

(Axa)+(Bxb)+(Cxc)+(Dxd)+(Exe)+(Fxf)+(Gxg)+(Hxh)+(Ixi)+(Jxj)+(Kxk)+(Lxl)+(Mxm)+(Nxn) a+b+c+d+e+f+g+h+i+j+k+l+m+n

MIDPOINT ELEVATION		RECTANGLE SIDE LENGTH		
A= 61.2' B= 61.8' C= 61.5' D= 62.2' E= 62.2' F= 61.2' G= 61.4'	H= 61.2' I= 61.0' J= 60.8' K= 60.7' L= 60.6' M= 60.6' N= 60.5'	a= 27.83' b= 18.63' c= 29.17' d= 21.58' e= 40.21' f= 7.25' g=10.29'	h= 11.46' i= 1.0' j= 15.04' k= 1.0' l= 10.0' m= 1.0' n= 3.96'	

(61.2x27.83)+(61.8x18.63)+(61.5x29.17)+(62.2x21.58)+(62.2x40.21)+(61.2x7.25)+(61.4x10.29)+(61.2x11.46)+(61.0x1.0)+(60.8x15.04)+(60.7x1.0)+(60.6x10.0)+(60.6x1.0)+(60.5x3.96)27.83 + 18.63 + 29.17 + 21.58 + 40.21 + 7.25 + 10.29 + 11.46 + 1.0 + 15.04 + 1.0 + 10.0 + 1.0 + 3.96

> (1,703.20)+(1,151.33)+(1,793.96)+(1,342.28)+(2,501.06)+(443.70)+(631.81)+(701.35)+(61.0)+(929.47)+(60.7)+(606.0)+(60.6)+(239.58)198.42

 $\frac{12,226.04}{100}$  = 61.62' AVERAGE BUILDING ELEVATION (ABE) 198.42

SITE SLOPE: LOWEST ELEVATION = 59'

HIGHEST ELEVATION = 66' ELEVATION DIFFERENCE = 7' HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS = 100' 7/100 X 100 = **7% LOT SLOPE** 

## **PROJECT TEAM**

### OWNER

ALAYNE AND ROBERT SULKIN 2412 60TH AVE SE MERCER ISLAND, WA 98040

### ENGINEER

BRIAN LOSHBOUGH, P.E. L2 ENGINEERS 17848 NE 198<sup>TH</sup> PLACE WOODINVILLE, WA 98072 206-251-2346

### CONTRACTOR

THE PAVILION COMPANY 4218 SW ALASKA ST SUITE 204H SEATTLE, WA 98116 206-900-6269

## PROJECT SUMMARY

LEGAL DESCRIPTION: LAKE VIEW PLACE EAST SEATTLE PLat Block: 2 Plat Lot: 5-6

**PARCEL:** 409950-0150

**DESCRIPTION:** RECONSTRUCT SINGLE FAMILY RAMBLER

JURISDICTION: MERCER ISLAND

**ZONING:** R-8.4

AREA OF WORK: MAIN FLOOR

### LOT COVERAGE:

LOT AREA: 6,750SF X 40% (LESS THAN 15% SLOPE) = 2,700SF ALLOWED

(N) 2561SF ROOF AREA + (N) 137SF DRIVEWAY = 2,698SF

2,700SF ALLOWED > 2,698SF PROPOSED 39.9%

### HARDSCAPE COVERAGE:

LOT AREA: 6,750SF X 9% (ALLOWED HARDSCAPE AREA) = 607SF ALLOWED

(N) 137SF PATHWAY

607SF ALLOWED >137SF PROPOSED 2.0%

### **ENERGY CREDITS:**

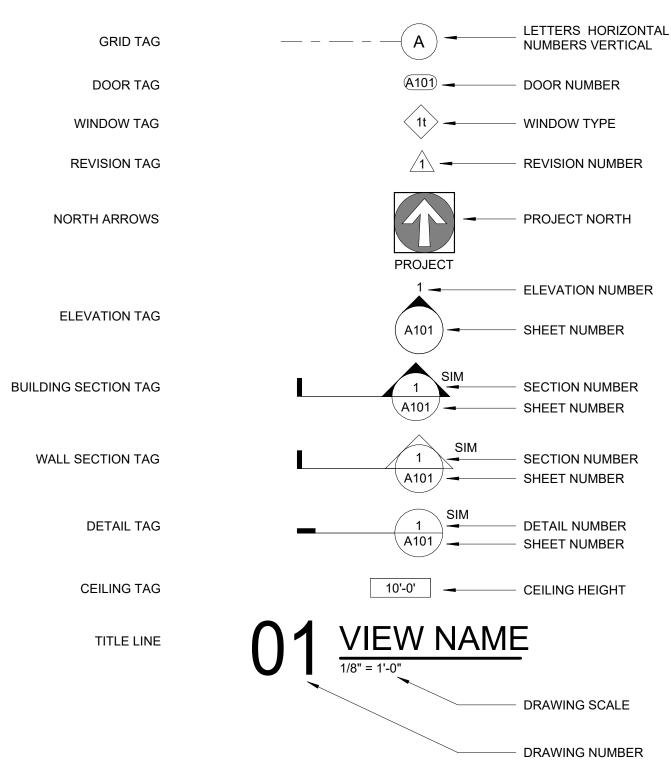
PER WSREC R406, PROVIDE OPTION 5a FOR 0.5 ENERGY CREDITS CLAIMED AS LISTED BELOW.

**EFFICIENT WATER HEATING 5A:** ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75

GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.C TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWERHEADS, KITCHEN SINK FAUCETS, AND OTHER LAVATORY FAUCETS.

TOTAL PROJECT VALUE: \$318,600

## SYMBOLS LEGEND



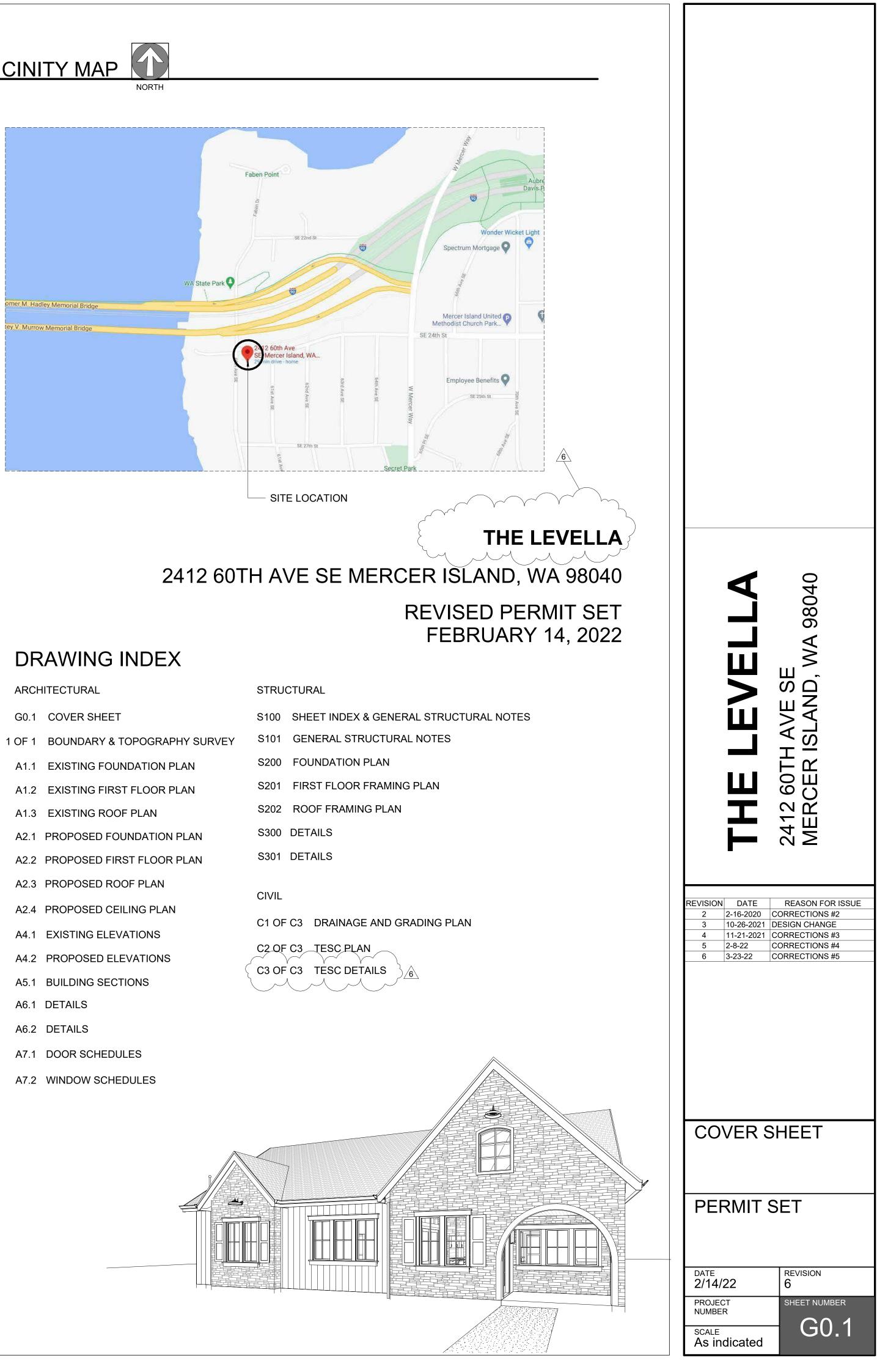
## SUMMARY OF WORK

RECONSTRUCT SINGLE FAMILY RAMBLER

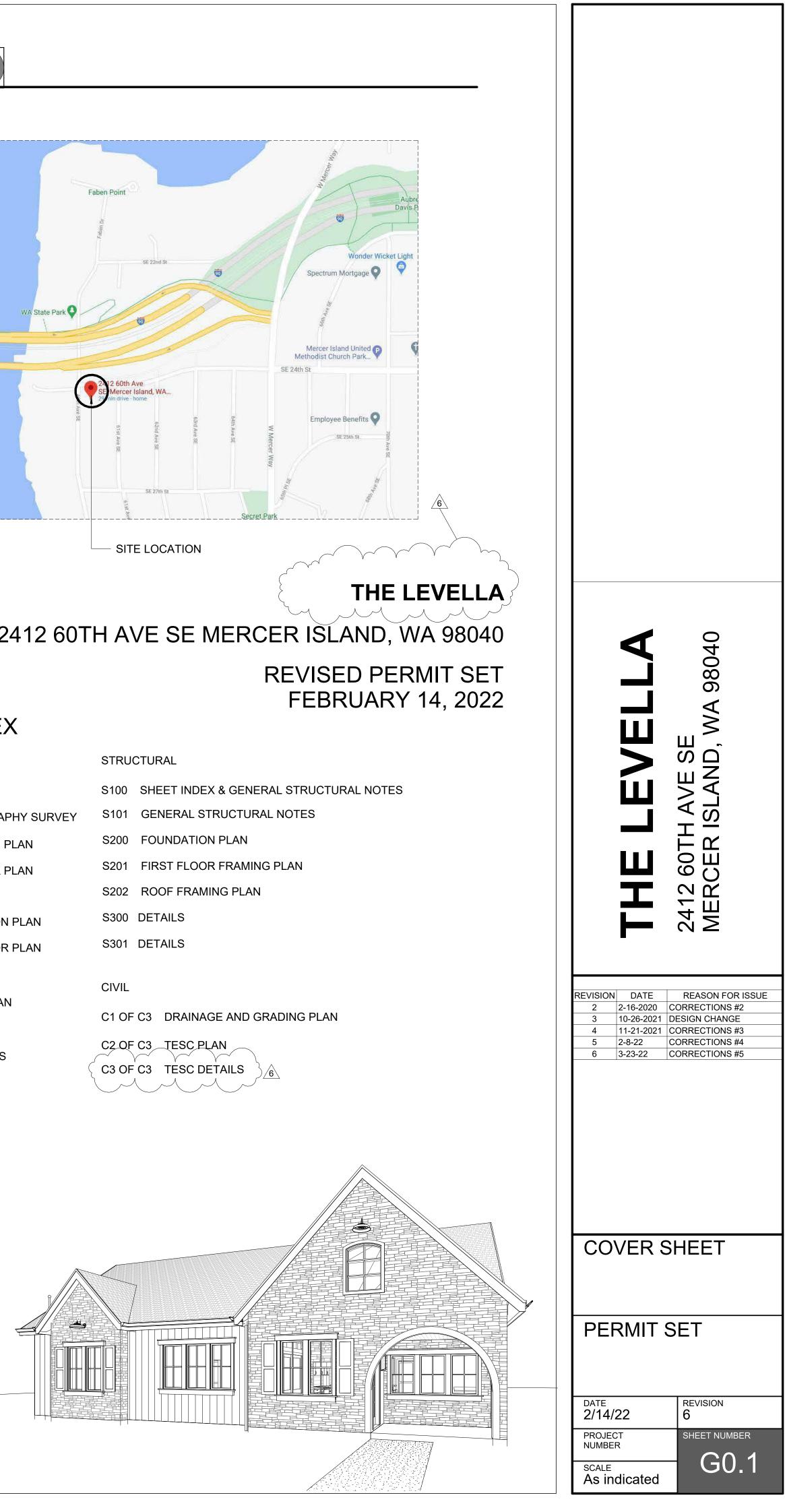
## **BY SEPARATE PERMIT**

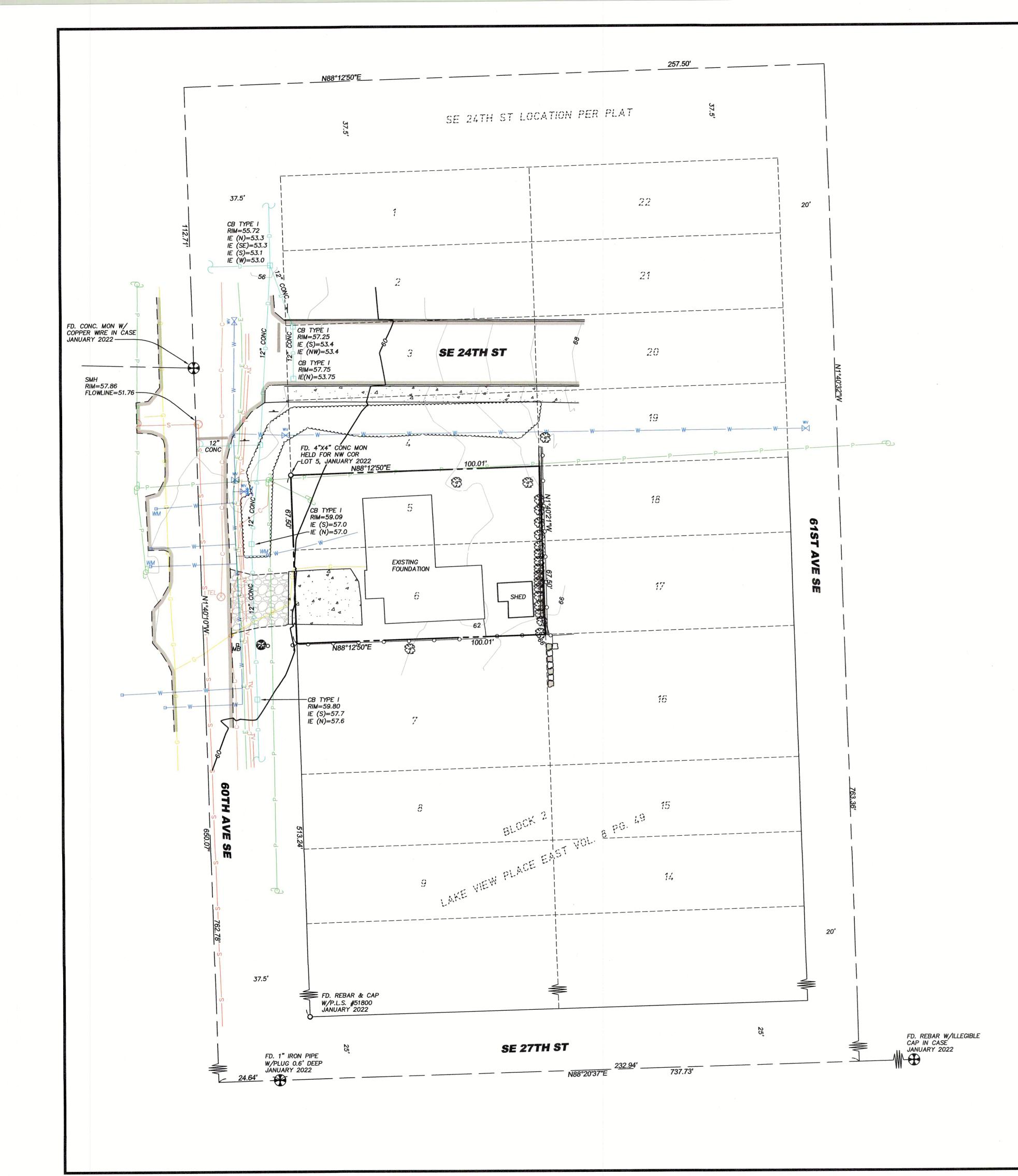
ELECTRICAL PLUMBING HVAC SPRINKLER





G0.1	COVER SHEET





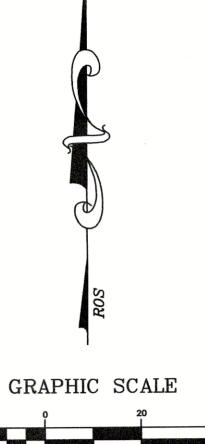
TOPOGRAPHY SURVEY NOTES:

LOTS 5 AND 6 IN BLOCK 2 OF LAKEVIEW PLACE EAST, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TOPOGRAPHY SURVEY NOTES:

- RECORDING NUMBER 20160419900013.
- WASHINGTON STATE REFERENCE NETWORK.
- IN ACCORDANCE WITH W.A.C. 332-130.
- ARCHITECTURAL AND ENGINEERING DESIGN.
- HALF OF THE INTERVAL (±1.0 FEET).
- 6. PROPERTY LINES SHOWN ARE BASED ON A FIELD SURVEY.



( IN FEET ) 1 inch = 20 ft.

• = FOUND PROPERTY CORNER AS DESCRIBED S = POWER POLE 💢 = FIRE HYDRANT = WATER VALVE WM = = WATER METER TEL = TELEPHONE MANHOLE -TV- = UNDERGROUND TELEVISION (PAINTED LOCATION) CB = CATCH BASIN GM = GAS METER = UNDERGROUND GAS LINE (PAINTED LOCATION) SMH 🚫 = SEWER MANHOLE MB = = MAIL BOX ---- = SIGN O = POST/BOLLARD جَوْجُ = EVERGREEN TREE = DECIDUOUS TREE J<sup>2</sup> = STUMP 🔵 = BUSH (\_\_\_\_\_) = HEDGE = ROCKERY = RETAINING WALL ----- = DITCH LINE = EDGE OF PAVEMENT/CURB LINE A RAR = GRAVEL

= FOUND MONUMENT AS DESCRIBED

LEGEND:

1. BASIS OF BEARINGS AND THE BREAKDOWN OF BLOCK 2 OF THE PLAT OF LAKE VIEW PLACE EAST IS BASED ON A RECORD OF SURVEY FILED UNDER

2. ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE

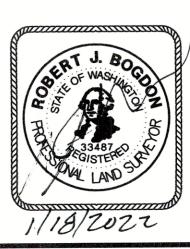
3. FIELD WORK WAS DONE IN JANUARY OF 2022 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION

4. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR

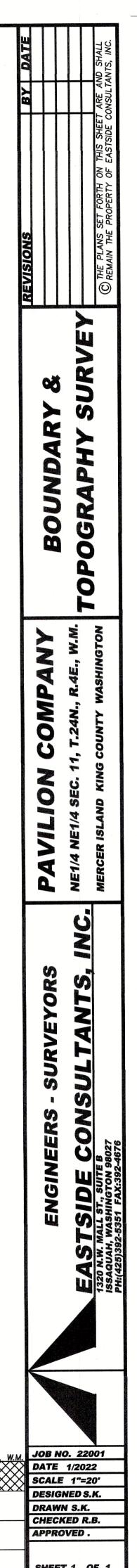
5. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE

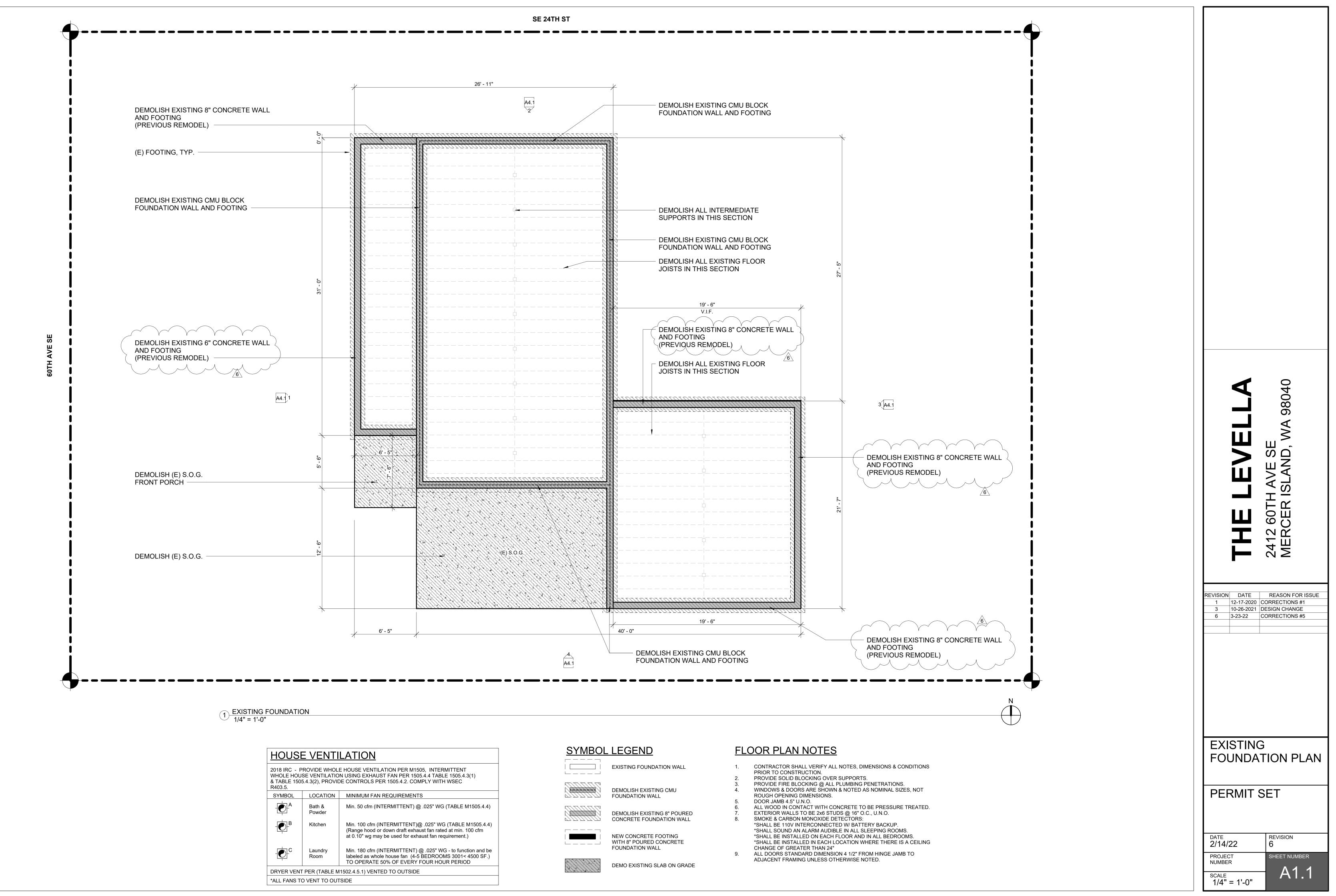
7. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC, AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.

