

TAX PARCEL ID:
294890-0046
5476 W. MERCER WY

LOT A
TAX PARCEL ID:
294890-0051

LOT B
TAX PARCEL ID:
294890-0050

PROPOSED LOCATION OF WATER METER:
2'-0" NORTH OF DRIVEWAY & 3'-0" EAST OF WATER MAIN /
VERIFY W/CITY OF MERCER ISLAND

PROPOSED WATER SUPPLY LINE
10' EASEMENT FOR WATER & GAS LINES /
KING COUNTY RECORDING INSTRUMENT NUMBER: 20200604000527

EXTENT OF EASEMENT FOR
WATER & GAS
PROPOSED WATER & GAS
LINES TO HOUSE

PROPOSED
WATER & GAS
LINES TO COTTAGE

EXTEND EDGE OF EXISTING DRIVEWAY
(MAINTAIN 12'-0" CLEAR MIN.)

SITE UTILITY PLAN
1" = 20'-0"
NORTH

5805 REGISTERED ARCHITECT
Patricia Brennan
PATRICIA LYNN BRENNAN
STATE OF WASHINGTON

Patricia Brennan
ARCHITECTS

224
Pontius
Avenue
North
Suite 117
Seattle
Washington
98109
Phone
206.328.2886
Fax
206.328.2981

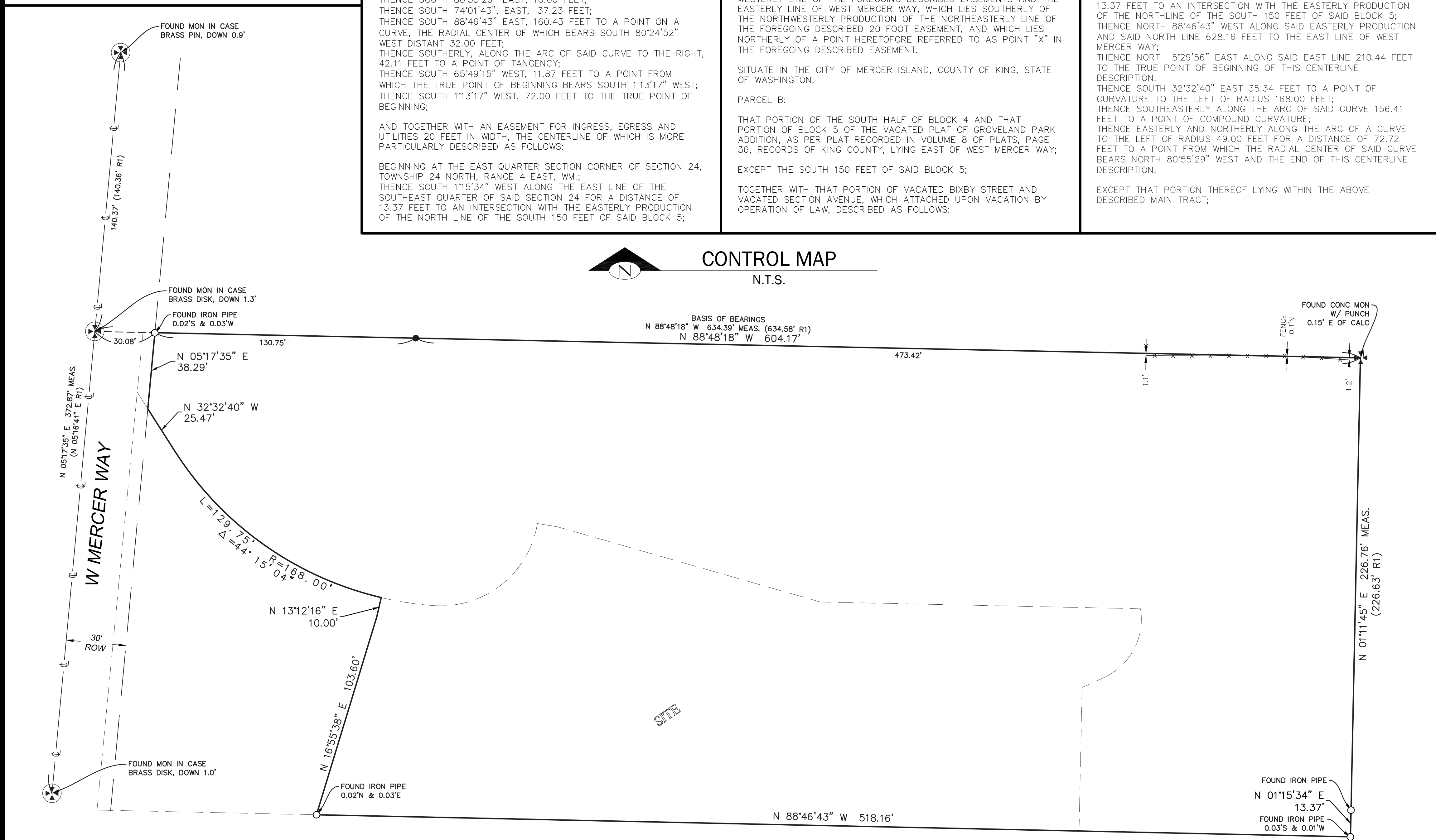
2 CORRECTION #2
Date: 09/09/2020
1 CORRECTION #1
Date: 07/27/2020
Date: 03/24/2020

Nader Residence
5472 West Mercer Way
Mercer Island, WA 98040

SITE
2

TOPOGRAPHIC & BOUNDARY SURVEY

SURVEYOR'S NOTES	LEGAL DESCRIPTION	LEGAL DESCRIPTION	LEGAL DESCRIPTION	LEGAL DESCRIPTION
<p>1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DVD OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.</p> <p>2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.</p> <p>3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).</p> <p>4. SUBJECT PROPERTY TAX PARCEL NO. 294890-0050 & 294890-0051.</p> <p>5. TOTAL SUBJECT PROPERTY AREA PER THIS SURVEY IS 130,377 ±S.F. (2.99 ACRES) FOR PARCEL# 294890-0050, AREA=85,704 ±S.F. (1.97 ACRES) FOR PARCEL# 294890-0051, AREA=44,673 ±S.F. (1.02 ACRES)</p> <p>6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.</p> <p>7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.</p>	<p>(PER STATUTORY WARRANTY DEED RECORDING# 20060403002415) PARCEL A</p> <p>THAT PORTION OF THE SOUTH HALF OF BLOCK 4 AND THAT PORTION OF BLOCK 5 OF THE VACATED PLAT OF GROVELAND PARK ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING EAST OF WEST MERCER WAY;</p> <p>EXCEPT THE SOUTH 150 FEET OF SAID BLOCK 5;</p> <p>TOGETHER WITH THAT PORTION OF VACATED BIXBY STREET AND VACATED SECTION AVENUE, WHICH ATTACHED UPON VACATION BY OPERATION OF LAW;</p> <p>ALSO EXCEPT THAT PORTION OF BLOCKS 4 AND 5, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 11°5'34" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID BLOCK 5; THENCE NORTH 88°46'43" WEST, ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE, 136.01 FEET TO THE TRUE POINT OF BEGINNING;</p> <p>THENCE CONTINUING NORTH 88°46'43" WEST ALONG THE NORTH LINE OF THE SOUTH 150 FEET OF SAID BLOCK 5 TO THE EAST LINE OF WEST MERCER WAY;</p> <p>THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET.; THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT OF RADIUS 168.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC & SAID CURVE 156.41 FEET TO A POINT OF COMPOUND CURVATURE;</p> <p>THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST AND THE END OF THIS CENTERLINE DESCRIPTION;</p> <p>EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;</p> <p>ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT:</p> <p>BEGINNING AT THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT;</p> <p>THENCE SOUTH 5°29'56" WEST 16.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF SAID EASEMENT, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;</p> <p>THENCE SOUTH 32°32'40" EAST ALONG SAID EASEMENT MARGIN 22.56 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 57°27'20" WEST DISTANT 7.78 FEET THEREFROM;</p> <p>THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 19.28 FEET TO A POINT HEREINAFTER TO BE REFERRED TO AS POINT "X";</p> <p>THENCE NORTH 5°29'56" EAST TO THE TRUE POINT OF BEGINNING;</p> <p>AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF SAID SOUTH HALF OF VACATED BLOCK 4, WHICH MAY LIE BETWEEN THE WESTERLY LINE OF THE FOREGOING DESCRIBED EASEMENTS AND THE EASTERLY LINE OF WEST MERCER WAY, WHICH LIES SOUTHERLY OF THE NORTHWESTERLY PRODUCTION OF THE NORTHEASTERLY LINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT, AND WHICH LIES NORTHERLY OF A POINT HERETOFORE REFERRED TO AS POINT "X" IN THE FOREGOING DESCRIBED EASEMENT.</p> <p>SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.</p> <p>PARCEL B:</p> <p>THAT PORTION OF THE SOUTH HALF OF BLOCK 4 AND THAT PORTION OF BLOCK 5 OF THE VACATED PLAT OF GROVELAND PARK ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING EAST OF WEST MERCER WAY;</p> <p>EXCEPT THE SOUTH 150 FEET OF SAID BLOCK 5;</p> <p>TOGETHER WITH THAT PORTION OF VACATED BIXBY STREET AND VACATED SECTION AVENUE, WHICH ATTACHED UPON VACATION BY OPERATION OF LAW, DESCRIBED AS FOLLOWS:</p> <p>EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;</p>	<p>THENCE NORTH 88°46'43" WEST ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE 628.16 FEET TO THE EAST LINE OF WEST MERCER WAY;</p> <p>THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;</p> <p>THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT OF RADIUS 168.00 FEET;</p> <p>THENCE SOUTHEASTERLY ALONG THE ARC & SAID CURVE 156.41 FEET TO A POINT OF COMPOUND CURVATURE;</p> <p>THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST AND THE END OF THIS CENTERLINE DESCRIPTION;</p> <p>EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;</p> <p>ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT:</p> <p>BEGINNING AT THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT;</p> <p>THENCE SOUTH 5°29'56" WEST 16.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF SAID EASEMENT, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;</p> <p>THENCE SOUTH 32°32'40" EAST ALONG SAID 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EAST, 103.60 FEET;</p> <p>THENCE NORTH 13°12'16" EAST, 10.00 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 13°12'16" EAST DISTANT 168.00 FEET;</p> <p>THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, 26.66 FEET TO A POINT OF COMPOUND CURVATURE;</p> <p>THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS, 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST;</p> <p>THENCE SOUTH 80°55'29" EAST, 10.00 FEET;</p> <p>THENCE SOUTH 74°01'43" EAST, 137.23 FEET;</p> <p>THENCE SOUTH 88°46'43" EAST, 160.43 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 80°24'52" WEST DISTANT 32.00 FEET;</p> <p>THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, 42.11 FEET TO A POINT OF TANGENCY;</p> <p>THENCE SOUTH 65°49'15" WEST, 11.87 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 11°3'17" WEST;</p> <p>THENCE SOUTH 11°3'17" WEST, 72.00 FEET TO THE TRUE POINT OF BEGINNING;</p> <p>TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.;</p> <p>THENCE SOUTH 11°5'34" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150 FEET OF SAID BLOCK 5;</p> <p>THENCE NORTH 88°46'43" WEST ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE 628.16 FEET TO THE EAST LINE OF WEST MERCER WAY;</p> <p>THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;</p> <p>THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT OF RADIUS 168.00 FEET;</p> <p>THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 156.41 FEET TO A POINT OF COMPOUND CURVATURE;</p> 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BASIS OF BEARINGS
A BEARING OF N 88°48'18" W BETWEEN FOUND MONUMENTS ON THE SOUTH LINE OF WESTSIDE GROVE.
REFERENCES
R1. WESTSIDE GROVE, VOL. 97, PGS. 101-102, RECORDS OF KING COUNTY, WASHINGTON.
VERTICAL DATUM
NAVD88 PER CITY OF MERCER ISLAND BENCHMARK 3142 FOUND "1" BRASS PLUG IN CONC. (DN 1.3") PC W.MERCER WAY & BROOK BAY RD. ELEVATION ON PLUG = 155.728'

LEGEND	
DECK	FENCE LINE (CHAIN LINK)
AREA DRAIN	FENCE LINE (WOOD)
ASPHALT SURFACE	GAS METER
BRICK SURFACE	INLET (TYPE 1)
BOLLARD	NAIL AS NOTED
BUILDING	POST
CENTERLINE ROW	HOSE BIB RISER
CONCRETE SURFACE	STORM DRAIN LINE
RETAINING WALL	TREE (AS NOTED)
MONUMENT IN CASE (FOUND)	WATER METER
MONUMENT (SURFACE, FOUND)	YARD LIGHT
IRON PIPE AS NOTED (FOUND)	

VICINITY MAP
N.T.S.

5472 West Mercer Way

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net www.terrane.net

JOB NUMBER:	160748
DATE:	7/3/19
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM
SCALE:	N.T.S.
REVISION HISTORY	
SHEET NUMBER	
1 OF 2	

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF NE 1/4 SEC 24, TWP. 24N., RGE 04E., W.M.
PARCEL NO. 2948900050 & 2948900051

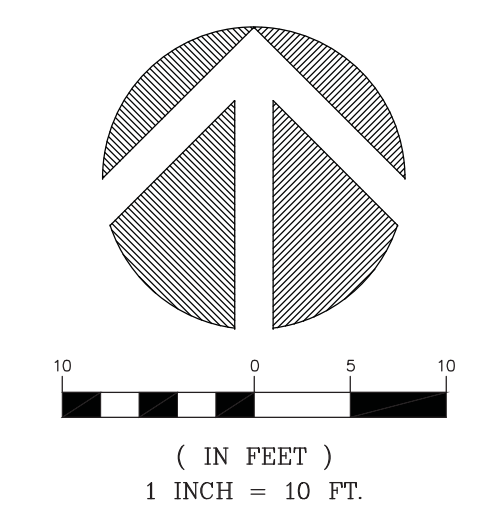
NADER RESIDENCE
5472 W MERCER WAY
MERCER ISLAND, WA 98040

Jacob & Miller
SURVEYORS
REGISTERED PROFESSIONALS
NOV 1907

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

- DECK
- AREA DRAIN
- ASPHALT SURFACE
- BRICK SURFACE
- BOLLARD
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- RETAINING WALL
- MONUMENT IN CASE (FOUND)
- MONUMENT (SURFACE, FOUND)
- IRON PIPE AS NOTED (FOUND)
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS METER
- INLET (TYPE 1)
- NAIL AS NOTED
- POST
- HOSE BIB RISER
- STORM DRAIN LINE
- TREE (AS NOTED)
- WATER METER
- YARD LIGHT



STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF NE 1/4 SEC 24, TWP. 24N., RGE 04E., W.M.
 PARCEL NO. 2948900050 & 2948900051

NADER RESIDENCE
 5472 W MERCER WAY
 MERCER ISLAND, WA 98040





Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
www.terrane.net

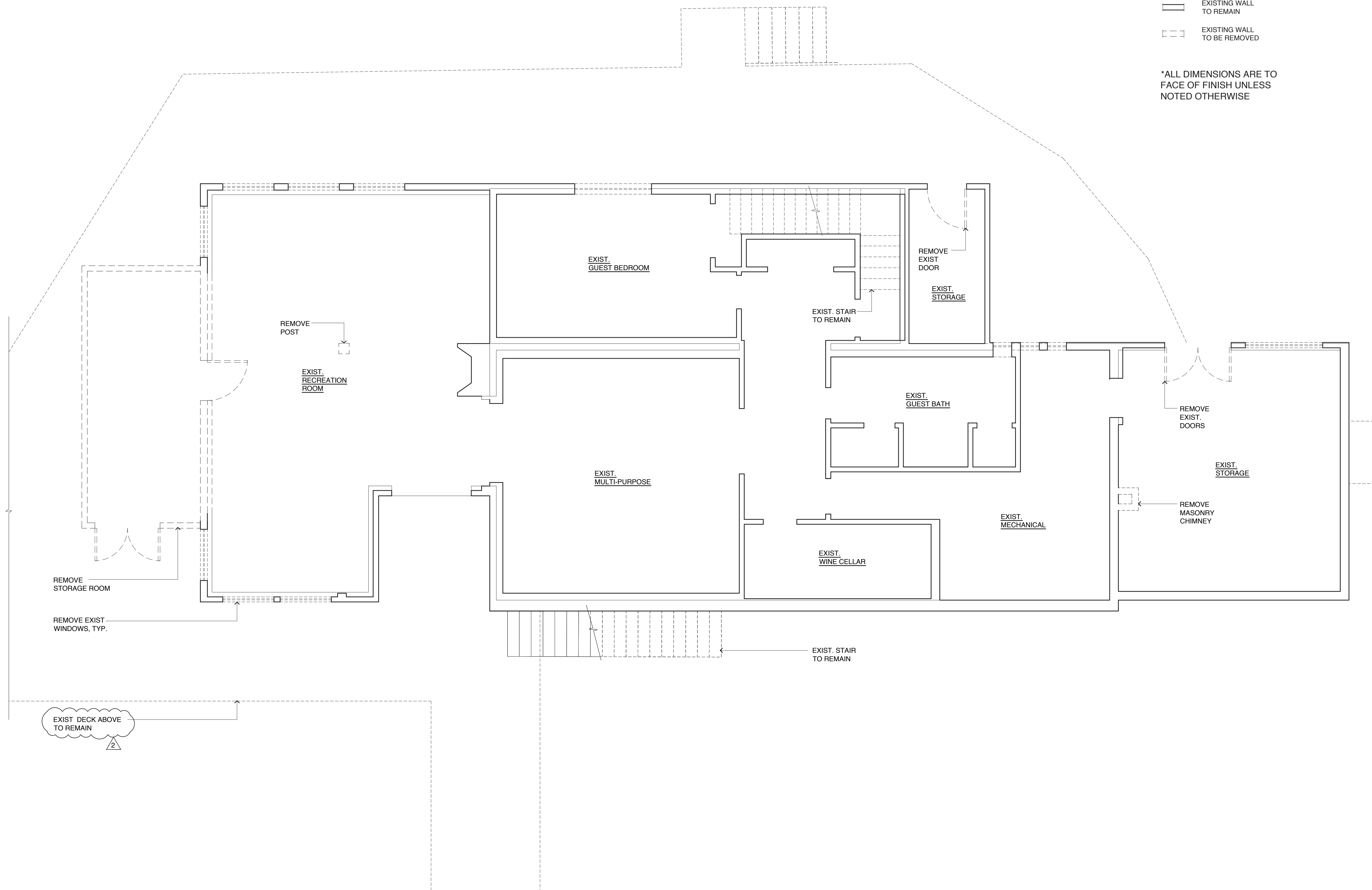
JOB NUMBER:	160748
DATE:	7/3/19
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
2 OF 2	

measure success

WALL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED

*ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE



BASEMENT DEMOLITION PLAN

1/4" = 1'-0"





5805 REGISTERED ARCHITECT
Patricia Brennan
 PATRICIA LYNN BRENNAN
 STATE OF WASHINGTON



Patricia Brennan
 ARCHITECTS

224
 Pontius
 Avenue
 North
 Suite 117
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 98109
 Phone
 206.328.2886
 Fax
 206.328.2981


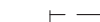
-  CORRECTION #2
 Date: 10/02/2020
-  CORRECTION #1
 Date: 07/27/2020
 Date: 02/27/2020

Nader Residence

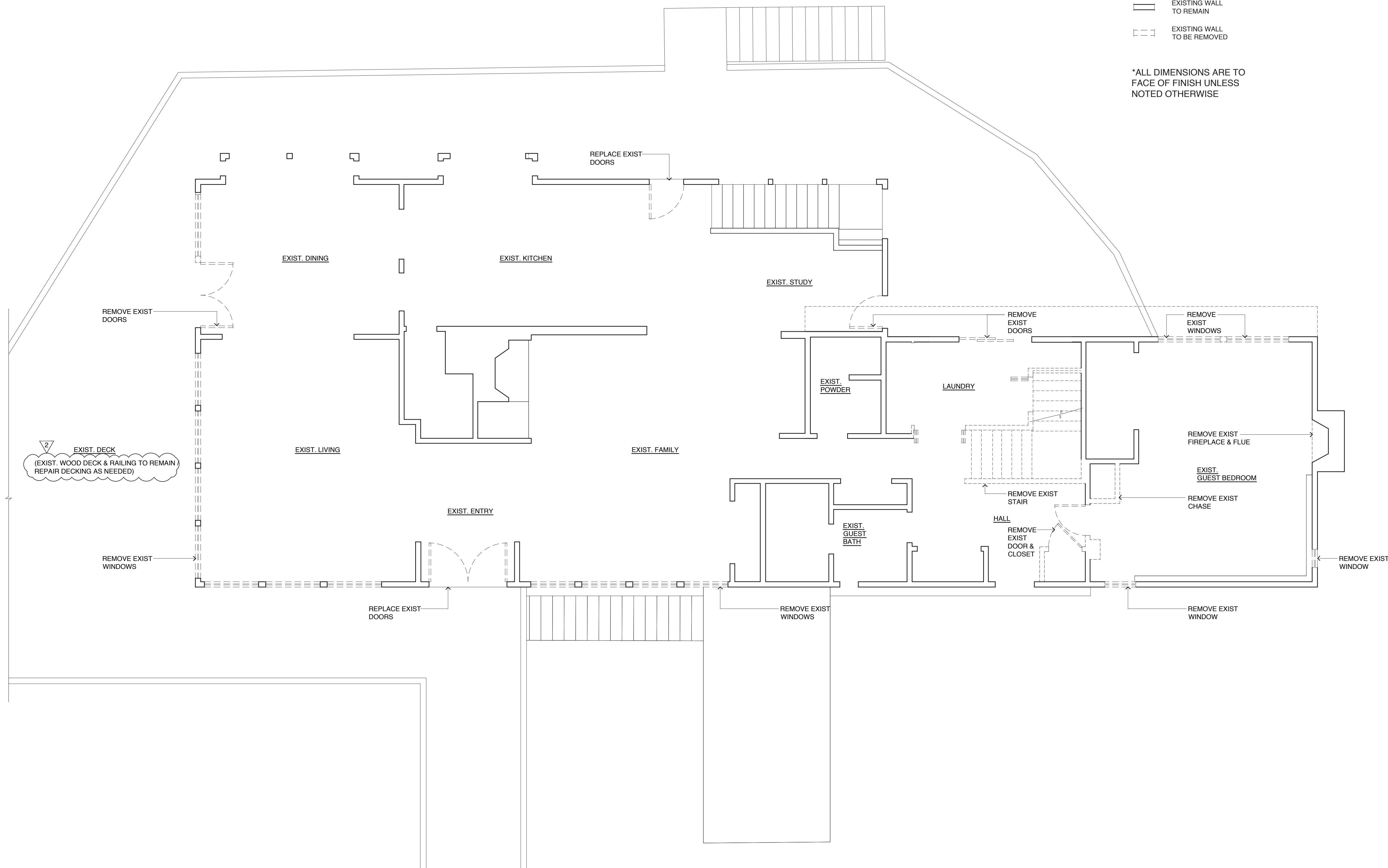
5472 West Mercer Way
 Mercer Island, WA 98040

D0

WALL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED

*ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE

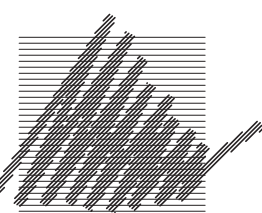


LEVEL ONE DEMOLITION PLAN

1/4" = 1'-0"





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-  CORRECTION #2
 Date: 10/02/2020
-  CORRECTION #1
 Date: 07/27/2020
 Date: 02/27/2020

Nader Residence

5472 West Mercer Way
 Mercer Island, WA 98040

D1

WALL LEGEND

— EXISTING WALL TO REMAIN

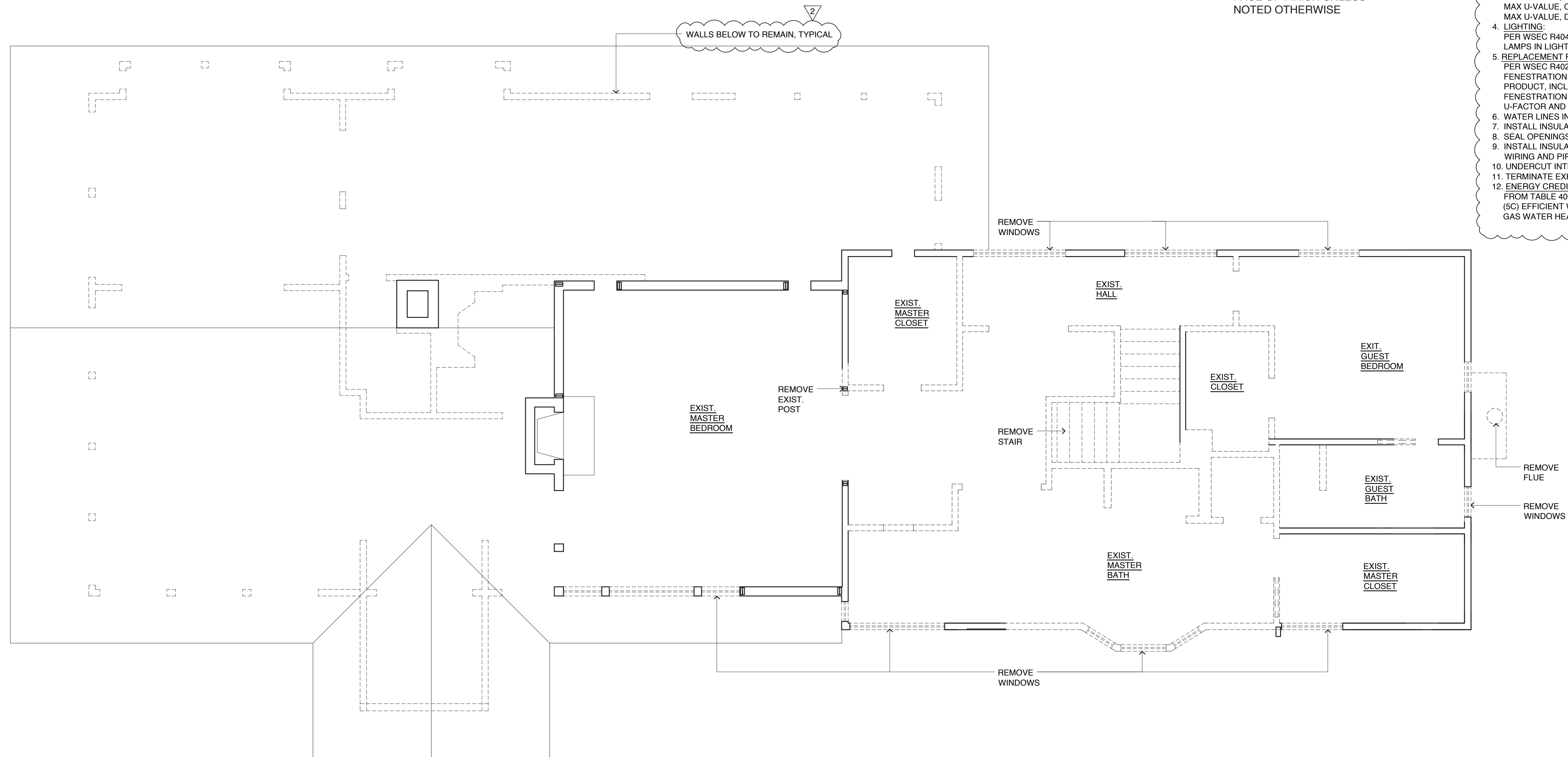
- - - EXISTING WALL TO BE REMOVED

☁ WALLS BELOW TO REMAIN

*ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE

ENERGY NOTES

- CONSTRUCTION TO FOLLOW WASHINGTON STATE ENERGY CODE 2015 EDITION. BUILDING ENVELOPE COMPLIANCE METHOD: PRESCRIPTIVE OPTION FOR GROUP R OCCUPANCY FROM TABLE 402.1.1.
- INSULATION: PROVIDE INSULATION AS FOLLOWS PER WSEC R503:
CEILINGS: R-49
CEILING VAULTED: R-38
EXISTING EXTERIOR 2X4 WALLS EXPOSED DURING CONSTRUCTION: R-15
NEW EXTERIOR WALLS ABOVE GRADE: R-21
EXTERIOR WALLS BELOW GRADE: R-10/15/21 INT.+TB
FLOORS: R-30
- GLAZING: PROVIDE THE FOLLOWING U-VALUES:
MAX U-VALUE, VERTICAL .30
MAX U-VALUE, OVERHEAD .50
MAX U-VALUE, DOORS .30
- LIGHTING: PER WSEC R404.1, A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- REPLACEMENT FENESTRATION: PER WSEC R402.3.6, WHERE SOME OR ALL OF AN EXISTING FENESTRATION UNIT IS REPLACED WITH A NEW FENESTRATION PRODUCT, INCLUDING SASH AND GLAZING, THE REPLACEMENT FENESTRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR U-FACTOR AND SHGC IN TABLE R402.1.1.
- WATER LINES IN UNHEATED SPACES TO BE INSULATED.
- INSTALL INSULATION BEHIND BATHTUBS & SHOWERS.
- SEAL OPENINGS AROUND PLUMBING PIPES IN EXTERIOR WALLS.
- INSTALL INSULATION BEHIND PARTITIONS & IN CORNERS. FIT AROUND WIRING AND PIPES.
- UNDERCUT INTERIOR DOORS TO ALLOW FOR AIR MOVEMENT.
- TERMINATE EXHAUST FANS OUTSIDE THE BUILDING.
- ENERGY CREDITS: INCORPORATE THE FOLLOWING ENERGY CREDITS FROM TABLE 406.2 OF THE WSEC 2015 EDITION FOR 638 SQ.FT. ADDITION:
(SC) EFFICIENT WATER HEATING (1.5 CREDITS)
GAS WATER HEATER WITH A MINIMUM EF OF 0.91.

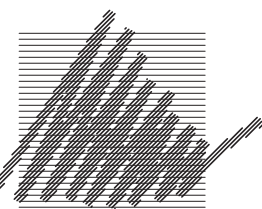


LEVEL TWO DEMOLITION PLAN

1/4" = 1'-0"



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- 2 CORRECTION #2
Date: 10/02/2020
- 1 CORRECTION #1
Date: 07/27/2020
Date: 02/27/2020

Nader Residence

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Mercer Island, WA 98040


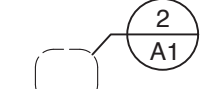
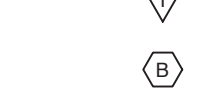




D2

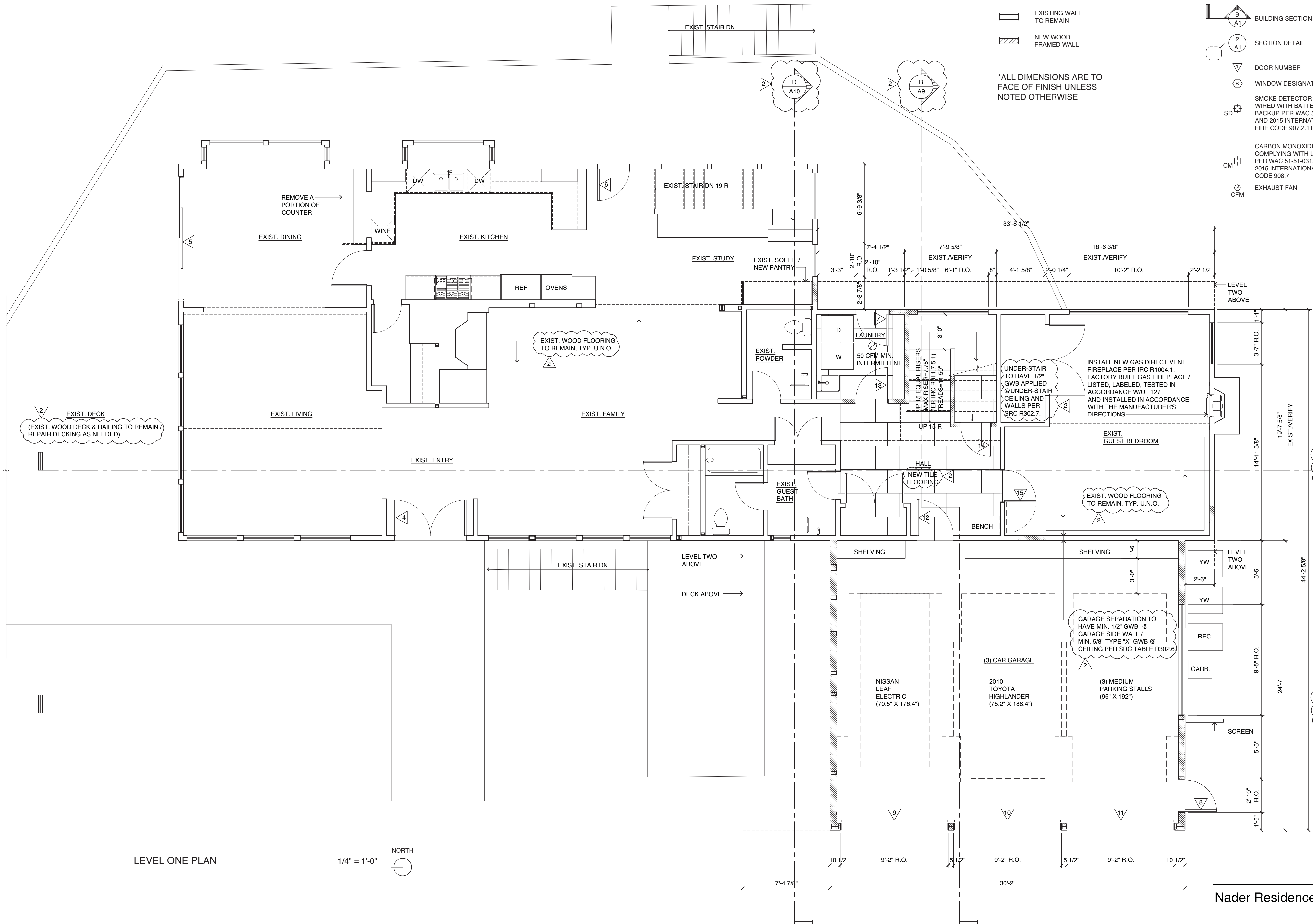
WALL LEGEND

-  EXISTING WALL TO REMAIN
-  NEW WOOD FRAMED WALL

*ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE

KEY

-  BUILDING SECTION
-  SECTION DETAIL
-  DOOR NUMBER
-  WINDOW DESIGNATION
-  SMOKE DETECTOR / HARD WIRED WITH BATTERY BACKUP PER WAC 51-51-0314 AND 2015 INTERNATIONAL FIRE CODE 907.2.11
-  CARBON MONOXIDE ALARM COMPLYING WITH UL 2034 PER WAC 51-51-0315 AND 2015 INTERNATIONAL FIRE CODE 908.7
-  EXHAUST FAN



LEVEL ONE PLAN

1/4" = 1'-0"





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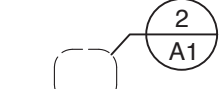



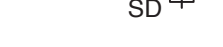

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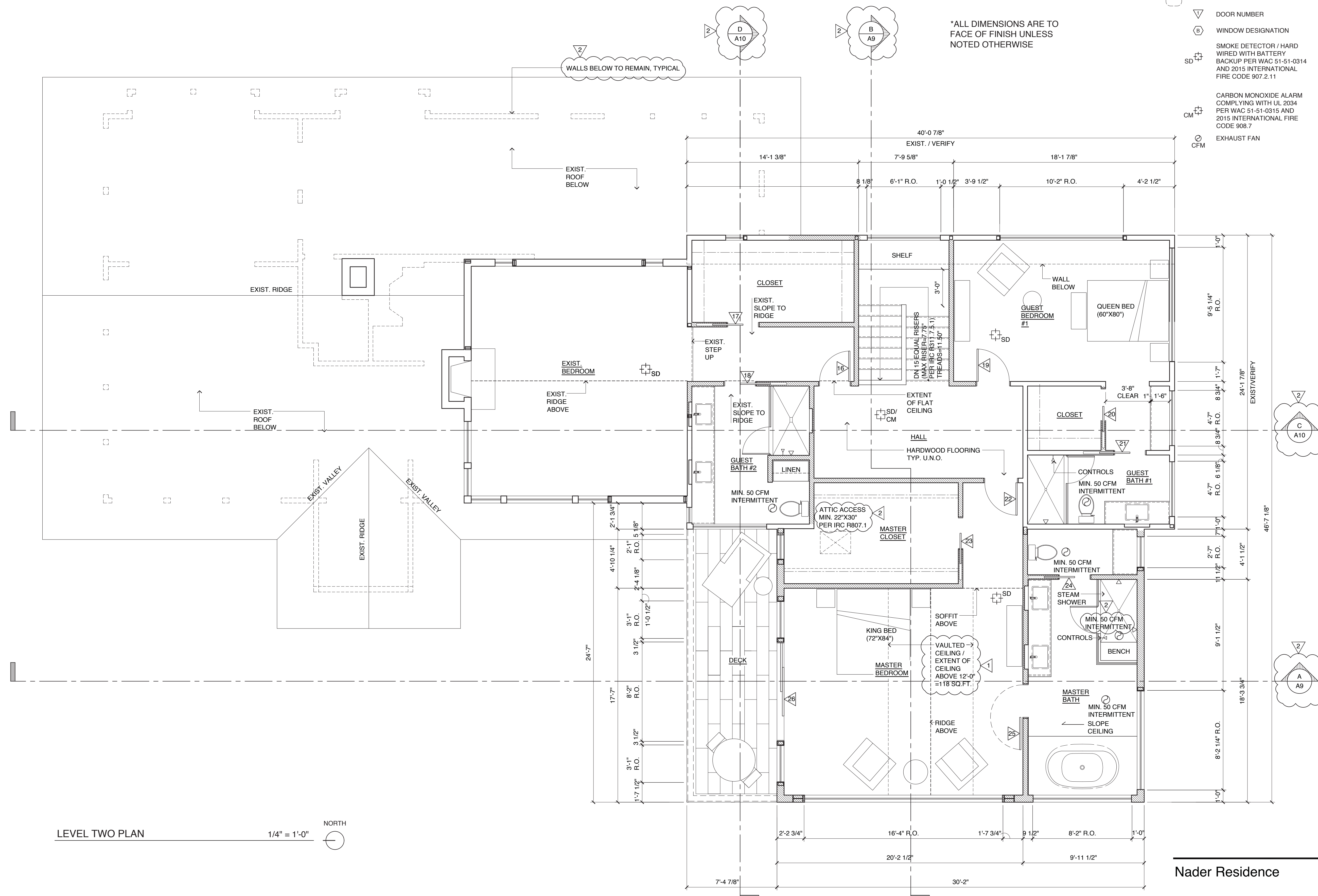
WALL LEGEND

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-  NEW WOOD FRAMED WALL

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KEY

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-  SECTION DETAIL
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-  EXHAUST FAN



LEVEL TWO PLAN



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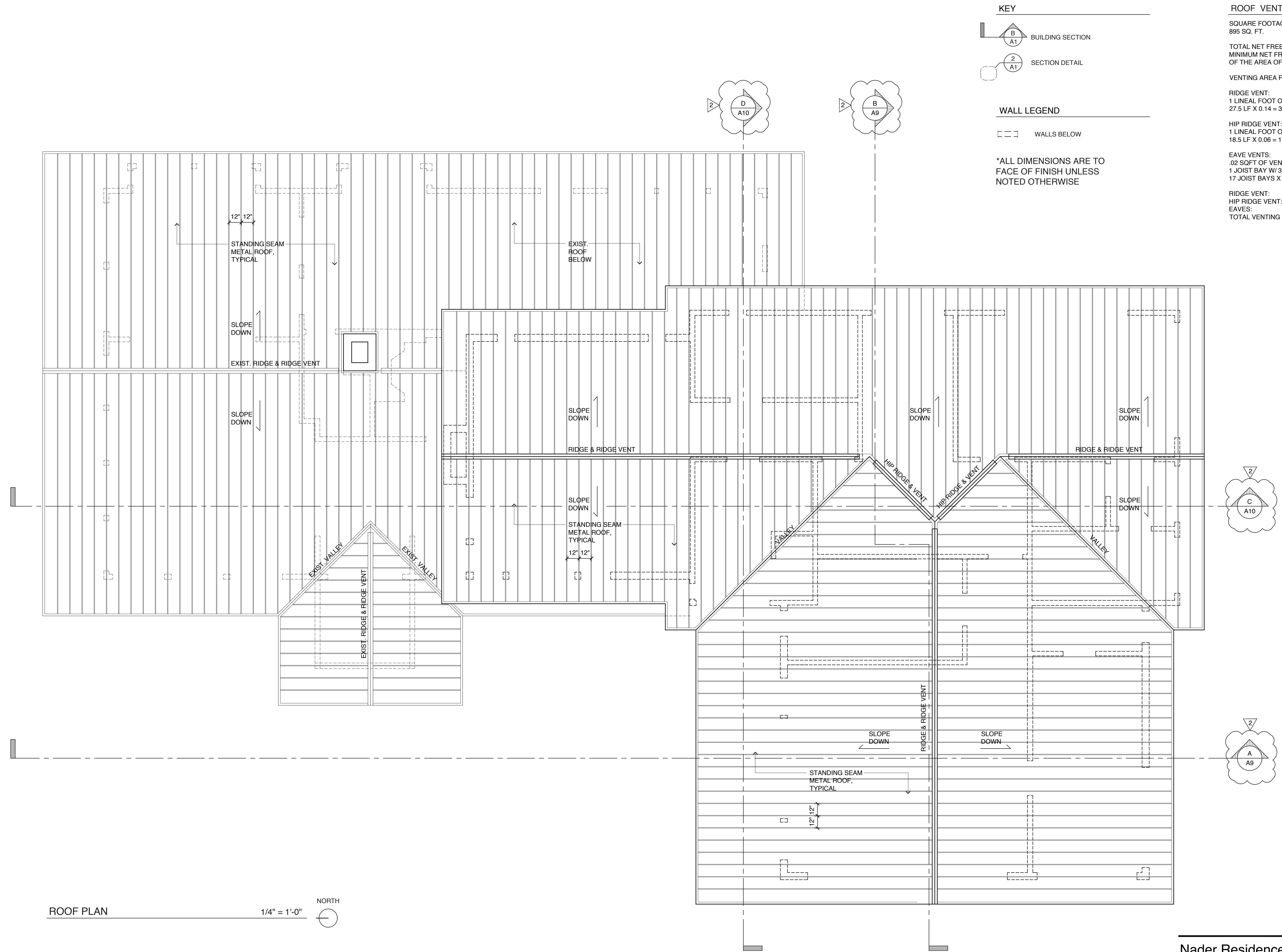
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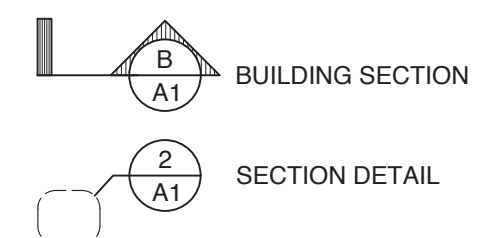
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A3



KEY



WALL LEGEND



*ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE

ROOF VENTILATION CALCULATION

SQUARE FOOTAGE OF ROOF AREA TO BE VENTILATED:
895 SQ. FT.

TOTAL NET FREE AREA
MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150
OF THE AREA OF THE VENTILATED SPACE PER IRC R806.2

VENTING AREA REQUIRED $895 \text{ SQ. FT.} / 150 = 5.97 \text{ SQ. FT.}$

RIDGE VENT:
1 LINEAL FOOT OF RIDGE VENT = 0.14 SQ. FT OF VENTILATION
 $27.5 \text{ LF} \times 0.14 = 3.85 \text{ SQ. FT}$

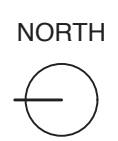
HIP RIDGE VENT:
1 LINEAL FOOT OF HIP RIDGE VENT = 0.06 SQ. FT OF VENTILATION
 $18.5 \text{ LF} \times 0.06 = 1.11 \text{ SQ. FT}$

EAVE VENTS:
.02 SQFT OF VENTILATION PROVIDED PER V-NOTCH @ EAVE
1 JOIST BAY W/ 3 V-NOTCH PER BAY = 0.06 SQ. FT.
 $17 \text{ JOIST BAYS} \times 0.06 \text{ SQ. FT} = 1.02 \text{ SQ. FT.}$

RIDGE VENT:	3.85 SQ. FT.
HIP RIDGE VENT:	1.11 SQ. FT.
EAVES:	1.02 SQ. FT.
TOTAL VENTING PROVIDED:	5.98 SQ. FT.

ROOF PLAN

1/4" = 1'-0"



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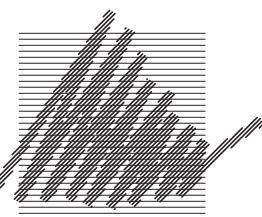
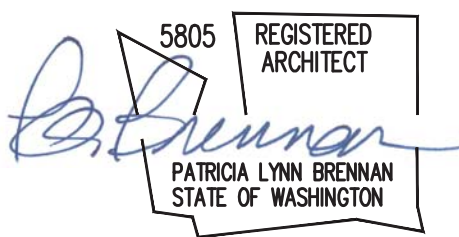
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A4

DOOR SCHEDULE

MARK	FRAME SIZE	THK	U-VALUE	REMARKS
1	5'-1" X 6'-8" (PAIR)	1-3/4"		VERIFY EXIST. OPENING
2	3'-0" X 6'-8"	1-3/4"		VERIFY EXIST. OPENING
3	9'-0" X 6'-8"	1-3/4"	0.30	LIFT SLIDE PATIO DOOR
4	6'-1 3/8" X 6'-8" (PAIR)	1-3/4"	0.30	CUSTOM ENTRY DOOR / VERIFY EXIST. OPENING
5	10'-4" X 6'-9 1/4"	1-3/4"	0.30	LIFT SLIDE PATIO DOOR
6	2'-8" X 6'-8"	1-3/4"	0.30	CUSTOM STORE DOOR / VERIFY EXIST. OPENING
7	2'-8" X 6'-8"	1-3/4"	0.30	CUSTOM STORE DOOR
8	2'-8" X 7'-0"	1-3/4"	0.30	CUSTOM STORE DOOR
9	9'-0" X 8'-0"	1-3/4"	0.30	CUSTOM GARAGE DOOR
10	9'-0" X 8'-0"	1-3/4"	0.30	CUSTOM GARAGE DOOR
11	9'-0" X 8'-0"	1-3/4"	0.30	CUSTOM GARAGE DOOR
12	3'-0" X 6'-8"	1-3/4"		SMOKE GASKET & SELF-CLOSING HARDWARE
13	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
14	2'-6" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
15	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
16	2'-6" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
17	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
18	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
19	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
20	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
21	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
22	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
23	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
24	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
25	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
26	8'-0" X 7'-0"	1-3/4"	0.30	LIFT SLIDE PATIO DOOR

- DOOR SCHEDULE NOTES:
 1. MAXIMUM U-VALUE, VERTICAL GLAZING: 0.30 PER WSEC TABLE R402.1.1
 2. MAXIMUM U-VALUE, OPAQUE DOORS: 0.30 PER WSEC TABLE R402.1.1
 3. ALL GLAZING IN DOORS TO BE SAFETY GLASS, SAFETY GLASS TO BE PERMANENTLY MARKED.
 4. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING.
 5. CONTRACTOR TO VERIFY EXISTING OPENINGS.



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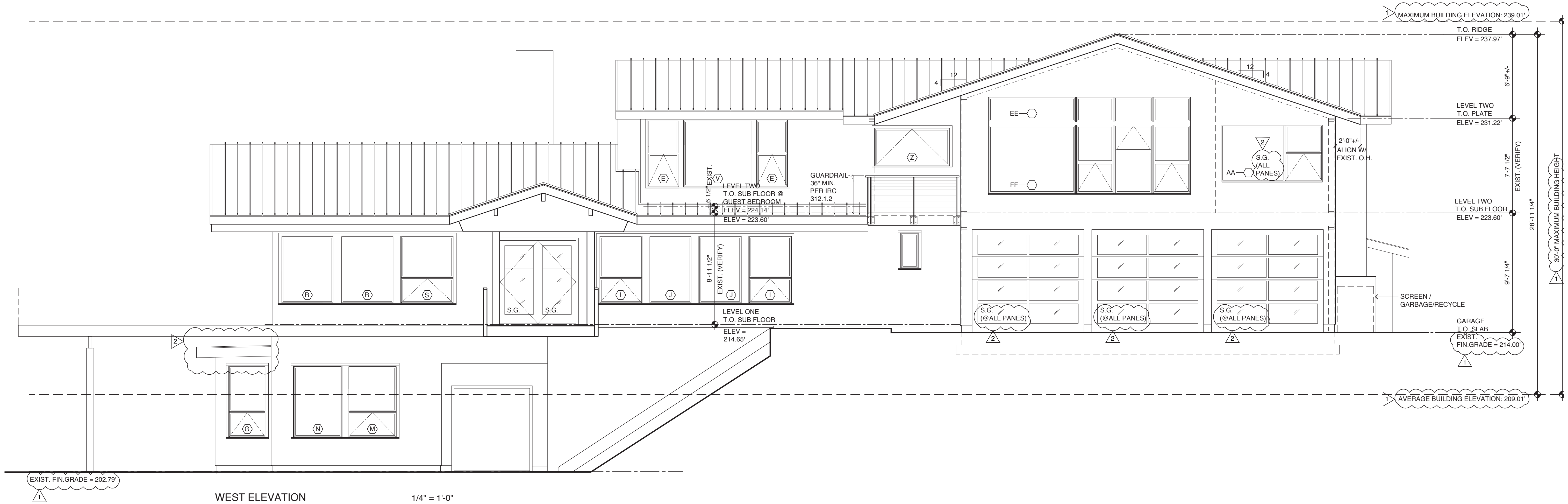
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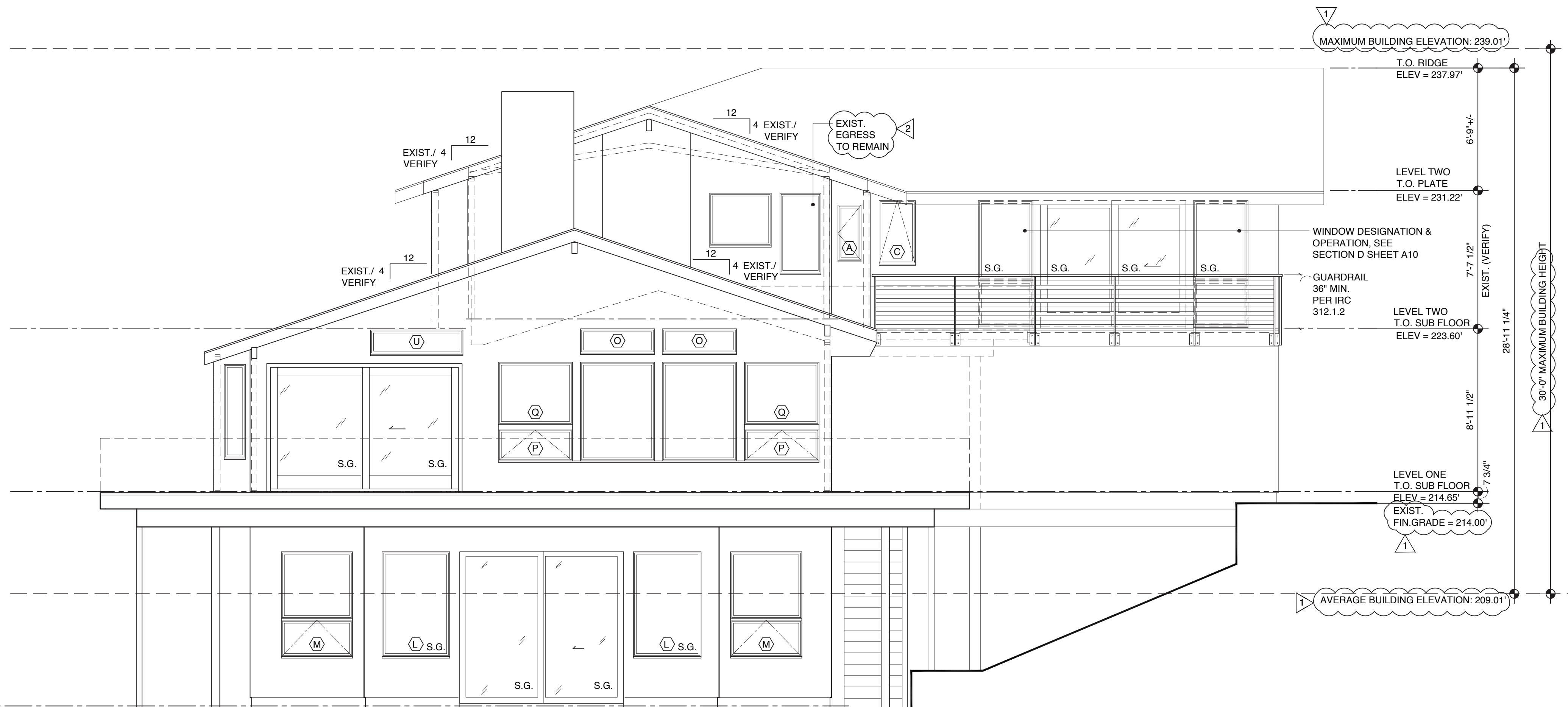
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A5



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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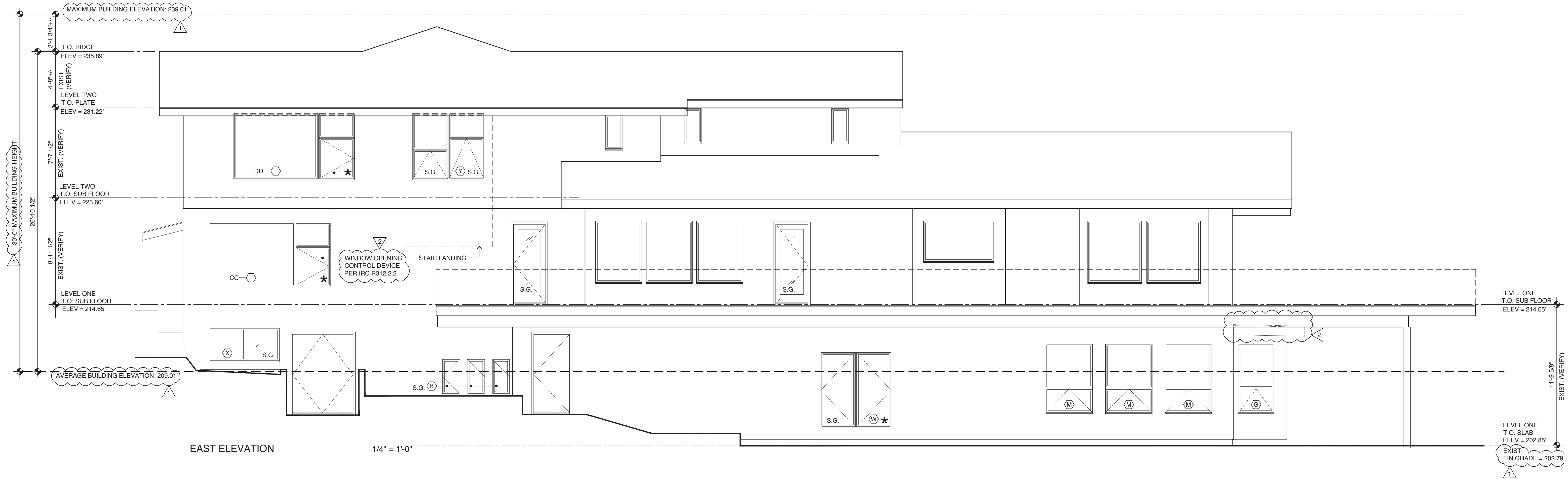
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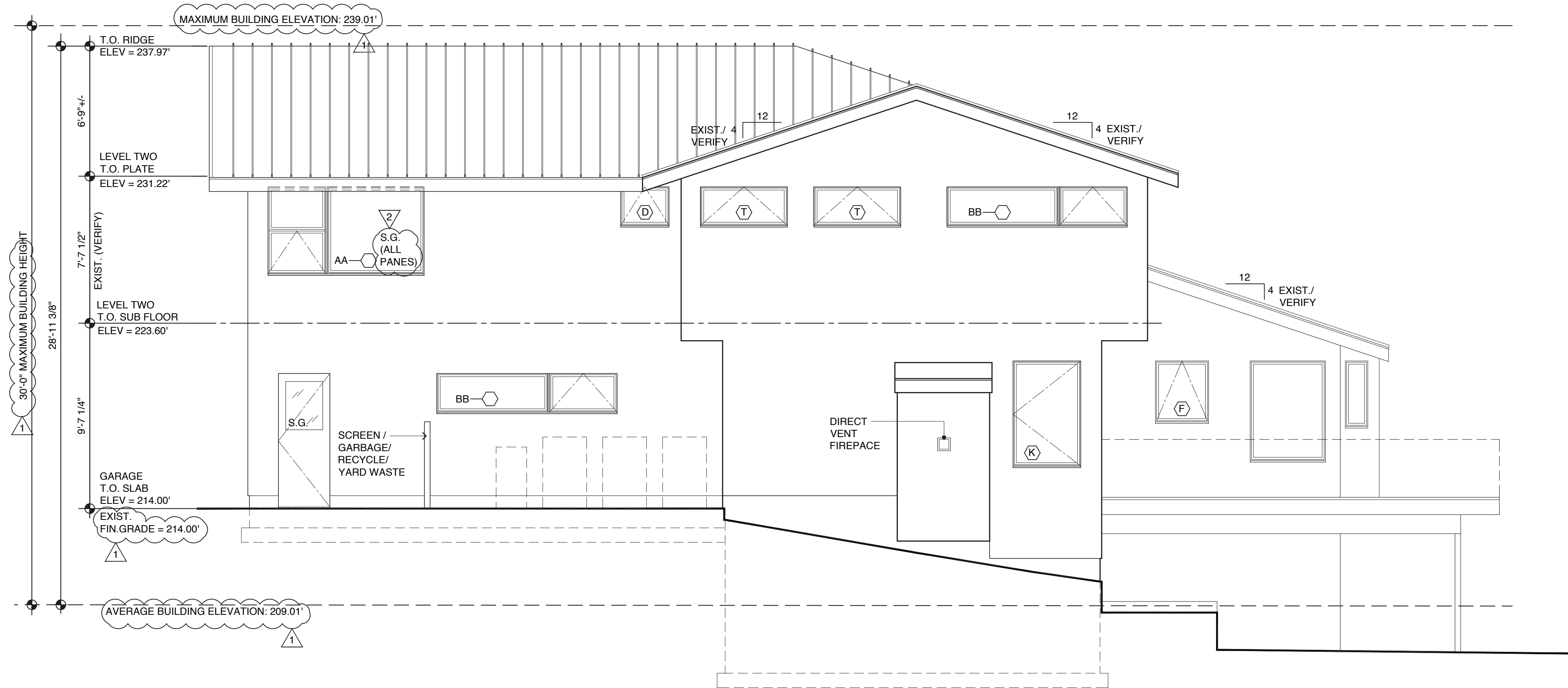
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A6



