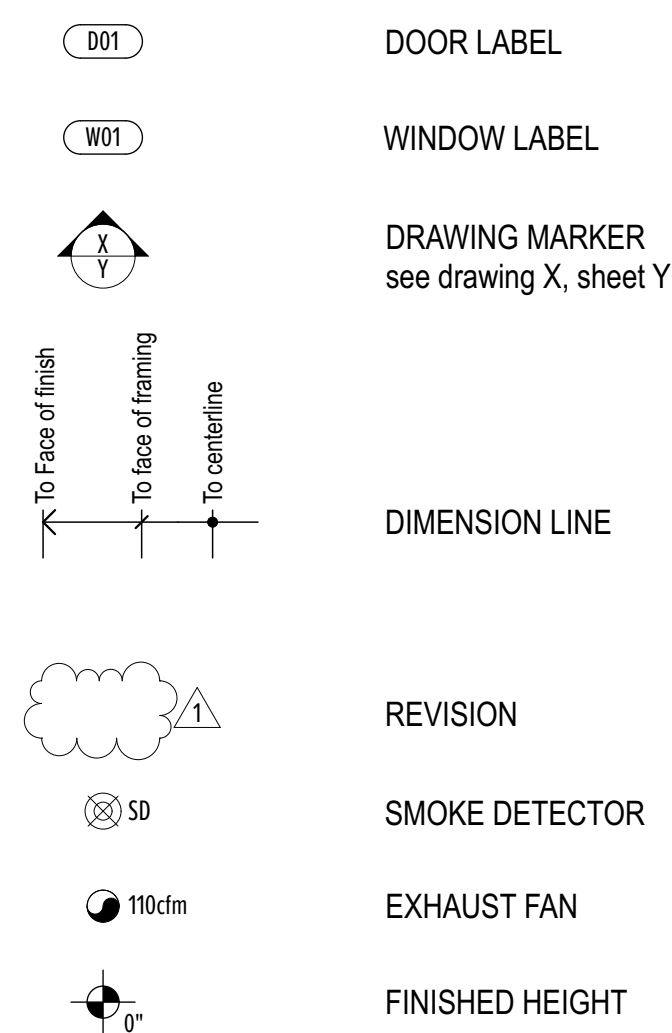


ABBREVIATIONS

ABBR	ABBREVIATION	GA	GAUGE	OSOI	OWNER SUPPLIED, OWNER INSTALLED
AB	ANCHOR BOLT	GALV	GALVANIZED	(P)	PROPOSED
ADD	ADDITIONAL	GC	GENERAL	PARA	PARALLEL
ADJ	ADJACENT	CONTR	CONTRACTOR	PERF	PERFORATED
AFF	ABOVE FINISHED FLOOR	GO	GAS OUTLET	PERP	PERPENDICULAR
AFG	ABOVE FINISHED	GWB	GYPSON WALLBOARD	PIP	POURED IN PLACE
@	GRADE AT	HB	HOSE BIB	PL	PLATE
BLDG	BUILDING	HDR	HEADER	PLYWD	PLYWOOD
BLKG	BLOCKING	HDW	HARDWARE	PT	PRESSURE TREATED
BM	BEAM	HT	HIGH POINT	PTD	PAINTED
BOT	BOTTOM	INCL	INCLUDE/INCLUDING	R	RISER
CIS	CENTER IN SPACE	INSUL	INSULATION	REQD	REQUIRED
CLG	CEILING	INT	INTERIOR	REQTS	REQUIREMENTS
CLO	CLOSET	JT	JOINT	RM	ROOM
CLR	CLEAR	LAM	LAMINATE	RO	ROUGH OPENING
CMU	CONCRETE MASONRY UNIT	LOC	LOCATION	SHT	SHEET
COL	COLUMN	LP	LOW POINT	SIM	SIMILAR
CONC	CONCRETE	LT	LIGHT	SOG	SLAB ON GRADE
CONT	CONTINUOUS	MATL	MATERIAL	SQ	SQUARE
CS	COVER SHEET	MAX	MAXIMUM	STL	STEEL
DBL	DOUBLE	MECH	MECHANICAL	STN	STAINED
DIA	DIAMETER	MEMB	MEMBRANE	STO	STORAGE
DIM	DIMENSION	MFR	MANUFACTURER	STRUCT	STRUCTURAL
DIR	DIRECTION	MIN	MINIMUM	T	TREAD
DN	DOWN	MTL	METAL	TBD	TO BE DETERMINED
DS	DOWNSPOUT	(N)	NEW	T&G	TONGUE AND GROOVE
DWG	DRAWING	NA	NOT APPLICABLE	T.O.	TOP OF ... (e.g. PLATE)
(E)	EXISTING	NIC	NOT IN CONTRACT	TYP	TYPICAL
EA	EACH	NOM	NOMINAL	UNO	UNLESS NOTED OTHERWISE
EL	ELEVATION	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	OC	ON CENTER	VERT	VERTICAL
EXT	EXTERIOR	OPG	OPENING	W	WIDTH
EQ	EQUAL	OPP	OPPOSITE	W/	WITH
FIN	FINISH	OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED	WC	WATER CLOSET
FF	FINISH FLOOR			WIN	WINDOW
FNDN	FOUNDATION			WD	WOOD
F.O.	FACE OF ... (e.g. STUD)			W/O	WITHOUT
FT	FOOT/FEET			WP	WATERPROOF(ING)
FTG	FOOTING				

SYMBOLS LEGEND



PROJECT INFORMATION

SITE ADDRESS: 18 Brook Bay Road
Mercer Island, WA 98040

PARCEL NUMBER: 113700018

LEGAL DESC: LOT 18 OF BROOK BAY, AS PER PLAT RECORDED IN VOLUME 83 OF PLATS, ON PAGES 40 AND 41, RECORDS OF KING COUNTY; SITUATED IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

OWNER: Bruce & Tina Kahn
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LICENSE #TWIGSS1872RF
MI LICENSE #190162

SCOPE OF WORK: MASTER SUITE REMODEL AND CLOSET ADDITION

GENERAL NOTES

- ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK SHALL BE UNDER SEPARATE PERMIT. ALL SUCH WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES.
- DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO EXECUTING WORK. IN THE EVENT OF DISCREPANCY, CONTACT ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- STRUCTURAL DRAWING NOTES PREVAIL OVER ARCHITECTURAL DRAWING NOTES.
- THESE DRAWINGS ARE PERMIT DOCUMENTS. THE OWNER/ DEVELOPER AND CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PARTICULARS AND DETAILS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO PLUMBING, ELECTRICAL, VENTILATION, WEATHERPROOFING, INSTALLATION OF PRE-MANUFACTURED PRODUCTS AND ALL OTHER ASPECTS OF THE WORK NOT SPECIFICALLY ADDRESSED IN THESE DRAWINGS. CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES AND PRACTICES STANDARD AND ACCEPTABLE TO THE CONSTRUCTION INDUSTRY, FOLLOWING ALL MANUFACTURER'S AND TRADE ASSOCIATION RECOMMENDATIONS. THE ARCHITECT DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR METHODS OF CONSTRUCTION OR DETAILS NOT INCLUDED IN THESE DRAWINGS. THE ARCHITECT IS AVAILABLE TO CONSULT, REVIEW AND ADVISE AS REQUIRED DURING THE COURSE OF CONSTRUCTION UPON SIGNED AGREEMENT.
- CONTRACTOR SHALL COORDINATE AND ARRANGE ALL REQUIRED INSPECTIONS WITH LOCAL AUTHORITIES AND/OR SPECIAL INSPECTION AGENCIES.

SITE CHARACTERISTICS

WIND CRITERIA
110 MPH
EXPOSURE 'C' (1500 FT FROM LAKE) Kt = 1.0
RISK CATEGORY: II

EROSION HAZARD ASSESSMENT
NONE MAPPED

POTENTIAL SLIDE ZONE
NONE MAPPED

SEISMIC ZONE
NONE MAPPED

APPLICABLE CODES

- ALL WORK SHALL CONFORM WITH:
- 2015 International Building Code with statewide and City amendments
 - ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments 2012 International Residential Code with statewide and City amendments
 - 2015 International Residential Code with statewide and City amendments
 - 2015 International Mechanical Code with statewide and City amendments
 - 2014 Liquefied Petroleum Gas Code (NFPA 58)
 - 2015 National Fuel Gas Code (NFPA 54) for LP gas
 - 2015 International Fuel Gas Code with statewide and City amendments
 - 2015 International Fire Code with statewide and City amendments
 - 2015 Washington State Energy Code
 - Washington Cities Electrical Code

LAND USE

ZONING:	R-15
LOT AREA:	18,262 SF
LOT COVERAGE:	ALLOWED: 35% = 6,391.7 SF
	(E) HOUSE 2866 SF
	(E) ENTRY PORCH 366 SF
	(E) DECK 302 SF
	(E) POOL & SURROUND 1248 SF
	(E) DRIVEWAY 1460 SF
	(N) ADDITION TO MAIN LEVEL 103 SF
TOTAL	6,345 SF
OCCUPANCY:	R-3 SINGLE-FAMILY RESIDENTIAL
CONSTRUCTION:	V-N

SHEET INDEX

ARCHITECTURAL SHEETS	STRUCTURAL SHEETS
A0.0 MERCER ISLAND COVERSHEET	S1.0 GENERAL NOTES
A1.0 NOTES, SITE PLAN, KEY PLAN	S1.1 GENERAL NOTES
A1.1 FLOOR PLAN, FDN PLAN, RCP, DEMO PLAN	S2.0 FDN & FRAMING PLANS
A2.0 EXTERIOR ELEVATIONS, SECTIONS	S4.0 DETAILS
A3.0 INTERIOR ELEVATIONS	S4.1 DETAILS
	S4.2 DETAILS

WSEC PRESCRIPTIVE COMPLIANCE

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

Component	Fenestration ¹		Ceiling w/ Attic	Vaulted Ceiling	Wood Framed Wall (Int.) ²	Mass Wall (Above grade)	Below-Grade Wall ^{2,3}	Framed Floor	Slab R-Value & Depth
	Vertical	Overhead							
Prescriptive Value	U-0.30 0.28" max.	U-0.50 max.	R-49 min.	R-38 min.	R-21 min.	R-21 min.	R-10/15/21 Int. + TB	R-30 min. R-38" min.	R-10 min. 2"

¹ Fenestration is defined as skylights, roof windows, vertical windows (fixed or moveable), opaque doors, glazed doors, glazed block and combination opaque/glazed doors. Fenestration includes products with glass and non-glass glazing materials.

² Int. (intermediate framing) denotes standard framing 16" o.c. with headers insulated with a minimum R-10 insulation.

³ 10/15/21 +TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "TB" means thermal break between floor slab and basement wall.

* THIS PROJECT SHALL ACHIEVE THE REQUIRED 0.5 ENERGY CREDITS VIA "EFFICIENT BUILDING ENVELOPE OPTION 1a" OF 2015 WSEC TABLE R406.2:
 - VERTICAL FENESTRATION SHALL HAVE A U VALUE OF 0.28
 - INSULATION IN FRAMED FLOOR SHALL BE R-38

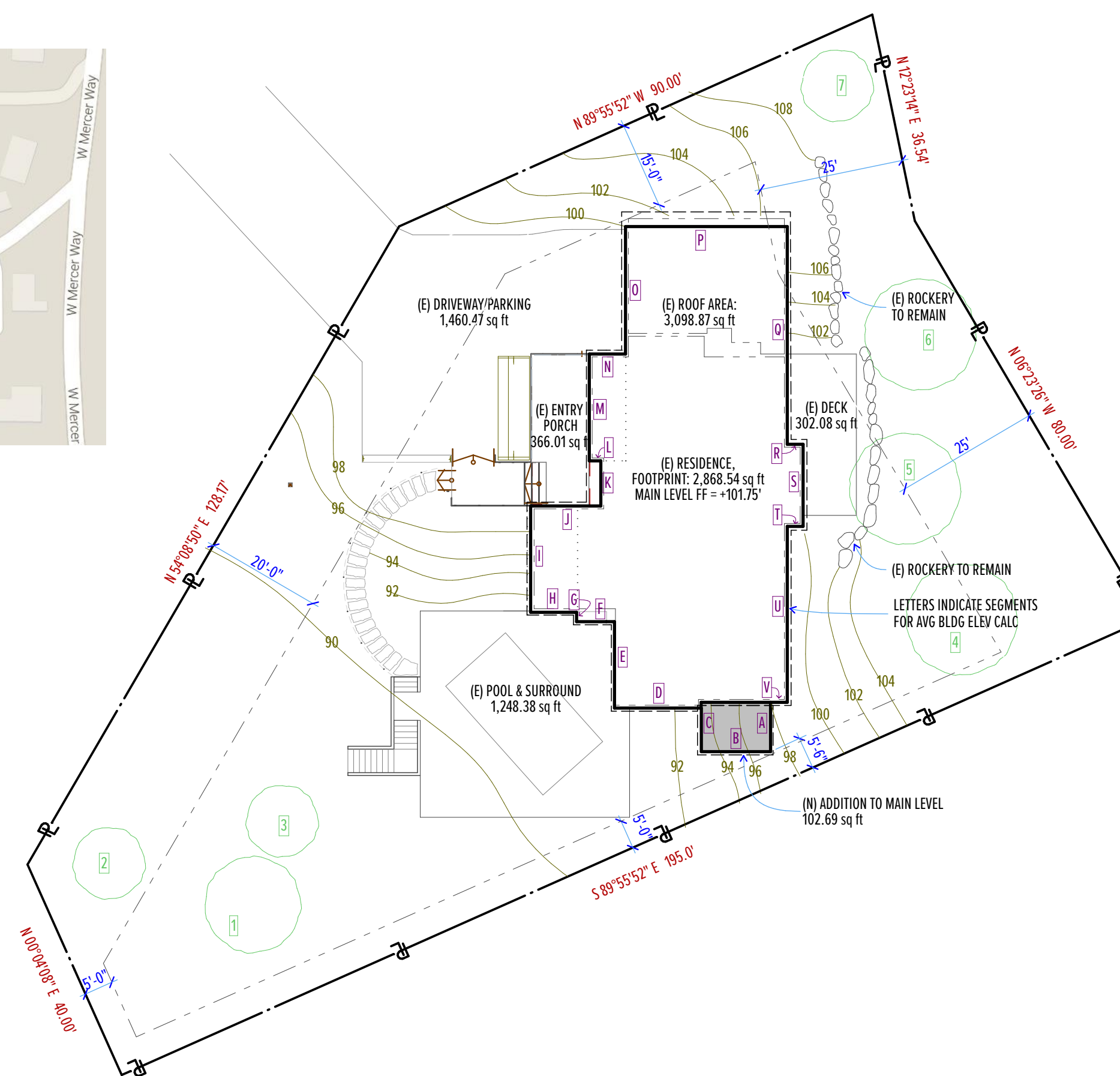
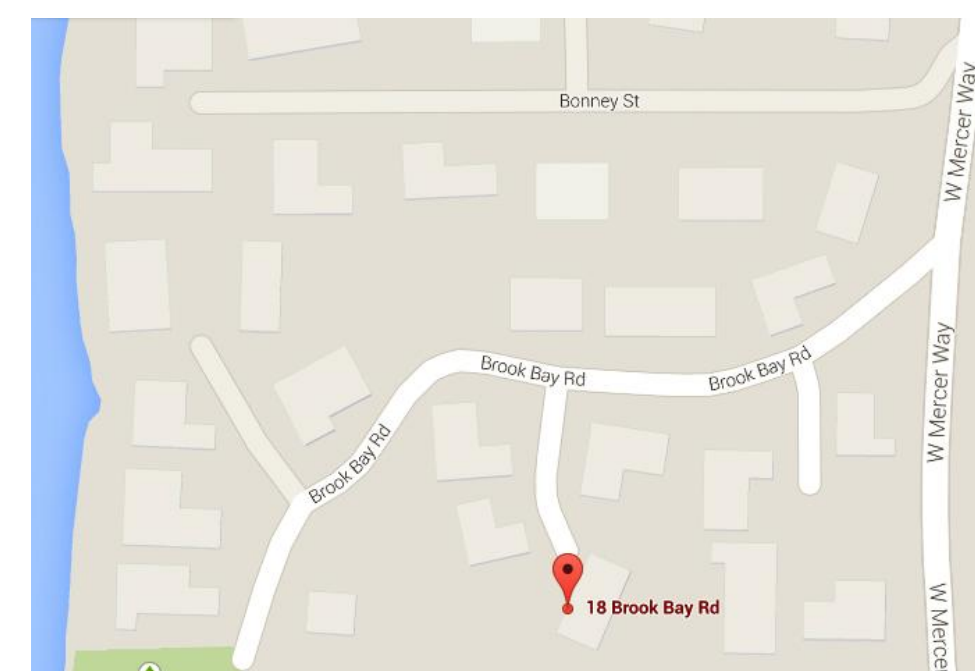
SOURCE-SPECIFIC EXHAUST VENTILATION & FAN EFFICIENCY

Required in each kitchen, bathroom, water closet compartment, laundry room, indoor swimming pool, spa and other rooms where water vapor or cooking odor is produced. (IRC M 1507.4) Fan efficiency from WAC 51-11R - Table R403.6.1. Kitchen Hoods greater than 400 cfm require makeup air per IRC M1503.4

