

GENERAL NOTES

1. CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE 2015 IRC, 2015 IFGC, 2015 IFIC, 2015 UPC, 2015 IMPC, 2008 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC I17.1, AND WITH ALL LOCAL CODES AND ORDINANCES.

ENERGY NOTES

CODE: 2015 W.S.E.C. & 2015 IRC, WAC 51-11R CLIMATIC ZONE: ZONE #4C - MARINE
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR SYSTEM THERMAL STANDARDS UNLIMITED OPTION
INSULATION VALUES: WALLS: R-21 FLOORS (OVER UNHEATED SPACES): R-30

PROJECT DATA

PROJECT ADDRESS: 5302 FOREST AVE SE MERCER ISLAND 98040
PROPERTY TAX ID NUMBER: 141030-0003
SCOPE OF WORK: CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE, 3 STORIES, WITH PARTIALLY BURIED MAIN FLOOR SHOP.

PROJECT TEAM

OWNER: STEVEN KNUXTON
CONTRACTOR: SEASCAP HOMES, LLC
ARCHITECT: STURMAN ARCHITECTS, INC.

LEGAL DESCRIPTION

LOTS 1-4, KNUXTON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUB07-003 AS RECORDED UNDER REC. NO. 2007121090010.

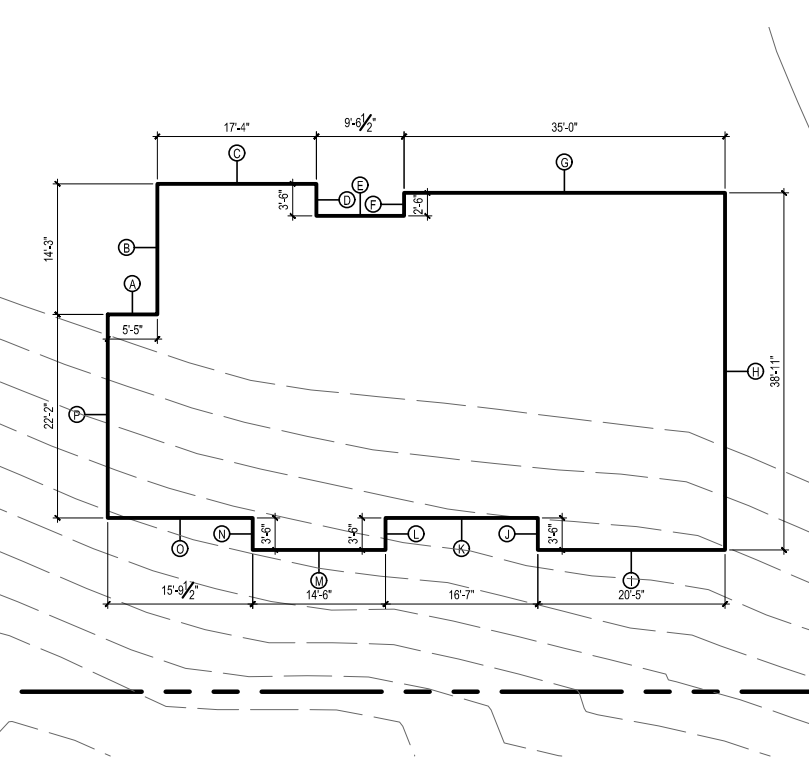
2015 WSEC CREDITS

Table with 3 columns: CREDITS, OPTION, DESCRIPTION. Lists energy efficiency credits for HVAC, lighting, and other systems.

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS.

ABE KEY PLAN NO SCALE



GROSS FLOOR AREA

Table with 3 columns: BASEMENT EXCLUSION, NEW FLOOR AREA. Rows include Lower Floor (855 SF), Main Floor (1814.5 SF), Upper Floor (1729 SF), and Gross Floor Area (5855 SF).

CUT/FILL

NET LOT AREA: 16,396 SF
ALLOWED MAX. % GFA COVERAGE: 40.0%
ALLOWED GROSS FLOOR AREA: 6,556.4 SF

TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

SHEET INDEX

- A1.0 COVER SHEET - GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, CUT-FILL CALC. INDEX, SITE PLAN
A1.1 FULL SITE PLAN
A1.2 TREE PLAN
SURVEY
C1.0 SITE, GRADING, STORM & UTILITY PLAN

A.B.E.

Table with 4 columns: Wall Length, Elevation Pt., Wall Length X Elev. Pt., Average Building Elevation. Lists wall segments A through P with their respective dimensions and elevations.

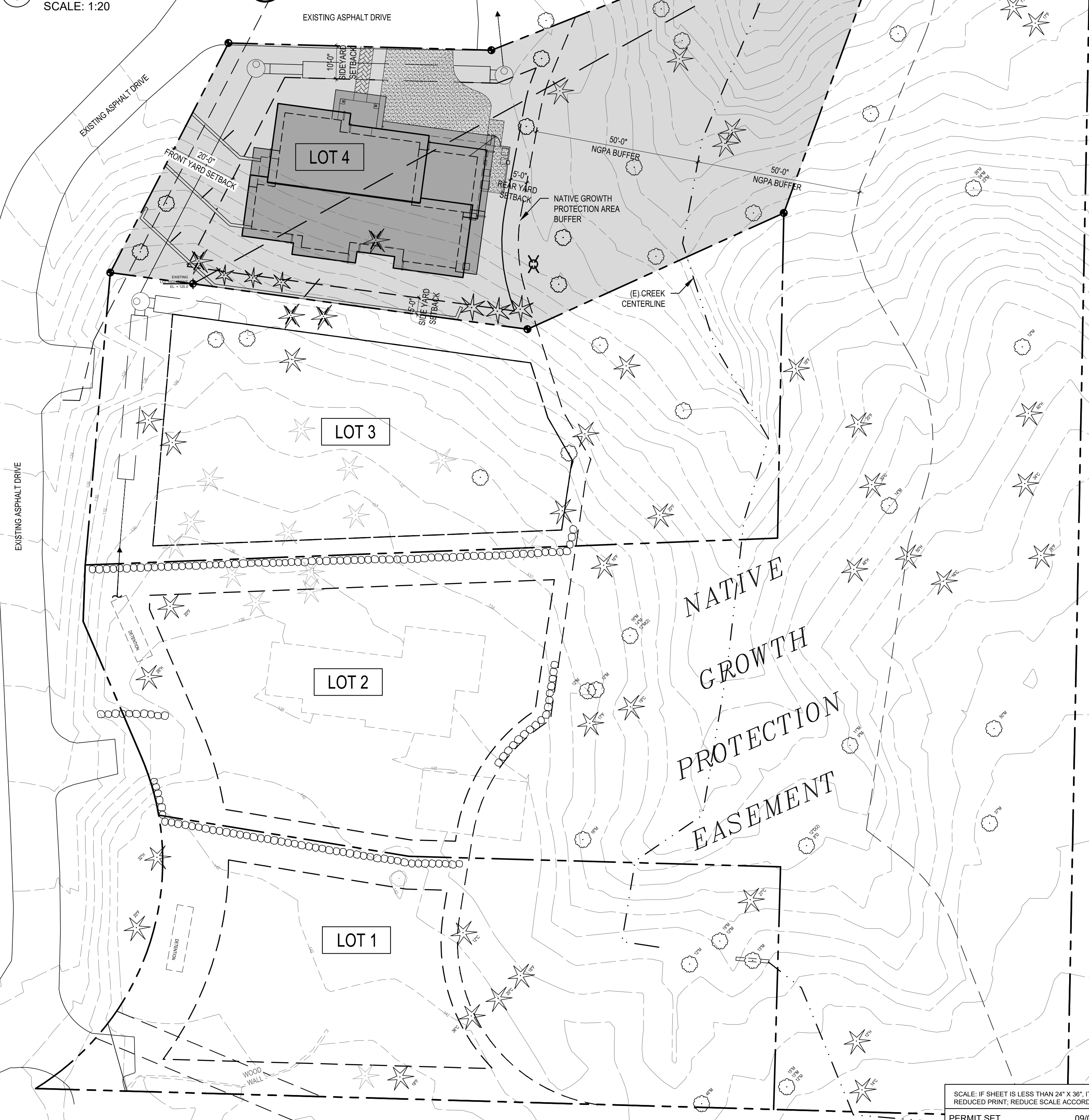
LOT COVERAGE (IMPERVIOUS AREA)

Table with 6 columns: GROSS LOT S.F., MAIN ROOF STRUCT, DRIVES/PARKING, TOTAL LOT COVERAGE, % LOT COVERAGE. Compares existing and proposed impervious areas.

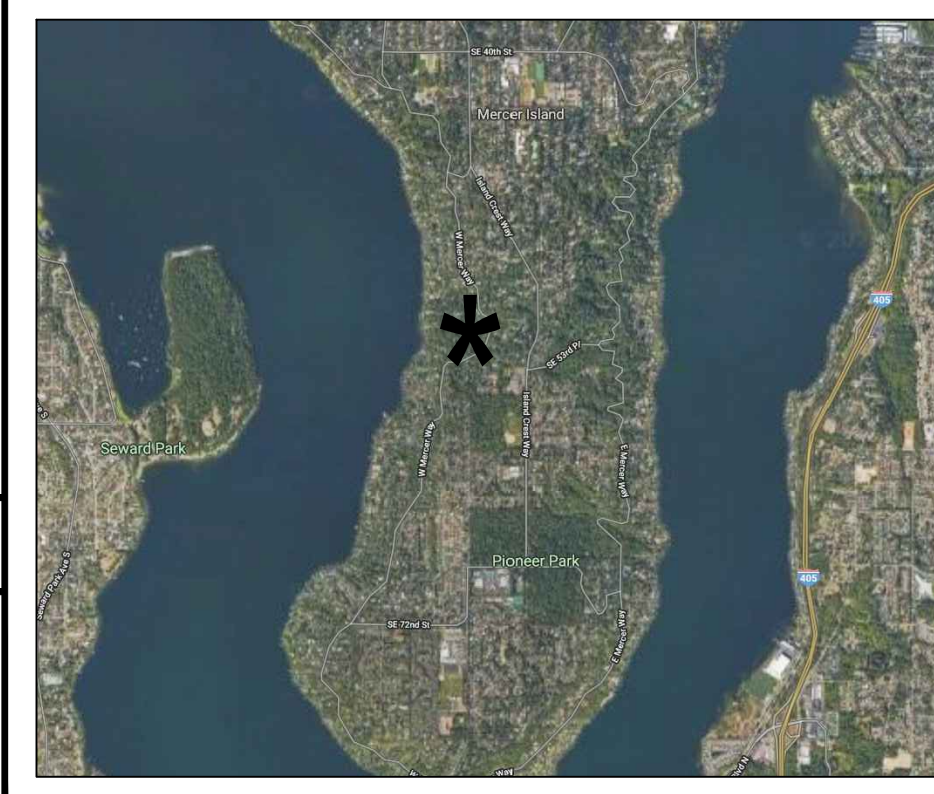
BUILDING AREA

Table with 7 columns: LOWER FLOOR, MAIN FLOOR, UPPER FLOOR, HEATED SUB-TOTAL, GARAGE/WORKSHOP, GRAND TOTAL, UNHEATED DECKS. Shows building area breakdown.

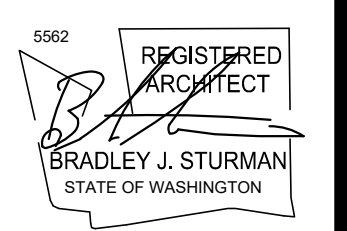
FOREST CREEK PLAT SITE PLAN



VICINITY MAP



TEL (425) 451-7003
9 103rd Avenue NE
Suite 203
Bellevue, WA 98004



www.sturmanarchitects.com
All Rights Reserved
© 2020

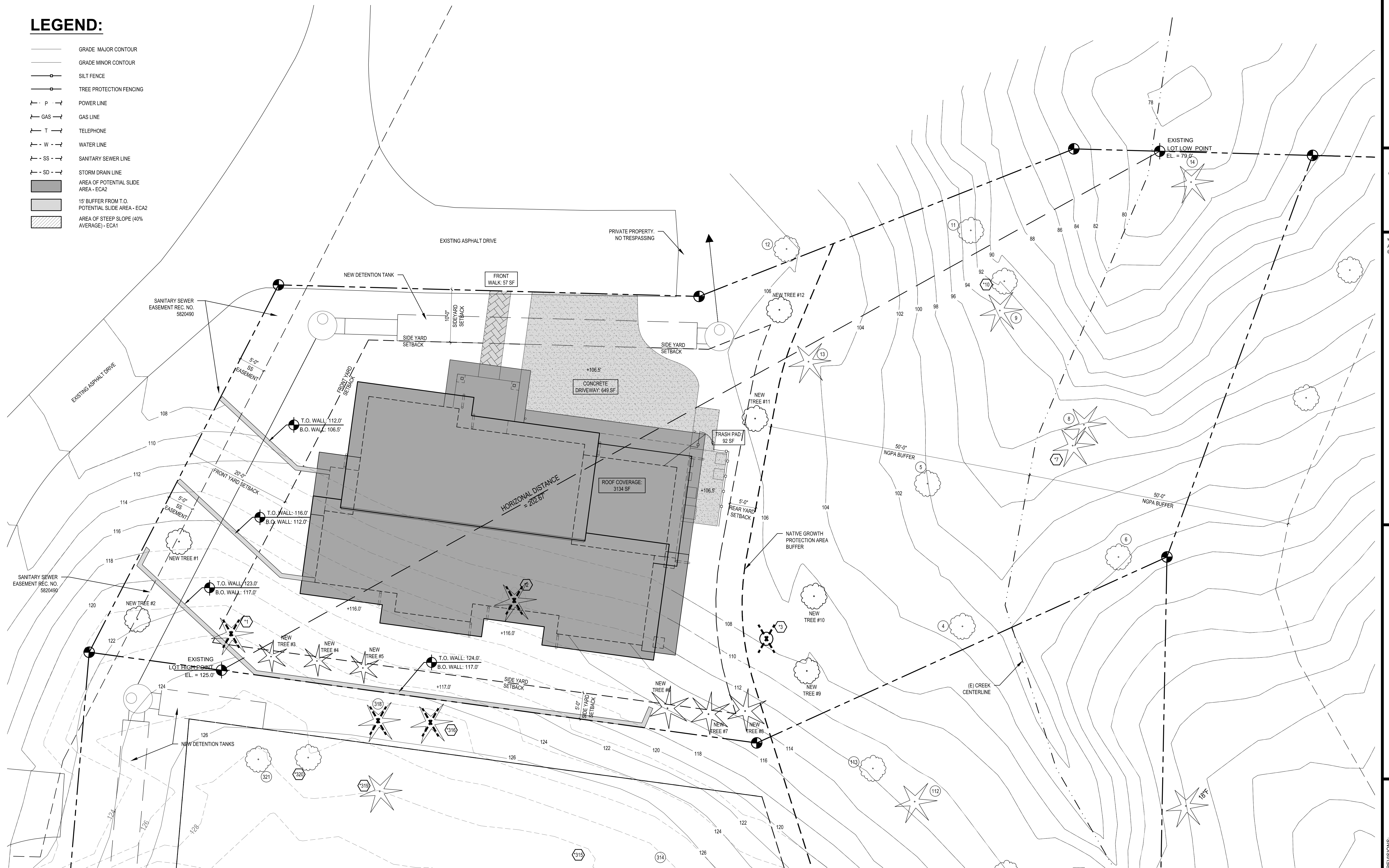
FOREST CREEK ESTATES LOT 4
PERMIT SET
5202 FOREST AVE S.E.
MERCER ISLAND, WA 98040

LOT 4
SITE PLAN
GENERAL NOTES

REVISIONS table with columns for description, date, and initials. Includes fields for DRAWN BY (KE), CHECKED BY (BJS), SHEET (A1.0), and PLOT DATE (9/18/2020).

LEGEND:

- GRADE MAJOR CONTOUR
- GRADE MINOR CONTOUR
- SILT FENCE
- TREE PROTECTION FENCING
- P — POWER LINE
- GAS — GAS LINE
- T — TELEPHONE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- AREA OF POTENTIAL SLIDE AREA - ECA2
- 15' BUFFER FROM T.O. POTENTIAL SLIDE AREA - ECA2
- ▨ AREA OF STEEP SLOPE (40% AVERAGE) - ECA1

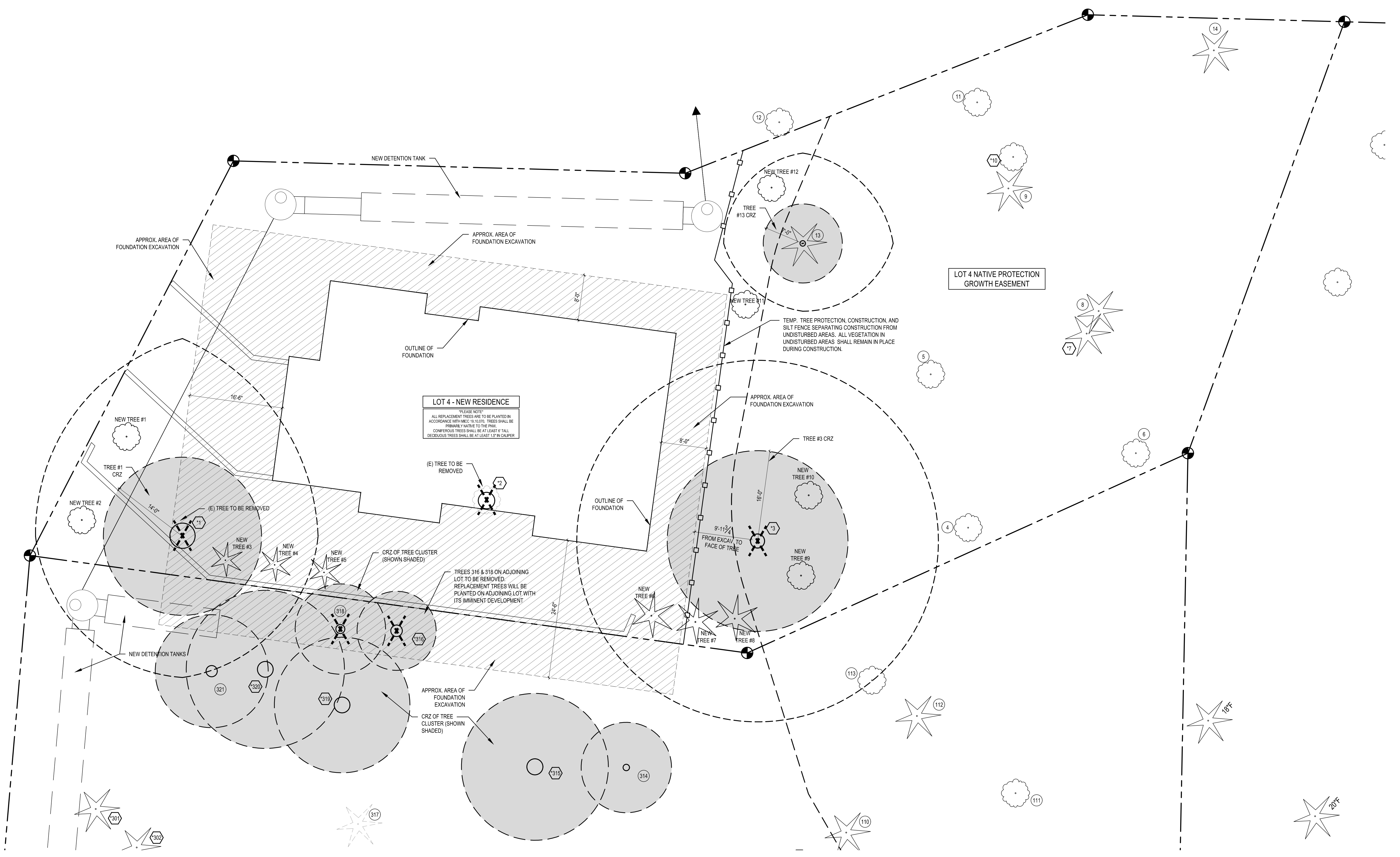


LOT 4 SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN

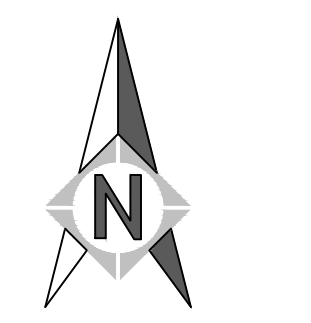
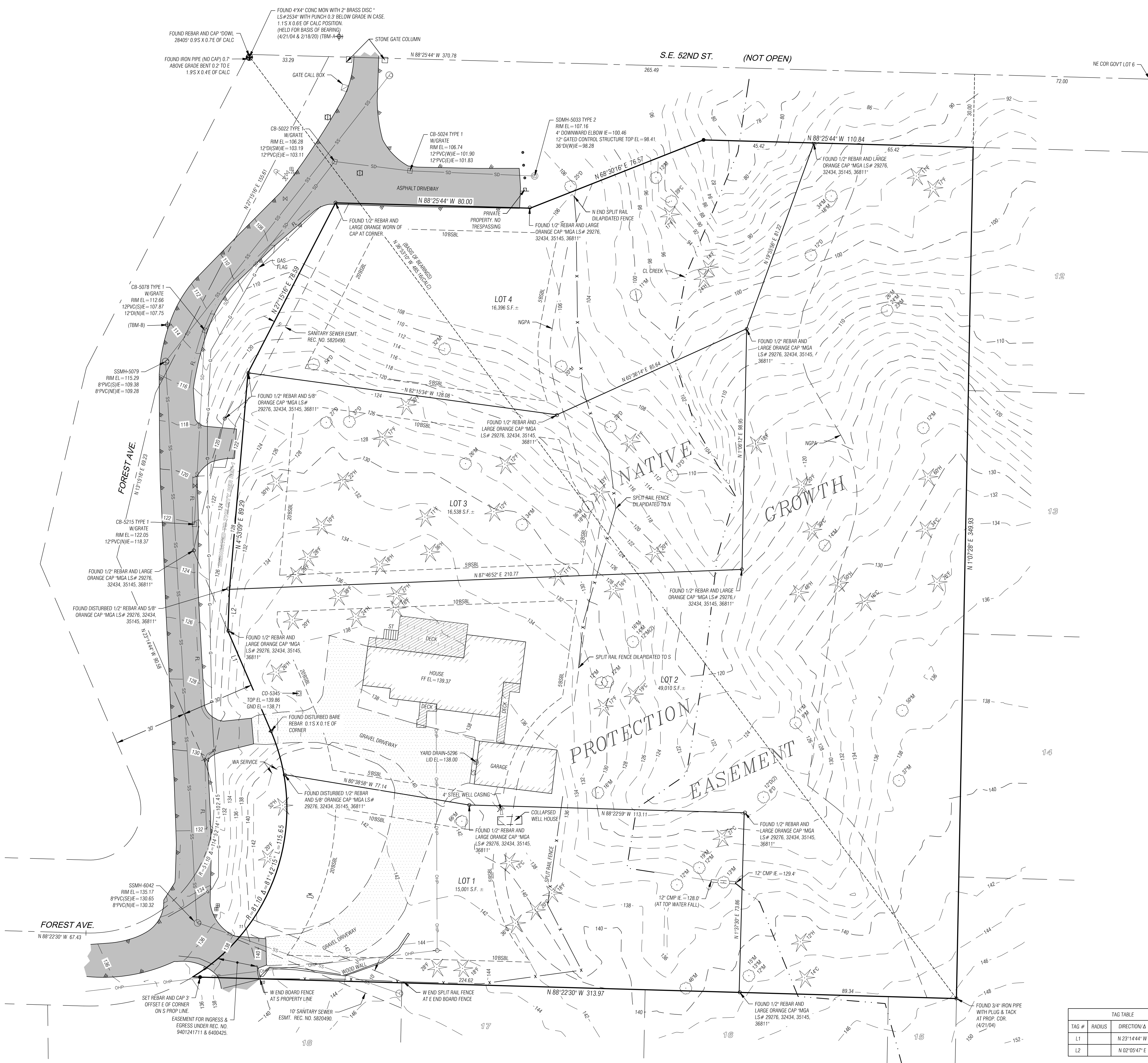
REVISIONS:	
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	

A1.1



1 LOT 4 TREE PLAN
SCALE: 1/8" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY.
PERMIT SET 09/03/20



MERIDIAN
STATE PLANE COORDINATE SYSTEM - NORTH ZONE NAD83 (2011)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH OPUS SOLUTION.

VERTICAL DATUM
NAVD 88 (GEOID 18)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH OPUS SOLUTION.

BENCHMARKS

TBM-A
FOUND 4"x4" CONC MON WITH 2" BRASS DISC * LS#2534 WITH PUNCH 0.3 BELOW GRADE IN CASE 69.6' NW OF NW PROP CORNER.
ELEV. = 104.53'

TBM-B
FOUND 1/2" REBAR AND MGA CONTROL CAP AT W SIDE FOREST DRIVE, 0.5W OF WEST EDGE ASPHALT PAVEMENT AND 15.5W OF CB-5078.
ELEV. = 113.94'

NOTES

- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY 18, 2020, UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION, AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- THIS MAP DOES NOT INTEND TO SHOW ALL EASEMENTS OF RECORD.
- CONTOUR INFORMATION EAST OF WEST LINE OF NGPA BUFFER AND FENCE RUNNING NORTH-SOUTH AND ALSO SOUTH OF SOUTH PROPERTY LINE WAS DELIVERED FROM KING COUNTY UDCAR.

LEGAL DESCRIPTION

LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUB07-003 AS RECORDED UNDER REC. NO. 2007121090010.

REFERENCES

- ROS REC. NO. 20071210901804, VOL. 236, PG. 222.
- MERCER ISLAND SHORT PLAT NO SUB07-003, REC. NO. 2007121090001.

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383"
- FOUND CORNER
- ⊕ FOUND MONUMENT
- ⊕ TEMPORARY BENCHMARK
- GAS VALVE
- ELECTRICAL JUNCTION BOX
- UTILITY POLE
- CATCH BASIN - TYPE I
- ⊕ CATCH BASIN - TYPE II
- STORM CLEANOUT
- YARD DRAIN
- SEWER MANHOLE
- FIRE HYDRANT
- HOSE BIB
- WATER METER
- WATER VALVE
- BOLLARD
- SIGN
- SOIL TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- ASPHALT
- FENCE LINE
- OVERHEAD POWER LINES
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- WATER MAIN
- ASPHALT HATCH
- CONCRETE HATCH
- DECK HATCH
- GRAVEL HATCH
- C CEDAR
- D DECIDUOUS
- E ELM
- H HEMLOCK
- M MAPLE
- CS CONC SLAB
- FF FINISH FLOOR
- FL FLOW LINE/ ASPH THICKENED EDGE
- ST STAIRS

TAG TABLE

TAG #	RADIUS	DIRECTION/Δ	LENGTH
L1		N 23°14'44" W	44.63
L2		N 02°05'47" E	17.18

DATE	
REVISION	
#	
3/11/20	
MEAD GILMAN LAND SURVEYORS	
FOREST AVE LOTS BOUNDARY & TOPOGRAPHIC SURVEY SEASCAPE HOMES PO BOX 40568 BELLEVUE WA 98015	
DRAWN BY:	LSD
REVIEWED BY:	CSB
DATE:	03-11-2020
JOB NO.:	20011
SHEET:	1 OF 1

FOREST CREEK ESTATES LOT 4

SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.

PROJECT TEAM

OWNER:
SEASCAPE HOMES LLC
JON TELLEFSON
PO BOX 40568
BELLEVUE, WA 98015
PH: 206.372.9850
EMAIL: JMT1231@GMAIL.COM

ARCHITECT:
STURMAN ARCHITECTS
BRAD STURMAN
9 - 103RD AVENUE NE SUITE 203
BELLEVUE, WA 98004
PH: 425.451.7003
EMAIL: BRADS@STURMANARCHITECTS.COM

PROJECT ENGINEER:
PATRICK HARRON & ASSOCIATES, LLC
SCHWIN CHAOSILAPAKUL, PE
14900 INTERURBAN AVENUE S #279
SEATTLE, WA 98168
PH: 206.674.4659
EMAIL: SCHWIN@PATRICKHARRON.COM

PROJECT SURVEYOR:
MEAD GILMAN LAND SURVEYORS
P.O. BOX 289
WOODINVILLE, WA 98072
PH: 425.486.1252
EMAIL: WWW.MEADGILMAN.COM

GEOTECH:
GEOTECH CONSULTANTS INC
JIM STRANGE, P.E.
2401 10TH AVE E, SEATTLE, WA 98102
PH: 425.747.5618
EMAIL: JAMES@GEOTECHNW.COM

ARBORIST:
ARBOR INFO, LLC
THOMAS M. HANSON, CF, RCA
2408 N CASTLE WAY
BRIAR, WA 98036
PH: 206.300.9711
EMAIL: TOM.HANSON@ARBORINFO.COM

PROJECT INFORMATION

DEVELOPMENT DATA:

SITE AREA 16,396 SF (0.376 AC)
SITE ADDRESS 5202 FOREST AVE SE
MERCER ISLAND, WA 98040
PARCEL NUMBER 141030-0063

LEGAL DESCRIPTION

LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND
SHORT PLAT NO SUB07-003 AS RECORDED UNDER
REC. NO. 2007121090010.

VERTICAL DATUM

NAVD 88 (GEOID 18)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH
OPUS SOLUTION.

BENCHMARKS

TBM-A
FOUND 4"x4" CONC MON WITH 2" BRASS DISC *
LS#2534" WITH PUNCH 0.3" BELOW GRADE IN CASE
69.6' NW OF NW PROP CORNER.
ELEV. = 104.53'

TBM-B
FOUND 1/2" REBAR AND MGA CONTROL CAP AT W
SIDE FOREST DRIVE, 0.5'W OF WEST EDGE ASPHALT
PAVEMENT AND 15.5'W OF CB-5078.
ELEV. = 113.94'

BASIS OF BEARINGS

NOT DONE YET

CRITICAL AREAS AND EASEMENT CALLOUTS:

- NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER.
- EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.
- SANITARY SEWER EASEMENT REC.NO. 5820490.
- PROPOSED PRIVATE STORM EASEMENT IN BENEFIT OF LOTS 1-3.

SITE, WATER, & SEWER CALLOUTS:

- BUILDING FOOTPRINT.
- ROOF LINE.
- ROOF DOWNSPOUT (TYP).
- CONCRETE DRIVEWAY.
- CONCRETE HARDSCAPE.
- CAST IN PLACE RETAINING WALL (TYP).
- BUILDING SETBACK LINE (TYP).
- CONNECT NEW 6" SEWER LINE WITH CLEANOUT TO EX. 6" SEWER STUB AT APPROX. IE 101±. PROVIDE MINIMUM OF 2% SLOPE. COORDINATE WITH PUBLIC WORKS INSPECTOR FOR SCOPE AND RE-USE OF EXISTING LINE.
- EXISTING WATER SERVICE TO BE UTILIZED IF ADEQUATE. SIZE OF METER AND LINE TO BE VERIFIED FOR DOMESTIC AND FIRE SERVICE DEMANDS. MINIMUM 1" WATER METER AND 1.5" SUPPLY LINE (FROM METER TO HOUSE) FOR DOMESTIC AND FIRE SYSTEM. DOUBLE DETECTOR CHECK VALVE ASSEMBLY TO BE PROVIDED AS REQUIRED. IF NEW SERVICE CONNECTION TO THE MAIN IS REQUIRED, NEAT LINE SAW-CUT FOR WATER LINE TRENCHING AND RESTORE PAVEMENT PER PER CITY OF MERCER ISLAND STANDARDS. SEE SHEET C1.2.

STORM CALLOUTS:

- CONNECT TO EXISTING CATCH BASIN.
- PERIMETER DRAIN - 4" PERF. SD @ 0.0%, 4" IE 101.5. CONNECT TO CB#1 & CB#2.
- COLLECTION TRENCH PER DETAIL ON C1.1.
- 4" FOOTING DRAIN SYSTEM TO EXTEND AROUND BUILDING PERIMETER. CONNECT TO 8" STORM SYSTEM ONSITE PER PLAN @ 2% MIN.
- WALL FOOTING DRAIN SYSTEM TO CONNECT TO 8" STORM SYSTEM AT 2% MIN. AT APPROXIMATE LOCATION SHOWN.
- 15" DIA. D.I. OR C900 SLEEVE TO EXTEND AT MINIMUM 2' BEYOND FOOTING.
- 8" DIA. STORM SYSTEM TO PROVIDE FUTURE CONNECTION FOR LOT 3 (SOUTH) STORM SYSTEM. PROVIDE 1.5" MIN. COVER OVER SLEEVE BENEATH RETAINING WALLS.
- CAP 8" DIA. STORM LINE AND PROVIDE CLEANOUT AT 5' SOUTH OF LOT 4/LOT 3 PROPERTY LINE.

ABBREVIATIONS:

GENERAL:
EX EXISTING
TYP TYPICAL
NTS NOT TO SCALE

SITE:
FY FRONT YARD
SY SIDE YARD
RY REAR YARD
BSBL BUILDING SETBACK

GRADING:
FG FINISH GRADE
EG EXISTING GRADE
HP HIGH POINT
LP LOW POINT
FF FINISH FLOOR
TC TOP OF CURB
BC BOTTOM OF CURB
FL FLOW LINE
EY ELEVATION

STORM:
CB CATCH BASIN
SDMH STORM DRAIN MANHOLE
SDCO STORM DRAIN CLEANOUT
IE PIPE INVERT
SLL SOLID LOCKING LID
D/T DOWN-TURNED ELBOW
UTS UP-TURNED ELBOW
OW OBSERVATION WELL
DWS DESIGN WATER SURFACE
L/D LIVE/DEAD STORAGE INTERFACE
SED SEDIMENT STORAGE
SD BOTTOM
RD ROOF DRAIN
FD FOOTING DRAIN
TD TRENCH DRAIN

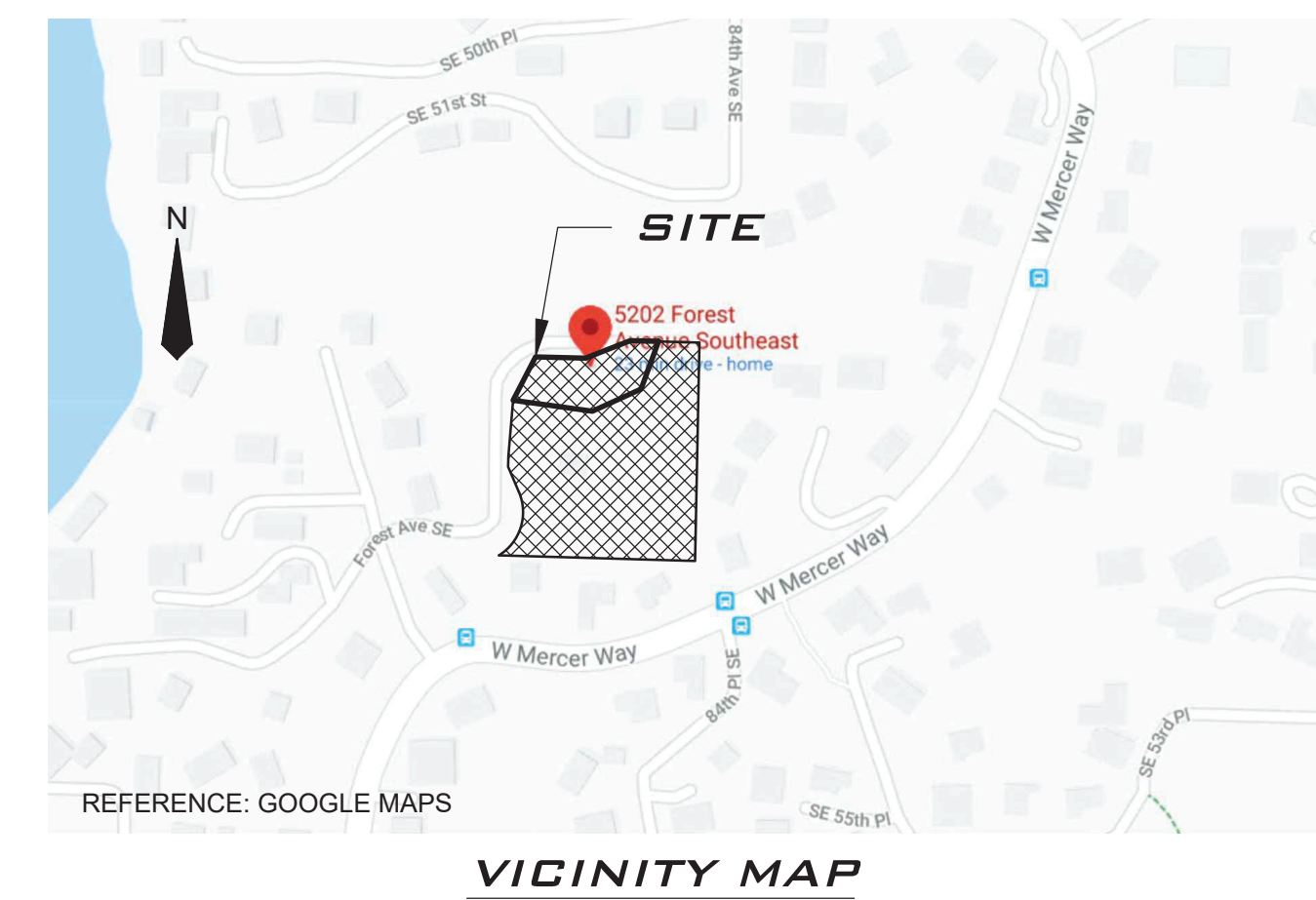
WATER:
WA WATER

SEWER:
SS SANITARY SEWER
SSMH SANITARY SEWER MANHOLE
SSCO SANITARY SEWER CLEANOUT
DF DRAINFIELD

IMPERVIOUS AREA INVENTORY:

Description	Impervious Area Inventory (sf)			Total
	Roof, Drive, and HS	Walls	Offsite	
Lot 4	3,899	248	0	4,147
Lot 3*	4,935	0	284	5,219
Total	8,834	248	284	9,366

*Detention System sized to accommodate future improvements on Lot 3

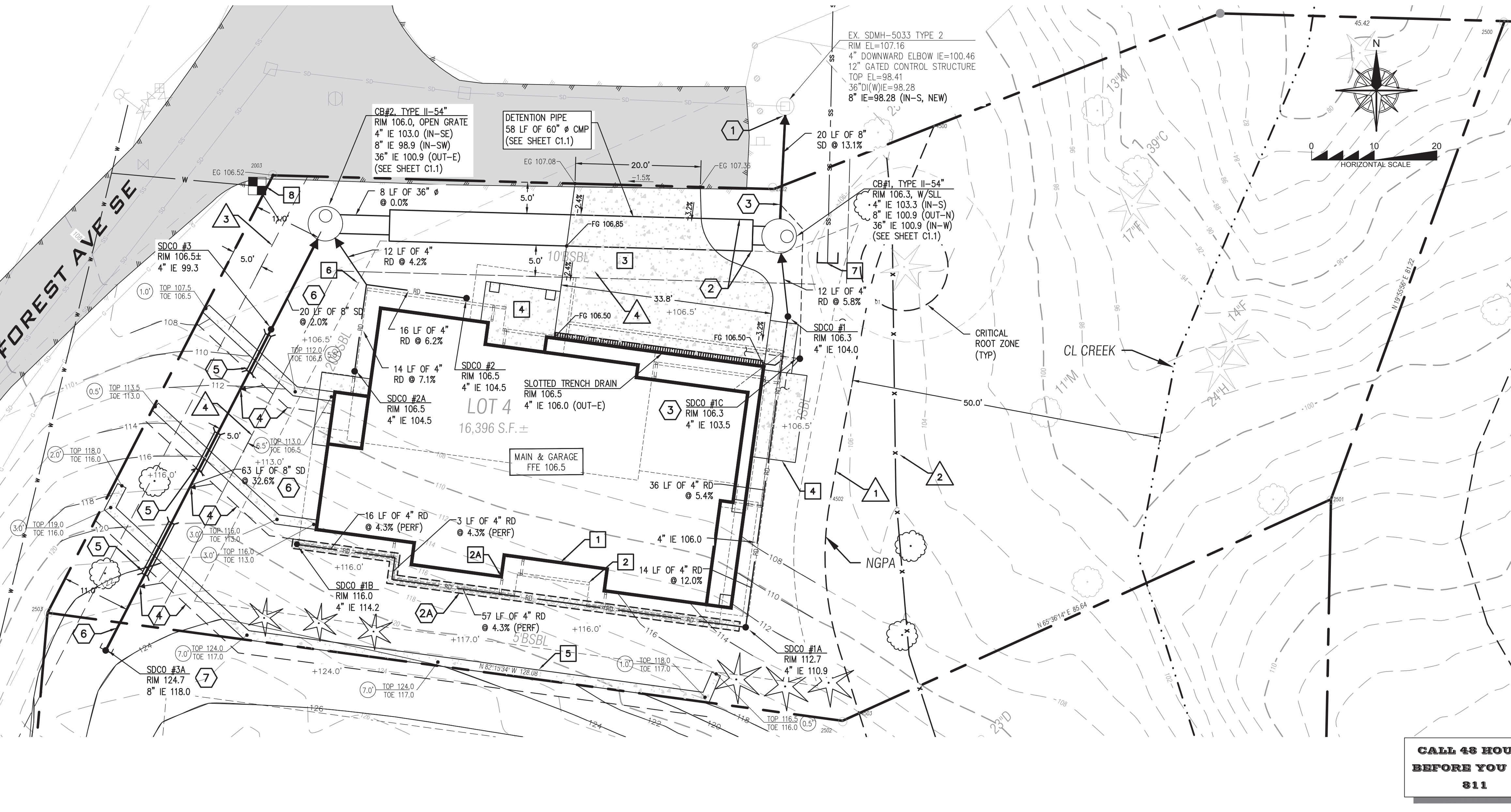


VICINITY MAP

NST

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383"
- FOUND CORNER
- ⊕ FOUND MONUMENT
- ⊕ TEMPORARY BENCHMARK
- ⊕ GAS VALVE
- ⊕ ELECTRICAL JUNCTION BOX
- UTILITY POLE
- CATCH BASIN - TYPE I
- ⊕ CATCH BASIN - TYPE II
- ⊕ STORM CLEANOUT
- ⊕ YARD DRAIN
- SEWER MANHOLE
- FIRE HYDRANT
- HOSE BIB
- WATER METER
- WATER VALVE
- BOLLARD
- SIGN
- SOIL TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- ASPHALT
- FENCE LINE
- OVERHEAD POWER LINES
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- WATER MAIN
- ASPHALT HATCH
- CONCRETE HATCH
- DECK HATCH
- GRAVEL HATCH
- CEDAR
- DECIDUOUS
- ELM
- HEMLOCK
- MAPLE
- CONC SLAB
- FINISH FLOOR
- FLOW LINE/ ASPH THICKENED EDGE
- STAIRS



SHEET LIST

Sheet Number	Sheet Description	Sheet Title
1	C1.0	SITE, GRADING, STORM, & UTILITY PLAN
2	C1.1	STORM DETAILS
3	C1.2	WATER DETAILS
4	C2.0	TESC PLAN
5	C2.1	TESC DETAILS

**CALL 48 HOURS
BEFORE YOU DIG
811**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

BY	DESCRIPTION	DATE

BUILDING PERMIT
**SITE, GRADING,
 STORM, & UTILITY
 PLAN**

PATRICK HARRON & ASSOCIATES, LLC
 Civil Engineering & Planning
 14900 Interurban Ave. S., Suite 279, Seattle, WA 98148
 Phone: 206.674.4659 / Fax: 206.674.4660
 Web: patrickharron.com

PROJ. NO.	20113	DIN BY:	SC
DWN. BY:	CWA	CHK. BY:	SC

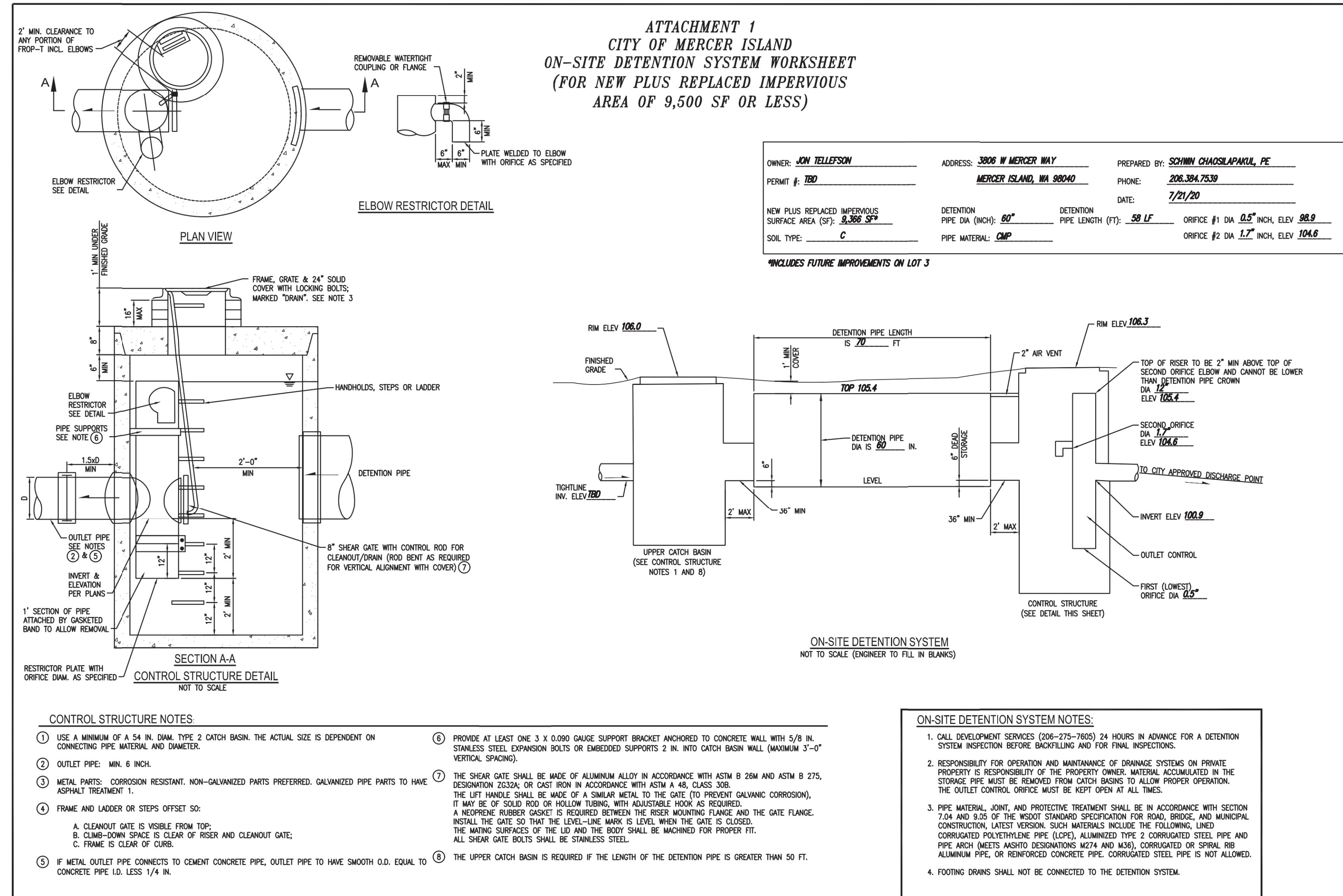
**FOREST CREEK ESTATES
 LOT 4**

DATE: 9/15/20
 SCALE: AS SHOWN
 DRAWING NO: **C1.0**
 1 OF 5

FOREST CREEK ESTATES LOT 4

SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.

ATTACHMENT 1 CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET (FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)



- CONTROL STRUCTURE NOTES:**
- USE A MINIMUM OF A 54 IN. DIA. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
 - OUTLET PIPE: MIN. 6 INCH.
 - METAL PARTS: CORROSION RESISTANT, NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
 - FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT DATE.
 - FRAME IS CLEAR OF CURB.
 - METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE. OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
 - PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
 - THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION Z333A, OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LEFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION). IT MAY BE OF SOLID ROD OR YELLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LE AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
 - THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

- ON-SITE DETENTION SYSTEM NOTES:**
- CALL DEVELOPMENT SERVICES (206-276-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
 - RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
 - PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.2.0 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LCP), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
 - FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

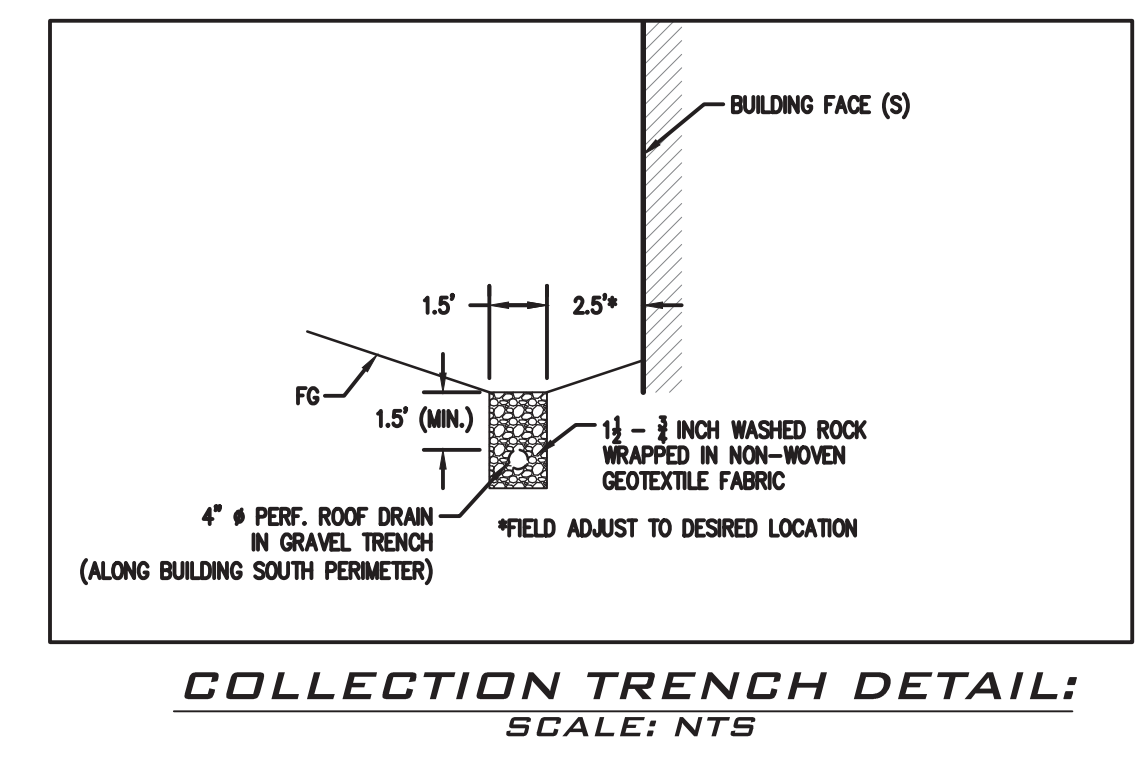


Table 1
ON-SITE DETENTION DESIGN FOR PROJECTS BETWEEN 500 SF AND 9,500 SF NEW PLUS REPLACED IMPERVIOUS SURFACE AREA

New and Replaced Impervious Surface Area (sf)	Detention Pipe Diameter (in)	Detention Pipe Length (ft)		Lowest Orifice Diameter (in) ⁽¹⁾		Distance from Outlet Invert to Second Orifice (ft)		Second Orifice Diameter (in)	
		B soils	C soils	B soils	C soils	B soils	C soils	B soils	C soils
500 to 1,000 sf	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
	60"	11	7	0.5	0.5	4.2	3.4	0.5	0.6
1,001 to 2,000 sf	36"	66	43	0.5	0.5	2.2	2.3	0.9	1.4
	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
	60"	22	14	0.5	0.5	4.3	3.6	0.9	0.9
2,001 to 3,000 sf	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
	60"	30	20	0.5	0.5	4.2	3.7	0.9	1.1
3,001 to 4,000 sf	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.6
	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.3
	60"	42	26	0.5	0.5	3.8	3.9	0.9	1.3
4,001 to 5,000 sf	36"	134	91	0.5	0.5	2.8	2.2	1.7	1.5
	48"	73	49	0.5	0.5	3.6	2.9	1.6	1.5
	60"	46	31	0.5	0.5	4.6	3.5	1.6	1.3
5,001 to 6,000 sf	36"	162	109	0.5	0.5	2.7	2.2	1.8	1.6
	48"	90	59	0.5	0.5	3.5	2.9	1.7	1.5
	60"	54	37	0.5	0.5	4.6	3.6	1.6	1.4
6,001 to 7,000 sf	36"	192	128	0.5	0.5	2.7	2.2	1.9	1.8
	48"	102	68	0.5	0.5	3.7	2.9	1.9	1.6
	60"	64	43	0.5	0.5	4.6	3.6	1.8	1.5
7,001 to 8,000 sf	36"	216	146	0.5	0.5	2.8	2.2	2.0	1.9
	48"	119	79	0.5	0.5	3.8	2.9	2.2	1.7
	60"	73	49	0.5	0.5	4.5	3.6	2.0	1.6
8,001 to 8,500 sf ⁽¹⁾	36"	228	155	0.5	0.5	2.8	2.2	2.1	1.9
	48"	124	84	0.5	0.5	3.7	2.9	1.9	1.8
	60"	77	53	0.5	0.5	4.6	3.6	2.0	1.6
8,501 to 9,000 sf	36"	NA ⁽¹⁾	164	0.5	0.5	NA ⁽¹⁾	2.2	NA ⁽¹⁾	1.9
	48"	NA ⁽¹⁾	89	0.5	0.5	NA ⁽¹⁾	2.9	NA ⁽¹⁾	1.9
	60"	NA ⁽¹⁾	55	0.5	0.5	NA ⁽¹⁾	3.6	NA ⁽¹⁾	1.7
9,001 to 9,500 sf ⁽²⁾	36"	NA ⁽¹⁾	174	0.5	0.5	NA ⁽¹⁾	2.2	NA ⁽¹⁾	2.1
	48"	NA ⁽¹⁾	94	0.5	0.5	NA ⁽¹⁾	2.9	NA ⁽¹⁾	2.0
	60"	NA ⁽¹⁾	58	0.5	0.5	NA ⁽¹⁾	3.7	NA ⁽¹⁾	1.7

Notes:

- Minimum Requirement #7 (Flow Control) is required when the 100-year flow frequency causes a 0.15 cubic feet per second increase (when modeled in WWHM with a 15-minute timestep). Breakpoints shown in this table are based on a flat slope (0-5%). The 100-year flow frequency will need to be evaluated on a site-specific basis for projects on moderate (5-15%) or steep (> 15%) slopes.
- Soil type to be determined by geotechnical analysis or soil map.
- Sizing includes a Volume Correction Factor of 120%.
- Upper bound contributing area used for sizing.

Basis of Sizing Assumptions:
Sized per MR#5 in the Stormwater Management Manual for Puget Sound Basin (1992 Ecology Manual) SBUH, Type 1A, 24-hour hydrograph
2-year, 24-hour storm = 2 in; 10-year, 24-hour storm = 3 in; 100-year, 24-hour storm = 4 in
Predeveloped = second growth forest (CN = 72 for Type B soils, CN = 81 for Type C soils)
Developed = impervious (CN = 98)
0.5 foot of sediment storage in detention pipe
Overland slope = 5%

Last updated 1-26-18

2

BY: _____

DESCRIPTION: _____

DATE: _____

R#1: _____

R#2: _____

R#3: _____

R#4: _____

R#5: _____

R#6: _____

R#7: _____

R#8: _____

R#9: _____

R#10: _____

R#11: _____

R#12: _____

R#13: _____

R#14: _____

R#15: _____

R#16: _____

R#17: _____

R#18: _____

R#19: _____

R#20: _____

R#21: _____

R#22: _____

R#23: _____

R#24: _____

R#25: _____

R#26: _____

R#27: _____

R#28: _____

R#29: _____

R#30: _____

R#31: _____

R#32: _____

R#33: _____

R#34: _____

R#35: _____

R#36: _____

R#37: _____

R#38: _____

R#39: _____

R#40: _____

R#41: _____

R#42: _____

R#43: _____

R#44: _____

R#45: _____

R#46: _____

R#47: _____

R#48: _____

R#49: _____

R#50: _____

R#51: _____

R#52: _____

R#53: _____

R#54: _____

R#55: _____

R#56: _____

R#57: _____

R#58: _____

R#59: _____

R#60: _____

R#61: _____

R#62: _____

R#63: _____

R#64: _____

R#65: _____

R#66: _____

R#67: _____

R#68: _____

R#69: _____

R#70: _____

R#71: _____

R#72: _____

R#73: _____

R#74: _____

R#75: _____

R#76: _____

R#77: _____

R#78: _____

R#79: _____

R#80: _____

R#81: _____

R#82: _____

R#83: _____

R#84: _____

R#85: _____

R#86: _____

R#87: _____

R#88: _____

R#89: _____

R#90: _____

R#91: _____

R#92: _____

R#93: _____

R#94: _____

R#95: _____

R#96: _____

R#97: _____

R#98: _____

R#99: _____

R#100: _____

CHASULAPAKUL, PE
9/15/20

BUILDING PERMIT

STORM DETAILS

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14000 Inshore Ave. S, Suite 270, Seattle, WA 98108
Phone: 206.674.4659 / Fax: 206.674.4660
Web: patrickharron.com

PROJECT NO: 20113
DIN BY: SC

DWN BY: CWA
CHK BY: SC

FOREST CREEK ESTATES
LOT 4

5202 FOREST AVE SE, MERCER ISLAND, WA 98040

DATE: 9/15/20
SCALE: AS SHOWN
DRAWING NO: C1.1
2 OF 5

**CALL 48 HOURS
BEFORE YOU DIG
811**

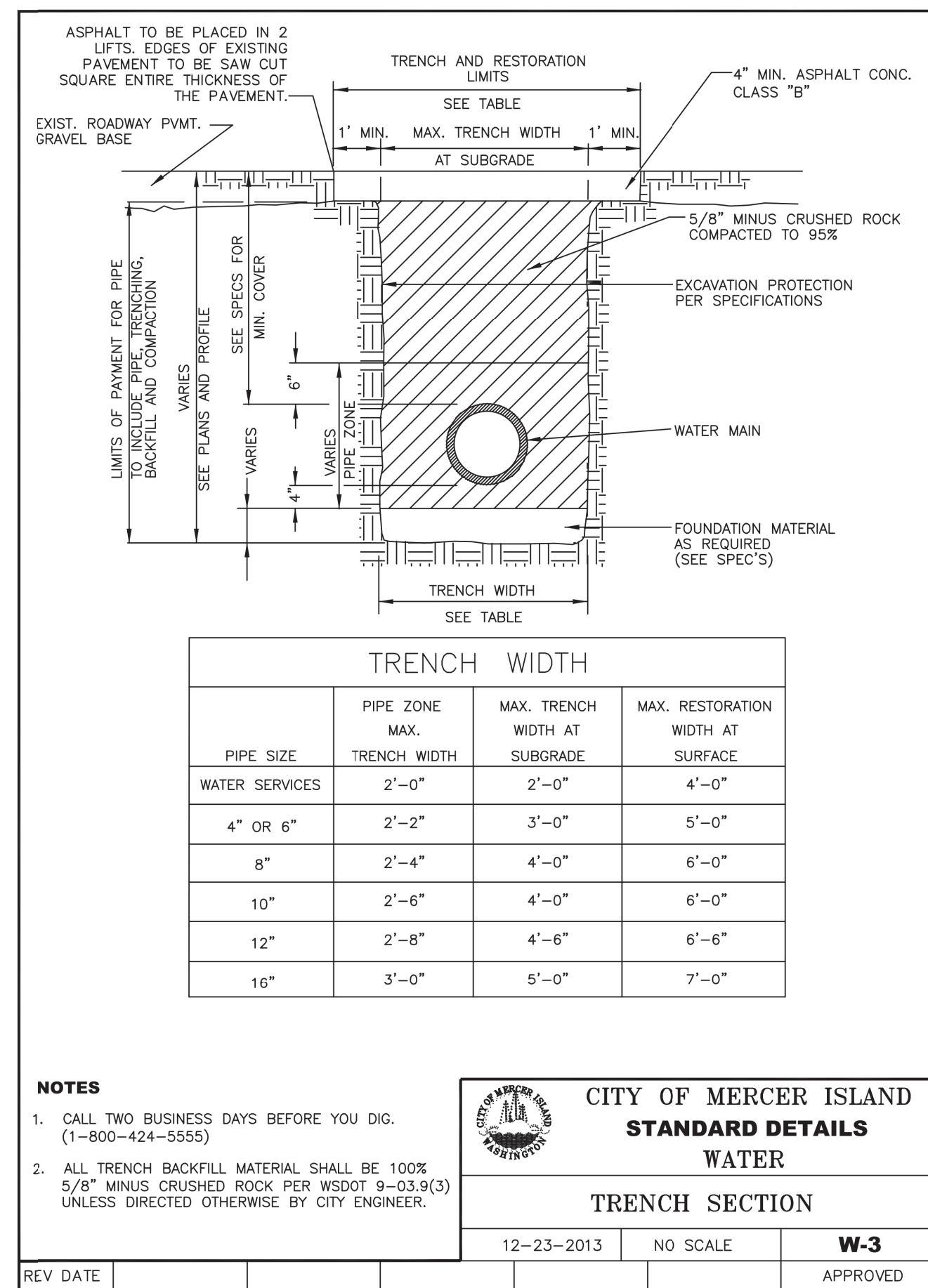
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

Sep 15, 2020 12:28:00PM - User: Schwin Chaosiapakul
P:\2020\20113_Forest Avenue Building Permits - Mercer Island\Drawing\Working\Sheets\20113-C1.1 STORM DRAINAGE DETAILS.dwg

Sep 15, 2020 12:28:04PM - User: Schwin Chaostlapakul
 P: \\2020\20113_Forest Avenue Building Permits - Mercer Island\Drawing\Working\Sheets\20113-C1.2 WATER DETAILS.dwg

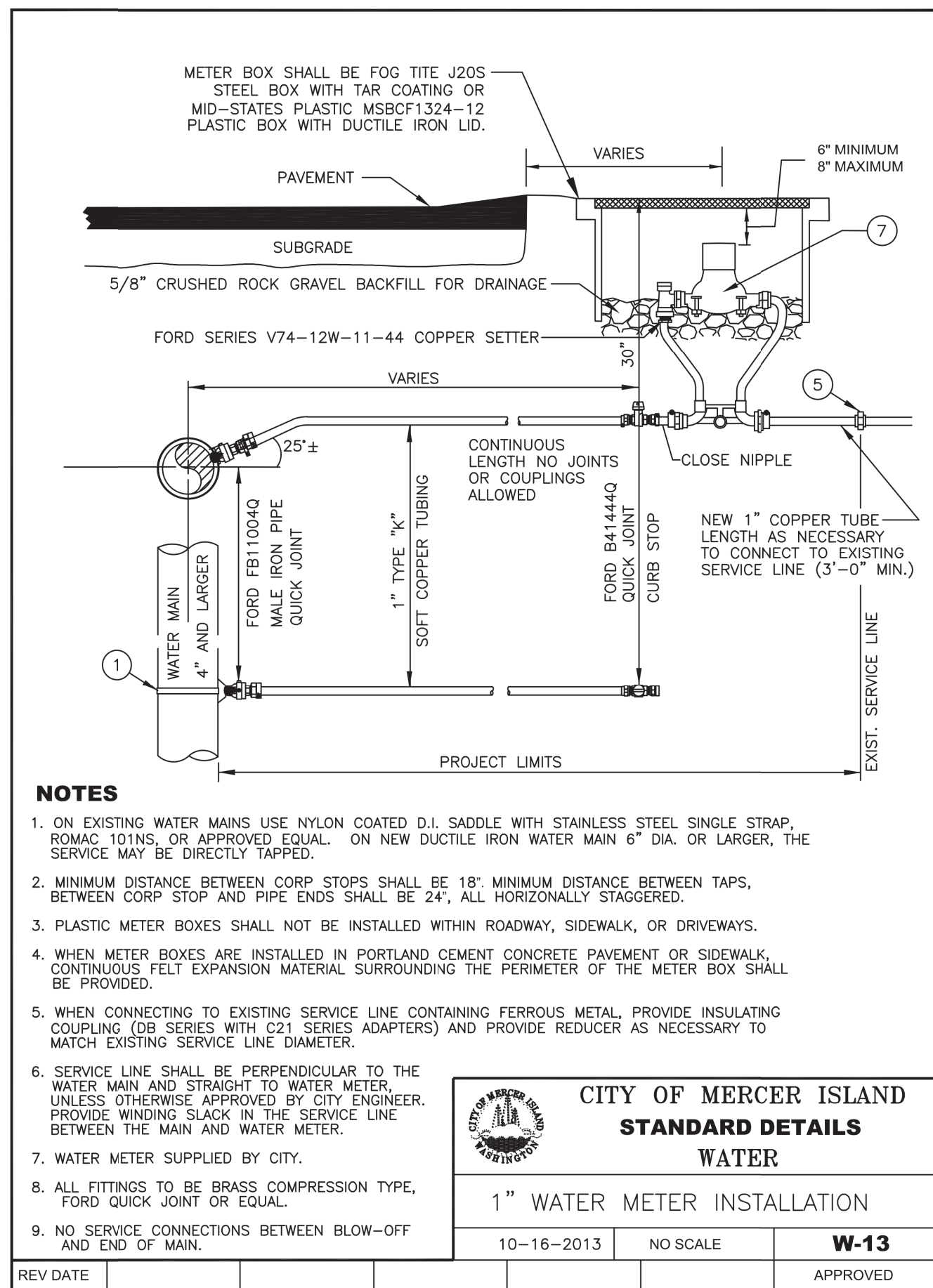
FOREST CREEK ESTATES LOT 4

SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.



