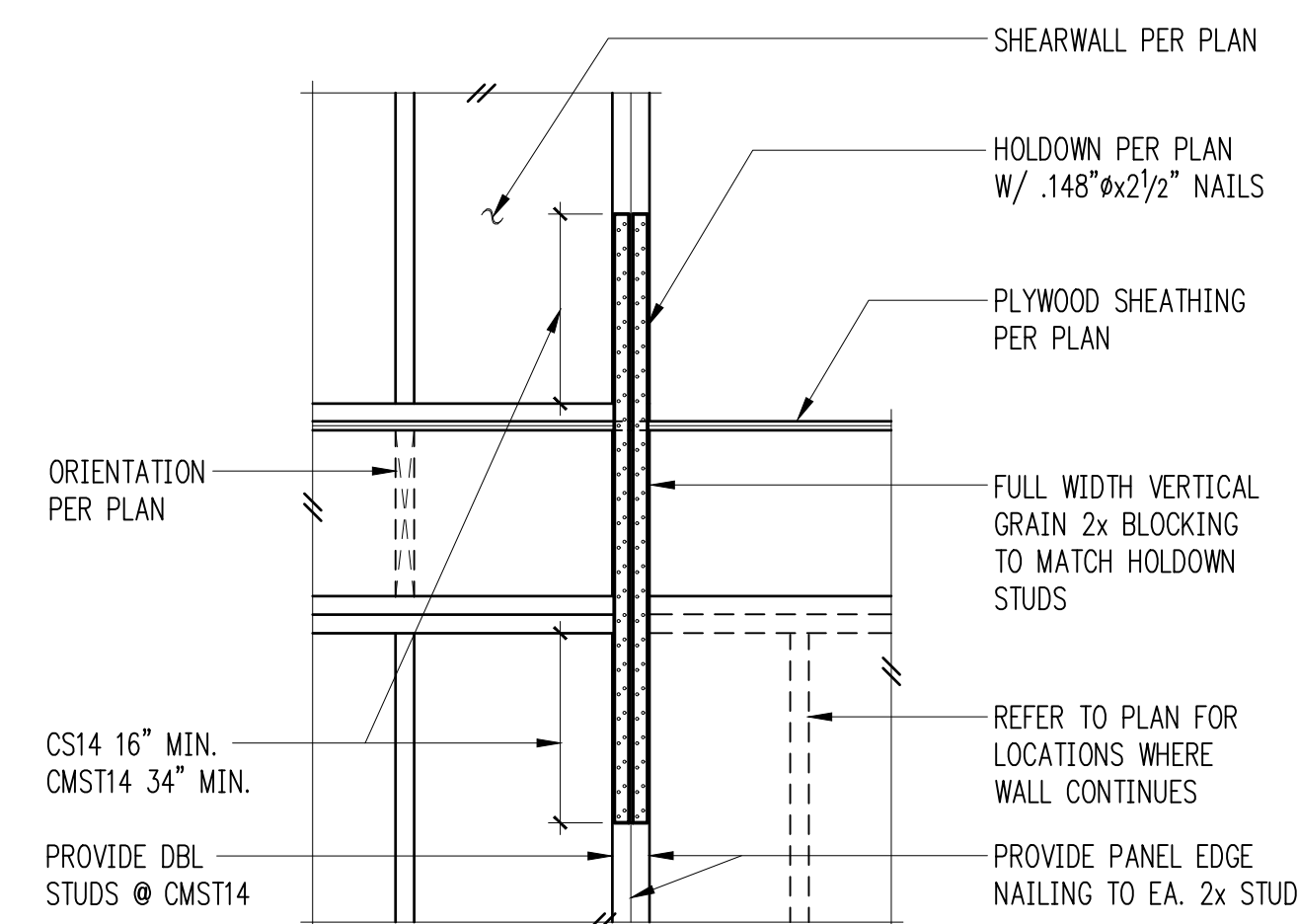
Typical Header Support 5



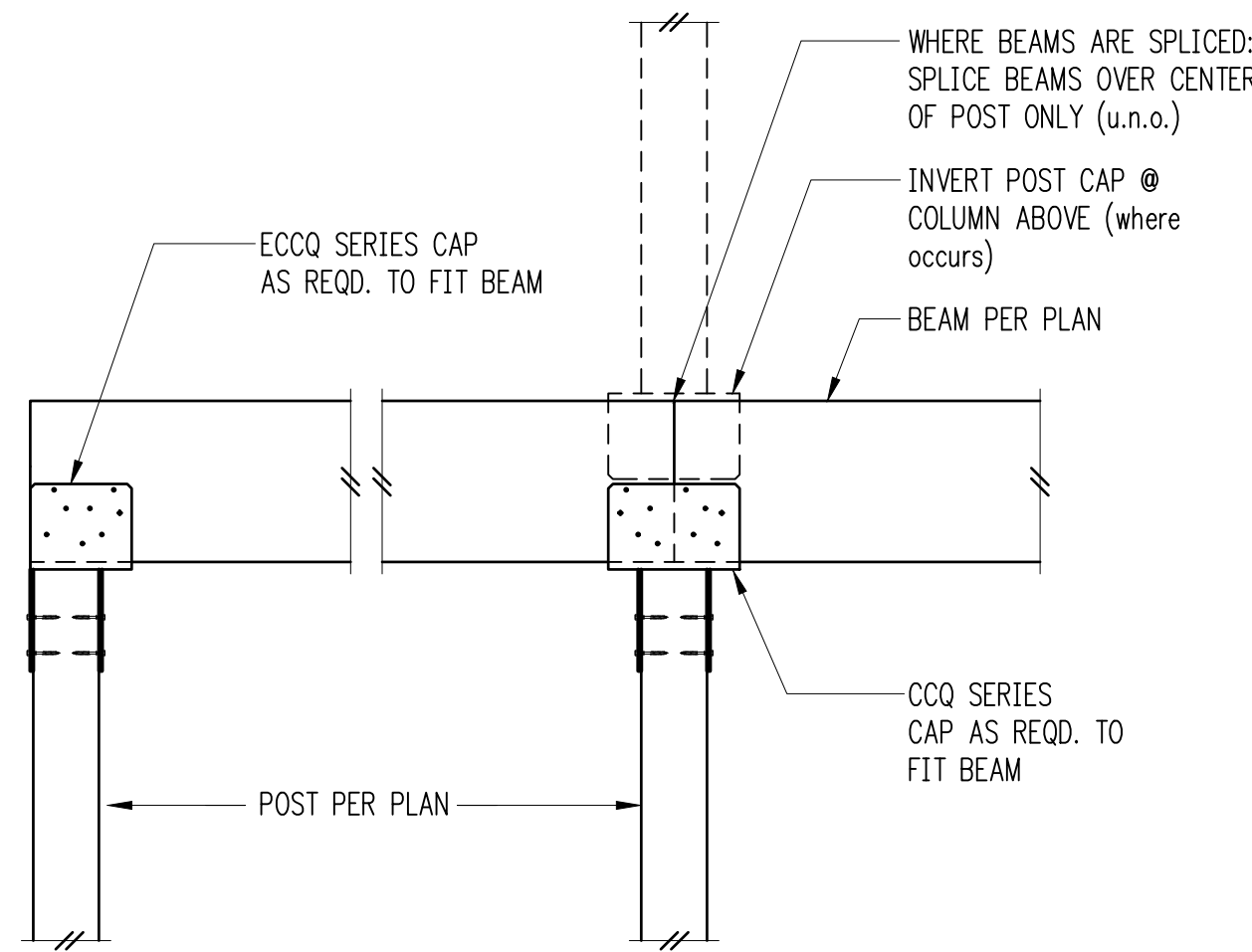
Exterior Floor Framing 6



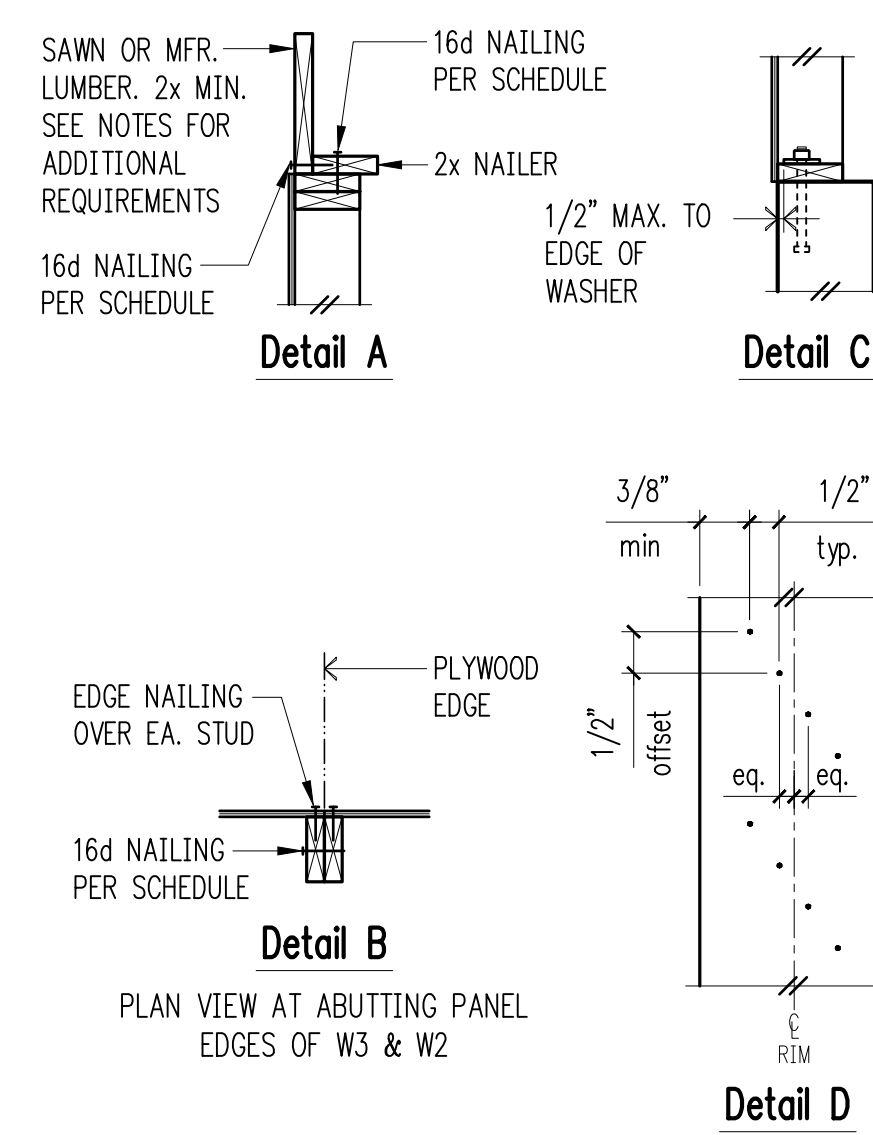
Typical Shearwall Intersections 8



Typical Strap Holdown 9



CC/CCQ Series Connection 10

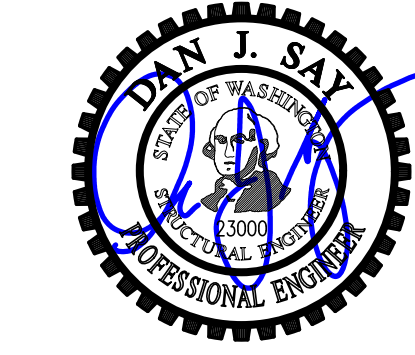


Shearwall Schedule ①②③④⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ③	at Wood ⑩	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8" A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2) rows 16d @ 6"oc	5/8" A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2) rows 16d @ 4"oc	A35 @ 12"oc	(2) rows 16d @ 6"oc	5/8" A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	(2) rows 16d @ 4"oc	A35 @ 9"oc	(2) rows 16d @ 4"oc ⑪	5/8" A.B. @ 16"oc

- ① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"oc.
- ② 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (box)
- ③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- ④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- ⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- ⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.
- ⑧ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑨ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- ⑪ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

Shearwall Schedule - (Sheathed One Side) 12



DESIGN: KMR
 DRAWN: NHD
 CHECKED: DJS
 APPROVED: DJS

REVISIONS:
 1 Owner/Geotech Rev. August 3, 2019
 2 Kzt Rev. October 1, 2019

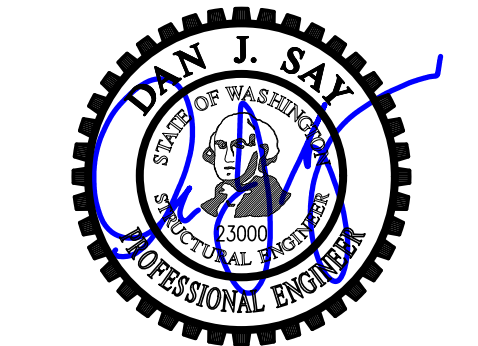
JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
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 2675 74th Ave SE
 Mercer Island, WA 98040

