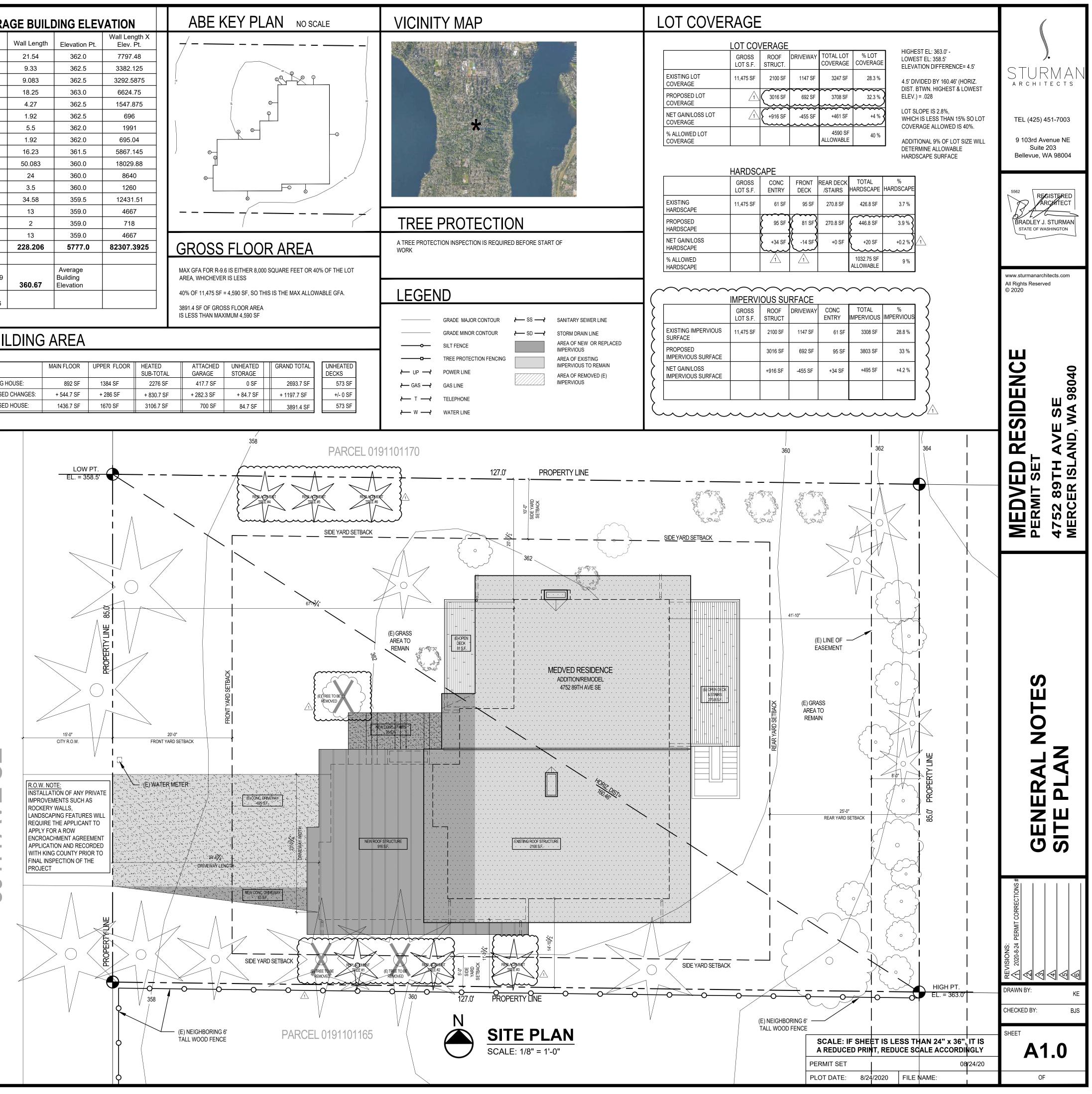
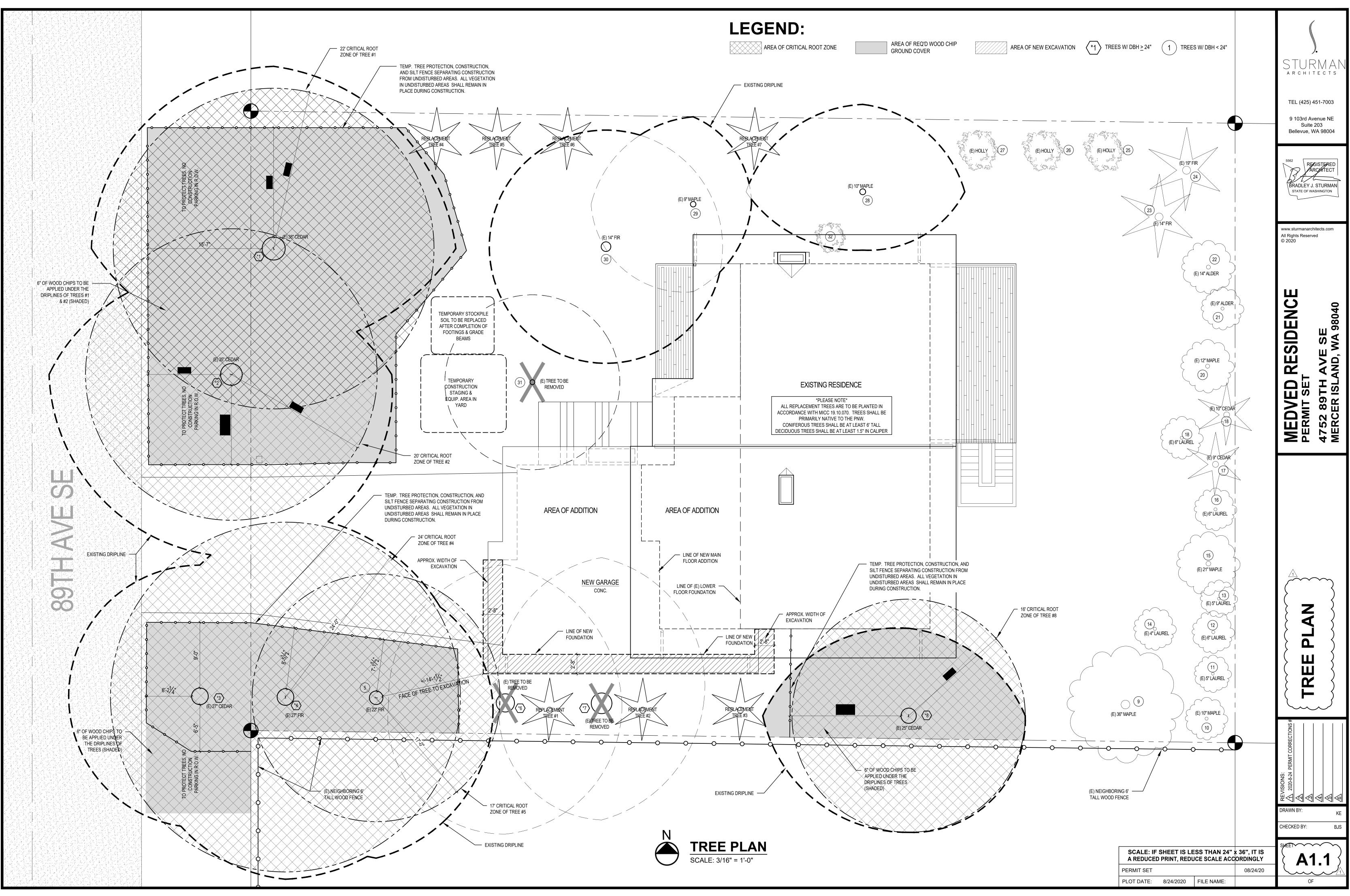
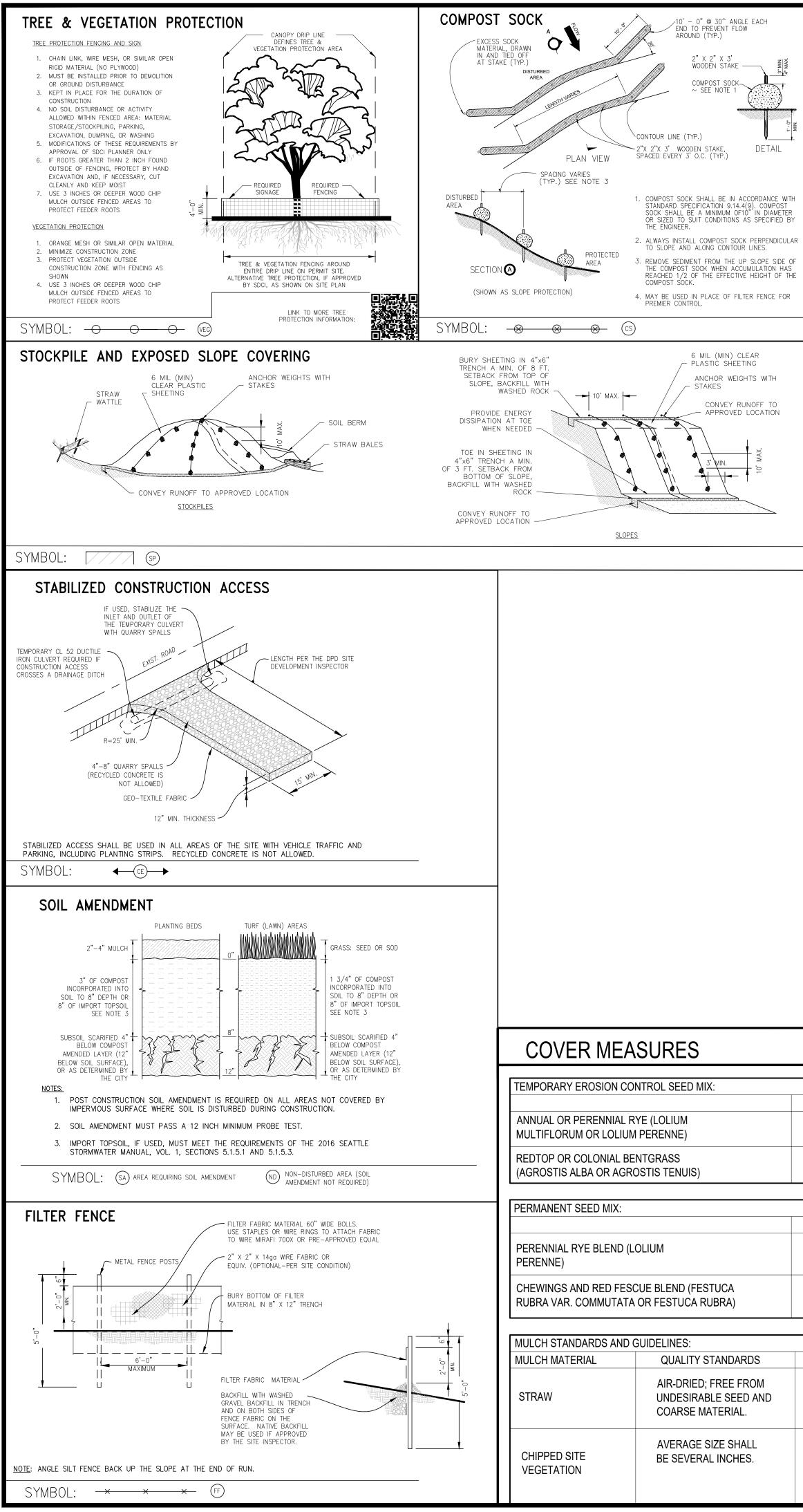
GENE	RAL NOTES	PROJECT	DATA	AVERA
	ALL COMPLY WITH THE 2015 IBC, 2015 IMC, 2015 IFGC, 2015 IFC, 2015 UPC, 2015 IPMC, 2008 NEC, 2015	PROJECT ADDRESS:	4752 89TH AVE SE MERCER ISLAND	
	. ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH IES AND ORDINANCES.	PROPERTY TAX ID NUMBER: SCOPE OF WORK:	019110-1168 ADDITION OF NEW GARAGE, REMODEL OF (E) GARAGE	AB
	CALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE T OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND		AND LOWER FLOOR, ADDITION TO MAIN FLOOR, AND REMODEL OF (E) MAIN FLOOR BEDROOMS	С
SUBCONTI B. UNLESS O	RACTOR PROCEED AT THEIR OWN RISK. THERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF	ZONING: CONSTRUCTION TYPE:	R-9.6 TYPE V B	D E
STUDS UN C. VERIFY AL	LESS OTHERWISE NOTED. L ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES	SEISMIC ZONE: NUMBER OF STORIES:	3 2 STORIES	F G
REQUIRED 3. DOCUMENT RI		FIRE PROTECTION: BUILDING HEIGHT	NONE MAX. 30 FT ABOVE AVERAGE BUILDING ELEV.	Н
PROCEEDING 4. ROUGH OPEN	WITH THE WORK INGS/BACKING: IND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS,	GROSS FLOOR AREA LOT AREA:	8,000 SF OR 40 % LOT AREA, WHICHEVER IS LESS 11,475 SF	J
FURRING, CUF SURFACE-MO	RBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR		85 FT FRONT LOT LINE = 20 FT	K L
FURRING NOT	RING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.	SETBACKS:	REAR LOT LINE = 25 FT SIDE LOT LINES = LOTS >90' WIDTH: SUM OF 17%	M N
 FLOOR LINES: REPETITIVE FI 	RIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S). "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR. EATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.		LOT WIDTH, BOTH <u>></u> 5 FT	0 P
CENTERED BE	IMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR TWEEN WALLS AS SHOWN.	PROJECT	TEAM	
TO BE PRESSI TYPICAL.	ERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: URE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8",	OWNER:		82307.39
16" O.C., UNLE	RIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ SS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS. EXISTING EXTERIOR WALLS ARE 2X4	4752 89TH AVE SE MERCER ISLAND, WA 98040	BURT ENGINEERING, PLLC 18530 MERIDIAN AVE NORTH SHORELINE, WA 98133	25
12. VENTILATION:	O.C., AND ARE TO REMAIN. HROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE.	PHONE: -	PHONE: 206.779.6856 CONTACT: CORNELL BURT	228.206
	TILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING /ED.	ARCHITECT: STURMAN ARCHITECTS, INC. 9 - 103RD AVE NE SUITE 203		BUIL
14. DOWNSPOUTS 15. OTHER DOCU	: TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS. 5: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS. MENTATION: REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE	BELLEVUE, WA 98004 PHONE: 425.451.70	KIRKLAND, WA 98033 03 PHONE: 206.999.9307	
DRAWINGS FC 16. PROTECTION:	R ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.	CONTACT: BRAD STU	RMAN CONTACT: TED MARSHALL	
ADDITIONAL C 17. PERMITS:	ECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION	LEGAL DES	CRIPTION	EXISTING HC
TO THE BASIC 18. ROOFING:	BUILDING PERMIT	ALLVIEW HEIGHTS ADD TGW F		PROPOSED F
19. EXHAUST DUC	CTS: KDRAFT DAMPERS AT ALL EXHAUST DUCTS. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE	PLAT BLOCK:15 PLAT LOT: 10		
20. APPLIANCES: CLEARANCES SPECIFIED IN	OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS UL LISTING.			
21. WATER FLOW SHOWER SHA 22. SMOKE DETEC	LL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.	SHEET INC	EX	
	BON MONOXIDE THROUGHOUT NEW CONSTRUCTION. TO BE MONITORED PER FIRE REQUIREMENTS. G:	A1.0 COVER SHEET - GENERAL	& S1.2 PLAN	1
FIREBLOCKING	G SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2015 IRC SECTION R302.11, (1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, 2) AT INTERCONNECTIONS BETWEEN /ERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. &	ENERGY NOTES, LEGAL, F	PROJECT S1.3 MAIN FLOOR FRAMING PLAN DEX, SITE S2.1 ROOF FRAMING PLAN S2.2 FOUNDATION SECTIONS	
B.O. RUN, 4) A	T OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.	A1.1 TREE PLAN	S2.3 FRAMING SECTIONS S2.4 FRAMING SECTIONS	
	<u>GY NOTES</u>	C1-0 EROSION & CONSTRUCTION STORMWATER CONTROL		
CODE: SPACE HEAT TYPE:	2015 W.S.E.C. & 2015 IRC, WAC 51-11R CLIMATIC ZONE: ZONE #4C -MARINE NATURAL GAS, FORCED AIR SYSTEM THERMAL STANDARDS UNLIMITED OPTION FOR OPENINGS:	AND DETAILS A2.0 MAIN FLOOR PLAN		
INSULATION VALUES: PRESCRIPTIVE METHO	VAULTED CEILINGS: R-38	A2.1 UPPER FLOOR PLAN A2.2 ROOF PLAN A3.0 EXTERIOR ELEVATIONS		
AIR INFILTRATION:	FLOORS (OVER UNHEATED SPACES): R-30 SLAB-ON-GRADE: R-10 MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON	A4.0 BUILDING SECTIONS A5.0 WALL SECTIONS A6.0 EXTERIOR DETAILS		
	STATE ENERGY CODE EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE	S0.1 STRUCTURAL NOTES S1.1 FOUNDATION AND LOWER	RELOOR	
	AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE			
MOISTURE CONTROL:	WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER	2015 WSEC		1
	THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)	2013 WSEC	CREDITS	1
	ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY		GREATER THAN 500 SQUARE FEET OF HEATED IAN 1500 SF, SO IT WILL BE CONSIDERED A SMALL	
VENTILATION:	CRAWL SPACE: 6 MIL POLYETHELENE ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR	CREDITS OPTION	DESCRIPTION	ш
	VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.	1.0 3D .5 5A	HIGH EFFICENCY HVAC EQUIPMENT EFFICIENT WATER HEATING	S
HEATING & COOLING: TEMP. CONTROL:	FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85	TOTAL CREDITS 1.5		Ц
	DEGREES FARENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.			$\langle \rangle$
DUCT INSULATION:	THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3.1 OF THE WASHINGTON STATE ENERGY CODE. a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN.	CUT/FILL		Η×
	a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.	CUT = 0 C.Y. FILL = 0 C.Y.		亡
	b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.			5
LIGHTING: PIPE INSULATION:	RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.		COOPERATION	
	ALL HOT WATER PIPES, AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE, SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.	RELEASE AND ACCEPTANC	E OF THESE DOCUMENTS INDICATES	1
WHOLE HOUSE VENTILATION:	WHOLE HOUSE VENTILATION SYSTEM: a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 320 CFM RUNNING INTERMITTENTLY PER 2015 IRC TABLES M1507.3.3 (1&2). FAN SHALL BE LESS THAN	ARCHITECTS. ANY ERRORS DISCOVERED IN THE USE (E OWNER, CONTRACTOR, AND STURMAN S, OMISSIONS, OR DISCREPANCIES DF THESE DOCUMENTS SHALL BE	
	RUNNING INTERMITTENTLY PER 2015 IRC TABLES M1507.3.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.	-	TO STURMAN ARCHITECTS. FAILURE TO MAN ARCHITECTS FROM ANY CONSEQUENCES.	
	b. SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN	ANY DEVIATION FROM THE	SE DOCUMENTS WITHOUT THE CCHITECTS IS UNAUTHORIZED. FAILURE	
	HEATED AREAS. c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION. d. ERESH AIR VENT SHALL BE LOCATED AWAY EROM SOURCES OF ODORS OR FUMES. MIN 10'	TO OBSERVE THESE PROC	EDURES SHALL RELIEVE STURMAN IBILITY FOR ALL CONSEQUENCES	
	 FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, 		0110.	
	AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.			
PLUMBING FIXTURES	 AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES. e. AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP. ALL PLUMBING FIXTURES SHALL CONFORM TO RCW 19.27.170 			







