

2906 74TH AVE SE REMODEL

2906 74TH AVE SE,
MERCER ISLAND, WA
98040

DRAWING INFO

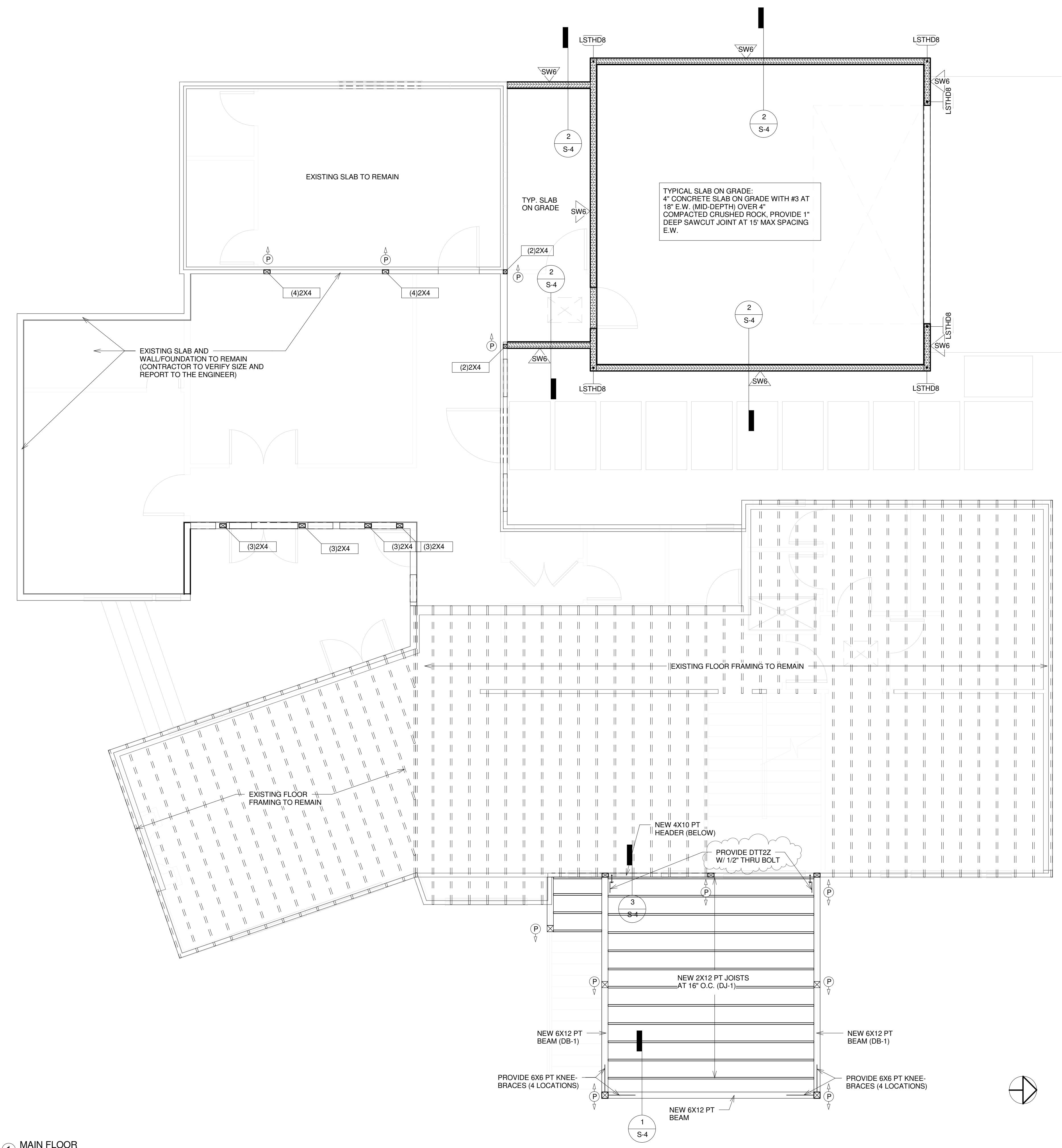
ISSUE DATE 06-17-21
ISSUED FOR PERMIT
PROJECT NO. 20242
ENGINEER BB

