

Site/Property Info

Project Address 6521 80TH Avenue N.E., Mercer Island, Wa 98040
 Property Owner R.L. & D.L. MAK
 6521 80TH Avenue N.E., Mercer Island, Wa 98040

Parcel Number 5452800660
 Legal Description Lot #132, Mercer Ridge Add
 Zoning Designation Residential

Sheet Index

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NFPA 72 "CHAPTER 29" MONITORED FIRE ALARM SYSTEM REQUIRED.
 A SEPARATE PERMIT IS REQUIRED

Mak Residence
6521 80th Avenue S.E.
Mercer Island, Wa 98040

Revised 6-9-22 Lot Area 11466

Lot Coverage - 40% Maximum

	Added/Removed	Proposed	Existing
Lot Coverage - 40% Maximum			4586.40
Building Footprint Including Eaves	528.40	3598.49	3070.09
Main Driveway - Driveable Surface	-518.90	745.00	1263.90
Secondary Parking - Driveable Surface	237.00	237.00	0.00
Total Lot Coverage	246.50	4580.49	4333.99
Lot Coverage Remaining (5.91 Sq. Ft.)		5.91	252.41

Hardscape - 9% Maximum

	Added/Removed	Proposed	Existing
Hardscape - 9% Maximum			1031.94
West Patio	-60.00	204.00	264.00
North Concrete Pad - Non-Driveable Surface	281.90	281.90	0.00
Front Entry Walk/Steps	-18.55	87.00	105.55
Site Walls & Rockeries	0.00	90.28	90.28
Brick walks / Planters	0.00	5.06	5.06
Mech Pad	10.50	10.50	0.00
Total Hardscape Proposed	213.85	678.74	464.89
Lot Hardscape Remaining (353.20 Sq. Ft.)		353.20	567.05

GFA

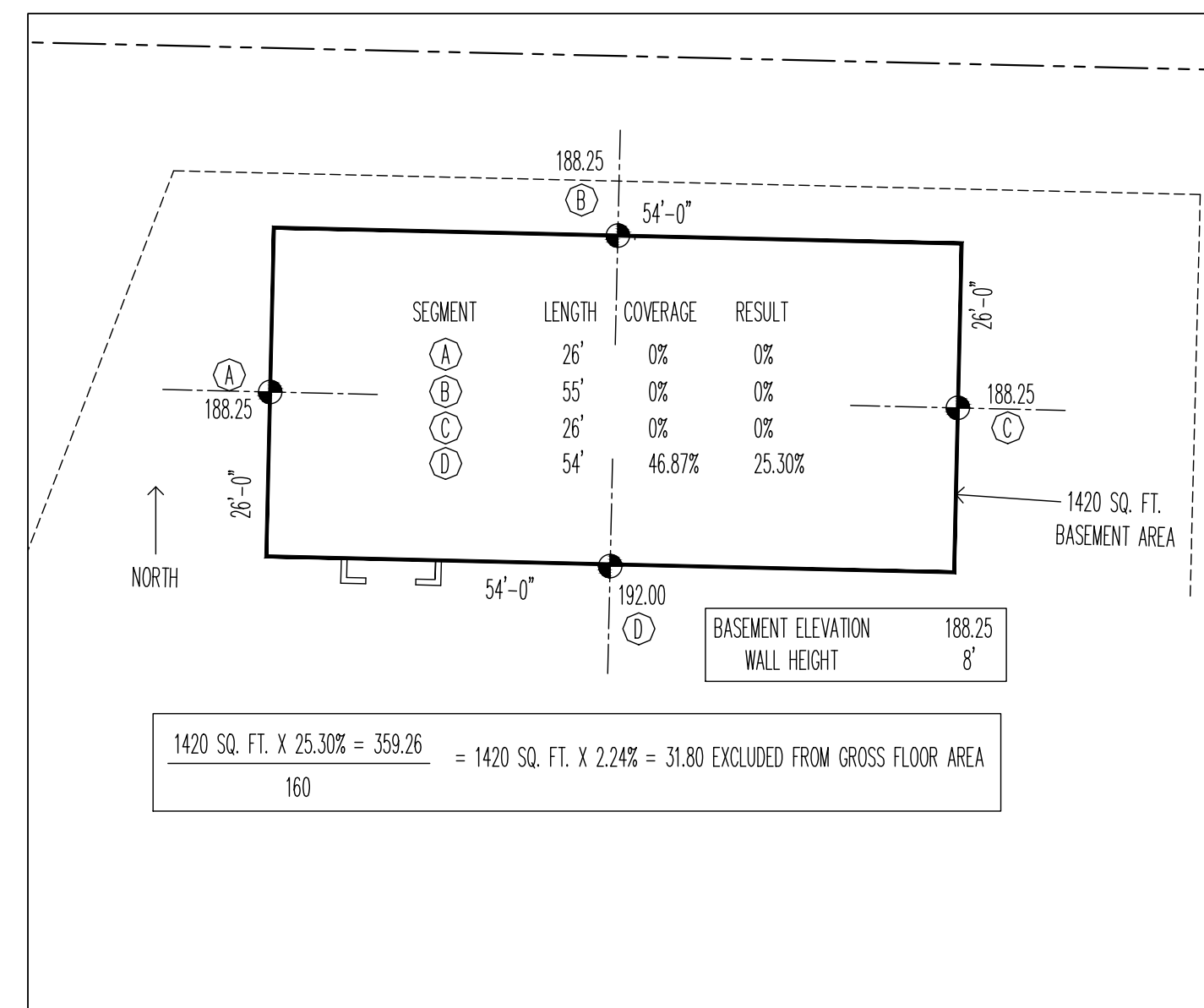
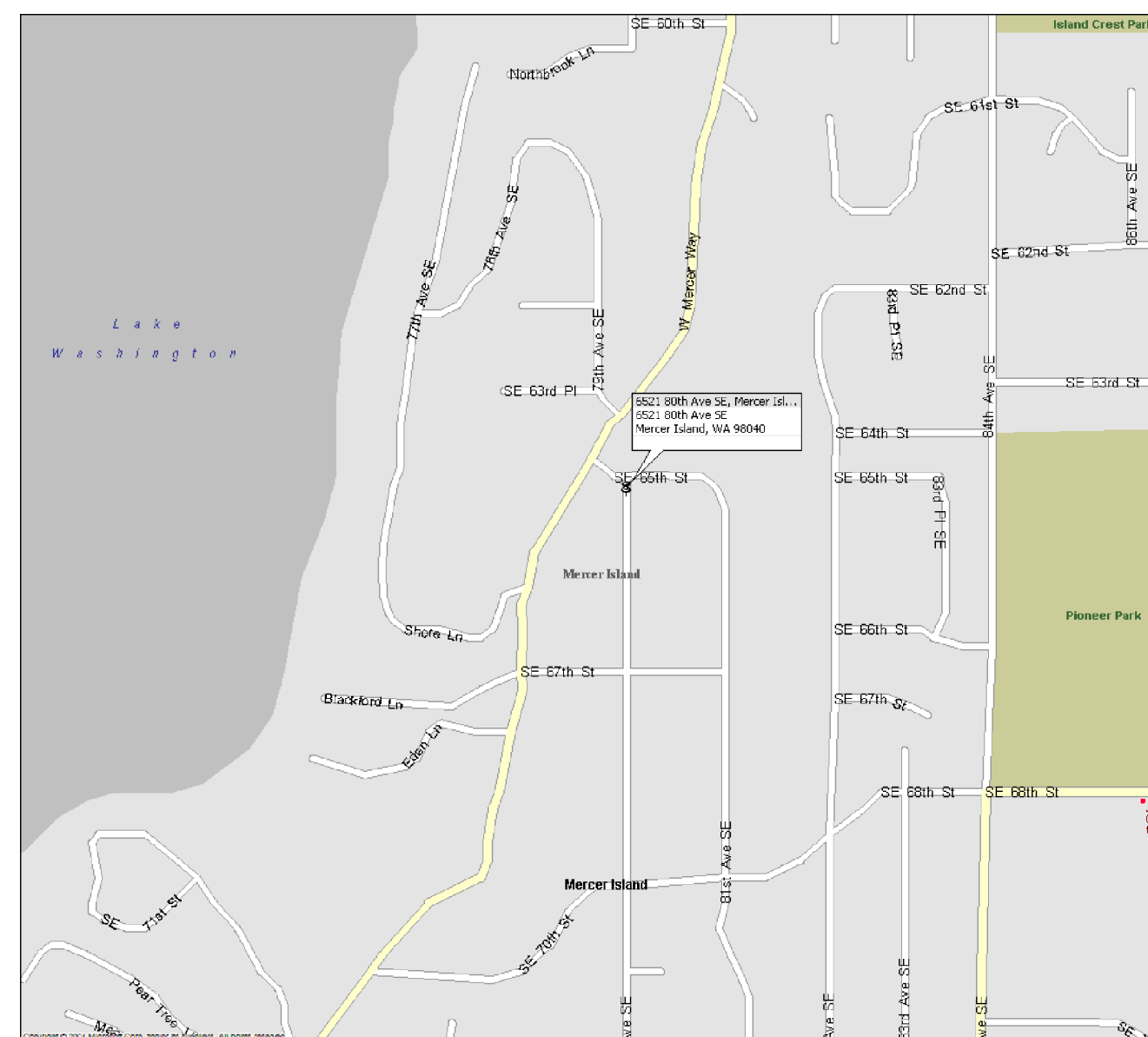
	Added/Removed	Proposed	Existing
GFA - 40% Maximum			4586.40
Lower Floor Including Garage - North Part of House	0.00	1420.00	1420.00
Upper Floor - North Part of House	0.00	1469.00	1469.00
South Single Story Area	594.00	1685.00	1091.00
Basement Exclusion	0.00	-31.80	-31.80
Total GFA	594.00	4542.20	3948.20
Total GFA Remaining (44.20 Sq. Ft.)		44.20	638.20

Impervious Surfaces

	Added/Removed	Proposed	Existing
Lot Coverage			4586.40
Building Footprint Including Eaves	528.40	3598.49	3070.09
Main Driveway - Driveable Surface	-518.90	745.00	1263.90
Secondary Parking - Driveable Surface	237.00	237.00	0.00
West Patio	-60.00	204.00	264.00
North Concrete Pad - Non-Driveable Surface	281.90	281.90	0.00
Front Entry Walk/Steps	-18.55	87.00	105.55
Site Walls & Rockeries	0.00	90.28	90.28
Brick walks / Planters	0.00	5.06	5.06
Mech Pad	10.50	10.50	0.00
Total Impervious Surfaces	460.35	5259.23	4798.88

Hard Surface Area - New and Replaced (2000 SQ. FT. Max)

	Proposed
Building Footprint Including Eaves	1745.00
West Patio	204.00
Front Entry Walk/Steps	37.00
Mech Pad	10.50
Total new and replaced hard surfaces	1996.50



Elevation	Wall Length	Total
A 188.00	26.33	4950.04
B 188.25	54.00	10165.50
C 188.50	26.33	4963.21
D 190.00	8.33	1582.70
E 190.00	11.25	2137.50
F 190.00	14.00	2660.00
G 190.00	28.00	5320.00
H 191.50	47.00	9000.50
i 190.00	38.00	7220.00
Perimeter	253.24	47999.45

Average Building Elevation(ABE)	189.54
First Floor Finish Elevation (Addition)	192.10
Building Height (Measured from Finish Floor to Highest Ridge)	18.89

Actual Ridge Height	210.99
Maximum Allowable Ridge Height (30'-0" above ABE)	219.54

Average Building Elevation (ABE)
Scale: None

Site Calculations
Scale: None

CONTRACTOR TO VERIFY ALL DIMENSIONS AND/OR CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE RECTIFIED BY THIS OFFICE PRIOR TO CONSTRUCTION OR CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. THESE DRAWINGS ARE COPYRIGHTED AND ARE LICENSED FOR SINGLE USE. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20091124000765)
LOT 132, MERCER RIDGE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 61 OF PLATS, PAGE(S) 44 AND 45, IN KING
COUNTY, WASHINGTON.

BASIS OF BEARINGS

N 01°26'23" E BETWEEN SURVEY MONUMENTS FOUND ON
CENTERLINE OF 80TH AVE. S.E., PER R1.

REFERENCES

R1. MERCER RIDGE, RECORDED IN VOL. 61 OF PLATS, PGS. 44-45,
RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

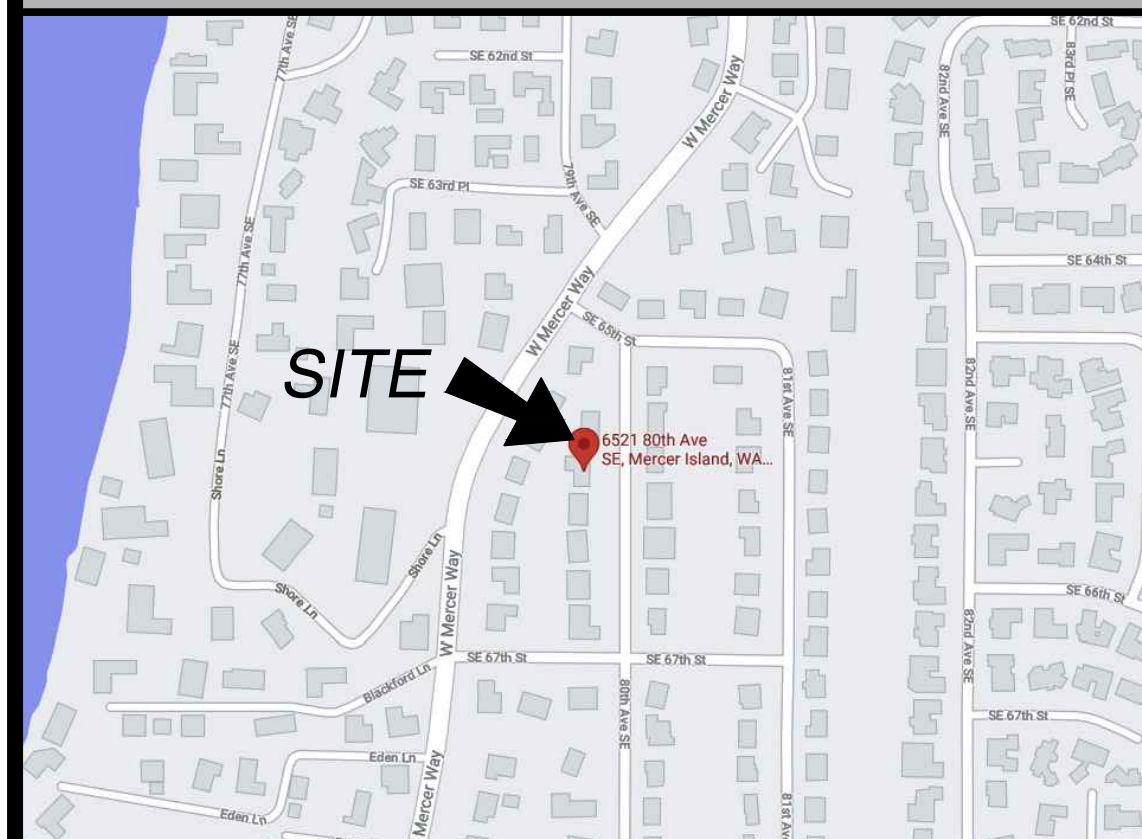
SURVEYOR'S NOTES

- 1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- 4. SUBJECT PROPERTY TAX PARCEL NO. 545280-0660.
- 5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 11,466 ±S.F. (0.26 ACRES)
- 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 352-130-090.

