

SEARING REMODEL

DESROSIER
ARCHITECTURE PLLC
1710 E COLUMBIA ST #1
SEATTLE, WA 98122
425 638 3306

PROJECT DIRECTORY

OWNER / CONTRACTOR
MICHAEL AND NICOLE SEARING
3873 80TH AVE SE
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SEARING.MICHAEL@GMAIL.COM

ARCHITECT
DESROSIER ARCHITECTURE PLLC
1710 E COLUMBIA ST APT 1
SEATTLE, WA 98122
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CONTACT: MEGANNE DESROSIER
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PROJECT INFORMATION

PROJECT DESCRIPTION
RENOVATION OF AN EXISTING RESIDENCE (THE PROPOSED PROJECT AREA IS LIMITED TO EXPANDING THE KITCHEN ON THE GROUND FLOOR AND MATCHING ROOF PITCH TO EXISTING.)

LAND USE DATA
ASSESSOR'S PARCEL # 545900-0245

LEGAL DESCRIPTION
MERCERDALE # 2
Plat Block: 11
Plat Lot: 11

ZONING R-9.6

ZONING SETBACKS

FRONT YARD SETBACK 20'-0" MIN.
REAR YARD SETBACK 25'-0"
SIDE YARD SETBACK 15'-0" TOTAL, 5'-0" MIN.

LOT COVERAGE

GROSS LOT AREA	9,600 SF
NET LOT AREA	9,600 SF
ALLOWED LOT COVERAGE AREA (40%)	3,840 SF
EXISTING LOT COVERAGE	
MAIN STRUCTURE ROOF AREA	2,312 SF
VEHICULAR USE	612 SF
TOTAL EXISTING LOT COVERAGE AREA	2,924 SF

PROPOSED / ADDITION LOT COVERAGE

MAIN STRUCTURE ROOF AREA	136 SF
VEHICULAR USE	NO CHANGE
TOTAL PROPOSED LOT COVERAGE AREA	3,060 SF

PROPOSED LOT COVERAGE 3,060 SF < 3,840 SF

HARDSCAPE

GROSS LOT AREA	9,600 SF
NET LOT AREA	9,600 SF
AREA BORROWED FROM LOT COVERAGE	780 SF
MAX ALLOWED HARDSCAPE AREA [(9600*9%) + 780SF]	1,644 SF

TOTAL EXISTING HARDSCAPE AREA	
UNCOVERED DECKS	299 SF
UNCOVERED PATIOS	560 SF NO CHANGE
WALKWAYS	118 SF NO CHANGE
ROCKERIES & RETAINING WALLS	38 SF NO CHANGE
OTHER (FIREPIT)	255 SF NO CHANGE
TOTAL EXISTING HARDSCAPE AREA	1,270 SF
TOTAL PROPOSED / ADDITION AREA	0 SF
TOTAL EXISTING HARDSCAPE TO BE REMOVED	102 SF DECK
TOTAL PROJECT HARDSCAPE AREAS	1,168 SF
TOTAL PROJECT HARDSCAPE (1,168 SF) < ALLOWED HARDSCAPE AREA (1,644 SF)	

GROSS FLOOR AREA

EXISTING BUILDING AREA	
UPPER FLOOR	600 SF
MAIN FLOOR	1,080 SF
GROSS BASEMENT AREA	560 SF
GARAGE / CARPORT	400 SF
TOTAL EXISTING FLOOR AREA	2,630 SF

PROPOSED / ADDITION BUILDING AREA	
UPPER FLOOR	NO CHANGE
MAIN FLOOR	102 SF
GROSS BASEMENT AREA	NO CHANGE
GARAGE / CARPORT	NO CHANGE
TOTAL PROPOSED FLOOR AREA	102 SF

TOTAL GROSS FLOOR AREA 2,732 SF

ALLOWED GROSS FLOOR AREA

LOT AREA	9,600 SF
MAX ALLOWED GROSS FLOOR AREA	3,840 SF (40%)
PROPOSED GROSS FLOOR AREA	102 SF (0.01%)

TOTAL GROSS FLOOR AREA 2,732 SF (28.4%)

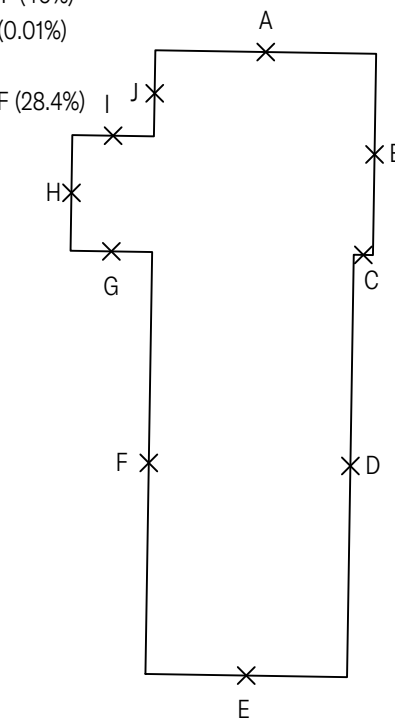
AVERAGE BUILDING ELEVATION

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A: 215.5	a: 23'
B: 214.75	b: 21'
C: 213	c: 2'
D: 211	d: 44'
E: 208.75	e: 21'
F: 212	f: 44'
G: 214.75	g: 8'-6"
H: 215	h: 12'
I: 215.25	i: 8'-6"
J: 215.25	j: 9'

$$\frac{(Axa)+(Bxb)+(Cxc)+(Dxd)+(Eex)+(Fxf)+(Gxg)+(Hxh)+(Ixi)+(Jxj)}{a+b+c+d+e+f+g+h+i+j}$$

$$\frac{(49565)+(4509.75)+(426) + (9,284)+(4,383.75)+(9,328)+(1,825.375)+(2,580)+(1,829.625)+(1,937.25)}{193}$$

AVERAGE BUILDING ELEVATION : 212.75 FT



CODE COMPLIANCE

CODES
2018 INTERNATIONAL RESIDENTIAL CODE
2018 WASHINGTON STATE ENERGY CODE

ENERGY CODE

PRESCRIPTIVE OPTION FOR SINGLE FAMILY RESIDENCE

U-FACTORS

VERTICAL GLAZING 0.30

R-VALUES

CEILING R-49 (OR R-38 ADV)
VAULTED CEILING R-38 ADV
FLOOR R-30
WALL ABOVE GRADE R-21 INT

ABBREVIATIONS

'INT' DENOTES STANDARD FRAMING 16" O.C. WITH HEADERS INSULATED WITH A MINIMUM R-10
'ADV' DENOTES ADVANCED CEILING FRAMING

ENERGY CODE CREDITS (1.5 REQUIRED)

HEATING OPTIONS

HEAT PUMP (1.0 CREDIT)

ENERGY OPTIONS

1.1 EFFICIENT BUILDING ENVELOPE (0.5 CREDIT)
VERTICAL FENESTRATION U = 0.24

PER SEATTLE ENERGY CODE 503.8.1

EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE

PER SEATTLE ENERGY CODE 505

MINIMUM 50% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.

VENTILATION

WAC 51-11R WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE

HABITABLE ROOMS MUST HAVE OUTSIDE AIR SUPPLY

MIN. VENTING REQ'D FOR 3001-4500 SF (4-5 BEDROOM): 90 CFM

SMOKE DETECTOR

SMOKE DETECTOR MUST BE POWERED BY INTERCONNECTED BUILDING WIRING AND HAVE BATTERY BACKUP.
MAY BE BATTERY POWERED IN ALTERATIONS OR REPAIRS EXCEPT WHEN WIRING CAN BE INSTALLED WITHOUT REMOVAL OF INTERIOR FINISHES.

HVAC

EXISTING FURNACE LOCATED IN BASEMENT. NEW MINI-SPLIT HEAT PUMP TO PROVIDE ZONAL CLIMATE CONTROL TO MAIN LIVING AREA.

