

(RECYCLED CONCRETE IS

NOT ALLOWED

←(CE)**→**

SOIL AMENDMENT

2"-4" MULC

3" OF COMPOS INCORPORATED INTO

SOIL TO 8" DEPTH OR 8" OF IMPORT TOPSOIL

AMENDED LAYER (1:

FILTER FENCE

GEO-TEXTILE FABRIC /

PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

12" MIN. THICKNESS -

PLANTING BEDS

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY

3. IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE 2016 SEATTLE

IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.

2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.

STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT

- METAL FENCE POSTS,

MAXIMUM

NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: * * * (FF)

TURF (LAWN) AREAS

GRASS: SEED OR SOD

BELOW COMPOST

ND NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

- FILTER FABRIC MATERIAL 60" WIDE BOLLS. USE STAPLES OR WIRE RINGS TO ATTACH FABRIC

EQUIV. (OPTIONAL-PER SITE CONDITION)

— 2" X 2" X 14ga WIRE FABRIC OR

BURY BOTTOM OF FILTER

FILTER FABRIC MATERIAL

GRAVEL BACKFILL IN TRENCI

MAY BE USED IF APPROVED BY THE SITE INSPECTOR.

BACKFILL WITH WASHED

FENCE FABRIC ON THE SURFACE. NATIVE BACKFIL

MATERIAL IN 8" X 12" TRENCH

AMENDED LAYER (12" ↓ OR AS DETERMINED B

STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND

EROSION AND SEDIMENTATION CONTROL NOTES

- NOT USED
- NOT USED
- PERIMETER PROTECTION MAY BE USED AS THE SOLE FORM OR TREATMENT WHEN THE FLOWPATH MEETS THE CRITERIA LISTED BELOW. IF THESE ARE NOT MET, PERIMETER PROTECTION SHALL ONLY BE USED AS A BACKUP TO A SEDIMENT TRAP OR POND.

AVERAGE SLOPE	SLOPE PERCENT	FLOWPATH LENGTH
1.5H:1V OR LESS	67% OR LESS	100 FEET
2H:1V OR LESS	50% OR LESS	115 FEET
4H:1V OR LESS	25% OR LESS	150 FEET
6H:1V OR LESS	16.7% OR LESS	200 FEET
10H:1V OR LESS	10% OR LESS	250 FEET

THE CONTRACTOR SHALL STABILIZE DENUDED AREAS AND SOIL STOCKPILES AS FOLLOWS:

DENUDED AREAS SHALL BE COVERED BY MULCH, SOD, PLASTIC, OR OTHER BMP'S APPROVED BY THE ENGINEER. WHERE POSSIBLE NATURAL VEGETATION SHALL BE MAINTAINED FOR EROSION AND SEDIMENT CONTROL.

- AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR
- ALTERED AS REQUIRED TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL EVERY EFFORT SHALL BE MADE TO CLOSE UTILITY TRENCHES BY THE END OF THE DAY AND MATERIAL EXCAVATED DURING UNDERGROUND UTILITY
- CONSTRUCTION SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES (WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING
- AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE IN OPERATION, AND THE POTENTIAL FOR EROSION HAS PASSED AT A MINIMUM, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED MONTHLY, OR FOLLOWING EACH RUNOFF-PRODUCING STORM

TO ENSURE PROPER OPERATION OF ALL EROSION AND SEDIMENT CONTROL FACILITIES. SEDIMENT SHALL BE REMOVED FROM BMP'S WHEN IT

- THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY
- WITH THIS CONDITION MAY RESULT IN ALL WORK ON SITE BEING STOPPED. 10. THE WASHINGTON STATE CLEAN AIR ACT REQUIRES THE USE OF ALL KNOWN AVAILABLE, AND REASONABLE MEANS OF CONTROLLING AIR POLLUTION, INCLUDING DUST. DUST CAN BE CONTROLLED BY WETTING EXPOSED SOILS, WASHING TRUCK WHEELS BEFORE THEY LEAVE THE SITE, AND INSTALLING AND MAINTAINING ROCK CONSTRUCTION ENTRANCES. CONSTRUCTION VEHICLE TRACK-OUT IS A MAJOR SOURCE OF DUST AND ANY EVIDENCE OF TRACK-OUT CAN TRIGGER FINES FROM THE DEPARTMENT OF ECOLOGY OF THE PUGET SOUND AIR POLLUTION CONTROL
- AGENCY.
- 12. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BMP'S WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NECESSARY

PRIOR TO BEGINNING CLEARING OR GRADING

13. INSTALL THE SLIT FENCE AS INDICATED ON THE SITE PLAN & SHEET C1.0

14. PLACE A THICK LATER OF STRAW OR MULCH ON ALL AREAS OF BARE SOIL OUTSIDE OF THE PLANNED NEW CONSTRUCTION. THIS IS PARTICULARLY IMPORTANT IN THE SOUTH, LOW END OF THE LOT.

15. INSTALL PRE MANUFACTURED SILT SOCKS IN THE TWO EXISTING CATCH BASINS LOCATED SOUTH & EAST OF THE SITE. THIS CATCH BASIN PROTECTION MUST BE CHECKED PERIODICALLY, & CLEANED AS NECESSARY, TO PREVENT THE SILT SOCKS FROM BECOMING OVERLOADED WITH SILT & DEBRIS FROM SURFACE RUNOFF.

16. CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE, AS SHOWN ON SHEET C1.0 OF THE DRAWINGS, WHEREVER TRUCKS WILL DRIVE OFF AF PAVED SURFACES TO IMPORT OR EXPORT DEBRIS & SOIL

DURING GRADING AND CONSTRUCTION

17. COVER ANY SOIL STOCKPILES WITH PLASTIC SHEETING THAT IS STAKED OR WEIGHTED TO PREVENT IT FROM BLOWING AWAY

18. ALLOW NO RUNOFF FROM THE EXCAVATION FOR THE SOUTHERN ADDITION TO FLOW ACROSS THE GROUND SURFACE TOWARD THE SOUTH. THIS MAY REQUIRE CREATING A SOIL BERM ALONG THE SOUTHERN EDGE OF THE EXCAVATION. IF SILTY RUNOFF COLLECTS IN THE EXCAVATION, IT MAY NEED TO BE PUMPED TO A TEMPORARY HOLDING TANK FOR DISPOSAL OFF SITE.

19. FOLLOWING CONSTRUCTION OF THE FOUNDATION WALLS, PROCEED IMMEDIATELY WITH INSTALLATION OF DRAINAGE & WATER PROOFING, THEN COMPLETION OF BACKFILLING.

20. SPREAD STRAW OR MULCH AGAIN ON ALL BARE SOIL OUTSIDE OF THE BACKFILLED FOUNDATIONS, UNLESS PERMANENT LANDSCAPING & VEGETATION WILL BE IMMEDIATELY ESTABLISHED.

CONSTRUCTION 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 IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX.
- 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

CONSTRUCTION SEQUENCE

1. SCHEDULE THE PRE-CONSTRUCTION MEETING

2. FLAG OR FENCE ALL CRITICAL AREAS AND CLEARING LIMITS

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

4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

6. CONSTRUCT SEDIMENT PONDS AND TRAPS, IF REQUIRED

7. GRADE AND STABILIZE CONSTRUCTION ROADS.

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

9. INSTALL UTILITIES.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL STANDARDS AND MANUFACTURER'S

11. RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES. OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE. THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE ACCEPTED STANDARD BMP's.

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

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED OR SOD ANY AREAS OF THE PROJECT, STABILIZE ALL DISTURBED AREA AND REMOVE BMP's IFF APPROPRIATE

15. UPON COMPLETION OF THE PROJECT. STABILIZE ALL DISTURBED AREAS AND REMOVE BMP's IF APPROPRIATE.

COVER MEASURES

TEMPORARY EROSION CONTROL SEED MIX:					
	% WEIGHT	% PURITY	% GERMINATION		
ANNUAL OR PERENNIAL RYE (LOLIUM MULTIFLORUM OR LOLIUM PERENNE)	40	98	90		
REDTOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)	10	92	85		

COVER METHODS INCLUDE THE USE OF MULCH, EROSION CONTROL NETS AND BLANKETS, PLASTIC COVERING, SEEDING, AND SODDING. MULCH AND PLASTIC SHEETING ARE PRIMARILY INTENDED TO PROTECT DISTURBED AREAS FOR A SHORT PERIOD OF TIME, TYPICALLY DAYS TO A FEW MONTHS. SEEDING AND SODDING ARE MEASURES FOR AREAS THAT ARE TO REMAIN UNWORKED FOR MONTHS.

PERMANENT SEED MIX:						
	% WEIGHT	% PURITY	% GERMINATION	REMARKS		
PERENNIAL RYE BLEND (LOLIUM PERENNE)	70	98	90	THIS MIX IS PROVIDED AS JUST ONE RECOMMENDED POSSIBILITY. LOCAL SUPPLIERS SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS BECAUSE THE		
CHEWINGS AND RED FESCUE BLEND (FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA)	30	98	90	APPROPRIATE MIX DEPENDS ON A VARIETY OF FACTORS, INCLUDING EXPOSURE, SOIL TYPE, SLOPE, AND EXPECTED FOOT TRAFFIC.		

MULCH STANDARDS AND	O GUIDELINES:			5
MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES	REMARKS	Ι.,
STRAW	AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL.	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.	S
CHIPPED SITE VEGETATION	AVERAGE SIZE SHALL BE SEVERAL INCHES.	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.	(

INTERCEPTOR DIKE AND SWALE NOTES AND FIGURES

INTERCEPTOR DIKES AND SWALES ARE REQUIRED IN THE FOLLOWING SITUATIONS:

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

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

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

AVERAGE SLOPE	SLOPE PERCENT	<u>FLOWPATH</u>
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.

6. CONSTRUCTION TRAFFIC OVER TEMPORARY DIKES AND SWALES SHALL BE MINIMIZED.

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY PERMIT SET

05/18/20 PLOT DATE: 5/18/2020 FILE NAME:

ARCHITECTS

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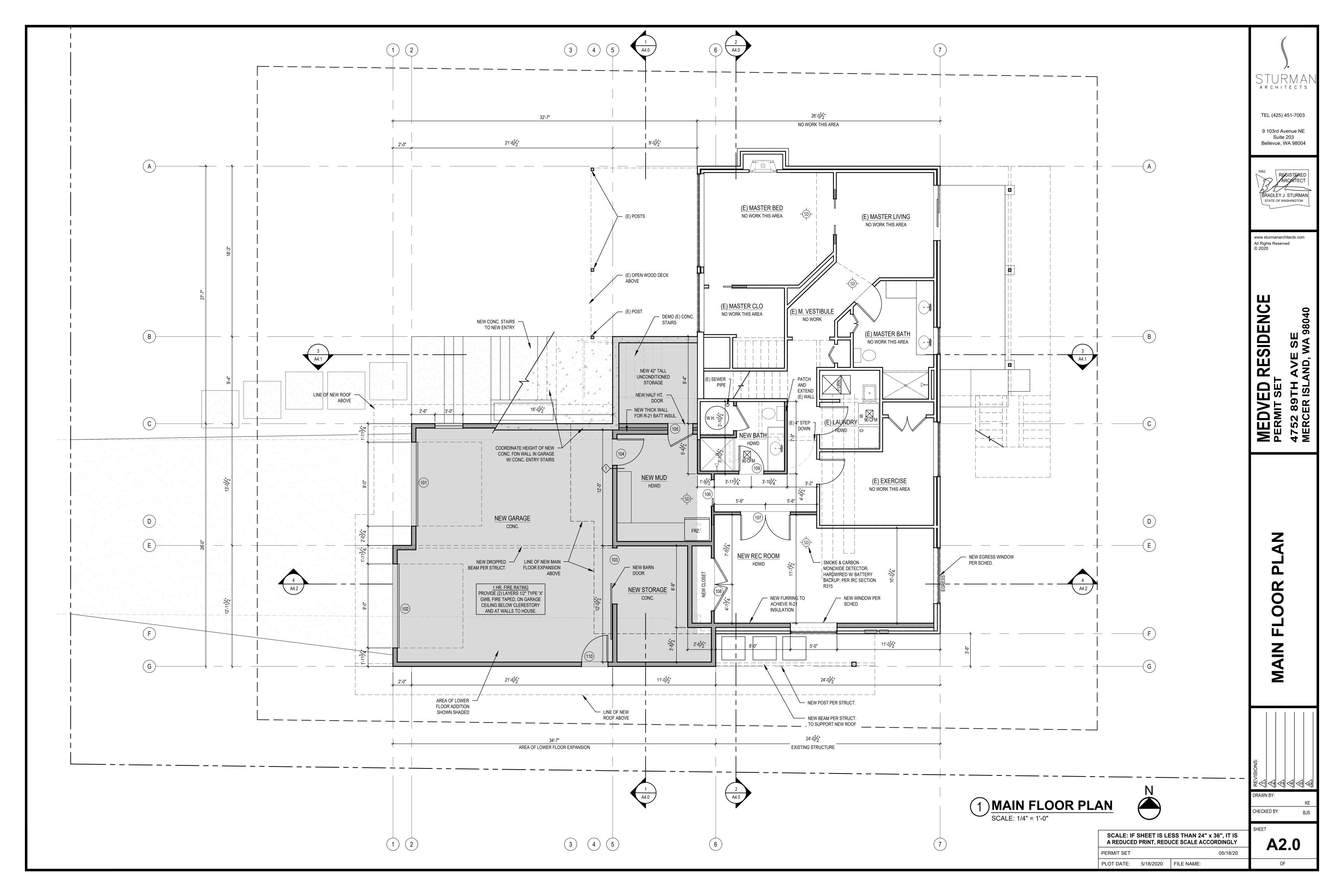
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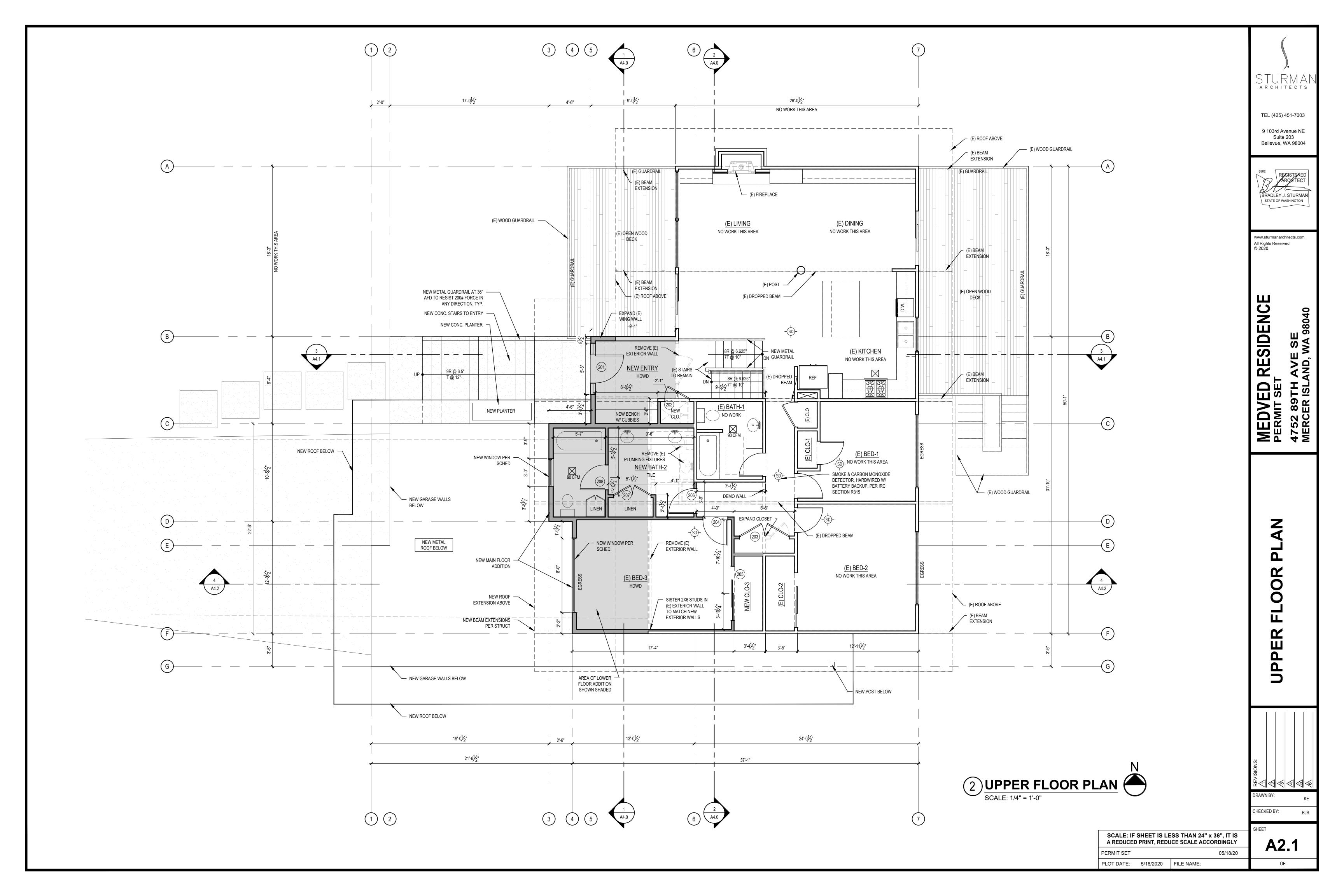
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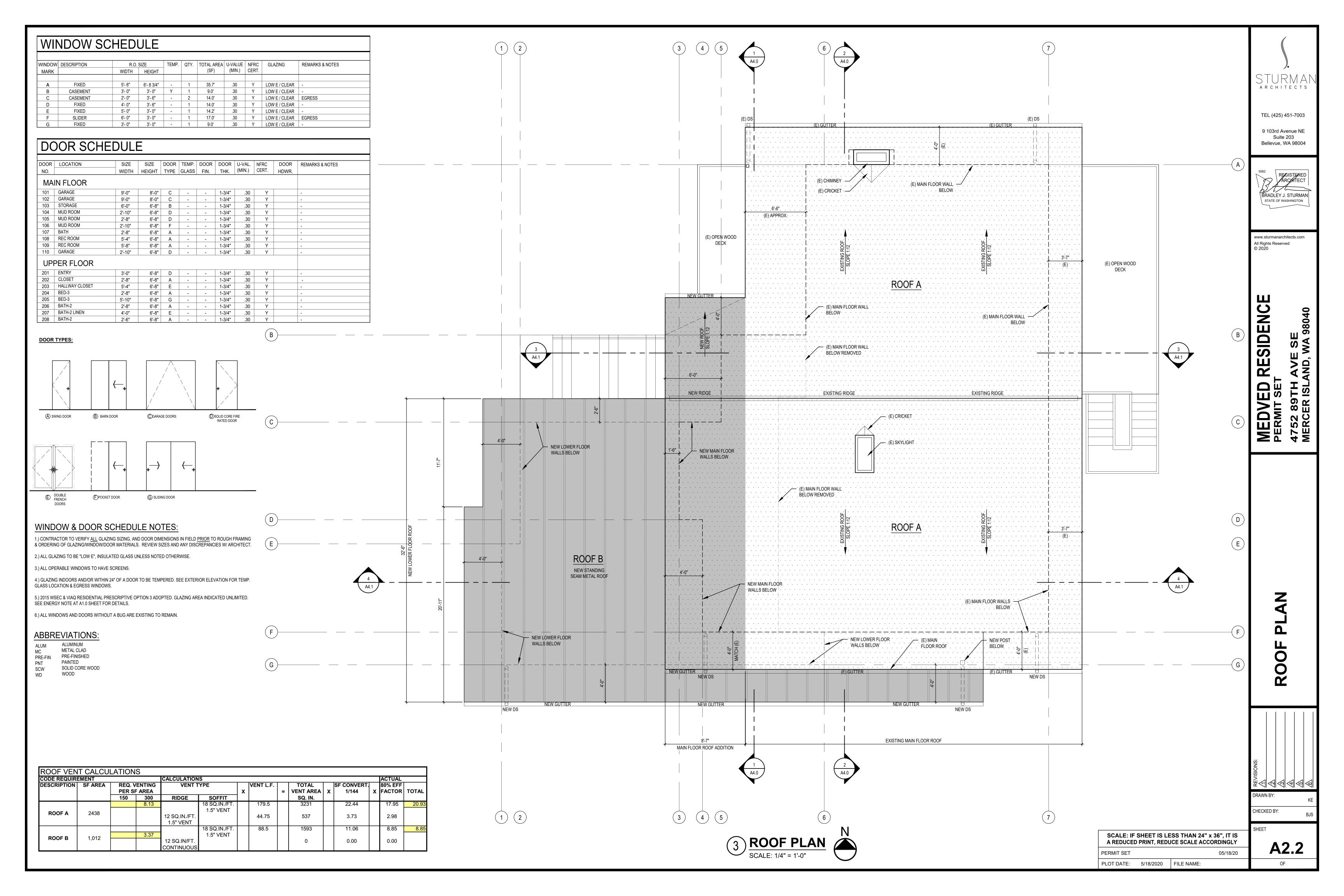
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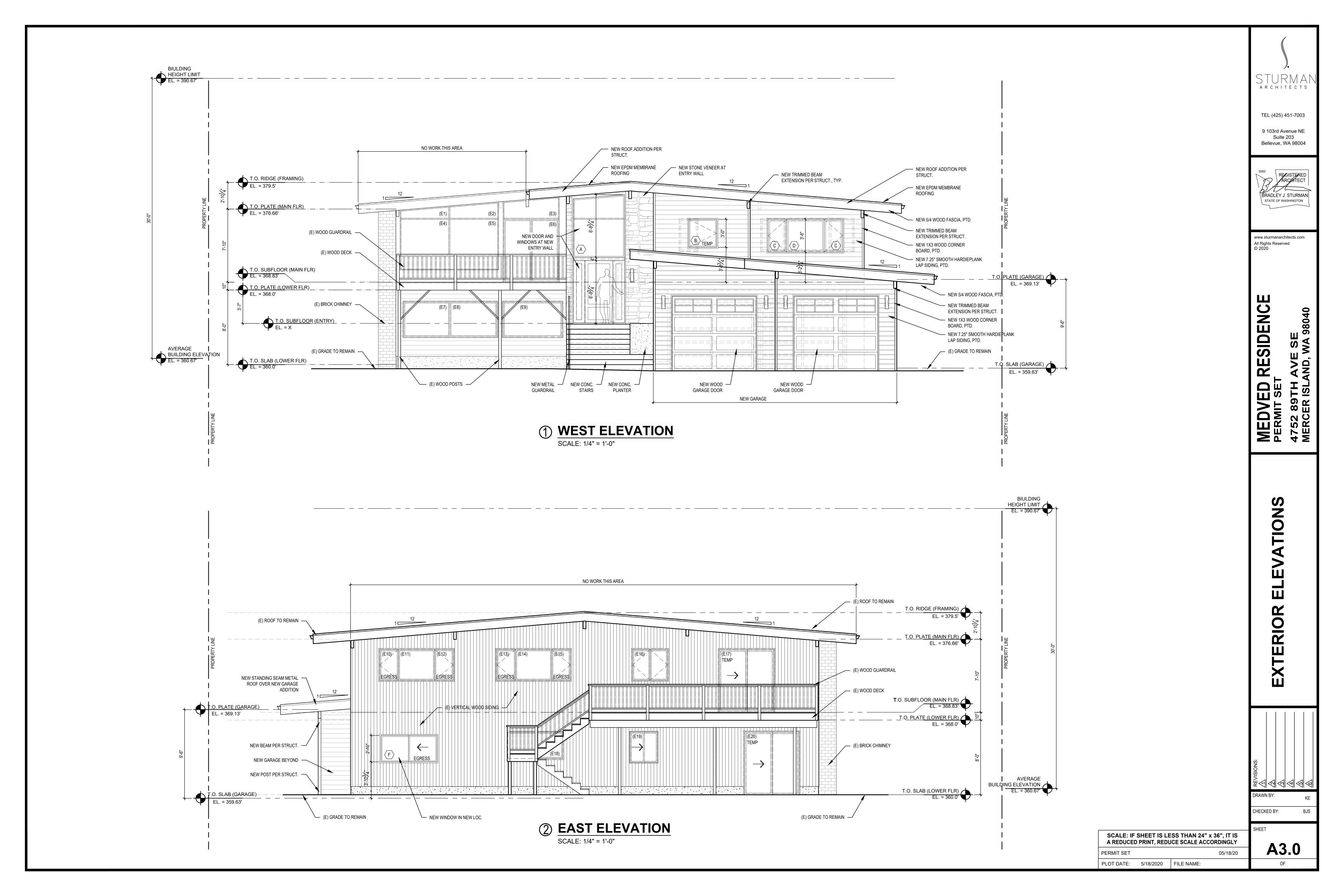
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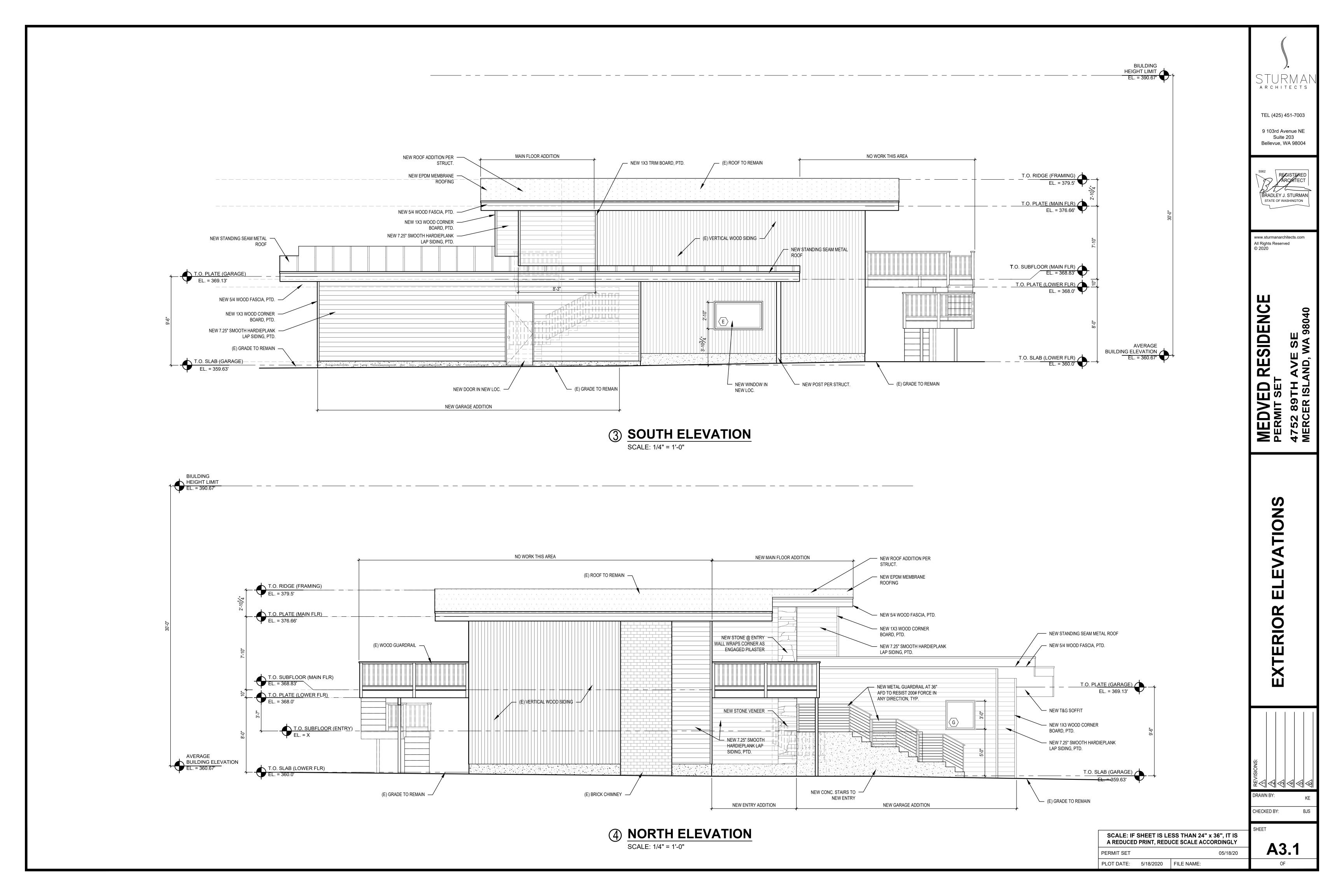
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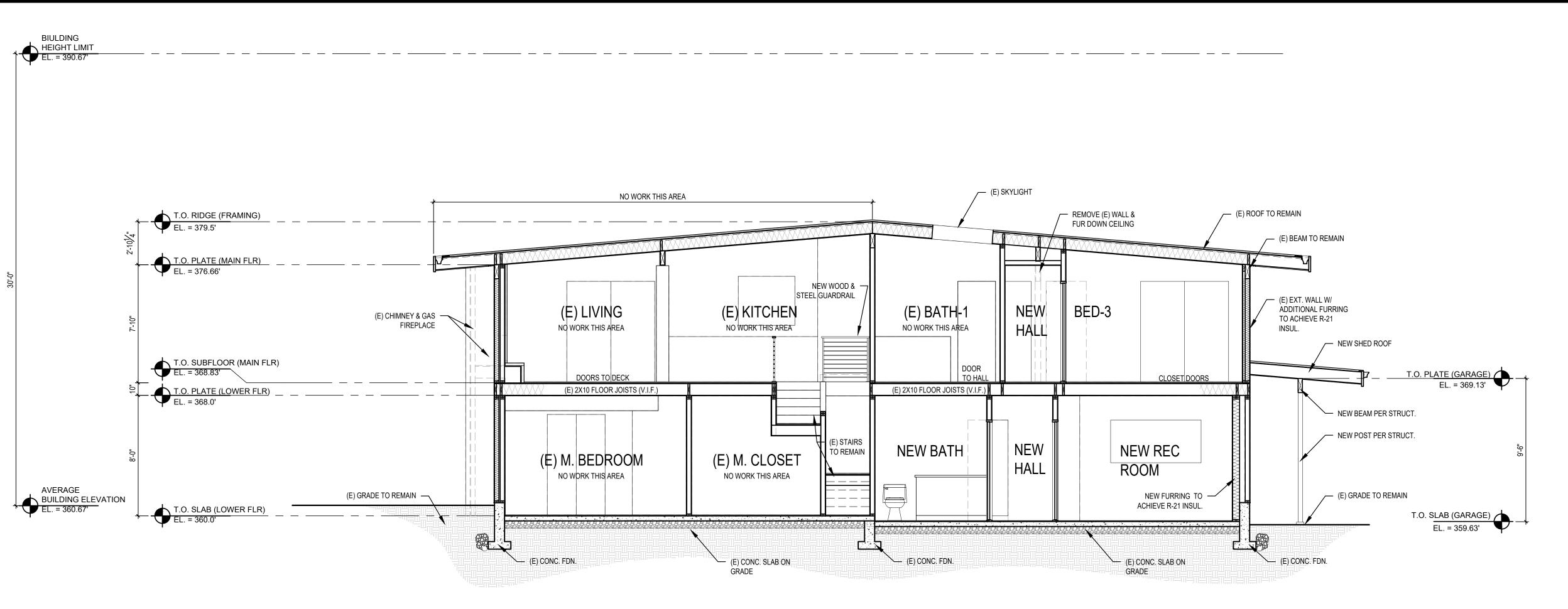