Call Before You DJg 811 OR 1-800-424-5555



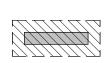
EASTS 1320 N.W. MALL 1529 N.W. MALL 1529 N.W. MALL 1529 1535
E SE
JOB NO. 22001
DATE 1/2022
SCALE 1"=20'
DESIGNED S.K.
DRAWN S.K. CHECKED R.B.
APPROVED .
SHEET <u>1</u> OF <u>1</u>



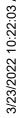


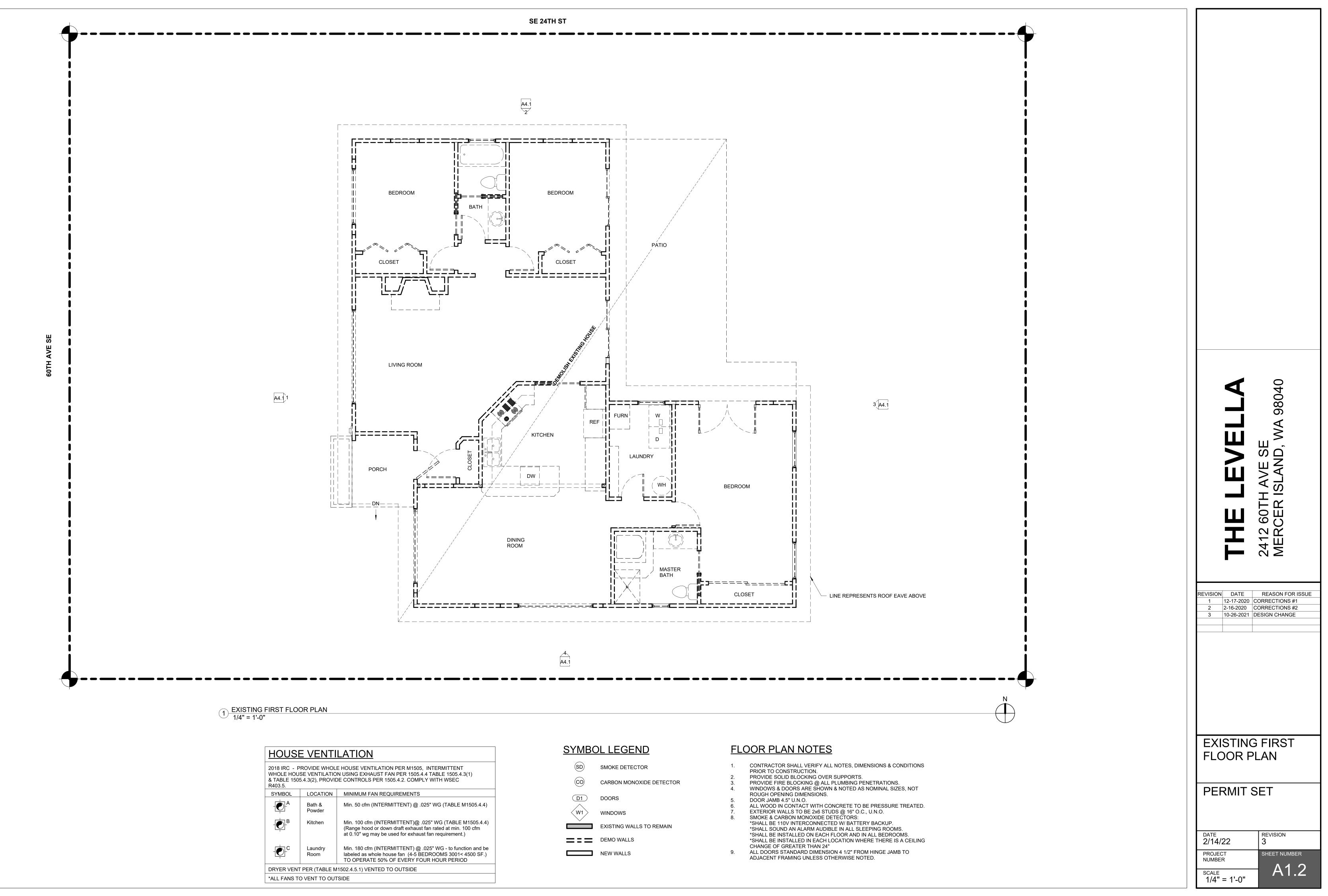
-				
HOUSE VENTILATION				
2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505, INTER WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.4 TABL & TABLE 1505.4.3(2), PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH R403.5.				
SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS		
	Bath & Powder	Min. 50 cfm (INTERMITTENT) @ .025" WG		
- <b>●</b> -B	Kitchen	Min. 100 cfm (INTERMITTENT)@ .025" W0 (Range hood or down draft exhaust fan rate at 0.10" wg may be used for exhaust fan ree		
-C	Laundry Room	Min. 180 cfm (INTERMITTENT) @ .025" Wi labeled as whole house fan  (4-5 BEDROOI TO OPERATE 50% OF EVERY FOUR HOU		
DRYER VENT PER (TABLE M1502.4.5.1) VENTED TO OUTSIDE				
*ALL FANS TO VENT TO OUTSIDE				

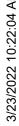


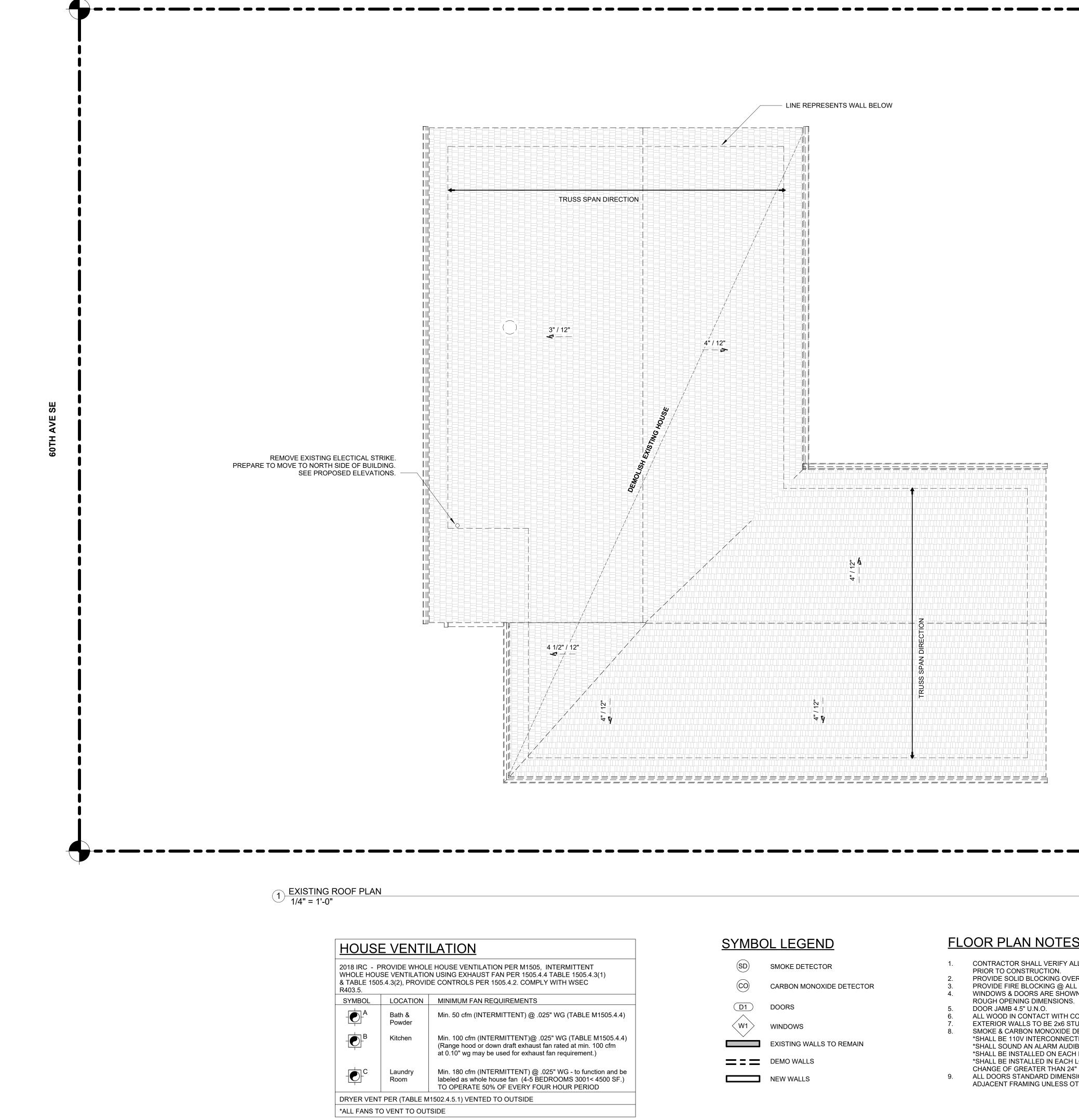






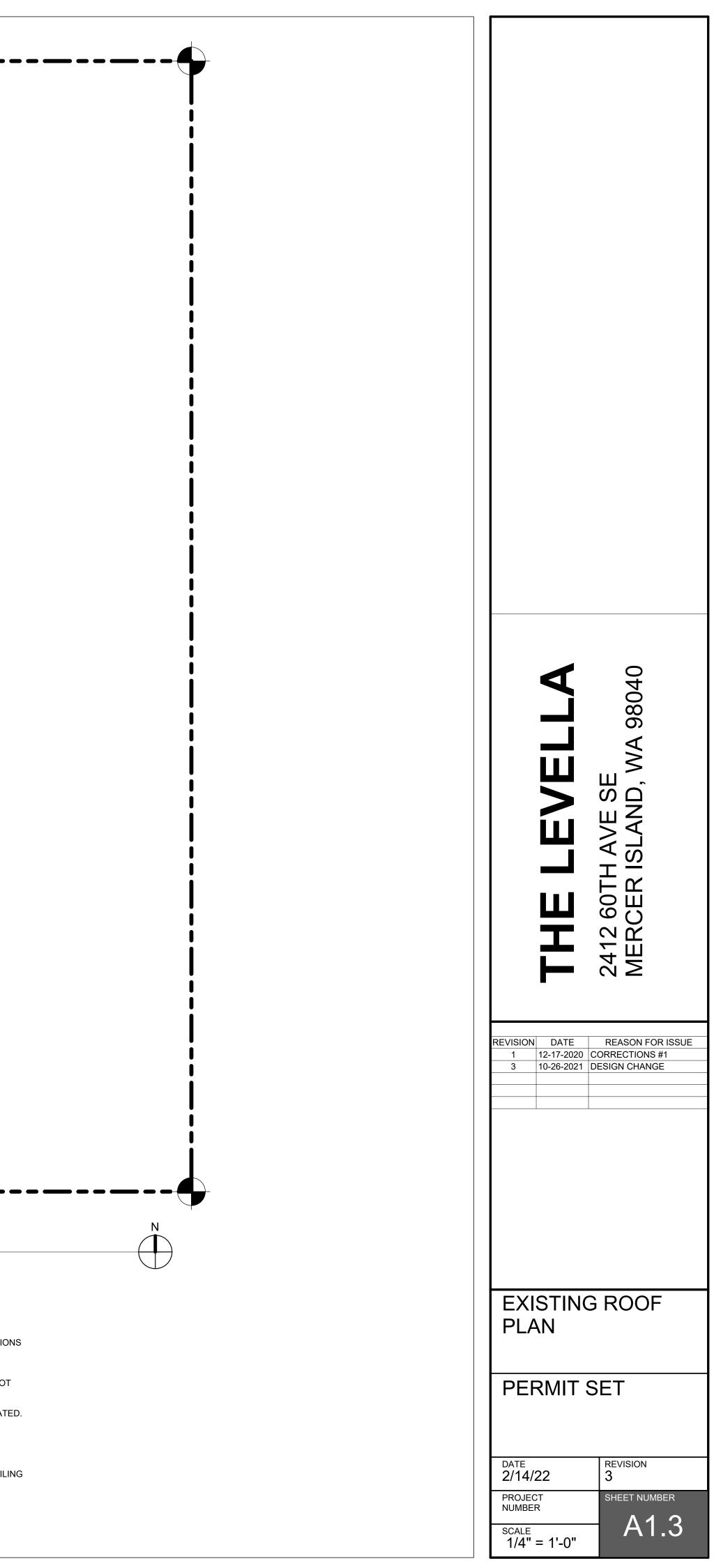


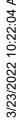


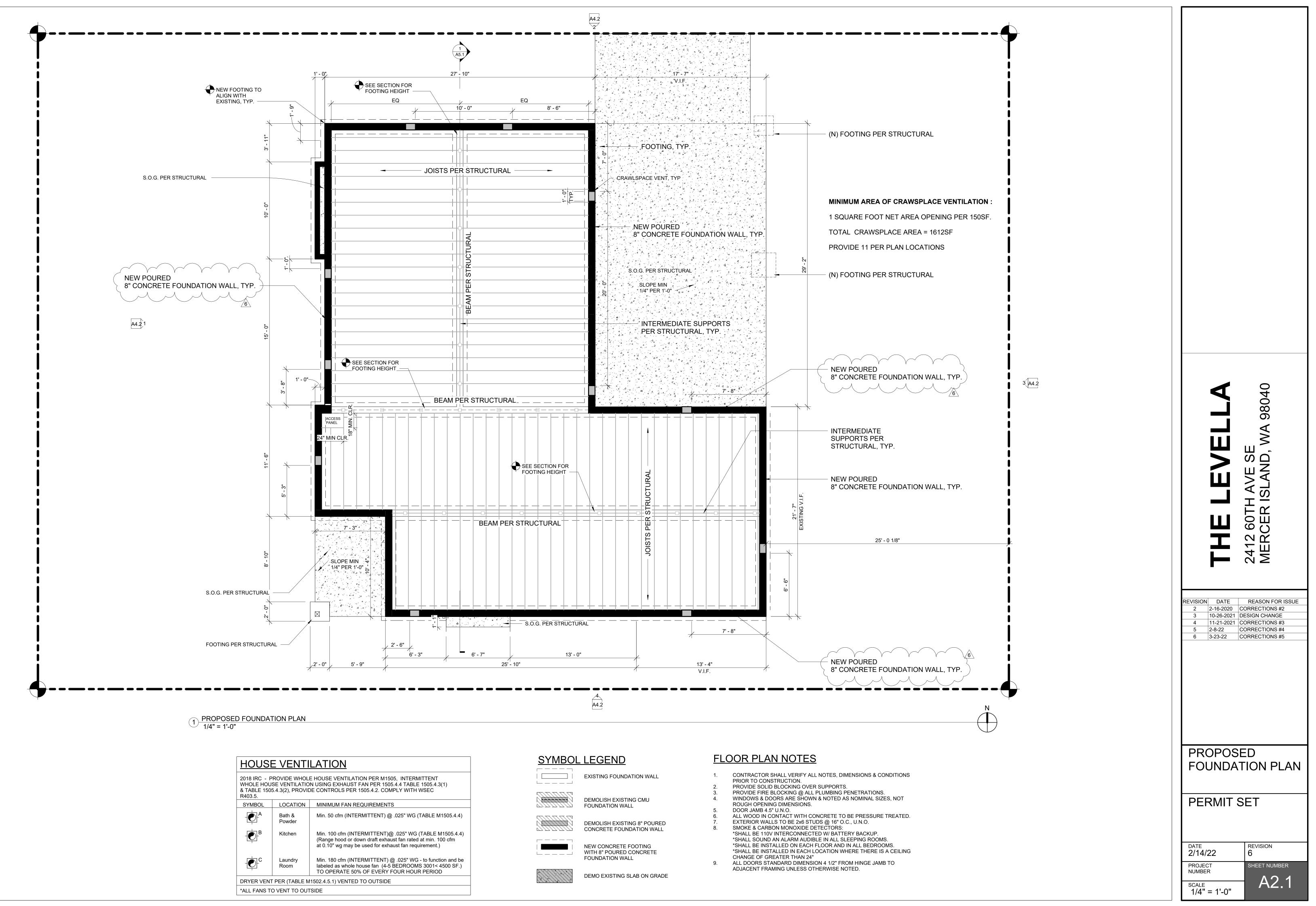


## FLOOR PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE SOLID BLOCKING OVER SUPPORTS. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES, NOT
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O. SMOKE & CARBON MONOXIDE DETECTORS:
- \*SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
- \*SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS. \*SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS. \*SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
- ALL DOORS STANDARD DIMENSION 4 1/2" FROM HINGE JAMB TO ADJACENT FRAMING UNLESS OTHERWISE NOTED.

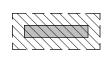


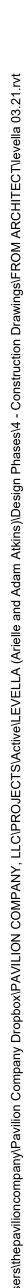


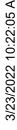


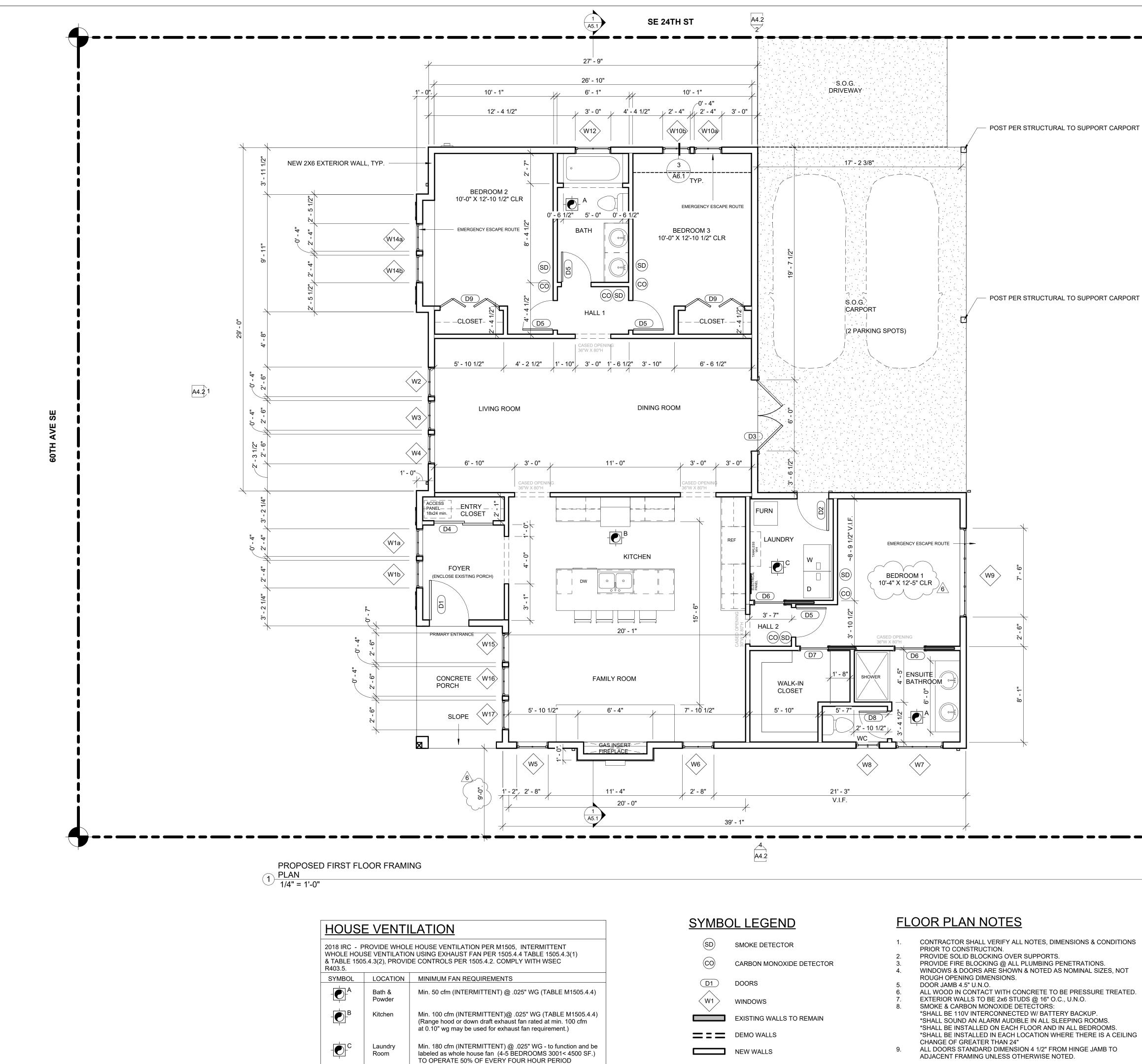
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DRYER VENT PER (TABLE M1502.4.5.1) VENTED TO OUTSIDE					
*ALL FANS TO VENT TO OUTSIDE					

RMITTENT LE 1505.4.3(1) H WSEC









DRYER VENT PER (TABLE M1502.4.5.1) VENTED TO OUTSIDE \*ALL FANS TO VENT TO OUTSIDE

- \*SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING

INSULATION NOTE: EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21

NOTE:

13D SPRINKLER SYSTEM PER CITY OF MERCER ISLAND FIRE MARSHALL TO BE INSTALLED. 1" METER WITH 1" LINE TO BE INSTALLED AT MINIMUM. RECOMMENDED 2" LINE TO BE INSTALLED. DEFERRED SUBMITTAL

3 A4.2

98040 1  $\geq$ I AV SL⊅ **T** <u></u> Т CE| 00  $\sim \chi$ 241 MEI REVISION DATE REASON FOR ISSUE 1 12-17-2020 CORRECTIONS #1 3 10-26-2021 DESIGN CHANGE 4 11-21-2021 CORRECTIONS #3 5 2-8-22 CORRECTIONS #4 6 3-23-22 CORRECTIONS #5 PROPOSED FIRST FLOOR PLAN PERMIT SET REVISION DATE 2/14/22

