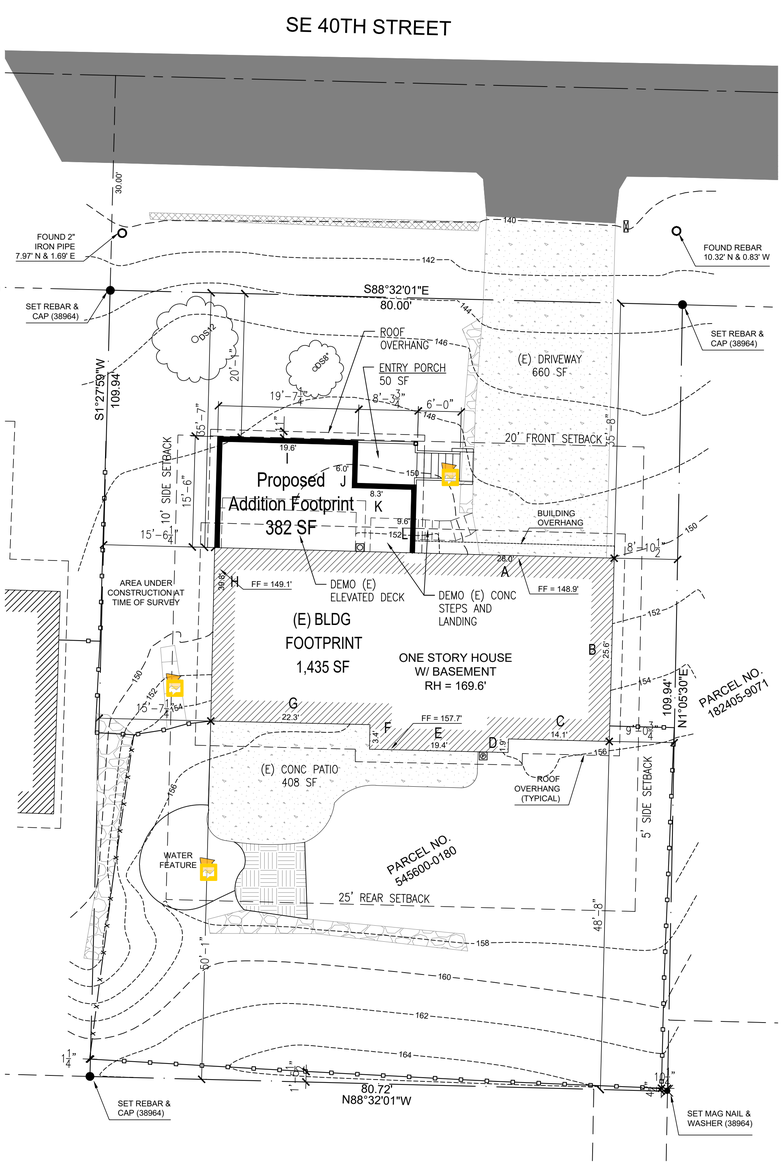
Sterba Mironova Addition

TAM Design
10040 Sand Point Way NE
Seattle, WA 98125
calvint006@gmail.com

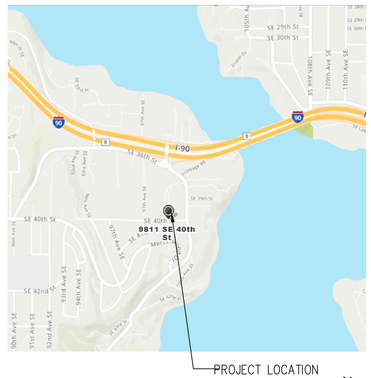
ABBREVIATIONS:

ABV	ABOVE	LBS	POUNDS
AFF	ABOVE FINISH FLOOR	LF	LINEAR FEET
BLDG	BUILDING	LO	LOW
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MFR	MANUFACTURER
BOT	BOTTOM	MIN	MINIMUM
CIPC	CAST-IN-PLACE CONCRETE	(N)	NEW
℄	CENTERLINE	N/A	NOT APPLICABLE
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR	O/	OVER
CMD	CARBON MONOXIDE DETECTOR	OC	ON CENTER
CO	CLEANOUT	OG	OBSCURE GLAZING
CONC	CONCRETE	OH	OVERHANG
CONT	CONTINUOUS	P.L.	PROPERTY LINE
D	DRYER	PL	PLATE
DBLE	DOUBLE	PT	POINT
DEMO	DEMOLISH	PTW	PRESERVATIVE TREATED WOOD
DIA	DIAMETER	REBAR	REINFORCEMENT BAR
DN	DOWN	REFR	REFRIGERATOR
DP	DEEP	REQD	REQUIRED
DP	DIMENSION POINT	REQTS	REQUIREMENTS
DS	DOWNSPOUT	RAFT	RAFTER
DTL	DETAIL	RO	ROUGH OPENING
DW	DISHWASHER	R.O.W.	RIGHT-OF-WAY
(E)	EXISTING	RFT	RIP-TO-FIT
EA	EACH	RTS	RIP-TO-SLOPE
ELEV	ELEVATION	RV	RIM VENT
EQ	EQUAL	SC	SOLID CORNER
EXT	EXTERIOR	SD	SMOKE DETECTOR
EW	EACH WAY	SF	SQUARE FEET
*EW	EGRESS WINDOW	SG	SAFETY GLAZING
FDN	FOUNDATION	SHWR	SHOWER
FG	FINISH GRADE	SIM	SIMILAR
FIN	FINISH	SPEC	SPECIFICATIONS
FL	FLUSH	SQ FT	SQUARE FEET
FLR	FLOOR	SQ IN	SQUARE INCHES
FOF	FACE OF FINISH	STD	STANDARD
FOS	FACE OF STUD	SUBFLR	SUBFLOOR
FRMG	FRAMING	T&G	TONGUE & GROOVE
FRZR	FREEZER	THK	THICK
FT	FOOT	TOPO	TOPOGRAPHY
FTG	FOOTING	TOW	TOP OF WALL
FV	FIELD VERIFY	TYP	TYPICAL
FV	FOUNDATION VENT	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VTO	VENT TO OUTSIDE
GB	GYPSUM BOARD	w	WIDE
GLB	GLULAM BEAM	W	WASHER
GSM	GALVANIZED SHEET METAL	W/	WITH
HDR	HEADER	WC	WATER CLOSET
HGR	HANGER	WFC	WOOD FRAME CONSTRUCTION
h	HIGH	WH	WATER HEATER
HT	HEIGHT	WIC	WALK-IN-CLOSET
HVAC	HEATING, VENTILATION, & AIR-CONDITIONING	WP	WORK POINT
		WWF	WELDED WIRE FABRIC
IG	INSULATED GLASS		
INT	INTERIOR		
LAV	LAVATORY		



A EXISTING SITE PLAN
SCALE: 1"=10'

NORTH



VICINITY PLAN:

SCALE: NOT TO SCALE

N

SITE LOT AREA

LOT AREA: (0.20 ACRES) 8,834 S.F.

GROSS FLOOR AREA CALCULATION:		
(E) HOUSE FIRST FLOOR LEVEL	1,510	SF
(E) HOUSE BASEMENT FLOOR LEVEL ABOVE GRADE	790	SF
(E) BASEMENT FLOOR LEVEL BELOW GRADE	-136	SF
(E) BASEMENT ATTACHED GARAGE	550	SF
PROPOSED FIRST FLOOR LEVEL ADDITION	382	SF
PROPOSED BASEMENT FLOOR LEVEL ADDITION	304	SF
TOTAL GROSS FLOOR AREA:	3,400	SF
TOTAL LOT SF:	8,834	SF
% OF LOT:	38.5%	OKAY
MAXIMUM ALLOWABLE GROSS AREA:	40%	

MAXIMUM LOT COVERAGE:		
(E) HOUSE ROOF	1,860	SF
PROPOSED ADDITION ROOF INCLUDING ENTRY PORCH	404	SF
(E) DRIVEWAY PAVING	660	SF
TOTAL LOT COVERAGE:	2,924	SF
TOTAL LOT SF:	8,834	SF
% OF LOT:	33.0%	OKAY
MAXIMUM LOT COVERAGE:	35%	

LOT SLOPE CALCULATIONS:

(HIGHEST ELEVATION POINT OF LOT – LOWEST ELEVATION POINT OF LOT) / HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS = LOT SLOPE

(164–144) / 110 = 18.2% LOT SLOPE

BASEMENT FLOOR AREA CALCULATION:			
WALL SEGMENT	LENGTH X	COVERAGE=	RESULT
A	28.0'	0%	0%
B	25.6'	25%	6.4%
C	14.1'	100%	14.1%
D	1.9'	100%	1.9%
E	19.4'	100%	19.4%
F	3.4'	100%	3.4%
G	22.3'	100%	22.3%
H	39.8'	25%	9.95%
I	19.6'	0%	0%
J	6.0'	0%	0%
K	8.3'	0%	0%
L	9.6'	0%	0%
TOTAL	198.00	N/A	77.45%

$$\frac{(0)+(163.84)+(197.81)+(3.61)+(376.36)+(11.56)+(497.29)+(396.01)+(0)+(0)+(0)+(0)}{198.00'}$$

1,644 SF (TOTAL BASEMENT) x 8.32% = 136.78 SF EXCLUDED FROM GROSS FLOOR AREA

AVERAGE GRADE CALCULATIONS:

$$\text{AVERAGE GRADE CALCULATION} = \frac{(Axa)+(Bxb)+(Cxc)+(Dxd)+(Exe)+(Fxf)+(Gxg)+(Hxh)+(Ixi)+(Jxj)+(Kxk)+(Lxl)}{a+b+c+d+e+f+g+h+i+j+k+l}$$

$$\frac{(149.4'x28.0')+(152.8'x25.6')+(155.2'x14.1')+(156.0'x1.9')+(156.0'x19.4')+(156'.0x3.4')+(155.6'x22.3')+(149.2'x39.8')+(148.7'x19.6')+(150.0'x6.0')+(150.4'x8.3')+(151.2'x9.6)}{28.0'+25.6'+14.1'+1.9'+19.4'+3.4'+22.3'+39.8'+19.6'+6.0'+8.3'+9.6'}$$

$$= \frac{(4,183.2')+(3,911.7')+(2,188.3')+(296.4')+(3,026.4')+(530.4')+(3,469.9')+(5,938.2')+(2,914.5')+(900.0')+(1,248.3')+(1,451.5')}{198.0'}$$

AVERAGE GRADE = 151.8'

NOTE: REFER TO ELEVATIONS ON SHEET 'A6.0' FOR GRAPHICAL DEPICTION OF COMPLIANCE WITH MAXIMUM ALLOWABLE HEIGHT LIMITS

PROJECT CONTACT INFORMATION:

OWNER:
Pavel Sterba &
Anastasia Mironova
9811 SE 40th St
Mercer Island, WA 98040

DESIGNER:
Calvin Tam
10040 Sand Point Way NE
Seattle, WA 98125

PROJECT PROPERTY INFORMATION:

PROJECT ADDRESS:
9811 SE 40th St
Mercer Island, WA 98040

LEGAL DESCRIPTION:
MERCER WOOD ADD
PLat Block: J
Plat Lot: 2

ASSESSOR'S TAX NUMBER:
545600-0180

LAND USE ZONE:
R-8.4

PROJECT DESCRIPTION:
2 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. SCOPE OF WORK TO INCLUDE ADDITION TO EXISTING LIVING SPACE ON MAIN FLOOR, NEW BEDROOM ON BASEMENT LEVEL AND NEW ENTRY PORCH AND STAIRS.

CODE INFORMATION:

APPLICABLE CODES (AS AMENDED BY WA STATE, SNOHOMISH COUNTY & LOCAL JURISDICTION):

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 NATIONAL ELECTRICAL CODE
2018 UNIFORM PLUMBING CODE (UPC)
MECHANICAL CODE PER 2018 (IRC)
WASHINGTON STATE ENERGY CODE, 2018 EDITION (WSEC)
WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, 2018 EDITION (VIAQ)

OCCUPANCY: GROUP R-3 (SINGLE-FAMILY RESIDENTIAL)

PROJECT SQUARE FOOTAGES:

EXISTING RESIDENCE

(E) FIRST FLOOR LEVEL:	1,510 SF
(E) BASEMENT FLOOR LEVEL:	790 SF
(E) ATTACHED BASEMENT GARAGE:	550 SF
EXISTING TOTAL LIVING AREA:	2,300 SF

TOTAL EXISTING RESIDENCE & PROPOSED ALTERATION

(E) FIRST FLOOR LEVEL:	1,510 SF
(E) BASEMENT FLOOR LEVEL:	790 SF
(E) ATTACHED BASEMENT GARAGE:	550 SF
PROPOSED FIRST FLOOR LEVEL ADDITION:	382 SF
PROPOSED BASEMENT FLOOR LEVEL ADDITION:	304 SF
PROPOSED ENTRY PORCH AREA:	50 SF
PROPOSED TOTAL LIVING AREA:	2,986 SF

INDEX OF DRAWINGS:

T1.0	GENERAL INFORMATION & SITE PLAN
T2.0	TESC & SOIL PLAN
1 OF 1	SURVEY
A1.0	SCHEDULES & DETAILS
A2.0	DEMOLITION PLANS
A3.0	BASEMENT FLOOR PLAN & DETAILS
A4.0	FIRST FLOOR PLAN & DETAILS
A5.0	ROOF PLAN & DETAILS
A6.0	ELEVATIONS & DETAILS
A7.0	SECTIONS & DETAILS
S1.1	STRUCTURAL GENERAL NOTES
S1.2	SHEARWALL SCHEDULE & NOTES
S1.3	HOLD DOWN SCHEDULE & NOTES
S2.1	FOUNDATION PLAN
S3.1	MAIN FLOOR FRAMING PLAN
S4.1	ROOF FRAMING PLAN
S6.1	FOUNDATION DETAILS
S9.1	FRAMING DETAILS

Sterba Mironova Residence Addition
9811 SE 40th St
Mercer Island, WA 98040

Permit Set

Date:	Description:
6/4/21	Permit Intake

Project No.: 2105.00
Drawn:

GENERAL INFORMATION & SITE PLAN

Sheet No:
T1.0

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

1. VERITY WITH LOCAL JURISDICTION IF A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.
2. THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
3. BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
4. THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
5. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
6. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. VERIFY WITH LOCAL JURISDICTION FOR COMPLIANCE REQUIREMENTS.
7. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS.
8. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
9. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
10. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

THIS PLAN IS REQUIRED FOR ALL PROJECTS WITH GREATER THAN 750 SQUARE FEET OF LAND DISTURBING ACTIVITIES.

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPS) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW.

THE BMPS SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPS ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

➢ LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE WITHIN THE SITE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA). SEE DEFINITIONS BELOW. DO NOT REFERENCE AN ALTERNATE PLAN SHEET.

DEFINITIONS:

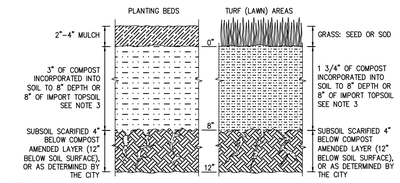
- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. THIS WILL BE MONITORED BY THE DPD SITE INSPECTOR. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION. LABEL THESE AREAS AS (ND) IN THE PLAN VIEW.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL AND THE SUBSOIL MUST BE LOOSENED SO IT WILL PROBE TO A DEPTH OF 12 INCHES PRIOR TO SITE FINAL INSPECTION. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE. LABEL THESE AREAS AS (SA) IN THE PLAN VIEW.

ESTIMATED COMPOST REQUIRED FOR SOIL AMENDMENT

_____ (SQUARE FEET) X 0.0062 = _____ (CUBIC YARDS)

AREA REQUIRING AMENDMENT (SA) — REQUIRED COMPOST

SOIL AMENDMENT

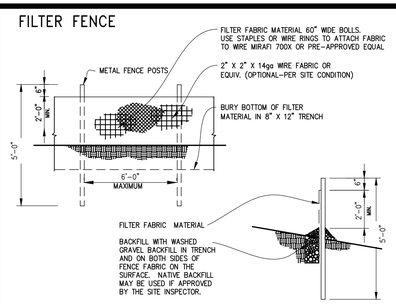


NOTES:

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE 2016 SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

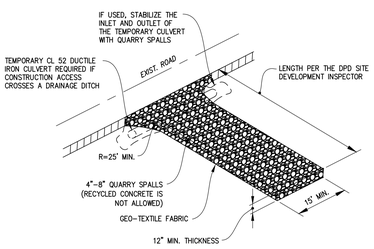
FILTER FENCE



NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: FF

STABILIZED CONSTRUCTION ACCESS



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: CE

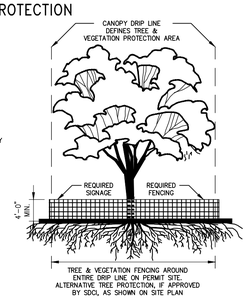
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. 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
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
7. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

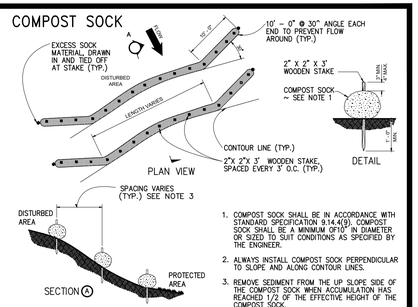
VEGETATION PROTECTION

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



SYMBOL: VEG

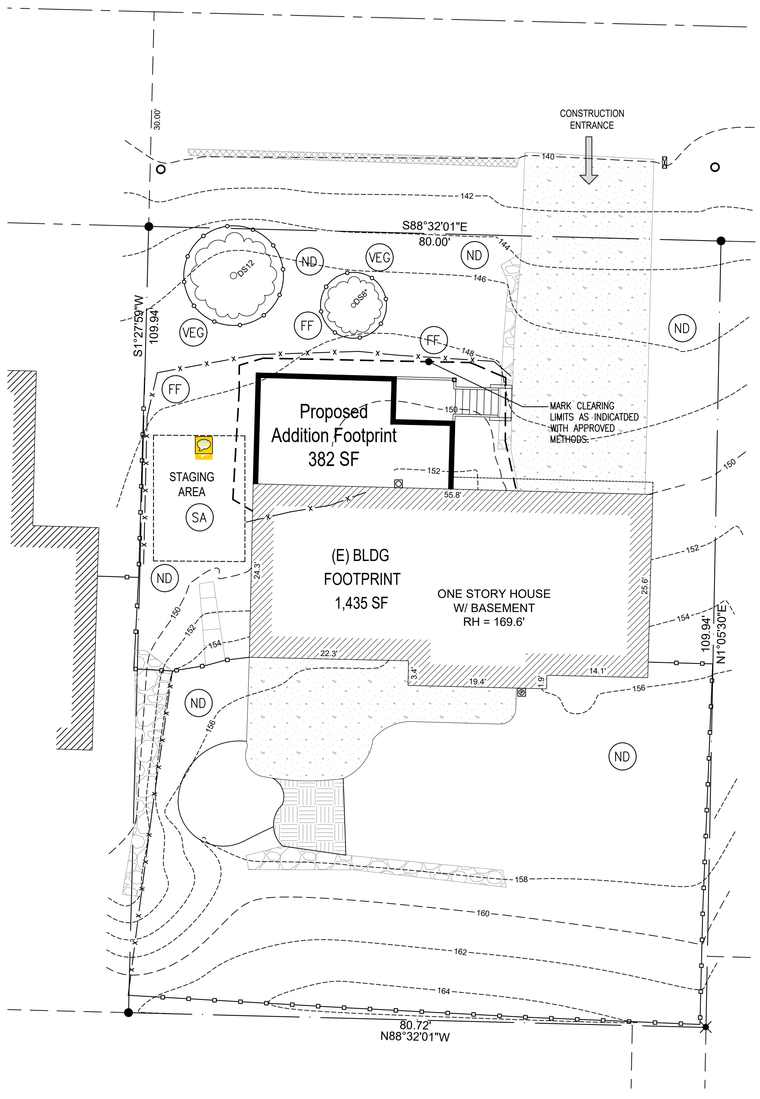
COMPOST SOCK



1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9) COMPOST SOCK SHALL BE A MINIMUM OF10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