DRAWING INDEX

ARCHITECTURAL

COV COVER SHEET
A001 GENERAL NOTES
A002 EXISTING AND PROPOSED SITE PLANS
A100 FLOOR PLANS
A200 PROPOSED EXTERIOR ELEVATIONS
A300 BUILDING SECTIONS
A800 WINDOW SCHEDULE

SEARING REMODEL
3873 80TH AVE SE

ISSUE DATE

2022 APRIL 08
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REVISION 1
JUNE 22 2022

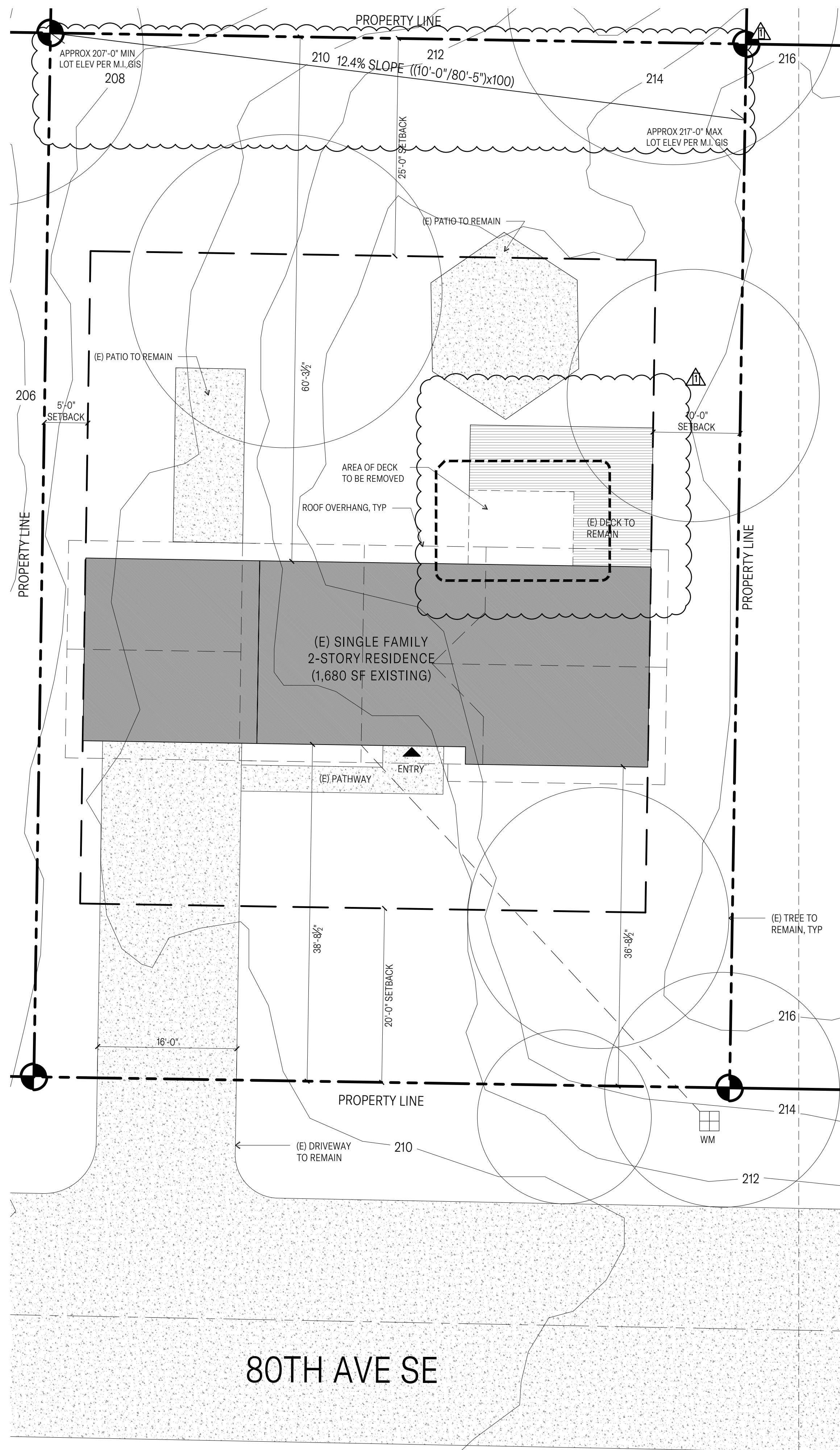
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NTS

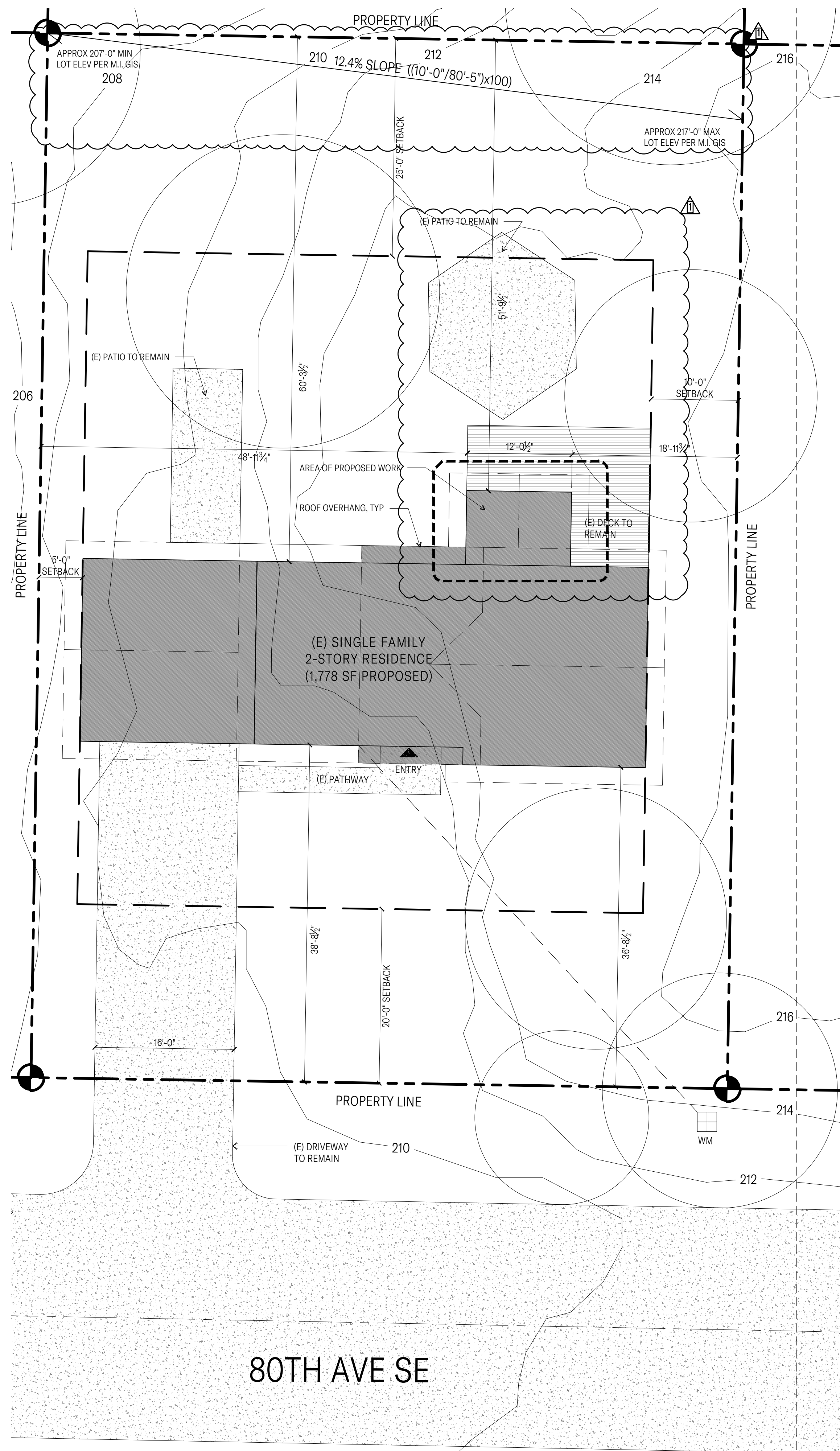
COVER SHEET

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COV



2 EXISTING SITE PLAN
1/8" = 1'-0"



1 PROPOSED SITE PLAN
1/8" = 1'-0"

LEGAL DESCRIPTION




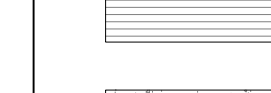
MERCERDALE # 2
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PLAT LOT: 11

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PARCEL NUMBER

545900-0245

LEGEND

-  AREA OF PROPOSED REMODEL
-  BUILDING OUTLINE
-  WOOD DECK, PRICE THERMORY OR SIM.
-  ROAD, HARDSCAPE OR SIM.