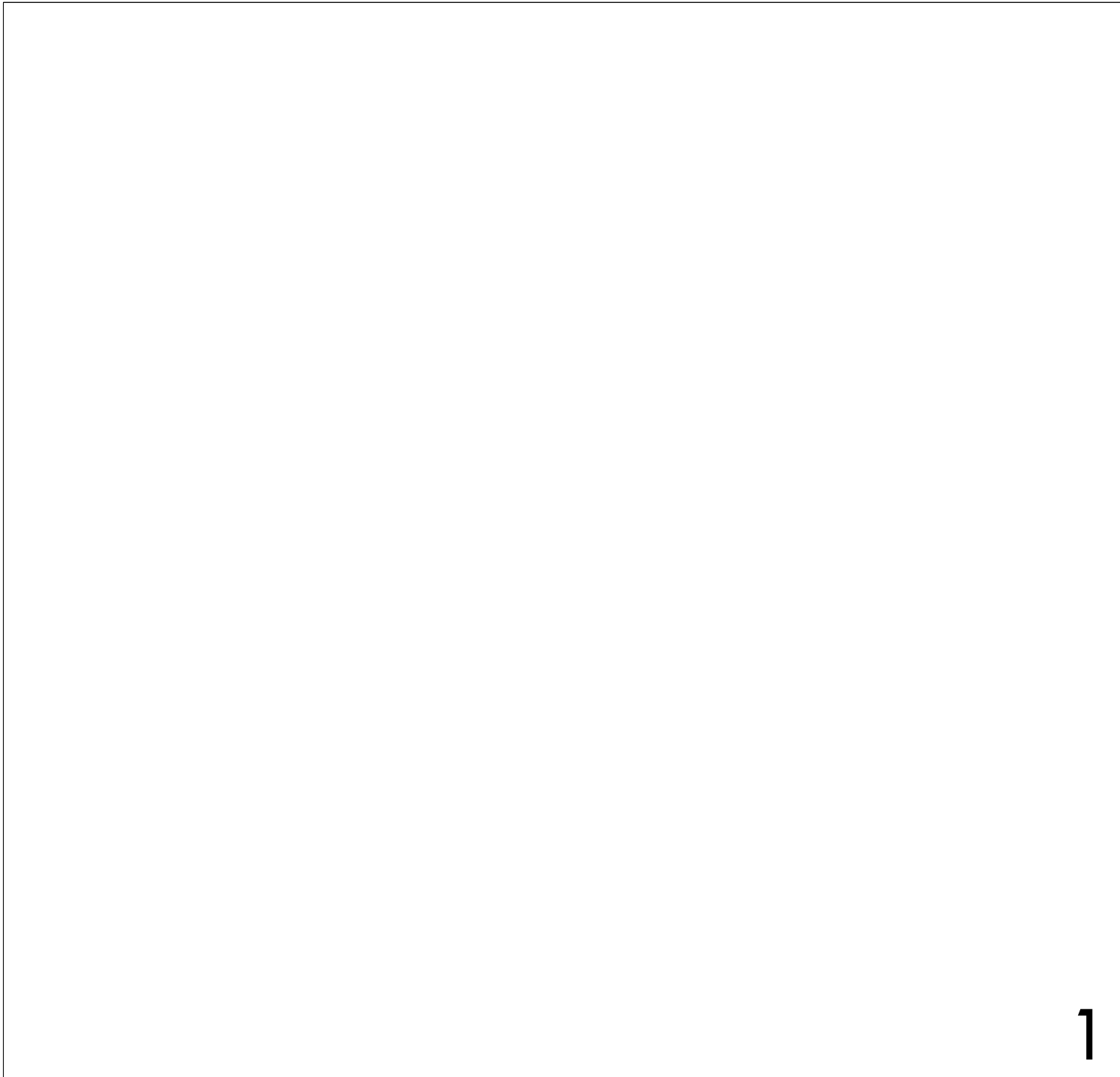
ARCHITECT:
Living Shelter Architects, PLLC
 972-A Front Street N
 Issaquah, WA 98027
 PH 425.427.8643

ISSUE:
PERMIT
 SHEET TITLE:

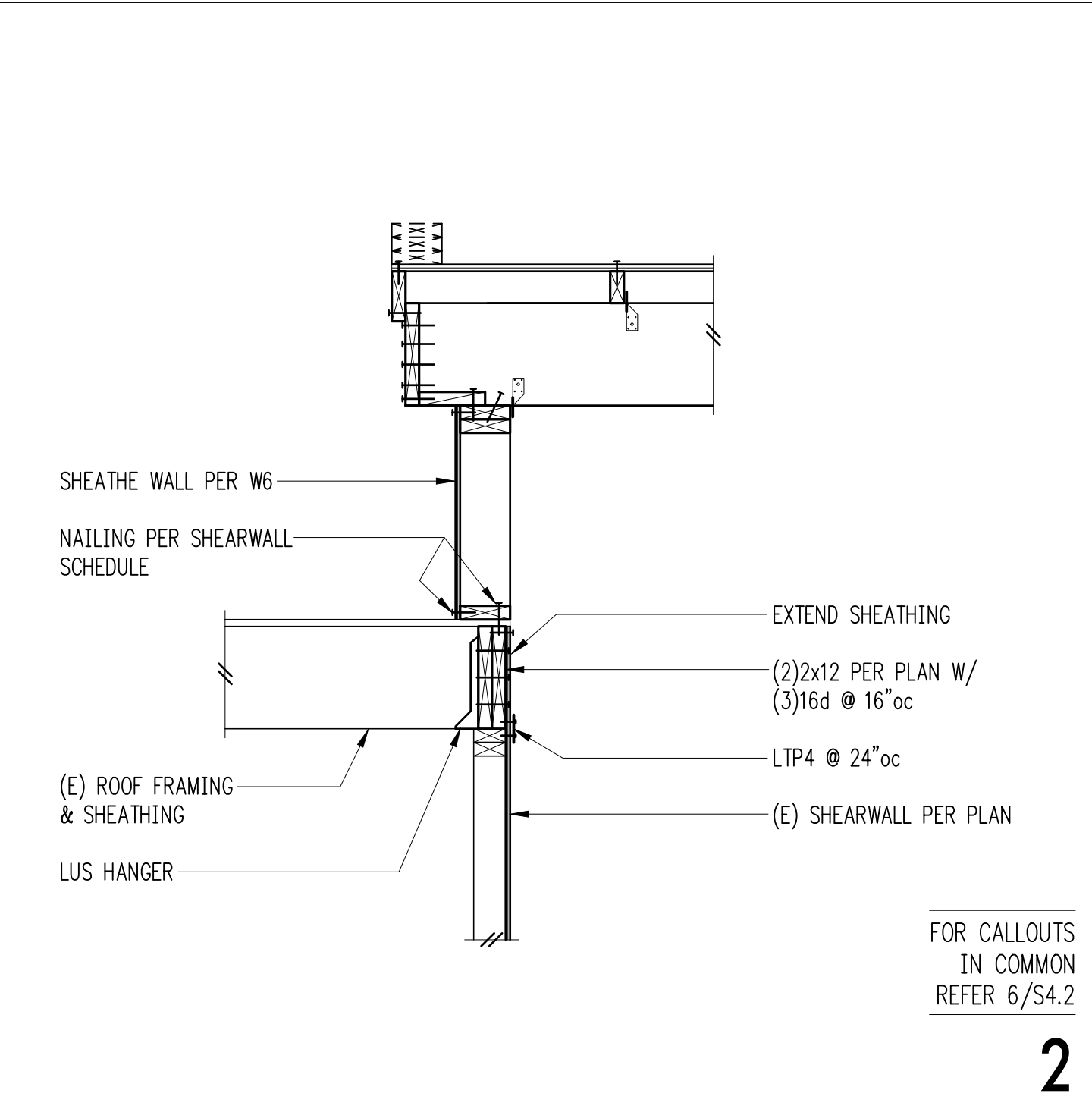
Typical Wood Framing Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: May 8, 2019
 PROJECT NO: 10592-2018-01
 SHEET NO:



DESIGN: KMR
 DRAWN: NHD
 CHECKED: DJS
 APPROVED: DJS

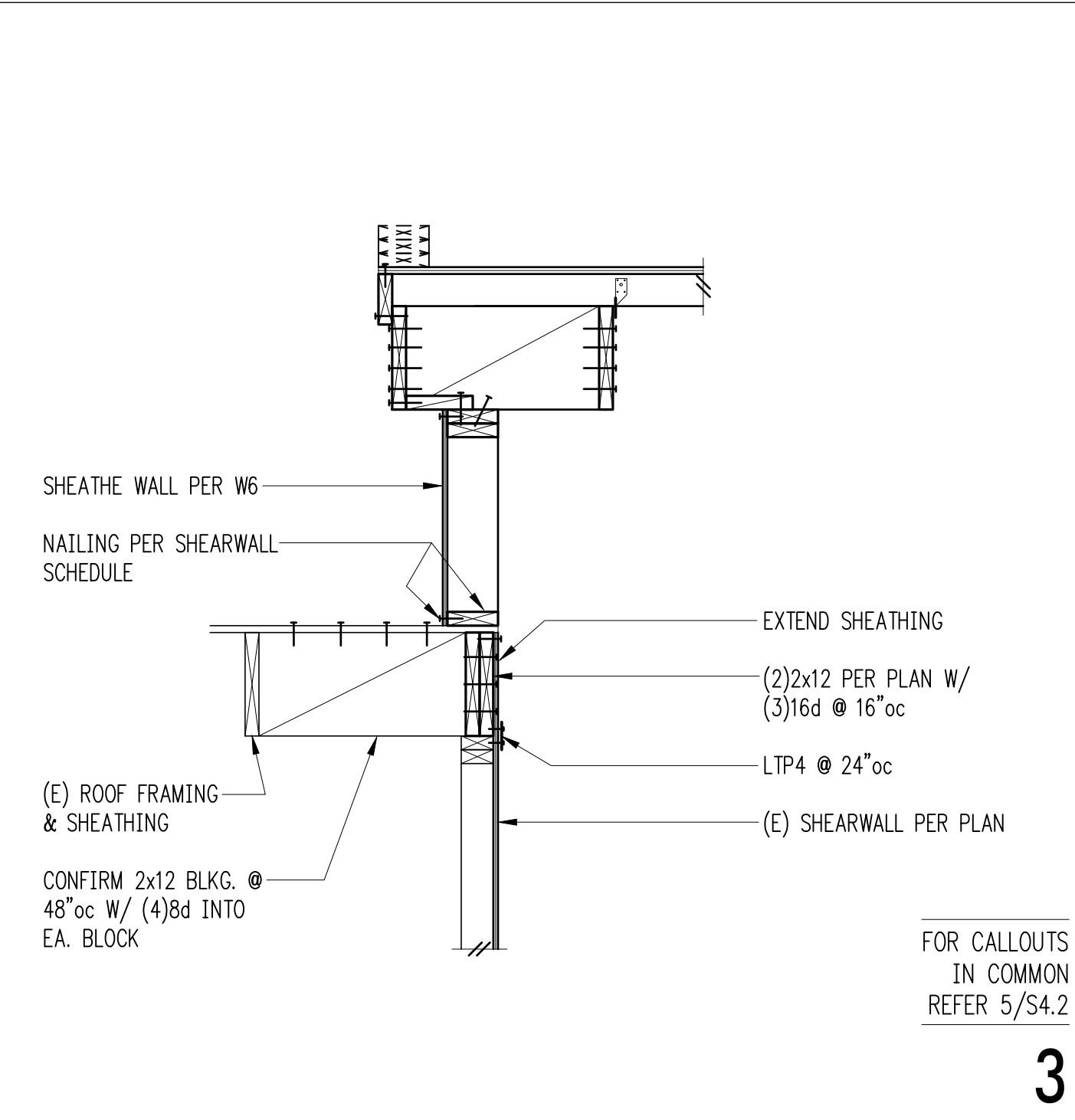


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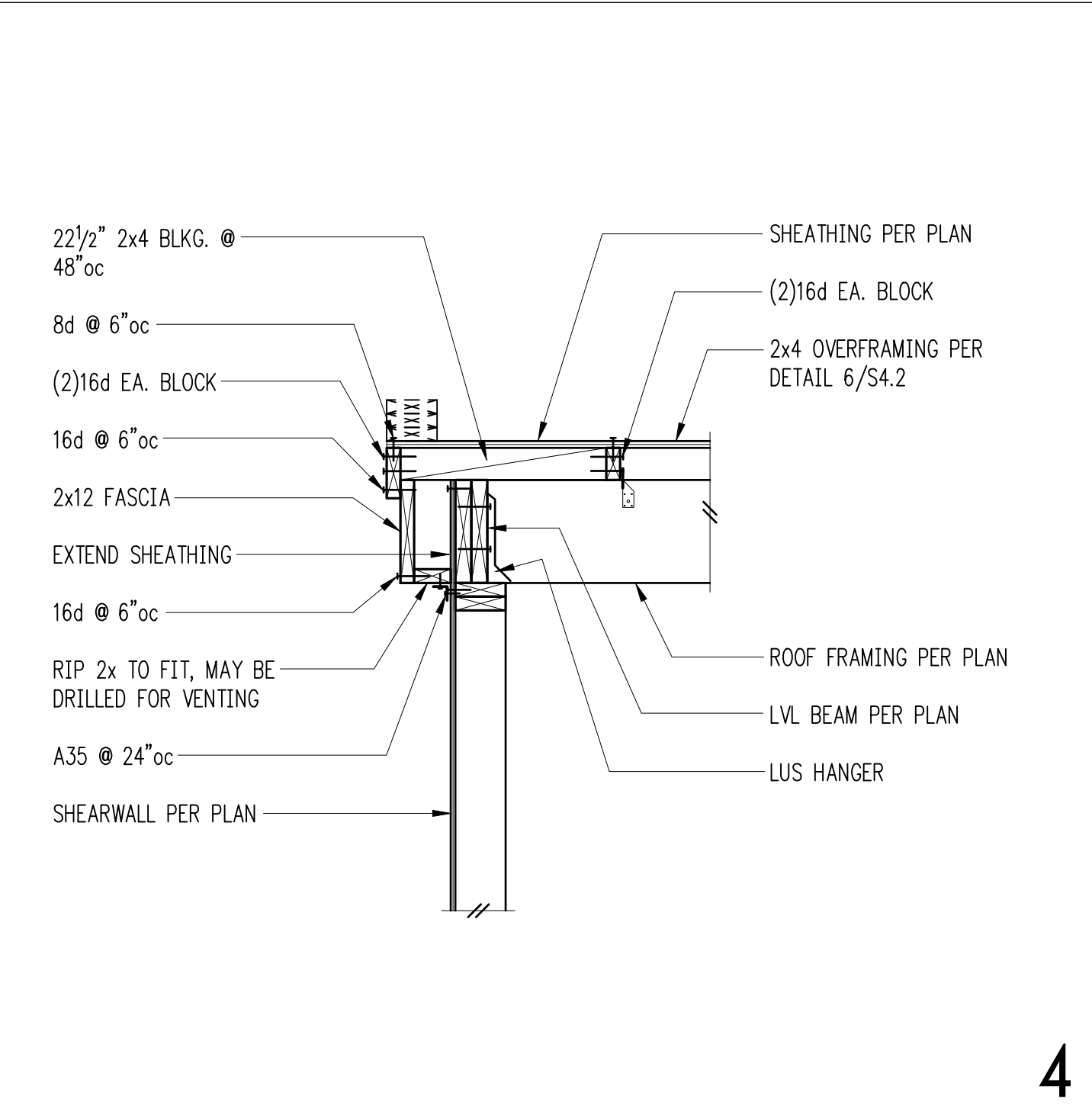
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FOR CALLOUTS IN COMMON REFER 6/S4.2