SYMBOL: CS

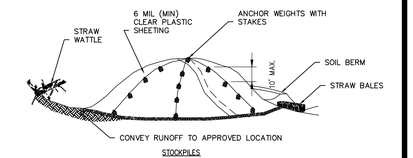
SE 40TH STREET



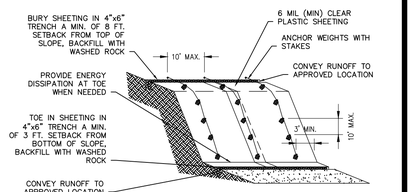
TEMPORARY EROSION & SEDIMENT CONTROL PLAN & POST CONSTRUCTION SOIL MANAGEMENT PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

STOCKPILE AND EXPOSED SLOPE COVERING



STOCKPILES



SLOPES

SYMBOL: SP

TAM Design
10040 Sand Point Way NE
Seattle, WA 98125
calvint006@gmail.com

Sterba Mironova Residence Addition

9811 SE 40th St
Mercer Island, WA 98040

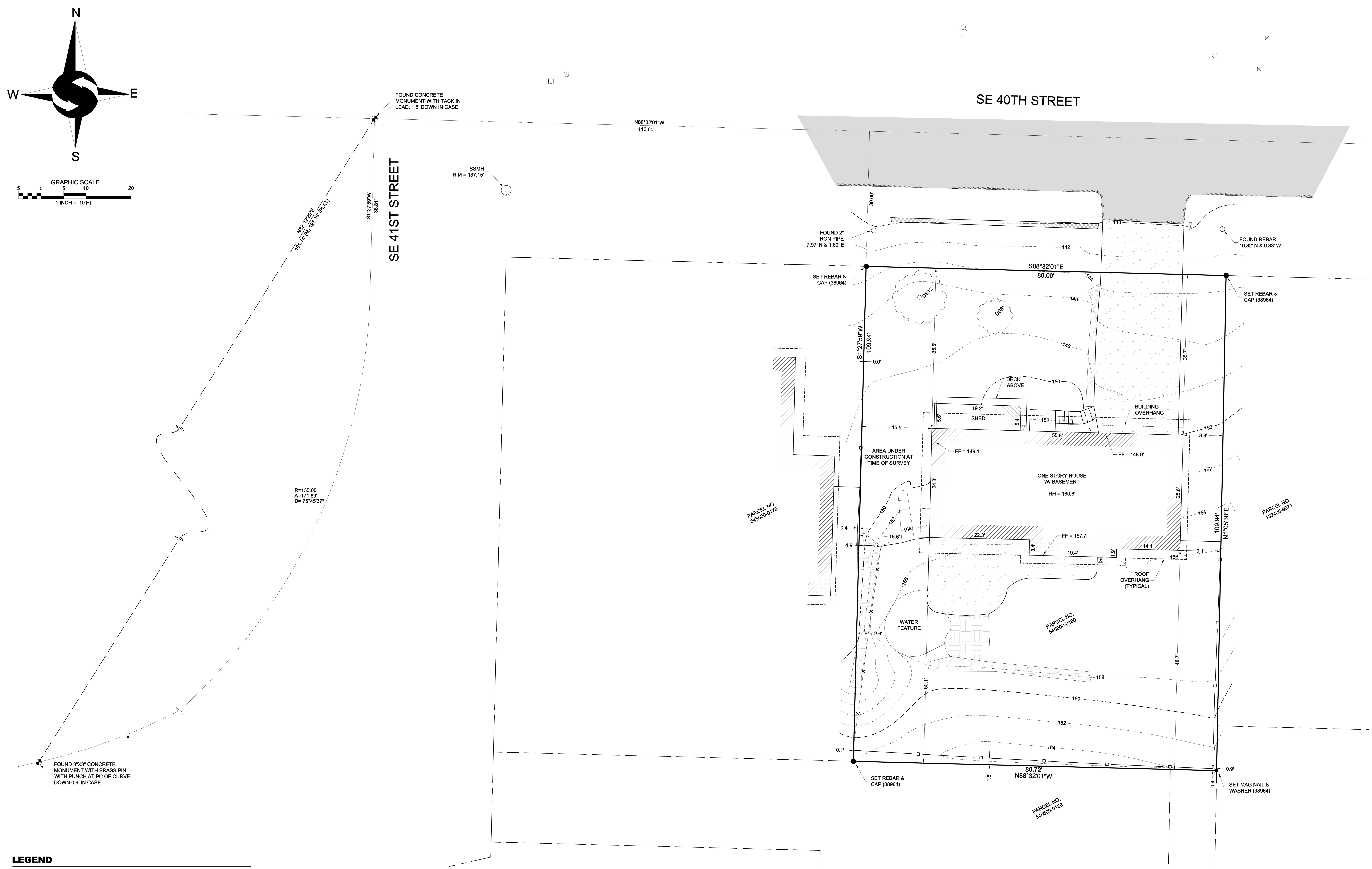
Permit Set

Date:	Description:
6/4/21	Permit Intake

Project No.: 2105.00
Drawn:

TESC & SOIL PLAN

Sheet No:
T2.0



LEGEND

FOUND MONUMENT AS DESCRIBED	CHAINLINK FENCE
FOUND REBAR AS DESCRIBED	WOOD FENCE
SET MAG NAIL AS DESCRIBED	CONCRETE WALL
SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP	ROCKERY
POWER METER	ASPHALT SURFACE
GAS METER	CONCRETE SURFACE
SANITARY SEWER MANHOLE	FLAGSTONE SURFACE
WATER VALVE	
FIRE HYDRANT	
WATER METER	DS DECIDUOUS
GAS VALVE	* INDICATES MULTI-TRUNK
MAILBOX	

LEGAL DESCRIPTION

LOT 2 IN BLOCK J OF MERCERWOOD, AS PER PLAT RECORDED IN VOLUME 52 OF PLATS, PAGES 32 AND 33, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE PLAT OF MERCERWOOD, AS PER PLAT RECORDED IN VOLUME 52 OF PLATS, PAGES 32 AND 33, RECORDS OF KING COUNTY AUDITOR.

VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A CONCRETE MONUMENT WITH TACK IN LEAD IN CASE AT THE INTERSECTION OF SE 40TH STREET AND SE 41ST STREET.

POINT ID NO. 4019;
ELEVATION: 135.118 FEET (41.184 METERS) NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.

2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.

5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	PAVEL STERBA AND ANASTASIA MIRONOVA 9811 SE 40TH STREET MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	545600-0180
PROJECT ADDRESS:	9811 SE 40TH STREET MERCER ISLAND, WA 98040
ZONING:	R-8.4
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	8,835 S.F. (0.203 ACRES) AS SURVEYED

NE 1/4, NE 1/4, SEC 18, TWP 24N, RNG 5E, W.M.

Site Surveying, Inc.
21923 NE 11th Street Sammamish, WA 98074
www.sitesurveymapping.com
Phone: 425.298.4412

DATE	REVISION	DRN

TOPOGRAPHIC SURVEY

PAVEL STERBA & ANASTASIA MIRONOVA
9811 SE 40TH STREET
MERCER ISLAND, WA 98040

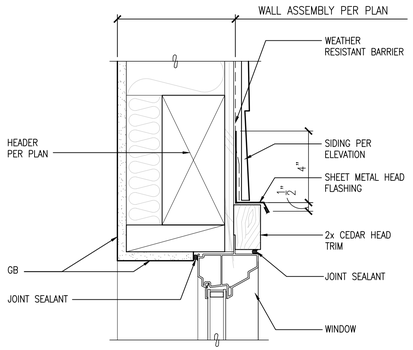
PROJECT NO. 21-174

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 4/19/2021

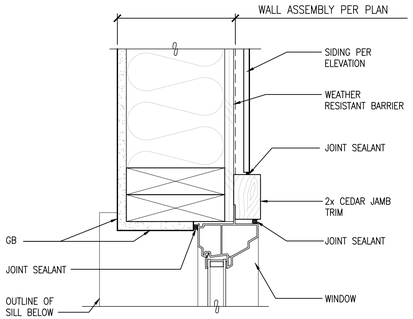
SHEET 1 OF 1

ABBREVIATIONS:

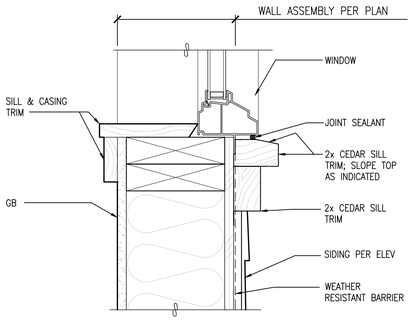
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
CIPC	CAST-IN-PLACE CONCRETE
℄	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMD	CARBON MONOXIDE DETECTOR
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DBLE	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DN	DOWN
DP	DEEP
DP	DIMENSION POINT
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
(E)	EXISTING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
EW	EACH WAY
*EW	EGRESS WINDOW
FDN	FOUNDATION
FG	FINISH GRADE
FIN	FINISH
FL	FLUSH
FLR	FLOOR
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRMG	FRAMING
FRZR	FREEZER
FT	FOOT
FTG	FOOTING
FV	FIELD VERIFY
FV	FOUNDATION VENT
GA	GAUGE
GB	GYPSUM BOARD
GLB	GLULAM BEAM
GSM	GALVANIZED SHEET METAL
HDR	HEADER
HGR	HANGER
h	HIGH
HT	HEIGHT
HVAC	HEATING, VENTILATION, & AIR-CONDITIONING
IG	INSULATED GLASS
INT	INTERIOR
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FEET
LO	LOW
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
(N)	NEW
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
O/	OVER
OC	ON CENTER
OG	OBSCURE GLAZING
OH	OVERHANG
P.L.	PROPERTY LINE
PL	PLATE
PT	POINT
PTW	PRESERVATIVE TREATED WOOD
REBAR	REINFORCEMENT BAR
REFR	REFRIGERATOR
REQD	REQUIRED
REQTS	REQUIREMENTS
RAFT	RAFTER
RO	ROUGH OPENING
R.O.W.	RIGHT-OF-WAY
RFT	RIP-TO-FIT
RTS	RIP-TO-SLOPE
RV	RIM VENT
SC	SOLID CORNER
SD	SMOKE DETECTOR
SF	SQUARE FEET
SG	SAFETY GLAZING
SHWR	SHOWER
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ FT	SQUARE FEET
SQ IN	SQUARE INCHES
STD	STANDARD
SUBFLR	SUBFLOOR
T&G	TONGUE & GROOVE
THK	THICK
TOPO	TOPOGRAPHY
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VTO	VENT TO OUTSIDE
w	WIDE
W	WASHER
W/	WITH
WC	WATER CLOSET
WFC	WOOD FRAME CONSTRUCTION
WH	WATER HEATER
WIC	WALK-IN-CLOSET
WP	WORK POINT
WWF	WELDED WIRE FABRIC



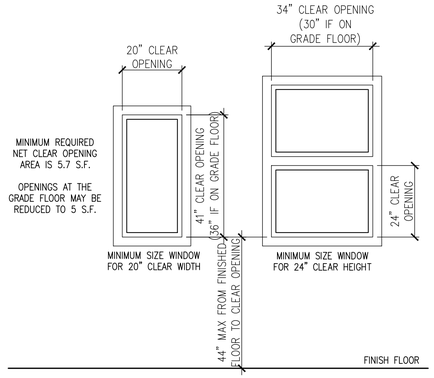
4 HEAD DETAIL
SCALE: 3"=1'-0"



3 JAMB DETAIL
SCALE: 3"=1'-0"

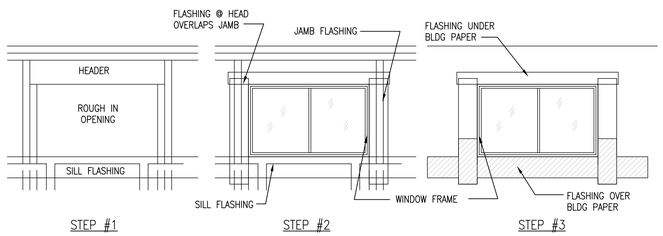


2 SILL DETAIL
SCALE: 3"=1'-0"



BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL NOT HAVE LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A COURT OR YARD THAT OPENS TO A PUBLIC WAY.

A MINIMUM RESIDENTIAL EMERGENCY EGRESS OPENING REQUIREMENTS
SCALE: 1/2"=1'-0"



FLASHING OF EXTERIOR WALL OPENINGS:

INDIVIDUALLY FLASH ALL EXTERIOR OPENINGS FOR FIXTURE SUCH AS WINDOWS, DOORS, AND VENTS TO MAKE THEM WATERRPROOF. FLASHING MATERIAL SHALL BE MOISTOP BY MANFUL. SEALANT SHALL BE COMPATIBLE AND APPROVED BY MANFUL. IN HIGH WIND AREAS W.R. GRACE ICE & WATER SHIELD SHALL BE USED, OVER SOLID BACKING. FLASHING MATERIAL AT LEAST 9" WIDE SHALL BE APPLIED IN A WEATHER BOARD FASHION, BEGINNING WITH THE SILL WITH A STRIP LONG ENOUGH TO PROJECT BEYOND THE JAMB FLASHING TO BE APPLIED. THE TWO JAMB FLASHING ARE THEN APPLIED WITH SUFFICIENT LENGTH TO EXTEND BEYOND THE SILL FLASHING, AND WITH THE SAME DISTANCE AT THE TOP.

FOR FIXTURES WITHOUT NAIL-ON FLANGES, THE FLASHING SHALL BE 12" MIN. WIDTH AND EXTEND INTO THE ROUGH FRAME AT THE SILL AND JAMB.

FOR NAIL-ON FLANGE FIXTURE, INSTALL BY PRESSING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE BOTTOM AND SIDES OF THE FIXTURE.

APPLY THE TOP HORIZONTAL FLASHING LAST, WITH SUFFICIENT LENGTH TO EXTEND BEYOND THE JAMB FLASHING. OVERLAP AND SEAL AGAINST THE THE TOP NAILING FLANGE OR G.S.M. HEAD FLASHING WITH A CONTINUOUS BEAD OF SEALANT.

APPLY REMAINING WALL SHEATHING PAPER IN A WEATHERBOARD FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP AND THE HEAD AND JAMB FLASHING BELOW.

1 TYPICAL WINDOW OPENING FLASHING REQUIREMENTS
SCALE: NTS

WHOLE HOUSE MECHANICAL VENTILATION (M1505.4):

M1505.4.1 SYSTEM DESIGN
THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.

M1505.4.2 SYSTEM CONTROLS
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

M1505.4.3 MECHANICAL VENTILATION RATE
THE WHOLEHOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1. VENTILATION RATE IN CUBIC FEET PER MINUTE = (0.01 x TOTAL SQUARE FOOT AREA OF HOUSE) + [7.5 x (NUMBER OF BEDROOMS + 1)]

EXCEPTION: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1505.4.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(2).

M1505.4.4 LOCAL EXHAUST RATES
LOCAL EXHAUST SYSTEM SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.4.

TABLE M1505.4.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA OF EXHAUST	EXHAUST RATES
KITCHEN	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOM - TOILET ROOMS	50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

For SI: 1 cubic foot per minute = 0.0004719 m^3/s.

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
	AIRFLOW IN CFM				
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

For SI: 1 square foot = 0.0929 m2, 1 cubic foot per minute = 0.0004719 m^3/s.

TABLE M1505.4.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS[a, b]

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR[a]	4	3	2	1.5	1.3	1.0

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

b. Extrapolation beyond the table is prohibited.

ENERGY CODE COMPLIANCE NOTES:

2018 WASHINGTON STATE ENERGY CODE CHAPTER 4
PRESCRIPTIVE COMPONENT TABLE R402.1.1 - ZONE 4C

LOCATION	INSULATION REQUIREMENTS
FENESTRATION (UNLIMITED)	U=0.30 OR BETTER
SKYLIGHT (UNLIMITED)	U=0.50 OR BETTER
GLAZING FENESTRATION SHGC	NR
CEILING	R-49
CEILING VAULTED	R-38
WOOD FRAME WALL	R-21 INT
MASS WALL	R-21
FLOOR	R-30
BELOW-GRADE WALL	R-10/15/21 INT-TB
SLAB	R-10, 2 FT.
WINDOW & DOOR HEADERS	R-10 MIN

NOTE:
1) R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOORS. SEE SECTION R402.2.9.1.

2) R7.5 CONTINUOUS INSULATION INSTALLED OVER AN EXISTING SLAB IS DEEMED TO BE EQUIVALENT TO THE REQUIRED PERIMETER SLAB INSULATION WHEN APPLIED TO EXISTING SLABS COMPLYING WITH SECTION R503.1.1.

ENERGY CREDITS CODE COMPLIANCE NOTES:

2018 WASHINGTON STATE ENERGY CODE CHAPTER 4
ADDITIONAL ENERGY EFFICIENCY REQUIREMENT PER SECTION R406.2

PROJECT TO MEET "SMALL DWELLING UNIT" REQUIREMENTS OF 3.0 CREDITS

FROM TABLE 406.2 ENERGY CREDITS:

OPTION 4: DHP WITH ZONAL ELECTRIC RESISTANCE PER OPTION 3.4 0.5 CREDITS

OPTION 3.4: HIGH EFFICIENCY HVAC 1.5 CREDITS
DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10.0 SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT.

OPTION 5.1: EFFICIENT WATER HEATING 1.0 CREDITS
WATER HEATING SYSTEM SHALL BE ENERGY STAR RATED GAS OR PROPANE HEATER WITH MINIMUM UEF OF 0.91

DOOR SCHEDULE (MFR & MODEL OR EQUAL)

IDEN	TYPE	DOOR SIZE		ROUGH OPENING		MATERIAL	QUANTITY	TOTAL AREA	U-FACTOR (MIN OR BETTER NFRC-CERTIFIED)	MFR	NOTES
		WIDTH	HEIGHT	WIDTH	HEIGHT						
D01	PAIRED PANEL	5'-6"	6'-8"	5'-8"	6'-10"	FIBERGLASS WOODCLAD	1	36.7 SF	0.30	TBD	FULL LITE; SAFETY GLAZING
D02	PAIRED PANEL	5'-0"	6'-8"	5'-2"	6'-10"	WOOD	1	-	-	TBD	
D03	PAIRED BI-FOLD	5'-0"	6'-8"	5'-1"	6'-10"	WOOD	1	-	-	TBD	
D04	BI-FOLD	3'-0"	6'-8"	3'-1"	6'-10"	WOOD	1	-	-	TBD	

NOTES:
(1)

SPECIFICATION:
(A)

WINDOW SCHEDULE (MFR & MODEL OR EQUAL)

IDEN	TYPE	MATERIAL	SIZE		ROUGH OPENING		QUANTITY	TOTAL AREA	SPEC	DESCRIPTION
			WIDTH	HEIGHT	WIDTH	HEIGHT				
W01	COMBO	VINYL	2'-6"	VARIES	2'-6"	VARIES	1	19.23 SF	(A)	REFER TO ELEVATION ON SHEET A6.0 - CASEMENT/FIXED (SAFETY GLAZING)
W02	COMBO	VINYL	4'-0"	VARIES	4'-0"	VARIES	1	33.42 SF	(A)	REFER TO ELEVATION ON SHEET A6.0 - FIXED/FIXED (SAFETY GLAZING)
W03	COMBO	VINYL	4'-0"	VARIES	4'-0"	VARIES	1	33.42 SF	(A)	REFER TO ELEVATION ON SHEET A6.0 - FIXED/FIXED (SAFETY GLAZING)
W04	COMBO	VINYL	2'-6"	VARIES	2'-6"	VARIES	1	19.23 SF	(A)	REFER TO ELEVATION ON SHEET A6.0 - CASEMENT/FIXED (SAFETY GLAZING)
W05	CASEMENT	VINYL	2'-6"	5'-0"	2'-6"	5'-0"	1	12.50 SF	(A)	
W06	FIXED	VINYL	6'-0"	8'-5.5"	6'-0"	8'-5.5"	1	42.29 SF	(A)	
W07	CASEMENT	VINYL	2'-6"	5'-0"	2'-6"	5'-0"	1	12.50 SF	(A)	
W08	FIXED	VINYL	5'-6"	2'-0"	5'-6"	2'-0"	1	11.00 SF	(A)	
W09	FIXED	VINYL	3'-0"	5'-8"	3'-0"	5'-8"	1	17.00 SF	(A)	(SAFETY GLAZING)
W10	FIXED	VINYL	3'-0"	6'-6"	3'-0"	6'-6"	1	19.50 SF	(A)	
						TOTAL QUANTITY	10	220.09 SF	TOTAL AREA (SQUARE FEET)	

