

SET REBAR WITH YELLOW PLASTIC SURVEYOR'S CAP STAMPED "WINTERS 18104" AT CALC'D CORNER POSITION (ELEV.=295.05 FT.)

SET REBAR WITH YELLOW PLASTIC SURVEYOR'S CAP STAMPED "WINTERS 18104" AT CALC'D CORNER POSITION (ELEV.=297.11 FT.)

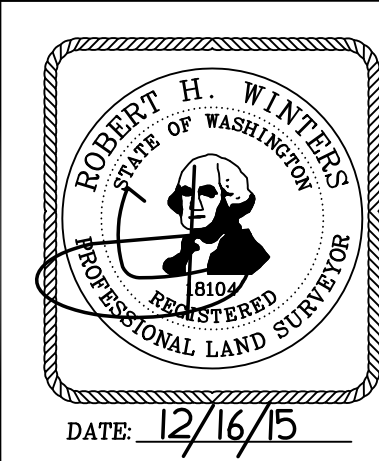
ALSO FOUND EXISTING REBAR AND CAP STAMPED 48745 OFFSET .50 FT. EAST OF CALC'D CORNER POSITION.

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON FEB. 22, 2014.
4. PARCEL AREA = 2,983 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. TAX PARCEL NO. 2174501880
7. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

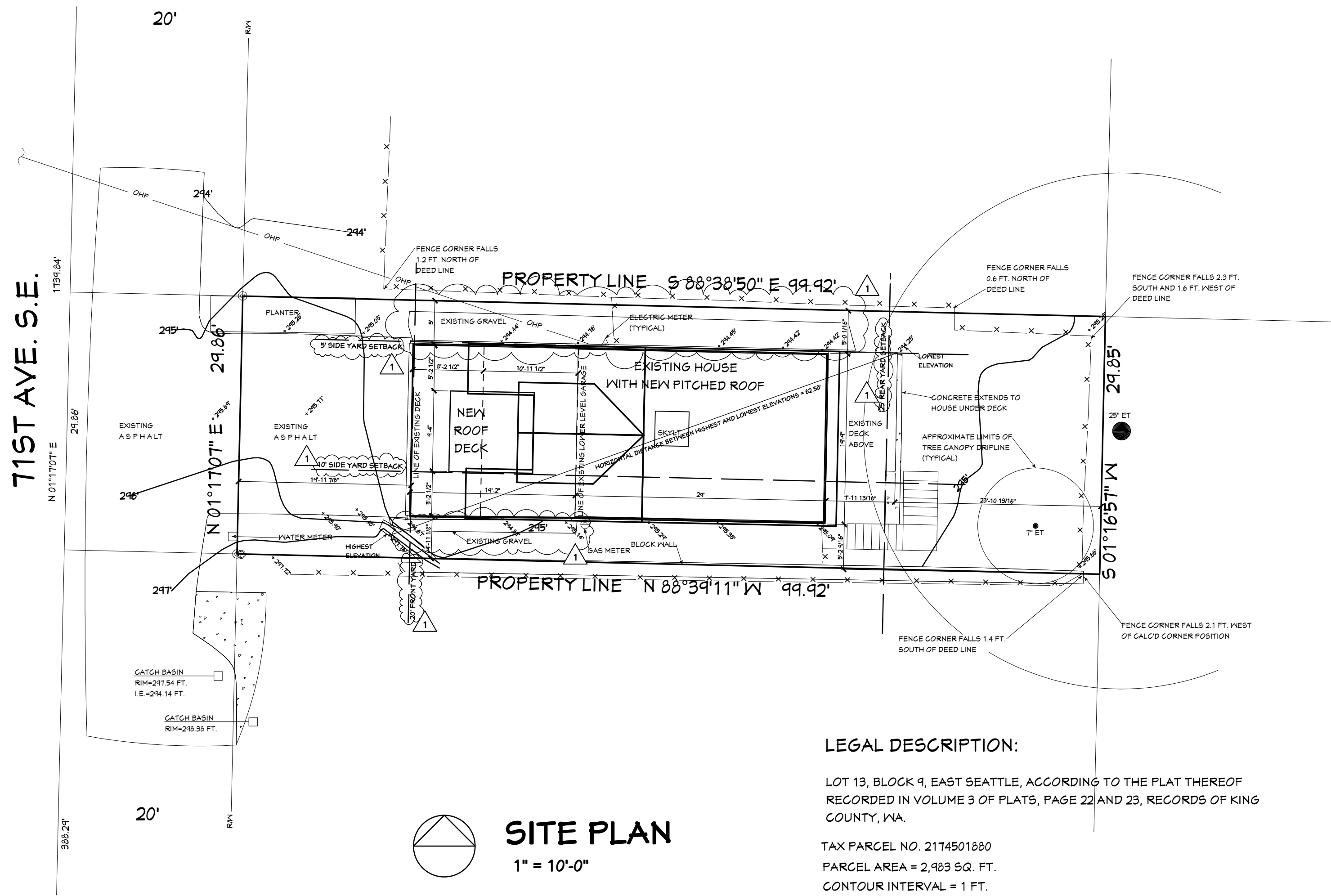
LOT 13, BLOCK 9, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22 AND 23, RECORDS OF KING COUNTY, WA.



TOPOGRAPHIC SURVEY
2742 71ST AVE. S.E.
MERCER ISLAND, WASHINGTON

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	15-5333
DRAWING:	15-5333TOPO.DWG
CLIENT:	WARREN APPLETON
DRAWN BY:	ACH



SITE PLAN
1" = 10'-0"

NOTES:

PARCEL NUMBER: 2114501880
LEGAL DESCRIPTION: LOT 13, BLOCK 9, EAST SEATTLE ADDITION
ZONING: R-8.4
TYPE OF CONSTRUCTION: V-N, 13-D FIRE SPRINKLER SYSTEM TO BE INSTALLED
CODES: 2015 IRC, 2015 IBC, STATE ENERGY CODE PRESCRIPTIVE OPTION
ENERGY CREDITS: NOT REQUIRED; NO NEW AREA
VENTILATION: PROVIDE WHOLE HOUSE FAN 1-2 BEDROOM = 45 CFM, CONTINUOUS OPERATION WITH MANUAL OVERRIDE, MAX SONE RATING 1.0
 PROVIDE MAKE-UP AIR PORTALS IF REQ'D PER VENTILATION PER CODE

LOT AREA: 2983 S.F.
AREAS:
 EXISTING LOWER LEVEL: 512.75 S.F.
 EXISTING UPPER LEVEL: 105.18 S.F.
 EXISTING TOTAL AREA: 1361.93 S.F.
 EXISTING GARAGE AREA: 378.5 S.F.
 REMOVED GARAGE AREA: 12.5 S.F.
 PROPOSED GARAGE: 366 S.F.

GROSS FLOOR AREA:
 ALLOWED AREA: LOTS WITH LESS THAN 7500 S.F. = 45% = 1342 S.F.
 EXISTING AREA: 1740.43 = 58.3%
 REMOVED AREA: (12.5)
 STAIRCASE MODIFIER: (36)
 PROPOSED AREA: 1641.43 = 56.7%

LOT SLOPE:
 ALLOWED COVERAGE = 40% = 1193.2 S.F.
 HIGHEST ELEVATION: 241.76'
 LOWEST ELEVATION: 234.25'
 DIFFERENCE: 3.51'
 HORIZONTAL DISTANCE BETWEEN HIGH AND LOW: 62.58'
 LOT SLOPE = 5.6%

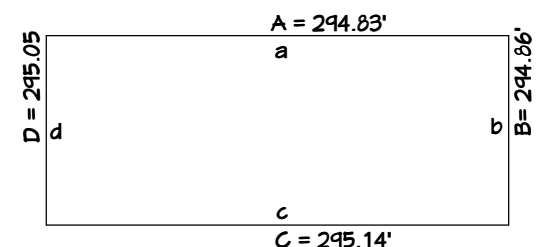
LOT COVERAGE:
 EXISTING COVERAGE
 MAIN STRUCTURE ROOF AREA: 1062.97 S.F.
 VEHICULAR USE: 402 S.F.
 TOTAL EXISTING: 1464.97 S.F. = 49.11%
 REMOVED COVERAGE
 ROOF OVERHANGS: (111.72) S.F.
 NEW LOT COVERAGE: 0
 PROJECT LOT COVERAGE: 1353.25 S.F. = 45.36%

HARDSCAPE:
 ALLOWED HARDSCAPE AREA: 268.47 S.F.
 EXISTING HARDSCAPE AREA (UNCHANGED):
 GRAVEL WALKS: 195 S.F.
 DECK AREA: 232 S.F.
 TOTAL: 427 S.F.

AVERAGE BUILDING ELEVATION:

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 244.83'	a = 48.17'
B = 244.86'	b = 14.75'
C = 245.14'	c = 48.17'
D = 245.05'	d = 14.75'

14202 + 5823.49 + 14216.9 + 5827.24 + 135.84 = 294.98'



REVISIONS

1	PLAN REVIEW 6-3-19
2	PLAN REVIEW 7-11-19

CONSULTANTS
 STRUCTURAL DESIGN ASSOC.
 (425) 394-0243
 AGES ENGINEERING, LLC
 (206) 845-1000

4840 REGISTERED ARCHITECT
 CYNTHIA BASSETT LARSEN
 STATE OF WASHINGTON

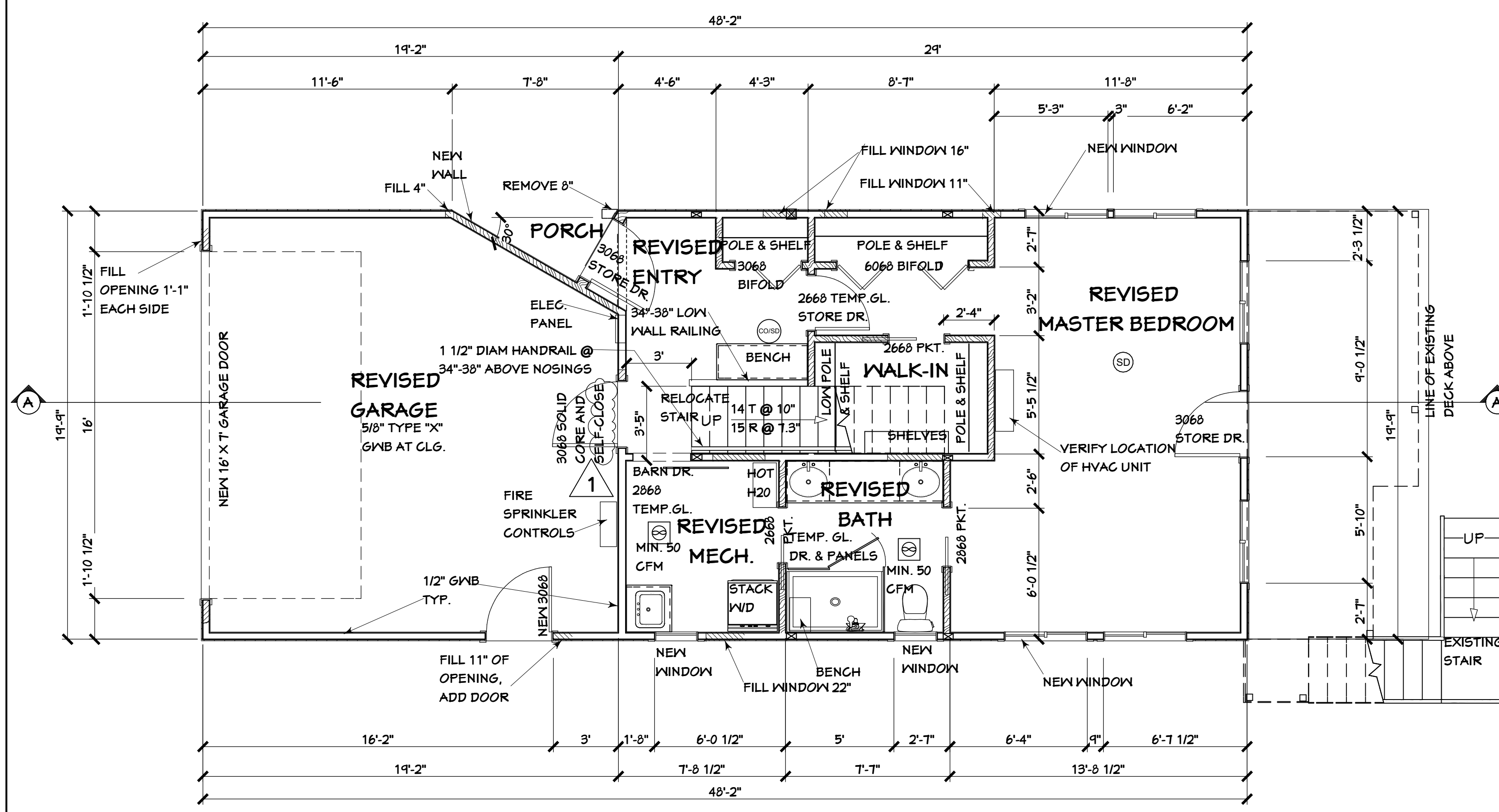
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BASSETT LARSEN DESIGN LLC
 APPLETON RESIDENCE
 2142 71ST AVE. S.E.
 MERCER ISLAND, WA 98040

SHEET TITLE
 SITE PLAN
 NOTES

SHEET 1
 OF 5 SHEETS

DATE 10-10-18

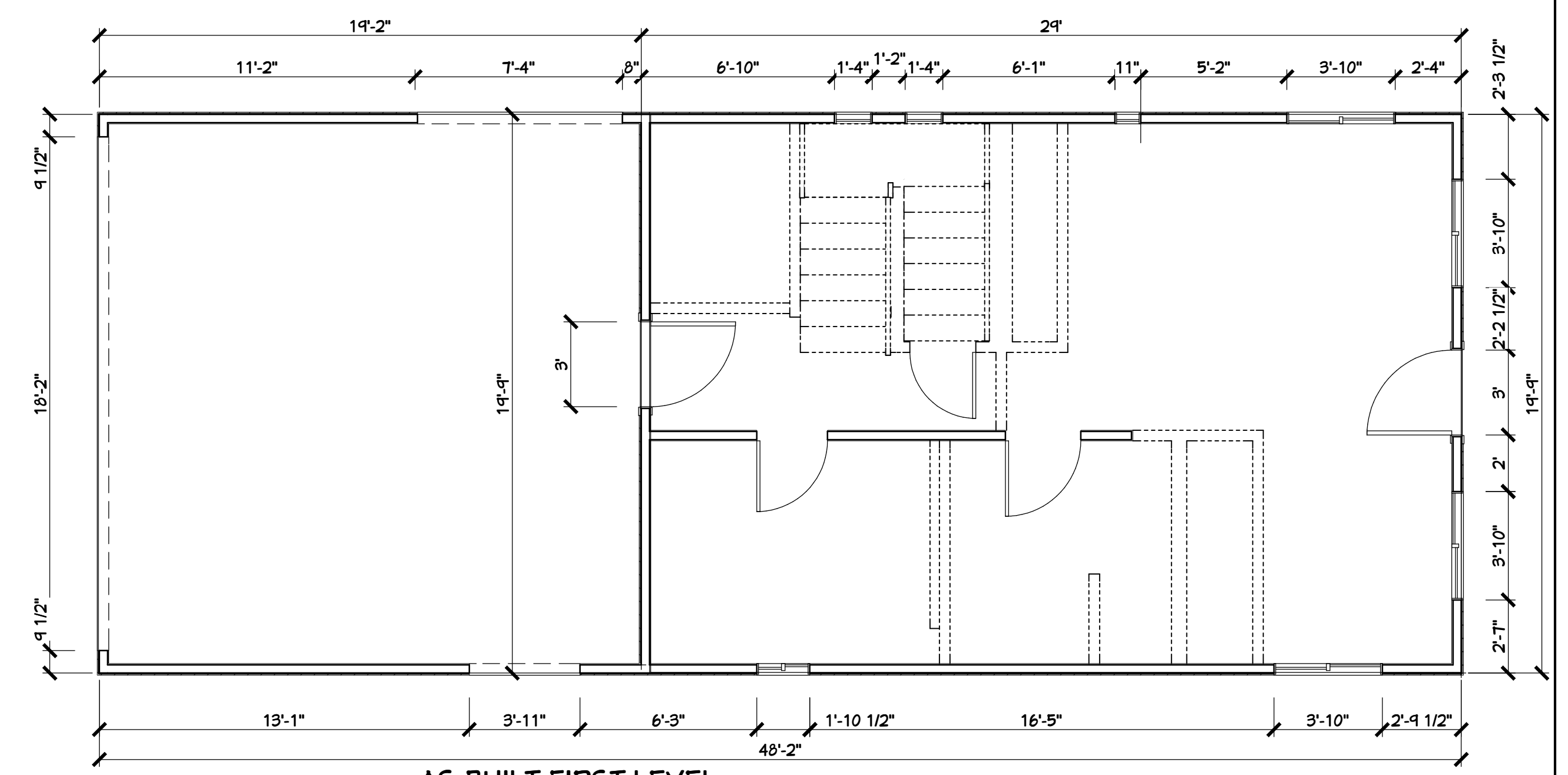


REVISED FIRST LEVEL
1/4" = 1'-0"

