

GENERAL NOTES

- APPLICABLE CODES: 2018 WASHINGTON STATE BUILDING CODE (WSBC) 2018 WASHINGTON STATE RESIDENTIAL CODE (WSRC) 2018 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC) 2018 WASHINGTON STATE FIRE CODE (WSPFC) 2018 WASHINGTON STATE MECHANICAL CODE (WSMCM) FUEL GAS CODE 2018 OF WASHINGTON (WSFGC) 2018 WASHINGTON STATE ENERGY CODE (WSEEC) - RESIDENTIAL PROVISIONS

- GENERAL NOTES: 1. All work to comply with the Washington State Residential Code (WSRC) 2. All applicable codes, ordinances and minimum structural requirements take precedence over all drawings, notes and specifications. 3. Contractor must contact architect immediately upon discovery of any discrepancies within the contract documents...

GITE WORK:

- 1. Excavation and fill shall be stored and protected such as to prevent run off of material to adjacent properties. 2. Footing drain to be separate from roof and impervious area drains. 3. Downspout drain to be 4" diameter lightning unless noted otherwise.

EARTH WORK:

- 1. Extend excavation down to undisturbed soil of the specified strength with a minimum of 1 ft below lowest adjacent finish grade. 2. Compacted fill to be well graded and granular with not more than 5% passing a 200 sieve.

ENERGY NOTES:

- 1. All work to comply with Washington State Energy Code (WSEEC). 2. Provide seals and weather-stripping. 3. Seal all tears and joints in insulation with approved tape. 4. All new fenestrations to be NFRC certified.

FUEL NORMALIZATION CREDITS (406.2):

Table with 3 columns: SYSTEM TYPE, DESCRIPTION OF PRIMARY HEATING SOURCE, CREDITS

Table with 3 columns: CLIMATE ZONE, 5 AND MARINE 4, ENERGY CREDITS

Table with 3 columns: PENETRATION U-FACTOR, SKYLIGHT U-FACTOR, CEILING R-VALUE

Table with 3 columns: FLOOR R-VALUE, BELOW GRADE WALL R-VALUE, SLAB R-VALUE AND DEPTH

- 10. The builder shall complete and post an "Insulation Certificate for Residential Construction" within 3 feet of the electrical panel prior to final inspection. 11. A minimum of 75% of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.

VENTILATION NOTES:

- 1. All work to comply with the WSRC M1 501. 2. Source specific fans shall be provided in all kitchens, bathrooms, water closets and laundry facilities.

CRAWL SPACES:

- 1. Provide a minimum net area of 1 square foot of ventilation area for each 150 square feet of under-floor space area.

PROTECTION AGAINST DECAY PER R3 17.1:

- 1. Wood joists or the bottom of a wood structural floor when closer than 18 inches or when wood girders are closer than 12 inches to the exposed ground in crawl spaces or unexcavated areas.

FIRE PROTECTION:

- 1. Smoke detectors shall be hardwired 110V with battery back up, per WSRC R 314. Smoke detectors shall be audible in all sleeping rooms over background noise levels with intervening doors closed.

FIRE BLOCKING:

- 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs vertically at the ceiling and floor levels.

EXISTING AVERAGE BUILDING ELEVATION CALCULATION

Table with 5 columns: ELEV., LENGTH, 306.0 X 19.8, 306.0 X 29.3, 305.5 X 45.0, 304.2 X 25.2, 301.3 X 25.3, 306.0 X 4.1

PROPOSED AVERAGE BUILDING ELEVATION CALCULATION

Table with 5 columns: ELEV., LENGTH, 306.0 X 19.8, 306.0 X 29.3, 306.0 X 20.5, 306.4 X 24.5, 307.1 X 24.0, 305.7 X 24.5, 305.1 X 2.5, 304.4 X 25.2, 301.3 X 35.3, 306.0 X 4.1

BASEMENT FLOOR AREA RATIO

Table with 5 columns: SEGMENT, AREA, LENGTH, COVER, RESULT

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FIRE BLOCKING:

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ARCHITECTURAL SYMBOL LEGEND

Architectural Symbol Legend containing symbols for North Arrow, Elevation Marker, Property Marker, Window Marker, Door Marker, Stair Symbol, and Abbreviations.

ABBREVIATIONS

Table with 3 columns: A.B., A.P.F., CL., C.F.M., CONC., DIA., DIM., D.S., EL., EQ., EXT., (E), FOIC, FDTN, F.F., FOIC, FOIO, GA., GALV., G.L.B., G.P.M., G.W.B., HDR., HT., INSUL., LSL., MCH., MECH., MTL.

SITE PLAN LEGEND

Site Plan Legend defining symbols for Property Line, Setback Line, Edge of Roof/Eave, Existing Building Outline, and New Building Outline.

GROSS FLOOR AREA CALCULATION:

ZONING: R-9 G ALLOWED GFA: 8,000 SQUARE FEET OR 40% OF THE LOT AREA, WHICHEVER IS LESS. BASEMENT PER FLOOR AREA RATIO: 1, 0,17,6 MAIN FLOOR: 2, 072 TOTAL: 3,089,6 SQ.FT.

FLOOR AREA TABULATION

Table with 4 columns: CATEGORY, STORY, CONDITIONED, GROSS FLOOR AREA

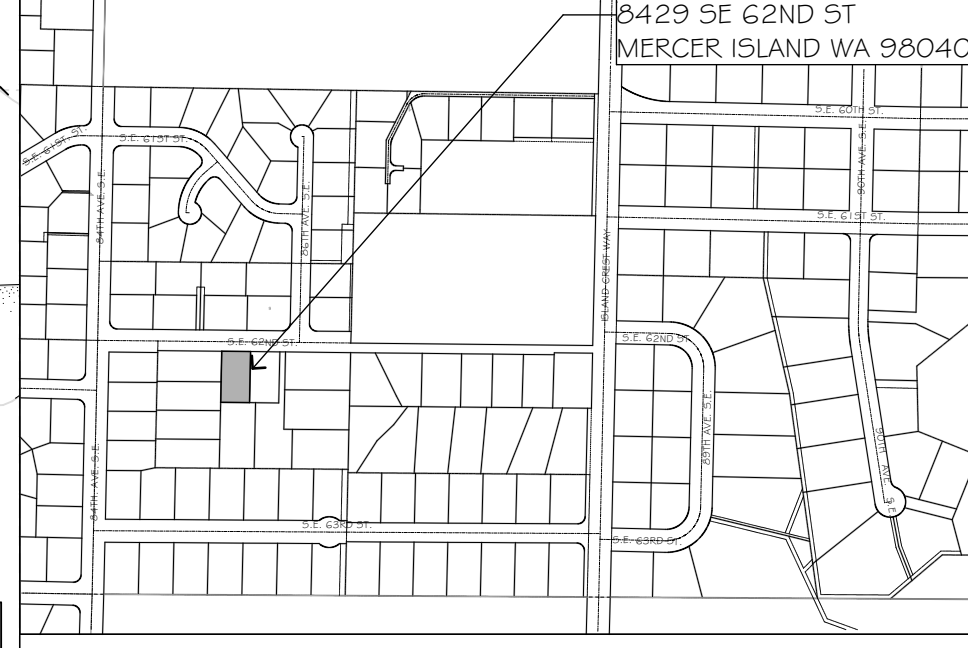
BUILDING HEIGHT:

Table with 2 columns: GRADE, MAX HT (E) HT, PROPOSED HT

PROJECT INFO

Project Info section containing Property Owner, Project Contact, Project Address, Parcel #, Legal Description, Construction Type, and Project Scope.

VICINITY MAP



SITE INFO

Table with 2 columns: ZONING, BUILDING CODE, LOT AREA, MAX LOT COVERAGE, MIN. IMPERVIOUS AREA

LOT COVERAGE CALCULATION

Table with 3 columns: A. GROSS LOT AREA, B. NET LOT AREA, C. ALLOWED LOT COVERAGE AREA, D. ALLOWED LOT COVERAGE, E. EXISTING LOT COVERAGE

HARDSCAPE CALCULATIONS

Table with 3 columns: A. GROSS LOT AREA, B. NET LOT AREA, C. AREA BORROWED FROM LOT COVERAGE, D. ALLOWED HARDSCAPE AREA

SHEET INDEX

Table with 2 columns: SHEET, CONTENTS

WSEC COMPLIANCE CERTIFICATE

WSEC Compliance Certificate form with fields for Property Address, Building Registered Design Professional Name, Building Design Pro. Signature, and various energy performance metrics.

HVAC System Duct Leakage Testing (Table 1) and Whole House Ventilation System (Table 2) testing results.

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10' and a graphic scale bar from 0 to 20 feet.

CTA Design Builders, Inc. logo and contact information: 1101 N Northlake Way Suite 201, Seattle, WA 98103, 206.286.1692, www.ctabuilds.com

6003 Registered Architect logo for Julia Ann Campbell, State of Washington.

MANGINI ZABOROWSKI RESIDENCE 8429 SE 62ND ST MERCER ISLAND, WA 98040

PROJECT TRACKING

Table with 3 columns: TYPE, ISSUE DATE, REVISION

SITE PLAN & PROJECT INFO

A0

**DEMO PLAN NOTES**

1. REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS INCLUDING, BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED. ALL CONSTRUCTION TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. REMOVAL AND DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER THE DISPOSAL AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. ALL REMOVAL AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
3. REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DEFORMATION CAUSED BY SUCH LOADS, INCLUDING BUT NOT LIMITED TO SOIL PRESSURE, SURCHARGE, HYDROSTATIC HEAD AND IMPACT LOADS AS APPLICABLE.
4. PATCH ALL FINISHES TO MATCH EXISTING. THIS INCLUDES BUT IS NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WANSICOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATION. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH THREE (3) COATES OF SPACKLING, SANDED AND LEFT IN A PAINT READY CONDITION.
6. WHERE APPLICABLE, LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.

**FIRE SPRINKLER SYSTEM NOTES:**

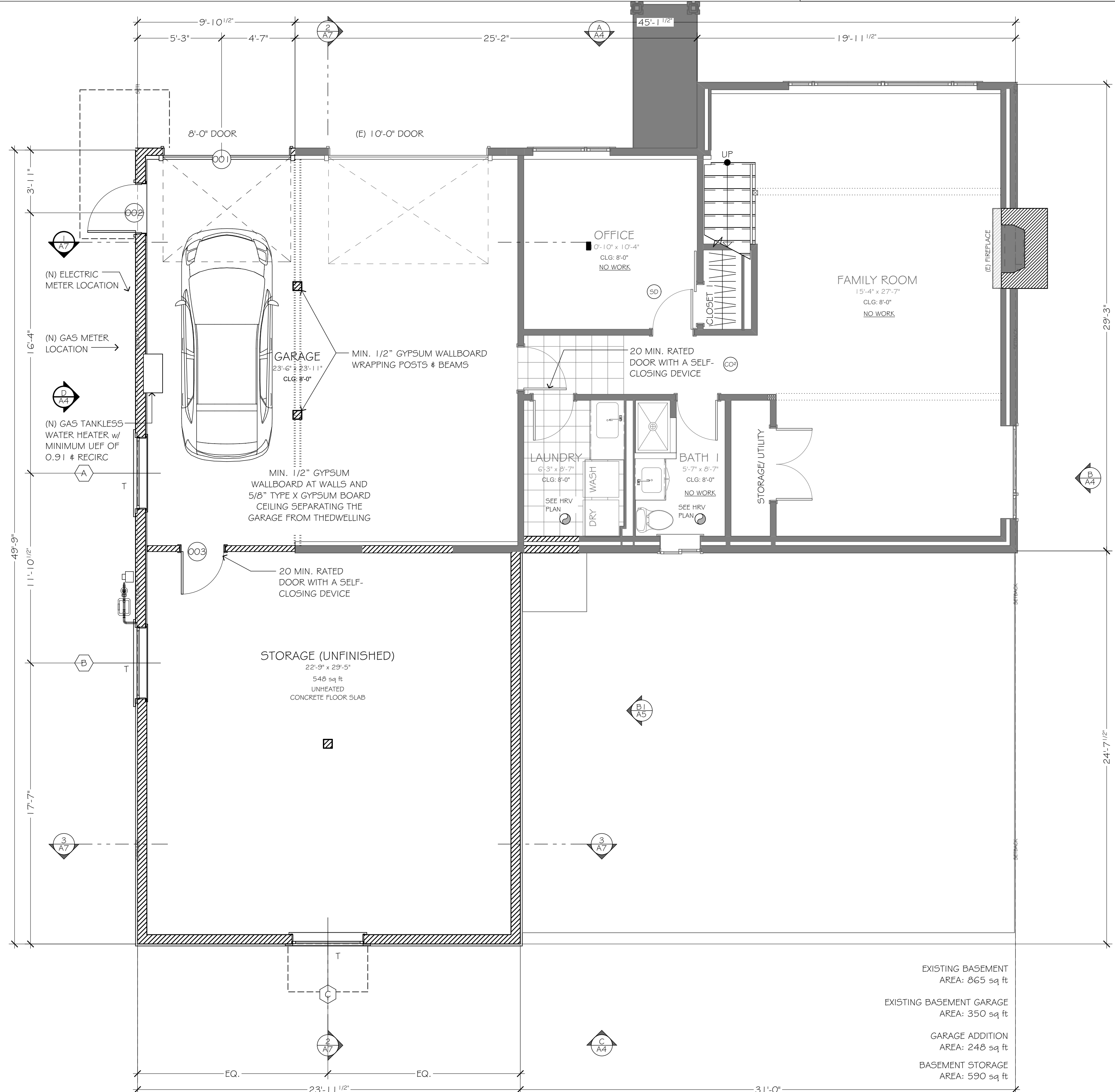
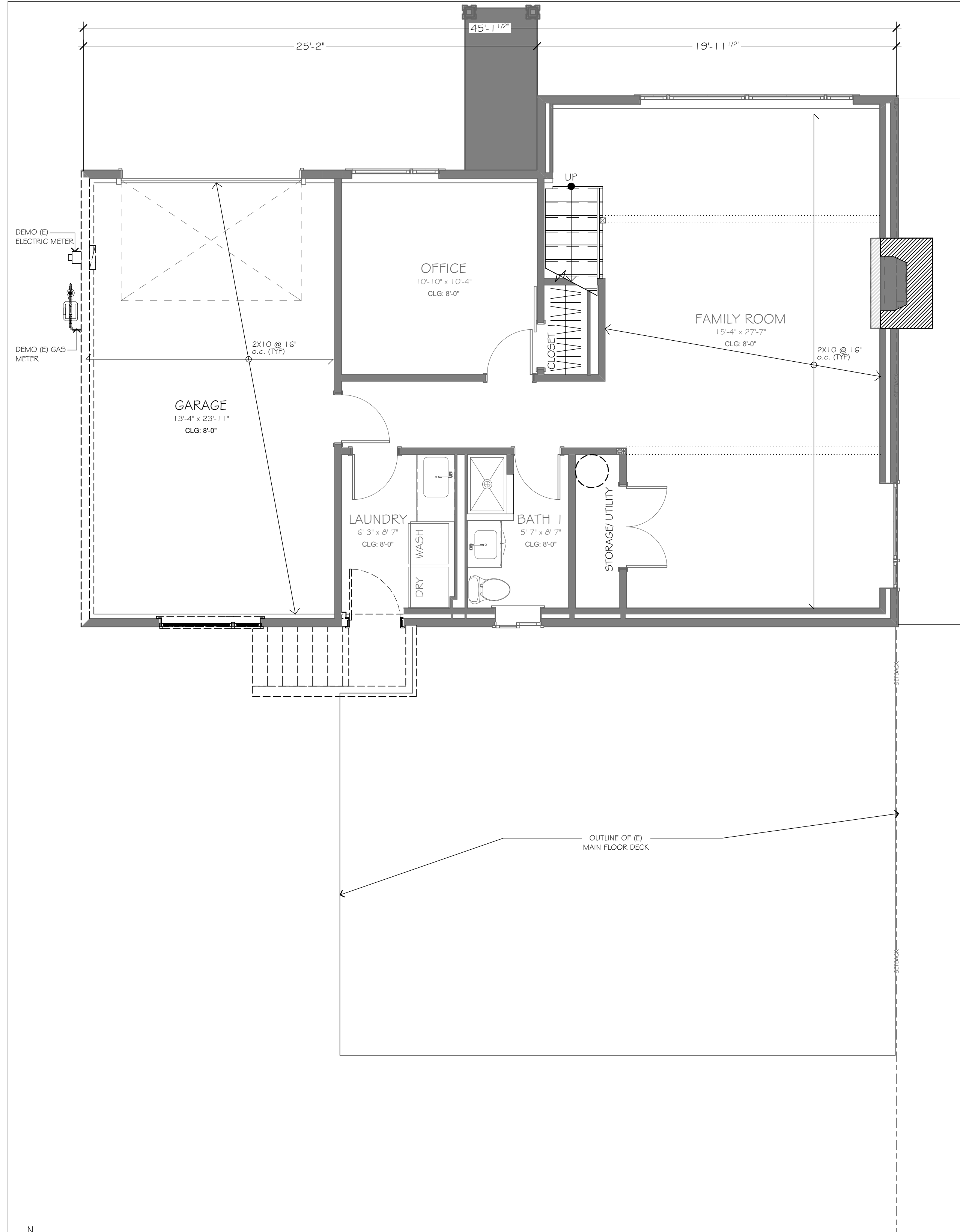
1. PROVIDE COMPLETE RESIDENTIAL SPRINKLER SYSTEM PER NFPA 13D THROUGHOUT THE RESIDENCE IN ACCORDANCE WITH APPENDIX Q.
2. INCREASE WATER METER TO 1" MINIMUM.
3. PROVIDE DOUBLE BACKFLOW, FLOW SWITCH GAUGE AND DRAIN.
4. PROVIDE FLUSH MOUNTED 155 DEGREE QUICK RESPONSE RESIDENTIAL SPRINKLER HEADS WITHIN THE ENTIRE HOUSE.
5. PROVIDE CPVC PIPING CONCEALED IN ATTIC AND JOIST SPACES.
6. PROVIDE APPROVED SPRINKLER SYSTEM PLANS AND PERMIT PER THE CITY OF MERCER ISLAND.
7. SMOKE DETECTORS AND/OR SOUNDERS MUST ACTIVATE UPON WATERFLOW OF THE FIRE SPRINKLER SYSTEM.

**FLOOR PLAN LEGEND**

- WALL TO BE DEMOLISHED
- ===== EXISTING WALL TO REMAIN
- /// NEW EXTERIOR WALL: 2x6 WOOD STUDS @ 16" o.c. TYP. COVER INT. SIDE w/ 1/2" GWB EXTERIOR PLYWOOD SHEATHING PER STRUCTURAL.
- /// NEW INTERIOR WALL: 2x4 WOOD STUDS @ 16" o.c. TYP. COVER EA. SIDE w/ 1/2" GWB
- DENOTES WALLS WITH 1-HR FIRE RATING. SEE DETAIL #DrgrID(ref)#LayID(ref).
- ..... ROOF LINE
- (SM) SMOKE DETECTOR (INTERCONNECTED)
- (SC) SMOKE AND CARBON MONOXIDE DETECTOR (COMBO)

**PLAN NOTES:**

1. ALL DIMENSIONS ARE TO FACE-OF-FRAMING, U.N.O.
2. BUILDER SHALL COMPLETE & POST AN INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION WITHIN 3 FEET OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
3. EXISTING CEILING, WALL, AND FLOOR CAVITIES OPENED DURING CONSTRUCTION SHALL BE FILLED WITH NEW INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15. 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.
4. EXHAUST FANS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SOFFITS, RIDGE VENTS OR CRAWL SPACES.
5. T = TEMPERED GLASS



**BASEMENT AS-BUILT/ DEMO PLAN**  
SCALE: 1/4" = 1'-0"

**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

EXISTING BASEMENT AREA: 865 sq ft  
 EXISTING BASEMENT GARAGE AREA: 350 sq ft  
 GARAGE ADDITION AREA: 248 sq ft  
 BASEMENT STORAGE AREA: 590 sq ft

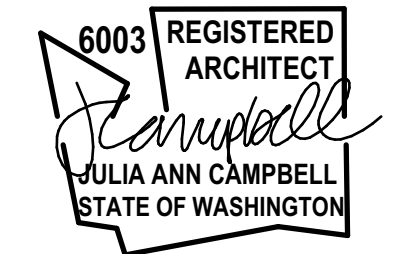


ARCHITECTURE & INTERIORS

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ARCHITECTURE STAMP



**MANGINI ZABOROWSKI RESIDENCE**  
 8429 SE 62ND ST  
 MERCER ISLAND, WA 98040

**PROJECT TRACKING**

TYPE	ISSUE DATE	REVISION
PERMIT SET	11/1/2021	--
CD SET		

BASEMENT PLANS

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**FIRE SPRINKLER SYSTEM NOTES:**

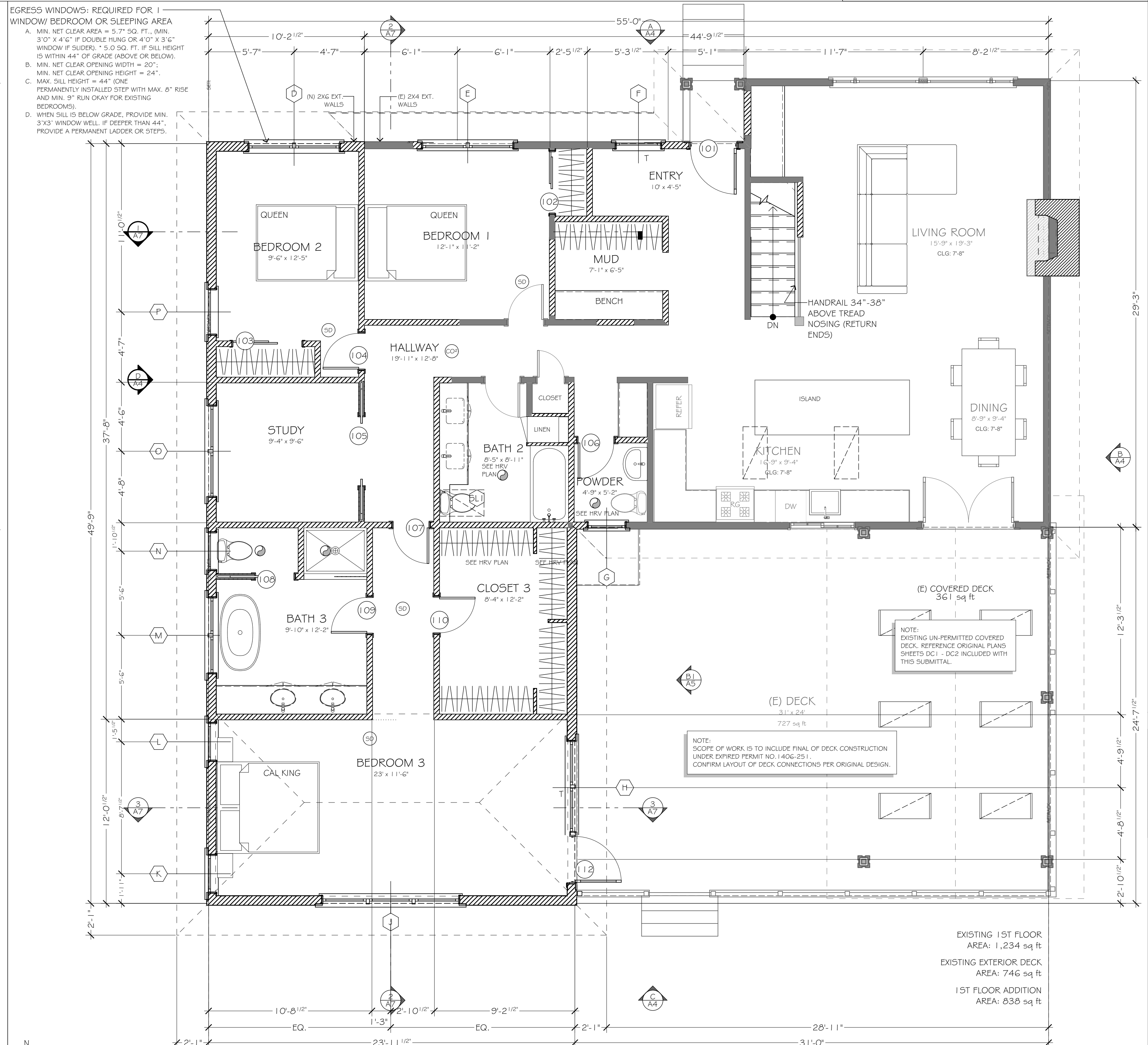
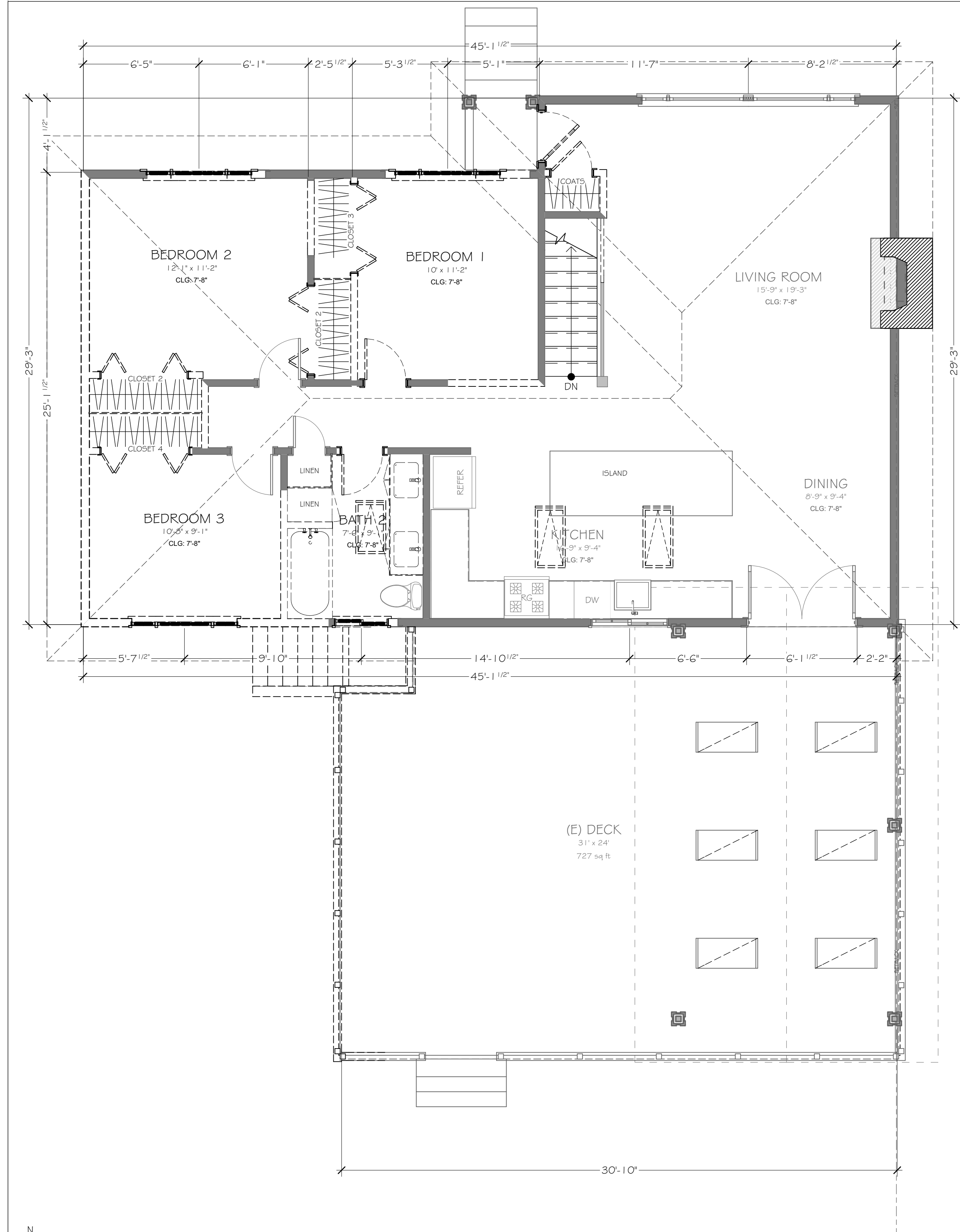
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**FLOOR PLAN LEGEND**

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- DENOTES WALLS WITH 1-HR FIRE RATING. SEE DETAIL #DrgID(ref)#LayID(ref).
- ROOF LINE
- ☉ SMOKE DETECTOR (INTERCONNECTED)
- ☉ SMOKE AND CARBON MONOXIDE DETECTOR (COMBO)

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6003 REGISTERED ARCHITECT  
Julia Ann Campbell  
STATE OF WASHINGTON

**MANGINI ZABOROWSKI RESIDENCE**  
8429 SE 62ND ST  
MERCER ISLAND, WA 98040

**PROJECT TRACKING**

TYPE	ISSUE DATE	REVISION
PERMIT SET	11/1/2021	--
CD SET		

EXISTING 1ST FLOOR AREA:	1,234 sq ft
EXISTING EXTERIOR DECK AREA:	746 sq ft
1ST FLOOR ADDITION AREA:	838 sq ft

MAIN FLOOR PLANS

A2



**CTA**  
Design  
Builders,  
Inc.

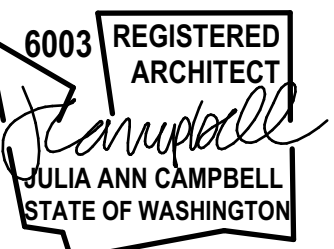
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8429 SE 62ND ST  
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TYPE	ISSUE DATE	REVISION
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PROPOSED ROOF PLAN,  
SCHEDULES

A3

**DOOR SCHEDULE**

ID	SIZE		THICKNESS	OPERATION	HARDWARE	U-VALUE	NOTES
	W	HT					
<b>BASEMENT</b>							
001	96"	80"	2"	GARAGE DOOR	GARAGE DOOR		PROVIDE OPENER
002	36"	80"	1-3/4"	RK	ENTRY SET W/ DEADBOLT		
003	32"	80"	1-3/8"	LH	LOCKSET		20 MINUTE RATED FIRE DOOR W/ CLOSER
<b>MAIN FLOOR</b>							
101	36"	80"	1-3/4"	RH	ENTRY SET W/ DEADBOLT	0.20	
102	48"	80"	1-3/8"	BYPASSING	CLOSET DUMMY		
103	54"	80"	1-3/8"	BYPASSING	CLOSET DUMMY		
104	28"	80"	1-3/8"	RH	PRIVACY		
105	54"	80"	1-3/8"	PAIR	POCKET		
106	28"	80"	1-3/8"	LH	PRIVACY		
107	28"	80"	1-3/8"	RH	PRIVACY		
108	30"	80"	1-3/8"	POCKET	POCKET/ PRIVACY		
109	28"	80"	1-3/8"	LH	PRIVACY		
110	28"	80"	1-3/8"	LH	PASSAGE		
112	36"	80"	1-3/4"	LH	ENTRY SET W/ DEADBOLT	0.20	