	J SEDIMENTA	ATION CONTROL NOTES	CON
1. NOT USED 2. NOT USED			1. BM LE/
3. PERIMETER PROTECTIO		E SOLE FORM OR TREATMENT WHEN THE FLOWPATH MEETS THE CRITERIA LISTED BELOW. IF THESE ONLY BE USED AS A BACKUP TO A SEDIMENT TRAP OR POND.	2. TH AP EV
AVERAGE SLOPE 1.5H:1V OR LESS	SLOPE PERCENT 67% OR LESS	FLOWPATH LENGTH 100 FEET	3. AN
2H:1V OR LESS	50% OR LESS	115 FEET	SE
4H:1V OR LESS 6H:1V OR LESS	25% OR LESS 16.7% OR LESS	150 FEET 200 FEET	IMN ET
10H:1V OR LESS	10% OR LESS	250 FEET	4. CIT
4. THE CONTRACTOR SHA	ALL STABILIZE DENUDED	AREAS AND SOIL STOCKPILES AS FOLLOWS:	5. PO
DENUDED AREAS SHA VEGETATION SHALL BE MAIN		LCH, SOD, PLASTIC, OR OTHER BMP'S APPROVED BY THE ENGINEER. WHERE POSSIBLE NATURAL AND SEDIMENT CONTROL.	MA DIS
		NAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR NG EROSION/SEDIMENT CONTROL.	
6. EVERY EFFORT SHALL	BE MADE TO CLOSE UTIL	LITY TRENCHES BY THE END OF THE DAY AND MATERIAL EXCAVATED DURING UNDERGROUND UTILITY	v v <i>r</i>
7. ALL TEMPORARY EROS	SION AND SEDIMENT CON	HILL SIDE OF TRENCHES (WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS). NTROL BMP'S SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARIN	G
	,	IANENT DRAINAGE FACILITIES ARE IN OPERATION, AND THE POTENTIAL FOR EROSION HAS PASSED. ROL FACILITIES SHALL BE MAINTAINED MONTHLY, OR FOLLOWING EACH RUNOFF-PRODUCING STORM	7. ALI CO
	PERATION OF ALL EROSI	ION AND SEDIMENT CONTROL FACILITIES. SEDIMENT SHALL BE REMOVED FROM BMP'S WHEN IT	HY
9. THE PUBLIC RIGHT-OF-	WAY SHALL BE KEPT CLE	EAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY	
		RK ON SITE BEING STOPPED. JIRES THE USE OF ALL KNOWN AVAILABLE, AND REASONABLE MEANS OF CONTROLLING AIR	
		ONTROLLED BY WETTING EXPOSED SOILS, WASHING TRUCK WHEELS BEFORE THEY LEAVE THE SITE, ISTRUCTION ENTRANCES. CONSTRUCTION VEHICLE TRACK-OUT IS A MAJOR SOURCE OF DUST AND	
ANY EVIDENCE OF TR AGENCY.	ACK-OUT CAN TRIGGER I	FINES FROM THE DEPARTMENT OF ECOLOGY OF THE PUGET SOUND AIR POLLUTION CONTROL	1. SCHE
11. NOT USED			2. FLAG
	ER THEY ARE NO LONGE	RARY EROSION AND SEDIMENTATION CONTROL BMP'S WITHIN 30 DAYS AFTER FINAL SITE ER NECESSARY.	3. POST
			0.1001
PRIOR TO BEC	GINNING CLE	ARING OR GRADING	4. GRAD
PRIOR TO BEC			5. INSTA
13. INSTALL THE SLIT FENCE	AS INDICATED ON THE S	SITE PLAN & SHEET C1.0	
13. INSTALL THE SLIT FENCE	AS INDICATED ON THE S		5. INSTA
13. INSTALL THE SLIT FENCE 14. PLACE A THICK LATER OF IMPORTANT IN THE SOUTH, L 15. INSTALL PRE MANUFACTI	AS INDICATED ON THE S STRAW OR MULCH ON A OW END OF THE LOT. JRED SILT SOCKS IN THE	SITE PLAN & SHEET C1.0 ALL AREAS OF BARE SOIL OUTSIDE OF THE PLANNED NEW CONSTRUCTION. THIS IS PARTICULARLY E TWO EXISTING CATCH BASINS LOCATED SOUTH & EAST OF THE SITE. THIS CATCH BASIN	5. INSTA 6. CONS 7. GRAD 8. CONS
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13. INSTALL THE SLIT FENCE 14. PLACE A THICK LATER OF MPORTANT IN THE SOUTH, L 15. INSTALL PRE MANUFACTO PROTECTION MUST BE CHEC & DEBRIS FROM SURFACE R 16. CONSTRUCT A STABILIZE PAVED SURFACES TO IMPOF DURING GRAC 17. COVER ANY SOIL STOCK 18. ALLOW NO RUNOFF FROM MAY REQUIRE CREATING A S NEED TO BE PUMPED TO A T 19. FOLLOWING CONSTRUCT COMPLETION OF BACKFILLIN	AS INDICATED ON THE S STRAW OR MULCH ON A OW END OF THE LOT. JRED SILT SOCKS IN THE CKED PERIODICALLY, & C UNOFF. D CONSTRUCTION ENTR AT OR EXPORT DEBRIS & DING AND CO PILES WITH PLASTIC SHE M THE EXCAVATION FOR SOIL BERM ALONG THE SO EMPORARY HOLDING TA TION OF THE FOUNDATION IG.	SITE PLAN & SHEET C1.0 ALL AREAS OF BARE SOIL OUTSIDE OF THE PLANNED NEW CONSTRUCTION. THIS IS PARTICULARLY E TWO EXISTING CATCH BASINS LOCATED SOUTH & EAST OF THE SITE. THIS CATCH BASIN CLEANED AS NECESSARY, TO PREVENT THE SILT SOCKS FROM BECOMING OVERLOADED WITH SILT RANCE, AS SHOWN ON SHEET C1.0 OF THE DRAWINGS, WHEREVER TRUCKS WILL DRIVE OFF AF SOIL. DNSTRUCTION EETING THAT IS STAKED OR WEIGHTED TO PREVENT IT FROM BLOWING AWAY. THE SOUTHERN ADDITION TO FLOW ACROSS THE GROUND SURFACE TOWARD THE SOUTH. THIS SOUTHERN EDGE OF THE EXCAVATION. IF SILTY RUNOFF COLLECTS IN THE EXCAVATION, IT MAY ANK FOR DISPOSAL OFF SITE.	5. INSTA 6. CONS 7. GRAD 8. CONS WITH CL 9. INSTA 10. MAIN RECOM 11. RELO THAT AS THE ACO 12. COV DAYS DI EQUIVA

			_	
% WEIGHT	% PURITY	% GERMINATION	COVER METHODS INCLUDE THE USE OF MULCH, EROSION CONTROL NETS AND BLANKETS,	INTEF
40	98	90	PLASTIC COVERING, SEEDING, AND SODDING. MULCH AND PLASTIC SHEETING ARE PRIMAR INTENDED TO PROTECT DISTURBED AREAS FOR A SHORT PERIOD OF TIME, TYPICALLY DAY	1. AT ⁻
10	92	85	FEW MONTHS. SEEDING AND SODDING ARE MEASURES FOR AREAS THAT ARE TO REMAIN UNWORKED FOR MONTHS.	2. AT HORIZ
]	3 INT

% WEIGHT	% PURITY	% GERMINATION	REMARKS	
70	98	90	THIS MIX IS PROVIDED AS JUST ONE RECOMMENDED POSSIBILITY. LOCAL SUPPLIERS SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS BECAUSE THE	
30	98	90	APPROPRIATE MIX DEPENDS ON A VARIETY OF FACTORS, INCLUDING EXPOSURE, SOIL TYPE, SLOPE, AND EXPECTED FOOT TRAFFIC.	4. C(

 APPLICATION RATES	REMARKS
2"-3" THICK; 2-3 BALES PER 1000 SF OR 2-3 TONS PER ACRE	COST-EFFECTIVE PROTECTION WHEN APPLIED WITH ADEQUATE THICKNESS. HAND-APPLICATION GENERALLY REQUIRES GREATER THICKNESS THAN BLOWN STRAW. STRAW SHOULD BE CRIMPED TO AVOID WIND BLOW. THE THICKNESS OF STRAW MAY BE REDUCED BY HALF WHEN USED IN CONJUNCTION WITH SEEDING.
2" MINIMUM THICKNESS	THIS IS A COST-EFFECTIVE WAY TO DISPOSE OF DEFRIS FROM CLEARING AND GRUBBING, AND IT ELIMINATES THE PROBLEMS ASSOCIATED WITH BURNING. GENERALLY, IT SHOULD NOT BE USED ON SLOPES ABOVE APPROXIMATELY 10% BECAUSE OF ITS TENDENCY TO BE TRANSPORTED BY RUNOFF. IT IS NOT RECOMMENDED WITHIN 200 FEET OF SURFACE WATERS. IF SEEDING IS EXPECTED SHORTLY AFTER MULCH, THE DECOMPOSITION OF THE CHIPPED VEGETATION MAY TIE UP NUTRIENTS IMPORTANT TO GRASS ESTABLISHMENT.

NSTRUCTION STORMWATER CONTROL (CSC) NOTES

BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.

THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.

ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE MMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)

CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES.

POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.

ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.

ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

NSTRUCTION SEQUENCE

HEDULE THE PRE-CONSTRUCTION MEETING.

AG OR FENCE ALL CRITICAL AREAS AND CLEARING LIMITS.

OST A SIGN WITH THE NAME AND PHONE NUMBER OF THE E.S.C. SUPERVISOR.

RADE AND INSTALL CONSTRUCTION ENTRANCE(S).

STALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

NSTRUCT SEDIMENT PONDS AND TRAPS, IF REQUIRED.

RADE AND STABILIZE CONSTRUCTION ROADS.

ONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY I CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

STALL UTILITIES.

AINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL STANDARDS AND MANUFACTURER'S MMENDATIONS.

RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO T AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH ACCEPTED STANDARD BMP'S.

OVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO S DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR IVALENT.

TABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

EED OR SOD ANY AREAS OF THE PROJECT, STABILIZE ALL DISTURBED AREA AND REMOVE BMP'S IFF ROPRIATE

PON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S IF APPROPRIATE.

INTERCEPTOR DIKE AND SWALE NOTES AND FIGURES

RCEPTOR DIKES AND SWALES ARE REQUIRED IN THE FOLLOWING SITUATIONS:

THE TOP OF ALL SLOPES IN EXCESS OF 3H:1V AND WITH MORE THAN 20 FEET OF VERTICAL RELIEF.

INTERVALS ON ANY SLOPE THAT EXCEEDS THE DIMENSIONS SPECIFIED IN THIS SECTION FOR THE IZONTAL SPACING OF DIKES AND SWALES.

3. INTERCEPTOR DIKES AND SWALES SHALL BE SPACED HORIZONTALLY AS FOLLOWS:

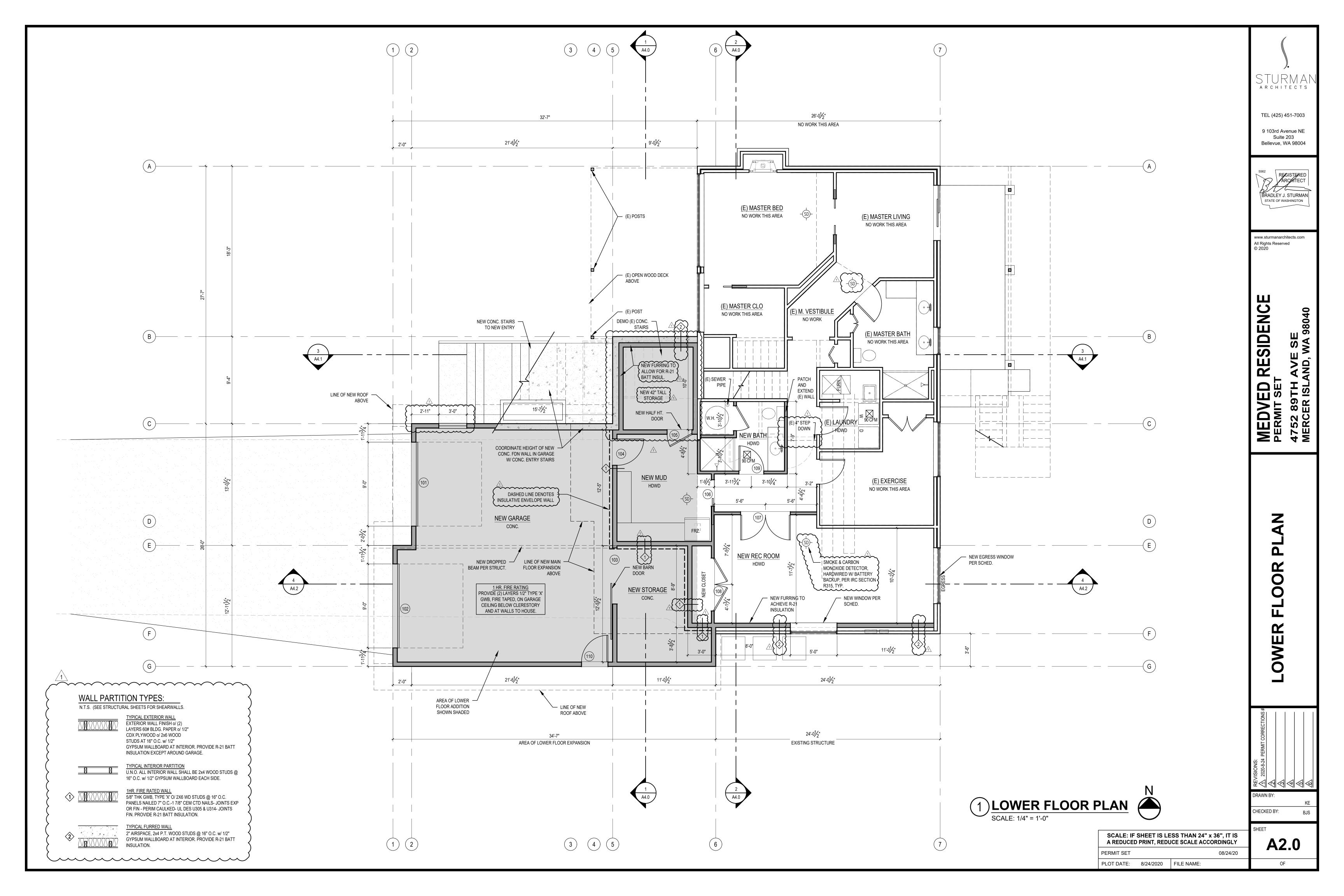
AVERAGE SLOPE	SLOPE PERCENT	FLOWPATH
20H:1V OR LESS	3-5%	300 FEET
(10 TO 20)H:1V	5-10%	200 FEET
(4 TO 10)H:1V	10-25%	100 FEET
(2 TO 4)H:1V	25-50%	50 FEET

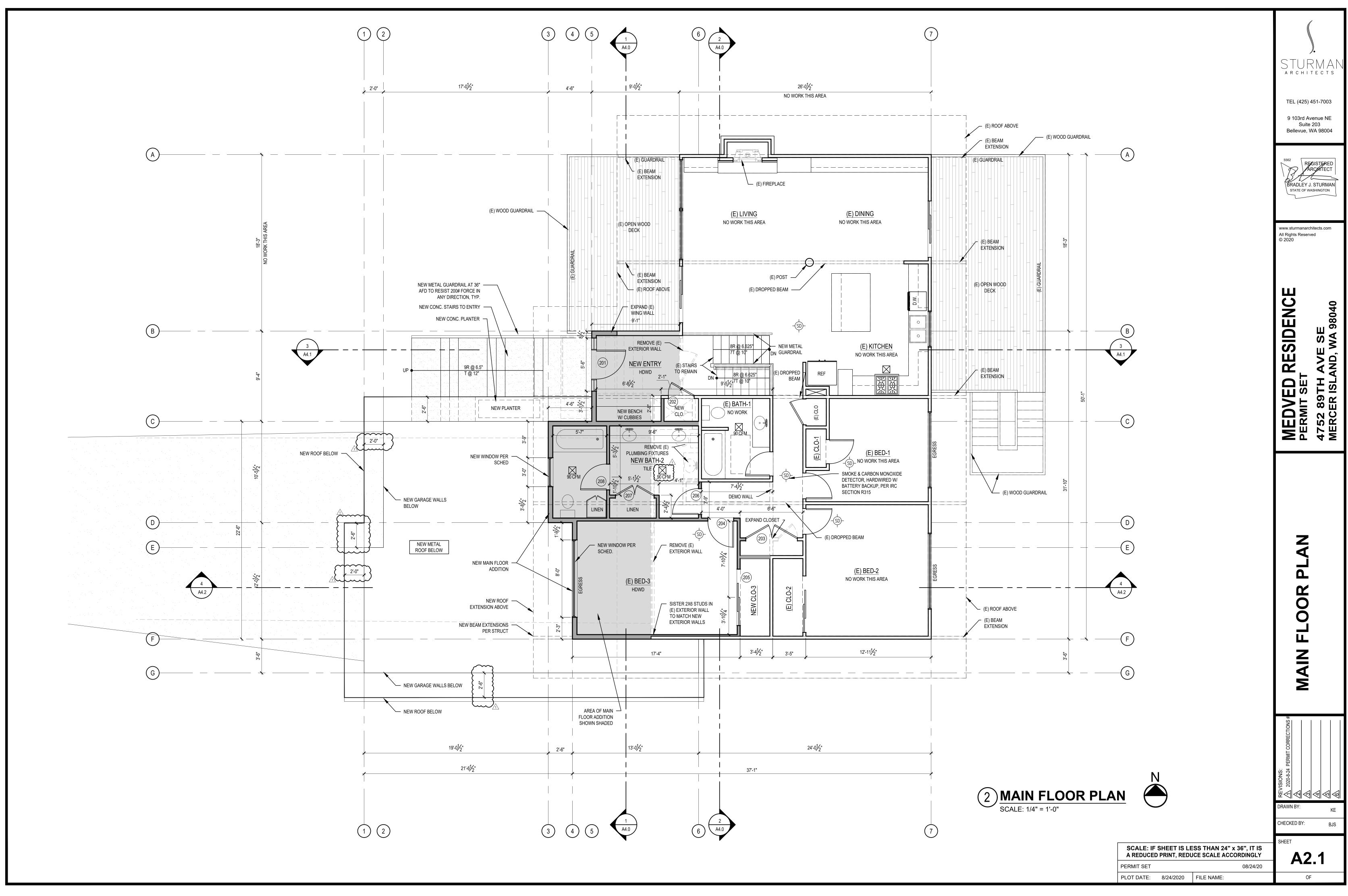
4. FOR SLOPES STEEPER THAN 2H:1V WITH MORE THAN 10 FEET OF VERTICAL RELIEF, BENCHES MAY BE CONSTRUCTED OR CLOSER SPACED INTERCEPTOR DIKES OR SWALES CAN BE USED. WHICHEVER MEASURE IS CHOSEN, THE SPACING AND CAPACITY OF THE MEASURES MUST BE DESIGNED BY THE ENGINEER AND THE DESIGN MUST INCLUDE PROVISIONS FOR EFFECTIVELY INTERCEPTING THE HIGH VELOCITY RUNOFF ASSOCIATED WITH STEEP SLOPES.