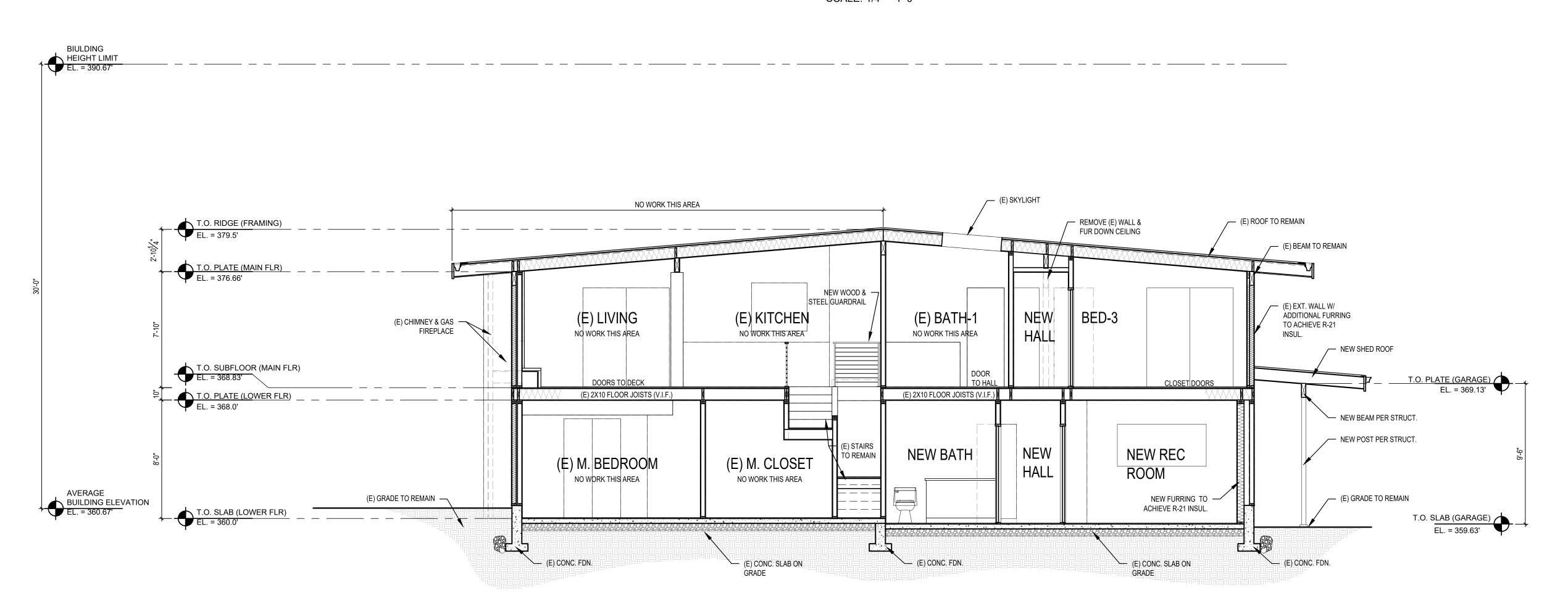








1) BUILDING SECTION





SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY PERMIT SET 05/18/20 PLOT DATE: 5/18/2020 FILE NAME:

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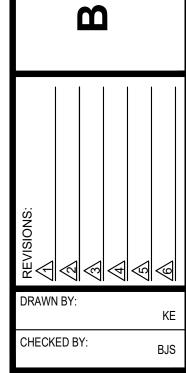
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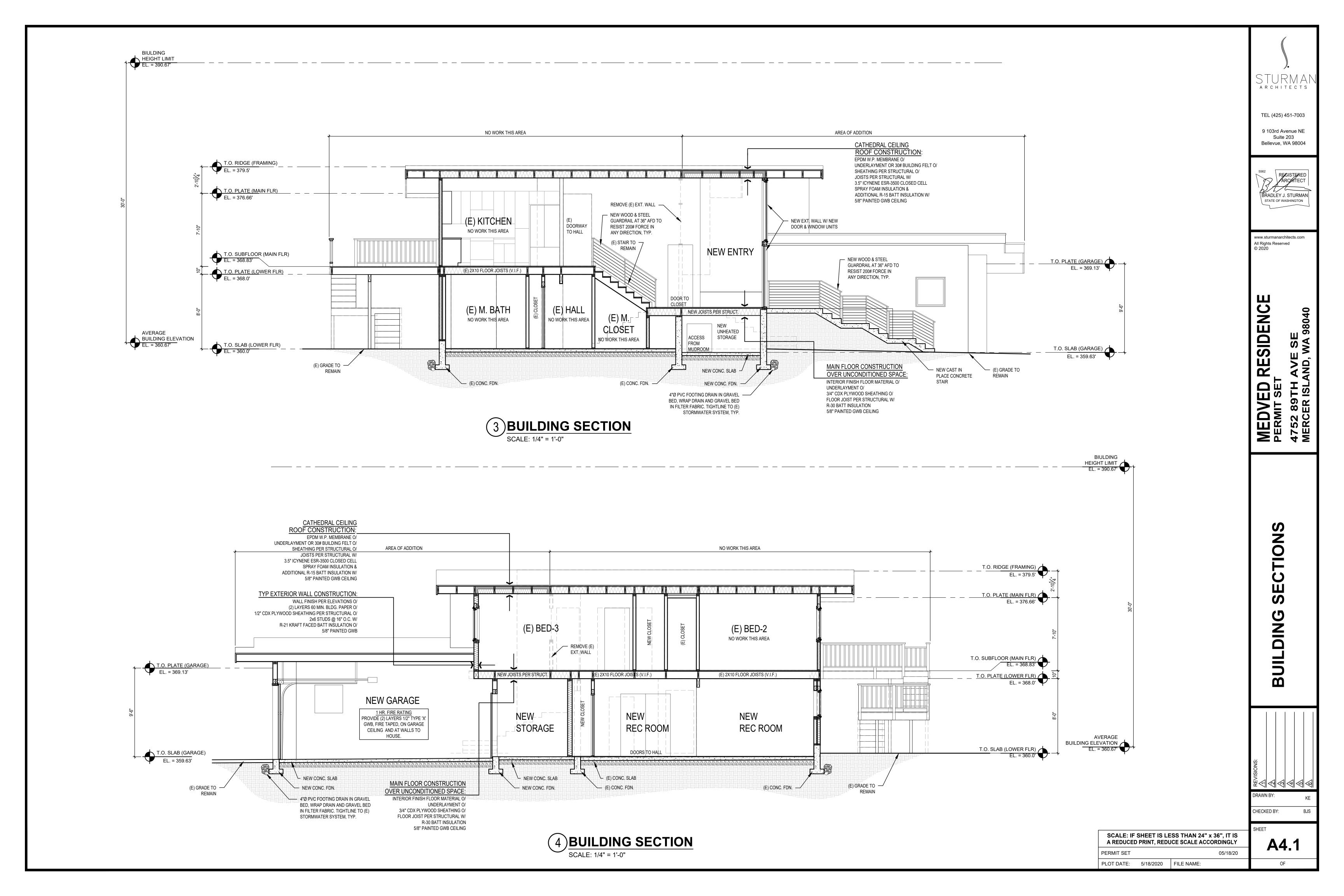
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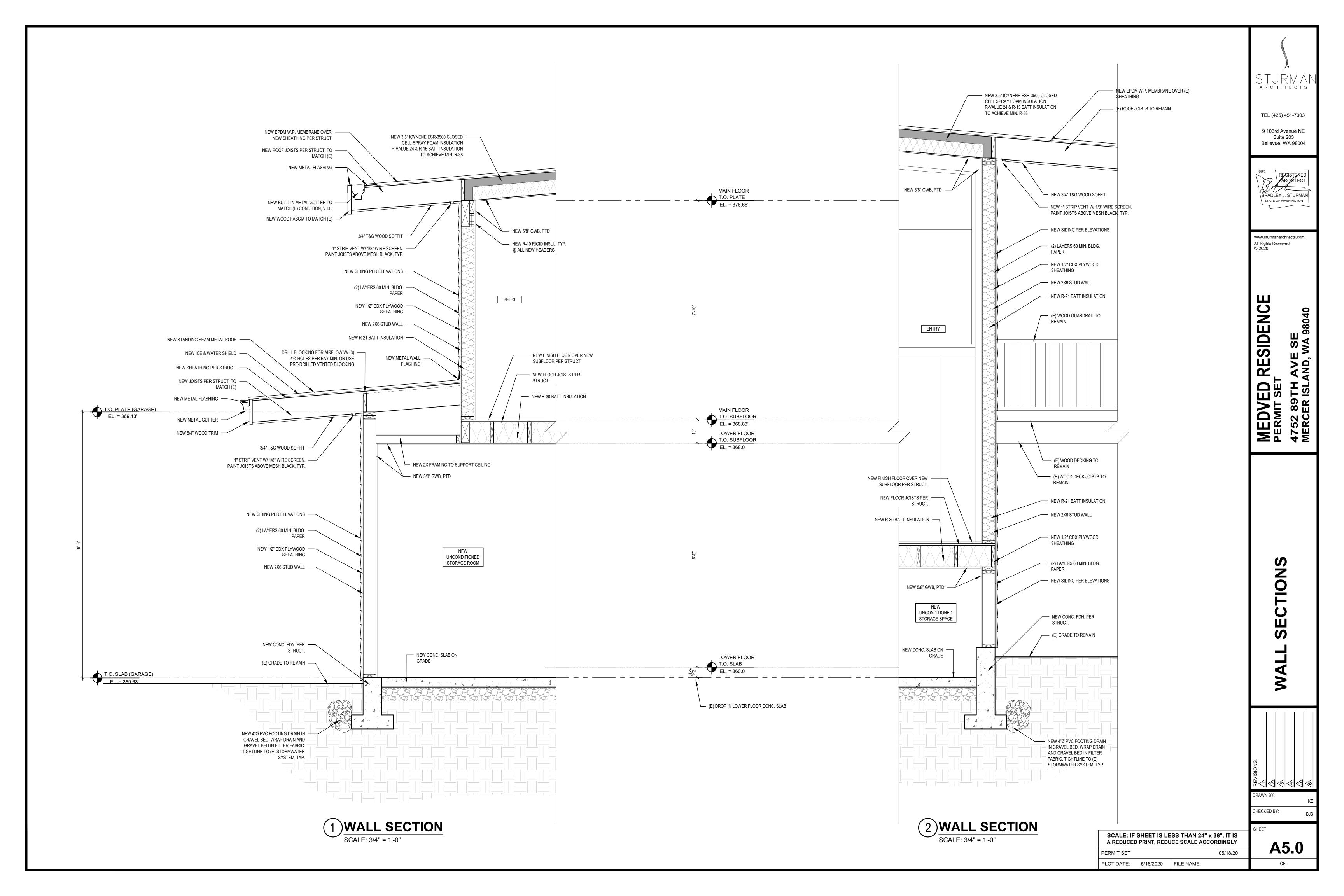
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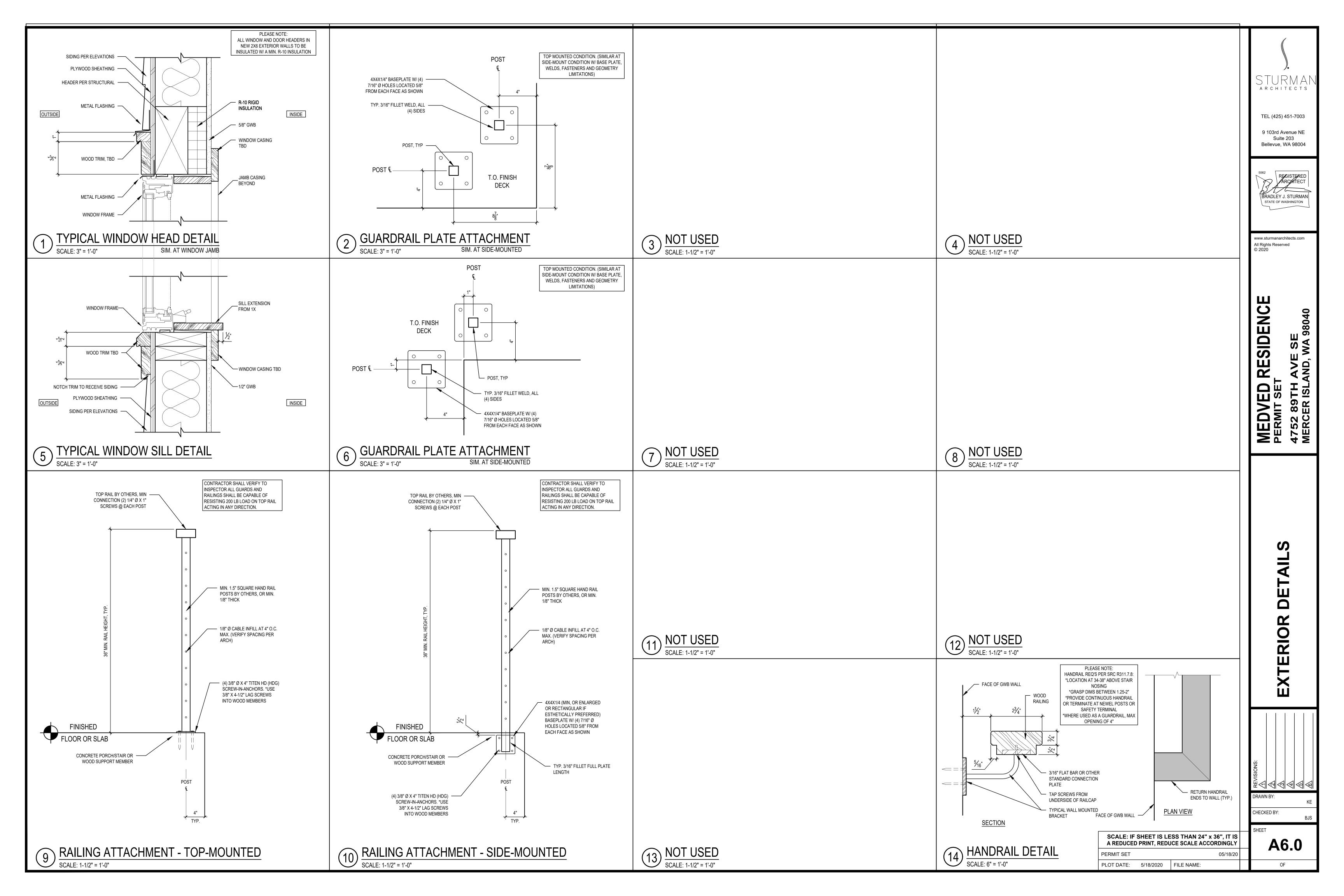
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A. GENERAL

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 40 PSF 30 PSF - BEDROOM LIVE LOAD - EXTERIOR BALCONY & DECK 60 PSF

- WIND (IBC SIMPLIFIED) 110 MPH (LRFD) EXPOSURE "B", Kzt = 1.6 - EARTHQUAKE (ASCE) SITE CLASS "D" SEISMIC USE GROUP 1 (le = 1.0) SEISMIC DESIGN CATEGORY "D"

0.45

Ss = 1.43 g, S1 = 0.549 gSds = 0.953 g, Sd1 = 0.549 g

- ALLOWABLE SOIL PRESSURE 1500 PSF AT 1'-6" DEPTH - LATERAL EARTH PRESSURE 35 PCF - PASSIVE PRESSURE 350 PCF

2. LATERAL FORCE RESISTANCE SYSTEM

- COEFFICIENT OF FRICTION

ADDL

ADJ

AFF

AISC

ALT

ANSI

APA

ARCH

ASSY

ASTM

AWS

BLDG

BLKG

BMU

BOF

BOS

BOT

BRG

CG

CGS

CIP

CENTER OF GRAVITY OF STRANDS

CONSTRUCTION JOINT/CONTROL JOINT

CAST-IN-PLACE

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

(THIS IS A COMPREHENSIVE LIST OF ABBREVIATIONS, SOME OF WHICH MAY NOT APPEAR ON THESE DRAWINGS.)