**WINDOW SCHEDULE**

ID	SIZE		OPERATION	GLAZING	EGRESS	TEMP.	U-VALUE	AREA:	NOTES:
	W	H							
<b>BASEMENT</b>									
A	54"	24"	AWNING			YES	0.20	9.0	
B	54"	24"	AWNING			YES	0.20	9.0	
C	54"	24"	AWNING			YES	0.20 MAX.	9.0	
<b>MAIN FLOOR</b>									
D	72"	60"	DBL MULLED SH		YES		0.20 MAX.	30.0	
E	72"	60"	DBL MULLED SH		YES		0.20 MAX.	30.0	
F	36"	60"	SH			YES	0.20 MAX.	15.0	
G	30"	30"	SH				0.20	6.3	
H	72"	48"	DBL MULLED SH			YES	0.20 MAX.	24.0	
J	108"	60"	TRIPLE MULLED SH		YES		0.20 MAX.	45.0	
K	30"	48"	SH				0.20 MAX.	10.0	
L	30"	48"	SH				0.20 MAX.	10.0	
M	60"	60"	DBL MULLED SH	OBSCURE		YES	0.20 MAX.	25.0	
N	30"	30"	SH				0.20 MAX.	6.3	
O	72"	60"	DBL MULLED SH				0.20 MAX.	30.0	
P	36"	60"	SH		YES		0.20 MAX.	15.0	

**SKYLIGHT SCHEDULE**

ID	WIDTH	HEIGHT	OPERATION	U-VALUE	NOTES
SL1	20"	36"			
SL4	20"	36"			

**DOOR & WINDOW NOTES**

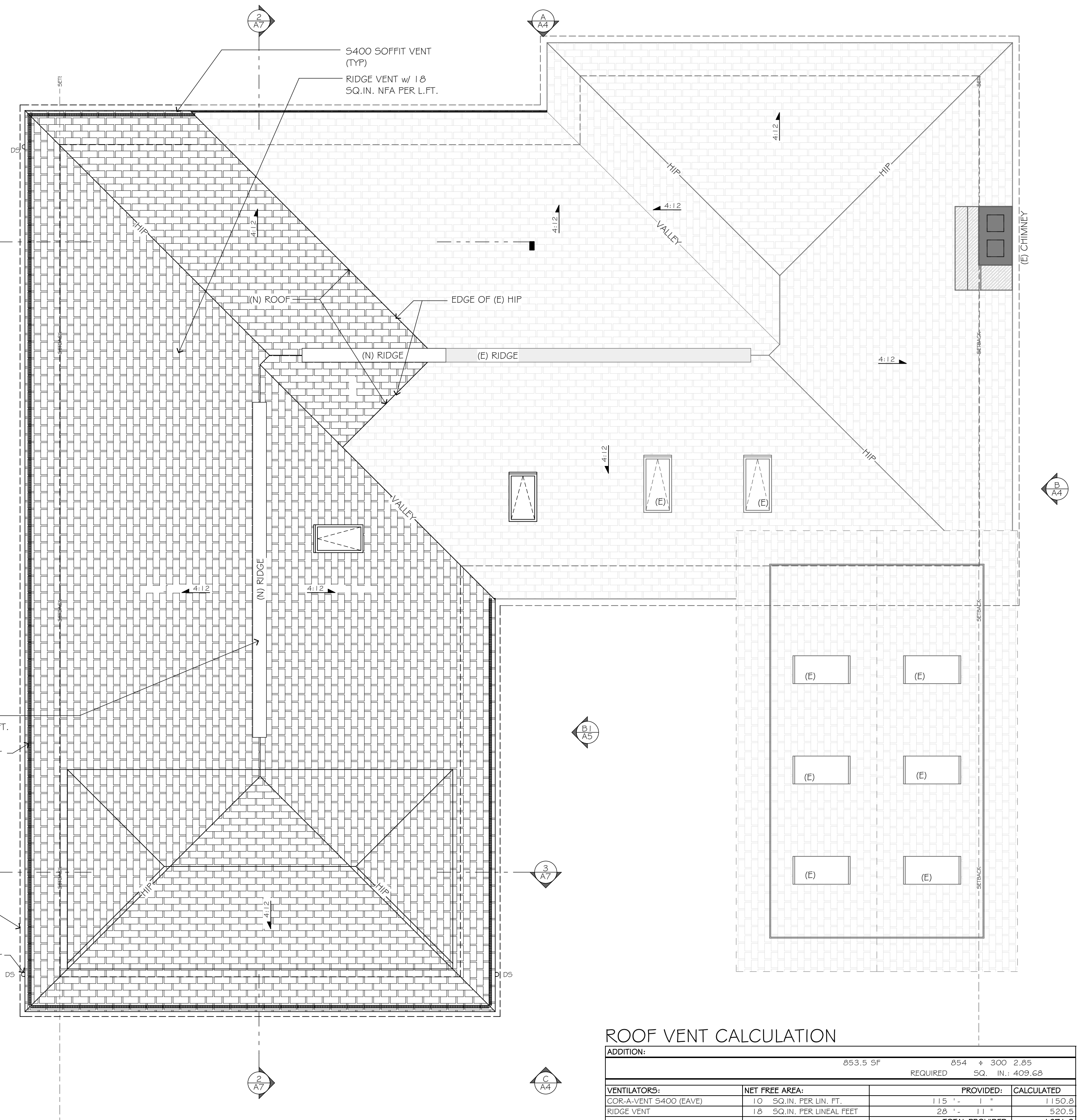
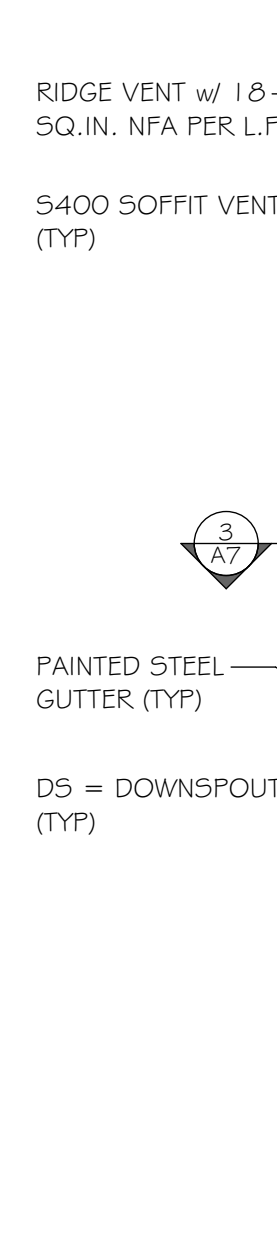
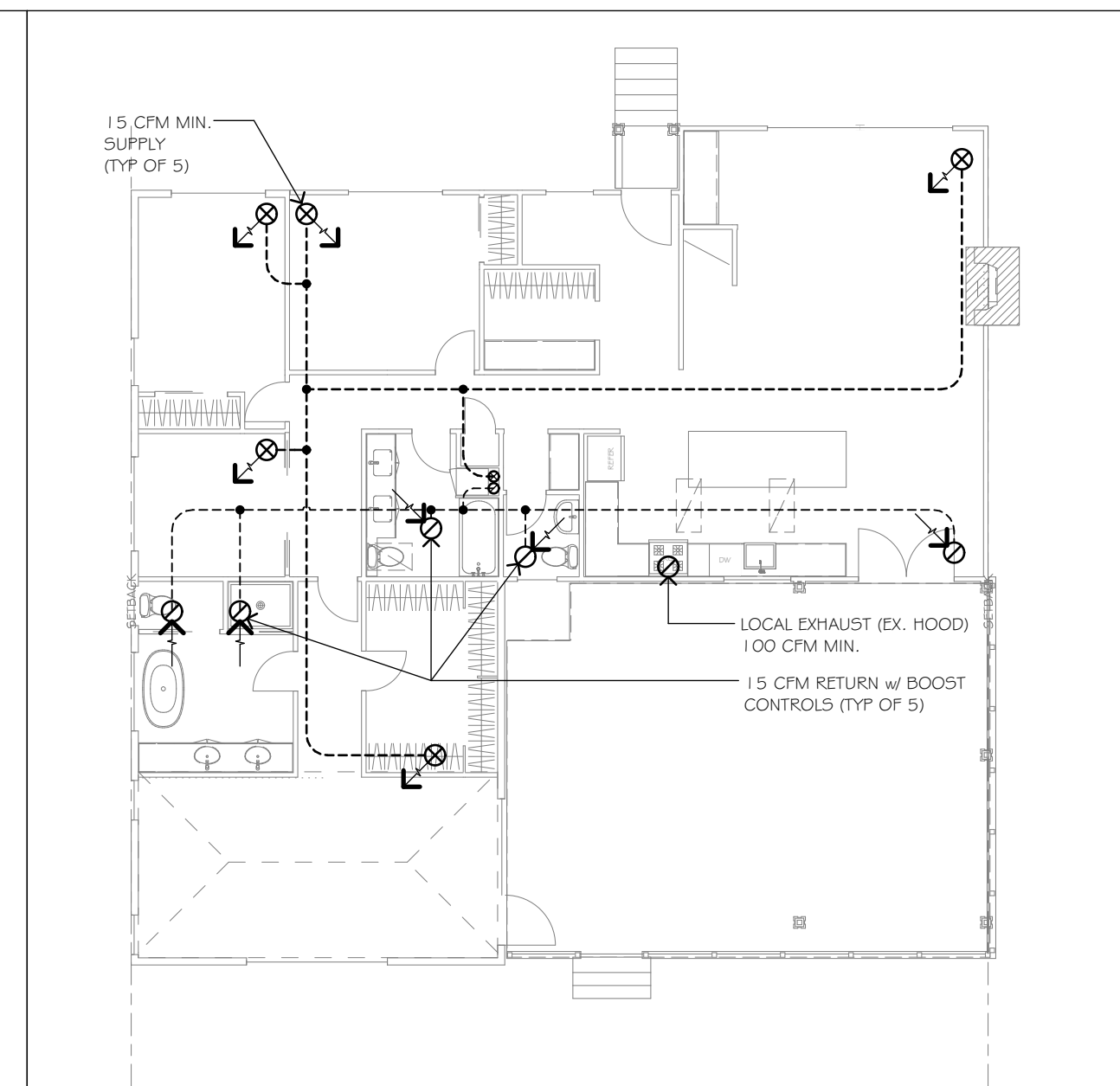
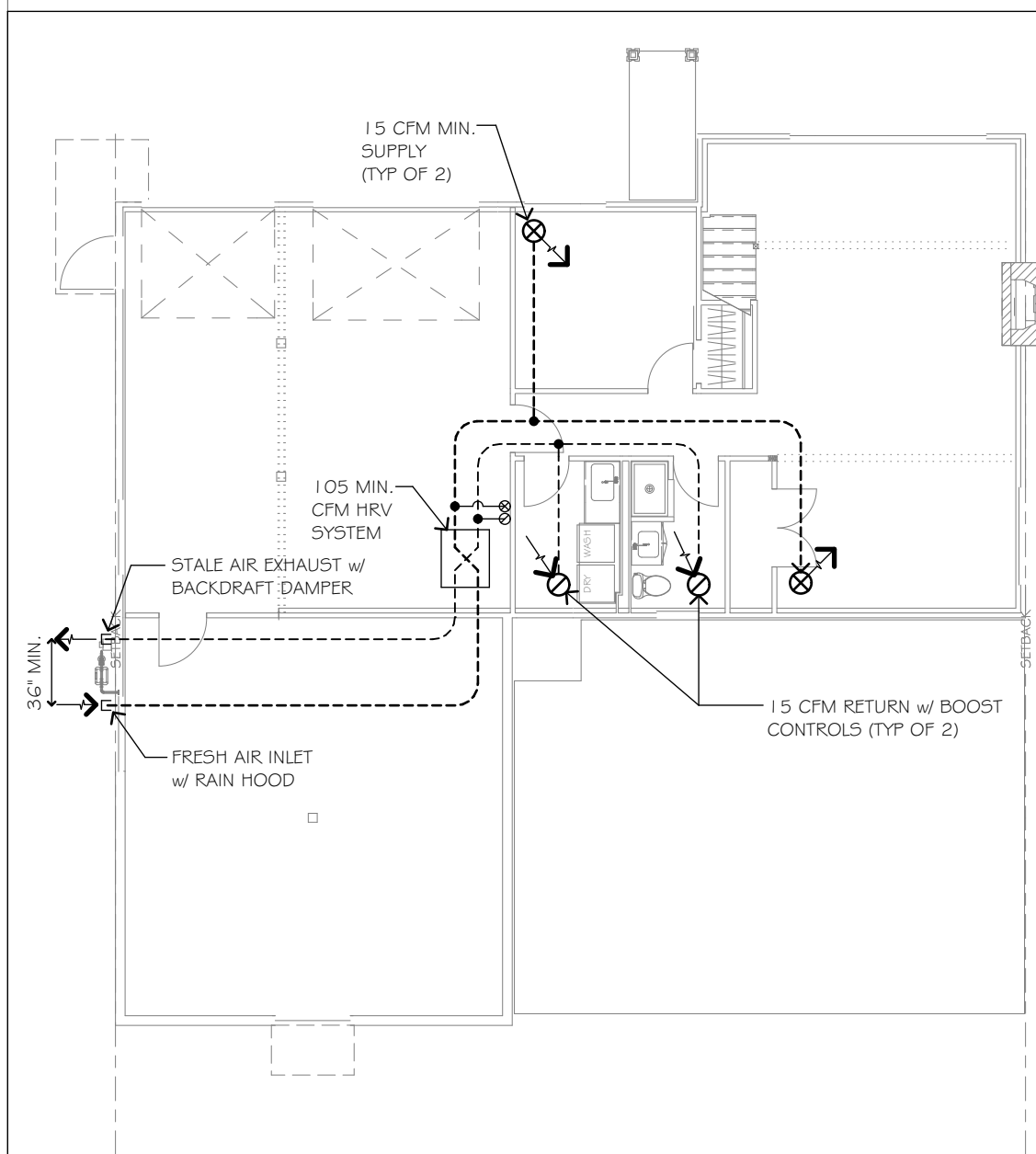
- UNIT SIZES LISTED.
- ALL WINDOWS TO BE "NIFRC"-CERTIFIED.
- ALL WINDOWS TO BE MILGARD ULTRA SERIES, WHITE INTERIOR, WHITE EXTERIOR.
- WINDOW/DOOR SWINGS PER PLANS & ELEVATIONS.
- VERIFY EXISTING DOOR ROUGH OPENINGS WHERE APPLICABLE.
- ALL WINDOW/DOOR HEAD HEIGHTS SHALL ALIGN. MATCH EXISTING HEAD HEIGHTS AS APPLICABLE.
- CONTRACTOR TO CONFIRM ALL WINDOW ROUGH OPENING DIMENSIONS AND JAMB DEPTHS BEFORE PLACING WINDOW ORDER.
- MULL WINDOWS PER PLAN & SCHEDULE.
- CASEMENT OR AWNING WINDOWS USED FOR EGRESS MUST INCLUDE HARDWARE THAT ALLOWS WINDOW TO BE OPEN MIN. OF 90 DEGREES & PROVIDE FULL WIDTH CLEARANCE IN FULLY OPEN POSITION.
- PROVIDE FALL PROTECTION ON ALL OPERABLE WINDOWS WHERE THE SILL HEIGHT ABV. FINISHED GRADE ON THE EXTERIOR SIDE OF THE WINDOW EXCEEDS 72", AND THE SILL HEIGHT ON THE INTERIOR IS LESS THAN 24" (36" IBC).

**HRV SYSTEM NOTES:**

- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY HEAT RECOVERY VENTILATOR (HRV), IN ACCORDANCE WITH M1507.3.7 REQUIREMENTS. MINIMUM FLOW RATINGS SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1507.3.3(1).
- INSTALLATION SHALL ADHERE TO MANUFACTURER REQUIREMENTS.
- ALL DUCT WORK IN HEAT RECOVERY SYSTEMS SHALL BE SIZED AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- SYSTEMS SHALL HAVE A FILTER ON THE UPSTREAM SIDE OF THE HEAT EXCHANGER IN BOTH THE INTAKE AND EXHAUST AIRSTREAMS WITH A MINIMUM EFFICIENCY RATING VALUE MERV-6.
- ALL SUPPLY DUCTS IN THE CONDITIONED SPACE INSTALLED UPSTREAM OF THE HEAT EXCHANGER SHALL BE INSULATED TO A MINIMUM OF R-4.
- OUTDOOR AIR INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY LEAVES OR OTHER MATERIAL.
- OUTDOOR AIR INLETS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:
  - CLOSER THAN 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR AIR INLET.
  - WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS.
  - A HAZARDOUS OR UNSANITARY LOCATION.
  - A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES THEREIN.
  - CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FEET ABOVE THE AIR INLET.
  - ATTICS, CRAWL SPACES, OR GARAGES.

- ⊗ HRV SUPPLY
- ⊙ HRV EXHAUST

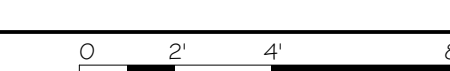
	QTY:	CFM (MIN)	CFM (TOTAL)
EXHAUST	7	15	105
SUPPLY	7	15	105
CFM REQ'D PER TABLE M1507.3.3(1):			75

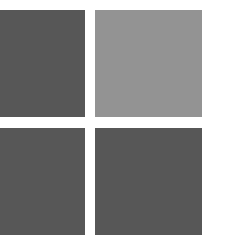


**BASEMENT HRV PLAN**  
SCALE: 3/32" = 1'-0"

**MAIN FLOOR HRV PLAN**  
SCALE: 3/32" = 1'-0"

**ROOF PLAN**  
SCALE: 1/4" = 1'-0"





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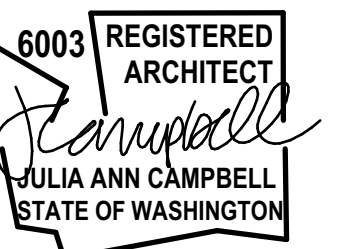
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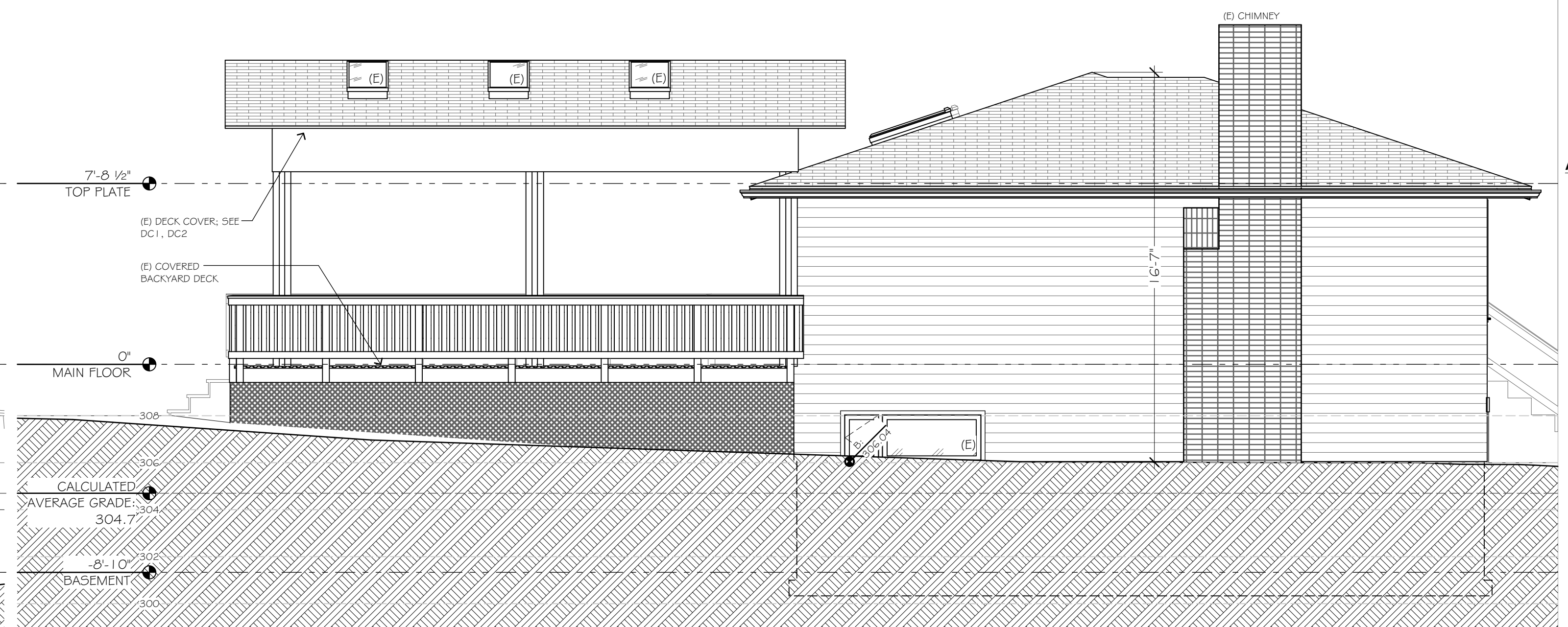


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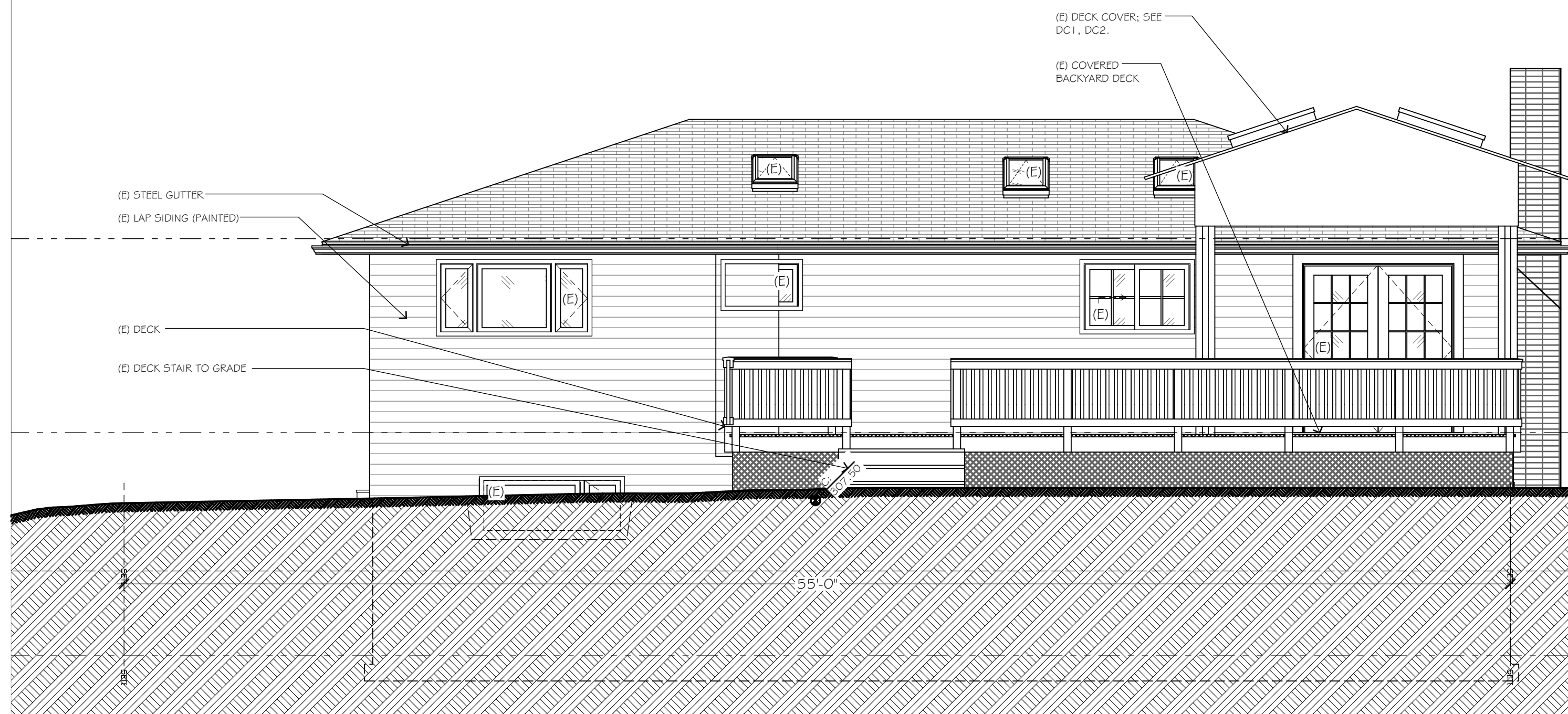
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**A** EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



**B** EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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

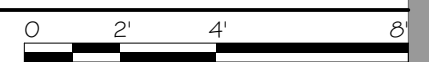


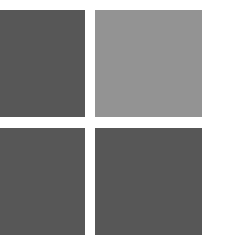
**D** EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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EXISTING ELEVATIONS

A4





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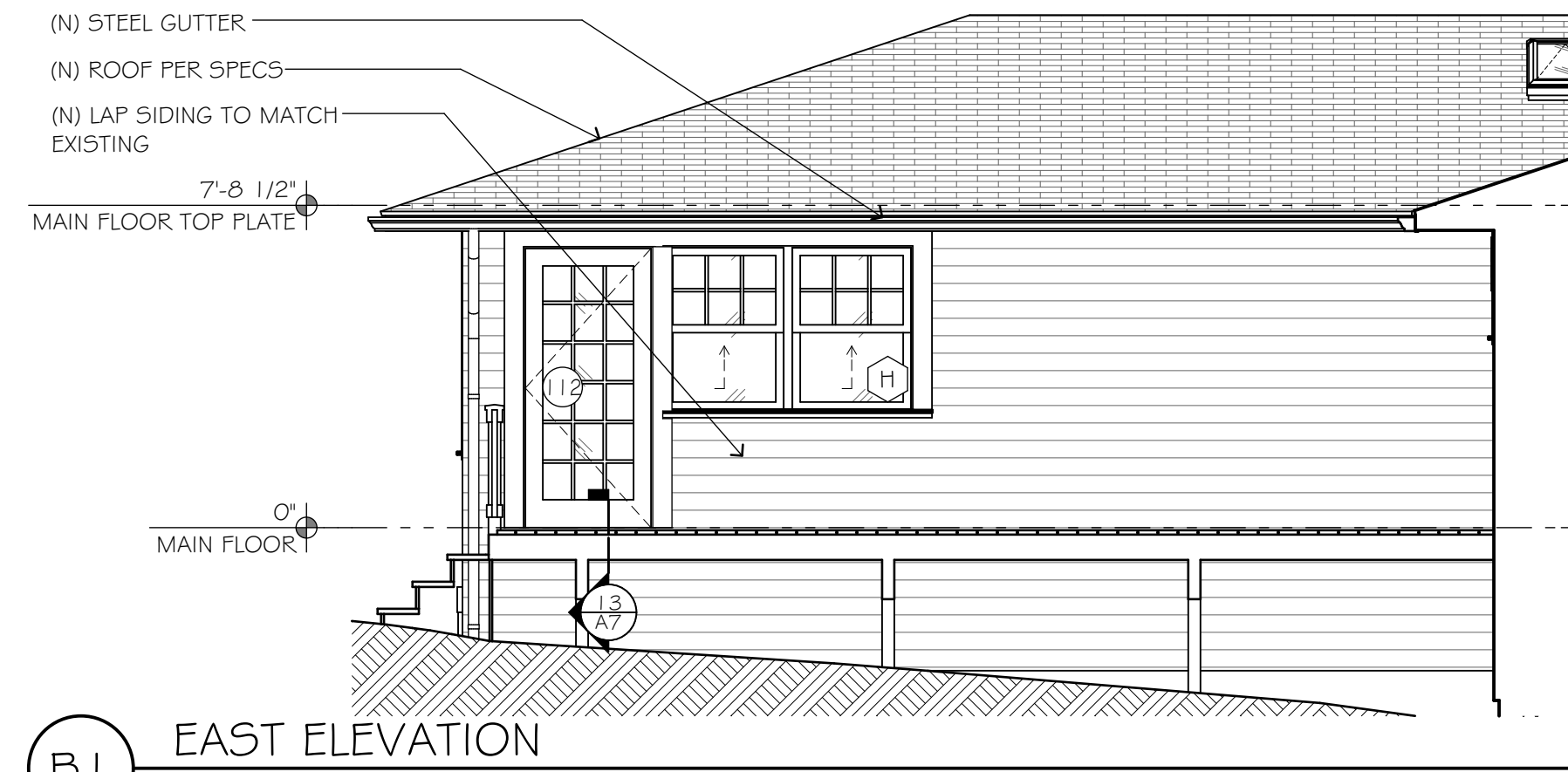
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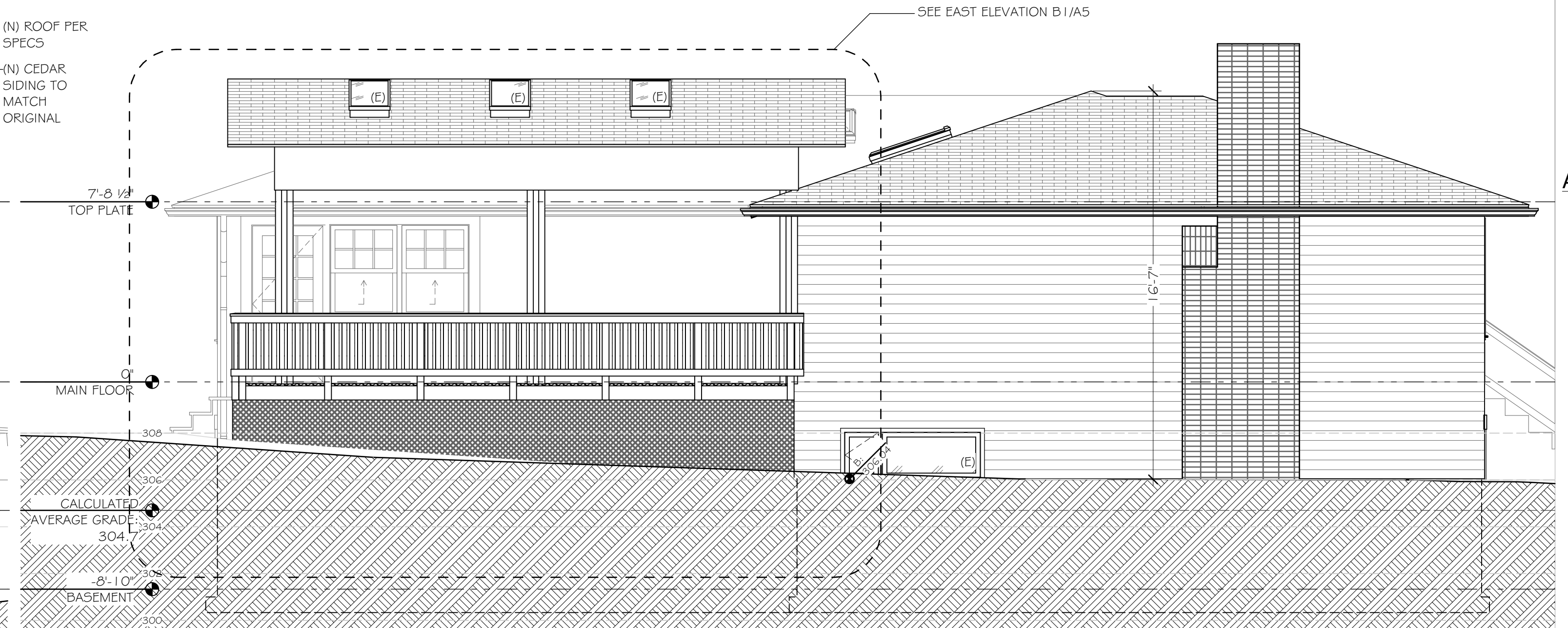
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**B1** EAST ELEVATION  
SCALE: 1/4" = 1'-0"



