project description:

ADDITION OF NEW 22'-5"X12'-0" ADDITION RESULTING IN 539 SQ. FT. ADDITIONAL HEATED LIVING SPACE. EXISTING DECK TO BE REPLACED WITH THE ADDITION OF A COVERED DECK.

sheet index:

- SP1 SITE PLAN
- A1 FOUNDATION PLAN
- A2 BASEMENT FLOOR PLAN

MAIN FLOOR PLAN

- A3 MAIN FLOOR FRAMING
- ROOF FRAMING PLAN
- **ELEVATIONS**
- A6.1 ELEVATIONS
- BASEMENT FLOOR ELECTRICAL MAIN FLOOR ELECTRICAL
- D1 DETAILS
- S-0 STRUCTURAL COVER
- S-0.1 PROJECT ILLUSTRATION
- S-1 GENERAL STRUCTURAL NOTES
- S-2 STRUCTURAL FOUNDATION PLAN
- S-3 MAIN FLOOR SHEAR PLAN
- S-4 2ND FLOOR FRAMING PLAN
- S-5 2ND FLOOR SHEAR PLAN
- S-6 ROOF FRAMING SD-1 STRUCTURAL DETAILS

SD-2 STRUCTURAL DETAILS

project team:

owner structural engineer MANS THURFJELL, PE HERITAGE HOMES 10 LLC

L120 ENGINEERING AND DESIGN 8028 SE 36TH ST. MERCER ISLAND, 98040 16329 118TH LN NE

> BOTHELL, WA 98011 MTHURFJELL@L120ENGINEERING.COM

(206) 790-9502

architectural drafter GREG KRUEGER KRUEGER KRAFTING LLC

(425) 443-3192

4025 61ST DR. NE MARYSVILLE, WA 98270

GREG@KRUEGERKRAFTING.COM

UNCOVERED DECKS:

UNCOVERED PATIO:

PROPOSED STAIRS:

PERCENT ALLOWED

PERCENT PROVIDED:

WALKWAYS:

TOTAL:

LANDING:

GRAND TOTAL:

(206) 819-2710

project data

property address 8028 SE 36TH ST.

MERCER ISLAND, 98040

tax account #: 445830-0280

existing legal description

FROM KING COUNTY PARCEL OF RECORDS: LUCAS HILL DIV #5

PLAT BLOCK:

PLAT LOT: 28

OCCUPANCY ZONE RSA-4 0.22 ACRES - 9,725 S.F. LOT SIZE = $\sim\sim\sim\sim$ mmmmm. 23.44.010 LOT COVERAGE 2,278 S. F. HOUSE (INCLUDEDS O.H.): HOUSE ADDITIONS: 316 S.F. 187 S. F. (NEW COVERED DECK AND O.H.) COVERED DECK: 518 S.F. DRIVE/WALK/PATIO: 3,299 S.F. TOTAL: 40 % PERCENT ALLOWED 33.6 % PERCENT PROVIDED: HARDSCAPE CALCULATIONS

145 S.F.

100 S.F.

273 S.F. 22 S.F.

28 S.F.

9 S.F.

9 %

3 %

304 S.F

basement floor area calculation

_				
•	wall segment	Length	Coverage	Result
	Α	22.41	0%	0.00
	В	12.00	0%	0.00
7	С	25.08	0%	0.00
	D	7.30	32%	2.30
	E	21.50	35%	7.50
	F	23.50	81%	19.03
7	G	22.00	100%	22.00
>	Н	4.00	100%	4.00
	J	24.62	100%	24.62
	K	4.00	100%	4.00
•	L	22.42	65%	14.57
•	M	43.00	7%	3.01
•	Total	231.83	NA	101.03

Basement floor excluded 101.03/231.03=14.7% | 1589x14.7=233 sq. ft. excluded

slope calculation

HIGHEST POINT: 208 LOWEST POINT: 192 ELEVATION DIFFERENCE: HORIZONTAL DIFFERENCE BETWEEN HIGH AND LOW: 115.5 (208-192=<u>16</u>)...(16/100=<u>16%</u>) 16%/115.5 = <u>13.85 LOT SLOPE</u>

average grade calculation

wall segment length		wall segment elev.			
Mark	Length	Mark	Elev.		
а	22.41	А	198.10	(axA) =	4439.42
b	12.00	В	199.20	(bxB) =	2390.40
С	25.08	С	200.50	(cXC) =	5028.54
d	7.30	D	201.70	(dxD) =	1472.41
е	21.50	Е	202.30	(exE) =	4349.45
f	23.50	F	204.90	(fxF) =	4815.15
g	22.00	G	207.00	(gxG) =	4554.00
h	4.00	H	206.40	(hxH) =	825.60
j	24.62	J	205.90	= (Lxj)	5069.26
k	4.00	K	205.60	(kxK) =	822.40
1	22.42	اـ	203.70	(lxL) =	4566.95
m	43.00	Μ	197.70	(mxM) =	8501.10
		<u> </u>		·	46834.68 Total

AVERAGE GRADE LEVEL (length of wall) x (midpoint elevation) (total length of wall segments)

231.83 Total Wall Distance 202.02 Average Grade 30 Building Height 232.02 Total Height Limit

EXISTING PERIMETER STRUCTURE = 207.83' 83.13' MAXIMUM ALLOWED (40%) = AMOUNT PROPOSED =

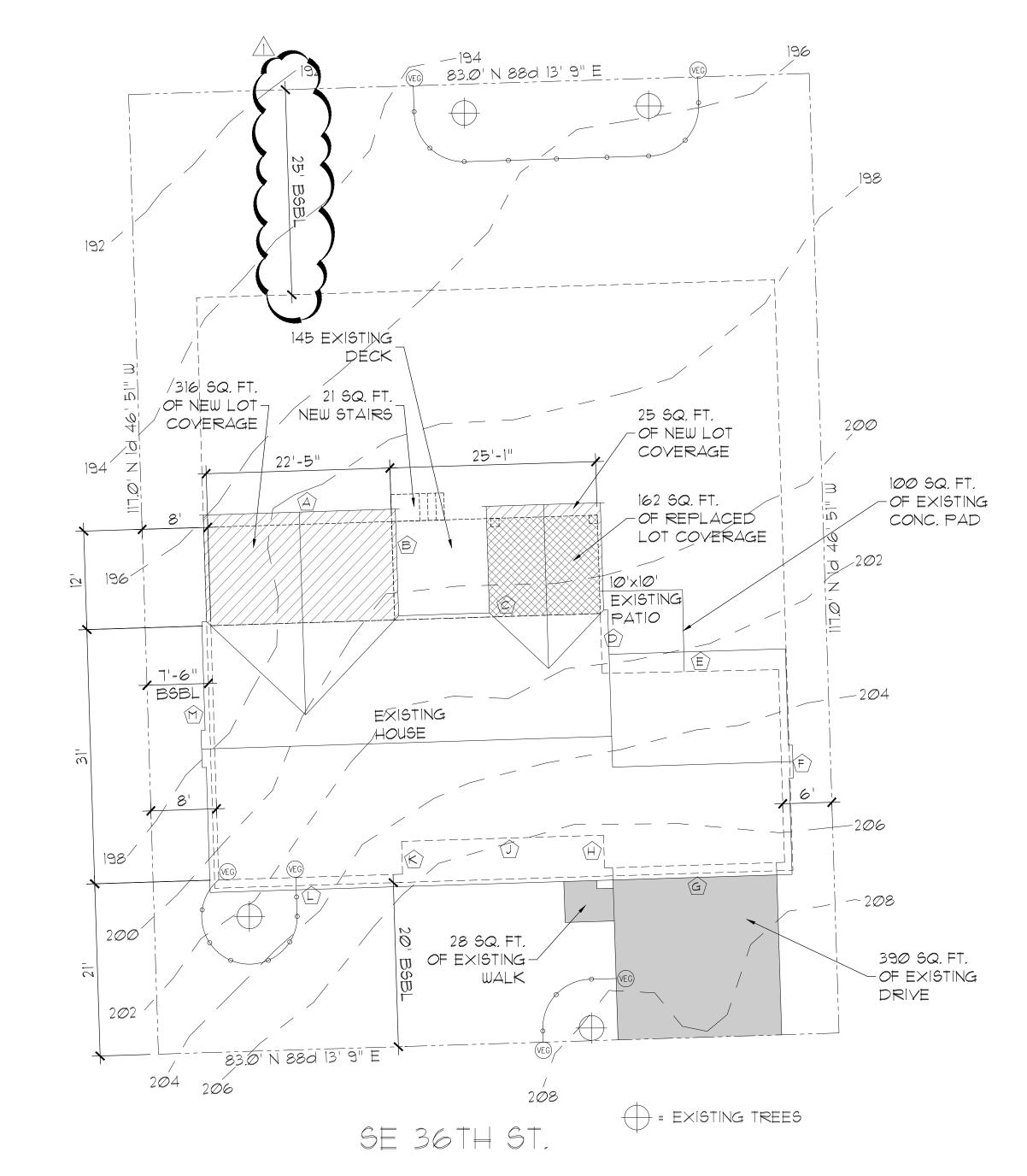
40% legal non conforming calculation

tree impact THERE ARE NO TREES THAT ARE AFFECTED BY THE ADDITION ON TO THE EXISTING SINGLE FAMILY RESIDENCE.

TREE & VEGETATION PROTECTION CANOPY DRIP LINE DEFINES TREE & VEGETATION PROTECTION AREA TREE PROTECTION FENCING AND SIGN . CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)

2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION 4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY . IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST USE 3 INCHES OR DEEPER WOOD CHIP FENCING MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS VEGETATION PROTECTION ORANGE MESH OR SIMILAR OPEN MATERIAL MINIMIZE CONSTRUCTION ZONE PROTECT VEGETATION OUTSIDE TRFF. & VEGETATION FENCING AROUND CONSTRUCTION ZONE WITH FENCING AS ENTIRE DRIP LINE ON PERMIT SITE.

ALTERNATIVE TREE PROTECTION, IF APPROVED
BY SDCI, AS SHOWN ON SITE PLAN USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS LINK TO MORE TREE PROTECTION INFORMATION: SYMBOL: O (VEG)



QUI SITE PLAN

FILE NO. 20-39

RUEGER rafting

TYPICAL FOUNDATION NOTES

- I. SEE MAIN FLOOR FRAMING FOR FLOOR JOISTS CALL-OUTS.
- 2. USE 4x4 DF#2 POSTS UNDER ALL BEAMS (4x6 @ SPLICE LOCATIONS), TYP. U.N.O.
- 3. SEE S-SHEETS FOR TYP. PONY WALL CONSTRUCTION
- AND HOLDOWN @ PONY WALLS.

 4. SILL PLATES AND POSTS MUST BE 6" ABOVE EXPOSED EARTH.

 (BEAMS MUST BE 12" AND TRUSSES 18"). WOOD FRAMING IN

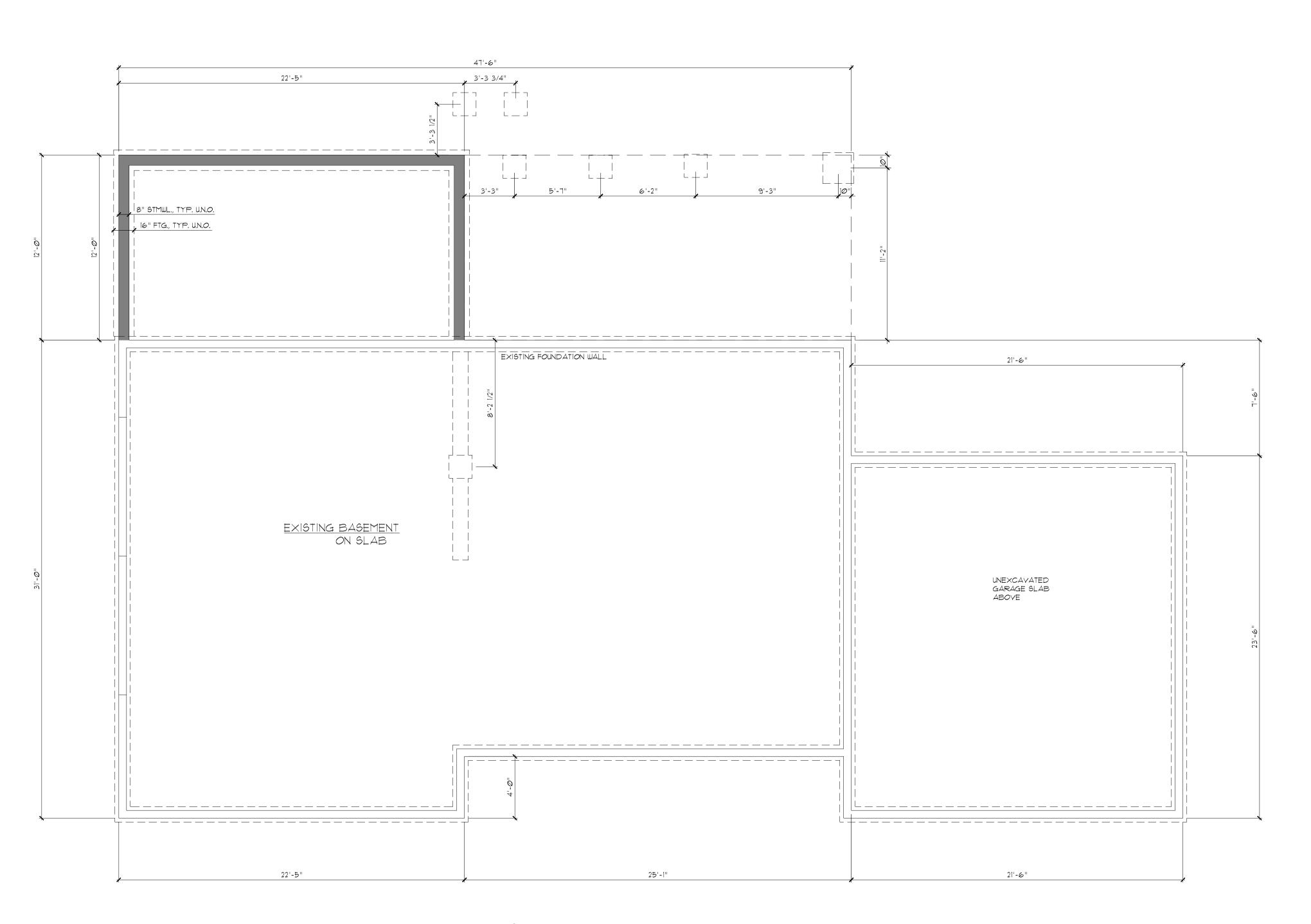
 CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR