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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 Mercer Island, WA 98040

A7

WINDOW SCHEDULE

MARK	NET SIZE W/ R.O. IF NEW	LOCATIONS	OPERATION	REMARKS	QTY
A	1'-3 1/4" X 3'-0 1/2"	GUEST BATH #2	CASEMENT	VERIFY EXIST. OPENINGS	1
B	1'-5 1/2" X 2'-11"	BASEMENT MECHANICAL & BASEMENT GUEST BATH	AWNING	VERIFY EXIST. OPENINGS	3
C	2'-0" X 3'-6" (2'-1" X 3'-6 1/2" R.O.)	MASTER CLOSET	AWNING		1
D	2'-6" X 2'-0" (2'-7" X 2'-0 1/2" R.O.)	MASTER BATH	AWNING		1
E	2'-6" X 5'-4 1/2"	GUEST BEDROOM #2	FIXED/AWNING	VERIFY EXIST. OPENINGS	2
F	2'-9" X 3'-2" (2'-10" X 3'-2 1/2" R.O.)	EXIST. STUDY	AWNING		1
G	3'-0" X 5'-9 1/8" (2'-1" X 5'-9 5/8" R.O.)	EXIST. EXERCISE ROOM	FIXED/AWNING		2
H	3'-0" X 7'-0" (3'-1" X 7'-0 1/2" R.O.)	MASTER BEDROOM	FIXED/AWNING		2
I	3'-5" X 5'-5 1/4"	EXIST. FAMILY	FIXED/AWNING	VERIFY EXIST. OPENINGS	2
J	3'-5" X 5'-5 1/4"	EXIST. FAMILY	FIXED	VERIFY EXIST. OPENINGS	2
K	3'-6" X 5'-5 1/4" (3'-7" X 5'-5 3/4" R.O.)	OFFICE	CASEMENT		1
L	3'-8 3/4" X 5'-9 1/8" (3'-9 3/4" X 5'-9 5/8" R.O.)	EXIST. EXERCISE ROOM	FIXED		2
M	3'-11" X 5'-9 1/8"	EXIST. EXERCISE ROOM	FIXED/AWNING	VERIFY EXIST. OPENINGS	6
N	3'-11" X 5'-9 1/8"	EXIST. EXERCISE ROOM	FIXED	VERIFY EXIST. OPENINGS	1
O	4'-1" X 1'-4" (4'-2" X 1'-4 1/2" R.O.)	EXIST. LIVING	FIXED	VERIFY EXIST. OPENINGS	2
P	4'-1" X 3'-5 1/4"	EXIST. LIVING	AWNING	VERIFY EXIST. OPENINGS	2
Q	4'-1" X 1'-9"	EXIST. LIVING	FIXED	VERIFY EXIST. OPENINGS	2
R	4'-3" X 5'-5 1/4"	EXIST. LIVING	FIXED	VERIFY EXIST. OPENINGS	2
S	4'-3" X 5'-5 1/4"	EXIST. LIVING	FIXED/AWNING	VERIFY EXIST. OPENINGS	1
T	4'-6" X 2'-0" (4'-7" X 2'-0 1/2" R.O.)	GUEST BEDROOM #1	AWNING		2
U	5'-1" X 1'-4"	EXIST. DINING	FIXED	VERIFY EXIST. OPENINGS	1
V	5'-6" X 5'-4 1/2"	GUEST BEDROOM #2	FIXED	VERIFY EXIST. OPENINGS	1
W	5'-10 1/2" X 6'-3 1/8"	EXIST. BASEMENT BEDROOM	CASEMENT/CASEMENT	VERIFY EXIST. OPENINGS	1
X	5'-11" X 2'-9 1/2"	EXIST. BASEMENT STORAGE	SLIDER	VERIFY EXIST. OPENINGS	1
Y	6'-0" X 5'-6" (6'-1" X 5'-6 1/2" R.O.)	STAIRWELL	(2) FIXED / (2) AWNING		1
Z	6'-0 1/2" X 3'-0 1/2"	GUEST BATH #2	AWNING	VERIFY EXIST. OPENINGS	1
AA	8'-1" X 5'-6" (8'-2" X 4'-6 1/2" R.O.)	MASTER BATH	PICTURE / FIXED / AWNING		2
BB	8'-1" X 5'-6" (8'-2" X 5'-6 1/2" R.O.)	GARAGE / GUEST BEDROOM #1	FIXED/AWNING		2
CC	10'-1 1/2" X 5'-3" (10'-2 1/2" X 5'-3 1/2" R.O.)	OFFICE	PICTURE / FIXED / AWNING		1
DD	10'-1 1/2" X 5'-6" (10'-2 1/2" X 5'-6 1/2" R.O.)	GUEST BEDROOM #1	PICTURE / FIXED / AWNING		1
EE	16'-3" X 2'-0" (16'-4" X 2'-0 1/2" R.O.)	MASTER BEDROOM	(4) FIXED		1
FF	16'-3" X 5'-6" (16'-4" X 5'-6 1/2" R.O.)	MASTER BEDROOM	PICTURE / (3) FIXED / (3) AWNING		1
TOTAL					52

WINDOW SCHEDULE NOTES:

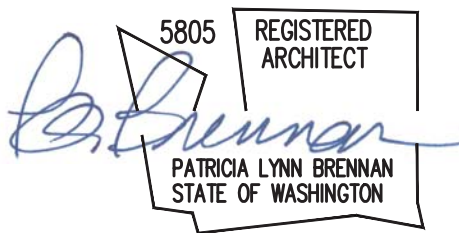
- WINDOW MANUFACTURER/SERIES: WINDSOR PINNACLE CLAD
- REFER TO WINDOW TYPES FOR MULLED UNIT BREAK-UP
- CUSTOM WINDOW SIZES TO BE FIELD VERIFIED PRIOR TO ORDERING
- SEE EXTERIOR ELEVATIONS FOR WINDOW OPERATIONS.
- ★ DENOTES EGRESS WINDOW. PROVIDE EGRESS WINDOWS PER 2015 IRC.
- TEMPERED GLASS TO BE USED IN THE FOLLOWING LOCATIONS:
 - WITHIN 18" OF FLOOR
 - WITHIN 24" OF ANY DOOR
 - OVER A TUB OR SHOWER
 - WITHIN 36" OF STAIR LANDINGS
 - WITHIN 60" OF THE BOTTOM TREAD OF STAIRS
 - REFER TO ELEVATIONS FOR S.G. DESIGNATION
- GLAZING SHALL BE NFRC-CERTIFIED AND ALL TEMPERED GLASS SHALL BE PERMANENTLY MARKED AS SUCH
- ALL WINDOWS TO BE INSULATED UNITS, DOUBLE LOW-E WITH ARGON AND 1/2" AIR SPACE, MAX. U-VALUE = .30 (VERTICAL)
- SATIN ETCHED GLAZING AS FOLLOWS:
 - .
 - .
- ALL OPENINGS & WINDOW SIZES TO BE FIELD VERIFIED PRIOR TO ORDERING.
- OPERABLE WINDOWS WHERE THE TOP OF THE SILL IS LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE SURFACE BELOW TO HAVE A WINDOW OPENING CONTROL DEVICE PER IRC R312.2.2.

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2 ★ ●

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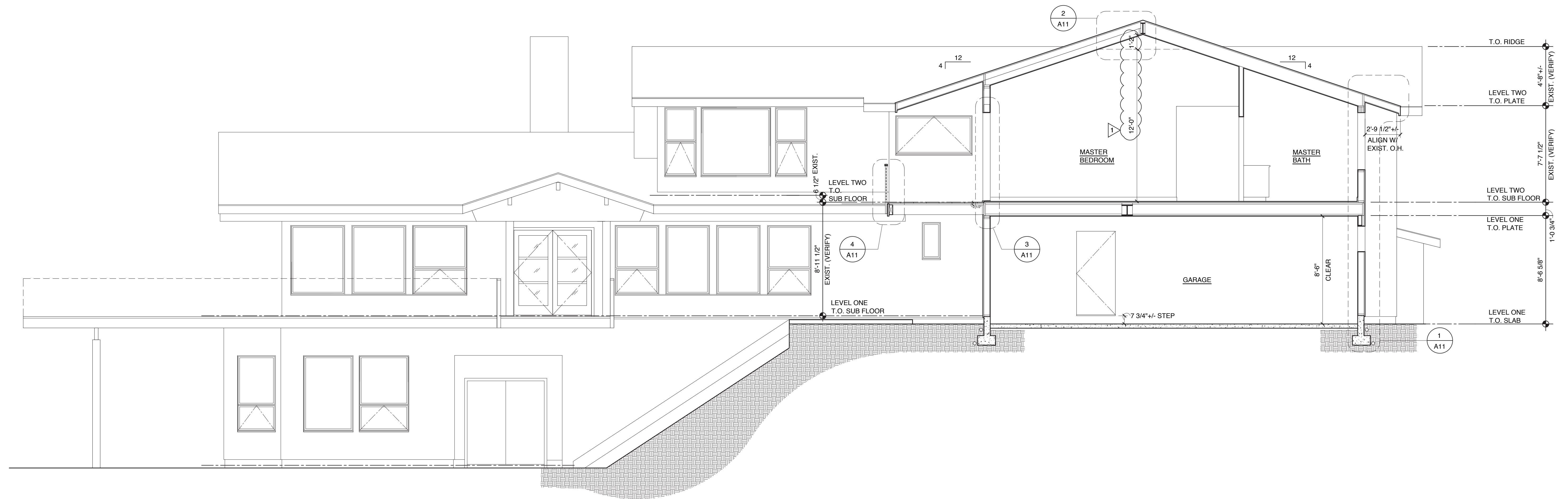
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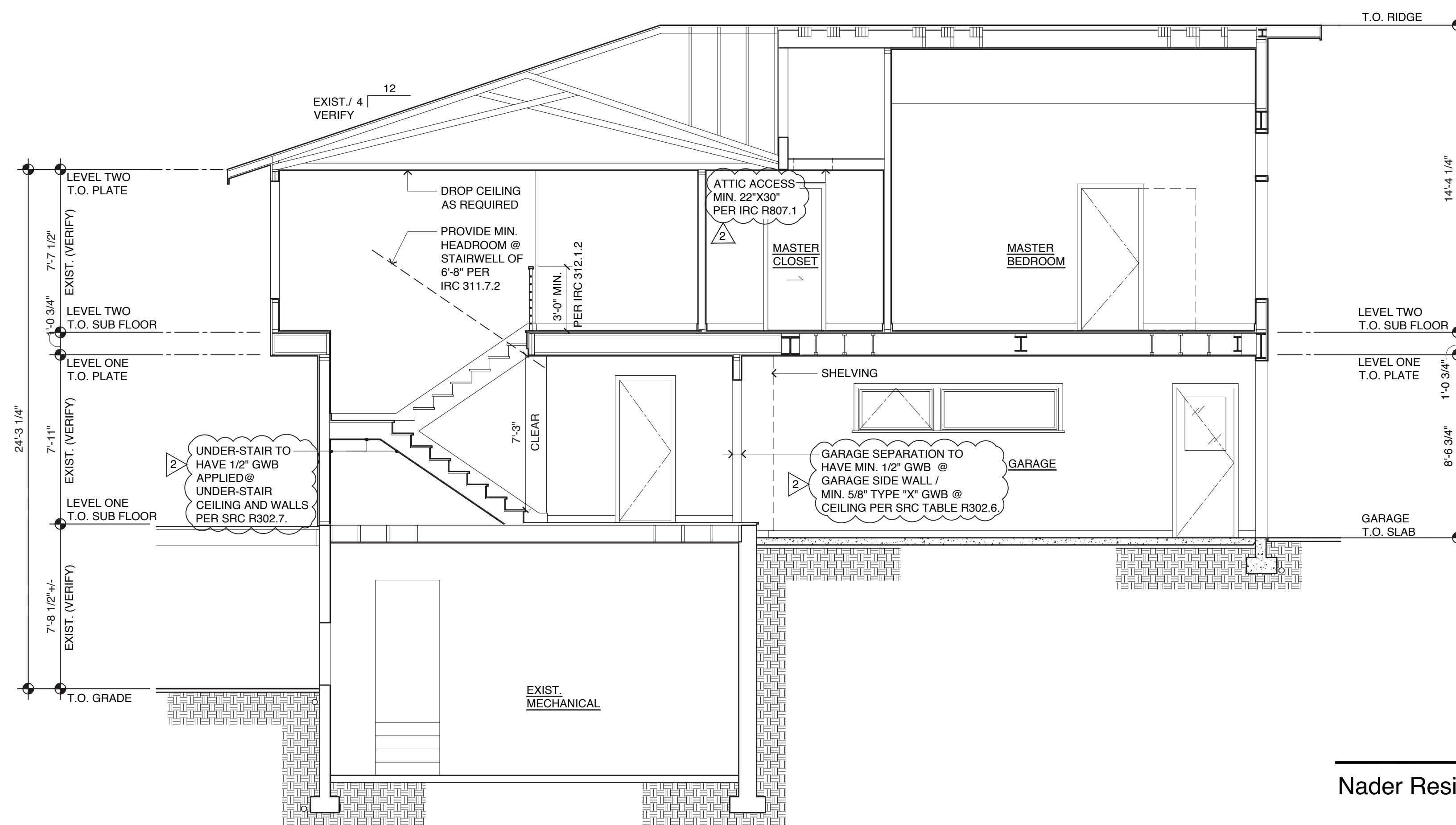
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A8



SECTION A LOOKING EAST

1/4" = 1'-0"



SECTION B LOOKING SOUTH

1/4" = 1'-0"

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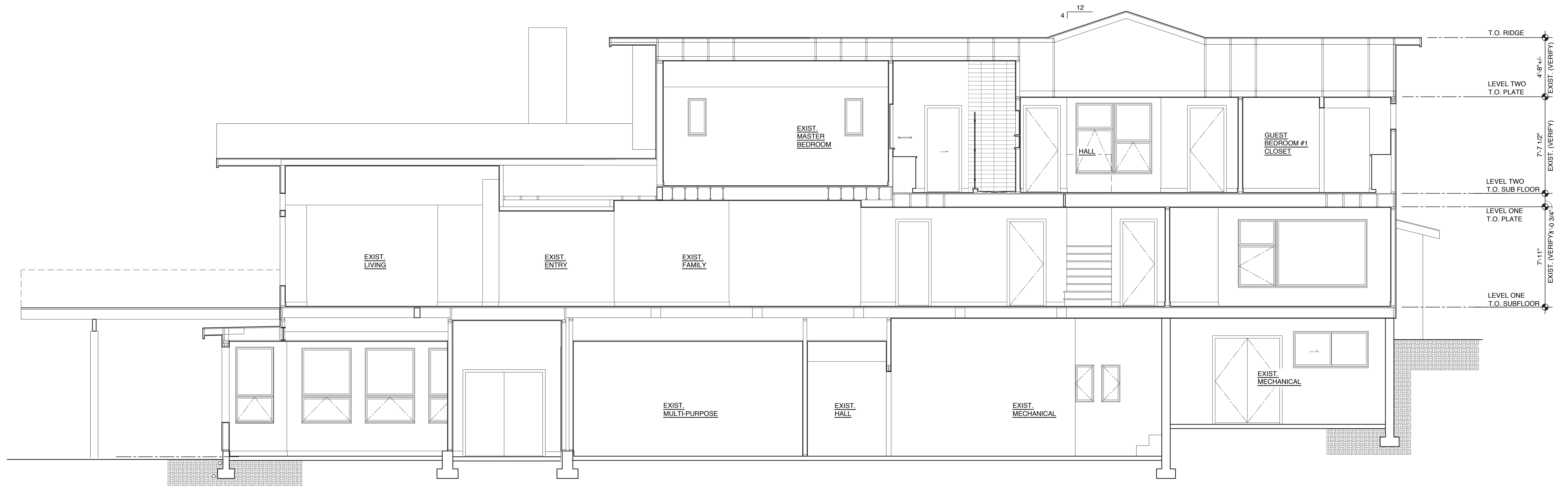
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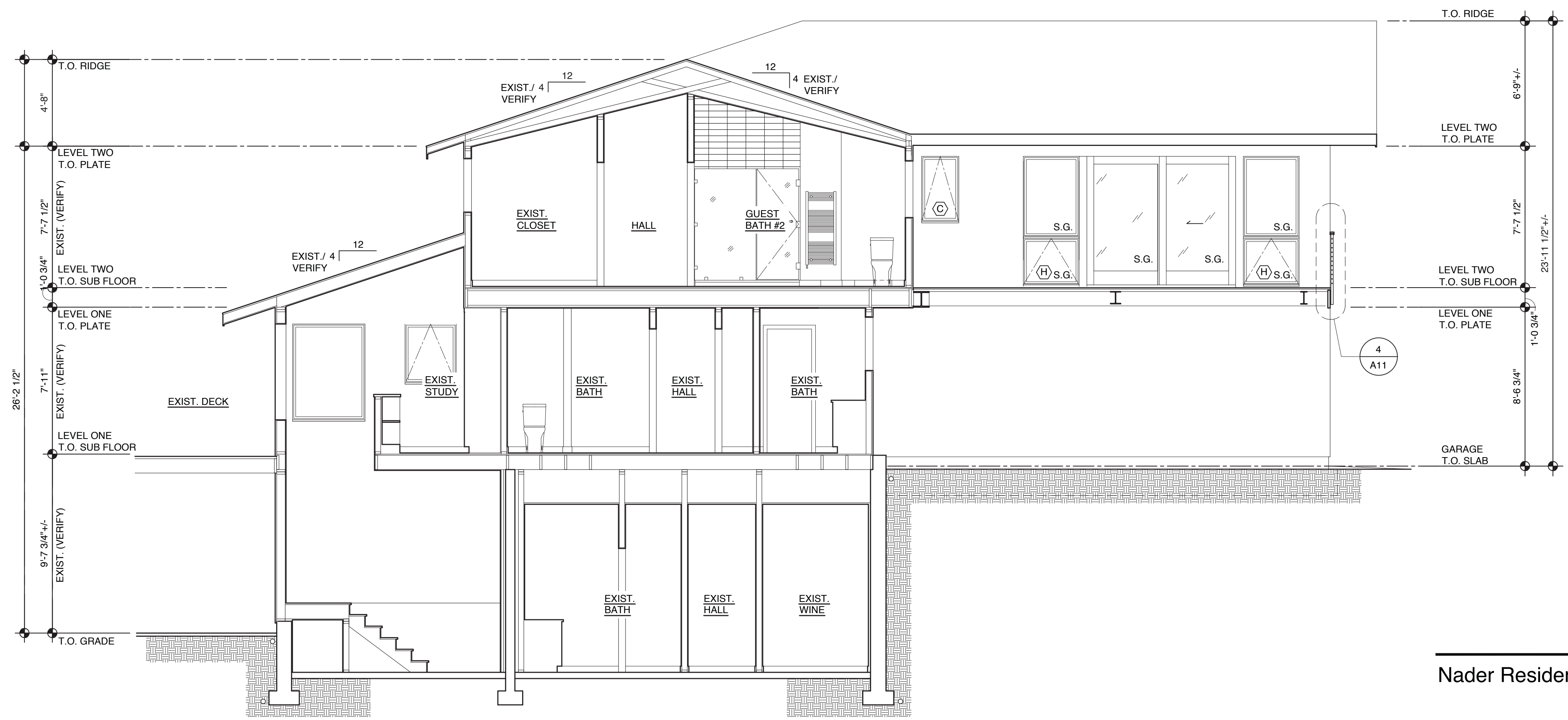
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A9



SECTION C LOOKING EAST 1/4" = 1'-0"



SECTION D LOOKING SOUTH 1/4" = 1'-0"

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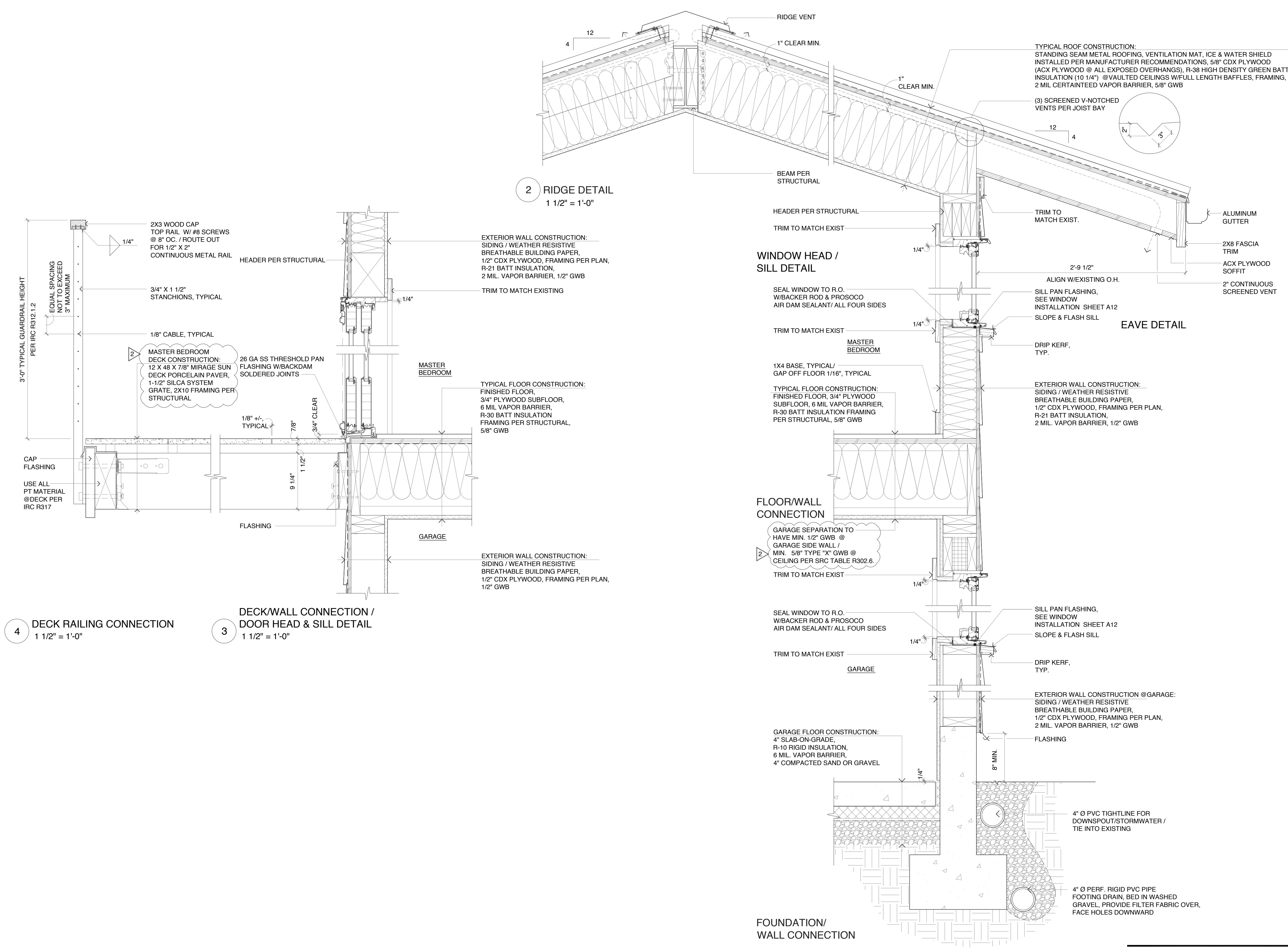
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A10



2 RIDGE DETAIL
1 1/2" = 1'-0"

WINDOW HEAD /
SILL DETAIL

EAVE DETAIL

FLOOR/WALL
CONNECTION

FOUNDATION/
WALL CONNECTION

4 DECK RAILING CONNECTION
1 1/2" = 1'-0"

3 DECK/WALL CONNECTION /
DOOR HEAD & SILL DETAIL
1 1/2" = 1'-0"

1 TYPICAL WALL SECTION SECTION
1 1/2" = 1'-0"

TYPICAL ROOF CONSTRUCTION:
STANDING SEAM METAL ROOFING, VENTILATION MAT, ICE & WATER SHIELD
INSTALLED PER MANUFACTURER RECOMMENDATIONS, 5/8" CDX PLYWOOD
(ACX PLYWOOD @ ALL EXPOSED OVERHANGS), R-38 HIGH DENSITY GREEN BATT
INSULATION (10 1/4") @ VAULTED CEILINGS W/FULL LENGTH BAFFLES, FRAMING,
2 MIL CERTAINTED VAPOR BARRIER, 5/8" GWB

EXTERIOR WALL CONSTRUCTION:
SIDING / WEATHER RESISTIVE
BREATHABLE BUILDING PAPER,
1/2" CDX PLYWOOD, FRAMING PER PLAN,
R-21 BATT INSULATION,
2 MIL VAPOR BARRIER, 1/2" GWB

TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOOR,
3/4" PLYWOOD SUBFLOOR,
6 MIL VAPOR BARRIER,
R-30 BATT INSULATION
FRAMING PER STRUCTURAL,
5/8" GWB

EXTERIOR WALL CONSTRUCTION:
SIDING / WEATHER RESISTIVE
BREATHABLE BUILDING PAPER,
1/2" CDX PLYWOOD, FRAMING PER PLAN,
1/2" GWB

GARAGE SEPARATION TO
HAVE MIN. 1/2" GWB @
GARAGE SIDE WALL /
MIN. 5/8" TYPE "X" GWB @
CEILING PER SRC TABLE R302.6.

SEAL WINDOW TO R.O.
W/BACKER ROD & PROSOCCO
AIR DAM SEALANT/ ALL FOUR SIDES

SILL PAN FLASHING,
SEE WINDOW
INSTALLATION SHEET A12
SLOPE & FLASH SILL

EXTERIOR WALL CONSTRUCTION @GARAGE:
SIDING / WEATHER RESISTIVE
BREATHABLE BUILDING PAPER,
1/2" CDX PLYWOOD, FRAMING PER PLAN,
2 MIL VAPOR BARRIER, 1/2" GWB

GARAGE FLOOR CONSTRUCTION:
4" SLAB-ON-GRADE,
R-10 RIGID INSULATION,
6 MIL VAPOR BARRIER,
4" COMPACTED SAND OR GRAVEL

4" Ø PVC TIGHTLINE FOR
DOWNSPOUT/STORMWATER /
TIE INTO EXISTING

4" Ø PERF. RIGID PVC PIPE
FOOTING DRAIN, BED IN WASHED
GRAVEL, PROVIDE FILTER FABRIC OVER,
FACE HOLES DOWNWARD

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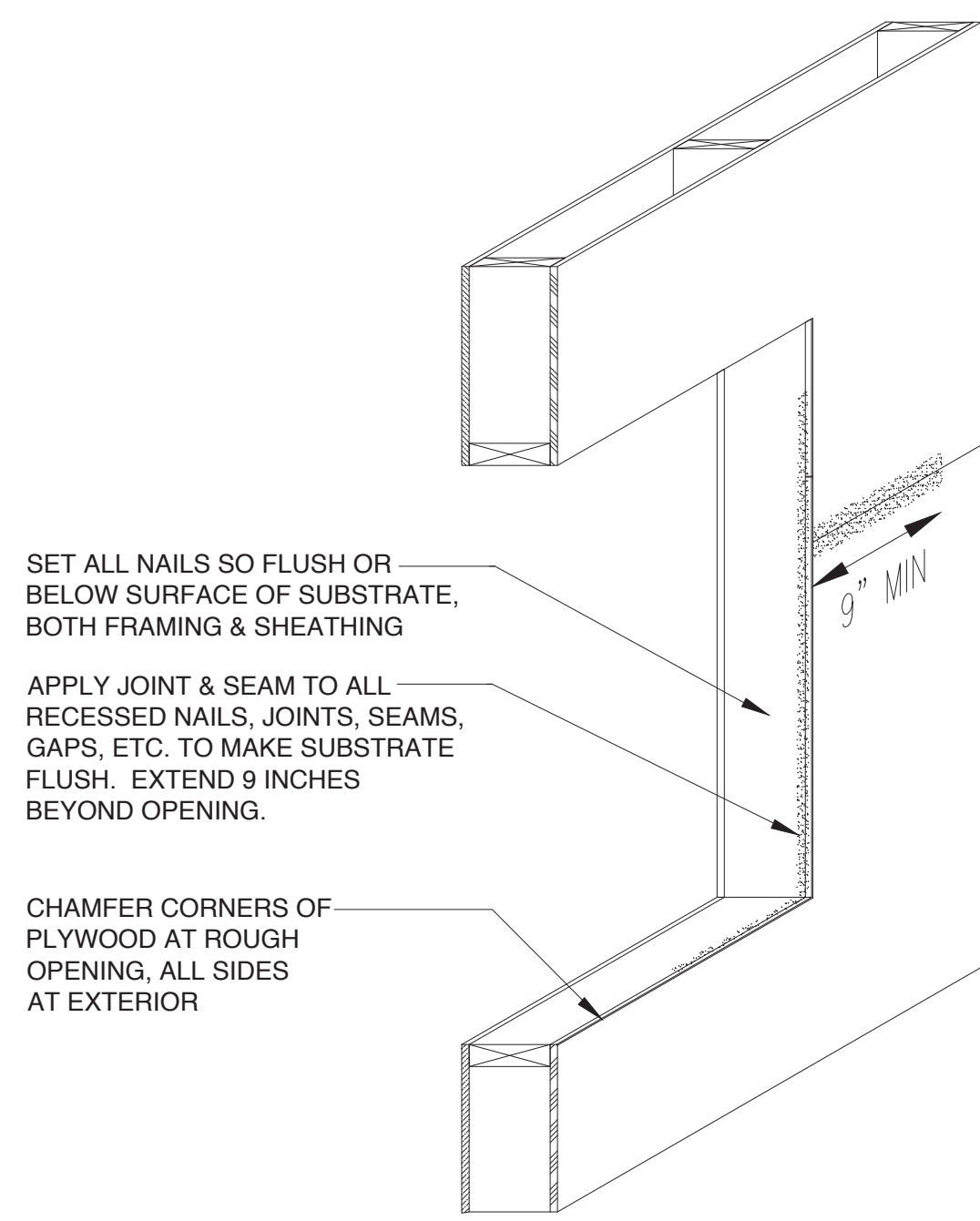
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2 CORRECTION #2
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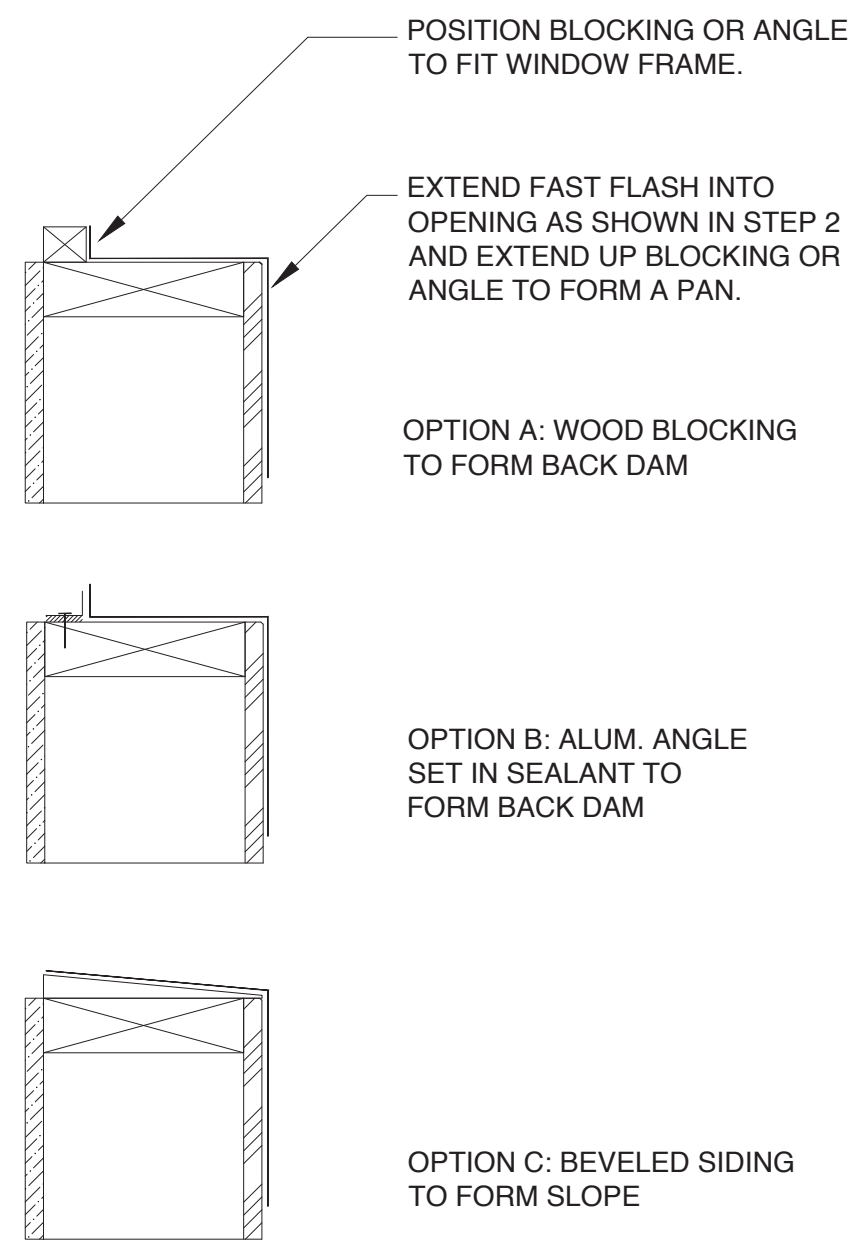
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Mercer Island, WA 98040

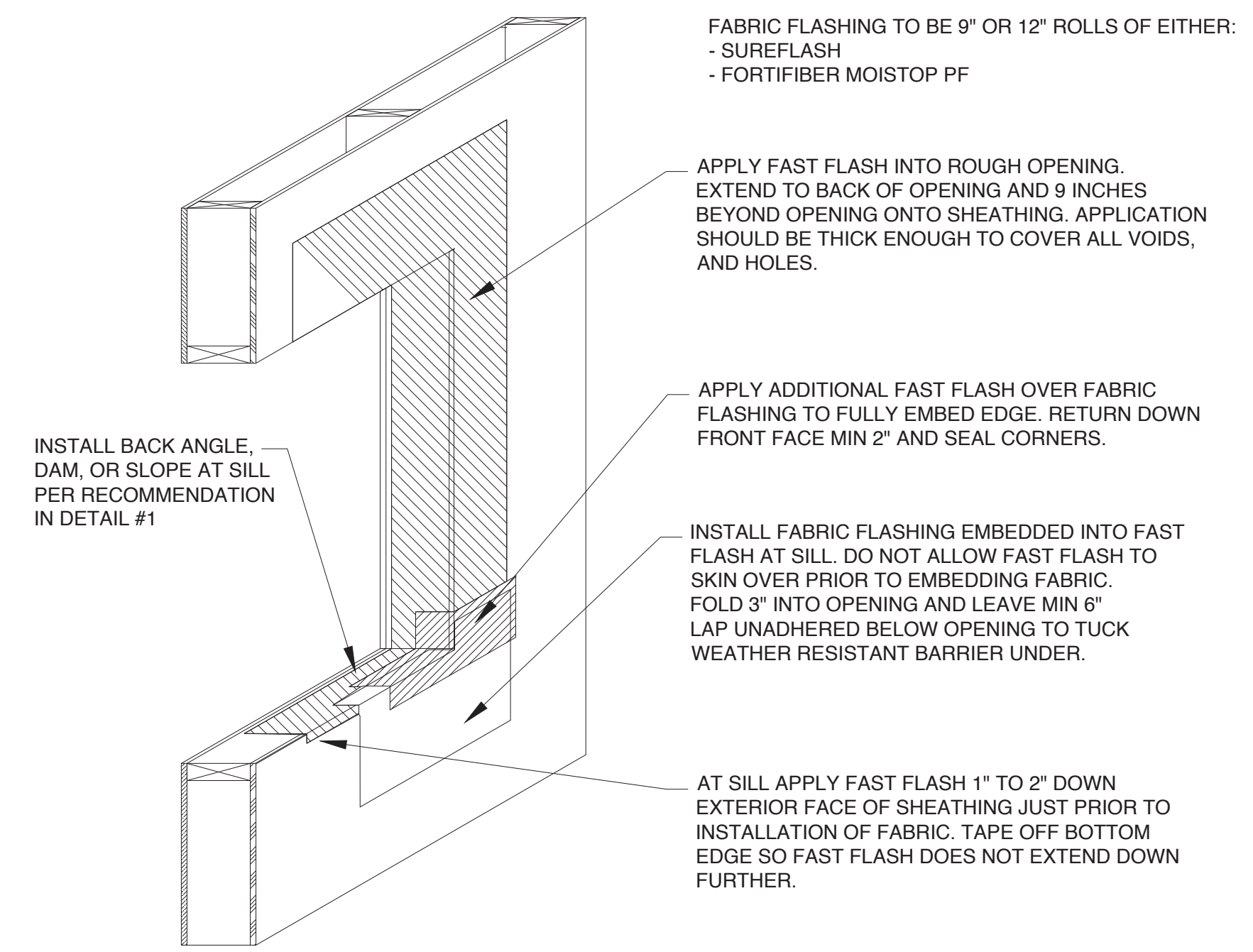
A11



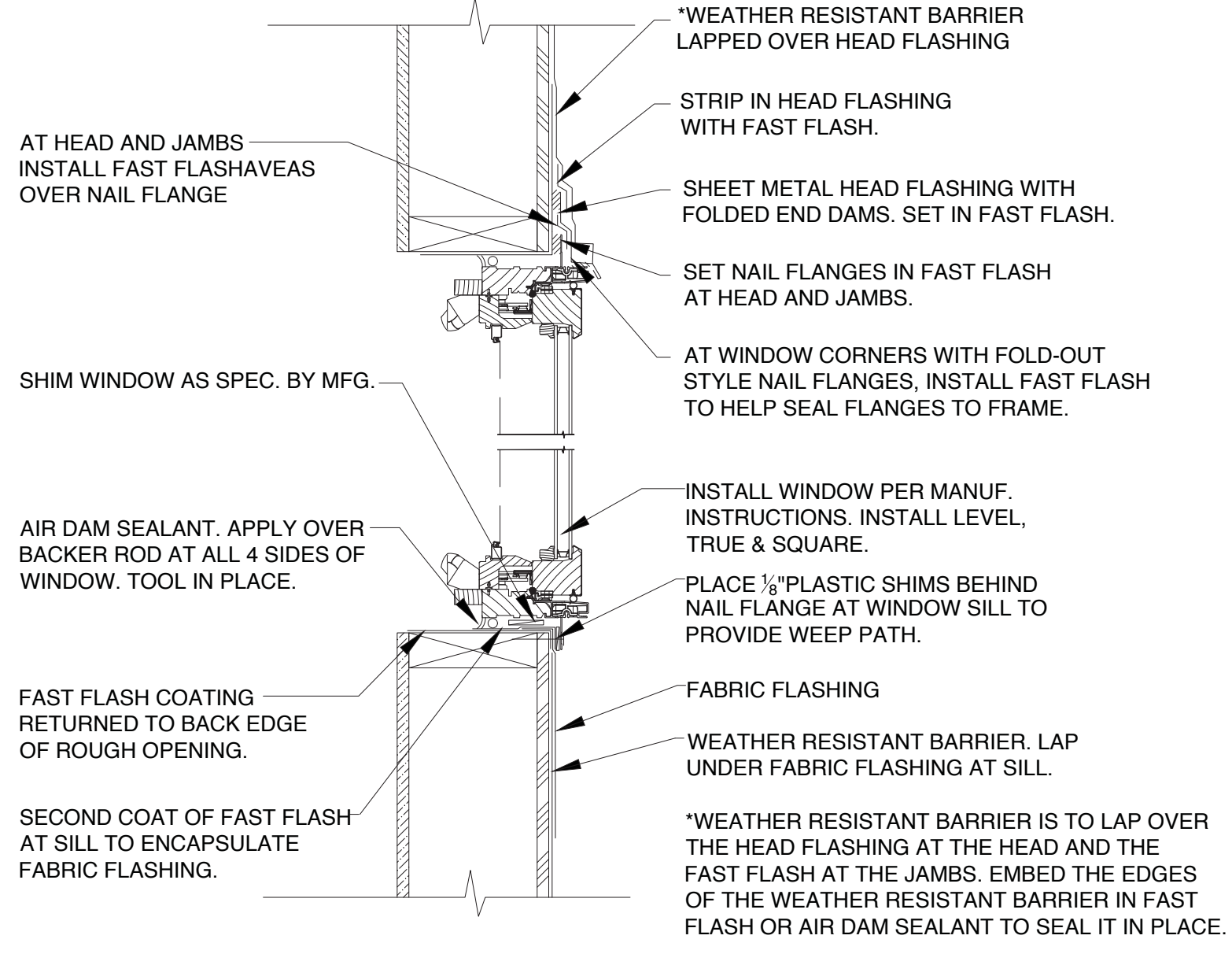
1 PREP OPENING AND APPLY JOINT AND SEAM
N.T.S.



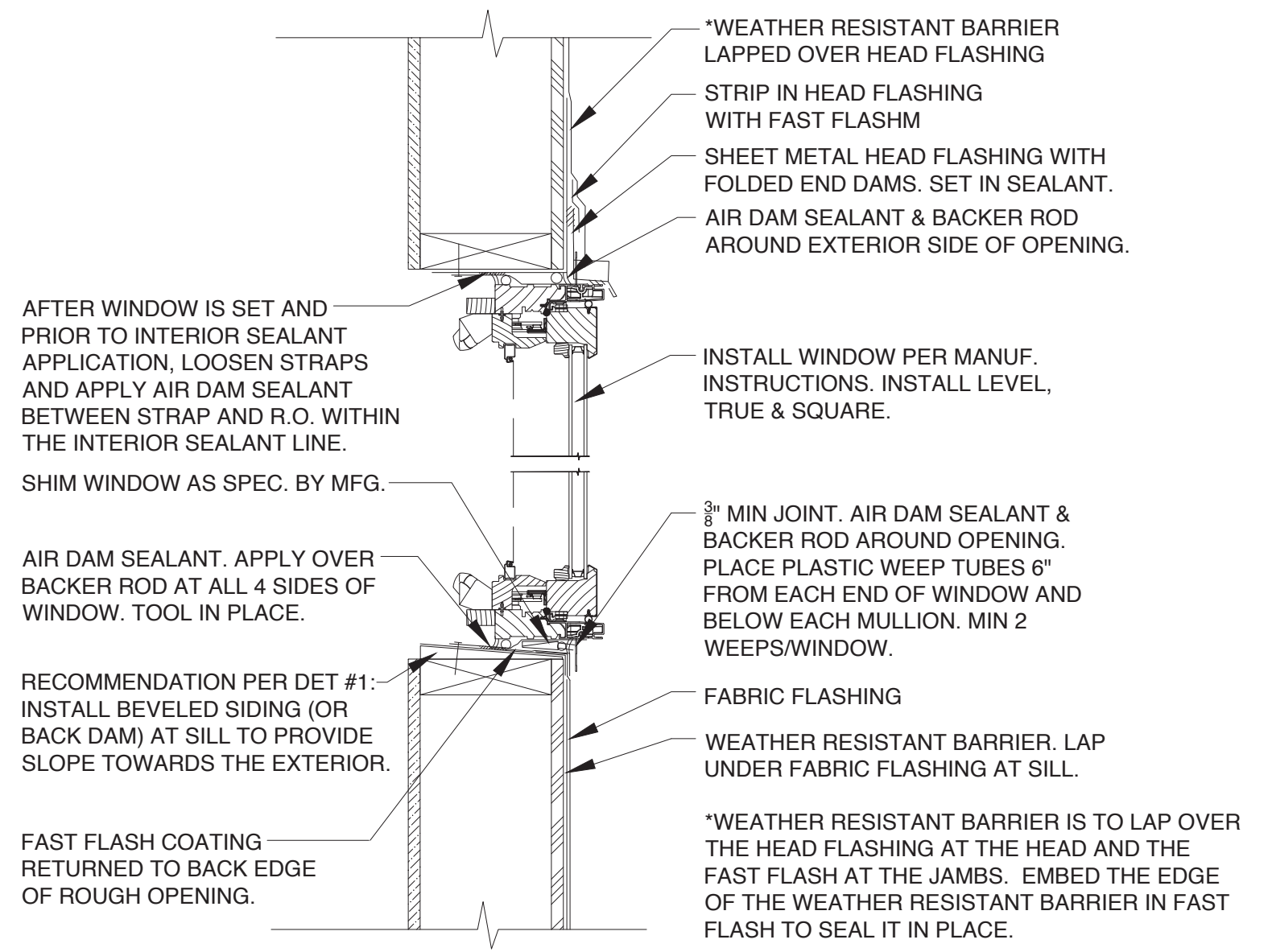
SILL OPTIONS FOR HIGH EXPOSURE (IN ADDITION TO INTERIOR SEALANT). RECOMMENDED FOR ALL WINDOWS.



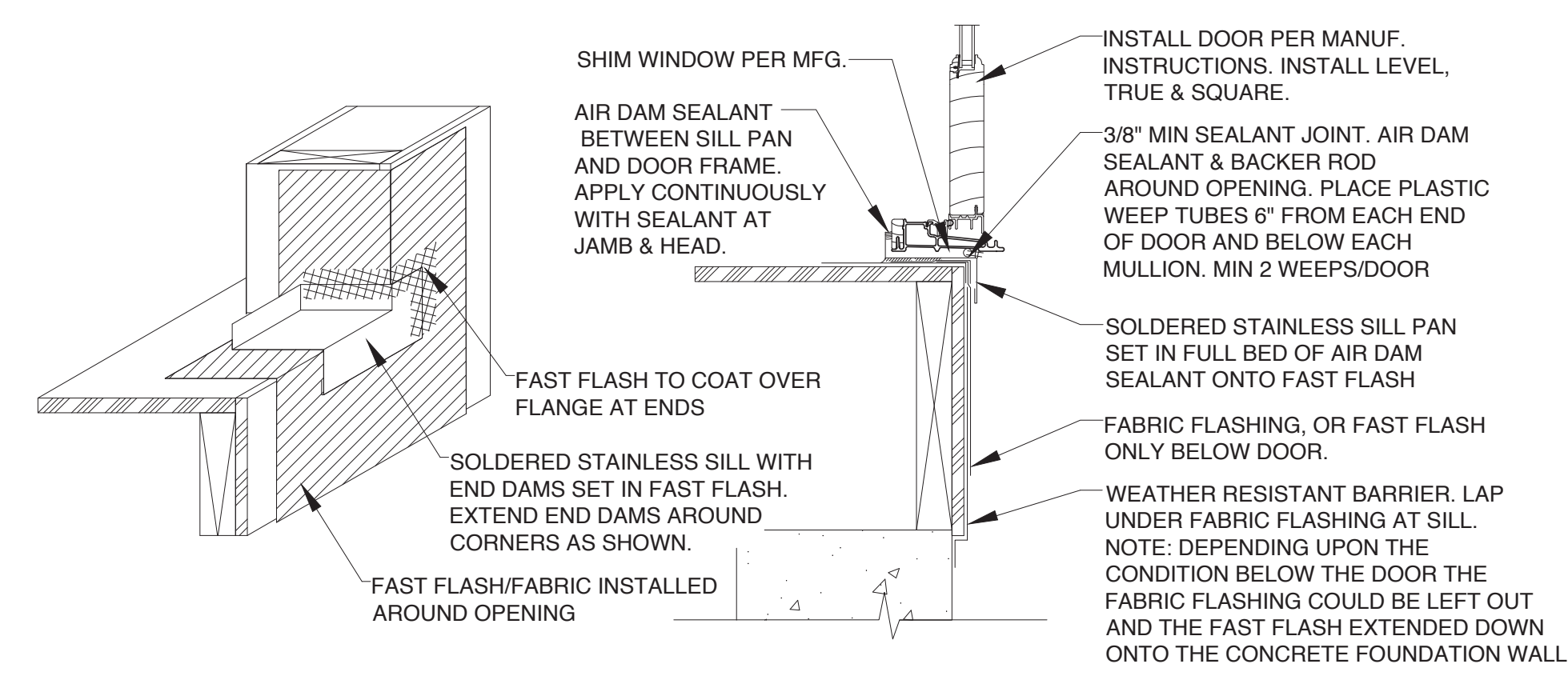
2 COAT OPENING & INSTALL FABRIC AT SILL
N.T.S.



3A WINDOW INSTALLATION/HEAD FLASHING/WRB
N.T.S.



3B WINDOW INSTALLATION/HEAD FLASHING/WRB - NO NAIL FLANGE
N.T.S.



3C DOOR SILL
N.T.S.

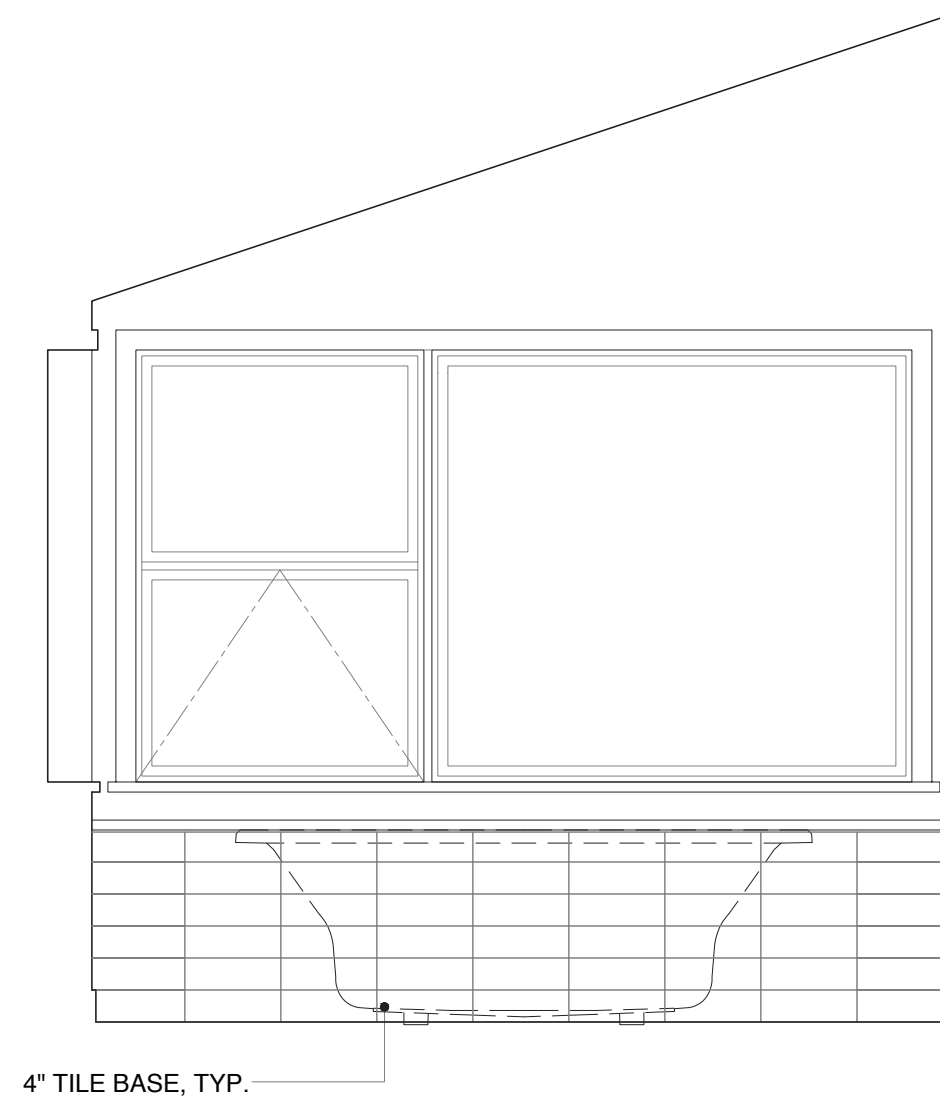
- NOTES:
- ALL STAPLES AND OTHER FASTENERS AT WINDOWS INSTALLATION TO BE CORROSION-RESISTANT (STAINLESS STEEL OR APPROVED EQUAL).
 - WINDOW FLASHING MUST WRAP OPENINGS
 - WINDOW AND DOOR FLASHING AND WATERPROOFING TO BE INSPECTED PRIOR TO INSTALLATION OF UNIT.

