

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

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

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

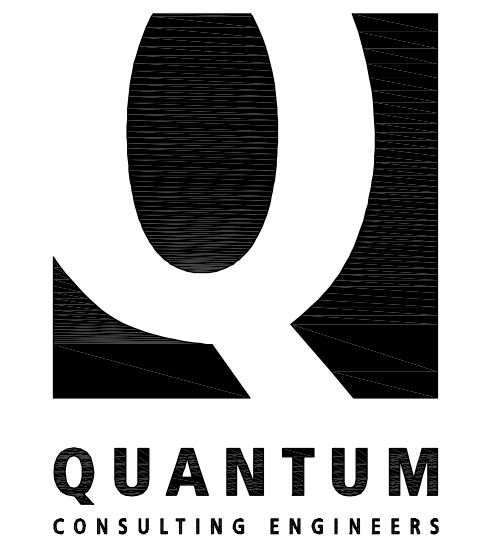
ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" 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 AND GYPSUM SHEATHING ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4" #6 SCREWS FOR 1/2" GNB AND 5/8" GNB WHERE OCCURS. USE 1-1/4" #6 GALVANIZED SCREWS FOR 1/2" GNB AND 5/8" EXTERIOR GYPSUM SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CGO/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

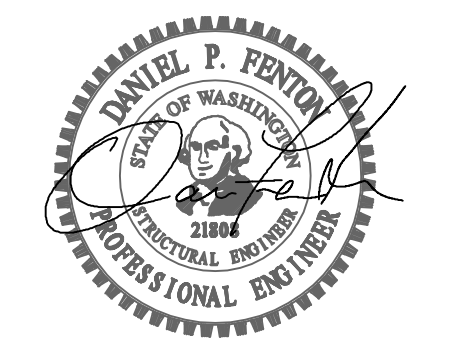
ABBREVIATIONS

@	At	L	Angle
d	Penny (Nails)	LL	Live Load
∅	Diameter	LLH	Long Leg Horizontal
		LLV	Long Leg Vertical
A.B.	Anchor Bolt	LONGIT.	Longitudinal
ADDL	Additional	LT. WT.	Lightweight
ALT.	Alternate		
APPROX.	Approximate	MATL.	Material
ARCH.	Architect	MAX.	Maximum
		MECH.	Mechanical
B.U.	Built-up	MEZZ	Mezzanine
B/	Bottom of	MF	Moment Frame
BF	Braced Frame	MFR.	Manufacturer
BLKG.	Blocking	MIN.	Minimum
BLDG.	Building	MISC.	Miscellaneous
BM.	Beam	MK.	Mark
BOT.	Bottom		
BRG.	Bearing	N.	North
BTWN.	Between	N.S.	Near Side
		NIC	Not in Contract
		NO.	Number
∅	Centerline	NOM.	Nominal
∩	Camber	NTS	Not to Scale
C TO C	Center to Center		
CIP	Cast In Place		
C.J.	Construction Joint or Control Joint	O.C.	On Center
CLG.	Ceiling	O.D.	Outside Diameter
CLR.	Clear	O.F.	Outside Face
CNU	Concrete Masonry Unit	O.H.	Opposite Hand
CNTR.	Center	OPNG.	Opening
COL.	Column	OPP.	Opposite
CONC.	Concrete		
CONN.	Connections	PAF	Powder Activated Fastener
CONST.	Construction	PC	Precast
CONT.	Continuous	PERM.	Permanent
CJP	Complete Joint Penetration	PERP.	Perpendicular
CSK.	Countersink	PL or ∩	Plate
		PLF	Pounds per linear Foot
DBA.	Deformed Bar Anchor	PLYWD	Plywood
DBL.	Double	PJP	Partial Joint Penetration
DEG.	Degree	PREFAB.	Prefabricated
DET.	Detail	PROJ.	Project
DF	Doug Fir-Larch	PSF	Pounds per Square Foot
DIA.	Diameter	PSI	Pounds per Square Inch
DIAG.	Diagonal	P.T.	Post-Tensioning
DIAFH.	Diaphragm	P/T	Pressure-Treated
DIM.	Dimension		
DN.	Down	RAD.	Radius
DO	Ditto	REF.	Reference
DWS.	Drawing	REINF.	Reinforce or Reinforcement
		REQD.	Required
(E)	Existing	REV.	Revise
E.	East	R.O.	Rough Opening
EA.	Each		
E.F.	Each Face	S.	South
EL.	Elevation	SCH. or SCHED.	Schedule
ELEV.	Elevator	SECT.	Section
EMBED.	Embedment	SHT.	Sheet
ENGR.	Engineer	SIM.	Similar
E.N.	Each Nay	SOG	Slab On Grade
EXP.	Expansion	SPEC.	Specification
EXT.	Exterior	SQ.	Square
		SQ. FT.	Square Feet
FDN.	Foundation	SQ. IN.	Square Inch (Inches)
FIN.	Finish	STD.	Standard
FLR.	Floor	STIFF.	Stiffener
FRP	Fiber Reinforced Polymer	STL.	Steel
F.S.	For Side	STR.	Structural
FT.	Foot or Feet	SUB.	Substitute
FTG.	Footing	SYM.	Symmetrical
GA.	Gauge	T/	Top of
GALV.	Galvanized	T&B	Top and Bottom
GL	Glue Laminated	T&G	Tongue & Groove
GRD.	Grade	THRU	Through
GNB	Gypsum Wall Board	TEMP.	Temporary
		T.O.C.	Top of Concrete
HF	Hem Fir	T.O.S.	Top of Steel
HGR.	Hanger	T.O.W.	Top of Wall
HORIZ.	Horizontal	TRANS.	Transverse
HSS	Hollow Structural Section	TS	Tube Steel
HT.	Height	TYP.	Typical
I.D.	Inside Diameter	UNO or UNO	Unless Otherwise Noted
I.F.	Inside Face		
IN.	Inch	VERT.	Vertical
INFO.	Information	VIF	Verify in Field
INT.	Interior		
		W.	West
JT.	Joint	W/ or W/	With
		WD	Wood
KSF	Kips per Square Foot	W.H.S.	Welded Headed Stud
KSI	Kips per Square Inch	W/O	Without
		WP	Work Point
		W.T.S.	Welded Threaded Stud
		WNF	Welded Wire Fabric
		X SECT.	Cross Section
		X-STR	Extra Strong



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GENERAL STRUCTURAL NOTES

SHEET NO.

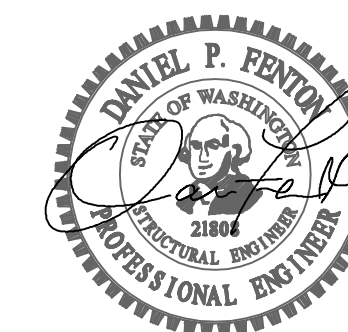
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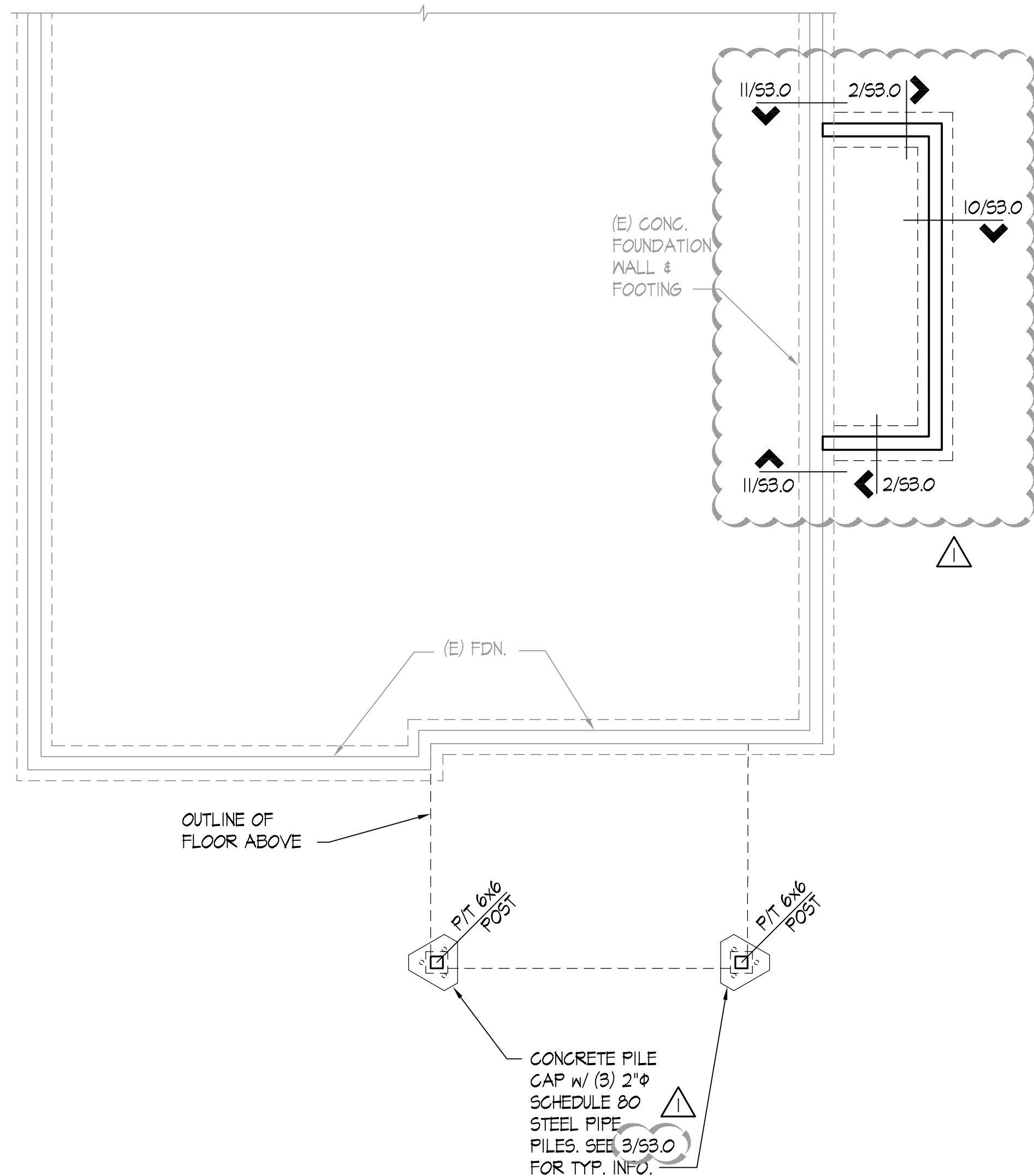
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FOUNDATION, MAIN LEVEL AND ROOF FRAMING PLANS

SHEET NO.

S2.0

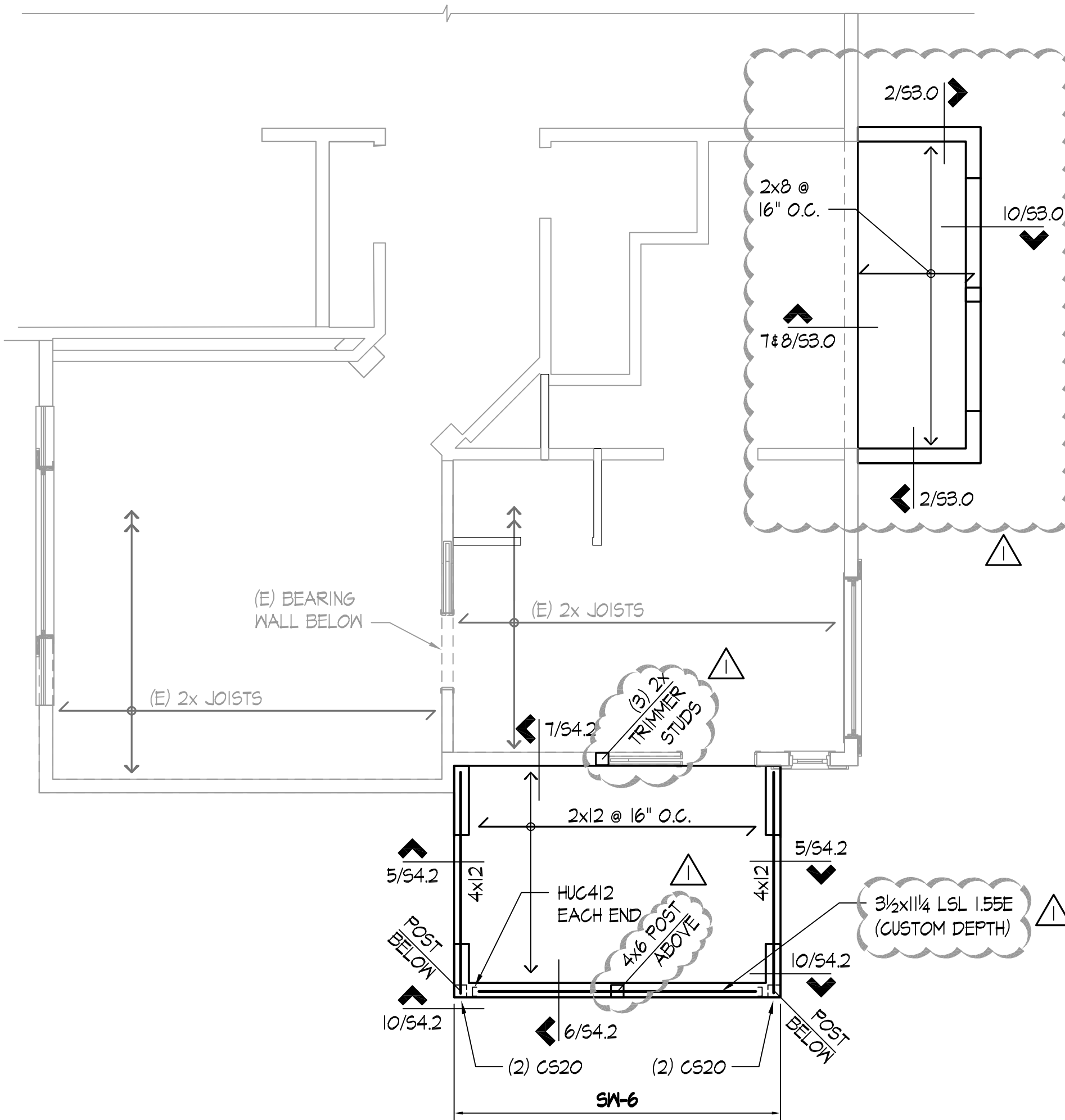


FOUNDATION NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR FOUNDATION DETAILS.
3. ALL WOOD BEARING ON UNPROTECTED CONCRETE OR MASONRY, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.

FOUNDATION PLAN

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

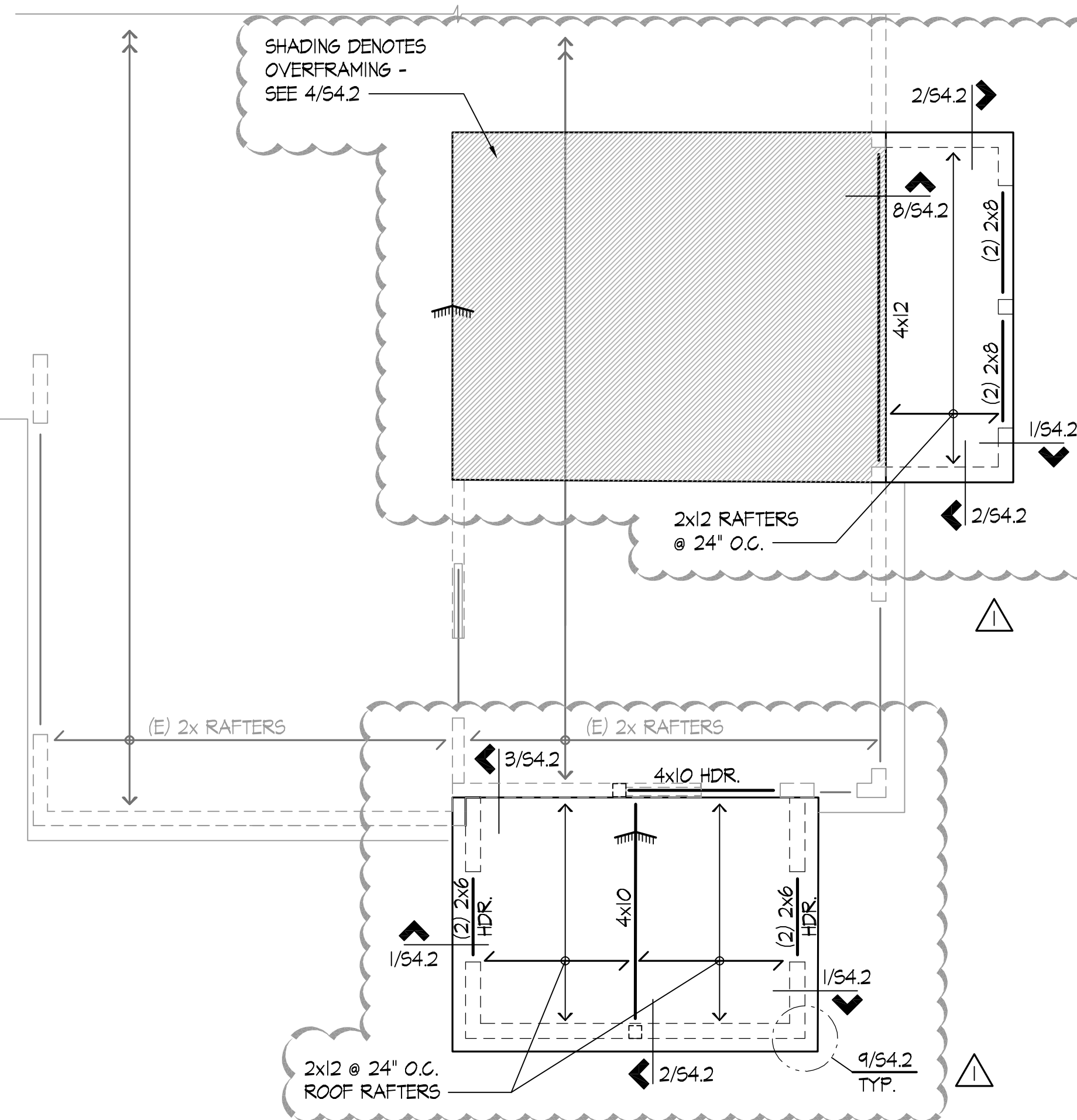


MAIN FLOOR NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1, & S4.2 FOR TYPICAL WOOD DETAILS.
3. ALL WOOD BEARING ON UNPROTECTED CONCRETE OR MASONRY, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
4. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
5. TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24) LAID FACE GRAIN PERPENDICULAR OVER 2x10 JOISTS @ 16" O.C. HANG 2x JOISTS WITH LUS FACE MOUNT HANGERS, TYPICAL AT FLUSH BEAMS, U.O.N.
6. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"Ø x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
7. REMOVE EXISTING SIDING TO EXPOSE EXISTING SHEATHING. VERIFY EXISTING SHEATHING IS 1/2" MIN. PLYWOOD. IF NOT, THEN REMOVE EXISTING SHEATHING & REPLACE WITH NEW PLYWOOD PER 8/54.0. IF EXISTING SHEATHING IS PLYWOOD RENAIL PER 5W-6 CRITERIA.