5. IF THE DIKES OR SWALES INTERCEPTS RUNOFF FROM THE DISTURBED AREAS, IT SHALL DISCHARGE TO A STABLE CONVEYANCE SYSTEM THAT ROUTES THE RUNOFF TO AN ACCEPTABLE BMP. IF THE DIKE OR SWALE INTERCEPTS RUNOFF THAT ORIGINATES FROM UNDISTURBED AREAS, IT SHALL DISCHARGE TO A STABLE CONVEYANCE SYSTEM THAT ROUTES THE RUNOFF DOWNSLOPE OF ANY DISTURBED AREAS AND RELEASE THE WATER AT A STABILIZED OUTLET.

WATER AT A STADILZED OUTLET.					
6. CONSTRUCTION TRAFFIC OVER TEMPORARY DIKES AND	SCALE: IF SHEET IS LESS THAN 24" x 36", IT I A REDUCED PRINT, REDUCE SCALE ACCORDINGL				
SWALES SHALL BE MINIMIZED.	PERMIT SET			08/24/2	
	PLOT DATE:	8/24/2020	FILE NAME:		

	STUF	\times \times \times \times \times \times \times \times \times
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	EROSION & CONSTRUCTION	NOTES AND DETAILS
	REVISIONS: 2020-8-24 PERMIT CORRECTIONS # 22 3	<u>令</u>
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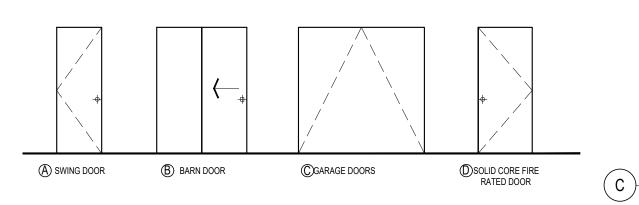
WINDOW SCHEDULE

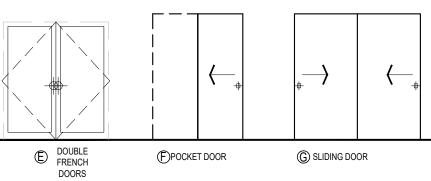
WINDOW	DESCRIPTION	R.O. 5	SIZE	TEMP.	QTY.	TOTAL AREA	U-VALUE	NFRC	GLAZING	REMARKS & NOTES
MARK		WIDTH	HEIGHT			(SF)	(MIN.)	CERT.		
Α	FIXED	5'- 6"	6'- 8 3/4"	-	1	35.7'	.30	Y	LOW E / CLEAR	-
В	CASEMENT	3'- 0"	3'- 0"	Y	1	9.0'	.30	Y	LOW E / CLEAR	-
С	CASEMENT	2'- 0"	3'- 6"	-	2	14.0'	.30	Y	LOW E / CLEAR	EGRESS
D	FIXED	4'- 0"	3'- 6"	-	1	14.0'	.30	Y	LOW E / CLEAR	-
E	FIXED	5'- 0"	3'- 0"	-	1	14.2'	.30	Y	LOW E / CLEAR	-
F	SLIDER	6'- 0"	3'- 0"	-	1	17.0'	.30	Y	LOW E / CLEAR	EGRESS
G	FIXED	3'- 0"	3'- 0"	-	1	9.0'	.30	Y	LOW E / CLEAR	-

DOOR SCHEDULE

											1
DOOR	LOCATION	SIZE	SIZE	DOOR	TEMP.	DOOR	DOOR	U-VAL.	NFRC	DOOR	REMARKS & NOTES
NO.		WIDTH	HEIGHT	TYPE	GLASS	FIN.	THK.	(MIN.)	CERT.	HDWR.	
MA	IN FLOOR										
101	GARAGE	9'-0"	8'-0"	С	-	-	1-3/4"	.30	Y		-
102	GARAGE	9'-0"	8'-0"	С	-	-	1-3/4"	.30	Y		-
103	STORAGE	6'-0"	6'-8"	В	-	-	1-3/4"	.30	Y		-
104	MUD ROOM	2'-10"	6'-8"	D	-	-	1-3/4"	.30	Y		-
105	MUD ROOM	2'-8"	6'-8"	D	-	-	1-3/4"	.30	Y		-
106	MUD ROOM	2'-10"	6'-8"	F	-	-	1-3/4"	.30	Y		-
107	BATH	2'-8"	6'-8"	Α	-	-	1-3/4"	.30	Y		-
108	REC ROOM	5'-4"	6'-8"	Α	-	-	1-3/4"	.30	Y		-
109	REC ROOM	5'-8"	6'-8"	Α	-	-	1-3/4"	.30	Y		-
110	GARAGE	2'-10"	6'-8"	D	-	-	1-3/4"	.30	Y		-
UP	PER FLOOR										
201	ENTRY	3'-0"	6'-8"	D	-	-	1-3/4"	.30	Y		-
202	CLOSET	2'-8"	6'-8"	Α	-	-	1-3/4"	.30	Y		-
203	HALLWAY CLOSET	5'-4"	6'-8"	E	-	-	1-3/4"	.30	Y		-
204	BED-3	2'-8"	6'-8"	Α	-	-	1-3/4"	.30	Y		-
205	BED-3	5'-10"	6'-8"	G	-	-	1-3/4"	.30	Y		-
206	BATH-2	2'-8"	6'-8"	Α	-	-	1-3/4"	.30	Y		-
207	BATH-2 LINEN	4'-0"	6'-8"	E	-	-	1-3/4"	.30	Y		-
208	BATH-2	2'-6"	6'-8"	Α	-	-	1-3/4"	.30	Y		-

DOOR TYPES:





WINDOW & DOOR SCHEDULE NOTES:

1.) CONTRACTOR TO VERIFY <u>ALL</u> GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD <u>PRIOR</u> TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.

2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.

3.) ALL OPERABLE WINDOWS TO HAVE SCREENS.

4.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.

5.) 2015 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.

6.) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.

ABBREVIATIONS:

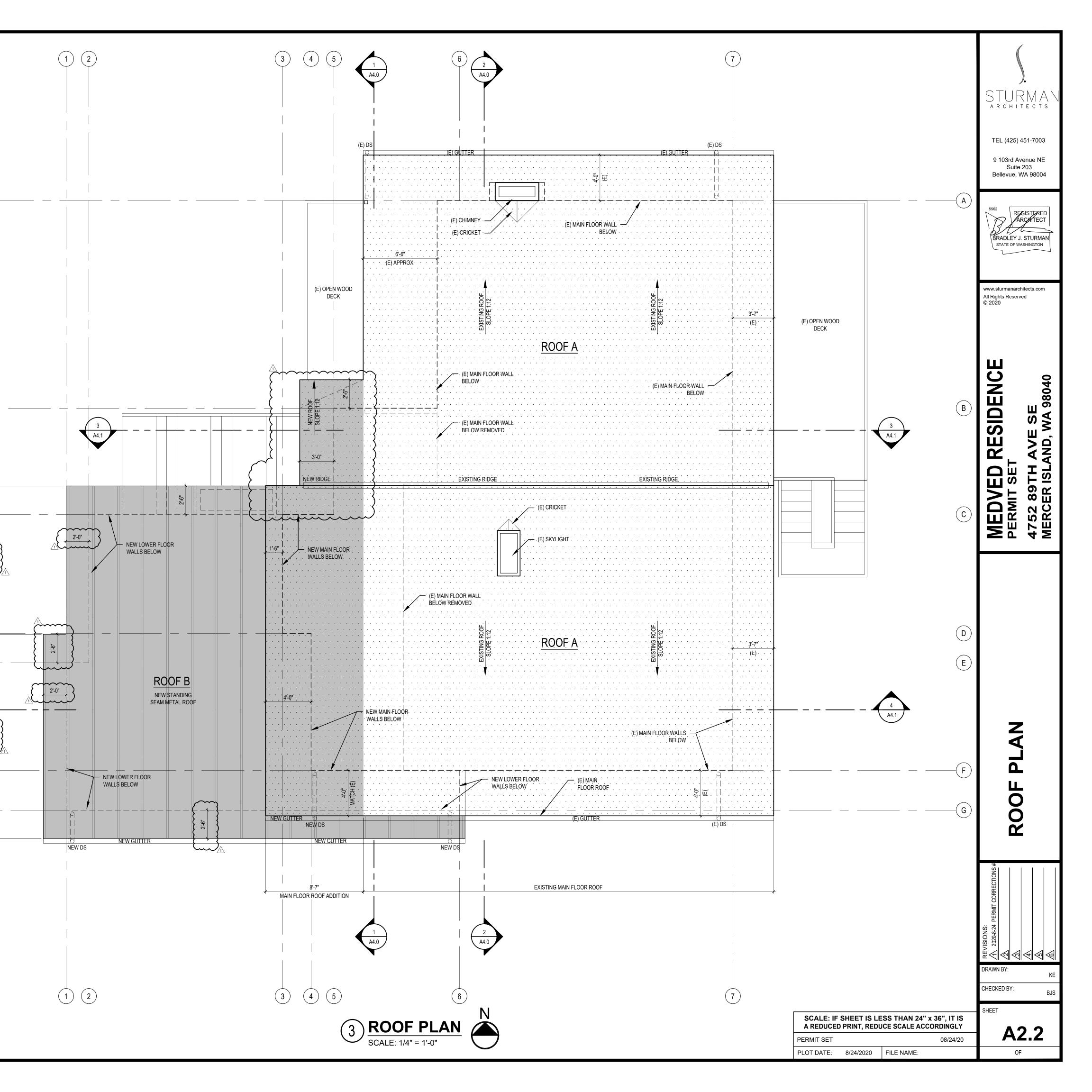
ALUM	ALUMINUM
MC	METAL CLAD
PRE-FIN	PRE-FINISHED
PNT	PAINTED
SCW	SOLID CORE WOOD
WD	WOOD

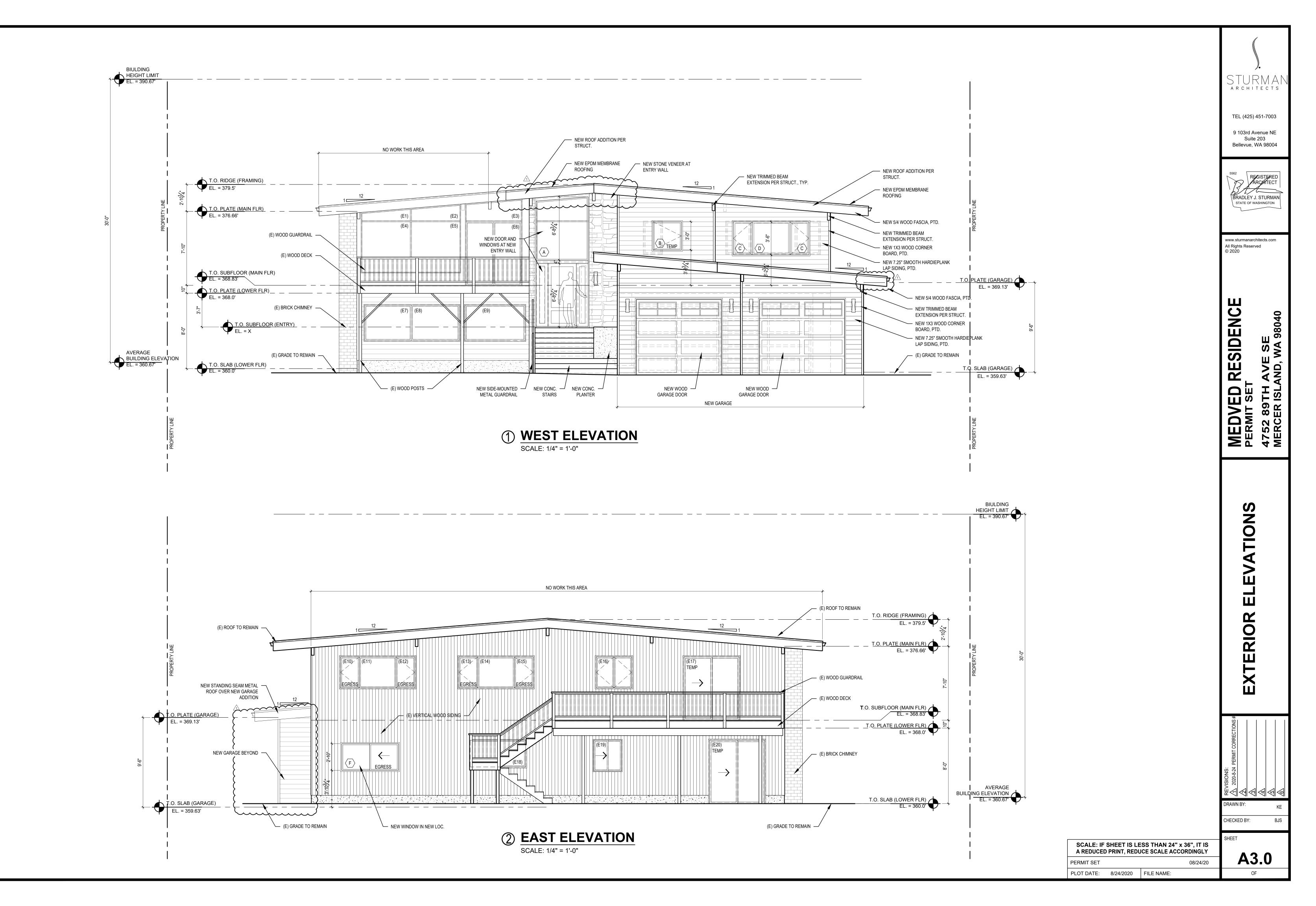


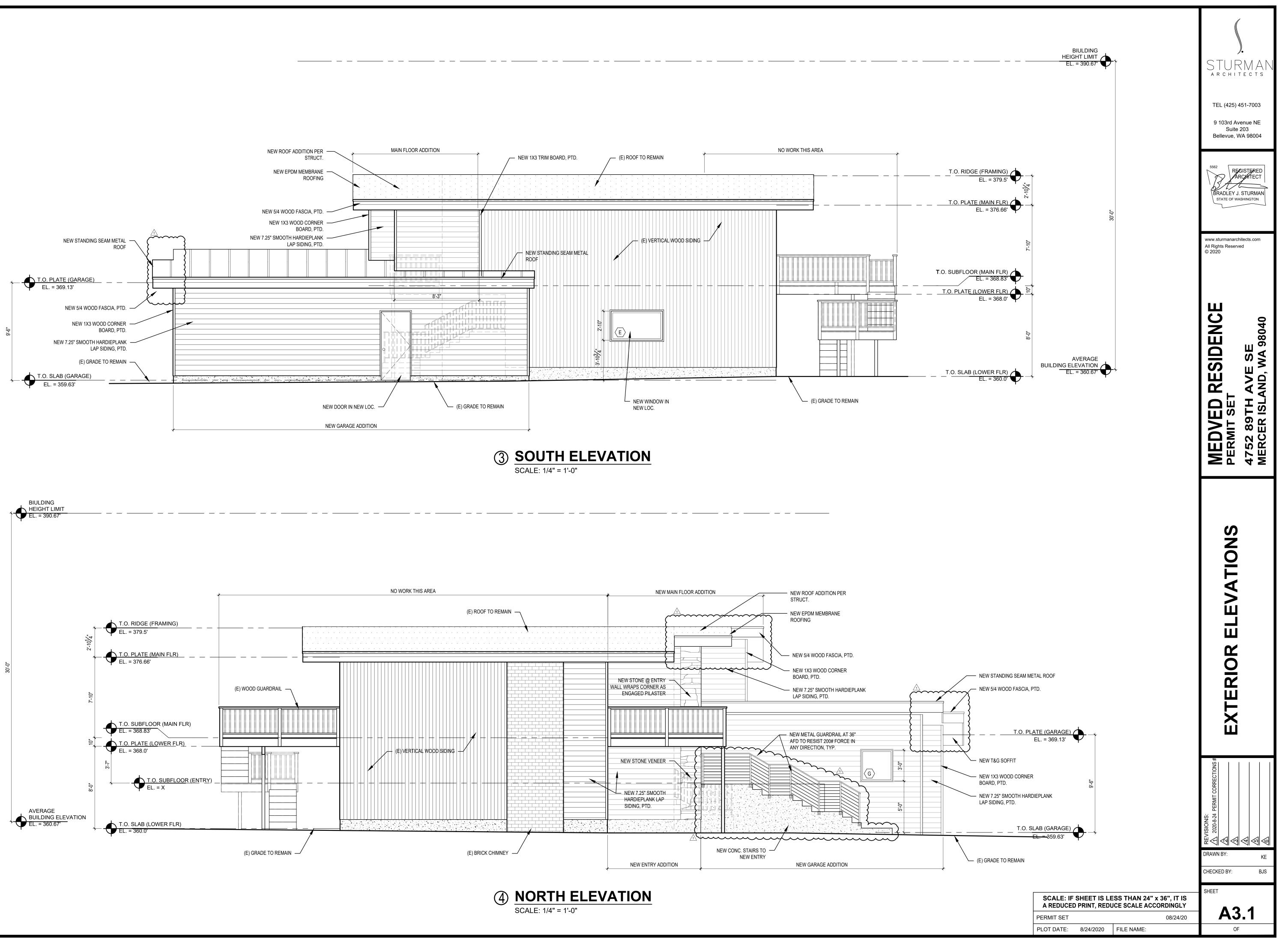
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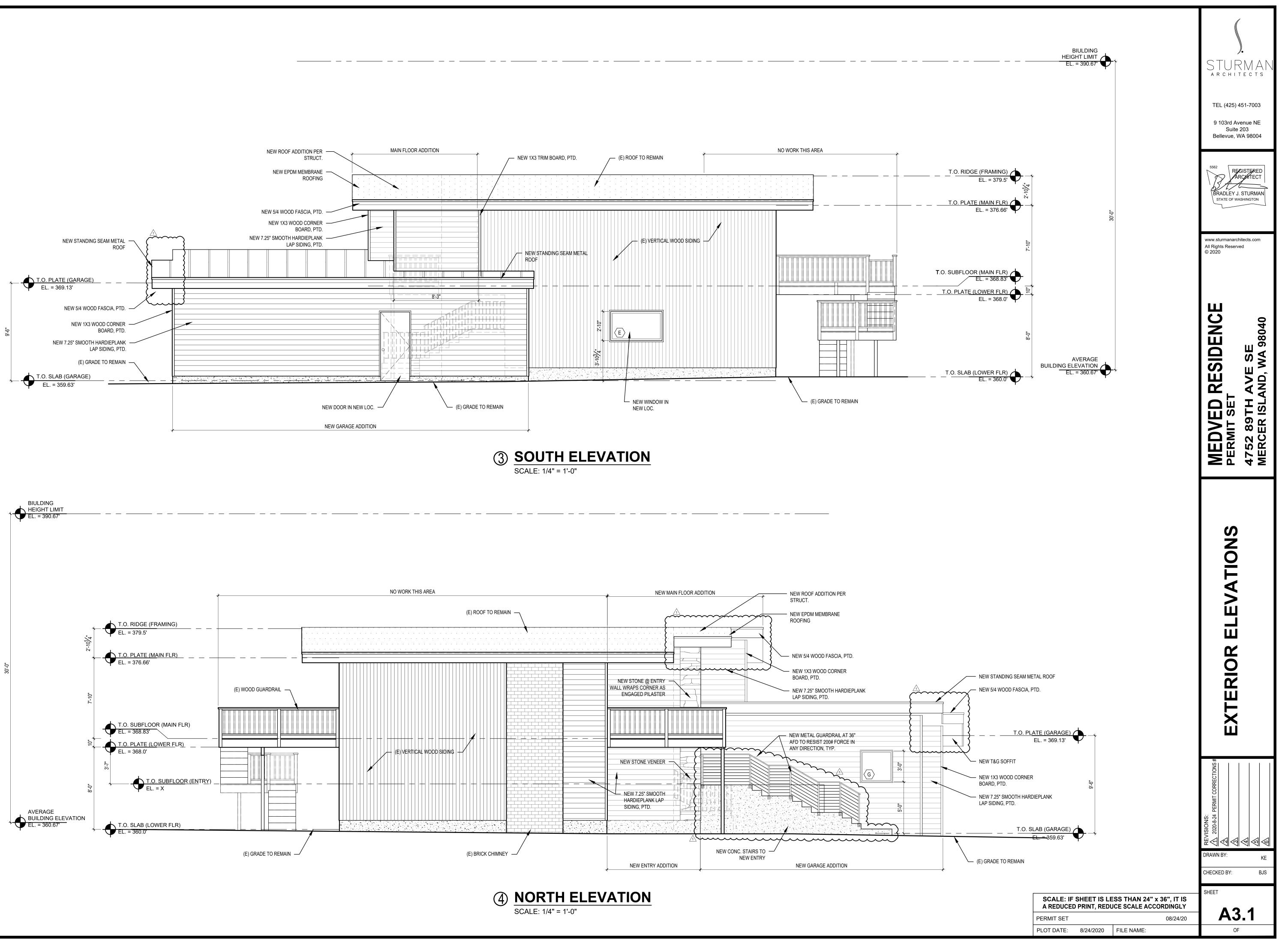
	13'-0/2"
4 A4.1	31-0"