Minimum Source Specific Ventilation Capacity Requirements

	Bathrooms - Utility Rooms		Kitchens	In-line fan
Intermittently operating	50 cfm min		100 cfm min	
Continuous operation	20 cfm min		25 cfm min	
Minimum Efficacy (cfm/watt)	1.4 cfm/watt if <90cfm	2.8 cfm/watt if >90cfm	2.8 cfm/watt	2.8 cfm/watt

KEY PLAN

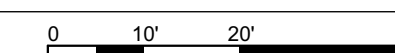


AVG BLDG ELEV CALC

segment	midpoint elev	length	elev X length
A	97.5	8.4	819.0
B	95.0	12.0	1140.0
C	93.0	7.6	706.8
D	91.9	15.0	1378.5
E	91.5	15.0	1372.5
F	91.3	6.6	602.6
G	91.3	1.7	155.2
H	91.5	8.0	732.0
I	96.0	18.5	1776.0
J	98.4	12.2	1200.5
K	98.6	7.8	769.1
L	98.8	2.0	197.6
M	99.0	18.6	1841.4
N	99.3	6.3	625.6
O	99.6	22.2	2211.1
P	103.0	28.1	2894.3
Q	102.0	37.8	3855.6
R	101.0	2.8	282.8
S	100.5	14.3	1437.2
T	99.8	2.8	279.4
U	99.5	30.6	3044.7
V	98.5	2.9	285.7
		281.2	27607.5

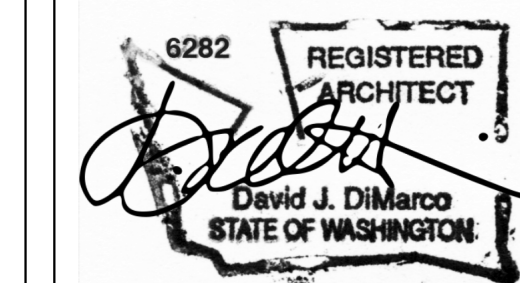
27607.5
281.2 = 98.18
avg bldg elev

1 SITE PLAN
SCALE: 1" = 20'



REVISIONS

--	--



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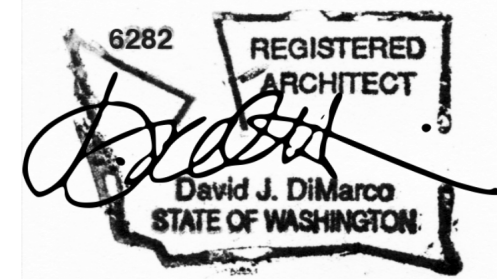
MUNICIPALITY DESIGNATED STAMP SPACE

6/17/19

PERMIT SET

notes, site plan,
key plan

A0.0



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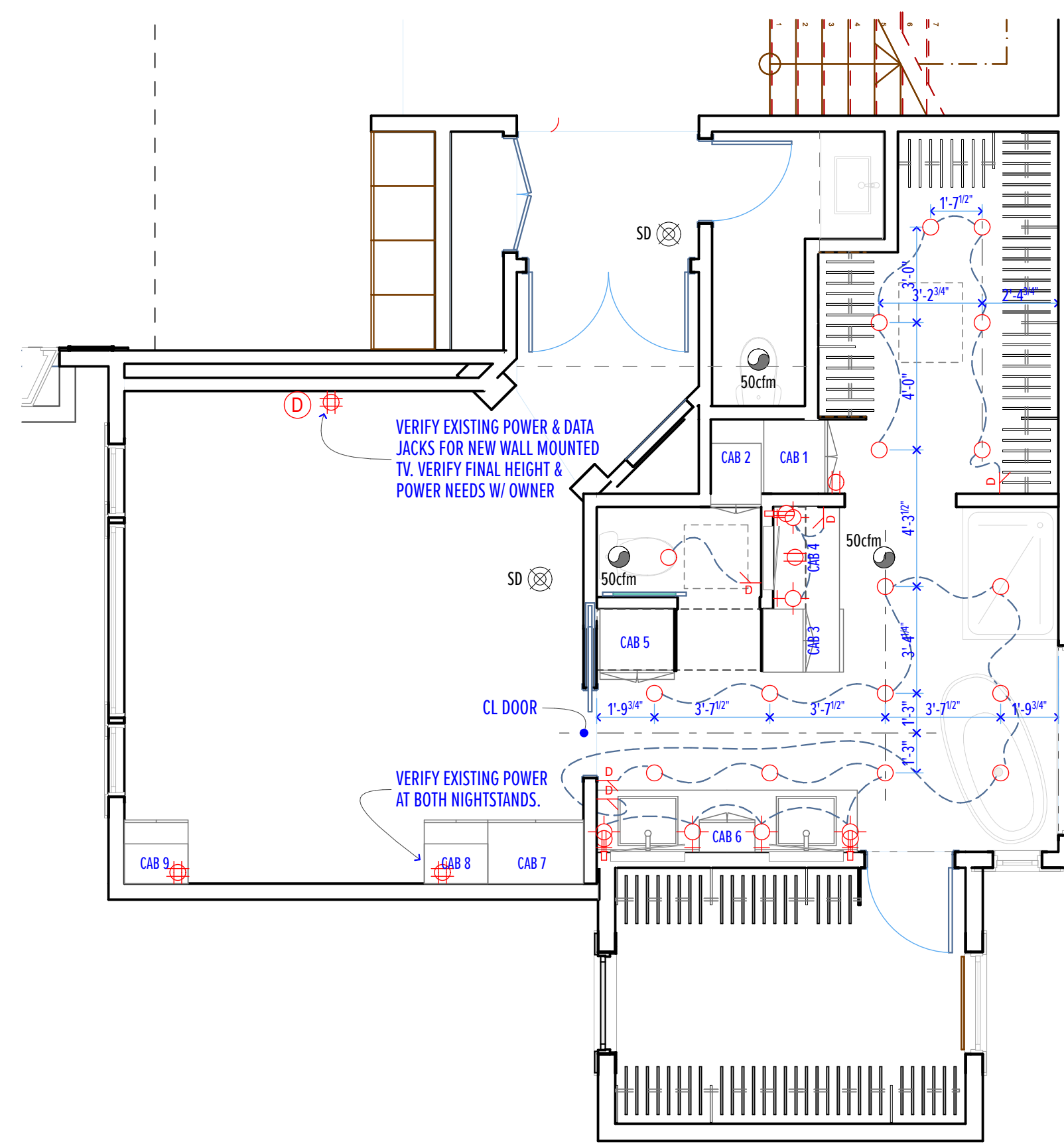
MUNICIPALITY DESIGNATED STAMP SPACE

6/17/19

PERMIT SET

floor plan, fdn
plan, rcp, demo
plan

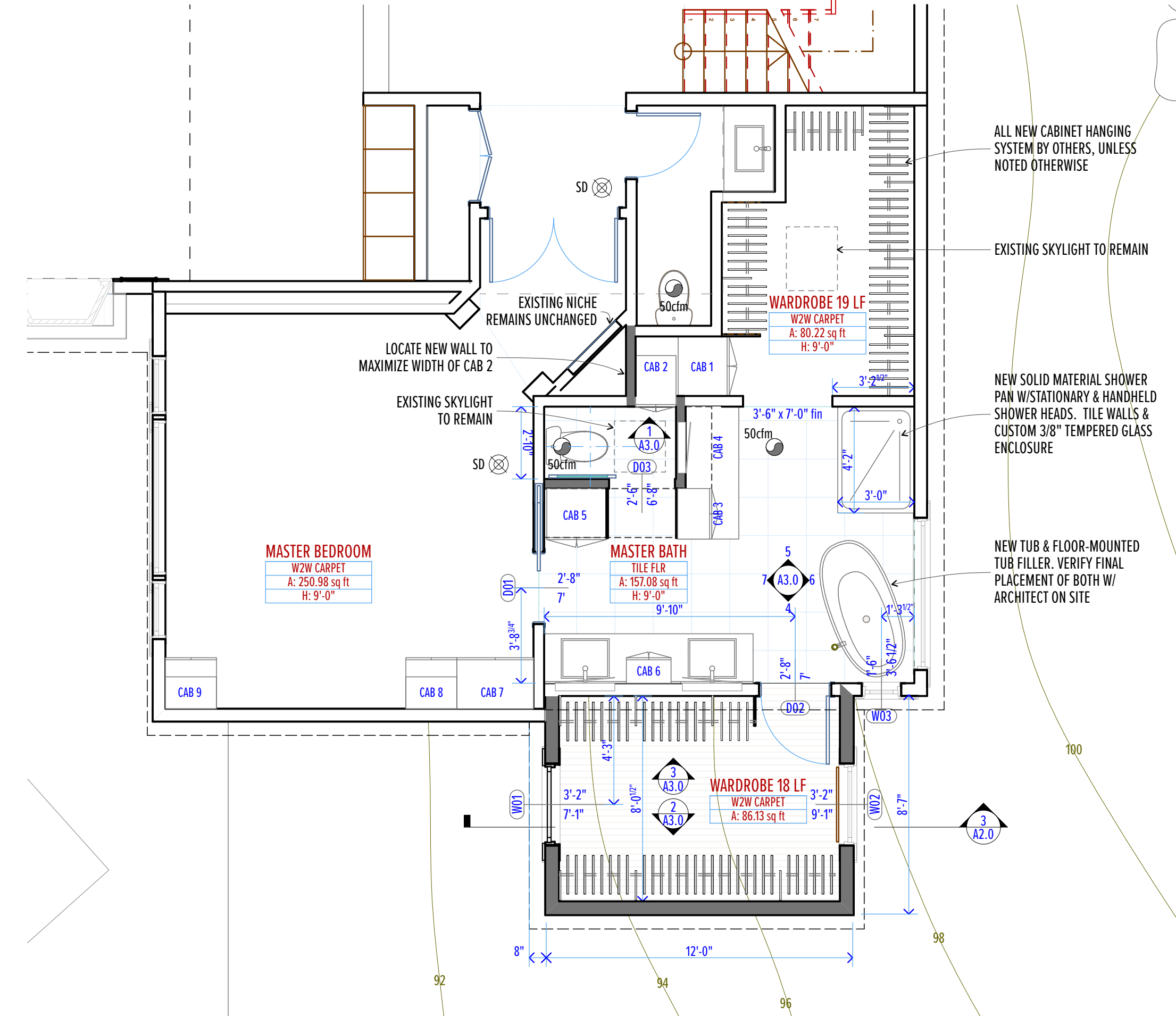
A1.0



2 1st FLOOR REFLECTED CEILING PLAN/ELECTRICAL (PARTIAL)
SCALE: 1/4" = 1'-0"

electrical symbols

○ downlight	—x—x— surface mounted track lighting	⏻ single dimmer
⊙ wall washer	⊞ floor duplex receptacle	⏚ single pole switch
⊙ focusing accent	⊞ floor embedded wash light	⏻ timer switch
⊙ surface mounted ceiling light	⊞ 4-plex grounded receptacle	⏻ 3-way w/dimmer
⊙ in-cabinet light	⊞ duplex grounded receptacle	⊙ exhaust fan
⊙ low voltage landscape light	⊞ surface mounted wall light	SD ⊙ hard-wired smoke detector
⊙ R66 co-ax/cat 6a	⊞ 220 amp receptacle	⊙ ceiling mtd radiant heater
⊙ central vacuum outlet	— circuit wiring	
⊙ continuous plugmold		



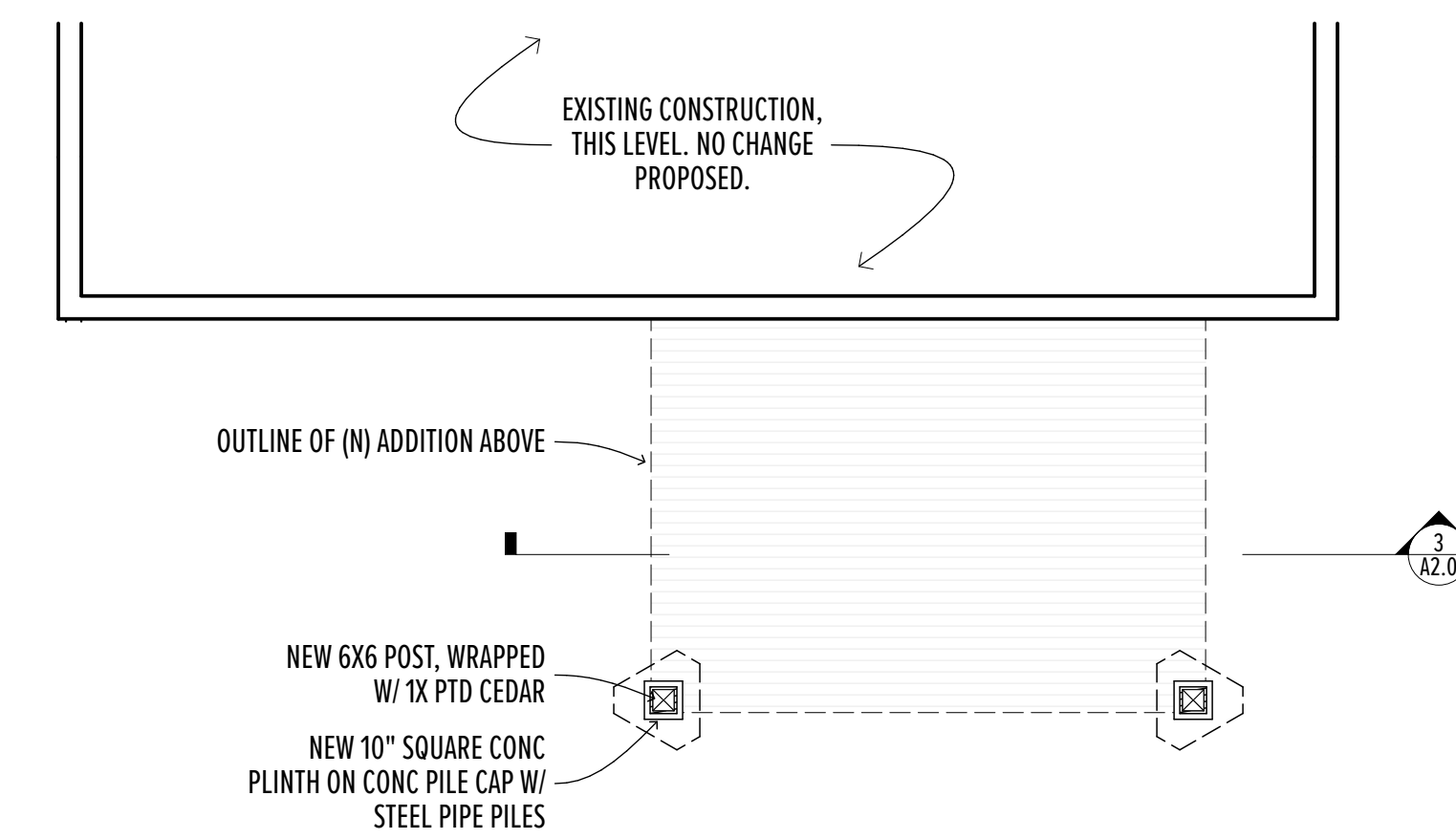
1 PROPOSED 1st FLOOR PLAN (PARTIAL)
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

ID	SIZE		W x H	U VALUE	TYPE	NOTES
	WIDTH	HEIGHT				
W01	3'-2"	7'-1"	22.79	0.28	AWNING OVER CASEMENT	
W02	3'-2"	9'-1"	29.21	0.28	AWNING OVER CASEMENT	
W03	1'-6"	3'-6 1/2"	5.49	0.28	FIXED	MATCH HEIGHT OF EXISTING ADJACENT WINDOW - VERIFY IN FIELD

