9820 SE 35TH PLACE, MERCER ISLAND, WA. 98040

TREE PROTECTION GUIDELINES

All remaining trees are to have a tree protection zone (TPZ) established before commencement of any construction or delivery activities. The following guidelines are to be observed and practiced during all construction activities.

- Access is to be restricted into TPZ's with readily visible temporary tree fencing along the LOD which completely surrounds the protected areas of retained trees. Fences shall be constructed of chain link and be at least 4 ft tall, constructed using pier block, and major roots should be avoided while staking.
- Highly visible signs spaced no further than 15 feet shall be placed along sides of the TPZ fencing.
- Construction materials or supplies, soil, debris, vehicles, and equipment are not to be parked or stored within TPZ.
- TPZ fences must be inspected prior to the beginning of any construction activities.
- Assess crew and contractor penalties, if necessary, to keep the TPZ's intact.
- Check the integrity of TPZ fences weekly, and repair or replace as needed.
- Wood chips should be used if possible to spread above root zones within the TPZ's to a depth of 6-8 inches for temporary protection.
- Cement trucks must not deposit waste or rinse out trucks in the TPZ.
- Avoid grade changes or trenching within or near the TPZ. If it is unavoidable, then follow the guidelines below.
- TPZ's may only be moved or accessed with permission from City Officials, and any work done within TPZ's must be done with a certified arborist present.
- If roots need to pruned, they should be cut with pruning saws, made flush with the side of the trench.
- Trees should be watered twice a week if construction is to take place during hot summer months.

If excavation occurs within the driplines of trees scheduled for retention, the following procedures must be followed to protect them:

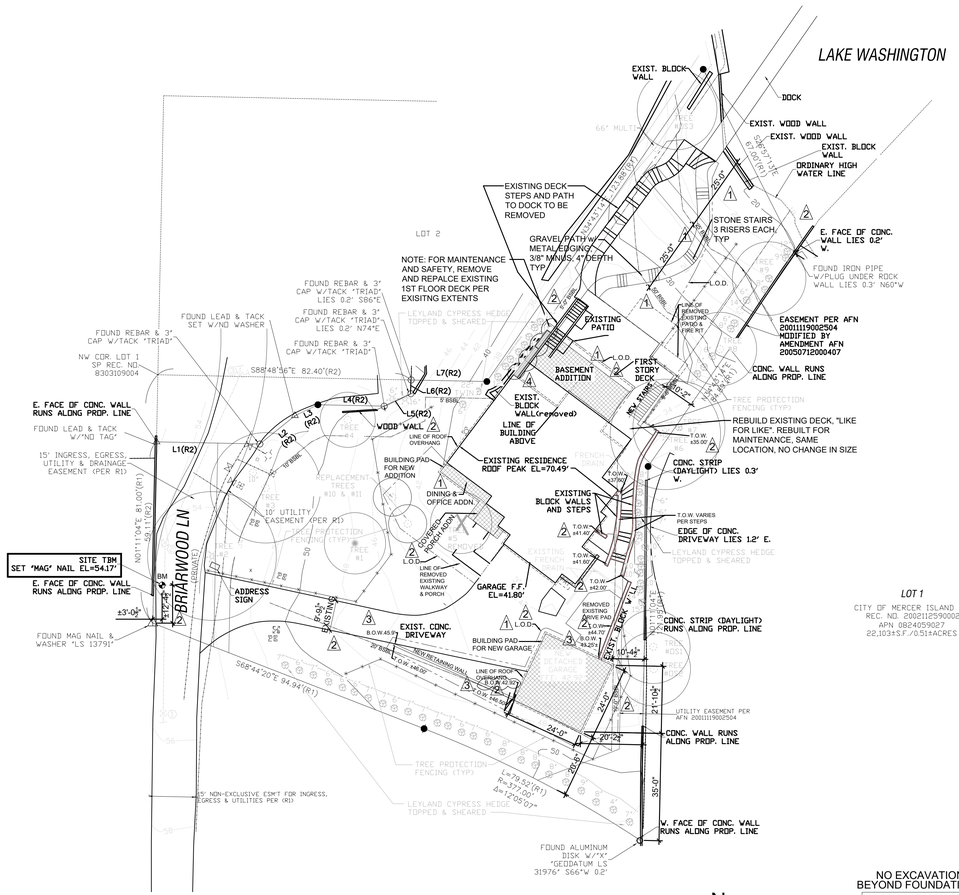
- The contractor shall verify the vertical and horizontal location of existing utilities to avoid conflicts and maintain minimum clearances; adjustment shall be made to the grade of the new utility as required.
- The inner root zone shall not be disturbed or cut (inner root zone = half the drip line radius).
- ISA Certified arborist must work with equipment operators during trenching/ excavation. The Arborist should have a shovel, hand pruners, loppers, handsaw, and a sawsall.
- If roots one inch or larger are damaged by equipment, the Arborist shall stop the equipment and have the dirt excavated by hand until the root can be cleanly cut. A clean straight cut shall be made to remove the damaged portion of root, and if possible the roots should be covered in moist burlap until recovered with dirt the same day.
- Boring or tunneling under roots of existing trees is a viable alternative to trenching through roots. It shall be performed under the supervision of an ISA Certified Arborist, and no roots 1 inch in diameter or larger shall be cut.
- The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the Planning Official's authorization based on recommendations from a qualified professional. The Planning Official may allow coverage of up to one half of the area of the tree's critical root zone with light soils (no clay) to the minimum depth necessary to carry out grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival.

TREE RETENTION/ PROVISION CALCULATION

EXISTING ON-SITE TREES		RETAIN	REMOVE	DBH	CREDIT
TREE #1	FLOWERING CHERRY	X		12"	2
TREE #2	Cedrus Atlantica, Atlas Cedar	X		29.5"	10
TREE #3	Quercus, Pin Oak	X		24.8"	8
TREE #4	Acer palmatum, Japanese Maple	X		12.5"	2
TREE #5	Acer palmatum, Japanese Maple		X	11.0"	1
TREE #6	Cedrus Atlantica, Atlas Cedar	X		26.0"	9
TREE #7	Acer Macrophyllum, Big Leaf Maple	X		17.4"	4
TREE #8	Fraxines, Ash	X		21.0"	6
TREE #9	Fraxines, Ash	X		14.0"	3
NEW TREES TO REPLACE REMOVED					
TREE #10	Amelanchier Alnifolia, Western Serviceberry	X (NEW) REPLACEMENT		2"	
TREE #11	Amelanchier Alnifolia, Western Serviceberry	X (NEW) REPLACEMENT		2"	
EXISTING OFF-SITE TREES w/ OVERHANGING LIMBS					
TREE # OS 1	Cuppreseocyparis Leylandii, Layland	X		est 18"	
TREE # OS 2	Cuppreseocyparis Leylandii, Layland	X		est 21"	
TREE # OS 3	Populus Nigra, Black Cottonwood	X		est 44"	
TOTAL CREDITS PROPOSED					45
LOT SIZE				0.50	ACRES
TREES PER ACRE	**PER KZC 95.33**			30.0	
TOTAL CREDITS REQUIRED				15.0	
SUPLEMENTAL TREES TO MEET MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINED IN KZC 95.33(4)					

LOT COVERAGE		
LOT SIZE	22,103	SF
LOT COVEREAGE ZONE % - RS 9.6 <15% SLOPE - 40%	8,841	SF
EXISTING LOT COVERAGE		
MAIN STRUCTURE ROOF AREA	2,476	SF
VEHICULAR USE	3,060	SF
TOTAL EXISTING LOT COVERAGE	5,536	SF
NEW LOT COVERAGE		
EXISTING LOT COVERAGE REMOVED	(515)	SF
MAIN STRUCTURE ROOF AREA	532	SF
ACCESSORY STRUCTURE ROOF AREA	608	SF
VEHICULAR USE	204	SF
COVERED PATIOS/DECKS	66	SF
NEW LOT COVERAGE	895	SF
TOTAL LOT COVERAGE AREA	6,431	SF
%	29.10%	
HARDSCAPE COVERAGE		
LOT SIZE	22,103	SF
BORROWED FROM LOT COVEREAGE	2,410	SF
HARDSCAPE AREA ALLOWED = 9%+ BORROWED AREA	4,399	SF
% HARDSCAPE AREA ALLLOWED	19.90%	
EXISTING HARDSCAPE COVERAGE		
UNCOVERED DECKS	223	SF
UNCOVERED PATIOS	1,188	SF
WALKWAYS	175	SF
STAIRS	532	SF
ROCKERIES/RETAINING WALLS	241	SF
HARDSCAPE COVERAGE	2,359	SF
HARDSCAPE AREAS REMOVED	(1,122)	SF
NEW HARDSCAPE COVERAGE		
UNCOVERED DECKS - REPLACED	75	SF
UNCOVERED PATIOS	60	SF
DOCK PATH	233	SF
STAIRS	49	SF
NEW RETAINING WALL	29	SF
COVERED DECK	60	SF
TOTAL NEW HARDSCAPE COVERAGE	506	SF
TOTAL HARDSCAPE AREA	1,743	SF
TOTAL HARDSCAPE %	7.89%	
GROSS LOT COVERAGE %	36.98%	

GROSS LOT COVERAGE CHANGE		
EXISTING LOT COVERAGE	5,536	SF
EXISTING HARDSCAPE COVERAGE	2,359	SF
TOTAL EXISTING GROSS COVERAGE	7,895	SF
REMOVED EXIST. LOT COVERAGE	(515)	SF
REMOVED EXIST. HARDSCAPE	(1,122)	SF
TOTAL REMOVED COVERAGE	-1,637	SF
NEW LOT COVERAGE	895	SF
NEW HARDSCAPE COVERAGE	506	SF
TOTAL NEW COVERAGE	1,401	SF
NEW GROSS COVERAGE TOTAL:	7,559	SF
NET GROSS COVEREAGE CHANGED	-336	SF



SITE PLAN
SCALE: 1" = 20'

PROJECT NORTH

NO EXCAVATION BEYOND FOUNDATIONS
CALL 48 HOURS BEFORE YOU DIG
811 OR 1-800-424-5555

GROSS FLOOR AREA CALCULATION ZONE R9.6

(FROM OUTSIDE PERIMETER OF THE EXTERIOR WALLS)

FLOOR	EXIST. AREA	REMOVED AREA	NEW/ADD AREA	TOTAL
UPPER FLOOR	1,430		120	1,550
MAIN FLOOR	1,677		67	1,744
GROSS BASEMENT AREA	1,290	681	400	1,009
GARAGE	505			505
STAIR CASE GFA MODIFIER			92	92
TOTAL BUILDING AREA	4,902	681	679	4,900
ACCESSORY BUILDING			576	576

LOT AREA	ZONE	ALLOWED GROSS FLOOR AREA (SF)	ALLOWED GROSS FLOOR AREA (%)
21,700	R9.6	8,000	36.87%

PROPOSED GROSS FLOOR AREA SQUARE FOOTAGE;	5,476
PROPOSED GROSS FLOOR AREA PERCENTAGE:	25.24%

FIRE AREA CALCULATION

(FROM INSIDE PERIMETER OF THE EXTERIOR WALLS)

AREA			SQ. FTG.
BASEMENT			1,638
1st FLOOR			1,663
2nd FLOOR			1,756
ATTACHED GRAGE			486
COVERED PORCH			64
COVERED DECKS			363
COVERED PATIO			126
TOTAL FIRE SF:			6,096

LOT SLOPE:

HIGHEST ELEVATION POINT OF LOT:	54.4 FEET
LOWEST ELEVATION POINT OF LOT:	18.0 FEET
ELEVATION DIFFERENCE:	36.4 FEET
HORIZONTAL DISTANCE BETWEEN POINTS:	254.7 FEET

LOT SLOPE: 14.3%

SYMBOL LEGEND:

- CENTER LINE
- SANITARY SEWER
- GAS SERVICE
- STORM DRAINAGE
- UNDERGROUND POWER
- WATER SERVICE
- LINE OF ROOF ABOVE
- ABE RECTANGLE
- BUILDING FOOTPRINT
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EASEMENT LINE
- TREE FENCE
- RETAINING WALL
- LINE OF DISTURBANCE

- FG 386.0' — FINISHED GRADE
- EG 386.0' — EXISTING GRADE
- TOW 386.0' — TOP OF WALL
- BOW 386.0' — BOTTOM OF WALL
- R = 411.10' S = 34.25' — ABE RECTANGLE MIDPOINT
- TREES
- TREE DRIPLINE
- TREE TO BE REMOVED
- POWER POLE WITH LIGHT
- CONCRETE
- BM — BENCH MARK
- SSMH — SANITARY SEWER MANHOLE
- S 88° 52' 32" E 296.84' — BEARING

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TEL: (425) 453-9298

REGISTRATION:

6926 REGISTERED ARCHITECT EMILY D. BUCHWALTER STATE OF WASHINGTON

INTAKE: DATE:

REVISIONS: DATE:
1. 1 Robin Proebsting comments 12-04-20
2. 2 PER COMMENT 01-2005-081-SUB1-PLANS 04-01-2021
3. 3 ADDED NOTES PER 2005-081-SUB2-PLANS 05-20-2021
4. 4 POST PERMIT REVISIONS 01-27-2022
5.

PROJECT / CLIENT:

9820 SE 35TH PLACE
ACHIN & MARY CHEN
9820 SE 35TH PLACE
MERCER ISLAND, WA 98040

JOB ADDRESS:

9820 SE 35TH PLACE
MERCER ISLAND, WA 98040
PARCEL # 082405-9027

DRAWING NAME:

SITE PLAN

Drawn By: JMG,RB
Checked By: EB
Owner Approval:

PHASE:

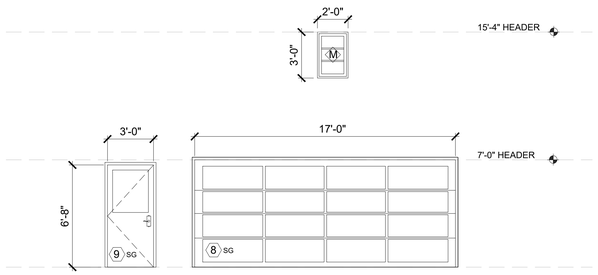
CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

PROJECT No.: 2020 007
DATE: 12-22-2020

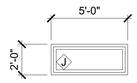
PLOT SCALE: 1:1

A0.1



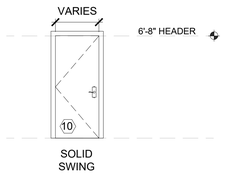
DETACHED GARAGE DOOR AND WINDOWS ELEVATIONS

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



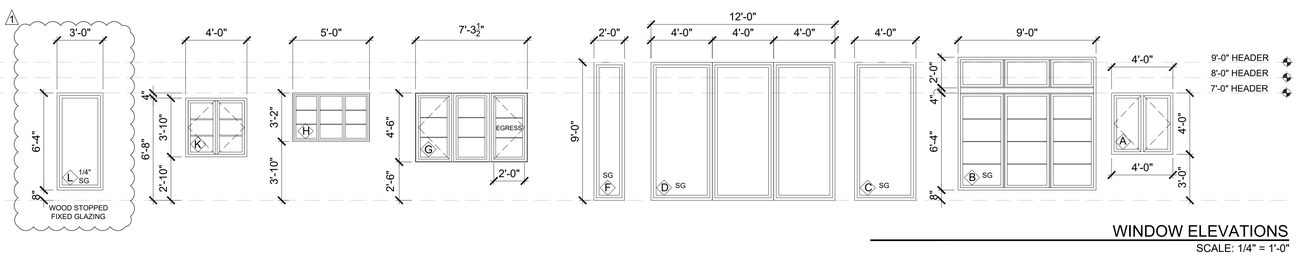
SKYLIGHT ELEVATIONS

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



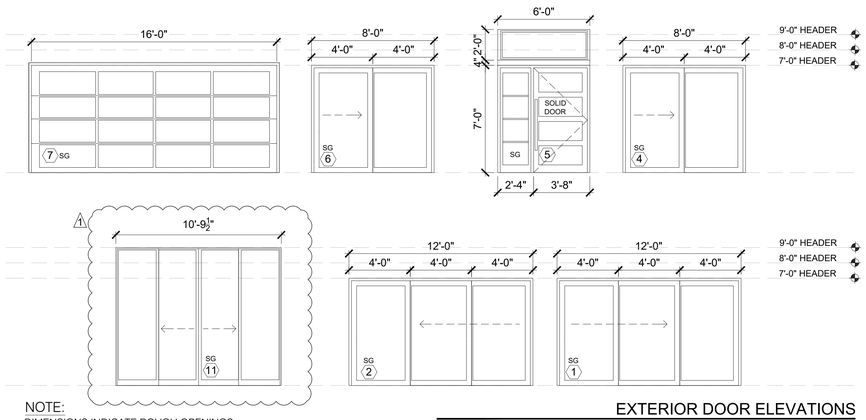
INTERIOR DOOR ELEVATIONS

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



WINDOW ELEVATIONS

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



NOTE:

DIMENSIONS INDICATE ROUGH OPENINGS. MANUFACTURER TO SIZE WINDOWS ACCORDINGLY. FIELD MEASURE PRIOR TO ORDERING.VERIFY SIZE REQUIREMENTS FOR EGRESS.