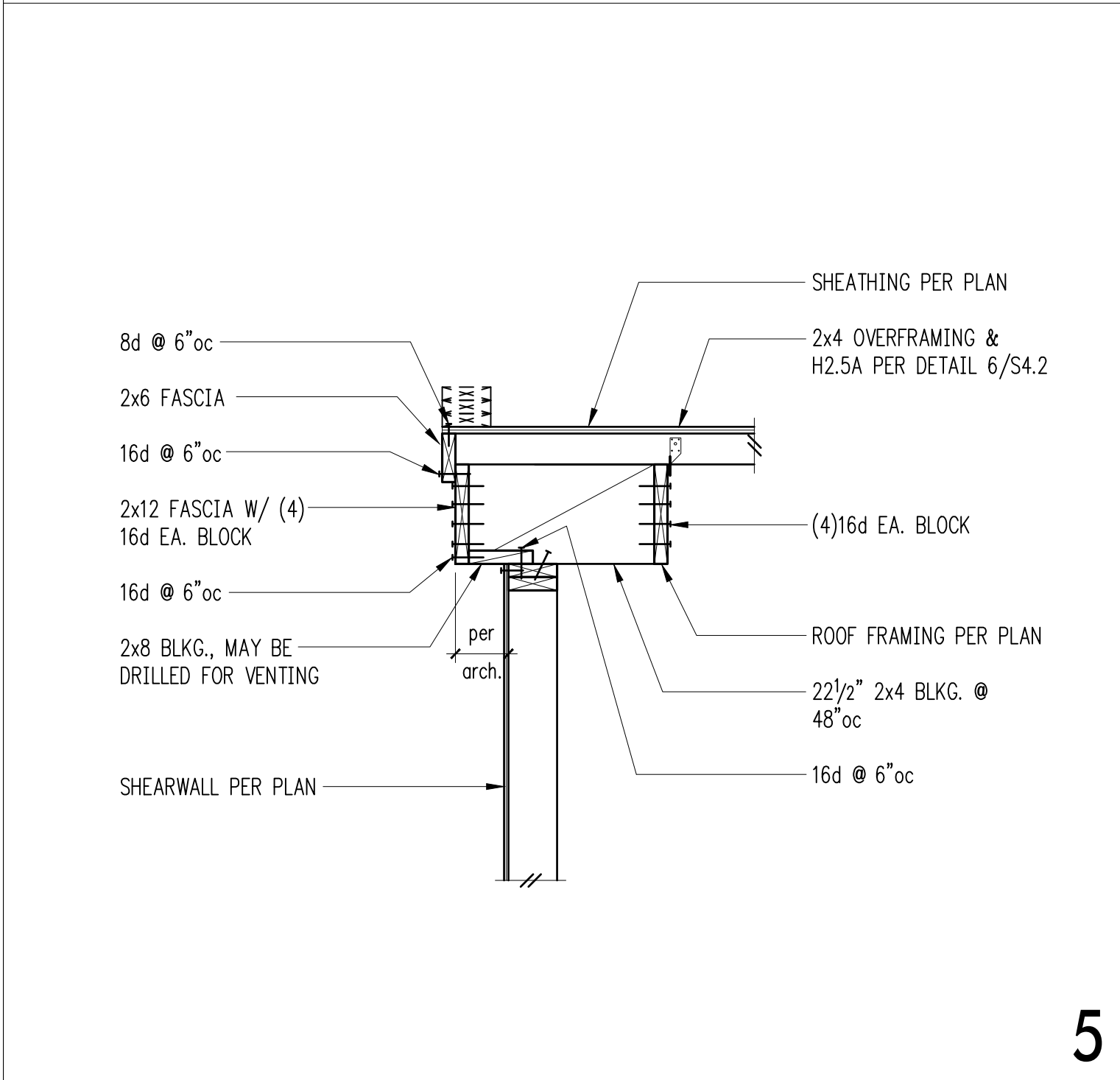


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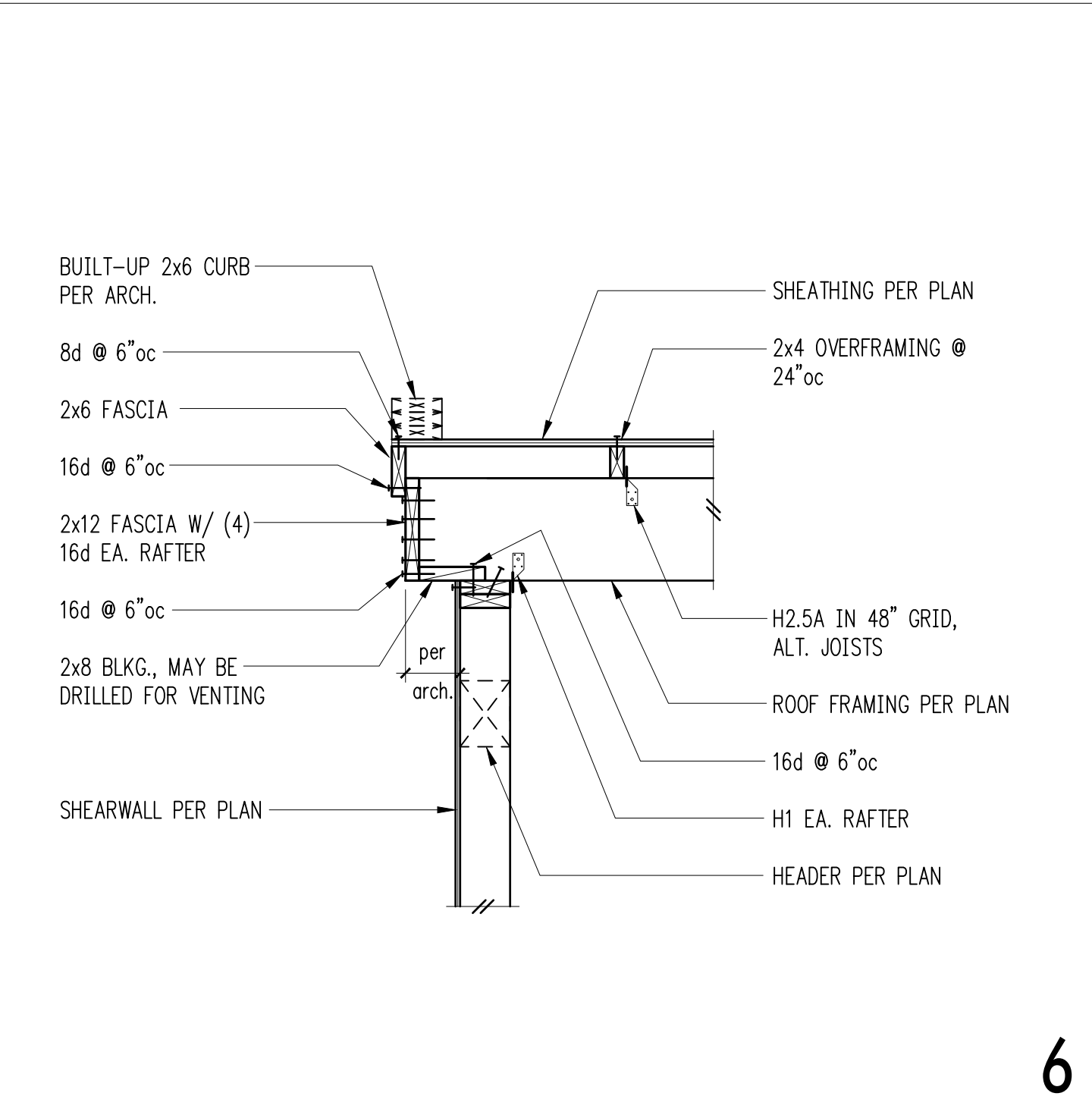
