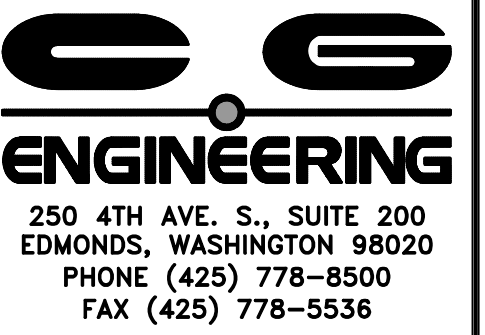


STRUCTURAL NOTES

(THESE NOTES ARE TYPICAL UNLESS NOTED OR DETAILED OTHERWISE ON DRAWINGS)

LEGEND			
DEFINITION	SYMBOL	DEFINITION	SYMBOL
DIRECTION OF FRAMING		NATIVE SOIL	
EXTENT OF FRAMING		GRANULAR FILL	
COLUMNS		STRUCTURAL STEEL	
COLUMN BEARING ON BEAM		RATED SHEATHING	
BEAM CONTINUOUS OVER SUPPORT		SHEAR WALL (SEE SCHEDULE)	SWX
CONCRETE WALL		COLUMN MARK (SEE SCHEDULE)	
BEARING STUD WALL		FOOTING MARK (SEE SCHEDULE)	
NON-BEARING STUD WALL		HOLDOWN MARK (SEE SCHEDULE)	
BEARING STUD SHEAR WALL		HANGER MARK (SEE SCHEDULE)	
NON-BEARING STUD SHEAR WALL		FLAG NOTE (SEE PLAN NOTES)	
CMU WALL		STEEL MOMENT FRAME CONN.	

ABBREVIATIONS			
(A)	ABOVE	GLB	GLUE-LAMINATED BEAM
AB	ANCHOR BOLT	HORIZ	HORIZONTAL
ALT	ALTERNATE	KP	KING POST
ARCH	ARCHITECT	KSI	KIPS PER SQUARE INCH
(B)	BELOW	L	ANGLE
BD	BAR DIAMETER	MECH	MECHANICAL
BLKG	BLOCKING	MF	MOMENT FRAME
BM	BEAM	MTL	METAL
BOT	BOTTOM	NS	NEAR SIDE
BRNG	BEARING	OC	ON CENTER
BTWN	BETWEEN	OPP	OPPOSITE
CJP	COMPLETE JOINT PENETRATION	PL	PLATE
CLR	CLEAR	PLCS	PLACES
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
COL	COLUMN	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	P/T	POST TENSIONED
CONN	CONNECTION	PT	PRESSURE TREATED
CONT	CONTINUOUS	REINF	REINFORCING
COORD	COORDINATE	REQ'D	REQUIRED
DBL	DOUBLE	SCHED	SCHEDULE
DET	DETAIL	SIM	SIMILAR
DIA	DIAMETER	SOG	SLAB ON GRADE
DIM	DIMENSION	STD	STANDARD
DIR	DIRECTION	STIFF	STIFFENER
EA	EACH	STL	STEEL
ELEV	ELEVATION	SYMM	SYMMETRICAL
ES	EACH SIDE	SW	SHEARWALL
EX	EXISTING	TOC	TOP OF CONCRETE
EXP	EXPANSION	TOS	TOP OF STEEL
FLR	FLOOR	TOW	TOP OF WALL
FDN	FOUNDATION	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
FS	FAR SIDE	VERT	VERTICAL
GC	GENERAL CONTRACTOR	WF	WIDE FLANGE



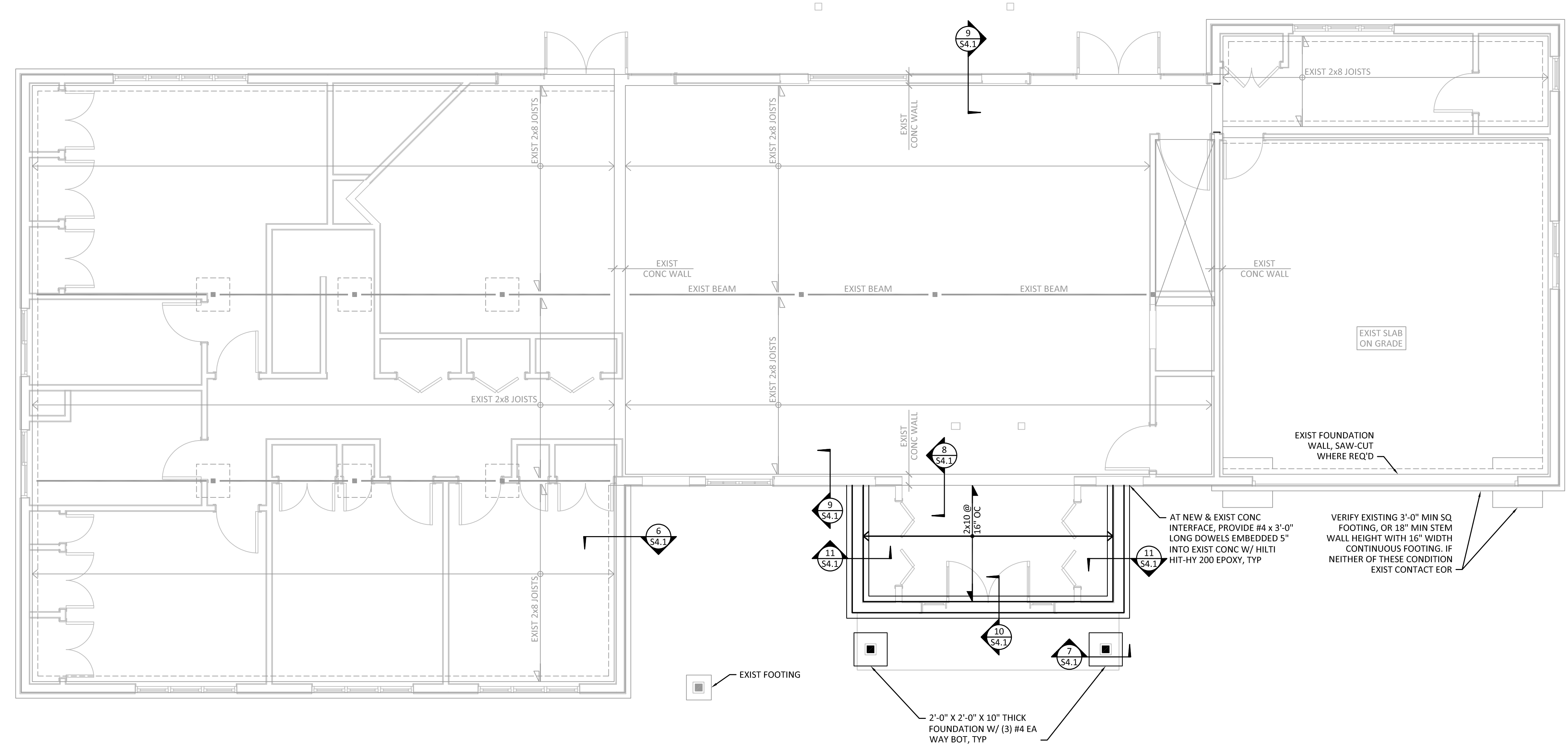
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STRUCTURAL NOTES

SHEET:
S1.2

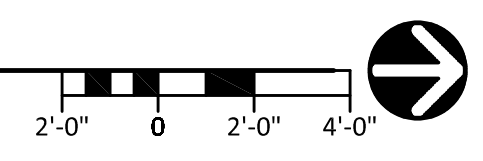


1 FOUNDATION & CRAWLSPACE FRAMING PLAN

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

FOUNDATION PLAN NOTES:

1. REFERENCE TO SLAB ELEVATION SHOWN ON PLAN AND VERIFY W/ ARCH DRAWINGS. EXTERIOR FOOTINGS SHALL BEAR A MIN OF 1'-6" BELOW ADJACENT GRADE.
2. FOOTINGS SHALL BEAR ON FIRM NATIVE SOIL OR COMPACTED STRUCTURAL FILL AS SPECIFIED IN THE SOILS REPORT.
3. REFER TO SHEET S4.1 FOR FOUNDATION DETAILS.
4. PLACE ALL REINFORCEMENT PER THE STRUCTURAL NOTES AND FOUNDATION DETAILS. REFER TO SHEET S1.1 FOR ADDITIONAL CONCRETE DETAILING REQUIREMENTS.
5. FOUNDATION LEVEL HOLDDOWNS ARE SHOWN ON THE FRAMING PLANS AT THE BASE OF WALL SHOWN. REFER TO HOLDDOWN SCHEDULE ON SHEET S3.1 FOR HOLDDOWN TYPES AND FRAMING PLANS FOR HOLDDOWN ANCHOR BOLT LOCATIONS.
6. REFER TO FRAMING PLANS AND SHEAR WALL SCHEDULE ON SHEET S3.1 FOR LOCATION OF SHEAR WALL ANCHOR BOLTS. ANCHORAGE AT NON-SHEAR WALLS SHALL BE PER STRUCTURAL NOTES.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & WALL LOCATIONS, AND NOTIFY ALL PARTIES OF ANY DISCREPANCIES.
8. REFER TO DETAIL 3/S4.1 FOR PIPE PENETRATIONS THROUGH CONCRETE WALL OR FOOTINGS.
9. WHERE SLAB ON GRADE IS INDICATED, SLAB SHALL BE 4" THICK WITH #4 REBAR AT 18" OC. SLAB SHALL BE POURED OVER A 10 MIL VAPOR BARRIER OVER 4" OF 5/8" CRUSHED ROCK.



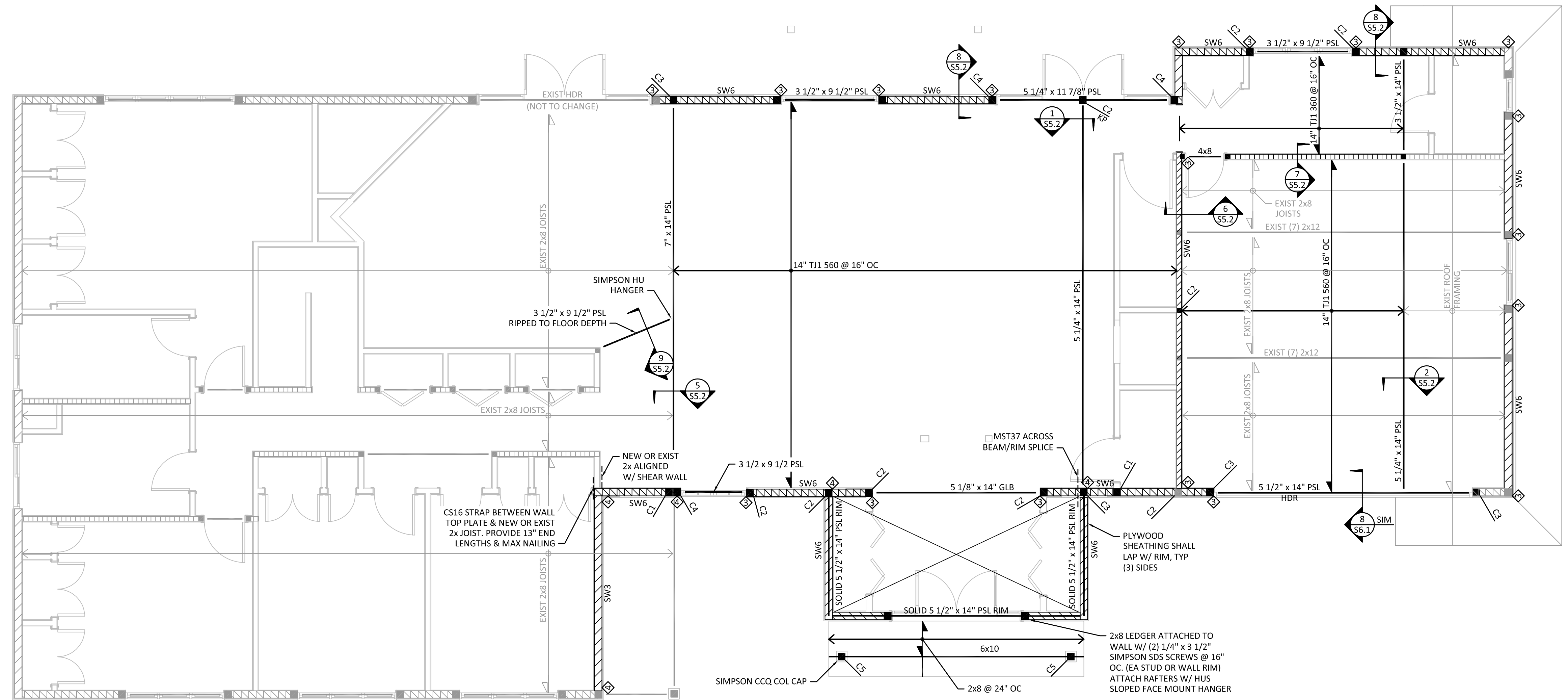
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 FOUNDATION &
 CRAWLSPACE FRAMING PLAN