 SEPARATED WITH AN APPROVED VAPOR BARRIER.
- 5. PROVIDE 6 MIL. BLACK POLYETHYLENE VAPOR BARRIER OVER ENTIRE CRAWL SPACE. LAP EDGES 12" MIN.
- 6. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL AT
 LEAST 18" BELOW FINISHED ADJACENT GRADE AT EXTERIOR.
 7. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.
- 8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMEN-SIONS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. 9. STANDARD FTG. SHALL BE 6"d. x 12"w. (U.N.O.) CONTINUOUS. STANDARD STEM WALL SHALL BE 6" THICK . HORIZ. & VERT.
- REINFORCEMENT PER PLAN

 10. 2×6 (\$BX) P.T. SILL PLATE (\$0DIUM BORATE PRESSURE

 TREATED) WITH ANCHOR BOLTS PER SHEAR SCHEDULE AND

 3"x3"x0.229" PLATE WASHERS. EMBED ANCHOR BOLTS 7" MINIMUM
- 11. SLOPE GARAGE SLAB 1/8" (3" MIN.) PER FOOT TOWARD DOORS
 12. SLOPE ALL PORCHES, PATIOS, STOOPS AND HARD-SCAPE
 MATERIAL AWAY FROM BUILDING MIN. 1/4" PER FOOT TYP.
- 13. PROVIDE IX4 SLEEPERS AT RAISED STEM WALLS WHERE SIDING EXTEND TO 6" (MIN.) ABOVE GARAGE, 2" (MIN.) ABOVE CONCRETE HARDSCAPE, ALSO AT FRONT FOR GARAGE DOOR LINER INSTALL.



foundation plan

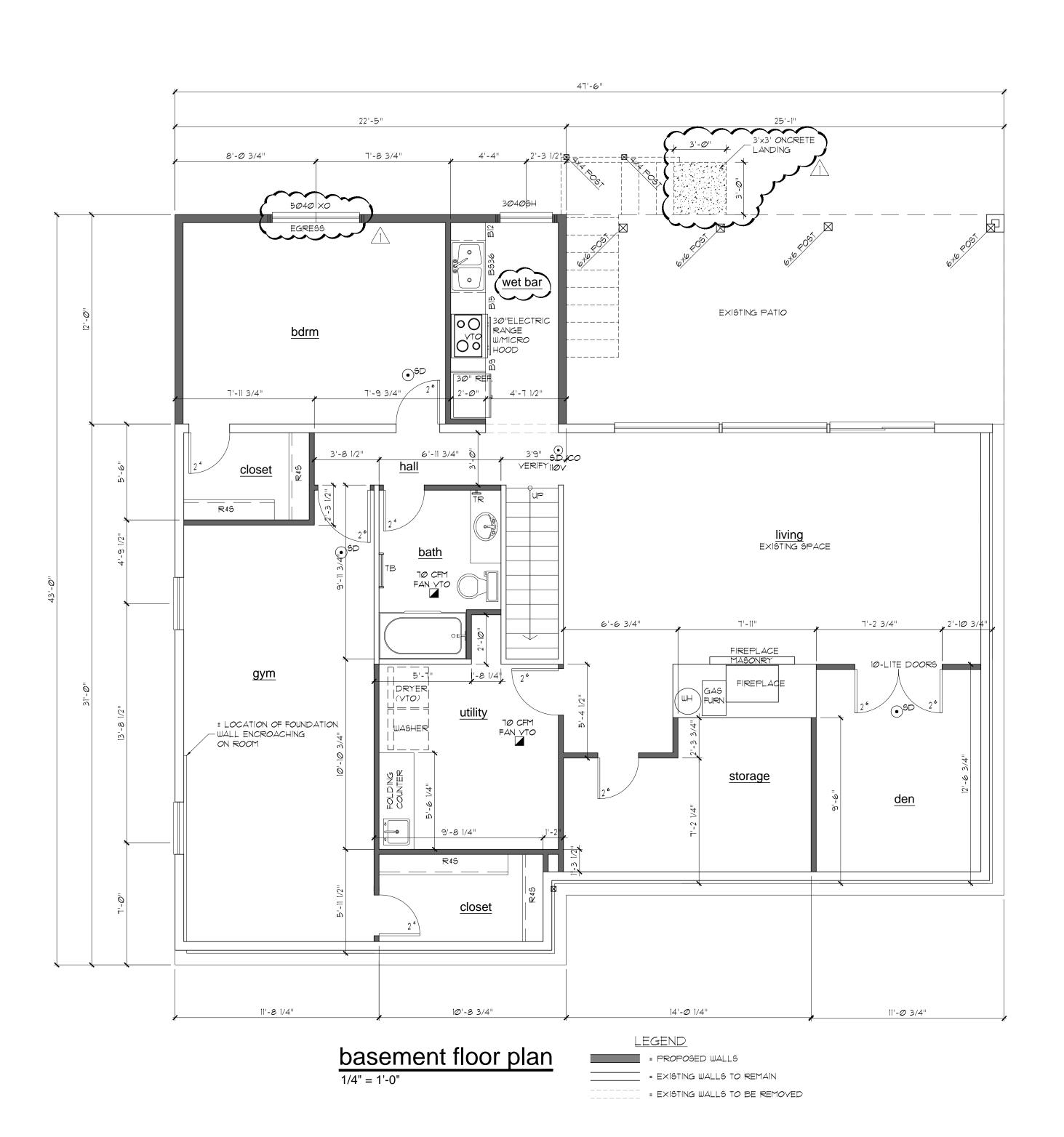
1/4" = 1'-0"

FILE NO. 20-39

MAIN FLOOR PLAN NOTES

- SEE UPPER FLOOR FRAMING FOR ALL HEADER & BEAM
- CALL-OUTS ALL WINDOWS SHALL COMPLY W/ W.S.E.C. FRAMERS TO VERIFY ROUGH OPENINGS AND HAVE A MAX U-VALUE OF 0.28 PROVIDE 2x BLOCKING EACH SIDE OF FAN. HOLD BLOCKING 1/4" UP FROM GWB.
- 4. TOILET PAPER DISPENSERS TO BE MOUNTED @ 27" A.F.F. (TYP.)
- 5. ALL TOWEL BARS MOUNTED @ 42" A.F.F. UNO. 6. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL
- CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIM'S.
- VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. 8. CO = CARBON MONOXIDE ALARM & SMOKE DETECTOR
- 9. IIØV SMOKE DETECTOR W/ BATTERY BACKUP AND INTERCONNECTED ALARMS R314 I.R.C.
- 10. SHOWER WALLS SHALL BE WATERPROOF TO A MIN. 72" A.F.F. 11. ALL BATHROOM GLAZING INCLUDING WINDOWS WITHIN 60" OF A STANDING OR A WALKING SURFACE SHALL HAVE SAFETY GLAZING.
- HOSE BIBB AND WATER SHUTOFF LOCATED AT REAR GARAGE WALL TO BE INSTALLED IN CLOSE PROXIMITY TO EACH OTHER AND TO LINE UP BELLOW TWH...
- (2) HOT AND COLD BIB @ 48" A.F.F. @ UTILITY ROOM
- RANGE HOOD WITH DISCHARGE TO OUTDOORS WITH DUCT 3 AND DAMPER REQUIREMENTS PER 1503.4 IRC. SYSTEM TO BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. 100 CFM MIN., 400 CFM MAX. UNLESS DEDICATED MAKEUP AIR IS PROVIDED IN THE SAME ROOM.
- 1/2" GYPSUM WALL BOARD ON ALL WALLS, POSTS AND BEAM. 5/8" TYPE 'X' GYPSUM WALL BOARD ON CEILINGS AND BEAMS, 5/8" TYPE 'X' G.W.B. SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAX. 6 INCHES O.C. FASTENERS PER TABLE
- DIRECT VENT GAS METAL FIREPLACE, INSTALL PER MANUF.

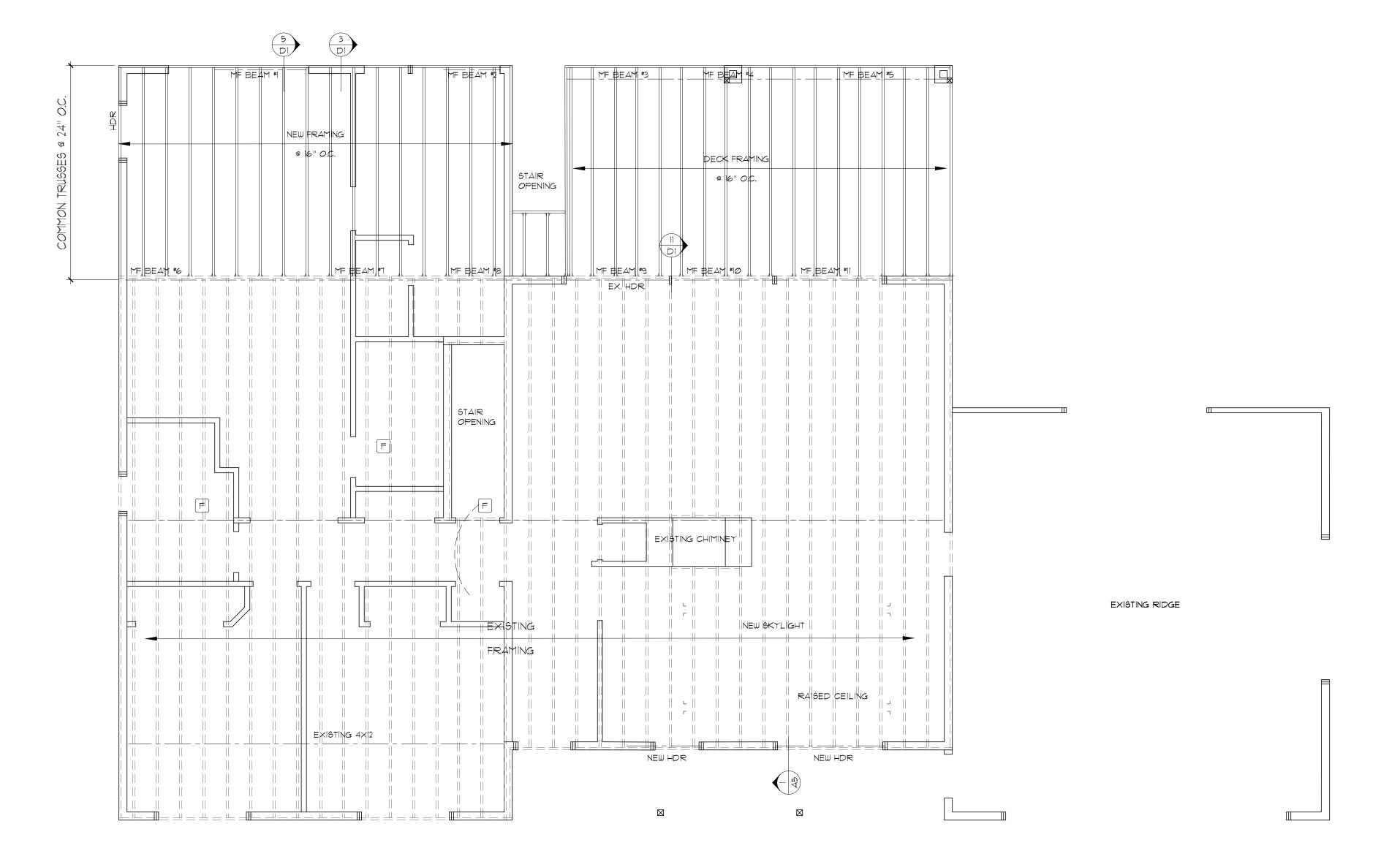
 SPECIFICATIONS, PROVIDE 6"dia, OUTSIDE COMBUSTION
- LOW FLOW FIXTURES TO SAVE A MINIMUM OF 20% OF WATER OVER CONVENTIONAL FIXTURES.
- FUEL BURNING EQUIPMENT LOCATED WITHIN THE BUILDING ENVELOPE (CONSTRUCTED UNDER THE W.S.E.C.) SHALL OBTAIN COMBUSTION AIR FROM OUTDOORS, MEETING THE PROVISIONS OF SECTION MITØLILR.C.



MAIN FLOOR FRAMING NOTES

FOUNDATION BEAMS SHALL BE 4X10 DF#2, TYP. U.N.O.