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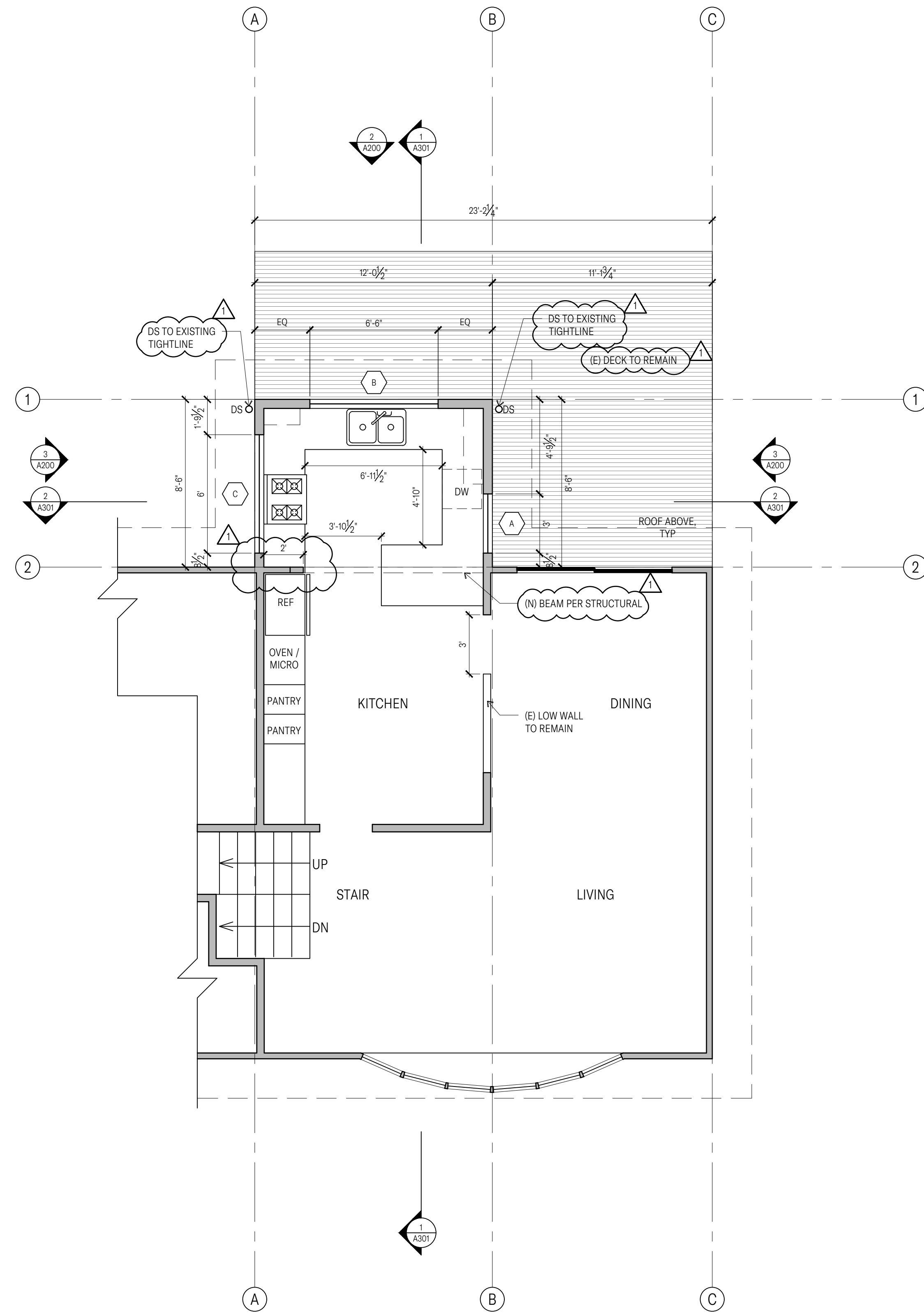
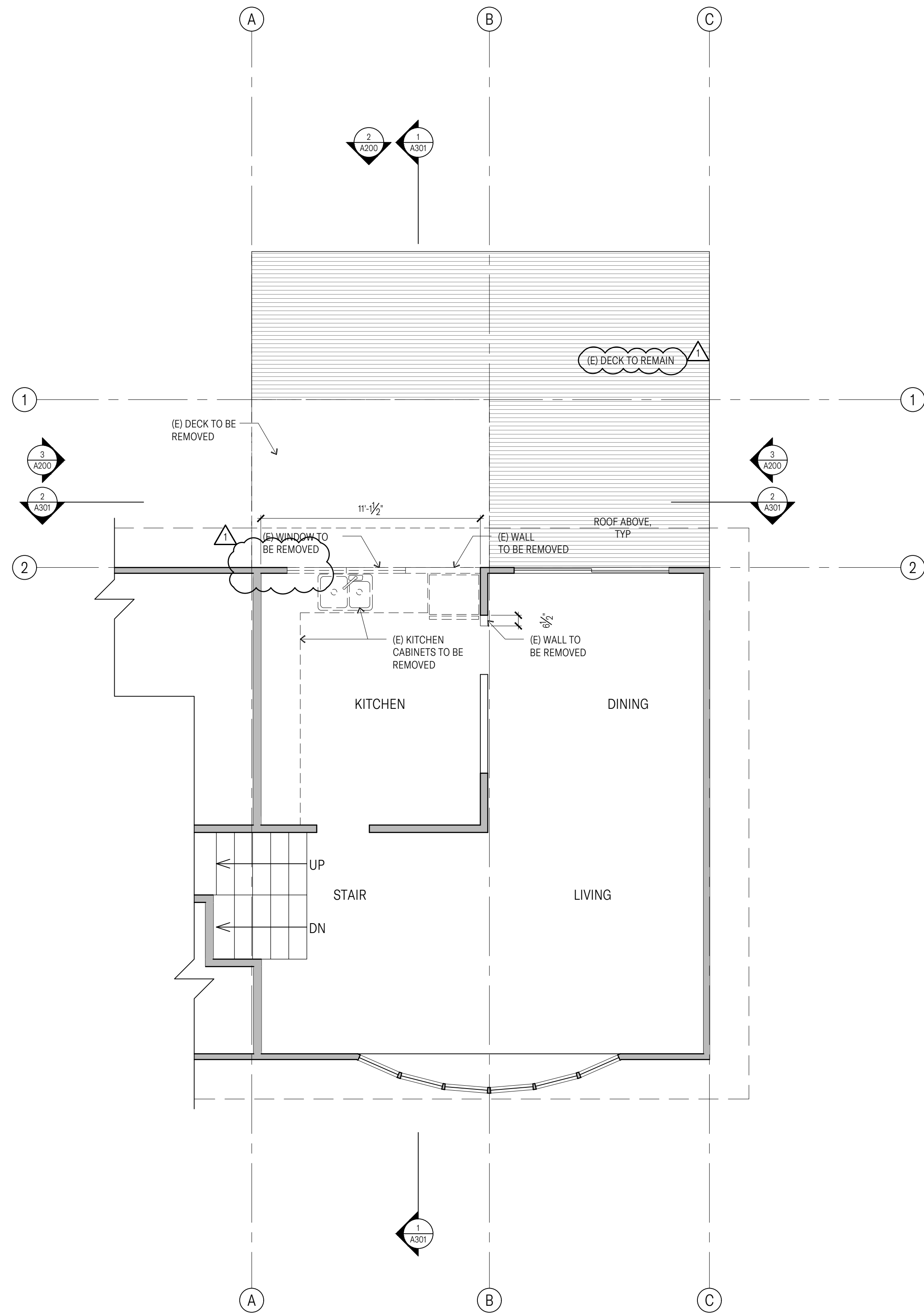
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1/8" = 1'-0"

EXISTING AND PROPOSED
SITE PLANS

A002

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GENERAL NOTES

- DIMENSIONING**
- DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS SHOWN.
 - VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.
 - CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION.
 - UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.
 - SEE STRUCTURAL DRAWINGS FOR CRAWL SPACE ACCESS.
- INSULATION**
- INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS.
 - SOUND INSULATION SHALL BE INSTALLED AT SECOND FLOOR FLOOR JOISTS.