- EXISTING
- REMOVED
- NEW

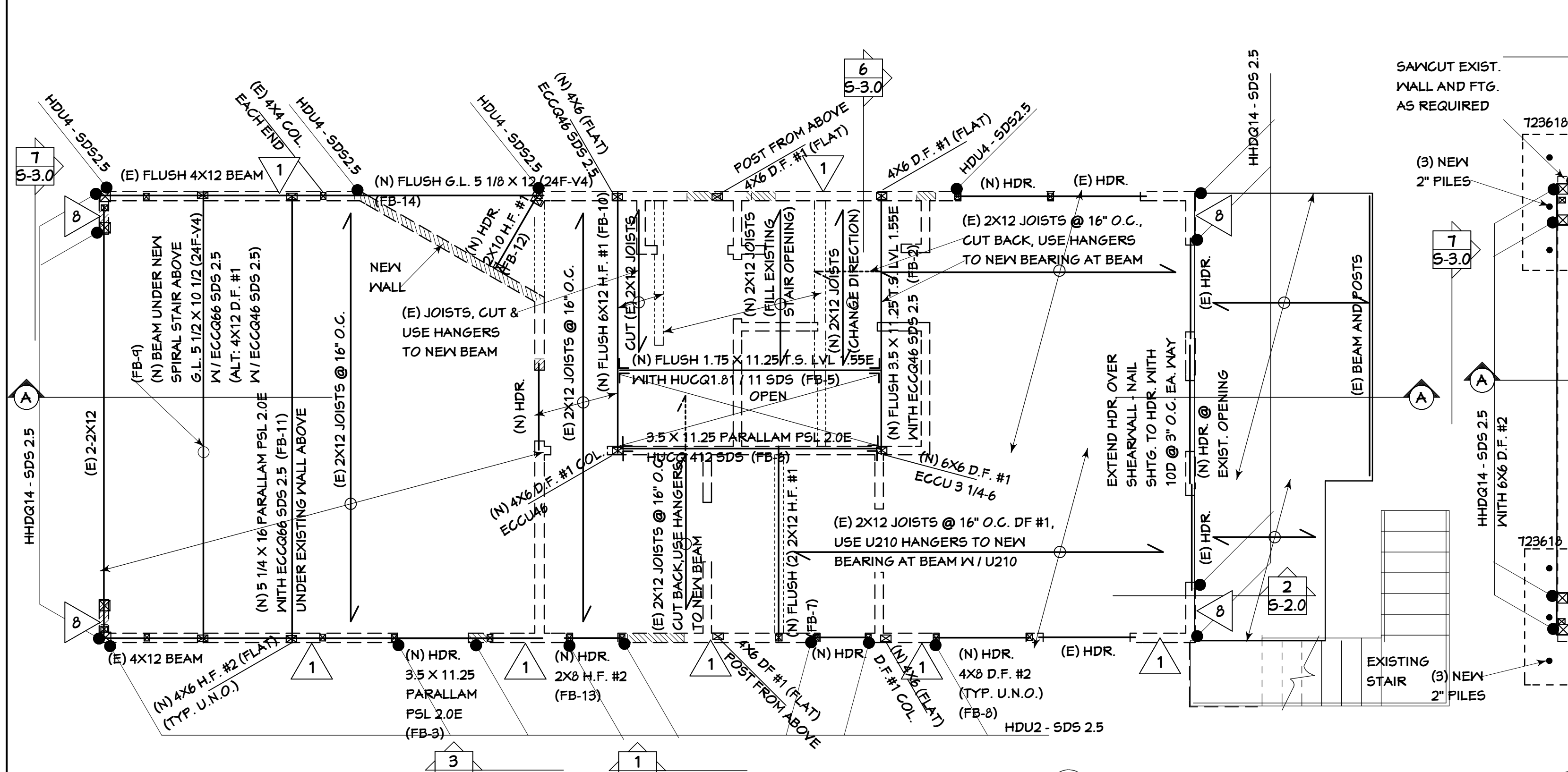
WALL LENGTHS - DETERMINING "STRUCTURALLY ALTERED" PERCENTAGE

LOWER LEVEL EXISTING WALL LENGTHS (19.75 + 19.75 + 48.17 + 48.17) = 135.83'
 STRUCTURALLY ALTERED LENGTHS
 8' (NIDER OPENING) + 1'-4" (FILLED) + 1'-4" (FILLED) + 11" (FILLED) + 4' (NEW WINDOW)
 + 4' (NEW WINDOW) + 2' (NEW WINDOW) + 2' (NEW WINDOW) + 2' (FILLED)
 + 11" (FILLED) + 1'-1" (FILLED) + 1'-1" (FILLED) = 28.66' = 21.10%



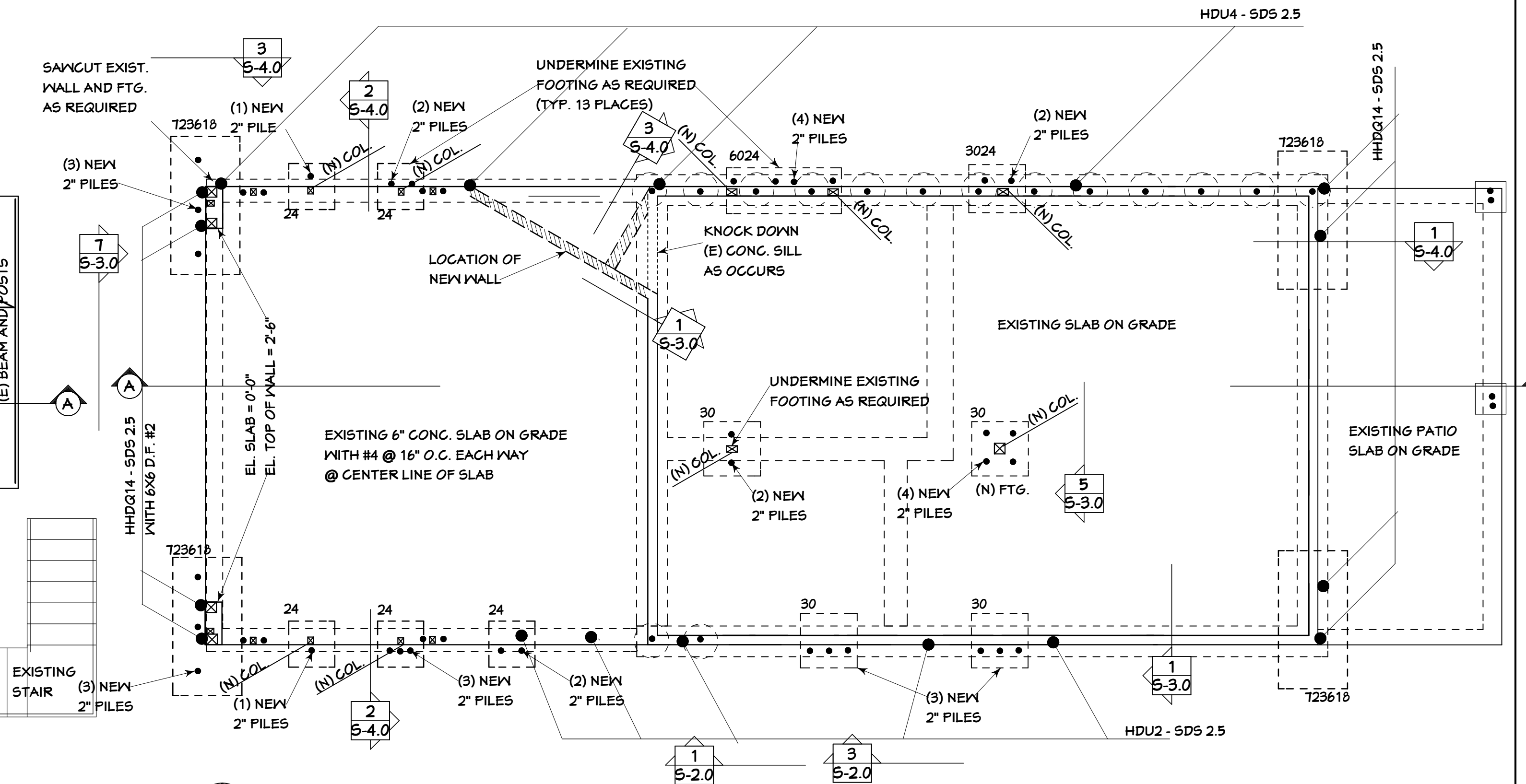
AS-BUILT FIRST LEVEL WITH DEMOLITION PLAN OF INTERIOR WALLS
1/4" = 1'-0"

SEE REVISED LOWER LEVEL PLAN (AT LEFT)
 AND REVISED UPPER LEVEL PLAN (SHEET 3)
 FOR CALCULATION OF PERCENTAGE
 OF STRUCTURALLY ALTERED WALLS



REVISED SECOND FLOOR FRAMING
1/4" = 1'-0"

BEAM KEY PLAN ADDED 1



REVISED FOUNDATION PLAN
1/4" = 1'-0"

NOTE: VERIFY FOUNDATION DESIGN WITH GEOTECHNICAL ENGINEER

REVISIONS

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2	PLAN REVIEW 7-11-19

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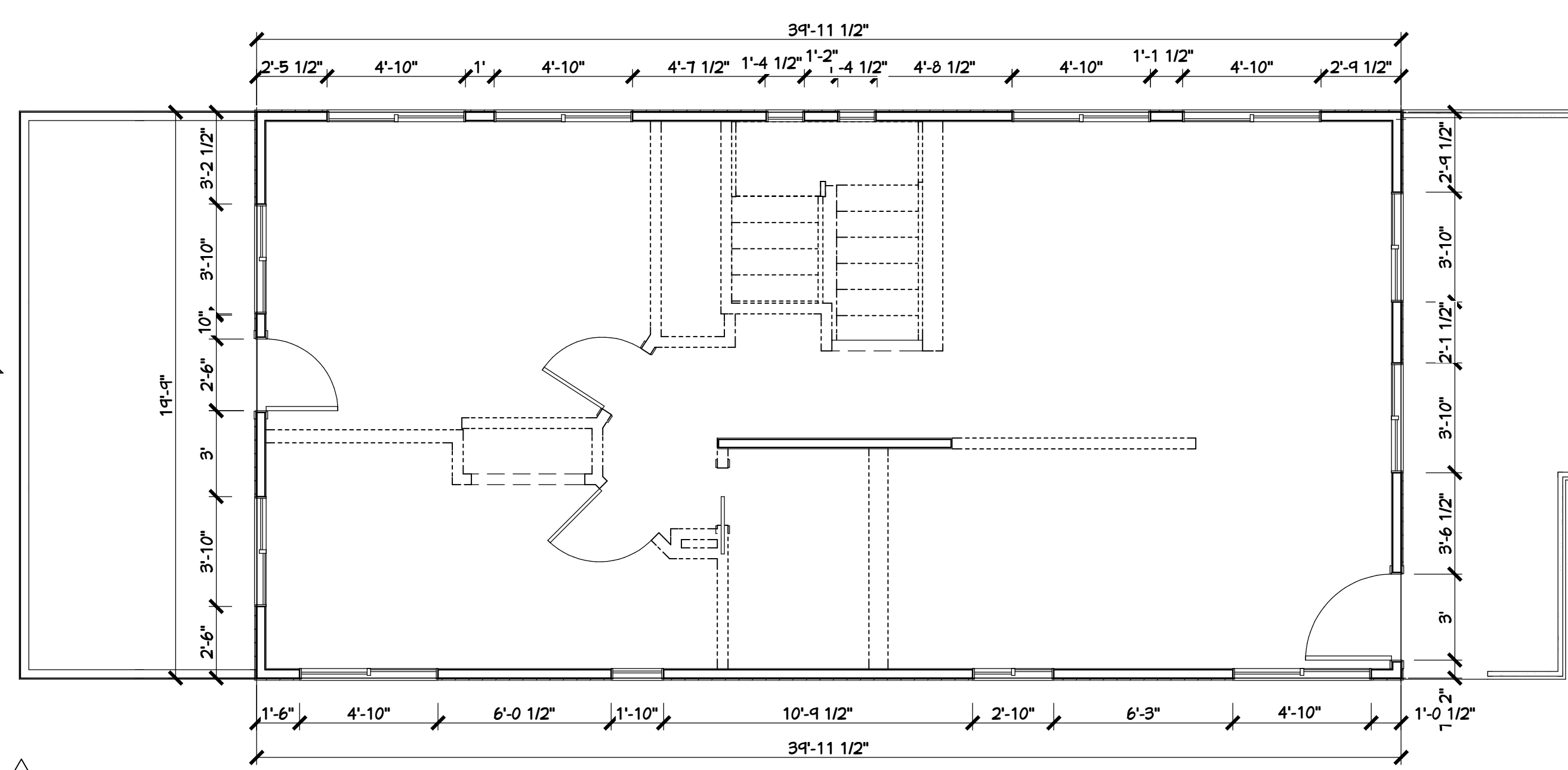
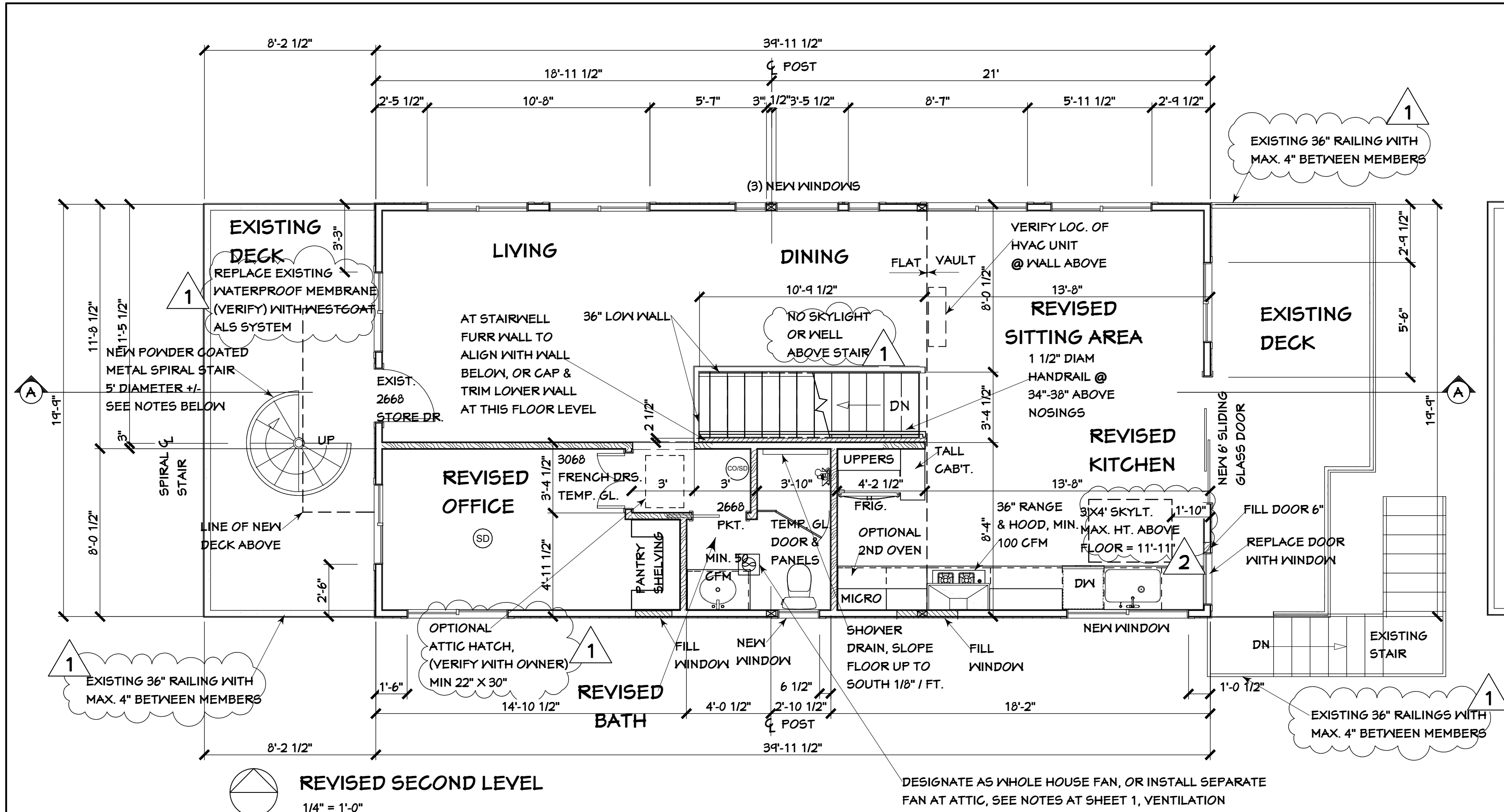
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BASSETT LARSEN DESIGN LLC
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 MERCER ISLAND, WA 98040

SHEET TITLE
 REVISED FIRST LEVEL
 AS-BUILT FIRST LEVEL
 SECOND FLOOR FRAMING
 REVISED FOUNDATION

SHEET 2
 OF 5 SHEETS

DATE 10-10-19



AS-BUILT SECOND LEVEL
 1/4" = 1'-0"
 WITH DEMOLITION PLAN OF INTERIOR WALLS
 SEE REVISED UPPER LEVEL PLAN (AT LEFT)
 FOR CALCULATION OF PERCENTAGE
 OF STRUCTURALLY ALTERED TO WALLS

REVISED SECOND LEVEL
 1/4" = 1'-0"

EXISTING
 REMOVED
 NEW

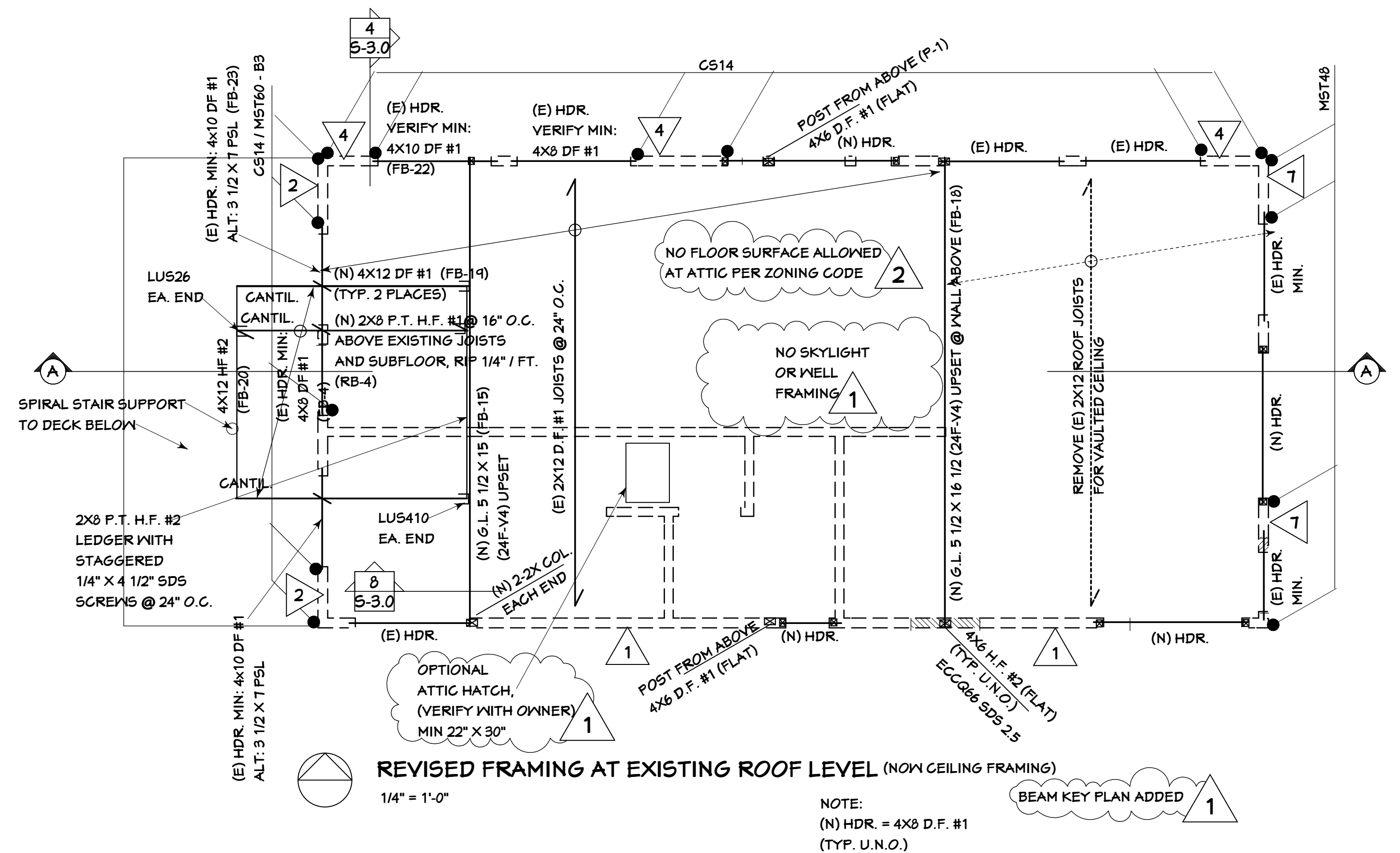
- SPIRAL STAIR NOTES:**
- CLEAR WIDTH AT AND BELOW HANDRAIL NOT LESS THAN 26"
 - WALKLINE RADIUS NOT GREATER THAN 24.5"
 - EACH TREAD DEPTH NOT LESS THAN 6.75" AT WALKLINE.
 - ALL TREADS SHALL BE IDENTICAL
 - RISE NOT MORE THAN 9.5"
 - HEADROOM NOT LESS THAN 6'-6"

WALL LENGTHS -- DETERMINING "STRUCTURALLY ALTERED" PERCENTAGE

LOWER LEVEL EXISTING WALL LENGTHS (19.75' + 19.75' + 40.17' + 40.17') = 139.83'
STRUCTURALLY ALTERED LENGTHS
 8' (WIDER OPENING) + 1'-4" (FILLED) + 1'-4" (FILLED) + 11" (FILLED) + 4' (NEW WINDOW)
 + 4' (NEW WINDOW) + 2' (NEW WINDOW) + 2' (NEW WINDOW) + 2' (FILLED)
 + 11" (FILLED) + 1'-1" (FILLED) + 1'-1" (FILLED) = 28.66' = 21.1%

UPPER LEVEL EXISTING WALL LENGTHS (19.75' + 19.75' + 39.958' + 39.958') = 119.415'
STRUCTURALLY ALTERED LENGTHS
 1'-6" (NEW WINDOW) + 3' (NEW WINDOW) + 1'-6" (NEW WINDOW) + 6' (NEW SLIDING DOOR)
 + 6' (FILLED DOOR) + 6' (NEW WINDOW) + 2'-3" (FILLED) + 2' (NEW WINDOW) + 1'-10" (FILLED)
 = 24.59' = 20.59%

TOTAL WALL LENGTH = 139.83' + 119.415' = 259.25'
TOTAL CHANGED = 53.25' = 20.9%



REVISED FRAMING AT EXISTING ROOF LEVEL (NOW CEILING FRAMING)
 1/4" = 1'-0"

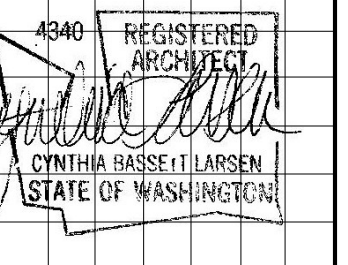
NOTE:
 (N) HDR. = 4X8 D.F. #1
 (TYP. U.N.O.)