NOTES:
(1)

SPECIFICATION:
(A) ALL GLAZING TO HAVE U-FACTOR = 0.30 MAX OR BETTER; NFRC-CERTIFIED (ENERGY CREDIT OPTION 1.3)

TAM Design
10040 Sand Point Way NE
Seattle, WA 98125
calvint006@gmail.com

Sterba Mironova Residence Addition
9811 SE 40th St
Mercer Island, WA 98040

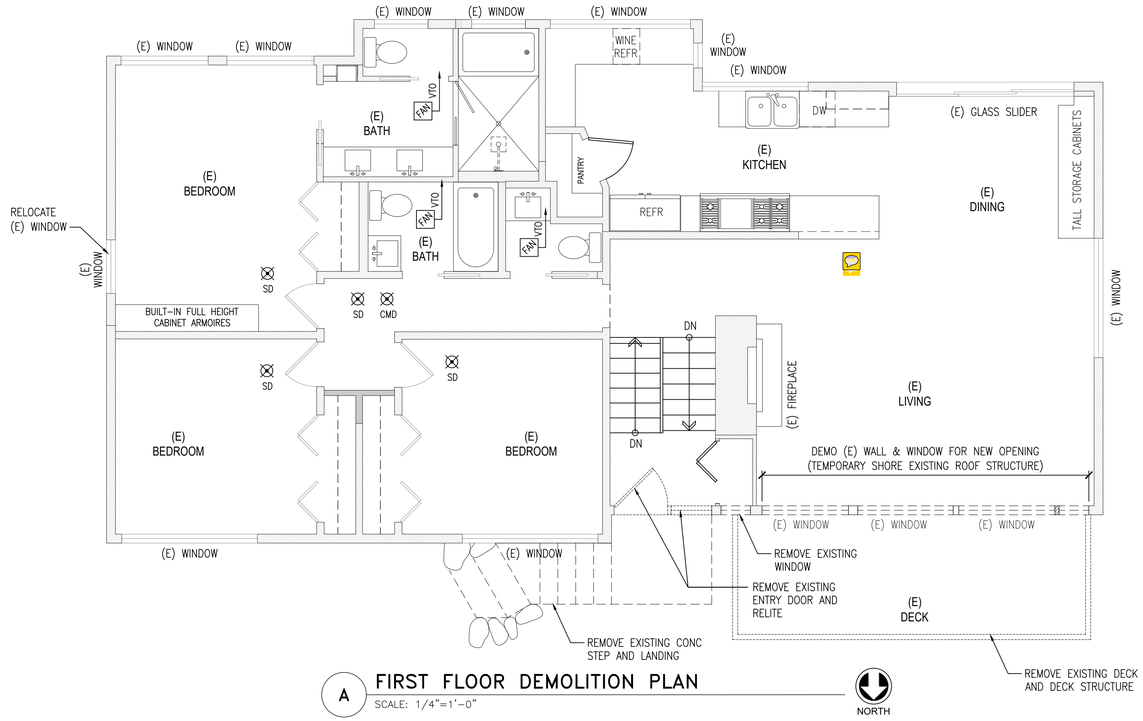
Permit Set

Date:	Description:
6/4/21	Permit Intake

Project No.: 2105.00
Drawn:

SCHEDULES & DETAILS

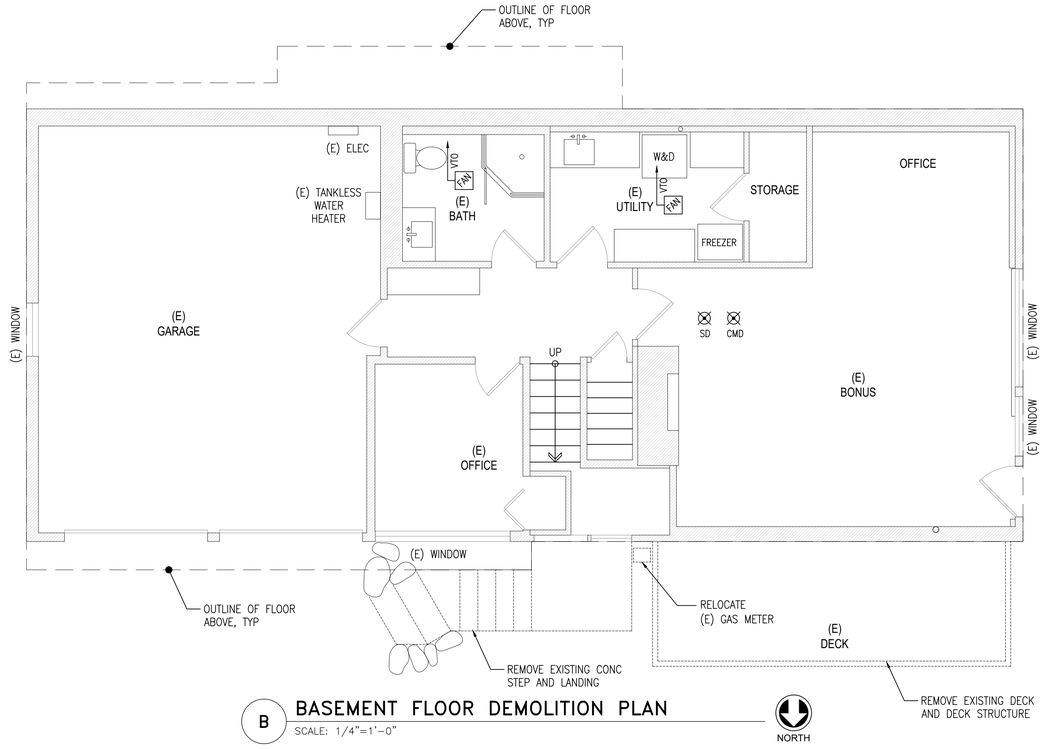
Sheet No:
A1.0



A FIRST FLOOR DEMOLITION PLAN

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

NORTH



B BASEMENT FLOOR DEMOLITION PLAN

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

NORTH

DEMOLITION NOTES:

1. DAMAGE TO EXISTING MATERIALS & FINISHES NOT SCHEDULED FOR DEMOLITION SHALL BE RESTORED TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE. ALL MATERIALS TO MATCH EXISTING IN COLOR, FINISH & QUALITY.
2. REMOVE ALL HANGERS, NAILS, WALL ANCHORS, TAPE, & FASTENERS FROM WALLS. PATCH & PAINT REMAINING WALLS WHERE CASEWORK, SHELVING, COATHOOKS, WALLS, WALL ANCHORS, TRIM, ETC. ARE REMOVED. CLEAN ALL WALLS THROUGHOUT AREA OF WORK PRIOR TO PAINTING.
3. PATCH REMAINING WALLS WHERE BASE REMOVED AS REQUIRED FOR INSTALLATION OF NEW BASE.

LEGEND

- (E) WALL TO REMAIN
- (E) PERIMETER BASEMENT WALL TO REMAIN
- (E) WALL OR IMPROVEMENT TO BE DEMOLISHED
- (E) DOOR TO BE SALVAGED OR REMOVED
- (E) DOOR TO REMAIN

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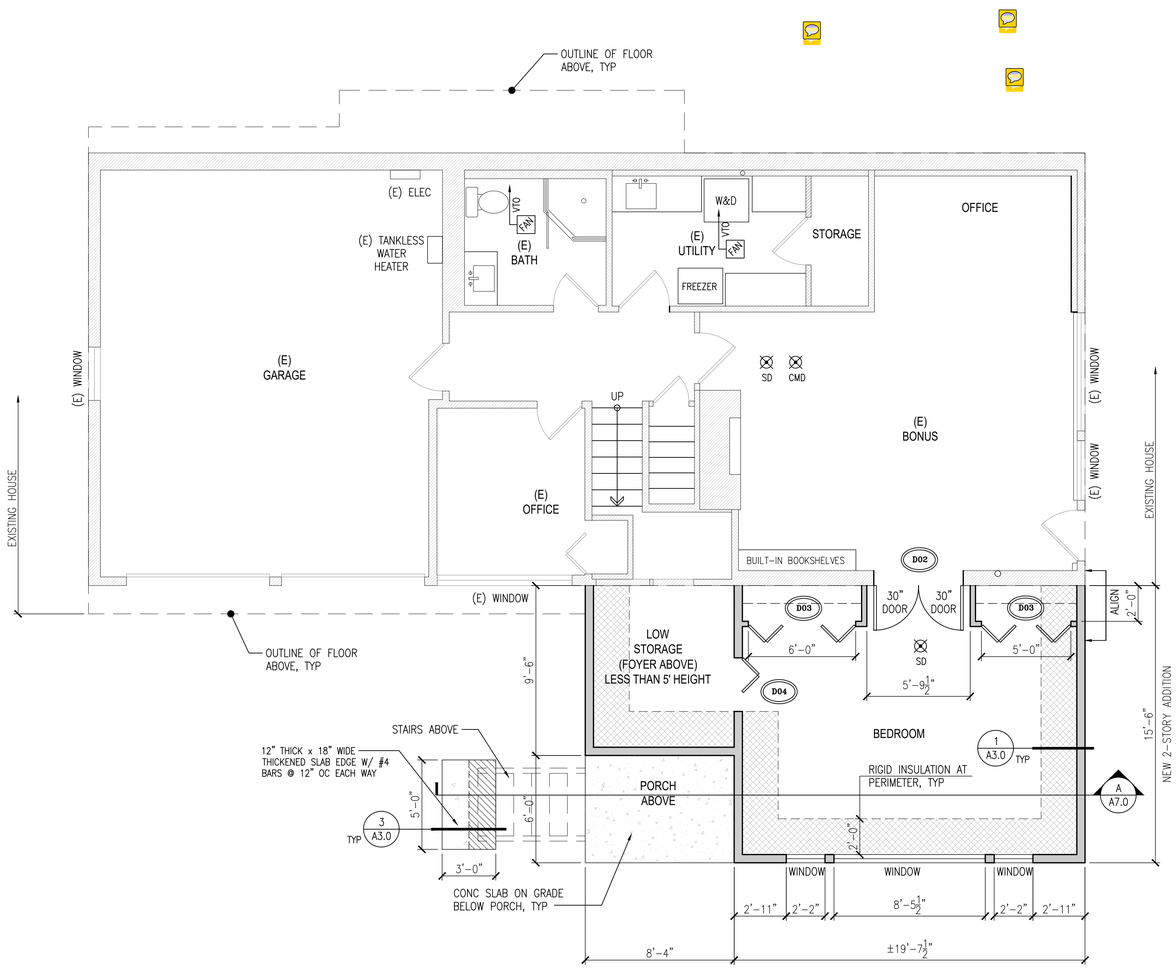
Date:	Description:
6/4/21	Permit Intake

Project No.: 2105.00
Drawn:

DEMOLITION PLAN

Sheet No:
A2.0



A BASEMENT FLOOR ADDITION PLAN

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

NORTH

0 5 10

GRAPHIC SCALE

FLOOR PLAN NOTES:

MATERIALS

A. ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16" OC.

B. ALL INTERIOR WALLS TO BE 2x4 STUDS @ 16" OC.

C. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.

D. WALL SHEATHING TO BE 1/2" PLYWOOD WITH SPAN RATING OF 24/16.

E. ALL HDR PER STRUCTURAL.

REQUIREMENTS

1. PROVIDE FIREBLOCKING PER SECTION R602.8.
2. NTERCONNECT SMOKE ALARMS AND PROVIDE PRIMARY & BACKUP POWER PER SECTION R313.

LEGEND

- (E) WALL TO REMAIN
- NEW 2x WOOD FRAME CONSTRUCTION
- SD — SMOKE DETECTOR (IRC – SECTION R314)
- CMD — CARBON MONOXIDE DETECTOR (IRC – SECTION R315)
- VTO / FAN — EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR

FOUNDATION PLAN NOTES:

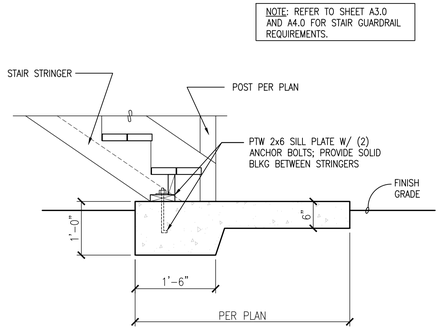
MATERIALS

A. LUMBER IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED WOOD.

B. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.

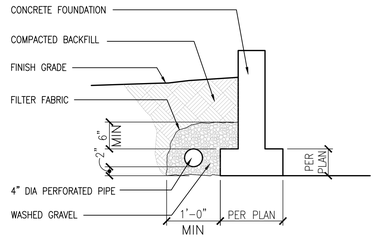
REQUIREMENTS

1. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
2. REROUTE & EXTEND EXISTING STORMWATER TIGHTLINE SYSTEM AS NECESSARY TO ACCOMODATE NEW AND ABANDONED DOWNSPOUTS.
3. PROVIDE FOUNDATION DRAINAGE SYSTEM ALONG EXTERIOR PERIMETER OF ALL FOUNDATION WALLS ENCLOSING THE NEW SPACE. INTEGRATE WITH AND ADJUST EXISTING FOUNDATION DRAINAGE SYSTEM AS APPLICABLE. CONNECT TO STORM WATER TIGHTLINE SYSTEM DOWNSTREAM FROM TIGHTLINE SERVING DOWNSPOUTS.



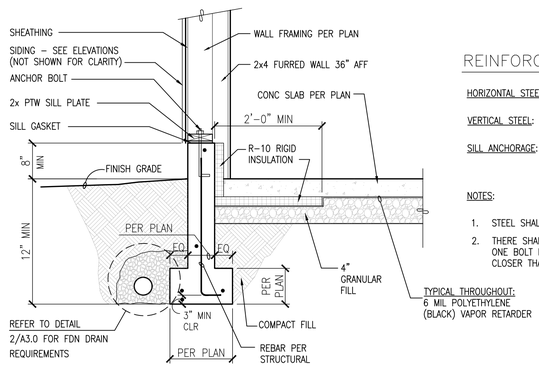
3 DETAIL

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



2 FOUNDATION DRAINAGE SYSTEM

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



1 DETAIL

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

REINFORCEMENT SPECIFICATIONS:

HORIZONTAL STEEL: PER STRUCTURAL DETAILS

VERTICAL STEEL: PER STRUCTURAL DETAILS

SILL ANCHORAGE: 5/8" DIA x 10" LONG GALVANIZED ANCHOR BOLTS @ 6'-0" OC MAX; PROVIDE 1/4" THK x 3" SQUARE PLATE WASHERS BETWEEN SILL PLATE AND NUT TYP, UNO IN SHEARWALL SCHEDULE

NOTES:

1. STEEL SHALL BE PLACED WITHIN CENTER OF FOUNDATION WALL.
2. THERE SHALL BE A MINIMUM OF (2) ANCHOR BOLTS PER FOUNDATION SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH FOUNDATION SILL PLATE BUT NO CLOSER THAN 4". EMBED ANCHOR BOLTS 7" MIN.

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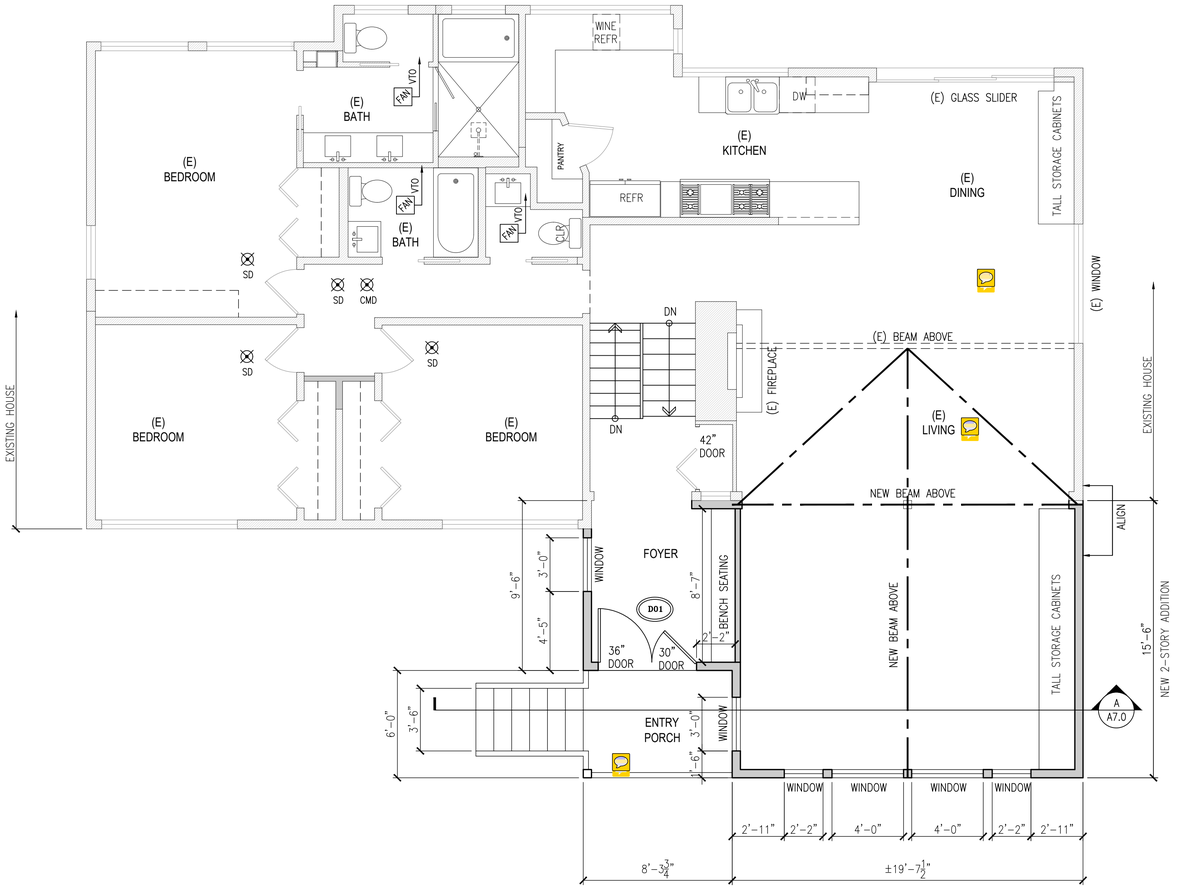
BASEMENT FLOOR PLAN & DETAILS

Sheet No:

A3.0



A FIRST FLOOR ADDITION PLAN

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

NORTH

0 5 10

GRAPHIC SCALE

FLOOR PLAN NOTES:

MATERIALS

A. ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16" OC.

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E. ALL HDR PER STRUCTURAL.

REQUIREMENTS

1. PROVIDE FIREBLOCKING PER SECTION R602.8.
2. NTERCONNECT SMOKE ALARMS AND PROVIDE PRIMARY & BACKUP POWER PER SECTION R313.

