

**LOT SLOPE:**

Highest Elevation Point of Lot:	56	Feet
Lowest Elevation Point of Lot:	14.28	Feet
Elevation Difference:	41.72	Feet
Horizontal Distance Between High and Low Points:	168	Feet
Lot Slope*	24.8	%

\*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

**LEGAL DESCRIPTION:**

PORTION OF LOT 5, LELAND ADDITION AS PER PLATS, RECORDED IN VOLUM 82 OF PLATS, PAGE 19 RECORDS OF KING COUNTY WASHINGTON.  
PARCEL NUMBER: 426 00-0090

**GROSS FLOOR AREA CALCULATIONS**

Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	242 Sq. Ft.	0	224 (under ex. roof) Sq. Ft.	466 Sq. Ft.
Main Floor	3662 Sq. Ft.	0	0	3662 Sq. Ft.
Gross Basement Area	3078 Sq. Ft.	0 (1249)	0	3078 Sq. Ft. 1829 S.F. W/BSMT. DEDUCTION
Garage/ Carport	810 Sq. Ft.	0	0	810 Sq. Ft.
<b>Total Floor Area</b>	<b>7792 Sq. Ft.</b>	<b>0</b>	<b>224</b>	<b>8016 Sq. Ft. 6707 S.F. W/BSMT. DEDUCTION</b>
Accessory Buildings	0	0	0	0

**LOT COVERAGE:**

EXISTING - NO NEW LOT COVERAGE PROPOSED

**LOT AREA:**

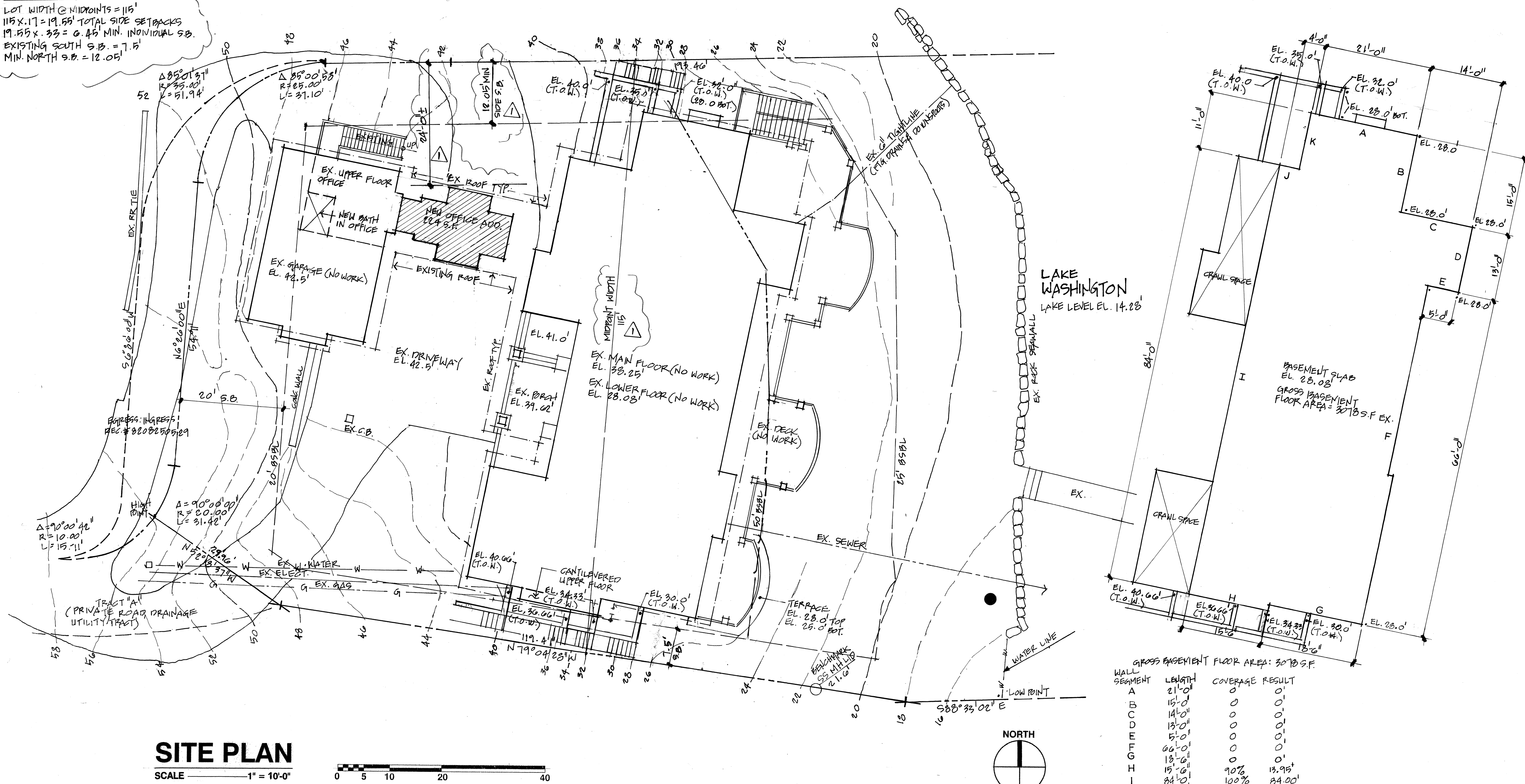
LOT AREA: 18,172 S.F. (PER REVISED KING CO. RECORDS - 4/22/22)

**IMPERVIOUS SURFACE:**

EXISTING - NO NEW IMPERVIOUS SURFACE PROPOSED

**SIDE SETBACK:**

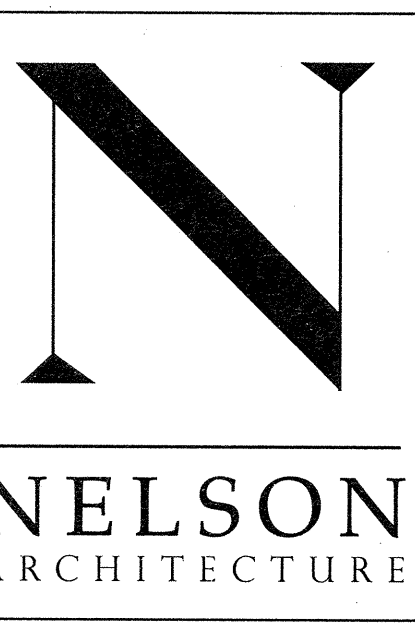
LOT WIDTH @ MIDPOINTS = 115'  
115' x .17 = 19.55' TOTAL SIDE SETBACKS  
19.55' x .33 = 6.45' MIN. INDIVIDUAL S.B.  
EXISTING SOUTH S.B. = 7.5'  
MIN. NORTH S.B. = 12.05'



GROSS BASEMENT FLOOR AREA: 3078 S.F.

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	21'-0"	0	0'
B	15'-0"	0	0'
C	14'-0"	0	0'
D	13'-0"	0	0'
E	5'-0"	0	0'
F	66'-0"	0	0'
G	13'-0"	0	0'
H	15'-0"	90%	13.95'
I	84'-0"	100%	84.00'
J	4'-0"	70%	2.8'
K	11'-0"	70%	7.7'
TOTALS:	267'	NA	108.45'

108.45 ÷ 267 = .406 OR 40.6%  
.406 x 3078 = 1,249 S.F. EXCLUDED FROM GROSS FLOOR AREA  
3078 - 1249 S.F. = 1,829 GROSS BASEMENT AREA W/EXCLUSION



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REGISTRATION NO. 10000  
**LOSH RESIDENCE**  
9700 SE 61ST PLACE  
MERCER ISLAND, WA 98040

Additions and Alterations For:  
Drawing Title: SITE PLAN  
Drawn By: T.D.  
Checked By: MLN  
Approved By:  
Issue Date: 7/29/21  
Revisions:  
No. Description Date  
1 PERMIT 10/28/21  
2 PERMIT 5/31/22  
Scale: 1" = 10'-0"  
Sheet No.

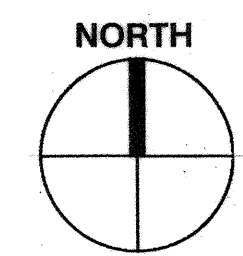
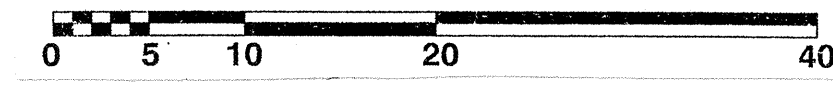
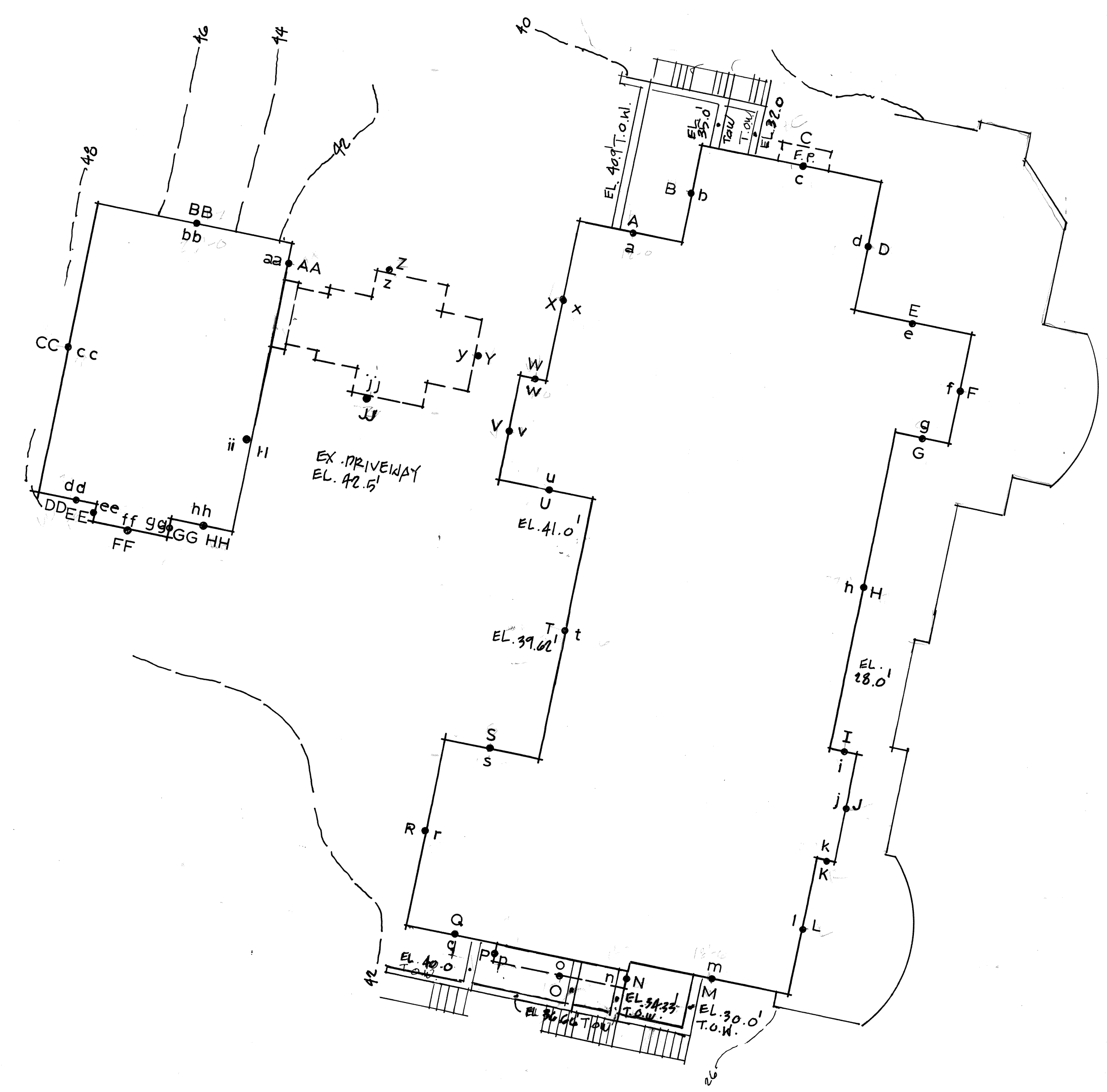
**A1**

**BUILDING HEIGHT:** 

MIDPOINT ELEVATION WALL SEGMENT LENGTH

A = 35 feet	a = 12 feet	A x a = 420
B = 35 feet	b = 11 feet	B x b = 385
C = 28 feet	c = 21 feet	C x c = 588
D = 28 feet	d = 15 feet	D x d = 420
E = 28 feet	e = 13.5 feet	E x e = 378
F = 28 feet	f = 13 feet	F x f = 364
G = 28 feet	g = 6 feet	G x g = 168
H = 28 feet	h = 37 feet	H x h = 1036
I = 28 feet	i = 3 feet	I x i = 84
J = 28 feet	j = 13 feet	J x j = 364
K = 28 feet	k = 2 feet	K x k = 56
L = 28 feet	l = 16 feet	L x l = 448
M = 29.5 feet	m = 18.5 feet	M x m = 546
N = 30 feet	n = 3 feet	N x n = 90
O = 36.66 feet	o = 15.5 feet	O x o = 568.23
P = 36.66 feet	p = 2 feet	P x p = 73.32
Q = 40.66 feet	q = 11 feet	Q x q = 447.26
R = 41.5 feet	r = 22 feet	R x r = 913
S = 39.62 feet	s = 11 feet	S x s = 435.82
T = 39.62 feet	t = 30.5 feet	T x t = 1208.41
U = 41 feet	u = 11 feet	U x u = 451
V = 42.5 feet	v = 12.5 feet	V x v = 531.25
W = 42.5 feet	w = 3 feet	W x w = 127.5
Y = 42.5 feet	y = 14 feet	Y x y = 595
Z = 42.5 feet	z = 23 feet	Z x z = 977.5
AA = 42.5 feet	aa = 4 feet	AA x aa = 170
BB = 45 feet	bb = 23 feet	BB x bb = 1035
CC = 47.5 feet	cc = 34 feet	CC x cc = 1615
DD = 47 feet	dd = 7 feet	DD x dd = 329
EE = 46.5 feet	ee = 2 feet	EE x ee = 93
FF = 46 feet	ff = 9 feet	FF x ff = 414
GG = 42.5 feet	gg = 2 feet	GG x gg = 85
HH = 42.5 feet	hh = 7 feet	HH x hh = 297.5
II = 42.5 feet	ii = 22 feet	II x ii = 935
JJ = 42.5 feet	jj = 23 feet	JJ x jj = 977.5
<b>TOTAL</b>	<b>491.5 feet</b>	<b>1,9414.29</b>

19,414.29 = 39.5 feet Average Building Elevation ( ABE )  
491.5




Additions and Alterations For:  
**LOSH RESIDENCE**  
 9700 SE 61<sup>ST</sup>. PLACE  
 MERCER ISLAND, WA 98040

Drawing Title:  
BUILDING HEIGHT

Drawn By: T.D.  
Checked By: MLN  
Approved By:

Issue Date:

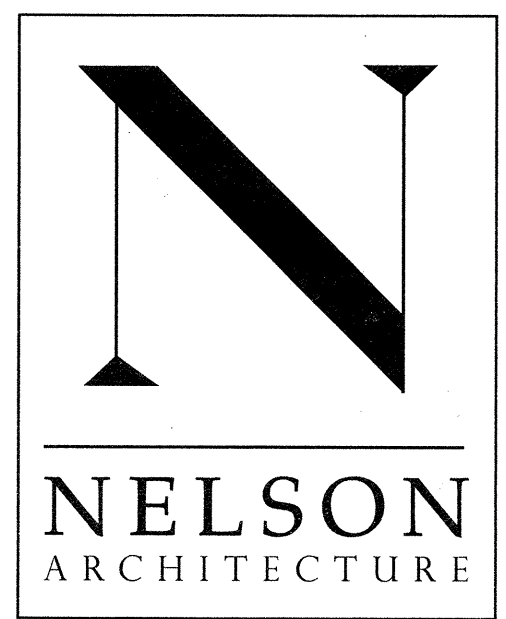
Revisions:  
No. Description Date  
 PERMIT 10/09/21

Scale:

Sheet No.