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LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION
- AREA OF PROPOSED REMODEL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

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

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

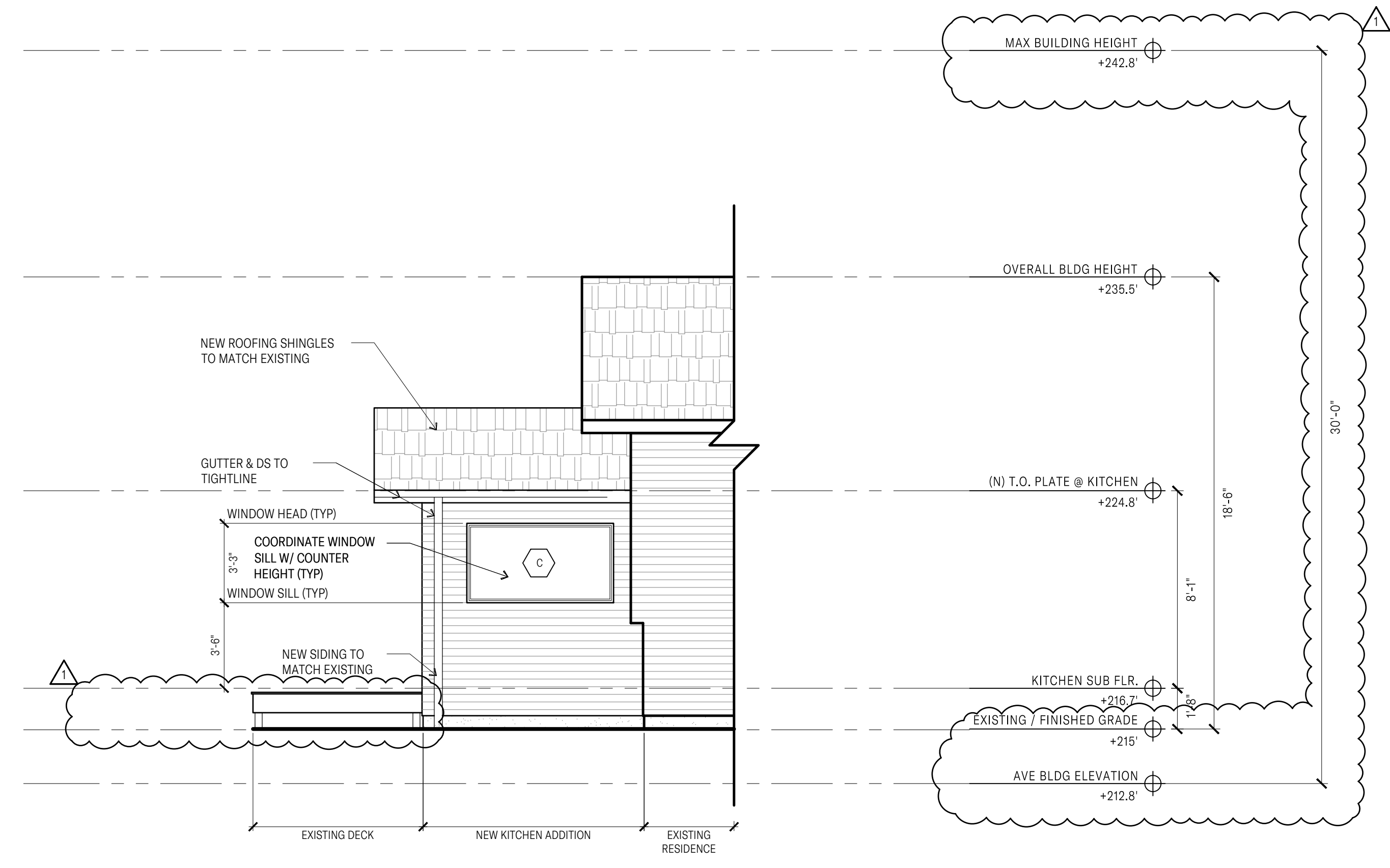
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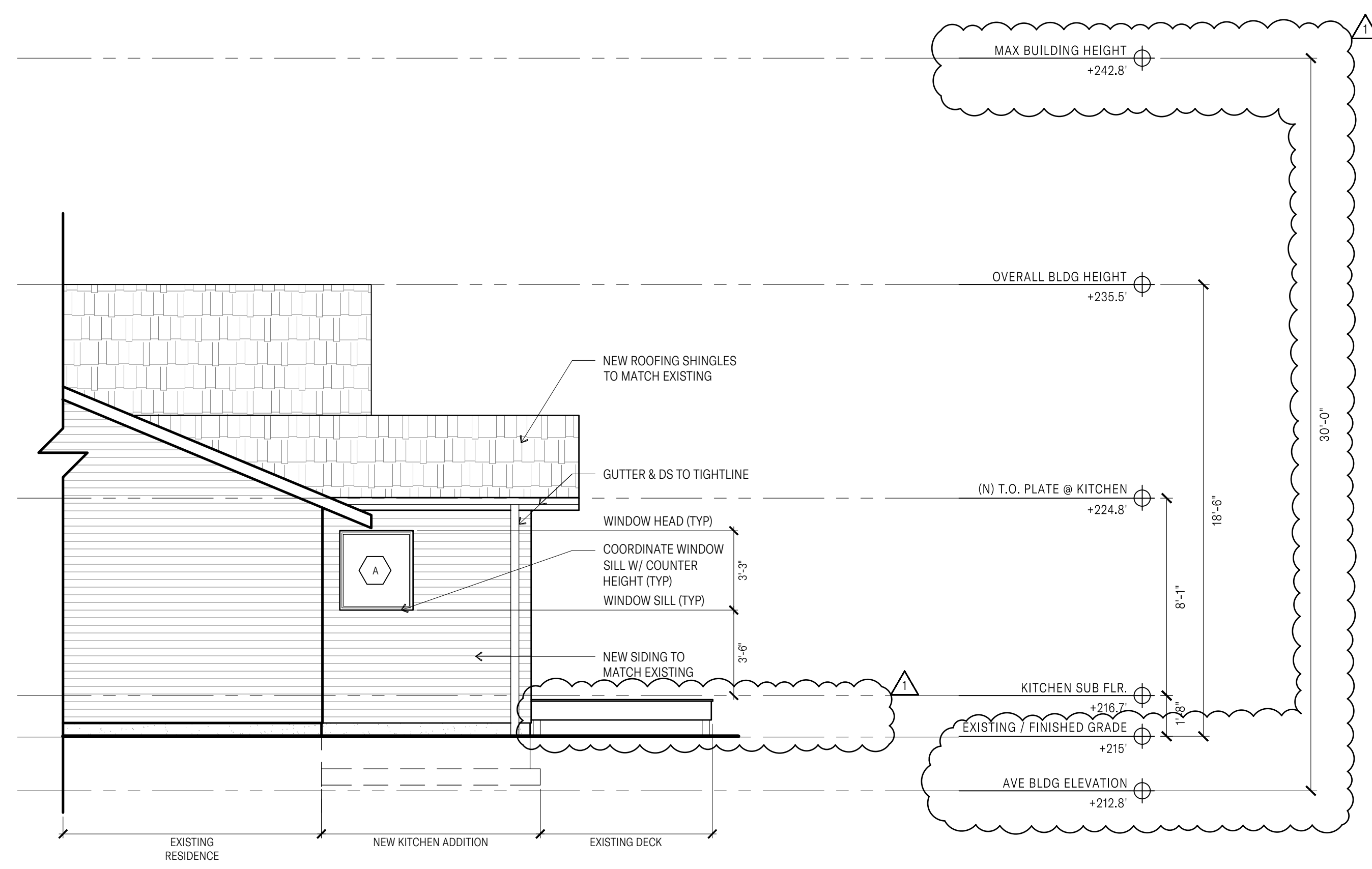
1/4" = 1'-0"