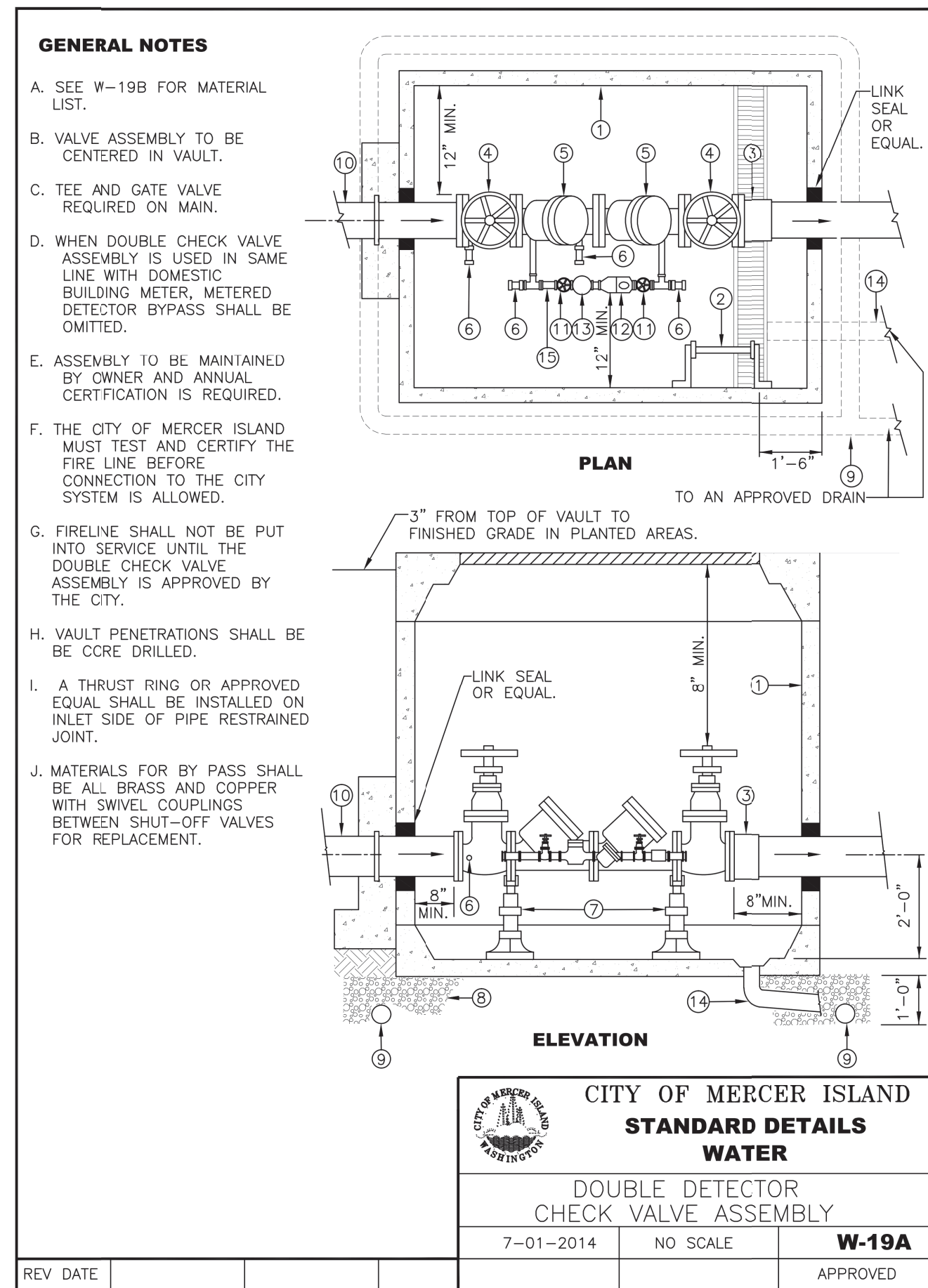
CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
TRENCH SECTION

12-23-2013	NO SCALE	W-3
REV DATE		APPROVED



CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
1" WATER METER INSTALLATION

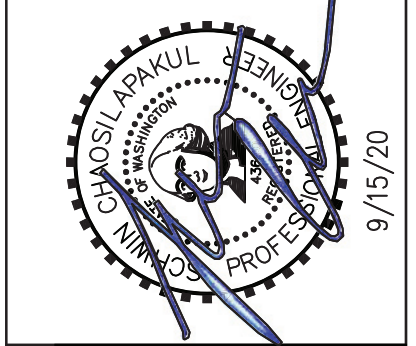
10-16-2013	NO SCALE	W-13
REV DATE		APPROVED



CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
DOUBLE DETECTOR CHECK VALVE ASSEMBLY

7-01-2014	NO SCALE	W-19A
REV DATE		APPROVED

BY	DESCRIPTION	DATE



BUILDING PERMIT

WATER DETAILS

PATRICK HARRON & ASSOCIATES, LLC
 Civil Engineering & Planning
 14900 Inshoreway Ave, Suite 270, Seattle, WA 98148
 Phone: 206.674.4659 / Fax: 206.674.4660
 Web: patrickharron.com

PROJ. NO:	20113	DSN BY:	SC
DWN. BY:	CWA	CHK. BY:	SC

FOREST CREEK ESTATES LOT 4

5202 FOREST AVE SE, MERCER ISLAND, WA 98040

DATE:	9/15/20
SCALE:	AS SHOWN
DRAWING NO:	C1.2 3 of 5

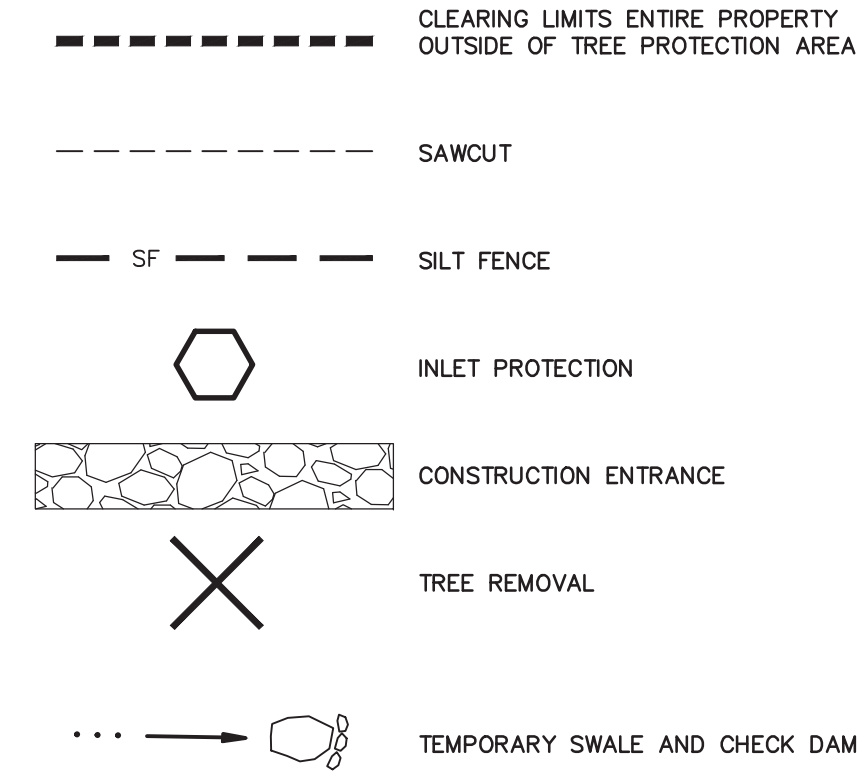
CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

FOREST CREEK ESTATES LOT 4

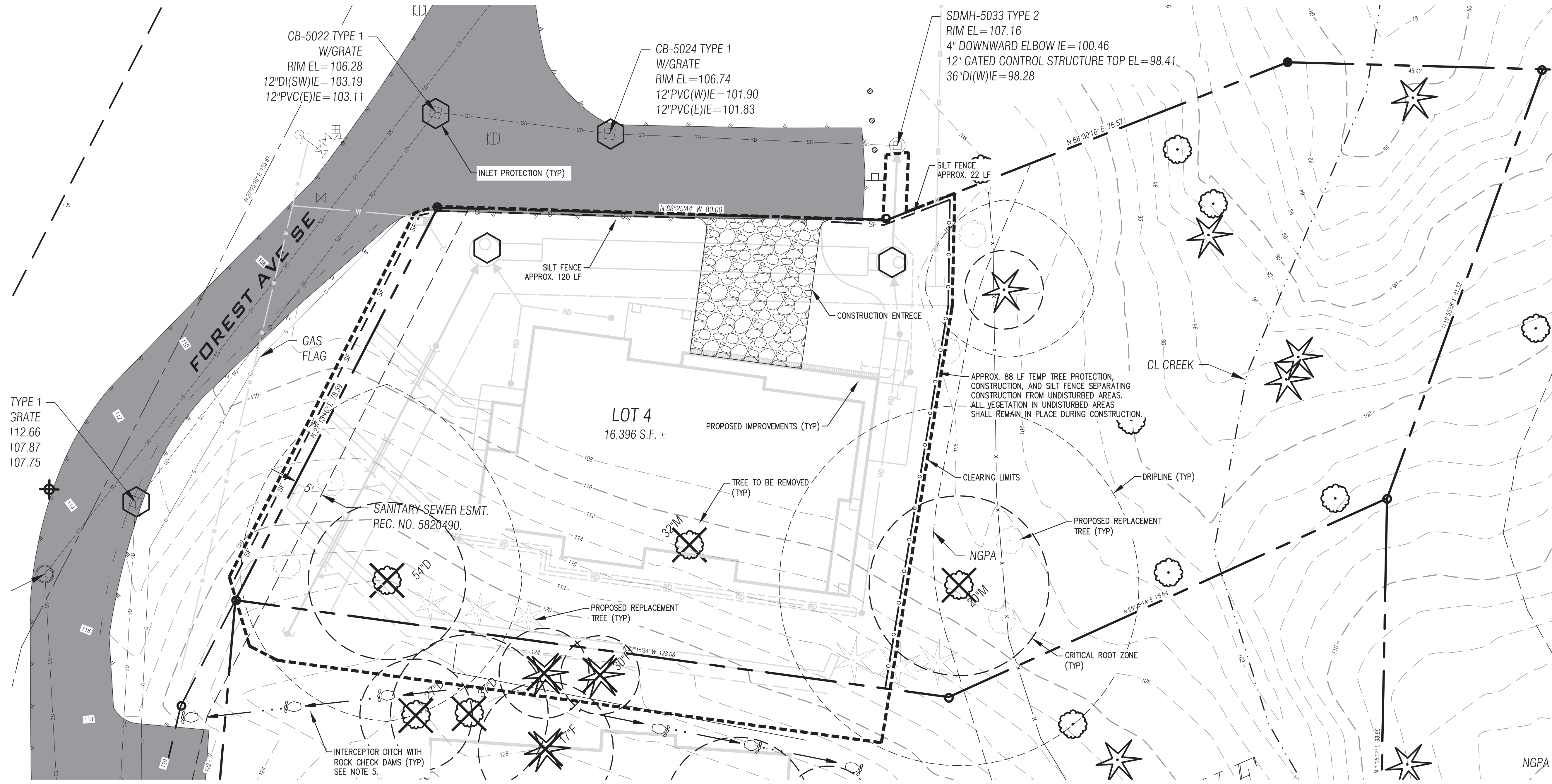
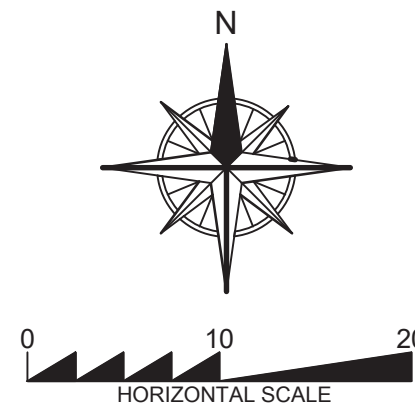
SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.

TESC LEGEND



TESC NOTES:

- CLEARING LIMITS SHOWN ARE APPROXIMATE AND REPRESENT THE MINIMUM REQUIRED TO INSTALL PROPOSED IMPROVEMENTS. CLEARING LIMITS MAY BE ADJUSTED TO FIT FIELD CONDITIONS BUT SHALL NOT ENDOURCH WITHIN CRITICAL ROOT ZONES OF TREES TO BE RETAINED. COORDINATE WITH PROJECT ARBORIST TO DETERMINE CRITICAL ROOT ZONES FOR DISTURBANCE WITHIN TREE DRIP LINES.
- SILT FENCING TO BE INSTALLED ALONG DOWN-SLOPE OF AREAS TO BE DISTURBED WITHIN THE PROPERTY. ADJUST AS REQUIRED WITH CHANGES TO CLEARING LIMITS.
- THIS TESC PLAN IS PROVIDED TO SHOW THE MINIMUM MEASURES REQUIRED TO CONTROL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE MEASURES FOR CHANGING SITE CONDITIONS.
- REFER TO ARCHITECTURAL TREE PLANS FOR ADDITIONAL TREE REMOVAL AND REPLACEMENT DETAILS.
- INSTALL INTERCEPTOR DITCH WITH ROCK CHECK DAMS UPSTREAM OF PROJECT SITE TO DIVERT FLOWS AWAY FROM TEMPORARY EXCAVATION. PROVIDE TEMPORARY DISPERSION DEVICES SUCH AS A 10'x2'x1.5'D ROCK TRENCH OR EQUIVALENT FOR FLOWS DIRECTED TO THE EAST TOWARDS SLOPE AND NGPA.
- REFER TO GEOTECH REPORT FOR RECOMMENDATIONS ON EXCAVATION AND SLOPES.



CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

Sep 15, 2020 12:28:15PM - User: Schwinn, Chaoslapakul
P: \\2020\20113_Forest Avenue Building Permits - Mercer Island\Drawing\Working\Sheets\20113-C2.0 TESC PLAN.dwg

BY	DATE	DESCRIPTION

BUILDING PERMIT
TESC PLAN

Civil Engineering & Planning
14000 Inshore Ave., Suite 270, Seattle, WA 98148
Phone: 206.674.4659 / Fax: 206.674.4660
Web: patrickharron.com

PROJ. NO.	20113	DIN BY:	SC
DWN. BY:	CWA	CHK. BY:	SC

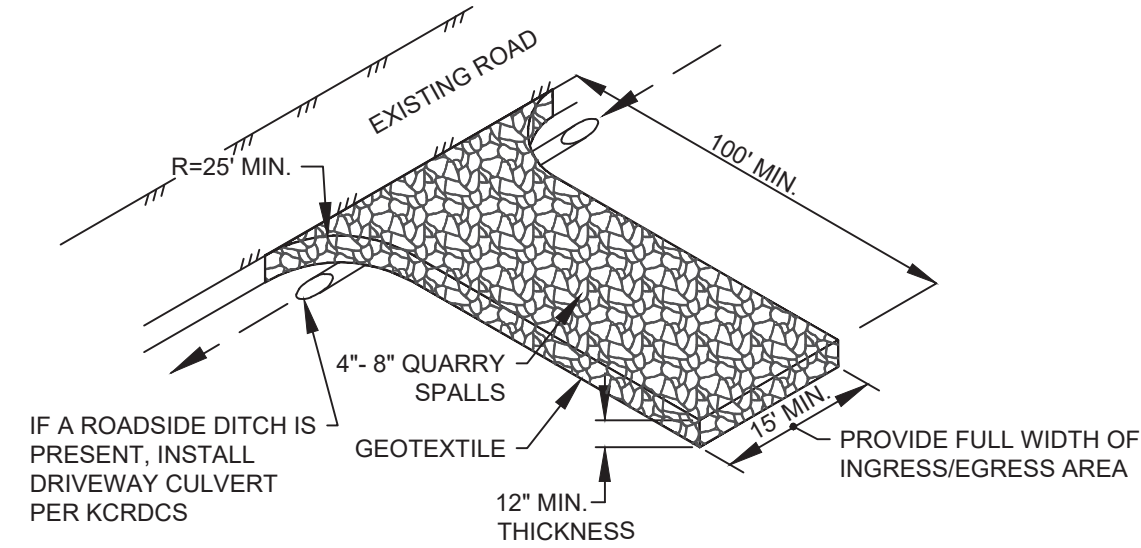
FOREST CREEK ESTATES LOT 4

5202 FOREST AVE SE, MERCER ISLAND, WA 98040

DATE:	9/15/20
SCALE:	AS SHOWN
DRAWING NO.:	C2.0 4 of 5

FOREST CREEK ESTATES LOT 4

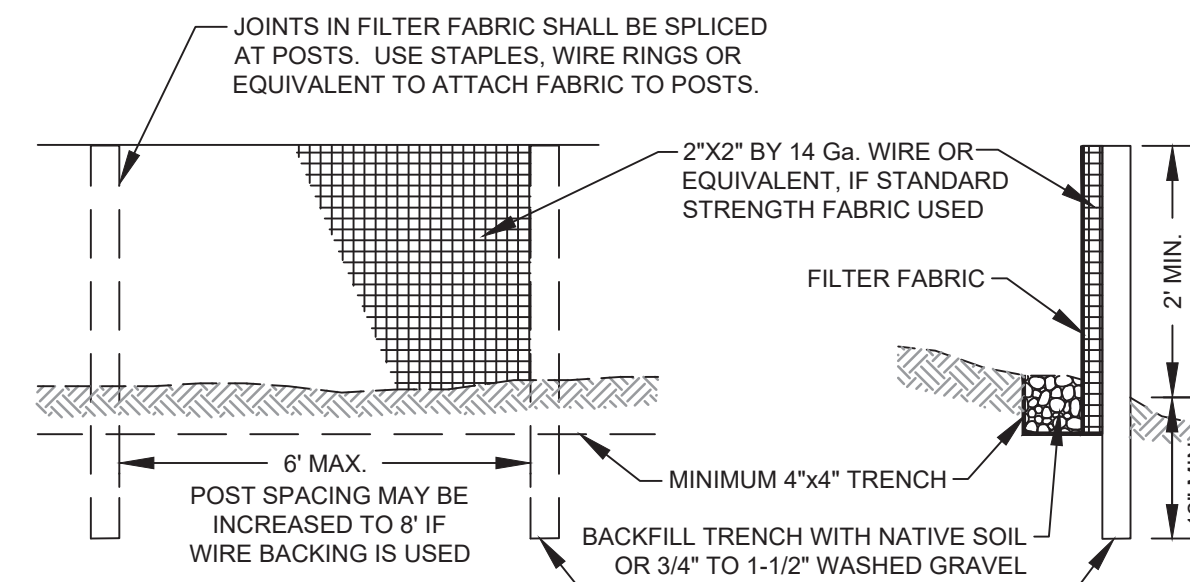
SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.



NOTES:

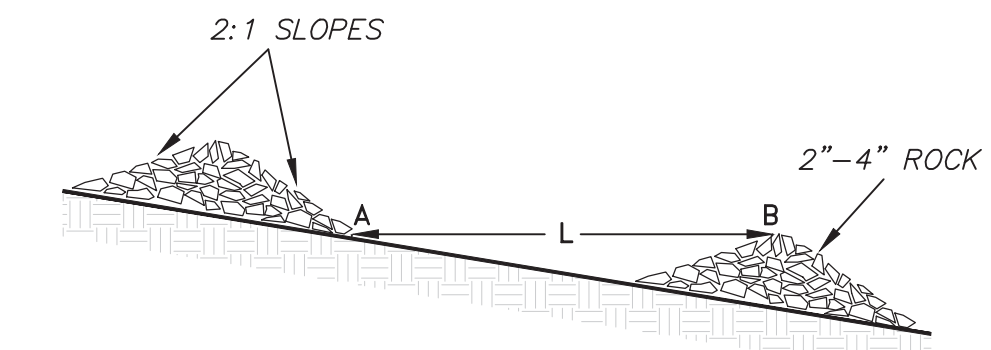
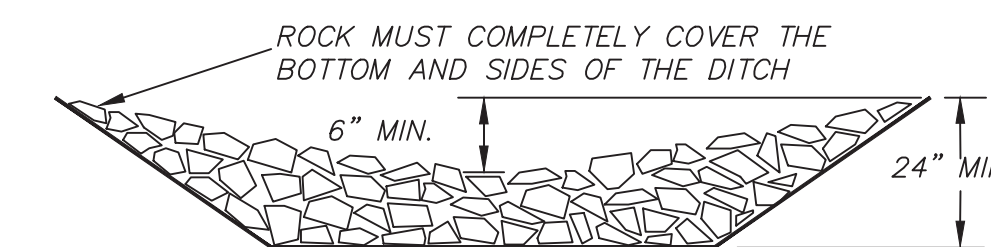
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
- IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

CONSTRUCTION ENTRANCE
NTS

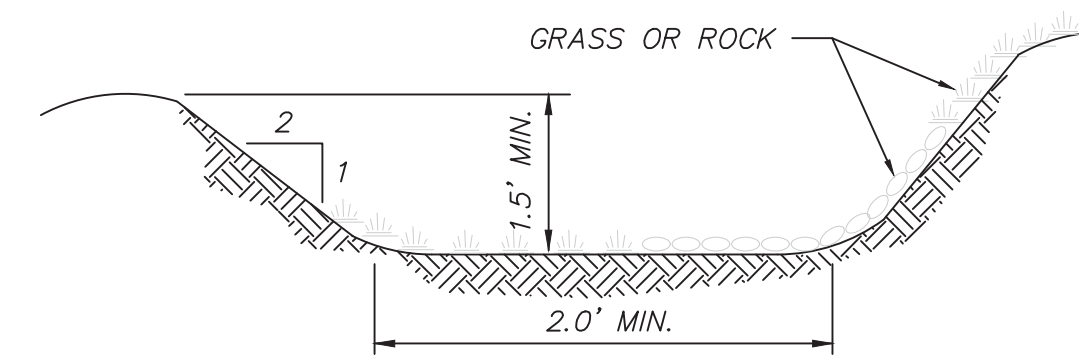


NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOURS WHENEVER POSSIBLE

SILT FENCE
NTS

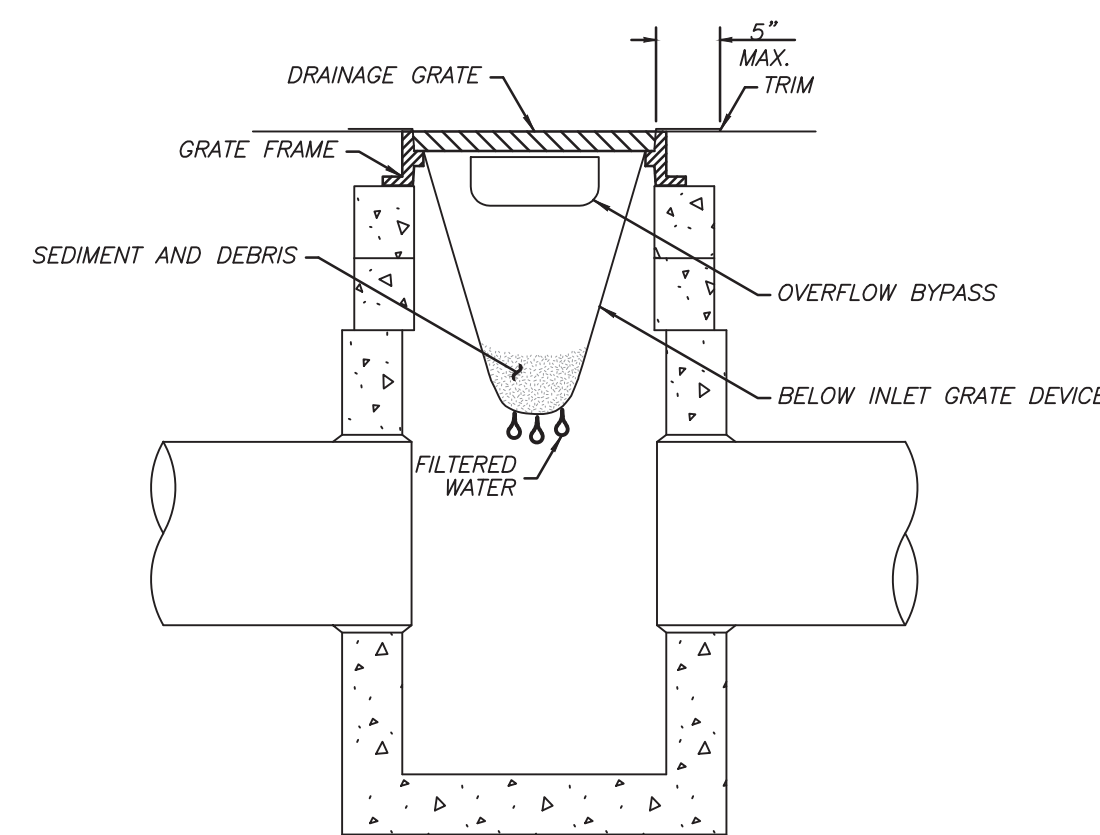


ROCK CHECK DAMS
NTS

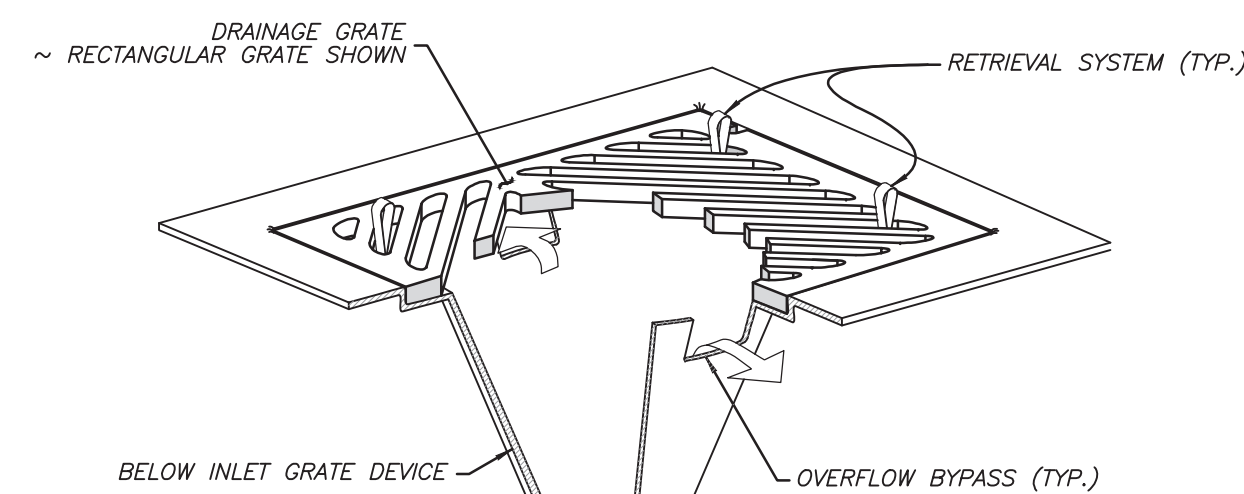


INTERCEPTOR DITCH
NTS

- SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
- THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
- THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
- PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).



CATCH BASIN INLET PROTECTION DETAIL
NTS

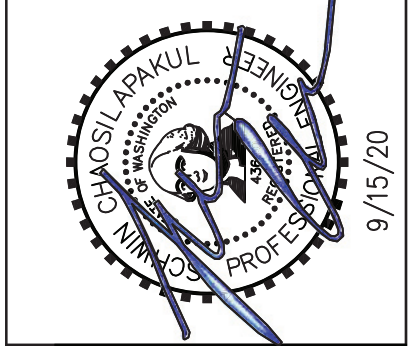


DITCH SLOPE	CHECK DAM SPACING
0 - 5%	150 FEET
5 - 10%	100 FEET
10%	50 FEET

CHECK DAM NOTES:

- ROCK CHECK DAMS SHALL BE OF 2" TO 8" FACE, SOUND QUARRY ROCK.
- ROCK CHECK DAMS SHALL BE 1' HIGH IN THE CENTER AND A MINIMUM OF 0.5' HIGHER ON THE SIDES.
- CHECK DAMS SHALL BE TOED IN AT THE BASE A MINIMUM OF 0.5' TO PREVENT EROSION.
- CHECK DAMS SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THE ROCK IS FIRMLY PLACED WITH A MINIMUM OF SPACE BETWEEN ROCKS.
- THE FACES OF THE DAM SHALL BE SMOOTH WITH NO ROCKS PROTRUDING MORE THAN 2".

BY	DATE	DESCRIPTION



BUILDING PERMIT
TESC DETAILS

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14900 Inshore Ave. S. Suite 270, Seattle, WA 98148
Phone: 206.674.4659 / Fax: 206.674.4660
Web: patrickharron.com

PROJ. NO. 20113	DIN. BY. SC
DWN. BY. CWA	CHK. BY. SC

FOREST CREEK ESTATES
LOT 4
5202 FOREST AVE SE, MERCER ISLAND, WA 98040

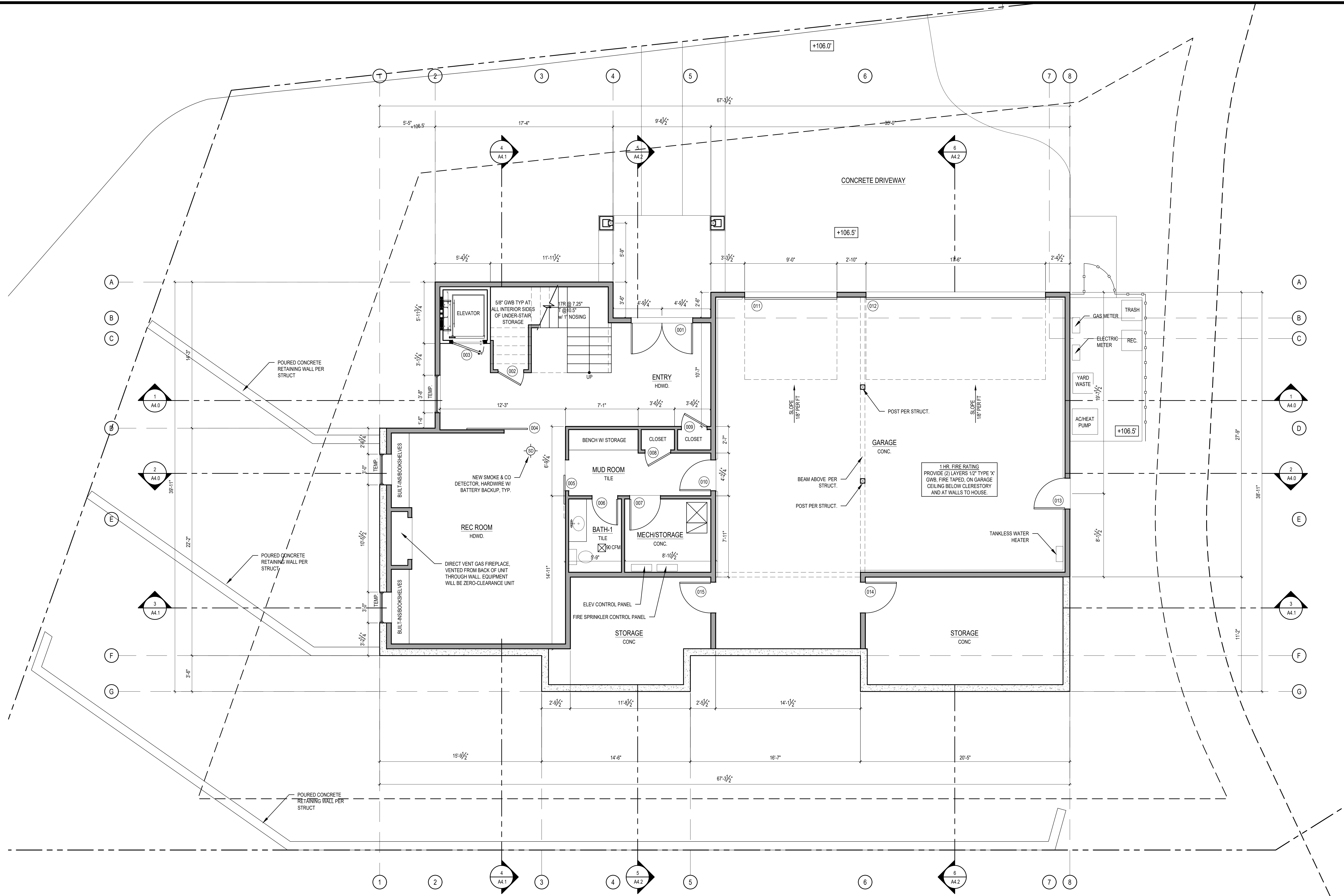
DATE: 9/15/20
SCALE: AS SHOWN
DRAWING NO. C2.1 5 of 5

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

Sep 15, 2020 12:28:20PM - User: Schwin, Chaostlapakul
P: \\2020\20113_Forest Avenue Building Permits - Mercer Island\Drawing\Working\Sheets\20113-C2.1_TESC DETAILS.dwg

REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	



LOT 4 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 07/24/20

DRAWN BY: KE

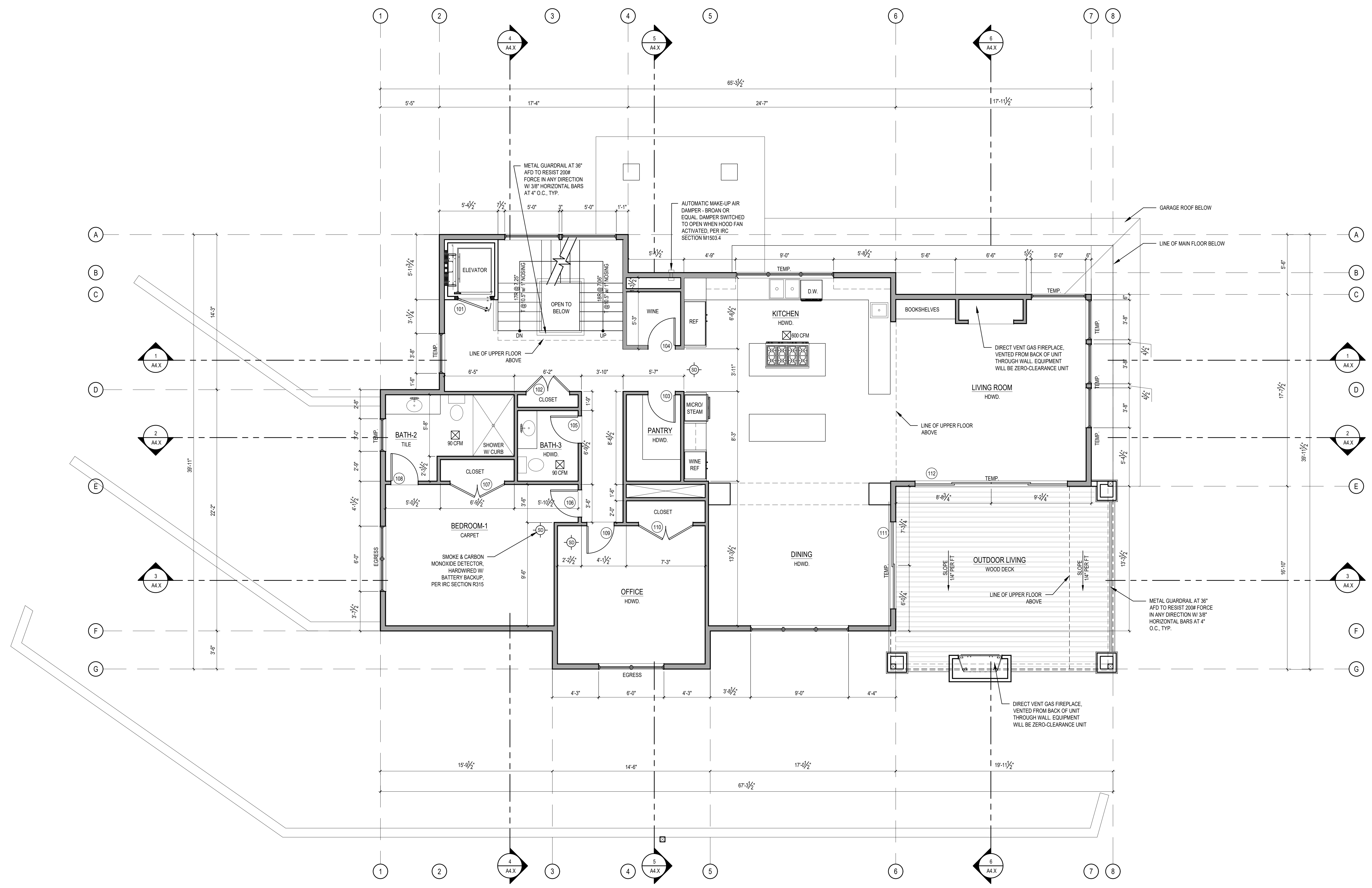
CHECKED BY: BUS

SHEET

REVISIONS:

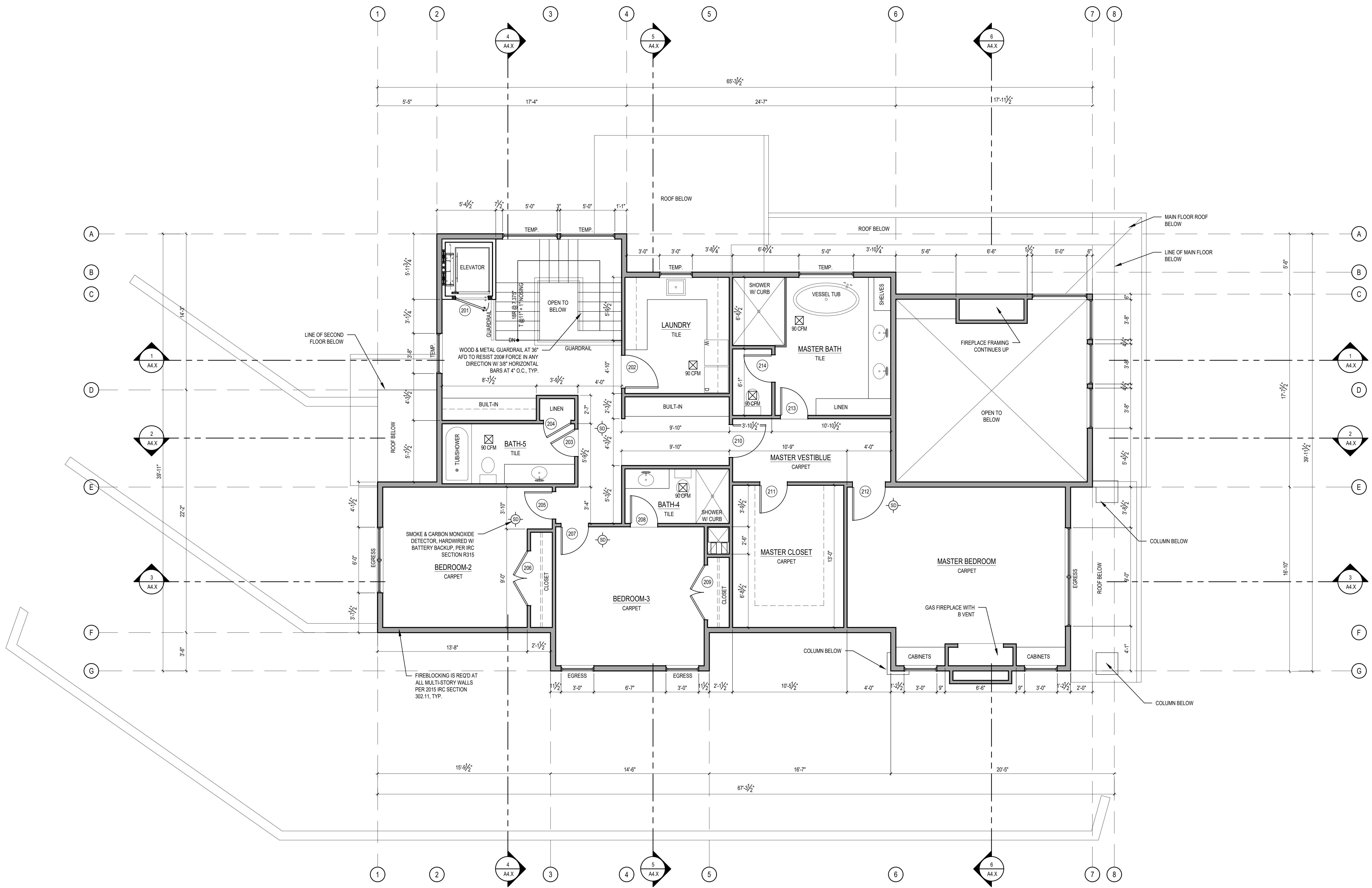
1	
2	
3	
4	
5	
6	

DRAWN BY: KE
CHECKED BY: BUS



2 LOT 4
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

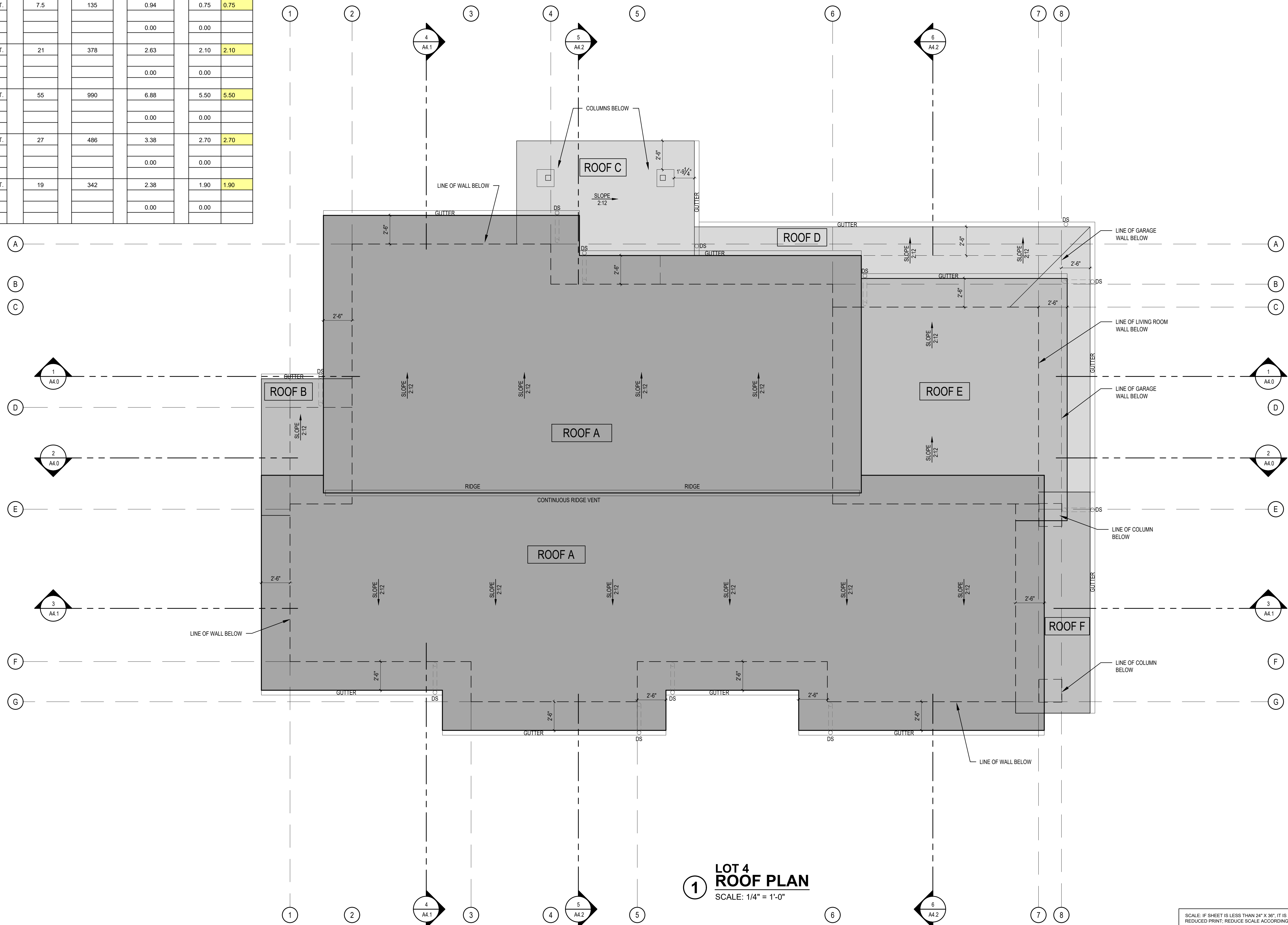
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 07/24/20



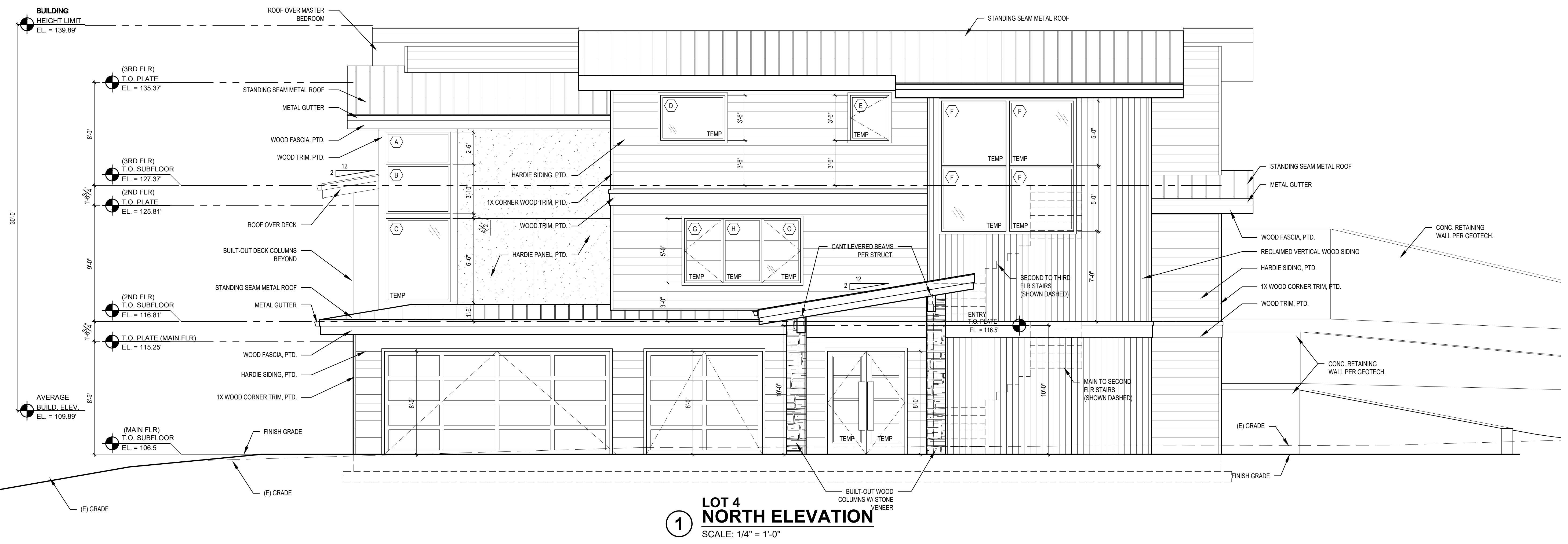
3 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY.
PERMIT SET 07/24/20

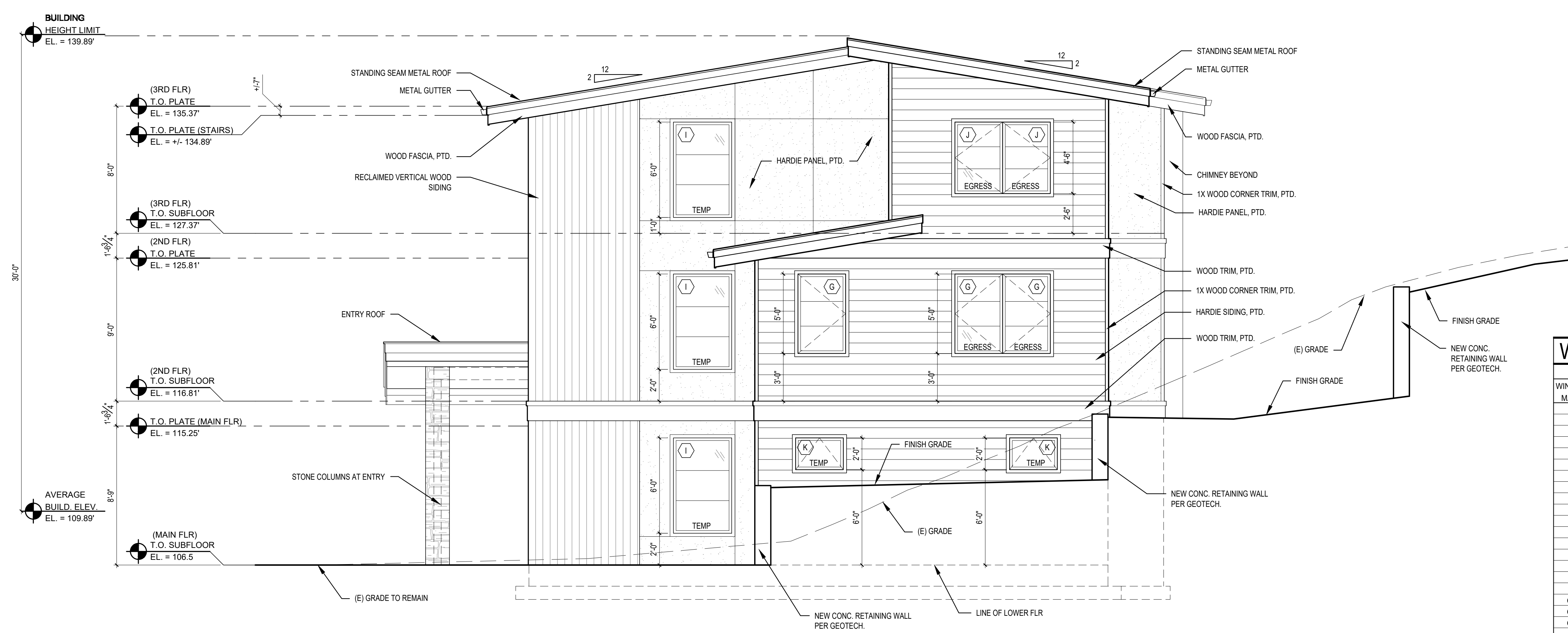
ROOF VENT CALCULATIONS										
CODE REQUIREMENT			CALCULATIONS					ACTUAL		
DESCRIPTION	SF AREA	REQ. VENTING		VENT TYPE		VENT L.F.	TOTAL VENT AREA	SF CONVERT. 1/144	80% EFF	
		PER SF AREA	X	RIDGE	SOFFIT				FACTOR	TOTAL
		150	300				SQ. IN.			
ROOF A	2,401			18 SQ. IN./FT.		133	2394	16.63	13.30	16.37
		16.01		12 SQ. IN./FT.	1.5" VENT	46	552	3.83	3.07	
				CONTINUOUS						
ROOF B	86	0.57		18 SQ. IN./FT.		7.5	135	0.94	0.75	0.75
				12 SQ. IN./FT.	1.5" VENT					
				CONTINUOUS						
ROOF C	183	1.22		18 SQ. IN./FT.		21	378	2.63	2.10	2.10
				12 SQ. IN./FT.	1.5" VENT					
				CONTINUOUS						
ROOF D	290	1.93		18 SQ. IN./FT.		55	990	6.88	5.50	5.50
				12 SQ. IN./FT.	1.5" VENT					
				CONTINUOUS						
ROOF E	408	2.72		18 SQ. IN./FT.		27	486	3.38	2.70	2.70
				12 SQ. IN./FT.	1.5" VENT					
				CONTINUOUS						
ROOF F	125	0.83		18 SQ. IN./FT.		19	342	2.38	1.90	1.90
				12 SQ. IN./FT.	1.5" VENT					
				CONTINUOUS						



LOT 4 ROOF PLAN
SCALE: 1/4" = 1'-0"



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



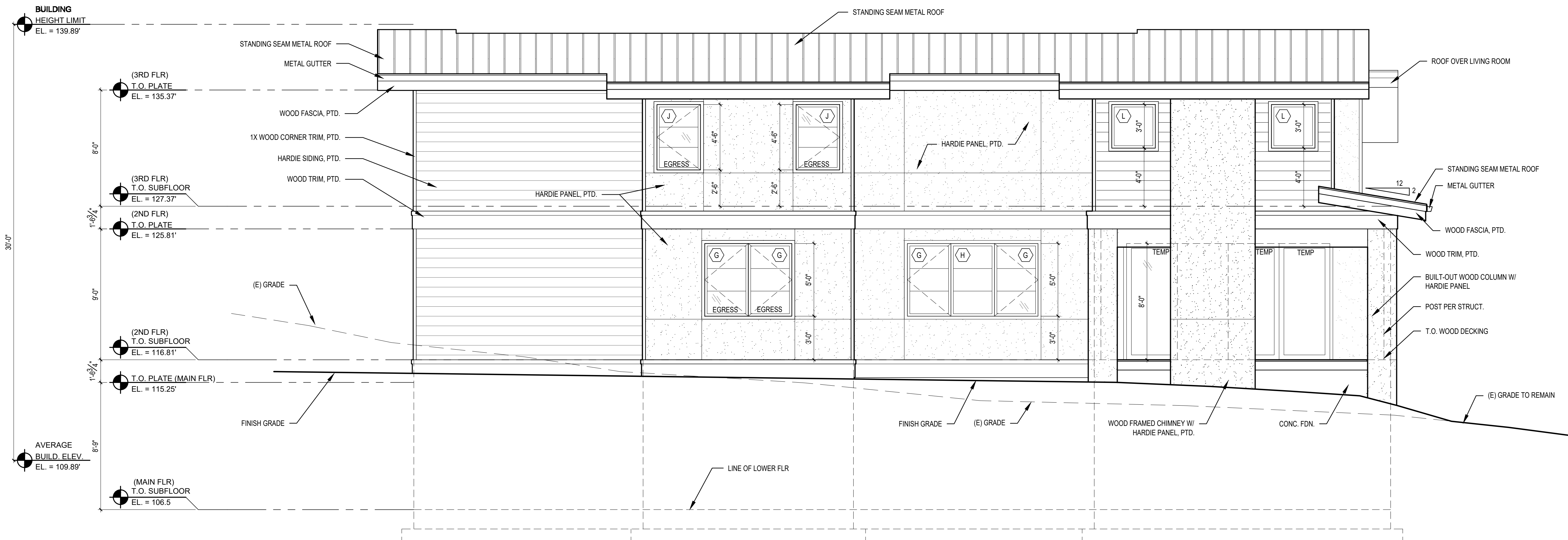
2 LOT 4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW & DOOR SCHEDULE NOTES:

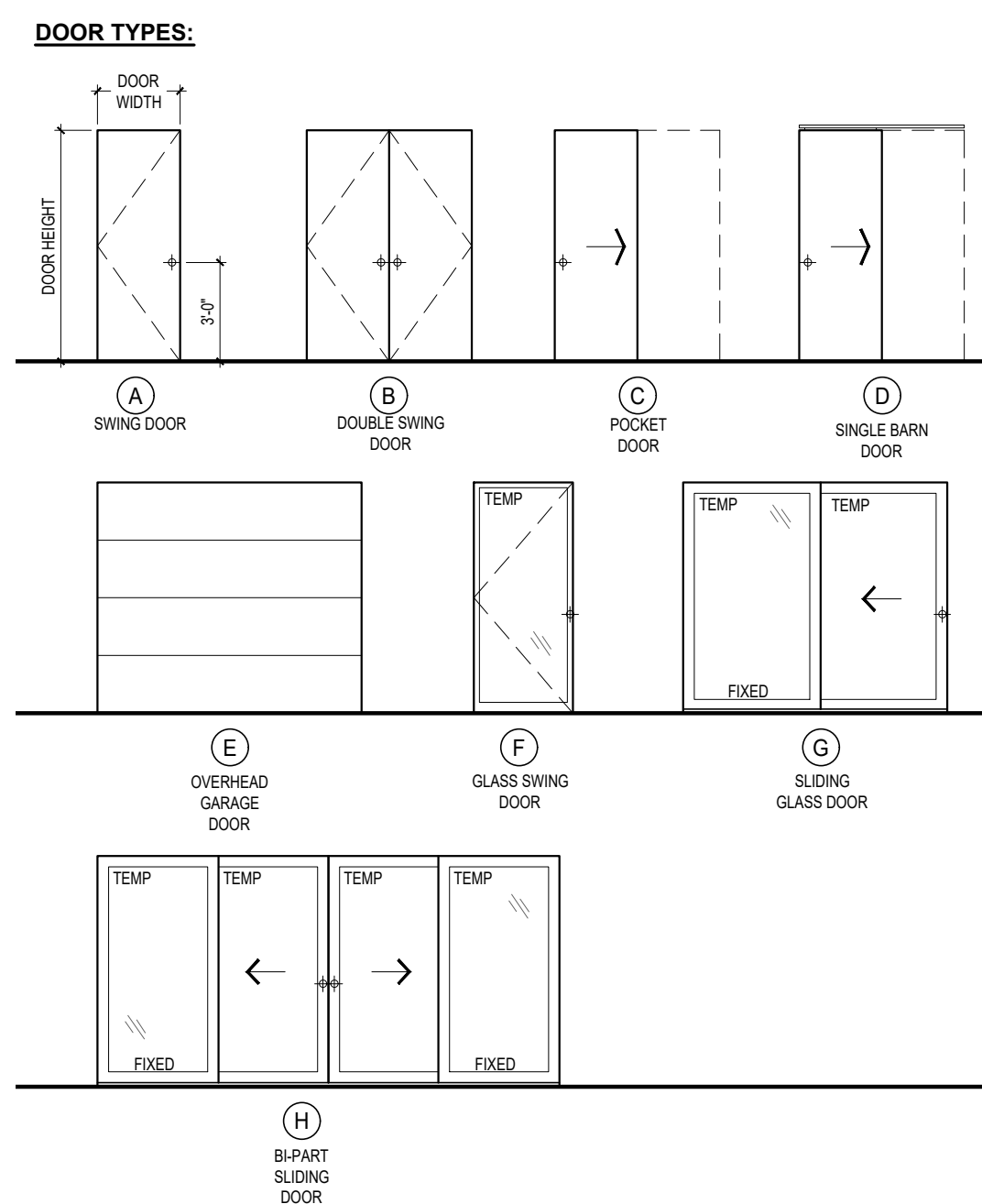
- 1) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3) ALL OPERABLE WINDOWS TO HAVE SCREENS.
- 4) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
- 5) 2015 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
- 6) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.