REVISION SCHEDULE

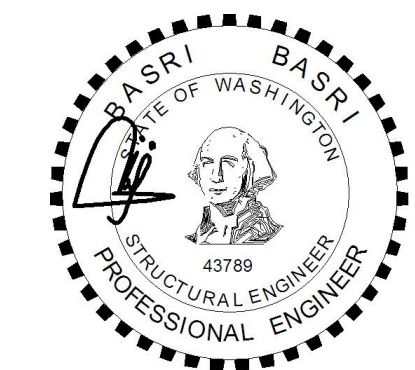
NO.	DATE	DESCRIPTION
1	Date 1	Revision 1

MAIN FLOOR FRAMING PLAN

S-2



1 MAIN FLOOR
1/4" = 1'-0"



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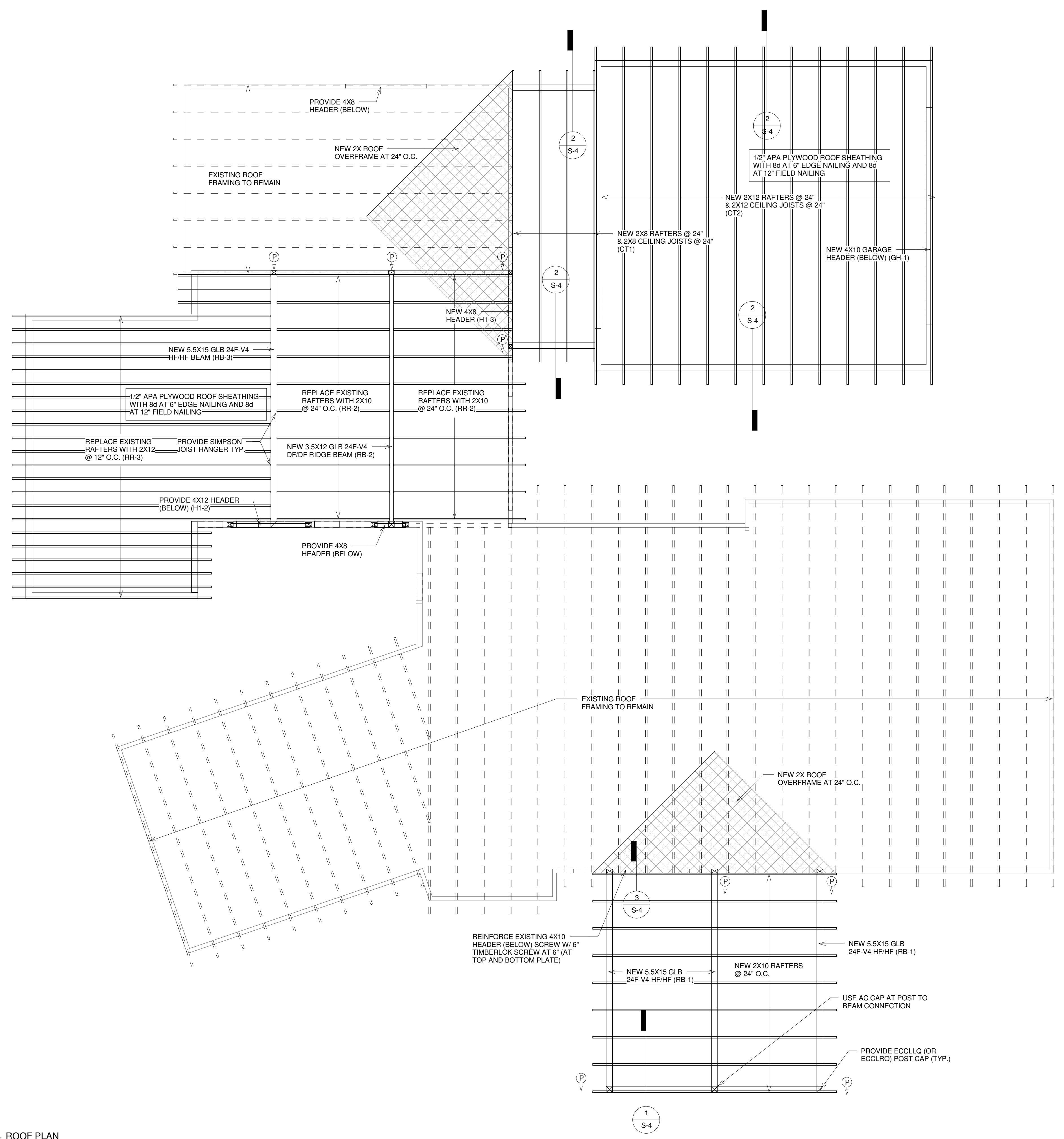
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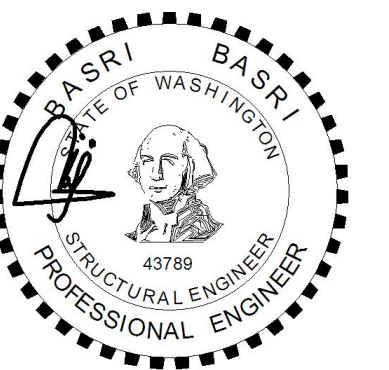
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ROOF FRAMING PLAN