REVISIONS

- 1 PLAN REVIEW 6-3-19
- 2 PLAN REVIEW 7-11-19

CONSULTANTS

STRUCTURAL DESIGN ASSOC.
(425) 394-0243
AGES ENGINEERING, LLC
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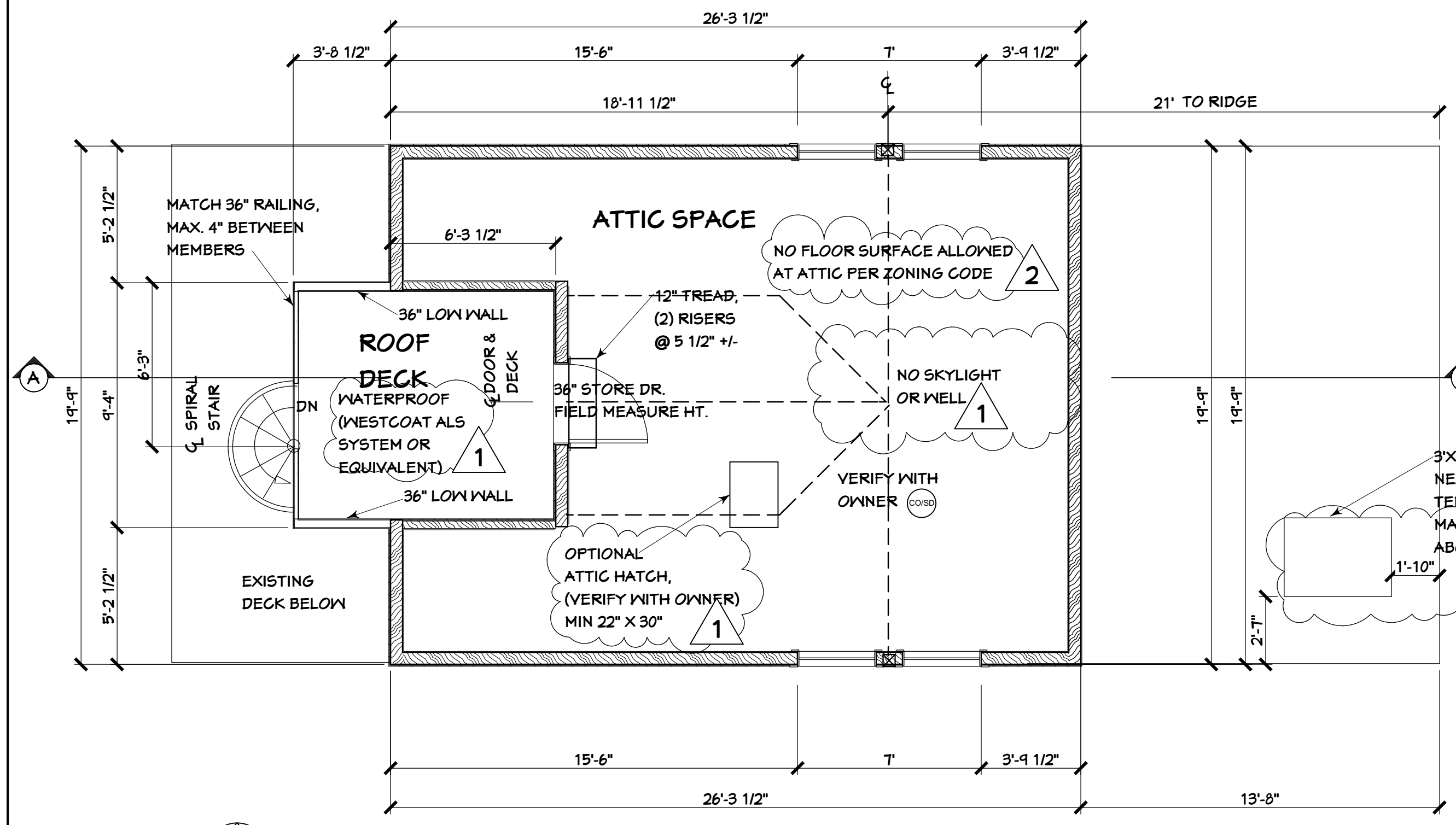
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MERCER ISLAND, WA 98040

SHEET TITLE
ROOF DECK PLAN
NEW ROOF FRAMING
BUILDING SECTION A-A

SHEET 4
OF 5 SHEETS

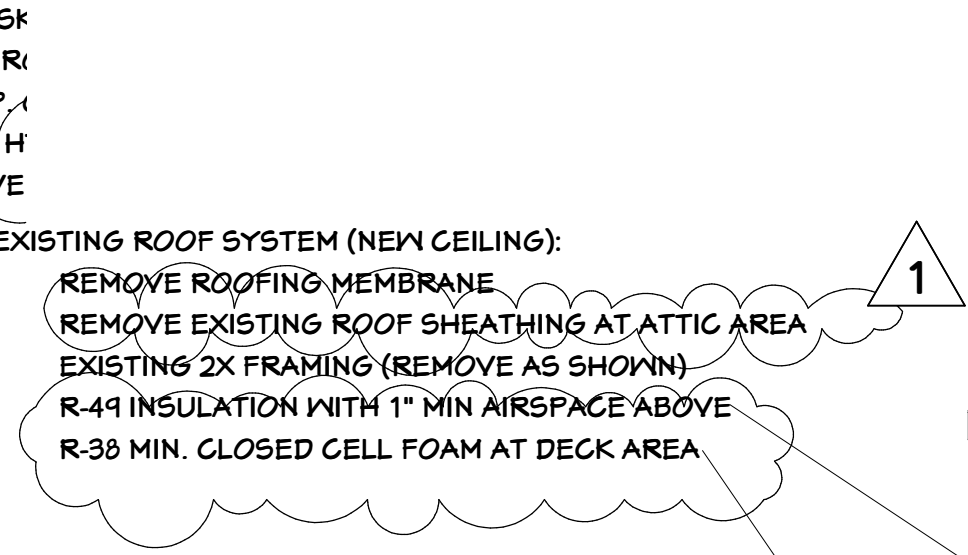
DATE 10-10-18



NEW ROOF DECK LEVEL

1/4" = 1'-0"

- EXISTING
- REMOVED
- NEW

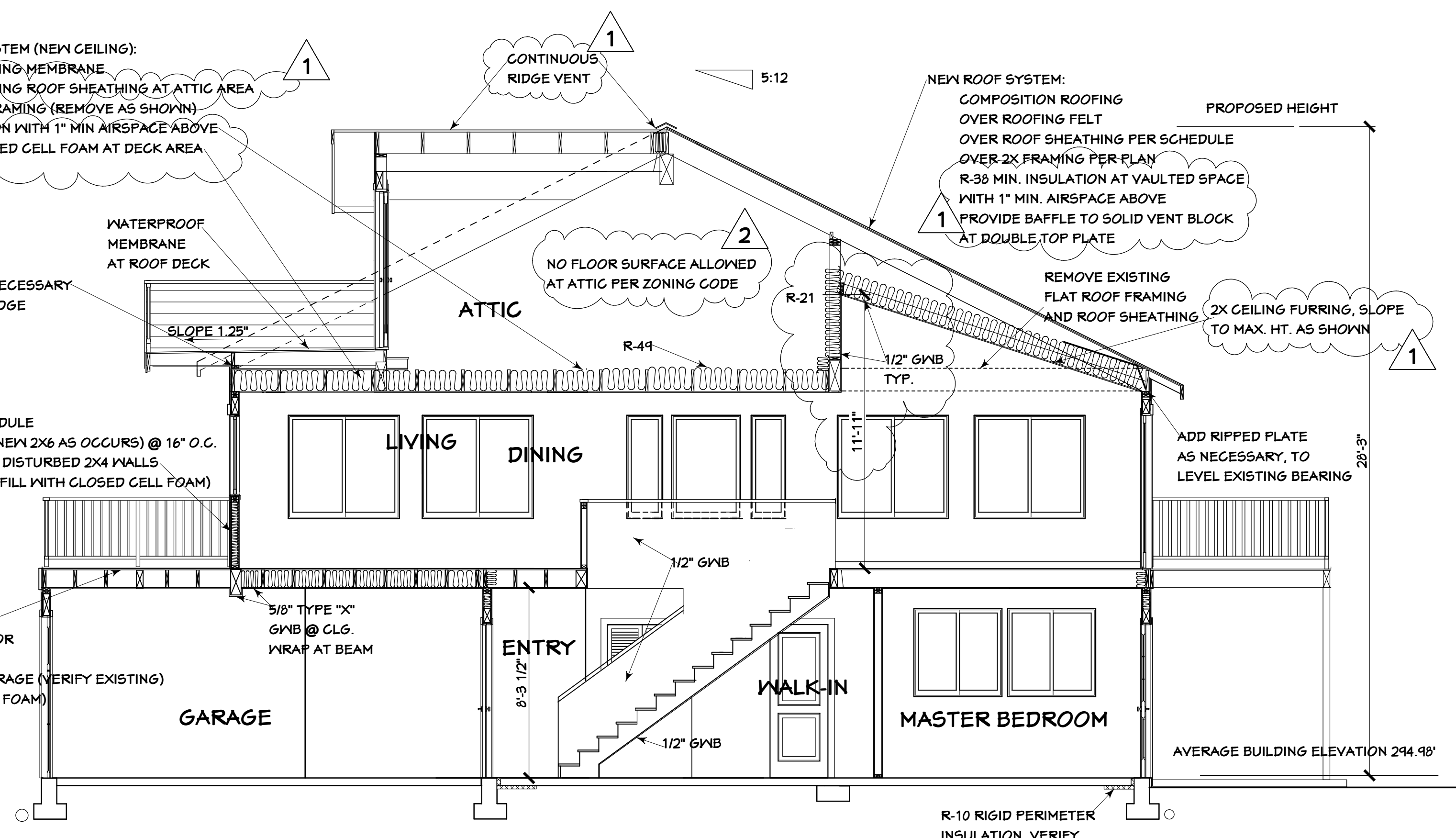


EXISTING ROOF SYSTEM (NEW CEILING):
REMOVE ROOFING MEMBRANE
REMOVE EXISTING ROOF SHEATHING AT ATTIC AREA
EXISTING 2X FRAMING (REMOVE AS SHOWN)
R-49 INSULATION WITH 1" MIN AIRSPACE ABOVE
R-38 MIN. CLOSED CELL FOAM AT DECK AREA

NEW PLATE, RIP AS NECESSARY TO LEVEL BEARING EDGE

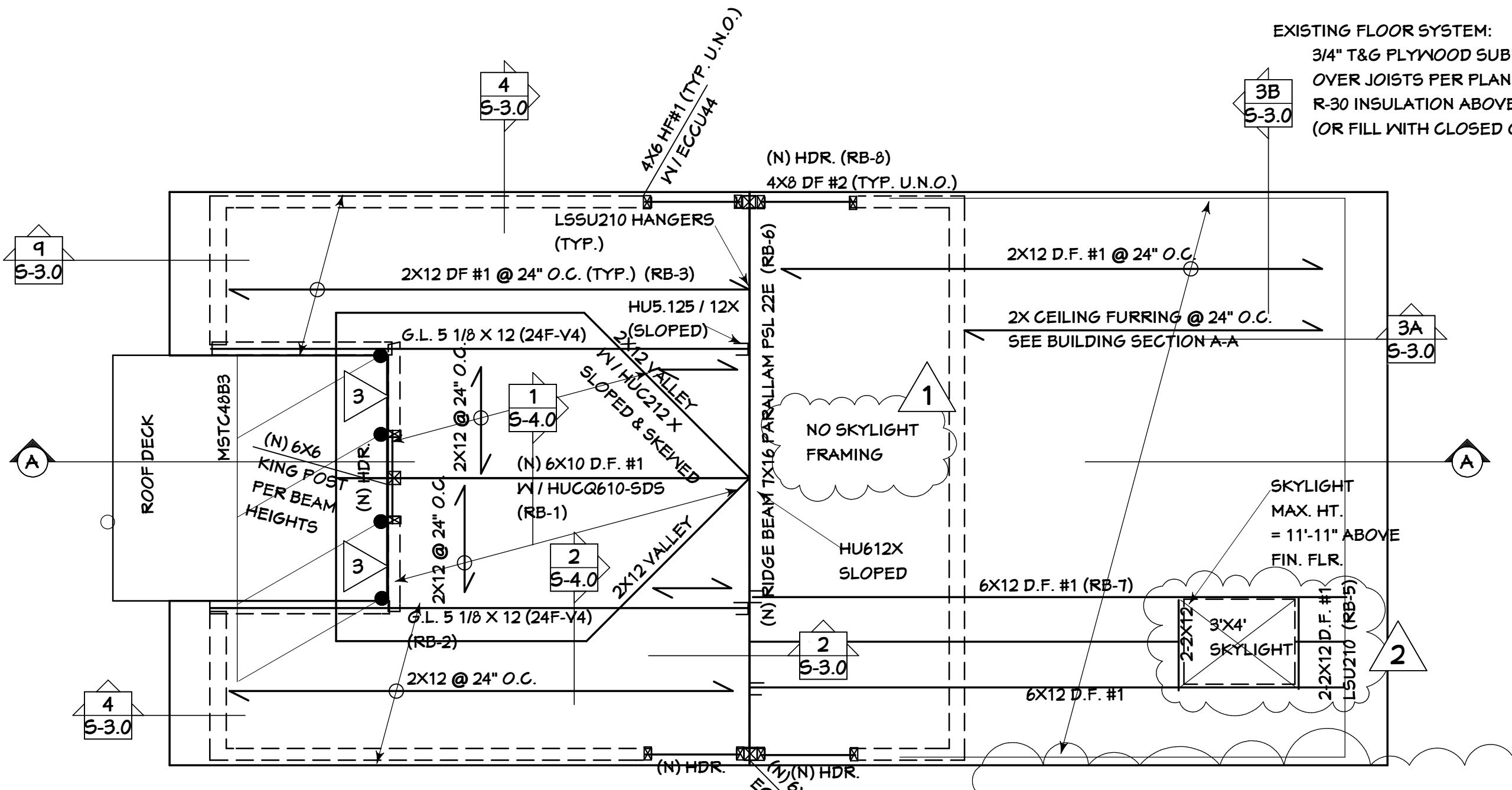
WALL SYSTEM:
SIDING PER ELEVATIONS
OVER HOUSE WRAP
OVER SHEATHING PER SCHEDULE
OVER EXISTING 2X4 STUDS (NEW 2X6 AS OCCURS) @ 16" O.C.
R-19 HIGH DENSITY INSUL. @ DISTURBED 2X4 WALLS
R-21 AT NEW 2X6 WALLS (OR FILL WITH CLOSED CELL FOAM)

EXISTING FLOOR SYSTEM:
3/4" T&G PLYWOOD SUBFLOOR
OVER JOISTS PER PLAN
R-30 INSULATION ABOVE GARAGE (VERIFY EXISTING)
(OR FILL WITH CLOSED CELL FOAM)



BUILDING SECTION A-A

1/4" = 1'-0"

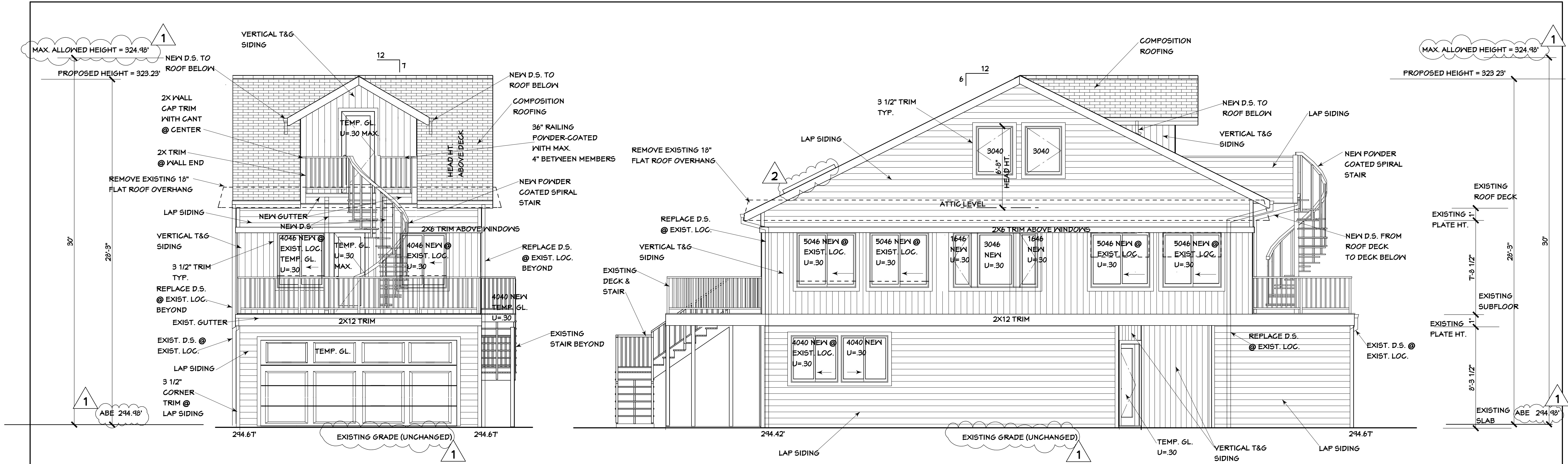


NEW ROOF FRAMING

1/4" = 1'-0"