MAIN FLOOR FRAMING PLAN

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



ROOF FRAMING NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.2 FOR TYPICAL WOOD DETAILS.
3. TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/16), LAID FACE GRAIN PERPENDICULAR OVER 2x FRAMING @ 24" O.C., U.O.N.
4. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"Ø x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
5. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
6. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.

ROOF FRAMING PLAN

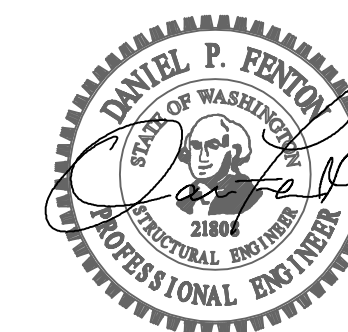
SCALE: 1/4" = 1'-0"



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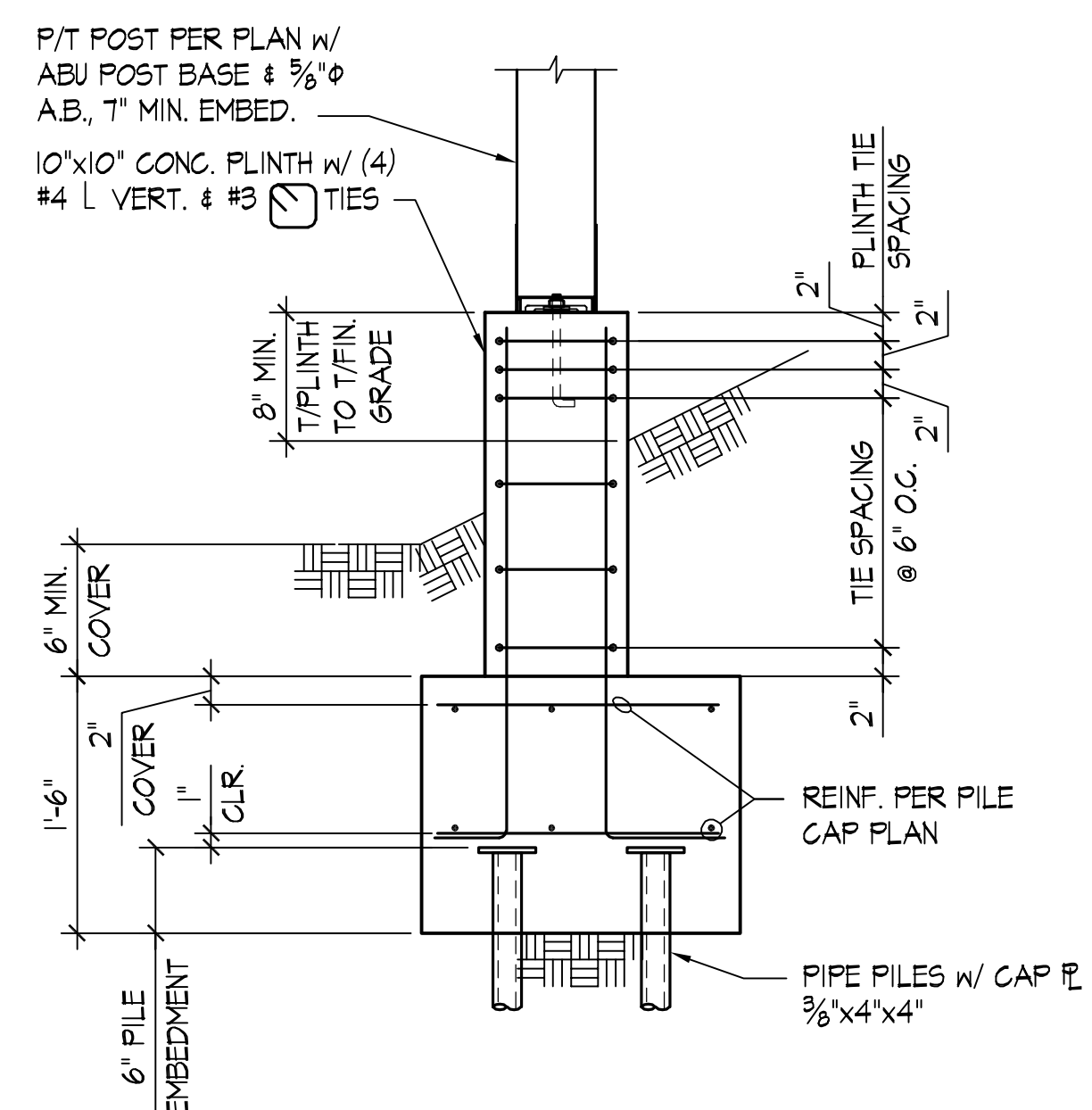
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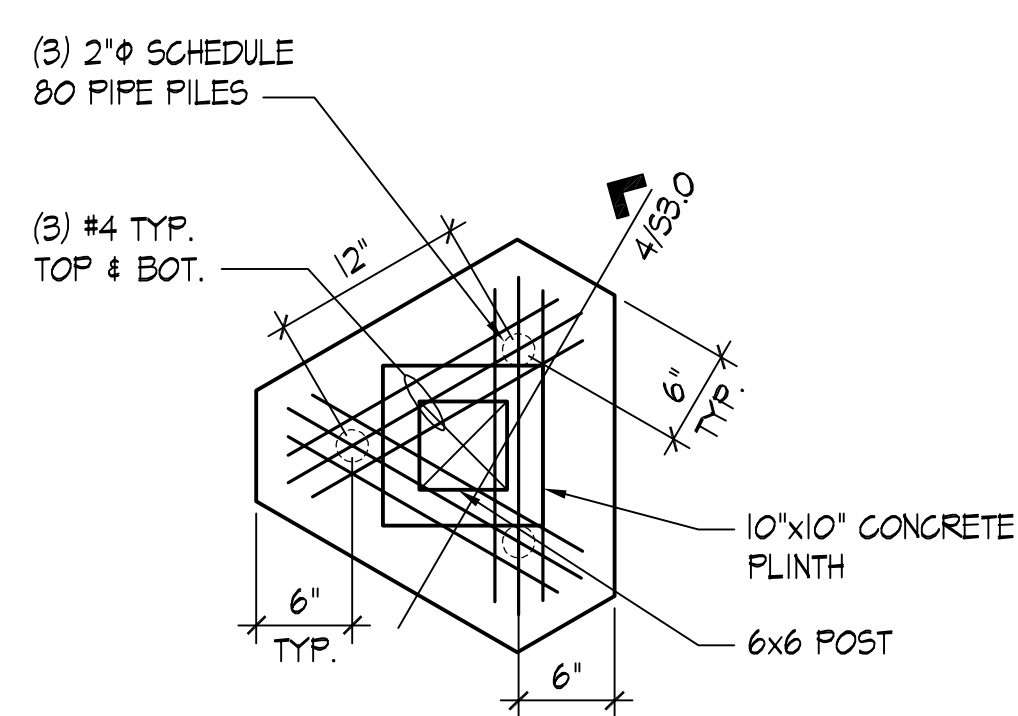
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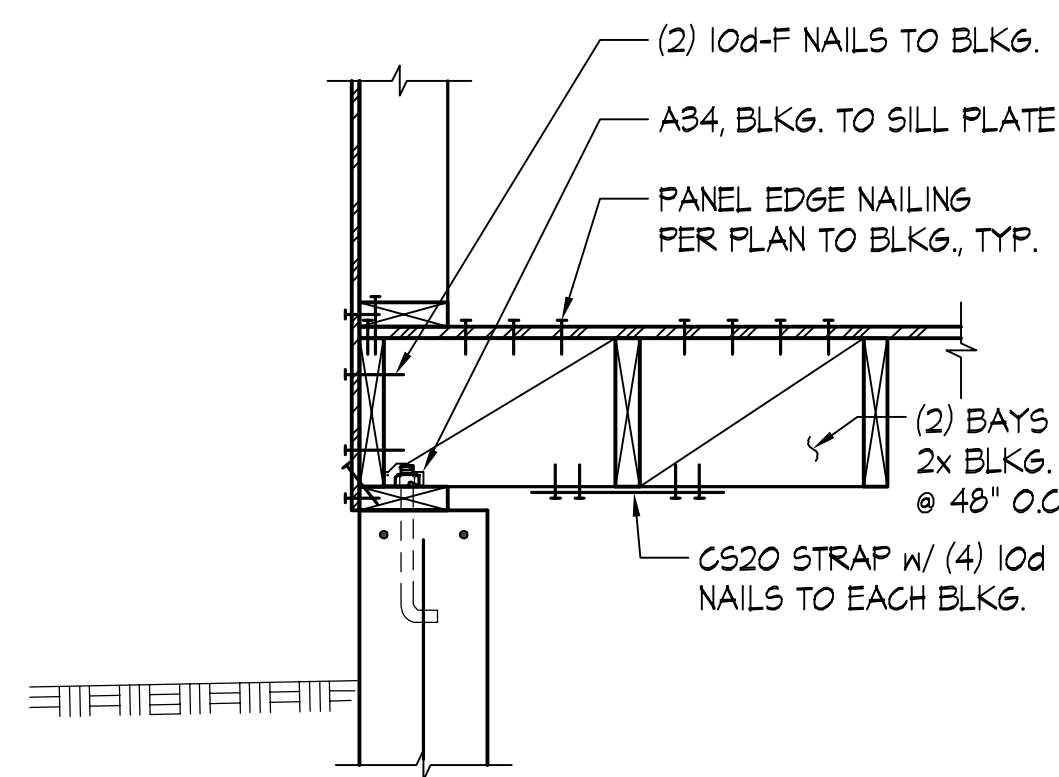
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DETAIL 4 SCALE: NONE 4

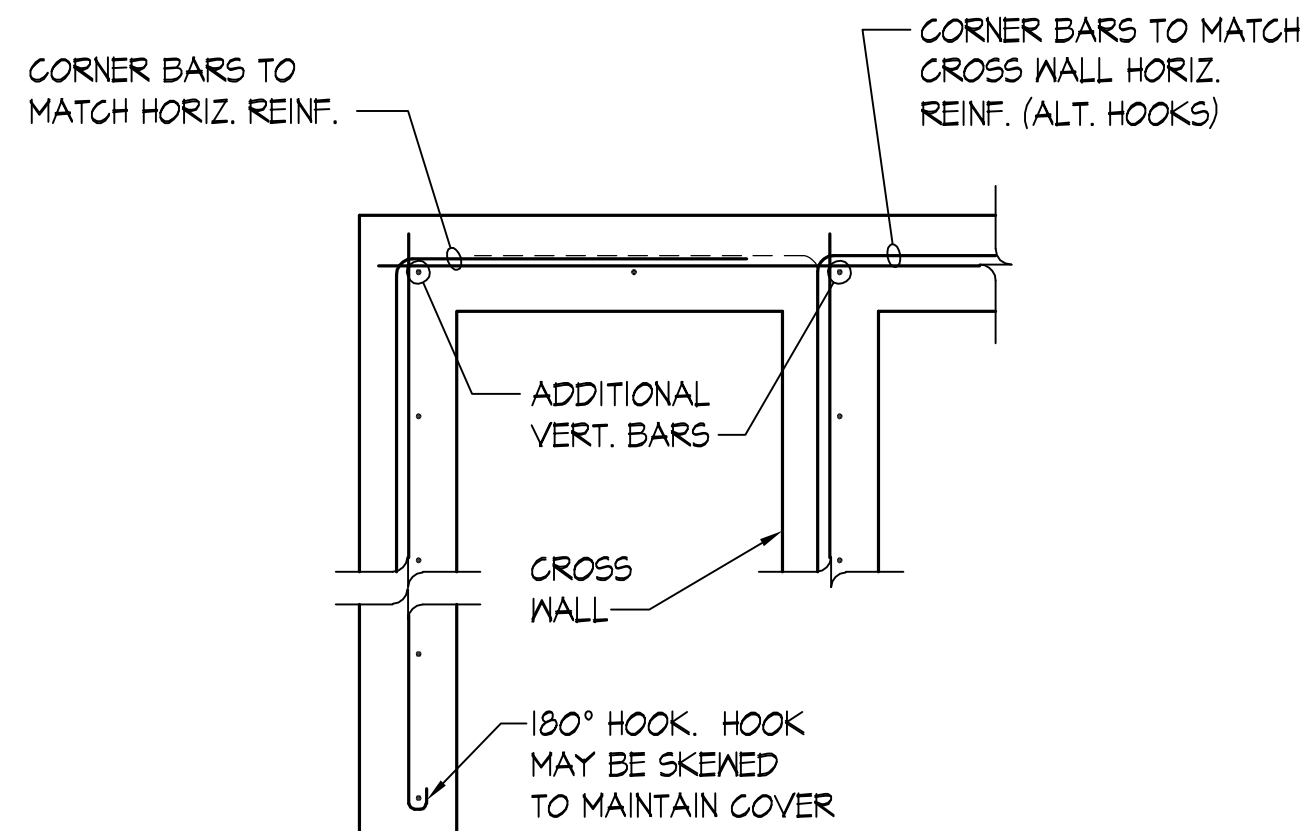


DETAIL 3 SCALE: NONE 3



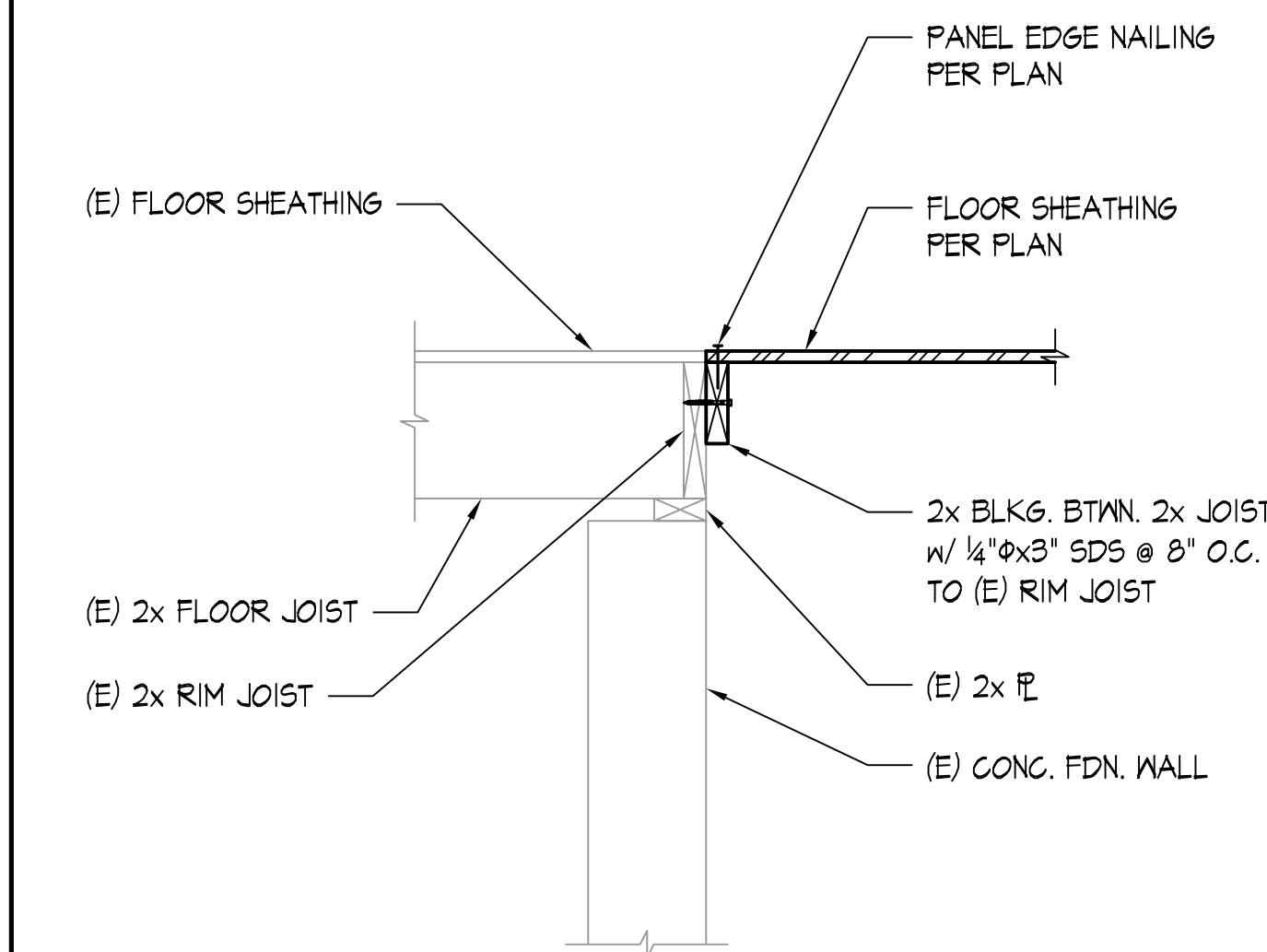
NOTE: SEE JOIST PERPENDICULAR DETAIL (BELOW) FOR FOUNDATION AND INFORMATION NOT NOTED