- 2. RIM JOISTS SHALL BE 2×10HF#2 (U.N.O.)
- 3. |--- INDICATES 14"x1" SCREENED FOUNDATION VENTS CUT INTO RIM JOISTS TYPICAL. SEE FOUNDATION SHEET FOR CRAWL-SPACE VENTILATION CALCULATIONS.
- 4. FLOOR SHEATHING SHALL BE 23/32" T&G OSB APPLY w/ LONG DIMENSION ACROSS JOISTS, STAGGER END JOINTS. GLUE AND NAIL @ ALL PANEL EDGES AND OVER ALL SHEAR WALLS w/8d @ 6" o.c. AND OVER ALL INTERMEDIATE FRAMING @ 12" o.c.
- 5. VERIFY ALL PLUMBING DROPS.
- 6. SEE FOUNDATION PAGE & ENGINEER OF RECORD FOR TYPICAL PONY WALL DETAILS.
- PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.
- 8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, VERIFY ALL DIMENSIONS AND CONDITIONS IN THE
- PROVIDE INSULATION BAFFLES AT ALL FOUNDATION VENTS @ AN ANGLE OF 30 DEGREES FROM HORIZONTAL
- FRAME OUT FOR 18"x24" CRAWL SPACE ACCESS WEATHER STRIPPING.



main floor framing plan
1/4" = 1'-0"

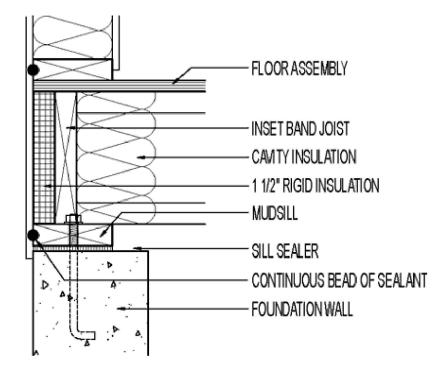
MAIN FLOOR PLAN NOTES

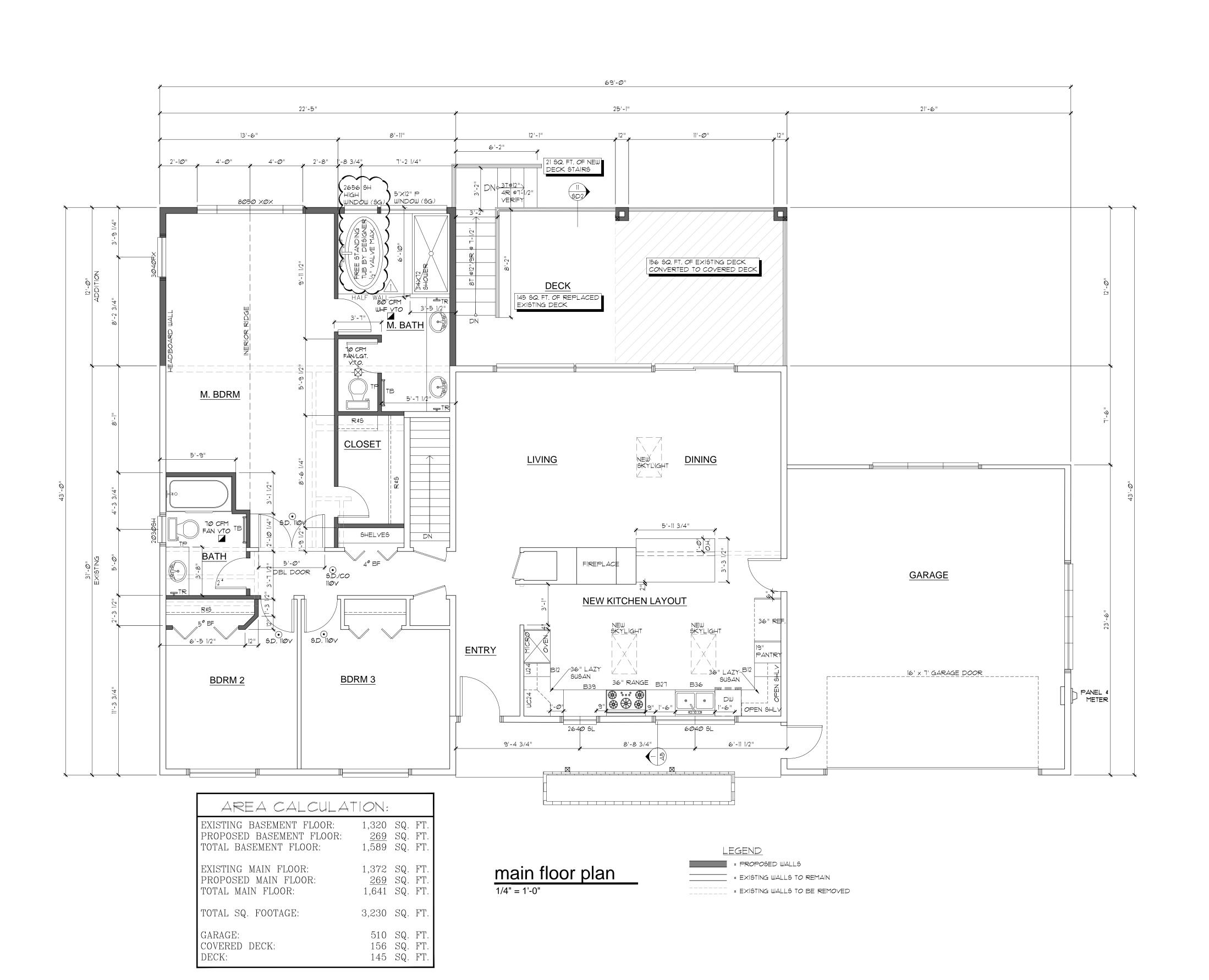
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- LOW FLOW FIXTURES TO SAVE A MINIMUM OF 20% OF WATER OVER CONVENTIONAL FIXTURES.
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ENERGY CREDITS

2. MEDIUM DWELLING UNIT: 3.5 CREDITS ALL DWELLING UNITS THAT ARE NOT INCLUDED IN #1 OR #3

PER TABLE R406.2 SUMMARY								
#	OP.	DESCRIPTION	CREDIT(
1.	la	EFFICIENT BUILDING ENVELOPE 1a	0.5					
2.	2 <i>a</i>	AIR LEAKAGE CONTROL AND EFF. VENTING	Ø.5					
3.	3a	HIGH EFFICIENCY HVAC 3a	1.0					
4.	4	HIGH EFFICIENCY HVAC DIST. SYSTEM	1.0					
5.	5а	EFFICIENT WATER HEATING 5a	Ø.5					
TO1	AL:		3.5					
	1. 2. 3. 4. 5.	# OP. l. la 2. 2a 3. 3a 4. 4	# OP. DESCRIPTION 1. Ia EFFICIENT BUILDING ENVELOPE IA 2. 2a AIR LEAKAGE CONTROL AND EFF. VENTING 3. 3a HIGH EFFICIENCY HVAC 3a 4. 4 HIGH EFFICIENCY HVAC DIST. SYSTEM 5. 5a EFFICIENT WATER HEATING 5a					





RUEGER rafting FILE NO. 20-39



- 2. PRE-MANUFACTURED WOOD TRUSSES @ 24" o.c. (TYP. UN.O.)
 3. PROVIDE SIMPSON HI HURRICANE TIE @ EACH END OF TRUSS.
 PROVIDE (2) H2.5'S @ EACH END OF 2-PLY AND GREATER
 GIRDER TRUSSES.(SIMPSON HARDWARE OR EQUIV.)
 4. ROOF SHEATHING SHALL BE 1/16" T&G OSB APPLIED W/ LONG
- 8d COMMON NAIL @ 6" O.C. ALL PANEL EDGES AND OVER ALL SHEAR WALLS AND DRAG TRUSSES W/ 8d NAILS @ 12" O.C. @FIELD.

 5. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.

 6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE

DIMENSION ACROSS TRUSSES OR RAFTERS. STAGGER END JOINTS.

FIELD.

7. VENT (V.T.O.) CUT-OUT

8. SHADED AREA INDICATES OVER-FRAMING.

WOOD TRUSS NOTES. (PER I.R.C. SECTION R802.10.)

TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE AND SHALL BE ON THE JOB SITE.

ENGINEERING DATA AND DETAILS SHALL BE APPROVED BY THE BUILDING OFFICIAL BEFORE INSTALLATION.

TRUSSES SHALL BE DESIGNED BY A REGISTERED WASHINGTON STATE ENGINEER. STRESS ANALYSIS, DRAWINGS AND DETAILS SHALL BE STAMPED BY AN APPROVED STATE OF WASHINGTON REGISTERED ENGINEER AND FABRICATED FROM ONLY THESE DESIGNS.

ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAMEWORK AND SUPPORTING WALLS SO AS TO FORM AN INTEGRAL PART OF THE WHOLE BUILDING.

ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACE ALL TRUSSES.

PRE-MANUFACTURED TRUSSES TO BE STAMPED BY
THE MANUFACTURER OR BY A QUALITY CONTROL AGENCY
SUCH AS THE WASHINGTON STATE TRUSS FABRICATORS
COUNCIL. TRUSS INFORMATION PERMANENTLY AFFIXED
TO EACH TRUSS SHALL CONTAIN TRUSS MANUFACTURER'S
IDENTIFICATION, DESIGN LOAD AND TRUSS SPACING.

NONBEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH AN APPROVED FASTENERS TO ENSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

ALL TRUSS BOTTOM CHORDS TO BE DESIGNED AS ATTICS WITHOUT STORAGE (10 PSF LL). TRUSSES SHALL BE DESIGNED WITH A BOTTOM CHORD OPENING LESS THAN 42"x24" WHERE (2) OR MORE ADJACENT TRUSSES HAVE THE SAME WEB CONFIGURATION.

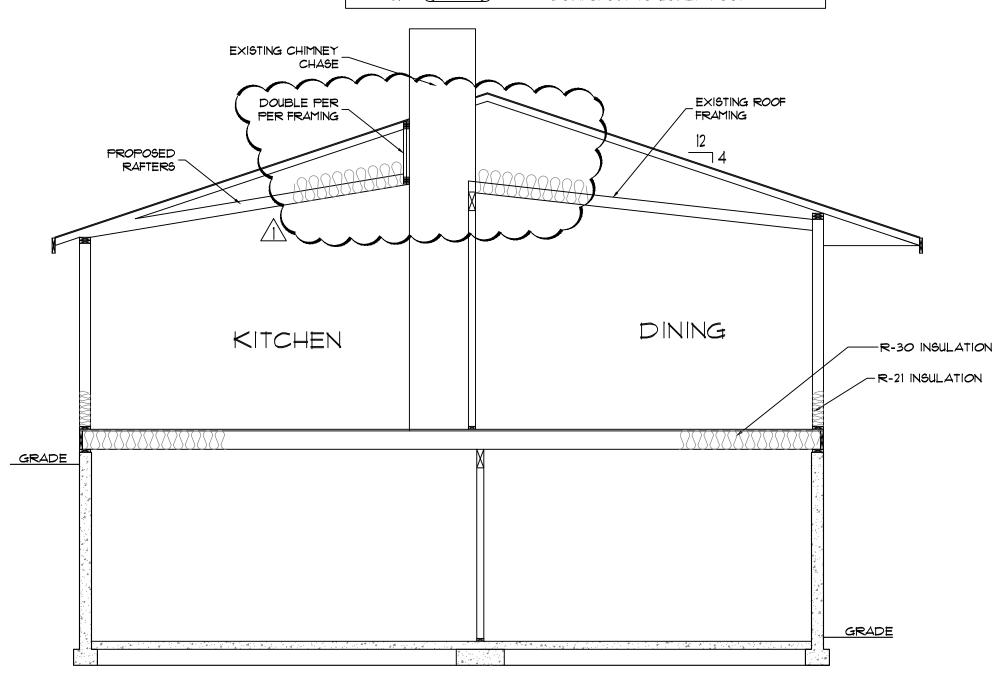
STICK BUILT OVER-FRAMING:

- 1. 2x4 HF#2 RAFTERS @ 24"o.c.
- 2. 2×4 HF*2 POST SUPPORT FOR RAFTERS, STAGGER @ 48" O.C.
- 3. BRACE POST OVER 6'-0" LONG (IN 2x FLAT DIRECTION) TO PREVENT BUCKLING