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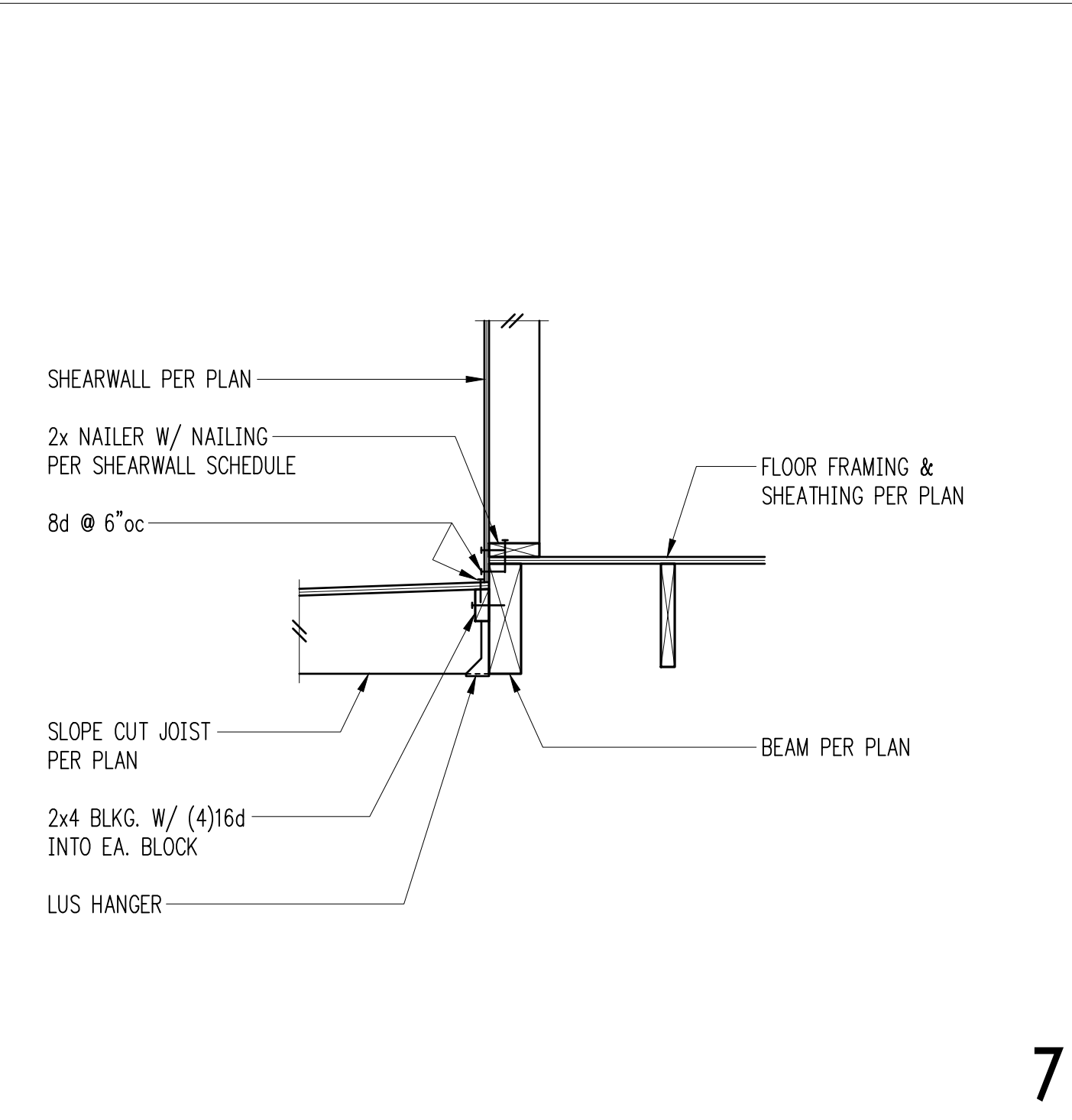
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