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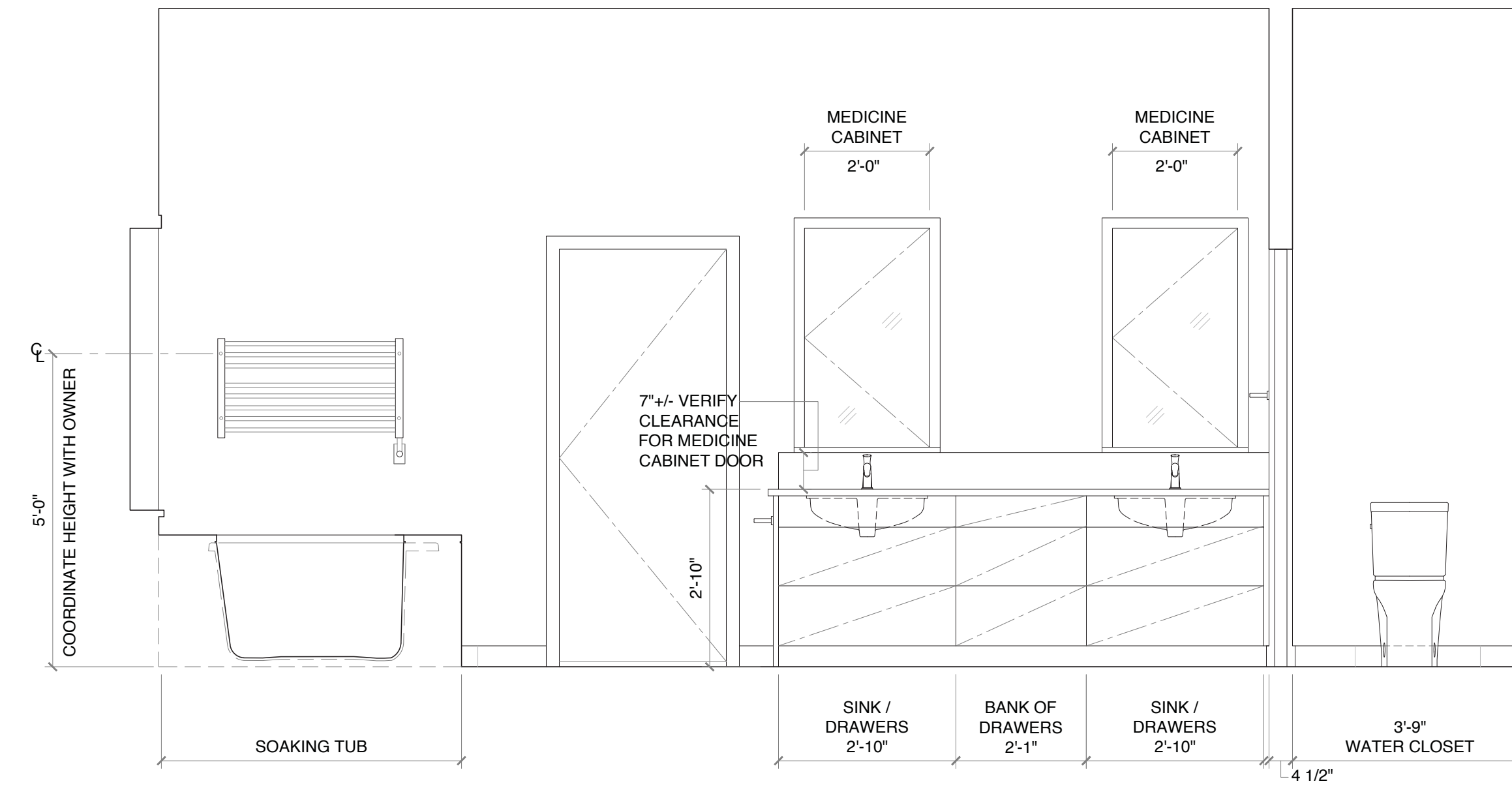
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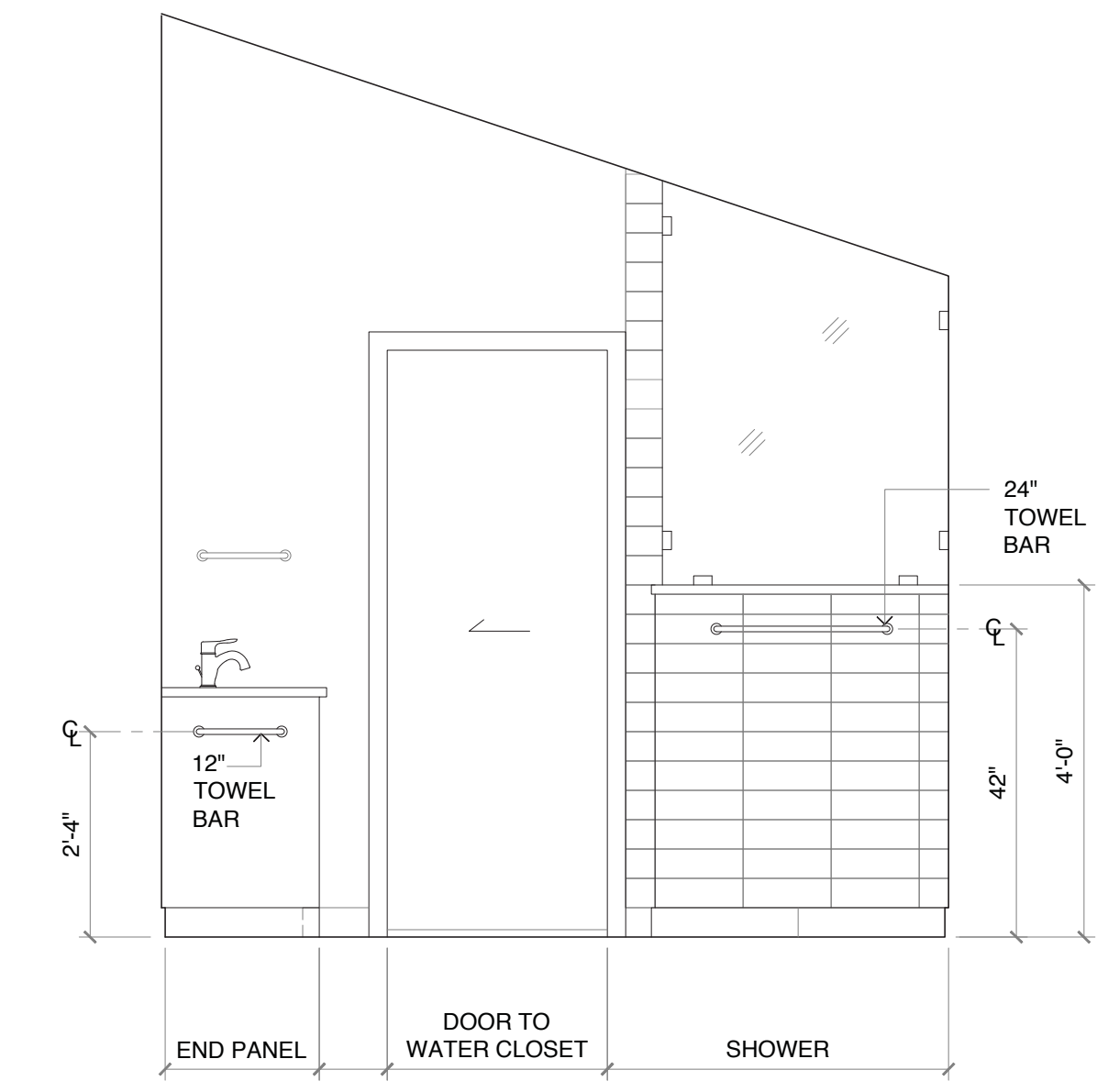


4" TILE BASE, TYP.

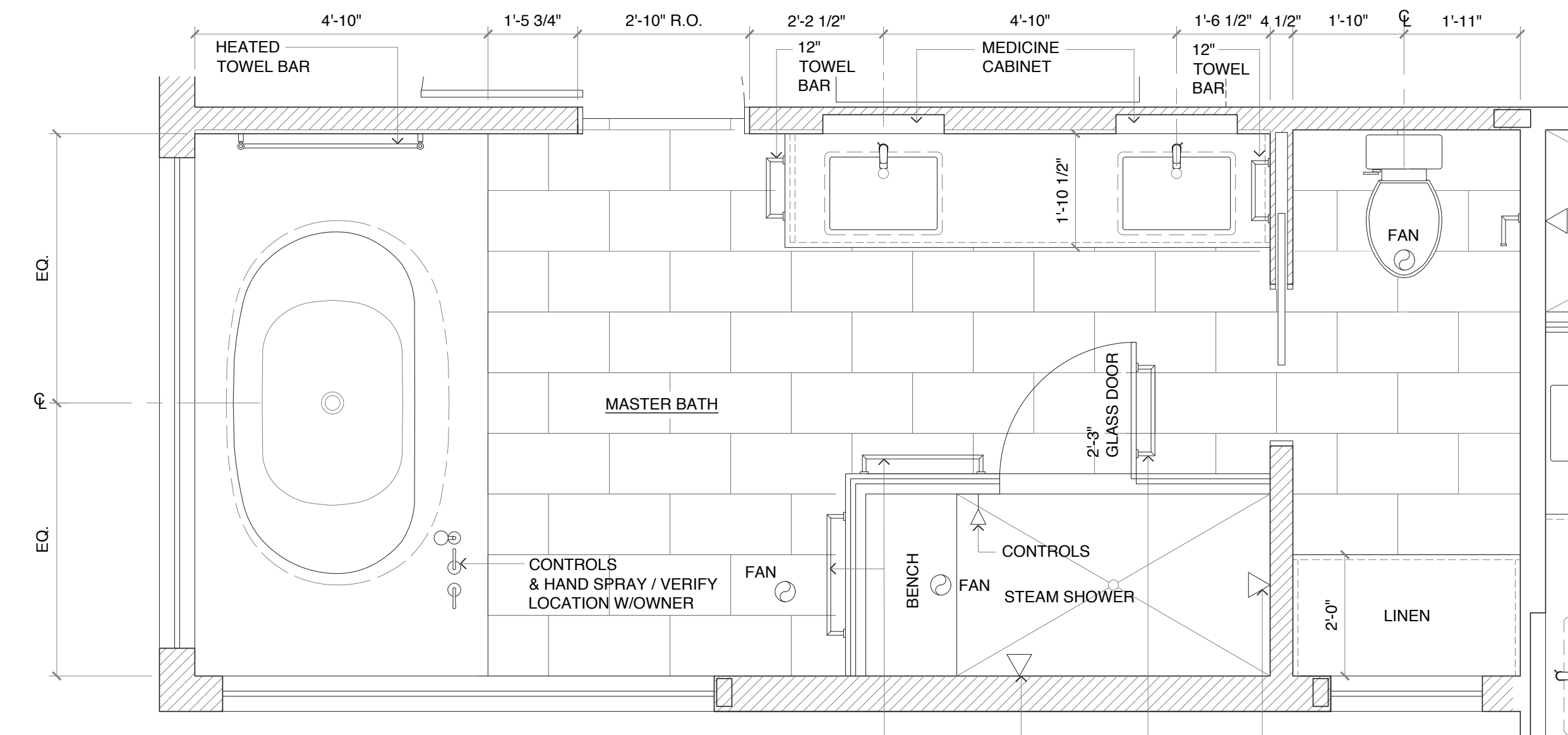
LOOKING WEST 1/2" = 1'-0"



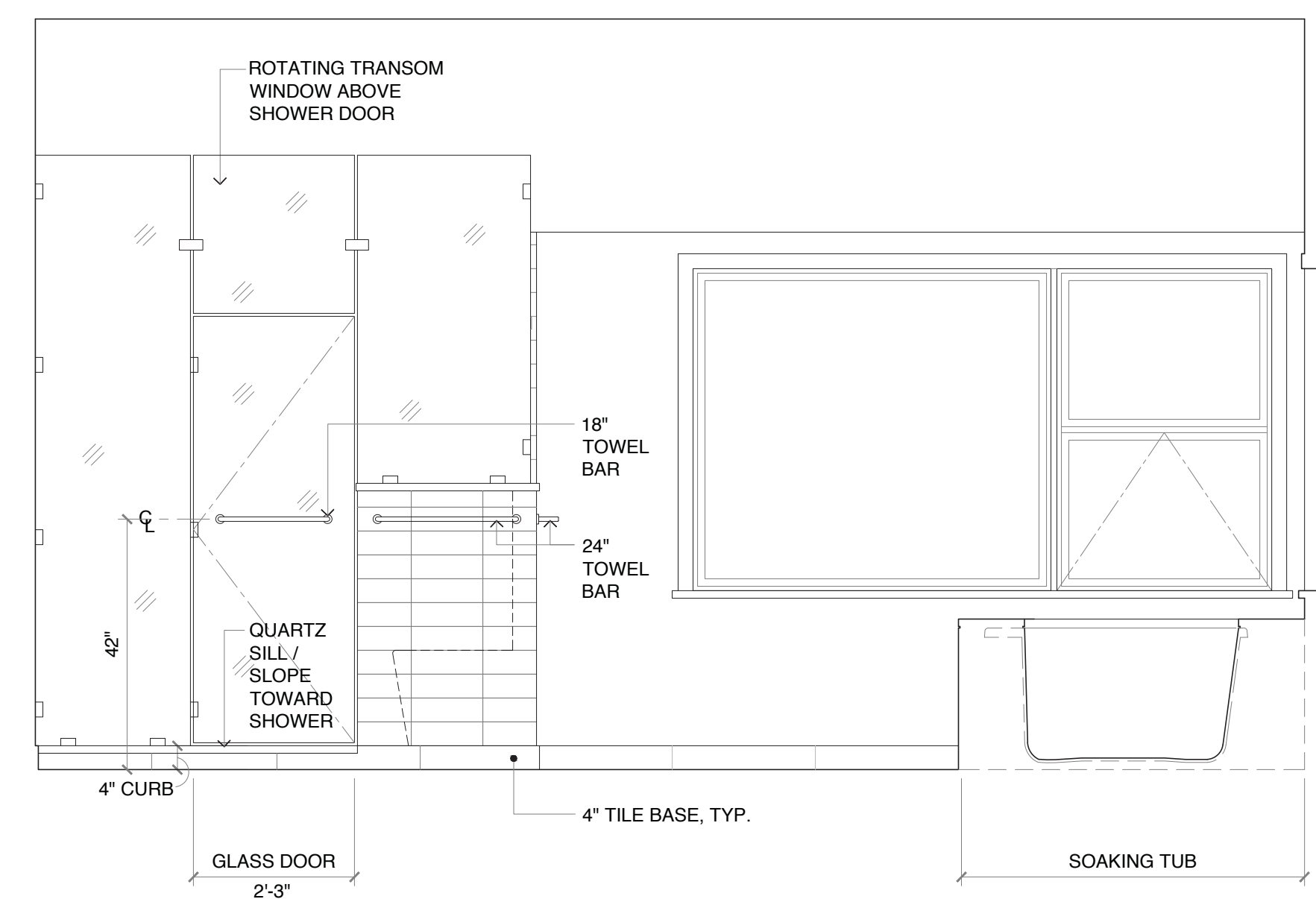
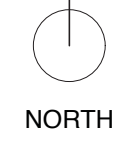
LOOKING NORTH 1/2" = 1'-0"



LOOKING EAST 1/2" = 1'-0"



MASTER BATH PLAN 1/2" = 1'-0"



LOOKING SOUTH 1/2" = 1'-0"

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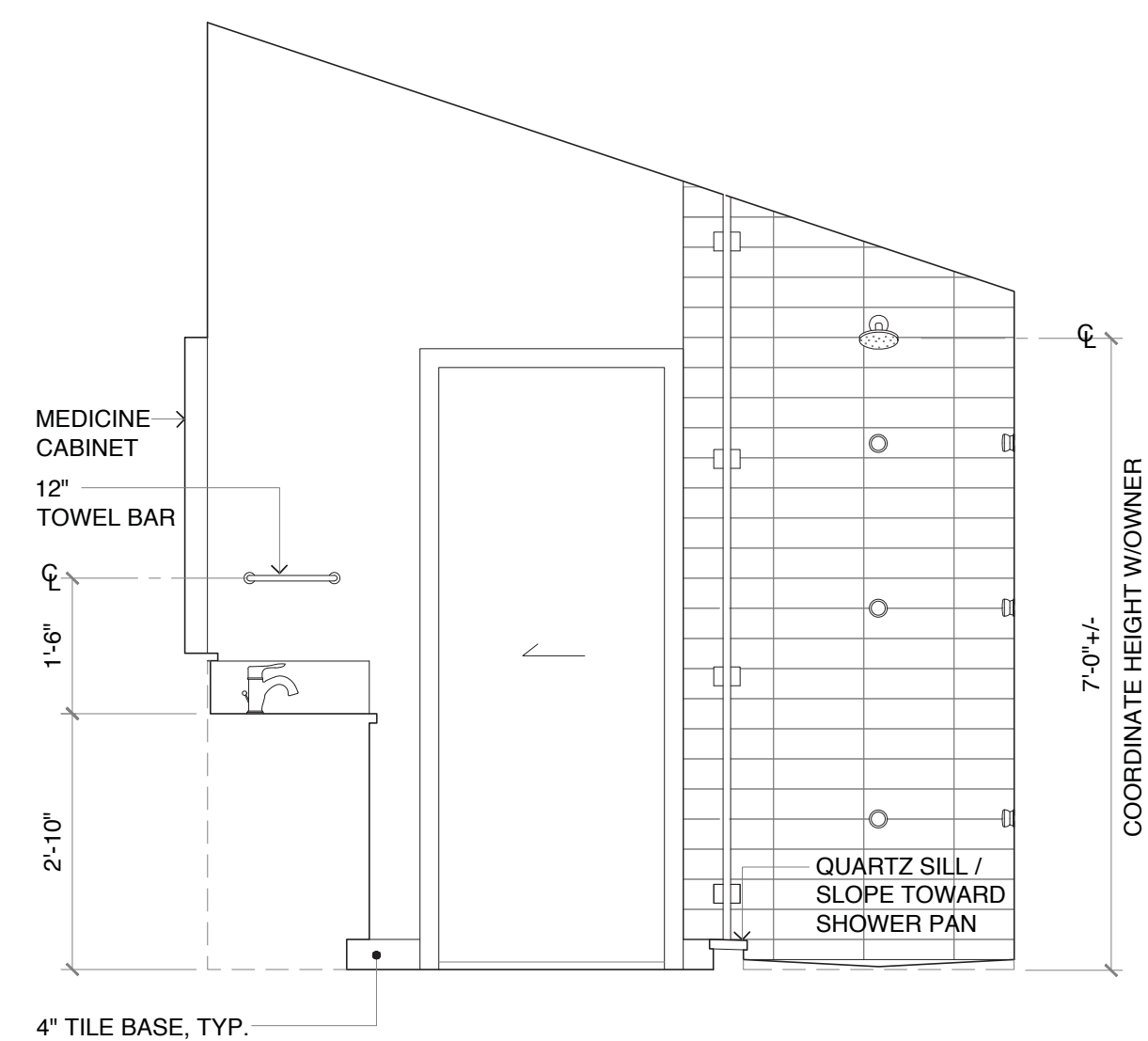
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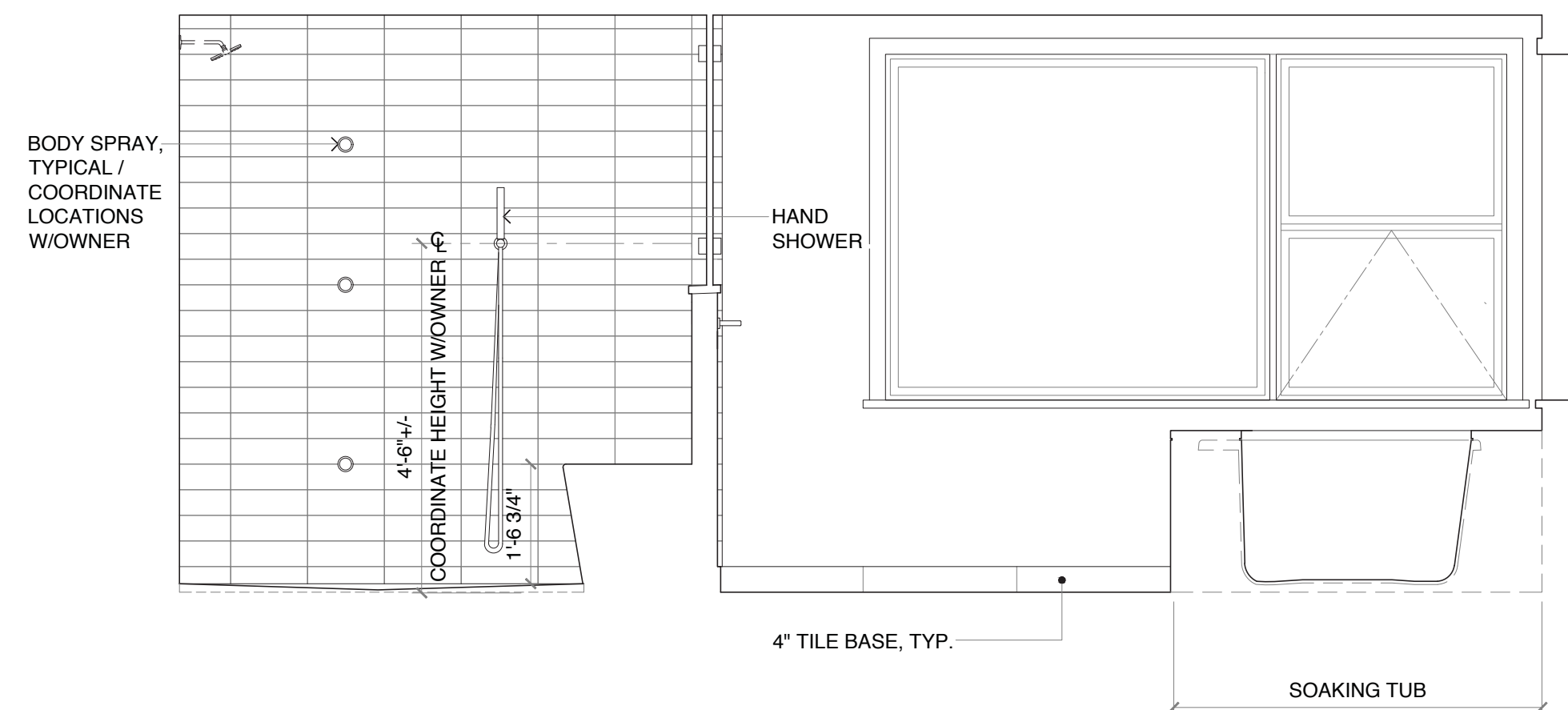
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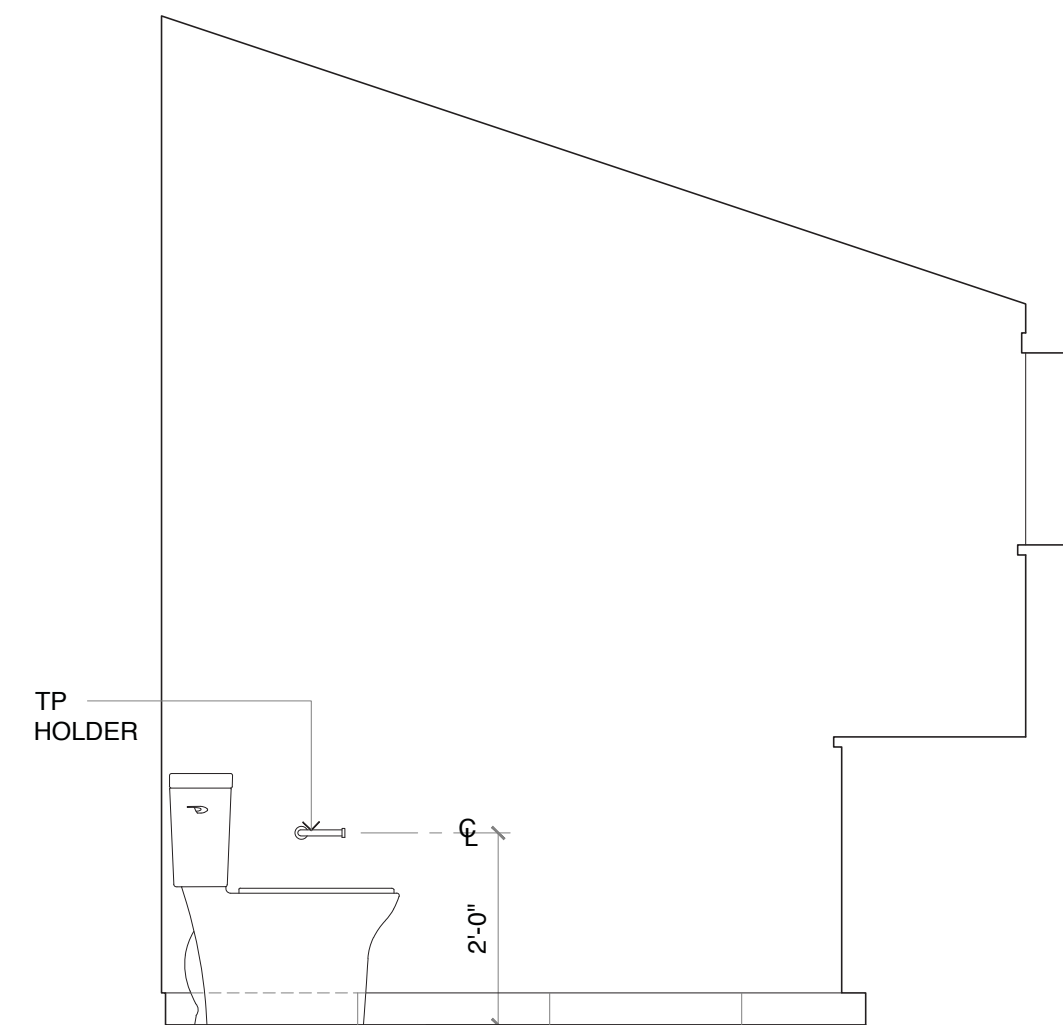
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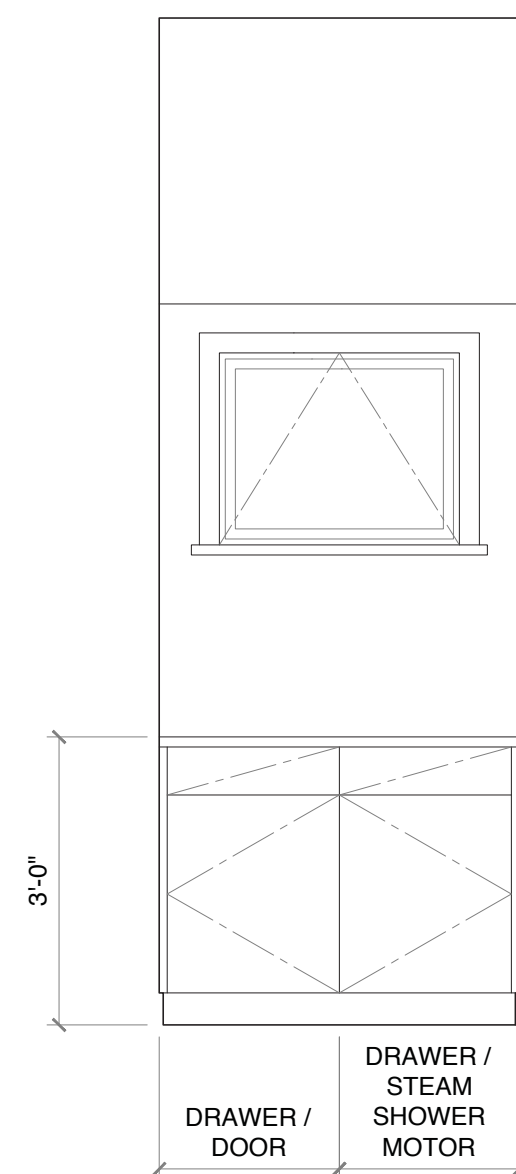
LOOKING EAST 1/2" = 1'-0"



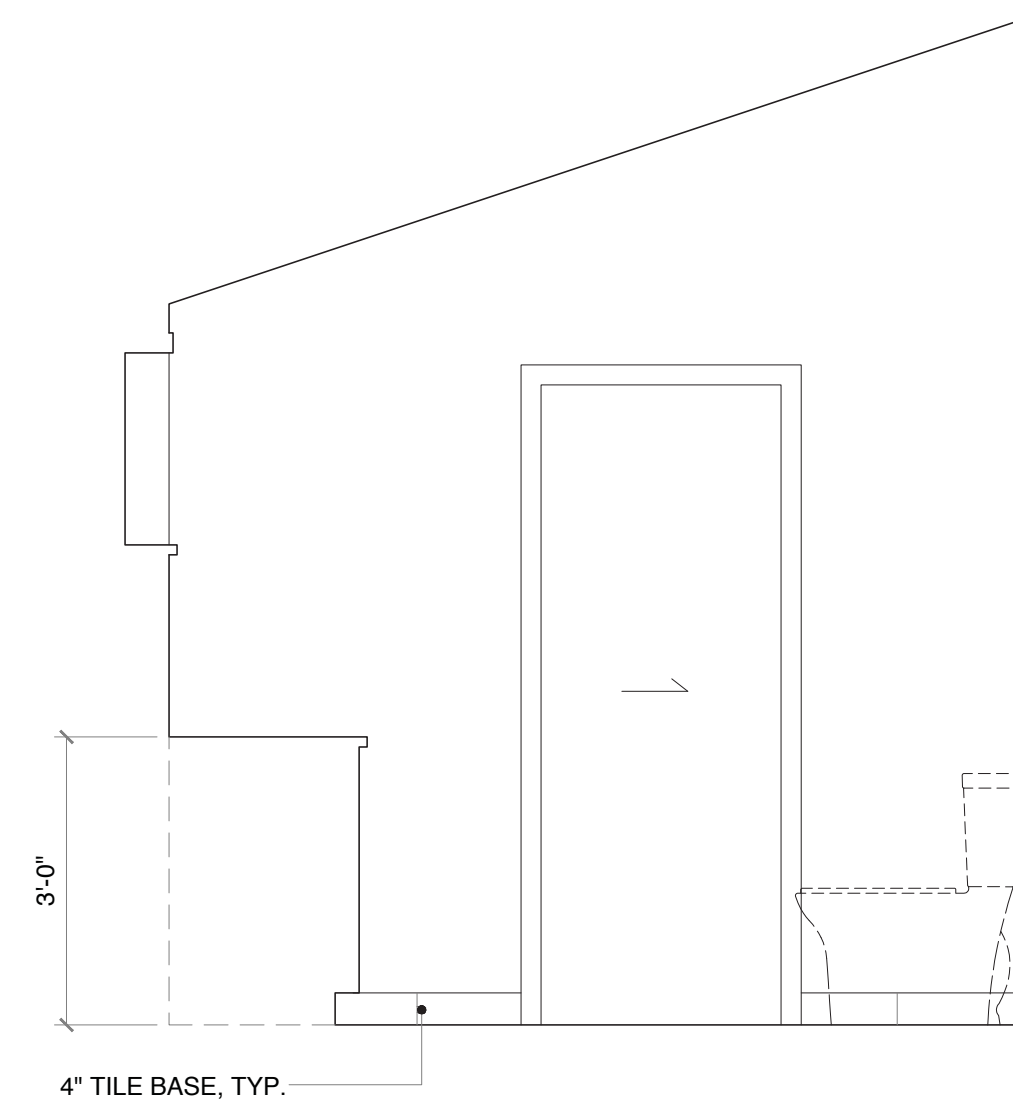
LOOKING SOUTH 1/2" = 1'-0"



LOOKING EAST 1/2" = 1'-0"



LOOKING SOUTH 1/2" = 1'-0"



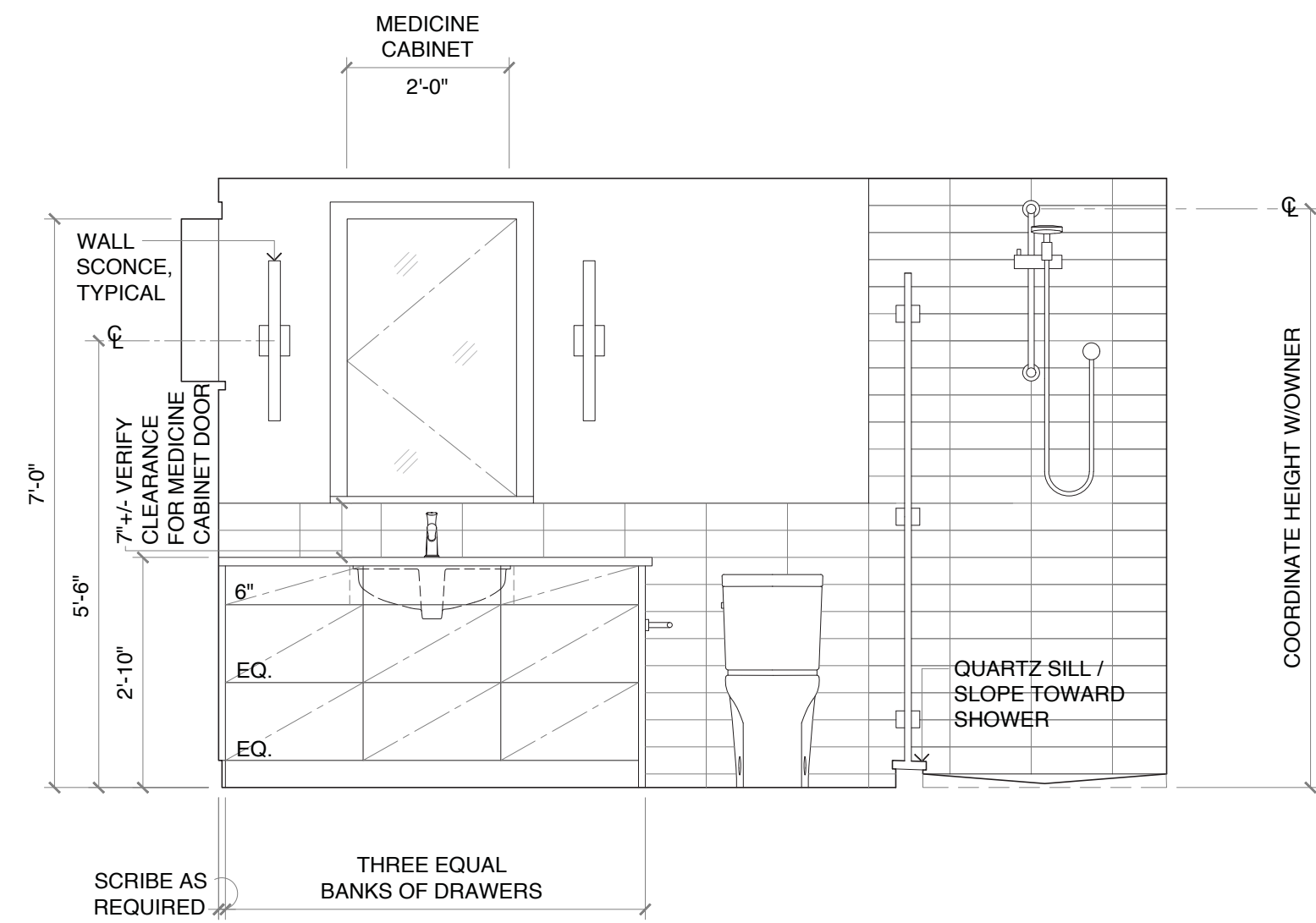
LOOKING WEST 1/2" = 1'-0"

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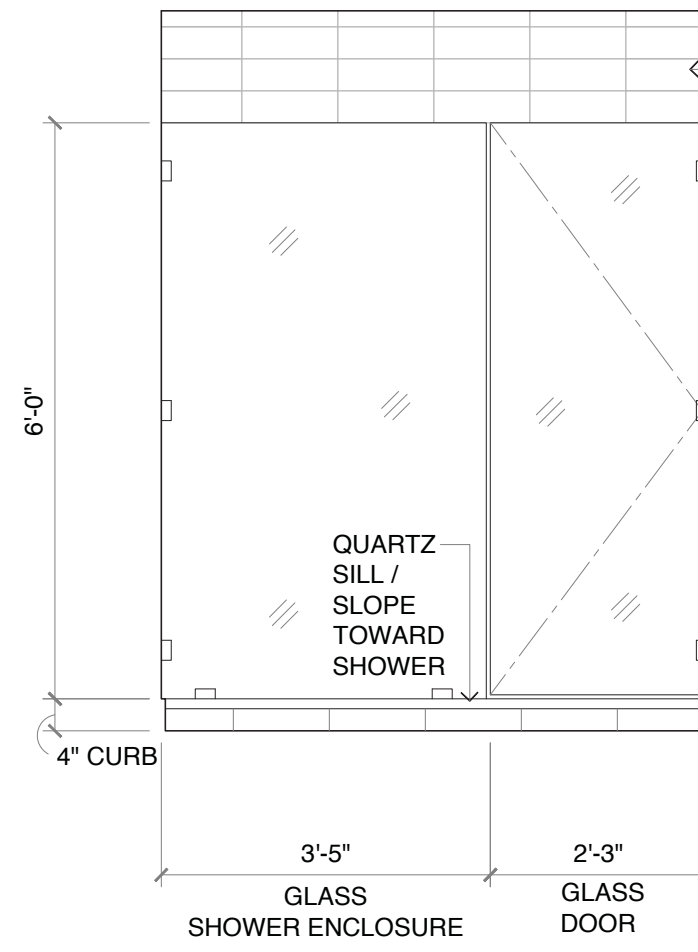
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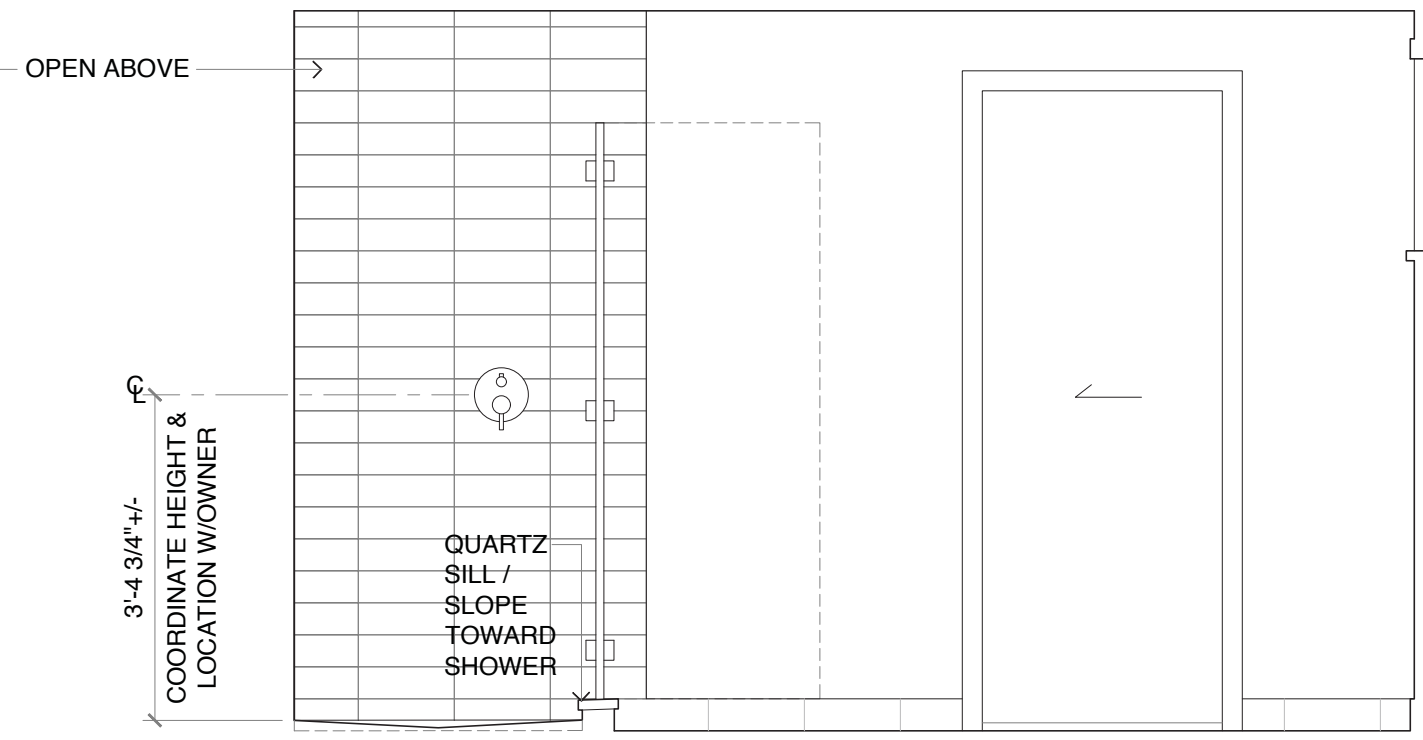
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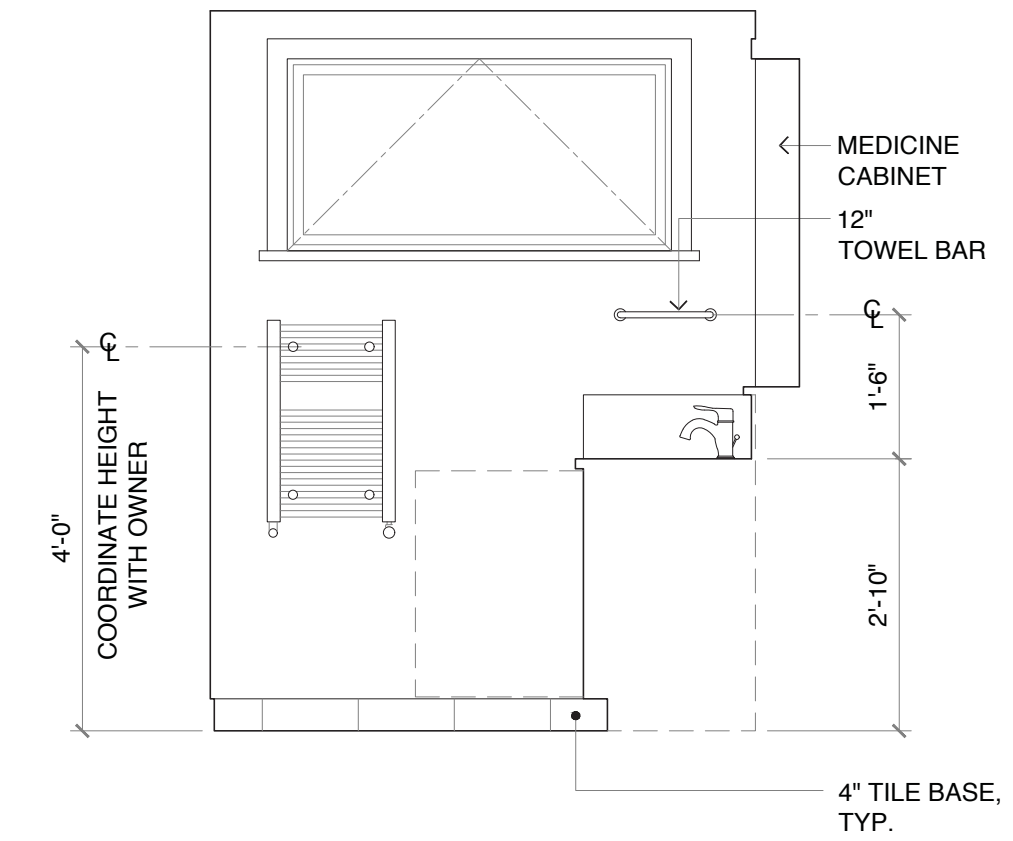
LOOKING WEST



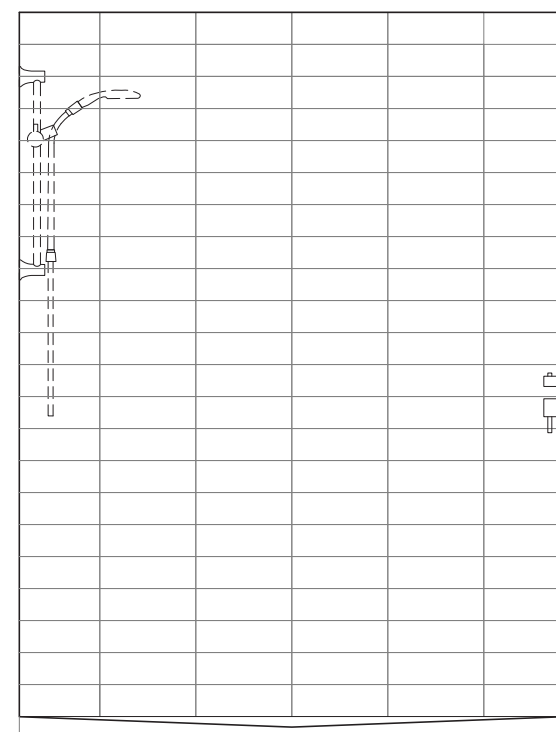
LOOKING NORTH



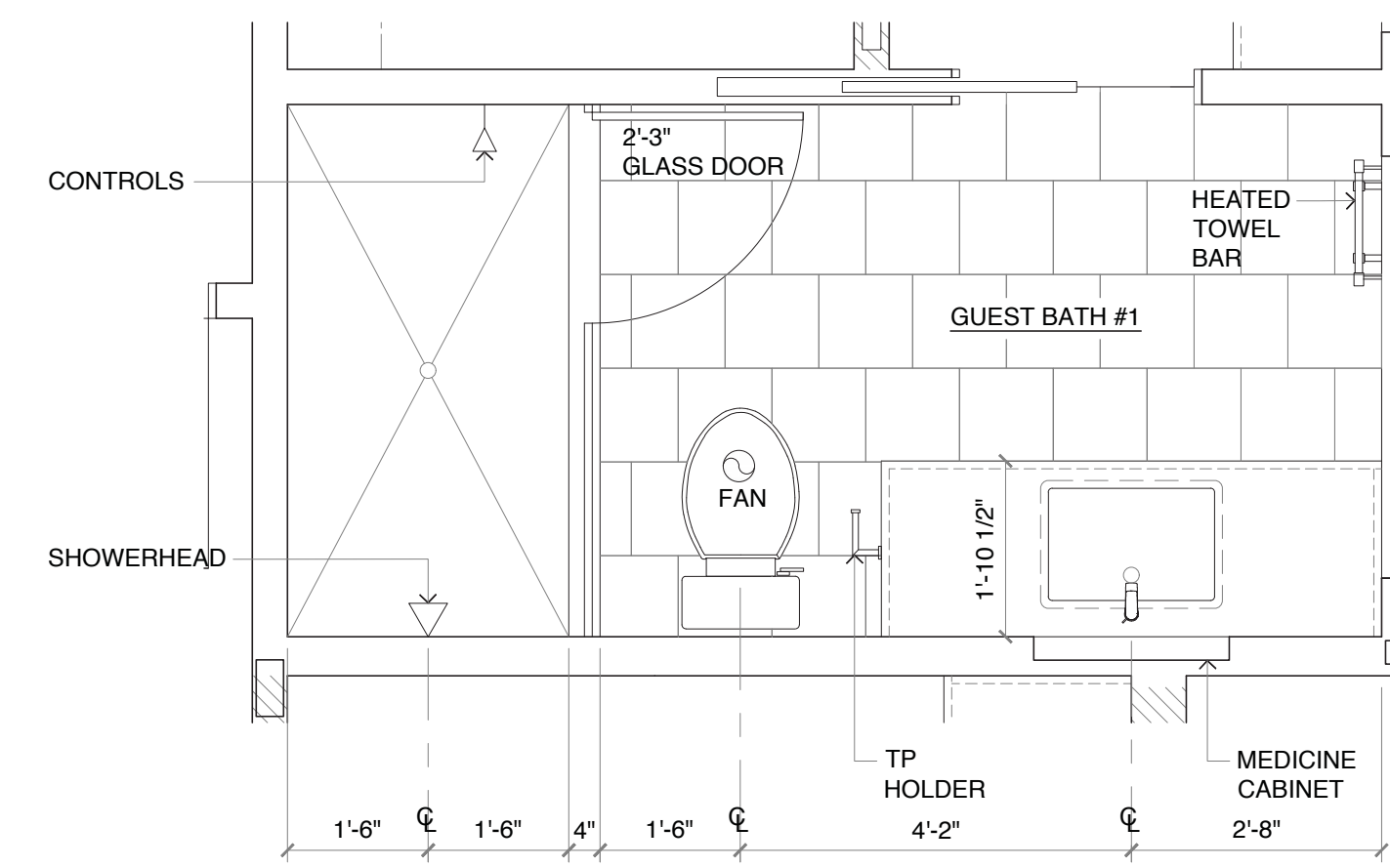
LOOKING EAST



LOOKING SOUTH



LOOKING NORTH



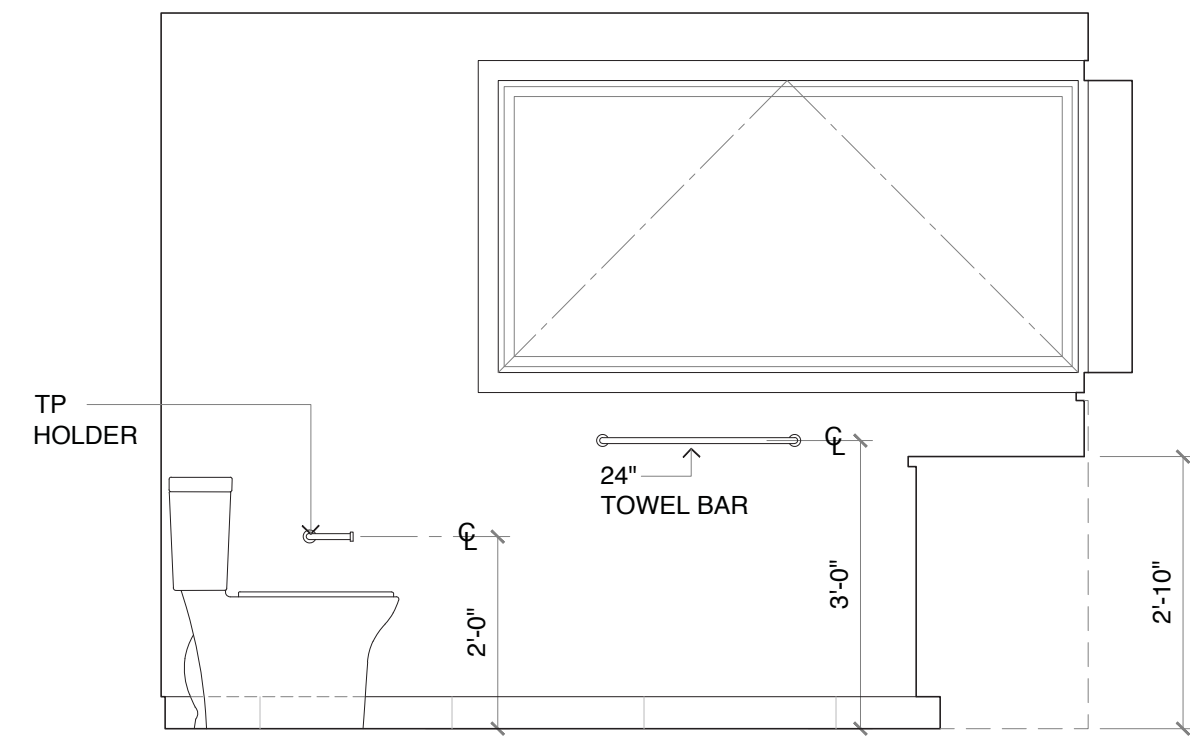
GUEST BATH #1 PLAN
1/2" = 1'-0"

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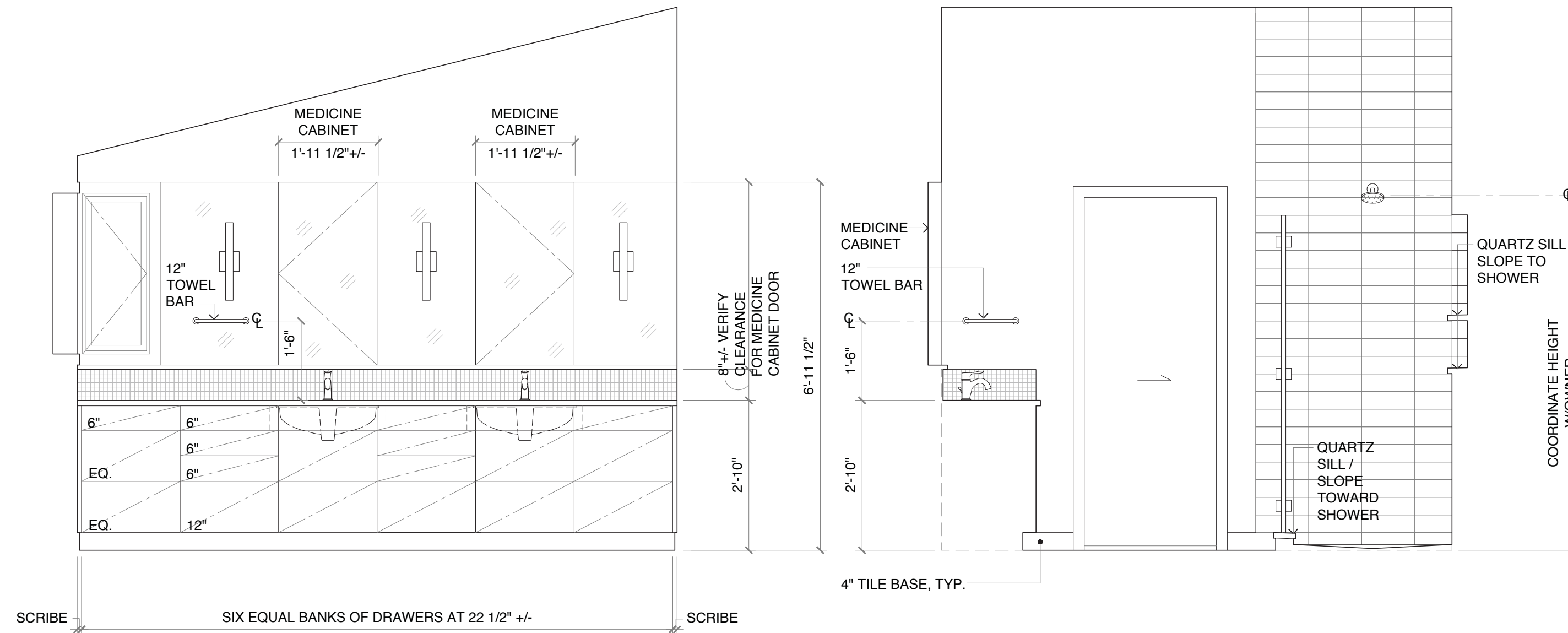
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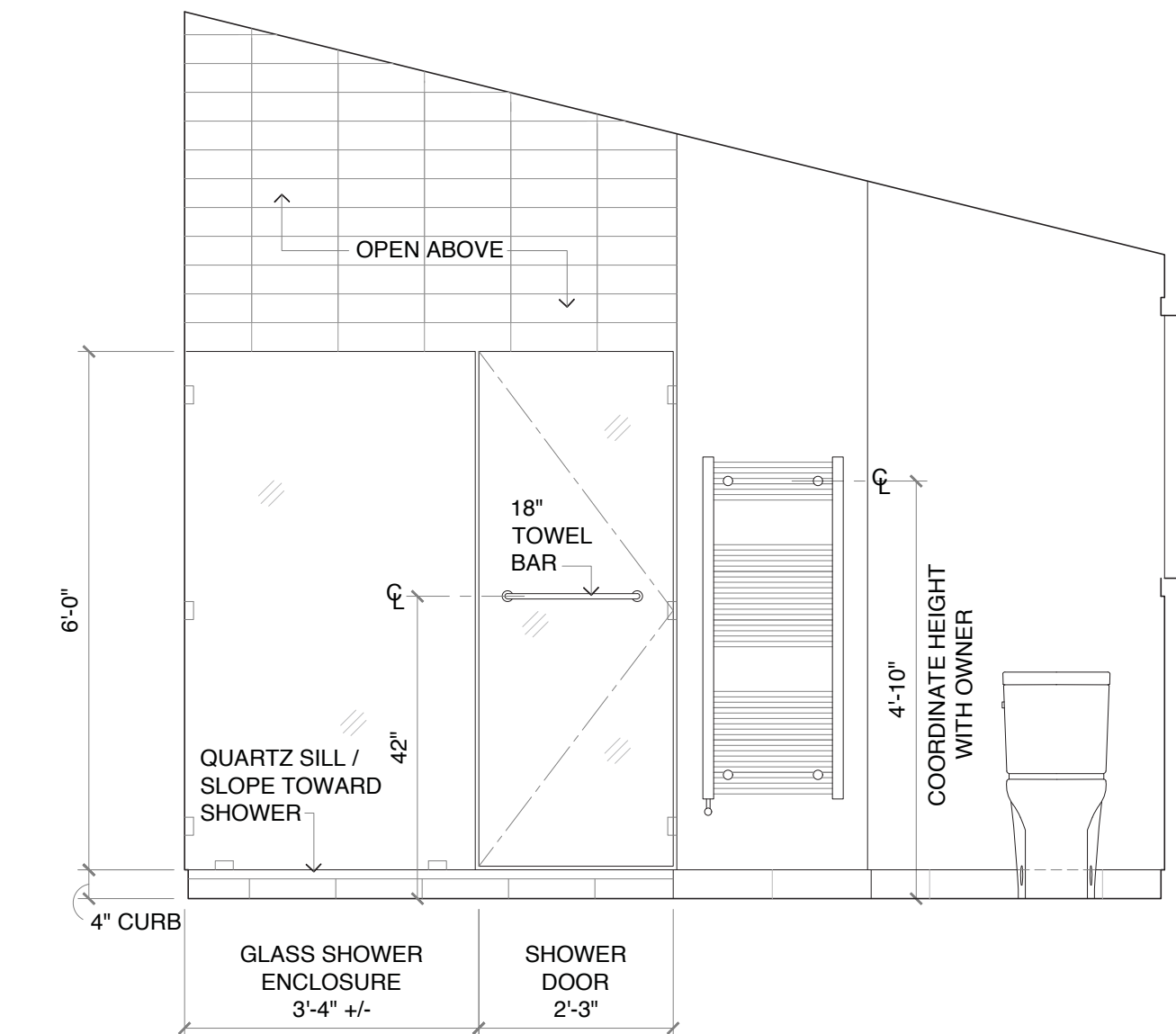