LEGEND

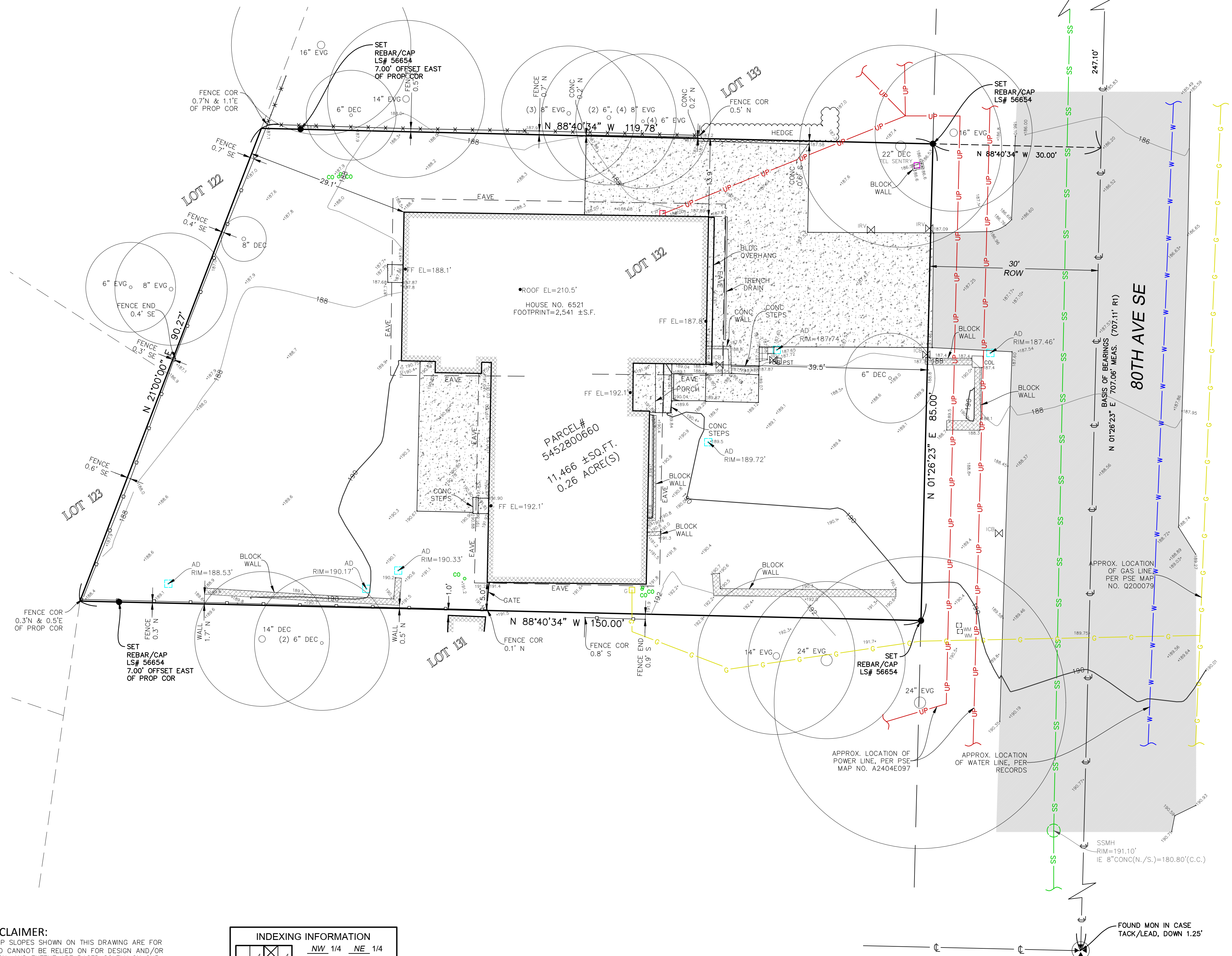
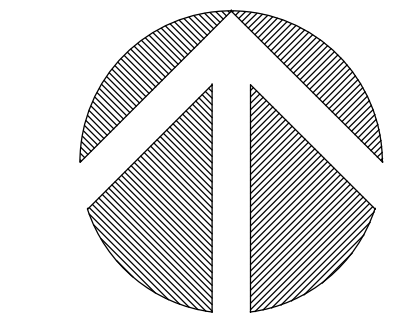
- AREA DRAIN
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- COL COLUMNS
- CONCRETE SURFACE
- RETAINING WALL
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS LINE
- GAS METER
- HEDGE FOLIAGE LINE
- IRRIGATION CONTROL BLOCK
- IRRIGATION VALVE
- MONUMENT IN CASE (FOUND)
- PAVER SURFACE
- POST
- POWER METER
- POWER (UNDERGROUND)
- REBAR & CAP (SET)
- SEWER LINE
- SEWER MANHOLE
- TELEPHONE SENTRY
- TREE (AS NOTED)
- WATER LINE
- WATER METER
- WATER VALVE

VICINITY MAP
N.T.S.



TOPOGRAPHIC & BOUNDARY SURVEY

IMPERVIOUS SURFACES table with columns: TYPE, COVERAGE S.F., LOT COVERAGE. Rows include BLDG+EVE, DRIVEWAY, CONCRETE, WALLS, BRICK, and TOTALS.



STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION table with grid cells for NW 1/4, NE 1/4, SW 1/4, SE 1/4. It specifies Section 25, Township 24N, Range 04E, W.M., and County: KING.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5452800660

MAK RESIDENCE

6521 80TH AVE SE
MERCER ISLAND, WA 98040



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net www.terrane.net

JOB NUMBER: 210324
DATE: 04/28/21
DRAFTED BY: IDV / RPM
CHECKED BY: TBR / JGM
SCALE: 1" = 10'

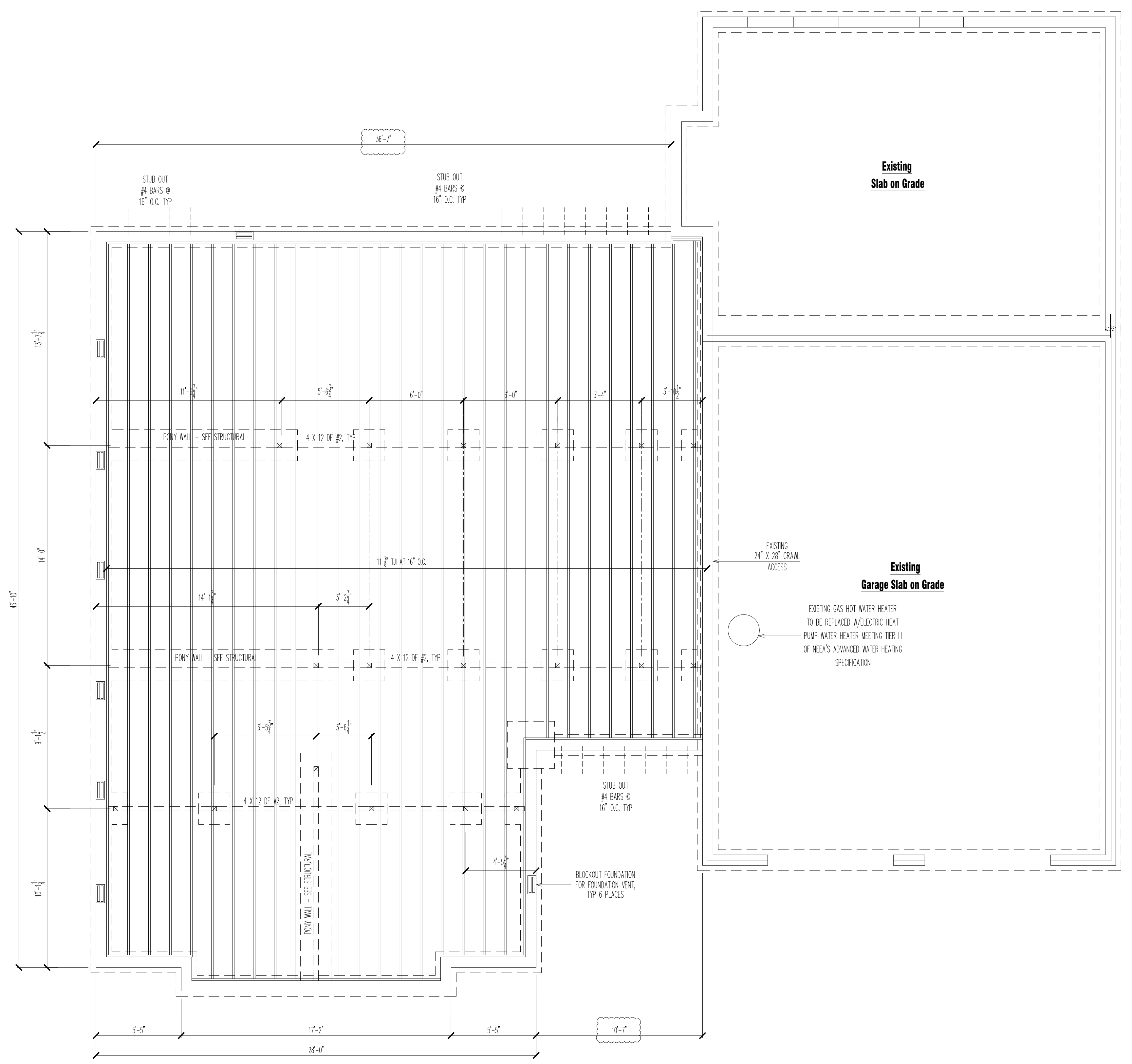
REVISION HISTORY

Table with 4 columns: No., Description, Date, and By.

SHEET NUMBER
1 OF 1

Re-Issued for Permit Submittal R3
6-2-22

North



Foundation & Main Floor Framing Plan

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

Symbol Legend	
	4 X 4 POST (4 X 6 AT SPLICES) TYP. U.N.O.
	4 X 4 POST ABOVE & BELOW FOR POINT LOAD
	BEAM OR HEADER BELOW (4 X 12 DF #1 U.N.O.)
	SINGLE FLOOR JOIST
	DOUBLE FLOOR JOIST
	SIMPSON JOIST HANGER
	PLUMBING WASTE, ADJUST FLOOR JOIST AS REQ'D
	HEAT REGISTER
	FOUNDATION VENT, SEE PLAN FOR LOCATIONS
PIER FOOTING, SIZE AS NOTED:	
	18" X 18" X 8" THICK (2) #4 BARS E.W.
	24" X 24" X 10" THICK (2) #4 BARS E.W.
	30" X 30" X 10" THICK (3) #4 BARS E.W.
	36" X 36" X 12" THICK (4) #4 BARS E.W.
	42" X 42" X 12" THICK (5) #4 BARS E.W.

- #### General Notes
- SOIL BEARING CAPACITY IS 2000 P.S.F. PER SOLS REPORT
 - FOOTINGS ARE TO REST ON UNDISTURBED SOIL
 - WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
 - POSTS ARE TO BE ANCHORED AGAINST LATERAL MOVEMENT
 - PROVIDE 6 MIL. BLACK VAPOR BARRIER IN ENTIRE CRAWLSPACE
 - MIN. CLEARANCE FROM BEAMS TO SOIL IS 12"
 - MIN. CLEARANCE FROM JOISTS TO SOIL IS 18"
 - EXTEND FOUNDATION WALLS 6" HIGHER THAN ADJACENT GRADE
 - DIMENSIONS ARE TO FACE OF FND OR CL. OF BEAM U.N.O.
 - ALL CRAWLSPACE BEAMS ARE TO BE 4 X 12 DF #2 U.N.O.
 - ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE
 - PROVIDE SOLID BLOCKING AT ALL POINT LOADS FROM ABOVE
 - PROVIDE SOLID BLOCKING AT ALL SPANS GREATER THAN 10'-0"

Crawlspace Ventilation

1707 SQ. FT. / 300 = NET SQ. FT. VENT. REQ'D	5.69
8 X 14 FOUNDATION VENTS PROVIDE .77 SQ. FT. VENTILATION EACH	
7.38 VENTS REQUIRED, 8 PROVIDED	
CLASS 1 VAPOR BARRIER REQUIRED	

FOR ALL SHEAR WALLS, HOLDOWNS, STRAPS, ETC, REFER TO STRUCTURAL DRAWINGS BY DHP ENGINEERS

CYPRESS POINT DEVELOPMENT
7530 164th AVE N.E. #A201
REDMOND, WA 98052
EMAIL: SCOTT@CYPRESSPOINTDEVELOPMENT.COM

ISSUE DATES
4-8-22

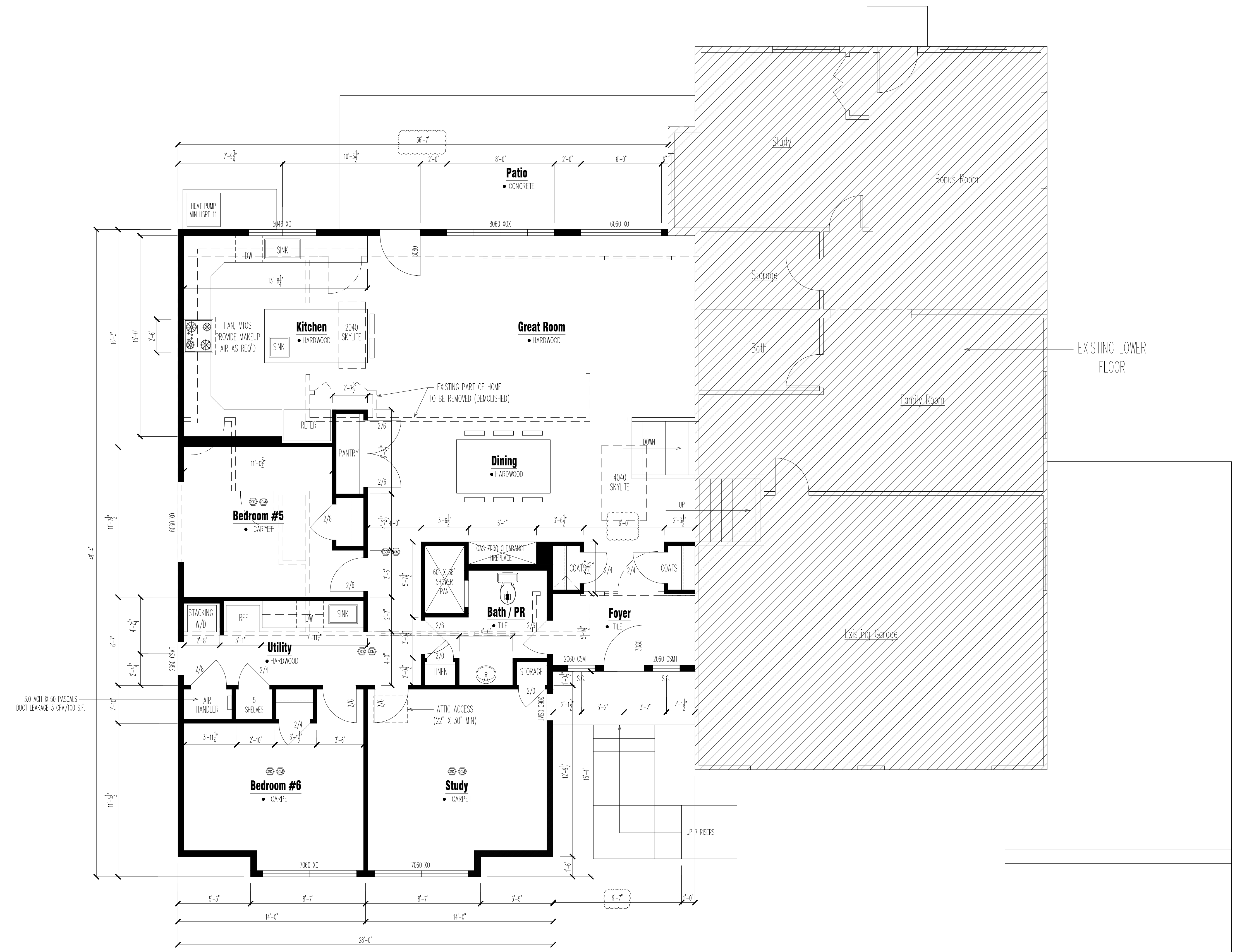
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FOUNDATION PLAN

A1

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6-9-22



First Floor Plan

SCALE: 1/4" = 1'-0"
NEW AREA 1707 SQ. FT.
NEW AREA 1685 SQ. FT.
AREA REMOVED 1091 SQ. FT.

General Notes	
1.	ALL EXTERIOR WALLS ARE 2 X 6 AT 16" O.C. U.N.O.
2.	ALL INTERIOR WALLS ARE 2 X 4 AT 16" O.C. U.N.O.
3.	ALL BEAMS & HEADERS ARE 4 X 8 OR #2 U.N.O.
4.	ALL STAIRS TO HAVE UNIFORM RISERS
5.	GLASS ENCLOSURE DOORS TO BE LABELED CATEGORY II
6.	PROVIDE FIRE BLOCKING AT ALL PLUMBING PENETRATIONS
7.	PROVIDE W.R. BACKER BOARD AT TUBS/SHOWERS TO 72" A.F.F.
8.	SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACKUP
9.	VERIFY ALL WINDOW SIZES & PATTERNS WITH BUILDER
10.	ENERGY SPECIFICATIONS PER 2018 W.S.E.C.
11.	VENTILATIONS REQUIREMENTS PER CHAPTER 15, 2018 IRC.

