

| | | |
|--------------------------------|---------------|-----------|
| MAIN | EXISTING: | 1466.6 SF |
| | NEW (HEATED): | 439.7 SF |
| BASEMENT | EXISTING: | 1456.1 SF |
| | NEW (HEATED): | 141.8 SF |
| TOTAL LIVING SPACE: | | 3504.2 SF |
| EXISTING GARAGE: | | 460.9 SF |
| NEW COVERED DECK: | | 236.2 SF |
| EXISTING SHED (TO BE REMOVED): | | -195.6 SF |

PROJECT DIRECTORY:

OWNER: KEVIN & SUZETTE PIPER
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

ARCHITECT: FORM + FUNCTION ARCHITECTURE
1800 WESTLAKE AVE N., SUITE 205
SEATTLE, WA 98109
(206) 372-9796
CONTACT: JUDY TUCKER, AIA

STRUCTURAL ENGINEERING: CT ENGINEERING INC.
180 NICKERSON ST SUITE 302
SEATTLE, WA 98109
(206) 285-4512
CONTACT: BEN McCANN

GEOTECHNICAL ENGINEERING: ZIPPER GEO ASSOC.
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
(425) 582-9928
CONTACT: DAVE MATTHEWS

SURVEYOR: APEX ENGINEERING
2601 S 35TH ST, STW 200
TACOMA, WA 98409
(253) 473-4494
CONTACT: KURT PARCHER

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SURVEY

- SURV TOPOGRAPHIC SURVEY

PROJECT NOTES:

PROJECT DESCRIPTION: REMODEL MAIN FLOOR KITCHEN, MOVE STAIRS TO NEW REAR YARD ADDITION, NEW REAR YARD COVERED DECK, NEW SIDE YARD MUDROOM ADDITION TO CONNECT HOUSE TO GARAGE, NEW GUEST BATH, NEW MAIN FLOOR MASTER SUITE, NEW ROOF.

KING COUNTY ASSESSOR PARCEL NUMBER: 6666800250

PROJECT ADDRESS: 8429 SE 33RD PL MERCER ISLAND, WA 98040

LEGAL DESCRIPTION: PARKRIDGE ADD, LOT 25

ZONING: SF 9.6

CONSTRUCTION TYPE: TYPE V B

ENVIRONMENTAL CRITICAL AREAS: LANDSLIDE HAZARD, EROSION CONTROL

LOT AREA: 19,302 SF (0.44 ACRES)

SETBACKS: FRONT YARD: 20' MIN
REAR YARD: 25' MIN
SIDE YARD: 5' MIN, 18' COMBINED (17% OF LOT WIDTH: 106'-3")

LOT SLOPE: BASED ON LOT SLOPE. LOW ELEVATION = 192.0' HIGHEST ELEVATION = 270.0' (270.0-192.0) / 163.7' LOT SLOPE LINE= 47.6% SLOPE
30% - 50% LOT SLOPE ALLOWS FOR 30% LOT COVERAGE
30% OF 19,302 SF=5,790.6 SF

LOT COVERAGE:

| | |
|----------------------------------|--------------------------|
| EXIST ROOF = | 2659.6 SF |
| NEW ROOF = | 196.6 SF |
| EXIST. DRIVEWAY = | 2310.3 SF |
| NEW COVERED PATIO/ DECK = | 413.4 SF |
| EXIST. SHED ROOF = | 289.5 SF |
| EXIST. SHED ROOF TO BE REMOVED = | -289.5 SF |
| TOTAL LOT COVERAGE= | 5579.9 SF (28.9%) |
| ALLOWABLE LOT COVERAGE: | 5790.6 SF (30%) |

IMPERVIOUS SURFACE: SEE SHEET A2.2 FOR IMPERVIOUS SURFACE CALCULATIONS & SITE PLAN DIAGRAM

HARDSCAPE SURFACE:

| | |
|--------------------------------------|-------------------------|
| EXIST UNCOVERED PATIOS = | 533.3 SF |
| EXIST WALKWAYS = | 100.0 SF |
| EXIST ROCKERIES/RETAINING WALLS = | 75.0 SF |
| EXIST GRVEL WALKWAY = | 370.9 SF |
| NEW UNCOVERED PATIOS = | 490.9 SF |
| EXIST. CONC. PATIO (TO BE REMOVED) = | -533.3 SF |
| TOTAL HARDSCAPE AREA= | 1036.8 SF (5.3%) |
| ALLOWABLE HARDSCAPE: | 1737.2 SF (9%) |

GROSS FLOOR AREA:

| | |
|--------------------------------|------------------------|
| BASEMENT= | 899.24 SF |
| EXISTING MAIN FLOOR= | 1466.6 SF |
| NEW MAIN FLR= | 439.7 SF |
| EXISTING GARAGE= | 460.9 SF |
| MAIN FLOOR COVERED DECK= | 236.2 SF |
| TOTAL GROSS FLOOR AREA= | 3502.6 SF (18%) |
| 40% OF 19,302= | 7,720.8 SF ALLOWED |

BASEMENT FLOOR AREA EXEMPTION CALCULATION: 1456.1 (BSMT SF) X 61.7% (BELOW GRADE %) = 899.24 SF

| WALL SEGMENT | LENGTH X | COVERAGE = | RESULT |
|---------------|--------------|------------|-------------|
| A | 27.1 | 50.6 | 15.2 |
| B | 53.7 | 7 | 3.8 |
| C | 27.1 | 100 | 27.1 |
| D | 53.7 | 100 | 53.7 |
| TOTALS | 161.6 | | 99.8 |

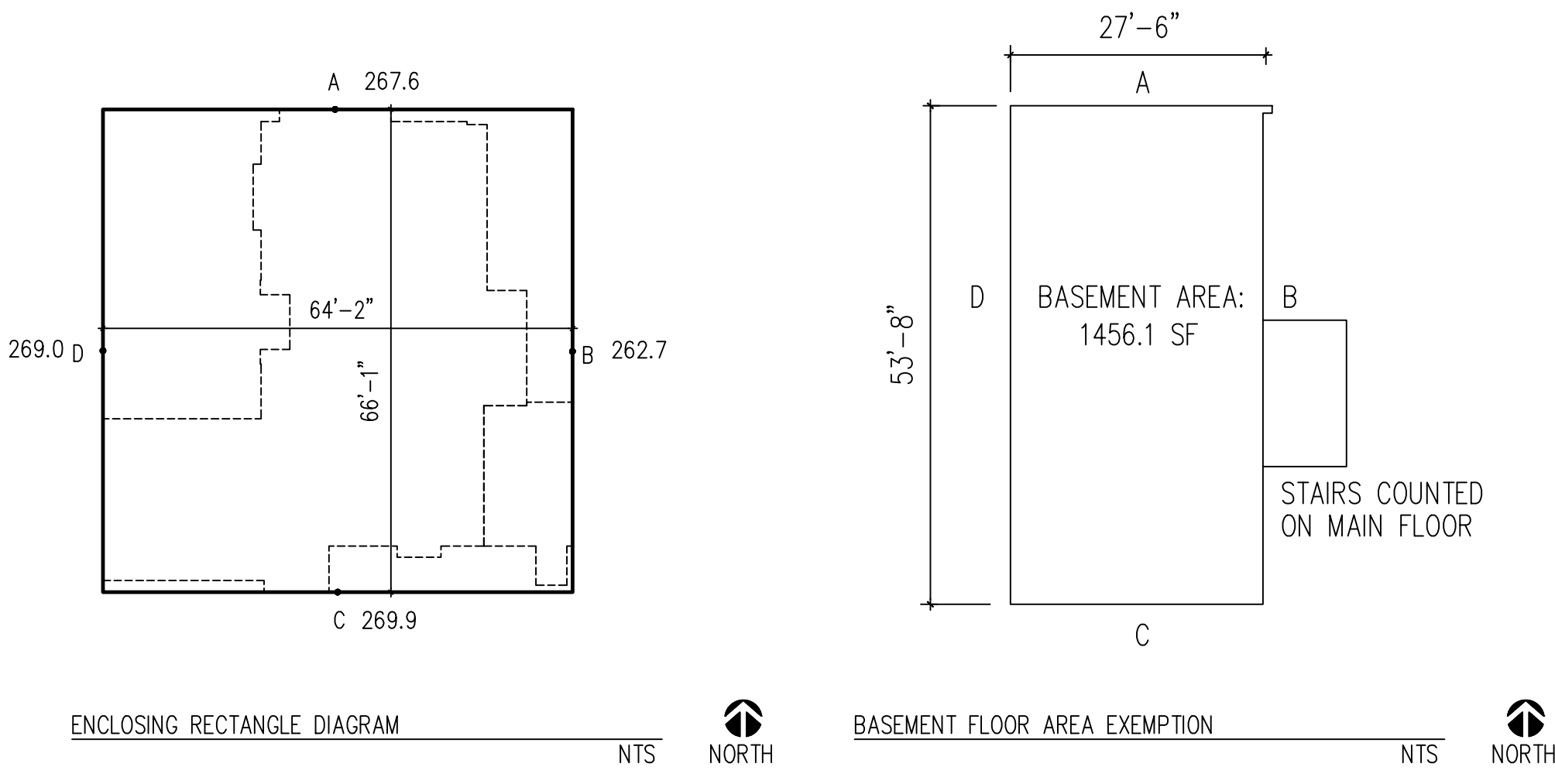
BUILDING HEIGHT: MAX 30' ABE (AVERAGE BUILDING ELEVATION):
(MID POINT ELEVATION X LENGTH OF WALL) / TOTAL LENGTH OF WALL SEGMENTS
(60,044.25) / 229 = 262.2' ABE

BUILDING HEIGHT: AVERAGE GRADE= (Aa)+(Bb)+(Cc)+(Dd)/a+b+c+d =
A=267.6 a=64.2
B=262.7 b=66.1
C=269.9 c=64.2
D=269.0 d=66.1
(267.6x64.2)+(262.7x66.1)+(269.9x64.2)+(269.0x66.1)/64.2+66.1+64.2+66.1= 267.3'
AVERAGE EXISTING GRADE= 267.3', ALLOWABLE HT = 297.3'

SITE KEY PLAN
SEE SHT A1.1 FOR SITE DIMENSIONS/ PROJECT NOTES

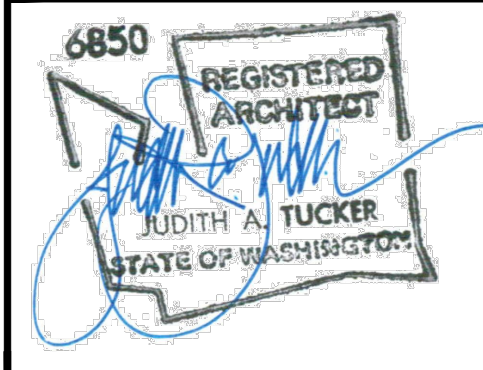
- CODE NOTES:**
- OPENINGS SHALL BE CAULKED, OR WEATHER STRIPPED.
 - SEAL TEARS AND JOINTS IN INSULATION WITH TAPE.
 - MOISTURE CONTROL TO BE PROVIDED PER WA STATE ENERGY CODE.
 - HOT WATER HEATERS SHALL COMPLY WITH THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT. (EXISTING WH TO REMAIN)
 - PROVIDE SEISMIC STRAP FOR WATER HEATER. (VERIFY EXISTING OR PROVIDE NEW)
 - SERVICE WATER PIPES IN UNHEATED SPACES SHALL BE INSULATED PER WA STATE ENERGY CODE.
 - ALL NAILING PER IRC
 - PROVIDE SMOKE DETECTORS PER IRC - IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA AND ON EACH STORY OF THE HOUSE. CONTRACTOR TO VERIFY SD'S ARE PROPERLY INSTALLED IN THE EXISTING HOUSE.
 - SMOKE DETECTORS SHALL BE POWERED BY THE BUILDING WIRING WITH A BATTERY BACKUP.
 - CARBON MONOXIDE ALARMS TO BE INSTALLED PER IRC- OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. CONTRACTOR TO VERIFY HEAT DETECTOR TO BE INSTALLED PER IRC- IN CENTRAL LOCATION OF THE (E) ATTACHED GARAGE.
 - PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS PER THE IRC.
 - PROVIDE APPROVED SECURITY AND LOCKING DEVICES AT NEW DOORS AND WINDOWS PER IRC.

- GENERAL NOTES:**
- ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE CURRENT EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (2018), WASHINGTON STATE ENERGY CODE (2018), WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AND WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REGULATIONS.
 - GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING AND NEW UTILITIES AND SITE CONDITIONS BEFORE AND DURING CONSTRUCTION. INFORM ARCHITECT OF VARIATIONS BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
 - DO NOT SCALE DRAWINGS; VERIFY ALL DIMENSIONS ON THE JOB.
 - DIMENSIONS ARE TO FACE OF FOUNDATION WALLS AND FACE OF ROUGH FRAMING, UNLESS NOTED OTHERWISE. FOR DIMENSIONS TO EXIST. STRUCTURE - ASSUME FACE OF (E) FINISHED SURFACE.
 - FLOOR-TO-FLOOR DIMENSIONS FROM TOP OF SUBFLOOR TO TOP PLATES, UNLESS NOTED OTHERWISE.
 - PROVIDE SOLID BLOCKING BEHIND ALL WALL HUNG FIXTURES AND ACCESSORIES.



| NO. | REVISION DATE |
|-----|----------------------------------|
| ▲ 1 | CITY CORRECTIONS DATED 6/9/2022 |
| ▲ 2 | CITY CORRECTIONS DATED 7/26/2022 |

FORM + FUNCTION ARCHITECTURE
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
206.372.9796



PIPER REMODEL
8429 SE 33RD PL
MERCER ISLAND, WA
98040

PROJECT NO. 1212

DATE: 3/29/22

DRAWN BY: JT SD

CHECKED BY: JT

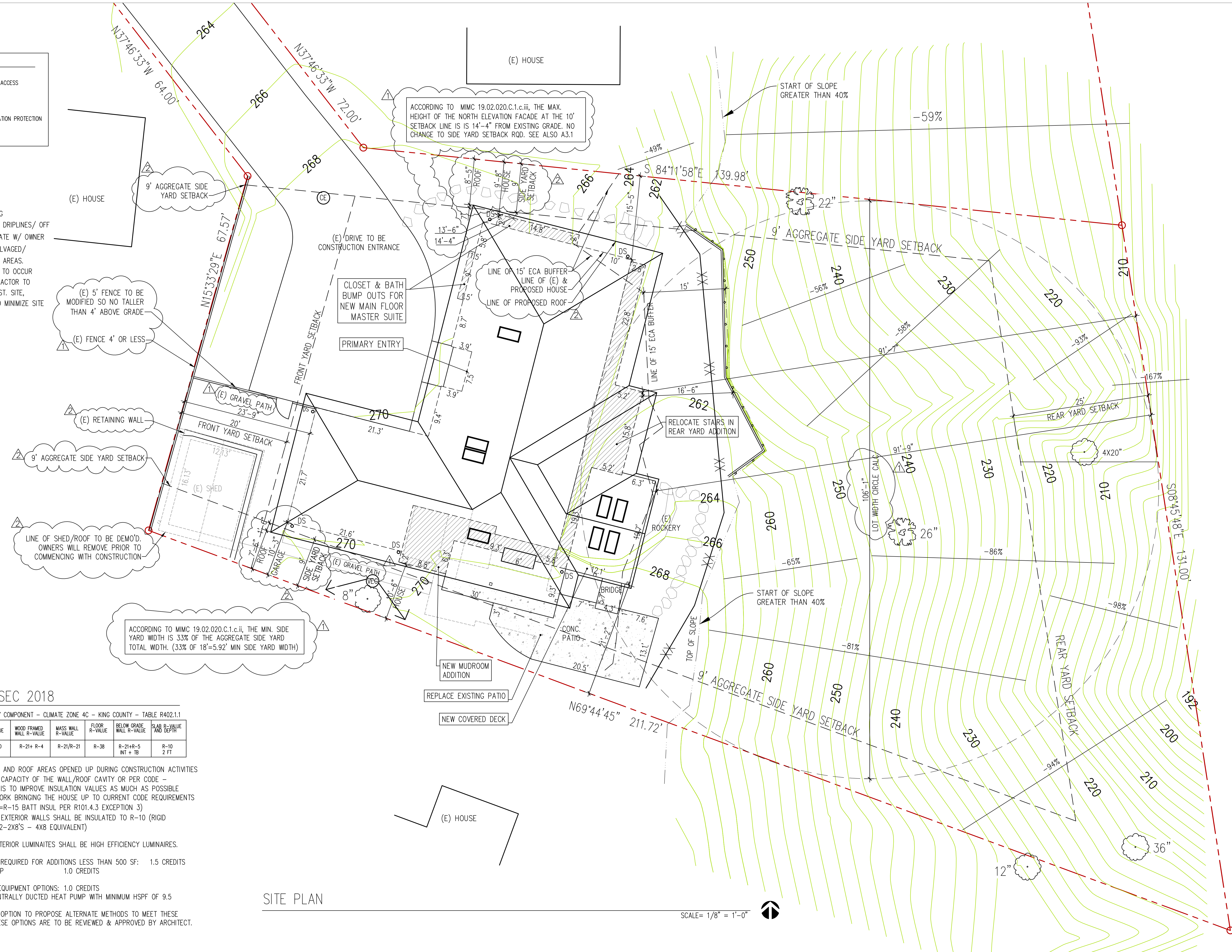
SHEET TITLE: SITE PLAN PROJ INFO

SHEET NO. A1.0

LEGEND

- CE CONSTRUCTION ACCESS
- XX FILTER FENCE
- VEG TREE & VEGETATION PROTECTION

- NOTES:**
- PROTECT EXIST. TREES DURING CONSTRUCTION. STAY OUT OF DRIP LINES/OFF ROOTS IF POSSIBLE. COORDINATE W/ OWNER ON ALL PLANTINGS TO BE SALVAGED/RELOCATED IN CONSTRUCTION AREAS.
 - NO CONSTRUCTION ACTIVITIES TO OCCUR NEAR TOP OF SLOPE - CONTRACTOR TO UTILIZE BMP TO PROTECT EXIST. SITE, VEGETATION, & ROCKERIES TO MINIMIZE SITE DISTURBANCE.



ENERGY NOTES: WSEC 2018

INSULATION & FENESTRATION RQMTS BY COMPONENT - CLIMATE ZONE 4C - KING COUNTY - TABLE R402.1.1

| FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR | CEILING R-VALUE | WOOD FRAMED WALL R-VALUE | MASS WALL R-VALUE | FLOOR R-VALUE | BELOW GRADE WALL R-VALUE | SLAB R-VALUE AND DEPTH |
|-----------------------|-------------------|---------------------------|--------------------------|-------------------|---------------|--------------------------|------------------------|
| .24 | .50 | R-38 VAULTED R-49 FLAT | R-21+ R-4 | R-21/R-21 | R-38 | R-21+R-5 INT + TB | R-10 2 FT |

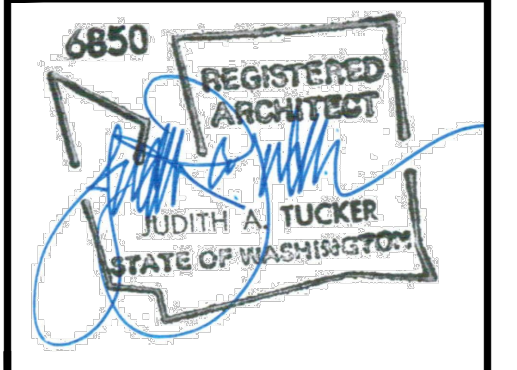
- ALL EXISTING WALL, FLR, CLG AND ROOF AREAS OPENED UP DURING CONSTRUCTION ACTIVITIES WILL BE INSULATED PER THE CAPACITY OF THE WALL/ROOF CAVITY OR PER CODE - WHICHEVER IS LESS- INTENT IS TO IMPROVE INSULATION VALUES AS MUCH AS POSSIBLE WITHIN THE EXISTING FRAMEWORK BRINGING THE HOUSE UP TO CURRENT CODE REQUIREMENTS (2X6=R-21 BATT INSUL, 2X4=R-15 BATT INSUL PER R101.4.3 EXCEPTION 3)
ALL NEW HEADERS IN EXTERIOR WALLS SHALL BE INSULATED TO R-10 (RIGID INSULATION BETWEEN 2-2X8'S - 4X8 EQUIVALENT)
 - MINIMUM 75% OF ALL NEW INTERIOR LUMINAITES SHALL BE HIGH EFFICIENCY LUMINAITES.
 - ADDITIONAL ENERGY CREDITS REQUIRED FOR ADDITIONS LESS THAN 500 SF: 1.5 CREDITS HEATING OPTIONS: HEAT PUMP 1.0 CREDITS
 - 3 - HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS: 1.0 CREDITS
3.2 AIR-SOURCED CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 9.5
- CONTRACTOR ALSO HAS THE OPTION TO PROPOSE ALTERNATE METHODS TO MEET THESE ADDITIONAL ENERGY CREDITS - THESE OPTIONS ARE TO BE REVIEWED & APPROVED BY ARCHITECT.

SITE PLAN

SCALE = 1/8" = 1'-0"

| NO. | REVISION DATE |
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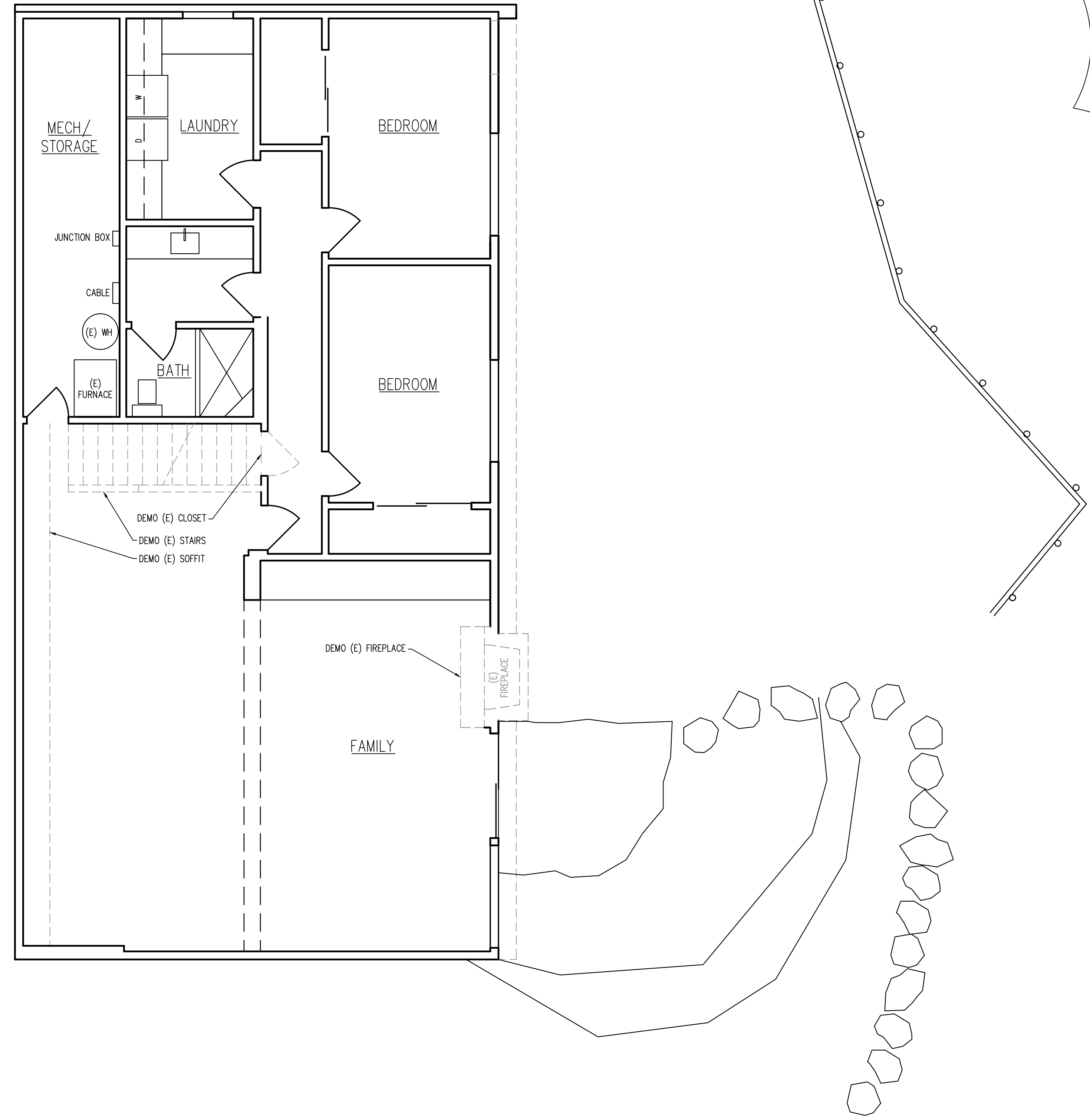


PIPER REMODEL
 8429 SE 33RD PL
 MERCER ISLAND, WA 98040
 PROJECT NO. 1212

| | |
|-------------|----------------------------------|
| DATE | 3/4/22 |
| DRAWN BY | JT SD |
| CHECKED BY | JT |
| SHEET TITLE | SITE PLAN |
| SHEET NO. | TEMP. EROSION & SEDIMENT CONTROL |

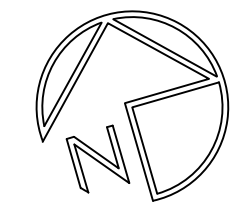
A1.1

| LEGEND | |
|---|---------------------------|
|  | EXISTING TO REMAIN |
|  | EXISTING TO BE DEMOLISHED |
|  | NEW WALLS |



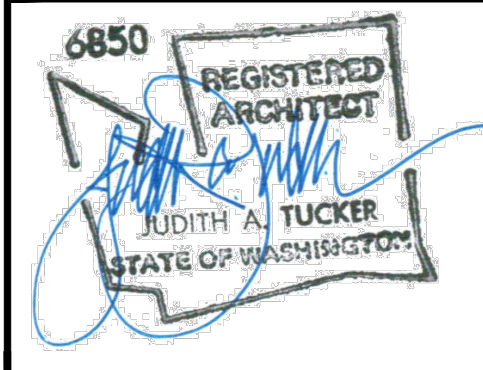
EXISTING BASEMENT DEMO PLAN
 VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

1/4"=1'-0"



| | |
|-----|------------------------------------|
| NO. | REVISION DATE |
| △ | CITY CORRECTIONS DATED 6/9/2022 |

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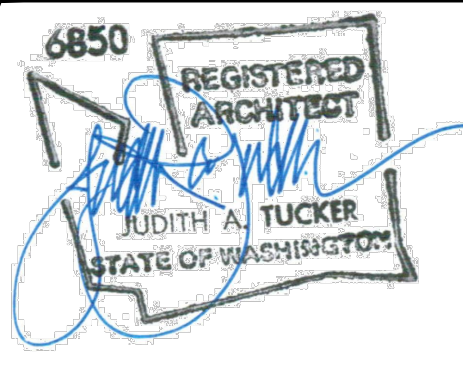
PIPER REMODEL
 8429 SE 33RD PL
 MERCER ISLAND, WA
 98040
 PROJECT NO. 1212

| | |
|-------------|-------------------------------|
| DATE | 6/1/22 |
| DRAWN BY | JT SM |
| CHECKED BY | JT |
| SHEET TITLE | EXISTING BSMT PLAN W/ DEMO |

SHEET NO.
 A2.0

| | |
|-----|------------------------------------|
| NO. | REVISION DATE |
| △ | CITY CORRECTIONS DATED 6/9/2022 |
| | |

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ARCHITECTURE
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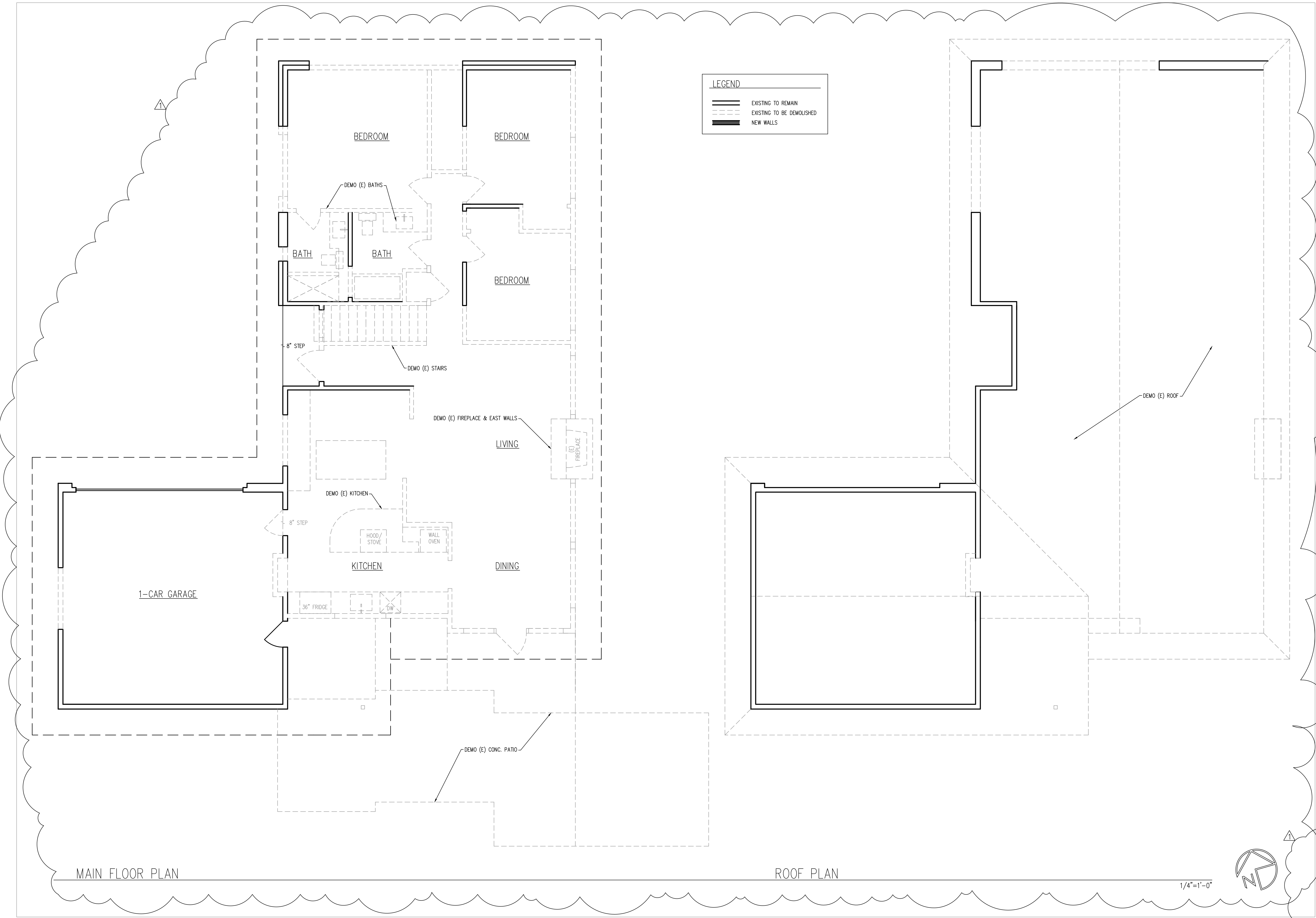


PIPER REMODEL
8429 SE 33RD PL
MERCER ISLAND, WA
98040
PROJECT NO. 1212

DATE 6/1/22
DRAWN BY JT SM
CHECKED BY JT

SHEET TITLE
EXIST. MAIN FLR
& ROOF PLAN
W/ DEMO

SHEET NO.
A2.1

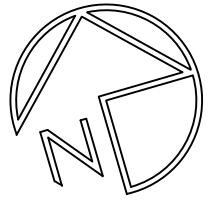


| LEGEND | |
|--------|---------------------------|
| | EXISTING TO REMAIN |
| | EXISTING TO BE DEMOLISHED |
| | NEW WALLS |

MAIN FLOOR PLAN

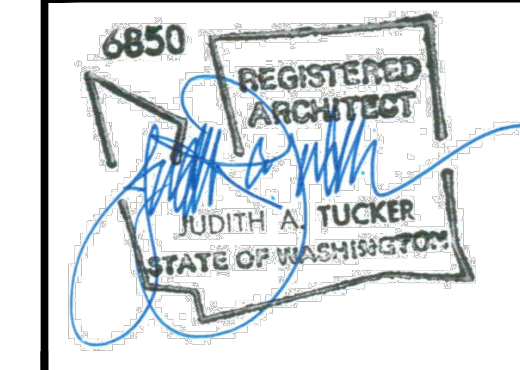
ROOF PLAN

1/4"=1'-0"



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|-----|---------------------------------|
| NO. | REVISION DATE |
| 1 | CITY CORRECTIONS DATED 6/9/2022 |

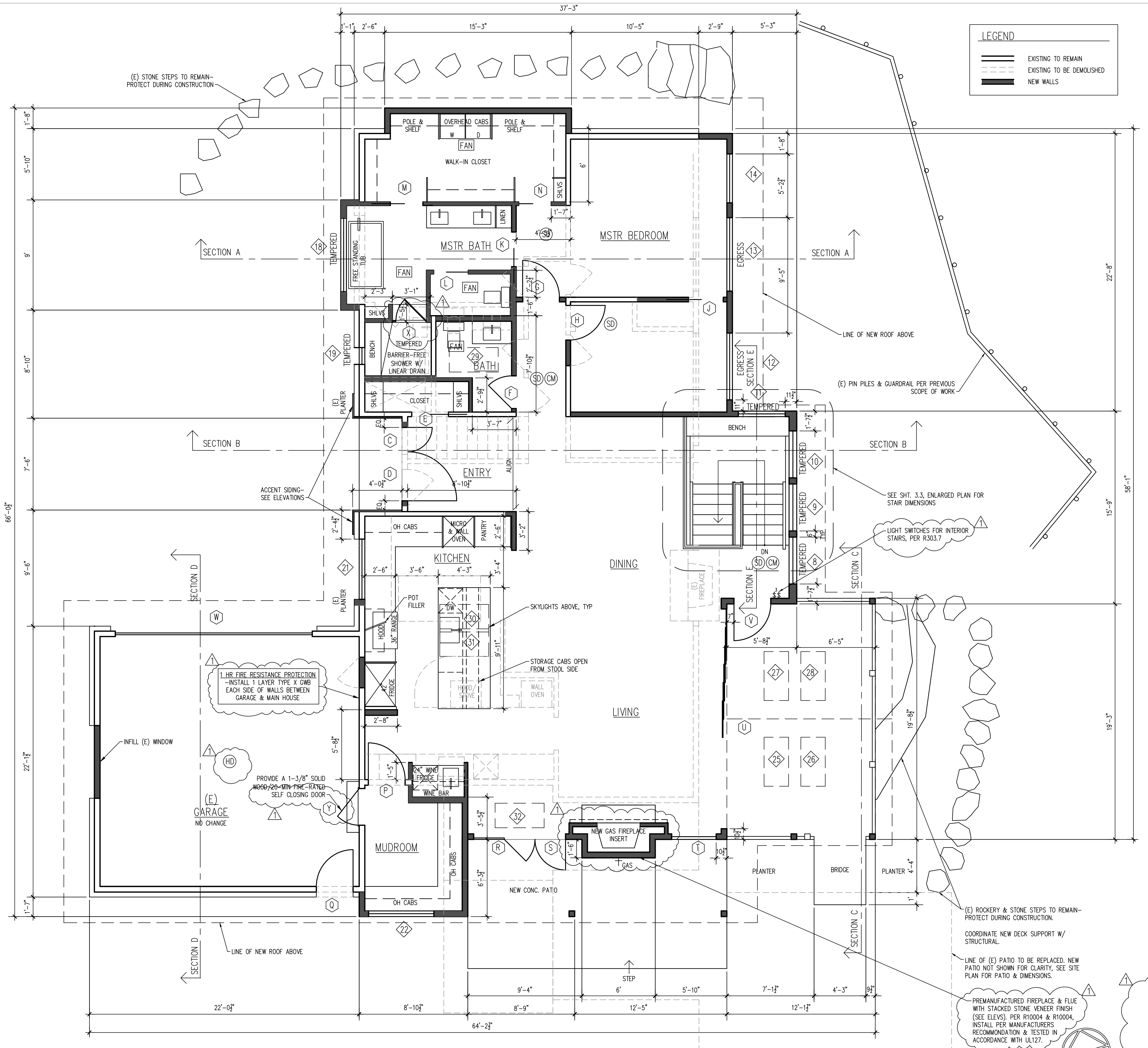
FORM + FUNCTION ARCHITECTURE
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PIPER REMODEL
 8429 SE 33RD PL
 MERCER ISLAND, WA
 98040

| | |
|-------------|---------------|
| DATE | 3/29/22 |
| DRAWN BY | JT SM |
| CHECKED BY | JT |
| SHEET TITLE | MAIN FLR PLAN |

| | |
|-----------|------|
| SHEET NO. | A2.3 |
|-----------|------|



| LEGEND | |
|--------|---------------------------|
| | EXISTING TO REMAIN |
| | EXISTING TO BE DEMOLISHED |
| | NEW WALLS |

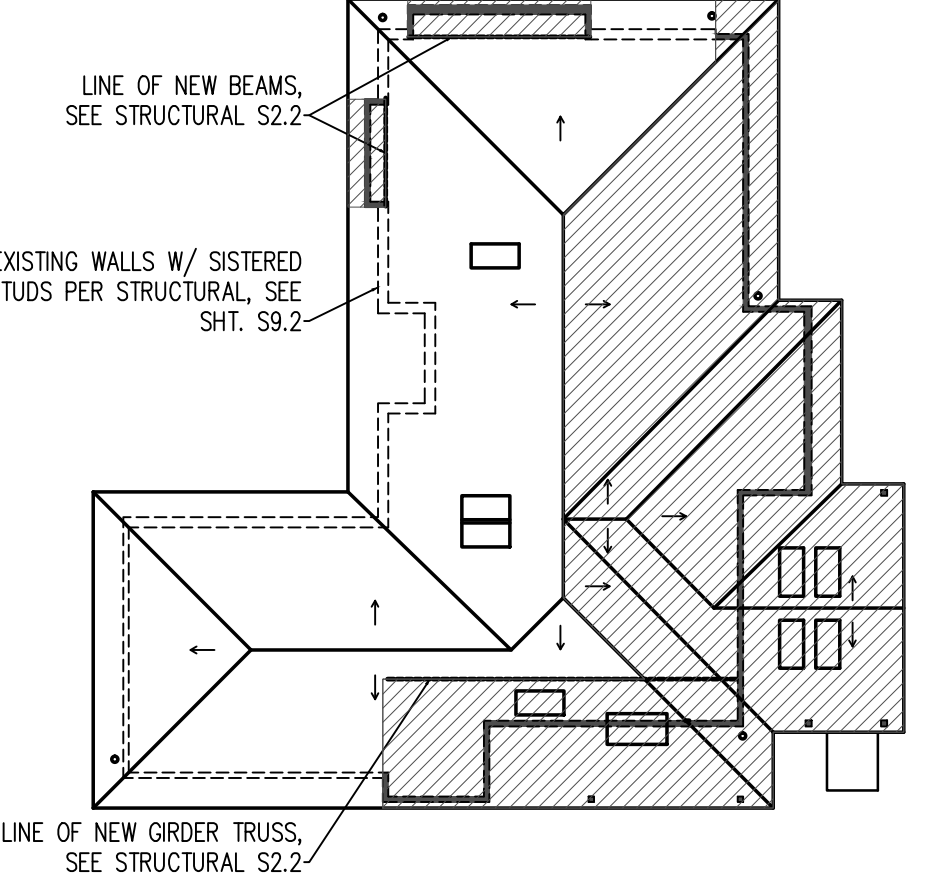


DIAGRAM OF NEW/REPLACED HARD SURFACE FOR STRUCTURES BASED ON SUPPORTED ROOF AREA BY NEW WALLS

| | | |
|----------------------------|-----------------------|------------|
| NEW/REPLACED HARD SURFACE: | NORTH BAY = | 47.82 SF |
| | WEST BAY = | 28.38 SF |
| | SOUTH/EAST ADDITION = | 1493.38 SF |
| | NEW CONCRETE PATIO = | 369.90 SF |
| | TOTAL = | 1939.48 SF |

TOTAL NEW/REPLACED HARD SURFACE IS UNDER THE 2000 SF THRESHOLD, THEREFORE, FULL DRAINAGE PLAN & REPORT BY A CIVIL ENGINEER IS NOT REQUIRED.

STAIR NOTES:

- WIDTH MIN. 36" CLEAR
- TREAD DEPTH 10" CLEAR (ALLOW FOR 1" OVERHANG - 11" TOTAL)
- RISER HEIGHT 7 1/2" +/- VERIFY W/ EXISTING GRADE/ FLOOR HEIGHTS (MAX. HT. 7.75")
- HANDRAIL MIN. 34", MAX 38" ABOVE TREAD NOSINGS
- HANDRAIL GRASP MIN. 1-1/4", MAX. 2"
- HANDRAIL PROJECTION MAX. 4-1/2" FROM EACH SIDE OF STAIRWAY INTO REQUIRED WIDTH. MIN. 1-1/2" BETWEEN THE WALL
- GUARDRAIL MAX OPENING 4" PER SRC R312.1.3
 MIN. UNIFORMLY DISTRIBUTED LIVE LOADS (LBS PER SF)
 200LB CONCENTRATED LOAD ON THE TOP RAIL & 50 PSF ON GUARDRAIL INFILL COMPONENTS PER SRC R301.5-
 SEE STRUCTURAL FOR DETAILS

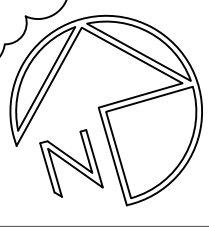
NOTES:

1. CONTRACTOR WILL APPLY FOR PLUMBING, MECHANICAL, ELECTRICAL PERMITS SEPARATELY. CONTRACTOR TO REVIEW EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
2. ALL WALLS THAT HAVE FINISHES REMOVED WILL BE SUBJECT TO CURRENT CODE REQMS - INCLUDES PLUMBING/MECHANICAL/ELECTRICAL/INSULATION.
3. WHOLE HOUSE FAN SHALL BE LOCATED/ASSOCIATED WITH THE MAIN FLOOR GUEST BATH, THIS FAN TO BE EQUIPPED WITH CONTROLS CAPABLE OF MANUAL AND AUTOMATIC OPERATION, SUCH AS A CLOCK TIMER AND SHALL BE DESIGNED TO RUN CONTINUOUSLY PER SRC M1507.3.3.
- 3.1. IN NEW MASTER BATH & CLOSET- INSTALL PANASONIC WHISPERQUET FAN SIZED PER SPACE. (75 C.F.M., 1.0 SONES OR BETTER). FAN SHALL TERMINATE VERTICALLY TO THE EXTERIOR OF THE HOUSE.
- 3.2. NEW KITCHEN HOOD ON MAIN FLOOR TO BE SELECTED- MIN 100 C.F.M., 1.5 SONES OR BETTER. FANS SHALL TERMINATE HORIZONTALLY TO THE EXTERIOR OF THE HOUSE.
4. DOOR JAMBS SHALL BE 3 1/2" TYPICAL, UNLESS NOTED OTHERWISE.
5. SEE SHTS A3.0 & A3.2 FOR WINDOW & DOOR SCHEDULES AND ELEVATIONS (A3.0 & A3.1) FOR ADDITIONAL INFORMATION.
6. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN BOTH MAIN FLOOR BATHROOMS.

MAIN FLOOR PLAN

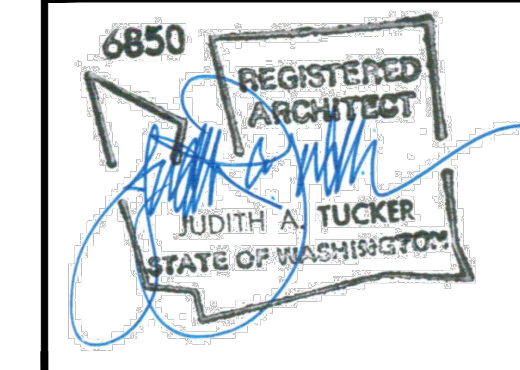
VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

1/4"=1'-0"



| NO. | REVISION DATE |
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| △ | CITY CORRECTIONS DATED 6/9/2022 |
| △ | CLIENT REVISIONS DATED 6/9/2022 |

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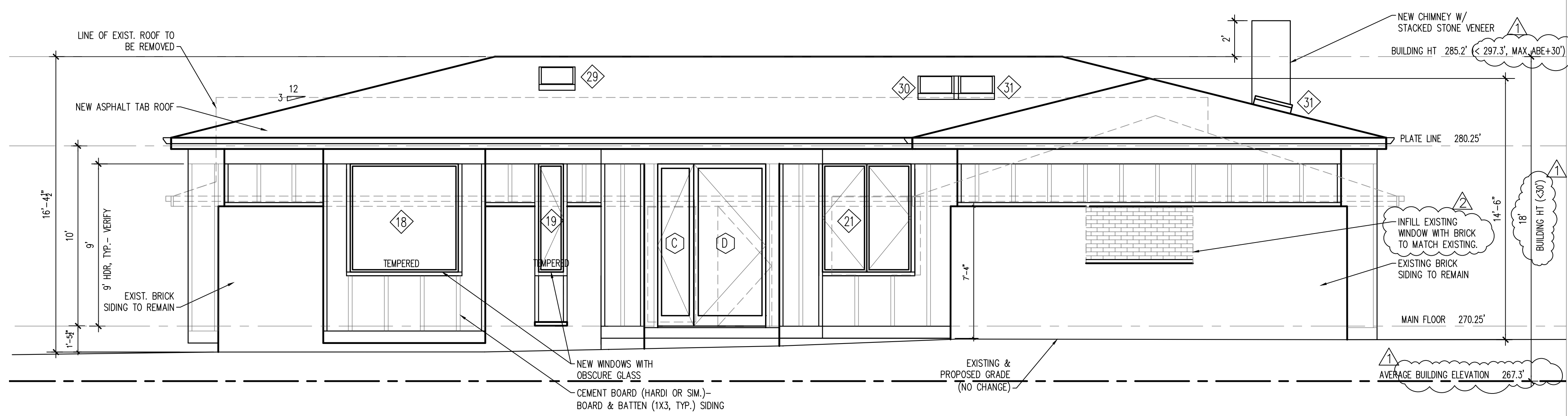


PIPER REMODEL
 8429 SE 33RD PL
 MERCER ISLAND, WA
 98040
 PROJECT NO. 1212

| | |
|------------|--------|
| DATE | 3/4/22 |
| DRAWN BY | JT SM |
| CHECKED BY | JT |

SHEET TITLE
**EXTERIOR ELEV
 ROOF PLAN
 WINDOW SCHEDULE**

SHEET NO.
A3.0



WEST ELEVATION
SEE SHT. A3.2 FOR DOOR SCHEDULE

1/4"=1'-0"

WINDOW SCHEDULE- BASEMENT & MAIN FLOOR

| MARK | WINDOW SIZE | OPERATION | MATERIAL | MFGR | GLAZING | U-VALUE | NOTES |
|------|-----------------|-----------|-------------------------|-------------------------|----------------|----------|--------------------------------|
| 1 | 5'-9" x 4'-2" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON |
| 2 | 5'-10" x 4'-2" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON |
| 3 | 3'-10" x 4'-2" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TEMPERED MULLED WITH #8 |
| 4 | 3'-10" x 4'-2" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TEMPERED MULLED WITH #9 |
| 5 | 5'-6" x 4'-2" | CSMT | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.28 MIN | ARGON, EGRESS |
| 6 | 5'-6" x 4'-2" | CSMT | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.28 MIN | ARGON, EGRESS |
| 7 | 3'-0" x 2'-4" | AWNING | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.28 MIN | ARGON, (E) OPENING |
| 8 | 3'-10" x 10'-8" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TEMPERED MULLED WITH #3 |
| 9 | 3'-10" x 10'-8" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TEMPERED MULLED WITH #4 |
| 10 | 3'-10" x 10'-8" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TEMPERED |
| 11 | 3'-10" x 10'-8" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TEMPERED |
| 12 | 5'-6" x 6'-2" | CSMT | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.28 MIN | ARGON, EGRESS |
| 13 | 6'-0" x 6'-2" | CSMT | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.28 MIN | ARGON, EGRESS |
| 14 | 4'-0" x 6'-2" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON |
| 15 | 3'-0" x 2'-2" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TRANSOM |
| 16 | 3'-0" x 2'-2" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TRANSOM |
| 17 | 3'-0" x 2'-2" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TRANSOM |
| 18 | 6'-0" x 6'-0" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, OBSCURE | 0.27 MIN | ARGON, TEMPERED SANDBLASTED |
| 19 | 1'-4" x 6'-0" | CSMT | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, OBSCURE | 0.28 MIN | ARGON, TEMPERED SANDBLASTED |
| 20 | 6'-0" x 1'-9" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TRANSOM |
| 21 | 4'-11" x 6'-0" | CSMT | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.28 MIN | ARGON |
| 22 | 5'-4" x 1'-6" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON |
| 23 | 7'-6" x 1'-9" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TRANSOM |
| 24 | 3'-0" x 1'-9" | FIXED | THERMAL BREAK WOOD CLAD | MARVIN SIGNATURE MODERN | LOW-E, CLR | 0.27 MIN | ARGON, TRANSOM |

LEGEND

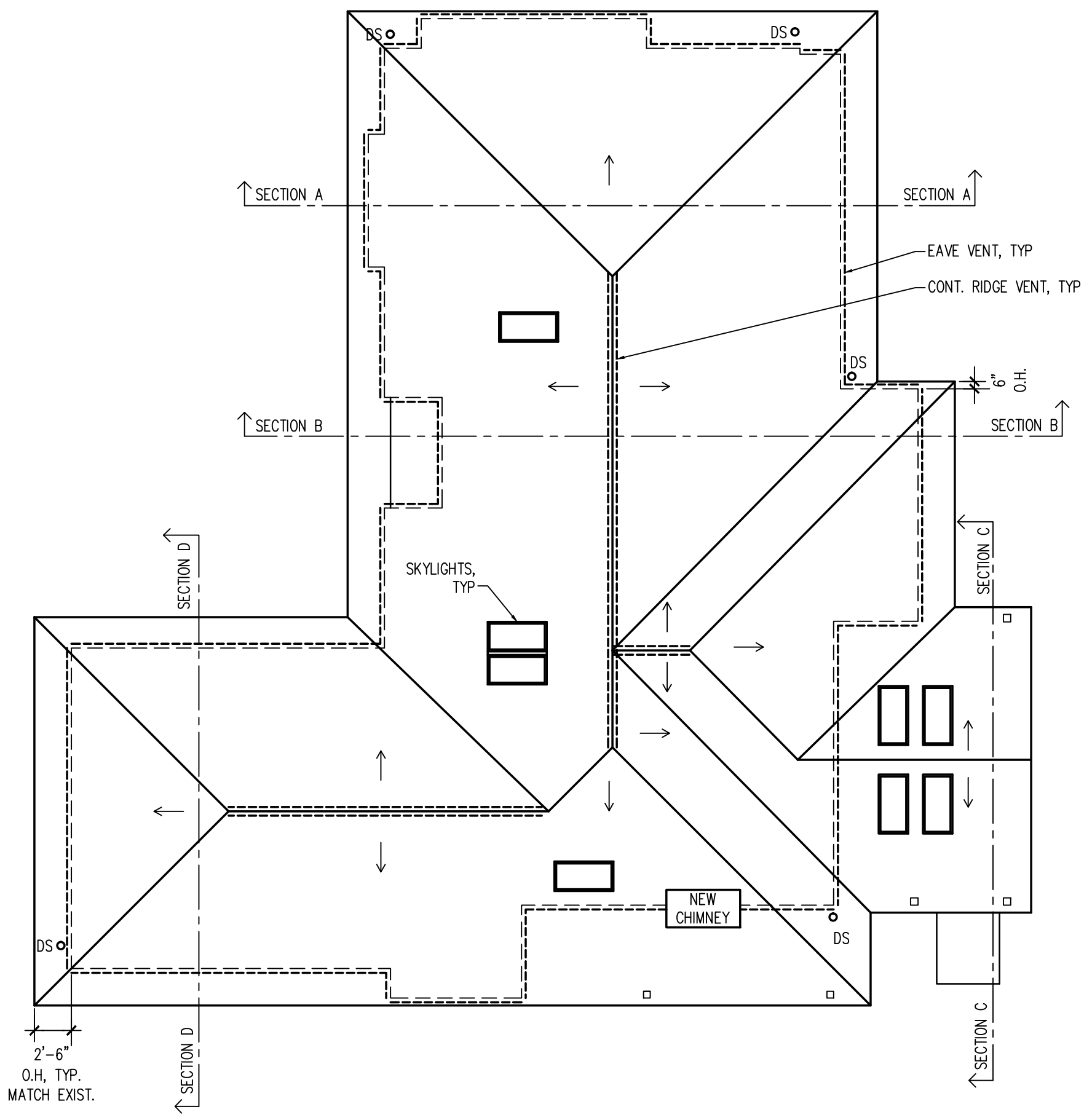
| | |
|--|---------------------------|
| | EXISTING TO REMAIN |
| | EXISTING TO BE DEMOLISHED |
| | NEW WALLS |

WINDOW SCHEDULE- ROOF

| MARK | WINDOW SIZE | OPERATION | MATERIAL | MFGR | GLAZING | U-VALUE | NOTES |
|------|---------------|-----------|----------|-------|------------|---------|-------|
| 25 | 2'-0" x 4'-0" | SKYLIGHT | ALUMINUM | VELUX | LOW-E, CLR | 0.50 | ARGON |
| 26 | 2'-0" x 4'-0" | SKYLIGHT | ALUMINUM | VELUX | LOW-E, CLR | 0.50 | ARGON |
| 27 | 2'-0" x 4'-0" | SKYLIGHT | ALUMINUM | VELUX | LOW-E, CLR | 0.50 | ARGON |
| 28 | 2'-0" x 4'-0" | SKYLIGHT | ALUMINUM | VELUX | LOW-E, CLR | 0.50 | ARGON |
| 29 | 2'-0" x 4'-0" | SKYLIGHT | ALUMINUM | VELUX | LOW-E, CLR | 0.50 | ARGON |
| 30 | 2'-0" x 4'-0" | SKYLIGHT | ALUMINUM | VELUX | LOW-E, CLR | 0.50 | ARGON |
| 31 | 2'-0" x 4'-0" | SKYLIGHT | ALUMINUM | VELUX | LOW-E, CLR | 0.50 | ARGON |
| 32 | 2'-0" x 4'-0" | SKYLIGHT | ALUMINUM | VELUX | LOW-E, CLR | 0.50 | ARGON |

WINDOW GENERAL NOTES:

- ALL WINDOWS TO BE NFRC CERTIFIED.
- CONTRACTOR TO CONFIRM ROUGH OPENING REQUIREMENT W/ MNFR
- WINDOW MFGR TO BE MARVIN SIGNATURE MODERN (VELUX FOR SKYLIGHTS). SCHEDULE ASSUMES ALUMINUM (EBONY FINISH) W/ LOW E 272 GLASS-ARGON. SUBSTITUTIONS ARE ACCEPTABLE AS LONG AS WINDOWS MEET THE ENERGY CODE REQMTS LISTED ON SHEET A1.0
- ALL EXTERIOR WINDOW OPENINGS TO BE WRAPPED W/ VIDAFLX FOR APPROVED EQUAL PEEL & STICK MEMBRANE AND METAL FLASHINGS PER NORTHWEST WALL AND CEILING BUREAU STANDARD DETAILS.
- INSTALL TEMPERED/SAFETY GLAZING AS REQUIRED PER IRC R308 AND NOTED ABOVE.



ROOF PLAN

CONNECT ALL NEW GUTTERS/ DOWNSPOUTS TO EXISTING SITE DRAINAGE SYSTEM

1/8"=1'-0"

ROOF VENTILATION NOTES:

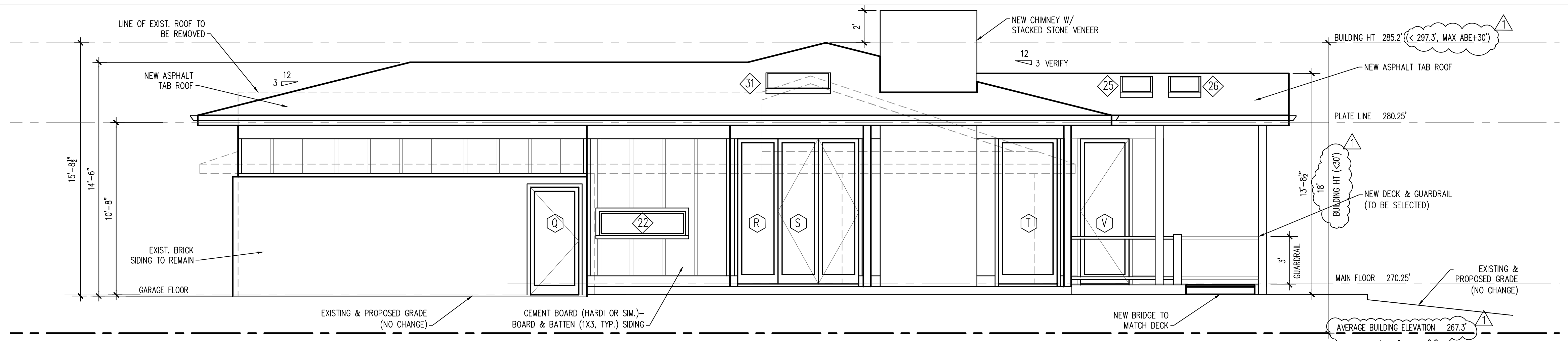
CONTRACTOR TO PROVIDE NEW VENTING TO MEET CODE REQUIREMENTS PER IRC R806.2 (SEE NOTES ON ROOF PLAN FOR PROPOSED VENTILATION SOLUTIONS):

1 SQ.FT. OF VENTING PER 300 SQ.FT. OF AREA TO BE VENTED (1/150 REDUCED TO 1/300 PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE RQD VENTING PROVIDED IN THE UPPER PORTION OF THE SPACE - MIN 3' ABOVE EAVE LINE.