FLOOR PLANS

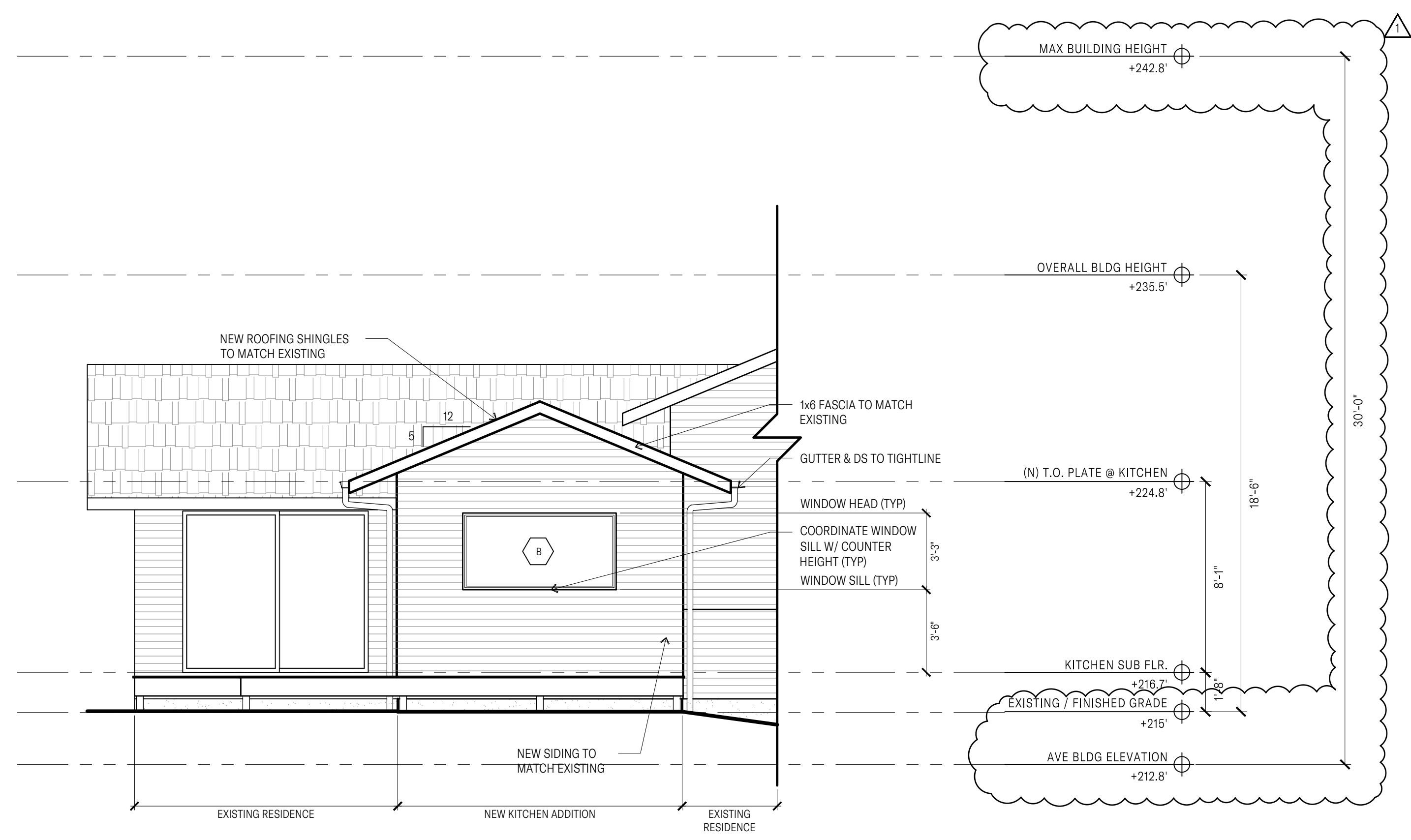
A100



1 EAST ELEVATION
1/4" = 1'-0"



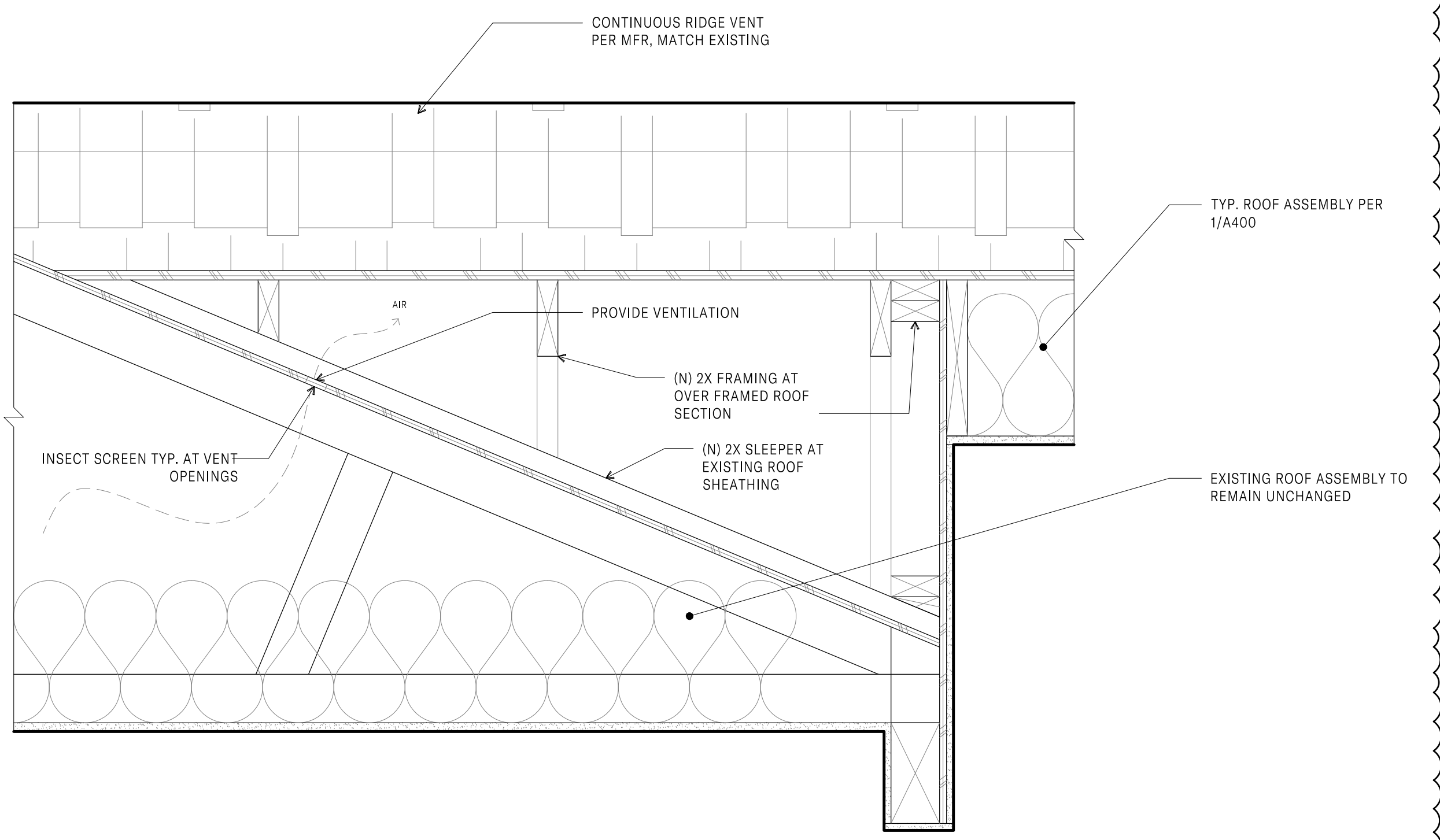
3 WEST ELEVATION
1/4" = 1'-0"