SHEET:

S2.1

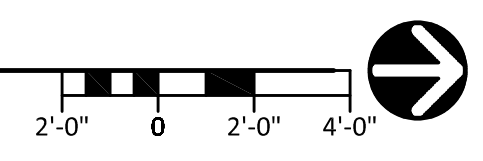


1 UPPER FLOOR FRAMING PLAN

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

TYPICAL FLOOR FRAMING PLAN NOTES:

- FLOOR SHEATHING SHALL BE 3/4" P1 48/24 WITH 10d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES AND SHEAR WALLS AND 10" OC AT INTERMEDIATE FRAMING. FOR SHEATHING LAYOUT AND NAILING REFER TO DETAIL 2/S5.1
- COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
- ALL DIAPHRAGMS UNBLOCKED.
- REFER TO SHEET S5.1 THRU S5.2 FOR TYPICAL FLOOR FRAMING DETAILS.
- CONTRACTOR SHALL HAVE THE OPTION TO DRILL A 1 1/2" Ø HOLE CENTERED IN THE DEPTH AND AT THE THIRD POINT OF THE SPAN FOR ALL WOOD FLUSH BEAMS SHOWN ON THE PLAN.
- WALLS SHOWN ON THE FRAMING PLANS ARE WALLS BELOW THE FRAMING LEVELS INDICATED. HOLD-DOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
- TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x8 DF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
- COLUMNS NOT OTHERWISE SHOWN OR CALLED OUT ON PLAN SHALL BE (2) 2x STUDS.
- UNLESS NOTED OTHERWISE ALL STUDS SHALL BE HF STUD GRADE AND SPACED AT 16" OC.
- UNLESS NOTED OTHERWISE, ALL BEAM-TO-BEAM CONNECTIONS SHALL BE SIMPSON HU SERIES FACE MOUNT HANGERS W/ MAX NAILING.
- UNLESS NOTED OTHERWISE, ALL BEAM-TO-COLUMN CONNECTIONS SHALL BE SIMPSON ECCQ OR CCQ SERIES COLUMN CAPS.
- UNLESS NOTED OTHERWISE, ALL JOIST-TO-BEAM CONNECTIONS SHALL BE SIMPSON LUS OR HUC FACE MOUNT HANGERS.



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UPPER FLOOR FRAMING PLAN

SHEET:

S2.2

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DATE:	09/19/22



09/19/22

SHEAR WALL SCHEDULE

TYPE	APA-RATED SHEATHING	MIN FRAMING AT ADJOINING PANEL EDGES (SEE NOTE 5)	SHEAR WALL NAILING AT PANEL EDGES	RIM JOIST OR BLOCK CONN TO TOP PLATE	SILL PLATE NAILING TO RIM/BLKG BELOW	SILL PLATE ANCHOR BOLT TO SLAB OR FOUNDATION	FOUNDATION SILL PLATE SIZE	SHEAR CAPACITY (PLF)
SW6	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 6" OC	LTP4 OR A35 @ 24" OC	0.131"Ø x 3" @ 6" OC	5/8"Ø AB @ 5'-0" OC	2x	242
SW4	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 20" OC	0.131"Ø x 3" @ 4" OC	5/8"Ø AB @ 4'-0" OC	2x	350
SW3	15/32" ONE SIDE	(2) 2x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 15" OC	0.131"Ø x 3" @ 3" OC	5/8"Ø AB @ 3'-0" OC	2x	455
SW2	15/32" ONE SIDE	3x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 12" OC	0.131"Ø x 3" @ 2.5" OC	5/8"Ø AB @ 2'-6" OC	2x	595
2SW4	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 10" OC	0.131"Ø x 3" @ 2" OC	5/8"Ø AB @ 2'-0" OC	2x	706
2SW3	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 7.5" OC	0.131"Ø x 3" @ 1.5" OC	5/8"Ø AB @ 1'-6" OC	2x	910
2SW2	15/32" BOTH SIDES	3x STUD AND BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 6" OC	0.131"Ø x 3" @ 1.5" OC	5/8"Ø AB @ 1'-0" OC	2x	1190

- NOTES:**
- REFER TO THE TYPICAL SHEAR WALL DETAIL.
 - THE VALUES IN THIS TABLE ARE APPROPRIATE FOR HF GRADE STUDS AND HF GRADE PLATES & RIM/BLOCKING.
 - NAILS AT ADJOINING PANEL EDGES SHALL BE STAGGERED EACH SIDE OF THE COMMON JOINT.
 - WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3x AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
 - WHERE TABLE SPECIFIES (2) 2x FRAMING, CONNECT (2) 2x STUDS AND BLOCKING AS FOLLOWS: SW3 = (2) 0.131"Ø @ 3.5" OC, 2SW3 = (2) 0.131"Ø @ 1.5" OC.
 - NOTE THAT 3x FRAMING MAY BE USED IN LIEU OF (2) 2x FRAMING SPECIFIED IN TABLE.
 - INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12" OC MAXIMUM.
 - AT ALL 5/8"Ø SILL PLATE ANCHOR BOLTS, INSTALL 1/4" x 3" x 3" PLATE WASHERS. EDGE OF PLATE WASHER SHALL BE WITHIN 1/2" OF SHEATHED EDGE. FOR DOUBLE SIDED SHEAR WALLS, USE WIDER PLATE WASHERS AS REQUIRED TO MEET THIS REQUIREMENT.
 - PROVIDE A MINIMUM OF 7" EMBEDMENT FOR AB INTO FOUNDATION OR STEM WALL.
 - 7/16" SHEATHING MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED ALL STUDS ARE SPACED 16" OC OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
 - AT EXIST FOUNDATION WALLS PROVIDE TITEN HD TO MATCH ANCHOR ABOVE WITH 7" EMBED.

HOLDOWN SCHEDULE

MARK	TYPE	MIN CHORD SIZE	STUD NAILS OR BOLTS	ANCHOR BOLT (SEE NOTE 4)	CAPACITY (LB)
1	MST48	(2) 2x	(17) 16d EA END	-	3,640
2	MST60	(2) 2x	(23) 16d EA END	-	5,405
3	HDU2	(2) 2x	(6) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	2,215
4	HDU5	(2) 2x	(14) SDS 1/4" x 2 1/2" SCREWS	5/8"Ø	4,340

- NOTES:**
- REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 - REFER TO DETAIL 4/SS.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAILS 3/SS.2 FOR CONNECTION OF STRAP TO BEAM BELOW.
 - INSTALL HD HOLDOWNS AT FOUNDATION WALLS PER DETAIL 4 & 5/54.1.
 - AT ALL HOLDOWN CHORDS, PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHED.

COLUMN SCHEDULE

MARK	COLUMN SIZE 2x6 WALL	COLUMN SIZE 2x6 WALL	REMARKS
C1	(2) 2x4	(2) 2x6	SEE NOTE 2
C2	(3) 2x4	(3) 2x6	SEE NOTE 2
C3	(4) 2x4	(4) 2x6	SEE NOTE 2
C4	4x6 HF#1	4x6 HF#1	-
C5	4x8 HF#1	6x6 DF#1	-
C6	4x10 HF#1	6x8 DF#1	-
C7	6x10 DF#1	6x10 DF#1	-
C8	TS4x4x1/4	TS4x4x1/4	PL 3/4 x 5 x 0'-10"

- NOTES:**
- REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR PRE-FABRICATED CONNECTION INSTALLATION REQUIREMENTS.
 - MULTIPLE STUD COLUMNS SHALL USE GRADE OF STUD INDICATED ON WALL FRAMING SCHEDULE. REFER TO DETAIL 3/SS.1 FOR FABRICATION OF MULTIPLE STUD COLUMNS.
 - CONTRACTOR TO PROVIDE BLOCKING EQUAL TO COLUMN DIMENSIONS AT JOIST SPACE FOR COLUMNS CONTINUING TO FOUNDATION.

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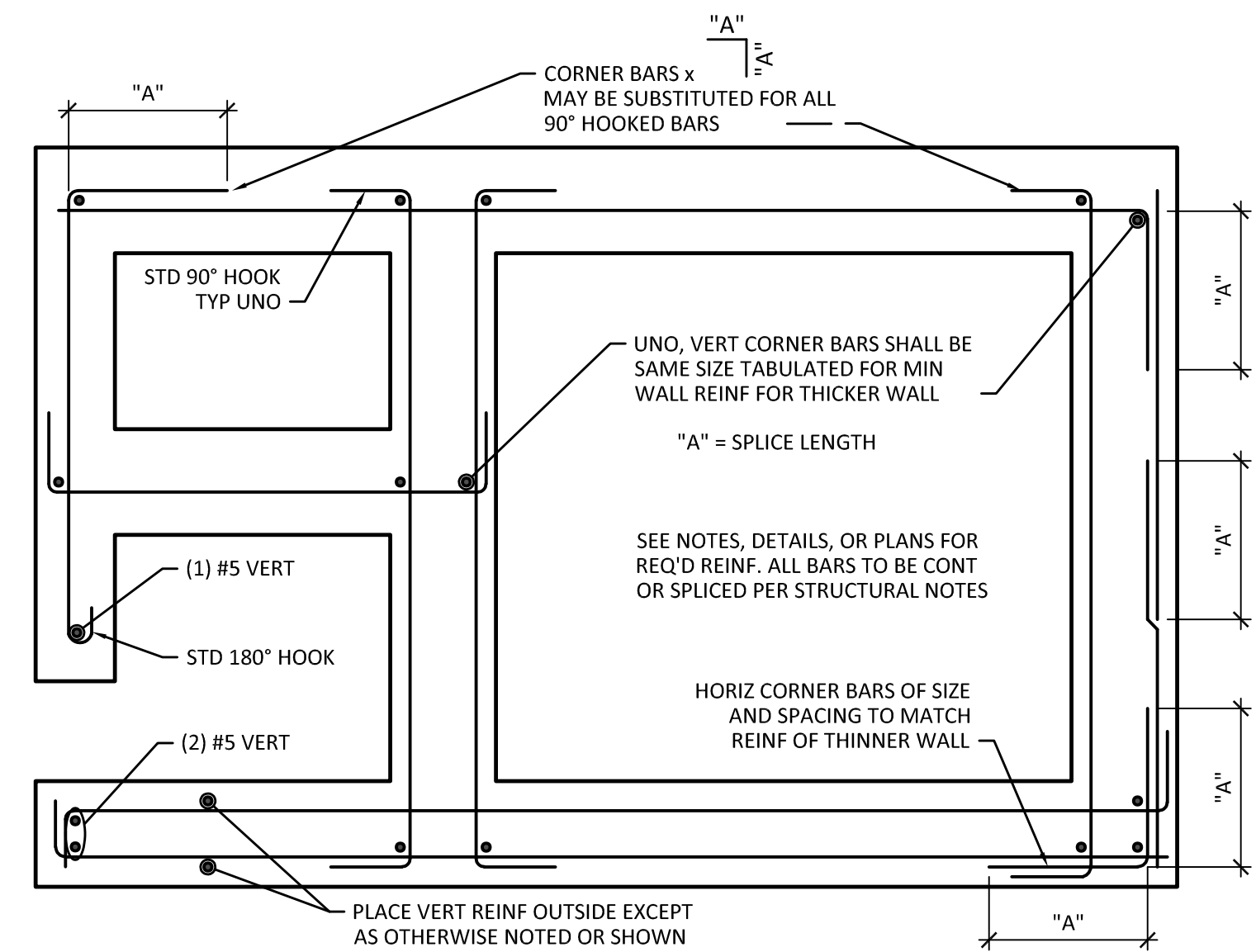
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 SCHEDULES