DITTO

DRAWING

DOWELS

GΑ

GAUGE

GALVANIZED

DO

DWG

DWL

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.

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 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 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 AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO IBC SECTION 1904.2. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE. NO ADMIXTURES, OTHER THAN FOR AIR-ENTRAINMENT AS NOTED ABOVE, SHALL BE USED WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN ELEVATED STRUCTURAL 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

- 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

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

- FOOTING AND OTHER UNFORMED SURFACE, EARTH FACE 3" - FORMED SURFACE EXPOSED TO EARTH (i.e. WALL BELOW GROUND) OR WEATHER 1-1/2" - SLAB AND WALL (INTERIOR FACE) - CONCRETE NOT EXPOSED TO WEATHER OR EARTH 3/4" - PRIMARY REINFORCEMENT, TIES, STIRRUP, SPIRALS 1-1/2"

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.

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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	DF#2	Fb = 875 PSI
	4x	DF#1	Fb = 1000 PSI
- BEAMS AND STRINGERS	6x/LARGER	DF#1	Fb = 1350 PSI
- POSTS AND TIMBERS	6x/LARGER	DF#1	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 APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC-ES EVALUATION REPORT EQUIVALENT TO ESR-1387 FOR PARALLEL STRAND LUMBER (PSL), LAMINATED STRAND LUMBER (LSL), AND LAMINATED VENEER LUMBER (LVL). THE MINIMUM ALLOWABLE DESIGN **VALUES ARE AS FOLLOWS:**

- 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

4. SHEATHING SHALL BE APA PERFORMANCE RATED PANELS PER APA "PLYWOOD DESIGN SPECIFICATION", INCLUDING APPLICABLE SUPPLEMENTS, UNLESS NOTED OTHERWISE. PLYWOOD PANELS SHALL BE GRADE CD AND ALSO CONFORM TO DOC PS-1 & PS-2. ALL PANELS SHALL BE IDENTIFIED AS EXPOSURE 1 UNLESS NOTED OTHERWISE. PANEL RATING TO BE AS FOLLOWS

- 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

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.

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8. WOOD TRUSSES

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

TOP CHORD 25 PSF LIVE LOAD, 23 PSF DEAD LOAD - ROOF TRUSSES BOTTOM CHORD 5 PSF DEAD LOAD

- DEFLECTION LIMIT TOTAL LOAD L/240, LIVE LOAD L/360 - OTHER LOADS SPECIFIED 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"

WIDE FLANGE

WORK POINT

WWF

WELDED WIRE FABRIC

F. SPECIAL CONDITIONS

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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ANCHOR BOLT CENTERLINE EXISTING GLUE-LAMINATED LOC LOCATION **OPPOSITE** STL CL AND ORIENTED STRAND BOARD AMERICAN CONCRETE INSTITUTE GYPSUM WALL BOARD LONGIT LONGITUDINAL STRUCT STRUCTURAL CLR CLEAR EACH LONG SLOTTED HOLE ADDITIONAL CMU CONCRETE MASONRY UNIT EF EACH FACE GYP GYPSUM SYM SYMMETRICAL BEAM CAMBER LVL LAMINATED VENEER LUMBER PAR **ADJACENT** COLUMN **ELEVATION** PARALLEL CENTERLINE ABOVE FINISHED FLOOR CONC CONCRETE ELEC ELECTRICAL HDR **HEADER** LWC LIGHT WEIGHT CONCRETE PERP **PERPENDICULAR** DIAMETER; ROUND AMERICAN INSTITUTE OF STEEL CONSTRUCTION **ELEV ELEVATOR** HANGER PL PLATE T&B TOP AND BOTTOM CONN CONNECTION, CONNECT NUMBER: POUND EMBED, EMBEDDED, EMBEDMENT T&G **TONGUE AND GROOVE** ALTERNATE CONSTR CONSTRUCTION EMB HORIZ HORIZONTAL M MISC SHAPE PLWD PLYWOOD SQUARE **ENGINEER** AMERICAN NATIONAL STANDARDS INSTITUTE MASONRY PREFABRICATED TEMP **TEMPERATURE** CONT CONTINUOUS **ENGR** HP SHAPE MAS PREFAB STRUCTURAL ANGLE AMERICAN PLYWOOD ASSOCIATION CONTR CONTRACTOR **EQUAL** HIGH STRENGTH MATERIAL PROPERTY THICKNESS EQ PROP DOUBLE ANGLE APPROX APPROXIMATE; APPROXIMATELY **EQUIPMENT** MAXIMUM PSF POUNDS PER SQUARE FOOT THRU THROUGH COORD COORDINATE HEIGHT PLATE ARCHITECT; ARCHITECTURAL MECH PSI TOB TOP OF BEAM COMPLETE PENETRATION ES EACH SIDE **MECHANICAL** POUNDS PER SQUARE INCH **FACH WAY** MFR **MANUFACTURER** PSL TOC TOP OF CONCRETE; TOP OF CURB CSK COUNTERSINK; COUNTERSUNK EW INSIDE DIAMETER PARALLEL STRAND LUMBER INSIDE FACE AMERICAN SOCIETY FOR TESTING & MATERIALS CTR CENTER EXP **EXPANSION**; **EXPOSED** MIN MINIMUM; MINUTE PΤ POST TENSION TOP OF FOOTING TOF CU FT CUBIC FOOT EXP JT EXPANSION JOINT MISC **MISCELLANEOUS** TOP OF LEDGER AMERICAN WELDING SOCIETY INCLUDE; INCLUDING; INCLUSIVE RD **ROOF DRAIN** TOP OF MASONRY CU IN CUBIC INCH EXT EXTERIOR INCL MO MASONRY OPENING TOM REF REFERENCE TOS TOP OF STEEL, TOP OF STRUCTURE CY CUBIC YARD INFO INFORMATION BUILDING FD FLOOR DRAIN INTERIOR NEW REINF REINFORCE; REINFORCING TOW TOP OF WALL (N) **BLOCKING** PENNY (NAILS) FOUNDATION NORTH TUBING, STRUCTURAL FDN REQ'D REQUIRED FAR FACE, FINISHED FLOOR **NEAR FACE** DOUBLE FF JOINT RO ROUGH OPENING TYP TYPICAL NATIONAL FOREST PRODUCTS ASSOC FLR BRICK MASONRY UNIT(S) DEPT DEPARTMENT FLOOR; FLOOR LINE UNIFORM BUILDING CODE UBC **BOTTOM OF SLAB** DET DETAIL FLG KIP = 1000 POUNDS NIC **NOT IN CONTRACT** SCHED SCHEDULE FLANGE DIAMETER (SEE SYMBOLS) FOC FACE OF CONCRETE **KNOCK-OUT** NOM **NOMINAL** SEC UNDERWRITER'S LABORATORY, INC. SECTION **UNLESS NOTED OTHERWISE** NS BOTTOM DIAG DIAGONAL FOM FACE OF MASONRY KIPS PER SQUARE INCH NEAR SIDE SHT SHEET UNO FOS SHEATHING; SHEETING **UNREINFORCED MASONRY BEARING** FACE OF STUD NTS NOT TO SCALE SHTG DIAPE DIAPHRAGM DICA DRILLED-IN CONCRETE ANCHOR FS FULL SIZE: FAR SIDE LABORATORY SIM SIMII AR **ULTRA-SONIC TEST** LAB SPACING, SPACE, SPACES STANDARD CHANNEL DIM FEET: FOOT ON CENTER SPA DIMENSION POUND VERT VERTICAL SPEC CENTER OF GRAVITY DN DOWN FTG FOOTING LINEAL FOOT OUTSIDE DIAMETER SPECIFICATION

LONG LEGS BACK-TO-BACK

LONG LEGS HORIZONTAL

LONG LEGS VERTICAL

OF

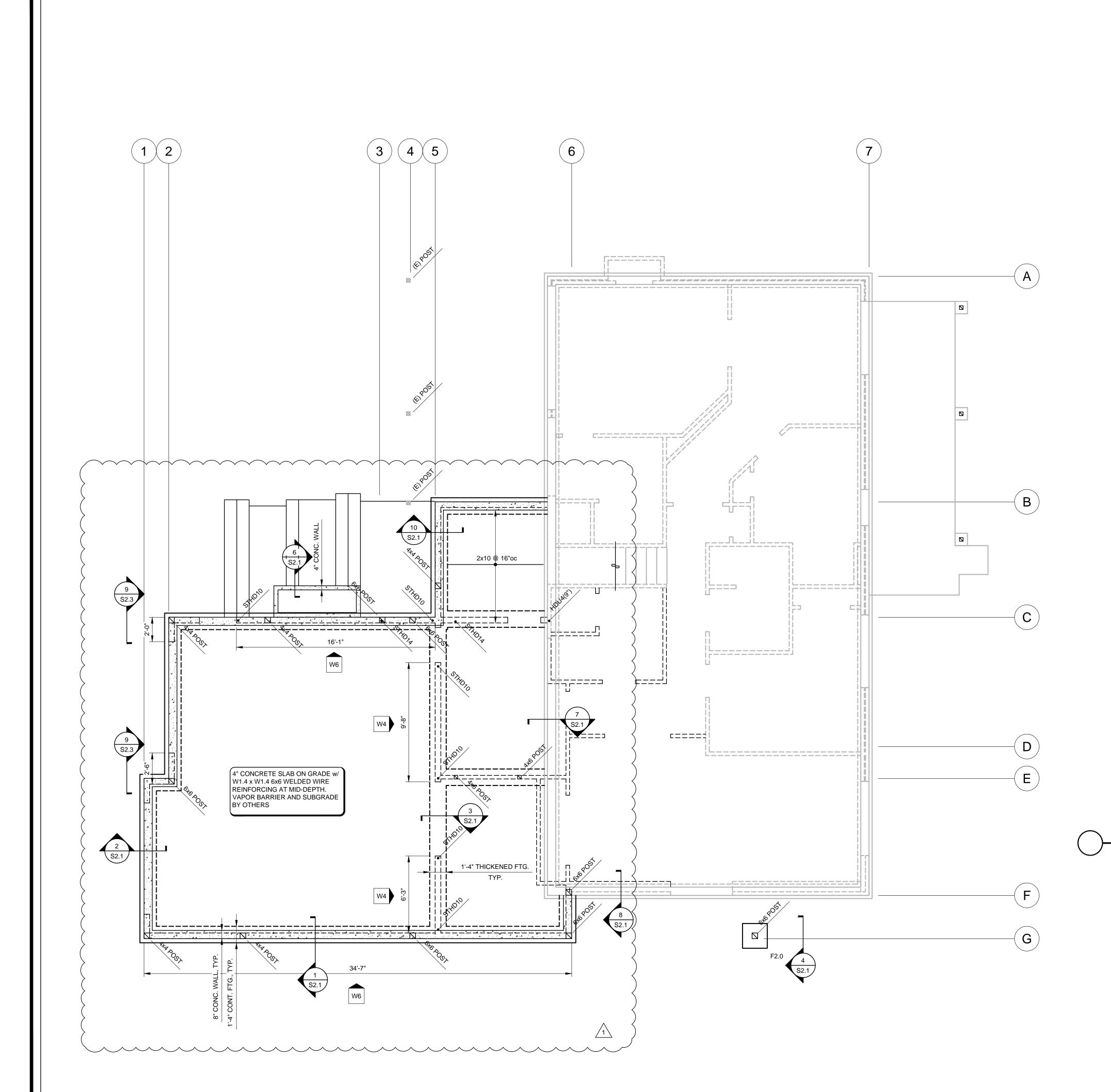
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OUTSIDE FACE

OPENING

OPPOSITE HAND



LEGEND

CONCRETE WALL INTERIOR STUD WALL BELOW; EXTERIOR BEARING STUD WALL BELOW STUD WALL ABOVE COLUMN CONTINUOUS COLUMN BELOW FRAMING LEVEL COLUMN ABOVE FRAMING LEVEL SHEAR WALL HOLDOWN AT FRAMING LEVEL SHEAR WALL ABOVE FRAMING LEVEL

FOOTING SCHEDULE						
MARK SIZE		REINFORCEMENT				
F1.5	1'-6" x 1'-6" x 10"	3- #4 EA. WAY BOT.				
F2.0	2'-0" x 2'-0" x 10"	3- #4 EA. WAY BOT.				
F2.5	2'-6" x 2'-6" x 11"	4- #4 EA. WAY BOT.				
F3.0	3'-0" x 3'-0" x 11"	5- #5 EA. WAY BOT.				
F3.5	3'-6" x 3'-6" x 11"	6- #5 EA. WAY BOT.				
F4.0	4'-0" x 4'-0" x 12"	7- #5 EA. WAY BOT.				

(2) SIMPSON CS16 x 24", U.N.O.

(2) CS16

- 1. SEE GENERAL NOTES FOR DESIGN BEARING CAPACITY
- 2. CENTER ALL FOOTING ON COLUMN OR WALL, TYP. U.N.O. 3. AT LOCATIONS WHERE FOOTINGS ARE SHOWN SHARING A COMMON BEARING AREA, CAST MONOLITHICALLY WITH INDIVIDUAL REINFORCING PER SCHEDULE AND OVERLAP AS
- REQUIRED. 4. FOOTING SCHEDULE IS PROVIDED FOR GENERAL INFORMATION. NOT ALL OF THE FOOTING SIZE IS REQUIRED, SEE FOUNDATION PLAN FOR FOOTING SIZE CALL-OUT

FOUNDATION AND LOWER FLOOR PLAN



DO NOT SCALE DRAWINGS.