D.S. LEGEND

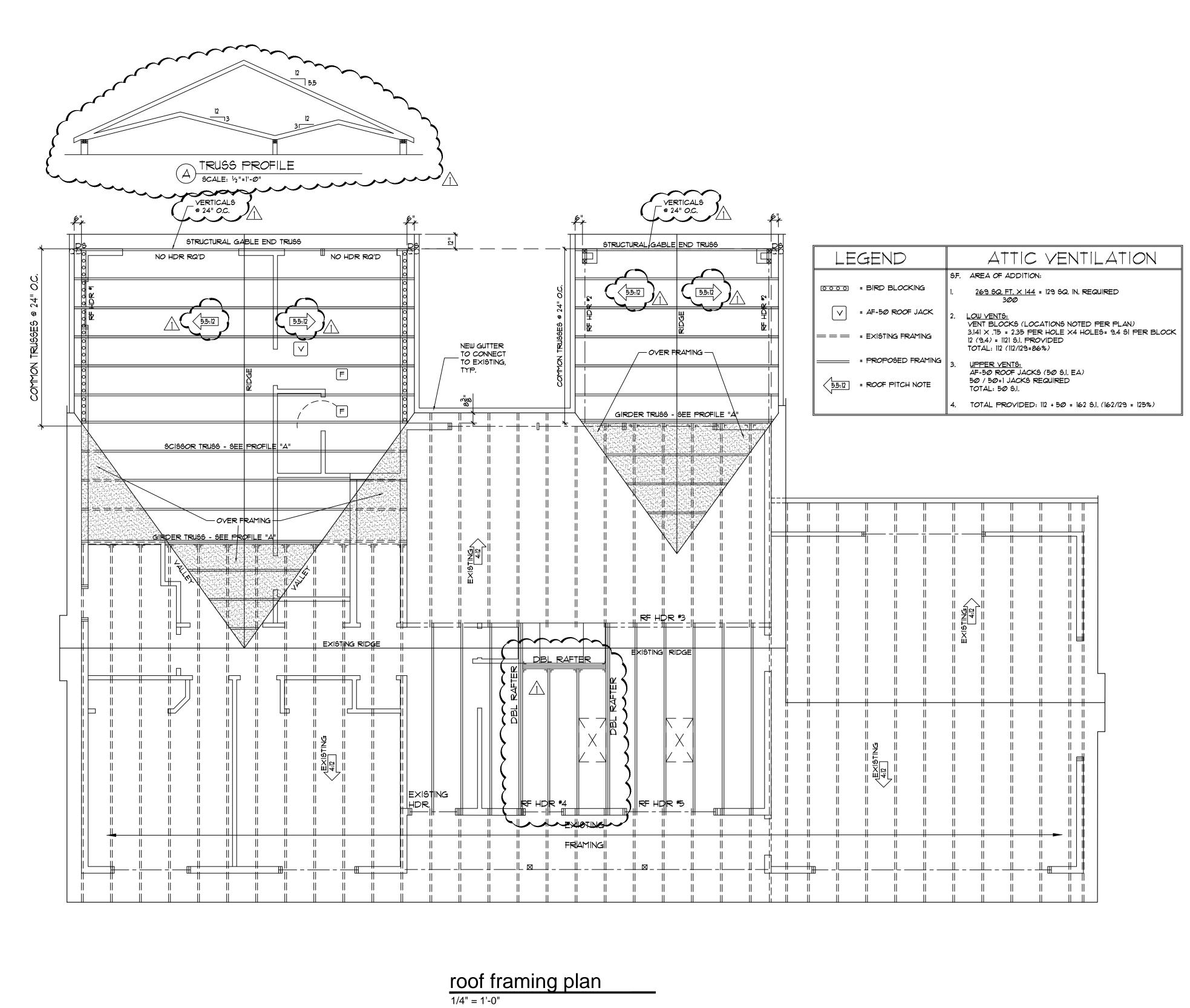
1. D.S. = DOWNSPOUT TO GRADE

2. D.S. = DOWNSPOUT TO LOWER ROOF

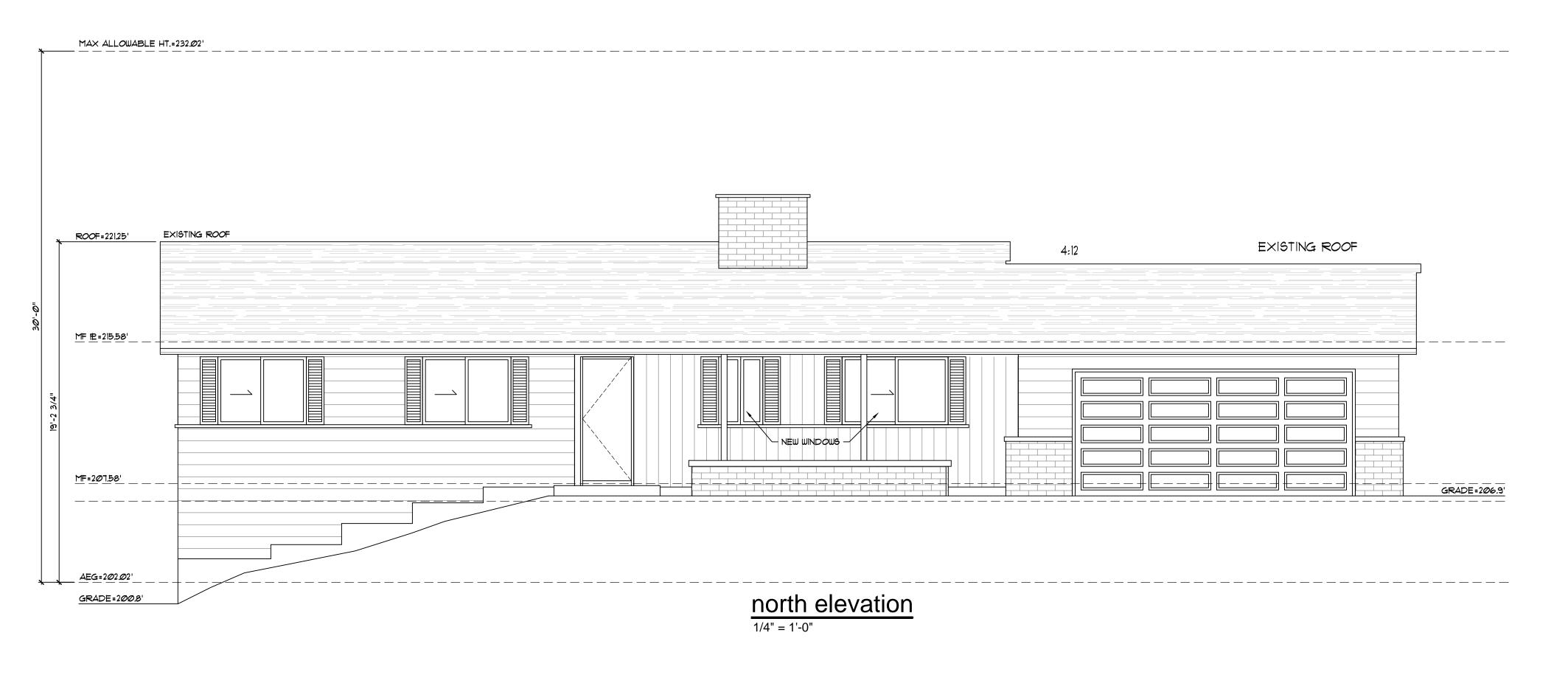


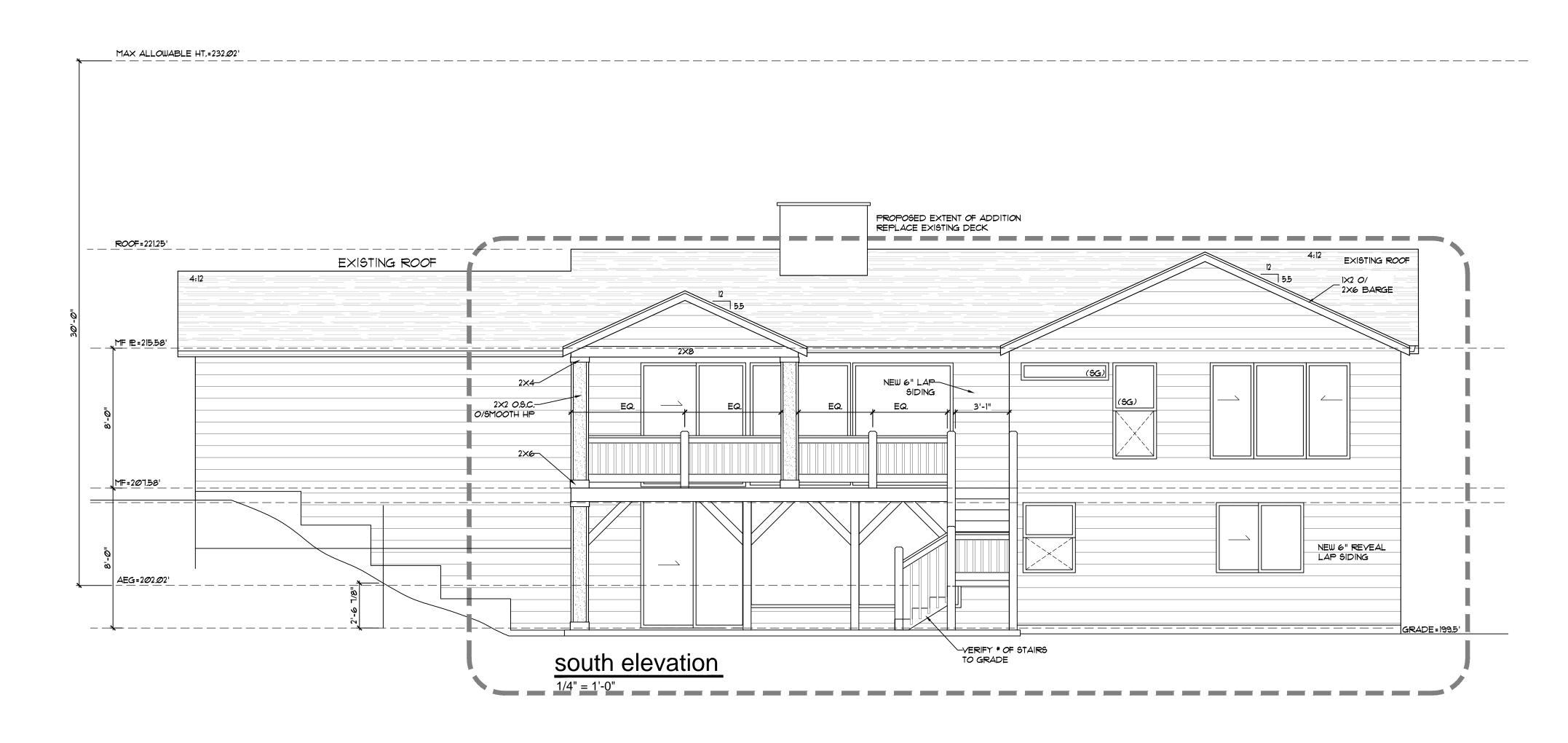
BUILDING SECTION @ KITCHEN

A5 1/4"=1'-0"