LEGEND

- (E) WALL TO REMAIN
- NEW 2x WOOD FRAME CONSTRUCTION
- SD — SMOKE DETECTOR (IRC – SECTION R314)
- CMD — CARBON MONOXIDE DETECTOR (IRC – SECTION R315)
- VTO FAN — EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR

TAM Design
10040 Sand Point Way NE
Seattle, WA 98125
calvint006@gmail.com

Sterba Mironova Residence Addition

9811 SE 40th St
Mercer Island, WA 98040

Permit Set

Date:	Description:
6/4/21	Permit Intake

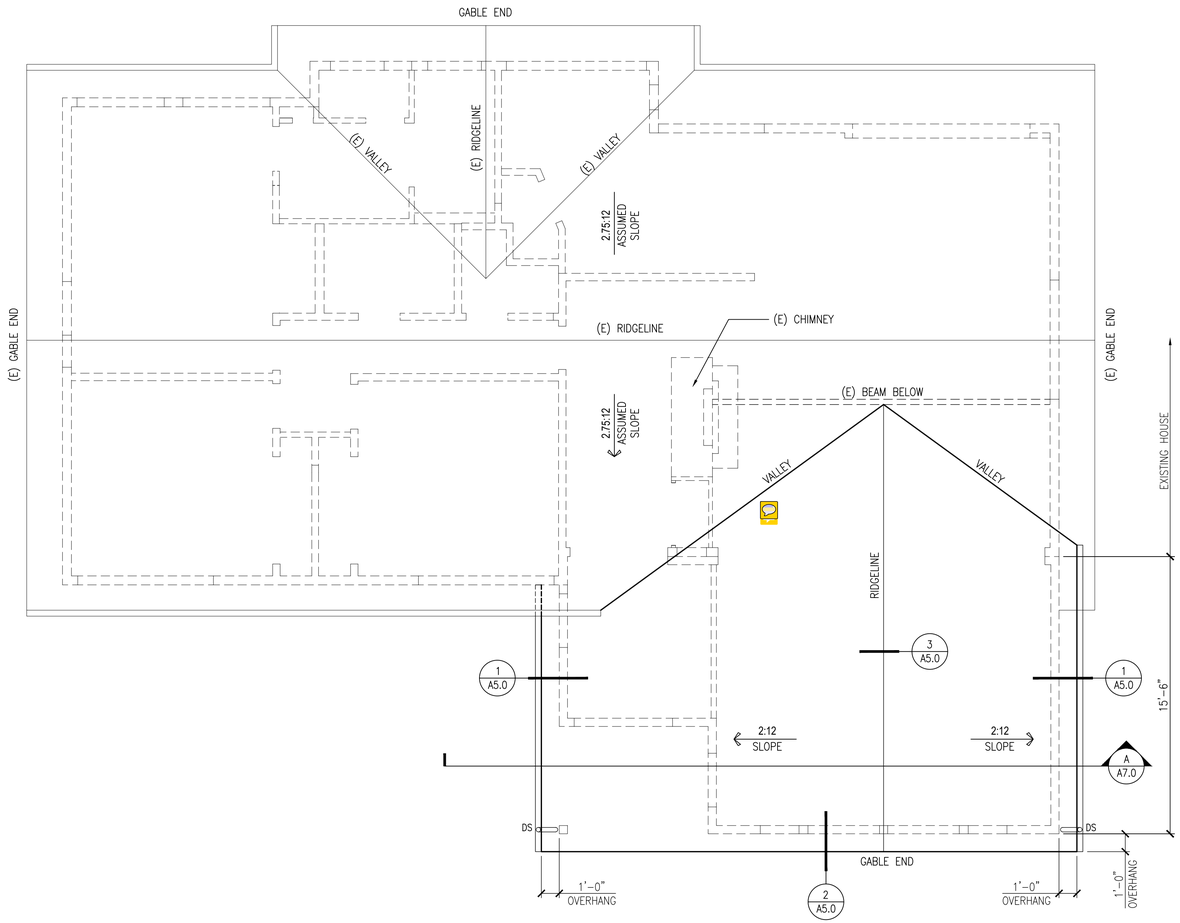
Project No.: 2105.00

Drawn:

FIRST FLOOR PLAN & DETAILS

Sheet No:

A4.0



A ROOF ADDITION PLAN

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

NORTH

0 5 10

GRAPHIC SCALE

ROOF PLAN NOTES:

MATERIALS

A. NEW TPO SINGLE PLY MEMBRANE INSTALL PER MFR'S REQUIREMENTS.

B. ROOF FRAMING – MEMBER SIZE AND SPACING PER PLAN & DETAILS.

C. ROOF DECKING TO BE 1/2" EXTERIOR GRADE ROOF SHEATHING WITH 32/16 SPAN RATING.

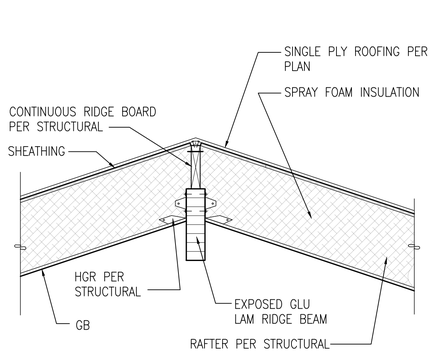
D. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.

REQUIREMENTS

1. THEMOPLASTIC SINGLE-PLY ROOFING SHALL COMPLY WITH R905.13.
2. THEMOPLASTIC SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
3. THEMOPLASTIC SINGLE-PLY ROOF COVERING SHALL COMPLY WITH ASTM D4434, D6754 OR D6878.
4. UNDERLAYMENT PER MANUFACTURER'S REQUIREMENTS.
5. SPRAYED POLYURETHANE FOAM ROOFING SHALL COMPLY WITH R905.14 AND MANUFACTURER'S REQUIREMENTS.
6. SPRAYED-APPLIED POLYURETHANE FOAM INSULATION SHALL COMPLY WITH ASTM C1029, TYPE III OR IV OR ASTM D7425.
7. PROVIDE FIREBLOCKING PER SECTION R602.8.

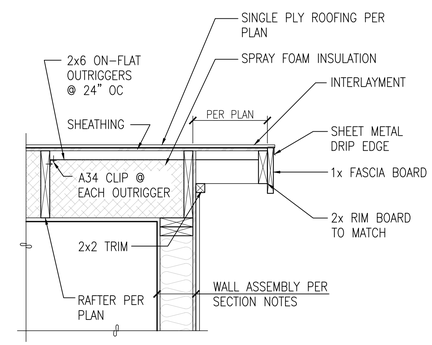
ROOF VENTILATION CALCULATION:
2018 INTERNATIONAL RESIDENTIAL CODE (SECTION R806 ROOF VENTILATION)

SPRAYED POLYURETHANE FOAM WILL BE USED FOR ROOF INSULATION REQUIREMENT ON THIS PROJECT. ROOF VENTILATION NOT REQUIRED.



3 DETAIL

SCALE: 1"=1'-0"



2 DETAIL

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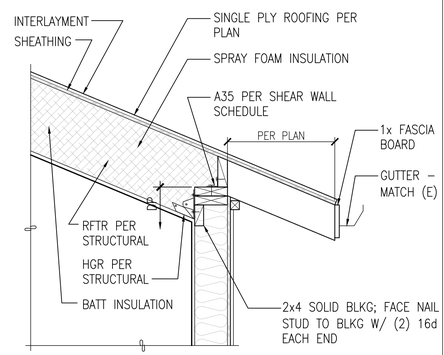

1 DETAIL

SCALE: 1"=1'-0"

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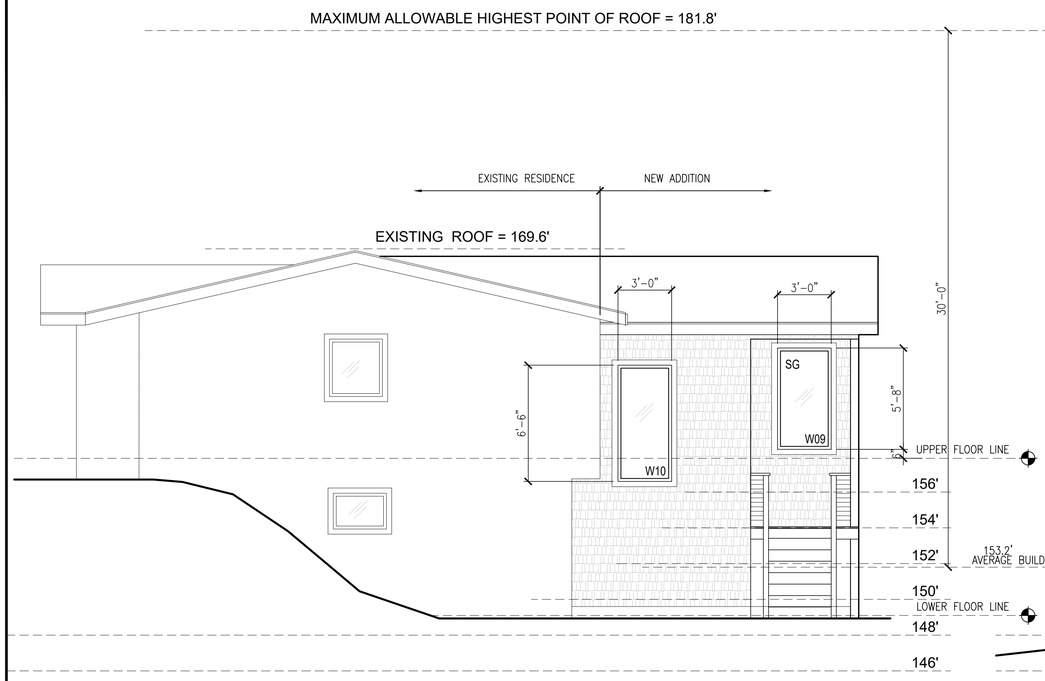
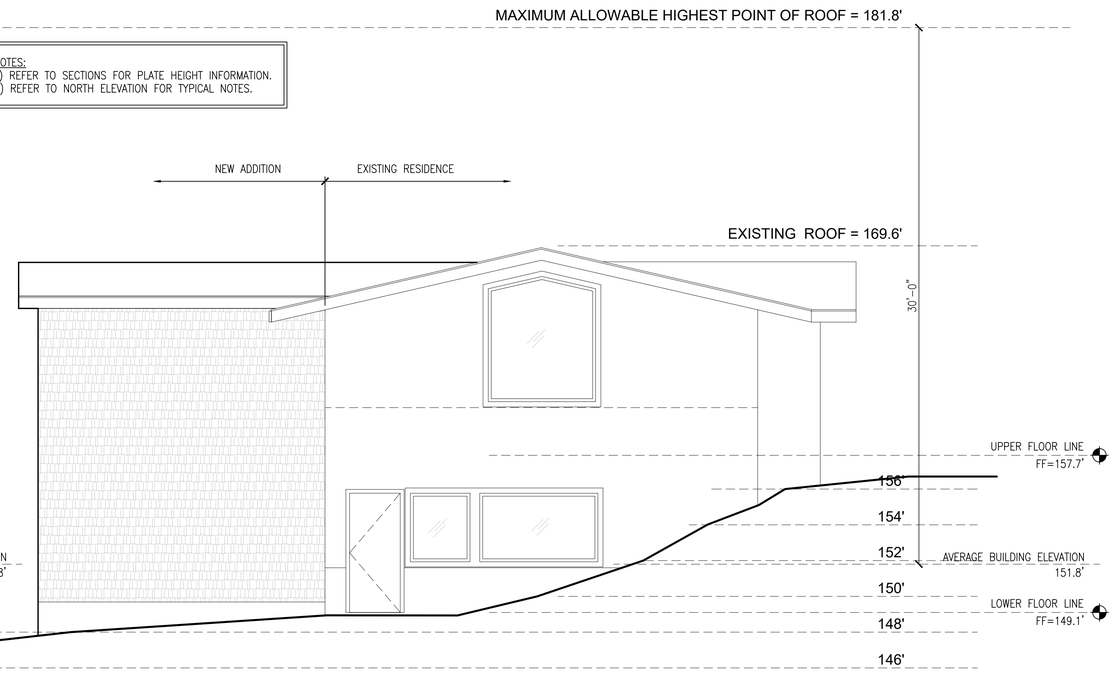
ROOF PLAN & DETAILS

Sheet No:
A5.0

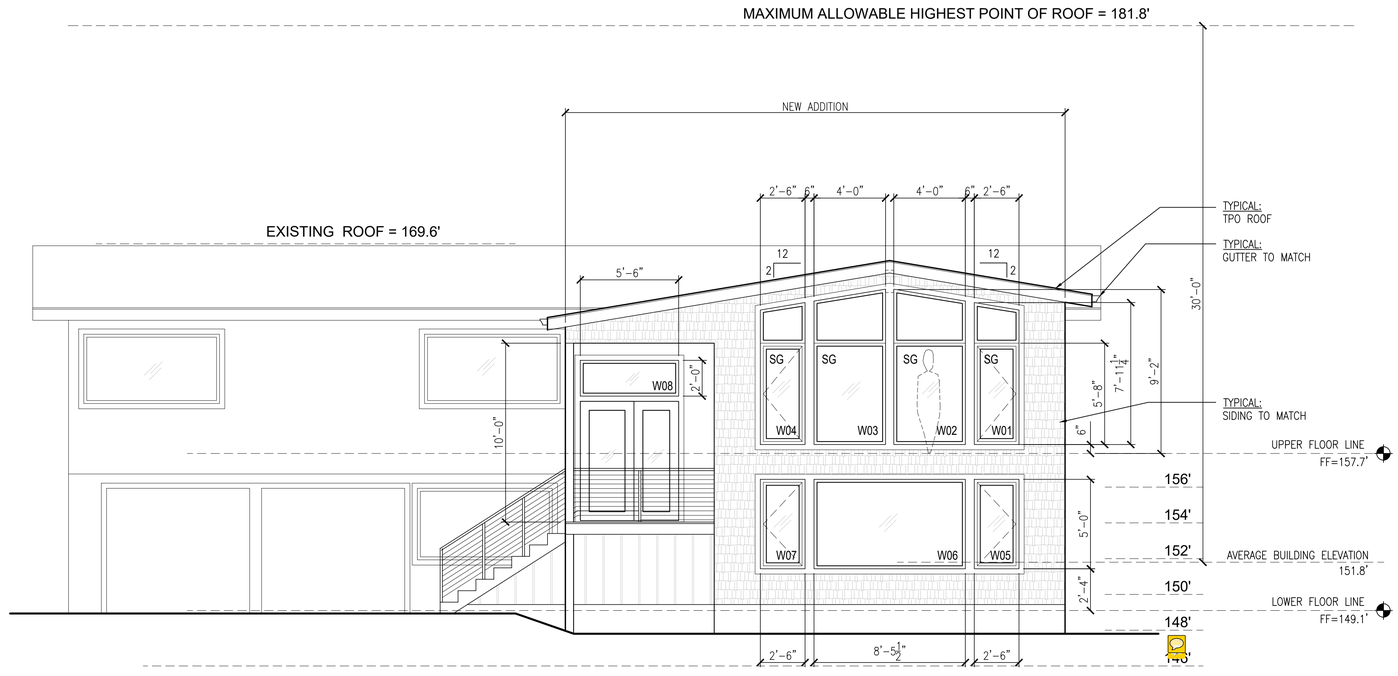


C EAST ELEVATION
SCALE: 1/4"=1'-0"

NOTES:
1) REFER TO SECTIONS FOR PLATE HEIGHT INFORMATION.
2) REFER TO NORTH ELEVATION FOR TYPICAL NOTES.



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



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

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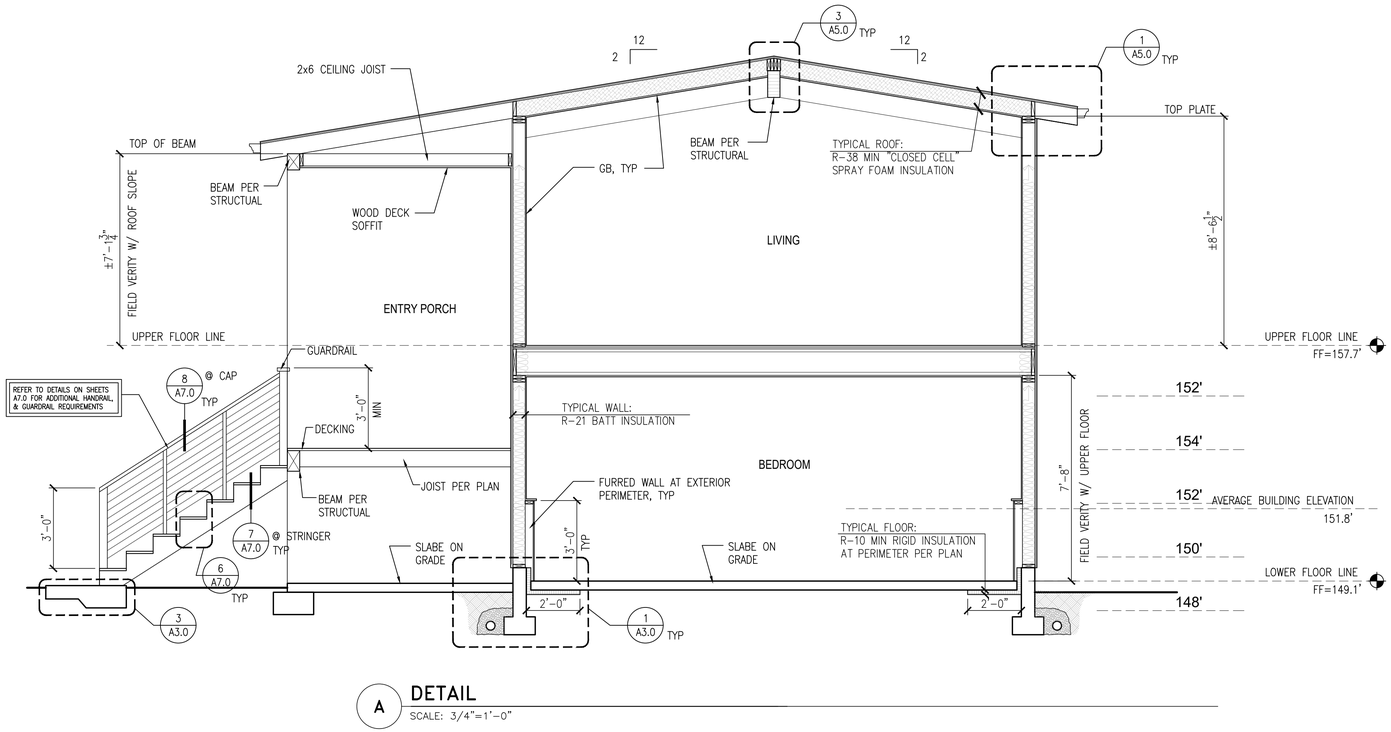
ELEVATIONS & DETAILS

Sheet No:
A6.0



A **DETAIL**
SCALE: 3/4"=1'-0"

SECTION NOTES:

TYPICAL ROOF CONSTRUCTION

- THEMOPLASTIC SINGLE-PLY ROOFING (PER R905.13).
- (1) LAYER OF UNDERLAYMENT (PER R905.2.2).
- 1/2" EXTERIOR GRADE ROOF SHEATHING.
- ROOF FRAMING PER PLAN.
- R-38 SPRAY FOAM INSULATION AT RAFTERS.
- 5/8" GB.

TYPICAL WALL CONSTRUCTION

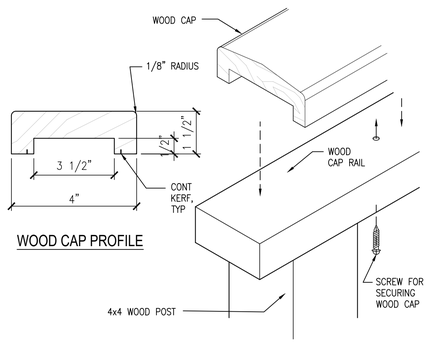
- SIDING PER ELEVATIONS.
- WEATHER-RESISTANT BARRIER MEMBRANE.
- 1/2" EXTERIOR GRADE SHEATHING.
- 2x STUDS @ 16" OC (SEE PLAN FOR SIZE).
- R-21 BATT INSULATION.
- 1/2" GB

TYPICAL FLOOR/CEILING CONSTRUCTION

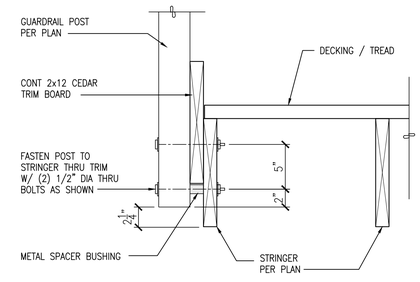
- FLOOR FINISHES PER OWNER.
- 3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED OVER FLOOR JOISTS.
- FLOOR JOISTS PER PLAN.
- 5/8" GB.

TYPICAL FLOOR CONSTRUCTION

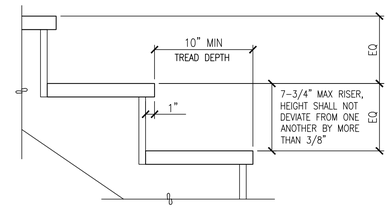
- FLOOR FINISHES PER OWNER.
- 4" CONCRETE SLAB ON GRADE.
- 6 MIL VAPOR RETARDER.
- 4" GRANULAR FILL.
- COMPACT FILL.