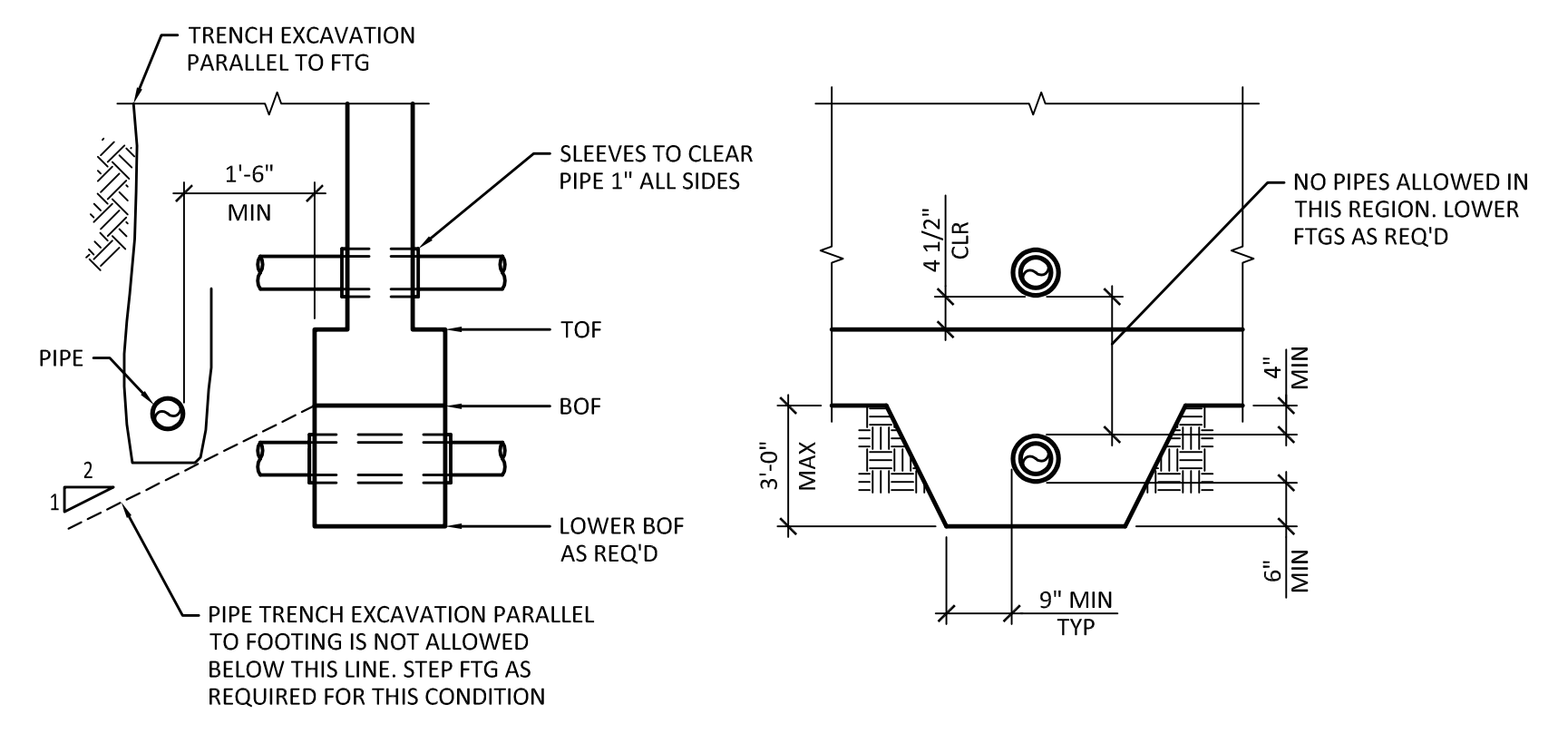
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33.1



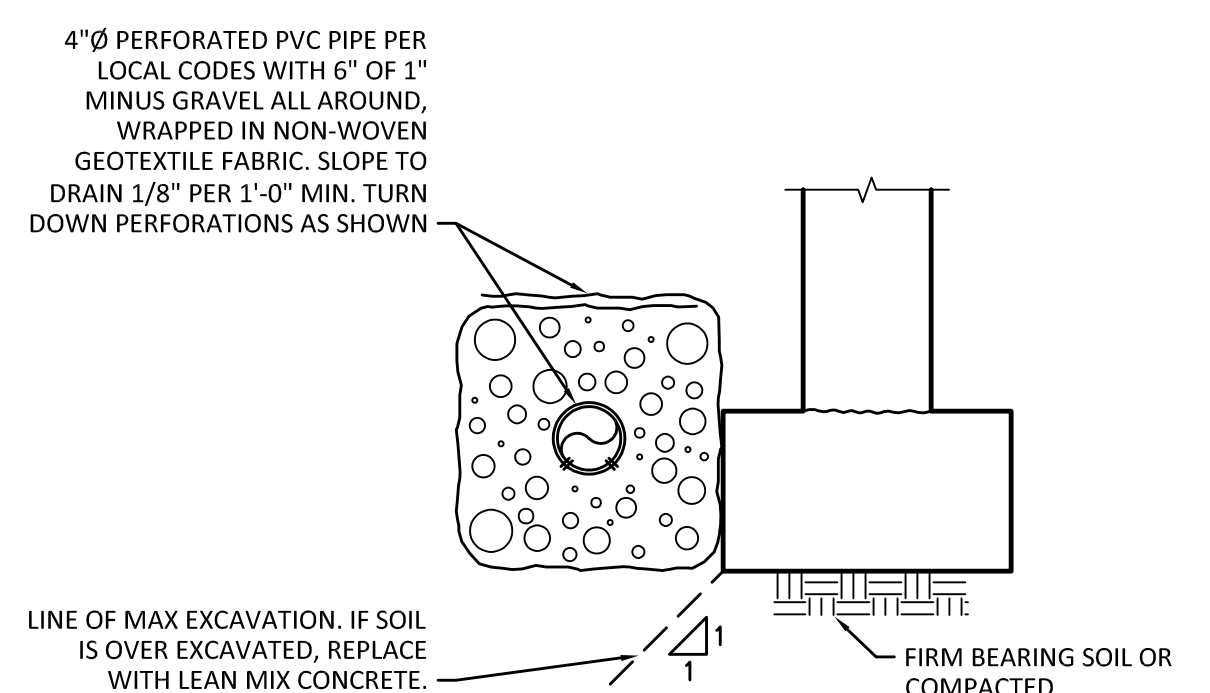
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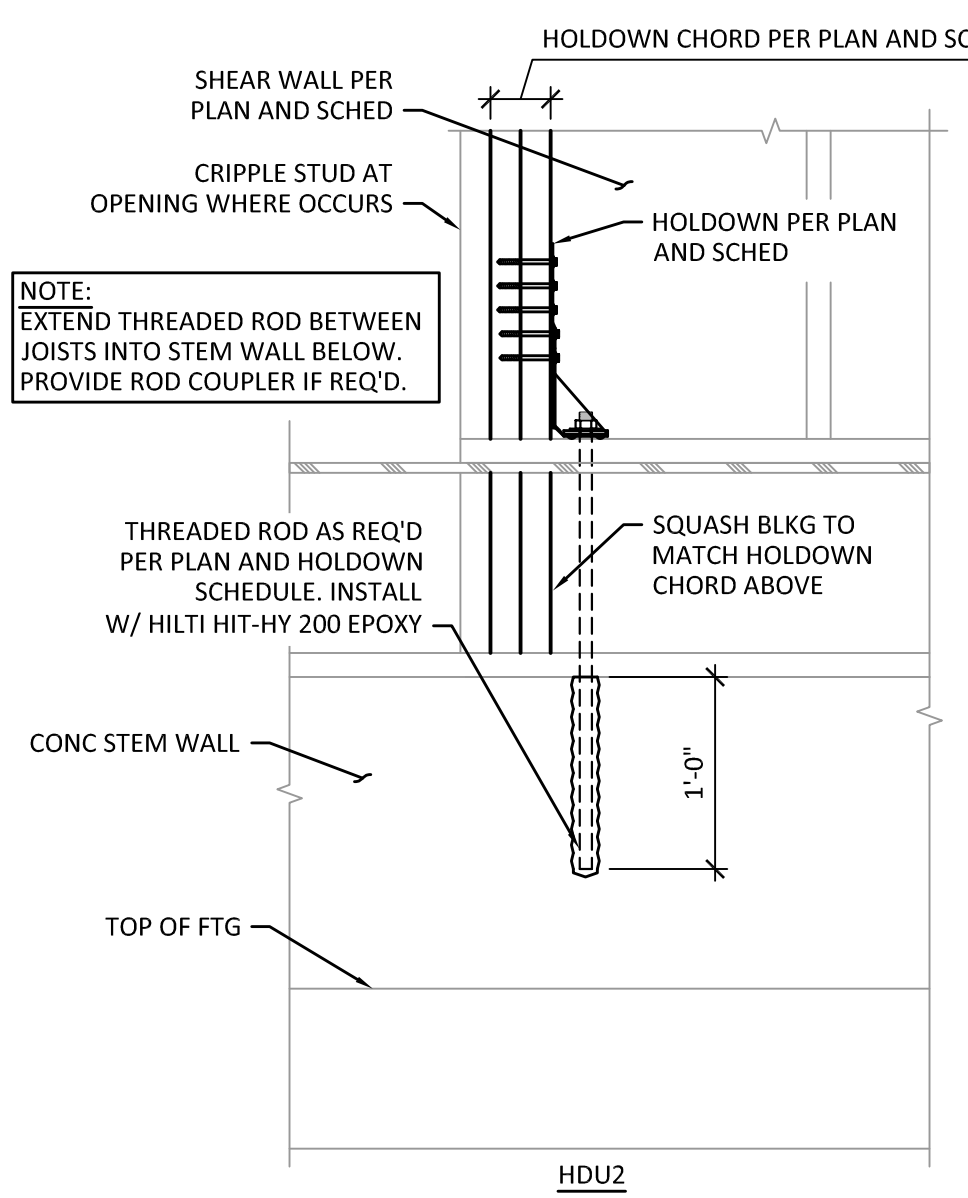
1 TYPICAL CONCRETE WALL REINFORCING DETAIL
 SCALE: NTS