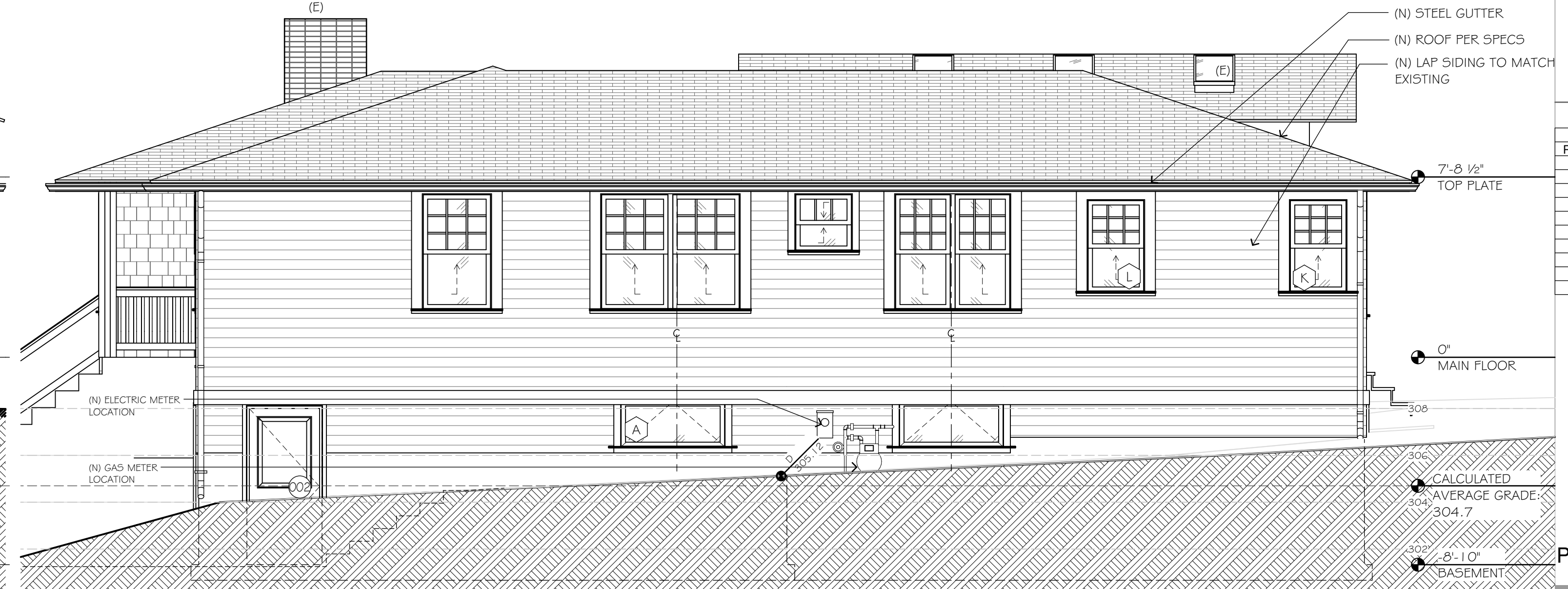
**A** PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



**B** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



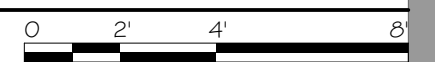
**C** PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

PROJECT TRACKING		
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PROPOSED ELEVATIONS



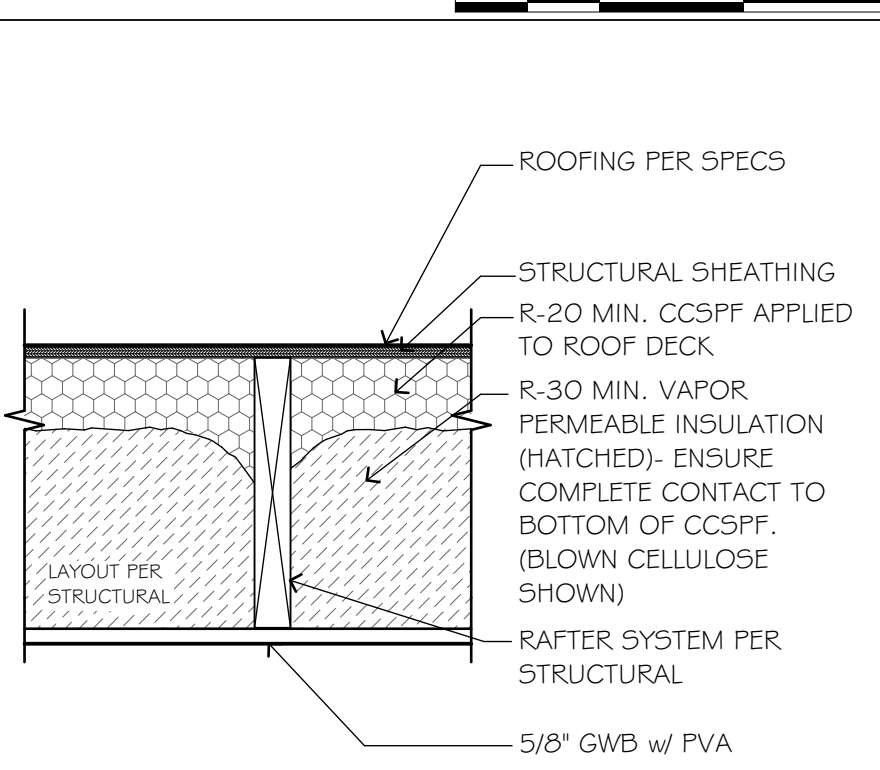
**A5**

**CLOSED-CELL SPRAY-POLYURETHANE FOAM (CCSPF) INSULATION NOTES:**

- WOOD FRAMING AND SHEATHING IN WHICH FOAM IS TO BE APPLIED TO SHALL HAVE A MOISTURE CONTENT LESS THAN 1.0%, INSTALLER TO VERIFY.
- THE INSTALLER MUST PROVIDE THE FIELD INSPECTOR WITH A LETTER CERTIFYING THAT THE INSTALLATION WAS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE TESTING EVALUATION REPORT, AND INCLUDE THE DATE, PRODUCT NAME, INSTALLER'S NAME AND ADDRESS, COMPANY NAME, AND PROJECT ADDRESS.
- THE PRODUCT SHALL HAVE A MAXIMUM FLAME-SPREAD INDEX OF 75 AND A MAXIMUM SMOKE-DEVELOPED INDEX OF 450 (R.316.3, 2603.3).
- A THERMAL BARRIER, AT LEAST EQUIVALENT TO 1/2-INCH GYPSUM BOARD, SHALL SEPARATE FOAM INSULATION FROM INTERIOR SPACES (R.316.4, 2603.4).
- WHERE FIRE-RATED ASSEMBLIES ARE REQUIRED, SPRAY APPLIED FOAM MAY ONLY BE USED IF THE TESTING EVALUATION REPORT INCLUDES DETAILS FOR TESTED FIRE-RATED ASSEMBLIES.
- THE SUBSTITUTION OF SPRAY-APPLIED FOAM FOR OTHER TYPES OF INSULATION IN TESTED ASSEMBLIES IS NOT ALLOWED.
- FOR TYPES I, II, III AND IV CONSTRUCTION, THE TESTING EVALUATION REPORT MUST SPECIFICALLY ADDRESS PROVISIONS OF 2603.5 REGARDING EXTERIOR WALLS AND 2603.6 FOR ROOFS. SEE ALSO THE "SPECIAL APPROVAL" EXCEPTION IN SECTION 2603.1.0.
- BUILDING ENVELOPE ASSEMBLIES SHALL HAVE VAPOR RETARDERS IN ACCORDANCE WITH R.702.7 OR 1405.3, UNLESS THE TESTING EVALUATION REPORT STATES THAT THE INSULATION HAS A PERM RATING OF 1.0 OR LESS.

**4 CCSPF NOTES**

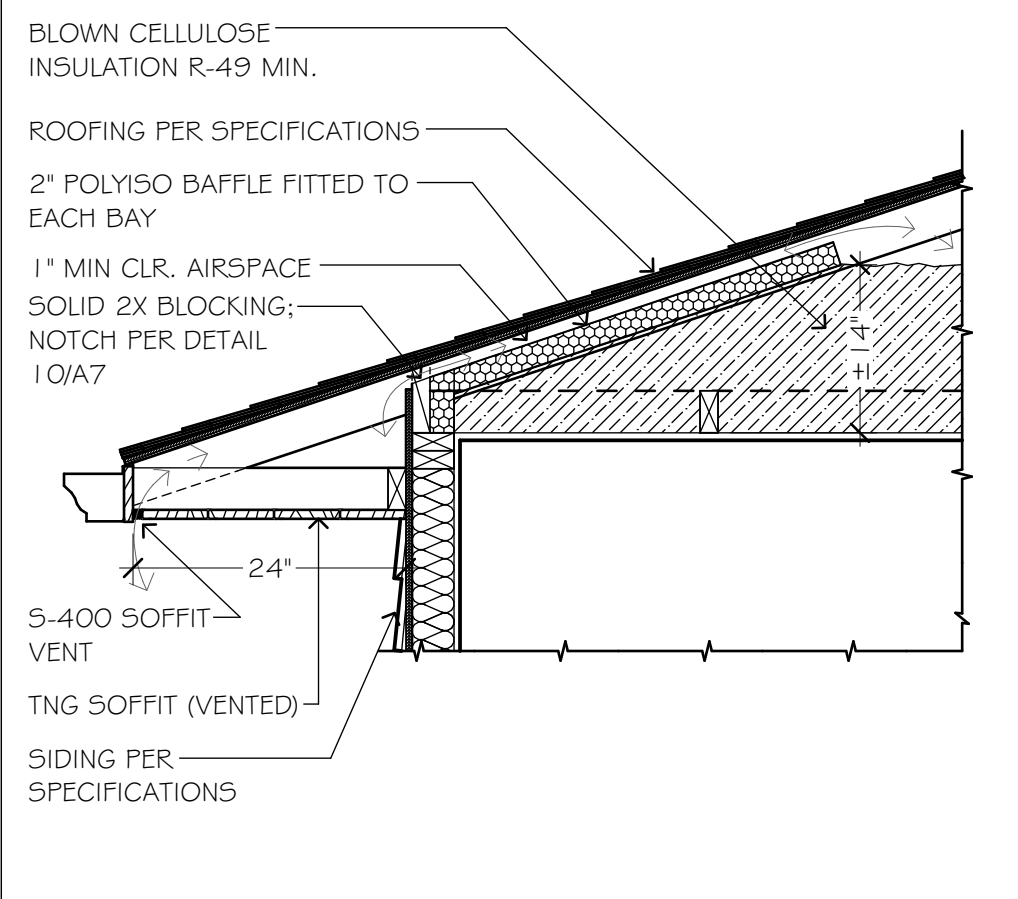
SCALE: 1 1/2" = 1'-0"



NOTES:  
\*CCSPF = CLOSED CELL SPRAY POLYURETHANE  
\*STRUCTURAL SHEATHING TO BE AIR SEALED.  
\*MOISTURE CONTENT IN ROOF STRUCTURE < 1.0% PRIOR TO COVERING.

**5 CCSPF INSULATION DETAIL**

SCALE: 1 1/2" = 1'-0"

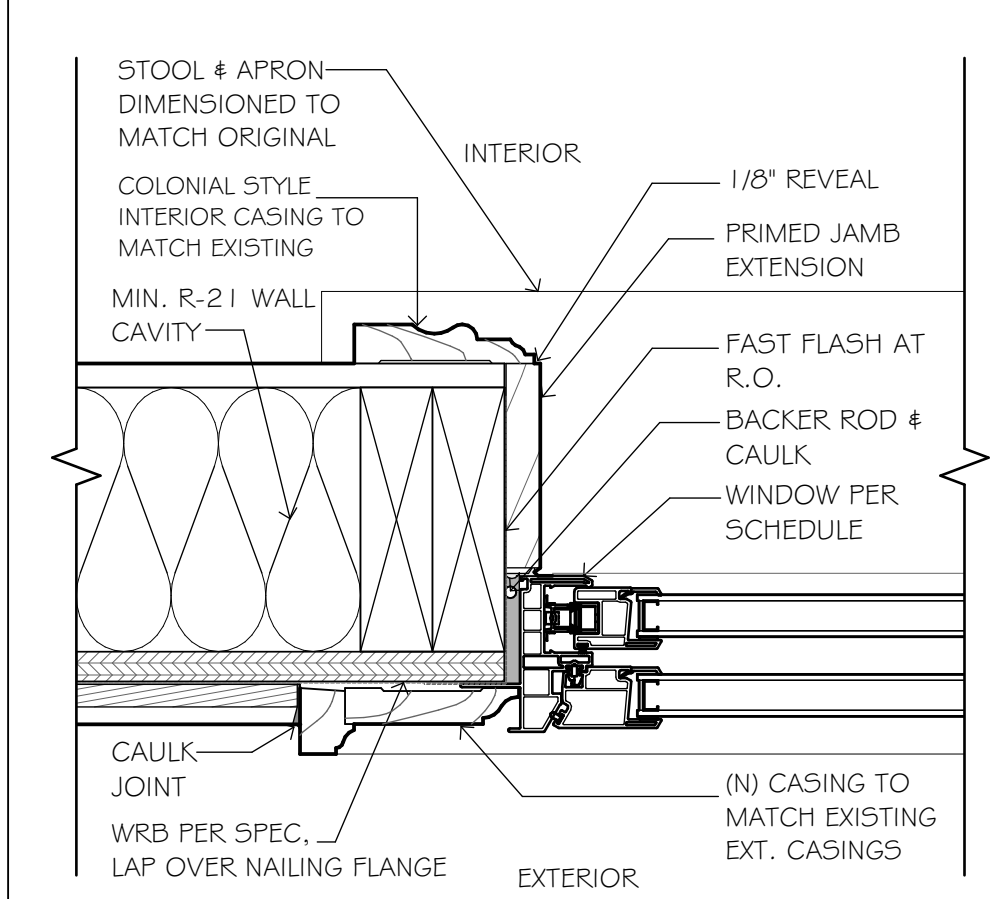


**6 SOFFIT DETAIL**

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

**1 EAST - WEST SECTION**

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

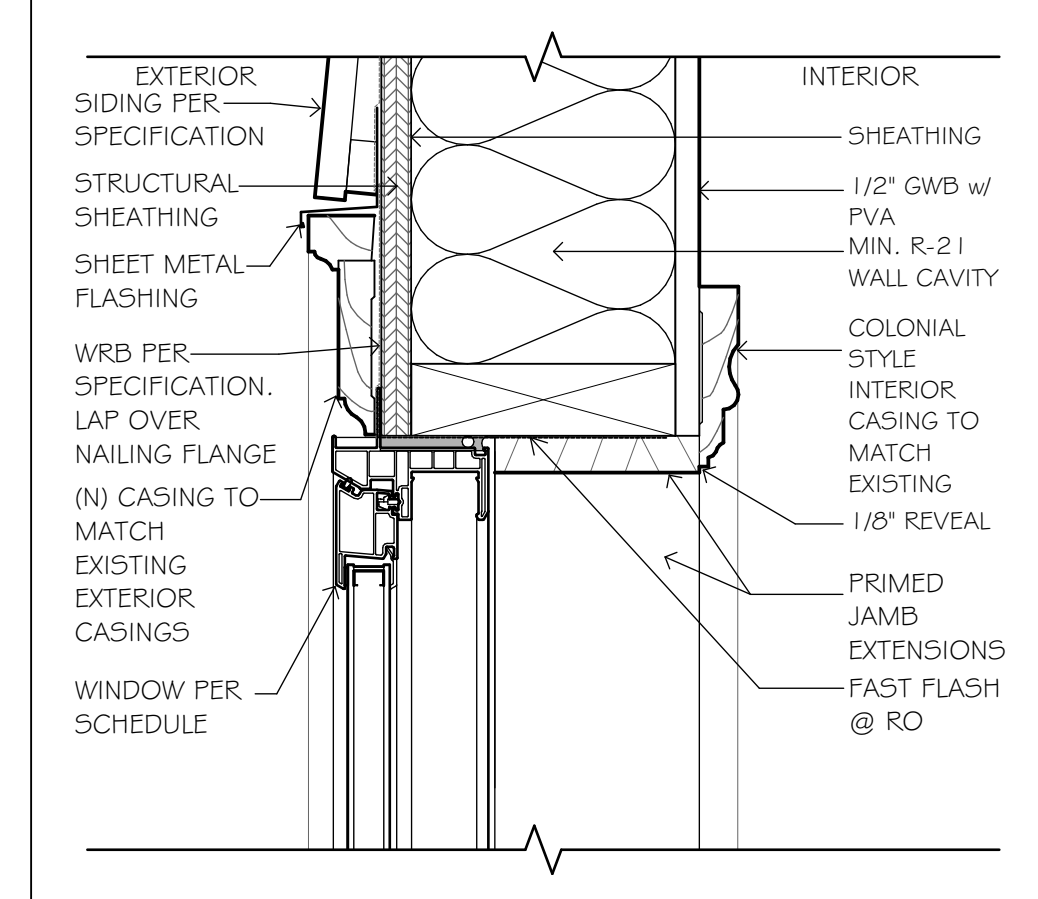


**7 WINDOW JAMB DETAIL**

SCALE: 3" = 1'-0"

**2 NORTH - SOUTH SECTION**

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

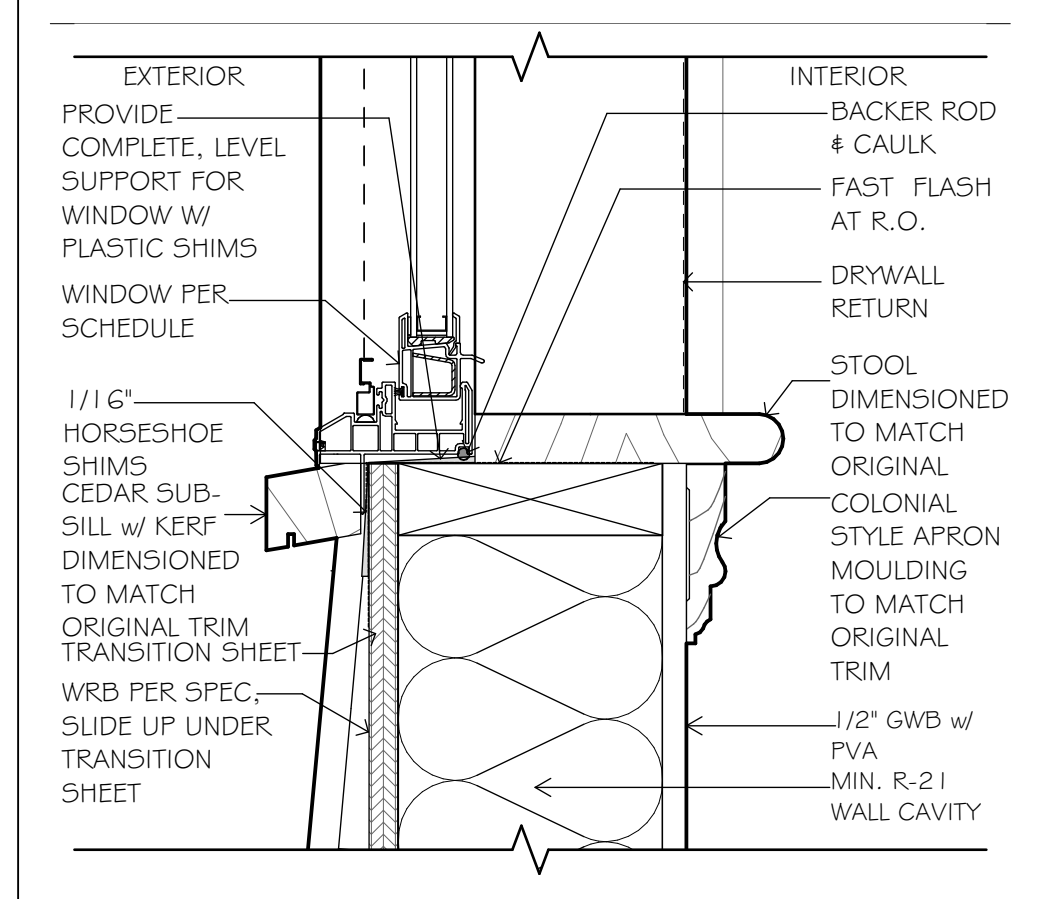


**8 WINDOW HEAD DETAIL**

SCALE: 3" = 1'-0"

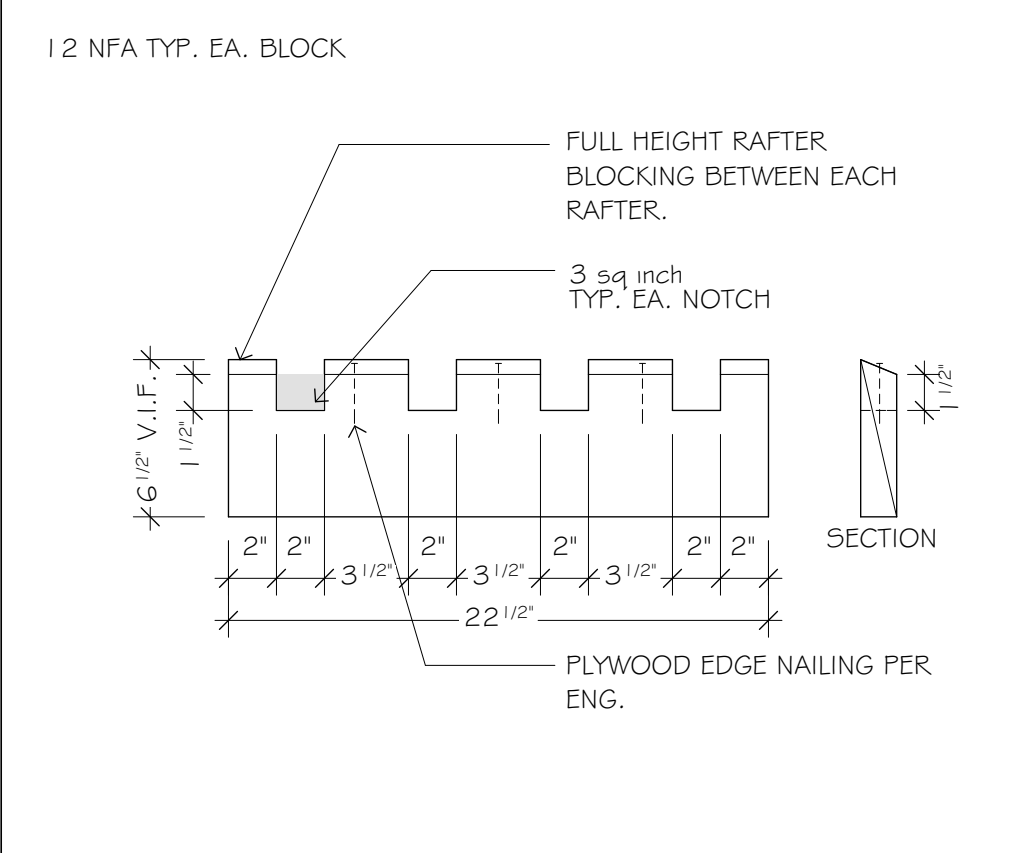
**3 EAST - WEST SECTION**

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



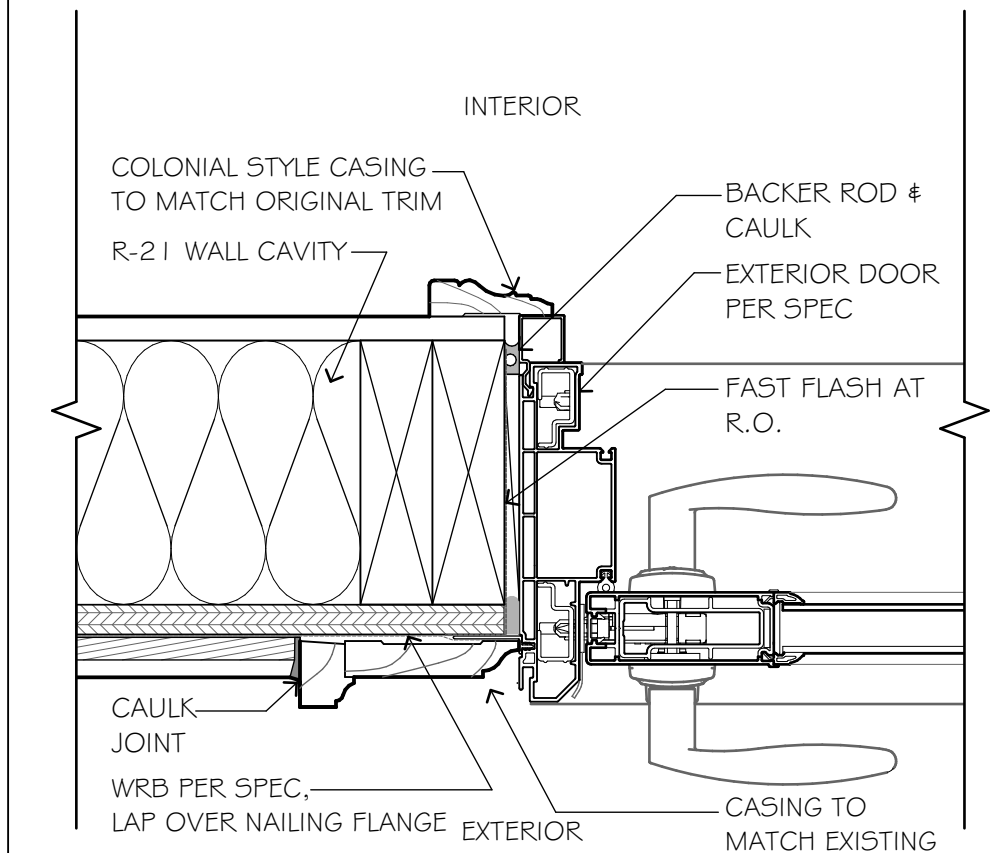
**9 WINDOW SILL DETAIL**

SCALE: 3" = 1'-0"



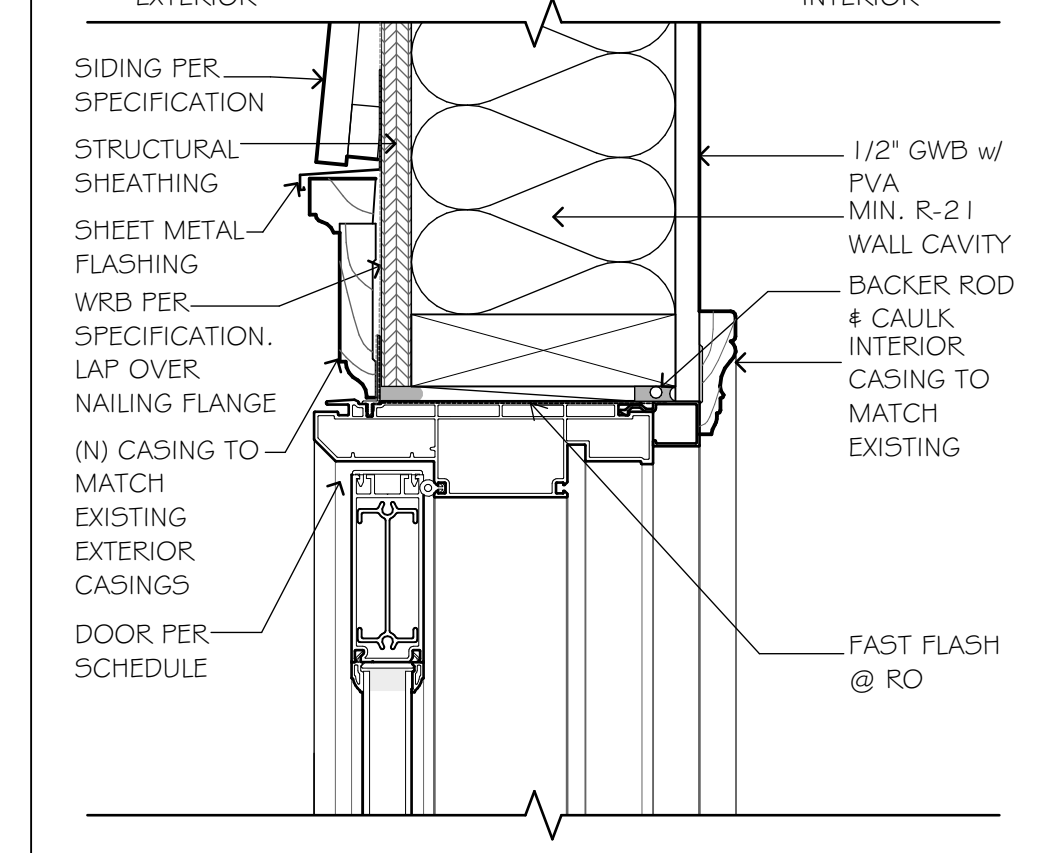
**10 BLOCKING VENT DETAIL**

SCALE: 1 1/2" = 1'-0"



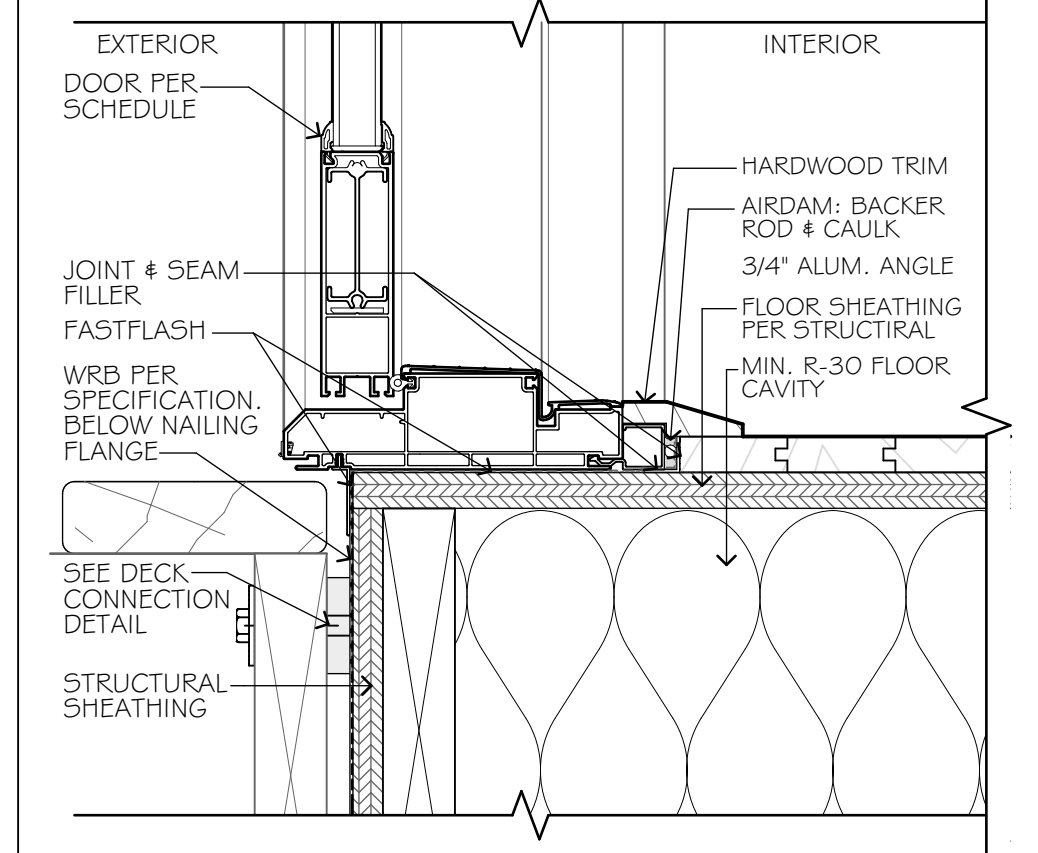
**11 DOOR JAMB DETAIL**

SCALE: 3" = 1'-0"