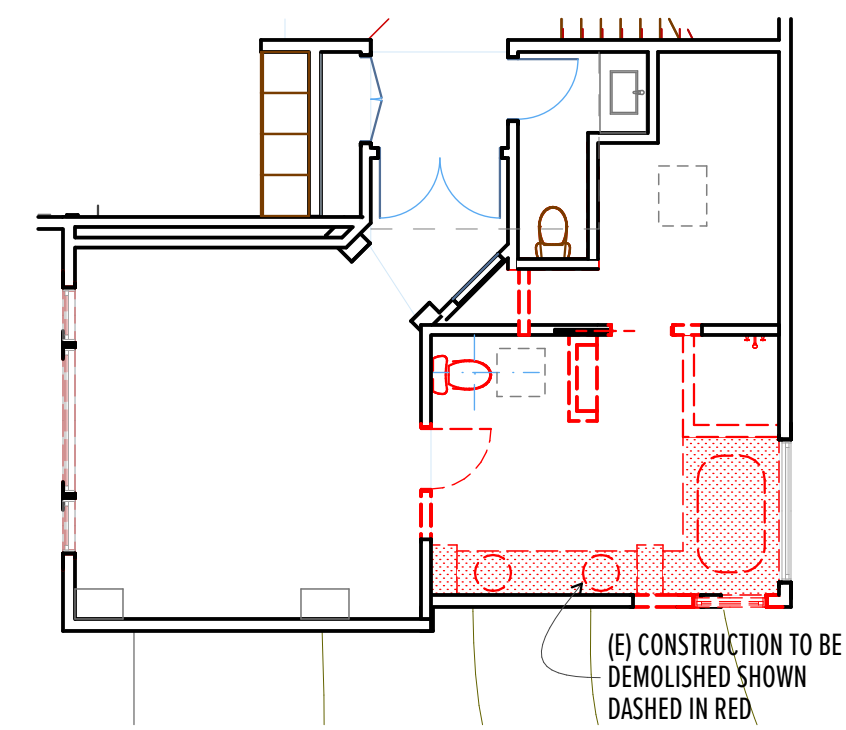
INTERIOR DOOR SCHEDULE

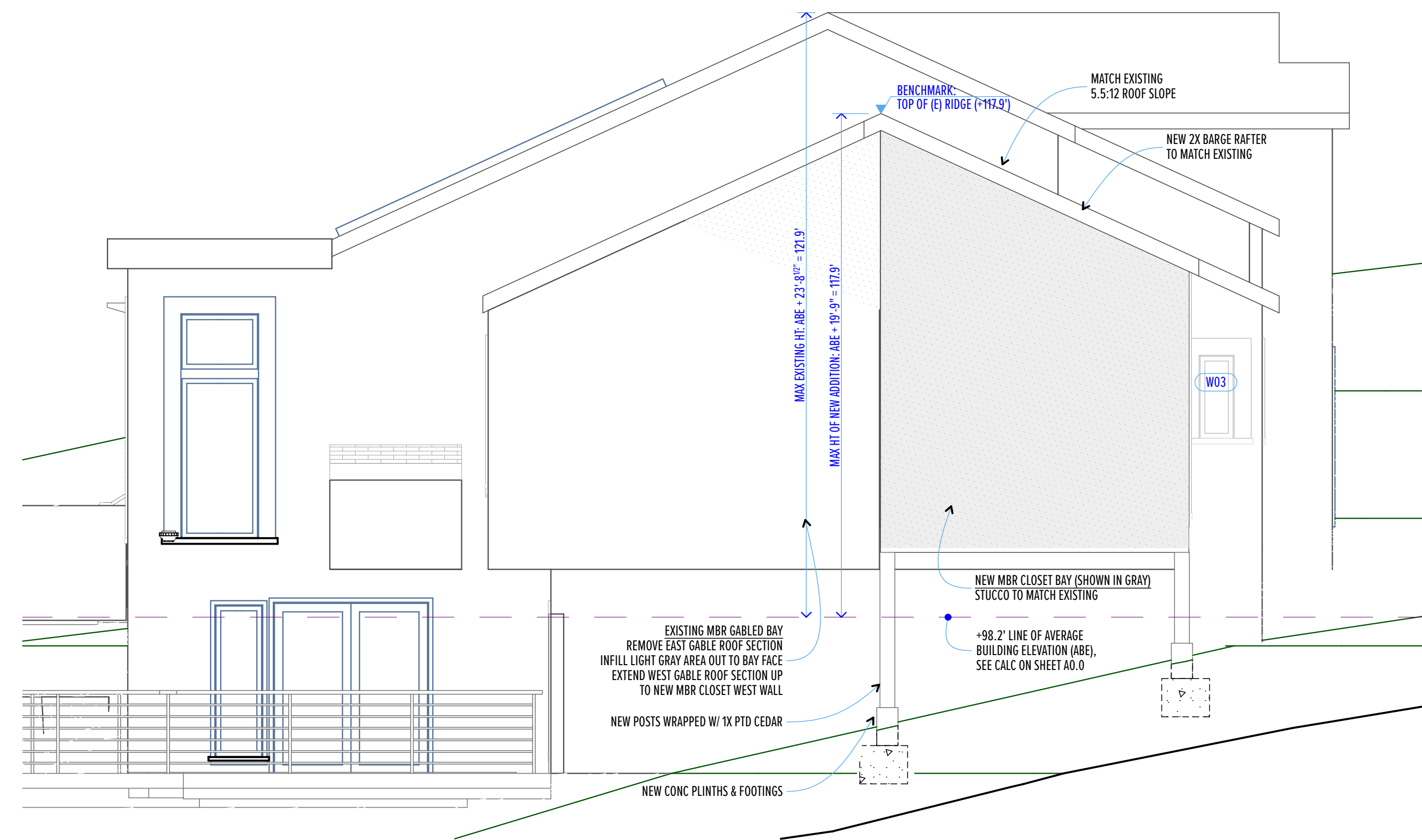
ID	SIZE		TYPE	NOTES
	WIDTH	HEIGHT		
D01	2'-8"	7'	POCKET	
D02	2'-8"	7'	SWING	PRIVACY HARDWARE
D03	2'-6"	6'-8"	BARN DOOR	



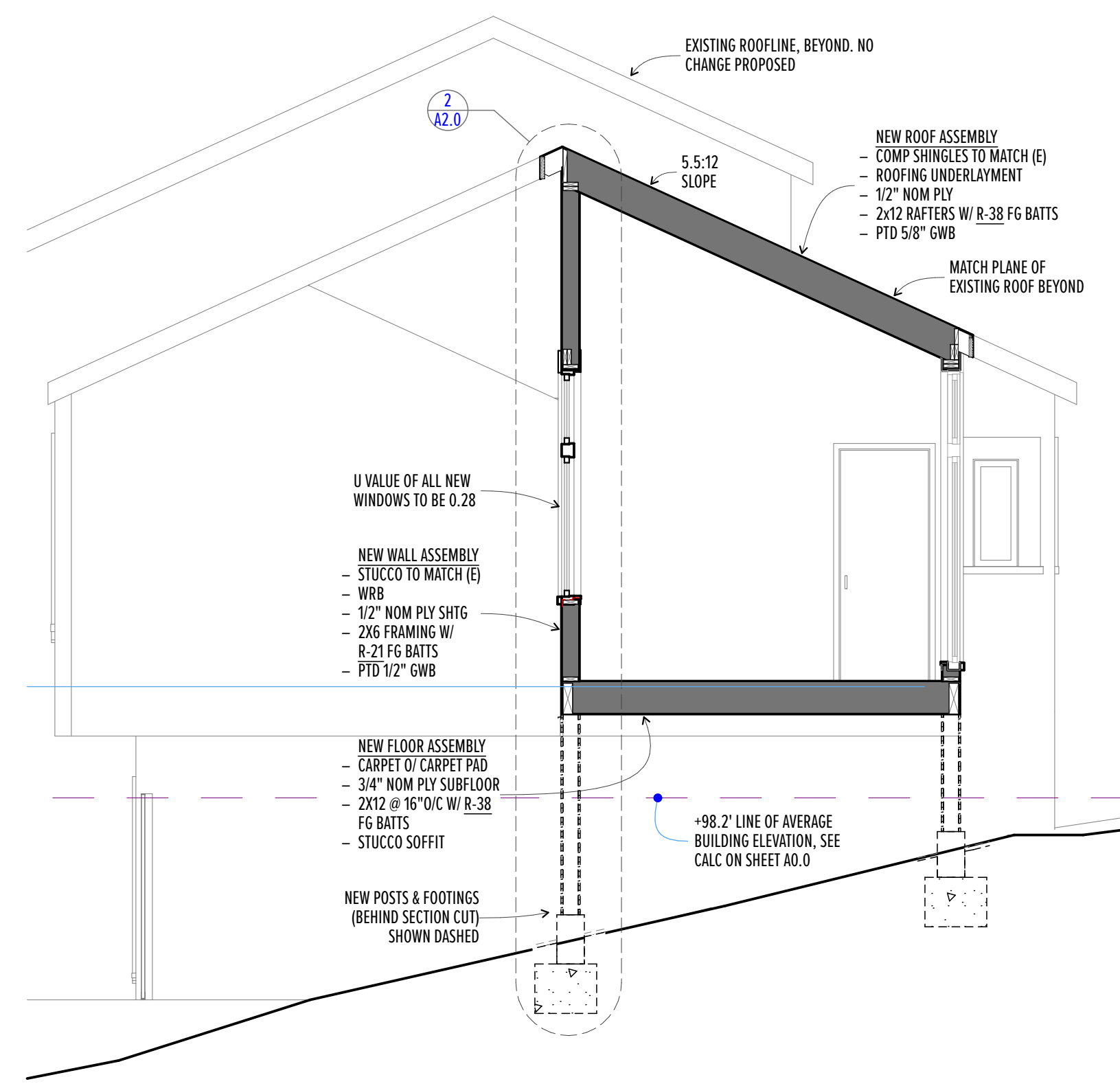
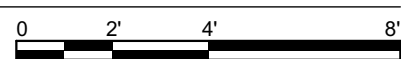
0 LOWER LEVEL W/ FOUNDATION (PARTIAL)
SCALE: 1/4" = 1'-0"

3 1st FLOOR DEMOLITION PLAN (PARTIAL)
SCALE: 1/8" = 1'-0"

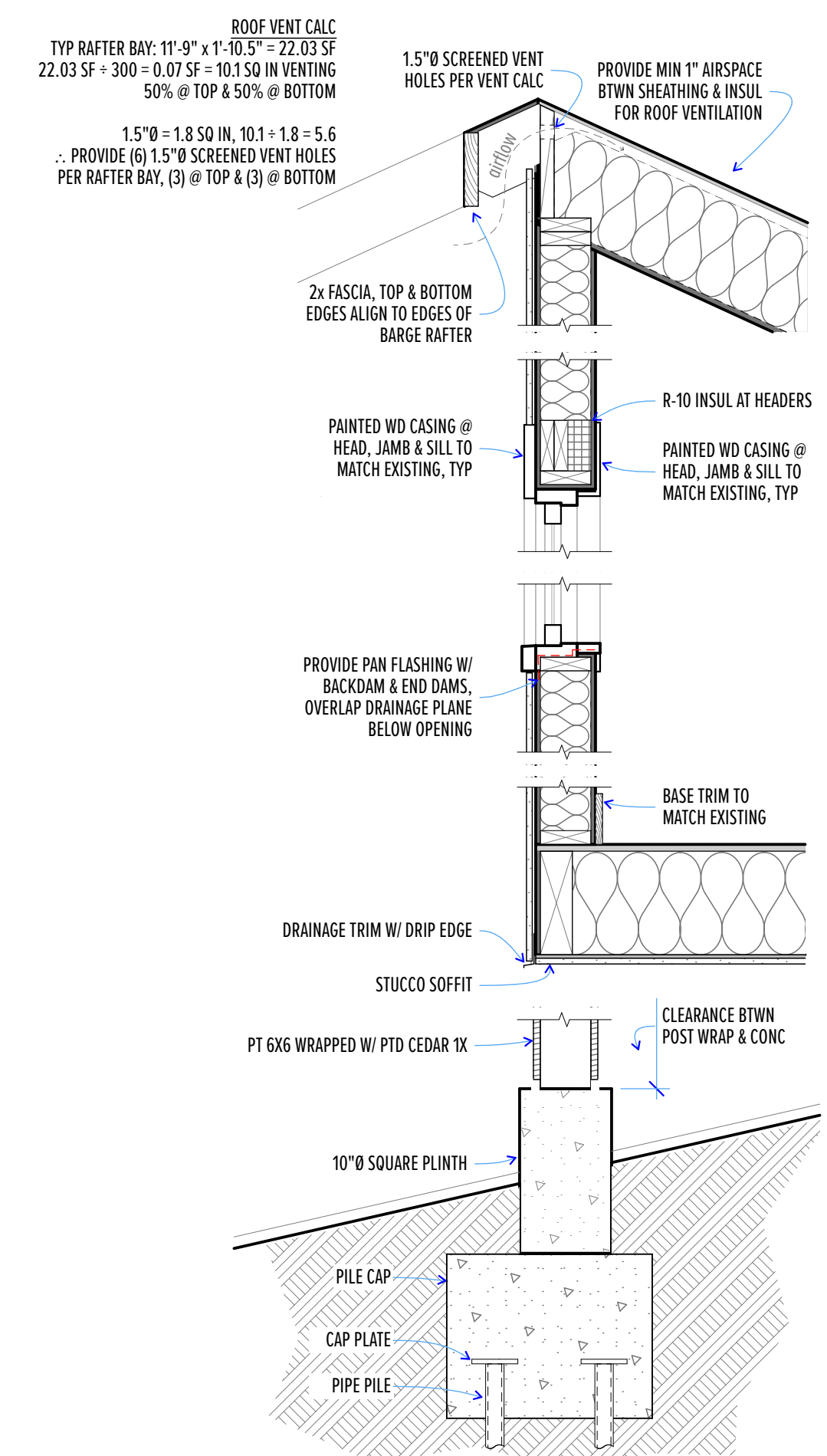
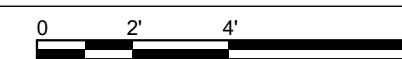




4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



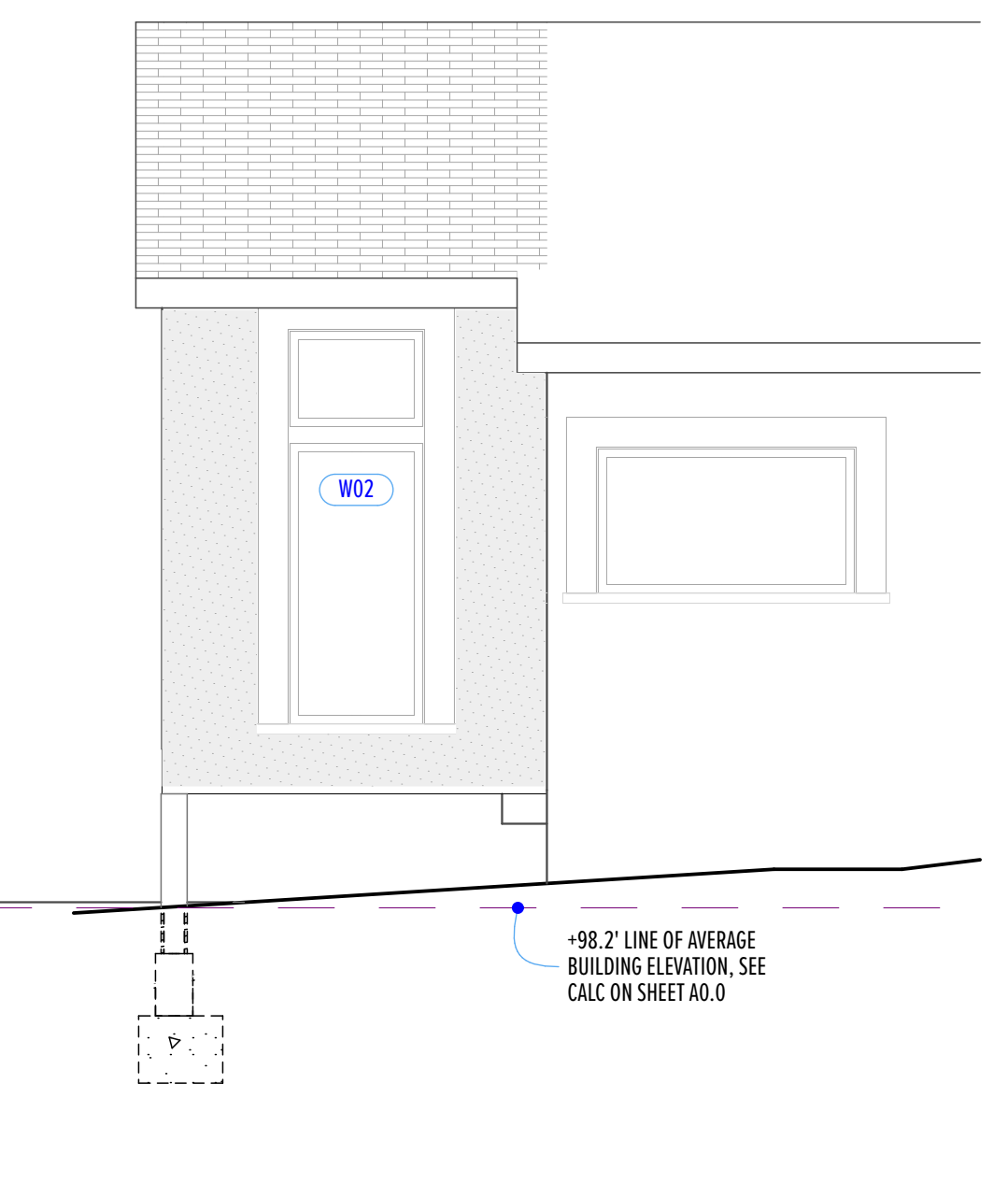
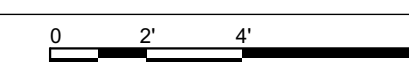
3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



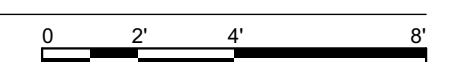
2 WALL SECTION
SCALE: 3/4" = 1'-0"