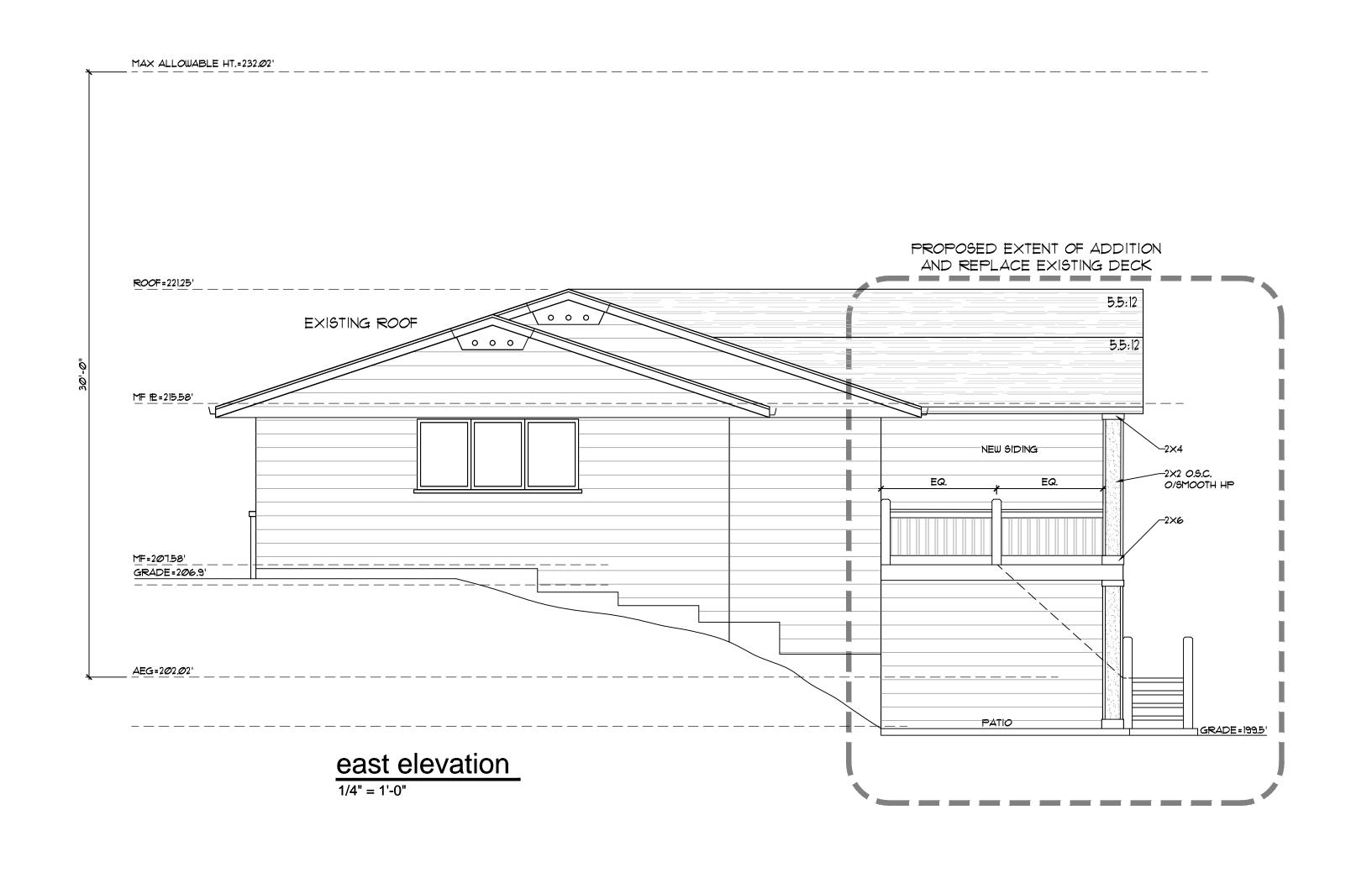


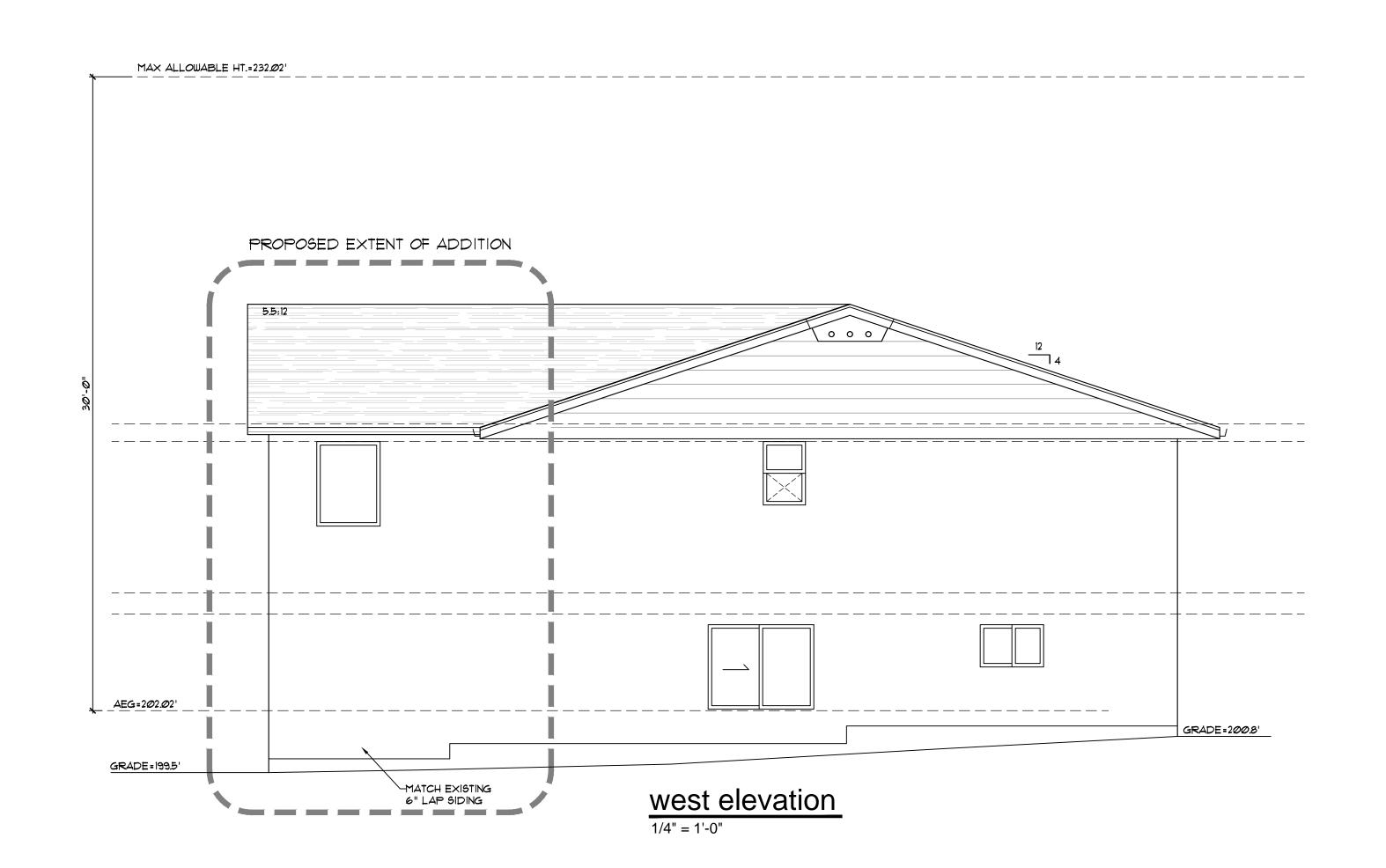
SHEET A5





SHEET A



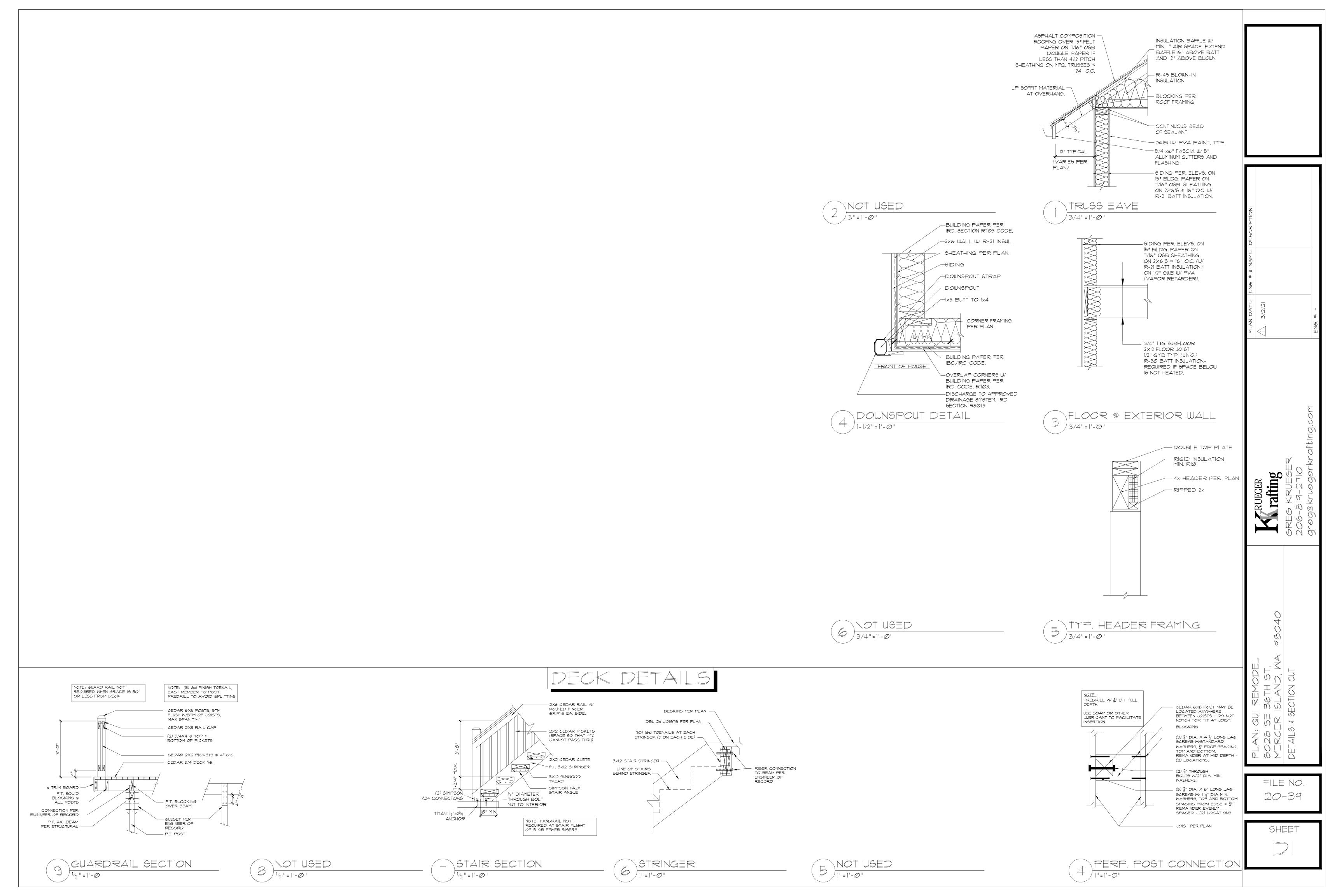




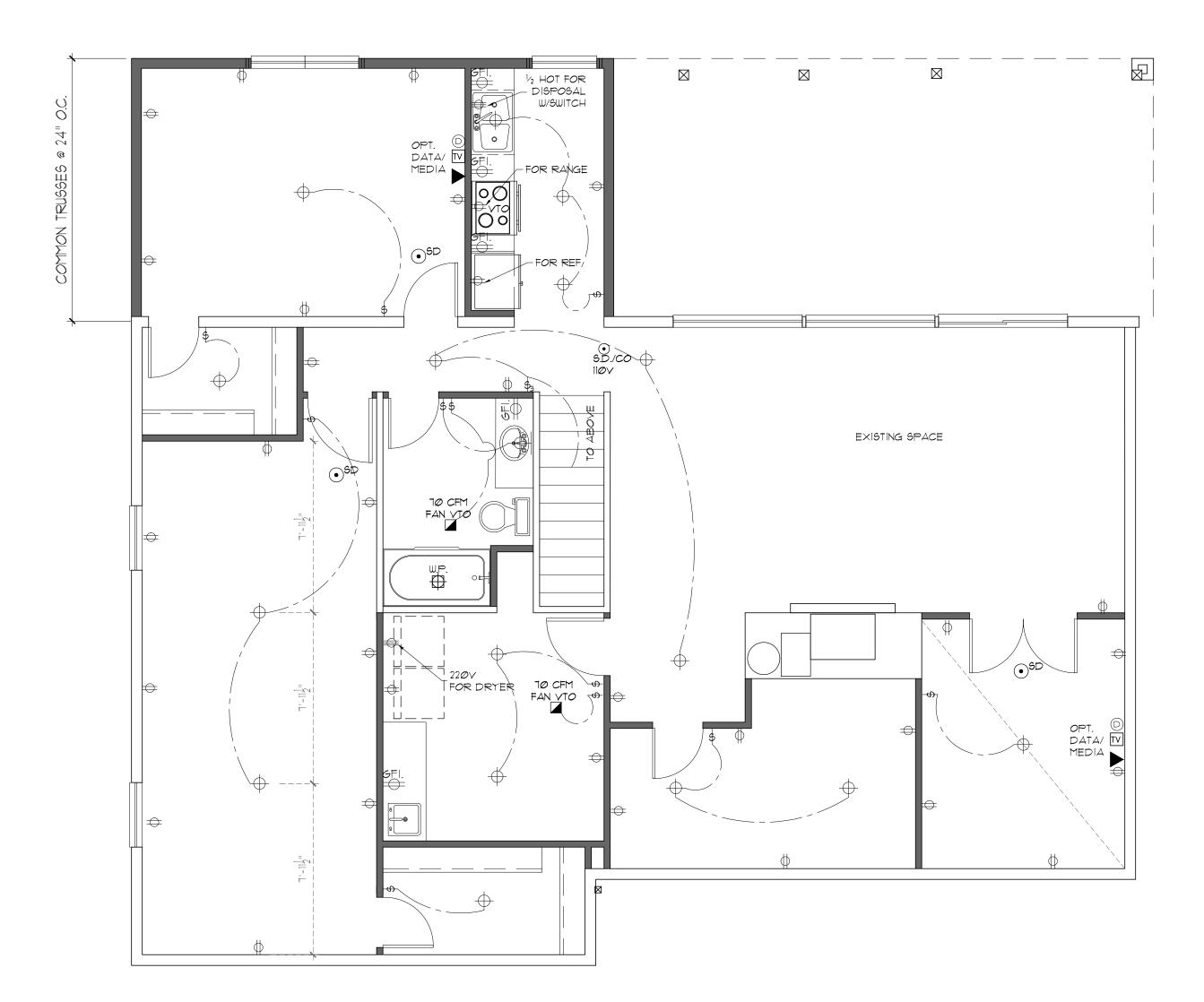
-AN: QUI REMODEL 028 SE 36TH ST. ERCER ISLAND, WA 98040 EVATIONS

> FILE NO. 20-39

SHEET
A6.