EXTERIOR DOOR ELEVATIONS

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

INTERIOR DOOR SCHEDULE

NO	Qty.	LOCATION	W	H	MANUF	TYPE	HARDWARE	REMARKS
10	1	OFFICE	2'-8"	6'-8"	TBD	SOLID SWING	ALL HARDWARE TO BE BRUSHED NICKEL FINISH 2- PAIR OF BUTT HINGES FOR 8'-0" DOORS	
	1	DOOR COUNT						

NOTES:

1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS SHOWING COMPLIANCE WITH THE 2015 WASHINGTON STATE ENERGY CODE.
2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH LOCATION.
3. VERIFY ALL DOOR TYPES & HARDWARE W/OWNER PRIOR TO ORDERING.
4. DOOR SEPARATING UN-HEATED FROM HEATED SPACE TO BE U=.28 MAX. PER WSEC 2015

WINDOW SCHEDULE

NO	Qty.	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VAL	TYPE	SCREEN	HARDWARE	REMARKS
A	1	NEW EXERCISE ROOM	4'-0"	4'-0"	16.00	TBD	0.28	CSMT/CSMT	Y	TBD	
B	1	FORMAL DINING ROOM	9'-0"	8'-4"	74.70	TBD	0.28	FIXED	N	TBD	TRANSOM,GRIDS
C	1	FAMILY ROOM	4'-0"	9'-0"	36.00	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
D	1	FAMILY ROOM	12'-0"	9'-0"	18.00	TBD	0.28	FIXED	N	TBD	SAFETY GLASS, MULLED
E	1	EXISTING WINDOWS									
F	1	FAMILY ROOM	2'-0"	9'-0"	18.00	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
G	1	BEDROOM 3	7'-3.5"	4'-6"	32.85	TBD	0.28	CSMT/CSMT/CSMT	Y	TBD	EGRESS, GRIDS
H	1	ABOVE FOYER	5'-0"	3'-2"	15.50	TBD	0.28	FIXED	N	TBD	GRIDS, SAFETY GLASS
I	1	NOT USED	0	0	0.00						
J	1	FOYER	2'-0"	5'-0"	10.00	TBD	0.43	SKYLIGHT	N	TBD	SKYLIGHT
K	1	NEW OFFICE	4'-0"	3'-10"	8.34	TBD	0.28	CSMT/CSMT	Y	TBD	GRIDS
L	2	NEW EXERCISE RM INTERIOR	3'-0"	6'-4"	37.80	TBD		FIXED	N	TBD	SAFETY G;ASS
M	1	DETACHED GARAGE WINDOW	2'-0"	3'-0"	6.00	TBD		FIXED	N	TBD	NON CONDITIONED
					229.39		0.28		64.23		
					10.00	SF	0.43		4.3		NOTE: SEE A0.3 & A4.0,1,2 FOR WINDOW DIVISIONS
	14	WINDOW COUNT						U X A =	68.53		

NOTES:

1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS SHOWING COMPLIANCE WITH THE 2015 WASHINGTON STATE ENERGY CODE. CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR SIZES AND EGRESS REQUIREMENTS PRIOR TO ORDERING. VERIFY SWING DIRECTION WITH OWNER
2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH
3. ALL WINDOWS TO BE NFRC CERTIFIED AND LABELED

EXTERIOR DOOR SCHEDULE

NO	Qty.	LOCATION	W	H	MANUF.	AREA	U-VAL	TYPE	CONFIGURATION	HARDWARE	REMARKS
1	1	NEW EXERCISE ROOM	12'-0"	7'-0"	TBD	84.0	0.28	SLIDING	XXO		SAFETY GLASS
2	1	NEW SITTING ROOM	12'-0"	7'-0"	TBD	84.0	0.28	SLIDING	XXO		SAFETY GLASS
3	0	NOT USED	0	0	TBD	0.0	0.28				
4	1	KITCHEN	8'-0"	7'-0"	TBD	56.0	0.28	SLIDING	XO		SAFETY GLASS
5	1	FOYER	6'-0"	9'-0"	TBD	54.0	0.28	SOLID SWING WITH SIDE LITE & TRAMSOM		ALL HARDWARE TO BE BRUSHED NICKEL FINISH 2- PAIR OF BUTT HINGES FOR 6'-8"/ 8'-0" DOORS	SAFETY GLASS
6	1	MASTER BEDROOM	8'-0"	7'-0"	TBD	56.0	0.28	SLIDING	XO		SAFETY GLASS
7	1	GARAGE	16'-0"	7'-0"	TBD			OVER HEAD GARAGE DOOR	X	GARAGE DOOR OPENER, SEE ELEVATION FOR DOOR PATTERN	
8	1	DETACHED GARAGE	17'-0"	7'-0"	TBD			OVER HEAD GARAGE DOOR	X	GARAGE DOOR OPENER, SEE ELEVATION FOR DOOR PATTERN	
9	1	DETACHED GARAGE ENTRY	3'-0"	8'-0"	TBD		0.28	SOLID SWING	X	ALL HARDWARE TO BE BRUSHED NICKEL FINISH 2- PAIR OF BUTT HINGES FOR 6'-8"/ 8'-0" DOORS	1/2 LIGHT, SAFTY GLASS
11	1	LIVING ROOM	11'-0"	9'-0"	TBD	99.0	0.28	SLIDING	OXXO		SAFETY GLASS
TOTAL					SF	433.0	0.28	TOTAL U X A =		121.2	

NOTES:

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2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH LOCATION.
3. VERIFY ALL DOOR TYPES & HARDWARE W/OWNER PRIOR TO ORDERING.
4. DOOR SEPARATING UN-HEATED FROM HEATED SPACE TO BE U=.28 MAX. PER WSEC 2015
5. ALL DOOR WITH GLAZING TO BE NFRC CERTIFIED AND LABELED

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REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE: DATE:

REVISIONS: DATE:
1. 1 POST PERMIT REVISION 01-11-2022
2.
3.
4.
5.

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ACHIN & MARY CHEN
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MERCER ISLAND, WA 98040

JOB ADDRESS:

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MERCER ISLAND, WA 98040
PARCEL # 082405-9027

DRAWING NAME:

SCHEDULES

Drawn By: JMG,RB
Checked By: EB
Owner Approval:

PHASE:

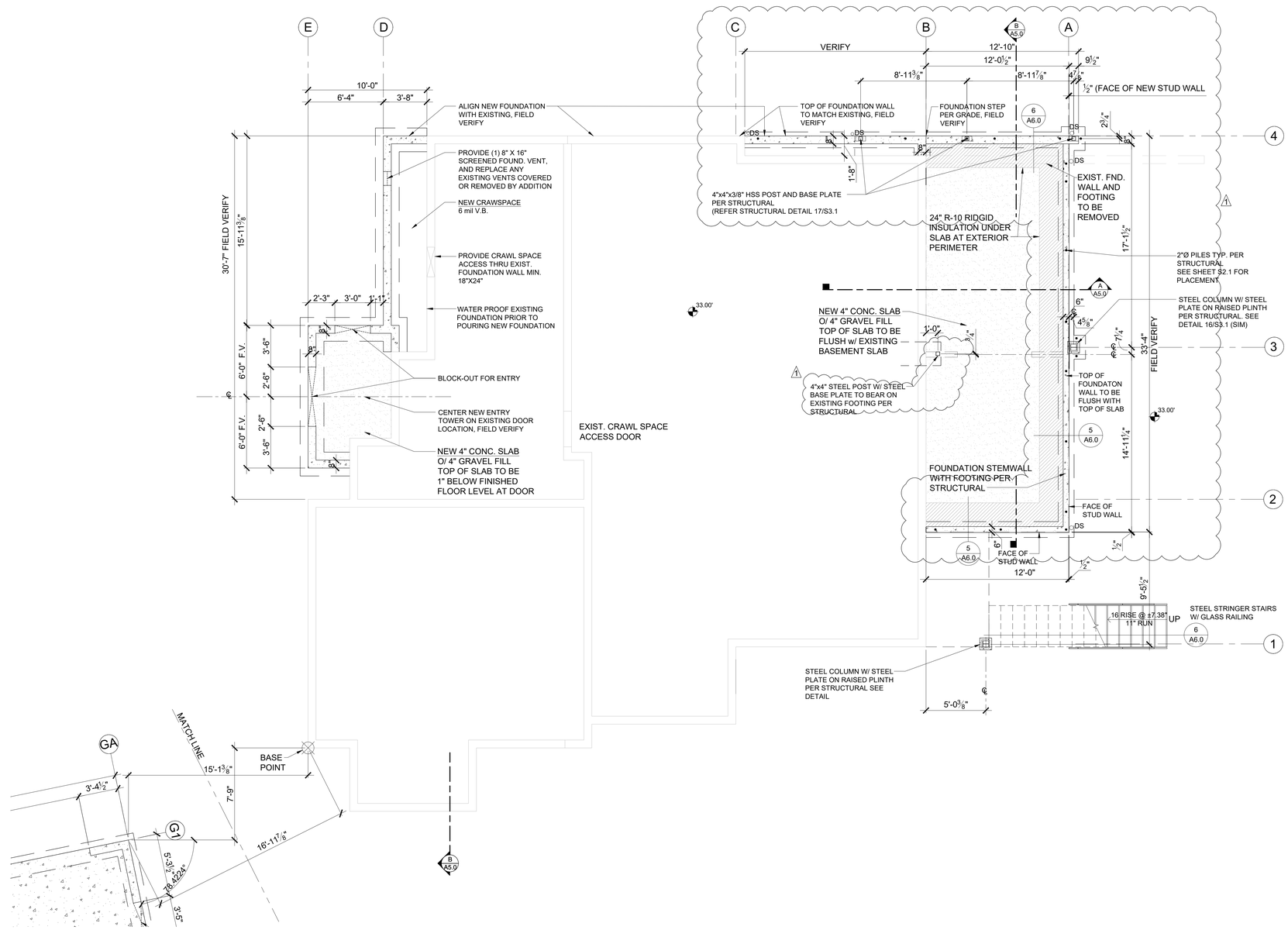
CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

PROJECT No.: 2020 007
DATE: 12-22-2020

PLOT SCALE: 1:1

A0.4



FOUNDATION PLAN

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

TRUE NORTH PROJECT NORTH

CRAWL SPACE - VENTILATION CALCULATION				
Added Crawl Space Area:	51	s.f.		
Ventilation Required:	51	s.f. x 144 s.i.1 /1,500*=	4.9	s.i. Req'd
Use:	16"x8"	Foundation Vents		
Vent Area =	98.0	s.i. - 25% reduction + 1/4" mesh	73.5	s.i.
Number of vents required:	4.9	s.i. / vent area	0.1	vents
Provide:	1.0		73.5	Provided
Total Min. Ventilation Provided =	**73.5**	**s.i. IS GREATER THAN**	**4.9**	**s.i. Req'd**
*** 2015 IRC - PER R408.1 THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE**				

SYMBOL LEGEND

- EXIST.FOUNDATION WALL
- SLAB ON GRADE
- NEW FOUNDATION WALL w/ FOOTING
- POST - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN
- CRAWL SPACE VENT

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REGISTRATION:

6926 REGISTERED ARCHITECT EMILY D. BUCHWALTER STATE OF WASHINGTON

INTAKE: DATE:

REVISIONS: DATE:

1. ⚠1 POST PERMIT REVISIONS 01-24-2022
2.
3.
4.
5.

PROJECT / CLIENT:

9820 SE 35TH PLACE
ACHIN & MARY CHEN
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MERCER ISLAND, WA 98040

JOB ADDRESS:

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MERCER ISLAND, WA 98040
PARCEL # 082405-9027

DRAWING NAME:

FOUNDATION PLAN

Drawn By: JMG,RB
Checked By: EB
Owner Approval:

PHASE:

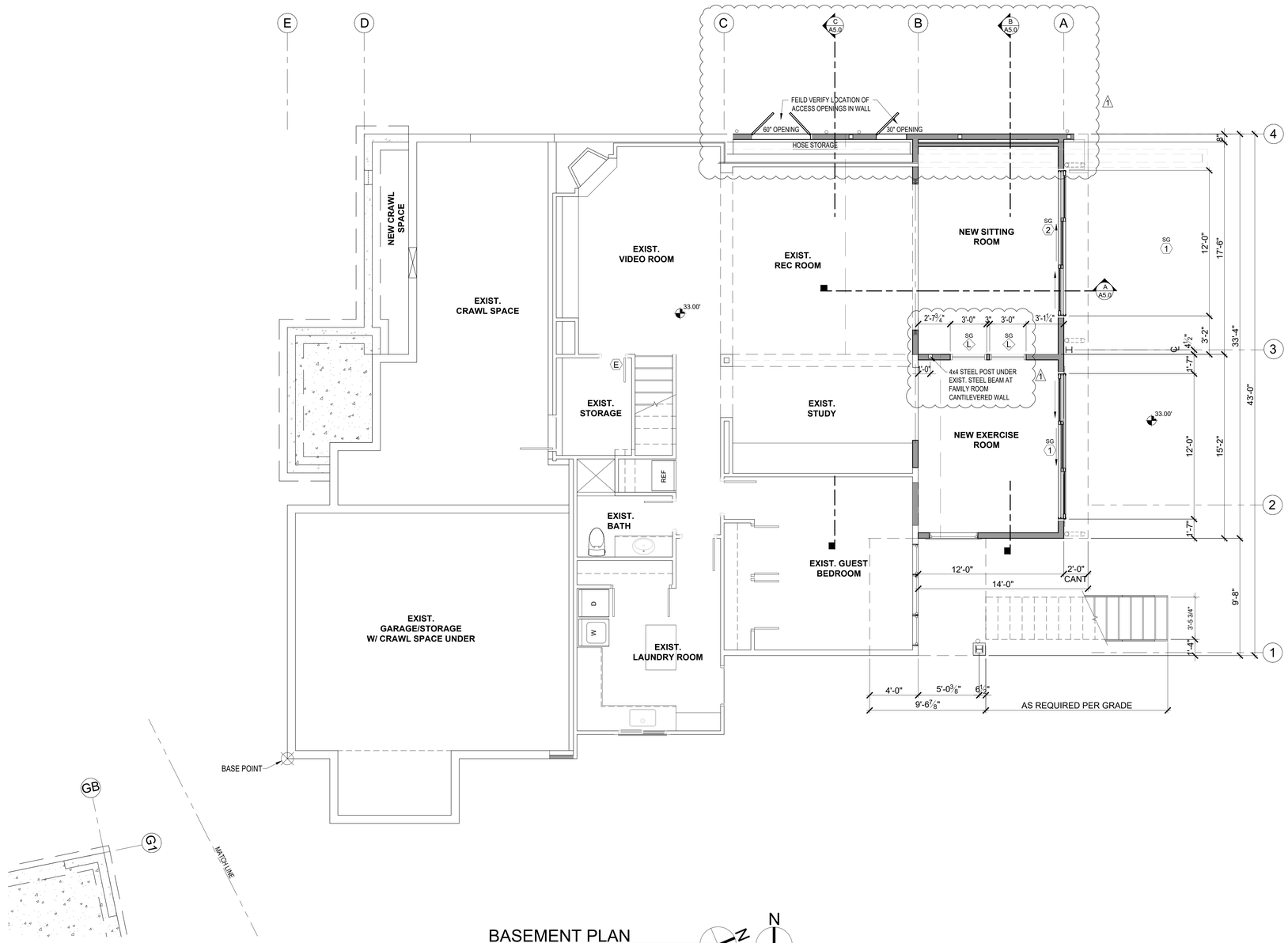
CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

PROJECT No.: 2020 007
DATE: 12-22-2020

PLOT SCALE: 1:1

A1.0



BASEMENT PLAN

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

TRUE NORTH PROJECT NORTH

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL POSTS, BEAMS & HEADERS SEE STRUCTURAL DRAWINGS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" U.N.O.
7. SEE ELEVATIONS SHEETS A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLDOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS: VERIFY LOCATIONS OF EXISTING DETECTORS IN HOME AND UPDATE PER CODE.
    - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
    - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
    - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
    - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24".
12. SEE SHEET A0.1 FOR ADDITIONAL NOTES.
13. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1.
14. ALL EXPOSED STEEL, METAL FLASHING AND COPING TO BE POWDER COATED, COLOR TO BE DETERMINED.

SYMBOL LEGEND

- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- 9 — DOORS
- C — WINDOWS
- EXIST.FOUNDATION WALL
- SLAB ON GRADE
- NEW FOUNDATION WALL w/ FOOTING
- NEW 2X WALLS
- EXISTING 2X WALLS
- BRICK WALLS
- POST - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN

HOUSE VENTILATION

2015 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1507, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1507.3, TABLE 1507.3.3(1) & TABLE 1507.3.3(2), PROVIDE CONTROLS PER 1507.3.2. COMPLY WITH WSEC R403.6.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	Bath & Powder	Min. 50 cfm (INTERMITTENT) @ 0.25" WG (TABLE M1507.4)
B	Kitchen	Min. 100 cfm (INTERMITTENT)@ 0.25" WG (TABLE M1507.3) (Range hood or down draft exhaust fan rated at min. 100 cfm at 0.10" wg may be used for exhaust fan requirement.) If over 400 cfm, makeup air is required in the same room per M1503.4.
C	Laundry Room	Min. 180 cfm (INTERMITTENT) @ 0.25" WG - to function and be labeled as whole house fan (4-5 BEDROOMS 3001< 4500 SF.) TO OPERATE AT LEAST 50% OF TIME IN EACH 4-HOUR SEGMENT

DRYER VENT PER (TABLE M1507.4.5.1) VENTED TO OUTSIDE

*ALL FANS TO VENT TO OUTSIDE

**PER M1507.3.4: WHERE WHOLE HOUSE VENTILATION USING EXHAUST FANS ARE PROVIDED, OPERABLE WINDOWS WITH AN OPENABLE AREA NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR IS REQUIRED BY TABLE M1507.3.3(1) - PROVIDE 72 SQUARE INCHES OF NET FREE OPENING AREA PER HABITABLE ROOM.

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS SHALL BE RATED @ 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED @ 1.0 GPM OR LESS. CONTRACTOR TO KEEP PRODUCT LITERATURE ON SITE.

LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.

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TEL: (425) 453-9298

REGISTRATION:

6926 REGISTERED ARCHITECT EMILY D. BUCHWALTER STATE OF WASHINGTON

INTAKE: DATE:

REVISIONS: DATE:
1. ⚠1 POST PERMIT REVISIONS 01-24-2022
2.
3.
4.
5.