S-3



1 ROOF PLAN
1/4" = 1'-0"



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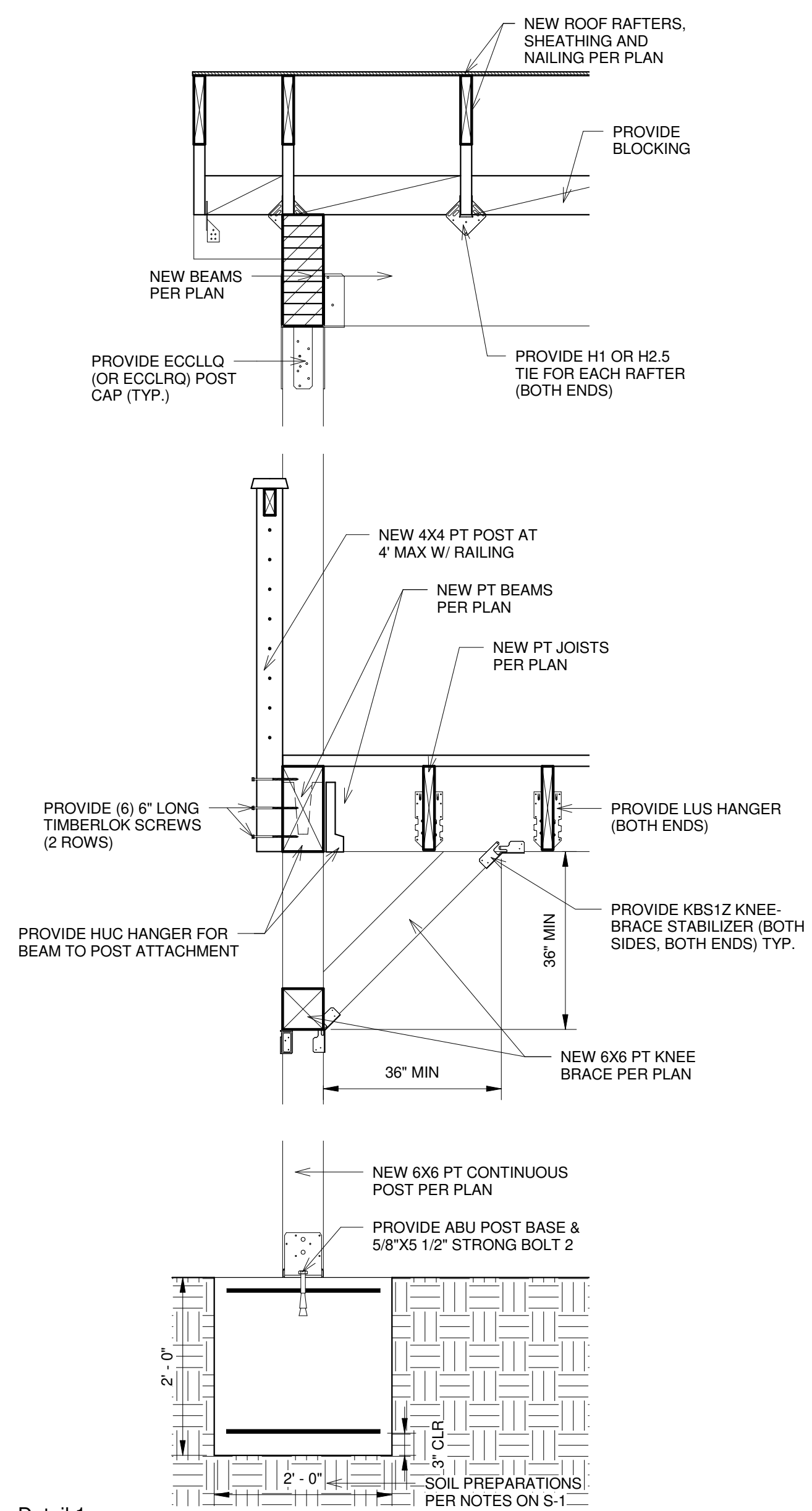