Symbol Legend	
	FAN, VENT TO OUTSIDE, 100 CFM MINIMUM
	50 CFM FAN-LIGHT COMBO, VENT TO OUTSIDE
	WHOLE HOUSE FAN, VENT TO OUTSIDE (SEE UPSTAIRS)
	SMOKE DETECTOR, HARD WIRED WITH BATTERY BACKUP
	CARBON MONOXIDE DETECTOR
	GAS LOCATION
	HOSE BIBB

FOR ALL SHEAR WALLS, HOLDOWNS, STRAPS, ETC., REFER TO STRUCTURAL DRAWINGS BY DHP ENGINEERS

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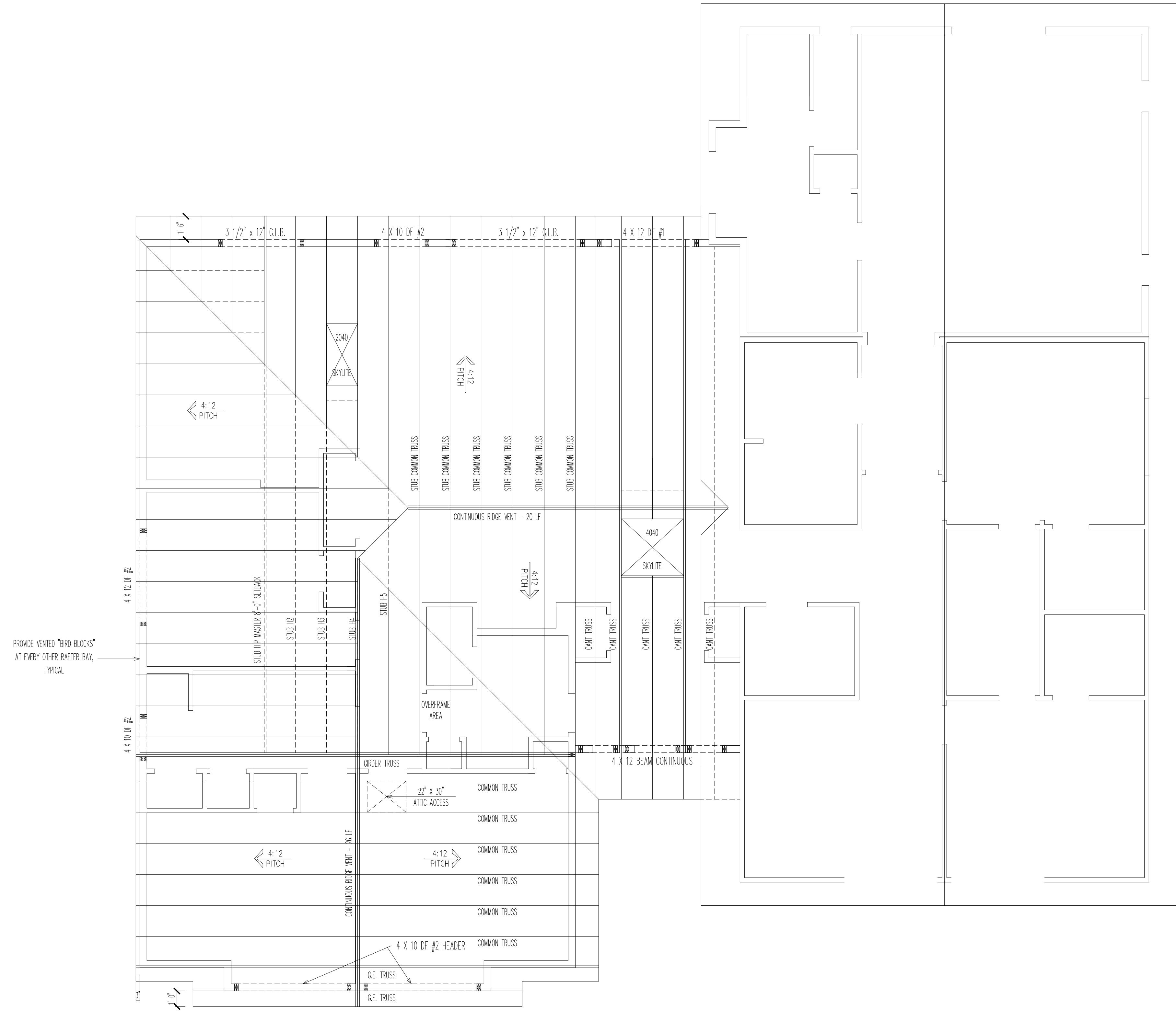
FIRST FLOOR PLAN

A2

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6-2-22

North



Roof Framing Plan

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

FOR ALL FRAMING DETAILS, HEADERS, BEAM SIZES
SEE DRAWING S2.2 BY DHP ENGINEERS

Symbol Legend	
	POST BELOW, DBL STUD, OR 4 X 6 TYP. U.N.O.
	BEAM OR HEADER BELOW (6 X 10 DF #1 U.N.O.)
	SINGLE RAFTER OR TRUSS
	DOUBLE RAFTER OR HEAVY TRUSS MEMBER
	TRIPLE RAFTER OR HEAVY TRUSS MEMBER
	SIMPSON JOIST HANGER
	ROOF OVERFRAMING (2 X 6 AT 24" O.C. U.N.O.)
	INTERIOR BEARING WALL BELOW
	ROOF VENT LOCATION (3 LOCATIONS)
	FAN VENT LOCATION
	ROOF PITCH INDICATOR
	DOWNSPOUT LOCATION, TO CONFORM TO UBC 1506

Roof Ventilation	
ROOF AREA 1685 SQ. FT. / 300 = 5.61 NET SQ. FT. REQ'D	
46 LF 2" RIDGE VENTS (.083 SF/LF)	3.81 SQ. FT.
46 LF BIRD BLOCKING (.06 SQ. FT. / LF)	2.76 SQ. FT.
[PROVIDE VENTED BIRD BLOCKING AT EVERY OTHER RAFTER BAY.]	
TOTAL VENTILATION PROVIDED	6.57 SQ. FT.

- General Notes**
- ALL RAFTERS ARE 2 X 12 HF #2 U.N.O.
 - ALL BEAMS AND HEADERS ARE 4 X 12 HF #2 U.N.O.
 - ALL ROOF TRUSSES SHALL:
HAVE DESIGN DETAILS AND SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND BE ON SITE FOR FRAMING INSPECTION. NO TRUSS SHALL BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF CALCULATIONS
 - ALL ROOF OVERHANDS ARE 1'-6" U.N.O.
 - ALL OVERFRAMING SHALL BE 2 X 6 AT 24" O.C. U.N.O.
 - ATTIC SPACE TO BE INSULATED TO R-49 MINIMUM
 - PROVIDE INSULATION BAFFLES AT EAVES WHERE REQUIRED

FOR ALL SHEAR WALLS, HOLDDOWNS, STRAPS, ETC, REFER TO STRUCTURAL DRAWINGS BY DHP ENGINEERS

CYPRESS POINT DEVELOPMENT
7530 164th AVE N.E. #421
REDMOND, WA 98052
EMAIL: SCDT@CYPRESSPOINTDEVELOPMENT.COM

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4-8-22

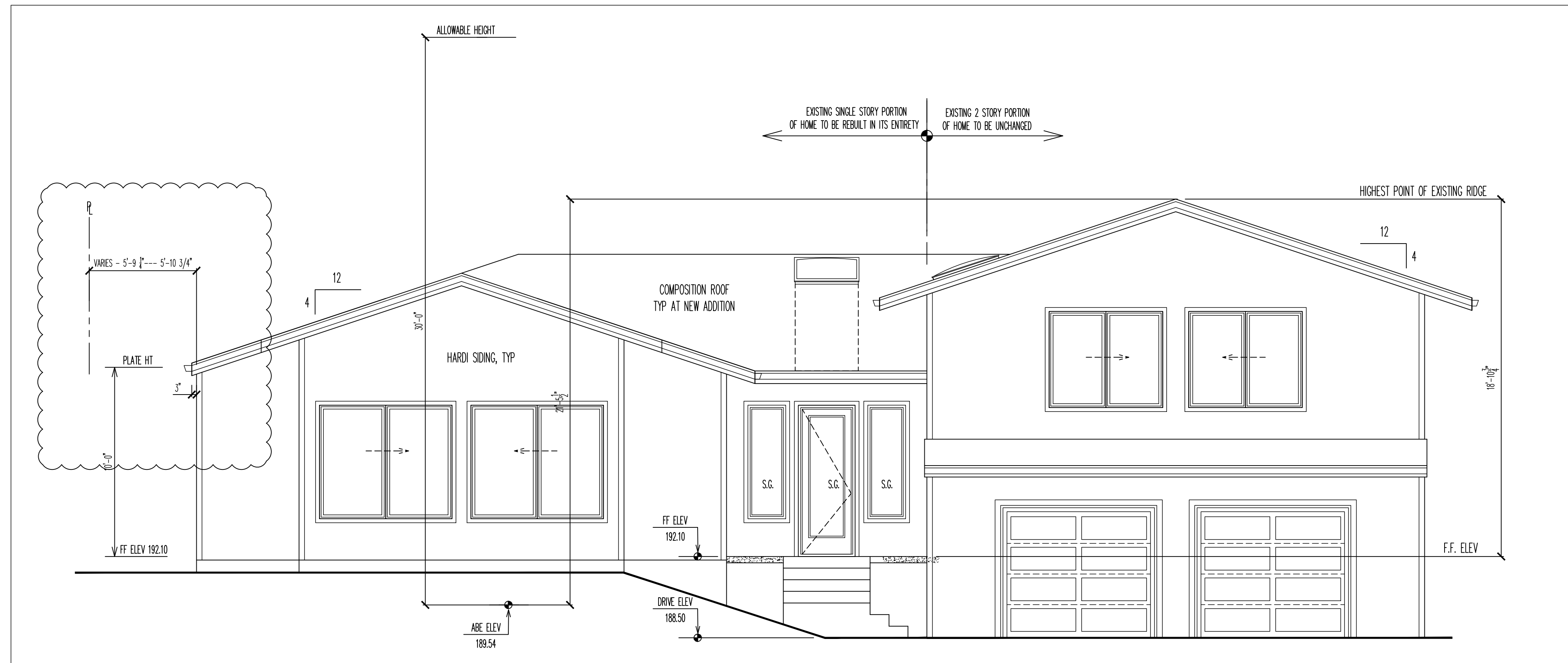
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ROOF LAYOUT PLAN

A3

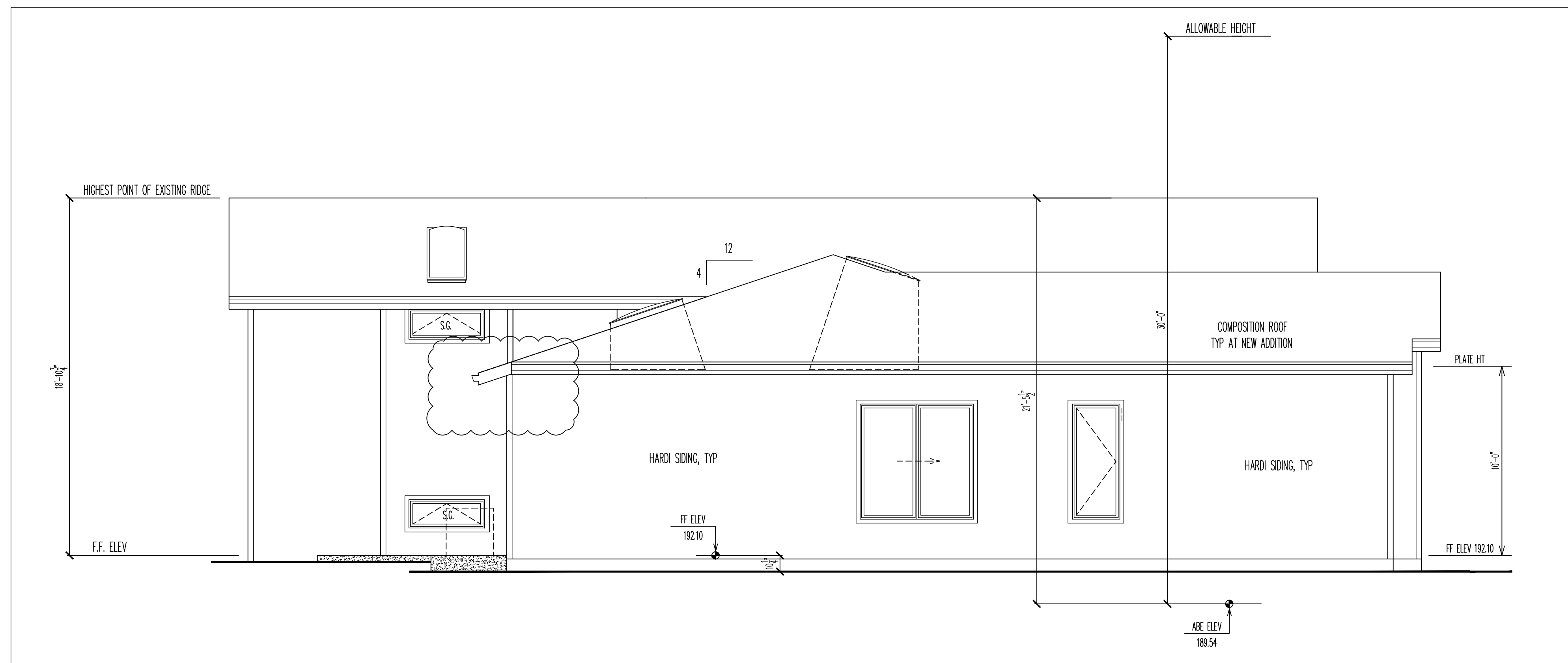
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6-2-22



East Elevation

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



South Elevation

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

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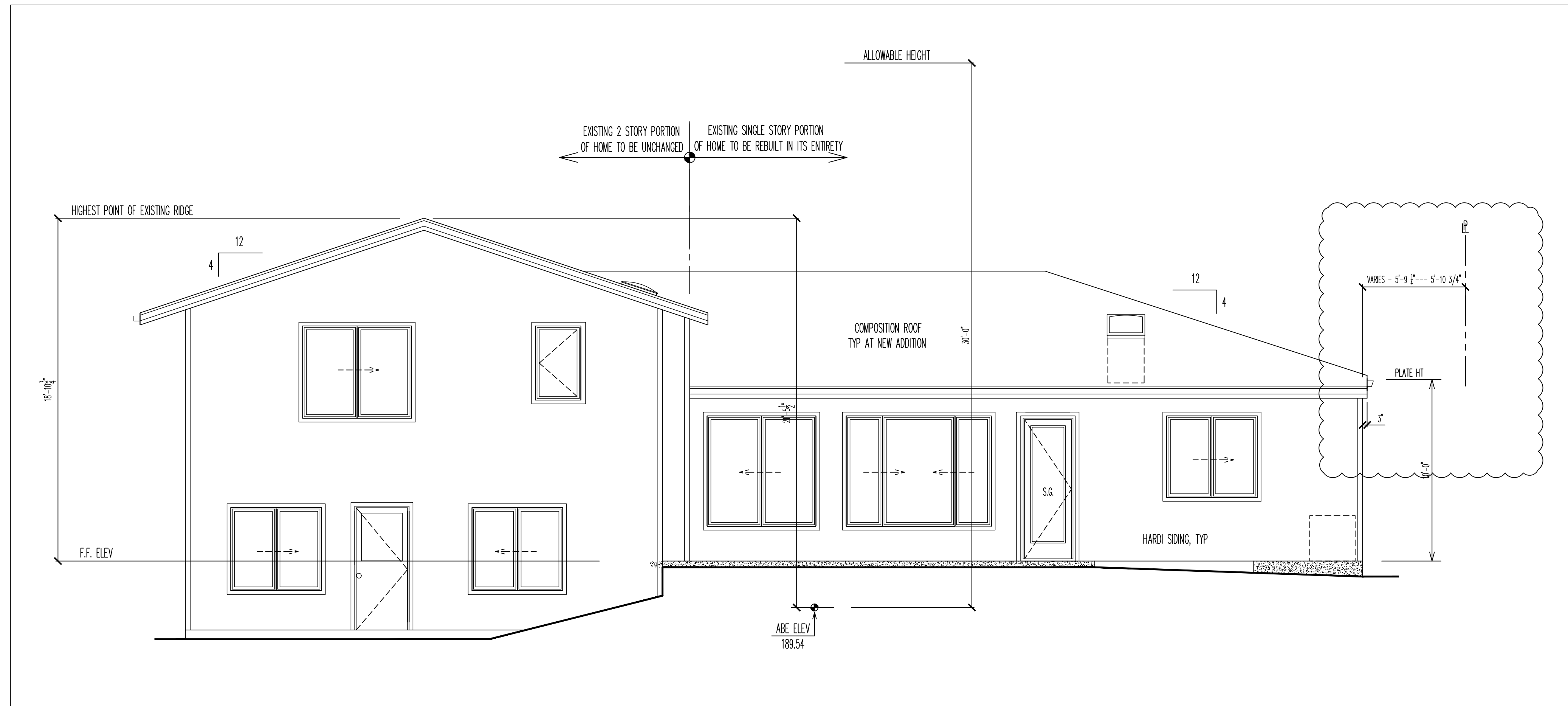
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EXTERIOR ELEVATIONS

A4

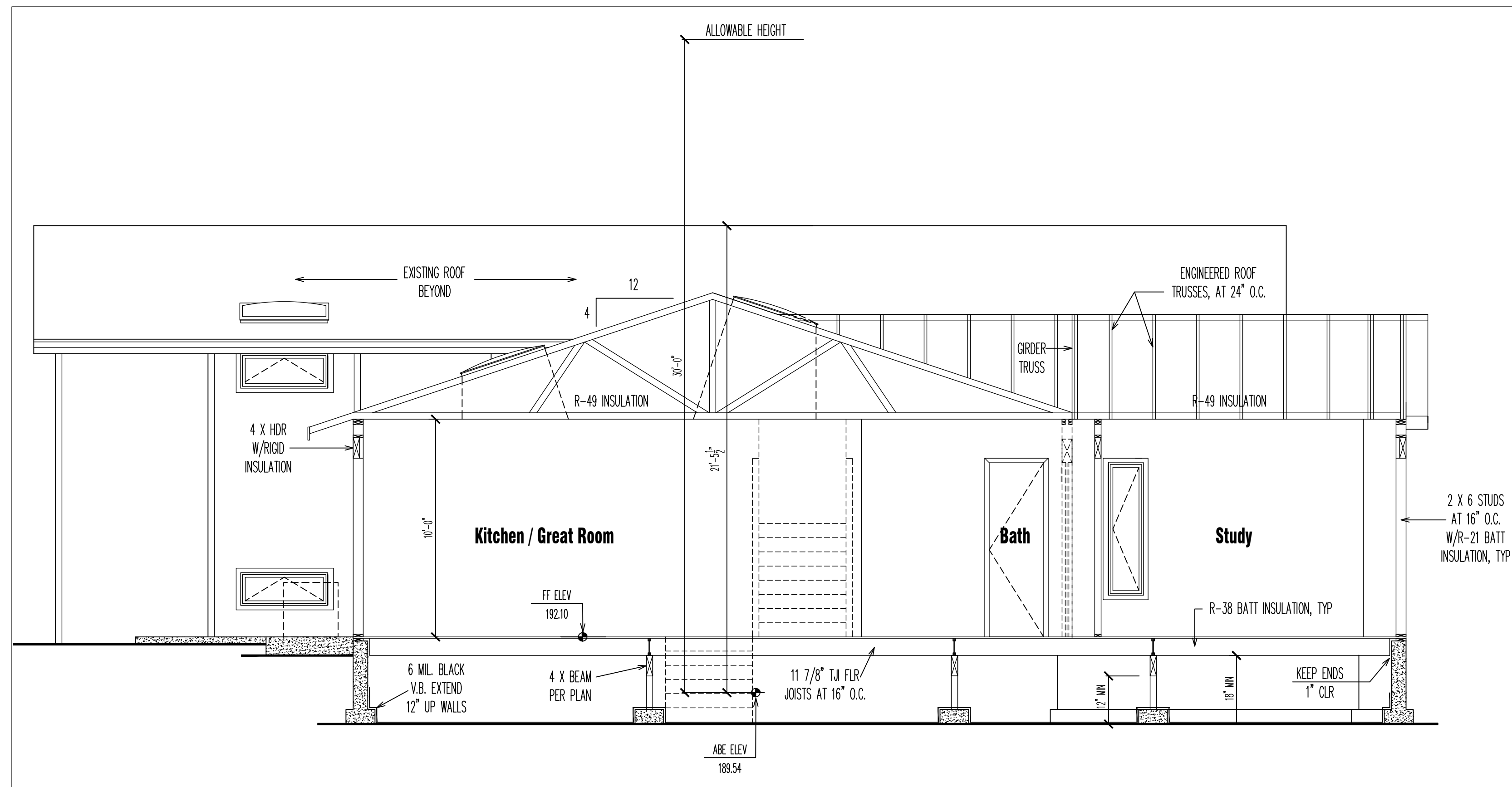
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6-2-22