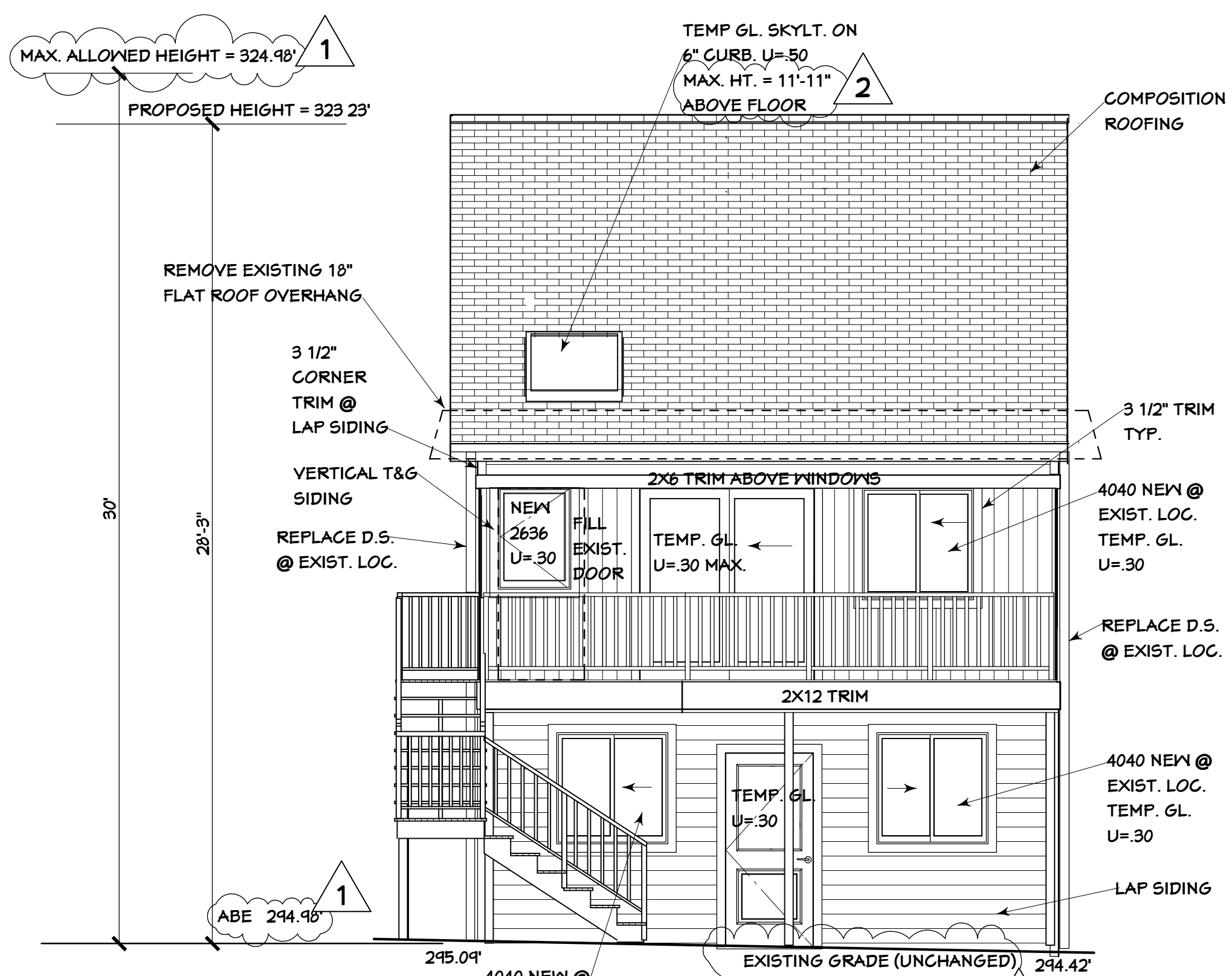
BEAM KEY PLAN ADDED

ROOF VENTING:
VENTING REQUIRED:
784.18 S.F. - 58.3 S.F. (UNVENTED AT DECK) = 730.88 S.F.
730.88 S.F. / 300 = 2.44 S.F. = 351.36 SQ. IN.
VENTING PROVIDED: 620.38 SQ. IN.
SOLID VENT BLOCK
44.25' X 4.71' SQ. IN. / FT. = 208.42 SQ. IN.
CONTINUOUS RIDGE VENT
19.75' + 14.58' X 12 SQ. IN. / FT. = 411.96 SQ. IN.

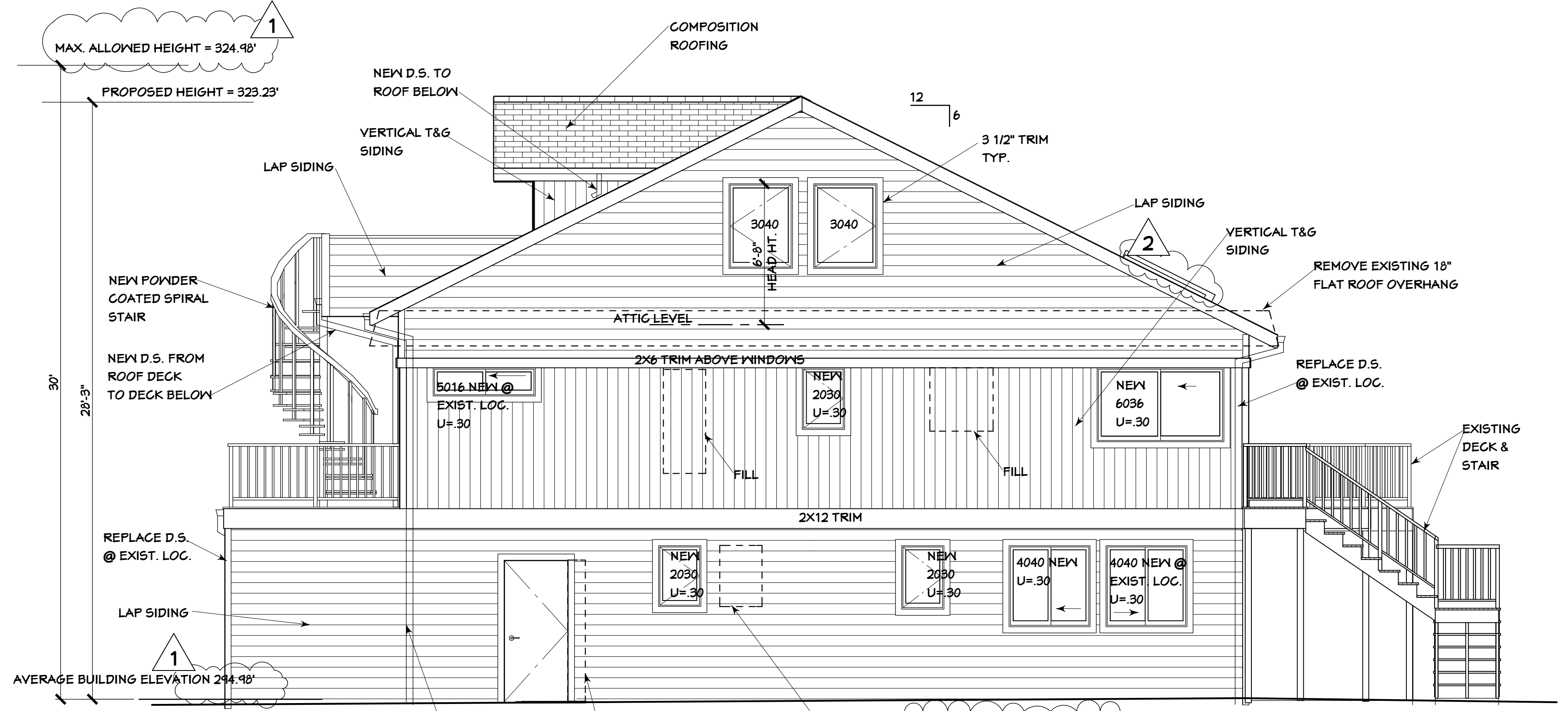


REVISED WEST ELEVATION
1/4" = 1'-0"

REVISED NORTH ELEVATION
1/4" = 1'-0"



REVISED EAST ELEVATION
1/4" = 1'-0"



REVISED SOUTH ELEVATION
1/4" = 1'-0"

REVISIONS	
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2	PLAN REVIEW 7-11-14

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STATE OF WASHINGTON

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SHEET TITLE
REVISED WEST ELEVATION
REVISED NORTH ELEVATION
REVISED EAST ELEVATION
REVISED SOUTH ELEVATION

SHEET 5
OF 5 SHEETS

DATE 10-10-18

BUILDING CODE
2015 INTERNATIONAL BUILDING CODE

FLOOR LOAD

DEAD LOAD: 12 psf
LIVE LOAD: 40 psf

ROOF LOAD

DEAD LOAD: 15 psf
FLAT ROOF SNOW LOAD: 25psf
SNOW EXPOSURE FACTOR (Ce): 1.1
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
THERMAL FACTOR (Ct): 1.1

WIND DESIGN DATA

1. BASIC WIND SPEED: 110 MPH
2. WIND IMPORTANCE FACTOR (Iw): 1.0
BUILDING CATEGORY: II
3. WIND EXPOSURE: B
4. Kzt = 1.37
5. INTERNAL PRESSURE COEFFICIENT: NA
6. APPLICABLE WIND PRESSURE FOR COMPONENTS AND CLADDING: NA

SEISMIC DESIGN DATA

1. SEISMIC IMPORTANCE FACTOR: 1.0
SEISMIC USE GROUP: I
2. SPECTRAL RESPONSE ACCELERATION (Ss): 1.38.1% G
3. SITE CLASS: D (ASSUMED)
4. SPECTRAL RESPONSE COEFFICIENTS (SDS): 0.2.1%G
5. SEISMIC DESIGN CATEGORY: D
6. BASIC SEISMIC-FORCE-RESISTING SYSTEM: SHEARWALLS
7. DESIGN BASE SHEAR: SEE CALCULATIONS
8. SEISMIC RESPONSE COEFFICIENT (Cs): 0.099
9. RESPONSE MODIFICATION FACTOR (R): 6.5 (WOOD SHEARWALLS, (R)=1.5 CANTILEVERED POST
10. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

FRAMING LUMBER

1. FRAMING LUMBER SHALL BE HEM-FIR NO. 2. GRADES ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS. LUMBER TO BE GRADE MARKED PER WCLIB SPECIFICATIONS.

2. STRUCTURAL SHEATHING SHALL BE APA RATED PLYWOOD, EXPOSURE 1 SHEATHING CONFORMING TO EITHER COMMERCIAL STANDARDS PS 1-83, APA PRP-108, OR VOLUNTARY PRODUCT STANDARD PSE-92. PROVIDE A MINIMUM OF 3/8" EDGE DISTANCE ON ALL NAILS AND 1/8" EXPANSION JOINT BETWEEN ALL PANEL EDGES. MINIMUM SHEATHING REQUIREMENTS ARE AS FOLLOWS:
ROOF SHEATHING TO BE 1 3/8" INT-APA RATED PLYWOOD OR 7/8" OSB WITH EXTERIOR GLUE, P.I. 2410. NAIL WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE MEMBERS.

SUB FLOORING TO BE 3/4" TONGUE AND GROOVE C-D INT-APA RATED PLYWOOD OR OSB WITH EXTERIOR GLUE, P.I. 48/24. GLUE AND NAIL WITH 10d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE MEMBERS.

3. NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE. USE COMMON NAILS THROUGHOUT UNLESS NOTED OTHERWISE.

4. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

5. PROVIDE PROPERLY SIZED WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

6. PROVIDE 3"x3"x0.229" WASHERS AT ALL ANCHOR BOLTS.

7. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16" UNLESS NOTED OTHERWISE. LAG BOLT PILOT HOLES SHALL BE PRE-DRILLED TO 60% OF THE NOMINAL DIAMETER OF THE LAG BOLT UNLESS NOTED OTHERWISE.

8. ALL SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" MINIMUM DIAMETER BOLTS SPACED AT A MAXIMUM OF 48" ON CENTER. BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR MASONRY. SEE PLANS AND DETAILS FOR SPECIFIC REQUIREMENTS WHERE APPLICABLE.

9. RIM JOIST IS TO BE 1 1/2" LSL MINIMUM.

10. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS AND SOLID BLOCKING UNDER PERPENDICULAR PARTITION WALLS.

11. CONTACT THIS OFFICE PRIOR TO MAKING ANY CHANGES TO THESE DETAILS.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATION IN THE SOILS REPORT PROVIDED BY AGES ENGINEERING, LLC (23/MAR/2017). FOUNDATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 18 OF THIS CODE.

2. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING VALUES:

ALLOW. SOIL BEARING	1500 PSF
SOIL FRICTION	.35
EQUIV. FLUID PRESSURES	
ACTIVE PRESSURE*	35 PCF
PASSIVE PRESSURE	250 PCF

3. ALL FOOTINGS SHALL BE FOUNDED AT LEAST 18" BELOW THE UNDISTURBED GROUND SURFACE OR TO FROST DEPTH. ALL FOOTINGS SHALL BE FOUNDED ON COMPACTED FILL OR UNDISTURBED NATURAL GRADE UNLESS OTHERWISE NOTED.

4. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER, OR OTHER DEBRIS. ALL WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING. FILL AND BACKFILL SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 8 INCHES THICK, PROPERLY MOISTENED TO APPROXIMATE OPTIMUM REQUIREMENTS AND THOROUGHLY ROLLED OR COMPACTED WITH APPROVED EQUIPMENT IN SUCH A MANNER AND EXTENT AS TO PRODUCE A RELATIVE COMPACTION OF 90% OF MAXIMUM POSSIBLE DENSITY AS DETERMINED BY ASTM D1557. HAND TAMPERS SHALL WEIGH AT LEAST 50 POUNDS EACH AND SHALL HAVE A FACE AREA NOT IN EXCESS OF 64 SQUARE INCHES. HAND TAMPERS MAY BE OPERATED EITHER MANUALLY OR MECHANICALLY AND SHALL BE USED WHERE LARGER POWER DRIVEN COMPACTION EQUIPMENT CANNOT BE USED. STRUCTURAL FILL OVER 12" DEEP SHALL COMPLY WITH A GEOTECHNICAL REPORT.

CONCRETE

1. ALL CONCRETE UNLESS OTHERWISE NOTED SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 PCF) AGGREGATES SHALL CONFORM TO ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.

2. ALL CONCRETE DESIGN IS BASED ON A 28 DAY COMPRESSIVE STRENGTH (fc) OF 2500 PSI. WHERE 3000 PSI CONCRETE IS REQUIRED BY THE BUILDING DEPARTMENT FOR WEATHERING PURPOSES ONLY, NO SPECIAL INSPECTION IS REQUIRED.

3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, CSA NORMAL.

4. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES IN FLATWORK.

5. PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301.

6. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.

7. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.

8. SUBMIT LOCATION OF POUR JOINTS PRIOR TO PLACEMENT. POUR JOINTS SHALL BE LOCATED TO MINIMIZE EFFECTS OF SHRINKAGE AS WELL AS PLACED AT POINTS OF LOW STRESS. MAXIMUM AREA OF POUR JOINTS IS 400 SF.

9. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL FOR FORMED WORK SHALL BE AS FOLLOWS:

- INTERIOR WALL: 3/4"
- EXTERIOR WALLS, EXPOSED TO WEATHER: 1 1/2"
- EXPOSED TO EARTH OR WEATHER (#5 OR SMALLER): 1 1/2"

*NOTE: CONCRETE CAST AGAINST GROUND SHALL HAVE 3" MIN. COVERAGE

10. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.

11. CONCRETE MIXES SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318 (WHEN STRENGTH DATA FROM TRIAL BATCHES OR FIELD EXPERIENCE ARE NOT AVAILABLE).

Fc (PSI)	CEMENT CONTENT LBS/CUBIC YARD (MINIMUM)	SACKS PER CUBIC YARD (MINIMUM)
2500 (no special inspection) SEE NOTE A	470	5
3000	517	5 1/2

MIXES SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. NO MORE THAN A 1" PLUS TOLERANCE SHALL BE ALLOWED.

A) WHERE SPECIAL INSPECTION IS NOT REQUIRED UNDER SECTION 1704.4 OF THE I.B.C., CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 SACKS PER CUBIC YARD OF CONCRETE.

B) DESIGN MIX (OTHER THAN AS SPECIFIED IN THIS TABLE) SHALL BE SUBMITTED TO THE BUILDING OFFICIAL TWO WEEKS PRIOR TO FIRST USE.

PIPE FOUNDATION

1. 2"Ø PIPE, ASTM A-53, TYPE E OR S, GRADE 15 TO BE USED AT ALL LOCATIONS.

2. PROVIDE 1/2" CAP ON BOTTOM OF PILE AND 1/2"x3"x3" CAP ON TOP OF PILES. PROVIDE SQUARE AND THREADED ENDS. USE THREADED OR SLIP COUPLERS TO EXTEND PIPE PILES. LENGTHS TO BE DETERMINED BY FIELD CONDITIONS.

3. PIPE PILING TO BE INSTALLED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEERS.

MANUFACTURED LUMBER

1. PARALLEL STRAND LUMBER DESIGN IS BASED ON PARALLAM PSL PRODUCTS AS SUPPLIED BY TRUSS-JOIST MACMILLAN IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:

- Fb = 2900 PSI
- Fv = 290 PSI
- E = 2.0 x 10^6 PSI

2. LAMINATED STRAND LUMBER DESIGN IS BASED ON TIMBERSTRAND LSL PRODUCTS AS SUPPLIED BY TRUS JOIST MACMILLAN IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:

- Fb = 2325 PSI
- Fv = 310 PSI
- E = 1.55 x 10^6 PSI

3. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED ALONG WITH THE APPROPRIATE ICBO EVALUATION REPORTS TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. INSTALLATION OF SUBSTITUTIONS SHALL NOT PROCEED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.

GLUED-LAMINATED TIMBER

1. ADHESIVE SHALL BE FOR WET USE.

2. LAMINATIONS SHALL BE OF DOUGLAS FIR/WESTER LARCH, COMBINATION 24F-V4 FOR SIMPLE SPAN BEAMS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPAN AND CANTILEVERED BEAMS, FABRICATED IN ACCORDANCE WITH AITC A190.1 AND ASTM D 3737.

3. FABRICATION SHALL BE BY A LICENSED FABRICATOR; SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION. AITC CERTIFICATES OF INSPECTION ARE REQUIRED FOR ALL MEMBERS.