DETAIL 2 SCALE: NONE 2

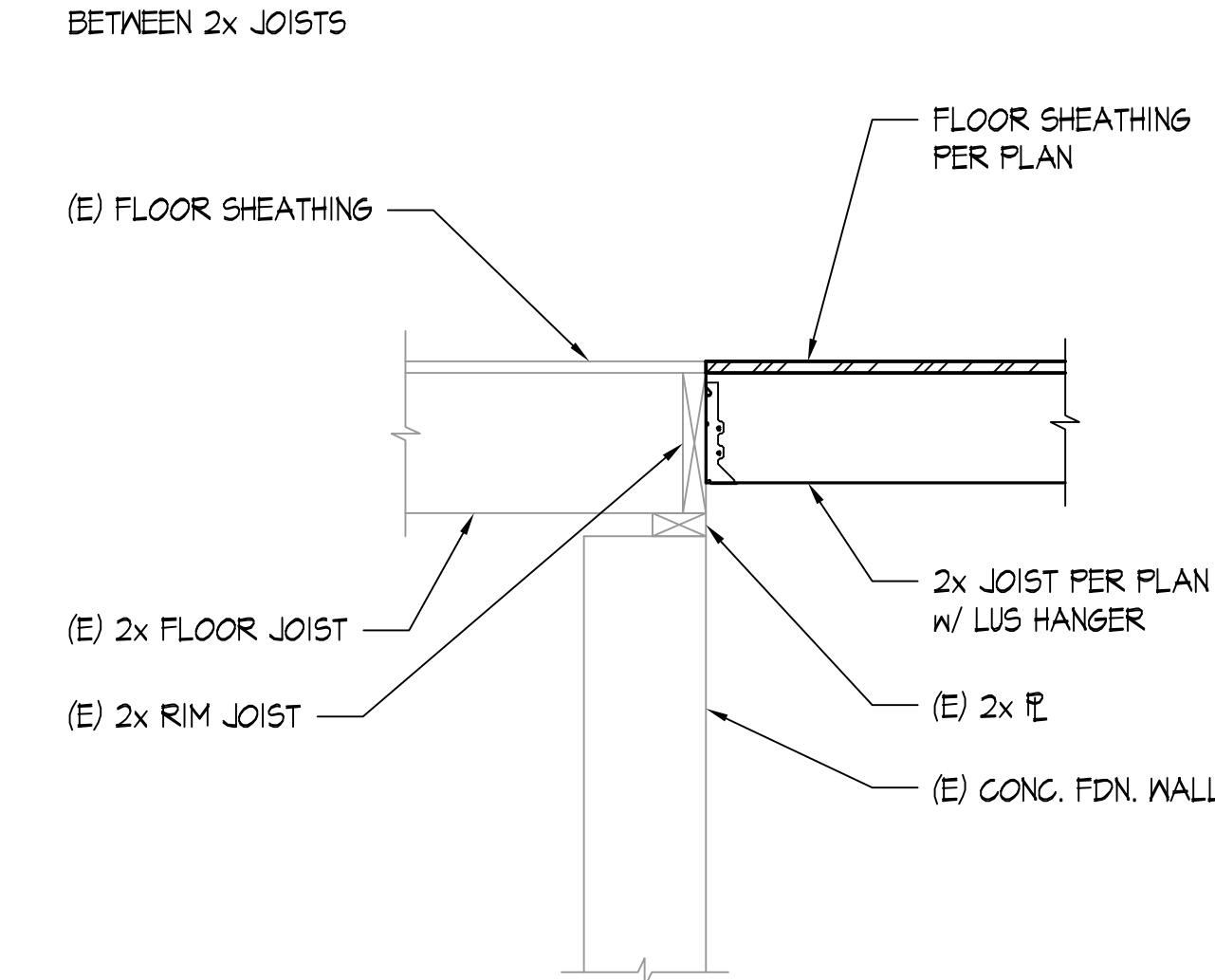


PLAN VIEW
SINGLE CURTAIN

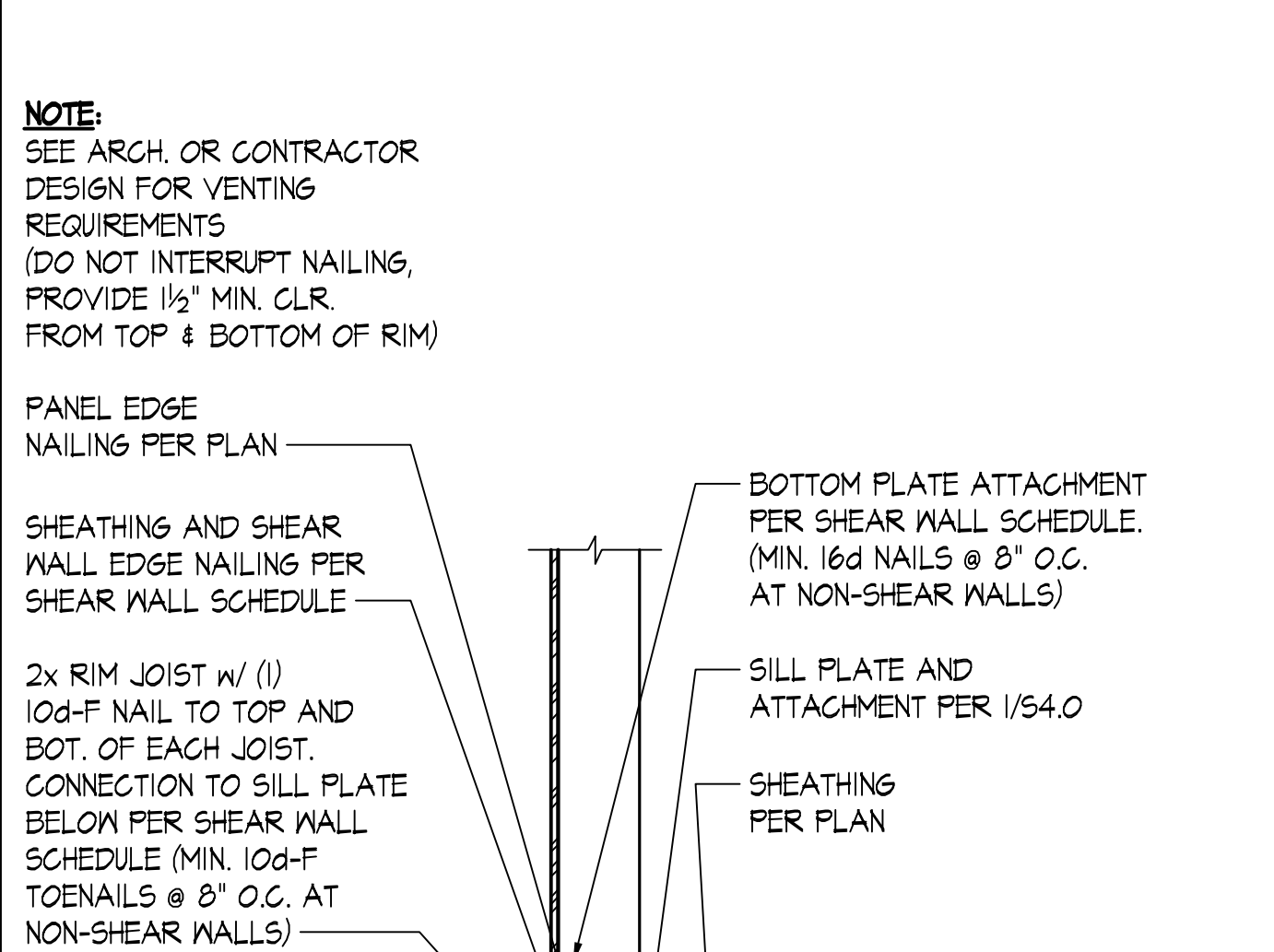
DETAIL 1 SCALE: NONE 1



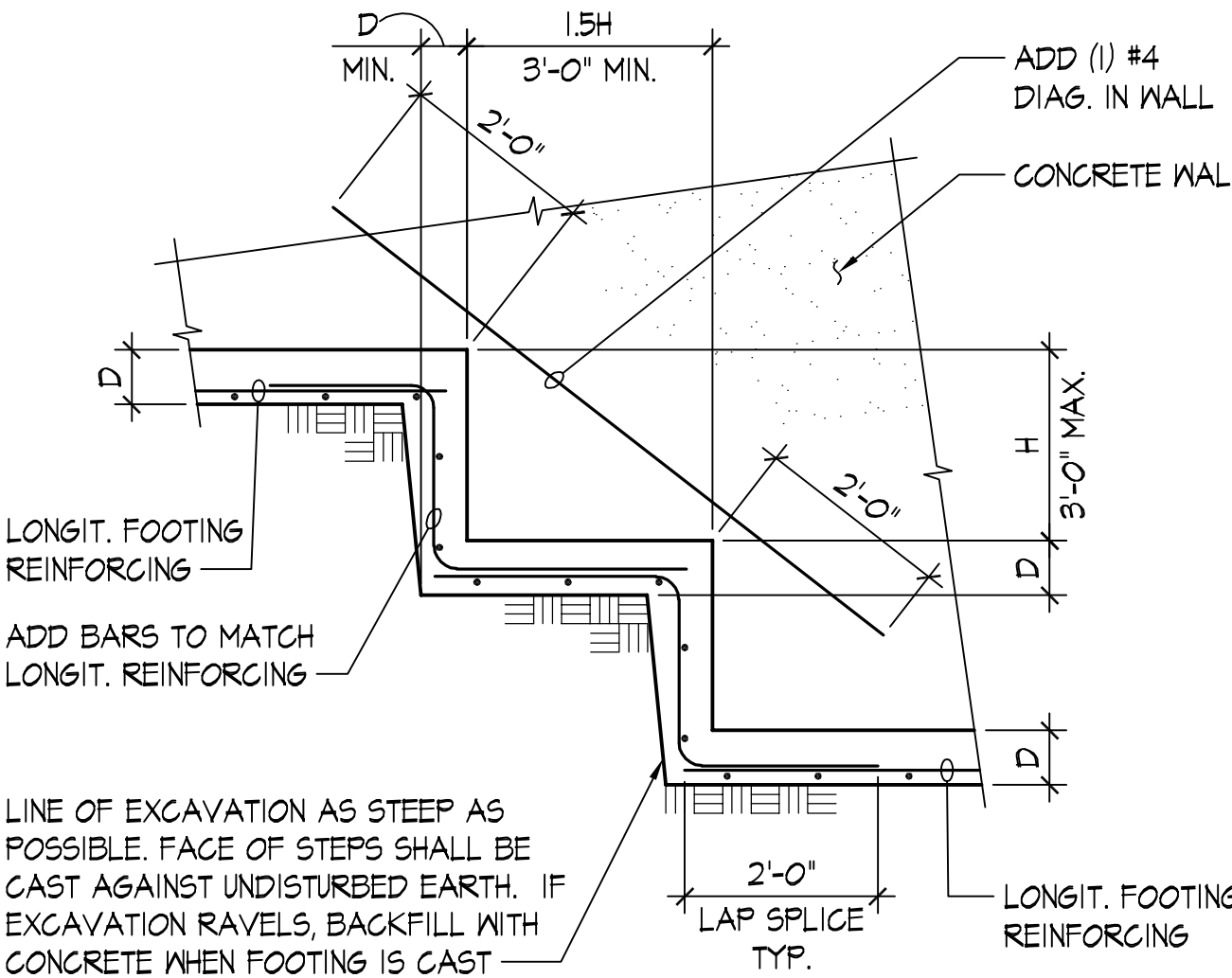
DETAIL 8 SCALE: NONE 8



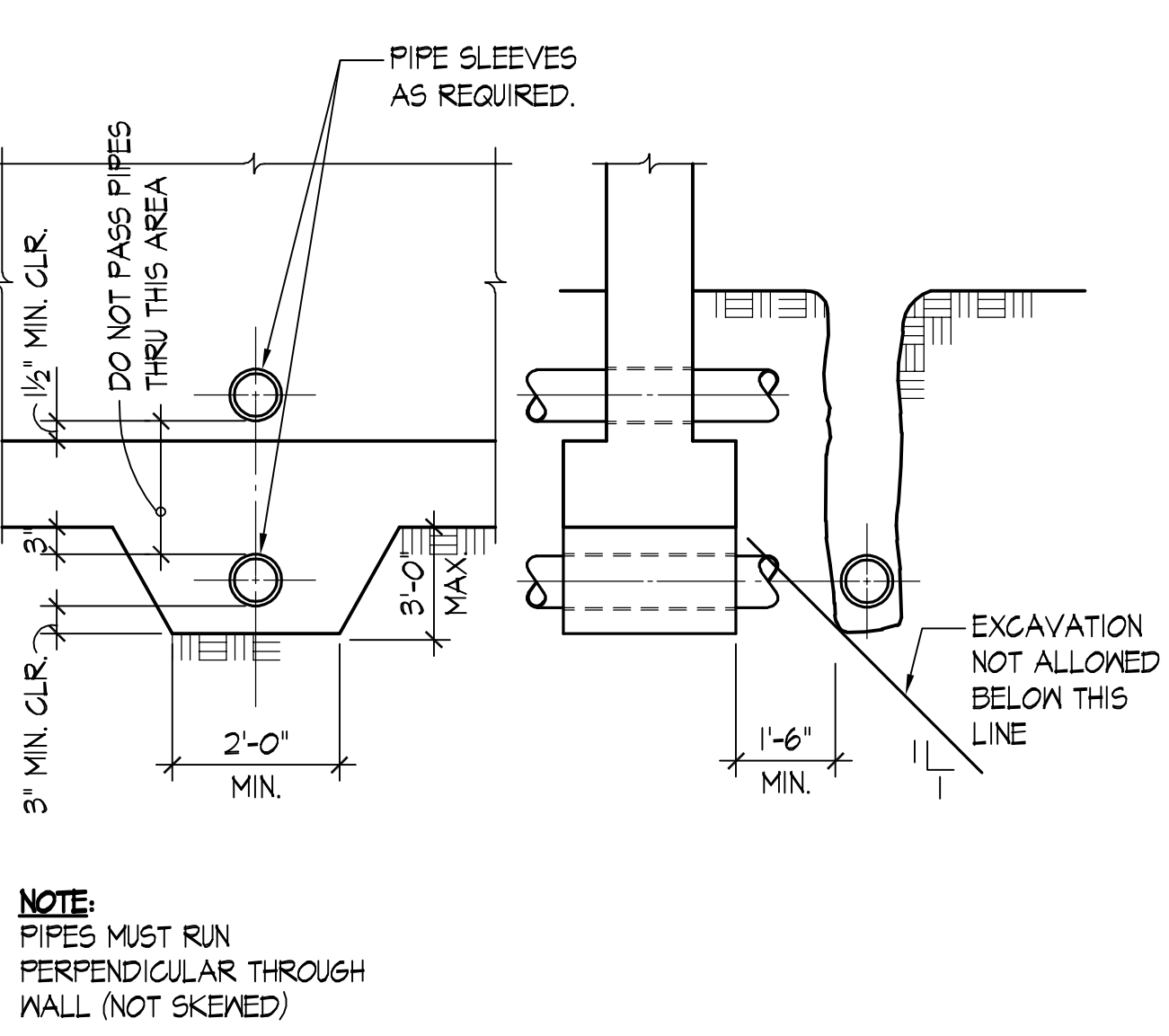
DETAIL 7 SCALE: NONE 7



DETAIL 10 SCALE: NONE 10



DETAIL 5 SCALE: NONE 5



DETAIL 9 SCALE: NONE 9

NOTE: PIPES MUST RUN PERPENDICULAR THROUGH WALL (NOT SKEWED)

