- 2. NOT USED
- 3. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK. DISCREPENCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY FOR DETERMINATION ON HOW TO
- 4. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING WORK TO REMAIN. ANY SUCH ITEM DAMAGED OR DESTROYED BY THE WORK OF THIS CONTRACT IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.
- 5. DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.6. REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT
- APPLICATION OF ANY DRAWING OR DETAIL.

  7. NOT USED
- 8. WHERE ADJOINING ROOMS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, UNLESS OTHERWISE SHOWN.
- 9. DIFFERING PARTITION TYPES (I.E. WHERE EXISTING PARTITIONS RUNS INTO NEW) SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN WITHIN ROOMS UNLESS NOTED OTHERWISE.
- 10. THE CONTRACTOR SHALL VERIFY ALL ROUGH—IN DIMENSIONS AND EQUIPMENT FURNISHED AND INSTALLED BY CONTRACTOR OR OTHERS PRIOR TO PROCEEDING WITH THE WORK.
- 11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNER FUNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS, INCLUDING STUB OUTS FOR NEW AND FUTURE WORK (FUTURE WORK ONLY IF NOTED TO CONTRACTOR IN WRITING)
- 12. DO NOT SCALE DRAWINGS.
- 13. CONTRACTOR SHALL REPAIR, AND PATCH ALL EXISTING STRUCTURES AND FINISHES WHERE ALTERATIONS OR NEW CONDITIONS ABUTT, JOIN, OR INTEGRATE TO EXISTING CONDITIONS.
- 14. AT NON-LOAD BEARING STUD PARTITIONS, STUDS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. WHERE PARTITIONS CANNOT EXTEND TO STRUCTURE, DUE TO INTERFERENCE OF DUCTS, PIPING, ETC., PROVIDE BRACING TO STRUCTURE ABOVE TO PROVIDE FOR EQUIVALENT SUPPORT OF PARTITION.
- 15. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESSURE
- PRESERVATIVE TREATED, EXCEPT WHERE EXISTING FLOOR IS NOT DEMOLISHED.

  16. PROVIDE BLOCKING AT ALL WALL MOUNTED ITEMS, REFER TO INTERIOR ELEVS.
- 17. PROVIDE SHOP-DRAWINGS WHERE REQUIRED PER SPECIFICATIONS.

#### GENERAL INFORMATION

PROPERTY OWNERS: HARVEY & ROBIN KANTER
PROJECT ADDRESS: 12 MEADOW LANE
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION: SEE ATTTACHED SURVERY

TAX PARCEL NUMBER: 252404-9255
ZONING: R-15

CONSTRUCTION TYPE: TYPE VB

PROJECT DESCRIPTION: NEW MAIN FLOOR RENOVATION & BASEMENT

FLOOR ADDITION TO EXISTING SFR

#### CONTACTS

DESIGN PROFESSIONA

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P.O. BOX 99042
SEATTLE, WA 98139
CONTACT: MARCI BRYANT
VMARCIBRYANT@MSN.COM

T: 206.954.0712

STRUCTURAL SWENSON SAY FAGET
ENGINEER: 2124 THIRD AVENUE. SUITE—100

SEATTLE, WA 98121 CONTACT: DAN SAY, P.E. E: DSAY@SWENSONSAYFAGET.COM T: 206.956.3711

GENERAL CONTRACTOR:

ISLAND CREST BUILDERS
CONTACT: JUSTIN DAVIS
justin@islandcrestbuilders.com

T: 206.422.2271

#### DOOR AND WINDOW (GLAZING) NOTES:

- 1. ALL EXISTING WINDOW AND DOOR SIZES ARE APPROXIMATE INTENDED FOR COST ESTIMATE AND ENERGY CALCULATIONS ONLY. ALL ROUGH OPENINGS OF EX. WINDOWS TO BE CONFIRMED AFTER DEMOLITION AND PRIOR TO FRAMING. THE FOLLOWING WINDOW AND DOOR SCHEDULE SHALL NOT BE USED FOR FRAMING PURPOSES.
- 2. EGRESS REQUIRED PER SRC R329— ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SF. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". FINISHED SILL HEIGHT TO BE NOT MORE THAN 44" ABV. FINISH FLR.
- 3. SAFETY GLAZING (TEMPERED) REQUIRED PER SRC R308.4
- 4. SECURITY DETAILS REQUIRED PER SRC R329— BUILDING ENTRANCE DOORS SHALL BE EQUIPPED W/ A DEAD-LOCKING LATCH BOLT WITH AT LEAST A 1/2" THROW WHICH PENETRATES THE STRIKER NOT LESS THAN 1/4". BUILDING ENTRANCE DOORS SHALL BE OPENABLE FROM THE INSIDE W/OUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EVERY BUILDING ENTRANCE DOOR, OTHER THATN GARAGE DOORS, SHALL HAVE A VISITOR OBSERVATION PORT OR GLASS SIDE LIGHT. OBSERVATION PORTS SHALL BE INSTALLED AT A HEIGHT OF NOT LESS THAN 54" AND NOT MORE THAN 66 "FROM THE FLOOR. DEAD BOLTS OR OTHER APPROVED LOCKING DEVICES SHALL BE PROVIDED ON ALL SLIDING DOORS AND OPENABLE WINDOWS. THE LOCK SHALL BE INSTALLED SO THAT THE MOUNTING SCREWS FOR THE LOCK CASE ARE INACCESSIBLE FROM THE OUTSIDE.
- 5. CONTRACTOR SHALL REFER TO JAMB, HEAD, AND SILL DETAILS TO CONFIRM ROUGH OPENING SIZES. DIMENSIONS AND MATERIAL SIZES ON JAMB HEAD AND SILL DETAILS
- SHALL GOVERN OVER DIMENSIONS SHOWN ON WINDOW AND DOOR SCHEDULE
  6. ALL GLAZING TO BE DOUBLE GLAZED, UNLESS NOTED OTHERWISE, LOW-E WITH ARGON

#### HANDRAIL NOTES

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS

**HEIGHT:** HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

GRIP SIZE: HANDRAILS WITH A CIRCULAR CROSS—SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS—SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL ENDS SHALL BE RETURNED OR SALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCH BETWEEN THE WALL AND THE HANDRAILS.

### **GUARDRAIL NOTES**

**REQUIRED:** PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCES ABOVE THE FLOOR OR GRADE BELOW WHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALY FROM THE NOSIING OF THE TREADS

OPENING LIMITATIONS: GUARDS ARE REQUIRED ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PROCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SHERE 4 INCHES OR MORE IN DIAMETER. (EXCEPTIONS: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A 6 INCHES CANNOT PASS THROUGH)

## WASHINGTON STATE ENERGY CODE REQ'D

THE PROPOSED ALTERATION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF PRESCRIPTIVE APPROACH, OPTION III FOR GROUP R-OCCUPANCY, DEMONSTRATING COMPLIANCE WITH THE BUILDING ENVELOPE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE, 2012 EDITION, CLIMATE ZONE 1.

ALL NEW EXTERIOR WALLS, ROOF, AND FLOORS OVER UNHEATED SPACE WILL BE CONFORM WITH REQUIRED R-VALUES LISTED BELOW.

THE FOLLOWING ARE MINMUM PRESCRIPTIVE REQUIREMENTS FOR OPTION III, GROUP R OCCUPANCY, CLIMATE ZONE 1, UNLIMITED GLAZING OPTION

0.28 GLAZING U-FACTOR (VERITCAL) 0.28 GLAZING U-FACTOR (OVERHEAD) 0.20 DOOR U-FACTOR R-49 CEILING R-38 VAULTED CEILING R-21 WALL ABOVE GRADE R-21 WALL BELOW GRADE (INTERIOR INSULATION) R-10 WALL BELOW GRADE (EXTERIOR INSULATION) R-30 FLOOR (ABOVE UNHEATED SPACE) R-10 SLAB ON GRADE (2FT PERIMETER)

THE PROPOSED ALTERATION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF PRESCRIPTIVE APPROACH, OPTION III FOR GROUP R-OCCUPANCY, DEMONSTRATING COMPLIANCE WITH THE BUILDING ENVELOPE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE, 2012 EDITION, CLIMATE ZONE 1.

SEC 401.3— A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION

SEC 402.4.1.2— THE BUILDING OR DWELLING UNIT SHALL BE TESTED ND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED

SEC 402.4.1.2— A WRITTEN REPORT OF THE RESULTS OF THE DUCT LEAKAGE TEST RESULTS SHALL BE SIGNED BY PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.

SEC 403.1.1— EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE

PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE

SEC 404.1—A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.

# STAIR NOTES

**WIDTH:** STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES

**HEADROOM:** STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.

RISER HEIGHT: THE MAXIMUM RISER HEIGHT SHALL BE 7.75 INCHES. THE RISER SHALL

BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

TREAD DEPTH: THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE BERTICAL PLANCES OF THE

PROFILE: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER TAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1–1/4 INCH SHALL BE PROVIDED ON THE STAIRWAYS WITH SOLID RISERS. THE GREATEST RISER NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (EXCEPTION:

# SHEET INDEX

E1.0

MI COVER SHEET ARCHITECTURAL STRUCTURAL GENERAL STRUCTURAL NOTES GENERAL CODE, PROJECT AND SITE INFO. S2.0 FOUNDATION PLAN EXISTING & NEW MAIN LEVEL PLAN S2.1 UPPER FLOOR & ROOF FRAMING EXISTING & NEW LOWER LEVEL PLAN STRUCTURAL DETAILS INTERIOR ELEVATIONS S3.1 STRUCTURAL DETAILS A2.4 INTERIOR ELEVATIONS **EXTERIOR FLEVATIONS** STRUCTURAL DETAILS STRUCTURAL DETAILS **BUILDING SECTION** 

#### LOT COVERAGE CALCULATIONS:

ELECTRICAL PLANS

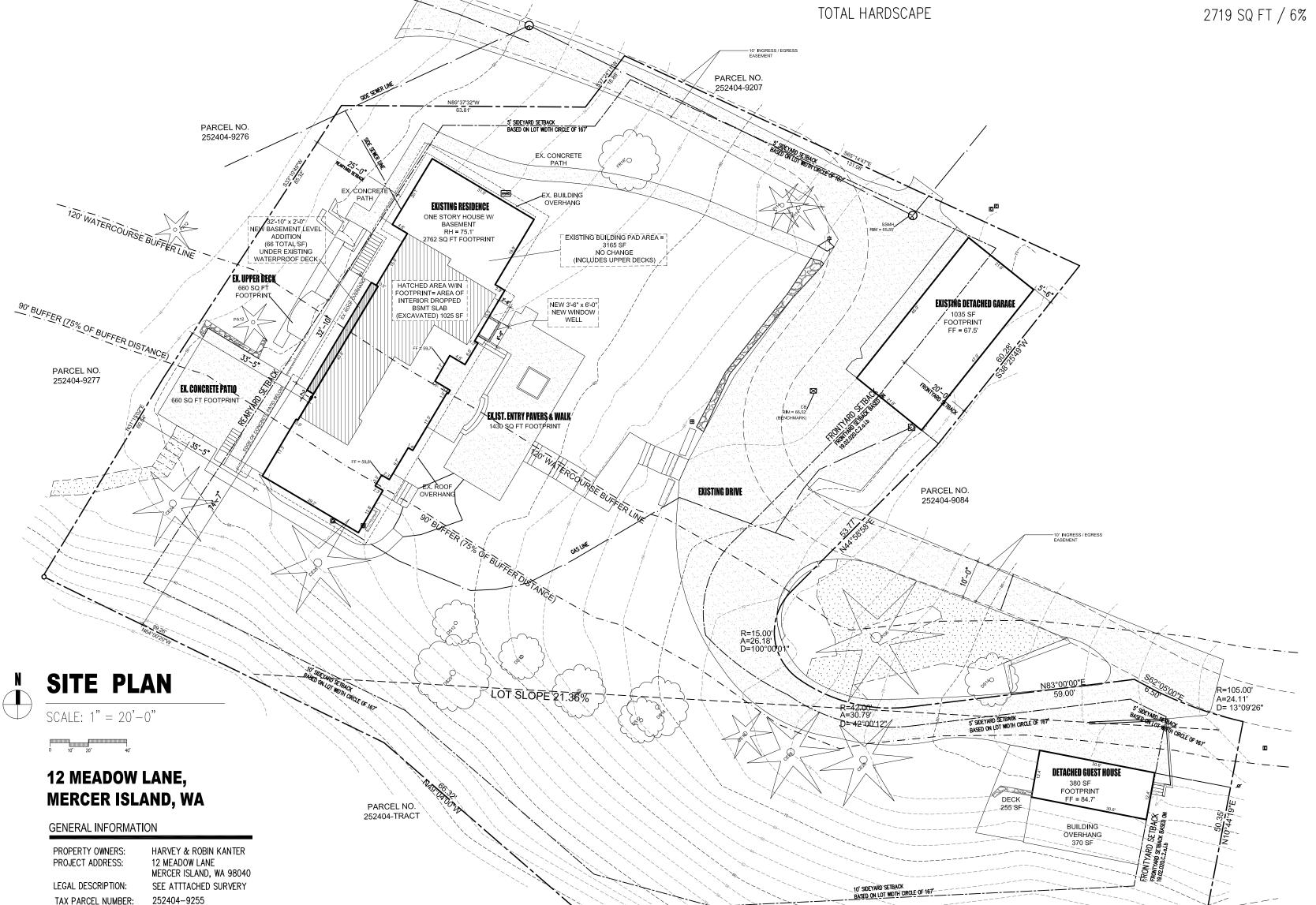
GROSS LOT AREA NET LOT AREA ALLOWED LOT COVERAGE AREA: (35%) =	41,603 SF 39,847 SF 13,946 SF
MAIN STRUCTURE ROOF AREA: ACCESSORY BUILDING ROOF AREA (ADU + GARAGE): VEHICLE USE: COVERED PATIOS & DECKS:	3710 SQ FT 1788 SQ FT 5023 SQ FT 680 SQ FT
NEW TOTAL LOT COVERAGE: NEW LOT COVERAGE AS PERCENTAGE:	11,201 SQ FT 28.1%