4. GLULAM BEAMS EXPOSED TO WEATHER SHALL BE WOLMANIZED OR PRESSURE TREATED.

GENERAL

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.

2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.

3. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.

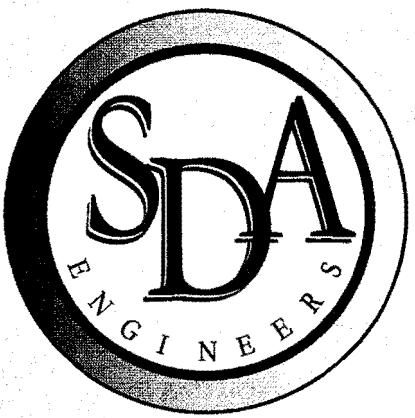
6. SHOP DRAWINGS FOR PREFABRICATED TRUSSES AND MANUFACTURED FLOOR JOISTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

7. 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 BY THE ENGINEER.

8. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.

9. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES, PIPE SLEEVES, ELECTRICAL CONDUITS, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.

10. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.

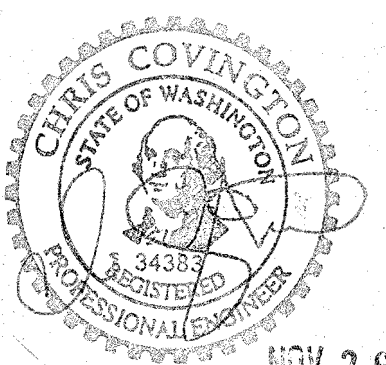


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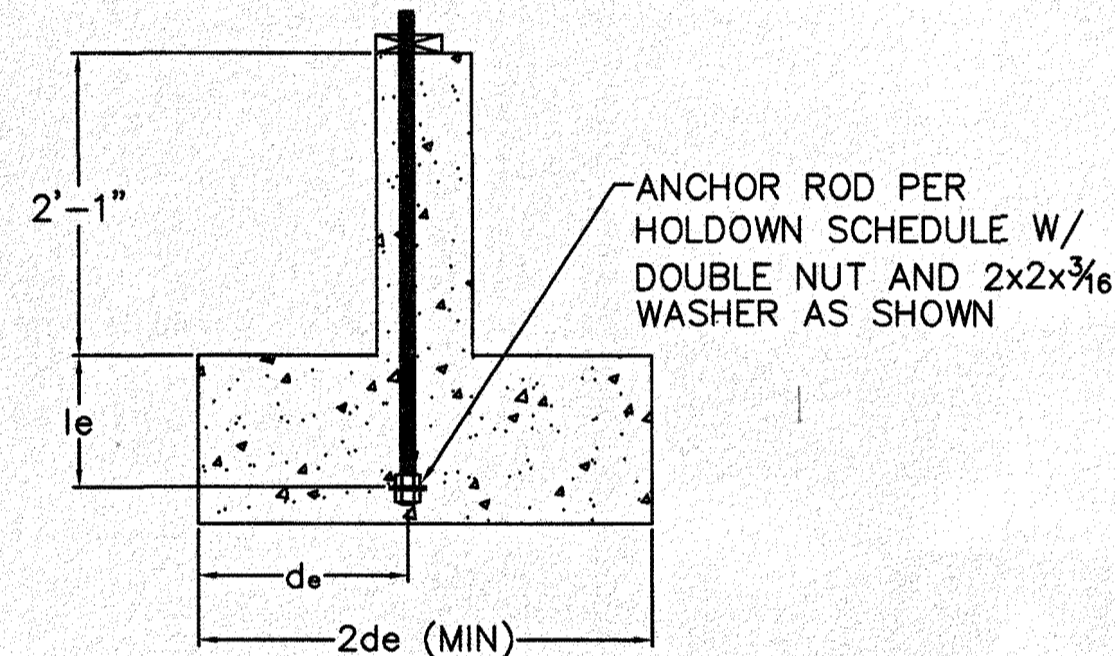
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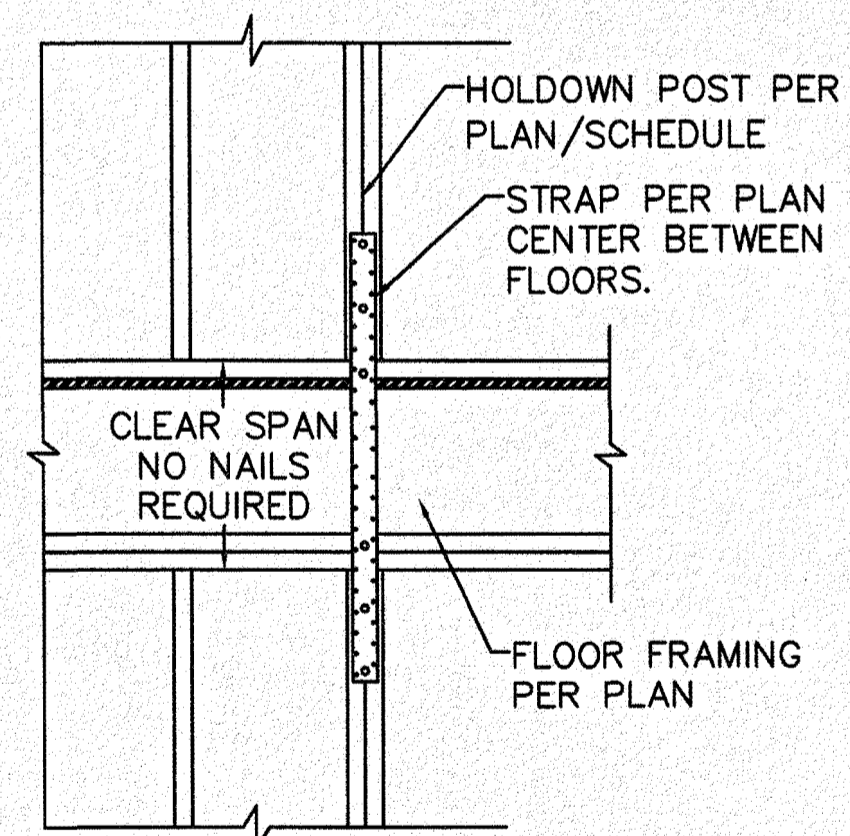
EPOXY HOLDOWN SCHEDULE *FOR EPOXY INSTALLATIONS INTO EXISTING CONCRETE				
MODEL	ANCHOR BOLT	FASTENERS TO POST	EMBEDMENT LENGTH	MIN. EDGE DISTANCE
HDU2-SDS2.5	5/8" Ø ATR	(6) 1/4" x 2 1/2" SDS SCREWS	7 1/2"	1 3/4"
HDU4-SDS2.5	5/8" Ø ATR	(10) 1/4" x 2 1/2" SDS SCREWS	12 1/2"	1 3/4"
HHDQ14-SDS2.5	1" Ø ATR	(30) 1/4" x 2 1/2" SDS SCREWS	25"	1 3/4"

HOLDOWN NOTES

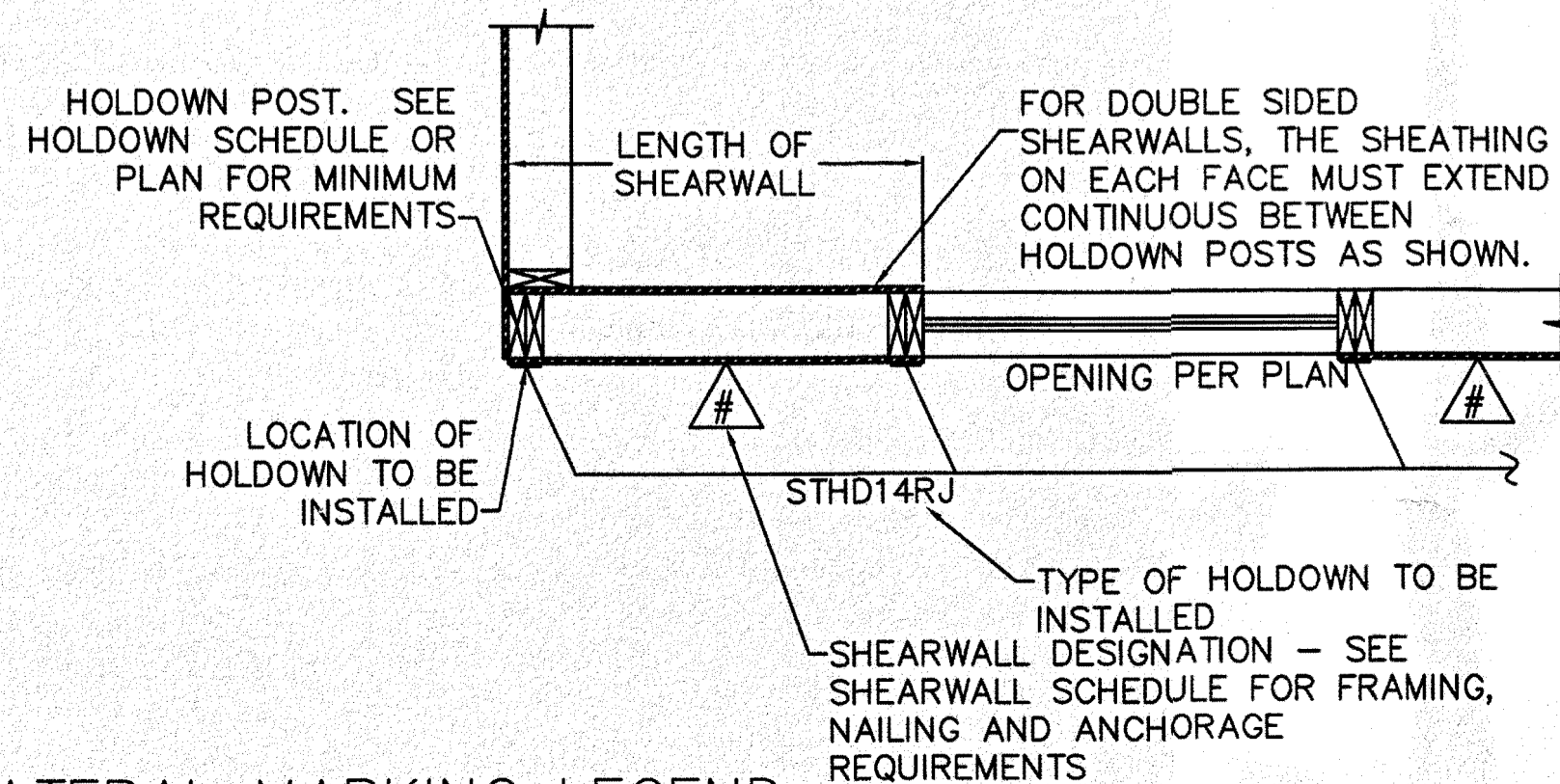
1. ALL-THREAD BOLTS SHALL CONFORM TO ASTM A307.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH $f'_c = 2500$ PSI. MINIMUM WALL THICKNESS IS 8".
3. ALL HOLDOWNS REQUIRE A (2) 2x POST UNLESS NOTED OTHERWISE. WHERE HOLDOWNS ARE INSTALLED INTO THE WIDE FACE OF THE STUD, STUDS MUST BE STITCH NAILED TOGETHER w/ 16d SINKERS STAGGERED @ 4" o/c.
4. MINIMUM EDGE DISTANCE IS FOR FORMED CONCRETE EXPOSED TO WEATHER OR SOIL. FOR CONCRETE CAST AGAINST SOIL PROVIDE 3" CLEAR TO ANCHOR BOLT.
5. NAILS/SCREWS TO HOLDOWN POST SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
6. WHEN FIELD CONDITION BECOME LESS THAN MINIMUM SHOWN, CONTACT ENGINEER PRIOR TO PROCEEDING.
7. ALL HOLDOWN BOLTS MUST BE RE-TIGHTENED JUST PRIOR TO ENCLOSING SECOND SIDE OF WALL.
8. HOLDOWNS MAY BE ATTACHED TO EXISTING CONCRETE USING SIMPSON 'SET-XP' HIGH STRENGTH EPOXY. SIZE AND EMBED PER CHART. ICBO REPORT NO. ER-5279. DRILL ANCHOR BOLT HOLES 1/8" LARGER THAN ANCHOR BOLT DIAMETER.



*USE FOR HHDQ11, HHDQ14 AND HD15 HOLDOWNS ONLY.



2 FLOOR TO FLOOR STRAP



LATERAL MARKING LEGEND

HOLDOWN SCHEDULE *FOR HOLDOWNS INSTALLED IN NEW FOUNDATIONS						
MODEL	ANCHOR BOLT	THRU BOLTS OR NAILS/SCREWS	EMBEDMENT/STRAP LENGTH	MINIMUM EDGE DIST.	l _e	d _e
CS14	N/A	(30) 10d COMMON IN SINGLE STUD	34" + CLEAR SPAN	CENTER ON RIM JOIST	NA	NA
MST48	N/A	(32) 10d COMMON IN DOUBLE STUD	48"	CENTER ON RIM JOIST	NA	NA
MSTC48B3	N/A	(54) 10d COMMON IN DOUBLE STUD	44 7/8"	HOOK TO BEAM BELOW	NA	NA

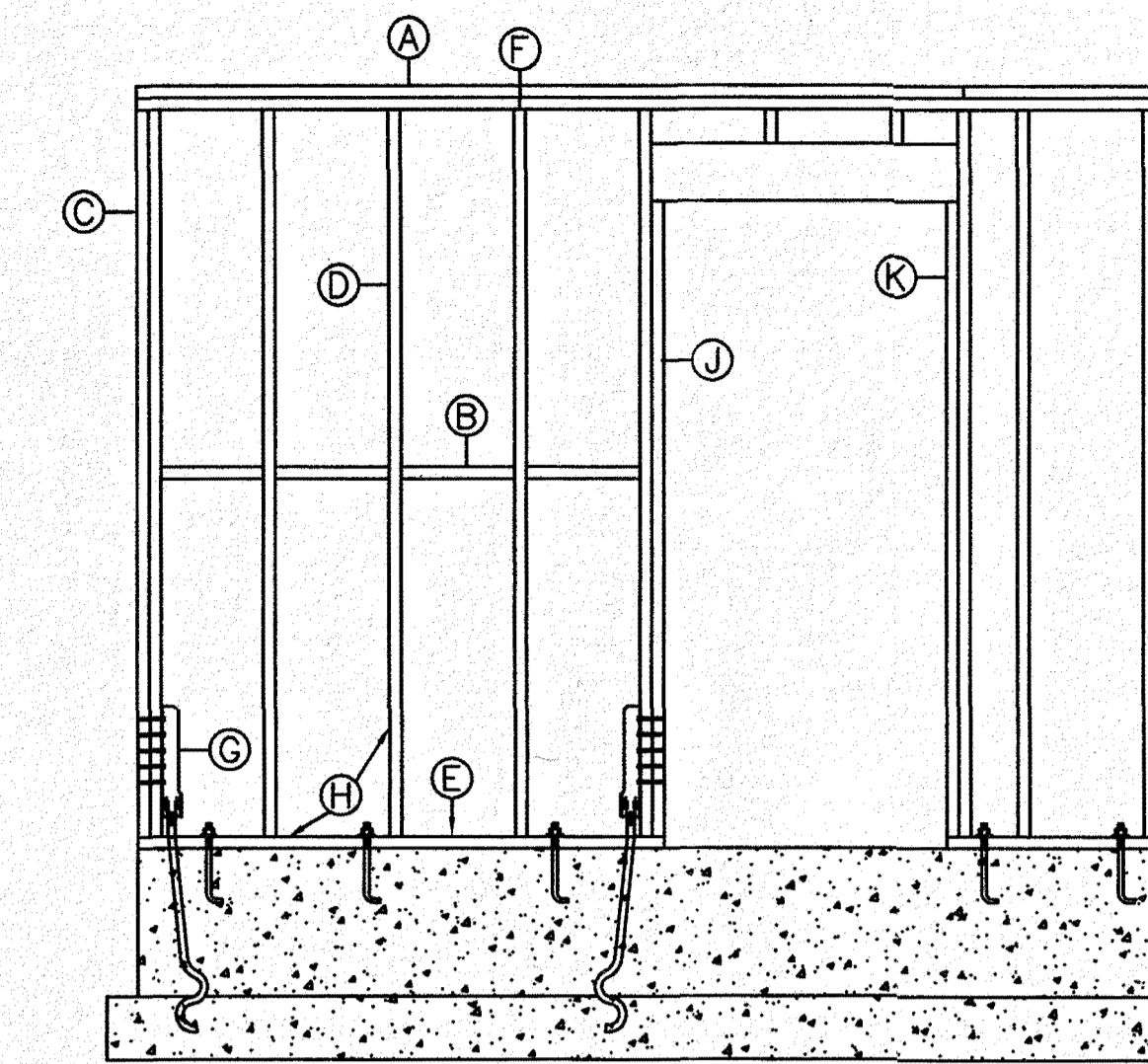
HOLDOWN NOTES

1. ALL-THREAD BOLTS SHALL CONFORM TO ASTM A307.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH $f'_c = 2500$ PSI
3. ALL HOLDOWNS REQUIRE A (2) 2x POST UNLESS NOTED OTHERWISE. HDU11 AND HHDQ14 REQUIRE A 6x6 D F# 2 MINIMUM POST SIZE, U.N.O. WHERE HOLDOWNS ARE INSTALLED INTO THE WIDE FACE OF THE STUD, THE STUDS MUST BE STITCH NAILED TOGETHER w/ 16d SINKERS STAGGERED @ 4" o/c.
4. MINIMUM EDGE DISTANCE IS FOR FORMED CONCRETE EXPOSED TO WEATHER OR SOIL. FOR CONCRETE CAST AGAINST SOIL PROVIDE 3" CLEAR TO ANCHOR BOLT.
5. NAILS/SCREWS TO HOLDOWN POST SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
6. ALL HOLDOWN BOLTS MUST BE RE-TIGHTENED JUST PRIOR TO ENCLOSING 2ND SIDE OF WALL.