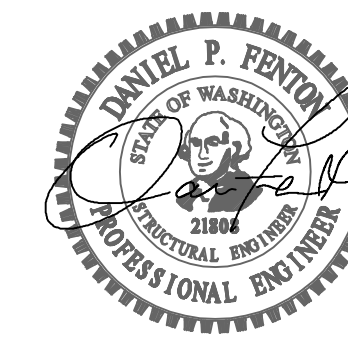
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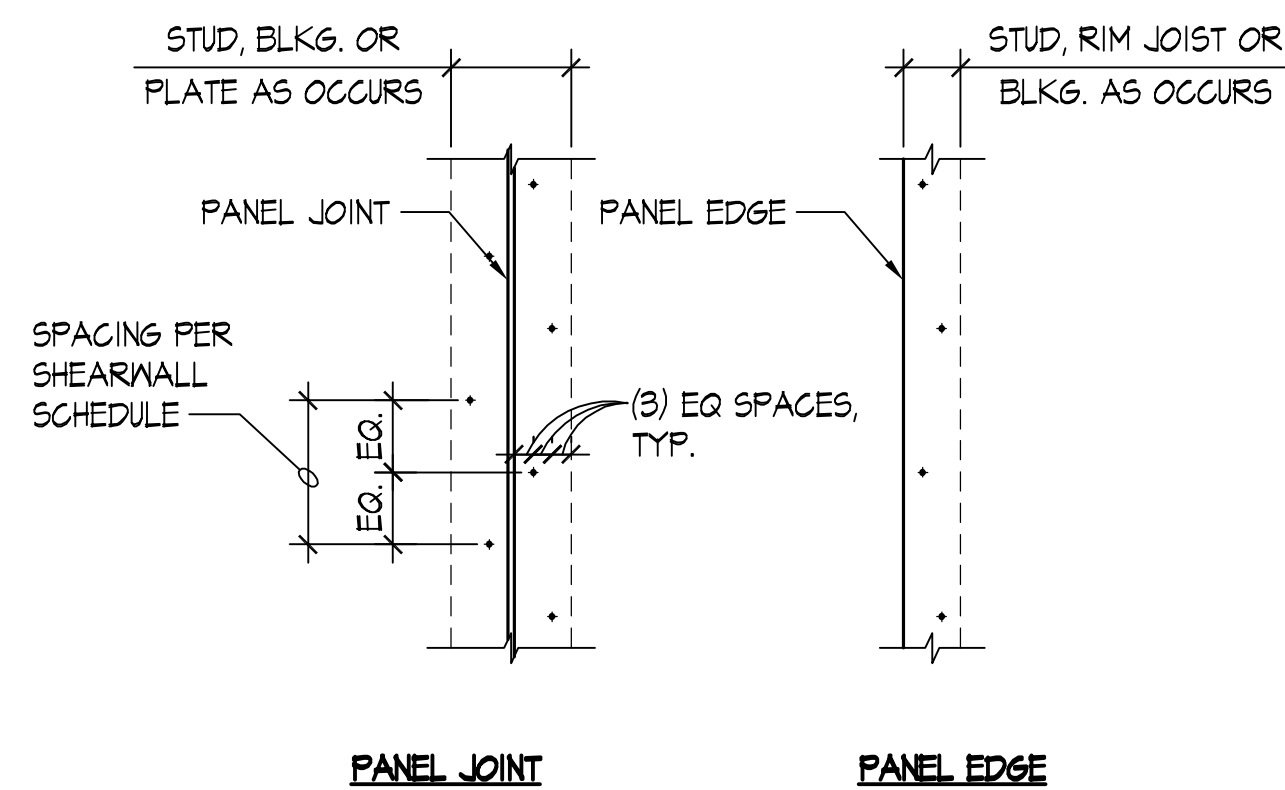
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SHEET NOTES:

SHEAR WALL SCHEDULE								
SHEAR WALL TYPE	SHEAR WALL SHEATHING ①	PANEL EDGE FRAMING ②⑦	PANEL EDGE NAILING ③	BOTTOM PLATE ATTACHMENT		TOP PLATE ATTACHMENT		
				2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW ④⑤	RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE ⑥		
				3x PLATE	2x PLATE	INTERIOR WALL	EXTERIOR WALL	
SW-6	15/32" APA ONE-SIDE SHTG.	2x	0.131"φx2½" @ 6" O.C.	0.148"φx3¼" @ 6" O.C. ⑨	5/8"φ @ 48" O.C.	5/8"φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-4	15/32" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2½" @ 4" O.C. ⑧	0.148"φx3¼" @ 4" O.C. ⑨	5/8"φ @ 48" O.C.	5/8"φ @ 32" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-3	15/32" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2½" @ 3" O.C. ⑧	0.148"φx3¼" @ 3" O.C. ⑨	5/8"φ @ 32" O.C.	5/8"φ @ 24" O.C.	A35 @ 12" O.C.	LTP4 @ 12" O.C.

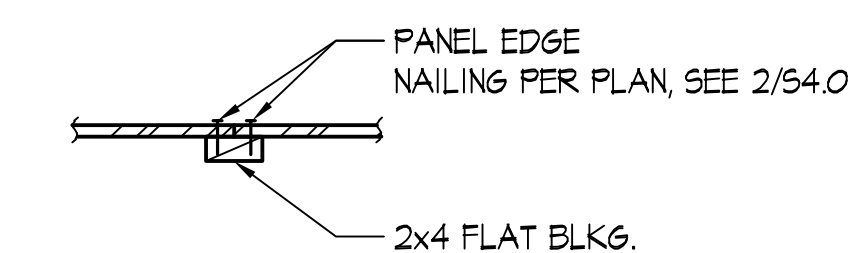
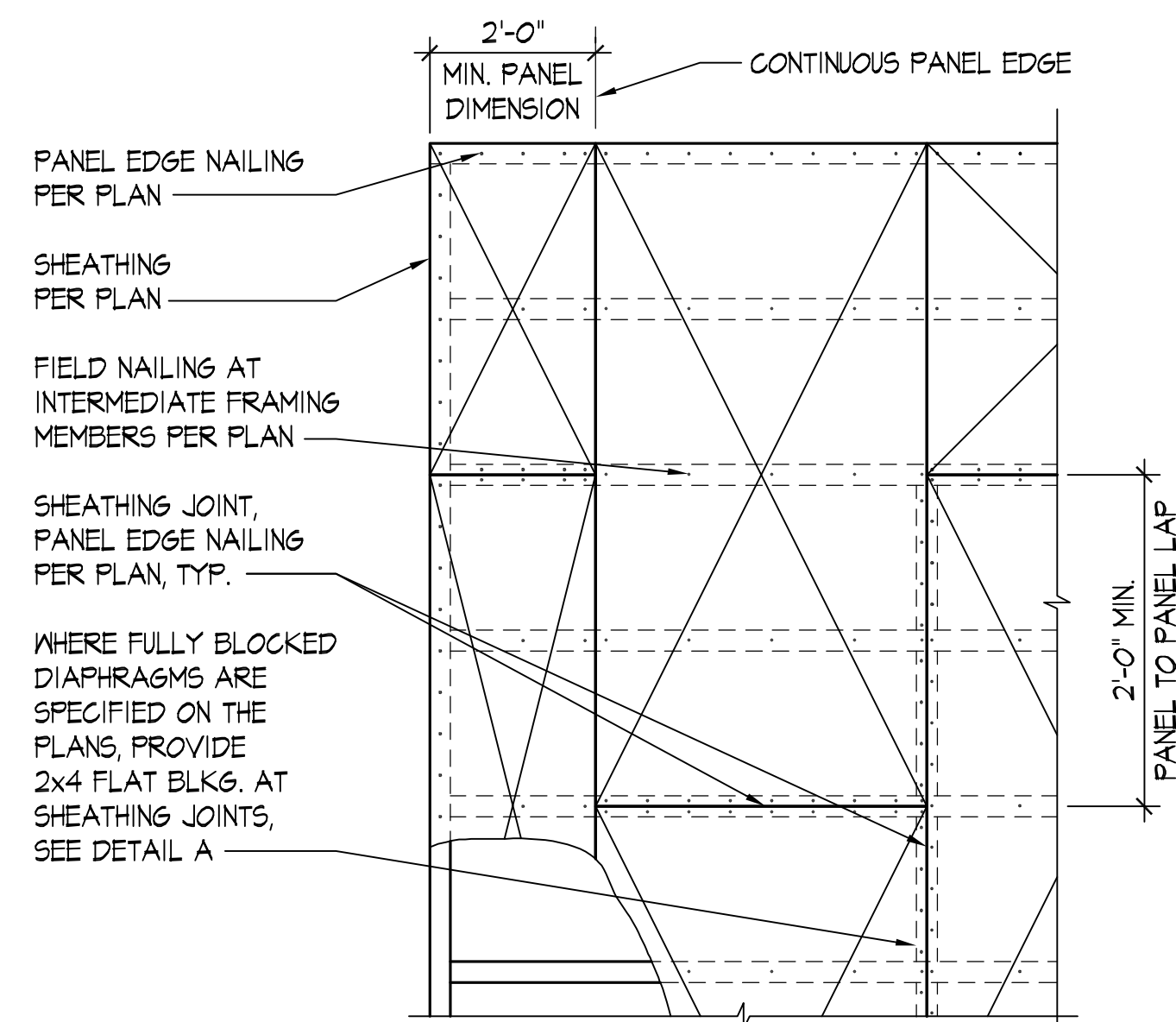
NOTES:

- ① INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN.
- ② ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
- ③ PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS w/ 0.131"φ x 2½" @ 12" O.C.
- ④ EMBED CAST-IN-PLACE 5/8"φ ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE.
- ⑤ PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- ⑥ PROVIDE 0.131"φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/54.1 FOR TOP PLATE SPLICE.
- ⑦ ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BKLG. NAILED TOGETHER WITH 0.148"φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
- ⑧ STAGGER NAILS PER 2/54.0.
- ⑨ RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¼". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.

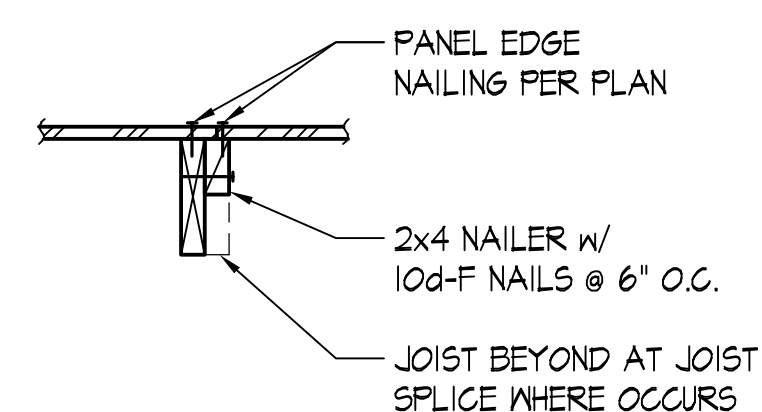


NOTE:
STAGGER EA. LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

DETAIL SCALE: NONE TYPICAL STAGGERED NAILING SCALE: NONE 2



DETAIL A
FLAT BLOCKING AT PANEL EDGES (WHERE REQ'D)



DETAIL B
PANEL EDGE NAILING AT JOIST SPLICE

- NOTES:**
- 1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
 - 2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.

TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING SCALE: NONE 6

SHEAR WALL SCHEDULE - Ed NAILS SCALE: NONE 8

DETAIL SCALE: 1"=1'-0" 9 DETAIL SCALE: 1"=1'-0" 10 DETAIL SCALE: NONE 11 DETAIL SCALE: NONE 12

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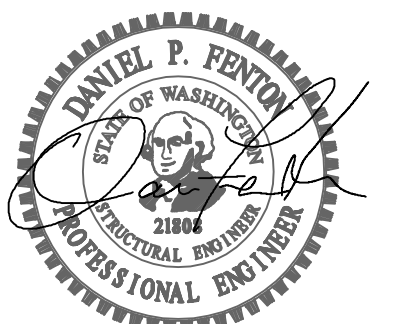
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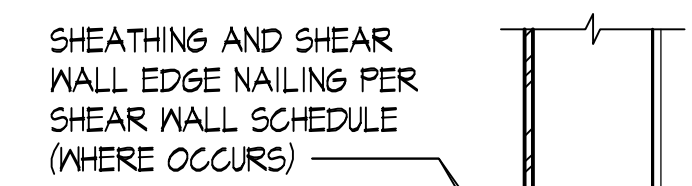
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ISSUES: ○			
REVISIONS: △			
P.M.	DPF		
P.E.	DPF		
DRAWN BY:	TA		
SCALE:	AS SHOWN		
DATE:	6/12/19		
JOB NO.	17527.01		
SHEET TITLE:			

DETAILS

SHEET NO.

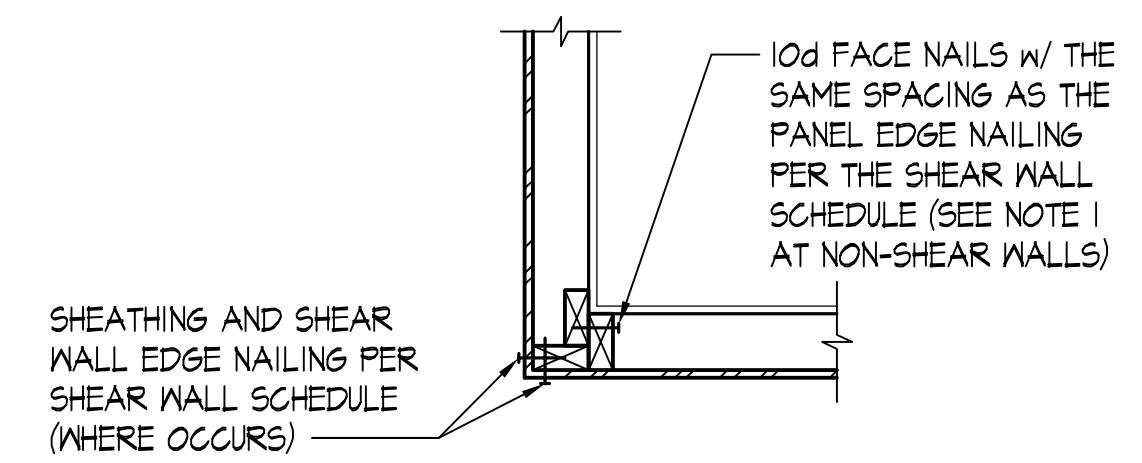
S4.1

- NOTES:**
- AT NON-SHEAR WALLS, NAIL STUDS TOGETHER WITH 10d-F NAILS @ 8" O.C.
 - ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.