1" AIR SPACE REQUIRED ABOVE ROOF INSULATION
 EAVE/SOFFIT VENTS - (3) 2" DIAMETER VENTS PER RAFTER BAY 9 SQ IN +/- PER BAY MIN.

| | |
|---------------|--|
| HOUSE/GARAGE: | 2396.5 SF/300= 8.0 SF (1152.0 SQ IN) RQD |
| RIDGE: | REQUIRED: 576.0 SQ IN RQD (32.0 LF) PROPOSED: 1056.5 SQ IN (58.7 LF) |
| SOFFIT: | REQUIRED: 576.0 SQ IN RQD (64 RAFTER BAYS) PROPOSED: 1053.0 SQ IN (117.0 RAFTER BAYS) |

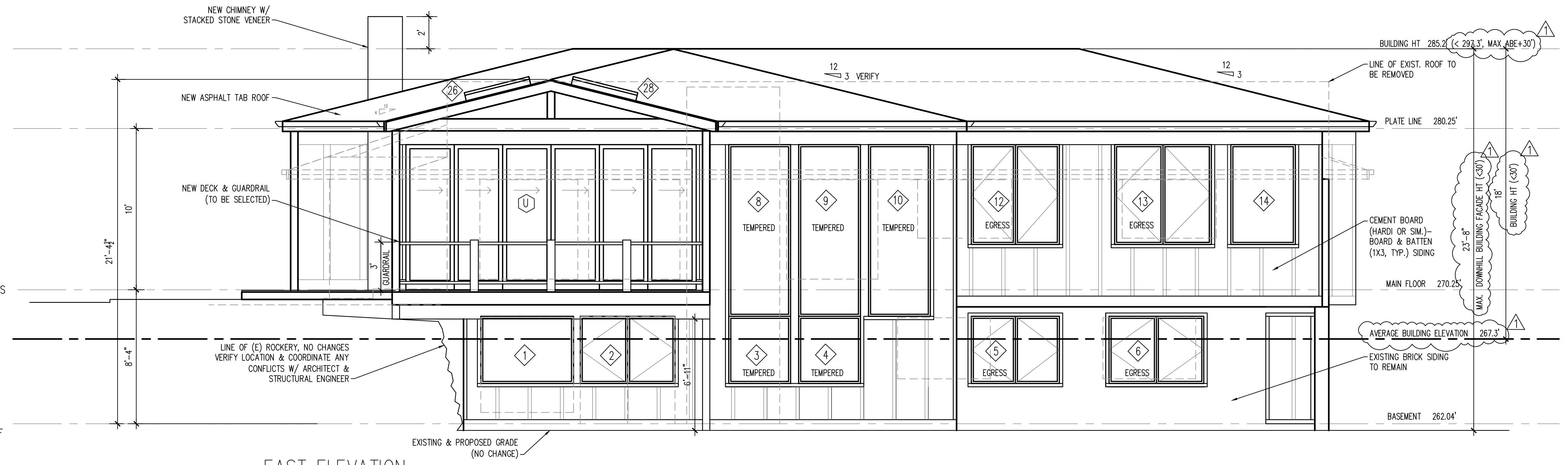
PROPOSED VENTILATION MEETS/EXCEEDS CODE RQMT FOR 1/300 FOR UNIQUE SITUATIONS THAT ARISE DURING CONSTRUCTION COORDINATE VENTILATION (& INSULATION) RQMTS WITH ARCHITECT



SOUTH ELEVATION

SEE SHT. A3.0 FOR WINDOW SCHEDULE, A3.2 FOR DOOR SCHEDULE

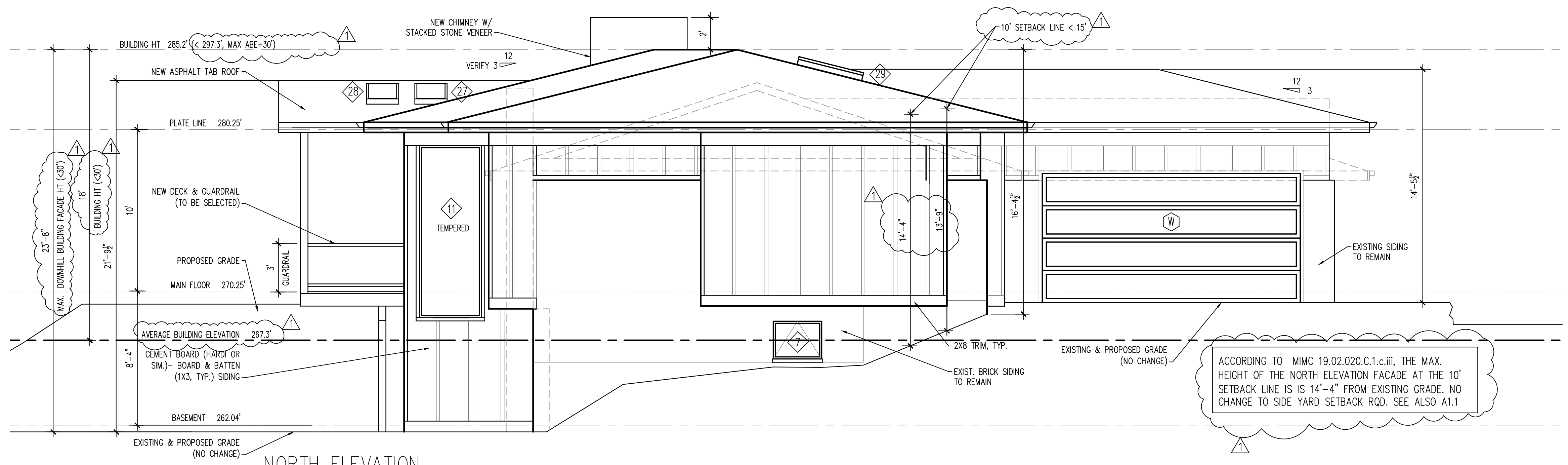
1/4"=1'-0"



EAST ELEVATION

SEE SHT. A3.0 FOR WINDOW SCHEDULE, A3.2 FOR DOOR SCHEDULE

1/4"=1'-0"



NORTH ELEVATION

SEE SHT. A3.0 FOR WINDOW SCHEDULE, A3.2 FOR DOOR SCHEDULE

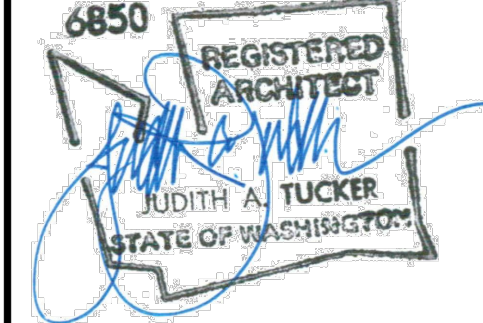
1/4"=1'-0"

LEGEND

| | |
|--|---------------------------|
| | EXISTING TO REMAIN |
| | EXISTING TO BE DEMOLISHED |
| | NEW WALLS |

STAIR NOTES:

- WIDTH MIN. 36" CLEAR
- TREAD DEPTH 10" CLEAR (ALLOW FOR 1" OVERHANG - 11" TOTAL)
- RISER HEIGHT 7 1/2" +/- VERIFY W/ EXISTING GRADE/ FLOOR HEIGHTS (MAX. HT. 7.75")
- HANDRAIL MIN. 34", MAX 38" ABOVE TREAD NOSINGS
- HANDRAIL GRASP MIN. 1-1/4", MAX. 2"
- HANDRAIL PROJECTION MAX. 4-1/2" FROM EACH SIDE OF STAIRWAY INTO REQUIRED WIDTH. MIN. 1-1/2" BETWEEN THE WALL
- GUARDRAIL MAX OPENING 4" PER SRC R312.1.3
MIN. UNIFORMLY DISTRIBUTED LIVE LOADS (LBS PER SF)
200LB CONCENTRATED LOAD ON THE TOP RAIL & 50 PSF ON GUARDRAIL INFILL COMPONENTS PER SRC R301.5-
SEE STRUCTURAL FOR DETAILS

| | |
|--|---------------|
| NO. | REVISION DATE |
| CITY CORRECTIONS DATED 6/9/2022 | |
| FORM + FUNCTION ARCHITECTURE | |
| 1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109 206.372.9796 | |
|  | |
| PIPER REMODEL 8429 SE 33RD PL MERCER ISLAND, WA 98040 PROJECT NO. 1212 | |
| DATE 3/4/22 | |
| DRAWN BY JT SM | |
| CHECKED BY JT | |
| SHEET TITLE ELEVATIONS | |
| SHEET NO. A3.1 | |

DOOR SCHEDULE- BASEMENT & MAIN FLOOR

| MARK | DOOR SIZE W X H | OPERATION | MATERIAL | GLAZING | U-VALUE | NOTES |
|------|----------------------|----------------------|------------------------------|----------------------|----------|---|
| A | 3'-0" x 6'-8" | SWING | GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.30 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL KEYED LOCK & DEADBOLT (MATCH HOUSE KEY) |
| B | 3'-0" x 6'-8" | SWING | SC WOOD | NA | NA | PRIVACY LATCH |
| C | 2'-0" x 9'-0" | SWING/ FRENCH DR | SC WOOD OR GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.20 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL-COORD. ASTRIGAL OPTIONS W/ ARCHITECT |
| D | 4'-0" x 9'-0" | SWING/ FRENCH DR | SC WOOD OR GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.20 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL KEYED LOCK & DEADBOLT (MATCH HOUSE KEY) |
| E | 3'-0" x 6'-8" | POCKET | SC WOOD | NA | NA | |
| F | 2'-8" x 6'-8" | SWING | SC WOOD | NA | NA | PRIVACY LATCH |
| G | 3'-0" x 6'-8" | SWING | SC WOOD | NA | NA | PRIVACY LATCH |
| H | 2'-10" x 6'-8" | SWING | SC WOOD | NA | NA | PRIVACY LATCH |
| I | NOT USED FOR CLARITY | | | | | |
| J | 2'-10" x 6'-8" | POCKET | SC WOOD | NA | NA | PRIVACY LATCH |
| K | 2'-10" x 6'-8" | POCKET | SC WOOD | NA | NA | PRIVACY LATCH |
| L | 2'-10" x 6'-8" | POCKET | SC WOOD | NA | NA | PRIVACY LATCH |
| M | 2'-8" x 6'-8" | POCKET | SC WOOD | NA | NA | PRIVACY LATCH |
| N | 2'-8" x 6'-8" | POCKET | SC WOOD | NA | NA | |
| O | NOT USED FOR CLARITY | | | | | |
| P | 3'-0" x 6'-8" | SWING | SC WOOD | NA | NA | |
| Q | 3'-0" x 6'-8" | SWING | GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.30 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL |
| R | 2'-6" x 9'-0" | FIXED/ FRENCH DR | GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.30 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL |
| S | (2) 2'-6" x 9'-0" | SWING/ FRENCH DR | GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.30 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL |
| T | 3'-8" x 9'-0" | FIXED/ FRENCH DR | GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.30 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL |
| U | (6) 3'-0" x 9'-0" | SLIDER/ FRENCH DR | GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.30 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL |
| V | 3'-0" x 9'-0" | SWING/ FRENCH DR | GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.30 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL KEYED LOCK & DEADBOLT (MATCH HOUSE KEY) |
| W | 16'-0" x 8'-0" | GARAGE | OBSCURE GLASS/ SC WOOD | LOW E/ARGON TEMPERED | 0.30 MIN | THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL |
| X | 2'-6" x 6'-0" | SHOWER | GLASS | NA | NA | TEMPERED GLASS |
| Y | 3'-0" x 6'-8" | SWING | SC WOOD | NA | NA | 20 MIN RATED DR ON CLOSER ALUMINUM THRESHOLD BY PEMCO OR EQUAL SMOKE GASKETING FOR A TIGHT SEAL KEYED LOCK & DEADBOLT (MATCH HOUSE KEY) |

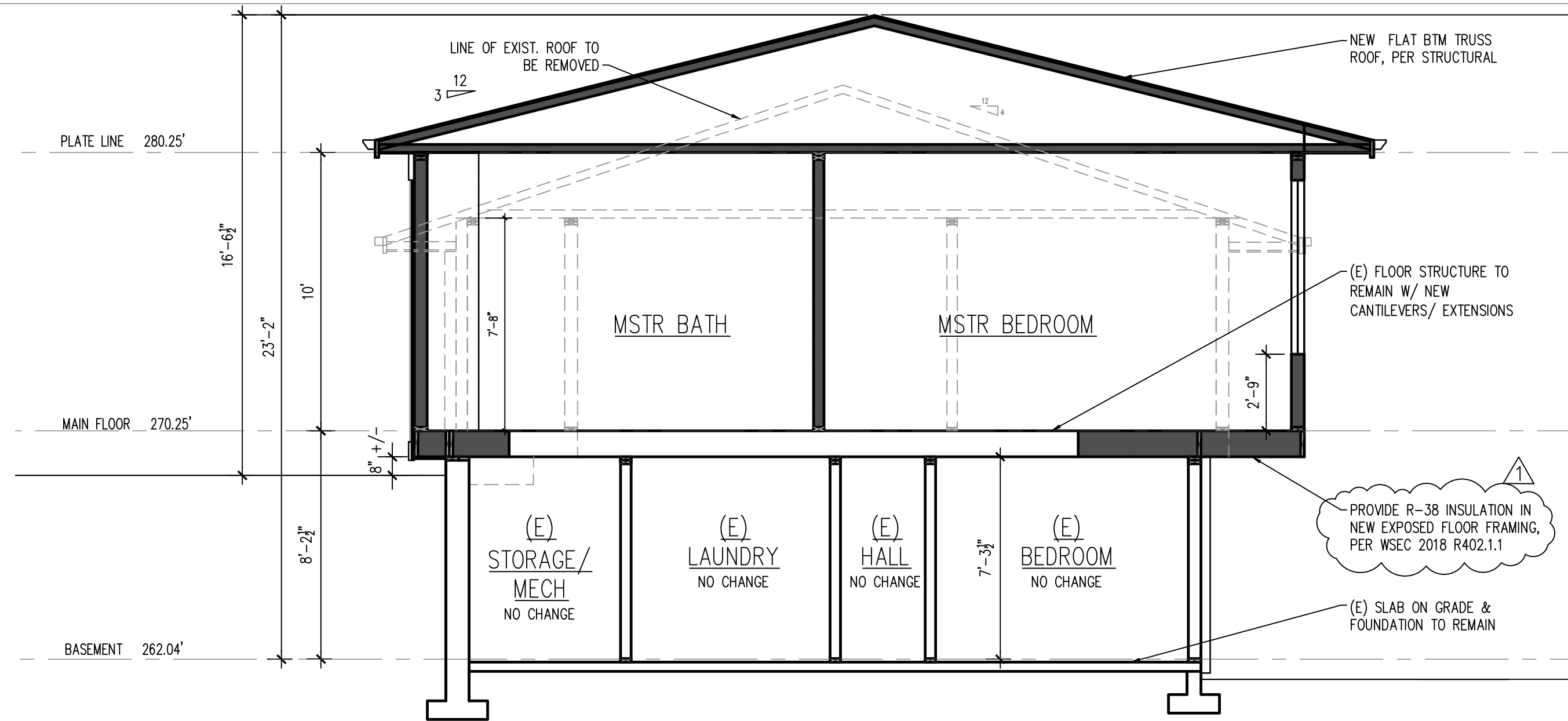
DOOR GENERAL NOTES:

- ALL DOORS TO BE NFRC CERTIFIED.
- CONTRACTOR TO CONFIRM ROUGH OPENING REQUIREMENT W/ MNFR
- ALL INTERIOR & EXTERIOR DOORS BY LOEWEN OR SIMPSON OR EQUIVALENT.
- SET EXTERIOR DOORS IN DOOR PAN PER NORTHWEST WALL & CLG BUREAU STANDARD DETAILS
- ALL EXT. DOOR OPENINGS TO BE WRAPPED W/ VIDAFLEX F OR APPROVED EQUAL PEEL & STICK OR METAL FLASHINGS PER THE NORTHWEST WALL & CLG BUREAU STANDARD DETAILS
- ALL U-VALUES PROVIDED FOR DOORS ARE PRESCRIPTIVE VALUES (MINIMUMS TO BE USED) UNTIL SPECIFIC MANUFACTURERS/DOOR MODELS ARE SELECTED.
- ALL HARDWARE TO BE LEVER TYPE- FINISH TO BE SELECTED.

SEE SHT A3.3 FOR TYPICAL WALL SECTION W/ ADDITIONAL DETAIL

LEGEND

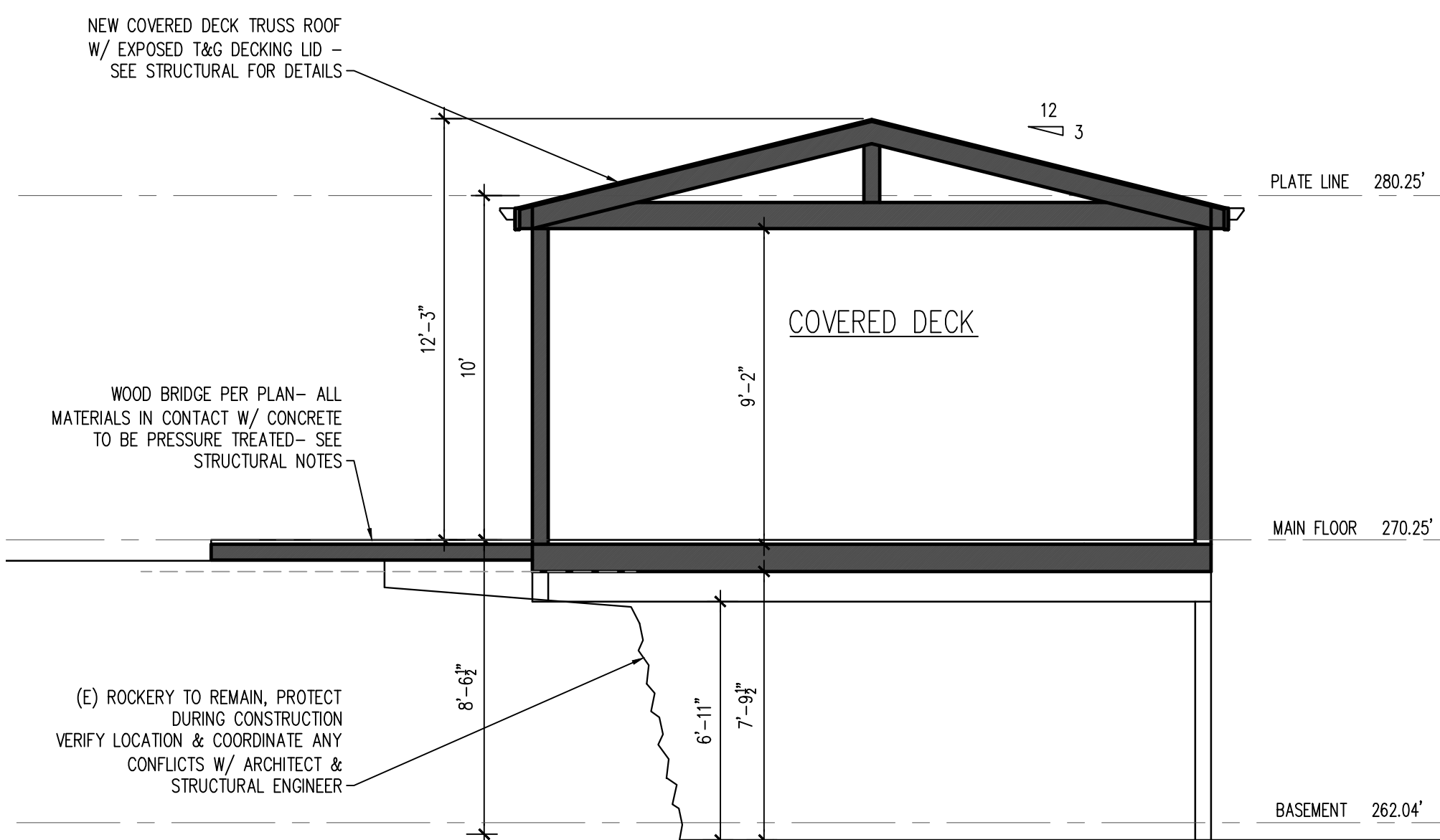
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS



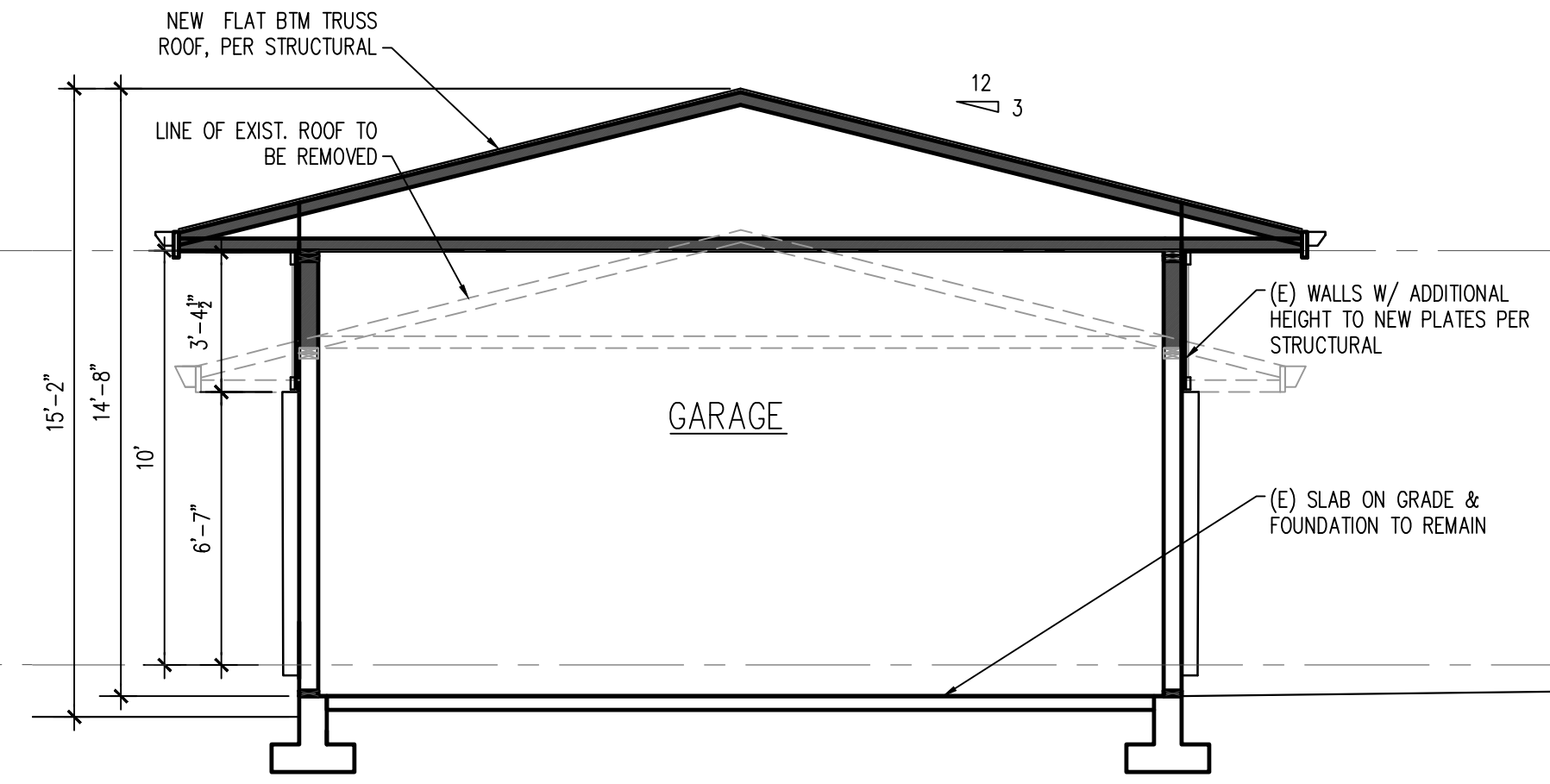
SECTION A-A

VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

1/4"=1'-0"

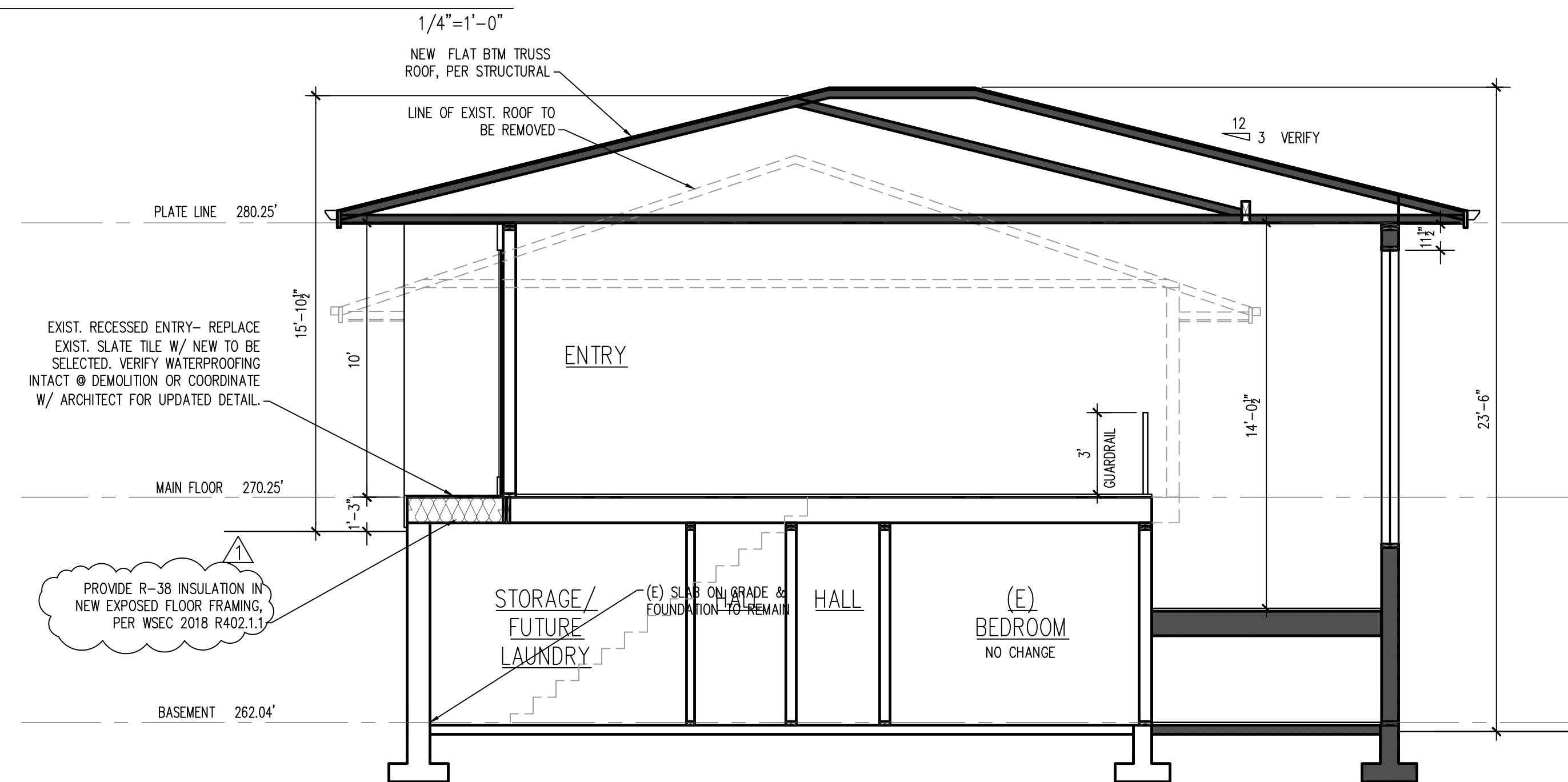


SECTION C-C



SECTION D-D

1/4"=1'-0"



SECTION B-B

VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

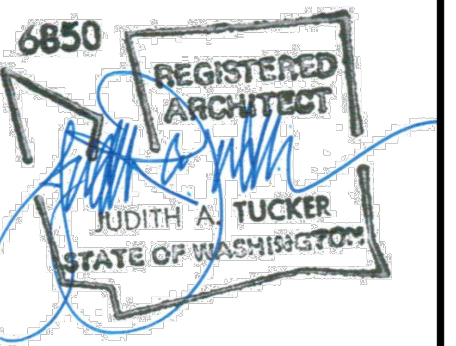
1/4"=1'-0"

| | |
|-----|---------------|
| NO. | REVISION DATE |
|-----|---------------|

CITY CORRECTIONS
DATED 6/9/2022

FORM + FUNCTION
ARCHITECTURE

1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
206.372.9796



PIPER REMODEL
8429 SE 33RD PL
MERCER ISLAND, WA
98040

PROJECT NO. 1212

DATE 3/4/22

DRAWN BY JT SM

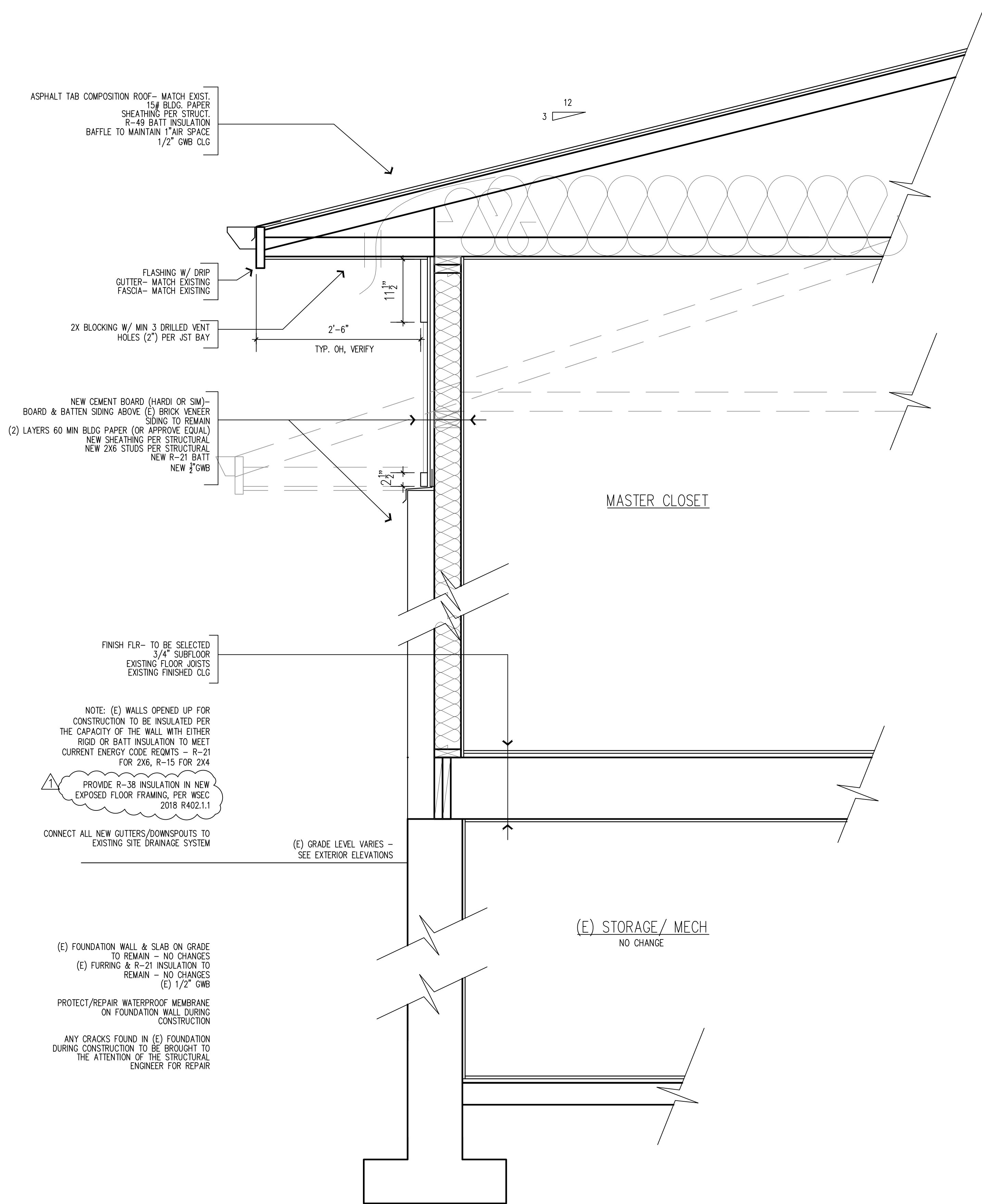
CHECKED BY JT

SHEET TITLE
SECTIONS
DOOR SCHEDULE

SHEET NO.

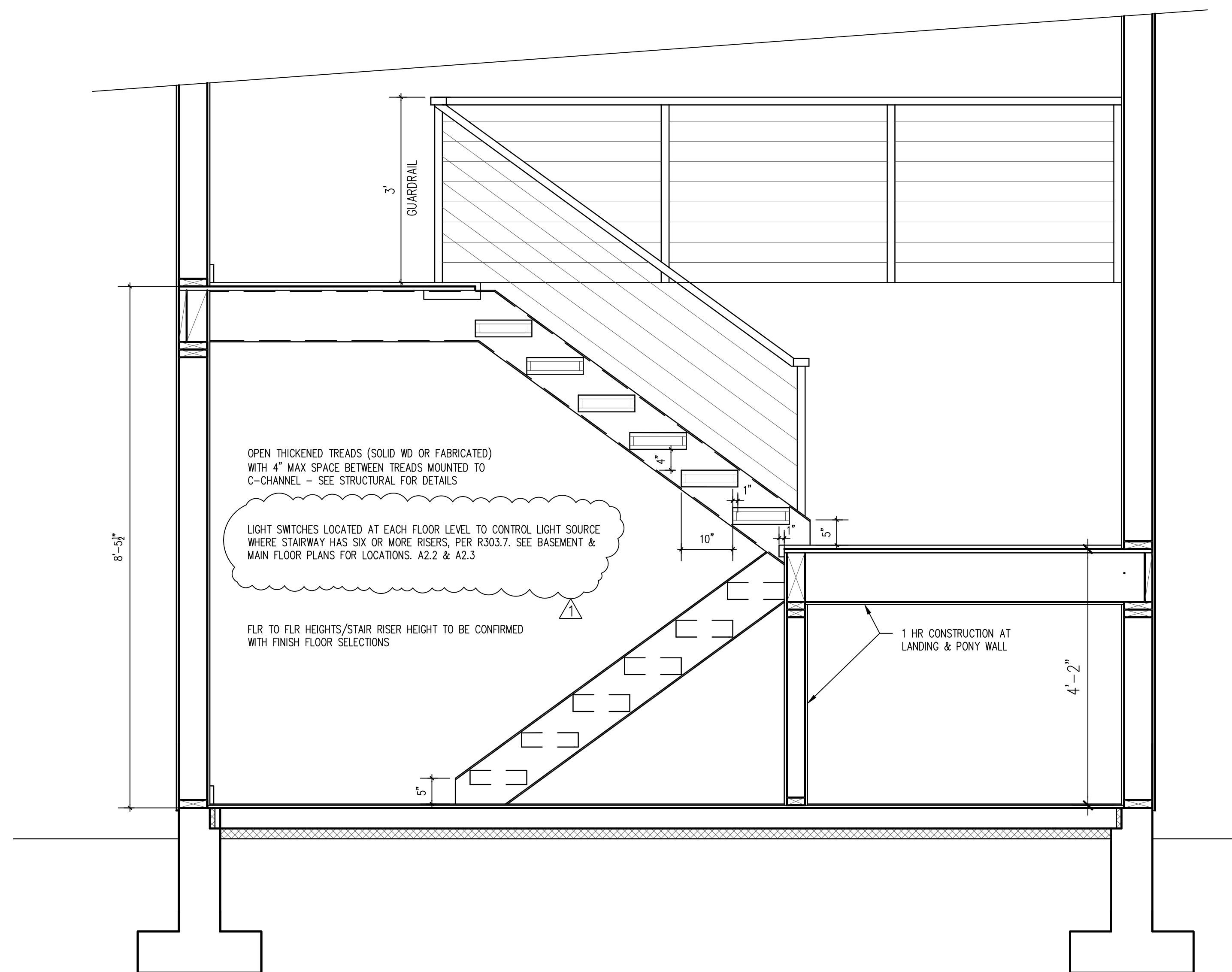
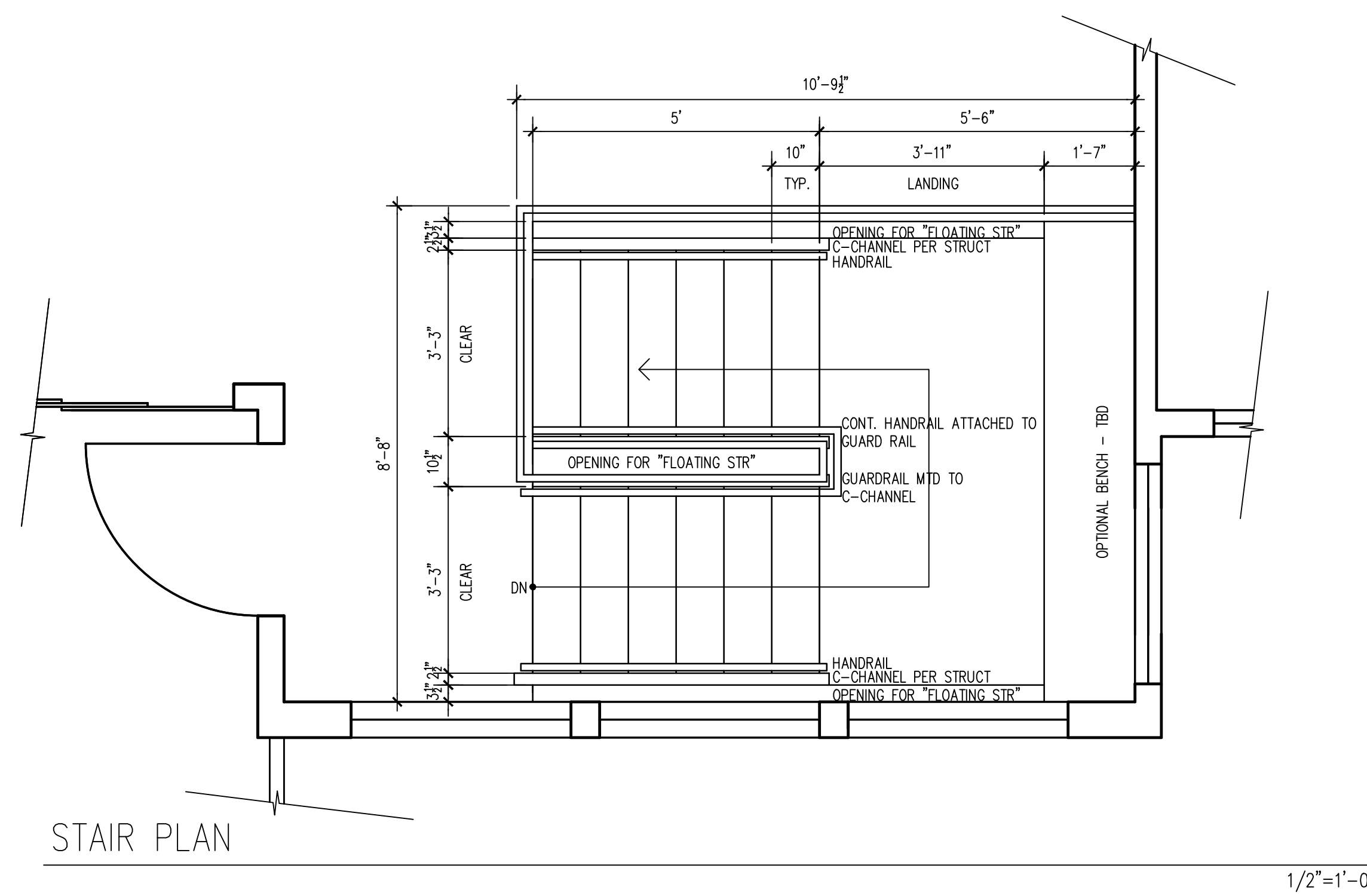
A3.2

| LEGEND | |
|--------|---------------------------|
| | EXISTING TO REMAIN |
| | EXISTING TO BE DEMOLISHED |
| | NEW WALLS |



TYP WALL DETAIL

1"=1'-0"



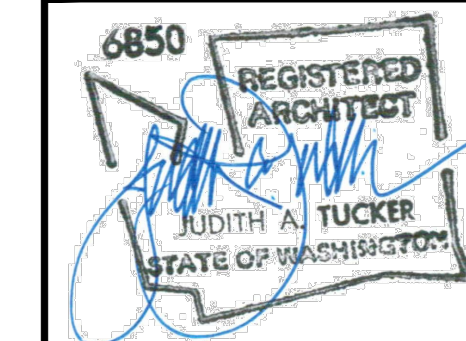
SECTION E-E: NEW STAIR ADDITION

3/4"=1'-0"

NO. REVISION DATE

CITY CORRECTIONS
DATED 6/9/2022

FORM + FUNCTION
ARCHITECTURE
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
206.372.9796



PIPER REMODEL
8429 SE 33RD PL
MERCER ISLAND, WA
98040

PROJECT NO. 1212

DATE 3/4/22

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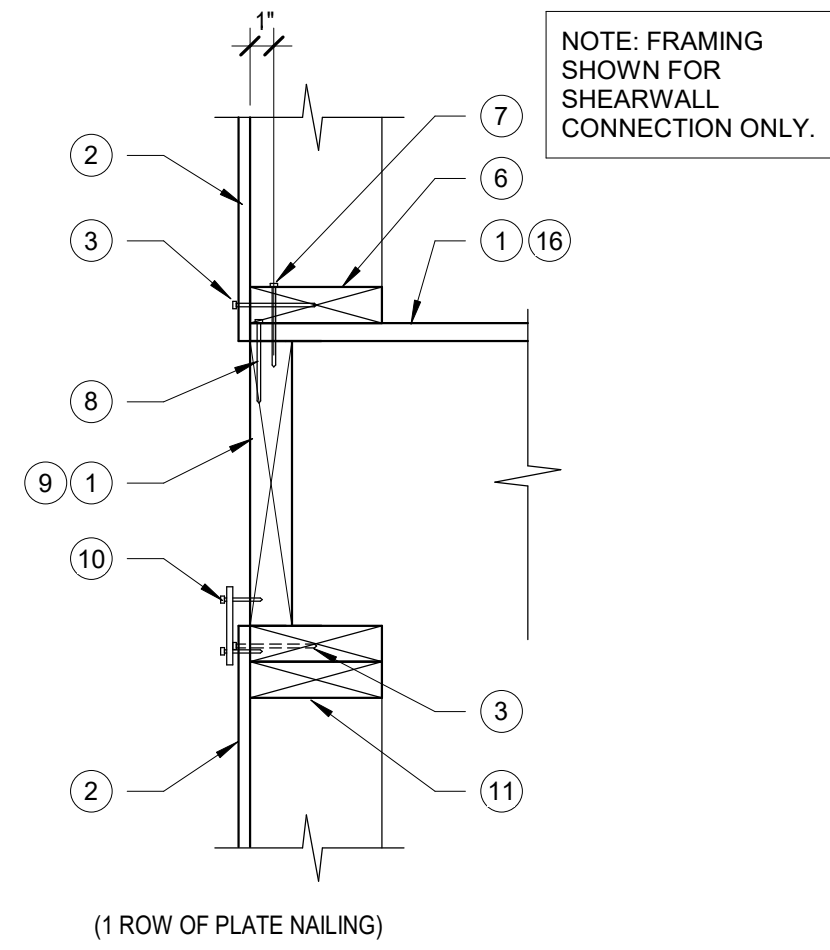
CHECKED BY JT

SHEET TITLE

SECTION E-E
STAIR PLAN
TYP. WALL DETAIL

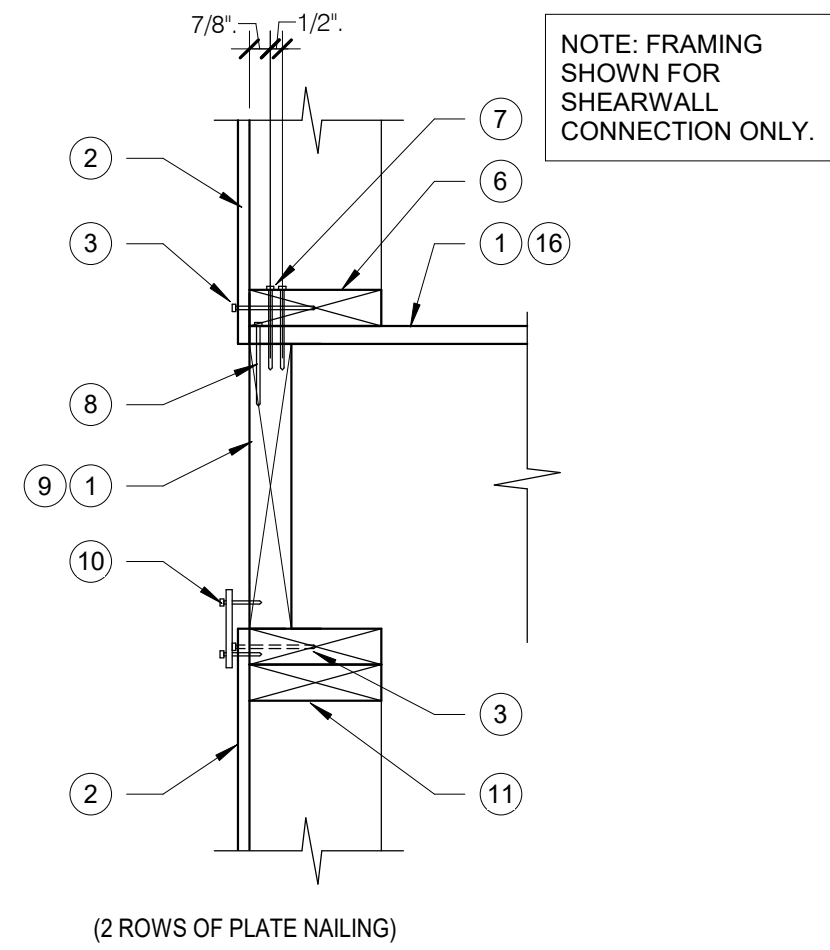
SHEET NO.

A3.3



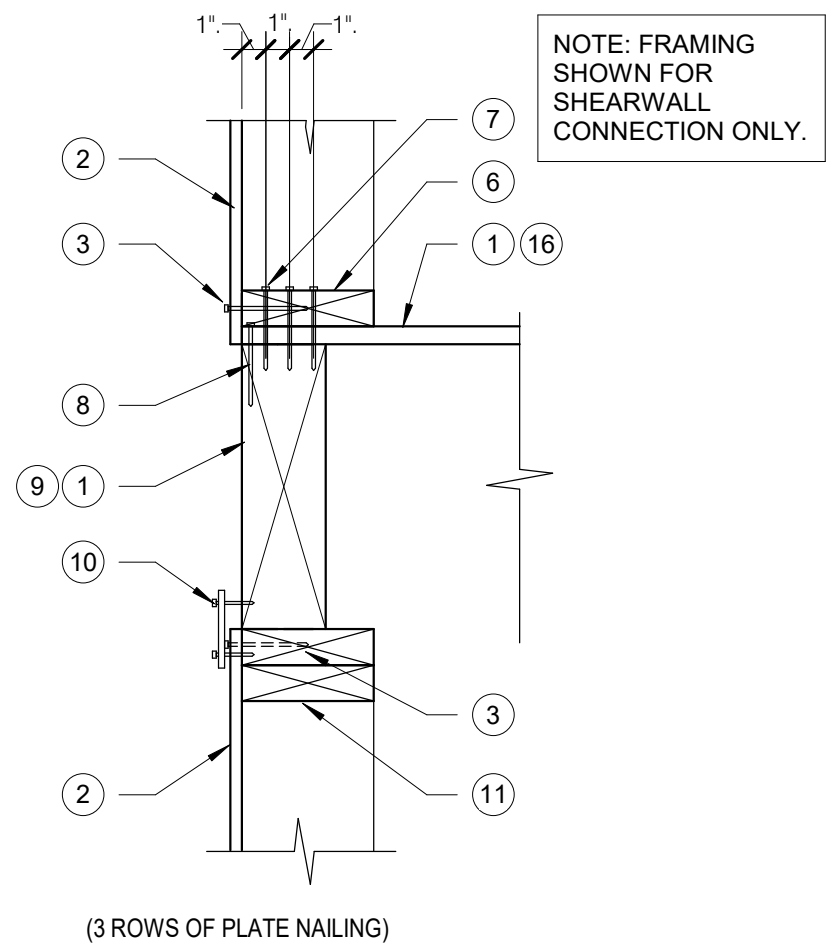
NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

SCALE: 3/4" = 1'-0"
1 TYP. EXT./ELEV./STAIR WALL SHEAR CONN.



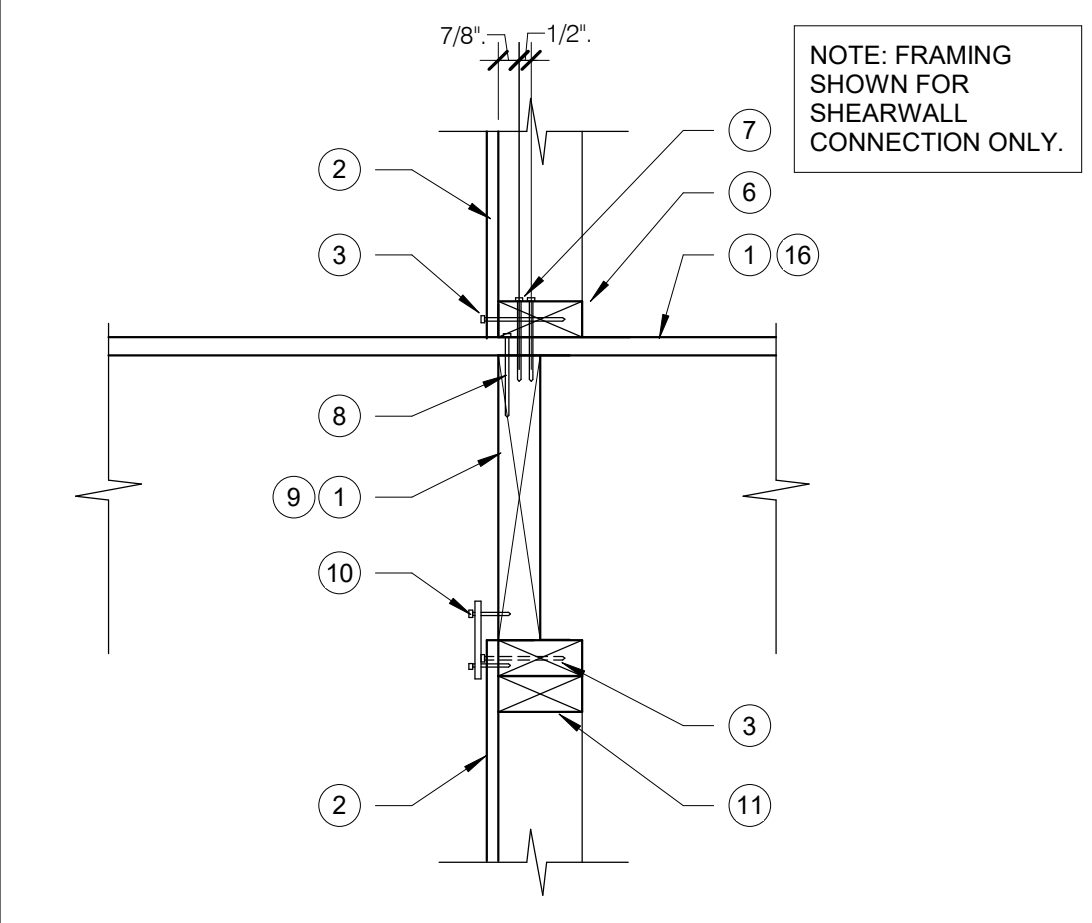
NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

SCALE: 3/4" = 1'-0"
2 TYP. EXT./ELEV./STAIR WALL SHEAR CONN.



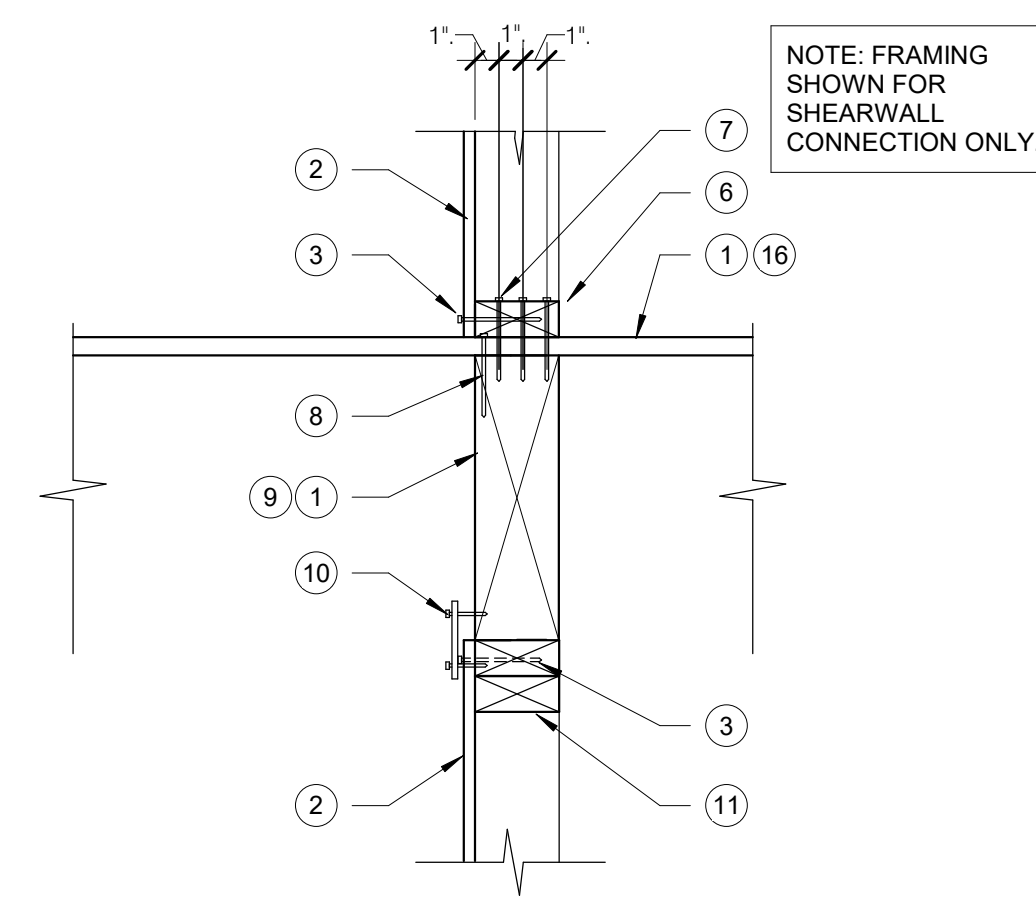
NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

SCALE: 3/4" = 1'-0"
3 TYP. EXT./ELEV./STAIR WALL SHEAR CONN.



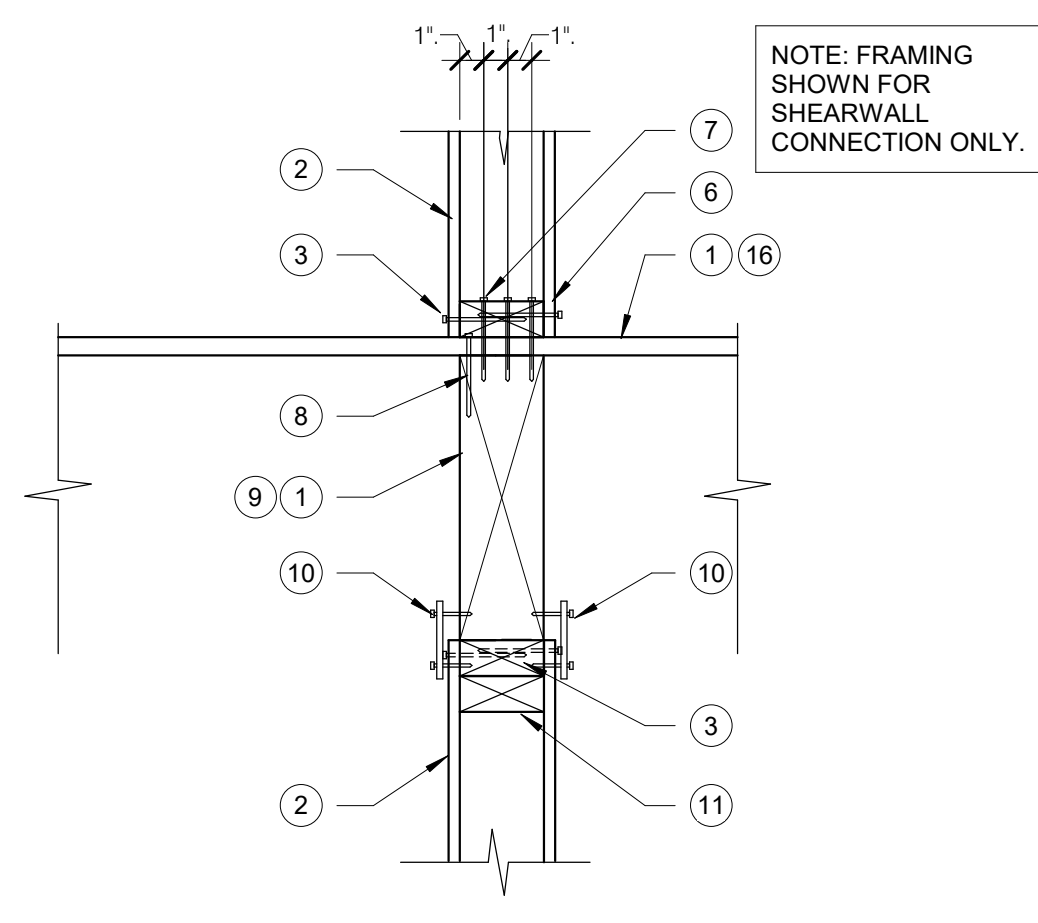
NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

SCALE: 3/4" = 1'-0"
6 TYP. EXT./ELEV./STAIR WALL SHEAR CONN.



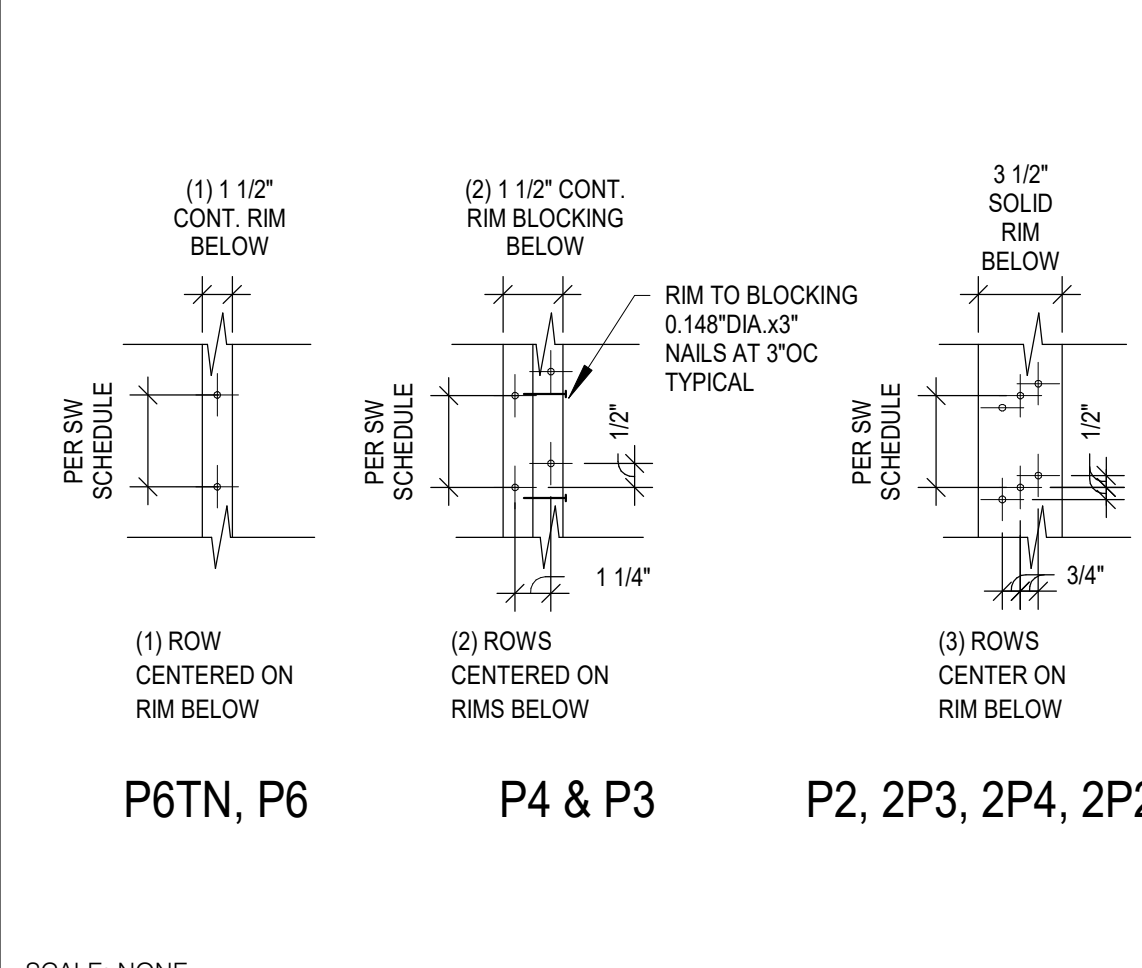
NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

SCALE: 3/4" = 1'-0"
7 TYP. EXT./ELEV./STAIR WALL SHEAR CONN.