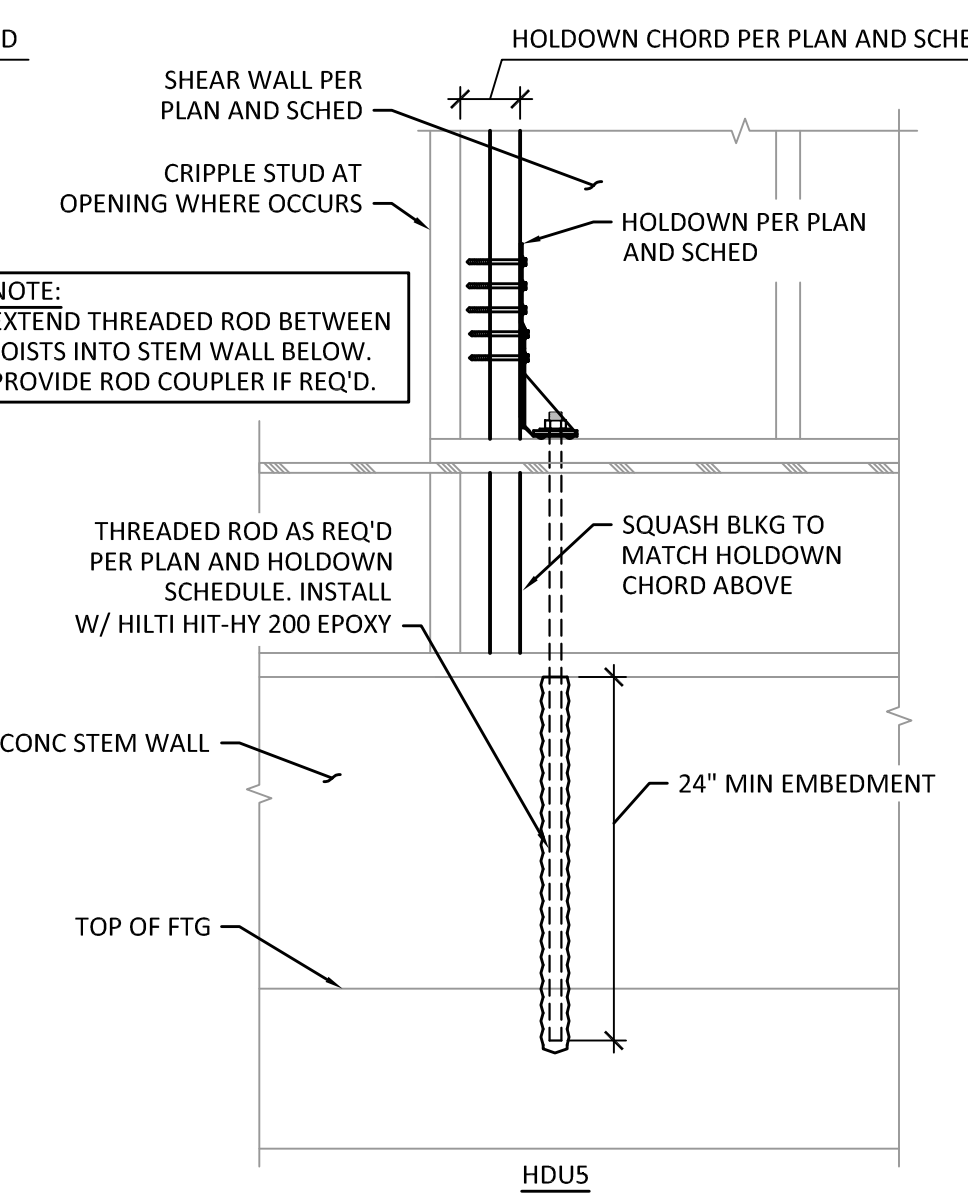
2 TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS
 SCALE: 1/2" = 1'-0"



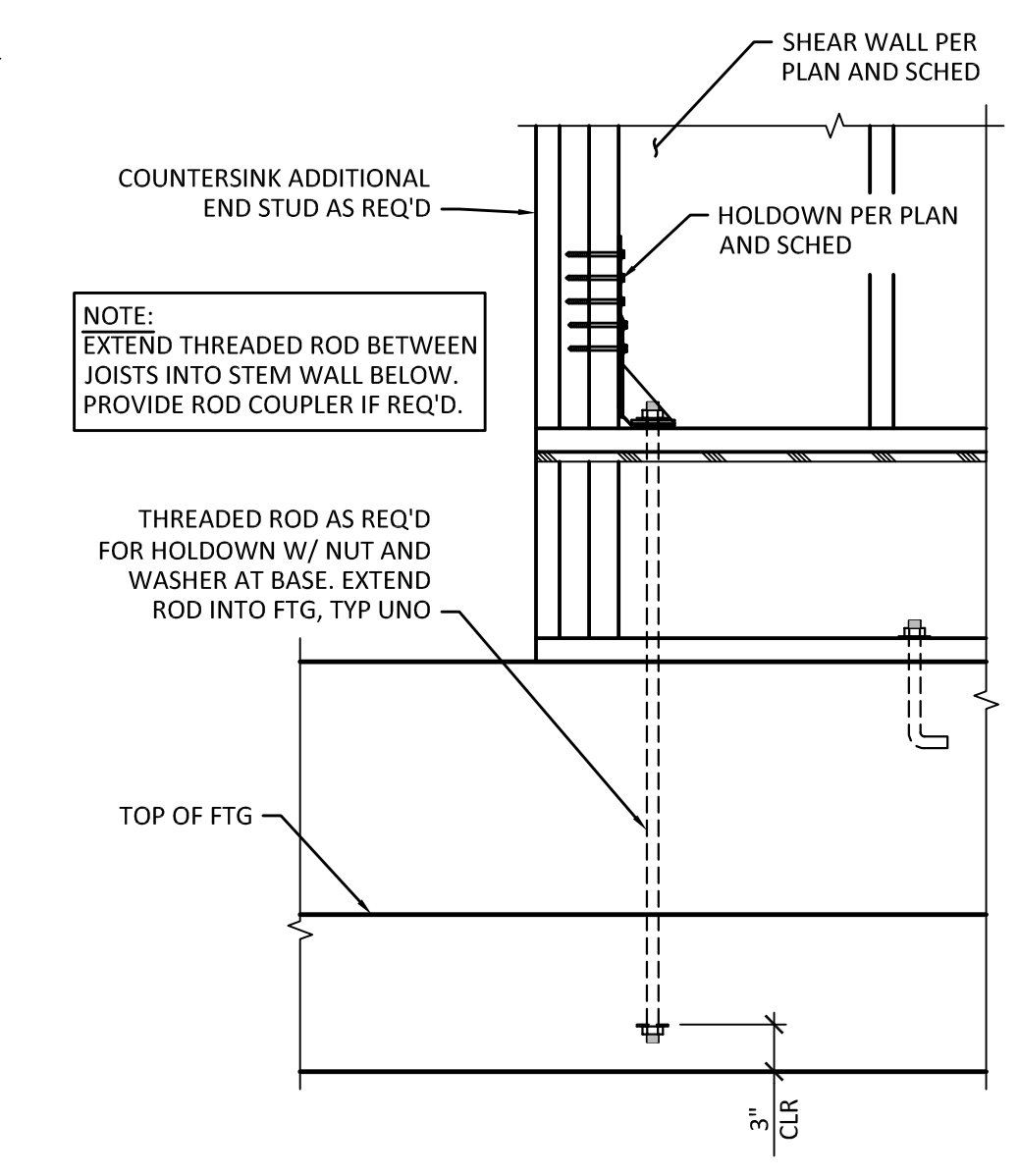
3 TYPICAL FOOTING DRAIN
 SCALE: 1" = 1'-0"



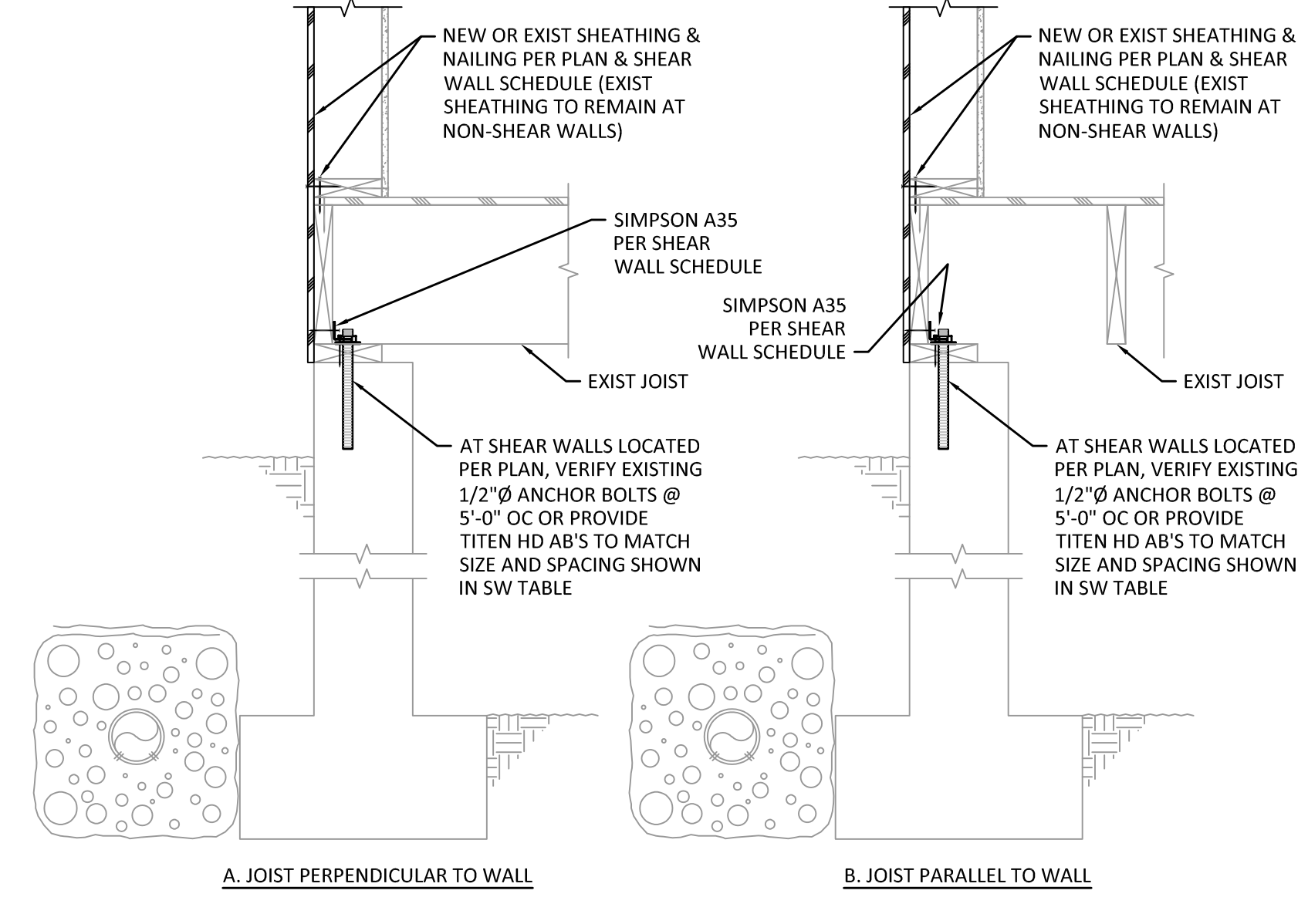
4 HOLDOWN DETAIL (EXIST FOOTING)
 SCALE: 1" = 1'-0"