SHEET NUMBER

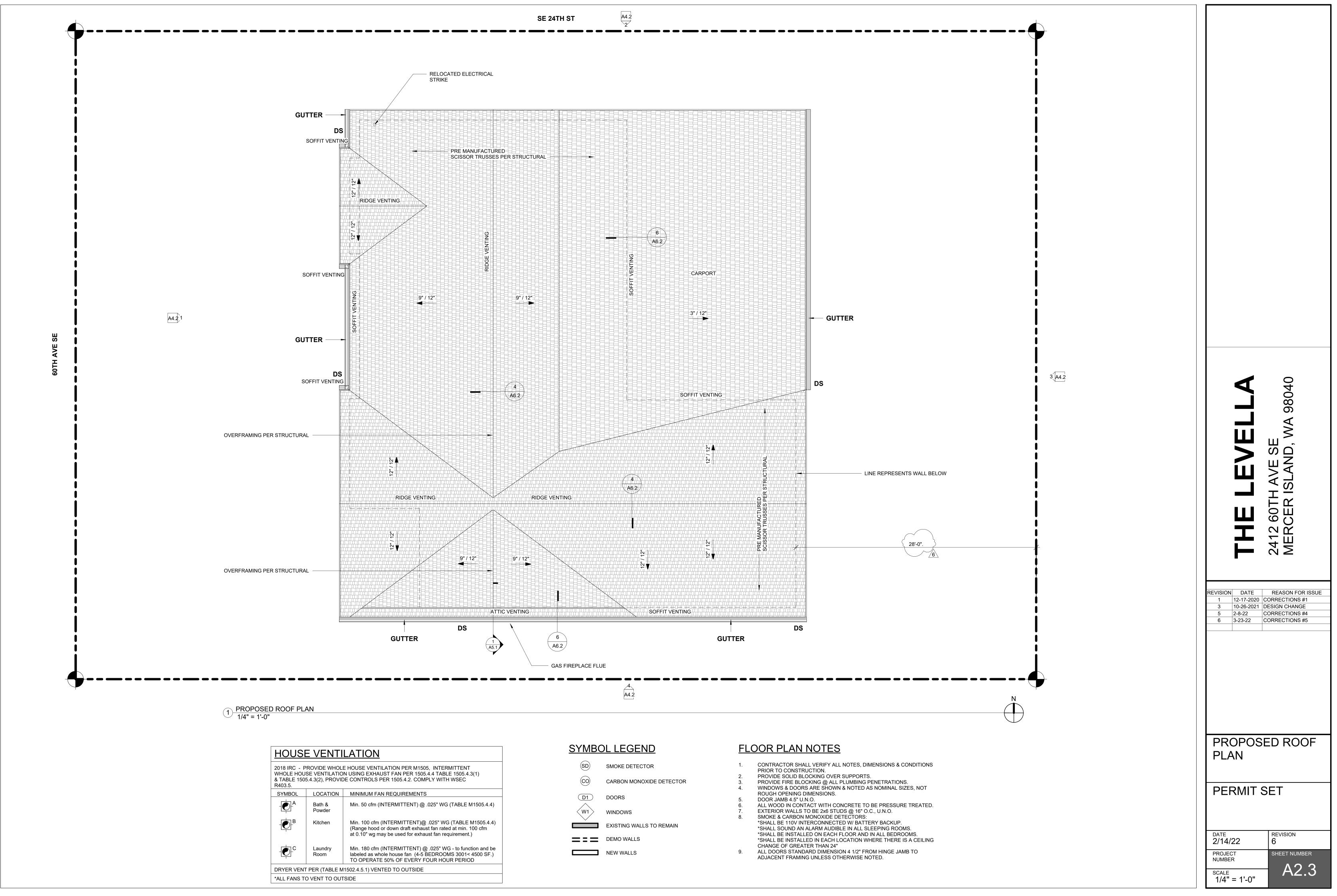
A2.2

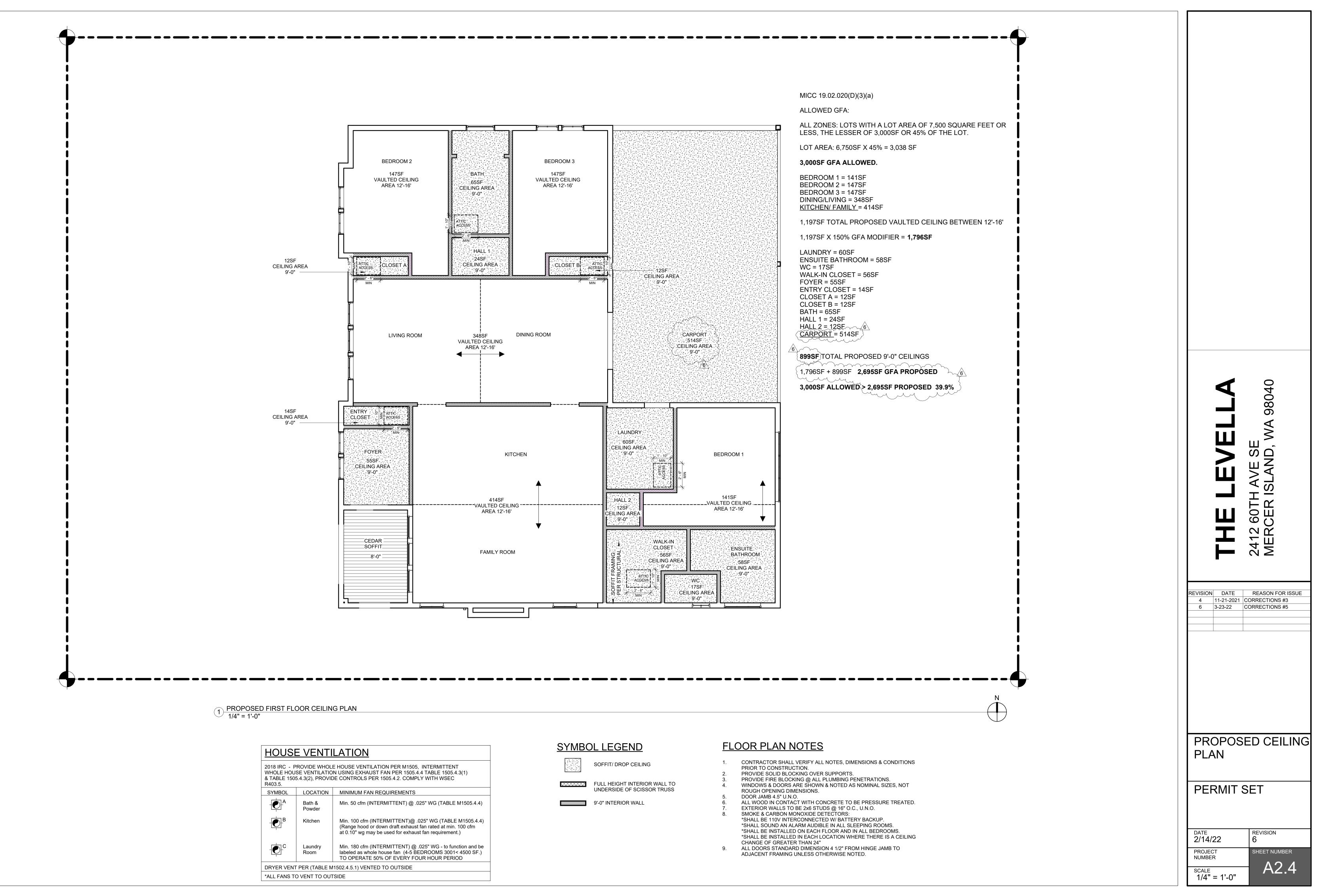
PROJECT

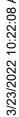
NUMBER

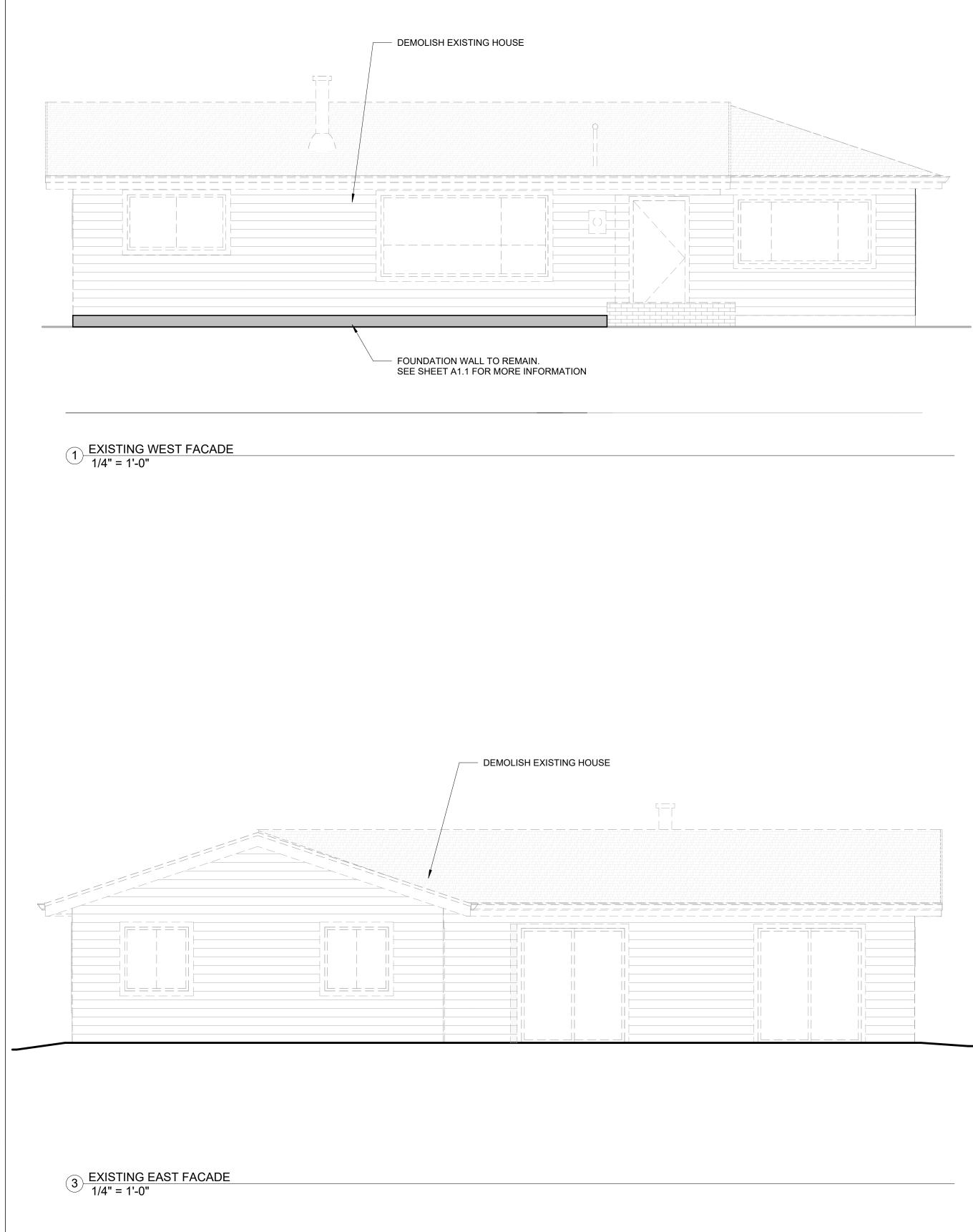
SCALE

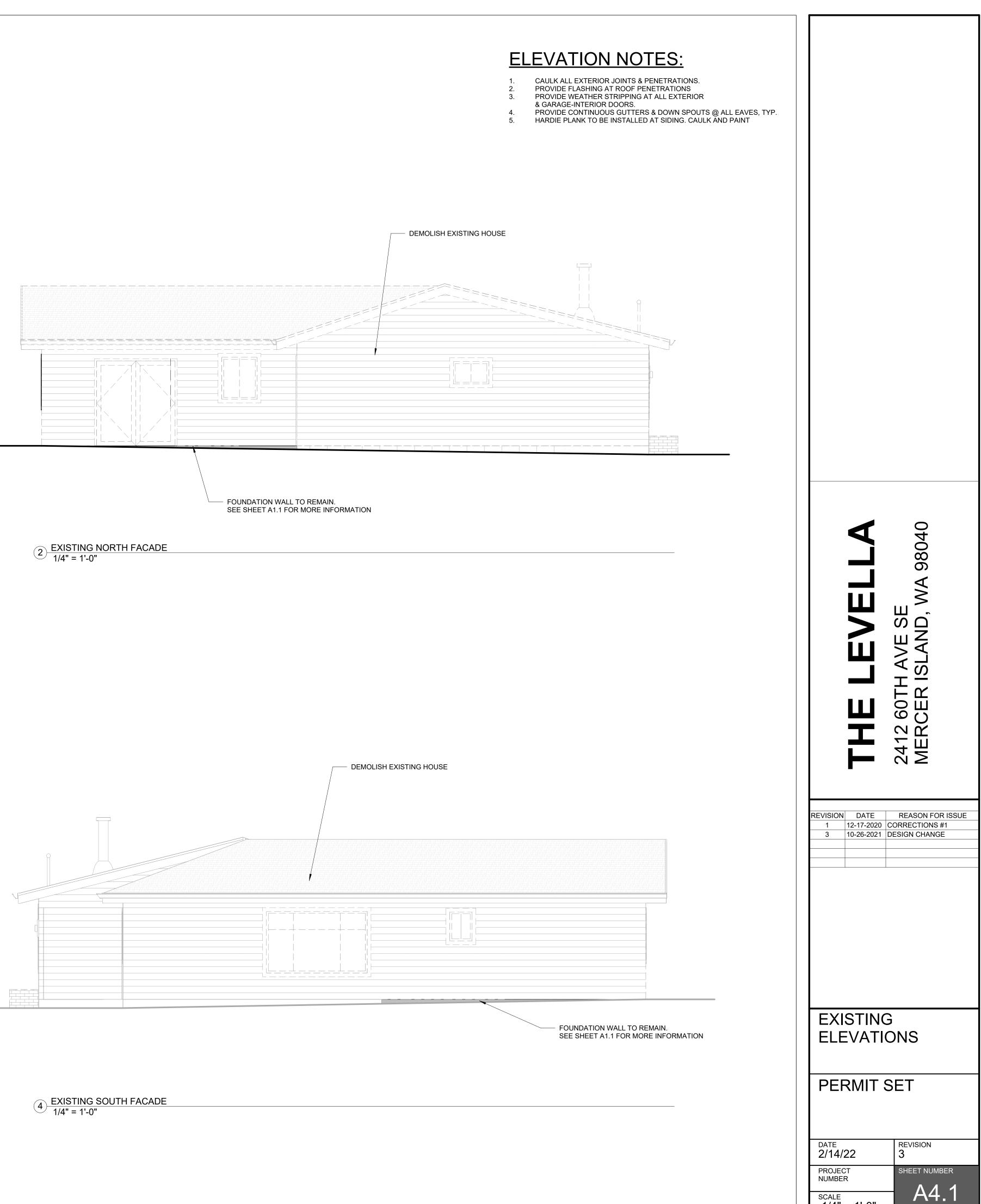
1/4" = 1'-0"

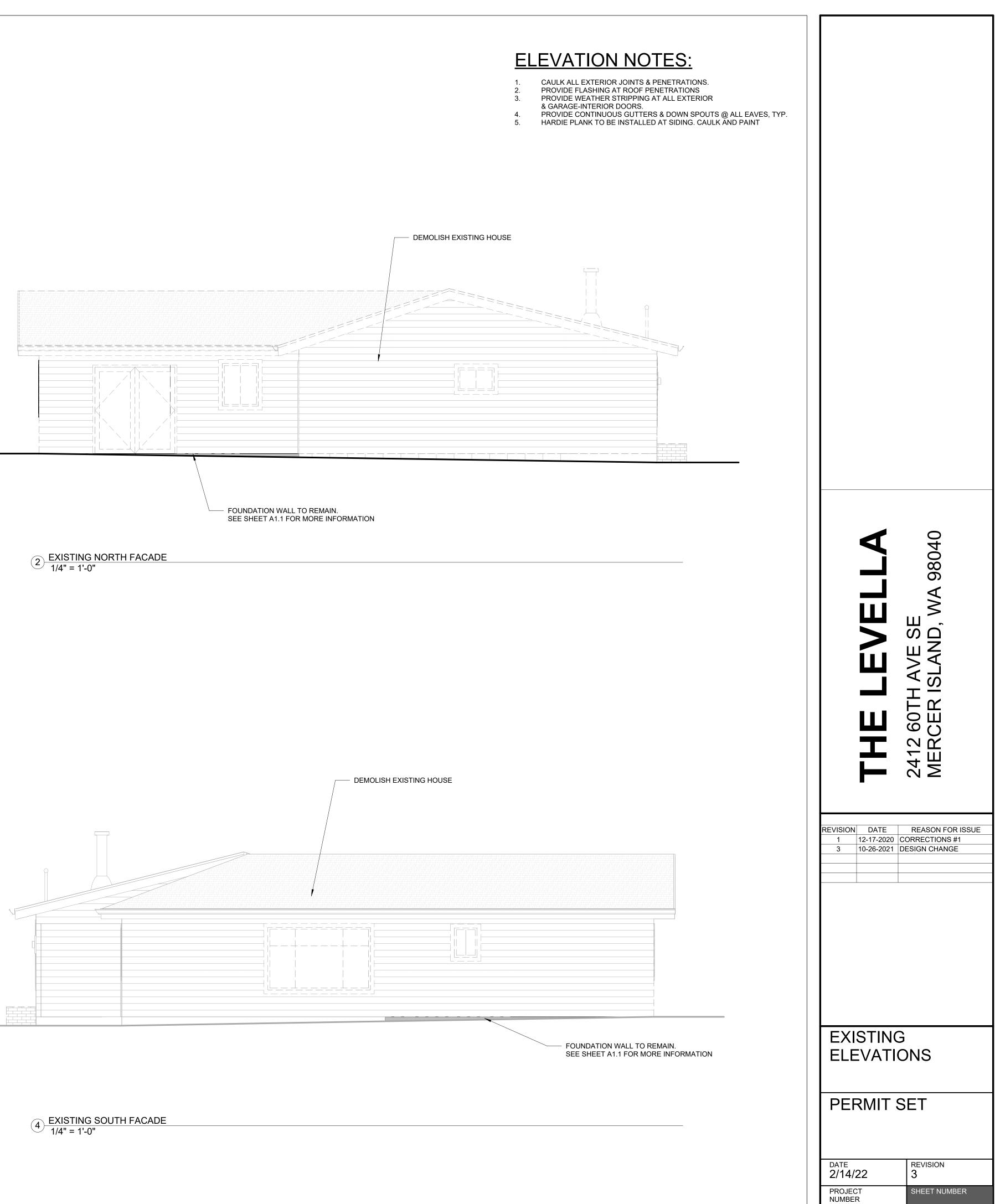




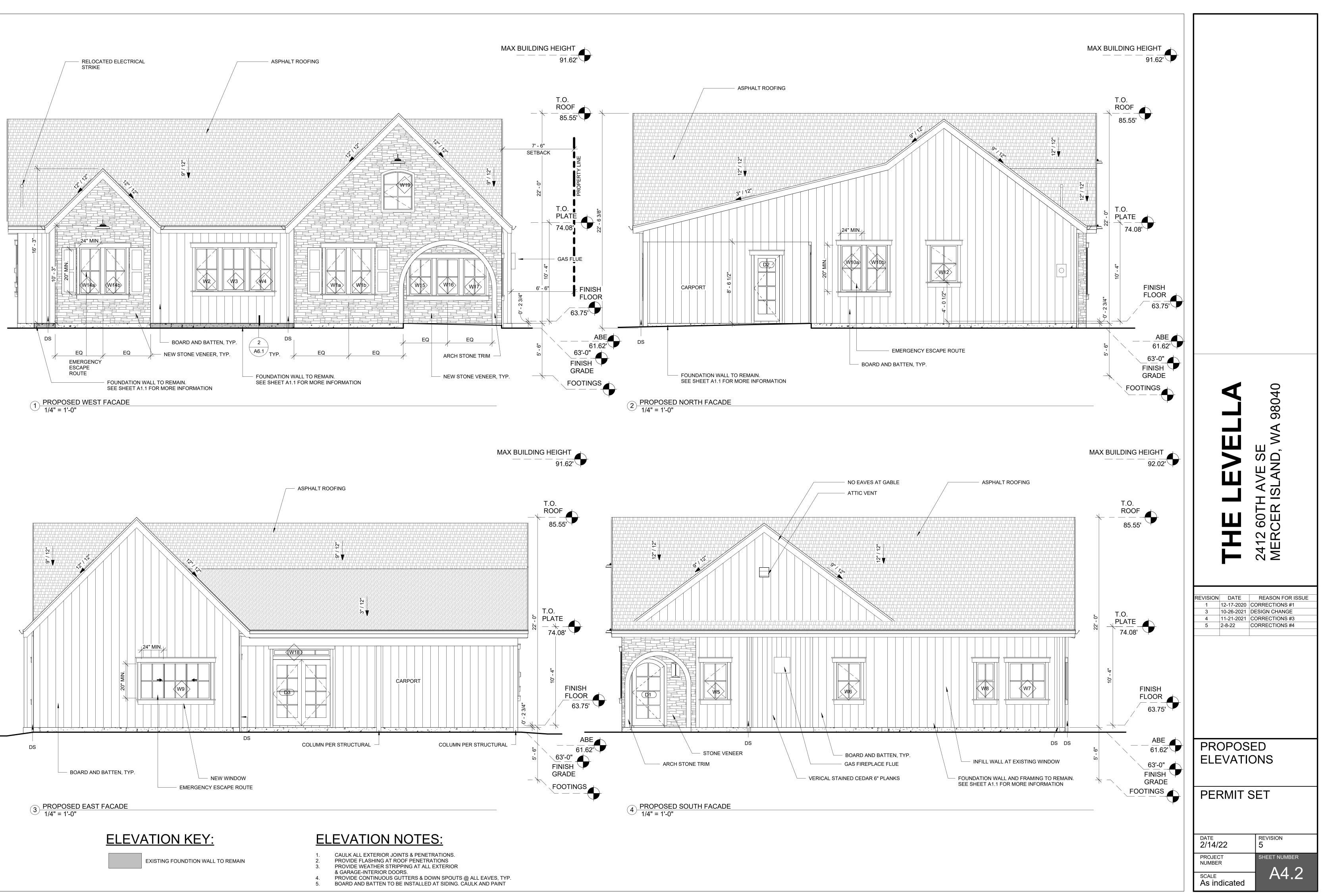


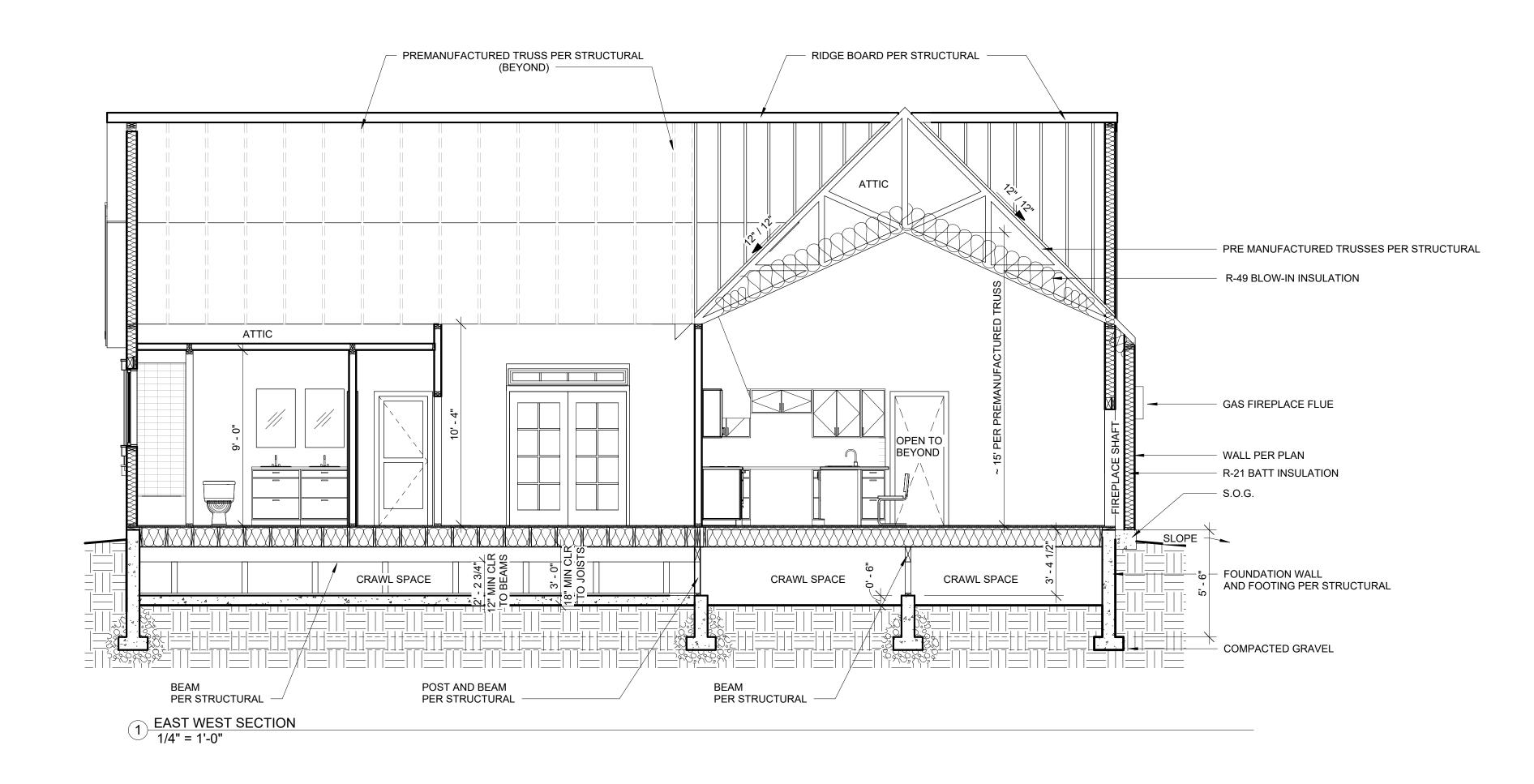






scale 1/4" = 1'-0"



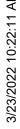


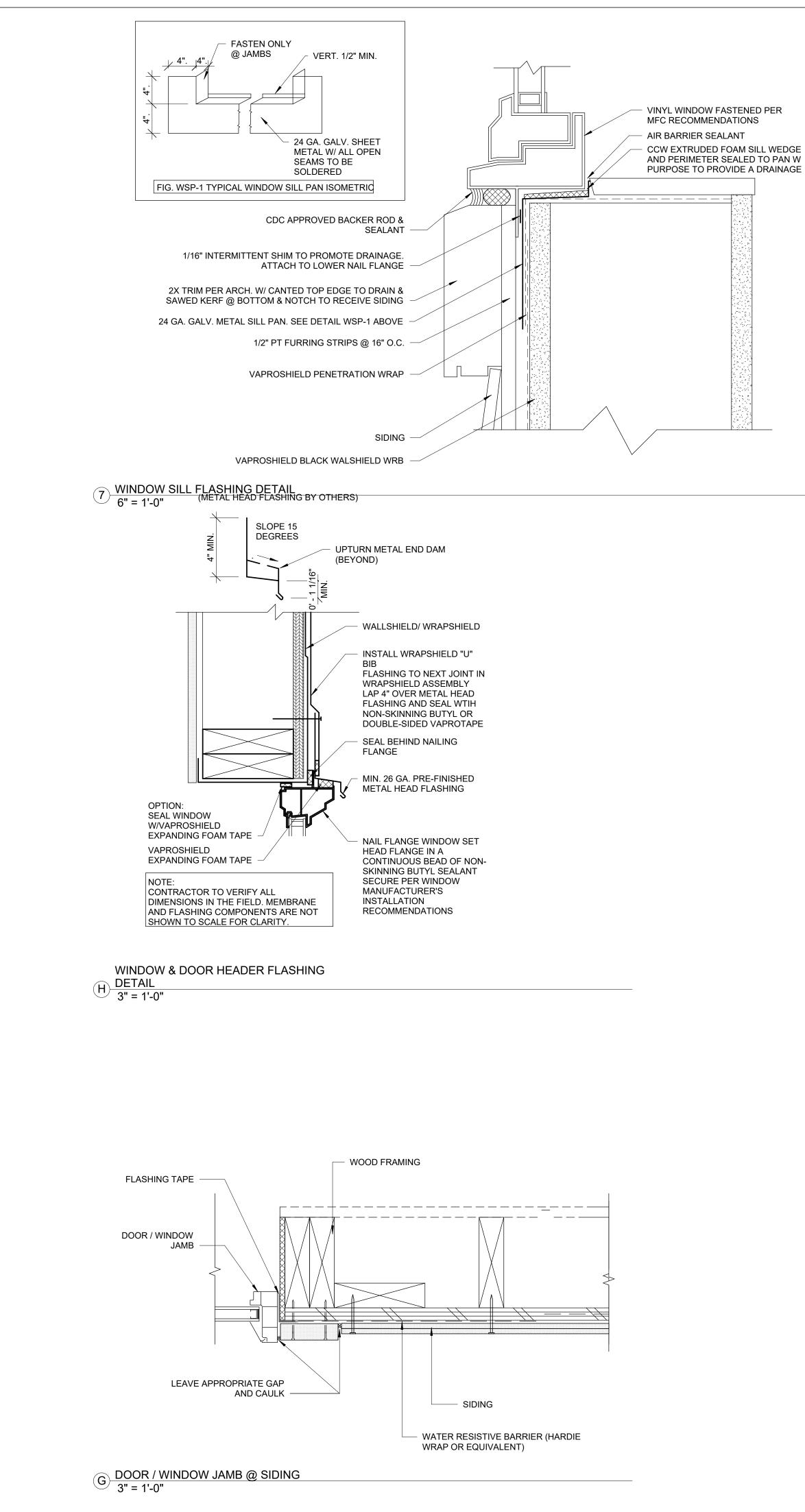
INFILL INSULATON REQUIREMENTS:

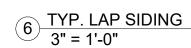
THERMAL INSULATION:<br/>Walls (below-grade, exterior):(Prescriptive Option III of the WSEC)Walls (below-grade, exterior):R-10 rigid insulationWalls (below-grade, interior):R-21 batt or rigid insulatWalls (above-grade):R-21 batt or rigid insulatHeadersR-10 rigid insulationCeilings (advanced framing):R-38 battCeilings (standard framing):R-49 battCeilings (vaulted):Icynene with R value ofFloors:R-30 batt or rigid insulaSlab:R-10 water-resistant rig24" @ Perimeter

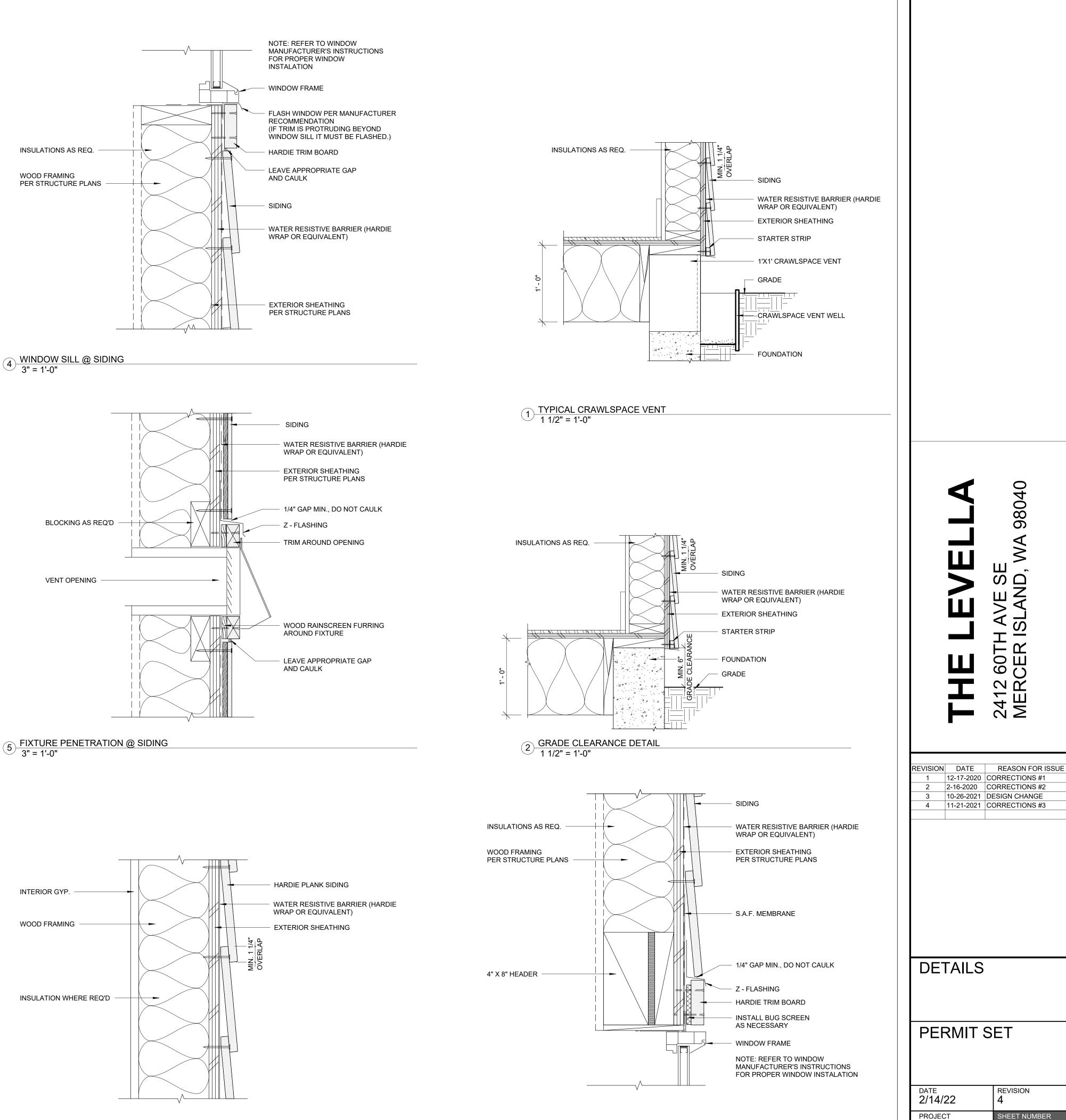
solid doors Windows & doors with glazing skylights Option III of the WSEC)
R-10 rigid insulation
R-21 batt or rigid insulation
R-21 batt or rigid insulation
R-10 rigid insulation
R-38 batt
R-49 batt
Icynene with R value of 3.6 per inch
R-30 batt or rigid insulation
R-10 water-resistant rigid insulation
24" @ Perimeter
U-value of .20 or better
U-value of .30 or better
U-value of .50 or better

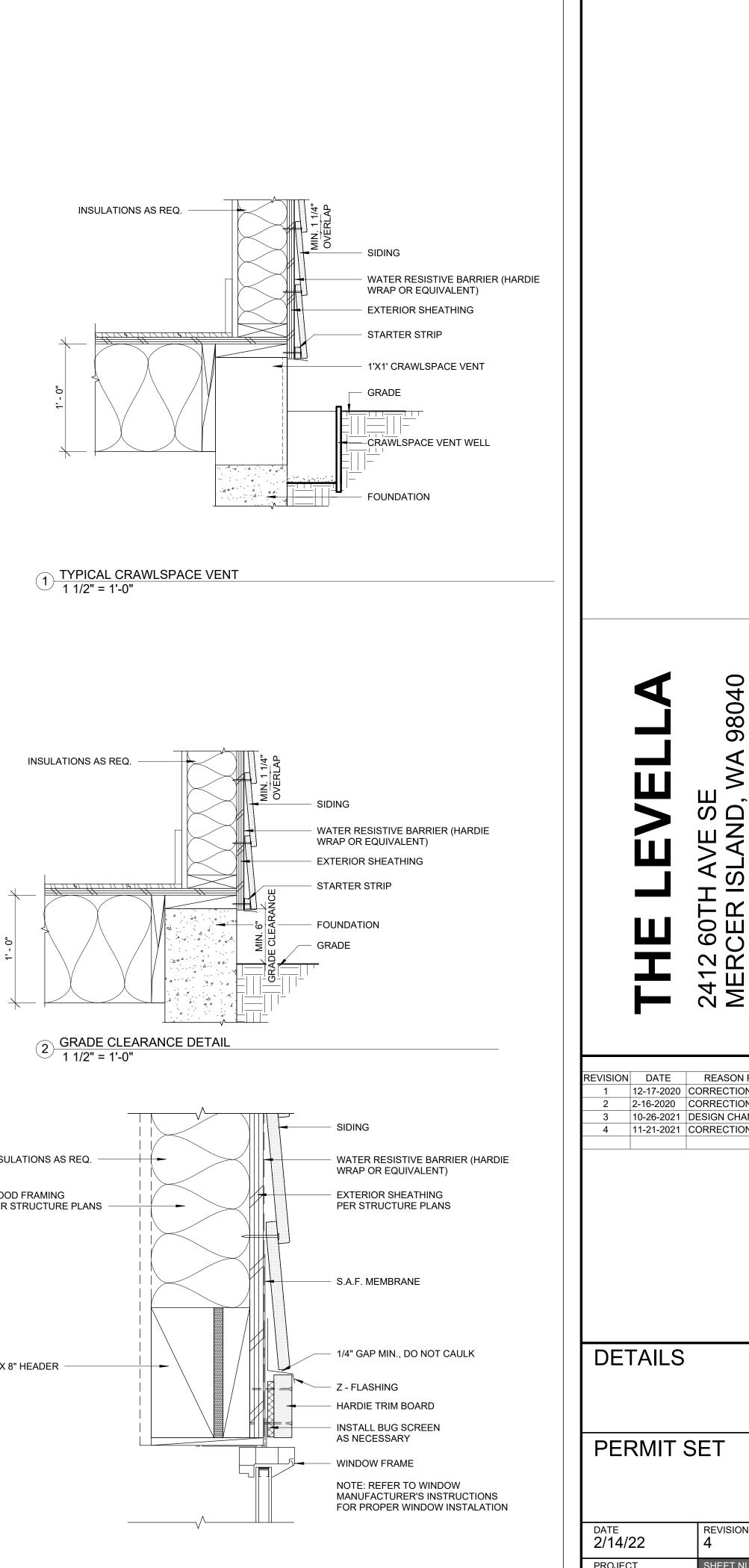
<b>E LEVELLA</b> 60TH AVE SE CER ISLAND, WA 98040
REVISIONDATEREASON FOR ISSUE112-17-2020CORRECTIONS #122-16-2020CORRECTIONS #2310-26-2021DESIGN CHANGE411-21-2021CORRECTIONS #3
BUILDING SECTIONS
DATE 2/14/22 PROJECT NUMBER SCALE 1/4" = 1'-0" REVISION 4 SHEET NUMBER A5.1









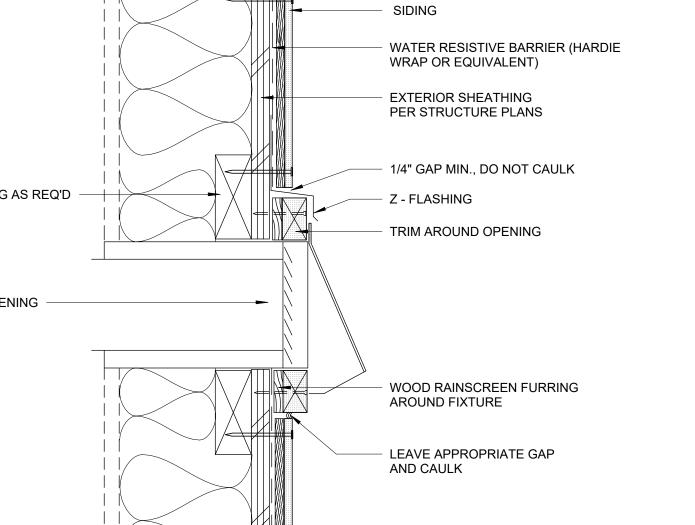


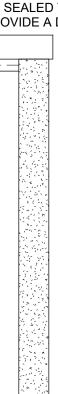
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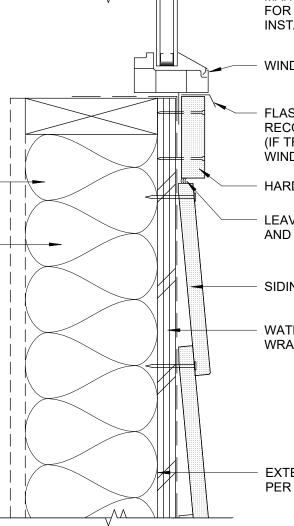
SCALE

As indicated

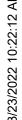
A6.1

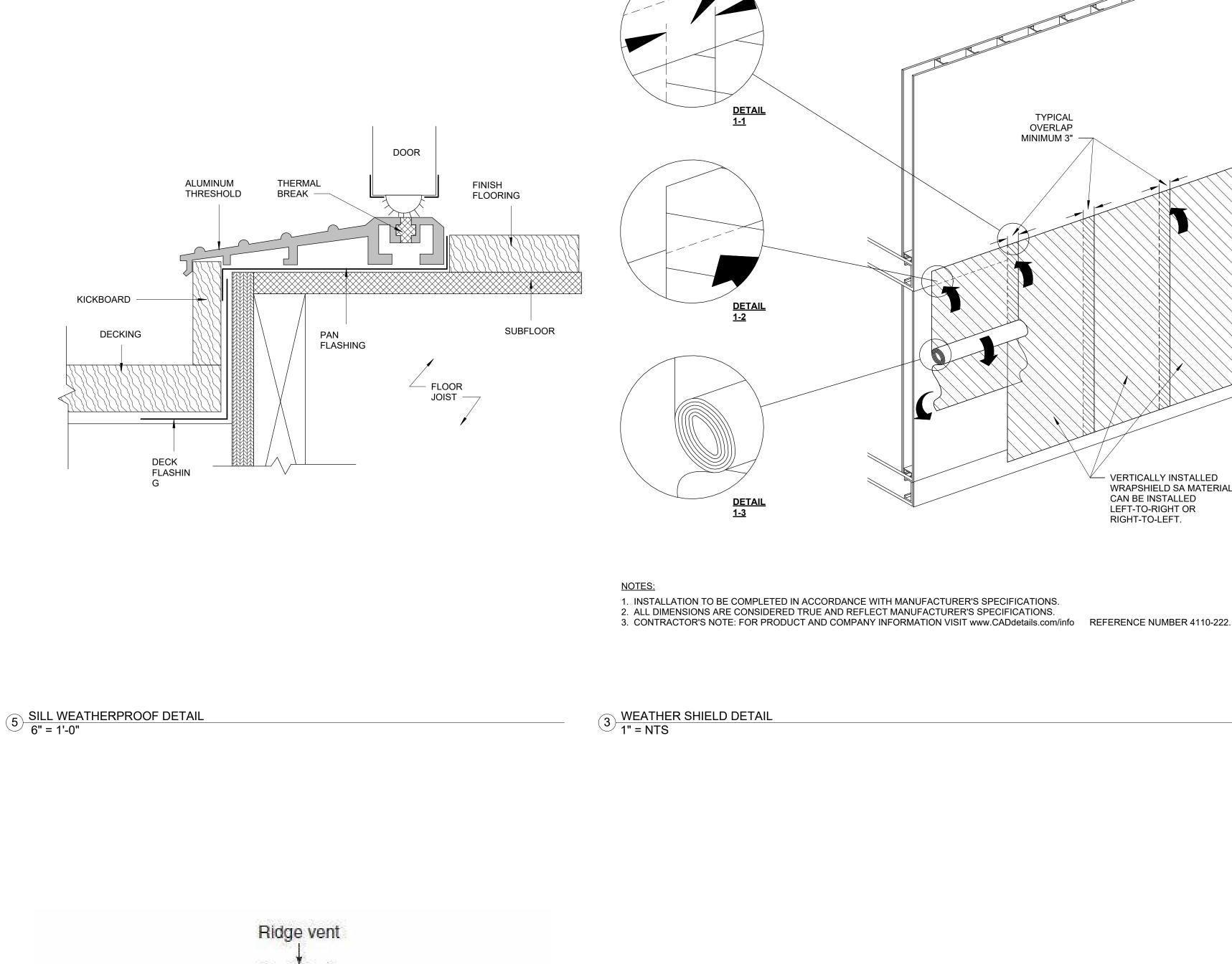


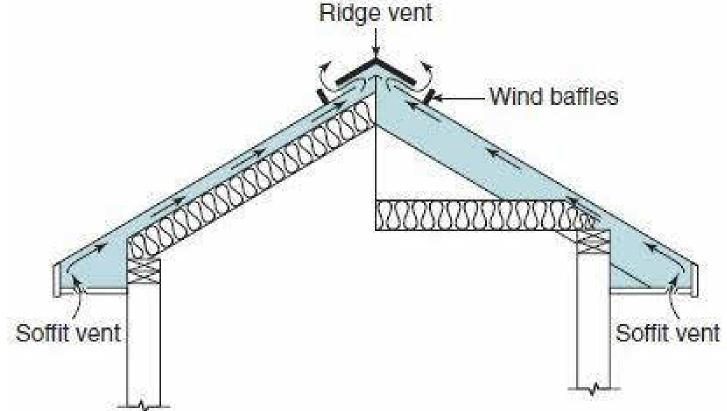




(3) WINDOW/ DOOR HEAD @ SIDING 3" = 1'-0"





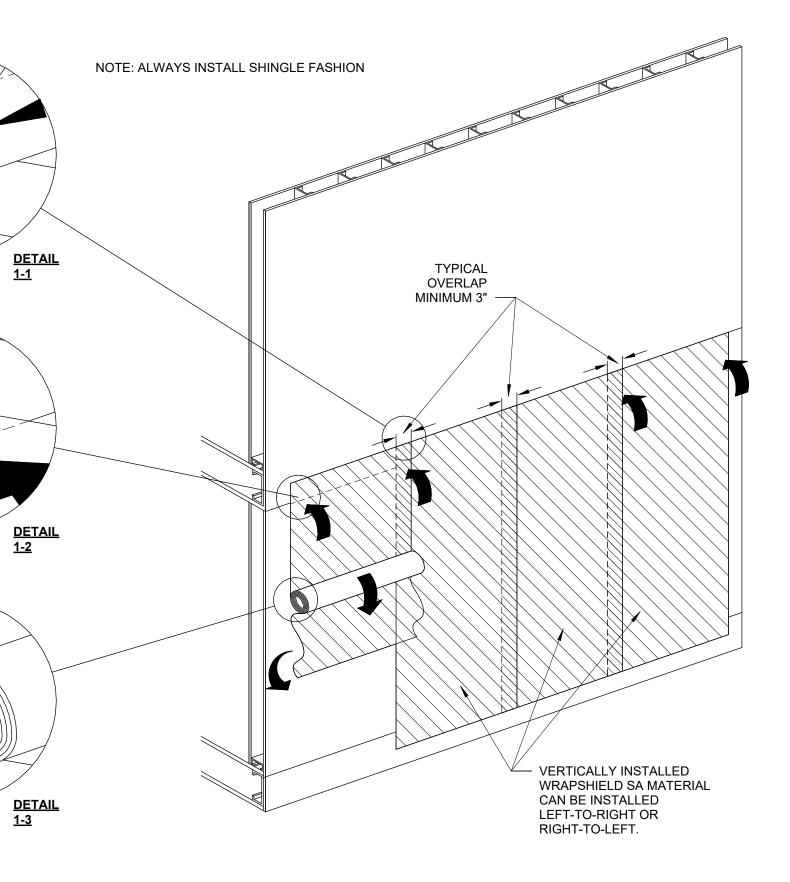


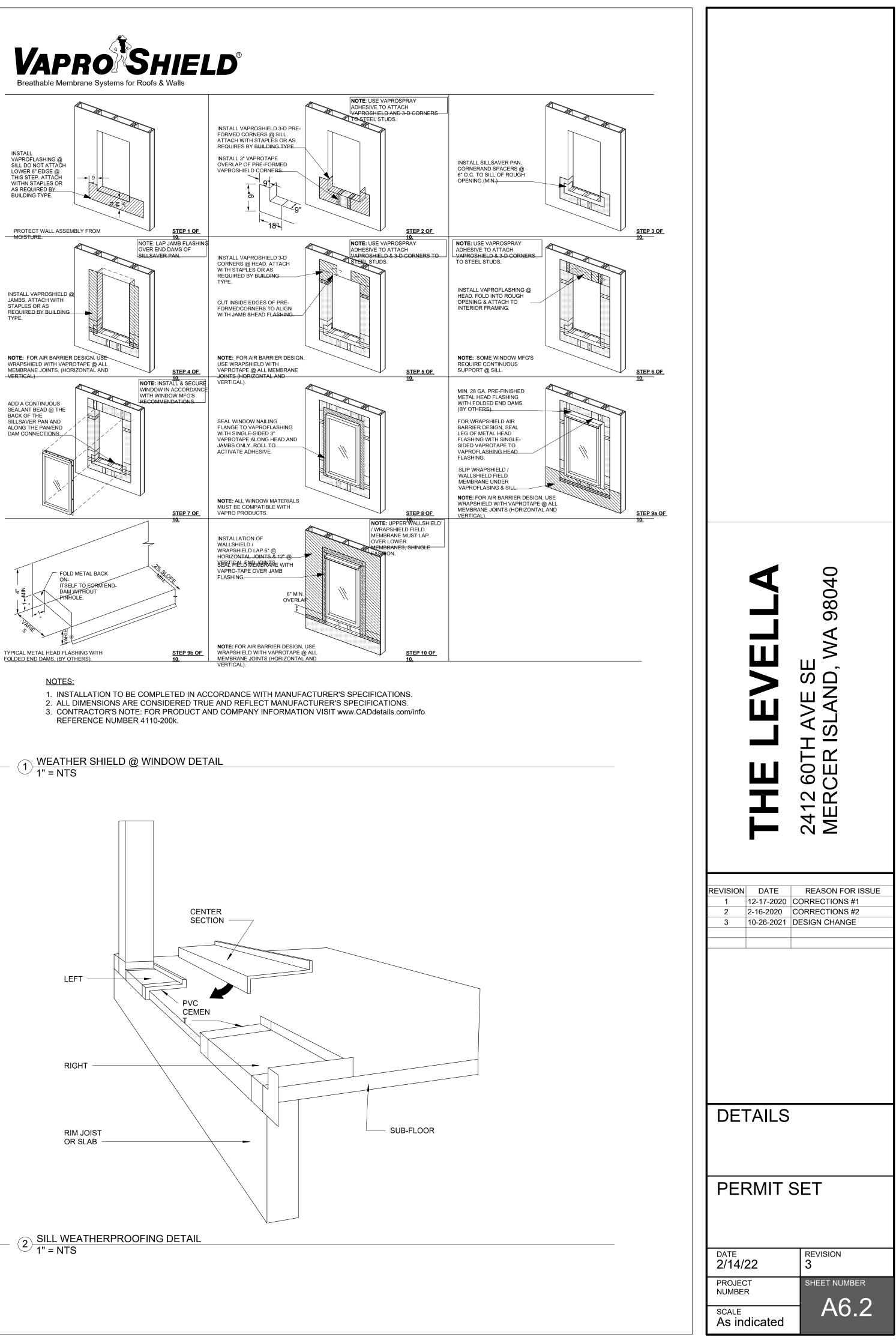
6 VENTING 1" = 100'-0"

(4) RIDGE VENTING DETAIL 4 1" = 1'-0"

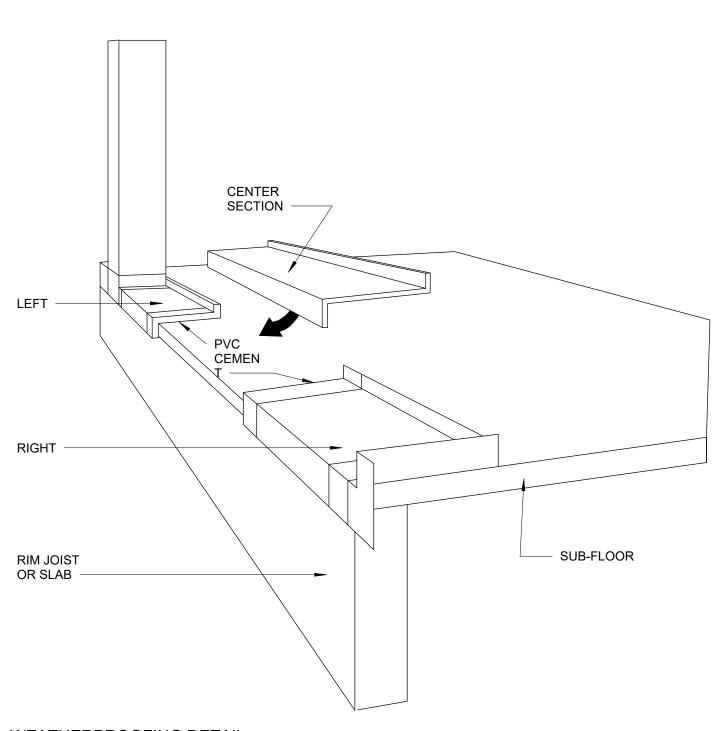


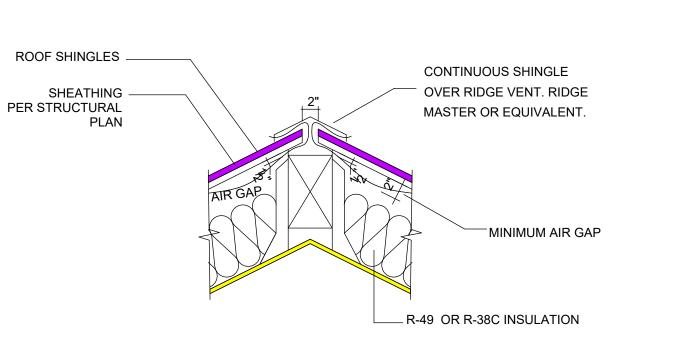
VAPROSHIELD LLC 915 26TH AVE. N.W. SUITE C5 GIG HARBOR, WASHINGTON 98335 TOLL FREE: (866) 731-7663 FAX: (253) 858-3297 www.vaproshield.com