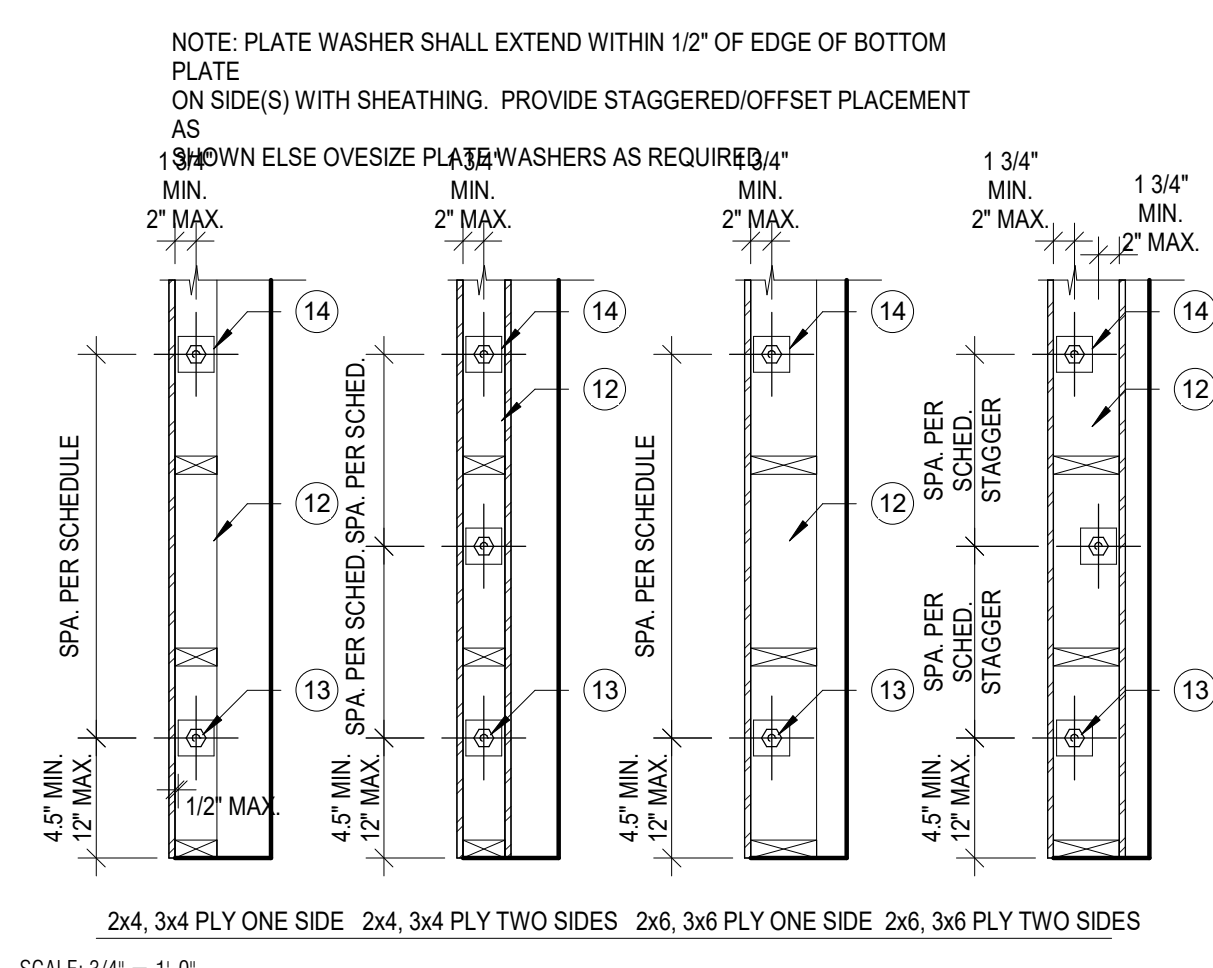


NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

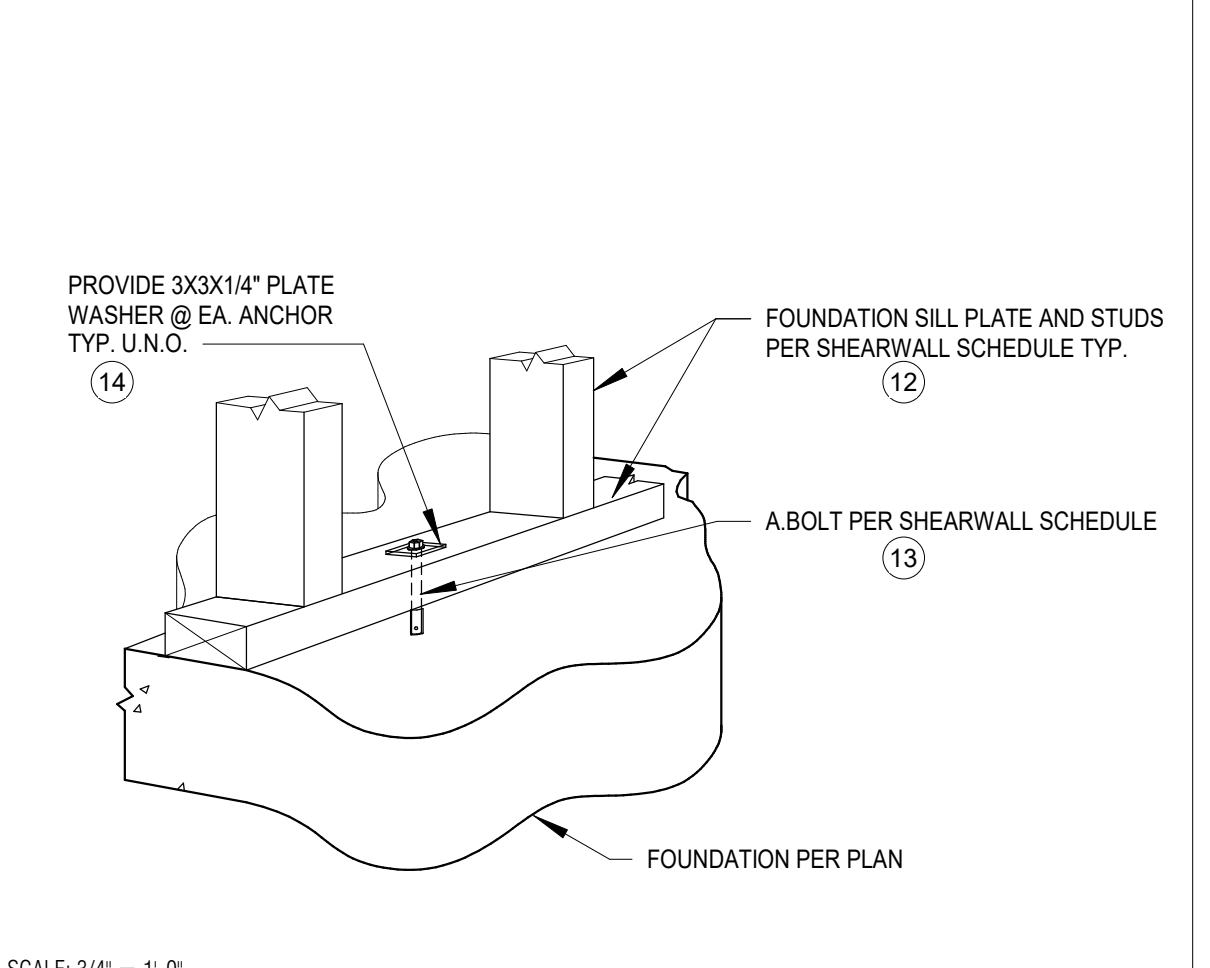
SCALE: 3/4" = 1'-0"
8 TYP. EXT./ELEV./STAIR WALL SHEAR CONN.



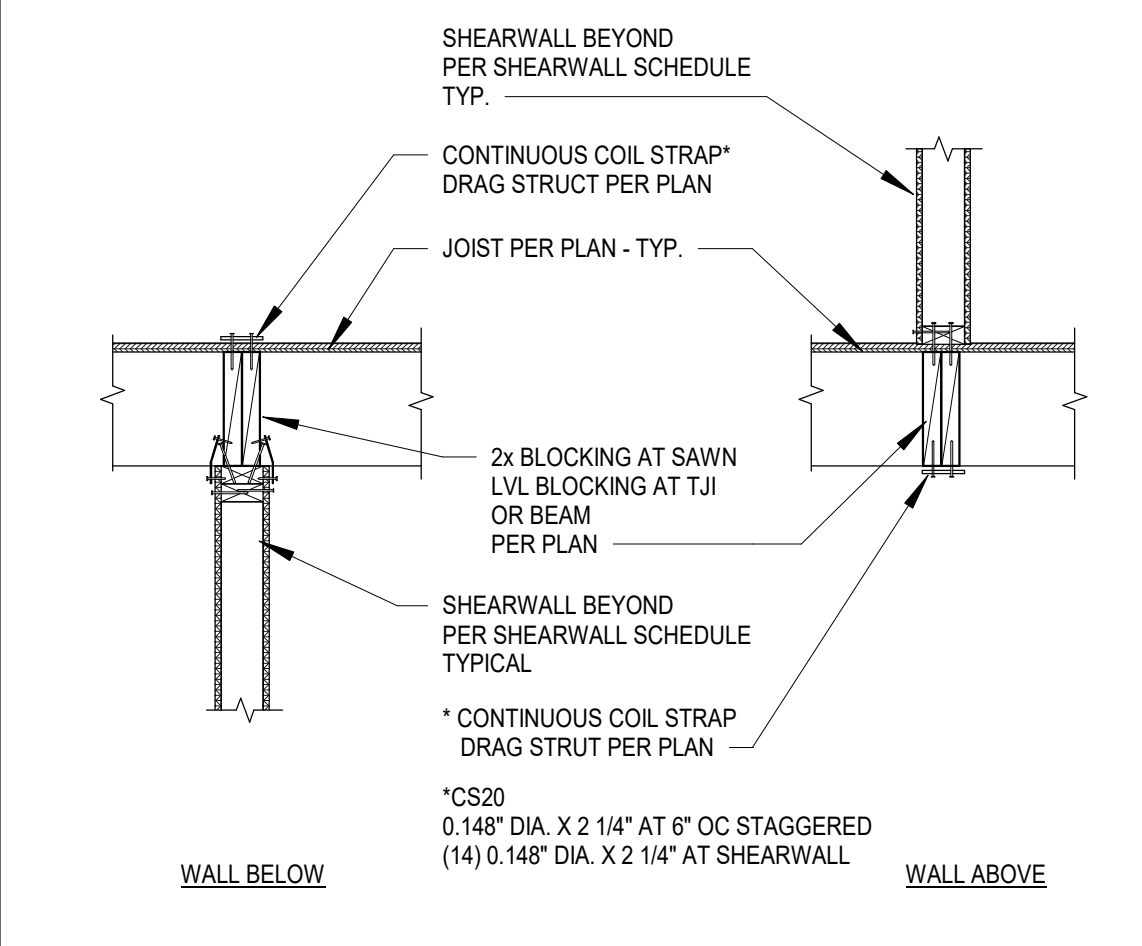
SCALE: NONE
11 BOTTOM PLATE NAILING PATTERN



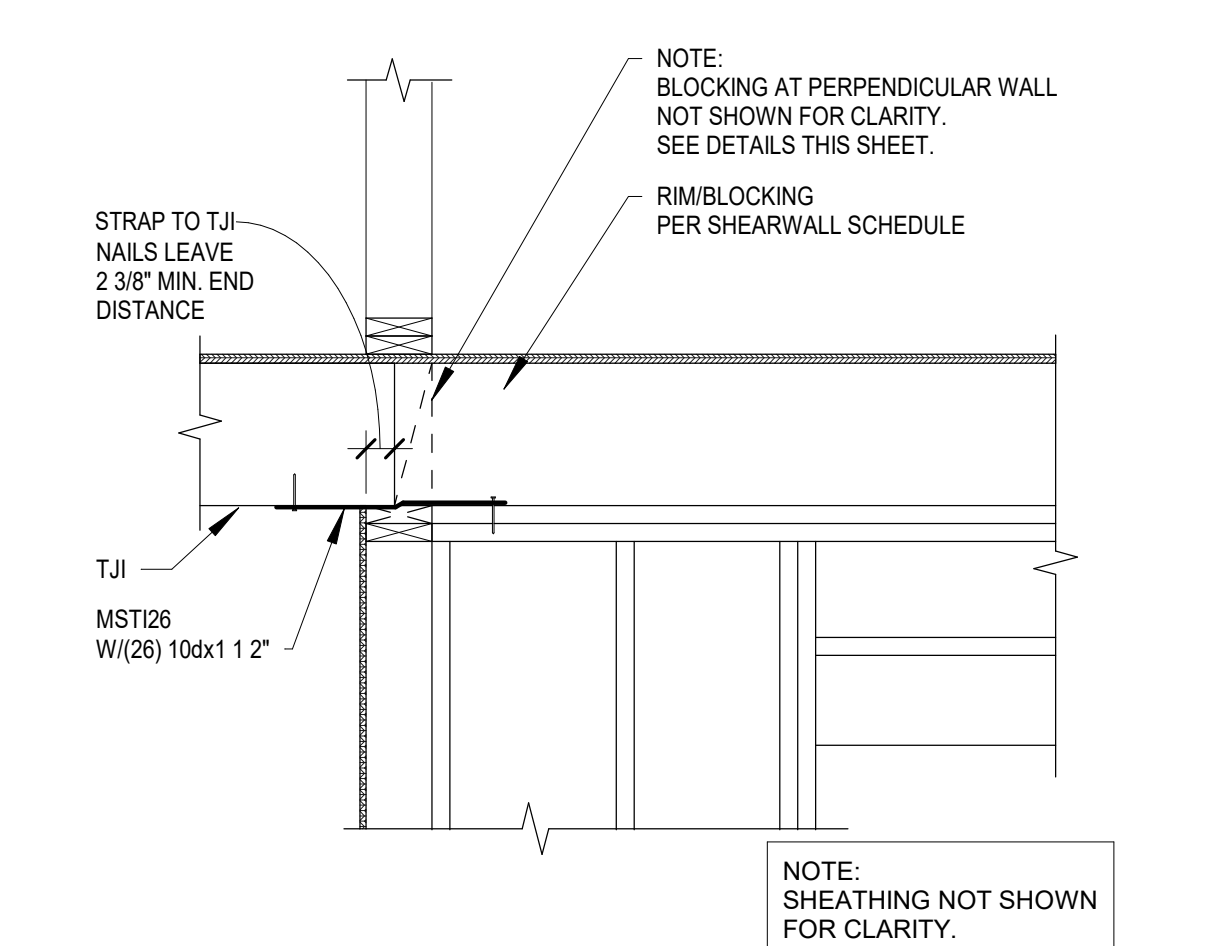
SCALE: 3/4" = 1'-0"
12 ANCHOR BOLT PLACEMENT DETAILS



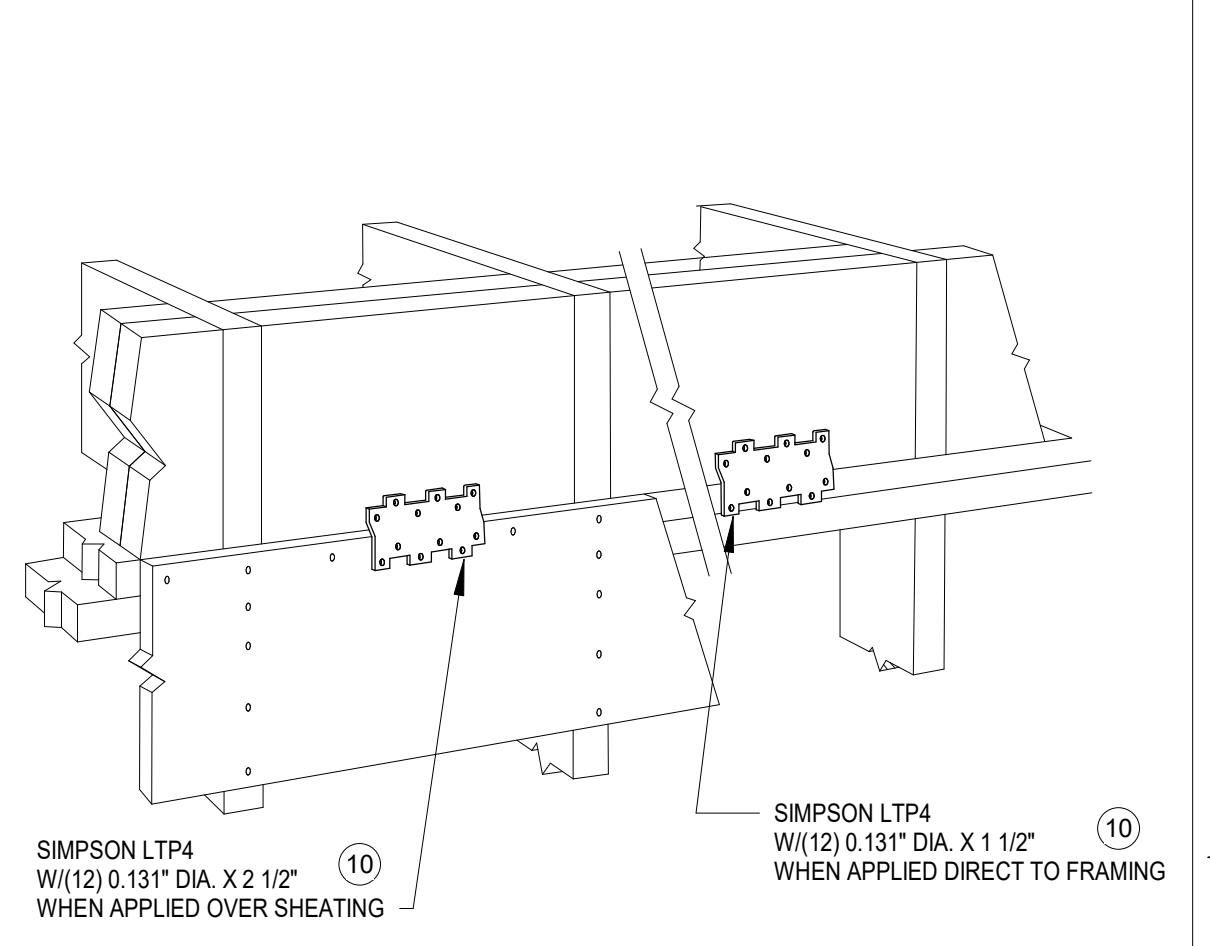
SCALE: 3/4" = 1'-0"
13 TYP. SHEARWALL ANCHOR BOLT TO CONCRETE



SCALE: 3/4" = 1'-0"
16 DRAG STRUT DETAILS



SCALE: 3/4" = 1'-0"
17 TYPICAL SHEARWALL STRAP



SCALE: 3/4" = 1'-0"
18 TYPICAL SIMPSON LTP4 AT INTERIOR SHEARWALL

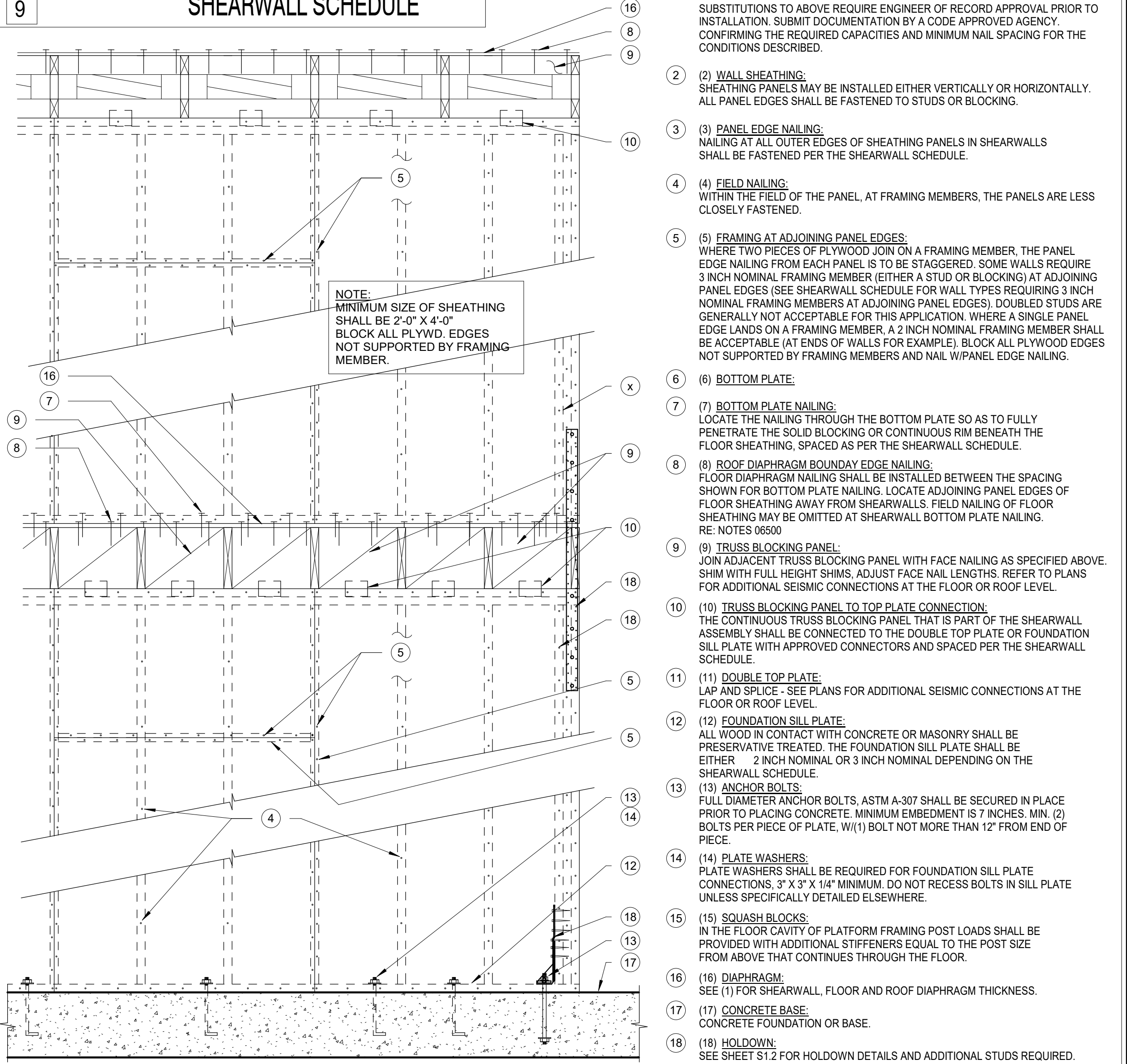
SHEARWALL SCHEDULE - 7/16" APA RATED SHEATHING W/ HEM-FIR STUDS AND HEM-FIR PLATES

| WALL TYPE | SHEATHING (2) | PANEL EDGE NAILING (3) | FIELD NAILING (4) | BOTTOM PLATE NAILING (7) | | RIM OR BLOCKING TO TOP PLATE CONN. (10) | | | FRAMING AT ADJOINING PANEL EDGES (5) | FOUNDATION SILL PLATE (12) | ANCHOR BOLT SPACING 5/8" DIA. 7" EMBED (13) |
|-----------|-----------------------|------------------------|-------------------|--------------------------|---------|---|------------------------|----------|--------------------------------------|----------------------------|---|
| | | | | ROWS | SPACING | 0.148"x3.25" TOENAIL | LTP4 DIRECT TO FRAMING | A35 ONLY | | | |
| P6TN | 7/16" SHT. ONE SIDE | 6" O.C. | 12" O.C. | (1) | 4" O.C. | 4" O.C. | N/A | N/A | 2x | 2x | 48" O.C. |
| P6 | 7/16" SHT. ONE SIDE | 6" O.C. | 12" O.C. | (1) | 4" O.C. | N/A | 24" O.C. | 16" O.C. | 2x | 2x | 48" O.C. |
| P4 | 7/16" SHT. ONE SIDE | 4" O.C. | 12" O.C. | (2) | 6" O.C. | N/A | 16" O.C. | 12" O.C. | (2)x OR 3x | 2x | 32" O.C. |
| P3 | 7/16" SHT. ONE SIDE | 3" O.C. | 12" O.C. | (2) | 4" O.C. | N/A | 12" O.C. | 10" O.C. | (2)x OR 3x | 2x | 24" O.C. |
| P2 | 7/16" SHT. ONE SIDE | 2" O.C. | 12" O.C. | (3) | 6" O.C. | N/A | 10" O.C. | 10" O.C. | (2)x OR 3x | 2x | 18" O.C. |
| 2P4 | 7/16" SHT. BOTH SIDES | 4" O.C. | 12" O.C. | (3) | 5" O.C. | N/A | 10" O.C. | 10" O.C. | (2)x OR 3x | 2x | 16" O.C. |
| 2P3 | 7/16" SHT. BOTH SIDES | 3" O.C. | 12" O.C. | (3) | 4" O.C. | N/A | 8" O.C. | 8" O.C. | (2)x OR 3x | 2x | 12" O.C. |
| 2P2 | 7/16" SHT. BOTH SIDES | 2" O.C. | 12" O.C. | (3) | 3" O.C. | N/A | 6" O.C. | 6" O.C. | (2)x OR 3x | 2x | 8" O.C. |

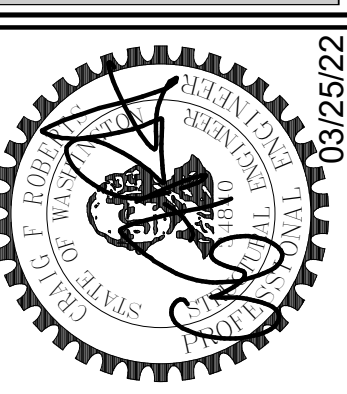
SHEARWALL SCHEDULE NOTES:

- STUDS SHALL NOT BE SPACED MORE THAN 16" O.C.
- RE: S1.0 SECTION 06100 "ROUGH FRAMING" FOR REQUIRED WALL STUD AND PLATE SPECIES AND GRADE.
- RE: S1.0 SECTION 06100 "WOOD SHEATHING" FOR REQUIRED SHEAR WALL SHEATHING, THICKNESS AND GRADE. ALL SHEAR WALL PANELS SHALL BE APPLIED DIRECTLY TO FRAMING.
- SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH ALL PANEL EDGES BACKED/BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SEE NOTE 5.
- FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJOINING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED FOR ALL SHEARWALL MARKS EXCEPT "P6".
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
- NAILS FOR PLYWOOD AND OSB PANEL EDGE AND FIELD NAILING SHALL BE 8D COMMON (0.131" X 2 1/2").
- NAILS FOR BOTTOM PLATE FRAMING SHALL BE 12D COMMON (0.148" X 3.25").
- FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING. DO NOT OVER NAIL THE BLOCKING.
- ANCHOR BOLTS SHALL BE GALVANIZED 5/8" DIAMETER A-307 AND SHALL BE SECURED IN PLACE PRIOR TO CONCRETE POUR. WET STICKING OF ANCHOR BOLTS IS NOT ALLOWED.
- GALVANIZED 3" X 3" X 0.225" (MIN.) PLATE WASHERS ARE REQUIRED AT EACH ANCHOR BOLT - SEE THIS SHEET FOR PLACEMENT REQUIREMENTS. RECESSING PLATE WASHERS IN PLATES IS NOT ALLOWED.
- LTP4 FRAMING PLATES SHALL BE INSTALLED WITH 12-8D X 1 1/2" (0.131" X 2 1/2") NAILS. RE: DETAILS 1, 2, 3 & 8/S1.1.
- A35 FRAMING ANGLES SHALL BE INSTALLED WITH 12-8D X 1 1/2" (0.131" X 2 1/2") NAILS. RE: DETAILS 1, 2 & 8/S1.1.
- ALL NAILS INTO PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM 153 OR STAINLESS STEEL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
- WHERE BOTTOM PLATE NAILING SPECIES OF 4 INCHES OR LESS NAILS SHALL BE INSTALLED IN TWO ROWS OFFSET 1/2 INCH AND STAGGERED.
- GALVANIZED EXPANSION ANCHORS OF SIMILAR DIAMETER AND EMBEDMENT ALLOWED AT INTERIOR BEARING AND PARTY WALLS.
- 2-2X'S IN LIEU OF 3X'S AT PANEL EDGES ACCEPTABLE PROVIDED STUDS ARE ATTACHED PER 10/S1.2 SIM. AND BOTTOM PLATE NAILING.
- WHERE BUILDING OFFICIALS ALLOW, OSB SHEATHING MAY BE APPLIED OVER 1/2" OR 3/8" GYPSUM WALL BOARD PROVIDED SHEATHING IS NAILED WITH 10D NAILS (0.148" DIA X 3" LONG)

SCALE: NONE



SCALE: 3/4" = 1'-0"
9 TYPICAL SHEARWALL NOMENCLATURE (ELEVATION)



DATE: _____

REVISION:

| No. | REVISION |
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| | |

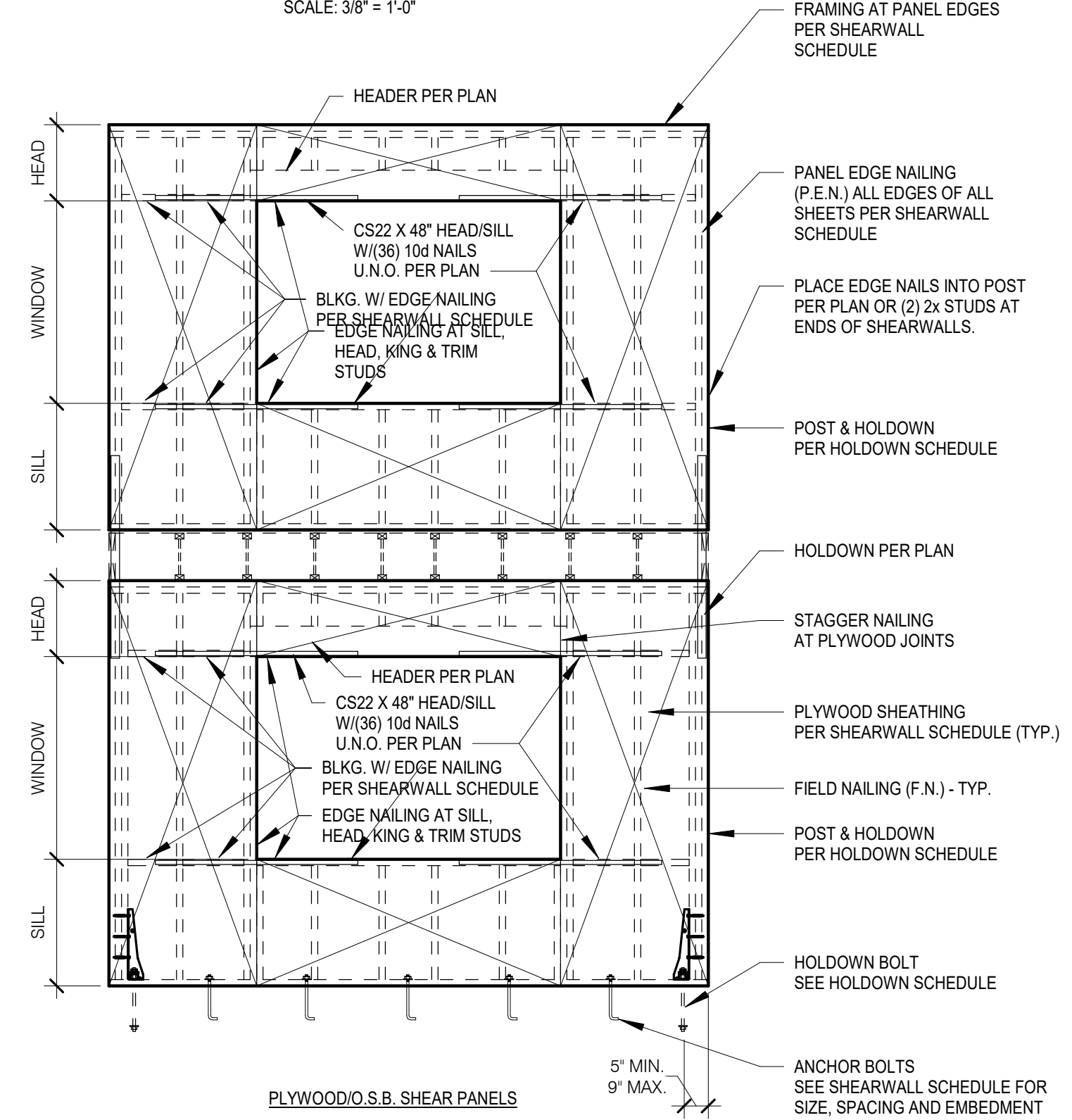
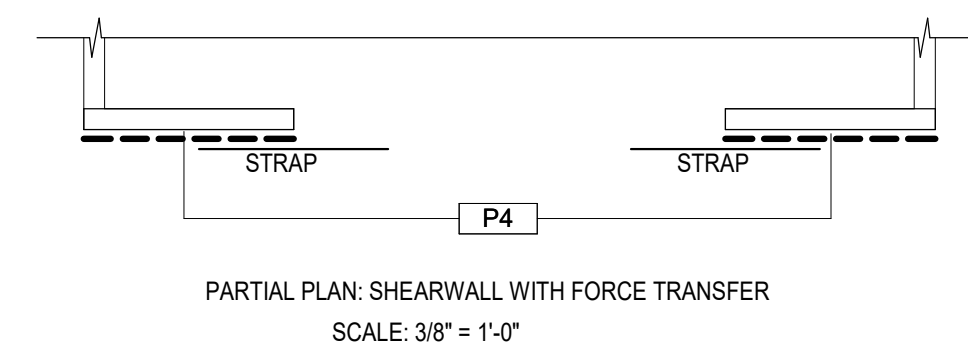
JOB #: 21162

ENG: BJM
CAD: JMA
SCALE: 3/4" = 1'-0"

KEY ISSUE DATES:

| | SD | CD | PD | OTHR |
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| | | | | |

PERM: 03/25/2022

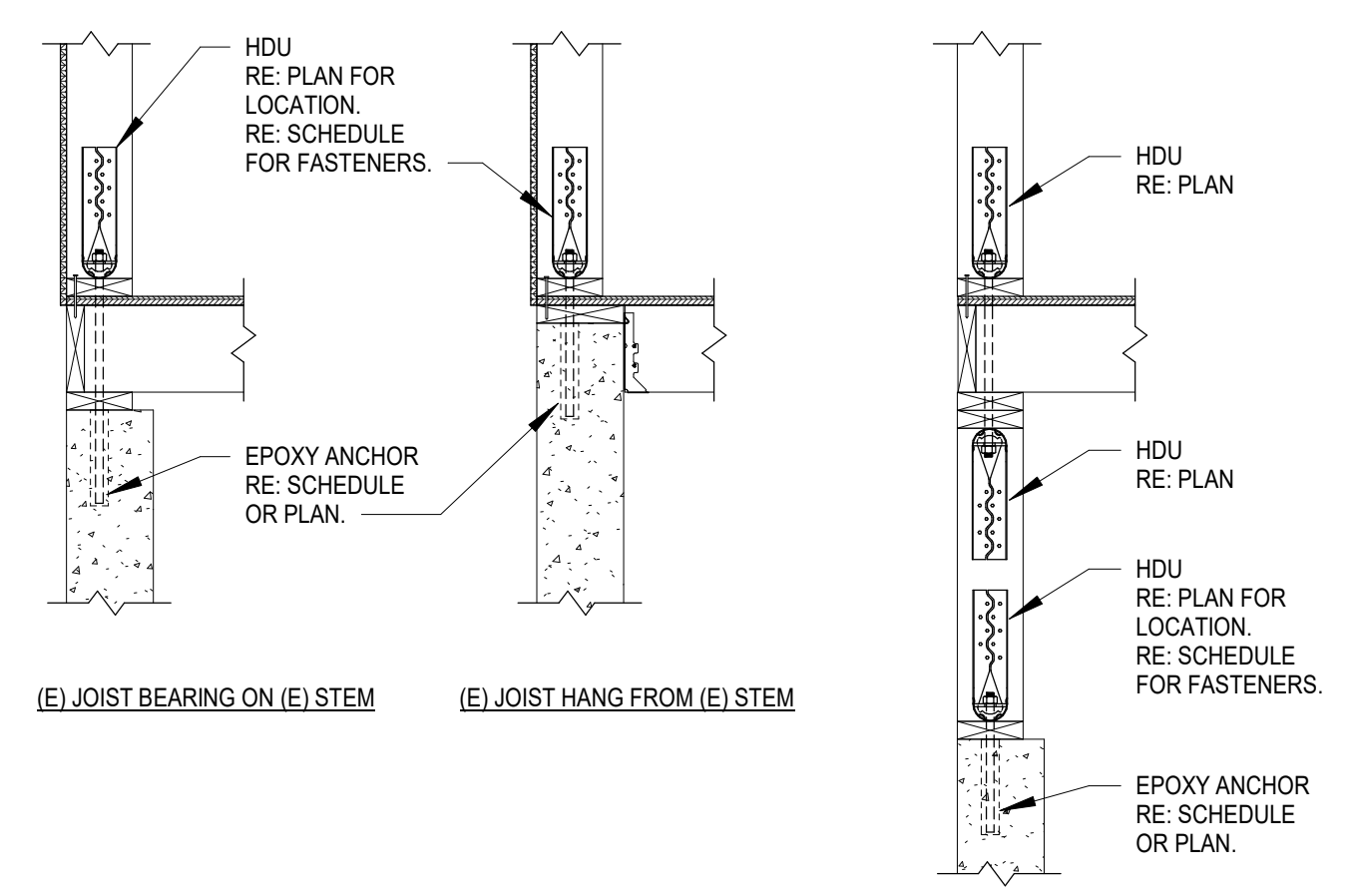


TYPICAL DETAIL FOR SHEARWALL
8 W/ FORCE TRANSFER AROUND WINDOW OPENINGS

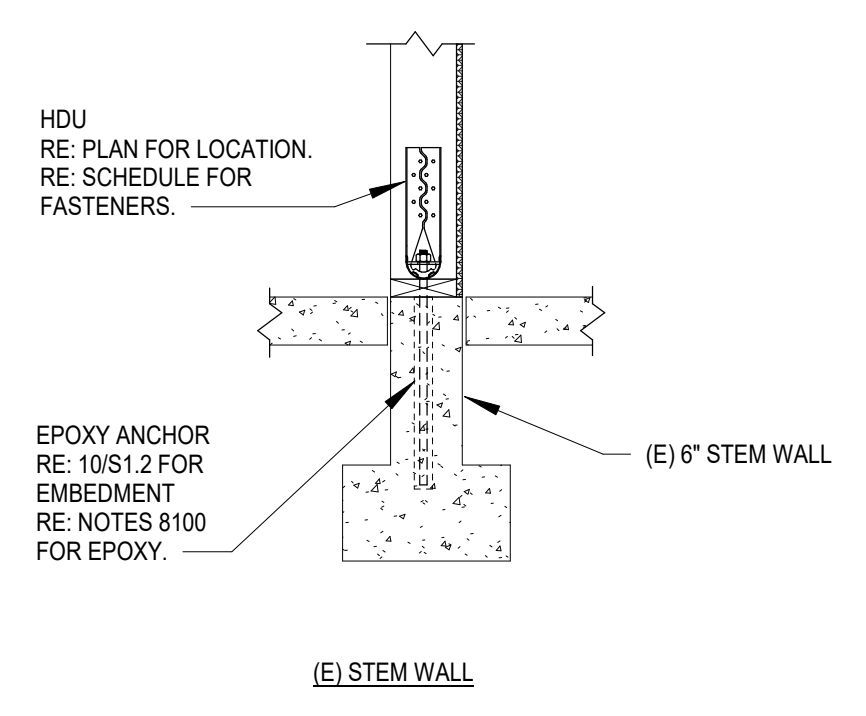
| LOAD | MARK | HARDWARE TYPE | WOOD MEMBER/POST | | FASTENER | ROD DIAMETER | ANCHOR | | | STEM (MINIMUM) | DETAIL | |
|------------|--------------|----------------------|------------------|--|------------------------|--------------|--|-------------------|------------|----------------|--------|-----------------|
| | | | 2X4 WALL | 2X6 WALL | | | STEM | THICKENED FOOTING | GRADE BEAM | | | THICKENED SLAB |
| 1705 | HD1 | CS16 | 2X4 | 2X6 | (28) 8d | N.A. | N.A. | - | N.A. | - | N.A. | RE: 14, 15/S1.2 |
| 2345 | HD2 | MST37 | (2) 2X4 | (2) 2X6 | (22) 16d | N.A. | N.A. | - | N.A. | - | N.A. | |
| 3640 | HD3 | MST48 | (2) 2X4 | (2) 2X6 | (34) 16d | N.A. | N.A. | - | N.A. | - | N.A. | |
| 4830 | HD4 | MST60 | (2) 2X4 | (2) 2X6 | (48) 16d | N.A. | N.A. | - | N.A. | - | N.A. | |
| 2.9W/2.2EQ | HD5 | LSDTHD8 LSDTHD8RJ | (2) 2X4 | (2) 2X6 | (16) 12d | STRAP | N.A. | - | 8" | - | 8" | RE: 13/S1.2 |
| 5.3W/3.8EQ | HD6 | STHD14 STHD14RJ | (2) 2X4 | (2) 2X6 | (24) 12d | STRAP | N.A. | - | 14" | - | 8" | |
| 3580 | HD7 | HTT22 | (2) 2X4 | (2) 2X6 | (32) 12d | 5/8" | N.A. | - | 9" | - | 8" | RE: 13/S1.2 |
| 2215 | HD8 | HDU2-SDS2.5 | (2) 2X4 | (2) 2X6 | (6) SDS 1/4X2 1/2" | 5/8" | ROD & NUT/WASHER NUT PER 13/S1.2 | - | 11" | - | 6" | |
| 3285 | HD9 | HDU4-SDS2.5 | (2) 2X4 | (2) 2X6 | (10) SDS 1/4X2 1/2" | 5/8" | | - | 11" | - | 6" | |
| 4065 | HD10 | HDU5-SDS2.5 | (2) 2X4 | (2) 2X6 | (14) SDS 1/4X2 1/2" | 5/8" | | - | 11" | RE: 13/S1.2 | 6" | |
| 4305/6970 | HD11 | HDU8-SDS2.5 | (2) 2X4 | (2) 2X6 | (20) SDS 1/4X2 1/2" | 7/8" | | - | 11" | - | 8" | |
| 9535 | HD12 | HDU11-SDS2.5 | 4X6 | 6X6 | (30) SDS 1/4X2 1/2" | 1" | | - | 16" | - | 8" | |
| 1492 | HD13 | HD19 | - | 6X6 | (5) 1"DIA. M.B. | 1 1/4" | | - | 16" | - | 8" | |
| HD14 | HDU14-SDS2.5 | 4X6 | 6X6 | (36) SDS 1/4X2 1/2" | 1" | - | | 16" | - | 8" | | |
| HD15 | MSTC48B3 | (2) 2X4 | (2) 2X6 | (12) 10d FACE, (4) 10d BOTTOM, (38) 10d STUDS/POST | | | | - | - | - | - | |

HOLDOWN AND FASTENER SCHEDULE NOTES:
 1. HOLDOWNS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.
 2. 16D = 0.162" DIA. X 3 1/2" LONG.
 3. USE HALF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED.
 4. SCREWS SHALL BE SDS 1/4" DIA. X 2 1/2" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
 5. HOLDDOWN ANCHORS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.
 6. ANCHOR BOLT NUT SHALL BE FINGER-TIGHT PLUS 1/3 - 1/2" TURN WITH HAND WRENCH. CARE SHALL BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES SHALL NOT BE USED.
 7. HDU HOLDOWNS SHALL BE INSTALLED CENTERED ALONG THE WIDTH OF THE ATTACHED POST.
 8. RE: NOTES SECTION 06100 "ROUGH FRAMING" FOR THE REQUIRED POST SPECIES AND GRADE.
 9. BUNDLED STUDS PER DETAIL 10/S1.2.
 10. STRAP TIE HOLDOWNS. NAIL STRAPS FROM BOTTOM UP. INSTALL WITH STRAP MATE "NO WET STICKING".
 11. ANCHOR BOLT HOLDOWNS SHALL BE ASTM A307 OR A36 STEEL. ANCHOR HEAD REQUIRES NUT/WASHER NUT PER 2/S1.2.

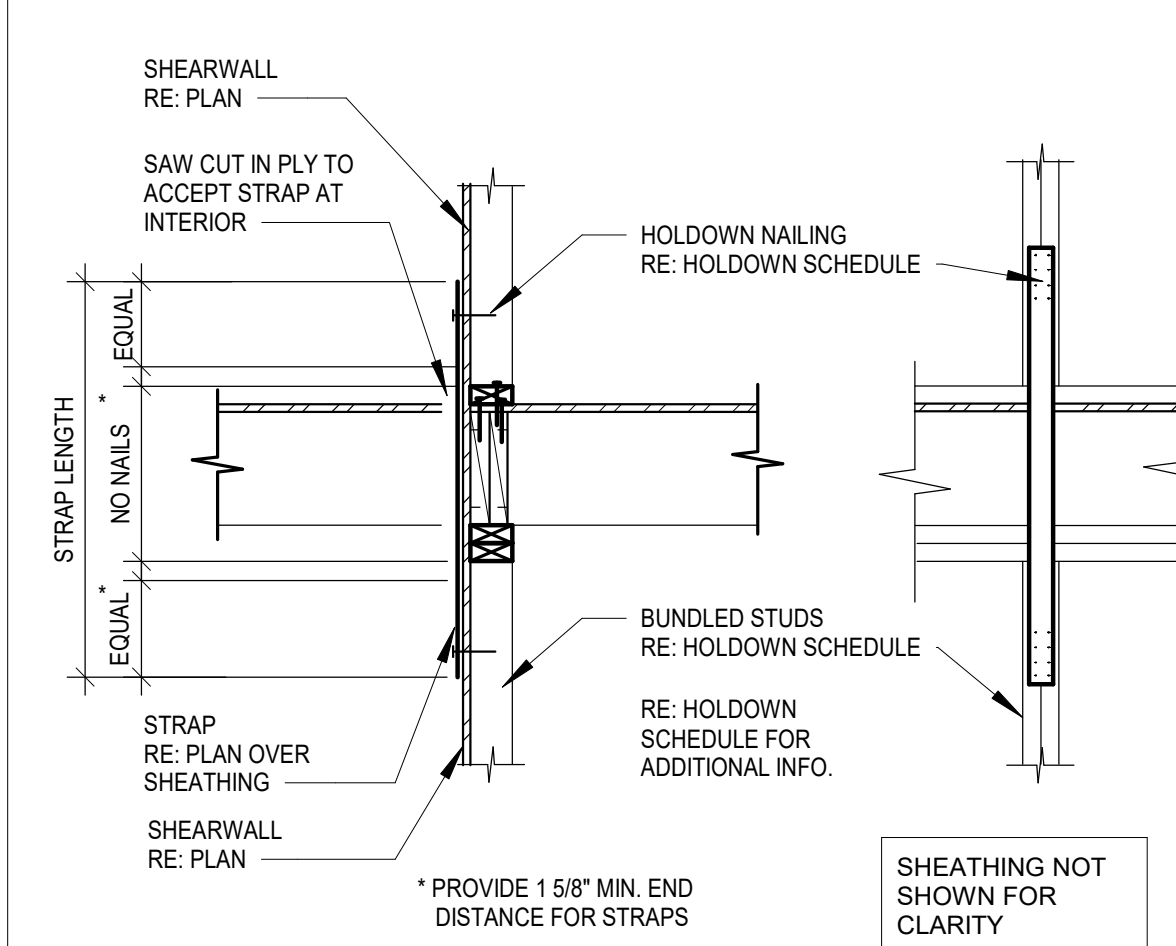
10 SHEARWALL SCHEDULE



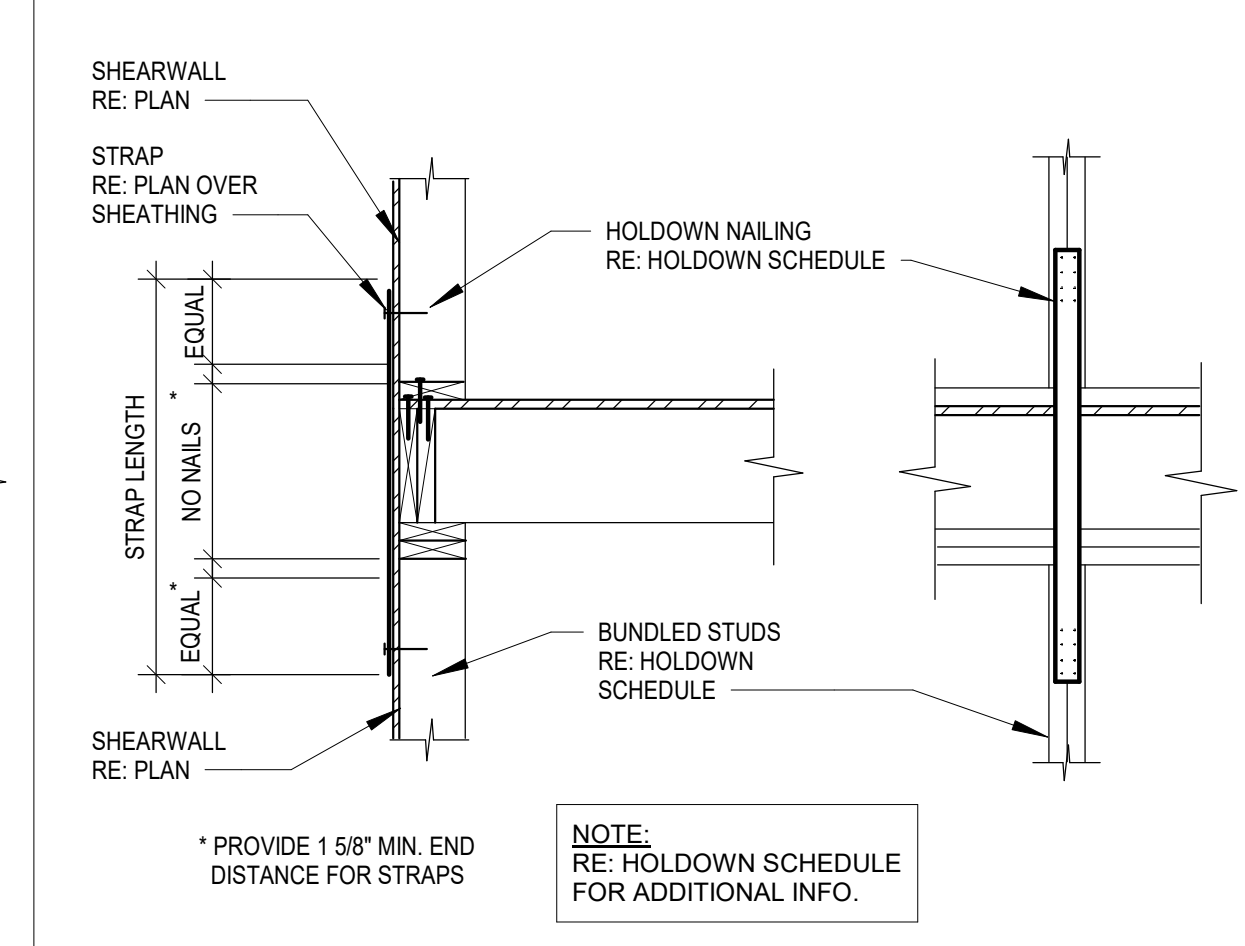
11 EPOXY ANCHORAGE OF HDU TYPE HARDWARE



13 EXTERIOR HOLDOWN - SECTION

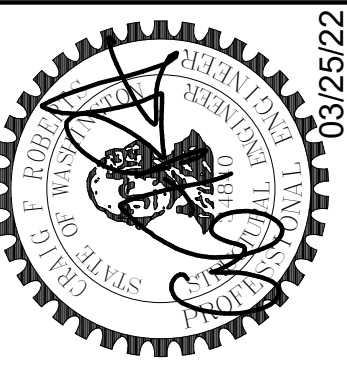


14 INTERIOR HOLDOWN



15 EXTERIOR HOLDOWN

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| | | |

JOB #: 21162
 ENG: BJM
 CAD: JMA
 SCALE: 3/4" = 1'-0"
 KEY ISSUE DATES:
 SD: SD
 CD: CD
 PERMIT: 03.25.2022
 OTHER: BD

Holddown Schedule and Details
 PIPER REMODEL
 8429 SE 33RD PLACE
 MERCER ISLAND, WA 98040

S1.2

FOUNDATION LEGEND

- (F1) SEE FOOTING TYPE THIS SHEET
 - (-3'-0") TOP OF FOOTING ELEVATION
 - 2'-0" TOP OF CONCRETE ELEVATION
 - S.J. SHRINKAGE CONTROL JOINT PER DETAIL 2/S6.0
 - C.J. CONSTRUCTION JOINT PER DETAIL 3/S6.0
 - (S) STEPPED FOOTING PER DETAIL 48/S6.0
 - SLOPE SLOPE SLAB 1/4" PER FOOT U.N.O. PER PLAN
 - HD/2 HOLD-DOWNS INDICATED ON THE FOUNDATION PLAN ARE SHOWN HALFTONE FOR REFERENCE ONLY. REFER TO THE S2.1 SHEET FOR SPECIFICS OF EMBEDDED ITEMS RELATED TO HOLD-DOWNS.
- Note:**
ALL SECTION CUTS ARE TYPICAL
- DARK SOLID LINES ARE NEW WALLS ABOVE THE BASEMENT LEVEL.

LIGHT SOLID LINES ARE EXISTING WALLS ABOVE THE BASEMENT LEVEL.

FOUNDATION SCHEDULE

| MARK | DEPTH | WIDTH | LENGTH | REINFORCING | DETAILS |
|-------|-------|-------|--------|----------------|----------------------------------|
| (F1) | 8" | 1'-4" | CONT. | (2) #4 CONT. | FTG. W/ STEM WALL: 687/S6.0 |
| (FS) | 12" | 1'-6" | CONT. | (2) #4 CONT. | TYP. THICKENED SLAB FOOTING |
| (F24) | 12" | 24" | 24" | (2) #4 EA. WAY | POST FTG.: 9/S6.0 16&17/S6.0 |
| (F30) | 12" | 30" | 30" | (3) #4 EA. WAY | POST FTG.: 9/S6.0 16&17/S6.0 |
| (F36) | 12" | 36" | 36" | (3) #4 EA. WAY | POST FTG.: 9/S6.0 16&17/S6.0 |
| (F1) | 8" | 1'-4" | CONT. | (2) #4 CONT. | TURNED DOWN SLAB EDGE 6,7,8/S6.0 |

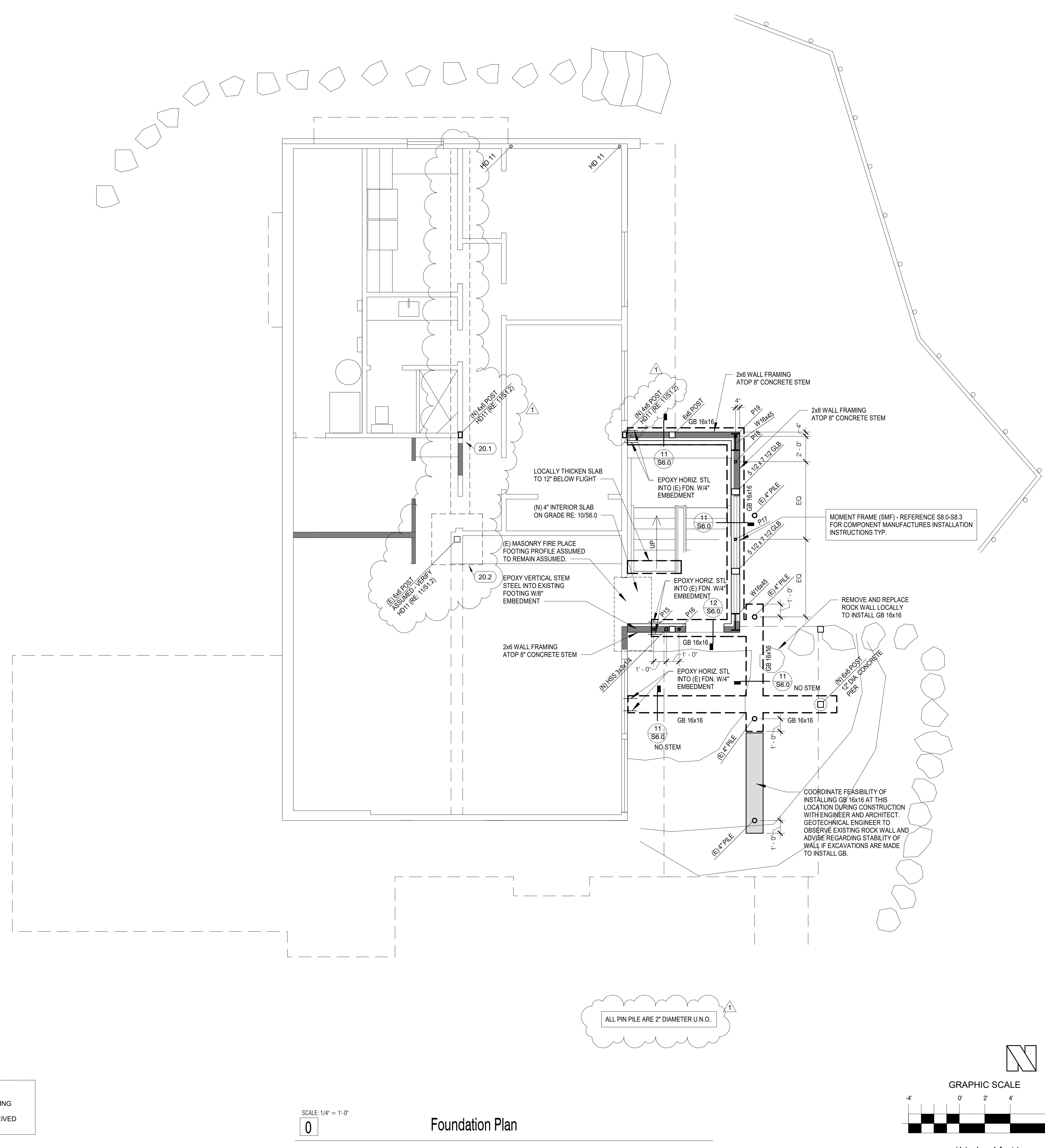
FOUNDATION NOTES

1. ALL SOIL BEARING SURFACES ARE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
2. CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS TYPICAL U.N.O.
3. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
4. SEE ARCHITECTURAL PLANS FOR WALL LOCATIONS.
5. CONCRETE WALLS ARE 8" THICK TYPICAL U.N.O.
6. SEE SHEET S2.1 FOR WOOD FRAMING LEGEND, NOTES, AND SCHEDULES.
7. PROVIDE 4" DIAMETER PERFORATED FOOTING DRAINS AT PERIMETER OF FOUNDATIONS TYPICAL. PROVIDE 4" DIAMETER TIGHTLINES FOR DOWNSPOUTS, EXTEND TO DAYLIGHT.

FOUNDATION KEY NOTES

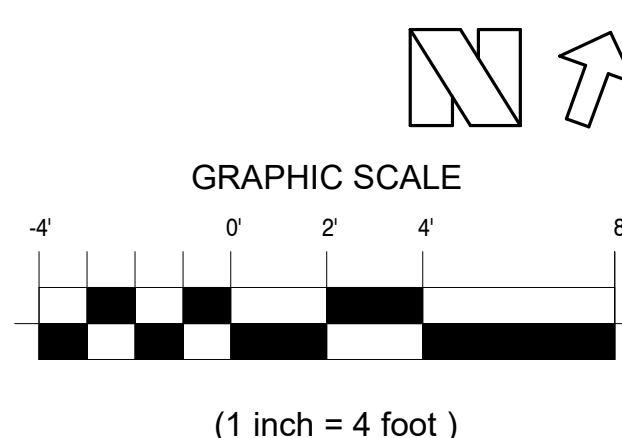
- 20.1 ASSUMED EXISTING STRIP FOOTING. CONTRACTOR TO VERIFY AND INFORM ENGINEER OF EXISTING CONDITIONS DURING CONSTRUCTION.
- 20.2 ASSUMED EXISTING PAD FOOTING. CONTRACTOR TO VERIFY AND INFORM ENGINEER OF EXISTING CONDITIONS DURING CONSTRUCTION.

NOTE:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 02/28/2022.