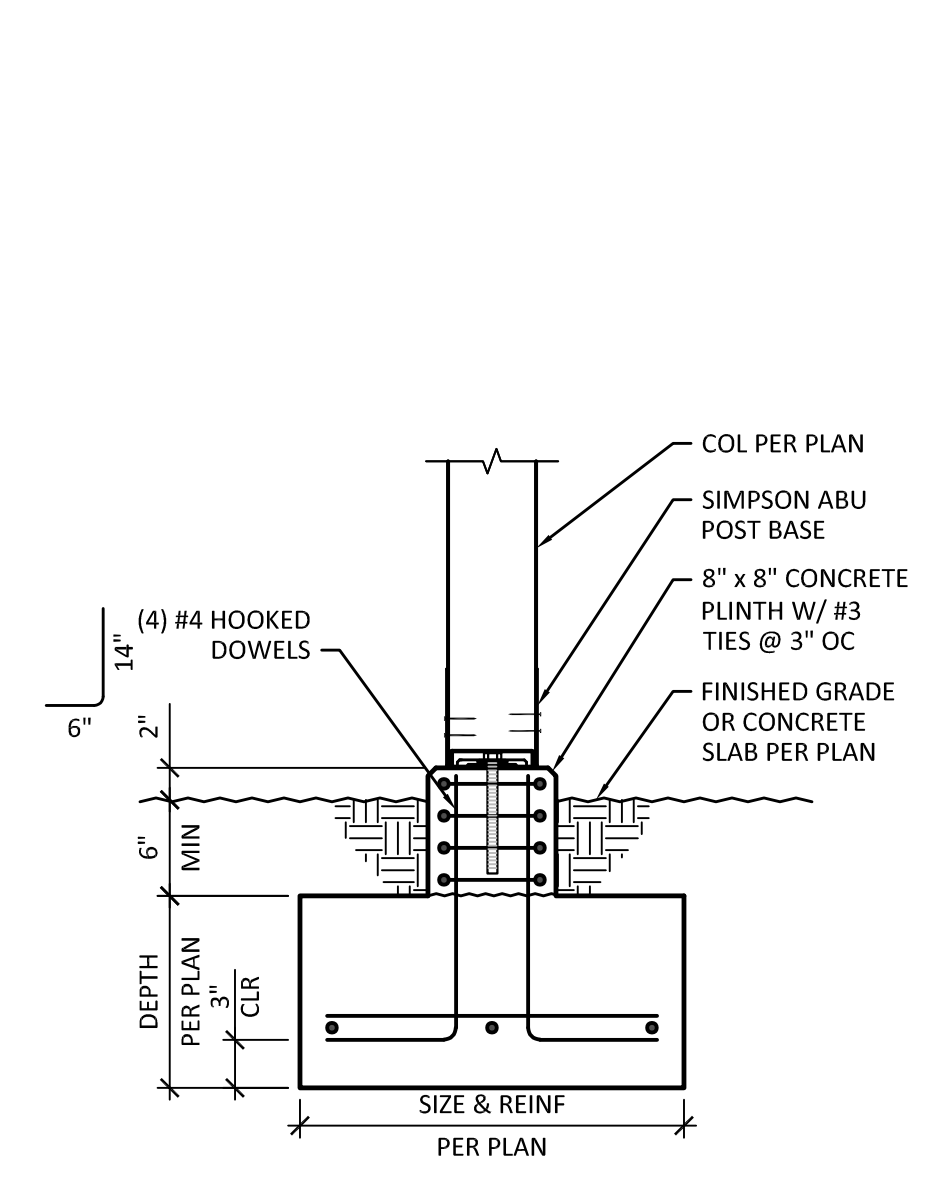
5 HOLDOWN DETAIL (NEW FOOTING)
 SCALE: 1" = 1'-0"



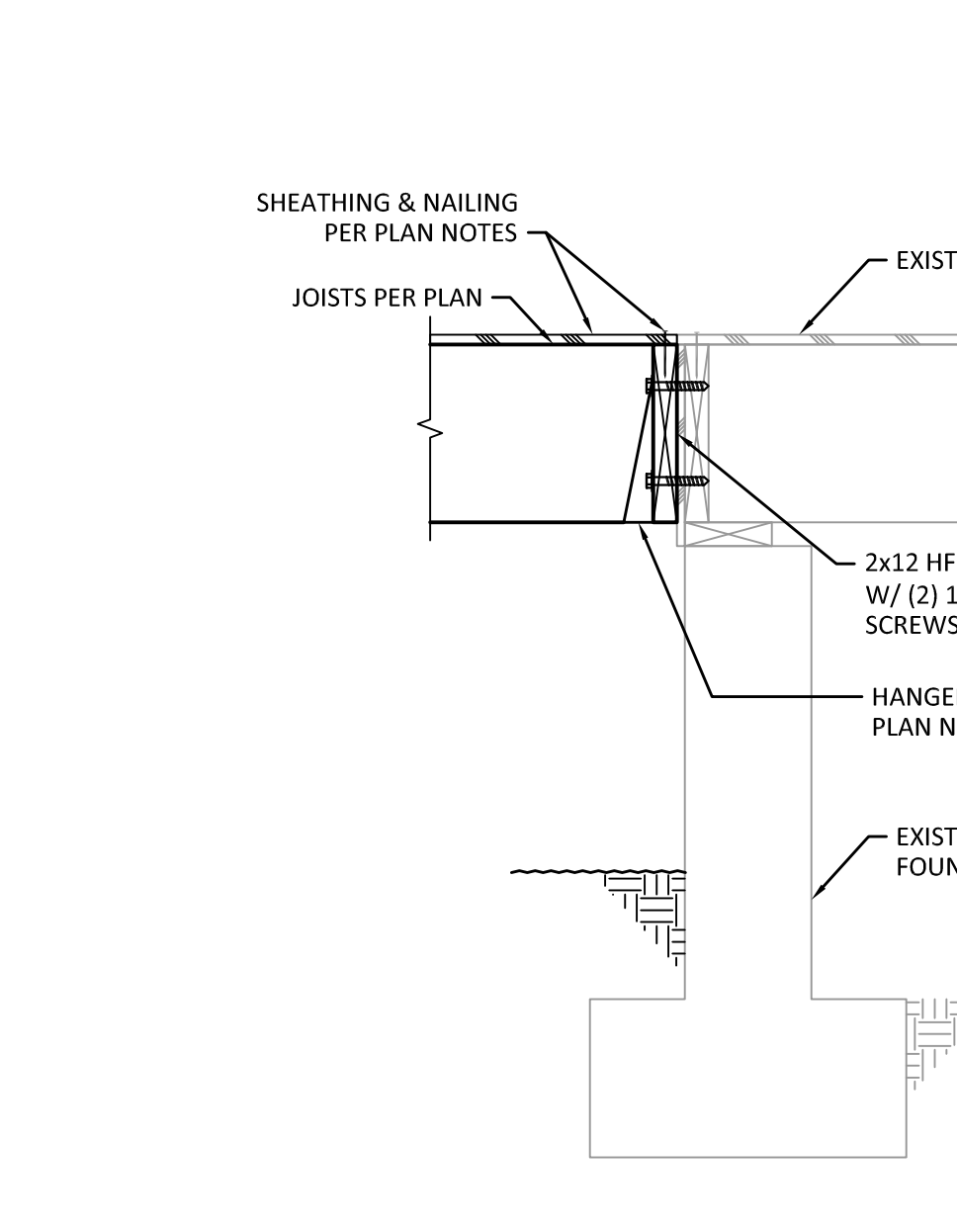
6 SECTION
 SCALE: 1" = 1'-0"



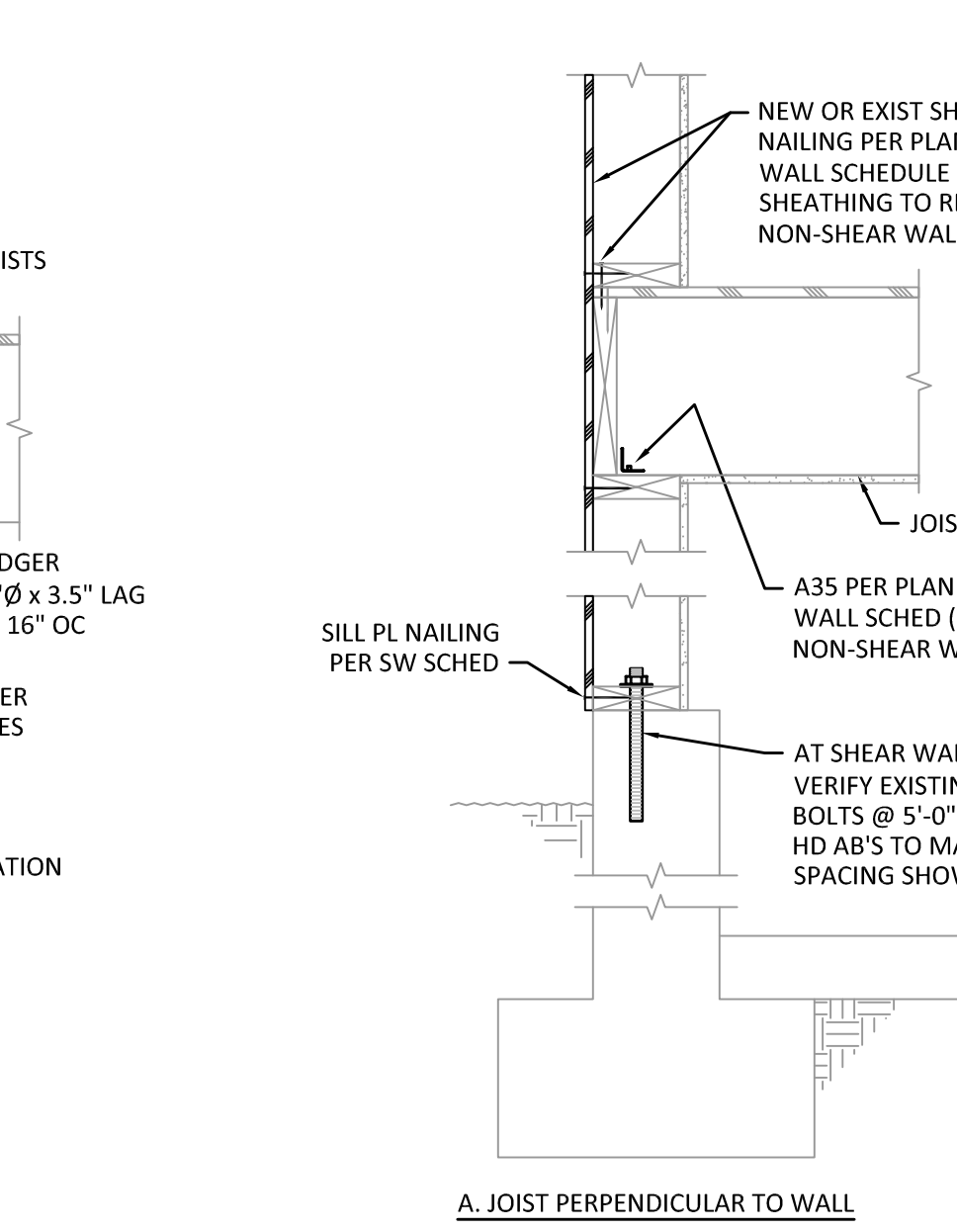
7 ISOLATED POST FOOTING
 SCALE: 1" = 1'-0"



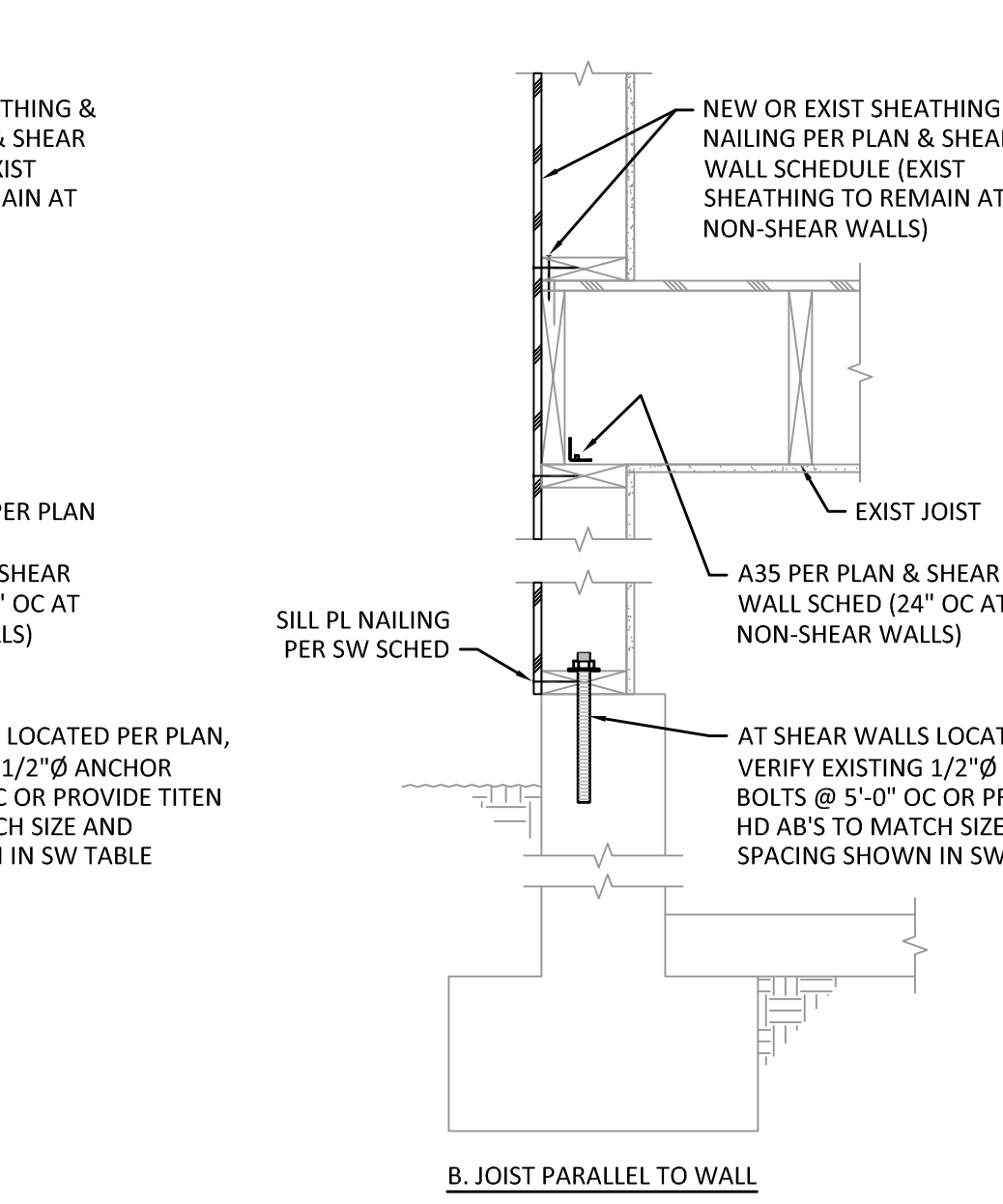
8 LEDGER TO EXIST WALL
 SCALE: 1" = 1'-0"