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



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



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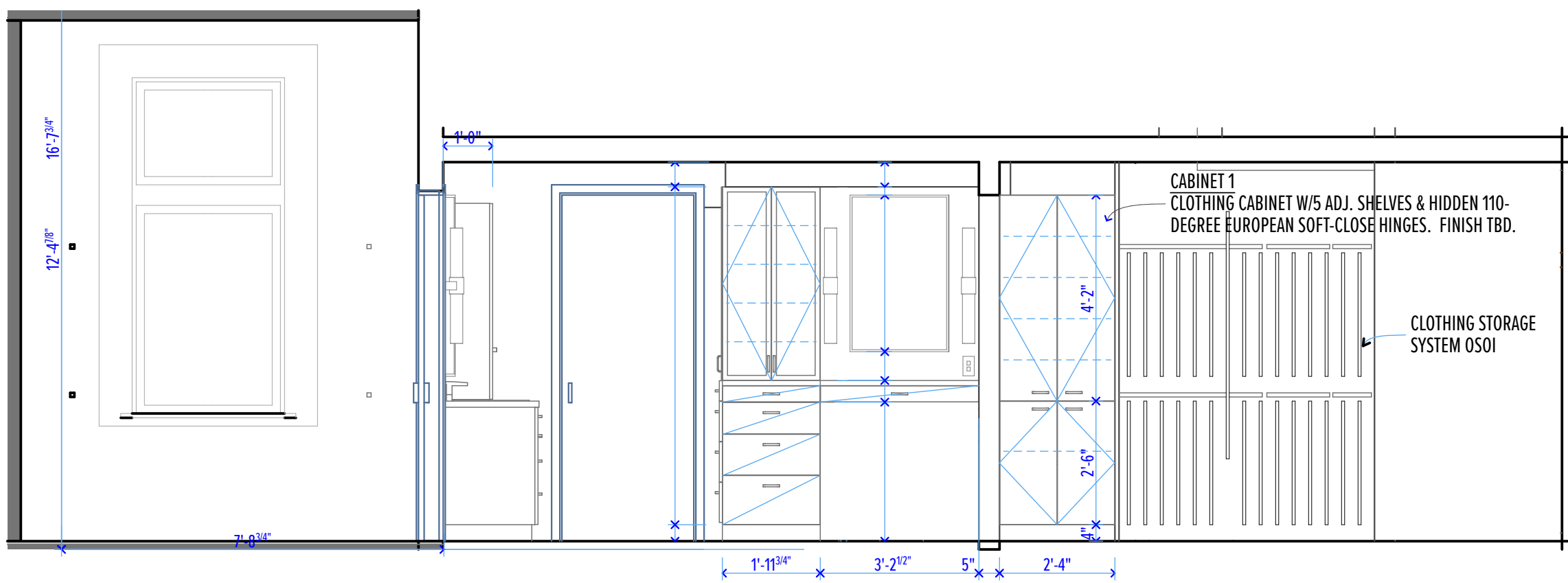
MUNICIPALITY DESIGNATED STAMP SPACE

6/17/19

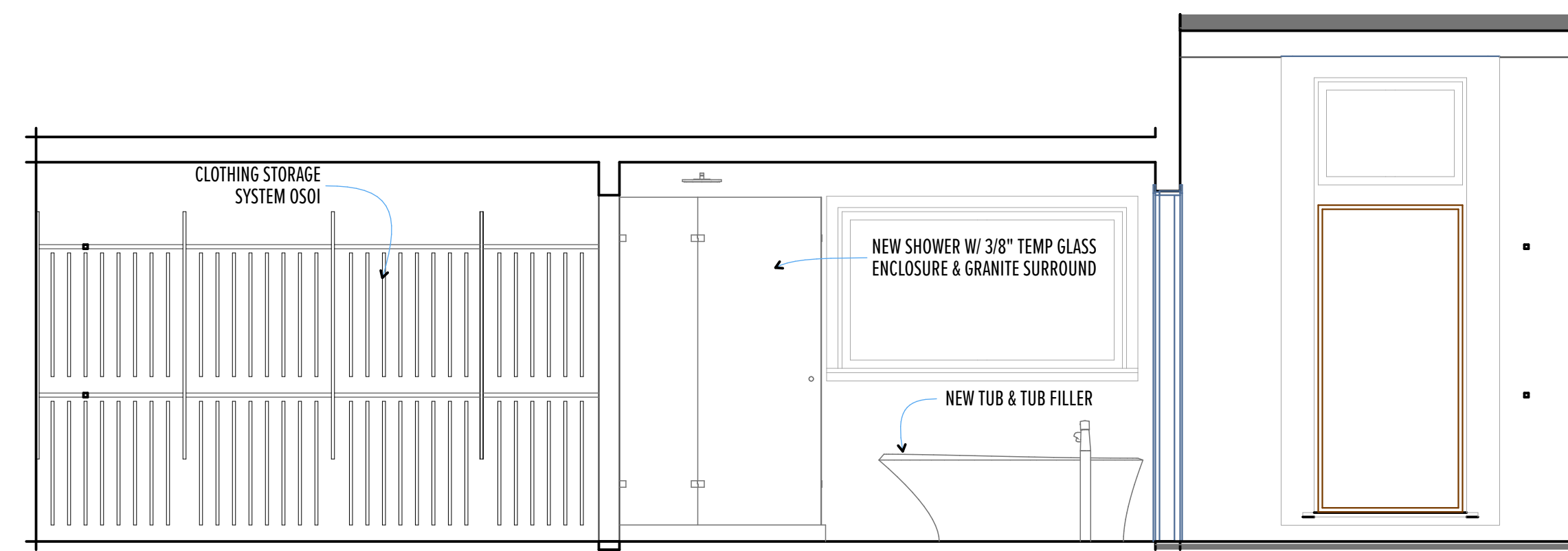
PERMIT SET

exterior elevations,
sections

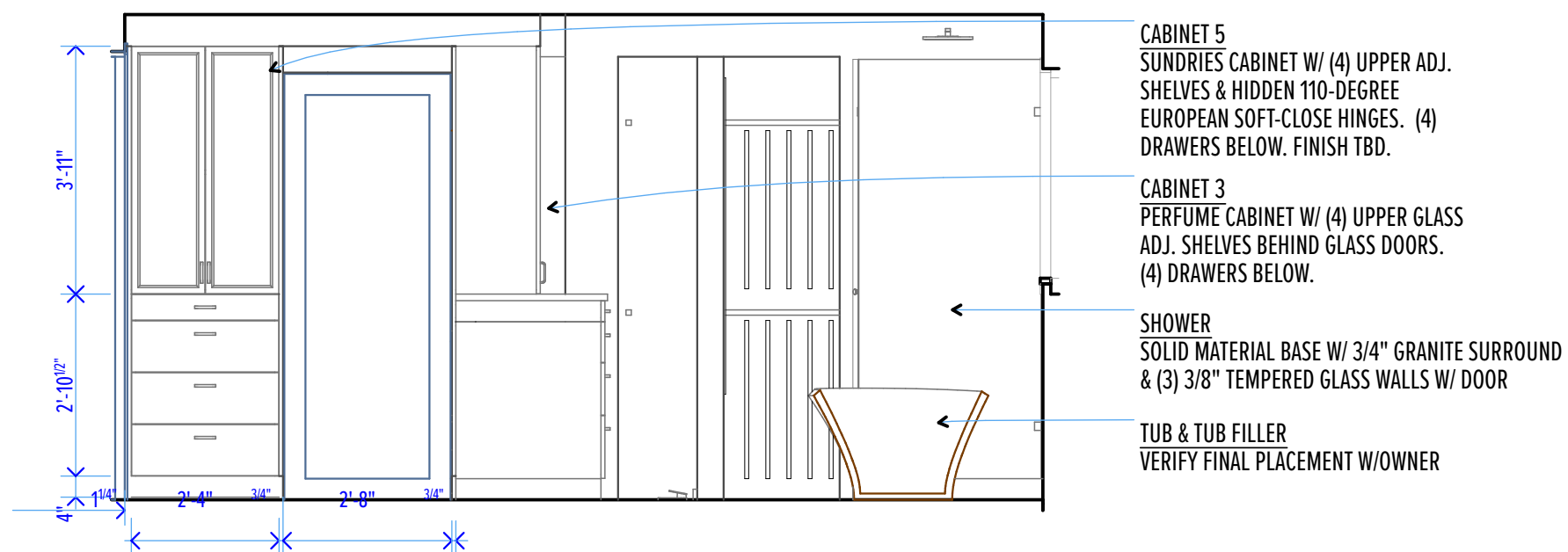
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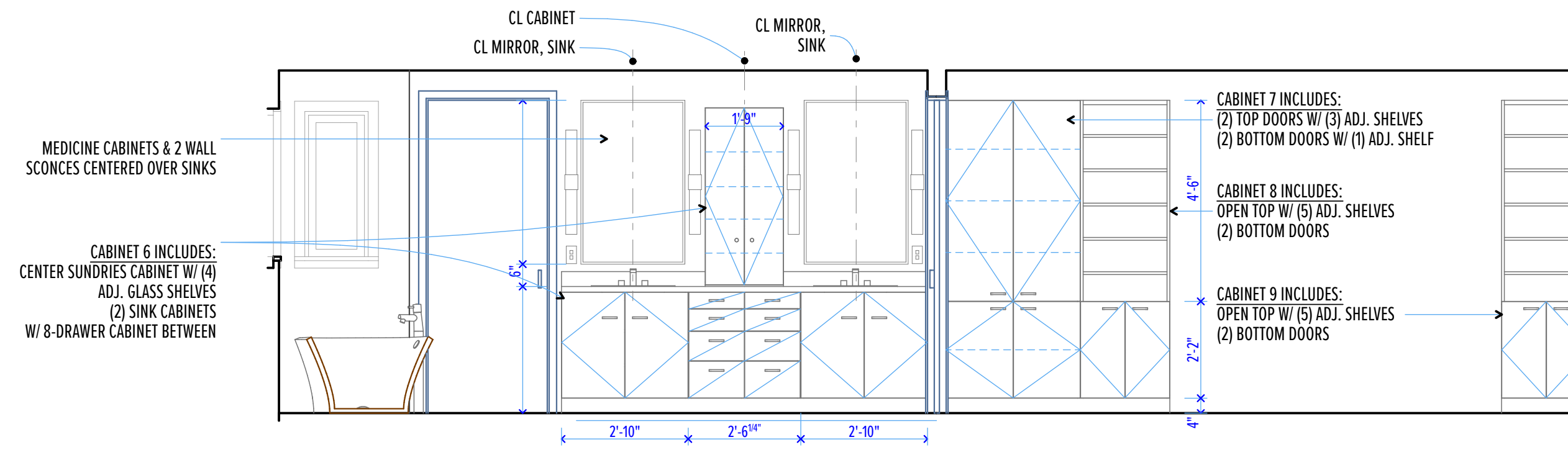
7 MASTER BATH & CLOSETS LOOKING W
SCALE: 3/8" = 1'-0"



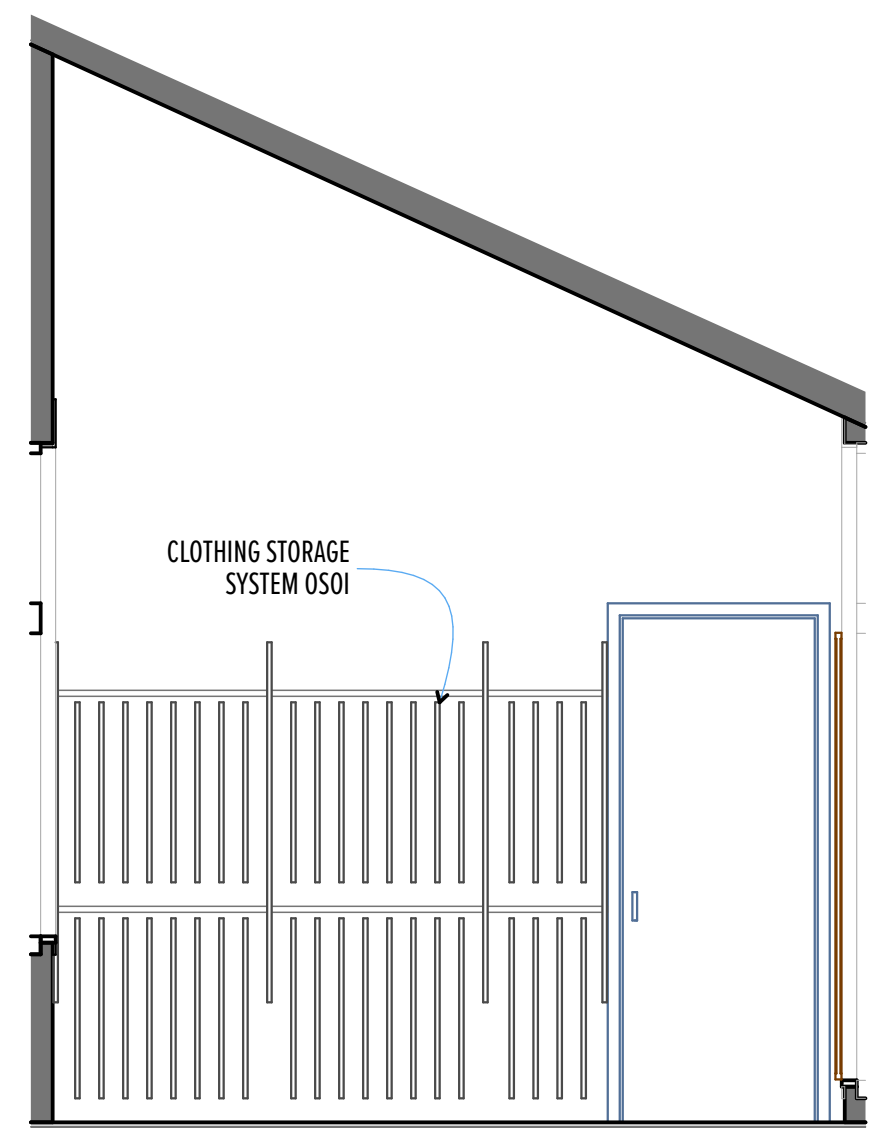
6 MASTER BATH & CLOSETS LOOKING E
SCALE: 3/8" = 1'-0"



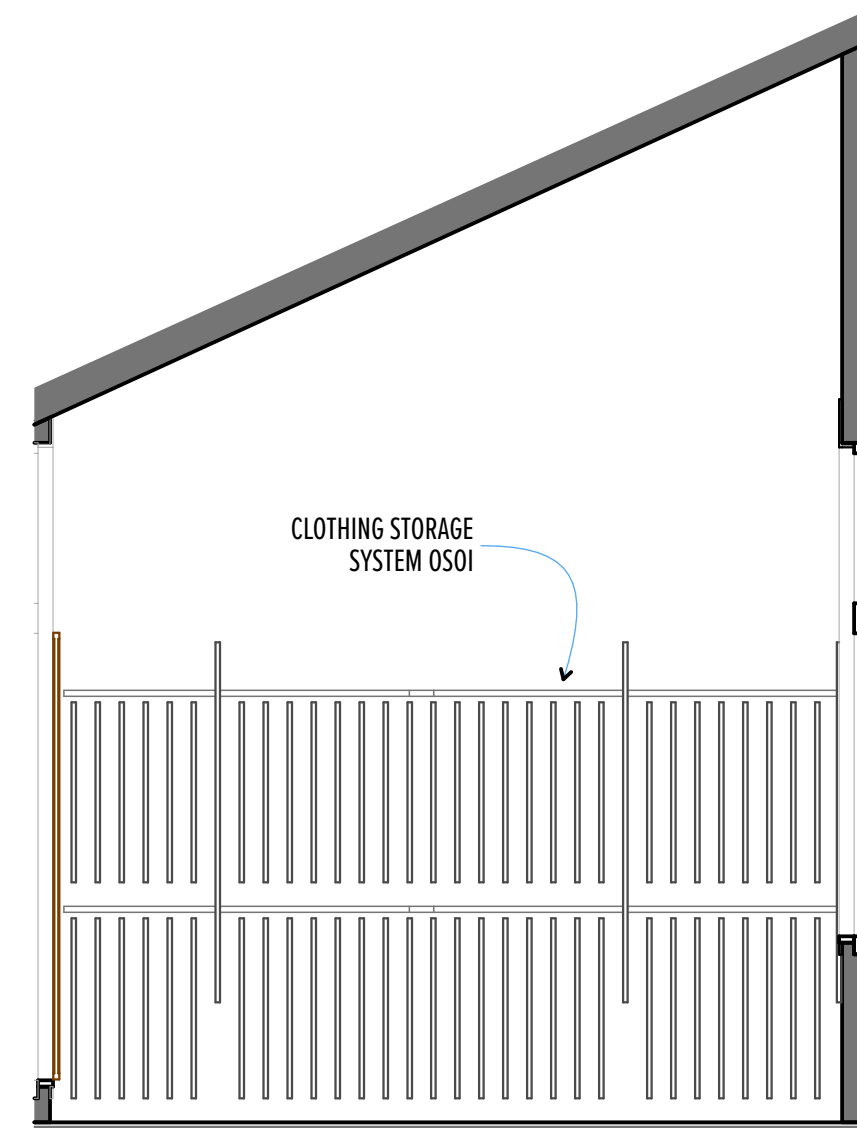
5 MASTER BATH LOOKING N
SCALE: 3/8" = 1'-0"



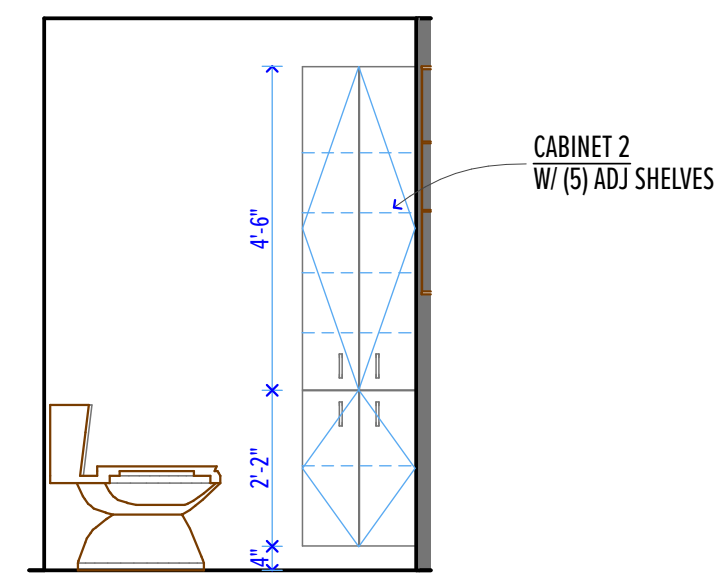
4 MASTER BATH & MASTER BEDROOM LOOKING S
SCALE: 3/8" = 1'-0"