ROOF VEN	T CALCU	LATION	S											
CODE REQUIRE	EMENT			CALCULATION	S								ACTUAL	
DESCRIPTION	SF AREA		ENTING	VENT T	YPE	х	VENT L.F.	=	TOTAL VENT AREA	x	SF CONVERT. 1/144		80% EFF FACTOR	
		150	300	RIDGE	SOFFIT				SQ. IN.					
	0400		8.13		18-SQ.IN./FT. 1.5" VENT	/	179.5		3231		22.44		17.95	20.93
ROOF A	2438			12 SQ.IN./FT. 1.5" VENT			44.75		537		3.73		2.98	
					18 SQ.IN./FT.		88.5		1593	/	11.06		8.85	8.85
ROOF B	1,012		3.37		1.5" VENT									
KOOF B	1,012			12 SQ.IN/FT. CONTINUOUS					0		0.00	<u> </u>	0.00	

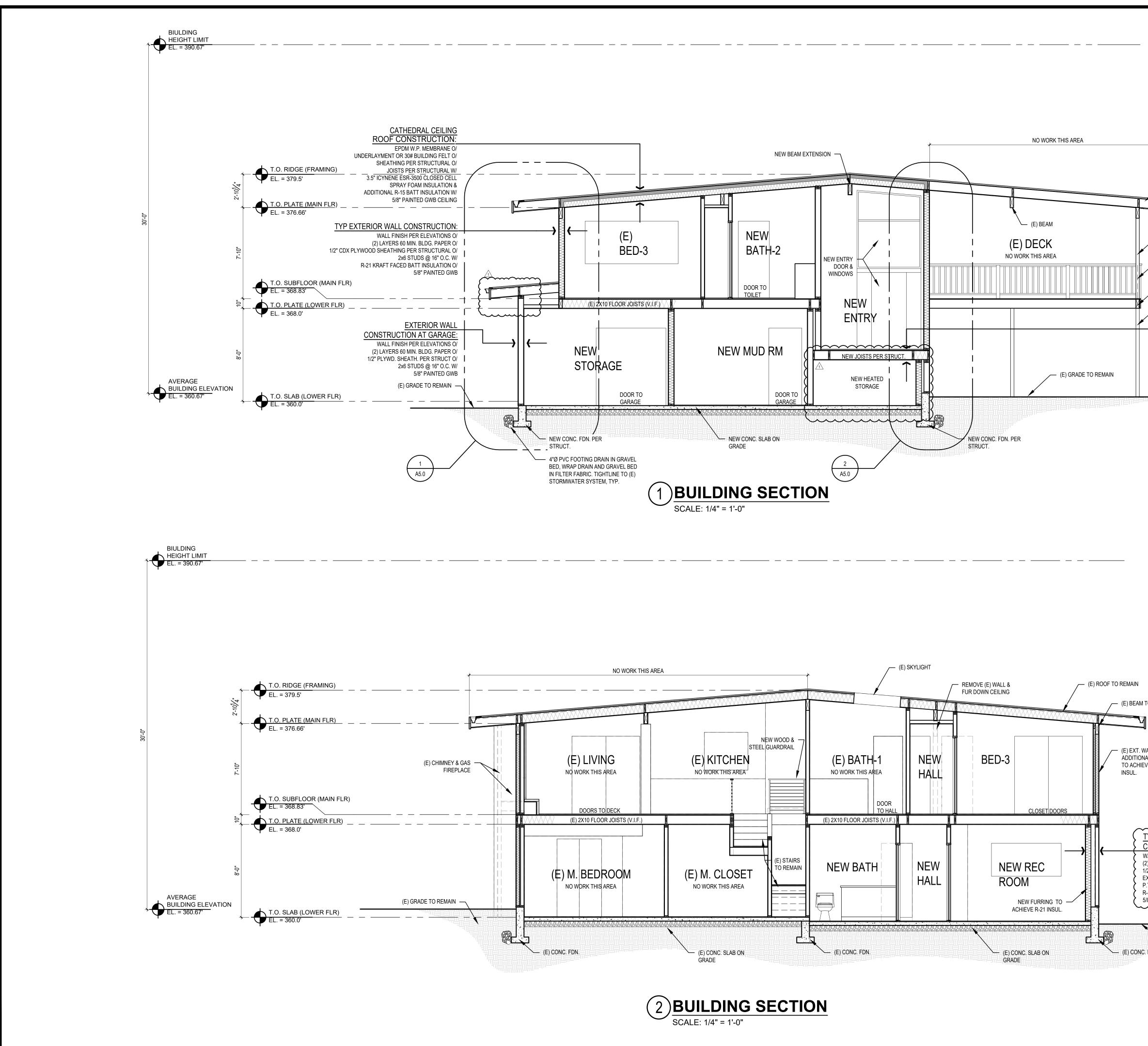














OVER UNC INTERIOR FINIS UNDERLAYME	EMAIN DR CONSTRUCTION ONDITIONED SPACE: SH FLOOR MATERIAL O/ NT O/ /OOD SHEATHING O/		www.sturmanarchitects.com All Rights Reserved © 2020
MAIN FLOC OVER UNC INTERIOR FINIS UNDERLAYMEN 3/4" CDX PLYW FLOOR JOIST F R-30 BATT INSU	DR CONSTRUCTION ONDITIONED SPACE: SH FLOOR MATERIAL O/ NT O/ /OOD SHEATHING O/		
OVER UNC INTERIOR FINIS UNDERLAYMEI 3/4" CDX PLYW FLOOR JOIST F R-30 BATT INSI	ONDITIONED SPACE: SH FLOOR MATERIAL O/ NT O/ /OOD SHEATHING O/		
INTERIOR FINIS UNDERLAYMEI 3/4" CDX PLYW FLOOR JOIST F R-30 BATT INSI	SH FLOOR MATERIAL O/ NT O/ /OOD SHEATHING O/		
	ULATION		IDENCE SE A 98040
			MEDVED RESID PERMIT SET 4752 89TH AVE SE MERCER ISLAND, WA 5
TO REMAIN VALL W/ VALL FURRING EVE R-21			BUILDING SECTIONS
CONC STEM WALL: WALL FINISH PER ELEVATION (2) LAYERS 60 MIN. BLDG. PAI 1/2" CDX PLYWOOD SHEATHII EXISTING CONCRETE STEM V P.T. 2X4 STUDS @ 16" O.C. W/ R-21 KRAFT FACED BATT INSI 5/8" PAINTED GWB	PER O/ NG PER STRUCT. O/ WALL & P.T. STUD WALL O/ ALL SPACED OFF CONC WALL W/ ULATION W/	SCALE: IF SHEET IS LESS THAN 24" x 36", IT	T IS
		SCALE: IF SHEET IS LESS THAN 24" x 36", IT A REDUCED PRINT, REDUCE SCALE ACCORDING PERMIT SET 08/24 PLOT DATE: 8/24/2020 FILE NAME:	ΔΔΟ

- (E) ROOF TO REMAIN (E) POST TO REMAIN



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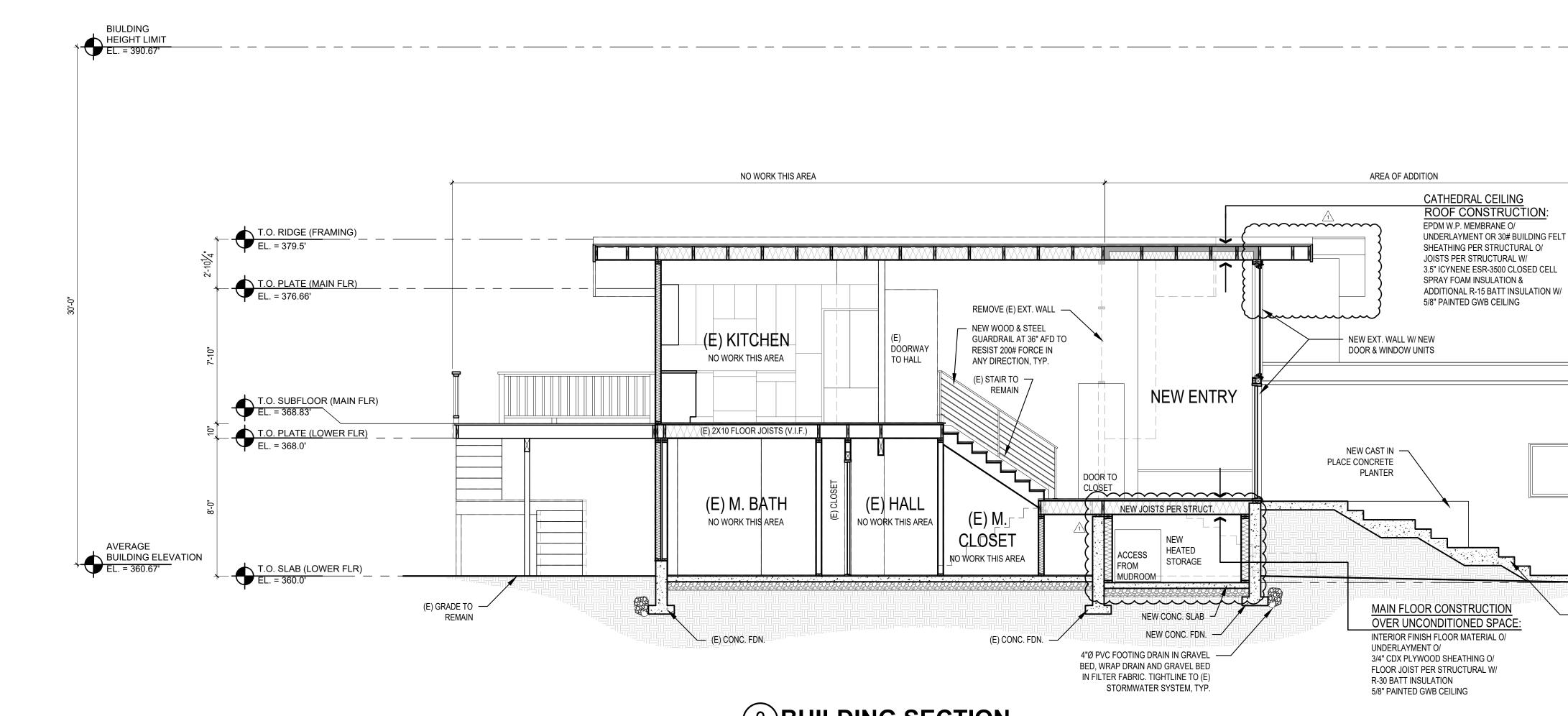
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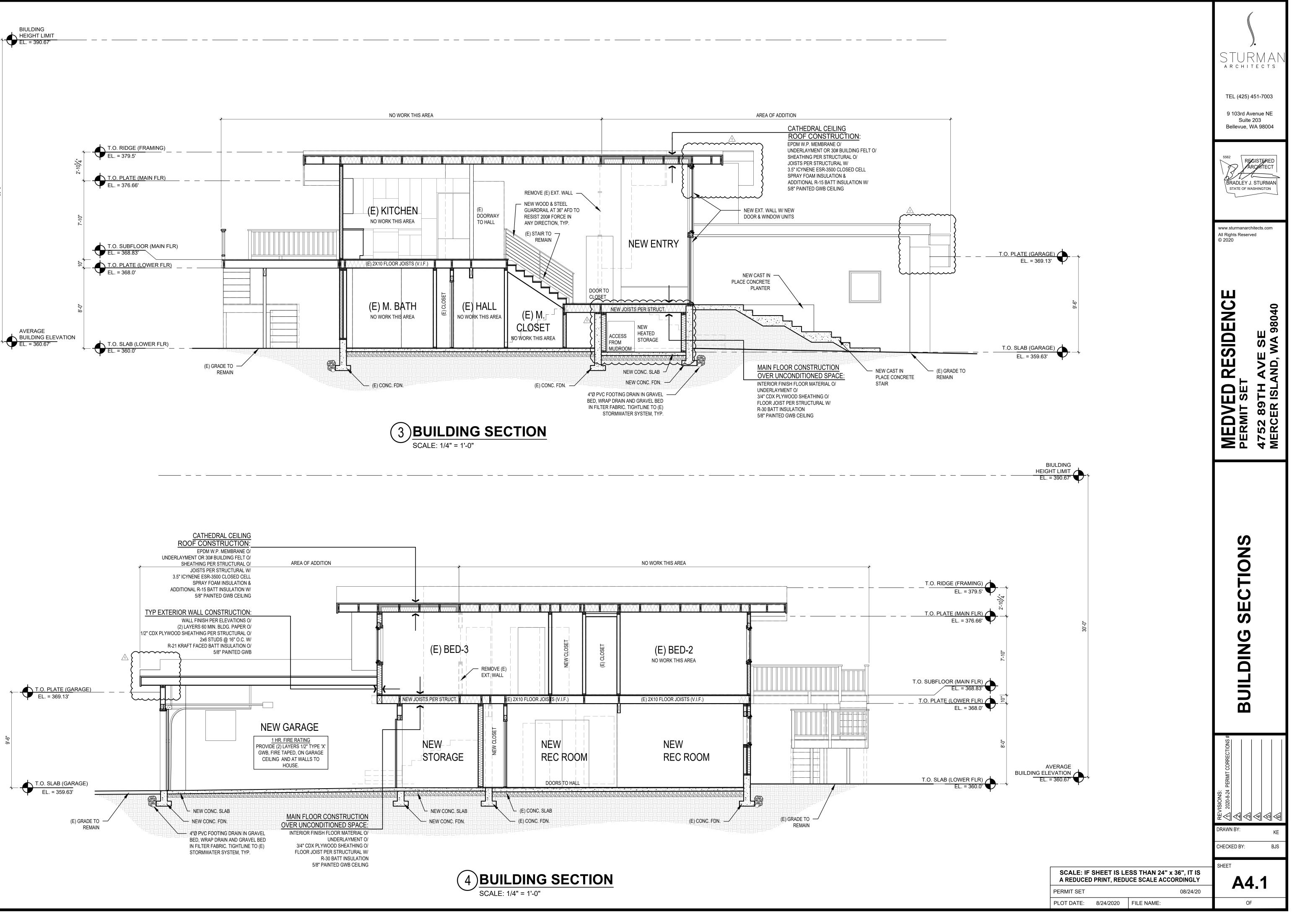
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BRADLEY J. STURMAN