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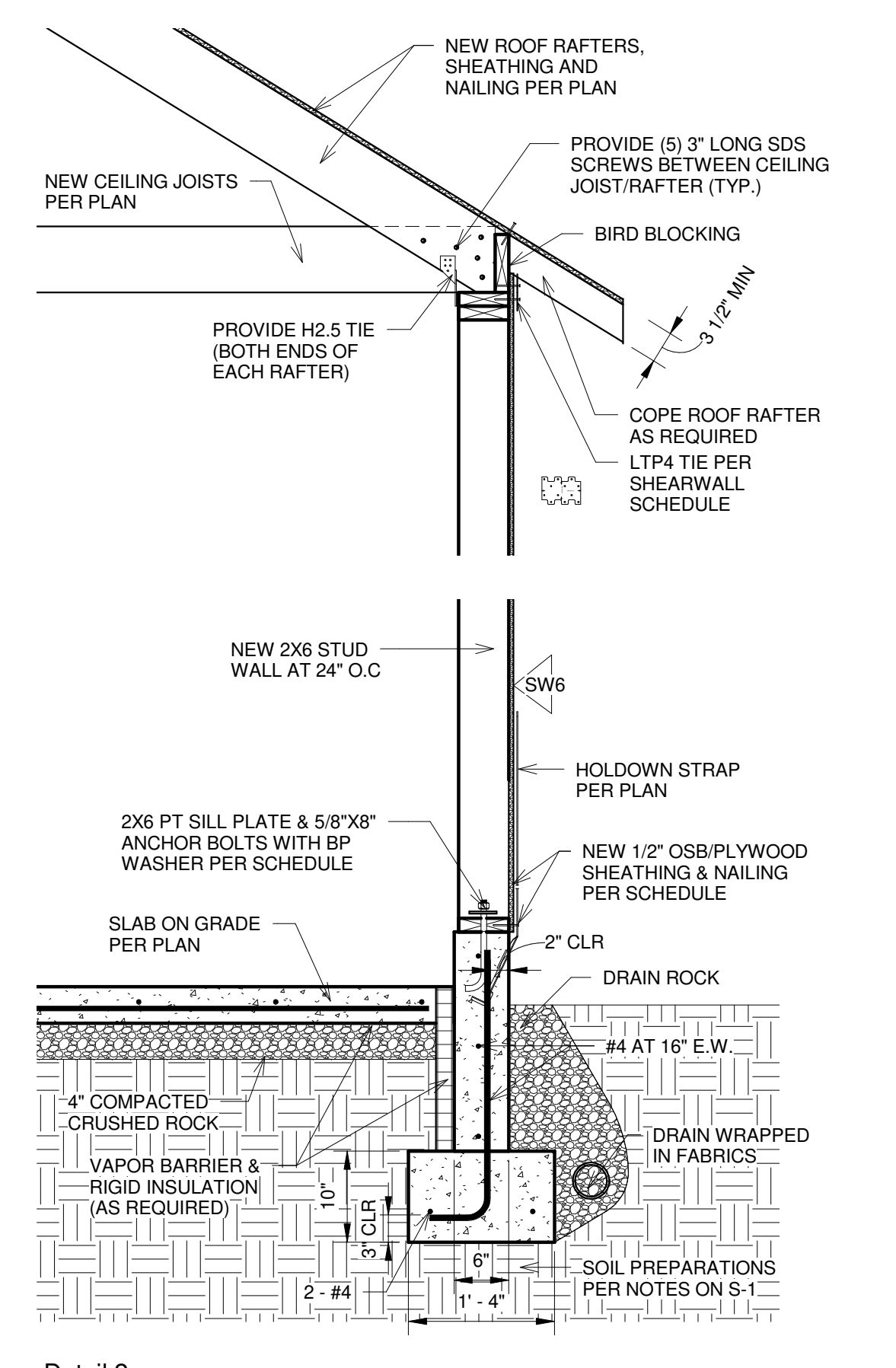
NO.	DATE	DESCRIPTION