WINDOW SCHEDULE

WINDOW MARK	DESCRIPTION	R.O. SIZE WIDTH HEIGHT	TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	GLAZING	REMARKS & NOTES
A	FIXED	5'-0" 2'-6"	-	1	.30	LOW E / CLEAR	TEMPERED GLASS	
B	FIXED	5'-0" 3'-10"	-	1	.30	LOW E / CLEAR	TEMPERED GLASS	
C	FIXED	5'-0" 6'-6"	Y	1	.30	LOW E / CLEAR	TEMPERED GLASS	
D	FIXED	5'-0" 3'-6"	Y	1	.30	LOW E / CLEAR	TEMPERED GLASS	
E	CASEMENT	3'-0" 3'-6"	Y	1	.30	LOW E / CLEAR	TEMPERED GLASS	
F	FIXED	5'-0" 5'-0"	Y	4	.30	LOW E / CLEAR	EGRESS WINDOWS	
G	CASEMENT	3'-0" 5'-0"	-	9	.30	LOW E / CLEAR	TEMPERED GLASS	
H	FIXED	3'-0" 5'-0"	Y	2	.30	LOW E / CLEAR	TEMPERED GLASS	
I	FIXED	3'-8" 6'-0"	Y	3	.30	LOW E / CLEAR	TEMPERED GLASS	
J	CASEMENT	3'-0" 4'-6"	Y	4	.30	LOW E / CLEAR	TEMPERED GLASS	
K	AWNING	3'-0" 2'-0"	Y	2	.30	LOW E / CLEAR	TEMPERED GLASS	
L	FIXED	3'-0" 3'-0"	-	2	.30	LOW E / CLEAR	TEMPERED GLASS	
M	CASEMENT	2'-6" 5'-0"	-	2	.30	LOW E / CLEAR	EGRESS WINDOWS	
N	FIXED	5'-0" 5'-0"	-	1	.30	LOW E / CLEAR	TEMPERED GLASS	
O	FIXED	3'-8" 6'-6"	Y	3	.30	LOW E / CLEAR	TEMPERED GLASS	
P	FIXED	3'-8" 3'-10"	-	3	.30	LOW E / CLEAR	TEMPERED GLASS	
Q1	FIXED	3'-8" 4'-7"	-	1	.30	LOW E / CLEAR	ANGLED TOP, HEIGHT-HIGH PT.	
Q2	FIXED	3'-8" 3'-11"	-	1	.30	LOW E / CLEAR	ANGLED TOP, HEIGHT-HIGH PT.	
Q3	FIXED	3'-8" 3'-3"	-	1	.30	LOW E / CLEAR	ANGLED TOP, HEIGHT-HIGH PT.	



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



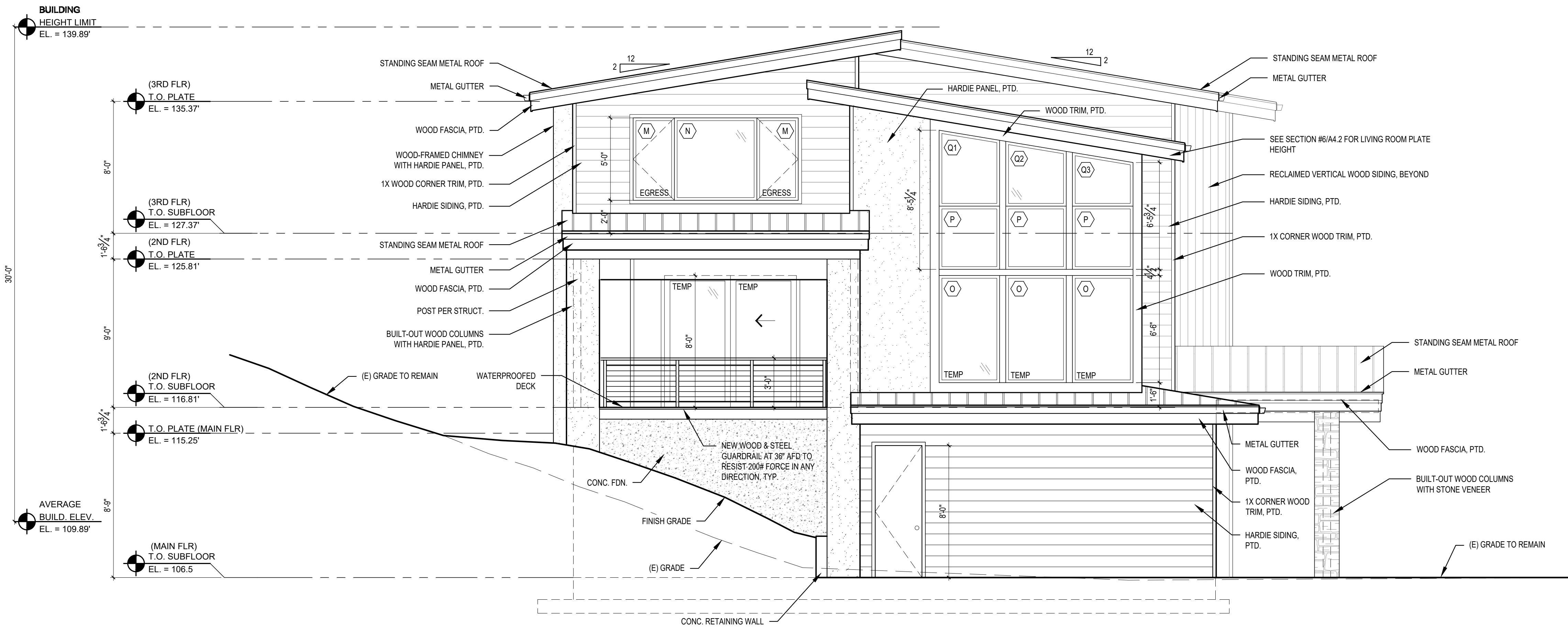
- WINDOW & DOOR SCHEDULE NOTES:**
- 1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
 - 2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
 - 3.) ALL OPERABLE WINDOWS TO HAVE SCREENS.
 - 4.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
 - 5.) 2015 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
 - 6.) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.

DOOR SCHEDULE

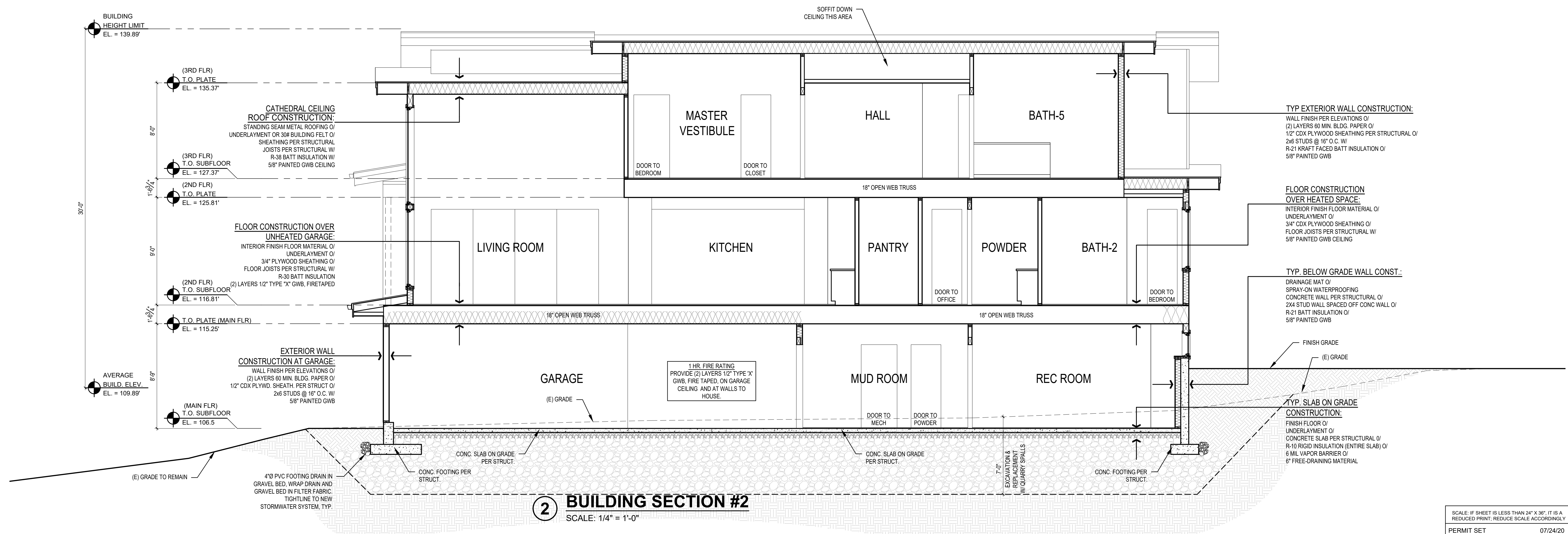
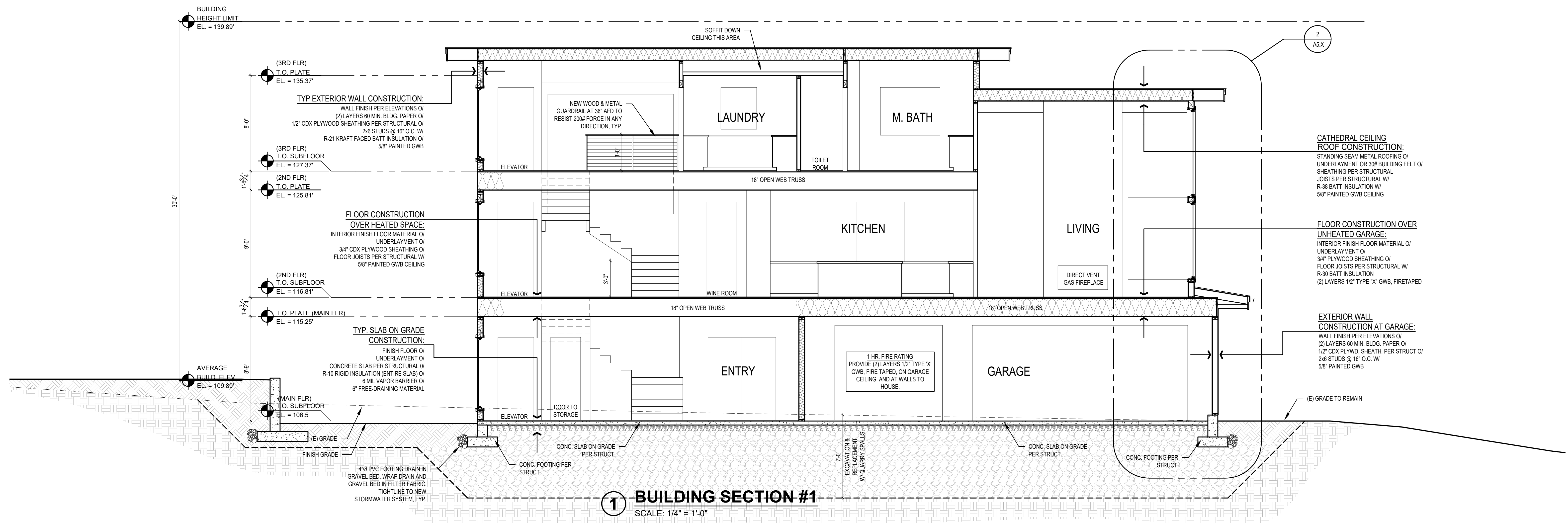
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
MAIN FLOOR									
001	ENTRY	PR 3'-0"	7'-6"	B	Y	1-3/4"	.30	-	ENTRY DOORS
002	STAIR STORAGE	2'-6"	7'-6"	A	-	1-3/4"	-	-	
003	ELEVATOR	3'-0"	7'-6"	A	-	1-3/4"	-	-	
004	REC ROOM	6'-0"	7'-6"	D	-	1-3/4"	-	-	BARN DOOR
005	MUD ROOM	3'-0"	7'-6"	C	-	1-3/4"	-	-	POCKET DOOR
006	BATH-1	2'-6"	7'-6"	A	-	1-3/4"	-	-	
007	MECH ROOM	3'-0"	7'-6"	A	-	1-3/4"	-	-	
008	MUD ROOM	2'-6"	7'-6"	A	-	1-3/4"	-	-	
009	ENTRY	2'-6"	7'-6"	A	-	1-3/4"	-	-	
010	GARAGE	3'-0"	7'-6"	A	-	1-3/4"	-	-	
011	GARAGE	9'-0"	8'-0"	E	-	1-3/4"	-	-	
012	GARAGE	17'-6"	8'-0"	E	-	1-3/4"	-	-	
013	GARAGE	3'-0"	7'-6"	A	-	1-3/4"	-	-	
014	STORAGE	3'-0"	7'-6"	A	-	1-3/4"	-	-	
015	STORAGE	3'-0"	7'-6"	A	-	1-3/4"	-	-	

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
SECOND FLOOR									
101	ELEVATOR	3'-0"	8'-0"	A	-	1-3/4"	-	-	
102	HALL CLOSET	PR 2'-0"	8'-0"	B	-	1-3/4"	-	-	
103	PANTRY	2'-6"	8'-0"	A	-	1-3/4"	-	-	
104	WINE ROOM	2'-6"	8'-0"	F	Y	1-3/4"	.30	-	TEMPERED GLASS, GASKET
105	BATH-3	2'-6"	8'-0"	A	-	1-3/4"	-	-	
106	BEDROOM-1	2'-6"	8'-0"	A	-	1-3/4"	-	-	
107	BEDROOM-1	PR 2'-6"	8'-0"	B	-	1-3/4"	-	-	
108	BATH-2	2'-6"	8'-0"	A	-	1-3/4"	-	-	
109	OFFICE	2'-6"	8'-0"	A	-	1-3/4"	-	-	
110	OFFICE	PR 2'-6"	8'-0"	B	-	1-3/4"	-	-	
111	DINING	8'-0"	8'-0"	G	Y	1-3/4"	.30	-	TEMPERED GLASS
112	LIVING	14'-0"	8'-0"	H	Y	1-3/4"	.30	-	TEMPERED GLASS

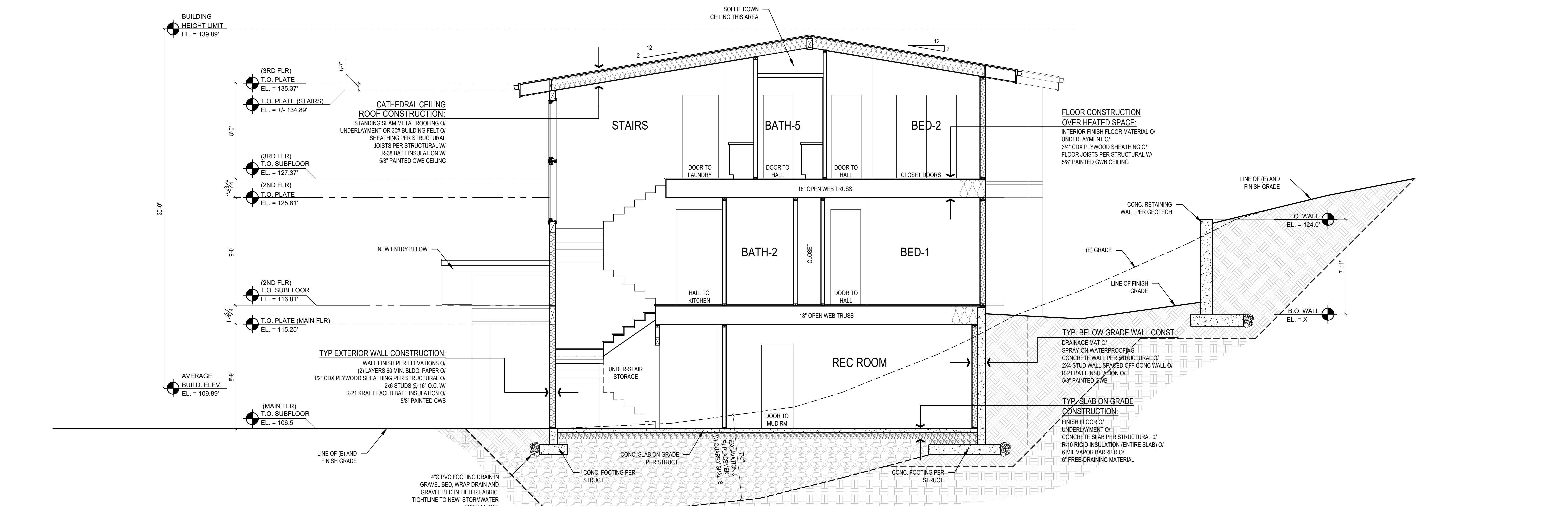
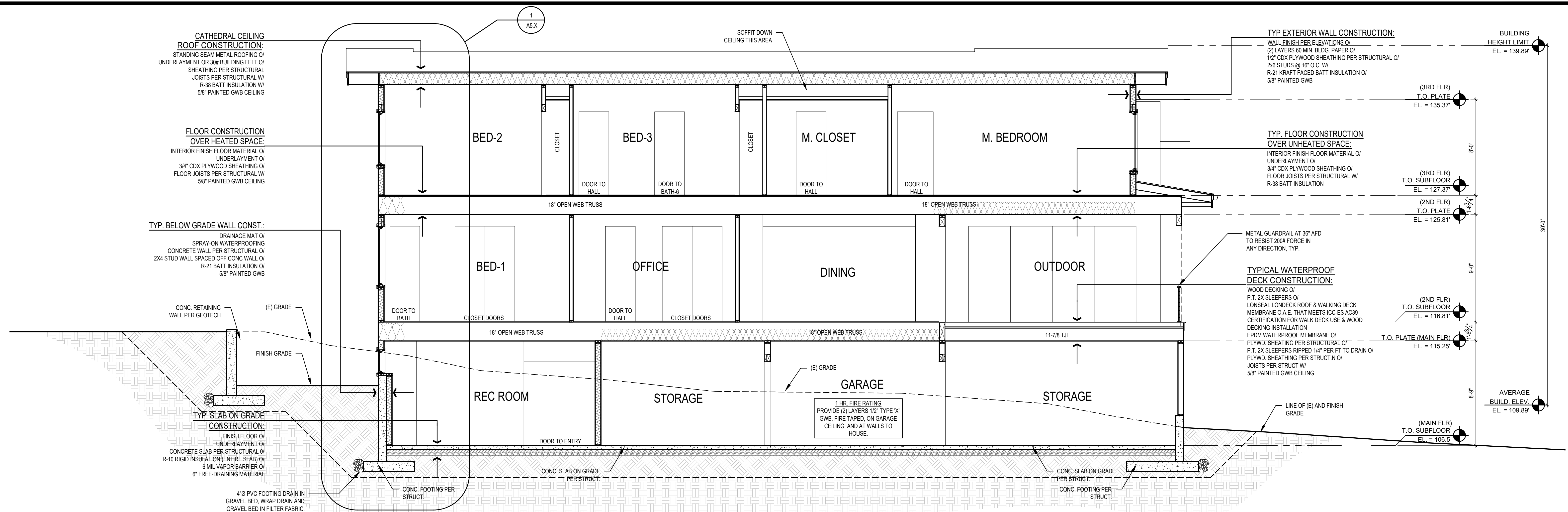
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
THIRD FLOOR									
201	ELEVATOR	3'-0"	7'-0"	A	-	1-3/4"	-	-	
202	LAUNDRY	3'-0"	7'-0"	A	-	1-3/4"	-	-	SOUND GASKET
203	BATH-5	2'-6"	7'-0"	A	-	1-3/4"	-	-	
204	BATH-5	2'-6"	7'-0"	A	-	1-3/4"	-	-	
205	BEDROOM-2	2'-6"	7'-0"	A	-	1-3/4"	-	-	
206	BEDROOM-2	PR 2'-6"	7'-0"	B	-	1-3/4"	-	-	
207	BEDROOM-3	2'-6"	7'-0"	A	-	1-3/4"	-	-	
208	BATH-4	2'-6"	7'-0"	A	-	1-3/4"	-	-	
209	BEDROOM-3	PR 2'-6"	7'-0"	B	-	1-3/4"	-	-	
210	MASTER VESTIBULE	3'-0"	7'-0"	A	-	1-3/4"	-	-	
211	MASTER CLOSET	2'-6"	7'-0"	A	-	1-3/4"	-	-	
212	MASTER BEDROOM	3'-0"	7'-0"	A	-	1-3/4"	-	-	
213	MASTER BATH	2'-6"	7'-0"	A	-	1-3/4"	-	-	
214	MASTER BATH	2'-6"	7'-0"	A	-	1-3/4"	-	-	

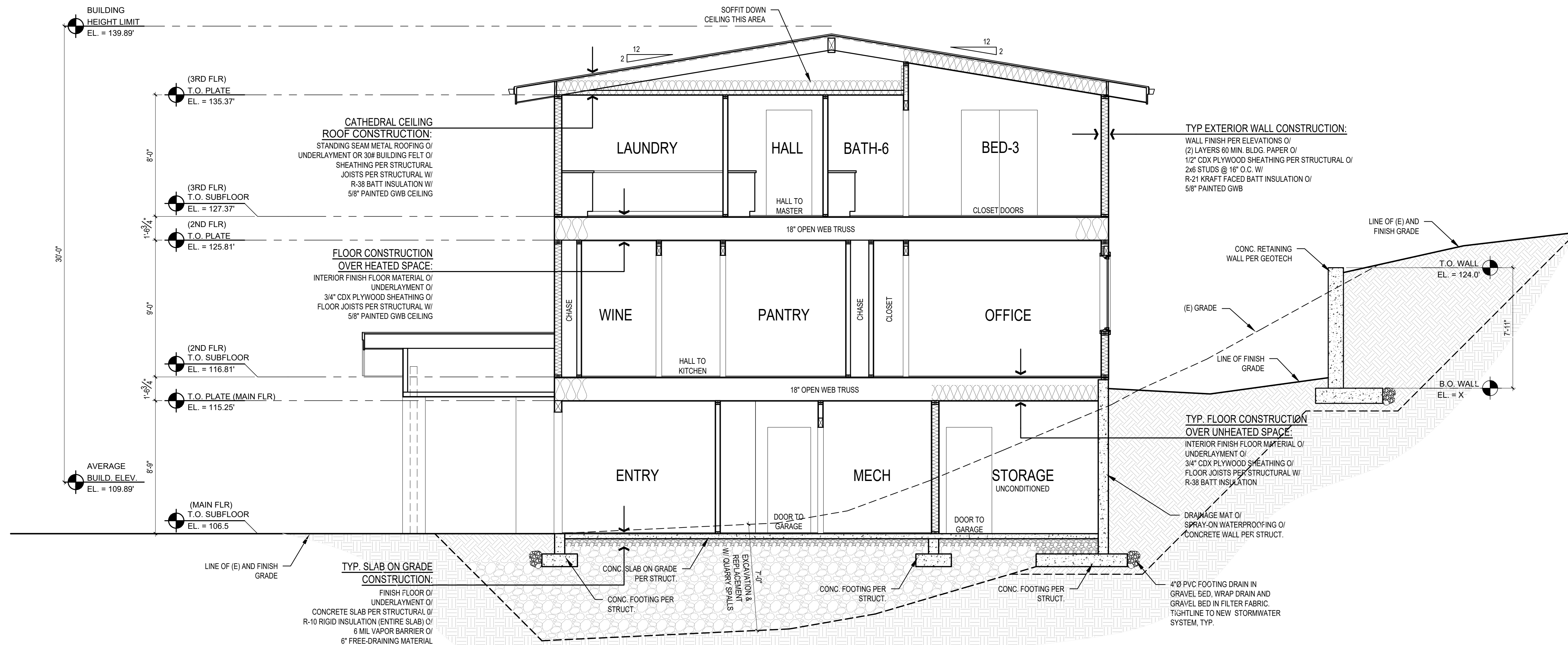


4 LOT 4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

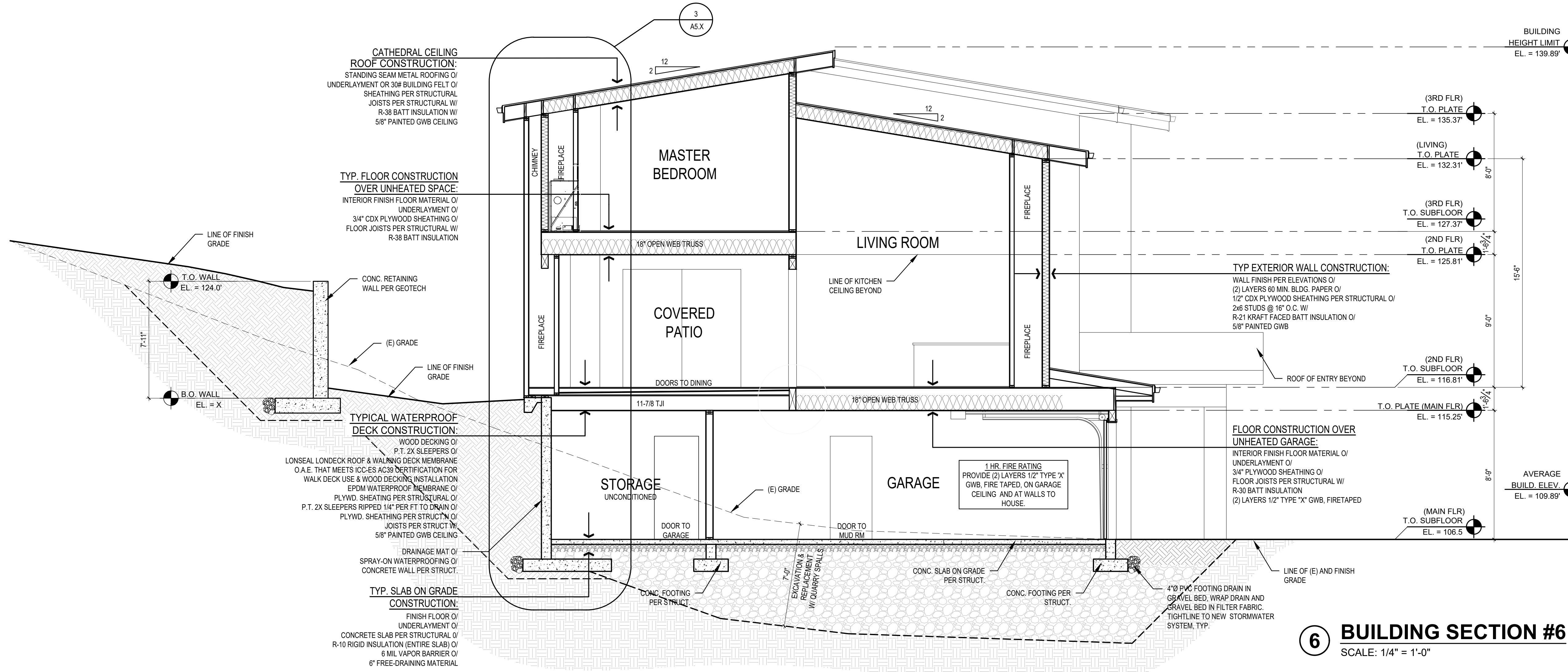


SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

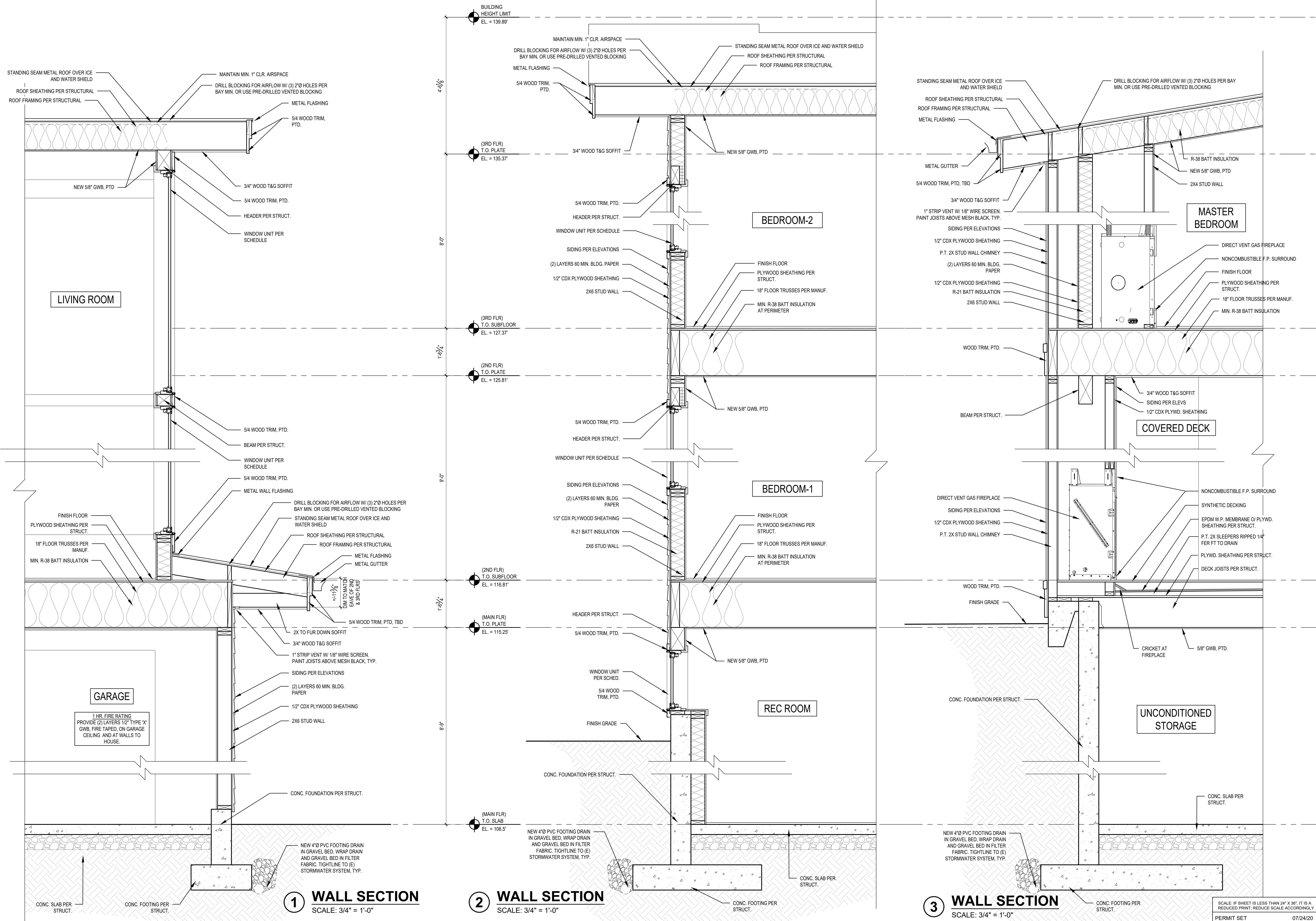




5 BUILDING SECTION #5
SCALE: 1/4" = 1'-0"



6 BUILDING SECTION #6
SCALE: 1/4" = 1'-0"

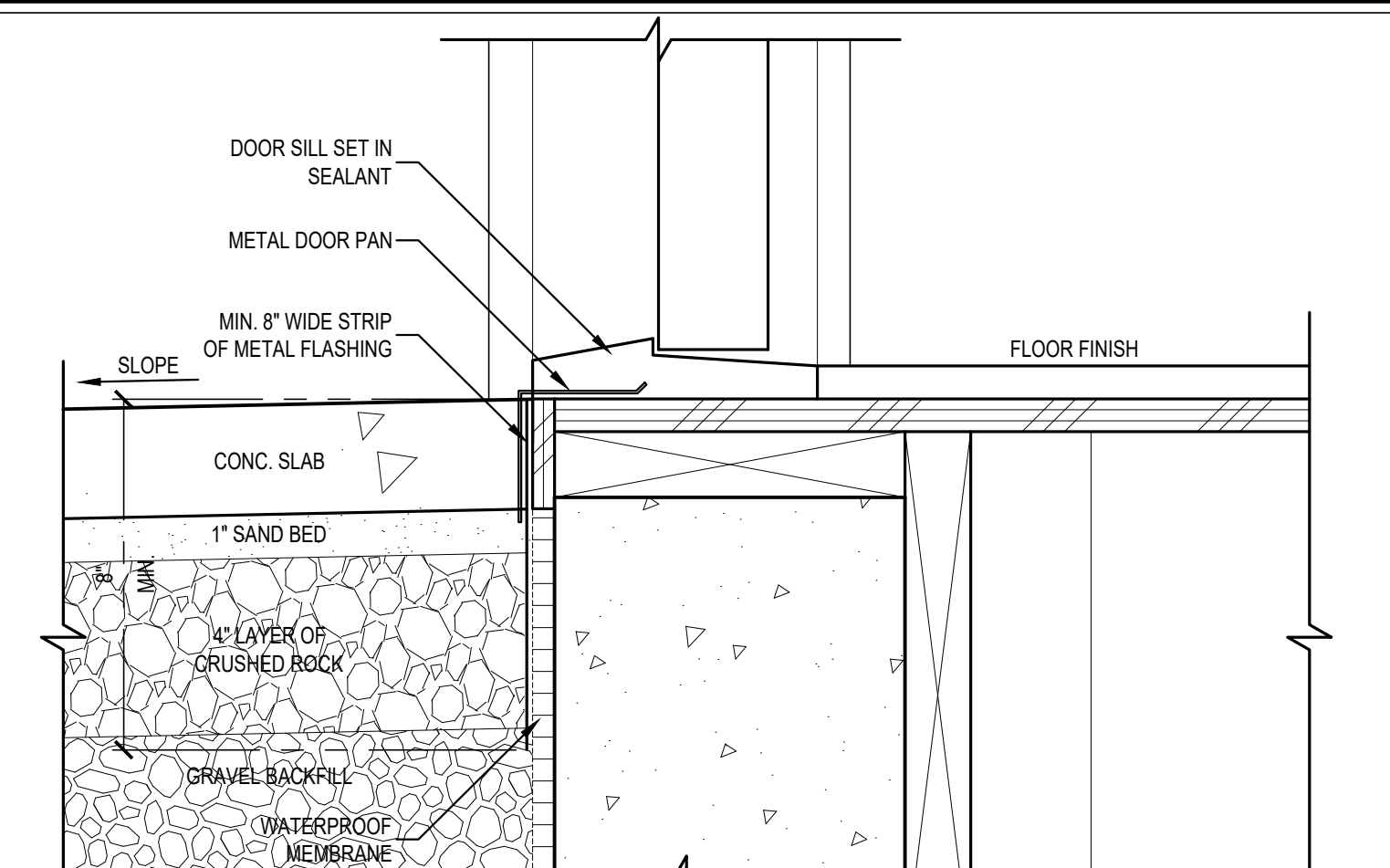
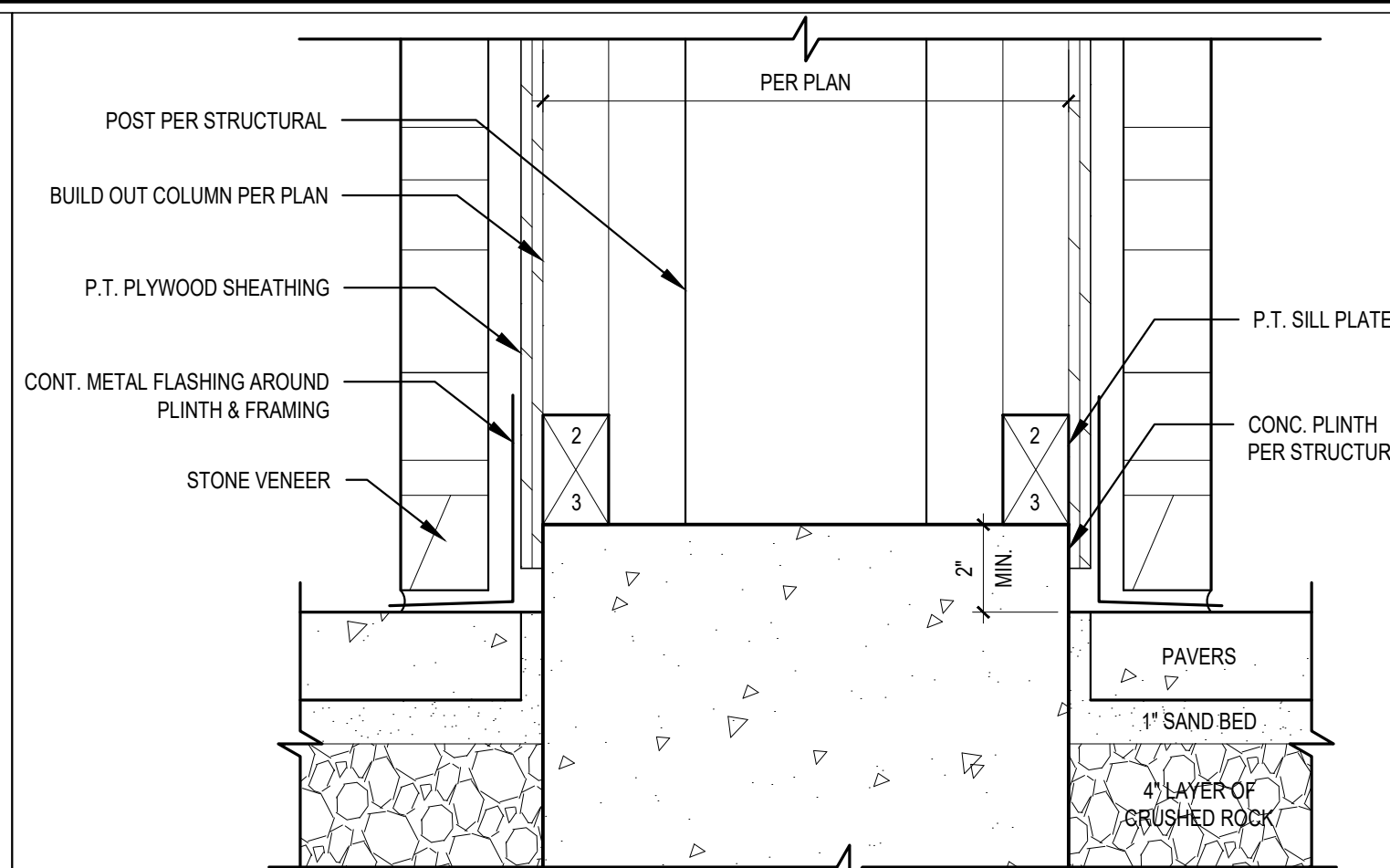
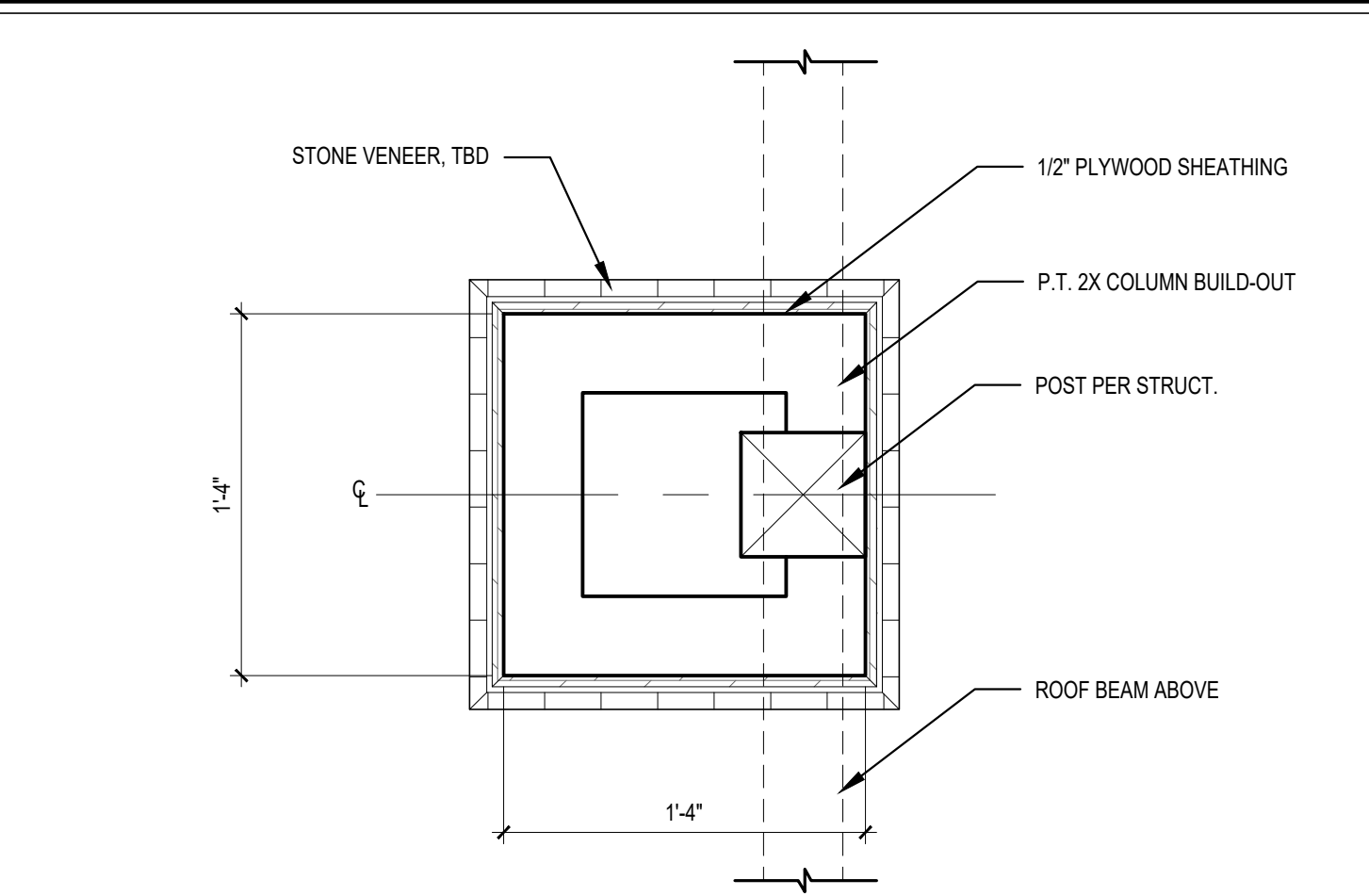
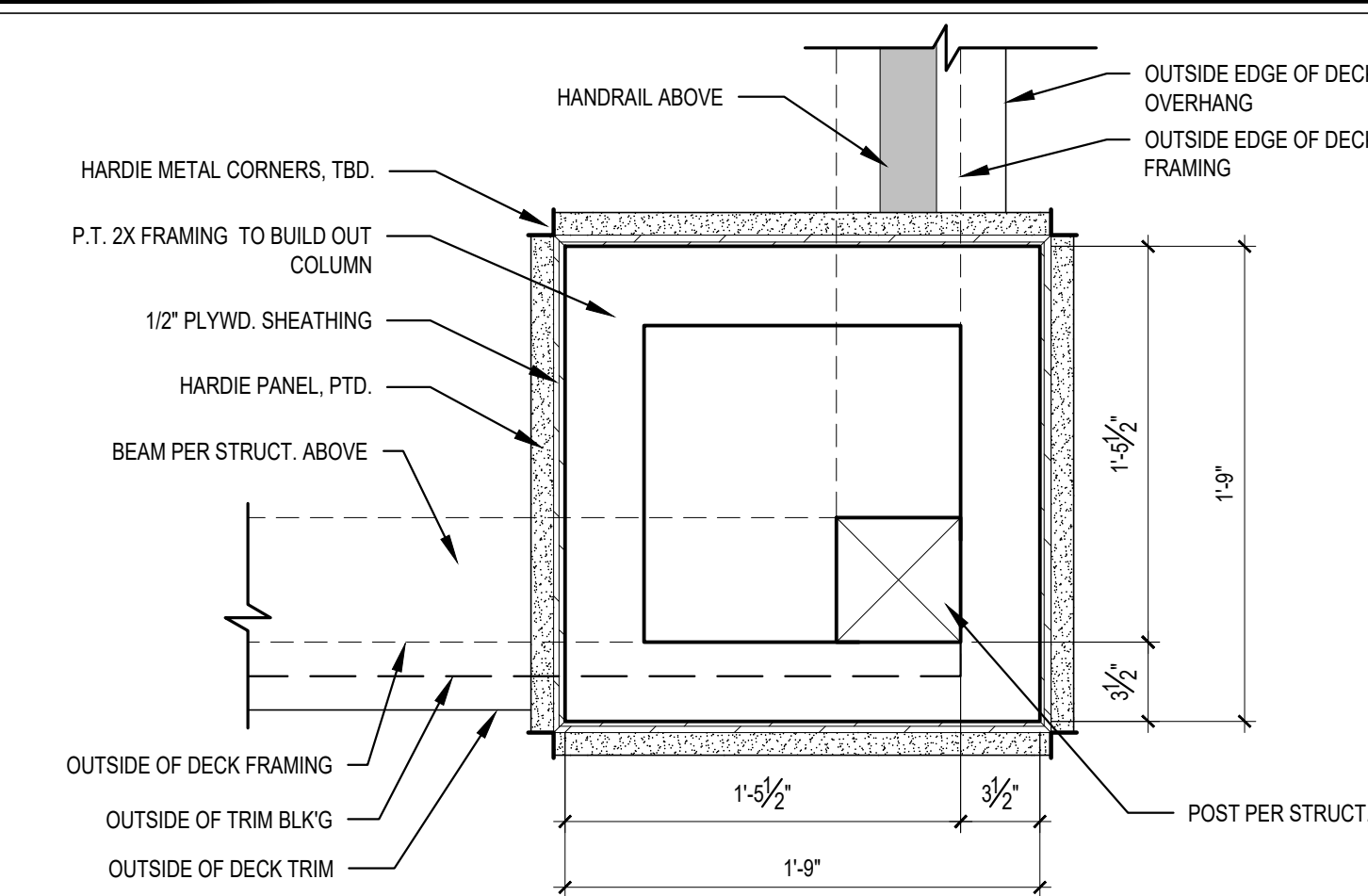


1 WALL SECTION
SCALE: 3/4" = 1'-0"

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

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

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 07/24/20

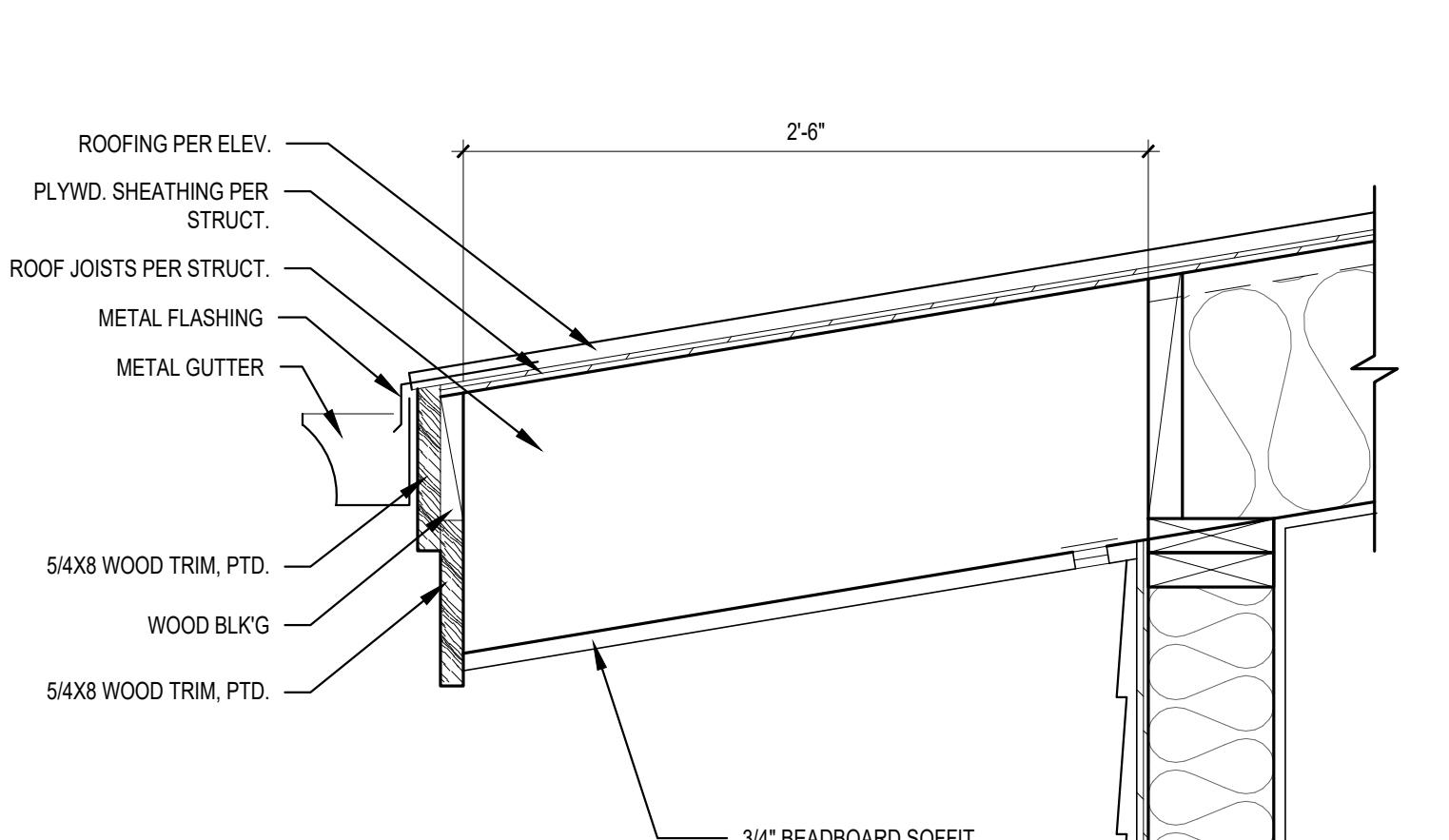
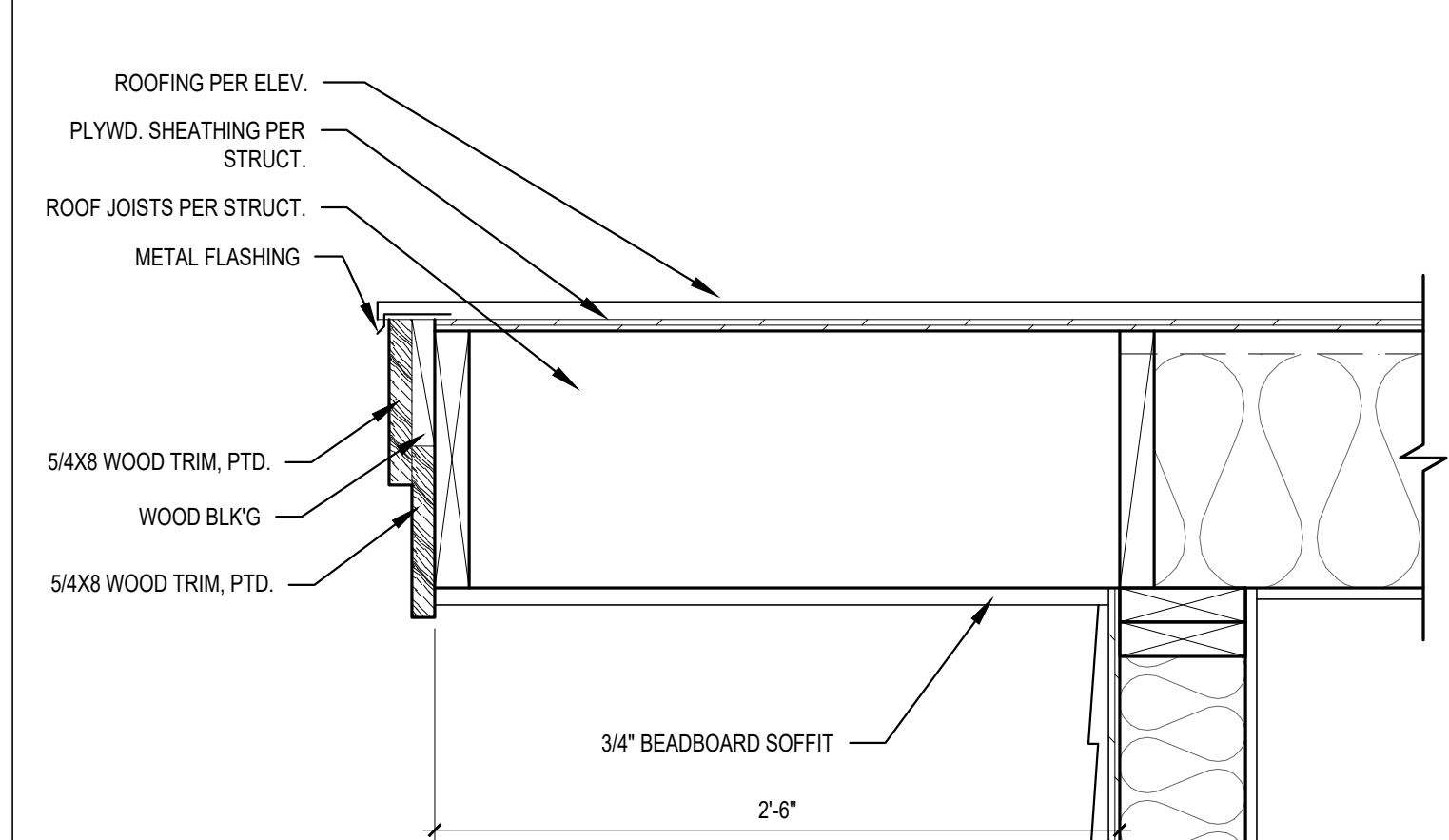
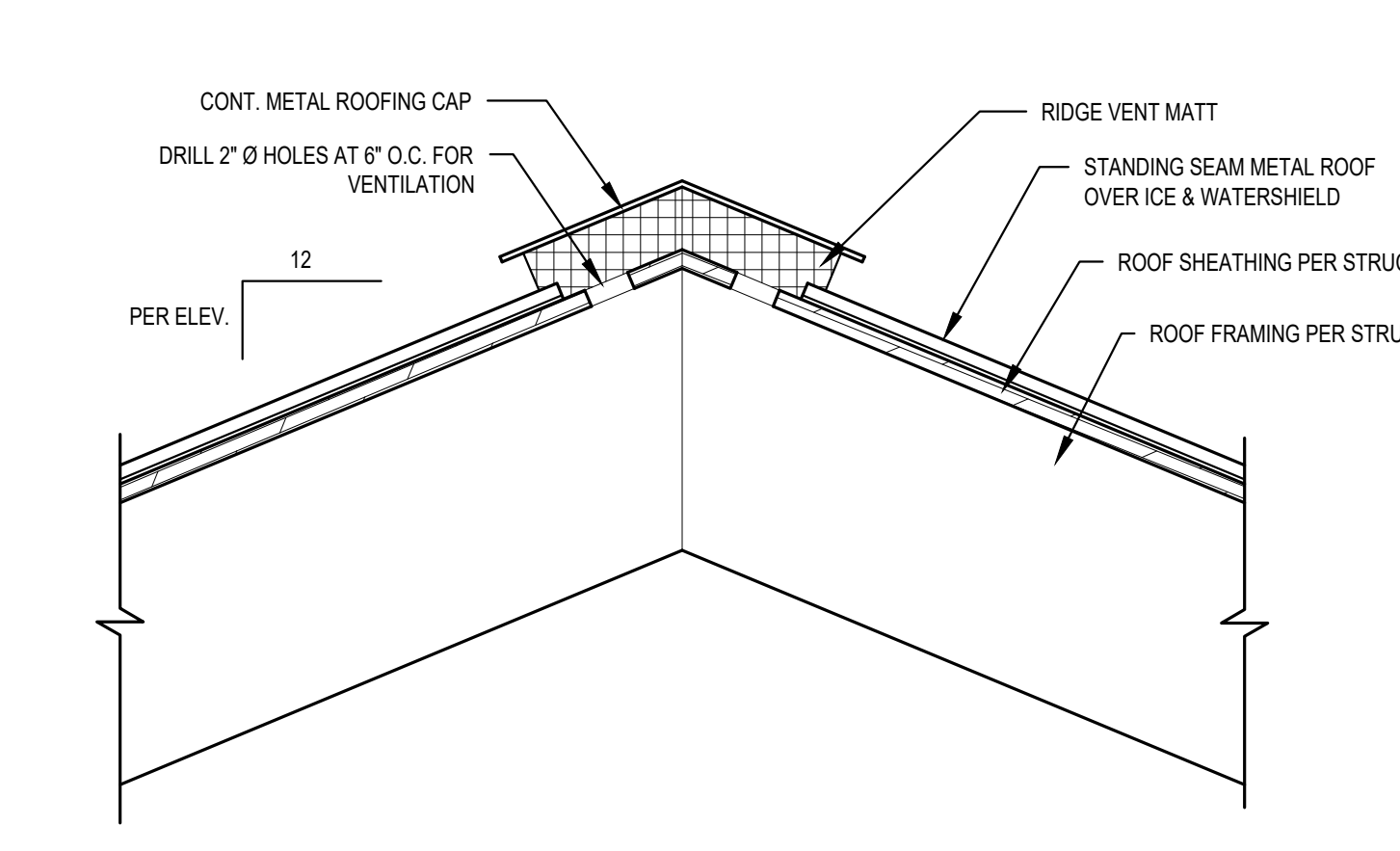
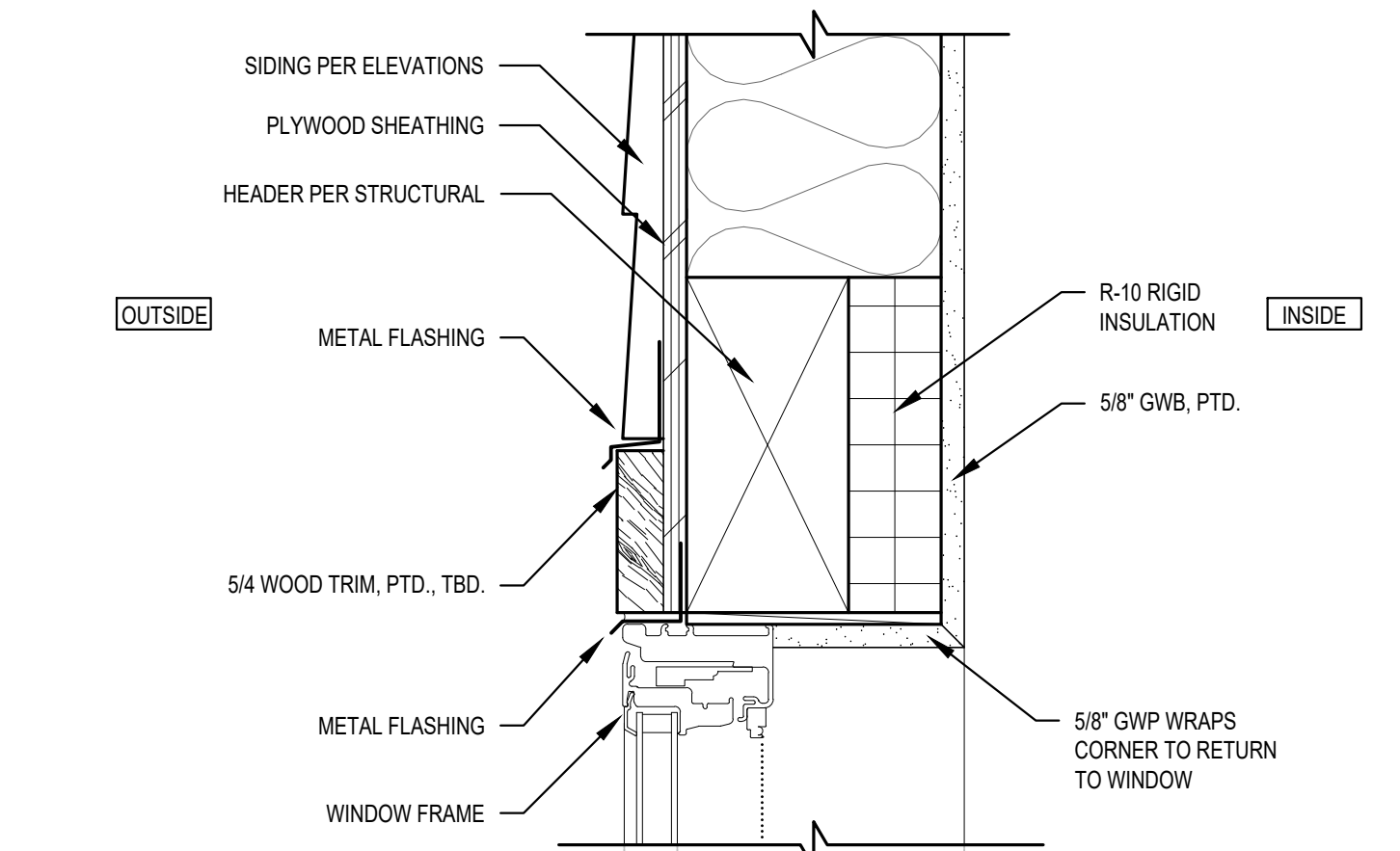