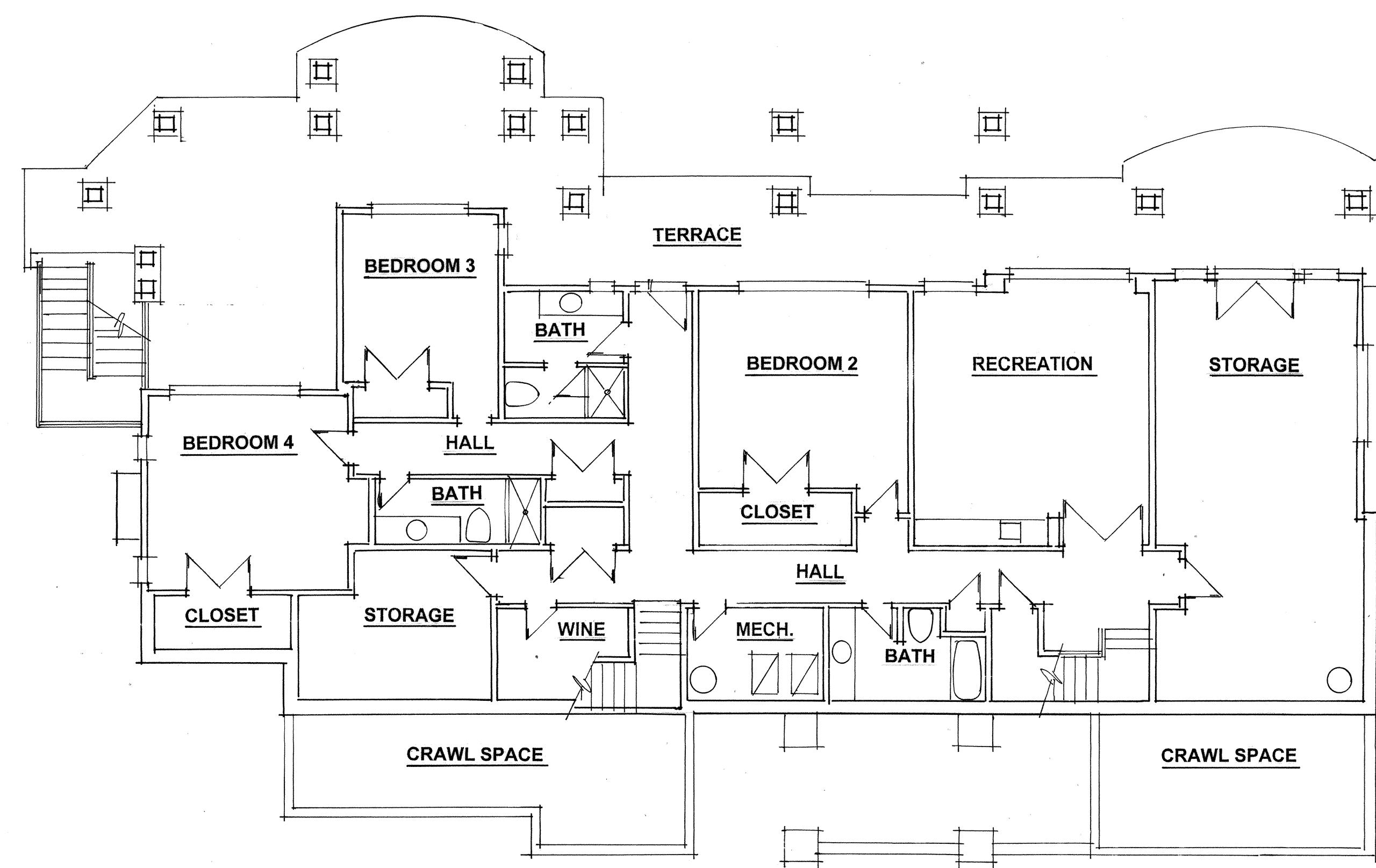
**A1.1**





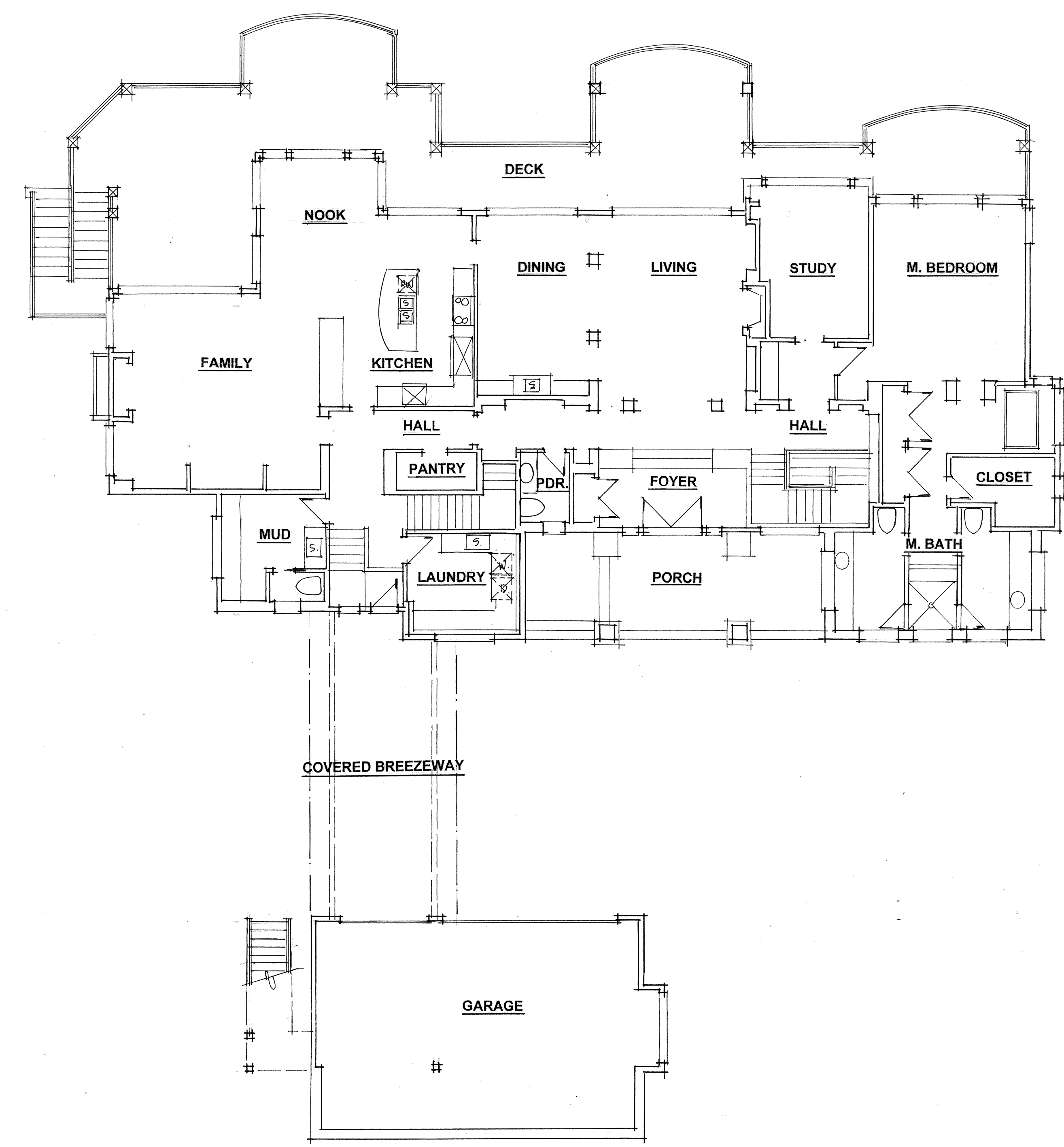
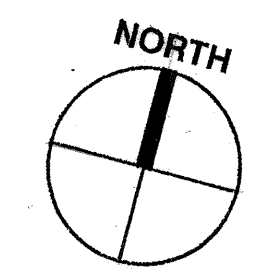
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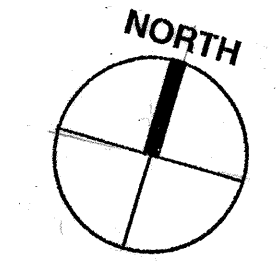
**EXISTING LOWER FLOOR PLAN**

SCALE 1/8"=1'-0"  
EXISTING LOWER FLOOR: 3073 S.F.



**EXISTING MAIN FLOOR PLAN**

SCALE 1/8"=1'-0"  
EXISTING MAIN FLOOR: 3062 S.F.



**LOSH RESIDENCE**

9700 SE 61<sup>ST</sup>. PLACE

MERCER ISLAND, WA 98040

Drawn By: T.D.  
Checked By: MLN  
Approved By:

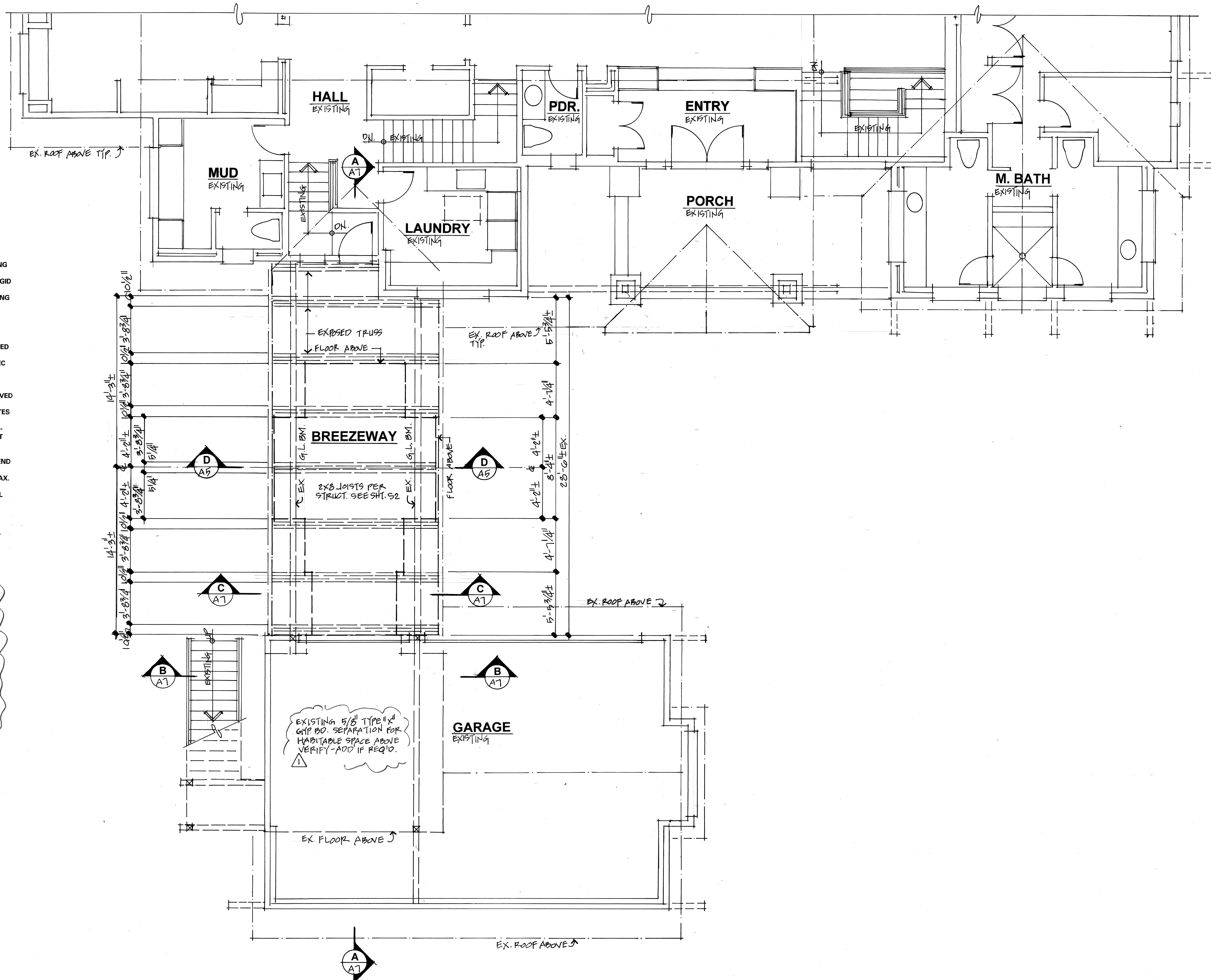
Issue Date: 7/29/24

No.	Description	Date

Scale: 1/8"=1'-0"

Sheet No.