2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.

3. ALL POSTS AT THIS FRAMING LEVEL SHALL BE 4x4 U.N.O. 4. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.

5. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2, TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O. 6. SLAB ON GRADE SHALL BE 4" THICK, UNLESS OTHERWISE NOTED. SLAB SHALL BE REINFORCED WITH 6x6 W1.4xW1.4 WELDED WIRE MESH. PREPARE SUBGRADE BY PLACING AND COMPACTING A

MINIMUM 4" OF CLEANED, CRUSHED ROCK AS A CAPILLARY BREAK. SUBGRADE BELOW SLAB SHALL BE UNDISTURBED NATIVE SOIL OR COMPACTED FILL. 7. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED

TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.

8. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O. 9. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

10. SEE SHEAR WALL FOUNDATION HOLDOWN SCHEDULE FOR MINIMUM HOLDOWN EMBEDMENT DEPTH AND MINIMUM FOOTING SIZE AROUND HOLDOWN ANCHOR.

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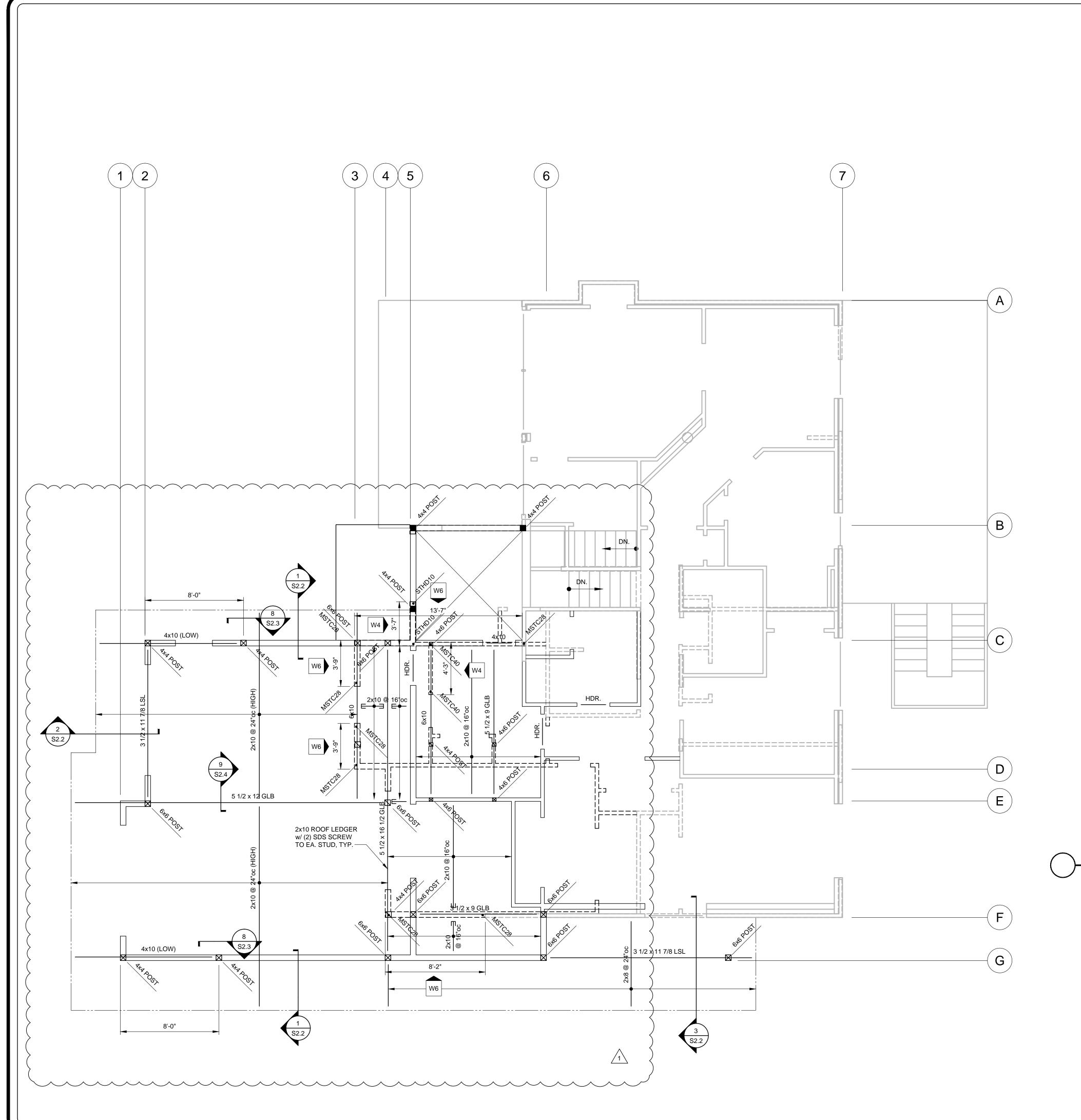
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MEDVED RESIDENCE 4752 89TH AVE SE MERCER ISLAND, WA 98040

MAIN FLOOR FRAMING PLAN

MAIN FLOOR FRAMING PLAN

- 1. DO NOT SCALE DRAWINGS
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
 TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE
- SUPPORTS WITH 10d NAILS @ 12"oc, PROVIDE BLOCKING FOR ALL EDGES.

 4. TYPICAL FLOOR JOISTS SHALL BE 11 7/8" TJI 110 OR BETTER UNLESS OTHERWISE NOTED. REFER TO PLAN FOR JOIST SPACING (16"oc IF NOT NOTED). PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST
- 5. ALL POSTS AT THIS FRAMING LEVEL SHALL BE 4x4 U.N.O.
- BEAM AT THIS FRAMING LEVEL SHALL BE 3 1/8 x 10 1/2 GLB, U.N.O.
 TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL
- 8. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2,
- TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.

 9. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

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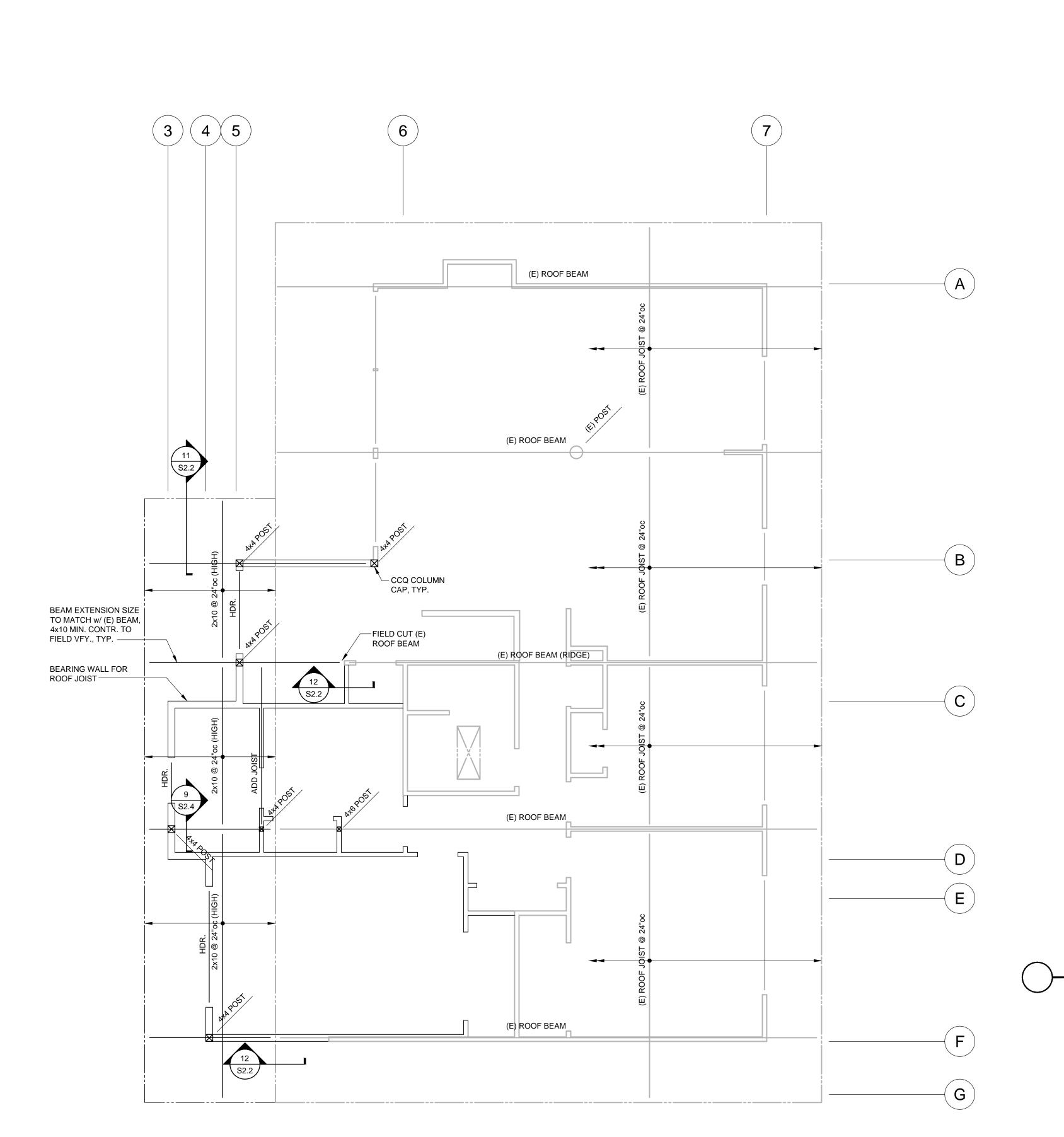
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ROOF FRAMING PLAN

ROOF FRAMING PLAN

- DO NOT SCALE DRAWINGS
 VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
 TYPICAL ROOF FRAMING CONSISTS OF 5/8" PLYWOOD ON ENGINEERED WOOD TRUSSES OR RAFTERS. NAIL ALL SUPPORT PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE
- SUPPORTS WITH 10d NAILS @ 12"oc

 4. TYPICAL ROOF TRUSSES SHALL BE SPACED @ 24"oc, U.N.O. TRUSS SUPPLIER TO SUBMIT A
 PROPOSED LAYOUT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SEE GENERAL
 NOTES FOR MORE INFORMATION.
- NOTES FOR MORE INFORMATION.
- 5. ALL POSTS AT THIS FRAMING LEVEL SHALL BE 4x4 U.N.O.6. BEAM AT THIS FRAMING LEVEL SHALL BE 3 1/8 x 10 1/2 GLB, U.N.O.
- 7. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
- 8. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2,
- TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.

 9. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

REVISIONS:

A REVISION 3-12-20

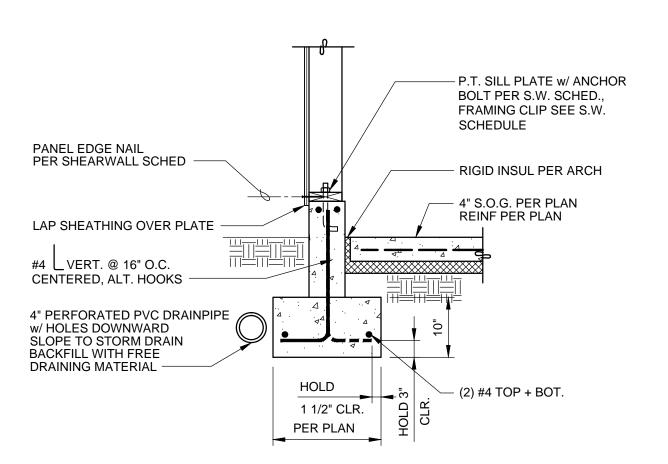
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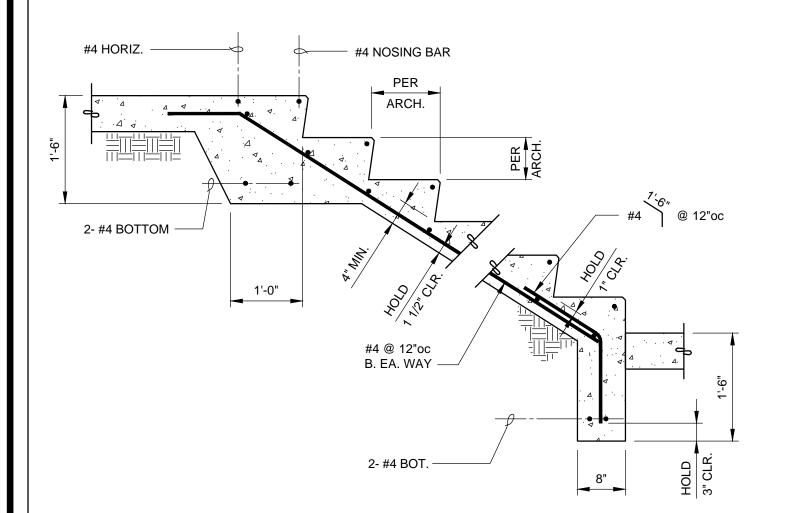
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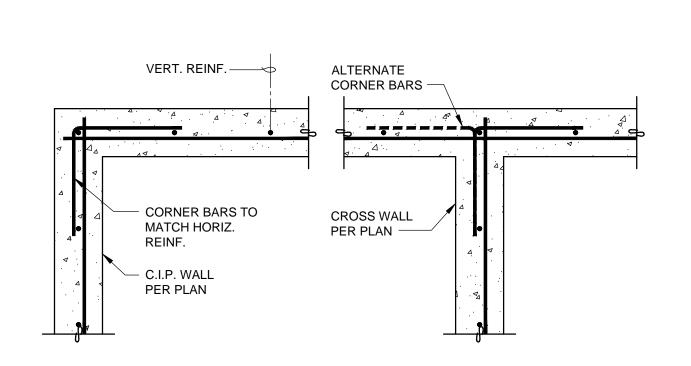
TYPICAL S.W. FOOTING





TYPICAL CONCRETE STAIR

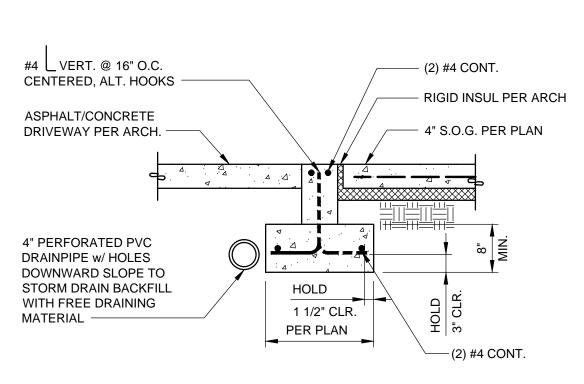




CORNER CONDITION AT C.I.P. WALL

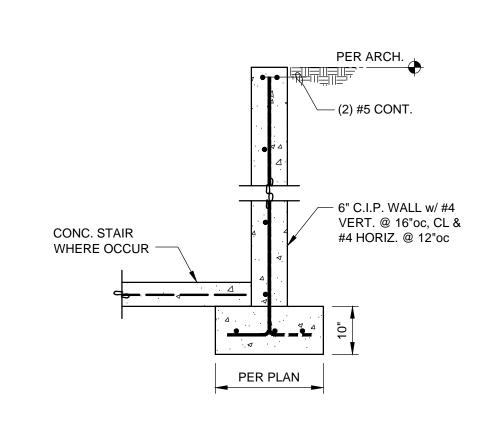
3/4" = 1'-0"

SECTION



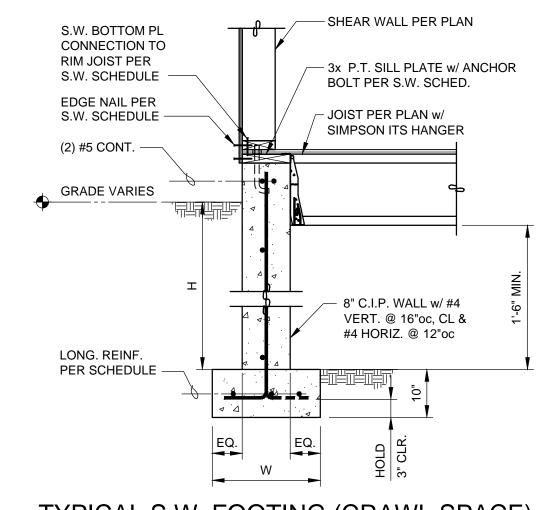
TYPICAL FOOTING AT GARAGE DOOR (S.O.G.)