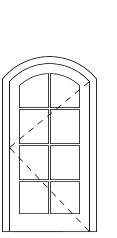




## EXTERIOR DOOR SCHEDULE

<u>ltem:</u>

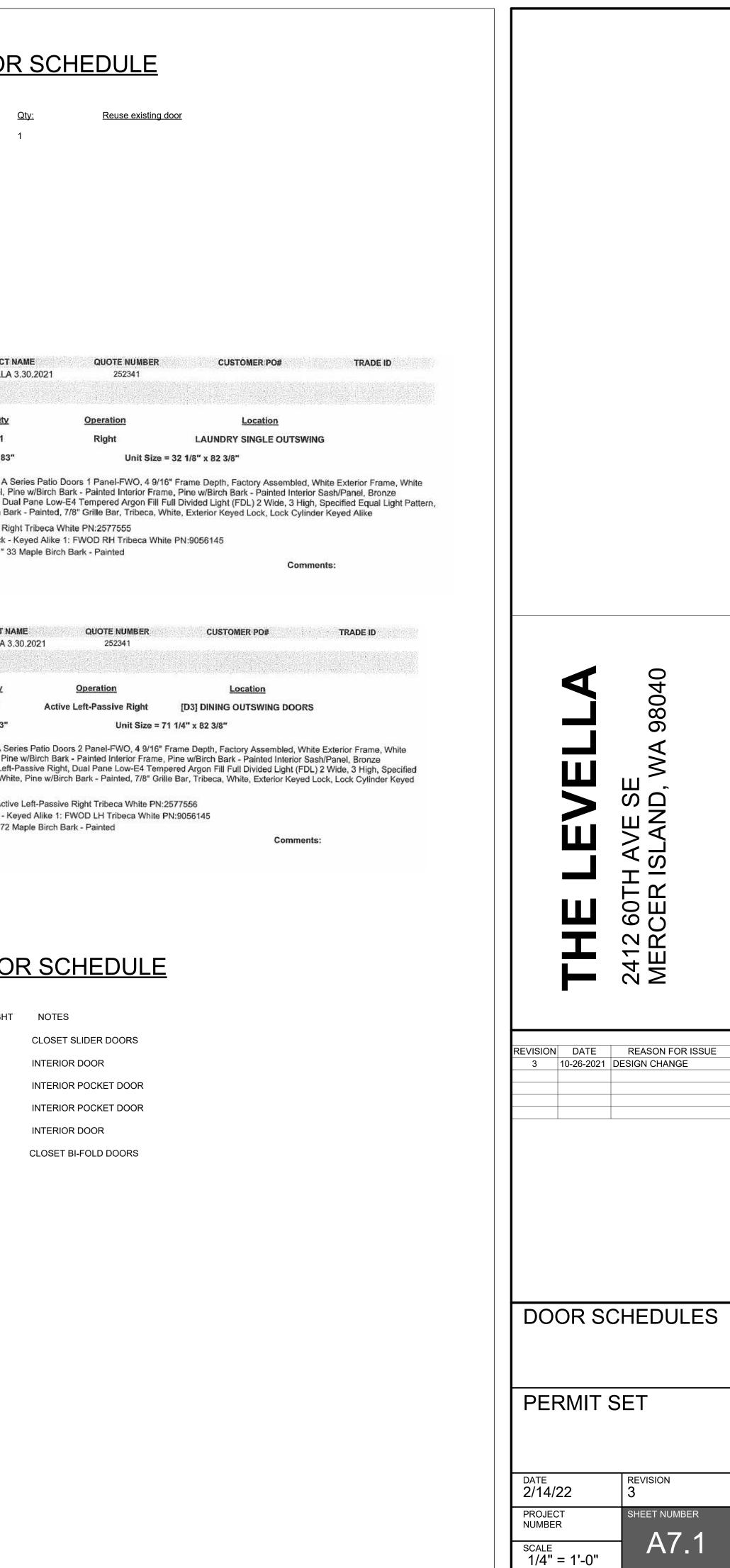
D1

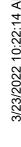


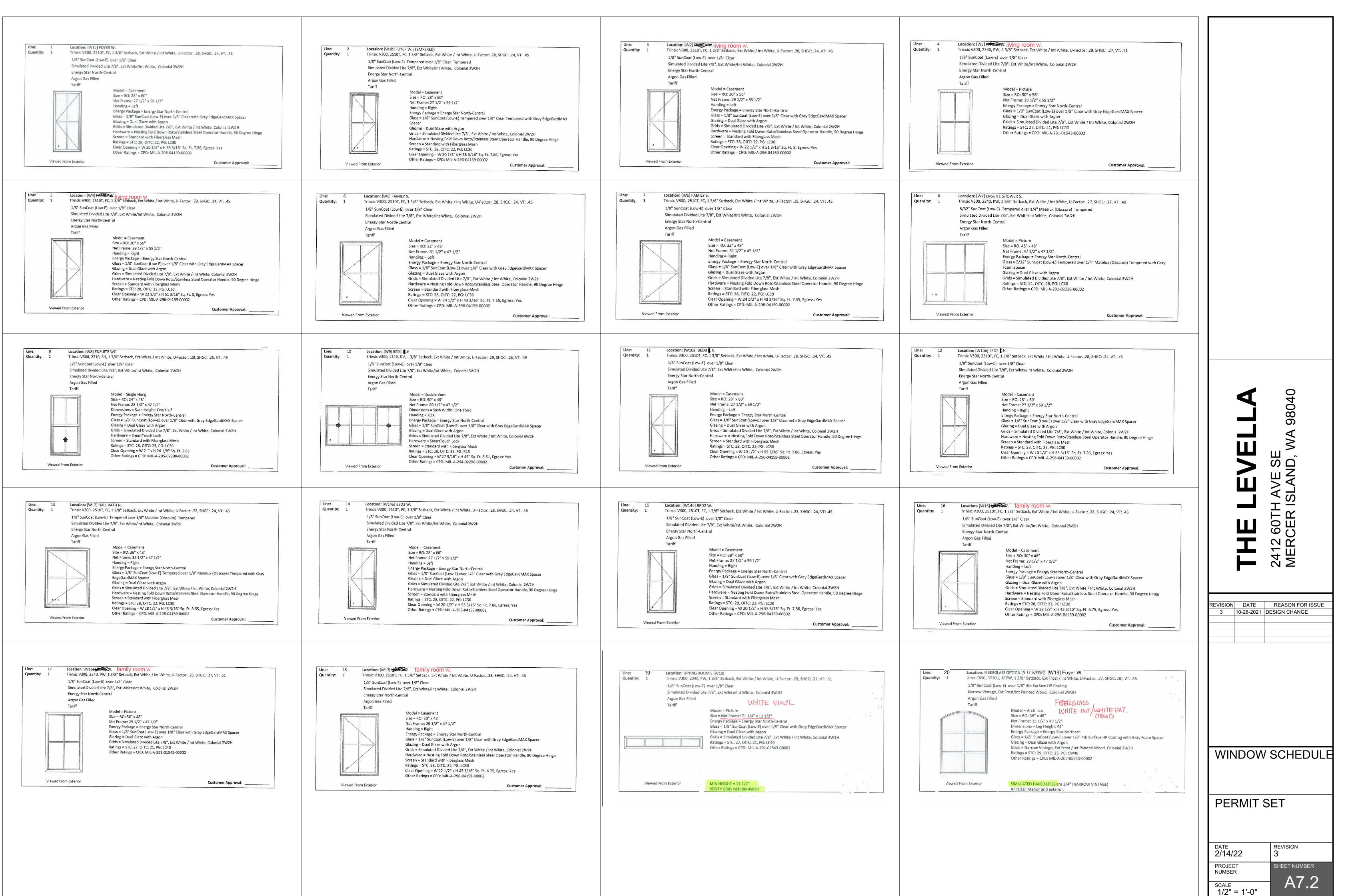
		Item	<u>Q</u> 1
		D2	1
	and a second	RO Siz	te = 33" x t
	212	Exterior S Appearar	9611, Unit, J Sash/Panel nce, Right, ne w/Birch
Unit #	U-Factor	Exterior	1: FWOD Keyed Loci FWOD -1
	0.04	0.04	
10000 P 612.0	0.31 QUOTE NAM DN CO - THE	Provide and the second states of the	ACCESS [24] 112 541 7 4140 423
Pavilic	QUOTE NAM	IE LEVELLA TH :S; :ES:	PROJECT
PAVILIC	QUOTE NAM ON CO - THE ORDER NOTE	IE LEVELLA TH IS: TES: <u>Item</u>	ACCESS (24) 10/94/17 40404/034
	QUOTE NAM ON CO - THE ORDER NOTE	IE LEVELLA TH IS: TES:	E LEVELLA <u>Qty</u> 1
Pavilic	QUOTE NAM ON CO - THE ORDER NOTE	IE LEVELLA TH IS: TES: D3 RO Size	E LEVELL/ <u>Qty</u> 1 = 72" x 83
	QUOTE NAM ON CO - THE ORDER NOTE	IE LEVELLA TH IS: TES: D3 RO Size FWOD606 Exterior Sa Appearance	e levell/ <u>Qty</u> 1

## INTERIOR DOOR SCHEDULE

NO.	QTY	WIDTH	HEIGHT
D4	1	5'-0"	6'-8"
D5	4	2'-6"	6'-8"
D6	2	2'-6"	6'-8"
D7	1	2'-4"	6'-8"
D8	1	2'-4"	6'-8"
D9	2	5'-0"	6'-8"







THE LEVELLA				
SHEET INDEX				
S100 S101	SHEET INDEX & GENERAL ST GENERAL STRUCTURAL NOTE			
S102 S200	GENERAL STRUCTURAL NOTE	S		
S200	FIRST FLOOR FRAMING PLAN			
S202 S300	ROOF FRAMING PLAN			
S300	DETAILS			
STRUCTURAL I GENERAL REQ				
ISLAND, GOVEI FROM COMPLI, USED. <u>SCOPE OF ST</u> <u>DEFINITION</u>	RNS THE DESIGN AND CONSTRU ANCE WITH THE ENTIRE MATERIA RUCTURAL WORK: STRUCTURAL S: THE FOLLOWING DEFINITIONS	THE "INTERNATIONAL BUILDING CODE" (IBC), CURRENT EDITION, AS ADOPTED AND MODIFIED BY THE CITY OF MERCER JCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR ALS REFERENCE STANDARDS NOTED BELOW. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE DESIGN OF REMODEL TO A WOOD FRAMED BUILDING. APPLY TO THESE GENERAL NOTES: 0" (EOR) – THE STRUCTURAL ENGINEER WHO IS LEGALLY RESPONSIBLE FOR STAMPING & SIGNING THE STRUCTURAL		
<ul> <li>"SPE SERV SUBO RETA UNDE</li> <li>"DEFI</li> </ul>	CIALTY STRUCTURAL ENGINEER" /ICES NECESSARY TO COMPLETE CONTRACTOR, OR SUPPLIER WHO IN THE SSE. SUBMITTALS SHALL ER THE DIRECT SUPERVISION OF ERRED SUBMITTALS – DEFERRE	E EOR IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM. (SSE) – A LICENSED PROFESSIONAL ENGINEER, NOT THE EOR, WHO PERFORMS SPECIALTY STRUCTURAL ENGINEERING THE STRUCTURE, WHO HAS EXPERIENCE AND TRAINING IN THE SPECIFIC SPECIALTY. THE GENERAL CONTRACTOR, O IS RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION OF SPECIALTY-ENGINEERED ELEMENTS SHALL BE STAMPED AND SIGNED BY THE SSE. DOCUMENTS STAMPED AND SIGNED BY THE SSE SHALL BE COMPLETED BY OR F THE SSE WITH A PE OR SE LICENSE ISSUED BY THE STATE OF WASHINGTON. D SUBMITTAL IS ENGINEERING WORK TO BE DESIGNED-BY-OTHERS OR BIDDER-DESIGNED.		
		DRAWINGS SHALL GOVERN OVER THESE GENERAL NOTES.		
STRUCTURAL	_	WINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO		
	OPENINGS, NON-BEARING WALL	RCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR .S, CURTAIN WALLS, STAIRS, ELEVATORS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES AND OTHER		
STRUCTURAL F	RESPONSIBILITIES: THE EOR IS	RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED STATE.		
SUCH AS OSF TEMPORARY S	A AND WSHA. THE CONTRACTOR HORING, BRACING AND OTHER	CTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS R IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETED. IT IS THE CONTRACTOR'S ORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.		
PLUMBING OR	SPRINKLER LOADS IN EXCESS	WING THE LOCATION, WEIGHT, SIZE AND ANCHORAGE OF ALL HANGERS SUPPORTING ALL MECHANICAL, ELECTRICAL, OF 50 POUNDS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE INCLUDED ON THESE PLANS AND SHALL SHOW THE AILS, AND LOCATIONS. SUBMIT PLANS TO THE EOR FOR REVIEW PRIOR TO INSTALLATION.		
THE EOR SHA	L DETERMINE WHICH SHALL G	BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCE STANDARDS, OVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR BEFORE PROCEEDING WITH THE WORK. N THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.		
BETWEEN THE	DRAWINGS AND ACTUAL SITE C	VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE EOR BEFORE PROCEEDING WITH THE WORK. ALL IED BY THE CONTRACTOR PRIOR TO EXCAVATION OR DRILLING.		
		DETERMINE THE LOCATIONS OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ANY UTILITY DETAILS IS APPROXIMATE AND NOT NECESSARILY COMPLETE.		
DESIGN CRITE				
CONSTRUCTION	N.	CTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS OR THE CAPACITY OF THE PARTIALLY COMPLETED		
FACTORS:	ROOF DESIGN LOAD 25 PSF W			
GROUND IMPORTAN FLAT ROC	SNOW LOAD, PG = 25 PSF ICE FACTOR, IS = 1.0 DF SNOW LOAD, PF = 25 PSF FACTOR, CT = 1.0			
WIND DESIGN:	WIND LOAD IS DETERMINED US	SING CHAPTER 26 OF ASCE 7-16 IN ACCORDANCE WITH IBC SECTION 1609 WITH THE FOLLOWING FACTORS:		
WIND IMP		V = 98  MPH RISK-CATEGORY = II GCPI = $\pm 0.18$ Kzt=1.0		
IMPORTAN	<u>GN</u> : EARTHQUAKE DESIGN IS DE <sup>-</sup> ICE FACTOR IE = 1.0 EGORY= II	TERMINED USING CHAPTER 12 ASCE 7–16 IN ACCORDANCE WITH IBC CHAPTER 16 WITH THE FOLLOWING FACTORS:		
SS = 1.3 S1 = 0.4 SITE CLAS	487 G	SDS = 1.118 G SD1 = 1.118 G SEISMIC DESIGN CATEGORY = D		
<ul> <li>BASIC RESIS</li> <li>ANAL</li> <li>R =</li> </ul>	STANCE YSIS PROCEDURE: EQUIVALENT 6.5 = 0.172 = 4	'STEM: A—15 (BEARING WALL SYSTEMS) LIGHT—FRAMED WALLS WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR LATERAL FORCE PROCEDURE, PER ASCE 7—16, SECTION 12.8		
DESIGN BASE	<u>SHEAR</u> : DESIGN BASE WIND GO	VERNED N/S V = 16.6K, E/W V = 17.4K.		
FLOOR LI ROOF TO	TAL LOAD DEFLECTION LIMIT:	L/240 L/360 L/240 L/360		
<u>LIVE LOADS</u> : ROOF (LI <sup>N</sup> ROOF (SN FLOOR (L BALCONIE	NOW) LIVE)	20 PSF 35 PSF 40 PSF 60 PSF		
THE TRIBUTAR	Y DEAD AND LIVE LOADS PLUS	NEERED, PRE-FABRICATED, PRE-MANUFACTURED, OR OTHER PRODUCTS DESIGNED BY OTHERS SHALL BE DESIGNED FOR WIND, EARTHQUAKE, AND COMPONENT, AND CLADDING LOADS WHEN APPLICABLE. DESIGN SHALL CONFORM TO THE FERENCE STANDARDS, AND GOVERNING CODES.		
BELOW. THE O	CONTRACTOR SHALL REVIEW ANE ROVIDE A MINIMUM OF ONE WE	BMITTED TO THE ARCHITECT/EOR PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS AS NOTED O PLACE A SHOP DRAWINGS STAMP ON THE SUBMITTAL BEFORE FORWARDING TO THE EOR. SUBMITTALS SHALL BE MADE EK FOR REVIEW BY THE EOR. ADDITIONAL SUBMITTALS REQUIRED FOR THIS PROJECT ARE SPECIFIED IN THE SPECIFIC L MATERIAL SECTION FOR SPECIFIC INFORMATION TO BE INCLUDED IN THE SUBMITTAL.		
STATE REGISTE EMBEDDE		DD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON WHO IS RESPONSIBLE FOR THE DESIGN. ING ELEMENTS		

ALTERNATES: PRODUCT OR MANUFACTURER COMPONENTS SPECIFIED IN THESE DRAWINGS ARE USED AS THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATES FOR (5) CRSI MSP-2 "MANUAL OF STANDARD PRACTICE." SPECIFIED ITEMS MAY BE SUBMITTED TO THE EOR FOR REVIEW. HOWEVER, CONTRACTOR SHALL SUBMIT A CURRENT ICC-ESR/IAPMO-ER REPORT IDENTIFYING THAT AN ALTERNATIVE COMPONENT HAS THE SAME OR GREATER LOAD CAPACITY THAN THE SPECIFIED ITEM.

SHOP DRAWING REVIEW: REVIEW BY THE ARCHITECT/EOR IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE EOR, AND THEREFORE, MUST BE VERIFIED BY THE GENERAL CONTRACTOR. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING WORK IN A SECURE MANNER. WHEN SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNED AND STAMPED BY THE RESPONSIBLE SSE. ALLOW ONE WEEK FOR EOR REVIEW TIME.

DEFERRED SUBMITTALS: PER IBC SECTION 107.3.4.1, DRAWINGS, CALCULATIONS, AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED-BY-OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER (SSE) WHO IS RESPONSIBLE FOR THE DESIGN AND SHALL BE SUBMITTED TO THE ARCHITECT/EOR AND THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION. ALLOW ONE WEEK FOR EOR REVIEW TIME.

THE SSE SHALL SUBMIT STAMPED AND SIGNED CALCULATIONS AND SHOP DRAWINGS TO THE EOR FOR REVIEW. REVIEW OF THE SSE'S SHOP DRAWINGS IS FOR GENERAL COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, AND PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. SUBMITTED DRAWINGS SHALL INDICATE ALL REACTION FORCES IMPARTED TO THE PRIMARY STRUCTURE. THE DESIGN OF THE CONNECTION TO THE PRIMARY STRUCTURE IS THE RESPONSIBILITY OF THE SUPPLIER AND SSE. SUBMITTED CALCULATIONS ARE FOR CURSORY REVIEW ONLY AND WILL GENERALLY NOT BE RETURNED.

NON-STRUCTURAL COMPONENTS: DESIGN, DETAILING AND ANCHORAGE OF ALL NONSTRUCTURAL COMPONENTS SHALL BE IN ACCORDANCE WITH ASCE 7-10. CHAPTER 13 AND THE PROJECT SPECIFICATIONS. NONSTRUCTURAL COMPONENTS DESIGNED BY OTHERS SHALL NOT INDUCE TORSIONAL LOADING INTO SUPPORTING STEEL STRUCTURAL MEMBERS WITHOUT ADDITIONAL BRACING OF THOSE MEMBERS TO ELIMINATE TORSIONAL FORCES. TORSIONAL BRACING SHALL BE DESIGNED BY THE NONSTRUCTURAL COMPONENT DESIGNER AND APPROVED BY THE EOR. ANCHORAGE TO THE PRIMARY STRUCTURE IS PER THE BIDDER-DESIGN CONTRACTOR OR SUPPLIER.

### TESTS & INSPECTIONS

INSPECTIONS: ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IBC SEC 110. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE ARCHITECT/EOR FOR REVIEW. THE BUILDING OFFICIAL MAY ACCEPT INSPECTION OF AND REPORTS BY APPROVED INSPECTION AGENCIES IN LIEU OF BUILDING OFFICIAL'S INSPECTIONS. THE CONTRACTOR SHALL OBTAIN APPROVAL OF BUILDING OFFICIAL TO USE THE THIRD-PARTY INSPECTION AGENCY AND CONTRACTOR SHALL ALERT THE ARCHITECT/EOR AS SUCH.

SPECIAL INSPECTIONS: IN ADDITION TO THE INSPECTIONS REQUIRED BY IBC SEC 110, A SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER AS AN INDEPENDENT THIRD-PARTY INSPECTOR TO PERFORM THE SPECIAL INSPECTIONS PER IBC CH. 17. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY AS OUTLINED IN THE SPECIAL INSPECTION SCHEDULE, THE CONTRACT DOCUMENTS, AND/OR THE PROJECT SPECIFICATION. SPECIAL INSPECTIONS SHALL MEET THE REQUIREMENTS OUTLINES IN THE SPECIFIC MATERIALS SECTIONS OF IBC SEC 1705. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE INSPECTIONS, PER THE CITY/BUILDING OFFICIAL.

SPECIAL INSPECTIONS SHALL BE PERFORMED PER THE STRUCTURAL INSPECTION SCHEDULE.

### SOILS AND FOUNDATIONS

REFERENCE STANDARDS: CONFORM TO IBC CHAPTER 18 "SOILS AND FOUNDATIONS."

GEOTECHNICAL INSPECTION: SITE SOIL CONDITIONS, FILL PLACEMENT, AND LOAD-BEARING REQUIREMENTS SHALL BE AS REQUIRED BY SECTION 1705.6 AND TABLE 1705.6 AND/OR AS REQUIRED IN THE GEOTECHNICAL REPORT.

### DESIGN SOIL VALUES:

ALLOWABLE SOIL BEARING PRESSURE NEW & EXIST FOUNDATIONS 1500 PSF DL + LL

SLABS-ON-GRADE & FOUNDATIONS: ALL SLABS-ON-GRADE AND FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL PER THE GEOTECHNICAL REPORT OR AS NOTED IN THESE DOCUMENTS. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE, OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER AND THE BUILDING OFFICIAL. INTERIOR FOOTINGS SHALL BEAR NOT LESS THAN 12 INCHES BELOW FINISH FLOOR.

FOUNDATION STEM WALLS: UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE MAXIMUM UNBALANCED SOIL CONDITION FOR ALL FOUNDATION STEM WALLS (DIFFERENCE IN ELEVATION BETWEEN INTERIOR AND EXTERIOR SOIL GRADES) SHALL BE 2'-6". MAINTAIN A MINIMUM 8" SEPARATION BETWEEN FINISH GRADE AND UNTREATED WOOD FRAMING.

BACKFILLING: BACKFILL BEHIND RETAINING AND FOUNDATION WALLS SHALL BE OF FREE-DRAINING MATERIAL PLACED IN MAXIMUM LOOSE LIFTS OF 12" OR AS DIRECTED BY THE GEOTECHNICAL REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB OR TEMPORARY BRACING. BACKFILL SHALL BE COMPACTED USING HAND-OPERATED EQUIPMENT ONLY. THE CONTRACTOR SHALL REFRAIN FROM OPERATING HEAVY EQUIPMENT BEHIND RETAINING AND FOUNDATION WALLS WITHIN A DISTANCE EQUAL TO OR GREATER THAN THE HEIGHT OF THE WALL, UNLESS OTHERWISE APPROVED BY THE EOR. ALL TOPSOIL ORGANICS AND LOOSE SURFACE SOIL SHALL BE REMOVED FROM BENEATH FILL SUPPORTING CONCRETE SLAB OR PAVING.

CAST-IN-PLACE CONCRETE

(2) IBC CHAPTER 19.

REFERENCE STANDARDS: CONFORMS TO THE LATEST EDITIONS OF THE FOLLOWING (1) ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY"

FIELD REFERENCE: THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES."

CONCRETE MIXTURES: CONFORM TO ACI 318 CHAPTER 19 "CONCRETE: DESIGN AND DURABILITY REQUIREMENTS."

MATERIALS: CONFORM TO ACI 318 CHAPTERS 19 & 20.

SUBMITTALS: PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SEC 4.1.2. SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW.

	T	ABLE OF MIX DES	IGN REQUIREMENTS			
MEMBER	STRENGTH	TEST AGE	MAXIMUM	EXPOSURE	MAX	MINIMUM
TYPE/LOCATION	(PSI)	(DAYS)	AGGREGATE	CLASSIFICATION	W/C RATIO	AIR CONTENT
FDN – RESIDENTIAL FTG	3500	28	1"	F1, C0	0.45 (0.55 MAX)	4.5%

MIX DESIGN NOTES:

(1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.

(2) CEMENTITIOUS CONTENT: a. THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2 9B. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY EOR. b. FOR CONCRETE USED IN ELEVATED FLOORS, PORTLAND CEMENT CONTENT SHALL CONFORM TO ACI 301 SEC 4.2.2.1. ACCEPTANCE OF LOWER CEMENT

CONTENT IS CONTINGENT ON PROVIDING SUPPORTING DATA TO THE EOR FOR REVIEW AND ACCEPTANCE.

(1) AIR CONTENT: CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE EXPOSURE CATEGORY FO, SO, WO, AND CO UNLESS NOTED OTHERWISE. TOLERANCE IS +/- 1.5%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.

(2) EXPOSURE CLASSIFICATION: THE MIX DESIGN PROVIDED SHALL MEET THE REQUIREMENTS OF ACI 318 CHAPTER 19, BASED ON THE EXPOSURE CLASSIFICATION INDICATED IN THE TABLE ABOVE.

(3) SLUMP: UNLESS OTHERWISE SPECIFIED OR PERMITTED, CONCRETE SHALL HAVE AT THE POINT OF DELIVERY, A SLUMP OF 4" +/- 1". FOR ADDITIONAL CRITERIA, REFERENCE ACI 301 SEC 4.2.2.2. (4) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50F

AT THE CONTRACTOR'S OPTION. FORMWORK: CONFORM TO ACI 301 SEC 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC 2.3.2 EXCEPT STRENGTH INDICATED IN SEC 2.3.2.5 SHALL BE 0.75 F'C.

MEASURING, MIXING, AND DELIVERY: CONFORM TO ACI 301 SEC 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING: CONFORM TO ACI 301 SEC 5.

EMBEDDED ITEMS: POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND ARCHITECTURAL DRAWINGS AND COORDINATE ALL OTHER EMBEDDED ITEMS.