**A3**



**FLOOR PLAN NOTES:**

- CONTRACTOR SHALL VERIFY TO INSPECTOR THAT ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING A 200lb. LOAD ON TOP OF RAILING ACTING IN ANY DIRECTION AS REQUIRED BY IRC.
- ALL HEADERS 4X8 MIN. U.N.O.- SEE FRAMING PLANS
- ALL EGRESS WINDOWS (E.) TO HAVE A NET 24" CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH, MIN. NET CLEAR OPENING AREA OF 5.7 S.F. AND 44" MAX. SILL HEIGHT TYPICAL
- ALL HEADERS IN EXTERIOR WALLS TO BE INSULATED WITH R10 RIGID INSULATION
- FILL ALL EXISTING FRAMING CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION TO THE FULL DEPTH WITH BATT INSULATION OR INSULATION HAVING AN EQUIVALENT R-VALUE
- ALL WINDOWS ARE NOMINAL NOMINAL R.O. WIDTH AND HEIGHT, VERIFY WINDOW SIZES WITH MANUFACTURER
- UNIFORM RISERS AT ALL STAIRS
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- FIREBLOCKING AT ALL PLUMBING PENETRATIONS
- CAULK AND WEATHERSTRIP ALL JOINTS AND OPENINGS PER WSEC
- DENOTES SOLID BEARING UNDER CONCENTRATED LOAD, SEE FRAMING PLANS
- ALL DIMENSIONS TO FACE OF STUD
- PROVIDE 26 GA. GALVANIZED SHEET METAL FLASHING OR APPROVED ABOVE WINDOW AND DOORS TYPICAL, LAP W.R.B. OVER
- SEE SHEET A2 FOR LUMBER GRADES, STRUCTURAL FRAMING NOTES
- KITCHEN RANGE, DRYER, BATHROOM AND LAUNDRY ROOM VENTILATION DUCTS TO HAVE SMOOTH NON-COMBUSTIBLE NON-ABSORBENT SURFACE AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS
- CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE ASSEMBLED WITH METAL SCREWS OR OTHER FASTENING MEANS WHICH EXTEND INTO THE DUCT
- ALL SHOWERS SHALL FLOW RESTRICTORS TO LIMIT WATER TO MAX. 1.75 GPM PER WSEC
- PROVIDE "DENSESHIELD" TILE BACKER BOARD OR APPROVED TO ALL AREAS SUBJECT TO WATER SPLASH
- ALL TOILETS TO BE MAX. 1.6 GALLONS/FLUSH OR LESS
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED W/BATTERY BACKUP
- THE POINT OF DISCHARGE OF EXHAUST FANS SHALL BE AT LEAST 3' FROM ANY OPENING IN THE BUILDING

**Exposed wall cavities must be insulated:**

- 2 x 4 wall studs require R-15 insulation
- 2 x 6 wall studs require R-21 insulation

**Exposed roof/ceiling cavities or attic must be insulated:**

- Vaulted ceilings: Insulate to the full depth of the framing member while allowing for the min. 1" ventilated space
- Flat ceilings: Install R-49 insulation or what the attic space can accommodate based on the roof pitch

**Exposed floor framing cavities must be insulated to:**

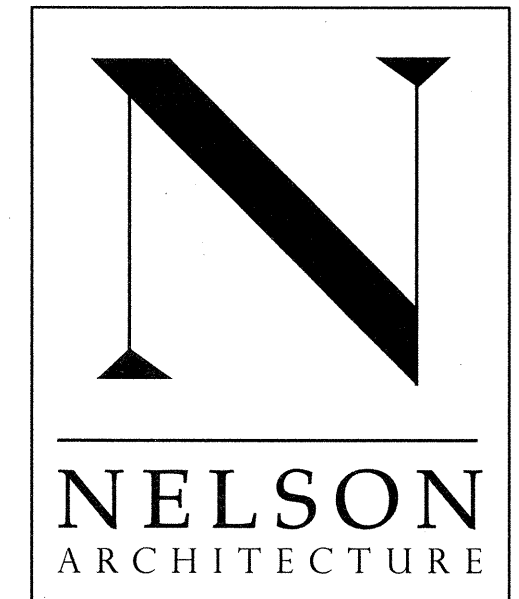
- Exposed floor cavities must be insulated to R-30

**LEGEND:**

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW CONSTRUCTION
- SHEAR WALL (SEE SCHED. SHT. S1)
- 90 EXHAUST FAN
- ⊙ 110 V. SMOKE DETECTOR W/ BATTERY BACKUP INTERCONNECTED
- ⊙ CO COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- (S.G.) SAFETY GLASS
- (E.) EGRESS
- f.H.B. HOSE BIB
- △ CCSPF CLOSED CELL SPRAY FOAM INSUL.
- WRB WATER RESISTANCE BARRIER

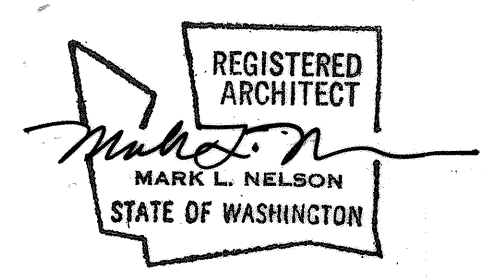
**MAIN FLOOR PLAN**

SCALE 1/4" = 1'-0"



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**LOSH RESIDENCE**

Additions and Alterations For:

MERCER ISLAND, WA 98040  
9700 SE 61<sup>ST</sup>. PLACE

Drawing Title:  
MAIN FLOOR PLAN

Drawn By: T.D.  
Checked By: MLN  
Approved By:

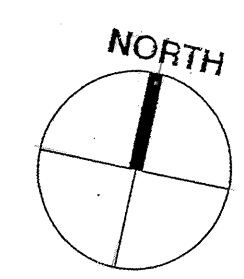
Issue Date:  
7/29/21

No.	Description	Date
1	PERMIT	10/23/21

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

Sheet No.

**A4**



Additions and Alterations For:

Drawing Title:  
UPPER FLOOR PLAN

Drawn By: T.D.  
Checked By: MLN  
Approved By:

Issue Date:  
7/29/21

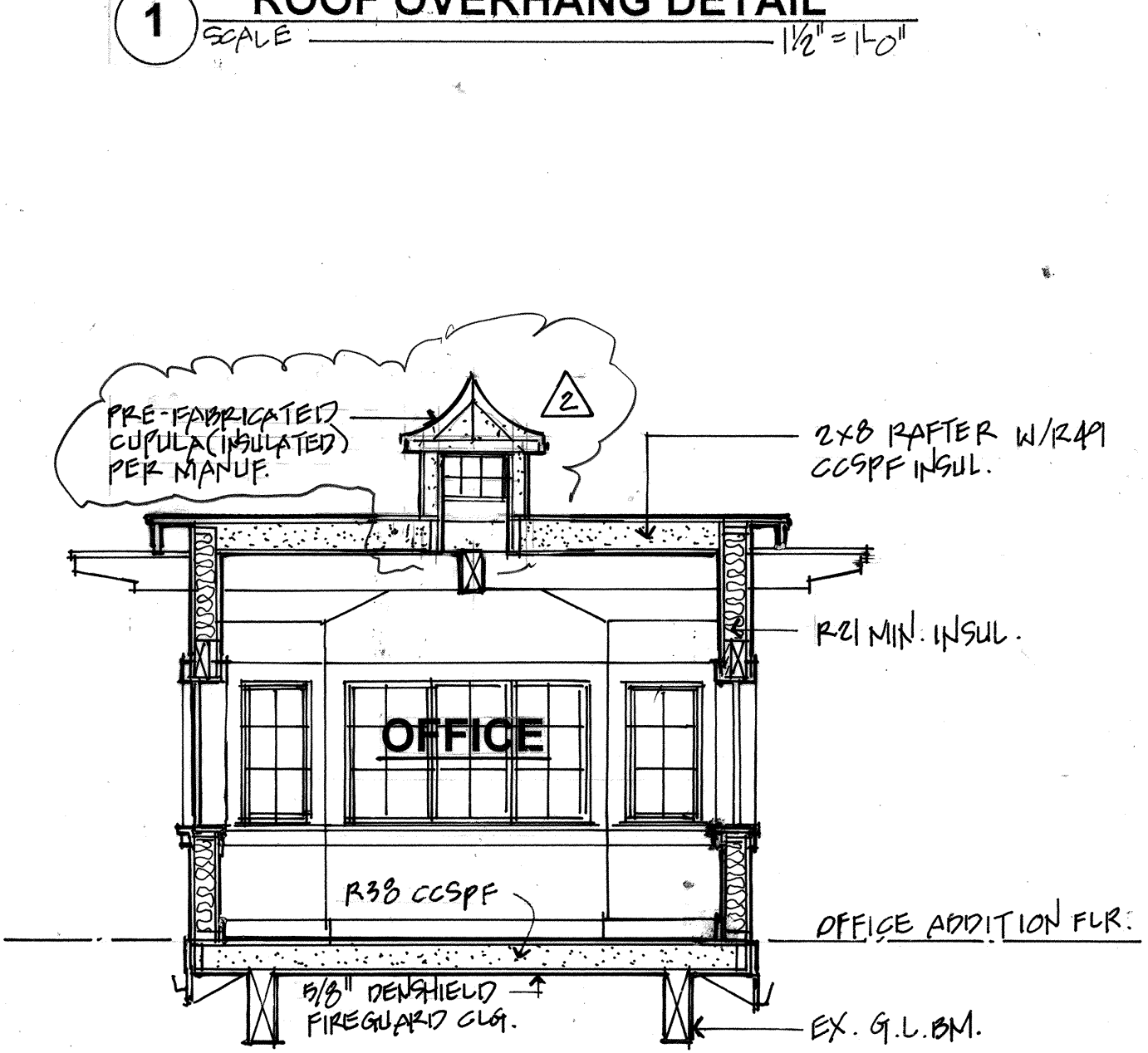
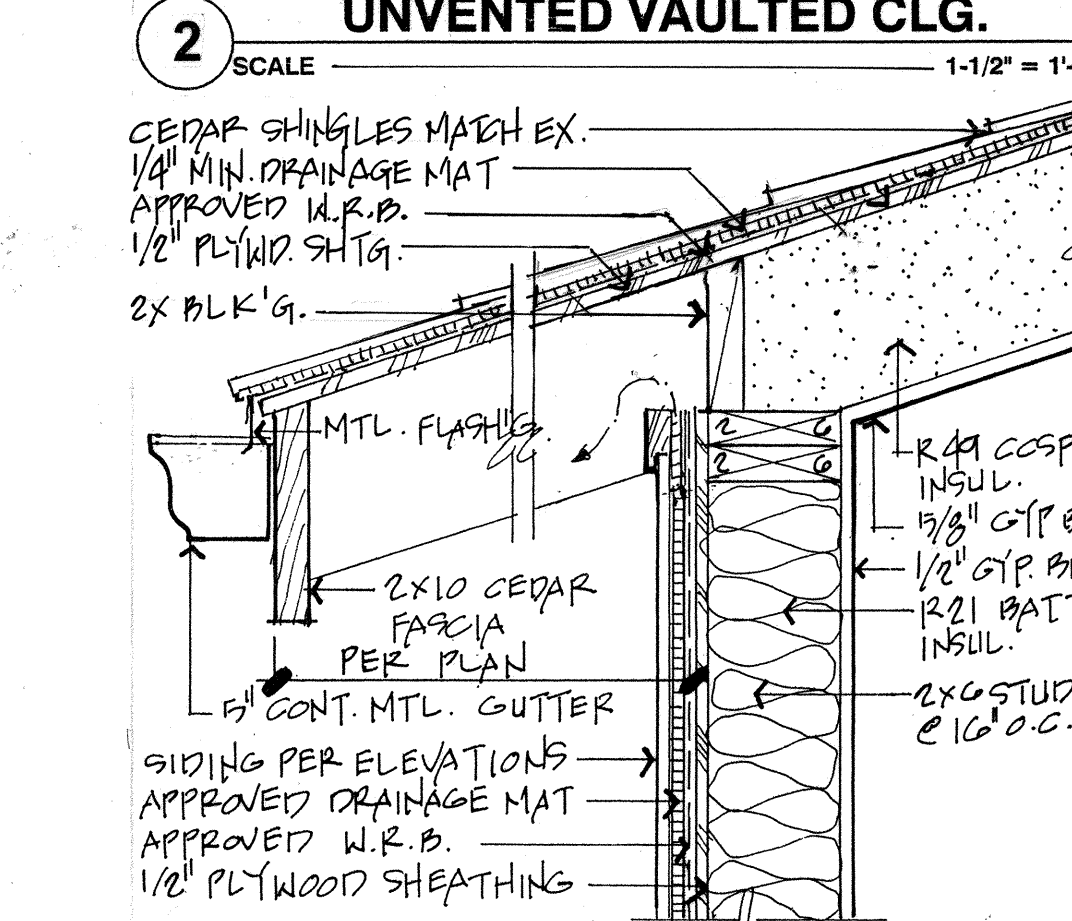
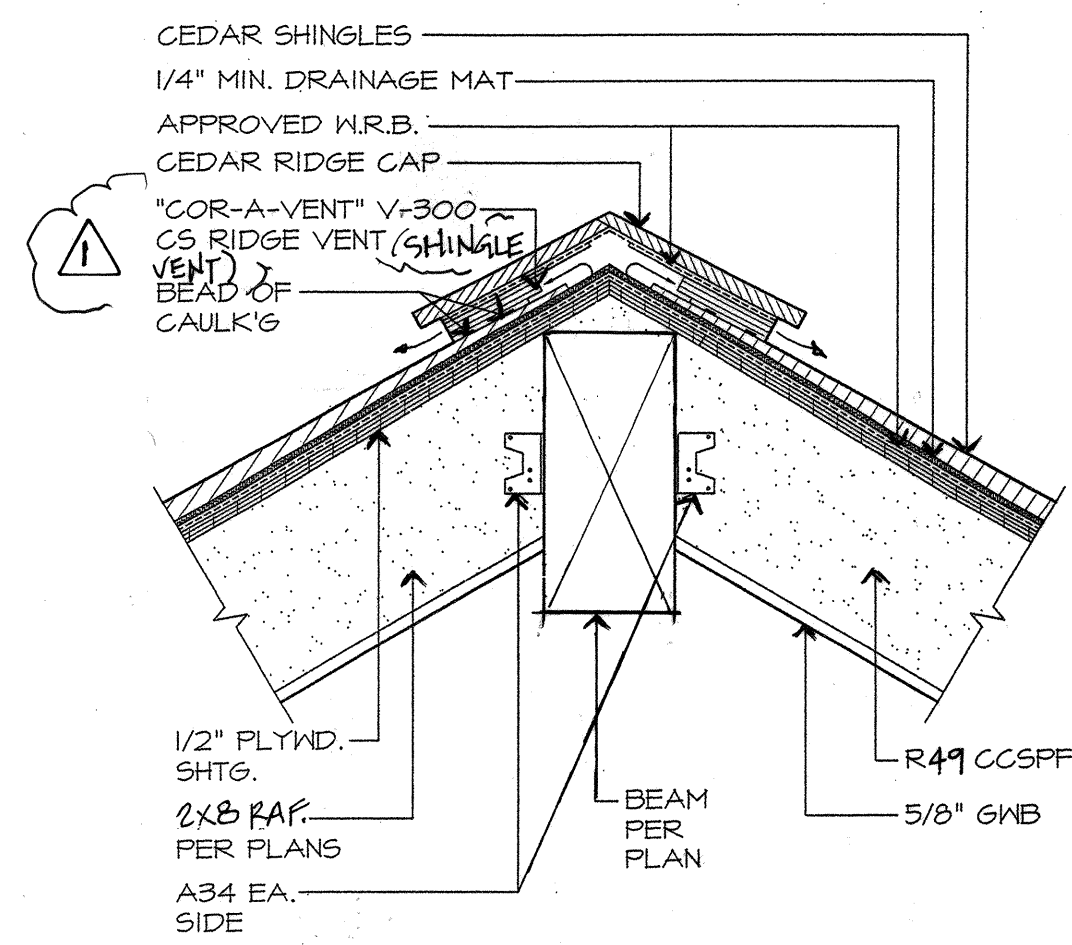
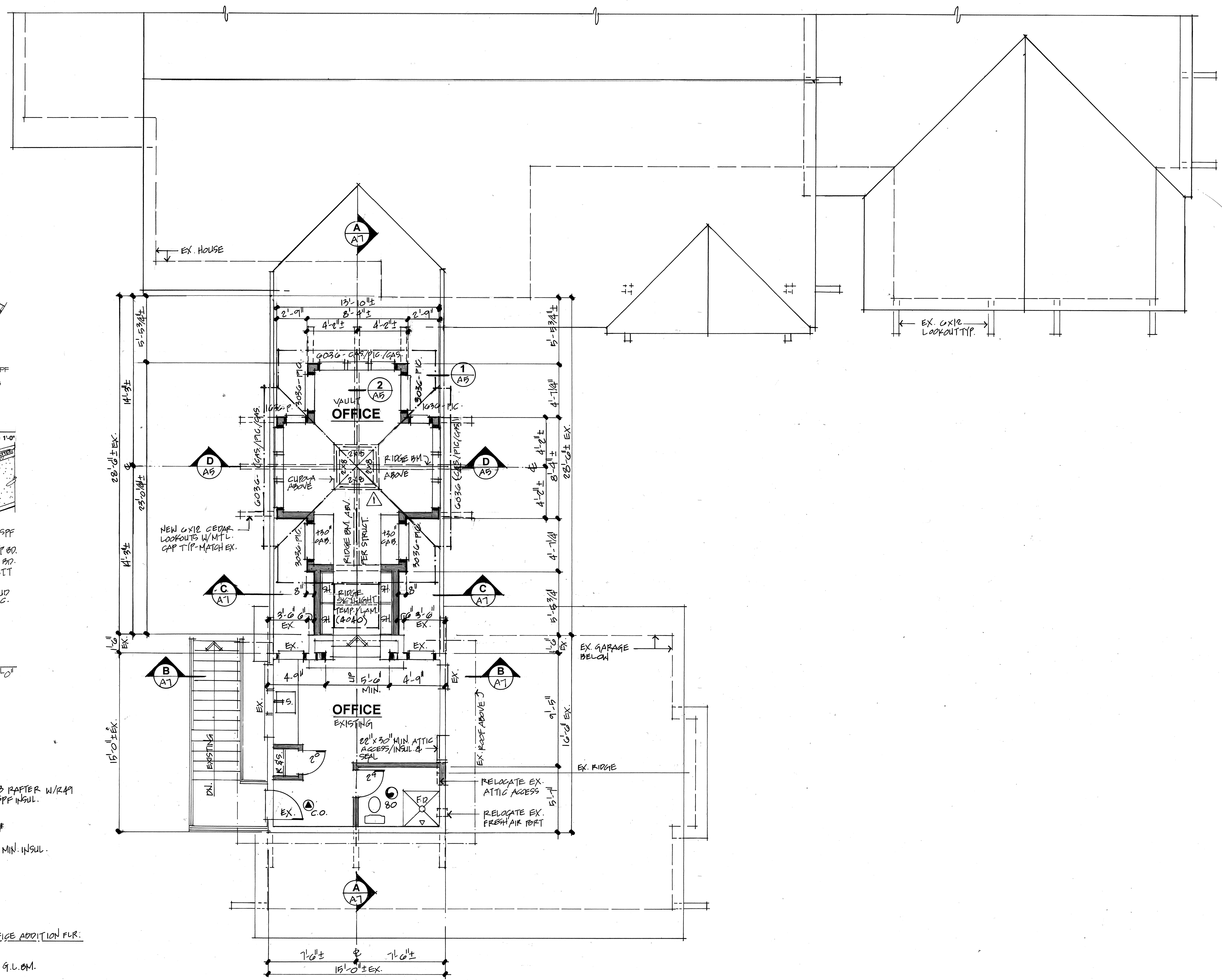
Revisions:

No.	Description	Date
1	PERMIT	10/08/21
2	PERMIT	5/3/22

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

Sheet No.

**A5**



**UPPER FLOOR PLAN**  
SCALE 1/4" = 1'-0"

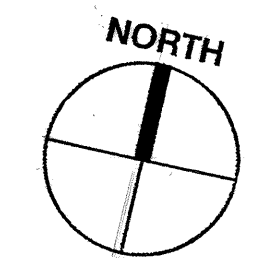
EXISTING OFFICE: 2319 S.F. (EX. HTG. SYSTEM)  
NEW OFFICE ADDITION: 2305 S.F.

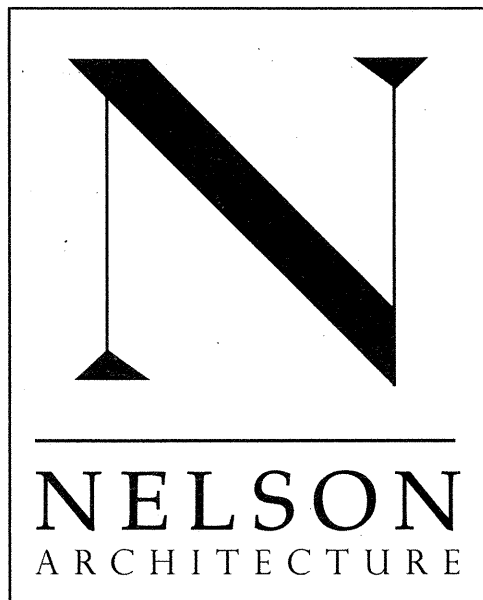
**2018 ENERGY CREDITS: table 406.3**

Heat Pump Heating Option:	1.0 credit
1.3 Efficient Building Envelope:	0.5 credit
TOTAL:	1.5 credits

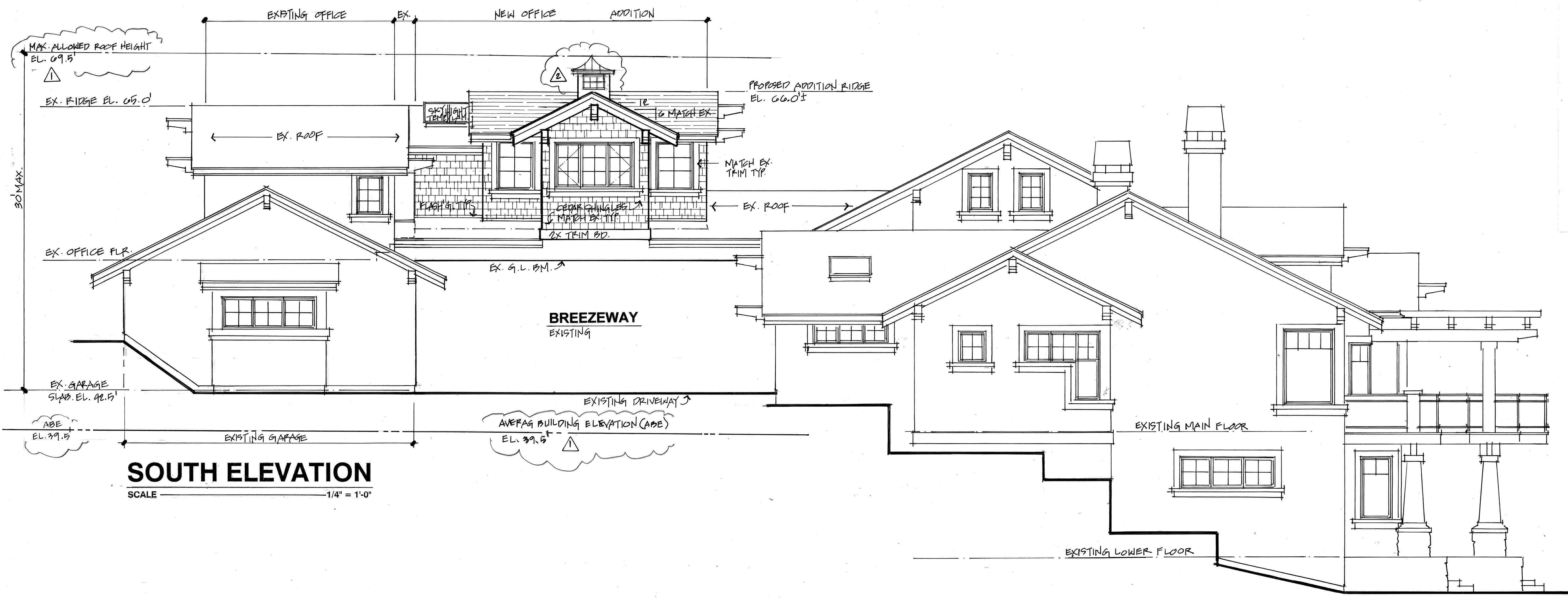
**NOTE:**

- INSTALL SEPARATE FIRE SPRINKLER SYSTEM FOR GARAGE/LOFT AREA INCLUDING EXTERIOR SPRINKLER HEAD IN BREEZEWAY
- HEAT & SMOKE SENSORS IN GARAGE & LOFT ARE TO BE TIED TO SECURITY SYSTEM

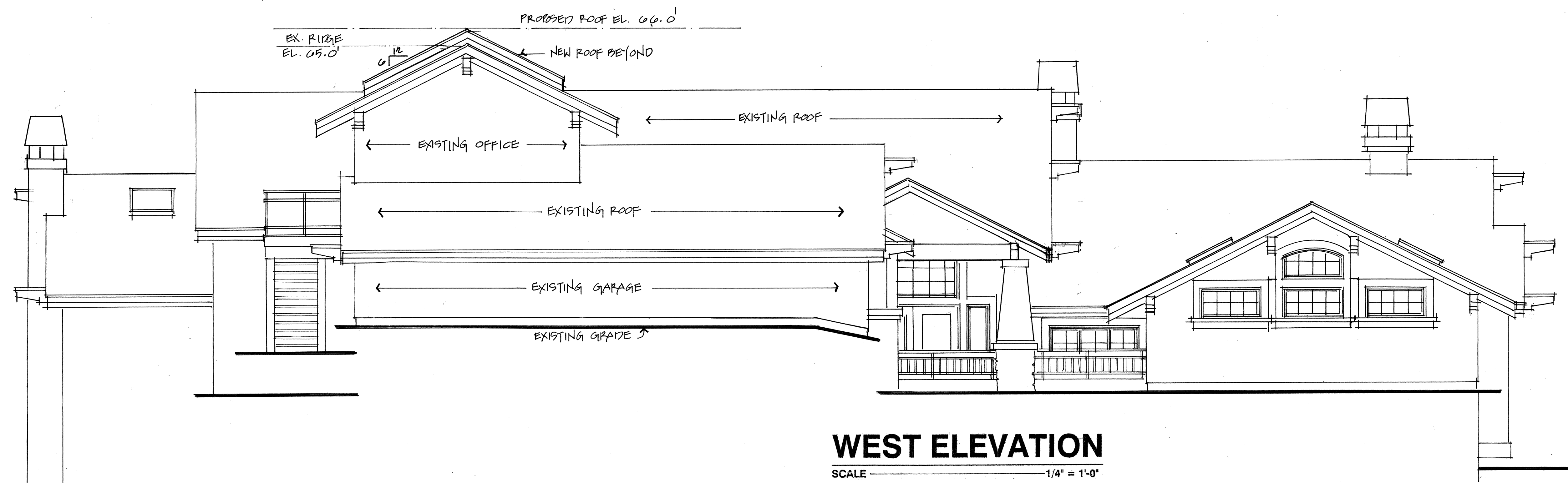




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**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"

Additions and Alterations For:  
**LOSH RESIDENCE**  
 9700 SE 61<sup>ST</sup>. PLACE  
 MERCER ISLAND, WA 98040

Drawing Title:  
EXTERIOR ELEVATIONS

Drawn By: T.D.  
Checked By: MLN  
Approved By:

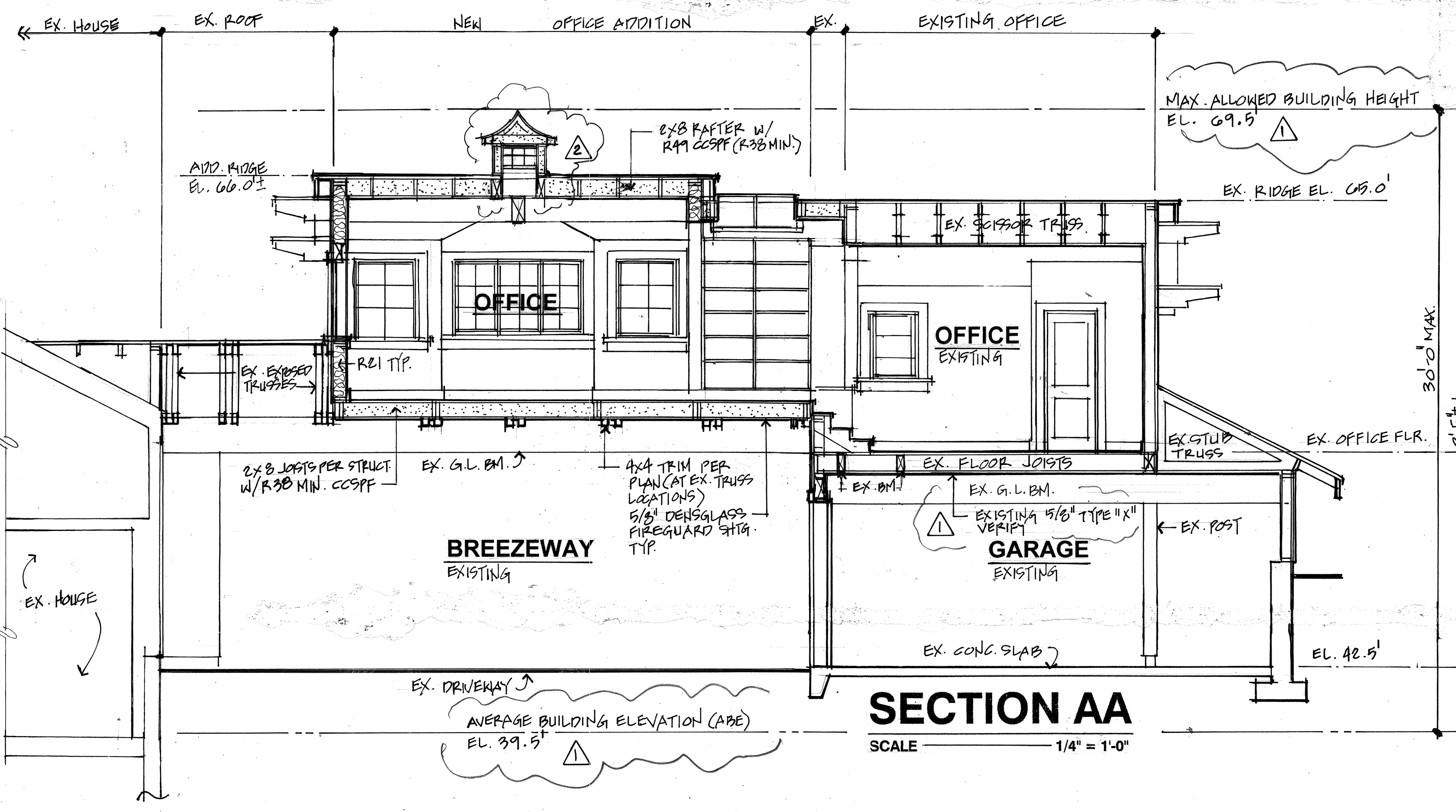
Issue Date: 7/29/21

Revisions:

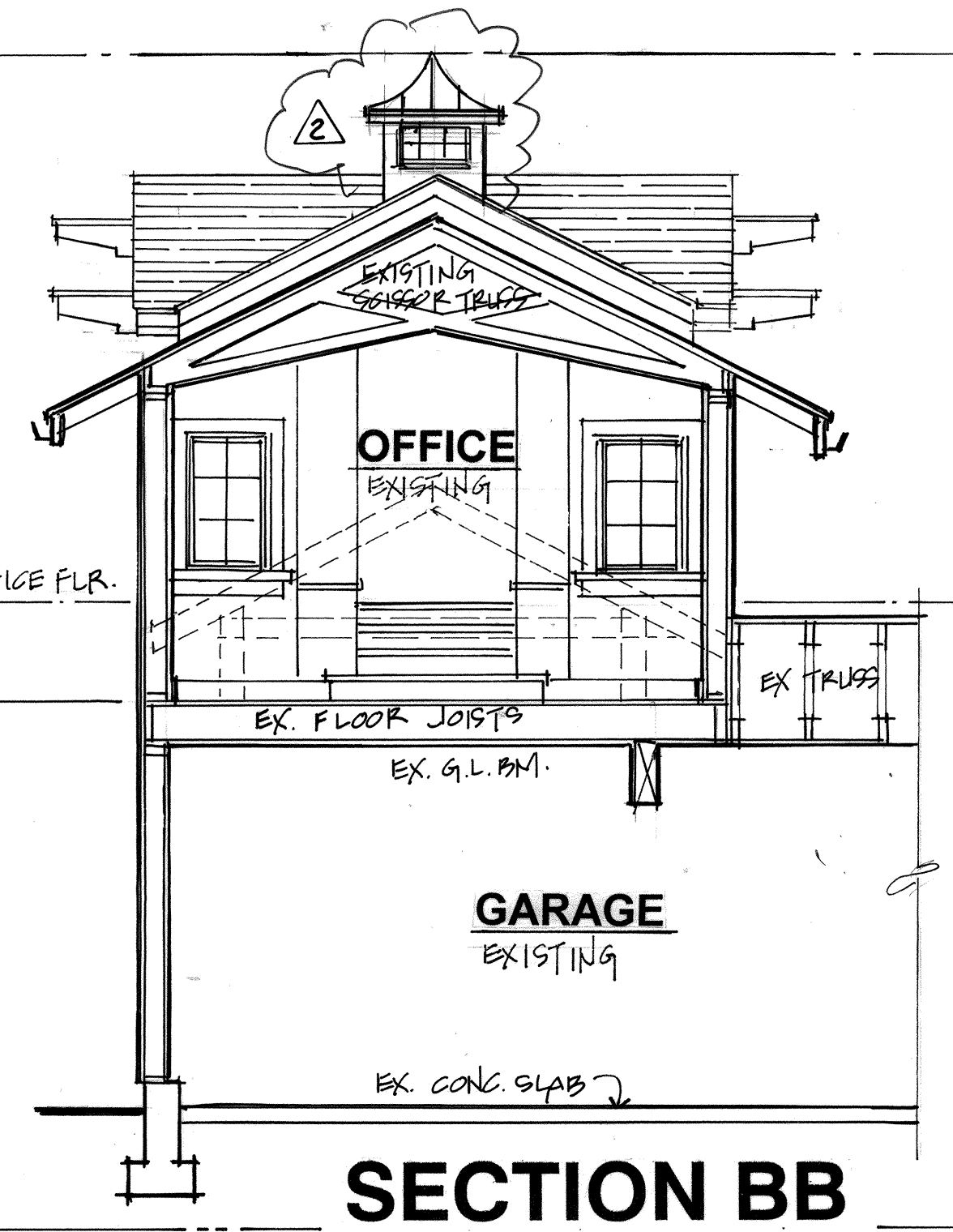
No.	Description	Date
1	PERMIT	10/28/21
2	PERMIT	5/31/22

Scale: 1/4" = 1'-0"  
Sheet No.

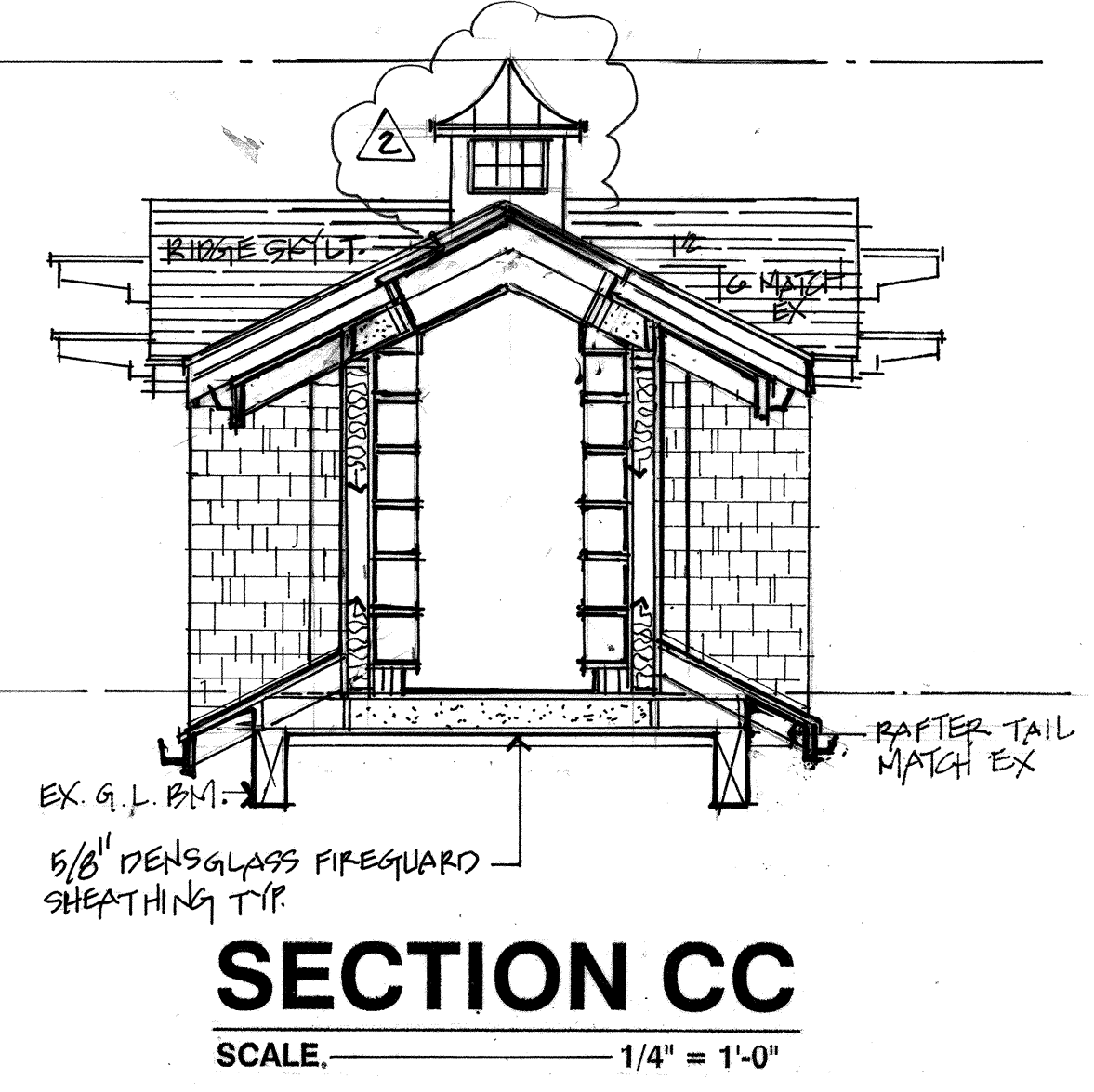
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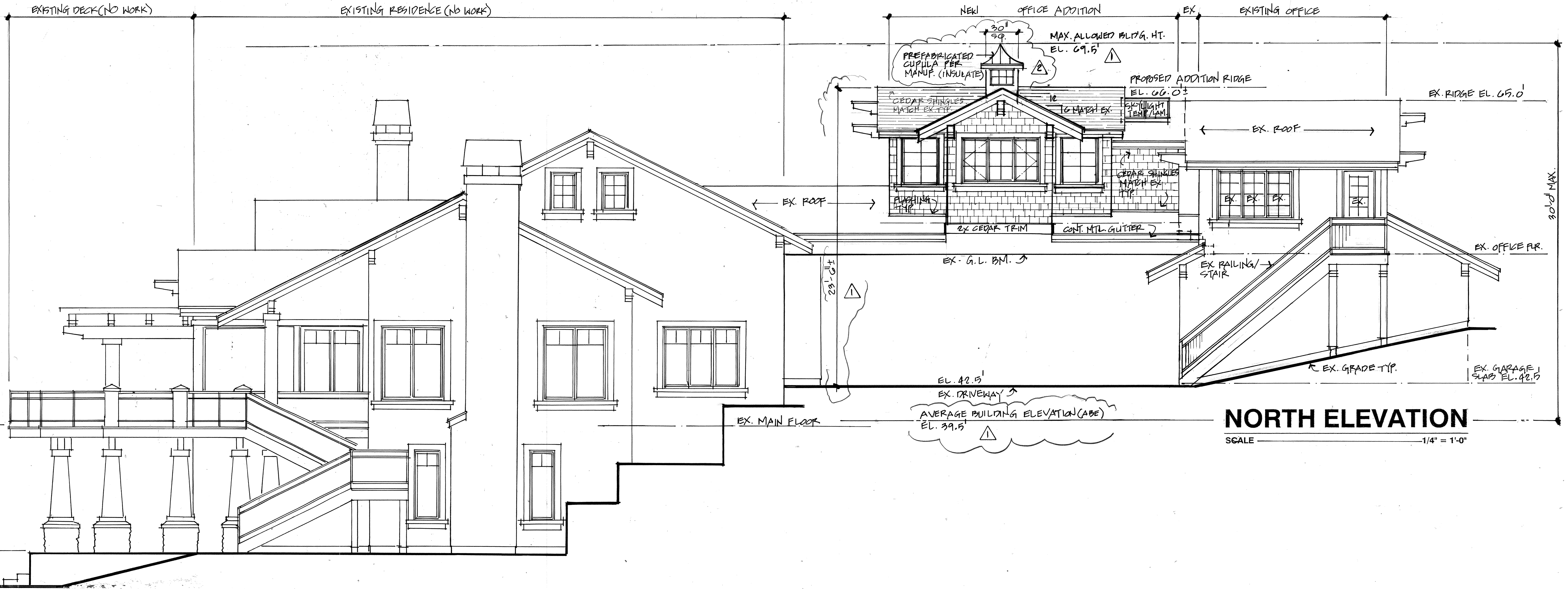
**SECTION AA**  
SCALE 1/4" = 1'-0"



**SECTION BB**  
SCALE 1/4" = 1'-0"



**SECTION CC**  
SCALE 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

**LOSH RESIDENCE**

9700 SE 61<sup>ST</sup>. PLACE  
MERCER ISLAND, WA 98040

Additions and Alterations For:

Drawing Title:  
NORTH ELEVATION  
SECTIONS AA, BB, CC

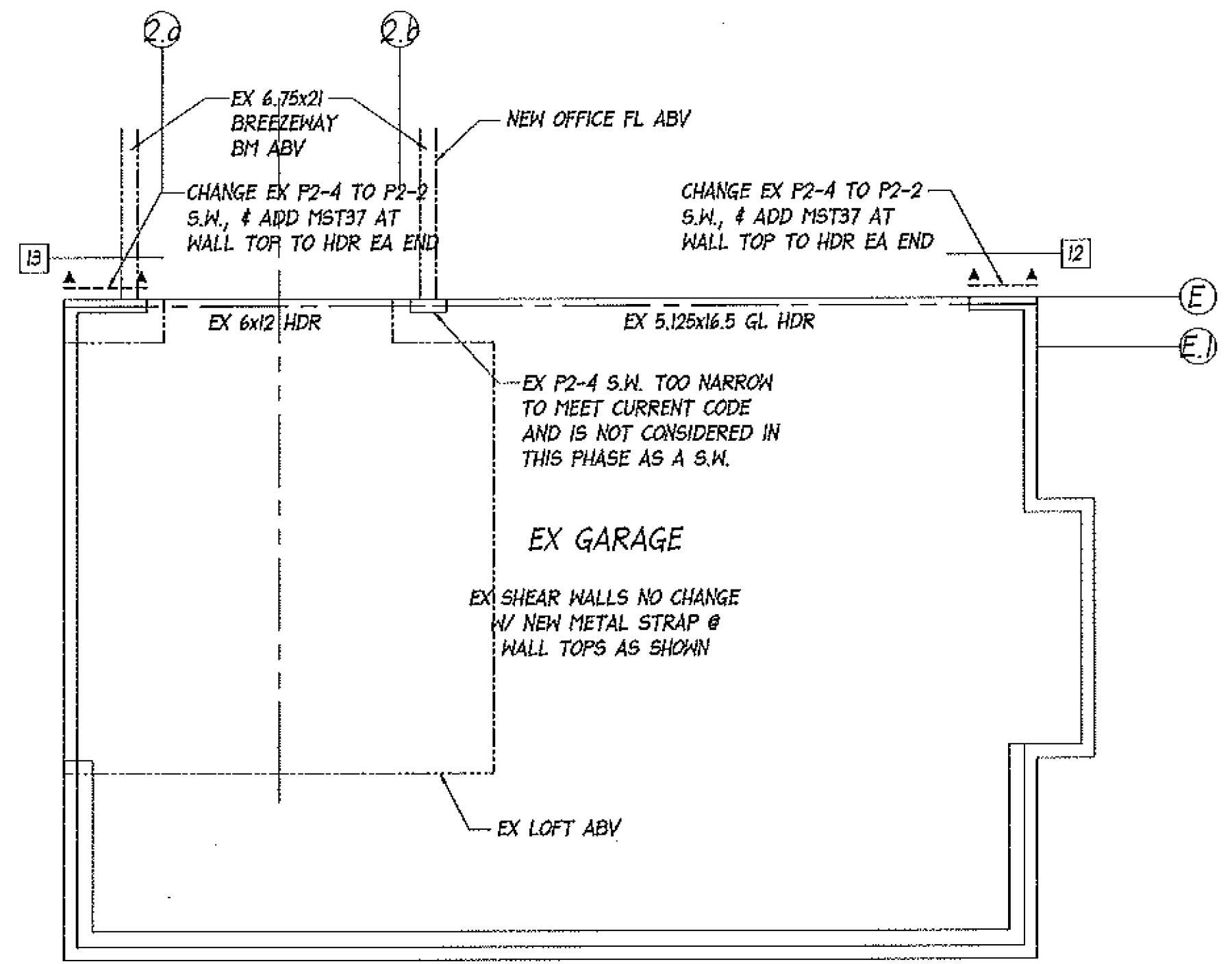
Drawn By: T.D.  
Checked By: MLN  
Approved By:

Issue Date:  
7/29/21  
Revisions:  
No. Description Date  
▲ PERMIT 10/28/21  
▲ PERMIT 5/31/22

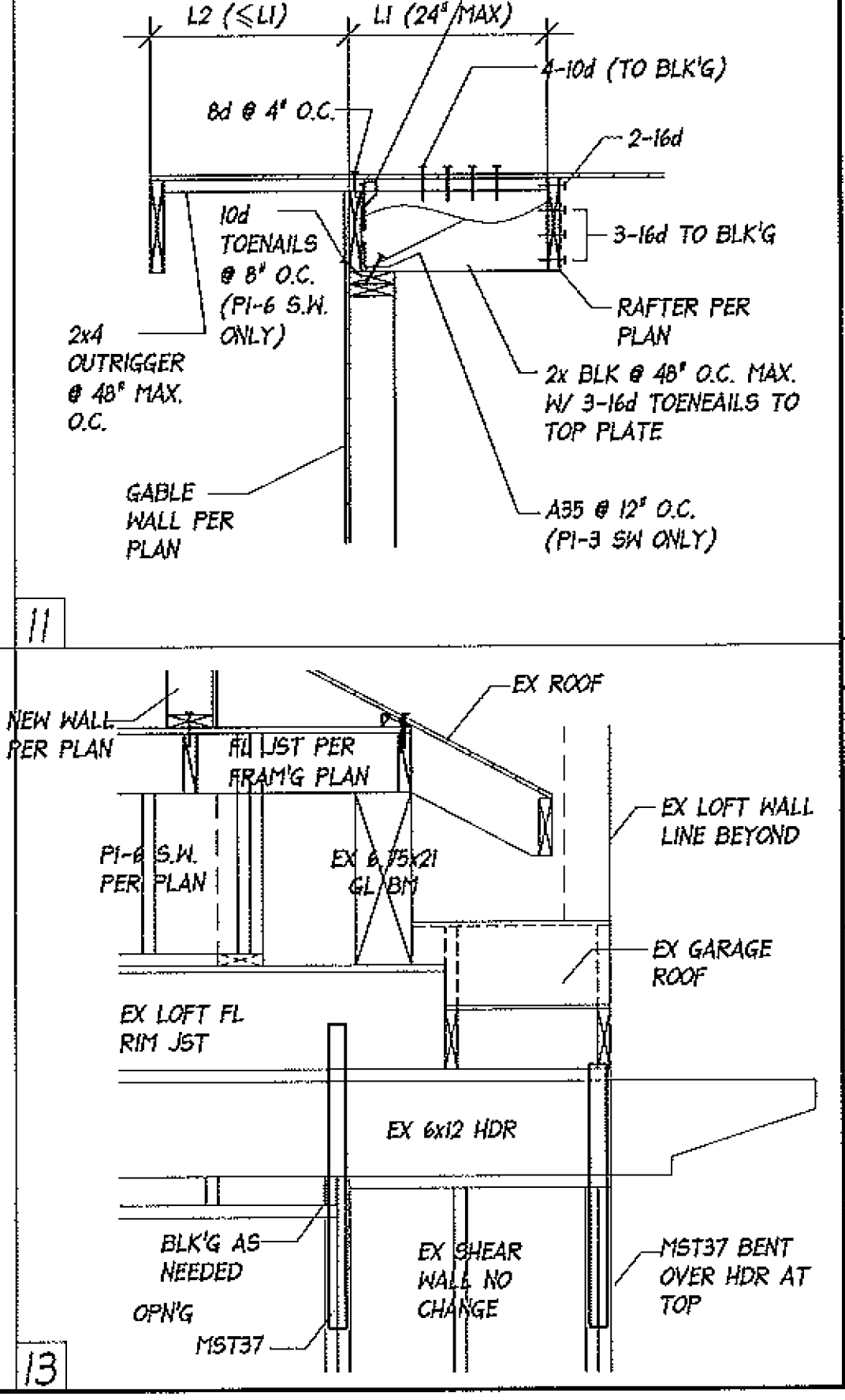
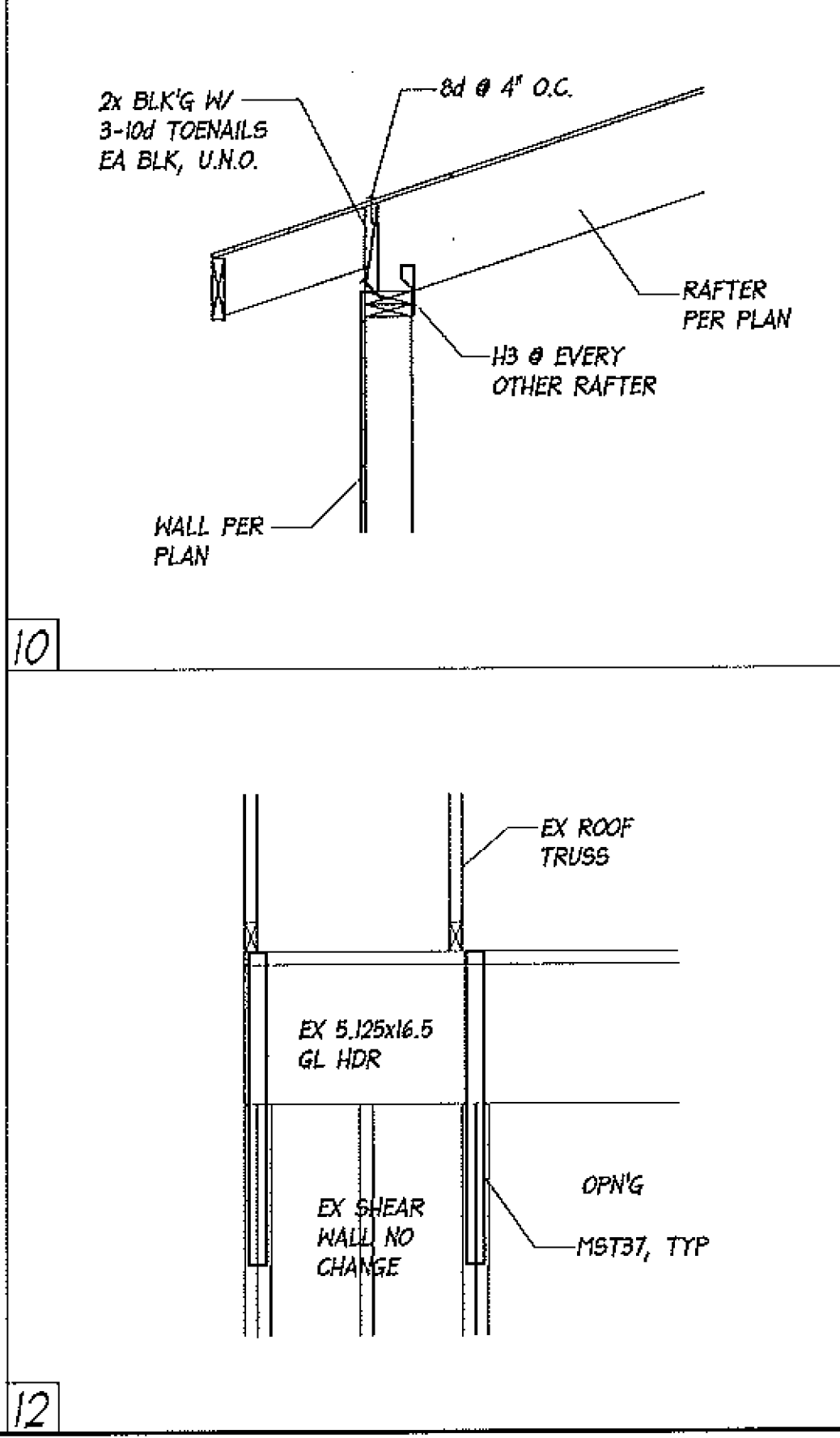
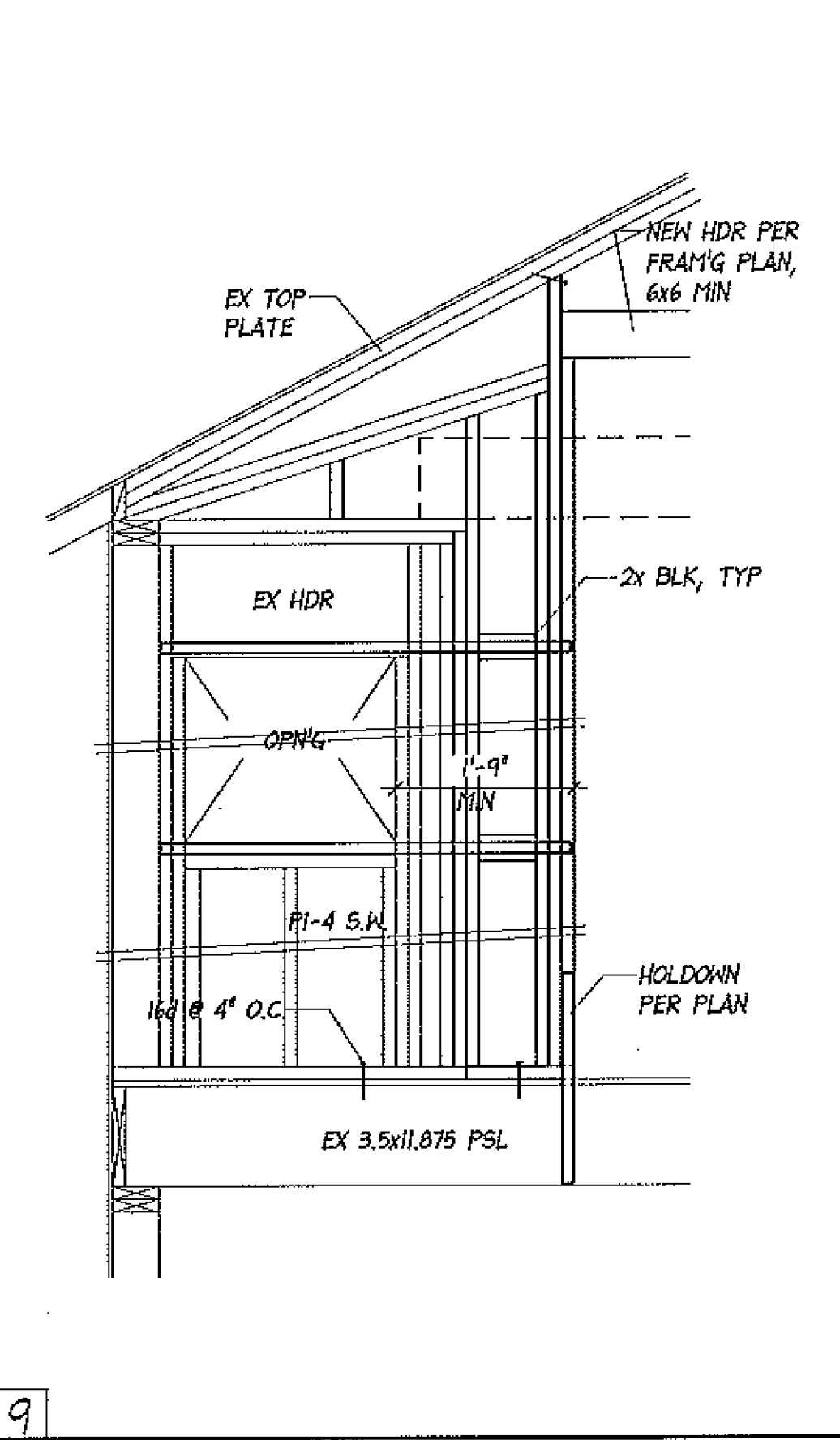
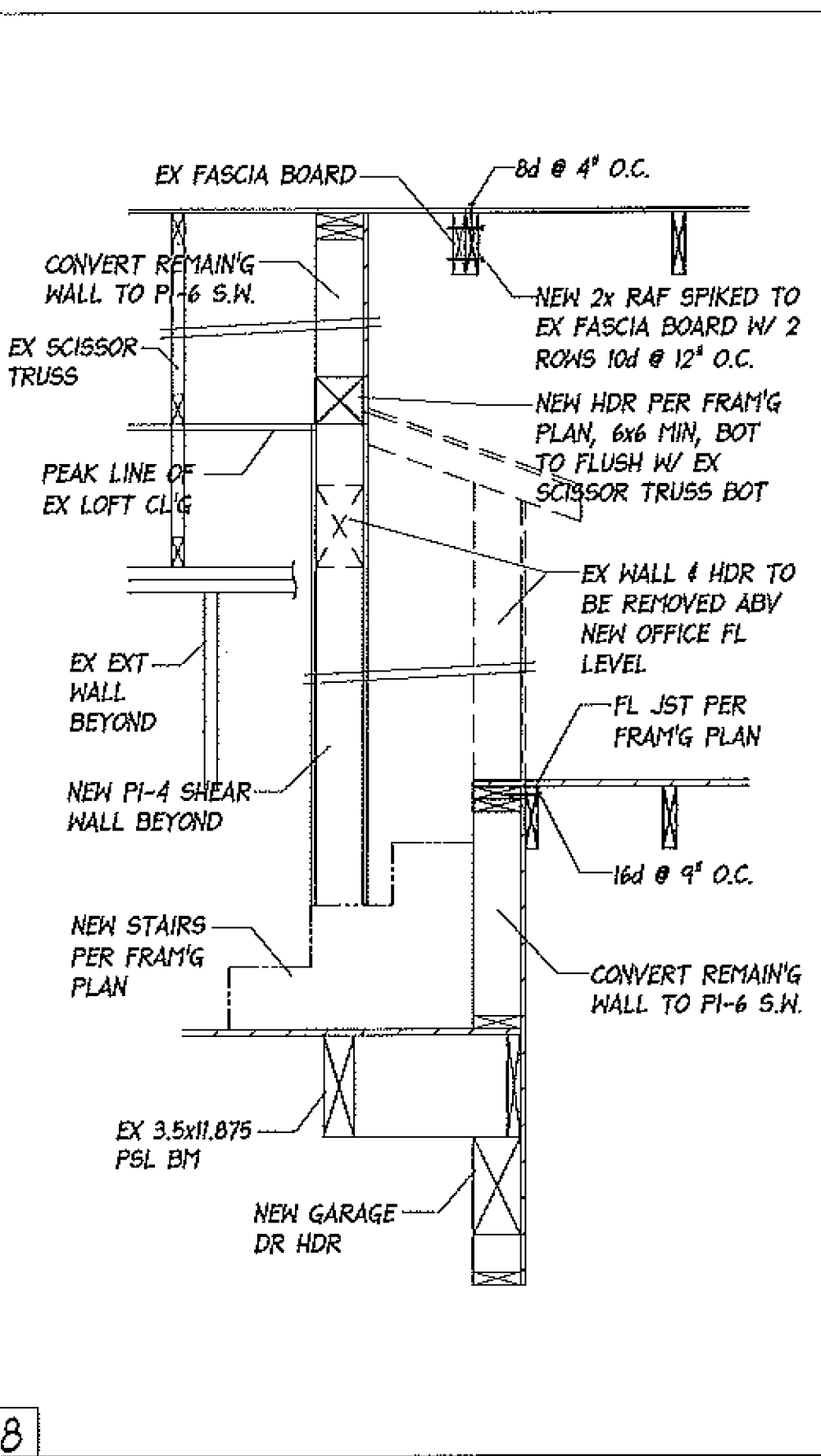
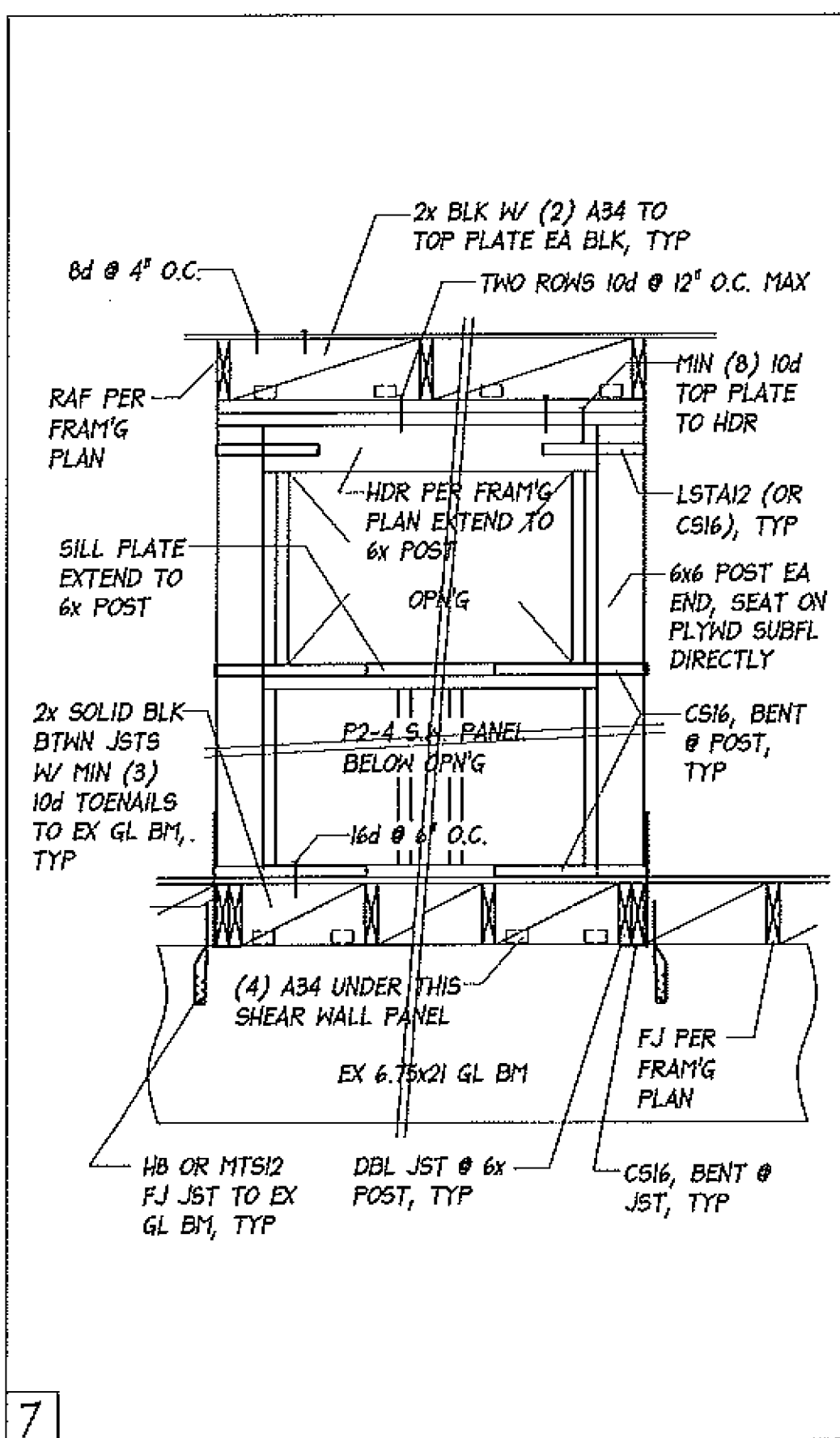
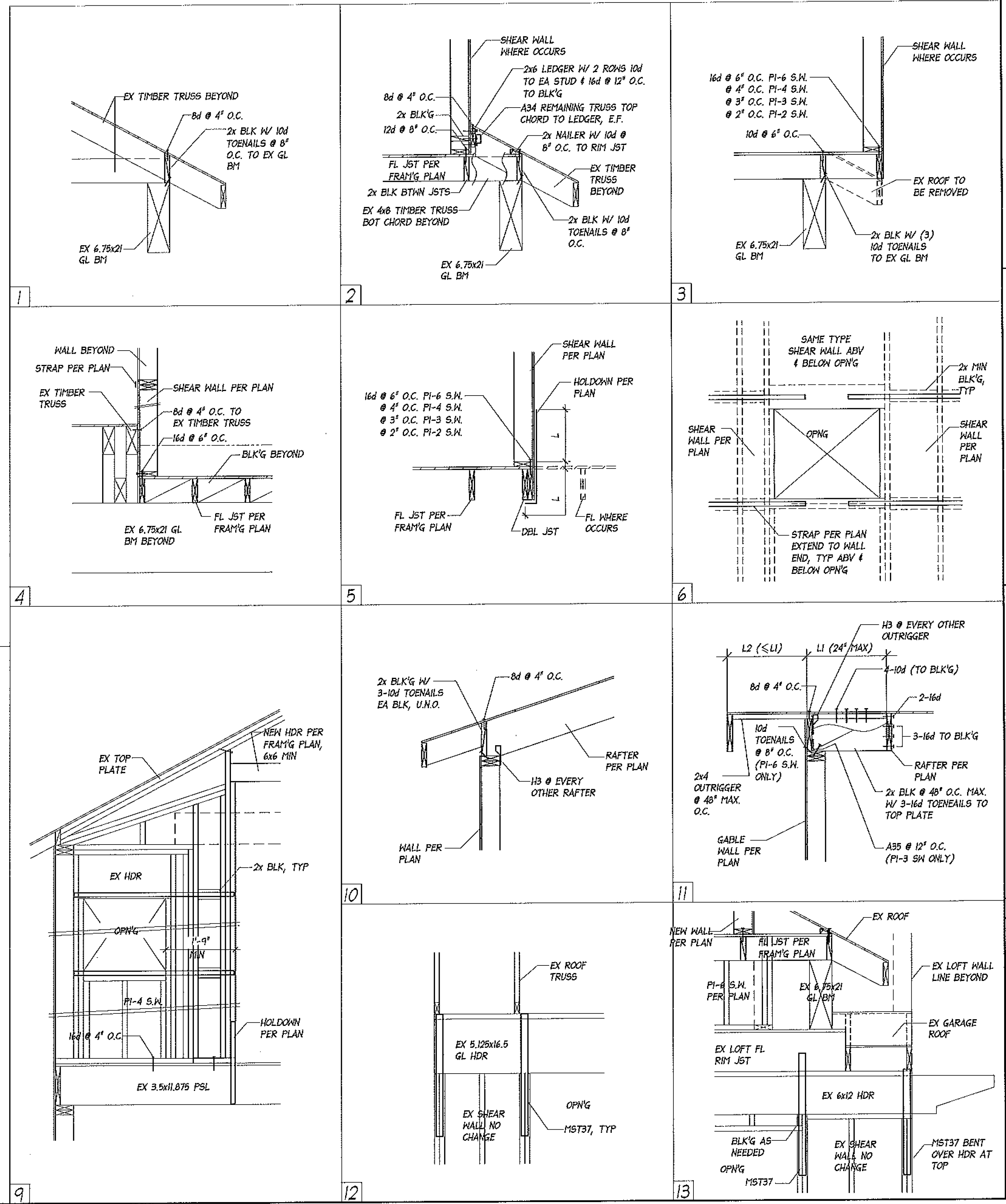
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Sheet No.