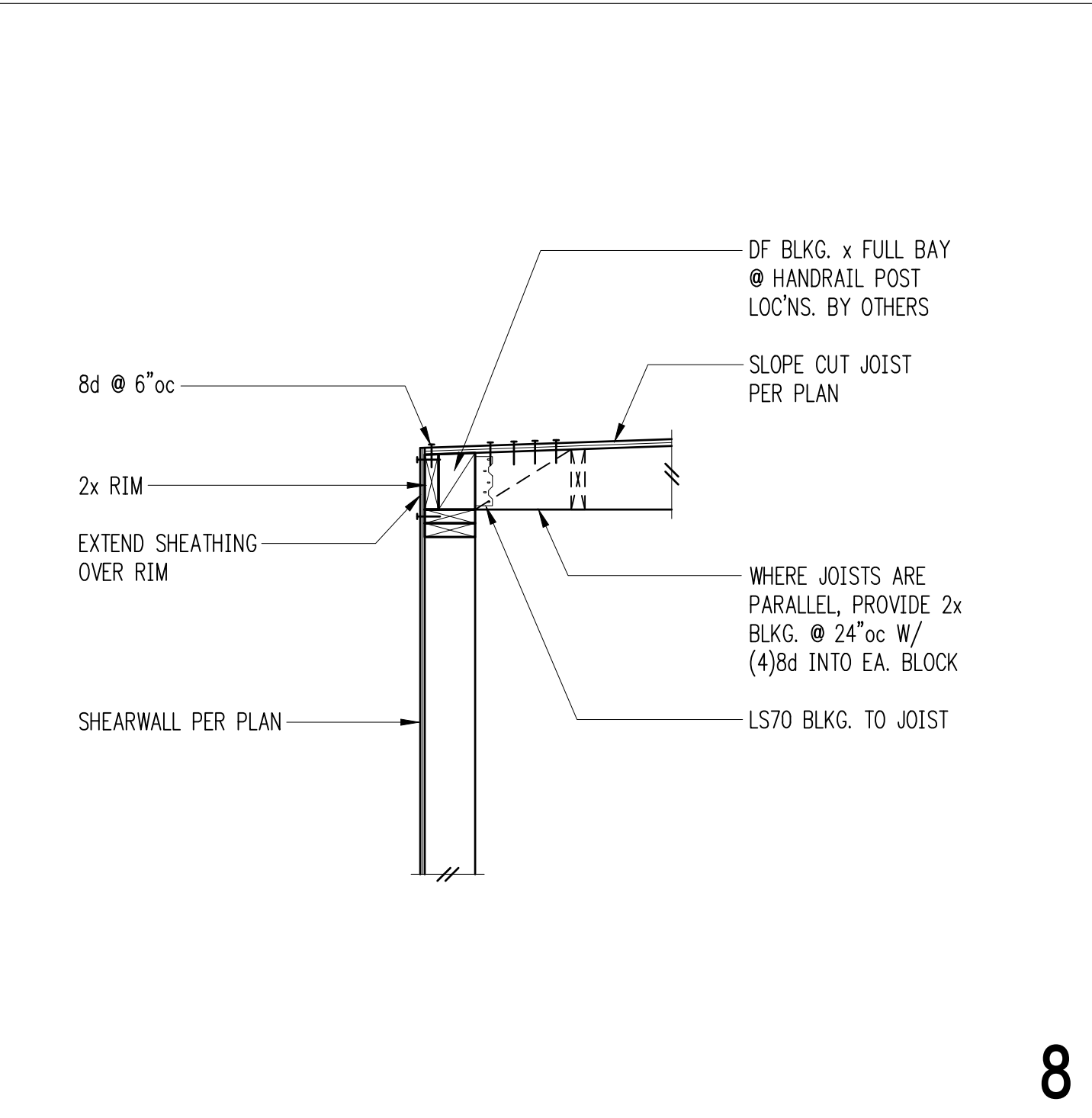
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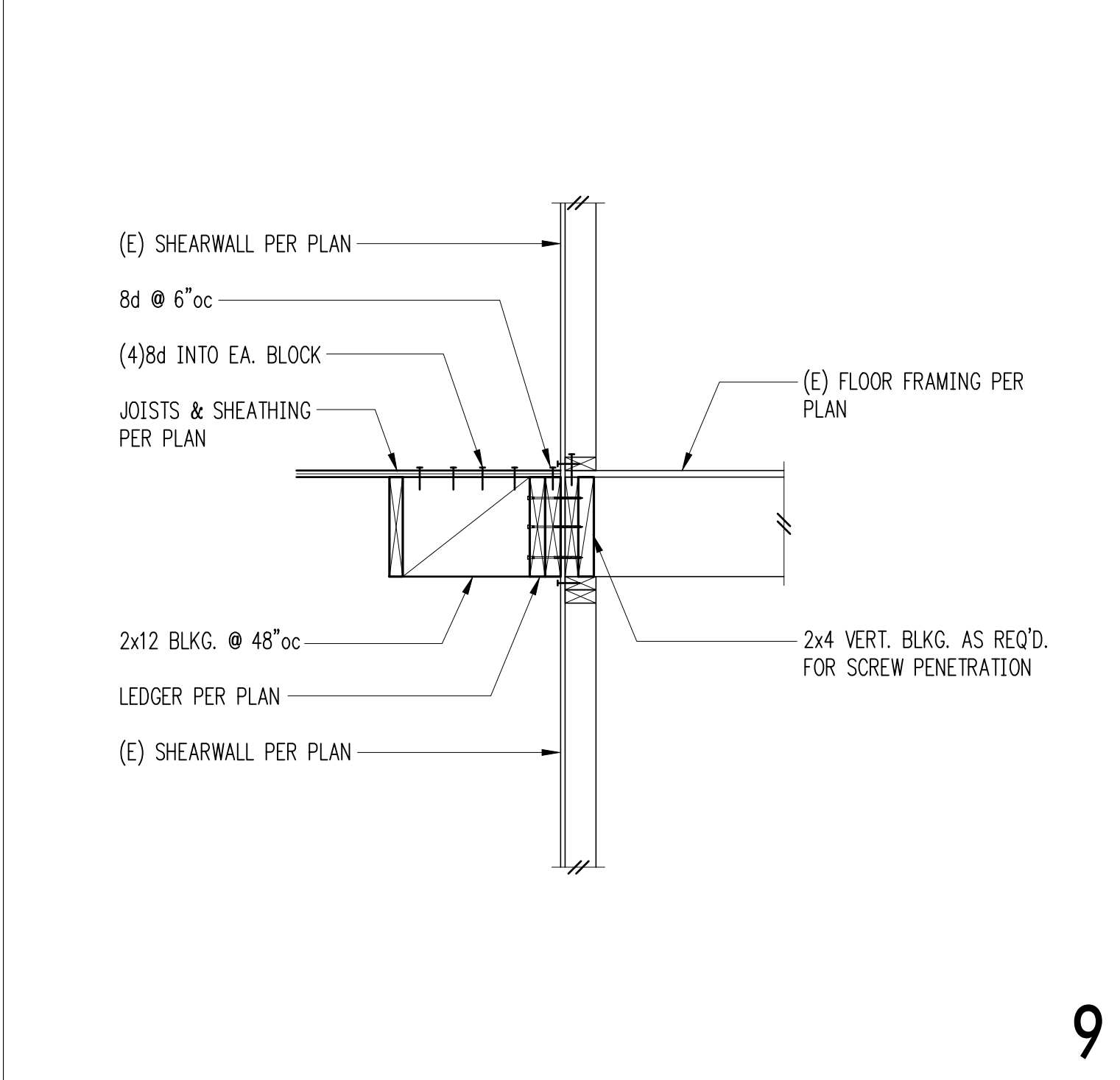