1 BUILT-OUT WOOD COLUMN PLAN DETAIL
SCALE: 1-1/2" = 1'-0"

2 BUILT-OUT WOOD COLUMN PLAN DETAIL
SCALE: 1-1/2" = 1'-0"

3 STONE VENEER COLUMN PLINTH DETAIL
SCALE: 3" = 1'-0"

4 FLASHING DETAIL @ FLUSH THRESHOLD
SCALE: 3" = 1'-0"

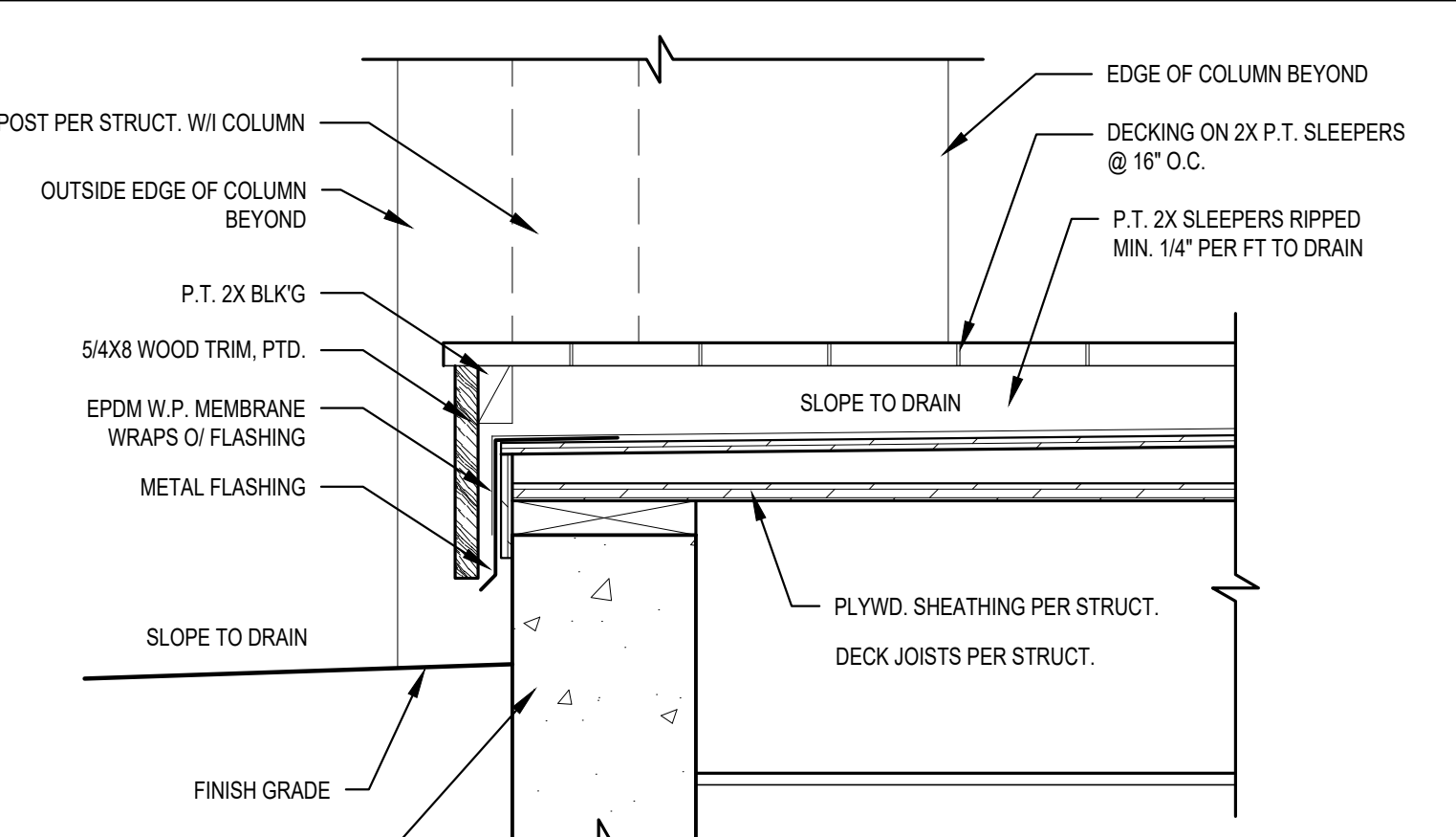
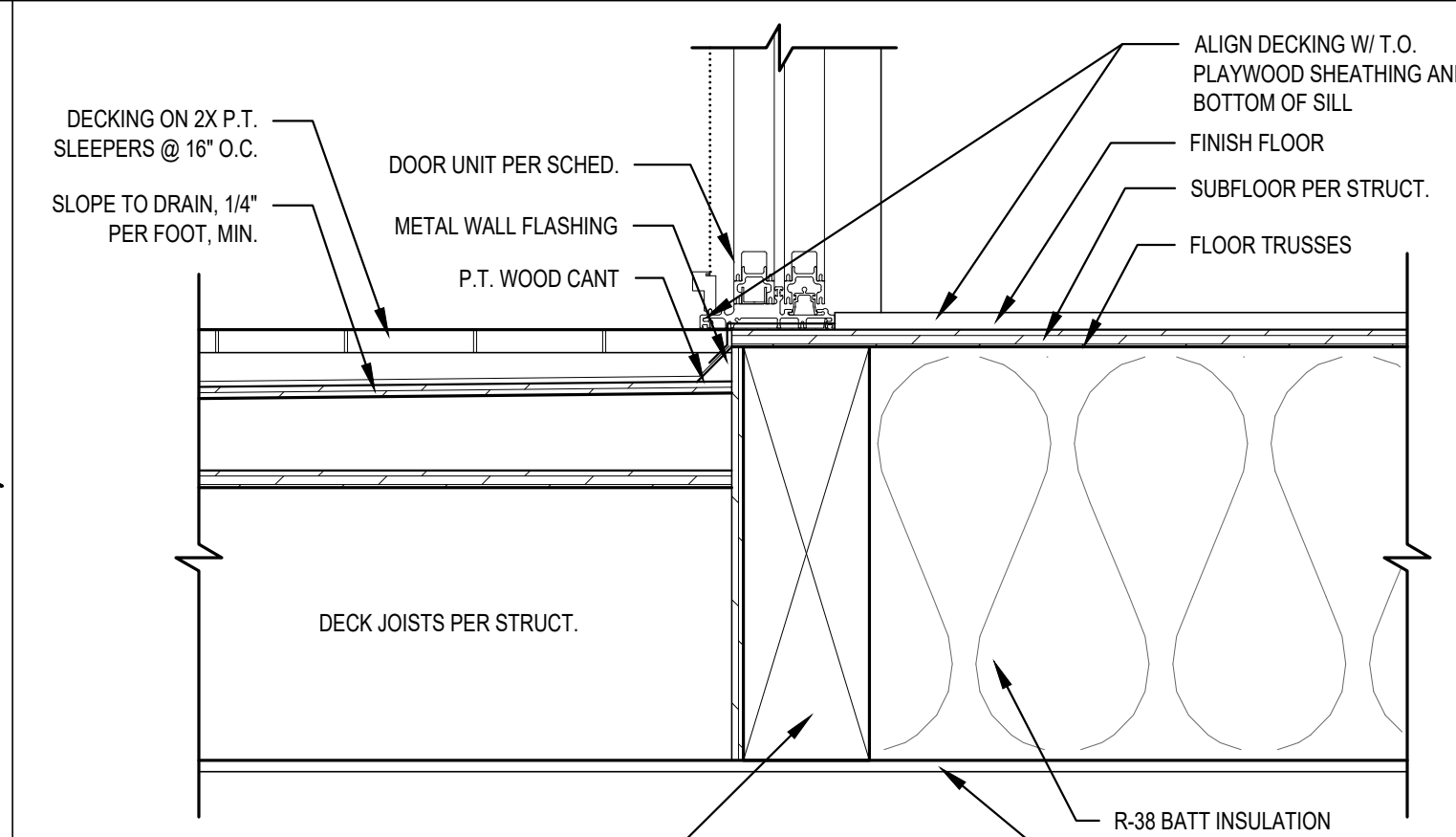
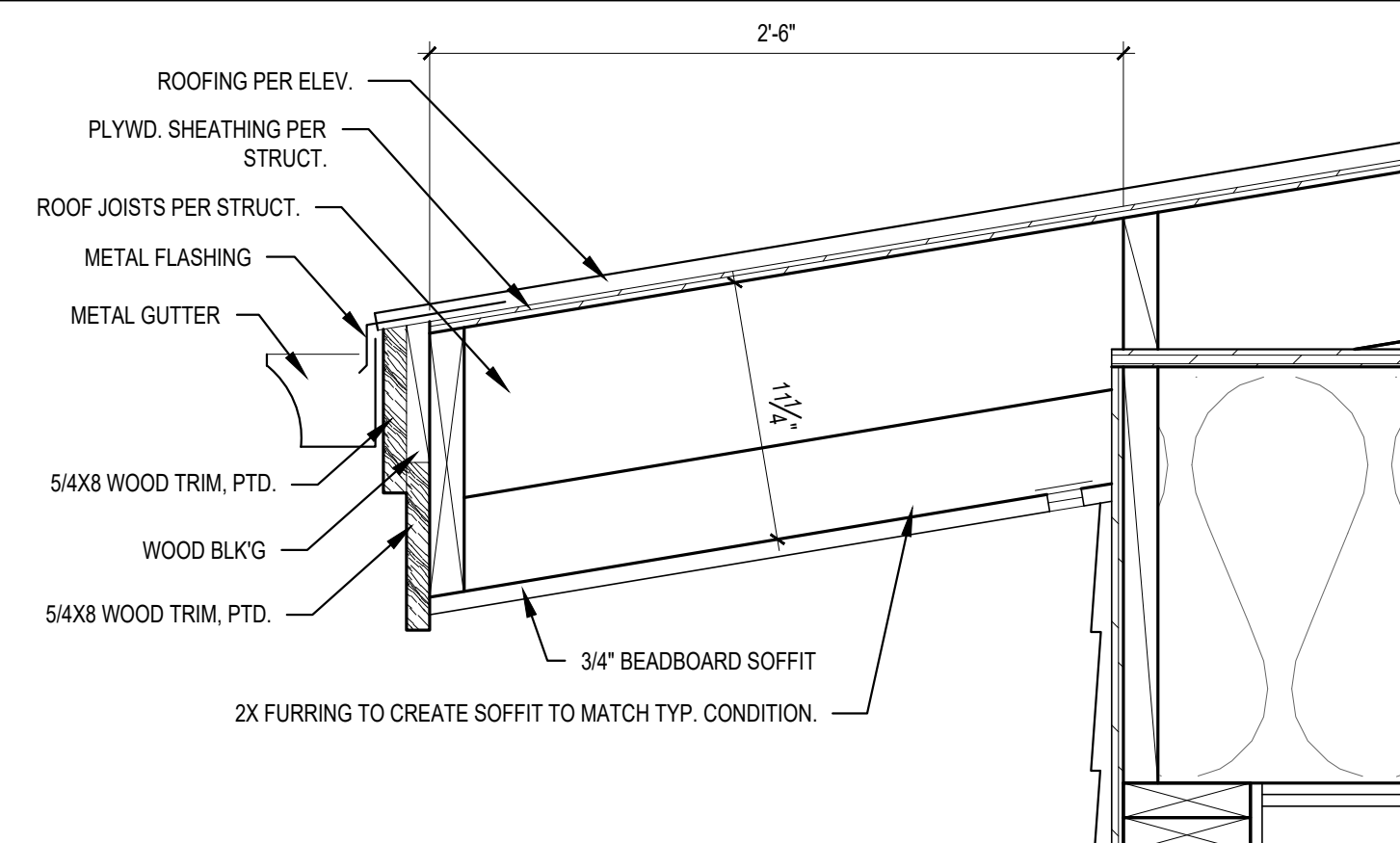
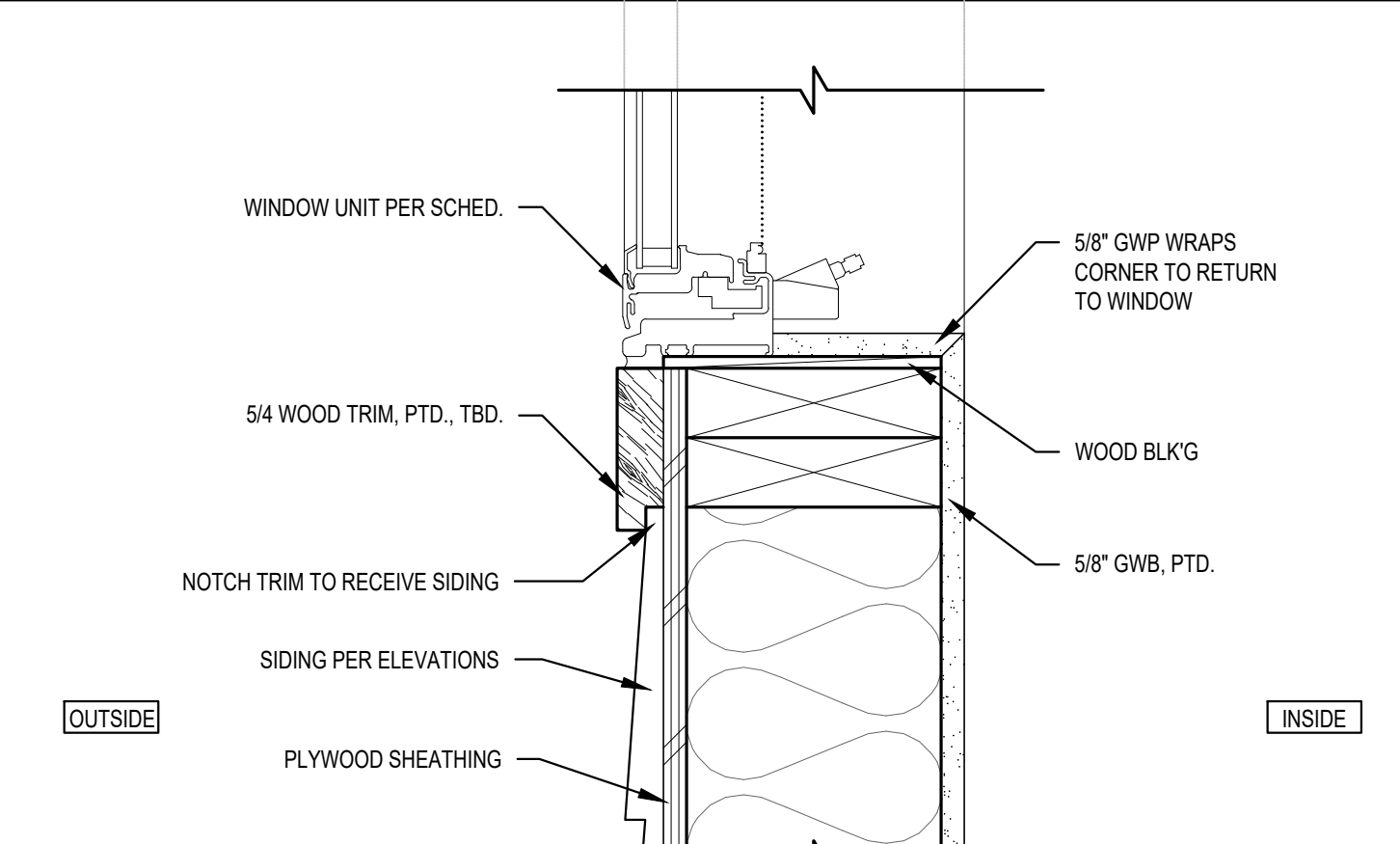


5 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"

6 TYPICAL ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"

7 TYPICAL ROOF RAKE DETAIL
SCALE: 1-1/2" = 1'-0"

8 TYPICAL VENTED ROOF EAVE DETAIL
SCALE: 1-1/2" = 1'-0"

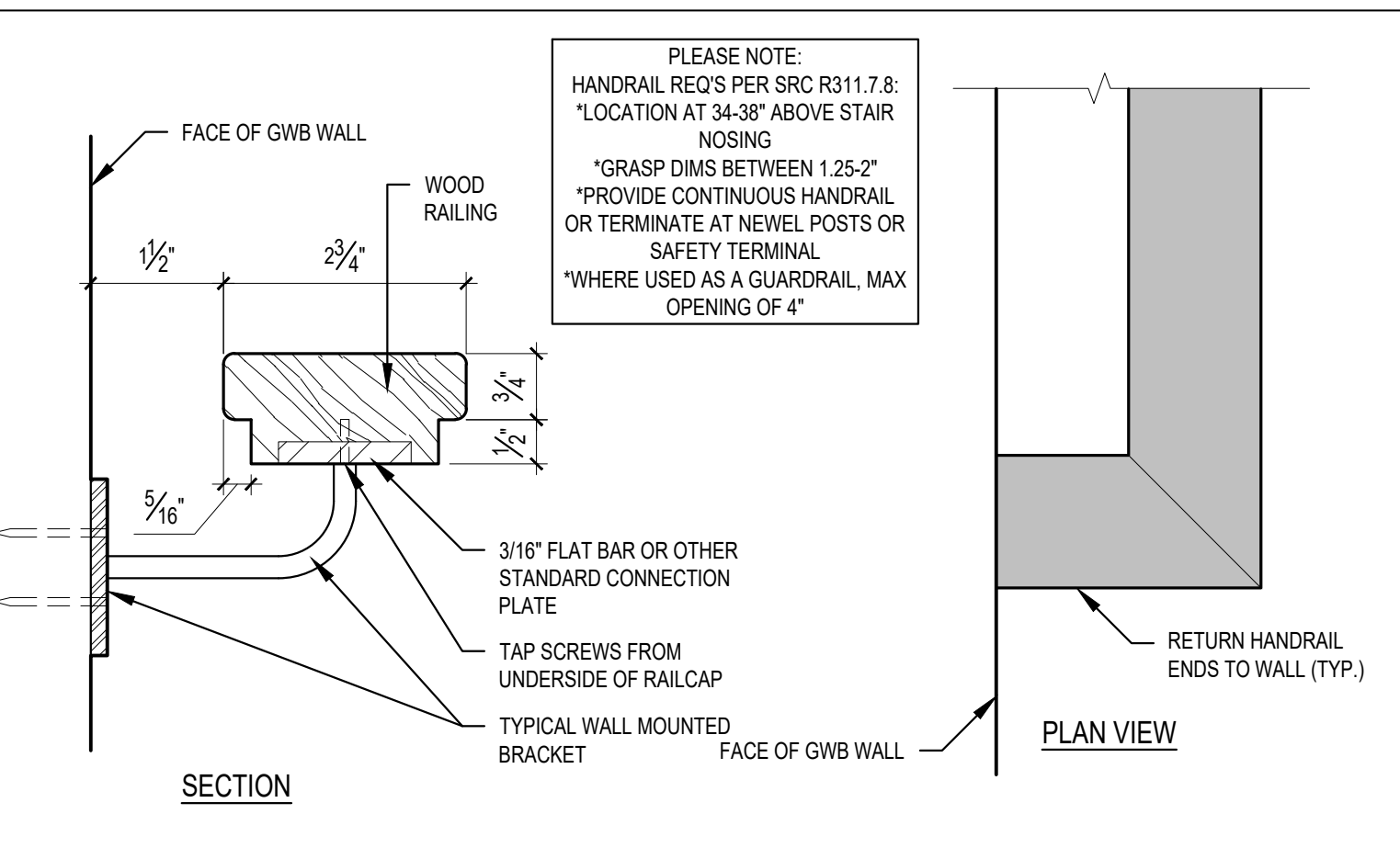
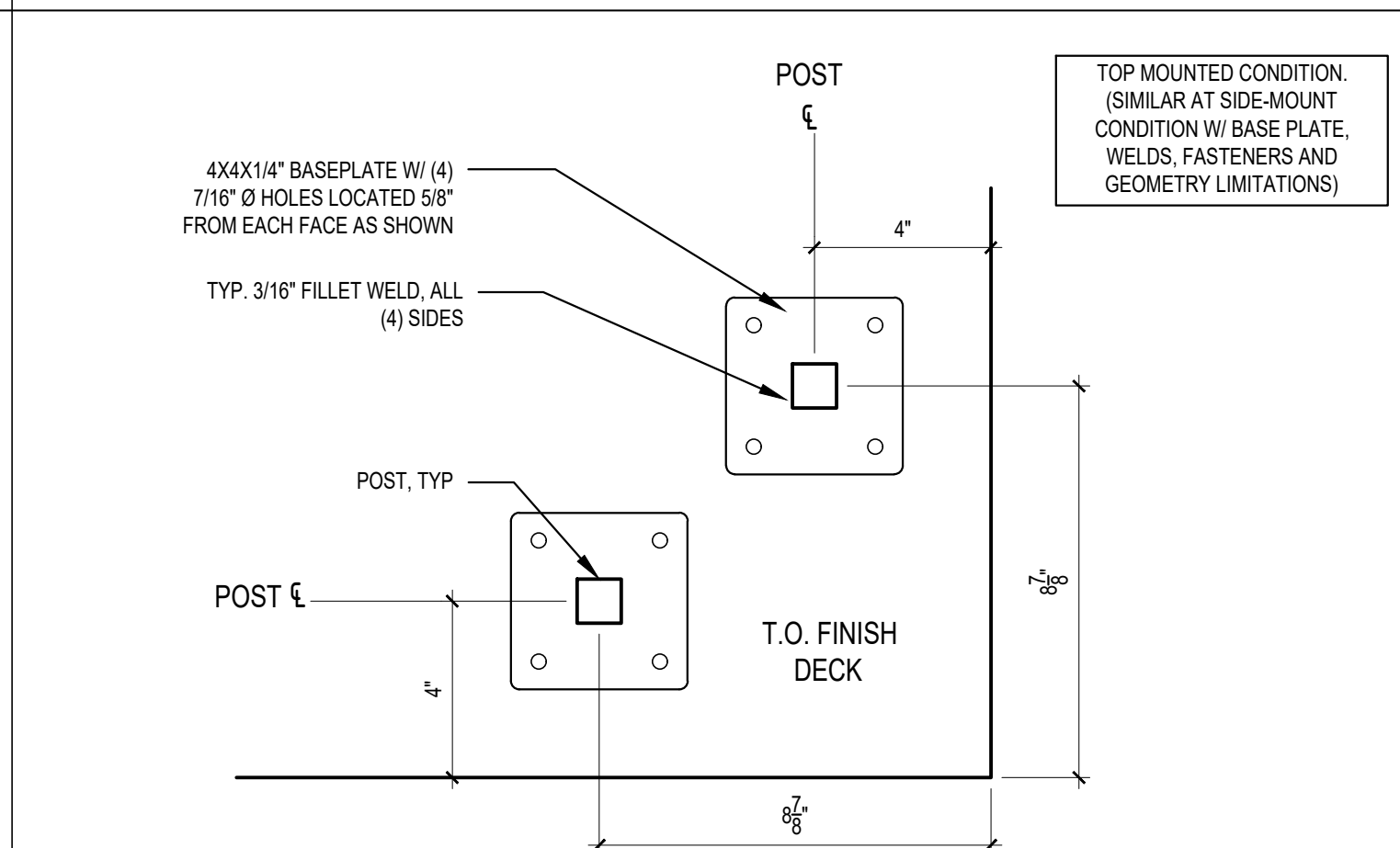
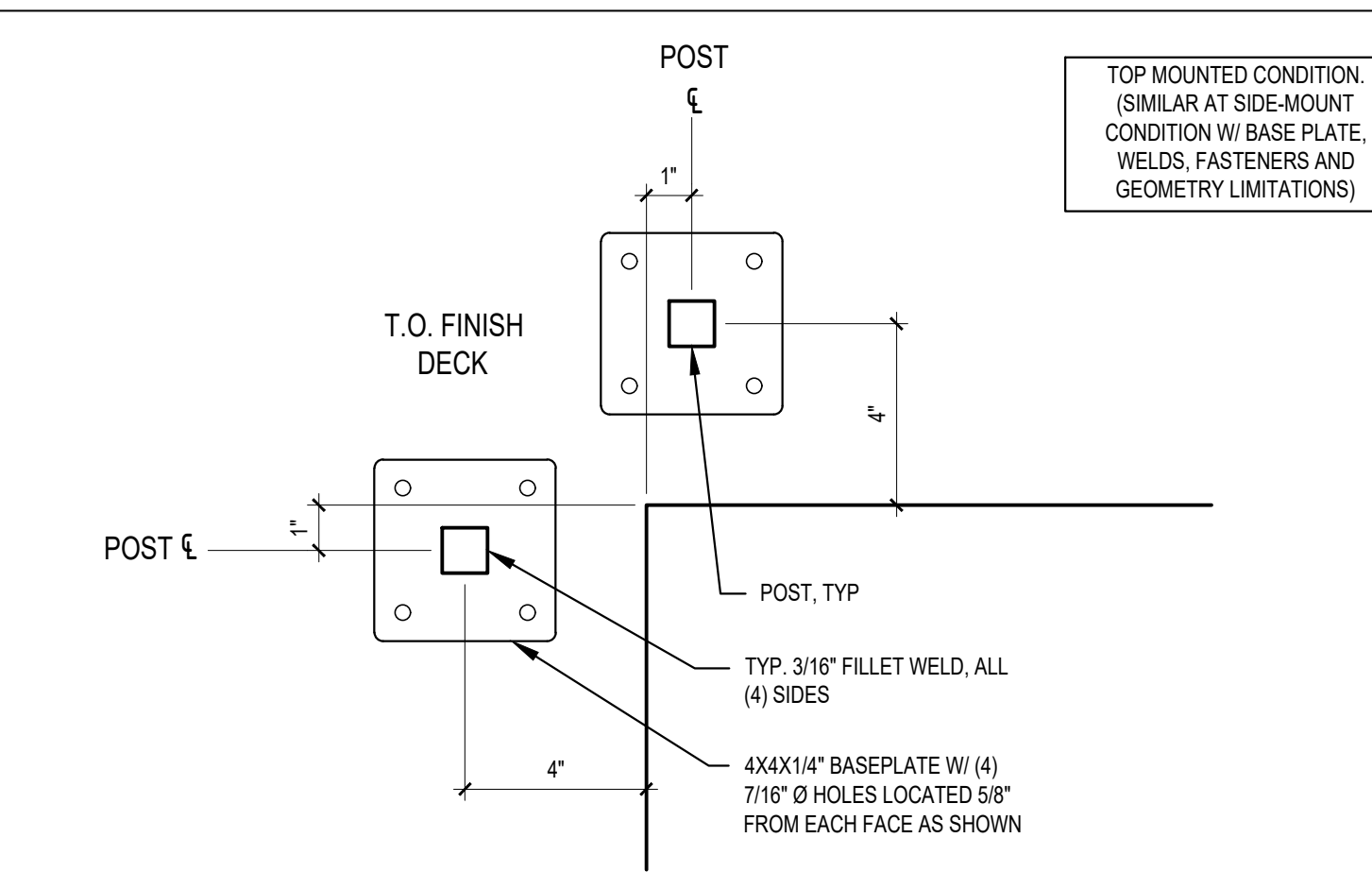
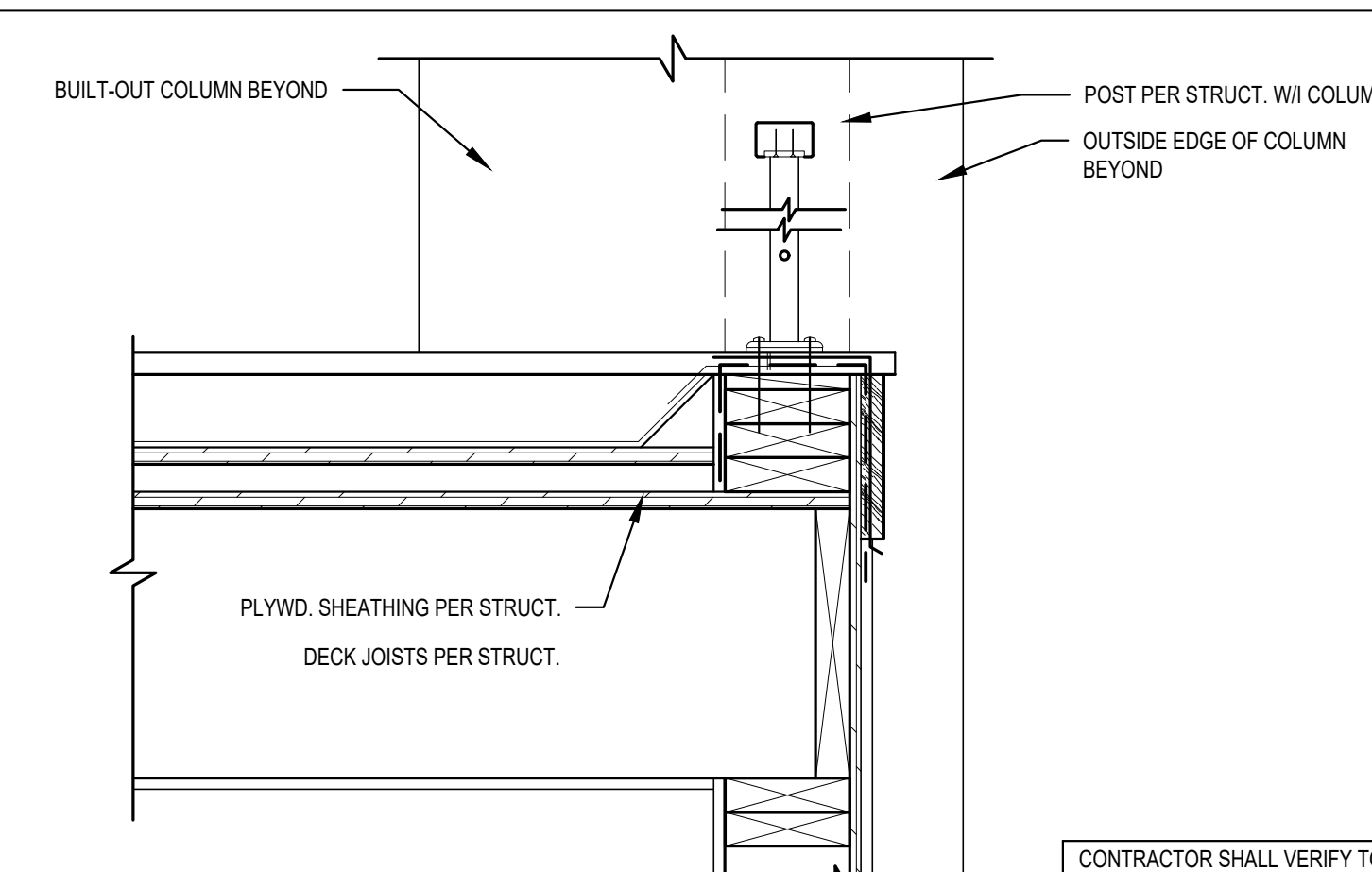


9 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"

10 TYPICAL FURRED ROOF EAVE DETAIL
SCALE: 1-1/2" = 1'-0"

11 THRESHOLD DTL. AT WATERPROOF DECK
SCALE: 1 1/2" = 1'-0"

12 DRAINAGE @ W.P. DECK EDGE
SCALE: 1 1/2" = 1'-0"



13 DECK GUARDRAIL SECTION DETAIL
SCALE: 1-1/2" = 1'-0"

14 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"

15 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"

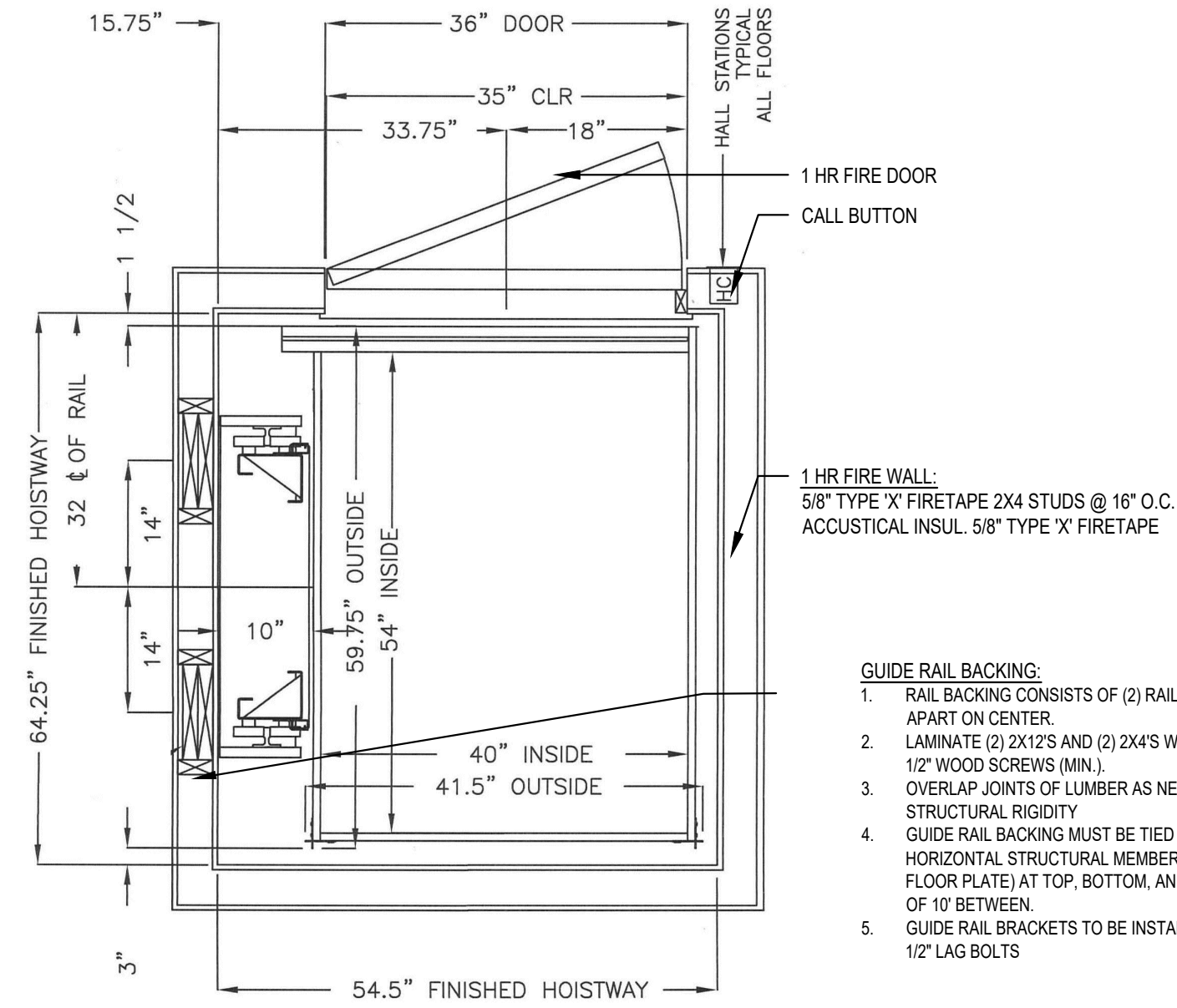
16 TYPICAL HANDRAIL DETAIL
SCALE: 6" = 1'-0"

CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION.

PLEASE NOTE:
HANDRAIL REQ'S PER SRC R311.7.8:
*LOCATION AT 34-38" ABOVE STAIR NOSING
*GRASP DIMS BETWEEN 1.25-2"
*PROVIDE CONTINUOUS HANDRAIL OR TERMINATE AT WELLS POSTS OR SAFETY TERMINAL
*WHERE USED AS A GUARDRAIL, MAX OPENING OF 4"

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 07/24/20

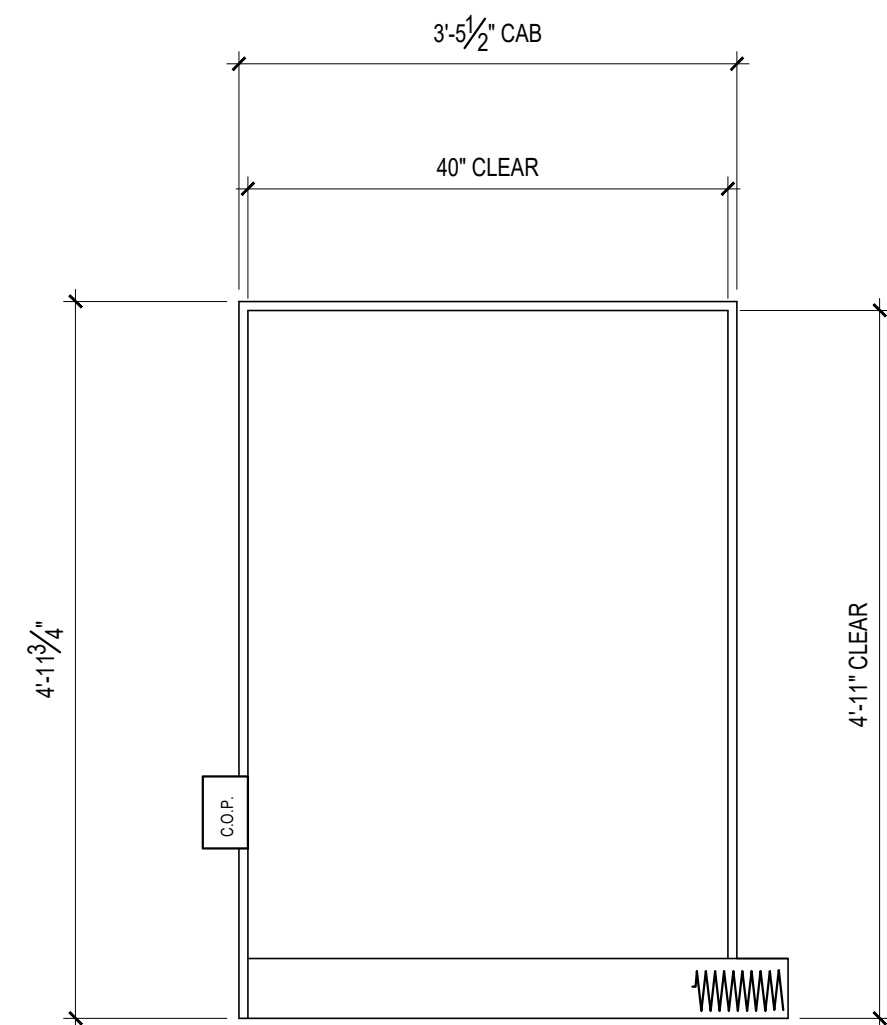
NOTE:
SEE LUXOR ELEVATOR HOISTWAY
MANUFACTURER'S DRAWINGS FOR
ADDITIONAL CONSTRUCTION
DETAILS AND NOTES



SHAFT PLAN

- GUIDE RAIL BACKING:
1. RAIL BACKING CONSISTS OF (2) RAILS MOUNTED 14" APART ON CENTER.
 2. LAMINATE (2) 2X12'S AND (2) 2X4'S W/ GLUE & #8X2 1/2" WOOD SCREWS (MIN.).
 3. OVERLAP JOINTS OF LUMBER AS NECESSARY FOR STRUCTURAL RIGIDITY.
 4. GUIDE RAIL BACKING MUST BE TIED TO A HORIZONTAL STRUCTURAL MEMBER (HEADER OR FLOOR PLATE) AT TOP, BOTTOM, AND A MAXIMUM OF 10' BETWEEN.
 5. GUIDE RAIL BRACKETS TO BE INSTALLED W/ 1/2" X 3 1/2" LAG BOLTS.

- NOTES:
1. LOCAL, STATE, & NATIONAL CODES MUST ALWAYS BE FOLLOWED
 2. 3'-6" MINIMUM CLEARANCE IN FRONT OF CONTROLLER PANEL REQUIRED PER N.E.C.
 3. FUSED DISCONNECT SWITCH AND LIGHT SWITCH TO BE LOCATED ON STRIKE JAMB SIDE OF MACHINE ROOM DOOR
 4. PROVIDE HANDRAILS PER ADA
 5. PROVIDE ADEQUATE WALL SUPPORTS FOR T-RAIL FASTENINGS. STRIKE INTERVALS NOT TO EXCEED 10'-0" COMPLY TO ALL PERTINANT BUILDING CODES
 6. PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1 AS REQUIRED BY R323.1.
 7. WASHINGTON STATE DEPT OF L&I ELEVATOR SECTION MUST PERFORM A SAFETY INSPECTION AND ISSUE AN ANNUAL OPERATING PERMIT FOR ELEVATORS. L&I CONTACT 360.902.8130



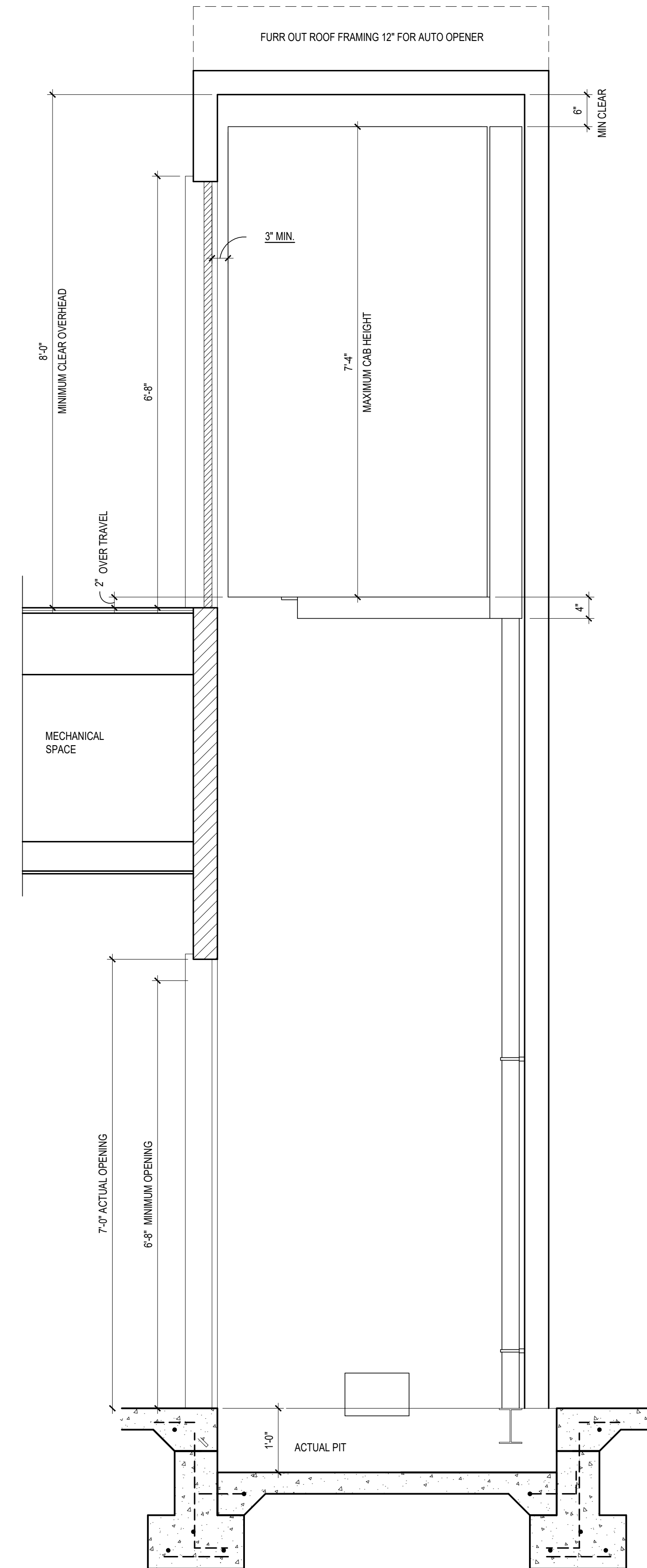
CAB PLAN

1 ELEVATOR PLANS
SCALE: 3/4" = 1'-0"

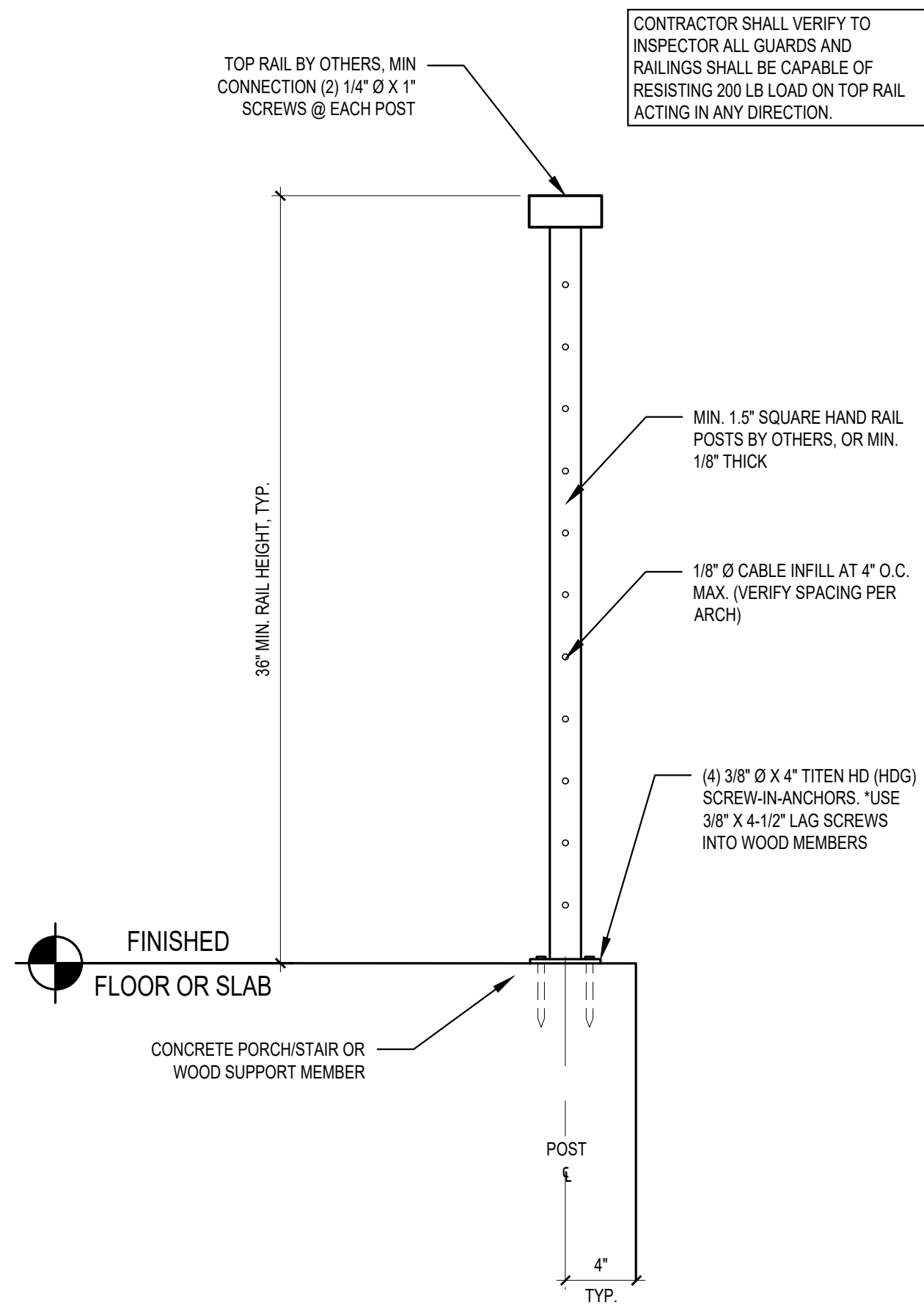
2 NOT USED
SCALE: 3/4" = 1'-0"

3 NOT USED
SCALE: 3/4" = 1'-0"

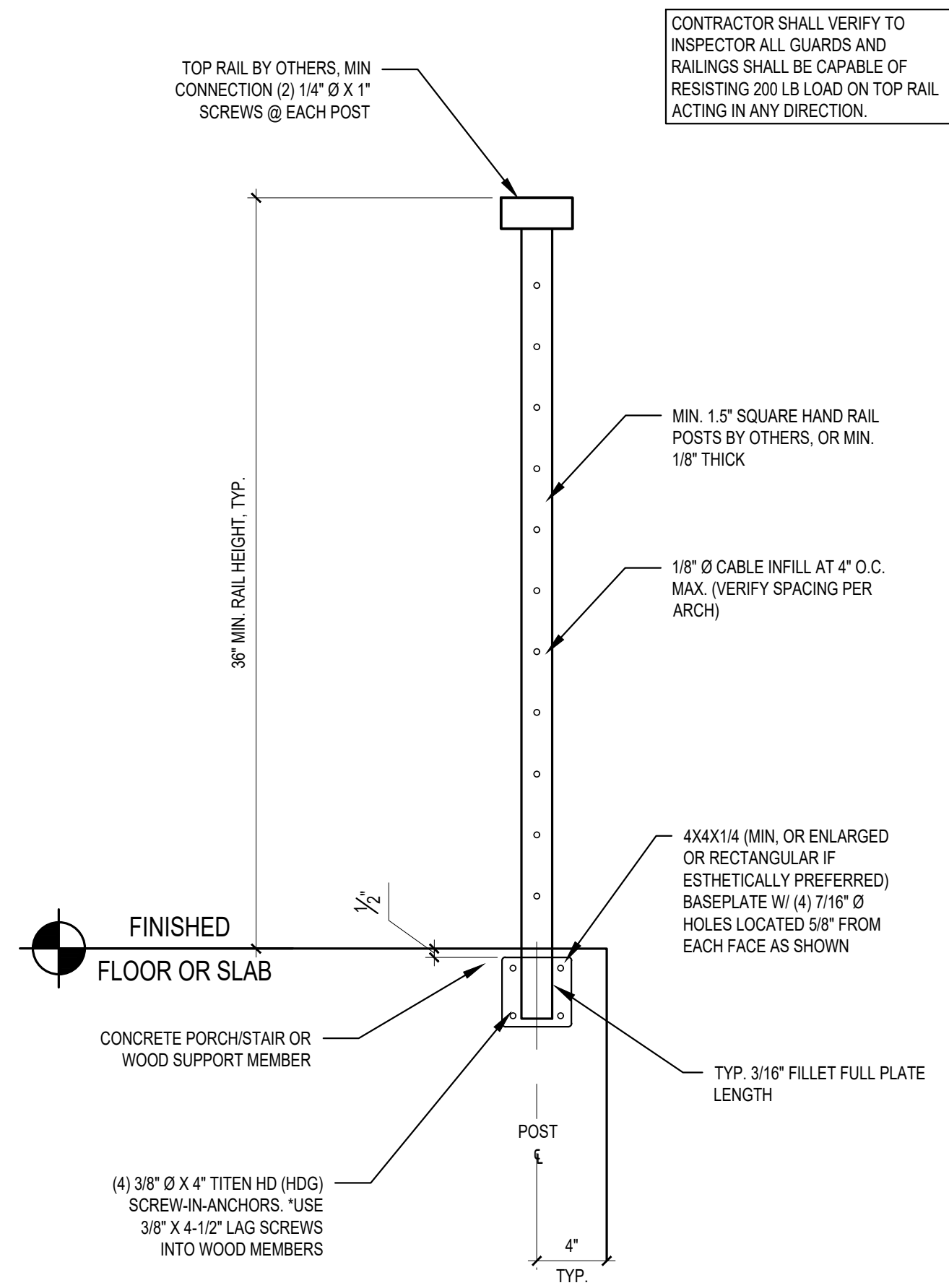
- NOTES:
1. IF 8'-0" MINIMUM CLEARANCE CANNOT BE OBTAINED, CONTACT THE FACTORY FOR FURTHER INFORMATION
 2. MAXIMUM TRAVEL 50'-0"
 3. PIT FLOOR TO BE DESIGNED FOR A LOAD OF 3200 LBS.
 4. TALLER CAB HEIGHT REQUIRES ADDITIONAL OVERHEAD CLEARANCE
 5. FOR GHP-100 AUTO GATE OPERATOR PROVIDE AND ADDITIONAL 12" OF OVERHEAD CLEARANCE
 6. DIMENSIONS ARE FOR LEVEL 1 & 2



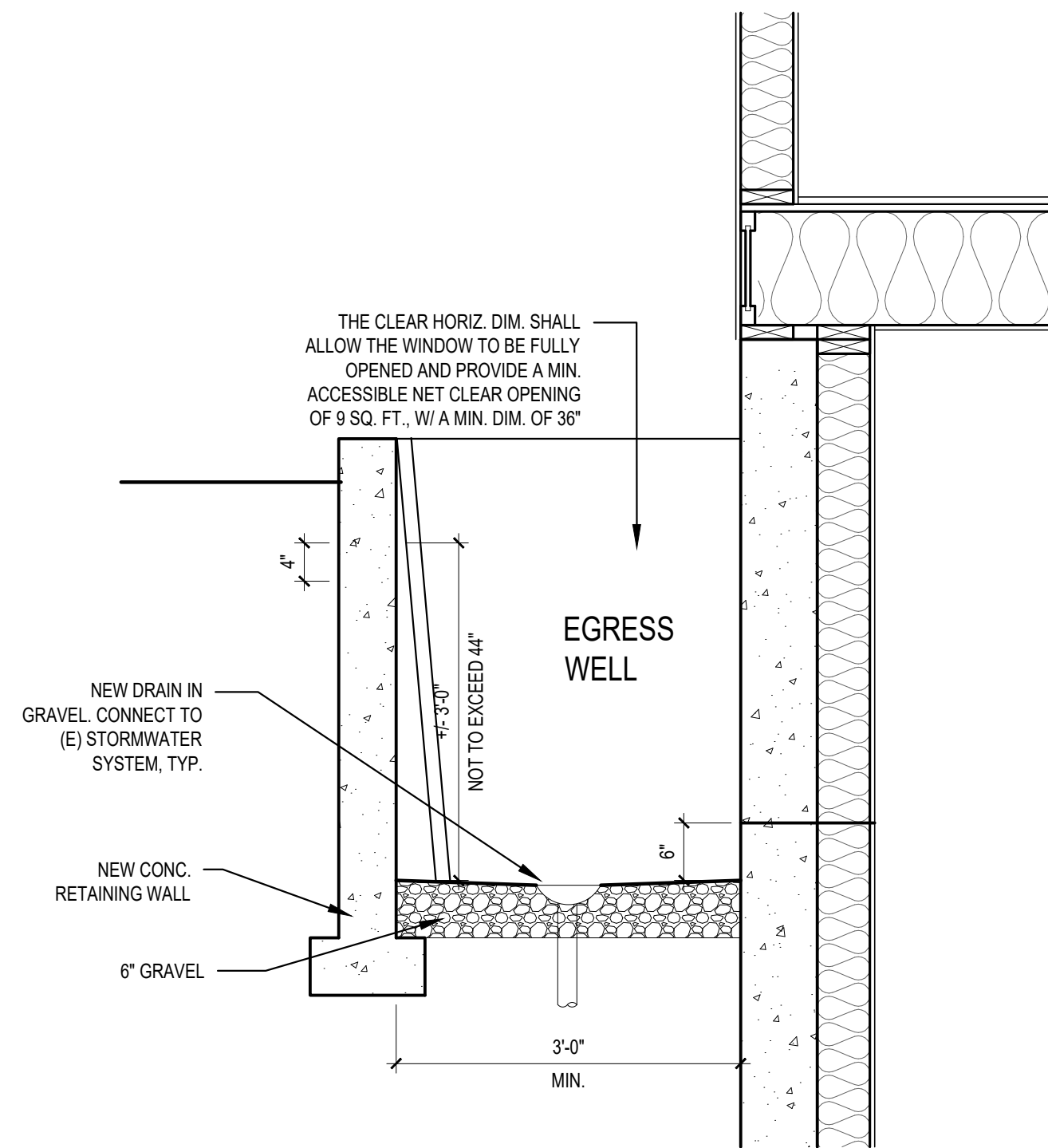
7 ELEVATOR SECTION
SCALE: 3/4" = 1'-0"



4 RAILING ATTACHMENT - TOP-MOUNTED
SCALE: 1-1/2" = 1'-0"



5 RAILING ATTACHMENT - SIDE-MOUNTED
SCALE: 1-1/2" = 1'-0"



6 EGRESS WELL SECTION DETAIL
SCALE: 3/4" = 1'-0"

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

FOREST AVE LOT 4

S200420

PROJECT INFORMATION

CLIENT
JON TELLEFSON
PO BOX 40568,
BELLEVUE, WA 98015

PROJECT ADDRESS
5202 FOREST AVE SE,
MERCER ISLAND, WA 98040

ARCHITECT
STURMAN ARCHITECTS
9 103RD AVE NE
SUITE 203
BELLEVUE, WA 98004
PHONE: (425) 451-7003

STRUCTURAL ENGINEER
L120 ENGINEERING & DESIGN
13150 91st PL NE
KIRKLAND WA, 98034
PHONE: (206) 790-9502
CONTACT: MANS THURFJELL, PE

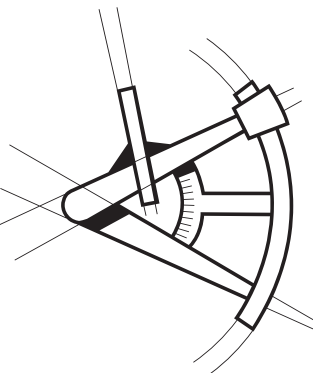
CODES

ENGINEERED PER:
2015 (SRC) SEATTLE RESIDENTIAL CODE
2015 (SBC) SEATTLE BUILDING CODE

SHEET INDEX

- COVER SHEET...S-0
- STRUCTURAL GENERAL NOTES...S-1
- FOUNDATION PLAN...S-2
- FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-3
- SECOND FLOOR FRAMING PLAN...S-4
- SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-5
- THIRD FLOOR FRAMING PLAN...S-6
- THIRD FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-7
- THIRD FLOOR CEILING FRAMING PLAN...S-8
- ROOF FRAMING PLAN...S-9

STRUCTURAL DETAILS...SD-1
STRUCTURAL DETAILS...SD-2
STRUCTURAL DETAILS...SD-3



REVISIONS

△	DESCRIPTION	DATE	BY
---	-------------	------	----

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE

24X36 SHEET:1/4"=1'-0"

DESCRIPTION
COVER SHEET
SHEET S-0

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

CODE: 2015 SBC/SRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY.