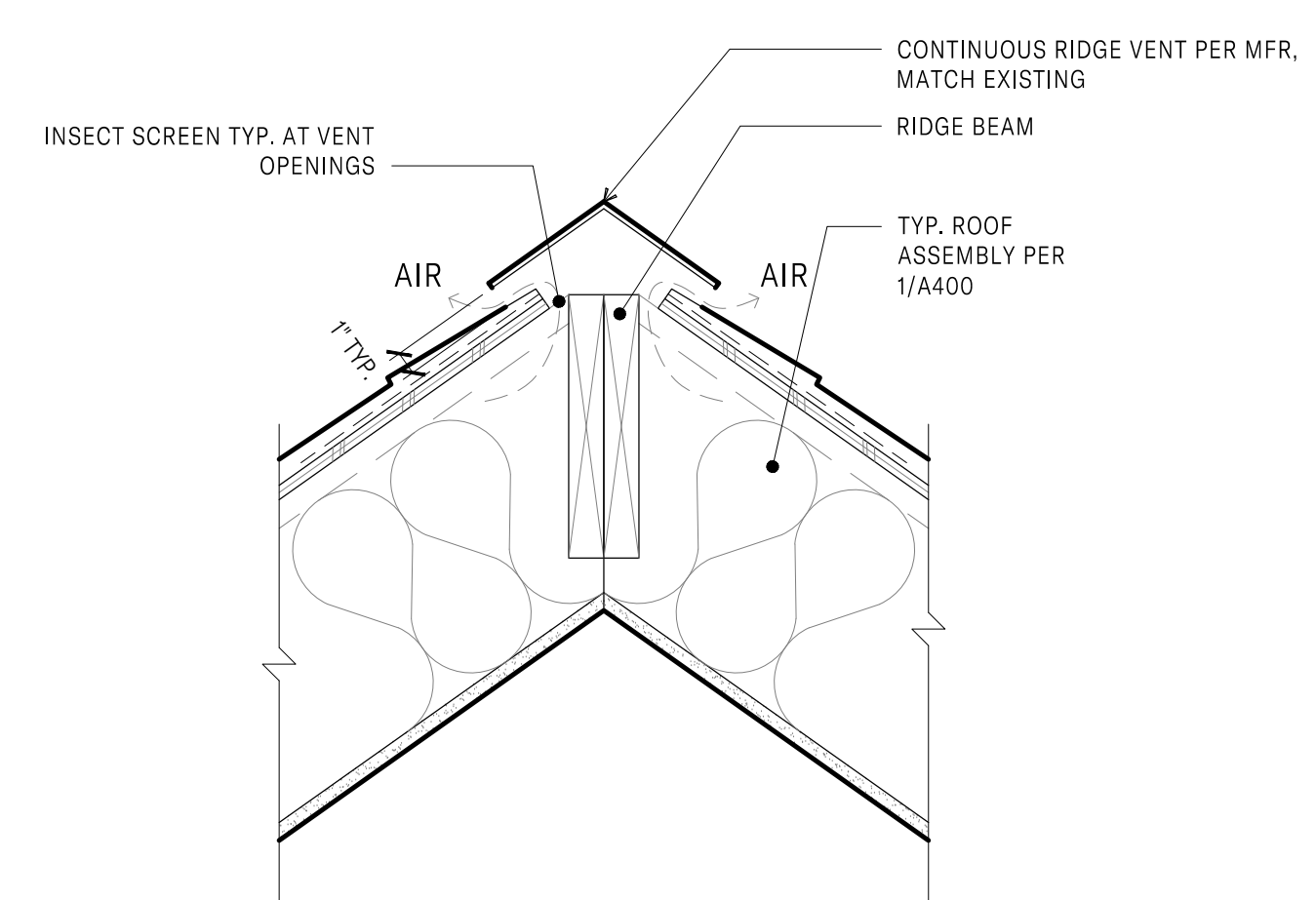
2 WEST ELEVATION
1/4" = 1'-0"