SHEARWALL SCHEDULE (CDX)					
MARK	SHEATHING	EDGE NAILING	FIELD NAILING	SILL PLATE & CONN. @ FND	BOTTOM/TOP PLATE CONN.
△	3/8" CDX ONE FACE	8d @ 6" O/C	8d @ 12" O/C	5/8" Ø A.B. @ 48" O/C W/ 2x SILL PLATE	LTP4 @ 20" O/C W/ 2x BOTTOM PLATE
△	3/8" CDX ONE FACE	8d @ 4" O/C	8d @ 12" O/C	5/8" Ø A.B. @ 36" O/C W/ 2x SILL PLATE	LTP4 @ 14" O/C W/ 2x BOTTOM PLATE
△	1 5/32" CDX ONE FACE	10d @ 3" O/C	10d @ 12" O/C	5/8" Ø A.B. @ 24" O/C W/ 3x SILL PLATE	LTP4 @ 9" O/C W/ 3x BOTTOM PLATE
△	1 5/32" CDX EACH FACE	10d @ 3" O/C EACH FACE	10d @ 12" O/C EACH FACE	5/8" Ø A.B. @ 12" O/C W/ 3x SILL PLATE	LTP4 @ 5" O/C W/ 3x BOTTOM PLATE
△	1 5/32" CDX EACH FACE	10d @ 2" O/C EACH FACE	10d @ 12" O/C EACH FACE	5/8" Ø A.B. @ 10" O/C W/ 3x SILL PLATE	LTP4 @ 3" O/C W/ 3x BOTTOM PLATE

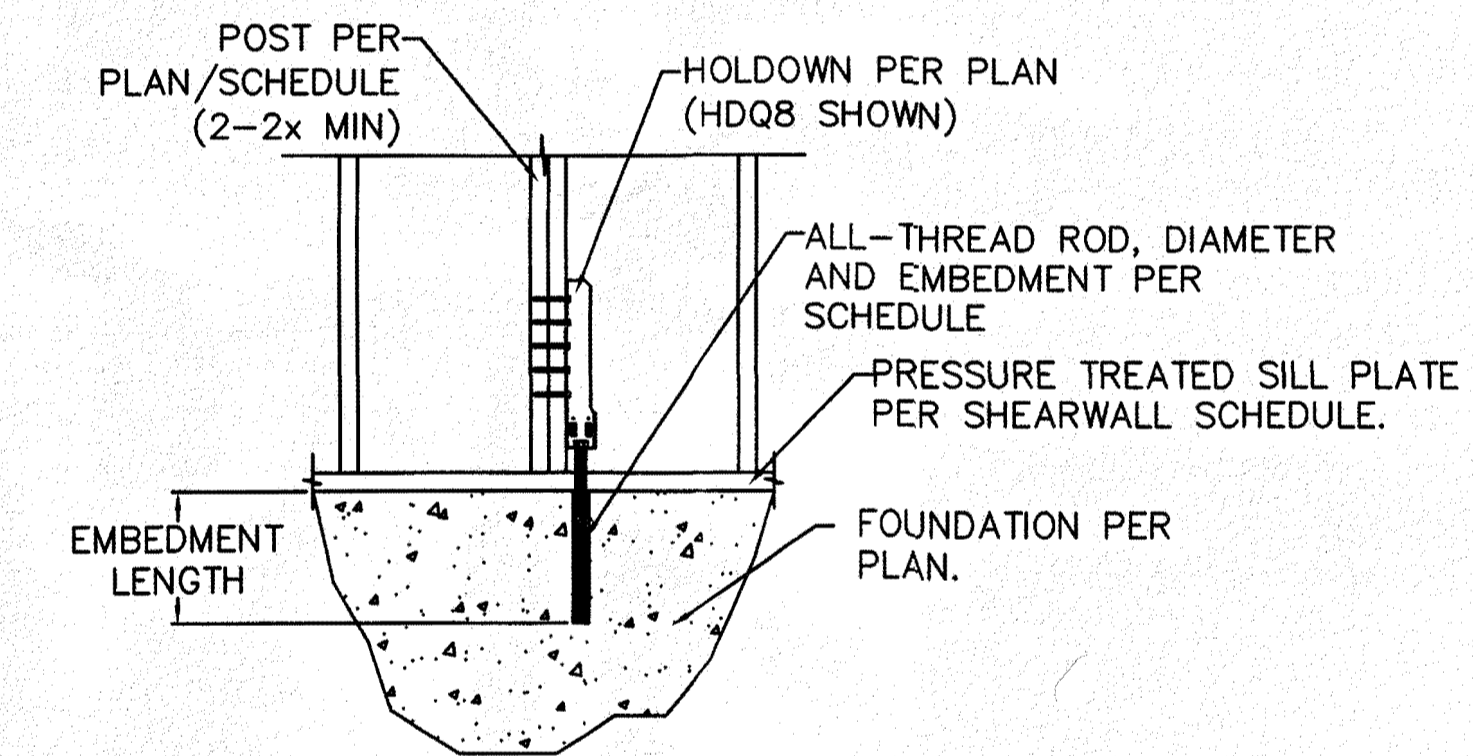
SHEARWALL NOTES

1. ALL STUDS, BLOCKING, TOP AND BOTTOM PLATES SHALL BE HEM-FIR NO. 2 UNLESS NOTED OTHERWISE ON PLANS. ALL SHEATHING EDGES MUST BE BACKED WITH 2x OR WIDER FRAMING (SEE NOTE #3).
2. SHEATHING MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY. ALL SHEARWALL SHEATHING MUST EXTEND TO THE OUTSIDE EDGE OF ALL HOLDOWN POSTS AND CORNERS, AND TO THE INSIDE EDGE OF FRAMING AROUND OPENINGS.
3. WHERE SHEATHING NAILING IS SHEARWALL #3 AND GREATER, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER. ADDITIONALLY, WHERE SHEARWALLS ARE SHEATHED ON BOTH FACES, ALL STUDS AND PLATES RECEIVING EDGE NAILING FROM BOTH FACES MUST BE A SINGLE 3-INCH NOMINAL MEMBER OR PANEL JOINTS MUST BE STAGGERED. (2)2x MAY BE SUBSTITUTED FOR A 3x MEMBER PROVIDED THE MEMBERS ARE STITCH NAILED TOGETHER w/ 10d COMMONS @ 6" O/C FROM EACH SIDE.
4. SHEARWALL NAILING CRITERIA IS BASED ON TABLE 4.3A OF SDPS 2015. VALUES ARE BASED ON HEM-FIR NO. 2 FRAMING WITH COMMON NAILS.
5. HOLDOWNS AND OTHER CONNECTIONS MAY BE REQUIRED AT THE ENDS OF MANY SHEARWALLS. SIZES AND LOCATIONS OF THESE CONNECTORS ARE INDICATED ON THE PLANS. REFER TO THE APPROPRIATE DETAILS AND/OR HOLDOWN SCHEDULE FOR ADDITIONAL INFORMATION REGARDING ANCHOR BOLTS, EMBEDMENT LENGTH, ETC. WHERE (2) 2x's ARE USED AS A HOLDOWN POST, SHEARWALL EDGE NAILING MUST BE STAGGERED INTO EACH MEMBER OF THE POST.
6. ANCHOR BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR GROUTED CMU, AND SHALL BE PLACED TO PROVIDE A MINIMUM OF 2" COVER. PROVIDE 3" COVER FOR CONCRETE CAST AGAINST SOIL. A 3X3X.229" PLATE WASHER IS REQUIRED. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. FOR 2X6 WALLS SHEATHED ON BOTH SIDES, THE PLATE WASHERS MAY BE STAGGERED, OR YOU CAN USE 4 1/2 X 4 1/2 X .220" WASHER CENTERED ON THE PLATE
7. ALL MACHINE BOLTS SHALL BE ASTM A307 OR BETTER. HILTI KWIK BOLTS/SIMPSON TITEN HD BOLTS OF THE SAME DIAMETER AS SHOWN IN THE SHEARWALL SCHEDULE MAY BE SUBSTITUTED FOR ANCHOR BOLTS INTO EXISTING CONCRETE. BOLTS SHALL BE EMBEDDED A MINIMUM OF 5" INTO EXISTING CONCRETE.
8. ALL NAILS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD (EXCEPT FOR BORITE TREATED WOOD) MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL TO RESIST CORROSION.
9. WHERE 10d NAILS ARE SPACED AT 3" ON CENTER OR LESS, NAILS MUST BE STAGGERED.
10. OSB OF EQUAL OR GREATER THICKNESS MAY BE SUBSTITUTED FOR CDX SPECIFIED IN SHEARWALL SCHEDULE.
11. SEE DETAIL 4/S-2.0 FOR SILL PLATE RETROFIT

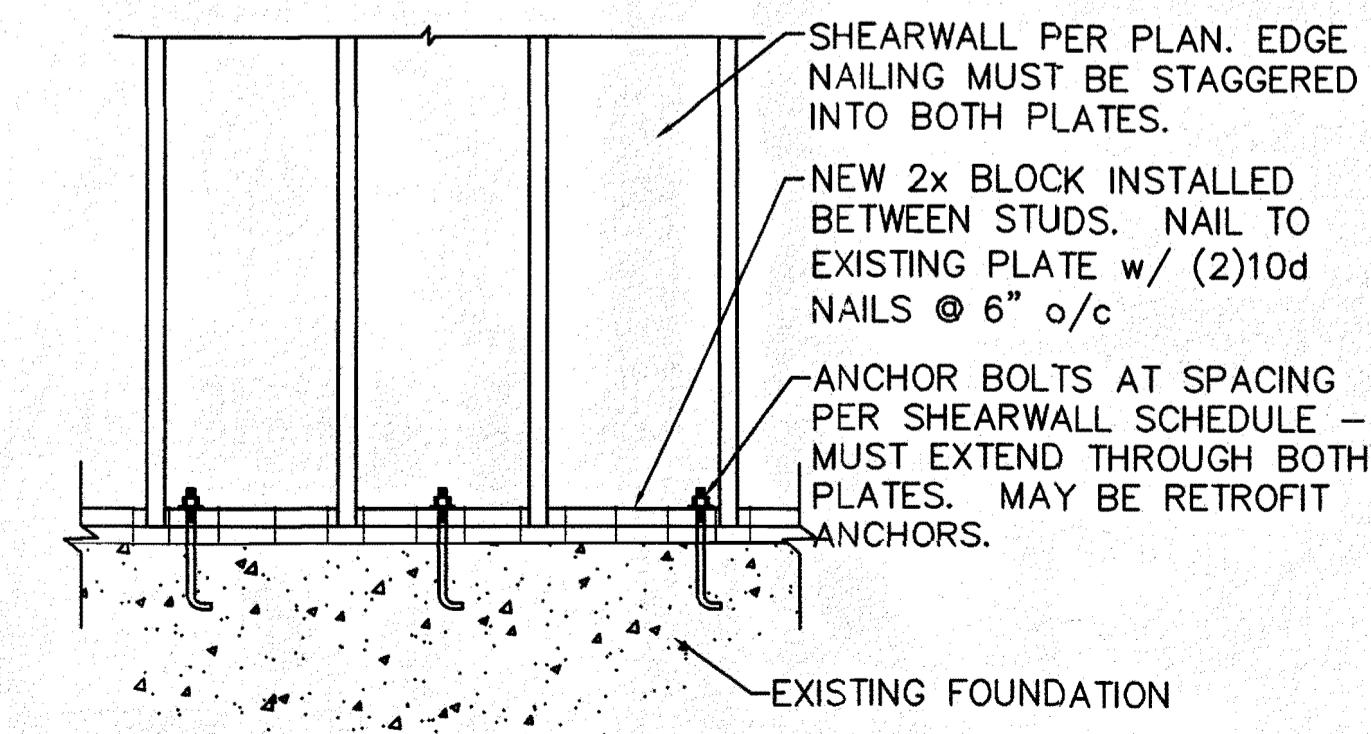


- Ⓐ DOUBLE TOP PLATE W/ EDGE NAILING (STAGGER)
- Ⓑ SHEARWALL EDGE NAILING AT ALL PANEL EDGES. BLOCKING AT ALL PANEL EDGES WHERE APPLICABLE.
- Ⓒ EDGE NAILING TO HOLDOWN POST (FULL HEIGHT) STAGGER INTO DOUBLE STUDS
- Ⓓ STUDS @ 16" ON CENTER
- Ⓔ PRESSURE TREATED SILL PLATE WITH EDGE NAILING AND ANCHOR BOLTS PER SHEARWALL SCHEDULE.
- Ⓕ TOP PLATE SPLICE NAILING TO BE (8) 16d SINKERS (MIN). LAP 48" MINIMUM. CENTER SPLICE ON STUD.
- Ⓖ HOLDOWN PER SCHEDULE AND PLAN (HDQ8-SDS3 SHOWN)
- Ⓗ COORDINATE ALL STUD AND PLATE SIZES w/ SHEARWALL SCHEDULE REQUIREMENTS
- Ⓘ EDGE NAILING TO POSTS, TRIM STUDS, AND KING STUDS
- Ⓚ BEARING STUD FOR HEADER

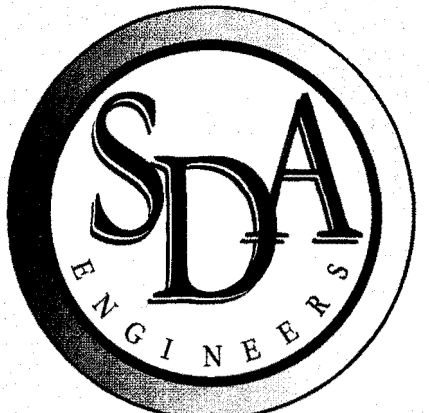
1 STD. SHEARWALL ELEVATION W/O RIM



3 HOLDOWN INSTALLATION INTO EXISTING FOUNDATION



4 SILL PLATE RETROFIT



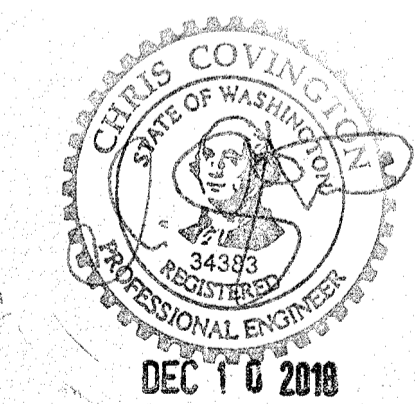
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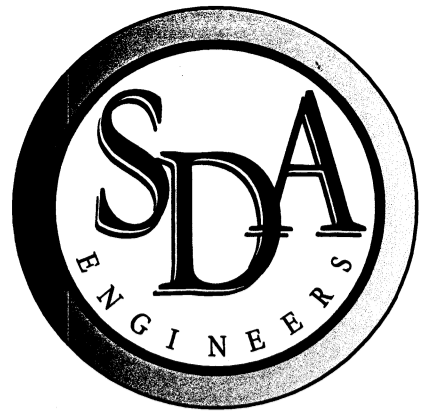
12-03-18
SILL PLATE RETROFIT
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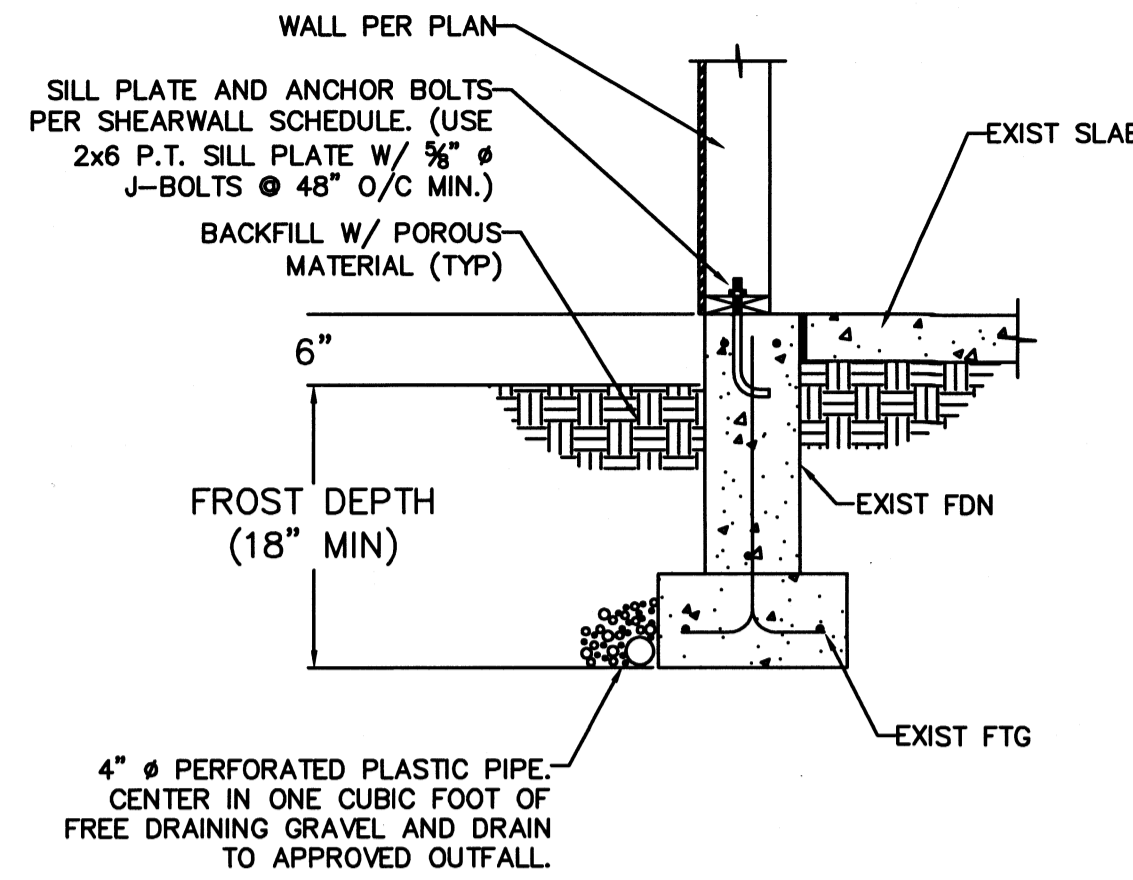
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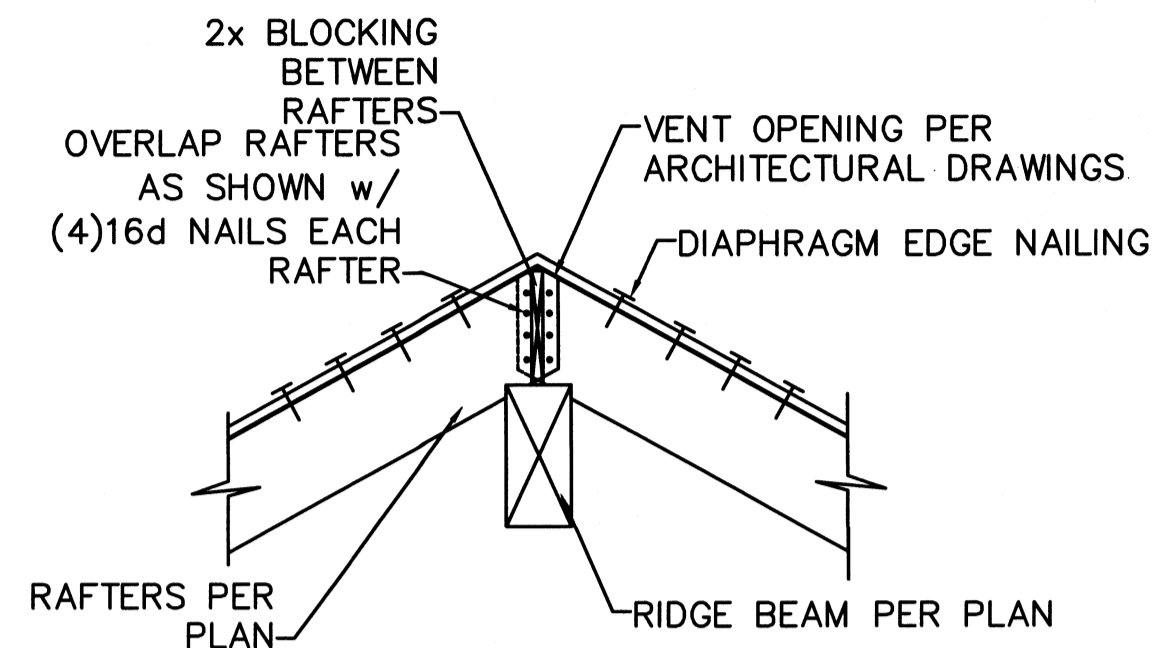
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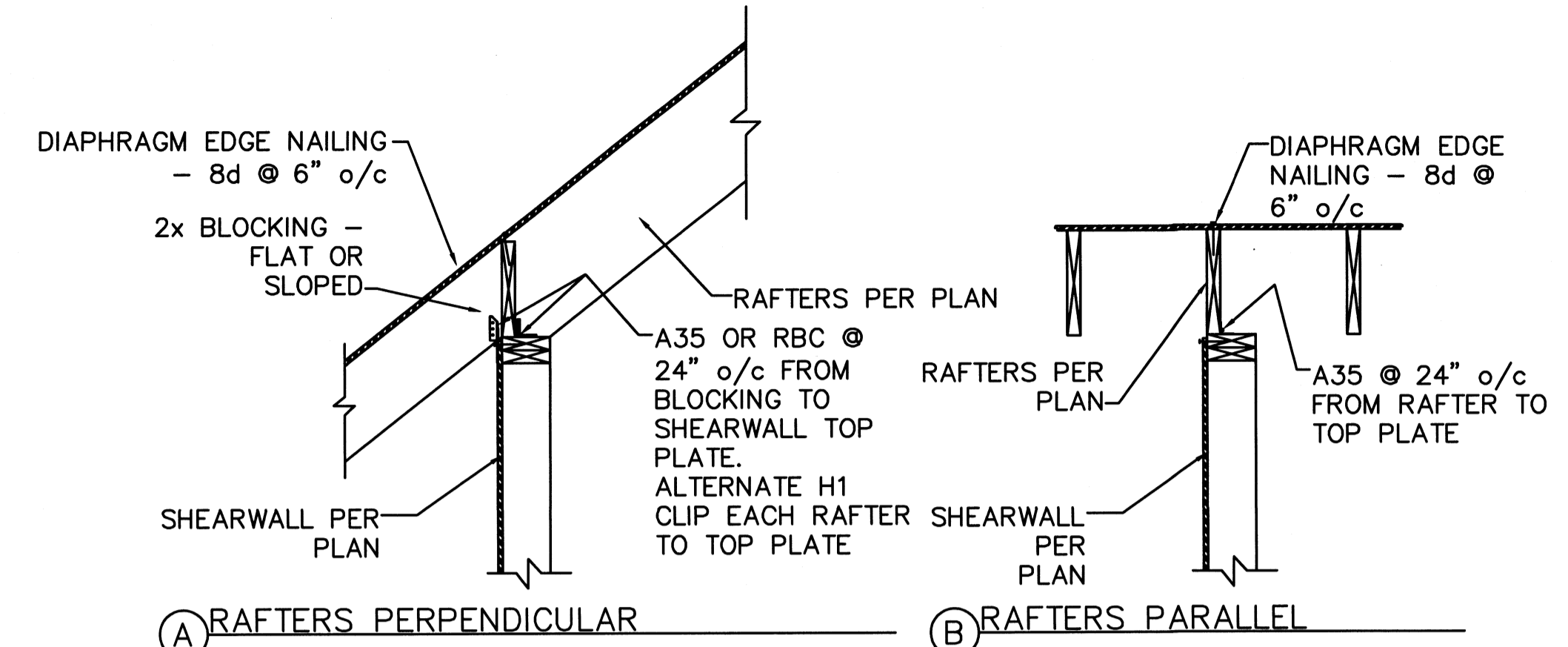
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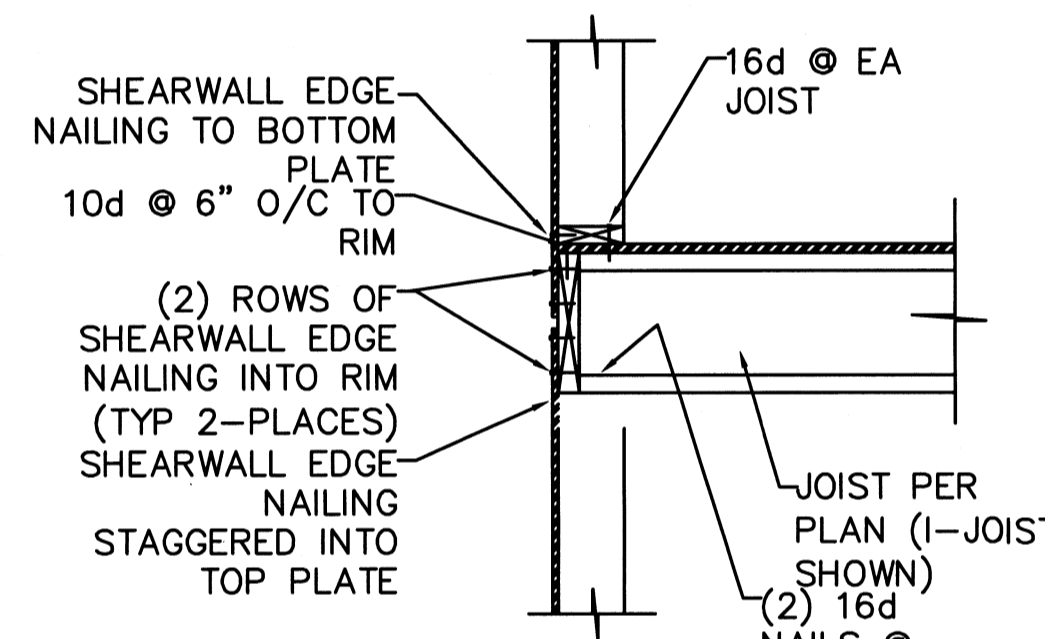
1 SLAB FNDN/SHEARWALL CONN
SCALE: 3/4"=1'-0"