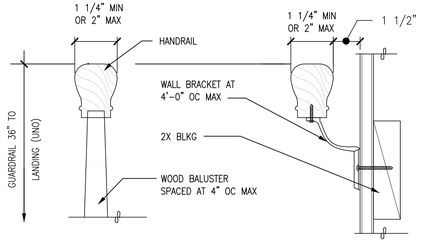
8 **DETAIL - CAP AND CAP SUPPORT**
SCALE: NTS

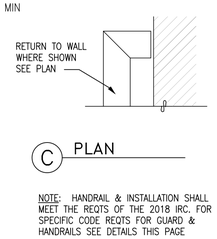


7 **STRINGER DETAIL**
SCALE: 1-1/2"=1'-0"



6 **TYPICAL TREAD/RISER DETAIL**
SCALE: 1-1/2"=1'-0"





NOTE: HANDRAIL & INSTALLATION SHALL MEET THE REQTS OF THE 2018 IRC. FOR SPECIFIC CODE REQTS FOR GUARD & HANDRAILS SEE DETAILS THIS PAGE

3 **TYPICAL HANDRAIL REQUIREMENT**
SCALE: NTS

HANDRAIL AND GUARDRAILS SHALL BE CONSTRUCTED AS FOLLOWS:

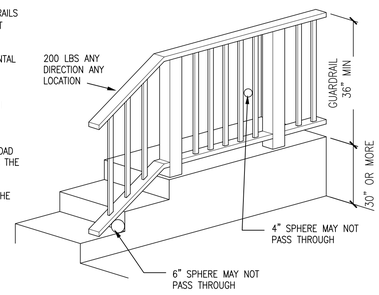
GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT. HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH AS A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER & BOTTOM SHALL BE SUCH AS A 6" DIAMETER SPHERE CANNOT PASS THROUGH.

THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THE BUILDING CODE AND IS ONLY AN AID FOR CONSTRUCTION



2 **TYPICAL HANDRAIL / GUARDRAIL DETAIL**
SCALE: NTS

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SECTION
&
DETAILS

Sheet No:
A7.0

STRUCTURAL NOTES

01000: GENERAL REQUIREMENTS
THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS NOT SHOWN. CONSULT MECHANICAL PLANS FOR DUCTS AND PIPES ETC. NOT SHOWN.

THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT 1-800-424-5555.

01100: CODE REQUIREMENTS
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF MERCER ISLAND.

01200: DESIGN LOADS (RE: S9.1)
LIVE LOADS

ROOF LIVE	20 PSF
FLOORS (RESIDENTIAL)	40 PSF
DECK	60 PSF

SNOW LOAD DESIGN DATA:

Pg = 20 PSF, Pf = 14 PSF, Ce = 1.0, Is = 1.0, Ct = 1.0

ROOF RAIN-ON-SNOW	25 PSF

AUXILLARY LOAD:

ROOF SOLAR-READY	5 PSF (ENTIRE ROOF)

WIND DESIGN DATA:

BASIC WIND SPEED:	110 MPH (3-SECOND GUST)
WIND IMPORTANCE FACTOR:	Iw = 1.0
WIND EXPOSURE:	EXPOSURE C
TOPOGRAPHICAL FACTOR:	Kzt = 1.3
INTERNAL PRESSURE COEFFICIENT:	GCpi = +/- 0.18
COMPONENT/CLADDING WIND PRESSURE:	P(C) = 42 PSF*Kzt (ULT)

EARTHQUAKE DESIGN DATA (BOTH BUILDINGS):

SEISMIC IMPORTANCE FACTOR:	Ie = 1.0
SPECTRAL RESPONSE ACCELERATIONS:	Ss = 1.402, S1 = 0.488
SITE CLASS:	SITE CLASS D
SPECTRAL RESPONSE COEFFICIENTS:	SDS = 1.122 SD1 = NULL
SEISMIC DESIGN CATEGORY:	SEISMIC DESIGN CATEGORY D
BASIC FORCE RESISTING SYSTEM:	BEARING WALL SYSTEM
RESPONSE MODIFICATION FACTOR:	R = 6.5 (LIGHT FRAME WALLS)
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

01300: FOUNDATIONS
ASSUMED 1500 PSF ALLOWABLE SOIL BEARING PRESSURE. FILLS TO BE 95% MODIFIED PROCTOR PER ASTM D-1557. ALL NEW EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 18 INCHES BELOW LOWEST ADJACENT GRADE. PROVIDE A MINIMUM OF 8" FROM EXISTING GRADE TO WOOD SIDING OR PLATES THAT DO NOT HAVE A NATURAL RESISTANCE TO DECAY. ALL FOUNDATIONS SHALL BE FOUNDED ON COMPETENT NATIVE MATERIAL.

FOUNDATIONS HAVE BEEN DESIGNED WITH THE FOLLOWING PARAMETERS:

ACTIVE EARTH PRESSURE (YIELDING)	35 PCF
ACTIVE EARTH PRESSURE (AT-REST)	55 PCF
PASSIVE EARTH PRESSURE	250 PCF
COEFFICIENT OF FRICTION	0.35
SOIL PROFILE	SITE CLASS D

NO FOOTINGS SHALL BE FOUNDED ON OR ABOVE LOOSE, ORGANIC OR EXISTING FILL SOILS. THE SAND SUBGRADE SHALL BE COMPACTED OR CLEANED OF LOOSE OR DISTURBED SOIL.

01330: SHOP DRAWING SUBMITTAL PROCESS
SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS DIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED WASHINGTON STATE STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE APPROPRIATE JURISDICTION FOR APPROVAL PRIOR TO FABRICATION.

SHOP DRAWINGS SHALL BE REQUIRED FOR THE FOLLOWING:
1. PREFABRICATED WOOD I-JOIST

CALCULATIONS BEARING THE SEAL AND SIGNATURE OF A LICENSED WASHINGTON STATE STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS FOR PREFABRICATED PLATED WOOD TRUSSES.

01400: INSPECTIONS AND SPECIAL INSPECTIONS
THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

SPECIAL INSPECTIONS ARE NOT REQUIRED FOR GROUP R-3 OCCUPANCIES UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL.

01401: STRUCTURAL OBSERVATION
STRUCTURAL OBSERVATION IS NOT REQUIRED.

01700: EXECUTION REQUIREMENTS
INSTALLATION OF ALL STRUCTURAL COMPONENTS SHALL BE AS REQUIRED PER ALL LOCAL CODES.

02000: SITE CONSTRUCTION
ALL SITE CONSTRUCTION SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AS NOTED IN THE GEOTECHNICAL ENGINEERING REPORT (SEE SECTION 01300) AND IN SUBSEQUENT DIRECTIVES.

02260: EXCAVATION SUPPORT AND PROTECTION
EXCAVATION FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE.

EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS.

INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS.

02300: BACKFILL AND COMPACTION
BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND OF ANY DEBRIS. BACKFILL BEHIND ALL WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS.

02832: SEGMENTAL RETAINING WALLS
SEGMENTAL RETAINING WALLS AND MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALLS SHALL BE DESIGNED BY OTHERS.

03000: CONCRETE
CONCRETE CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SHALL COMPLY WITH ACI 318 SECTION 3.6. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL HAVE AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC SECTION 1904.2. THE USE OF WATER SOLUBLE CHLORIDE ION SHALL NOT BE USED.

THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO ENGINEER OF RECORD FOR APPROVAL FOUR WEEKS PRIOR TO PLACING CONCRETE. MIX DESIGNS SHALL BE REVIEWED FOR CONFORMANCE TO IBC SECTIONS 1904 AND 1905.

CONCRETE HAS BEEN DESIGNED FOR f'c=2500 PSI. FOR QUALITY ASSURANCE, CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:

28 DAY STRENGTH f'c (PSI)	MAX. W/C RATIO	MAX. SLUMP (INCHES)	AIR ENTRAINMENT (PERCENT)	SPECIAL INSPECTION REQUIRED	LOCATION AND APPLICATION
3000	0.45	4±1	0±1	NO	FOOTINGS
3000	0.45	4±1	5±1	NO	FOUNDATION WALLS
3000	0.45	4±1	5±1	NO	SLAB ON GRADE, PATIOS
3000	0.45	4±1	5±1	NO	CURBS, WALKS, DRIVES

ONE COMPRESSION TEST MINIMUM SHALL BE COMPILED FOR EVERY 150 CUBIC YARDS OR 5000 SQUARE FEET OF SURFACE AREA FOR EACH MIX DESIGN PLACED EACH DAY. A TEST SHALL BE THE AVERAGE STRENGTH OF TWO CYLINDERS MADE FROM THE SAME SAMPLE AND TESTED AT THE SPECIFIED AGE. ADDITIONAL CYLINDERS MAY BE MADE FOR INFORMATION REGARDING POST TENSIONING, FORM REMOVAL, STRENGTH DEVELOPMENT, OR OTHER PURPOSES. CONCRETE SHALL BE ACCEPTABLE IF:
1. NO TEST FALLS 500 PSI BELOW THE SPECIFIED STRENGTH
2. THE AVERAGE OF ALL SETS OF 3 CONSECUTIVE TESTS DOES NOT FALL BELOW THE SPECIFIED STRENGTH.

CONCRETE NOT MEETING THE ABOVE CRITERIA SHALL BE SUBJECT TO FURTHER TESTING AT NO ADDITIONAL EXPENSE TO THE OWNER.

RESHORING, WHERE REQUIRED, SHALL CONFORM TO ACI 301 SECTION 4.6. SUBMIT PROPOSED RESHORING PLANS TO THE ENGINEER OF RECORD FOR REVIEW.

CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR 3/4 INCH IF NOT SPECIFIED BY THE ARCHITECT.

REFER TO "01300" FOR APPROVAL PRIOR TO FORMWORK.

03100: REINFORCING STEEL
REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318. REINFORCING STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:

ASTM A-615 DEFORMED BARS GRADE 40 (fy=40 KSI) FOR #3 BARS ONLY
ASTM A-615 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR #4 BARS AND LARGER
ASTM A-706 DEFORMED BARS GRADE 60 (fy=60 KSI) FOR ALL WELDABLE BARS
ASTM A-185 SMOOTH BAR (fy=60 KSI) FOR WELDED WIRE FABRIC

REINFORCING FOR SLABS ON GRADE SHALL BE 12X12 W5XW5 WELDED WIRE FABRIC OR FIBER MESH UNLESS NOTED OTHERWISE. PROVIDE LAP SPLICES PER THE LAP SPLICE SCHEDULE ON SHEET S6.1. REINFORCING STEEL AT ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS ELSE CORNER BARS SHALL BE PROVIDED.

COVER REQUIREMENTS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- CONCRETE CAST AGAINST EARTH
  - ALL BAR SIZES . . . . 3"
- FORMED SURFACE EXPOSED TO EARTH OR WEATHER
  - #6 AND LARGER . . . . 2"
  - #5 AND SMALLER . . . . 1 1/2"
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER
  - WALLS AND JOISTS
    - #14 AND #18 BARS . . . . 1 1/2"
    - #11 BARS AND SMALLER . . . . 3/4"
  - SLABS AND JOISTS
    - #14 AND #18 BARS . . . . 1 1/2"
    - #11 BARS AND SMALLER . . . . 1"
  - BEAMS, COLUMNS
    - PRIMARY REINFORCEMENT . . . . 1 1/2"
    - TIES, STIRRUPS, AND SPIRALS . . . . 1 1/2"

REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT. REINFORCING STEEL SHALL NOT BE FIELD BENT EXCEPT AS NOTED IN THE DESIGN DRAWINGS. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD EXCEPT AS NOTED ON THE DESIGN DRAWINGS.

06071: PRESERVATIVE TREATED WOOD PRODUCTS
PRESERVATIVE TREATED WOOD SHALL BE REQUIRED FOR;

ALL WOOD THAT FORMS THE STRUCTURAL SUPPORT OF THE BUILDING, BALCONIES PORCHES, OR SIMILAR PERMANENT BUILDING APPURTUENCES THAT ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION AT THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

ALL WOOD INSTALLED ABOVE GROUND AND RESTING ON AN EXTERIOR CONCRETE OR MASONRY FOUNDATION WALL LESS THAN 8 INCHES FROM EXPOSED EARTH.

POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. EXCEPT;

1. IF LOCATED IN BASEMENTS ON A CONCRETE PIER OR METAL PEDESTAL 1 INCH ABOVE THE SLAB AND SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.
2. IF IN AN ENCLOSED CRAWL SPACE OR AN UNEXCAVATED AREA WITHIN THE BUILDING PERIPHERY AND SUPPORTED BY A CONCRETE PIER OR PEDESTAL MORE THAN 8 INCHES FROM EXPOSED GROUND AND SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.
3. SLEEPERS AND SILLS ON A CONCRETE SLAB ON GRADE THAT DOES NOT HAVE AN IMPERVIOUS MOISTURE BARRIER SEPARATION WITH EXPOSED EARTH.
4. LEDGERS AND FURRING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE.

PRESERVATIVE TREATMENT SHALL BE PER AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA) SPECIFICATION C2 AND C9 OR APPLICABLE STANDARDS.

ALL FASTENERS (NAILS, BOLTS, MASAS, ANCHORS, PLATES, HANGERS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION RESISTANT G-185 HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL.

06100: ROUGH FRAMING
SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU (WCLIB) "GRADING AND DRESSING RULES" NO. 17 LATEST EDITION. SAWN LUMBER SHALL BE S4S AND SURFACED DRIED, 19 PERCENT MAXIMUM MOISTURE CONTENT. PROTECT LUMBER FROM WEATHER AND PROVIDE FURTHER DRYING OF ASSEMBLED FRAMING TO MINIMIZE WOOD SHRINKAGE POTENTIAL. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED U.N.O. PER PLAN. LUMBER SPECIES, GRADE, AND PROPERTIES FOR EACH USE/LOCATION SHALL BE AS FOLLOWS U.N.O. PER PLAN/SCHEDULE:

SIZE	SPECIES	GRADE	Fb (PSI)	Fv (PSI)	Fcp (PSI)	Fc (PSI)	E (PSI)
2X,4X	DOUGLAS FIR-LARCH	NO. 2	900	180	625	1350	1.6E6
6X	DOUGLAS FIR-LARCH	NO. 1	1200	170	625	1000	1.6E6

06101: STRUCTURAL FINGER JOINTED LUMBER
STRUCTURAL FINGER JOINTED LUMBER SHALL BE PERMITTED TO BE USED INTERCHANGEABLY WITH SAWN LUMBER MEMBERS OF THE SAME SPECIES AND GRADE. STRUCTURAL FINGER JOINTED LUMBER SHALL BE GRADED UNDER AMERICAN LUMBER STANDARD COMMITTEE "PRODUCT STANDARD PS 20-99". LUMBER CLASSIFIED AS STUD USE ONLY SHALL BE LIMITED TO VERTICAL APPLICATIONS ONLY. LUMBER WITH CERTIFIED EXTERIOR JOINTS IS NOT RESTRICTED TO ANY TYPE OF LOADING.

06102: FRAMING NOTES
FRAMING CONNECTORS, ACCESSORIES, AND FASTENERS AS NOTED IN THE PLANS AND DETAILS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVAL BY ENGINEER OF RECORD. INSTALL ALL HARDWARE PER MANUFACTURERS' SPECIFICATIONS. WHERE STRAPS CONNECT TWO MEMBERS TOGETHER, PLACE HALF OF THE REQUIRED FASTENERS INTO EACH MEMBER. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. SEE SECTION 06071 FOR FASTENER REQUIREMENTS AT TREATED LUMBER. TYPICAL NAILING NOT SHOWN PER PLAN, DETAIL, OR SCHEDULE SHALL CONFORM TO FASTENING SCHEDULE PER IBC TABLE 2304.10.1 OR TO THE FASTENING SCHEDULE ON SHEET S1.0.

NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE COMMON NAIL DIMENSIONS ARE AS FOLLOWS:

NAIL SIZE	DIAMETER	LENGTH
8d	0.131"	2.5"
10d	0.148"	3.0"
12d	0.148"	3.25"
16d	0.162"	3.5"

UNLESS NOTED OTHERWISE PER SHEARWALL SCHEDULE OR PLANS, MASA AT SILL PLATES SHALL BE PLACED AT 48" O.C.PER 5/S1.2. THERE SHALL BE A MINIMUM OF MASA PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES NOR LESS THAN 8 INCHES FROM EACH END OF THE PIECE.

06103: JOIST AND BEAM HANGERS
JOIST AND BEAM HANGERS AS NOTED IN THE PLANS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. EQUIVALENT HARDWARE MAY BE USED WITH PRIOR APPROVAL BY ENGINEER OF RECORD. JOIST AND BEAM HANGERS SHALL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AND SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE PER PLANS OR DETAILS:

MEMBER SIZE	HANGER
SAWN LUMBER	"LUS" SERIES TO MATCH LUMBER SIZE
MANUFACTURED WOOD "I" JOIST	"IUS" SERIES TO MATCH "I" JOIST SIZE
1.75" WIDE PSL OR LVL BEAM	"LBV" SERIES TO MATCH DEPTH
2.69" WIDE PSL BEAM	"LBV" SERIES TO MATCH DEPTH
3.5" WIDE PSL OR LVL BEAM	"GLTV" SERIES TO MATCH DEPTH
5.25" WIDE PSL OR LVL BEAM	"GLTV" SERIES TO MATCH DEPTH
7" WIDE PSL BEAM	"HGLTV" SERIES TO MATCH DEPTH

06104: SHRINKAGE OF WOOD FRAMING
SHRINKAGE IN WOOD FRAMING IS DUE TO LOSS OF MOISTURE CONTENT AND TO COMPRESSION OF ASSEMBLIES OF WOOD COMPONENTS. PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS AS WELL AS EXTERIOR FINISHES SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8 INCH PER FLOOR WOOD SHRINKAGE. THE USE OF KILN DRIED LUMBER AND PROVIDING A DRYING PROCESS TO THE FRAMING MEMBERS PRIOR TO APPLICATION OF FINISHES WILL HELP CONTROL BUT WILL NOT ELIMINATE SHRINKAGE.

06160: WOOD SHEATHING
WOOD STRUCTURAL PANELS (WSP) SHALL HAVE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. WOOD SHEATHING PANELS SHALL BE C-D INT APA WITH EXTERIOR GLUE (CDX). ORIENTED STRAND BOARD (OSB) PANELS SHALL BE EXPOSURE 1. PANELS SHALL HAVE THE FOLLOWING THICKNESS, SPAN RATING, AND FASTENING UNLESS NOTED OTHERWISE PER PLAN:

		EDGE NAILS	FIELD NAILS
ROOF:	5/8" APA 40:20 C-D W/EXTERIOR GLUE	10d AT 6"	10d AT 12"
ROOF DECKS & FLOORS:	3/4" STURD-I-FLOOR OSB 48/24 T&G	10d AT 6"	10d AT 12"
SHEARWALL:	7/16" C-D W/EXTERIOR GLUE, U.N.O.	RE: SCHEDULE SHEET S1.2	

ALL ROOF AND FLOOR SHEATHING PANELS SHALL BE INSTALLED FACE GRAIN PERPENDICULAR TO SUPPORTS AND IN A STAGGERED PATTERN UNLESS NOTED OTHERWISE PER PLAN. BLOCKING AT INTERMEDIATE FLOOR AND ROOF SHEATHING JOINTS SHALL NOT BE REQUIRED UNLESS NOTED OTHERWISE PER PLAN. SHEARWALL SHEATHING SHALL BE BLOCKED AT ALL EDGES WITH 2X OR 3X FRAMING PER SHEARWALL SCHEDULE. WHERE FRT ROOF PLY IS REQUIRED AT PARTY WALL STRENGTH PER MFR. SHALL BE EQUAL OR BETTER THAN 24/16 APA-RATED SPAN.

06185: STRUCTURAL GLUED LAMINATED TIMBER
GLUED LAMINATED MEMBERS SHALL HAVE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) IDENTIFICATION MARK. EXPOSED MEMBERS SHALL RECEIVE ONE COAT OF END SEALER APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. SHOP DRAWINGS SHALL BE SUBMITTED PER THE REQUIREMENTS OF SECTION 01330. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

USE	COMBINATION SYMBOL	SPECIES	LAYOUT
SIMPLE SPAN BEAM	24F-V4	DF/DF	STANDARD
CONTINUOUS BEAM	24F-V8	DF/DF	BALANCED
CANTILEVER BEAM	24F-V8	DF/DF	BALANCED

UNEXPOSED GLUED LAMINATED TIMBER SHALL BE INDUSTRIAL GRADE. TYPICAL, UNLESS NOTED OTHERWISE. EXPOSED GLUED LAMINATED TIMBER SHALL BE APPEARANCE CLASS PER ARCHITECT.