North



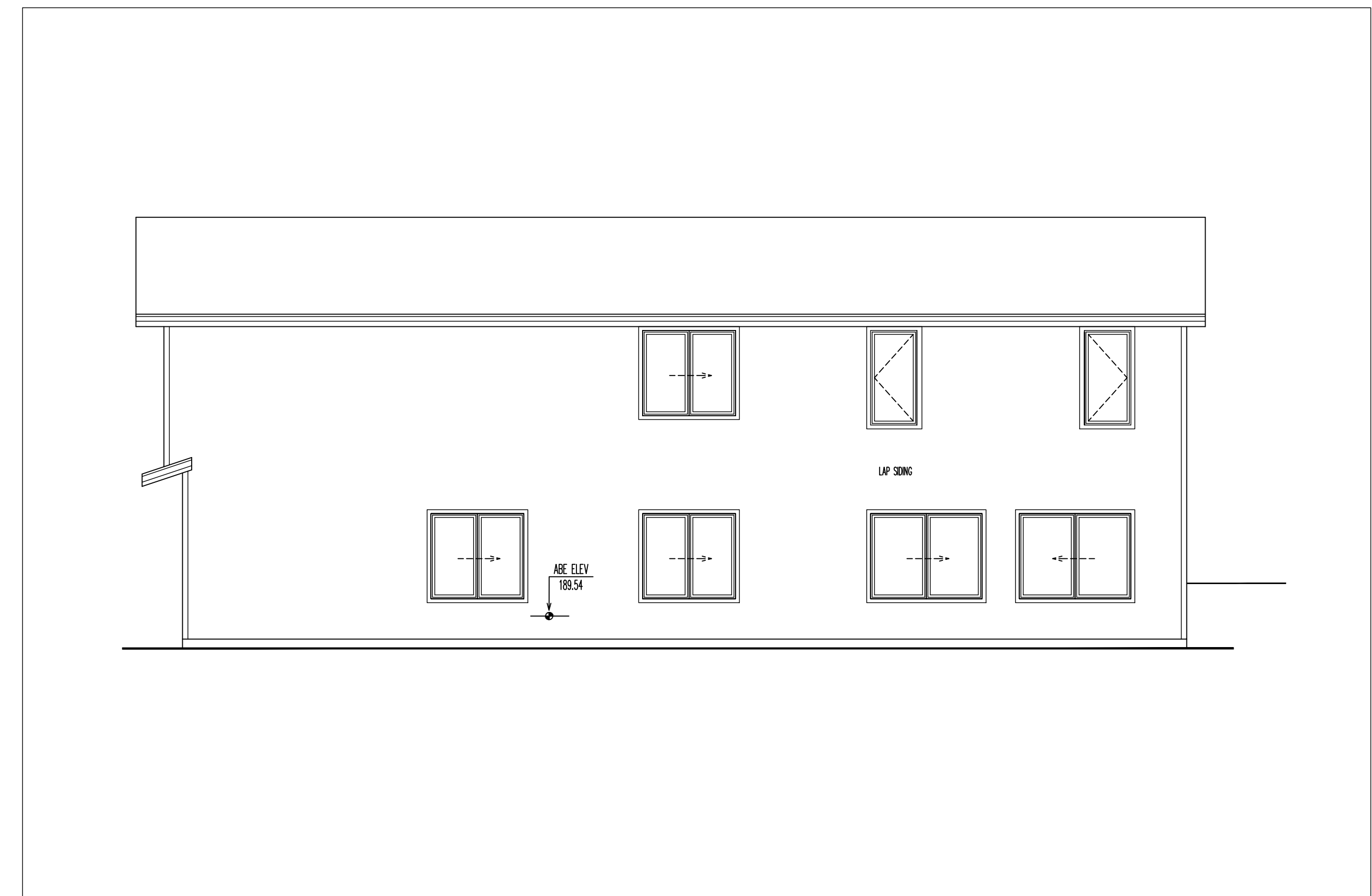
West Elevation

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



Composite Cross Section A-A

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



North Elevation

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

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Redmond, WA 98052
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5-13-22

Mak Residence
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EXTERIOR ELEVATIONS

A5

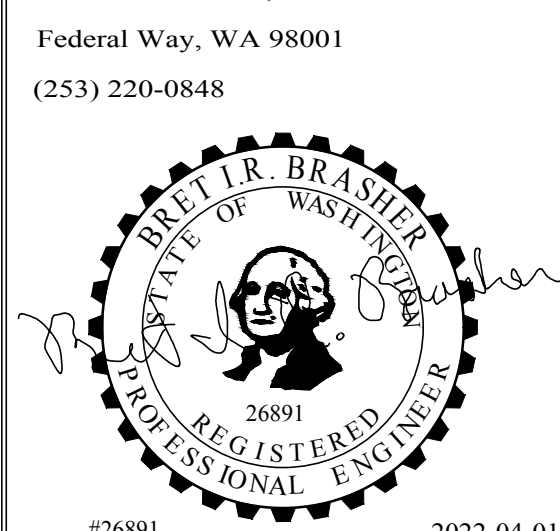
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STRUCTURAL NOTES



Structural Building Consultants

32008 32nd Ave S, #B
Federal Way, WA 98001
(253) 220-0848



PREPARED FOR:

MAK REMODEL
6521 80TH AVE SE
MERCER ISLAND, WA 98040

DESIGNED BY : COK
DRAWN BY : COK
ISSUE DATE : 2022-04-01
LATEST REV. :
PROJECT # : 22.017

SHEET TITLE :
GENERAL NOTES

SUBMITTAL SET ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISIONS PENDING LOCAL JURISDICTIONAL
REVIEW.

S1.0

ABBREVIATIONS

A.B.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
AGGR.	AGGREGATE	INSUL.	INSULATION
ALT.	ALTERNATE	INT.	INTERIOR
APPROX.	APPROXIMATE		
ARCH.	ARCHITECTURAL	JNT.	JOINT
		JBST.	JOIST
BD.	BOARD		
BLDG.	BUILDING	LFA	LOAD FROM ABOVE
BLK.	BLOCK		
BLKG.	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MFR.	MANUFACTURER
BOT.	BOTTOM	MIN.	MINIMUM
BTWN.	BETWEEN	MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
C.J.	CONTROL JOINT	MTL.	METAL
CLR.	CLEAR		
C.M.U.	CONCRETE MASONRY UNIT	NO.	NUMBER
		N.T.S.	NOT TO SCALE
COL.	COLUMN		
CONC.	CONCRETE	O.C.	ON CENTER
CONN.	CONNECTION	O.D.	OUTSIDE DIAMETER
CONSTR.	CONSTRUCTION	OH.	OVERHEAD
CONT.	CONTINUOUS	OPG.	OPENING
		OPP.	OPPOSITE
DEC.	DEGREE		
DET./DTL.	DETAIL	PCT.	PRE-CAST
DIAG.	DIAGONAL	P.L.	PROPERTY LINE
DIA. (Ø)	DIAMETER	PLYWD.	PLYWOOD
DN.	DOWN		
DWG.	DRAWING	R.D.	ROOF DRAIN
		RE.	REFER TO ...
(E)	EXISTING	REINF.	REINFORCED
EA.	EACH	REQ'D	REQUIRED
E.J.	EXPANSION JOINT	RM	ROOM
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	R.O.	ROUGH OPENING
E.L./ELEV.	ELEVATION	SCHED.	SCHEDULE
EQ.	EQUAL	SECT.	SECTION
EQUIP.	EQUIPMENT	S.F.	SQUARE FOOT
E.W.	EACH WAY	SHT.	SHEET
EXP.	EXPANSION	SHW OR S.W.	SHEAR WALL
EXT.	EXTERIOR	SM.	SIMILAR
		SPEC.	SPECIFICATION
F.D.	FLOOR DRAIN	SQ.	SQUARE
FDN./FND.	FOUNDATION	S.S.	STAINLESS STEEL
F.F.	FINISH FLOOR	STAGG.	STAGGERED
FF	FLUSH FRAMED	STD.	STANDARD
FIN.	FINISH	STIFF.	STIFFENER
FLR.	FLOOR	STL.	STEEL
F.O.B.	FACE OF BRICK	STRUC.	STRUCTURAL
F.O.C.	FACE OF CONCRETE		
F.S.	FULL SIZE	TR	TREAD
FT.	FOOT OR FEET	T&B	TOP AND BOTTOM
FTG.	FOOTING	T&G	TONGUE AND GROOVE
FURR.	FURRING	THK.	THICK
		T/	TOP OF
		TYP.	TYPICAL
GA.	GAUGE		
GALV.	GALVANIZED		
GR.	GRADE		
GYP.	GYPSPUM	U.N.O.	UNLESS NOTED OTHERWISE
GYP. BD.	GYPSPUM BOARD		
H.T.	HEIGHT	VER.	VERIFY
		VERT.	VERTICAL
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	W/	WITH
		W/O	WITHOUT
		CL	CENTERLINE
		P	PLATE

SHEET INDEX

SHEET NUMBER	SHEET TITLE	REVISIONS*
S1.0	GENERAL NOTES	
S1.1	GENERAL NOTES AND DETAILS	
S2.0	FDN AND CRAWLSPACE FRAMING PLAN	
S2.1	ROOF FRAMING PLAN	
S3.0	DETAILS	

TOTAL NUMBER OF SHEETS 5

* LATEST INDIVIDUAL SHEET REVISION ISSUED

STRUCTURAL OBSERVATION SHALL, WHEN REQUESTED, BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AS DEFINED IN IBC SECTION 1704. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR INSPECTION AS REQUIRED BY IBC SECTIONS 110 OR 1705.

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING. PROVIDE ERECTION BRACING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFNESS ARE INSTALLED. REFER TO ARCHITECTURAL PLANS FOR WALL OPENING, ARCHITECTURAL TREATMENT AND DIMENSIONS NOT SHOWN. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPES, CONDUITS, ETC., NOT SHOWN.

4.8 MANUFACTURED TIMBER BEAMS

A. GLULAMINATED TIMBER BEAMS (GLULAM BEAMS)

ALL STRUCTURAL GLUE-LAMINATED TIMBER, MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH ANSI A190.1-2017 "STRUCTURAL GLUED LAMINATED TIMBER", AND ALL MEMBERS SHALL BE MARKED WITH A QUALITY MARK THEREOF. ALL PLY LAYOUTS SHALL BE PER P.S. 56. CAMBERS ARE AS SHOWN ON THE DRAWINGS. ALL MEMBERS SHALL BE EITHER COMBINATION 24F-V4 (SIMPLE SPAN) OR 24F-V8 (CANTILEVERED OR CONTINUOUS SPAN) AS APPLICABLE. ALL MEMBERS SHALL BE ARCHITECTURAL APPEARANCE AND SHALL BE GLUED WITH WATERPROOF ADHESIVE PER ANSI A190.1-2017. ARCHES SHALL BE COMBINATION 24F-V8 AND HAVE EXTERIOR GLUE, ARCHITECTURAL GRADE.

B. PARALLAM BEAMS

BEAMS SHALL BE 2.0E PARALLAM PSL AS MANUFACTURED BY WEYERHAEUSER. MATERIALS, MANUFACTURE, AND QUALITY CONTROL SHALL BE PER THE MANUFACTURER WHO SHALL ULTIMATELY BE RESPONSIBLE FOR THE MANUFACTURE OF THE PRODUCT. ALL BRIDGING AND BRACING SHALL BE PER THE MANUFACTURER.

C. MICROLAM BEAMS

BEAMS SHALL BE 1.9 MICROLAM LVL AS MANUFACTURED BY WEYERHAEUSER. MATERIALS, MANUFACTURE, AND QUALITY CONTROL SHALL BE PER THE MANUFACTURER WHO SHALL ULTIMATELY BE RESPONSIBLE FOR THE MANUFACTURE OF THE PRODUCT. ALL BRIDGING AND BRACING SHALL BE PER THE MANUFACTURER.

D. TIMBERSTRAND BEAMS

BEAMS SHALL BE 1.5E OR 1.3E TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAEUSER. MATERIALS, MANUFACTURE, AND QUALITY CONTROL SHALL BE PER THE MANUFACTURER WHO SHALL ULTIMATELY BE RESPONSIBLE FOR THE MANUFACTURE OF THE PRODUCT. ALL BRIDGING AND BRACING SHALL BE PER THE MANUFACTURER.

MAIN ADDITION STUDS UNLESS NOTED OTHERWISE ON PLANS		
LEVEL	APPLICATION	SIZE/GRADE/SPACING
MAIN FLOOR	EXTERIOR	2x6 #2 HF @ 16" O.C.
	INTERIOR	2x4 #2 HF @ 16" O.C.

4.9 PRESERVATIVE TREATMENT

A. PRESERVATIVE TREATMENTS

SEE ARCH FOR ALL PRESERVATIVE TREATED REQUIREMENTS AND FINISHES OF EXPOSED TIMBER MEMBERS AND AT EXTERIOR CONDITIONS.

ALL EXPOSED FRAMING LUMBER, PLYWOOD AND DECK MATERIALS SHALL BE PRESSURE TREATED PER THE 2020 AWPB BOOK OF STANDARDS "P STANDARDS". ALL CUTTING AND BORING AFTER PRESSURE TREATMENT SHALL BE CARED FOR IN ACCORDANCE WITH THE 2020 AWPB BOOK OF STANDARDS "P STANDARDS".

ACZA PRESERVATIVE TREATMENT SHALL NOT BE PERMITTED EXCEPT WHERE HARDWARE (INCLUDING NAILS) IN CONTACT WITH THE TREATED PRODUCT IS COMPOSED ENTIRELY OF STAINLESS STEEL MATERIAL. STAINLESS STEEL HARDWARE SUBSTITUTED FOR HDG PRODUCTS SHALL MEET OR EXCEED THE STRENGTH AND PERFORMANCE OF THE SUBSTITUTED HDG PRODUCT ORIGINALLY SPECIFIED.

B. GALVANIZATION OF HARDWARE (EXPOSED OR IN CONTACT WITH PRESERVATIVE TREATED WOOD)

1. PROTECTED ENVIRONMENT

ALL HARDWARE (HANGERS, NAILS, BOLTS, LAG SCREWS, FLASHING ETC.) SHALL BE HOT-DIP GALVANIZED (HDG) TO A MINIMUM COATING LEVEL OF G185 (1.85 oz/H2 OF ZINC) WHEN IN CONTACT WITH PRESERVATIVE TREATED WOOD CONTAINING PRODUCTS SUCH AS, BUT NOT LIMITED TO: COA, ACO, OR OBA. HDG PRODUCTS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS AS APPLICABLE: ASTM A653/A653M-15, ASTM A123/A123M-17, AND ASTM A153/A153M-09. WHEN USING STAINLESS STEEL OR HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHALL BE OF THE SAME MATERIAL.

2. EXPOSED ENVIRONMENT

ALL HARDWARE (INCLUDING CONNECTORS) IN CONTACT WITH PRESSURE TREATED WOOD IN AN EXPOSED OR POTENTIAL TO BE EXPOSED ENVIRONMENT (HAVING POTENTIAL FOR WIND BLOWN RAIN TO REACH) SHALL BE MINIMUM OF G185 COATING OR STAINLESS STEEL. CONTRACTOR TO COORDINATE W/ OWNER ON WHICH TO USE.

5.0 MECHANICAL / EPOXY / POWDER DRIVEN FASTENERS

A. MECHANICAL FASTENERS (PRE-DRILLED ANCHORS)

1. TYPICAL MECHANICAL ANCHORS WHICH ARE INSTALLED IN CONCRETE SHALL BE AS MANUFACTURED BY THE SIMPSON, INC. AND SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S GUIDELINES AND PER ICC REPORT ESR-1771 FOR WEDGE ANCHORS OR PER ICC REPORT ESR-2713 FOR SCREW TYPE ANCHORS OR APPROVED EQUIVALENTS.

B. EPOXY CONNECTIONS (PRE-DRILLED ANCHORS)

1. ADHESIVE ANCHORS SHALL BE OF THE SIZE AND LENGTH AS CALLED OUT ON THE PLANS USING THE DEWALT ADHESIVE PURE 110 ANCHORING SYSTEM PER APPROVED ICC REPORT ESR-3298 OR APPROVED EQUAL. ADHESIVE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL EPOXY ANCHORS REQUIRE SPECIAL INSPECTION.

6.0 MISCELLANEOUS

STRUCTURAL OBSERVATION SHALL, WHEN REQUESTED, BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AS DEFINED IN IBC SECTION 1704. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR INSPECTION AS REQUIRED BY IBC SECTIONS 110 OR 1705.