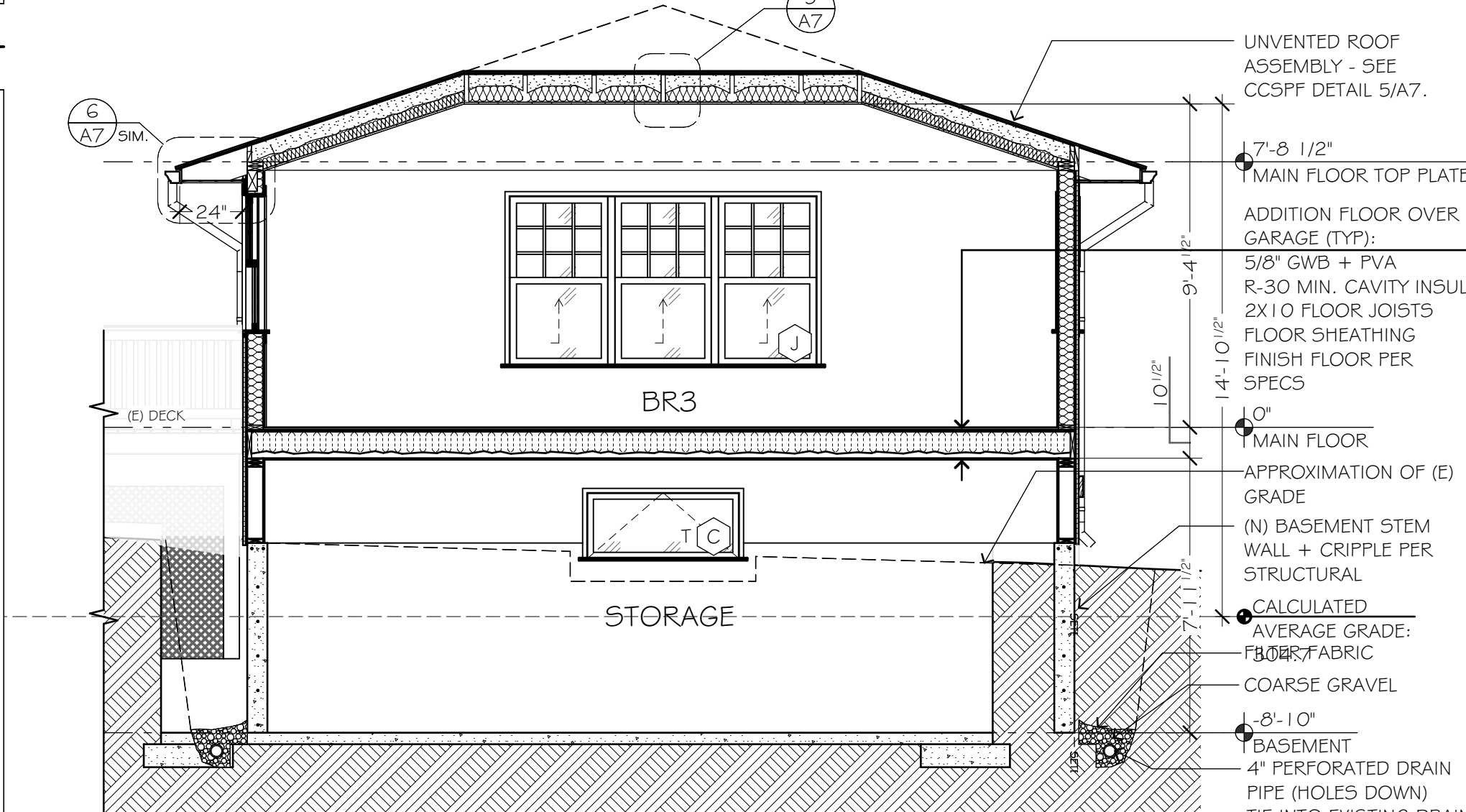
**12 DOOR HEAD DETAIL**

SCALE: 3" = 1'-0"



**13 DOOR SILL @ DECK DETAIL**

SCALE: 3" = 1'-0"



**3 EAST - WEST SECTION**

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

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6003 REGISTERED ARCHITECT  
*Campbell*  
JULIA ANN CAMPBELL  
STATE OF WASHINGTON

**MANGINI ZABOROWSKI RESIDENCE**  
8429 SE 62ND ST  
MERCER ISLAND, WA 98040

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SECTIONS  
**A7**







1st Floor Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (5.1.1)
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
3. FLOOR FRAMING WHERE INDICATED TO BE 2x10 @ 16" O.C. (U.N.O.)
4. FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES w/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 2/54.1)
5. "WF" REFERS TO SHEARWALL TYPE PER 3/54.1 & 7/54.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE WG, WHERE INDICATED, "x-x" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
6. "CS16" REFERS TO HOLDDOWNS PER 4/54.2.
7. PROVIDE TOP PLATE SPLICES PER 5/54.1
8. REFER TO 1/54.1 AT SHEARWALL INTERSECTIONS.
9. ALL HEADERS NOT NOTED OTHERWISE ON PLAN SHALL BE (2) 2x8 (REFER TO 6/54.1).
10. "D.S." REFERS TO DRAG STRUT, NAIL FLOOR SHEATHING TO DRAG STRUT WITH (2) ROWS OF 8d COMMON (0.131" DIA. x 2 1/2") @ 4" O.C. (REFER TO 1/54.1)
11. CONTRACTOR TO VERIFY THAT ALL POSTS HAVE CONTINUOUS BEARING THROUGH TO THE FOUNDATION.



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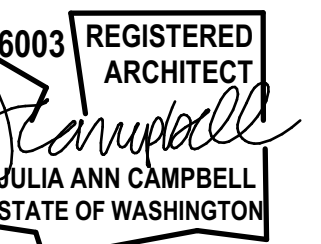
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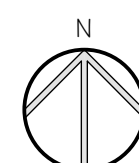
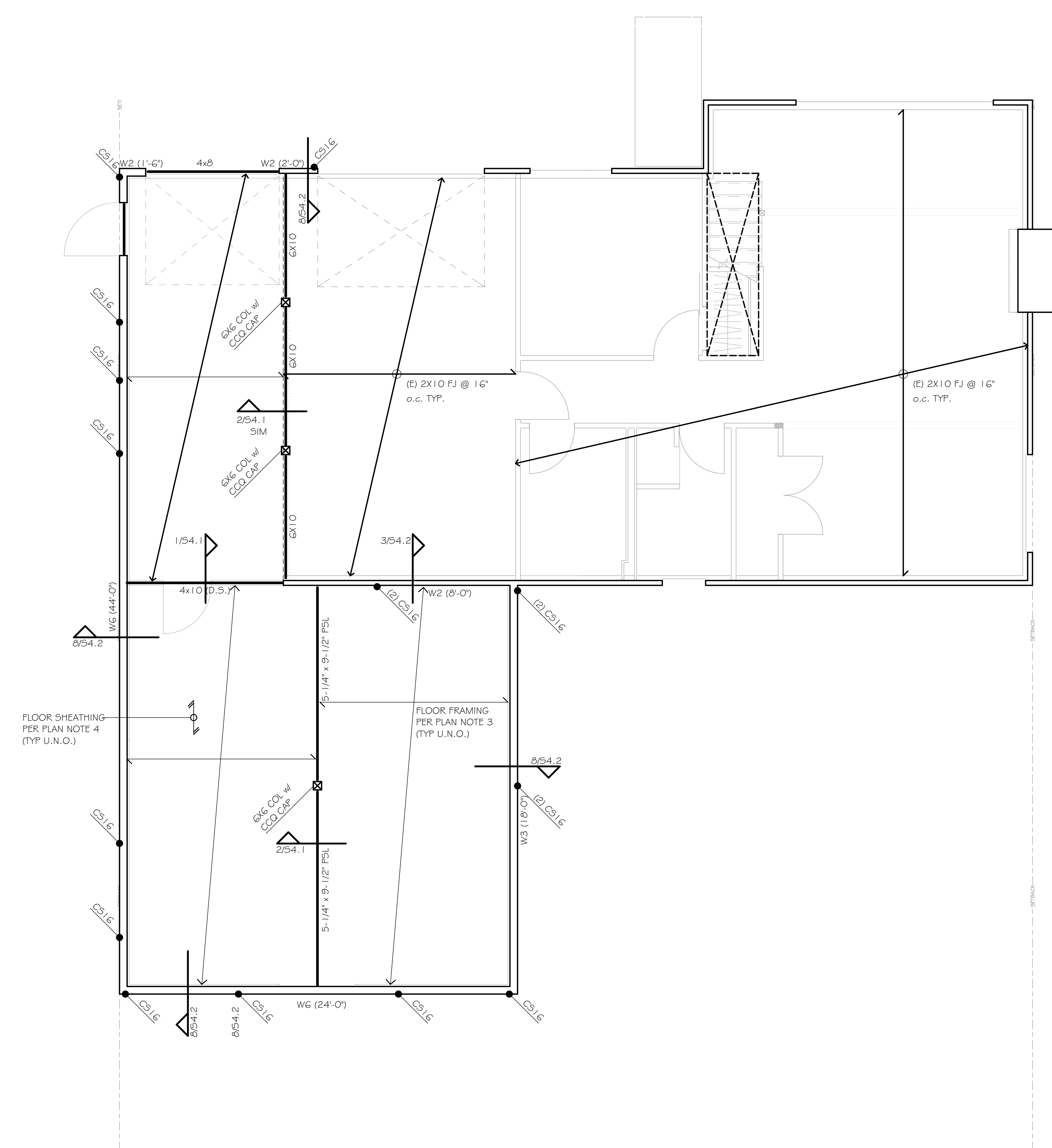
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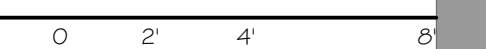
1ST FLOOR FRAMING  
PLAN

S2.1



FIRST FLOOR FRAMING PLAN

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



Roof Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1)
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
3. ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. (TRUSS DESIGN BY OTHERS).
4. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES w/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 3/54.1)
5. "W#" REFERS TO SHEARWALL TYPE PER 3/54.1 & 7/54.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "x-x" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
6. ALL HEADERS AT ROOF NOT NOTED OTHERWISE ON PLAN SHALL BE (2) 2x8. (REFER TO DETAIL 6/54.1)
7. PROVIDE TOP PLATE SPLICES PER 5/54.1
8. WHERE OVERFRAMING IS INDICATED, OVERFRAME WITH 2x6 @ 24" O.C. w/ 4'-0" MAX SPAN. (REFER TO DETAIL 4/55.1 FOR CONNECTION OF OVERFRAMING TO PRIMARY ROOF)
9. REFER TO 11/54.1 AT SHEARWALL INTERSECTIONS.



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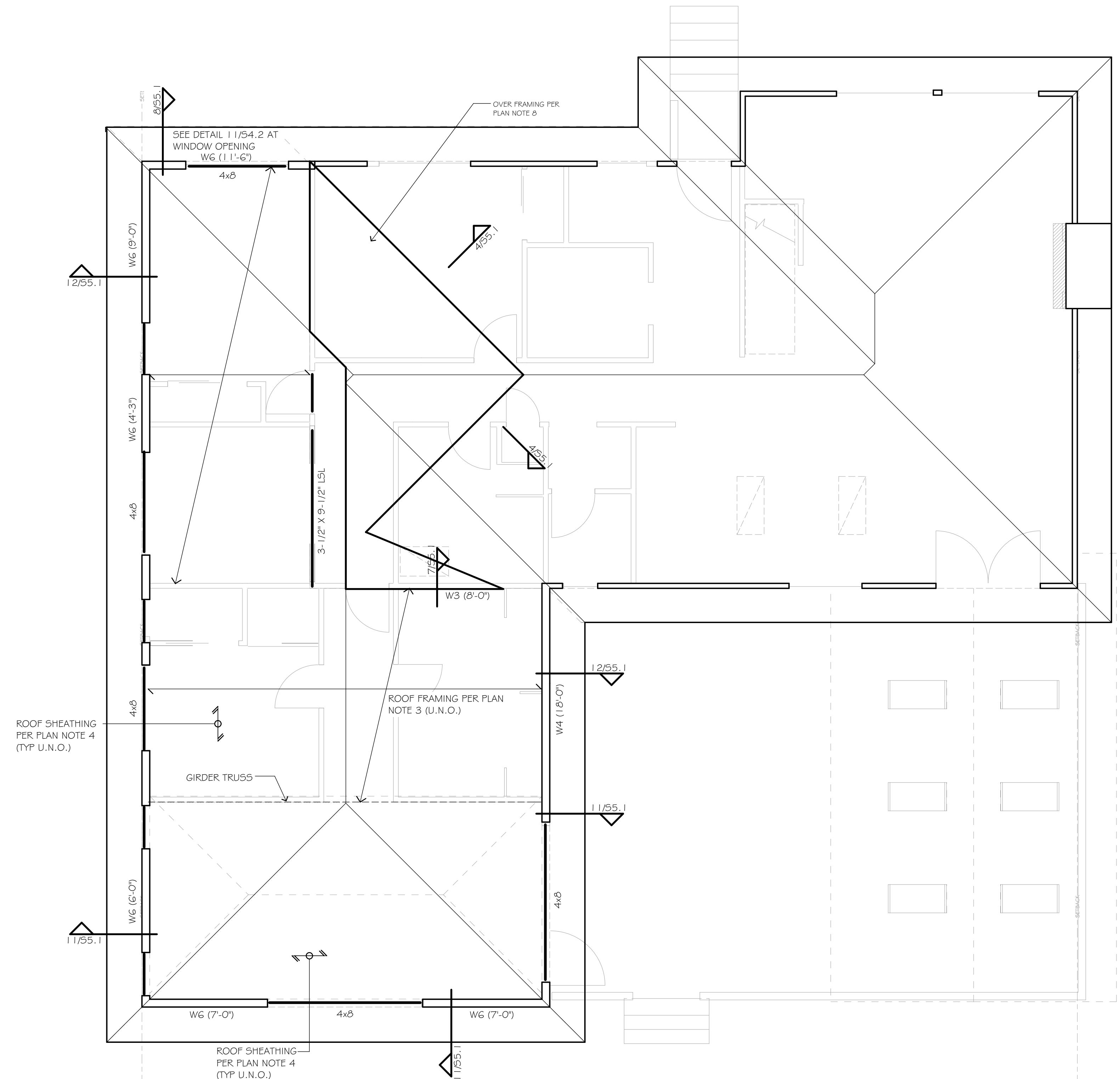
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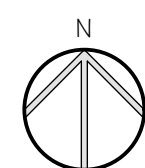
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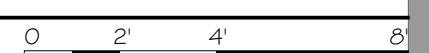
ROOF FRAMING PLAN

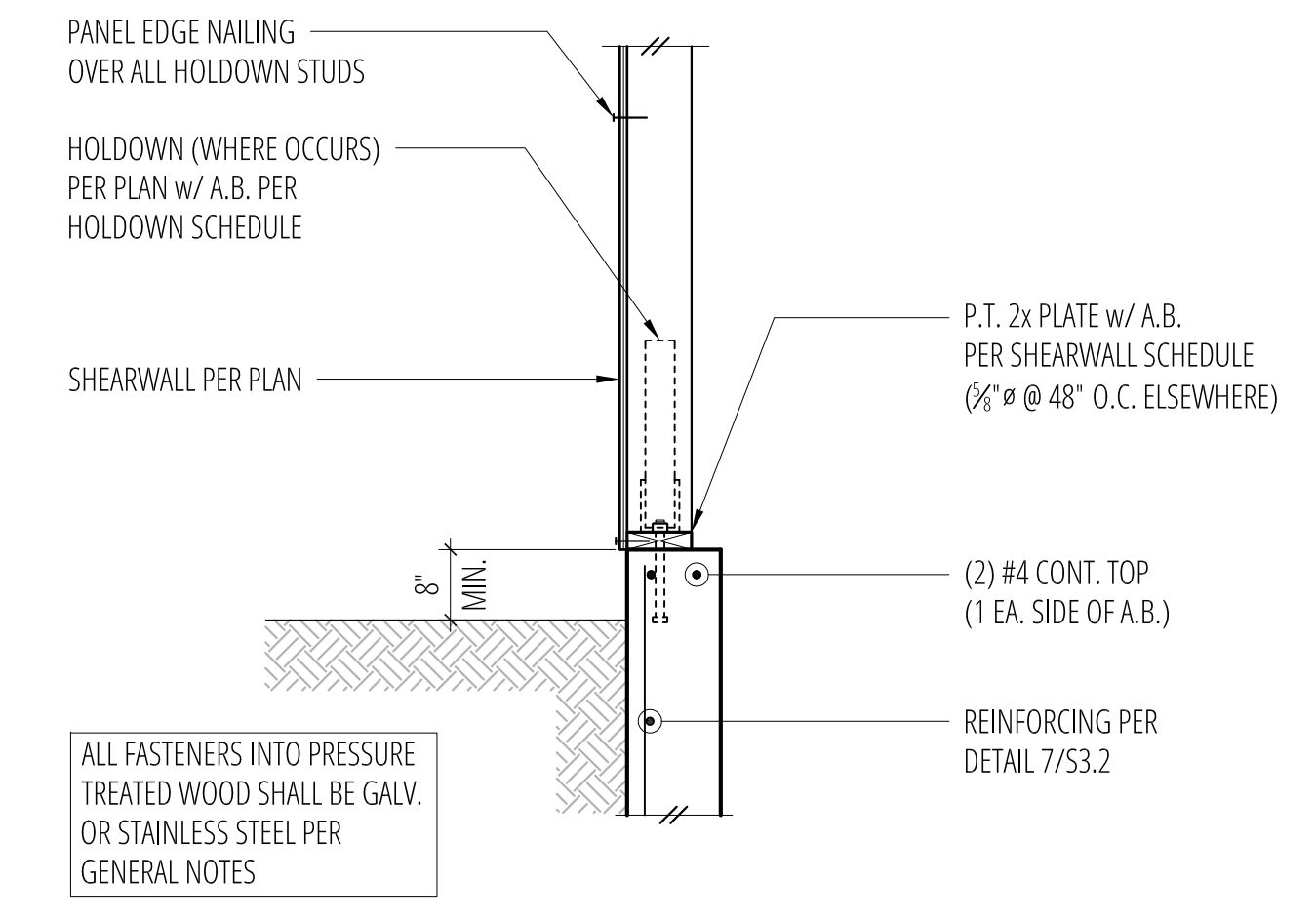
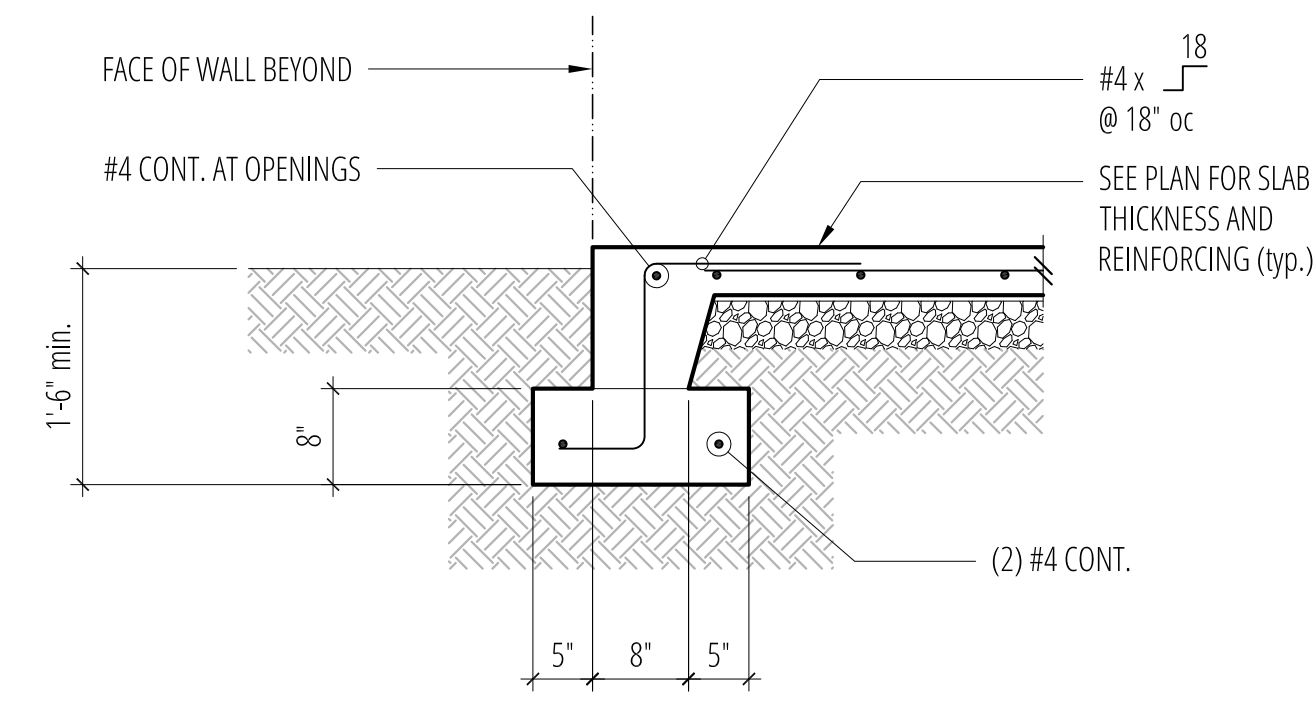
S2.2



ROOF FRAMING PLAN

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



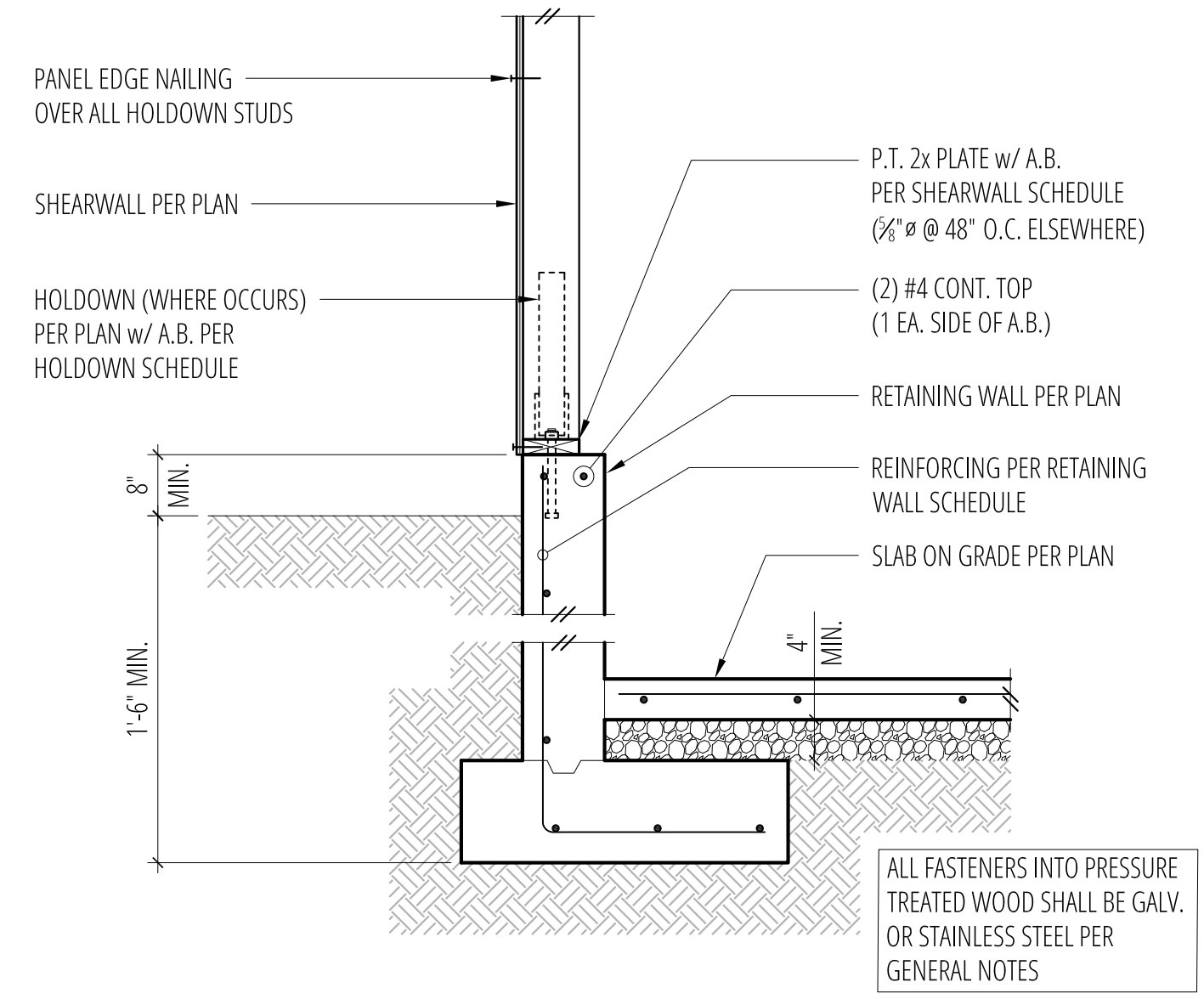
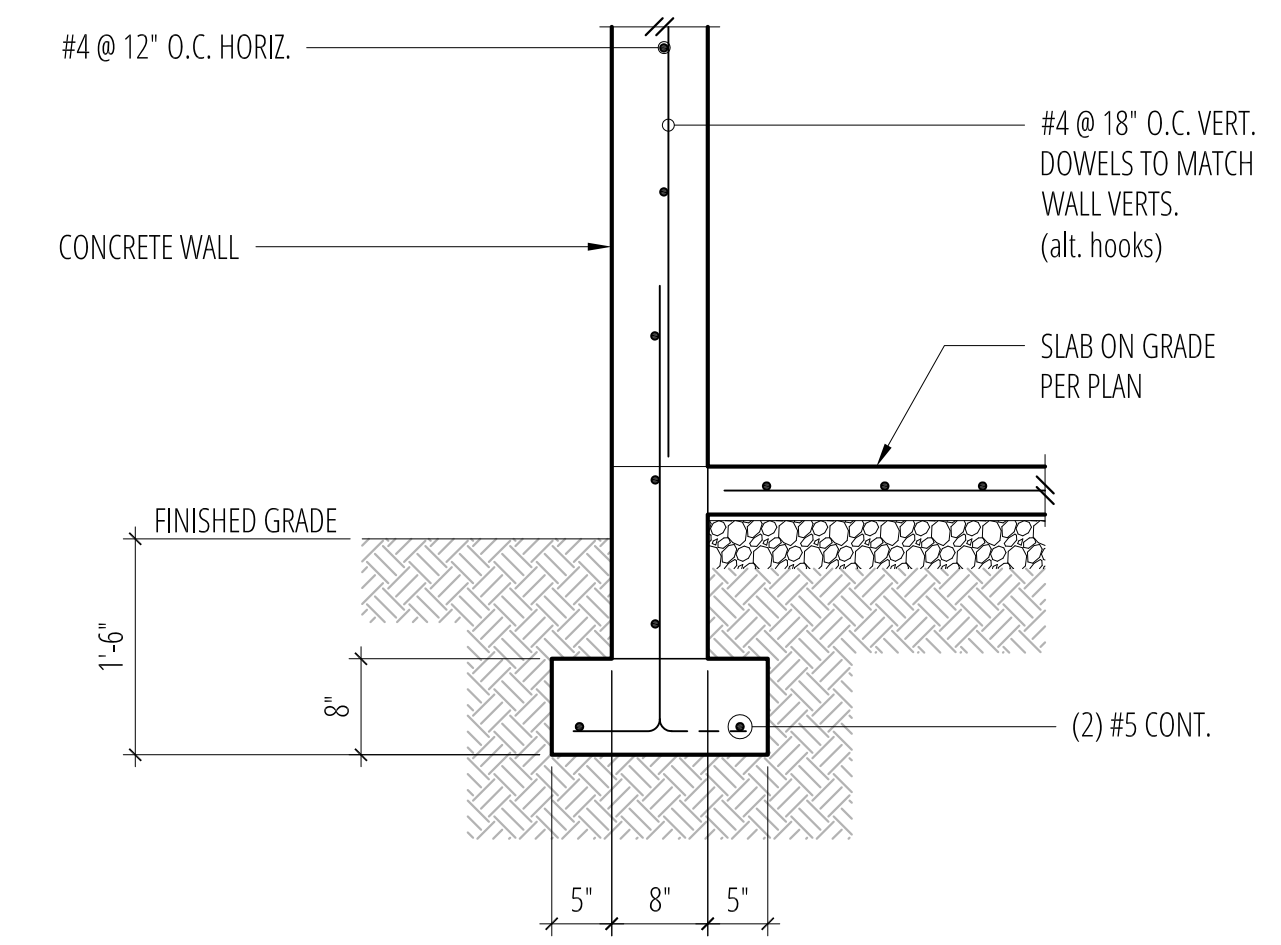


1 SCALE: 3/4"=1'-0"

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

3 Typical Turned-Down Slab Edge  
SCALE: 3/4"=1'-0"

4 Typical Stud Wall at Top of Concrete Wall  
SCALE: 3/4"=1'-0"

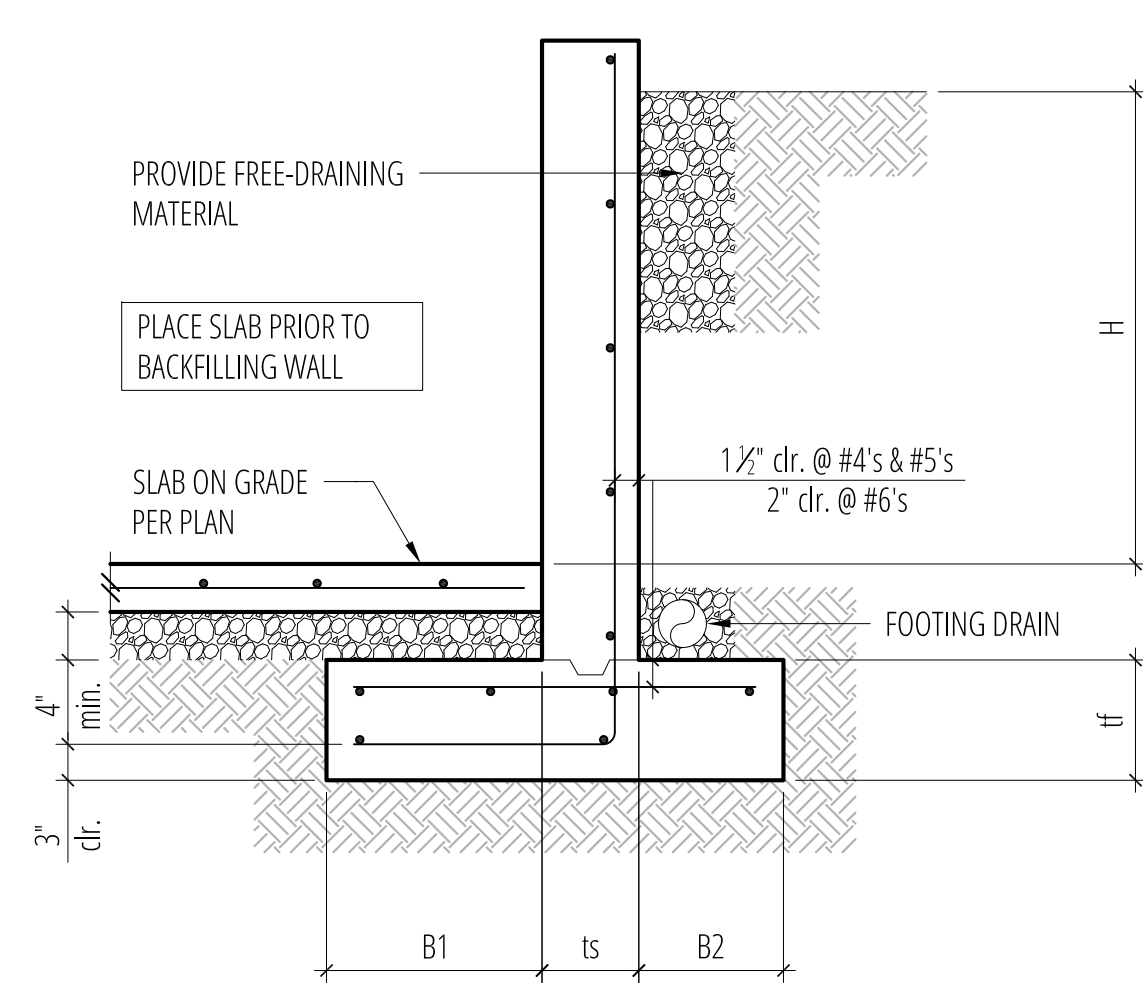


5 SCALE: 3/4"=1'-0"

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

7 Typical Exterior Concrete Wall Footing  
SCALE: 3/4"=1'-0"

8 Exterior Wall w/ Slab on Grade at Retaining Wall  
SCALE: 3/4"=1'-0"



RETAINING WALL SCHEDULE w/ SLAB

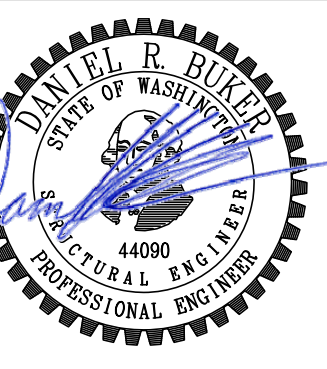
H (ft.)	B1	ts	B2	tf	STEM REINFORCING		FOOTING REINFORCING	
					VERT.	HORIZ.	TOP	LONGIT.
3'-0"	5"	8"	5"	8"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(2) #4
4'-0"	1'-0"	8"	5"	8"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(2) #4
5'-0"	1'-6"	8"	5"	10"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(3) #4
6'-0"	2'-0"	8"	5"	10"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(4) #4
7'-0"	2'-3"	8"	9"	10"	#4 @ 12" O.C.	#4 @ 12" O.C.	-	(5) #4
8'-0"	2'-9"	8"	1'-0"	12"	#5 @ 12" O.C.	#4 @ 12" O.C.	#5 @ 18" O.C.	(5) #5
9'-0"	3'-3"	8"	1'-3"	13"	#5 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 18" O.C.	(6) #5
10'-0"	3'-9"	8"	1'-6"	15"	#6 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 18" O.C.	(7) #5

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

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

11 Retaining Wall Schedule (grade 40 reinforcing)  
SCALE: 3/4"=1'-0"

No.	Date	Issue
-/-/-	-/-/-	Permit
Sheet Contents		
CONCRETE DETAILS		
Sheet No.		