# GROSS FLOOR AREA

MAIN FLOOR UPPER FLOOR	2765 SF 2689 SF
DETACHED GARAGE	1035 SF
TOTAL FLOOR AREA	6489 SF
ACCESSORY DWELLING UNIT 2ND STORY DECKS	750 SF 660 SF
TOTAL EXISTING BUILDING AREA TOTAL NEW BUILDING AREA (+66 SQ FT ADDITION)	7899 SF 7965 SF
ALLOWED GROSS FLOOR AREA FOR R-15 ZONING ALLOWED GROSS FLOOR AREA FOR R-15 ZONING	12,000 SF 28% SF
PROPOSED GROSS FLOOR AREA PROPOSED GROSS FLOOR AREA	7965 SF 19% SF

#### HARDSCAPE CALCULATIONS:

GROSS LOT AREA NET LOT AREA ALLOWED HARDSCAPE AREA: (9% OFNET LOT + LOT COV) =	41,603 SF 39,847 SF 14,802 SF
EXISTING HARDSCAPE TOTALS (NO CHANGES)	
UNCOVERED PATIOS	1681 SQ FT
WALKWAYS	545 SQ FT
STAIRS	368 SQ FT
ROCKERIES & RETAINING WALLS	125 SQ FT
TOTAL HARDSCAPE	2719 SQ FT / 6%



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8

# KANTER RESIDENCE

12 Meadow Lane Mercer Island, WA 98040 MI Project #

Scale: As noted

Date: SEPTEMBER 27, 2021

Drawn: BRYANT

Issue Record:
OCTOBER 6, 2021

PERMIT DOCUMENTS

DO NOT SCALE DRAWINGS

Sheet Title:

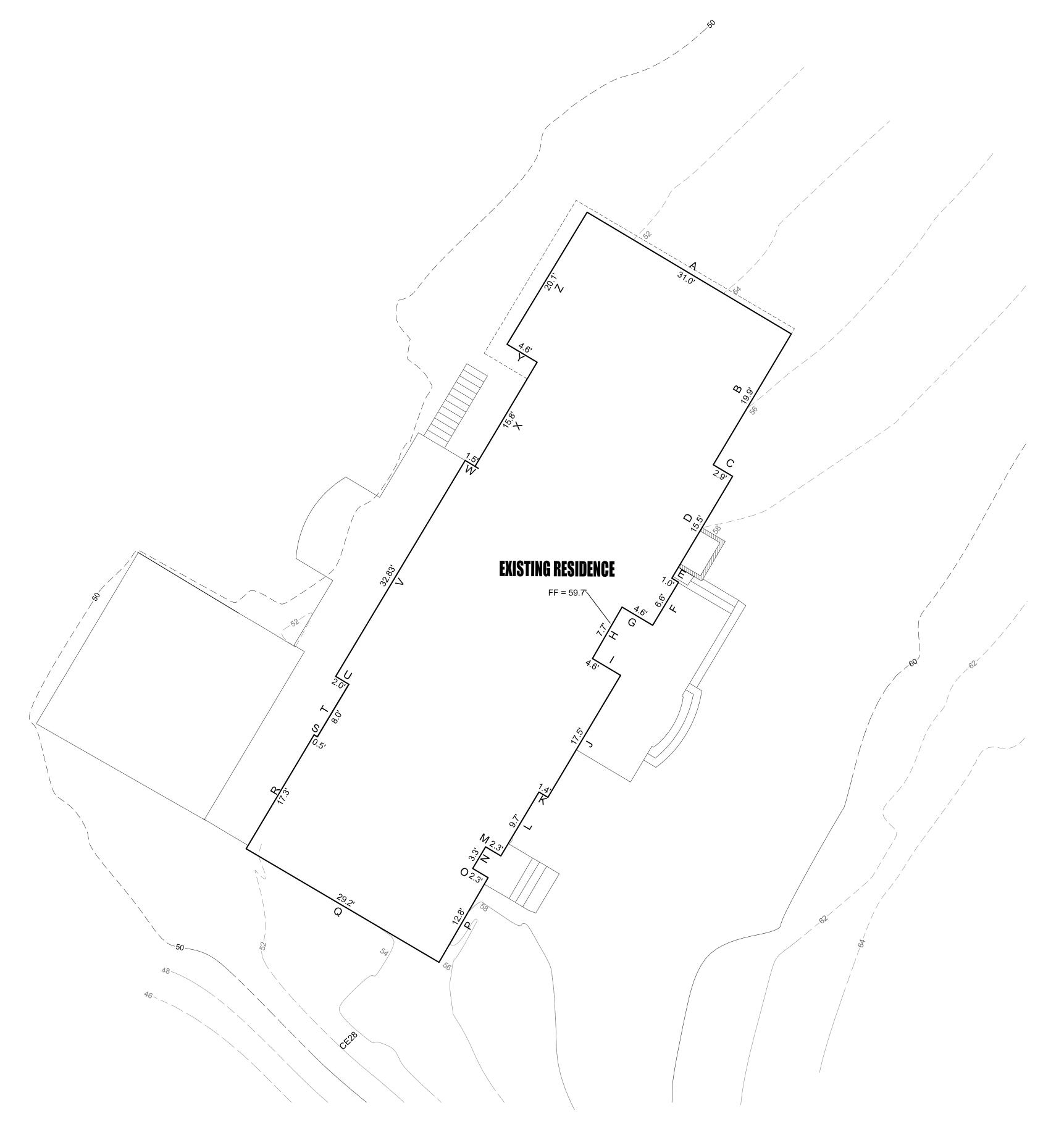
Sheet No.

SITE PLAN AND GENERAL & CODE INFORMATION

**A1.0** 

# AVERAGE BUILDING ELEVATION CALCULATIONS:

SPOT	MIDPOINT ELEVATIONS	WALL SEGMENT LENGTH	LxE
A	53.0'	31.0'	1643.0
В	56.0'	19.9'	1114.4
С	57.0'	2.9'	165.3
D	58.0'	15.5	899.0
E	58.5	1.0'	58.5
F	58.5'	6.6	386.1
G	58.5'	4.6	269.1
Н	58.5'	7.7'	450.5
	58.5'	4.6	269.1
J	58.5'	17.5	1023.8
K	58.5	1.4'	81.9
L	58.5'	9.7'	567.5
M	58.5'	2.3'	134.5
N	58.5'	3.3'	190.1
0	58.5'	2.3'	134.5
Р	57.0'	12.8'	729.6
Q	53.0'	29.2'	1547.6
R	52.0'	17.3'	899.6
S	52.0'	.5'	26.0
T	52.0'	8.0'	416.0
U	52.0'	2.0'	104.0
V	52.0'	32.83'	1707.2
W	52.0'	1.5'	78.0
Χ	52.0'	15.8'	821.6
Υ	52.0'	4.6'	239.2
Z	52.0'	20.1'	1045.2
		274.93	15001.3
TOTALS			
ABE calcs	(SUM LxE/SUM LENGTH)	15001.3/274.93 = 54.56	



**BUILDING WALL LENGTHS DIAGRAM & ELEVATION POINTS** 

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KANTER RESIDENCE

12 Meadow Lane Mercer Island, WA 98040

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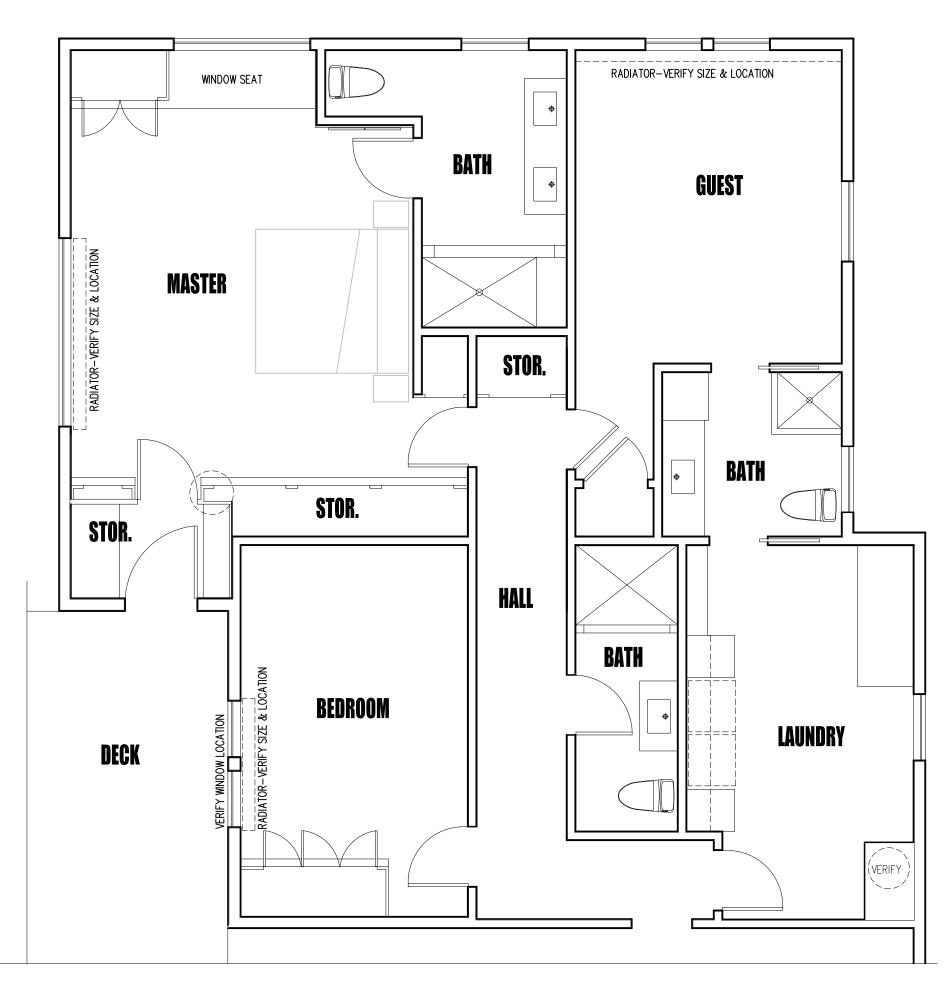
OCTOBER 6, 2021

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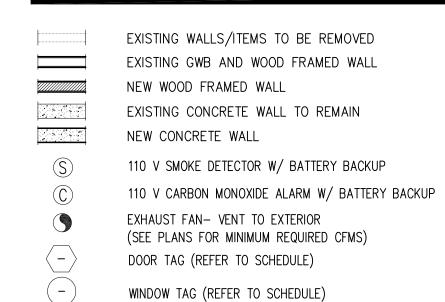
AVERAGE BUILDING ELEVATIONS



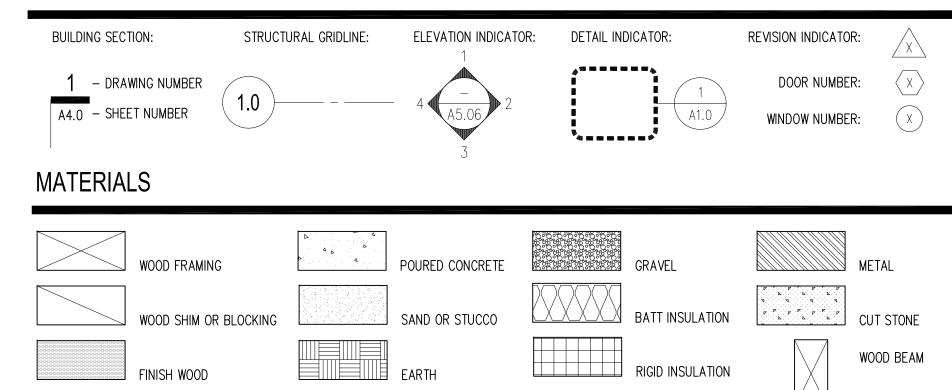
EXISTING MAIN FLOOR PLAN

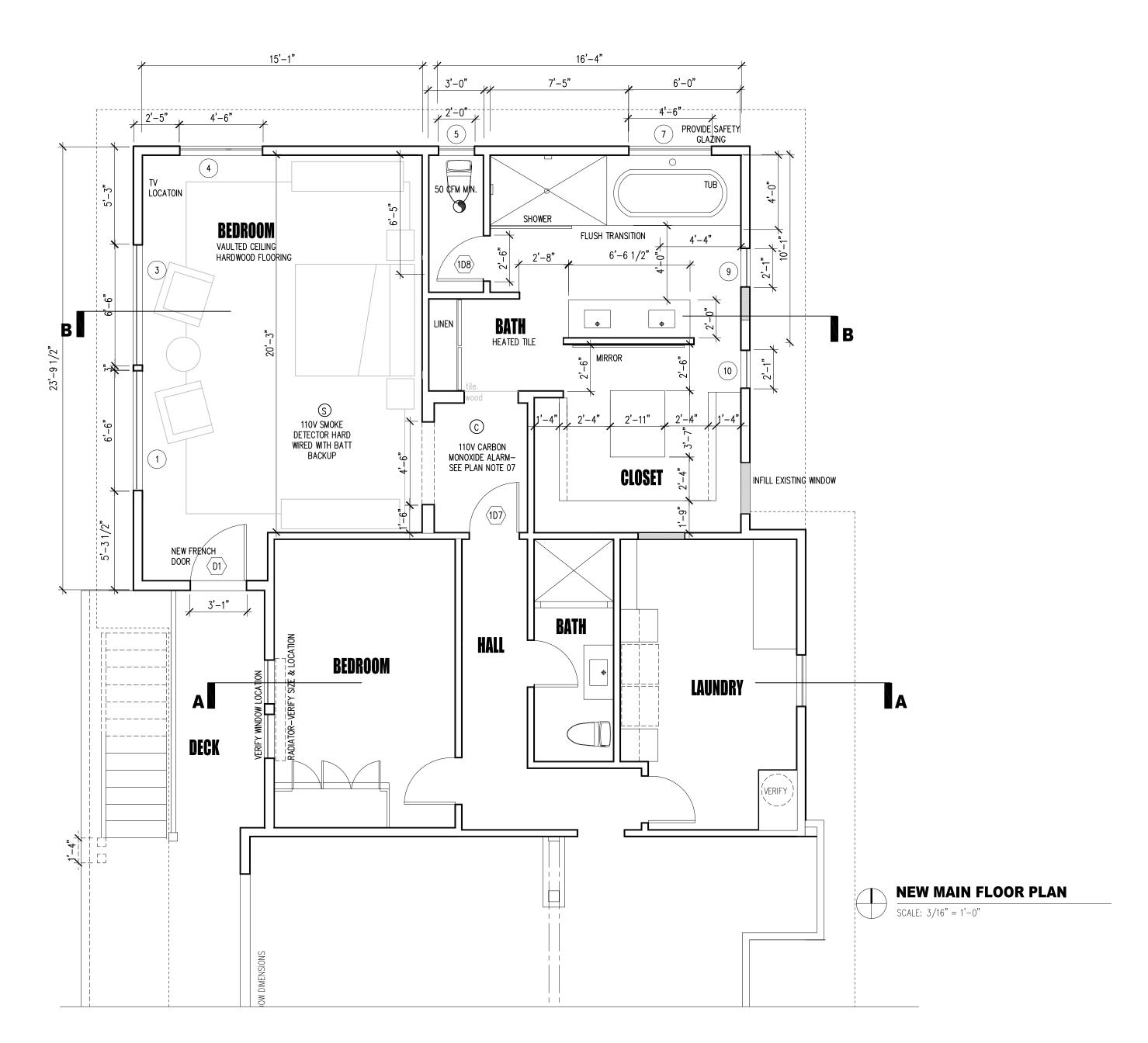
SCALE: 3/16" = 1'-0"