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

Foundation Plan



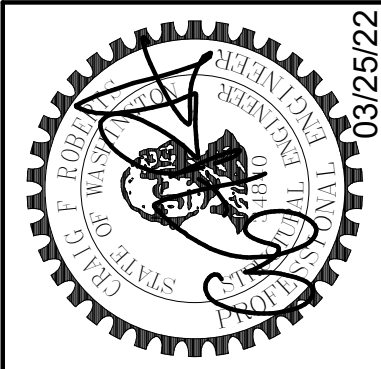
Basement Level Walls Over Foundation

PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

S2.0

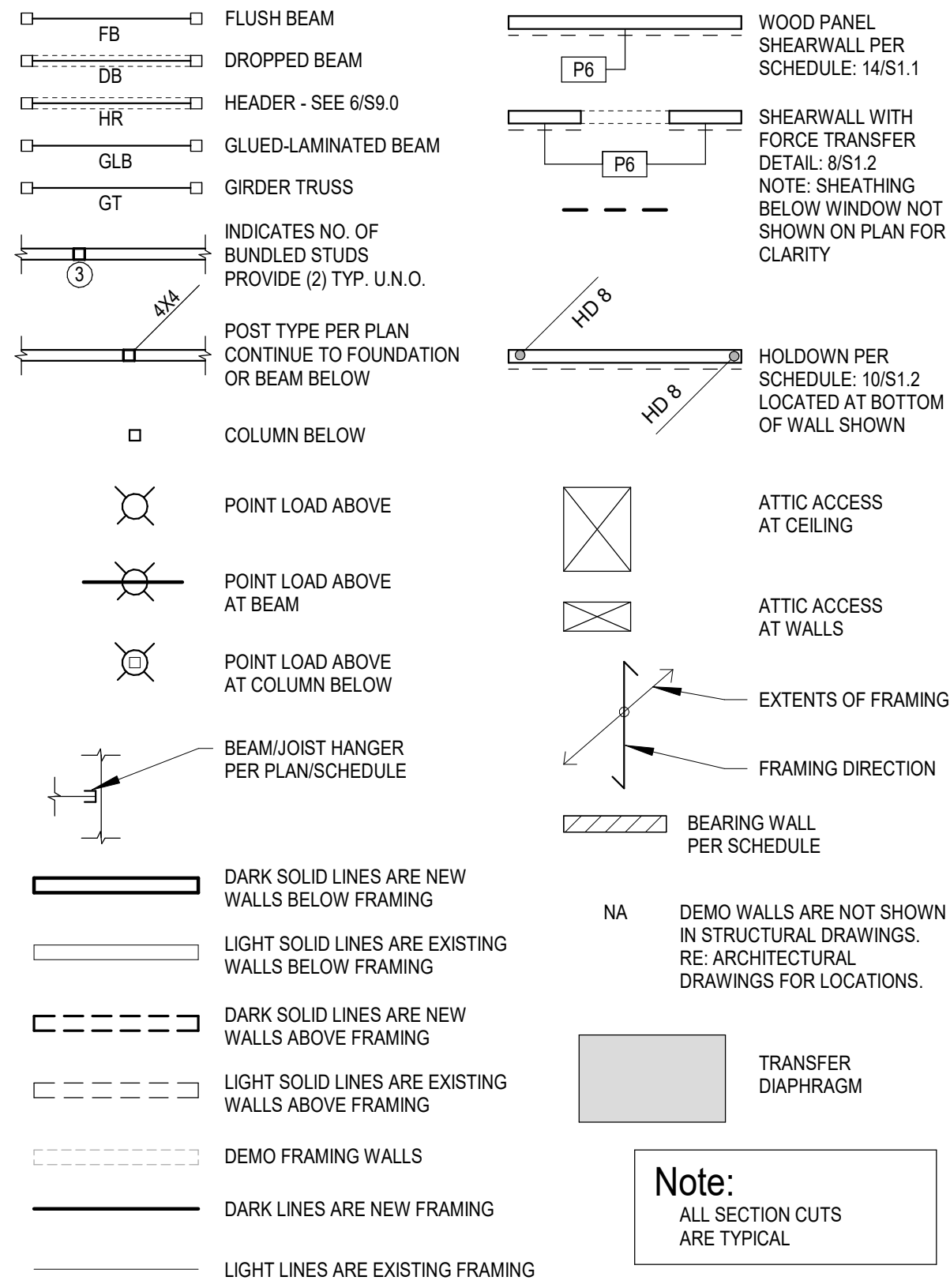
| No. | REVISION | DATE |
|-----|----------------------|------------|
| 1 | Response to Comments | 06-10-2022 |

| JOB #: | ENG: | CAD: | SCALE: | KEY ISSUE DATES: |
|--------|------|------|--------------|---|
| 21162 | BJM | JMA | As indicated | SD: SD BD: CD PERMIT: 03/25/2022 OTHER: BD |



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FRAMING LEGEND

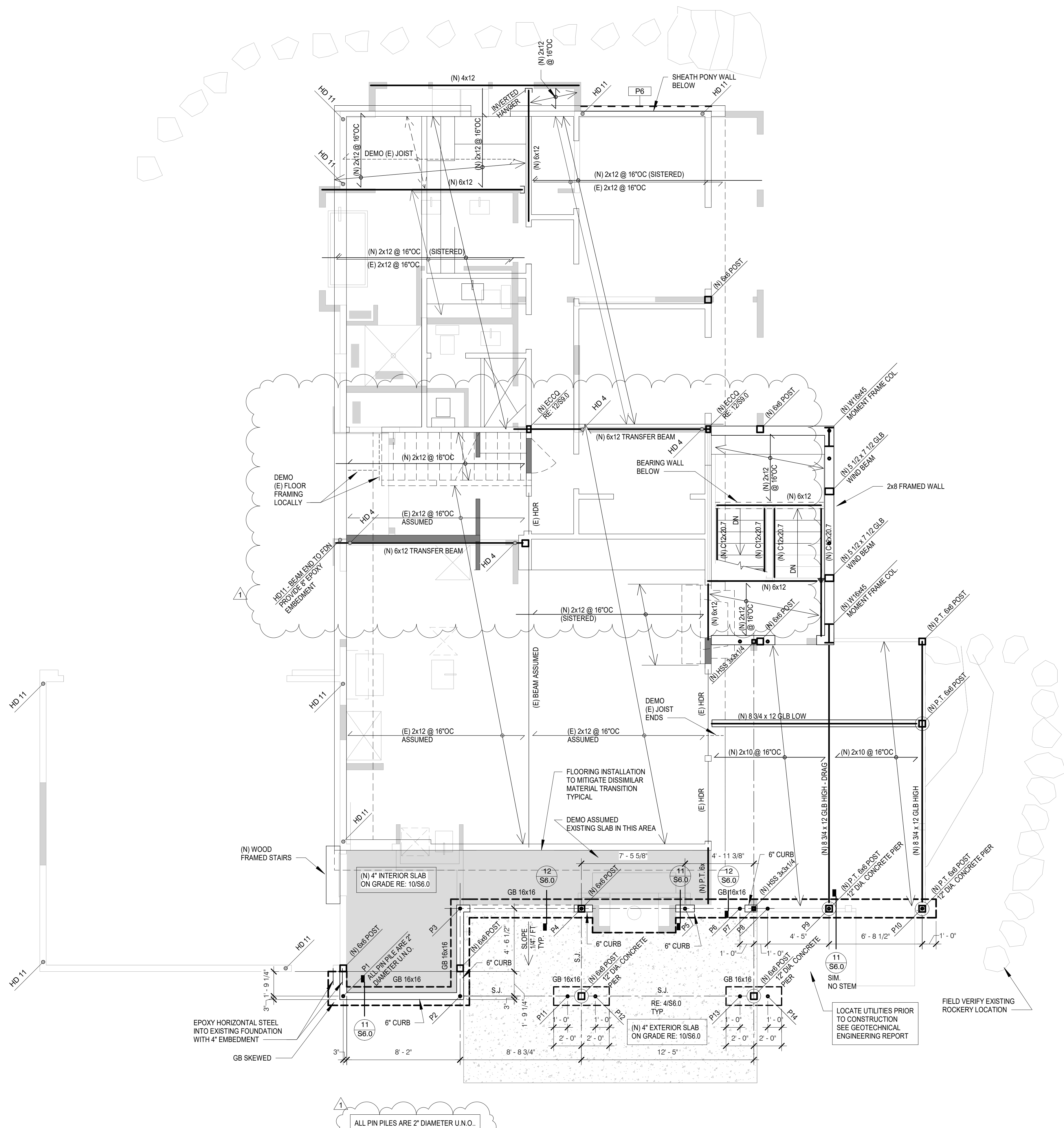


FRAMING NOTES

1. PROVIDE 4X8 FOR ALL EXTERIOR HEADERS U.N.O. PER PLAN.
2. RE: 1/S9.0 FOR INTERIOR HEADERS U.N.O. PER PLAN.
3. RE: NOTES S1.0 FOR FRAMING SPECIES AND GRADE, HANGERS, SHEATHING, NAILS, GLB'S AND ENGINEERED LUMBER SPECIFICATIONS ETC.
4. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD EACH END (KING STUD) FOR BRACING.
5. ALL EXTERIOR WALLS ARE P6 SHEARWALLS U.N.O. PER PLAN.
6. SEE SHEET S6.0, S9.0 FOR TYPICAL FRAMING DETAILS.
7. ALL EXTERIOR WALLS ARE 2x6 AT 16" O.C. (MAX. HEIGHT = 10'-0")
ALL INTERIOR WALLS ARE 2x4 AT 16" O.C. MINIMUM - PROVIDE 2x6 AT 16" O.C. WHERE ARCHITECT SPECIFIES 2x6 CONSTRUCTION.

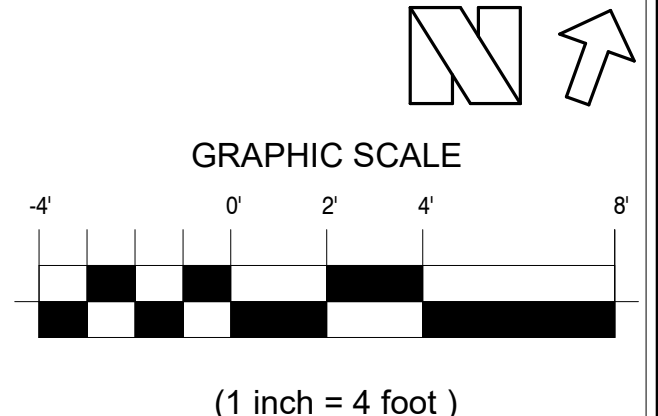
FRAMING KEY NOTES

- 21.1 .
- 21.2 .
- 21.3 .
- 21.4 .
- 21.5 .



NOTE:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 02/28/2022.

SCALE: 1/4" = 1'-0"
1 Main Floor Framing Over Basement Level Shear Walls

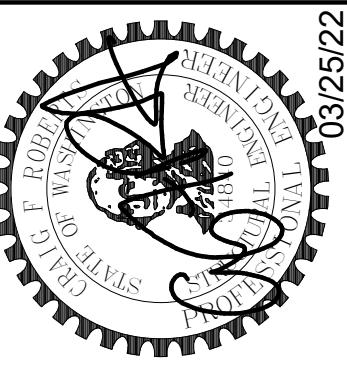


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Main Frmg Over Basement Lvl Shear Walls
PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

S2.1

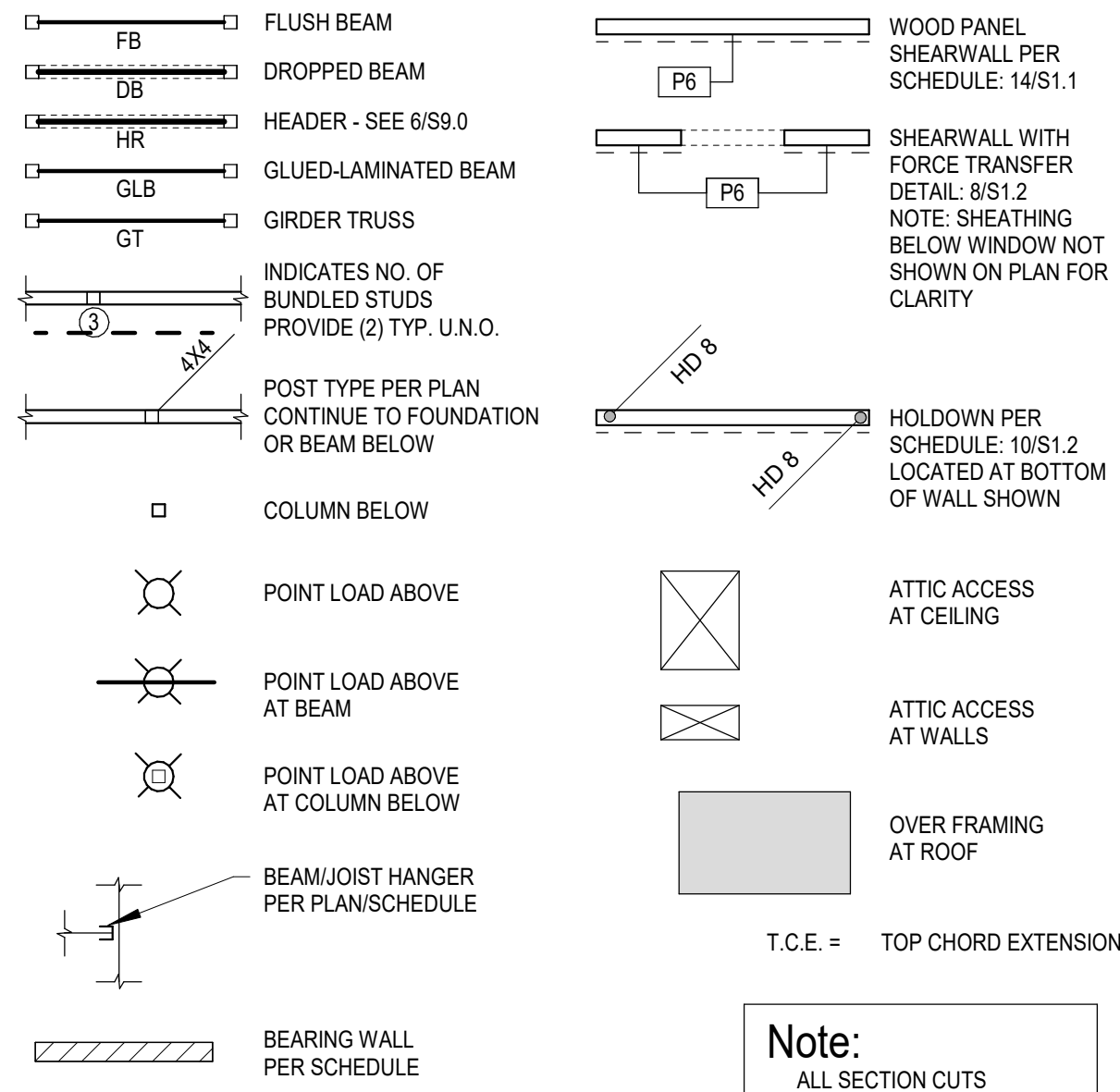
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| 1 | Response to Comments | 06-10-2022 |

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| JOB #: | 21182 |
| ENG.: | J.M.J. |
| CAD.: | J.M.J. |
| SCALE: | As indicated |
| KEY ISSUE DATES: | |
| SY: | SD |
| SD: | SD |
| CD: | CD |
| PERMIT: | 03/25/2022 |
| OTHER: | BD |

FRAMING LEGEND



Note:
ALL SECTION CUTS ARE TYPICAL

FRAMING NOTES

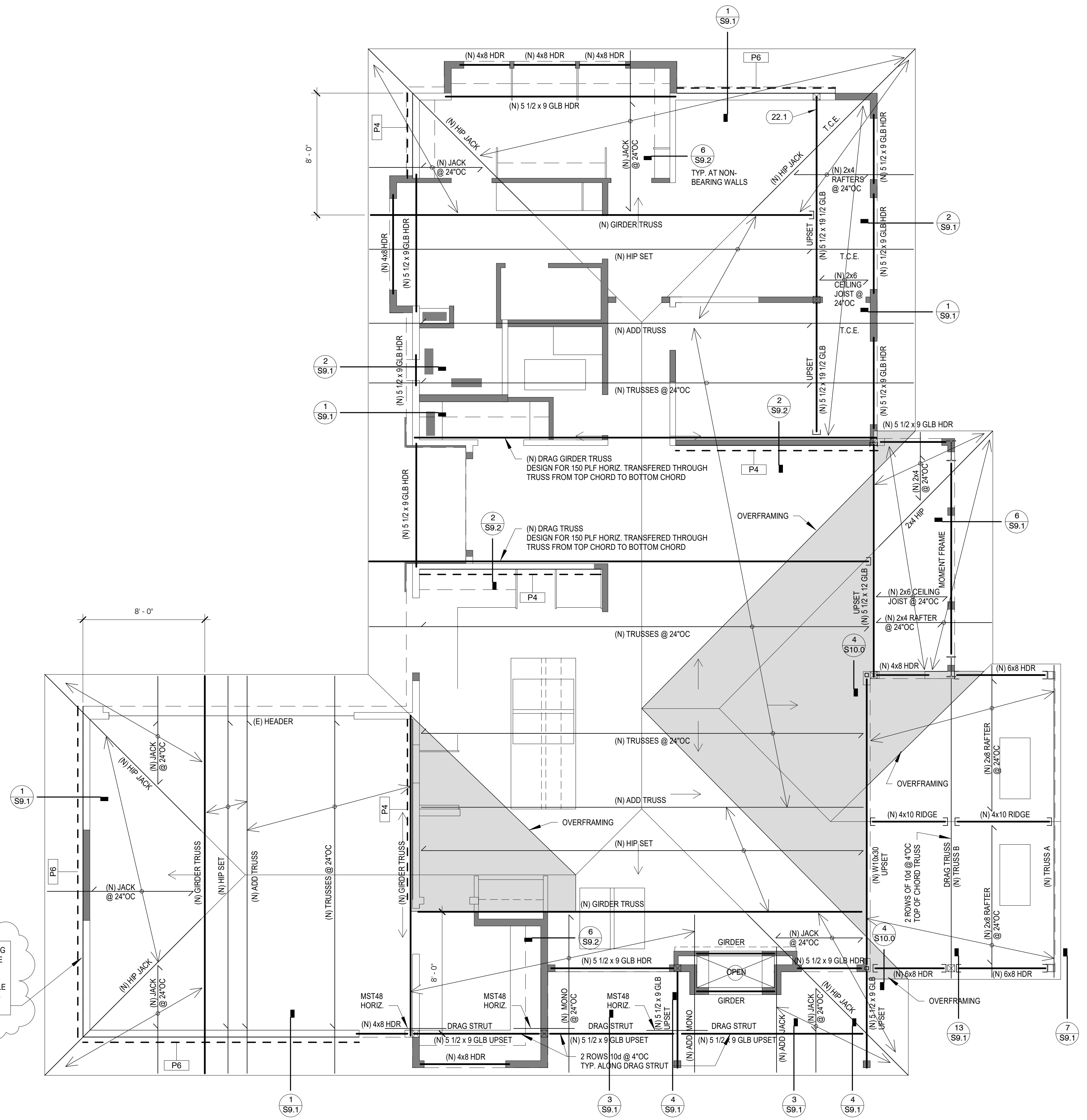
1. PROVIDE 5 1/2 x 9 GLB FOR ALL EXTERIOR HEADERS U.N.O. PER PLAN.
2. RE: 1/S9.0 FOR INTERIOR HEADERS U.N.O. PER PLAN.
3. RE: NOTES S1.0 FOR FRAMING SPECIES AND GRADE, HANGERS, SHEATHING, NAILS, GLB'S AND ENGINEERED LUMBER SPECIFICATIONS ETC.
4. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD EACH END (KING STUD) FOR BRACING.
5. ALL EXTERIOR WALLS ARE P6 SHEARWALLS U.N.O. PER PLAN.
6. SEE SHEET S6.0, S9.0 FOR TYPICAL FRAMING DETAILS.
7. ALL EXTERIOR WALLS ARE 2x6 AT 16" O.C. (MAX. HEIGHT = 10'-0") ALL INTERIOR WALLS ARE 2x4 AT 16" O.C. MINIMUM - PROVIDE 2x6 AT 16" O.C. WHERE ARCHITECT SPECIFIES 2x6 CONSTRUCTION.

FRAMING KEY NOTES

- 22.1 RIP GLB TOP AT UNDER SIDE OF SHEATHING. 12" OF GLB REMAINING AT EXTERIOR FACE OF FRAMING.
- 22.2 .
- 22.3 .
- 22.4 .
- 22.5 .

RE: 16/S9.2 FOR REQUIRED FRAMING AT ALL EXISTING WALLS THAT HAVE INCREASED IN HEIGHT TYP.

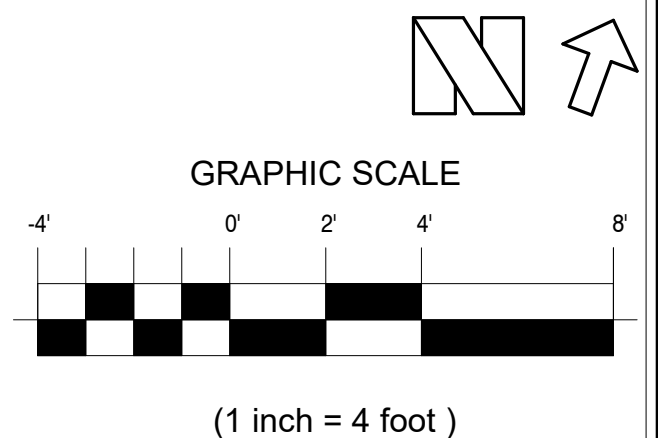
RE: 16/S9.2 FOR REQUIRED DOUBLE SIDESHEATHING ABOVE EXISTING BRICK TYP.



NOTE:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 02/28/2022.

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

Roof Framing Over Main Level Shear Walls

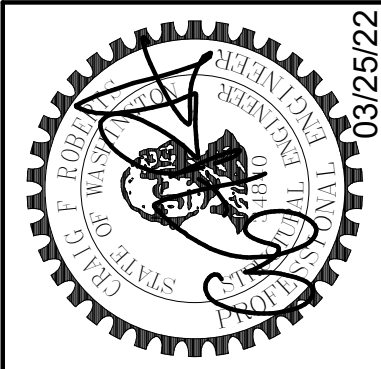


Roof Framing Over Main Level Shear Walls
PIPER REMODEL
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MERCER ISLAND, WA 98040

S2.2

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| 1 | Response to Comments | 06-10-2022 |

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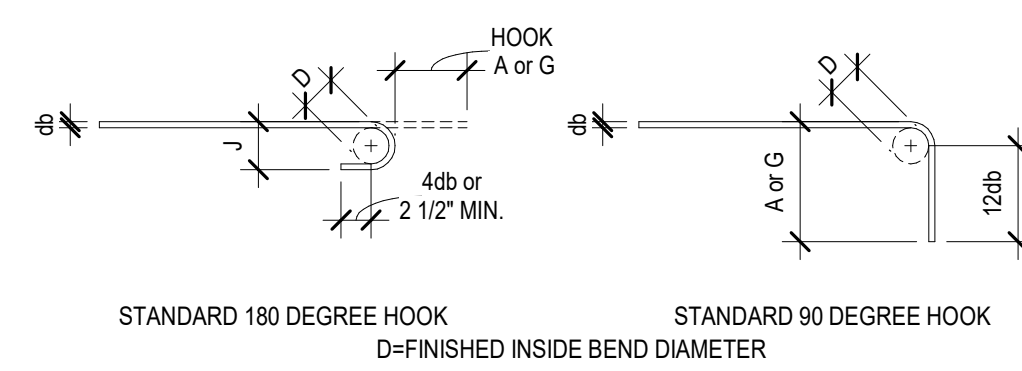
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| BAR SIZE | f _c =3000 PSI | | |
|----------|--------------------------|-----------------------|---------------------|
| | L _d | OTHER BARS LAP SPLICE | TOP BARS LAP SPLICE |
| #3 | 16" | 21" | 28" |
| #4 | 22" | 28" | 37" |
| #5 | 27" | 36" | 46" |
| #6 | 33" | 43" | 56" |

- LAP SPLICE SCHEDULE NOTES:
- TENSION LAP SPLICE SHOWN ABOVE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN OR EQUAL TO TWO BAR DIAMETERS (SPACING AND COVER CASE 1). TENSION LAP SPLICE SHOWN ABOVE ARE CLASS B SPLICES.
 - "OTHER BARS" ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW THE BAR.
 - "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
 - COMPRESSION LAP SPLICES SHALL BE 30 BAR DIAMETERS MIN. U.N.O. ON THE DRAWINGS
 - DEVELOPMENT LENGTH (L_d) IS "OTHER BARS", CLASS A.

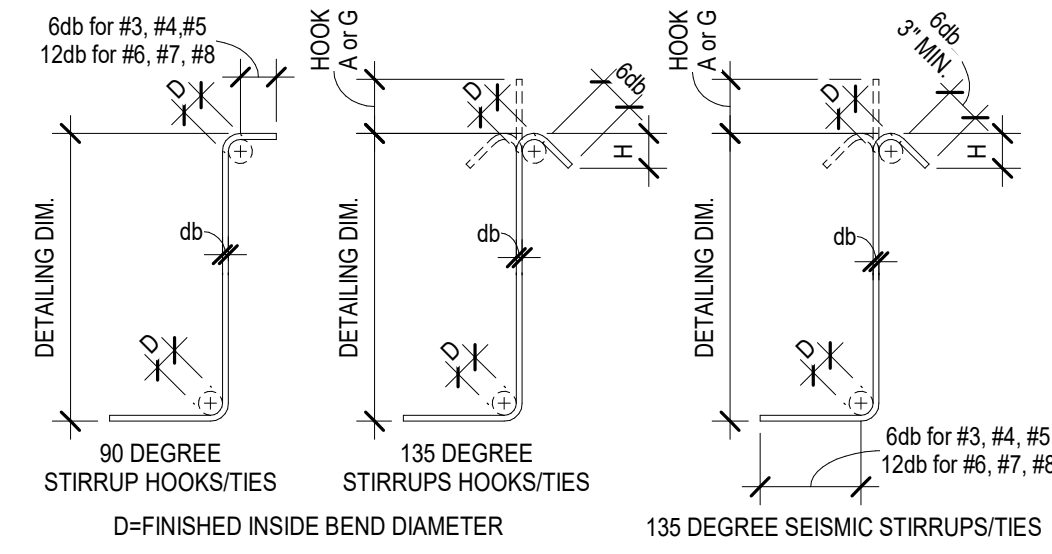
SCALE: NONE
1 TYPICAL LAP SPLICE SCHEDULE

| BAR SIZE | D | STANDARD 180 DEGREE HOOK | | | STANDARD 90 DEGREE HOOK | | |
|----------|-----|--------------------------|--------|----|-------------------------|--------|--------|
| | | D | A OR G | J | BAR SIZE | D | A OR G |
| #3 | 6db | 2 1/4" | 5" | 3" | #3 | 2 1/4" | 6" |
| #4 | 6db | 3" | 6" | 4" | #4 | 3" | 8" |
| #5 | 6db | 3 3/4" | 7" | 5" | #5 | 3 3/4" | 10" |
| #6 | 6db | 4 1/2" | 8" | 6" | #6 | 4 1/2" | 11-0" |

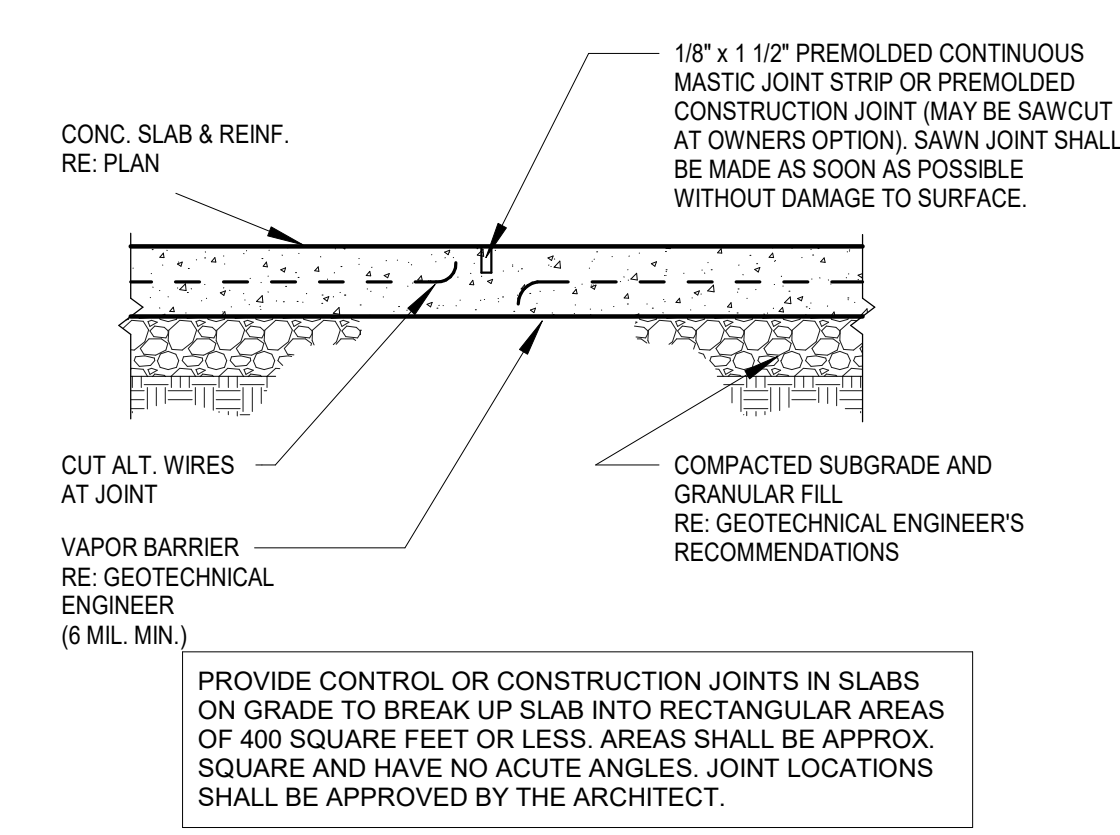


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2 STANDARD HOOK DETAILS

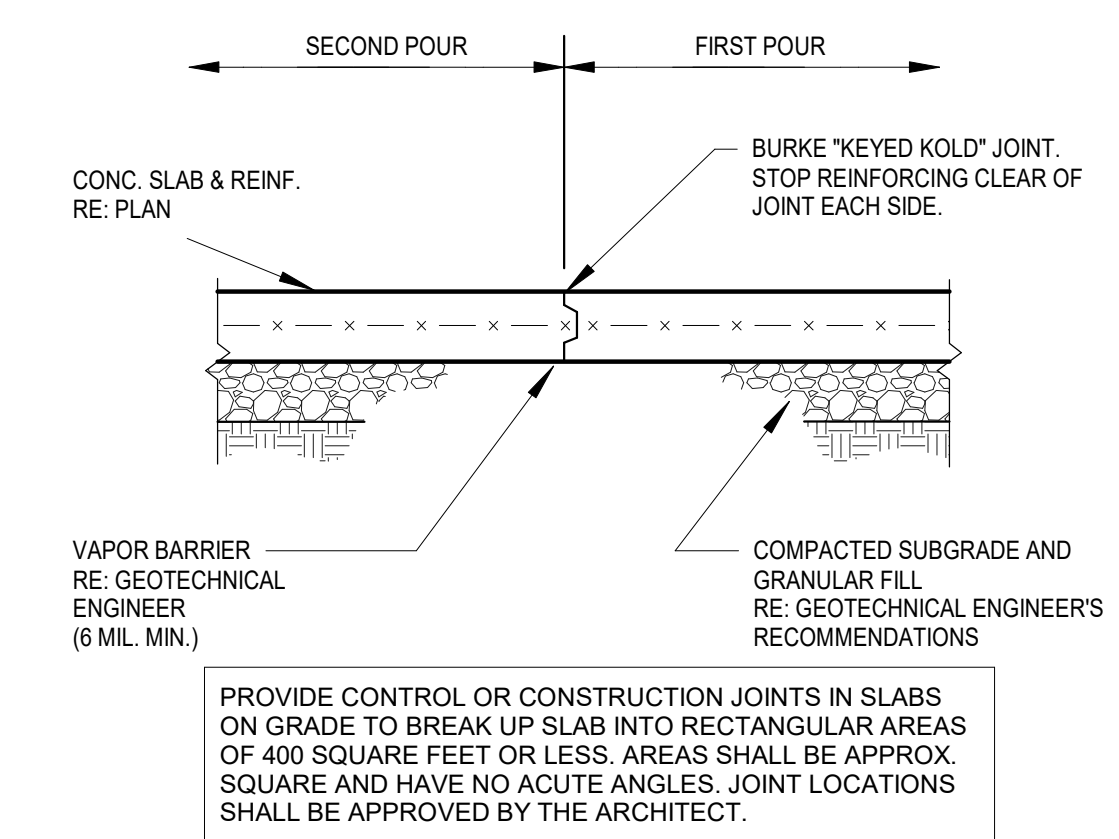
| BAR SIZE | D | D | STIRRUP HOOKS/TIES | | | SEISMIC STIRRUP/TIE | |
|----------|-----|--------|--------------------|------------|-------------------------|---------------------|-----------|
| | | | 90 DEGREE | 135 DEGREE | 135 DEGREE SEISMIC HOOK | A or G | APPROX. H |
| #3 | 4db | 1 1/2" | 4" | 4" | 2 1/2" | 4 1/4" | 3" |
| #4 | 4db | 2" | 4 1/2" | 4 1/2" | 3" | 4 1/2" | 3" |
| #5 | 4db | 2 1/2" | 6" | 5 1/2" | 3 3/4" | 5 1/2" | 3 3/4" |
| #6 | 6db | 4 1/2" | 11-0" | 7 3/4" | 4 1/2" | 7 3/4" | 4 1/2" |



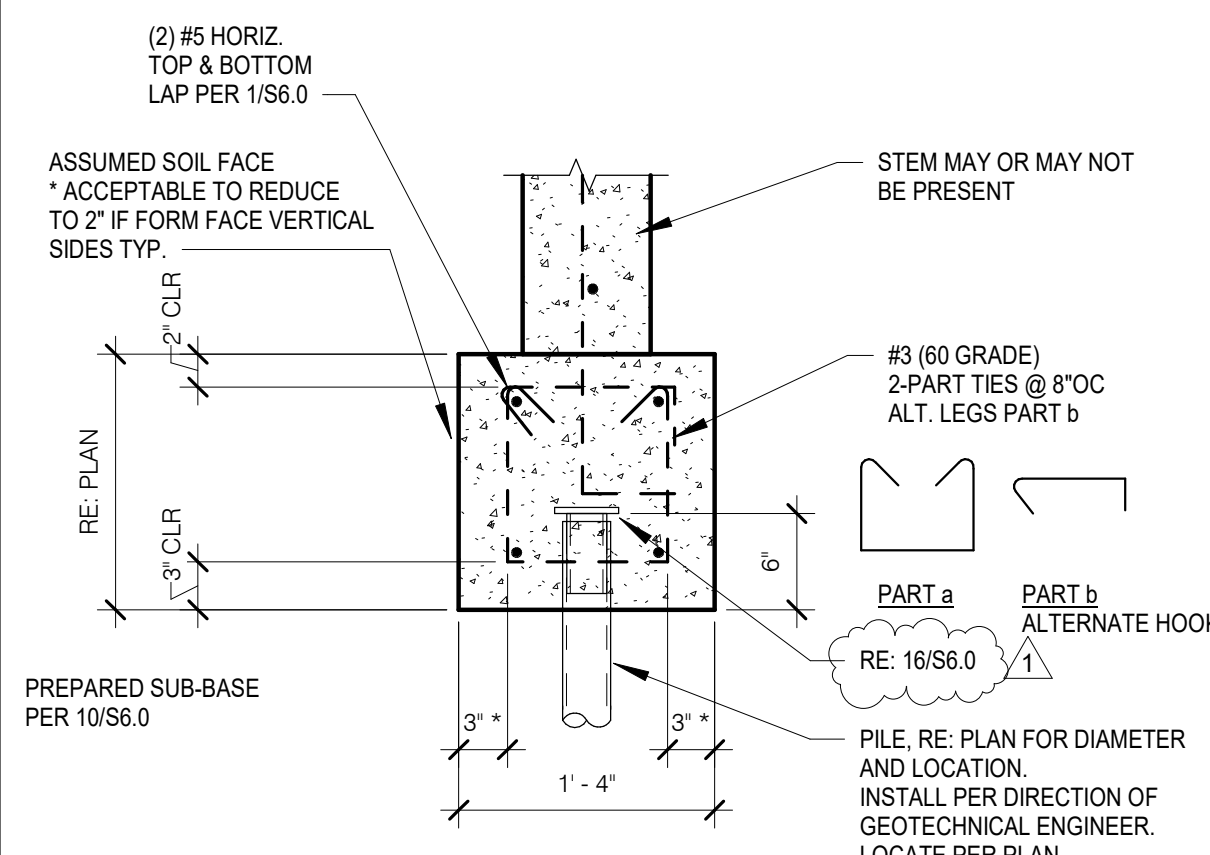
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3 STIRRUP and TIE HOOK DETAILS



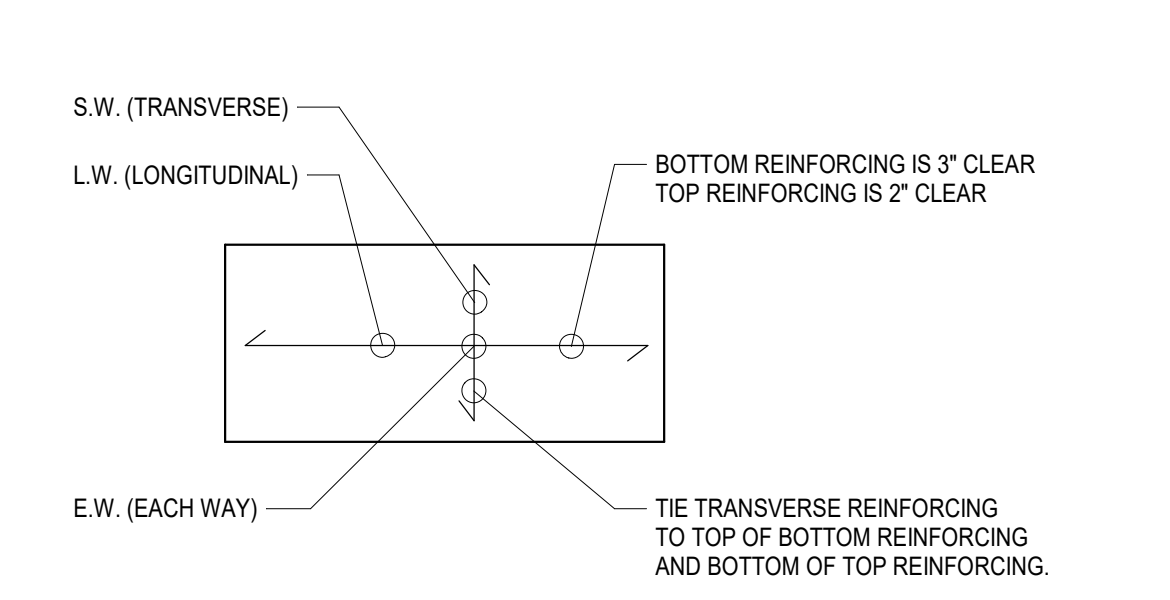
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4 TYPICAL SHRINKAGE CONTROL JOINT (S.J.)



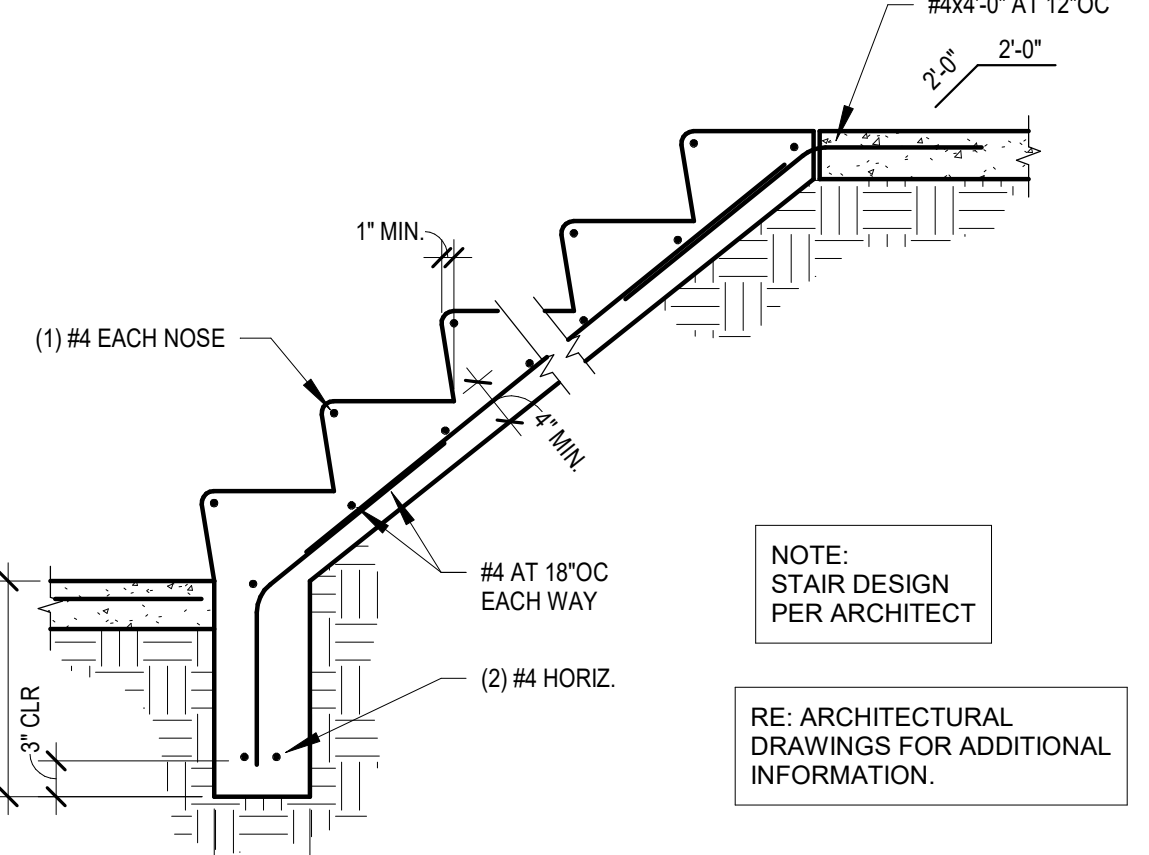
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5 TYPICAL CONSTRUCTION JOINT (C.J.)



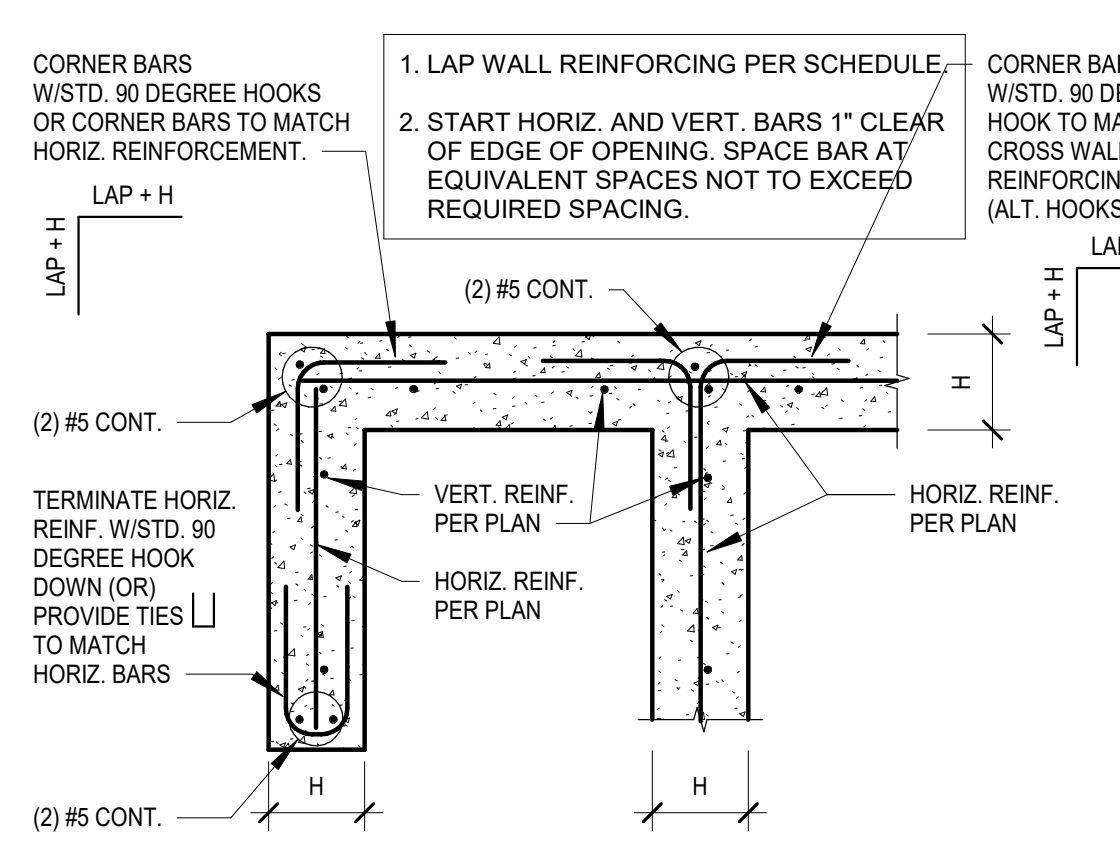
SCALE: 1" = 1'-0"
6 TYPICAL GRADEBEAM 16x16



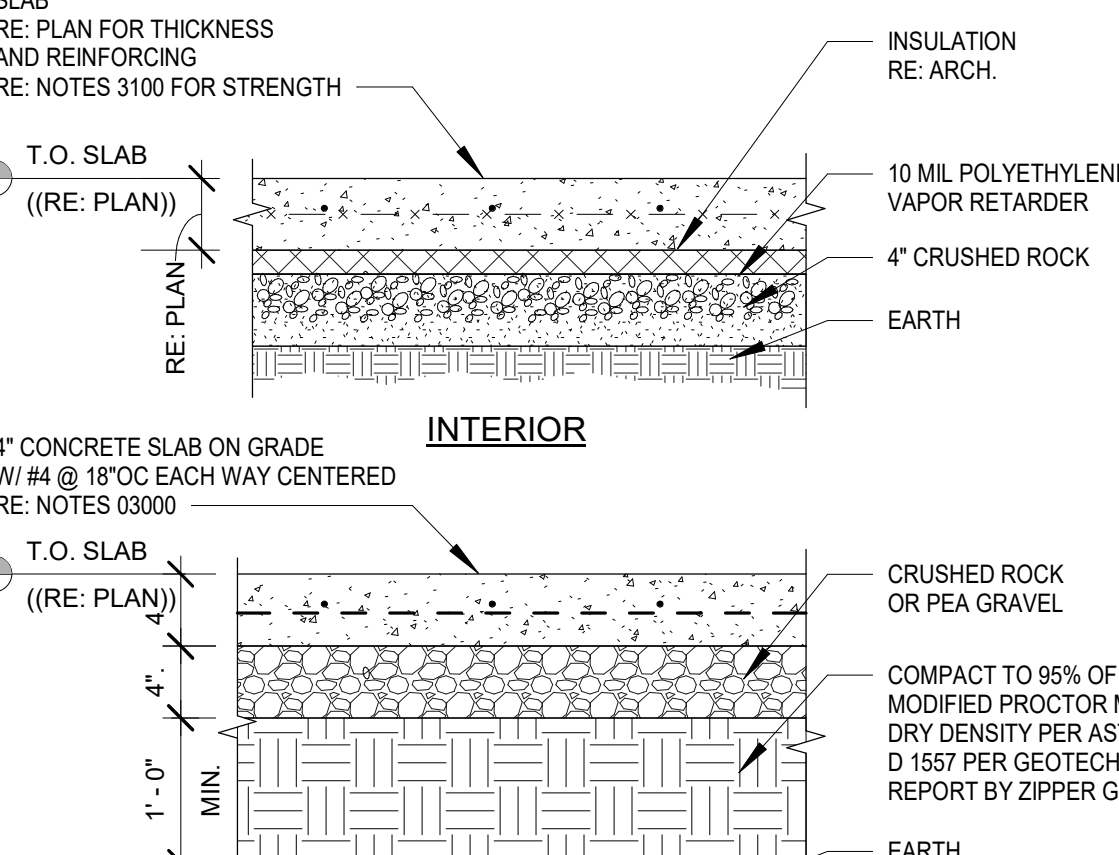
SCALE: 3/4" = 1'-0"
7 TYPICAL FOOTING REINFORCEMENT PLACEMENT



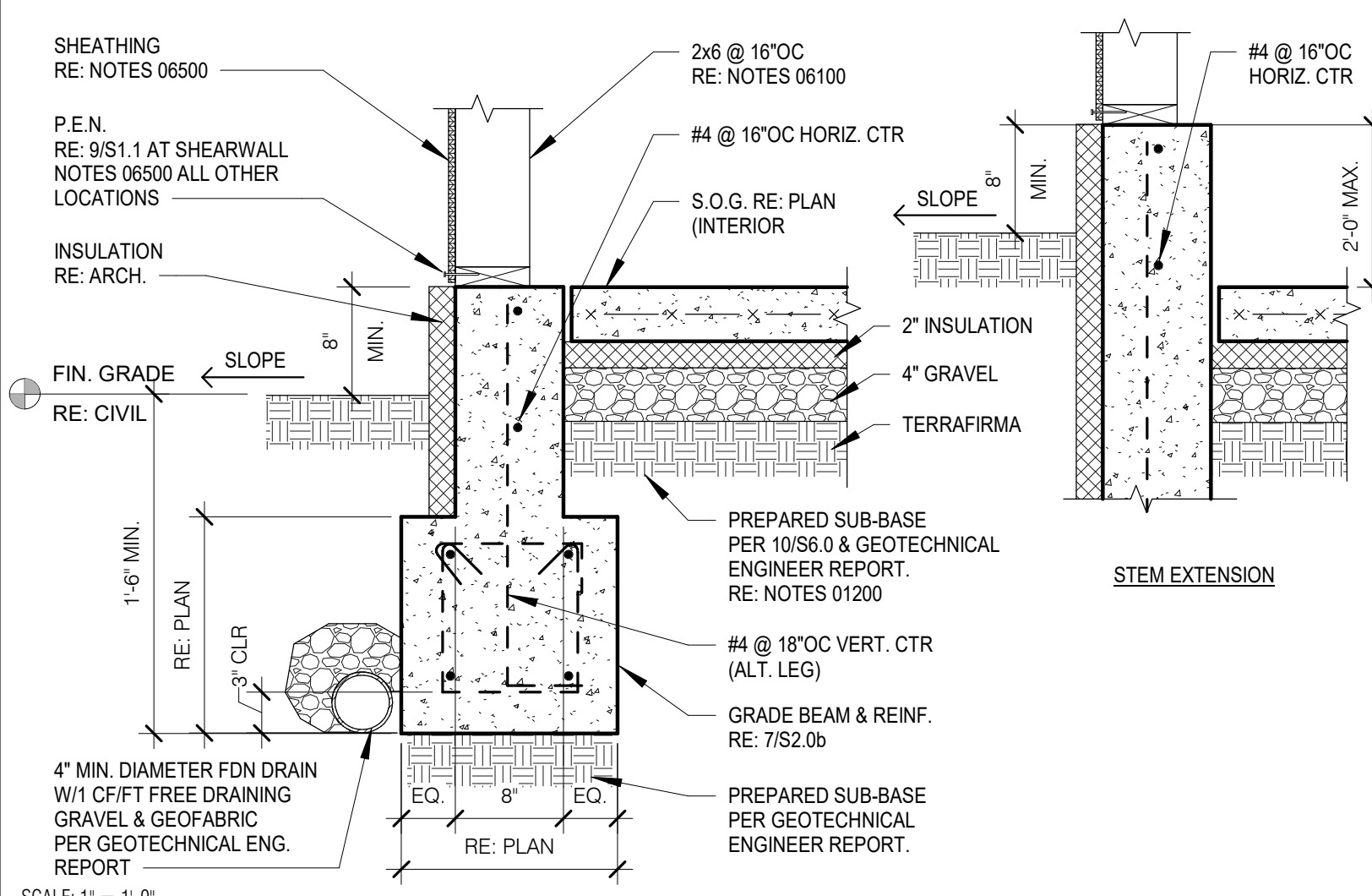
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8 TYPICAL STAIR ON GRADE



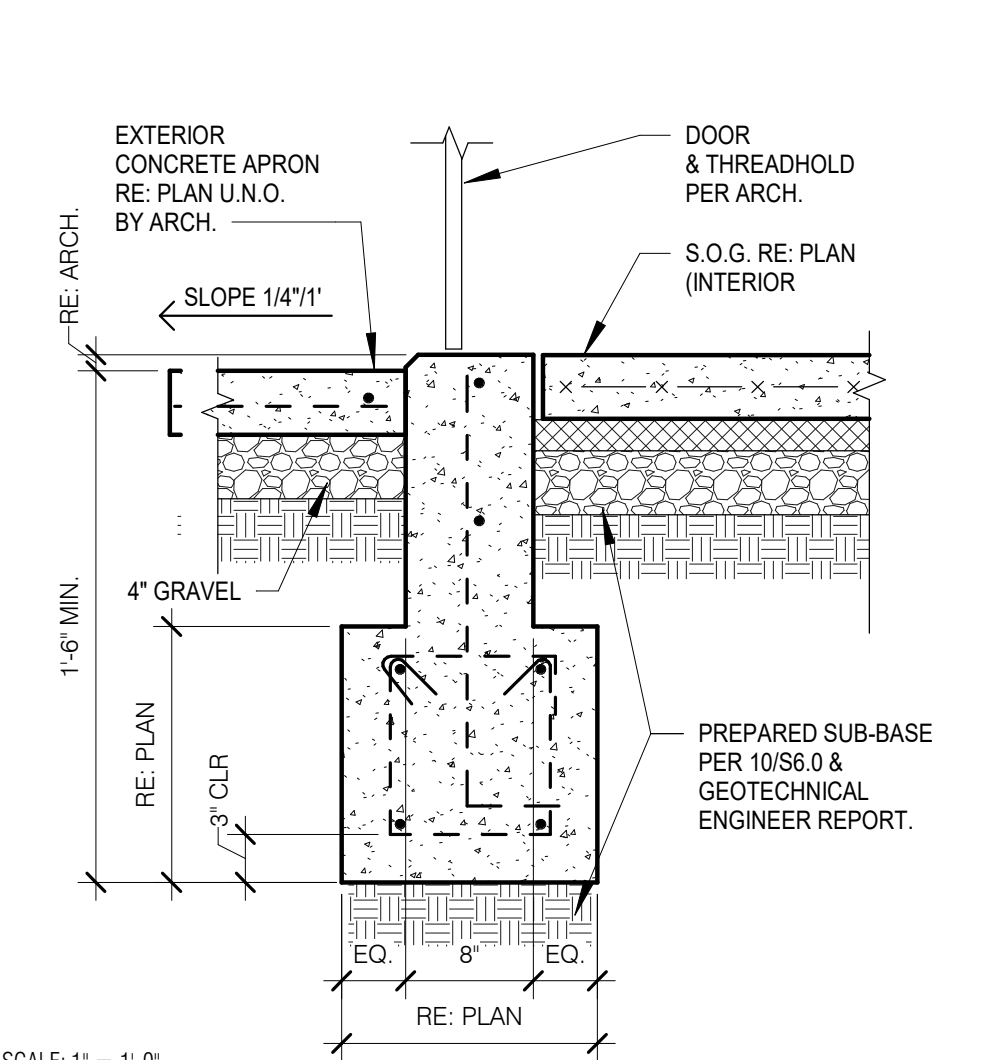
SCALE: 3/4" = 1'-0"
9 SINGLE CURTAIN WALL REINFORCEMENT PLACEMENT



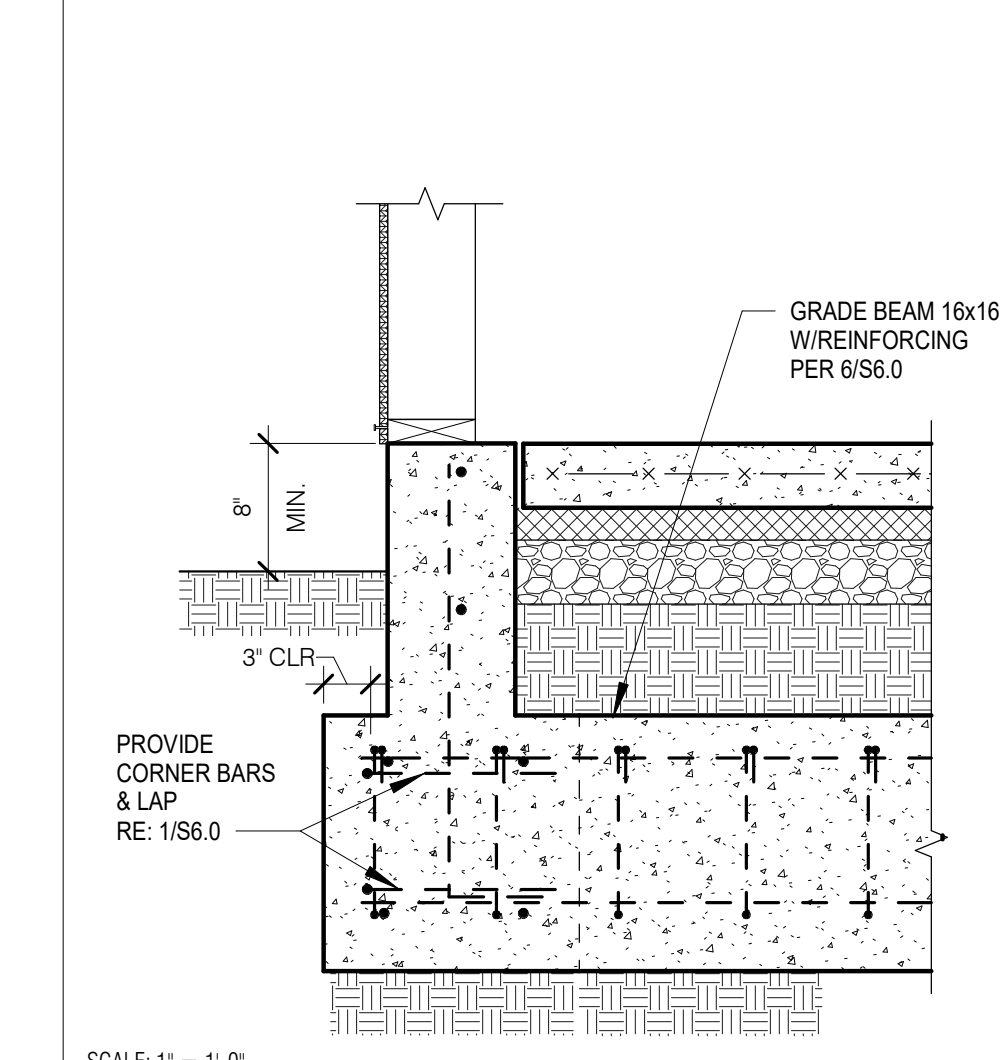
SCALE: 3/4" = 1'-0"
10 TYPICAL SLAB ON GRADE



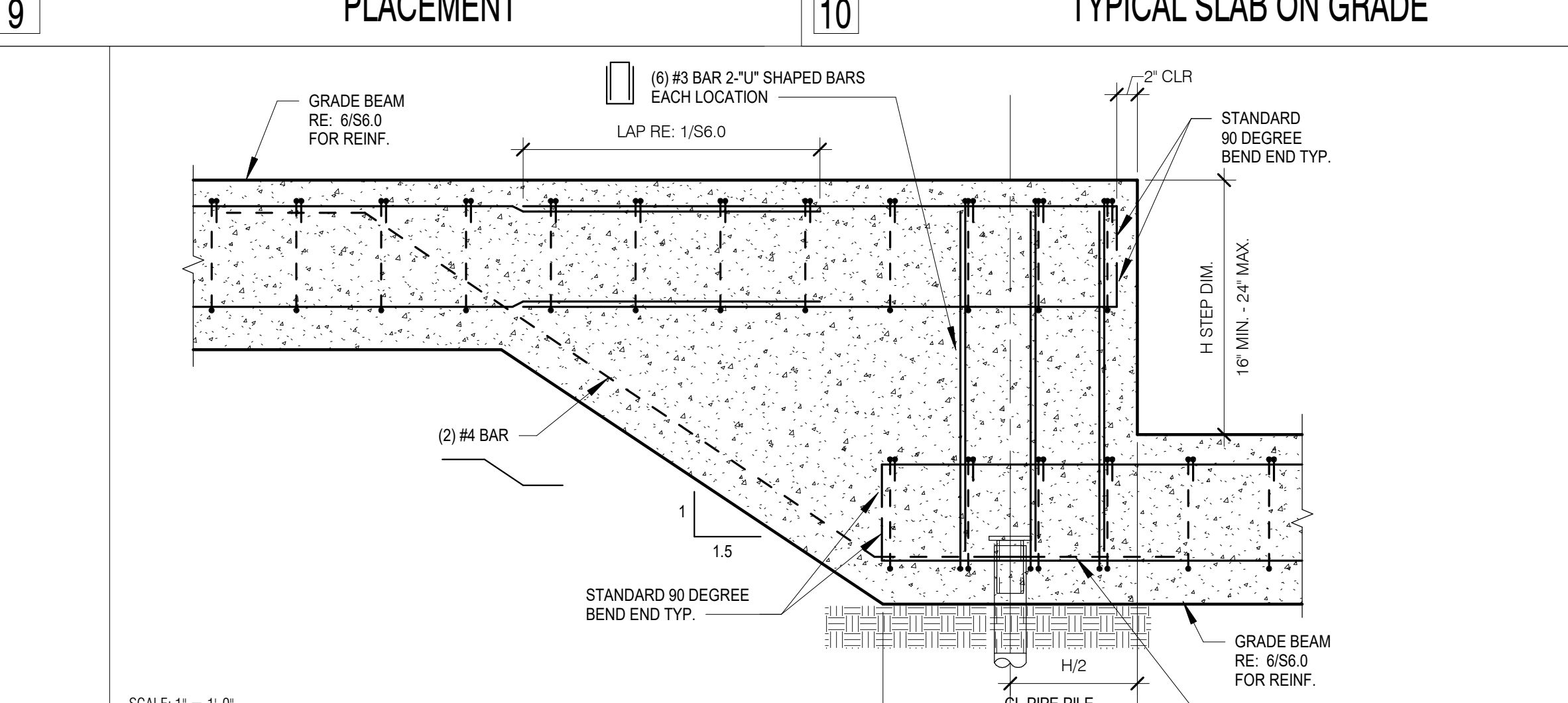
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11 TYPICAL PERIMETER GRADEBEAM



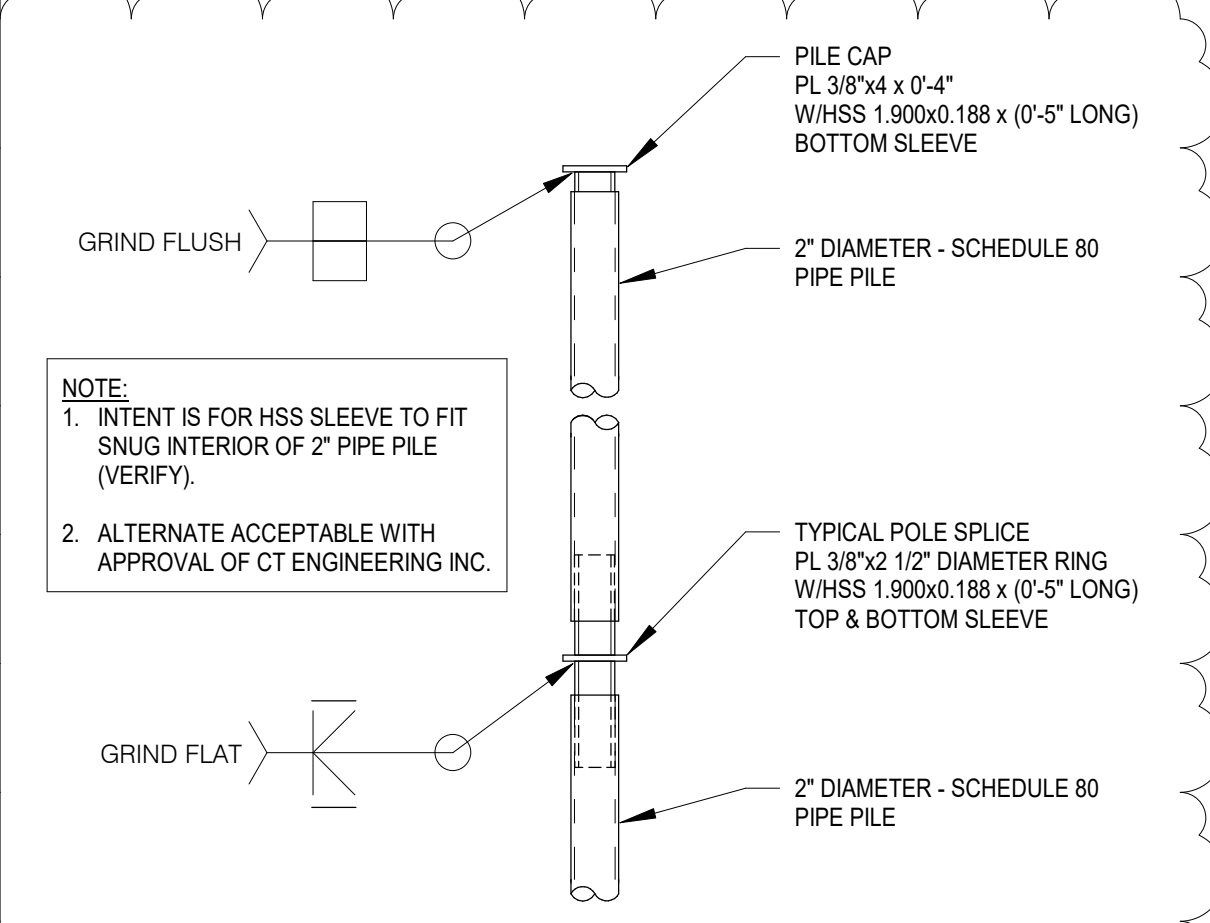
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12 TYP. PERIMETER FTG AT OPENING



SCALE: 1" = 1'-0"
13 TYP. GRADE BEAM AT CORNER

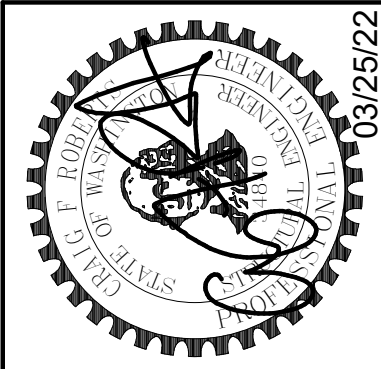


SCALE: 1" = 1'-0"
14 TYPICAL STEPPED GRADE BEAM



SCALE: 1" = 1'-0"
16 TYPICAL 2" SCHEDULE 80 PILE ASSEMBLY

CT ENGINEERING INC.
Structural Engineers
180 Nekesson Street, Suite 302, Seattle, WA 98109
206.285.4512 (V) 206.285.0616 (F)
www.ctengineering.com



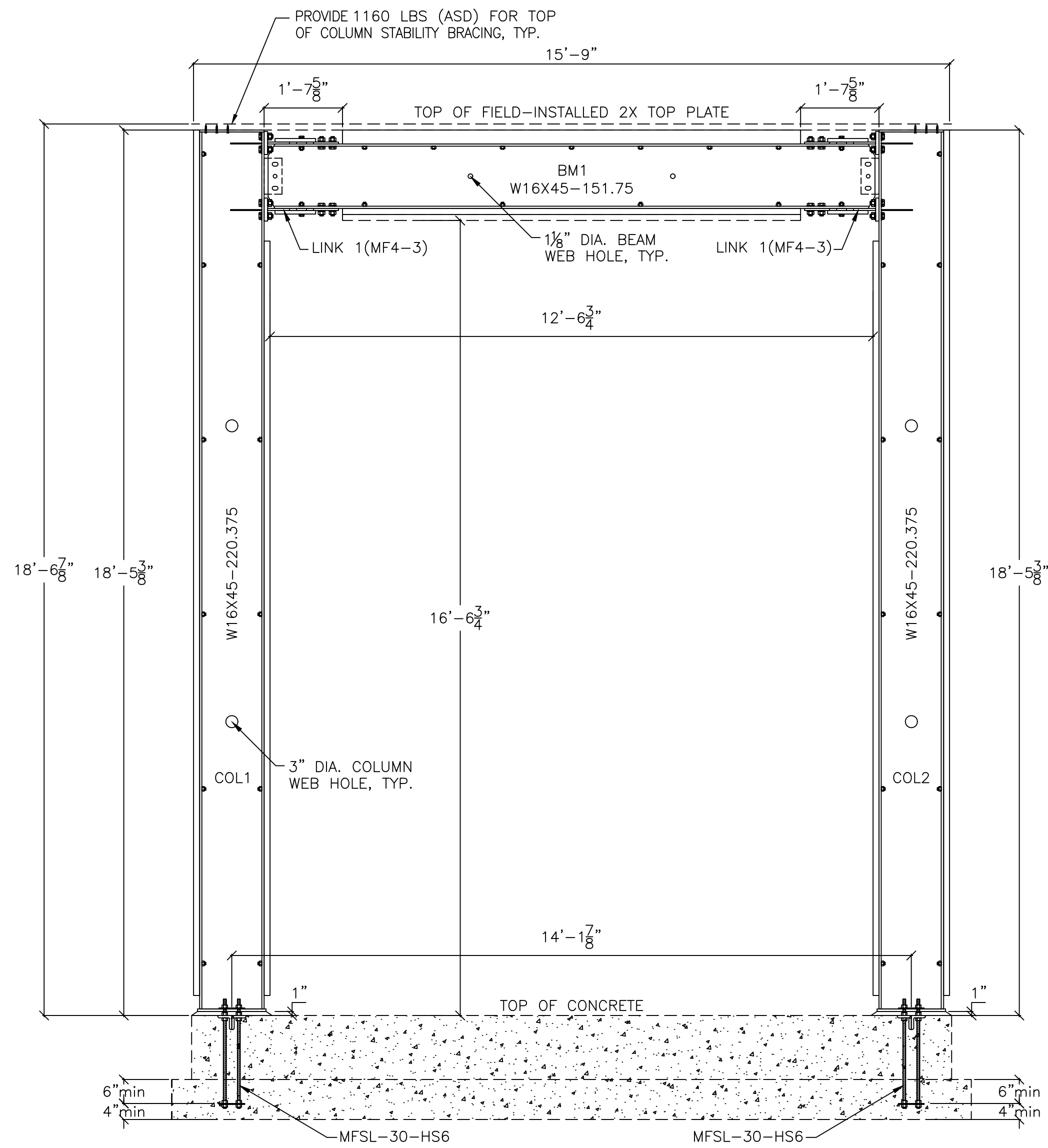
| DATE | REVISION |
|------------|----------------------|
| 06-10-2022 | Response to Comments |

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| | SD: SD | CD: CD | PD: PD | PERMIT: 03/25/2022 |
| | OTHER: BD | | | |

Typical Concrete Details
PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

S6.0

6/14/2022 4:16:51 PM
S:\21162_Piper_Remodel\Drawings\21162_Piper_Remodel\21162_Piper_Remodel_S6.0.dwg



NOTE:
REFER TO GENERAL NOTES 9, 10, 11, AND 12 REGARDING
MINIMUM ANCHORAGE LENGTHS, ANCHORAGE EMBEDMENT, AND
FOOTING DIMENSIONS, REINFORCING, AND DESIGN.