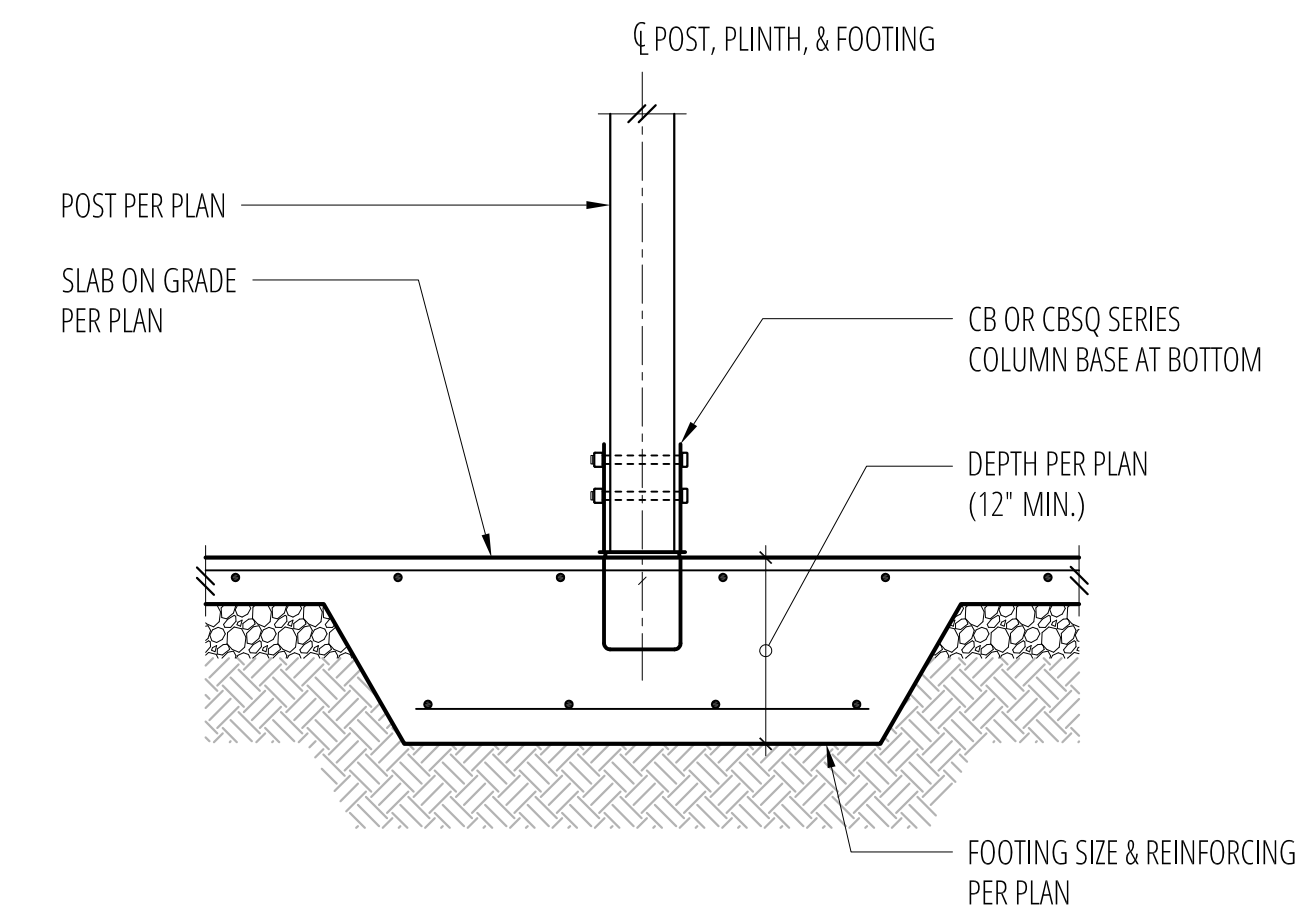


No.	Date	Issue
-/-/-	-/-/-	Permit

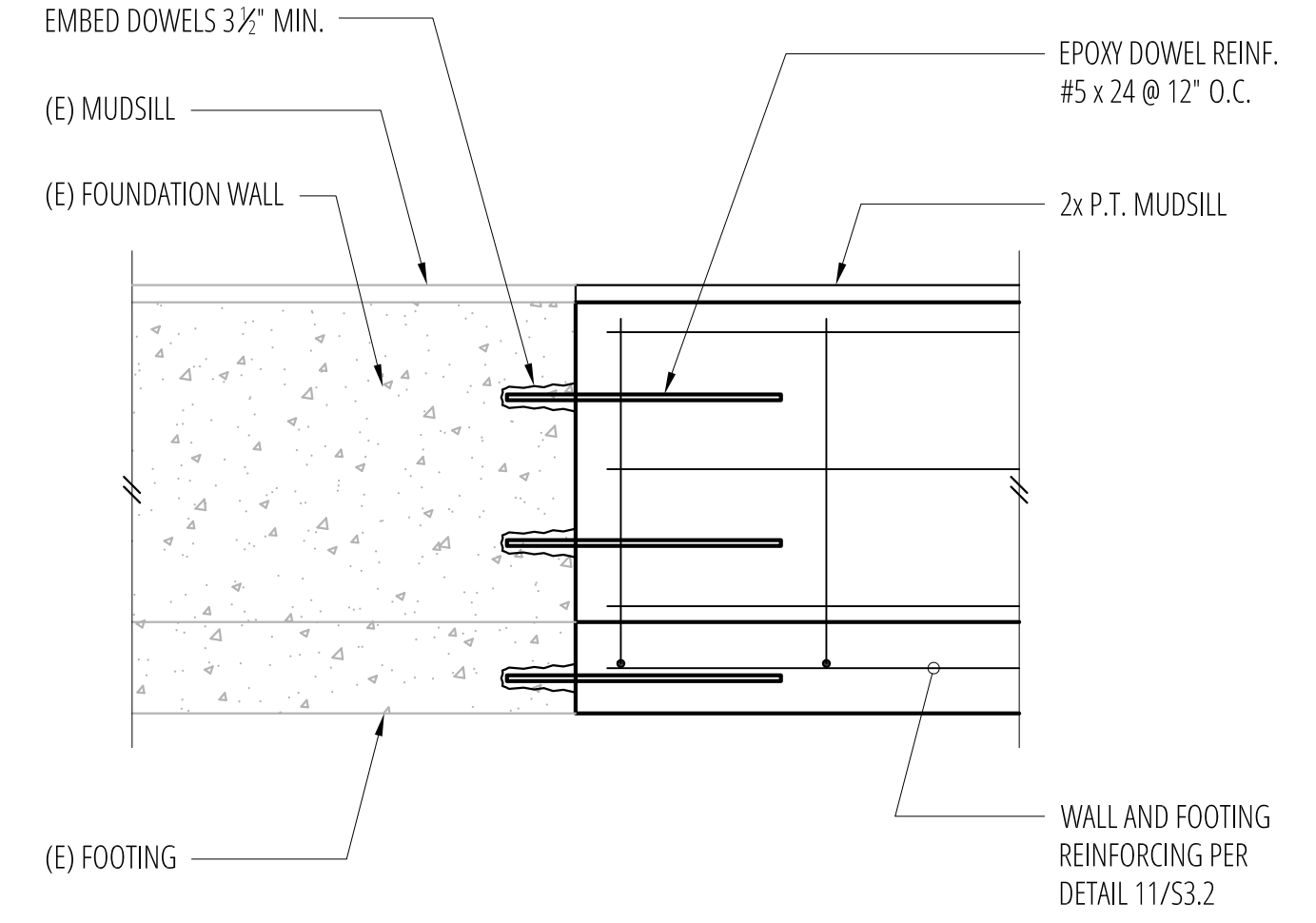
Sheet Contents

CONCRETE DETAILS
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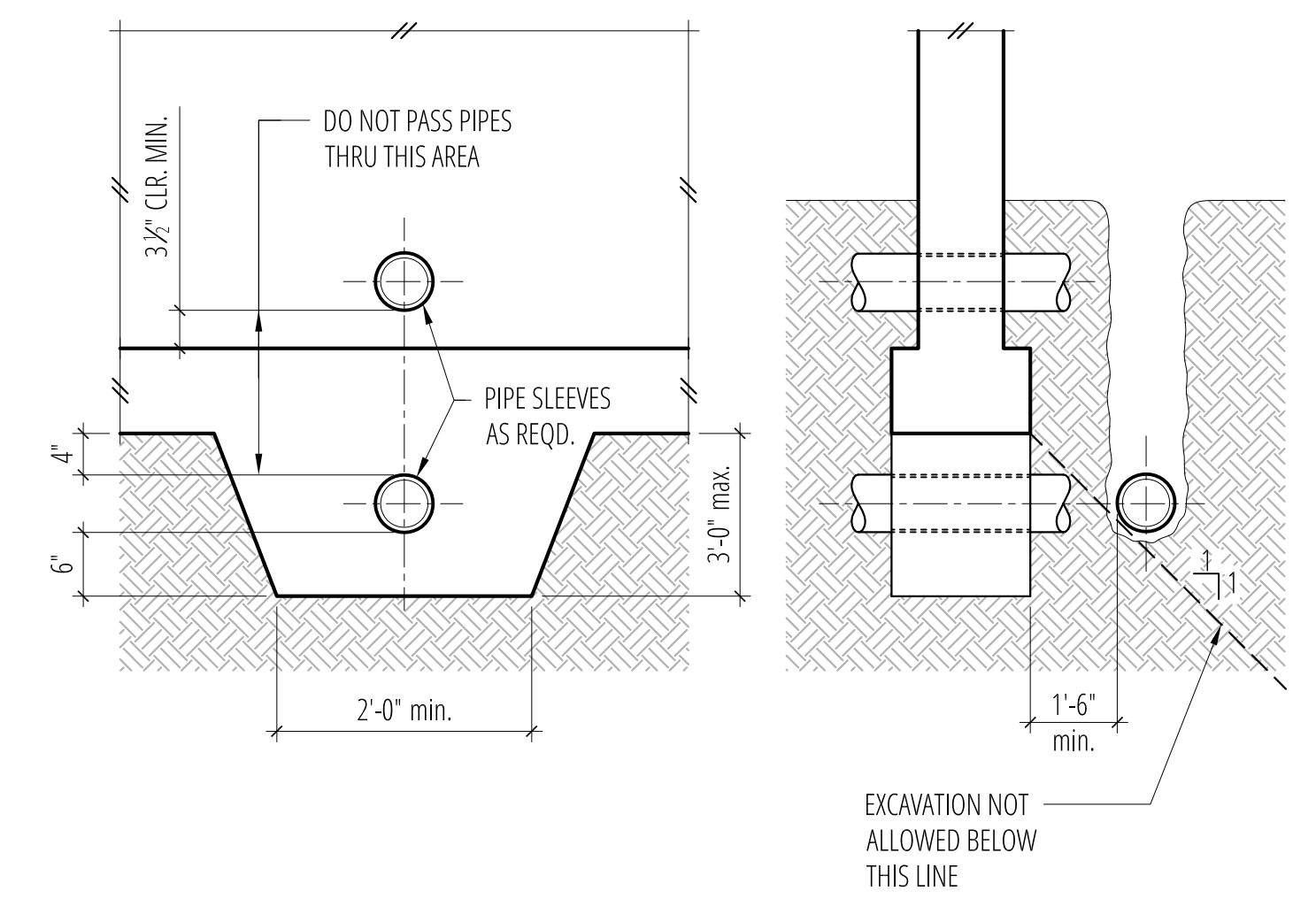
Sheet No.



**2** Post Footing w/ Slab on Grade  
SCALE: 3/4"=1'-0"

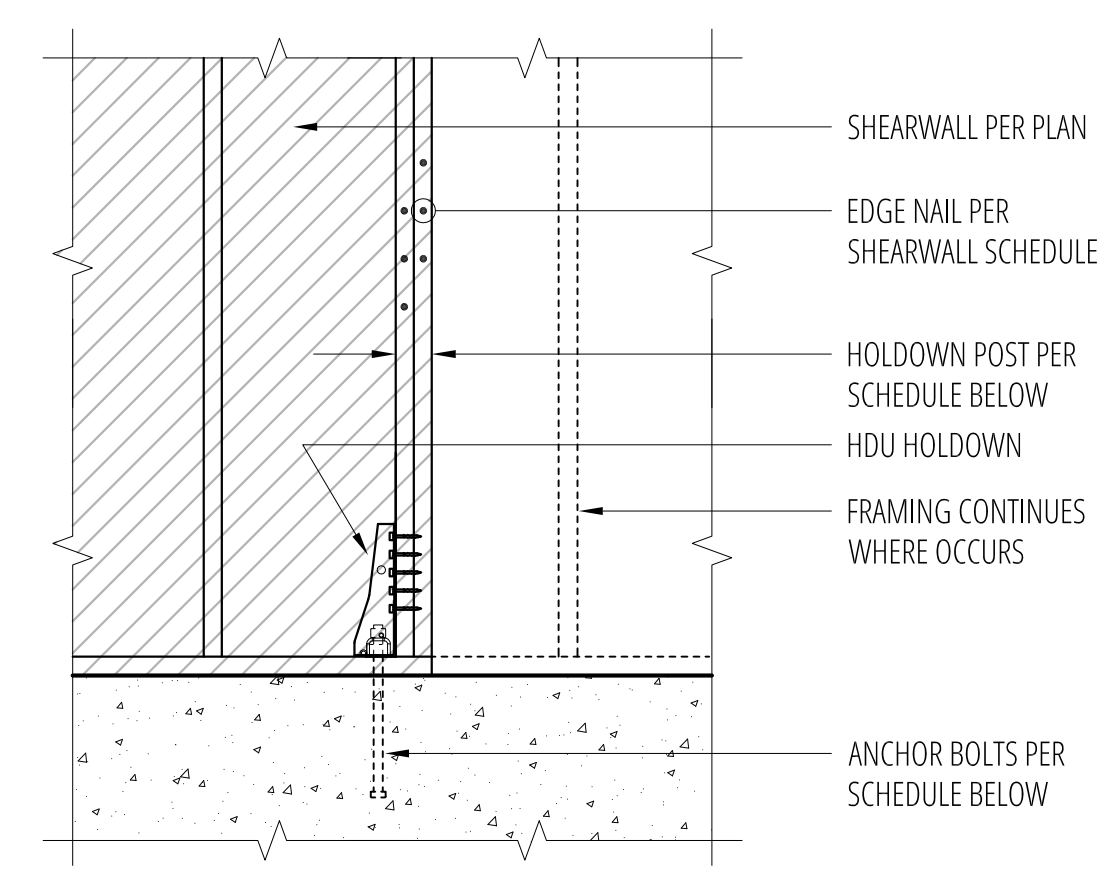


**3** Epoxy Dowel Connection at (E) Foundation  
SCALE: 3/4"=1'-0"



**4** Pipe and Trench Locations  
SCALE: 3/4"=1'-0"

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



**Holdown Schedule**

Plan Mark	Screws	Anchor Bolt ②	A.B. Embed	Holdown Post ①		Capacity #
				IF 2x4	IF 2x6	
HDU2-SDS2.5	(6) SDS 1/2" x 2 1/2"	SSTB16	12 3/4"	(2) 2x4	4x6	2215/3075
HDU4-SDS2.5	(10) SDS 1/2" x 2 1/2"	SB 3/8 x 24	18"	4x4	4x6	4565
HDU5-SDS2.5	(14) SDS 1/2" x 2 1/2"	SB 3/8 x 24	18"	4x4	4x6	5645

- ① MINIMUM SIZE OF POST AT END OF WALL UNLESS NOTED OTHERWISE ON FRAMING PLANS.
- ② \*SSTB\* & \*SB\* REFER TO ANCHOR BOLTS BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER.
- ③ AT (E) FOUNDATION, PROVIDE EPOXY GROUTTED THREADED ROD (DIA. PER MAUFACTURER) EMBED 12"

**9** HDU Holdown Schedule  
SCALE: 3/4"=1'-0"

**REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE**  
FOR F'c = 2500 psi, GRADE 60 REINFORCING

**I MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓd)**

BAR SIZE	TOP BARS	OTHER BARS
#3	23"	18"
#4	31"	24"
#5	40"	30"
#6	47"	36"
#7	68"	53"
#8	78"	60"
#9	88"	68"
#10	99"	77"
#11	110"	85"

**II MINIMUM LAP SPLICE LENGTHS (ℓs)**

BAR SIZE	TOP BARS	OTHER BARS
#3	31"	23"
#4	41"	31"
#5	51"	40"
#6	62"	47"
#7	89"	68"
#8	102"	78"
#9	114"	88"
#10	130"	99"
#11	143"	110"

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

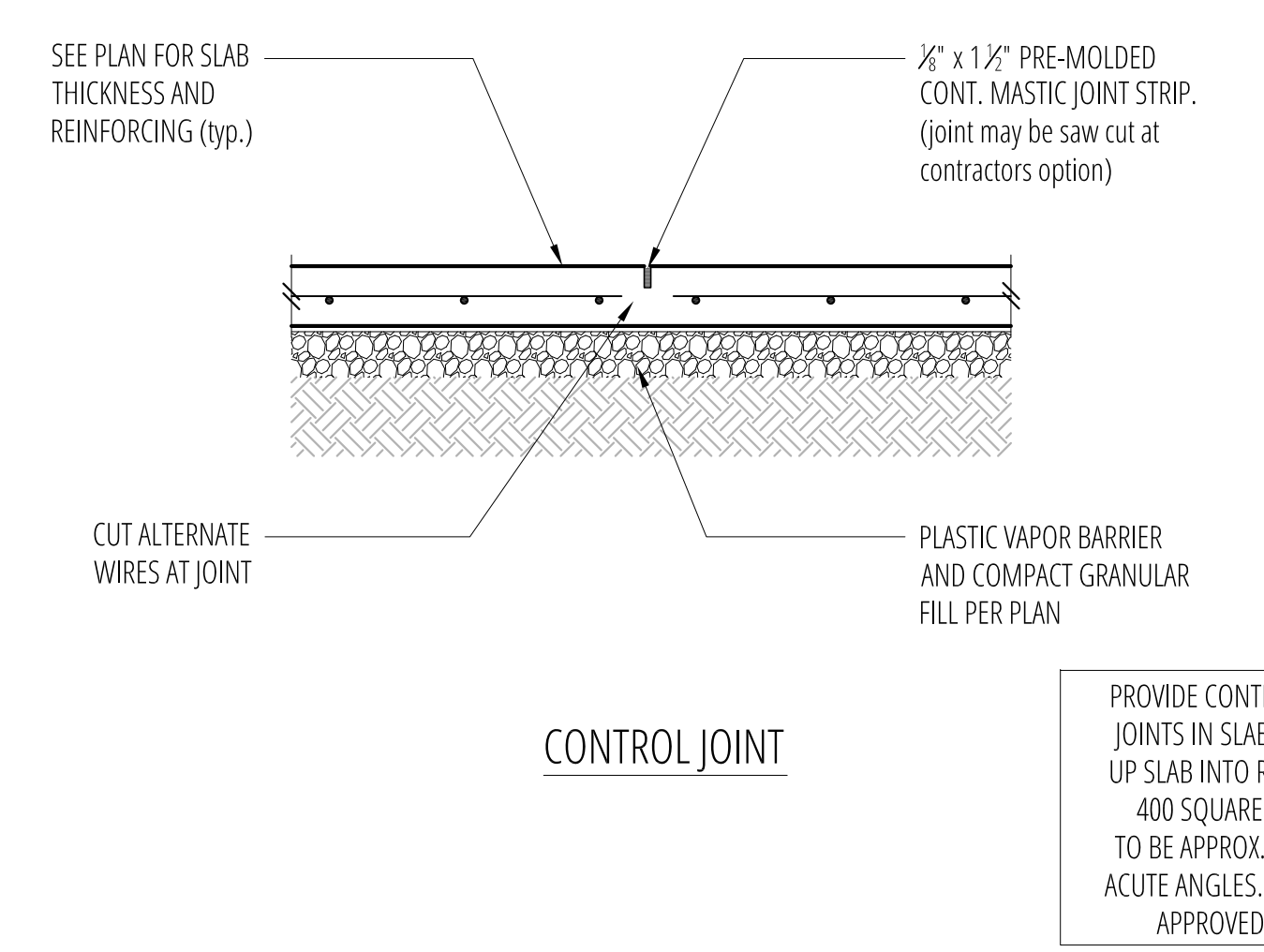
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

**III MINIMUM EMBEDMENT LENGTHS (ℓdh) FOR STANDARD END HOOKS**

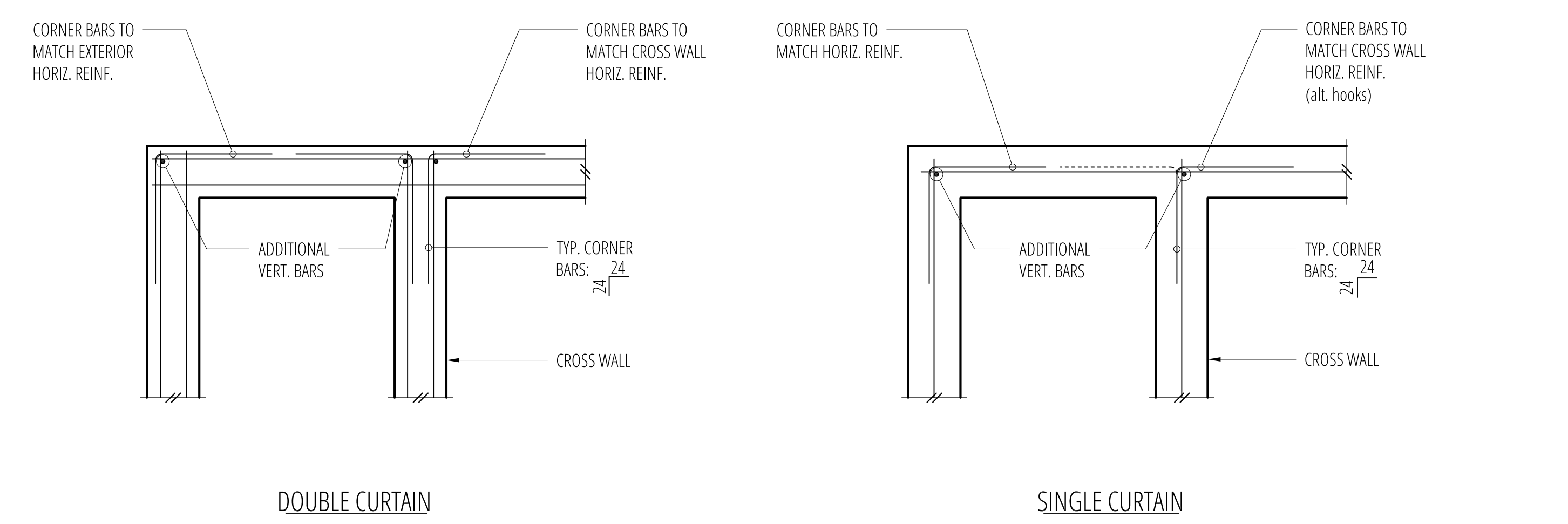
BAR SIZE	LENGTH
#3	7"
#4	9"
#5	11"
#6	13"
#7	14"
#8	17"
#9	19"
#10	21"
#11	24"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2"  
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

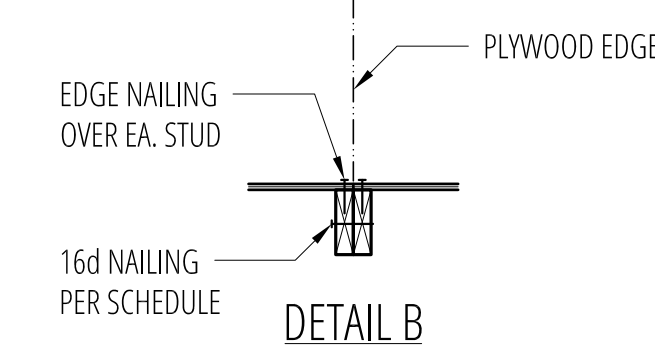
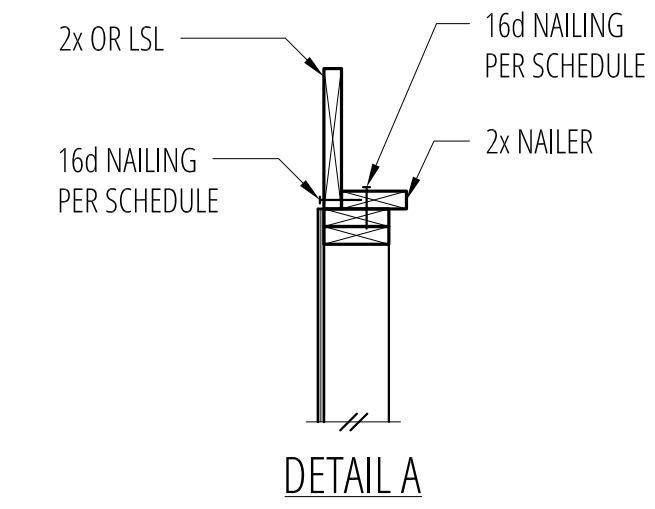
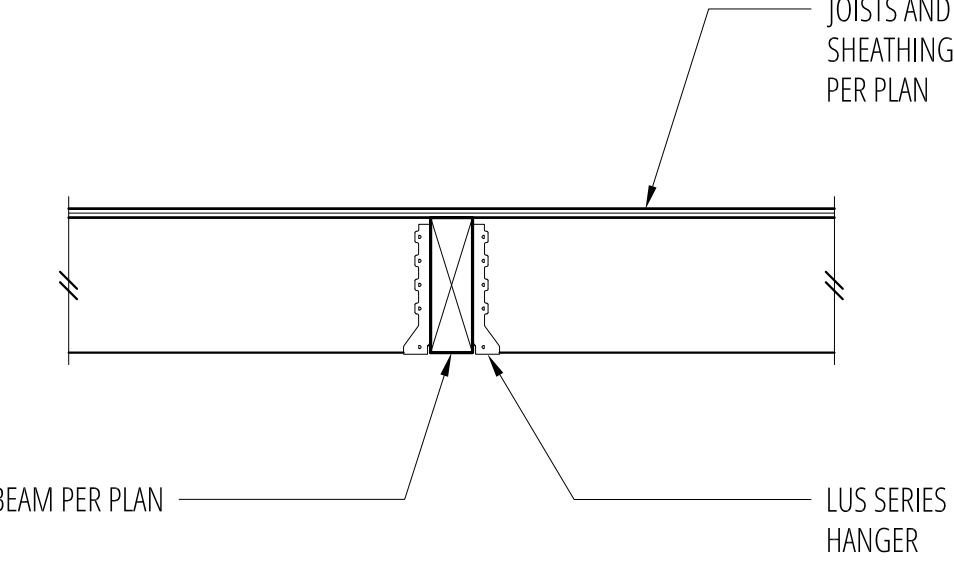
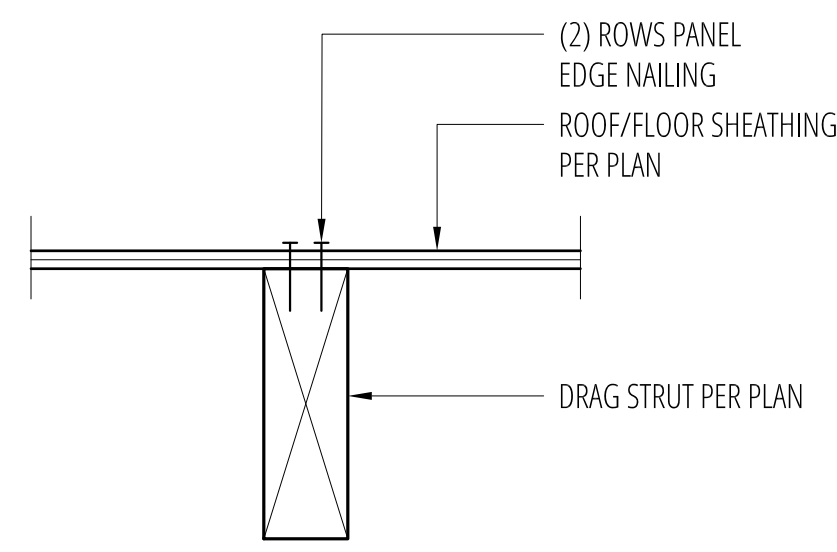
**10** Lap Splice and Development Schedule  
SCALE: 3/4"=1'-0"