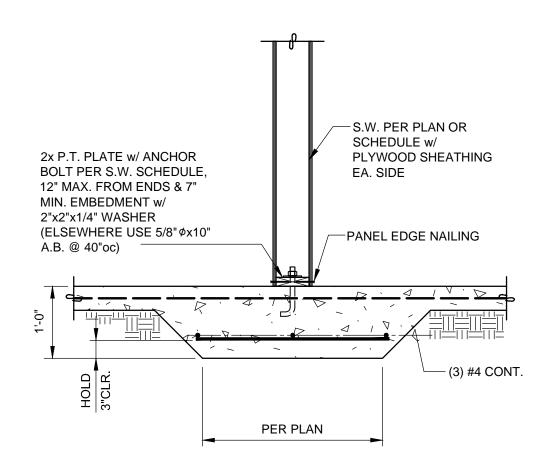
TYPICAL CONCRETE PLANTER





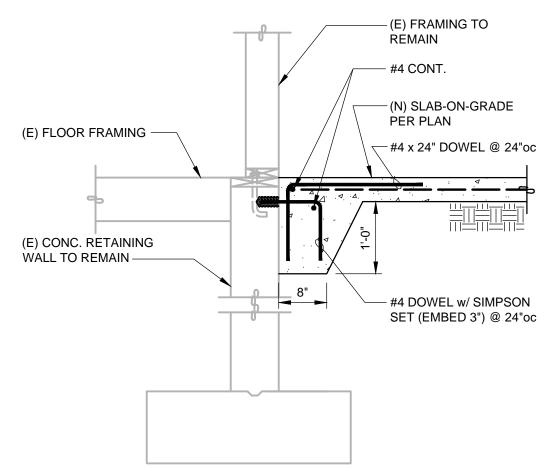
TYPICAL S.W. FOOTING (CRAWL SPACE)



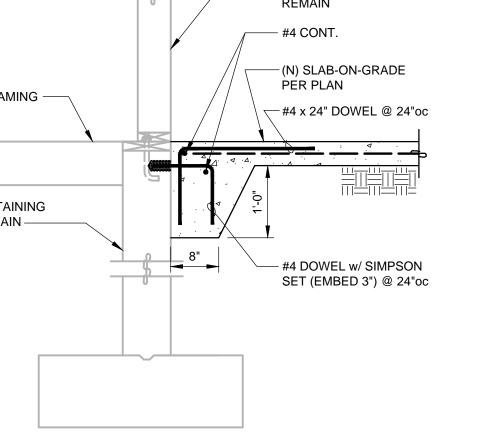


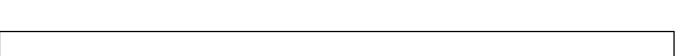
TYPICAL INTERIOR S.W. CONT. FOOTING (S.O.G.)



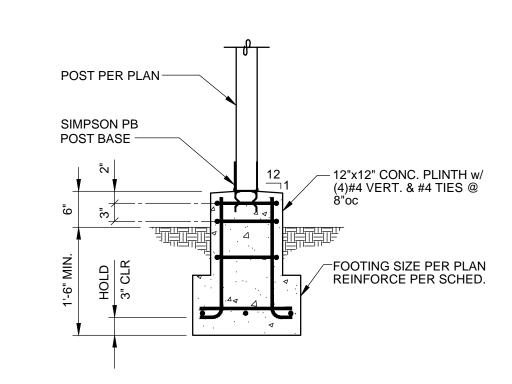






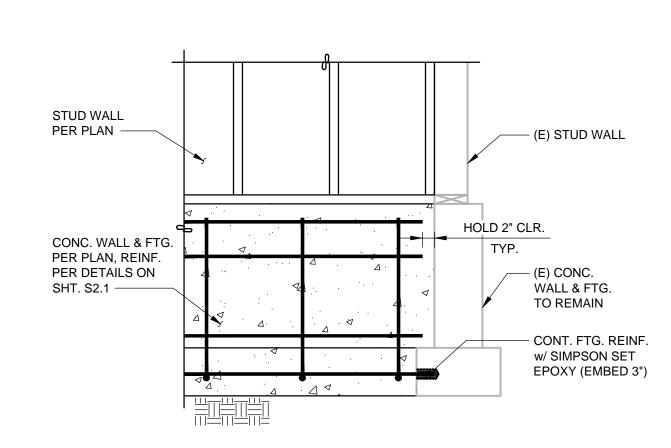


8" C	RAW	SCHEDULE		
DIMENSIONS STEM W		STEM WA	LL REINF.	FOOTING REINF.
Н	W	VERT.	HORIZ	LONG.
2'-0"	1'-6"	#4 @ 16"oc	#4 @ 12"oc	(3)#4
3'-0"	2'-2"	#4 @ 16"oc	#4 @ 12"oc	(4)#4
4'-0"	3'-8"	#4 @ 16"oc	#4 @ 12"oc	(5)#4
5'-0"	5'-2"	#4 @ 16"oc	#4 @ 12"oc	(7)#4



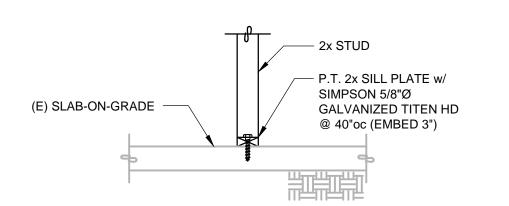
TYPICAL DECK POST FOOTING





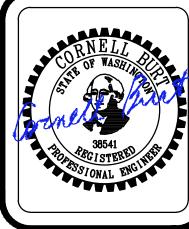
NEW WALL FOOTING TIE TO (E) FOOTING





TYPICAL NON-BEARING WALL ANCHORAGE



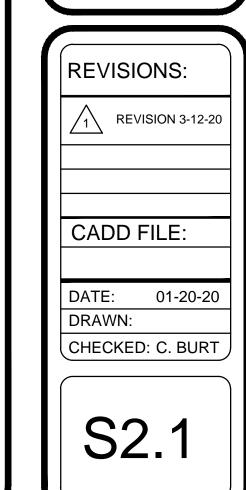


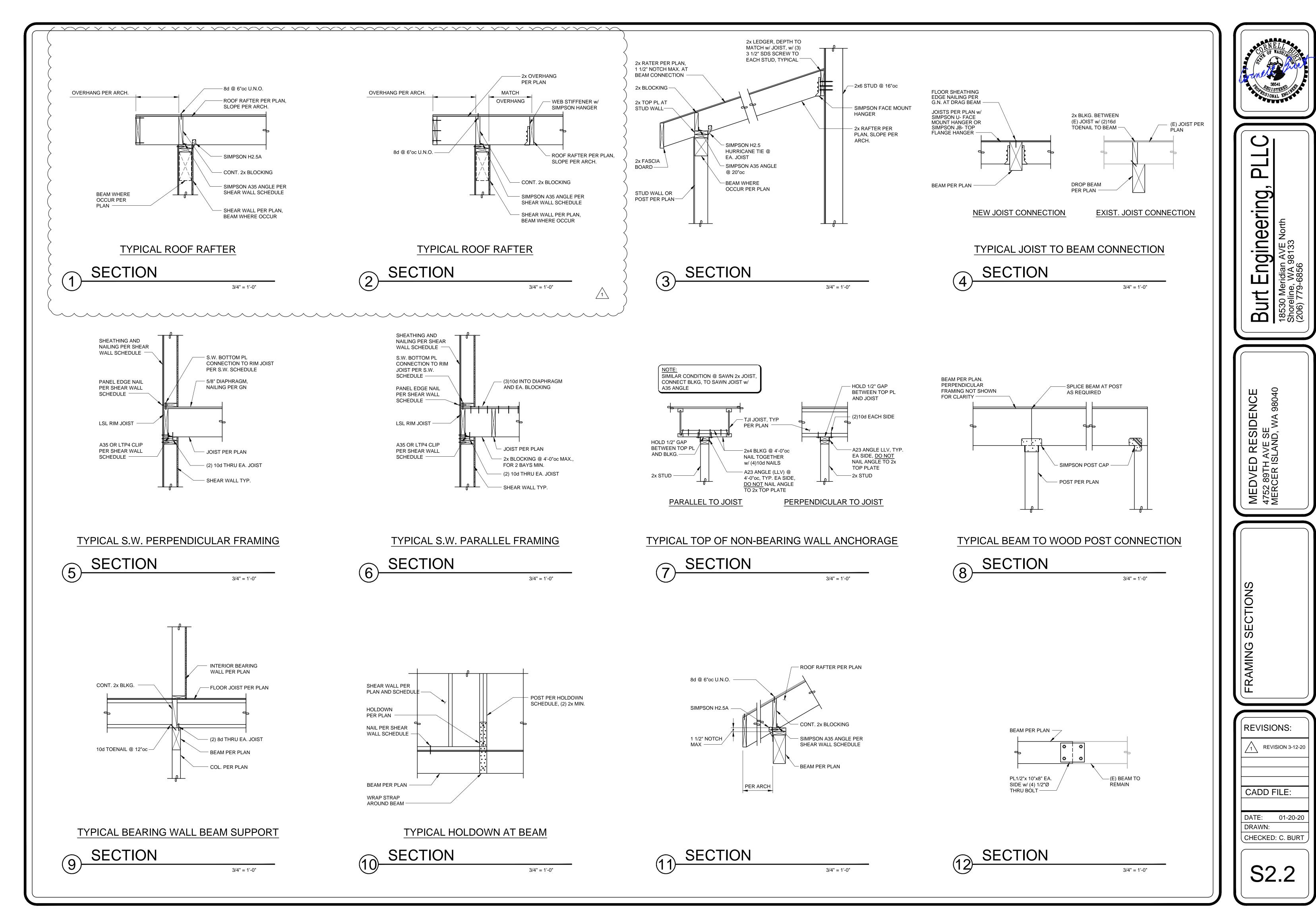
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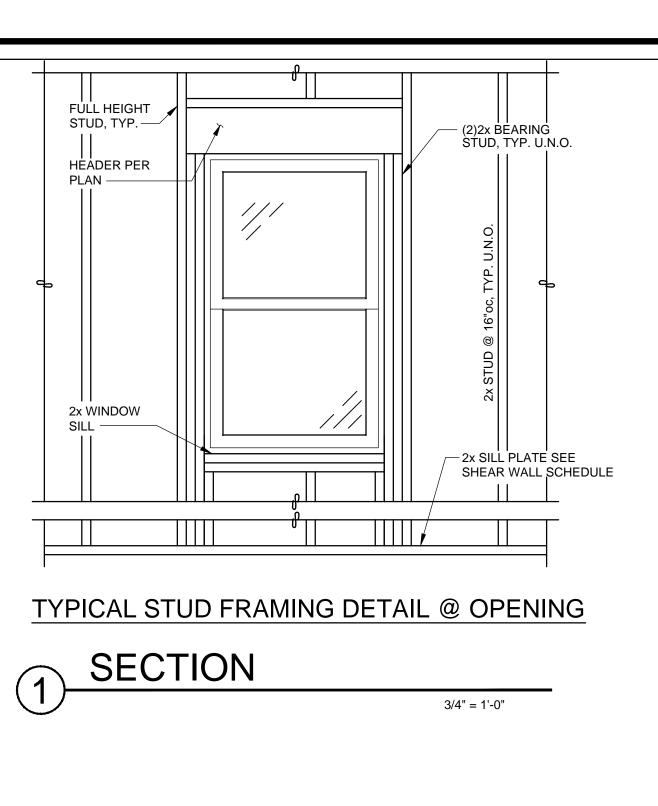
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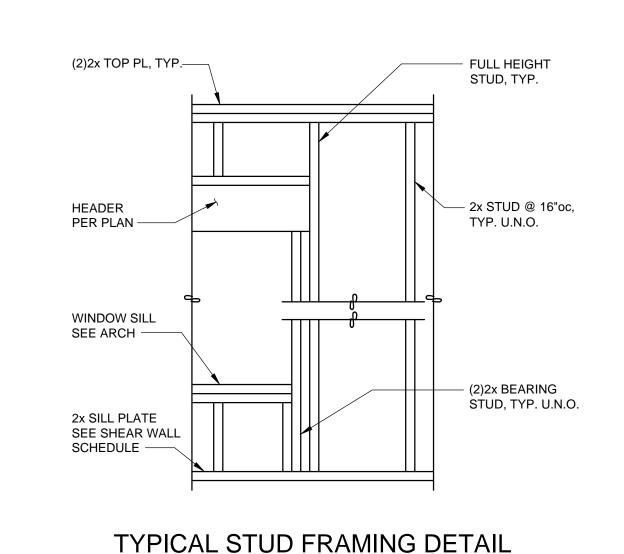
VED RESIDENCE 9TH AVE SE ER ISLAND, WA 98040 98040

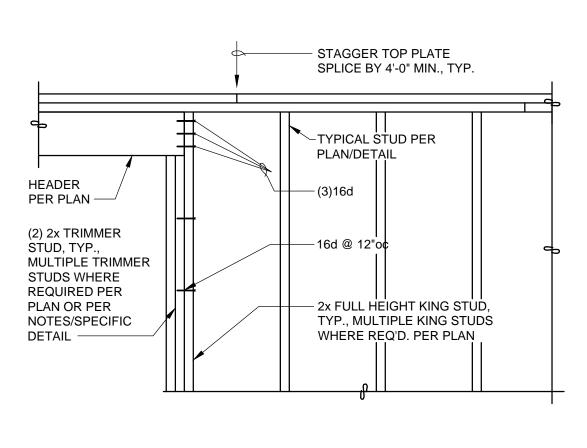
-OUNDATION SECTIONS

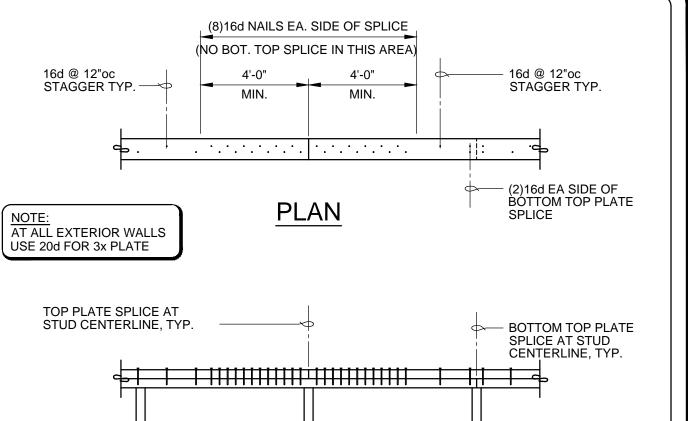












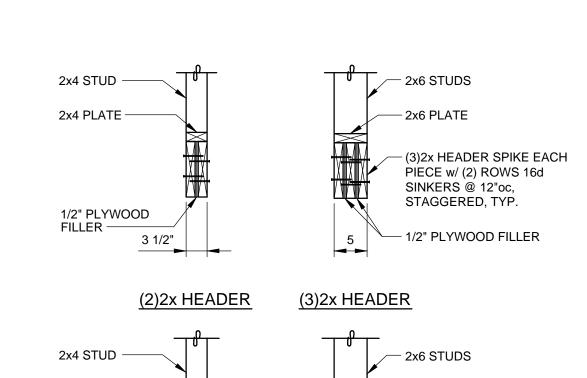
3/4" = 1'-0"

TYPICAL HEADER SUPPORT DETAIL

3 SECTION

4 SECTION

ELEVATION TYPICAL STUD WALL TOP PLATE SPLICE



— 2x6 PLATE

— 6x HEADER, PER PLAN

6x HEADER

EDGE NAILING PER

(2)STUD MIN. AT WALL CORNER OR AT EACH

SHEAR WALL HOLDDOWN,

CORNER WALL PLAN

3/4" = 1'-0"

SEE PLAN FOR POST CALL-OUT AT WALL END AND AT BEAM

TYPICAL STUD WALL INTERSECTION

SHEAR WALL SCHEDULE, TYP.