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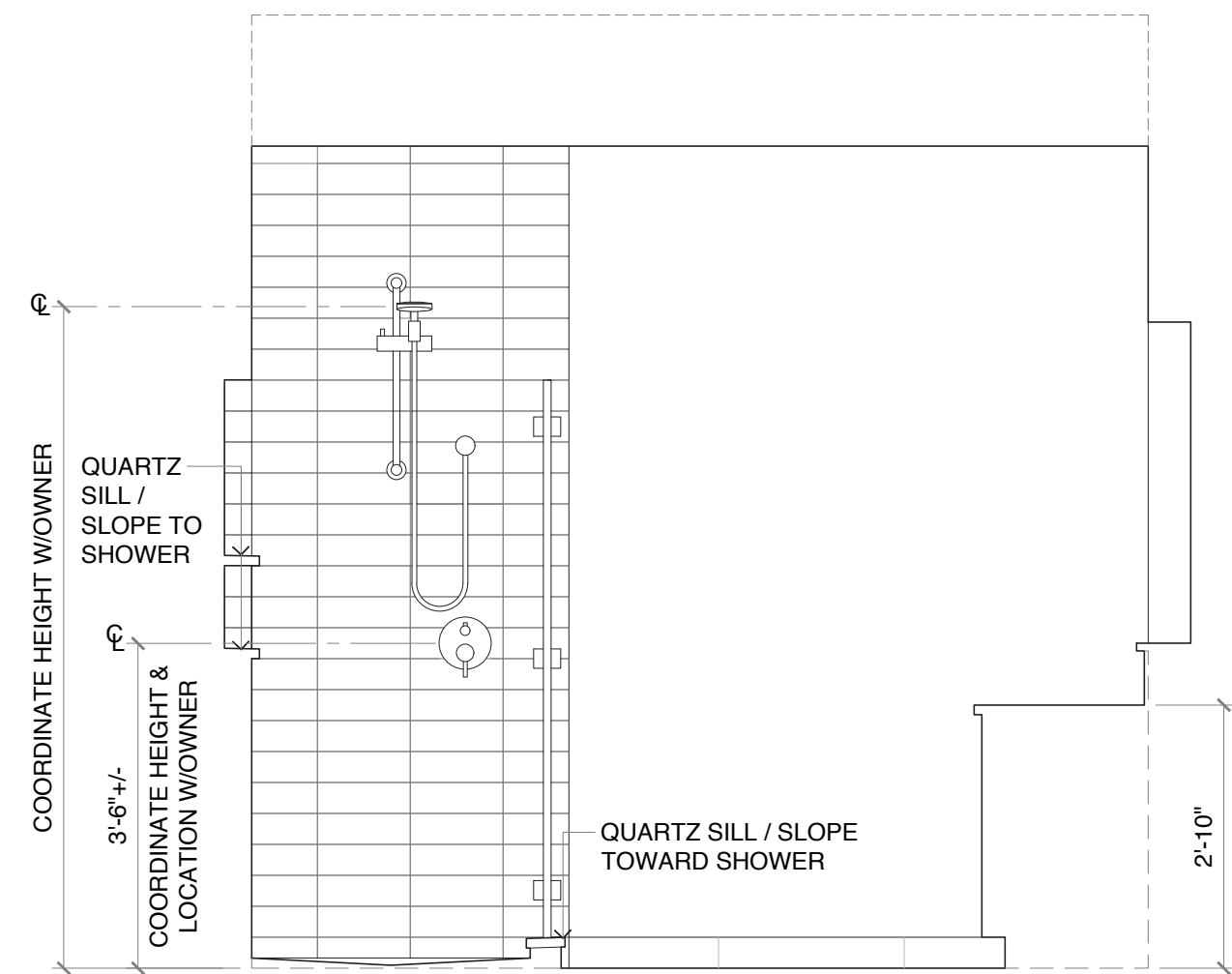


LOOKING NORTH

LOOKING EAST

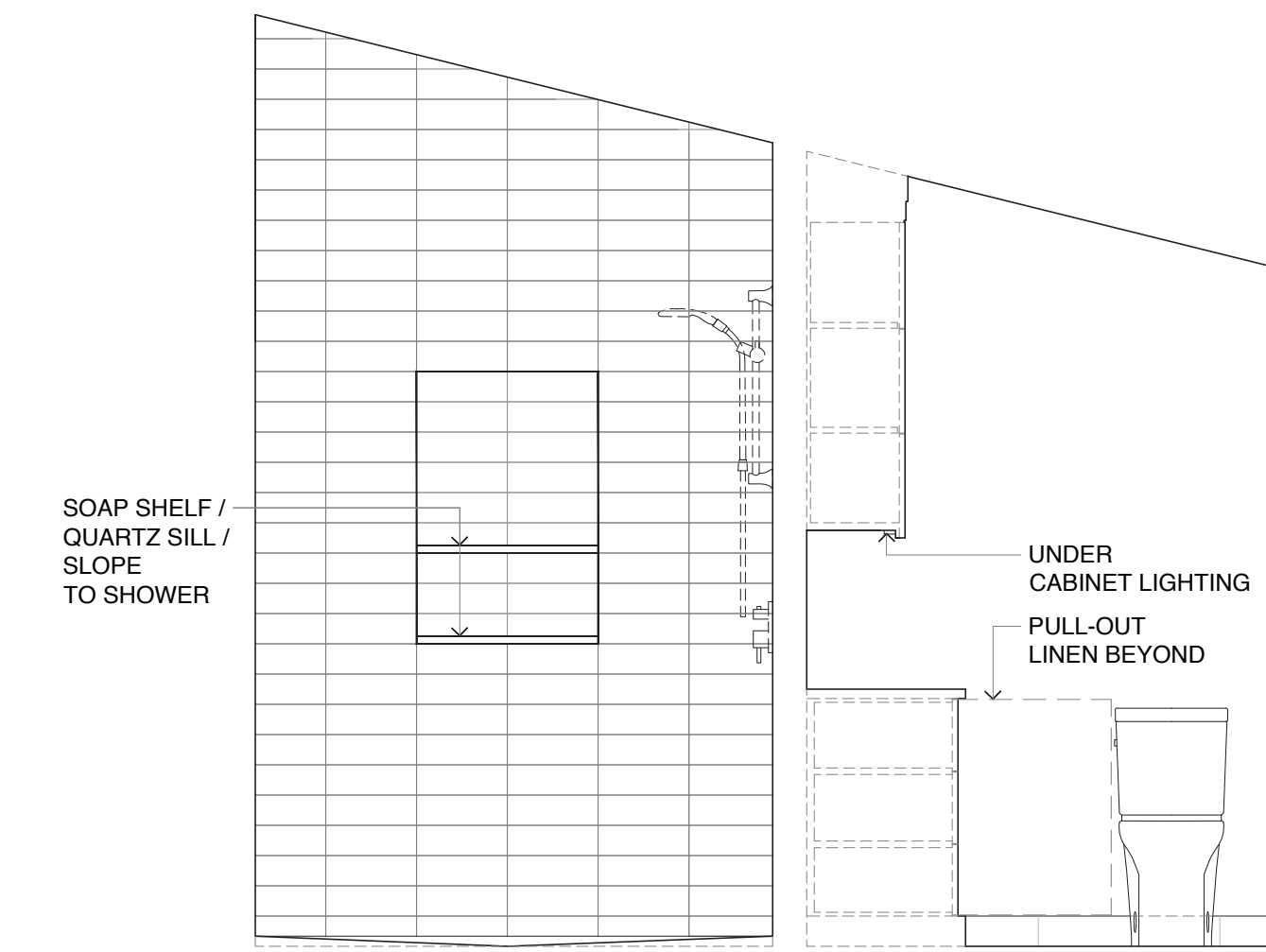
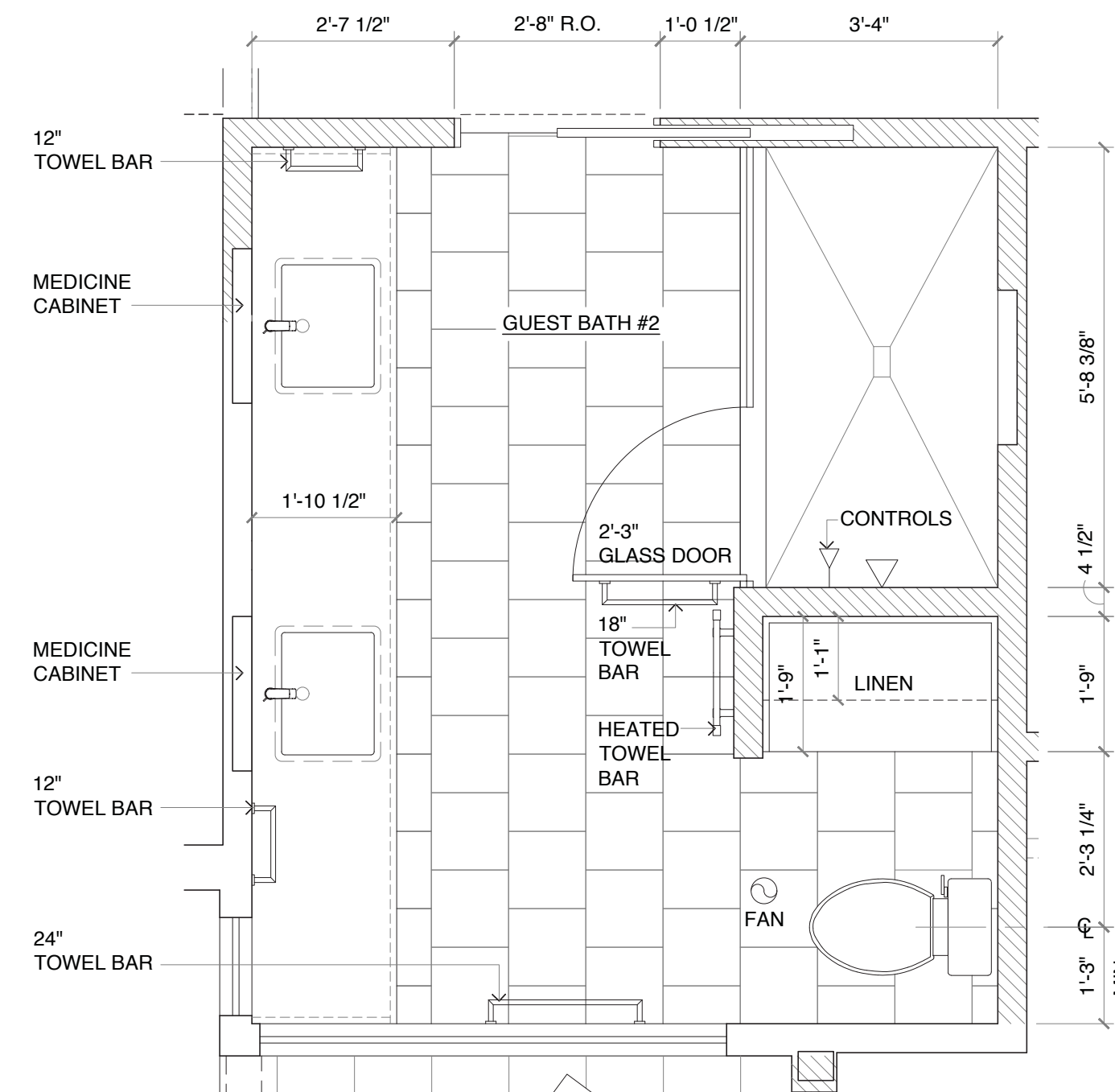


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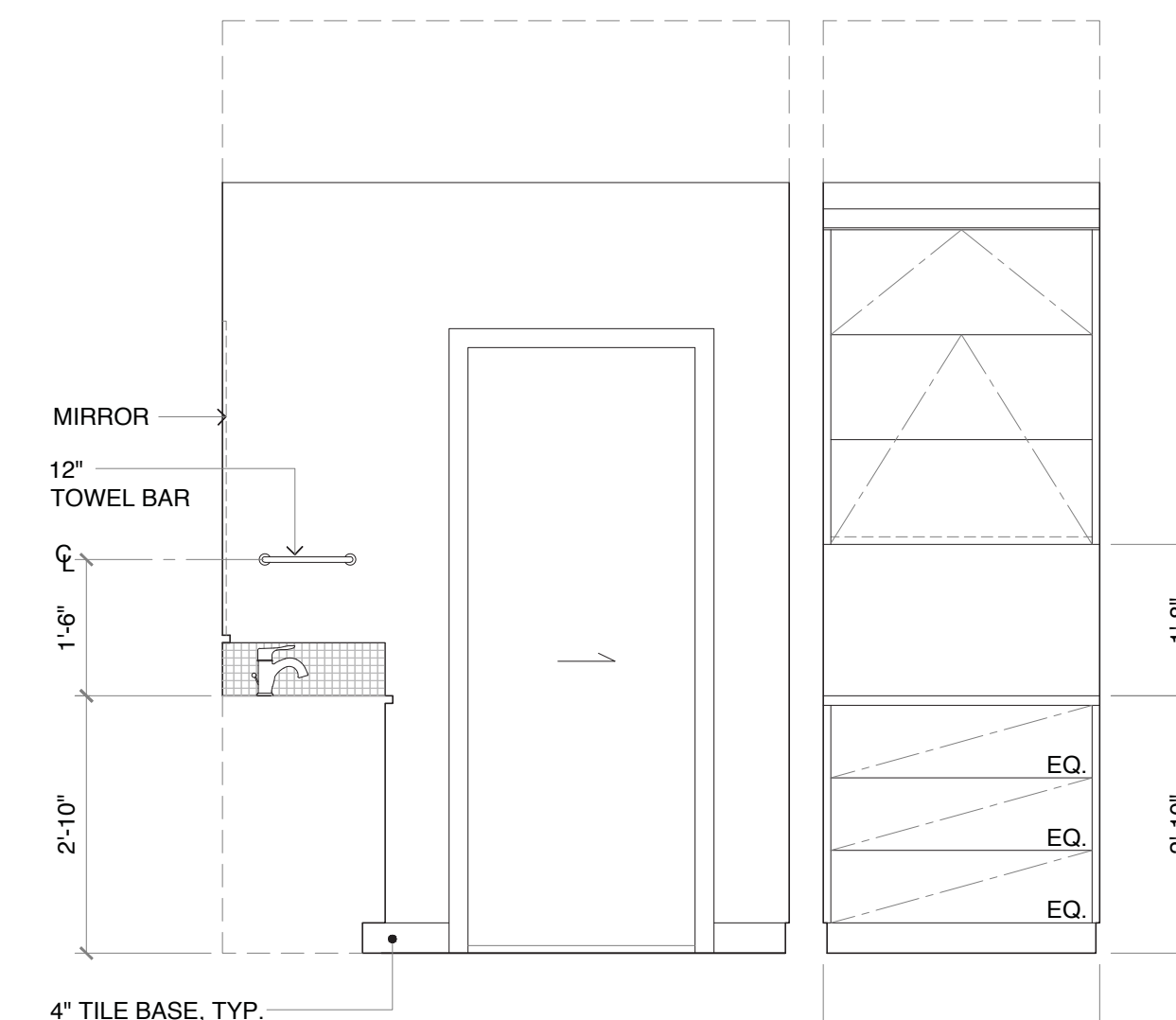


LOOKING WEST

GUEST BATH #2 PLAN
1/2" = 1'-0"



LOOKING SOUTH



LOOKING EAST

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A16

GENERAL STRUCTURAL NOTES
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2015 EDITION), & LOCAL BUILDING CODE MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.
- DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL)	. . . . .	.40 PSF
FLOOR LIVE LOAD (DECK)	. . . . .	.60 PSF
ROOF SNOW LOAD (Pf)	. . . . .	.25 PSF

WIND:	
BASIC WIND SPEED (3-SECOND GUST)	. . . . .110 MPH
WIND IMPORTANCE FACTOR (Iw)	. . . . .1.0
WIND EXPOSURE	. . . . .C
TOPOGRAPHICAL FACTOR (Kzt)	. . . . .1.22

EARTHQUAKE:
 LAT. / LONG. 47.553 / -122.228
 SEISMIC IMPORTANCE FACTOR (Ie) 1.0
 SEISMIC USE GROUP I
 MAPPED SPECTRAL RESPONSE (Ss/S1) 1.46g/0.51g
 SPECTRAL RESPONSE COEF. (SDS/SD1) 0.97g/0.51g
 SEISMIC FORCE RESISTING SYSTEM PLYWOOD SHEAR WALLS
 DESIGN BASE SHEAR 18.28k
 SEISMIC RESPONSE COEFFICIENT (Cs) 0.149
 SEISMIC DESIGN CATEGORY D
 RESPONSE MODIFICATION FACTOR (R) 6.5
 ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

REFERENCE: USGS NATIONAL SEISMIC HAZARD MAPPING PROJECT, 2008 DATA
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 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 DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.
 - STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
 - EPOXY GROUTED INSTALLATIONS
- SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.
 - STRUCTURAL STEEL
 - PLYWOOD WEB JOISTS

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

GEOTECHNICAL

- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS NOTED OTHERWISE, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.
ALLOWABLE SOIL PRESSURE 2,000 PSF
LATERAL EARTH PRESSURE 35 PCF
- CONCRETE**
- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'c = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

 THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.1.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

 ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 19.3.2.1 OF THE ACI 318.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
 - REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
 - CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE 3"
 B. ALL OTHER SURFACES 1 1/2"
 - NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).
- ANCHORAGE**
- EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2508.
 - TITEN HD ANCHORS SPECIFIED ON THE DRAWINGS SHALL CONSIST OF "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2713.
- STEEL**
- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE AISC SPECIFICATIONS AND CODES:
 - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360)
 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303)
 - SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. BOLTS IN SHEAR OR BEARING TYPE CONNECTIONS NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION PER SECTION 8(C).
 - STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS. PLATES, ANGLES, AND CHANNELS SHALL CONFORM TO ASTM A36, FY = 36 KSI. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI. SQUARE OR RECTANGULAR STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 KSI. ANCHOR BOLTS AND CONNECTION BOLTS SHALL CONFORM TO ASTM A307. THREADED ROD AND STUDS SHALL CONFORM TO ASTM A36.

WOOD

- FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X MEMBERS)	HEM-FIR NO. 2	MINIMUM BASE VALUE, FB = 850 PSI
(3X & 4X MEMBERS)	DOUGLAS FIR NO. 1	MINIMUM BASE VALUE, FB = 1000 PSI

STRUCTURAL LIGHT FRAMING: (INCL. 3X AND 4X POSTS)	DOUGLAS FIR NO. 2	MINIMUM BASE VALUE, FB = 900 PSI
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BEAMS AND STRINGERS: (INCL. 6X AND LARGER)	DOUGLAS FIR NO. 1	MINIMUM BASE VALUE, FB = 1350 PSI
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POSTS AND TIMBERS: (6X6 AND LARGER)	DOUGLAS FIR NO. 1	MINIMUM BASE VALUE, FC = 1000 PSI
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STUDS, PLATES & MISC. FRAMING:	DOUGLAS FIR OR HEM-FIR STANDARD GRADE
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2X6 STUDS AND PLATES:	HEM-FIR NO.3/ STUD GRADE
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- ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

PSL	FB = 2900 PSI	E = 2000 KSI	FV = 290 PSI	NER-292
LSL	FB = 2250 PSI	E = 1500 KSI	FV = 285 PSI	NER-481
LVL	FB = 2600 PSI	E = 1800 KSI	FV = 285 PSI	NER-126

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

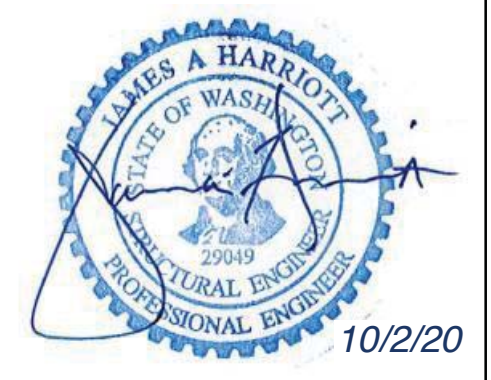
 ALL PROPOSED HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.
- PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAUSER CORPORATION AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

 ALL HOLES SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS. IF THREE OR FEWER HOLES ARE PROPOSED FOR A SINGLE JOIST, HOLES SHALL CONFORM TO THE WEYERHAUSER ILEVEL TJI ALLOWABLE HOLE CHART. IF MORE THEN THREE HOLES ARE PROPOSED FOR ONE SINGLE JOIST, ALL HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.
- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD.
 - ROOF SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.
 - FLOOR SHEATHING SHALL BE 3/4" (NOM.) WITH SPAN RATING 40/20.
 - WALL SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.
 REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.
- 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. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.850Z ZINC PER SQUARE INCH (ZMAX).
- NAILS - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6D	2"	0.113"
8D	2-1/2"	0.131"
10D	3"	0.148"
12D	3-1/4"	0.148"
16D	3-1/2"	0.162"

 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 SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.
- WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:
 - ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
 - WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. 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. 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 AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.
 - FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.



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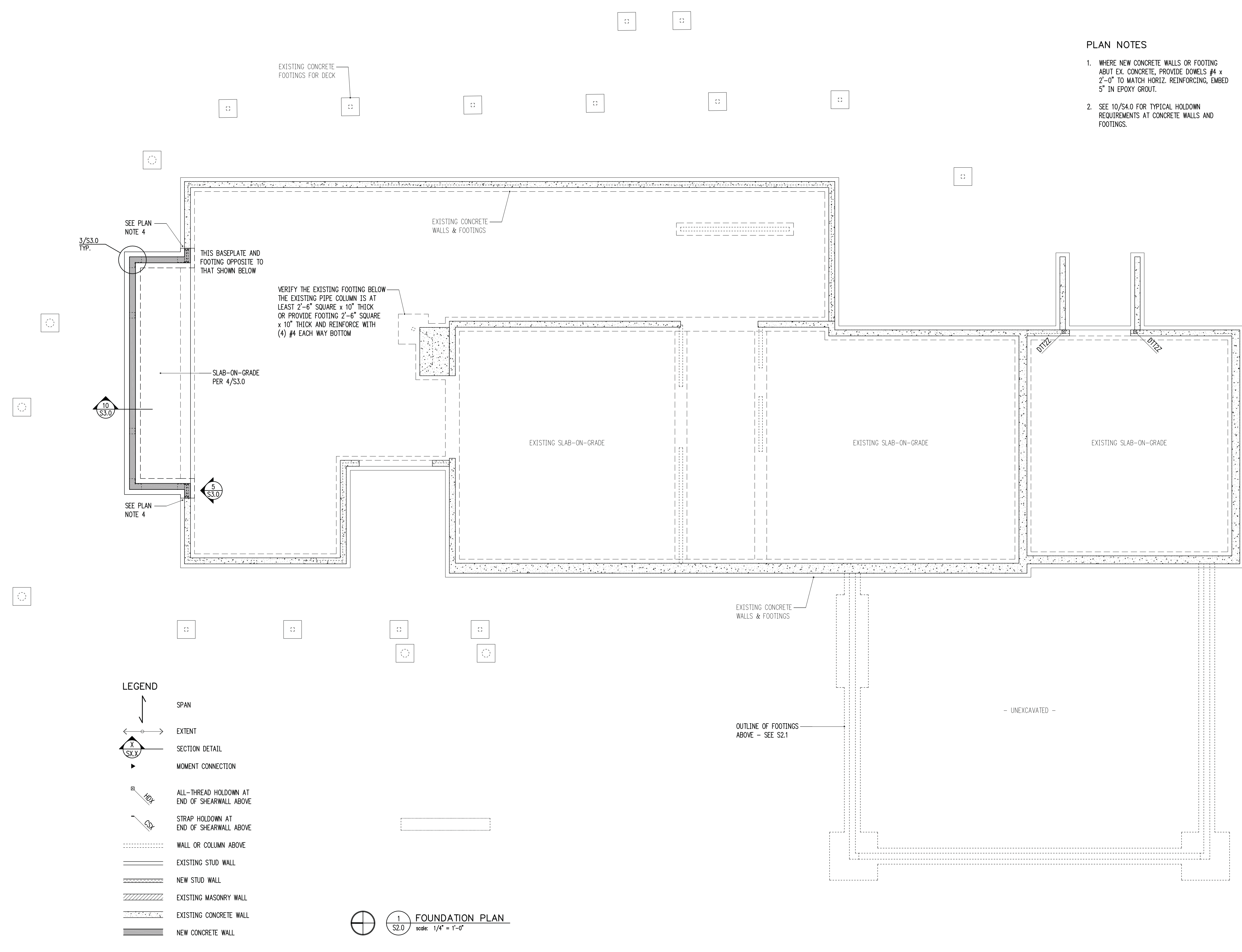
Issue Date	Issue Description
6/18/20	Permit Submittal
7/27/20	Site Wall Revisions
10/2/20	Corrections

Building Department Approval

Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number
S1.0

NADER RESIDENCE



- PLAN NOTES**
- WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
 - SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.

SEE PLAN NOTE 4

3/S3.0 TYP.

THIS BASEPLATE AND FOOTING OPPOSITE TO THAT SHOWN BELOW

SLAB-ON-GRADE PER 4/S3.0

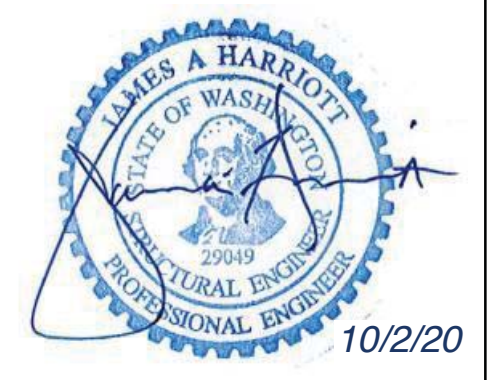
SEE PLAN NOTE 4

VERIFY THE EXISTING FOOTING BELOW THE EXISTING PIPE COLUMN IS AT LEAST 2'-6" SQUARE x 10" THICK OR PROVIDE FOOTING 2'-6" SQUARE x 10" THICK AND REINFORCE WITH (4) #4 EACH WAY BOTTOM

- LEGEND**
- SPAN
 - EXTENT
 - SECTION DETAIL
 - MOMENT CONNECTION
 - ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
 - STRAP HOLDOWN AT END OF SHEARWALL ABOVE
 - WALL OR COLUMN ABOVE
 - EXISTING STUD WALL
 - NEW STUD WALL
 - EXISTING MASONRY WALL
 - EXISTING CONCRETE WALL
 - NEW CONCRETE WALL

1 FOUNDATION PLAN
 S2.0 scale: 1/4" = 1'-0"

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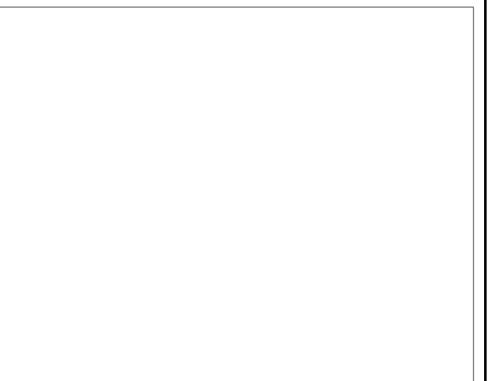
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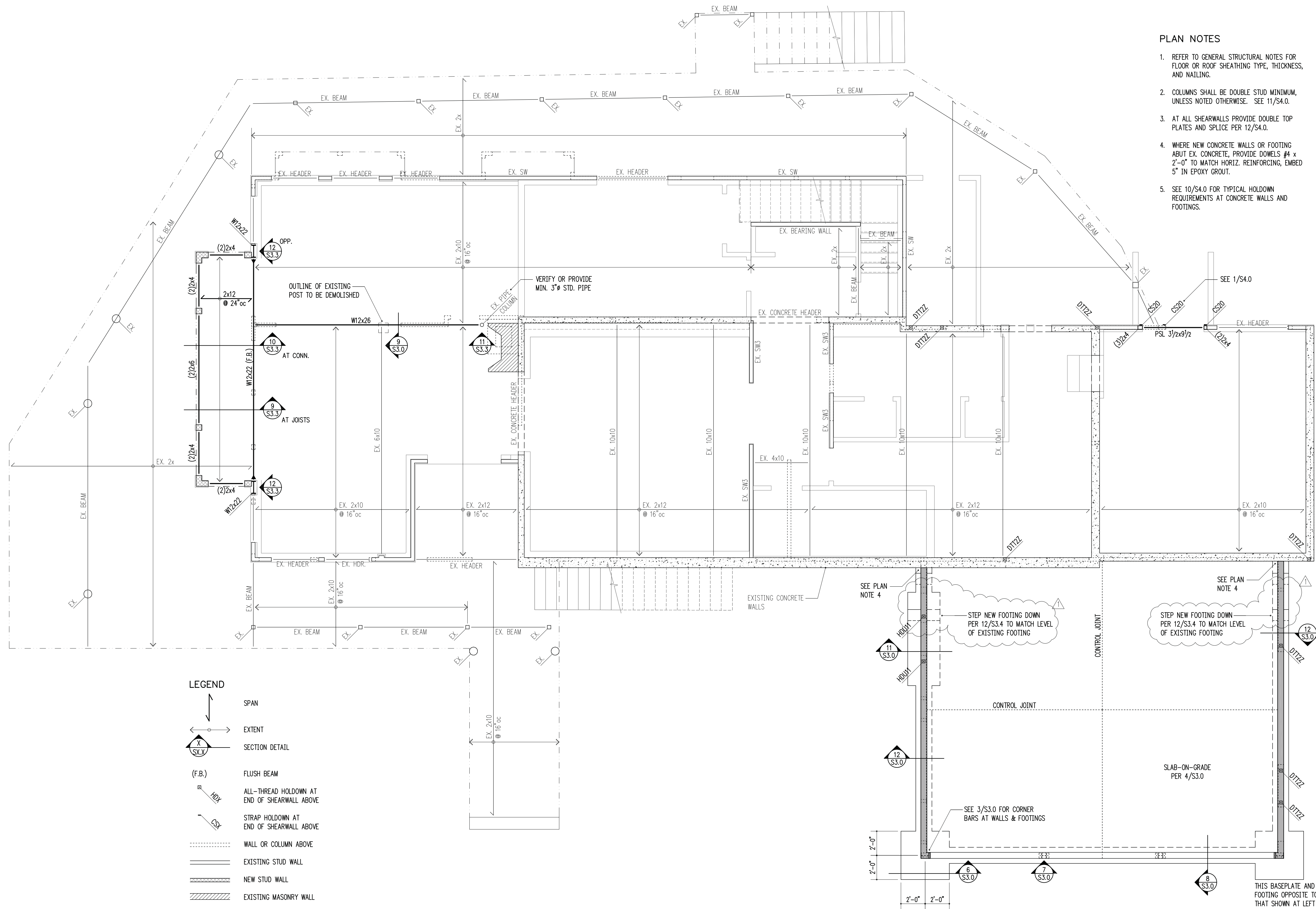
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FOUNDATION PLAN

Drawing Number
S2.0

NADER RESIDENCE

PLAN NOTES

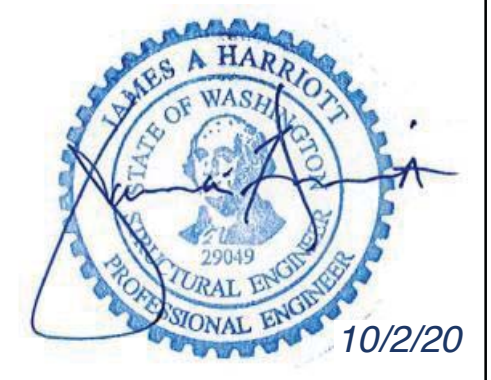
1. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
2. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
3. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
4. WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
5. SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.



LEGEND

	SPAN
	EXTENT
	SECTION DETAIL
(F.B.)	FLUSH BEAM
	ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
	STRAP HOLDOWN AT END OF SHEARWALL ABOVE
	WALL OR COLUMN ABOVE
	EXISTING STUD WALL
	NEW STUD WALL
	EXISTING MASONRY WALL
	EXISTING CONCRETE WALL
	NEW CONCRETE WALL

LEVEL ONE FRAMING PLAN (BASEMENT WALLS)
 scale: 1/4" = 1'-0"



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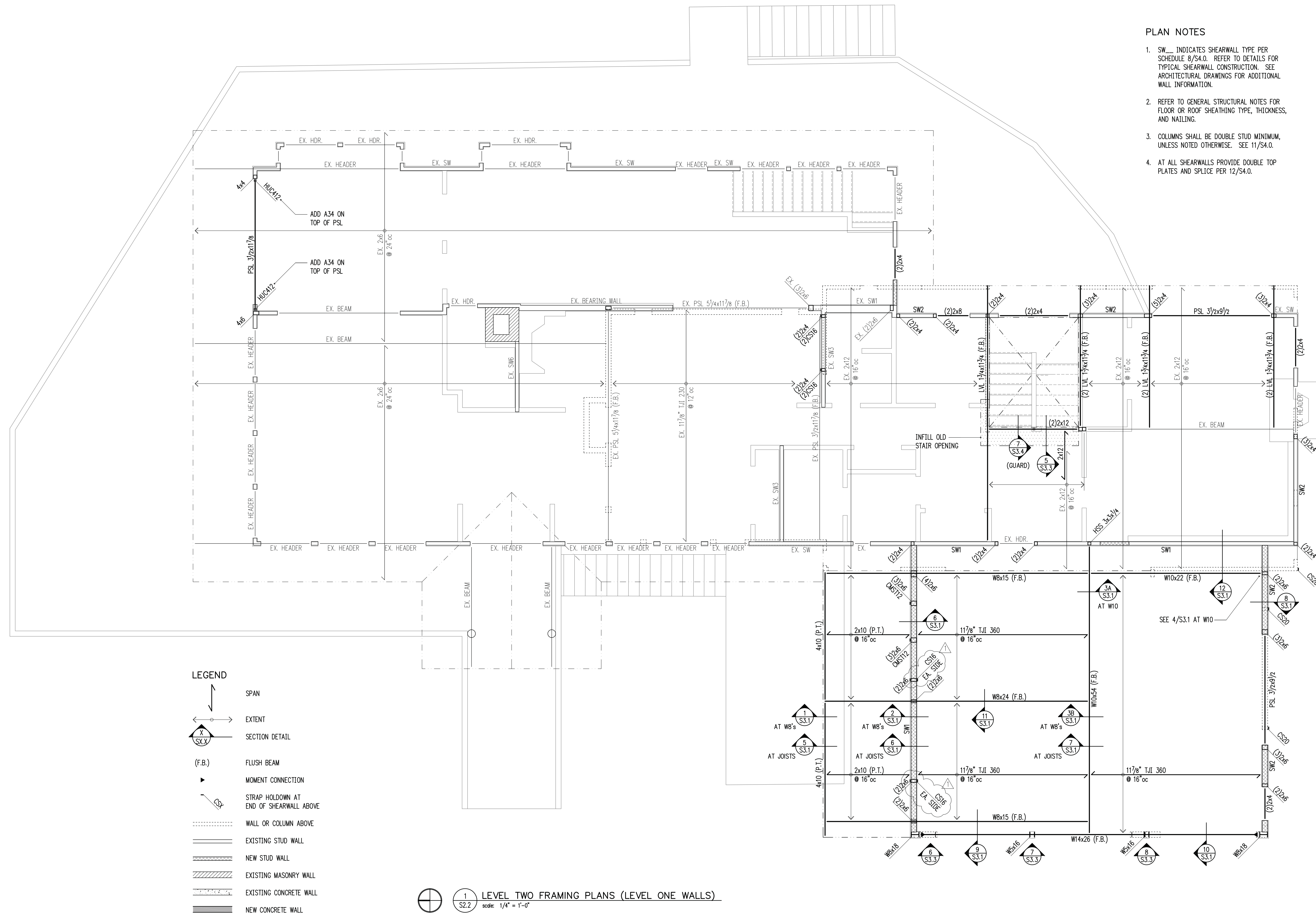
Dividing Title
LEVEL ONE FRAMING PLAN

Drawing Number
S2.1

NADER RESIDENCE

PLAN NOTES

1. SW_ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.



LEGEND

- SPAN
- EXTENT
- SECTION DETAIL
- (F.B.) FLUSH BEAM
- MOMENT CONNECTION
- STRAP HOLDOWN AT END OF SHEARWALL ABOVE
- WALL OR COLUMN ABOVE
- EXISTING STUD WALL
- NEW STUD WALL
- EXISTING MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL

1 LEVEL TWO FRAMING PLANS (LEVEL ONE WALLS)
 S2.2 scale: 1/4" = 1'-0"



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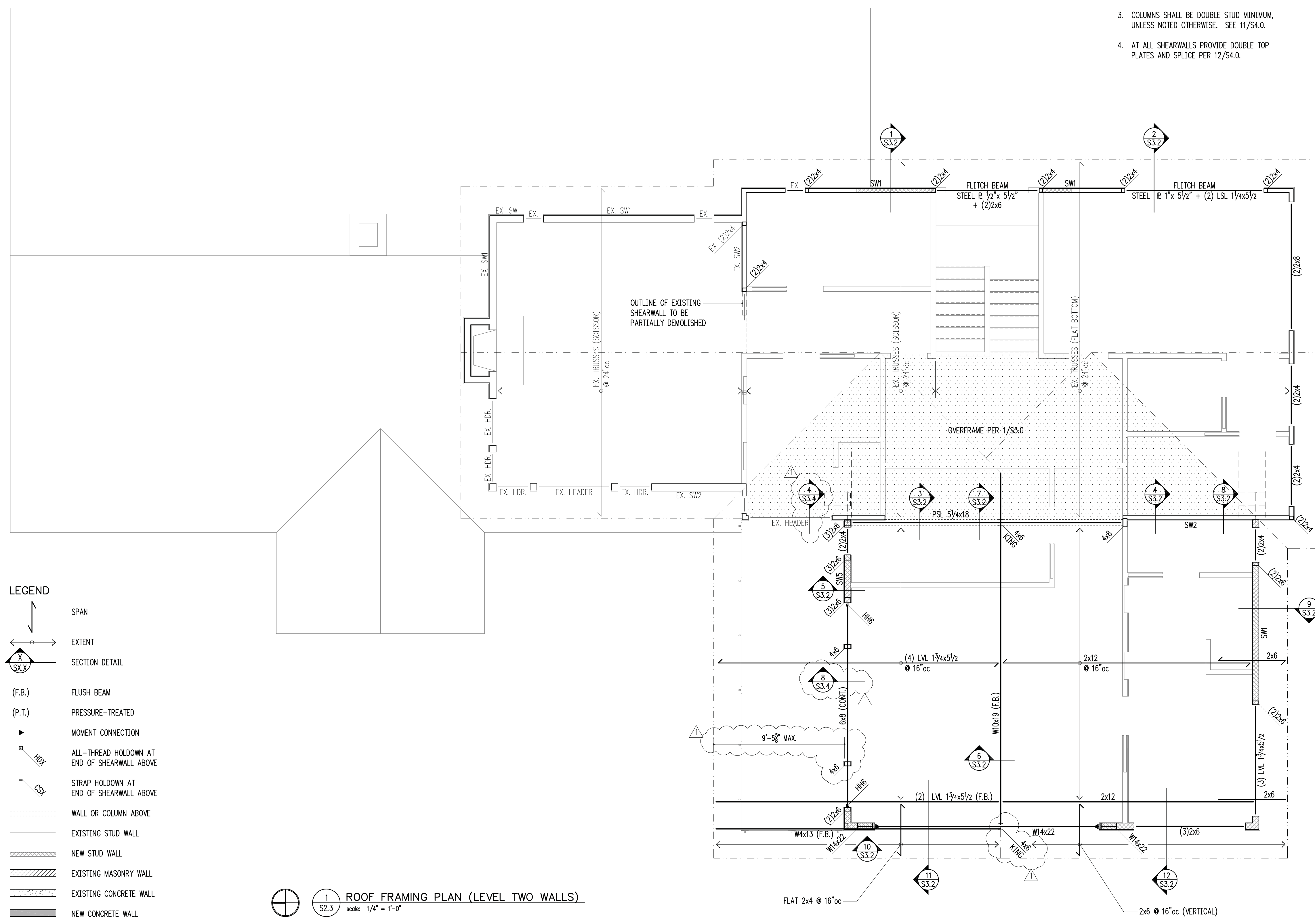
Drawing Title
LEVEL TWO FRAMING PLAN

Drawing Number
S2.2

NADER RESIDENCE

PLAN NOTES

1. SW... INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.



LEGEND

	SPAN
	EXTENT
	SECTION DETAIL
(F.B.)	FLUSH BEAM
(P.T.)	PRESSURE-TREATED
	MOMENT CONNECTION
	ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
	STRAP HOLDOWN AT END OF SHEARWALL ABOVE
	WALL OR COLUMN ABOVE
	EXISTING STUD WALL
	NEW STUD WALL
	EXISTING MASONRY WALL
	EXISTING CONCRETE WALL
	NEW CONCRETE WALL

1 ROOF FRAMING PLAN (LEVEL TWO WALLS)
 S2.3 scale: 1/4" = 1'-0"



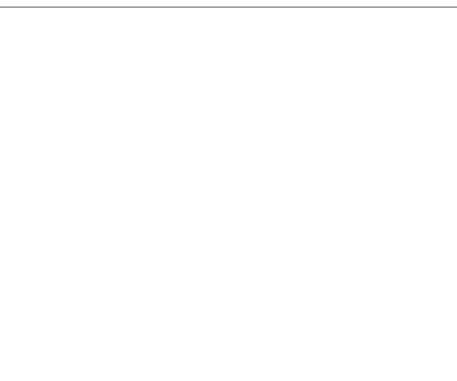
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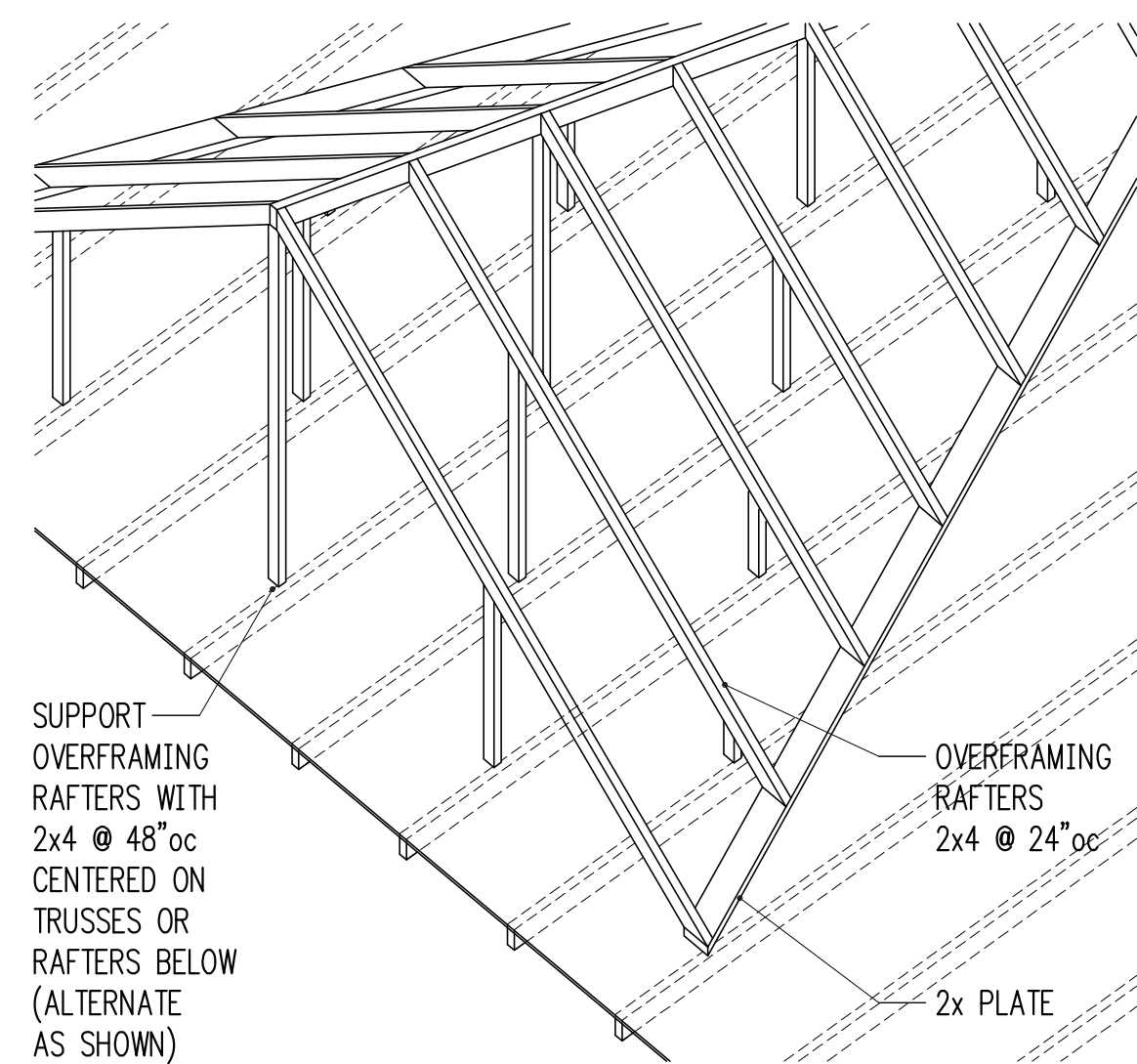
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Drawing Title
ROOF FRAMING PLAN

Drawing Number
S2.3



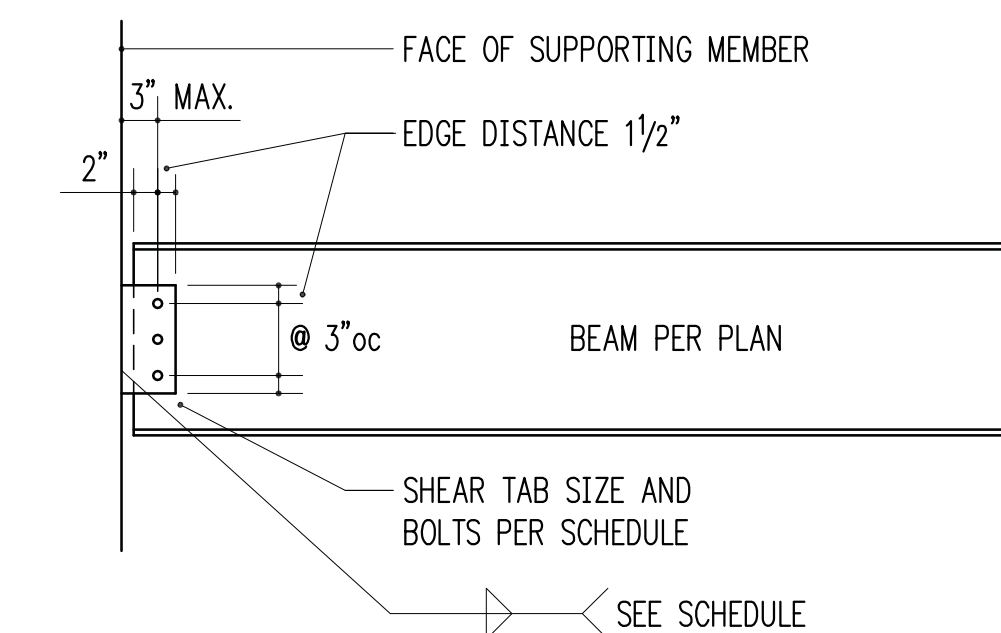
SUPPORT OVERFRAMING RAFTERS WITH 2x4 @ 48"oc CENTERED ON TRUSSES OR RAFTERS BELOW (ALTERNATE AS SHOWN)

3/8" = 1'-0" 1

SHEAR TAB SCHEDULE

BEAM SIZE	# BOLTS	BOLT SIZE	PL THICK.	WELD SIZE	CAPACITY
W8, W10	(2)	3/4"φ	1/4"	3/16"	16,300 lb
W14	(3)	3/4"φ	1/4"	3/16"	25,600 lb

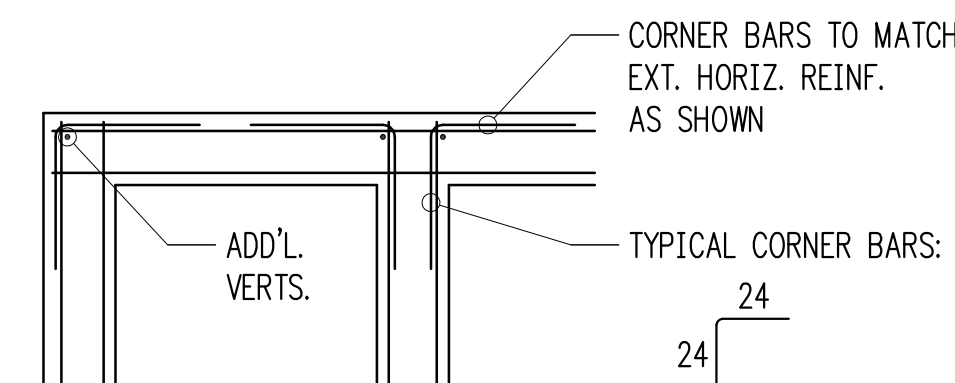
BOLT TYPE SHALL BE A325N. PLATE MATERIAL SHALL BE A36.