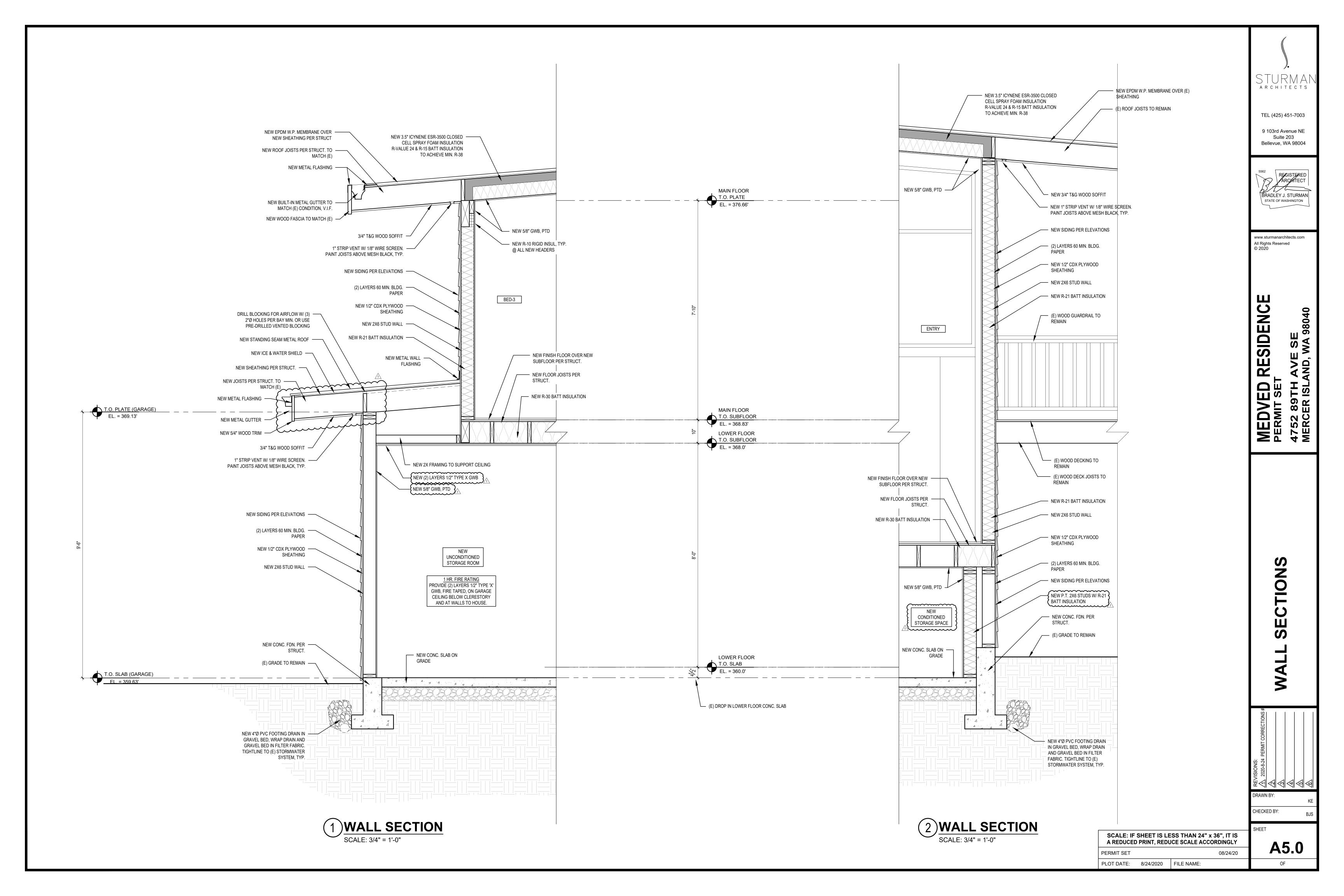
STATE OF WASHINGTON

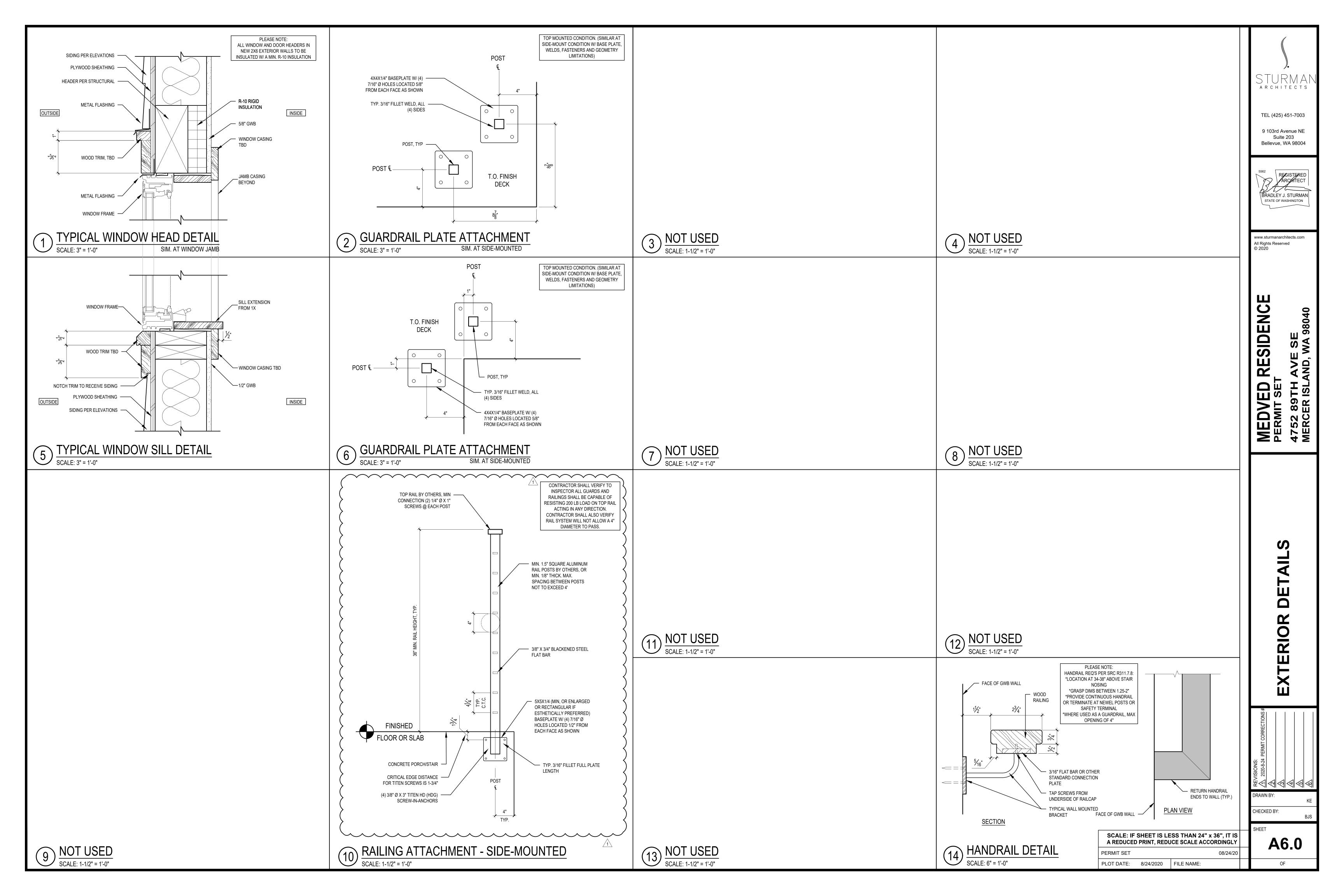
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GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.)

A. GENERAL

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION, AS AMENDED BY LOCAL JURISDICTION.

2. 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. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS, AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES. THE CONTRACTOR SHALL VERIFY, TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED. WHERE ERECTION LOADS WOULD OVERSTRESS THE STRUCTURE, THE CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR TEMPORARY BRACING AND STRENGTHENING, INCLUDING FABRICATION AND ERECTION DRAWINGS, TO THE ARCHITECT FOR REVIEW. THESE DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON. THE CONTRACTOR SHALL PROVIDE, INSTALL AND IF NECESSARY, REMOVE SUCH TEMPORARY WORK AS REQUIRED.

4. 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.

5. 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.

6. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

7. INSPECTIONS: INSPECTIONS OF THE WOOD FRAMING, THE STEEL REBAR AND WOOD FORMS FOR CONCRETE FOOTINGS & FOUNDATIONS, AND CONCRETE SLABS ARE REQUIRED PER IBC SECTION

8. PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENTED IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS, INCLUDING CONNECTIONS TO THE PRIMARY STRUCTURE, NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE THE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON THE PRIMARY STRUCTURE. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED AS NOTED PREVIOUSLY.

B. DESIGN CRITERIA

1. DESIGN LOADS

- ROOF LIVE LOAD (SNOW) - RESIDENTIAL LIVE LOAD
- BEDROOM LIVE LOAD - EXTERIOR BALCONY & DECK

- WIND (IBC SIMPLIFIED)

- EARTHQUAKE (ASCE)
- 110 MPH (LRFD) EXPOSURE "B", Kzt = 1.6 SITE CLASS "D" SEISMIC USE GROUP 1 (le = 1.0) SEISMIC DESIGN CATEGORY "D" Ss = 1.43 g, S1 = 0.549 g Sds = 0.953 g, Sd1 = 0.549 g
- ALLOWABLE SOIL PRESSURE 1500 PSF AT 1'-6" DEPTH - LATERAL EARTH PRESSURE - PASSIVE PRESSURE - COEFFICIENT OF FRICTION
- 0.45 2. LATERAL FORCE RESISTANCE SYSTEM

35 PCF

CENTER OF GRAVITY OF STRANDS

CONSTRUCTION JOINT/CONTROL JOINT

CAST-IN-PLACE

CGS

CIP

C.I

350 PCF

25 PSF

40 PSF

30 PSF

60 PSF

LIGHT-FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, R = 6.5

(THIS IS A	COMPREHENSIVE LIST OF ABBREVIATIONS, SOME OF V	VHICH MAY	NOT APPEAR ON THESE DRAWING	S.)
AB	ANCHOR BOLT	CL	CENTERLINE	(E)
ACI	AMERICAN CONCRETE INSTITUTE	CLR	CLEAR	EA
ADDL	ADDITIONAL	CMU	CONCRETE MASONRY UNIT	EF
ADJ	ADJACENT	COL	COLUMN	EL
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	ELEC
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	CONN	CONNECTION, CONNECT	ELEV
ALT	ALTERNATE	CONSTR	CONSTRUCTION	EMB
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	CONT	CONTINUOUS	ENGF
APA	AMERICAN PLYWOOD ASSOCIATION	CONTR	CONTRACTOR	EQ
APPROX	APPROXIMATE; APPROXIMATELY	COORD	COORDINATE	EQUI
ARCH	ARCHITECT; ARCHITECTURAL	CP	COMPLETE PENETRATION	ES
ASSY		CSK	COUNTERSINK; COUNTERSUNK	EW
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	CTR	CENTER	EXP
AWS	AMERICAN WELDING SOCIETY	CU FT	CUBIC FOOT	EXP 、
		CU IN	CUBIC INCH	EXT
BD		CY	CUBIC YARD	
BLDG	BUILDING			FD
BLKG	BLOCKING	d	PENNY (NAILS)	FDN
BM		DBL	DOUBLE	FF
BMU	BRICK MASONRY UNIT(S)	DEPT	DEPARTMENT	FLR
BOF	BOTTOM OF SLAB	DET	DETAIL	FLG
BOS		DIA	DIAMETER (SEE SYMBOLS)	FOC
BOT	BOTTOM	DIAG	DIAGONAL	FOM
BRG	BEARING	DIAPH	DIAPHRAGM	FOS
-	BEAM	DICA	DRILLED-IN CONCRETE ANCHOR	FS
C	STANDARD CHANNEL	DIM	DIMENSION	FT
CG	CENTER OF GRAVITY	DN	DOWN	FTG

DO

DWG

DWL

DITTO

DRAWING

DOWELS

C. FOUNDATION

1. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION AND DIRECTION OF THE GEOTECHNICAL ENGINEER.

2. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. MATERIAL TO BE COMPACTED TO 95% MINIMUM OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

3. FOOTINGS MAY BE POURED IN NEAT EXCAVATIONS PROVIDED SIZE IS INCREASED 3" AT EACH INTERFACE WITH SOIL.

4. ALL FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACING CONCRETE.

5. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

b. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING. AND SHORING REQUIRED TO SAFELY RETAIN EXCAVATIONS.

7. BACKFILL BEHIND ALL WALLS WITH WELL DRAINING, GRANULAR FILL MATERIAL, AND PROVIDE PERFORATED PIPE DRAINS AS DESCRIBED IN THE SOILS REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB, OR TEMPORARY BRACING. ALL FOOTINGS SHALL BE CENTERED BELOW CENTERLINE OF COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

D. CONCRETE

1. ULTIMATE STRENGTH DESIGN PER INTERNATIONAL BUILDING CODE AND ACI 318-14

2. CONCRETE FOR FOOTINGS AND SLABS-ON-GRADE SHALL CONFORM TO A 28- DAY STRENGTH OF APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC-ES f'c = 2500 PSI, 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. CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A 28-DAY STRENGTH OF f'c = 3000 psi. THE MINIMUM AMOUNTS OF VALUES ARE AS FOLLOWS: CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE DESIGN MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACEMENT OF CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATES, WATER AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318, SECTION 5.3. CONTRACTOR MAINTAINS RESPONSIBILITY FOR SPECIFIED PERFORMANCE OF CONCRETE PRODUCTS. ALL CONCRETE EXPOSED TO FREEZING TEMPERATURES WHILE CURING AND ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL BE 4. SHEATHING SHALL BE APA PERFORMANCE RATED PANELS PER APA "PLYWOOD DESIGN AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO IBC SECTION 1904.2. TOTAL AIR SPECIFICATION", INCLUDING APPLICABLE SUPPLEMENTS, UNLESS NOTED OTHERWISE. PLYWOOD CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE. PANELS SHALL BE GRADE CD AND ALSO CONFORM TO DOC PS-1 & PS-2. ALL PANELS SHALL BE NO ADMIXTURES, OTHER THAN FOR AIR-ENTRAINMENT AS NOTED ABOVE, SHALL BE USED WITHOUT IDENTIFIED AS EXPOSURE 1 UNLESS NOTED OTHERWISE. PANEL RATING TO BE AS FOLLOWS PRIOR REVIEW BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN ELEVATED STRUCTURAL UNLESS NOTED OTHERWISE: SLABS AND BEAMS SHALL BE POURED MONOLITHICALLY UNLESS SHOWN OTHERWISE OR APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.

3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC: ASTM A82 AND ASTM A185, SPLICE WITH AT LEAST ONE FULL MESH. PLACE AT MID-DEPTH, OR SLIGHTLY ABOVE, OF SLAB. MATERIAL TO BE SUPPLIED IN FLAT SHEETS.

4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-02. LAP ALL CONTINUOUS REINFORCEMENT PER NOTE D.5. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS PER NOTE D.5. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

5. REINFORCING STEEL LAPS AND EMBEDMENT SHALL BE AS NOTED BELOW, UNLESS NOTED OTHERWISE:

- DEVELOPMENT LENGTH 48 BAR DIAM
- DEVELOPMENT LENGTH, top bar* 64 BAR DIAM
- LAP SPLICE LENGTH 64 BAR DIAM

- LAP SPLICE LENGTH, top bar* 80 BAR DIAM *TOP BARS ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

ALL HOOKS SHALL BE "STANDARD" IN ACCORDANCE WITH ACI 318. REINFORCING SHALL NOT BE TACK WELDED.

- 6. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
- FOOTING AND OTHER UNFORMED SURFACE, EAR - FORMED SURFACE EXPOSED TO EARTH
- (i.e. WALL BELOW GROUND) OR WEATHER - SLAB AND WALL (INTERIOR FACE) - CONCRETE NOT EXPOSED TO WEATHER OR EAR
- PRIMARY REINFORCEMENT, TIES, STIRRUP, SPIRA
- 7. CONCRETE WALL REINFORCING PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:
- 6" WALLS #4 @ 16" HORIZ. #4 @ 18" VERTICAL 1 CURTAIN @ CENTER - 8" WALLS #5 @ 18" HORIZ. #5 @ 18" VERTICAL 1 CURTAIN @ CENTER

8. EPOXY GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET ADHESIVE BY SIMPSON STRONG TIE, PER ER-5729, FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

EXISTING

EACH FACE

ELEVATION

ELEVATOR

ENGINEER

EQUIPMENT

EACH SIDE

FACH WAY

FLOOR DRAIN FOUNDATION

FLANGE

EXPANSION; EXPOSED EXPANSION JOINT EXTERIOR

FAR FACE, FINISHED FLOOR

FLOOR; FLOOR LINE

FACE OF CONCRETE

FACE OF MASONRY

FACE OF STUD FULL SIZE; FAR SIDE

EQUAL

ELECTRICAL

EMBED, EMBEDDED, EMBEDMENT

EACH

FEET; FOOT FOOTING	
GAUGE	

GALV GALVANIZED

GΑ

RTH FACE	3"
	2" 1-1/2"
ТН	3/4"
ALS	1-1/2"

E. CARPENTRY

1. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1. EACH MEMBER SHALL BEAR AN AITC OR APA EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA EWS CERTIFICATE OF CONFORMANCE, ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 240 PSI. CAMBER ALL GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

2. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS

MEMBER	SIZE	SPECIES GRADE	MIN. BASIC DESIGN STRESS
- JOISTS AND RAFTERS	2x, 3x 4x	DF#2 DF#1	Fb = 875 PSI Fb = 1000 PSI
- BEAMS AND STRINGERS - POSTS AND TIMBERS	6x/LARGER 6x/LARGER	DF#1 DF#1	Fb = 1350 PSI Fb = 1000 PSI
- TOP AND BOTTOM PLATE @ - SHEAR AND BEARING WALLS	2x, 3x	DF#1	Fb = 1000 PSI
- STUDS, PLATES & MISC. LIGHT FRAMING	ALL SIZES	DF#2	Fb = 875 PSI

ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED SURFACE-GREEN AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

3. MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST MacMILLAN OR EVALUATION REPORT EQUIVALENT TO ESR-1387 FOR PARALLEL STRAND LUMBER (PSL), LAMINATED STRAND LUMBER (LSL), AND LAMINATED VENEER LUMBER (LVL). THE MINIMUM ALLOWABLE DESIGN

- PSL (2.0E)	Fb = 2,900 PSI; Fv = 290 PSI; E = 2,200,000 PSI
- LSL (1.55E)	Fb = 2,325 PSI; Fv = 310 PSI; E = 1,550,000 PSI
- LVL (2.0E)	Fb = 2,600 PSI; Fv = 285 PSI; E = 2,000,000 PSI

- ROOF 19/32" THICK, 32/16, (OR 5/8" THICK), 32/16
- WALLS 15/32" THICK, 32/16, (OR 1/2" THICK), 24/0
- FLOORS 23/32" (OR 3/4") THICK, TONGUE & GROOVE, 48/24

UNLESS NOTED OTHERWISE ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6"oc TO FRAMED PANEL EDGES AND OVER STUD WALLS SHOWN ON PLANS AND @ 12"oc (10"oc AT FLOORS) TO INTERMEDIATE SUPPORTS, PROVIDE APPROVED SHEATHING EDGE CLIPS @ 16"oc AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS AND SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS, UNLESS NOTED OTHERWISE.

UNLESS NOTED OTHERWISE ON THE PLANS, WALL SHEATHING MAY BE LAID UP HORIZONTALLY OR VERTICALLY, UNSUPPORTED EDGES SHALL BE BLOCKED AND ALL EDGES SHALL BE NAILED WITH 8d @ 6"oc, NAIL WITH 8d @ 12"oc AT INTERMEDIATE SUPPORTS. NAIL SHEAR WALL SHEATHING TO ALL HOLDOWN STUDS USING EDGE NAIL SPACING WHEN HOLDOWN STUD DOES NOT OCCUR AT PANEL EDGES.

SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING

5. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE TWO LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY. ALL METAL CONNECTORS TO PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED, INCLUDING WASHERS, NAILS, SCREWS, AND SIMPSON STRONG-TIE HANGERS, STRAPS, AND PLATES, AND BOLTS LESS THAN 1/2" DIAMETER.

6. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. SUBMIT MANUFACTURER'S CATALOG AND ICC REPORTS TO ARCHITECT AND ENGINEER FOR REVIEW WHEN REQUESTING SUBSTITUTIONS. ALL SPECIFIED FASTENERS MUST BE USED AND PROPER INSTALLATION PROCEDURES MUST BE OBSERVED IN ORDER TO OBTAIN ICC APPROVED LOAD CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

7. STRUCTURAL CONNECTORS

ALL STRUCTURAL CONNECTORS TO BE BY SIMPSON STRONG TIE OR EQUAL. USE ZMAX/HDG HOT DIPPED GALVANIZED OR STAINLESS-STEEL CONNECTORS AS A MINIMUM. USE FASTENERS GALVANIZED PER ASTM A153. ALL PRESSURE TREATED LUMBER USED SHALL BE COMPATIBLE WITH ZMAX GALV. CONNECTORS, RE: SIMPSON STRONG-TIE CORROSION INFORMATION.