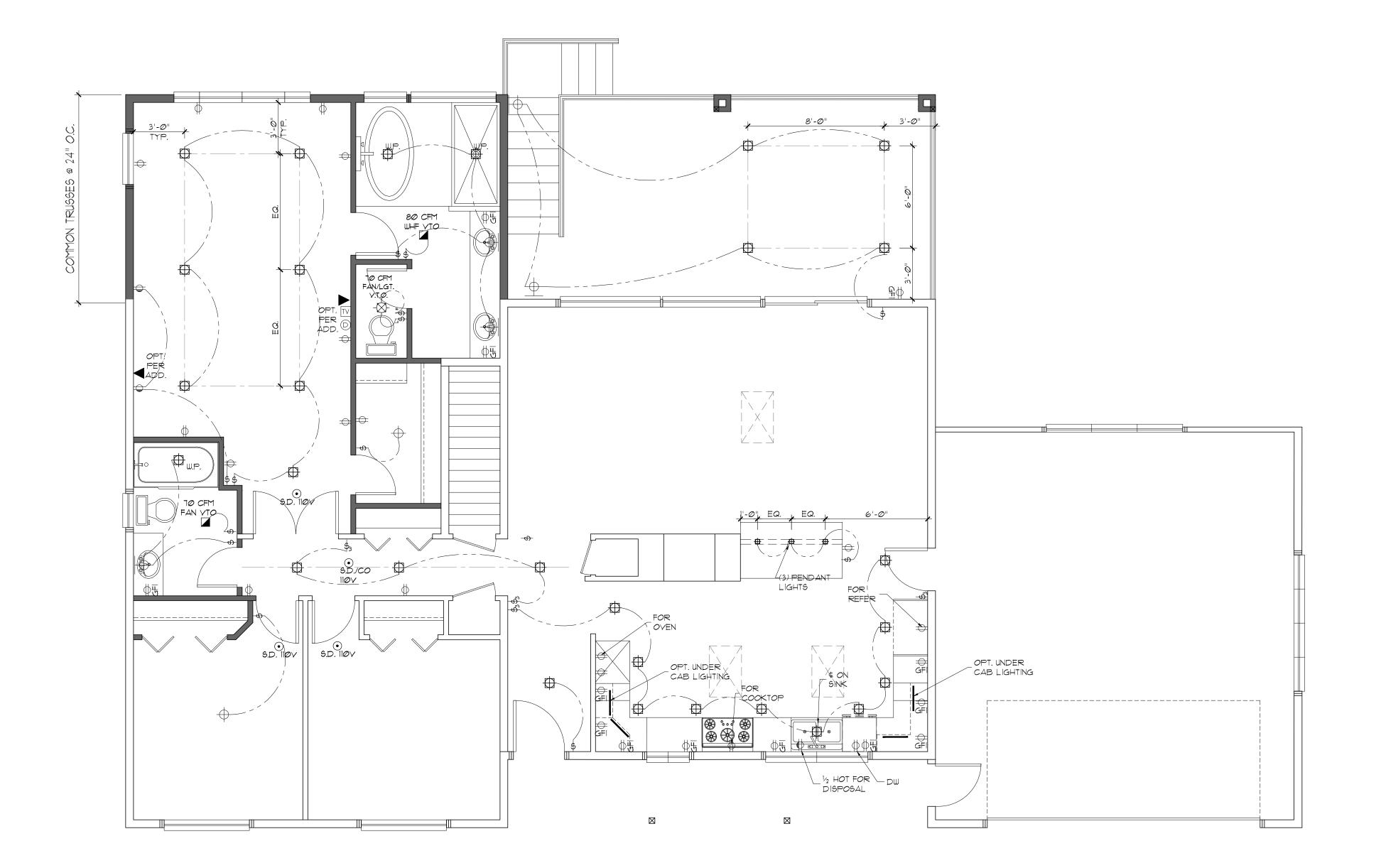


	ECTRICAL SYMBOLS								
\$	SINGLE POLE SWITCH								
\$ 3 OR 4	THREE OR FOUR -WAY SWITCH								
\$ D	DIMMER SWITCH (+48" A.F.F. U.N.O.								
-	DEDICATED CIRCUIT								
*	110 V. OUTLET (+16" A.F.F. U.N.O.)								
-	IIO V. HALF HOT OUTLET (+16" A.F.F. U.N.O.)								
GFI. ○	IIO V. GFI DUPLEX OUTLET (+48" A.F.F. U.N.O.)								
#	220 V. APPLIANCE OUTLET								
MP.	WATERPROOF OUTLET								
● ^{\$D}	IIOV SMOKE DETECTOR W/BATTERY BACK-UP								
⊙ ^{co}	IIOV CARBON MONOXIDE & SMOKE DETECTOR								
₩HF	WHOLE HOUSE FAN								
F/L	EXHAUST FAN/LIGHT COMBINATION 70 CFM U.N.O V.T.O.								
	TYP. EXHAUST FAN 10 CFM U.N.O V.T.O.								
+	SURFACE MOUNTED LIGHT								
+	PENDANT MOUNTED LIGHT								
	WALL MOUNTED LIGHT								
₩.P. B	RECESSED (CAN) LIGHT WATERPROOF RECESSED LIGHT								
<u> </u>									
M	ELECTRICAL PANEL & METER								
6=	GAS METER								
	LOW VOLTAGE SYMBOLS:								
V	TELEPHONE JACK OPT.								
(D)	DATA								
TV	CABLE TV JACK +16" TO TOP (AFF.)								
©	DOOR BELL CHIME @ 8'-0" AFF.								
	ELECTRICAL NOTES:								
	HERMOSTAT w/ INTERIOR TEMPERATURE GAUGE. 2x8 LAT-BLOCK AT 54" A.F.F. FOR THERMOSTAT.								
2 ×	SITCHEN EXHAUST FANS SHALL HAVE MIN. 100 CFM. U.N.O.								
3 E	BATH AND UTILITY ROOM EXHAUST FANS TO BE 70 CFM MIN. U.N.O.								
1 (4)	LECTRICAL CONTRACTOR TO SPECIFY GROUNDING LECTRODE SYSTEM - BOND TO GAS AND WATER PIPING.								
I (h)	LL ELECTRICAL FIXTURES INSTALLED ABOVE JBS AND SHOWERS TO BE WATERPROOF.								
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	FI. RECEPTACLES SHALL BE INSTALLED IN KITCHENS AT								
	ACH COUNTER SPACE 12"OR WIDER, AND THAT NO POINT LONG ANY LENGTH OF COUNTER IS MORE THAN 4"-0" FROM NY OUTLET.								
F	PROVIDE PLACARD AT CONTROLS TO READ 'WHOLE HOUSE TENTILATION (SEE OPERATING INSTRUCTIONS)'								
1 (>> '	PROVIDE DOOR BELL PUSH BUTTON TO THE LEFT OF THE ACTIVE DOOR CENTERED ON THE WALL @ 42" HIGH.								
1 (9)	ØY SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACKUP								
1 (1//1)	HOLE HOUSE FAN 24-TIMER FRACTIONAL 'ON' TIME TO BE ET BY MECHANICAL CONTRACTOR								
FR FR	NE DUPLEX GFI RECEPTACLE EACH SHALL BE PROVIDED AT: ONT OF DWELLING, REAR OF DWELLING, AND IN GARAGE XT TO ELECTRICAL PANEL.								



basement floor electrical

	ECTRICAL SYMBOLS							
\$	SINGLE POLE SMITCH							
\$ 3 OR 4	THREE OR FOUR -WAY SWITCH							
\$ ^D	DIMMER SWITCH (+48" A.F.F. U.N.O.							
-	DEDICATED CIRCUIT							
+	IIO V. OUTLET (+16" A.F.F. U.N.O.)							
-	IIO V. HALF HOT OUTLET (+16" A.F.F. U.N.O.)							
GFI. ·	IIO V. GFI DUPLEX OUTLET (+48" A.F.F. U.N.O.)							
#	220 V. APPLIANCE OUTLET							
MP.	WATERPROOF OUTLET							
⊙ ^{SD}	IIOV SMOKE DETECTOR W/BATTERY BACK-UP							
⊙ ^{co}	110V CARBON MONOXIDE & SMOKE DETECTOR							
N ₩HF	WHOLE HOUSE FAN							
F/L	EXHAUST FAN/LIGHT COMBINATION 70 CFM U.N.O V.T.O.							
	TYP. EXHAUST FAN 70 CFM U.N.O V.T.O.							
+	SURFACE MOUNTED LIGHT							
+	PENDANT MOUNTED LIGHT							
<u>⊕[</u>	WALL MOUNTED LIGHT							
***	RECESSED (CAN) LIGHT							
M.P. 	WATERPROOF RECESSED LIGHT							
M	ELECTRICAL PANEL & METER							
<u>G</u> =	GAS METER							
	LOW VOLTAGE SYMBOLS:							
	TELEPHONE JACK OPT.							
0	DATA							
TV	CABLE TV JACK +16" TO TOP (AFF.)							
©	DOOR BELL CHIME @ 8'-0" AFF.							
	ELECTRICAL NOTES:							
	HERMOSTAT W/ INTERIOR TEMPERATURE GAUGE. 2x8 LAT-BLOCK AT 54" A.F.F. FOR THERMOSTAT.							
2 K	ITCHEN EXHAUST FANS SHALL HAVE MIN. 100 CFM. U.N.O.							
3 B	SATH AND UTILITY ROOM EXHAUST FANS TO BE 70 CFM MIN. U.N.O.							
1 (4)	LECTRICAL CONTRACTOR TO SPECIFY GROUNDING LECTRODE SYSTEM - BOND TO GAS AND WATER PIPING.							
I (🖨)	ILL ELECTRICAL FIXTURES INSTALLED ABOVE UBS AND SHOWERS TO BE WATERPROOF.							
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	FI. RECEPTACLES SHALL BE INSTALLED IN KITCHENS AT							
	ACH COUNTER SPACE 12"OR WIDER, AND THAT NO POINT LONG ANY LENGTH OF COUNTER IS MORE THAN 4'-0" FROM NY OUTLET.							
F	PROVIDE PLACARD AT CONTROLS TO READ 'WHOLE HOUSE ENTILATION (SEE OPERATING INSTRUCTIONS)'							
	PROVIDE DOOR BELL PUSH BUTTON TO THE LEFT OF THE ACTIVE DOOR CENTERED ON THE WALL @ 42" HIGH.							
1 (4)	ØY SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACKUP							
1 (16/2)	HOLE HOUSE FAN 24-TIMER FRACTIONAL 'ON' TIME TO BE ET BY MECHANICAL CONTRACTOR							
II FR	IE DUPLEX GFI RECEPTACLE EACH SHALL BE PROVIDED AT: ONT OF DWELLING, REAR OF DWELLING, AND IN GARAGE XT TO ELECTRICAL PANEL.							



main floor electrical

FILE NO. 20-39

QUI RESIDENCE REMODEL - MERCER ISLAND



S200831-6

PROJECT INFORMATION

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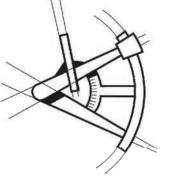
STRUCTURAL ENGINEER L120 ENGINEERING & DESIGN

13150 91ST PL NE KIRKLAND, WA 98034

CONTACT: MANS THURFJELL, PE PHONE: (425) 636 3313 EMAIL: MTHURFJELL@L120ENGINEERING.COM







REVISIONS △ DESCRIPTION DATE BY BUILDING DEPARTEMENT COMMENT RESPONSE(3/1/21)

CODES

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

REMODEL 8028 SE 36TH ST MERCER ISLAND, WA 98040 PROJECT NUMBER

PROJECT NAME

QUI RESIDENCE

S200831-6

STRUCTURAL COVER SHEET...S-0

STRUCTURAL GENERAL NOTES...S-1

BASEMENT FLOOR/FOUNDATION PLAN...S-2

BASEMENT FLOOR WALL FRAMING & SHEAR-WALL PLAN...S-3 MAIN FLOOR FRAMING PLAN...S-4

MAIN FLOOR WALL FRAMING & SHEAR-WALL PLAN...S-5

ROOF FRAMING PLAN... S-6

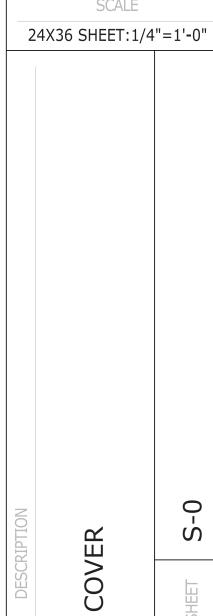
SHEET INDEX

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

DRAWN BY - MRT CHECKED BY - MRT

SCALE

SHEET DATE - 3-1-2021



GENERAL STRUCTURAL NOTES

DESIGN CRITERIA CODE: 2015 SBC/SRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY. ...25 PSF SNOW (GROUND) **FLOORS** RESIDENTIAL. ...40 PSF BALCONY/DECK. ..60 PSF

BASIC WIND SPEED ..110 MPH, EXPOSURE B, Kzt....1.4 SEISMIC MAPPED SPECTRAL ACCELERATION, Ss.,

MAPPED SPECTRAL ACCELERATION, S1..... SOIL SITE CLASS..

GENERAL CONDITIONS

DISCREPANCIES.

- 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
- 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 SBC/SRC 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

- REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
- 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:

FOOTINGS 3 INCHES SLABS......2 INCHES

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

- 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"
- MATERIALS:

BOLTS - ASTM A307, UNLESS OTHERWISE NOTED

WF BEAMS - ASTM A572-50 (Fy = 50,000 PSI) HSS ROUND COLUMNS - ASTM A500 Gr. B (Fy = 42,000 PSI)

HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (Fy = 46,000 PSI)

ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

STRUCTURAL STEEL WELDING

CONFORM TO THE AWS CODES D1.1 AND D1.3., AND USE ONLY CERTIFIED WELDERS. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

- 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

2x HF STANDARD GRADE WALL PLATES: 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.

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).
- 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 SO 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 2. SOIL: 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 ½"
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 ½"
MICROLLAM LVL (1.9E)	HEADER, BEAM	1 3/4"
PARALLAM PSL (2.0E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

A DDI TOATTON

WOOD STRUCTURAL CONNECTIONS

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

D/A 2135 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT WOOD STUD WALL.

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.
- MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WOOD SHEATHING

- 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.
- 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.
- 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 MISCELLANEOUS STEEL D) PRE-MANUFACTURED WOOD TRUSSES
- 2. SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:
- CONCRETE DESIGN MIX
- CONCRETE INSERTS
- EPOXY ADHESIVES C)

REFERENCE STANDARDS: IBC 110.

CHECK FOR REQUIRED COVER, SIZE AND GRADE.

- INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
- 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.
- 5. WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

ALTERNATES:

WIDTHO

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.

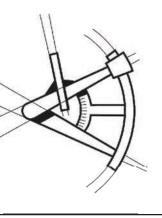
JOBSITE SAFETY:

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

ABBREVIATIONS

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





REVISIONS DESCRIPTION DATE B' 1 BUILDING DEPARTEMENT

PROJECT NAME

QUI RESIDENCE REMODEL 8028 SE 36TH ST MERCER ISLAND.

WA 98040

PROJECT NUMBER

S200831-6

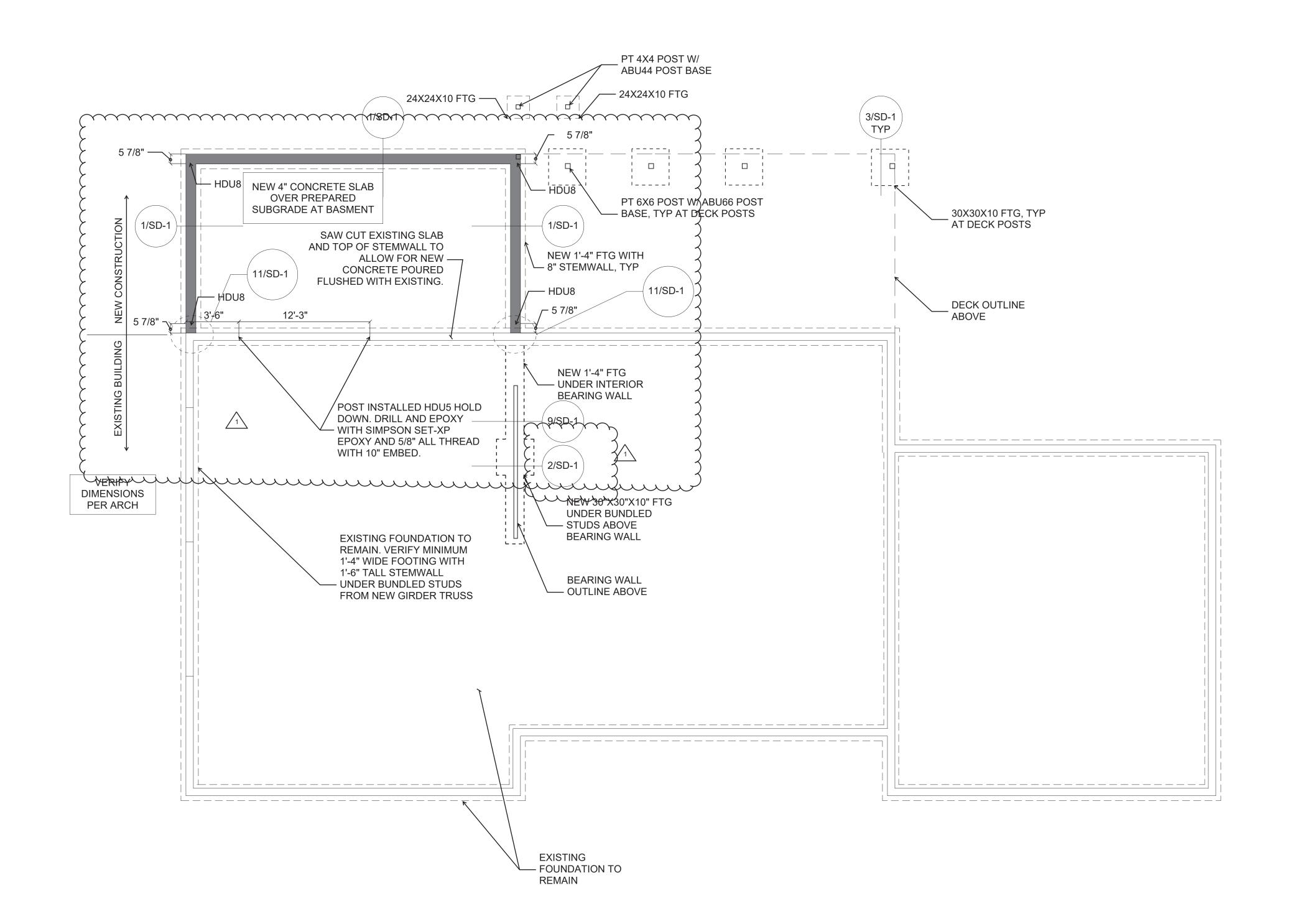
DRAWN BY - MRT

CHECKED BY - MRT

SHEET DATE - 3-1-2021

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

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BASEMENT FLOOR/FOUNDATION PLAN