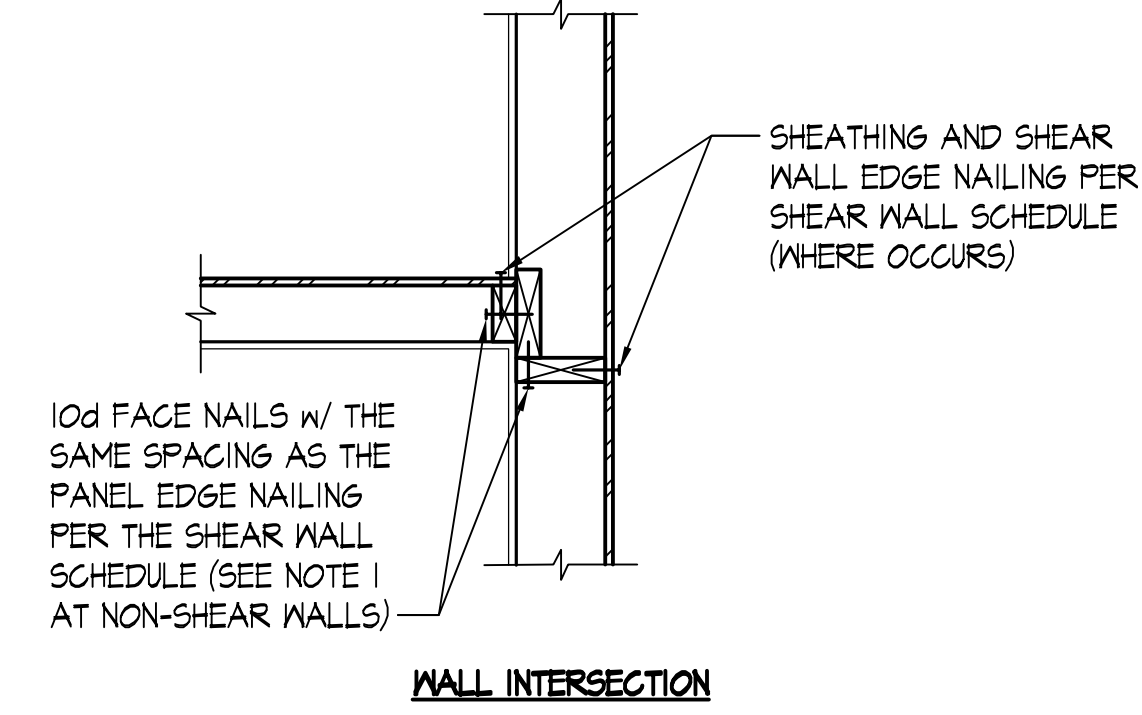


10d FACE NAILS w/ THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SHEAR WALL SCHEDULE (SEE NOTE 1 AT NON-SHEAR WALLS)