2x4 PLATE -

4x HEADER, PER PLAN —

5 SECTION

ADD STUD AS SHOWN, SEE PLAN

CROSS WALL -

NAIL STUD TOGETHER

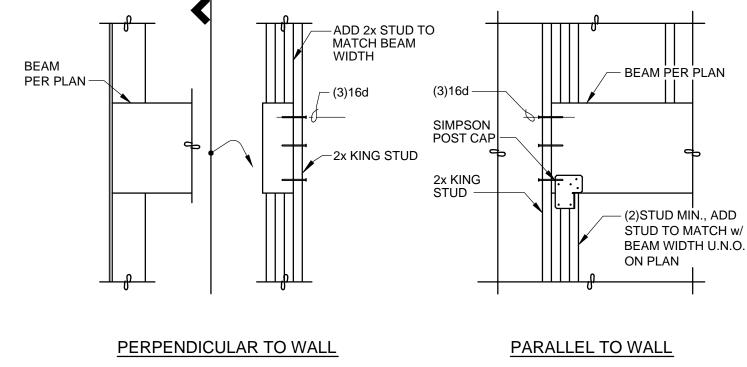
w/ 16d @ 12"oc TYP.——

CROSS WALL PLAN

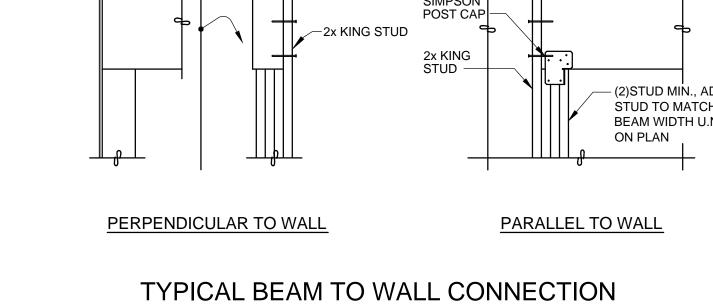
FOR POST CALL-OUT -

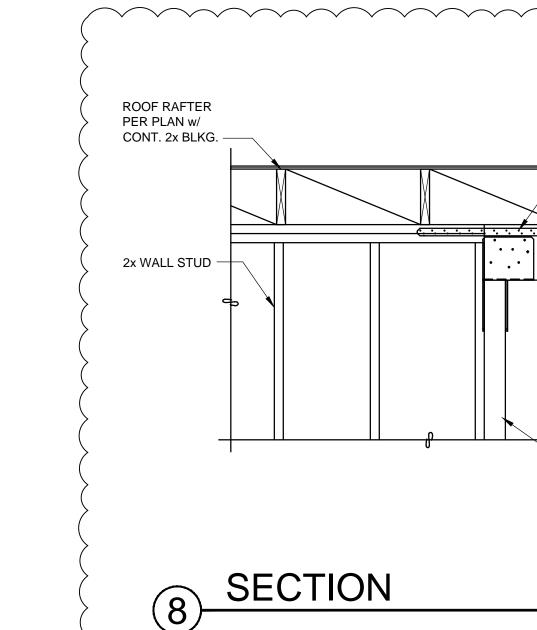
4x HEADER

TYPICAL HEADER DETAIL

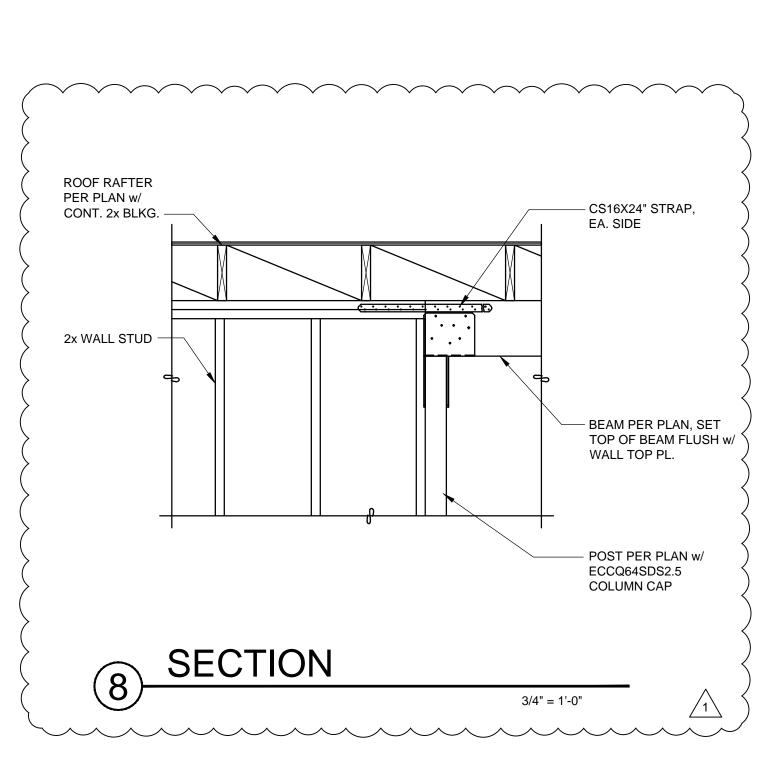


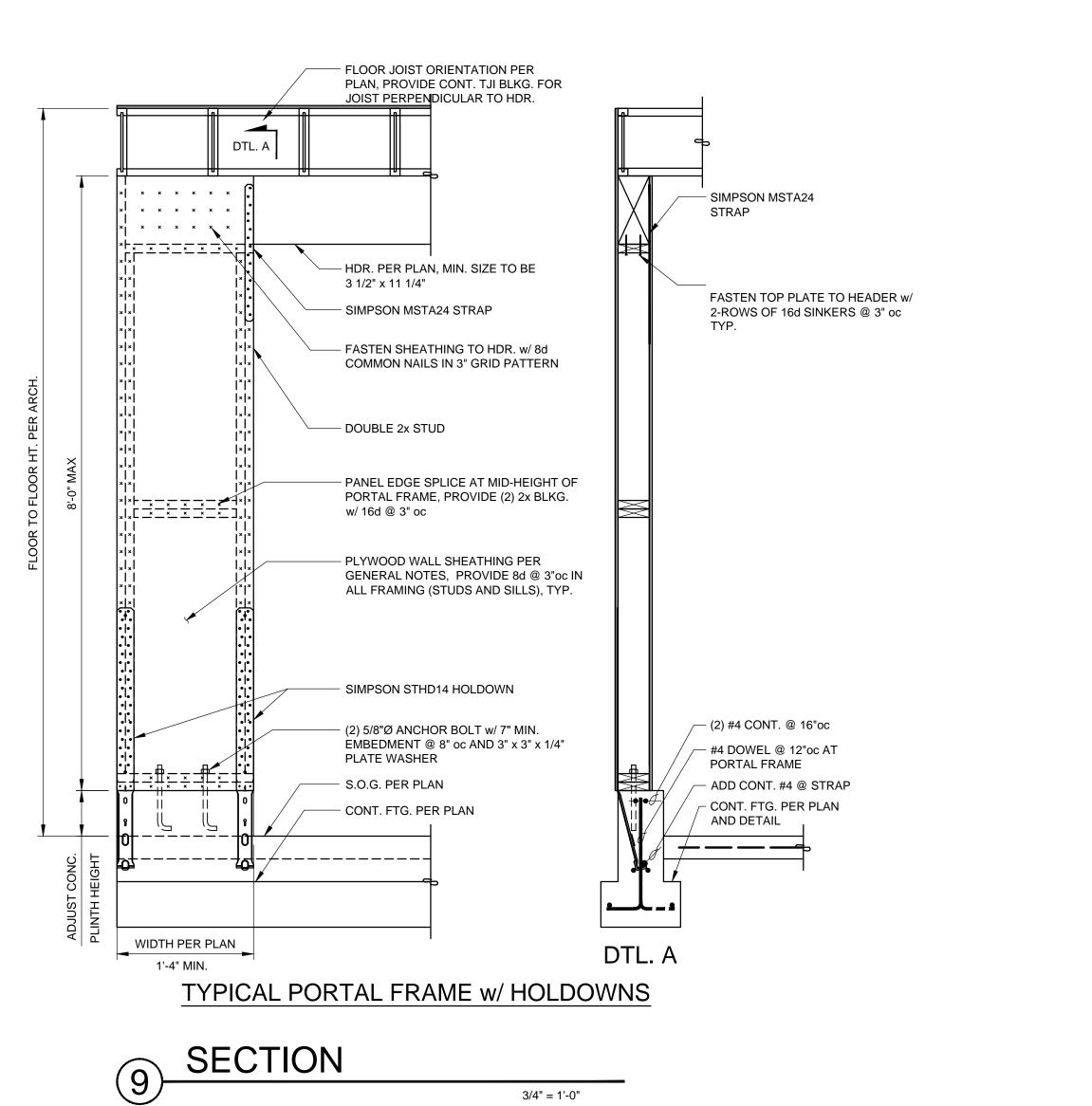


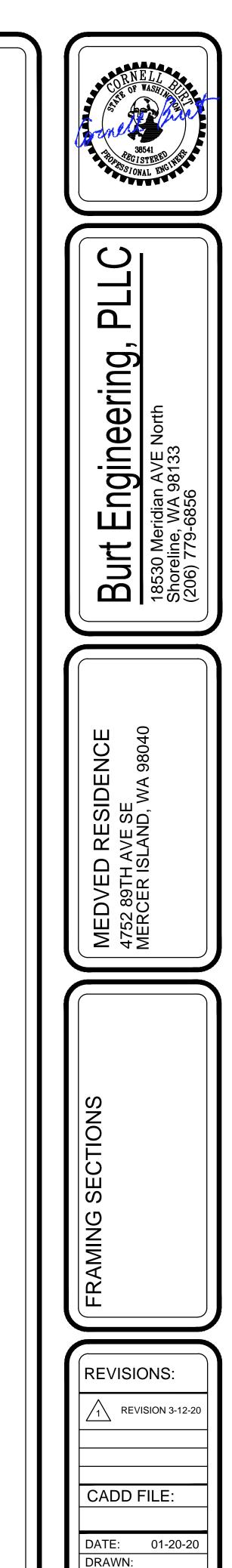




2 SECTION

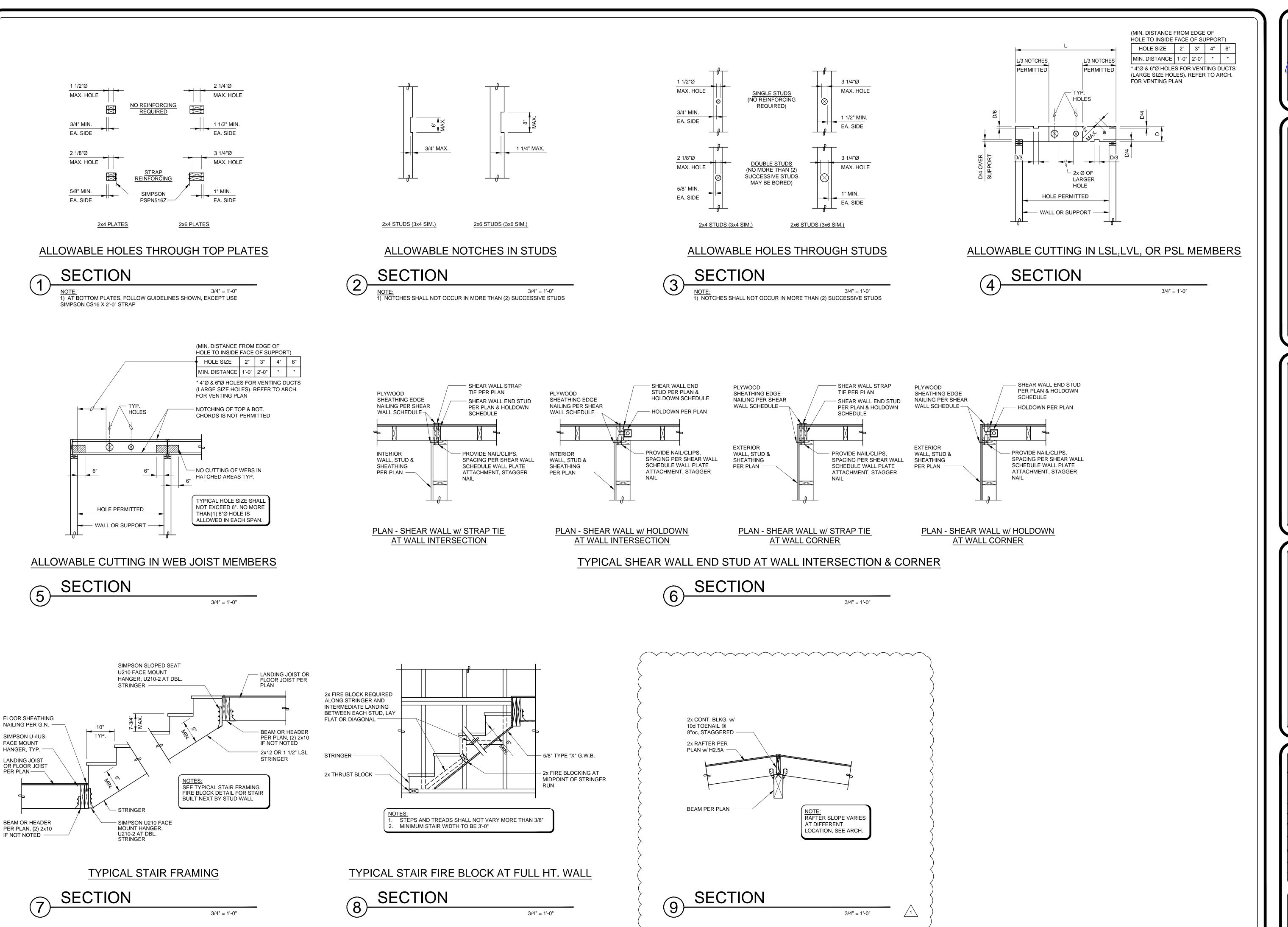






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S2.3





Engineering, PLLC stidian AVE North WA 98133

MEDVED RESIDENCE 4752 89TH AVE SE MERCER ISLAND, WA 98040

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FRAMING SECTIONS

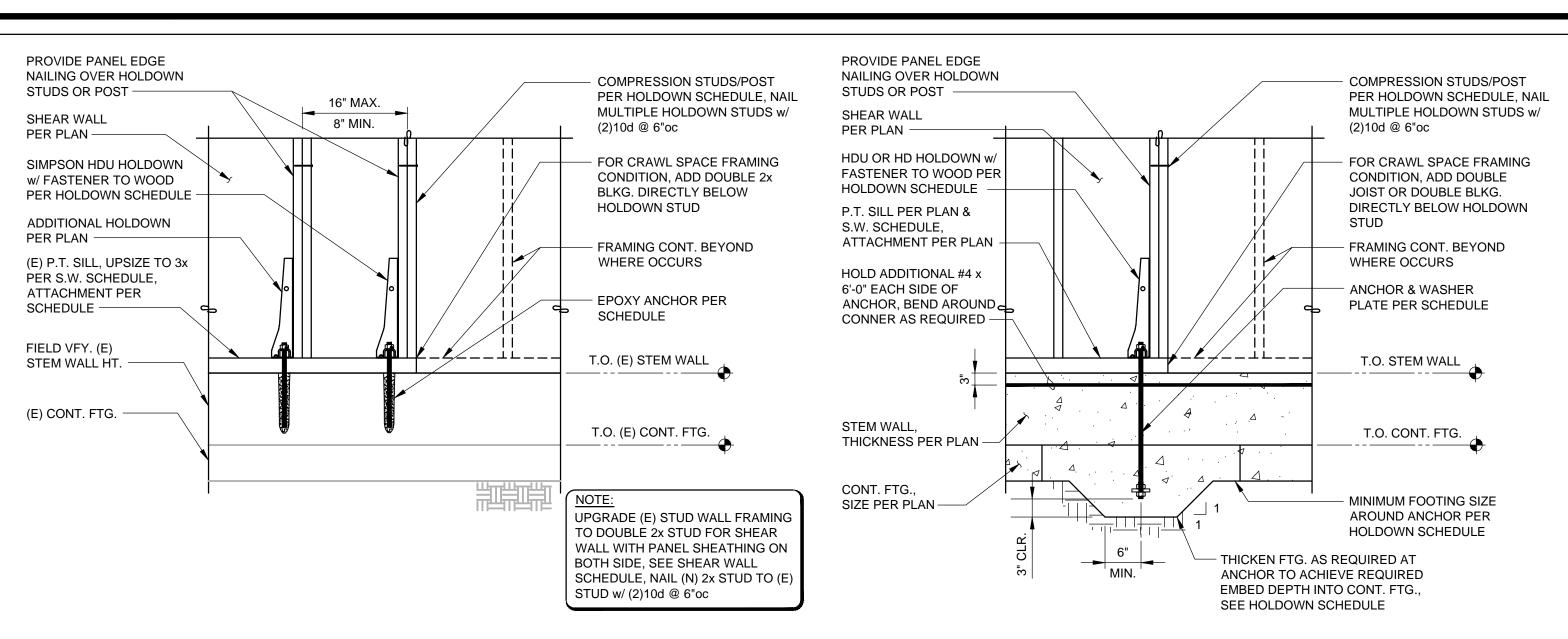
REVISIONS:

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SHEAR WALL FRAMING HOLDOWN SCHEDULE

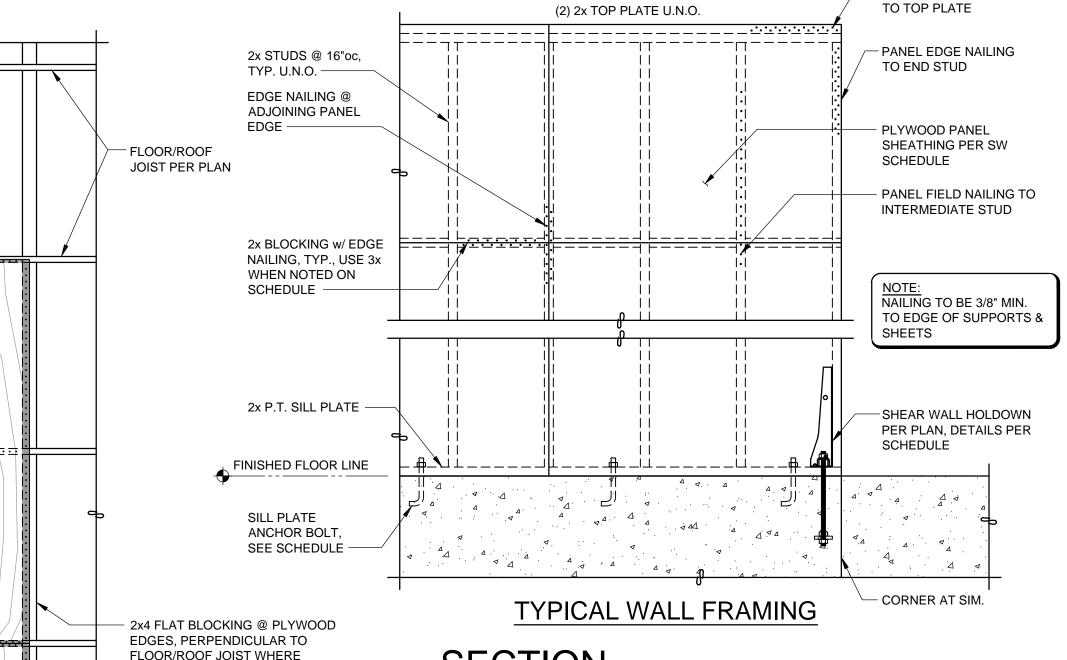
MARK	FASTENERS TO WO	ANCHOR	
(NOTE 4)	REQUIRED FASTENER MINIMUM WOOD TO WOOD MEMBER SIZE		
MSTC28	(16) 16d SINKERS	(2)2x STUDS	-
MSTC40	(32) 16d SINKERS	(2)2x STUDS	-
MSTC52	(48) 16d SINKERS	(2)2x STUDS	-
MSTC66	(68) 16d SINKERS	(2)2x STUDS	-
MST72	(62) 16d	(2)2x STUDS	-
CMST12 x 84"	(74) 16d	(2)2x STUDS	-
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"ø 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 LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION
- AND BELOW THE DEPTH OF THE FLOOR SYSTEM, USE 16d COMMON NAILS, LLN 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

SHEAR WALL (E) FOUNDATION HOLDOWN





MARK

SHEAR WALL NOTES:

SHEAR WALL FOUNDATION HOLDOWN SCHEDULE

FASTENER TO WOOD

PER S.W. HOLDOWN

MEMBER ABOVE AND

BELOW LEVEL, SIZE

PER S.W. HOLDOWN

A307 BOLT PER S.W.

ADD (3) 2x VERT.

HOLDOWN POST,

w/ (6)16d

FOR HOLDOWN ABOVE OPENING, WRAF

CONNECT w/ REQUIRED FASTENER. FOR

HD HOLDOWN, PROVIDE THRU BOLT TO

BEAM/HEADER w/ 3"x3"x1/4" SQ. WASHER

STRAP AROUND BEAM/HEADER AND

SHEAR WALL FRAMING HOLDOWN

BLKG, WHEN FLOOR JOIST LINE UP w/

SANDWICH JOIST w/

ÀND NAIL TOGETHER

(2) 2x VERT. BLKG.

HOLDOWN SCHEDULE

SCHEDULE

SCHEDULE

MINIMUM WOOD

		ANCHOR TO CONCRETE					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		

SHEAR WALL FOUNDATION HOLDOWN NOTE:

ALL STUD AND EDGE BLKG

(NOTE 3,6,14)

2x

2x

2x

3x

(2) 2x STUD FOR SINGLE STRAP, (5) 2x

HOLDOWN SCHEDULE

STUD FOR DOUBLE

STRAP, SEE S.W.

PLAN BEYOND —

BLKG. FOR SINGLE

STRAP, (5) 2x BLKG. FOR DOUBLE STRAP

PLYWOOD

WALL SHEATHING

NOT SHOWN -

RIM JOIST -

- 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 POST DEPTH. 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.
- 4. FOR SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE. 5. FOR ANCHORS CONNECTING TO EXISTING CONCRETE, DENOTED WITH (*), USE SIMPSON SET-XP EPOXY, EMBED DEPTH PER SCHEDULE. NUMBER OF REQUIRED
- 6. CAST ENLARGED FOOTING AROUND ANCHOR MONOLITHICALLY WITH CONT. FOOTING, MINIMUM FOOTING SIZE AROUND ANCHOR PER SCHEDULE, THICKEN
- FOOTING DEPTH TO ACHIEVE MINIMUM EMBEDMENT DEPTH PER SCHEDULE, SEE DETAIL ON THIS SHEET.

WALL BOTTOM PLATE

CONNECTION TO

RIM JOIST OR BOARD

(NOTE 8,9)

0.148"x3 1/4" @ 3"oc

0.148"x3 1/4" @ 4"oc

0.148"x3 1/4" @ 6"oc

3- CLIPS @ 12"oc

2- CLIPS @ 11"oc

2- CLIPS @ 14"oc

2- CLIPS @ 20"oc

TYPICAL FLOOR/ROOF SHEATHING



ALL ENDS OF PLYWOOD SHEETS TO SPLICE OVER CENTERLINE JOISTS OR SUPPORTING MEMBERS. BLOCK ALL PANELS LESS THAN 12" IN WIDTH

NOTED ON PLANS OR NOTES

ROOF NAILING SCHEDULE					
NAIL SPACING CONTINUOUS EDGES	NAIL SPACING @ OTHER EDGES	NAIL SPACING @ INTERMEDIATE SUPPORT	STIFFENERS		