FRAMING DETAILS

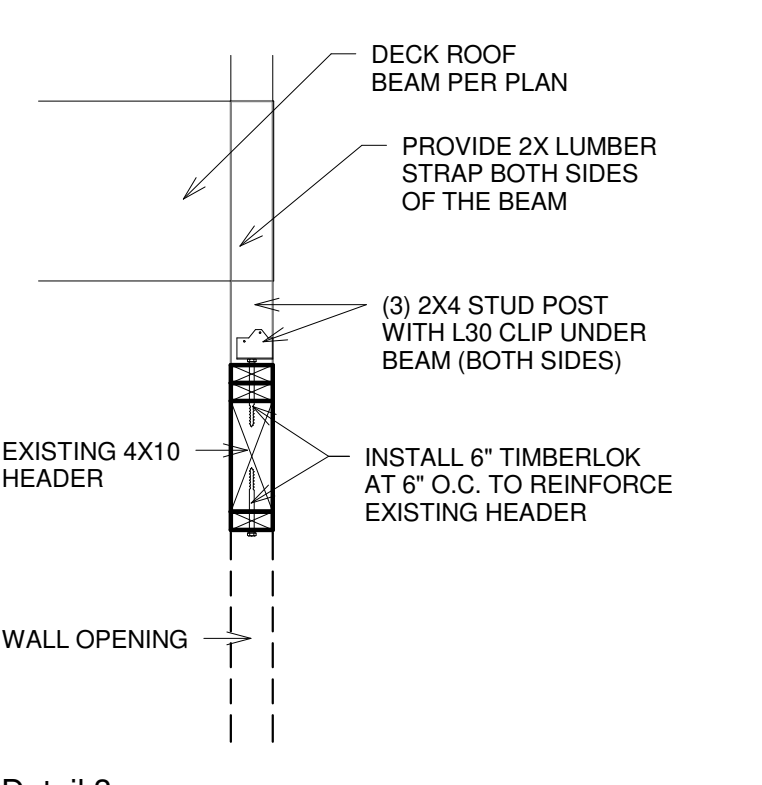
S-4



1 Detail 1
3/4" = 1'-0"



2 Detail 2
3/4" = 1'-0"



3 Detail 3
3/4" = 1'-0"

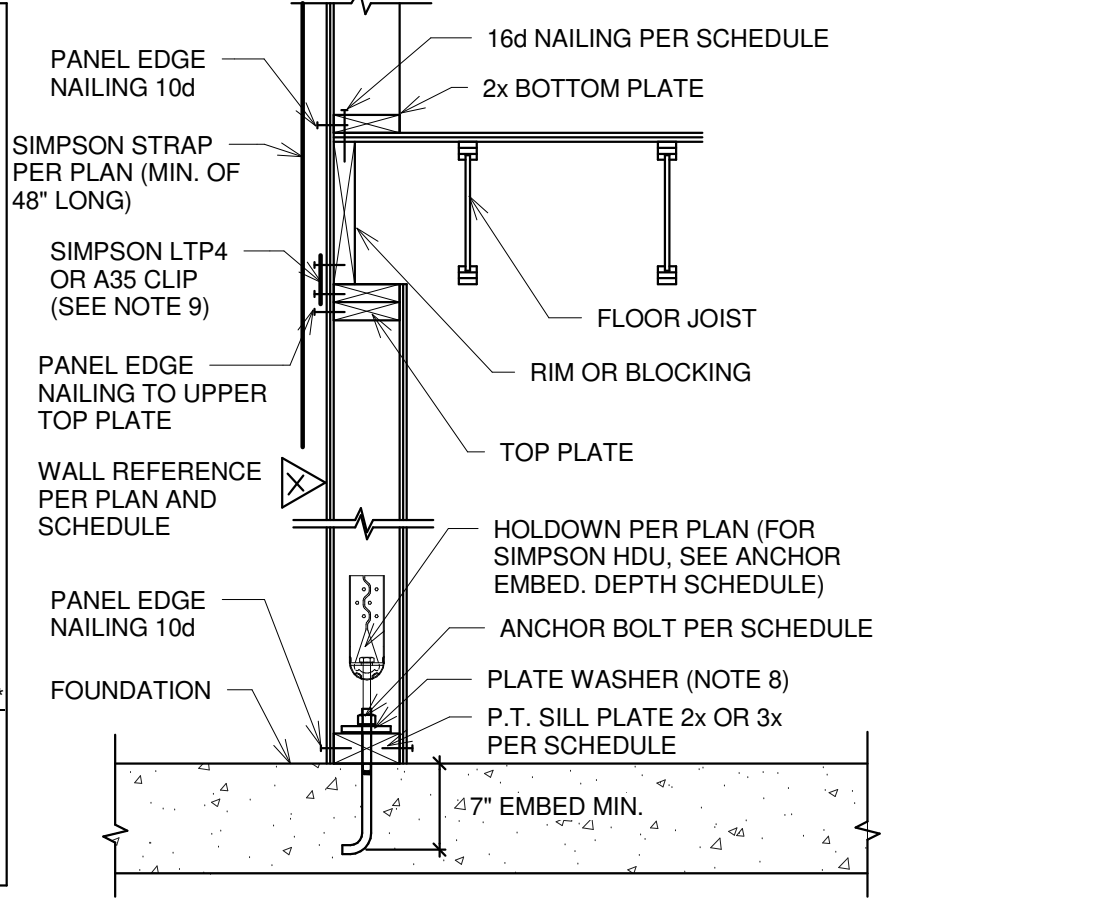
TYPE	PLYWOOD OR OSB SHEATHING (NOTE 7)	PANEL EDGE NAILING (NOTE 4)	PANEL EDGE STUDS AND BLKG	ANCHOR BOLTS AT SILL PLATE (NOTE 8)	TOP/SILL PLATE TO BLOCKING/ RIM (NOTE 9)	BOTTOM PLATE TO BLOCKING/ RIM (NOTE 4)	CAPACITY (LRFD) (SEISMIC/WIND)
SW6	15/32" PLY/OSB ONE SIDE	10d COM AT 6"	2x	5/8" AT 36" O.C.-2x	SIMPSON LTP4 AT 24" O.C.	16d COM AT 6" O.C.-NARROW	496 PLF/ 696 PLF
SW4	15/32" PLY/OSB ONE SIDE	10d COM AT 4"	2x (SEE NOTE 5)	5/8" AT 24" O.C.-2x	SIMPSON LTP4 AT 16" O.C.	16d COM AT 4" O.C.-NARROW	736 PLF/ 1032 PLF