# PLAN LEGEND



# SYMBOLS





# GLAZING SCHEDULE ALL GLAZING TO BE NFRC CERTIFIED ALL WINDOW SIZES TO BE VERIFIED ON SITE BEFORE ORDERING

MARK	QUANTITY	MANUFACTURER	TYPE	WIDTH R.O.	HEIGHT R.O.	GLAZ. AREA	U VAL.	AREA X U VAL. GLAZING	REMARKS
WINDOWS									
MAIN FLOOR									
1,3	2	MARVIN ULTIMATE	CASEMENT W/ FIXED CASEMENT	6'-6" X 6'	-0"				SEE LAYOUT ON ELEVATION SHEET, SET HEADER AT 8', GLAZING DIVIDED INTO THIRDS
4	1	MARVIN ULTIMATE	DBL CASEMENT	4'-6" X 5'	-6"				GLAZING DIVIDED INTO THIRDS
5	1	MARVIN ULTIMATE	AWNING	2'-0" X 2'	-0"				
7	1	MARVIN ULTIMATE	DBL CASEMENT	4'-6" X 5'	-6"				GLAZING DIVIDED INTO THIRDS, SAFETY GLASS, EX. HEADE
9,10	2	MARVIN ULTIMATE	CASEMENT	2'-0" X 5'	-6"				GLAZING DIVIDED INTO THIRDS
BASEMENT									
11,12, 18, & 19	4	MARVIN ULTIMATE	DBL CASEMENT	4'-6" X 5'	-6"				GLAZING DIVIDED INTO THIRDS
16	1	MARVIN ULTIMATE	DBL CASEMENT	4'-6" X 3'	-6"				
13	1	MARVIN ULTIMATE	FIXED CASEMENT	2'-0" X 5'	-6"				
14	1	MARVIN ULTIMATE	AWNING	2'-0" X 2'	-0"				WET LOCATIOLN FIBERGLASS, SAFETY GLASS
17	1	MARVIN ULTIMATE	DBL CASEMENT	2'-6" X 3'	-0"				·
EXTERIOR DOORS									
D1	1	MARVIN ULTIMATE	SINGLE FRENCH SWING	3'-0" X 6'					
D2	1	MARVIN ULTIMATE	DBL SLIDER	12'-0" X 6	6'-8"				
D3	1	MARVIN ULTIMATE	SLIDER	6'-0" X 6'					
D6	1	MARVIN ULTIMATE	SINGLE FRENCH SWING	3'-0" X 6'	-8"				
INTERIOR DOORS									
ID7, ID8	2	TBD	SOLID CORE WOOD, MATCH	EXISTING					
ID9 - ID16	8	TBD	SOLID CORE WOOD, MATCH	EXISTING					

# RYANT & CO

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# KANTER RESIDENCE

12 Meadow Lane Mercer Island, WA 98040 MI Project #

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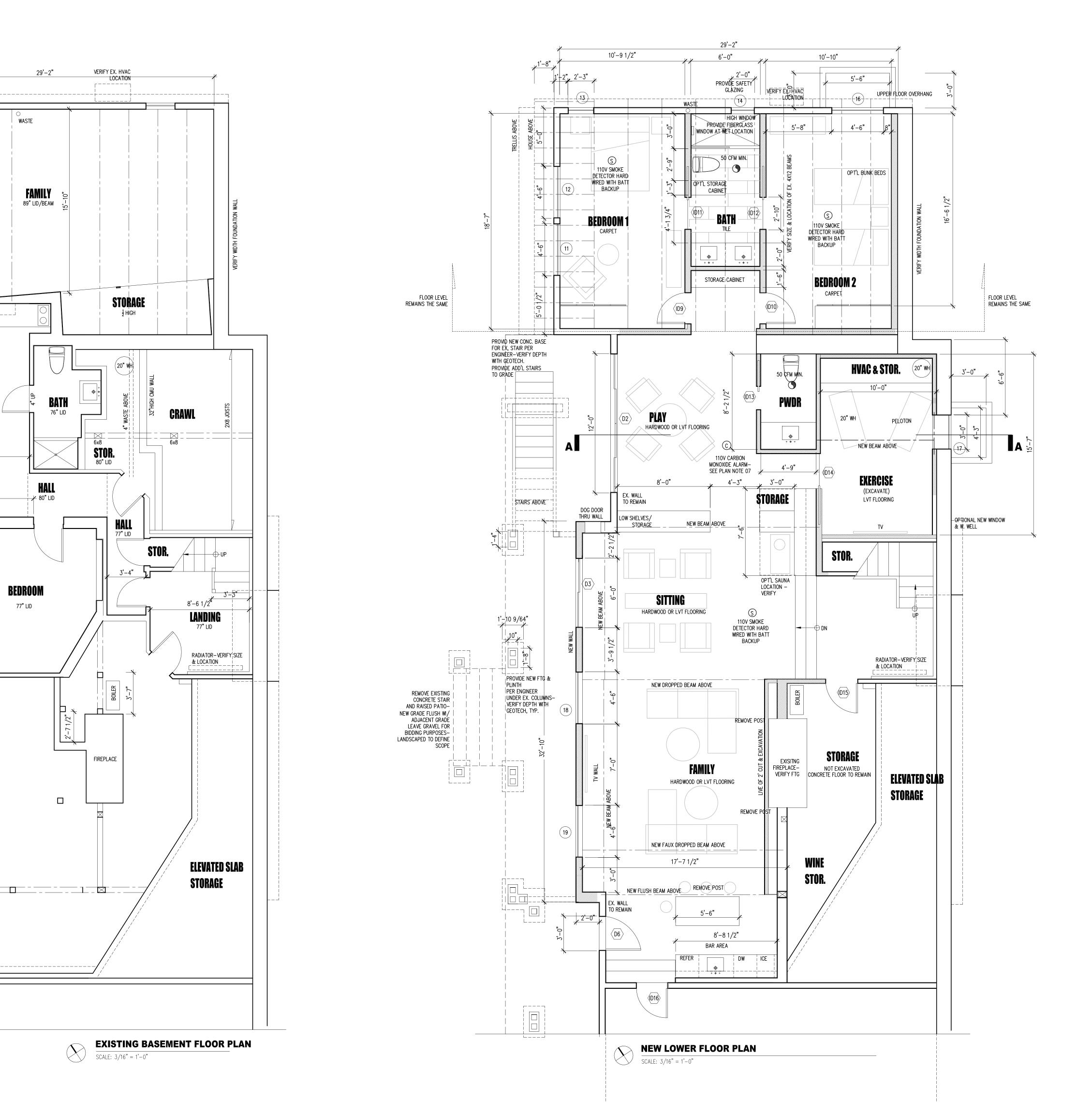
DO NOT SCALE DRAWINGS

Sheet Title:

EXISTING & NEW BEDROOM & BATH FLOOR PLANS

Sheet No.

A2.0



79.5" LID

|----

ii----ii

PATIO DECK ABOVE

VERIFY DECK EDGE 8'-4 1/2"

8'-9"

STORAGE 82" LID RYANT & CO

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# KANTER RESIDENCE

12 Meadow Lane
Mercer Island, WA 98040
MI Project #

Scale: As noted

Date: SEPTEMBER 27, 202
Drawn: BRYANT

Issue Record:
OCTOBER 6, 2021

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DO NOT SCALE DRAWINGS

EXISTING & NEW

BASEMENT FLOOR PLANS

Sheet Title:

et No.

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# KANTER RESIDENCE

12 Meadow Lane Mercer Island, WA 98040 MI Project #

Scale: As noted

Date: SEPTEMBER 27, 2021

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OCTOBER 6, 2021

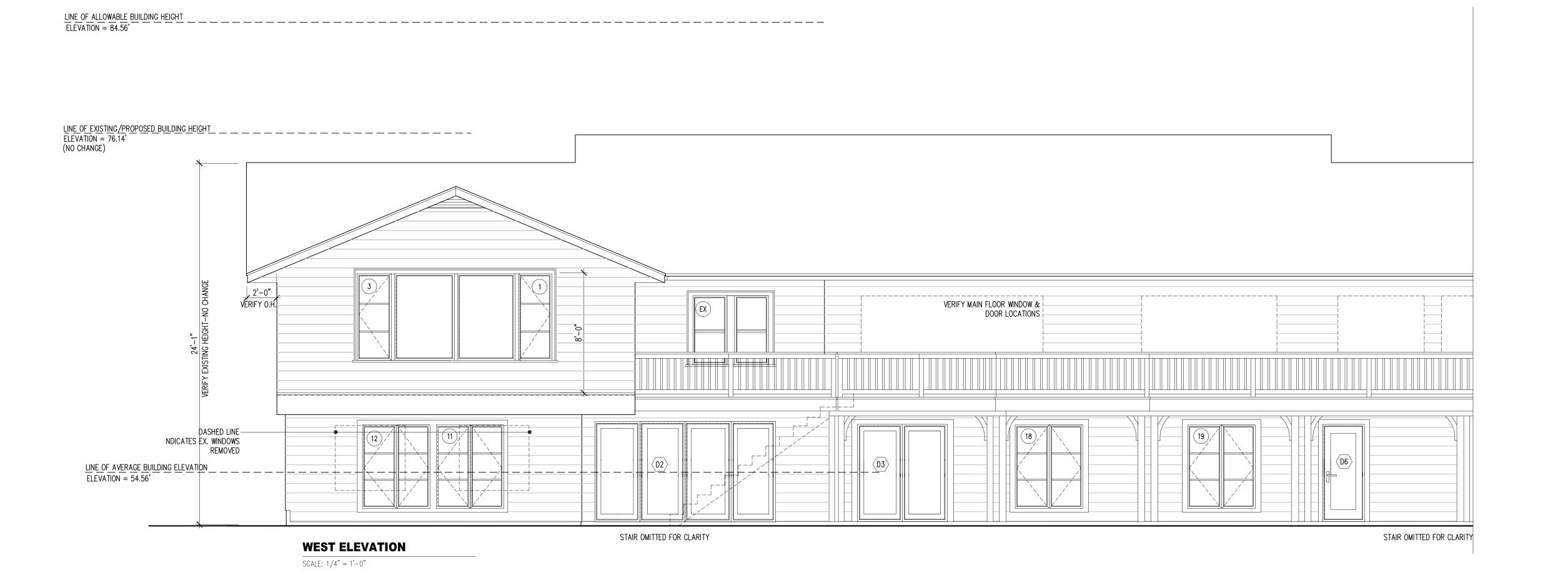
PERMIT DOCUMENTS

DO NOT SCALE DRAWINGS

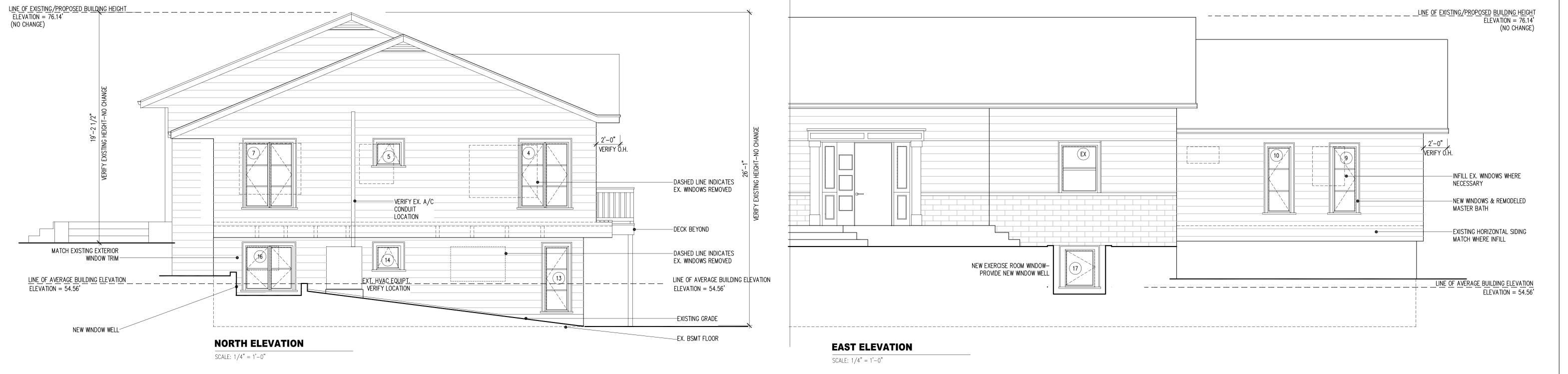
NEW EXTERIOR ELEVATIONS

Sheet Title:

No. **A3 N** 







12 Meadow Lane Mercer Island, WA 98040 MI Project #

Scale: As noted Date: SEPTEMBER 27, 2021

Drawn: BRYANT

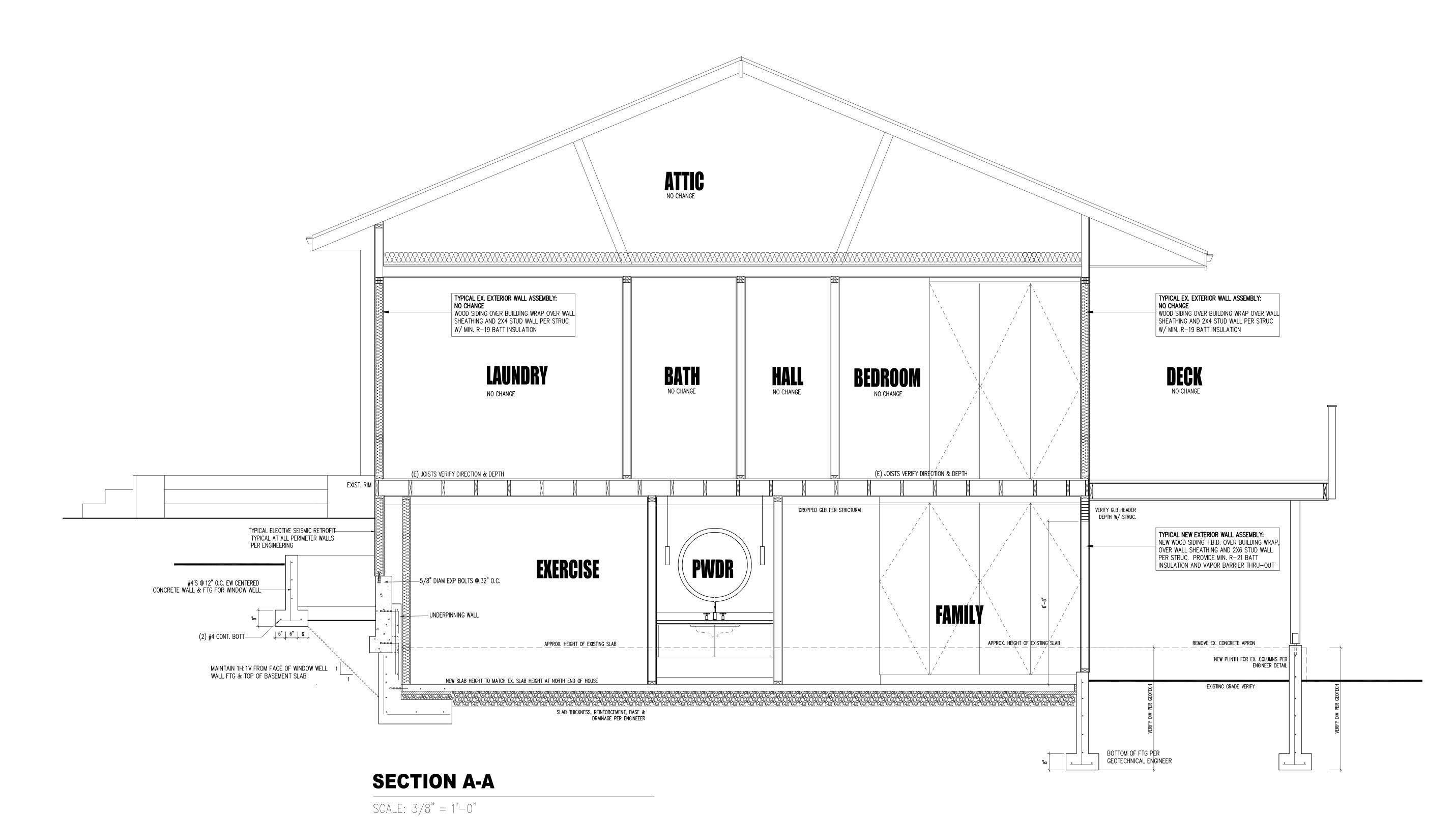
Issue Record: OCTOBER 6, 2021

PERMIT DOCUMENTS

DO NOT SCALE DRAWINGS

SECTION A-A

Sheet Title:



PERMIT DOCUMENTS

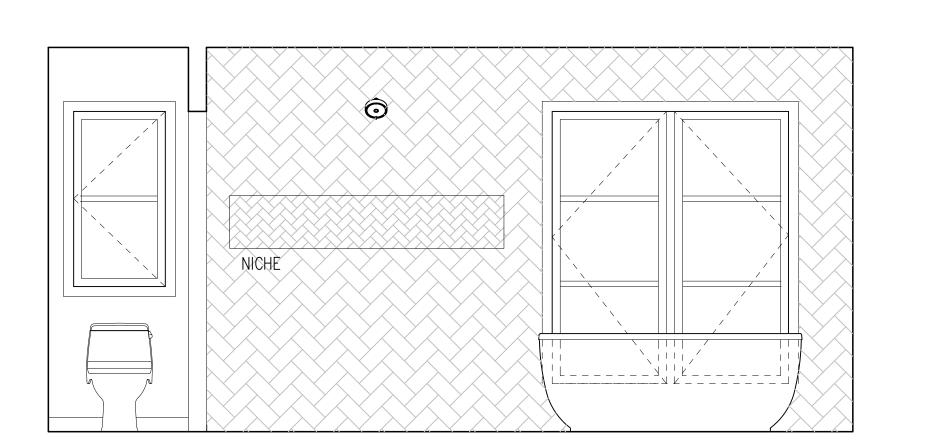
DO NOT SCALE DRAWINGS

**NEW INTERIOR ELEVATIONS** 

Drawn: BRYANT

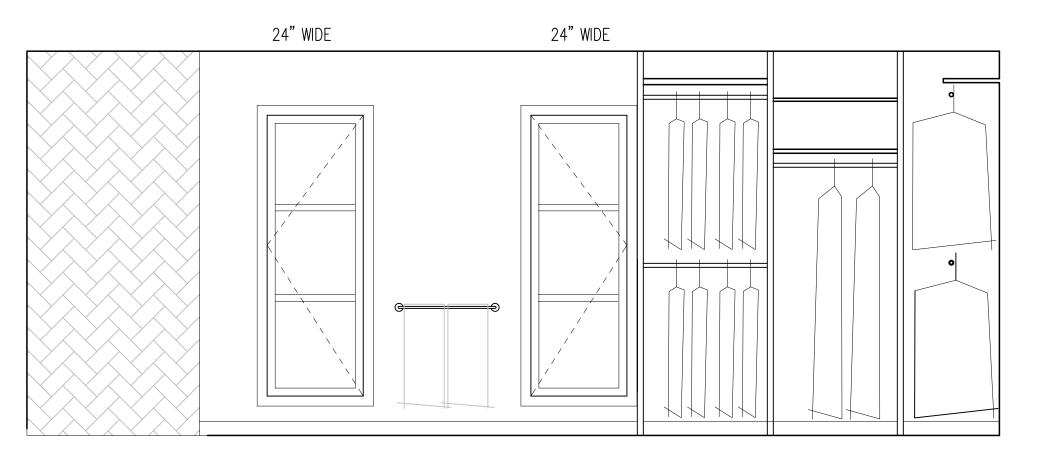
**WEST WALL - LOWER BATH** 

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



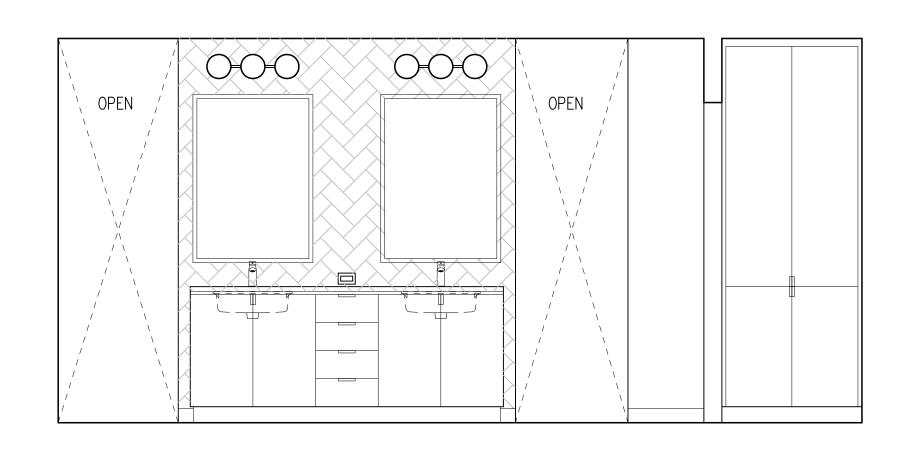
**NORTH WALL - MASTER BATH - SHOWER** 

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



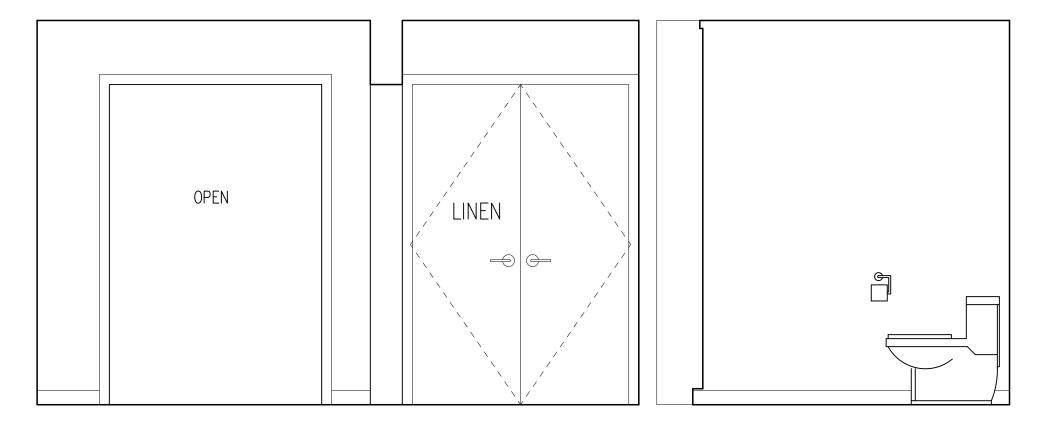
# **EAST WALL - MASTER BATH**

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



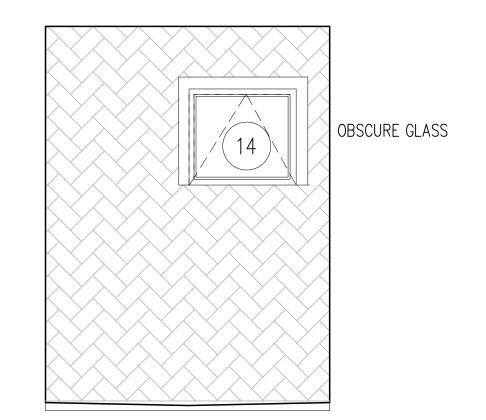
**SOUTH WALL - MASTER BATH** 

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



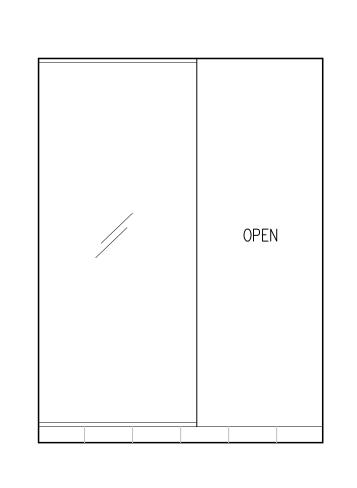
# **WEST WALL - MASTER BATH**

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



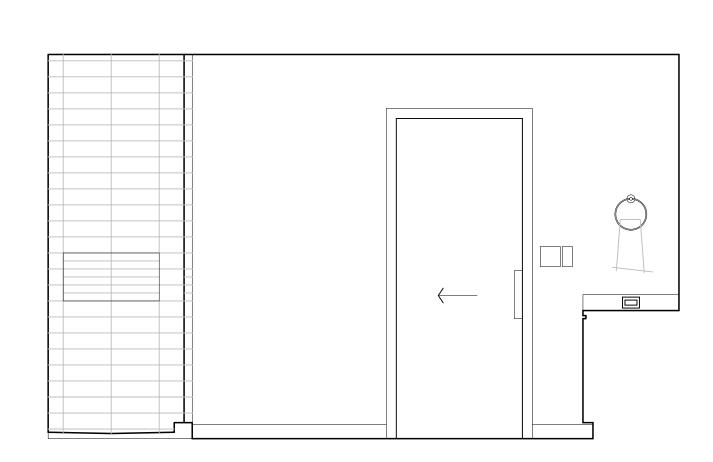
N. WALL - LOWER BATH - SHOWER

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



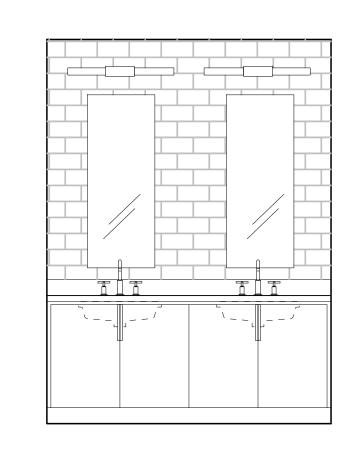
N. WALL - LOWER BATH

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



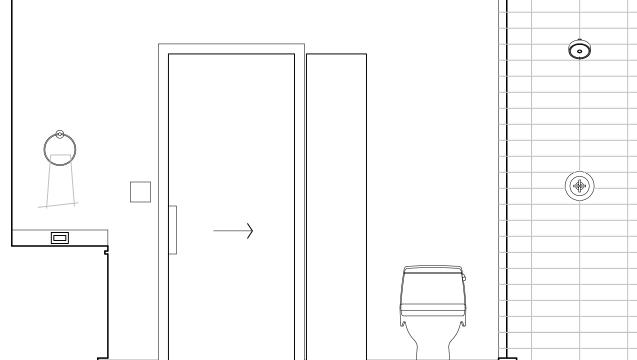
**EAST WALL - LOWER BATH** 

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



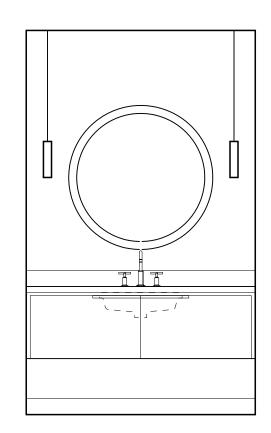
S. WALL - LOWER BATH

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



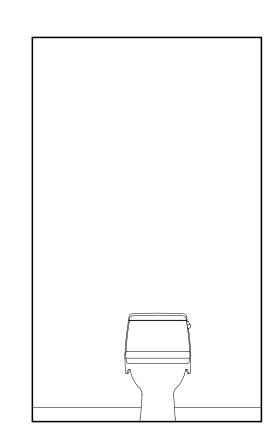
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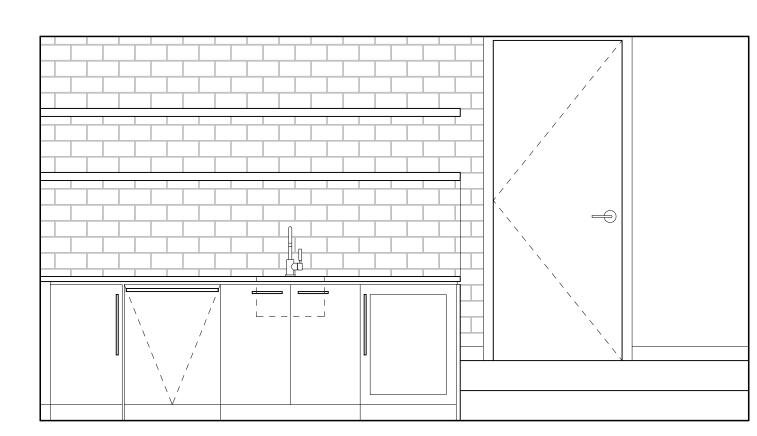