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING. PROVIDE ERECTION BRACING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFNESS ARE INSTALLED. REFER TO ARCHITECTURAL PLANS FOR WALL OPENING, ARCHITECTURAL TREATMENT AND DIMENSIONS NOT SHOWN. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPES, CONDUITS, ETC., NOT SHOWN.

NOTE: EQUIVALENT RATED PLYWOOD MAY BE USED IN LIEU OF OSB CALLED OUT. ALL THICKNESS AND GRADING SHALL CONFORM TO PSI OR PS2. SHEATHING SHALL HAVE EXPOSURE RATING AS APPROPRIATE PER THE CONTRACTOR'S CONSTRUCTION AND WEATHER CONDITIONS SPECIFIED BY CONTRACTOR.

ROOF DIAPHRAGM: 7/16" OSB (MIN PANEL INDEX = 24/16), WITH 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD TYPICAL UNLESS NOTED OTHERWISE ON PLAN. WHERE REQUIRED, USE PLY-CLIPS INSTALLED PER MANUFACTURER'S GUIDELINES AND APA GUIDELINES.

FLOOR DIAPHRAGM: 3/4" TONGUE AND GROOVE OSB (MIN PANEL INDEX = 40/20), WITH 0.148" DIA P-NAILS OR 10d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD TYPICAL UNLESS NOTED OTHERWISE ON PLAN. SHEATHING SHALL BE GLUE-NAILED TO FRAMING WITH APPROVED ADHESIVE PER THE ARCHITECT.

4.2 FLAT AND TAPERED CHORD ENGINEERED WOOD JOISTS (CONT.)

2. RESIDENTIAL STRUCTURES:

IN RESIDENTIAL STRUCTURES WEB STIFFENER REQUIREMENTS (IF ANY) ARE PER THE PLANS AND THE MATERIAL USED SHALL BE WOOD PANELS (OSB OR PLYWOOD). WEB STIFFENER GAP REQUIREMENTS SHALL BE AS DESCRIBED ABOVE.

E. HANGERS:

ALL HANGERS SHALL BE AS REQUIRED PER ENGINEERED WOOD VENDOR FOR FLAT AND TAPERED CHORD JOISTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ANY DISCREPANCIES BETWEEN VENDOR REQUIREMENTS AND THAT WHICH IS CALLED OUT ON THE PLANS BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

F. HOLES IN ENGINEERED WOOD JOISTS:

THE TOP AND BOTTOM FLANGES ARE NEVER TO BE CUT. THE JOIST SHALL NOT BE CUT WITHIN 4 INCHES OF THE SUPPORT CENTERLINE. OTHERWISE A 1-1/2 INCH DIAMETER HOLE CAN BE CUT IN THE WEB ANYWHERE AS LONG AS THE DISTANCE BETWEEN THE HOLES IS EQUAL TO 2 TIMES THE HOLE DIAMETER. A 1-1/2 INCH DIAMETER HOLE CAN ALSO BE MADE WITHIN 6 INCHES OF ANY BEARING SUPPORT. ANY SIZE OR SHAPE HOLE LARGER THAN THAT SHALL BE CUT ONLY IN ACCORDANCE WITH THE HOLE CHARTS IN THE MANUFACTURER'S MANUAL AND ON THE PLANS.

G. CEILING CLIPS:

JOIST / TRUSS CONNECTIONS TO NON-LOAD BEARING WALLS SHALL BE PER THE TYPICAL DETAILS. SLIDE CLIPS SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER.

4.3 PRE-ENGINEERED ROOF AND FLOOR TRUSSES

ALL PREFABRICATED WOOD ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE IS LOCATED. THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. ALL NECESSARY BRIDGING, BLOCKING, PRE-NOTCHED PLATES, HANGERS, ETC. SHALL BE DETAILED OR SPECIFIED, AND FURNISHED BY THE MANUFACTURER. ALL PERMANENT BRACING FOR TRUSSES SHALL BE DETAILED AND DESIGNED BY THE TRUSS SUPPLIER. THE TRUSS MANUFACTURER SHALL VERIFY ALL SETBACKS, DIMENSIONS, AND BEARING POINTS PRIOR TO FABRICATION. MAXIMUM ALLOWABLE DEFLECTIONS SHALL BE AS FOLLOWS:

FLOOR TOTAL LOAD SPAN/240 OR 3/4"

FLOOR LIVE LOAD SPAN/480 OR 1/2"

ROOF TOTAL LOAD SPAN/240 OR 3/4"

ROOF LIVE LOAD SPAN/360 OR 1/2"

TRUSSES SHALL BE DESIGNED FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHING SPECIFICATIONS. ADDITIONAL CONCENTRATED LOADS FROM MECHANICAL UNITS, AND MISCELLANEOUS EQUIPMENT, ETC. SHALL BE ACCOUNTED FOR/COORDINATED WITH THE SUB-CONTRACTORS, ARCHITECT AND TRUSS ENGINEER. ALTERATION OF THE TRUSS LAYOUT INDICATED ON THE PLANS MAY REQUIRE SUPPORTING STRUCTURAL AND FOUNDATION CHANGES, THEREFORE PRIOR APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER IS REQUIRED. TRUSSES SHALL NOT BE FIELD ALTERED PRIOR TO WRITTEN APPROVAL OF THE ENGINEER OF RECORD DESIGNING THE TRUSSES.

TRUSS CONNECTIONS TO NON-LOAD BEARING WALLS SHALL BE PER THE TYPICAL DETAILS. SLIDE CLIPS SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER.

4.4 CARPENTRY HARDWARE

A. BOLTS SHALL BE ASTM A307-14e1.

B. WASHERS SHALL BE STANDARD CUT WASHERS OR MALLEABLE IRON WASHERS.

C. ALL NAILS SHALL BE COMMON WIRE NAILS OR EQUIVALENT PNEUMATICALLY DRIVEN NAILS (P-NAILS). GALVANIZED P-NAILS SHALL BE INSTALLED PER THE MANUFACTURER'S GUIDELINES.

COMMON WIRE NAIL	PNEUMATIC NAIL	MINIMUM NAIL LENGTH	NAIL APPLICATION
16d COMMON	0.162"Ø P-NAIL	3-1/2"	FRAMING
12d COMMON	0.148"Ø P-NAIL	3-1/4"	FRAMING
10d COMMON	0.148"Ø P-NAIL	2-3/8"	SHEATHING
8d COMMON	0.131"Ø P-NAIL	2-3/8"	SHEATHING

D. LAG SCREWS, SHEAR PLATES - SEE IBC.

E. ANCHORS AND CONNECTORS SHALL BE SIMPSON, USP, OR OTHER ICC OR IAPMO APPROVED.

F. HARDWARE EXPOSED TO WEATHER OR TO VIEW SHALL BE GALVANIZED OR PROTECTED WITH OTHER APPROVED MEANS OF CORROSION PROTECTION. FOR ADDITIONAL REQUIREMENTS REGARDING HARDWARE IN EXPOSED CONDITIONS SEE SECTION 4.9.

4.5 MINIMUM NAILING - PER IBC TABLE 2304.10.1. (UNLESS DETAILS SHOW OTHERWISE)

4.6 ANCHOR BOLTS

FOUNDATION PLATE OR SILL BOLTING SHALL BE PER IBC CHAPTER 23. PER IBC 2308.3.1, ALL FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO CONCRETE OR MASONRY WITH MINIMUM 1/2" NOMINAL DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" AND SPACED NOT MORE THAN 6 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN 4 INCHES FROM EACH END OF EACH PIECE. IN SEISMIC CATEGORIES D, E AND F 3" x 3" x 0.229" WASHERS ARE REQUIRED AT ALL ANCHOR BOLTS PER IBC SECTION 2308.3.2. IN SEISMIC CATEGORIES E AND F, MINIMUM OF 5/8" DIAMETER BOLTS ARE REQUIRED PER SECTION 2308.3.1.1.

4.7 PLYWOOD/OSB SHEATHING

EACH SHEET SHALL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL GRADING AND INSTALLATION SHALL CONFORM TO MOST CURRENT VERSION OF PS2 FOR OSB. USE THICKNESS AND NAILING AS SHOWN ON THE DRAWINGS. SHEATHING SHALL HAVE EXPOSURE RATING AS APPROPRIATE PER THE CONTRACTOR'S CONSTRUCTION AND WEATHER CONDITIONS SPECIFIED BY CONTRACTOR. EXCEPT AS OTHERWISE SHOWN OR NOTED, PROVIDE 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 6" ON CENTER @ SUPPORTED PANEL EDGES AND 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 12" ON CENTER ON OTHER SUPPORTING MEMBERS FOR WALLS AND ROOFS. FOR FLOORS, USE THE SAME SPACING PATTERN AS STATED FOR WALLS OR ROOF EXCEPT USE 0.148" DIA P-NAILS OR 10d COMMON NAILS. SHEETS SHALL BE INSTALLED WITH APA REQUIRED 1/8" GAP BETWEEN PANEL EDGES AND END PANELS.

NOTE: EQUIVALENT RATED PLYWOOD MAY BE USED IN LIEU OF OSB CALLED OUT. ALL THICKNESS AND GRADING SHALL CONFORM TO PSI OR PS2. SHEATHING SHALL HAVE EXPOSURE RATING AS APPROPRIATE PER THE CONTRACTOR'S CONSTRUCTION AND WEATHER CONDITIONS SPECIFIED BY CONTRACTOR.

ROOF DIAPHRAGM: 7/16" OSB (MIN PANEL INDEX = 24/16), WITH 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD TYPICAL UNLESS NOTED OTHERWISE ON PLAN. WHERE REQUIRED, USE PLY-CLIPS INSTALLED PER MANUFACTURER'S GUIDELINES AND APA GUIDELINES.

FLOOR DIAPHRAGM: 3/4" TONGUE AND GROOVE OSB (MIN PANEL INDEX = 40/20), WITH 0.148" DIA P-NAILS OR 10d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD TYPICAL UNLESS NOTED OTHERWISE ON PLAN. SHEATHING SHALL BE GLUE-NAILED TO FRAMING WITH APPROVED ADHESIVE PER THE ARCHITECT.

3.4 MATERIALS (CONT.)

B. AIR ENTRAINMENT: CONFORM TO ASTM C260/C260M-10a AND ASTM C494/C494M-13, MBVR OR MICRO-AIR BY MASTER BUILDER. NO AIR ENTRAINMENT IN COLUMNS WITHOUT PRIOR WRITTEN PERMISSION BY ENGINEER OF RECORD. ENTRAIN 5% +/- 1% AIR BY VOLUME IN ALL EXPOSED CONCRETE.

C. OTHER ADMIXTURE: NO OTHER ADMIXTURES PERMITTED UNLESS PRIOR APPROVAL IS GIVEN BY THE ENGINEER. NO ADMIXTURES CONTAINING CHLORIDES ARE PERMITTED.

3.5 REINFORCING STEEL

DETAIL, FABRICATE AND PLACE PER ACI 315 AND ACI 318-14. SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

A. STEEL REINFORCEMENT SHALL BE NEW, DEFORMED BILLET STEEL, MEETING ASTM STANDARD A615/A615M-15ae1, A706/A706M-15 AT BOUNDARY ELEMENTS; GRADE 60 FOR #3 AND LARGER BARS UNLESS NOTED OTHERWISE ON THE PLANS. CARE SHALL BE TAKEN IF BENDING GRADE 60 REBARS IN FIELD AFTER CONCRETE PLACEMENT. ALL BEND SHALL BE PER ACI.

B. REINFORCEMENT IN ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS OR CORNER BARS PROVIDED, BOTH VERTICAL AND HORIZONTAL.

C. LAPS: ALL TENSION SPLICES ARE ACCORDING TO ACI 318-14, CLASS B AND ALL COMPRESSION SPLICES ARE 30 DIAMETERS FOR f_c GREATER THAN 3000 PSI AND ARE 40 DIAMETERS FOR f_c WHICH IS LESS THAN 3000 PSI, UNLESS NOTED OTHERWISE.

D. TRIM REINFORCING: AROUND ALL OPENINGS SHALL BE A MINIMUM 1-#4 TOP AND BOTTOM, EXTENDING 2'-6" BEYOND OPENING AT EACH CORNER. SEE TYPICAL DETAILS.

E. WELDING: TACK WELDING OF REBAR IS NOT PERMITTED UNLESS CALLED FOR AND APPROVED BY THE ENGINEER.

F. MINIMUM REINFORCING: WHERE REINFORCEMENT IS NOT SHOWN ON THE DRAWINGS, THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-14) SHALL BE REFERRED TO FOR PROPER REINFORCEMENT.

G. REBAR COVER: PROVIDE CONCRETE PROTECTION FOR REINFORCEMENT AS FOLLOWS:

CONDITION	COVER
CONCRETE DEPOSITED AGAINST EARTH	3"
CONCRETE DEPOSITED AGAINST FORMS BUT EXPOSED TO EARTH	2"
MAIN REINFORCING IN BEAMS	1-1/2"
TO TIES IN COLUMNS AND TIED REBAR IN WALLS	1-1/2"
FOR BARS IN SLABS ON GROUND	1-1/2"

H. WELDED WIRE FABRIC AND DEFORMED BAR ANCHORS: ASTM A1064/1064M-13

3.6 EPOXY DOWELED REINFORCEMENT

A. ALL REINFORCEMENT WHICH IS TO BE DOWELED INTO EXISTING CONCRETE SHALL BE INSTALLED WITH USING THE DEWALT PURE 110+ ADHESIVE SYSTEM PER ICC REPORT ESR-3298 OR APPROVED EQUAL. ADHESIVE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

B. EPOXY SHALL BE MIXED, APPLIED, AND CURED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. REINFORCEMENT AND CONCRETE SHALL BE CLEAN AND FREE OF IRREGULARITY. EPOXY SHALL NOT BE MIXED OR CURED IN AIR AND / OR CONCRETE TEMPERATURES BELOW MINIMUM PER MANUFACTURER'S SPECIFICATIONS.