PROJECT / CLIENT:

9820 SE 35TH PLACE
ACHIN & MARY CHEN
9820 SE 35TH PLACE
MERCER ISLAND, WA 98040

JOB ADDRESS:

9820 SE 35TH PLACE
MERCER ISLAND, WA 98040
PARCEL # 082405-9027

DRAWING NAME:

BASEMENT CONSTRUCTION PLAN

Drawn By: JMG,RB
Checked By: EB
Owner Approval:

PHASE:

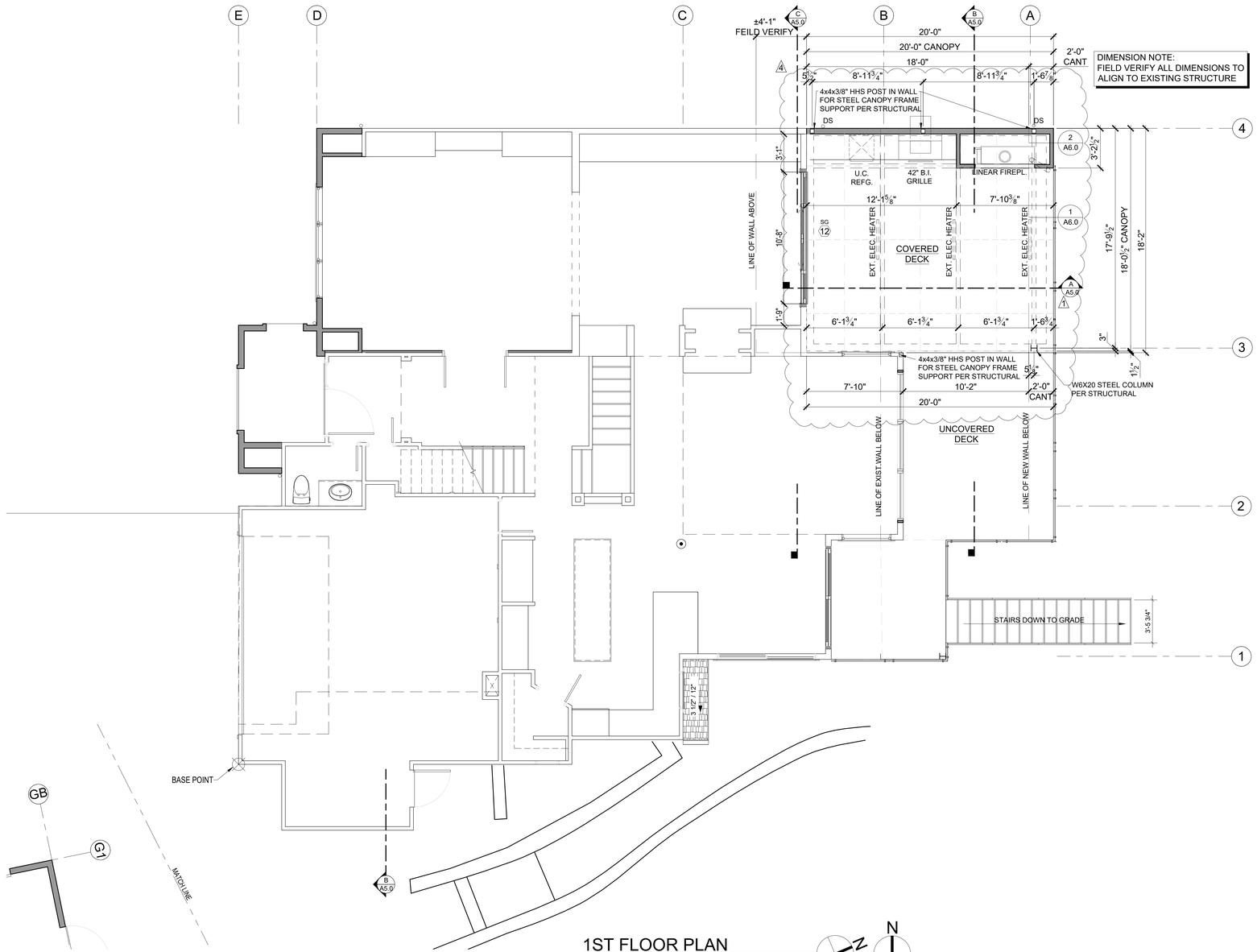
CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

PROJECT No.: 2020 007
DATE: 12-22-2020

PLOT SCALE: 1:1

A2.0



1ST FLOOR PLAN

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

TRUE NORTH PROJECT NORTH

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL POSTS, BEAMS & HEADERS SEE STRUCTURAL DRAWINGS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" U.N.O.
7. SEE ELEVATIONS SHEETS A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLDOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS: VERIFY LOCATIONS OF EXISTING DETECTORS IN HOME AND UPDATE PER CODE.
    - * SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
    - * SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
    - * SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
    - * SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24".
12. SEE SHEET A0.1 FOR ADDITIONAL NOTES.
13. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1.
14. ALL EXPOSED STEEL, METAL FLASHING AND COPING TO BE POWDER COATED, COLOR TO BE DETERMINED.
15. AT COVERED DECK STEEL POSTS INSTALL WATERPROOF FLUID MEMBRANE UP TO UNDERSIDE OF PAVER SURFACE.
16. APPLY WATERPROOF FLUID MEMBRANE UP SIDES OF EXISTING STRUCTURE AND FLASH.
17. APPLY WATERPROOF FLUID MEMBRANE AT BUILT-IN CABINETS AND FIREPLACE WALL AND FLASH.

SYMBOL LEGEND

- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- 9 — DOORS
- C — WINDOWS
- EXIST.FOUNDATION WALL
- SLAB ON GRADE
- NEW FOUNDATION WALL w/ FOOTING
- NEW 2X WALLS
- EXISTING 2X WALLS
- BRICK WALLS
- POST - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN

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REGISTRATION:

6926 REGISTERED ARCHITECT EMILY D. BUCHWALTER STATE OF WASHINGTON

INTAKE: DATE:

REVISIONS: DATE:

1.	1 COMMENT 01-2005-081-SUB1-PLANS	04-01-2021
2.	2 UPDATED COMMENT PER SUB2-PLANS	06-03-2021
3.	3 UPDATED COMMENT PER SUB3-PLANS	07-13-2021
4.	4 UPDATED DOOR OUTDOOR KITCHEN	01-28-2022
5.		

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MERCER ISLAND, WA 98040

JOB ADDRESS:

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MERCER ISLAND, WA 98040
PARCEL # 082405-9027

DRAWING NAME:

1ST FLOOR
CONSTRUCTION PLAN

Drawn By: JMG,RB
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

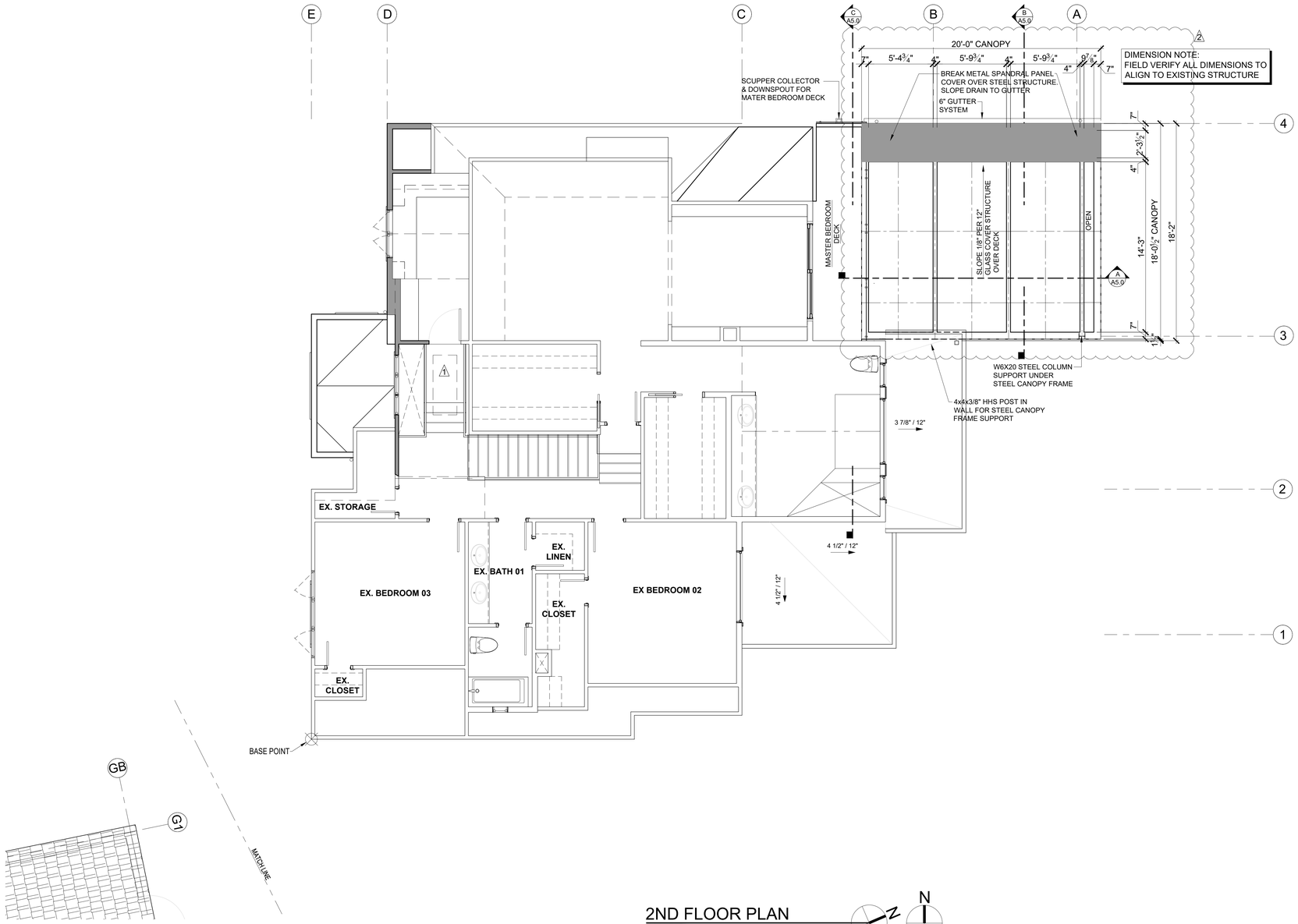
APPROVED FOR CONSTRUCTION:

PROJECT No.: 2020 007

DATE: 12-22-2020

PLOT SCALE: 1:1

A2.1



2ND FLOOR PLAN

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

N

TRUE NORTH PROJECT NORTH

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3.	2 POST PERMIT REVISIONS	04-01-2021
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MERCER ISLAND, WA 98040

JOB ADDRESS:

9820 SE 35TH PLACE
MERCER ISLAND, WA 98040
PARCEL # 082405-9027

DRAWING NAME:

2ND FLOOR
CONSTRUCTION PLAN

Drawn By: JMG,RB
Checked By: EB
Owner Approval:

PHASE:

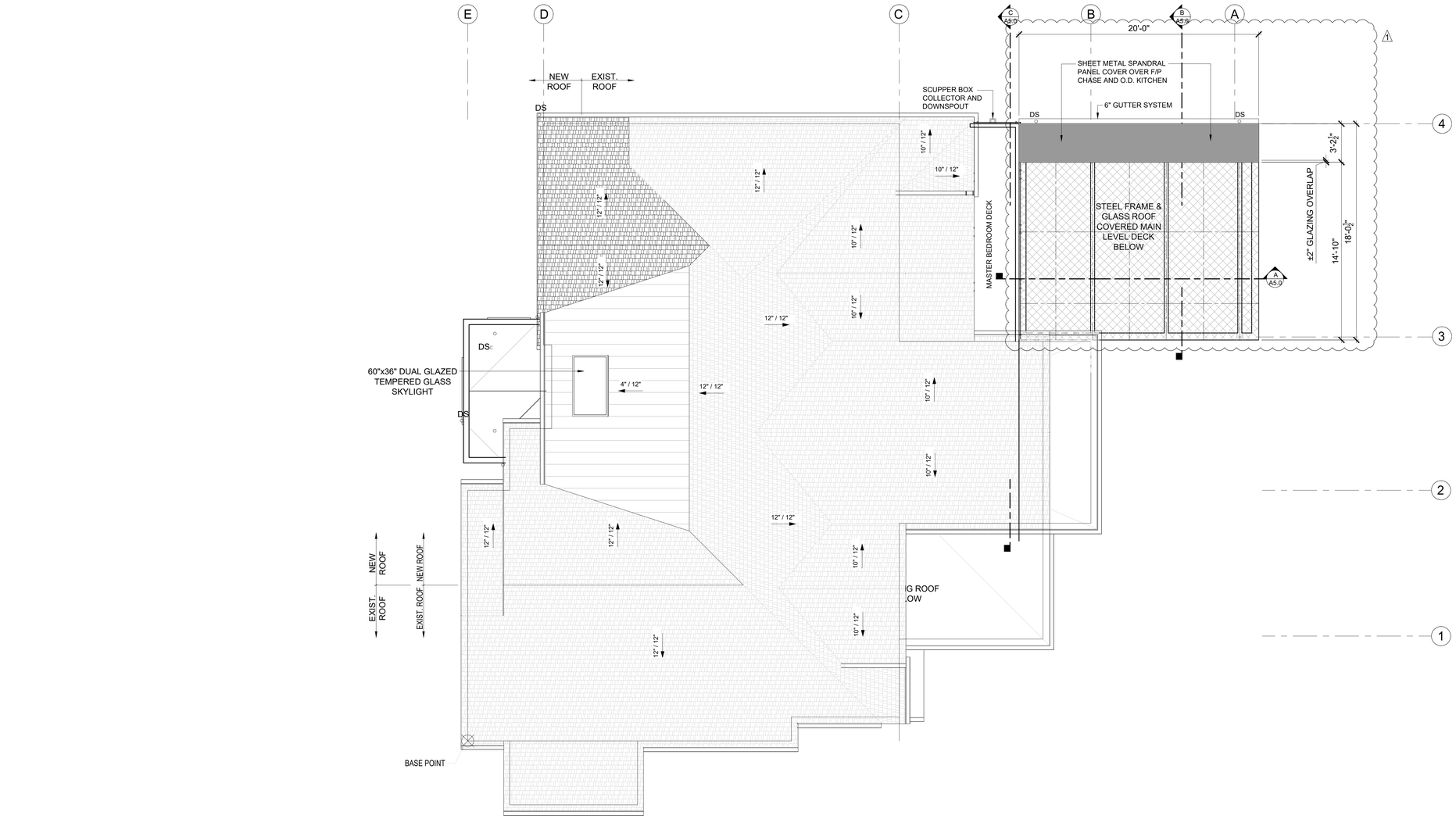
CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

PROJECT No.: 2020 007
DATE: 12-22-2020

PLOT SCALE: 1:1

A2.2



ROOF PLAN

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

TRUE NORTH PROJECT NORTH

ROOF - VENTILATION CALCULATION				
Stick built Roof Construction:				
Roof Area:	356.7	s.f.		
Ventilation Required:	356.7	s.f. x 144 s.i. / 300*=	171.2	s.i. Req'd
Proposed Ventilation :				
SmartVent Shingle vent (upper or ridge)	4.5	s.i. nfa / l.f.=	4.5	s.i. / l.f.
Provide :	20.0	l.f. Upper Ventilation =	90.0	s.i.
SmartVent Shingle vent (lower roof edge)	4.5	s.i. nfa / l.f. =	4.5	s.i.
Provide:	20.0	l.f. Eave Edge Ventilation =	90.0	
Total Ventilation Provided	180.0	s.i. IS GREATER THAN	171.2	s.i. Req'd

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EMILY D. BUCHWALTER
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INTAKE: DATE:

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1. 1 POST PERMIT UPDATES	01-28-2022
2.	
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ACHIN & MARY CHEN
9820 SE 35TH PLACE
MERCER ISLAND, WA 98040

JOB ADDRESS:

9820 SE 35TH PLACE
MERCER ISLAND, WA 98040
PARCEL # 082405-9027

DRAWING NAME:

ROOF PLAN

Drawn By: JMG,RB
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

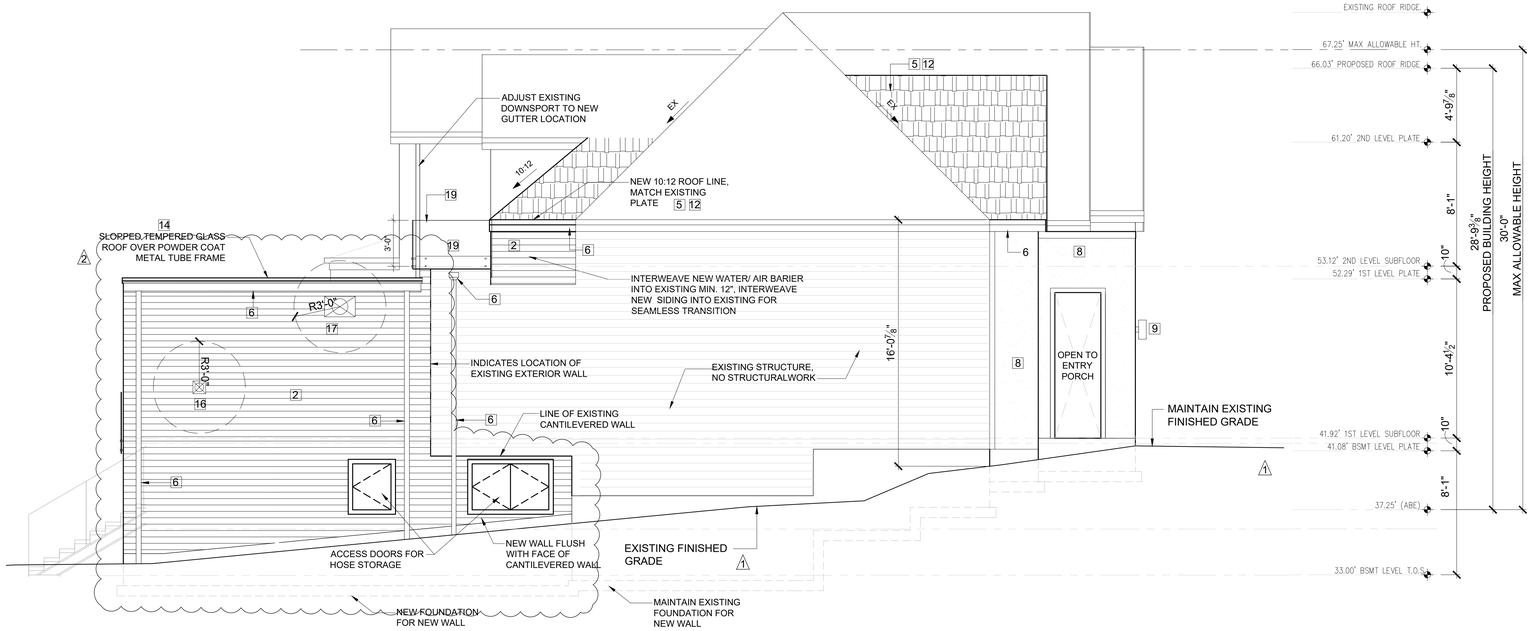
PROJECT No.: 2020 007
DATE: 12-22-2020

PLOT SCALE: 1:1

A3.0

ELEVATIONS NOTES & KEY NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
2. MATCH EXISTING CEDAR SIDING PROFILE AND EXPOSURE, PAINT TO MATCH. INTERWEAVE NEW CEDAR SIDING TO OLD AND EXTEND VAPOR BARRIER MINIMUM OF 6 INCHES. TRANSITIONS TO BE SEAMLESS.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. AT NEW AND REMODELED CONSTRUCTION AREAS PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.4.
5. AT NEW AND REMODELED CONSTRUCTION AREAS PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1.
6. AT NEW AND REMODELED CONSTRUCTION AREAS PROVIDE PRE FINISHED CONTINUOUS ALUMINUM GUTTERS, SCUPPER AND DOWN SPOUTS - COLOR TO MATCH ADJACENT EXTERIOR MATERIAL FINISH. ROOF DRAINS AND SCUPPERS SHALL BE INSTALLED PER IRC SECTION R903.4. PROVIDE EMERGENCY OVERFLOW PER IRC SECTION 1503.4.1. TYPICAL SEE ROOF PLAN SHEET A3.0. DIRECT CONNECT FOOTING DRAINS AND DOWN SPOUTS PER CIVIL DRAWINGS.
7. SEE SHEET A0.1 FOR ADDITIONAL NOTES.
8. STUCCO VENEER: 3-COAT PORTLAND CEMENT STUCCO SHALL HAVE A SCRATCH, BROWN AND FINISH COATS OF PORTLAND CEMENT EXTERIOR PLASTER PER IRC SECTION R703.6.2; SAND FINISH COAT WITH INTEGRAL COLOR, OVER EXTERIOR METAL LATH PER IRC SECTION R703.6.1. TOTAL THICKNESS APPROXIMATELY 7/8". PROVIDE WEEP SCREEDS PER IRC SECTION R703.6.2.1
9. LIGHTING AT EXTERIOR DOORS, TYP.
10. POWDER COATED COPING
11. TPO ROOFING: MECHANICALLY ATTACHED ROOFING SYSTEM, LIGHT GRAY, SCRIM-REINFORCED THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE. PERIMETER SHEETS ARE INSTALLED ALONG THE BUILDING EDGES AND FIELD MEMBRANE SHEETS ARE MECHANICALLY ATTACHED TO THE ROOF DECK WITH THE APPROPRIATE FASTENERS AND FASTENING PLATES. ADJOINING SHEETS OF MEMBRANE ARE OVERLAPPED AND JOINED TOGETHER WITH A MINIMUM 1-1/2" WIDE HOT AIR WELD. INSTALL PER MANUFACTURER.
12. MATCH EXISTING SHAKE ROOF AND FINISH TO MATCH, INSTALL PER INDUSTRY STANDARDS.
13. 12" STANDING SEAM METAL ROOFING, INSTALL PER INDUSTRY STANDARDS. COLOR FINISH TO BE SELECTED BY OWNER.
14. POWDER COATED STEEL FRAME FOR INSTALLATION OF TEMPERED LAMINATED GLASS ROOF CANOPY, INSTALL BY ROOF CANOPY MANUFACTURER.
15. POWDER COATED STEEL COLUMN OR C-CHANNEL PER STRUCTURAL.
16. FIRE PLACE VENT
17. HOOD VENT OVER BARBEQUE.
18. FRONT ENTRY DOOR: FRONT ENTRY DOOR SHALL BE ALUMINUM, MINIMUM1-3/4" THICK, 42" WIDE SINGLE SOLID DOOR WITH ONE SIDELIGHT AND TRANSOM WINDOW ABOVE, DOUBLE-GLAZED SAFETY GLASS, WITH LOW-E. PROVIDE ANODIZED METAL THRESHOLD, CYLINDER ENTRY LOCK ACCESS AND DEADBOLT DRILLING. U-VALUE OF DOORS TO BE 0.30 (2015 WSEC) OR BETTER. PROVIDE EUTHERM ALUMINUM DOOR OR EQUAL AS APPROVED BY ARCHITECT.
19. GLASS RAILING HANDRAIL: SIDE MOUNTED FRAMELESS GLASS RAIL SYSTEM WITH NON-GLARE TEMPERED GLASS PANELS.
20. WINDOWS: (CLIMATE ZONE 4C OF THE 2015 WSEC TABLE R402.1.1) ALL WINDOWS SHALL BE DOUBLE-PANED MINIMUM, PERFORMANCE AND CONSTRUCTION TO CONFORM WITH IRC SECTION R612. HARDWARE FINISH SHALL MATCH DOOR HARDWARE. ALL CASEMENT OPENINGS SHALL HAVE ROTO HARDWARE. ALL OPENINGS WEATHER-STRIPPED BY MANUFACTURER; GENERAL CONTRACTOR SHALL INSTALL "Z"-FLASHING AT HEADS OF ALL WINDOWS AND SEAL WINDOW PERIMETER PER MANUFACTURER'S SPECIFICATIONS.
21. PORCELAIN PAVERS DECK SYSTEM INSTALL PER PORCELANOSA MANUFACTURER INSTRUCTIONS.
22. WOOD DECKING OVER RIPPED CEDAR DECK JOIST OVER 3/4" MARINE BOARD WATER MEMBRANE ROOFING PER IRC. R905.13 AND CLOSED CELL SPAY FOAM R-38.
23. STONE TILE VENEER.
24. BLACKEN STAINLESS STEEL



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

NOTE:
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRE GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

PER IRC - 301.5 CONCENTRATED LOAD. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

R312.2.1 - WINDOW SILLS. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTION OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

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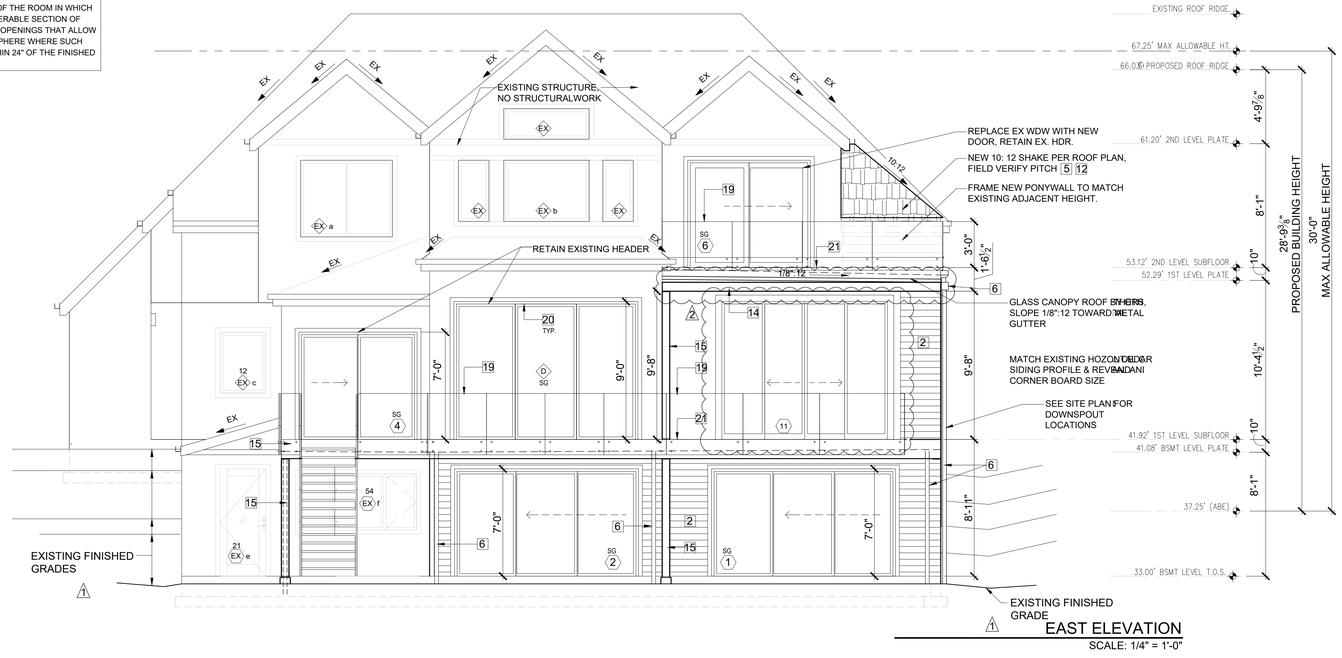

EAST ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT No.: 2020 007
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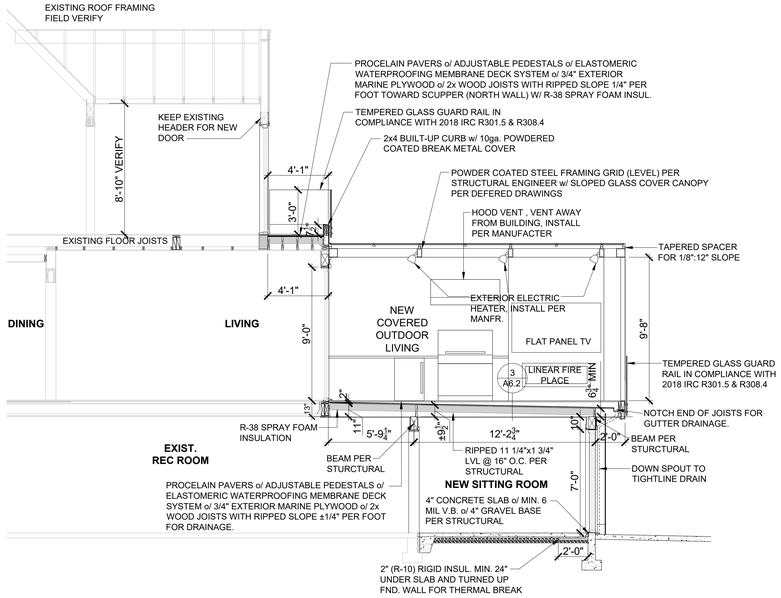
PLOT SCALE: 1:1

A4.0

THERMAL INSULATION:

Walls (below-grade, exterior):	R-10 rigid insulation
Walls (below-grade, interior):	R-21 batt or rigid insulation
Walls (above-grade):	R-21 batt or rigid insulation
Headers:	R-10 rigid insulation
Ceilings (advanced framing):	R-38 batt
Ceilings (standard framing):	R-49 batt
Ceilings (vaulted):	Icynene with min R-49
Floors:	R-30 batt or rigid insulation
Slab:	R-10 water-resistant rigid insulation
Solid doors:	U-value of .20 or better
Windows & doors with glazing:	U-value of .30 or better
Skylights:	U-value of .50 or better



EAST-WEST SECTION
SCALE: 1/4" = 1'-0"

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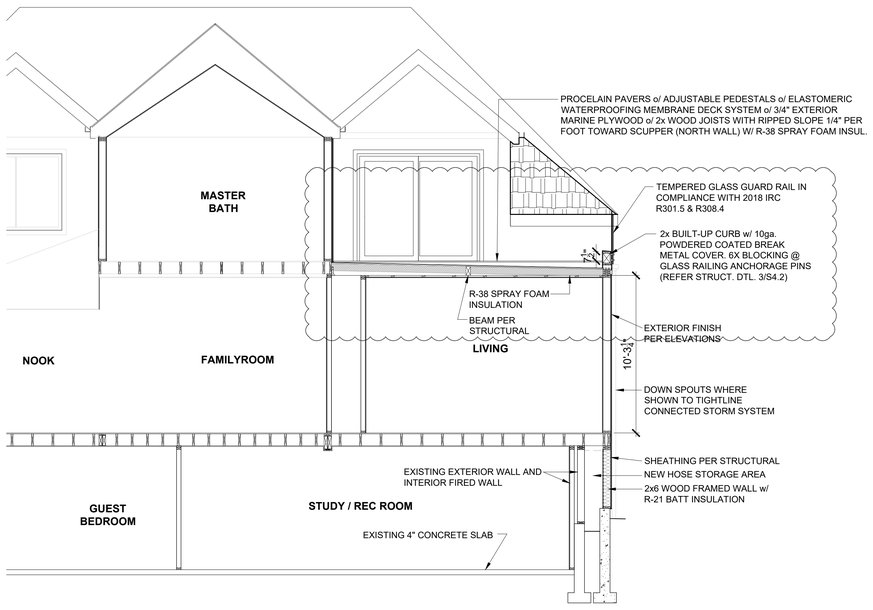
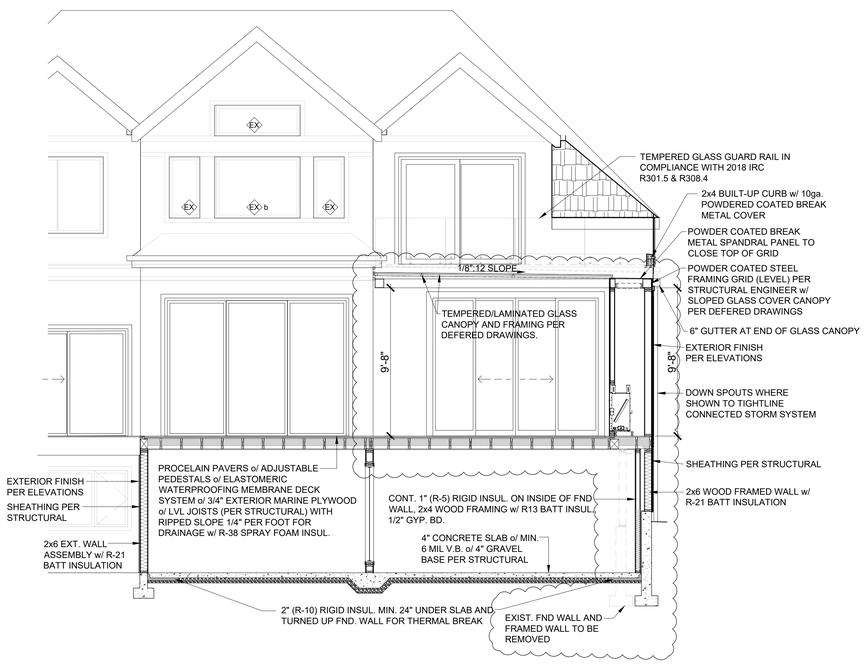


NORTH-SOUTH SECTION
SCALE: 1/4" = 1'-0" MSTR. BEDROOM DECK

C



NORTH-SOUTH SECTION
SCALE: 1/4" = 1'-0"

B

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6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE: DATE:

REVISIONS: DATE:

1. 1 POST PERMIT CHANGES 01-28-2022
2.
3.
4.
5.

PROJECT / CLIENT:

9820 SE 35TH PLACE
ACHIN & MARY CHEN
9820 SE 35TH PLACE
MERCER ISLAND, WA 98040

JOB ADDRESS:

9820 SE 35TH PLACE
MERCER ISLAND, WA 98040
PARCEL # 082405-9027

DRAWING NAME:

SECTIONS

Drawn By: JMG,RB
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

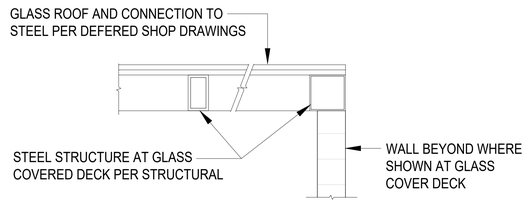
PROJECT No.: 2020 007
DATE: 12-22-2020

PLOT SCALE: 1:1

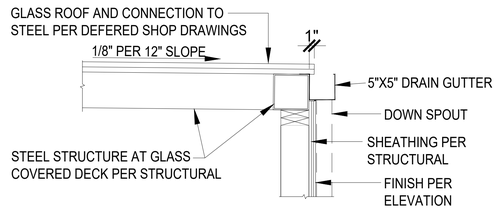
A5.0

16 XXX
SCALE: 1" = 1'-0"

12 XXX
SCALE: 1" = 1'-0"



8 GLASS COVERED DECK STRUCTURE DETAIL
SCALE: 1" = 1'-0" EAST-WEST SECTION



4 GLASS COVERED DECK STRUCTURE DETAIL
SCALE: 1" = 1'-0" NORTH END

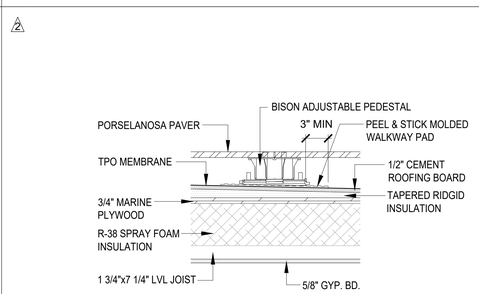
15 XXX
SCALE: 1" = 1'-0"

11 XXX
SCALE: 1" = 1'-0"

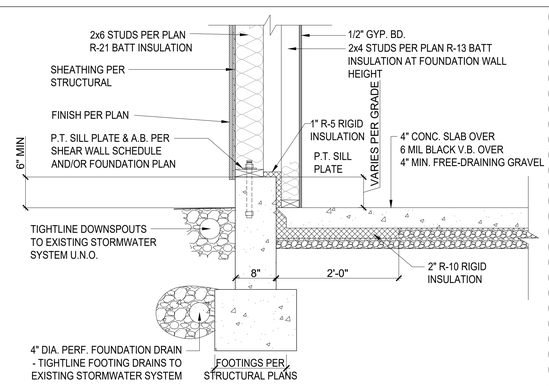
7 XXX
SCALE: 3" = 1'-0"