GROUTED REBAR AND ANCHOR BOLTS: FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS: DRILL HOLES IN EXISTING CONCRETE TO DEPTH NOTED ON PLANS OR TO DEPTH AS NECESSARY TO DEVELOP THE STRENGTH OF THE REBAR LISTED IN THE MANUFACTURER'S ICC-ESR/IAPMO-ER REPORT. DRILL THE HOLE DIAMETER PER MANUFACTURER'S INSTRUCTIONS. ROUGHEN SIDES OF HOLES BY PERCUSSIVE DRILLING METHODS. HOLES SHALL BE BRUSHED AND BLOWN FREE OF DEBRIS AND SURFACE RESIDUE BEFORE GROUTING OPERATION. SPECIAL INSPECTION IS REQUIRED.

### CONCRETE REINFORCEMENT

REFERENCE STANDARDS: CONFORM TO:

(1) ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE."SEC 3" REINFORCEMENT, AND REINFORCEMENT SUPPORTS."

(2) IBC CHAPTER 19, CONCRETE. (3) ACI 318 AND ACI 318R.

(4) ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."

(6) ANSI/AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL."

### <u>MATERIALS</u>

REINFORCING BARS WELDABLE REINFORCING BARS SMOOTH WELDED WIRE FABRIC DEFORMED WELDED WIRE FABRIC BAR SUPPORTS TIE WIRE

WELDING: BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 301, SEC 3.2.2.2. "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3. CONCRETE CAST AGAINST EARTH CONCRETE EXPOSED TO EARTH OR WEATHER (#5 & SMALLER) 1-1/2"CONCRETE EXPOSED TO EARTH OR WEATHER (#6 & LARGER) 2" 3/4" BARS IN SLABS AND WALLS

REINFORCING BAR CHART				
BAR SIZE	TOP BARS	OTHER BARS	DEVELOPMENT LENGTH, Ld	
#4	33"	25"	19"	
#5	41"	31"	24"	
#6	48"	37"	29"	
#7	70"	54"	41"	
#8	80"	62"	47"	
#9	90"	70"	53"	
#10	100"	78"	59"	
#11	110"	85"	65"	

SCHEDULE NOTES:

1. ALL LENGTHS ARE IN INCHES AND FOR f'c = 4,000 PSI. 2. "TOP BARS" ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONC IS CAST IN THE MEMBER BELOW THE BAR.

3. FOR f'c = 5,000 PSI USE 90% OF LENGTH.

4. FOR f'c = 3,000 PSI USE 115% OF LENGTH.

### OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

STRUCTURAL STEEL

<u>REFERENCE STANDARDS</u>: CONFORM TO: (1) AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES." (2) RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS." (3) AWS D1.1 "STRUCTURAL WELDING CODE - STEEL." (4) AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL." (5) AWS D1.8 "STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT." (6) AISC 341 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS." (7) ASCE 3 "STANDARD FOR THE STRUCTURAL DESIGN OF COMPOSITE SLABS."

### MATERIALS:

ASTM A36, FY = 36 KSI ASTM A36, FY = 36 KSI ASTM A500, GRADE B, FY = 46 KSI ASTM A307 ASTM A563 OR ASTM A194, GRADE 2H ASTM F436 ASTM A36, FY = 36 KSI E70XX, 70 KSI, LOW HYDROGEN, TYPICAL SIMPSON TITEN HD

OTHER STRUCTURAL SHAPES BARS & PLATES HSS STRUCTURAL TUBING ANCHOR BOLTS & BOLTS IN WOOD NUTS WASHERS (FLAT OR BEVELED) ANCHOR RODS (HOOKED, HEADED, THREADED/NUTTED)ASTM F1554, GRADE 36 [WELDABLE] THREADED RODS WELDING ELECTRODES CONCRETE SCREWS

WOOD FRAMING

REFERENCE STANDARDS: CONFORM TO: (1) IBC CHAPTER 23 "WOOD." (4) BCSI 2013 "BUILDING COMPONENT SAFETY INFORMATION." ISSUED BY THE CERTIFYING AGENCY.

MATERIALS:

SAWN LUMBER: CONFORM TO GRADING RULES OF WWPA, WCLIB, OR NLGA. FINGER JOINTED STUDS ACCEPTABLE AT INTERIOR NON-STRUCTURAL WALLS ONLY.

SIZE	SPECIES	GRADE
2X4,3X4,2X6,3X6	HF	NO. 2
4X4, 4X6, 4X8	HF	NO. 2
2X6 2X12	HF	NO. 2
4X8 4X12	HF	NO. 2
6X8 6X12	HF	NO. 2
6X6	HF	NO. 2
FRAMING	HF	NO. 2
	2X4,3X4,2X6,3X6 4X4, 4X6, 4X8 2X6 2X12 4X8 4X12 6X8 6X12 6X6	2X4,3X4,2X6,3X6       HF         4X4,4X6,4X8       HF         2X6 2X12       HF         4X8 4X12       HF         6X8 6X12       HF         6X6       HF

LOCATION	THICKNESS
ROOF	15/32"
FLOOR	23/32"T&G
WALLS	15/32"

JOIST HANGERS AND CONNECTORS: SIMPSON STRONG-TIE COMPANY INC. AS SPECIFIED IN THEIR LATEST CATALOGS WAS USED AS THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC-ESR/IAPMO-ER APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE EOR PRIOR TO ORDERING. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS. PLACE 1/2 OF THE NAILS OR BOLTS IN EACH MEMBER. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE FULL LENGTH COMMON. NAIL STRAPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE.

SUBMITTALS: CONFORM TO ACI 301 SEC 3.1.1 "SUBMITTALS, DATA, AND DRAWINGS." SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

> ASTM A615, GRADE 60, DEFORMED BARS. ASTM A706, GRADE 60, DEFORMED BARS. ASTM A185 ASTM A497 CRSI MSP-2, CHAPTER 3 "BAR SUPPORTS." 16.5 GAGE OR HEAVIER, BLACK ANNEALED.

FABRICATION: CONFORM TO ACI 301, SEC 3.2.2 "FABRICATION," AND ACI SP-66 "ACI DETAILING MANUAL."

PLACING: CONFORM TO ACI 301, SEC 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC 3.3.2.1 "TOLERANCES."

SPLICES & DEVELOPMENT LENGTH: CONFORM TO ACI 301, SEC 3.3.2.7. REFER TO "LAP SPLICE & DEVELOPMENT SCHEDULE" ON PLANS FOR TYPICAL SPLICES. THE SPLICES AND DEVELOPMENT LENGTHS INDICATED ON INDIVIDUAL SHEETS CONTROL OVER THE SCHEDULE. USE CLASS B SPLICES UNLESS OTHERWISE NOTED. MECHANICAL CONNECTIONS MAY BE USED WHEN APPROVED BY THE EOR.

FIELD BENDING: CONFORM TO ACI 301 SEC 3.3.2.8. "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME.

DESIGN STANDARDS: STRUCTURAL STEEL FOR THIS PROJECT IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL.

(2) NDS AND NDS SUPPLEMENT - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."

(3) ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION."

IDENTIFICATION: ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION

WOOD STRUCTURAL SHEATHING (PLYWOOD): WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WAFERBOARD, PARTICLEBOARD, T1-11 SIDING, AND COMPOSITES OF VENEER AND WOOD BASED MATERIAL. CONFORM TO PRODUCT STANDARDS PS-1-95 AND PS-2-92 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA)

MINIMUM	APA RATING	
SPAN RATING	PLYWOOD GRADE	EXPOSURE
24/16	C-D	1
24 OC	STURD-I-FLOOR	1
32/16	C-D	1

LZ ENGINEERS Design and planning	WOODINVILLE, WA 98072
DATEREVISION2021.11.17CITY CORRECTIONS NOTICE A2022.02.07CARPORT ADDITION A2022.03.23FOUNDATION MODIFICATION A	
POPESSIONAL EN	Many A
AND, WA 98040 °.	GENERAL STRUCTURAL NOTES
CHK BY: DF L2E SCALE: AS S BAR = 1" FULL SIZE	RW BY: L2E

SIUU

_												
				SEC 2303.6 "NAILS ANI IZES SPECIFIED ON THE						1. UNLESS N	OTED OTH	IERWISE
	COMMON N	VAILS										
2	<u>SIZE</u> 8D	<u>LENG</u> 2-1										
	10D	3"	0.148"									
	16D 16D SINKE	3–1, R 3–1,										
		,									00	
	LAG BOLIS	<u>BOLIS</u> : CO	NFORM TO ASIM	A307. PROVIDE WASHER	S UNDER THE HE	ADS AND NU	IS OF AL	L BOLIS A	AND LAG SCREWS BEA	RING ON WO	OD.	
	THE MANU	FACTURER'S		ED ARE AS MANUFACTURE ACCEPTABLE EQUIVALENT								
	WEYERHAEL HAVE CURF	JSER WAS U RENT ICC-ES	SED AS THE BAS SR/IAPMO-ER AF	THE FOLLOWING MATERIAL SIS OF DESIGN FOR THIS PPROVAL FOR EQUIVALENT JIRED FOR ALL MANUFAC	S PROJECT. ALTER I OR GREATER LO	NATE PRODUC AD AND STIFI	CTS BY O FNESS PF	OTHER MAN ROPERTIES	UFACTURERS MAY BE	SUBSTITUTED	PROVIDE	D THEY
	B) P	ARALLEL STR	AND LUMRER (F	<u>PSL)</u> : CONFORM TO ICC E	S REPORT NO E	SR-1.387 CC	MC REPO	)RT_NO_1	1161-R OR NES REP	ORT NO NER	–481 U	SF 2.2F
	, U	NLESS NOTE	D OTHERWISE.	LSL): CONFORM TO ICC								
	D) <u>I-</u>	-JOISTS: COM	NFORM TO ICC E	S REPORT NO. ER-1153	3. PRODUCTS SHA	LL BE TESTEI	) and ev	/ALUATED I	N ACCORDANCE WITH	ASTM D5055	. THE	
		ANUFACTURE /EBS.	R SHALL DESIGN	I THE JOISTS FOR THE S	SPANS AND CONDI	HONS SHOWN	I ON THE	. PLANS. J	OISTS SHALL HAVE WO	DOD CHORDS	AND SOL	TD MOOD
I		R ROOF/FLC	•	IUM NAILING IN ACCORDA S/SHEAR WALLS SHALL B								
				<u>N</u> : UNLESS NOTED ON T⊢ GENERAL CONSTRUCTION		NSTRUCTION S	SHALL CO	NFORM TO	IBC SEC 2308 "CON	VENTIONAL LI	GHT-FRAM	ЧE
(				THERWISE ON PLANS AND								
	SUPPO	DRTED BY A	MINIMUM OF (2)	JDS MIN AT WALL ENDS ) TRIM AND (1) KING ST	UD AND ALL GLUI	LAM OR ENGI	NEERED V	NOOD BEAN	MS AND HEADERS BY	(2) TRIM AN	D (2) KIN	١G
				3 HEADERS AT ALL INTER ) SUPPORTS BELOW FOR								
	WITH	16D @ 12"C	C OR TO CONC	RETE WITH 5/8"–DIA. AN EQUIREMENTS AT SHEAR	CHOR BOLTS X 7	" EMBEDMENT	ГАТ 48"(	DC. REFER	TO SHEAR WALL SCH	EDULE FOR	SPECIFIC	
	SURFA				WALLS. I NOVIDE V	off SOM SHEP			SURFACES AND TEN	NOOD SHEAN		LATENION
				NOTED OTHERWISE ON PL								
				POINTS. PROVIDE DOUBL PROVIDE ROOF SHEATHI								<b>AILED</b>
				AND GROOVE JOINTS OR LOOR SHEATHING SHALL				,		NEL EDGES A	ND ENDS	OF
	,		,									
Ī	PLATE. REF	FER TO TEST	ING & INSPECTION	ISED FOR THIS PROJECT	ON OF THESE LIM	ITS. THE MAX	IMUM MO	ISTURE CC	NTENT REQUIRED MAY	BE LESS TH	HAN 19%	WHEN
			AR CLADDING/IN D MOISTURE CO	SULATION SYSTEM. REFEF NTENT.	r to the archite	ECT'S DRAWIN	GS, AND	PROJECT S	SPECIFICATIONS, OR W	TH CLADDING	G INSTALL	ER FOR
			Y. THE ARCHITE	CT/OWNER SHALL REVIEW	THE CLADDING A	AND INSULATIO	)N SYSTF		SED FOR THE PROJEC	T WITH RES	PECT TO	THFIR
	PERFORMAN	NCE OVER W		H MOISTURE CONTENTS (								
											70440	
3	"PROTECTIC	ON AGAINST	DECAY AND TERM	RIALS ARE REQUIRED TO MITES." CONFORM TO THE	APPROPRIATE ST	ANDARDS OF	THE AME	ERICAN WO	OD-PRESERVERS ASSO	DCIATION (AW	PA) FOR	SAWN
				DUND POLES, WOOD PILE SHALL BEAR THE APPROF		PILES. FOLLOW	AMERICA	AN LUMBEF	R STANDARDS COMMIT	TEE (ALSC) G	UALITY	
	MFTAL CON	NFCTORS/P	T WOOD: ALL M	IETAL HARDWARE AND FA	STENERS IN CONT	fact with pr	FSSURF	TRFATFD I	UMBER SHALL BE STA	INI FSS STFF	I TYPF 3	16L. AT
	THE OWNE	R'S RISK AN	D DISCRETION, H	HOT-DIPPED GALVANIZED	METAL HARDWARE	E AND FASTEN	NERS MAY	BE INVES	STIGATED FOR USE IN	LIEU OF STA	INLESS S	TEEL
				MOISTURE EXPOSURE F								
								<b></b>	• • • • •	• •	• •	
	<b>`</b>				WOOD-FRAMED SH							{)
				FOR	HEM-FIR FRAMIN	G W/ 10d CC 	DMMON N. T	AILS T				{)
							FRAMIN	BLOCKIN		SILL PLATE	ALLOV SHEAR	
		WALL SHEATHING	EDGE NAILING	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW	MINIMUM RIM BOARD	G AT PANEL	G AT ALL	ANCHOR BOLT TO CONCRETE	AT	CAPACIT	
		APA RATED		ATTAONWENT	TO WALL DELOW	THICKNESS	EDGES	PANEL EDGES	FOUNDATION	N	CEICUIO	
											SEISMIC	WIND
	SW6	15/32"				1 1/4"	2X	2X	5/8" DIA @ 40" OC	PT 2X	288	405
	SWO	13/32	10d @ 6" OC	16d SINKER @ 4" OC	LTP5 @ 14" OC	1 1/4			5/8" DIA @ 50" OC	PT 3X	200	405
	SW4	15/32"	10d @ 4" OC	(2) ROWS 16d SINKER @ 6" OC, STAGGERED	LTP5 @ 10" OC	1 3/4"	2X	2X	5/8" DIA @ 26" OC	PT 2X	428	600
$\left( \right)$				© 0 0C, STAGGERED					5/8" DIA @ 34" OC	PT 3X		
(	SW3	15/32"	10d @ 3" OC	(2) ROWS 16d SINKER	LTP5 @ 8" OC	1 3/4"	3X	3X OR	5/8" DIA @ 20" OC	PT 2X	558	781
(				@ 5" OC, STAGGERED				FLAT 2X	5/8" DIA @ 26" OC	PT 3X		
	SHEAR WAL	LL SCHEDULE	E NOTES:				`	`				<u>^</u>
				FERENCE GENERAL STRU		OR NAIL DIAM	ETER ANI	D LENGTH.				
	3. PROVIE	DE SHEAR W	ALL SHEATHING	AIL FOR DESCRIPTION OF AND NAILING FOR ENTIRE		WALLS INDIC	ATED ON	THE PLAN	IS. ENDS OF SHEAR V	VALLS ARE T	YPICALLY	AT
	4. EDGE	NAILING IS F		L HOLDOWN POSTS. EDG	E NAILING IS REQ	UIRED TO EAG	CH STUD	USED IN	BUILT-UP HOLDOWN F	POSTS. REFER	RENCE HC	LDOWN
	SCHED	DULE & DETA	AILS FOR ADDITIC	NAL INFORMATION. MINIMUM MEMBERS UNO								
	STUDS	S ARE SPACE	D AT 16"OC AN	D EDGE NAILING AT 6"OC BE USED IN LIEU OF "L	C WHERE STUDS A	ARE SPACED	AT 24"					
	0.131'	"Øx1½ NAILS	WHERE "LTP" T	YPE CLIPS ARE ATTACHE	D DIRECTLY TO FI	RAMING AS O	PPOSED <sup>-</sup>		. ,			"LTP"
	7. (2) 2>	x STUDS NAI	LED TOGETHER I	SHEATHING. REFERENCE MAY BE USED IN PLACE	OF SINGLE 3x ST	TUD. DOUBLE		s shall e	BE SECURED TOGETHEI	r with faste	ENERS OF	THE
				THE BOTTOM PLATE ATTA BOTH SIDES OF A SHEA			LESS TH	HAN 6"OC	ON EITHER SIDE, THE	WIDTH OF T	HE NAILEI	D FACE
l	OF TH	IE FRAMING	MEMBER SHALL	BE 3" NOMINAL OR GREA STAGGERED SO THAT EL	ATER AT ADJOININ	G PANEL EDG	GES AND	NAILS AT A	ALL PANEL EDGES SH	ALL BE STAG		
	9. ANCHO	OR BOLTS SH	HALL BE PROVID	ED WITH HOT-DIPPED GA	ALVANIZED STEEL	PLATE WASHE	RS PER	DETAILS OF	N DRAWINGS. EMBED A	ANCHOR BOLT		
	ENDS	OF THE PLA	TE, BUT NOT MO	DRE THAN ½ THE TABULA ØX8" TITEN HD ANCHOF	ATED ANCHOR BOL	T SPACING C	R 12", W	VHICHEVER	IS LESS. SEE ANCHO	R BOLT DETA	IL FOR P	PLATE
1												· —

WASHER & SPACING REQUIREMENTS PER SCHEDULE.] 10. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

11. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.

12. STAGGER EDGE NAILING. 13. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.

14. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE.

15. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS. 16. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.

17. PROVIDE PLATE WASHERS AT EACH ANCHOR BOLT THAT IS NOT LESS THAN 0.229" X 3" X 3".

18. FOR SW2, 3X FRAMING MEMBERS AND BLOCKING MUST BE PROVIDED AT ADJOINING PANEL EDGES, AND NAILS MUST BE STAGGERED AT PANEL

EDGES.

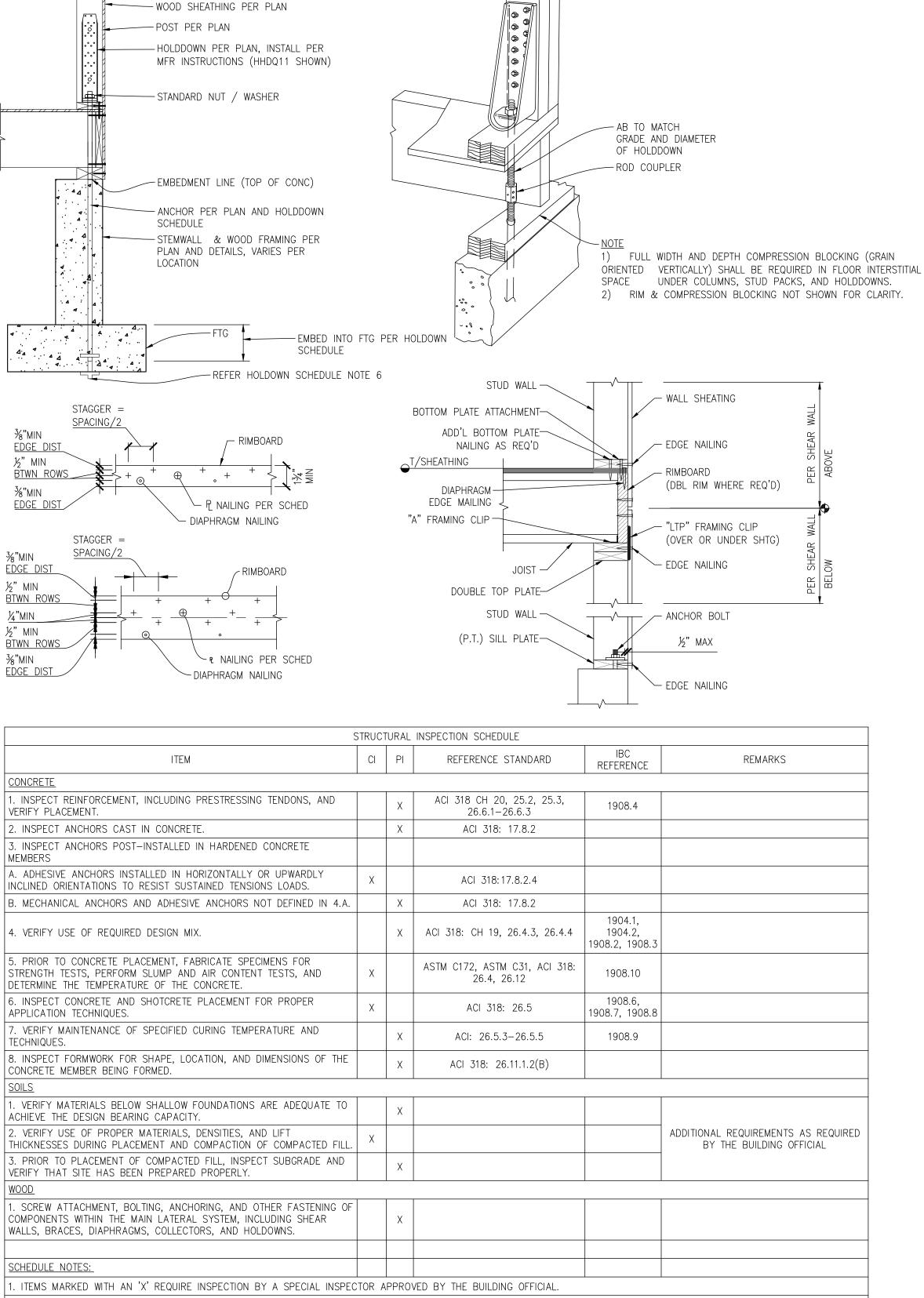
HOLDOWN SCHEDULE (HF)							
MARK	MODEL #	ALLOWABLE UPLIFT		MIN END STUDS	STUD FASTENERS	CONCRETE	
WANN		MID WALL	CORNER	END WALL	MIIN END STODS	STOD TASILINLINS	ANCHOR
2	HDU2-SDS2.5	2,215			(2) 2X	(6) 1/4X2 1/2 SDS	PAB4
5	HDU5-SDS2.5	4,340		(2) 2X	(14) 1/4X2 1/2 SDS	PAB5	
8	HDU8-SDS2.5	5,820			(2) 2X	(20) 1/4X2 1/2 SDS	PAB6

HOLDOWN SCHEDULE NOTES

- 1. REFERENCE FOUNDATION PLAN NOTE 1 FOR HOLDDOWNS AT EXISTING FOUNDATION LOCATIONS
- HOLDOWNS SPECIFIED ARE BY SIMPSON STRONGTIE REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCUR

BOTTOM OF FOOTING PER DETAIL THIS DWG.