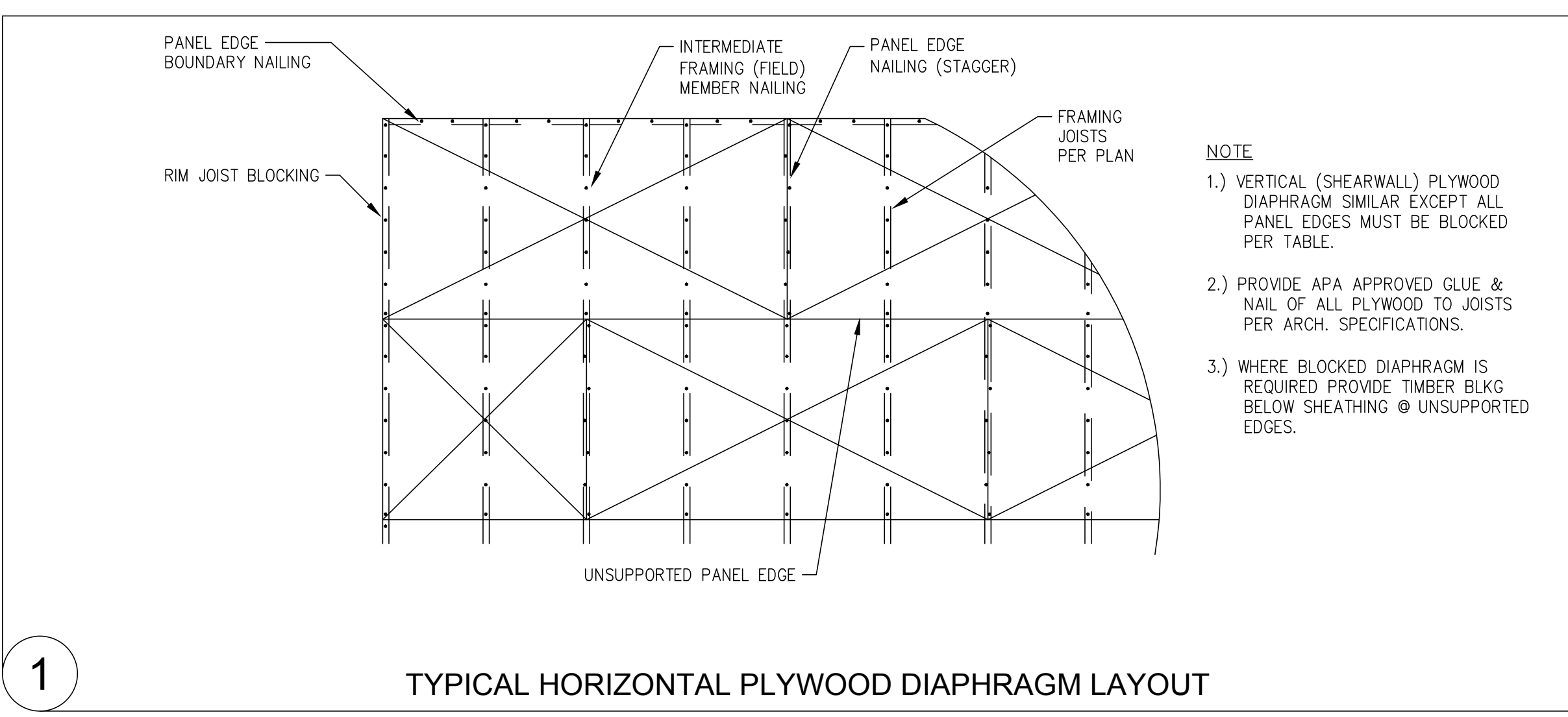
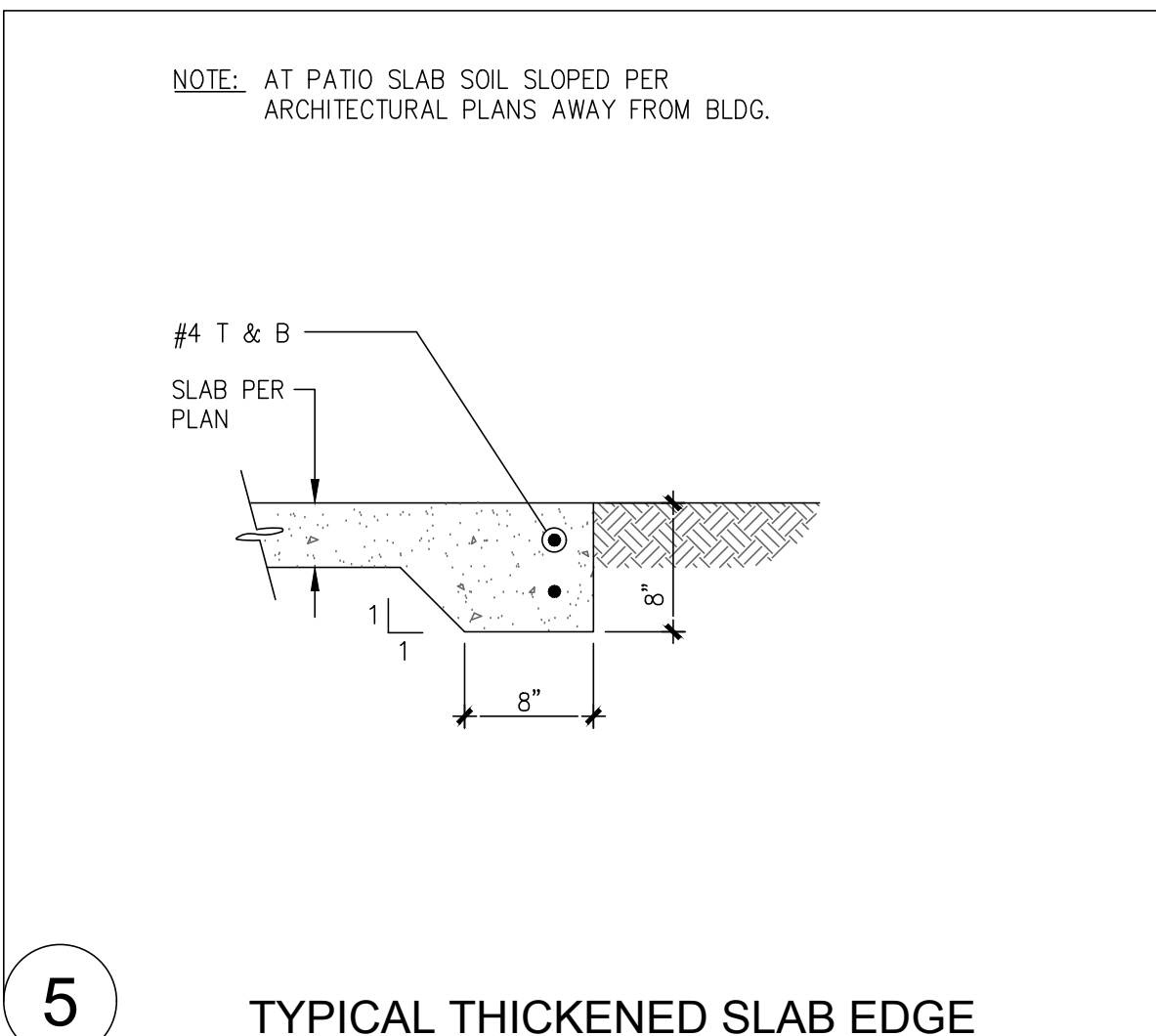
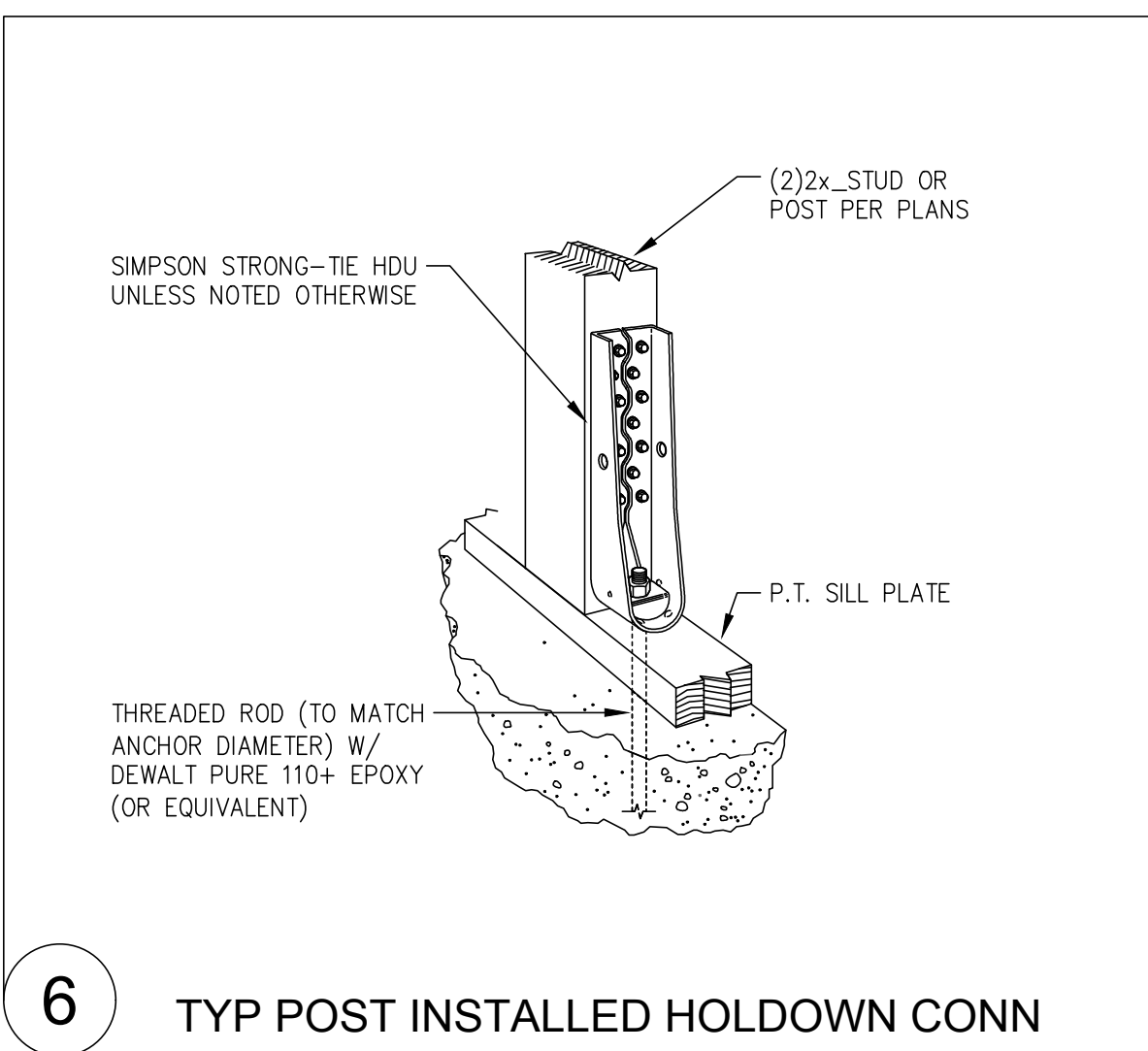
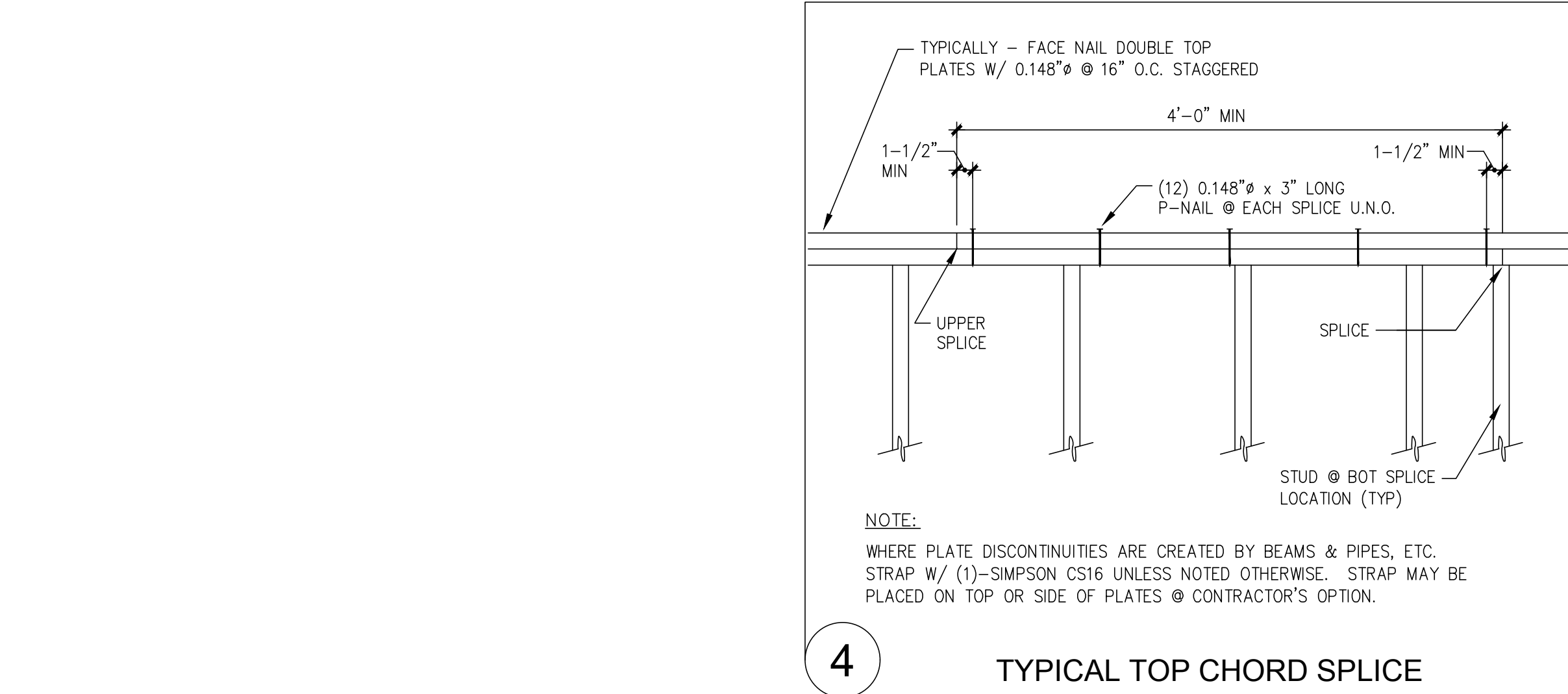
C. EPOXY DOWELING OF REINFORCEMENT IN OVERHEAD APPLICATIONS SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

4.0 WOOD FRAMING

4.1 ROUGH CARPENTRY

ALL 2x FRAMING LUMBER SHALL BE #2 HEM FIR FOR STUDS AND HEM FIR STANDARD OR BETTER FOR PLATES OR AS SHOWN BELOW. ALL 2" LUMBER SHALL BE KILN DRIED (KD) OR SURFACE DRIED (SD). EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU (WOLBI) OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK OR APPROVED EQUAL. OTHER MATERIALS SHALL BE AS SHOWN BELOW:

MEMBER	GRADE/SPECIES	Fb (PSI)	Fv (PSI)	Fcp (PSI)
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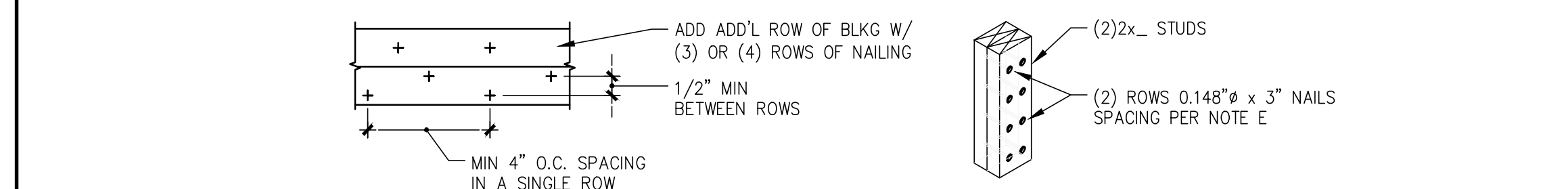
FLOOR & ROOF FRAMING NOTES

- ALL ROOF TRUSSES ARE TO BE ENGINEERED BY OTHERS. THE TRUSS MANUFACTURER SHALL PROVIDE CONNECTION HARDWARE TO CARRY THE ROOF DEAD AND LIVE LOAD TO THE LOAD CARRYING MEMBER. PROVISIONS FOR PERMANENT BRACING AND THEIR CONNECTIONS WITHIN THE TRUSS SYSTEM SHALL BE PART OF THE PRE-ENGINEERED TRUSS PACKAGE. THE ROOF TRUSS PACKAGE SHALL INCLUDE OVER-FRAMING (VALLEY TRUSSES, OR OTHER SUPPLEMENTARY TRUSSES, AND THEIR CONNECTIONS) AS REQUIRED TO COMPLETE THE ROOF FRAMING SYSTEM FROM THE ROOF SHEATHING TO THE SUPPORTING WALLS BELOW.
- P.E. TRUSS MANUFACTURER SHALL PROVIDE FULL DEPTH TRUSS BLOCKING OR DRAG TRUSSES FROM ROOF DIAPHRAGM TO SHEARWALL BELOW. ATTACH TO SHEARWALL BELOW WITH SIMPSON A35 CLIPS / NAILING PER THE SHEARWALL TABLE. THE MANUFACTURER SHALL DESIGN THE DRAG TRUSS OR TRUSS BLOCKING TO RESIST THE LATERAL FORCE CALLED OUT ON THE PLANS.
- TIE-DOWN EVERY TRUSS (RAFTER) AND ALL END TRUSSES AT ALL BEARING SUPPORTS WITH (1) SIMPSON HD2.5A HURRICANE ANCHOR.
- P.E. TRUSS MANUFACTURER TO VERIFY DEFLECTION TOLERANCE BETWEEN TRUSSES AND WINDOWS WHERE WINDOW FRAMES DIRECTLY INTO TRUSS BOTTOM CHORD - VERIFY PER WINDOW SUPPLIER AND ARCHITECT.
- ROOF AND FLOOR JOIST LOCATIONS ARE SCHEMATICALLY SHOWN ON THE PLANS. IT IS NOT THE INTENT OF THE STRUCTURAL PLANS TO GRAPHICALLY LOCATE ALL FRAMING MEMBERS. THE ARCHITECT SHALL VERIFY THE COMPATIBILITY OF JOIST LAYOUT AND FRAMING W/ MECHANICAL, ELECTRICAL & PLUMBING AND ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR SPACING FRAMING MEMBERS AS NOTED ON THE PLANS AND GENERATING MEMBER LAYOUT FOR SHOP DRAWINGS AND QUANTITY TAKEOFFS.
- THE TRUSS MANUFACTURER SHALL VERIFY BEARING COMPATIBILITY (CRUSHING) WITH THE PLATE MATERIAL. TYPICALLY, COMPOSITE BEAMS SHALL BE FULLY BEARING ON 2 X 4 WALLS. I.E. BREAK RIM OR BLOCKING TO ALLOW FULL BEARING OVER 3 1/2" WIDE PLATES.
- PLACE LONG DIRECTION OF ALL PLYWOOD SHEETS PERPENDICULAR TO TRUSS/RAFTER OR JOIST DIRECTION, SEE DETAIL 1/S1.1. FLOOR SHEATHING IS TO BE CONTINUOUS THROUGH HOUSE. TYPICAL NAILING AT FLOOR AND ROOF DIAPHRAGMS IS PROVIDED IN THE GENERAL STRUCTURAL NOTES ON SHEET S1.0.
- DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET S1.1. INDICATES SHEARWALL LOCATION, THE CALL-OUTS ON THE SHEARWALL TABLE APPLY ONLY AT THE LENGTH OF WALL SHOWN HATCHED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS.
- NO RIM BOARD LATERAL CAPACITY LESS THAN 700 PLF IS ALLOWED TO BE USED.
- THE DOUBLE TOP PLATE IS TO BE CONTINUOUS ALONG ALL EXTERIOR WALLS AND AT ALL WALL LINES CONTAINING SHEARWALLS. TYPICAL WALL TOP PLATE SPLICES SHALL BE PER DETAIL 4/S1.1.
- WHERE COMPOSITE BEAMS ARE USED AS DRAG STRUTS THE MANUFACTURER SHALL PROVIDE THE FRAMING MEMBERS WITH THE CAPACITY CALLED OUT ON THE PLANS.
- TYPICAL JOISTS SHALL BE 2x12 #2 HEM-FIR @ 16" O.C. IN CRAWLSPACE U.N.O. WHERE REQUIRED, THE COMPOSITE BEAM MANUFACTURER SHALL BE RESPONSIBLE FOR ANY/ALL BEAM HANGERS (SEE PLANS FOR ANY SPECIFIC CALL-OUTS), SOLID BLOCKING, CANTILEVERED CONDITIONS, CONCENTRATED BEARING LOADS AND NAILING FROM SHEARWALLS ABOVE AND BELOW.
- FF = FLUSH-FRAMED BEAM. VERIFY FLUSH OR DROPPED BEAM CONDITION PER ARCHITECT.
- ALL HEADERS IN NON-LOAD BEARING WALL WITH FRAMING PARALLEL TO WALL 4'-0" AND LONGER SHALL BE A MINIMUM OF (2) 2x8 HF #2 UNLESS NOTED OTHERWISE. CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF BEAM CALL OUT MISSING OR UNCLEAR. PROVIDE POSITIVE CONNECTION AT ALL BEAM TO PERPENDICULAR WALL CONNECTIONS, SIMPSON A35 OR LTP5 CLIP U.N.O.
- ALL HEADERS ARE TO BE SUPPORTED BY (1) 2x TRIMMER (BEARING) STUD AND (1) FULL-HEIGHT 2X KING STUD. MULTIPLE TRIMMER STUDS ARE INDICATED PER PLAN. BEAMS AND GIRDER TRUSSES LOADING PERPENDICULAR WALLS SHALL BE SUPPORTED, AT MINIMUM, BY SOLID STUDS BELOW BEAM. MULTIPLE BEARING STUDS CALLED OUT ON UPPER LEVELS SHOULD BE CONTINUED TO FOUNDATION OR BEAM BELOW UNLESS NOTED OTHERWISE AND REQUIRE SOLID BLOCKING BETWEEN FLOORS.
- MATERIAL SUPPLIERS SHALL VERIFY PRESSURE-TREATED MEMBERS W/ DESIGNER. ALL EXPOSED BEAM HANGERS SHALL BE HOT-DIPPED GALVANIZED AT MINIMUM (SEE STRUCTURAL NOTES SECTION 4.9 FOR EXPOSED CONDITION) AND HAVE CONCEALED FLANGES, VERIFY W/ BUILDING DESIGNER.
- LSL INDICATES 1.55E TIMBERSTRAND MEMBER. PSL INDICATES 2.2E PARALLAM MEMBER. LVL INDICATES 1.9E MICROLAM MEMBER. GLB INDICATES 24F-V4 DOUG-FIR GLULAM BEAM IF SIMPLE SPAN. USE 24F-V8 AT CONTINUOUS OR CANTILEVERED SPAN CONDITIONS.
- OR DENOTES HOLDOWNS SEE THE HOLDOWN TABLE ON SHEET S1.1.
- SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS AND NOTES, METAL CONTROL JOINTS AT DOORWAY OPENINGS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND DETAILS.
- SEE ARCHITECTURAL PLANS FOR TOP OF WALL HEIGHTS AND SLAB ON GRADE ELEVATIONS. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE DIMENSIONS ARE SHOWN ON THE STRUCTURAL PLANS, CONTRACTOR SHALL VERIFY COMPATIBILITY W/ ARCHITECTURAL PLANS. WHERE DISCREPANCY EXISTS, CONTRACTOR SHALL NOTIFY BOTH THE ENGINEER AND ARCHITECT FOR CLARIFICATION.
- WINDOW SUPPLIER TO VERIFY THAT WINDOW AND WINDOW FRAMES TRANSFER WIND LOADS EVENLY TO STRUCTURAL FRAMING ON ALL 4 SIDES OF WINDOW. WINDOW SUPPLIER TO VERIFY MINIMUM .005"H STORY DRIFT TOLERANCE IN PLANE OF ALL WINDOWS AND ALLOW FOR L/240 DEFLECTION (PERPENDICULAR) AT WINDOW MULLIONS.
- ALL CEILING SOFFITS BY OTHERS.
- SEE GENERAL STRUCTURAL NOTES ON S1.0 FOR ADDITIONAL INFORMATION.