3 XXX
SCALE: 3/4" = 1'-0"

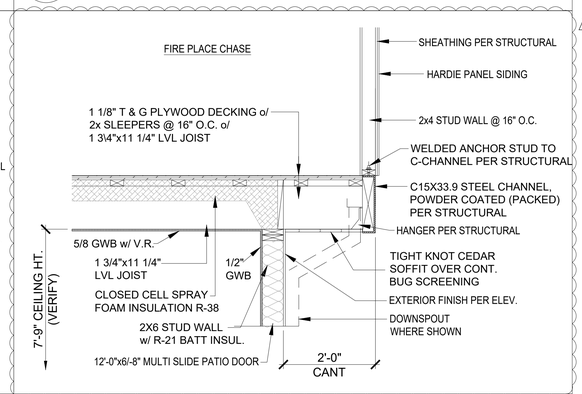
14 XXX
SCALE: 1" = 1'-0"



10 DECK PEDESTAL/PAVER ASSEMBLY
SCALE: 1" = 1'-0"



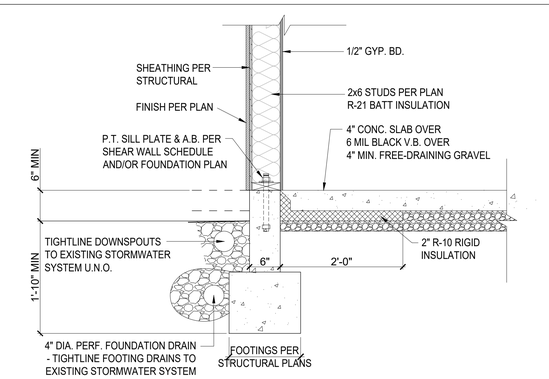
6 FOUNDATION WALL @ NORTH WALL ADDITION
SCALE: 1" = 1'-0"



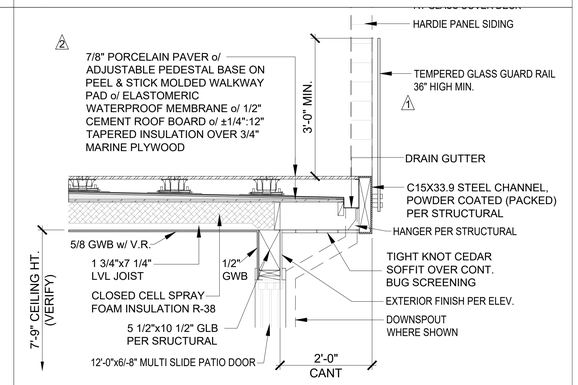
2 DECK FIREPLACE CHASE
SCALE: 3/4" = 1'-0"

13 XXX
SCALE: 1" = 1'-0"

9 XXX
SCALE: 3" = 1'-0"



5 FOUNDATION WALL @ WALKOUT
SCALE: 1" = 1'-0"



1 1st FLOOR DECK & RAILING
SCALE: 3/4" = 1'-0"

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REGISTRATION:

INTAKE:	DATE:

REVISIONS:	DATE:
1. 1 PER COMMENT 01-2005-081-SUB1-PLANS	04-01-2021
2. 2 UPDATED COMMENT PER SUB3-PLANS	07-13-2021
3. 3 Detial added	02-17-2022

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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2020 007
DATE: 12-22-2020

PLOT SCALE: 1:1

A6.0

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

A. GENERAL

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION FOR NEW CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION.

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 VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

4. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

4.1 ALL OPENINGS THROUGH EXISTING CONCRETE WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING AND/OR CORING WHEREVER POSSIBLE. SAW CUT TO TERMINATE AT CORING AT CORNERS OF OPENING. DO NOT OVERCUT CORNERS.

4.2 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

4.3 SMALL ROUND OPENINGS THROUGH CONCRETE SHALL BE ACCOMPLISHED BY CORE DRILLING IF POSSIBLE.

4.4 WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWEL BARS SHALL BE DRILLED AND EPOXIED INTO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING AS NOTED ON PLANS.

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

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS OF THE NEW CONSTRUCTION UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. THE CONTRACTOR SHALL ALSO PROVIDE TEMPORARY BRACING AND SHORING OF THE EXISTING BUILDING(S) IN WHICH PORTIONS OF THE EXISTING STRUCTURE ARE TO BE REMOVED OR MODIFIED. THIS TEMPORARY BRACING AND SHORING SHALL REMAIN IN PLACE UNTIL NEW CONSTRUCTION AND/OR STRUCTURAL MODIFICATIONS ARE COMPLETED. THE CONTRACTOR SHALL DESIGN, PROVIDE MATERIALS FOR AND INSTALL (AND REMOVE IF NECESSARY) SUCH TEMPORARY WORK.

7. 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 HIM/HERSELF 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.

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

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

10. 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.

11. INSPECTIONS: INSPECTIONS OF THE WOOD FRAMING, THE STEEL REBAR AND WOOD FORMS FOR CONCRETE FOOTINGS & FOUNDATIONS, AND CONCRETE SLABS ARE REQUIRED PER IBC SECTION 110.3.

12. SPECIAL INSPECTION: SHALL BE PERFORMED BY A CERTIFIED TESTING AGENCY, DESIGNATED BY THE ARCHITECT OR ENGINEER, AND APPROVED BY THE OWNER.

THE SPECIAL INSPECTION AGENCIES SHALL PRODUCE REPORTS AND KEEP RECORDS PER IBC SECTION 1704.2.4.

THE SPECIAL INSPECTION AGENCIES SHALL INSPECT FABRICATORS PER IBC SECTION 1704.2.5. IF FABRICATOR IS REGISTERED & APPROVED TO PERFORM THE WORK WITHOUT SPECIAL INSPECTION PER IBC 1704.2.5.1, FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL PER IBC SECTION 1704.2.5.1. AT COMPLETION OF FABRICATION.

THE SPECIAL INSPECTION AGENCIES DUTIES SHALL INCLUDE THE FOLLOWING:

12.1 STEEL CONSTRUCTION:
VERIFY AND/OR INSPECT STEEL CONSTRUCTION PER QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360. THIS INCLUDES (BUT IS NOT LIMITED TO) STRUCTURAL STEEL, HIGH-STRENGTH BOLTING, WELDING, AND JOINTS OF STEEL FRAMES.

12.2 PILE & PIER FOUNDATIONS: 3
SPECIAL INSPECTIONS OF PIER OR PILE FOUNDATIONS ARE REQUIRED PER IBC SECTIONS 1705.7 AND 1704.8.

13. SHOP DRAWINGS FOR REINFORCING STEEL STRUCTURAL STEEL, GLUED LAMINATED MEMBERS, ENGINEERED LUMBER SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

ENGINEER OF RECORD SHALL REVIEW SHOP DRAWINGS FOR DESIGN INTENT ONLY. DIMENSIONS AND QUANTITIES ARE NOT GUARANTEED BY THE ENGINEER OF RECORD, AND THEREFORE, MUST BE VERIFIED BY THE GENERAL CONTRACTOR. DRAWINGS FOR COMPONENTS DESIGNED PRIMARILY BY OTHERS SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND A COPY; REPRODUCIBLE WILL BE REVIEWED AND RETURNED. SHOP DRAWINGS MUST BE REVIEWED AND STAMPED BY CONTRACTOR PRIOR TO REVIEW BY ENGINEER.

14. 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 PER PARAGRAPH "9.13." OF THESE NOTES.

15. DEFERRED SUBMITTALS – THE FOLLOWING ITEMS ARE CONSIDERED TO BE DEFERRED SUBMITTALS UNDER SECTION 107.3.4.1 OF THE INTERNATIONAL BUILDING CODE AND MUST BE SUBMITTED TO THE ARCHITECT OR THE ENGINEER FOR REVIEW. THESE ITEMS WILL THEN BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON
+ PRE-ENGINEERED GLASS STAIR TREADS, GLASS GUARDRAILS AND GLASS ROOF.

B. DESIGN CRITERIA

1. DESIGN LOADS

ROOF LIVE LOAD	25 PSF (SNOW+, IS=1.0)
ROOF DEAD LOAD	15 PSF (20 PSF @ GLASS ROOF)
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF (REDUCIBLE)
FLOOR DEAD LOAD	15 PSF
DECK LIVE LOAD	60 PSF (REDUCIBLE)
DECK DEAD LOAD	20 PSF
WIND (ASCE 7-10)	V_{ULT} = 110 MPH, V_{ASD} = 85 MPH, (3 SEC GUST) ENCLOSED BUILDING, EXPOSURE "C", IW=1.0, KZT = 1.0
EARTHQUAKE (ASCE 7-10)	SITE CLASS D OCCUPANCY CATEGORY II (IE = 1.0) SEISMIC DESIGN CATEGORY D SS =1.382G, S1 = 0.531G SDS=0.921G, SD1 = 0.531G R=6.5, R = 1.3 $V_{ULT} = C_S W = 0.129W$ EQUIVALENT LATERAL FORCE PROCEDURE LATERAL LOADS ARE RESISTED BY STRUCTURAL WOOD PANEL SHEAR WALLS & DIAPHRAGMS
ALLOWABLE SOIL PRESSURE**	1,500 PSF
LATERAL EARTH PRESSURE**	35 PCF ACTIVE\100 PSF SURCHARGE\7H SEISMIC 55 PCF AT-REST\14H SEISMIC 250 PSF PASSIVE 0.35 COEFFICIENT OF FRICTION

+FOR SNOW DRIFT CALCULATIONS, PG = 15 PSF.
**SOILS REPORT REFERENCE: GEOTECHNICAL REPORT, PROPOSED ADDITION AND NEW GARAGE, 9820 SE 35th PL, MERCER ISLAND, WA, PREPARED BY GEO GROUP NORTHWEST INC, DATED AUGUST 20, 2020, REPORT #G-5207. GEO GROUP NORTHWEST DAILY FIELD REPORT DATED 02/08/2022. 3

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 INTERFERES WITH NEW CONSTRUCTION SHALL BE REMOVED.

6. 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.

C1. PIN PILE FOUNDATION

1. PIN PILE TO BE 2" DIAMETER SCHEDULE GALVANIZED 80 PIPE. PIN PILE DESIGN CAPACITY IS 6 KIPS

2. PIN PILES ARE TO BE DRIVEN USING A 90-POUND OR 140-POUND PNEUMATIC JACKHAMMER UNTIL REFUSAL. REFUSAL IS DEFINED AS A PENETRATION RESISTANCE OF LESS THAN 1 INCH OF PENETRATION PER MINUTE OF SUSTAINED DRIVING.

3. PIN PILE TO EXTEND 6" MINIMUM INTO PILE CAP. PROVIDE COMPRESSION FIT CAP.

4. PIPE PILE TO BE SPLICED WITH COMPRESSION FIT SLEEVED COUPLER OR COMPLETE PENETRATION WELD.

5. THE GEOTECHNICAL ENGINEER OF RECORD OR HIS/HER REPRESENTATIVE SHALL PROVIDE FULL-TIME OBSERVATION OF PILE INSTALLATION AND TESTING TO VERIFY THE DRIVING REFUSAL CRITERIA.

6. A MINIMUM OF 3% OF THE PILES (1 MINIMUM AND UP TO 5 PILES MAXIMUM) SHOULD BE LOAD TESTED TO VERIFY DESIGN LOAD CAPACITIES. ALL LOAD TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN ASTM D1143. THE MAXIMUM TEST LOAD SHALL BE 2X THE THE DESIGN LOAD. TEST LOAD = 12 KIPS FOR 2 INCH PILE.

D. CONCRETE

1. ULTIMATE STRENGTH DESIGN PER INTERNATIONAL BUILDING CODE AND ACI 318-14. 3

2. CONCRETE SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS

2.1 CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'C = 3,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. EXPOSURE CLASS F1, SO, W0 & C0. DESIGN IS BASED ON F'C = 2,500 PSI.

3. THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE DESIGN MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP; CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318, CHAPTERS 19 AND 26.

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 ACI 318. TOTAL AIR CONTENT SHALL BE 6% IN ACCORDANCE WITH TABLE 19.3.3.1.

NO ADMIXTURES, OTHER THAN FOR AIR-ENTRAINMENT AS NOTED ABOVE, SHALL BE USED WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER.

4. REINFORCING

REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. REINFORCEMENT FOR COLUMNS, WALLS, WALL TO FOOTING DOWELS, AND WOOD SHEAR WALL HOLD DOWNS TO BE A706 UNLESS CERTIFIED MILL CERTIFICATES CONFORMING TO ACI 318 20.2.2.5 ARE PROVIDED.

WELDED WIRE REINFORCEMENT: 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.

5. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318 (LATEST EDITION). LAP ALL CONTINUOUS REINFORCEMENT PER NOTE D.6. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS PER NOTE D.6. LAP ADJACENT MATS OF WELDED WIRE REINFORCEMENT A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

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

DEVELOPMENT LENGTH - COMPRESSION	20 BAR DIAM. = 24" MINIMUM
DEVELOPMENT LENGTH - TENSION	48 BAR DIAM. = (#11 BAR = 54 BAR DIA.)
DEVELOPMENT LENGTH - TENSION, TOP BAR*	64 BAR DIAM. = (#11 BAR = 70 BAR DIA.)
LAP SPLICE LENGTH - COMPRESSION	30 BAR DIAM. = 24" MINIMUM
LAP SPLICE LENGTH - TENSION	64 BAR DIAM. = (#11 BAR = 70 BAR DIAM.)
LAP SPLICE LENGTH - TENSION, TOP BAR*	80 BAR DIAM. = (#11 BAR = 90 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. DO NOT WELD GRADE 60 REINFORCING.

7. HIGH STRENGTH THREADED RODS (STRESSED AND NON-STRESSED) SHALL BE DYMDAG THREADBARS WITH APPROPRIATE ANCHORAGE PLATES, NUTS, AND COUPLERS AS MANUFACTURED BY DICKERHOFF AND WINDMANN, INC., IN CONFORMANCE WITH ASTM A722 (FPU = 150,000).

8. MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN INTERNATIONAL CODE COUNSEL (ICC) APPROVED SYSTEM (SUCH AS LENTON, FOX-HOWLETT, ETC.) AND SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BARS. SPLICE LOCATIONS OF ALTERNATE BARS SHALL BE OFFSET BY A DISTANCE WHICH CONFORMS TO THE ICC REPORT OF THE SPLICE USED.

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

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH (I.E. WALLS BELOW GROUND) OR WEATHER	
(#6 BARS OR LARGER)	2"
(#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
JOISTS, SLABS AND WALLS (INTERIOR FACE)	3/4"

10. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT SHALL BE NON-SHRINK, CEMENT-BASED AND HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF F'C = 5000 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C109.

11. ADHESIVE ANCHOR SYSTEM SHALL BE SET-XP OR SET-3G EPOXY BY SIMPSON STRONG-TIE, HIT-HY 200-A OR HIT-RE 500 V3 BY HILTI, AC200+ BY DEWALT, OR APPROVED EQUAL.

12. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED (SEE WOOD SECTION).

E. STRUCTURAL STEEL

1. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE AISC 360 "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

2. ALL "W" (WIDE FLANGE BEAM AND COLUMN) SHAPES SHALL CONFORM TO ASTM A992. HP SHAPES SHALL CONFORM TO ASTM A572, FY = 50 KSI. PLATES, BARS AND OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A36, FY = 36 KSI, UNLESS CALLED OUT OTHERWISE ON PLAN. STEEL PIPE SHALL BE SCHEDULE 40 CONFORMING TO ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI. RECTANGULAR HSS SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 KSI, ROUND HSS SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI.

3. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 AND HAVE A WELDED HEAD. EMBED ANCHOR BOLTS A MINIMUM OF 7" INTO CONCRETE.

5. ALL CONNECTION BOLTS AT STEEL/STEEL CONNECTIONS SHALL BE ASTM A325 OR ASTM A490 AND SHALL BE INSTALLED, TIGHTENED, AND INSPECTED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A 490 BOLTS." THE CRITERIA FOR SNUG-TIGHT CONNECTIONS SHALL APPLY TO ALL CONNECTIONS UNLESS SPECIFICALLY NOTED AS SLIP-CRITICAL ON THE STRUCTURAL DRAWINGS. WHERE CONNECTIONS ARE NOTED AS SLIP-CRITICAL, THE CONTRACTOR SHALL INSTALL PER CRITERIA FOR SLIP-CRITICAL CONNECTIONS. SLIP-CRITICAL CONNECTIONS SHALL USE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. ALL BOLT HOLES SHALL BE STANDARD SIZE, UNLESS NOTED OTHERWISE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SELECTION OF OPTIONAL DETAILS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE, BUT ARE NOT LIMITED TO: ERECTION ANGLES, LIFT HOLES, AND OTHER AIDS; WELDING PROCEDURES; REQUIRED ROOT OPENINGS; ROOT FACE DIMENSIONS; GROOVE ANGLES; BACKING BARS; COPES; SURFACE ROUGHNESS VALUES; AND TAPERS OF UNEQUAL PARTS.

6. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS BY SIMPSON STRONG-TIE, "KWIK BOLT TZ" WEDGE ANCHORS BY HILTI, POWER-STUD+ SD2, OR APPROVED EQUAL INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT AND INSERT INSTALLATION. SUBMIT MANUFACTURER'S DATA SHEETS AND ICC REPORTS FOR ENGINEER'S REVIEW.

7. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. WELDS, UNLESS OTHERWISE NOTED, SHALL BE 3/16" CONTINUOUS FILLET WELDS. WELDS SHOWN ON DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS. WELDING OF REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. WELDING PROCEDURES SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW BEFORE STARTING FABRICATION OR ERECTION.

ALL WELDS SHALL BE VISUALLY INSPECTED AT THE SITE BY A QUALIFIED INSPECTOR.

ALL COMPLETE PENETRATION WELDS SHALL BE ULTRASONICALLY TESTED AT THE PLANT OR SITE BY A QUALIFIED INSPECTOR.

FIELD WELD ARROWS ARE SHOWN ONLY WHERE A FIELD WELD IS REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.