SCALE: 1/2" = 1'-0"



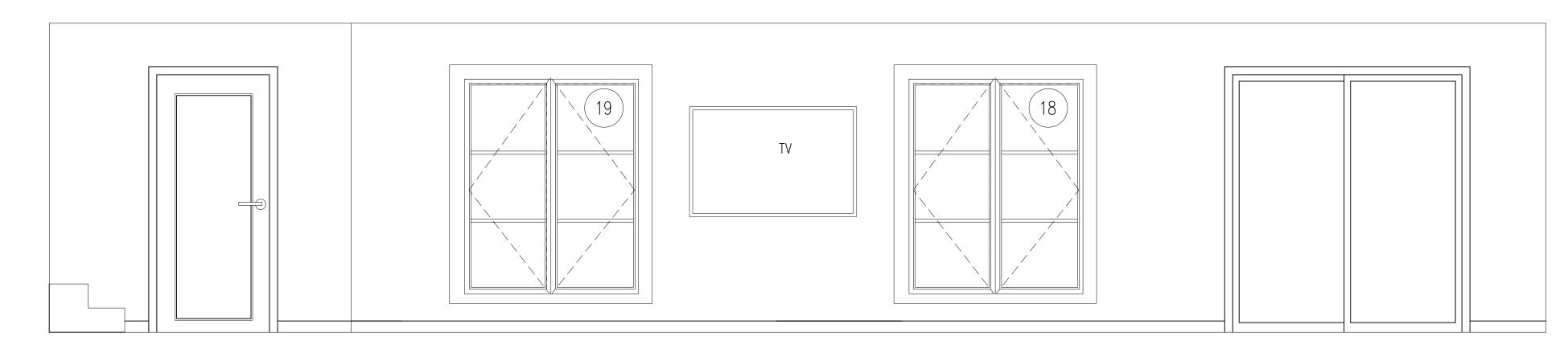
**NORTH WALL - POWDER** 

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



**SOUTH WALL - BAR AREA** 

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



**WEST WALL - FAMILY ROOM** 

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

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# KANTER RESIDENCE

12 Meadow Lane Mercer Island, WA 98040 MI Project#

Scale: As noted Date: SEPTEMBER 27, 2021 Drawn: BRYANI

Issue Record:

OCTOBER 6, 2021

PERMIT DOCUMENTS

DO NOT SCALE DRAWINGS

NEW INTERIOR ELEVATIONS

Sheet Title:



12 Meadow Lane Mercer Island, WA 98040 MI Project #

Scale: As noted

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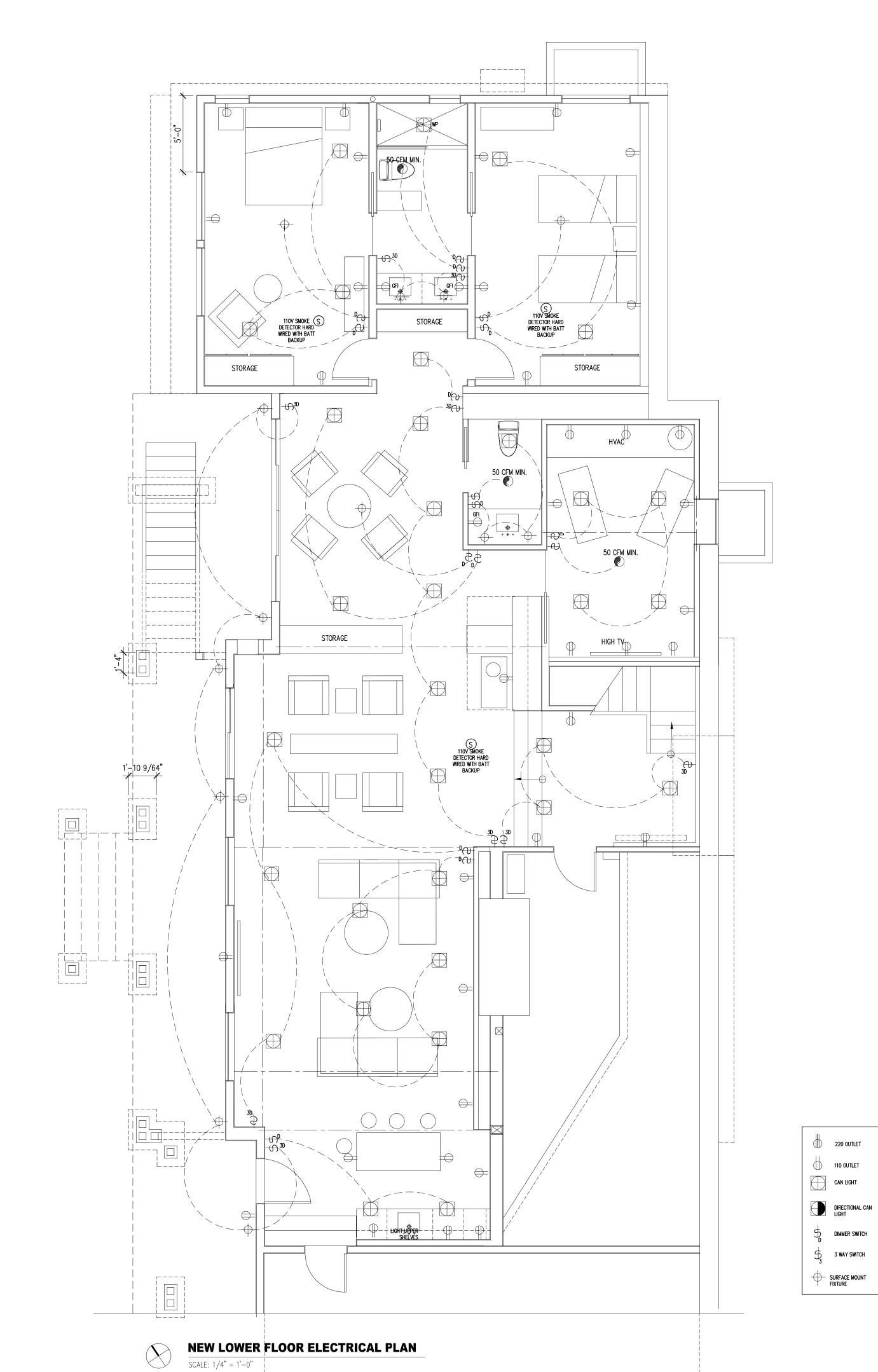
PERMIT DOCUMENTS

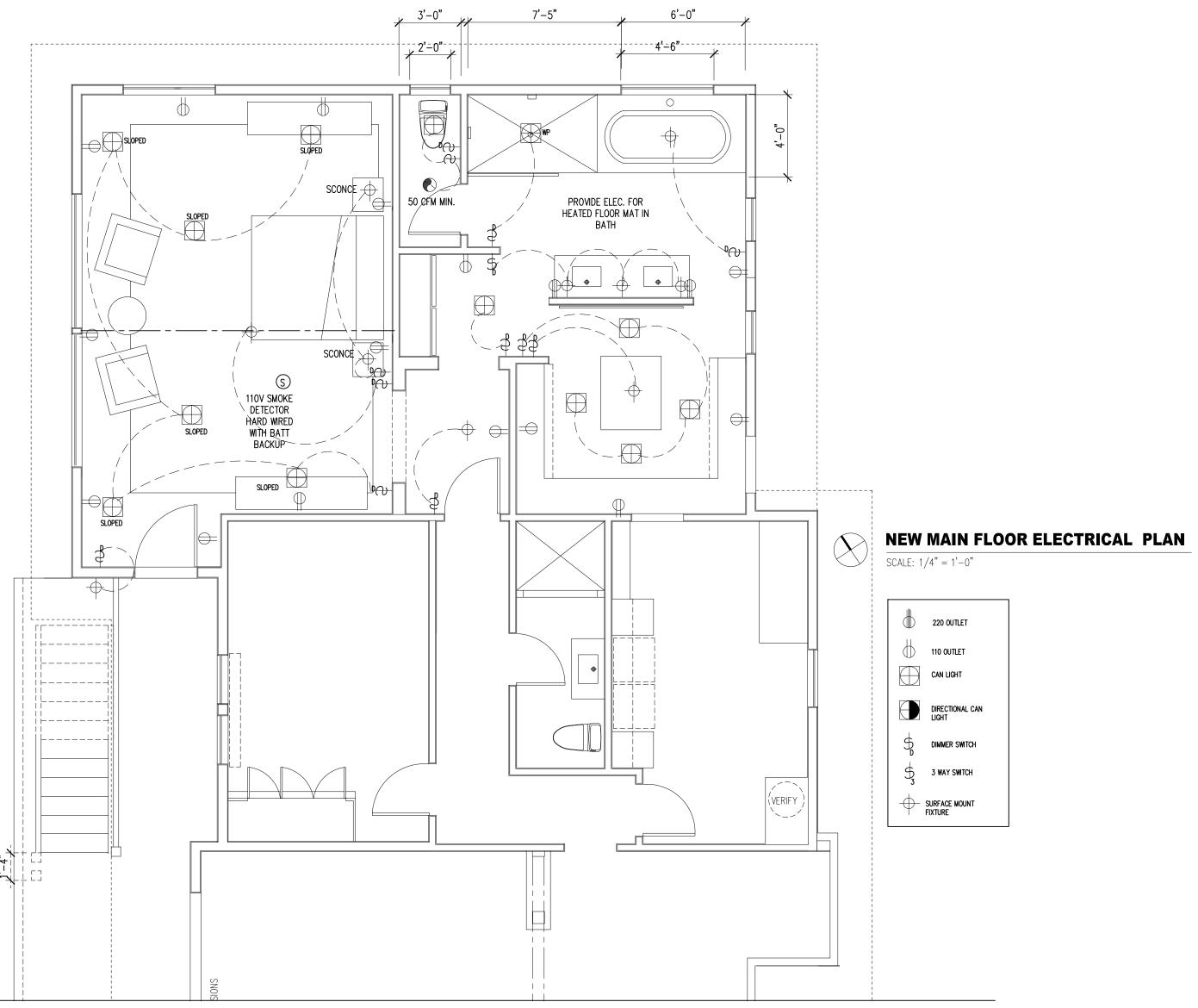
DO NOT SCALE DRAWINGS

Sheet Title:

LOWER & MAIN LEVEL

**ELECTRICAL PLANS** 





1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS,

SDC D (DEFAULT), le=1.0, R=6.5

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

SITE CLASS=D, Ss=150, Sds=120, S1=50, SD1=33, Cs=0.200

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS. TECHNIQUES SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS 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 OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINÉER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURA ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED. SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

#### **GEOTECHNICAL**

10. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY: THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLÚDED). . . . . . . . 300 PCF PIPE PILE CAPACITY (COMPRESSION): 2? DIAMETER . . . . . . . . . . . 2 TONS 3? DIAMETER . . . . . . . . . . . . 3 TONS

SOILS REPORT REFERENCE: ASSOCIATED EARTH SCIENCES INC. REPORT # 20210148E001 DATE: 06-25-2021

11. PIN PILES SHOWN ON THE PLAN SHALL BE 2" DIAMETER EXTRA-STRONG, GRADE A, GALVANIZED, UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 2" PILES SHALL BE 3 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90 LB JACK HAMMER UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

SEE GEOTECHNICAL REPORT FOR SPECIFIC INFORMATION FOR 3? DIAMETER DRIVEN PIPE PILES. RENOVATION

12. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

13. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS. MEMBER SIZES. AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

#### CONCRETE

14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF I'C = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

15. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR—ENTRAINED WITH AN

AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618, TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE

16. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, FY = 60,000 PSI.

17. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318—14. CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND

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

18. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER). FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER). . 1-1/2" 

19. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

SLABS AND WALLS (INT. FACE). . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

#4 @ 18 VERTICAL 1 CURTAIN #4 @ 16 HORIZ. #4 @ 12 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN 8" WALLS 10" WALLS #4 @ 18 HORIZ. #4 @ 18 VERTICAL 2 CURTAINS 12" WALLS #4 @ 18 VERTICAL 2 CURTAINS #4 @ 16 HORIZ.

20. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

21. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

#### ANCHORAGE

22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG, TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION. ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT. AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

24. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAMPO REPORT NO. ER-0281, MINIMUM BASE MATERIAL TEMPERATURE IS 14 DEGREES. F RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

25. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE). NO. ESR-1056 (CMU). INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETÉ MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

26. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

A.AISC 360-16 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1. C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

27. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI (ROUND), FY = 46 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

28. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

29. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM. UNLESS OTHERWISE NOTED.

30. SHOP PRIME ALL STEEL EXCEPT:

A.STEEL ENCASED IN CONCRETE. B. SURFACES TO BE WELDED. C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS. ). MEMBERS TO BE GALVANIZED. . MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES. SURFACES TO RECEIVE SPRAYED FIREPROOFING. G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

31. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION. DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD

32. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F. AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WOOD

33. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X & 3X MEMBERS) HEM-FIR NO. 2 AND BEAMS MINIMUM BASE VALUE, Fb = 850 PSI (4X MEMBERS) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI (INCL. 6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI DOUGLAS FIR-LARCH NO. 1 (6X AND LARGER) MINIMUM BASE VALUE, Fc = 1000 PSI STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

34. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

35. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS) Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSILVL (2.0E-2600FB WS) Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

36. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

37. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

38. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

39. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

HAS NO AMMONIA CARRIFR INTERIOR DRY G90 GALVANIZED CONTAINS AMMONIA CARRIER INTERIOR DRY G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653 CONTAINS AMMONIA CARRIER INTERIOR WET TYPE 304 OR 316 STAINLESS CONTAINS AMMONIA CARRIFR EXTERIOR TYPE 304 OR 316 STAINLESS TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

40. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED. 41. WOOD FASTENERS

A.NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

0.113" 2-1/2" 0.131" 0.148" 10d 3-1/4" 0.148" 12d 16d BOX 0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS. THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS — PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

42. NOTCHES AND HOLES IN WOOD FRAMING:

A.NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DFPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

43. WOOD FRAMING NOTES——THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A.ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C., LAP TOP PLATES AT JOINTS A

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACÈS WITH 8d NAILS @ 6" ON-CENTÈR AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE

GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BI SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK. UNLESS OTHERWISE NOTED.

OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO MINIMUM 4'-0" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. EACH SIDE JOINT.

NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBÈR JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH

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# **KANTER** RESIDENCE

12 Meadow Lane Mercer Island, WA 98040 MI Project #

Scale: As noted Date: SEPTEMBER 27, 2021 Drawn: BRYANT

Issue Record:

**PERMIT DOCUMENTS** 

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Sheet Title:

STRUCTURAL NOTES

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KANTER RESIDENCE

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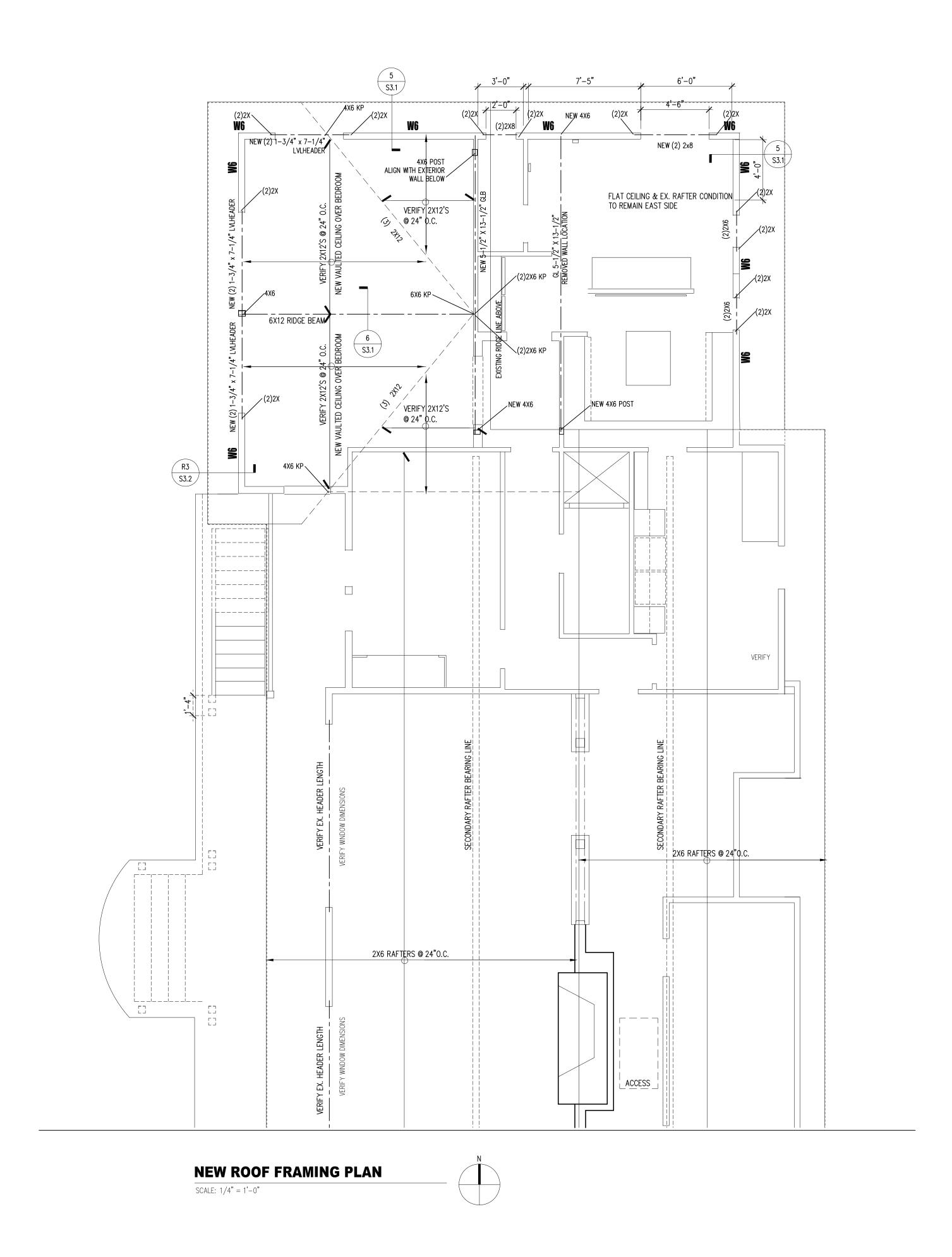
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Sheet Title:

**FOUNDATION PLAN** 



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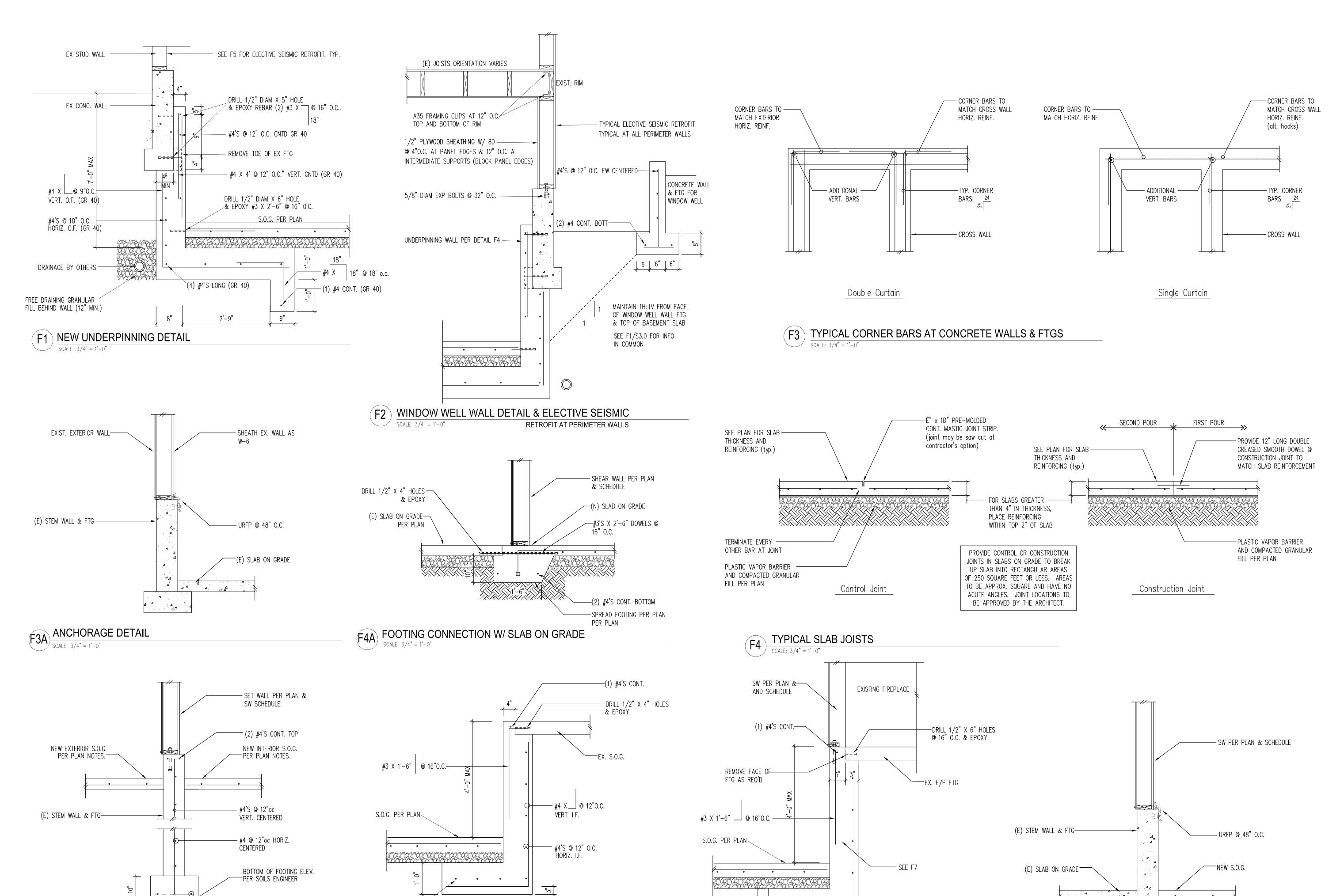


Sheet Title:

FRAMING PLAN

Sheet No.

**S2.**1



2'-0"

(F8) <u>NEW FOUNDATION DETAIL</u>

 $\frac{}{\text{SCALE: } 3/4" = 1'-0"}$ 

NEW S.O.G. DETAIL

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

2'-0"

(F7) NEW FOUNDATION DETAIL

(4) #4'S CONT.

 $\frac{}{\text{SCALE: } 3/4" = 1'-0"}$ 

F6 NEW FTG DETAIL

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

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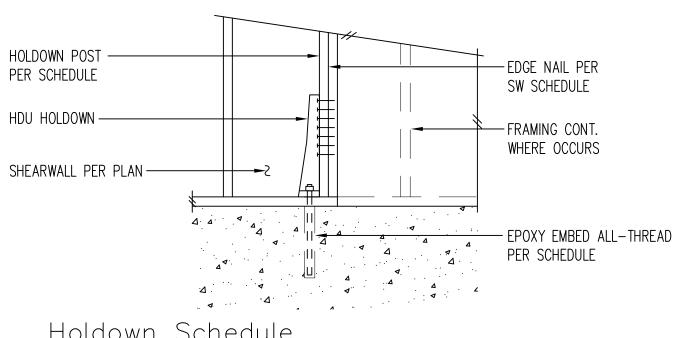
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Sheet Title:
STRUCTURAL DETAILS

-

Sheet No. **53.0** 



Holdown Schedule

Plan	Corowo	Anchor	A.B.	Holdowr	Post
Mark	Screws	Bolt	Embed	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x 2-1/2"	5/8"ø	12"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x 2-1/2"	5/8"ø	16"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x 2-1/2"	5/8"ø	20"	4x6	4x6
HDU8-SDS2.5	(20)SDS 1/4"x 2-1/2"	5/8"ø	24"	4x8	6x6
HDU11-SDS2.5	(30)SDS 1/4"x 2-1/2"	1"ø	24"	4x10	6x6
HDU14-SDS2.5	(36)SDS 1/4"x 2-1/2"	1"ø	24"	4x12	6x8

MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

TYPICAL HDU HOLDDOWN

 $\sqrt{ SCALE: 3/4" = 1'-0"}$ 

SHEATHING PER PLAN

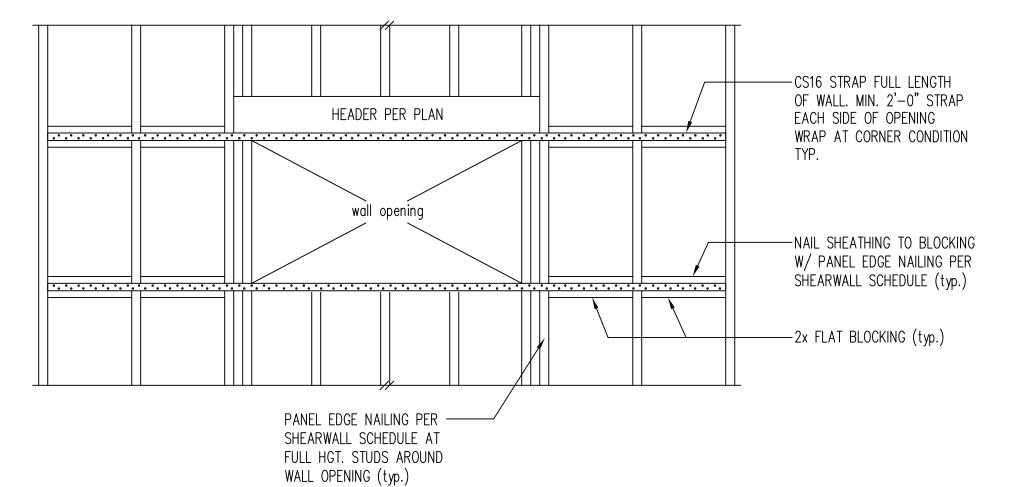
PLYWOOD MAY BE INSTALLED ON

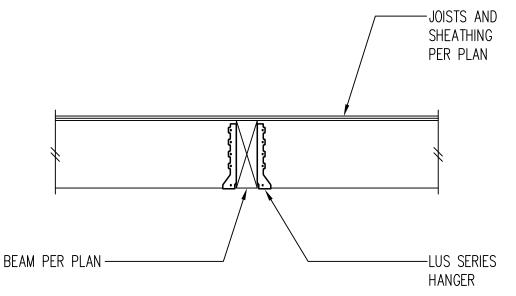
**EXTERIOR BEARING WALL** 

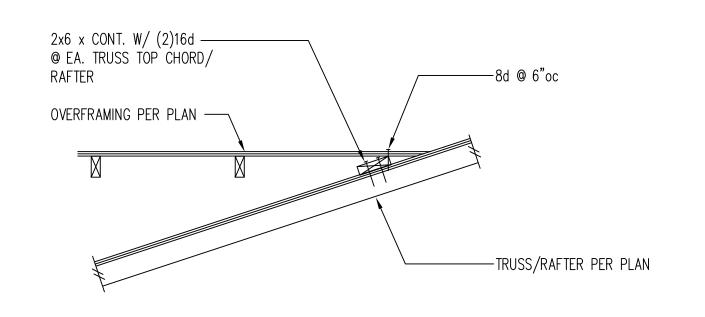
INSIDE FACE OF WALL

 $\int_{0}^{2} SCALE: 3/4" = 1'-0"$ 

8d @ 6"oc ——





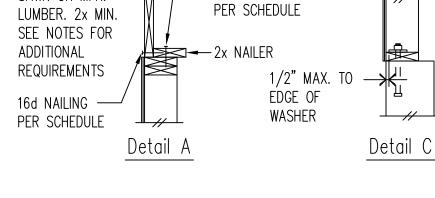


CONTINUOUS STRAPS AT WALL OPEINING ABOVE & BELOW SCALE: 3/4" = 1'-0"