VARYING WALL SIZE

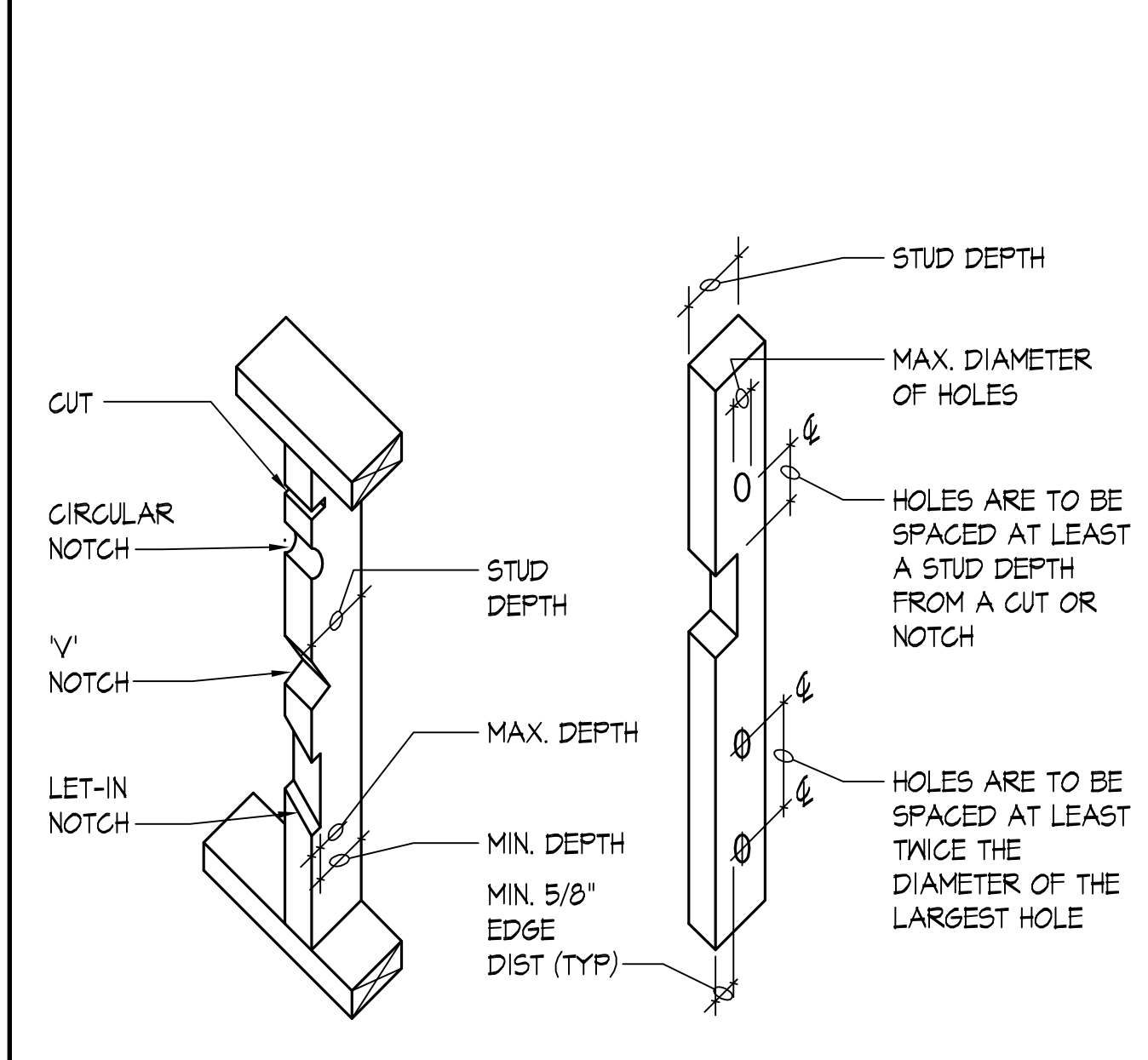


WALL CORNER

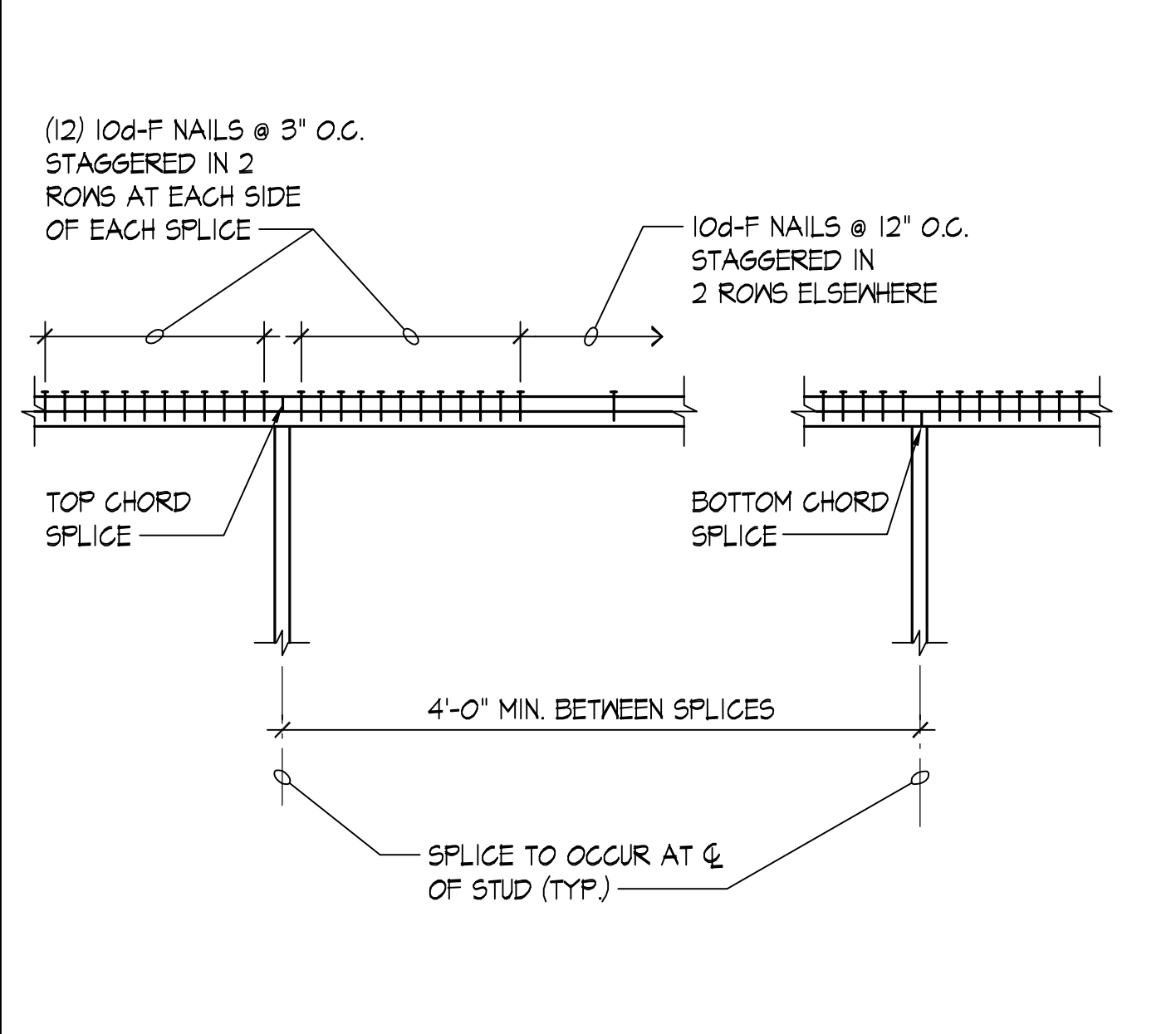


WALL INTERSECTION

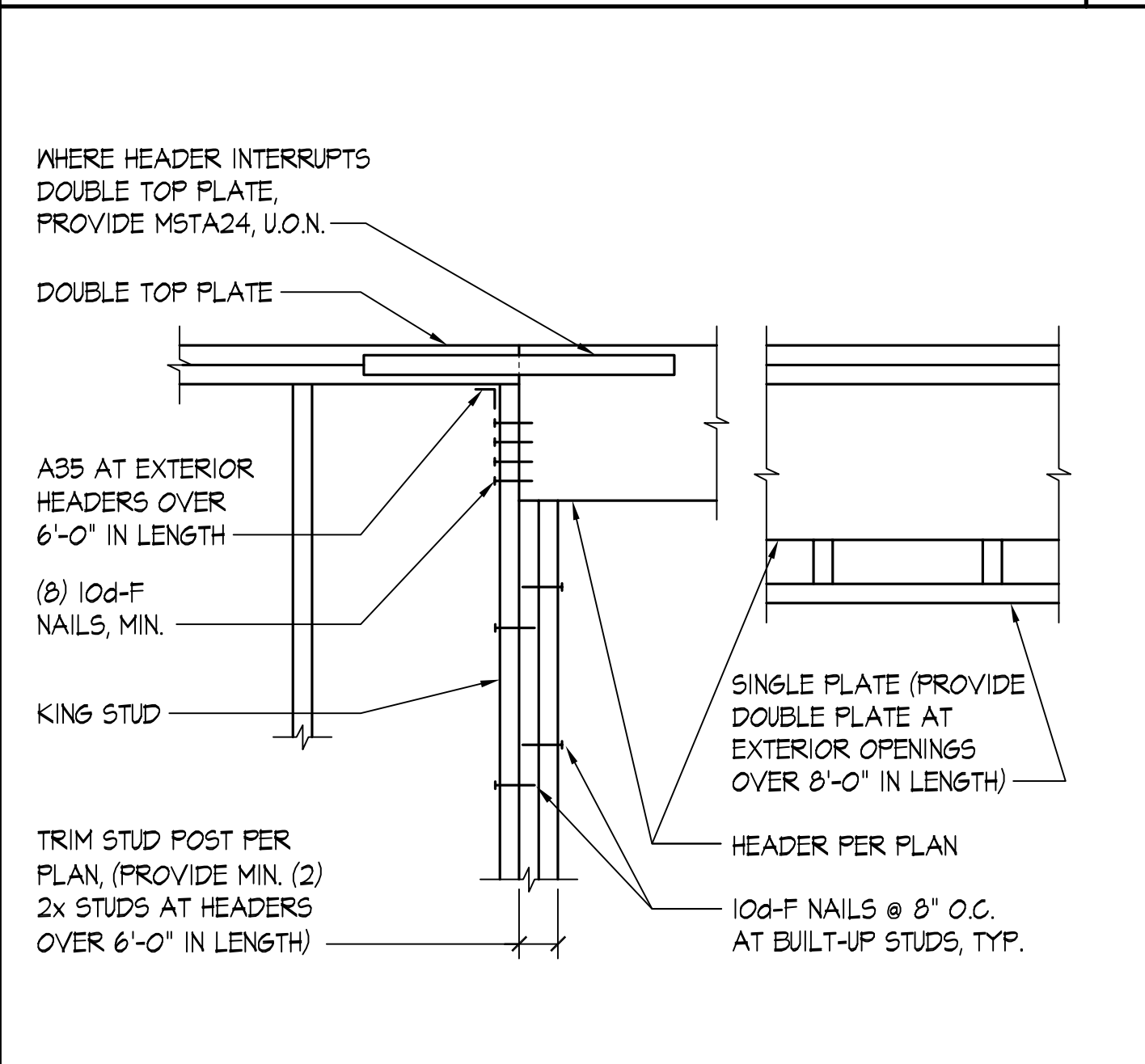
DETAIL SCALE: NONE 1



DETAIL SCALE: NONE 2



TYPICAL TOP PLATE SPLICE SCALE: NONE 6

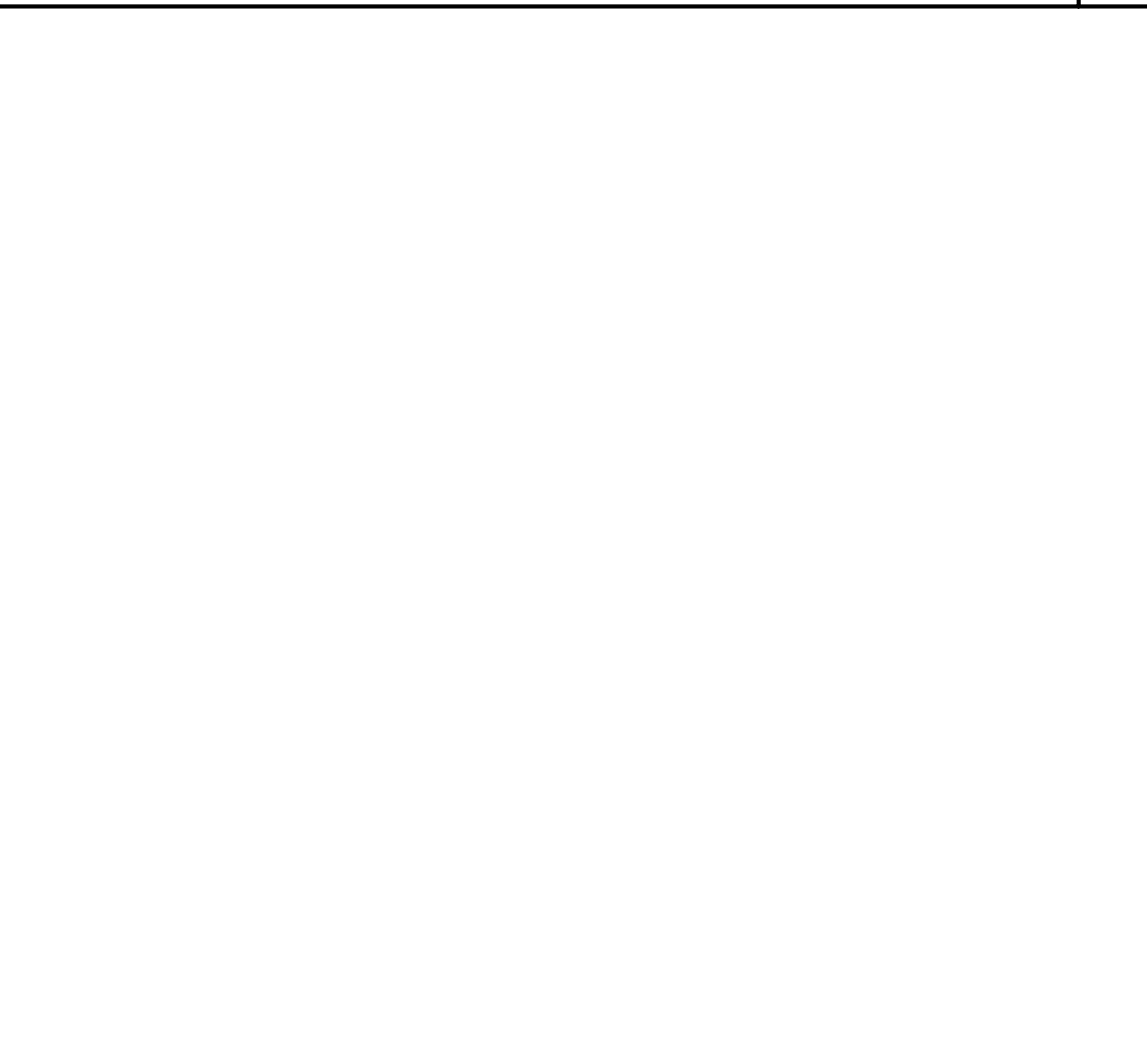


TYPICAL HEADER SCALE: NONE 10

DETAIL SCALE: NONE 3

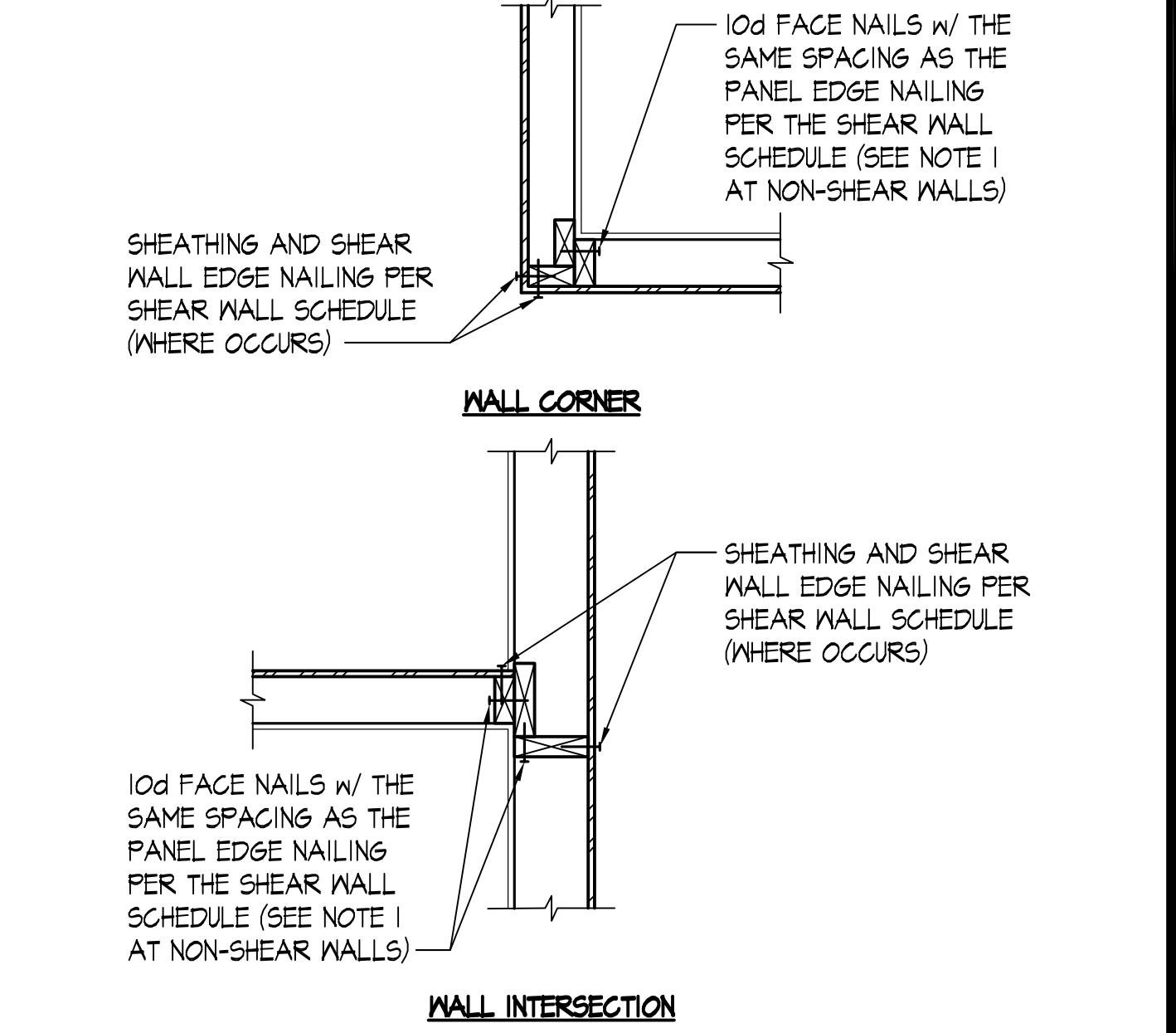


DETAIL SCALE: NONE 7



DETAIL SCALE: NONE 11

DETAIL SCALE: NONE 8



DETAIL SCALE: NONE 12

TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE 9

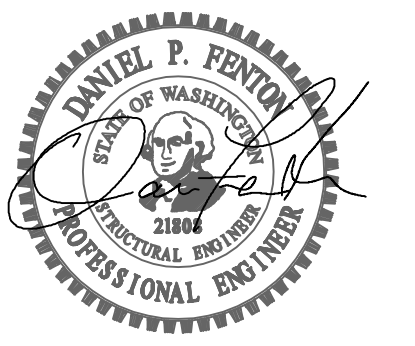
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SHEET NOTES:

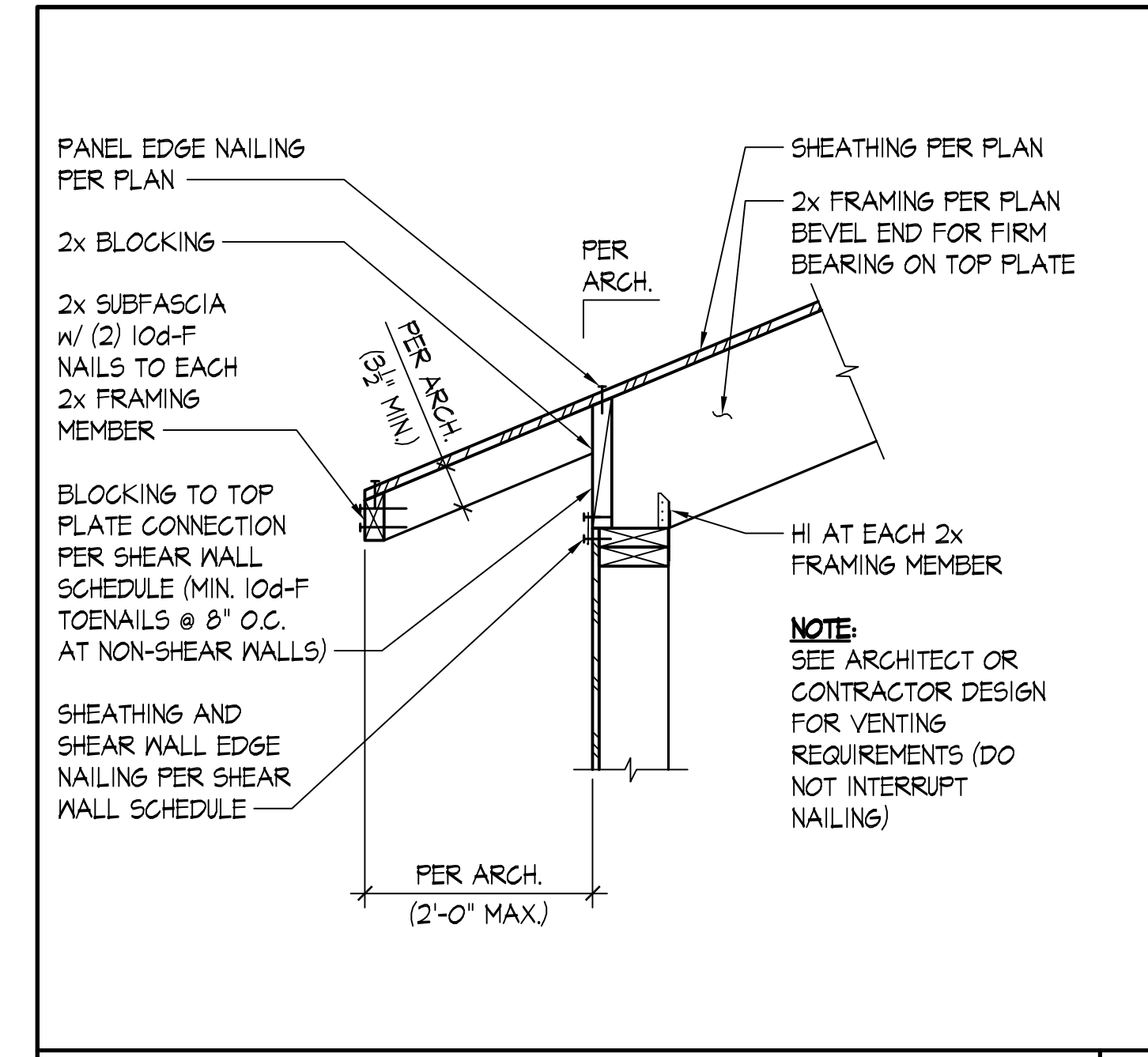
PERMIT SET	8/12/19
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NO.	DESCRIPTION	DATE	BY
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REVISIONS: △			
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SCALE:	AS SHOWN		
DATE:	6/12/19		
JOB NO.	17527.01		

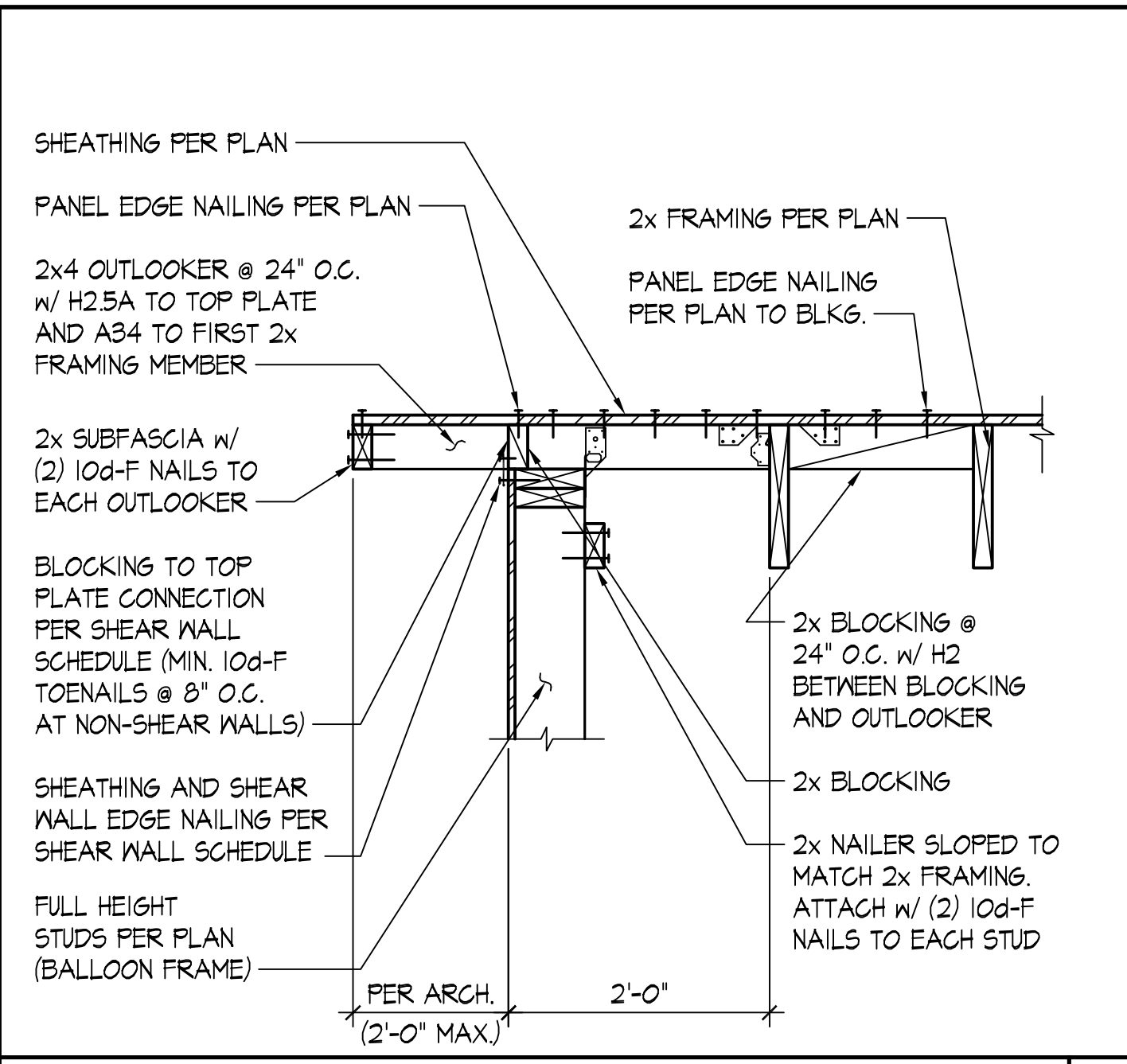
DETAILS

SHEET NO.

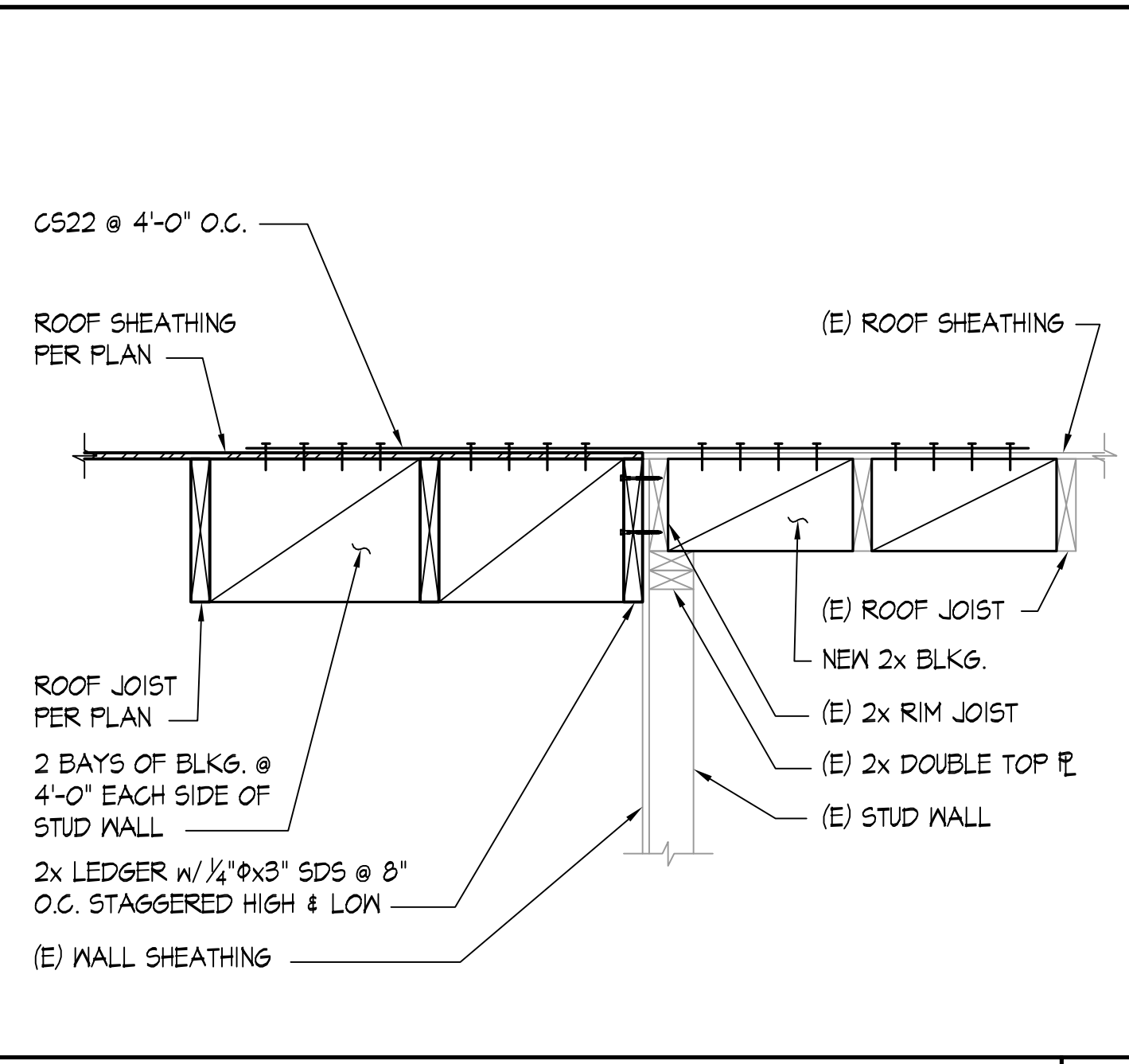
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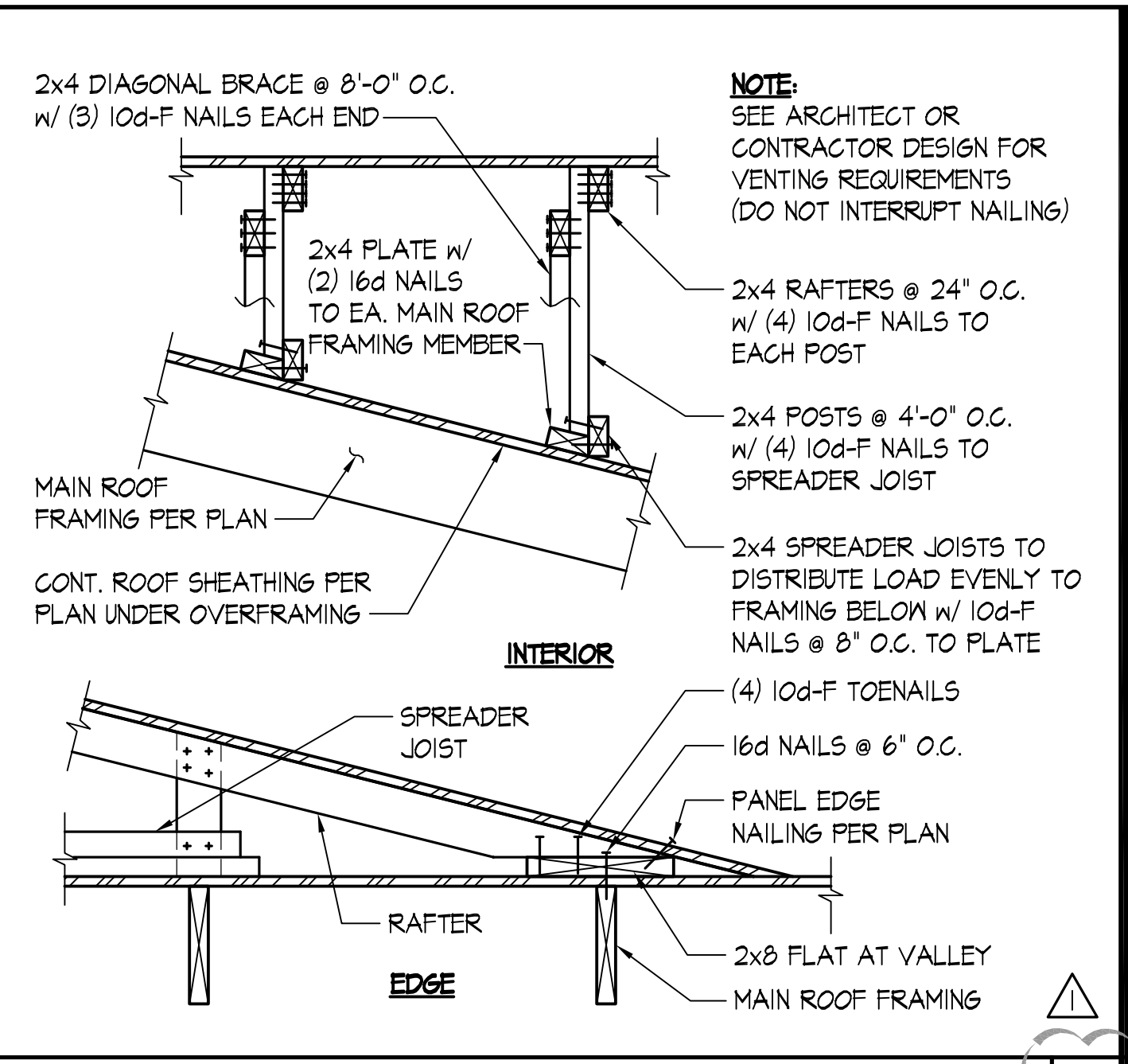
TYPICAL SLOPED ROOF FRAMING TO EXTERIOR WALL - 2x FRAMING PERPENDICULAR SCALE: NONE 1