SW3	15/32" PLY/OSB ONE SIDE	10d COM AT 3"	3x	5/8" AT 18" O.C.-2x	SIMPSON LTP4 AT 12" O.C.	16d COM AT 3" O.C.-WIDE	960 PLF/ 1344 PLF
SW2	15/32" PLY/OSB ONE SIDE	10d COM AT 2"	3x	5/8" AT 12" O.C.-2x	SIMPSON LTP4 AT 8" O.C.	16d COM AT 2" O.C.-WIDE	1232 PLF/ 1724 PLF
SW44	15/32" PLY/OSB TWO SIDES	10d COM AT 4"	2x	5/8" AT 18" O.C.-3x	SIMPSON LTP4 AT 16" O.C. B.S.	(2) 16d COM AT 4" O.C.-WIDE	1472 PLF/ 2064 PLF
SW33	15/32" PLY/OSB TWO SIDES	10d COM AT 3"	3x	5/8" AT 16" O.C.-3x	SIMPSON LTP4 AT 12" O.C. B.S.	(2) 16d COM AT 3" O.C.-WIDE	1920 PLF/ 2688 PLF
SW22	15/32" PLY/OSB TWO SIDES	10d COM AT 2"	3x	5/8" AT 12" O.C.-3x	SIMPSON LTP4 AT 8" O.C. B.S.	(2) 16d COM AT 2" O.C.-WIDE	2464 PLF/ 3448 PLF