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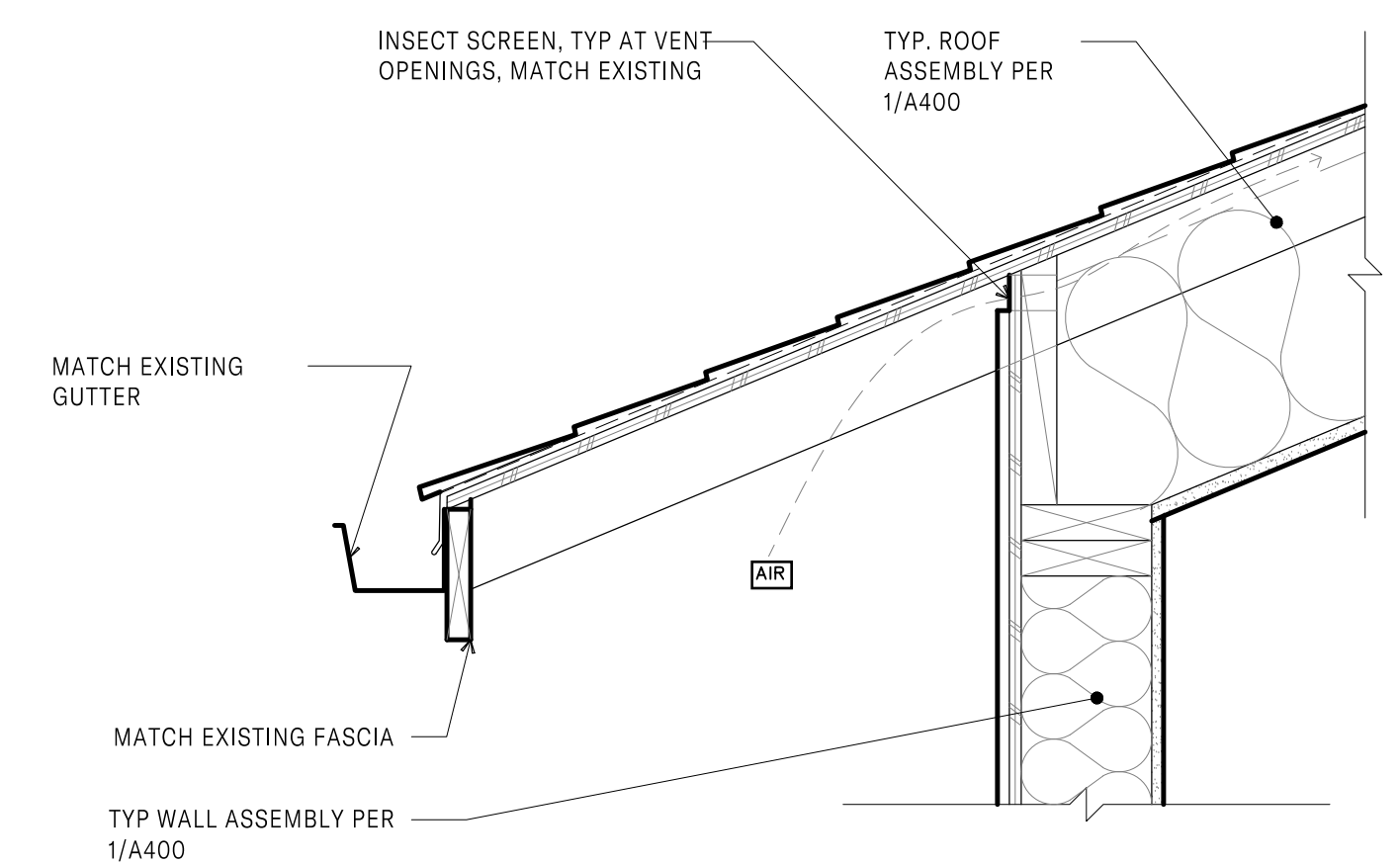
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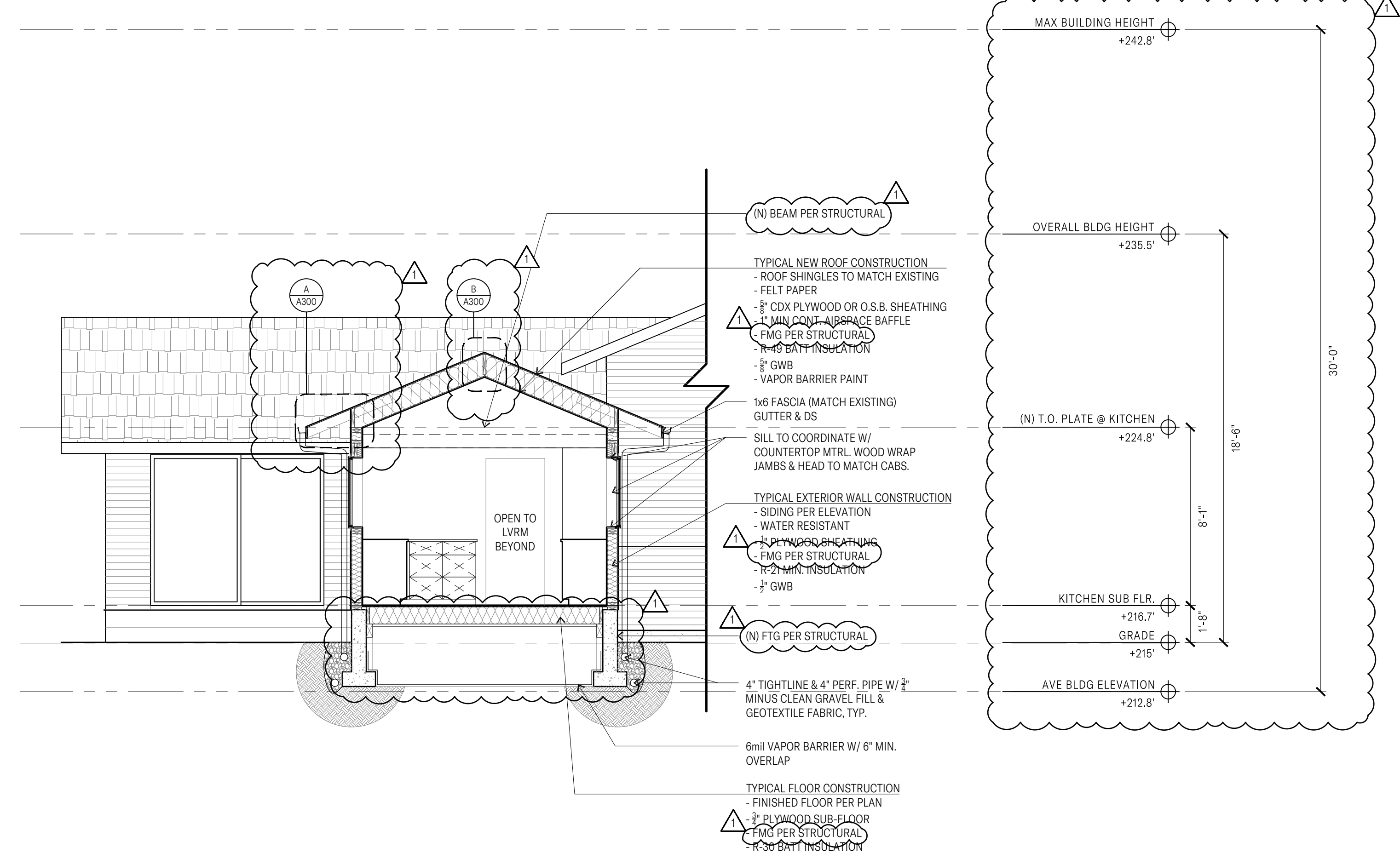
C ROOF OVER-FRAMING
1 1/2" = 1'-0"



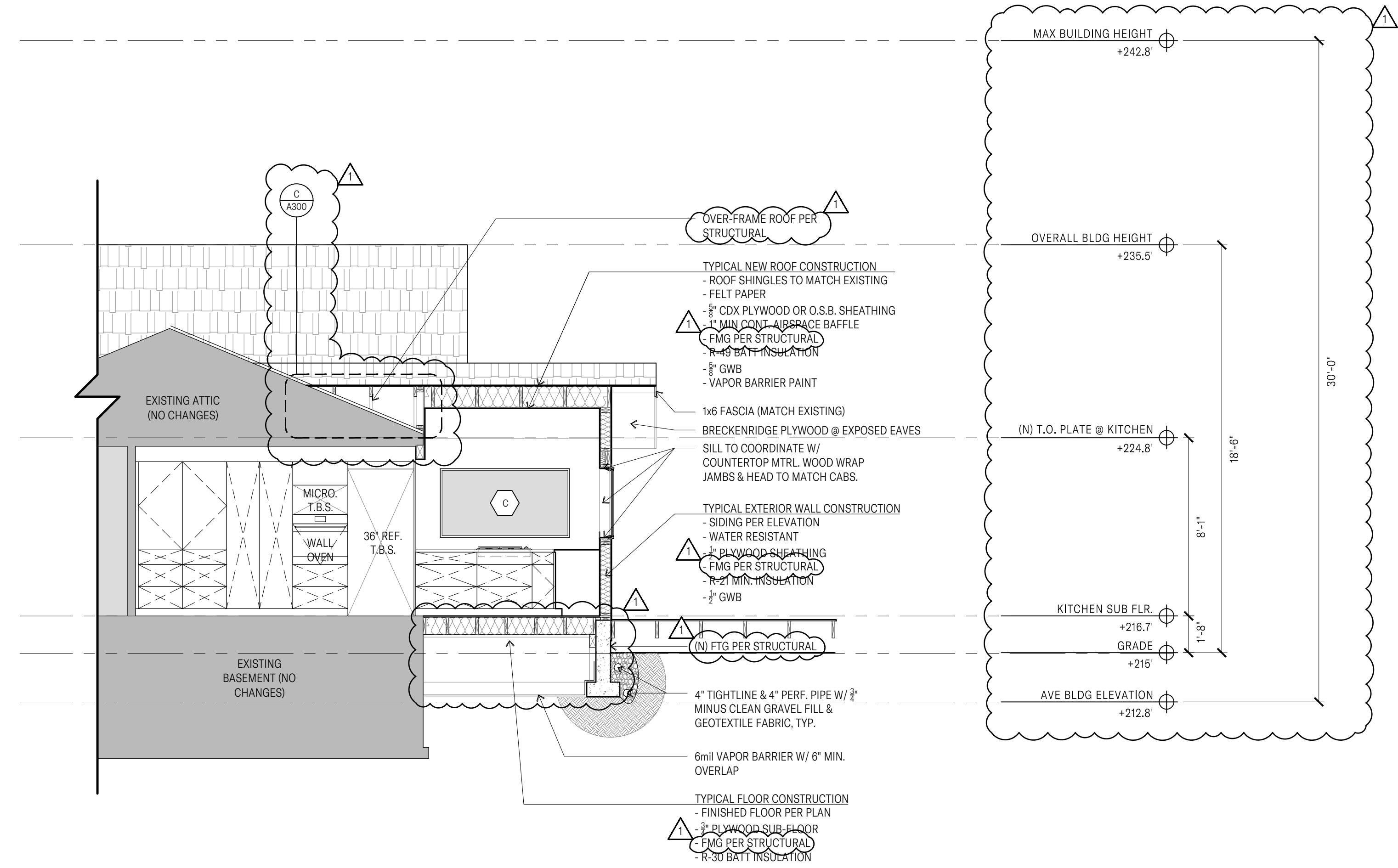
B ROOF RIDGE AT VAULTED CEILING
1 1/2" = 1'-0"