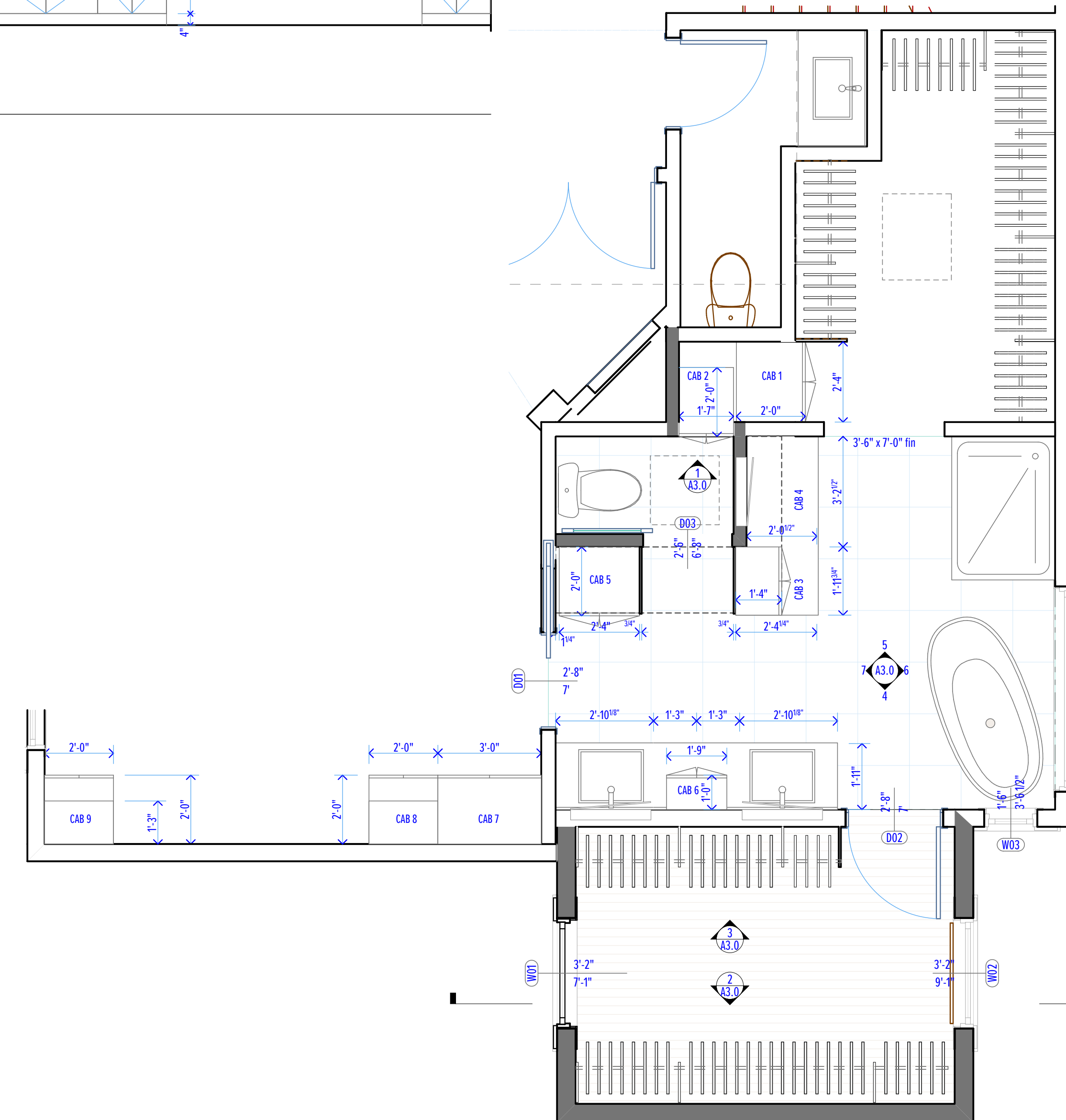
3 ADDITION CLOSET LOOKING N
SCALE: 3/8" = 1'-0"



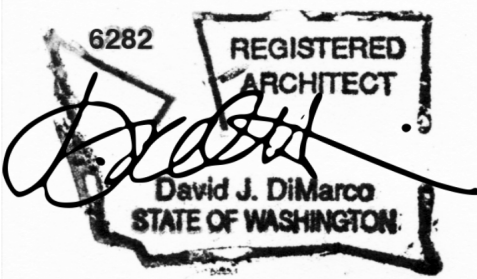
2 ADDITION CLOSET LOOKING S
SCALE: 3/8" = 1'-0"



1 POWDER RM LOOKING N
SCALE: 3/8" = 1'-0"



0 ENLARGED PLAN
SCALE: 3/8" = 1'-0"



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MUNICIPALITY DESIGNATED STAMP SPACE

6/17/19

PERMIT SET

interior elevations /
enlarged plan

A3.0

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND THE MERCER ISLAND BUILDING CODE MODIFICATIONS TO THE IBC.

Table with 2 columns: Load Type, Value. Includes ROOF SNOW LOAD (25 PSF), ROOF DEAD LOAD (5 PSF), FLOOR LIVE LOAD (40 PSF).

WIND ANALYSIS PROCEDURE: ASCE 7-10 CHAPTER 27 'PART II - ENCLOSED SIMPLE DIAPHRAGM' RISK CATEGORY II 110 MPH EXPOSURE 'C' TOPOGRAPHIC FACTOR Kzt = 1.0 WIND BASE SHEAR, NORTH/SOUTH Vn = 4.64 K WIND BASE SHEAR, EAST/WEST Vn = 3.99 K

EARTHQUAKE ANALYSIS PROCEDURE: IBC 'EQUIVALENT LATERAL FORCE PROCEDURE' SEISMIC DESIGN CATEGORY (SDC) = D RISK CATEGORY = II SEISMIC SITE CLASS = D IMPORTANCE FACTOR Ie = 1.0 MAPPED MCE Ss = 1.46, Si = 0.51 DESIGN ACCELERATION SDS = 0.97, SDI = 0.51 SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5 SEISMIC BASE SHEAR Vs = 0.52 K

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

4. 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.

5. 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.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR 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.

8. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

GEOTECHNICAL

10. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING VALUES FROM THE REFERENCED GEOTECHNICAL REPORT: FILE CAPACITY (COMPRESSION) 6 KIPS

GEOTECHNICAL REPORT REFERENCE: P-5115 BY PANGEO, INC. DATED MAY 8, 2019.

11. PIPE PILES SHALL BE GALVANIZED SCHEDULE-80 (X-STR) ASTM A53 (TYPE E OR S, GRADE B) 2 INCH NOMINAL PIPE DRIVEN TO REFUSAL PER THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. THE ALLOWABLE AXIAL COMPRESSION CAPACITY SHALL BE 6 KIPS. SECTIONS OF PIPE SHALL BE CONNECTED TOGETHER WITH COMPRESSION FITTED SLEEVE COUPLERS. PILES SHALL BE DRIVEN TO REFUSAL WITH A MINIMUM 90-LB JACKHAMMER. REFUSAL IS DEFINED AS NO MORE THAN 1 INCH OF PENETRATION FOR 1 MINUTE OF CONTINUOUS DRIVING.

12. PIPE PILING INSPECTION SHALL BE CONTINUOUSLY PERFORMED BY THE GEOTECHNICAL ENGINEER DURING PLACEMENT TO CONFIRM THAT THE PILES ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND GEOTECHNICAL REPORT. MAXIMUM PILE MIS-LOCATION SHALL BE 2" LATERSL. PILE LENGTH INDICATED ON DRAWINGS IS ESTIMATED. ACTUAL LENGTH SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

RENOVATION

13. DEMOLITION: 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 SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. 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.

- A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
B. VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, REBAR DOWELS EPOXIED INTO THE EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

14. CHECK FOR DRYROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF Fc = 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 (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP 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 W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR 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. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL OBTAIN A 28-DAY STRENGTH Fc OF 3,000 PSI IN ACCORDANCE WITH ACI 318 TABLE 19.3.2.1 AND IBC SECTION 1904.1. THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

16. REINFORCING STEEL SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, fy = 40,000 PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "MET-SET" INTO THE CONCRETE.

17. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

Table with 2 columns: Surface Description, Minimum Cover. Includes FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (3"), FORMED SURFACES EXPOSED TO EARTH (1.6 WALLS BELOW GROUND) OR WEATHER (2"), COLUMN TIES OR SPIRALS AND BEAM STIRRUPS (1-1/2"), SLABS AND WALLS (INTERIOR FACE) (1")

18. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE: WALL THICKNESS VERTICAL BARS HORIZONTAL BARS
6" WALLS #4 @ 18" | CURTAIN #4 @ 12" | CURTAIN
8" WALLS #4 @ 16" | CURTAIN #4 @ 10" | CURTAIN
10" WALLS #4 @ 15" 2 CURTAINS #4 @ 16" 2 CURTAINS
12" WALLS #4 @ 15" 2 CURTAINS #4 @ 12" 2 CURTAINS

19. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST IN PLACE AND PRECAST.

20. NON-SHRINK GROUT SHALL BE NON-METALLIC CONFORMING TO ASTM C1107 AND 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 (5000 PSI MINIMUM).

ANCHORAGE

21. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3081 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

22. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2718 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-36" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-4057, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

WOOD

24. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH N.C.L.L.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Table with 2 columns: Member Type, Material. Includes JOISTS: (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 2; BEAMS AND STRINGERS: (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR NO. 1; POSTS AND TIMBERS: DOUGLAS FIR NO. 1; STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING: DOUGLAS FIR OR HEM-FIR NO. 2 (AS NOTED ON PLANS / DETAILS)

25. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GRADE, EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC P5-1 OR P5-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. 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 FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

26. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE AND BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AMERICAN WOOD PRESERVERS BUREAU OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

27. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. 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. ALL BOLTS TIGHTENED TO SNUG TIGHT.

28. WOOD FASTENERS:

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

Table with 4 columns: Drawing ID, Nail Name, Nail Diameter, Nail Length. Includes '6d', '8d Box', '8d', '10d-F', '10d', '6d'

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

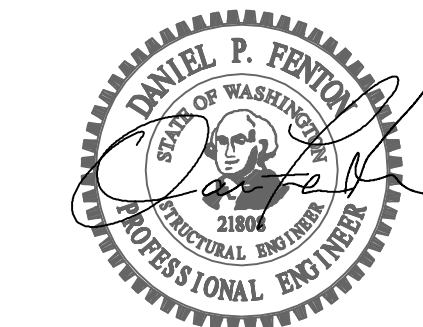
D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.



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SEAL:



PROJECT:

KAHN RESIDENCE

18 BROOK BAY ROAD MERCER ISLAND, WA 98040

SHEET NOTES:

Table with 2 columns: PERMIT, DATE. Includes 6/12/19

Table with 4 columns: NO., DESCRIPTION, DATE, BY. Includes ISSUES, REVISIONS, P.M., DPF, P.E., DPF, DRAWN BY: TA, SCALE: AS SHOWN, DATE: 6/12/19, JOB NO. 17527-01, SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NO.

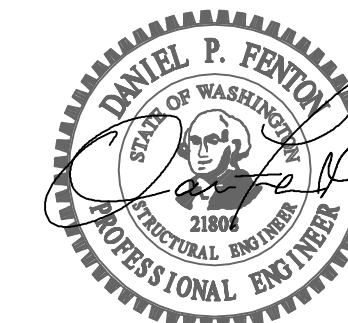
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MERCER ISLAND, WA 98040

SHEET NOTES:

PERMIT	6/12/19
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NO.	DESCRIPTION	DATE	BY
ISSUES: 0			
REVISIONS: 1			
P.M.	DPF		
P.E.	DPF		
DRAWN BY:	TA		
SCALE:	AS SHOWN		
DATE:	6/12/19		
JOB NO.	17527.01		

DETAILS

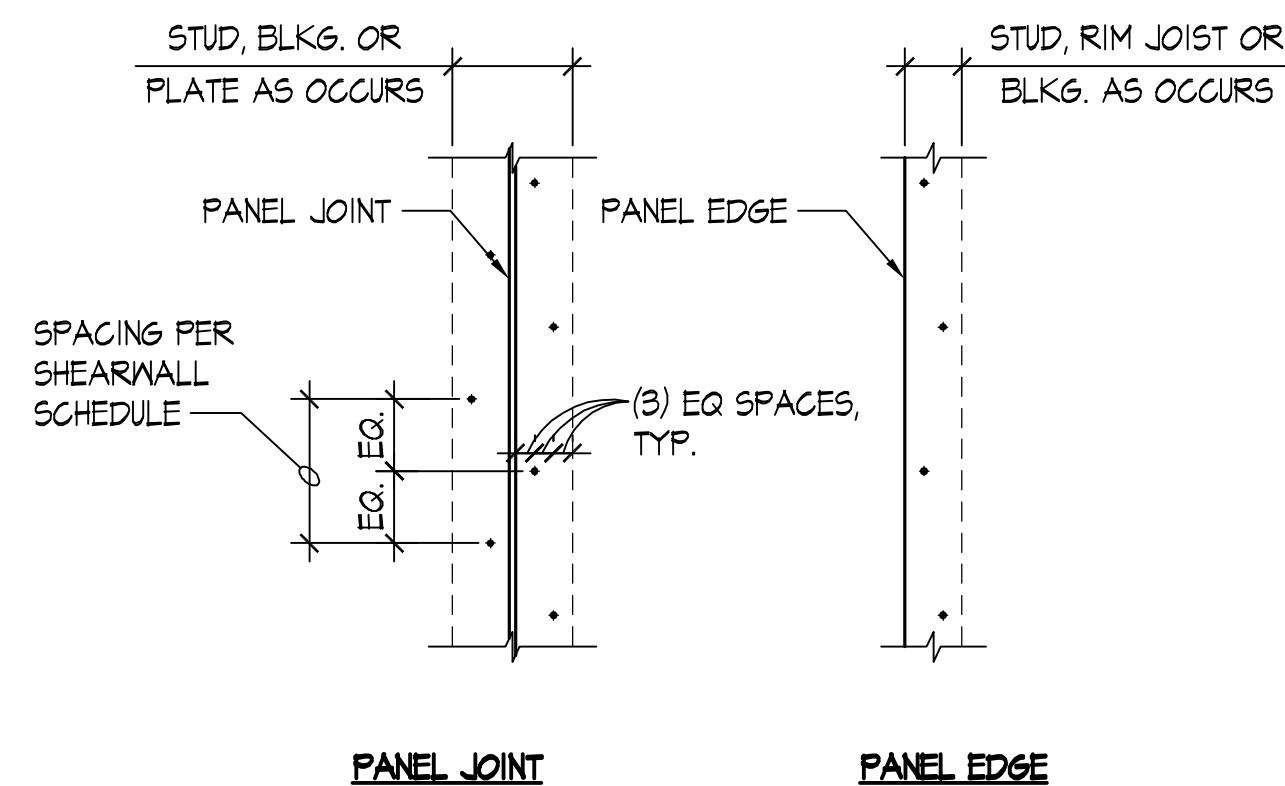
SHEET NO.

S4.0

SHEAR WALL SCHEDULE								
SHEAR WALL TYPE	SHEAR WALL SHEATHING (1)	PANEL EDGE FRAMING (2) (7)	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 (4) (5)	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"φx2 1/2" @ 6" O.C.	0.148"φx3/4" @ 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"φx2 1/2" @ 4" O.C. (8)	0.148"φx3/4" @ 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"φx2 1/2" @ 3" O.C. (8)	0.148"φx3/4" @ 3" O.C. (9)	5/8"φ @ 32" O.C.	5/8"φ @ 24" O.C.	A35 @ 12" O.C.	LTP4 @ 12" O.C.