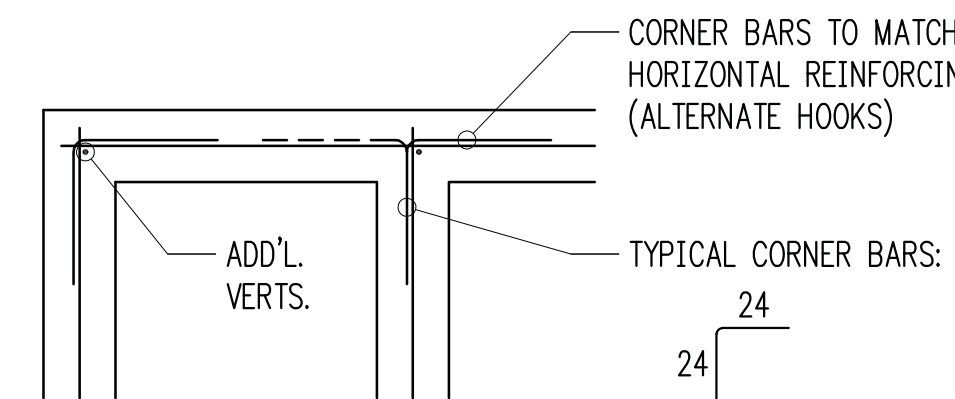
TYPICAL SHEAR TAB CONNECTION

3/4" = 1'-0" 2

DOUBLE CURTAIN



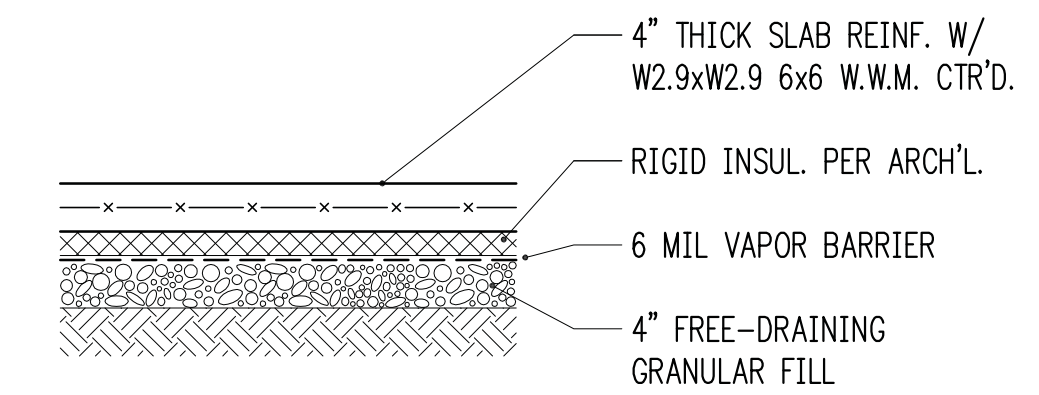
SINGLE CURTAIN



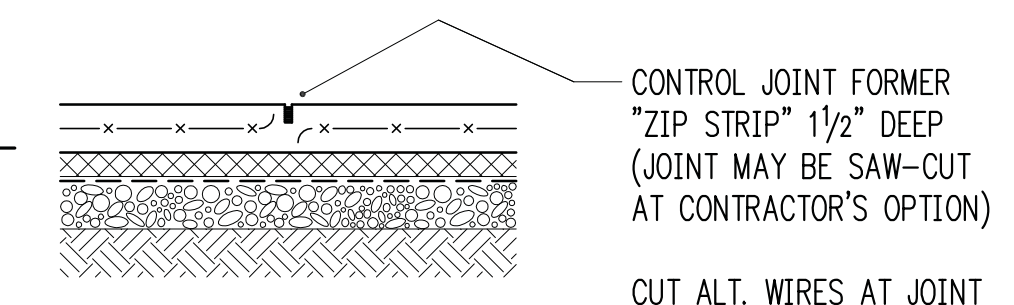
TYPICAL CORNER BARS AT CONCRETE WALLS

3/4" = 1'-0" 3

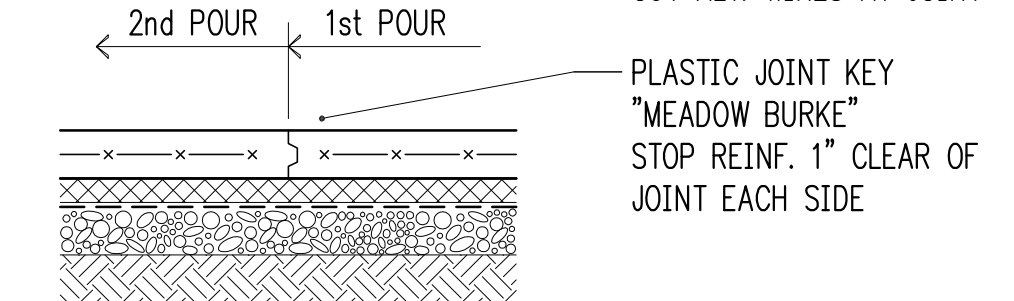
TYPICAL SLAB



CONTROL JOINT

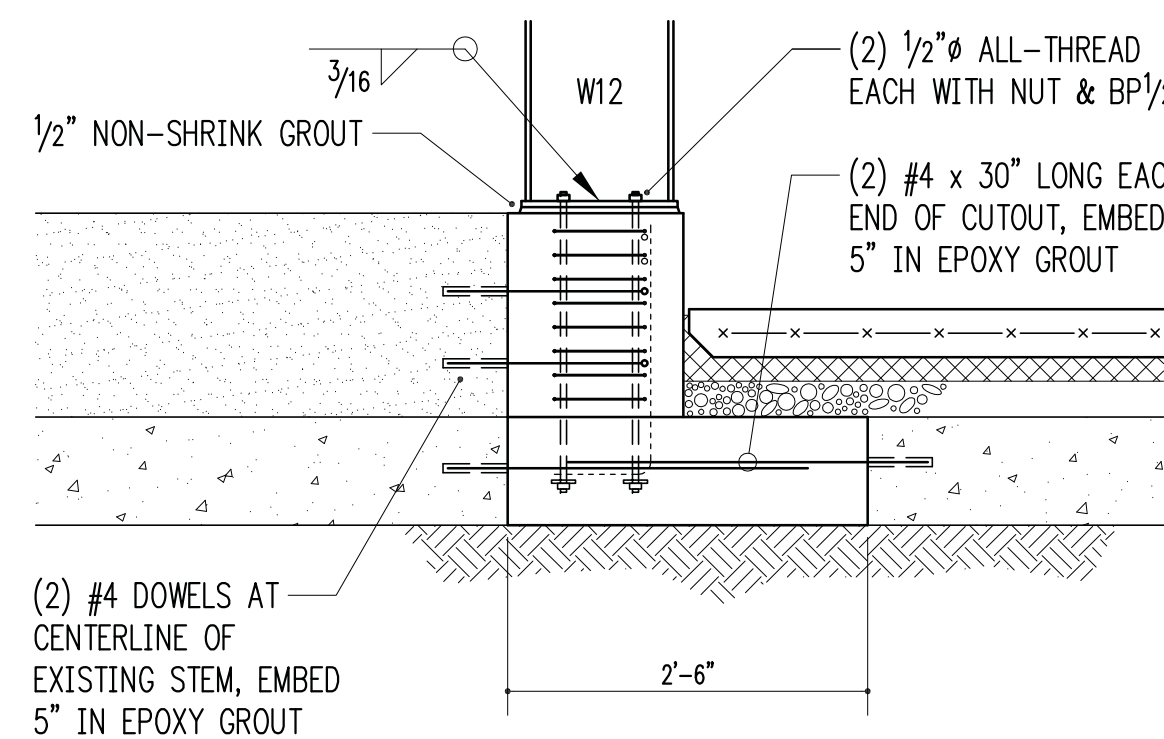
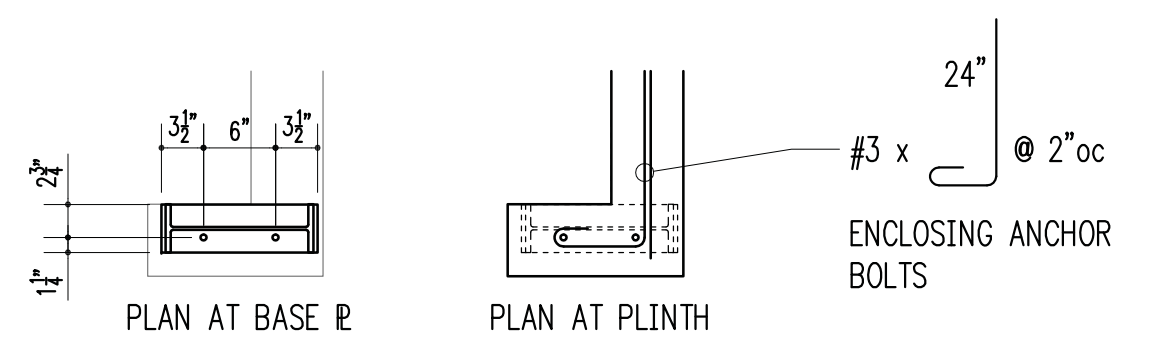


CONSTR. JOINT

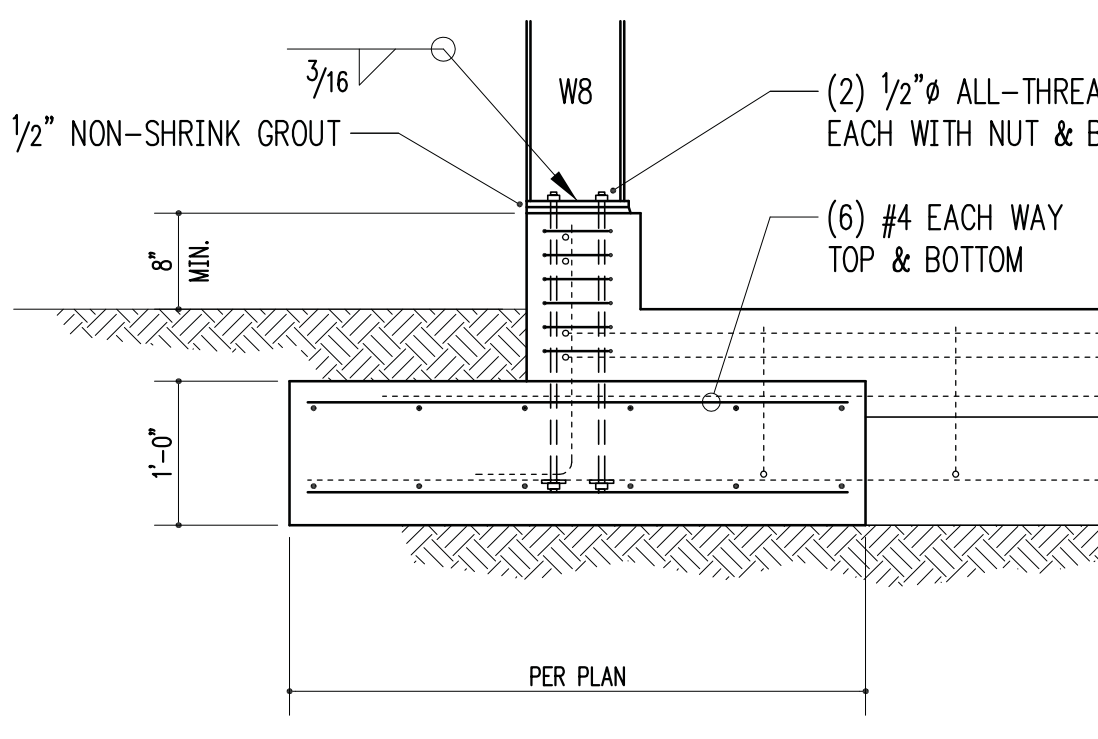
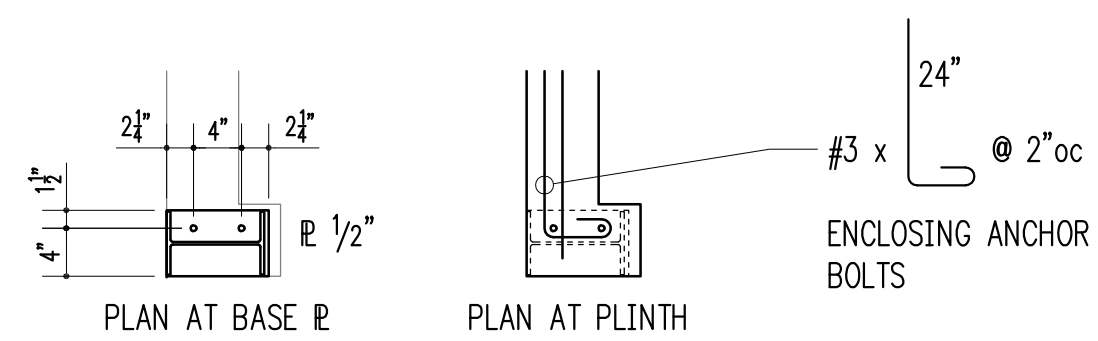


SLAB-ON-GRADE (INSULATED)

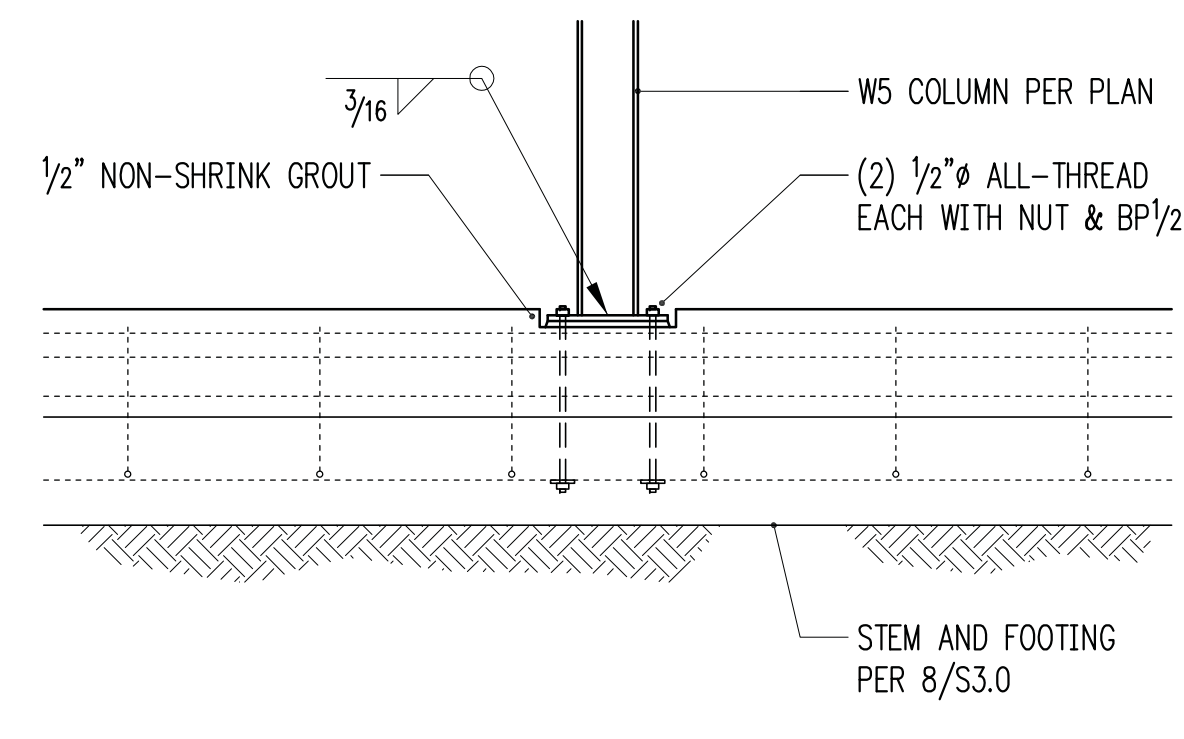
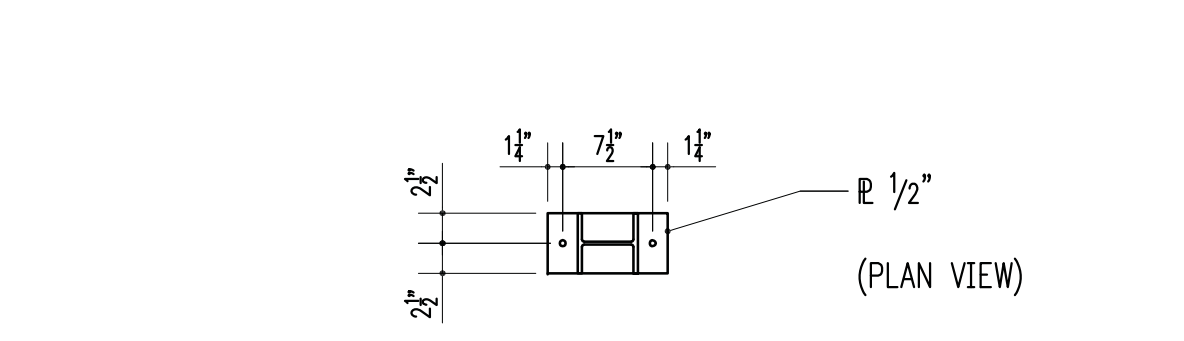
3/4" = 1'-0" 4



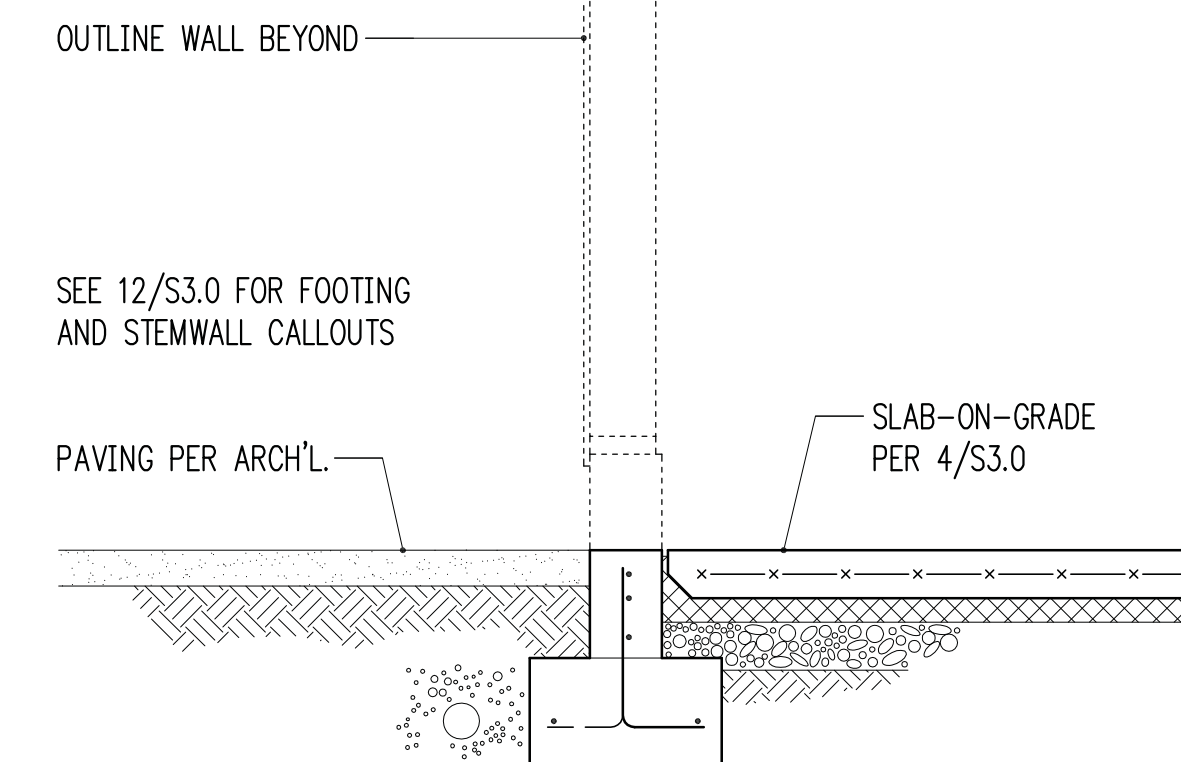
3/4" = 1'-0" 5



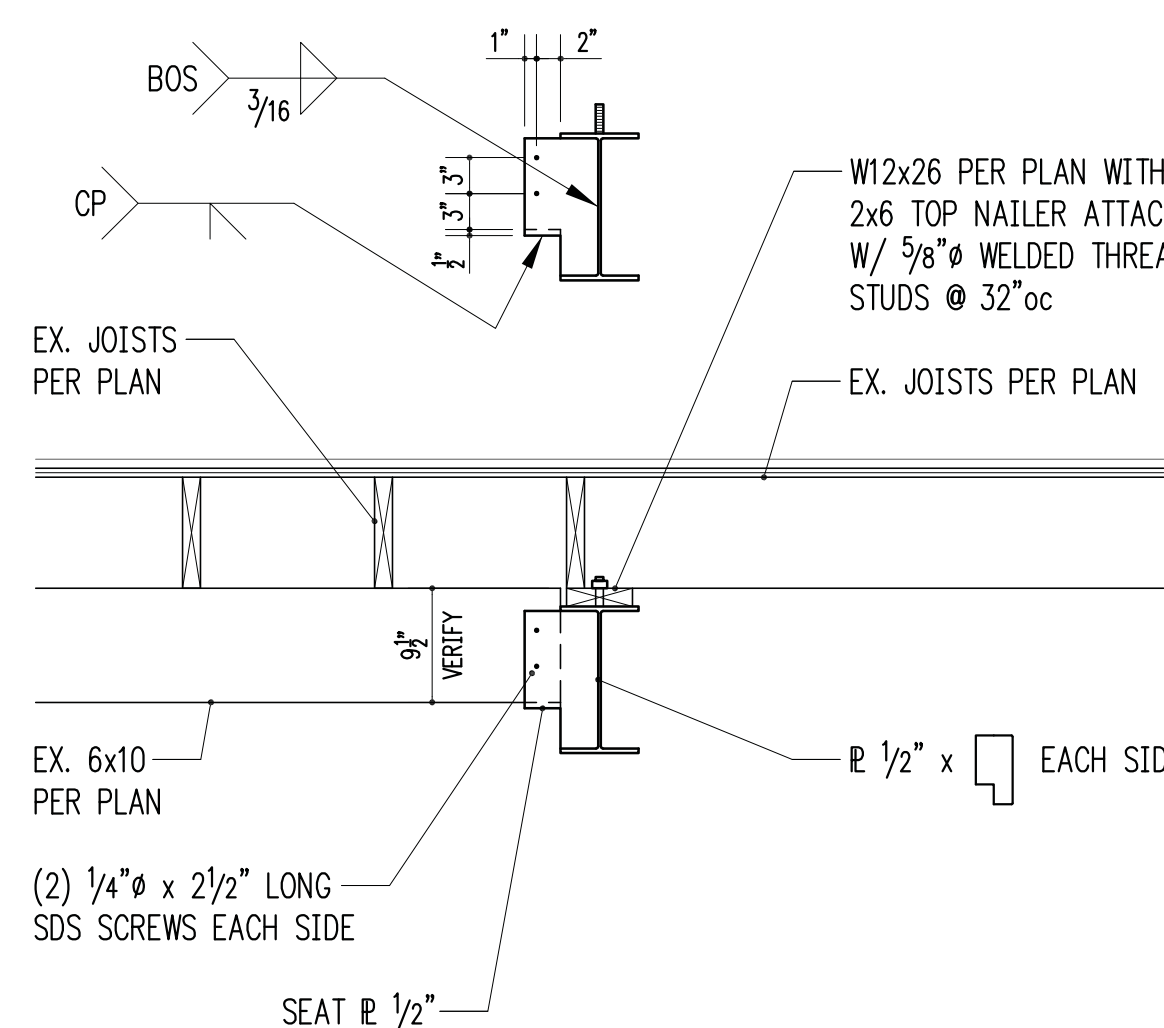
3/4" = 1'-0" 6



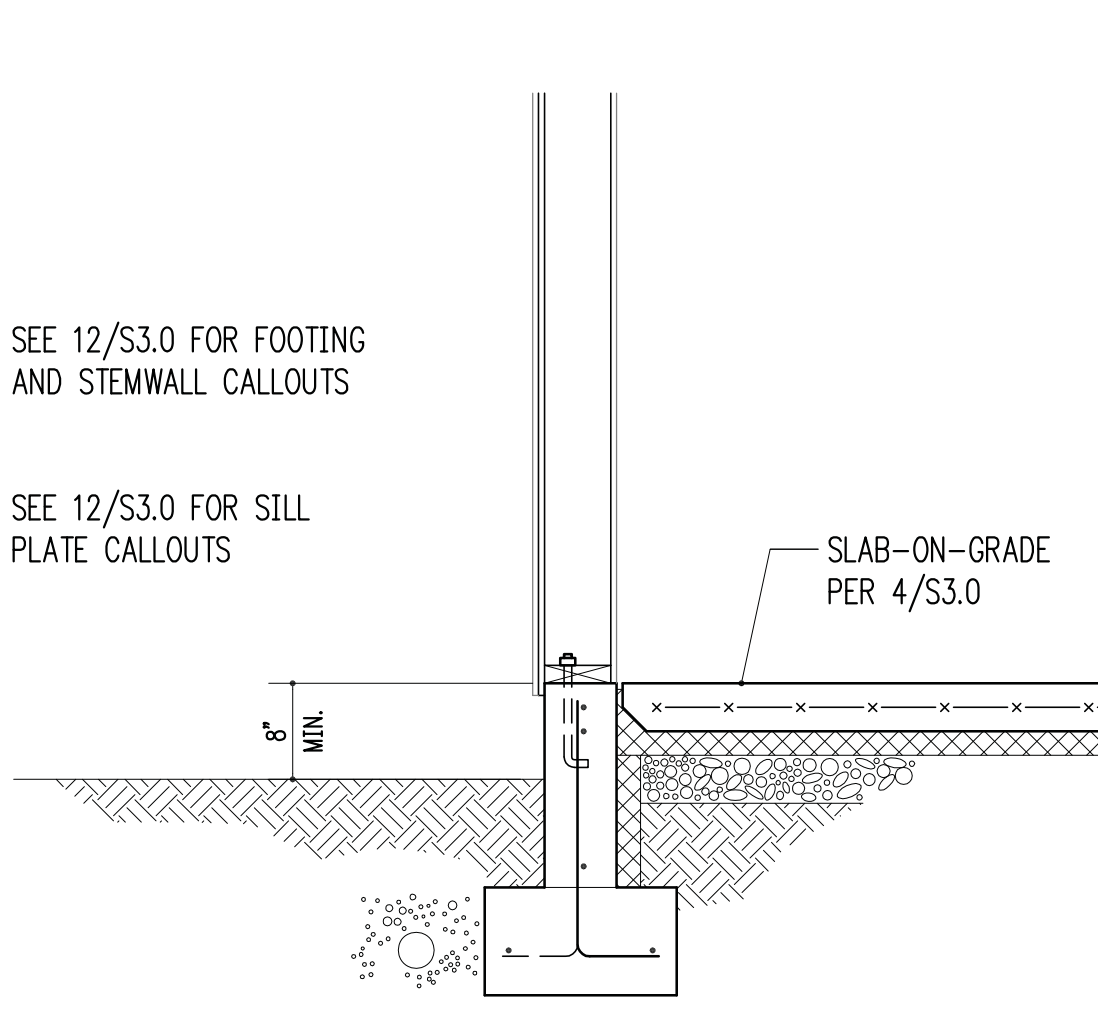
3/4" = 1'-0" 7



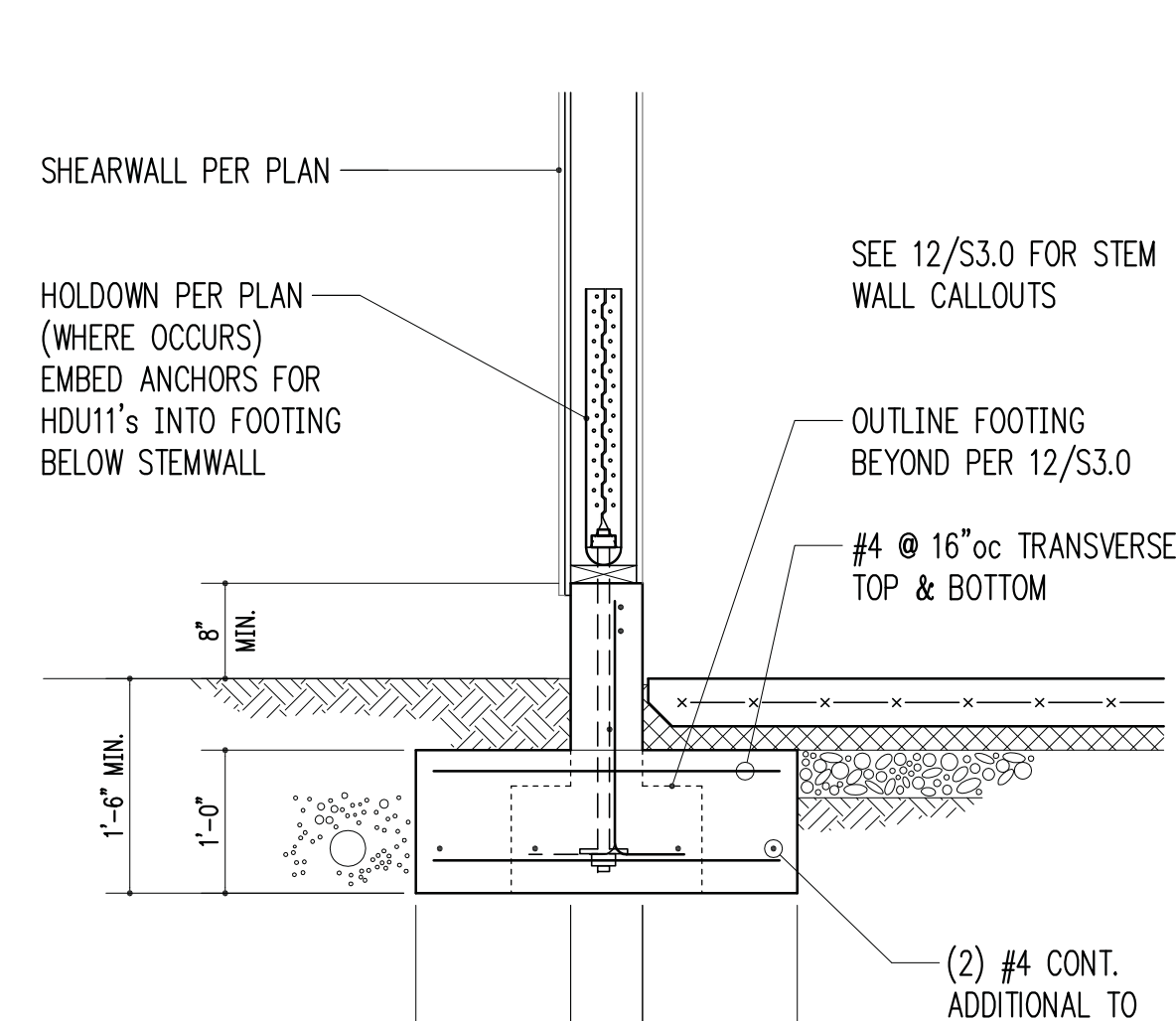
3/4" = 1'-0" 8



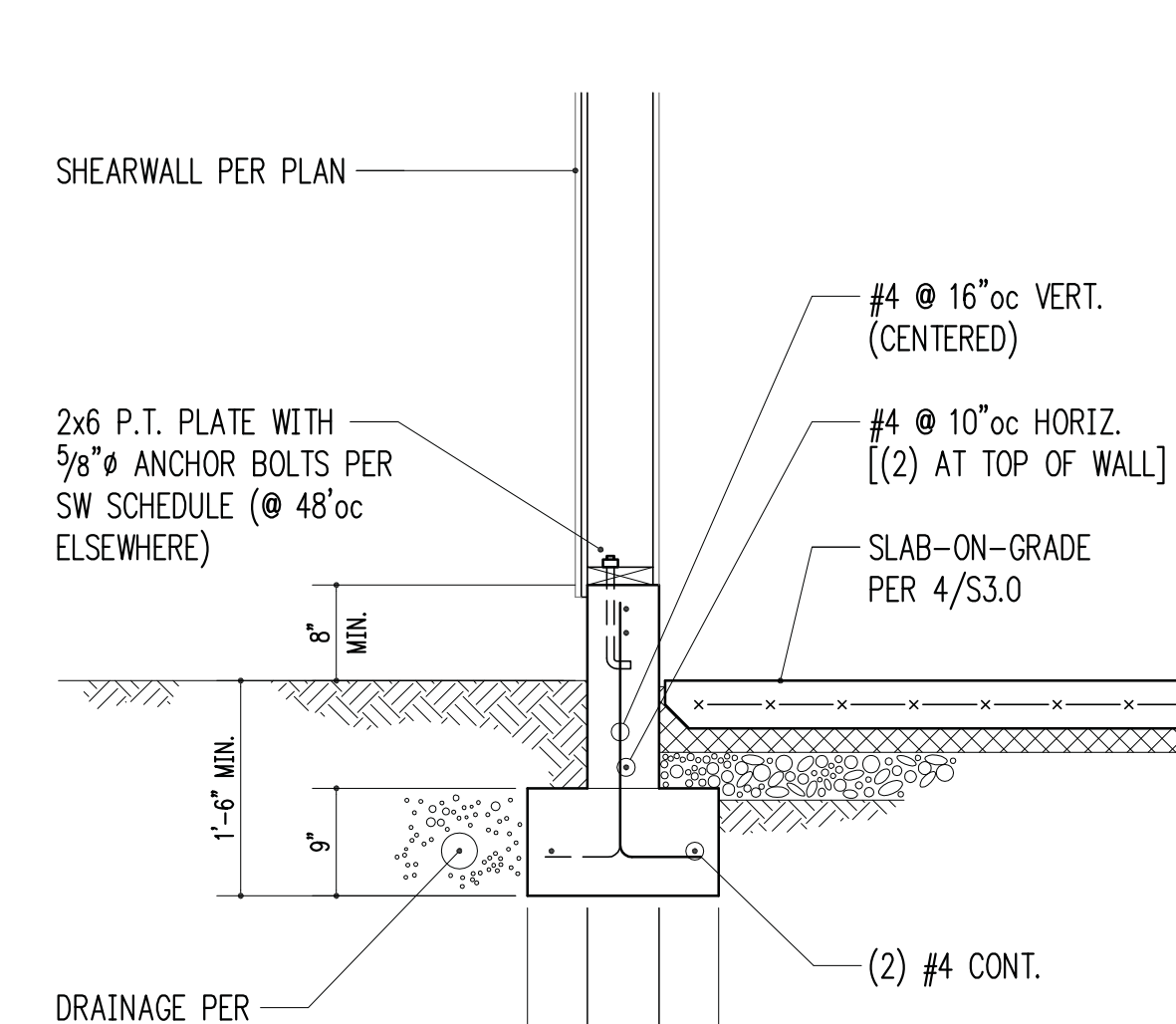
3/4" = 1'-0" 9



3/4" = 1'-0" 10

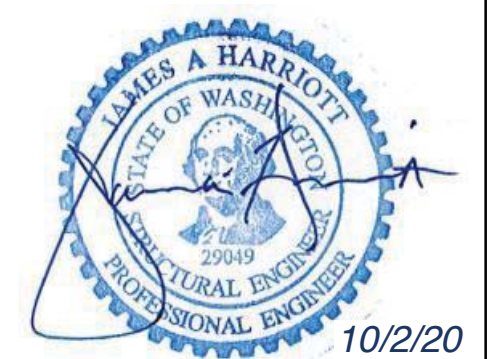


3/4" = 1'-0" 11



3/4" = 1'-0" 12

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Drawing Title
STRUCTURAL DETAILS

Drawing Number

S3.0

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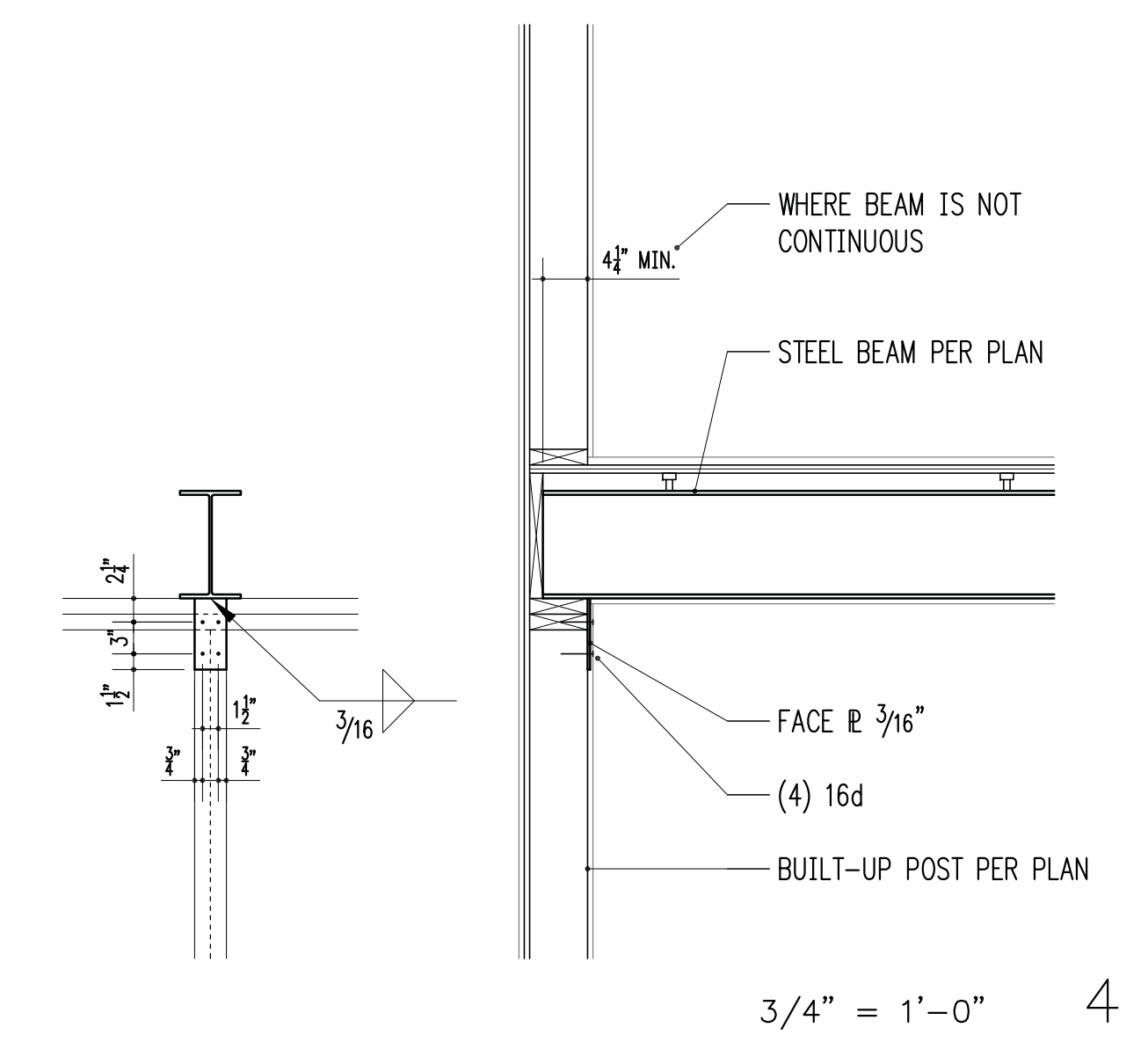
Issue Date	Issue Description
6/18/20	Permit Submittal
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10/2/20	Corrections

Building Department Approval

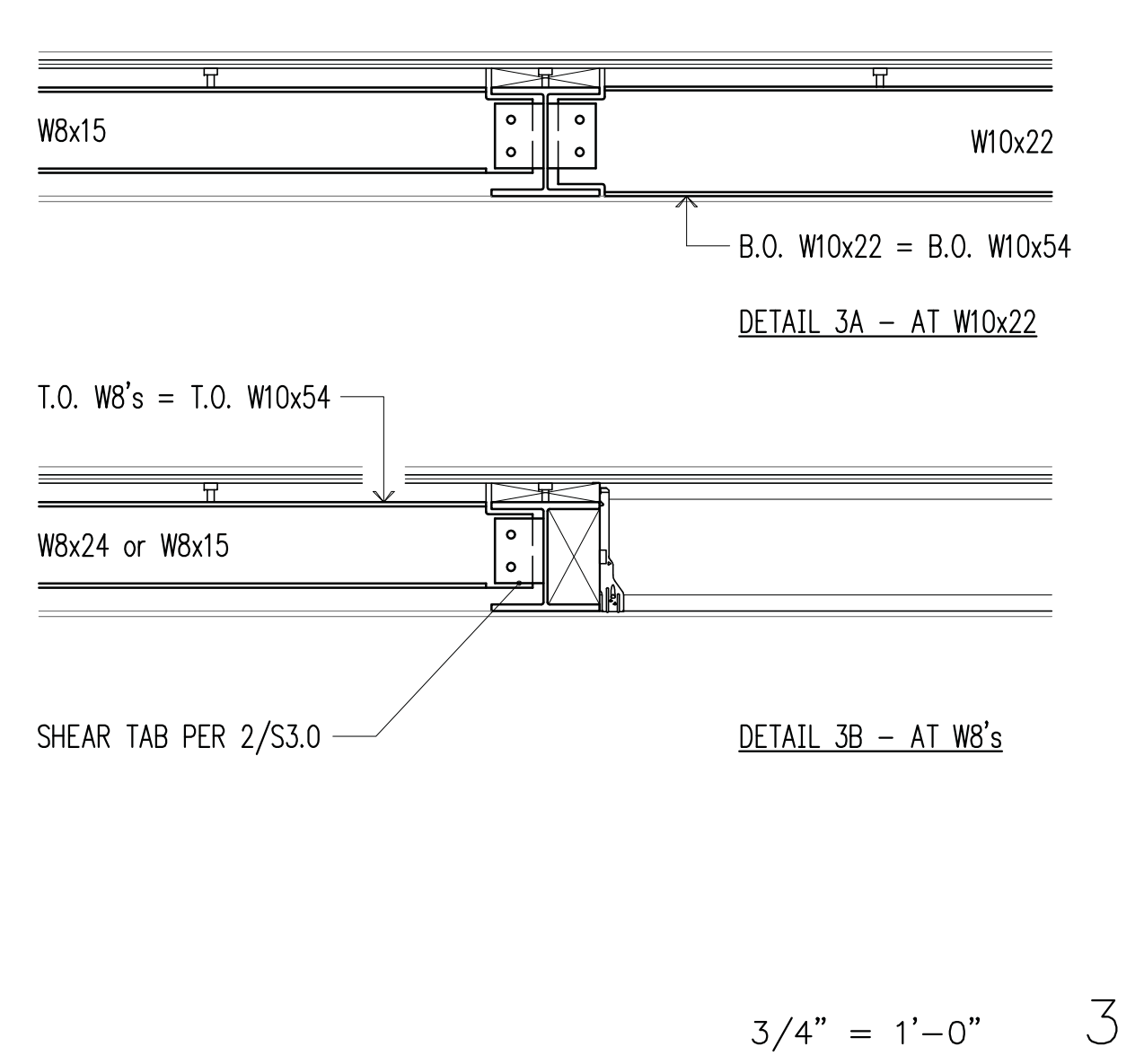
Drawing Title
STRUCTURAL DETAILS

Drawing Number
S3.1

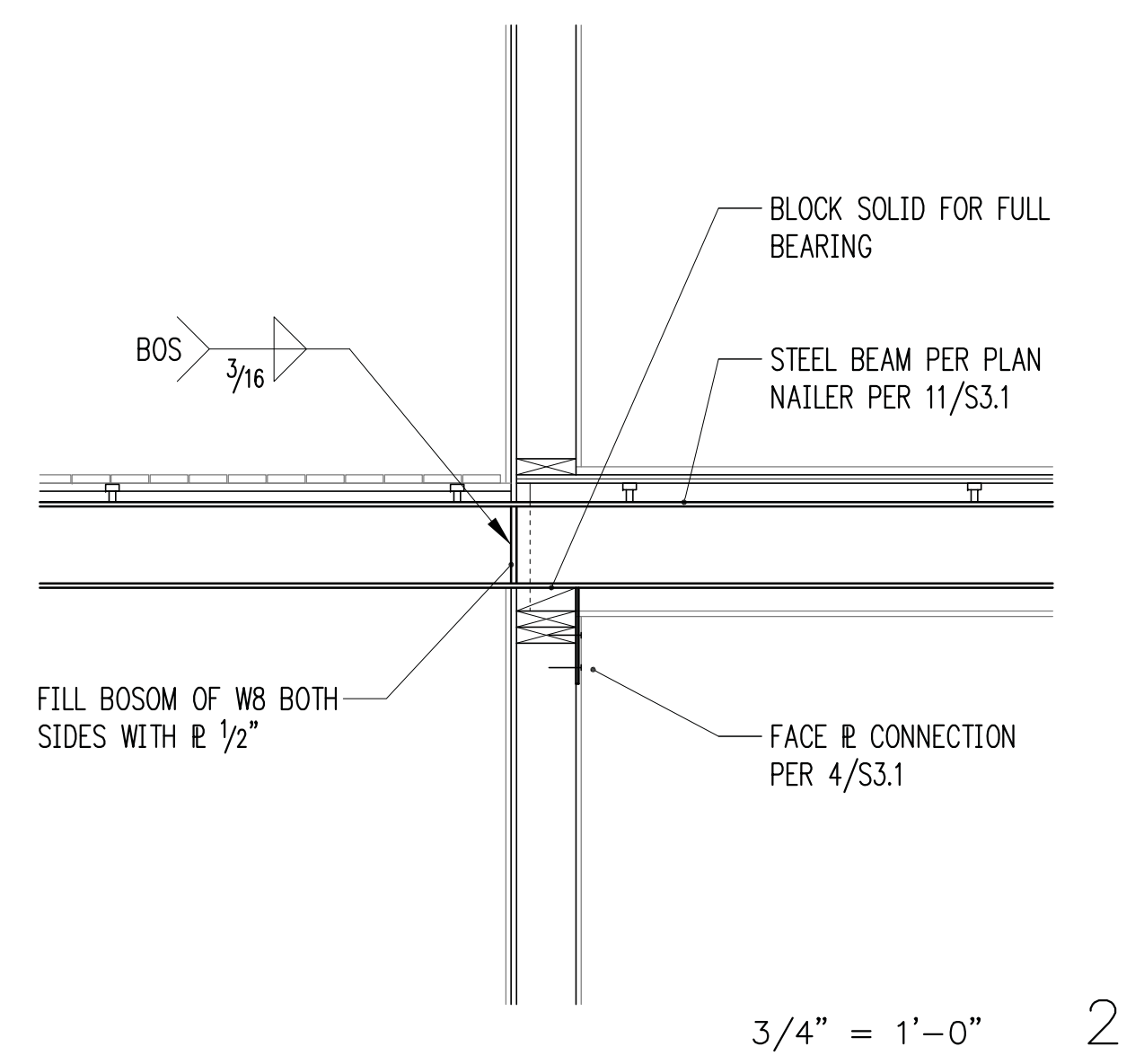
NADER RESIDENCE



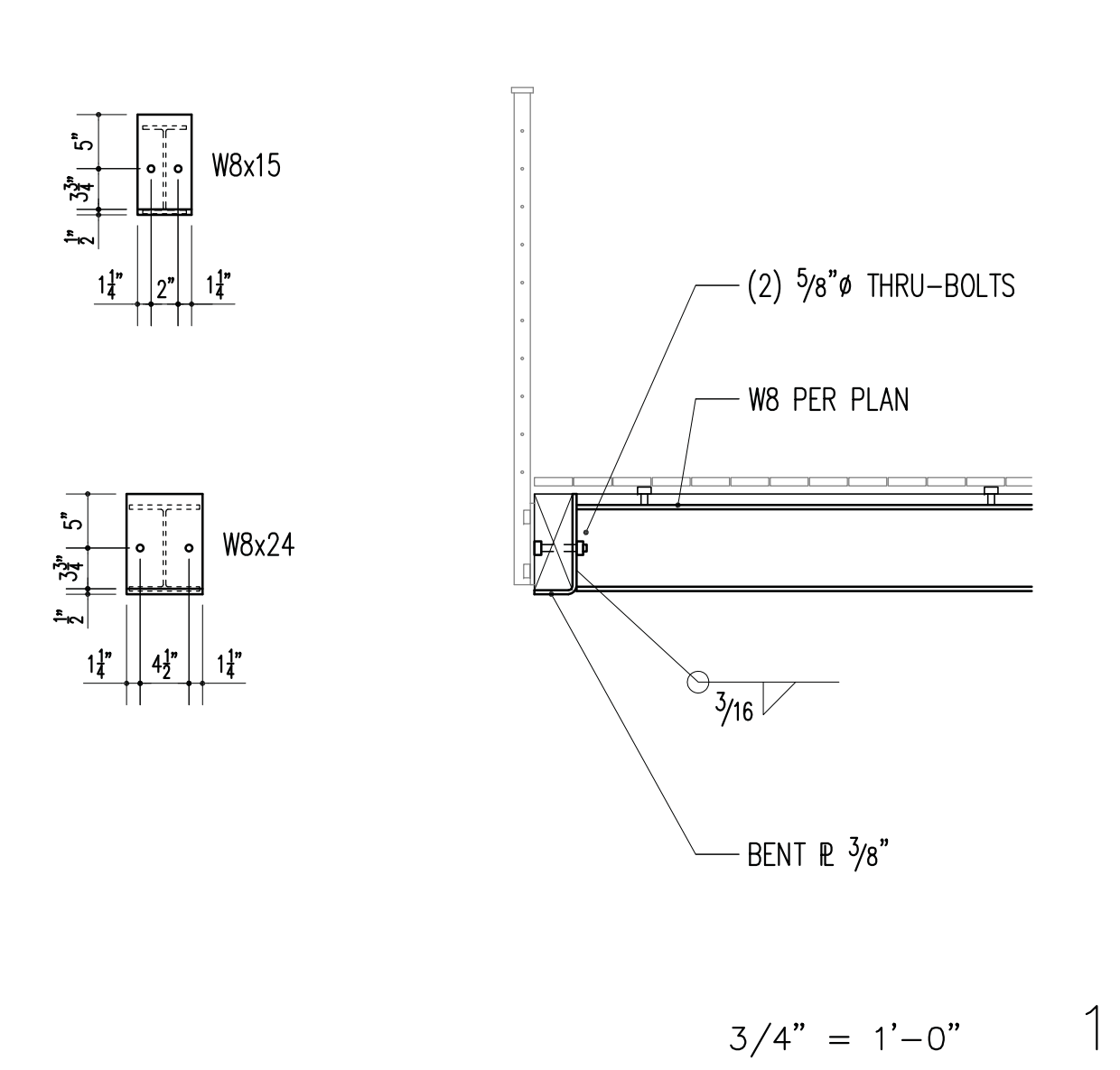
3/4" = 1'-0" 4



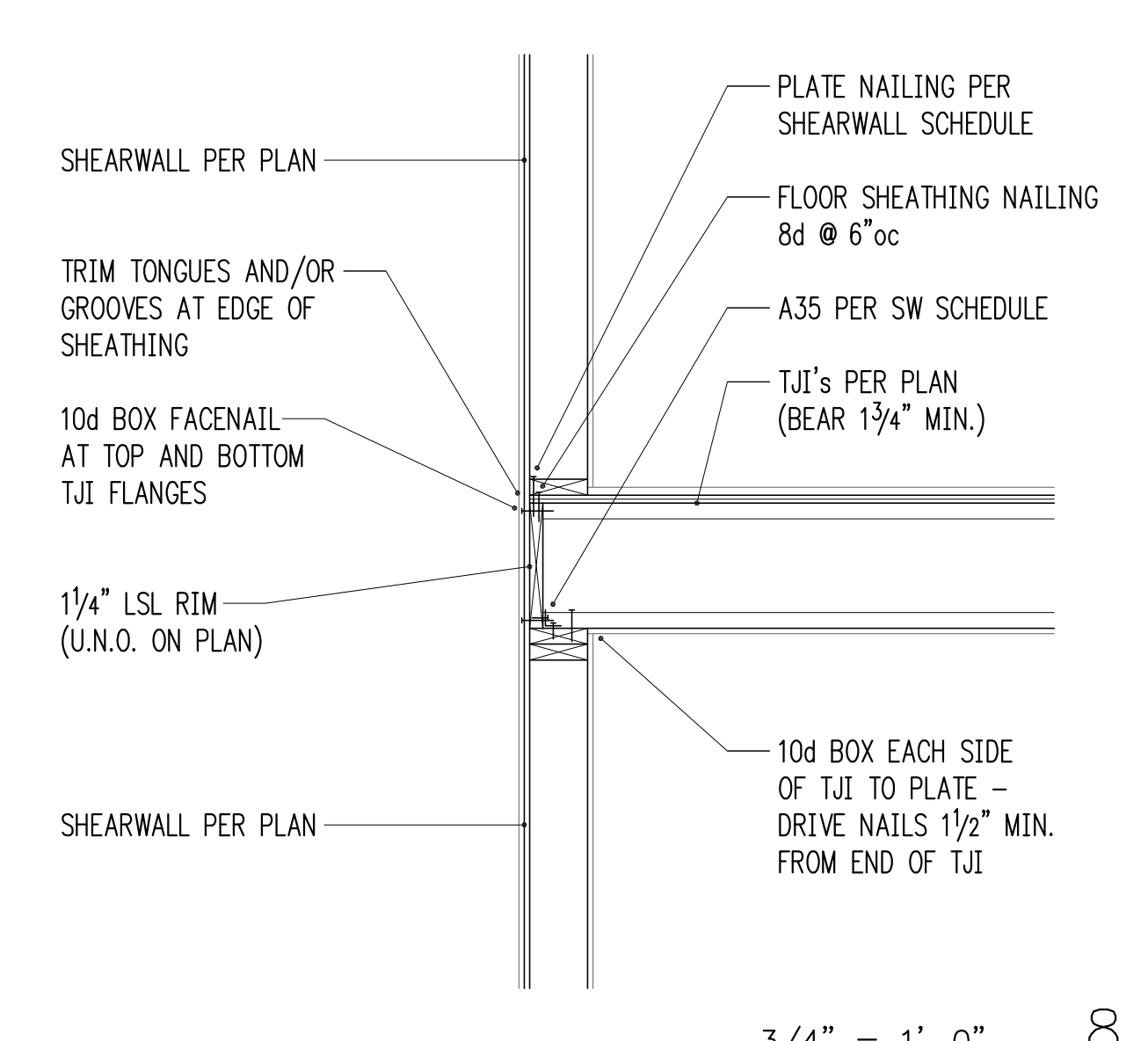
3/4" = 1'-0" 3



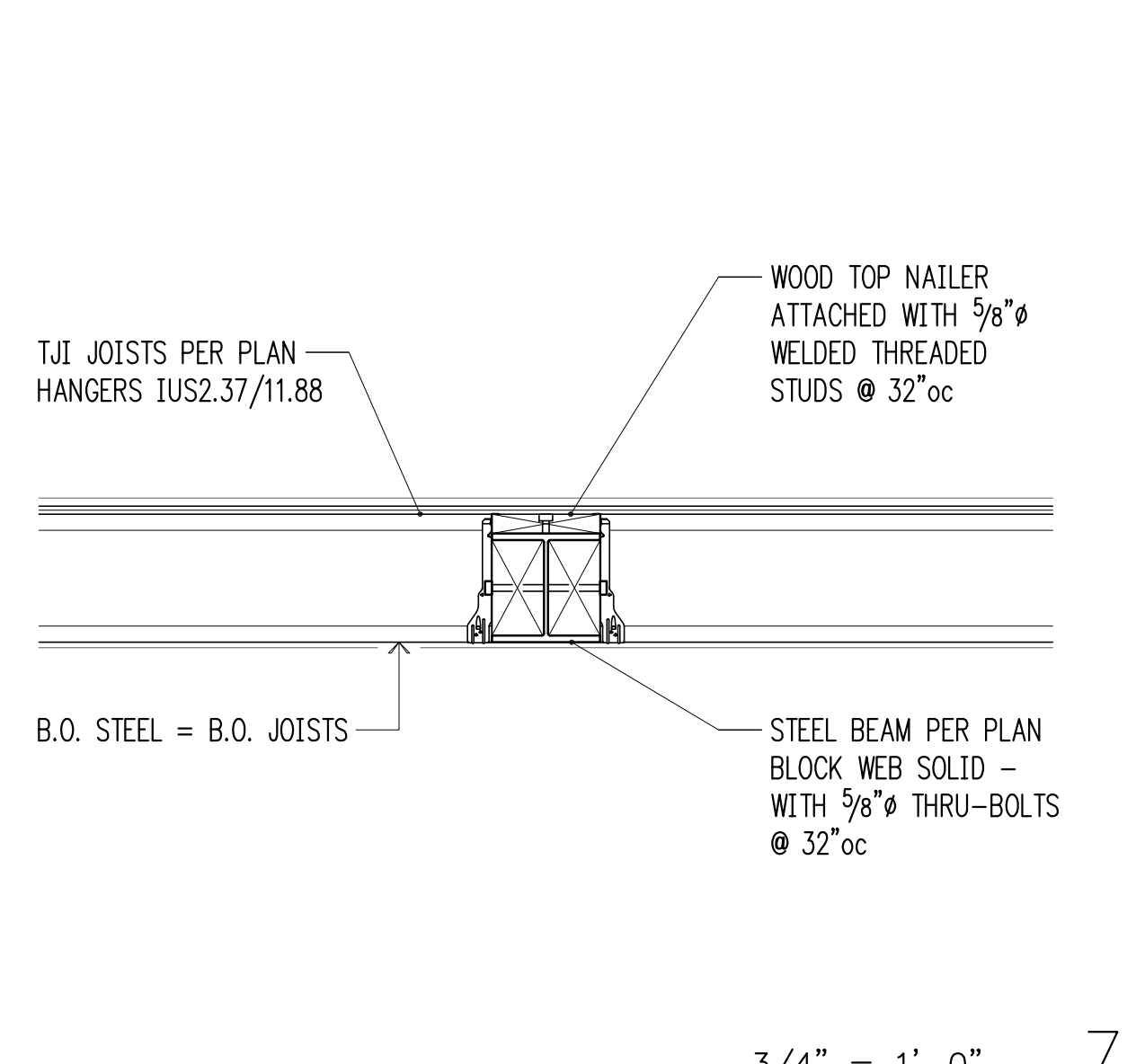
3/4" = 1'-0" 2



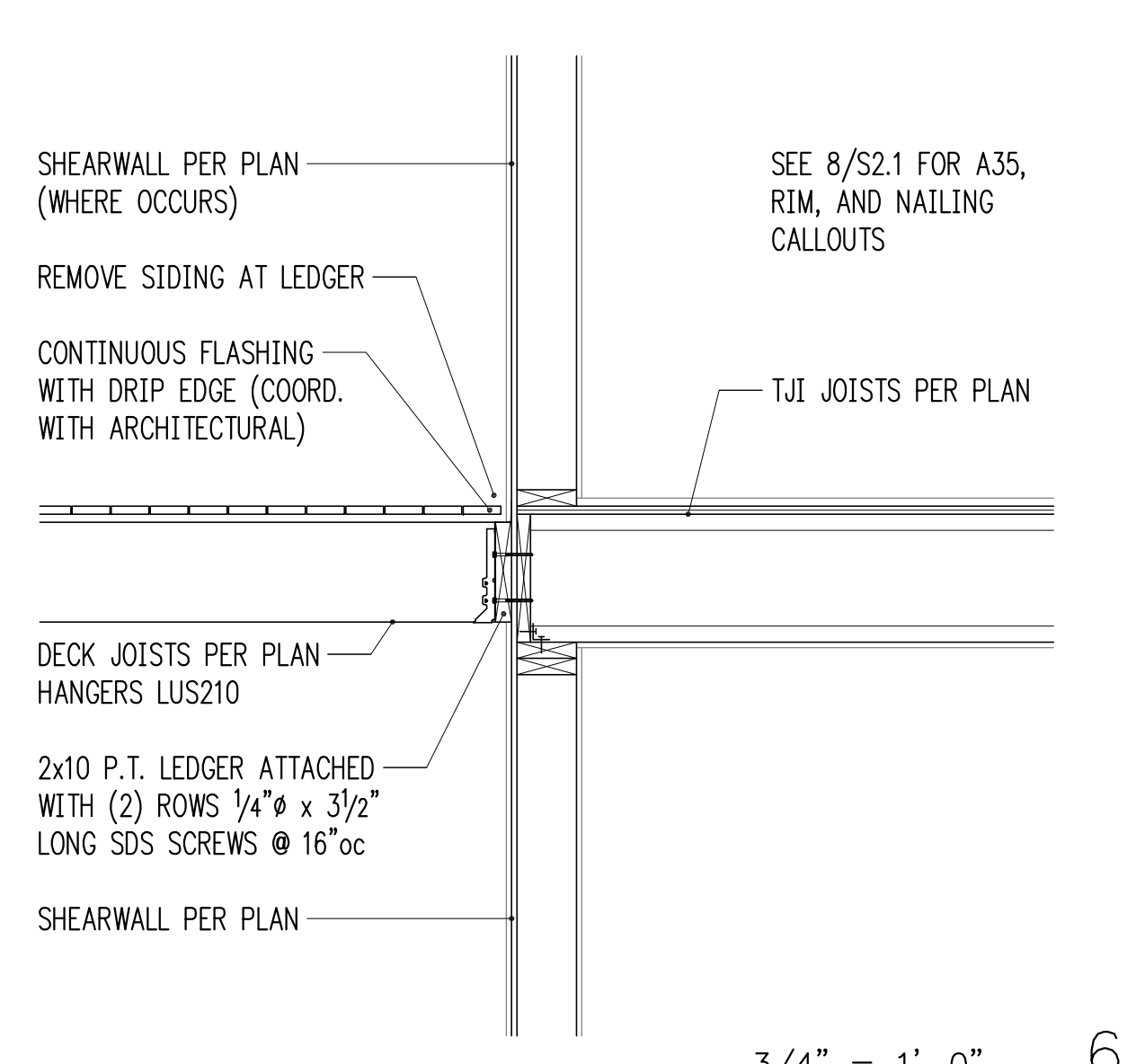
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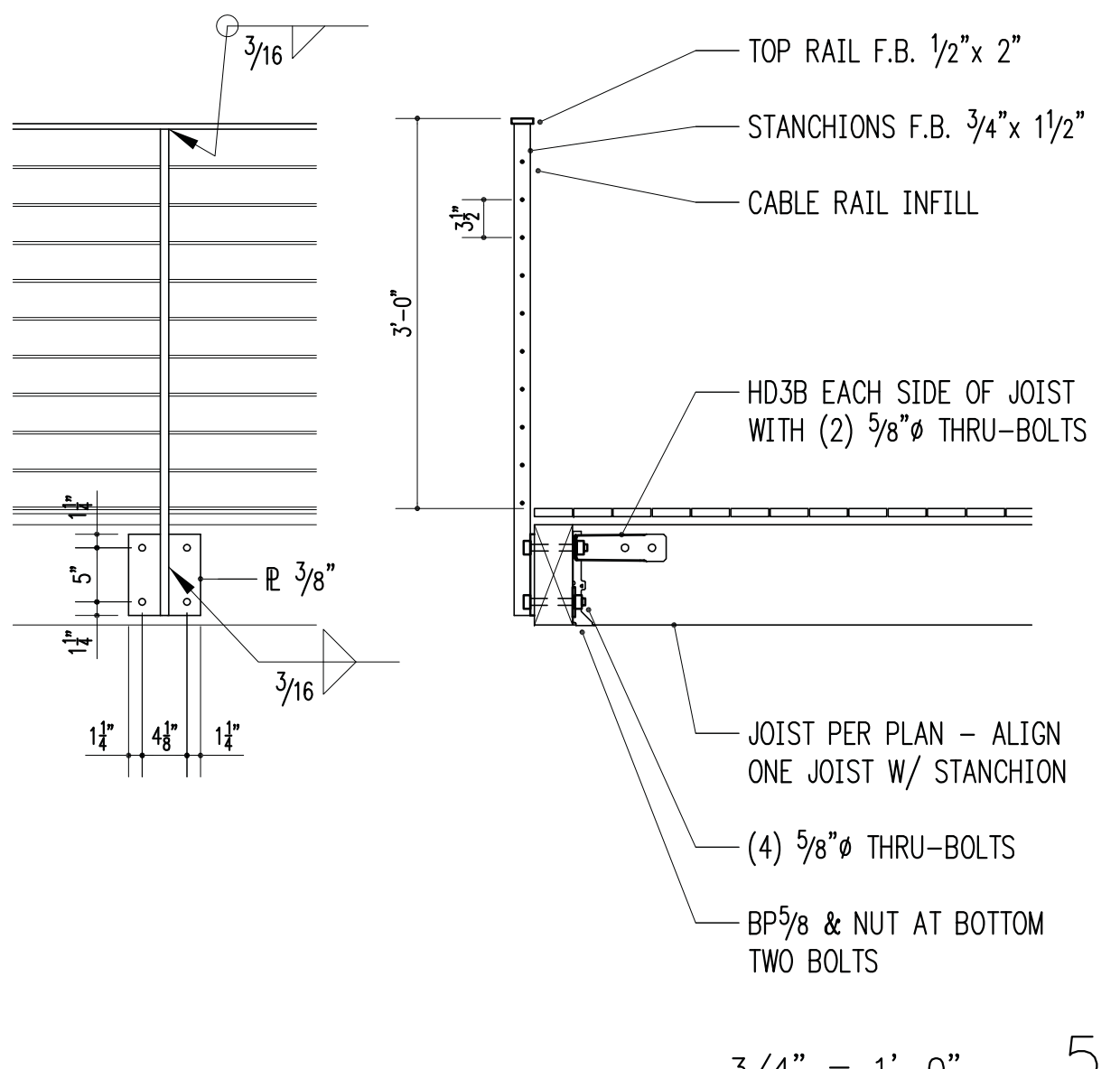
3/4" = 1'-0" 8