F. 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	HEM.FIR	#2	FB = 850 PSI
	4X	HEM.FIR	#2	FB = 850 PSI
BEAMS AND STRINGERS:	6X AND LARGER	DOUG.FIR	#1	FB = 1350 PSI
POSTS AND TIMBERS:	6X6, 6X8	DOUG.FIR	#1	FC = 1000 PSI FB = 1200 PSI
PLATES AT SHEAR WALLS AND BEARING WALLS:				
STUDS, PLATES, & MISC. LIGHT FRAMING:		HEM.FIR	#2	FB = 850 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 OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC REPORT EQUIVALENT TO ESR-1387 FOR LAMINATED STRAND LUMBER (LSL), LAMINATED VENEER LUMBER (LVL), OR PARALLEL STRAND LUMBER (PSL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS:

LSL - FB = 2,250; FV = 400 PSI; E = 1,500,000 PSI
LVL - FB = 2,600; FV = 285 PSI; E = 1,800,000 PSI
PSL - FB = 2,900; FV = 290 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 OR ORIENTED-STRAND BOARD (OSB) 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 UNLESS NOTED OTHERWISE:

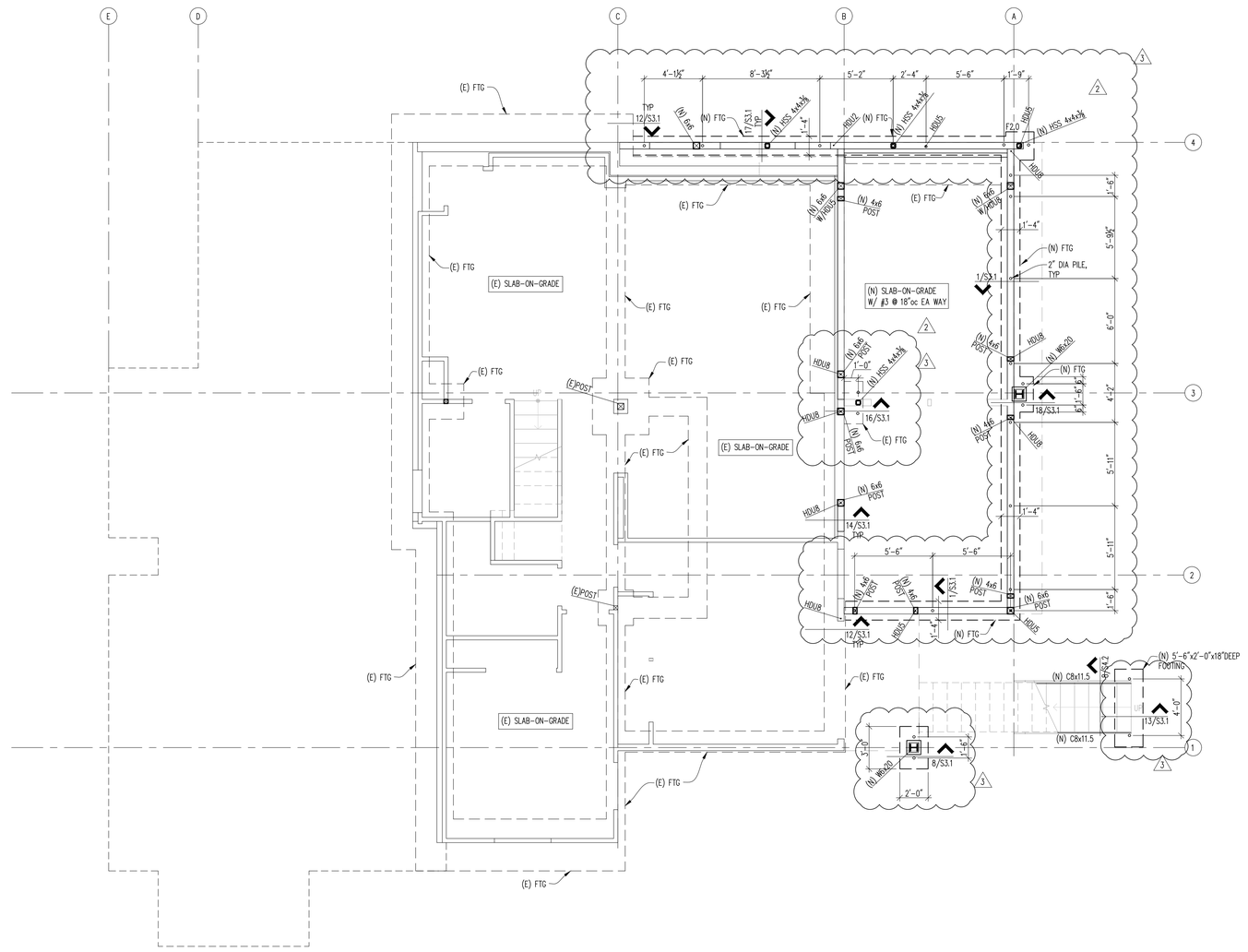
ROOF:	19/32" (OR 5/8") THICK, 40/20
WALLS:	15/32" THICK, 32/16, OR 1/2" THICK, 24/0
FLOORS:	23/32" (OR 3/4") THICK, TONGUE & GROOVE, (48/24)

UNLESS NOTED OTHERWISE ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D 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 EDGE CLIPS. PROVIDE SOLID BLOCKING AT ALL EDGES ONLY WHERE NOTED ON PLANS. 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. INTERIOR WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH SODIUM BORATE (SBX). WOOD MEMBERS EXPOSED TO WEATHER (UNPAINTED) OR IN DIRECT CONTACT WITH SOIL SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUATERNARY (ACQ). NOTE THAT ACQ IS EXTREMELY CORROSIVE TO METALS. SBX IS NONTOXIC TO THE ENVIRONMENT. PROVIDE TWO LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASON



NOTES:
1. F.X.X DENOTES FOOTING SIZE. FOOTING SCHEDULE:
   F2.0 IS 2'-0"x2'-0"x12" DEEP W/ (3) #5 EA WAY BOT
2. SEE ARCH FOR DIMENSIONS.
3. SEE ARCH FOR INSULATION BELOW SLAB-ON-GRADE, IF APPLICABLE.
4. WALLS SHOWN ARE BASEMENT LEVEL WALLS.
5. SEE SHEETS S3.X FOR CONCRETE DETAILS.
5. ⟩ INDICATES HOLDOWN TYPE, SEE 10/S4.1 FOR HOLDOWN SCHEDULE.
6. SEE SHEET S2.2 FOR BASEMENT SHEARWALL LOCATIONS.

TRUE NORTH PROJECT NORTH

FOUNDATION PLAN ¼"=1'-0" 3

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REVISIONS

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3	2/18/22	REVISIONS

11/4/20 DATE	20-129 JOB #
AM DESIGN	FPP CHECKED
LMS DRAWN	AS NOTED SCALE

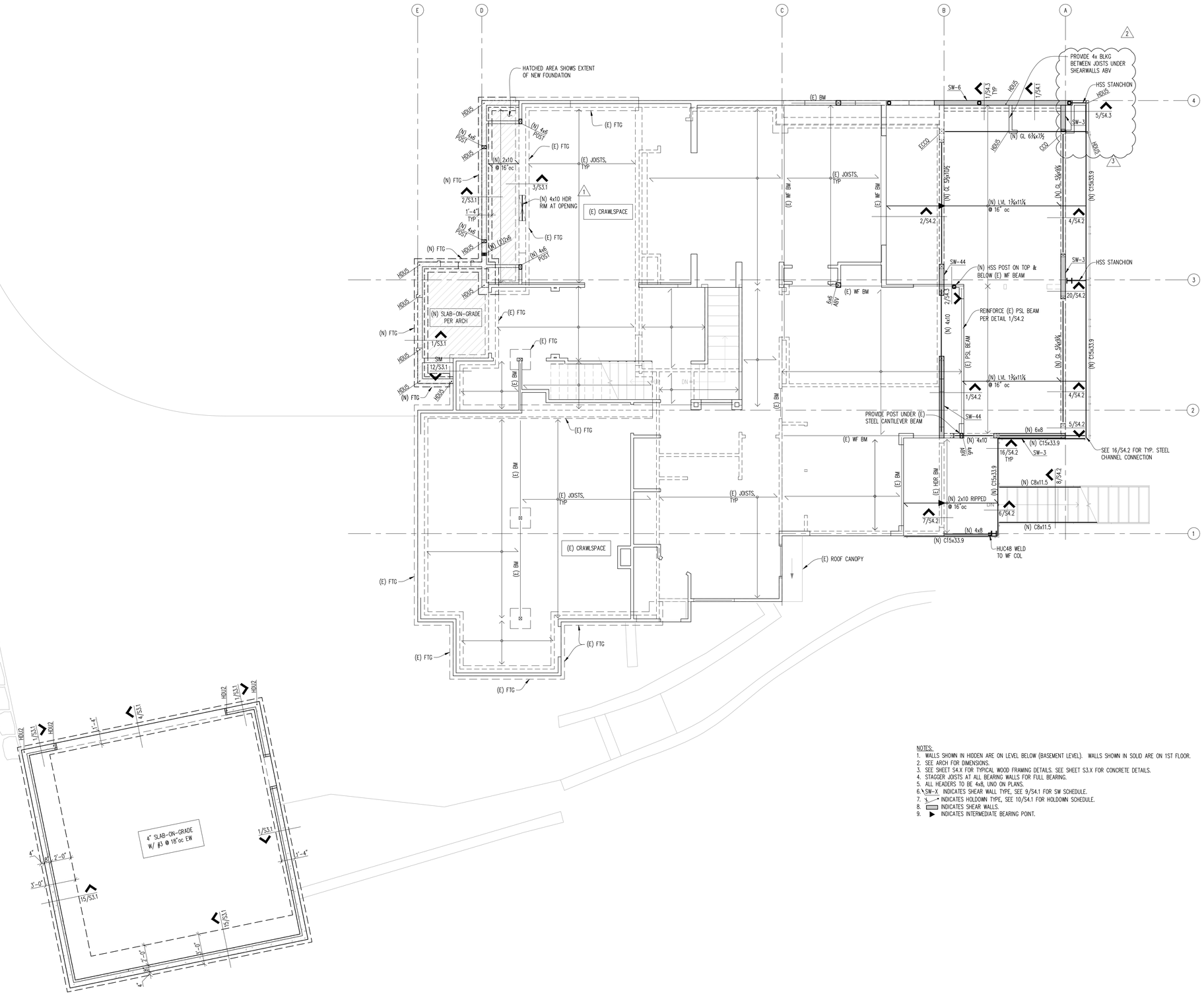
SDCI STAMP

SHEET TITLE

FOUNDATION PLAN

SHEET NO.

S2.1



NOTES:
1. WALLS SHOWN IN HIDDEN ARE ON LEVEL BELOW (BASEMENT LEVEL). WALLS SHOWN IN SOLID ARE ON 1ST FLOOR.
2. SEE ARCH FOR DIMENSIONS.
3. SEE SHEET S4.X FOR TYPICAL WOOD FRAMING DETAILS. SEE SHEET S3.X FOR CONCRETE DETAILS.
4. STAGGER JOISTS AT ALL BEARING WALLS FOR FULL BEARING.
5. ALL HEADERS TO BE 4x8, UNO ON PLANS.
6. SW-X INDICATES SHEAR WALL TYPE, SEE 9/S4.1 FOR SW SCHEDULE.
7. INDICATES HOLDOWN TYPE, SEE 10/S4.1 FOR HOLDOWN SCHEDULE.
8. INDICATES SHEAR WALLS.
9. INDICATES INTERMEDIATE BEARING POINT.

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1ST FLOOR FRAMING PLAN

1/4"=1'-0"

3

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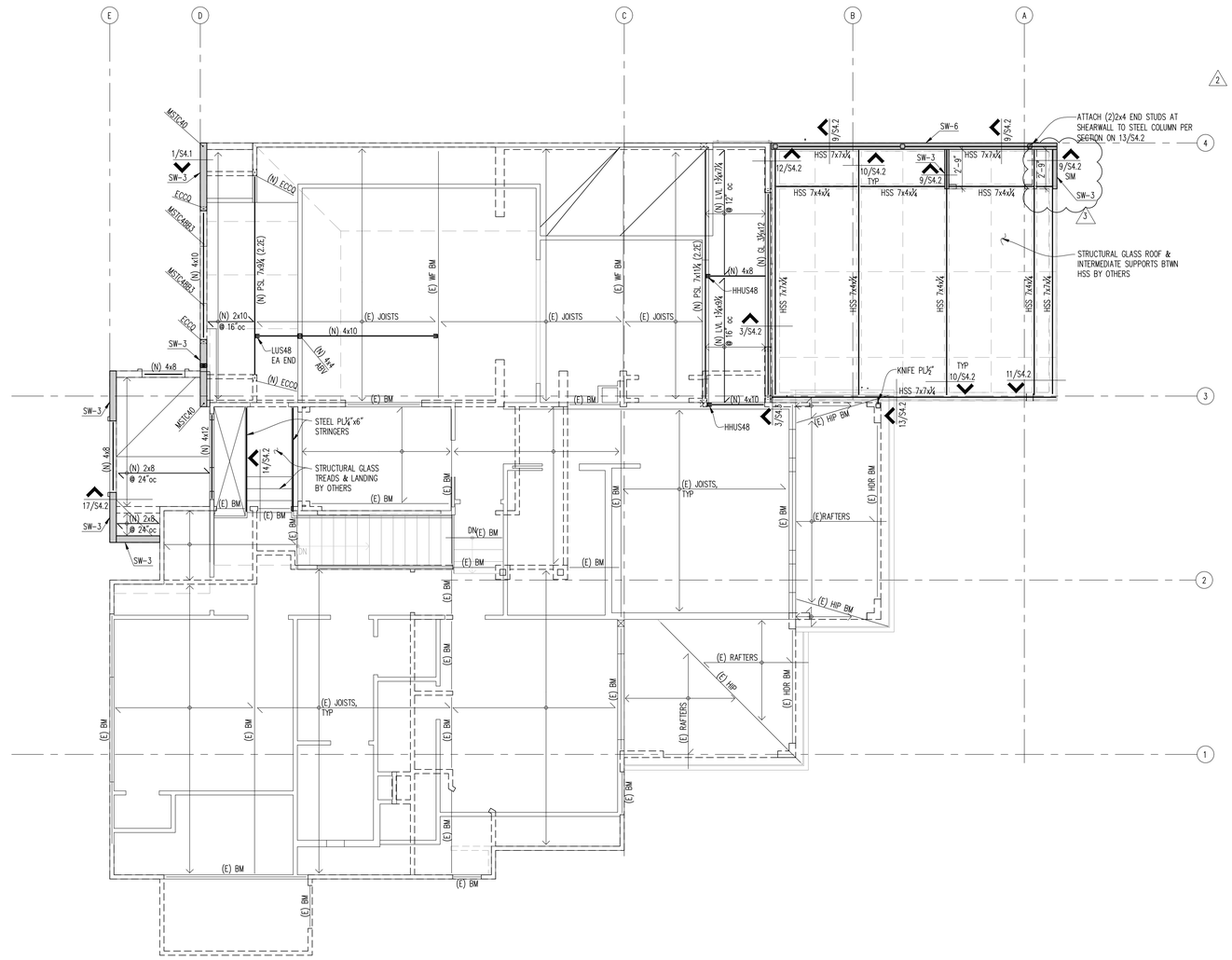
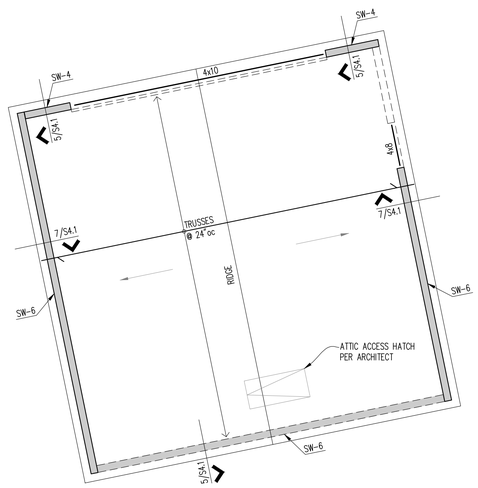
SHEET TITLE:

1ST FLOOR FRAMING PLAN

SHEET NO.

S2.2





NOTES:
1. WALLS SHOWN IN HIDDEN ARE ON LEVEL BELOW (FIRST FLOOR). WALLS SHOWN IN SOLID ARE ON SECOND FLOOR.
2. SEE ARCH FOR DIMENSIONS.
3. SEE SHEET S4.X FOR TYPICAL WOOD FRAMING DETAILS.
4. STAGGER JOISTS AT ALL BEARING WALLS FOR FULL BEARING.
5. ALL HEADERS TO BE 4x8, UNO ON PLANS.
6. SW-X INDICATES SHEAR WALL TYPE, SEE 9/S4.1 FOR SW SCHEDULE.
7. INDICATES HOLDOWN TYPE, SEE 10/S4.1 FOR HOLDOWN SCHEDULE.
8. INDICATES SHEAR WALLS.
9. INDICATES INTERMEDIATE BEARING POINT.