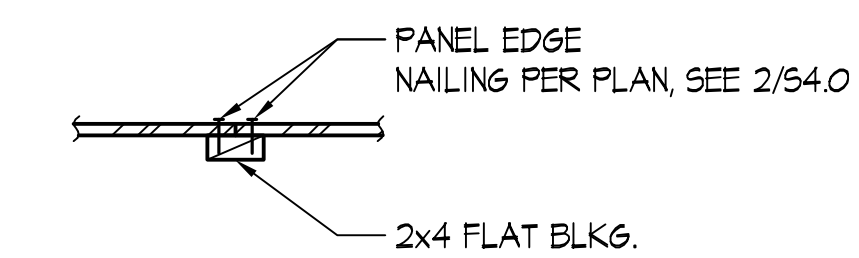
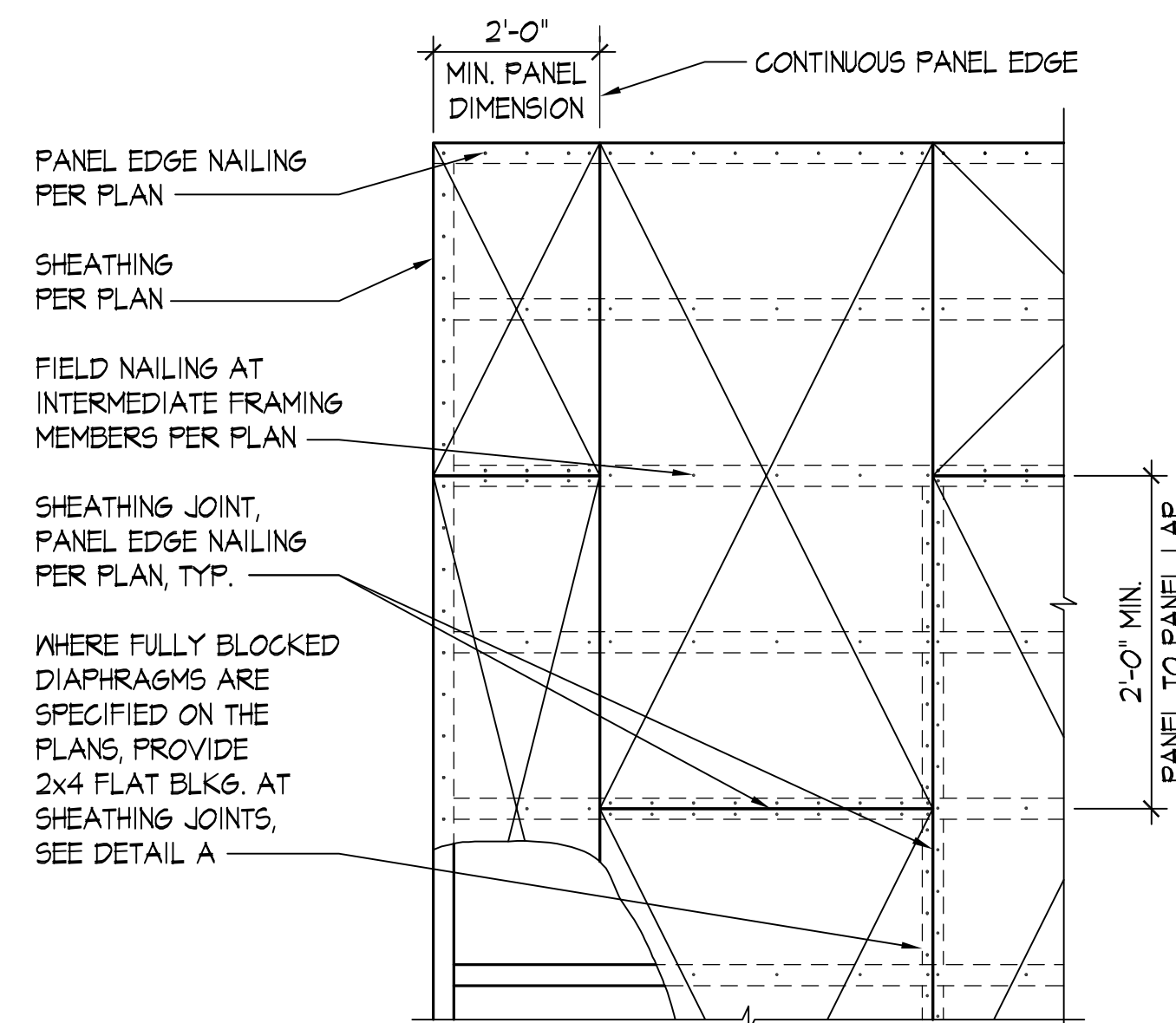
NOTES:

- INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN.
- ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
- 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 2 1/2" @ 12" O.C.
- 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.
- PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- 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.
- 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).
- STAGGER NAILS PER 2/54.0.
- RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.

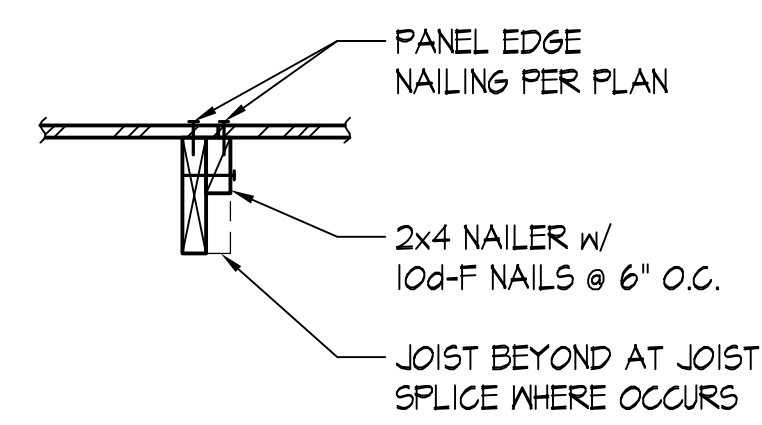


NOTE:
STAGGER EA. LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

DETAIL SCALE: NONE TYPICAL STAGGERED NAILING SCALE: NONE 2



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

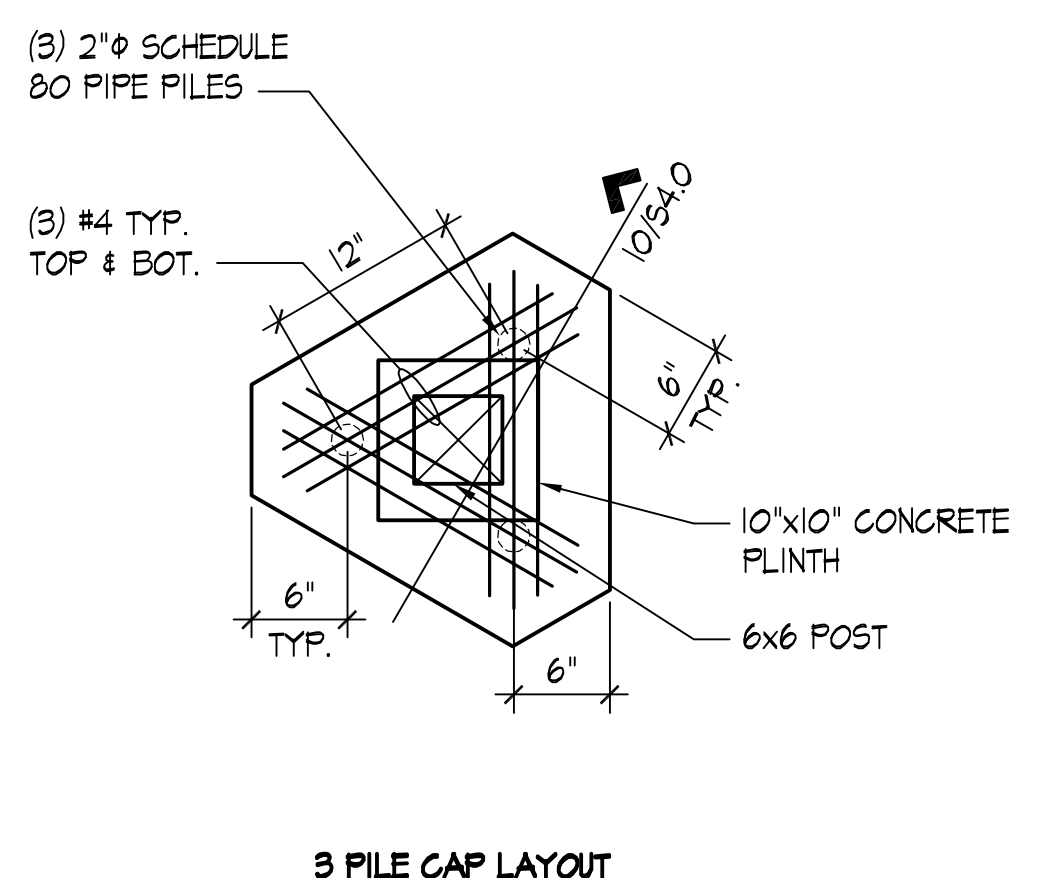


DETAIL B
PANEL EDGE NAILING AT JOIST SPLICE

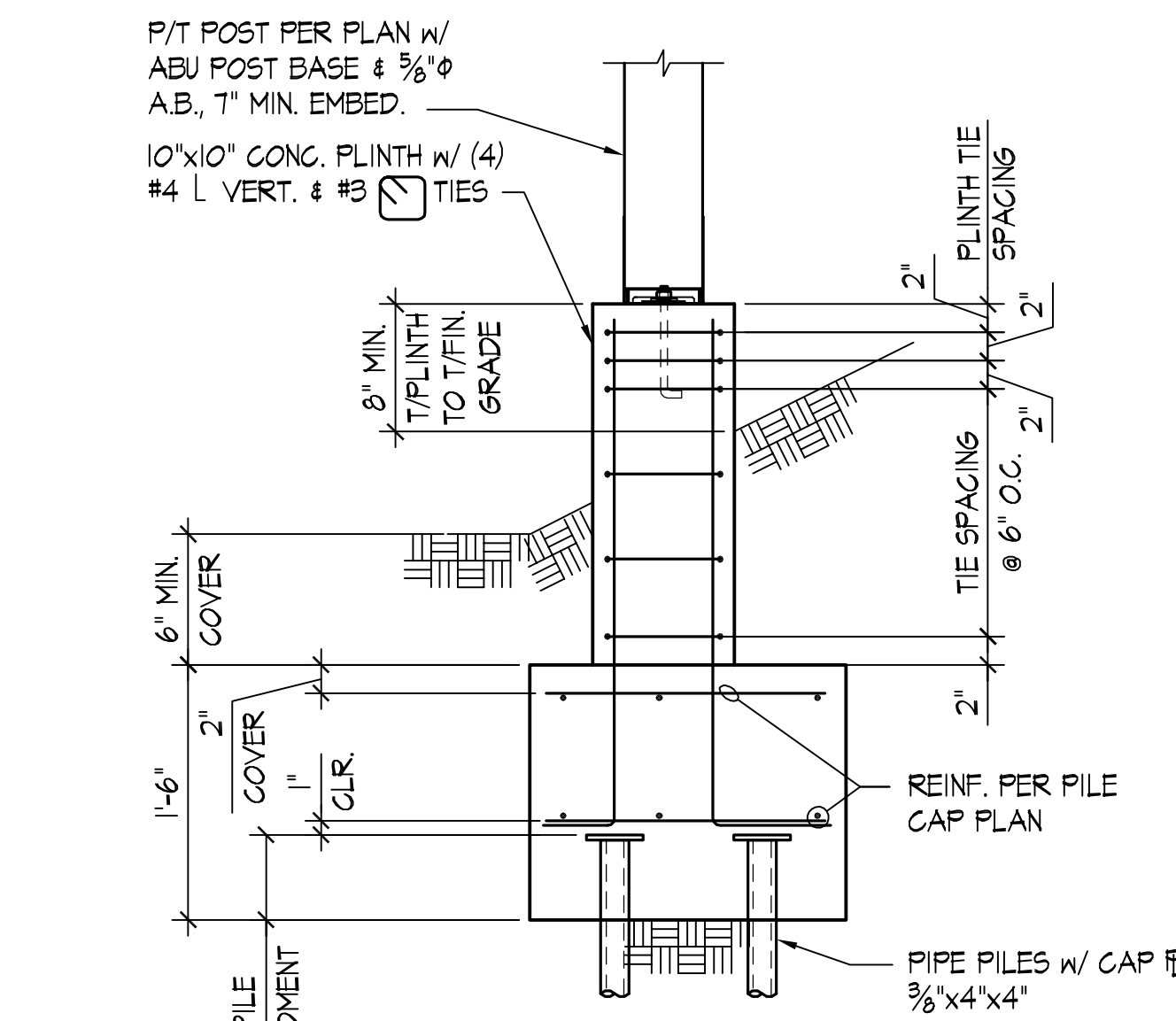
- NOTES:**
- RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
 - WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.

TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING SCALE: NONE 6

SHEAR WALL SCHEDULE - 8d NAILS SCALE: NONE 8



3 FILE CAP LAYOUT

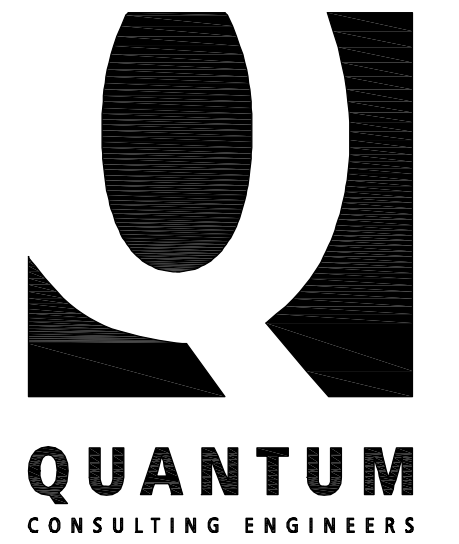


DETAIL SCALE: 1"=1'-0" 9

DETAIL SCALE: NONE 11

DETAIL SCALE: 1"=1'-0" 9

DETAIL SCALE: NONE 12



1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.557.3900
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SEAL:



PROJECT:

KAHN RESIDENCE

18 BROOK BAY ROAD
MERCER ISLAND, WA 98040

SHEET NOTES:

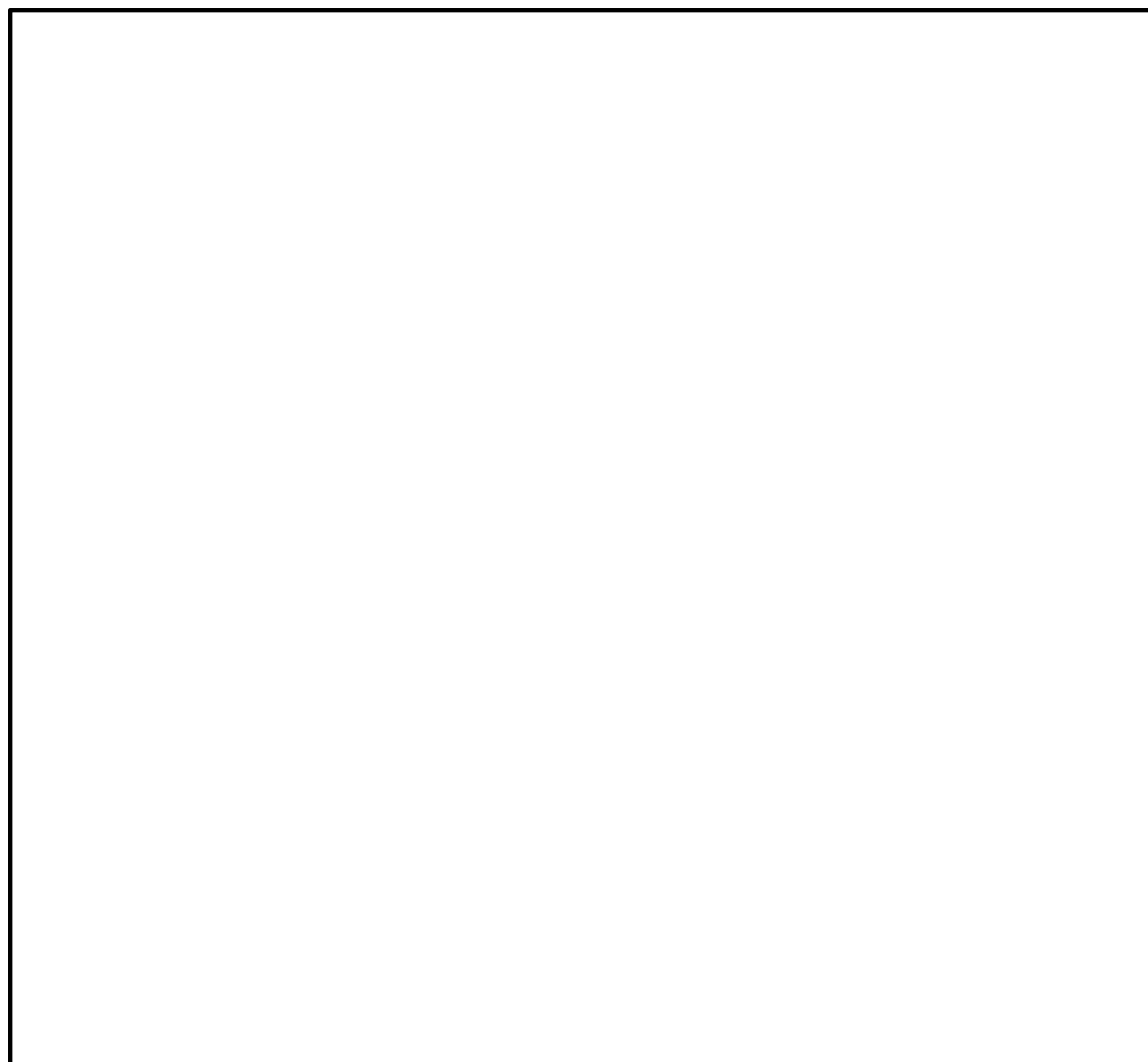
PERMIT	6/12/19

NO.	DESCRIPTION	DATE	BY

DETAILS

SHEET NO.