TYPICAL FLUSH BEAM SCALE: 3/4" = 1'-0"

**OVERFRAME CONNECTION** 

SAWN OR MFR.──∏ PER SCHEDULE LUMBER. 2x MIN. SEE NOTES FOR 2x NAILER ADDITIONAL REQUIREMENTS 1/2" MAX. TO EDGE OF 16d NAILING WASHER PER SCHEDULE



EDGE NAILING —

16d NAILING — → |X|X

Detail B

PLAN VIEW AT ABUTTING PANEL

EDGES OF W3 & W2

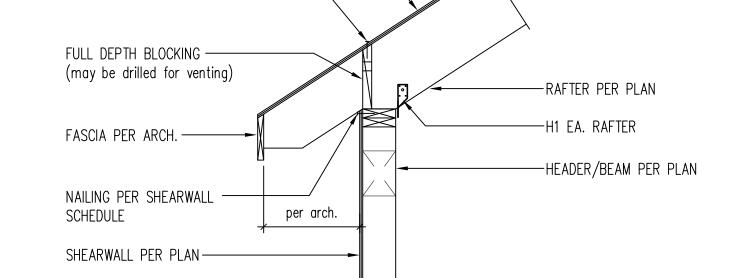
OVER EA. STUD

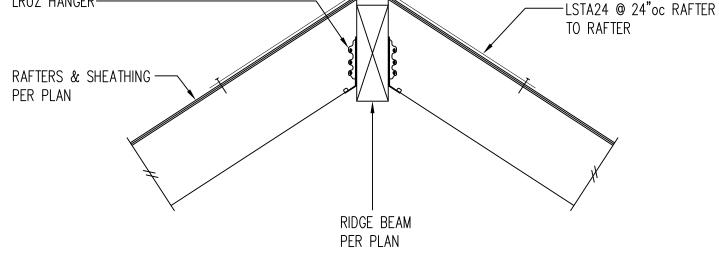
PER SCHEDULE

Shearwall Schedul@@@@@@

Mark Sheathing		Panel Edge	Top Plate (	Connection	Base Plate Connection	
Wark	Sheathing	Nailing	if TJI	if Wood	at Wood®	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8"ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8"ø A.B. @ 32"oc
W3 (4)	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8"ø A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc 11	5/8"ø A.B. @ 16"oc

- ① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.
- ② 8d NAILS SHALL BE 0.131"DIAM x 2-1/2" (common) 16d NAILS SHALL BE 0.135"ø x 3-1/2" (box) 10d NAILS SHALL BE 0.148"ø x 3" (common).
- ③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- ⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- 6 ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.
- A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ① AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- ① PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

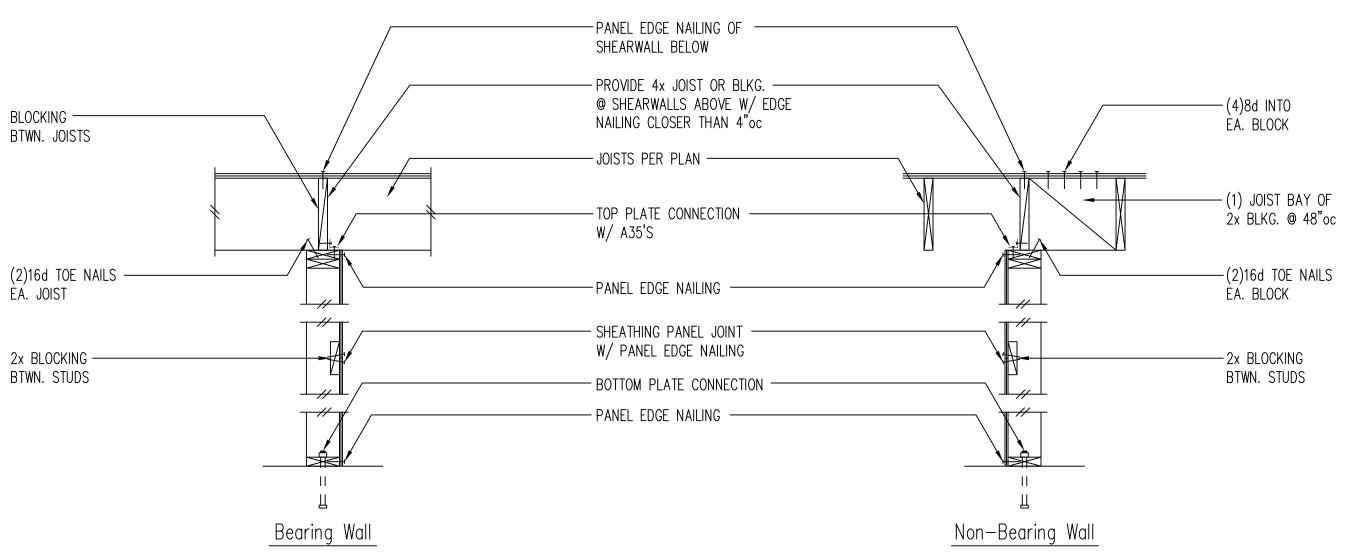




6 RIDGE BEAM WITH LRU HANGERS SCALE: 3/4" = 1'-0"

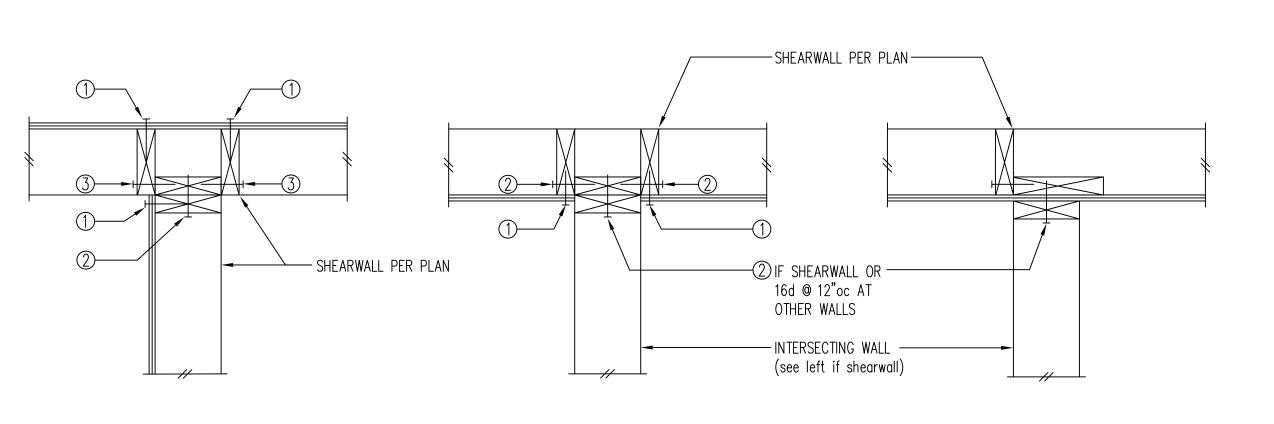
SHEARWALL SCHEDULE - SHEATHED ONE SIDE  $\sqrt{\text{SCALE: } 3/4" = 1'-0"}$ 

Detail D



LRUZ HANGER-

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



1 PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE

2 BASE PLATE NAILING PER SHEARWALL SCHEDULE

③ 16d @ 8"oc

TYP SHEARWALL INTERSECTIONS

 $\frac{}{\text{SCALE: } 3/4" = 1'-0"}$ 

Sheet No.

Sheet Title:

STRUCTURAL DETAILS

**∞** 

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KANTER

12 Meadow Lane

MI Project#

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TYPICAL SHEARWALL CONSTRUCTION  $\sqrt{\text{SCALE: } 3/4" = 1'-0"}$ 



# KANTER RESIDENCE

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SEE SHEARWALL -SCHEDULE RAFTERS PER PLAN — 2x BLOCKING @ 24"oc MATCH EXIST. R3 SW TO ROOF CONNECTION

—PANEL EDGE NAILING @ 24" O.C.

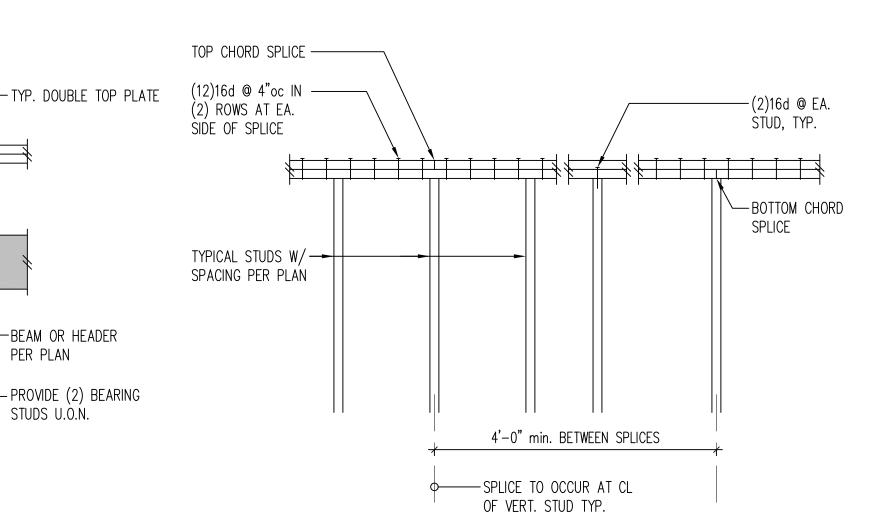
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Sheet Title: STRUCTURAL DETAILS

Sheet No.



# TYP HEADER SUPPORT W/ 2 BEARING STUDS DETAIL

-BEAM OR HEADER

- PROVIDE (2) BEARING

PER PLAN

STUDS U.Ò.Ń.

## TYPICAL TOP PLATE SPLICE SCALE: 3/4" = 1'-0"

### SISTERING SCHEDULE FOR MULTI- BEAMS (SDWS) SCALE: 3/4" = 1'-0"

3-1 1/2"

0.220x5

12"OC

2-1 1/2"

0.220x3

2

12"OC

4-1 1/2"

0.220x6

2

— DRILL Ð" HOLE @ CORNER OF NOTCH

PRIOR TO CUTTING.

DO NOT OVER CUT.

SHEARWALL PER PLAN —

12"OC

NOTE: MAY USE SDS I"

@ CONTRACTORS OPTION

PLAN

VIEW

SECTION

# OF WOOD BMS (LVL)

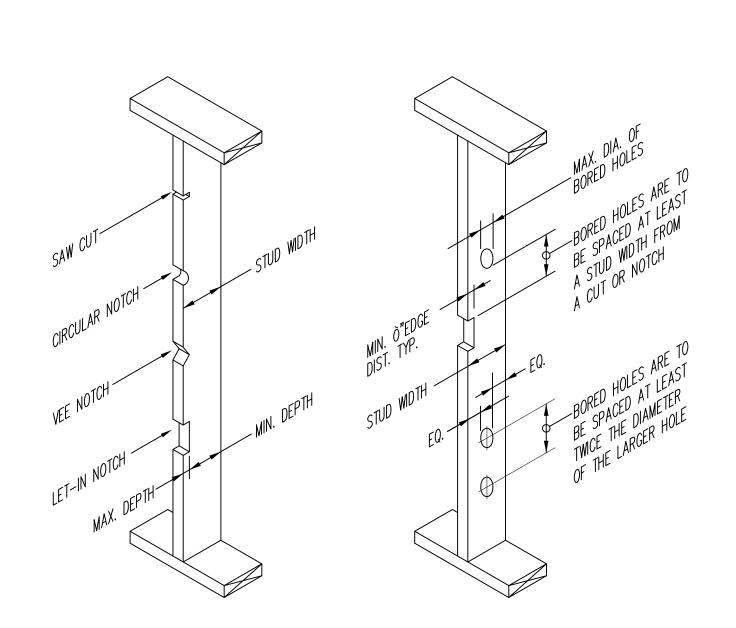
# OF SDW22 SCREWS

SPACING OF SDW22 SCREWS

– MIN. SCREW END DISTANCE = 6"

BEAM PER PLAN ----

SDW22 SCREW SIZE



TYP HOLES AND NOTCHES IN WOOD STUDS

EX. CAR DECKING

∕— A35 @ 12" O.C.

CONNECTION PER

-SHEARWALL PER

PLAN & SW SCHEDULE

BEAMS ─EX. 4X12

SW SCHEDULE

A35 (at exterior walls only)-

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

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

SHEARWALL ABOVE PER PLAN —

(E)2X12 BLKG CONT. OR PROVIDE NEW-

HOLDDOWN CONNECTION AT CANTILEVER

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

OMIT @ HEADERS < 6'-0"

(6)16d ——

TYP. STUDS —

BEARING WALL STUDS							
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAININ AFTER CUT OR NOTO					
2x4	Ö"	2Ò"					
2x6	1Δ	4Ê"					
2x8	1Ô"	5Đ"					
2x8	1Ô"	5Đ"					

STUDS MAY NOT BE BORED IN EXCESS OF 40% OF THE STUD, IF STUDS ARE DOUBLED, BORINGS MAY BE INCREASED TO 60% OF STUD WIDTH PROVIDED NOT MORE THAN (2) SUCCESSIVE STUDS ARE BORED. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

MAX DIAMETER

OF BORED HOLE

**BEARING WALL STUDS** 

MIN DEPTH REMAINING

AFTER BORED HOLE

Ò" EA SIDE OF HOLE Ò" EA SIDE OF HOLE

Ò" EA SIDE OF HOLE

	NON-BEARING V	VALL STUDS
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1Δ	2 <b>Ê</b> "
2x6	2Ë"	3Δ
2x8	2Ö"	4Δ

STUDS WITHOUT REVIEW BY ENGINEER.