06190: MANUFACTURED WOOD BEAMS
MANUFACTURED/ENGINEERED WOOD BEAMS SHALL BE THE SIZE AND TYPE SHOWN ON THE DRAWINGS AS MANUFACTURED BY TRUS-JOIST OR APPROVED EQUAL. STORAGE, ERECTION, AND INSTALLATION SHALL BE PER MANUFACTURER SPECIFICATIONS. MICROLAM AND PARALLAM MEMBERS SHALL NOT HAVE NOTCHES OR DRILLED HOLES WITHOUT PRIOR ENGINEER OF RECORD APPROVAL. SHOP DRAWINGS SHALL BE SUBMITTED PER THE REQUIREMENTS OF SECTION 01330. DESIGN MATERIAL PROPERTIES SHALL BE AS FOLLOWS:

MEMBER	E	Fb	Fcp	Fv	E MIN.
LVL (MICROLAM)	1.9E6	2600	750	285	965,710
PSL (PARALLAM)	2.0E6	2900	750	290	1,016,535
1.55E LSL (TIMBERSTRAND)	1.55E6	2325	800	310	787,815
LSL RIM (TIMBERSTRAND)	1.3E6	1700	680	400	660,750

STRUCTURAL DETAILS & NOTES SHEET INDEX

SHEET	DESCRIPTION	DATE
S1.1	STRUCTURAL GENERAL NOTES	05/17/21
S1.2	SHEARWALL SCHEDULE AND NOTES	05/17/21
S1.3	HOLD DOWN SCHEDULE AND NOTES	05/17/21
S2.1	FOUNDATION PLAN	05/17/21
S3.1	MAIN FLOOR FRAMING PLAN	05/17/21
S4.1	ROOF FRAMING PLAN	05/17/21
DETAILS		
S6.1	FOUNDATION DETAILS	05/17/21
S9.1	FRAMING DETAILS	05/17/21

ABBREVIATIONS

&	AND
@	AT
'	FEET(FOOT)
"	INCH (INCHES)
#	POUND(S), NUMBER
=	EQUAL(S)
/	PER
A.B.	ANCHOR BOLT
ABV.	ABOVE
ADD.	ADDITIONAL
ADJ.	ADJACENT
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
ASSY	ASSEMBLY
B.	BOTTOM
BEL.	BELOW
BEN	BOUNDARY EDGE NAILING
B.F.	BRACED FRAME
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLW.	BELOW
BM.	BEAM
BMU	BRICK MASONRY UNIT
BN	BOUNDARY NAILING
BNDRY.	BOUNDARY
B.O.	BOTTOM OF
B.O.E.	BOTTOM OF EXCAVATION
B.O.F.	BOTTOM OF FOOTING
BRDG.	BRIDGE(ING)
BRG.	BEARING
BTM.	BOTTOM
BTWN.	BETWEEN
C	CAMBER
CAMB.	CAMBER(ED)
CANT.	CANTILEVER(ED)
CF	CUBIC FOOT
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CL	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CTSK.	COUNTERSINK
CTR.	CENTER(ED)
CVR	COVER VERTICAL REINF.
CY	CUBIC YARD
d	PENNY(NAILS)
DB	DROPPED BEAM
DBA	DEFORMED BAR ANCHORS
DBL.	DOUBLE
DCW	DEMAND CRITICAL WELD
DEPT.	DEPARTMENT
DET.	DETAIL
DF	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DN.	DOWN
D.O.	DITTO(REPEAT)
DP.	DEEP
D.S.	DRAG STRUT
DWG.	DRAWING(S)
DWL.	DOWEL(S)
(E)	EXISTING
EA.	EACH
E.E.	EACH END
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
EMBD.	EMBED(MENT)
EN	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.	EACH WAY
EXP.	EXPANSION
EXST.	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION
FB	FLUSH BEAM
FDN.	FOUNDATION
F.F.	FINISH FLOOR
FIN.	FINISH(ED)
FLG.	FLANGE
FLR.	FLOOR
FN	FIELD (FACE) NAIL
F.O.	FINISHED OPENING
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FRMG.	FRAME(ING)
F.S.	FAR SIDE
FSD	FORMED STEEL DECK
FT.	FEET(FOOT)
FRTW	FIRE RETARDANT TREATED WOOD
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZE(D)
GB.	GRADE BEAM
GLB	GLUE LAMINATED BEAM
GRD.	GRADE
GWB	GYPSUM WALLBOARD
GYP.	GYPCRETE
H.	HORIZONTAL
HD	HOLDOWN
H.D.G.	HOT DIPPED GALVANIZED
HDR.	HEADER
HGR.	HANGER
HORZ.	HORIZONTAL
HORIZ.	HORIZONTAL
HR	HEADER
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
I.D.	INSIDE DIAMETER
I.E.	INVERT ELEVATION
I.F.	INSIDE FACE
IN.	INCHE(S)
INFO.	INFORMATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
K	KIPS(1000)
LAT.	LATERAL
LB.	POUND(S)
L.B.	LAG BOLT(S)
LG.	LONG(ITUDINAL)
LGTH.	LENGTH
LGMF	LIGHT GAUGE METAL FRAMING
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE(S)
LT. WT.	LIGHT WEIGHT
L.W.	LIGHT WEIGHT
MAS.	MASONRY
MASN.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MBM	METAL BUILDING MANUFACTURER
MECH.	MECHANICAL
M.E.J.	MASONRY EXPANSION JOINT
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
N/A	NOT APPLICABLE
N.L.B.	NON-LOAD BEARING
NO.	NUMBER
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
N.W.C.	NORMAL WEIGHT CONCRETE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
ORNT.	ORIENTATE(ION)
OSB	ORIENTED STRAND BOARD
O.W.J.	OPEN WEB JOIST
O.W.T.	OPEN WEB TRUSS
PAF	POWDER ACTUATED FASTENER
PAR.	PARALLEL
P/C	PRECAST
PEN	PANEL EDGE NAIL
PERP.	PERPENDICULAR
PL.	PLATE
PL	PROPERTY LINE
PLN	PLAN
PLMBG.	PLUMBING
PLYWD.	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESERVATIVE TREATED
PT	POST TENSION(ED)
QTY.	QUANTITY
R.	RADIUS
RAD.	RADIUS
RE:	REFERENCE
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ.	REQUIRED
R.F.	RIGID FRAME
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
SCH.	SCHEDULE
SCL	STRUCTURAL COMPOSITE WOOD
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
S.J.	SHRINKAGE CONTROL JOINT
SKW.	SKEW(ED)
S.O.G.	SLAB ON GRADE
SPC.	SPACE(S) (ING)
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
STD.	STANDARD
STGR.	STAGGER
STIFF.	STIFFENER(S)
STIR.	STIRRUP(S)
STL.	STEEL
STRUC.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED(TION)
SYMM.	SYMMETRICAL
T.	TOP
T.&B.	TOP AND BOTTOM
TEMP.	TEMPORARY
T.&G.	TONGUE AND GROOVE
THK.	THICK(NESS)
THRD.	THREADED
TN	TOE NAIL
T.O.S.	TOP OF SHEATHING(SLAB)
T.O.W.	TOP OF WALL
TRANSV.	TRANSVERSE
T.O.S..	TOP OF STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V.	VERTICAL
VERT.	VERTICAL
VIF	VERIFY IN FIELD
W.	WIDE(WIDTH)
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.H.S.	WELDED HEADED STUDS
W.P.	WORK POINT
W.S.	WELDED STUD
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
WSP	WOOD STRUCTURAL PANEL
X-STG	EXTRA STRONG
XX-STG	DOUBLE EXTRA STRONG
YD	YARD

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NELS E. TRYGSTAD 46552
05/17/21

Sterba
Mironova
Addition

9811 SE 40th St
Mercer Island, WA 98040

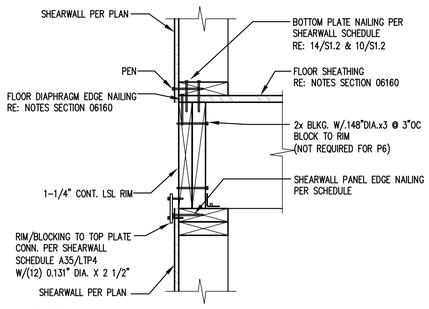
Permit
Set

Date:	Description:
05/17/21	Permit Set

Project No.: CTE#21056
Drawn:

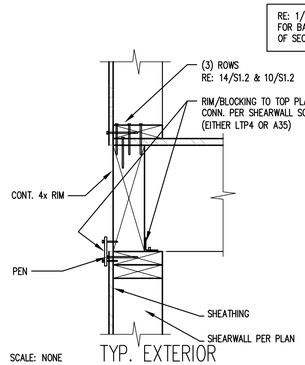
STRUCTURAL
GENERAL
NOTES

Sheet No:
S1.1



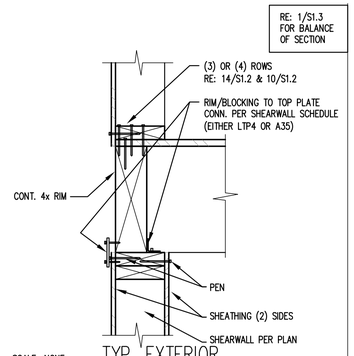
SCALE: NONE

1 TYPICAL EXTERIOR SHEARWALL CONNECTION P6, P4 & P3



SCALE: NONE

2 TYP. EXTERIOR SHEARWALL CONNECTION P2



SCALE: NONE

3 TYP. EXTERIOR SHEARWALL CONNECTION 2P4, 2P3, 2P2

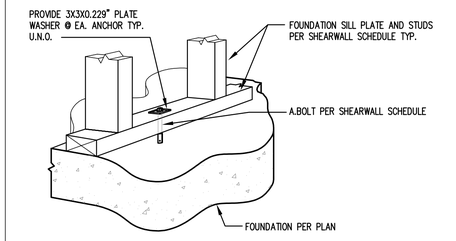
SHEARWALL SCHEDULE – 7/16" APA RATED SHEATHING

WALL TYPE	SHEATHING	PANEL EDGE NAILING ③	FIELD NAILING ④	BOTTOM PLATE NAILING ⑦		RIM OR BLOCKING TO TOP PLATE CONN.			FRAMING AT ADJOINING PANEL EDGES ⑤	FOUNDATION SILL PLATE ⑫	ANCHOR BOLT SPACING 5/8" DIA. 7" EMBED ⑬
				ROWS	SPACING	0.148"x3.25" TOENAIL	LTP4 DIRECT TO FRAMING	A35 ONLY ⑩			
UNMARKED EXTERIOR P6	7/16" SHT. ONE SIDE	6" O.C.	12" O.C.	(1)	4" O.C.	N/A	24" O.C.	16" O.C.	2x	2x 3x	48" O.C. 48" O.C.
P4	7/16" SHT. ONE SIDE	4" O.C.	12" O.C.	(2)	6" O.C.	N/A	16" O.C.	12" O.C.	(2)2x OR 3x	2x 3x	32" O.C. 40" O.C.
P3	7/16" SHT. ONE SIDE	3" O.C.	12" O.C.	(2)	4" O.C.	N/A	12" O.C.	10" O.C.	(2)2x OR 3x	2x 3x	24" O.C. 22" O.C.
P2	7/16" SHT. ONE SIDE	2" O.C.	12" O.C.	(3)	6" O.C.	N/A	10" O.C.	10" O.C.	(2)2x OR 3x	2x 3x	18" O.C. 24" O.C.
2P4	7/16" SHT. BOTH SIDES	4" O.C.	12" O.C.	(3)	5" O.C.	N/A	10" O.C.	10" O.C.	(2)2x OR 3x	2x 3x	16" O.C. 20" O.C.
2P3	7/16" SHT. BOTH SIDES	3" O.C.	12" O.C.	(3)	4" O.C.	N/A	8" O.C.	8" O.C.	(2)2x OR 3x	2x 3x	12" O.C. 16" O.C.
2P2	7/16" SHT. BOTH SIDES	2" O.C.	12" O.C.	(3)	3" O.C.	N/A	6" O.C.	6" O.C.	(2)2x OR 3x	2x 3x	8" O.C. 12" O.C.

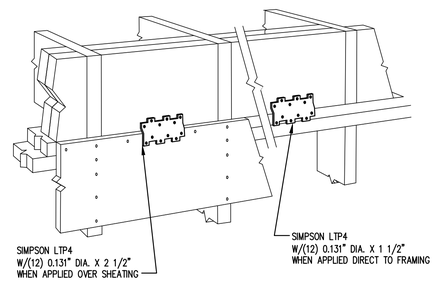
SHEARWALL SCHEDULE NOTES:

1. STUDS SHALL NOT BE SPACED MORE THAN 16" O.C..
2. RE: S1.1 SECTION 06100 "ROUGH FRAMING" FOR REQUIRED WALL STUD AND PLATE SPECIES AND GRADE.
3. RE: S1.1 SECTION 06160 "WOOD SHEATHING" FOR REQUIRED SHEAR WALL SHEATHING, THICKNESS AND GRADE. ALL SHEAR WALL PANELS SHALL BE APPLIED DIRECTLY TO FRAMING.
4. SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH ALL PANEL EDGES BACKED/BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SEE NOTE 5.
5. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED FOR ALL SHEARWALL MARKS EXCEPT "P6".
6. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
7. NAILS FOR PLYWOOD AND OSB PANEL EDGE AND FIELD NAILING SHALL BE 8d COMMON (0.131" X 2 1/2").
8. NAILS FOR BOTTOM PLATE FRAMING SHALL BE 12d COMMON (0.148" X 3.25").
9. FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING. DO NOT OVER NAIL THE BLOCKING.
10. ANCHOR BOLTS SHALL BE GALVANIZED 5/8" DIAMETER x 7" TITEN HD ANCHORS POST-INSTALLED INTO CONCRETE.
11. GALVANIZED 3" X 3" X 0.229" (MIN.) PLATE WASHERS ARE REQUIRED AT EACH ANCHOR BOLT – SEE DETAIL 8 THIS SHEET FOR PLACEMENT DETAILS. RECESSING PLATE WASHERS IN PLATES IS NOT ALLOWED.
12. LTP4 FRAMING PLATES SHALL BE INSTALLED WITH 12-8d X 1 1/2" (0.131" X 2 1/2") NAILS. RE: DETAILS 1, 2, 3 & 6/S1.2.
13. A35 FRAMING ANGLES SHALL BE INSTALLED WITH 12-8d X 1 1/2" (0.131" X 1 1/2") NAILS. RE: DETAILS 1, 2 & 3S1.2.
14. ALL NAILS INTO PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM 153 OR STAINLESS STEEL.
15. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
16. WHERE BOTTOM PLATE NAILING SPECIFIES A SPACING OF 4 INCHES OR LESS NAILS SHALL BE INSTALLED IN TWO ROWS OFFSET 1/2 INCH AND STAGGERED.
17. GALVANIZED EXPANSION ANCHORS OF SIMILAR. DIAMETER AND EMBEDMENT ALLOWED AT INTERIOR BEARING AND PARTY WALLS.
18. 2-2x'S IN LIEU OF 3x'S AT PANEL EDGES ACCEPTABLE PROVIDED STUDS ARE ATTACHED PER 10/S1.2 SIM. AND BOTTOM PLATE NAILING.
19. WHERE BUILDING OFFICIALS ALLOW, OSB SHEATHING MAY BE APPLIED OVER 1/2" OR 3/8" GYPSUM WALL BOARD PROVIDED SHEATHING IS NAILED WITH 10d NAILS (0.148" DIA X 3" LONG)

14 SHEARWALL SCHEDULE



5 TYP. SHEARWLL ANCHOR BOLT TO CONCRETE



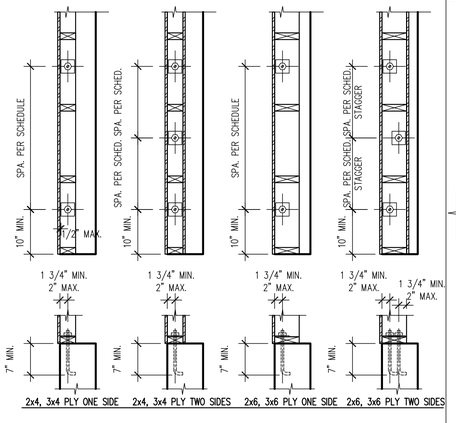
SCALE: NONE

6 TYPICAL SIMPSON LTP4

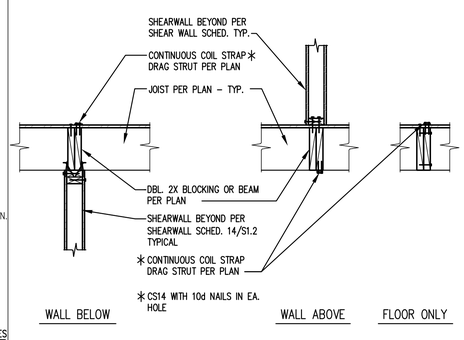
SCALE: NONE

7 STRAPPING at OPENING

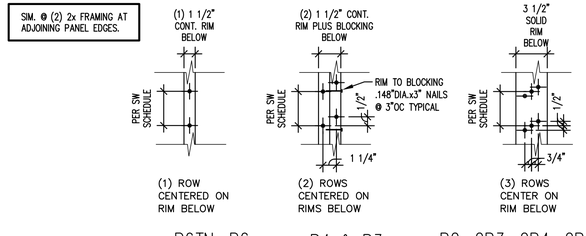
NOTE: PLATE WASHER SHALL EXTEND WITHIN 1/2" OF EDGE OF BOTTOM PLATE ON SIDE(S) WITH SHEATHING. PROVIDE STAGGERED/OFFSET PLACEMENT AS SHOWN ELSE OVESIZE PLATE WASHERS AS REQUIRED.