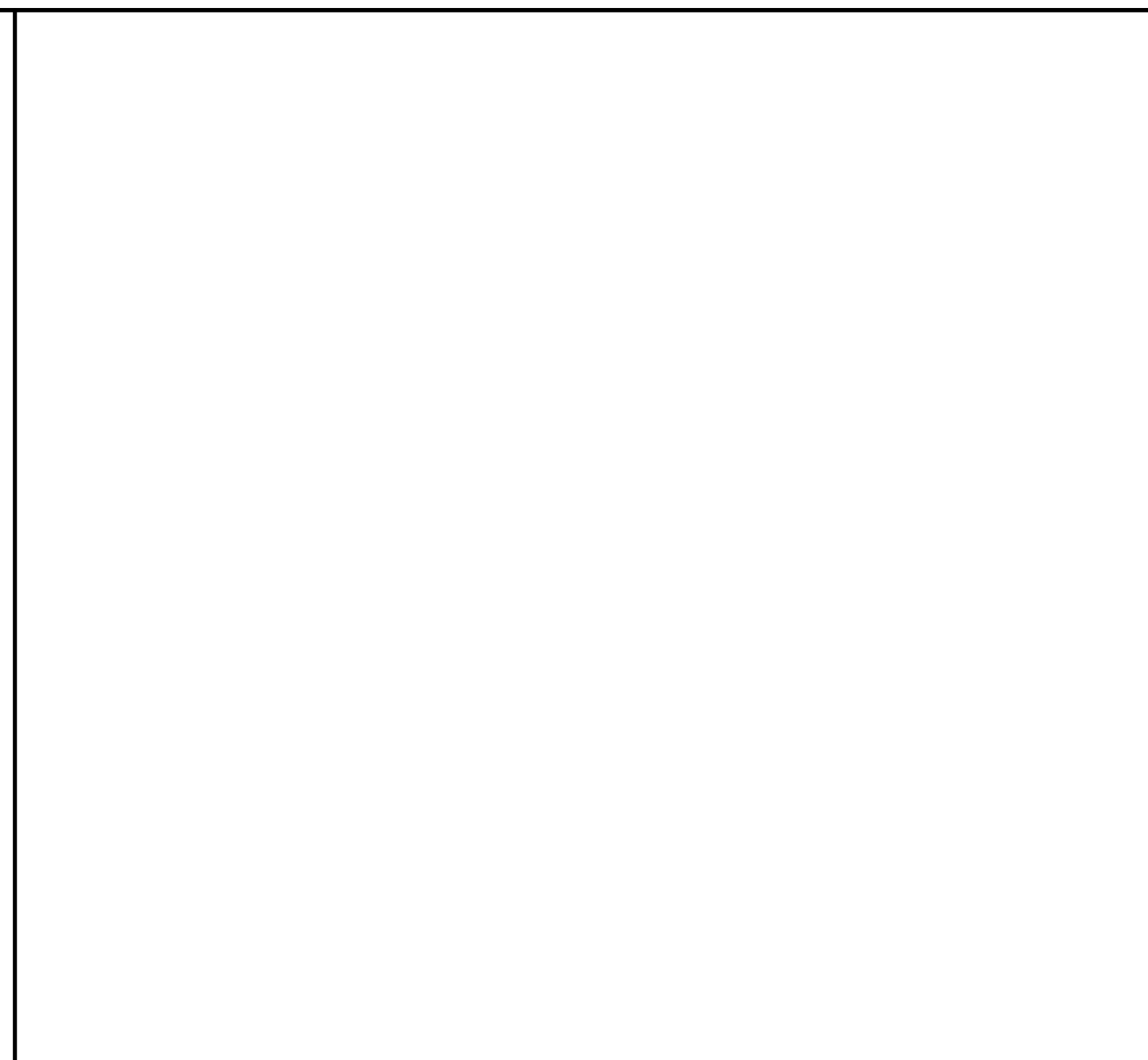
S4.1



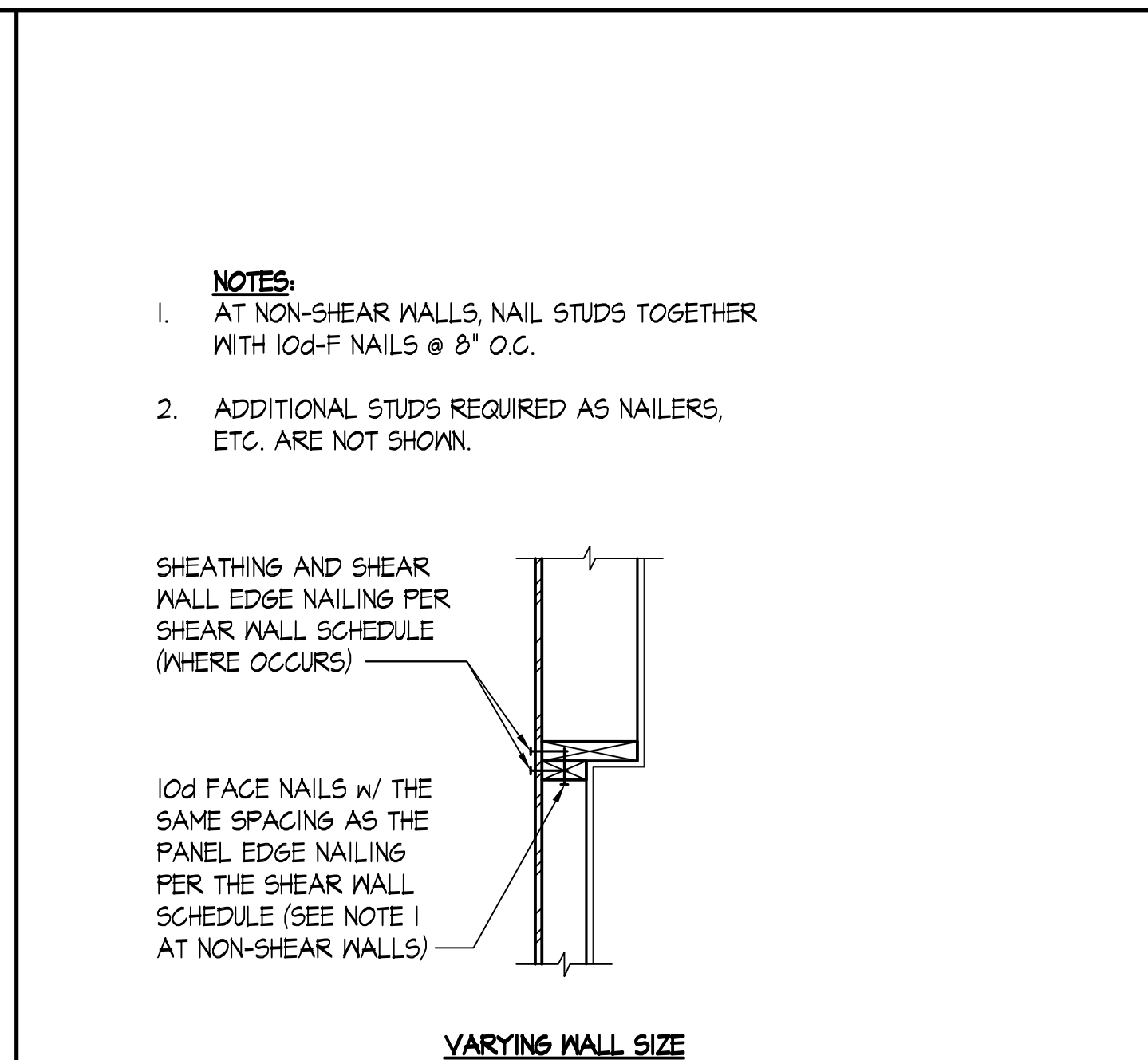
DETAIL SCALE: NONE 1



DETAIL SCALE: NONE 2



DETAIL SCALE: NONE 3



DETAIL SCALE: NONE 4

A. CUTTING AND NOTCHING WOOD STUDS
(DO NOT NOTCH MORE THAN 3 ADJACENT STUDS w/o REVIEW BY ENGINEER)

BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	2-3/8"
2x6	1-3/8"	4-1/8"
2x8	1-7/8"	5-3/8"

NON-BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

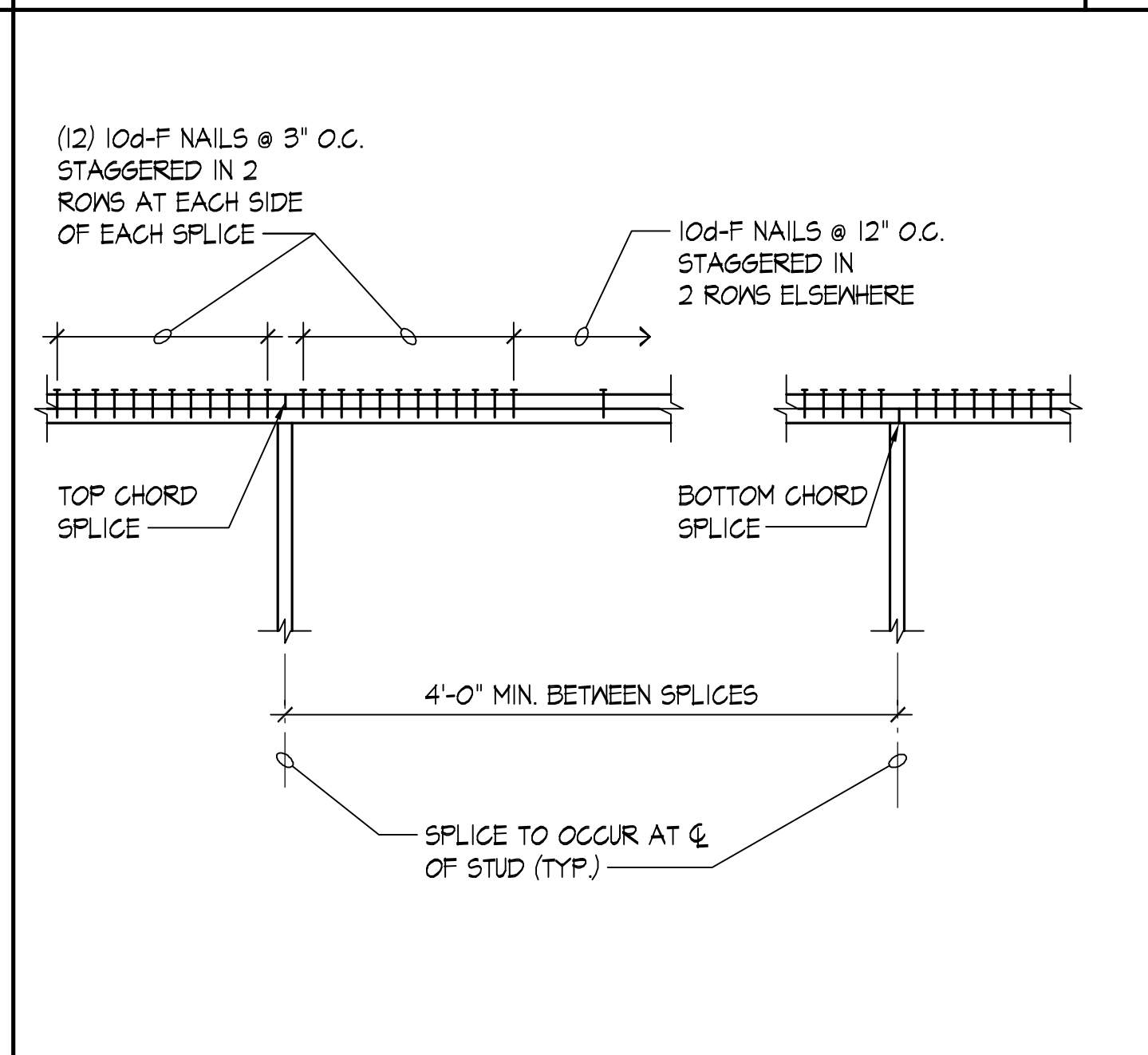
B. HOLES IN WOOD STUDS

BEARING WALL:

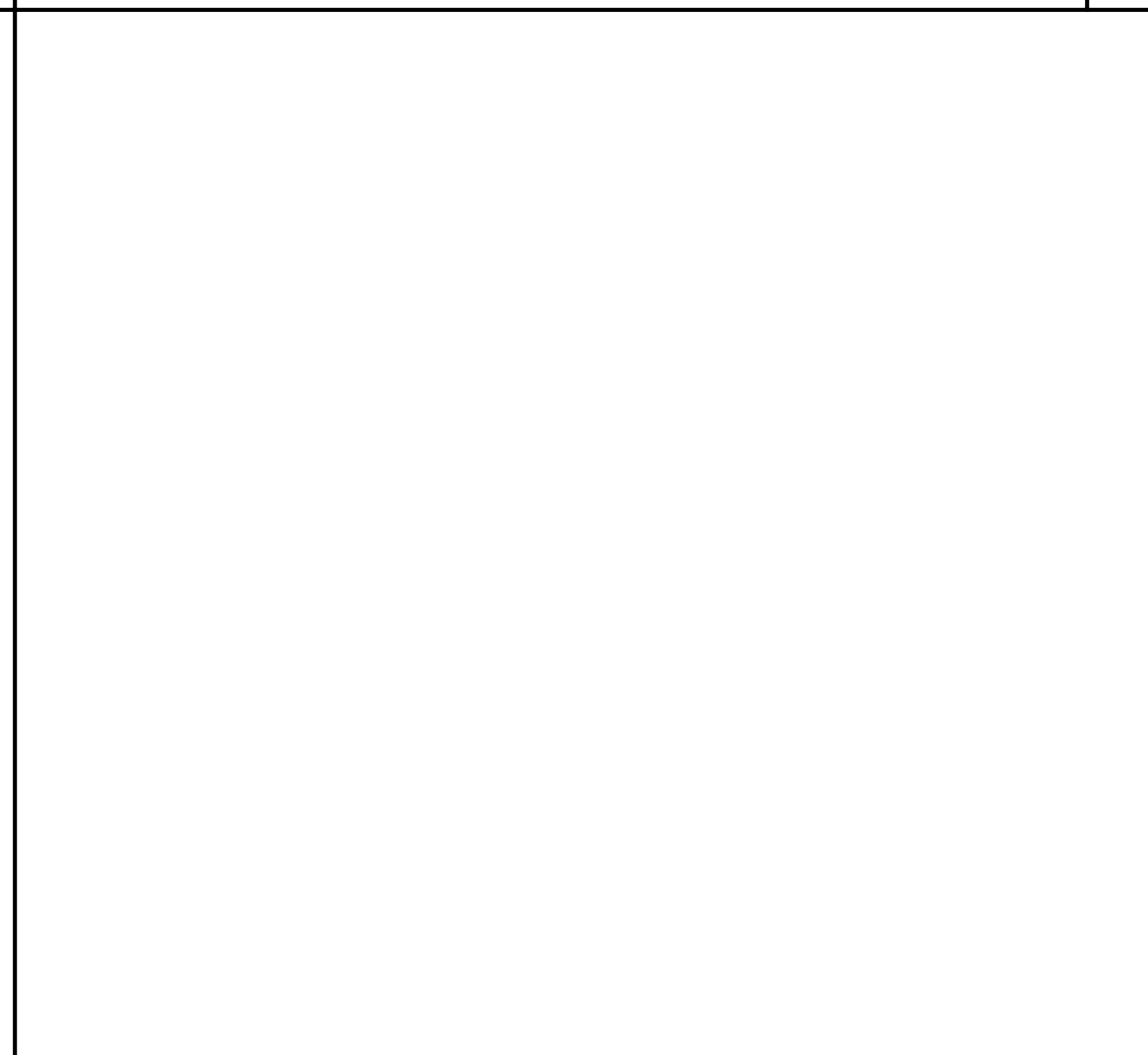
STUD SIZE	MAX. DIAMETER OF HOLE
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

NON-BEARING WALL:

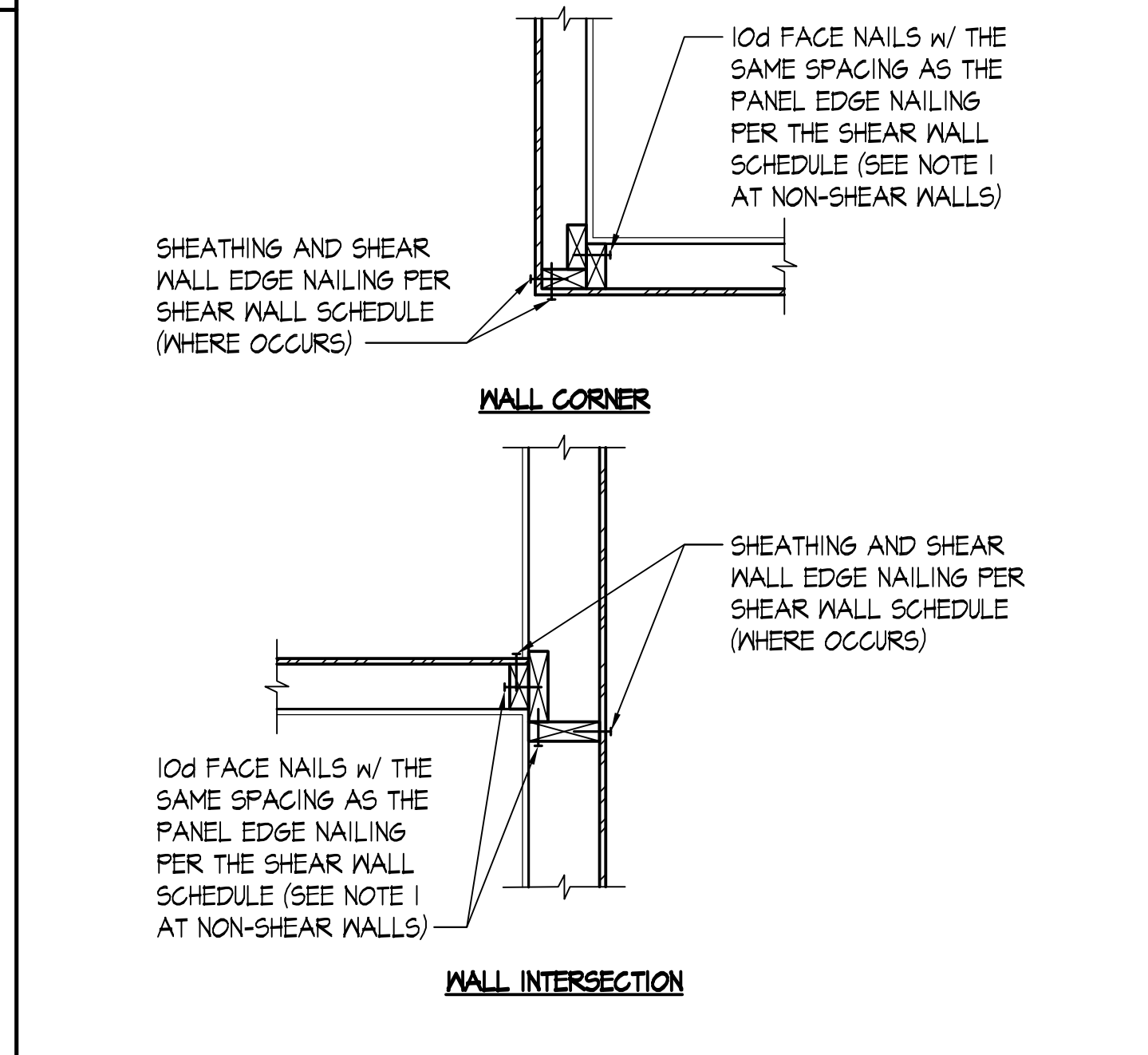
STUD SIZE	MAX. DIAMETER OF HOLE
2x4	2-1/4"
2x6	3-3/8"
2x8	4-1/2"