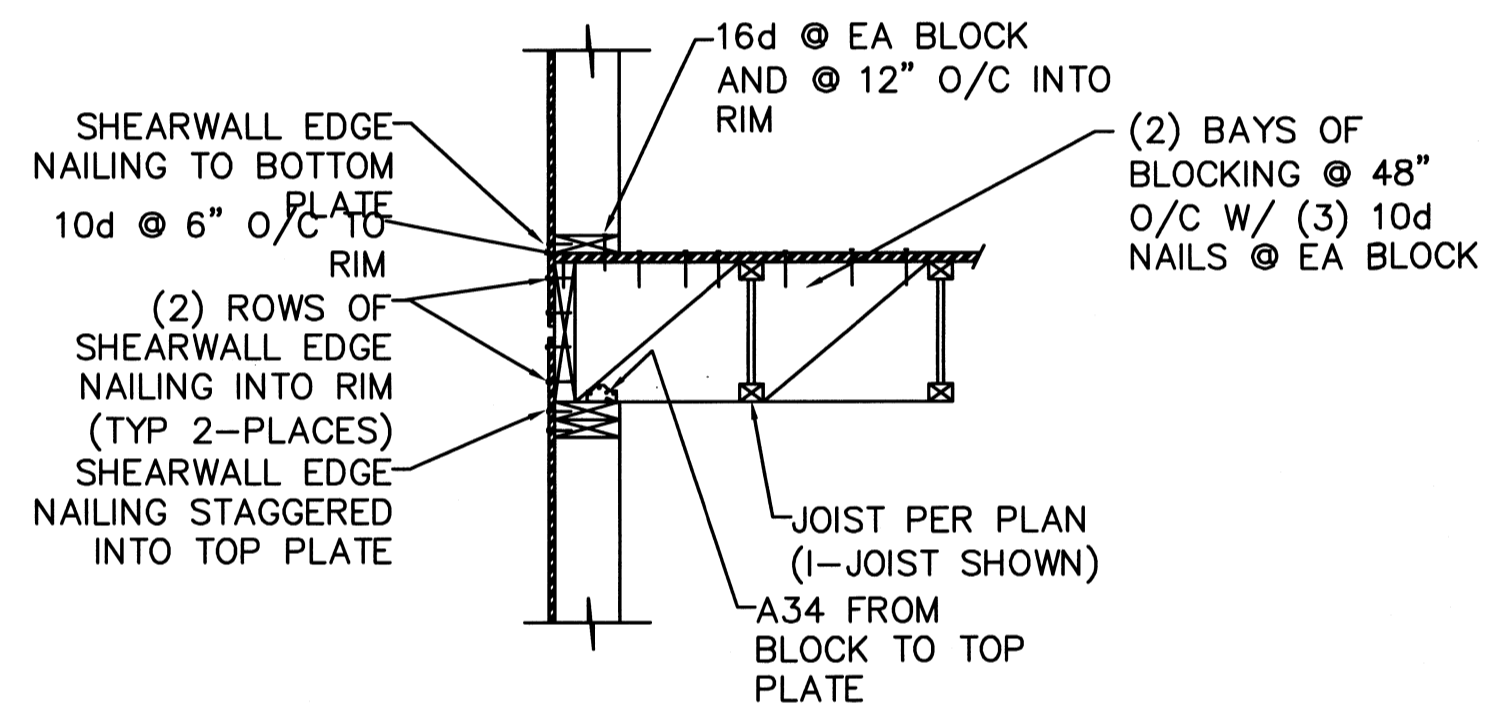
2 RAFTER/RIDGE BEAM CONN.