TRUE NORTH PROJECT NORTH

2ND FLOOR FRAMING PLAN ¼"=1'-0" 3

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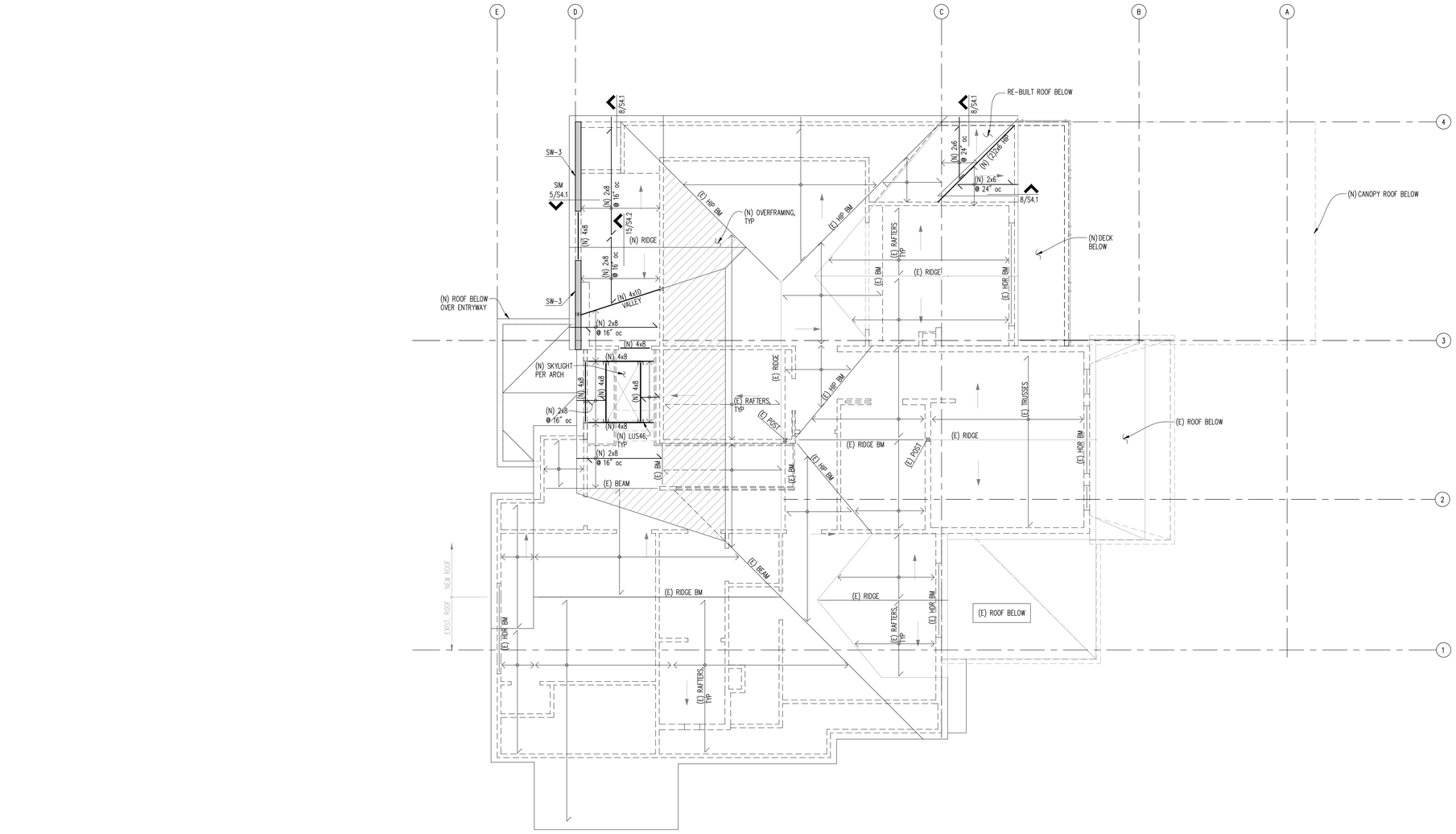
SHEET TITLE

2ND FLOOR FRAMING PLAN

SHEET NO.

S2.3



NOTES:
1. WALLS SHOWN ARE ON LEVEL BELOW (SECOND FLOOR).
2. SEE ARCH FOR DIMENSIONS.
3. SEE SHEET S4.X FOR TYPICAL WOOD FRAMING DETAILS.
4. STAGGER JOISTS AT ALL BEARING WALLS FOR FULL BEARING.
5. ALL HEADERS TO BE 4x8, UNO ON PLANS.
6. SW-X INDICATES SHEAR WALL TYPE, SEE 9/S4.1 FOR SW SCHEDULE.
7. ▭ INDICATES SHEAR WALLS.
8. ▶ INDICATES INTERMEDIATE BEARING POINT.

TRUE NORTH

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ROOF FRAMING PLAN

¼"=1'-0"

3

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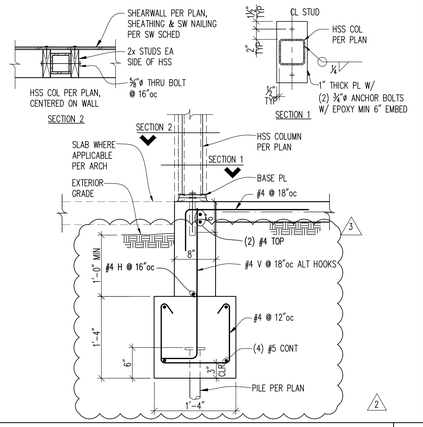
SHEET TITLE

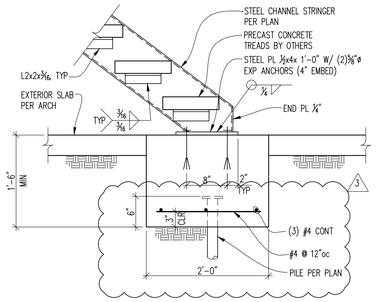
ROOF FRAMING PLAN

SHEET NO.

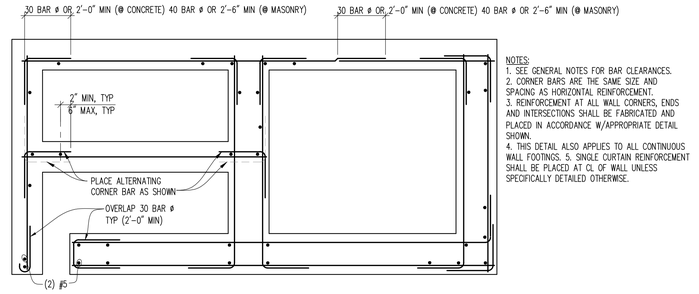
S2.4



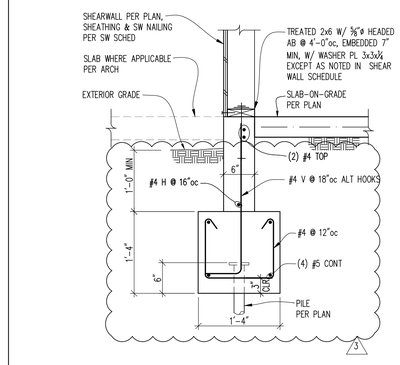
NORTH FOOTING DETAIL 1"=1'-0" | 17



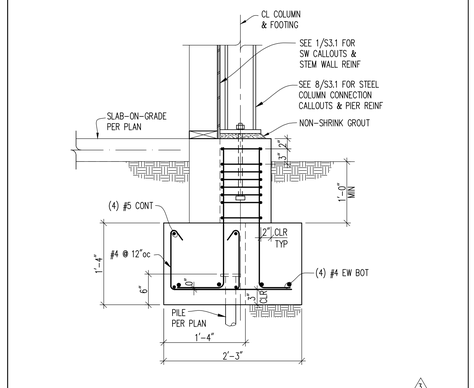
DETAIL 1"=1'-0" | 13



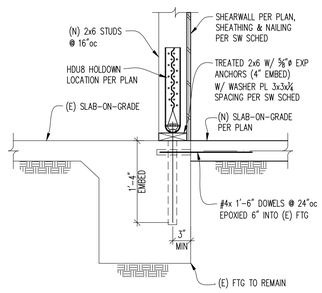
TYPICAL HORIZONTAL REINFORCING PLACING DETAIL FOR CONCRETE 5



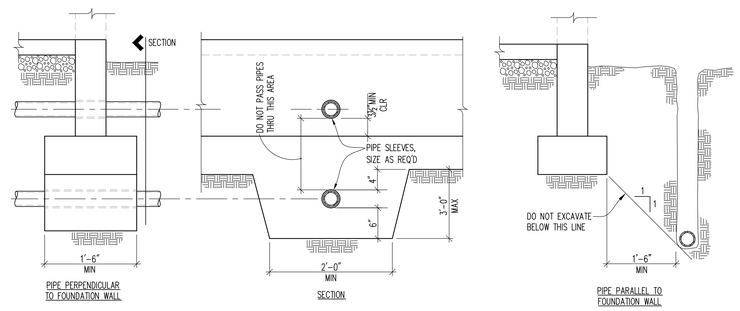
EXTERIOR WALL FOOTING 1



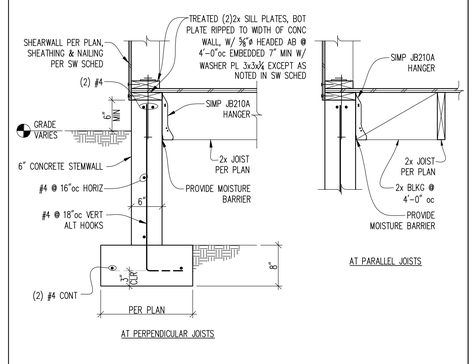
DETAIL 1"=1'-0" | 18



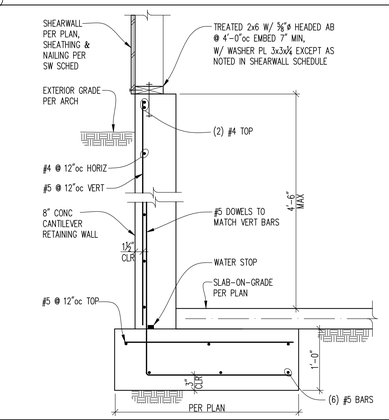
DETAIL 1"=1'-0" | 14



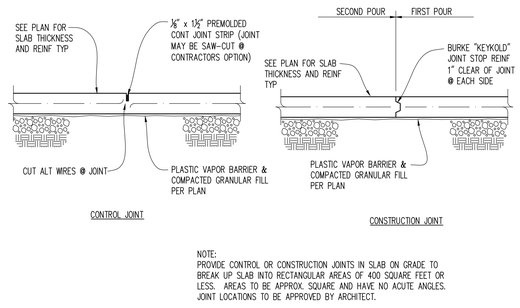
PIPE AND TRENCH LOCATIONS 6



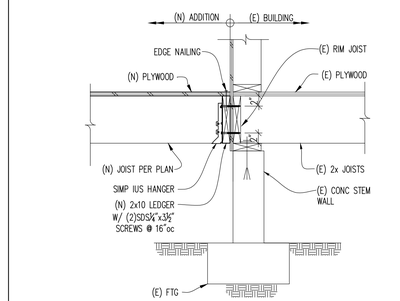
EXTERIOR WALL FOOTING 2



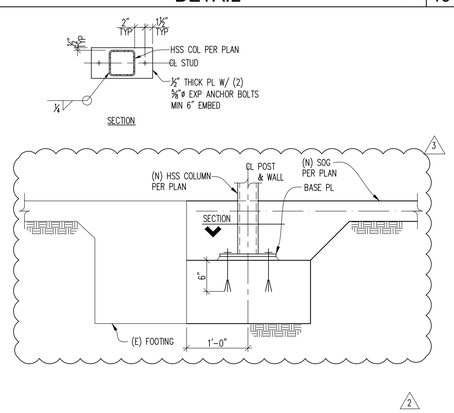
DETAIL 1"=1'-0" | 15



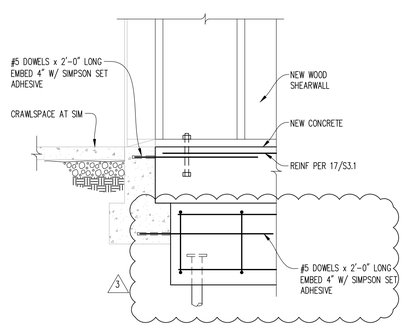
TYPICAL SLAB JOINTS 7



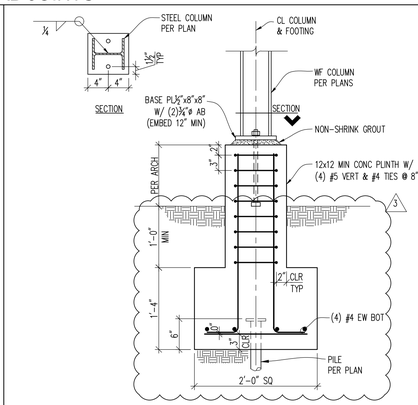
FOOTING DETAIL 3



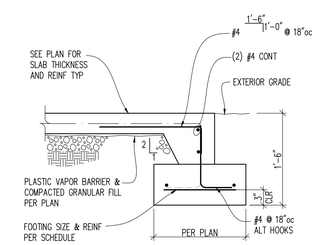
DETAIL 1"=1'-0" | 16



EXISTING-TO-NEW CONC FTG ATTACHMENT 12



TYPICAL WF COLUMN & FOOTING 8



TYPICAL SLAB EDGE 4

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LMS DRAWN	AS NOTED SCALE

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SHEET TITLE

CONCRETE DETAILS

SHEET NO.

S3.1

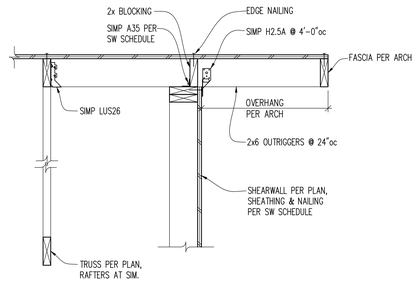
SHEAR WALL SCHEDULE (HEM FIR LUMBER WITH 8d NAILS)

MARK	SHEATHING (NOTES 1,2,3,4,9)		RIM/BLKG TO WALL TOP PLATE (NOTE 6)	WALL BOTTOM PLATE TO RIM/BLKG ATTACHMENT * (NOTE 6,13)		⅝"ø ANCHOR BOLTS TO CONCRETE (NOTES 9,10)	MIN PANEL EDGE STUDS & BLOCKING (NOTE 8)	FASTENING ALTERNATIVE (2)2x TOGETHER (NOTE 14)		ALLOWABLE SHEAR CAPACITY
	APPLICATION	PANEL EDGE NAIL SPACING (NOTE 5)		16d NAILS	SDWS 0.220"x5"			10d NAILS	SDS ¼"x3"	(PLF)(NOTE 8)
SW-6	ONE SIDE	8d @ 6"oc	LTP4 @ 24"oc	11"oc	21"oc	48"oc	2x	N/A	N/A	242
SW-4	ONE SIDE	8d @ 4"oc	LTP4 @ 22"oc	7"oc	15"oc	46"oc	3x	5½"oc	10"oc	353
SW-3	ONE SIDE	8d @ 3"oc	LTP4 @ 16"oc	5"oc	11"oc	36"oc	3x	4"oc	8"oc	456
SW-2	ONE SIDE	8d @ 2"oc	LTP4 @ 13"oc	4"oc	8"oc	27"oc	3x	(2) @ 5½"oc	6½"oc	595
SW-44	BOTH SIDES (NOTE 7)	8d @ 4"oc	LTP4 @ 11"oc	N/A	7"oc	23"oc	3x	(2) @ 5½"oc	5½"oc	706
SW-33	BOTH SIDES (NOTE 7)	8d @ 3"oc	LTP4 @ 8"oc	N/A	7"oc **	18"oc	3x	(2) @ 4"oc	4"oc	912
SW-22	BOTH SIDES (NOTE 7)	8d @ 2"oc	LTP4 @ 6"oc	N/A	5½"oc **	13"oc	3x	(2) @ 3"oc ***	3"oc	1190

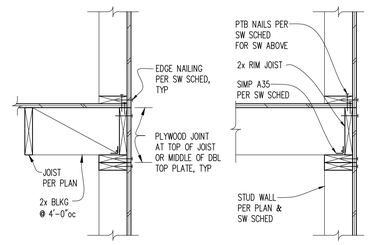
* A35 OR LTP4 CAN BE USED ALTERNATIVELY
** USE MIN 2x OF RIM BOARD AT THESE SHEARWALLS
*** FASTENERS SHALL BE STAGGERED

NOTES:
1. SHEATHING SHALL BE 15/32" OR ½" PLY, TYP UNO. OSB SHALL NOT BE SUBSTITUTED FOR PLYWOOD. SHEATHING SHALL HAVE A MINIMUM SPAN RATING OF 24/0.
2. SHEATHING SHALL BE APPLIED DIRECTLY TO FRAMING.
3. PROVIDE SOLID BLOCKING AT ALL SHEATHING PANEL EDGES.
4. PROVIDE 8d @ 12"oc AT ALL INTERMEDIATE SUPPORTS (FIELD NAIL), TYP UNO.
5. NAILS PER GENERAL STRUCTURAL NOTES.
6. LATERAL TIE PLATES OR WALL PLATE TO BLOCKING NAILING IS REQUIRED WHERE SHEATHING IS DISCONTINUOUS, i.e., WHERE ADJACENT SHEATHING EDGES ARE NOT NAILED TO THE SAME PIECE OF FRAMING. TOE NAILING IS NOT PERMITTED. LATERAL TIE PLATES MAY BE SUBSTITUTED FOR WALL PLATE TO BLOCKING NAILING. INSTALL LATERAL TIE PLATES OVER APA RATED SHEATHING PANELS. USE COMMON NAILS OR EQUIVALENT NAILS SUPPLIED BY CONNECTOR MANUFACTURER FOR LATERAL TIE PLATES. A35 FRAMING ANCHORS MAY BE SUBSTITUTED FOR LATERAL TIE PLATES AT SPACING SHOWN IN TABLE.
7. WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, STAGGER PLYWOOD JOINTS SO THAT JOINTS ON EACH SIDE OF THE WALL DO NOT OCCUR AT THE SAME STUD. PROVIDE 3x BLOCKING FOR ALL DOUBLE SHEATHED WALLS.
8. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLANS. ENDS OF WALLS ARE DESIGNATED BY EXTERIOR OF BUILDING, CORRIDORS, OR DOORWAYS. PROVIDE HOLDOWNS PER PLANS AT EACH END OF WALL, UNO. PROVIDE EDGE NAILING TO STUD(S) GRIPPED BY HOLDOWN.
9. CRITERIA: 2012 IBC
   HEM FIR LUMBER
   2500 psi CONCRETE MINIMUM
   ASTM A307 ANCHOR BOLTS WITH 2¾" EDGE DISTANCE IN CONCRETE AND 7" MINIMUM EMBEDMENT
10. INSTALL 3x3x¼ PL WASHERS AT ALL ANCHOR BOLTS, BETWEEN THE NUT AND THE SILL PLATE. USE 4½"x4½"x¼" PL WASHERS WHERE 2x6 STUD WALLS ARE SHEATHED ON BOTH SIDES. ALL PLATE WASHERS SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.
11. AT SHEARWALLS WHERE SHEATHING MAY EXTEND VERTICALLY TO OVERLAP WITH RIMBOARD/BLOCKING ABOVE, IT IS ACCEPTABLE TO NAIL SHEATHING TO RIMBOARD/BLOCKING WITH EDGE NAILING AS SPECIFIED IN TABLE ABOVE AND ELIMINATE THE A35 CLIPS BETWEEN THE RIMBOARD/BLOCKING AND WALL TOP PLATE.
12. FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE CORROSION RESISTANT.
13. 1¼" MIN LSL RIM BOARD AND SINGLE SILL PLATE ARE ASSUMED. IF RIM MATERIAL IS DIFFERENT, NOTIFY ENGINEER FOR REVISED SPACING. IF (2)2x SILL PLATES ARE USED, USE SDWS 0.220"x6" SCREWS. CONTRACTOR CAN SELECT EITHER NAILS OR SCREWS.
14. (2)2x STUDS AND SILL PLATES CAN BE USED INSTEAD OF 3x MEMBERS. (2)2x STUDS WILL NEED TO BE FASTENED TOGETHER WITH EITHER NAILS OR SCREWS AS CALLED OUT.