SHEARWALL SCHEDULE NOTES:

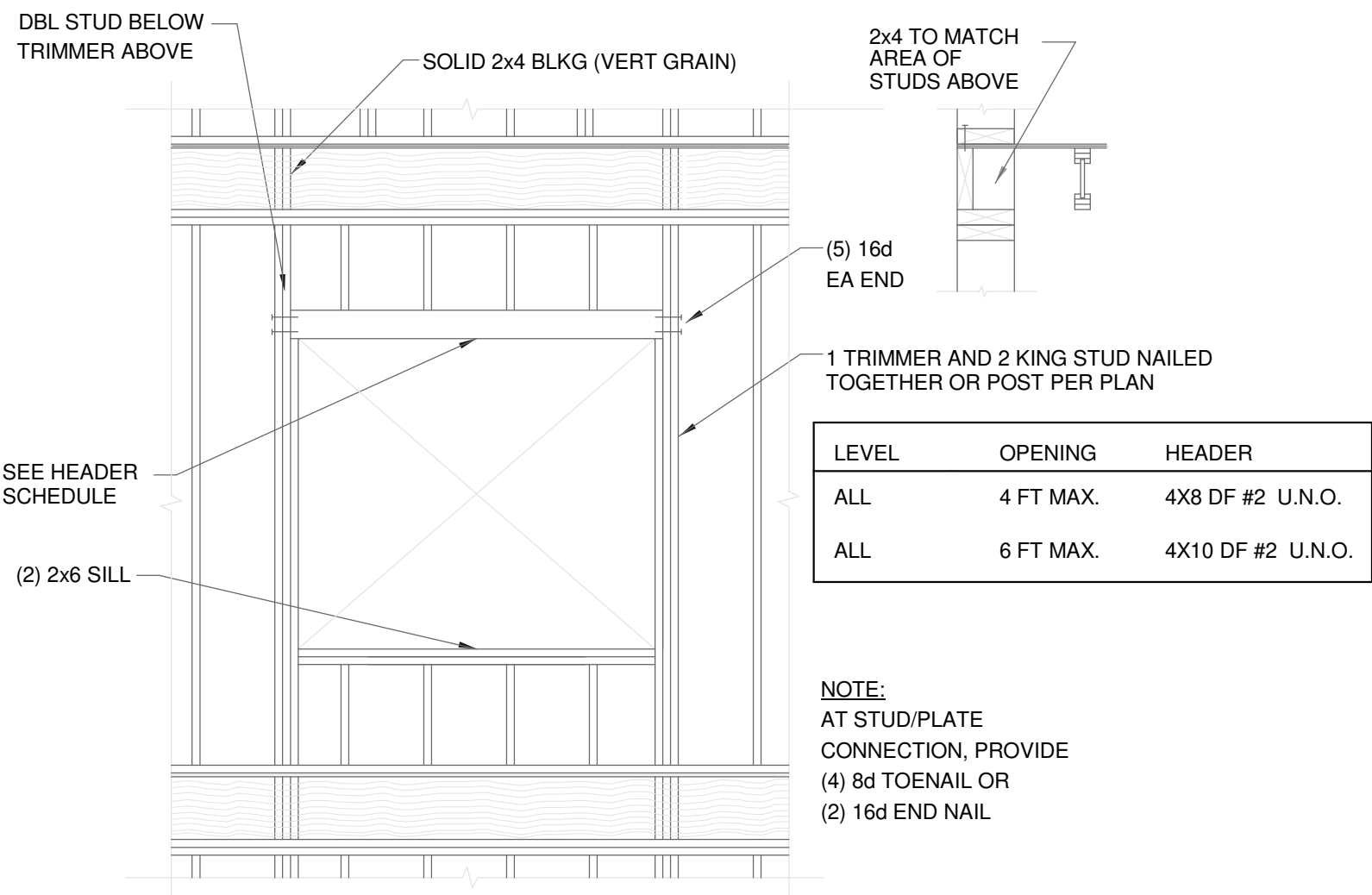
- ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING AT WALLS
- NAIL SHEATHING TO INTERMEDIATE SUPPORTS/ FIELD NAILING 10d AT 12" O.C.
- ALL NAILS INTO 3x MEMBERS SHALL BE STAGGERED.
(2)2x STUDS MAY BE USED IN LIEU OF 3x STUDS AT PANEL JOINTS.
NAIL STUDS TOGETHER W/2 ROWS 16d COMMON AT 6" O.C. AT SINGLE SIDE SHEATHING AND NAIL WITH 2 ROWS OF 16d COMMON AT 3" O.C. AT DOUBLE SHEATHED WALLS.
- COM DENOTES COMMON NAILS. MIN. NAIL PENETRATION INTO PLATE, RIM OR BLOCKING SHALL BE 1 5/8". STAGGER BOTTOM PLATE NAILING
- FOR SHEARWALL SW4, ALL FRAMING MEMBERS RECEIVING EDGE NAILINGS FROM ABUTTING PANELS SHALL BE 3x OR (2) 2x NAILED TOGETHER WITH 16d AT 6"
- WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, OFFSET PANEL EDGES TO FALL ON DIFFERENT STUDS.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLAN.
PROVIDE HOLDOWNS PER PLAN AT EACH END OF WALL UNO.
PROVIDE (2) 2x STUDS AT ENDS OF ALL SHEARWALL. FACE NAIL MULTIPLE STUDS WITH 16d AT 12"
PROVIDE PANEL EDGE NAILING IN EACH HOLDOWN STUD AT END OF WALL.
- ALL FOUNDATION SILL PLATES SHALL BE PT MEMBERS AND THE ANCHOR BOLTS SHALL HAVE MIN. OF 7" EMBEDMENT WITH 1 1/4" x 3" x 3" PLATE WASHER OR SIMPSON'S BP/ BPS PLATE.
END OF WALL ANCHOR BOLTS SHALL BE LOCATED MAX 12" AND MIN 5" FROM END OF THE PLATE.
- WHERE NOTED IN DETAILS, USE SIMPSON A35 IN LIEU OF LTP4 PLATES SPACE AT 2/3 OF LTP4 SPACING.