3 RAFTER/SHEARWALL CONNECTION

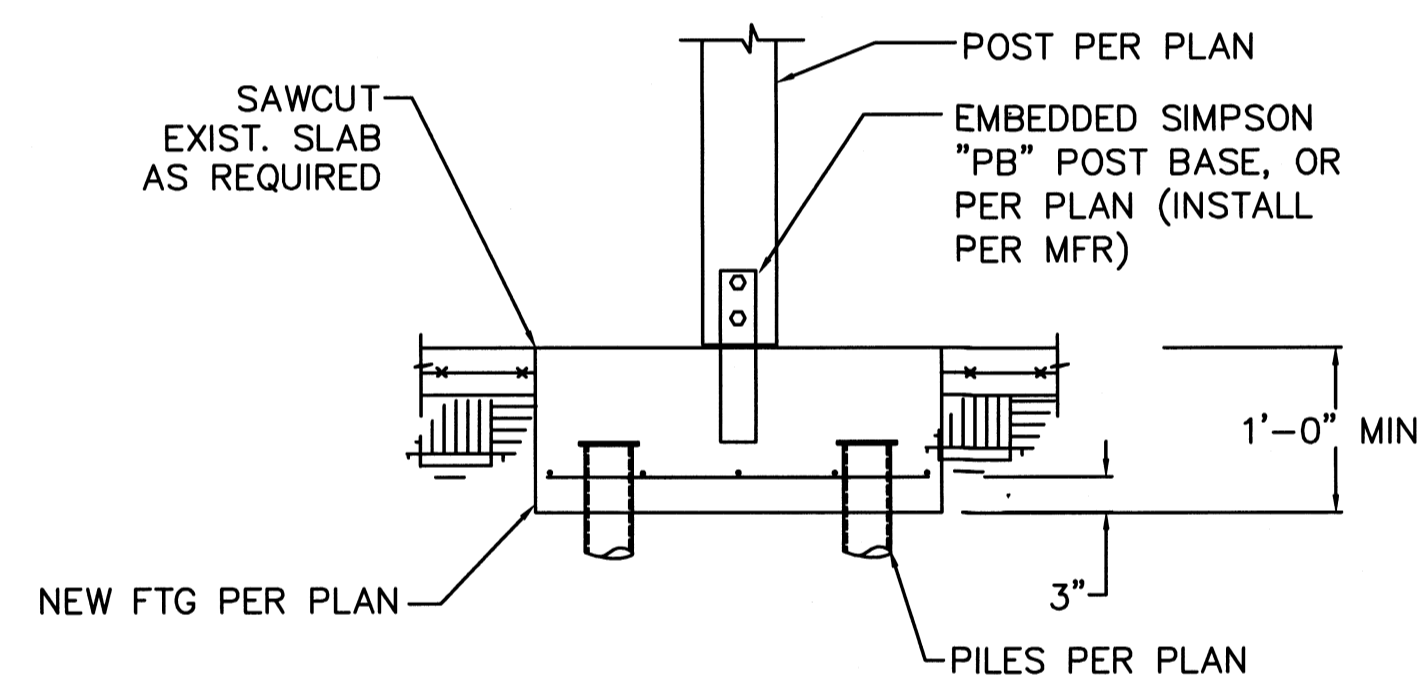


JOISTS PERPENDICULAR

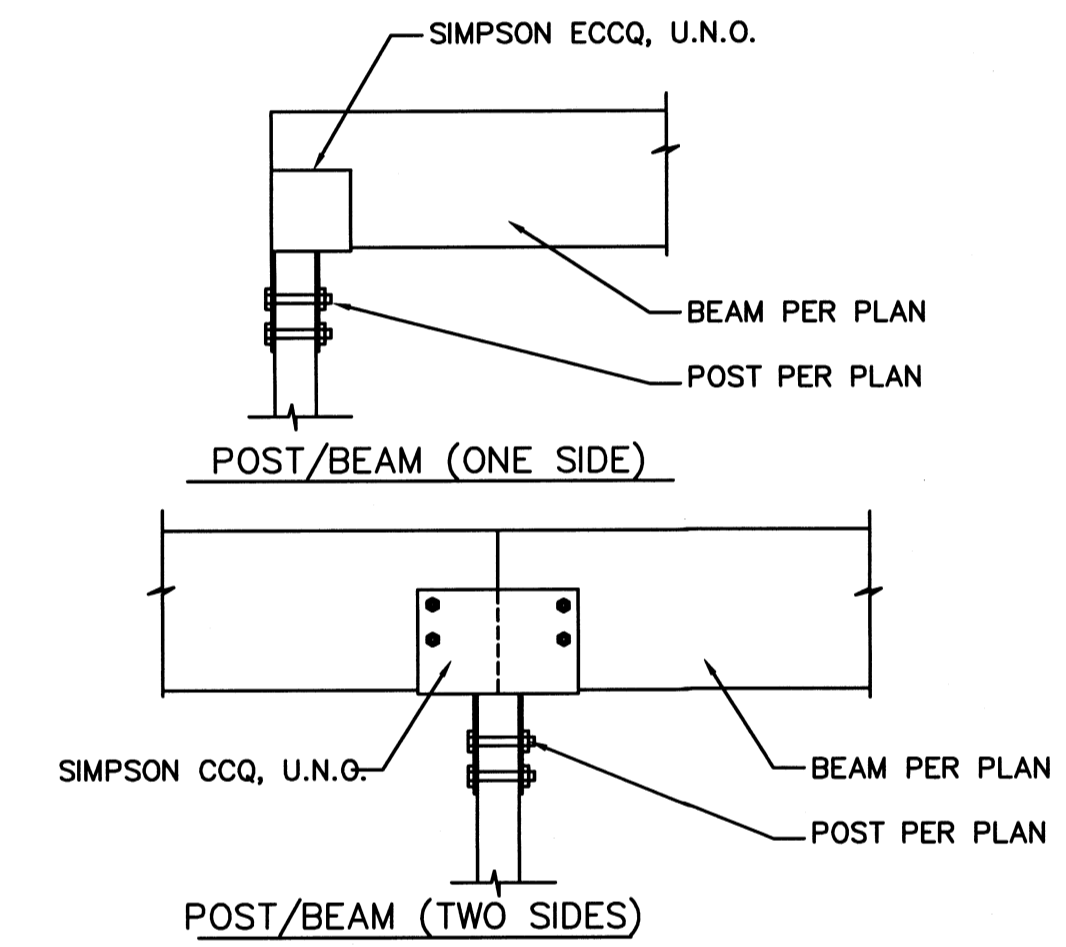


JOISTS PARALLEL

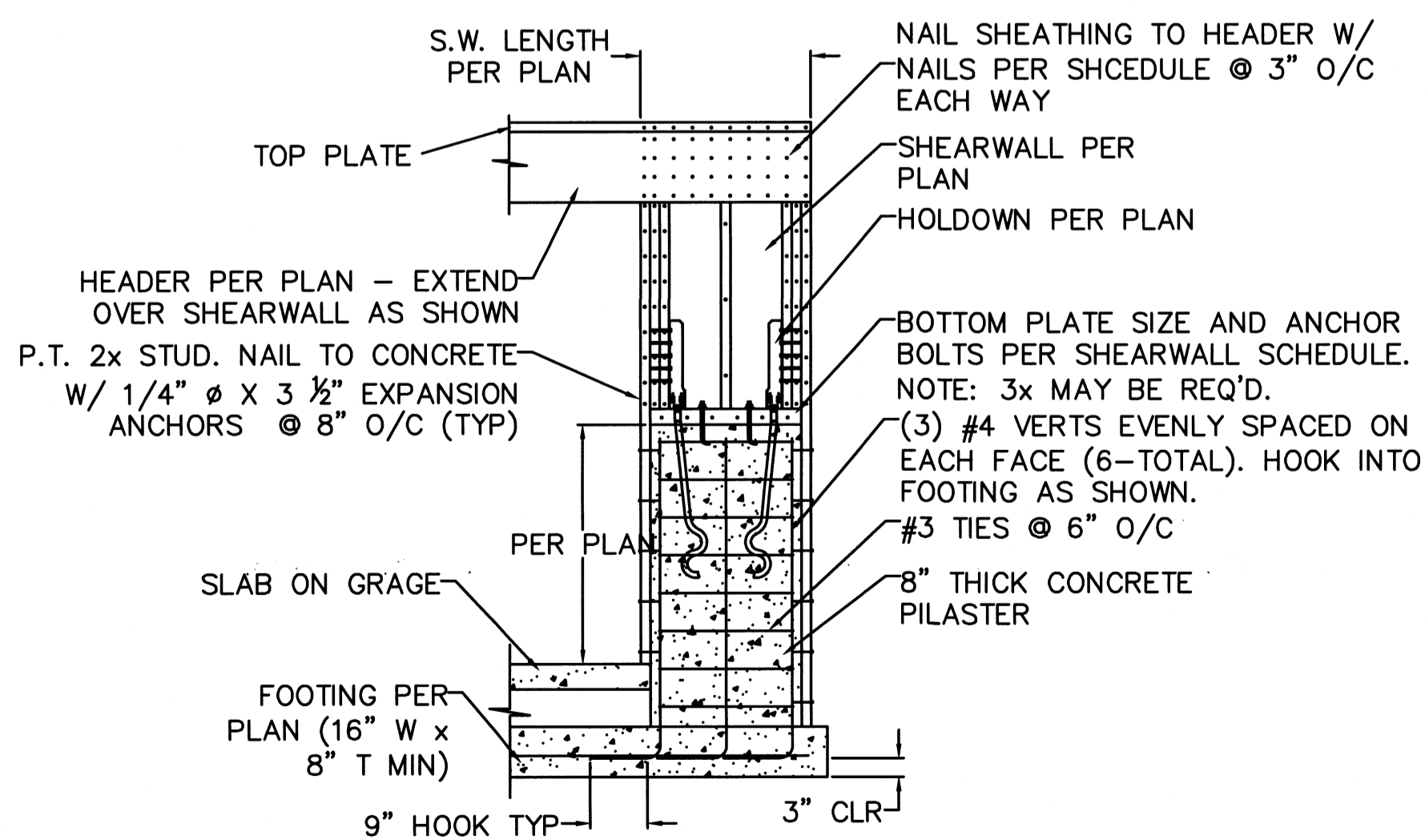
4 EXT. SHEARWALL/JOIST CONNECTION



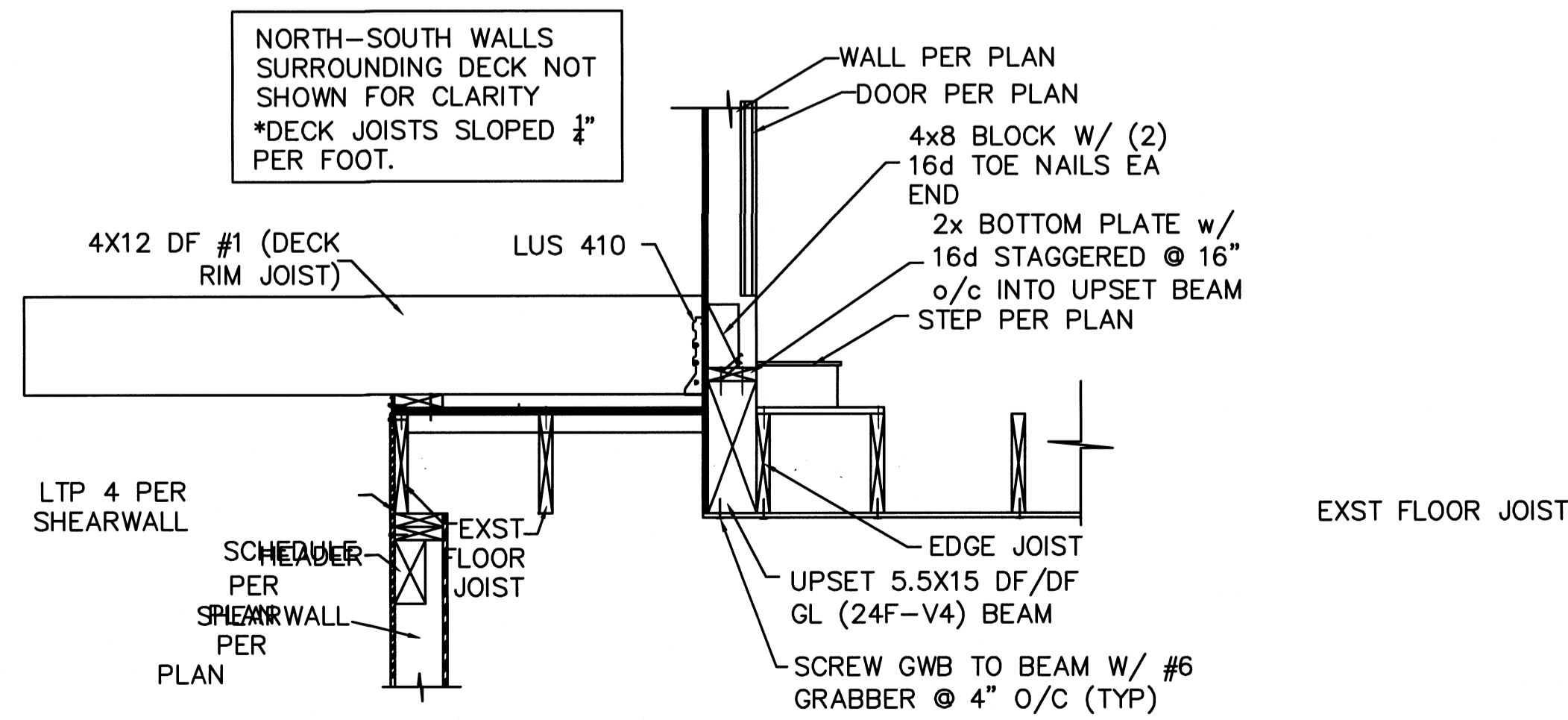
5 NEW FOOTING AT EXISTING SLAB



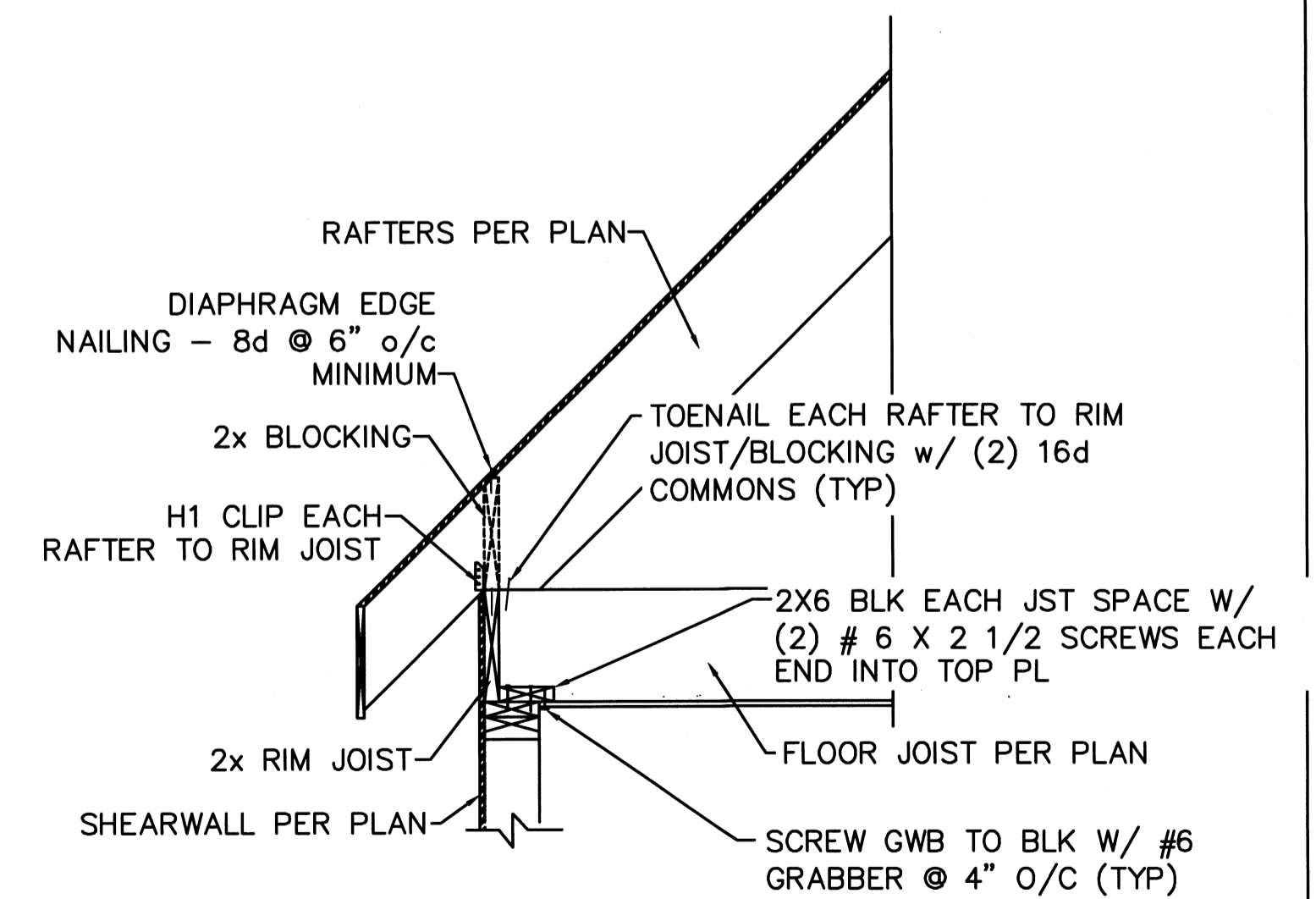
6 TYP. POST TO BEAM CONN.



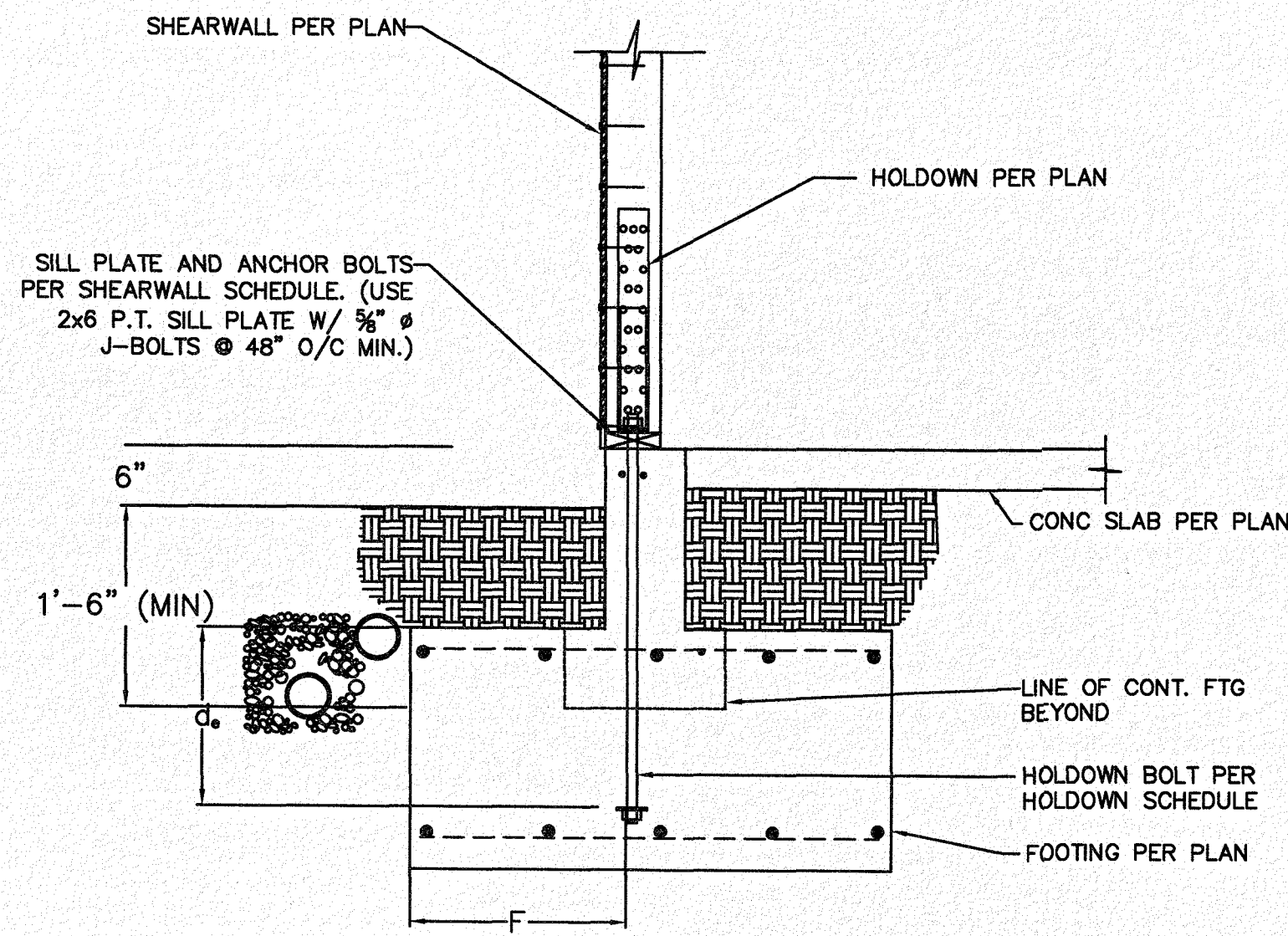
7 TYPICAL GARAGE PILASTER
SCALE: 1/2"=1'-0"



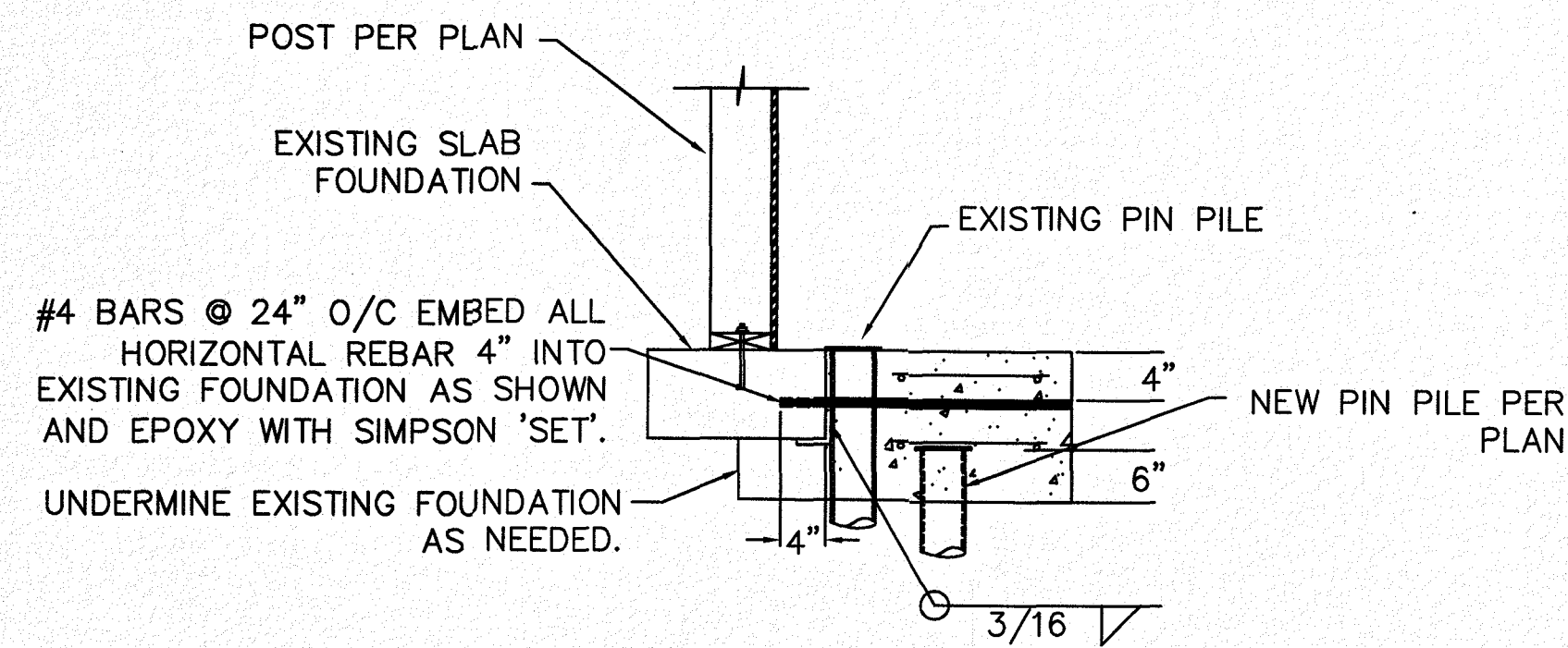
8 UPSET BEAM



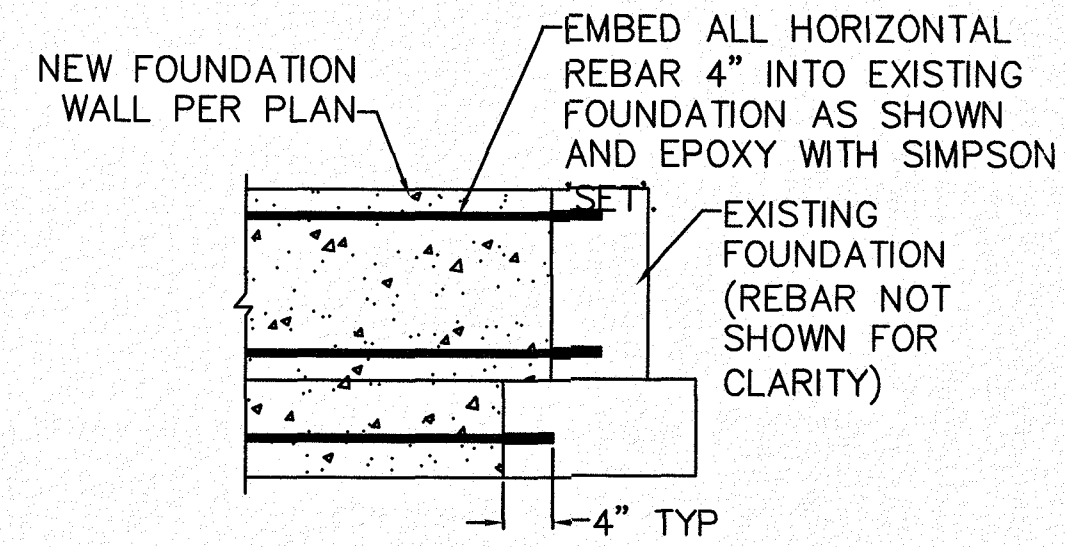
9 ROOF TO FLOOR CONNECTION
SCALE: 3/4"=1'-0"



① HOLDOWN / FOOTING CONNECTION



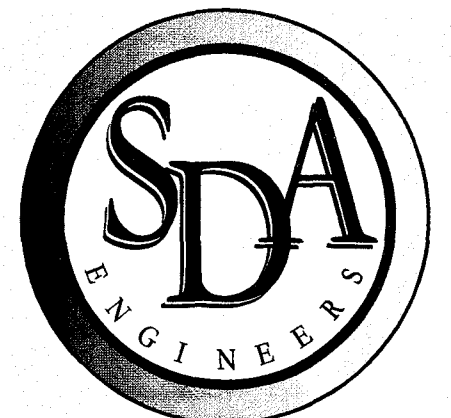
② PILE CAP TO EXISTING PILE AND FOUNDATION



③ NEW FOUNDATION TO EXISTING FOUNDATION

④ FOOTING/PILE CAP SCHEDULE

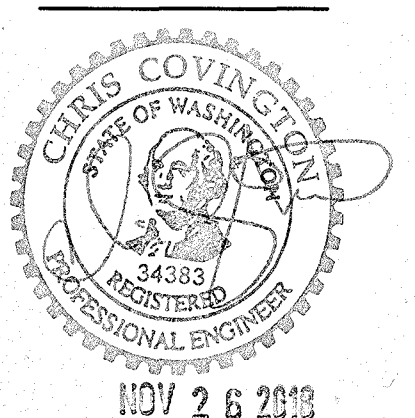
24" x 24" x 12" DEEP CONCRETE PILE CAP w/ (2) #4 BARS EACH WAY	24
30" x 30" x 12" DEEP CONCRETE FOOTING w/ (2) #4 BARS EACH WAY	30
30" x 24" x 12" DEEP CONCRETE PILE CAP w/ (2) #4 BARS EACH WAY	3024
60" x 24" x 12" DEEP CONCRETE PILE CAP w/ #4 BARS @ 12" o/c EACH WAY	6024
72" x 36" x 18" DEEP CONCRETE PILE CAP w/ #5 BARS @ 12" o/c EACH WAY, TOP & BOT	723618



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