ROOF25 PSF SNOW (GROUND)

FLOORS RESIDENTIAL.....40 PSF

BALCONY/DECK.....60 PSF

BASIC WIND SPEED110 MPH, EXPOSURE B

SEISMIC

MAPPED SPECTRAL ACCELERATION, S_s..... 1.444

MAPPED SPECTRAL ACCELERATION, S₁..... 0.554

SOIL SITE CLASS.....D

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
3. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
5. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
6. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
10. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
11. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
12. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
13. DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

FOUNDATION

1. FOUNDATION DESIGN PARAMETERS ASSUMED PER IRC/IBC VALUES:

FOOTING BEARING PRESSURE: 1500 PSF

LATERAL EARTH PRESSURE:

ACTIVE: 35 PCF (FREE) 50 PCF (RESTRAINED)

PASSIVE: 350 PCF

COEFFICIENT OF BASE FRICTION: 0.35

2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
3. ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

CONCRETE

1. REFERENCE STANDARDS: ACI-301, ACI-318, IBC. MINIMUM CONCRETE STRENGTH (28 DAYS): FOOTINGS AND STEM WALLS.....3,000 PSI - 5 SACK MIX BASEMENT FOUNDATION RETAINING WALLS.....3,000 PSI - 5 SACK MIX SLAB-ON-GRADE.....2,500 PSI - 5 SACK MIX SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.....3,000 PSI AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
2. MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
3. PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
4. SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
5. CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
6. JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
7. WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
8. WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

REINFORCING STEEL

1. REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
2. MATERIALS: REINFORCING STEEL: ASTM A615, GRADE 60
3. SPLICES: LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
4. COVER: FOOTINGS3 INCHES SLABS.....2 INCHES
5. FORMED SURFACES: WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

STRUCTURAL AND MISC. STEEL

1. REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. MATERIALS: BOLTS - ASTM A307, UNLESS OTHERWISE NOTED WF BEAMS - ASTM A572-50 (F_y = 50,000 PSI) HSS ROUND COLUMNS - ASTM A500 Gr. B (F_y = 42,000 PSI) HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (F_y = 46,000 PSI) ALL OTHER STEEL - ASTM A36 (F_y = 36,000 PSI)

STRUCTURAL STEEL WELDING

1. CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTINO REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.
2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:

WALL STUDS:	2x, HF STUD GRADE, 3x HF #2
WALL PLATES:	2x HF STANDARD GRADE 2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION
- JOISTS: 2x6 HF STUD GRADE
2x8 AND UP HF #2
- BEAMS, HEADERS: 6x DF#2; 4x DF#2, WWPA GRADING.
- POSTS: 4x, 6x, DF #2
LUMBER NOT NOTED TO BE HF #2.
3. PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
5. CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
6. BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
7. NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
8. PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 1/4"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 1/2"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 3/4", 3 1/2"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X61	1/2"
(1.5E)	WALL STUD > 2X6	1 1/2"
MICROLLAM LVL (1.9E)	HEADER, BEAM	1 3/4"
PARALLAM PSL (2.0E)	HEADER, BEAM	3 1/2", 5 1/4", 7"
PARALLAM PSL (1.8E)	COLUMN	3 1/2", 5 1/4", 7"

WOOD STRUCTURAL CONNECTIONS

1. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

BRICK VENEER ANCHORAGE

1. D/A 2135 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT WOOD STUD WALL.
2. D/A 5213 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT CONCRETE WALL.
3. PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE . ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
4. AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
5. USE TYPE N MORTAR COMPLYING WITH ASTM C270

GLU-LAMINATED TIMBER

1. GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
2. MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WOOD SHEATHING

1. ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
2. FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
3. WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
4. NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SHOP DRAWINGS AND SUBMITTALS

1. SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:

A)	REINFORCING STEEL	C)	GLU-LAMINATED BEAMS
B)	MISCELLANEOUS STEEL	D)	PRE-MANUFACTURED WOOD TRUSSES
2. SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:

A)	CONCRETE DESIGN MIX
B)	CONCRETE INSERTS
C)	EPOXY ADHESIVES

INSPECTIONS

1. REFERENCE STANDARDS: IBC 110. INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
2. SOIL: VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
3. CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI. TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
4. REINFORCING: VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS. CHECK FOR REQUIRED COVER, SIZE AND GRADE.
5. WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

ALTERNATES:

1. ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

SETTLEMENT SHRINKAGE:

1. DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

JOBSITE SAFETY:

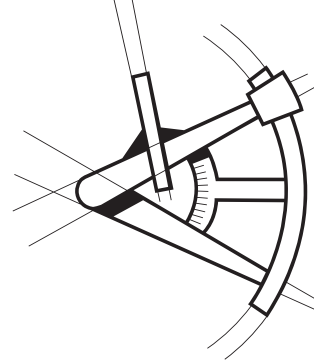
1. THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

ABBREVIATIONS

AB	ANCHOR BOLT	GLB	GLULAM BEAM
ABV	ABOVE	GR	GRADE
AFF	ABOVE FINISH FLOOR	GYP	GYPSUM WALL BOARD
ALT	ALTERNATE	HDG	HOT-DIPPED GALVANIZED
ALUM	ALUMINUM	HDR	HEADER
APPROX	APPROXIMATE	HF	HEM FIR
AYC	ALASKAN YELLOW CEDAR	HGT	HEIGHT
BB	BOX BEAM	HT	HEIGHT
BF	BOTTOM FLUSH	IN	INCH
BLDG	BUILDING	JT	JOINT
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BP	BOTTOM PLATE	NB	NON-BEARING
BRG	BEARING	NO	NUMBER
BTWN	BETWEEN	OC	ON CENTER
BSMT	BASEMENT	PL	PLATE
B/W	BOTTOM OF WALL	PSF	POUNDS PER SQUARE FOOT
CANT	CANTILEVER	PSI	POUNDS PER SQUARE INCH
CJ	CONTROL JOINT	PT	PRESSURE TREATED
CLG.	CEILING	RAF	RAFTER
CJ	CEILING JOIST	REF	REFERENCE
CLR	CLEAR	REINF	REINFORCEMENT
CMU	CONCRETE MASONRY UNIT	REQD	REQUIRED
COL	COLUMN	REQS	REQUIREMENTS
CONC	CONCRETE	SF	SQUARE FOOT
CONN	CONNECTION	SHTG	SHEATHING
CONST	CONSTRUCTION	SIM	SIMILAR
CONT	CONTINUOUS	SPF	SPRUCE PINE FIR
CTR	CENTER	STD	STANDARD
DET	DETAIL	SYP	SOUTHERN YELLOW PINE
DF	DOUGLAS FIR (SOUTH)	T/	TOP OF
DFL	DOUGLAS FIR LARCH	T/BM	TOP OF BEAM
DIM	DIMENSION	T/CONC	TOP OF CONCRETE
DJ	DOUBLE JOIST	T/PL	TOP OF PLATE
DIA	DIAMETER	T/SLAB	TOP OF SLAB
DN	DOWN	T/ST	TOP OF STEEL
DS	DOWN SPOUT	T/W	TOP OF WALL
EA	EACH	TF	TOP FLUSH
EF	EACH FACE	TJ	TRIPLE JOIST
EJ	EXPANSION JOINT	TP	TOP PLATE
ELEV	ELEVATION	TR	THREADED ROD
EN	EDGE NAILING (PANEL)	TYP	TYPICAL
EOR	ENGINEER OF RECORD	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	UPA	UNDER POST ABOVE
ES	EACH SIDE	UWA	UNDER WALL ABOVE
EW	EACH WAY	VCB (V.C.B.)	VERTICAL CRUSH BLOCKING
FB	FLUSH BEAM	VERT	VERTICAL
FIN	FINISH	VIF	VERIFY IN FIELD
FL	FLOOR	W/	WITH
FLSHG	FLASHING	WC	WESTERN CEDAR
FND	FOUNDATION	WP	WATERPROOF
FP	FIREPLACE	WWF	WELDED WIRE FABRIC
FT	FOOT		
FTG	FOOTING		
GA	GAUGE		
GALV	GALVANIZED		



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

△ DESCRIPTION DATE BY

-

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

STRUCTURAL GENERAL NOTES

SHEET S-1

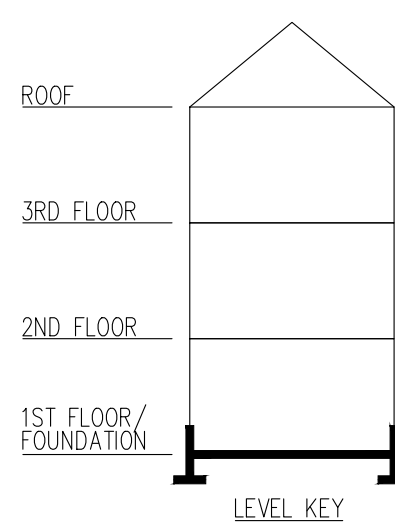
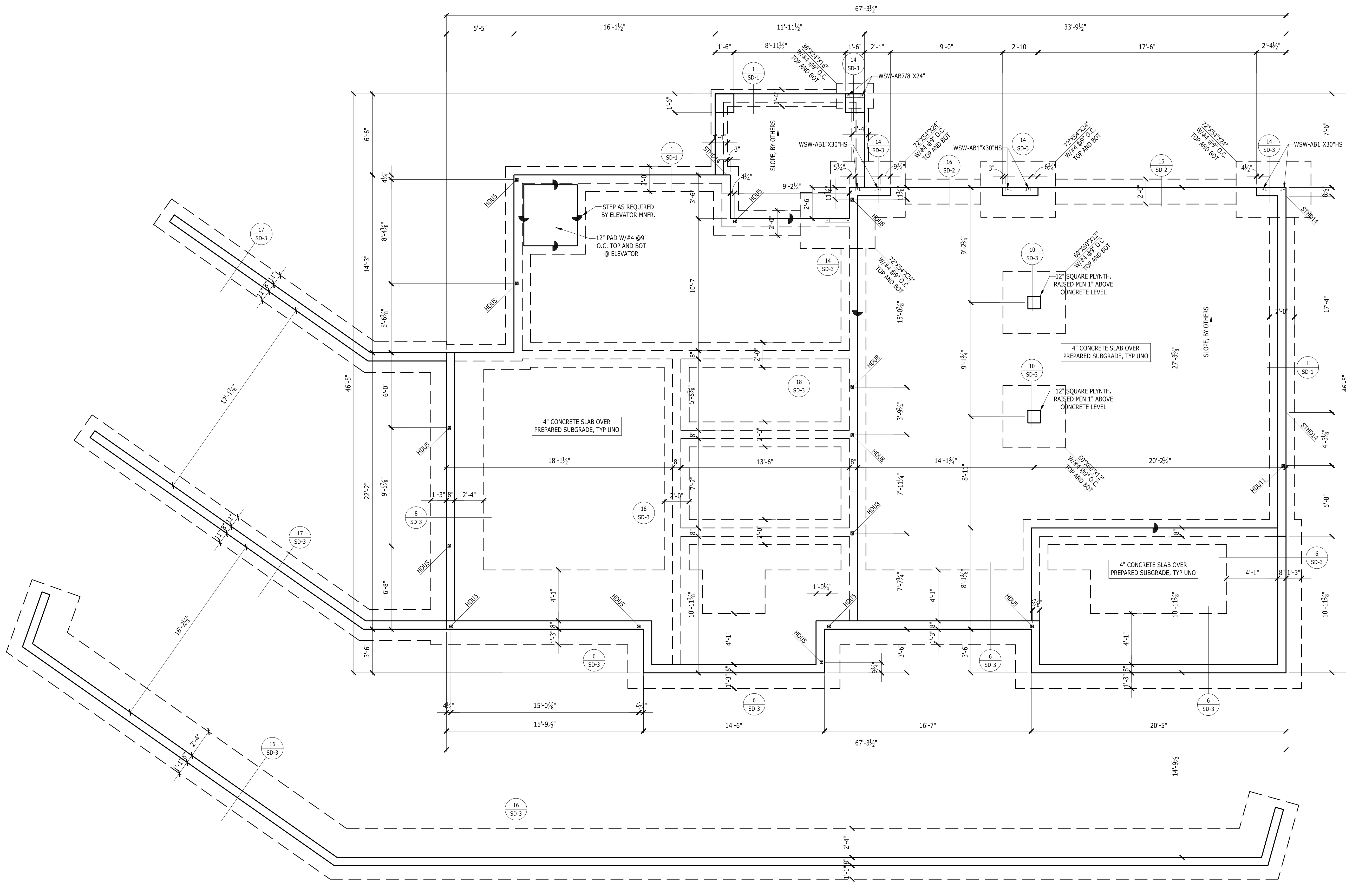
FOUNDATION NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMMODATE 3X SILL PLATE.
- FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
- PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"X3"X1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
- CJ INDICATES CONTROL JOINT.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
- TYPICAL DETAILS:
 - 1/SD-1 TYP STEM WALL
 - 2/SD-1 TYP INTERIOR FOOTING
 - 3/SD-1 TYP CRAWLSPACE VENT
 - 4/SD-1 TYP FOOTING STEP
 - 5/SD-1 TYP CORNER BARS REQ'T
 - 7/SD-1 TYP CONSTRUCTION JOINT
 - 8/SD-1 TYP BAR BEND AND HOOK DETAIL
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL

HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

FOUNDATION LEGEND

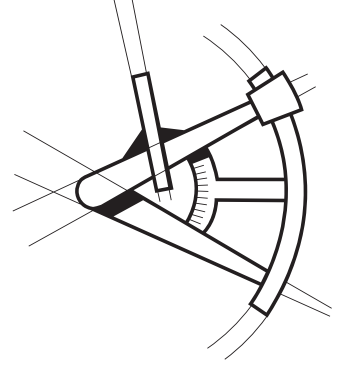
- INDICATES STEP AT T/FOUNDATION
- INDICATES STEP AT B/FOUNDATION
- TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
- FOOTING CENTERED ON POST (L X W X T)



FOUNDATION PLAN



LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

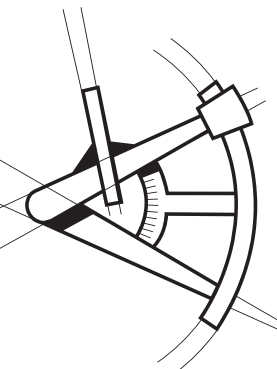
SCALE

24X36 SHEET: 1/4" = 1'-0"

FOUNDATION PLAN
SHEET S-2



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

Δ	DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

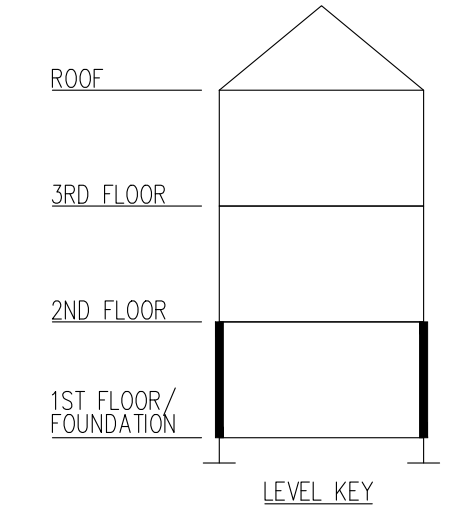
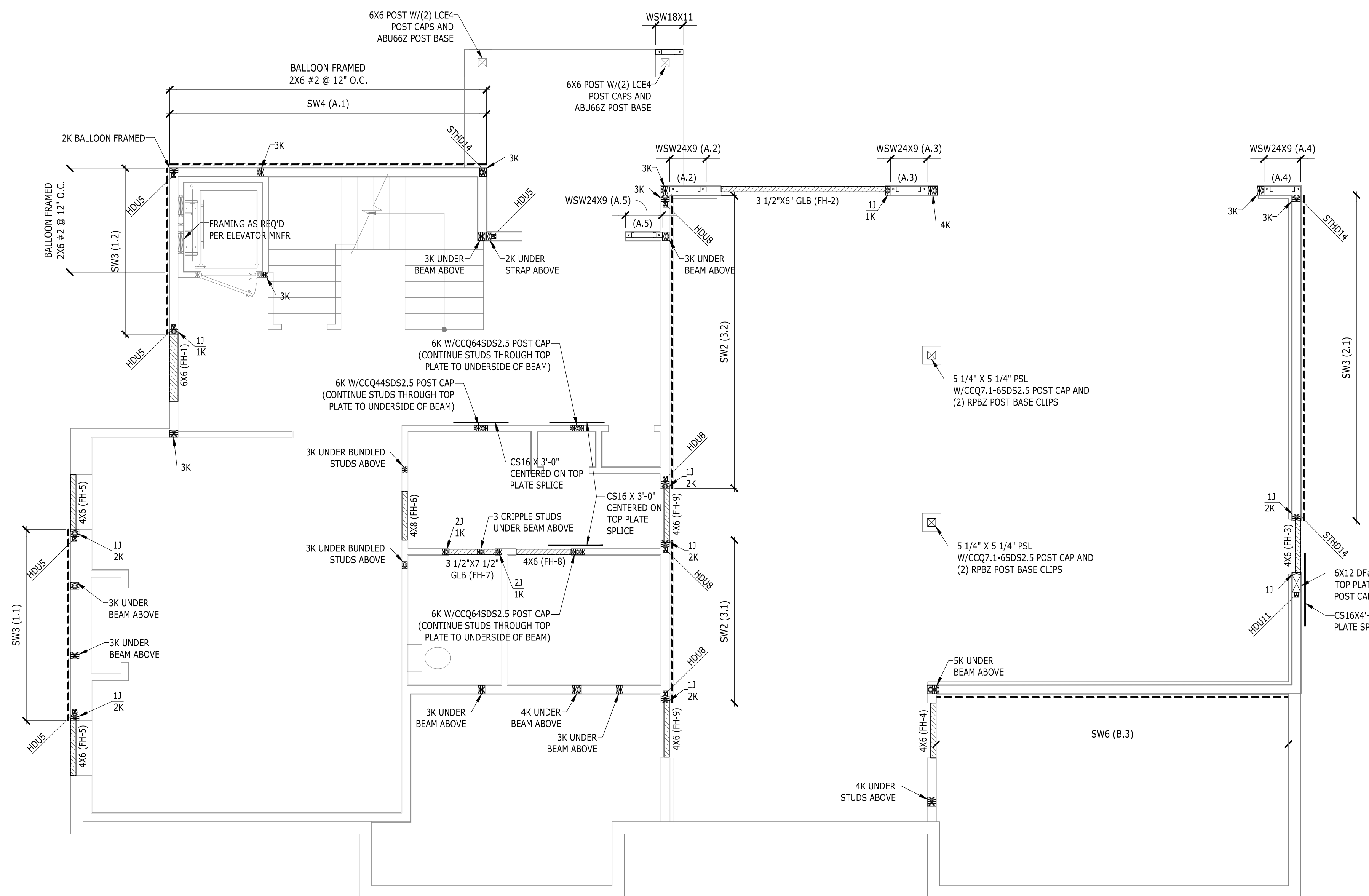
SHEET **S-3**

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131 X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148 X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4 X 1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
BEAM OR TRUSS MEMBER



FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

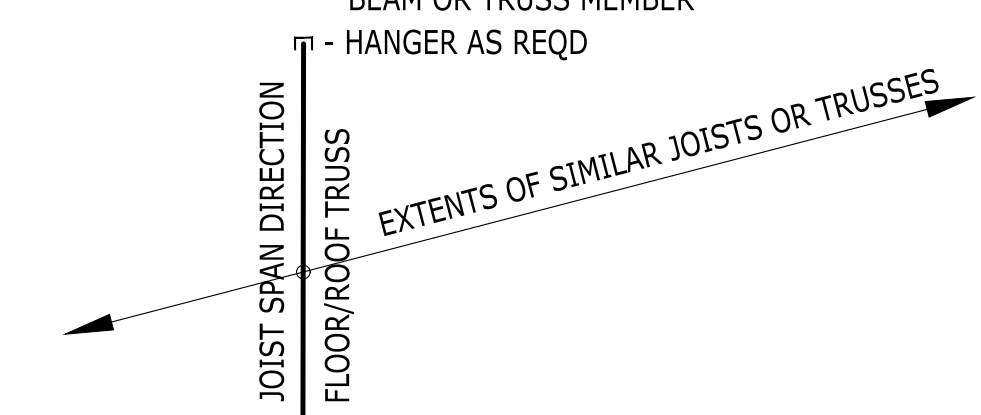
NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

FLOOR FRAMING NOTES

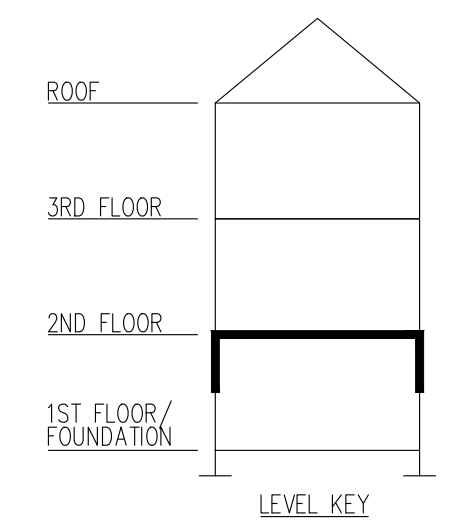
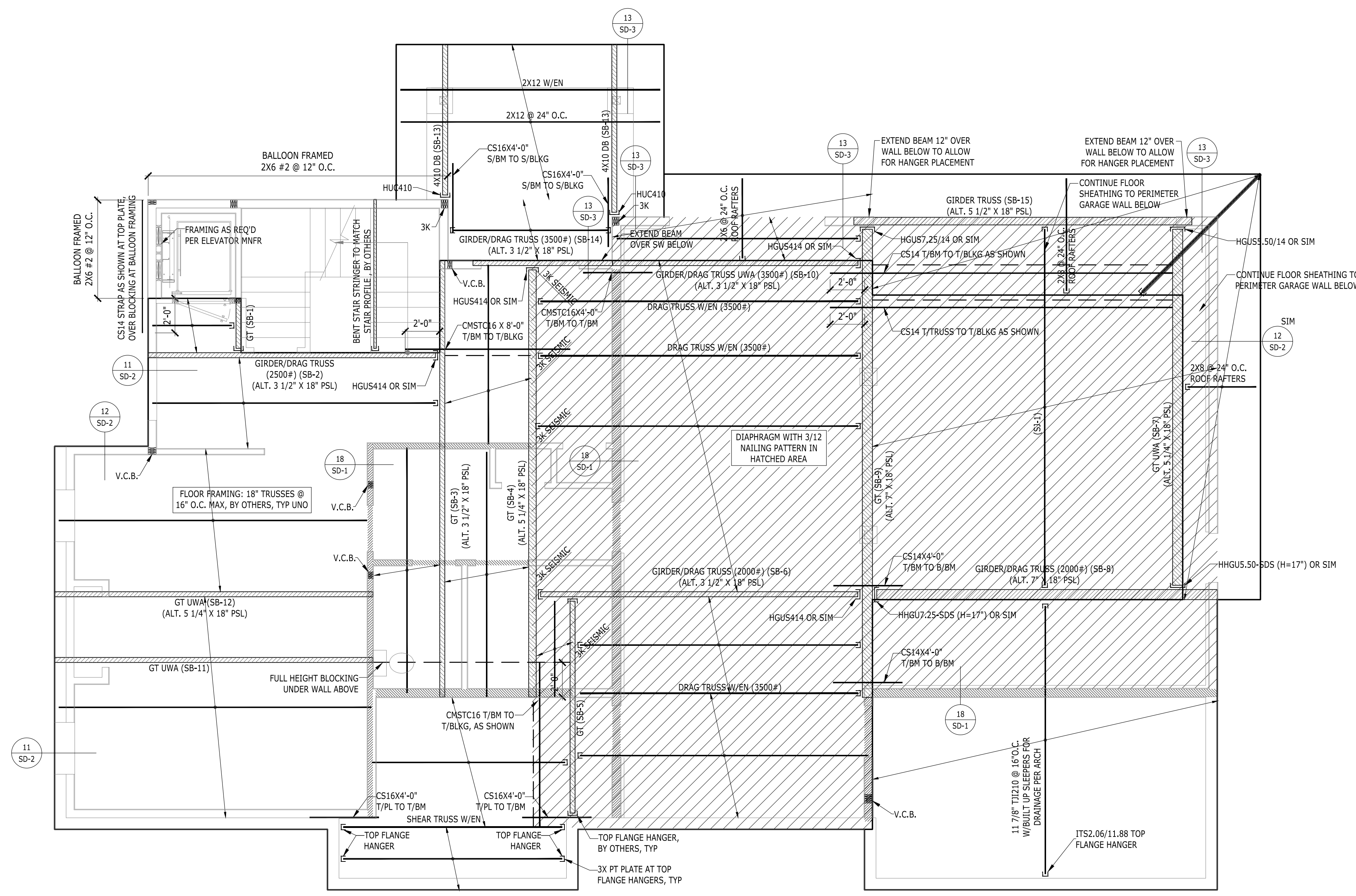
- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/B/EAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/B/EAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

FRAMING LEGEND

- BLOCKED FLOOR DIAPHRAGM
- STEEL BEAM (EXAMPLE)
- GIRDER TRUSS
- FLOOR BEAM
- INTERIOR BEARING WALL
- STRAP
- LOW ROOF
- BEAM/HEADER CALL OUT (EXAMPLE)
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- BEAM OR TRUSS MEMBER
- HANGER AS REQD



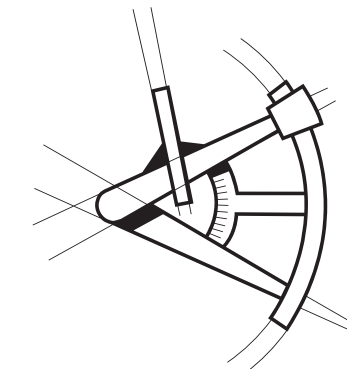
TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14



SECOND FLOOR FRAMING PLAN



LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY

PROJECT NAME
FOREST AVE LOT 4

PROJECT NUMBER
S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE
24X36 SHEET: 1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN

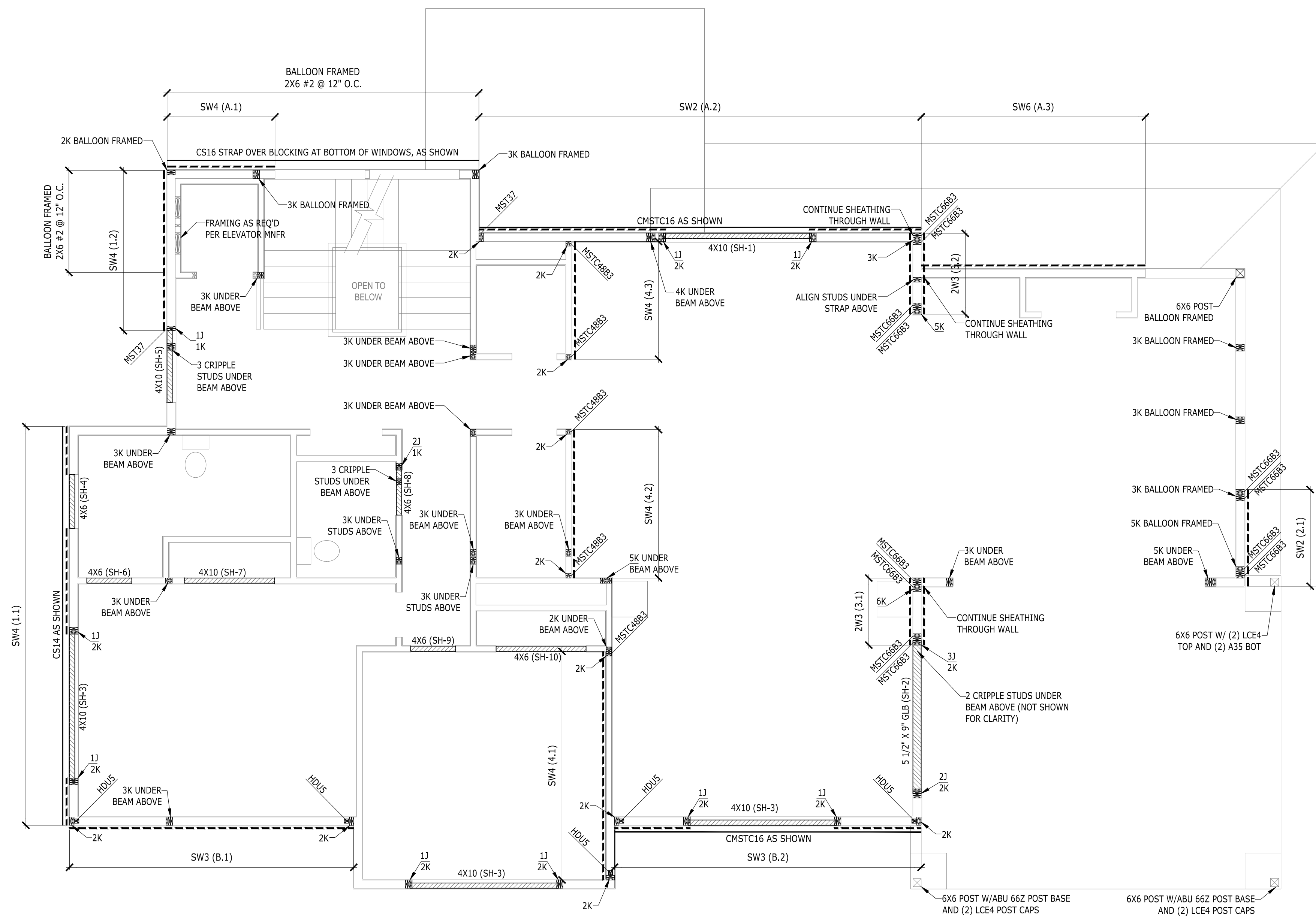
SHEET S-4

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. ($\leq 10'$), 2X6 @ 12" O.C. ($> 10'$) UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131 X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148 X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
BEAM OR TRUSS MEMBER



SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

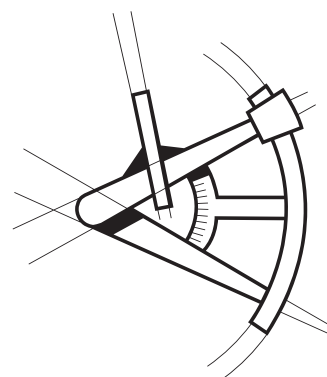
SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE

24X36 SHEET: 1/4" = 1'-0"

SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

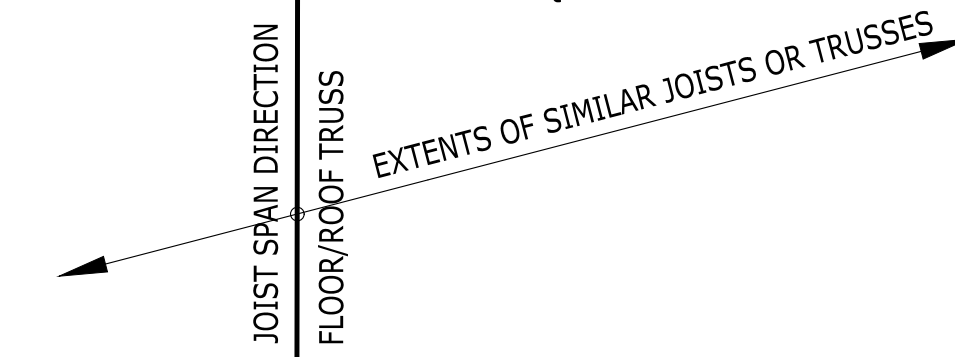
SHEET S-5

FLOOR FRAMING NOTES

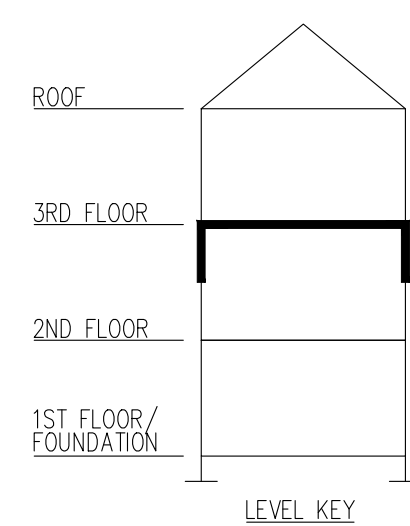
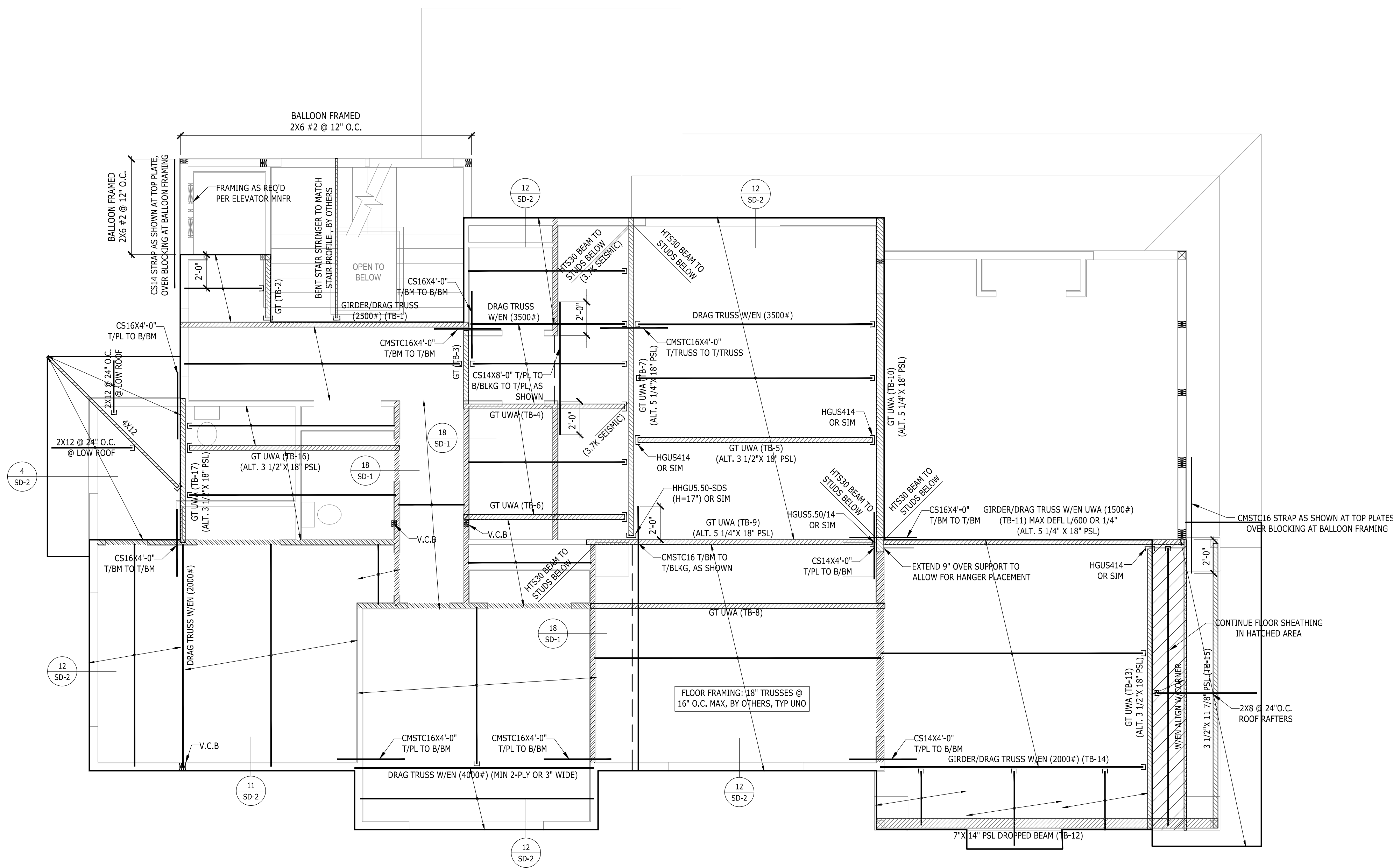
- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/B/EAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/B/EAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

FRAMING LEGEND

- BLOCKED FLOOR DIAPHRAGM
- STEEL BEAM (EXAMPLE)
- GIRDER TRUSS
- FLOOR BEAM
- INTERIOR BEARING WALL
- STRAP
- LOW ROOF
- BEAM/HEADER CALL OUT (EXAMPLE)
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- HANGER AS REQD



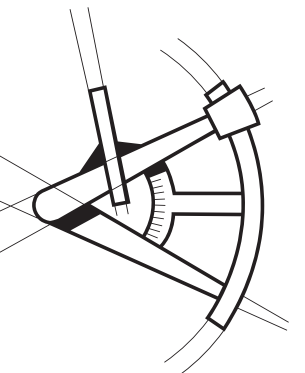
TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14



THIRD FLOOR FRAMING PLAN



LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE

24X36 SHEET: 1/4" = 1'-0"

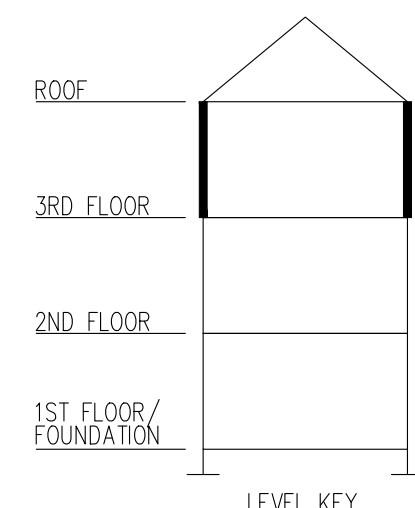
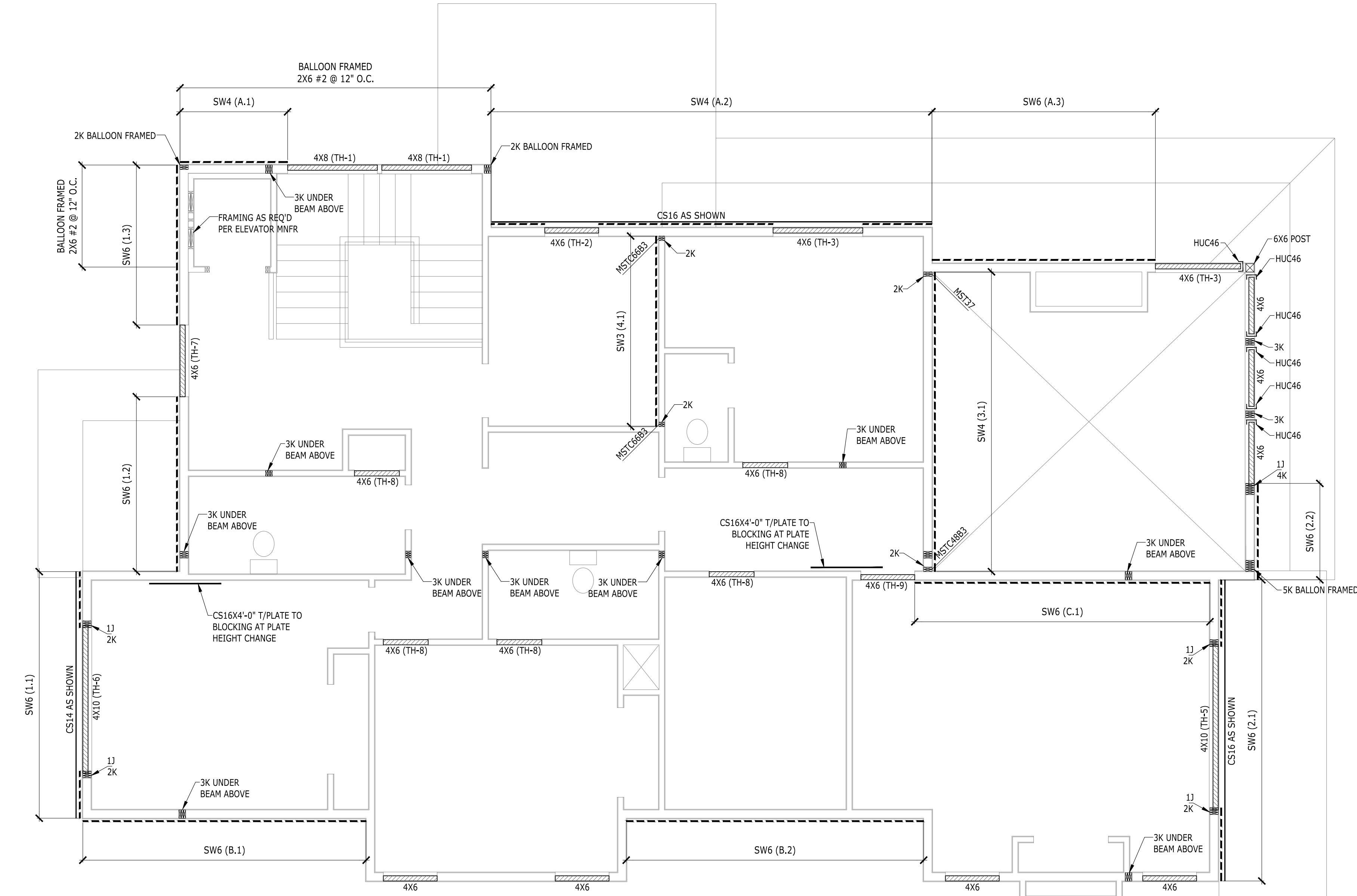
THIRD FLOOR FRAMING PLAN

DESCRIPTION SHEET S-6



WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131 X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148 X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING



- ### FRAMING AND SHEATHING LEGEND
- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
 - INDICATES THE NUMBER OF KING AND JACK STUDS
 - INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
 - HORIZONTAL STRAP (EXAMPLE)
 - HEADER
 - SHEAR WALL CALLOUT
 - REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
 - REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
 - EXAMPLE
 - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
 - BEAM OR TRUSS MEMBER

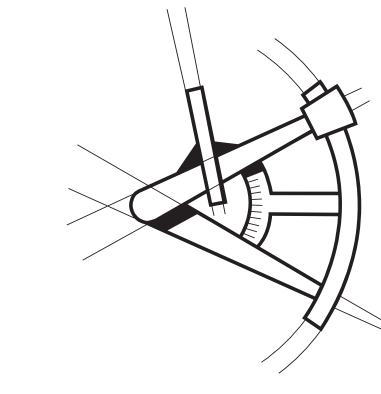
THIRD FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

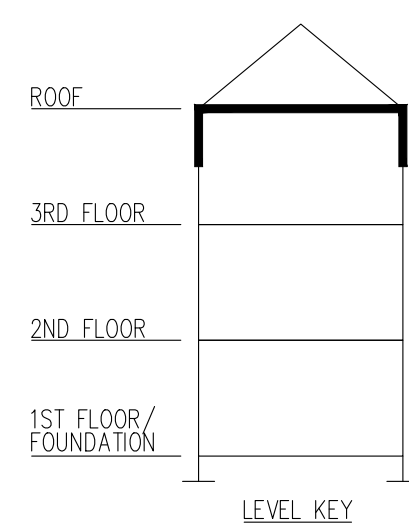
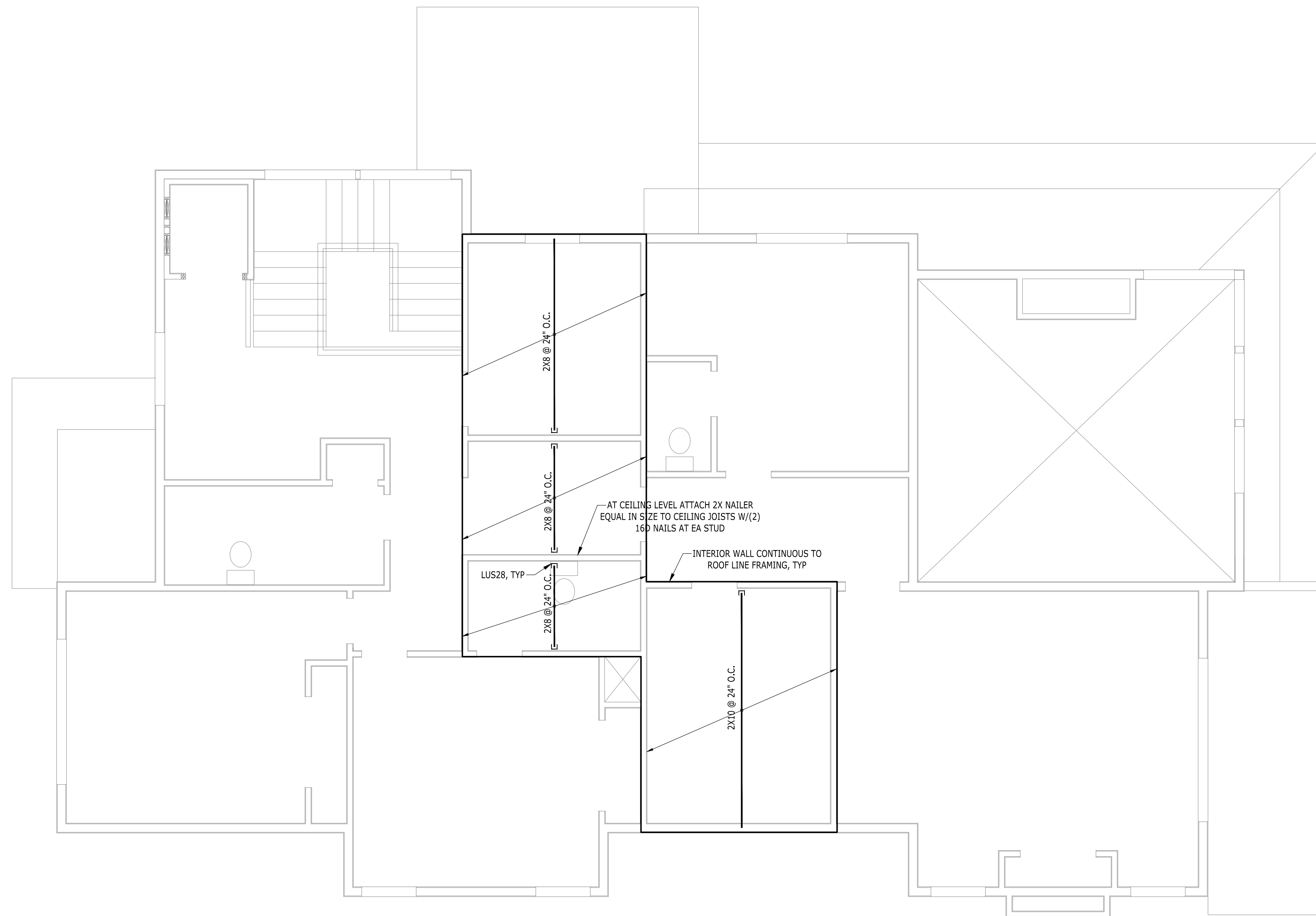
SHEET DATE - 06/29/2020

SCALE

24X36 SHEET: 1/4" = 1'-0"

THIRD FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEET S-7

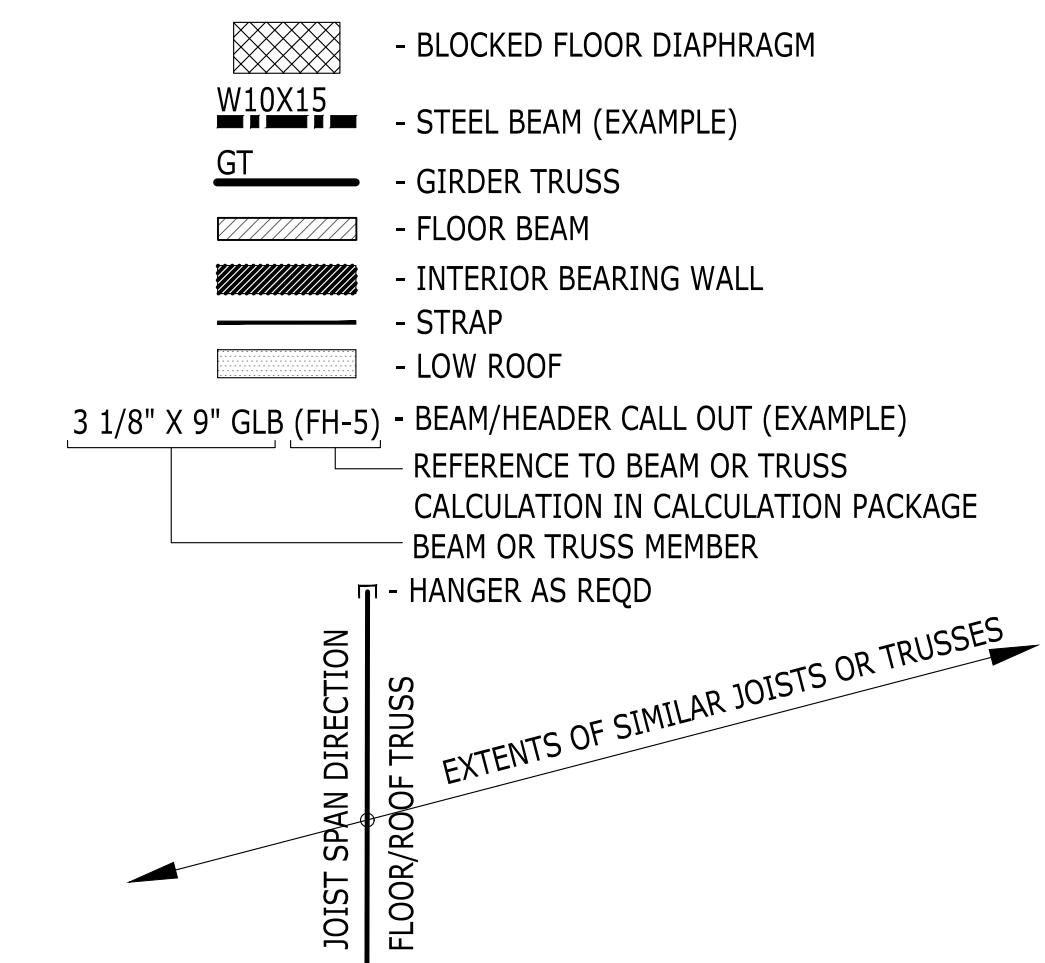


THIRD FLOOR FRAMING PLAN

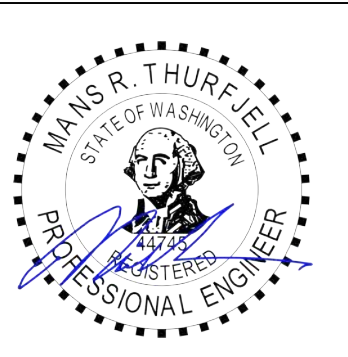
FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/B/EAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/B/EAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

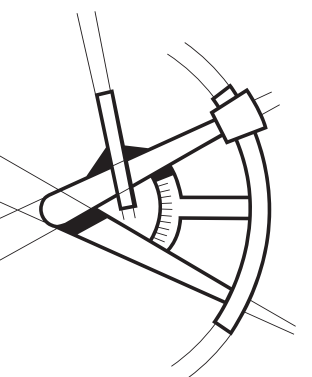
FRAMING LEGEND



TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12 HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14 HGUS7.25/14



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE

24X36 SHEET: 1/4" = 1'-0"

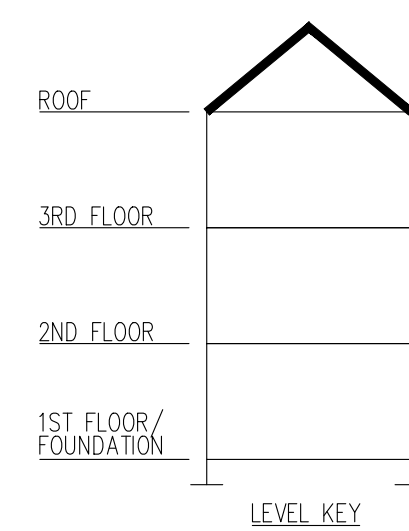
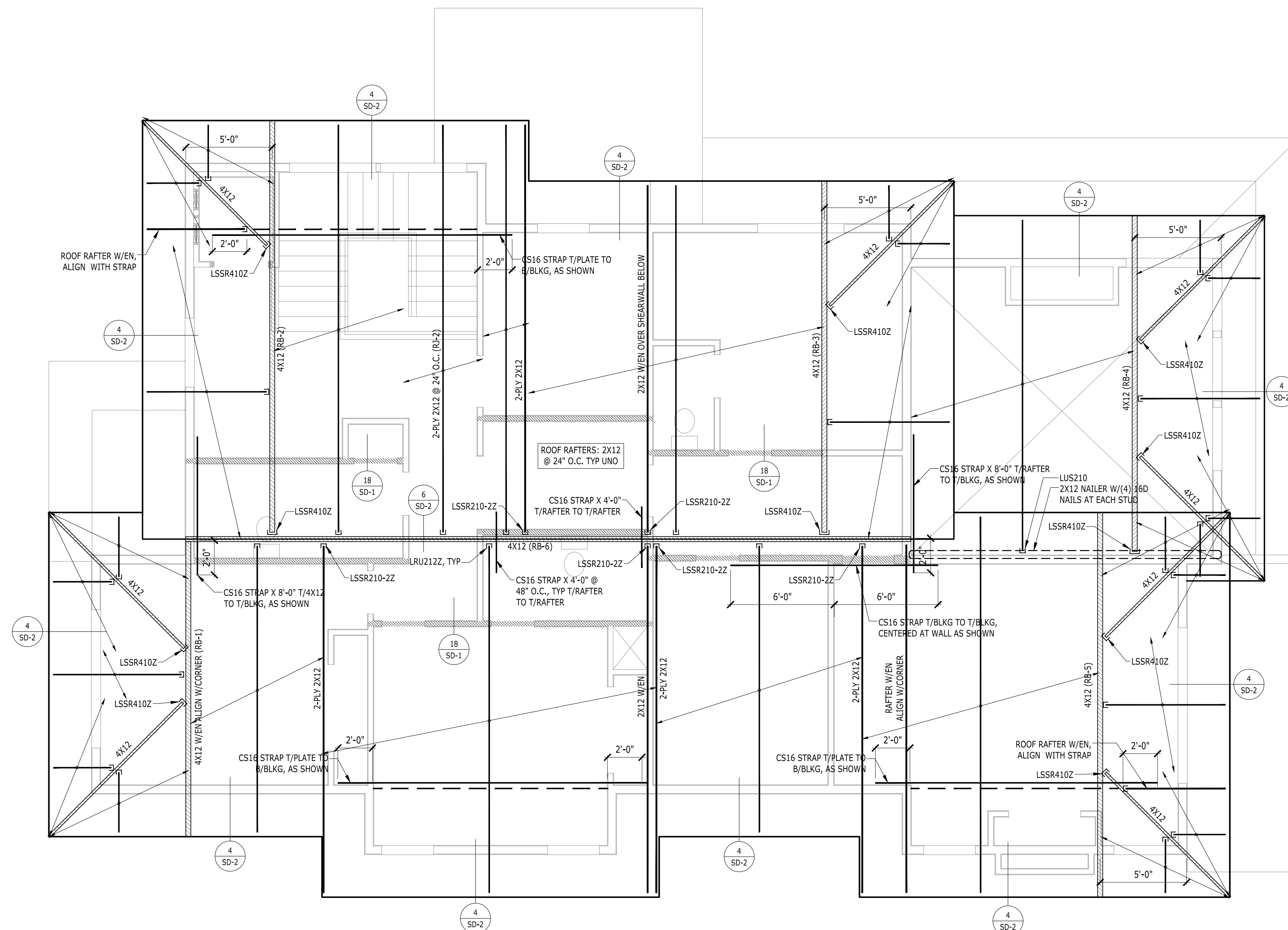
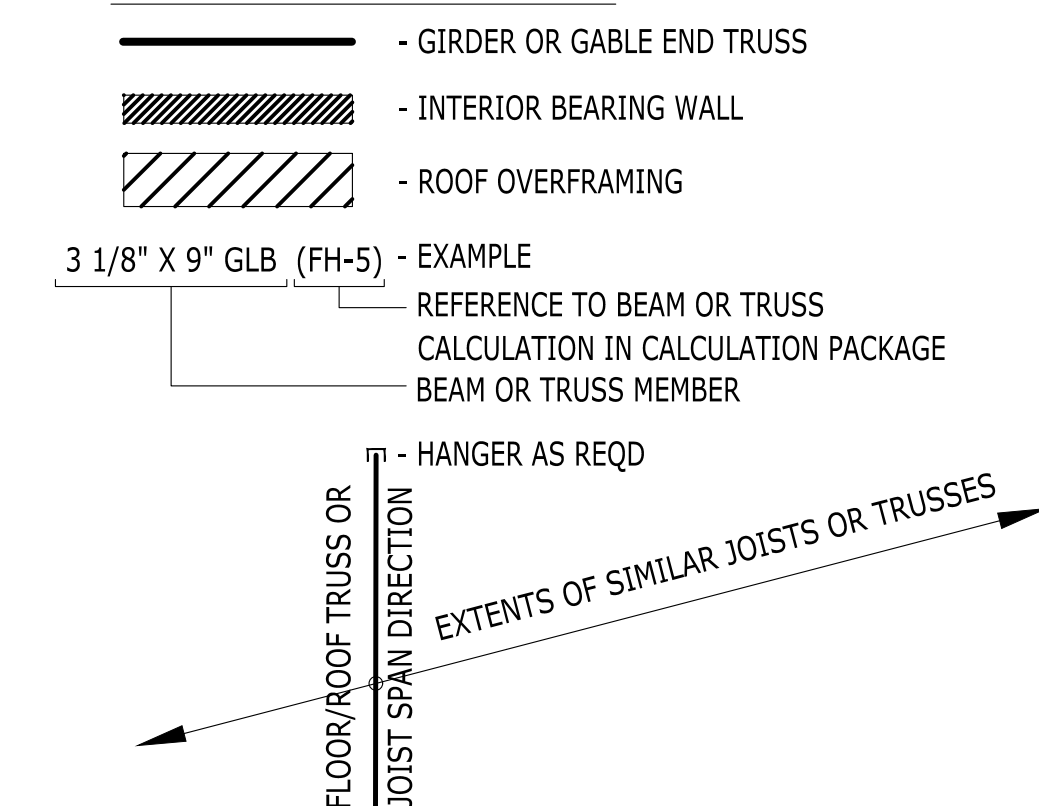
THIRD FLOOR CEILING FRAMING PLAN

DESCRIPTION SHEET S-8

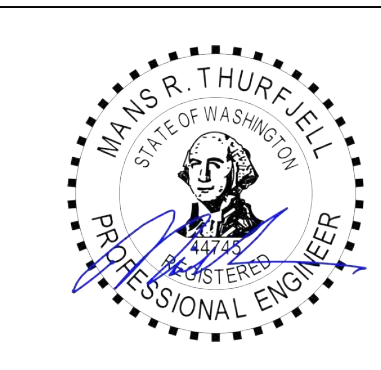
ROOF FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
- ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BREAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BREAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BREAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
- ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
 - STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
 - CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
 - TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
 - (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
 - ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
 - TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
- ROOF DRAINAGE BY OTHERS.
- ATTIC VENTILATION BY OTHERS.
- FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 4/SD-2 TYP HIP ROOF FRAMING
 - 5/SD-2 TYP GABLE END ROOF FRAMING
 - 6/SD-2 TYP ROOF OVERFRAMING
 - 7/SD-2 TYP INTERIOR SHEAR TRUSS
 - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
 - 9/SD-2 TYP TRUSS BLOCKING

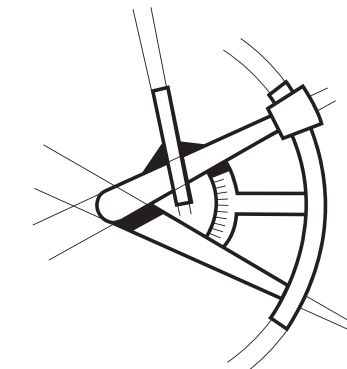
FRAMING LEGEND



ROOF FRAMING PLAN



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE

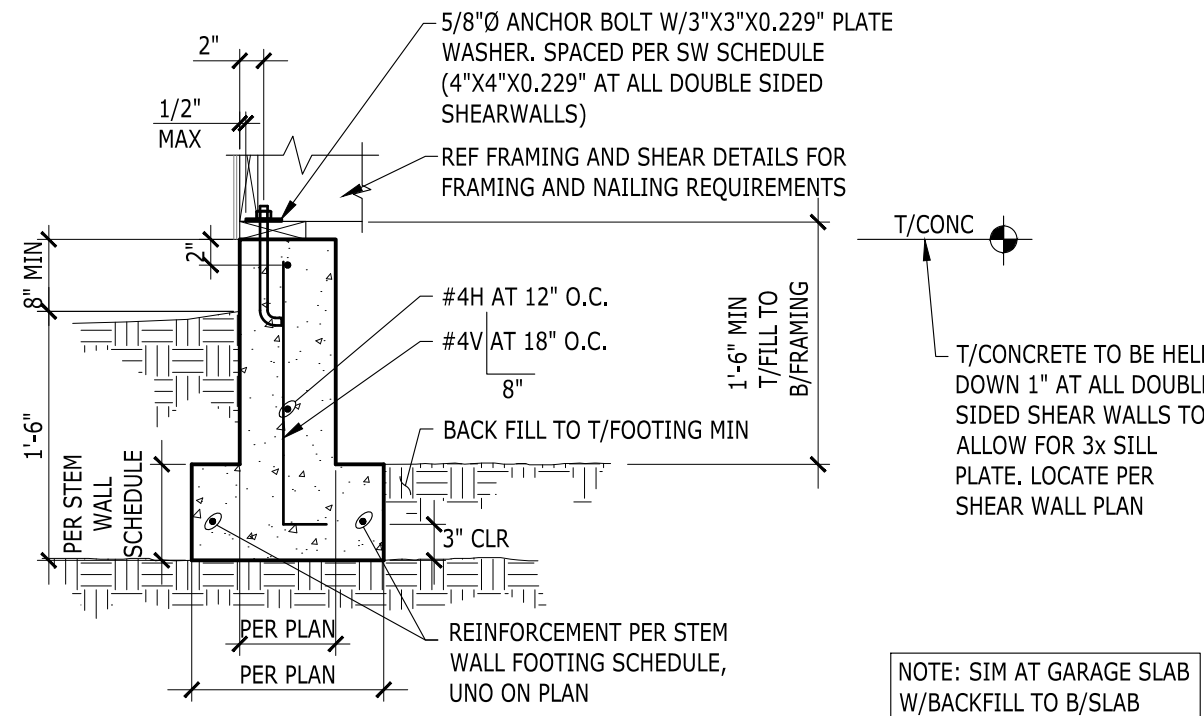
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