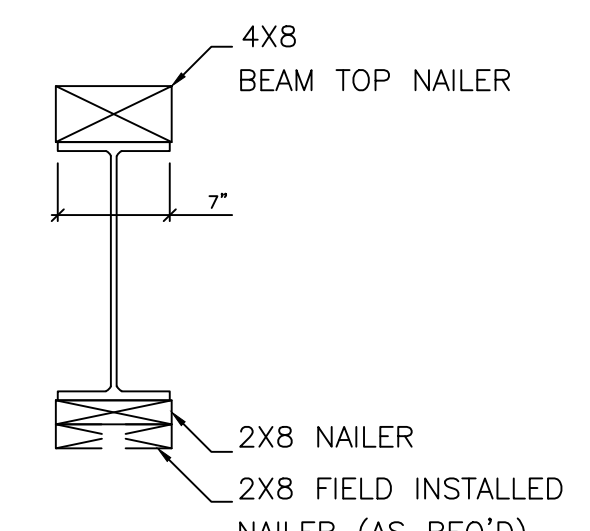


GRADE BEAM PER DESIGNER
FRAME MODEL: SMF16z16-151.75x220.375-(MF4-3)

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



SECTION AT COLUMN 1 SECTION AT COLUMN 2
COLUMN SECTION
SCALE: 1" = 1'-0"



SECTION AT BEAM 1
BEAM SECTION
SCALE: 1" = 1'-0"

GENERAL NOTES:

- SIMPSON STRONG-TIE® STRONG FRAME® AND THE YIELD-LINK™ STRUCTURAL FUSE ARE PROTECTED UNDER ONE OR MORE OF THE FOLLOWING US PATENTS AND APPLICATIONS: US PATENT NO. 8,001,734 B2, US PATENT NO. 8,375,652 B2, AND US PATENT PUBLICATION NO. 2015/0159362, AND MUST BE SUPPLIED OR LICENSED THROUGH SIMPSON STRONG-TIE.
- STRONG FRAME® SPECIAL MOMENT FRAME IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001 REGISTERED COMPANY.
- DESIGN FOR STRONG FRAME® MOMENT FRAMES ARE IN ACCORDANCE WITH THE FOLLOWING:
 - 2018, 2015 AND 2012 INTERNATIONAL BUILDING CODE
 - AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 360-05, 360-10, 360-16)
 - AISC SEISMIC PROVISIONS (ANSI/AISC 341-05, 341-10, 341-16)
 - RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS
 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI318-11, ACI318-14)
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- THE DESIGNER MUST SPECIFY THE REQUIRED COMPONENTS OF THE COMPLETE LOAD TRANSFER PATH INCLUDING DIAPHRAGMS, SHEAR TRANSFER, CHORDS AND COLLECTORS AND FOUNDATIONS.
- ALL CONNECTED MEMBERS AND RELATED ELEMENTS SHALL BE DESIGNED BY THE DESIGNER.
- DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS. SEE LIMITATIONS NOTED ON SHEET SMF3.
- ANCHORAGE LENGTHS PROVIDED ARE SHOWN FOR MINIMUM EMBEDMENT INTO FOOTING BASED ON TENSION ANCHORAGE DESIGN ONLY. ACTUAL LENGTH OF ANCHORAGE SHALL BE PER DESIGNER'S SPECIFICATIONS AND PROJECT SPECIFIC INSTALLATION REQUIREMENTS.
- PRE-ASSEMBLED ANCHORAGE KITS PROVIDED BY SIMPSON (MFSL OR MFAB) SHALL BE SPECIFIED BY DESIGNER AND SHOULD INCLUDE ANCHORAGE TYPE, ROD GRADE, AND LENGTH OF ASSEMBLY. REFER TO DETAIL 2 FOR AVAILABLE LENGTHS OF FULLY ASSEMBLED ANCHORAGE ASSEMBLIES. EXTENSION KITS IN 36" LENGTHS ARE AVAILABLE FOR USE IN STEMWALLS OR APPLICATIONS WHERE DEEPER EMBEDMENT IS REQUIRED.
- FOOTING DIMENSIONS SHOWN ARE THE MINIMUMS REQUIRED FOR CONCRETE ANCHORAGE REQUIREMENTS ONLY. THE DESIGNER MUST DETERMINE REQUIRED FOOTING SIZE AND REINFORCING FOR OTHER DESIGN LIMITS, SUCH AS FOUNDATION SHEAR AND BENDING, SOIL BEARING SHEAR TRANSFER, AND FRAME STABILITY / OVERTURNING.
- DESIGNER MUST DETAIL ACTUAL FOOTING / GRADE BEAM SIZE AND REINFORCING.
- HOLES IN BASE PLATES ARE OVER-SIZED FOR ERECTION TOLERANCE. DESIGNER MUST EVALUATE EFFECTS OF OVER-SIZED HOLES AND PROVIDE PLATE WASHER WITH STANDARD-SIZE HOLES WELDED TO BASE PLATE OR REQUEST BASE PLATES WITH STANDARD SIZE HOLES WHERE REQUIRED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG FRAME SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE WITH THESE DRAWINGS AND ICC ESR-2802. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE® COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE®.
- USE OF A SIMPSON STRONG-TIE PRODUCT DOES NOT IMPLY THAT SIMPSON STRONG-TIE ENDORSES ANY PROJECT, STRUCTURE OR USE. NO LICENSE IS GRANTED WITH RESPECT TO ANY SIMPSON STRONG-TIE TRADEMARK OR OTHER INTELLECTUAL PROPERTY RIGHTS. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO USING ANY SIMPSON STRONG-TIE TRADEMARKS OR PROPRIETARY DOCUMENTS AND MATERIALS.
- SIMPSON STRONG-TIE IS NOT AFFILIATED WITH, AND DOES NOT SPONSOR OR ENDORSE, THE DESIGNER, INSTALLER OR USERS OF THIS DRAWING, NOR DOES SIMPSON STRONG-TIE HAVE ANY JOINT VENTURE, PARTNERSHIP, AGENCY, EMPLOYMENT OR FIDUCIARY RELATIONSHIP WITH SUCH PERSONS.

MATERIAL:

- BARS/PLATES: ASTM 572 GR. 50, ASTM A529 GR. 50, OR ASTM A1011 HSLAS GR. 50
- W-SECTIONS (HOT ROLLED SECTIONS): ASTM A992
- LINK TO COLUMN FLANGE HIGH STRENGTH BOLTS: 7/8" DIA. ASTM A325, TYPE 1 (SNUG-TIGHT)
- BRP TO BEAM FLANGE AND SHEAR PLATE TO BEAM WEB HIGH STRENGTH BOLTS: ASTM A325, TYPE 1 (SNUG-TIGHT)
- LINK TO BEAM FLANGE HIGH STRENGTH BOLTS: ASTM F2280 TWIST OFF TYPE (A490 EQUIVALENT) (PRETENSIONED)
- BEAM TOP FLANGE WOOD NAILER BOLT: ASTM A307 GR. A
- CARRIAGE BOLTS: ASTM A307 GR. A
- ANCHOR RODS: ASTM F1554 GR 36 OR A36 (MFAB, MFSL, AND MF-ATR6EXT-LS); ASTM A449 (MFAB-HS, MFSL-HS, AND MF-ATR6EXT-HS)
- GROUT: ASTM C1107, MINIMUM 5,000 PSI COMPRESSIVE STRENGTH

INSTALLATION AND FIELD MODIFICATIONS:

- THESE GENERAL INSTRUCTIONS FOR THE INSTALLER ARE PROVIDED TO ENSURE PROPER SELECTION AND INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS AND MUST BE FOLLOWED CAREFULLY. THESE GENERAL INSTRUCTIONS ARE IN ADDITION TO THE SPECIFIC INSTALLATION INSTRUCTIONS AND NOTES PROVIDED FOR EACH PARTICULAR PRODUCT, ALL OF WHICH SHOULD BE CONSULTED PRIOR TO AND DURING INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS.
- PROPER PRODUCT INSTALLATION REQUIRES CAREFUL ATTENTION TO ALL NOTES AND INSTRUCTIONS. IN ADDITIONAL TO THE NOTES, WARNINGS, AND INSTRUCTIONS PROVIDED IN THE CATALOG, INSTALLERS, DESIGNERS, ENGINEERS AND CONSUMERS SHOULD CONSULT THE SIMPSON STRONG-TIE COMPANY INC. WEBSITE AT WWW.STRONGTIE.COM TO OBTAIN ADDITIONAL INFORMATION FOR INSTALLATION, SPECIFICATIONS, CODE REPORTS, TECHNICAL FLIERS AND BULLETINS, FAQs, AND OTHER PERTINENT INFORMATION.
 - PROVIDE TEMPORARY DIAGONAL BRACING OF STRONG FRAME® AS REQUIRED UNTIL FRAME IS TIED INTO THE FLOOR OR ROOF FRAMING ABOVE.
 - USE PROPER SAFETY AND INSTALLATION EQUIPMENT DURING INSTALLATION OF STRONG FRAME®.
 - ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS PROVIDED IN THE CATALOG, CODE REPORT, AND INSTALLATION DETAILS. INCORRECT FASTENER QUANTITY, SIZE, PLACEMENT, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL.
 - FILL ALL FASTENER HOLES AS SPECIFIED IN THE INSTALLATION INSTRUCTIONS FOR THE SPECIFIED PRODUCT. INSTALL ALL FASTENERS BEFORE LOADING THE FRAME. SOME PRE-INSTALLED ITEMS MAY NOT USE ALL HOLES.
 - NUTS SHALL BE INSTALLED SUCH THAT THE END OF THE THREADED ROD OR BOLT IS AT LEAST FLUSH WITH THE TOP OF THE NUT.
 - REFER TO DETAIL 12/SMF3 FOR ALLOWABLE HOLE OPENINGS IN BEAM AND COLUMNS.
 - REFER TO DETAIL 11/SMF3 FOR CONNECTION PROTECTED ZONE.
 - WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 AND AWS D1.8 (AS APPLICABLE FOR SEISMIC). WELDS SHALL BE SPECIFIED BY THE DESIGNER. PROVIDE WELDING SPECIAL INSPECTION AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

INSPECTIONS:

- WELDING OF FRAME MEMBERS AND APPLICABLE WELDING SPECIAL INSPECTIONS REQUIRED BY IBC SECTION 1707 ARE PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF IBC SECTION 1704.2.5 FOR FABRICATOR APPROVAL.
- PRE-INSTALLATION VERIFICATION TESTING IS PERFORMED ON HIGH-STRENGTH FASTENER ASSEMBLIES.
- INSPECTION REQUIREMENTS OUTSIDE THE SHOP MANUFACTURING AND ASSEMBLY PROCESS SHALL BE IN ACCORDANCE WITH THE LOCAL CODE, BASED ON BUILDING OCCUPANCY, CONCRETE STRENGTH, REQUIREMENTS OF THE LOCAL BUILDING OFFICIAL, AND OTHER CONSIDERATIONS AND SHALL BE SPECIFIED BY THE DESIGNER.
- GROUTING UNDER COLUMN BASE PLATE MAY REQUIRE SPECIAL INSPECTION, CONTACT THE LOCAL BUILDING DEPARTMENT FOR COMPLIANCE REQUIREMENTS.
- CONTACT SIMPSON STRONG-TIE® AT 800-999-5099 TO REQUEST PRE-INSTALLATION TESTING, WELDING REPORTS, MILL CERTS, ETC. WHEN REQUIRED.

GENERAL NOTES

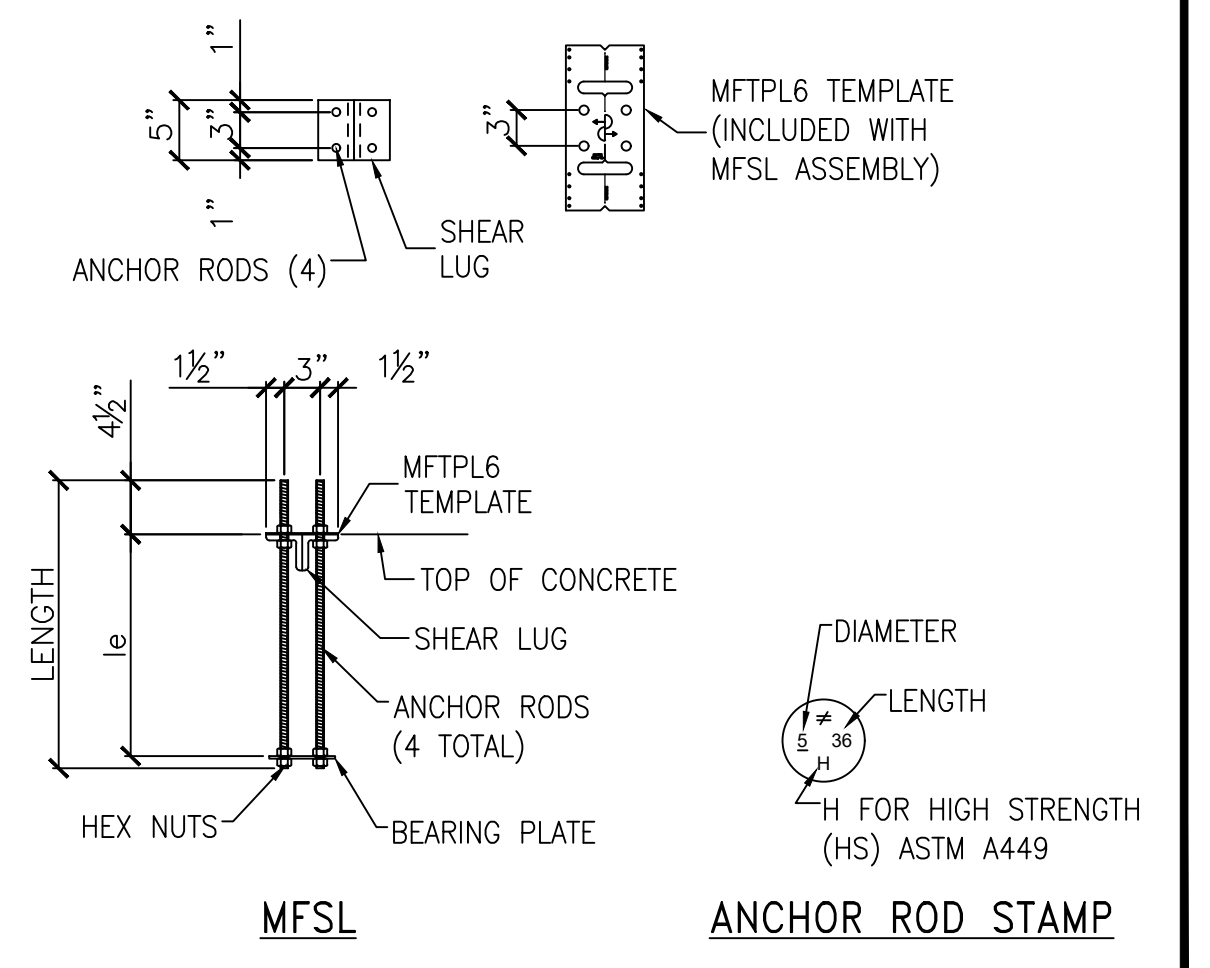
1

| MODEL NO. | ROD SIZE & NUMBER | LENGTH (in) | l _e (in) | BEARING PLATE (in) |
|-------------|-------------------|-------------|---------------------|--------------------|
| MFSL-14-6 | 4 - 3/4" | 14 | 8 1/2" | 3/8" x 7" x 7" |
| MFSL-14-HS6 | 4 - 3/4" | 14 | 8 1/2" | |
| MFSL-18-6 | 4 - 3/4" | 18 | 12 1/2" | |
| MFSL-18-HS6 | 4 - 3/4" | 18 | 12 1/2" | |
| MFSL-24-6 | 4 - 3/4" | 24 | 18 1/2" | |
| MFSL-24-HS6 | 4 - 3/4" | 24 | 18 1/2" | |
| MFSL-30-6 | 4 - 3/4" | 30 | 24 1/2" | |
| MFSL-30-HS6 | 4 - 3/4" | 30 | 24 1/2" | |
| MFSL-36-6 | 4 - 3/4" | 36 | 30 1/2" | |
| MFSL-36-HS6 | 4 - 3/4" | 36 | 30 1/2" | |

THE MFSL ANCHOR ASSEMBLIES HAVE BEEN ENGINEERED TO PROVIDE A COMPLETE ANCHORAGE SOLUTION MEETING THE 2012 AND 2015, 2018 INTERNATIONAL BUILDING CODE REQUIREMENTS FOR BOTH TENSION AND SHEAR.

ANCHOR RODS AND THE MFTPL TEMPLATE ARE INCLUDED PRE-ATTACHED WITH THE ASSEMBLY.

INSPECTION IS EASY; THE HEAD IS STAMPED WITH A "NO EQUAL" SYMBOL FOR IDENTIFICATION, BOLT LENGTH, BOLT DIAMETER, AND OPTIONAL "HS" FOR HIGH STRENGTH IF SPECIFIED.



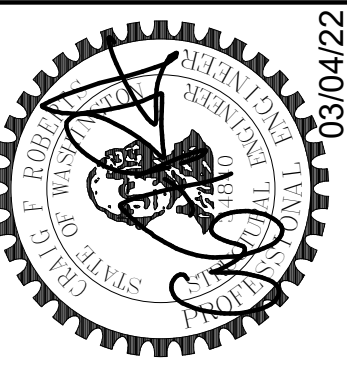
MFSL ANCHORAGE ASSEMBLIES

2

11/20/24 12:40:02 PM
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Simpson Strong-Tie® Strong Frame® and the Yield-Link™ structural fuse are protected under one or more of the following US patents and applications: US patent No. 8,001,734 B2, US patent No. 8,375,652 B2, and US patent publication No. 2015/0159362, and must be supplied or licensed through Simpson Strong-Tie.

Moment Frame Details
 PIPER REMODEL
 8429 SE 33RD PLACE
 MERCER ISLAND, WA 98040

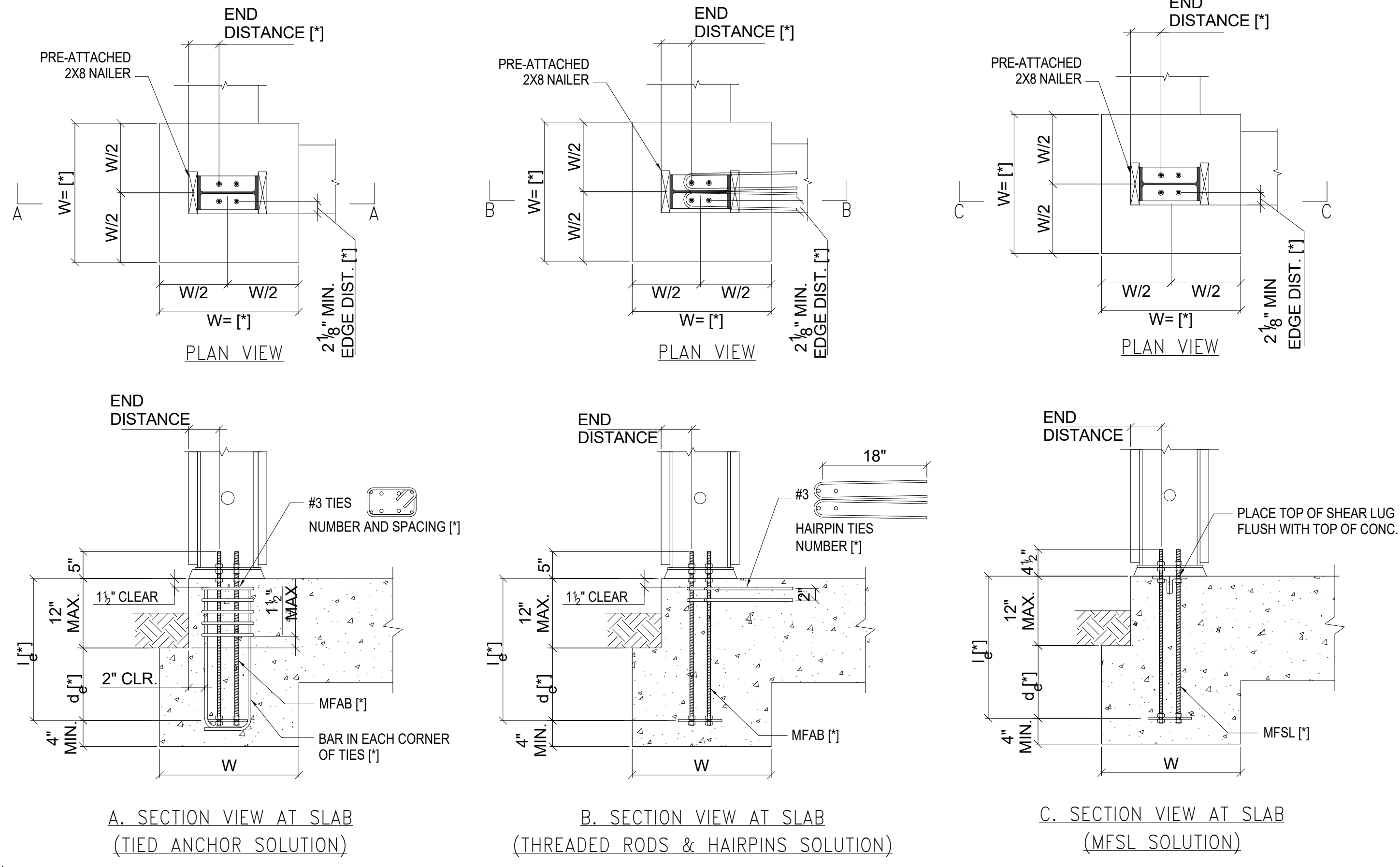


CT ENGINEERING INC.
 Structural Engineers
 180 N. Jackson Street, Suite 302, Seattle, WA 98109
 206.265.4572 (V) 206.265.0616 (F)
 www.ctengineering.com

| REVISION | DATE |
|----------|------|
| No. | |

| | | | |
|------------------|-------|----------|----|
| JOB #: | 21162 | Designer | BD |
| ENG: | | Author | BD |
| CAD: | | | BD |
| SCALE: | | | BD |
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| CA: | | | BD |
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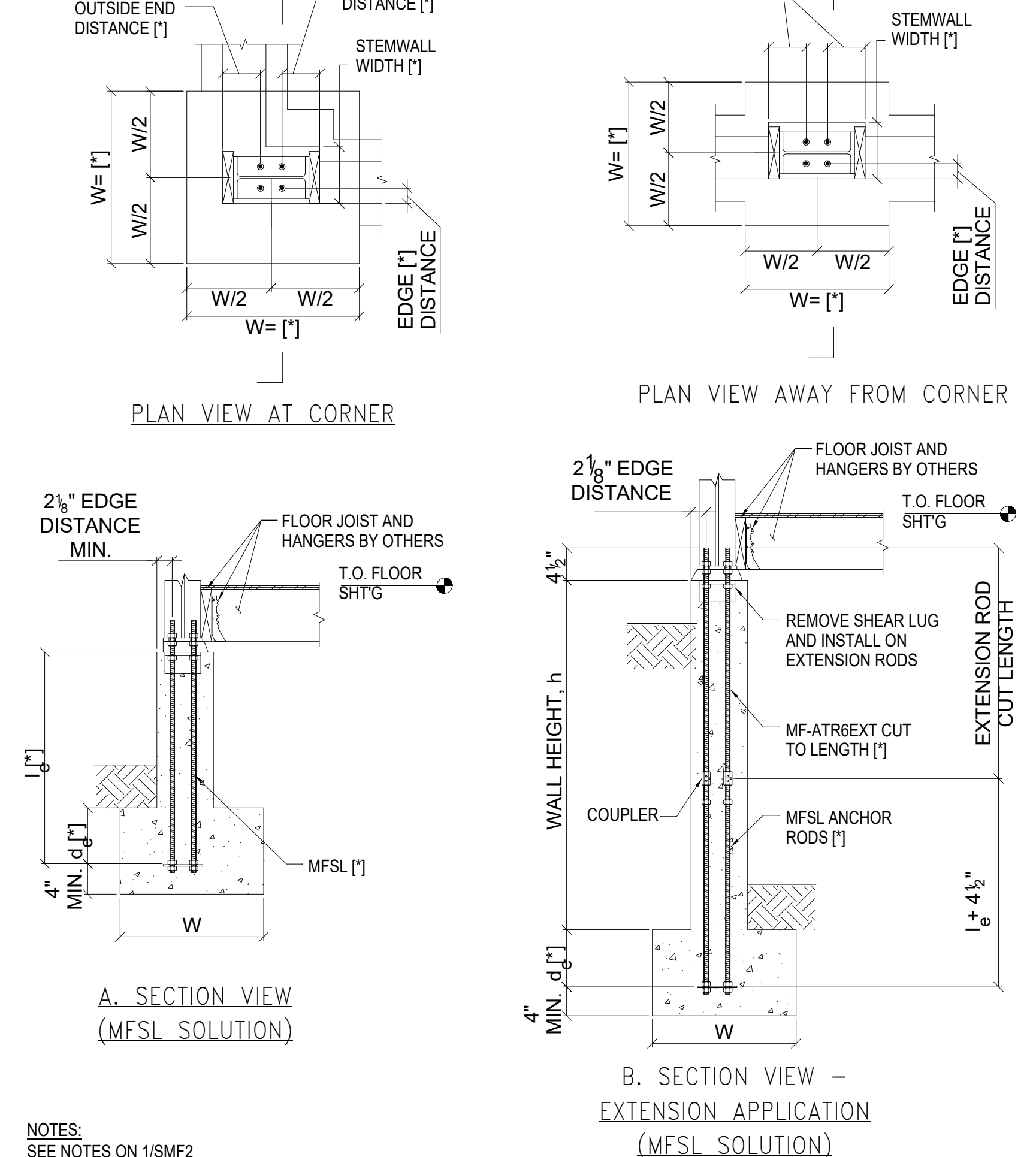
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NOTES:
 1. [] DENOTES INFORMATION TO BE PROVIDED BY DESIGNER
 2. FOOTING/GRADE BEAM SIZE AND REINFORCING SHALL BE SPECIFIED BY THE DESIGNER AS REQUIRED TO RESIST IMPOSED LOADS, SUCH AS FOUNDATION SHEAR AND BENDING, SOIL BEARING PRESSURE, SHEAR TRANSFER, AND FRAME STABILITY/OVERTURNING

SLAB-ON-GRADE FOUNDATION ANCHORAGE DETAILS

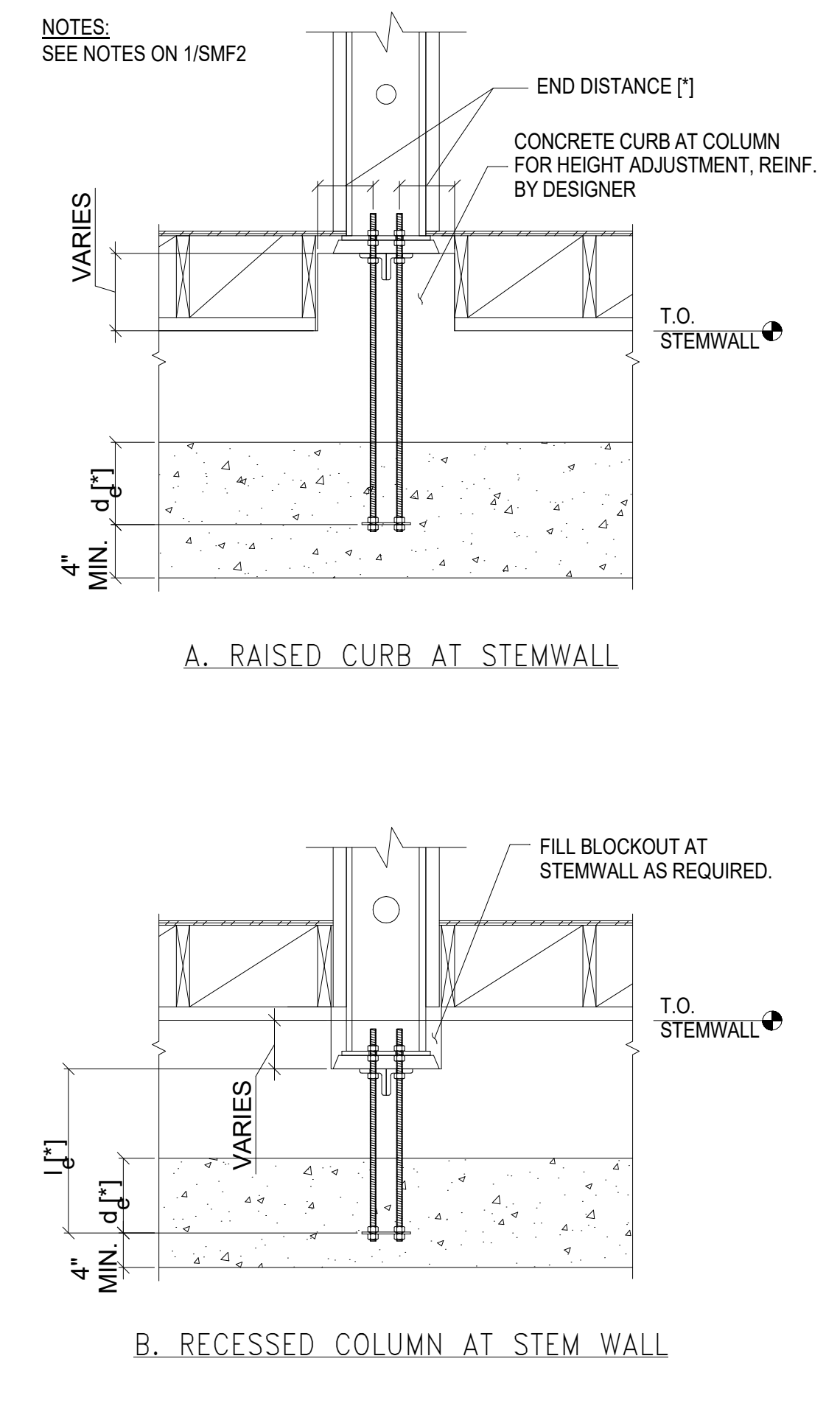
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NOTES:
 SEE NOTES ON 1/SMF2

STEMWALL FOUNDATION ANCHORAGE DETAILS

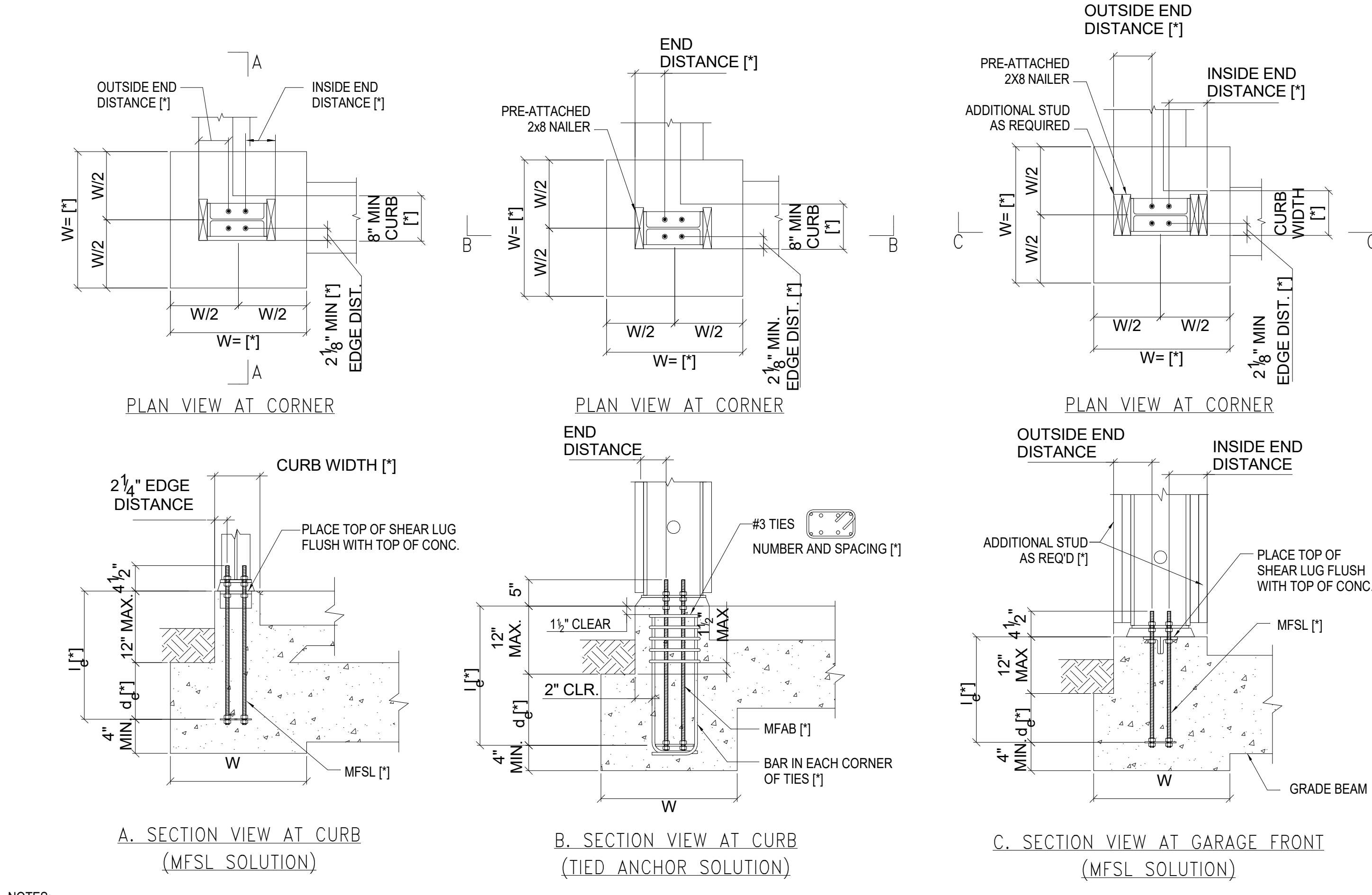
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NOTES:
 SEE NOTES ON 1/SMF2

COL. HEIGHT ADJ. AT STEMWALL

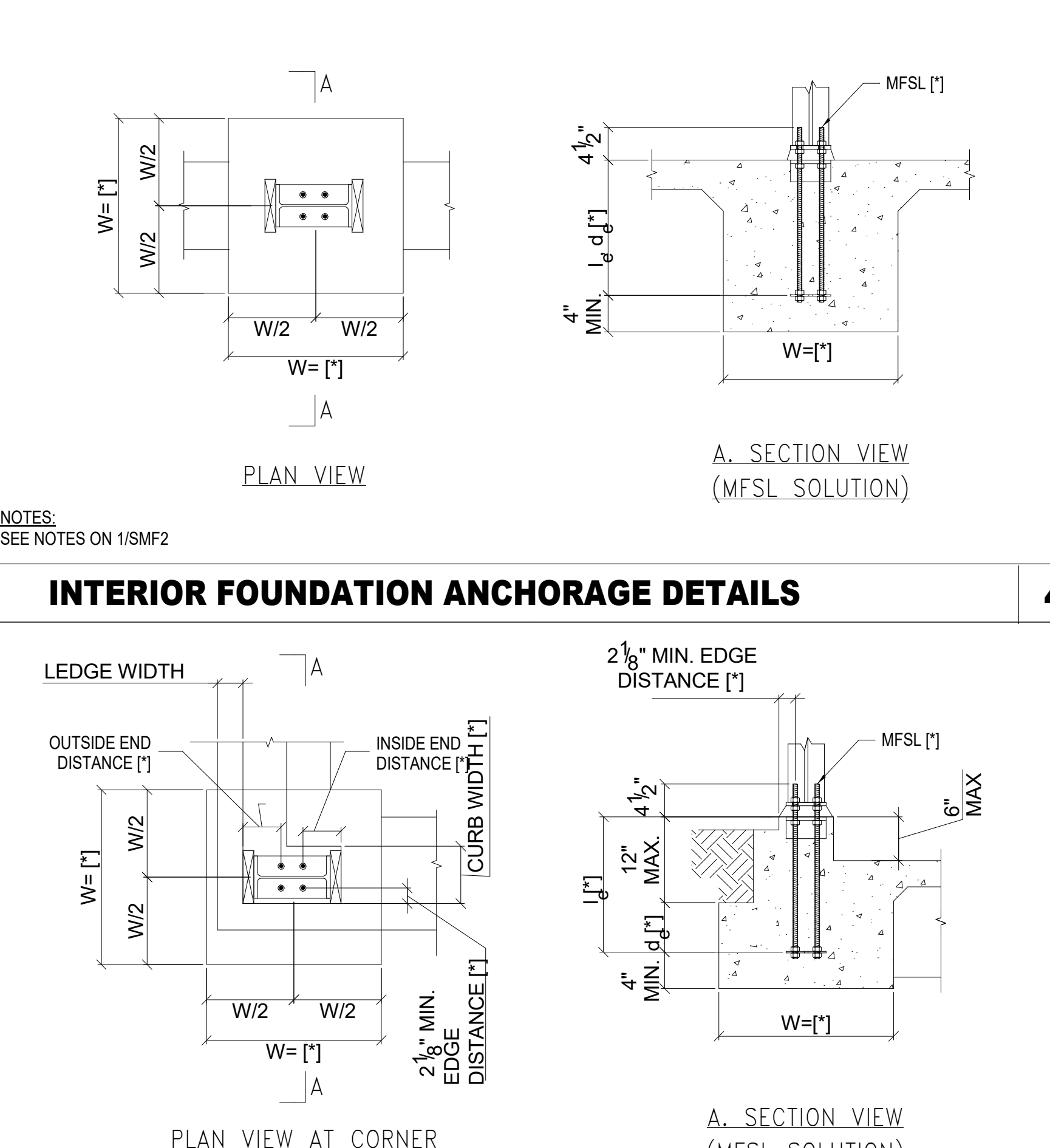
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NOTES:
 SEE NOTES ON 1/SMF2

CONCRETE CURB FOUNDATION ANCHORAGE DETAILS

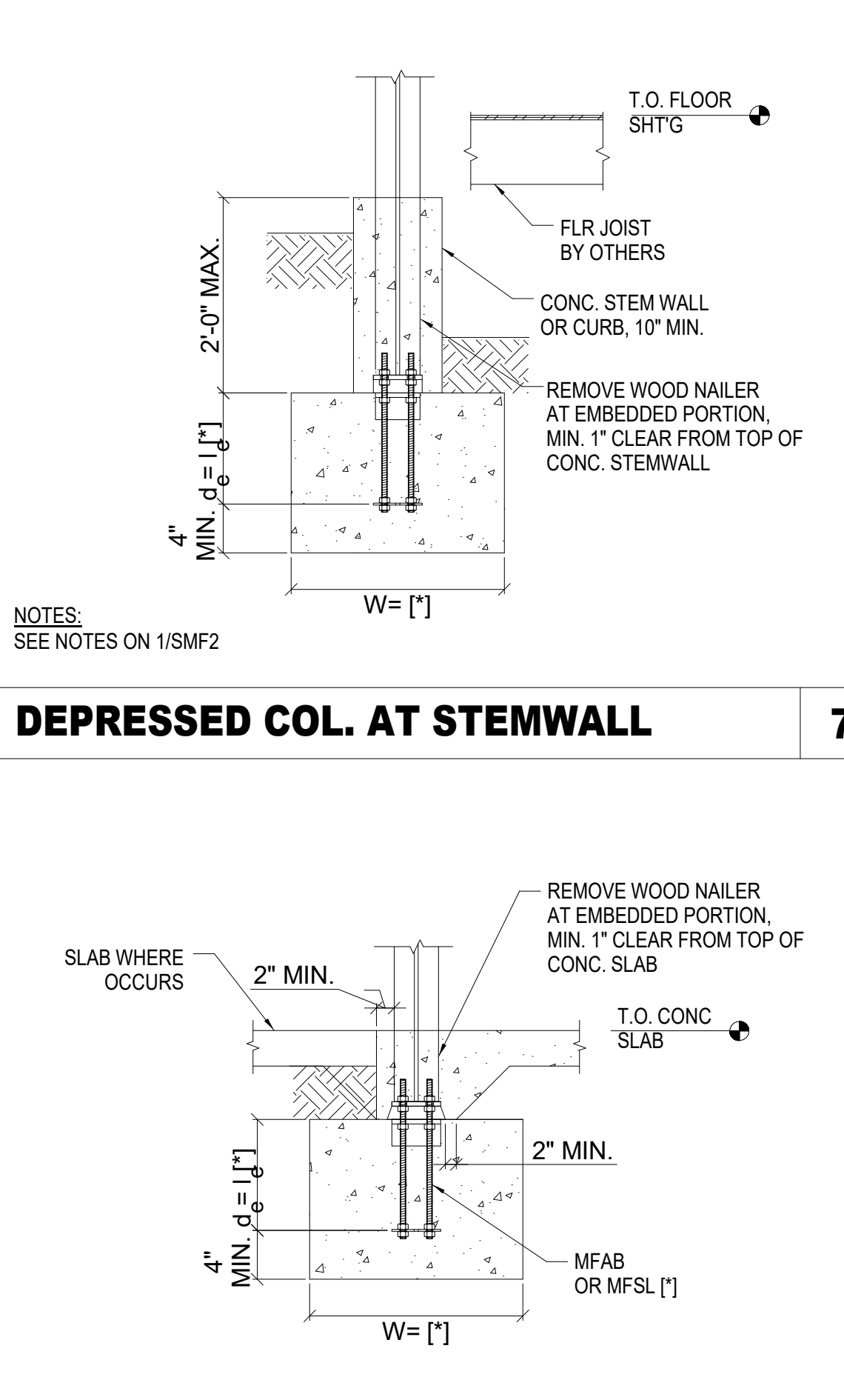
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NOTES:
 SEE NOTES ON 1/SMF2

BRICK LEDGE FOUNDATION ANCHORAGE DETAILS

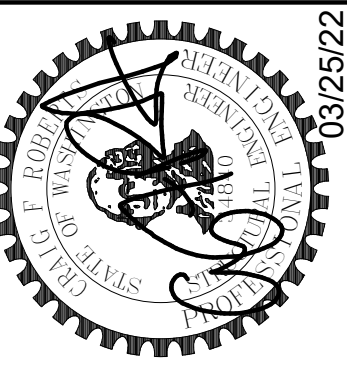
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NOTES:
 SEE NOTES ON 1/SMF2

DEPRESSED COL. AT S.O.G.

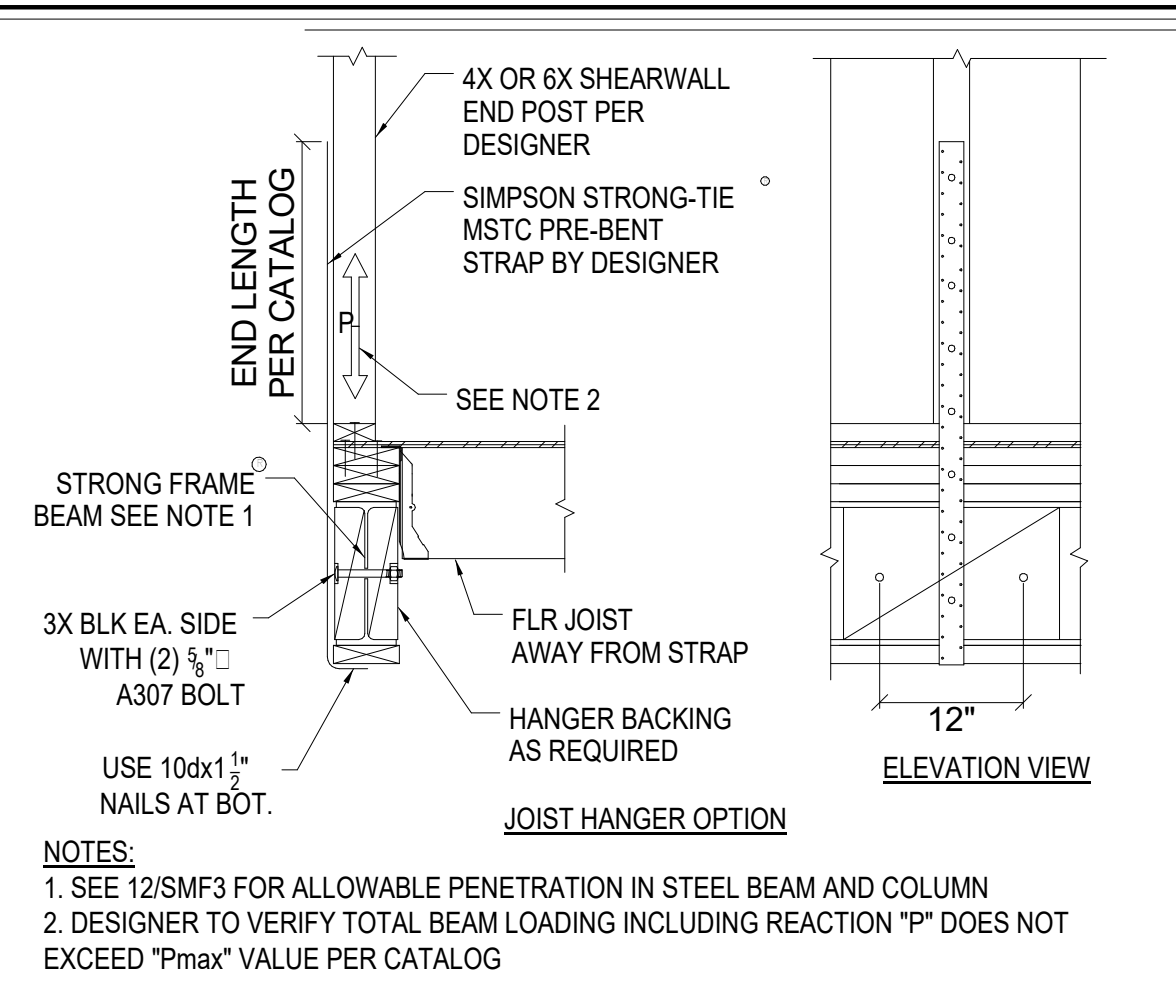
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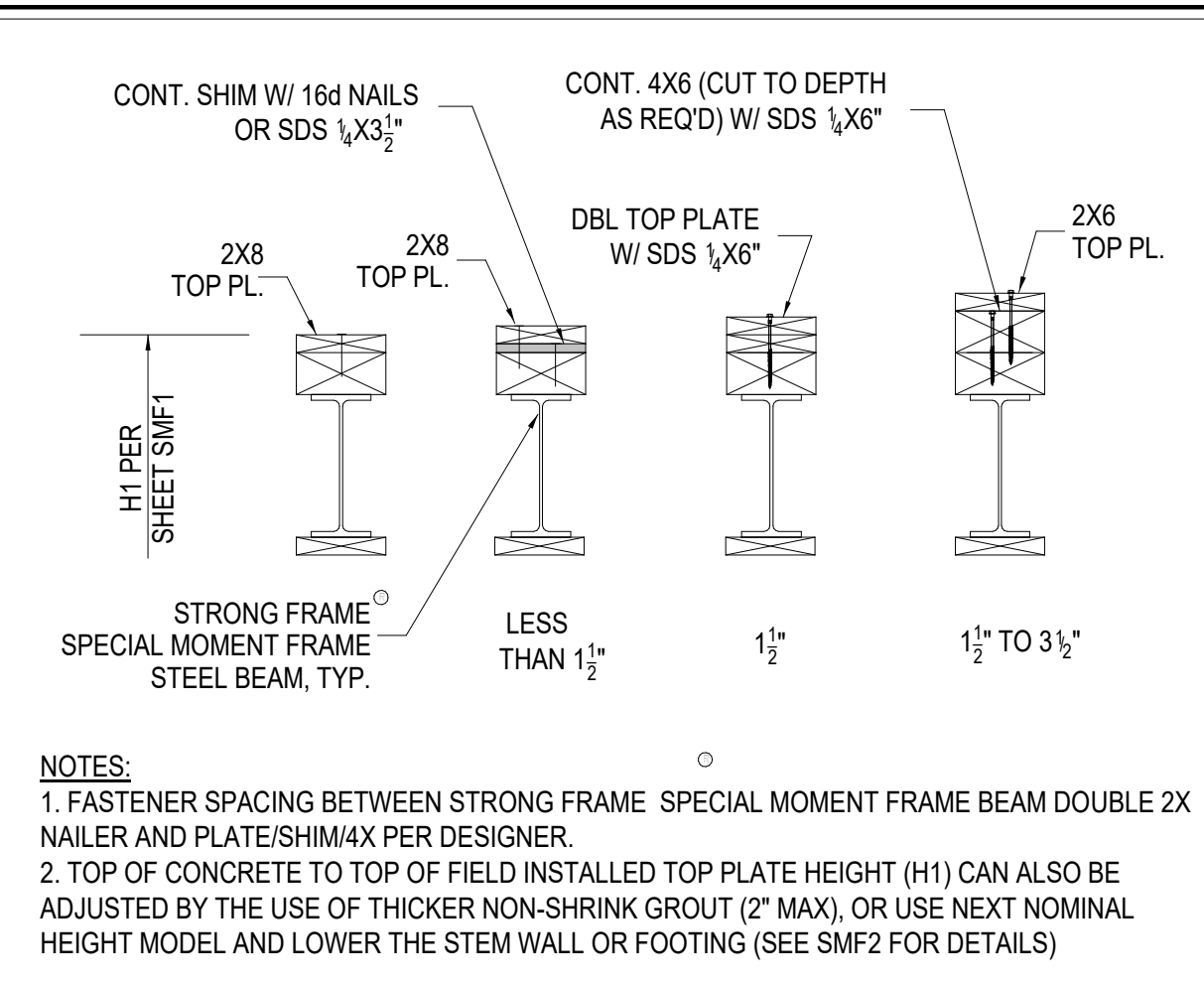
| | |
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| DATE | |
| REVISION | |
| No. | |

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| JOB #: | 21162 |
| ENG.: | BJM |
| CAD.: | JMA |
| SCALE: | 3/4" = 1'-0" |
| KEY ISSUE DATES: | |
| SD: | SD |
| CD: | CD |
| PERMIT: | 03/25/2022 |
| OTHER: | BD |