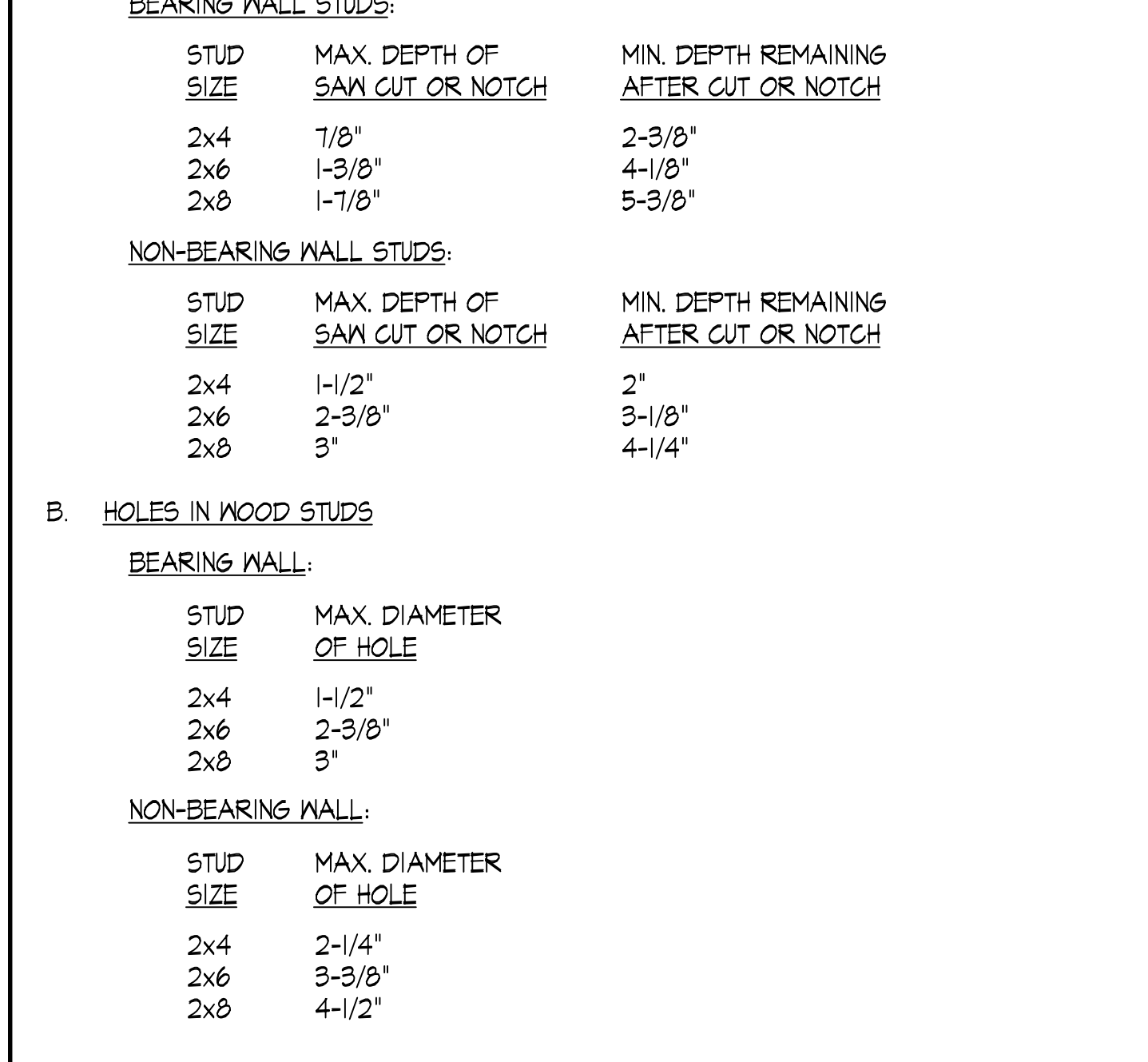
DETAIL SCALE: NONE 5



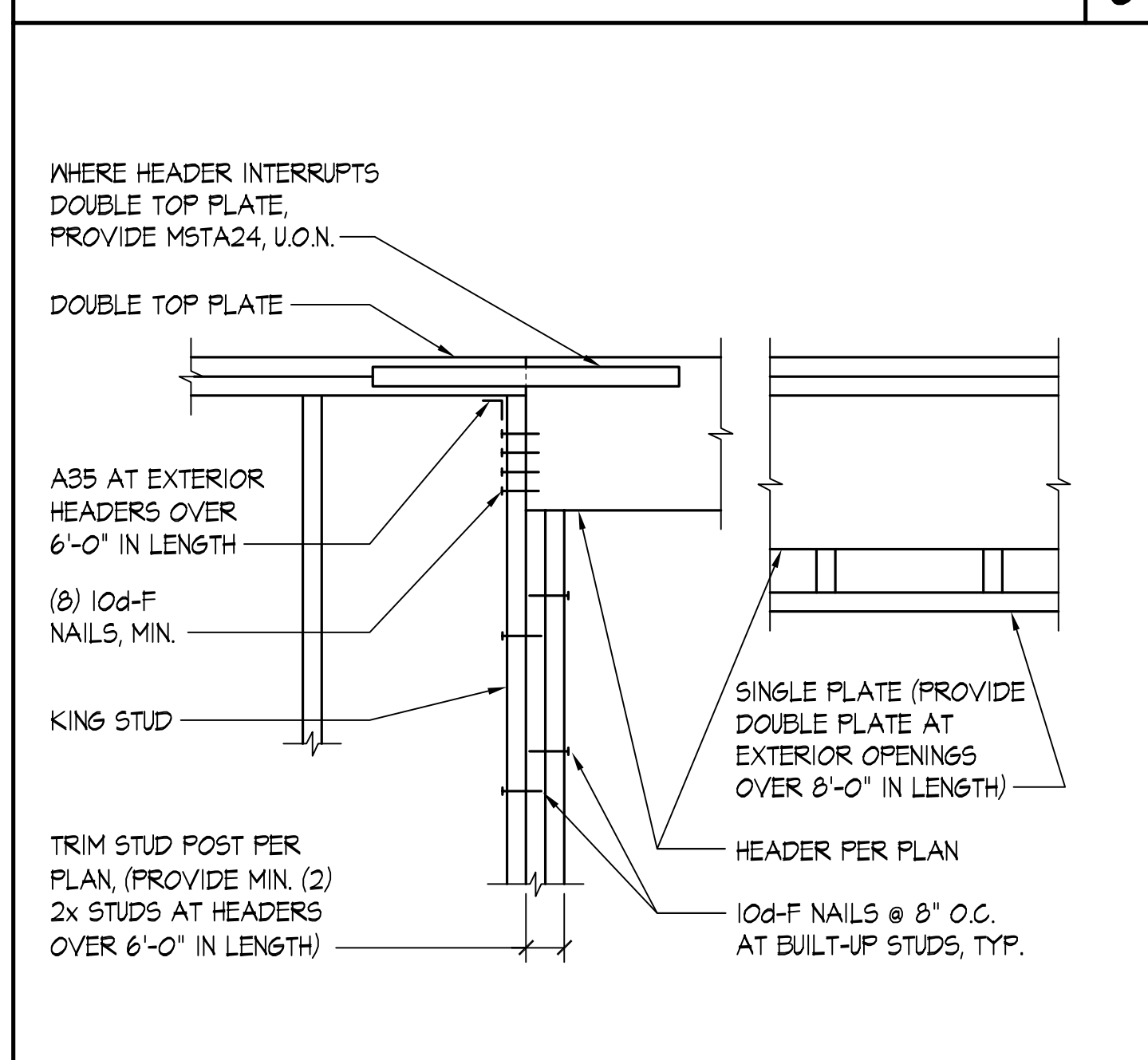
DETAIL SCALE: NONE 6



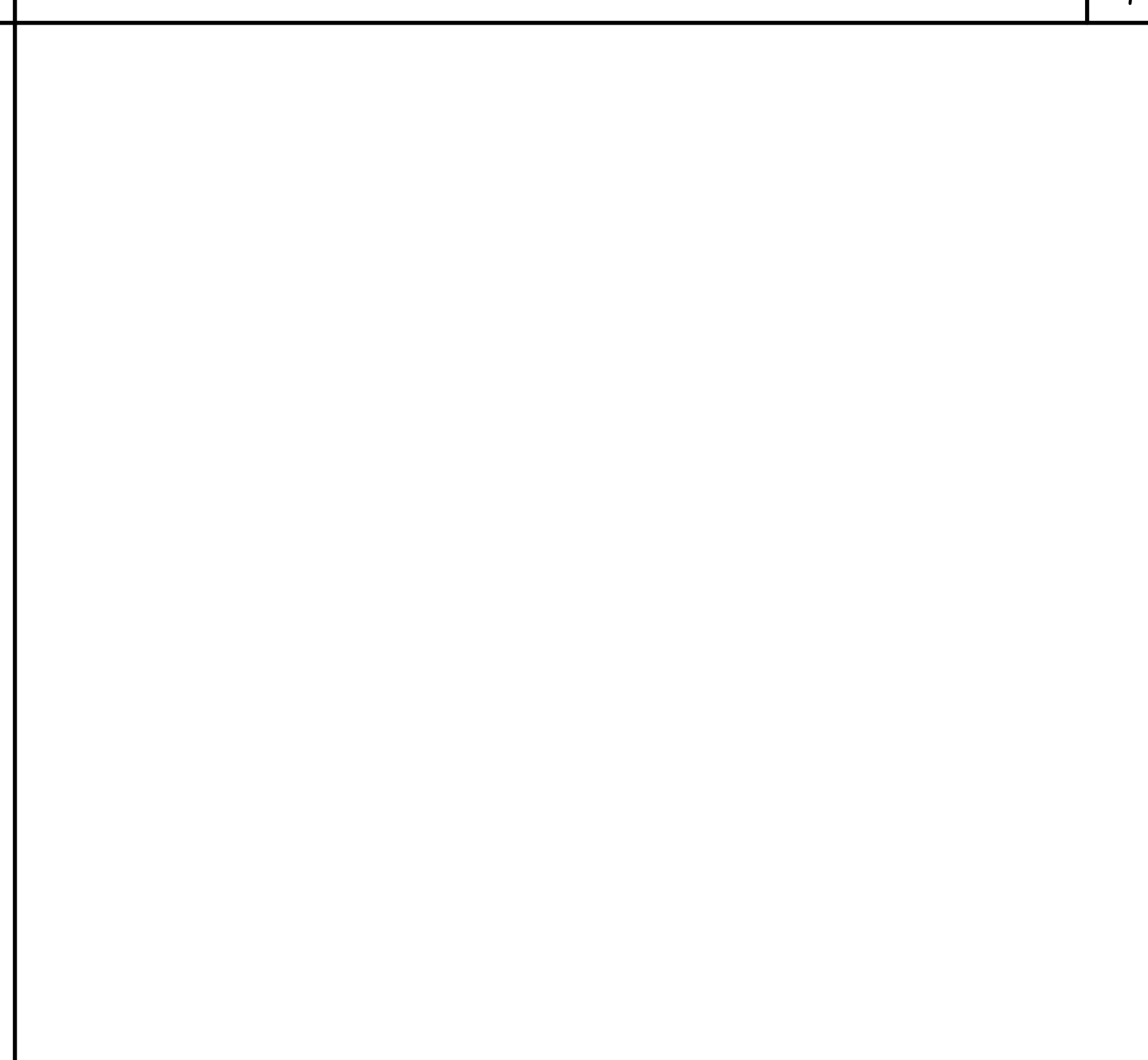
DETAIL SCALE: NONE 7



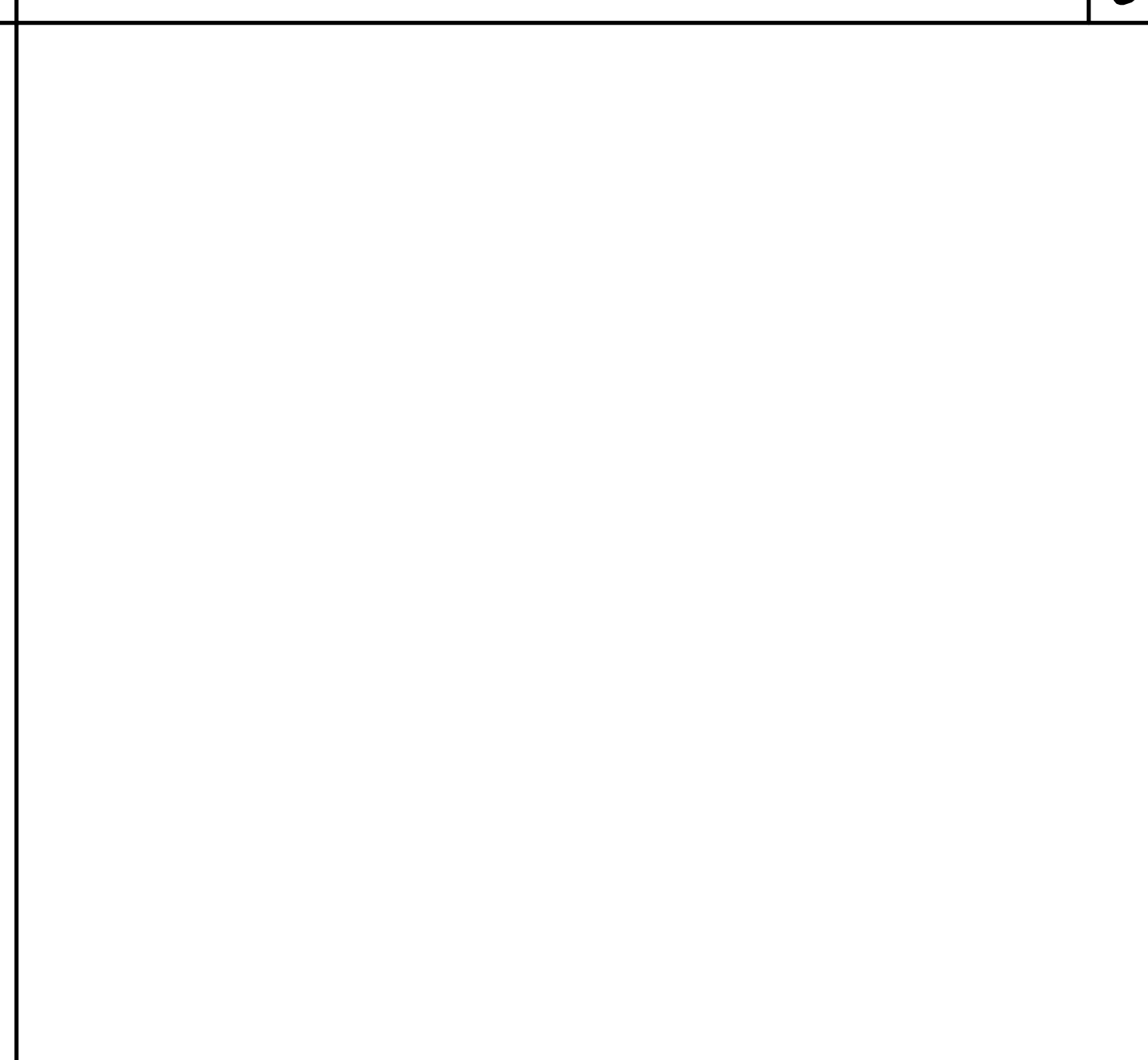
DETAIL SCALE: NONE 8



DETAIL SCALE: NONE 9



DETAIL SCALE: NONE 10



DETAIL SCALE: NONE 11