SHEARWALL COMPONENT TABLE

MARK	SHEATHING COMPONENTS & NAILING DATA				5/8" AB TO CONCRETE SPACING (IN)	0.148" DIA P-NAIL PL TO PL SPACING (IN)	SIMPSON A35 CLIP SPACING (IN)	SIMPSON LTP5 CLIP SPACING (IN)	MIN ASD SEISMIC SPF/HF CAPACITY (PLF)
	SHEATHING	# OF SIDES	NAILS SIZE	O/C SPACING PANEL EDGE FIELD					
W6	7/16" OSB OR 15/32" PWD, APA RATED SHEATHING, BLOCKED	ONE	0.131" DIA	6 INCHES 12 INCHES	60" O.C.	8" O/C MAX	27" O.C.	24" O.C.	241
W4	7/16" OSB OR 15/32" PWD, APA RATED SHEATHING, BLOCKED	ONE	0.131" DIA	4 INCHES 12 INCHES	46" O.C.	5 1/2" O/C MAX	19" O.C.	16" O.C.	353
W3	7/16" OSB OR 15/32" PWD, APA RATED SHEATHING, BLOCKED	ONE	0.131" DIA	3 INCHES 12 INCHES	36" O.C.	4" O/C MAX	14" O.C.	12" O.C.	455
W2	7/16" OSB OR 15/32" PWD, APA RATED SHEATHING, BLOCKED	ONE	0.131" DIA	2 INCHES 12 INCHES	27" O.C.	2 ROWS, STAGGERED, 6" O/C MAX	11" O.C.	9" O.C.	595

- TYPICAL NOTES:**
- ALL NAILING PER IBC TABLE 2304.9.1. UNLESS NOTED OTHERWISE IN SHEARWALL TABLE.
 - SHEATHING MAY BE PLACED WITH THE LONGITUDINAL DIRECTION VERTICAL. STUDS AND PLATES SHALL BE CONSIDERED TO ACT AS BLOCKING.
 - WALL SHEATHING CALLED OUT SHALL EXTEND FOR ENTIRE WALL LENGTH AT THAT ELEVATION AND SHALL BE CONTINUOUS AROUND OPENINGS.
 - 8d SHEATHING NAILS ARE TO BE .131" DIAMETER AND 2-3/8" IN LENGTH. 10d PL TO PL NAILS ARE TO BE .148" DIAMETER AND A MINIMUM OF 3-1/4" IN LENGTH. NAILS SHALL BE INSTALLED SO AS TO NOT SPLIT THE TIMBER FRAMING.
 - SIMPSON CLIPS/ANGLES SHALL BE INSTALLED WITH THE APPROPRIATE FASTENERS PER THE MANUFACTURER'S SPECIFICATIONS.
 - USE 3" x 3" x 1/4" PLATE WASHERS AT ALL ANCHOR BOLTS. USE OF SLOTTED HOLE ALLOWED PER IBC/NDS PROVISIONS. FOR SHEARWALLS EXCEEDING 400 PLF, THE PLATE WASHERS ARE TO EXTEND TO WITHIN 1/2" OF THE WOOD SHEATHING PER SPWS C4.3.6.4.3.
 - SPACING SHOWN ABOVE FOR ANCHOR BOLTS, NAILING AND CLIPS IS MAXIMUM AMOUNT ALLOWED. SEE SPECIAL NOTE "A" FOR MINIMUM NAIL SPACING.
 - USE 3x NOMINAL MEMBERS AT ALL PANEL JOINTS IN WALLS W/ 10d COMMON OR 0.148" DIA NAILS @ 2" O/C OR 3" O/C SPACING AND STAGGER NAILS TO AVOID SPLITTING OF WOOD. ALSO REQUIRED AT ALL PANEL JOINTS IN SHEARWALLS TYPE W3. SEE NOTE "D" BELOW FOR OPTION.
 - FRAMING (STUDS) AT SHEARWALLS SHALL BE SPACED NO FARTHER THAN 16" O.C.
 - WHERE 2 OR MORE ROWS REQUIRED, STAGGER NAILS SUCH THAT MINIMUM SPACING IS 4" OR GREATER (SEE SCHEMATIC AND NOTE "A" BELOW)



- SPECIAL NOTES:**
- MINIMUM NAIL SPACING IN A SINGLE ROW SHALL BE 4 INCHES ON CENTER. USE (2) ROWS IF SPACING LESS THAN THIS. USE 2ND RIM BOARD, RIM JOIST OR BLOCKING WHERE THREE ROWS OF NAILING CALLED OUT.
 - WHERE PANELS ARE APPLIED TO BOTH FACES OF THE WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. OPTIONAL TO NOT OFFSET PANEL JOINTS AND TO USE 3x STUDS AND STAGGER NAILS ON EACH SIDE.
 - OPTIONAL TO USE (2) 2x'S IN PLACE OF SINGLE 3x IN SHEARWALL W3 (SEE SPECIAL FOOT NOTE "D" BELOW).
 - (2) ROWS OF 0.148" x 3" STITCH NAILING (2)2x STUDS TOGETHER @ 10" O/C FOR W3 SHW, PER NDS SPWS 2015 SECTION 4.3.7.4 AND APA TECH REPORT T2003-22. OPTION TO SINGLE 3x AT PANEL EDGES.
 - SHEAR LOADS TAKE INTO ACCOUNT S.G. AND CONTROLLING LOAD TYPE.

FOUNDATION NOTES

- DENOTES HOLDOWN. DEEPEN FOOTINGS LOCALLY AT HOLDOWNS TO MAINTAIN A MINIMUM OF 3" CLEAR BETWEEN STEEL AND SOIL.
- INDICATES UNIT SHEARWALLS ABOVE. SEE SHEARWALL TABLE FOR ANCHOR BOLT AND SILL PLATE REQUIREMENTS.
- EXTERIOR WALLS SHALL HAVE AN 8" STEMWALL AND A 1'-4" WIDE X 8" DEEP FOOTING WITH REINFORCEMENT 3" CLEAR OF SOIL (TYPICAL). SEE 5/S3.0.
- BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW GRADE.
- TYPICAL SQUARE FOOTINGS SHALL BE CONSTRUCTED PER 11/S3.0. REFER TO TABLE FOR REQUIRED DIMENSIONS / REINFORCEMENT.
- EXTEND ALL CONTINUOUS FOOTINGS AT END WALLS 1'-0" MINIMUM BEYOND END OF ALL BEARING WALLS AND SHEARWALLS (TYPICAL).
- PROVIDE FOOTING SUBSTRATE PREPARATION PER THE STRUCTURAL NOTES ON S1.0.
- TYPICAL FLOOR SLABS ARE TO BE 4" CONCRETE ON GRADE PER ARCHITECTURAL SHEETS. PROVIDE CONTROL / CONSTRUCTION JOINTS PER DETAIL 3/S1.1 AT THE DIRECTION OF THE ARCHITECT. INSTALL W/M 6x6-W2.9xW2.9 AT CENTER-LINE.
- PROVIDE 4" CONCRETE SLABS (BROOM FINISH) W/ THICKENED EDGES AT ENTRY AND PATIO SLABS. ADD STRIP DRAINS AT FACE OF BUILDING WHERE WALKS AND SLABS SLOPE TOWARDS BUILDING; CONNECT TO TIGHTLINE.
- ALL THICKENED EDGE SLABS SHALL BE 8" WIDE X 8" DEEP WITH (1) CONTINUOUS #4 BAR. SEE DETAIL 5/S1.1.
- PLACE ALL REINFORCEMENT PER THE TYPICAL DETAILS. MINIMUM BAR BENDS SHALL BE PER DETAIL 2/S1.1.
- TYPICAL DIMENSIONS ARE TO FACE OF WALL OR TO CENTERLINE OF COLUMN OR FOOTING. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT. AREAS SHADED ON THE PLANS INDICATE FLOOR AREAS WHERE ELEVATIONS CHANGE.
- T.O.W. = TOP OF STEMWALL
T.O.F. = TOP OF FOOTING
T.O.S. = TOP OF SLAB
- SEE GENERAL STRUCTURAL NOTES ON S1.0 FOR ADDITIONAL INFORMATION.

HOLDOWN TABLE

MARK	BOUNDARY ELEMENT	ANCHOR DIAMETER	ANCHOR EMBEDMENT
HDU2	(2)2x_ #1 DF U.N.O.	5/8"	12", SEE DETAIL 17/S3.0

- NOTES:**
- STRAP HOLDOWNS MAY BE APPLIED DIRECTLY TO BOUNDARY MEMBER ON OPPOSITE SIDE OF SHEATHING OR APPLIED DIRECTLY OVER PWD/OSB SHEATHING. DO NOT LOCATE STRAPS UNDER WOOD SHEATHING OF ANY TYPE OR OVER GYPSUM SHEATHING.
 - NAIL SHEATHING PER SHEARWALL TABLE (SHEET S1.1) TO EACH BOUNDARY ELEMENT PER TABLE ABOVE.
 - ALIGN FLOOR TO FLOOR STRAPS WITH HOLDOWNS AT FOUNDATION, TYP.
 - HOLDOWNS/STRAPS MUST BE ATTACHED TO FULL HEIGHT MEMBERS UNLESS NOTED OTHERWISE. BOUNDARY ELEMENTS ARE IN ADDITION TO TRIMMER/BEARING STUDS CALLED OUT ON PLAN.
 - ANCHOR BOLTS ARE TO BE CAST IN PLACE U.N.O., CONTACT E.O.R. FOR EPOXY OPTIONS.
 - THREADED RODS/ANCHORS ARE ASTM A307 OR ASTM F1554 U.N.O.
 - EMBEDMENT DEPTH PER DETAIL 17/S3.0 MEASURED FROM TOP OF STEMWALL/FOOTING TO TOP OF NJT.
 - HEAVY HEX-HEADED BOLT REQUIRED AT NOTED HOLDOWNS

DHP Engineering
Structural Building Consultants
32008 32nd Ave S, #B
Federal Way, WA 98001
(253) 220-0848

PREPARED FOR:

MAK REMODEL
6521 80TH AVE SE
MERCER ISLAND, WA 98040

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GENERAL NOTES AND DETAILS

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MERCER ISLAND, WA 98040

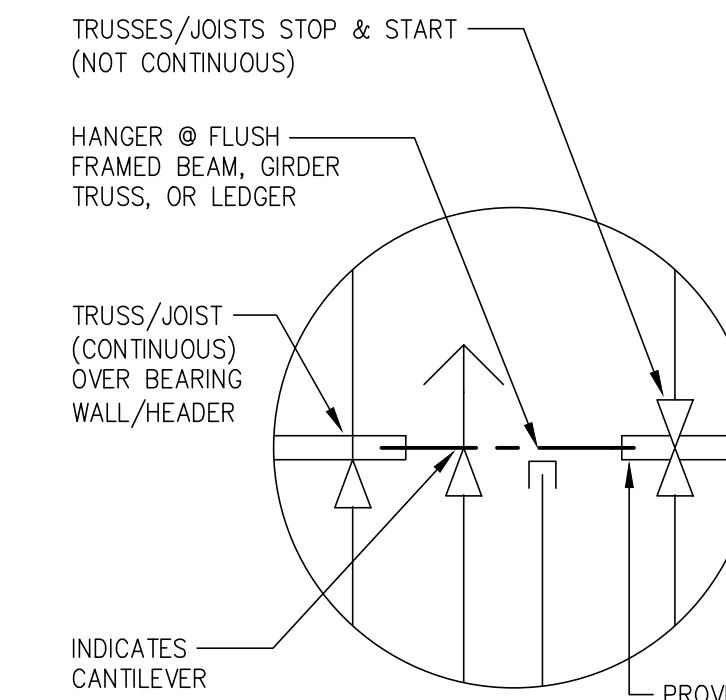
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SHEET TITLE :
**FDN AND
CRAWLSPACE
FRAMING PLAN**

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S2.0



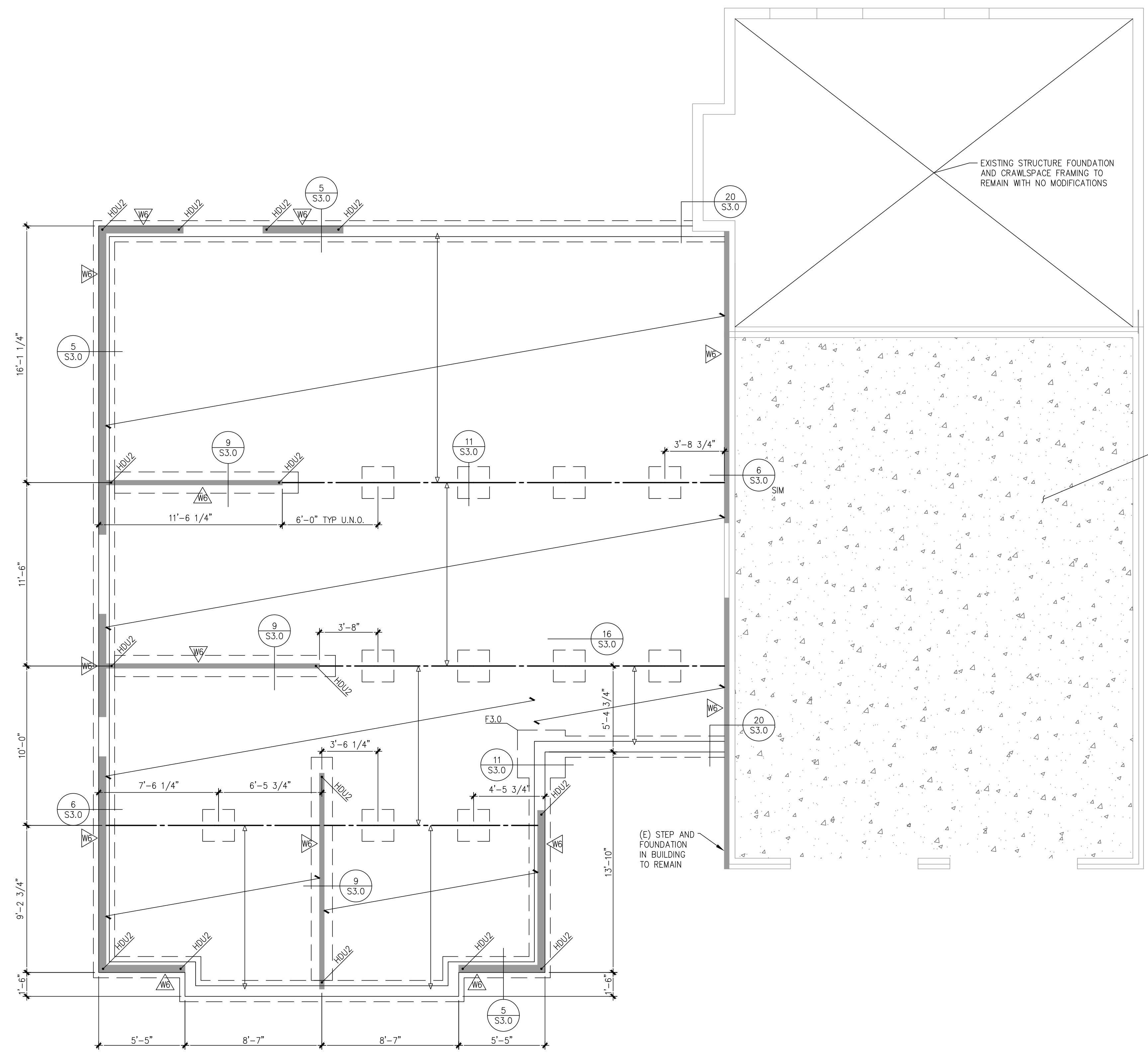
BEARING SYMBOL KEY

SEE SHEET S1.1 FOR FOUNDATION AND CRAWLSPACE FRAMING NOTES

CRAWLSPACE BEAMS TO BE 4x12s U.N.O.