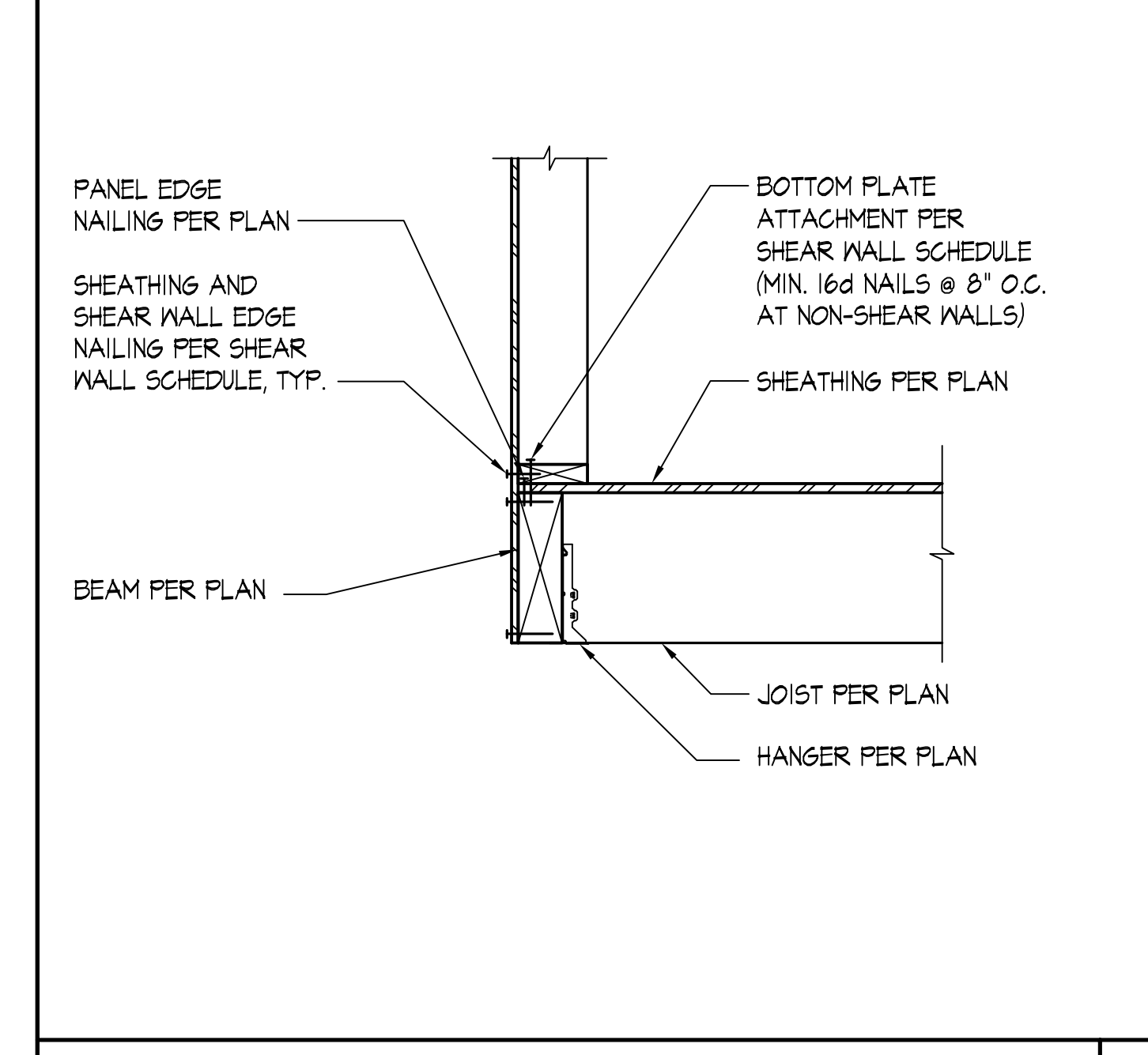
TYPICAL EXTERIOR WALL TO 2x ROOF OUTLOOKER - 2x FRAMING PARALLEL SCALE: NONE 2



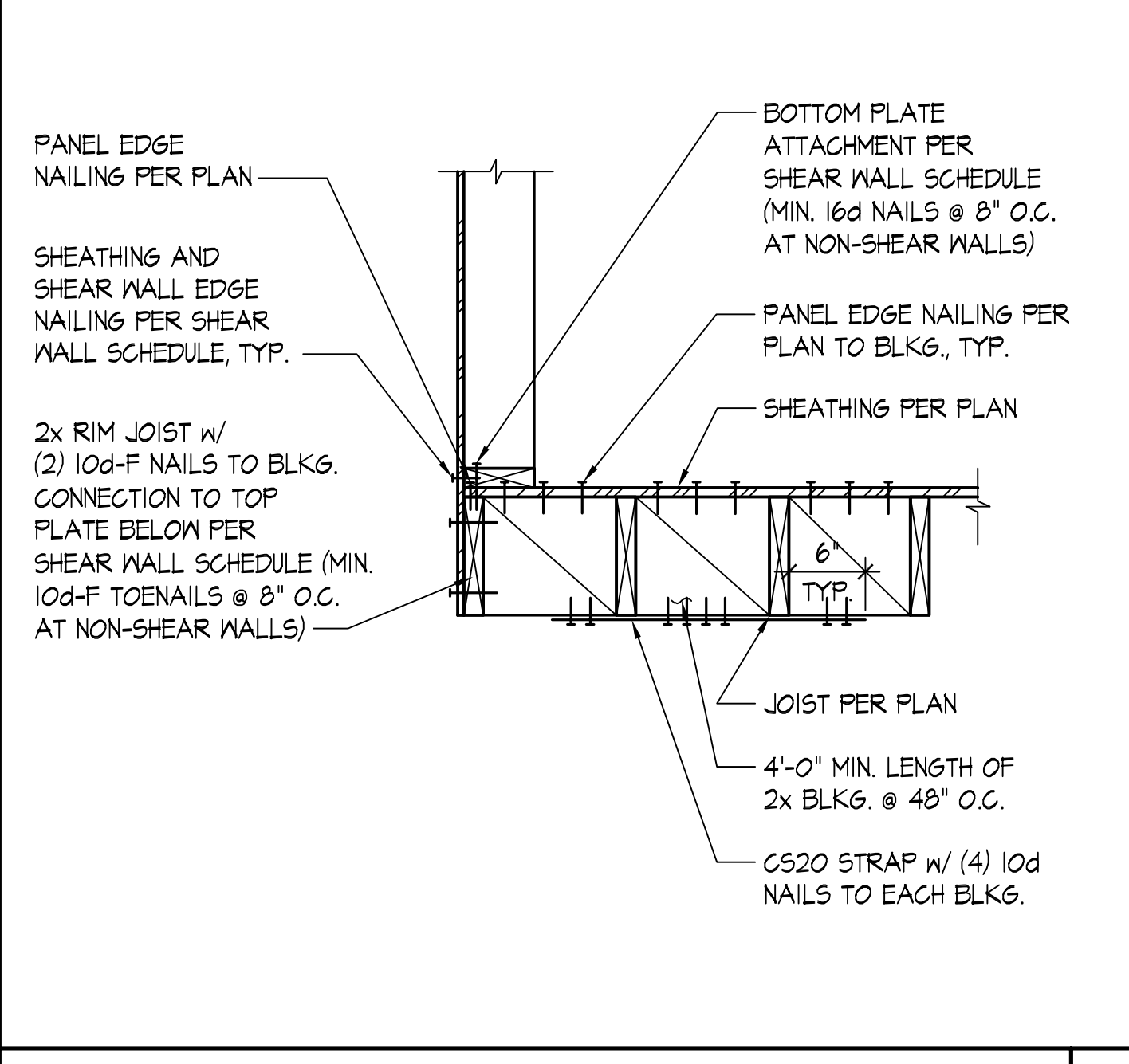
DETAIL SCALE: 1"=1'-0" 3



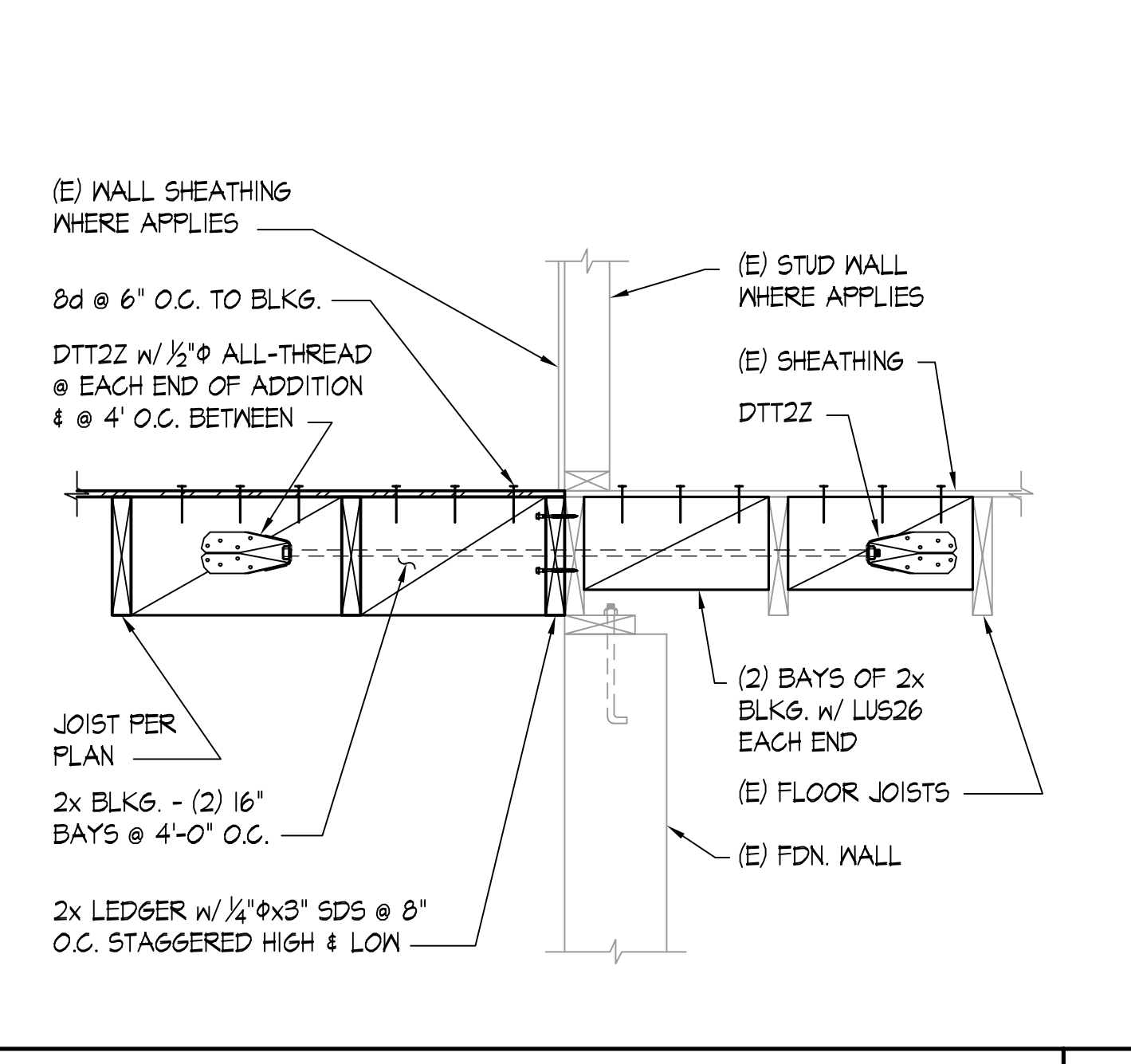
TYPICAL ROOF OVERFRAMING SCALE: NONE 4



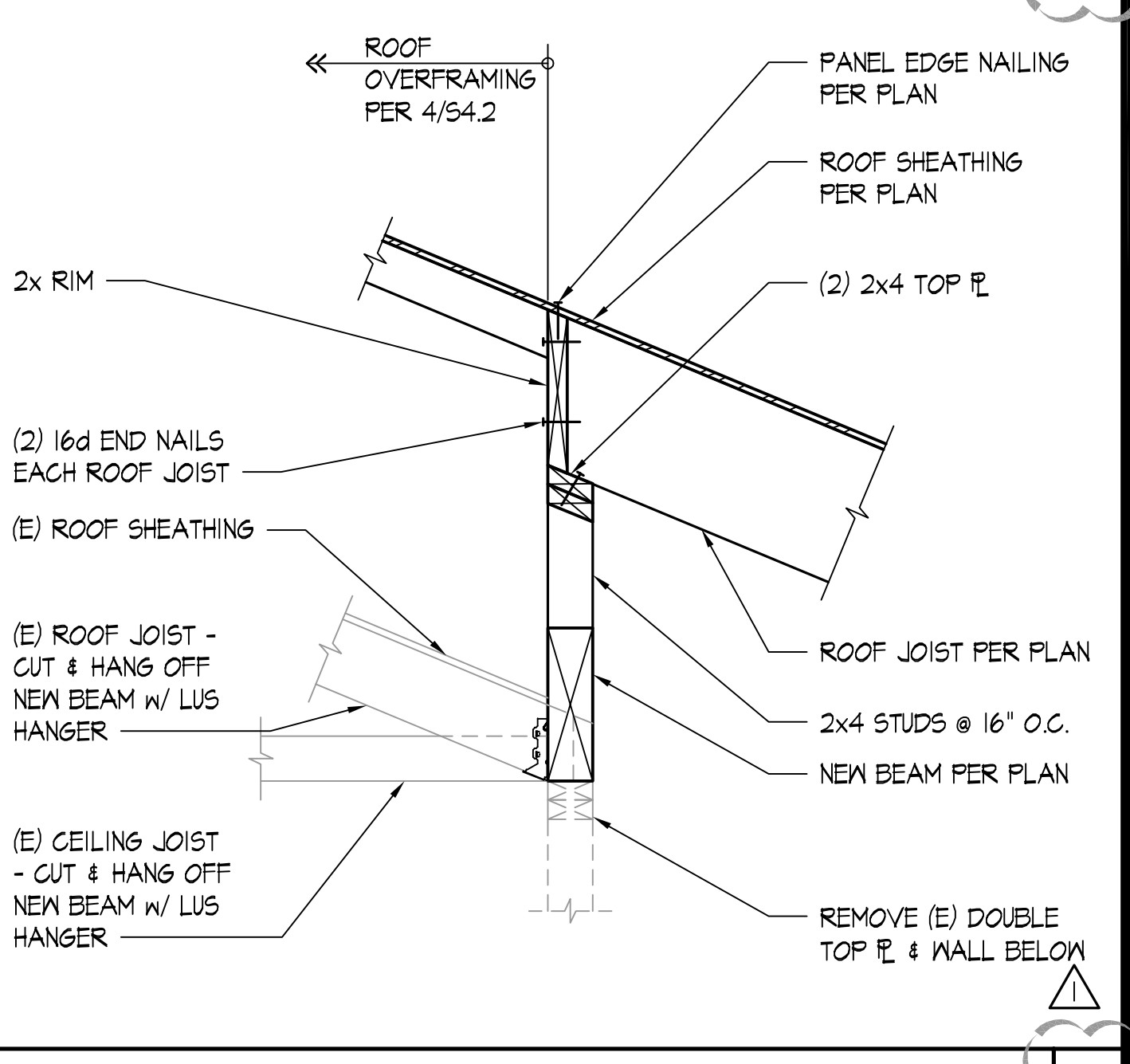
TYPICAL EXTERIOR WALL - 2x PERPENDICULAR SCALE: NONE 5