					00000175	071	
GL	GLUE-LAMINATED	LOC		OPP	OPPOSITE	STL	STEEL
GWB	GYPSUM WALL BOARD	LONGIT		OSB	ORIENTED STRAND BOARD	STRUCT	STRUCTURAL
GYP	GYPSUM	LSL	LONG SLOTTED HOLE			SYM	SYMMETRICAL
		LVL	LAMINATED VENEER LUMBER	PAR	PARALLEL	_	
HDR	HEADER	LWC	LIGHT WEIGHT CONCRETE	PERP	PERPENDICULAR	T	TOP
HNG	HANGER			PL	PLATE	T&B	TOP AND BOTTOM
HORIZ	HORIZONTAL	М	MISC SHAPE	PLWD	PLYWOOD	T&G	TONGUE AND GROOVE
HP	HP SHAPE	MAS	MASONRY	PREFAB	PREFABRICATED	TEMP	TEMPERATURE
HS	HIGH STRENGTH	MATL	MATERIAL	PROP	PROPERTY	THK	THICKNESS
HT	HEIGHT	MAX	MAXIMUM	PSF	POUNDS PER SQUARE FOOT	THRU	THROUGH
		MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	TOB	TOP OF BEAM
ID	INSIDE DIAMETER	MFR	MANUFACTURER	PSL	PARALLEL STRAND LUMBER	TOC	TOP OF CONCRETE; TOP OF CURB
IF	INSIDE FACE	MIN	MINIMUM; MINUTE	PT	POST TENSION	TOF	TOP OF FOOTING
IN	INCH	MISC	MISCELLANEOUS			TOL	TOP OF LEDGER
INCL	INCLUDE; INCLUDING; INCLUSIVE	MO	MASONRY OPENING	RD	ROOF DRAIN	TOM	TOP OF MASONRY
INFO	INFORMATION			REF	REFERENCE	TOS	TOP OF STEEL, TOP OF STRUCTURE
INT	INTERIOR	(N)	NEW	REINF	REINFORCE; REINFORCING	TOW	TOP OF WALL
		Ň	NORTH	REQ'D	REQUIRED	TS	TUBING, STRUCTURAL
JT	JOINT	NF	NEAR FACE	RO	ROUGH OPENING	TYP	TYPICAL
		NFPA	NATIONAL FOREST PRODUCTS ASSOC				
К	KIP = 1000 POUNDS	NIC	NOT IN CONTRACT	SCHED	SCHEDULE	UBC	UNIFORM BUILDING CODE
KO	KNOCK-OUT	NOM	NOMINAL	SEC	SECTION	UL	UNDERWRITER'S LABORATORY, INC.
KSI	KIPS PER SQUARE INCH	NS	NEAR SIDE	SHT	SHEET	UNO	UNLESS NOTED OTHERWISE
		NTS	NOT TO SCALE	SHTG	SHEATHING; SHEETING	URM	UNREINFORCED MASONRY
LAB	LABORATORY			SIM	SIMILAR	UT	ULTRA-SONIC TEST
LB	POUND	ос	ON CENTER	SPA	SPACING, SPACE, SPACES		
LF	LINEAL FOOT	OD	OUTSIDE DIAMETER	SPEC	SPECIFICATION	VERT	VERTICAL
LLBB	LONG LEGS BACK-TO-BACK	OF	OUTSIDE FACE	SQ	SQUARE		
LLH	LONG LEGS HORIZONTAL	OH	OPPOSITE HAND	STD	STANDARD	W	WIDE FLANGE
LLV	LONG LEGS VERTICAL	OPNG	OPENING	STIFF	STIFFENER	WP	WORK POINT
				2		WWF	WELDED WIRE FABRIC

8. WOOD TRUSSES WITH THE IBC.

TRUSS FABRICATOR TO PROVIDE ALL REQUIRED BRIDGING AND BLOCKING, BOTH FOR ERECTION AND PERMANENT LOADING. SHOP DRAWINGS STAMPED BY A WASHINGTON STATE LICENSED PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA SHALL MEET OF EXCEED THE FOLLOWING:

- ROOF TRUSSES	TOP CHORD 25 PSF
	BOTTOM CHORD 5 P
- DEFLECTION LIMIT	TOTAL LOAD L/240, I
- OTHER LOADS SPEC	IFIED ON DRAWINGS

TRUSS SUPPLIERS NOTE: THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES, SHOWN ON THE DRAWINGS INDICATE THE DESIRED TRUSS CONFIGURATIONS AND ARE TO BE COMPLIED WITH WHERE POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE TRUSS CONFIGURATION INDICATED, HE IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO VERIFY THE WEIGHT AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW. THE DESIGN LOADS LISTED ABOVE SHALL BE APPLIED SIMULTANEOUSLY

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

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 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16"oc AT INTERIOR WALLS AND 2x6 STUDS @ 16" AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS AND UNDER THE ENDS OF ALL BEAMS. UNLESS NOTED OTHERWISE A (2) 2x8 HEADER SHALL BE PROVIDED OVER ALL OPENINGS IN 2x4 STUD WALLS AND A (3) 2x8 HEADER OVER ALL OPENINGS IN 2x6 WALLS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORT BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 8' IN HEIGHT. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL HAVE THEIR LOWER PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" oc STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc, EMBEDED 7", UNO REFER TO THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8'-0"oc AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. TOENAIL JOISTS TO BEARING SUPPORTS WITH 16d NAILS. UNLESS NOTED OTHERWISE, ATTACH JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON "U" SERIES METAL JOIST HANGERS TO SUIT JOIST SIZE. ALL DOUBLE JOISTS, BEAMS, AND SLOPED AND/OR SKEWED JOISTS SHALL BE CONNECTED TO FLUSH MEMBERS WITH HU-SERIES JOIST HANGERS UNLESS NOTED OTHERWISE. SKEW AND SLOPE ALL CONNECTORS AS REQUIRED. FACE-NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d SPIKES @ 24"oc STAGGERED.

NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES AS FOLLOWS, UNLESS NOTED OTHERWISE:

PNEUMATIC NAILING - PLAIN SHANK, COATED OR GALVANIZED - 8d .131 DIAMETER x 2-1/2" MINIMUM LENGTH - 10d .131 DIAMETER x 3" MINIMUM LENGTH 16d .131 DIAMETER x 3-1/2" MINIMUM LENGTH

HAND NAILING - SINKERS, COATED - 8d 11-1/2 GAGE x 2-3/8"

- 10d 11 GAGE x 2-7/8"

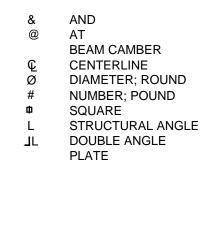
- 16d 9 GAGE x 3-1/4"

F. SPECIAL CONDITIONS

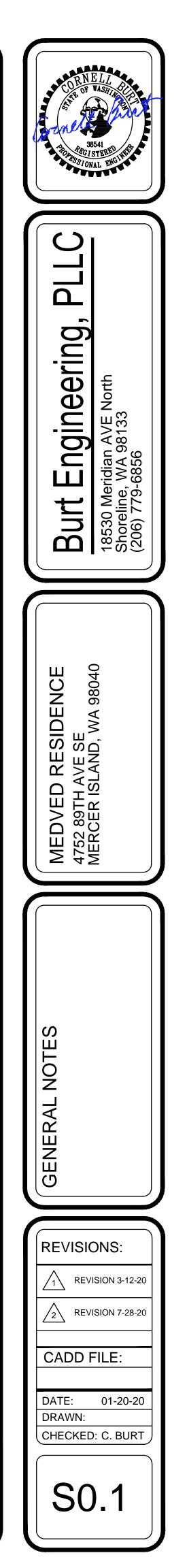
TRUSSES ARE TO BE METAL PLATED CONNECTED WOOD TRUSSES FABRICATED IN ACCORDANCE

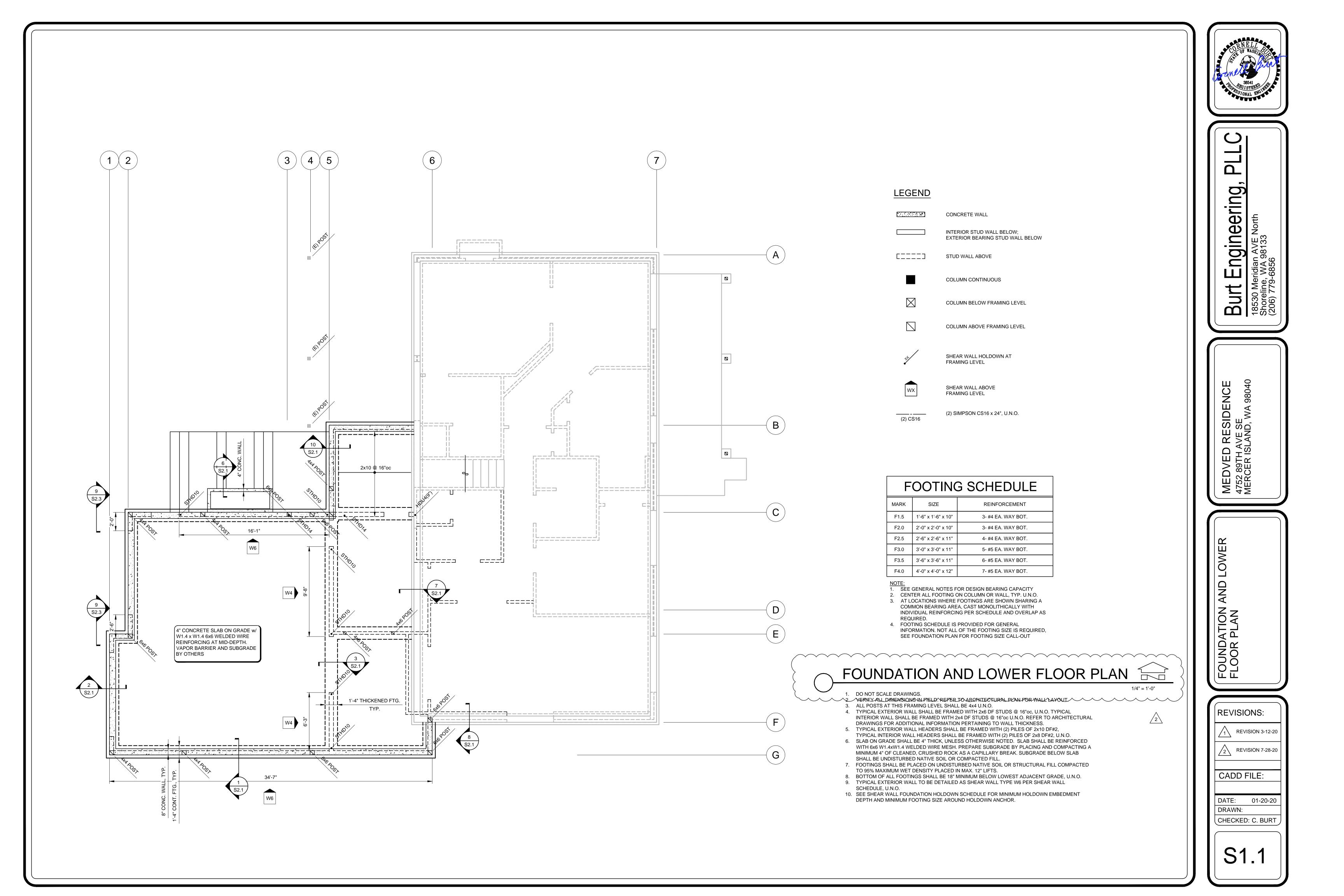
RD 25 PSF LIVE LOAD, 23 PSF DEAD LOAD CHORD 5 PSF DEAD LOAD AD L/240, LIVE LOAD L/360

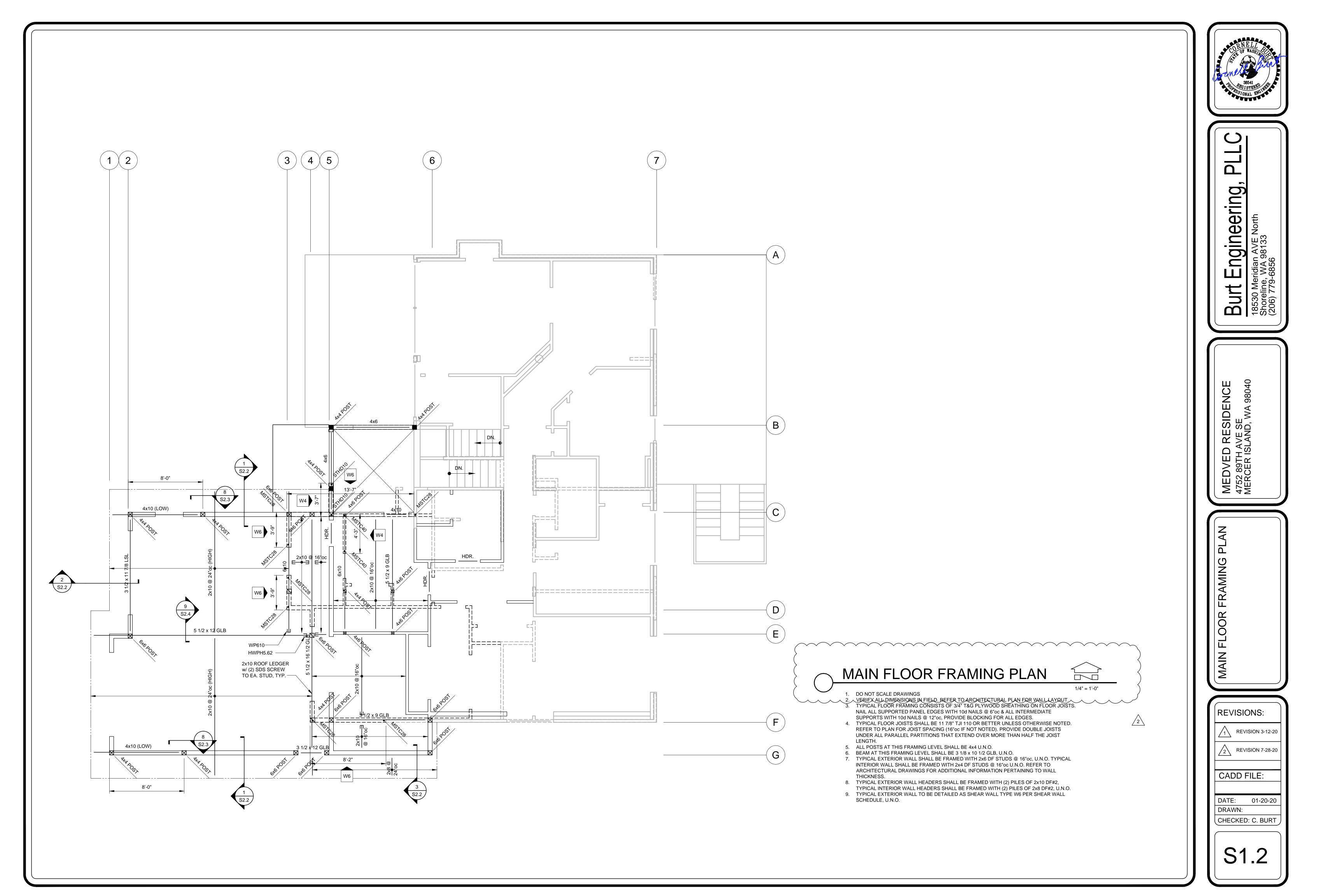
CONTRACTOR TO COORDINATE ALL TRADES AND VERIFY DIMENSIONS IN THE FIELD. OBTAIN OWNERS APPROVAL PRIOR TO ALL FIELD CHANGES. SEE ARCHITECTURAL DRAWINGS FOR ALL FLOOR AND WALL OPENING DIMENSIONS AND LOCATIONS, FLOOR AND WALL FINISHES, ETC.