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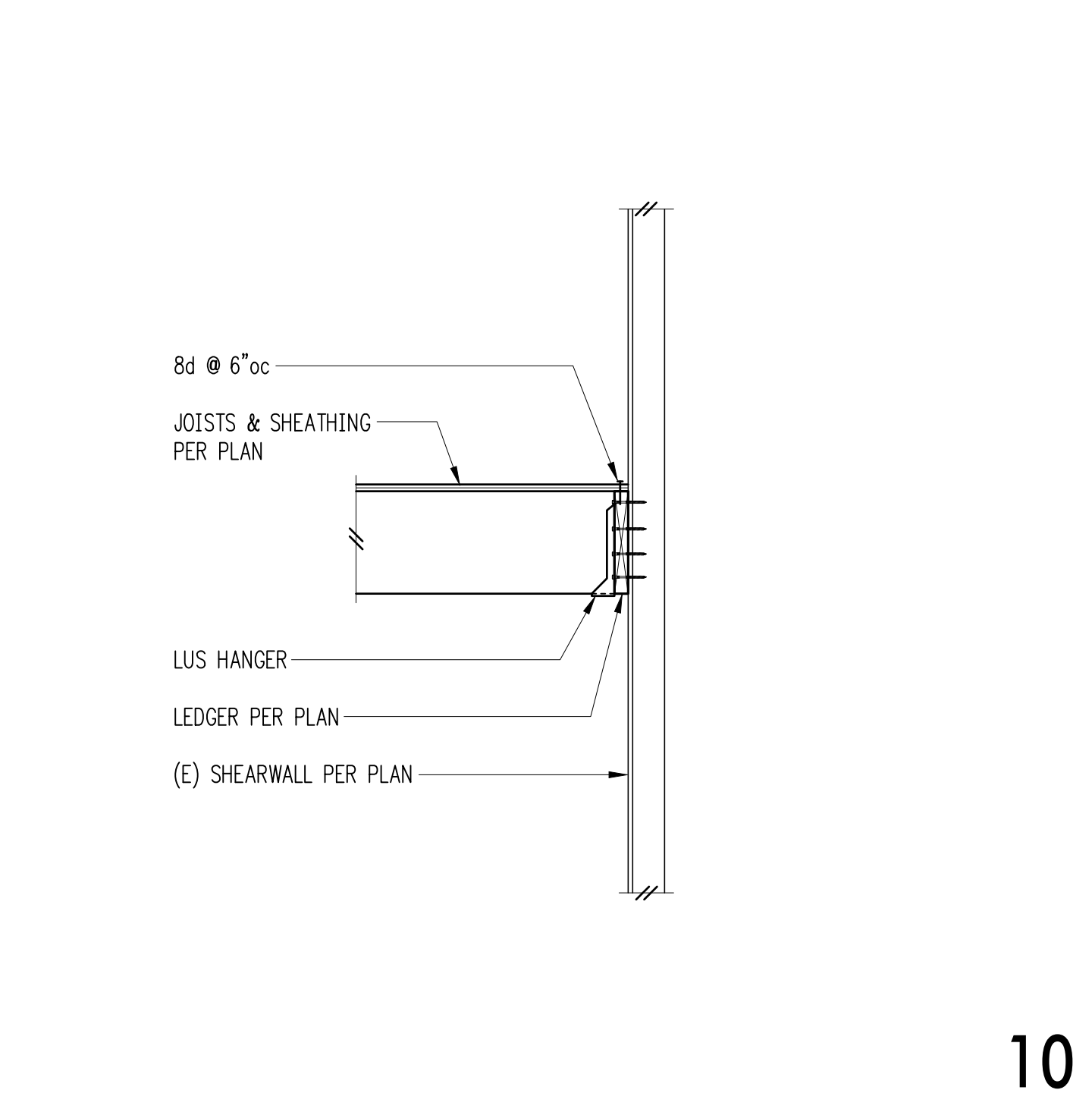
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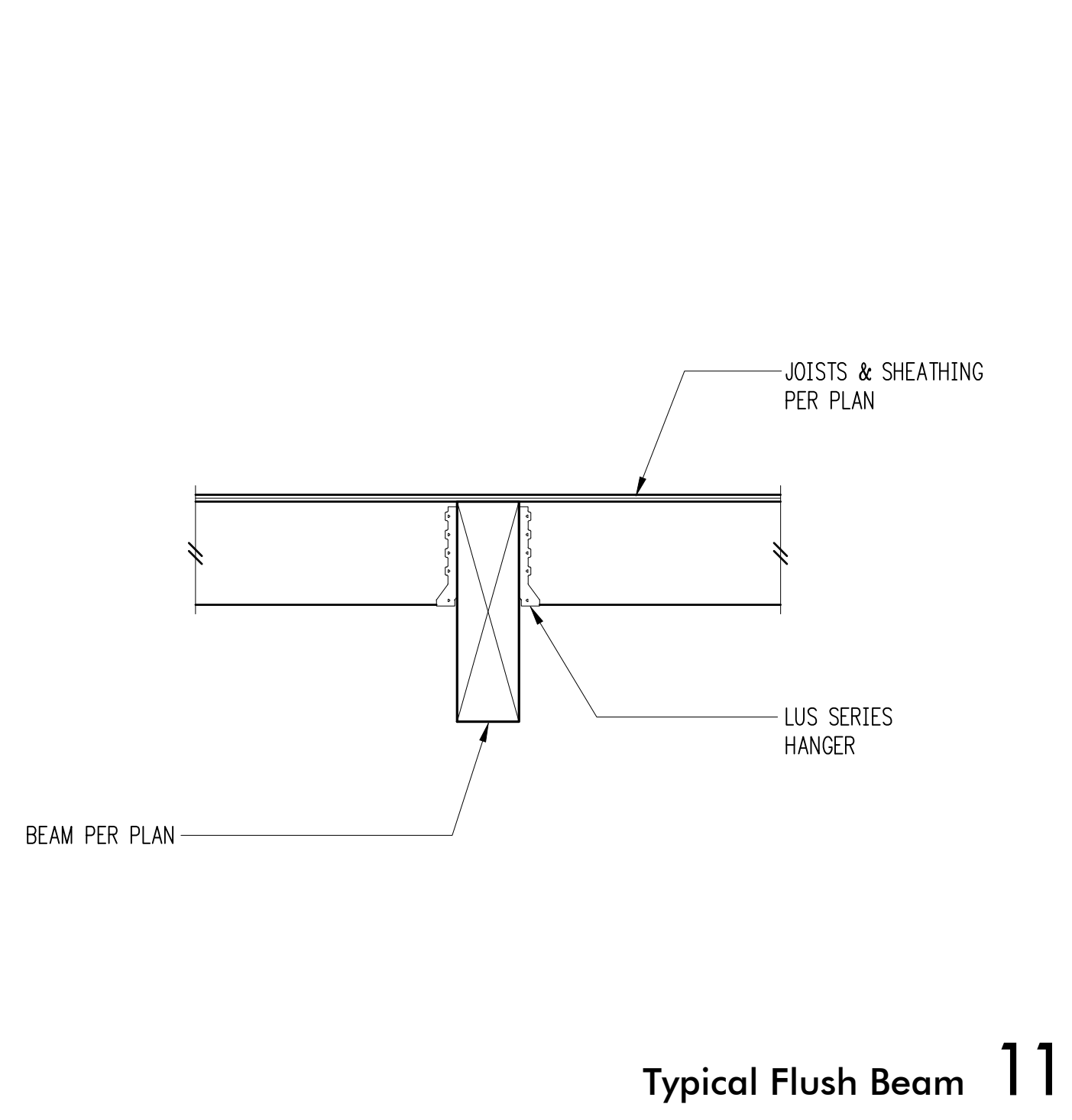
PROJECT TITLE:
Brenes Remodel
 2675 74th Ave SE
 Mercer Island, WA 98040



9



10



Typical Flush Beam 11

	A	B	C
PLAN VIEW			
SECTION			
# OF WOOD BMS (LVL)	2-1 3/4"	3-1 3/4"	4-1 3/4"
SDS SCREW SIZE	1/4"x3/2"	1/4"x4/2"	1/4"x6"
# OF SDS SCREWS	2	2	2
SPACING OF SDS SCREWS	16"oc	8"oc	6"oc
HANGER (U.N.O.)	HU 48	WPU 5.50/7.25	HWU 7.12/7.25
MIN POST (U.N.O.)	(2) 2x4 (2) 2x6	(3) 2x4 (3) 2x6	(4) 2x4 (4) 2x6

NOTES:
 - MIN. SCREW END DISTANCE = 4"

Sistering Schedule for Multi Beams 12

ARCHITECT:
Living Shelter Architects, PLLC
 972-A Front Street N
 Issaquah, WA 98027
 PH 425.427.8643

ISSUE:
PERMIT
 SHEET TITLE:

Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: May 8, 2019
 PROJECT NO: 10592-2018-01
 SHEET NO:

S4.2