9 SECTION
 SCALE: 1" = 1'-0"



10 CRAWSPACE SECTION (BEARING)
 SCALE: 1" = 1'-0"



11 CRAWSPACE SECTION (NON-BEARING)
 SCALE: 1" = 1'-0"

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CHECK:	RMK
JOB NO:	21451.10
DATE:	09/19/22

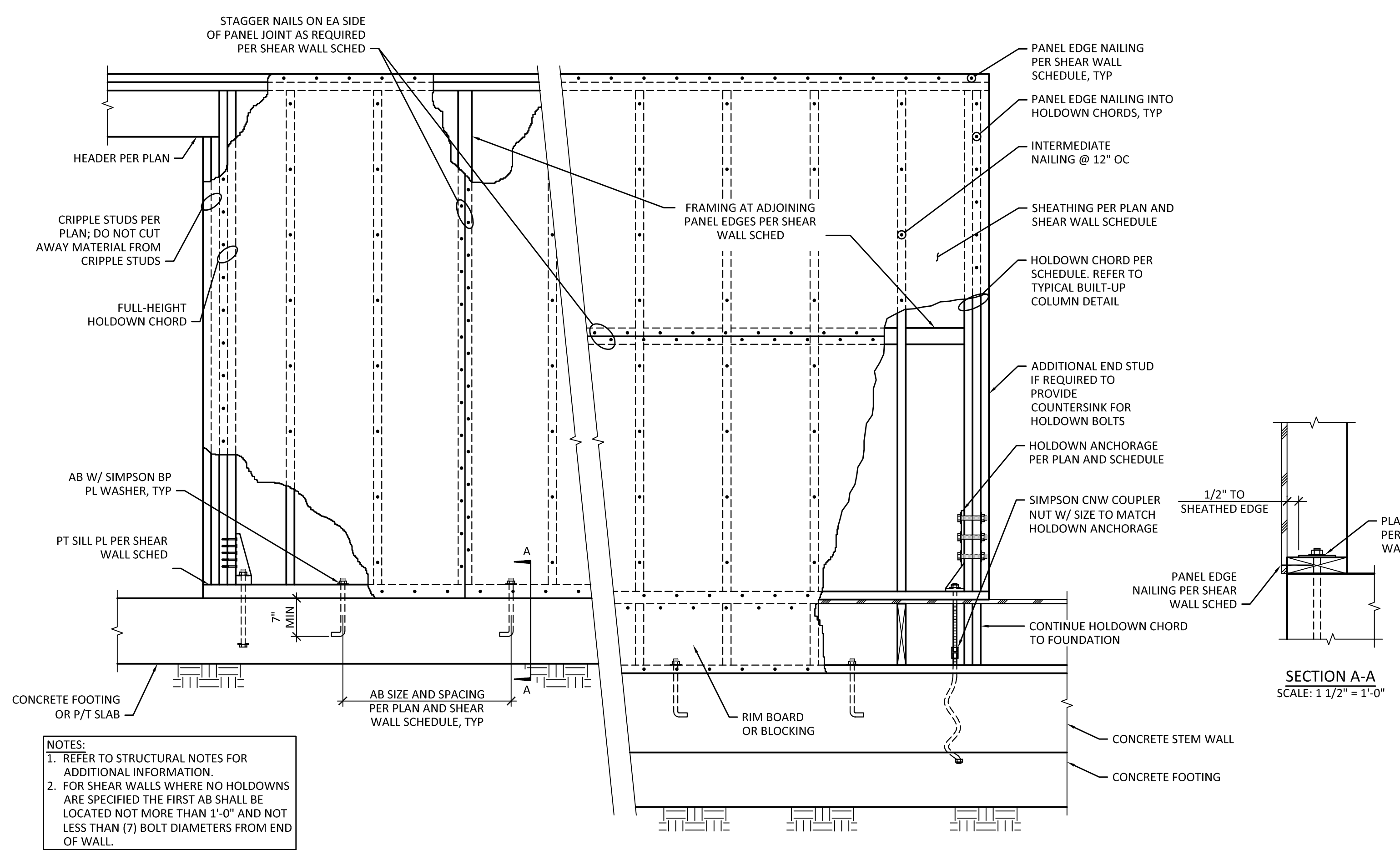
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FOUNDATION DETAILS

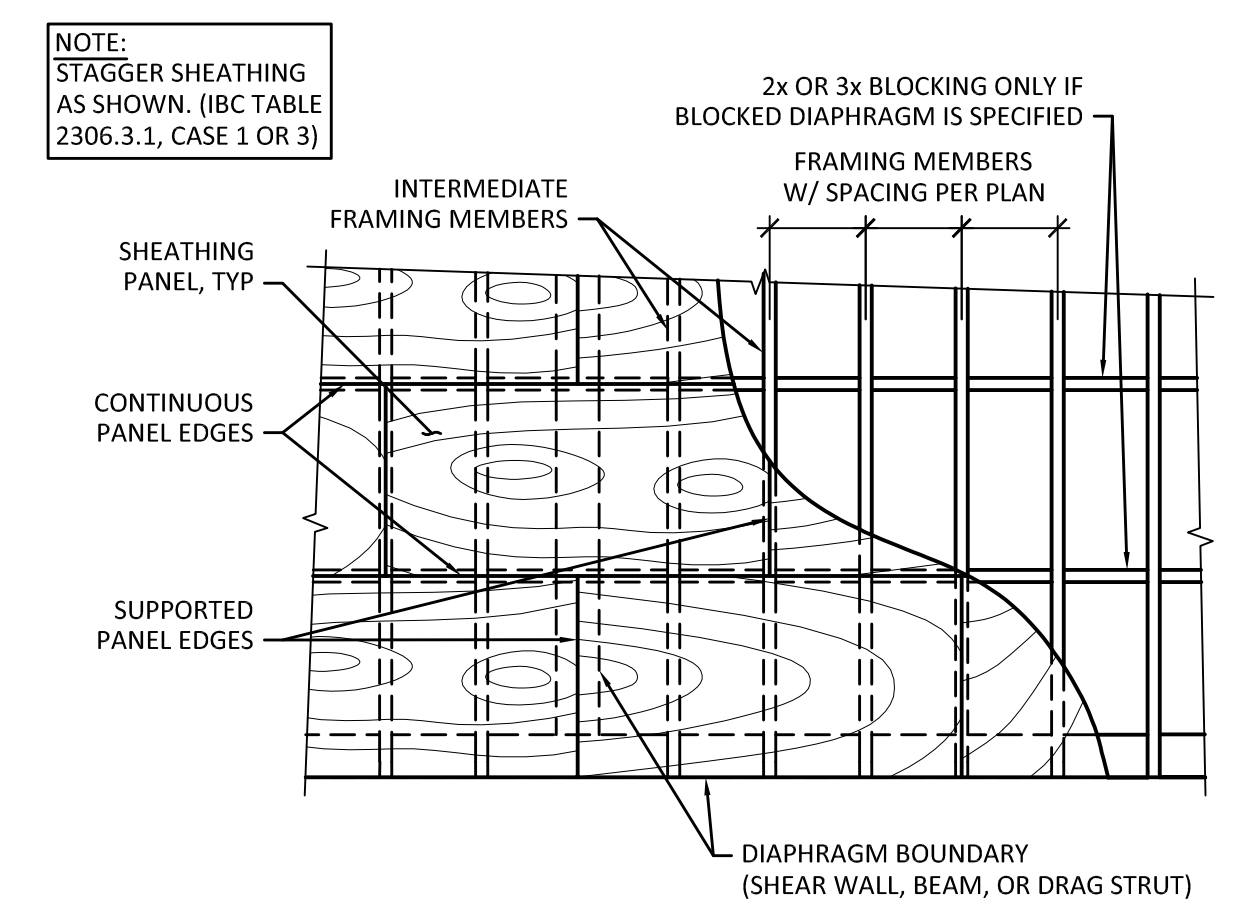
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S4.1