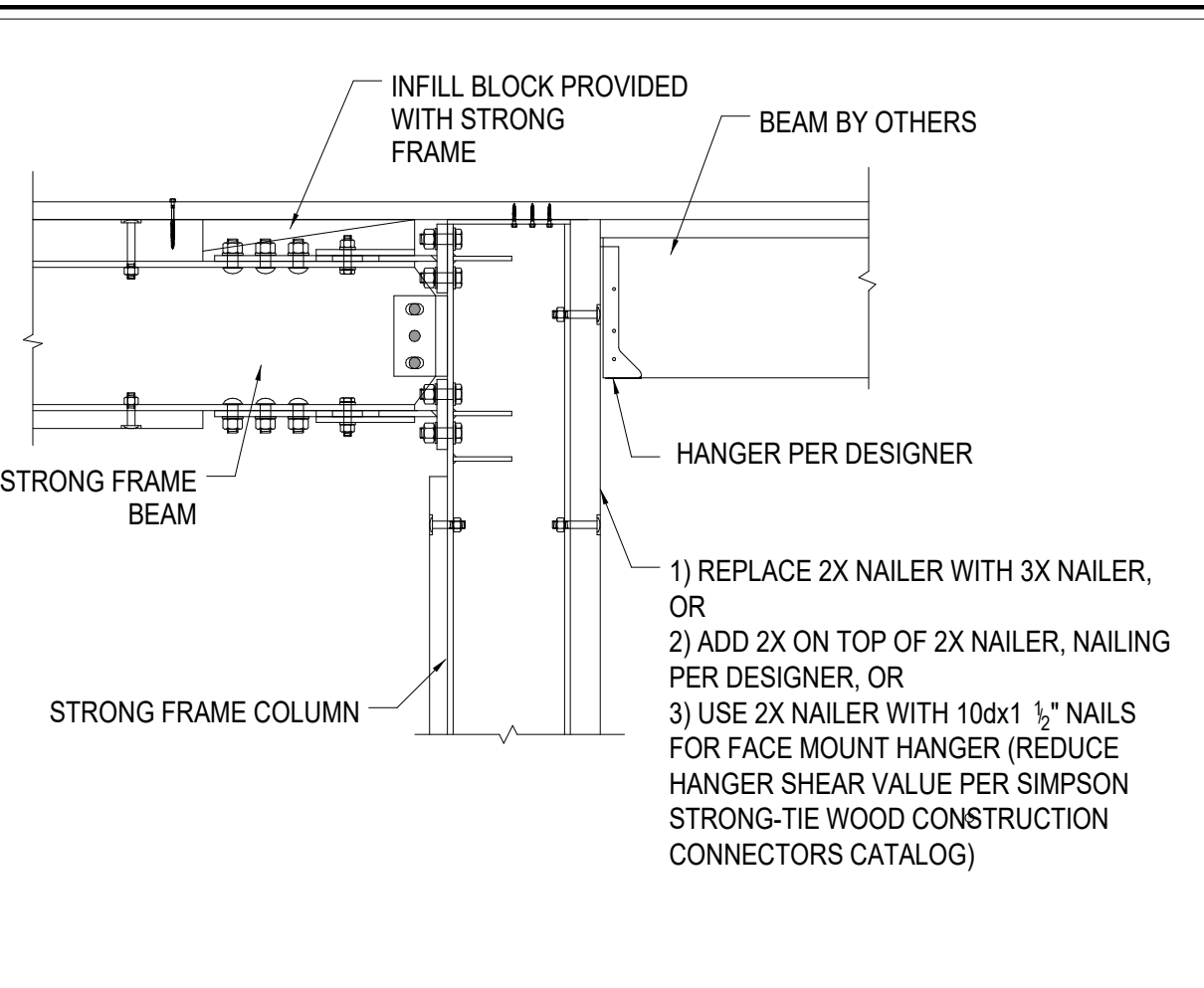
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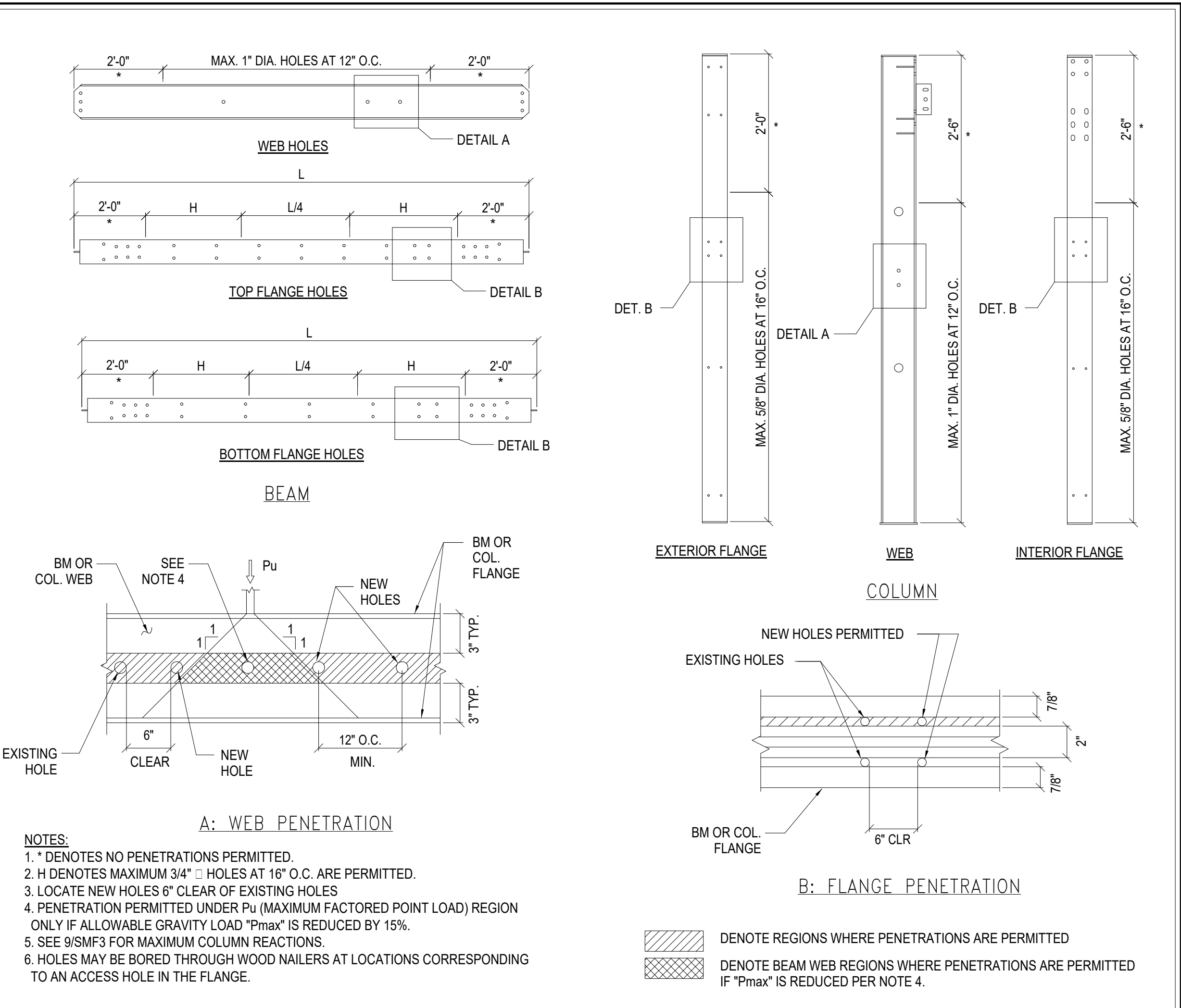
HOLDOWN POST TO SMF BEAM 1



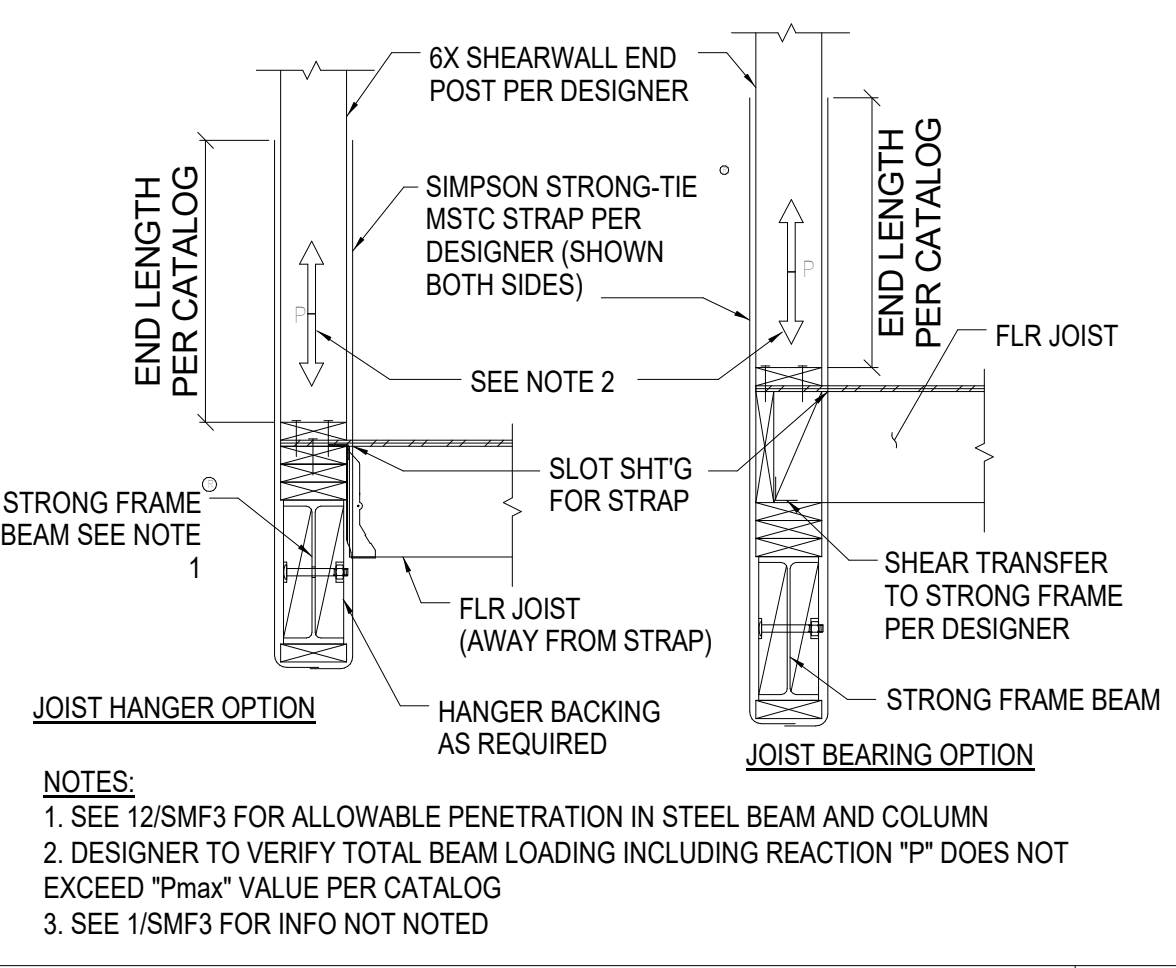
TOP OF FRAME ADJUSTMENT 5



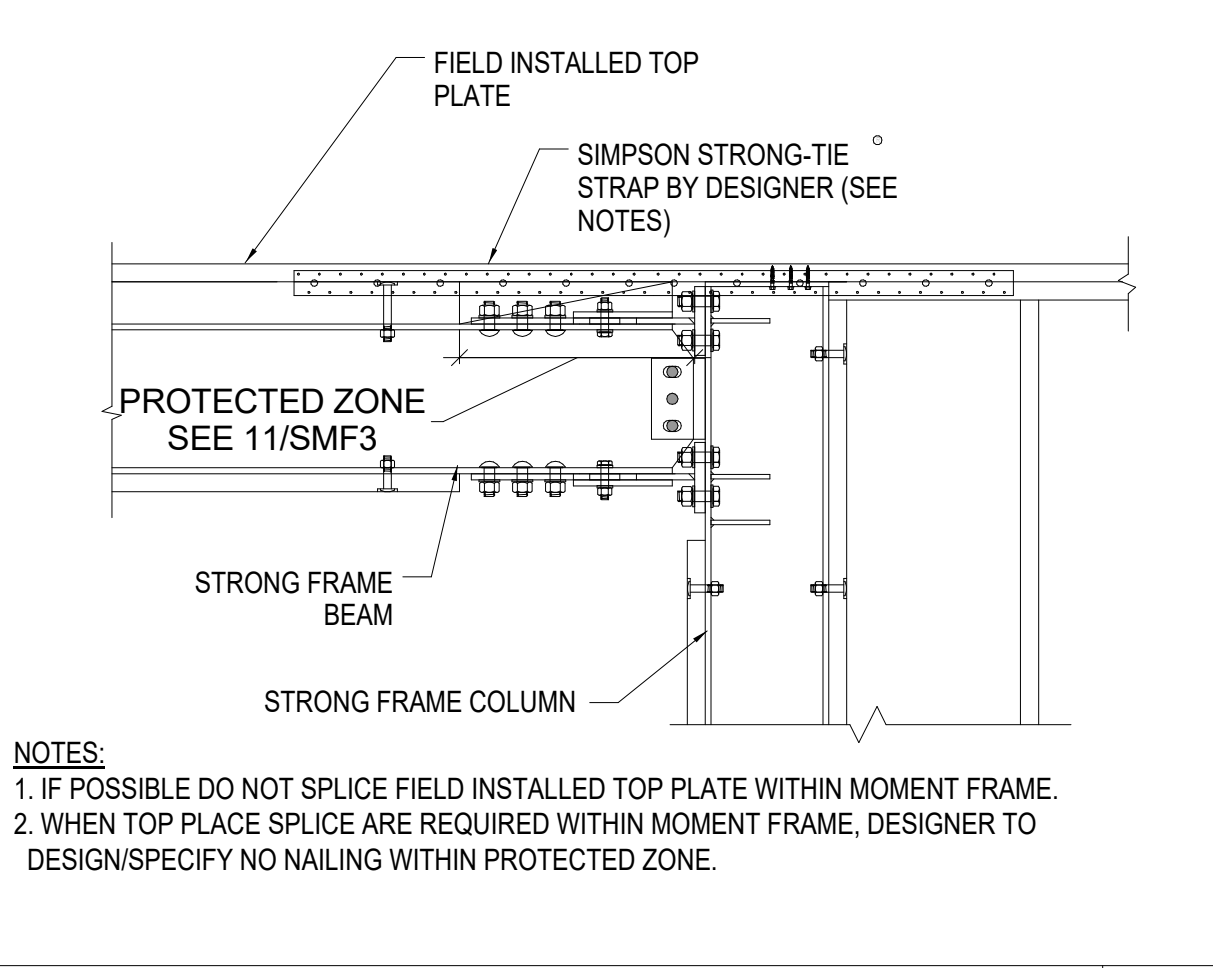
WOOD BM TO SMF COL. CONN. 8



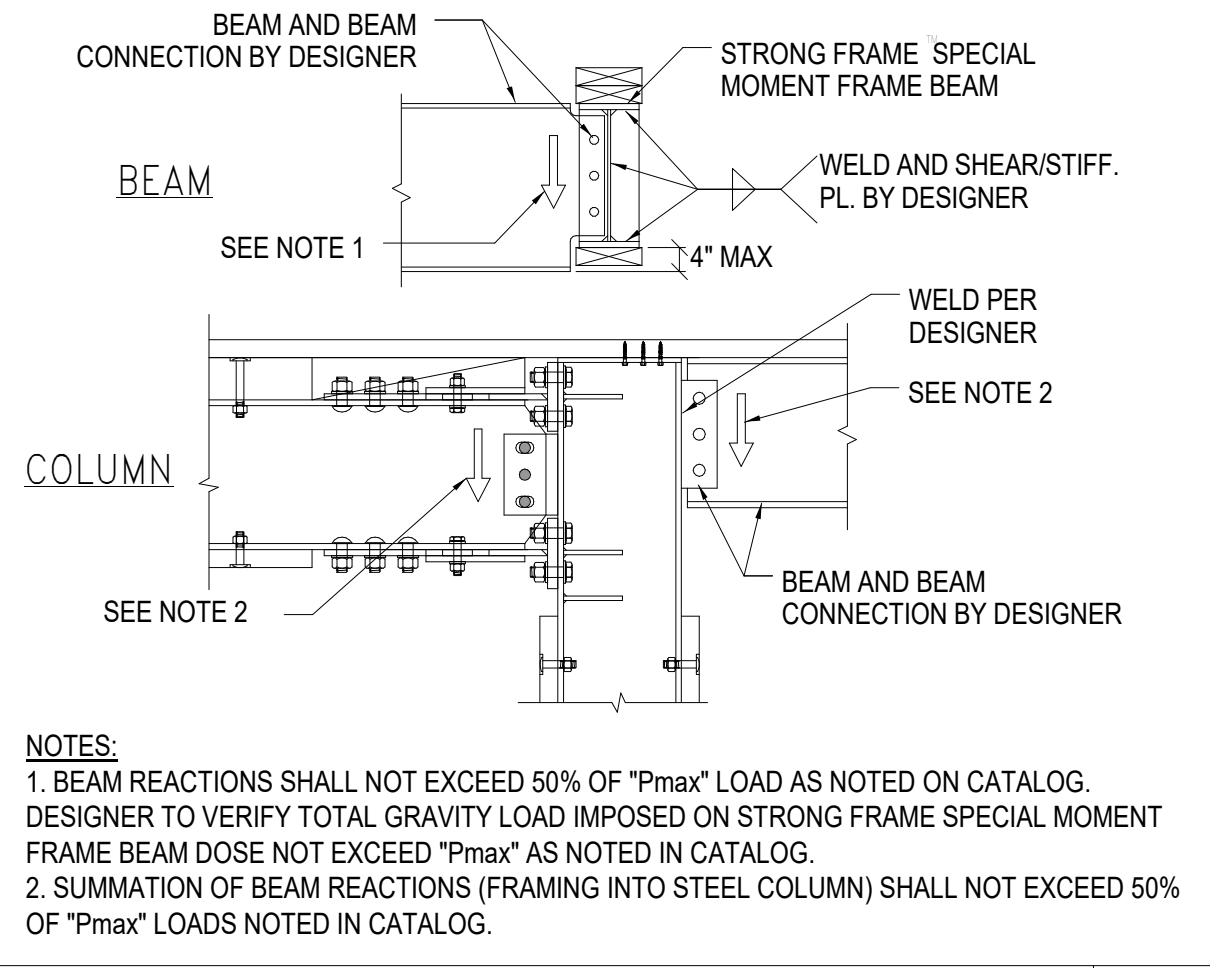
ALLOWABLE BEAM AND COLUMN PENETRATIONS 12



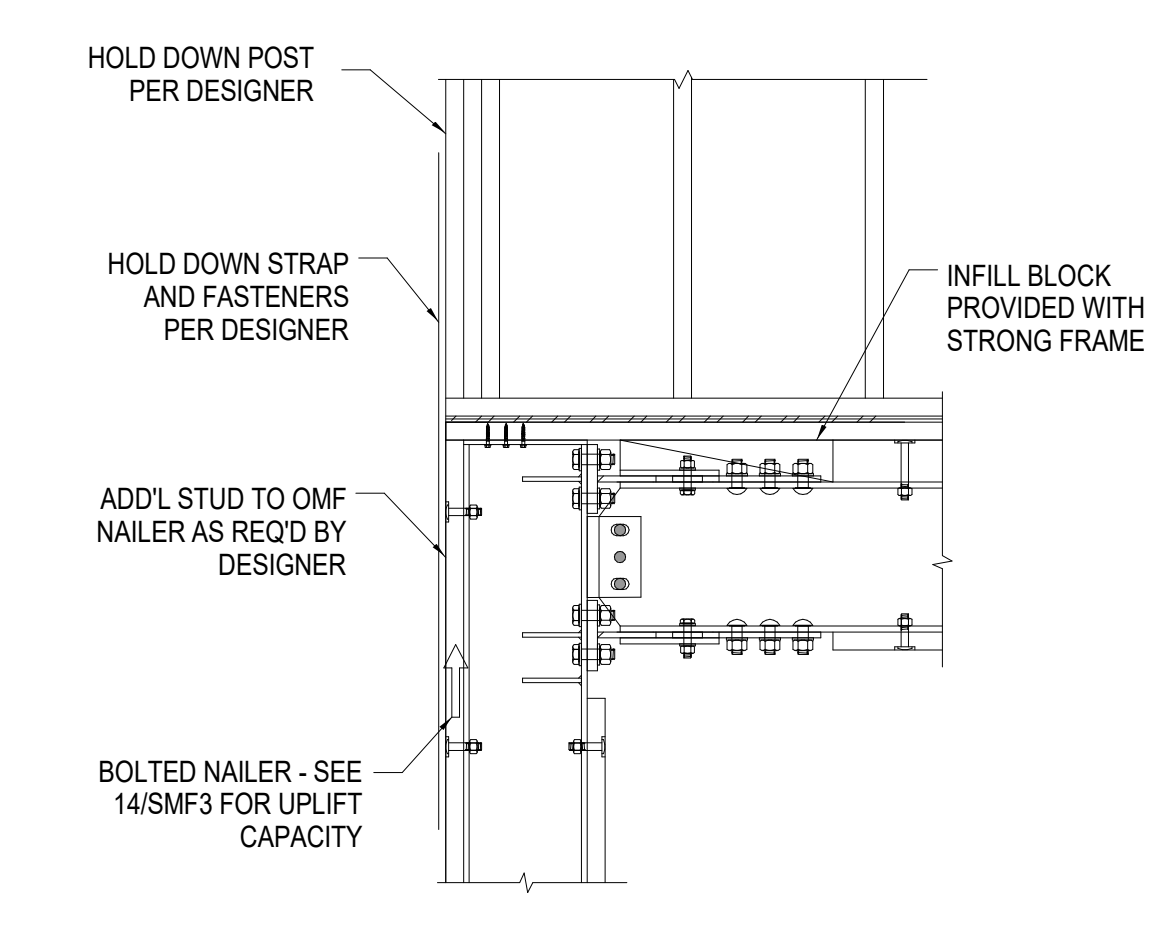
6x HOLDOWN POST TO SMF BEAM 2



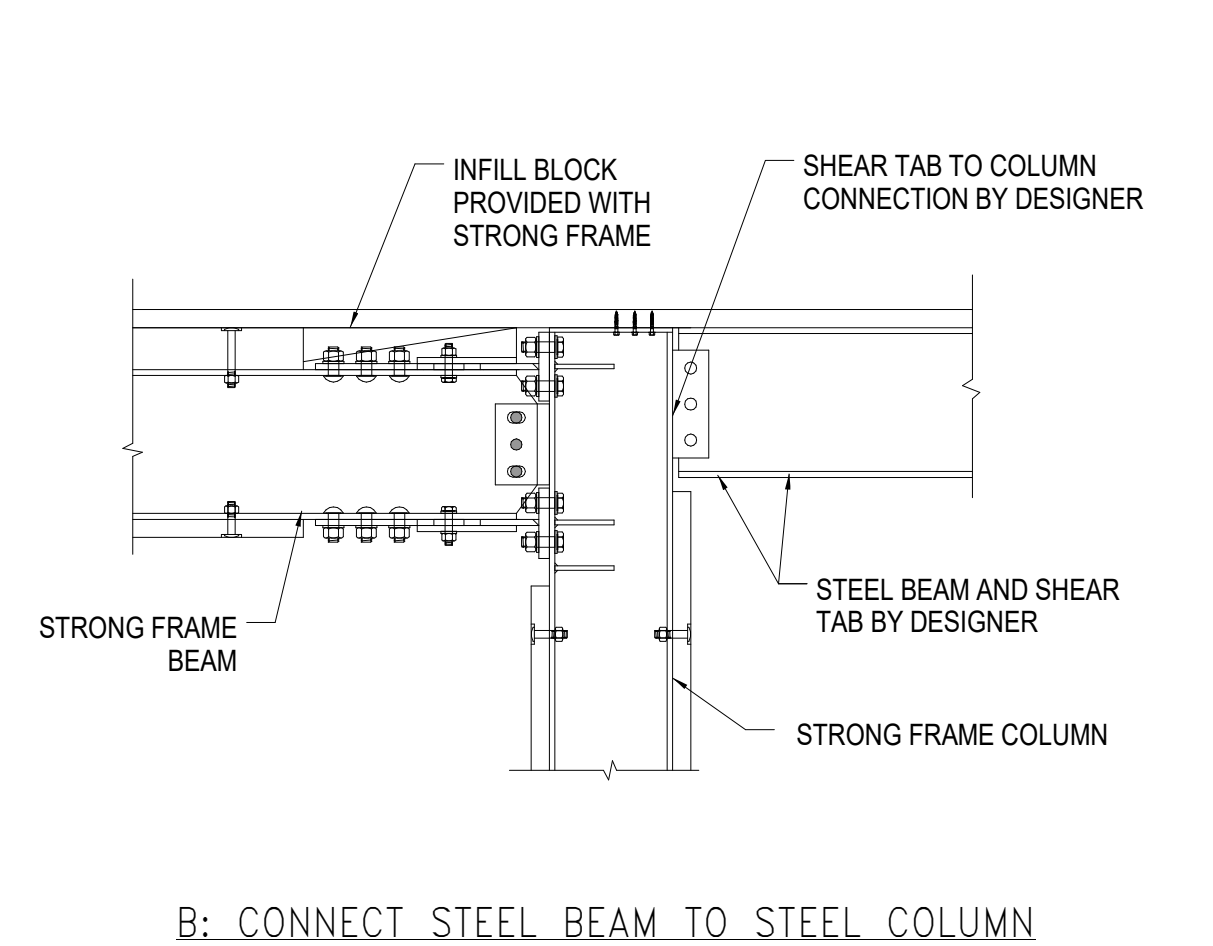
TOP PLATE SPLICE DETAIL 6



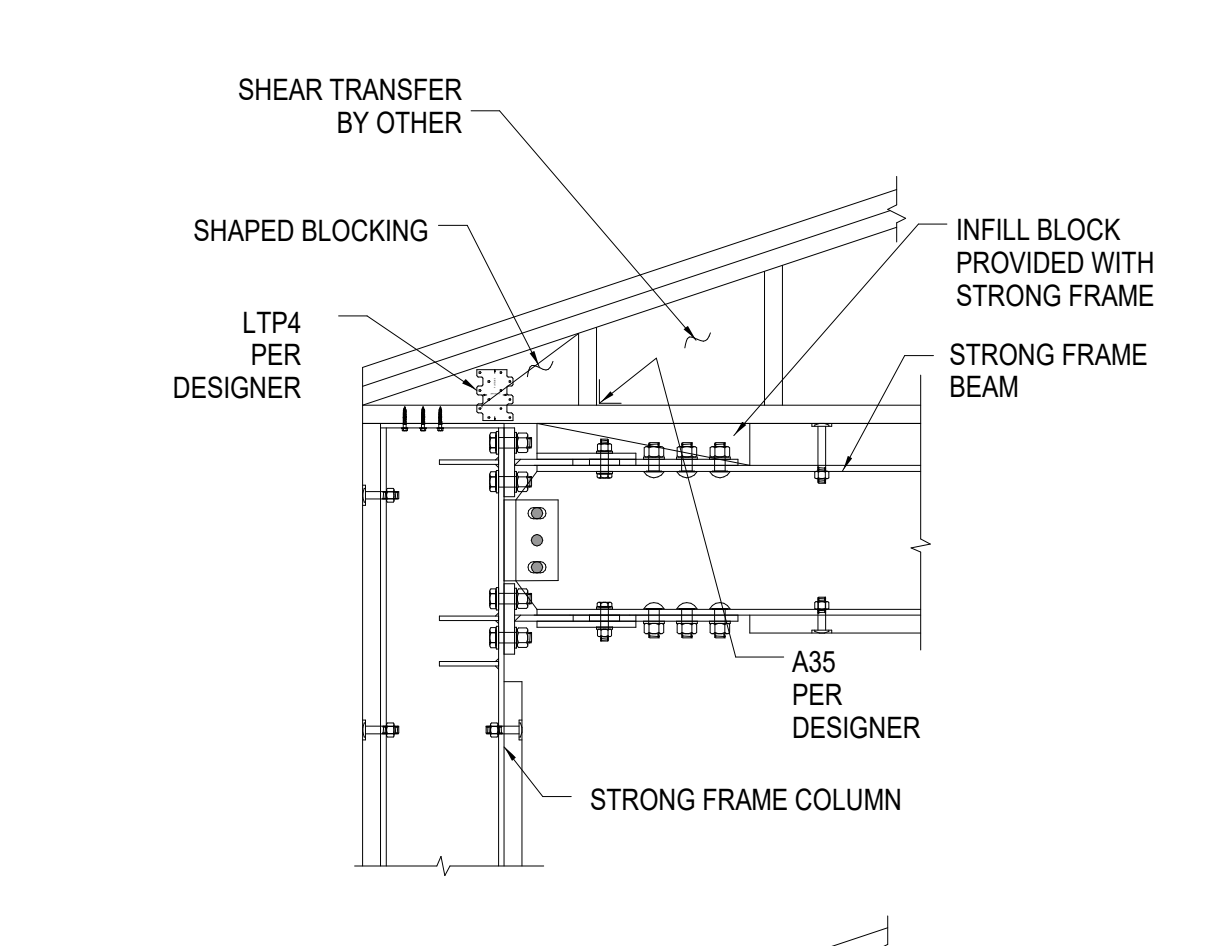
STEEL BEAM TO SMF BEAM/COL. 9



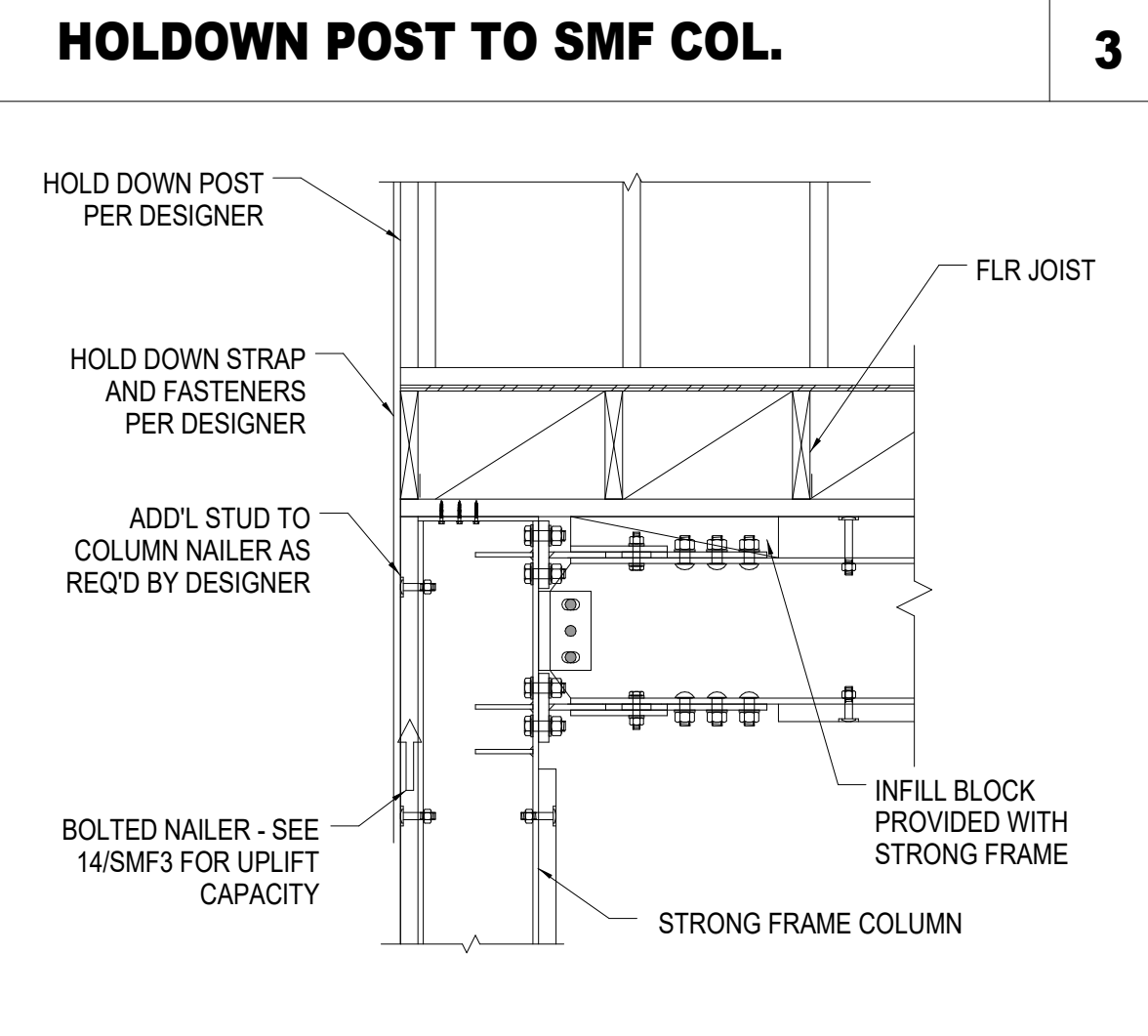
HOLDOWN POST TO SMF COL. 3



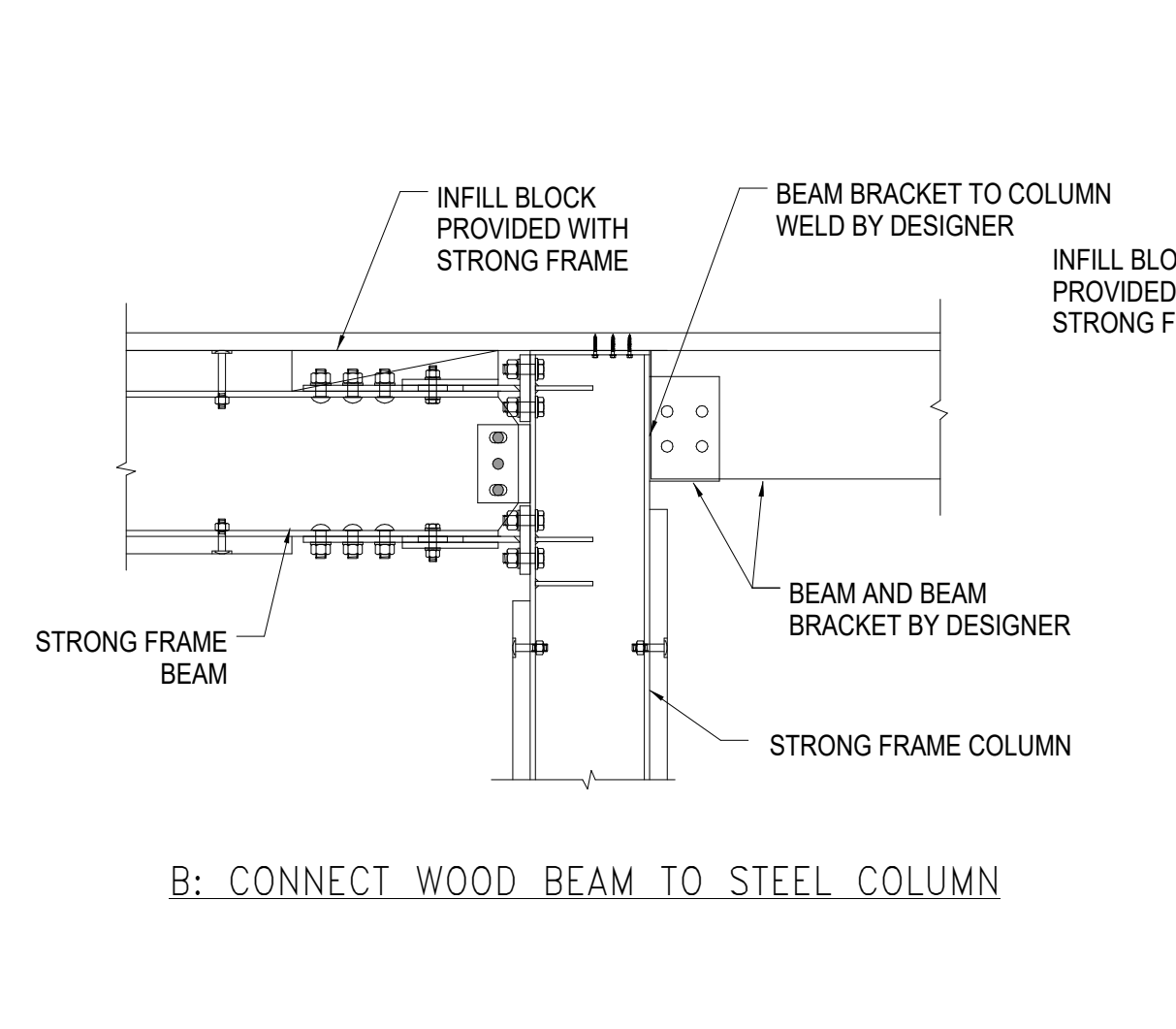
B: CONNECT STEEL BEAM TO STEEL COLUMN



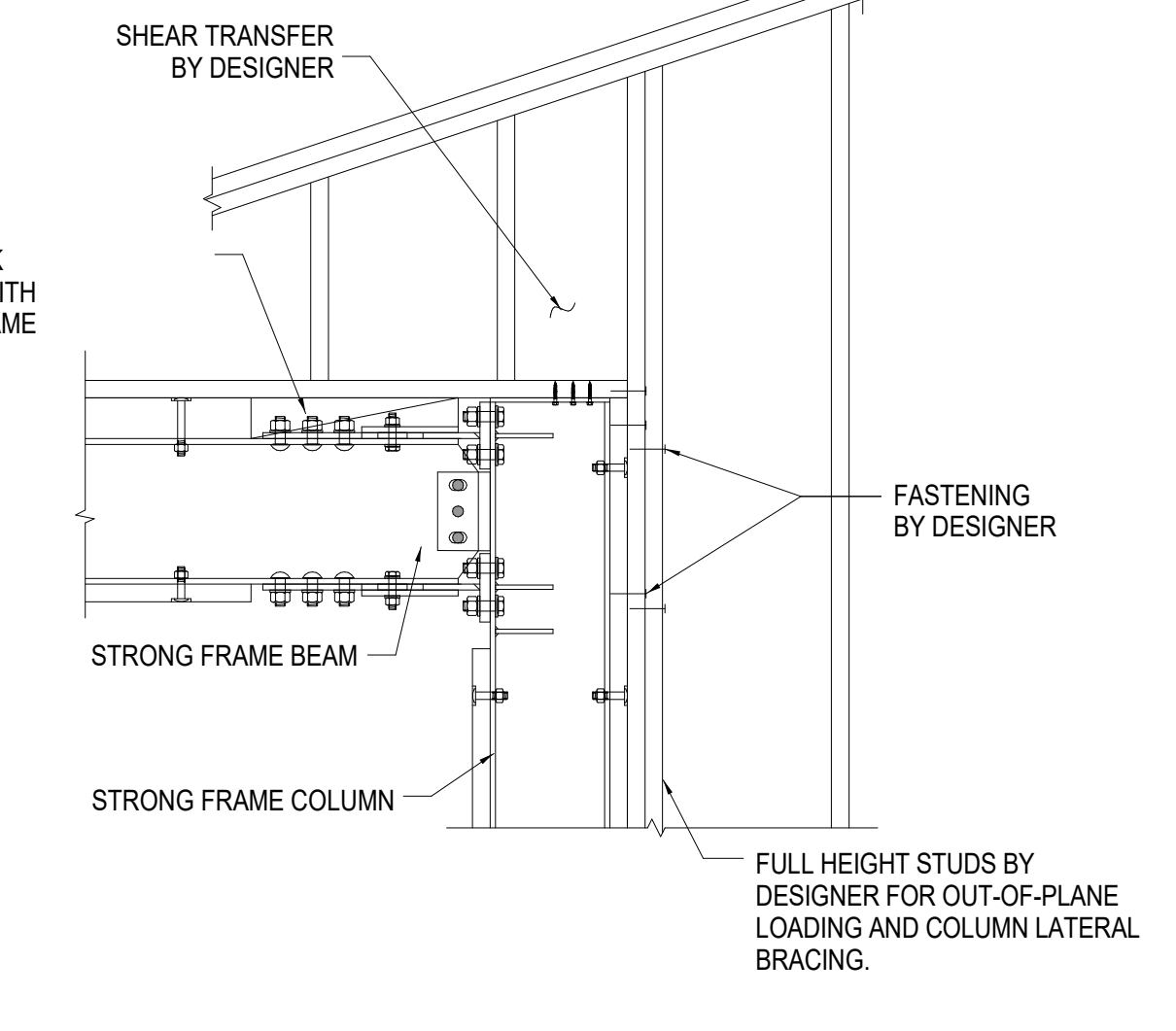
B: CONNECT WOOD BEAM TO STEEL COLUMN



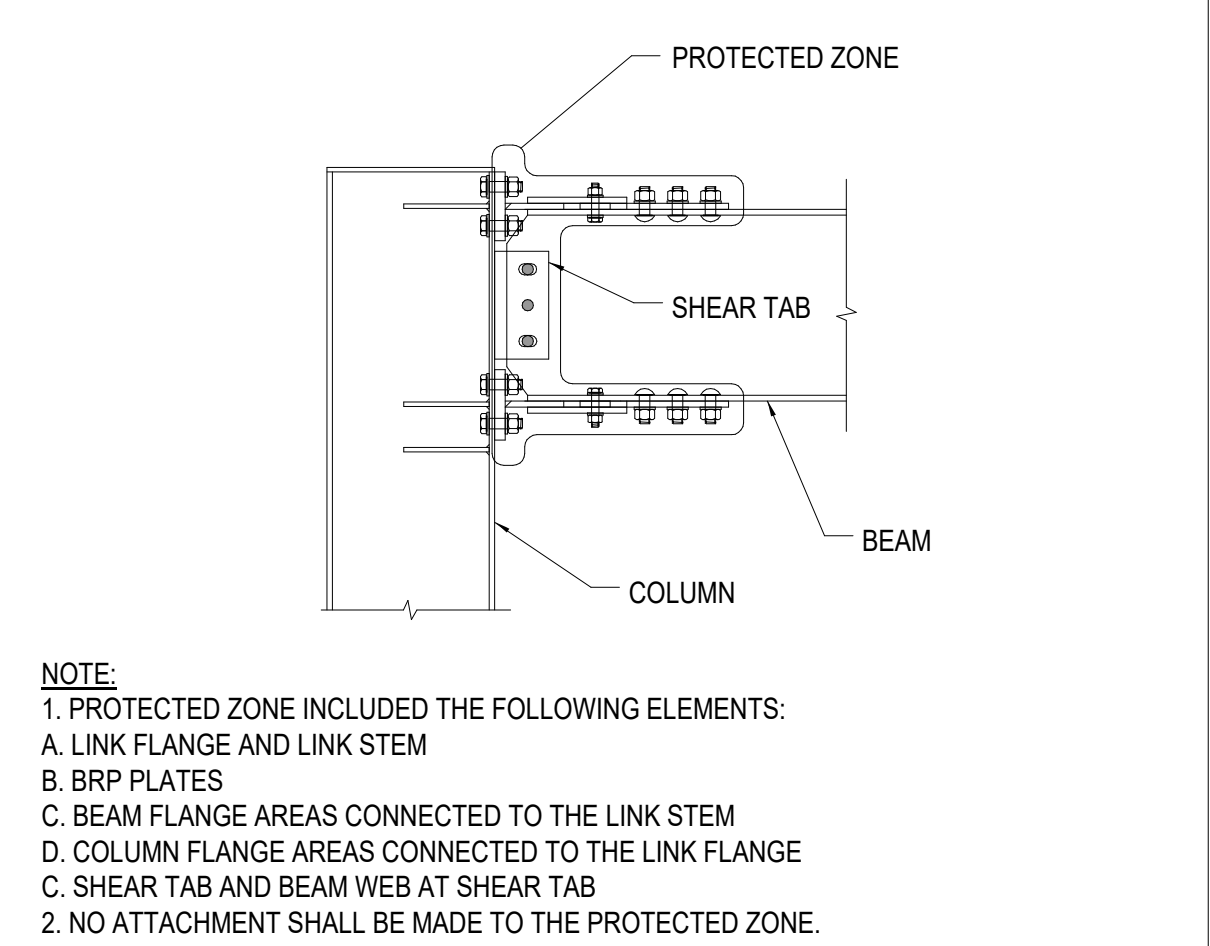
HOLDOWN POST TO SMF COL. 4



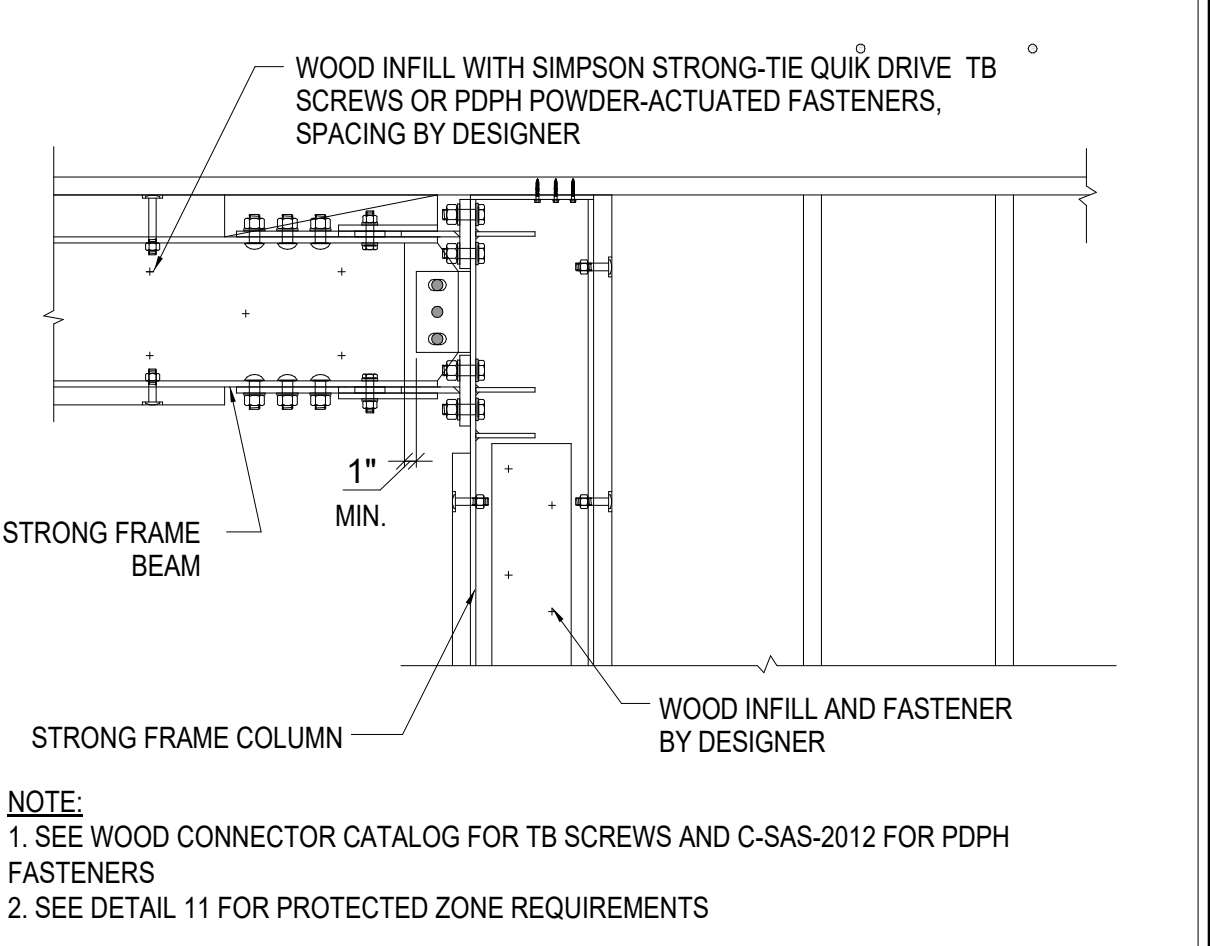
COLLECTOR DETAILS 7



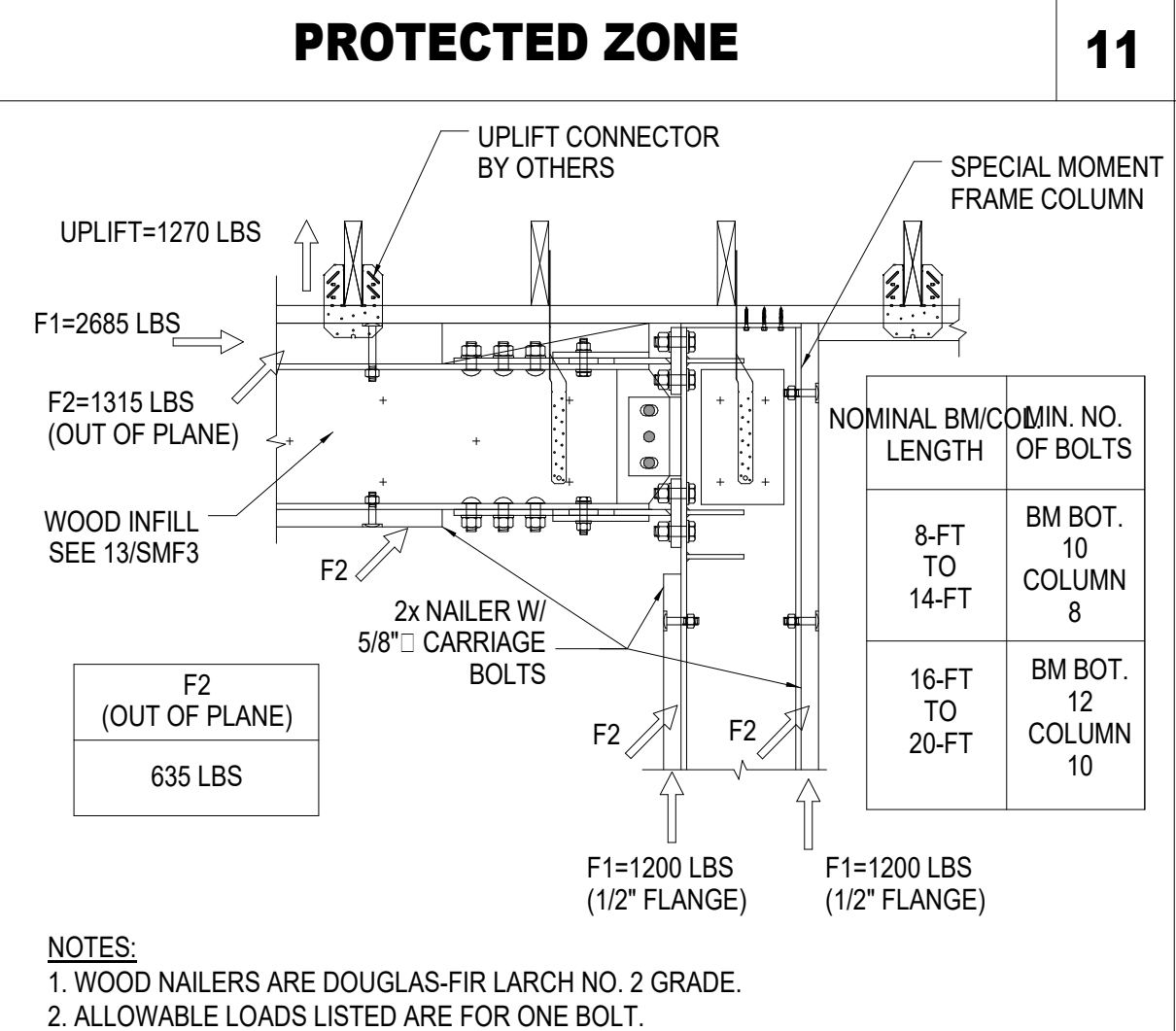
RAKE WALL DETAILS 10



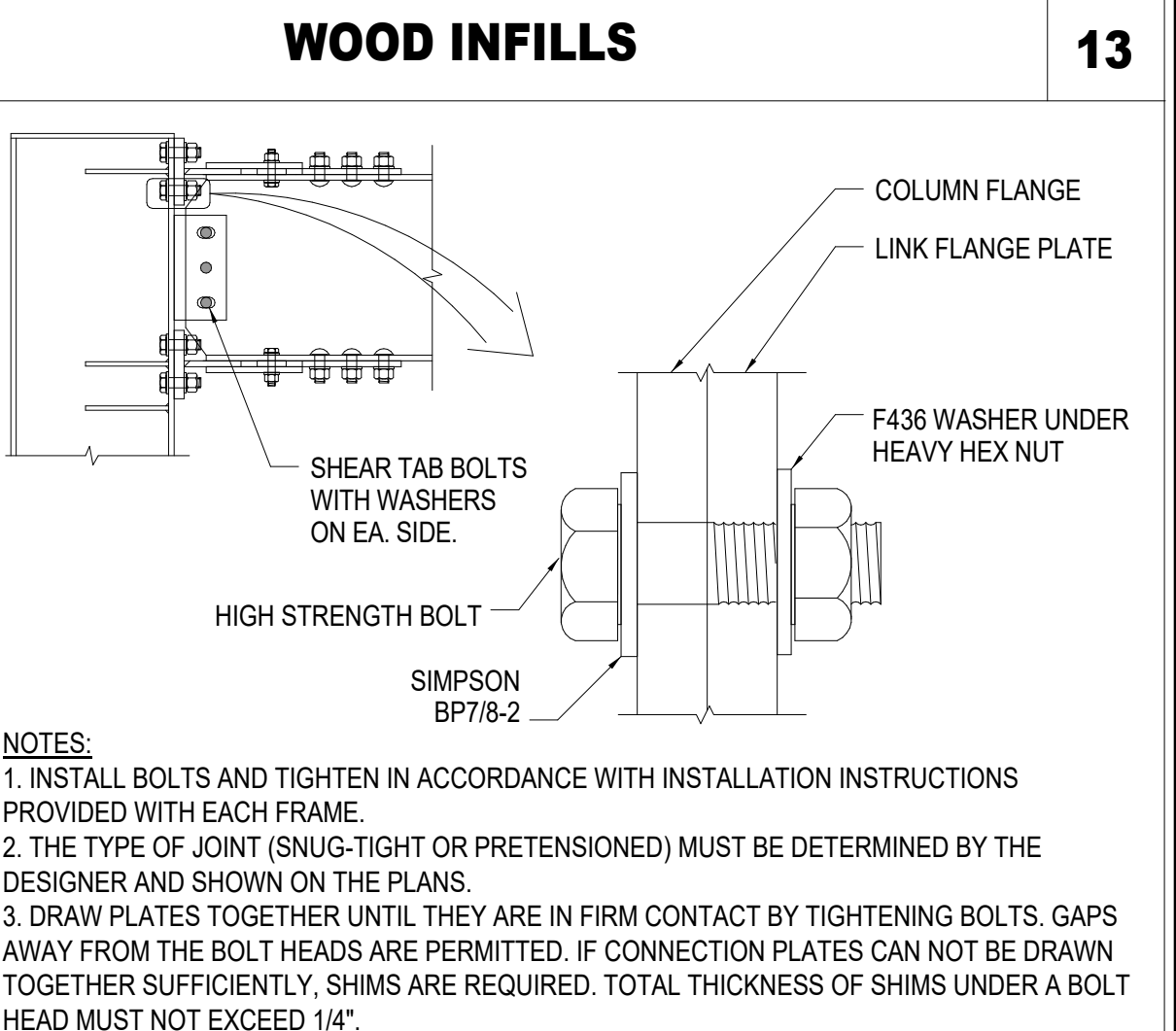
PROTECTED ZONE 11



WOOD INFILLS 13

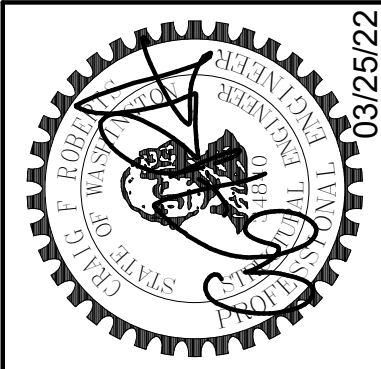


NAILER BOLT ALLOWABLE LOADS 14



BEAM-TO-COLUMN CONNECTION 15

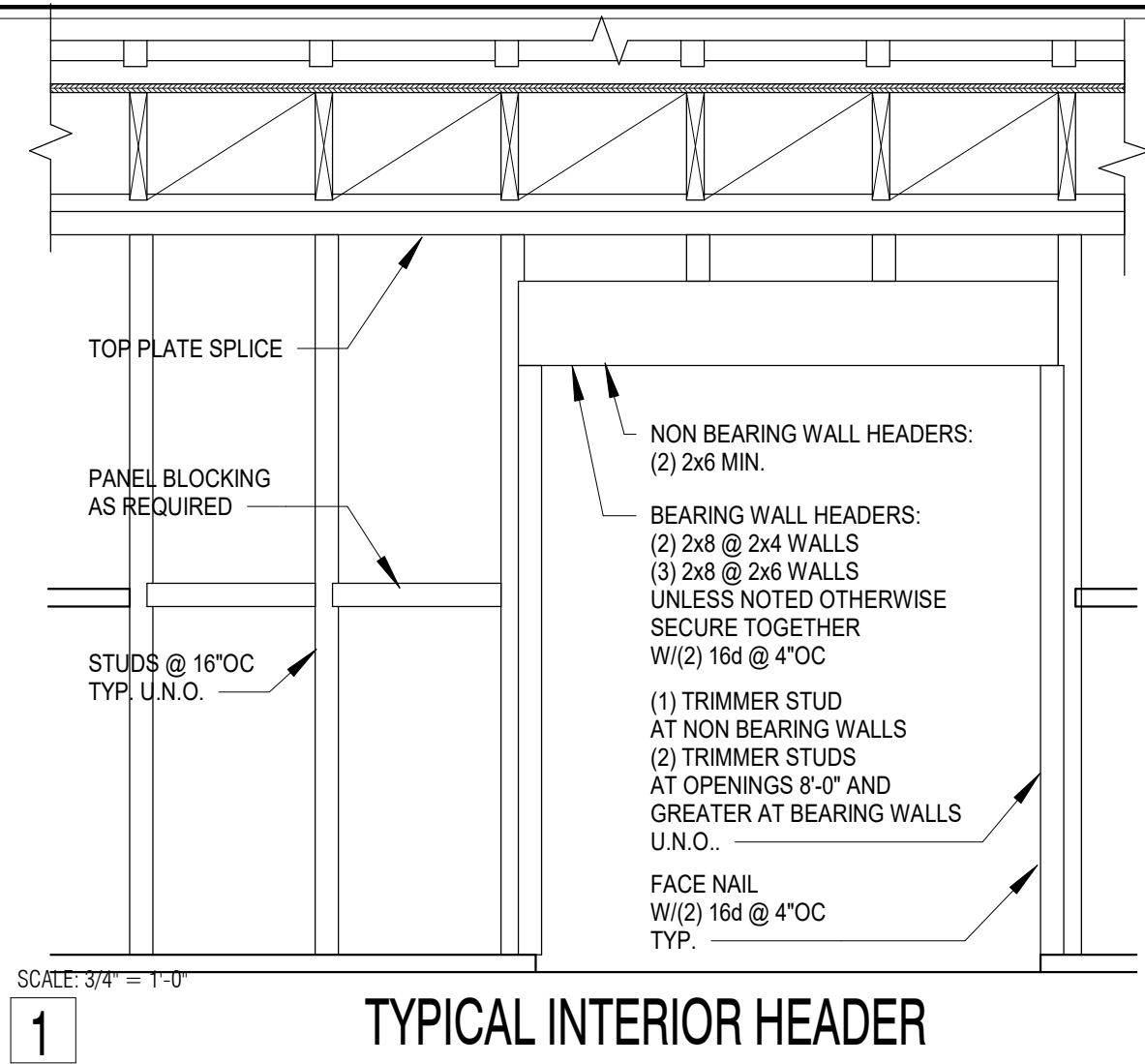
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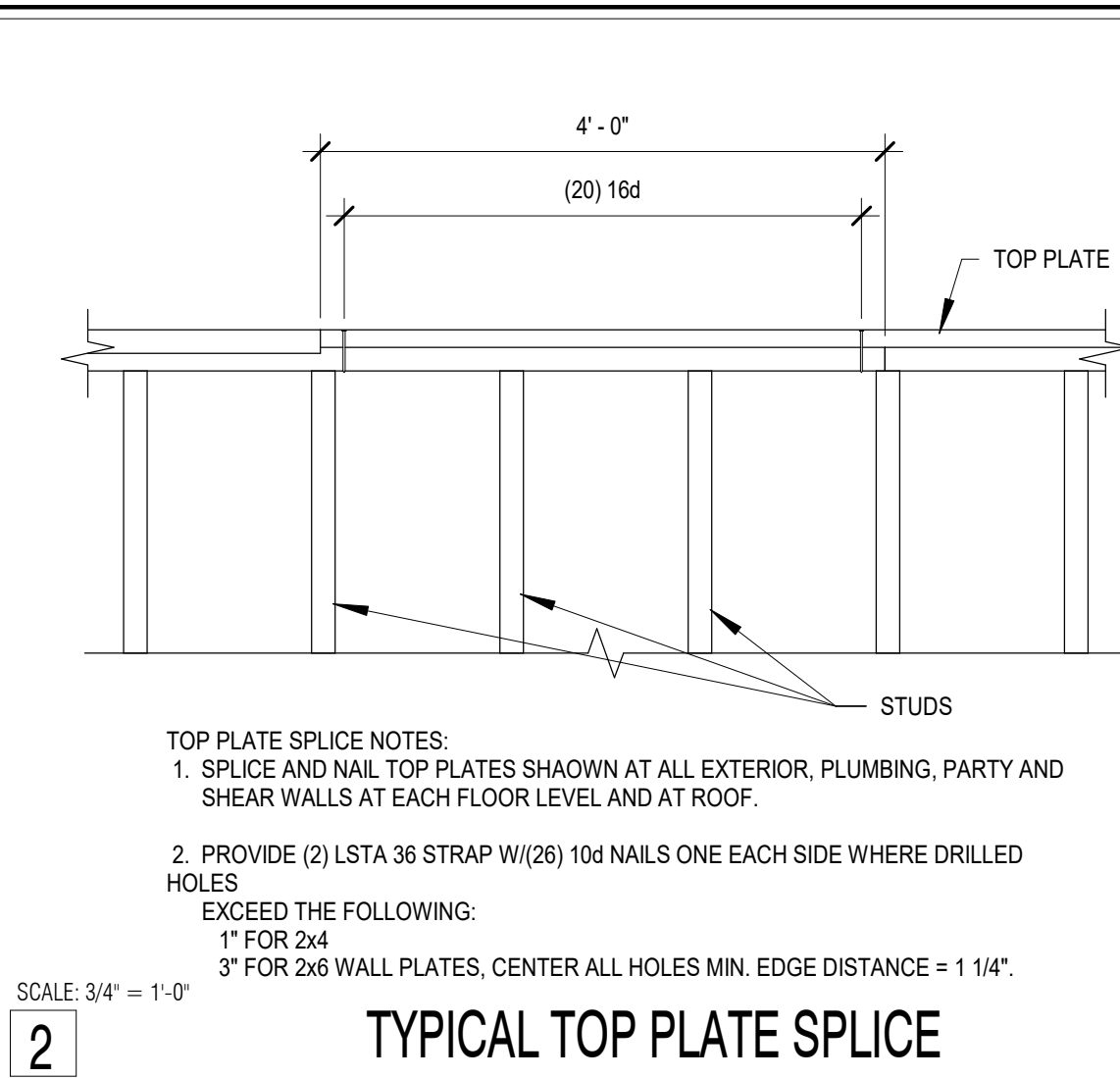
| No. | REVISION | DATE |
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| ENG.: | Designer |
| CAD: | Author |
| SCALE: | As indicated |
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| PERMIT: | 03/25/2022 |
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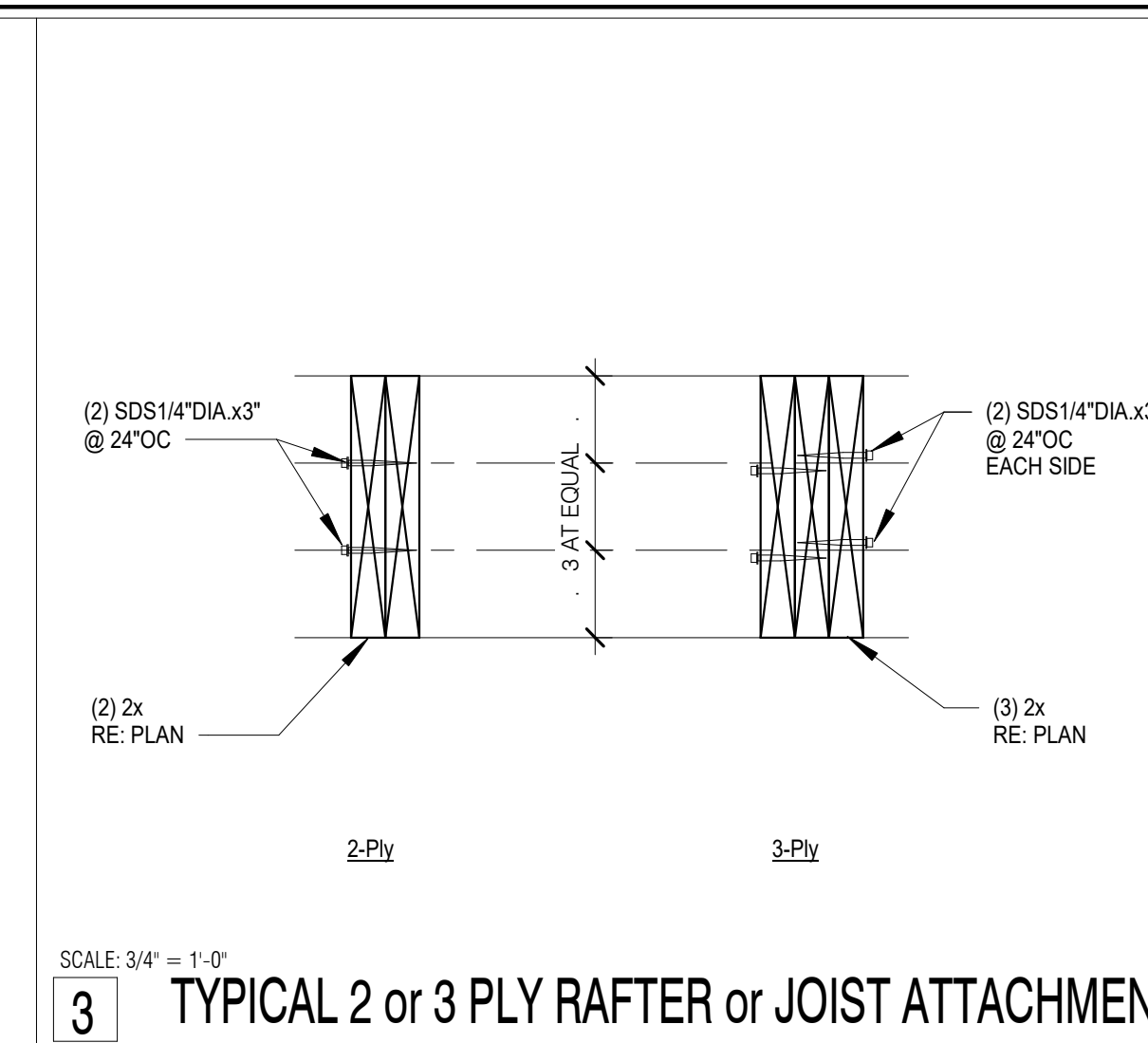
Moment Frame Details
PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040