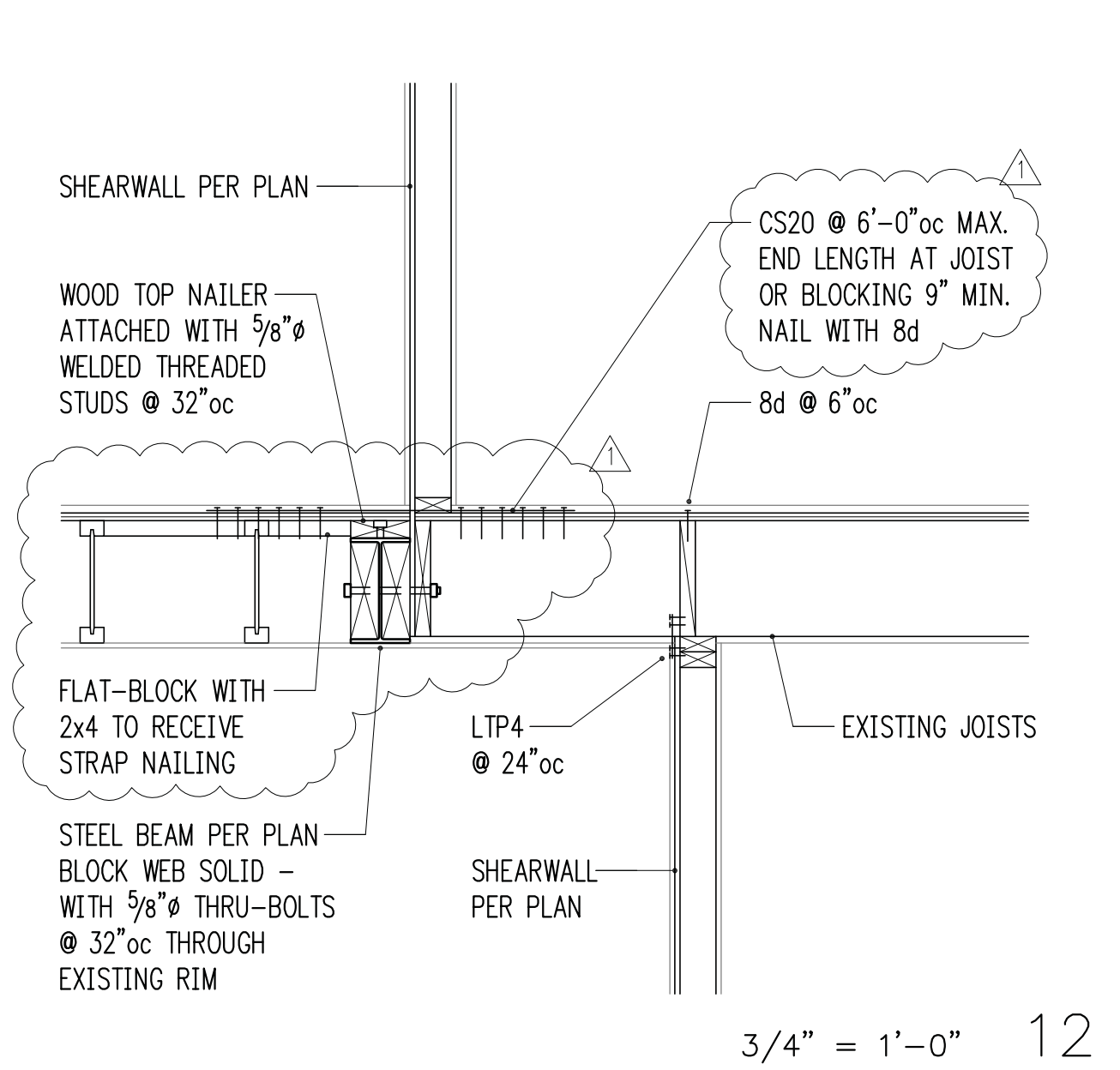
3/4" = 1'-0" 7



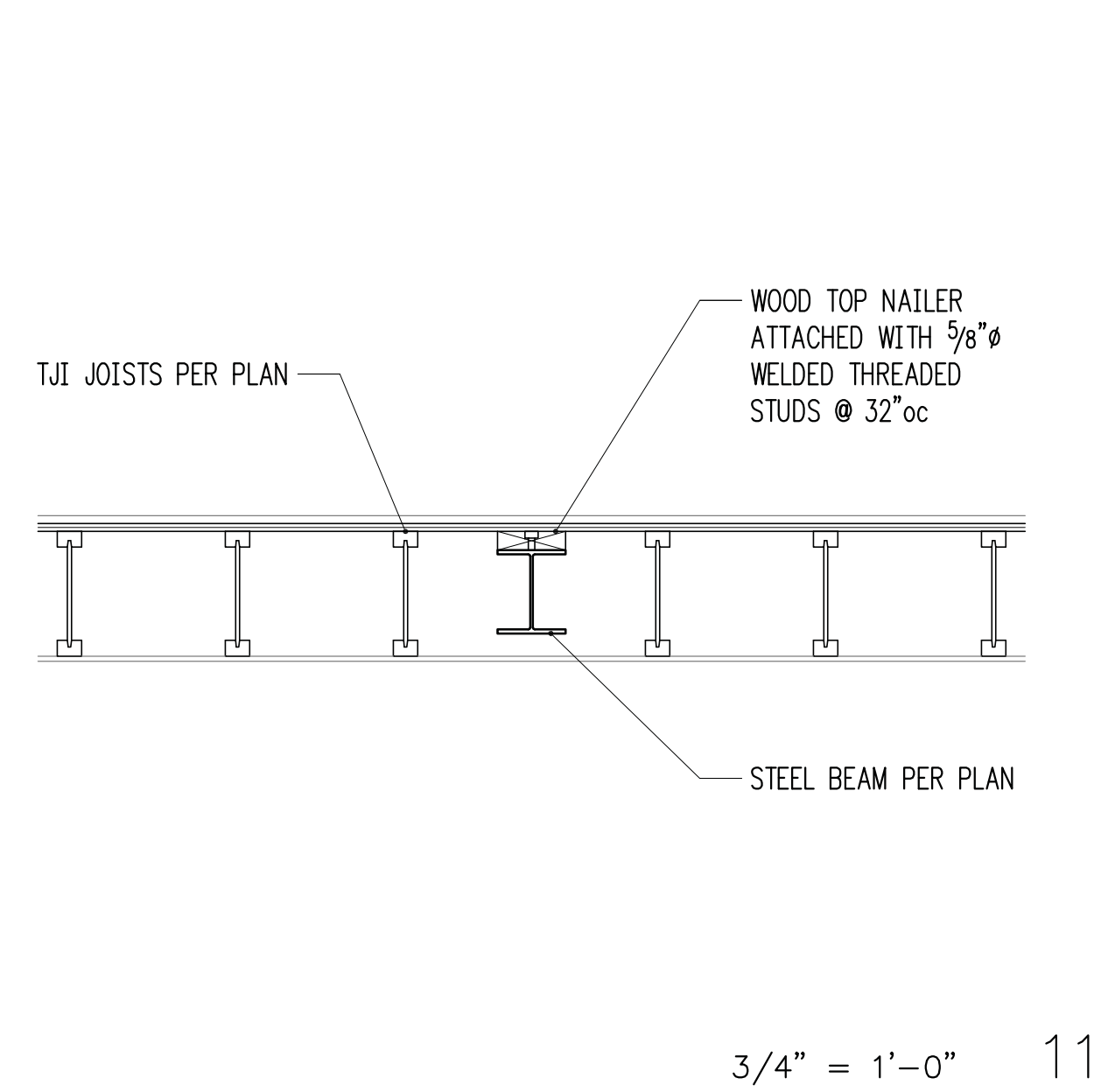
3/4" = 1'-0" 6



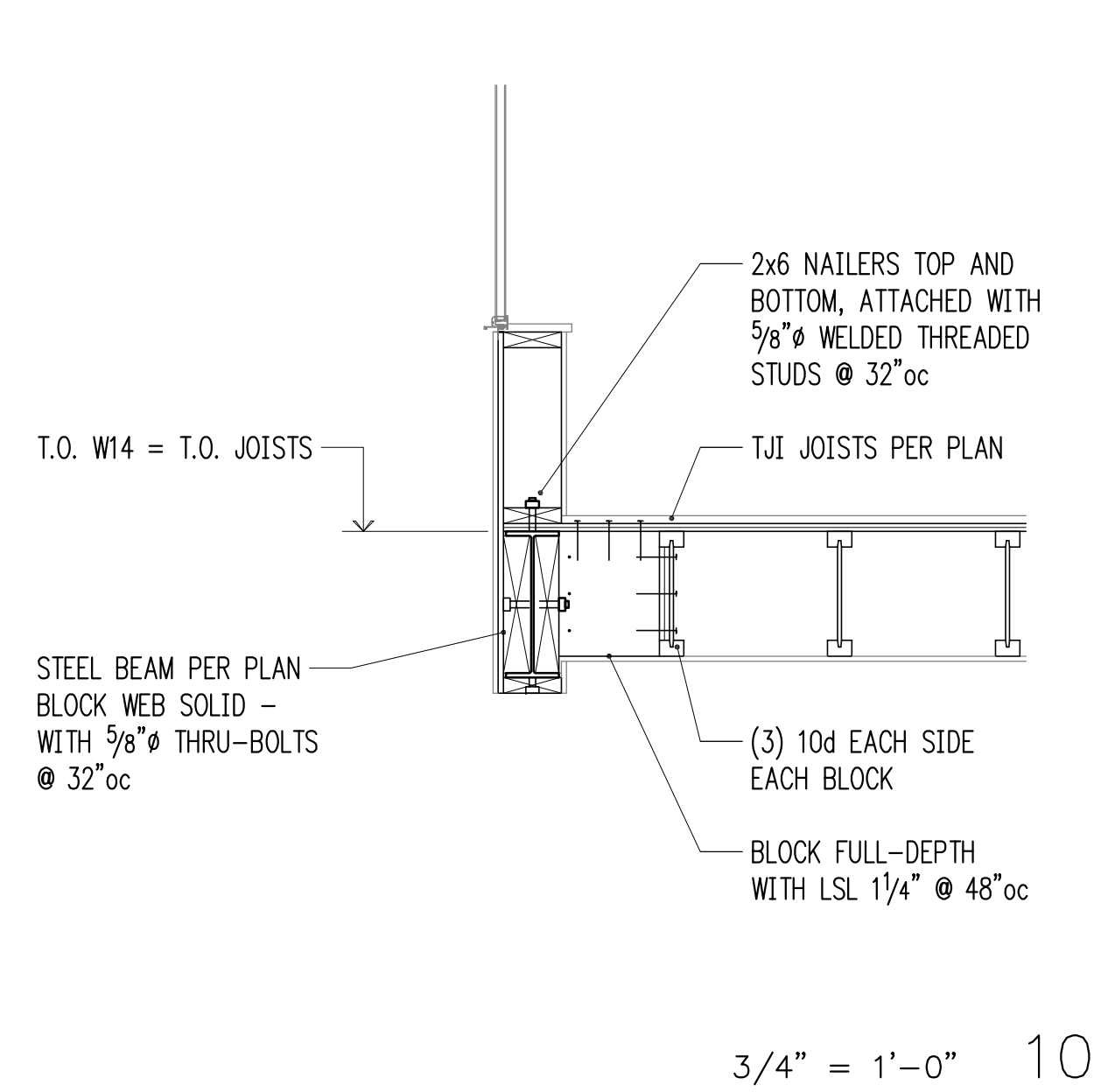
3/4" = 1'-0" 5



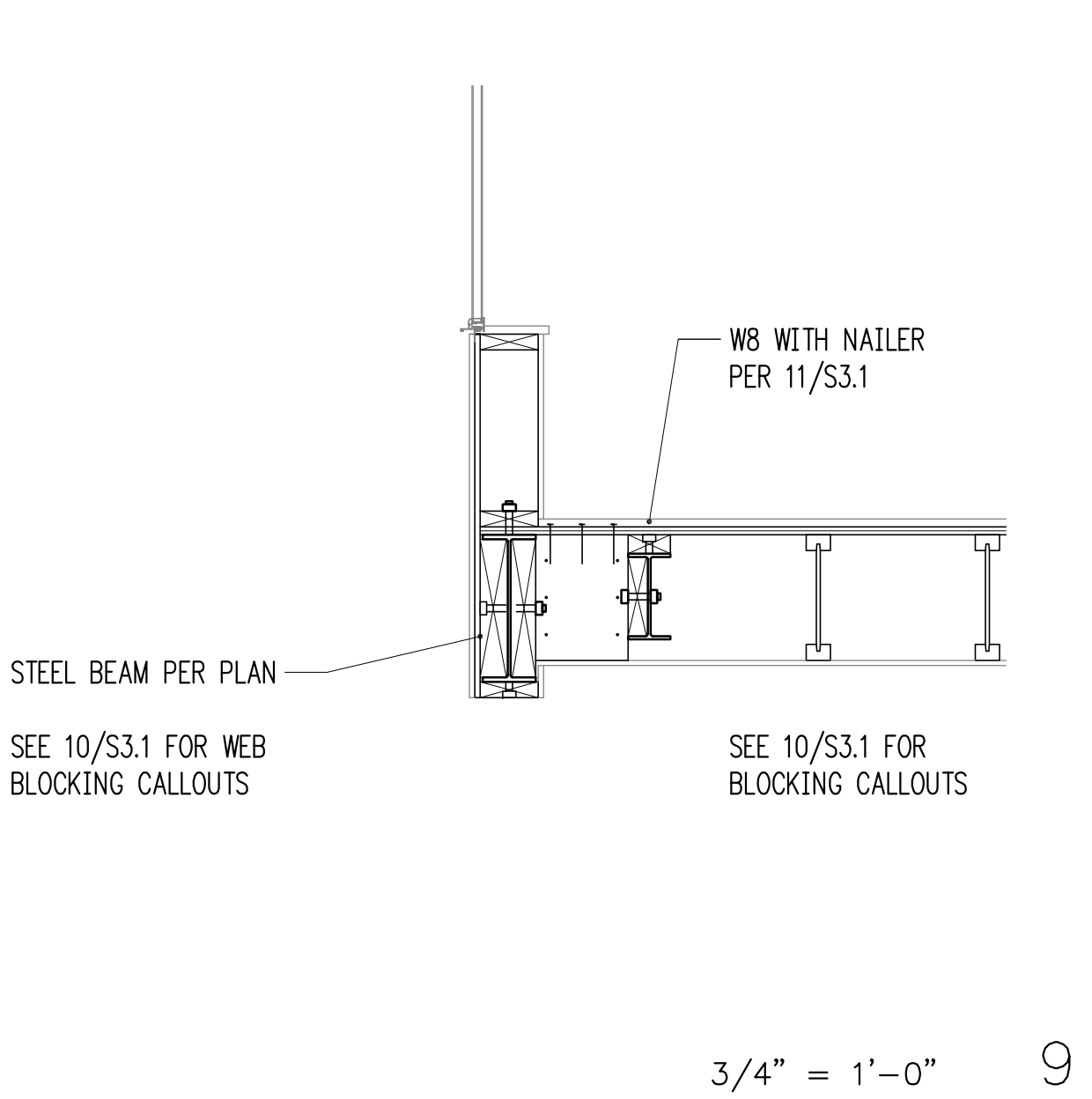
3/4" = 1'-0" 12



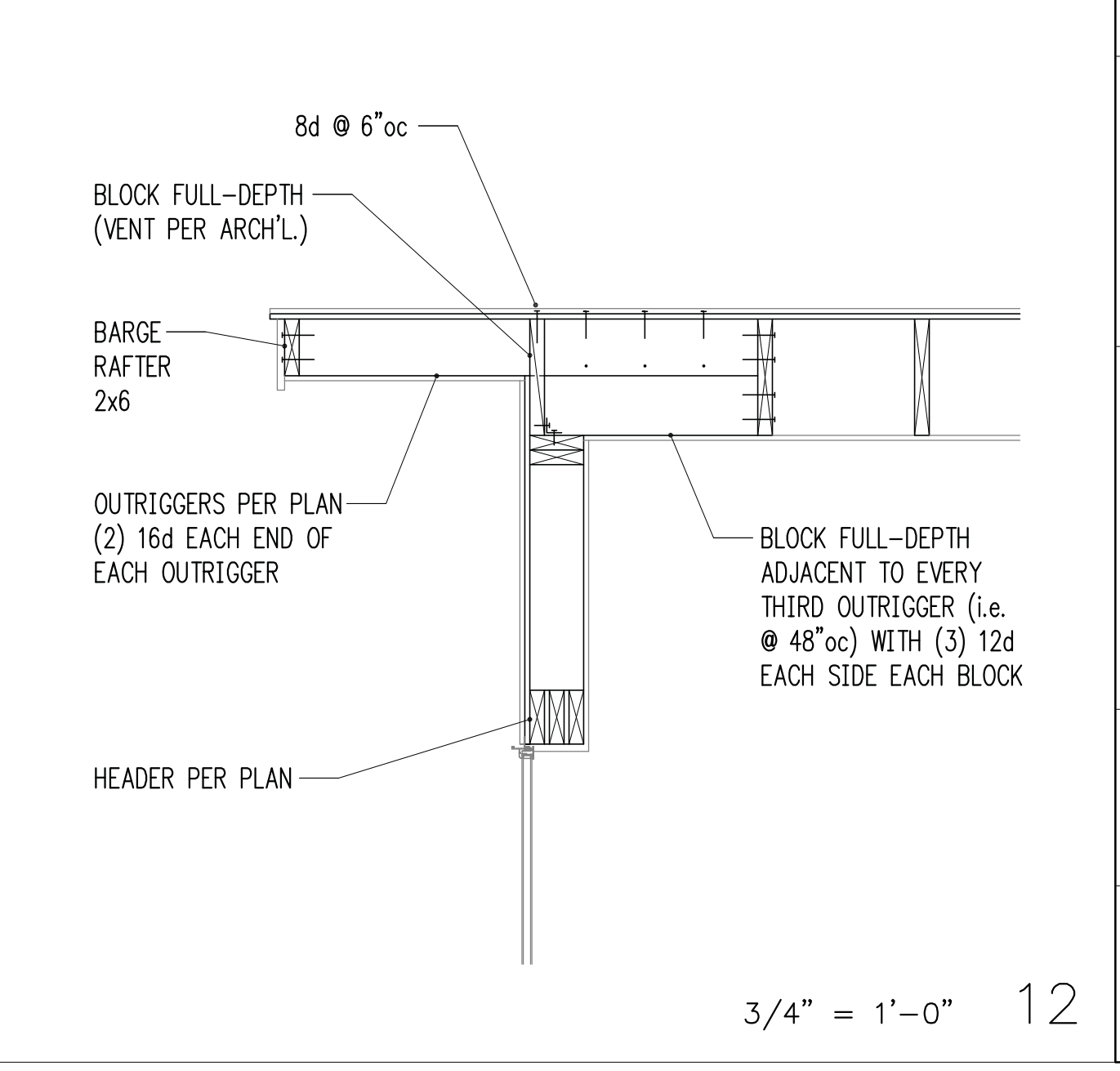
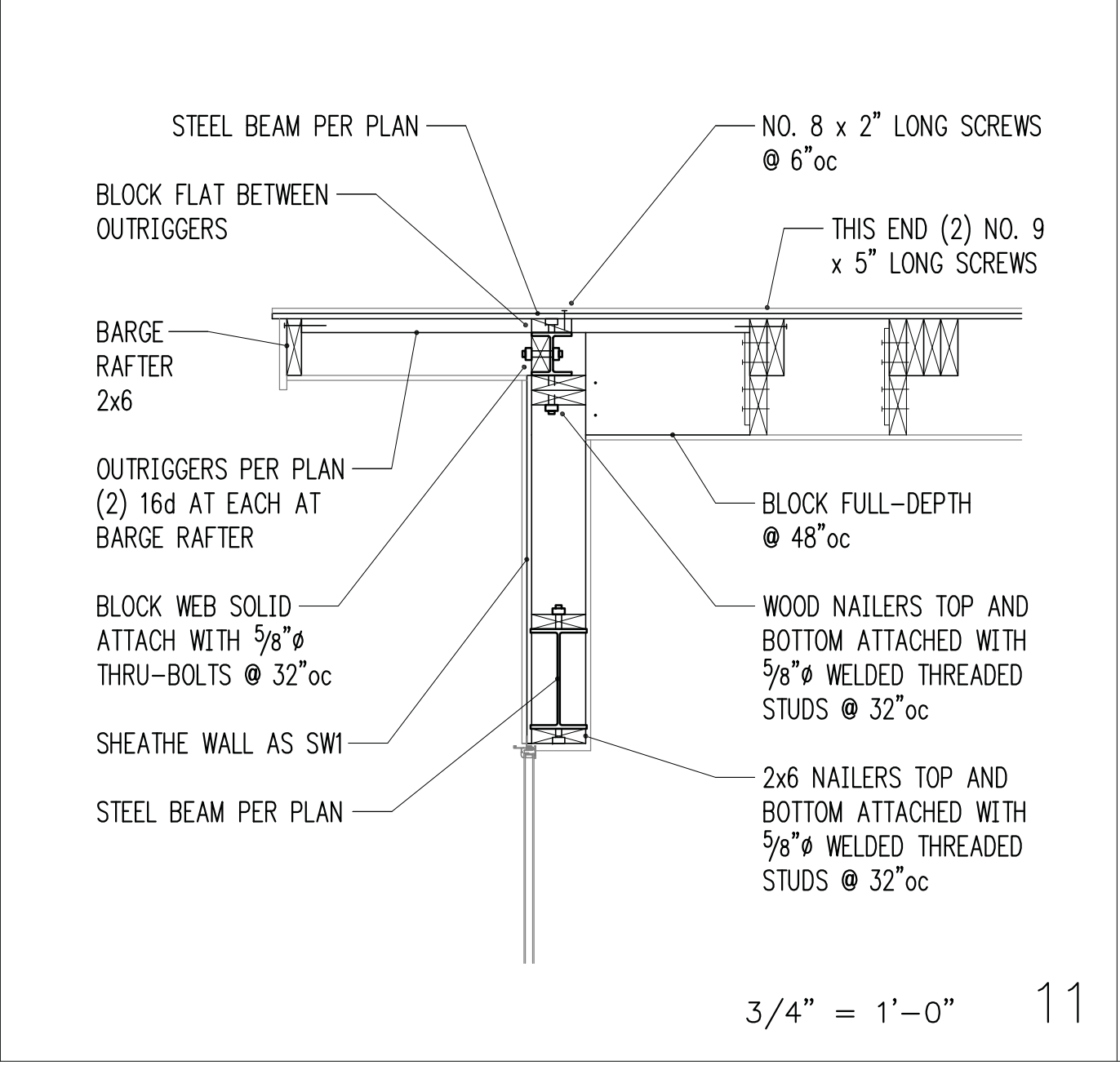
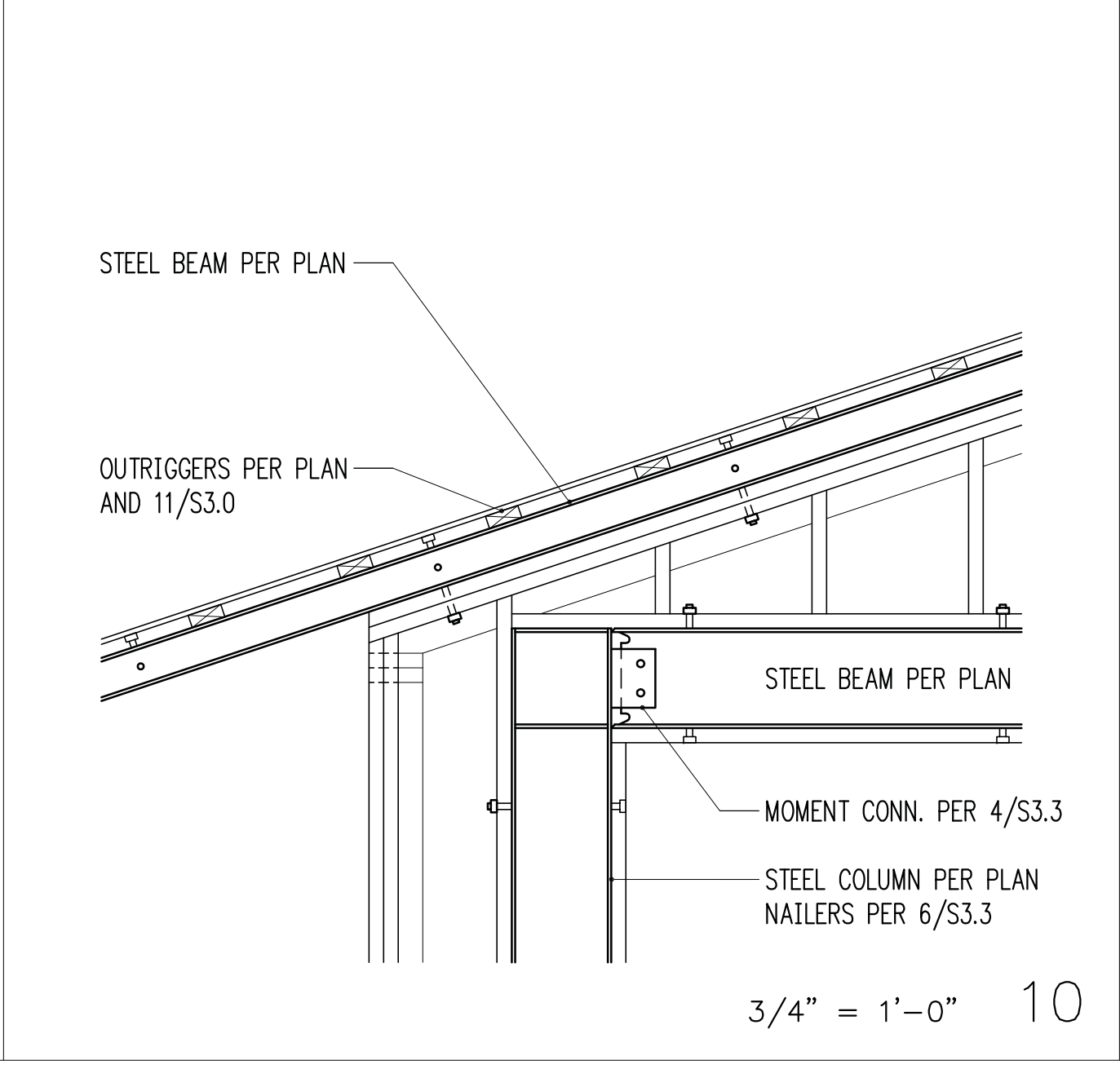
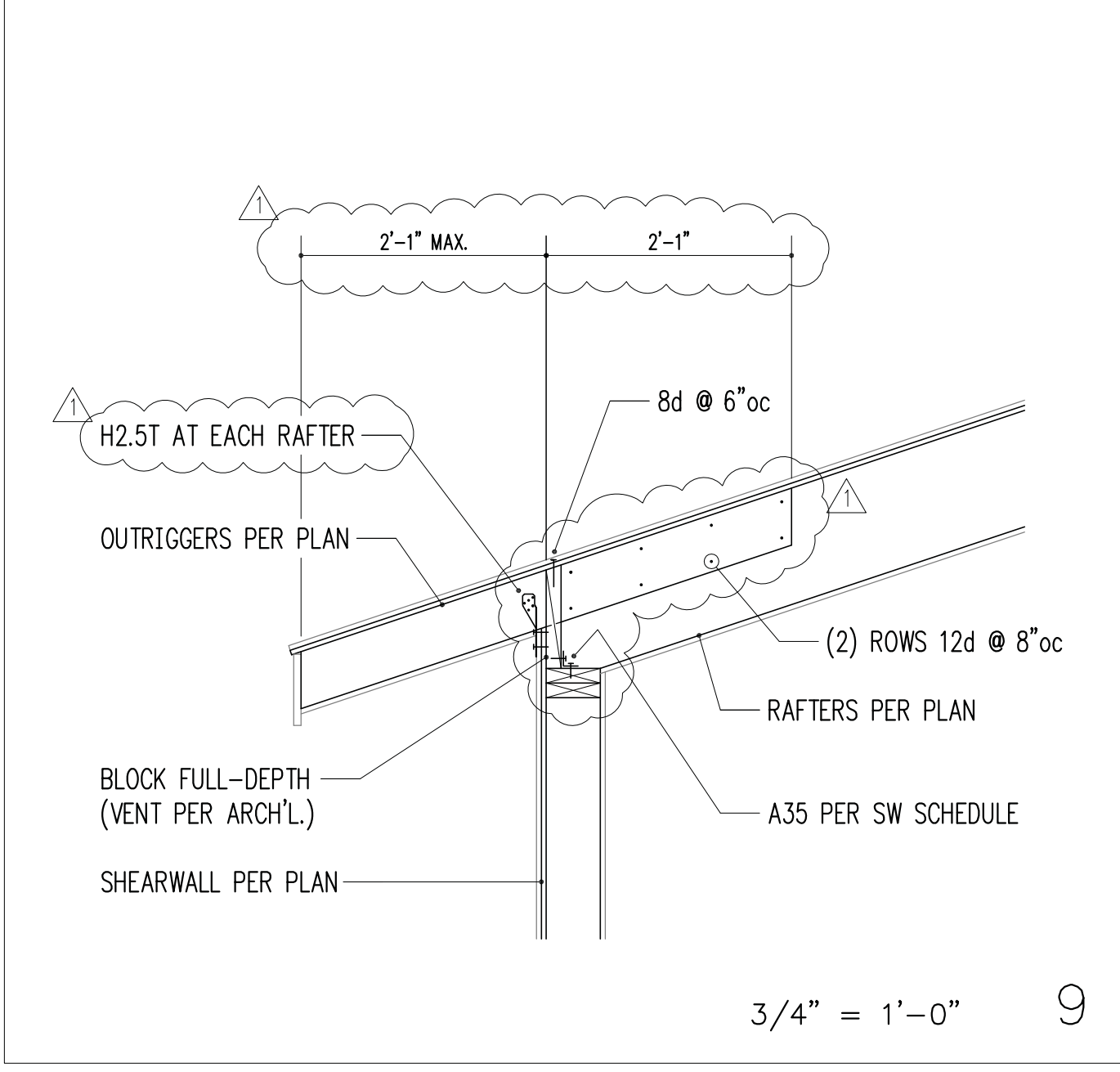
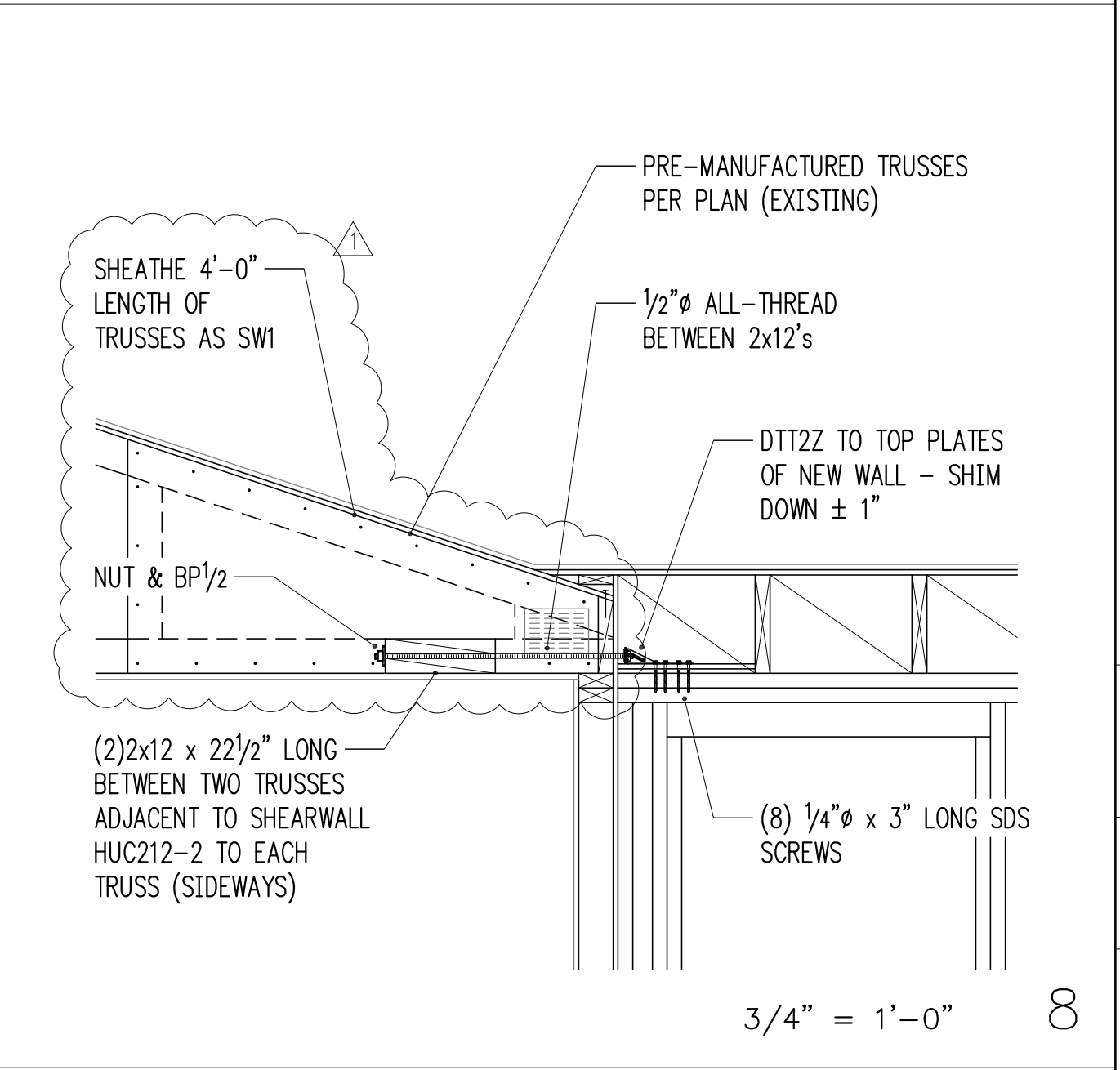
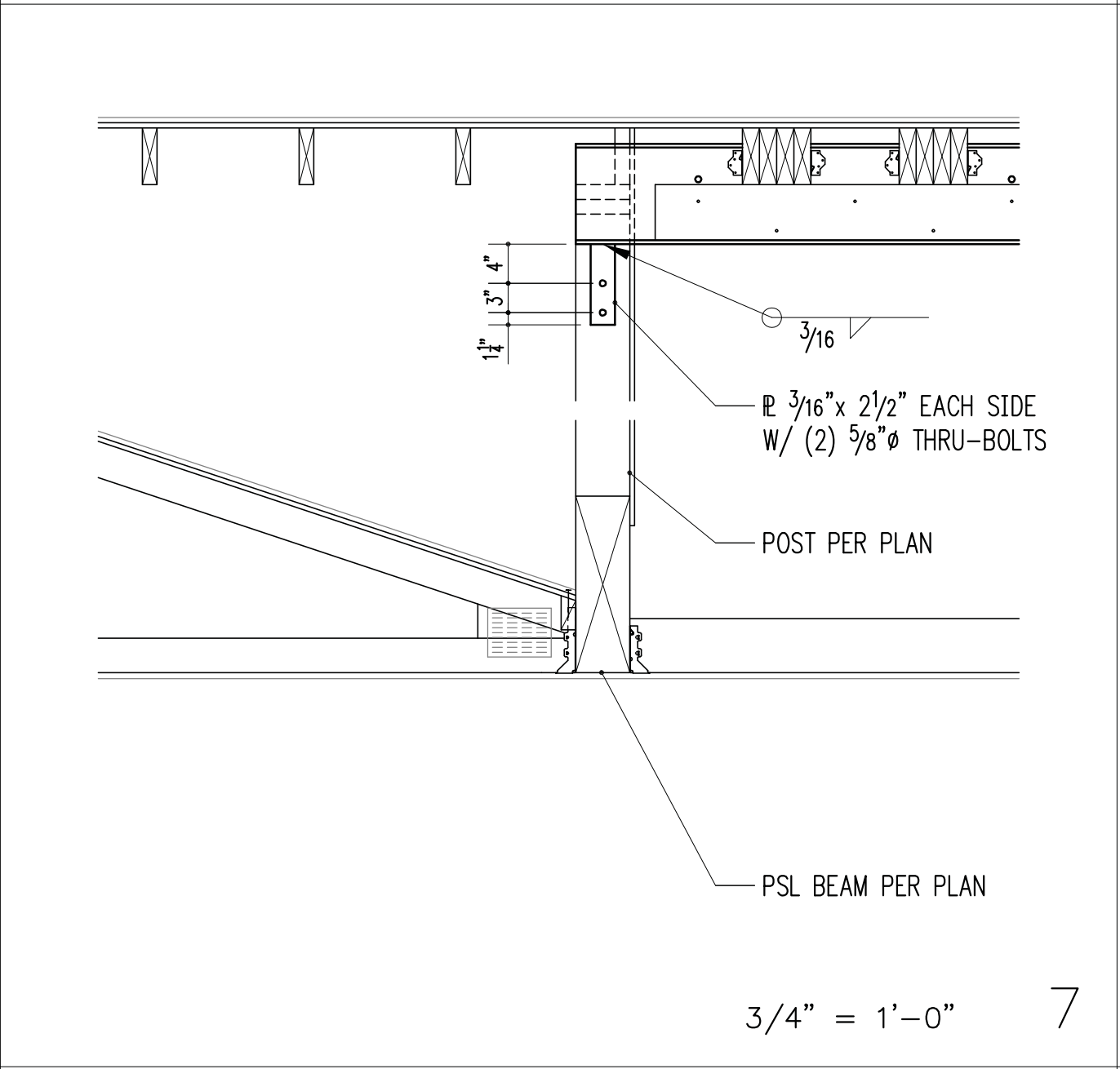
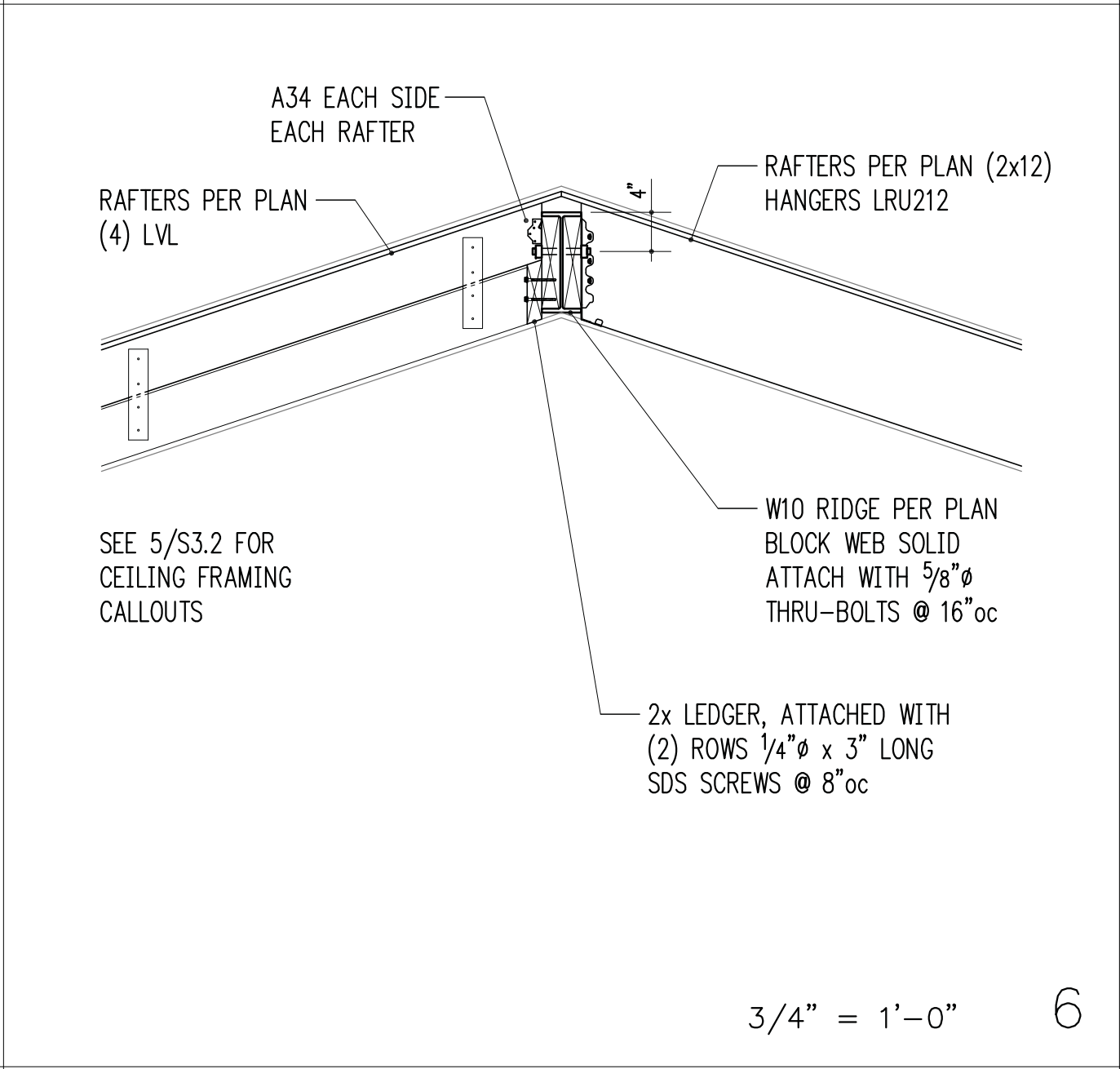
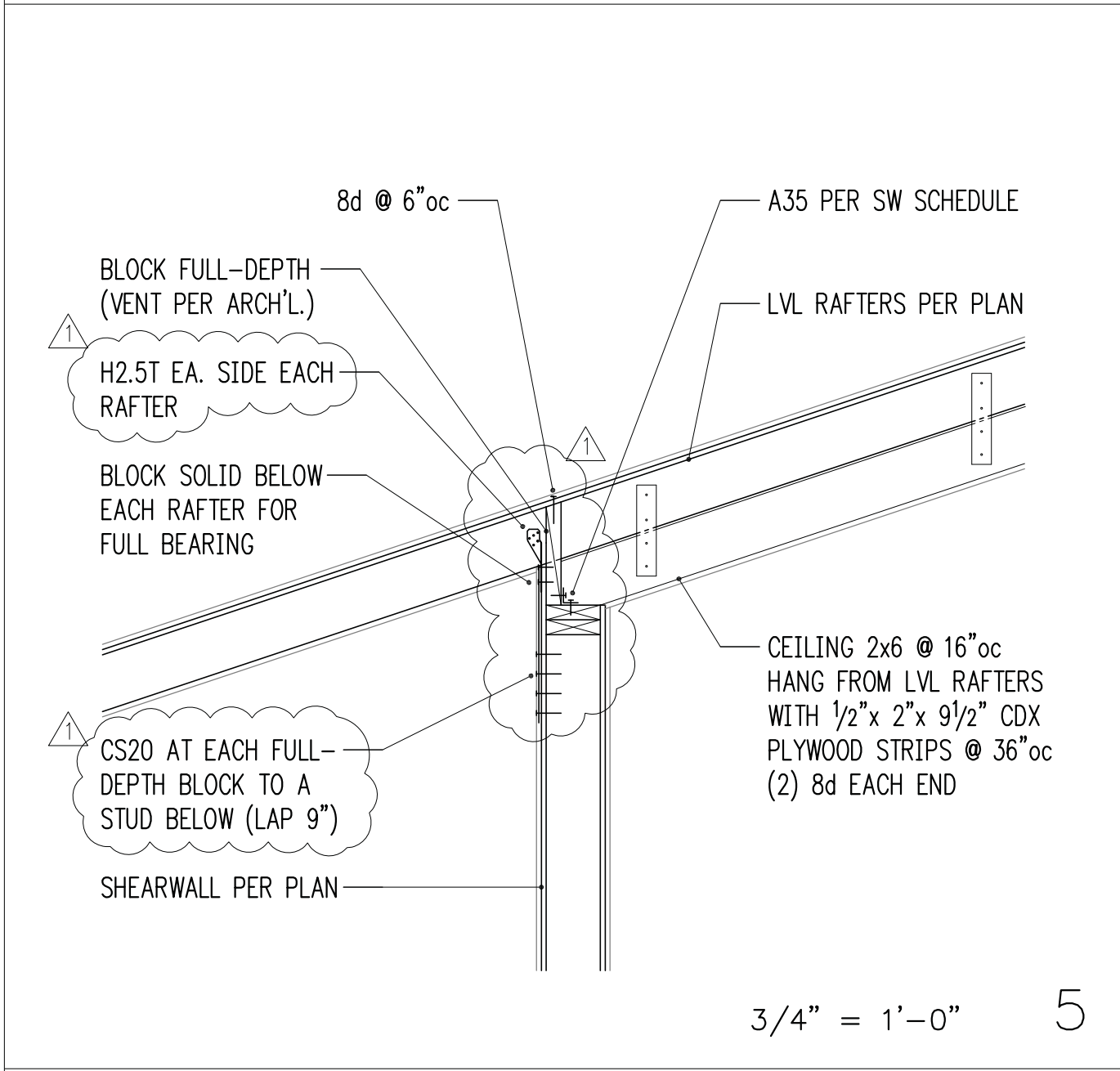
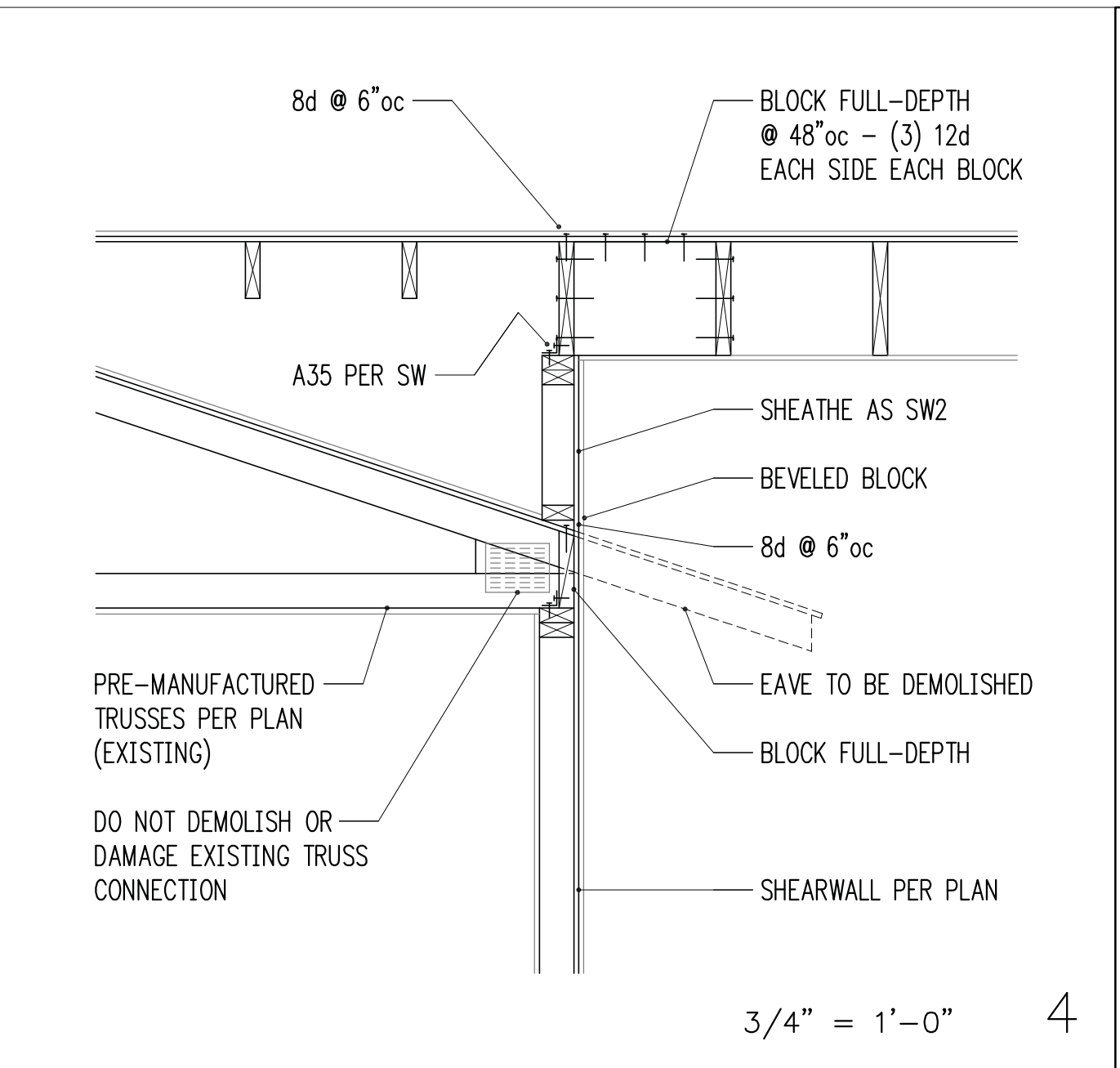
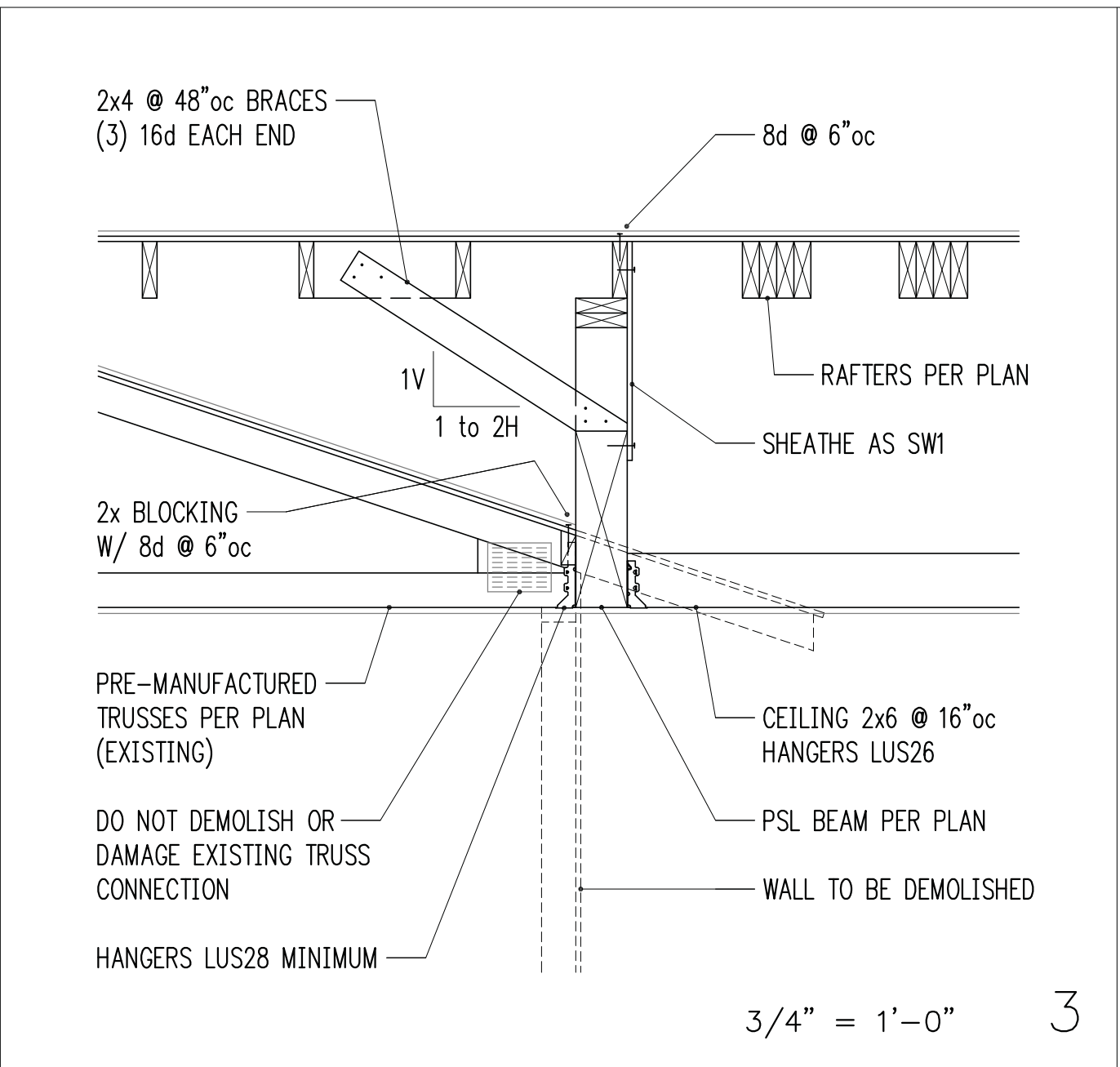
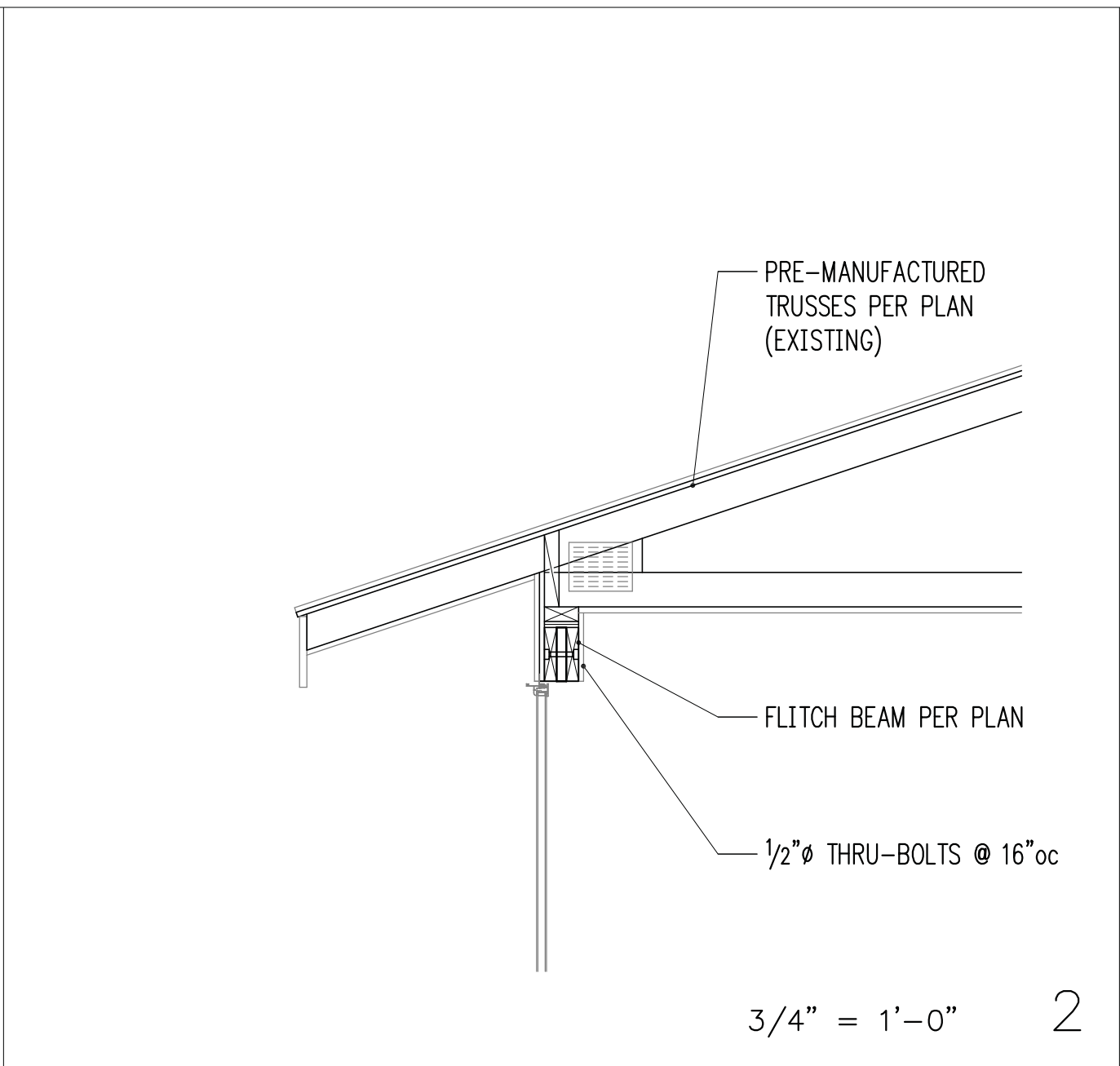
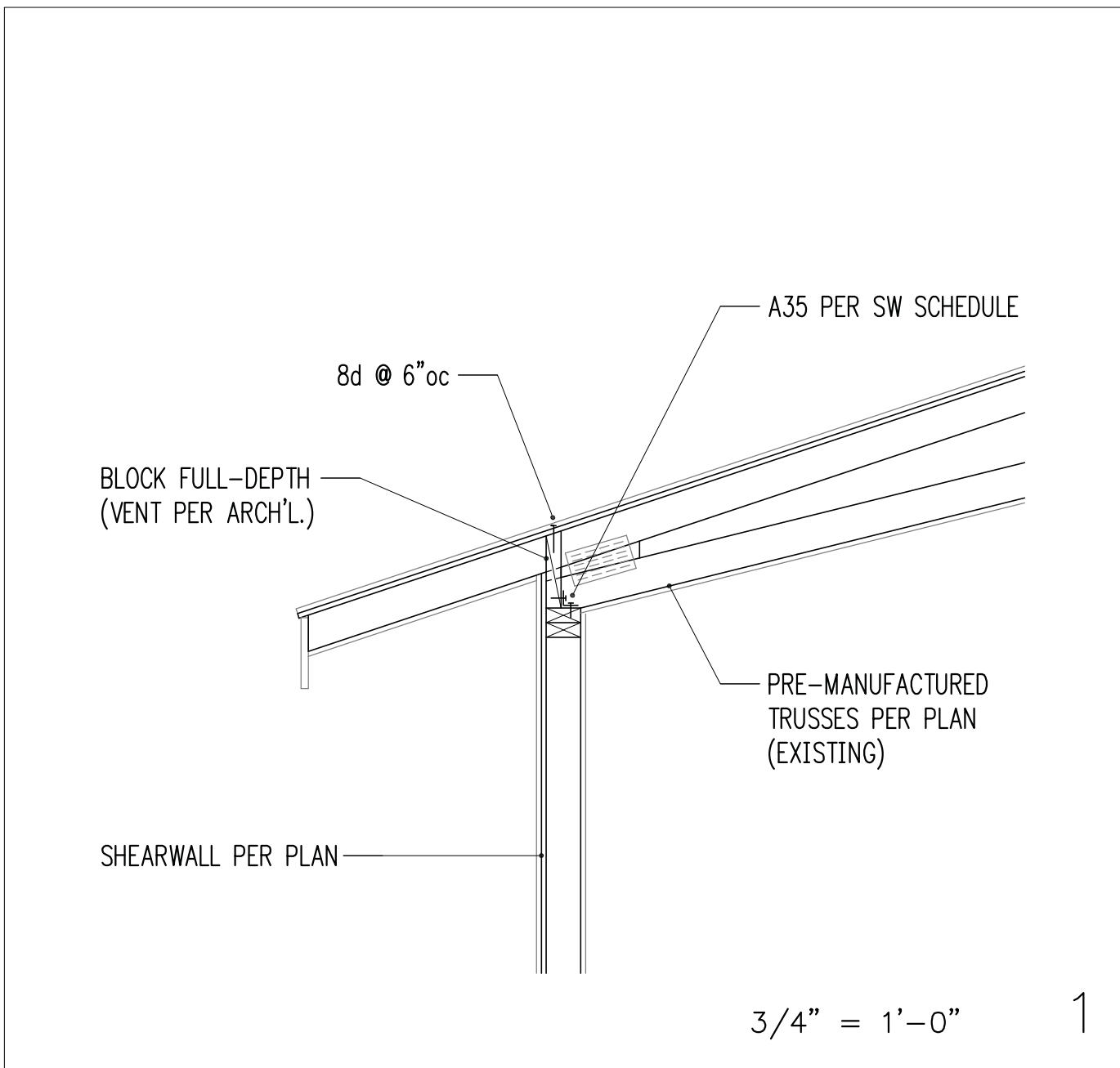
3/4" = 1'-0" 11