CRAWLSPACE JOISTS TO BE 2x12s @ 16" O.C. U.N.O.

CRAWLSPACE FOOTINGS TO BE F2.0 PER DETAIL 11/S3.0 U.N.O.



CRAWLSPACE FRAMING AND FOUNDATION PLAN

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



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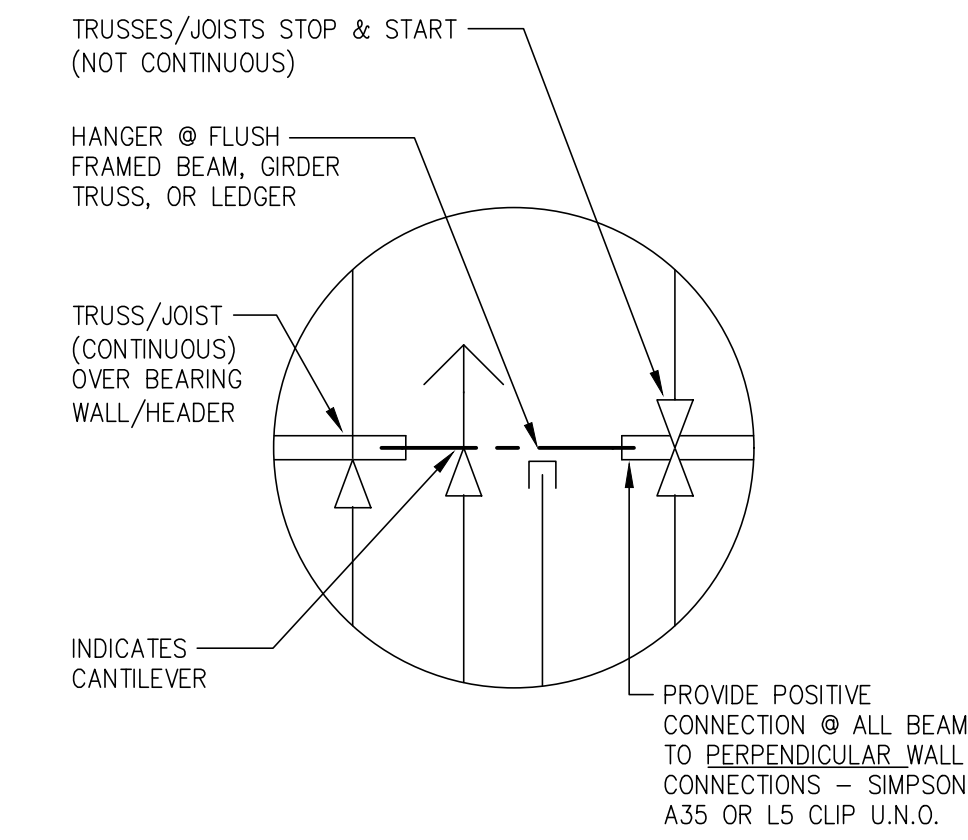
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**ROOF FRAMING
PLAN**

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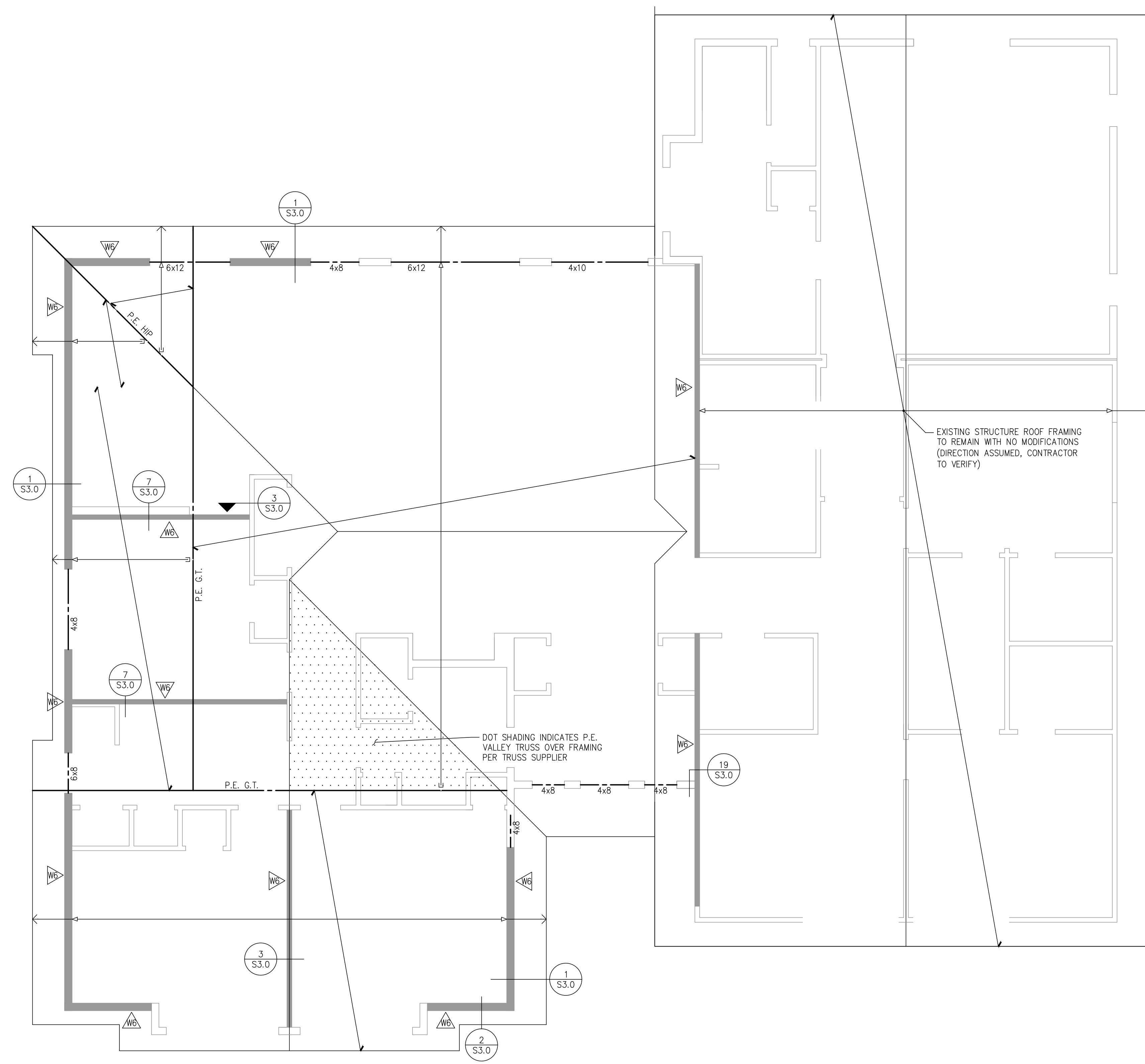
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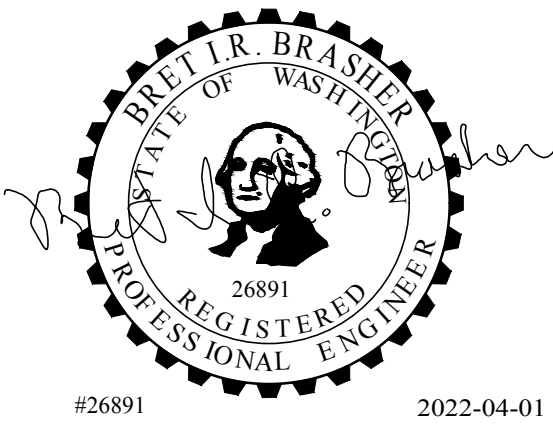
SEE SHEET S1.1 FOR
ROOF FRAMING NOTES

ROOF FRAMING TO BE P.E.
TRUSSES @ 24" O.C. U.N.O.



ROOF FRAMING PLAN

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



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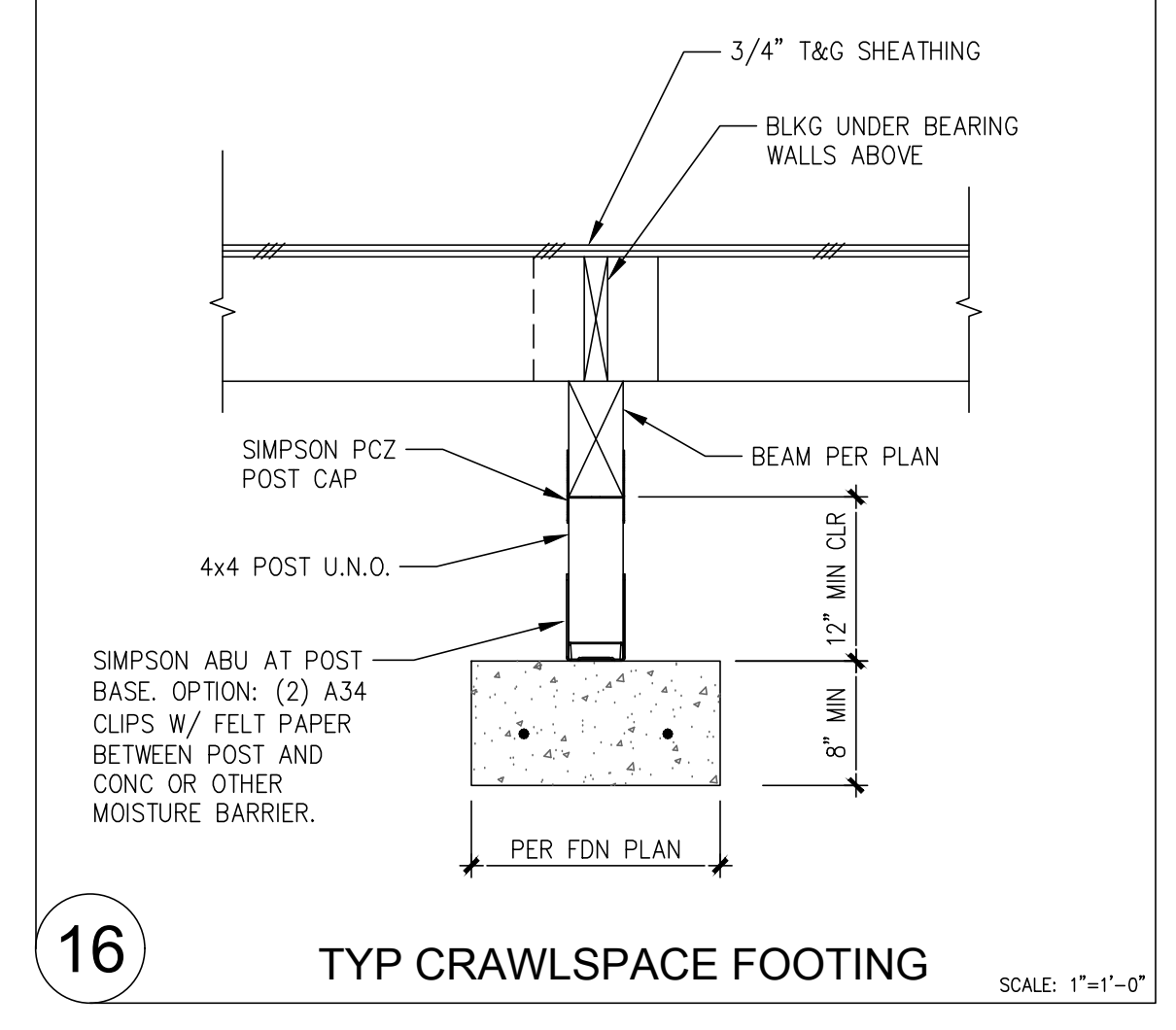
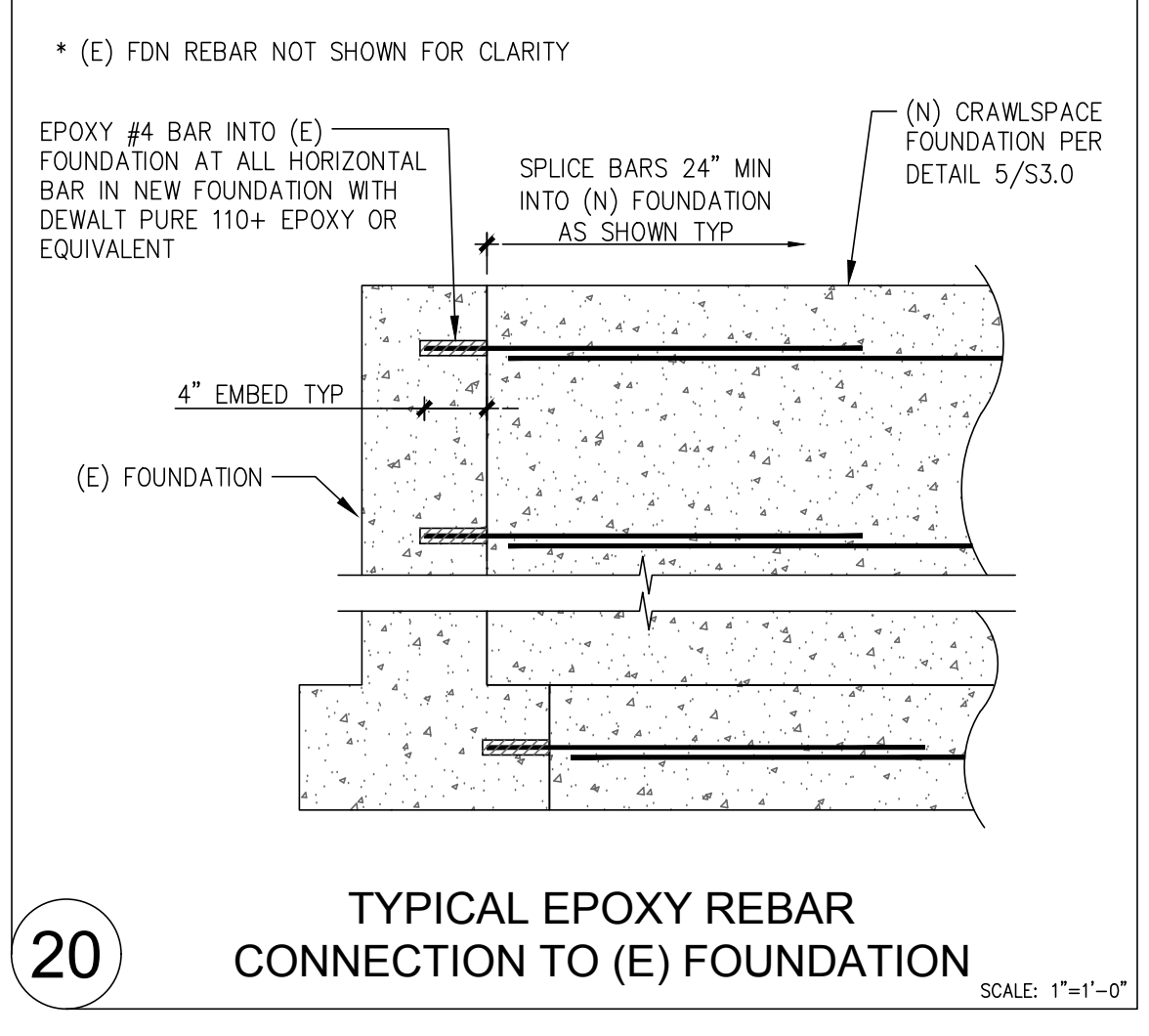
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COLUMN FOOTING TABLE

MK	FTG SIZE	DEPTH ¹	REINF BOT REINF - EA WAY	ALLOWABLE LOAD (LBS)
F1.5	1'-6"x1'-6"	12"	(2)-#4 x 1'-0"	3000
F2.0	2'-0"x2'-0"	12"	(3)-#4 x 1'-6"	5300
F2.5	2'-6"x2'-6"	12"	(4)-#4 x 2'-0"	8300
F3.0	3'-0"x3'-0"	12"	(4)-#4 x 2'-6"	12000
F3.5	3'-6"x3'-6"	12"	(5)-#4 x 3'-0"	16300

BASED ON: $f'_c = 3000$ PSI CONCRETE
ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF

WHERE LOADS INCLUDE EFFECTS OF WIND OR EARTHQUAKE THE ALLOWABLE LOADS MAY BE INCREASED 1.33 TIMES THE TABLED VALUES

FOOTING SIZES CALLED OUT PER PLAN MAY BE INCREASED IN SIZE @ CONTRACTOR'S OPTION FOR PURPOSES OF SIMPLIFYING FORMWORK