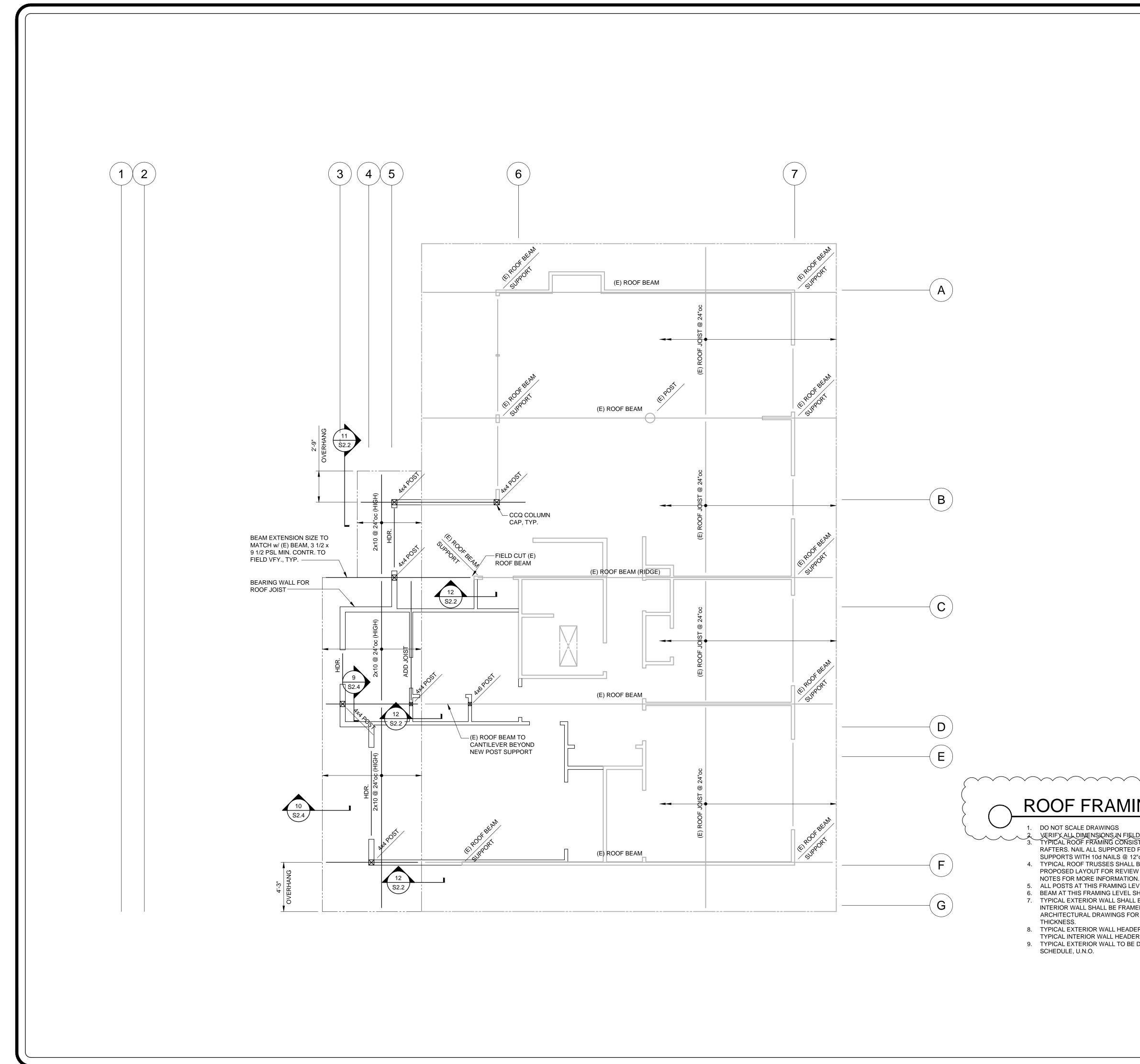


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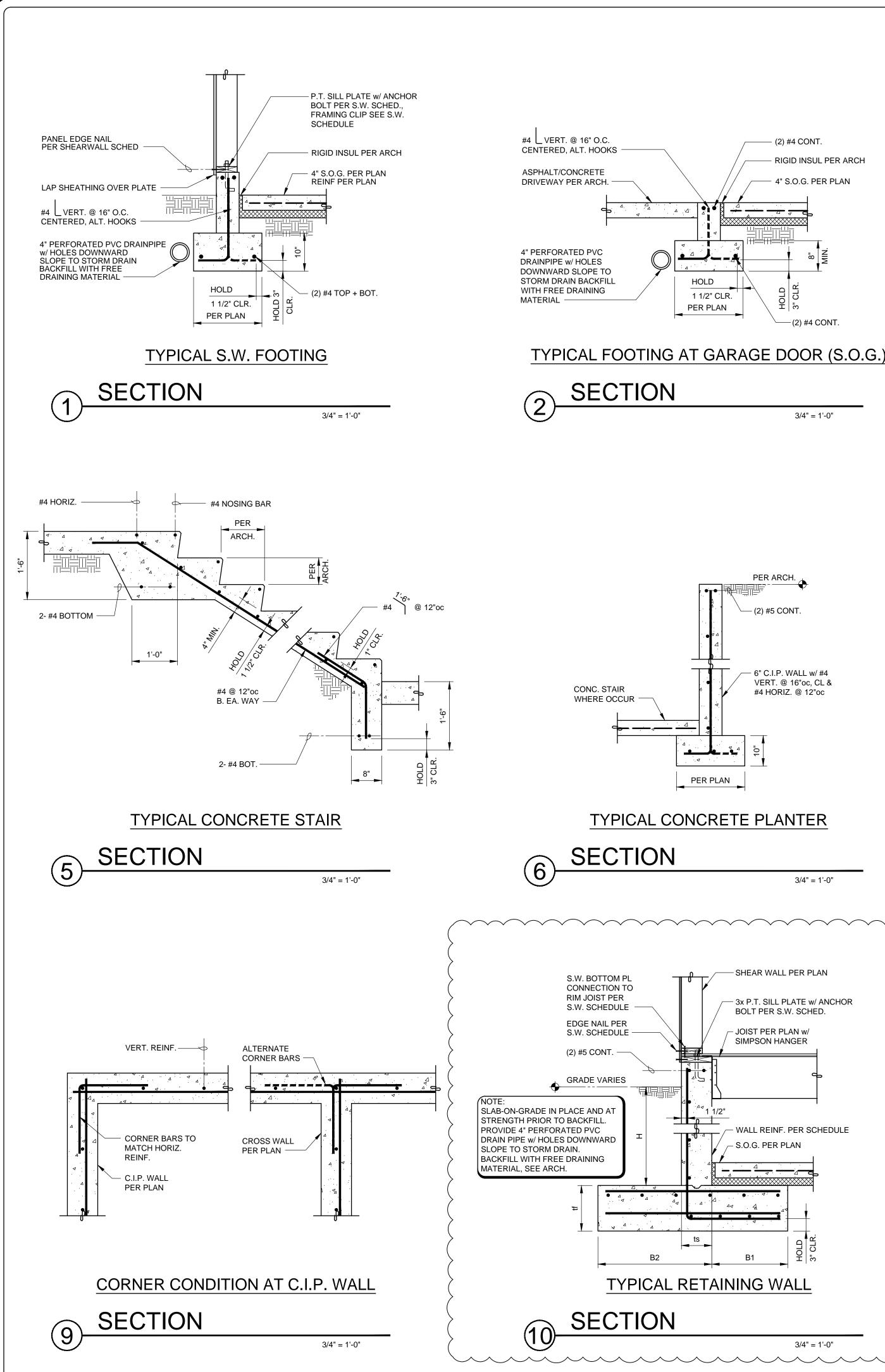


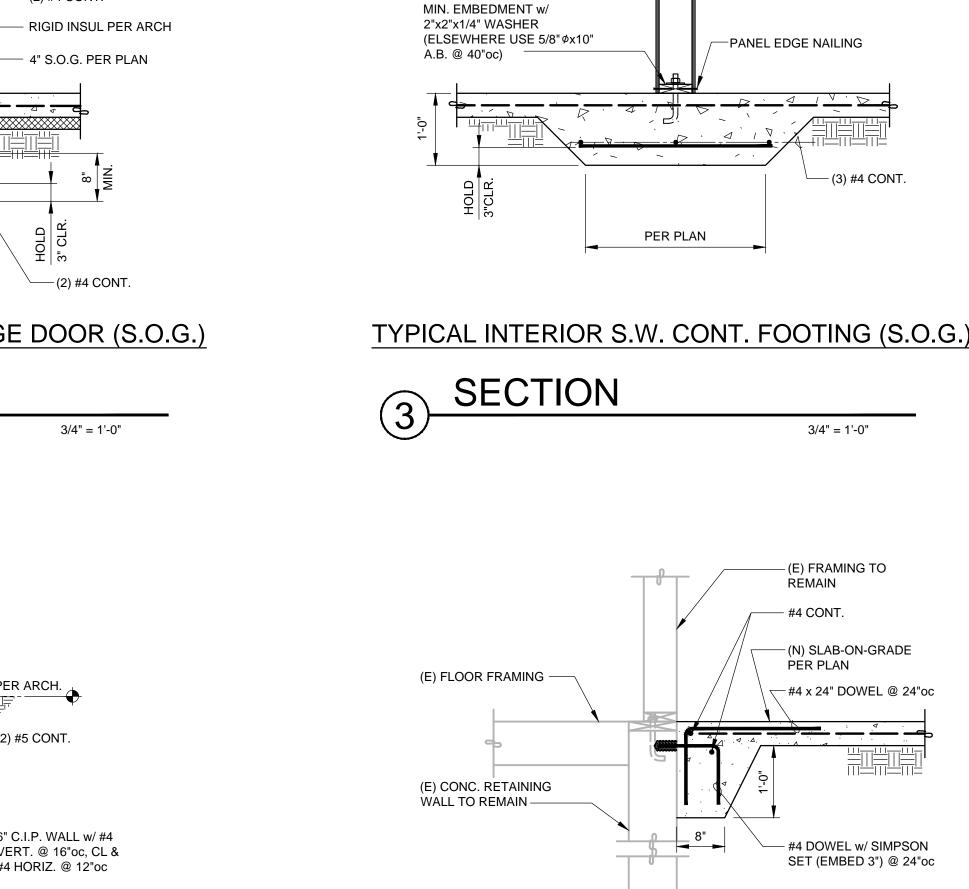




1/4" = 1'-0" LD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT. STS OF 5/8" PLYWOOD ON ENGINEERED WOOD TRUSSES OR D PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE 2"oc L BE SPACED @ 24"oc, U.N.O. TRUSS SUPPLIER TO SUBMIT A W AND APPROVAL PRIOR TO FABRICATION. SEE GENERAL	
N. EVEL SHALL BE 4x4 U.N.O. SHALL BE 3 1/8 x 10 1/2 GLB, U.N.O. L BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL IED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO OR ADDITIONAL INFORMATION PERTAINING TO WALL ERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2,	
ERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O. E DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL	

CORNELL CORNELL OF WASHING STR. CORNEL STR. CORNEL STR. CORNEL STR. CORNEL STR. CORNEL STR. CORNEL STR. CORNEL STR. CORNEL STR. CORNELL STR. CORNELL
Burt Engineering, PLLC 18530 Meridian AVE North Shoreline, WA 98133 (206) 779-6856
MEDVED RESIDENCE 4752 89TH AVE SE MERCER ISLAND, WA 98040
ROOF FRAMING PLAN
REVISIONS:





2x P.T. PLATE w/ ANCHOR

BOLT PER S.W. SCHEDULE,

12" MAX. FROM ENDS & 7"



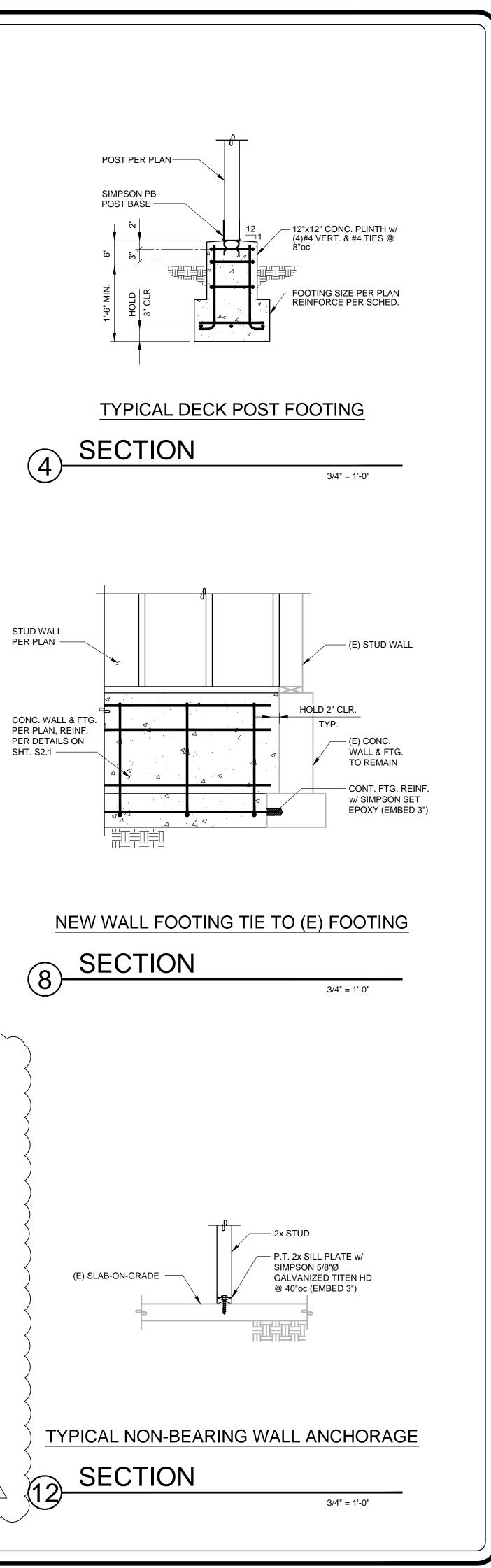
3/4" = 1'-0"

-S.W. PER PLAN OR

PLYWOOD SHEATHING

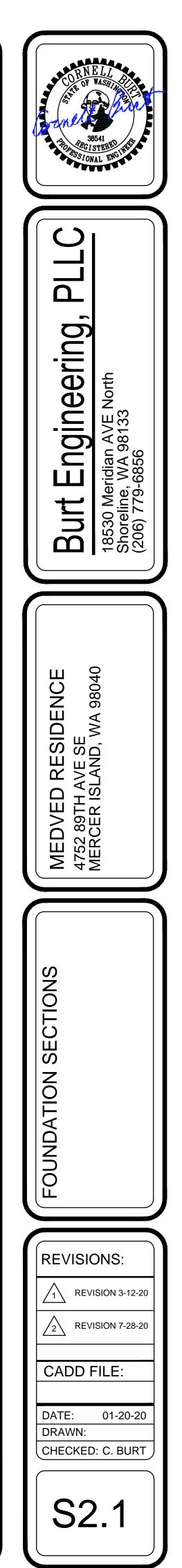
SCHEDULE w/

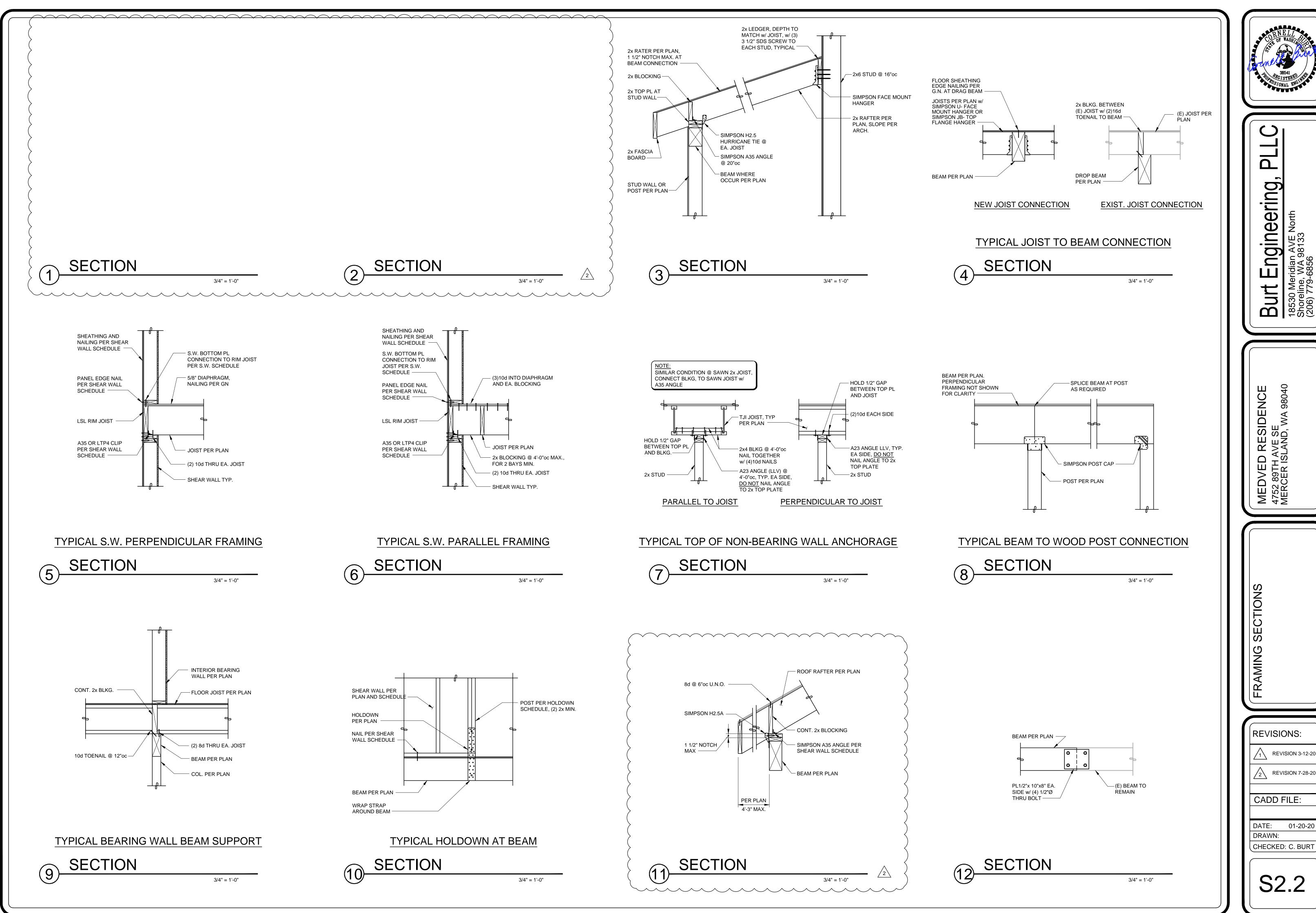
EA. SIDE



8" CANTILEVER RETAINING WALL SCHEDULE

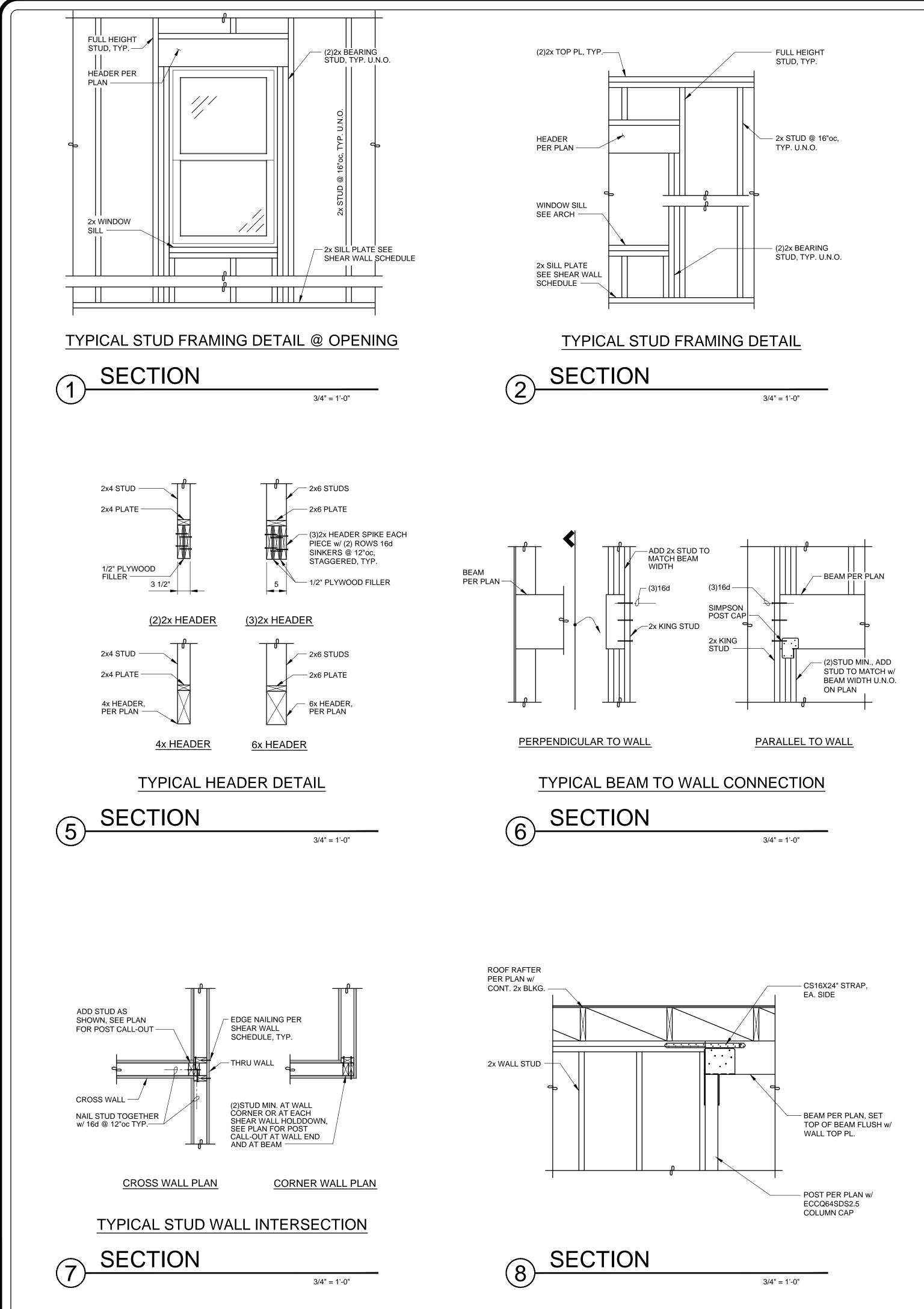
DIMENSIONS				STEM WALL REINF.		FOOTING REINF.		
Н	ts	tf	B1	B2	VERT.	HORIZ.	TRANSVERSE	LONG.
4'-0"	8"	12"	1'-0"	1'-9"	#4 @ 10"oc	#4 @ 10"oc	#4 @ 10"oc TOP	(4)#4 TOP & (2)#4 BOT.
6'-0"	8"	12"	1'-6"	2'-6"	#4 @ 10"oc	#4 @ 10"oc	#4 @ 10"oc TOP	(5)#4 TOP & (3)#4 BOT.
8'-0"	8"	12"	2'-0"	3'-0"	#4 @ 8"oc	#4 @ 10"oc	#4 @ 10"oc T&B	(6)#4 TOP & (4)#4 BOT.
10'-0"	8"	14"	3'-6"	3'-6"	#5 @ 7"oc	#4 @ 10"oc	#4 @ 8"oc T&B	(8)#4 TOP & (8)#4 BOT.