SIMPSON HOLDOWN	SIMPSON ANCHOR BOLTS*	SIMPSON EPOXY ALL THREAD ANCHORS*
HDU2	SSTB16 (5/8" ANCHOR WITH 12 5/8" MIN. EMBED.)	5/8" (12" EMBED WITH SET-XP)
HDU4	SB 5/8x24 (5/8" ANCHOR WITH 18" MIN. EMBED.)	5/8" (14" EMBED WITH SET-XP)
HDU5	SB 5/8x24 (5/8" ANCHOR WITH 18" MIN. EMBED.)	5/8" (14" EMBED WITH SET-XP)
HDU8	SB 7/8x24 (7/8" ANCHOR WITH 18" MIN. EMBED.)	5/8" (16" EMBED WITH SET-XP)
HDU11	SB 1x30 (1" ANCHOR WITH 24" MIN. EMBED.)	* ALL ANCHORS SHALL BE 2.5" MIN. FROM EDGE OF CONCRETE WALL
HDU14	SB 1x30 (1" ANCHOR WITH 24" MIN. EMBED.)	

A SHEARWALL SCHEDULE
3/4" = 1'-0"



B TYP. WALL OPENING FRAMING
3/4" = 1'-0"



B TYP. WALL OPENING FRAMING
3/4" = 1'-0"