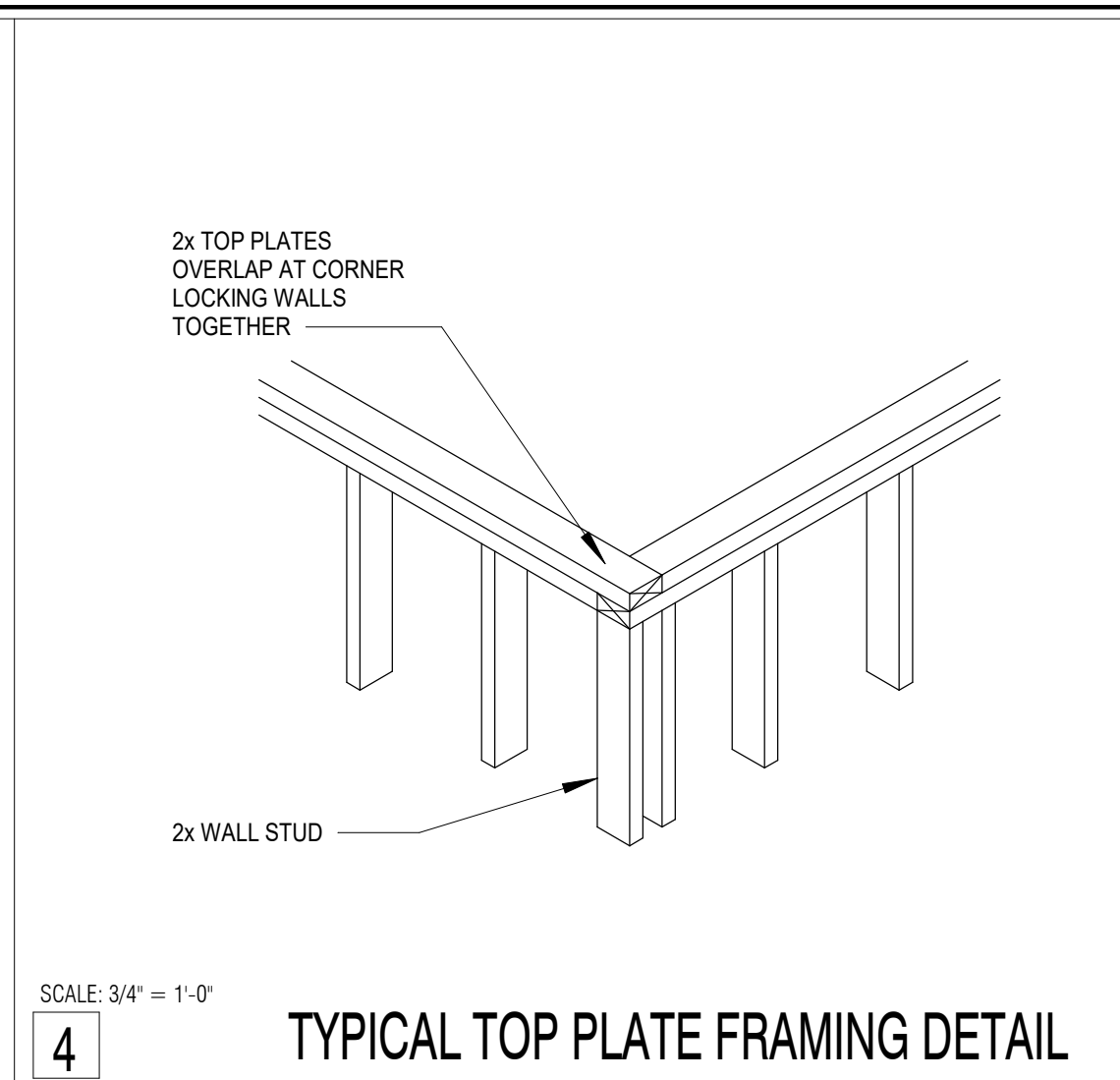
1 TYPICAL INTERIOR HEADER



2 TYPICAL TOP PLATE SPLICE

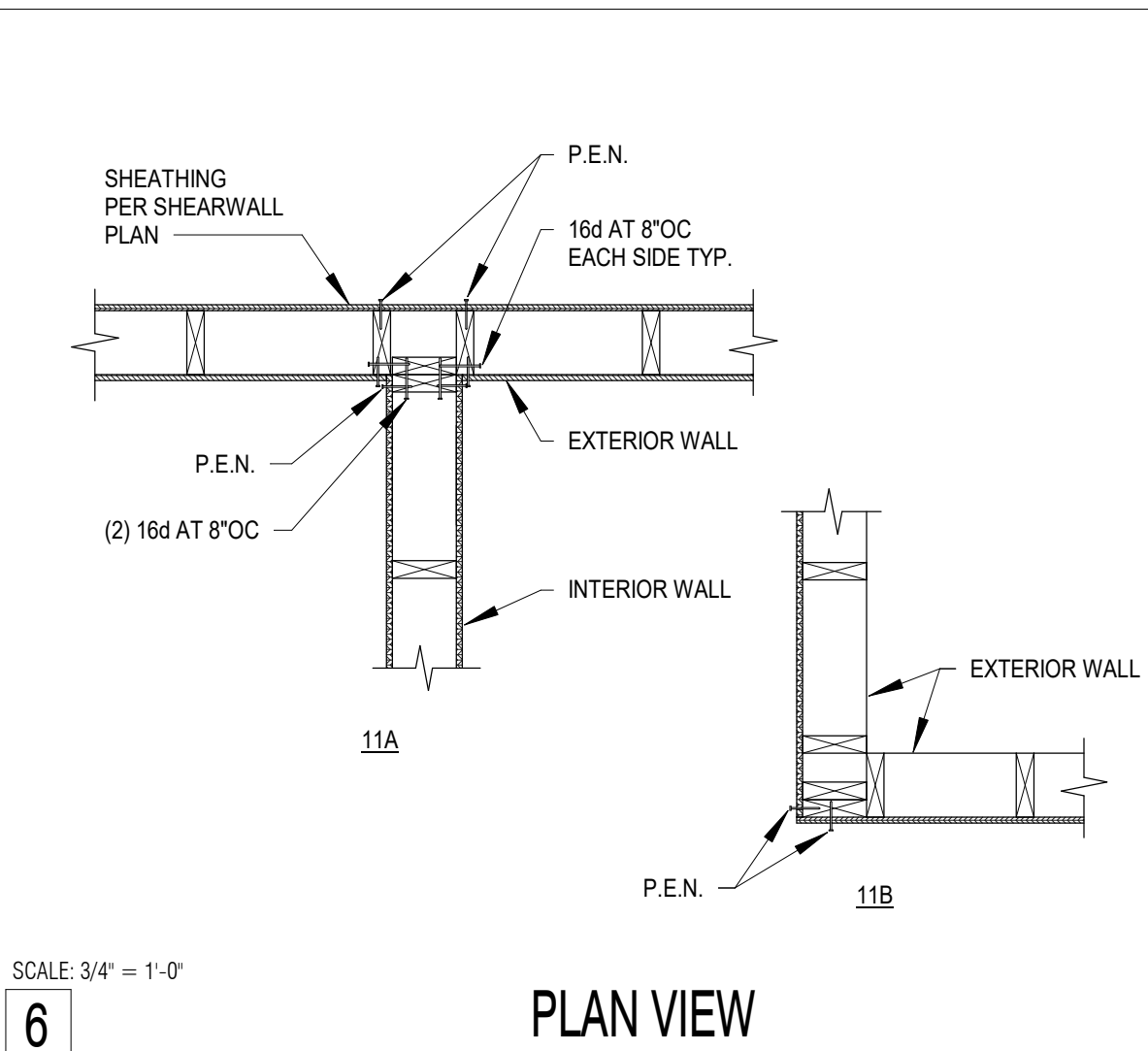


3 TYPICAL 2 or 3 PLY RAFTER or JOIST ATTACHMENT

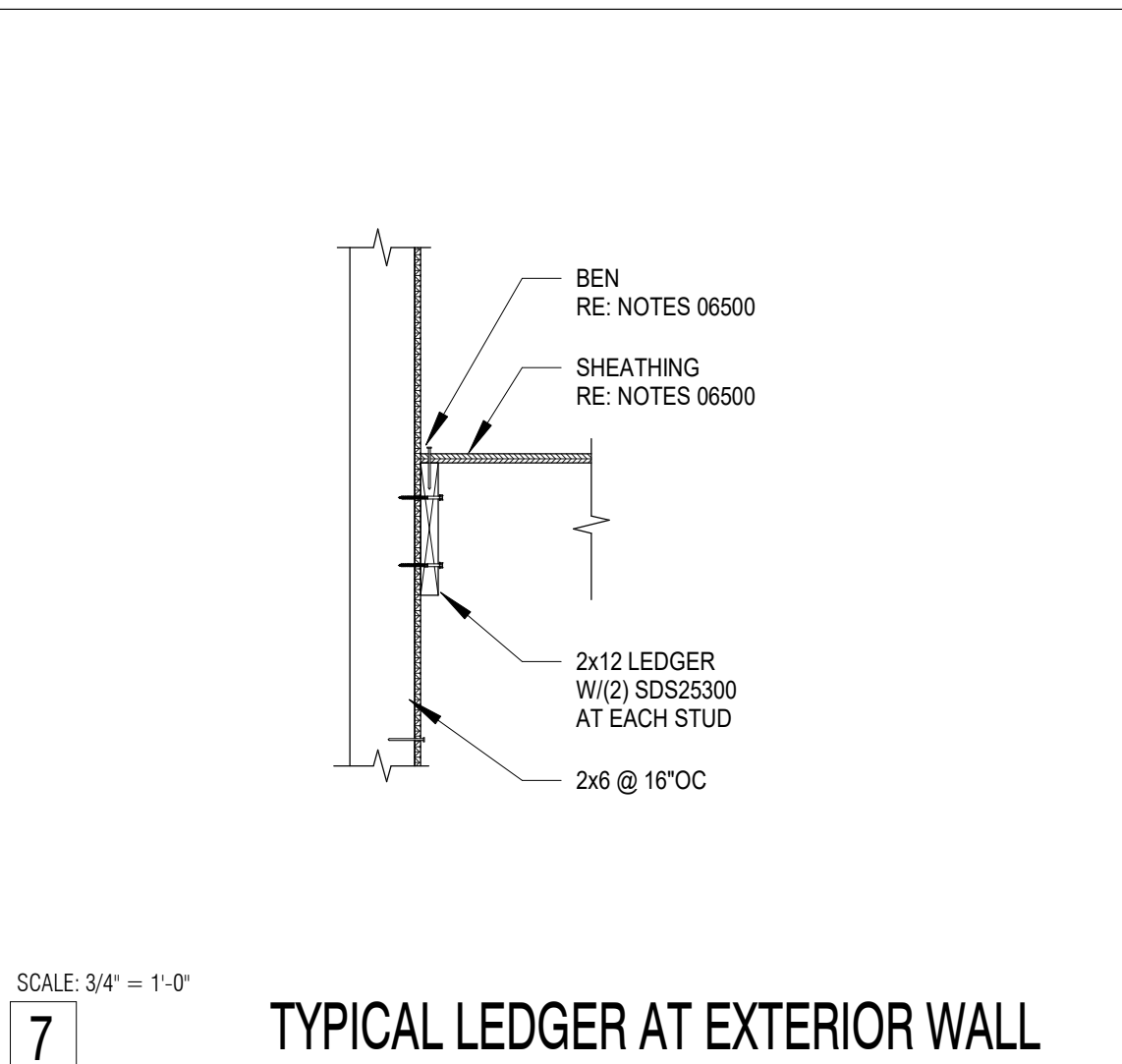


4 TYPICAL TOP PLATE FRAMING DETAIL

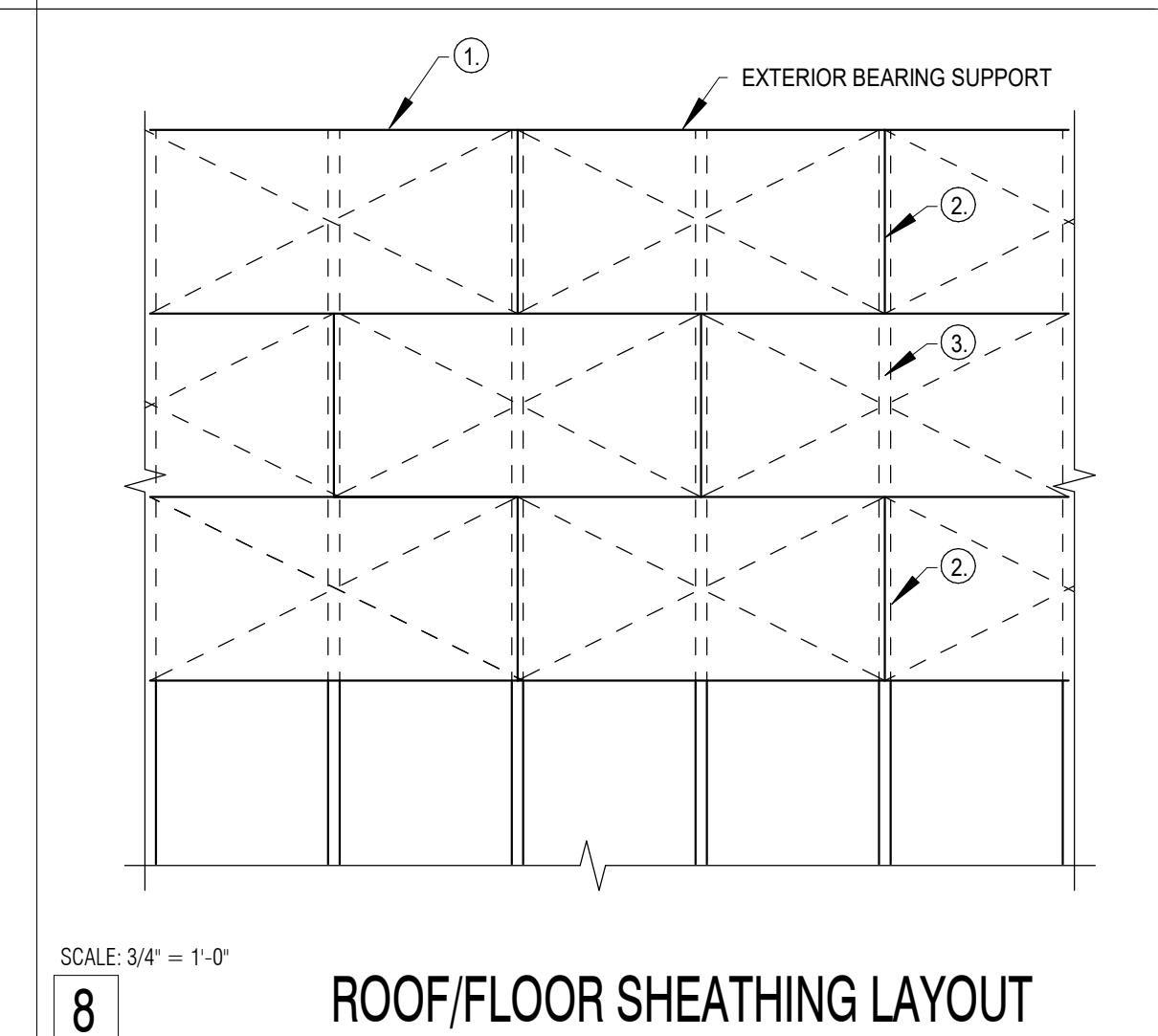
| IBC 2015 TABLE 2304.10.1 FASTENING SCHEDULE | | | |
|---|--|--|--|
| CONNECTION | FASTENING (a) | LOCATION | |
| ROOF | | | |
| 1. BLOCKING BETWEEN CEILING JOISTS/RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW | (3) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS | EACH END, TOENAIL | |
| BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS | (2) 8d COMMON (2 1/2" X 0.131") | EACH END, TOENAIL | |
| BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS | (2) 16d COMMON (3 1/2" X 0.162") (3) 3" X 0.131" NAILS | EACH END | |
| FLAT BLOCKING TO TRUSS AND WEB FILLER | 16d COMMON (3 1/2" X 0.161") AT 6"OC... | FACE NAIL | |
| 2. CEILING JOISTS TO TOP PLATE | (3) 8d COMMON (3 1/2" X 0.131"); OR (4) 3" X 0.131" NAILS | EACH JOIST, TOENAIL | |
| 3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1) | (3) 16d COMMON (3 1/2" X 0.162"); OR FACE NAIL (4) 3" X 0.131" NAILS | FACE NAIL | |
| 4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1) | PER TABLE 2308.7.3.1 | FACE NAIL | |
| 5. COLLAR TIE TO RAFTER | (3) 10d COMMON (3" X 0.148"); OR (4) 3" X 0.131" NAILS | FACE NAIL | |
| 6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5) | (3) 10d COMMON (3" X 0.148"); OR (4) 3" X 0.131" NAILS | TOENAIL | |
| 7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM | (2) 16d COMMON (3 1/2" X 0.162"); OR (3) 3" X 0.131" NAILS | END NAIL | |
| WALL | | | |
| 8. STUD TO STUD (NOT AT BRACED WALL PANELS) | 16d COMMON (3 1/2" X 0.162"); 3" X 0.131" NAILS | 24"OC FACE NAIL 16"OC FACE NAIL | |
| 9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS) | 16d COMMON (3 1/2" X 0.162"); OR 3" X 0.131" NAILS | 16"OC FACE NAIL 12"OC FACE NAIL | |
| 10. BUILT-UP HEADER (2" TO 2" HEADER) | 16d COMMON (3 1/2" X 0.162") | 16"OC EACH EDGE, FACE NAIL | |
| 11. CONTINUOUS HEADER TO STUD | (4) 8d COMMON (2 1/2" X 0.131") | TOENAIL | |
| 12. TOP PLATE TO TOP PLATE | 16d COMMON (3 1/2" X 0.162") OR 3" X 0.131" NAILS | 16"OC FACE NAIL 12"OC FACE NAIL | |
| 13. TOP PLATE TO TOP PLATE, AT END JOINTS | (8) 16d COMMON (3 1/2" X 0.162") OR (12) 3" X 0.131" NAILS | EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT) | |
| 14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS) | 16d COMMON (3 1/2" X 0.162"); OR 3" X 0.131" NAILS | 16"OC FACE NAIL 12"OC FACE NAIL | |
| 15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS | (2) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS | 16"OC FACE NAIL | |
| 16. STUD TO TOP OR BOTTOM PLATE | (4) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS | TOENAIL | |
| STUD TO TOP OR BOTTOM PLATE | (2) 16d COMMON (3 1/2" X 0.162"); OR (3) 3" X 0.131" NAILS | END NAIL OR... | |
| 17. TOP OR BOTTOM PLATE TO STUD | (2) 16d COMMON (3 1/2" X 0.162"); OR END NAIL (3) 3" X 0.131" NAILS | END NAIL | |
| 18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS | (2) 16d COMMON (3 1/2" X 0.162"); OR FACE NAIL (3) 3" X 0.131" NAILS | FACE NAIL | |
| 19. 1" BRACE TO EACH STUD AND PLATE | (2) 8d COMMON (2 1/2" X 0.131"); OR (2) 3" X 0.131" NAILS | FACE NAIL | |
| 20. 1" X 6" SHEATHING TO EACH BEARING | (2) 8d COMMON (2 1/2" X 0.131") | FACE NAIL | |
| 21. 1" X 8" AND WIDER SHEATHING TO EACH BEARING | (3) 8d COMMON (2 1/2" X 0.131") | FACE NAIL | |
| FLOOR | | | |
| 22. JOIST TO SILL, TOP PLATE, OR GIRDER | (3) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS | TOENAIL | |
| 23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER... | 8d COMMON (2 1/2" X 0.131"); OR 3" X 0.131" NAILS | 6"OC, TOENAIL | |
| 24. 1" X 6" SUBFLOOR OR LESS TO EACH... | (2) 8d COMMON (2 1/2" X 0.131") | FACE NAIL | |
| 25. 2" SUBFLOOR TO JOIST OR GIRDER | (2) 16d COMMON (3 1/2" X 0.162") | FACE NAIL | |
| 26. 2" PLANKS (PLANK NAD BEAM-FLOOR AND ROOF) | (2) 16d COMMON (3 1/2" X 0.162") | EACH BEARING, FACE NAIL | |
| 27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS | 20d COMMON (4" X 0.192") | 32"OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES | |
| | 3" X 0.131" NAILS | 24"OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON... | |
| 28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS | (2) 20d COMMON (4" X 0.192"); OR (3) 3" X 0.131" NAILS | END JOIST OR RAFTER, FACE NAIL | |
| | (3) 16d COMMON (3 1/2" X 0.162"); OR FACE NAIL (4) 3" X 0.131" NAILS | FACE NAIL | |
| 29. JOIST TO BAND JOIST OR RIM JOIST | (3) 16d COMMON (3 1/2" X 0.162"); OR END NAIL (4) 3" X 0.131" NAILS | FACE NAIL | |
| 30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS | (2) 8d COMMON (2 1/2" X 0.131"); OR (2) 3" X 0.131" NAILS | EACH END, TOENAIL | |
| 31. WOOD STRUCTURAL PANELS TO FRAMING SUBFLOOR TO FRAMING | SEE SHEARWALL SCHEDULE SEE SECTION 06160 STRUCTURAL NOTES | | |
| a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE NOTED OTHERWISE. FASTENING SCHEDULE BASED ON IBC TABLE 2304.10.1 AND PROVIDES THE MINIMUM NAILING REQUIRED. WHEN SPECIFIED ELSEWHERE IN THESE PLANS PROVIDE NAILING AS SPECIFIED. SEE IBC FOR COMPLETE NAILING SCHEDULE. | | | |



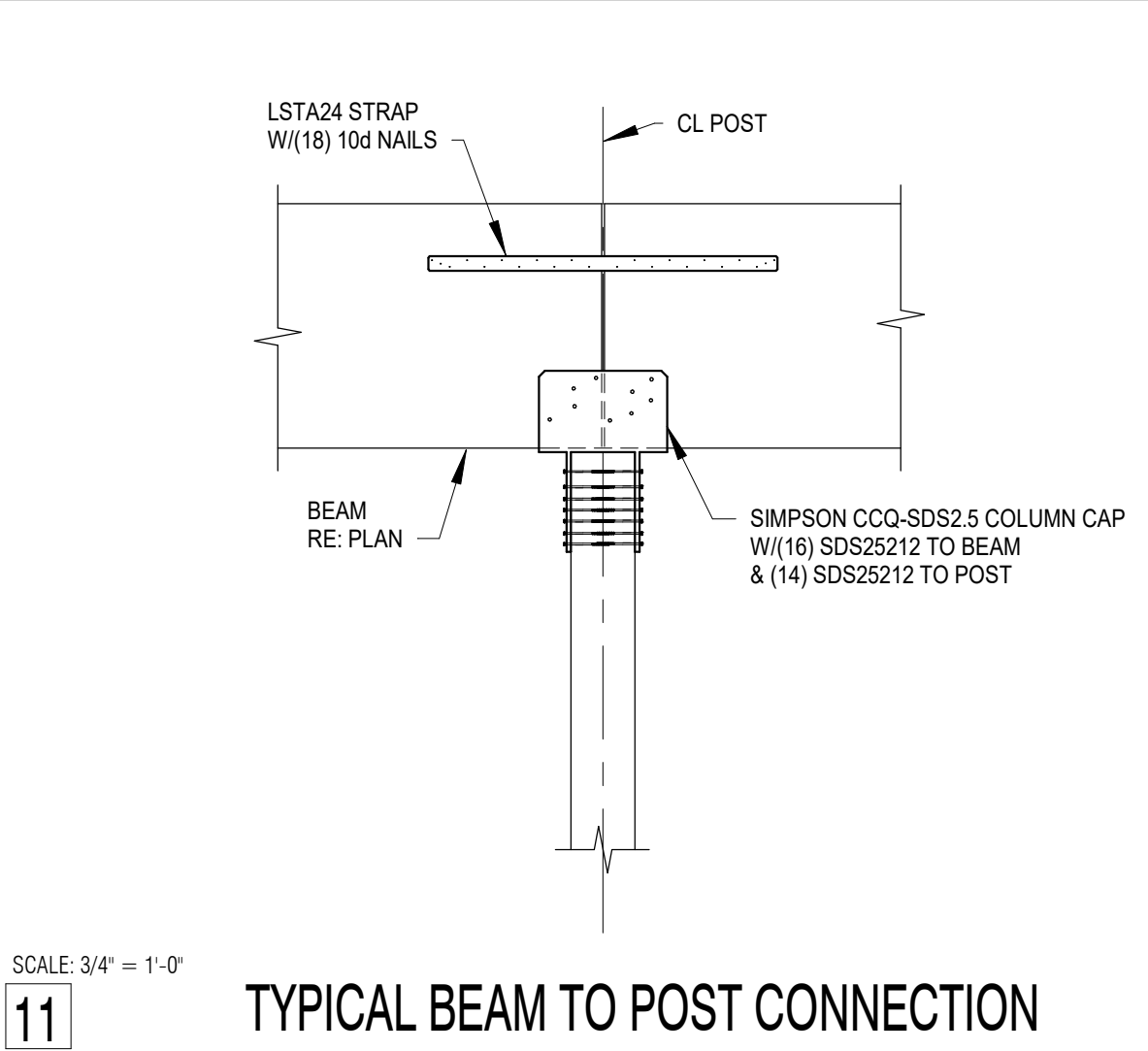
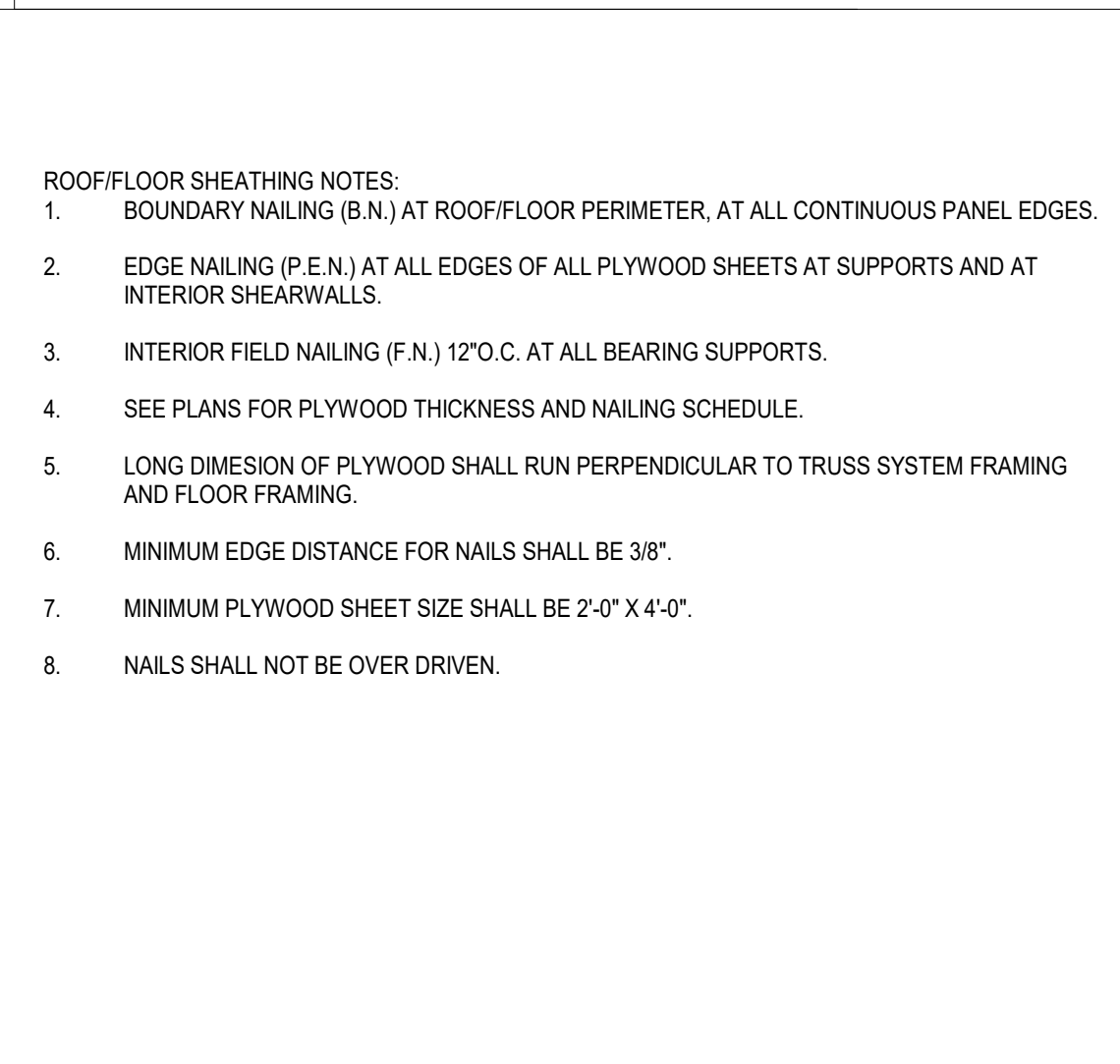
6 PLAN VIEW



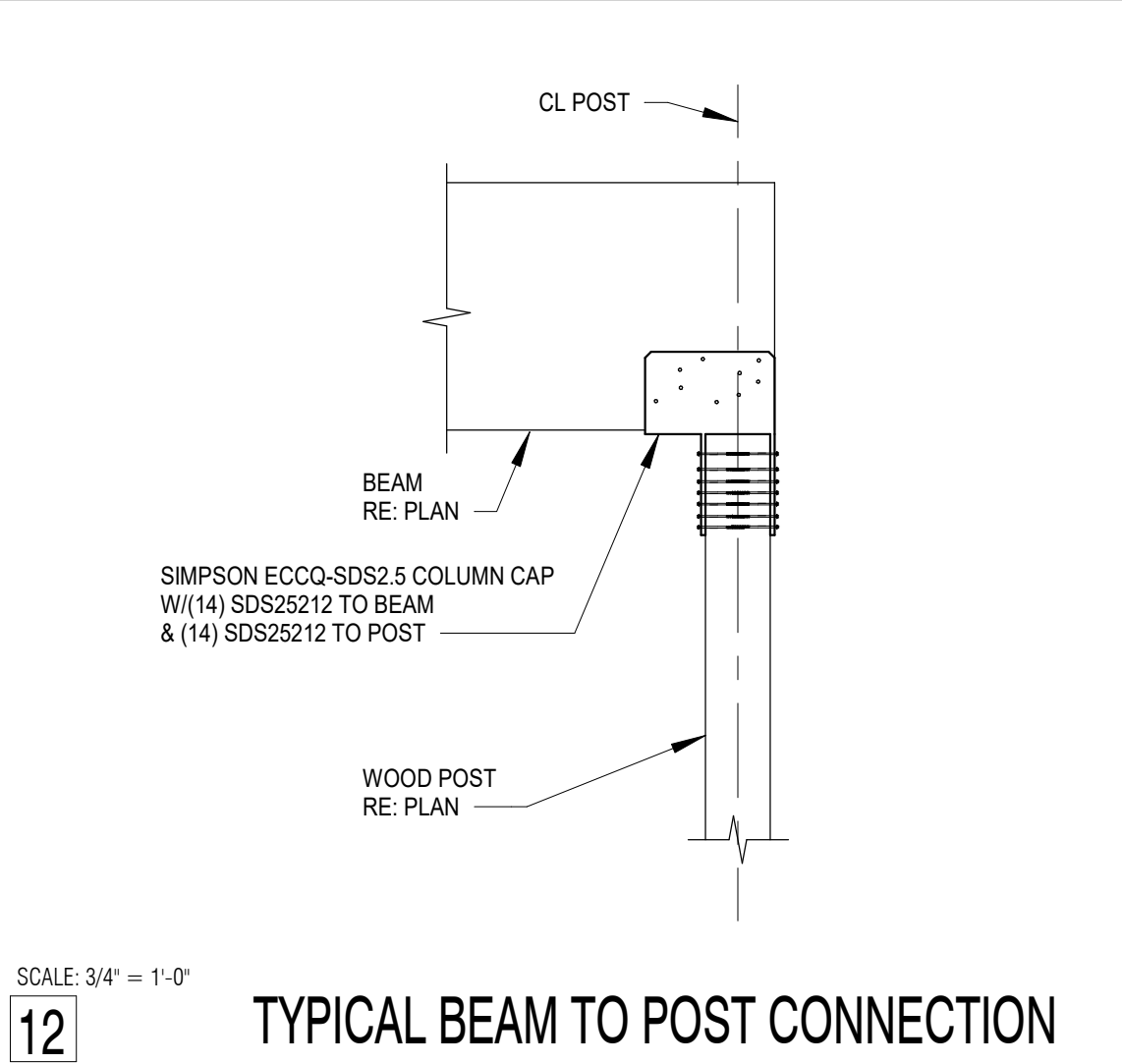
7 TYPICAL LEDGER AT EXTERIOR WALL



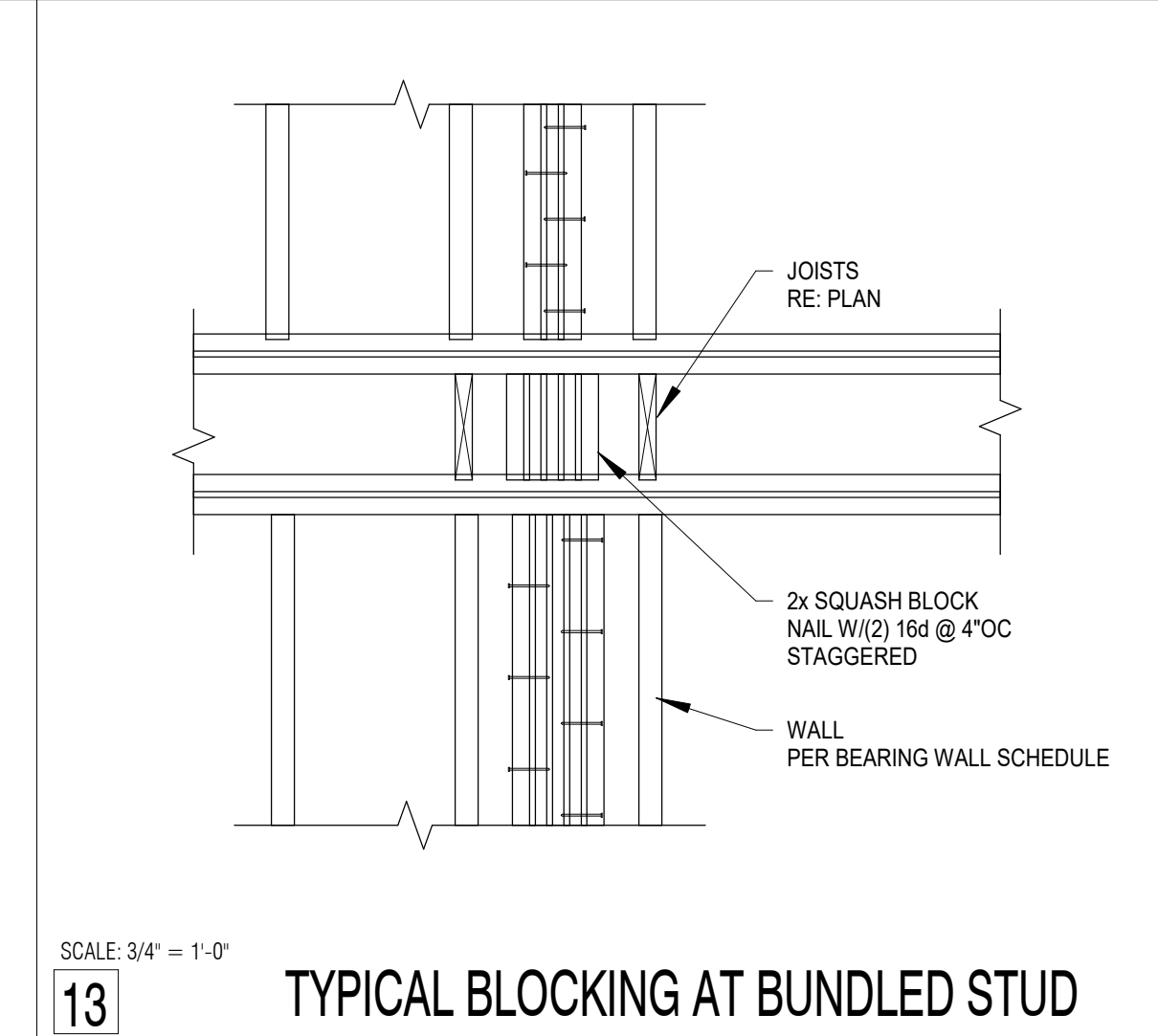
8 ROOF/FLOOR SHEATHING LAYOUT



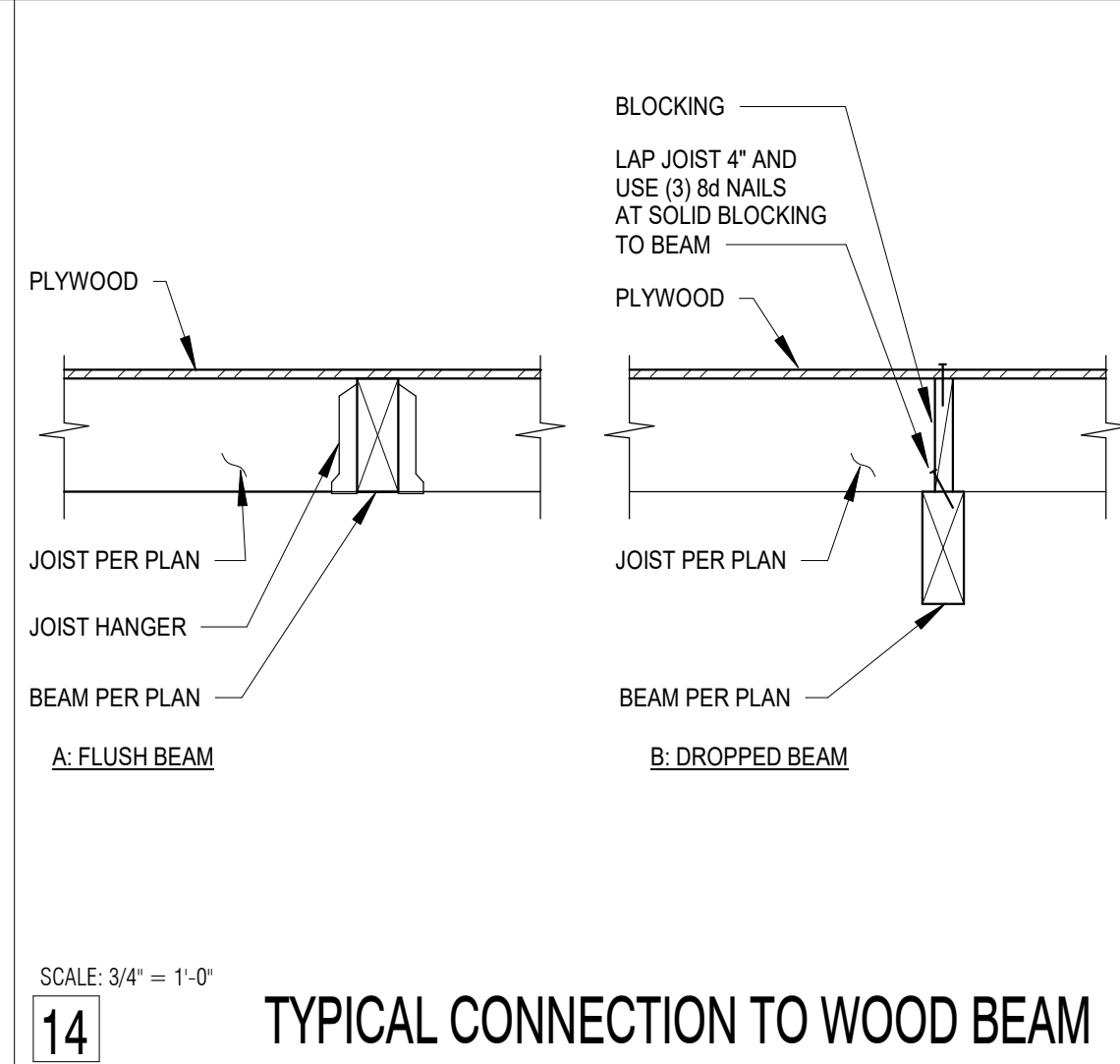
11 TYPICAL BEAM TO POST CONNECTION



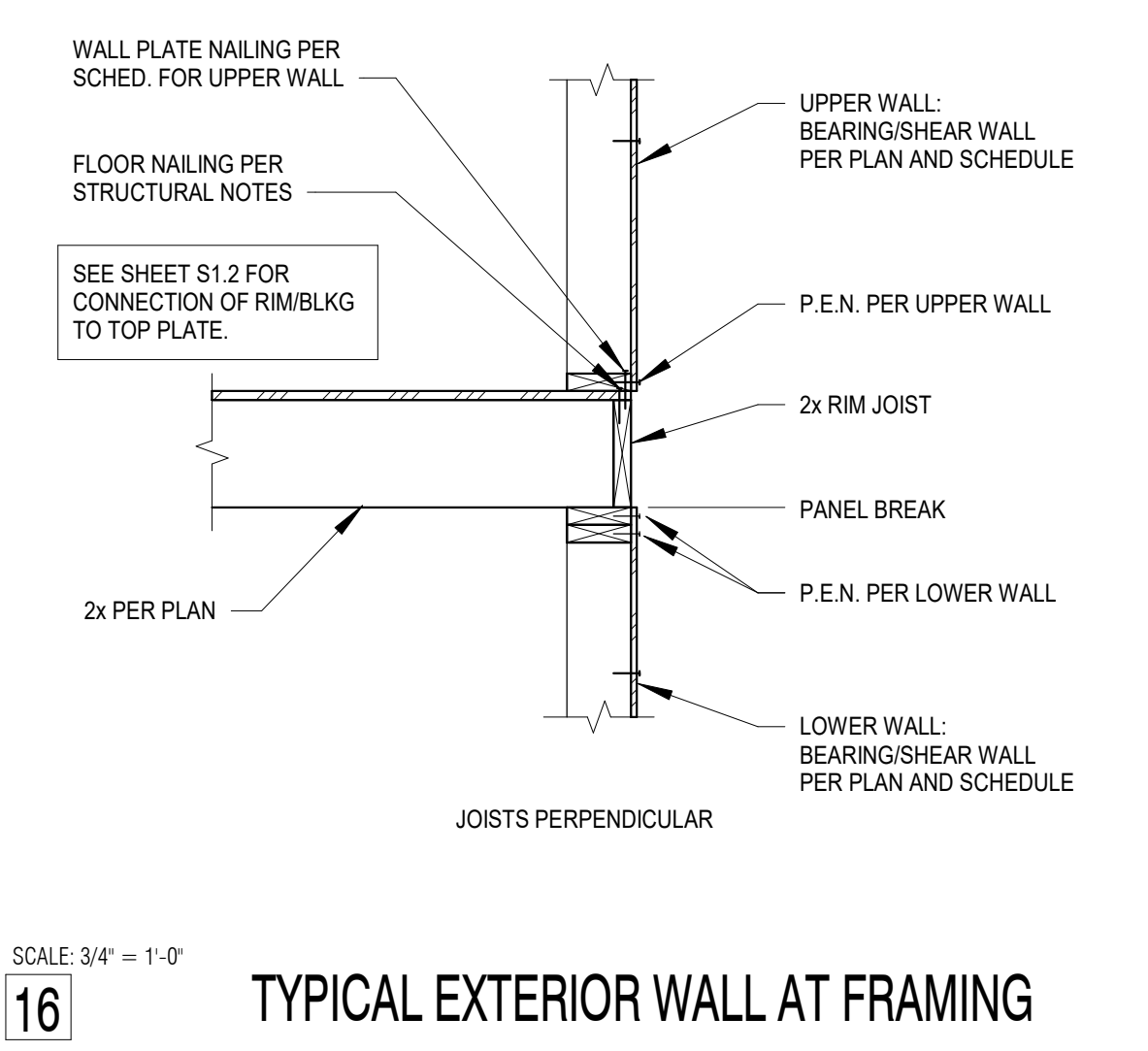
12 TYPICAL BEAM TO POST CONNECTION



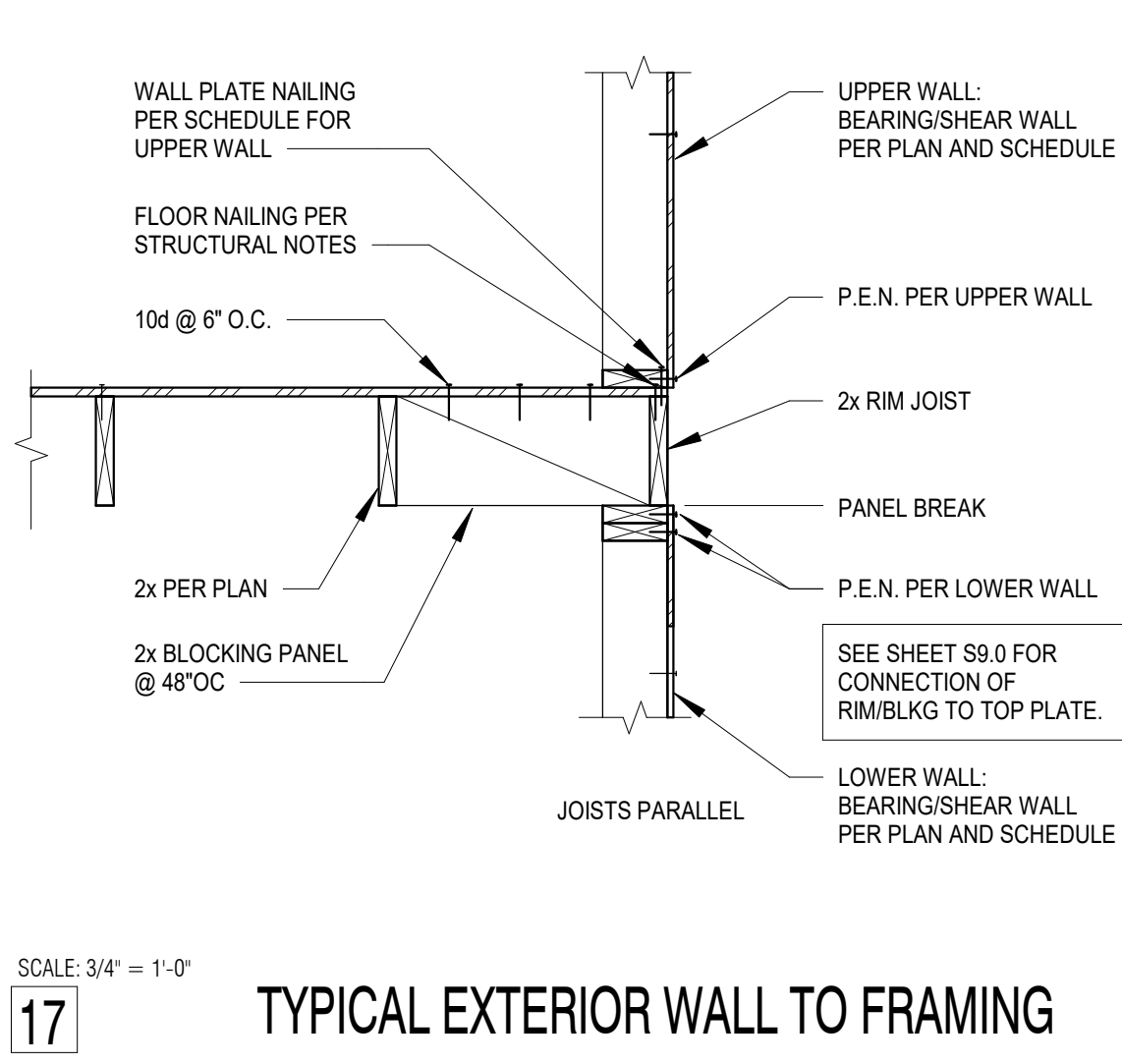
13 TYPICAL BLOCKING AT BUNDLED STUD



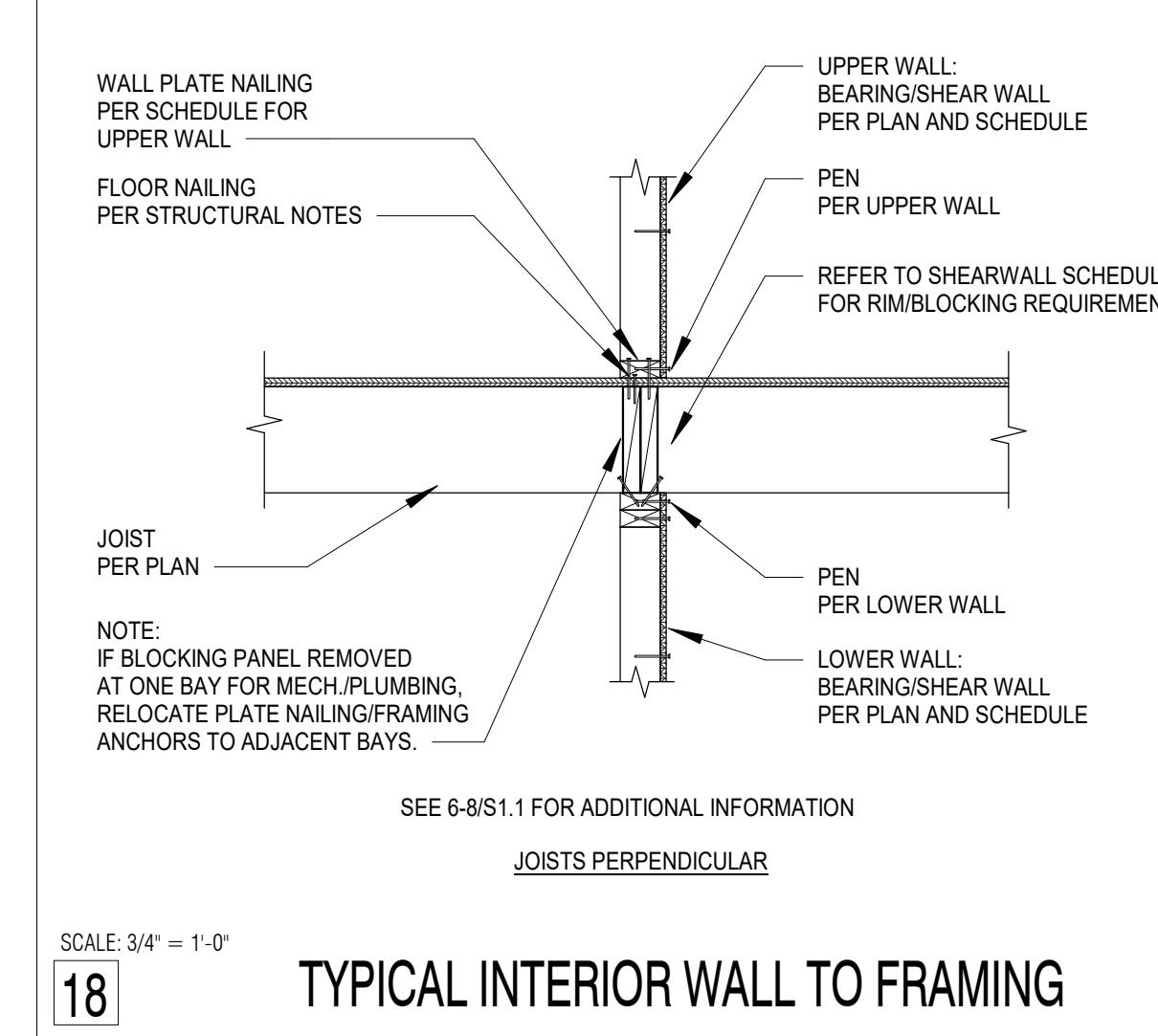
14 TYPICAL CONNECTION TO WOOD BEAM



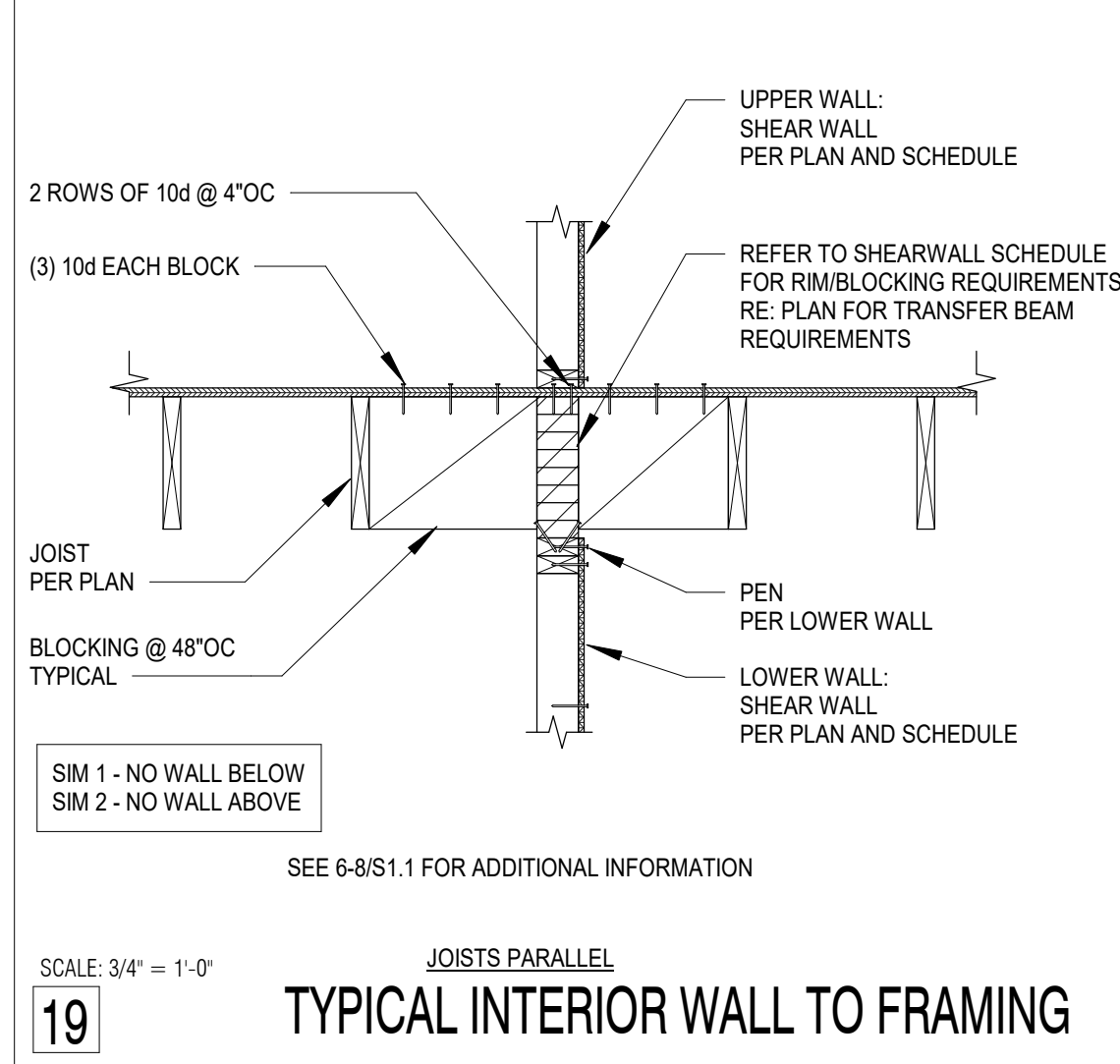
16 TYPICAL EXTERIOR WALL AT FRAMING



17 TYPICAL EXTERIOR WALL TO FRAMING



18 TYPICAL INTERIOR WALL TO FRAMING



19 TYPICAL INTERIOR WALL TO FRAMING

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Structural Engineers
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REVISION: _____