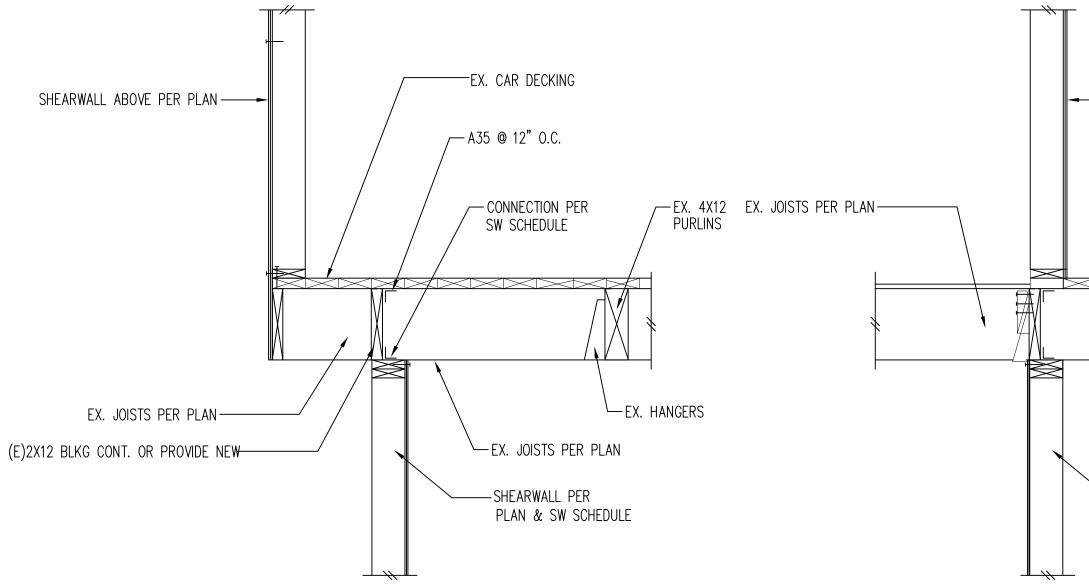
		NON-BEARING V	VALL STUDS
	STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAININ AFTER BORED HOLI
	2x4	2É"	Ò" EA SIDE OF HOL
_	2x6	31"	Ò" EA SIDE OF HOL
_	2x8	4Ì"	Ò" EA SIDE OF HOL
	NOTE:		

STUDS MAY NOT BE BORED IN EXCESS OF 60% OF THE STUD. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

# CUTTING AND NOTCHING WOOD STUDS BORED HOLES IN WOOD STUDS NOTE: DO NOT NOTCH MORE THAN THREE ADJACENT

BORED HOLE NOT PERMITTED IN MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

# 13 TYP NOTCHESAT END OF WOOD BEAM SCALE: 3/4" = 1'-0"



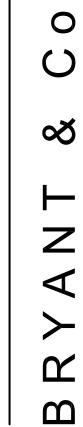
U2 HOLDDOWN CONNECTION AT CANTILEVER

→ WALL ABOVE PER PLAN EX. CAR DECKING EX. 4X12
PURLINS —SHEARWALL PER PLAN & SW SCHEDULE

U3 JOIST TO BEAM CONNECTION

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

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



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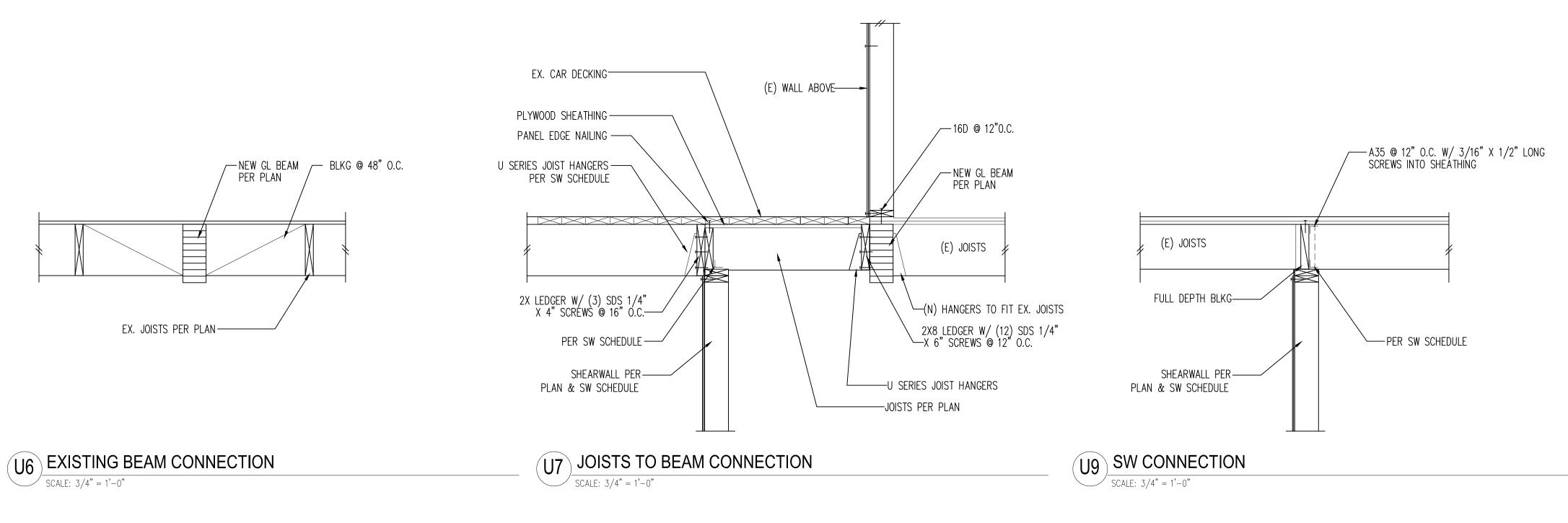
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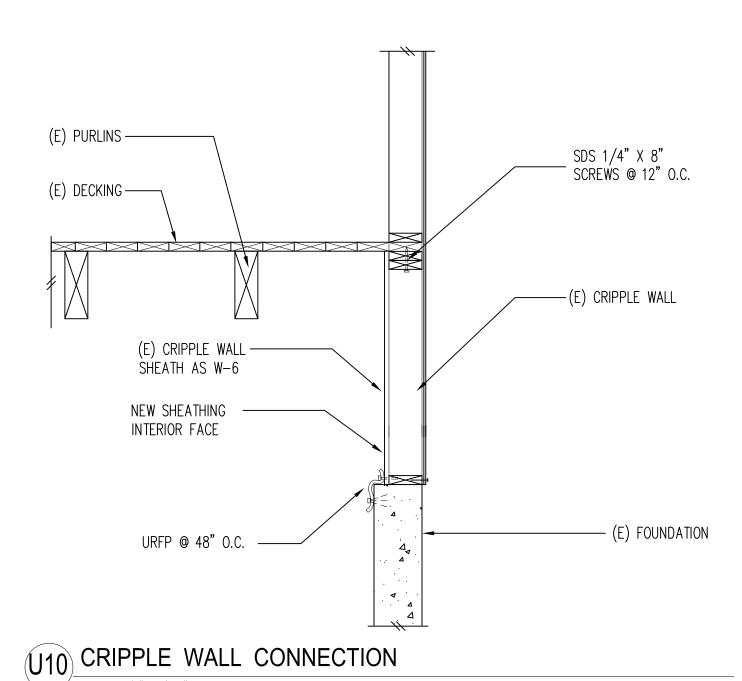
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Sheet Title: STRUCTURAL DETAILS

Sheet No.





/—NEW GL BEAM /—BLKG @ 48" O.C.

—EX. JOISTS PER PLAN

PER PLAN

EX. SHTG. ———

U SERIES HANGERS TO-

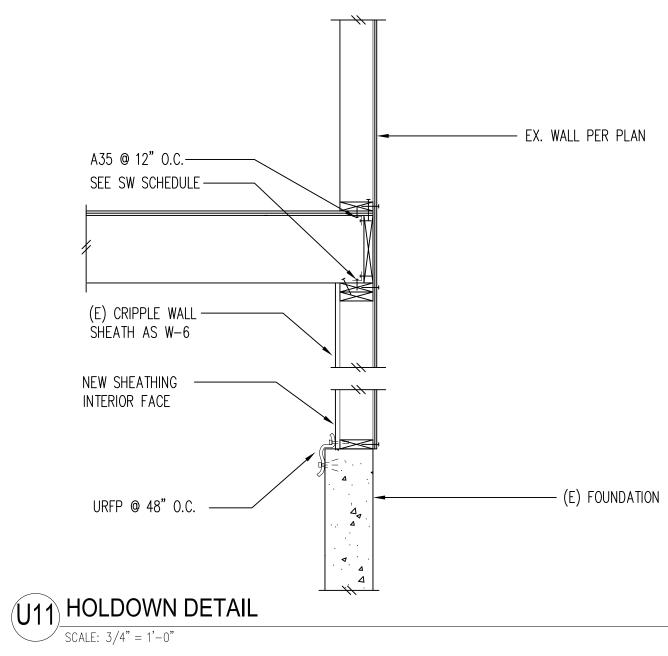
NEW GL BEAM CONNECTION

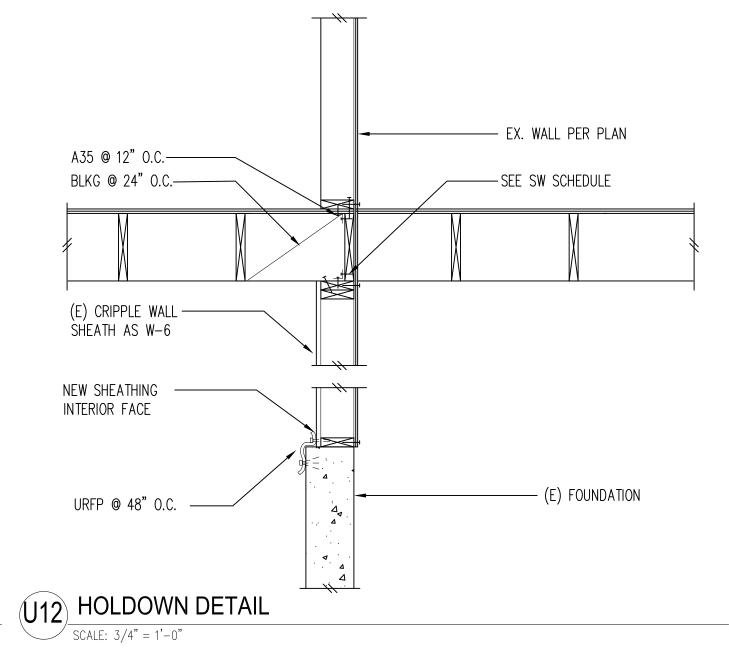
FIT (E) JOISTS

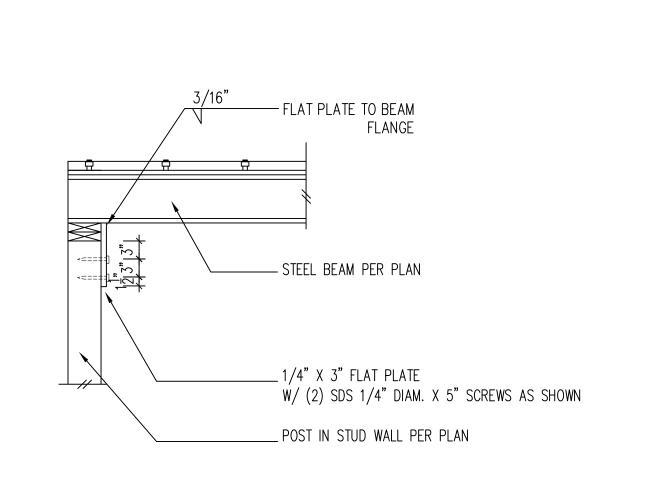
SCALE: 3/4" = 1'-0"

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

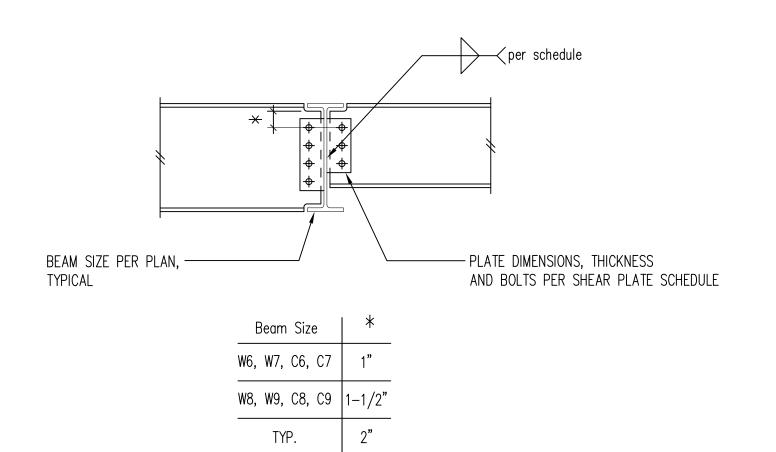
EX. JOISTS PER PLAN-

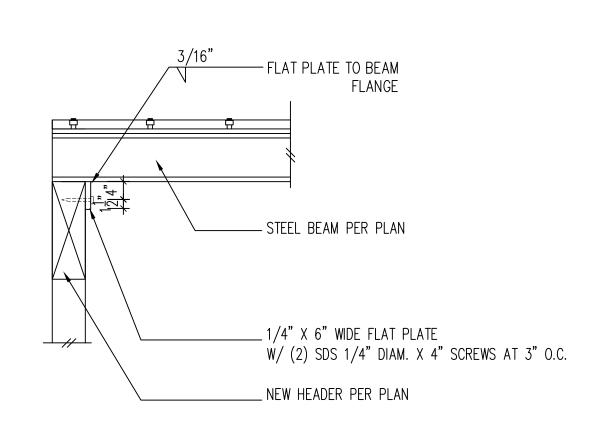


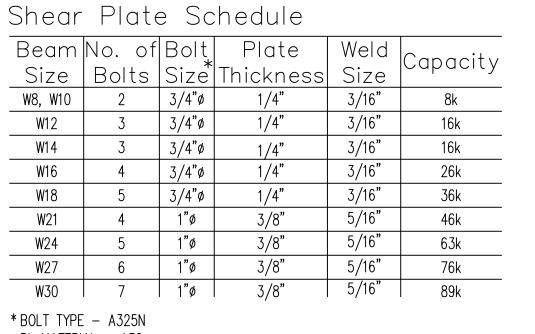




U13 STEEL BEAM CONNECTION DETAIL SCALE: 3/4" = 1'-0"







1/8" 2x BLKG. EA. SIDE @ 24"oc W/ (4)8d EA. BLOCK -STEEL BEAM PER PLAN W/ FULL WOOD WEB BLKG. W/ 5/8"ø THRU BOLTS @ 48"oc PL MATERIAL - A36

STEEL BEAM CONNECTION DETAIL

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

TYP. SINGLE SHEAR PLATE CONNECTION SCHEDULE

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

TYP. BEAM TO BEAM CONNECTION DETAIL

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

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

− 2x NAILER W/ 5/8"ø

W.T.S. @ 48"oc