0.148"Ø @ 6"oc AT	N/A	0.131"Ø @ 12"oc	(UNBLOCKED)		

N.T.S.

ZONE

TYPICAL EDGE NAILING SEE NOTE BELOW, 3/8" MIN.

TO EDGE OF PLYWOOD

SHEET & SUPPORT -

TYPICAL INTERMEDIAT

NAILING PER SCHEDULI

STAGGER PLYWOOD JOINTS

- ALL NAILS SHALL BE 10d COMMON (0.148" Ø) w/ 1-1/2" MIN. PENETRATION INTO FRAMING.
- ALL NAILS TO BE FLUSH DRIVEN & SHALL NOT FRACTURE PLYWOOD SURFACE. PROVIDE 3/8" MIN. CLEARANCE BETWEEN NAIL CENTERLINE AND PANEL EDGE.
- PROVIDE 2 ROWS 10d @ 4"oc EA. ROW AT EXTERIOR DIAPHRAGM BOUNDARIES, (BLDG. PERIMETER) TYP. (U.N.O.)
- 5. AT STEEL STRAP TIE LOCATIONS, NAIL ALL HOLES w/ 1-1/2" MIN. PENETRATION INTO SAWN LUMBER FRAMING. DO NOT USE 10d x 1-1/2" NAILS AS SPECIFIED IN SUPPLIER LITERATURE.
- 6. ZONE 1 APPLIES TO ROOF NAILING, U.N.O.

SUPPORTED EDGES

BOTH SIDE

APPLICATION

ONE SIDE

ONE SIDE

ONE SIDE

BOTH SIDE

BOTH SIDE

BOTH SIDE

INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR ENTIRE LENGTH SHOWN ON PLANS. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.

APA RATED SHEATHING (NOTE 1,2,4,12,13)

PANEL EDGE 8d NAIL SPACING

(NOTE 4,5)

0.131" x 2 1/2" @ 3"oc

0.131" x 2 1/2" @ 4"oc

0.131" x 2 1/2" @ 6"oc

0.131" x 2 1/2" @ 2"oc STAGGERED

0.131" x 2 1/2" @ 3"oc STAGGERED

0.131" x 2 1/2" @ 4"oc

0.131" x 2 1/2" @ 6"oc

- 3. BLOCKING IS REQUIRED AT ALL PANEL EDGES. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON THE PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS. ALTERNATE WALLS
- DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING ABOVE AND BELOW ALL OPENINGS. 5. SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH
- STUD USED IN BUILT-UP HOLDOWN POSTS. REFER TO THE HOLDOWN DETAILS FOR ADDITIONAL INFORMATION. INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING SHALL BE AT 12"oc MAX.
- 7. USE 0.131x1-1/2" LONG NAILS TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131x2-1/2" NAILS WHEN CLIPS ARE INSTALLED OVER SHEATHING.
- 3. FRAMING CLIPS ARE EITHER A35 ANGLE OR LTP4 (AT EXTERIOR FACE OF WALL SHEATHING), OR APPROVED EQUIVALENT 9. WHERE PLATE ATTACHMENT SPECIFIES 2- ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM, OR EQUAL. ATTACH PER
- 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

SILL PLATE ATTACHMENT TO CONCRETE

(PRESSURE-TREATED)

SILL PLATE SIZE

(NOTE 11)

5/8"Ø x 7" ANCHOR

BOLT SPACING

(NOTE 10,15)

21"oc

28"oc

40"oc

10"oc

12"oc

18"oc

21"oc

DOUG-FIR

SHEAR

CAPACITY

(PLF)

380

260

1280

980

760

520

HEM-FIR

SHEAR

CAPACITY

(PLF)

455

353

242

1190

912

706

PRESERVATIVE TREATED FRAMING MEMBERS. 12. DETAIL ALL EXTERIOR WALL TO BE W6 PER SCHEDULE, U.N.O. ON PLAN.

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

RIM JOIST OR BOARD

CONNECTION TO

WALL TOP PL OR SILL PL

(NOTE 7,8)

CLIP @ 11"oc

CLIP @ 14"oc

CLIP @ 20"oc

3- CLIPS @ 12"oc

2- CLIPS @ 11"oc

2- CLIPS @ 14"oc

2- CLIPS @ 20"oc

- 13. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN LIEU OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED
- 16"oc AND ENGINEER OF RECORD HAS BEEN NOTIFIED IN WRITING AND APPROVES.
- 14. WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM WALL BOARD SHEATHING (GWB), CONTACT ENGINEER OF RECORD FOR APPROVAL AND ALTERNATE FASTENING REQUIREMENTS. 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 BOLTS. TYPICALLY SET ADHESIVE WILL BE ALLOWED AS AN ALTERNATE.
- 17. ALL ANCHOR BOLTS SHALL HAVE PLATE WASHER 3"x3"x1/4". PLATE WASHERS TO BE SLOTTED SO WASHERS IS WITHIN



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REVISIONS: REVISION 3-12-20 CADD FILE: 01-20-20 DATE: DRAWN: CHECKED: C. BURT