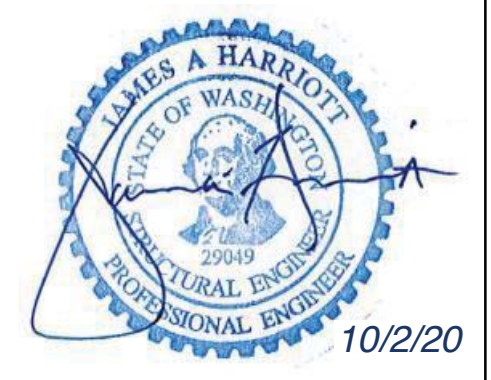
3/4" = 1'-0" 10



3/4" = 1'-0" 9



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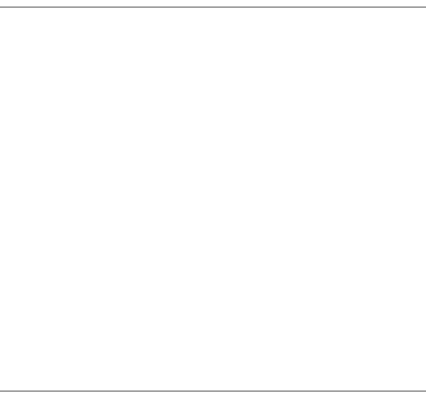
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Drawing Title
STRUCTURAL DETAILS

Drawing Number
S3.2

NADER RESIDENCE



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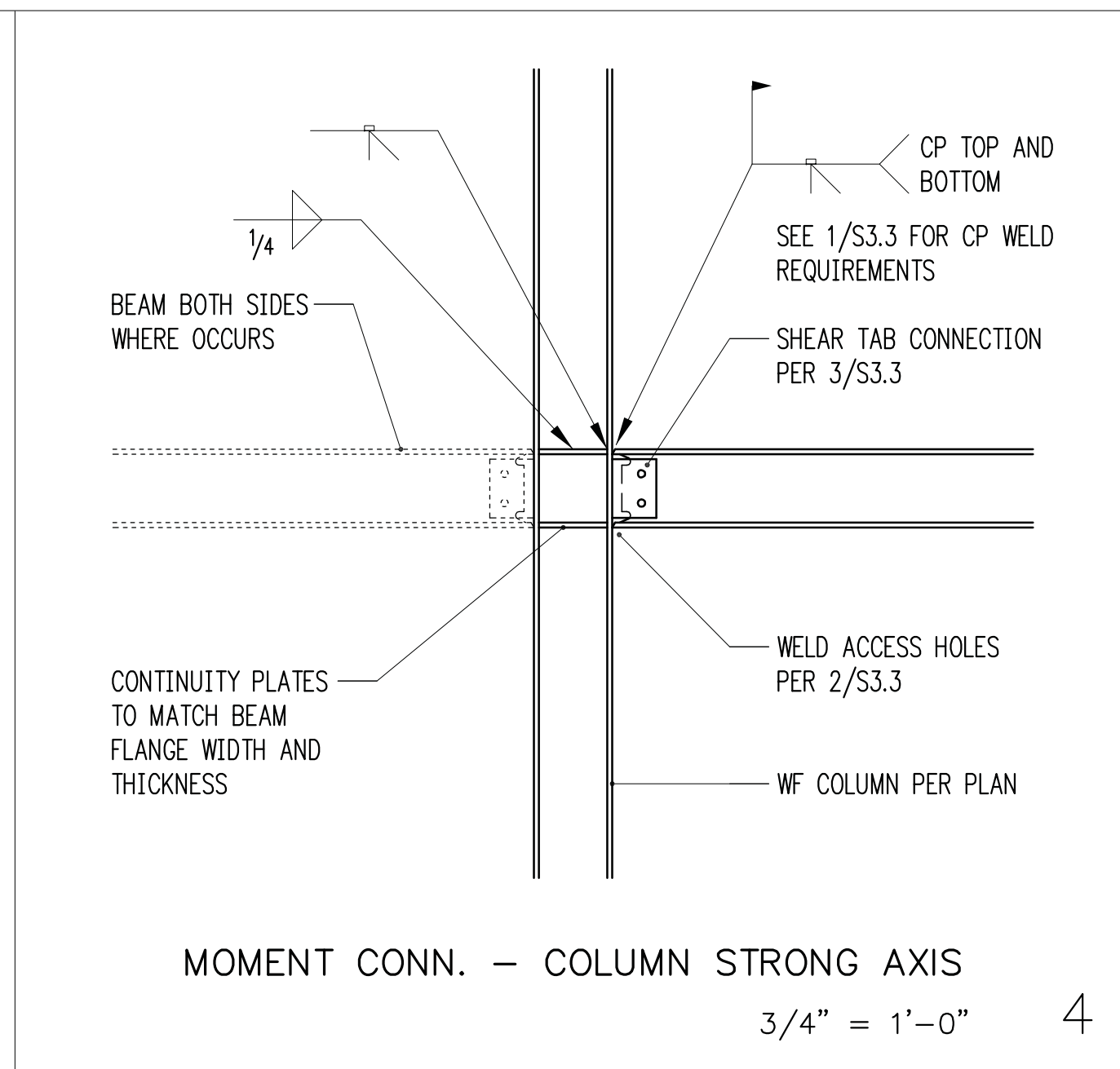
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10/2/20	Corrections Δ

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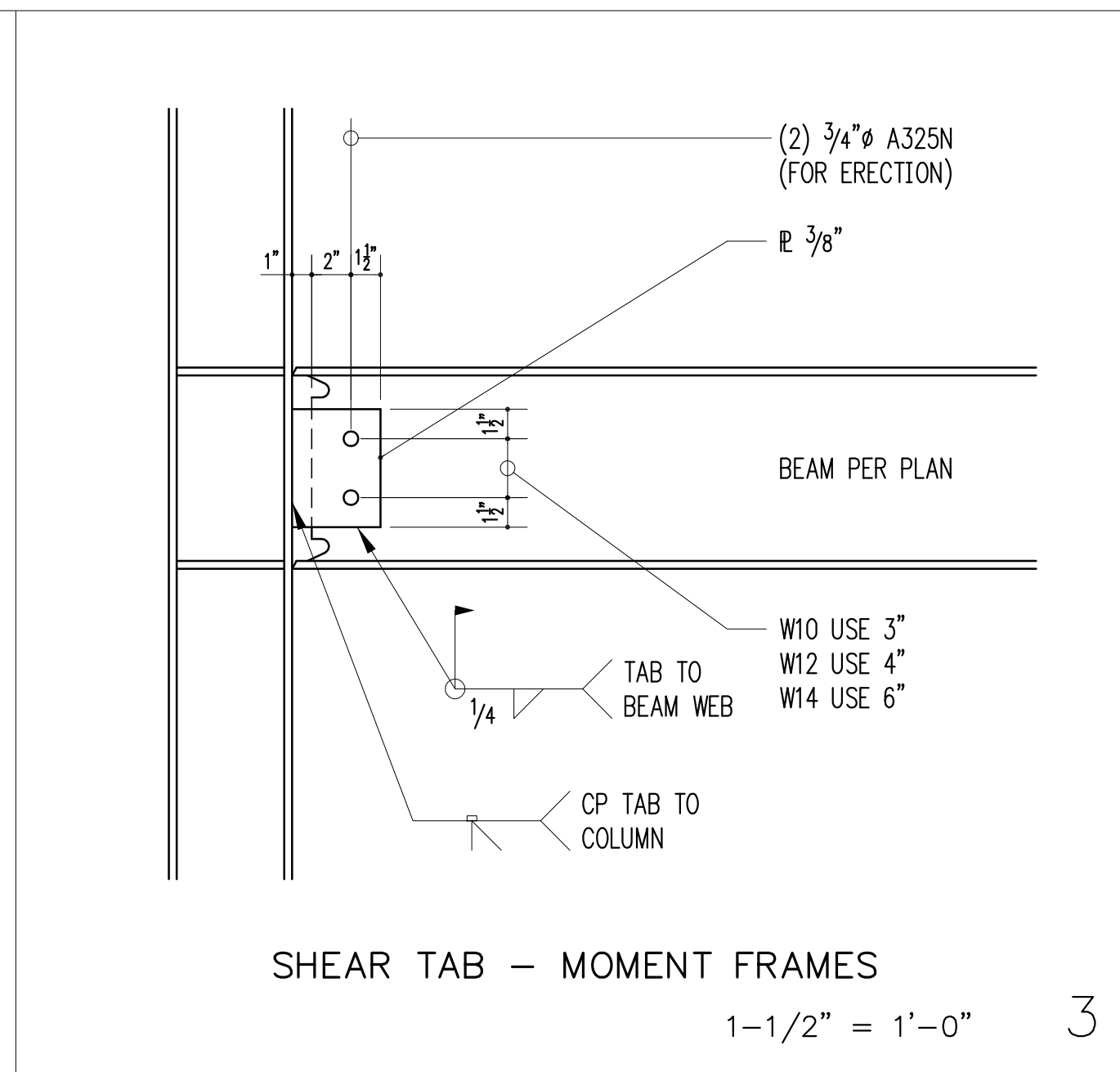
Division Title
STRUCTURAL DETAILS

Drawing Number
S3.3

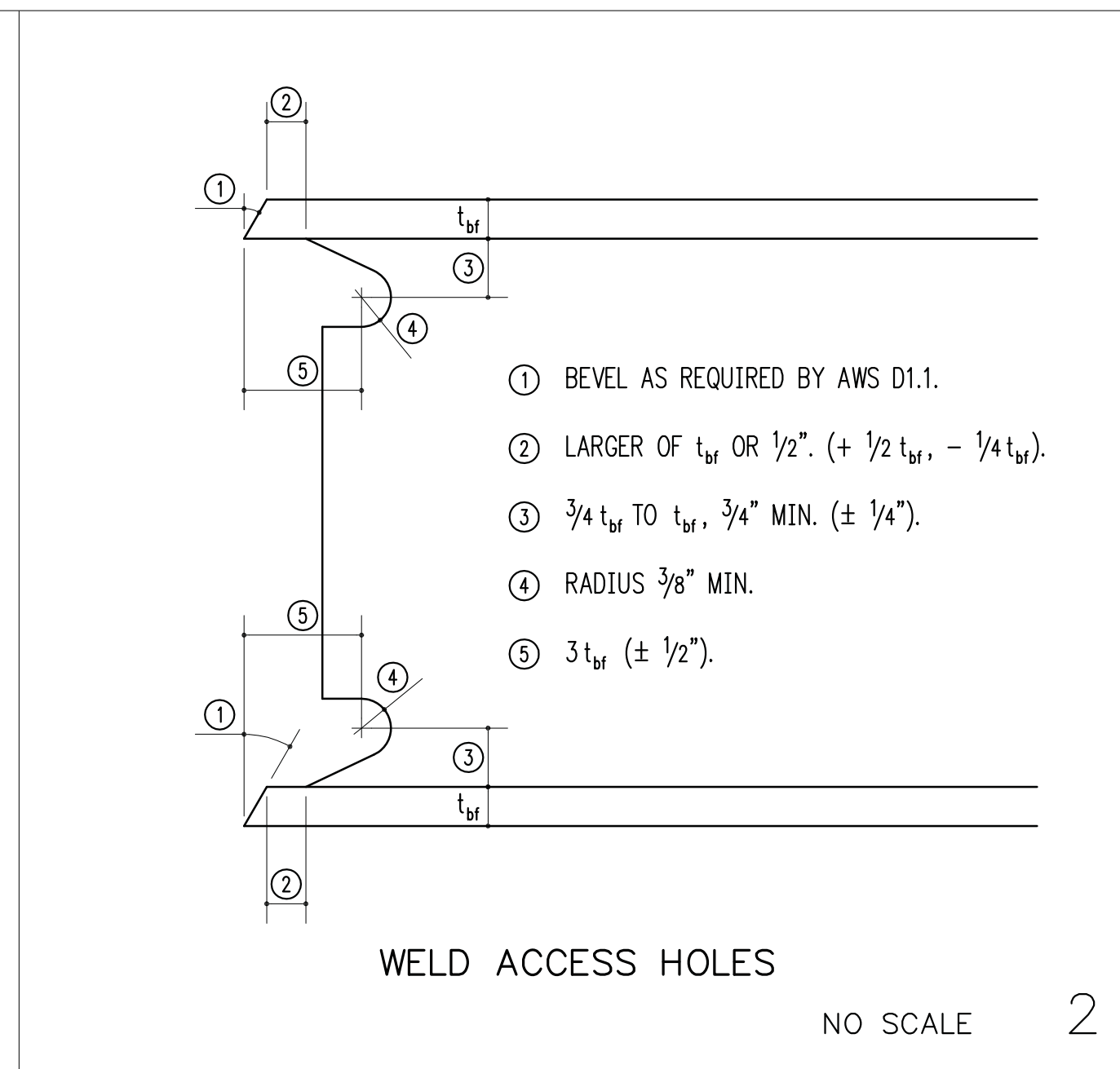
NADER RESIDENCE



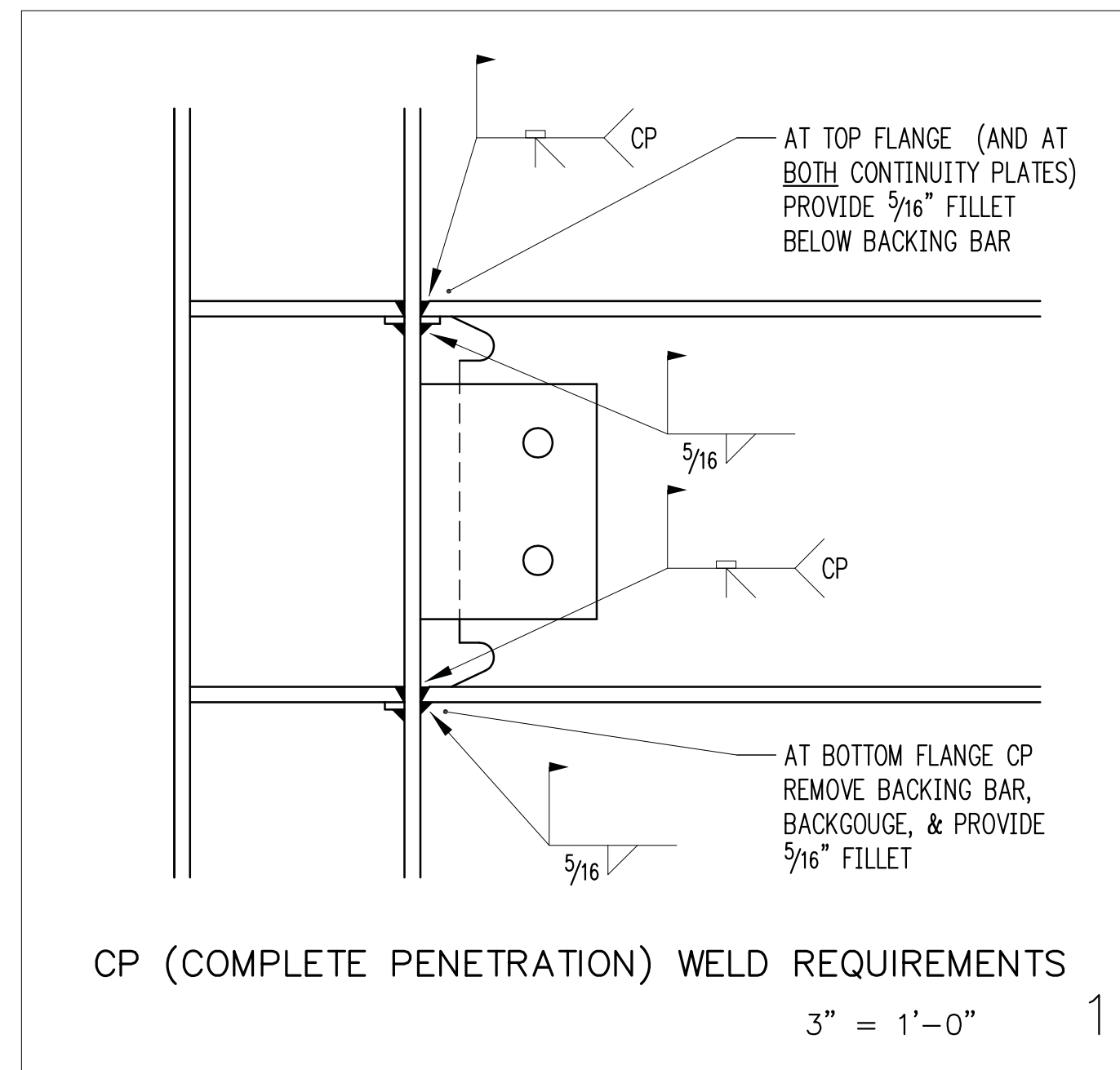
MOMENT CONN. - COLUMN STRONG AXIS
 3/4" = 1'-0" 4



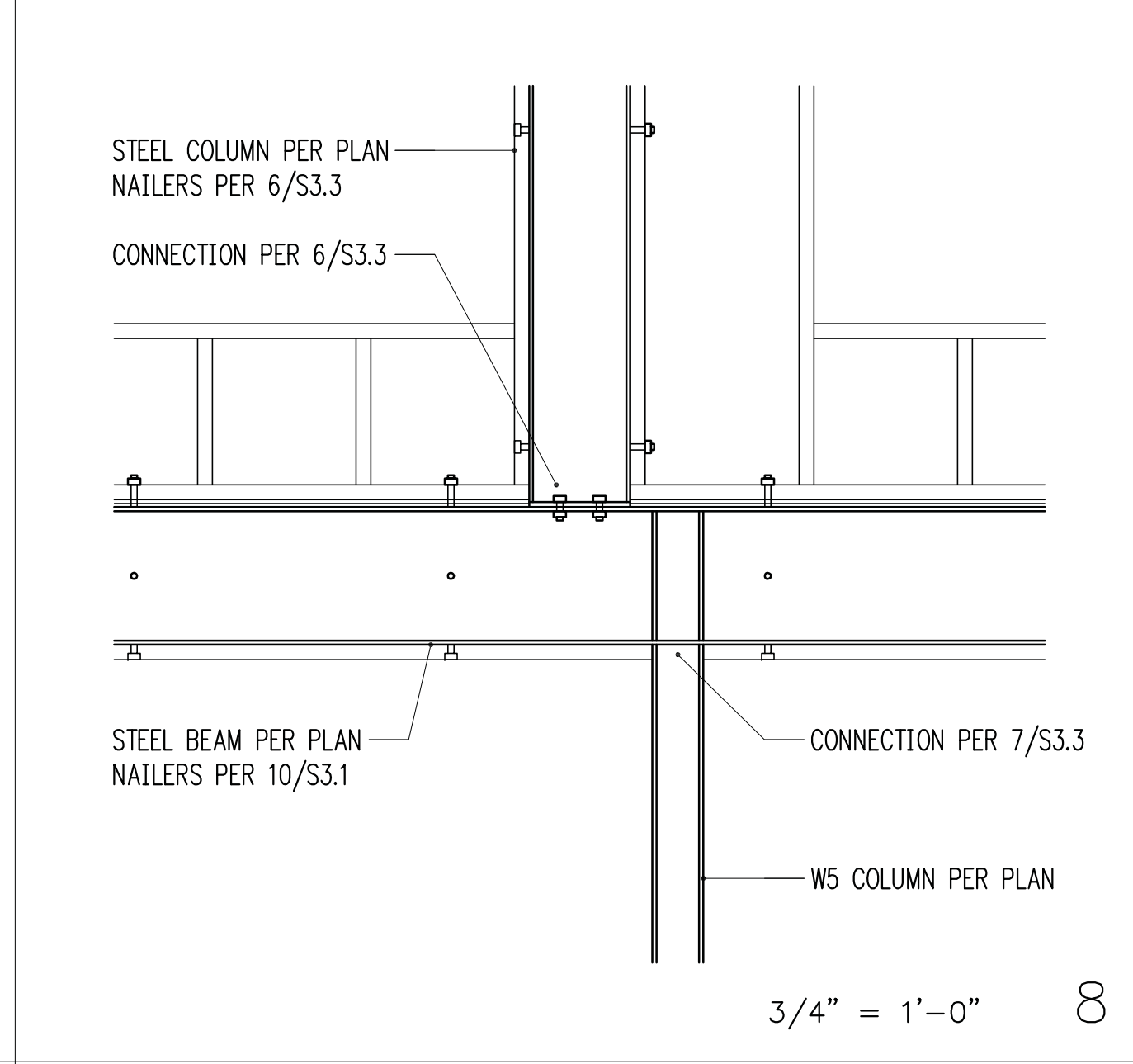
SHEAR TAB - MOMENT FRAMES
 1-1/2" = 1'-0" 3



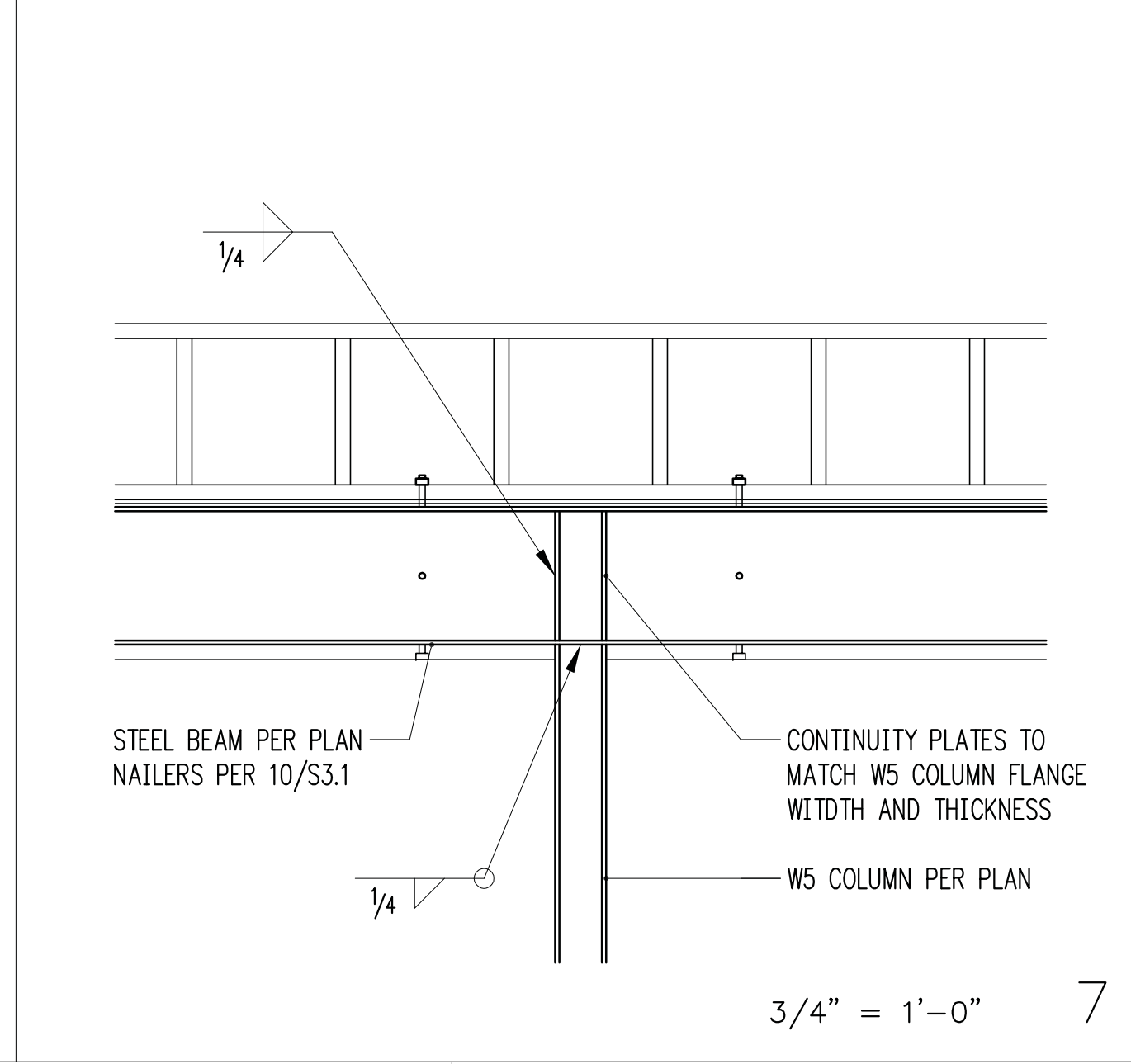
WELD ACCESS HOLES
 NO SCALE 2



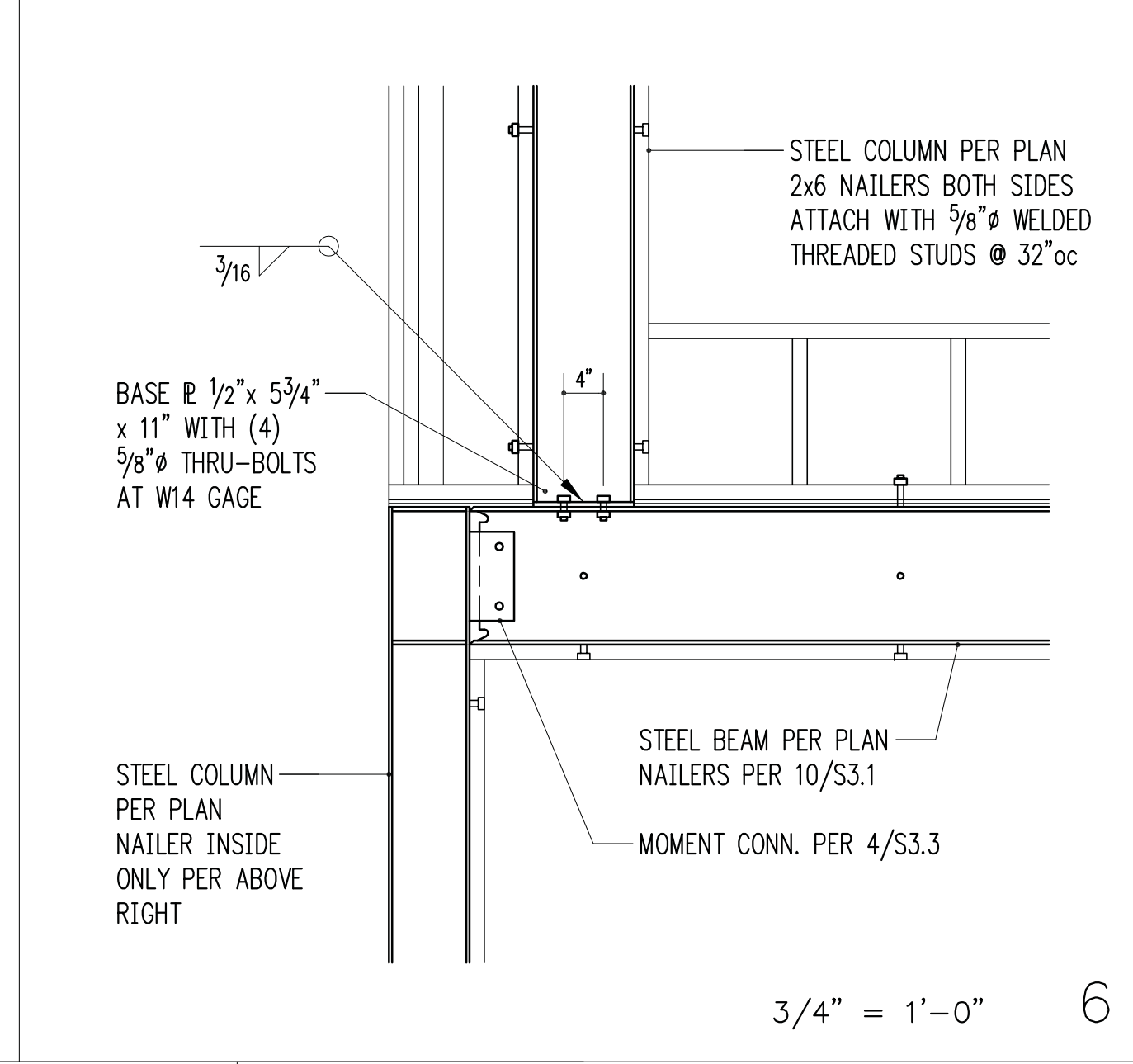
CP (COMPLETE PENETRATION) WELD REQUIREMENTS
 3" = 1'-0" 1