**7** Typical Slab Joints  
SCALE: 3/4"=1'-0"



**11** Typical Corner Bars at Concrete Walls and Footings  
SCALE: 3/4"=1'-0"



PLAN VIEW AT ABUTTING PANEL EDGES OF W3 & W2

SHEARWALL SCHEDULE ①②③④⑤⑥⑦

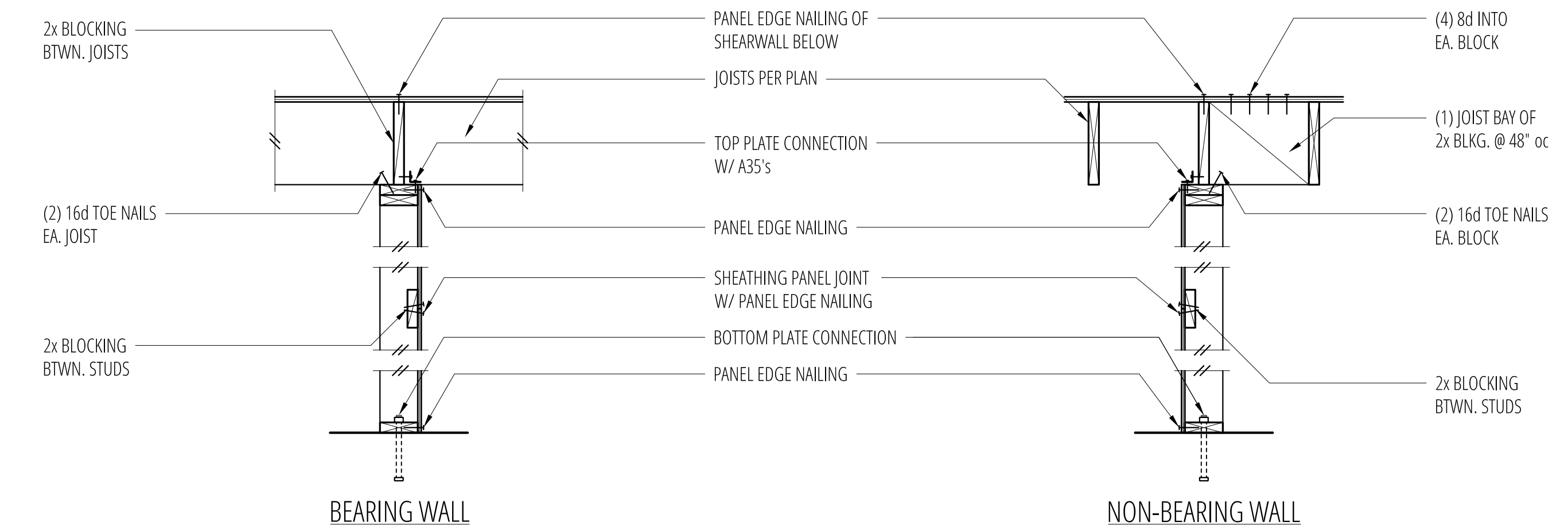
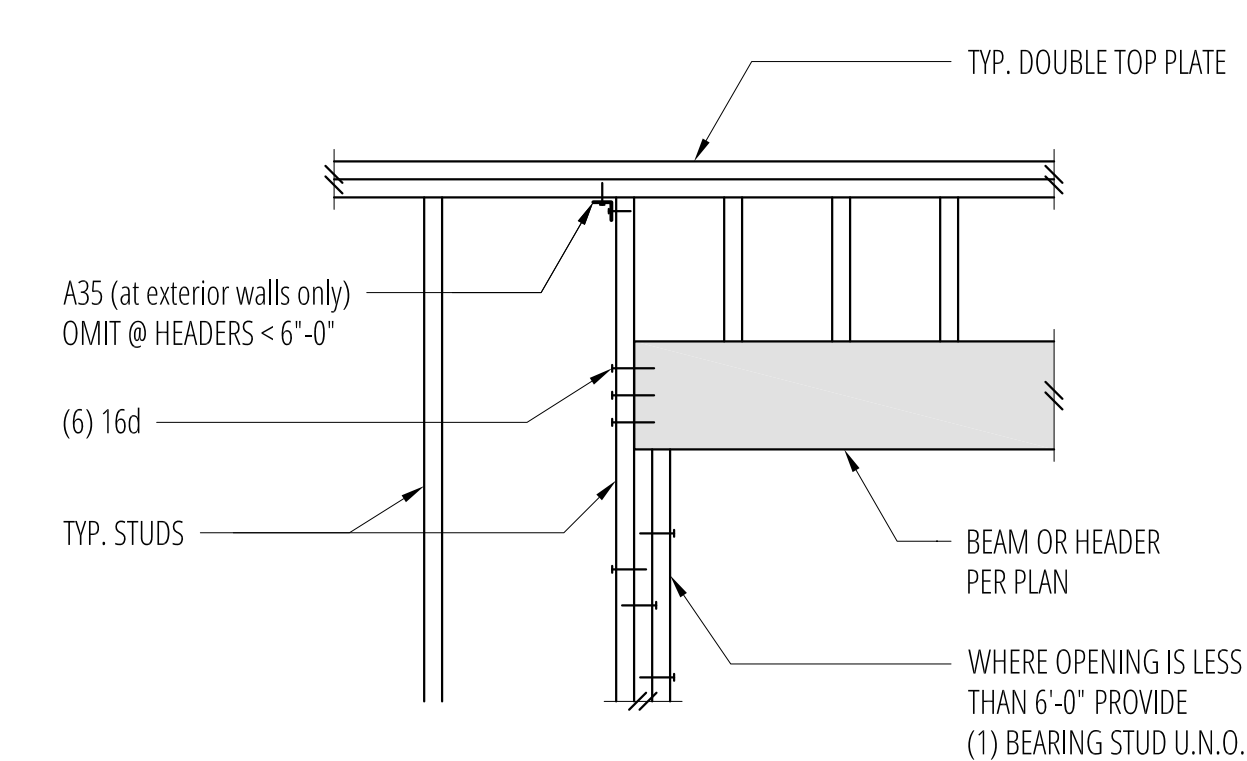
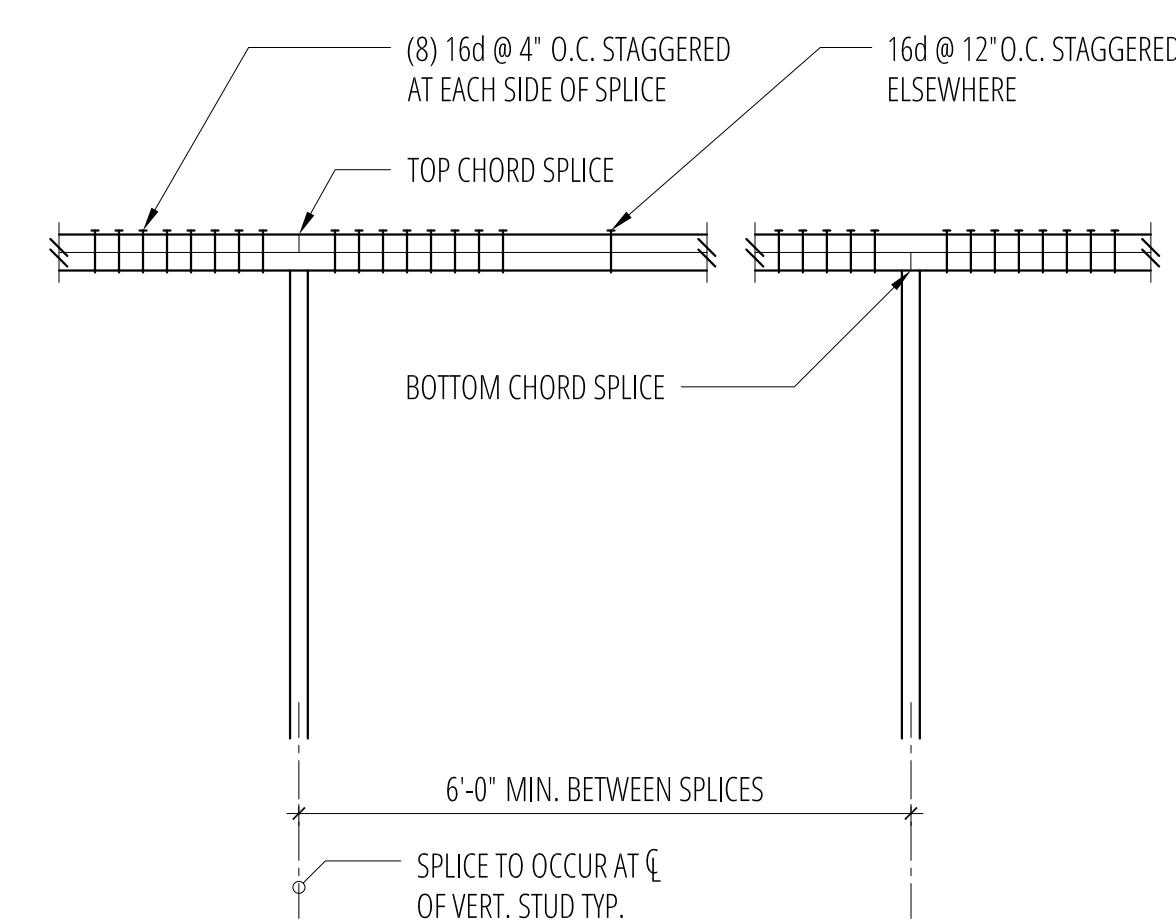
MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			IF TJI	IF 2x OR LSL	AT WOOD	AT CONCRETE
W6	1/2" CDX PLYWOOD	8d @ 6" OC	16d @ 6" OC	A35 @ 24" OC	16d @ 6" OC	1/2" # A.B. @ 48" OC
W4	1/2" CDX PLYWOOD	8d @ 4" OC	16d @ 4" OC	A35 @ 16" OC	16d @ 4" OC	1/2" # A.B. @ 32" OC
W3 ④	1/2" CDX PLYWOOD	8d @ 3" OC	(2) ROWS 16d @ 6" OC	A35 @ 12" OC	16d @ 3" OC ⑩	1/2" # A.B. @ 16" OC
W2 ④	1/2" CDX PLYWOOD	8d @ 2" OC	(2) ROWS 16d @ 4 1/2" OC	A35 @ 9" OC	(2) ROWS 16d @ 4 1/2" OC ⑩	1/2" # A.B. @ 12" OC

- BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" o.c.
- 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (box)
- EMBED ANCHOR BOLTS AT LEAST 7" EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/2" PLATE WASHERS. EXTEND TO WITHIN 1/2" OF THE PLYWOOD SHEATHING.
- 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- 1/8" O.S.B. MAY BE SUBSTITUTED FOR 1/2" CDX.
- LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- STAGGER NAILS IN ROW W/ 1/2" MIN. OFFSET.
- MINIMUM OFFSET BETWEEN ROWS 1/2" AND MINIMUM RIM OR JOIST 3 1/2" WIDE.

1 Typical Drag Strut  
SCALE: 3/4"=1'-0"

2 Typical Flush Beam / Header  
SCALE: 3/4"=1'-0"

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

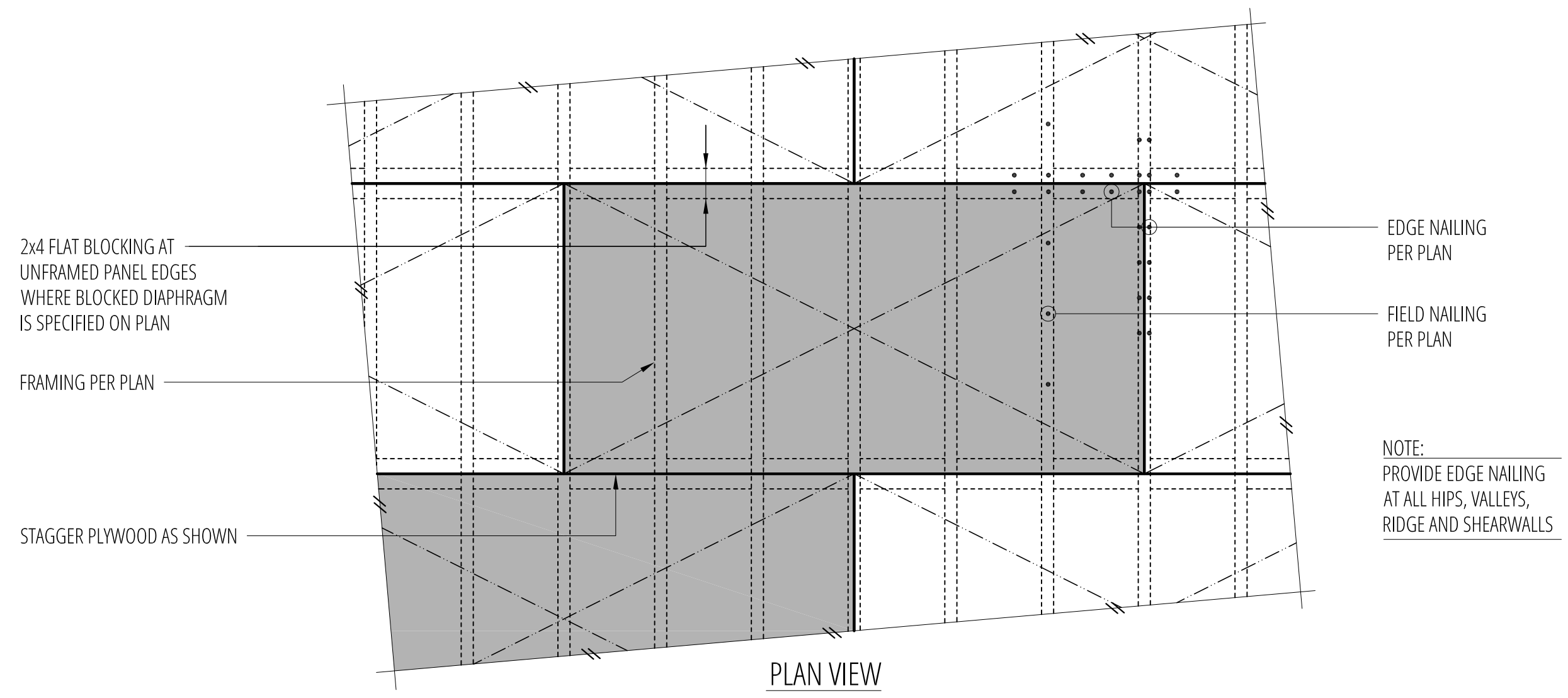


NOTE: SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

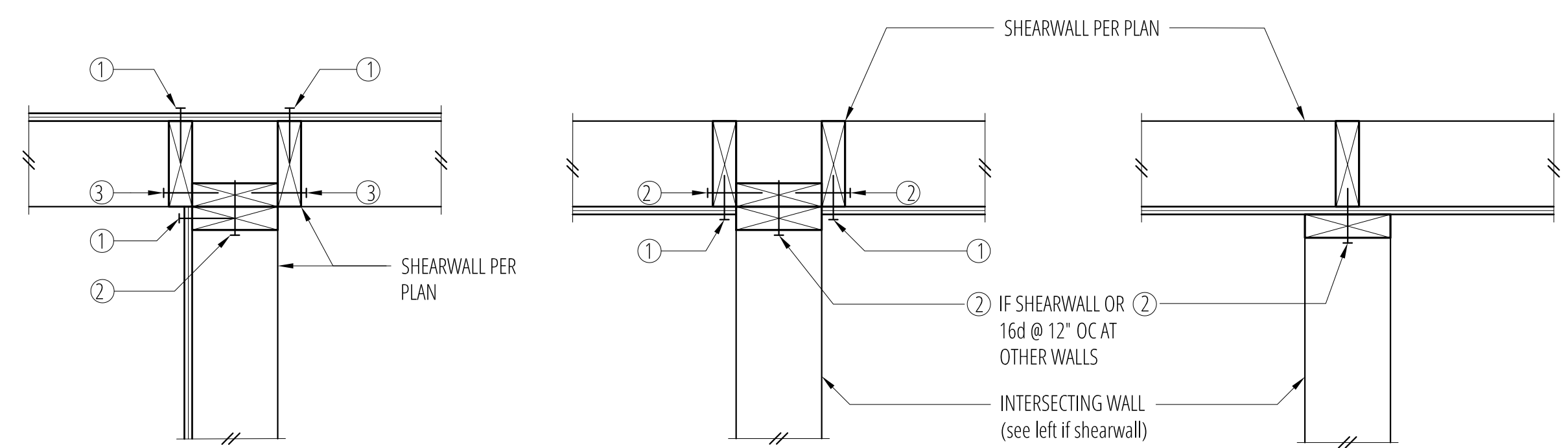
5 Typical Top Plate Splice  
SCALE: 3/4"=1'-0"

6 Typical Header Support  
SCALE: 3/4"=1'-0"

7 Typical Shearwall Construction  
SCALE: 3/4"=1'-0"



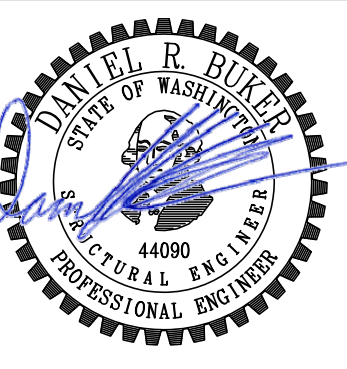
NOTE: PROVIDE EDGE NAILING AT ALL HIPPS, VALLEYS, RIDGE AND SHEARWALLS



- ① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- ② BASE PLATE NAILING PER SHEARWALL SCHEDULE
- ③ 16d @ 8" OC

9 Typical Diaphragm Sheathing and Nailing  
SCALE: 3/4"=1'-0"

11 Typical Shearwall Intersection  
SCALE: 3/4"=1'-0"

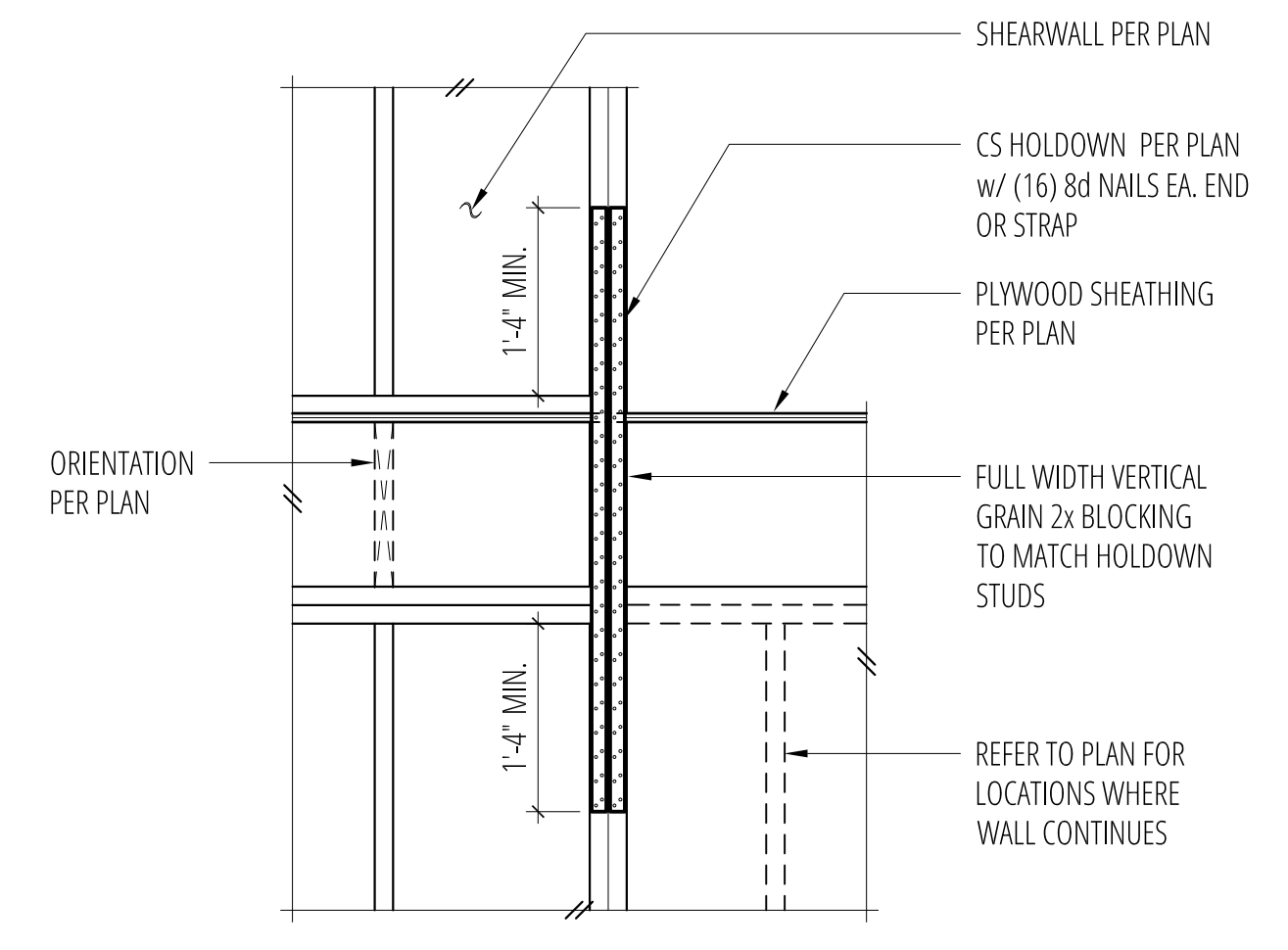
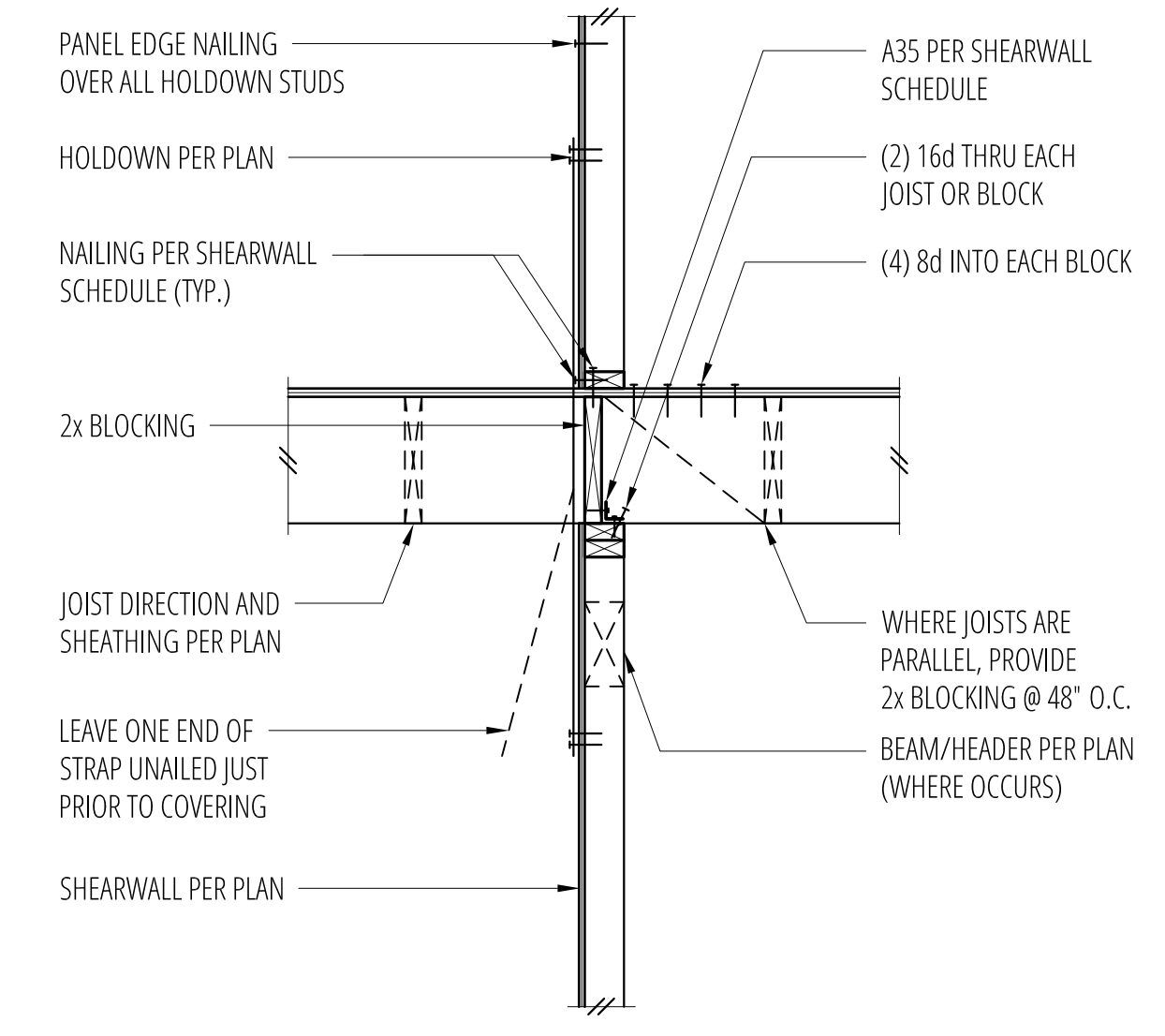
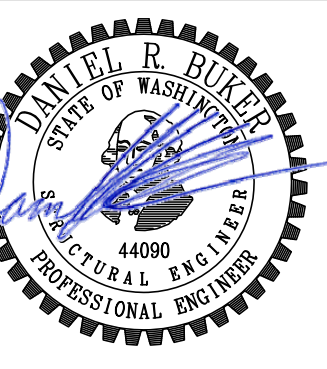


No.	Date	Issue
-/-/-	-/-/-	Permit

Sheet Contents

FLOOR FRAMING DETAILS

Sheet No.

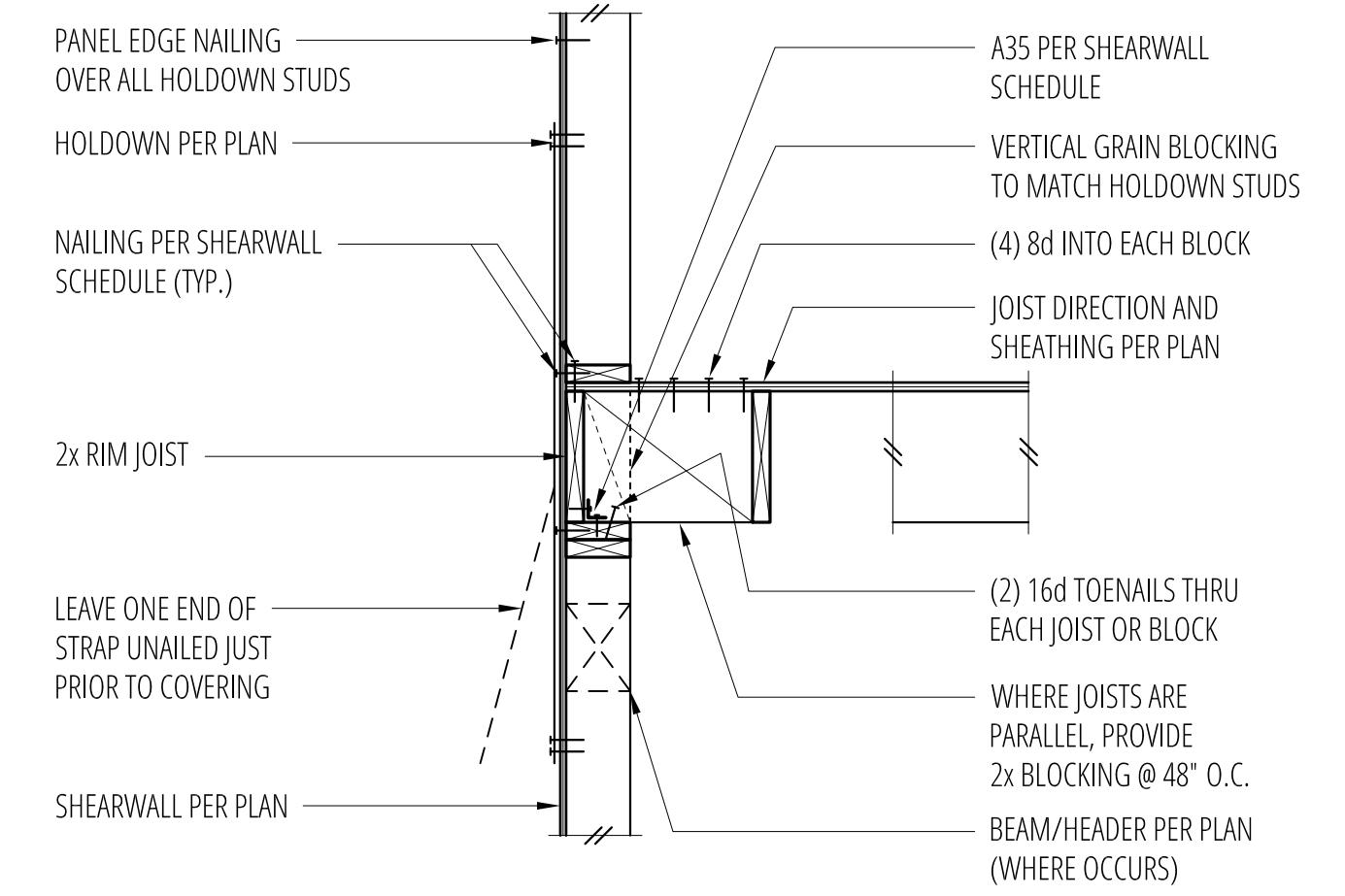
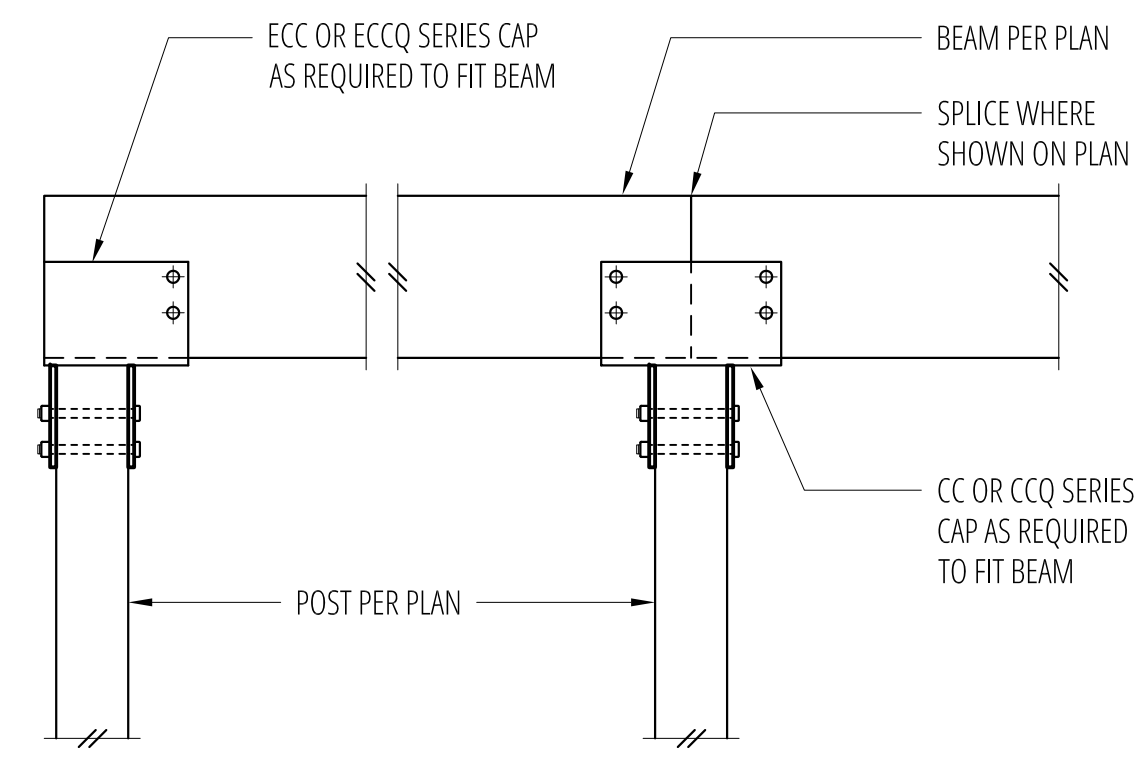