FOUNDATION NOTES

- 1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- 2. 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.
- 3. 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 ACCOMODATE 3X SILL PLATE.
- 4. 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. PROVIDE FOOTING DRAINS AROUND PERIMETER OF BUILDING.
- 5. PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
- 6. 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).
- 7. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. SILL ANCHORS SHALL BE 5/8" DIAM X 8" SIMPSON TITEN HD SCREW ANCHORS OR APROVED EQUIVALENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER. EDGE OF PLATE WASHER TO BE LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO SIDED SHEARWALLS W/ 2X6 WALL FRAMING, USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHORS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHING 1/2" OF EACH FACE OF THE WALL.
- 8. 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.
- 9. CJ INDICATES CONTROL JOINT.
- 10. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- 11. EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
- 12. TYPICAL DETAILS:
- 1/SD-1 TYP STEMWALL2/SD-1 TYP INTERIOR FOOTING
- 5/SD-1 TYP CORNER BARS REQ'T
- 7/SD-1 TYP CONSTRUCTION JOINT
 8/SD-1 TYP BAR BEND AND HOOK DETAIL

	HOLDOWN	SCHEDULE	
MODEL	ANCHOR	EMBEDMENT	MIN END POST
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	3-2X
HDU8	7/8" TR	12"	4X6

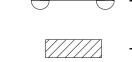
NOTE: ANCHOR RODS TO BE DRILLED AND EPOXIED INTO THE EXISTING CONCRETE FOUNDATION WITH SIMPSON SET-XP. CLEAN, BRUSH, AND BLOW HOLE PRIOR TO INSTALLATION PER SIMPSON INSPECTION AND INSTALLATION GUIDELINES.

1" TR

FOUNDATION LEGEND



INDICATES STEP AT T/FOUNDATION

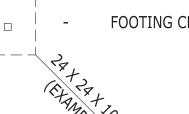


TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)

INDICATES STEP AT B/FOUNDATION



HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)

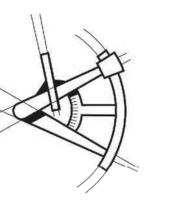


FOOTING CENTERED ON POST (L X W X T)

PSL 3 1/2 X 51/4



ONE TWENTYOUS & DESIGN



REVISIONS

DESCRIPTION DATE BY

BUILDING DEPARTEMENT COMMENT RESPONSE(3/1/21)

PROJECT NAME

QUI RESIDENCE REMODEL

8028 SE 36TH ST MERCER ISLAND, WA 98040

PROJECT NUMBER

S200831-6

DRAWN BY - MRT

CHECKED BY - MRT

SHEET DATE - 3-1-2021

SCALE

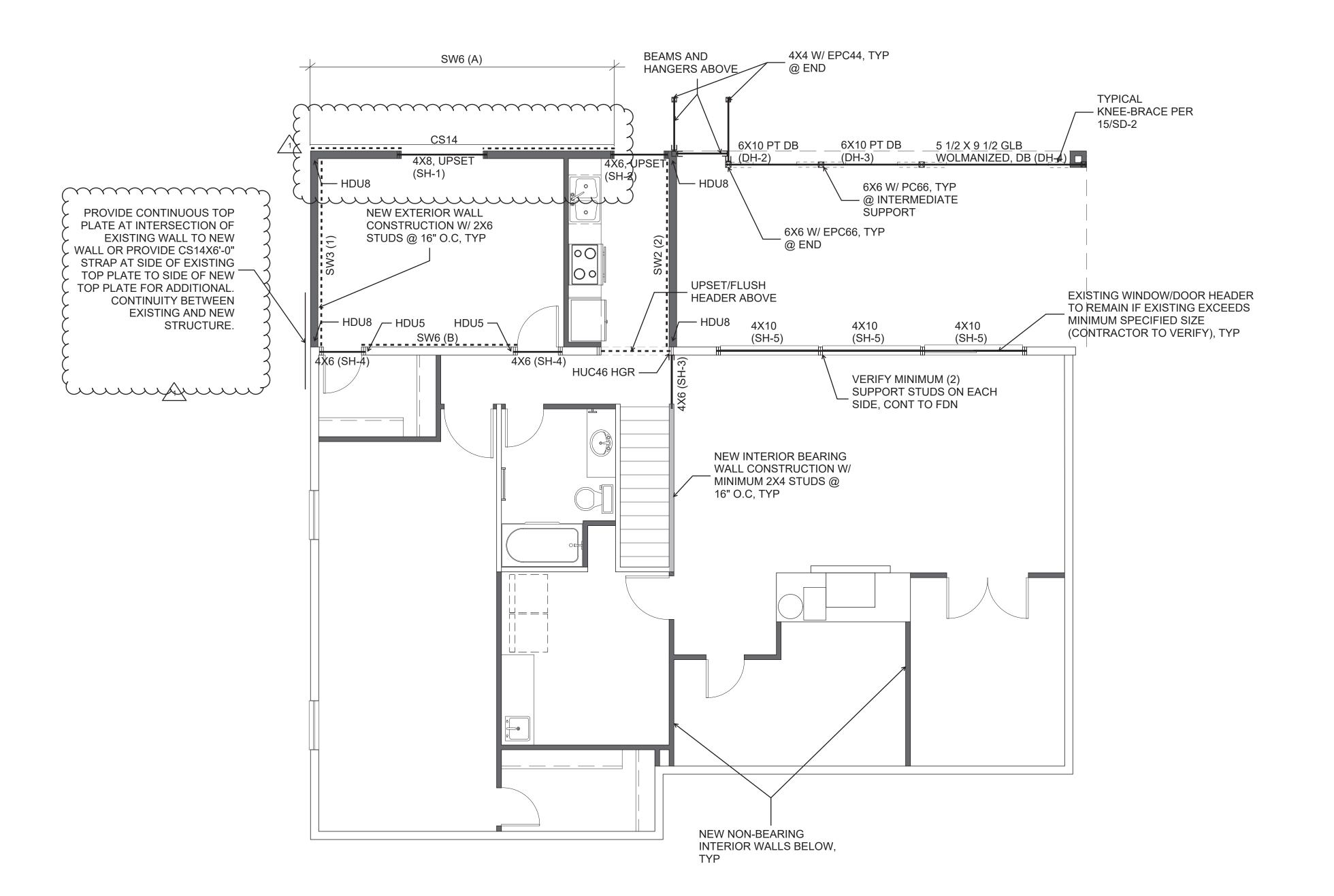
24X36 SHEET: 1/4" = 1'-0"

T FLOOR/FOUNDATION PLAN

BASEMENT FI

		PANEL EDGE NAILING	DANEL	ANGUOD DOLTG	RIM CONNECTION			
WALL	SHEATHING	(COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	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.

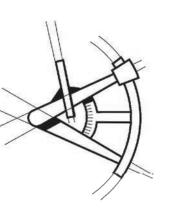


WALL FRAMING AND SHEAR **WALL NOTES**

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- 2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- 3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- 4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.
- 5. 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. 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 WIHTIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- 7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6
- 8. 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.
- 9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- 10. 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.
- 11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- 12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- 13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- 14. 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.
- 15. 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.
- 16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY



ONG TWENTY



REVISIONS DESCRIPTION DATE BY BUILDING DEPARTEMENT COMMENT RESPONSE(3/1/21)

PROJECT NAME

QUI RESIDENCE REMODEL 8028 SE 36TH ST MERCER ISLAND, WA 98040

PROJECT NUMBER

S200831-6

CHECKED BY - MRT

DRAWN BY - MRT

SHEET DATE - 3-1-2021

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

FRAMING IN

FLOOR WALL FAR-WALL PLAN

BASEMENT F PLAN & SHEA

FRAMING AND SHEATHING LEGEND



- INDICATES THE NUMBER OF KING AND JACK STUDS

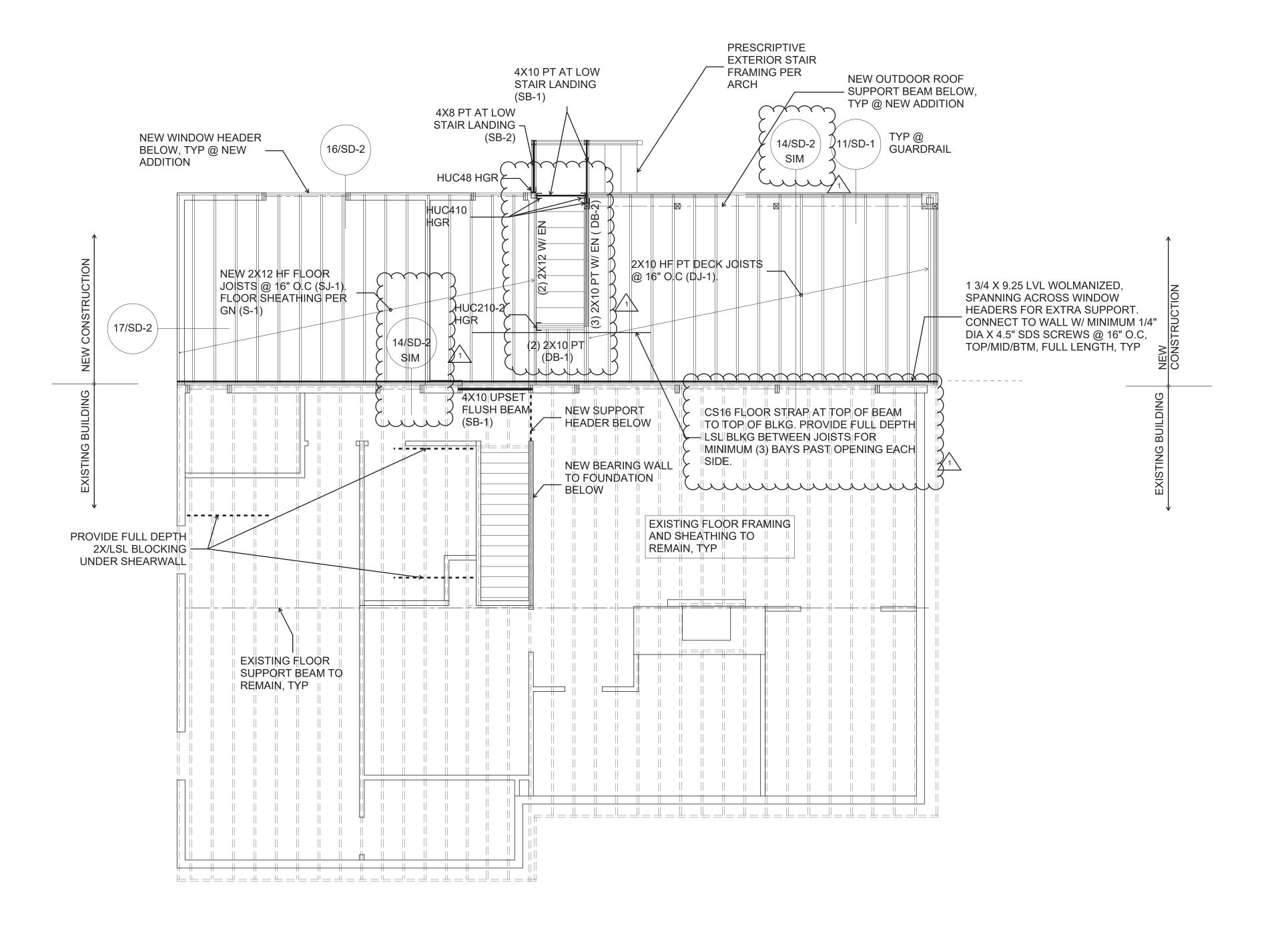
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK) - HORIZONTAL STRAP (EXAMPLE)

- SHEAR WALL CALLOUT REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE

3 1/8" X 9" GLB (FH-5) - EXAMPLE

REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE

BEAM OR TRUSS MEMBER

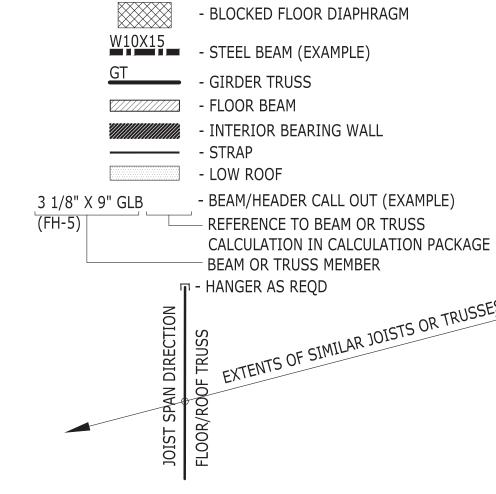


MAIN FLOOR FRAMING PLAN

FLOOR FRAMING NOTES

- 1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- 2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- 3. 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).
- 5. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- 6. 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).
- 6. 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/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- 7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- 8. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- 9. 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.
- 10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- 11. 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.
- 12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- 13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.