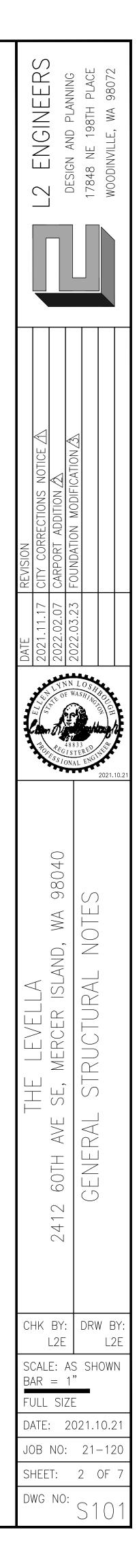
- 4. PROVIDE 1/4" X 3" SQ PLATE WASHER BETWEEN STANDARD DOUBLE NUTS. EMBED LENGTH EQUAL TO TOP OF CONCRETE DOWN TO TOP OF PLATE WASHER
- INCREASE FOOTING DEPTH LOCALLY AS REQUIRED TO ACHIEVE REQUIRED EMBEDMENT DEPTH AS SPECIFIED BY HOLDDOWN MANUFACTURER 6. AT POST INSTALL HDU LOCATIONS, EPOXY SET F1554 GRADE 36 X 1" Ø ALL THREAD ROD WITH SIMPSON SET XP. PROVIDE 1"X3" SQ PLATE WASHER @

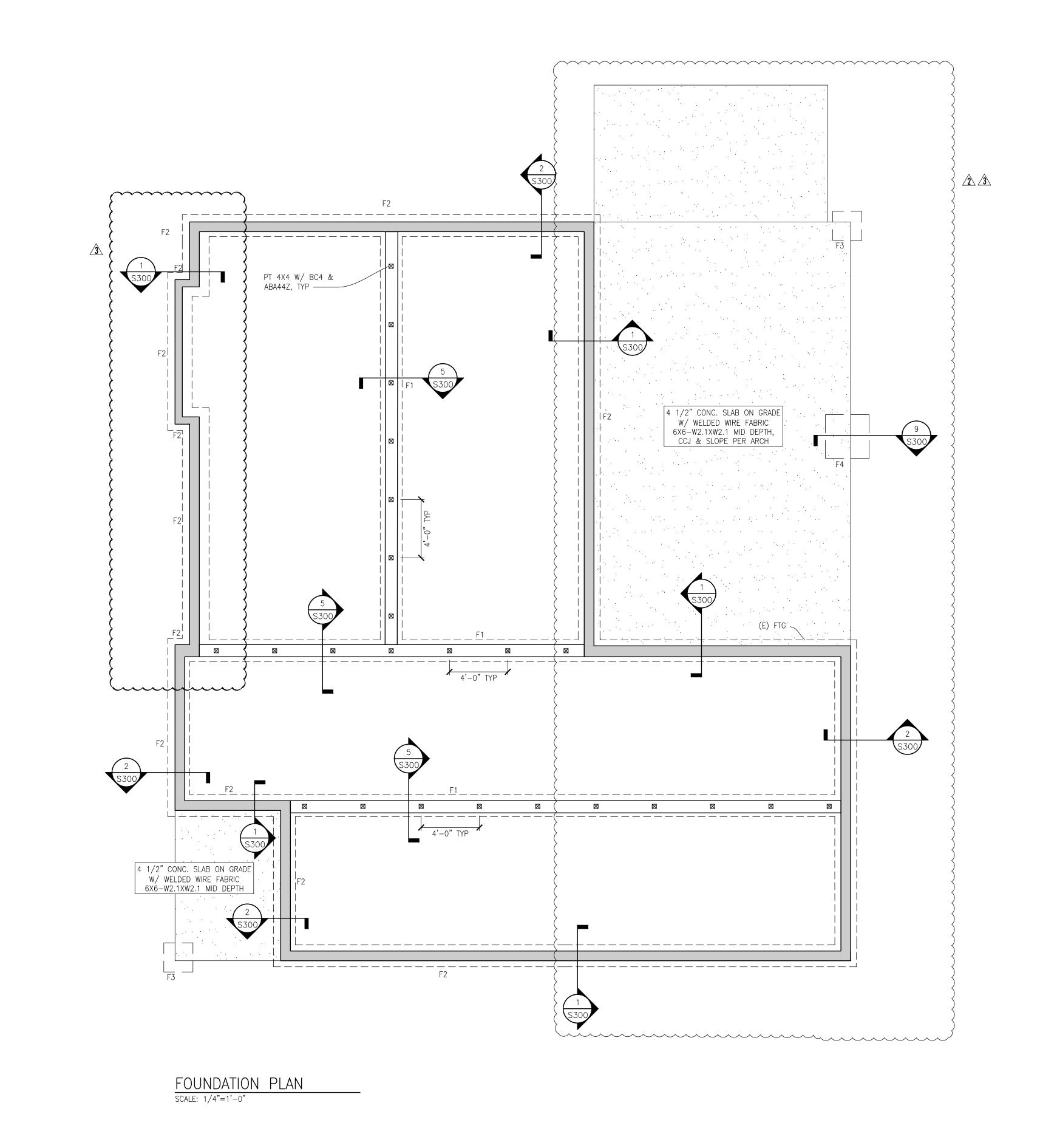


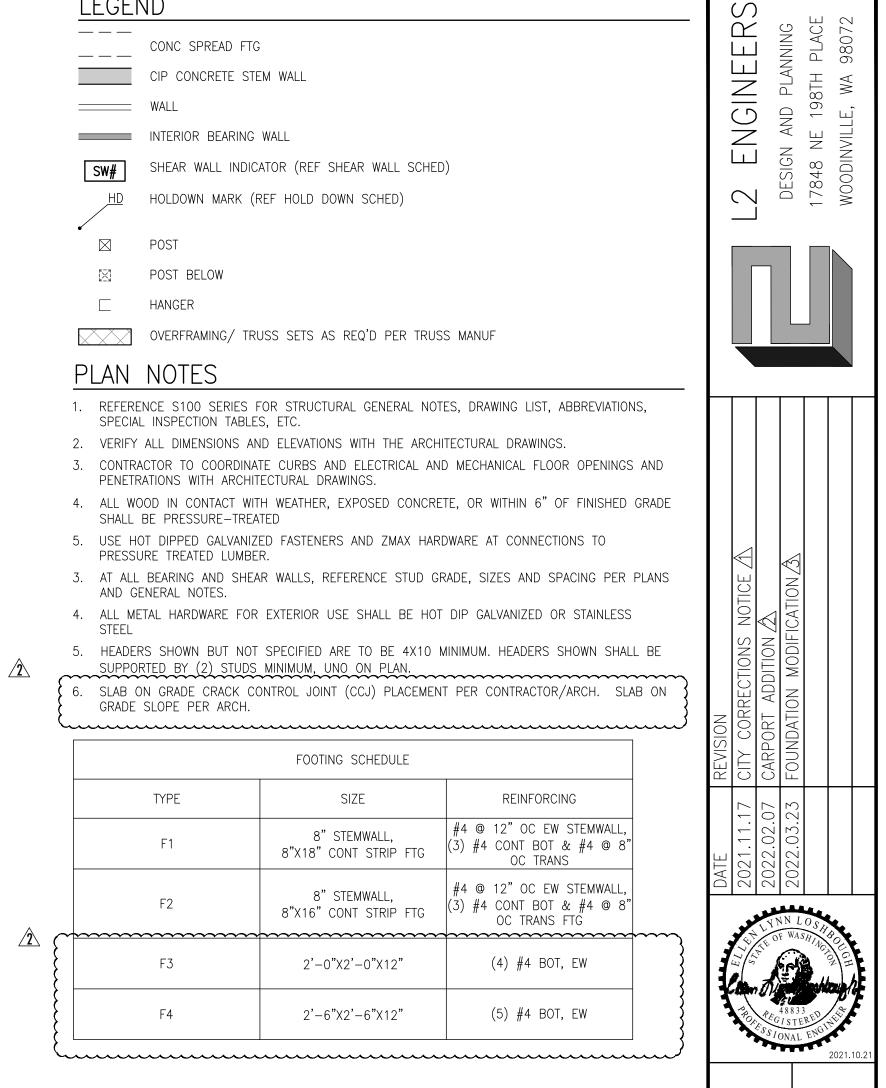
- 2. CI: CONTINUOUS INSPECTION DURING PROGRESS OF WORK BY SPECIAL INSPECTOR.
- 3. PI: PERIODIC INSPECTION BY SPECIAL INSPECTOR AS REQUIRED FOR CONFORMANCE OF WORK.
- 4. TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE OWNER, BUILDING OFFICIAL, AND CONTRACTOR.

	STRUCTURA	L ABBREVIATIONS
&	AND	IF
0	AT	IN 
#	NUMBER	INT
AB	ANCHOR BOLT	INV
ABV	ABOVE	KIP, K
ADD'L	ADDITIONAL	KSI
ADJ	ADJACENT	LB
ALT	ALTERNATE	Ld
APPROX	APPROXIMATE(LY)	LL
ARCH	ARCHITECT(URAL)	LLH
ATR	ALL-THREADED ROD	LLV
В/	BOTTOM OF	LONGIT
BN	BOUNDARY NAILING	Ls
BLDG	BUILDING	LSL
BLKG	BLOCKING	LVL
BM	BEAM	МАХ
BOTT	BOTTOM OF	MECH
BR	BRACE	MFR
BRG	BEARING	MIN
BTWN	BETWEEN	MISC
С	STANDARD CHANNEL	MTL
СС	CENTER TO CENTER	(N)
CDF	CONTROLLED DENSITY FILL	NIC
CIP	CAST IN PLACE	NOM
CJ	CONSTRUCTION OR CONTROL JOINT	NTE
CJP	COMPLETE JOINT PENETRATION	NTS
CL	CENTERLINE	OC
CLR	CLEAR(ANCE)	OD
CLR CMU	CONCRETE MASONRY UNIT	OPNG
	CONCRETE MASONRY UNIT	OPP
COL		OSB
CONC CONN	CONCRETE CONNECTION	OMSI
		OWWJ
CONST	CONSTRUCTION	
CONT	CONTINUOUS	PC
CTRD	CENTERED	PCF
CTSK		PL
d	PENNY (NAILS)	PERP
DBL	DOUBLE	PLY
DEMO	DEMOLITION	PRE-MFR
DET	DETAIL	PS
DF	DOUGLAS FIR	PSI
DIA	DIAMETER	PSL
DIAG	DIAGONAL	PT
DL	DEAD LOAD	R
DN	DOWN	REF
DP	DEPTH	REINF
DWG(S)	DRAWING(S)	REQ'D
DWL(S)	DOWEL(S)	RET
EA	EACH	RJ
EF	EACH FACE	RT
EN	EDGE NAILING	REV
EL	ELEVATION	SCHED
EMBED	EMBEDMENT	SECT
	ENGINEER	SHTG
EQ	EQUAL(LY)	SIM
EW	EACH WAY	SOG
exist, (e)		SPEC
EXP	EXPANSION	SQ
EXT	EXTERIOR	SS
FB	FLAT BAR	STD
		STIFF
FD	FLOOR DRAIN	STL
FIN	FINISH	STRUCT
FJ	FLOOR JOIST	
FLR	FLOOR	SW
FDN	FOUNDATION	SYM T /
FT	FOOT, FEET	T/
FTG	FOOTING	T&B
GA	GAUGE	T&G
GALV	GALVANIZED	THK
GB	GRADE BEAM	THRU
GEN	GENERAL	TJI
GEOTECH	GEOTECHNICAL	TOW
GLB	GLUE LAMINATED BEAM	TRANSV
GRTG	GRATING	TYP
	GIRDER TRUSS	UNO
GT		1
	HOLDOWN	VERT
GT	HOLDOWN HEADER	VERT W
GT HD		
GT HD HDR HF	HEADER HEM FIR	W W/
GT HD HDR HF HORIZ	HEADER HEM FIR HORIZONTAL	W W/ W/O
GT HD HDR HF	HEADER HEM FIR	W W/

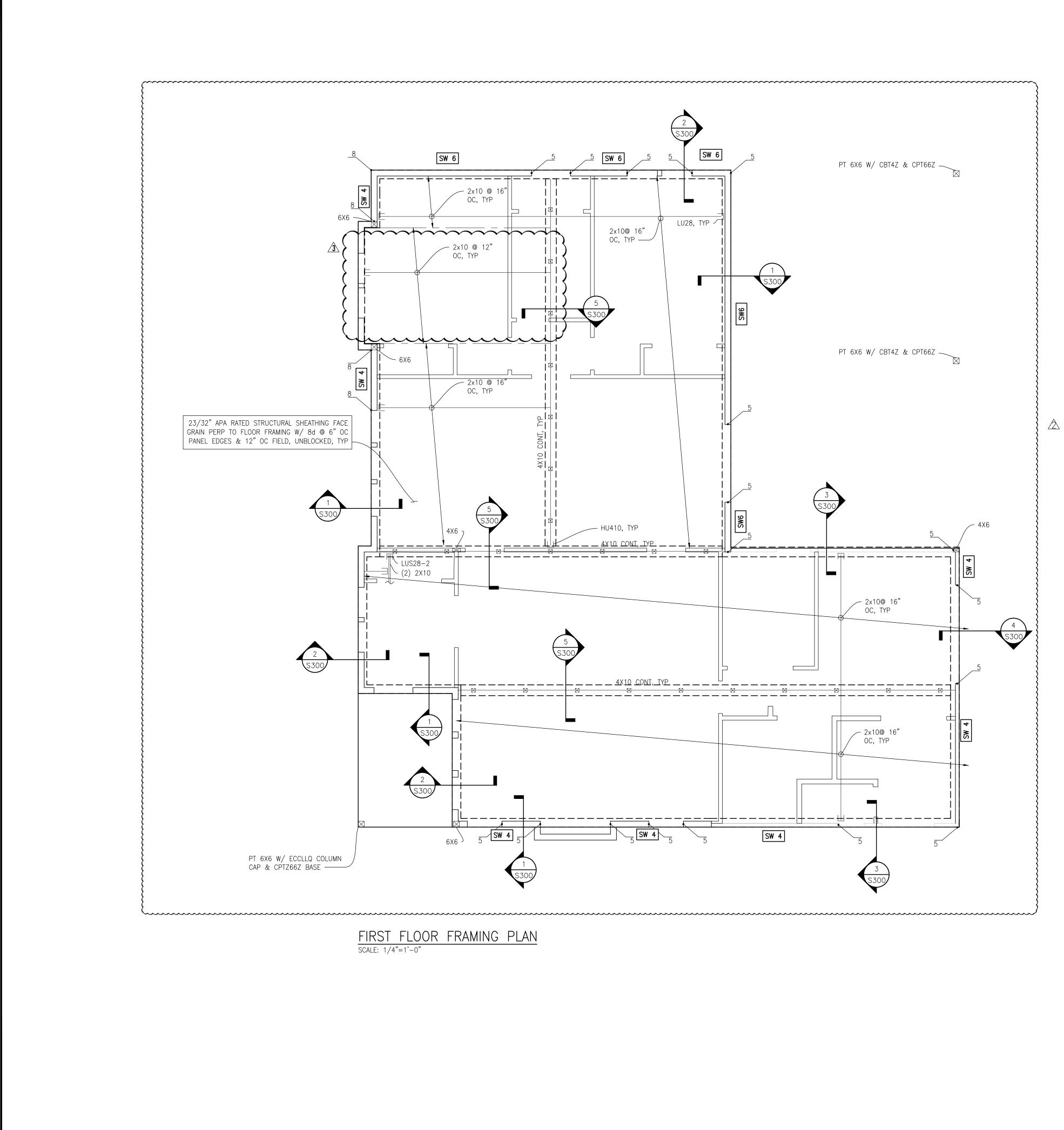
INSIDE FACE
INCH INTERIOR
INVERT
1,000 POUNDS
KIPS PER SQUARE INCH POUND
DEVELOPMENT LENGTH
LIVE LOAD
LONG LEG HORIZONTAL LONG LEG VERTICAL
LONGITUDINAL
LAP SPLICE LENGTH LAMINATED STRAND LUMBER
LAMINATED VENEER LUMBER
MAXIMUM
MECHANICAL MANUFACTURER
MINIMUM
MISCELLANEOUS METAL
NEW
NOT IN CONTRACT
NOMINAL NOT TO EXCEED
NOT TO SCALE
ON CENTER OUTSIDE DIAMETER
OPENING
OPPOSITE
ORIENTED STRAND BOARD OPEN WEB STEEL JOIST
OPEN WEB WOOD JOIST
PRECAST POUNDS PER CUBIC FOOT
PLATE
PERPENDICULAR
PLYWOOD PRE-MANUFACTURED
PRESTRESSED
POUNDS PER SQUARE INCH PARALLEL STRANDED LUMBER
PRESSURE TREATED
RADIUS REFERENCE
REINFORCING
REQUIRED
RETAINING ROOF JOIST
ROOF TRUSS
REVISION SCHEDULE
SECTION
SHEATHING
SIMILAR SLAB ON GRADE
SPECIFICATION
SQUARE
STAINLESS STEEL STANDARD
STIFFENER
STEEL STRUCTURAL
SHEAR WALL
SYMMETRICAL TOP OF
TOP AND BOTTOM
TONGUE AND GROOVE
THICK THROUGH
TRUSS JOIST
TOP OF WALL TRANSVERSE
TYPICAL
UNLESS NOTED OTHERWISE VERTICAL
WIDE FLANGE, WIDE
WITH
WITHOUT WELDED WIRE FABRIC
EXTRA STRONG
DOUBLE EXTRA STRONG







	REGIS FESSION	AL ENGINE
THE LEVELLA	2412 60TH AVE SE, MERCER ISLAND, WA 98040	NAJA NOITAUNUT
СНК	BY: L2E	DRW BY: L2E
BAR	E: AS = 1 SIZE	
DATE	: 20	021.10.21
JOB	NO:	21-120
SHEE	T:	3 OF 7
DWG	NO:	S200



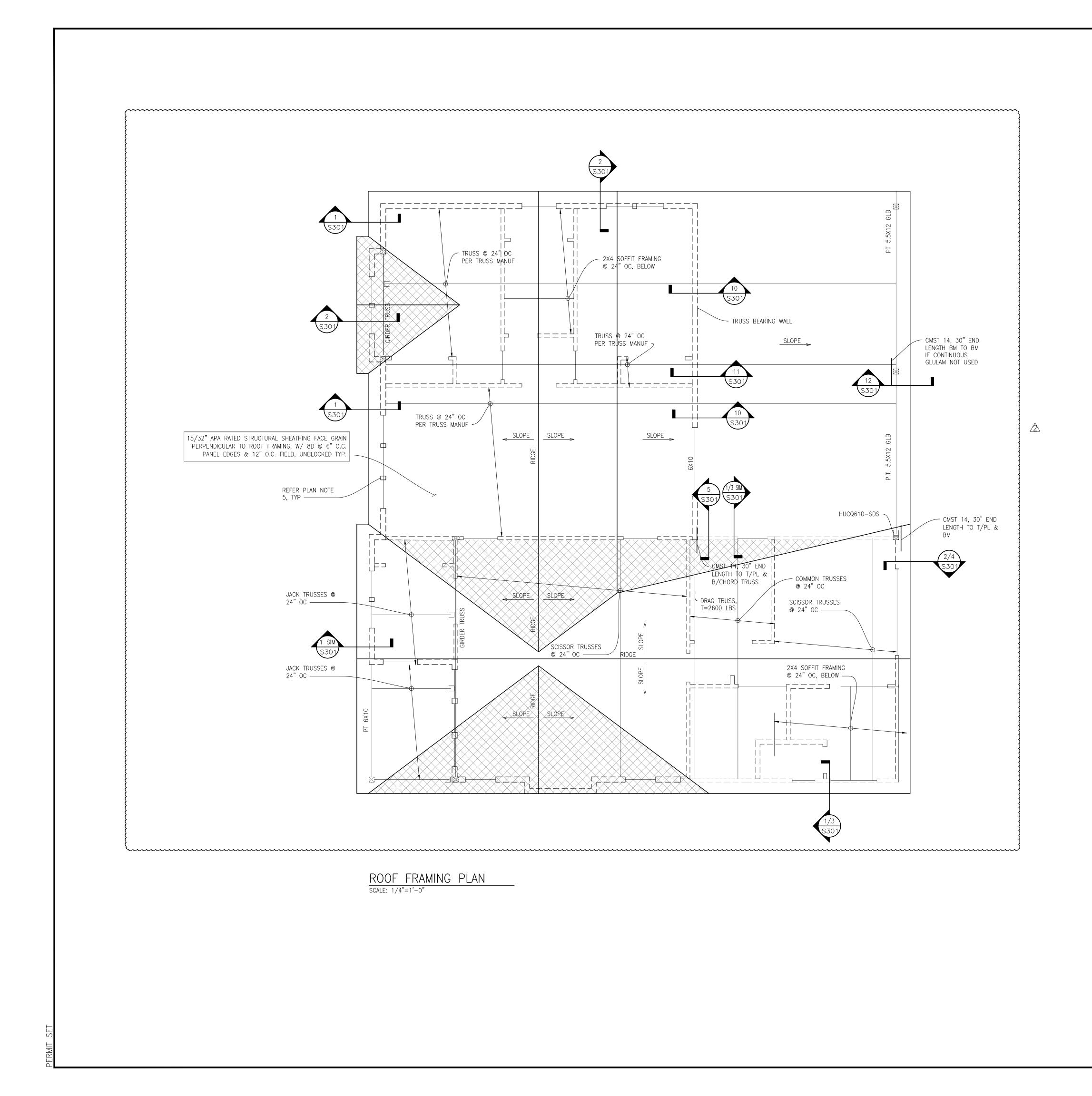
ERMIT SE

### LEGEND

		CONC SPREAD FTG				
		CIP CONCRETE STEM WALL				
_		WALL				
=		INTERIOR BEARING WALL				
Γ	SW#	SHEAR WALL INDICATOR (REF SHEAR WALL SCHED)				
	HD	HOLDOWN MARK (REF HOLD DOWN SCHED)				
/						
•	$\boxtimes$	POST				
	$\boxtimes$	POST BELOW				
		HANGER				
$\square$	$\sim$	OVERFRAMING/ TRUSS SETS AS REQ'D PER TRUSS MANUF				
P	LAN	NOTES				
1.	1. REFERENCE S100 SERIES FOR STRUCTURAL GENERAL NOTES, DRAWING LIST, ABBREVIATIONS, SPECIAL INSPECTION TABLES, ETC.					
2.	VERIFY	ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.				
3.						

- 4. ALL WOOD IN CONTACT WITH WEATHER, EXPOSED CONCRETE, OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED
- 5. USE HOT DIPPED GALVANIZED FASTENERS AND ZMAX HARDWARE AT CONNECTIONS TO PRESSURE TREATED LUMBER.
- 3. AT ALL BEARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER PLANS
- AND GENERAL NOTES. 4. ALL METAL HARDWARE FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED OR STAINLESS
- STEEL 5. HEADERS SHOWN BUT NOT SPECIFIED ARE TO BE 4X10 MINIMUM. HEADERS SHOWN SHALL BE SUPPORTED BY (2) STUDS MINIMUM, UNO ON PLAN.

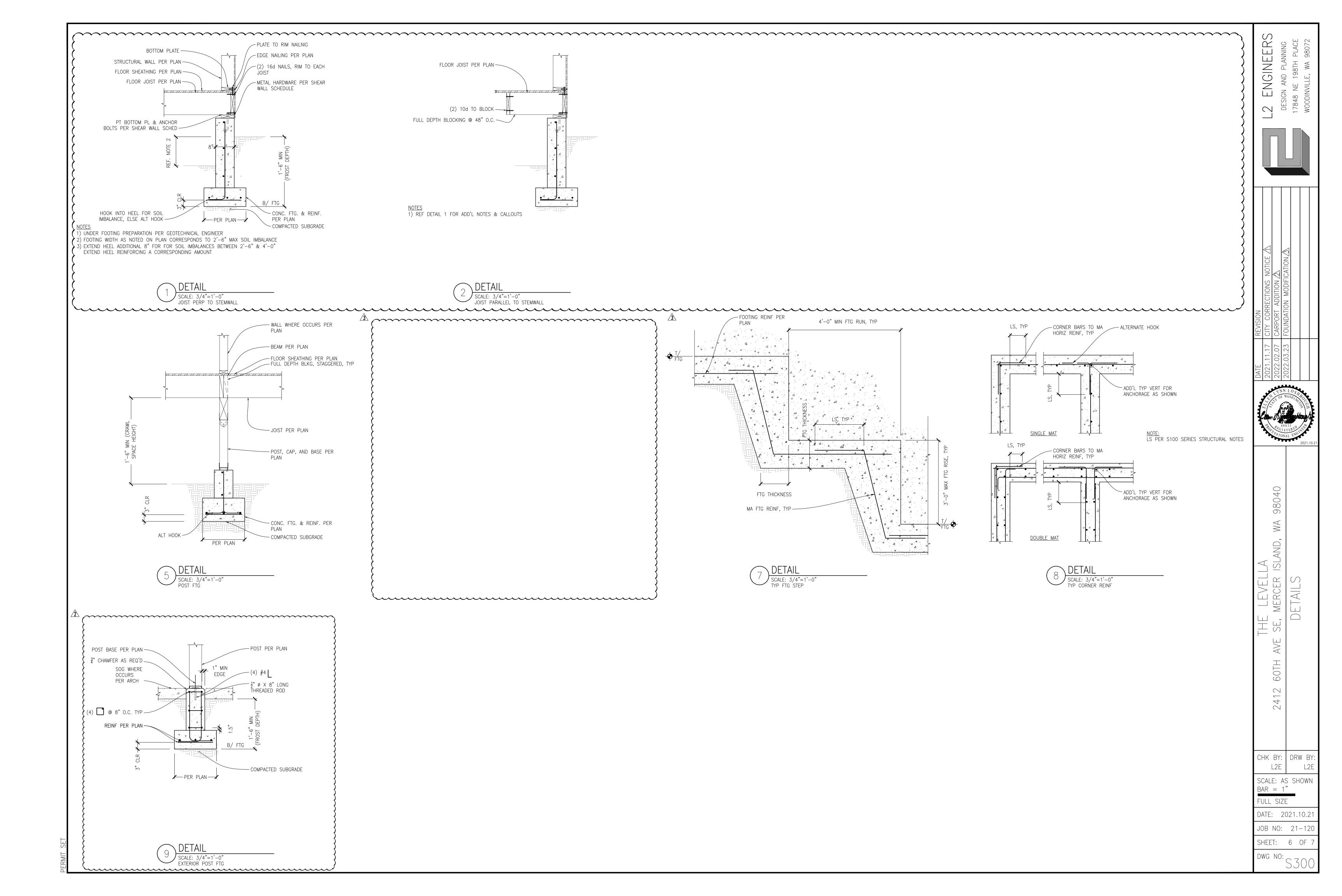
	L2 ENGINEERS	DESIGN AND PLANNING	17848 NE 198TH PLACE	WOODINVILLE, WA 98072
REVISION	CITY CORRECTIONS NOTICE A	Carport Audition ZA		
	111 111 111 111 111 111	2022.02.07 2022.07 202	LOSHB ASHINCTOR	021.10.21
		2412 buih ave se, mercer islanu, wa yøu4u	FIRST FLOOR FRAMING PLAN	
S E F	SCALE BAR = FULL	2E : AS = 1" SIZE	SHC	
	DATE: IOB N SHEET DWG I	10: :	21-	120 )F 7