1 SCALE: 3/4"=1'-0"

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

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

4 Typical CS Holdown at Floor  
 SCALE: 3/4"=1'-0"

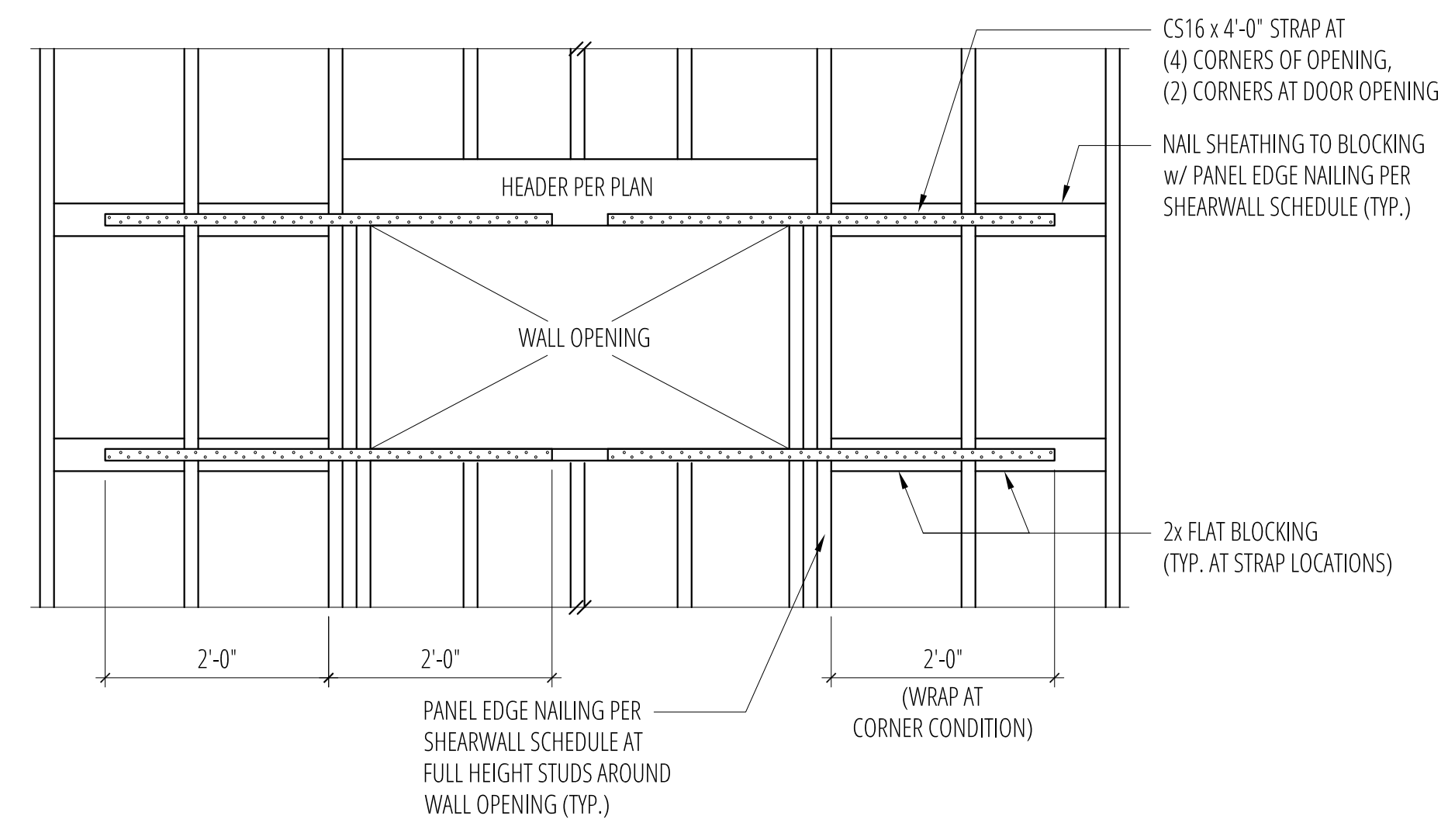


5 SCALE: 3/4"=1'-0"

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

7 CC/CCQ Series Connection  
 SCALE: 3/4"=1'-0"

8 Exterior Floor Framing  
 SCALE: 3/4"=1'-0"

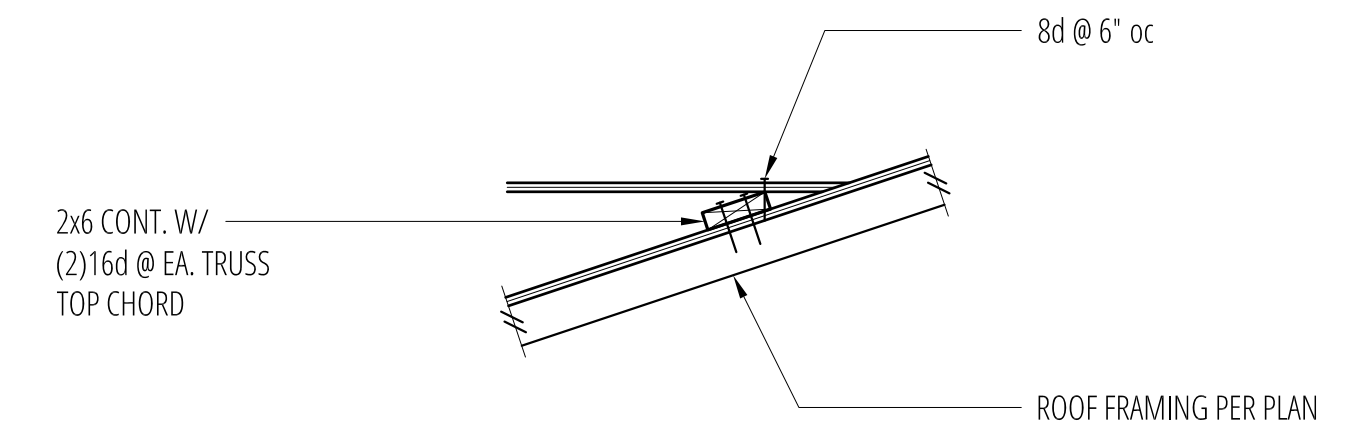
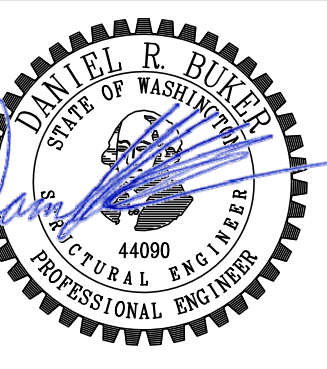


9 SCALE: 3/4"=1'-0"

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

11 Straps at Wall Opening (Above and Below)  
 SCALE: 3/4"=1'-0"

No.	Date	Issue
-/-/-		Permit
Sheet Contents		
FLOOR FRAMING DETAILS		
Sheet No.		



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

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

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

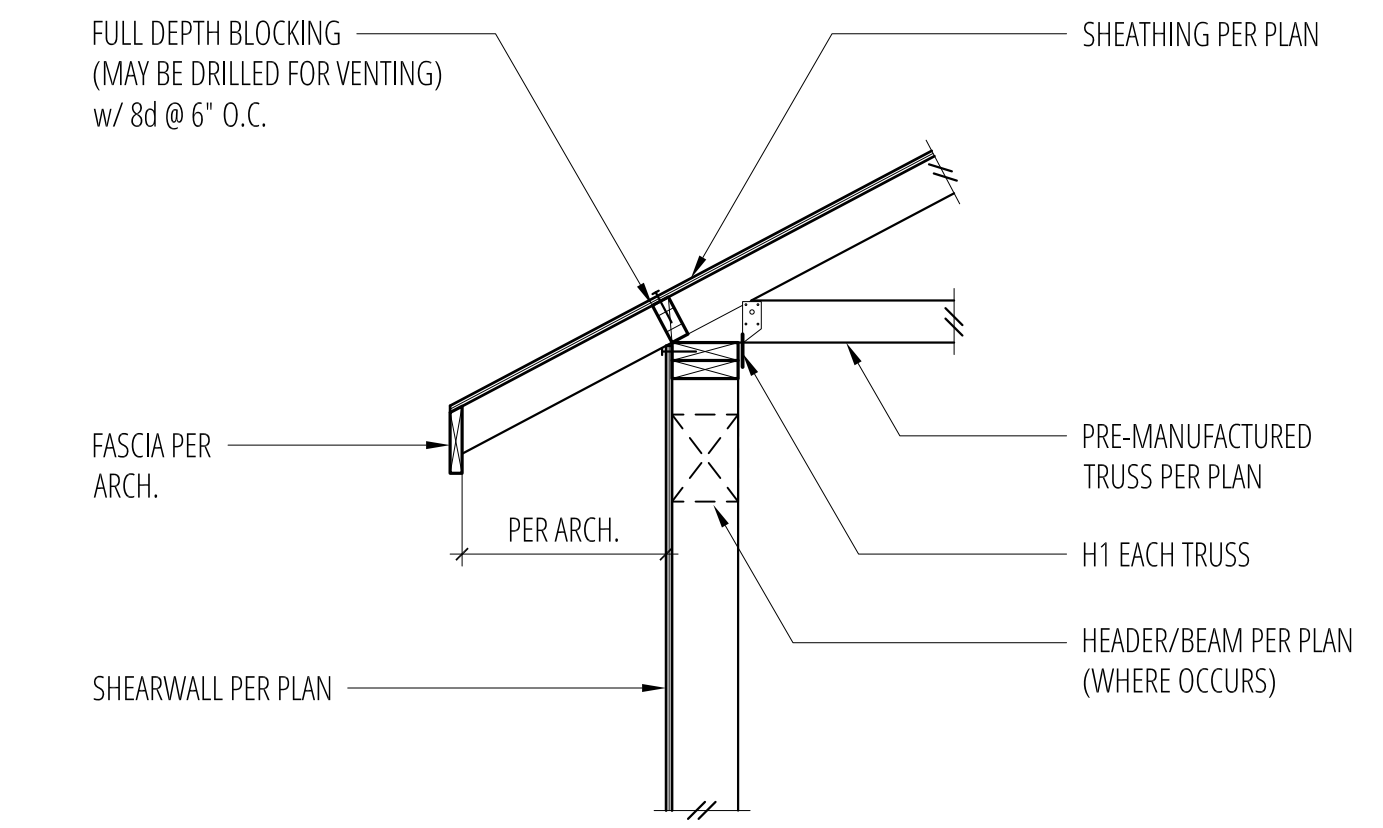
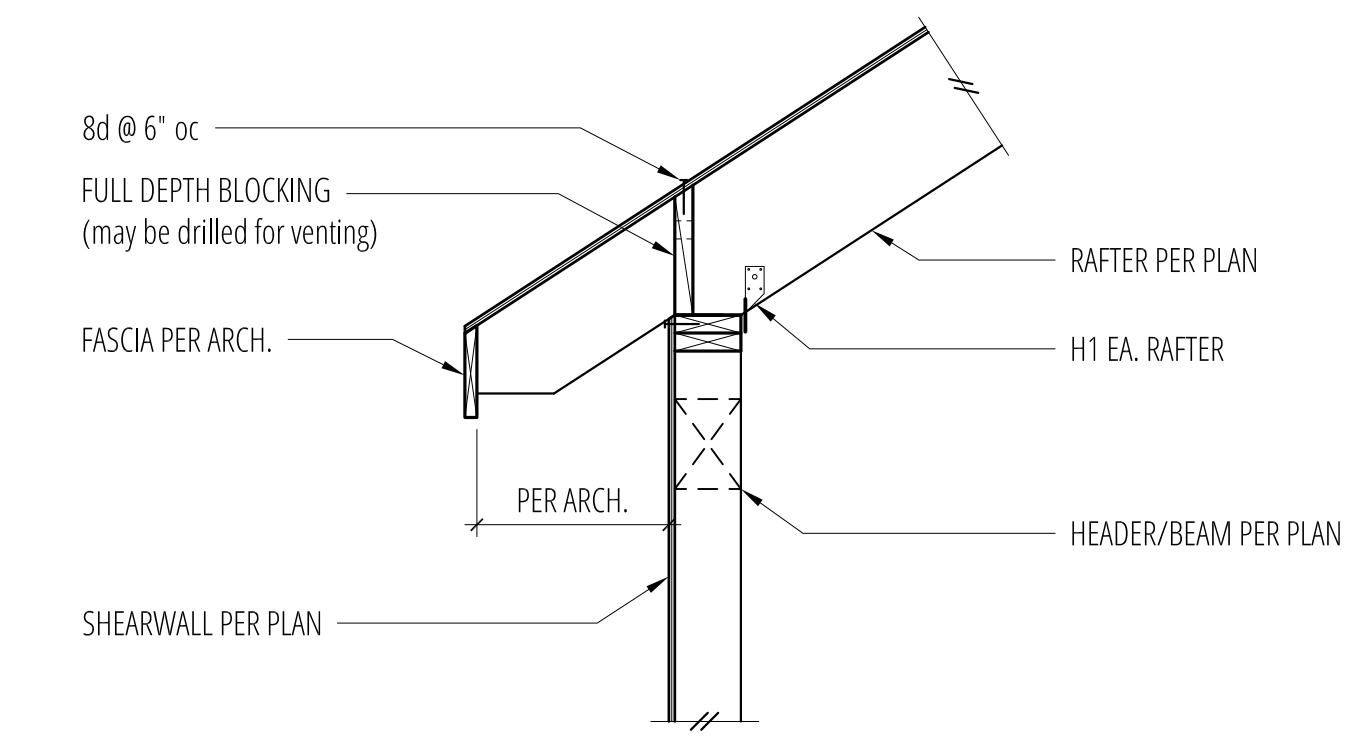
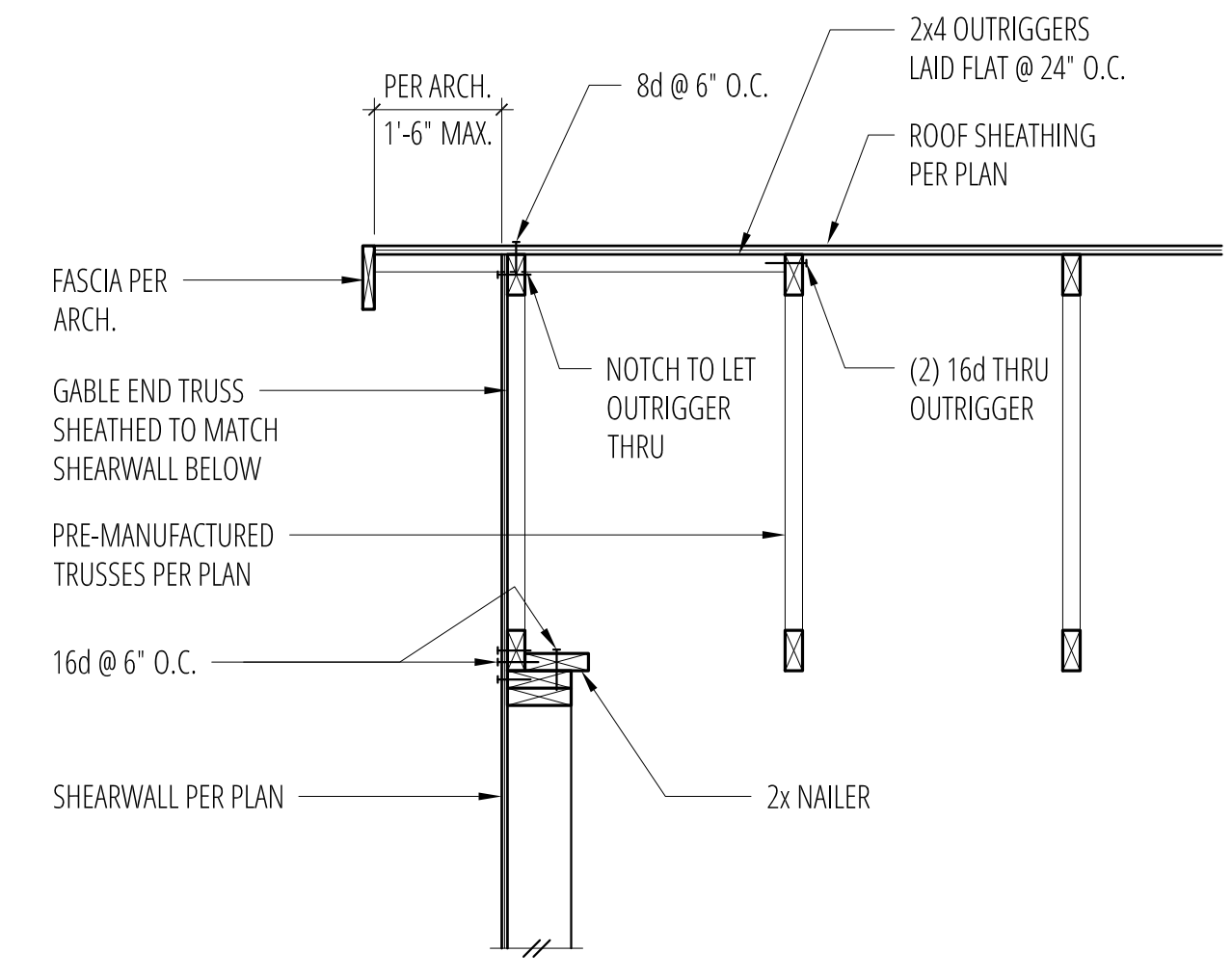
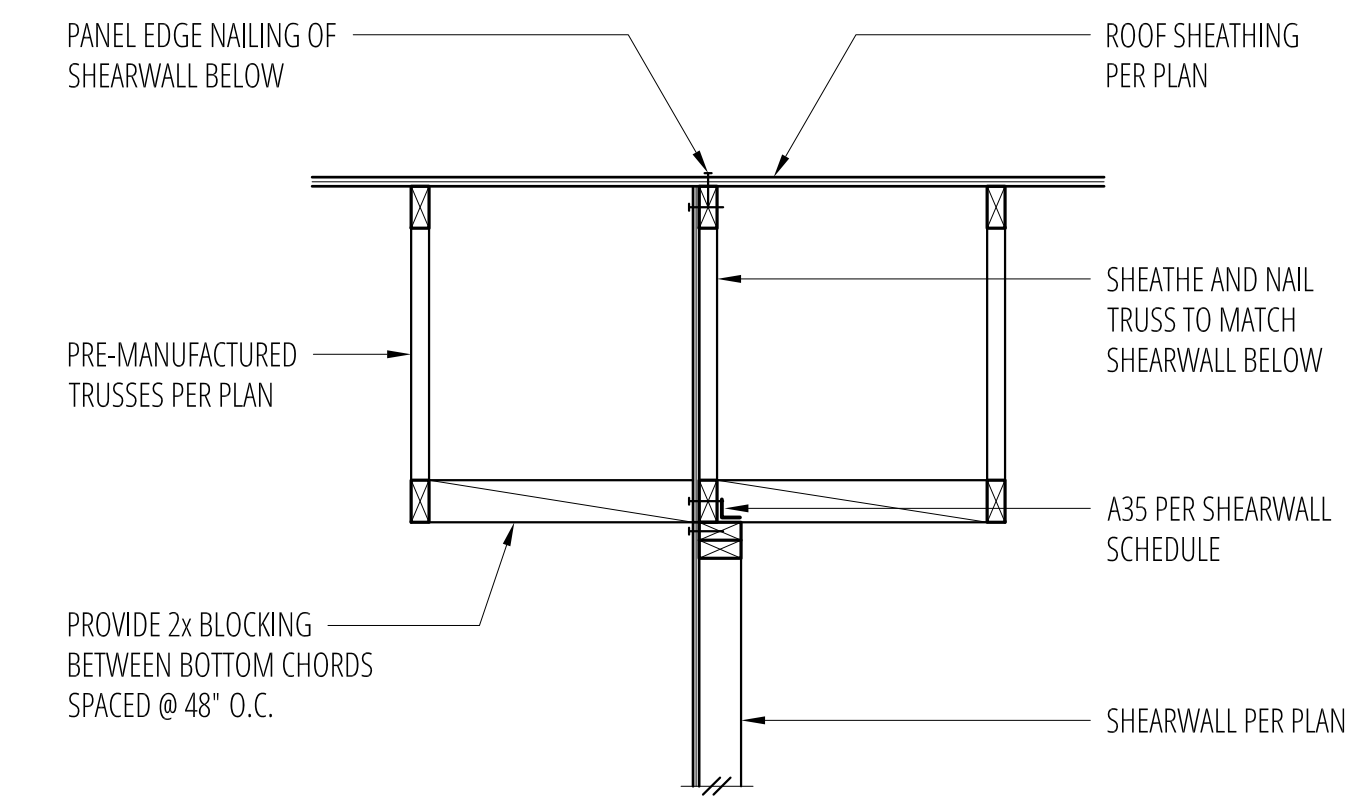
4 Overframing Connection  
SCALE: 3/4"=1'-0"

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

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

7 Shearwall Extension Thru Truss Depth (Parallel to Truss)  
SCALE: 3/4"=1'-0"

8 Exterior Non-Bearing Wall at Roof  
SCALE: 3/4"=1'-0"



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

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

11 Exterior Bearing Wall At Roof  
SCALE: 3/4"=1'-0"

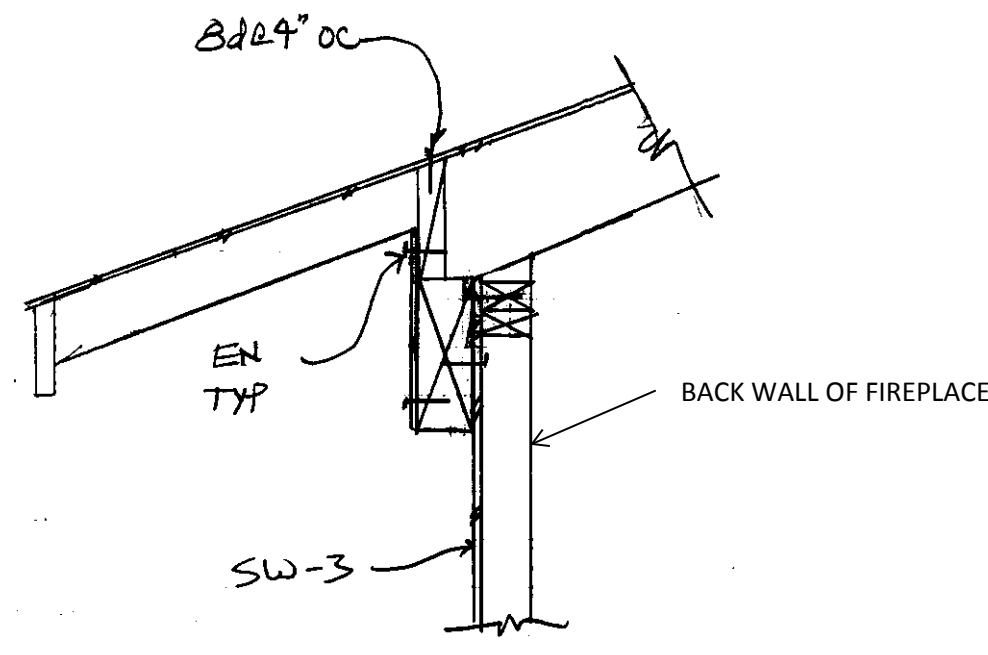
12 Exterior Bearing Wall at Roof  
SCALE: 3/4"=1'-0"

Mangini Zaborowski Residence

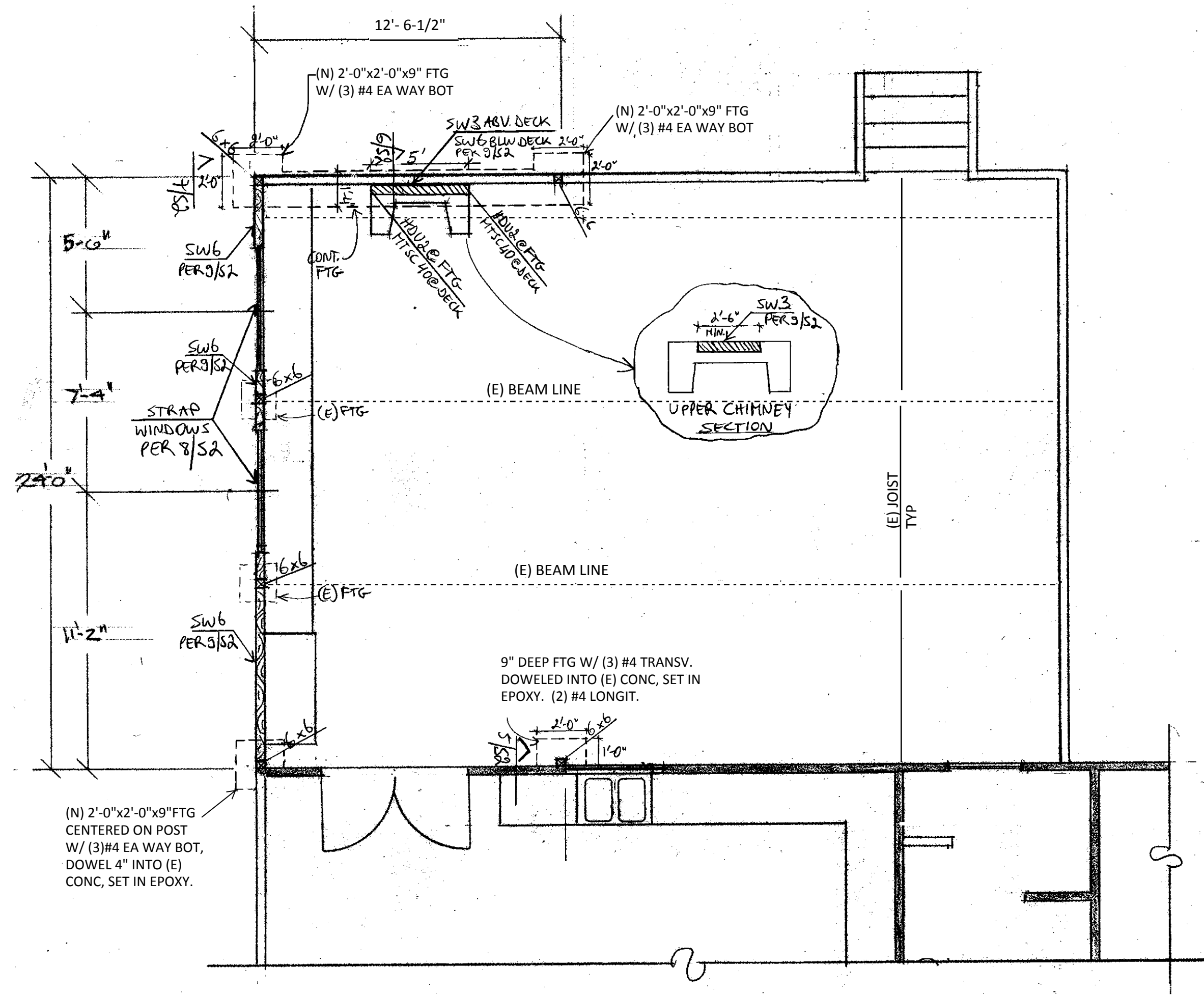
8429 SE 62nd Street  
Mercer Island, WA 98040

No.	Date	Issue
-/-/-	-/-/-	Permit
Sheet Contents		
ROOF FRAMING DETAILS		
Sheet No.		

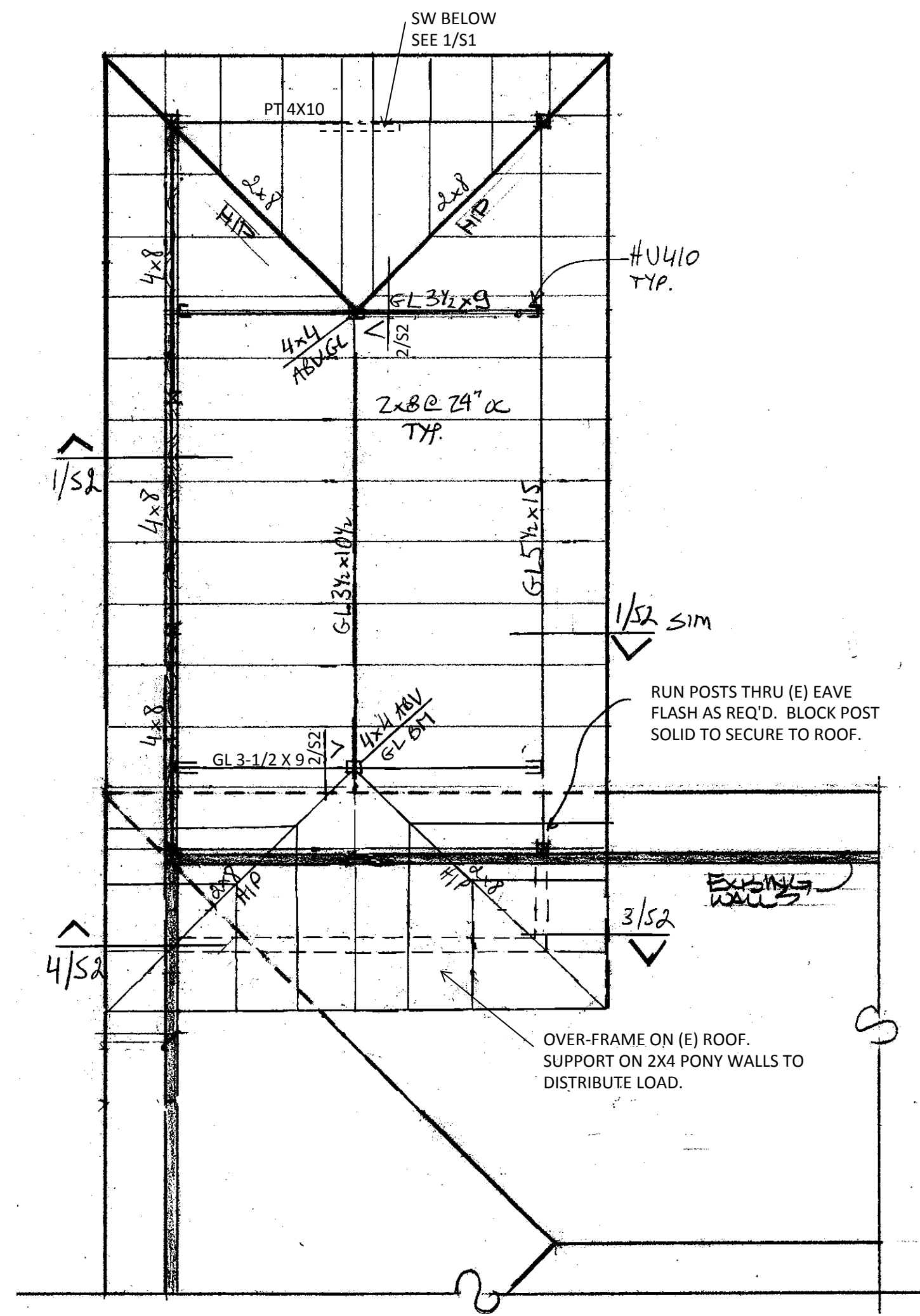




1



FLOOR / FOUNDATION PLAN 1/4"=1'-0"



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

**STRUCTURAL NOTES**

DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2012 INTERNATIONAL BUILDING CODE.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS OF THE NEW AND EXISTING STRUCTURE UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

**DESIGN LOADS**

ROOF SNOW	25 PSF
ROOF DL	12 PSF
FLOOR LL	60 PSF
FLOOR DL	15PSF

**WIND DESIGN CRITERIA**

WIND (ASCE 7-10) 110 MPH (3 sec gust), EXPOSURE "B", Kzt = 1.6

**SEISMIC DESIGN CRITERIA**

EARTHQUAKE (ASCE 7-10) SITE CLASS D  
 OCCUPANCY CATEGORY II (Ie = 1.0)  
 SEISMIC DESIGN CATEGORY D  
 Ss = 1.457g, S1 = 0.559g  
 Sds = 0.971g, Sd1 = 0.559g  
 R = 6.5  
 V = 0.136W = 1.1k  
 EQUIVALENT LATERAL FORCE PROCEDURE  
 LATERAL LOADS ARE RESISTED BY STRUCTURAL PANEL SHEAR WALLS AND DIAPHRAGMS

**SOIL BEARING** 1500 PSF (ASSUMED)

<b>CARPENTRY</b>	
POST - 6X, 8X	DOUG-FIR #2, Fb = 850 PSI
FRAMING - 2X, 4X	HEM-FIR #2, Fb = 850 PSI
GLU-LAM	24F-V4

FRAMING HARDWARE DESIGNATIONS ARE SIMPSON STRONG-TIE. USE FULL AMOUNT OF FASTENERS SPECIFIED BY MFR. HARDWARE IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE Z-MAX OR HOT-DIPPED GALVANIZED.