**A7**





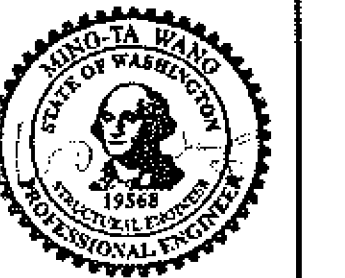
LEGEND: --- PX-X --- DENOTE SHEAR WALL & WALL TYPE PX-X  
**EX GARAGE SHEAR WALL MODIFICATION PLAN 1/4"=1'**

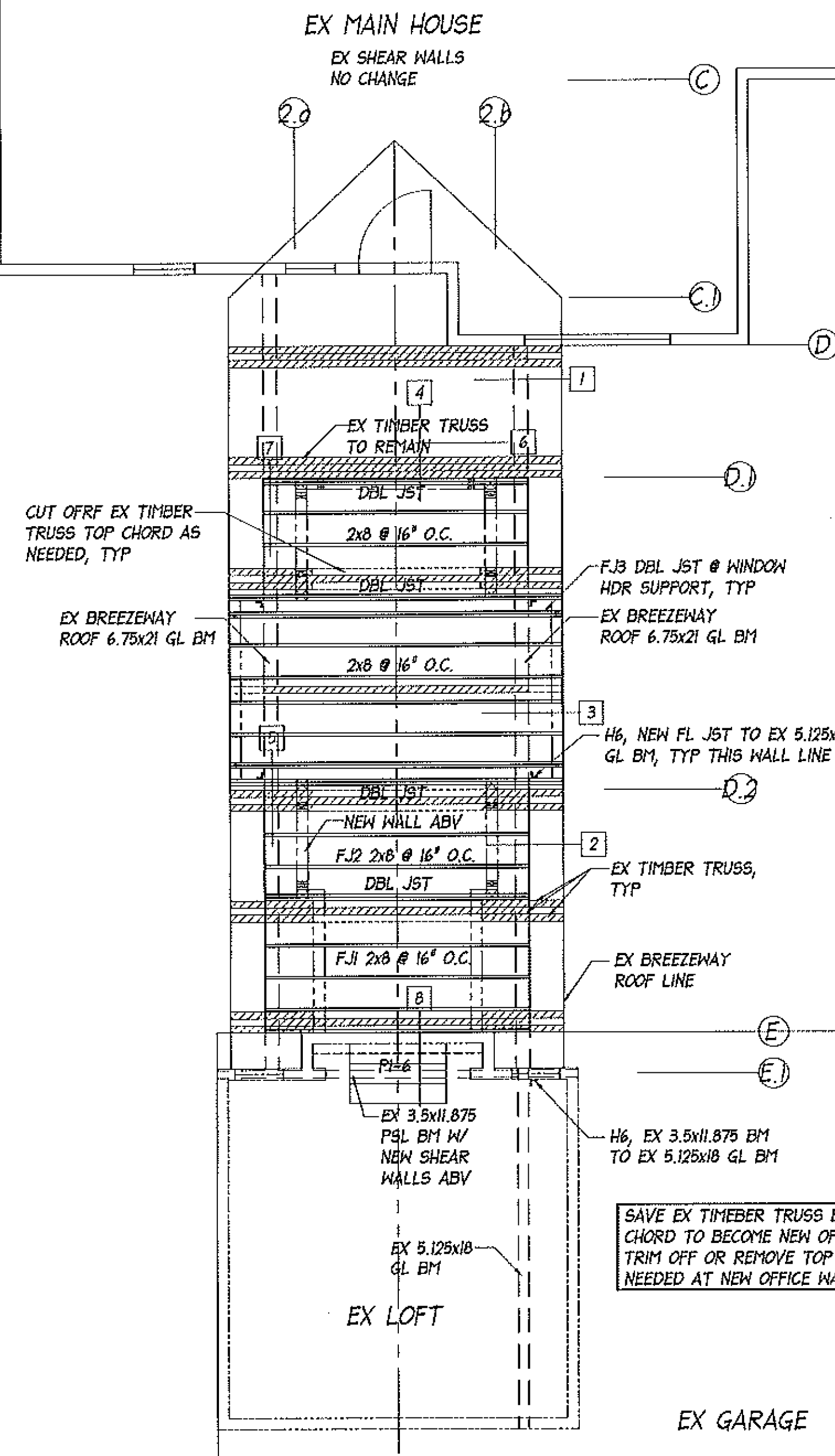
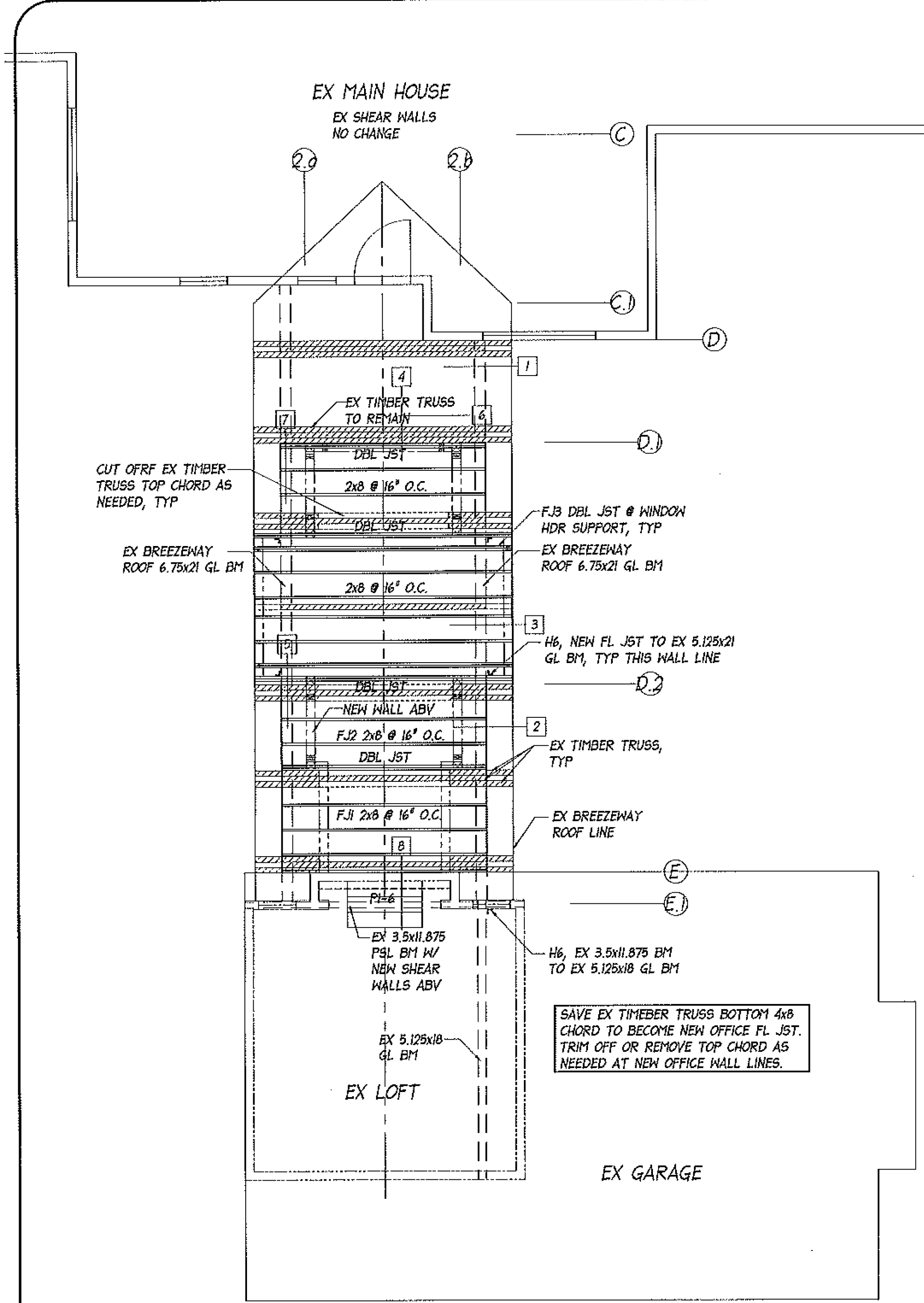