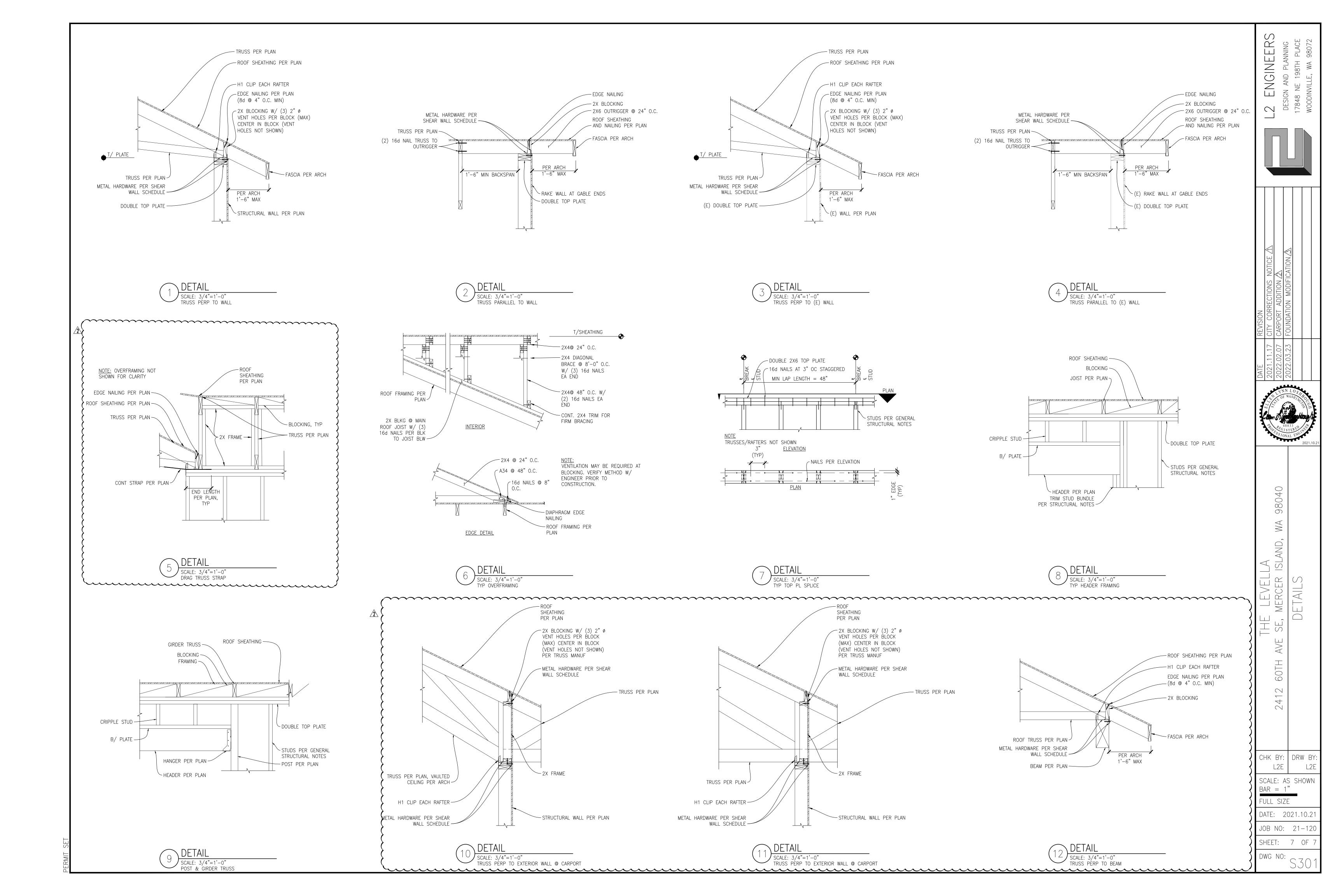


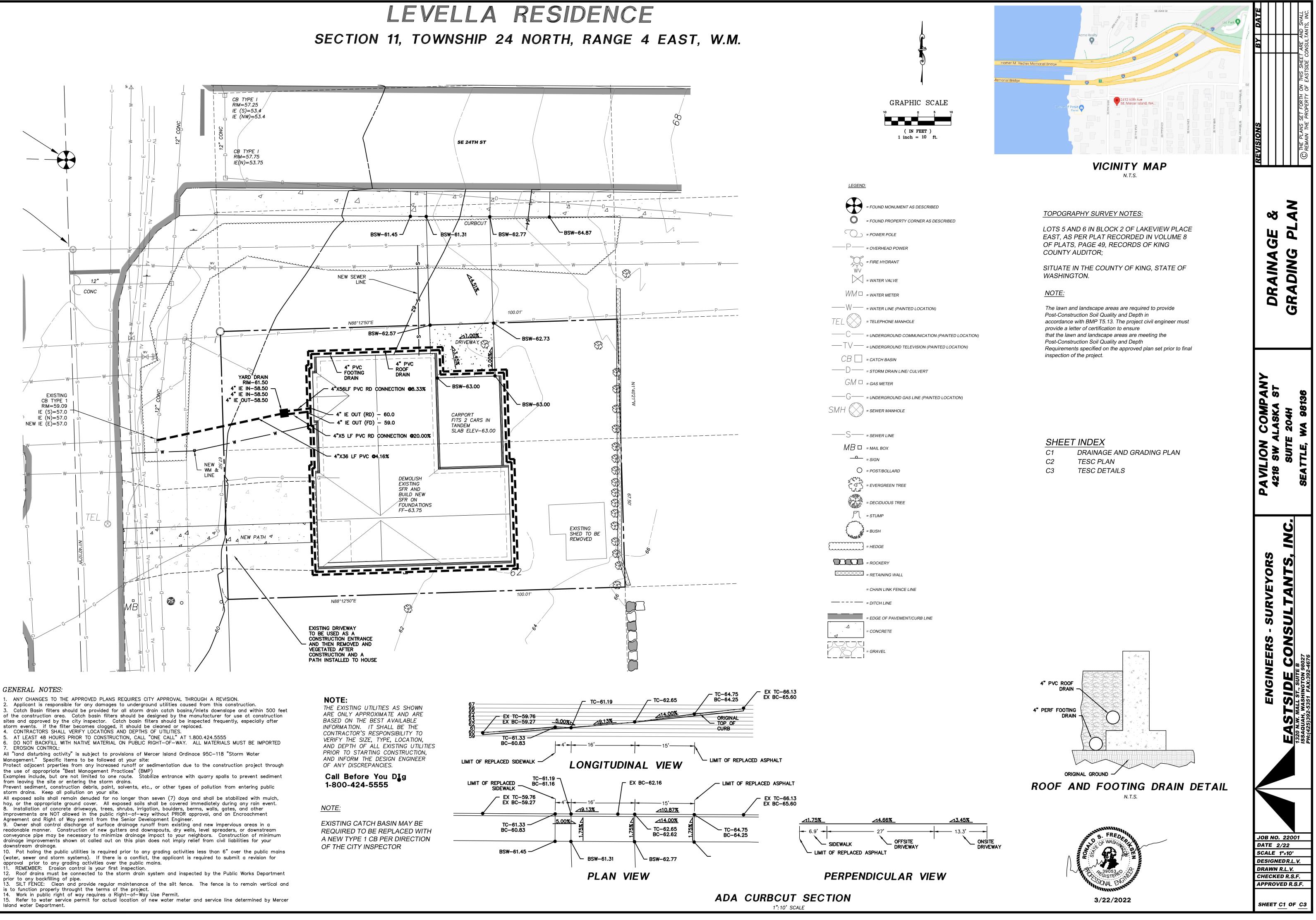
## LEGEND

LEGEND			$\mathcal{S}$		шс	V
C(	ONC SPREAD FTG		ENGINEERS	DESIGN AND PLANNING	PLACE	./00
CI	IP CONCRETE STEM WALL	l		LAN	BTH F	
W/	ALL				NE 198TH	
IN	ITERIOR BEARING WALL	-	Ž	I AN	17848 NE 19	
SW# SH	HEAR WALL INDICATOR (REF SHEAR WALL SCHED)			SIGN	17848 I	
HD HO	OLDOWN MARK (REF HOLD DOWN SCHED)	(	$\sim$	DE	178	
✓ ⊠ PC	OST					
X PC	OST BELOW		Г	1		
E HA	ANGER					
0/	VERFRAMING/ TRUSS SETS AS REQ'D PER TRUSS MANUF					
PLAN N	IOTES					
	E S100 SERIES FOR STRUCTURAL GENERAL NOTES, DRAWING LIST, ABBREVIATIONS, NSPECTION TABLES, ETC.					
2. VERIFY ALI	L DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.					
	OR TO COORDINATE CURBS AND ELECTRICAL AND MECHANICAL FLOOR OPENINGS AND ONS WITH ARCHITECTURAL DRAWINGS.					
	IN CONTACT WITH WEATHER, EXPOSED CONCRETE, OR WITHIN 6" OF FINISHED GRADE PRESSURE-TREATED					
	DIPPED GALVANIZED FASTENERS AND ZMAX HARDWARE AT CONNECTIONS TO TREATED LUMBER.		$\triangleleft$	10		
	EARING AND SHEAR WALLS, REFERENCE STUD GRADE, SIZES AND SPACING PER PLANS RAL NOTES.		TICE 2	NOI		
4. ALL METAL STEEL	HARDWARE FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED OR STAINLESS		NOTI	<u> 1 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 /</u>		
	SHOWN BUT NOT SPECIFIED ARE TO BE 4X10 MINIMUM. HEADERS SHOWN SHALL BE D BY (2) STUDS MINIMUM, UNO ON PLAN.		$\Box$			
FABRICATIO DRAWINGS	OP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/EOR PRIOR TO ANY TRUSS ON OR CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND PLACE A SHOP STAMP ON THE SUBMITTAL BEFORE FORWARDING TO THE EOR. SUBMITTALS SHALL BE TIME TO PROVIDE A MINIMUM OF ONE WEEK FOR REVIEW BY THE EOR.	REVISION	CORRE	VDATION		
		REV	CITY	FOUN		

-	REV	CIT	CAR	FOL				
	DATE	2021.11.17	2022.02.07					
	TO F WASHING TO F TO F WASHING TO F TO F							
			2412 60TH AVE SE, MERCER ISLAND, WA 98040		ROOF FRAMING PLAN			
	Cł		BY L2E		DRV		3Y: 2E	
	BA	٩R	E: = SI	1"	SH	OW	N	
	DA	ATE	:	202	21.1	0.2	21	
	JC	)B	NO	:	21-	-12	20	
					5 (			
	D١	NG	NC		52	O	2	







### GENERAL NOTES:

2. Applicant is responsible for any damages to underground utilities caused from this construction. of the construction area. Catch basin filters should be designed by the manufacturer for use at construction sites and approved by the city inspector. Catch basin filters should be inspected frequently, especially after

the use of appropriate "Best Management Practices" (BMP)

Prevent sediment, construction debris, paint, solvents, etc., or other types of pollution from entering public storm drains. Keep all pollution on your site.

hay, or the appropriate ground cover. All exposed soils shall be covered immediately during any rain event. 8. Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, gates, and other improvements are NOT allowed in the public right-of-way without PRIOR approval, and an Encroachment Agreement and Right of Way permit from the Senior Development Engineer.

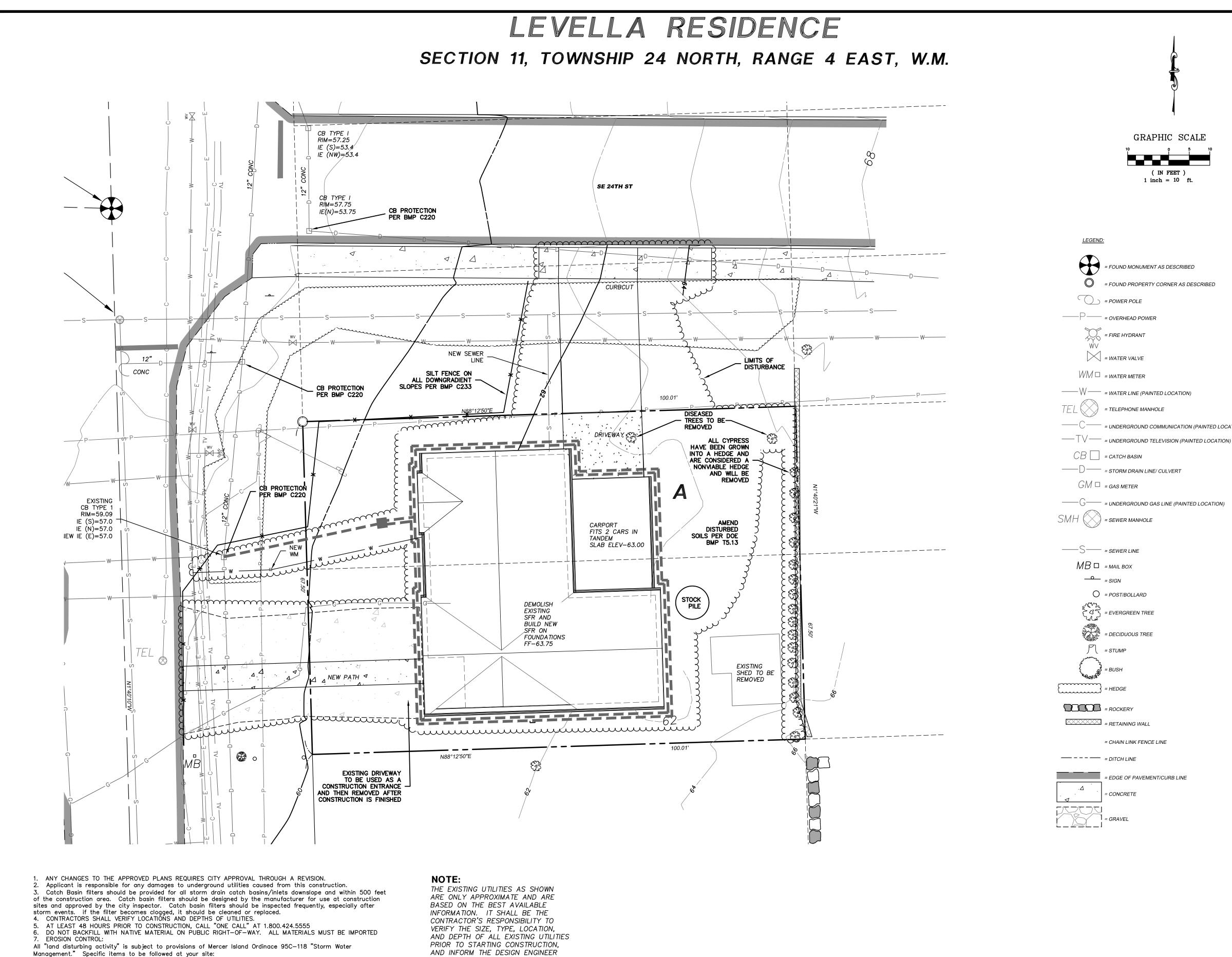
readonable manner. Construction of new gutters and downspouts, dry wells, level spreaders, or downstream conveyance pipe may be necessary to minimize drainage impact to your neighbors. Construction of minimum drainage improvements shown ot called out on this plan does not imply relief from civil liabilities for your downstream drainage.

(water, sewer and storm systems). If there is a conflict, the applicant is required to submit a revision for approval prior to any grading activities over the public mains.

prior to any backfilling of pipe.

is to function properly throught the terms of the project.

15. Refer to water service permit for actual location of new water meter and service line determined by Mercer Island water Department.



Protect adjacent prperties from any increased runoff or sedimentation due to the construction project through the use of appropriate "Best Management Practices" (BMP) Examples include, but are not limited to one route. Stabilize entrance with quarry spalls to prevent sediment from leaving the site or entering the storm drains. Prevent sediment, construction debris, paint, solvents, etc., or other types of pollution from entering public storm drains. Keep all pollution on your site.

All exposed soils shall remain denuded for no longer than seven (7) days and shall be stabilized with mulch, hay, or the appropriate ground cover. All exposed soils shall be covered immediately during any rain event. 8. Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, gates, and other improvements are NOT allowed in the public right-of-way without PRIOR approval, and an Encroachment Agreement and Right of Way permit from the Senior Development Engineer.

9. Owner shall control discharge of surface drainage runoff from existing and new impervious areas in a readonable manner. Construction of new gutters and downspouts, dry wells, level spreaders, or downstream conveyance pipe may be necessary to minimize drainage impact to your neighbors. Construction of minimum drainage improvements shown ot called out on this plan does not imply relief from civil liabilities for your downstream drainage.

10. Pot holing the public utilities is required prior to any grading activities less than 6" over the public mains (water, sewer and storm systems). If there is a conflict, the applicant is required to submit a revision for approval prior to any grading activities over the public mains. . REMEMBER: Erosion control is your first inspection.

12. Roof drains must be connected to the storm drain system and inspected by the Public Works Department prior to any backfilling of pipe. 13. SILT FÉNCE: Clean and provide regular maintenance of the silt fence. The fence is to remain vertical and

is to function properly throught the terms of the project. 14. Work in public right of way requires a Right-of-Way Use Permit.

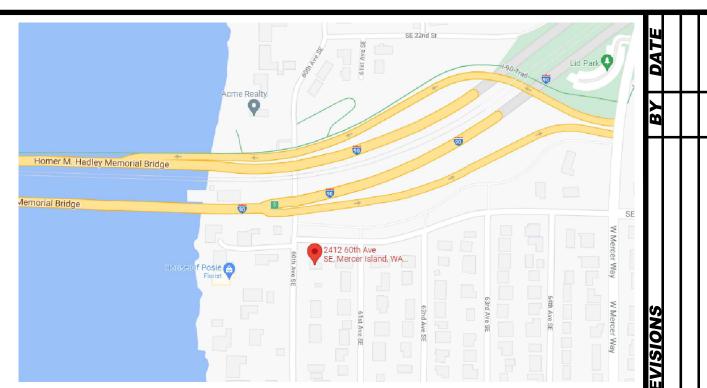
15. Refer to water service permit for actual location of new water meter and service line determined by Mercer Island water Department.

AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You DIg 1-800-424-5555



GRAPHIC SCALE ( IN FEET ) 1 inch = 10 ft.



### = FOUND MONUMENT AS DESCRIBED

= FOUND PROPERTY CORNER AS DESCRIBED

----- = UNDERGROUND COMMUNICATION (PAINTED LOCATION)

TOPOGRAPHY SURVEY NOTES:

LOTS 5 AND 6 IN BLOCK 2 OF LAKEVIEW PLACE EAST. AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

> EROSION AND SEDIMENT CONTROL NOTES: 1) FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS.

2) EXCAVATED FOOTING SOIL STOCKPILES SHALL BE COVERED UNTIL EITHER USED OR REMOVED

3) REMOVE EXCESS SOILS FROM SITE AS SOON AS PÓSSIBLE.

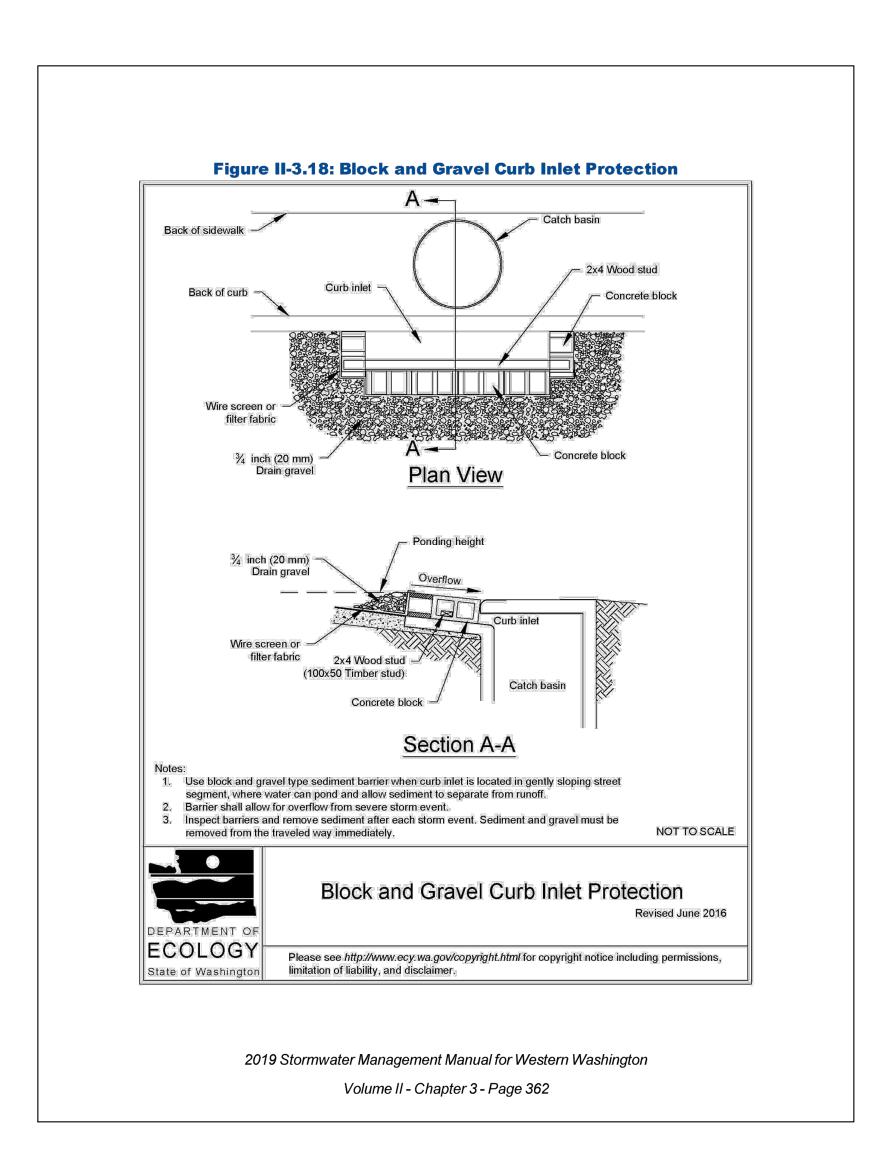
4) ALL EXPOSED SOILS SHALL BE MULCHED, COVERED IN PLASTIC, SODDED, OR HYDROSEEDED AS SOON AS POSSIBLE.

5) ALL SEDIMENT AND DIRT SHALL BE REMOVED FROM ROADS BY SHOVELLING OR SWEEPING AND CAREFULLYREMOVED TO A SUITABLE DISPOSAL AREA.

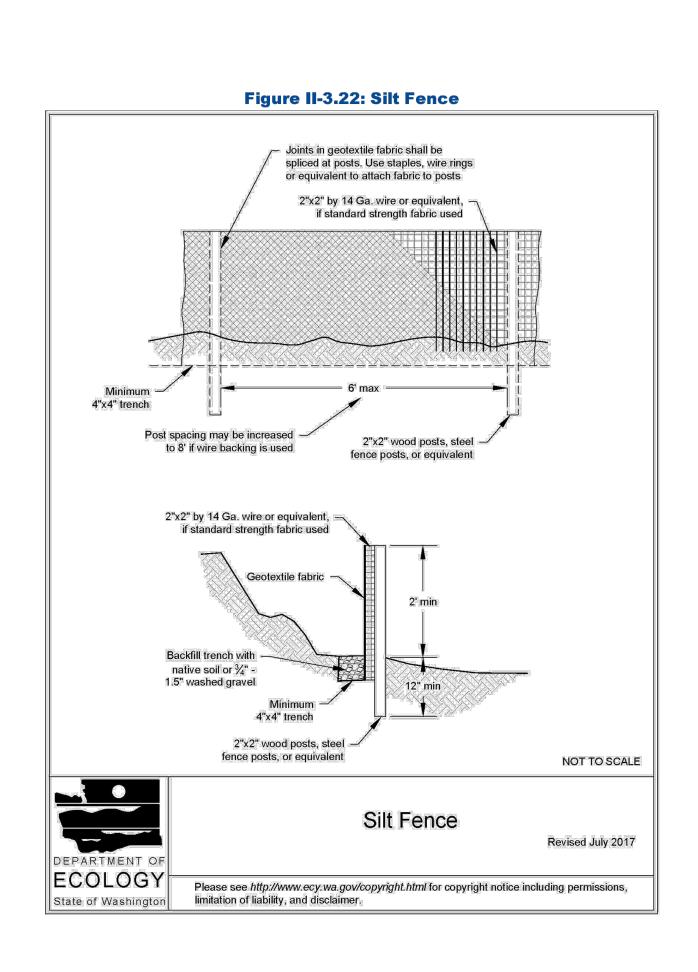
6) ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BÉ INSPECTED ON A REGULAR BASIS, ESPECIALLY AFTER A HEAVY STORM. ANY PROBLEMS FOUND SHALL BE FIXED IMMEDIATLY AND SEDIMENT REMOVED AND DISPOSED OF AT AN APPROPRIATE SITE IF FOUND TO BE AT HALF CAPACITY.



C S Ш **A**2 5 () S 0 Z 5 ) S S **U** Z U Z S S | 3 JOB NO. 22001 DATE 2/22 SCALE 1"=10' DESIGNED R.L.V. DRAWN R.L.V. CHECKED R.S.F. APPROVED R.S.F.



# LEVELLA RESIDENCE SECTION 11, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.



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