ROOF FRAMING PLAN

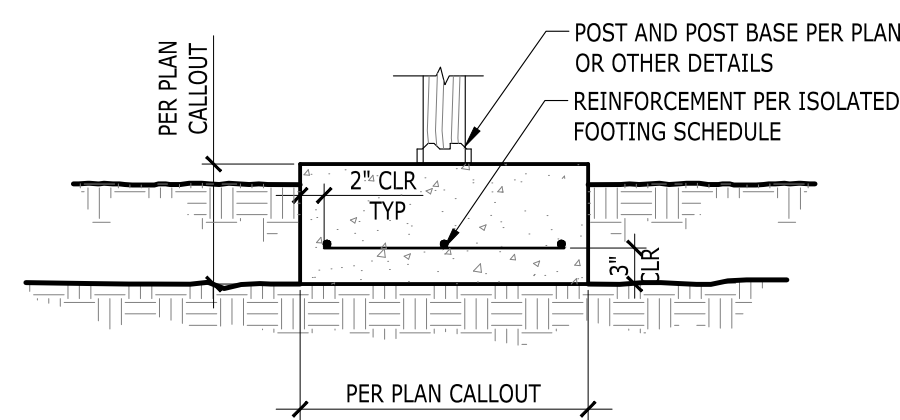
SHEET **S-9**

STEM WALL FOOTING SCHEDULE		
FOOTING WIDTH PER PLAN	FOOTING DEPTH	REINFORCEMENT
1'-4"	8"	(2)#4 CONT. LONGITUDINAL, (2)#4 CONT. TRANSVERSE
2'-0"	8"	(3)#4 CONT. LONGITUDINAL, (3)#4 CONT. TRANSVERSE
2'-6"	10"	(3)#4 CONT. LONGITUDINAL, (4)#4 CONT. TRANSVERSE

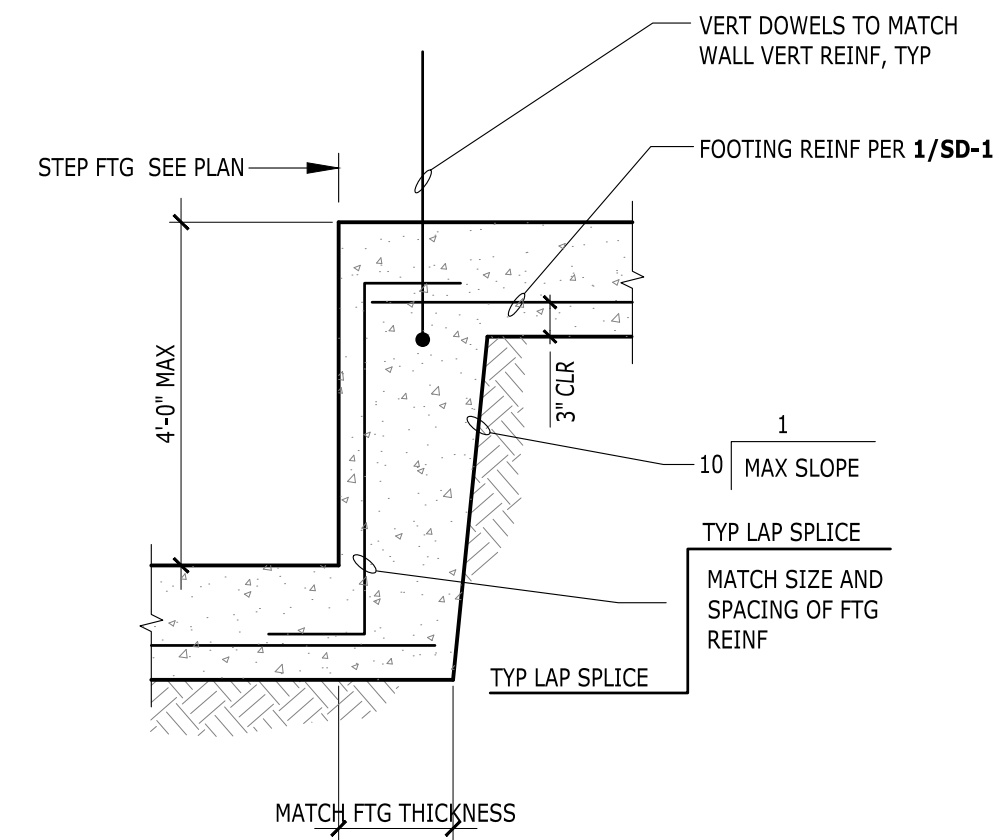
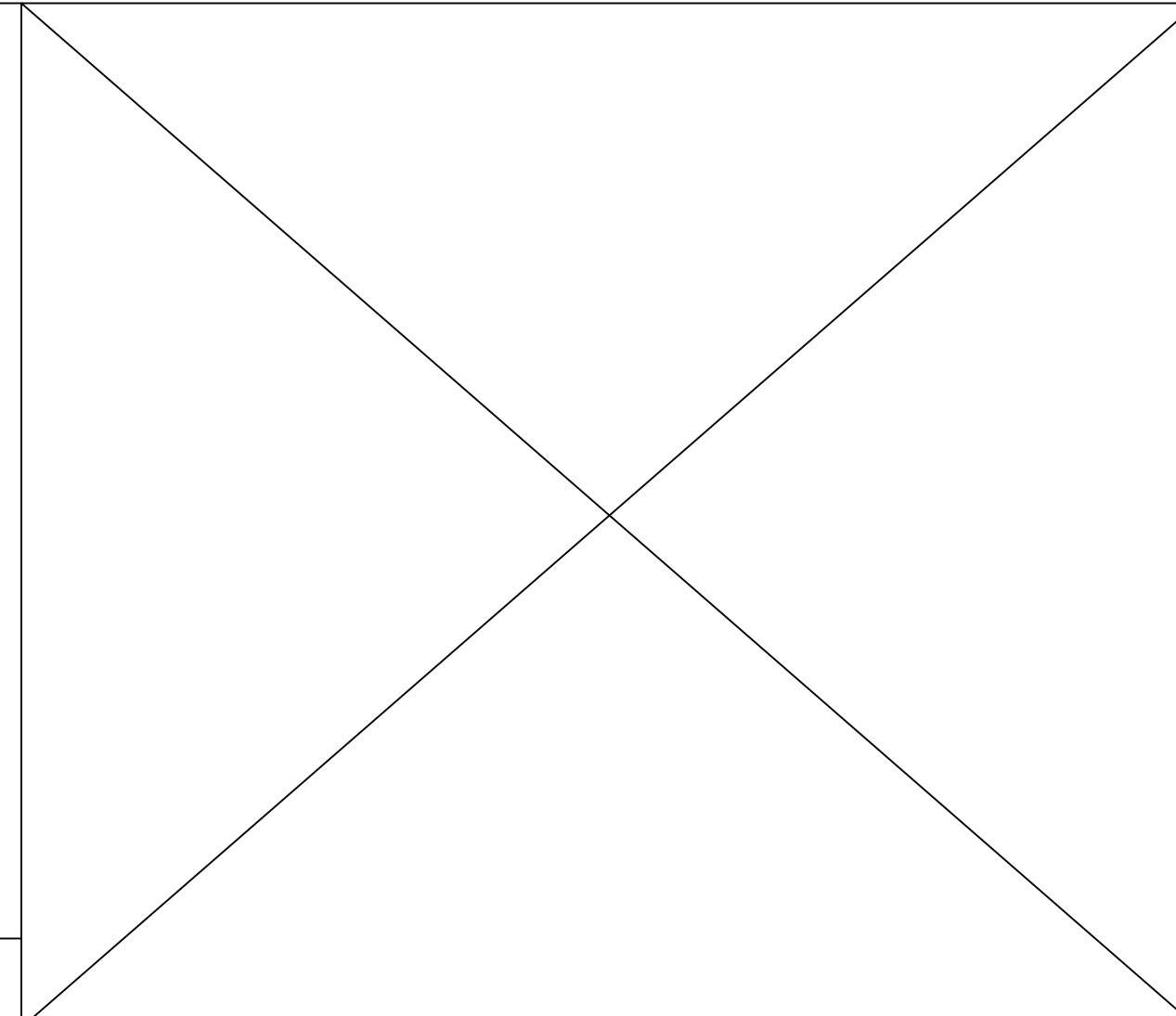


1 STEM WALL AT EXTERIOR

ISOLATED FOOTING SCHEDULE	
FOOTING SIZE PER PLAN	REINFORCEMENT
24" X 24" X 10"	(3)#4, EA WAY, BTM
30" X 30" X 10"	(3)#4, EA WAY, BTM
36" X 36" X 12"	(4)#4, EA WAY, BTM
48" X 48" X 12"	(6)#4, EA WAY, BTM
60" X 36" X 12"	(7)#4 SHORTY, (4)#4 LONG, BTM



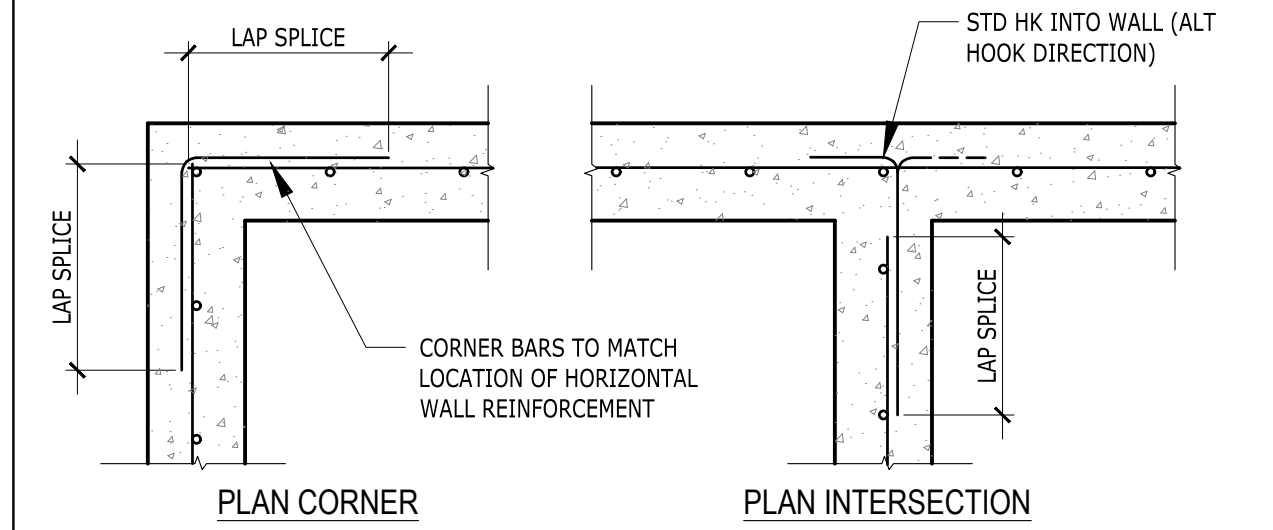
2 ISOLATED INTERIOR FOOTING



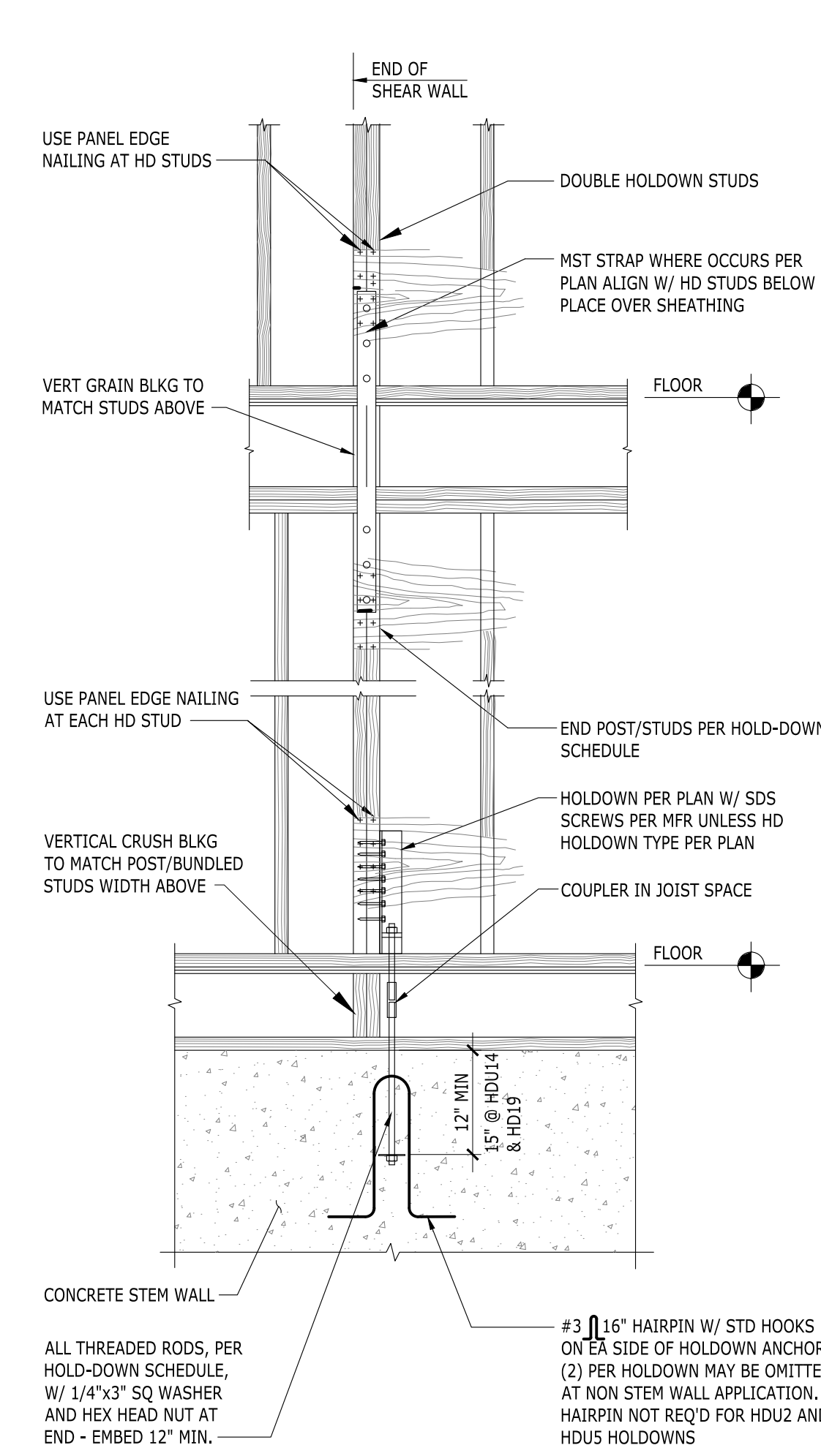
4 STEP AT WALL FOOTING

LAP SPLICE AND STANDARD HOOK LENGTH FOR CORNER BARS		
BAR SIZE PER WALL	LAP SPLICE LENGTH	STD HOOK LENGTH
#4	2'-6"	0'-8"
#5	3'-0"	0'-10"
#6	3'-8"	1'-0"
#8	5'-0"	1'-3"

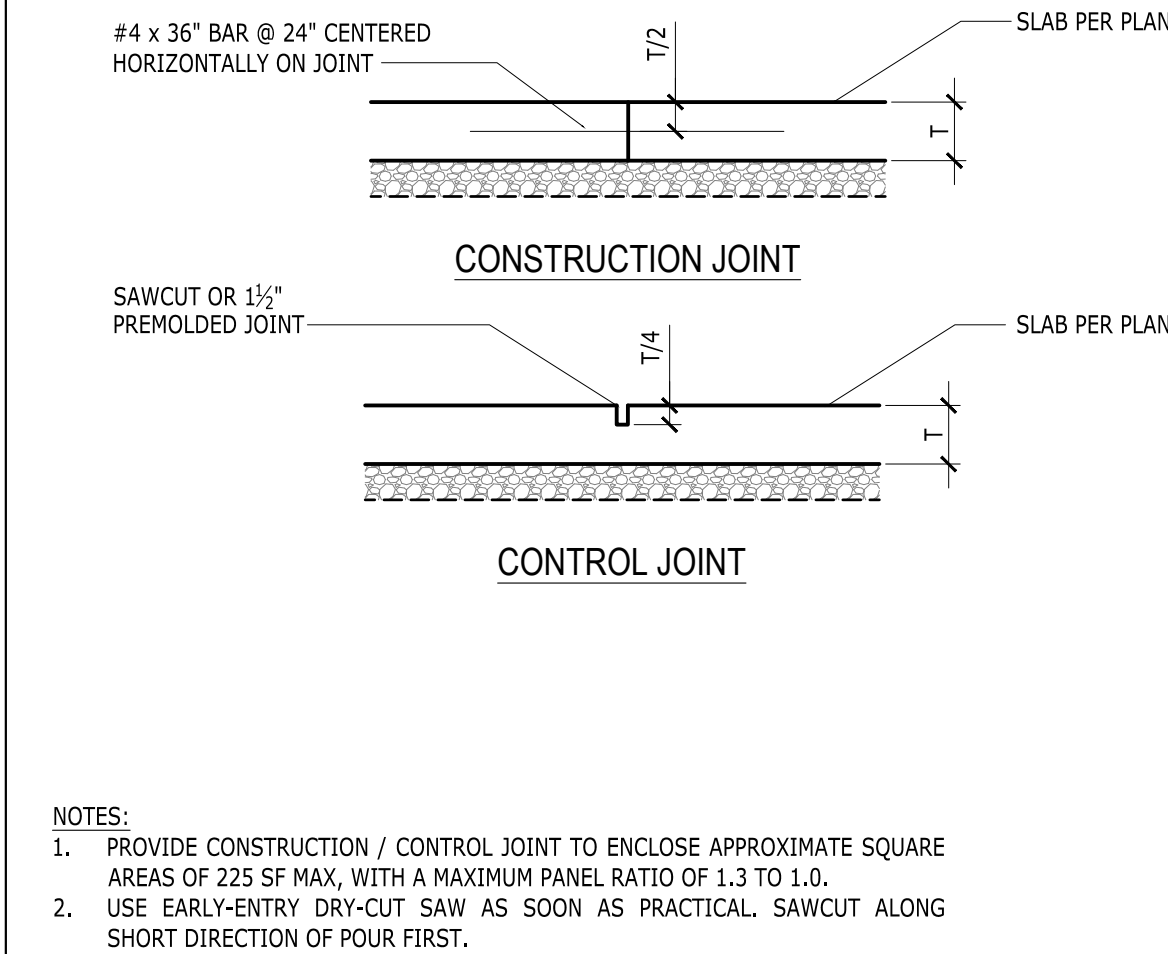
IF INTERSECTING WALLS HAVE DIFFERENT SIZE OF HORIZONTAL REINFORCEMENT, CORNER BARS MATCHING LARGER REINFORCEMENT SIZE AND SPACING TO BE USED



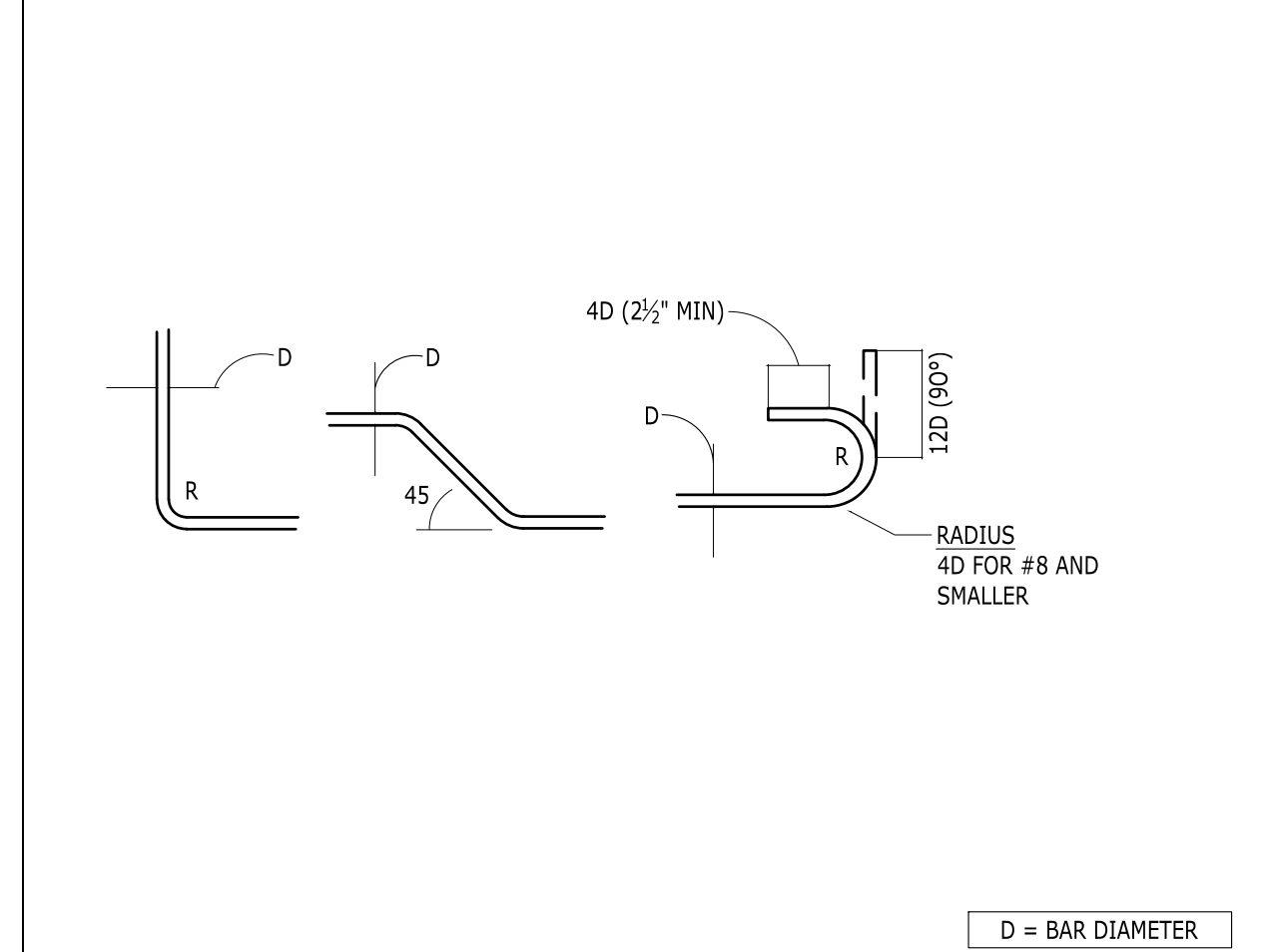
5 CORNER BARS AT CONCRETE WALLS



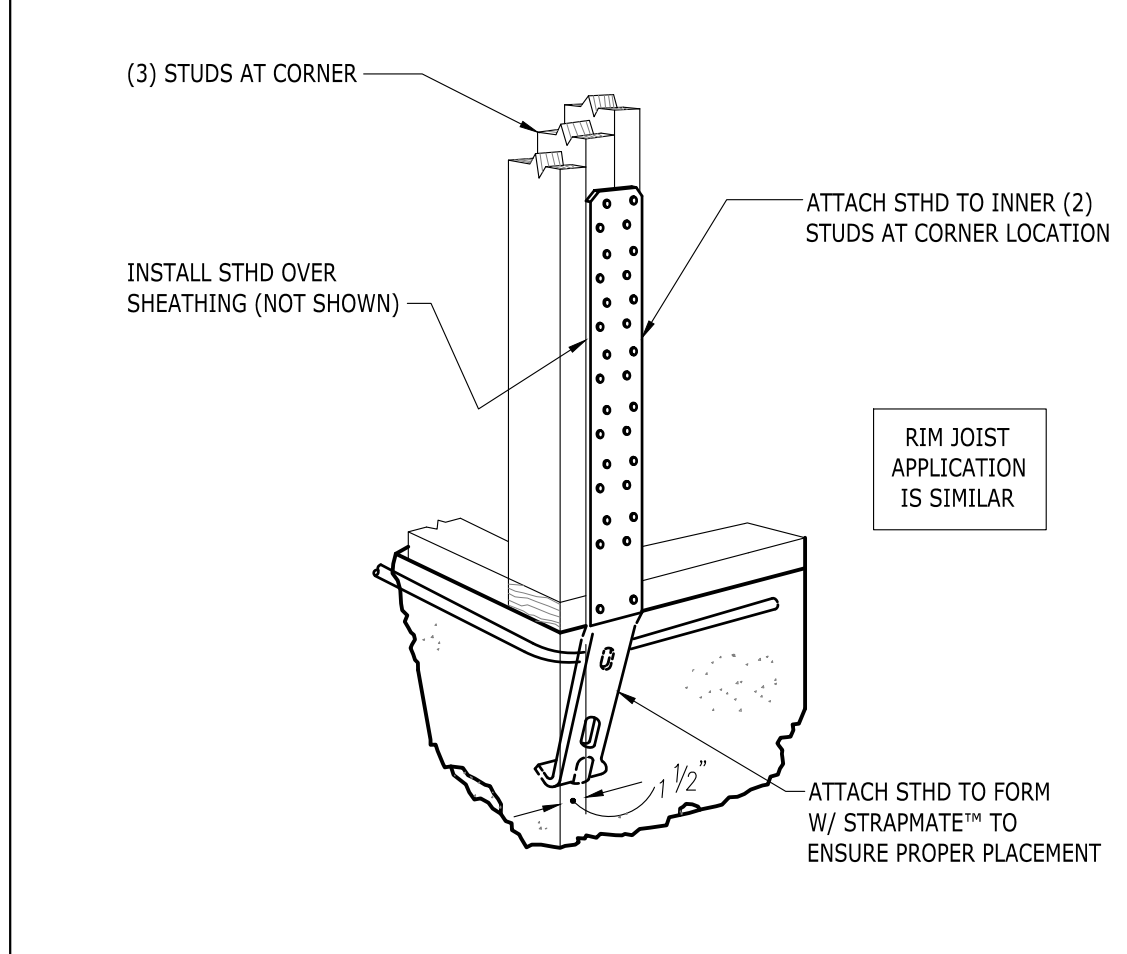
11 HOLD-DOWN DETAIL



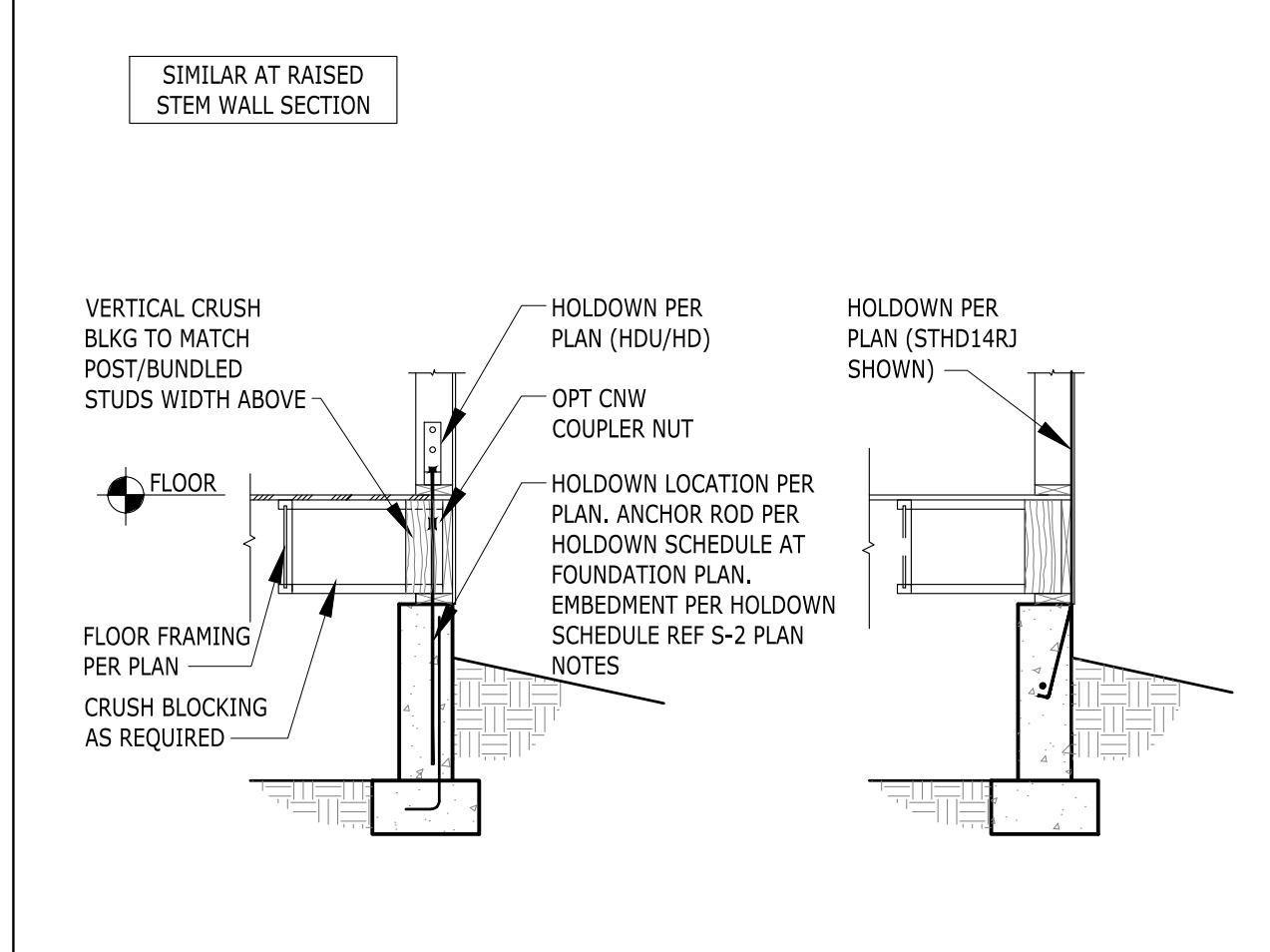
7 CONSTRUCTION/CONTROL JOINT DETAILS



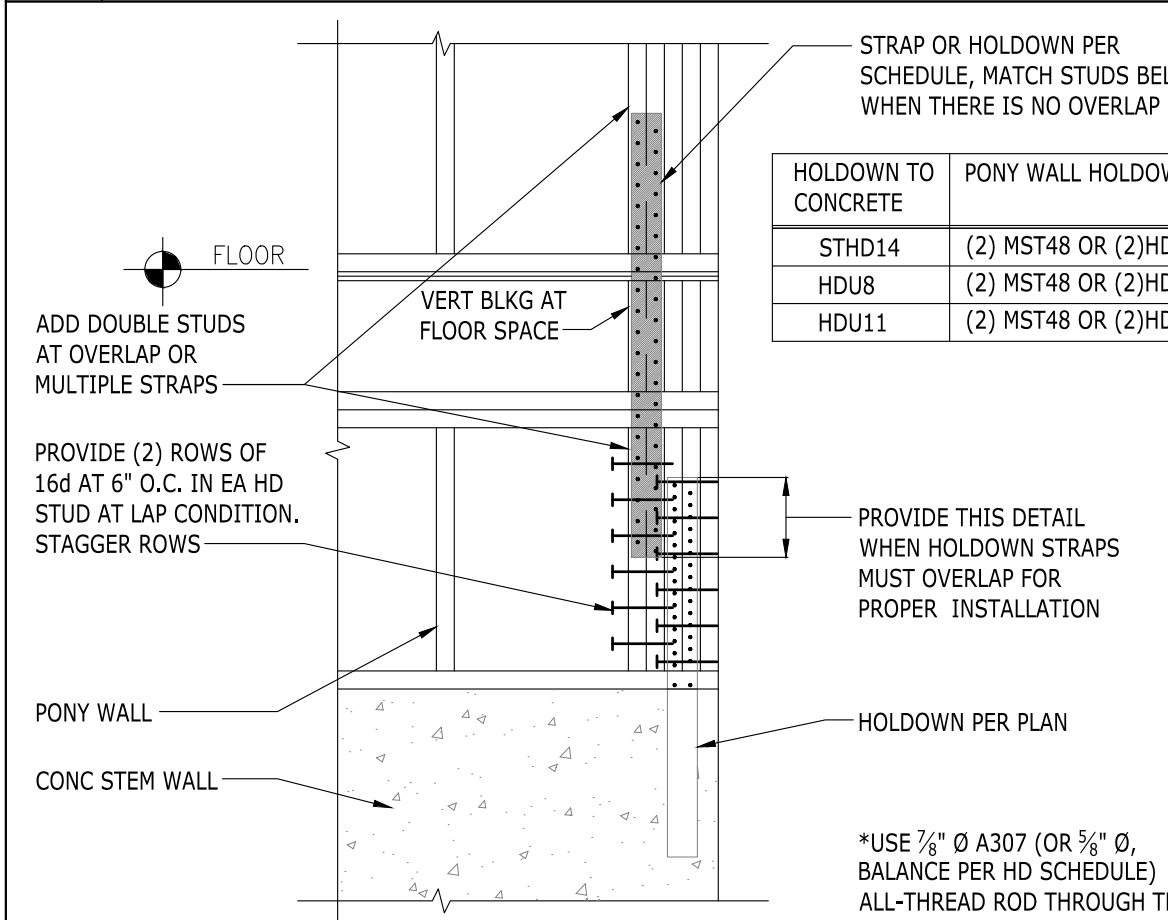
8 BAR BEND AND HOOK DETAILS



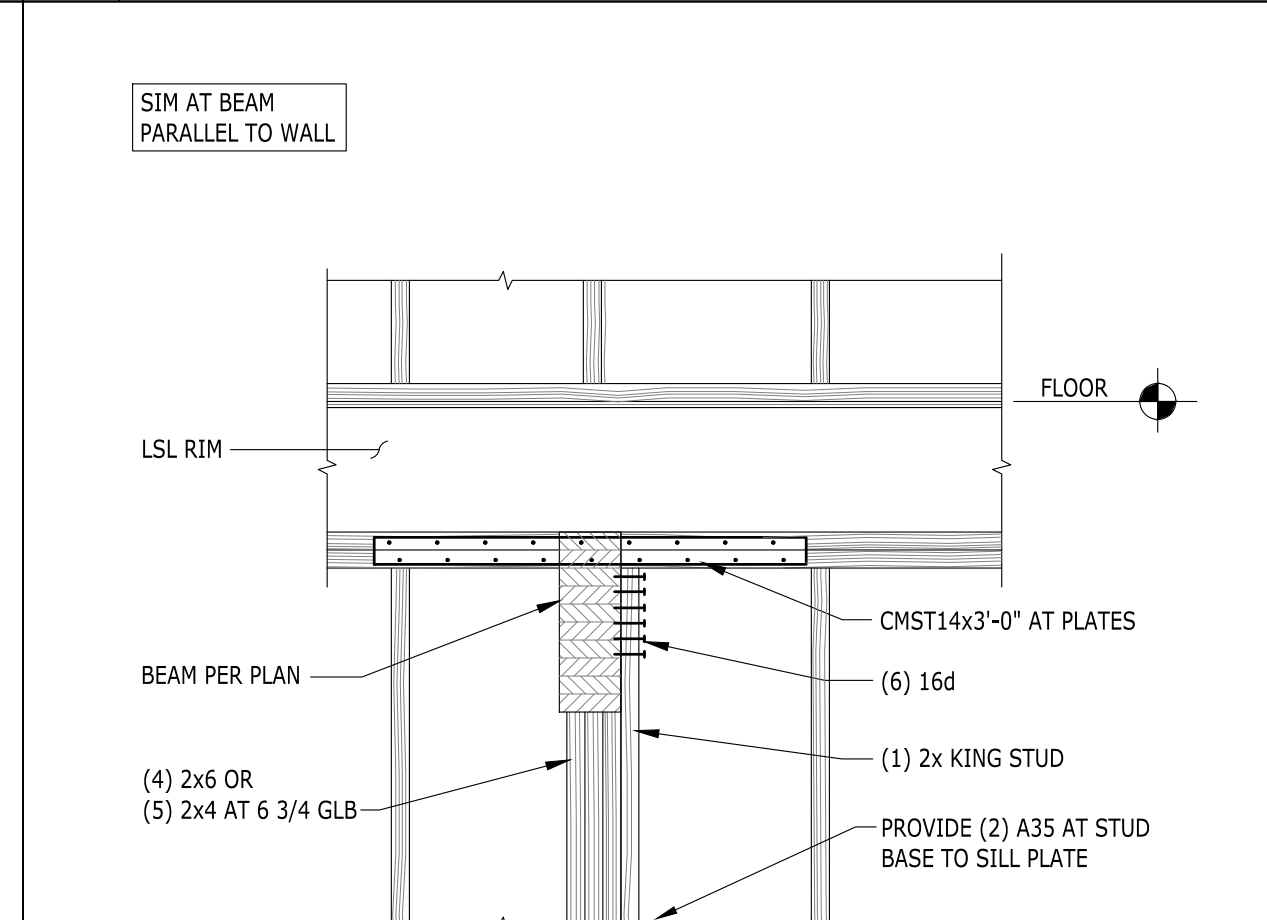
9 STHD HOLD-DOWN INSTALLATION



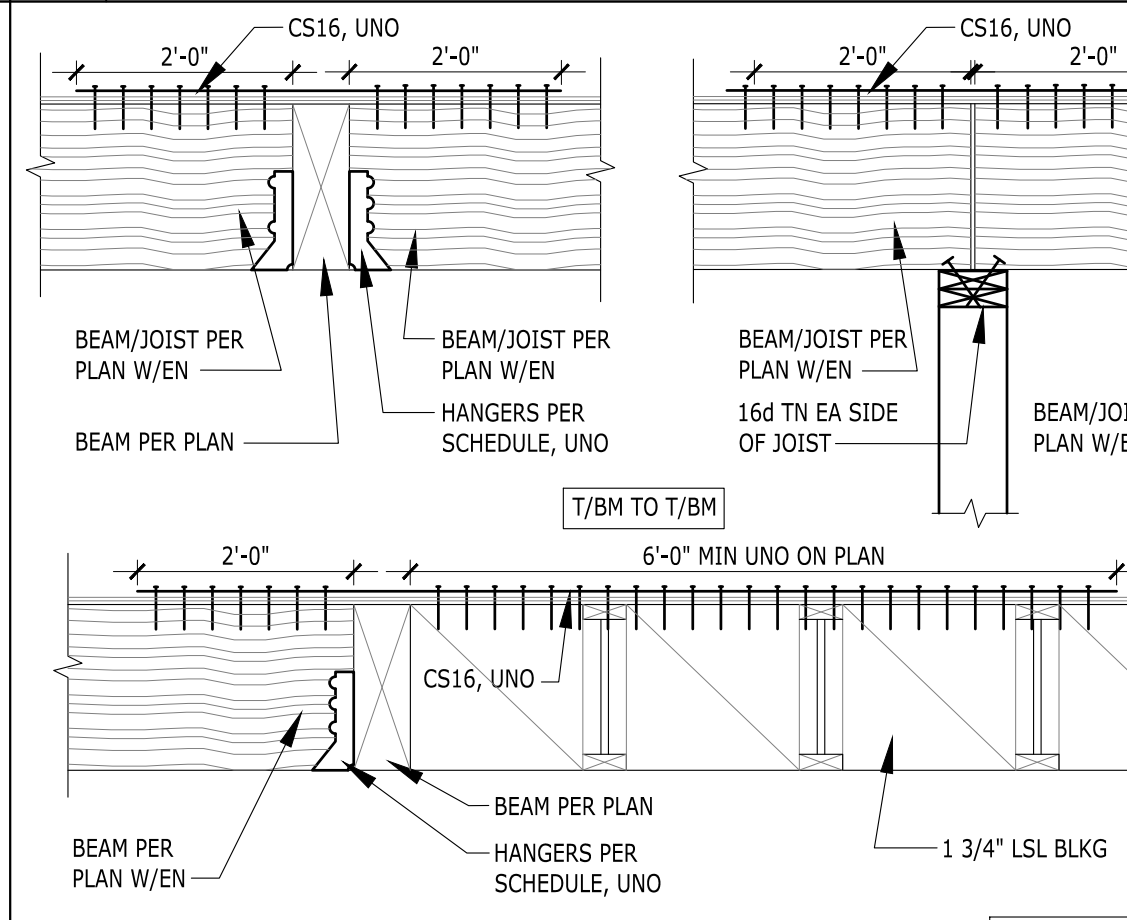
10 FOUNDATION SECTION AT HOLD-DOWN



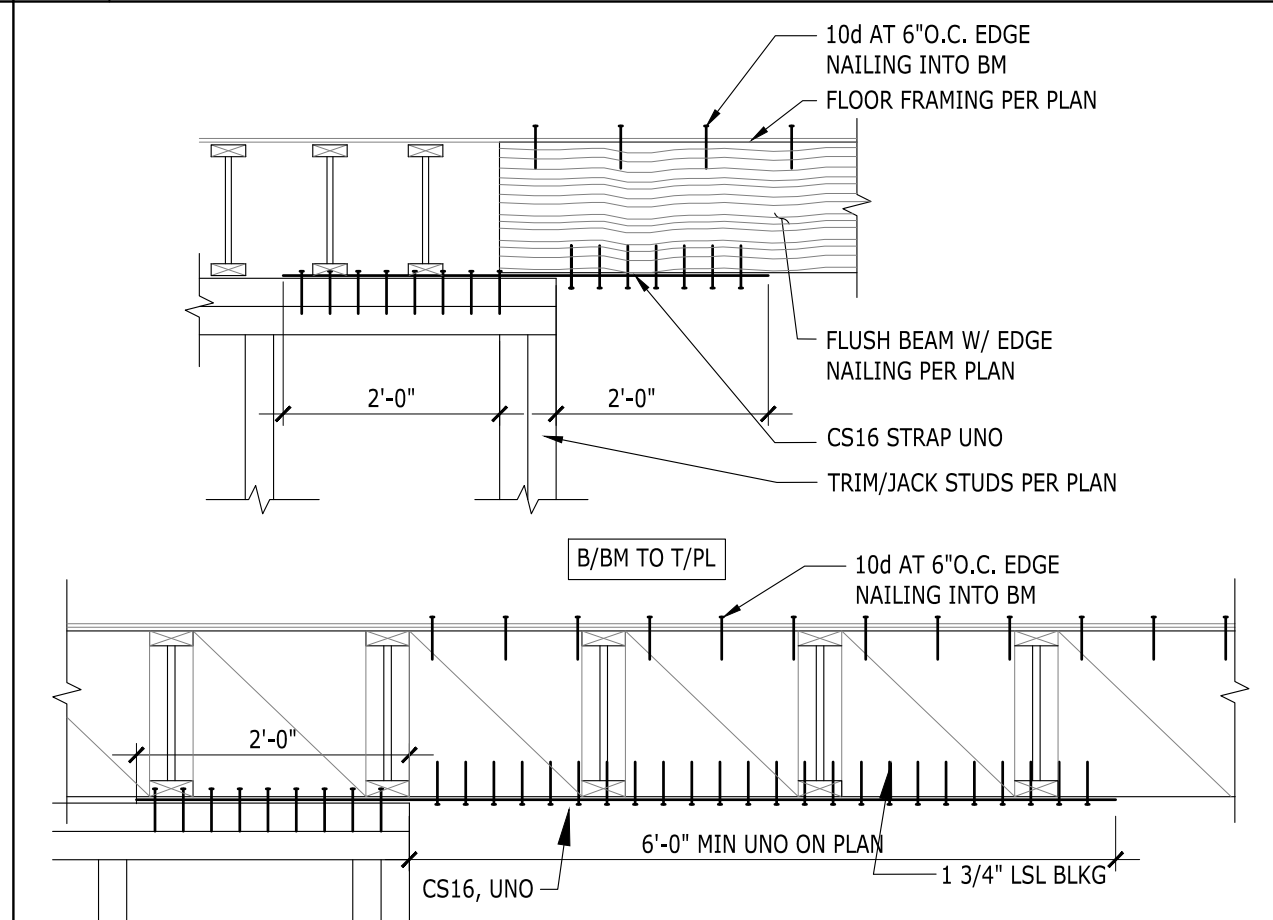
12 OVERLAP STRAP AT PONY WALL



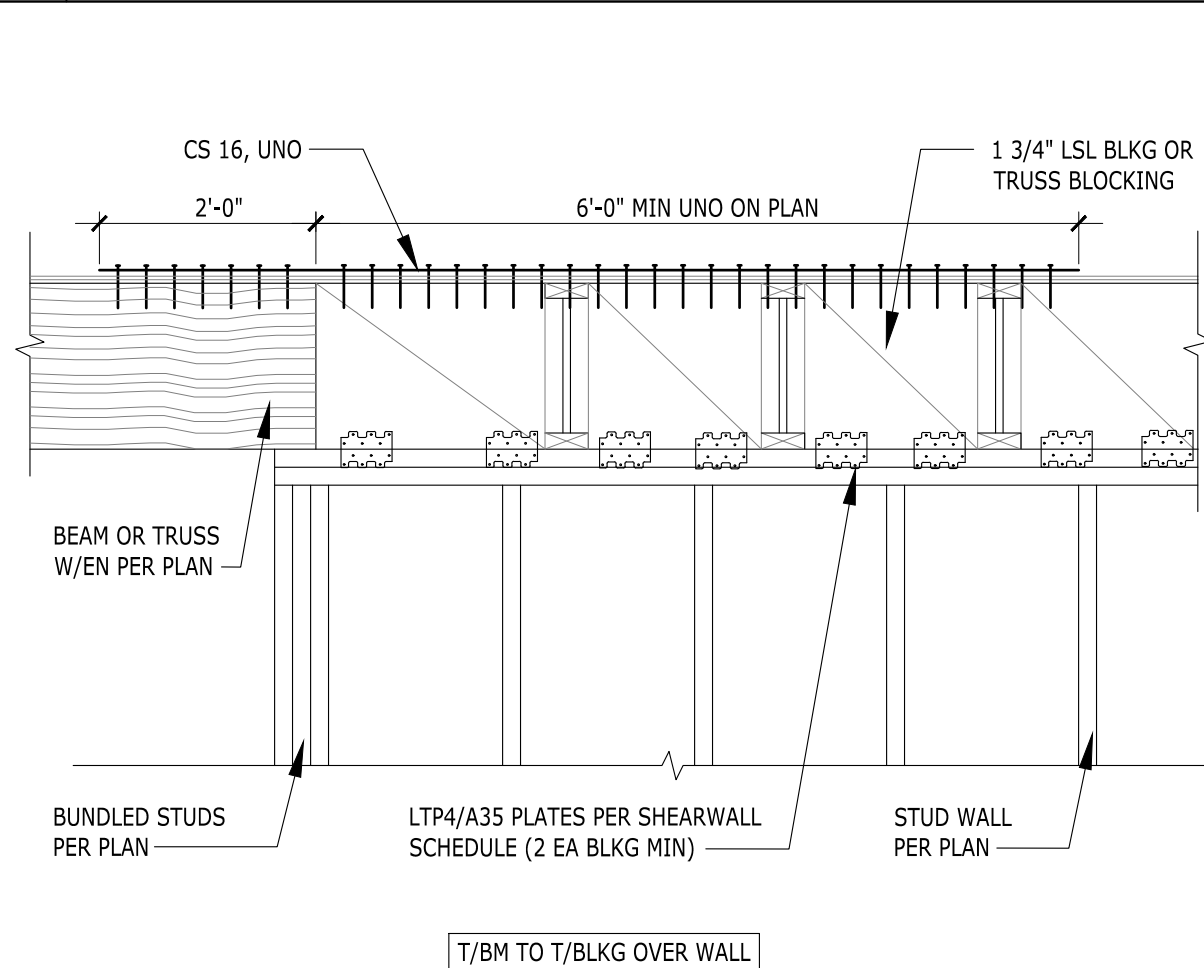
13 BEAM AT DISCONTINUOUS TOP PLATES



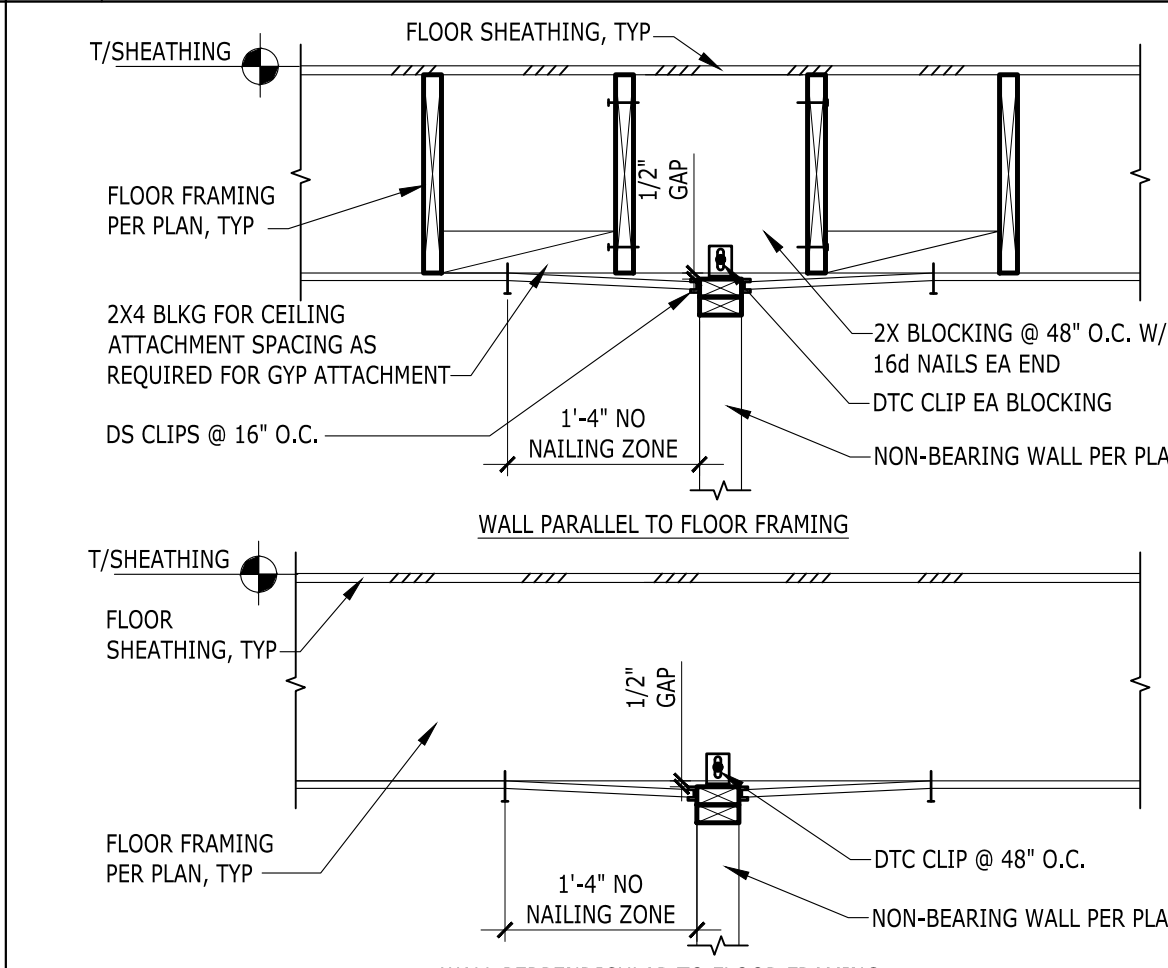
14 TENSION TIE AT FLOOR FRAMING



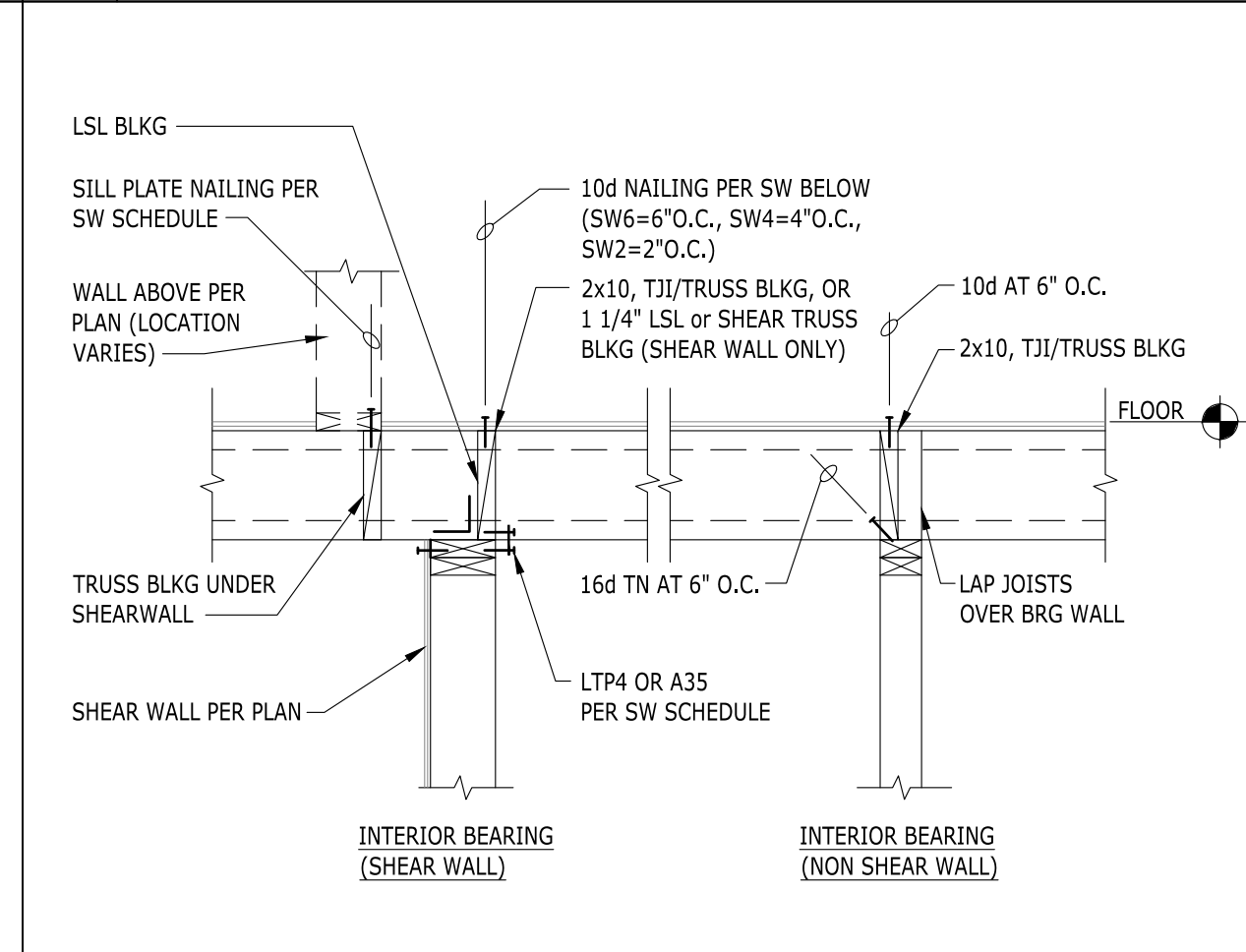
15 TENSION TIE AT FLOOR FRAMING



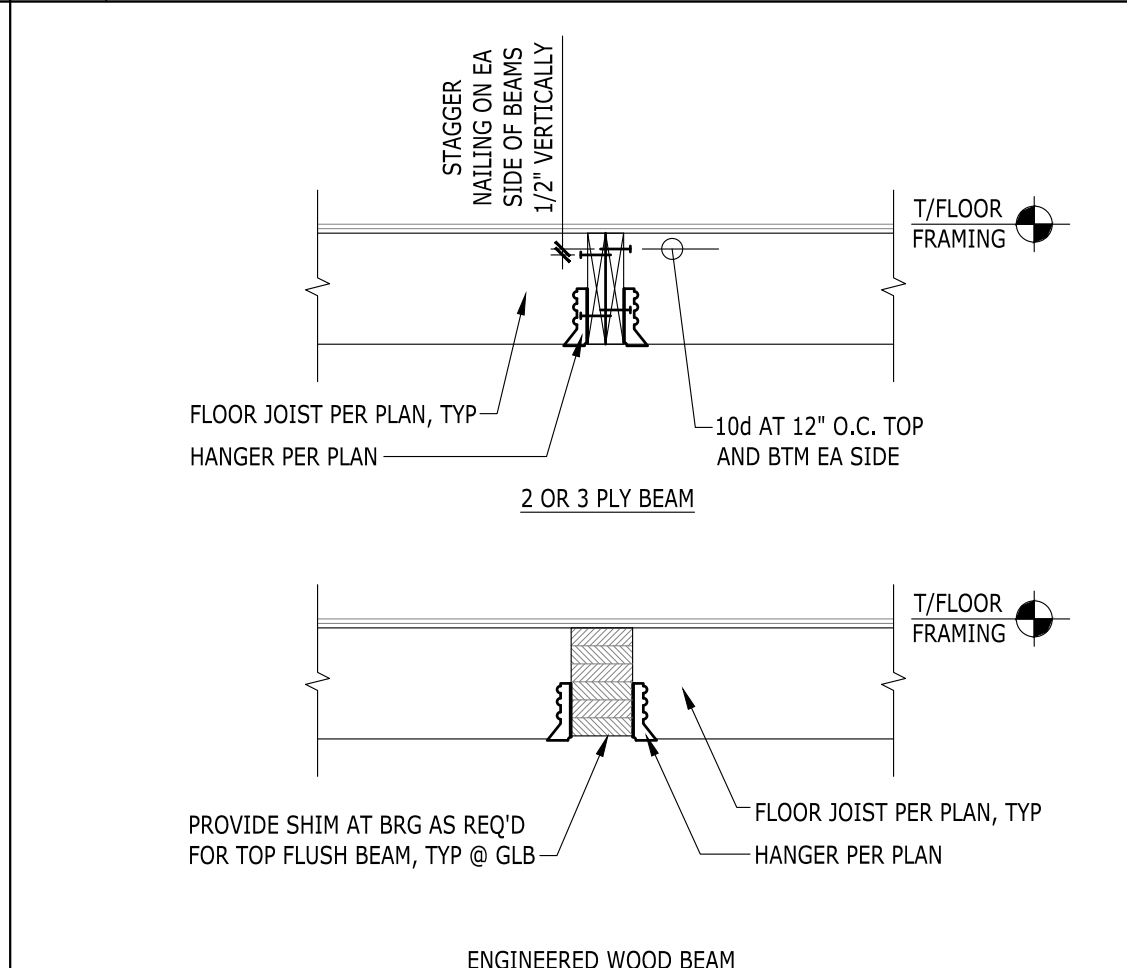
16 TENSION TIE T/BEAM TO T/BLKG



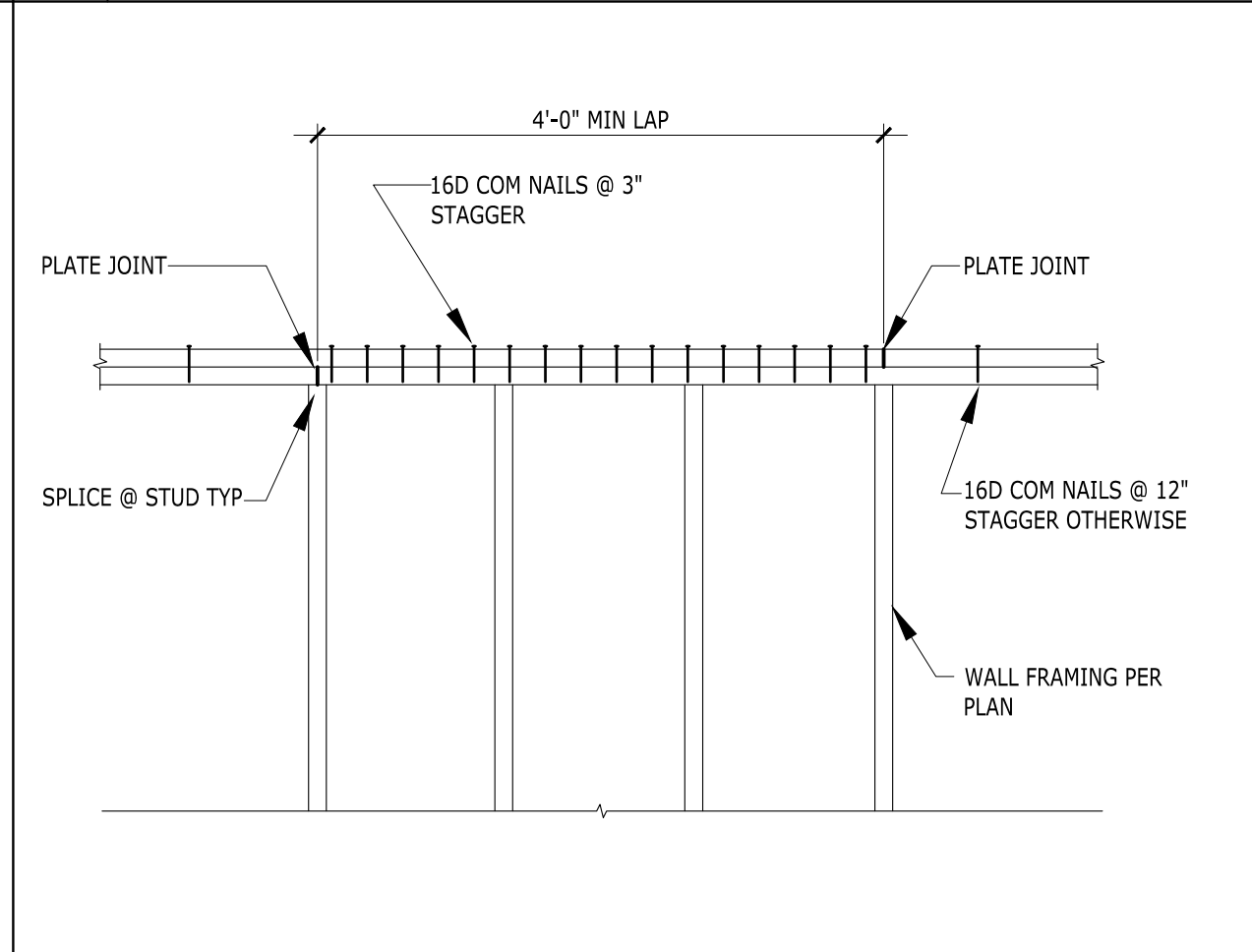
17 CEILING FRAMING AT NON-BEARING WALL



18 FLOOR FRAMING AT INTERIOR BEARING WALL



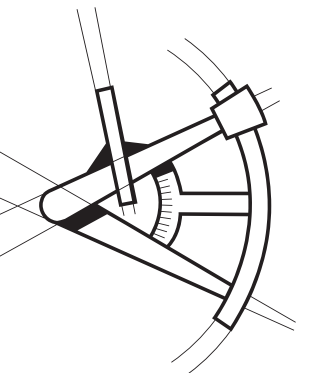
19 JOISTS TO FLUSH BEAM CONNECTION



20 ELEVATION TOP PLATE SPLICE



LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 06/29/2020

SCALE

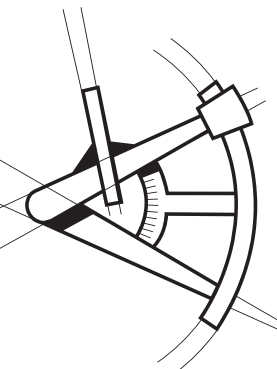
24X36 SHEET: 1/4" = 1'-0"