WANG ENGINEERING, INC.  
 14755 166TH AVE NE  
 WOODINVILLE, WA 98072  
 TEL: (206)870-0754  
 EMAIL: wangengr@jchoco.com

PROJECT:  
 LOSH RESIDENCE NEW OFFICE ADD'N  
 9700 SE 61ST PL  
 MERCER ISLAND, WA 98040

PLAN  
 DETAILS

7/25/21  
 REVISIONS:  
  
 SHEET  
 S 1



**STRUCTURAL GENERAL NOTES**

CONSTRUCTION: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE 2018 AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.

DESIGN LOADS: SNOW 25 PSF  
 FLOOR LIVE LOAD 40 PSF  
 WIND 98 MPH, EXPOSURE D  
 SEISMIC DESIGN CATEGORY D<sub>2</sub>

NAILING: ALL NAILS SPECIFIED TO BE COMMON WIRE NAILS. FRAMING NAILING TO BE IN COMPLIANCE WITH TABLE R602.3(1) I.R.C. U.N.O. WHERE A 3" SINGLE NOMINAL SILL PLATE IS USED, 2-800 BOX END NAILS SHALL BE SUBSTITUTED FOR 2-16DS COMMON END NAILS FOUND IN LINE 8 OF THAT TABLE.

LUMBER: LUMBER 2 INCH NOMINAL TO BE H.F. #2 OR BETTER, U.N.O. LUMBER OVER 2 INCHES NOMINAL TO BE D.F. #2 OR BETTER FOR BEAMS AND COLUMNS, U.N.O. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

ROOF, FLOOR, AND WALL SHEATHINGS: (1) SHEATHING SHALL BE A.P.A. RATED CDX PLYWOOD OR O.S.B. (2) ROOF SHEATHING SHALL BE 1/2 INCH WITH SPAN RATING 32/16, FLOOR SHEATHING SHALL BE 3/4 INCH MIN. T&G W/ SPAN RATING 48/24. (3) EXTERIOR WALL SHEATHING SHALL BE 1/2 INCH W/ SPAN RATING 24/0, U.N.O. (4) FASTEN WALL AND ROOF SHEATHING WITH 8d NAILS AND FLOOR SHEATHING WITH 10d NAILS AT 6 INCH O.C. AT SUPPORTED EDGES AND AT 12 INCH O.C. AT INTERIOR SUPPORTS, U.N.O. (5) ROOF AND FLOOR SHEATHINGS SHALL BE INSTALLED WITH LONG DIRECTIONS PERPENDICULAR TO SUPPORTS. (6) THE FLOOR SHEATHING SHALL BE GLUED TO THE SUPPORTS WITH AN APPROVED ADHESIVE.

HARDWARE: ALL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, U.N.O.

TIMBER CONSTRUCTION NOTES: (1) WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END WITH 2-SIMPSON MSTA24 CONNECTORS, U.N.O. (2) PROVIDE SOLID BLOCKING OVER SUPPORTS. (3) EXTERIOR STUD WALLS SHALL BE BUILT WITH 2x6 STUDS @ 16" OC MAX. (4) WALLS, EXCEPT PARTITION WALLS, SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. TOP PLATE LAP SPlice SHALL BE 4' MIN IN LENGTH W/ 16d NAILS @ 3" OC (STAGGERED). (5) DOOR AND WINDOW HEADERS NOT CALLED OUT IN PLANS SHALL BE BUILT WITH (2)2x8 HF #2 MINIMUM W/ ONE JACK AND ONE KING EACH END FOR OPENINGS WIDTH 4' OR LESS, AND ONE JACK AND TWO KINGS FOR OPENINGS OVER 4' WIDE. (6) COLUMN NOT CALLED OUT IN THE PLANS SHALL BE LAMINATED (2)2x COLUMN FOR HOLDDOWN W/ 16d FACE NAILS @ 4" OC MAX. (7) PROVIDE SIMPSON AC OR BC CAP AT EACH POST TO BEAM CONNECTION, U.N.O. (8) FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIP GALVANIZED PER ASTM A-163 OR BE STAINLESS STEEL.

CONSTRUCTION NOTES: (1) CONSTRUCTOR SHALL VERIFY ALL NOTES, DIMENSIONS, AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT AND THE ENGINEER FOR THE DEVIATIONS. (2) SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. (3) CONTRACTOR IS RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY SHORING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OR ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

**SHEAR WALL SCHEDULE** Per 2015 SDPWS, HF Framing, (NOTES 1, 2, 6 & 7)

MARK	SHEATHG	NAILING (NOTES 3 & 4)	SILL PLATE ANCHOR (NOTE 8)	ALLOW. SHEAR EQ / WIND (lb/ft)
P1-6	3/8" MIN	8d @ 8" OC	3x SILL PLATE 5/8" @ 5'-0" OC 5/8" @ 4'-0" OC	242 / 339
P1-4	3/8" MIN	8d @ 4" OC	5/8" @ 3'-5" OC 5/8" @ 2'-9" OC	353 / 495
P1-3	3/8" MIN	8d @ 3" OC	5/8" @ 2'-8" OC 5/8" @ 2'-2" OC	456 / 637
P2-4	3/8" MIN, EA FACE	8d @ 4" OC	5/8" @ 16" OR 3/4" @ 21" OC	708 / 992 (NOTE 5)
P2-2	3/8" MIN, EA FACE	8d @ 2" OC	5/8" @ 12" OR 3/4" @ 16" OC	1190 / 1686 (NOTE 5)

**HORIZ DIAPHRAGM SCHEDULE** Per 2015 SDPWS, HF Framing, (NOTES 1, 7)

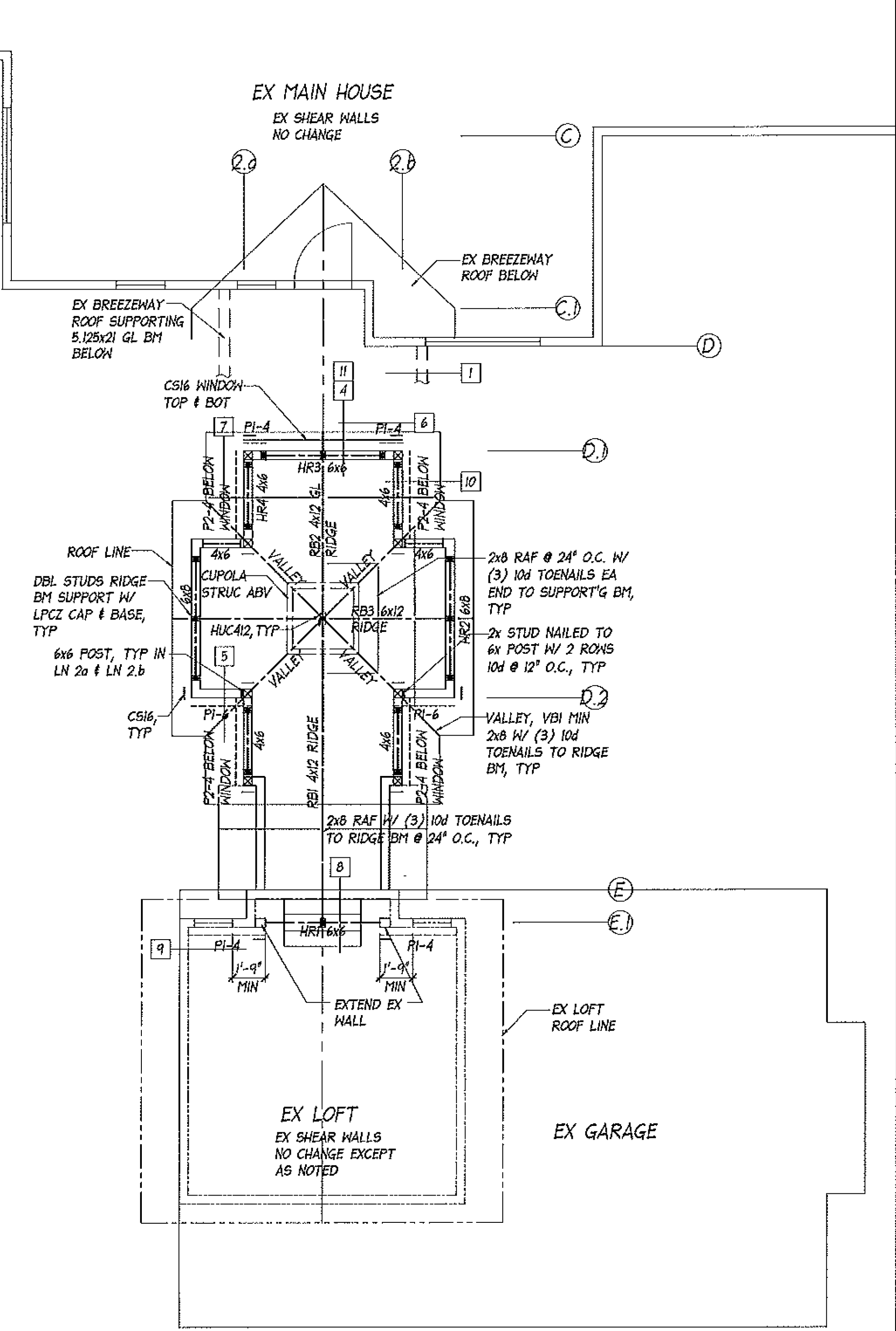
MARK	DIAPHRAGM	ALLOW. SHEAR EQ / WIND (lb/ft)
I	19/32" MIN 10d @ 5" OC Diaph Boundaries & Panel Edges, @ 12" Field	320 / 448 PLF (CASE 1) 240 / 335 PLF (CASE 2)
II	19/32" MIN 10d @ 5" OC Diaph Boundaries & Panel Edges, @ 12" Field	360 / 505 PLF (CASES 1-4)

NOTES:  
 1. ALL PANELS SHALL BE APA RATED PLYWOOD OR O.S.B., UNLESS NOTED OTHERWISE (U.N.O.)  
 2. FRAMING STUDS SHALL BE 2x DF OR BETTER, @16" OC, U.N.O. ALL PANELS EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING, U.N.O.  
 3. APPLY TO ALL PANEL EDGES. SPACE SAME SIZE NAILS @ 12" OC ALONG INTERMEDIATE FRAMING MEMBERS.  
 4. COMMON WALLS, U.N.O.  
 5. SINGLE 3" NOMINAL MEMBER FOR FRAMING MEMBERS RECEIVING NAILING FROM ABUTTING PANELS & STAGGER NAILING AT ALL PANEL EDGES.  
 6. BLKG OR JOIST TO TOP PLATE & BOT PLATE TO BLKG OR JOIST CONNECTION PER DETAILS IN PLANS.  
 7. UNLESS NOTED IN THE DRAWING  
 8. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.

**LEGEND:** --- PX-X --- DENOTE SHEAR WALL & WALL TYPE PX-X

**NEW OFFICE FL FRAM'G PLAN 1/4"=1'**

**NEW OFFICE ROOF FRAM'G & SHEAR WALL PLAN 1/4"=1'**



**NEW OFFICE ROOF FRAM'G & SHEAR WALL PLAN 1/4\"/>**

**LEGEND:** --- PX-X --- DENOTE SHEAR WALL & WALL TYPE PX-X

**NEW OFFICE ROOF FRAM'G & SHEAR WALL PLAN 1/4\"/>**

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DATE: 7/25/21

REVISIONS:

SHEET 5 2