Meridi ine, W

18530 | Shorelii (206) 7







HEADER

PER PLAN -

STUD, TYP.,

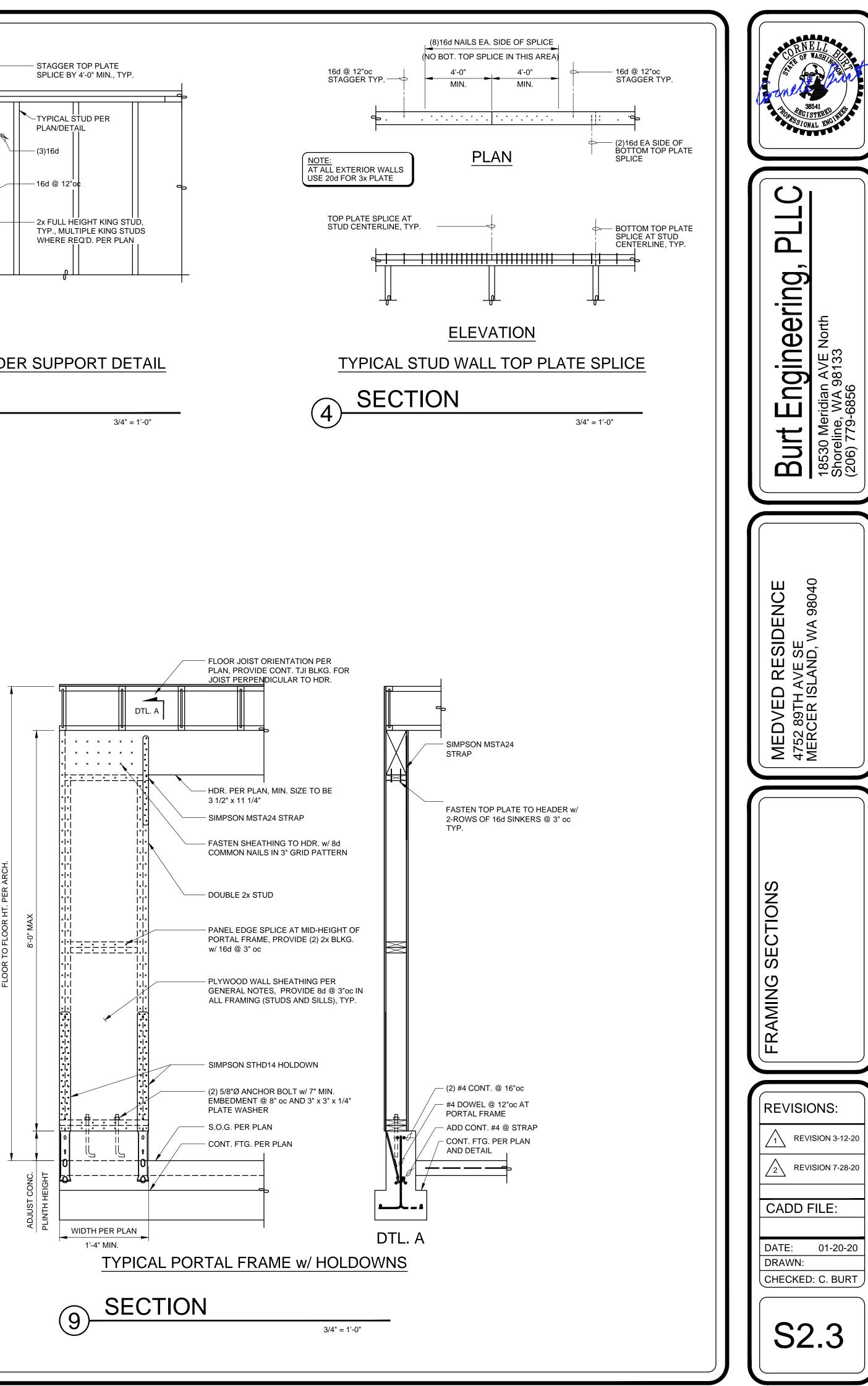
(2) 2x TRIMMER

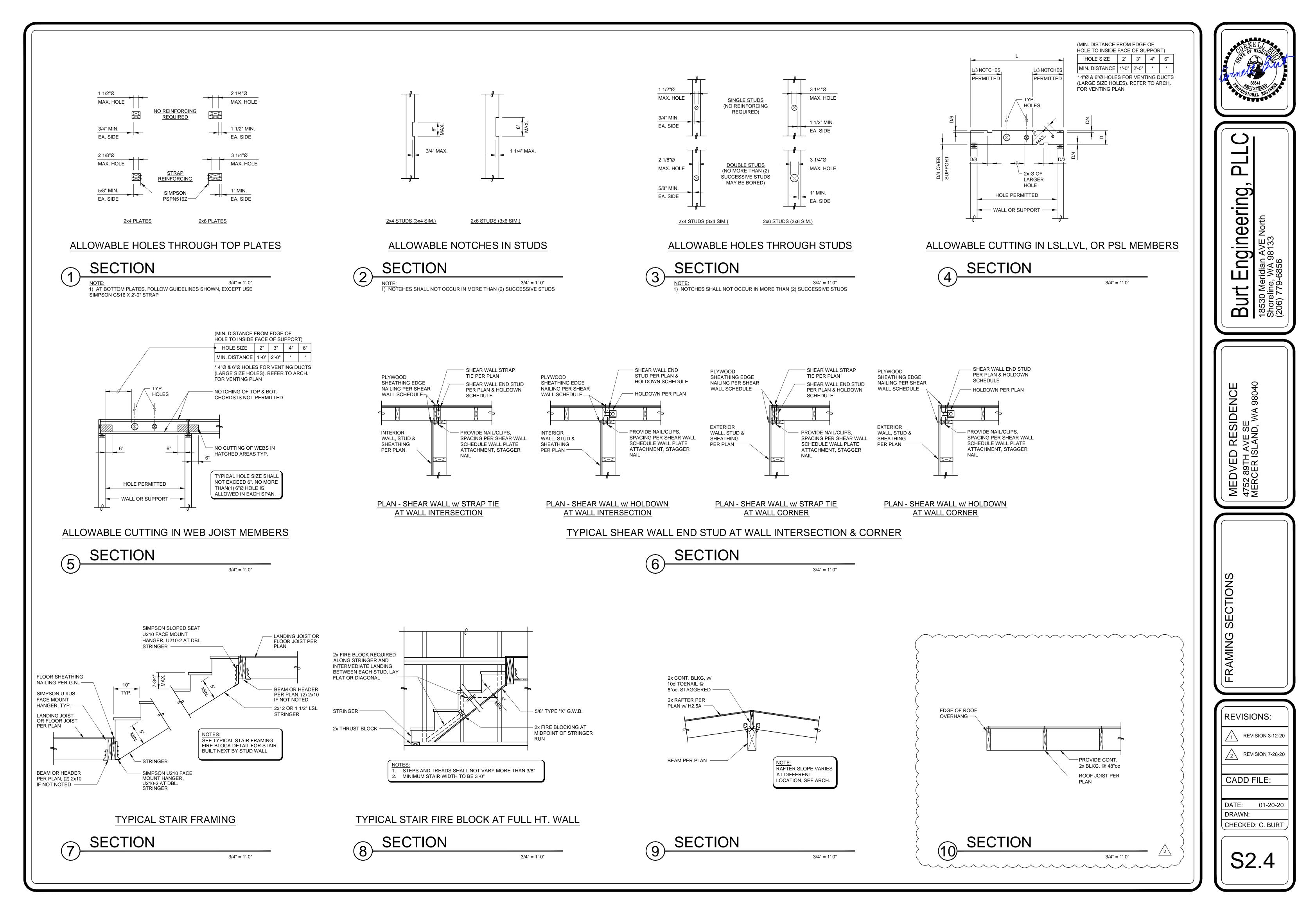
PLAN OR PER

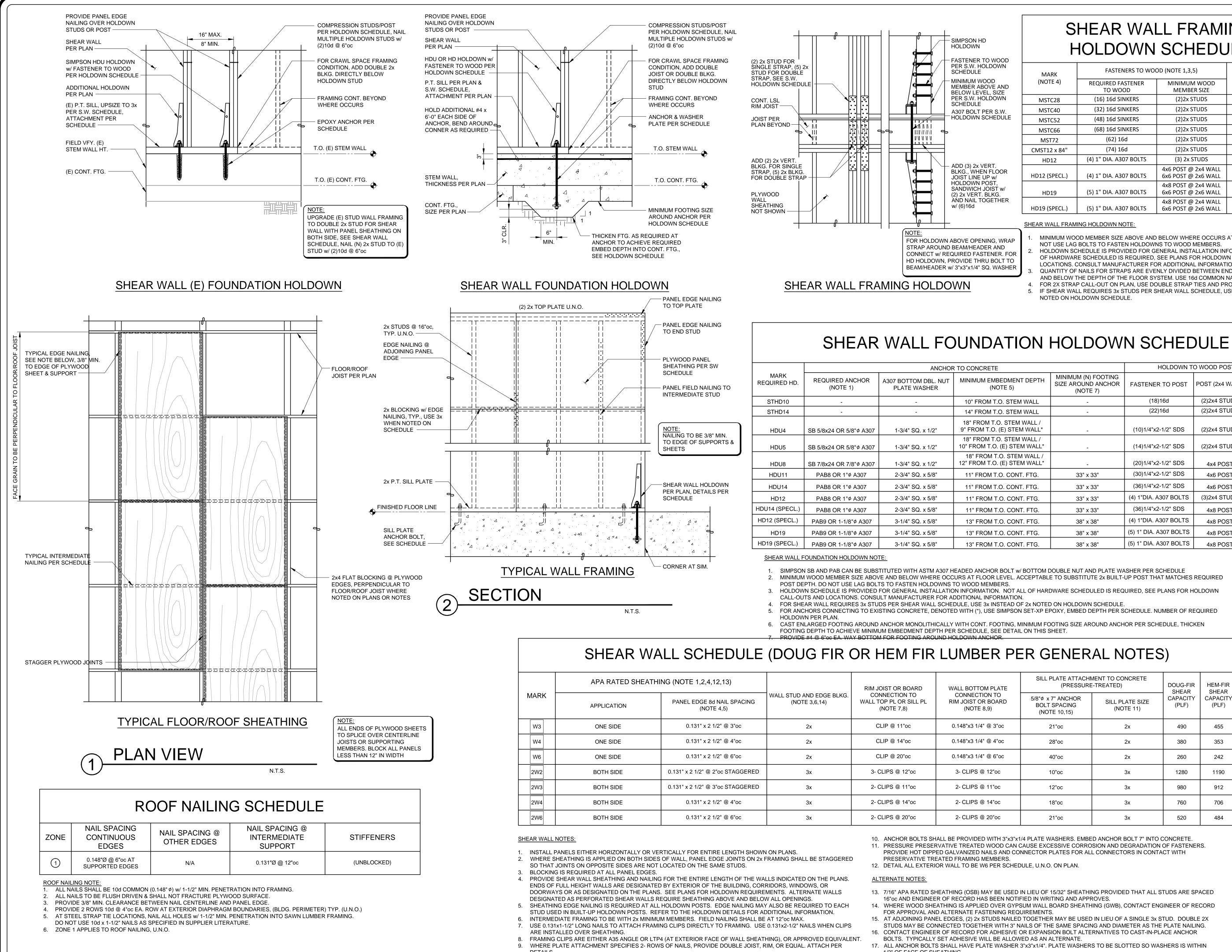
DETAIL -

NOTES/SPECIFIC

MULTIPLE TRIMMER STUDS WHERE REQUIRED PER







		ANCHOF	HOLDOWN TO WOOD POST (NOTE 2,4)				
MARK REQUIRED HD.	REQUIRED ANCHOR (NOTE 1)	A307 BOTTOM DBL. NUT PLATE WASHER	MINIMUM EMBEDMENT DEPTH (NOTE 5)	MINIMUM (N) FOOTING SIZE AROUND ANCHOR (NOTE 7)	FASTENER TO POST	POST (2x4 WALL)	POST (2x6 WALL)
STHD10	-	-	10" FROM T.O. STEM WALL	-	(18)16d	(2)2x4 STUDS	(2)2x6 STUDS
STHD14	-	-	14" FROM T.O. STEM WALL	-	(22)16d	(2)2x4 STUDS	(2)2x6 STUDS
HDU4	SB 5/8x24 OR 5/8"¢ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 9" FROM T.O. (E) STEM WALL*	-	(10)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU5	SB 5/8x24 OR 5/8"Ø A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 10" FROM T.O. (E) STEM WALL*	-	(14)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU8	SB 7/8x24 OR 7/8"ø A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 12" FROM T.O. (E) STEM WALL*	-	(20)1/4"x2-1/2" SDS	4x4 POST	(3) 2x6 STUDS
HDU11	PAB8 OR 1"ø A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(30)1/4"x2-1/2" SDS	4x6 POST	6x6 POST
HDU14	PAB8 OR 1"Ø A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(36)1/4"x2-1/2" SDS	4x6 POST	4x6 POST
HD12	PAB8 OR 1"Ø A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(4) 1"DIA. A307 BOLTS	(3)2x4 STUDS	(3)2x6 STUDS
HDU14 (SPECL.)	PAB8 OR 1"Ø A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(36)1/4"x2-1/2" SDS	4x8 POST	6x6 POST
HD12 (SPECL.)	PAB9 OR 1-1/8"Ø A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(4) 1"DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19	PAB9 OR 1-1/8"Ø A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19 (SPECL.)	PAB9 OR 1-1/8"Ø A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST

SIMPSON SB AND PAB CAN BE SUBSTITUTED WITH ASTM A307 HEADED ANCHOR BOLT W/ BOTTOM DOUBLE NUT AND PLATE WASHER PER SCHEDULE MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. ACCEPTABLE TO SUBSTITUTE 2x BUILT-UP POST THAT MATCHES REQUIRED

SHEAR WALL SCHEDULE (DOUG FIR OR HEM FIR LUMBER PER GENERAL NOTES)

	APA RATED SHEA	THING (NOTE 1,2,4,12,13)		RIM JOIST OR BOARD	WALL BOTTOM PLATE	SILL PLATE ATTACHMENT TO CONCRETE (PRESSURE-TREATED)		- SHEAR SHE CAPACITY CAPA	HEM-FIR SHEAR
MARK	APPLICATION	PANEL EDGE 8d NAIL SPACING (NOTE 4,5)	PANEL EDGE 8d NAIL SPACING (NOTE 3,6,14) WALL TOP PL OR SILL PL RIM JOIST OR BOA	CONNECTION TO RIM JOIST OR BOARD (NOTE 8,9)	5/8"ø x 7" ANCHOR BOLT SPACING (NOTE 10,15)	SILL PLATE SIZE (NOTE 11)	CAPACITY (PLF)		
W3	ONE SIDE	0.131" x 2 1/2" @ 3"oc	2x	CLIP @ 11"oc	0.148"x3 1/4" @ 3"oc	21"oc	2x	490	455
W4	ONE SIDE	0.131" x 2 1/2" @ 4"oc	2x	CLIP @ 14"oc	0.148"x3 1/4" @ 4"oc	28"oc	2x	380	353
W6	ONE SIDE	0.131" x 2 1/2" @ 6"oc	2x	CLIP @ 20"oc	0.148"x3 1/4" @ 6"oc	40"oc	2x	260	242
2W2	BOTH SIDE	0.131" x 2 1/2" @ 2"oc STAGGERED	Зх	3- CLIPS @ 12"oc	3- CLIPS @ 12"oc	10"oc	Зх	1280	1190
2W3	BOTH SIDE	0.131" x 2 1/2" @ 3"oc STAGGERED	Зх	2- CLIPS @ 11"oc	2- CLIPS @ 11"oc	12"oc	Зх	980	912
2W4	BOTH SIDE	0.131" x 2 1/2" @ 4"oc	Зх	2- CLIPS @ 14"oc	2- CLIPS @ 14"oc	18"oc	Зх	760	706
2W6	BOTH SIDE	0.131" x 2 1/2" @ 6"oc	3x	2- CLIPS @ 20"oc	2- CLIPS @ 20"oc	21"oc	3x	520	484

- DETAILS

- - FOR APPROVAL AND ALTERNATE FASTENING REQUIREMENTS.

 - 1/2" OF FACE OF SHEATHING.

SHEAR WALL FRAMING HOLDOWN SCHEDULE

MARK	FASTENERS TO WO	ANCHOR	
(NOTE 4)	REQUIRED FASTENER TO WOOD		
MSTC28	(16) 16d SINKERS	(2)2x STUDS	-
MSTC40	(32) 16d SINKERS	(2)2x STUDS	-
MSTC52	(48) 16d SINKERS	(2)2x STUDS	-
MSTC66	(68) 16d SINKERS	(2)2x STUDS	-
MST72	(62) 16d	(2)2x STUDS	-
CMST12 x 84"	(74) 16d	(2)2x STUDS	-
HD12	(4) 1" DIA. A307 BOLTS	(3) 2x STUDS	1"ø A307 BOLT
HD12 (SPECL.)	(4) 1" DIA. A307 BOLTS	4x6 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1"ø A307 BOLT
HD19	(5) 1" DIA. A307 BOLTS	4x8 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1-1/8"¢ A307 BOLT
HD19 (SPECL.)	(5) 1" DIA. A307 BOLTS	4x8 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1-1/4"ø A307 BOLT

SHEAR WALL FRAMING HOLDOWN NOTE

- MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS. HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL
- OF HARDWARE SCHEDULED IS REQUIRED, SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION
- QUANTITY OF NAILS FOR STRAPS ARE EVENLY DIVIDED BETWEEN ENDS OF STRAPS ABOVE AND BELOW THE DEPTH OF THE FLOOR SYSTEM LISE 16d COMMON NAILS I UN O FOR 2X STRAP CALL-OUT ON PLAN, USE DOUBLE STRAP TIES AND PROVIDE (5) 2x STUDS 5. IF SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE

10. ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/4 PLATE WASHERS. EMBED ANCHOR BOLT 7" INTO CONCRETE. 11. PRESSURE PRESERVATIVE TREATED WOOD CAN CAUSE EXCESSIVE CORROSION AND DEGRADATION OF FASTENERS. PROVIDE HOT DIPPED GALVANIZED NAILS AND CONNECTOR PLATES FOR ALL CONNECTORS IN CONTACT WITH

13. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN LIEU OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED 14. WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM WALL BOARD SHEATHING (GWB), CONTACT ENGINEER OF RECORD

15. AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN LIEU OF A SINGLE 3x STUD. DOUBLE 2X STUDS MAY BE CONNECTED TOGETHER WITH 3" NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING. 16. CONTACT ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR

17. ALL ANCHOR BOLTS SHALL HAVE PLATE WASHER 3"x3"x1/4". PLATE WASHERS TO BE SLOTTED SO WASHERS IS WITHIN