STRUCTURAL DETAILS

SHEET SD-1



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS
DESCRIPTION DATE BY

PROJECT NAME
FOREST AVE LOT 4

PROJECT NUMBER
S200420

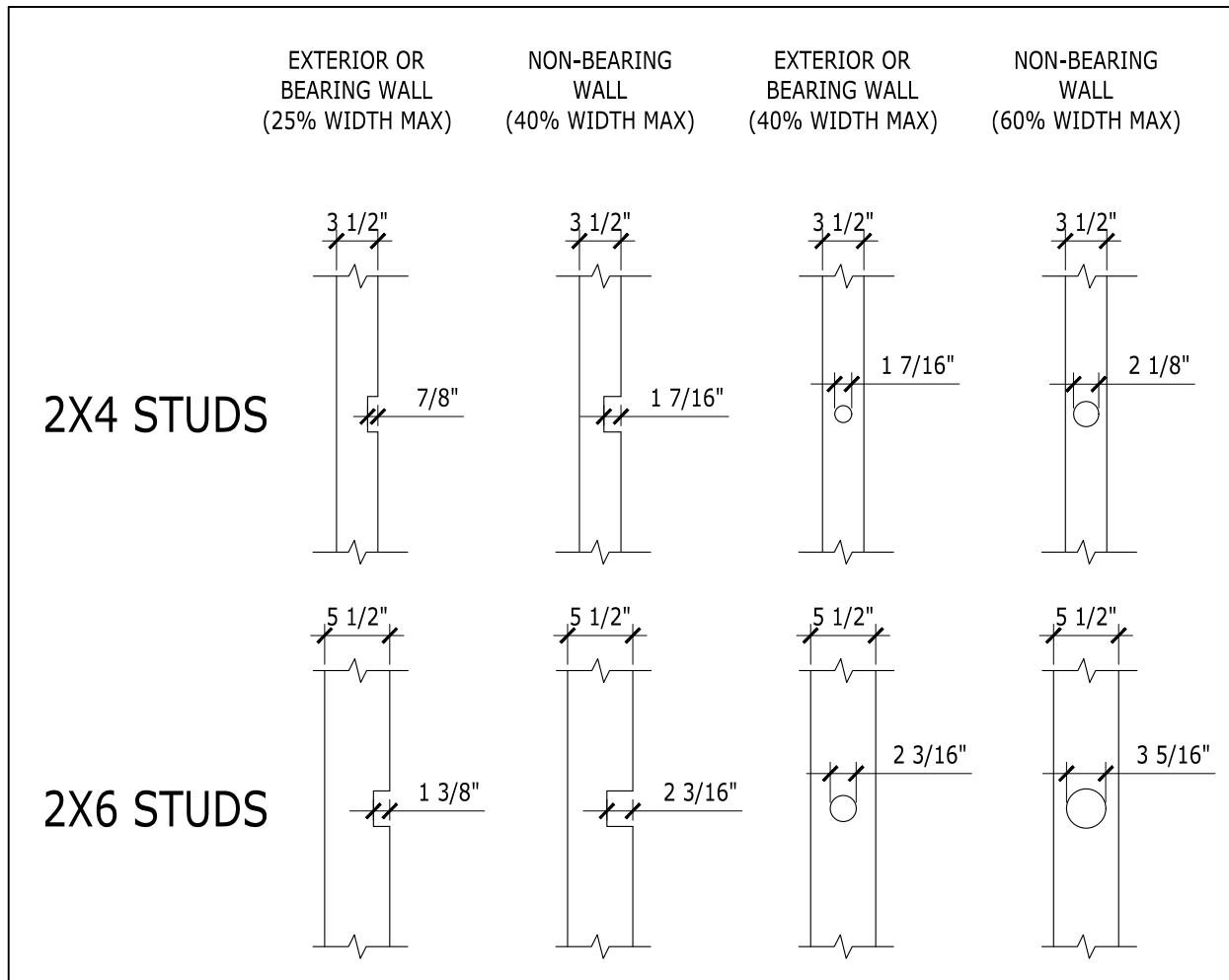
DRAWN BY - AP

CHECKED BY - MT

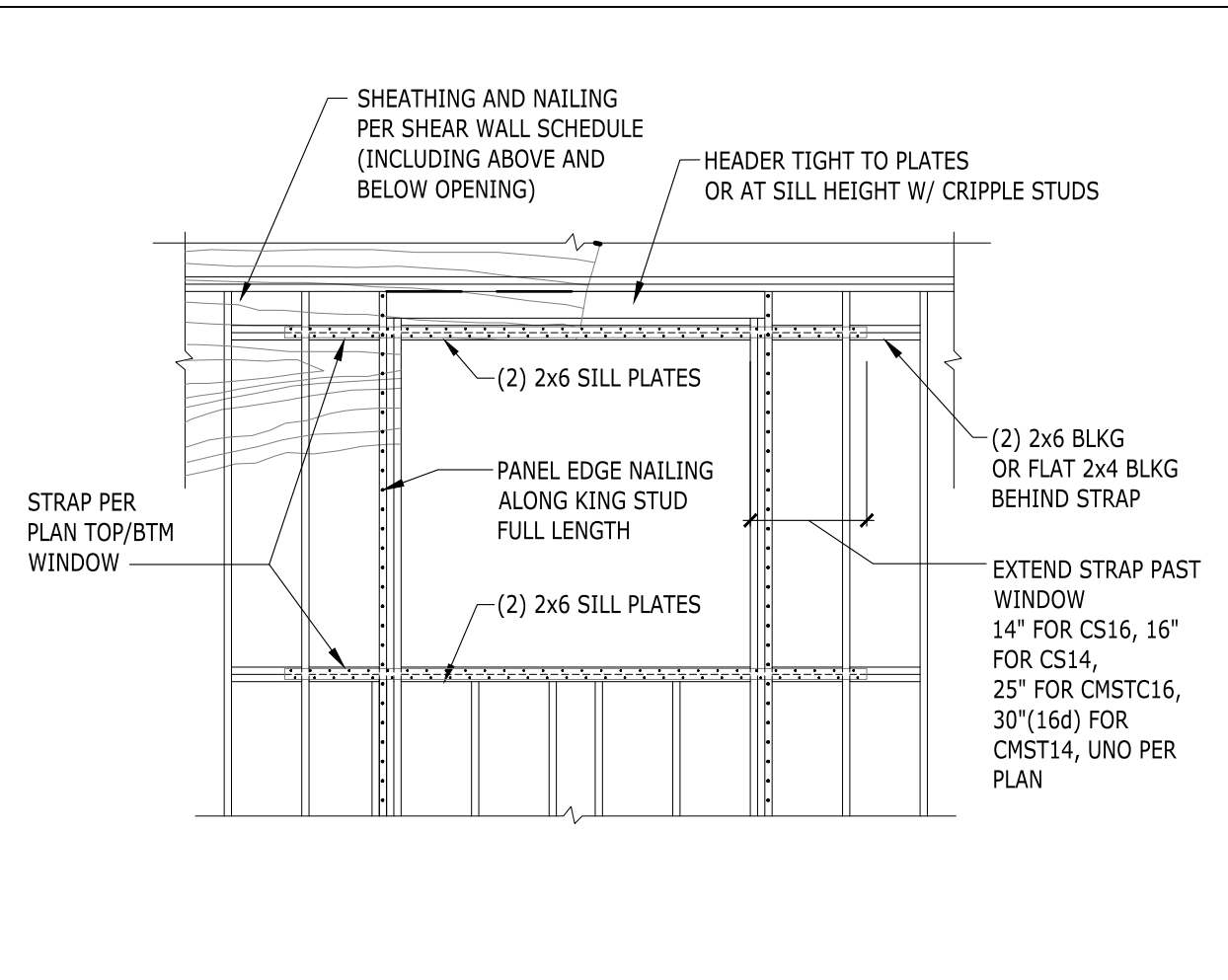
SHEET DATE - 06/29/2020

SCALE
24X36 SHEET: 1/4" = 1'-0"

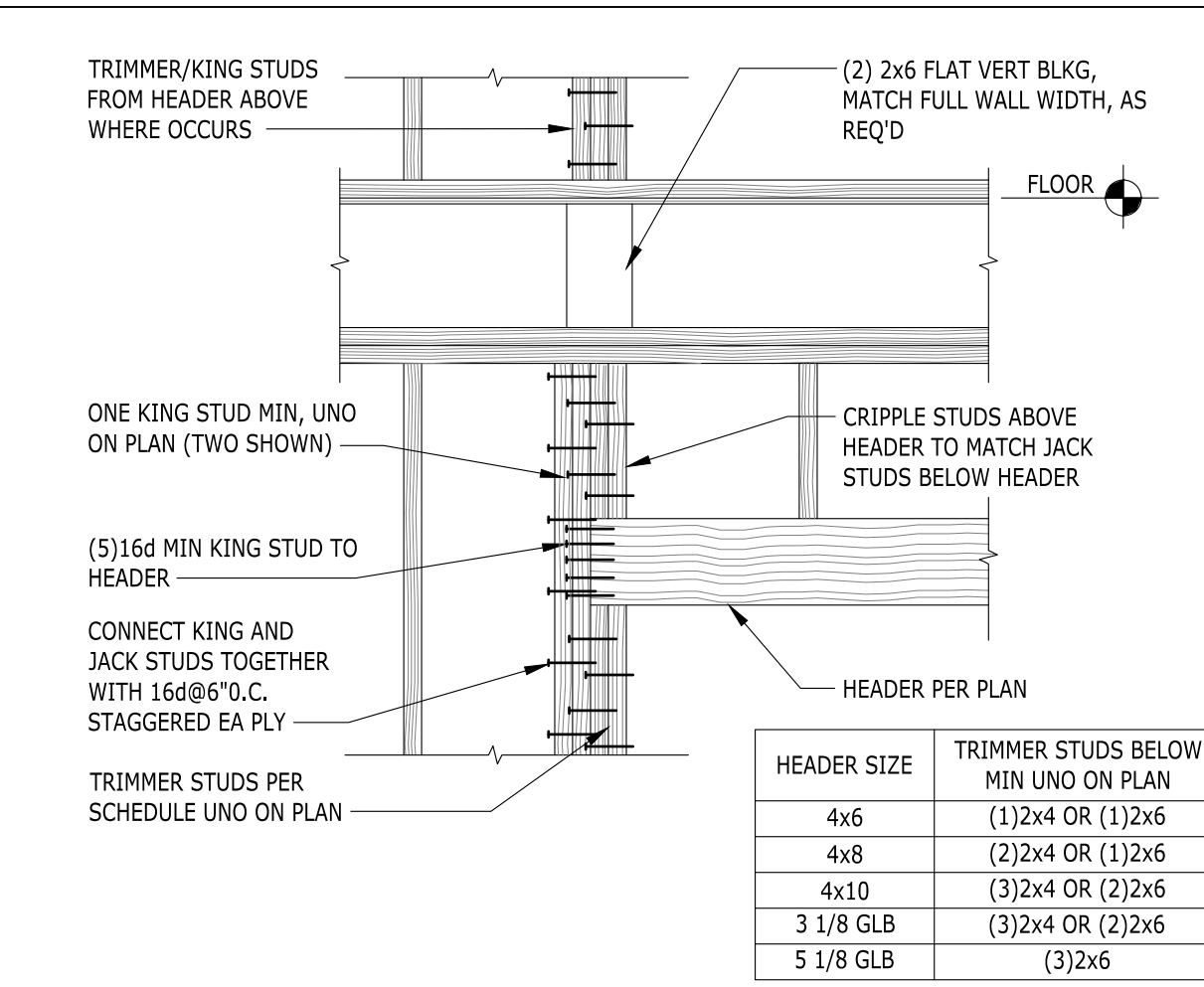
DESCRIPTION
STRUCTURAL DETAILS
SHEET **SD-2**