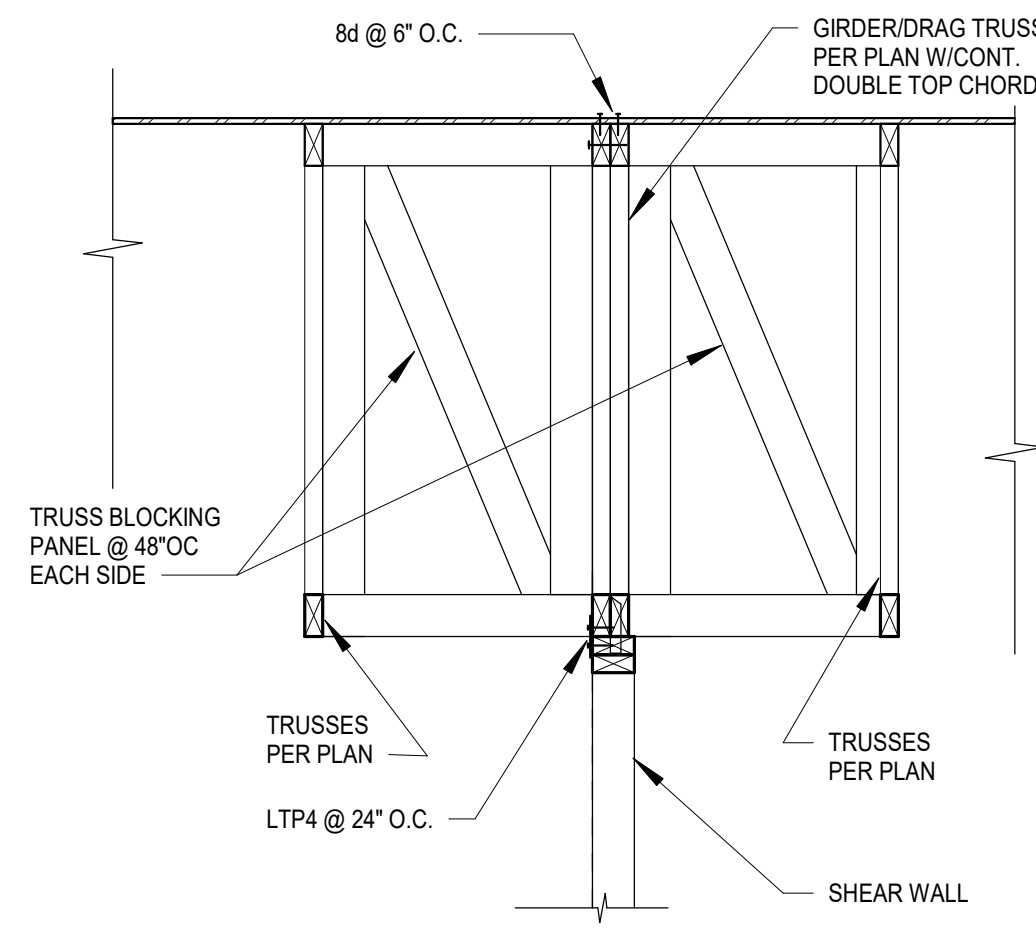
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CAD: JMA
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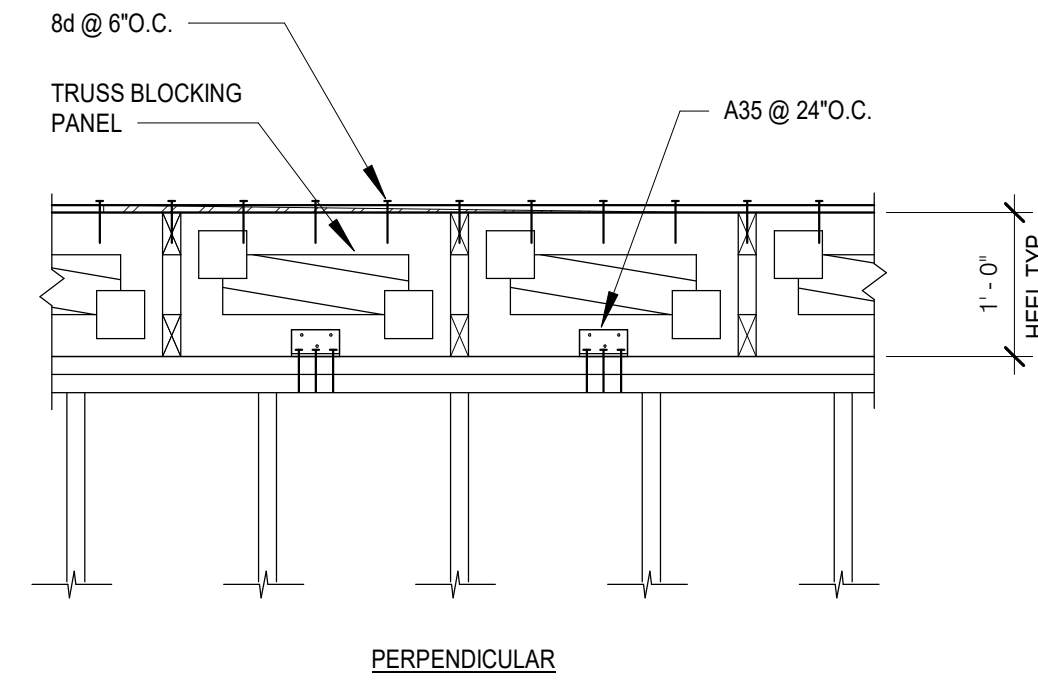
Typical Wood Framing Details

PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

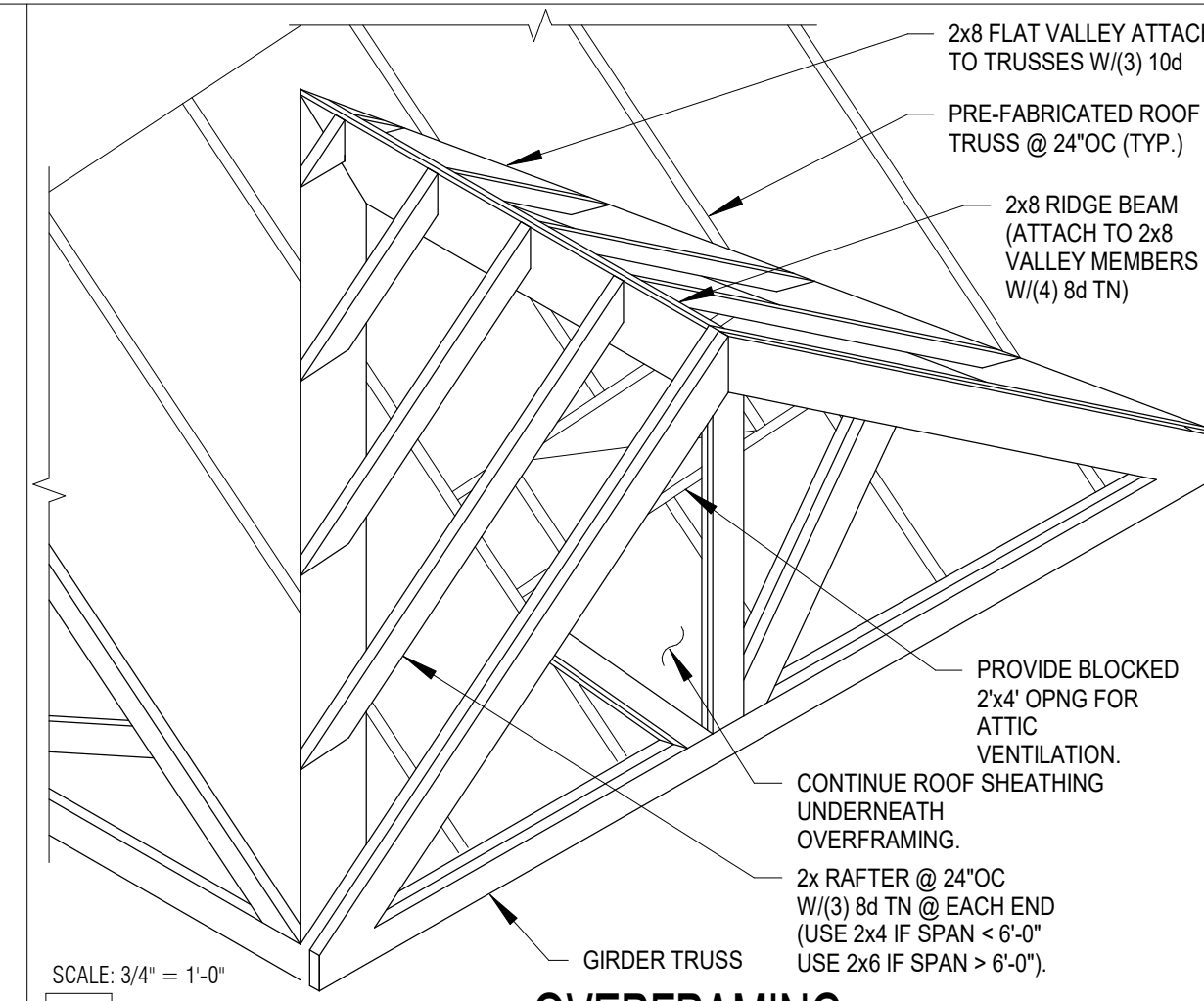
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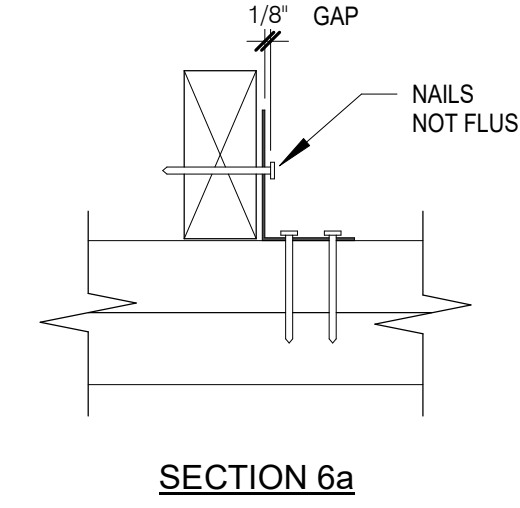
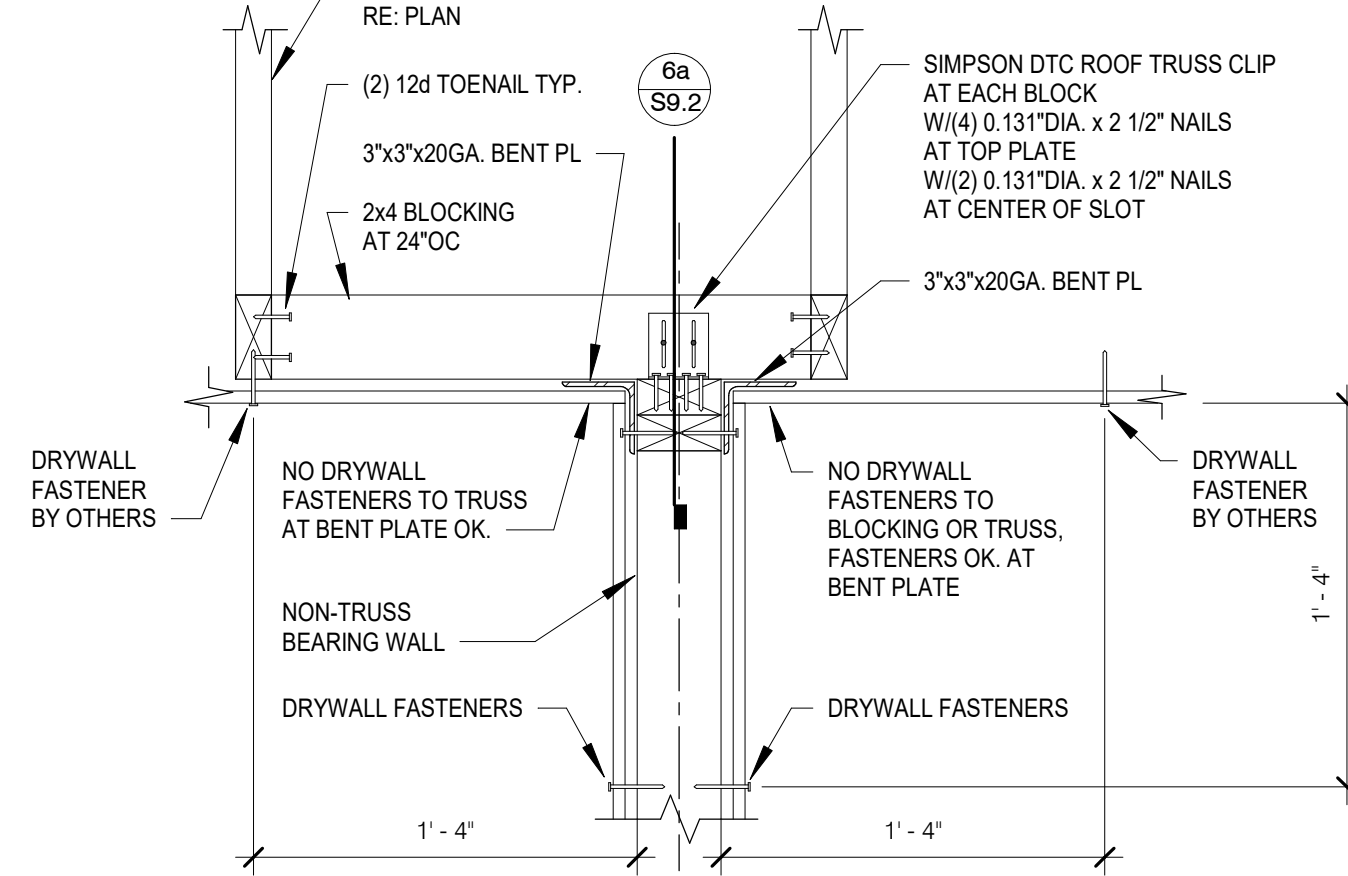
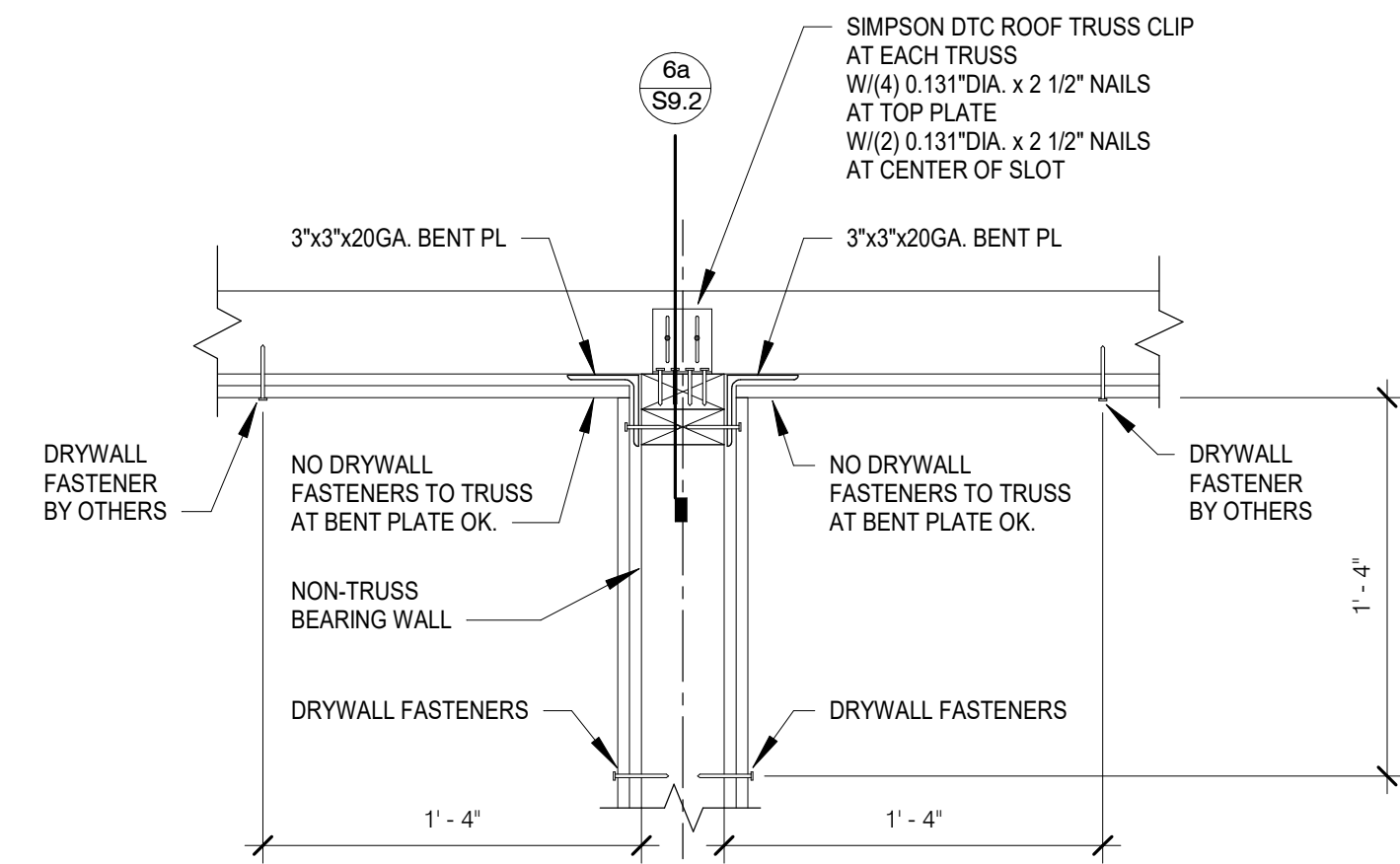
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2 DRAG TRUSS TO WALL



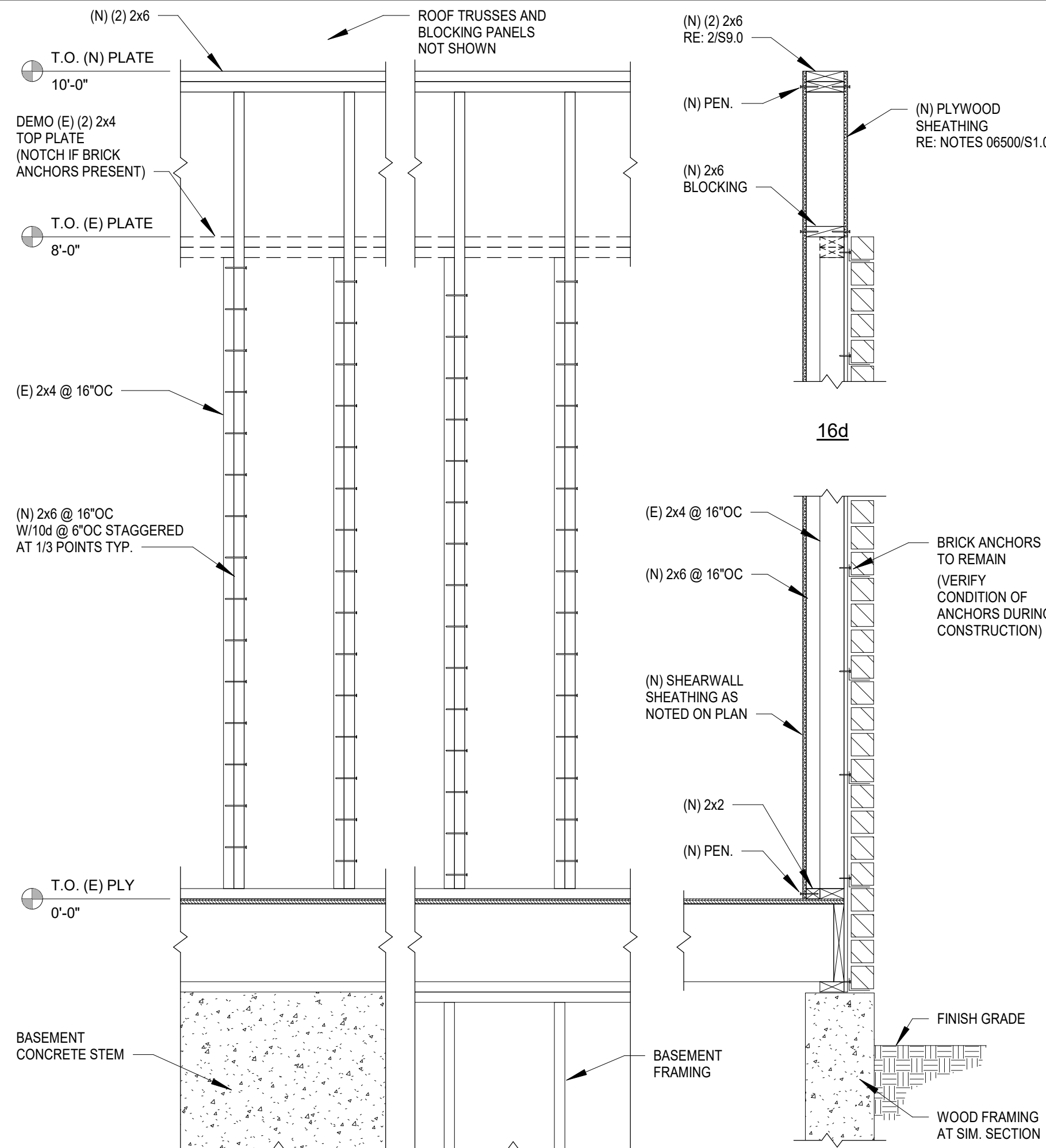
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3 TYPICAL EXTERIOR WALL TO TRUSS



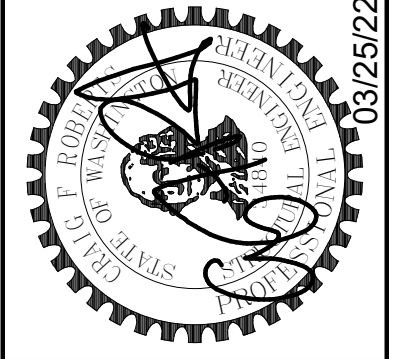
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4 OVERFRAMING



SCALE: 1 1/2" = 1'-0"
6 TYPICAL NON-BEARING WALL TO TRUSS



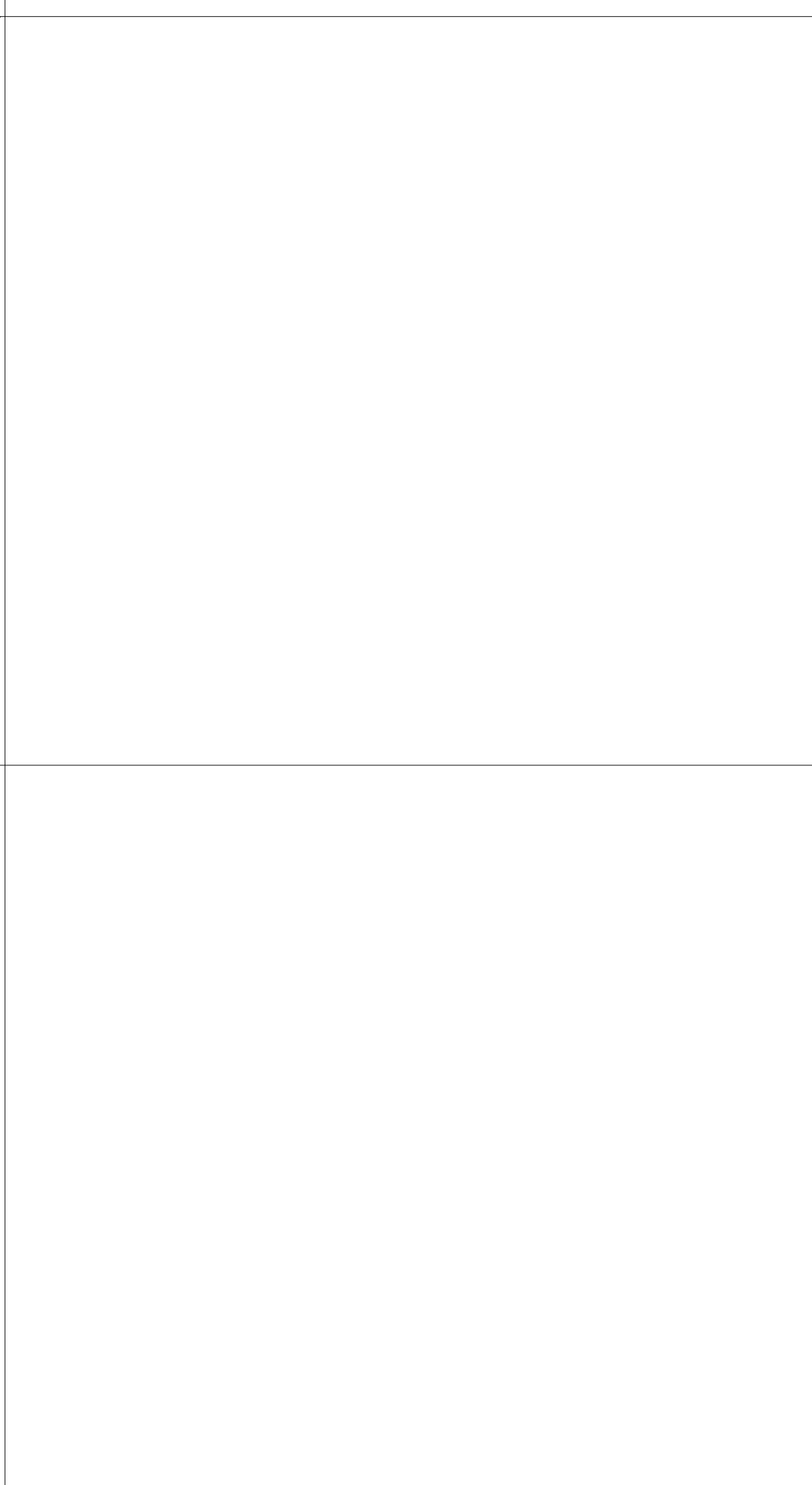
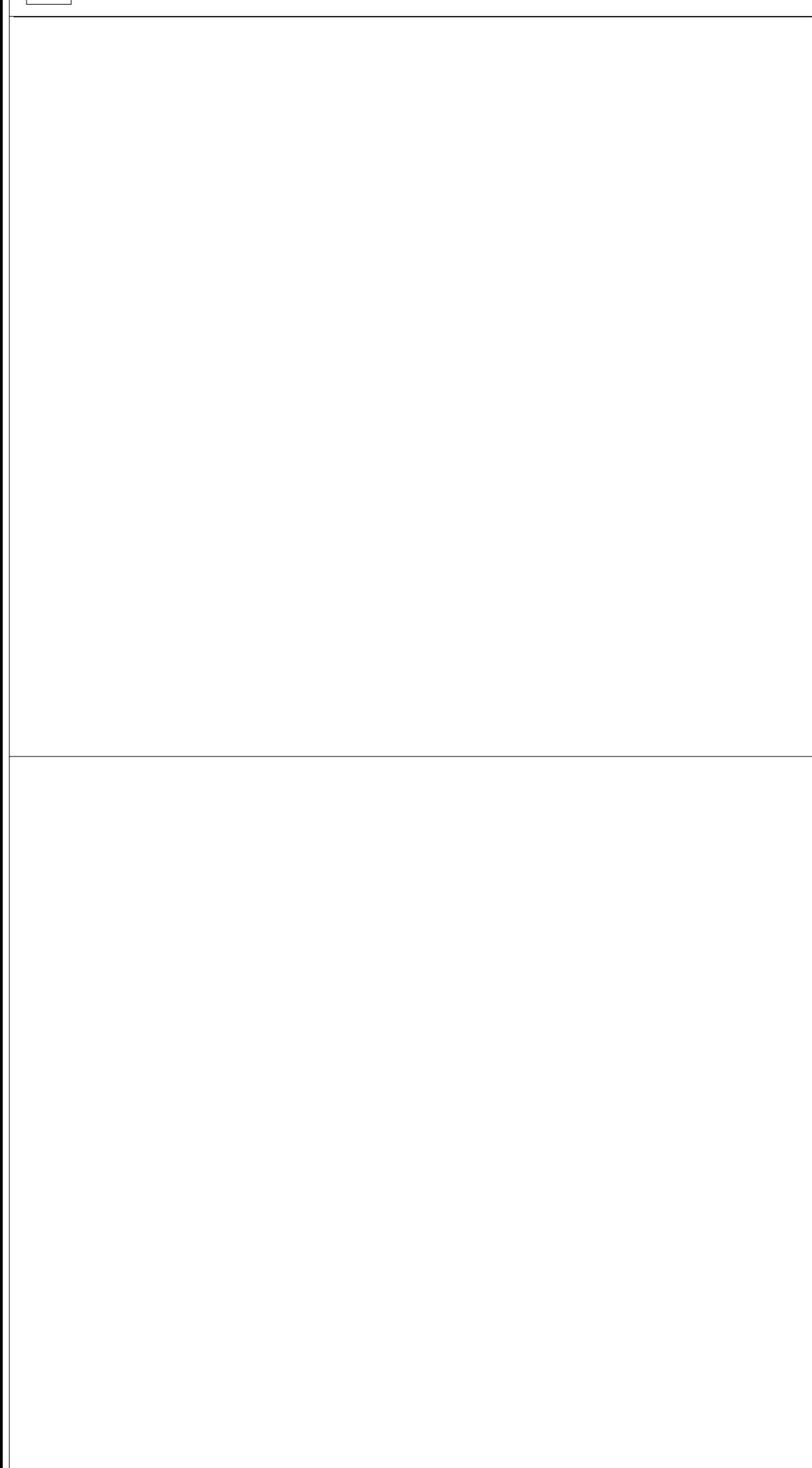
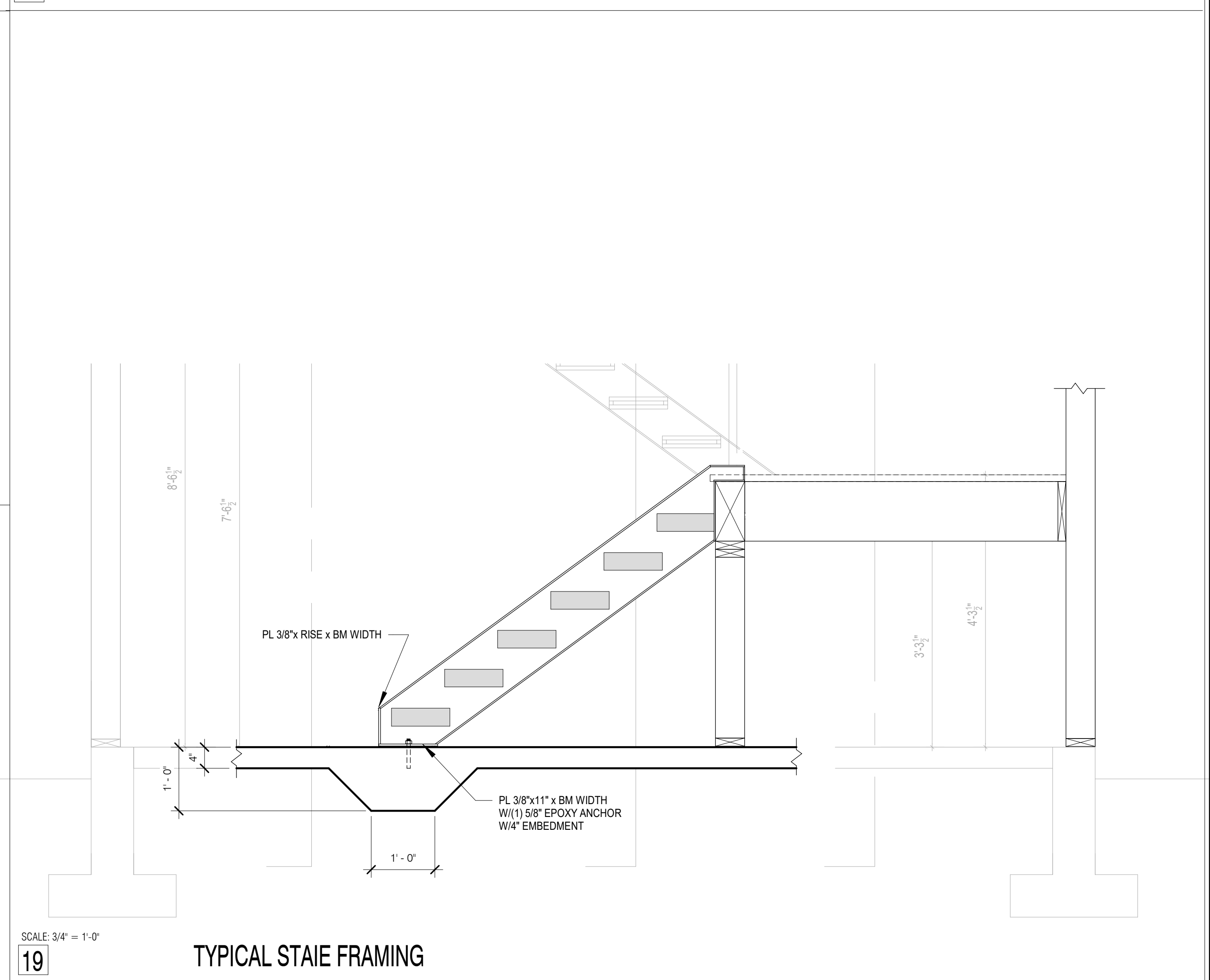
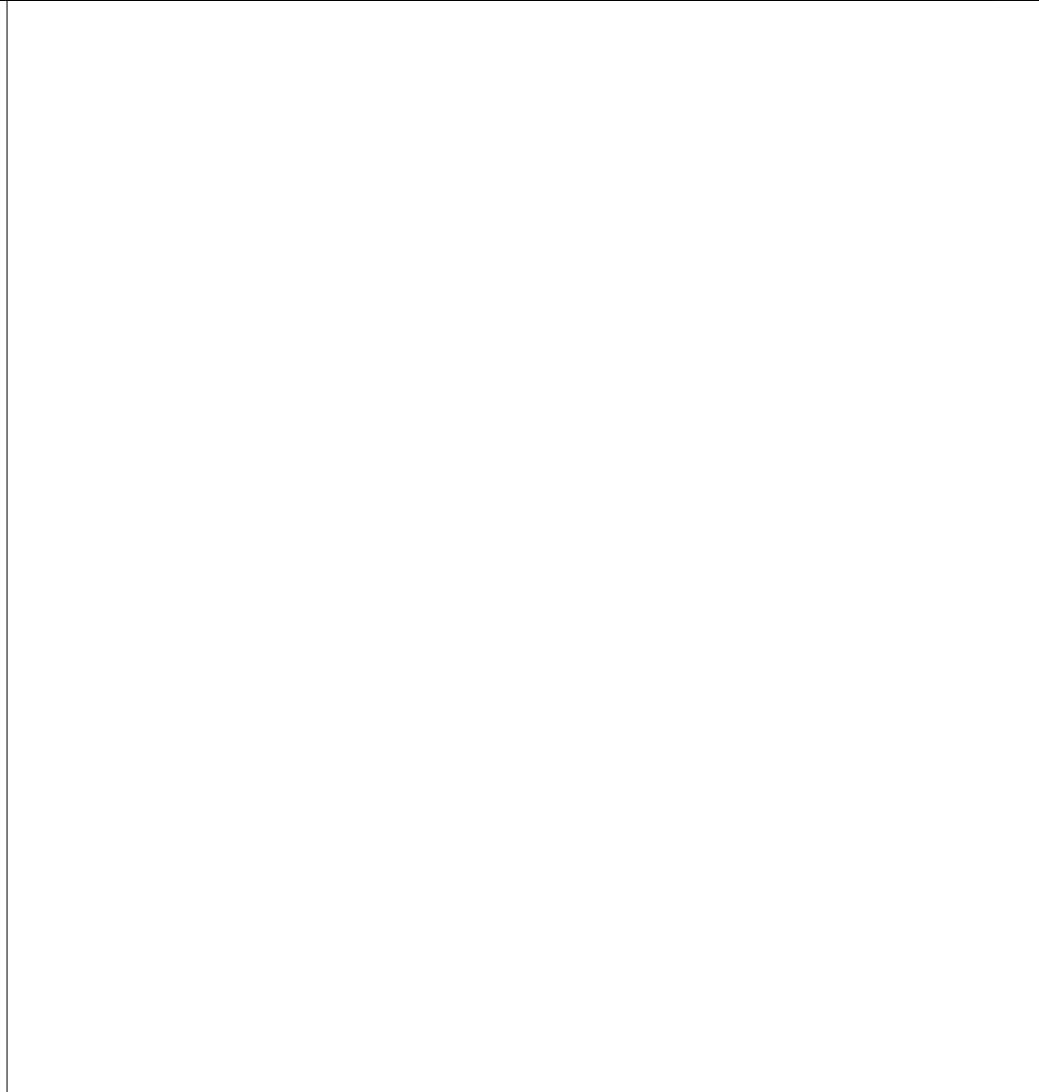
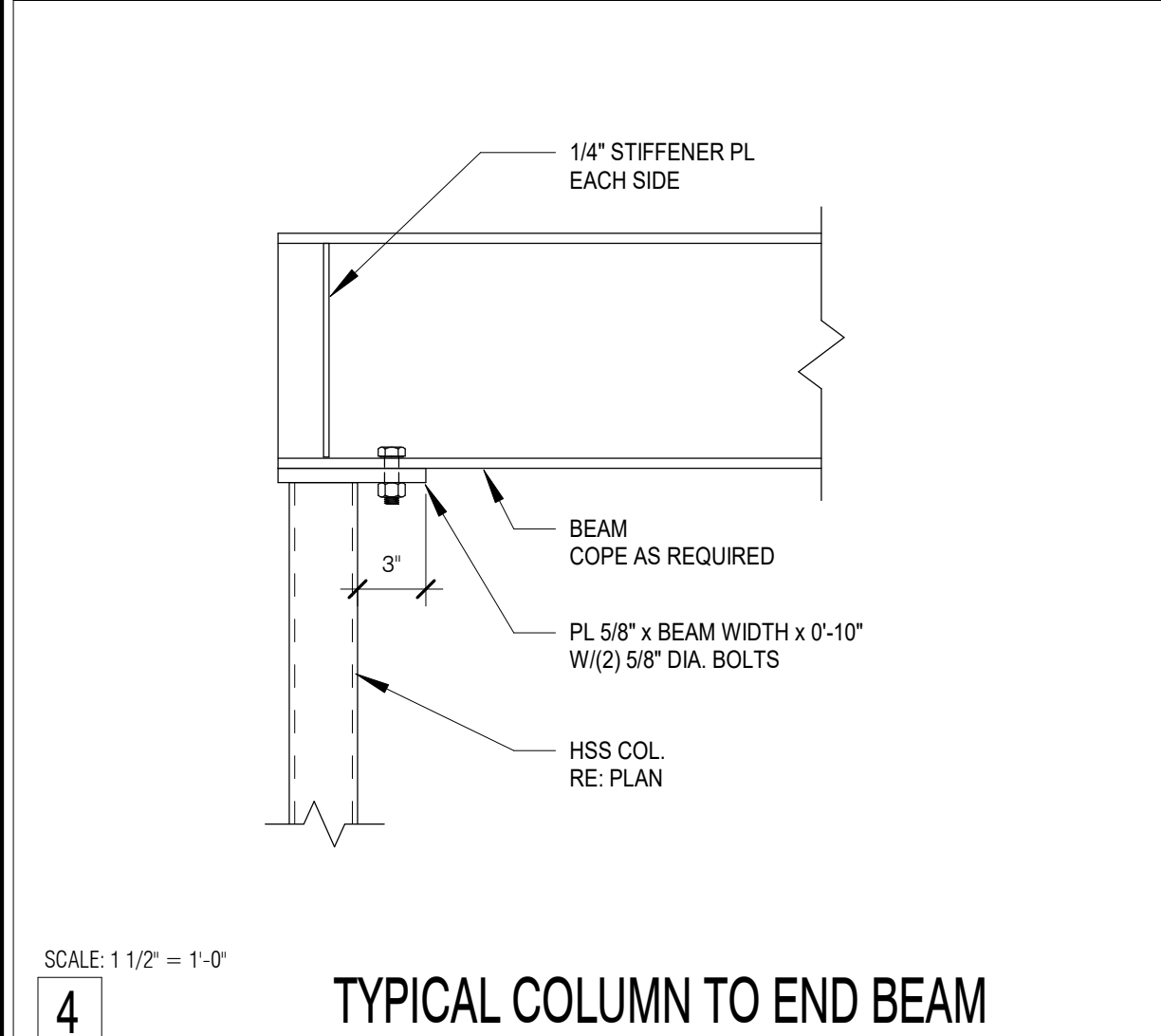
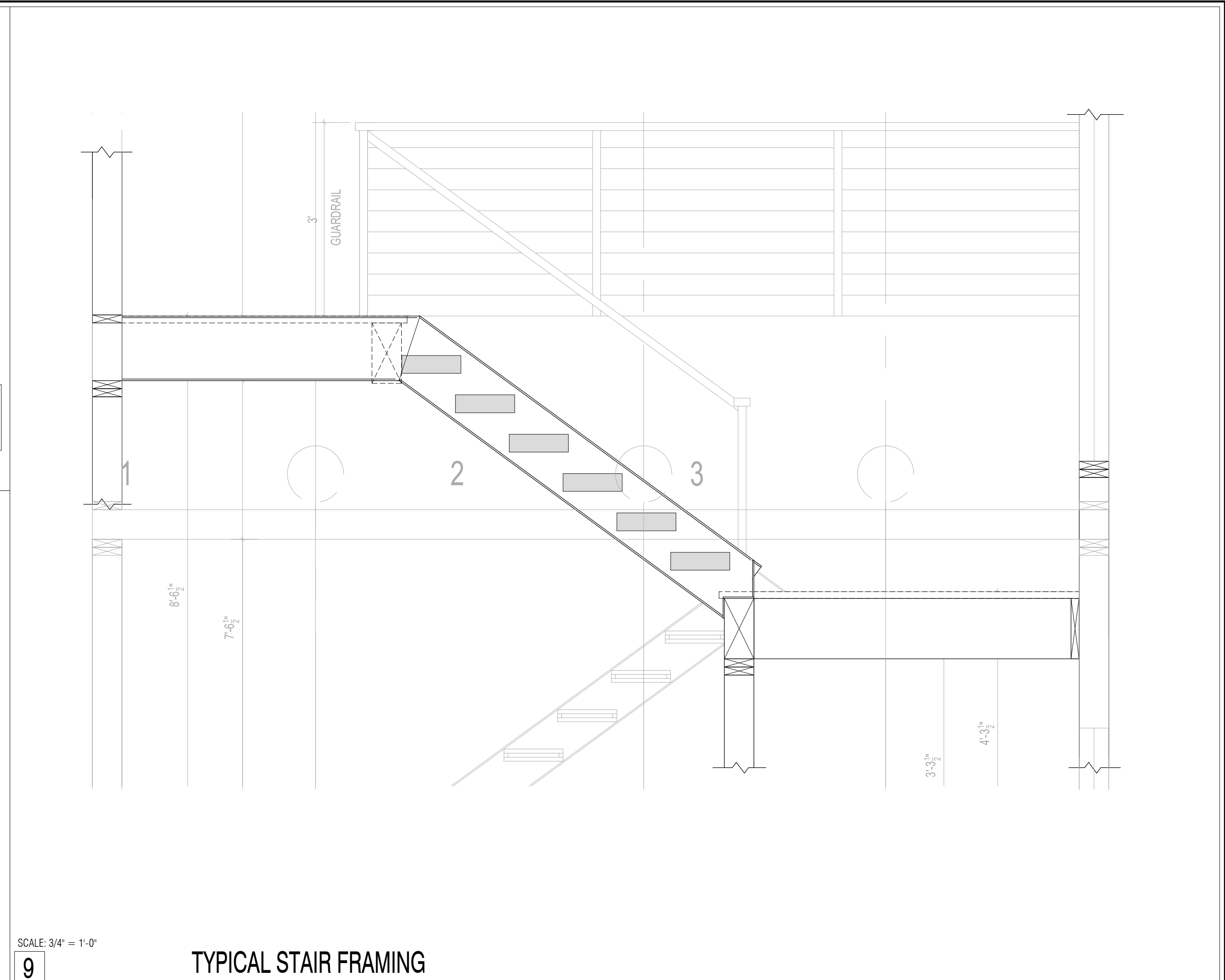
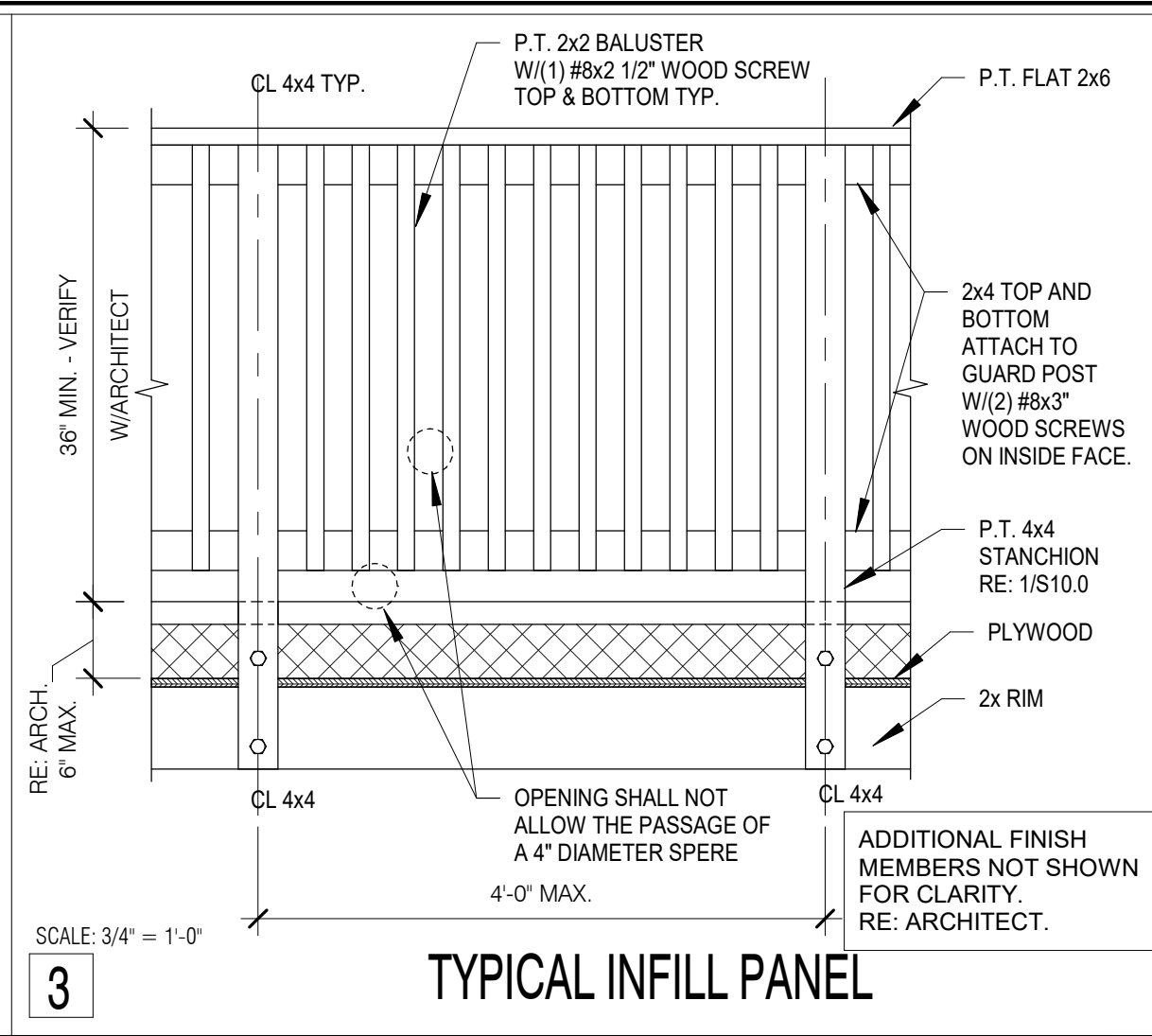
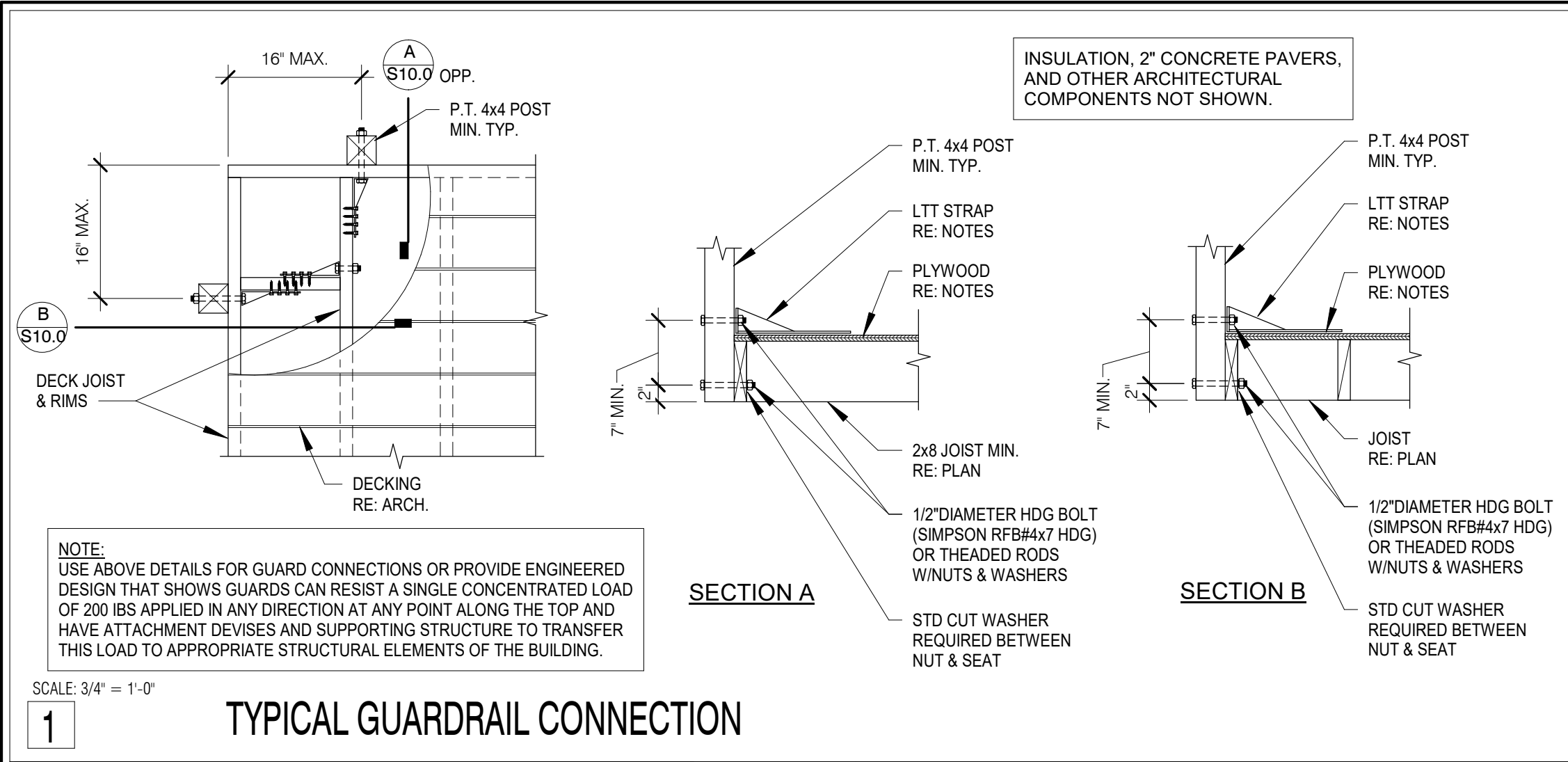
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16 TYPICAL SISTERING OF (E) 2x4 EXTERIOR WALLS



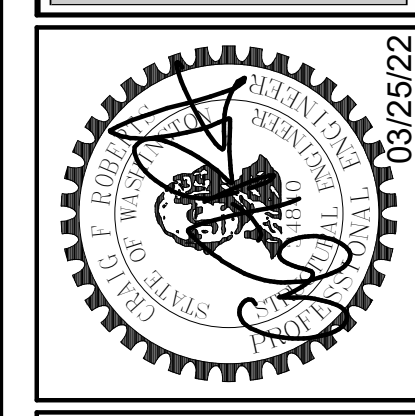
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| ENG.: | Designer |
| CAD: | Author |
| SCALE: | As indicated |
| KEY ISSUE DATES: | |
| IS: | SD |
| BS: | CD |
| CS: | CD |
| PERMIT: | 03/25/2022 |
| OTHER: | BD |

Typical Wood Framing Details
 PIPER REMODEL
 8429 SE 33RD PLACE
 MERCER ISLAND, WA 98040



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 Structural Engineers
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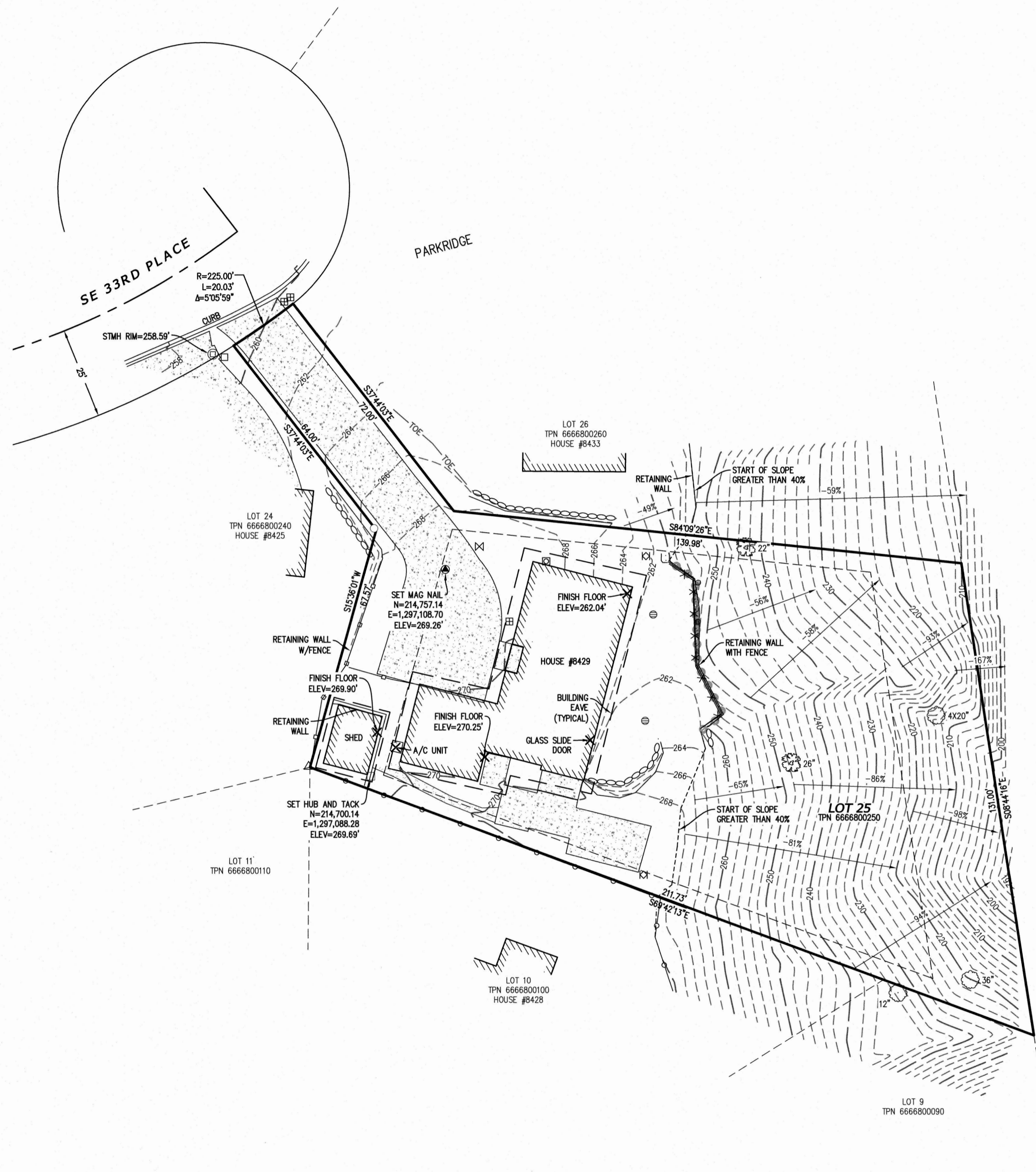
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| KEY ISSUE DATES: | |
| IS: | SD |
| DS: | BD |
| CD: | CD |
| PERMIT: | 03.25.2022 |
| OTHER: | BD |

Typical Components
 PIPER REMODEL
 8429 SE 33RD PLACE
 MERCER ISLAND, WA 98040

S10.0

TOPOGRAPHIC MAP

THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
KING COUNTY, WASHINGTON



LEGAL DESCRIPTION

PER WARRANTY DEED, KING COUNTY RECORDING NO. 20200410000015
LOT 25 OF PARKRIDGE, AS PER PLAT RECORDED IN VOLUME 78 OF PLATS, PAGES 29 AND 30, RECORDS OF KING COUNTY.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM

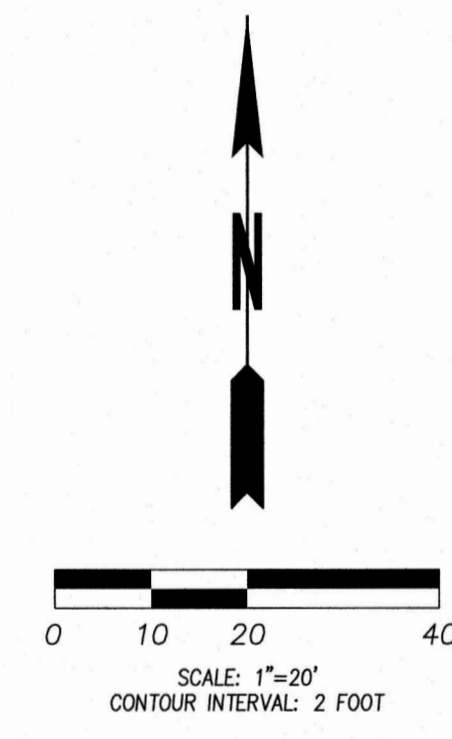
NAVD 88 BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

SURVEY NOTES

- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION, AND MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090. ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING DECEMBER OF 2021.
- THE CERTIFICATION OF THIS SURVEY AND MAP IS EXCLUSIVE TO THE NAMED CLIENT WHO REQUESTED THIS SURVEY. IT WAS SPECIFICALLY DESIGNED TO MEET THEIR STATED NEED(S). THAT CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTIES OR FOR ANY ALTERNATIVE USE OF THIS MAP WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING THOSE PARTIES.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC MAP OF THE EXISTING CONDITIONS WITHIN KING COUNTY PARCEL #6666800250 FOR PLANNING, DESIGN AND CONSTRUCTION.
- UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION.
- PARCEL AREA: 19,304 ± SQ.FT. (0.44 ACRES)
- ALL DISTANCES AND DIMENSIONS SHOWN ARE U.S. SURVEY FEET GROUND MEASUREMENTS.
- CONTOUR INTERVALS ARE 2-FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- THE PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON FIELD TIES TO SEVERAL OF THE ORIGINAL PLAT MONUMENTS, FROM WHICH WE CONDUCTED A MATHEMATICAL CALCULATION OF THE PARCEL BASED ON THE GEOMETRY OF THE RECORDED PLAT MAP. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
- WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.

LEGEND

- TPN TAX PARCEL NUMBER
- FOUND REBAR & CAP, LS #38992
- △ FOUND SURVEY NAIL, LS #3135
- SET MAG NAIL - AS NOTED
- SET HUB AND TACK - AS NOTED
- BOUNDARY LINE
- - - ADJONER PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- - - BUILDING SET BACK LINE
- DECIDUOUS TREE (DIAMETER AS NOTED)
- MAPLE TREE (DIAMETER AS NOTED)
- PILING
- WOOD FENCE
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- STORM MANHOLE
- STORM YARD DRAIN
- 4" PVC STORM ROOF DRAIN
- TELEPHONE RISER
- GAS METER
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- ROCKERY
- CONCRETE SURFACE
- GRAVEL SURFACE



| REV NO | REVISION DESCRIPTION | DATE BY |
|--------|-------------------------------|--------------|
| 1 | ADDED STEEP SLOPE INFORMATION | 12/17/21 BFM |

Apex Engineering

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TOPOGRAPHIC SURVEY

KEVIN AND SUZETTE PIPER
8429 SE 33RD PLACE
MERCER ISLAND, WASHINGTON 98040

TITLE

CLIENT

DATE SEALED 12/20/2021



PROJECT MANAGER
KAP

DESIGN
KAP

DRAWN
BFM

CHECKED
KAP

SEC 7 T 24 N R 5 E
FILE NO 35970
DATE 12/20/2021
SCALE 1" = 20'

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE REPRESENTS THE TOPOGRAPHIC FEATURES AS THEY EXIST ON THE GROUND AS OF 12/3/2021.

KAP 12/20/2021
KURT A PARGHER P.L.S. NO. 49286 DATE

SHEET 1 OF 1

FILE NO 35970

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