8 ANCHOR BOLT PLACEMENT DETAILS

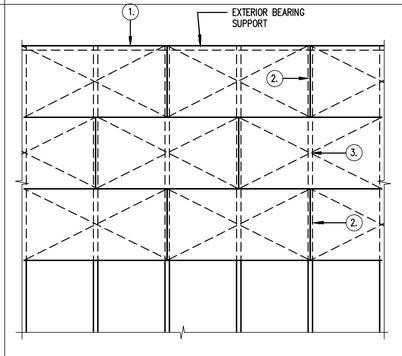


9 DRAG STRUT DETAILS



SCALE: NONE

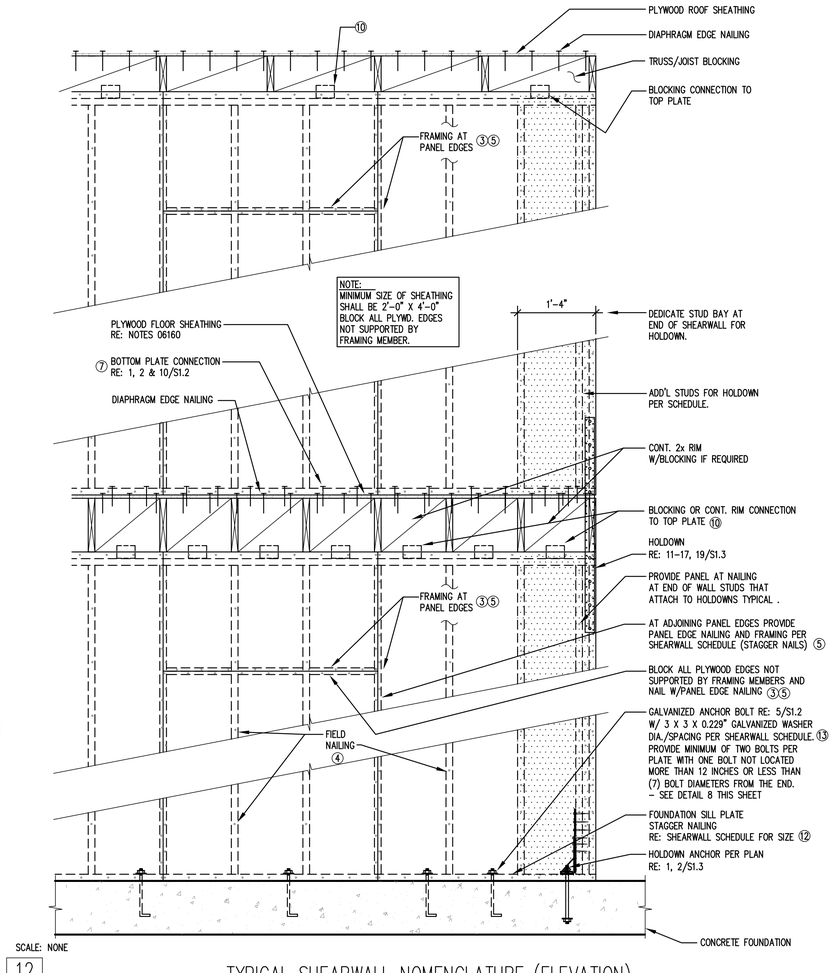
10 BOTTOM PLATE NAILING PATTERN



ROOF/FLOOR SHEATHING NOTES

1. BOUNDARY NAILING AT ROOF/FLOOR PERIMETER, AT CONT. PANEL EDGES (B.N.)
2. EDGE NAILING (P.E.N.) AT ALL EDGES OF ALL PLYWOOD SHEETS AT SUPPORTS AND AT INTERIOR SHEARWALLS
3. INTERIOR FIELD NAILING (F.N.) 12" O.C. AT BEARING SUPPORTS
4. SEE PLANS FOR PLYWOOD THICKNESS & NAILING SCHEDULE
5. LONG DIMENSION OF PLYWOOD SHALL RUN PERPENDICULAR TO TRUSS SYSTEM FRAMING & FLOOR FRAMING.
6. MIN. EDGE DISTANCE FOR NAILS SHALL BE 3/8"
7. MINIMUM PLYWOOD SHEET SIZE 2'-0" X 4'-0"
8. NAILS SHALL NOT BE OVER DRIVEN

11 ROOF/FLOOR SHEATHING LAYOUT



SCALE: NONE

12 TYPICAL SHEARWALL NOMENCLATURE (ELEVATION)

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Sterba Mironova Addition
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Mercer Island, WA 98040

Permit Set

Date:	Description:
05/17/21	Permit Set

Project No.: CTE#21056
Drawn:

SHEARWALL SCHEDULE & NOTES

Sheet No:
S1.2

6

7

8

10

HOLDOWN & FASTENER SCHEDULE: HF STUDS

HARDWARE TYPE	WOOD MEMBER/POST		FASTENERS	NOTES	DETAILS
	2X4 WALL	2X6 WALL			
MST48	2X4	2X6	(50) 16d	CENTER ON RIM	15/S1.3
STHD14	(2)2X4	(2)2X6	(30) 12d	16" MIN. LAP PER END	14/S1.3
HTT4	(2)2X4	(2)2X6	(18)SD#10X1-1/2"	5/8" DIA. A.B.	13/S1.3

HOLDOWN & FASTENER NOTES:

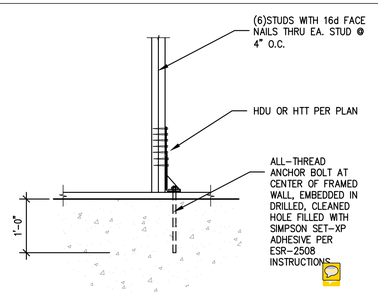
1. HOLDOWNS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.
2. 16D = .162" DIA. X 3 1/2" LONG.
3. HTT5 ANCHOR MAY BE REPLACED WITH POST-INSTALLED 5/8" DIA. THREADED ROD EMBEDDED IN 3/4" DRILLED, CLEANED HOLE x 15" DEEP WITH SIMPSON 'SET' OR 'AT' ADHESIVE (RE: TEMPERATURE LIMITS ON PRODUCT); HDU8 HOLD DOWN AND ANCHOR IS TO BE REPLACED WITH POST-INSTALLED STRAPS INSTALLED PER DETAIL 6.
4. SCREWS ARE SDS 1/4" X 2 1/2" MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
5. HOLDOWNS ANCHORS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.
6. ANCHOR BOLT NUT SHOULD BE FINGER-TIGHT PLUS 1/3 - 1/2" TURN WITH HAND WRENCH. CARE SHOULD BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES SHOULD NOT BE USED.
7. HDU HOLDOWNS SHALL BE INSTALLED CENTERED ALONG THE WIDTH OF THE ATTACHED POST.
8. RE: NOTES SECTION 06100 "ROUGH FRAMING" FOR THE REQUIRED POST SPECIES AND GRADE.
9. HOLDOWNS ATTACH TO SHEARWALL END POST OR TO POST WITH STRAP ABOVE. LOCATE PER STRUCTURAL PLANS AND ARCHITECTURAL DIMENSIONS. INSTALL PER SIMPSON INSTALLATION RECOMMENDATIONS.

HOLDOWN & FASTENER SCHEDULE

11

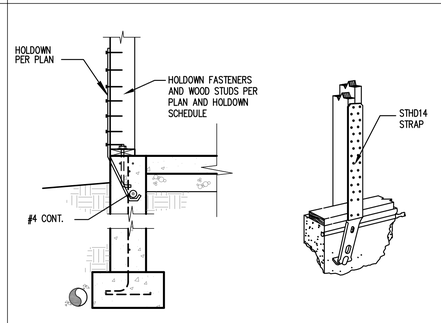
12

13



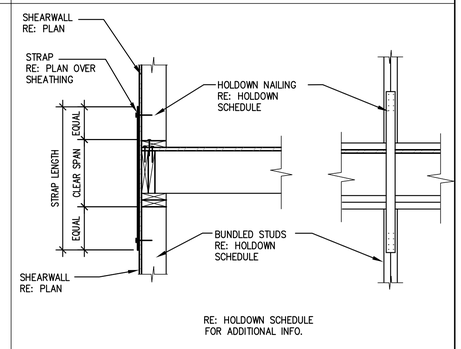
POST-INSTALLED HOLD DOWN

14



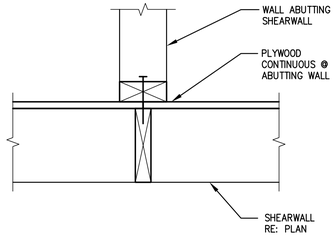
EXTERIOR HOLDOWN @ FOUNDATION

15



EXTERIOR HOLDOWN @ FLOOR

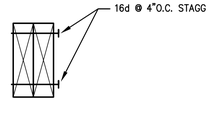
16



TYP. ABUTTING WALL

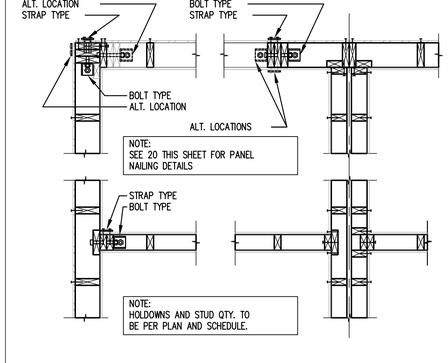
17

18



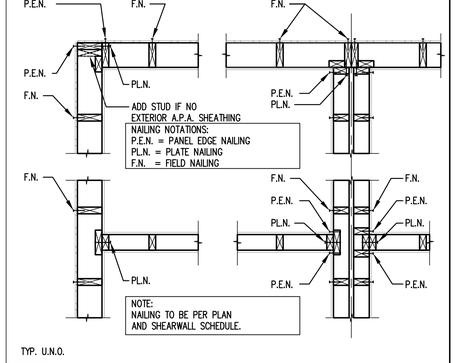
TYP. MULTIPLE STUD ATTACHMENT

19



HOLDOWN PLACEMENTS

20



TYP. U.N.O.

STRUCTURAL SHEARWALL INTERSECTIONS

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05/17/21	Permit Set

Project No.: CTE#21056
Drawn:

HOLD DOWN SCHEDULE & NOTES

Sheet No:
S1.3

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

Footing Schedule					
TYPE	MARK	WIDTH	LENGTH	DEPTH	REINF
SPOT	F24	2'-0"	2'-0"	10"	(3)#4 BOT. E/W
CONT.	F1	1'-6"	CONT.	10"	(2)#4BOT. CONT.

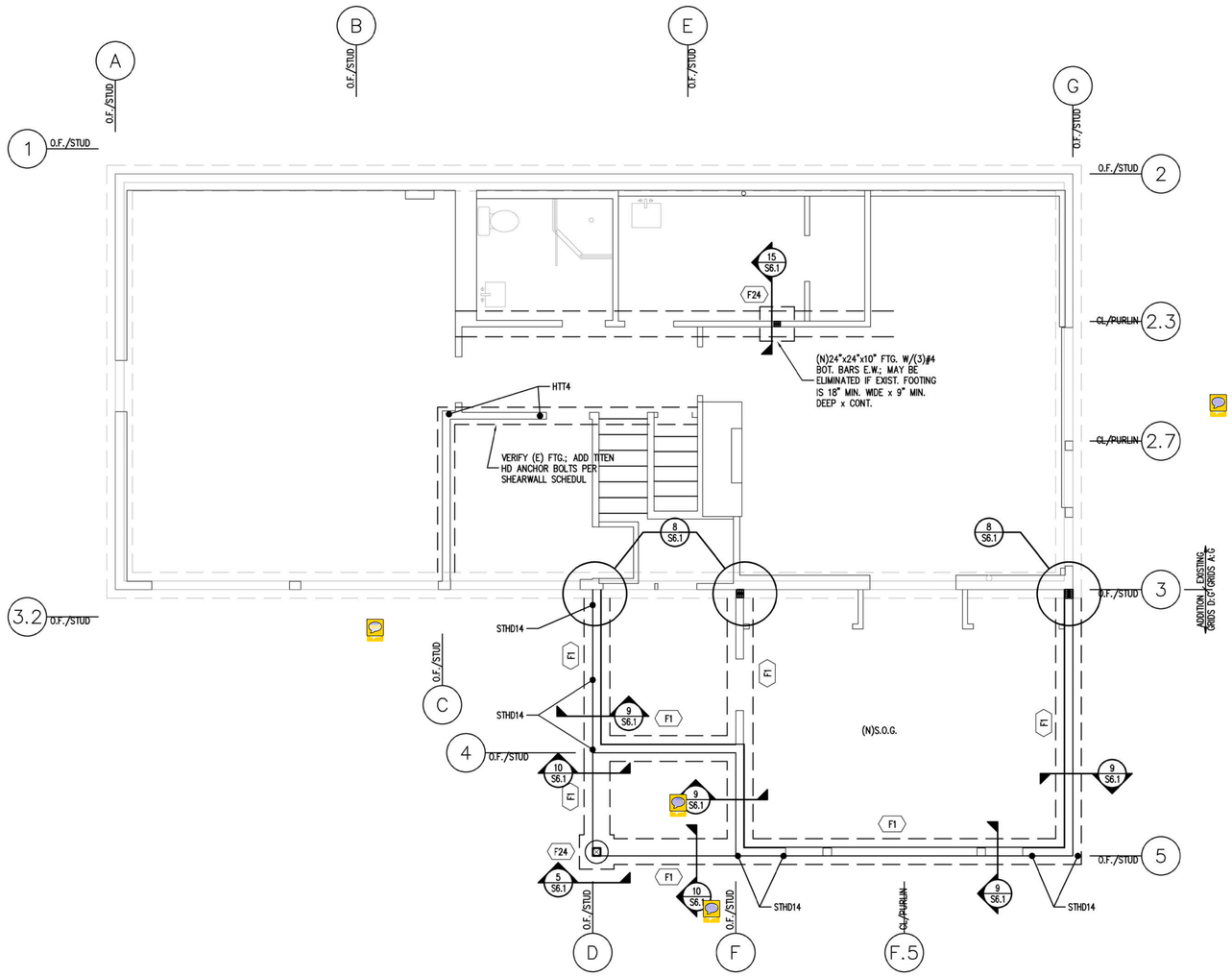
Foundation Legend

◀ HOLDOWN PER 10/S1.3

F2 FOOTING PER SCHEDULE ABOVE

Foundation Notes

1. REFER TO SECTION 01303 OF S1.1 FOR GENERAL INFORMATION.
2. CENTER SPOT FOOTING BELOW COLUMN U.N.O.; CENTER STEM WALLS ON FOOTING BELOW.
3. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BLDG ALIGNMENT W/PROPERTY LINES PER ARCHITECT.
4. SEE ARCHITECTURAL AND CIVIL SHEETS FOR WALL AND FLOOR DRAIN LOCATIONS.
5. ALL CONCRETE STEM WALLS SHALL BE 6" THICK, TYPICAL U.N.O. (48" MAX. TALL)
6. REFER TO SHEET S6.1 FOR TYP. FOUNDATION DETAILS
7. USE ⅝" DIA.x10" J-BOLTS OR ⅝" DIA. x 6" TITEN HD SCREWS IN STEM WALLS @ 48" O.C. UNLESS NOTED OTHERWISE IN SHEARWALL SCHEDULE
8. 4" CONCRETE SLAB ON GRADE (S.O.G.) SHALL HAVE 6x6-W1.4xW1.4 W.W.F. WITH JOINTS PER 2 & 3 OF S6.1.



Foundation Plan

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

PROJECT NORTH
(REFERENCE ONLY)

Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 04/28/2021

GRAPHIC SCALE
-4 0 2 4 8
(IN FEET)
1 inch = 4 ft.

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Addition

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Set

Date:	Description:
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Project No.:	CTE#21056
Drawn:	

FOUNDATION
PLAN

Sheet No:

S2.1

Framing Notes

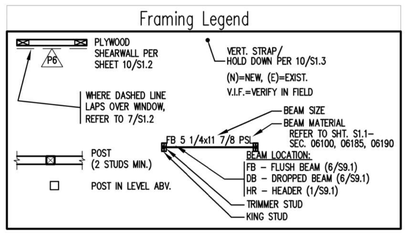
1. REFER TO S9.1 & S9.2 FOR TYPICAL FRAMING DETAILS
2. ROOF FRAMING – RAFTERS PER PLAN.
3. FLOOR FRAMING – TJI JOISTS PER PLAN. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE (VERIFY EXIST. BRG. LOC.). FLOOR SHEATHING SHALL BE GLUED AND NAILED.
4. WALLS INDICATED ARE BELOW THE FRAMING LEVEL (REFER TO SYMBOL KEY FOR TYPE). SEE BEARING WALL SCHEDULE THIS SHEET
5. PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
6. SEE DETAIL 2/S9.2 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
7. SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
8. FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
9. ALL UNLABELED EXTERIOR WALLS ARE TO BE TYPE 'P6'; SEE SHEARWALL SCHEDULE ON SHEET S1.2
10. HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O..
11. PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
12. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
13. BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM. (RE: 4/S9.2)
14. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
15. PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER+KING=2 BUNDLED STUDS)
15. SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS..
16. HANGER OCCURS WHERE FLUSH BEAM HANGS TO SUPPORT BEAMS, TYP. U.N.O.

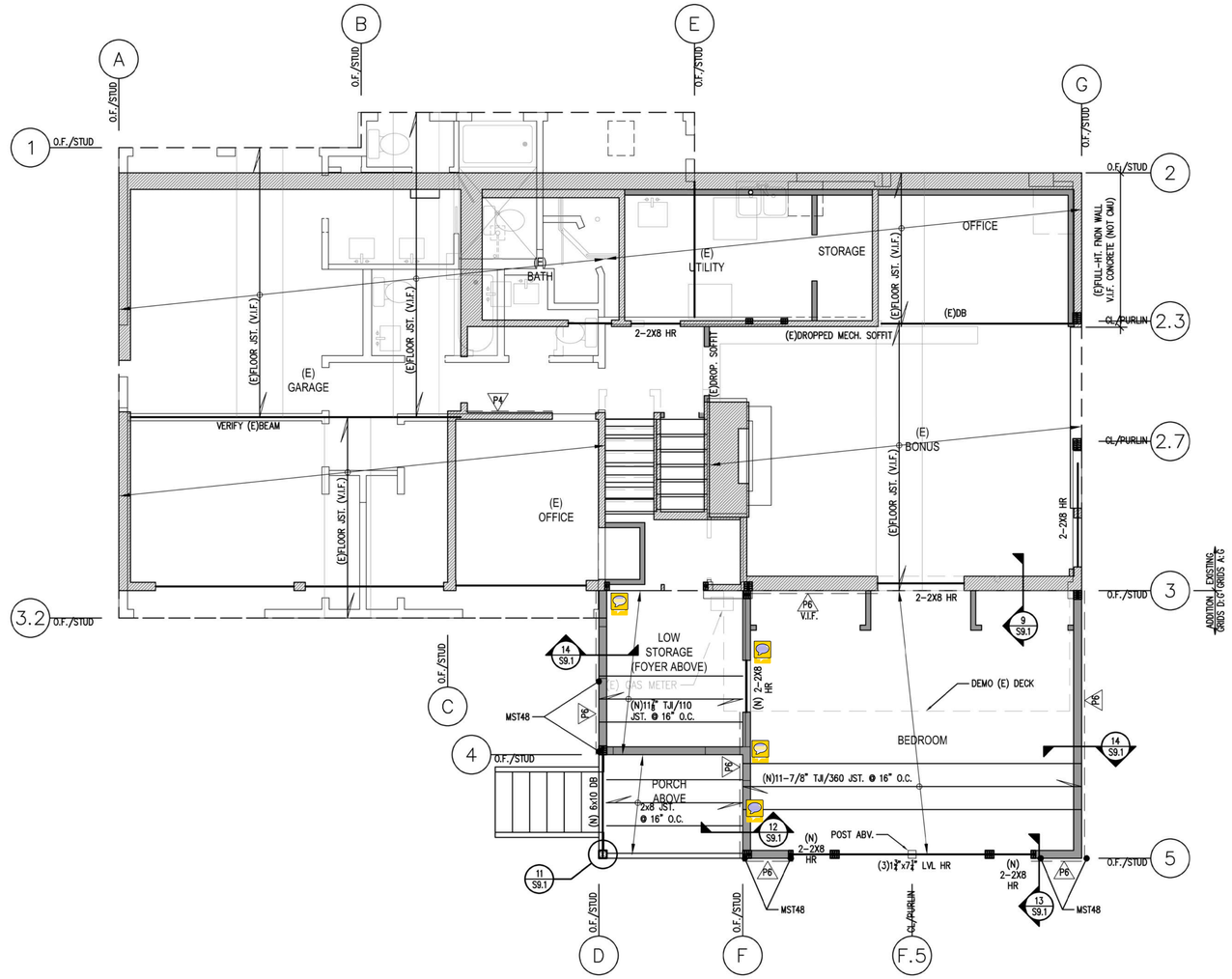
Bearing Wall Stud Schedule

BEARING WALL TYPE	STUD SIZE AND SPACING, U.N.O.
EXTERIOR	2 X 6 AT 16" O.C., U.N.O.
INTERIOR NON-BEARING	2 X 4 AT 16 O.C.

BEARING WALL NOTES
1. SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, ADDITIONAL PLATE AND STUD REQUIREMENTS, BLOCKING AND PLATE NAILING. SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.1 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
2. SECURE SILL PLATES TO CONCRETE WITH ⅝" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE:S1.2. REFER TO SHEARWALL AND HOLDOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
3. SEE 2/S9.2 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
4. ALIGN STUDS UNDER JOISTS

Framing Legend





Main Floor Framing Plan

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

PROJECT NORTH (REFERENCE ONLY)

Note:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 04/28/2021

GRAPHIC SCALE
−4 0 2 4 8
(IN FEET)
1 inch = 4 ft.

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Date:	Description:
05/17/21	Permit Set

Project No.: CTE#21056
Drawn:

MAIN FLOOR FRAMING PLAN

Sheet No:
S3.1

Framing Notes

1. REFER TO S9.1 & S9.2 FOR TYPICAL FRAMING DETAILS
2. ROOF FRAMING – RAFTERS PER PLAN.
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7. SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
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10. HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O..
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12. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
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14. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
15. PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER+KING=2 BUNDLED STUDS)
15. SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS..
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INTERIOR NON-BEARING	2 X 4 AT 16 O.C.