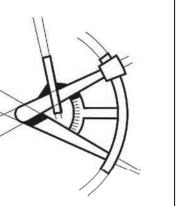
FRAMING LEGEND

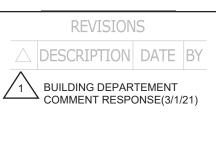


TYPICAL JOIST HANGER SCHEDULE								
			TJI	210				
11 7/	8"	2-PLY	[′] 11 7/8"		14"		2-PLY 14"	
IUS2.06/	11.88	MIU	4.28/11	IU	JS2.06/14	I	MIU4.28/14	
2X8 OR	2X10 (UNO P	ER PLA	N W/	'INDIVIDU	AL	HANGERS	
	1-PL	_Y		2-PLY				
	LUS2	10		LUS210-2				
	Т	YPICAL	BEAM HA	NGE	R SCHEDUL	.E		
			LVL / LS	SL / P	SL			
	1 3	/4"	3 1/2		5 1/4"		7"	
11 7/8"	HUS1.	81/10	HHUS4	10	HGUS5.50	/12	HGUS7.25/1	
14"	HUS1.	81/10	HHUS4	10	HGUS5.50	/14	HGUS7.25/1	









PROJECT NAME

QUI RESIDENCE
REMODEL

8028 SE 36TH ST

MERCER ISLAND, WA 98040 PROJECT NUMBER

S200831-6

DRAWN BY - MRT

CHECKED BY - MRT

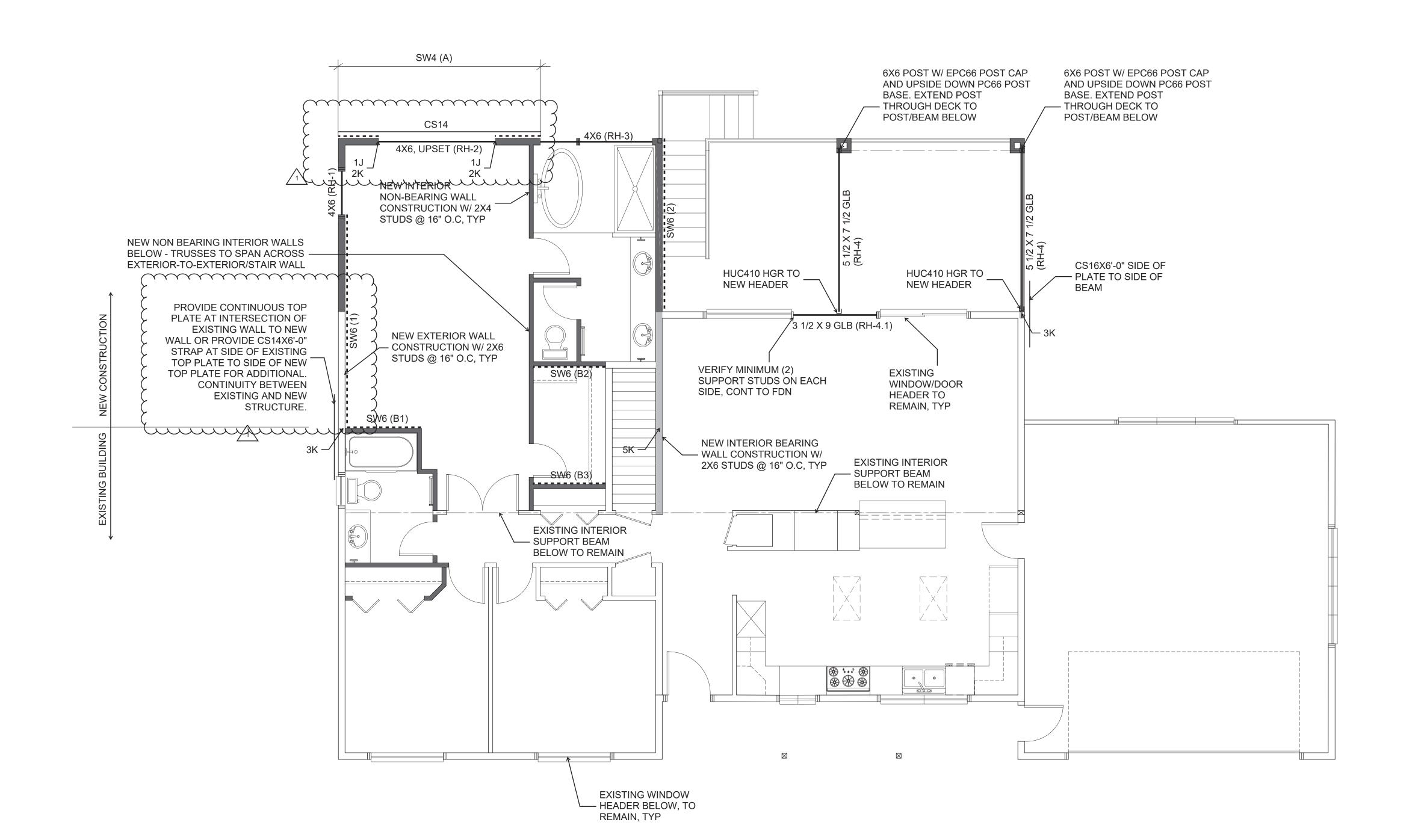
SHEET DATE - 3-1-2021
SCALE



MAIN

	PANEL EDGE NAILING PANEL AN		ANGUAR ROLTS	RIM CONNECTION			
WALL	SHEATHING	(COMMON OR GALV BOX NAILS)	EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	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.



WALL FRAMING AND SHEAR WALL NOTES

- 1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- 2. 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. 5. EXTERIOR WALL STUDS SHALL BE 2X6 @ 16"O.C. $(\leq 10')$, 2X6 @ 12"O.C. (> 10') UNO. INTERIOR WALL STUDS SHALL

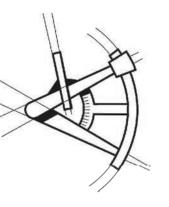
BE 2X4 @ 16"O.C. UNO. ALL INTERIOR NON-BEARING WALLS TO BE

- FRAMED MIN 0.25" UNDER FLOOR SYSTEM.

 6. 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 WIHTIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- 7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6
- 8. 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.
- 9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- 10. 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.
- 11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- 12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- 13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- 14. 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.
- 15. 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.
- 16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.



ONE TWENTYOUNE TWENTYOUNG & DESIGN



REVISIONS

DESCRIPTION DATE BY

BUILDING DEPARTEMENT
COMMENT RESPONSE(3/1/21)

PROJECT NAME

QUI RESIDENCE REMODEL 8028 SE 36TH ST MERCER ISLAND,

PROJECT NUMBER
S200831-6

WA 98040

DRAWN BY - MRT

CHECKED BY - MRT

SHEET DATE - 3-1-2021

SCALE

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

- INDICATES THE NUMBER OF KING AND JACK STUDS

- HORIZONTAL STRAP (EXAMPLE)

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)

FRAMING AND SHEATHING LEGEND

- HEADE

SW6 (A.1) - SHEAR WALL CALLOUT

REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE

- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)

REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE

3 1/8" X 9" GLB (FH-5) - EXAMPLE

REFERENCE TO BEAM OR TRUSS CALCULATION IN

CALCULATION PACKAGE

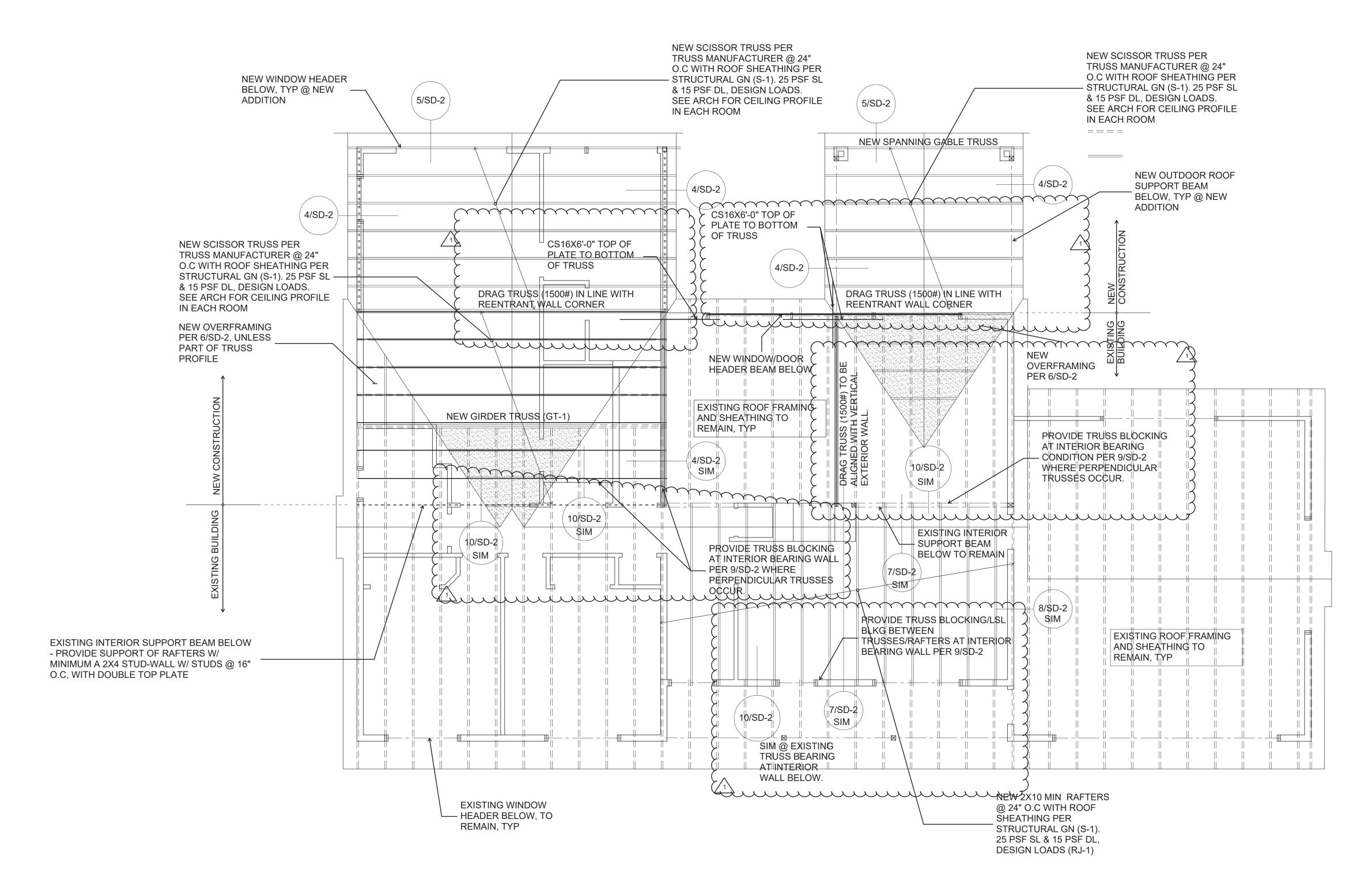
— BEAM OR TRUCK MEMBER

BEAM OR TRUSS MEMBER

FLOOR WALL FRAMING PLAN & R-WALL PLAN

> MAIN SHEA

TYPICAL JOIST HANGER SCHEDULE										
TJI210										
11 7/	8"	2-PL\	7 11 7/8"		14"		2-PLY 14"			
IUS2.06/	11.88	MIU	4.28/11	IUS2.06/14 MIU4.28/1			MIU4.28/14			
	2X8	3, 2X10	OR 2X1	2 (U	NO PER F	LA	N)			
	1-PI	_Y			2-	PLY	,			
	LUS2	210		LUS210-2						
	Т	YPICAL	BEAM HA	NGE	R SCHEDUL	E				
			LVL / LS	SL / P	SL					
	1 3	/4"	3 1/2)	5 1/4"		7"			
11 7/8"	HUS1.	81/10	HHUS4	10	HGUS5.50	/12	HGUS7.25/12			
14"	HUS1.	81/10	HHUS4	10	HGUS5.50	/14	HGUS7.25/14			



ROOF FRAMING PLAN

ROOF FRAMING NOTES

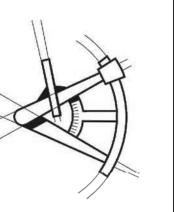
- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET
- S-1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL 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).
- 4. ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE
- 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.
- 7. 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/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS, "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- 9. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN
- 10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
- 11. 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.
- 12. ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- 12.1. STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
- 12.2. CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
- 12.3. TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR
- 12.4. (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

SUBMITTAL REQUIREMENTS.

- 12.5. 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).
- 12.6. TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
- 13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- 14. ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
- 15. ROOF DRAINAGE BY OTHERS.
- 16. ATTIC VENTILATION BY OTHERS.



ONE TWENTY°
ENGINEERING & DESIGN



REVISIONS DESCRIPTION DATE BY BUILDING DEPARTEMENT COMMENT RESPONSE(3/1/21)

PROJECT NAME

QUI RESIDENCE REMODEL 8028 SE 36TH ST MERCER ISLAND,

PROJECT NUMBER

S200831-6

WA 98040

DRAWN BY - MRT

CHECKED BY - MRT

SHEET DATE - 3-1-2021

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

FRAMING LEGEND

- GIRDER OR GABLE END TRUSS

- INTERIOR BEARING WALL

3 1/8" X 9" GLB (FH-5) - EXAMPLE

¬ - HANGER AS REQD

- ROOF OVERFRAMING - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE BEAM OR TRUSS MEMBER EXTENTS OF SIMILAR JOISTS OR TRUSSES