FRAMING NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE 2012 IBC UNO.

HEADERS SHALL BEAR ON (2) 2X TRIM STUDS.

ROOF SHEATHING: 1/2" PLYWOOD OR OSB, 24/0, EXT GRADE  
 NAIL ROOF SHEATHING WITH 8d COMMON (.131 x 2-1/2" DIA) @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

**CONCRETE**

COMPRESSIVE STRENGTH @ 28 DAYS = 2500 PSI. PROVIDE A MINIMUM OF 5 SACKS CEMENT PER CUBIC YARD. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.  
 REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.  
 MINIMUM CONCRETE COVER:  
 1. CONCRETE CAST AGAINST EARTH - 3"  
 2. CONCRETE EXPOSED TO EARTH OR WEATHER - 1-1/2"

REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318 (LATEST EDITION). LAP ALL CONTINUOUS REINFORCEMENT 32". PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

ALL HOOKS SHALL BE "STANDARD" IN ACCORDANCE WITH ACI 318.

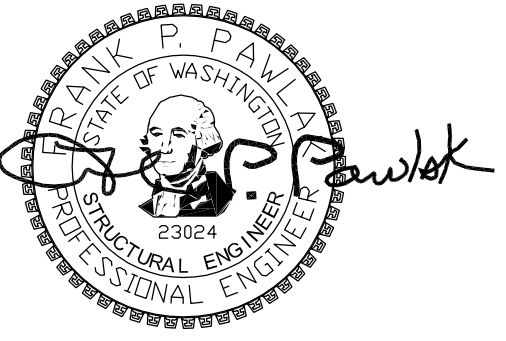
**FOUNDATIONS**

FOUNDATIONS SHALL BEAR ON FIRM NATIVE SOILS OR COMPACTED STRUCTURAL FILL.

CLEAN EXCAVATIONS OF LOOSE SOIL PRIOR TO PLACING CONCRETE.

**HOLD-DOWNS**

HDU2 5/8" DIA THREADED ROD, 9" EMBED



PROJECT

**Bloom Residence  
 Deck Cover**  
 8429 SE 62nd ST  
 Mercer Island, WA

REVISIONS

NO. DATE

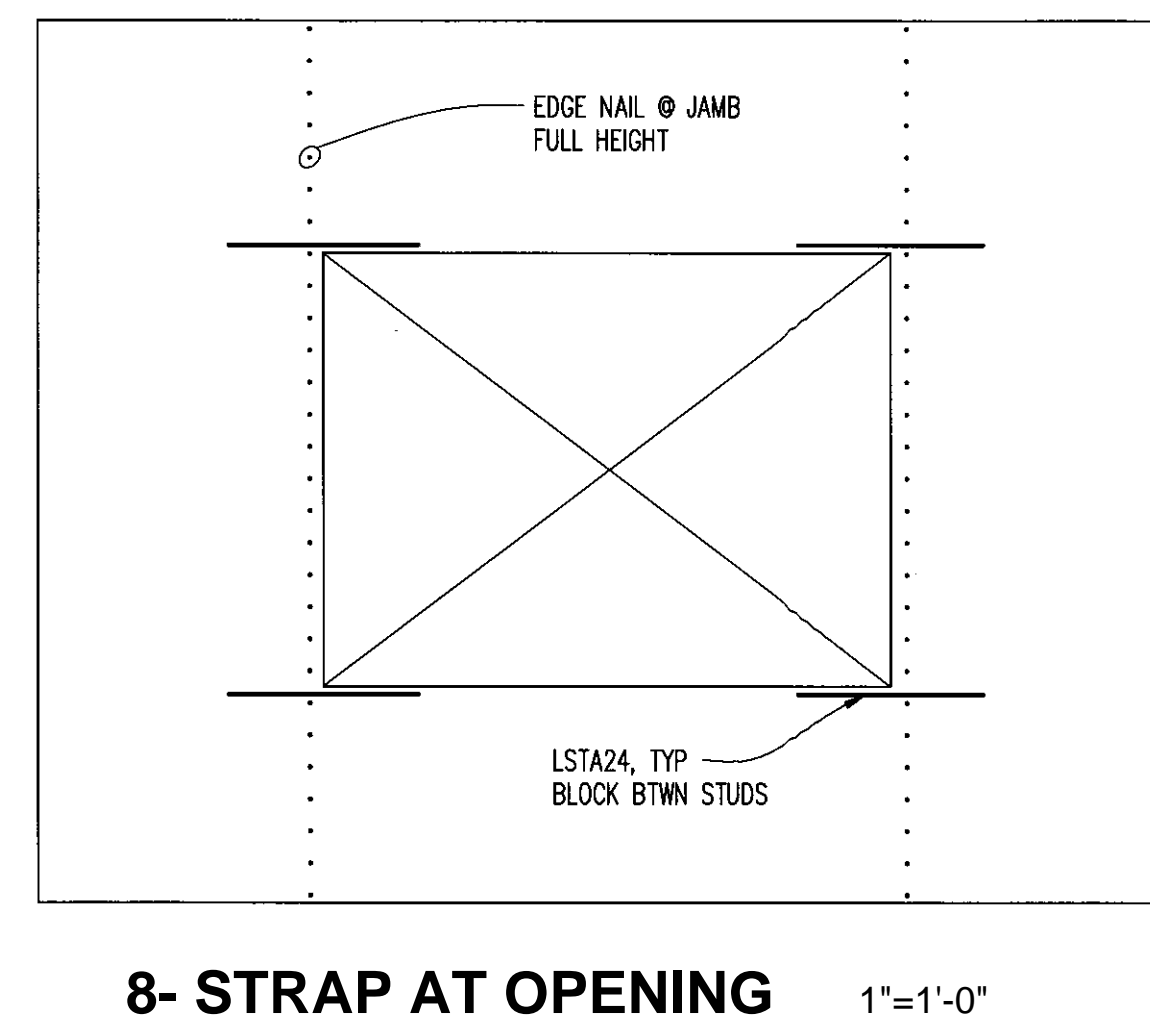
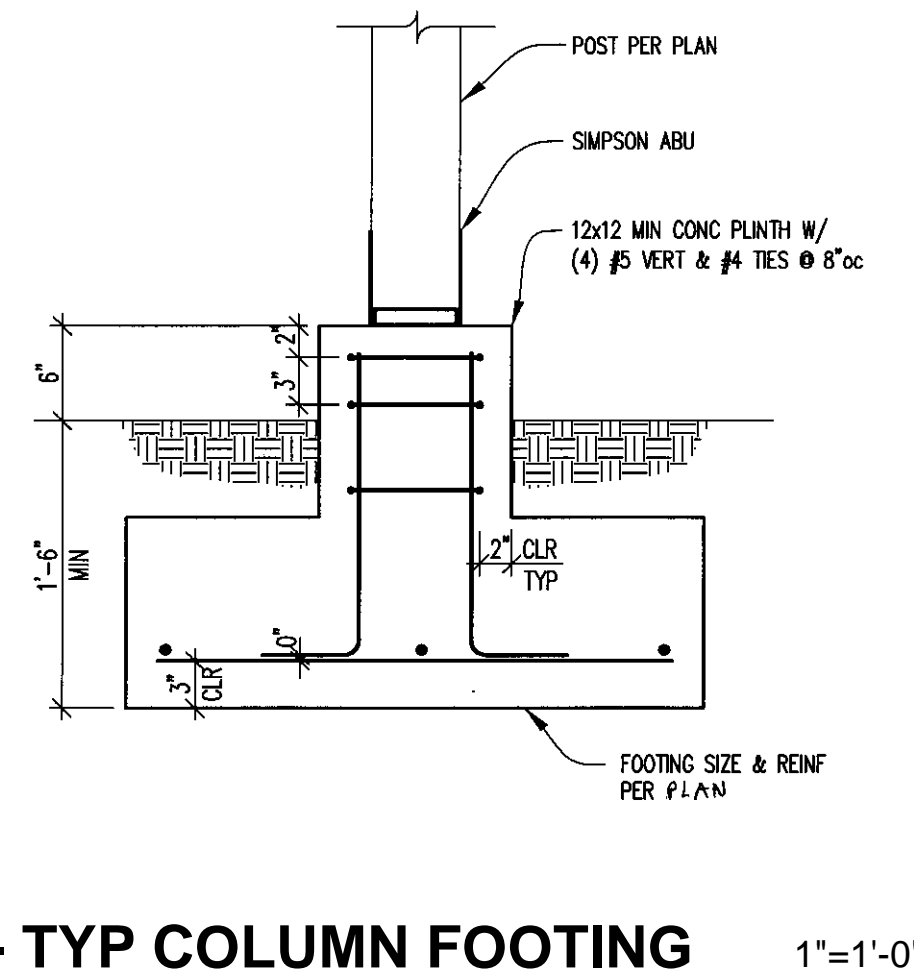
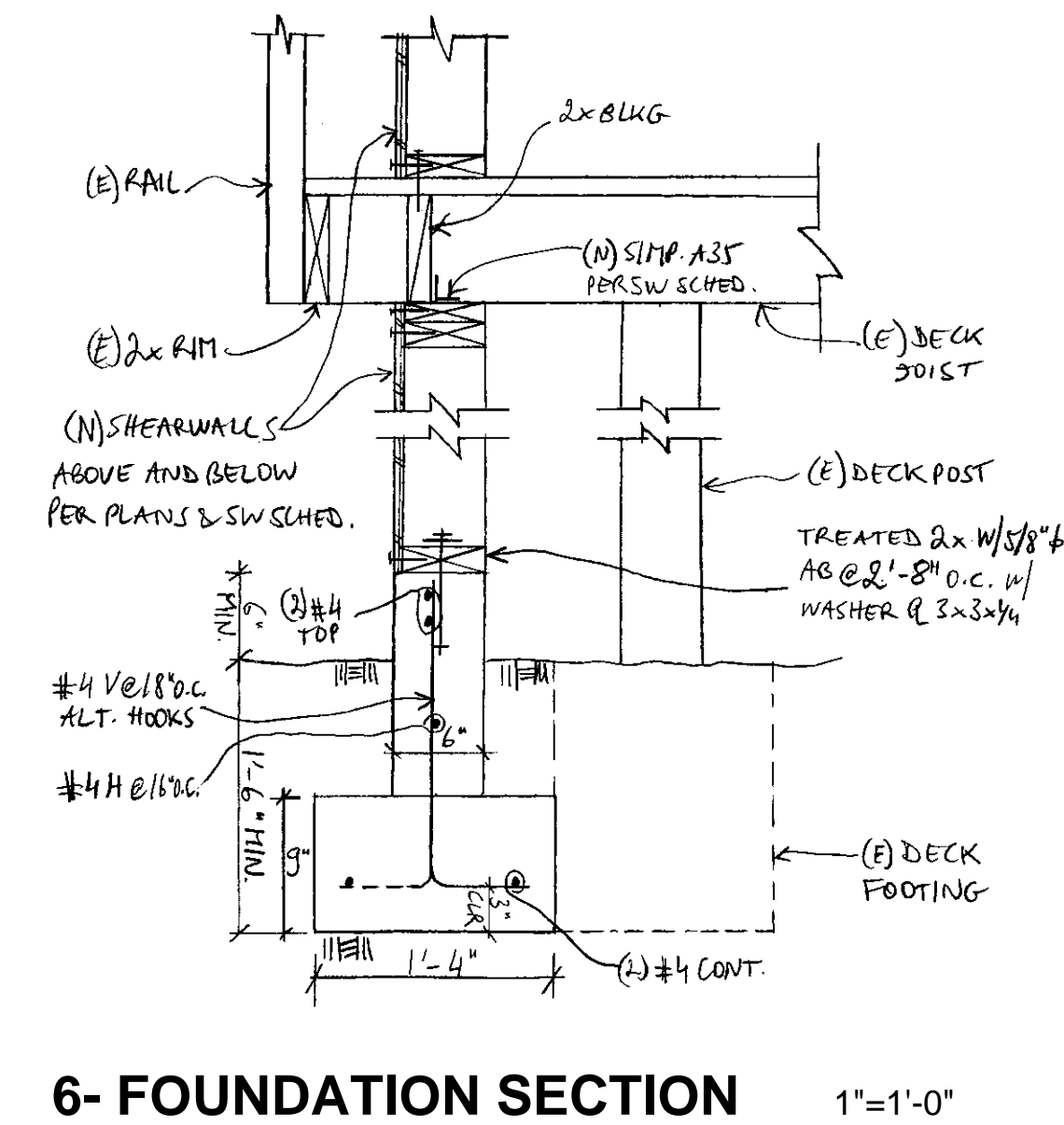
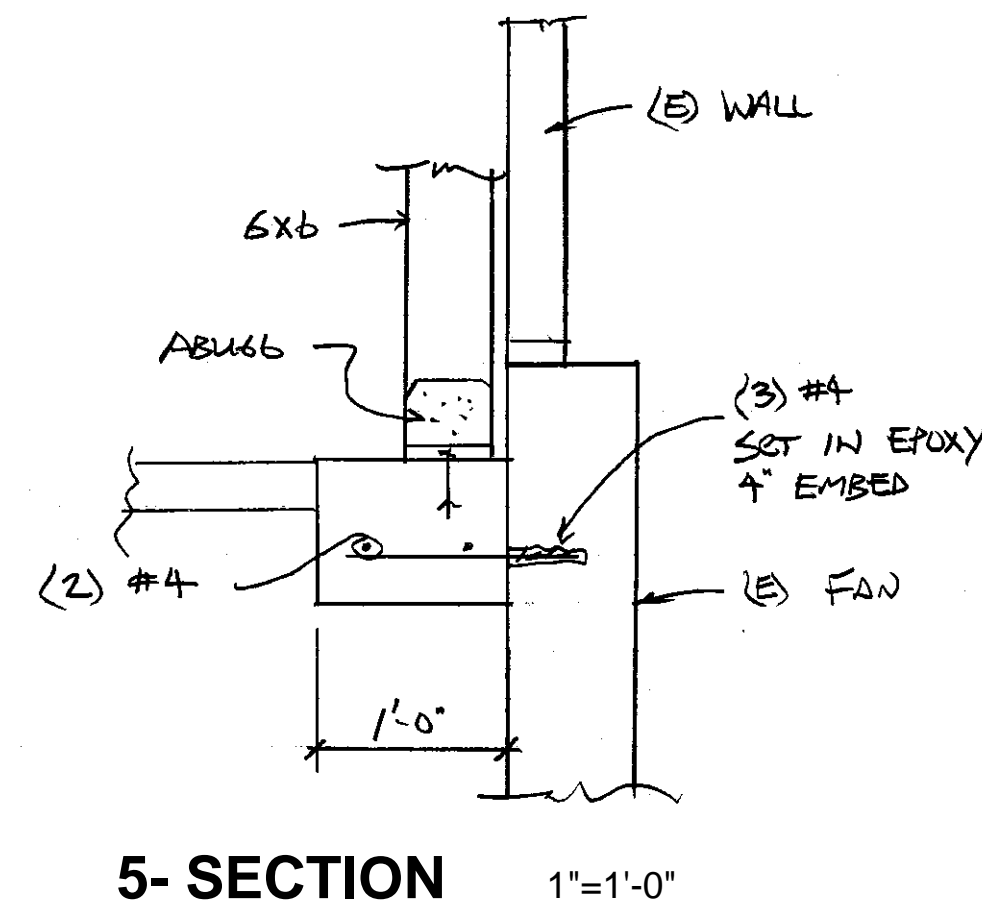
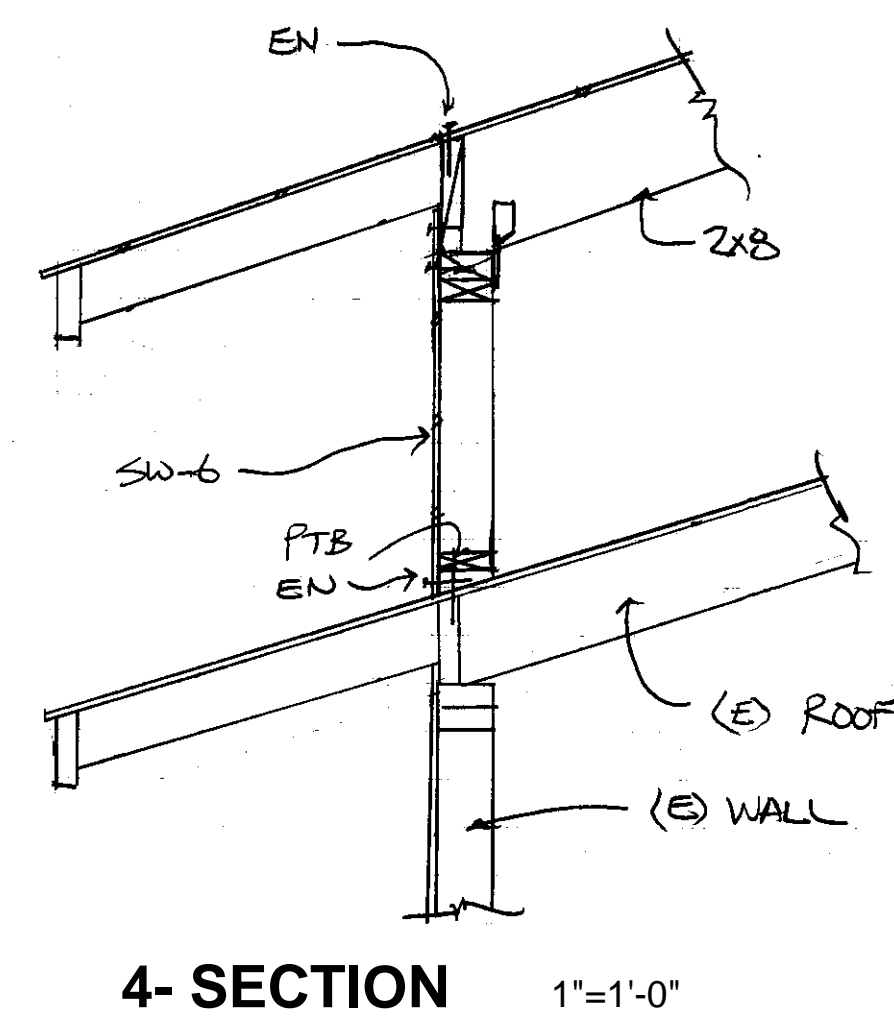
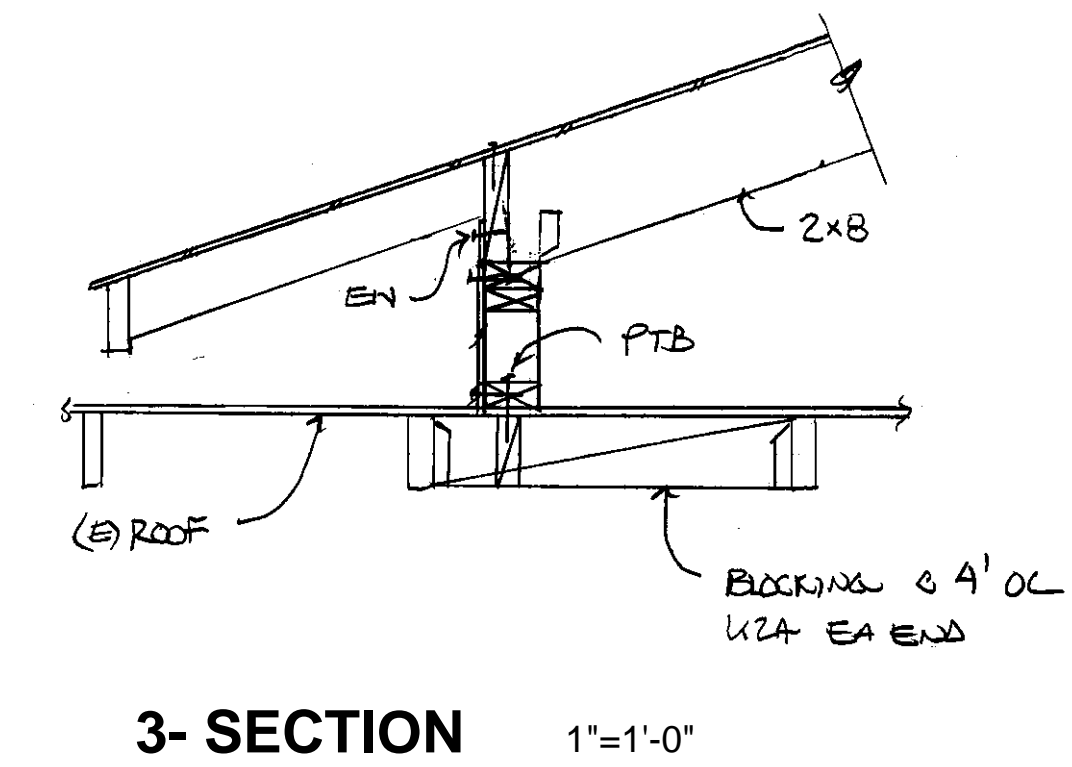
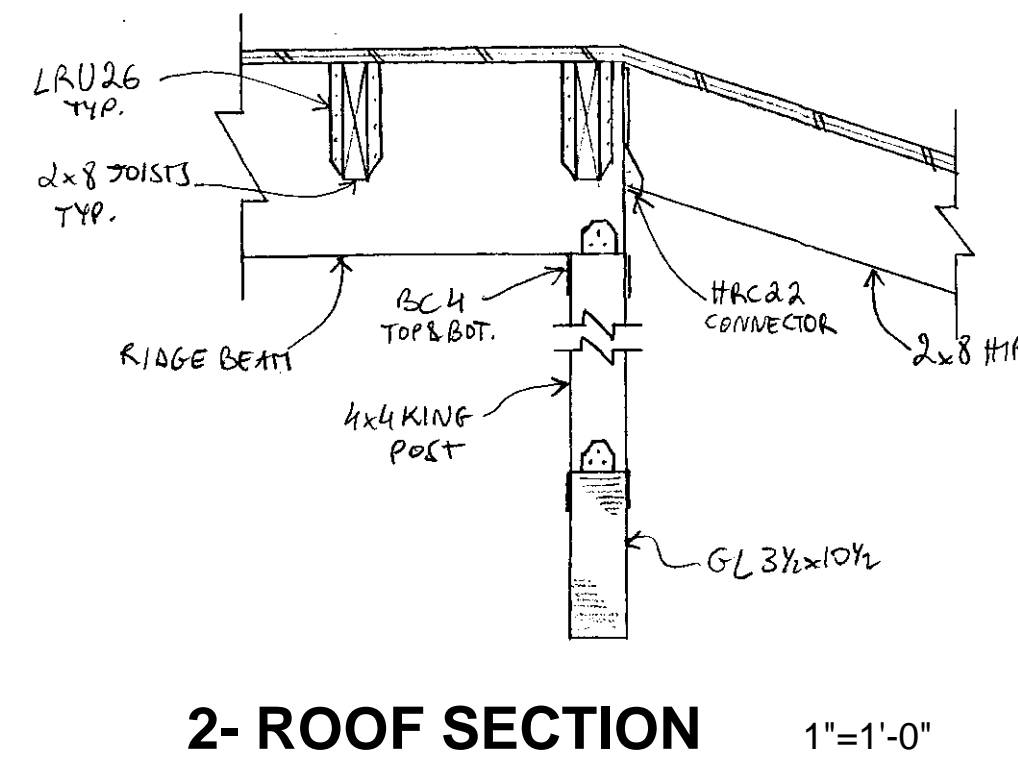
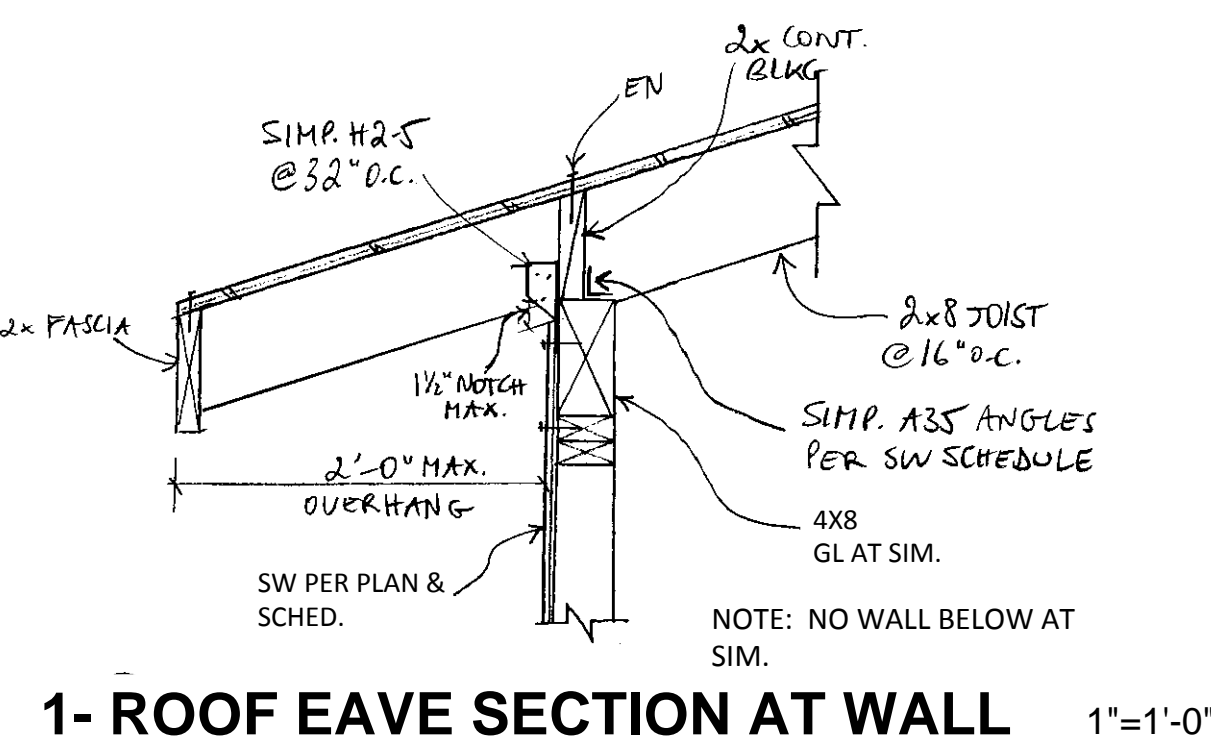
12/2/14 DATE	14-204 JOB #
AM DESIGN	FPP CHECKED
LMS DRAWN	AS NOTED SCALE

SHEET TITLE

**FRAMING/  
 FOUNDATION  
 PLANS  
 NOTES**

SHEET NO.

**S1**



SHEAR WALL SCHEDULE (HEM FIR LUMBER WITH 8d NAILS)

MARK	SHEATHING (NOTES 1,2,3,4,8) APPLICATION	PANEL EDGE NAIL SPACING (NOTE 9)	LATERAL TIE PLATE OR BLOCKING NAILING (NOTE 5)	WALL PLATE TO BLOCKING NAILING (NOTES 5,9)	5/8" ANCHOR BOLT SPACING (NOTE 8)	ALLOWABLE SHEAR CAPACITY (PLF)(NOTE 7)	STUDS (MIN) (NOTE 7)	BLOCKING/ FDN PLATE (MIN) (NOTE 7)
SW-6	ONE SIDE	8d @ 6"oc	LTP4 @ 24"oc	16d @ 6"oc	48"oc	240	2x	2x
SW-4	ONE SIDE	8d @ 4"oc	LTP4 @ 16"oc	16d @ 4"oc	32"oc	350	2x	2x
SW-3	ONE SIDE	8d @ 3"oc	LTP4 @ 12"oc	16d @ 3"oc	44"oc	455	3x	3x
SW-2	ONE SIDE	10d @ 2"oc	LTP4 @ 6"oc	16d @ 2"oc	16"oc	595	3x	3x

\* ALLOWABLE VALUE IS REDUCED FROM IBC TABLE FOR FRAMING SIZE.

NOTES:

- SHEATHING SHALL BE 5/8" OR 3/4" PLY, TYP UNO.
- SHEATHING SHALL BE APPLIED DIRECTLY TO FRAMING.
- PROVIDE SOLID BLOCKING AT ALL SHEATHING PANEL EDGES.
- PROVIDE 8d @ 12"oc AT ALL INTERMEDIATE SUPPORTS (FIELD NAIL), TYP UNO.
- LATERAL TIE PLATES OR WALL PLATE TO BLOCKING NAILING IS REQUIRED WHERE SHEATHING IS DISCONTINUOUS, I.E., WHERE ADJACENT SHEATHING EDGES ARE NOT NAILED TO THE SAME PIECE OF FRAMING. TOE NAILING IS NOT PERMITTED. LATERAL TIE PLATES MAY BE SUBSTITUTED FOR WALL PLATE TO BLOCKING NAILING. INSTALL LATERAL TIE PLATES OVER APA RATED SHEATHING PANELS. USE COMMON NAILS OR EQUIVALENT NAILS SUPPLIED BY CONNECTOR MANUFACTURER FOR LATERAL TIE PLATES. A35 FRAMING ANCHORS MAY BE SUBSTITUTED FOR LATERAL TIE PLATES AT SPACING SHOWN ABOVE.
- WHERE SHEATHING IS APPLIED TO BOTH SIDES, STAGGER PLYWOOD JOINTS SO THAT JOINTS ON EACH SIDE OF THE WALL DO NOT OCCUR AT THE SAME STUD. PROVIDE 3x BLOCKING/FOUNDATION PLATES FOR ALL DOUBLE SHEATHED WALLS.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLANS. ENDS OF WALLS ARE DESIGNATED BY EXTERIOR OF BUILDING, CORRIDORS, OR DOORWAYS. PROVIDE HOLDDOWNS PER PLANS AT EACH END OF WALL, UNO. PROVIDE EDGE NAILING TO STUD(S) GRIPPED BY HOLDDOWN.
- CRITERIA: 2012 IBC  
HEM FIR LUMBER  
2500 psi CONCRETE MINIMUM  
ASTM A307 ANCHOR BOLTS WITH 2 3/4" EDGE DISTANCE IN CONCRETE AND 7" MINIMUM EMBEDMENT;  
USE 5/8" EXP ANCHORS W/ MIN 4" EMBED @ EXISTING CONCRETE.

9- SHEARWALL DETAIL NTS



PROJECT

Bloom Residence  
Deck Cover  
8429 SE 62nd ST  
Mercer Island, WA

REVISIONS

NO. DATE

12/2/14 DATE 14-204 JOB #  
AM DESIGN FPP CHECKED  
LMS DRAWN AS NOTED SCALE

SHEET TITLE

DETAILS

SHEET NO.

S2