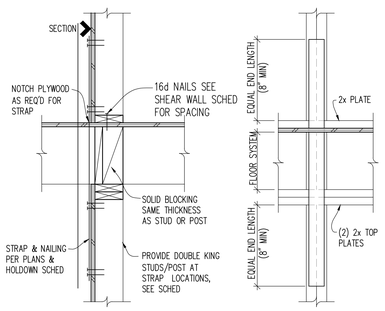
SHEAR WALL SCHEDULE (HEM FIR LUMBER) | 9



TYPICAL OUTRIGGER | 5



TYP WALL DETAIL | 1



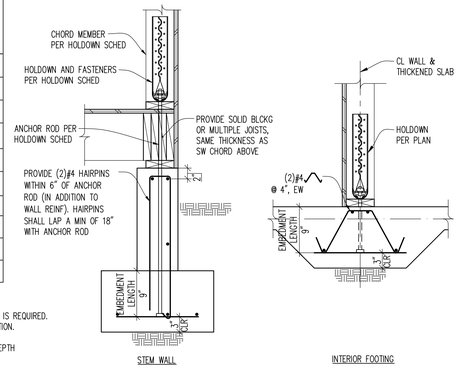
SECTION

FLOOR TO FLOOR HOLDOWN STRAP | 18

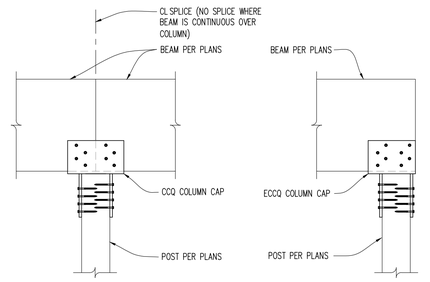
MARK	FASTENERS TO CONCRETE	FASTENERS TO WOOD STUDS OR POSTS			CHORD MEMBER SEE NOTES 2 AND 4	ANCHOR ALLOWABLE LOAD (LBS)
	ANCHOR ø SEE NOTES 1, 5, 6, 7	BOLTS	SDS ¼"ø x2½" SCREWS	16d COMMON NAILS SEE NOTE 5		
MSTC28	3" x 16 GA	–	–	(16) 16d	(2) 2x STUDS	1,330
MSTC40	3" x 16 GA	–	–	(32) 16d	(2) 2x STUDS	2,655
MSTC52	3" x 16 GA	–	–	(48) 16d	(2) 2x STUDS	3,985
MSTC66	3" x 14 GA	–	–	(68) 16d	(2) 2x STUDS	5,850
HDU2	⅝"ø	–	6	–	(2) 2x STUDS	2,215
HDU4	⅝"ø	–	10	–	(2) 2x STUDS	3,285
HDU5	⅝"ø	–	14	–	(2) 2x STUDS	4,340
HDU8	⅞"ø	–	20	–	6x6 DF	7,870
HDU11	1"ø	–	30	–	6x6 DF	9,335
HDU14	1"ø	–	36	–	6x6 DF	14,445

NOTES:
1. PROVIDE ASTM F1554 GR.36 HEAVY SQUARE HEAD ANCHORS FOR ALL HOLDOWNS.
2. WOOD MEMBERS (MIN), ABOVE AND BELOW WHERE STRAP OR HOLDDOWN OCCURS AT FLOOR LEVEL.
3. HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL HARDWARE SCHEDULED IS REQUIRED. SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION.
4. IF SHEAR WALL REQUIRES 3x STUDS, USE MIN (2) 3x STUDS INSTEAD OF (2) 2x STUDS.
5. QUANTITY OF NAILS FOR STRAPS ARE EVENLY DIVIDED BETWEEN ENDS OF STRAPS ABOVE AND BELOW THE DEPTH OF THE FLOOR SYSTEM. USE 16d COMMON NAILS.
6. WHERE HOLD DOWN OCCURS ATOP BEAM WITH NO STRUCTURE BELOW, SEE DETAIL 19/S4.1.
7. HOLDOWN DETAIL AT FLOOR-TO-FLOOR HOLDOWNS CONDITION PER 5/S4.2.
8. STRAP DETAIL AT FLOOR-TO-FLOOR STRAP CONDITION PER 8/S4.2.
9. IBC 2015, f'c = 2,500 PSI, HEM-FIR LUMBER.

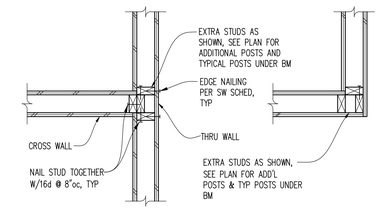
SHEAR WALL SCHEDULE (HEM FIR LUMBER) | 10



TYP. COLUMN CAP DETAILS | 6

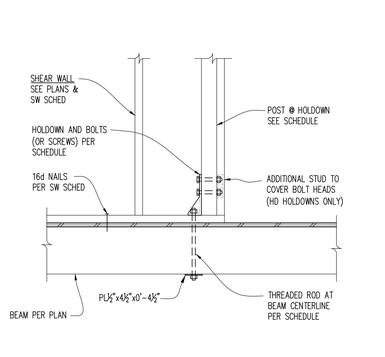


BEAM SPLICE DETAIL | BEAM END DETAIL

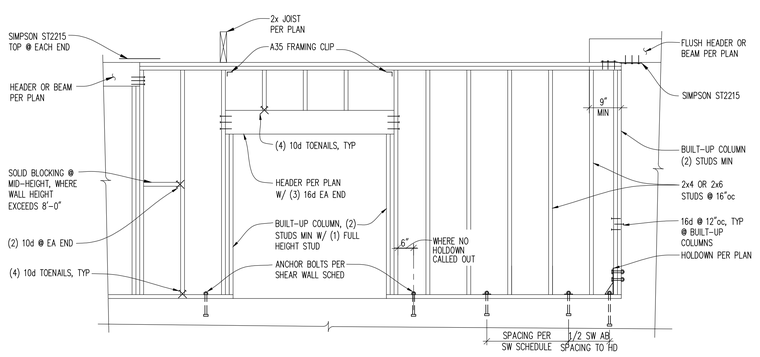


CROSS WALL PLAN | CORNER PLAN

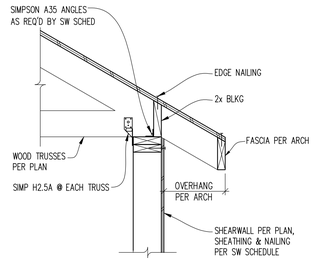
TYPICAL SHEAR WALL INTERSECTION | 2



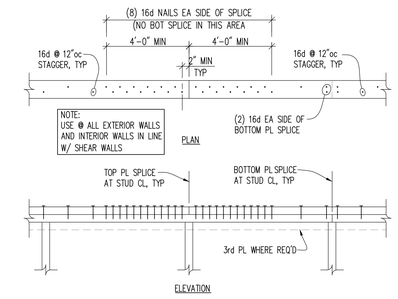
DETAIL | 19



TYPICAL STUD FRAMING DETAIL | 11

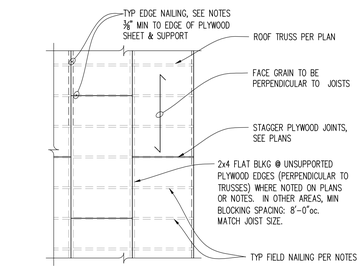


TYPICAL EAVE | 7



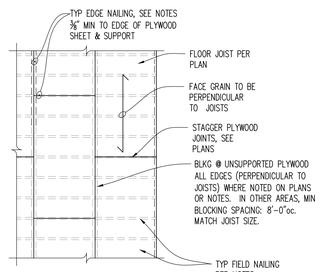
ELEVATION

TYP STUD WALL TOP PLATE SPLICE | 3

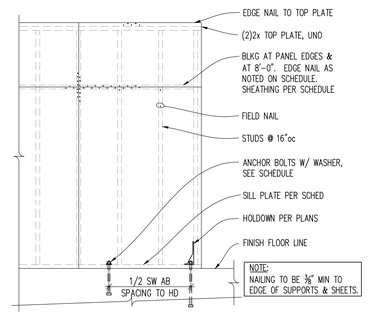


NOTE:
ALL ENDS OF PLYWOOD SHEETS TO SPLICE OVER CL JOISTS OR SUPPORTING MEMBERS. PANELS LESS THAN 12" IN WIDTH SHALL BE BLOCKED AT ALL EDGES.

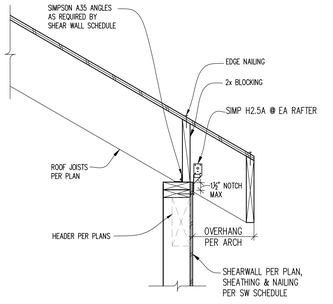
TYPICAL ROOF SHEATHING | 20



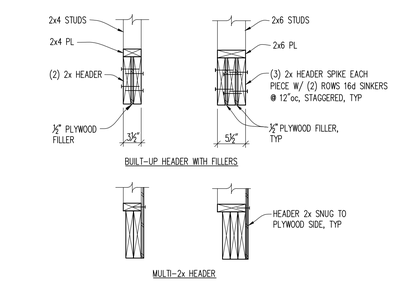
TYPICAL FLOOR SHEATHING | 16



TYPICAL SHEAR WALL SHEATHING | 12



TYPICAL DOWNWARD EAVE | 8



TYPICAL BUILT-UP HEADER SECTIONS | 4

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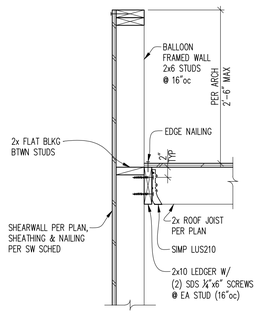
SHEET TITLE

SECTIONS

SHEET NO.

S4.1



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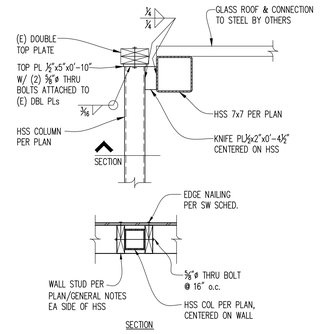

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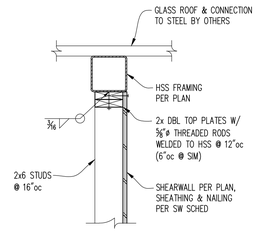

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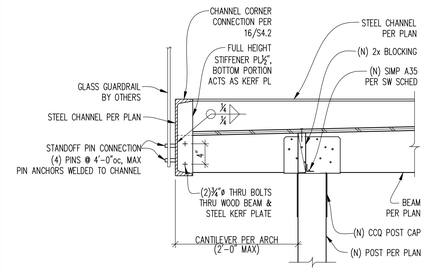

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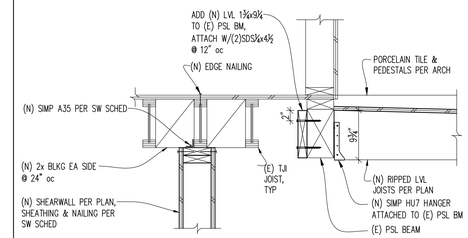

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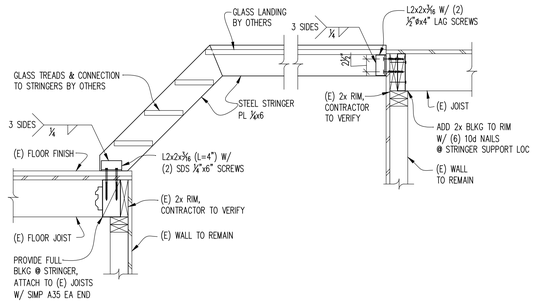

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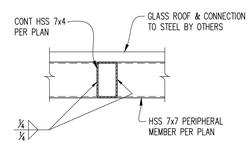

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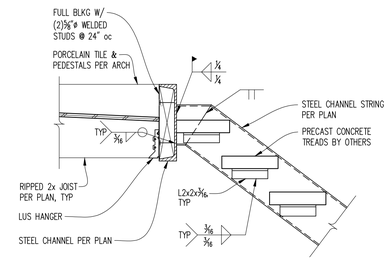

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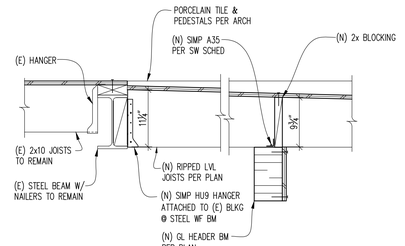

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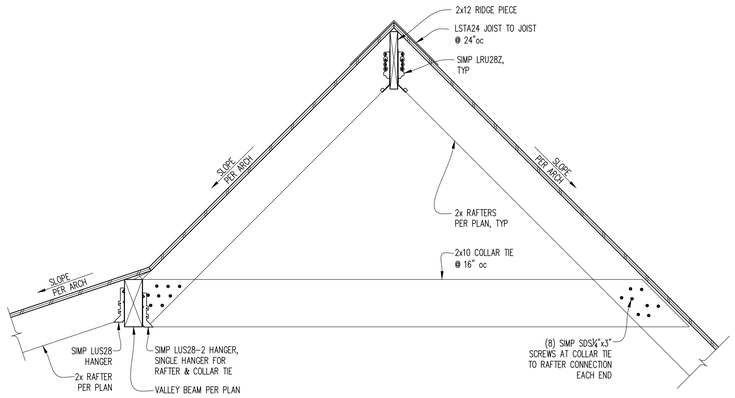

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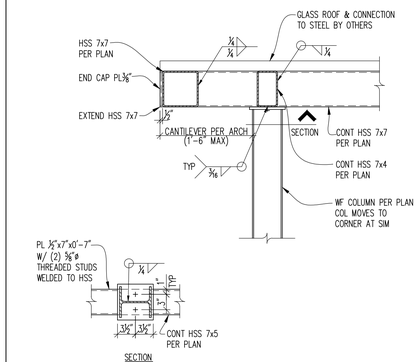

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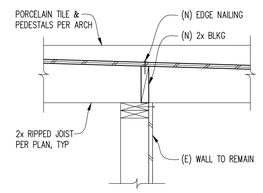

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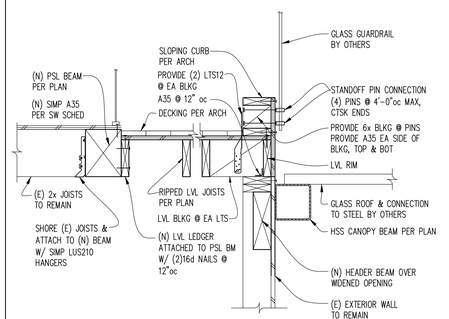

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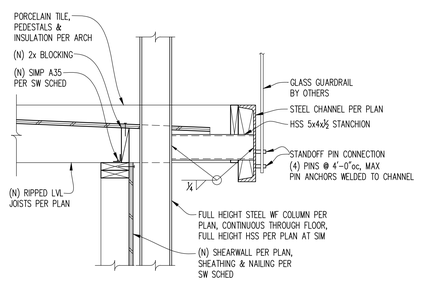

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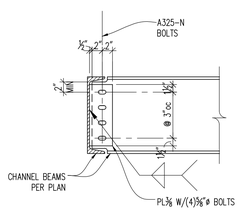

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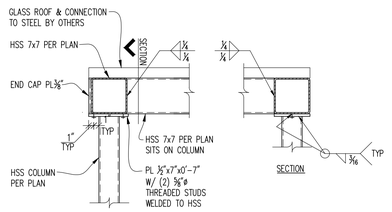

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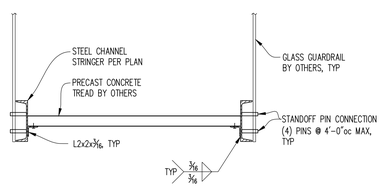

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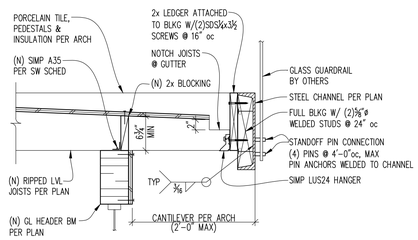

DETAIL 1"=1'-0" 4

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SHEET TITLE

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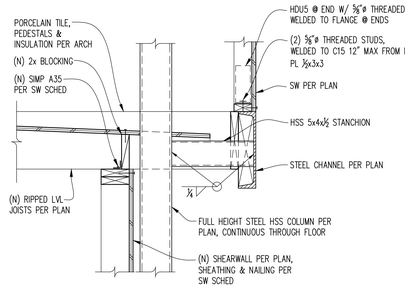
SHEET NO.

S4.2



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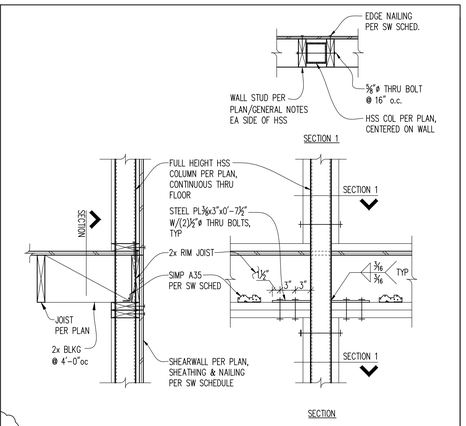

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2 DETAIL 1"=1'-0" 2

3 DETAIL 1"=1'-0" 3

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SHEET TITLE

SECTIONS

SHEET NO.

S4.3 2