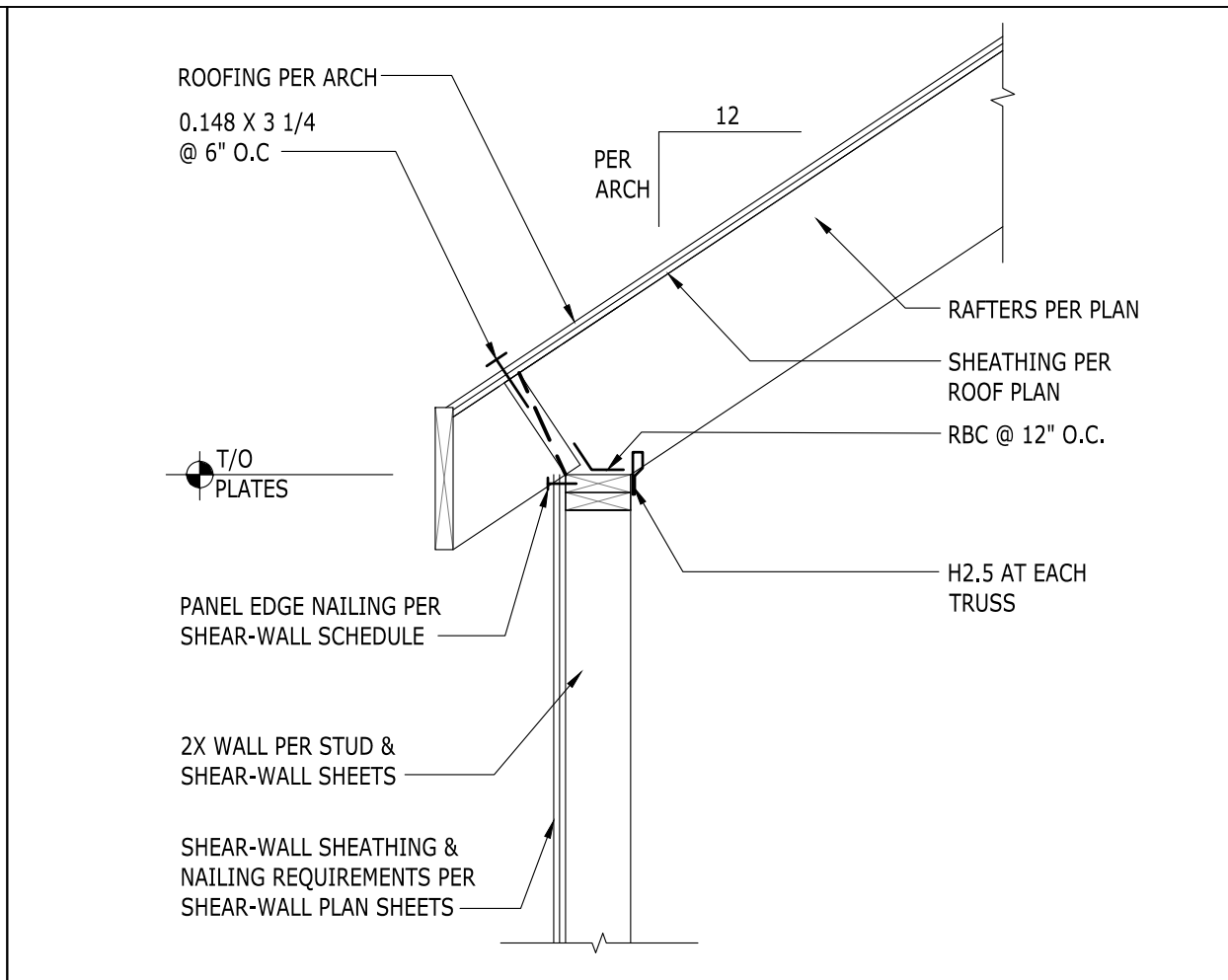
1 ALLOWABLE STUD NOTCHING AND BORING



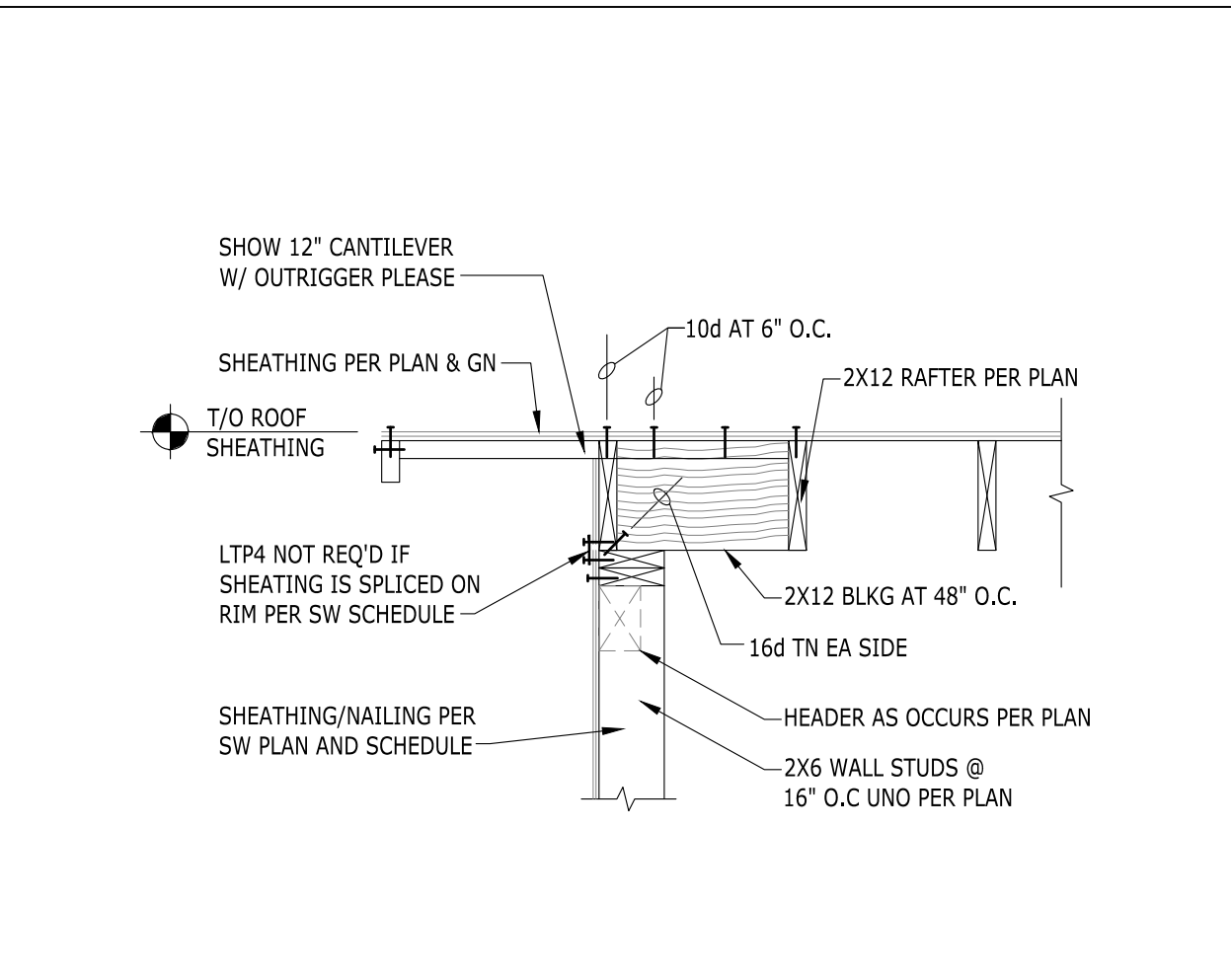
2 STRAPS AROUND WINDOWS



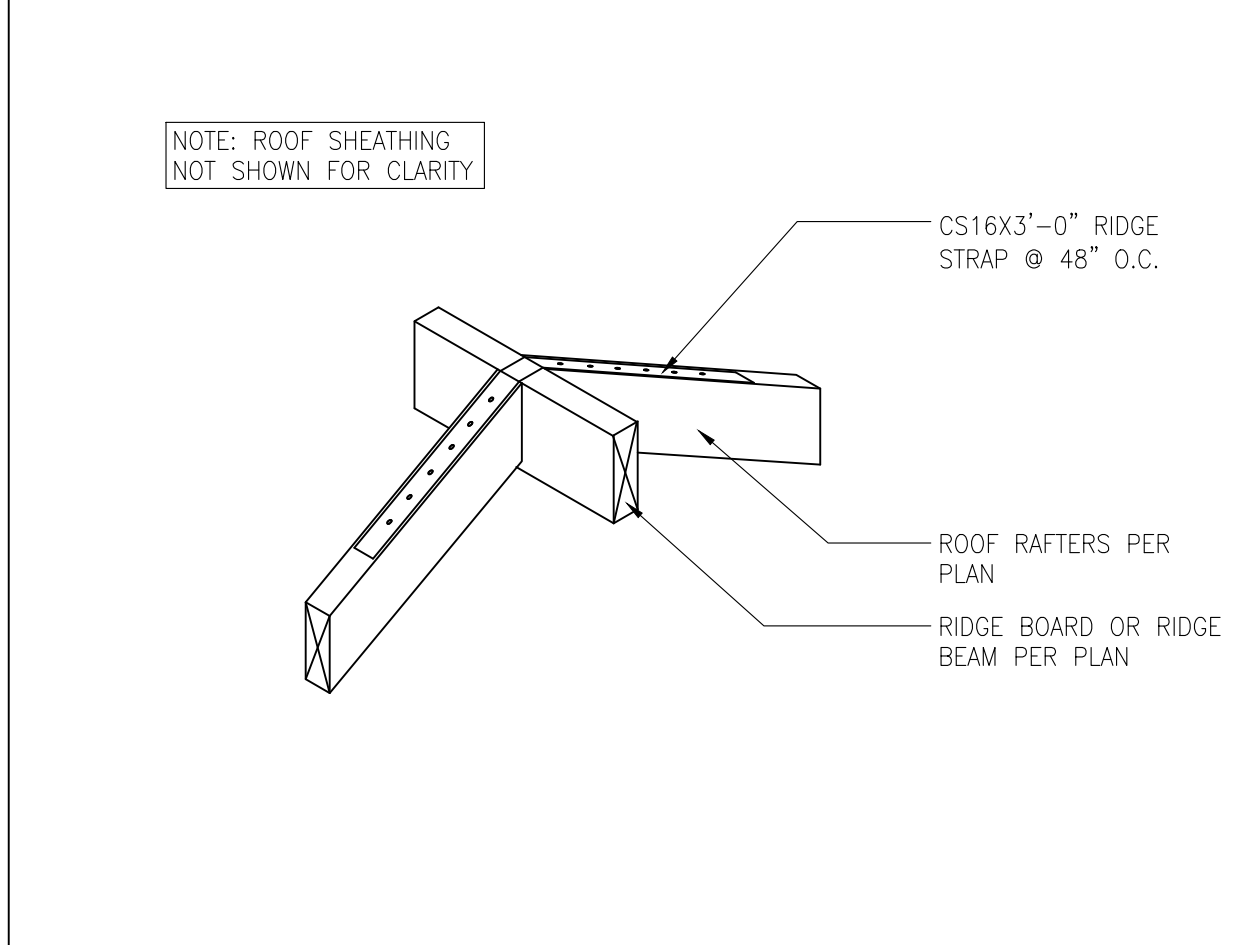
3 TYPICAL HEADER FRAMING



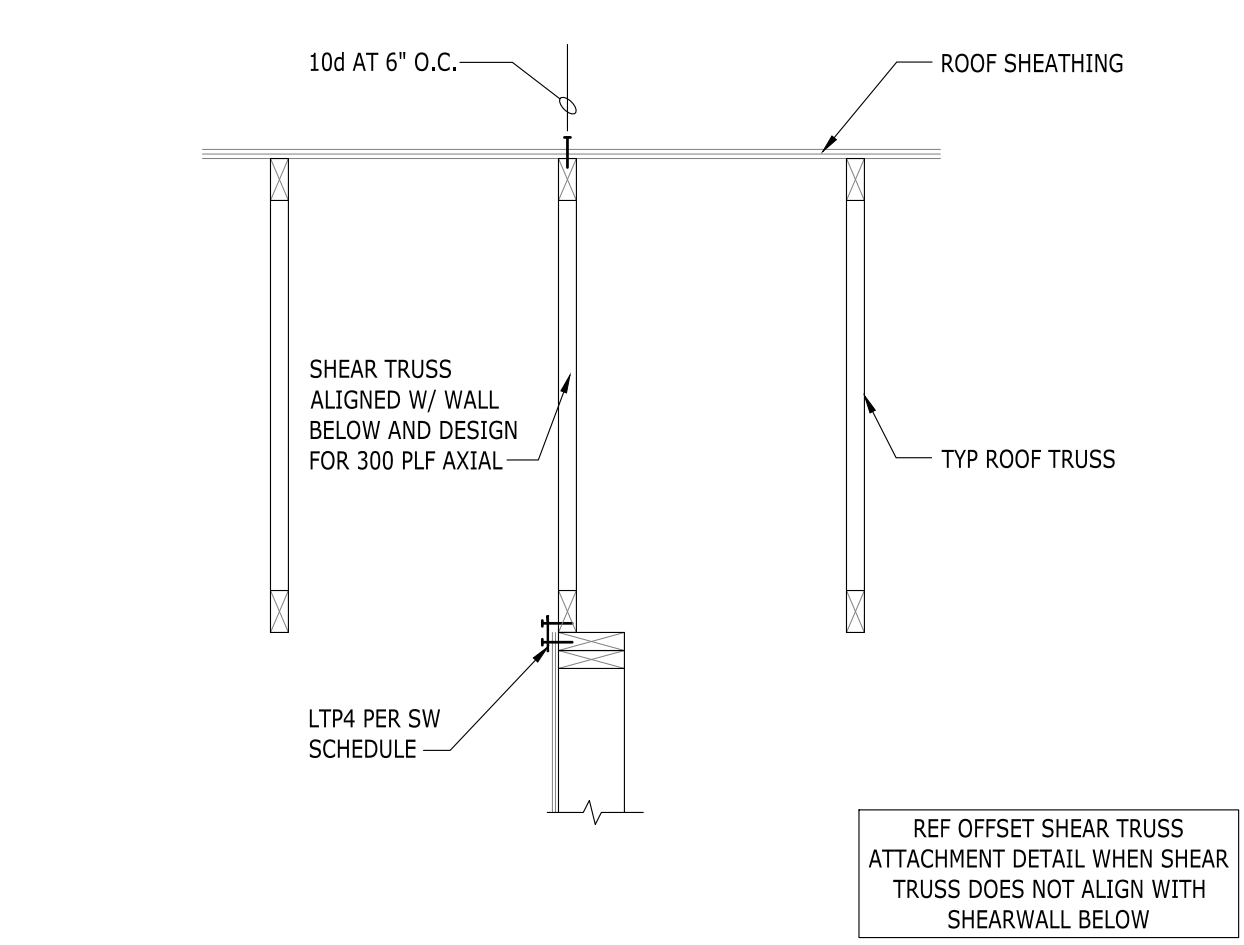
4 HIP ROOF FRAMING



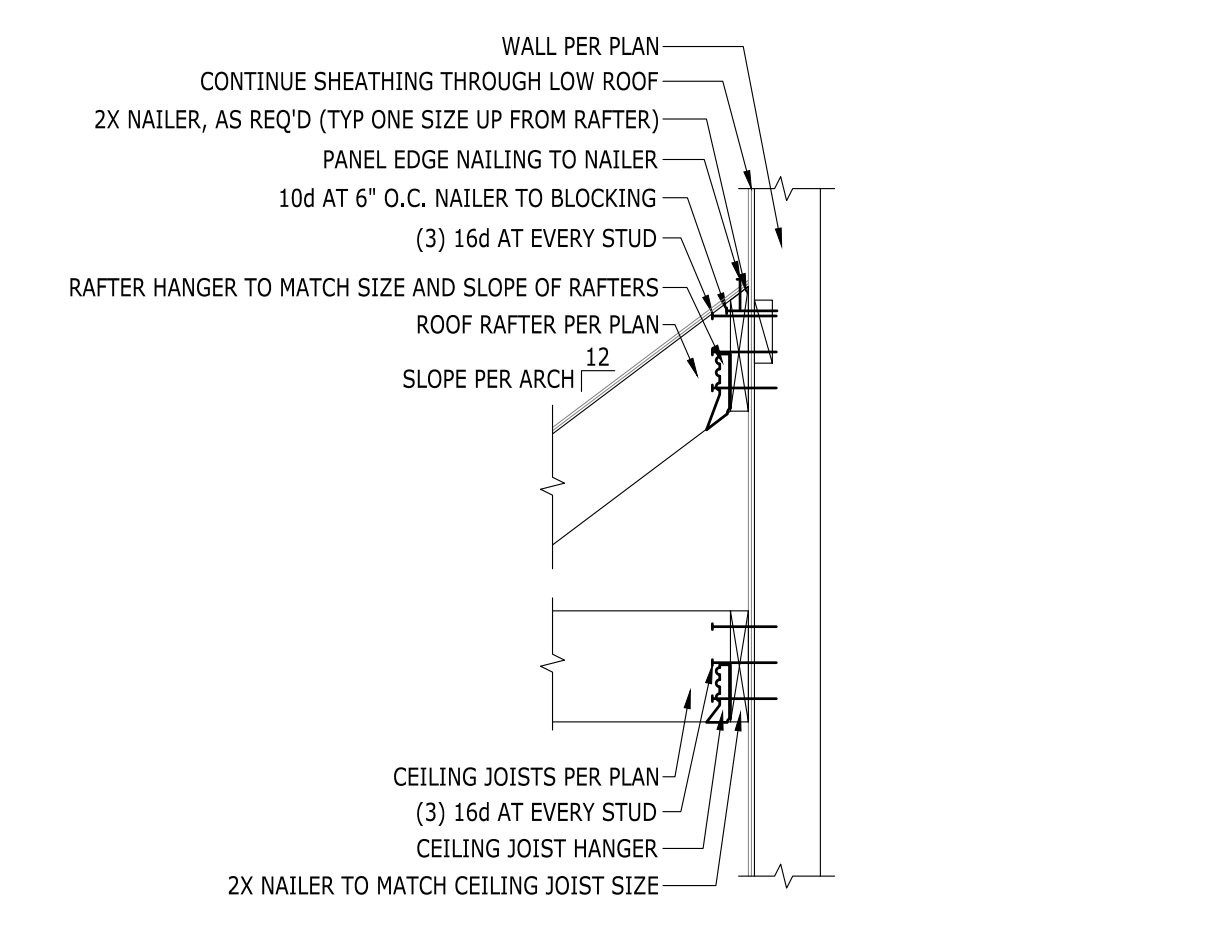
5 GABLE END FRAMING



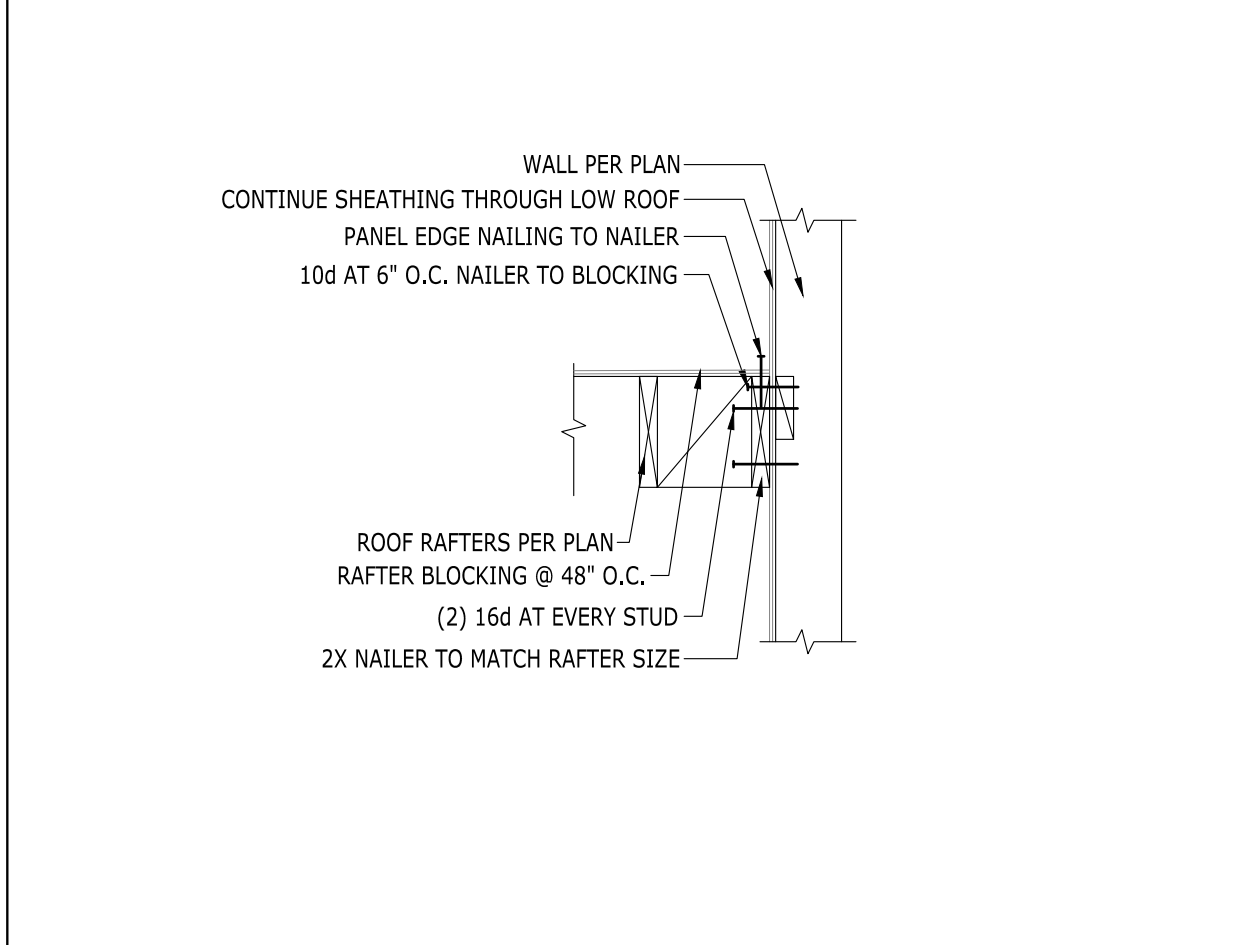
6 RIDGE STRAP



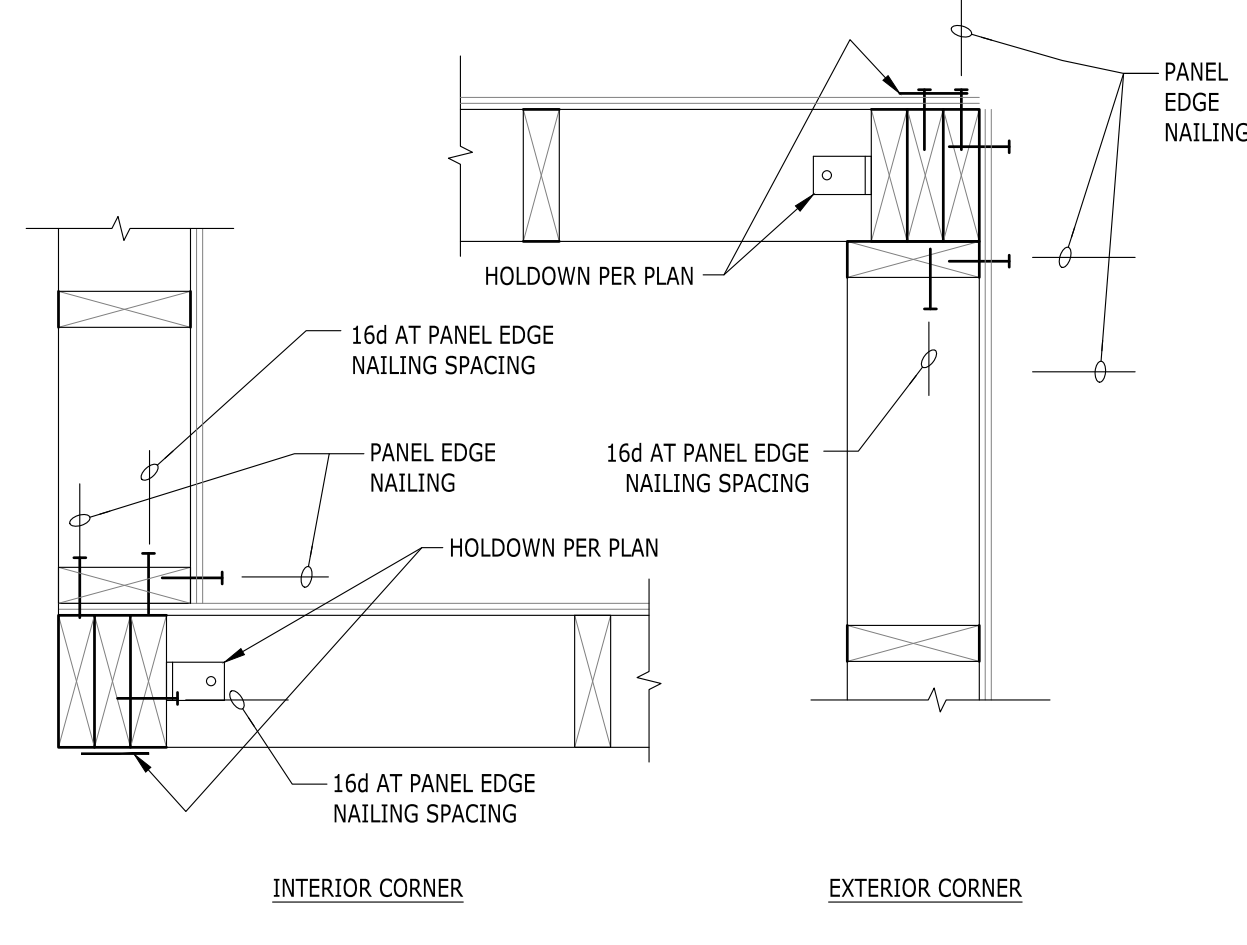
7 PARALLEL TRUSS AT SHEAR WALL



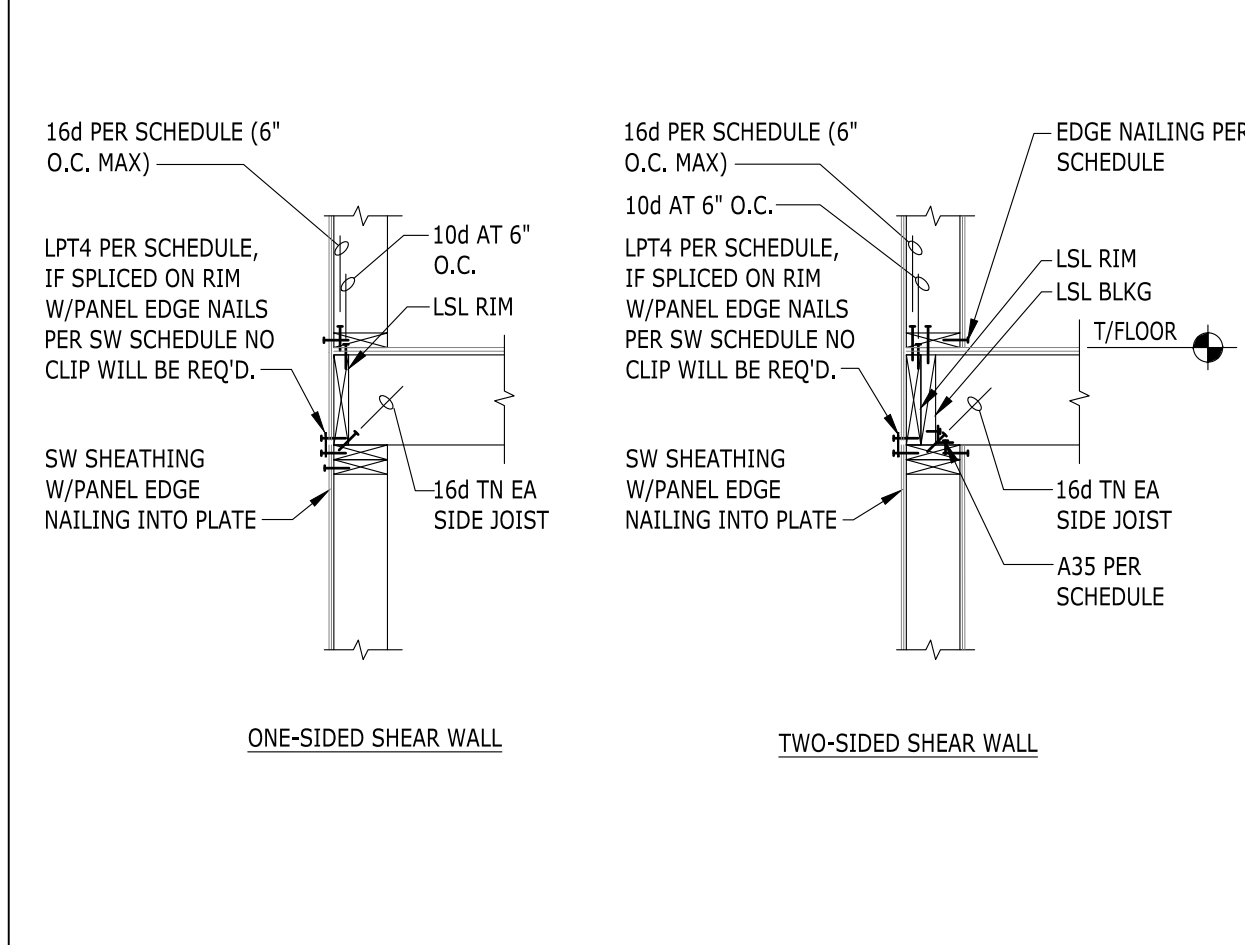
8 LOW ROOF SECTION AT CONTINUOUS WALLS



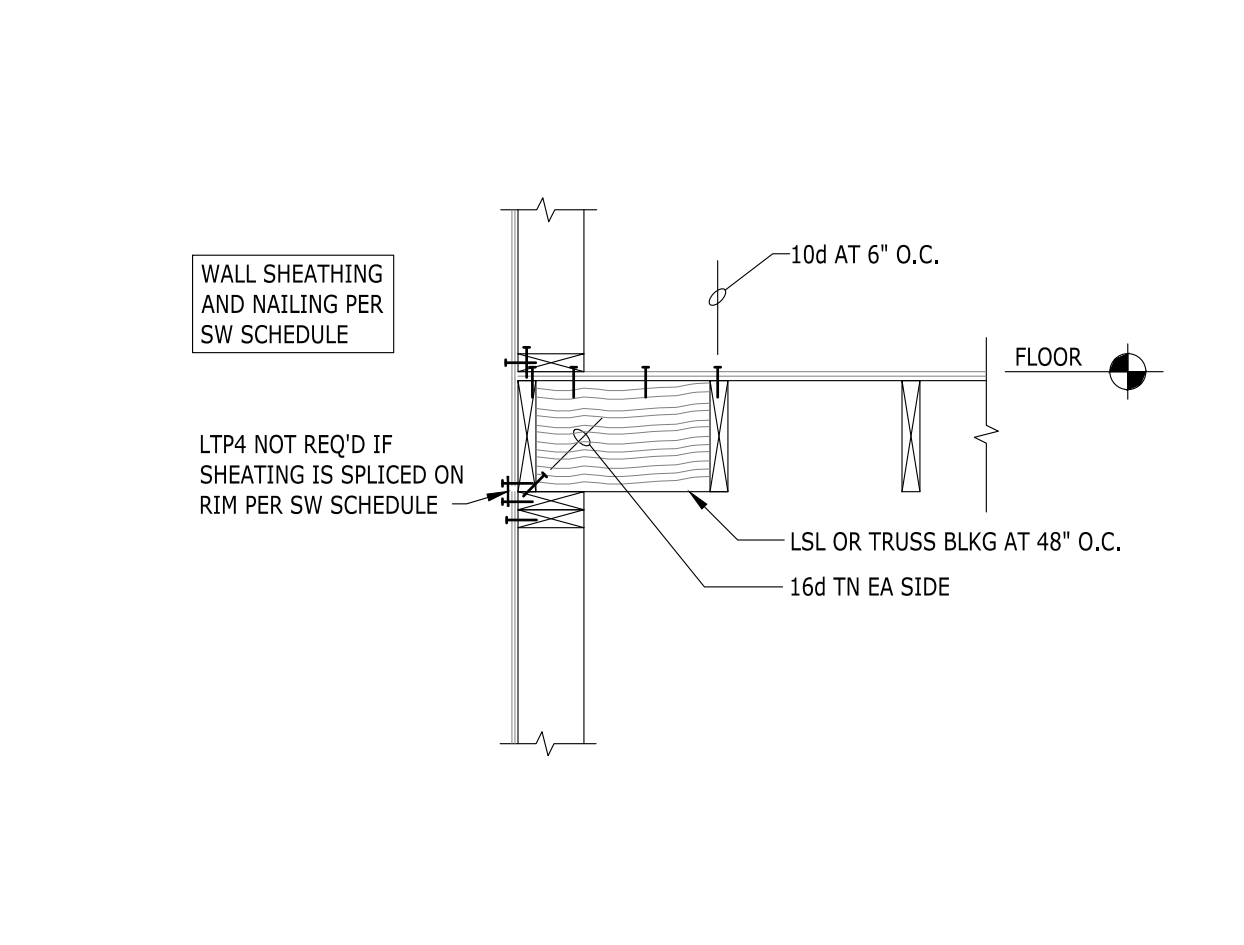
9 LOW ROOF SECTION AT CONTINUOUS WALLS



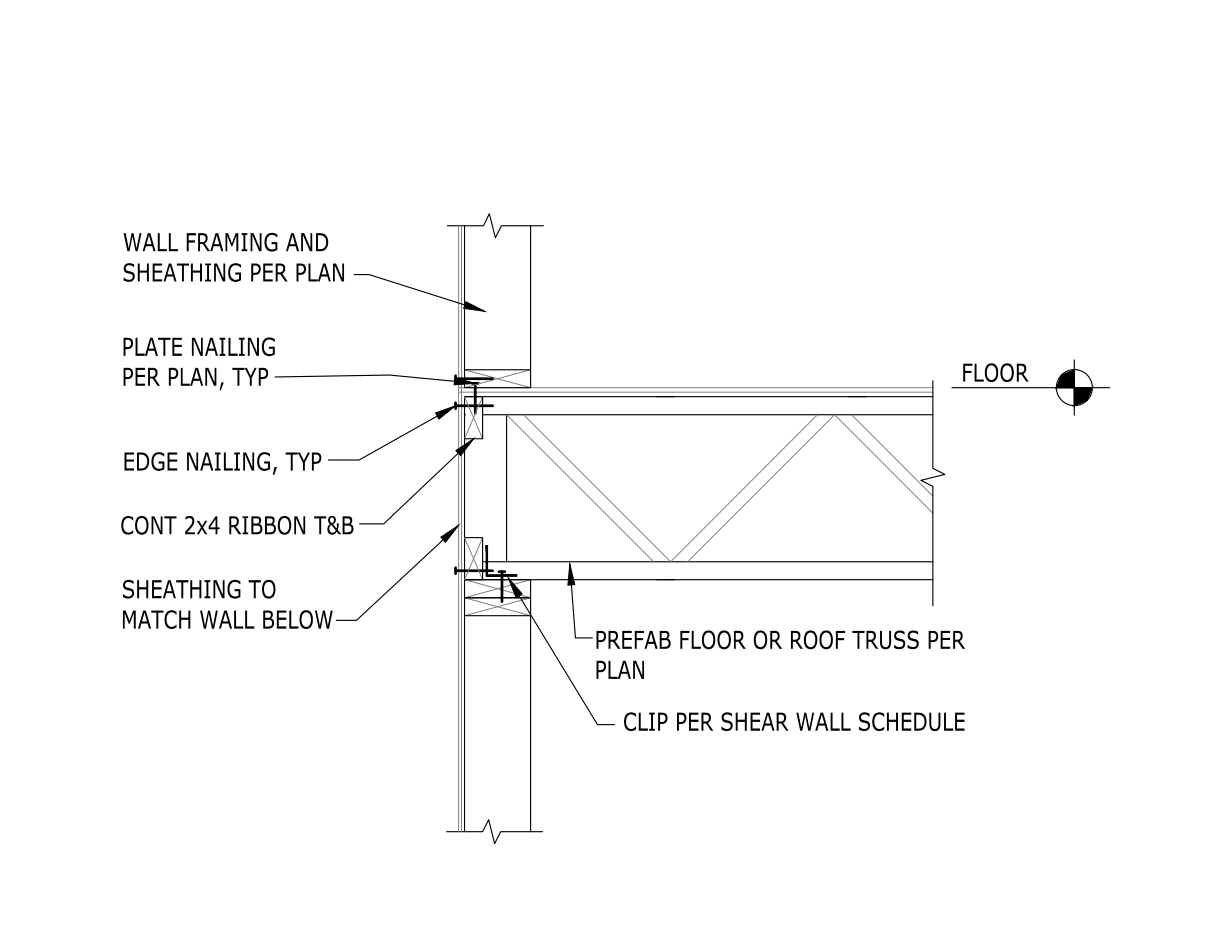
10 CORNER FRAMING



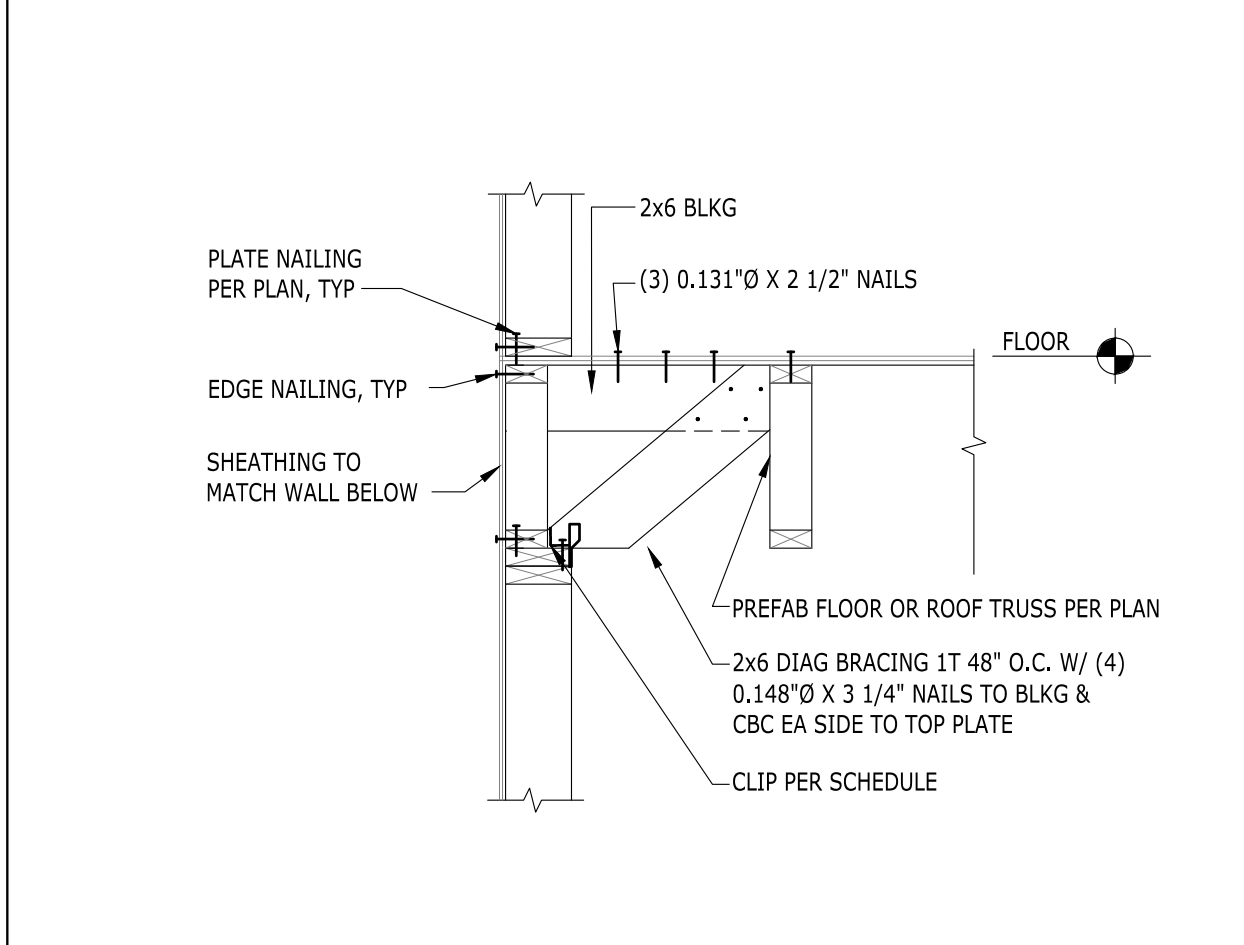
11 SHEAR TRANSFER AT EXTERIOR WALL



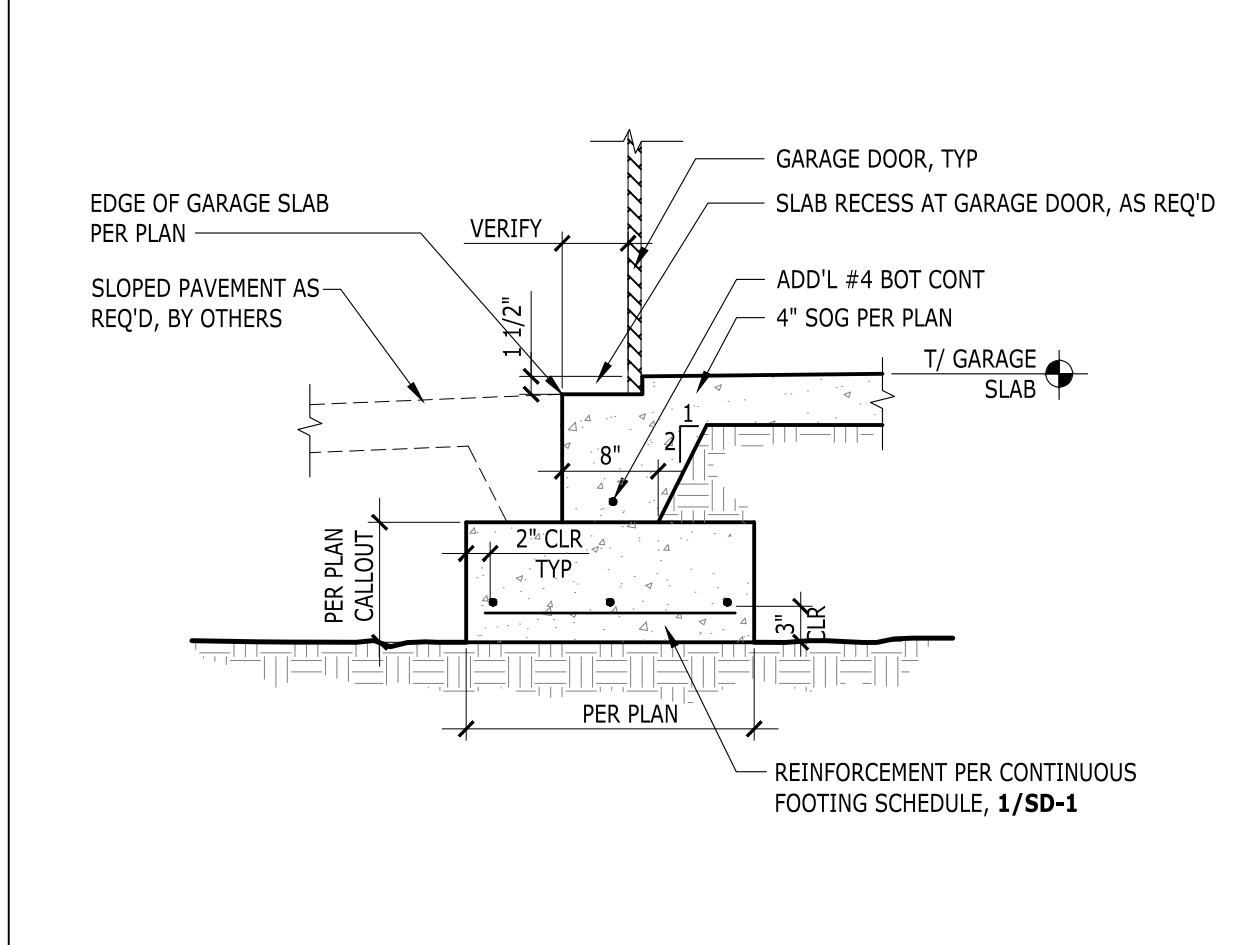
12 SHEAR TRANSFER AT EXTERIOR WALL



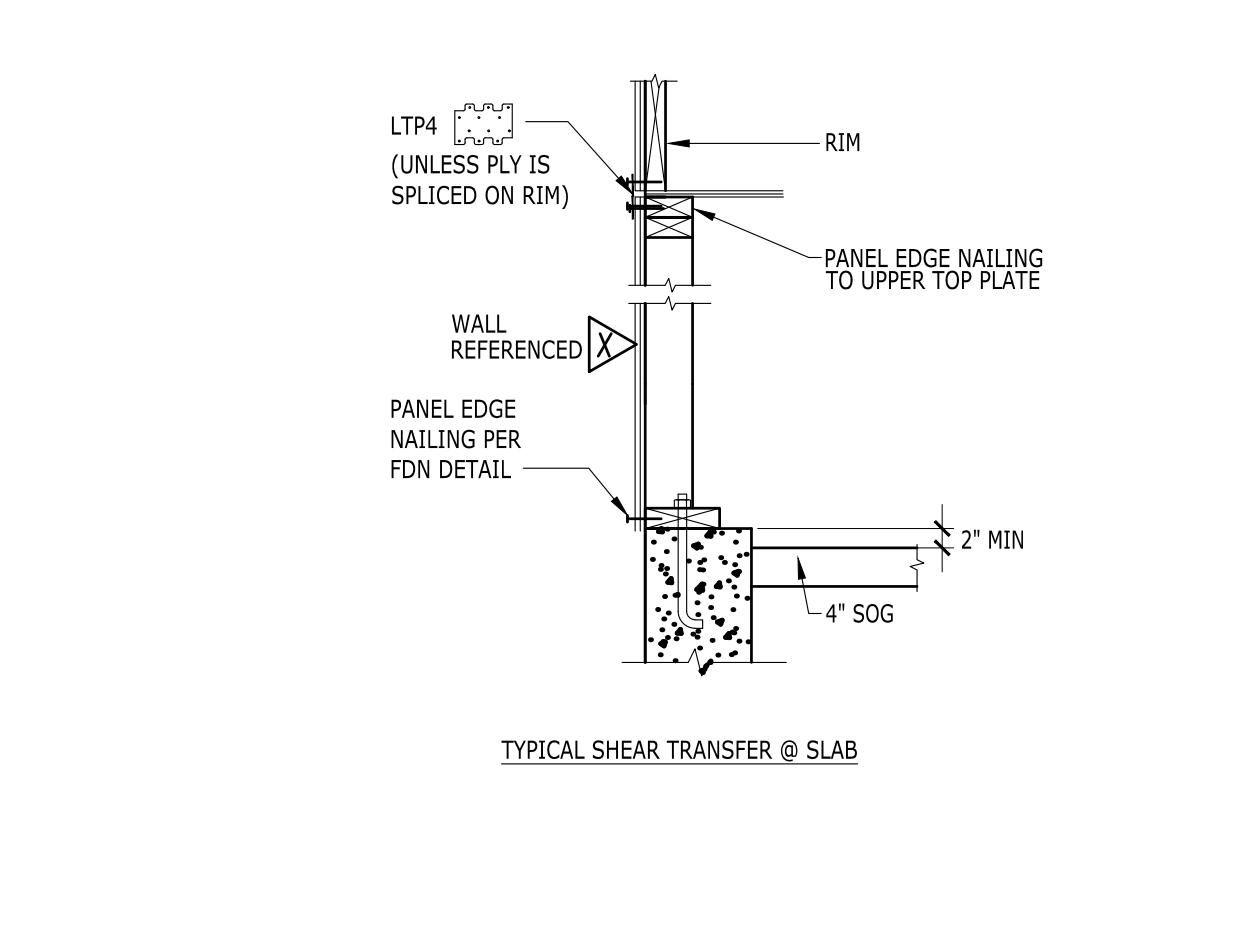
13 SHEAR TRANSFER AT EXTERIOR WALL



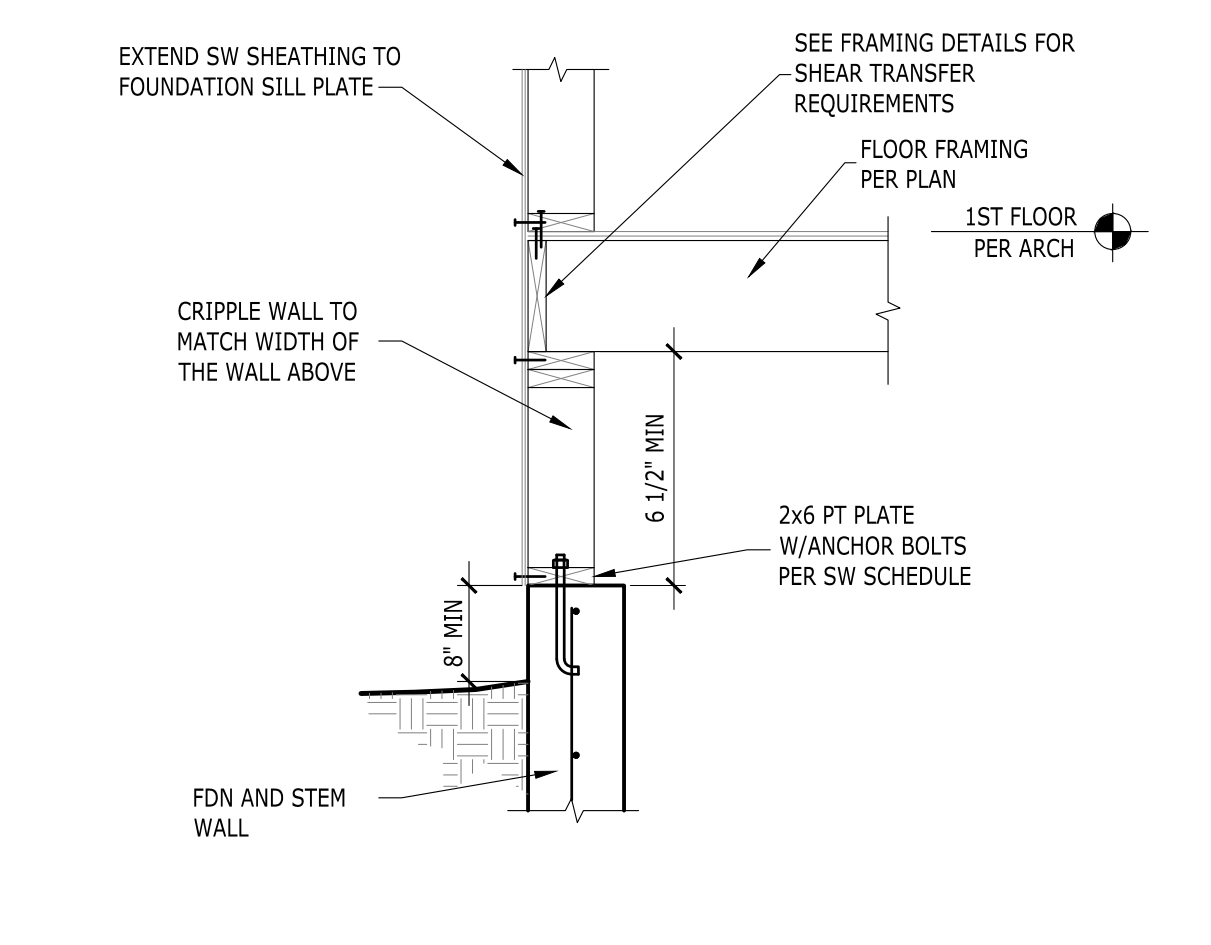
14 SHEAR TRANSFER AT EXTERIOR WALL



16 FOUNDATION AT GARAGE ENTRANCE



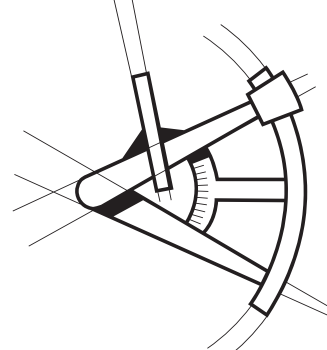
17 WALL FRAMING AT GARAGE CURB



18 PONY WALL



LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS

Δ	DESCRIPTION	DATE	BY

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

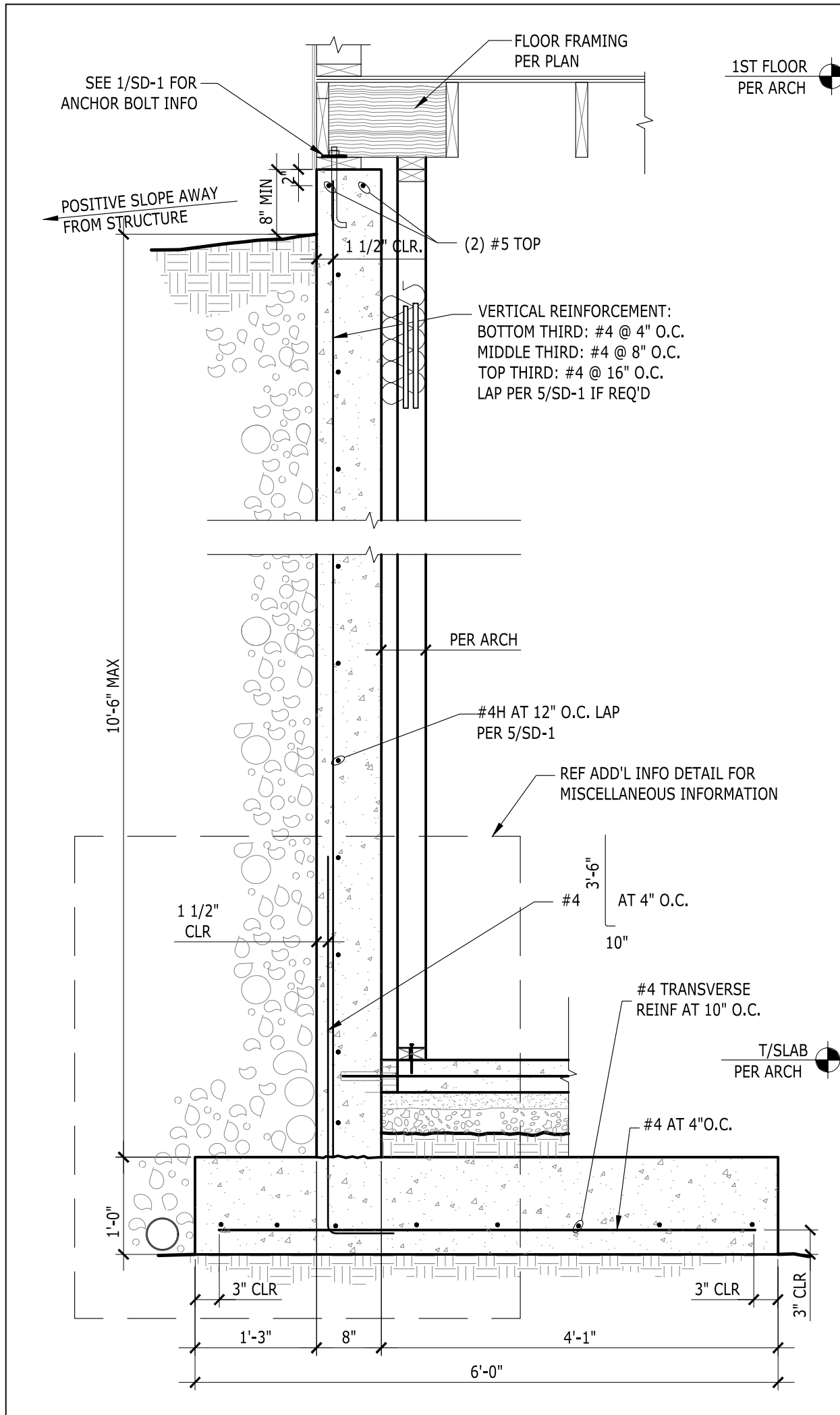
CHECKED BY - MT

SHEET DATE - 06/29/2020

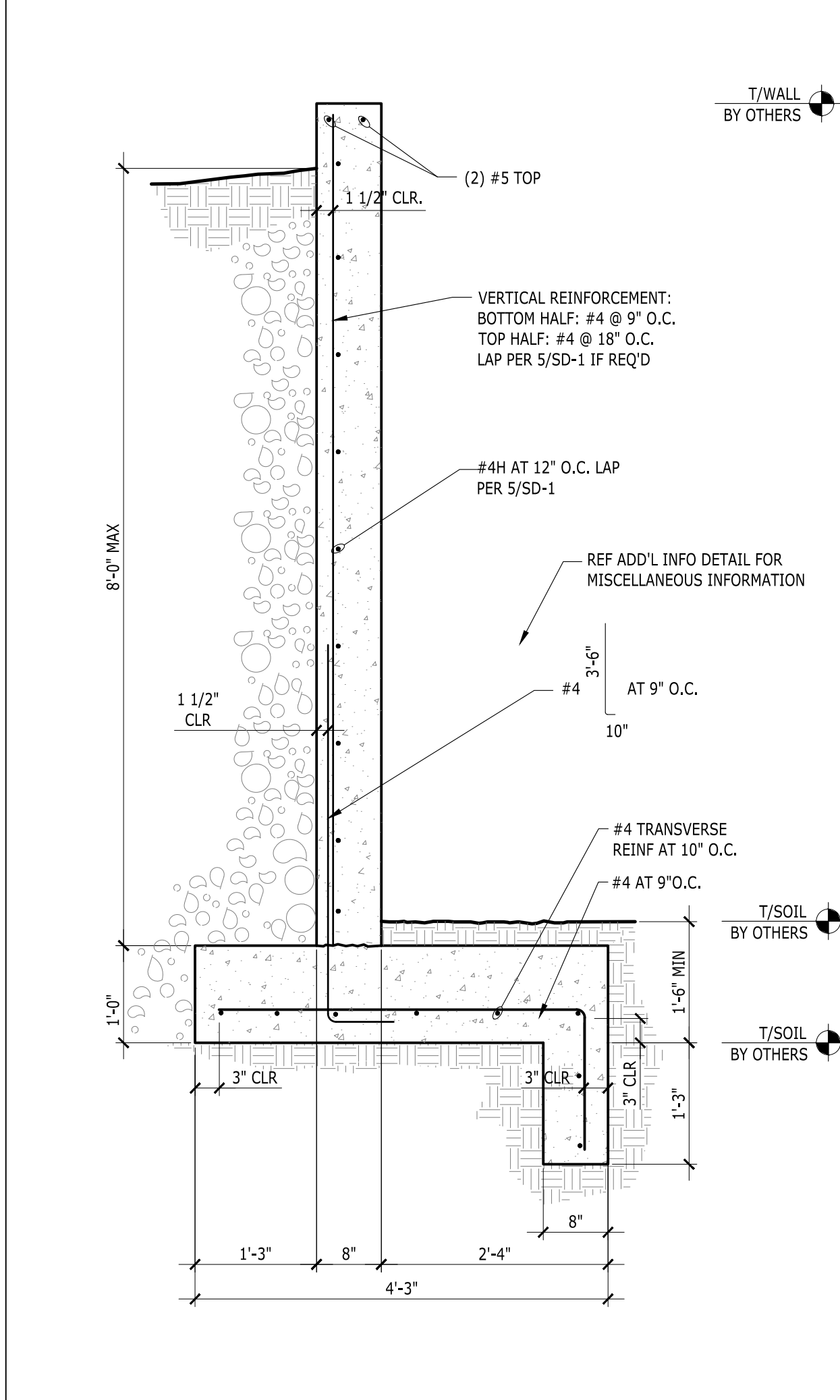
SCALE

24X36 SHEET: 1/4" = 1'-0"

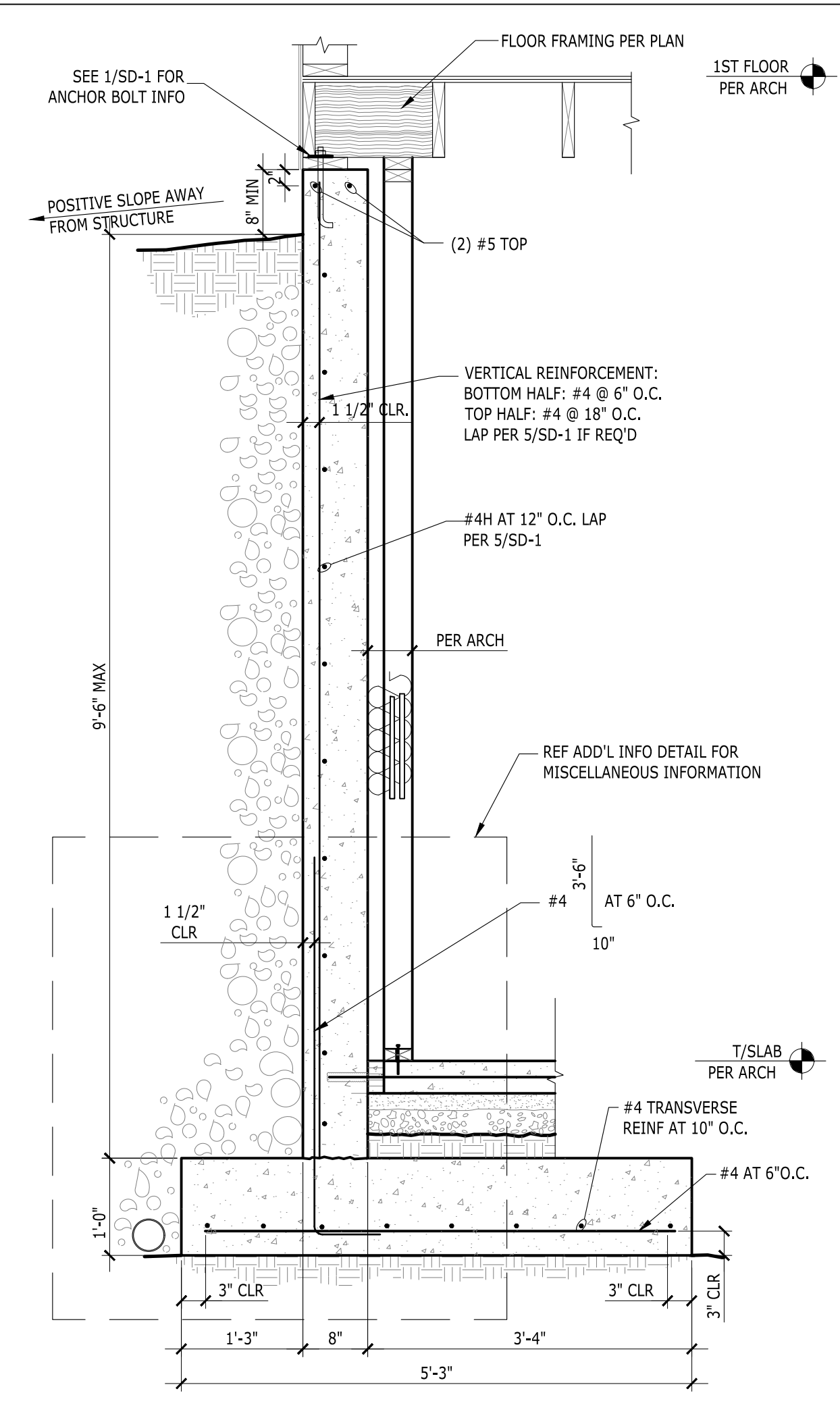
STRUCTURAL DETAILS
SHEET SD-3



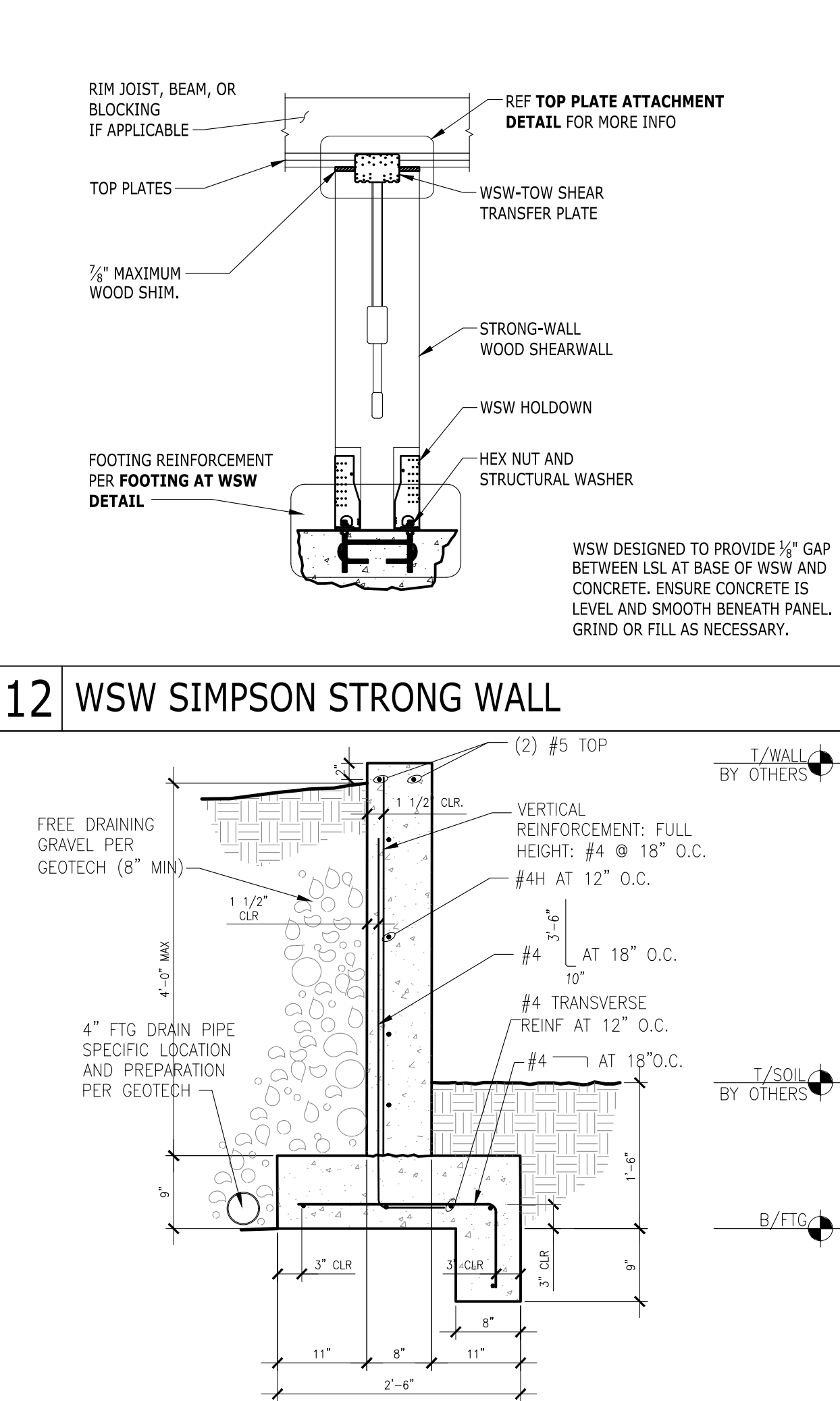
6 RETAINING WALL (10'-6" MAX BACKFILL)



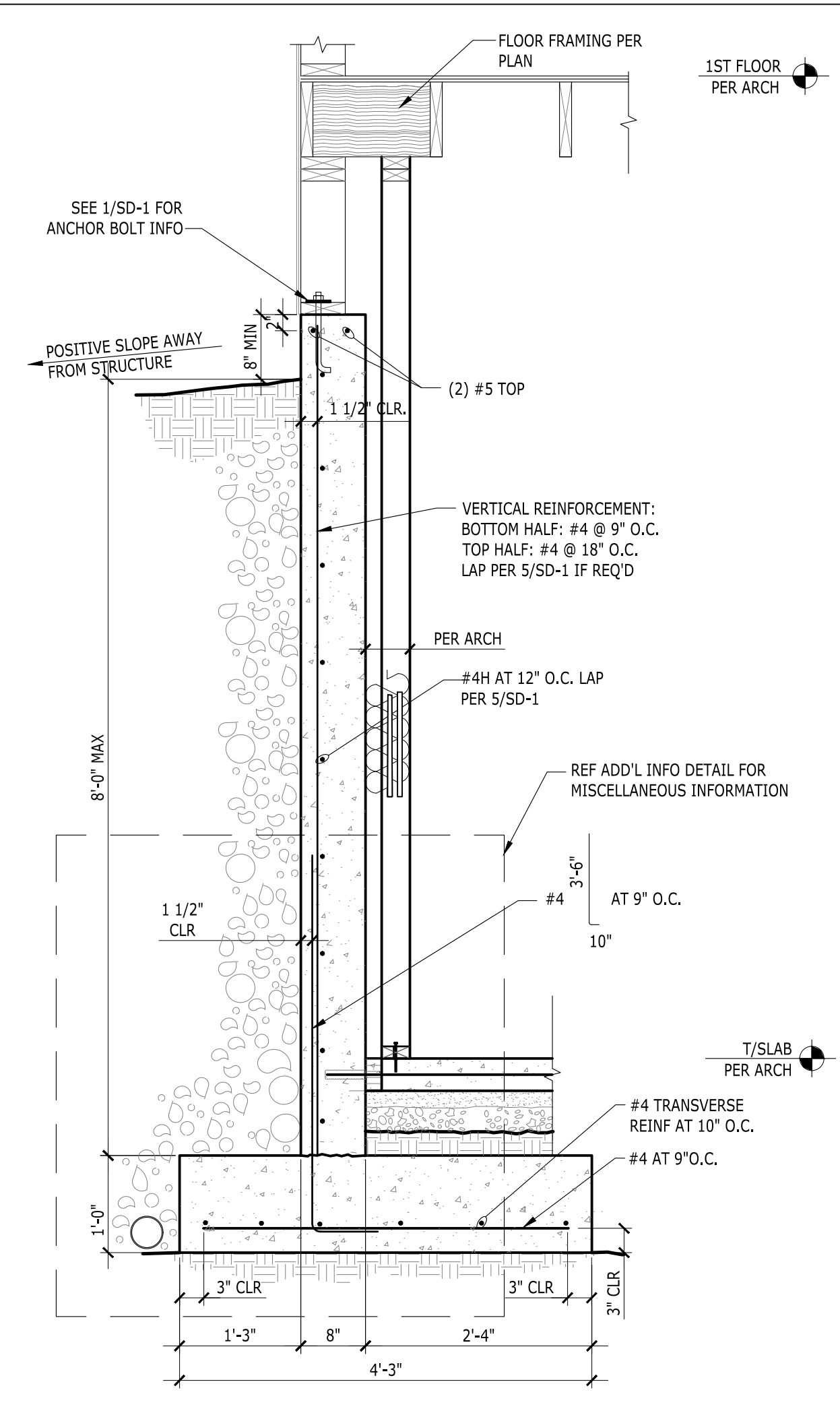
16 RETAINING WALL (8'-0" MAX BACKFILL)



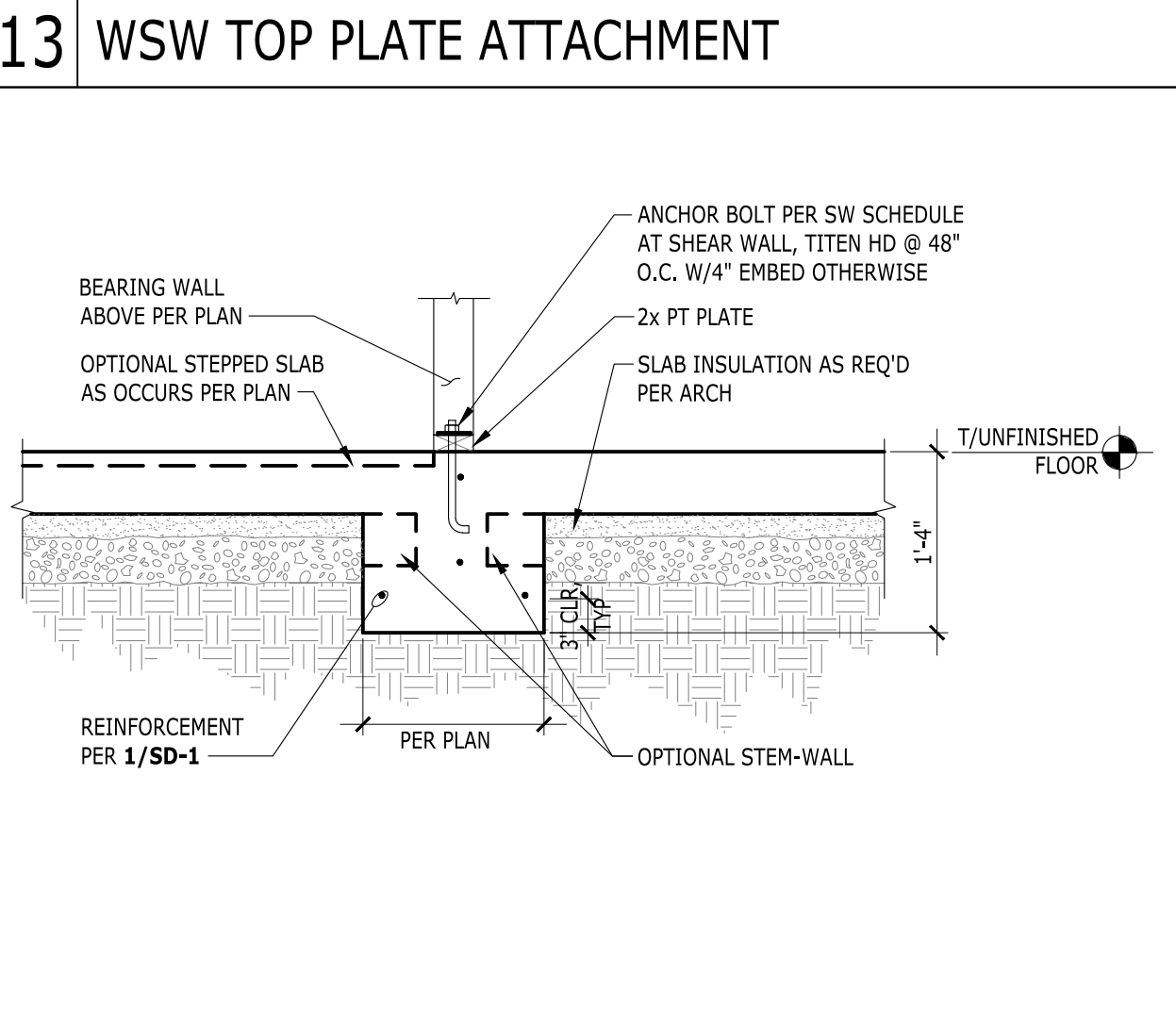
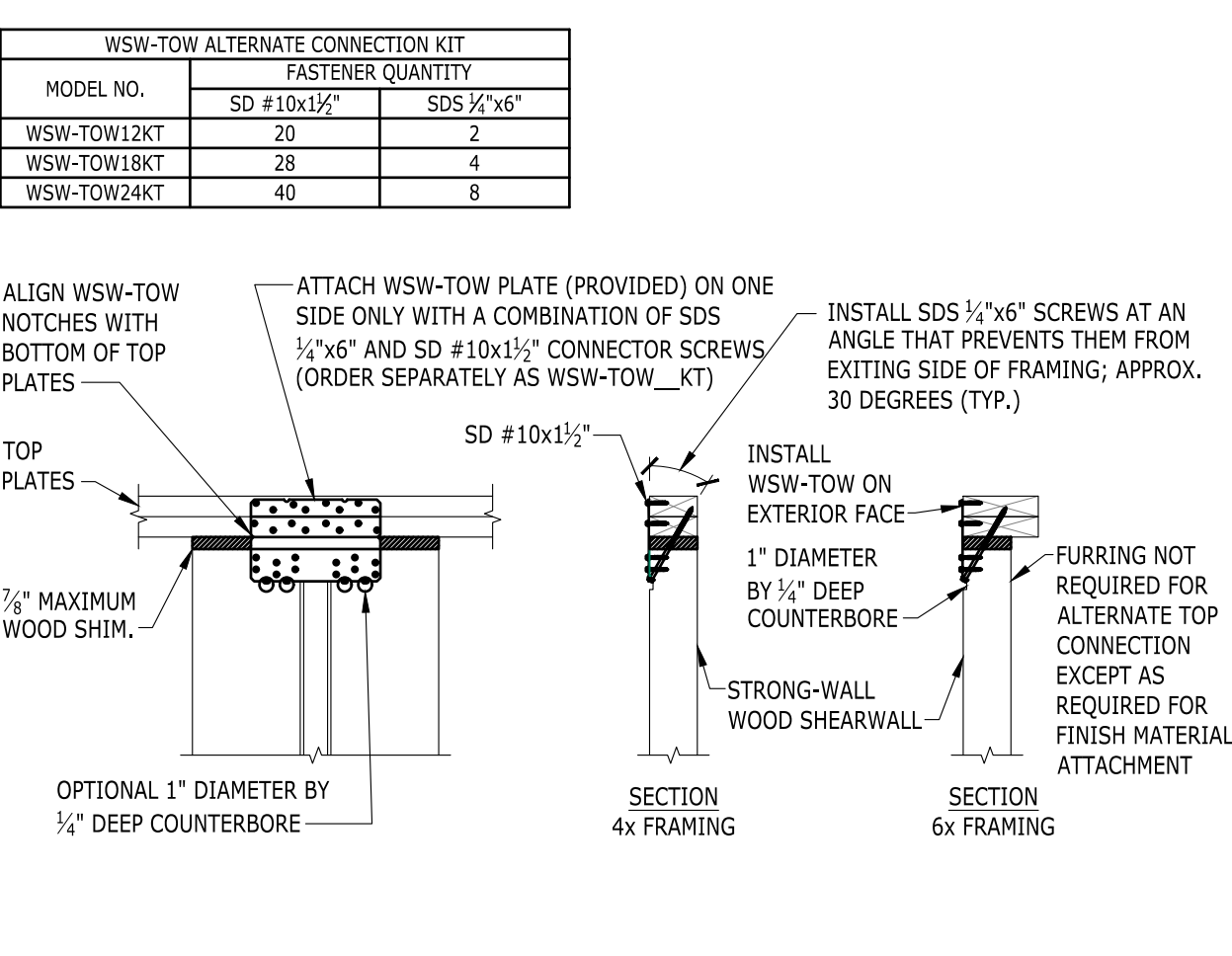
7 RETAINING WALL (9'-6" MAX BACKFILL)



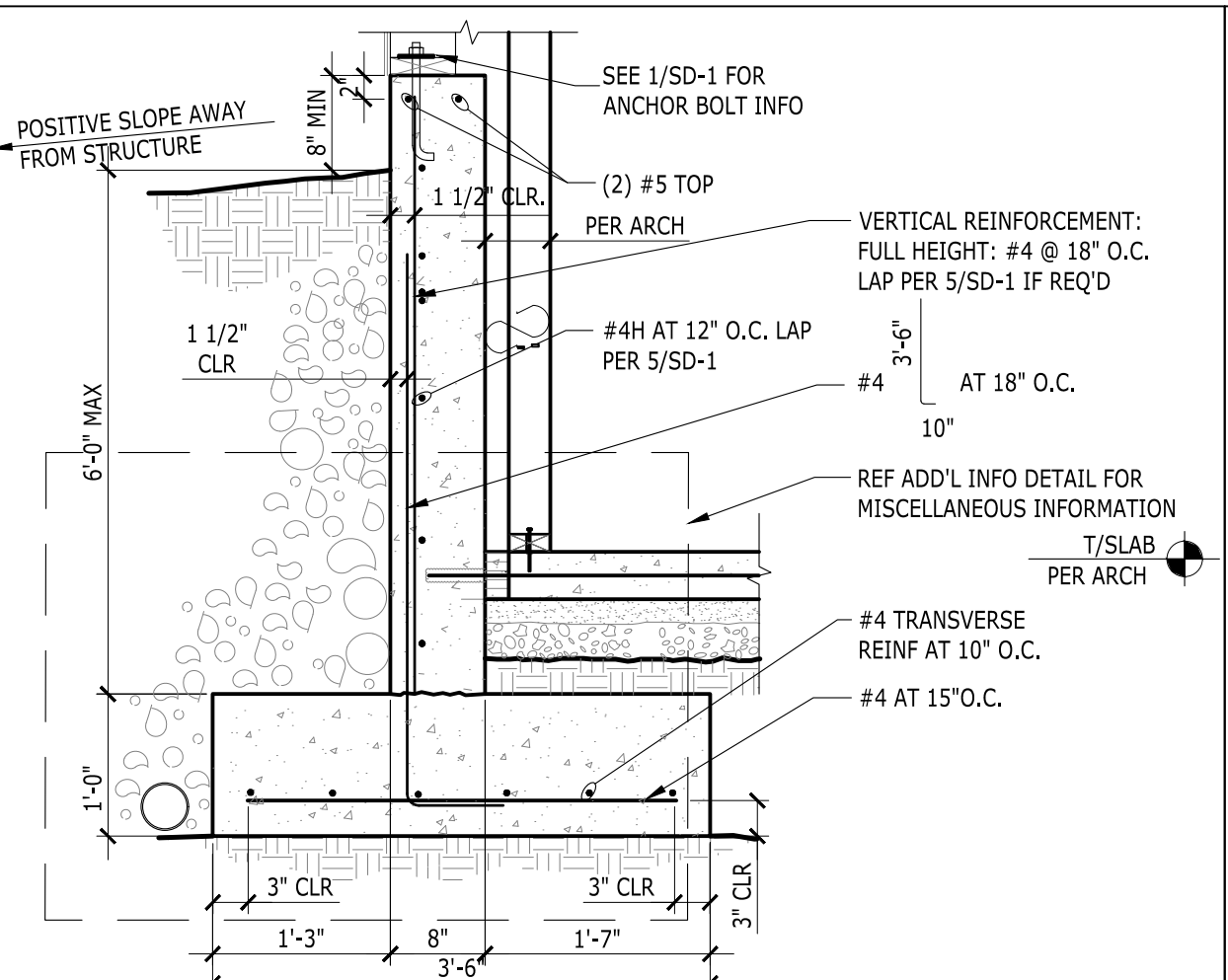
17 SITE RETAINING WALL (4'-0" MAX BACKFILL)



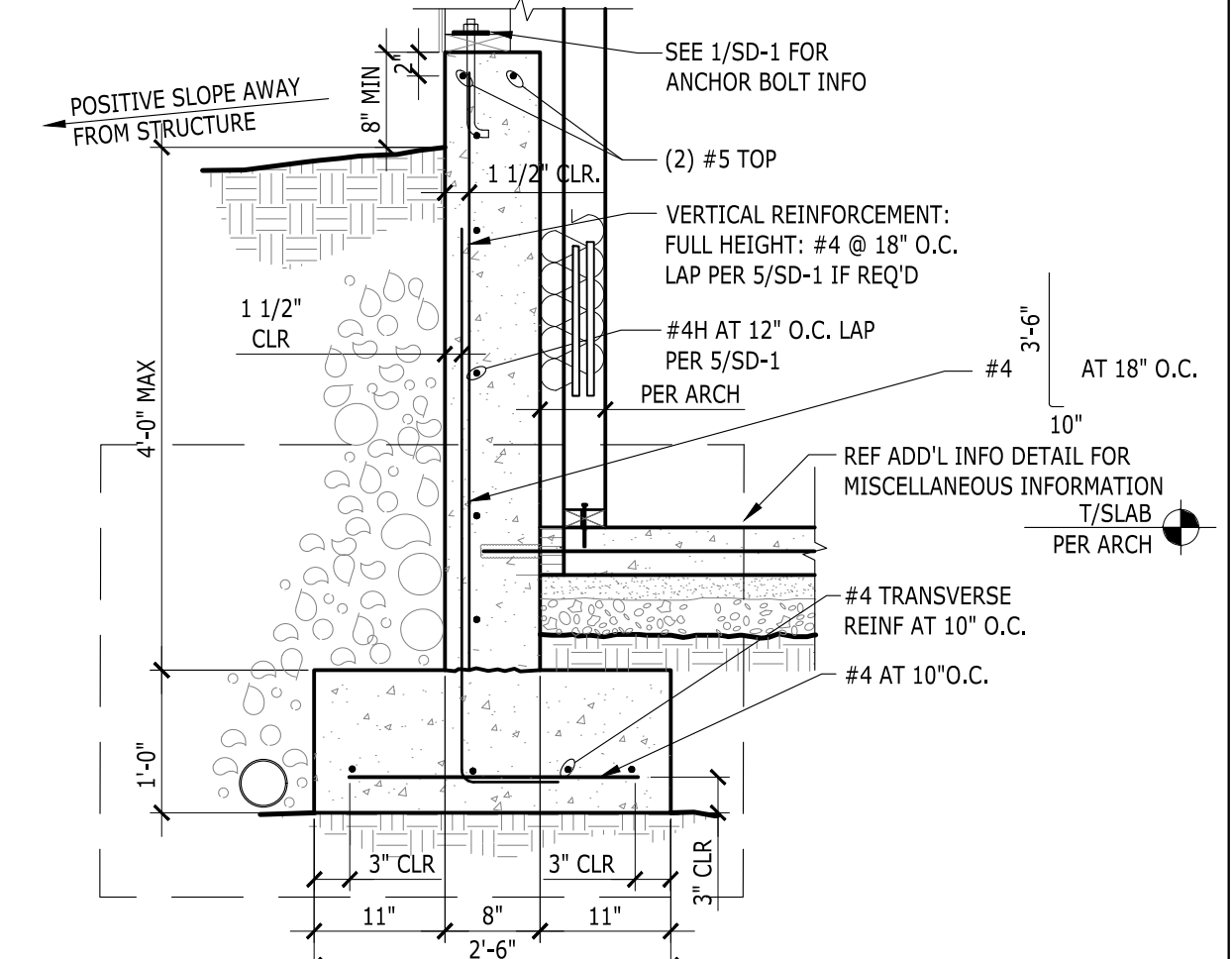
8 RETAINING WALL (8'-0" MAX BACKFILL)



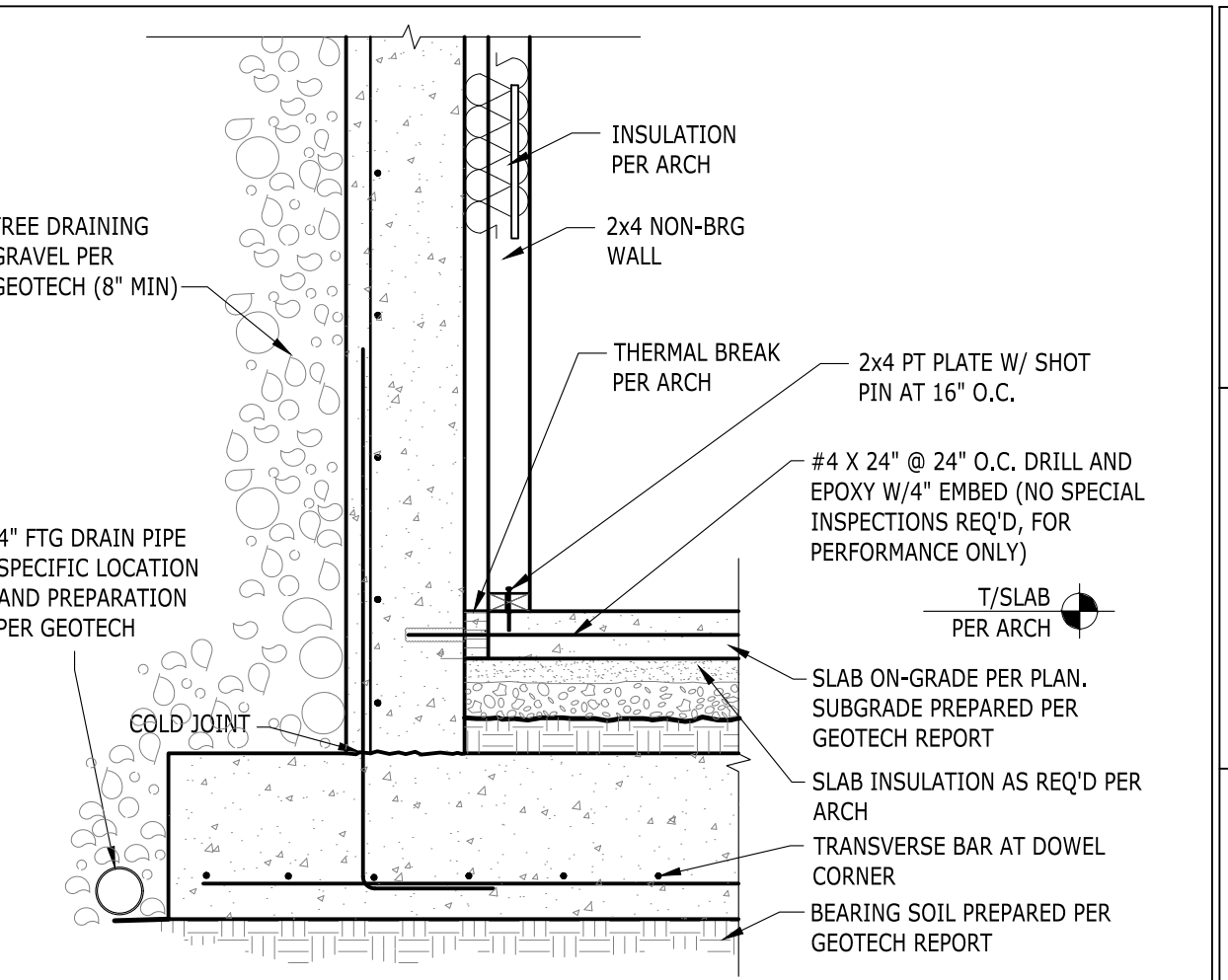
18 THICKENED SLAB UNDER BEARING WALL



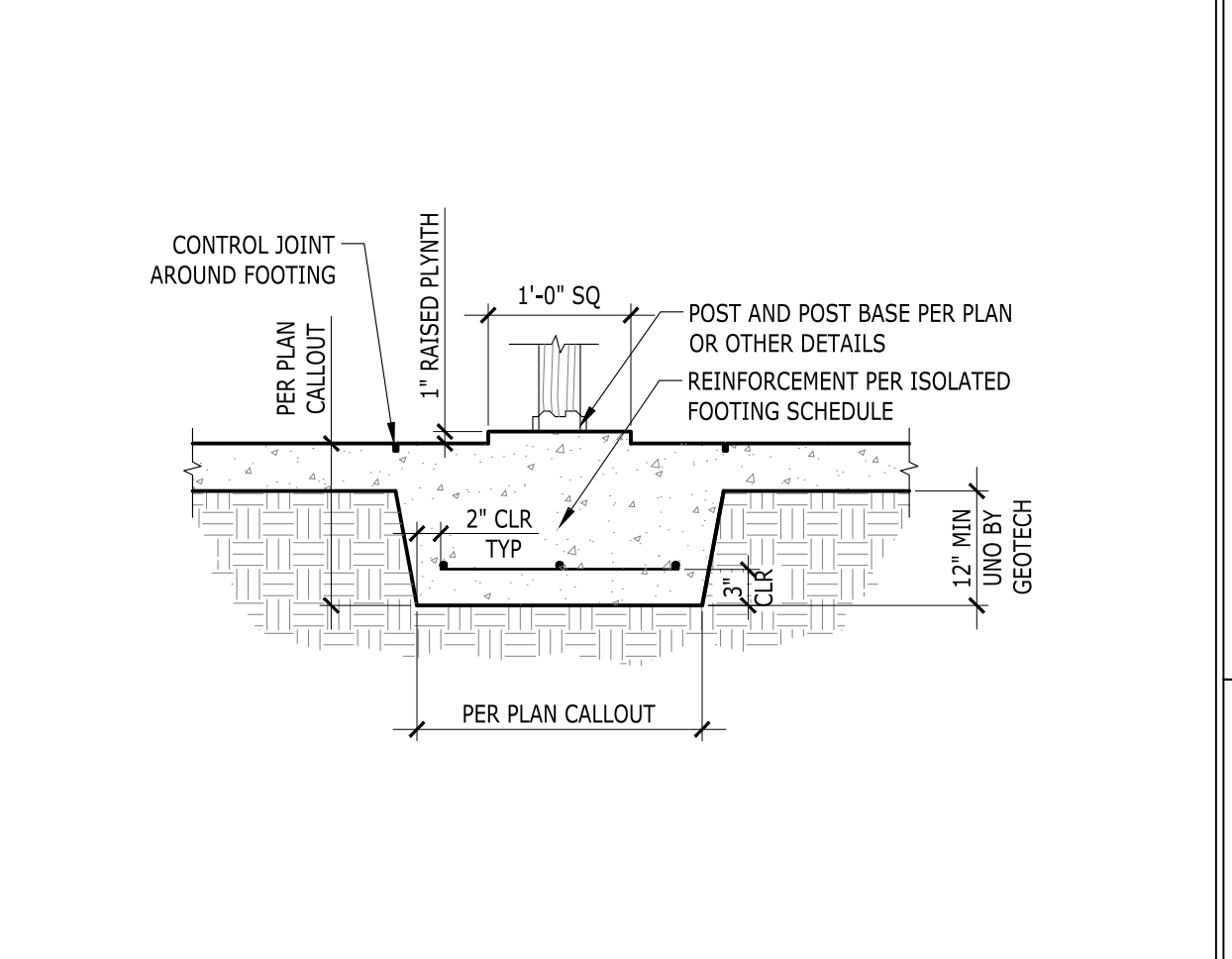
4 RETAINING WALL (6'-0" MAX BACKFILL)



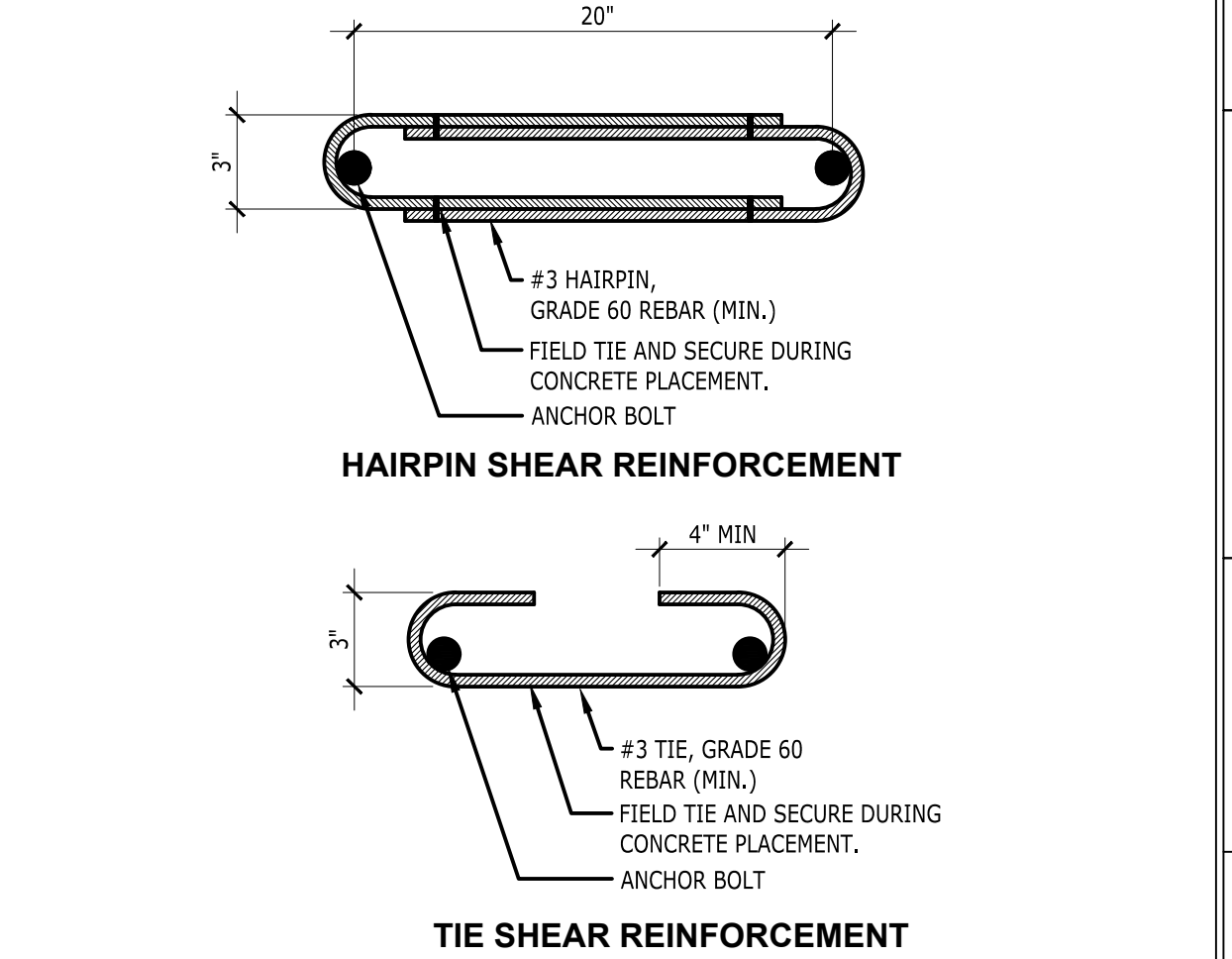
9 RETAINING WALL (4'-0" MAX BACKFILL)



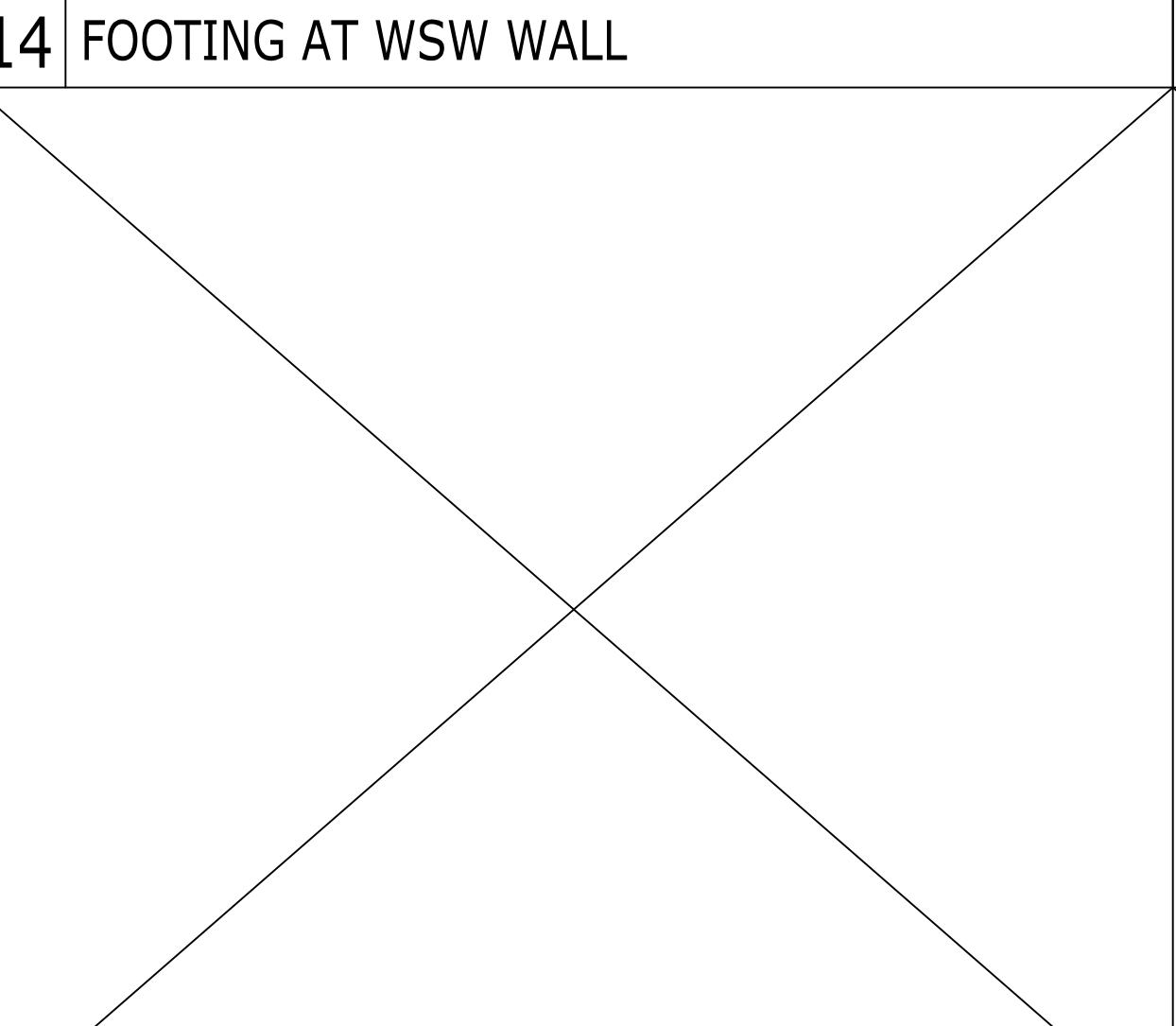
5 RETAINING WALL ADD'L INFO



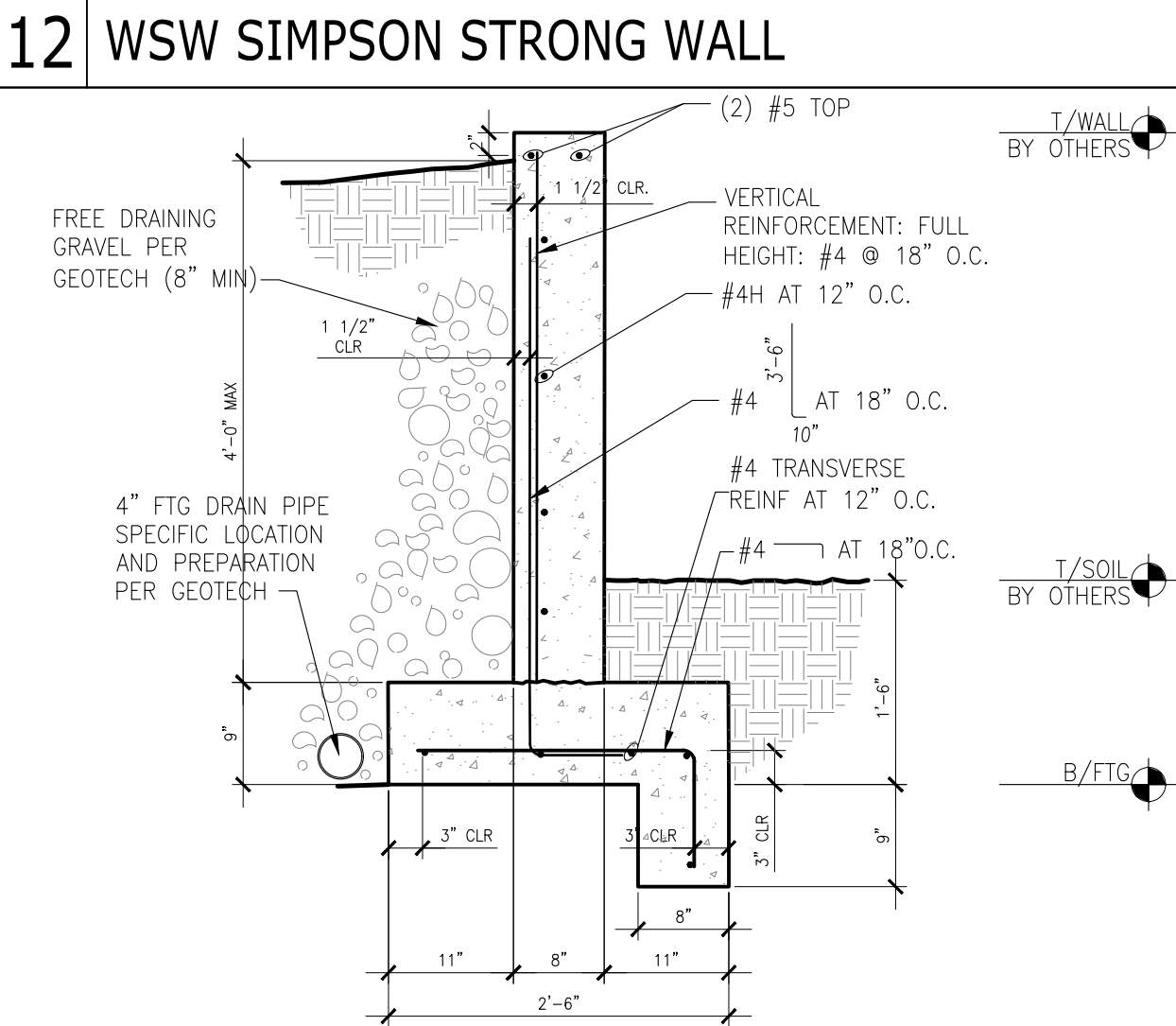
10 ISOLATED INTERIOR FOOTING



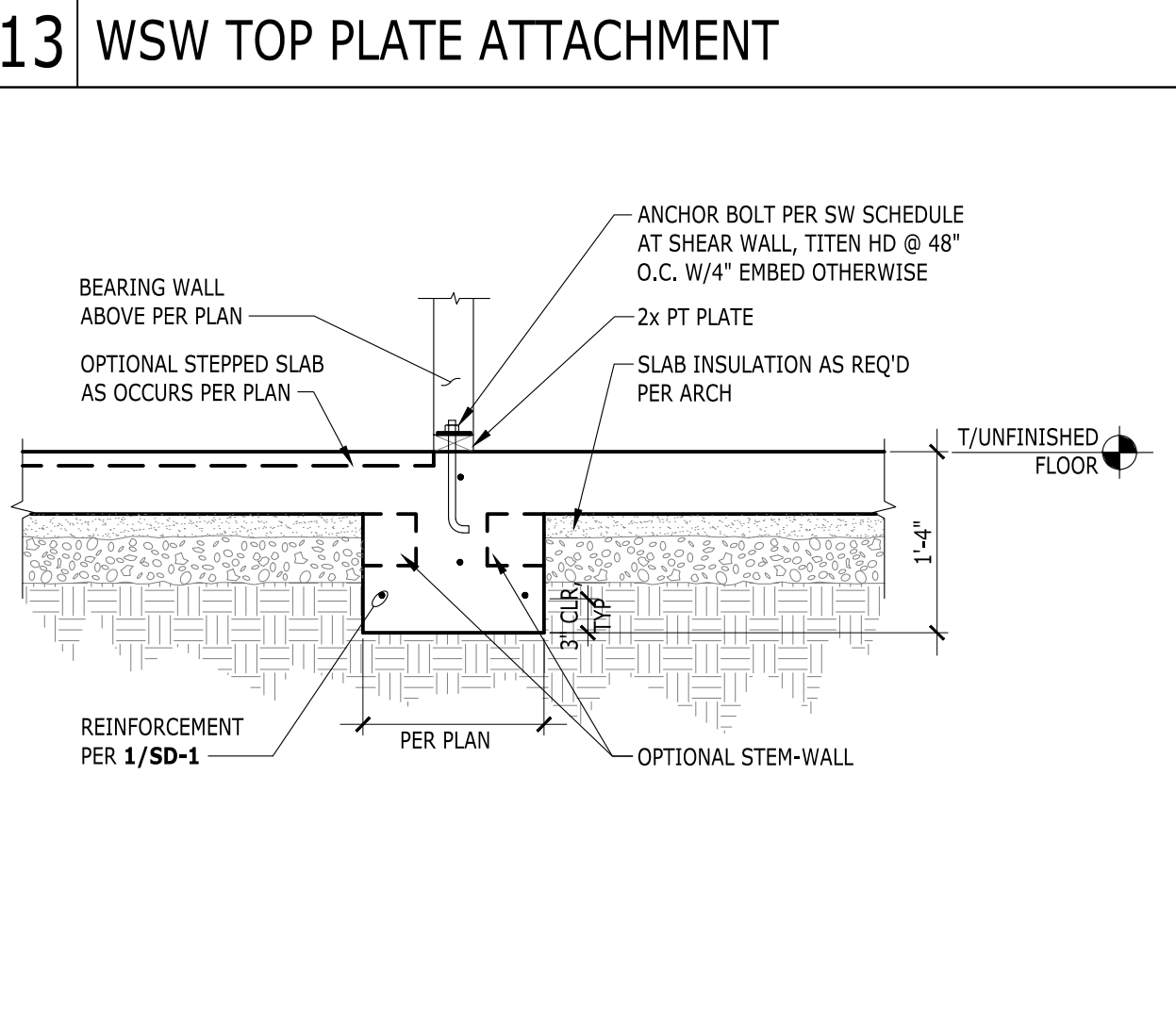
15 SHEAR REINFORCEMENT AT WSW WALL



14 FOOTING AT WSW WALL



12 WSW SIMPSON STRONG WALL



18 THICKENED SLAB UNDER BEARING WALL

STRUCTURAL DETAILS
SHEET SD-3