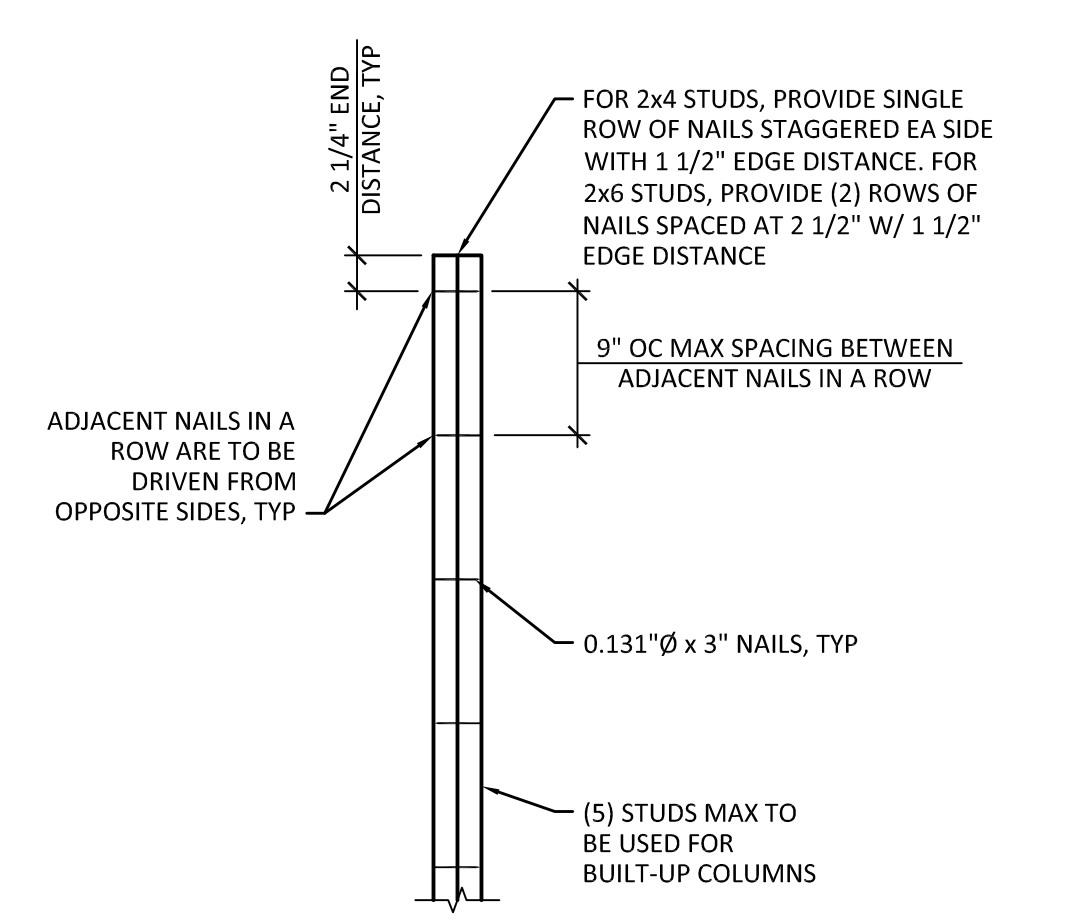
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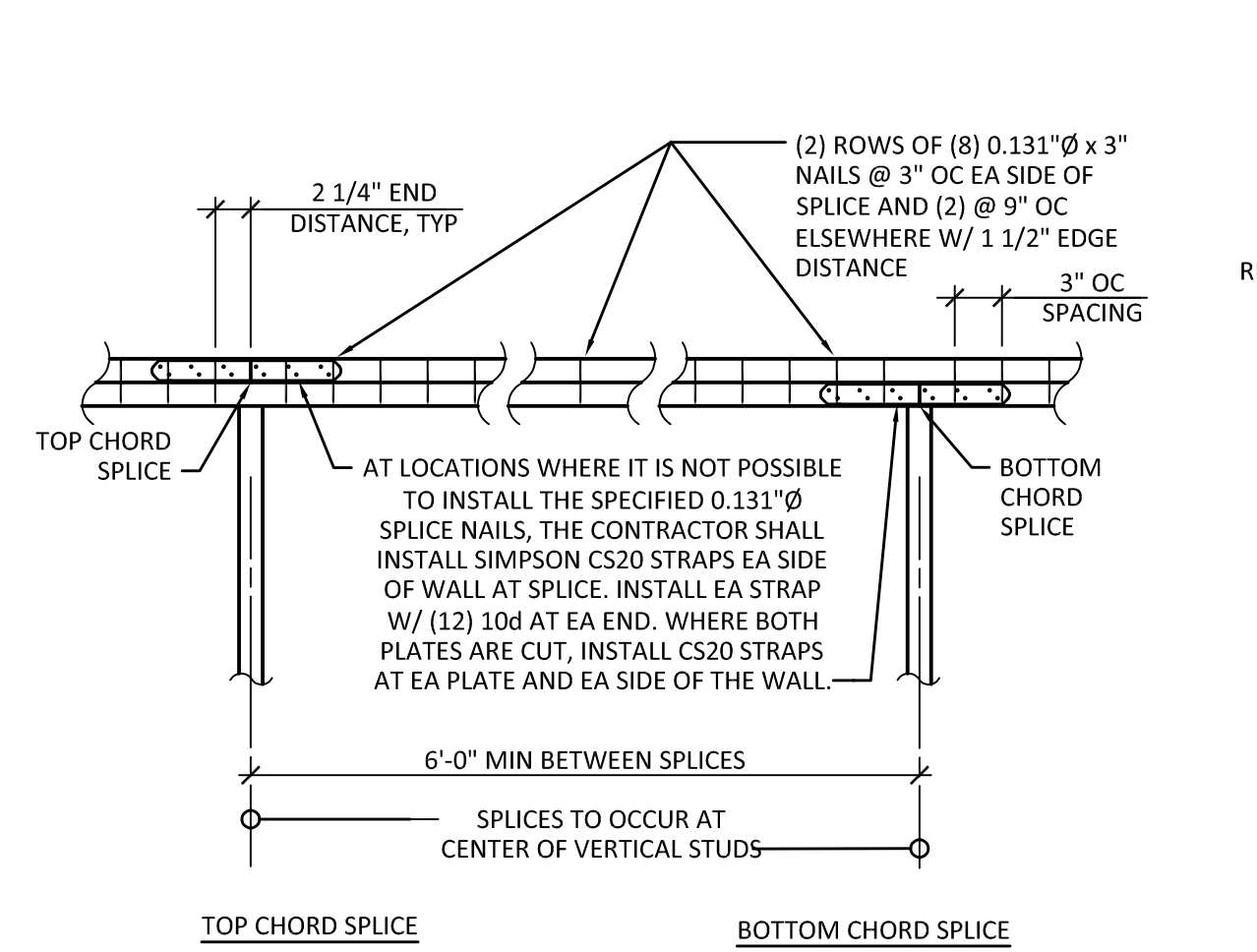
1 TYPICAL SHEAR WALL DETAIL
 SCALE: 3/4" = 1'-0"



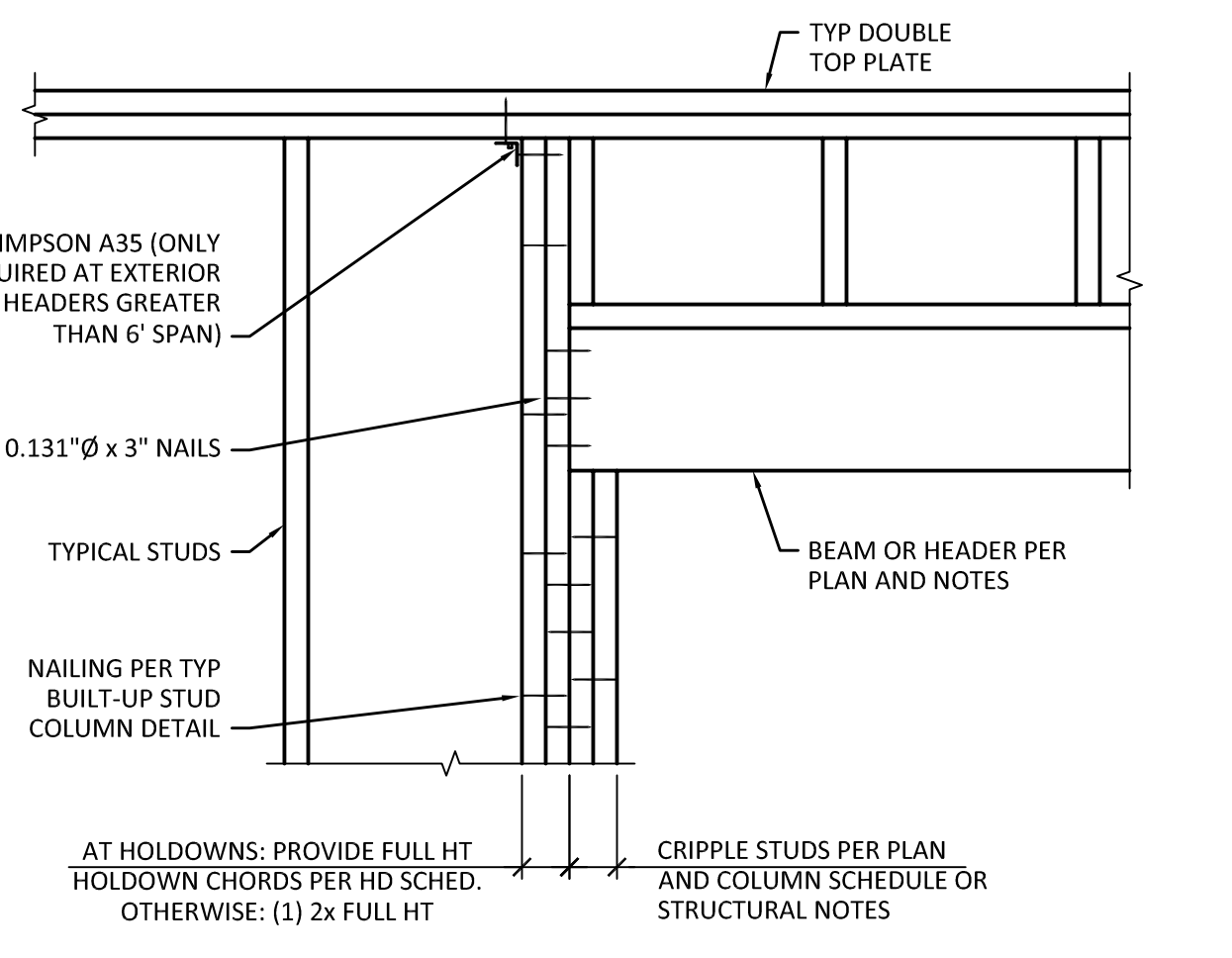
2 TYPICAL FLOOR/ ROOF SHEATHING DETAIL
 SCALE: NTS



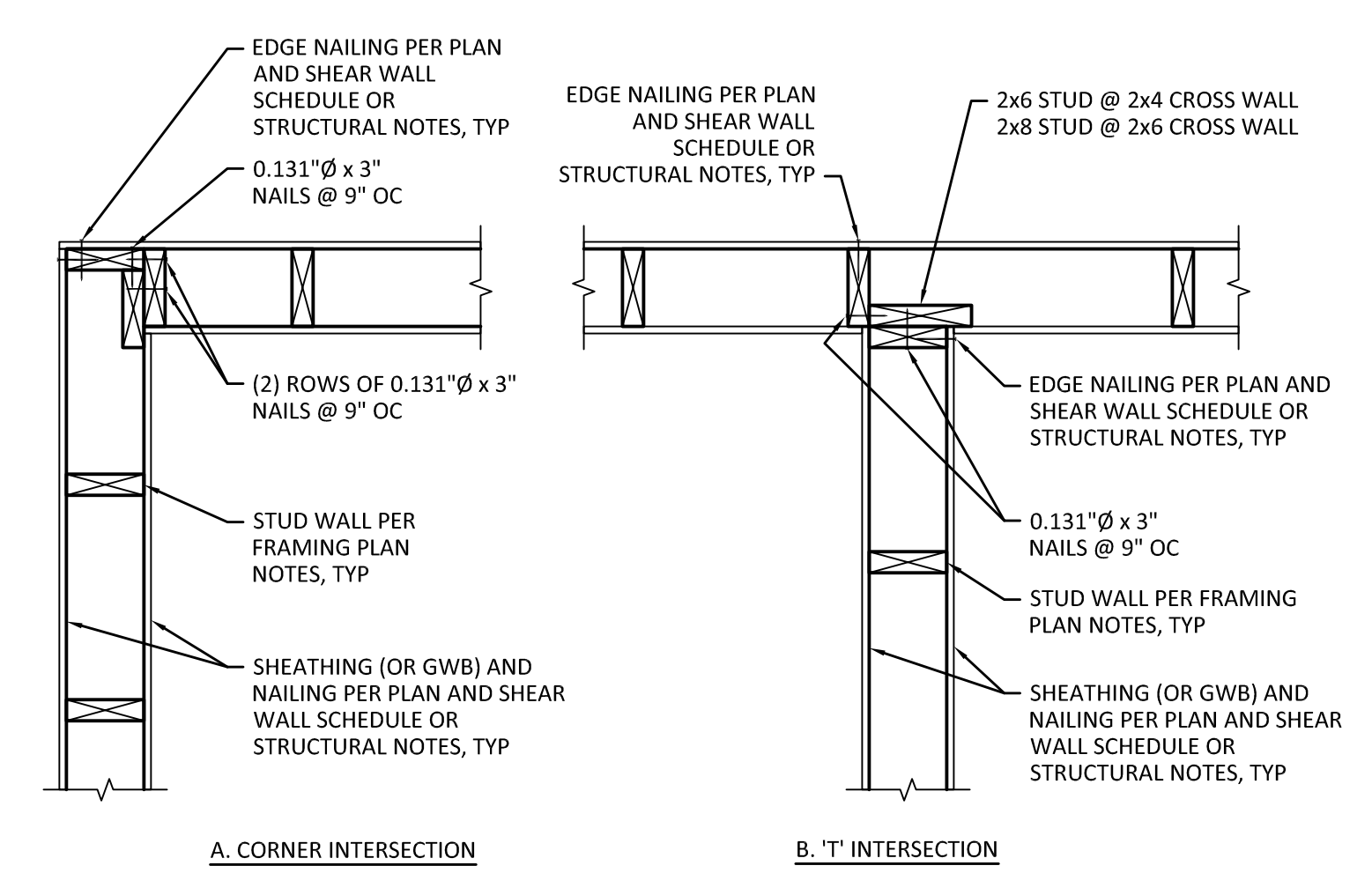
3 TYPICAL BUILT-UP STUD COLUMN DETAIL
 SCALE: 1" = 1'-0"