BEARING WALL NOTES

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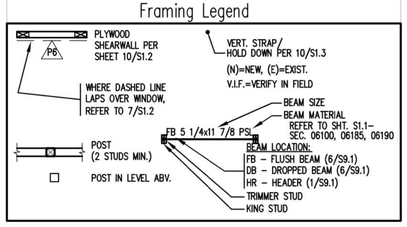
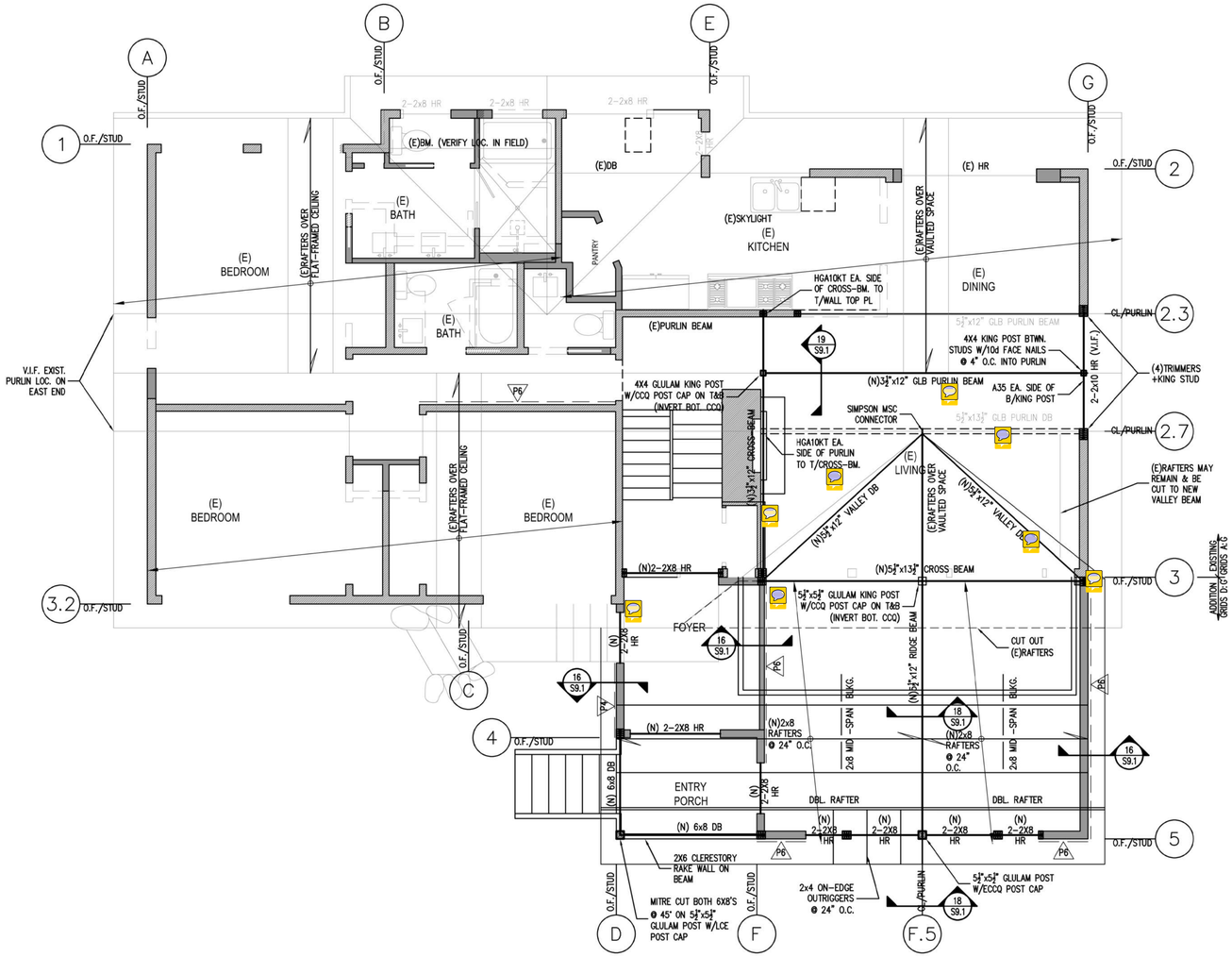
2. SECURE SILL PLATES TO CONCRETE WITH ⅝" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE:S1.2. REFER TO SHEARWALL AND HOLDOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
3. SEE 2/S9.2 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
4. ALIGN STUDS UNDER JOISTS

Framing Legend





Roof Framing Plan

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

PROJECT NORTH (REFERENCE ONLY)

Note:
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GRAPHIC SCALE
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1 inch = 4 ft.

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05/17/21	Permit Set

Project No.: CTE#21056
Drawn:

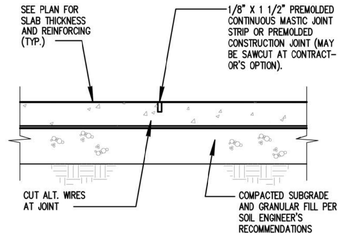
ROOF FRAMING PLAN

Sheet No:
S4.1

BAR SIZE	LAP CLASS	F'c = 3000PSI		F'c = 4000PSI		F'c = 5000PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	A	17	14	15	12	14	12
	B	23	17	20	15	18	14
#4	A	23	18	20	16	18	14
	B	30	23	26	20	23	18
#5	A	29	22	25	19	22	17
	B	37	29	32	25	29	22
#6	A	35	27	30	23	27	21
	B	45	35	39	30	35	27
#7	A	63	48	54	42	49	37
	B	81	63	70	54	63	49
#8	A	72	55	62	48	55	43
	B	93	72	80	62	72	55
#9	A	81	62	70	54	63	48
	B	105	81	91	70	81	63

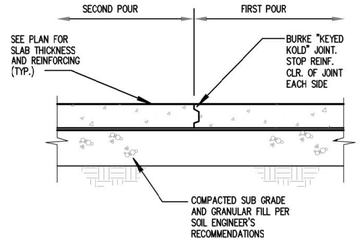
1. LENGTHS SHOWN ARE IN INCHES.
2. TENSION LAP SPLICES SHALL BE CLASS B UNLESS ONE HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
4. TENSION LAP SPLICE SHOWN ABOVE ARE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN TWO BAR DIAMETERS (SPACING AND COVER CASE 1).
5. INCREASE LAP SPLICE LENGTH BY 1.5 FOR EPOXY COATED REINFORCEMENT.
6. INCREASE LAP SPLICE LENGTH BY 1.3 FOR LIGHT WEIGHT CONCRETE.
7. COMPRESSION LAP SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

1 LAP SPLICE SCHEDULE



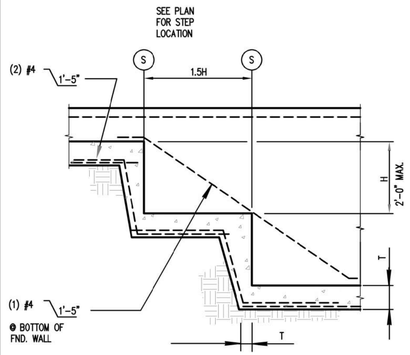
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

2 TYPICAL CONTROL JOINT

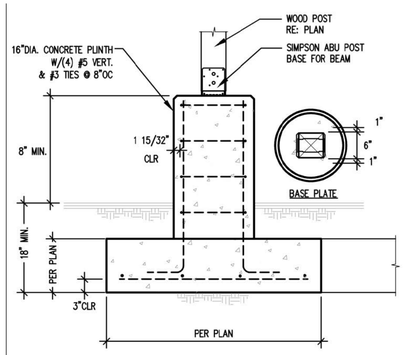


PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

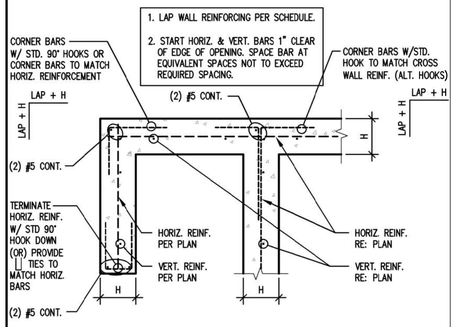
3 TYPICAL CONSTRUCTION JOINT



4 TYPICAL STEPPED FOOTING

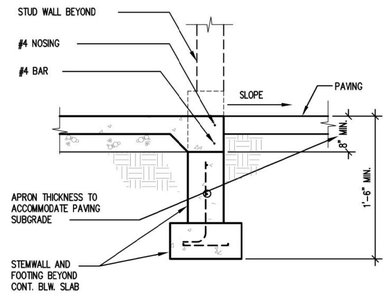


5 NEW ISOLATED PIER FOOTING

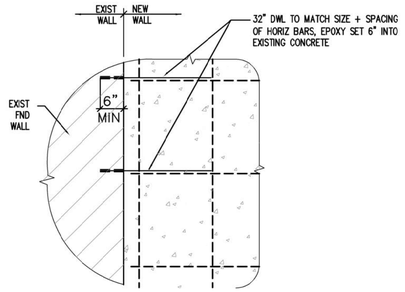


SINGLE CURTAIN WALL REINFORCEMENT PLACEMENT

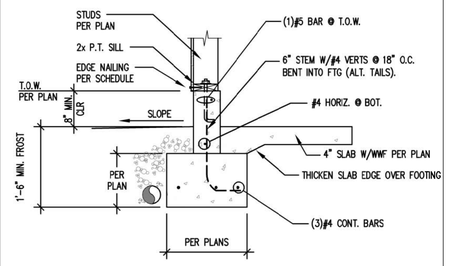
6



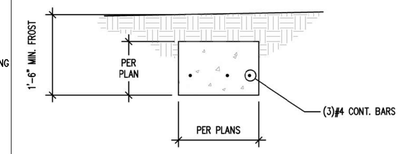
7 GARAGE APRON



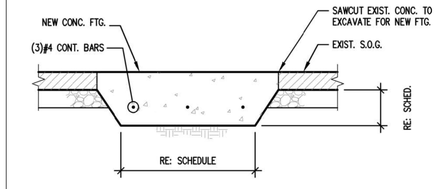
8 NEW FOUNDATION TO EXIST. FND CONN.



9 TYP. EXTERIOR FOOTING AROUND S.O.G.



10 TIE GRADE BEAM



15 TYPICAL INTERIOR POST ON SLAB

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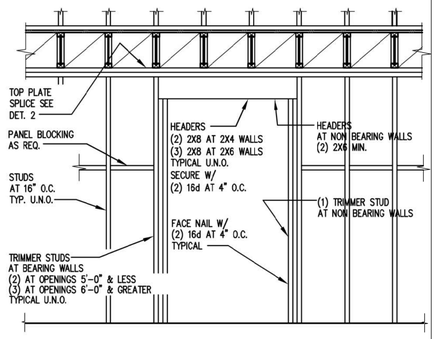
Permit Set

Date:	Description:
05/17/21	Permit Set

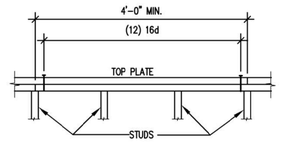
Project No.: CTE#21056
Drawn:

FOUNDATION DETAILS

Sheet No:
S6.1



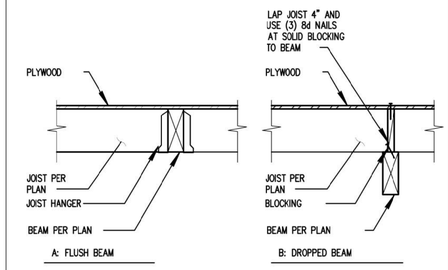
1 TYPICAL HEADER at WALL



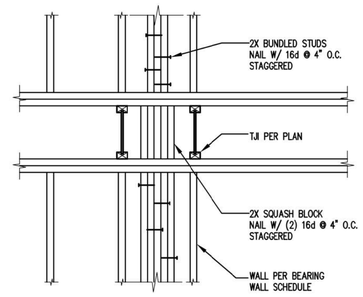
TOP PLATE SPLICE NOTES

1. SPLICE AND NAIL TOP PLATES AS SHOWN AT ALL EXTERIOR, PLUMBING, PARTY AND SHEARWALLS AT EACH FLOOR LEVEL AND AT ROOF.
2. PROVIDE (2) LSTA 36 STRAP W/(26) 10d NAIL ONE EACH SIDE WHERE DRILLED HOLES EXCEED THE FOLLOWING: 1" FOR 2X4 3" FOR 2X6 WALL PLATES. CENTER ALL HOLES MINIMUM EDGE DISTANCE = 1 1/4"

2 TYPICAL TOP PLATE SPLICE



3 TYPICAL CONNECTION TO WOOD BEAM



4 TYPICAL BLOCKING at BUNDLED STUDS

NOTE: MOST STRUCTURAL SHEARWALLS SHOWN ON THESE PLANS WILL REQUIRE ADDITIONAL FASTENERS.

FASTENING SCHEDULE (IBC TABLE 2304.10.1)

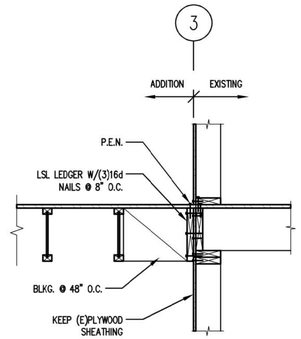
CONNECTION	FASTENING (a, m)	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 8d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
2. BRIDGING TO JOIST	(3) 8d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL EA. END TOENAIL EA. END TOENAIL EA. END
3. 1X6 OR LESS SUBFLOOR TO JST.	(2) 8d COMMON	FACE NAIL
4. 1X6 OR LESS SUBFLOOR TO JST.	(3) 8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JST./GIRDER	(2) 16d COMMON	BLIND & FACE NAIL
6. SOLE PLATE TO JST. OR BLKG.	16d AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12"	TYP. FACE NAIL TYP. FACE NAIL TYP. FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16d COMMON AT 16" O.C. (4) 3" X 0.131" NAILS AT 16" O.C. (4) 3" 14 GAGE STAPLES PER 16"	BRACED WALL PANELS BRACED WALL PANELS BRACED WALL PANELS
7. TOP PLATE TO STUD	(2) 16d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	END NAIL END NAIL END NAIL
8. STUD TO SOLE PLATE	(4) 8d COMMON (4) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLE	TOENAIL TOENAIL TOENAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	END NAIL END NAIL END NAIL
9. DOUBLE STUDS	16d COMMON AT 24" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8"	FACE NAIL FACE NAIL FACE NAIL
10. DOUBLE TOP PLATES	16d COMMON AT 16" O.C. 3" X 0.131" NAIL AT 12" O.C. 3" 14 GAGE STAPLES AT 12"	TYP. FACE NAIL TYP. FACE NAIL TYP. FACE NAIL
DOUBLE TOP PLATE SPLICE	(8) 16d COMMON (12) 3" X 0.13" NAILS (12) 3" 14 GAGE STAPLES FACE NAIL	LAP SPLICE LAP SPLICE LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
12. RIM JOIST TO TOP PLATE	8d COMMON AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C. 3" 14 GAGE STAPLES AT 6"	TOENAIL TOENAIL TOENAIL
13. TOP PLATES, CORNER LAPS AND INTERSECTIONS	(2) 16d COMMON (3) 3" X 0.13" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON AT 16" O.C.	ALONG EDGE
15. CEILING JOISTS TO PLATE	(3) 8d COMMON (5) 3" X 0.131" NAILS (5) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
16. CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SECTION 2308.10.4.1)	(3) 16d COMMON MIN.,TABLE 2308.10.4.1 (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SECTION 2308.10.4.1)	(3) 16d COMMON MIN.,TABLE 2308.10.4.1 (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
19. RAFTER TO PLATE (SECTION 2308.10.1) (TABLE 2308.10.1)	(3) 8d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2) 3" X 0.131" NAILS (2) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
21. 1"X8" SHEATHING TO EACH BEARING	(2) 8d COMMON	FACE NAIL
22. WIDER THAN 1"X8" SHEATHING TO EACH BEARING	(3) 8d COMMON	FACE NAIL
23. BUILT UP CORNER STUDS	16d COMMON 3" X 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT UP GIRDER AND BEAMS	16d COMMON AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C.	FACE NAIL TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	(2) 20d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND EACH SPLICE
25. 2" PLANKS	16d COMMON	AT EACH BEARING
26. COLLAR TIE TO RAFTER	(3) 10d COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
27. JACK RAFTER TO HIP	(3) 10d COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL TOENAIL TOENAIL
	(2) 16d COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
29. JOIST TO BAND JOIST	(3) 16d COMMON (5) 3" X 0.131" NAILS (5) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
30. LEDGER STRIP	(3) 16d COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL FACE NAIL FACE NAIL
31. WOOD STRUCTURAL PANELS TO FRAMING	SEE SHEARWALL SCHEDULE	SHEET S1.10
SUBFLOOR TO FRAMING	SEE STRUCTURAL NOTES	SECTION 06160

20 FASTENING SCHEDULE

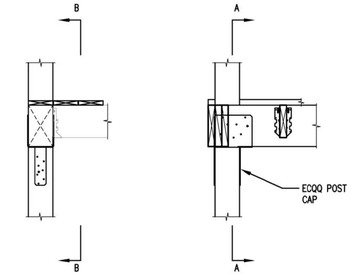
6 FLOOR JOIST PERP. TO WALL

7 FLOOR JOIST || WALL

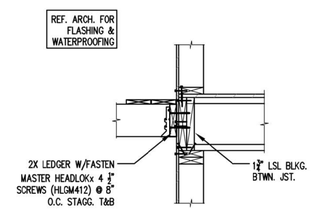
8



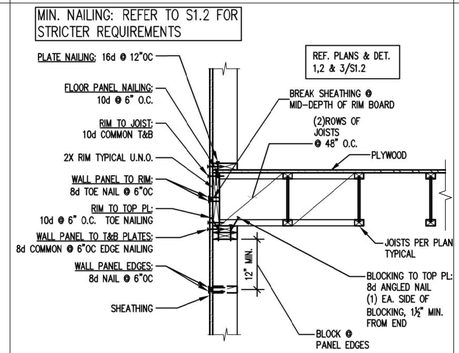
9



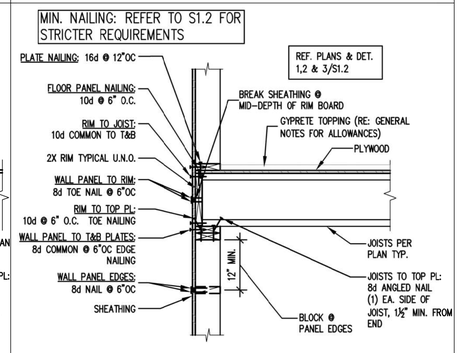
11 DECK BEAM, JOISTS & POST CONNECTION



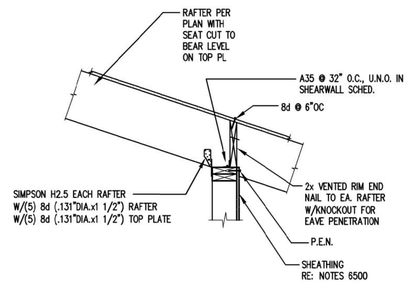
12 DECK LEDGER TO HOUSE



13 JOISTS PARALLEL TO WALL (1 3/4" RIM)

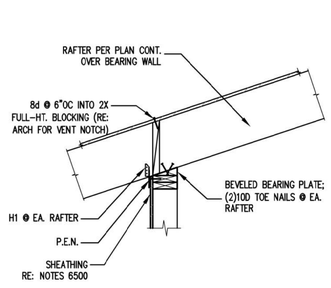


14 JOISTS PERPENDICULAR TO WALL (1 3/4" RIM)

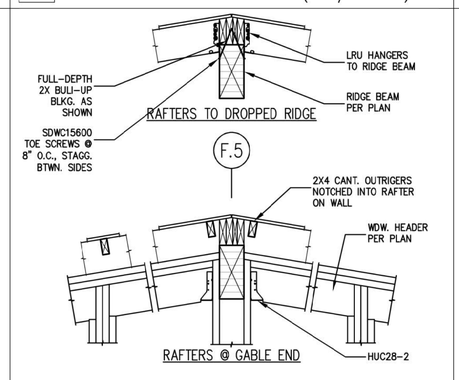


SCALE: 3/4" = 1'-0"

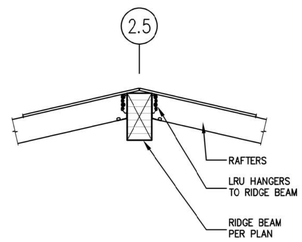
16 RAFTERS TO WALL



17 RAFTERS @ INTERMEDIATE BEARING WALL



18 DROPPED RIDGE BEAM



19 FLUSH RIDGE BEAM IN EXISTING RAFTERS

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FRAMING DETAILS

Sheet No:
S9.1