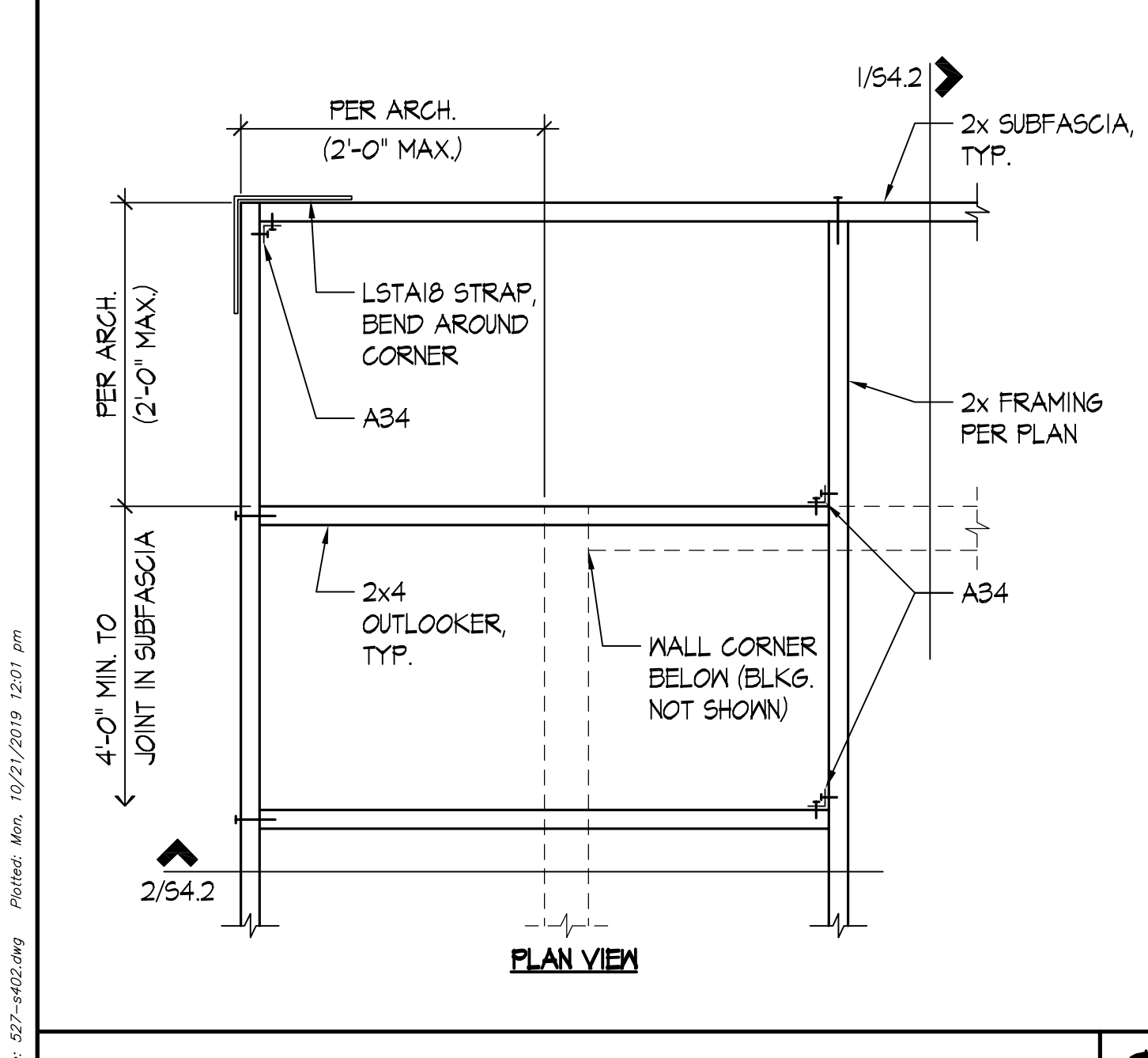
TYPICAL EXTERIOR WALL - 2x PARALLEL SCALE: NONE 6



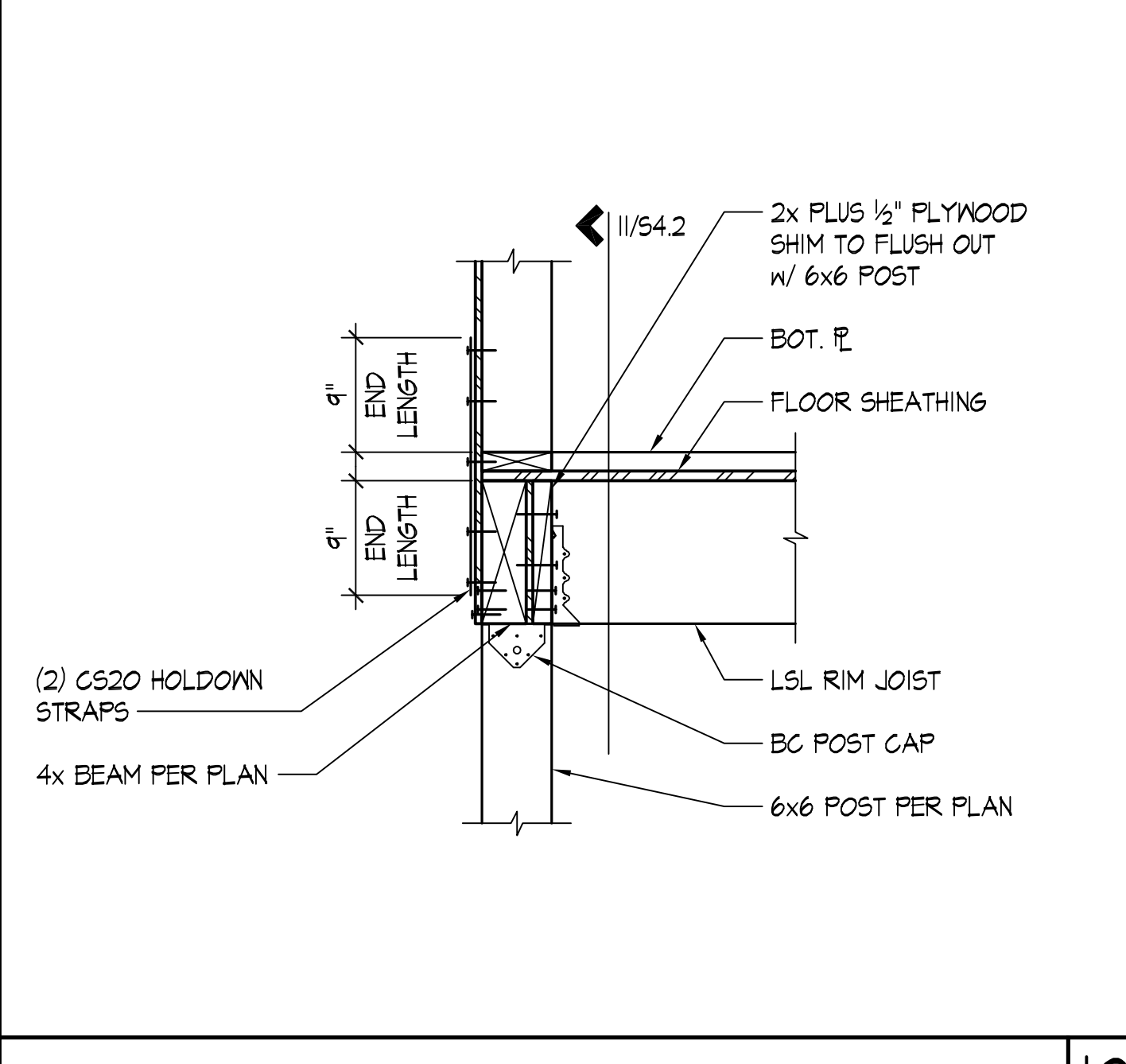
DETAIL SCALE: 1"=1'-0" 7



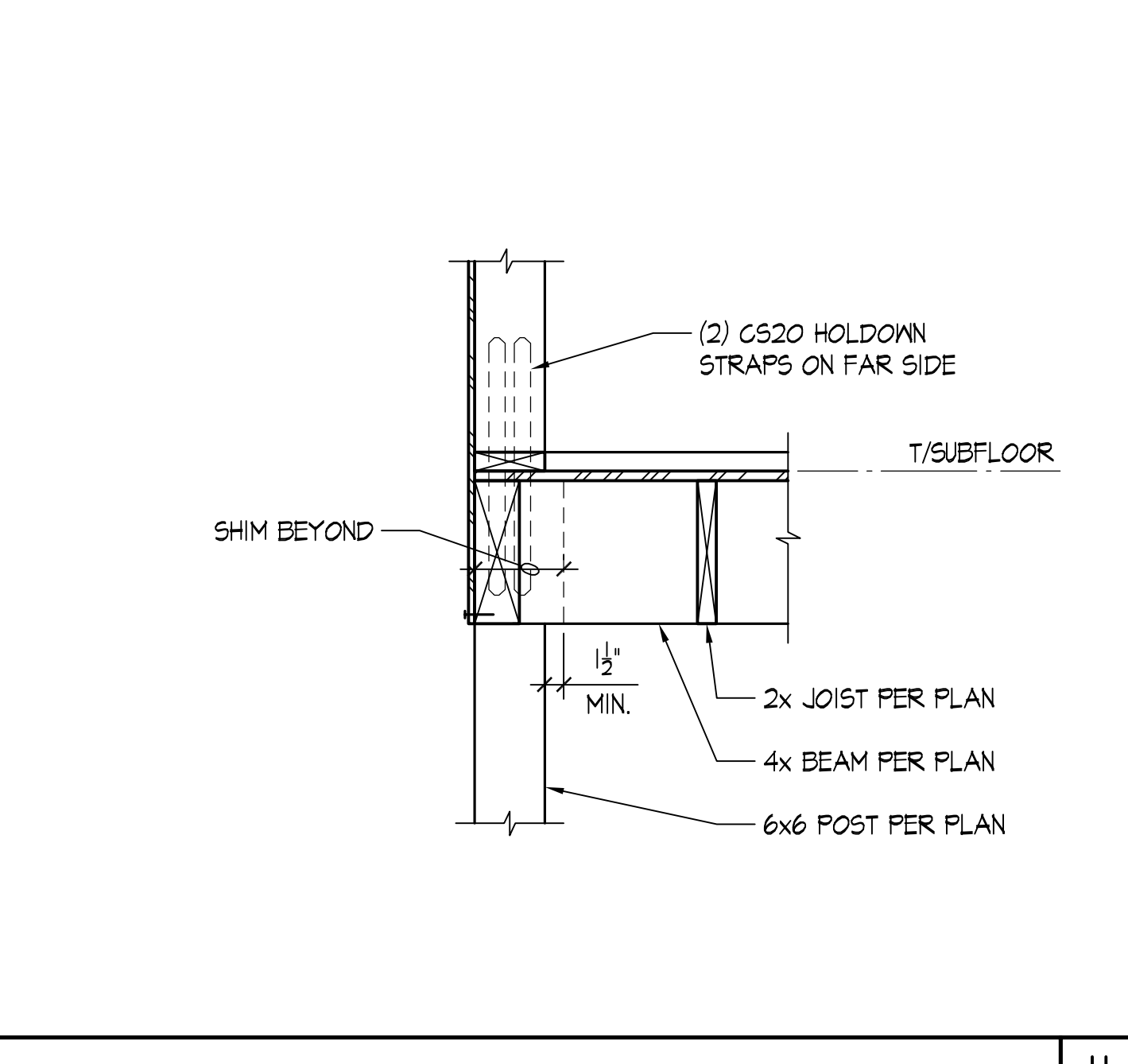
DETAIL SCALE: NONE 8



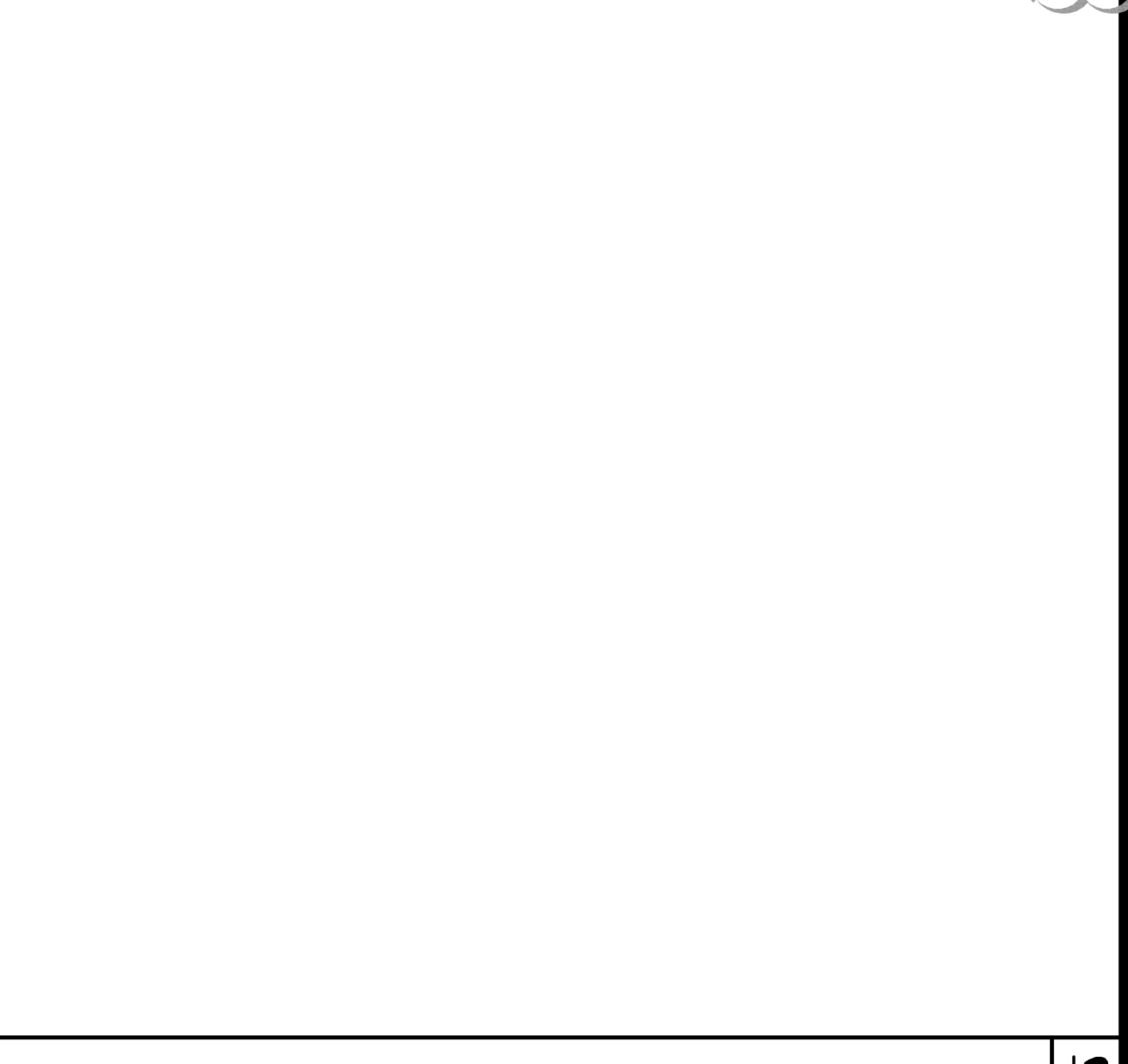
TYPICAL EAVE CORNER - 2x FRAMING SCALE: NONE 9



DETAIL SCALE: NONE 10



DETAIL SCALE: NONE 11



DETAIL SCALE: NONE 12

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