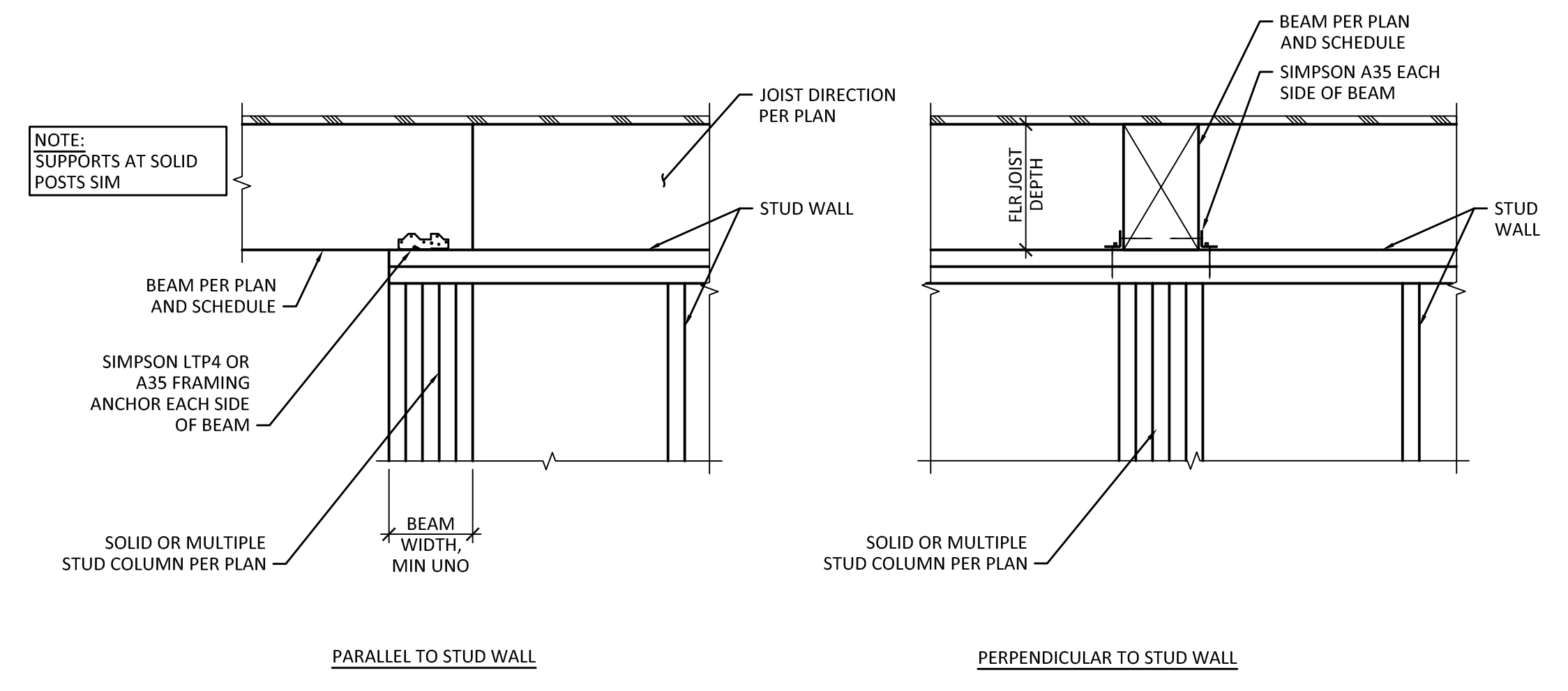
4 TYPICAL TOP PLATE SPLICE DETAIL
 SCALE: 1" = 1'-0"



5 TYPICAL HEADER DETAIL
 SCALE: 1" = 1'-0"



6 TYPICAL WALL INTERSECTION DETAIL
 SCALE: 1" = 1'-0"



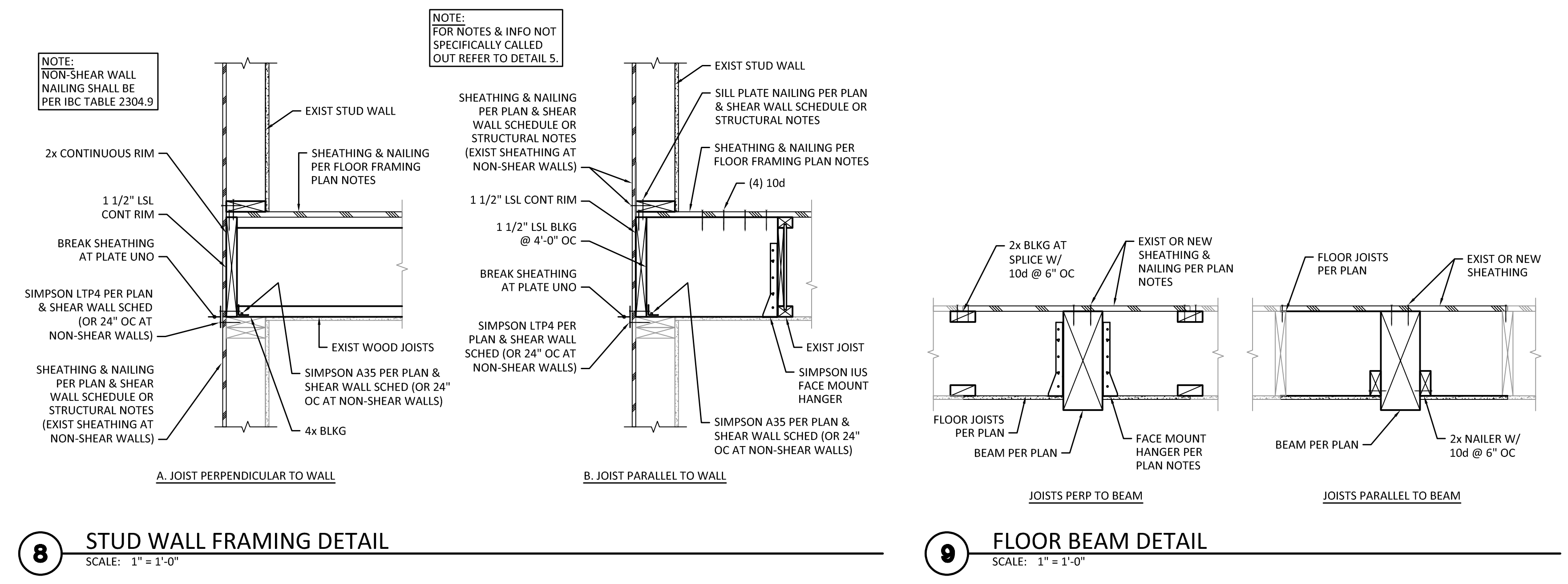
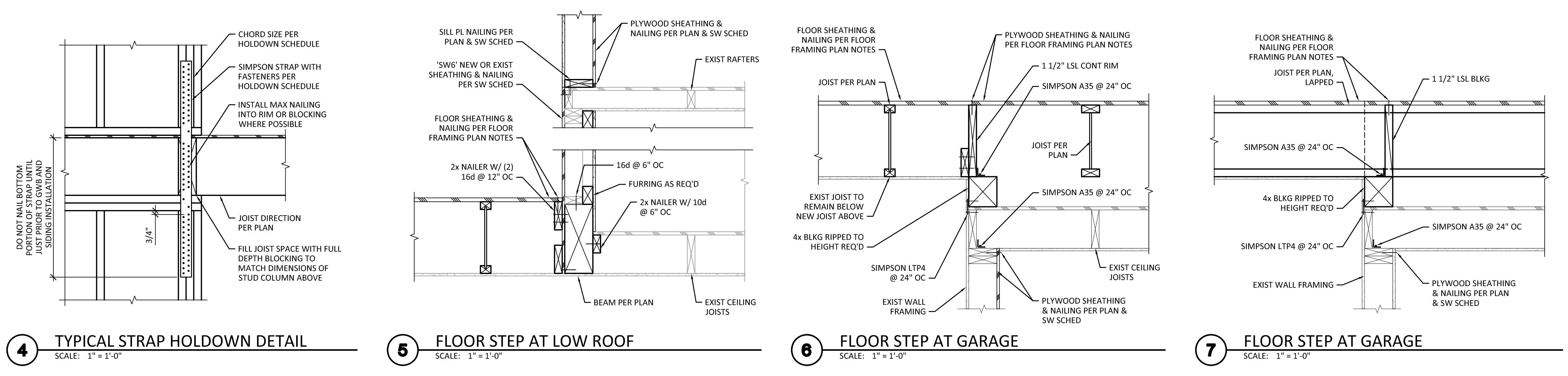
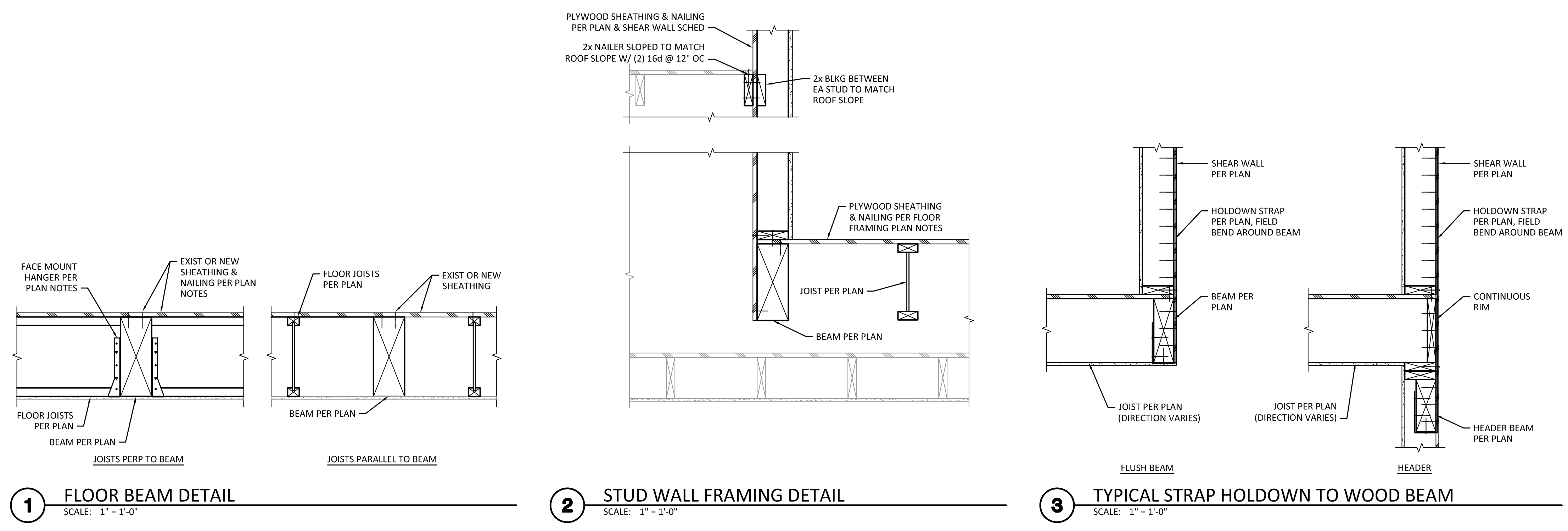
7 TYPICAL FLUSH BEAM SUPPORT DETAILS
 SCALE: 1" = 1'-0"

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DATE:	09/19/22	

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WOOD FRAMING DETAILS

SHEET:
S5.1



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WOOD FRAMING DETAILS