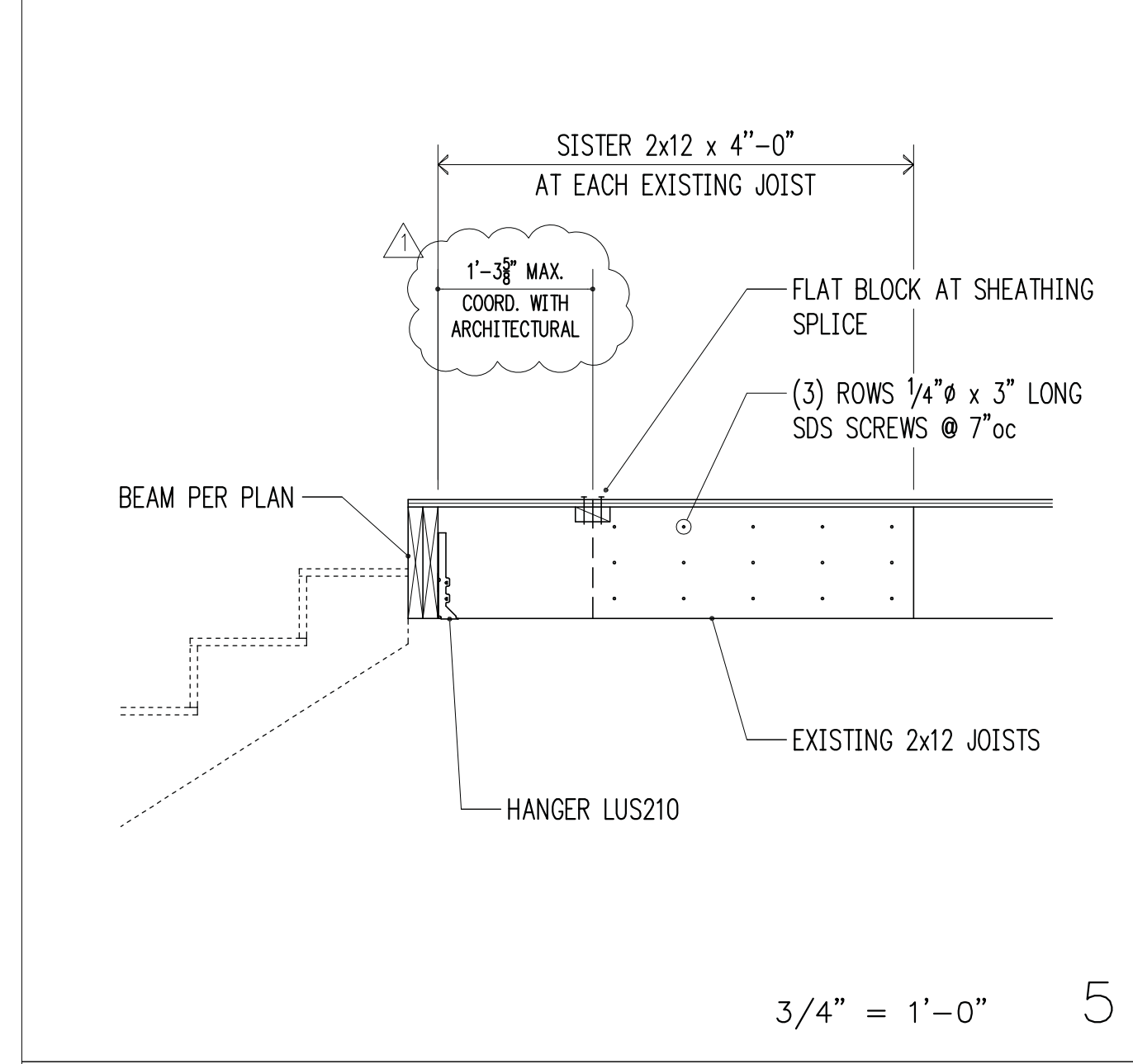
3/4" = 1'-0" 8



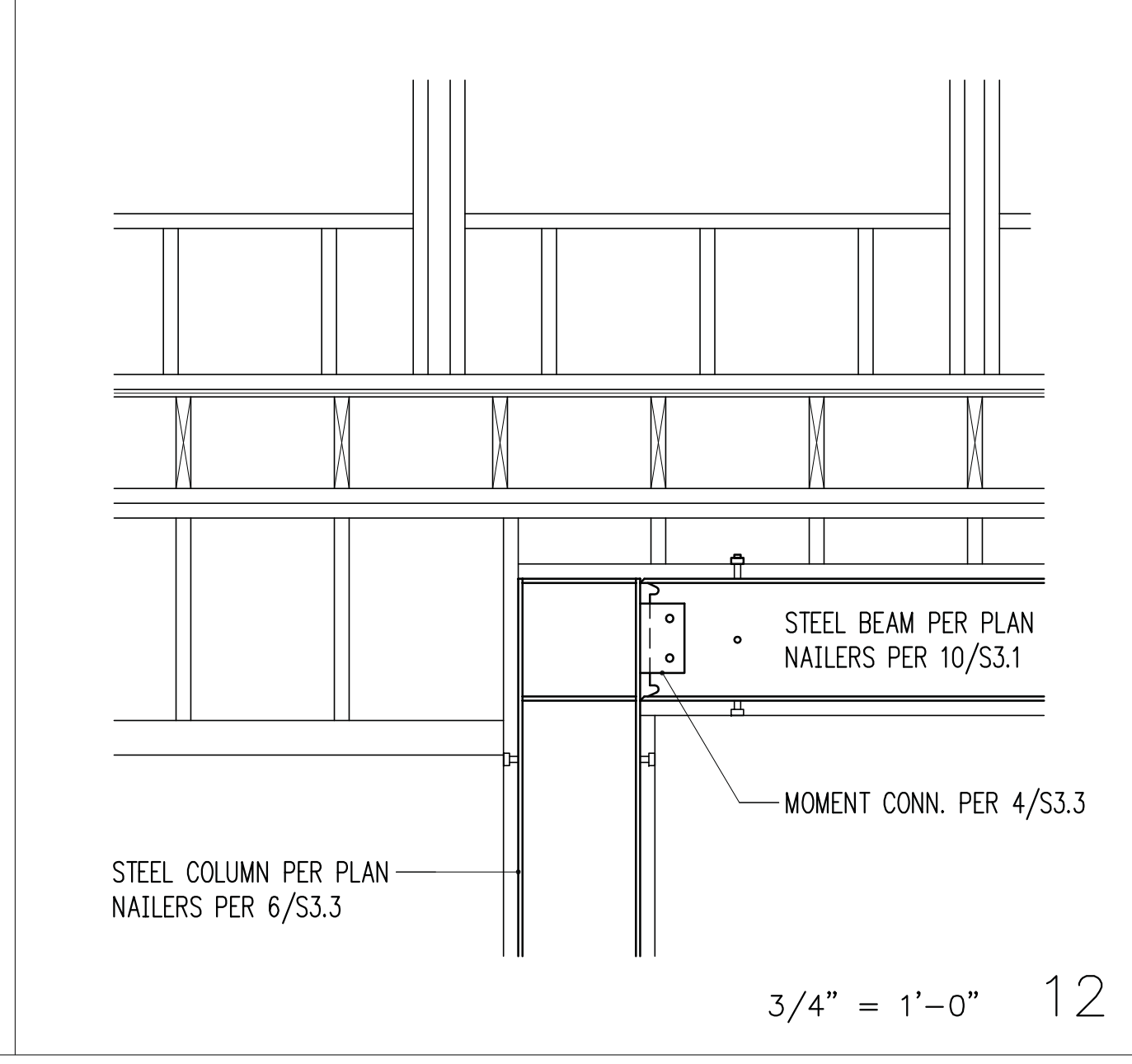
3/4" = 1'-0" 7



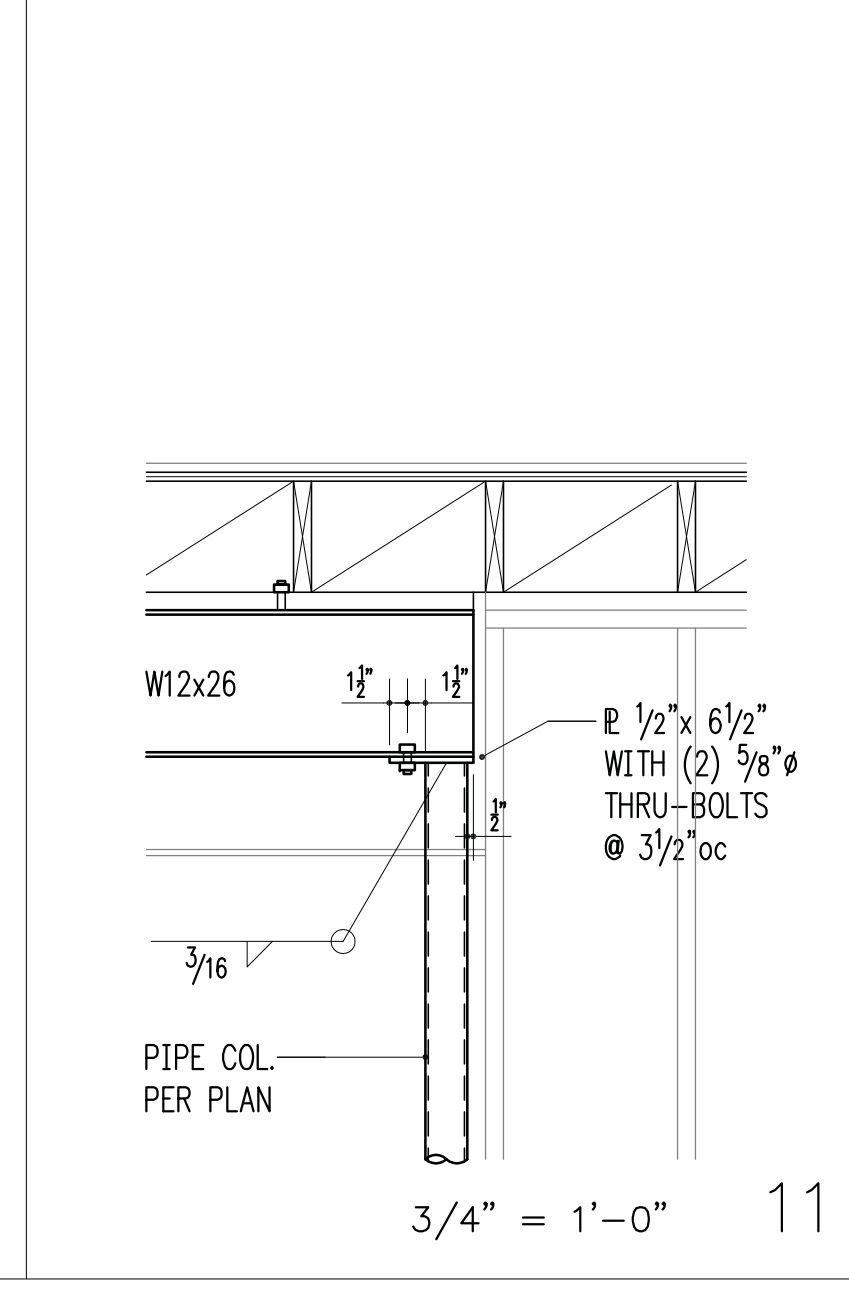
3/4" = 1'-0" 6



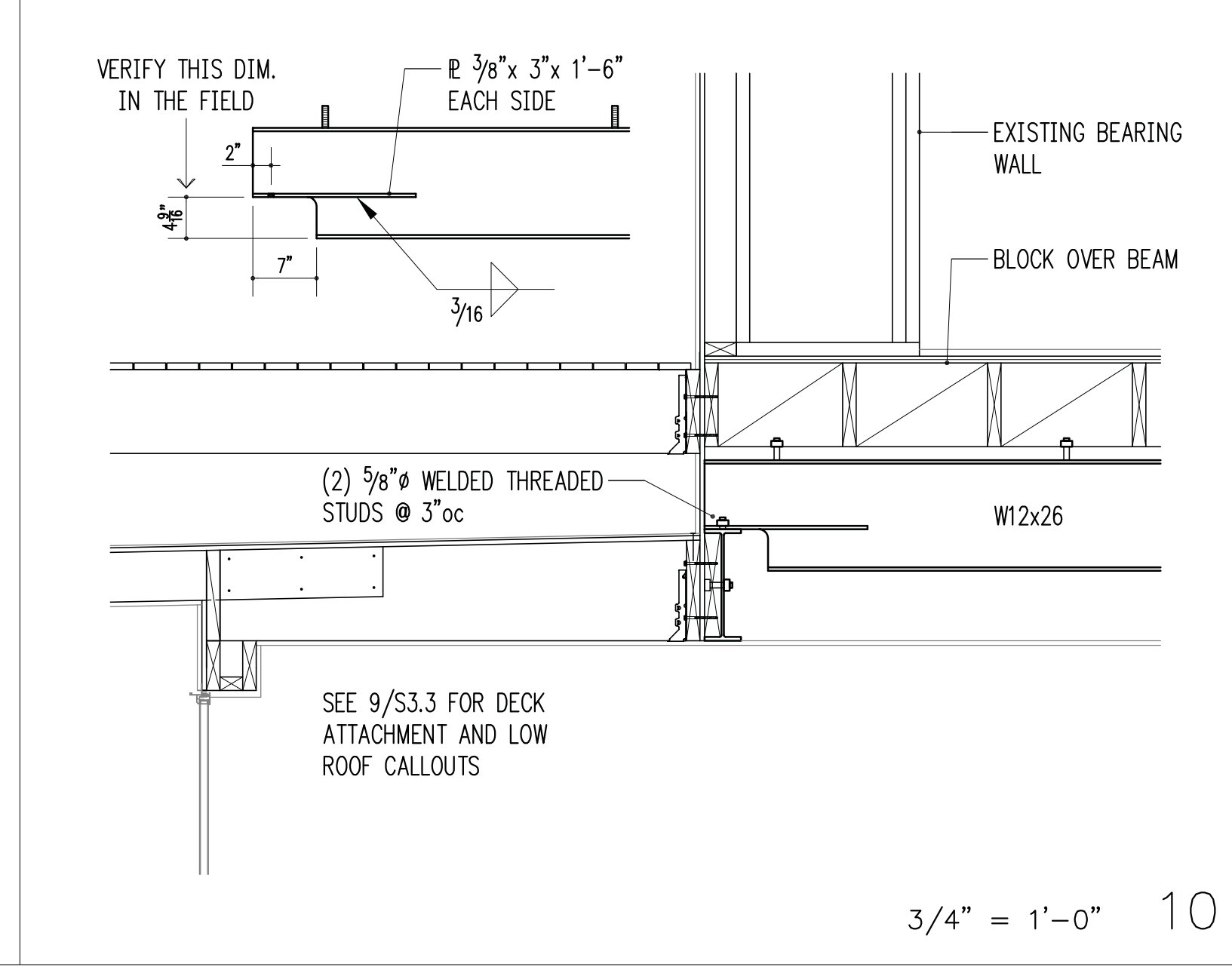
3/4" = 1'-0" 5



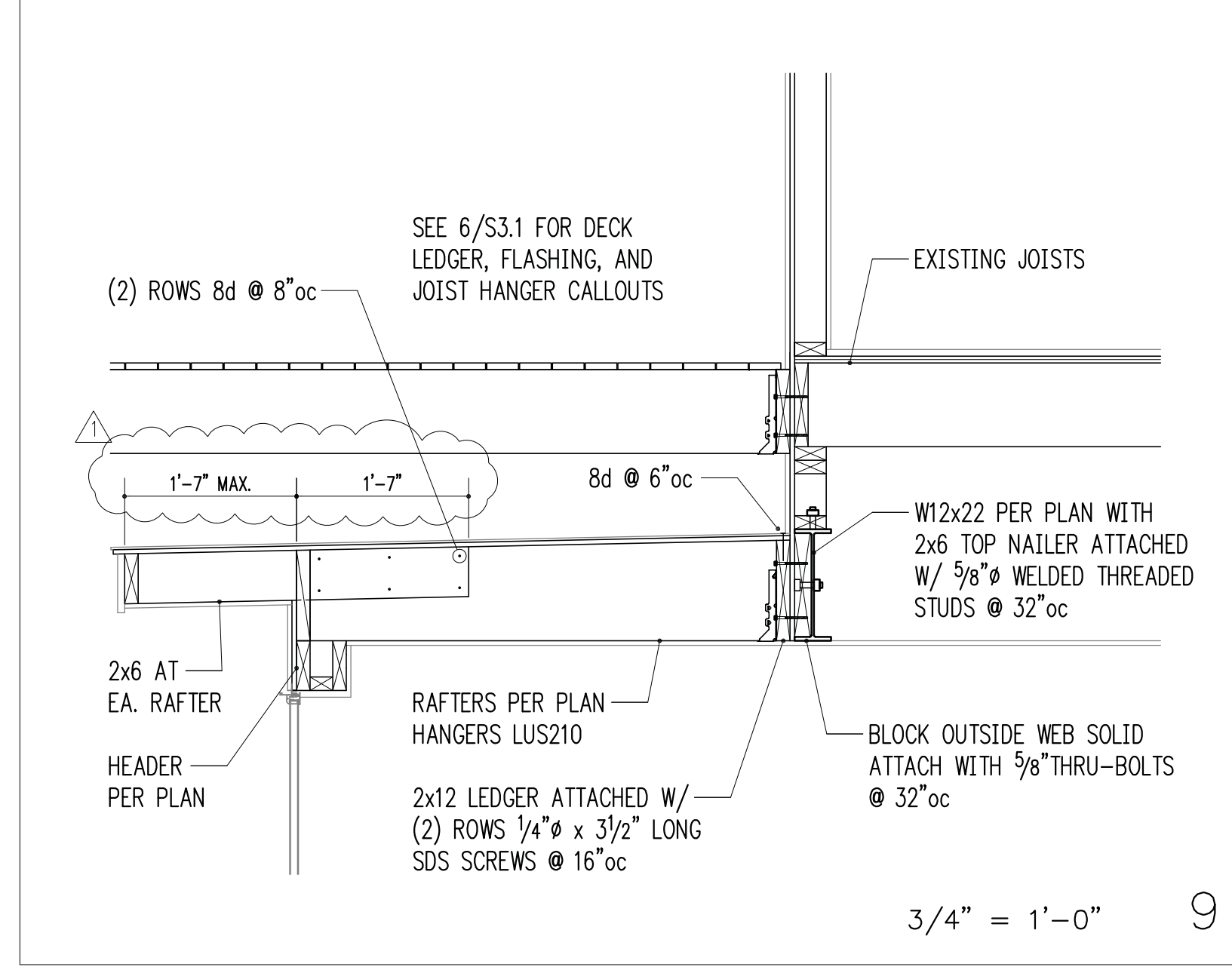
3/4" = 1'-0" 12



3/4" = 1'-0" 11



3/4" = 1'-0" 10

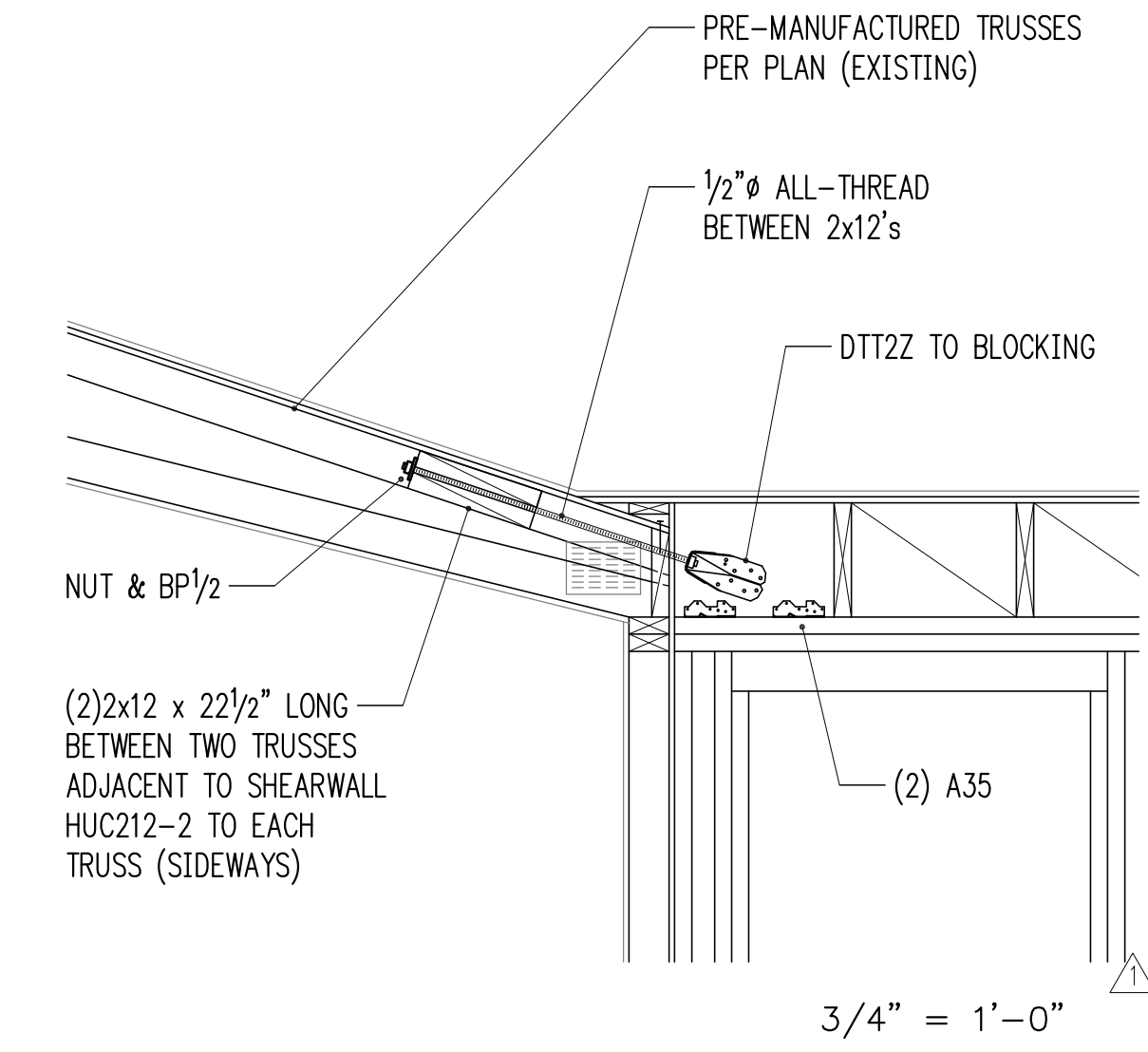


3/4" = 1'-0" 9

3/4" = 1'-0" 1

3/4" = 1'-0" 2

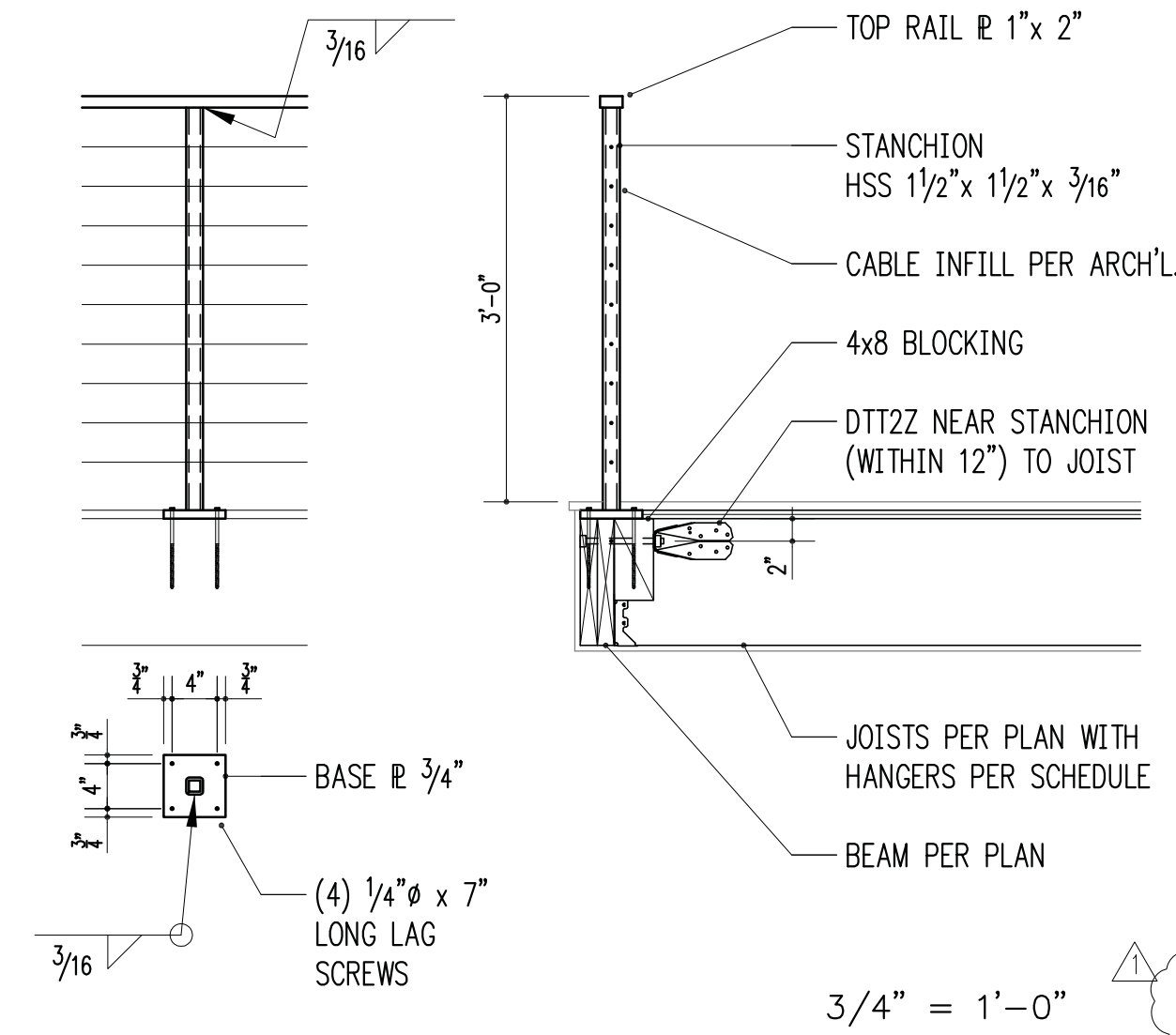
3/4" = 1'-0" 3



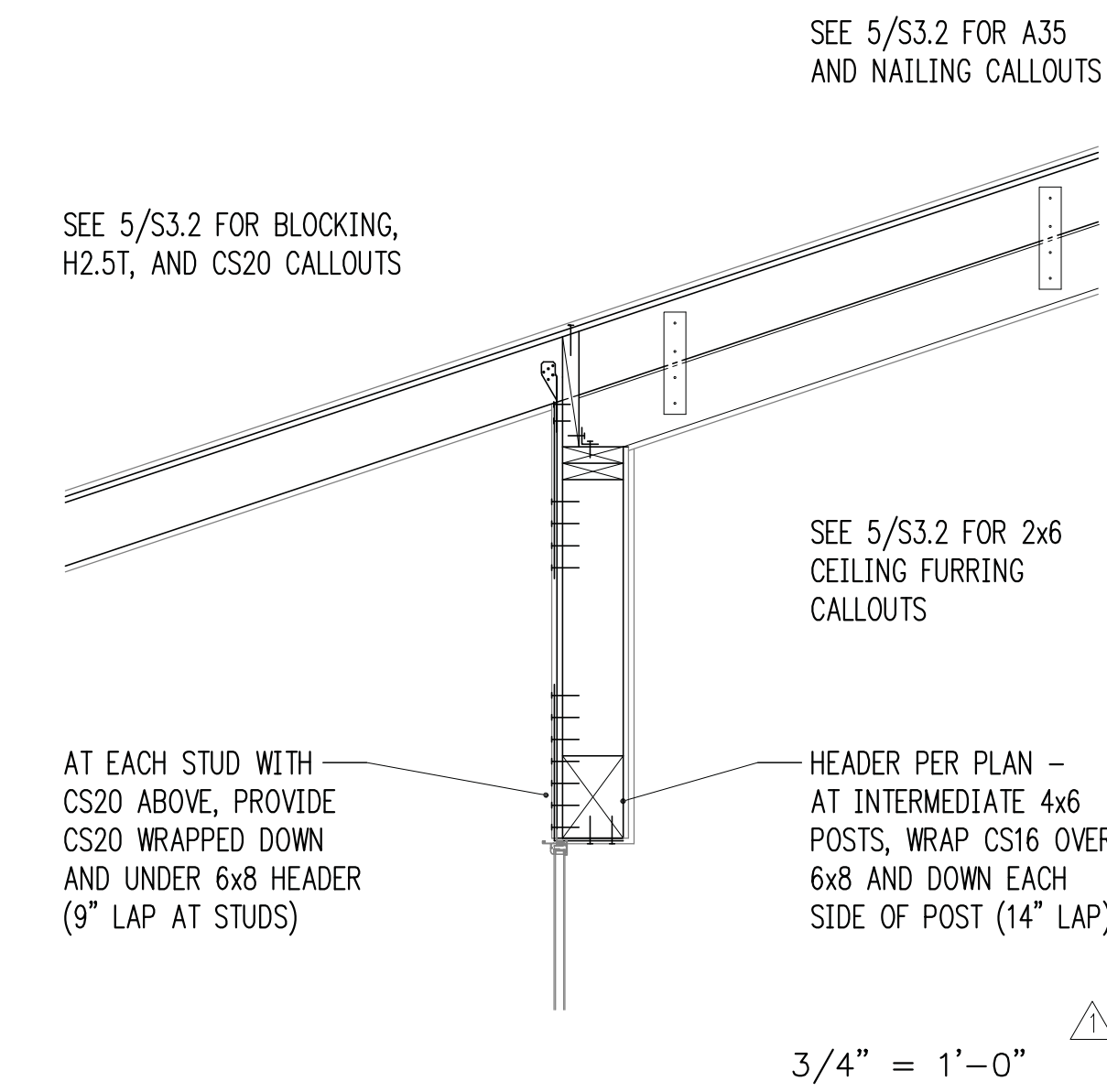
3/4" = 1'-0" 4

3/4" = 1'-0" 5

3/4" = 1'-0" 6



3/4" = 1'-0" 7

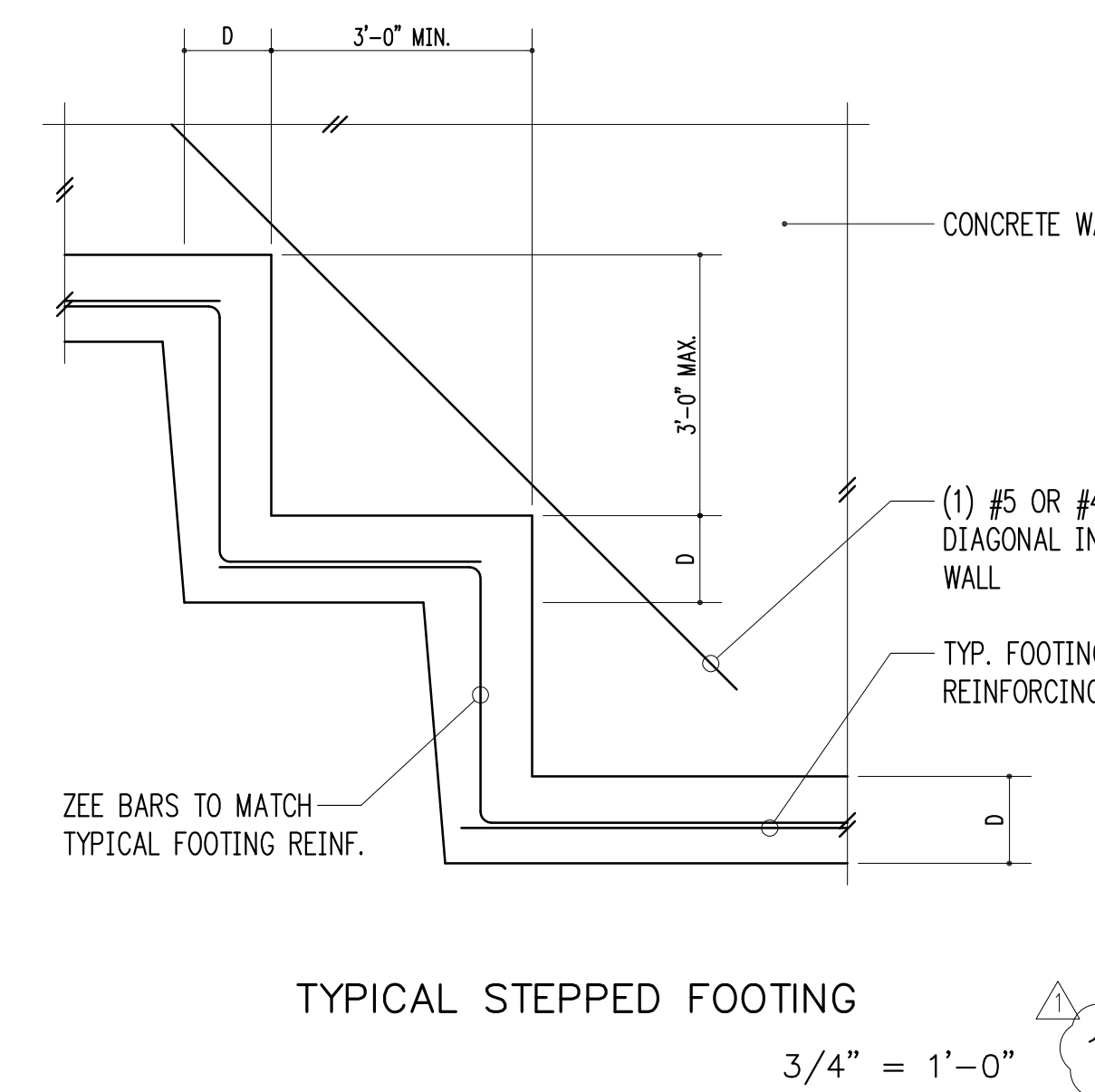


3/4" = 1'-0" 8

3/4" = 1'-0" 9

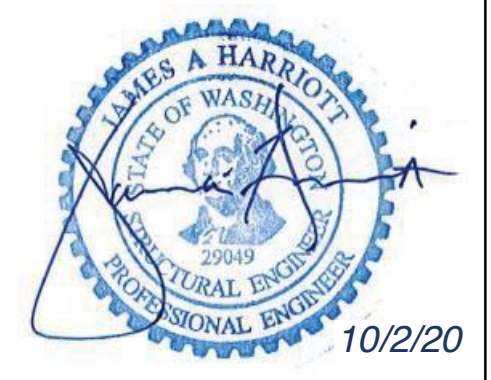
3/4" = 1'-0" 10

3/4" = 1'-0" 11



TYPICAL STEPPED FOOTING 3/4" = 1'-0" 12

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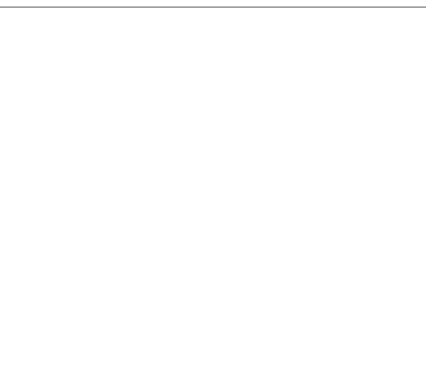
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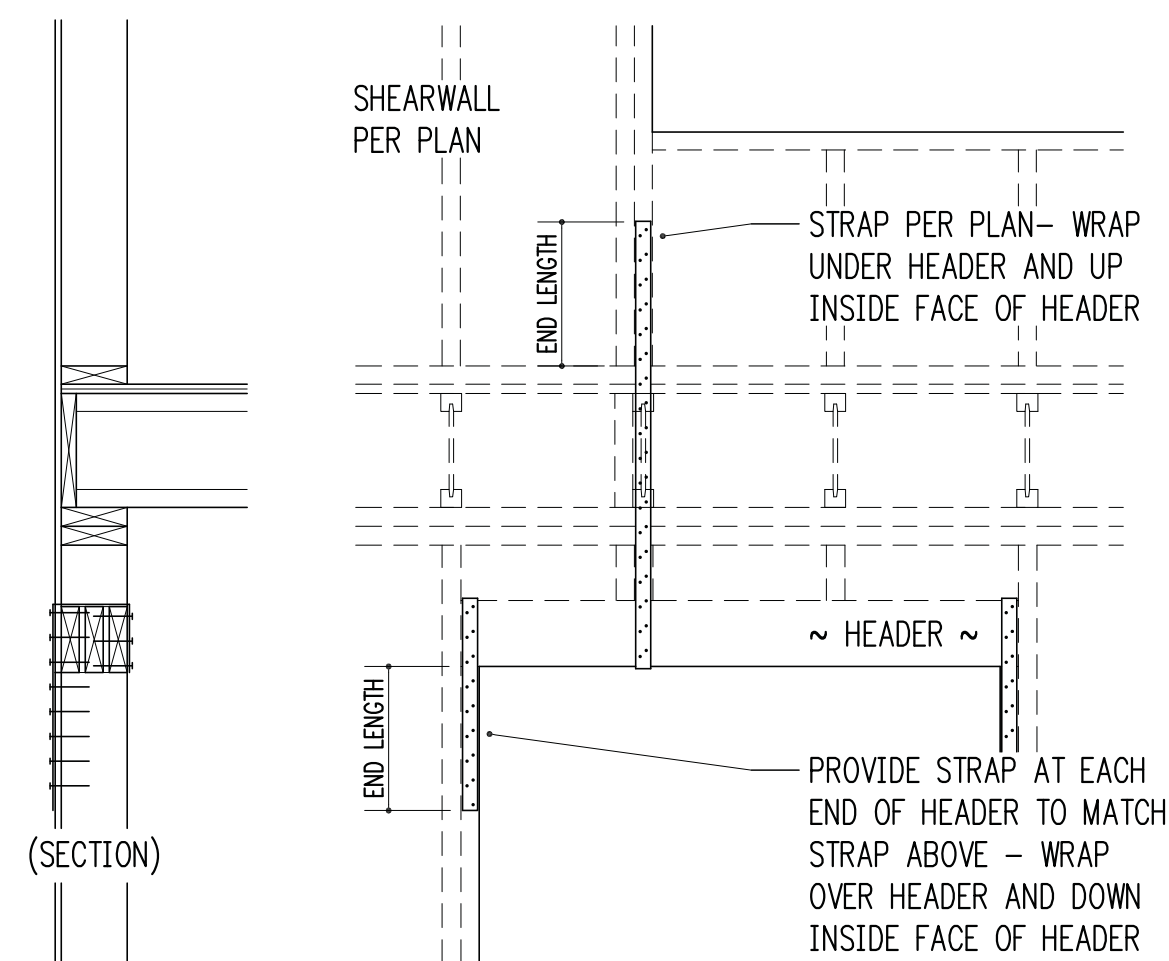
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Drawing Title
STRUCTURAL DETAILS

Drawing Number
S3.4

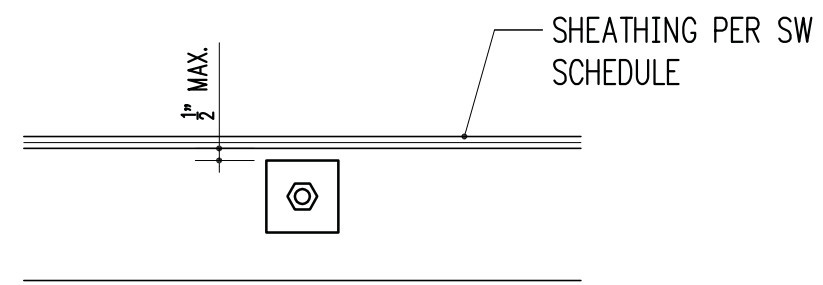
NADER RESIDENCE



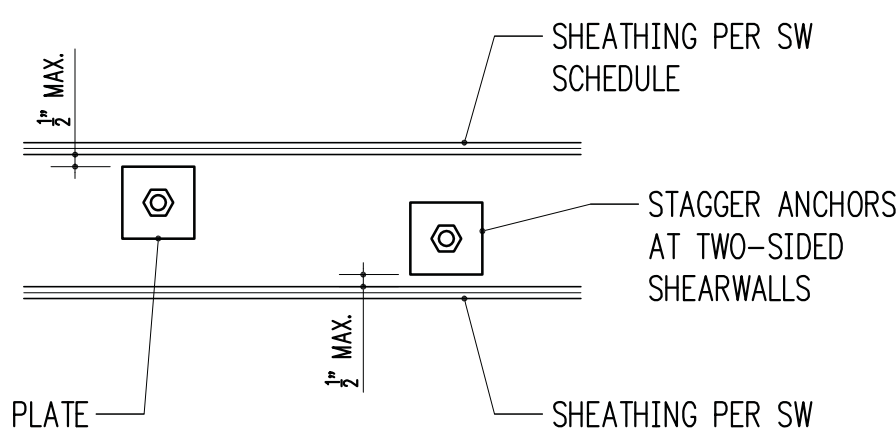
TYPICAL STRAPPED HEADER

3/4" = 1'-0"

ONE-SIDED SHEARWALL



TWO-SIDED SHEARWALL



TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT

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

SHEARWALL SCHEDULE

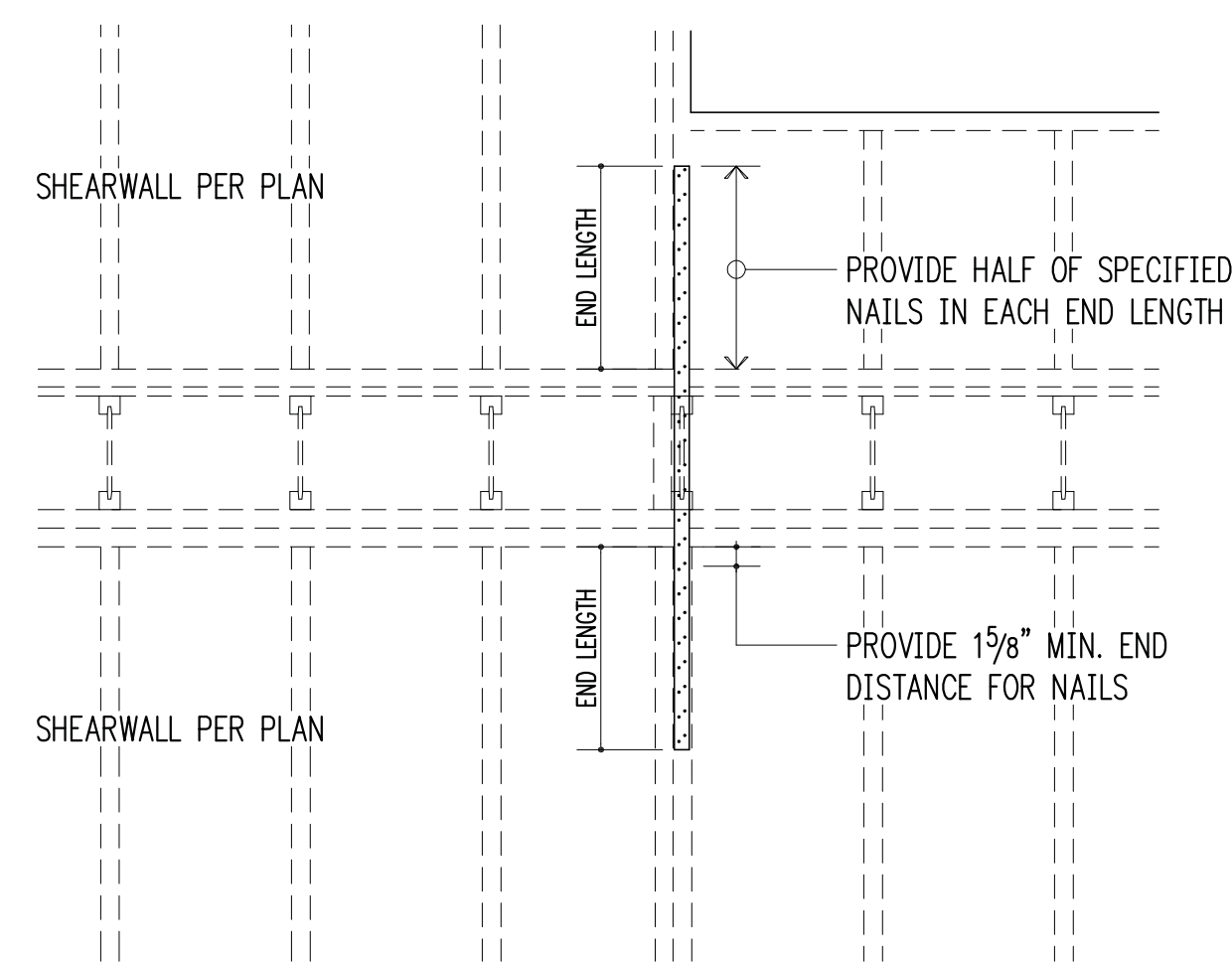
MARK	SHEATHING ¹	STUDS AT ABUTTING PANEL EDGES ²	PANEL EDGE NAILING ^{3,4}	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW ⁴	ANCHOR BOLT TO CONCRETE ⁵	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	5/8" @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	5/8" @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 3"oc	A35 @ 12"oc	N/A - USE SOLID RIM	16d @ 3"oc	5/8" @ 16"oc	2x
SW4	15/32" CDX PLYWOOD	3x	8d @ 2"oc	A35 @ 9"oc	N/A - USE SOLID RIM	16d @ 2"oc	5/8" @ 12"oc	2x
SW5	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 3"oc	A35 @ 6"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 3"oc	5/8" @ 16"oc	3x
SW6	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 2"oc	A35 @ 4 1/2"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 2"oc	5/8" @ 12"oc	3x

- WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/0. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
- STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS - NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
- BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.
- 8d NAILS SHALL BE 0.131" DIAMETER x 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3 1/2" (BOX).
- ANCHORS TO CONCRETE SHALL CONSIST OF CAST-IN-PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL-THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST-IN-PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J-BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL-THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2 1/2" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3 1/2" EMBED AND 1 3/4" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3" x 3" (SIMPSON BP98-3 OR SIMILAR). PLACE BOLTS PER ANCHOR BOLT PLACEMENT DETAIL.

STRAP SCHEDULE

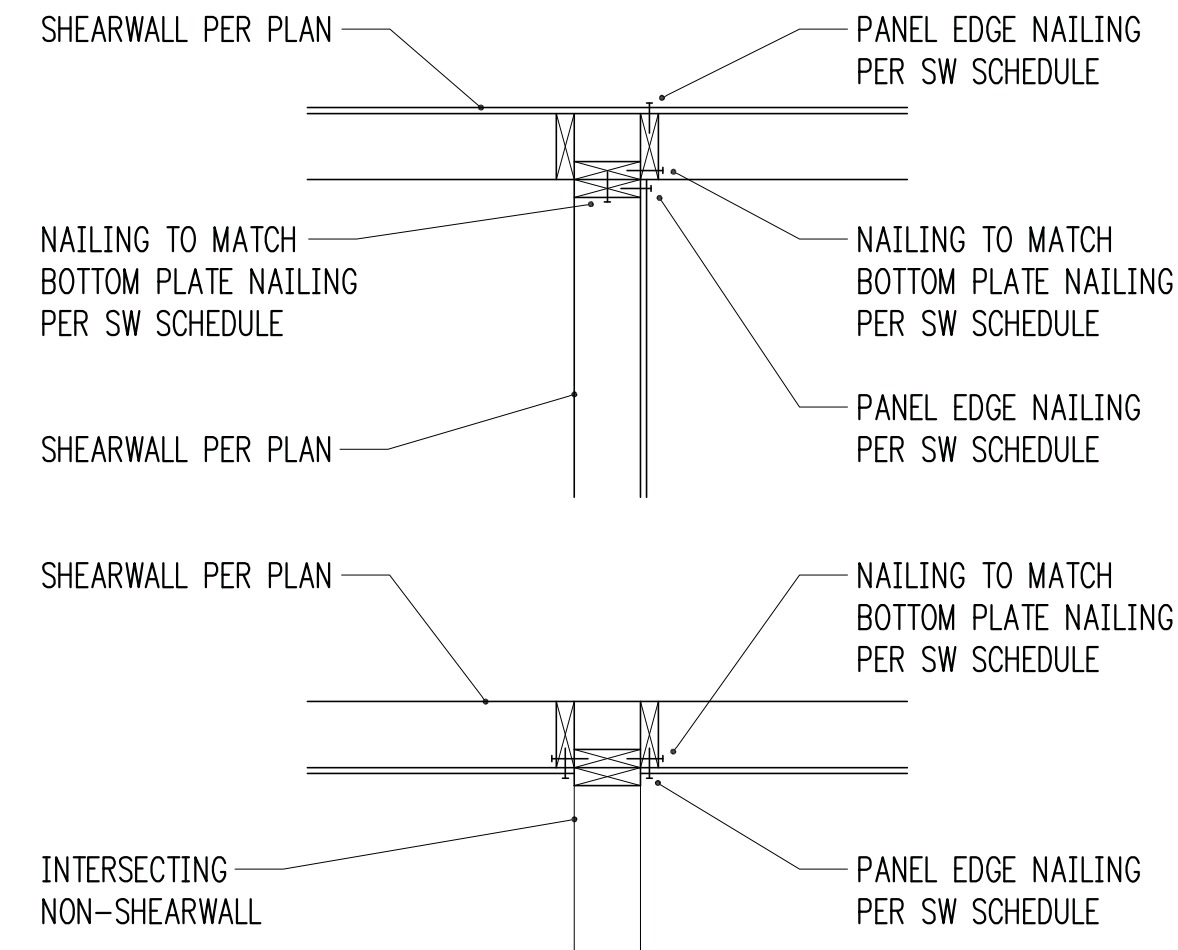
MARK	END LENGTH	NAILS	NAIL SPACING
CMST12	44"	(98) 10d x 3"	1 3/4"
CMST14	34"	(76) 10d x 3"	1 3/4"
CMSTC16	25"	(58) 12d x 3 1/4"	1 1/2"
CS14	19"	(36) 8d x 2 1/2"	2 1/16"
CS16	14"	(26) 8d x 2 1/2"	2 1/16"
CS18	12"	(22) 8d x 2 1/2"	2 1/16"
CS20	9"	(16) 8d x 2 1/2"	2 1/16"
CS22	8"	(14) 8d x 2 1/2"	2 1/16"

- 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".
- USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).

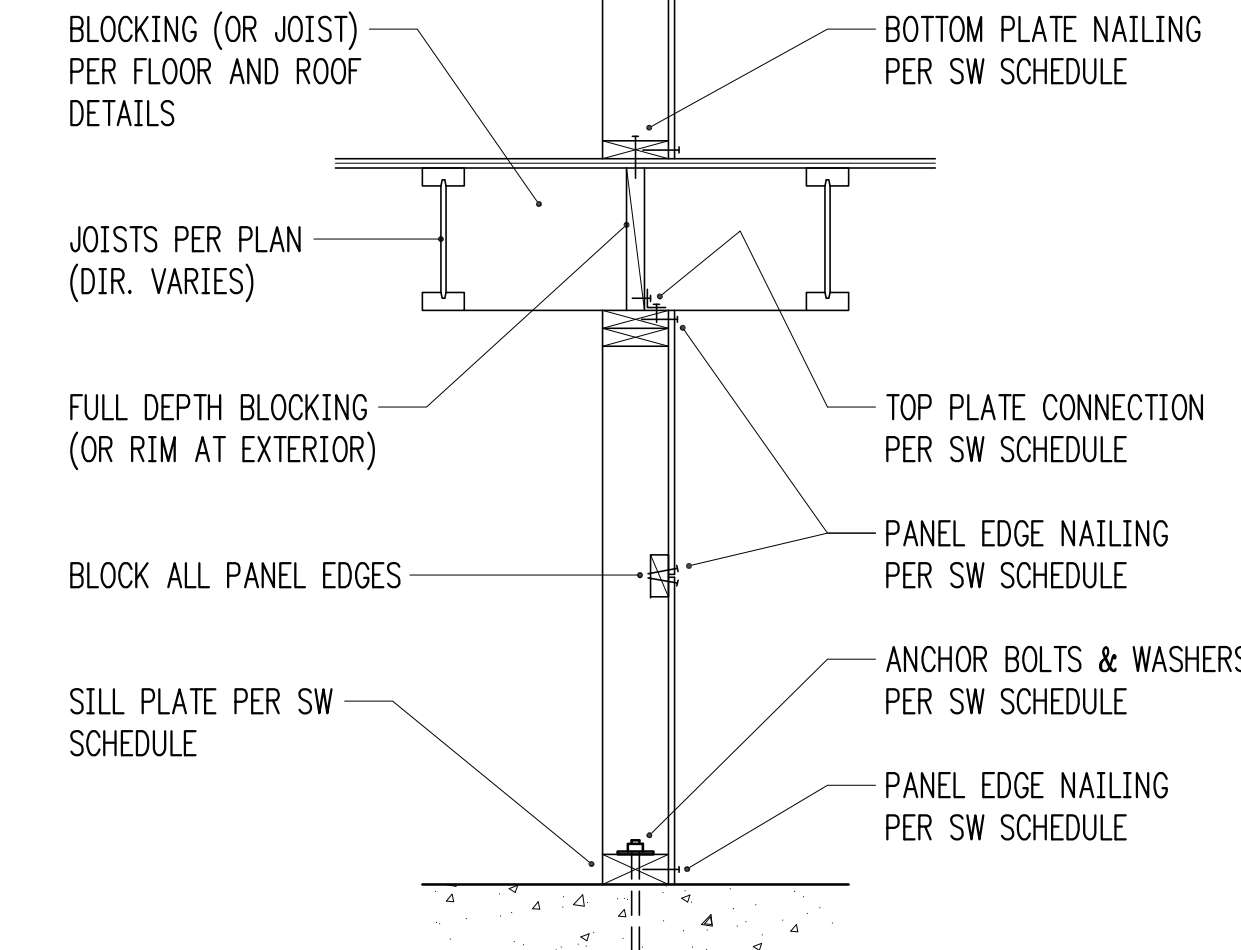


TYPICAL STRAP HOLDDOWN AT FLOOR

3/4" = 1'-0"



TYPICAL SHEARWALL INTERSECTIONS



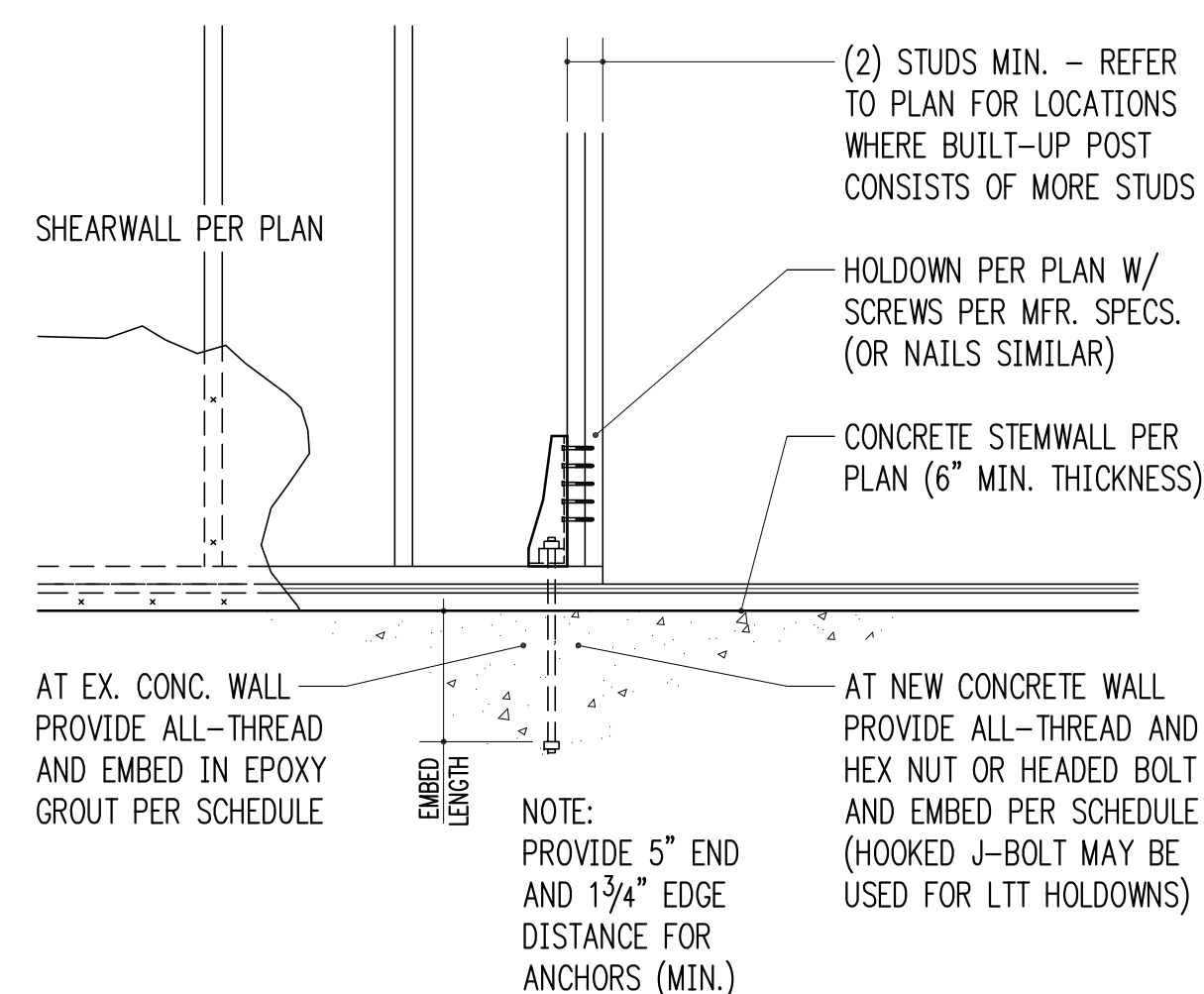
TYPICAL SHEARWALL SECTION

3/4" = 1'-0"

HOLDOWN SCHEDULE

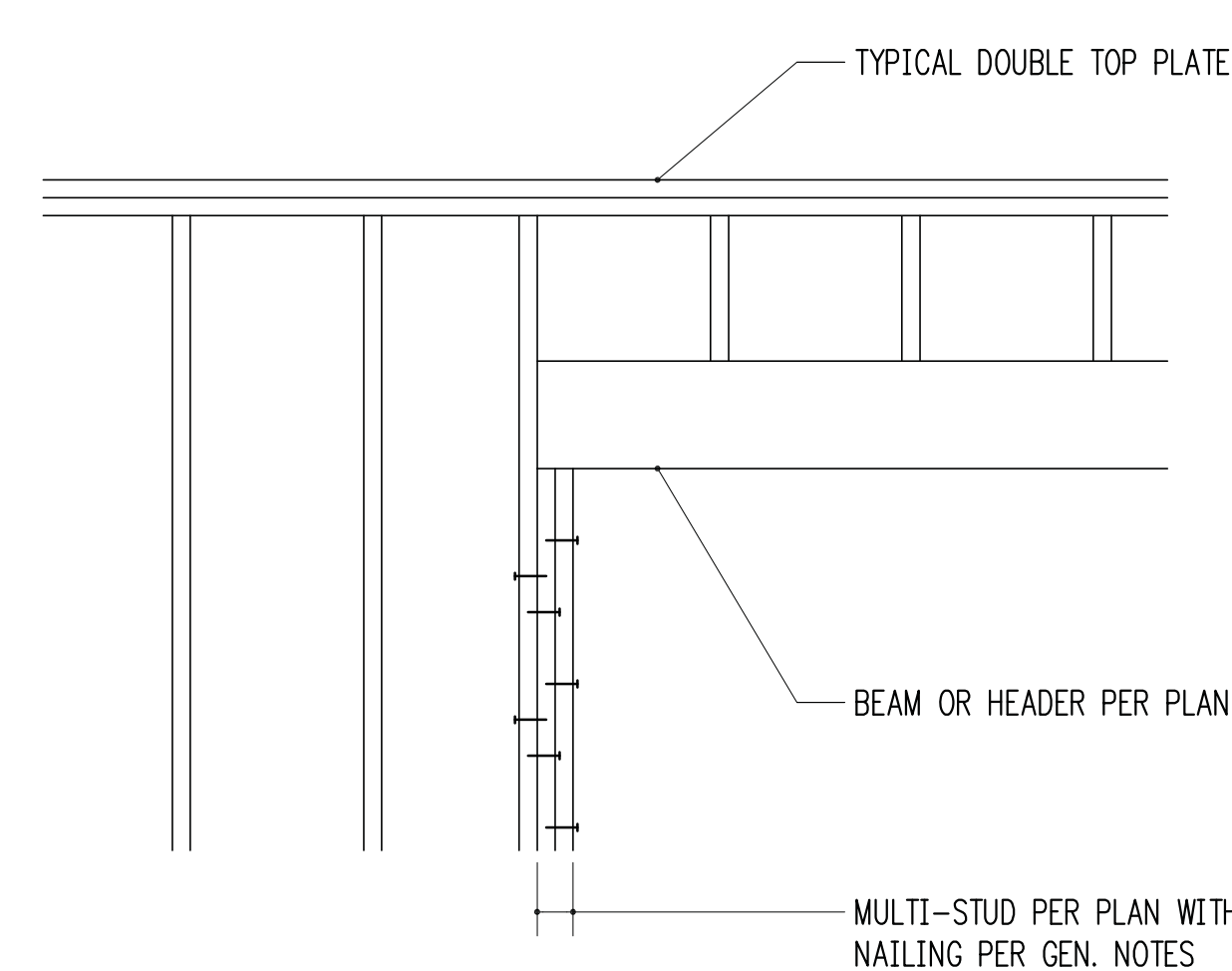
MARK	FASTENERS TO STUDS ¹	ANCHOR DIA. ²	EMBEDMENT LENGTH	
			EPOXY ³	CAST-IN ⁴
DTT2Z	(8) 1/4" @ x 1 1/2" SCREWS	1/2"	12"	12"
HDU11	(30) 1/4" @ x 2 1/2" SCREWS	1"	N/A	9" ⁵

- SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY & CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD.
- NOTED EMBEDMENT FOR HDU11 ANCHORS IS INTO FOOTING BELOW STEMWALL. THESE ANCHORS MUST BE CAST-IN-PLACE.



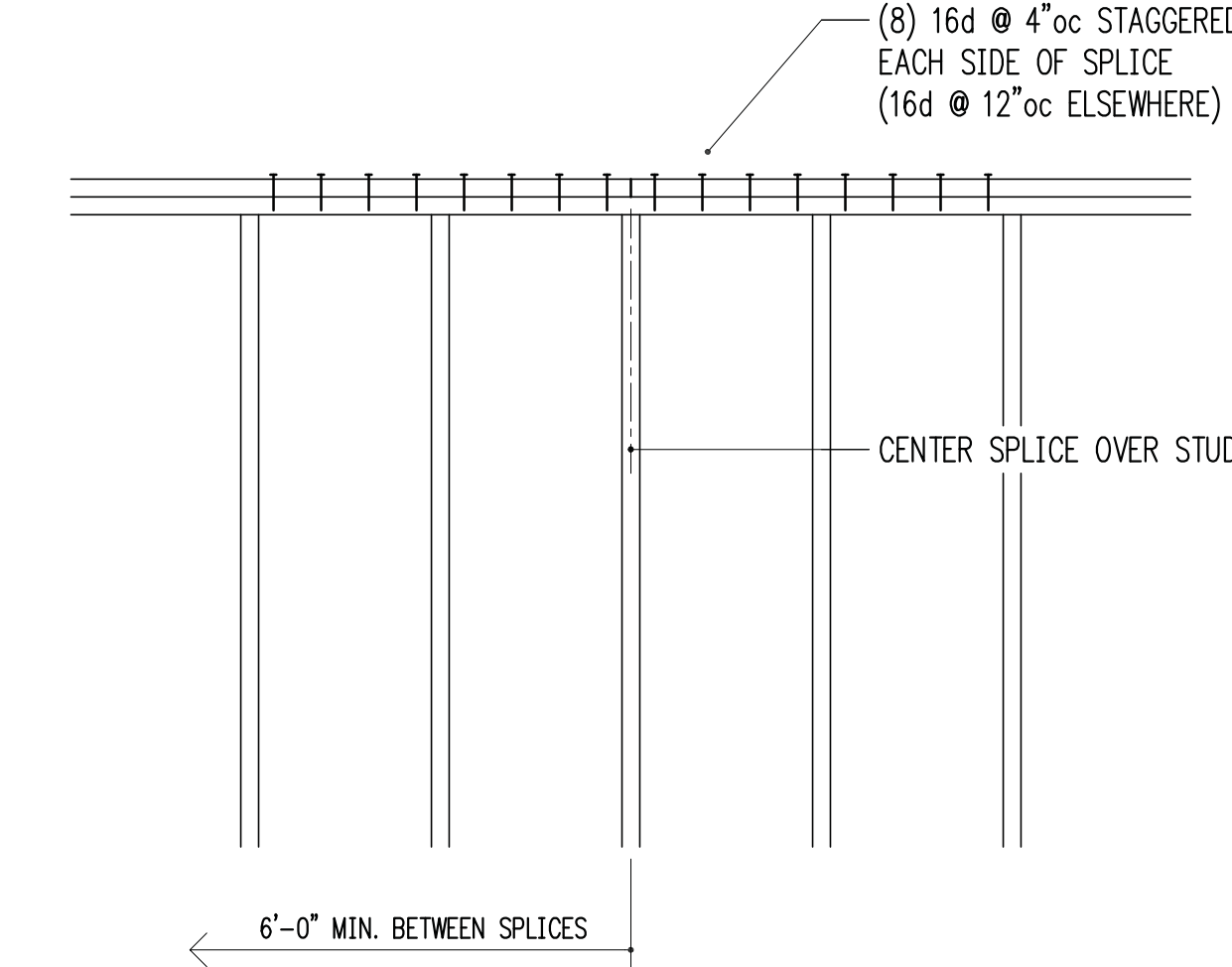
TYPICAL HOLDDOWN AT CONCRETE

3/4" = 1'-0"



TYPICAL MULTIPLE-STUD POST CONSTRUCTION

3/4" = 1'-0"

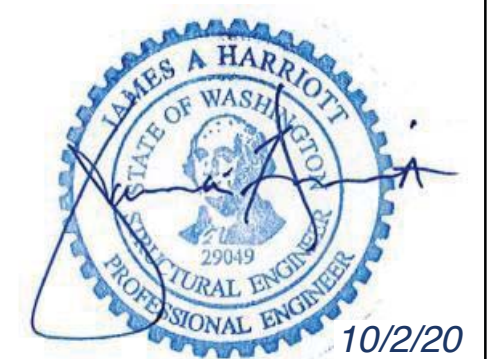


TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'-0"

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Drawing Title
STRUCTURAL DETAILS

Drawing Number

S4.0

NADER RESIDENCE

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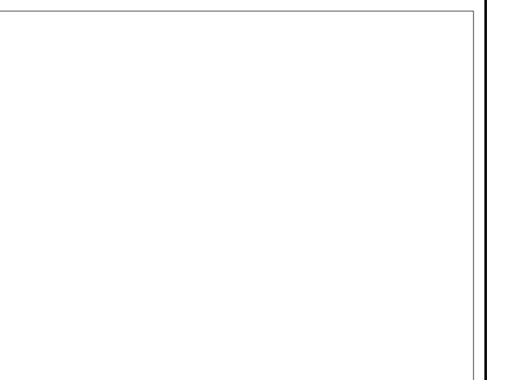
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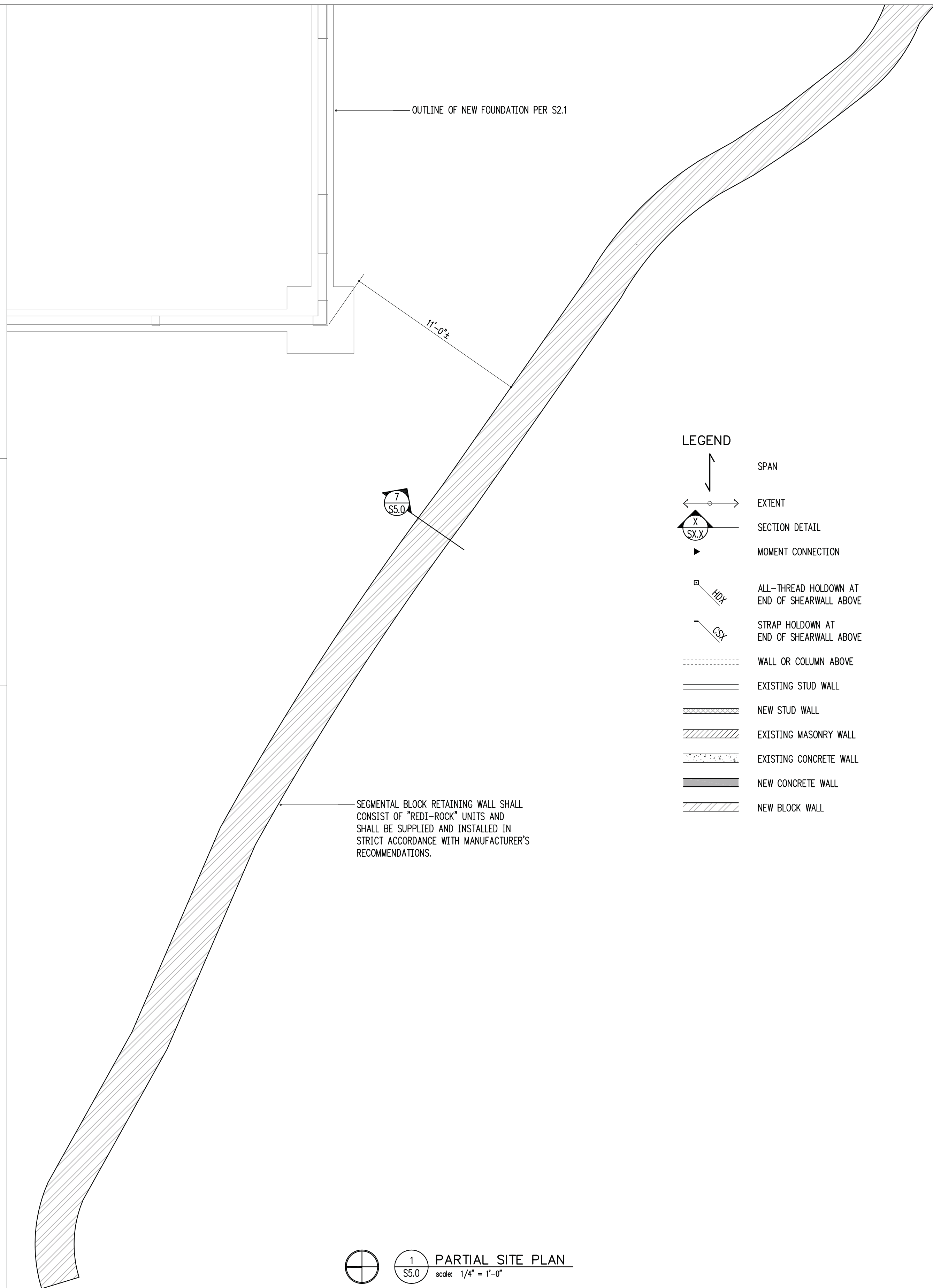
Building Department Approval



Drawing Title
SITE PLAN

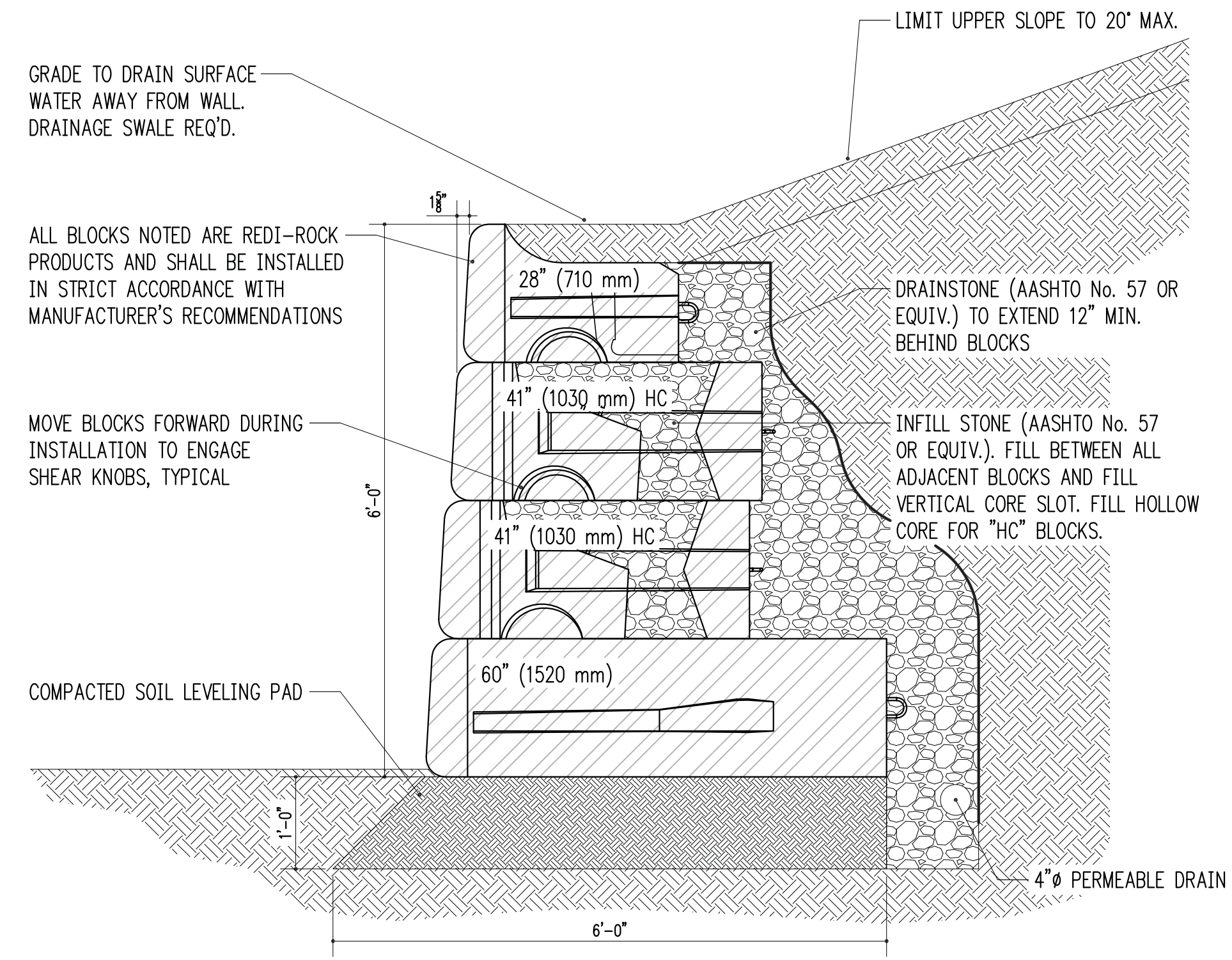
Drawing Number
S5.0

NADER RESIDENCE



- LEGEND**
- SPAN
 - EXTENT
 - SECTION DETAIL
 - MOMENT CONNECTION
 - ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
 - STRAP HOLDOWN AT END OF SHEARWALL ABOVE
 - WALL OR COLUMN ABOVE
 - EXISTING STUD WALL
 - NEW STUD WALL
 - EXISTING MASONRY WALL
 - EXISTING CONCRETE WALL
 - NEW CONCRETE WALL
 - NEW BLOCK WALL

1 PARTIAL SITE PLAN
S5.0 scale: 1/4" = 1'-0"



3/4" = 1'-0" 2

3/4" = 1'-0" 5

3/4" = 1'-0" 3

3/4" = 1'-0" 6

3/4" = 1'-0" 4

3/4" = 1'-0" 7