A OPEN EAVE WITH BIRD BLOCKED VENT
1 1/2" = 1'-0"

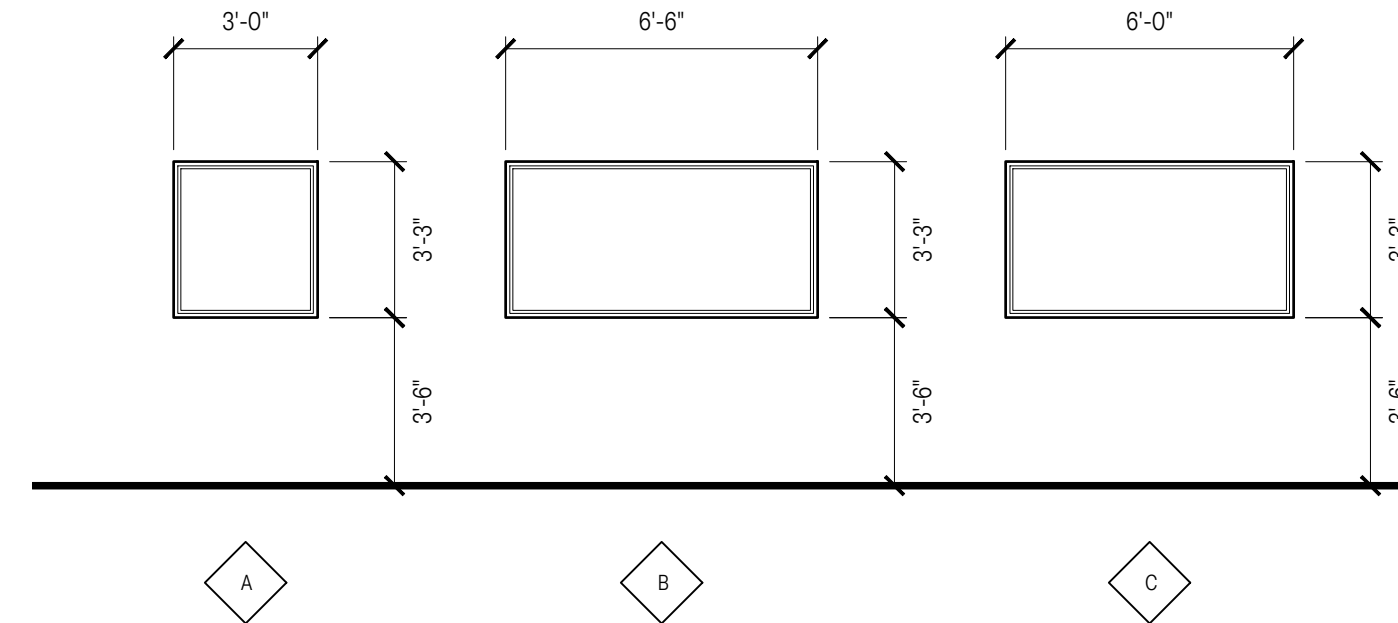


2 SECTION THROUGH KITCHEN AND STAIR
1/4" = 1'-0"



1 SECTION THROUGH KITCHEN AND DECKS
1/4" = 1'-0"

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WINDOW LEGEND

1/4" = 1'-0"

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	SILL HEIGHT	U-VALUE	WINDOW TYPE
A	3'-0"	3'-3"	3'-6"	0.24	PICTURE
B	6'-6"	3'-3"	3'-6"	0.24	PICTURE
C	6'-0"	3'-3"	3'-6"	0.24	PICTURE

WINDOW AND GLAZING NOTES

- ALL WINDOW ELEVATIONS DRAWN IN THESE SCHEDULES ARE VIEWED FROM THE EXTERIOR. SEE ELEVATIONS TO VERIFY OPERABILITY OF ALL WINDOWS.
- SAFETY GLAZING (SG) SHALL BE PROVIDED IN HAZARDOUS LOCATIONS, INCLUDING THE FOLLOWING LOCATIONS AS SPECIFIED IN R308.4.1 THROUGH R308.4.7 EACH PANE OF SAFETY GLAZING SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION PER 308.1."
 - GLAZING IN ALL DOORS, AND WITHIN 24" OF EITHER VERTICAL EDGE OF A DOOR WHERE THE SILL IS LESS THAN 60" ABOVE WALKING SURFACE.
 - GLAZING PANELS LARGER THAN 9 SF WITH SILLS LESS THAN 18" ABOVE THE FINISHED FLOOR AND A TOP EDGE GREATER THAN 36" ABOVE THE FINISHED FLOOR, WITH A WALKING SURFACE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE.
 - GLAZING PANELS WITH SILLS LESS THAN 60" ABOVE THE STANDING SURFACE OF A BATH TUB OR SHOWER.
 - GLAZING IN ALL BATH AND SHOWER DOORS AND ENCLOSURES.
 - GLAZING IN ALL GUARDS AND RAILINGS.
 - GLAZING LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE.
 - GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION.
- WINDOWS SHALL BE DESIGNED, MANUFACTURED, AND INSTALLED TO WITHSTAND WIND EFFECTS AS DESCRIBED IN R301.2.1.
- WINDOWS ARE SHOWN AT ACTUAL DIMENSION. CONTRACTOR SHALL PLAN FOR ROUGH OPENINGS ACCORDINGLY.
- REFER TO ENERGY CODE NOTES FOR MORE INFORMATION ON THE AVERAGE U-VALUE.
- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF THE WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR PER R312.2.
- ALL WINDOWS AND GLAZED DOORS SHALL BE NFRC CERTIFIED AND LABELED.
- ALL WINDOWS SHALL BE INSTALLED WITH A FLEXIBLE MEMBRANE FLASHING.
- DEAD BOLTS OR OTHER APPROVED LOCKING DEVICES SHALL BE PROVIDED ON ALL SLIDING DOORS AND OPENABLE WINDOWS WITH SILLS LESS THAN 10 FEET OR MORE ABOVE GRADE AND SHALL COMPLY WITH R328.3.
- PROVIDE MIN R-10 INSULATION AT HEADERS.

*NOTE: SEE ELEVATIONS FOR INDIVIDUAL SAFETY GLAZING (SG) IDENTIFICATION.

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1/4" = 1'-0"

WINDOW SCHEDULE

A800

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Code Requirements
ASCE 7-16

Codes
2018 IRC
AISC/ASD Sixteenth Edition
ACI 318-16
NDS 2015
SEAW Rapid Design Methodology for Wind Design

DESIGN LOADS

Wind Design
ANALYSIS PROCEDURE SEAW RAPID SOLUTIONS METHODOLOGY for WIND DESIGN
BUILDING CATEGORY = 1
WIND SPEED = 85 MPH
EXPOSURE = 'B'
TOPOGRAPHIC FACTOR Kzt = 1.3

Building Design Loads
SNOW LOAD = 25 PSF
ROOF (DL) = 15 PSF, (LL) 25 PSF
FLOOR (DL) = 12 PSF, (LL) = 40 PSF
EXTERIOR WALL (DL) = 15 PSF
INTERIOR WALL = 7.5 PSF
EXTERIOR DECK (DL) = 15 PSF, (LL) = 65 PSF
CORRIDORS, STAIRS, EXITS (DL) = 12 PSF, (LL) = 100 PSF

Seismic Design
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

MATERIAL SPECIFICATIONS

Prefabricated Floor Trusses/Floor Joists (if required)

- > Submit to engineer of record complete shop drawings and calculations stamped by a Washington State registered professional engineer for approval prior to fabrication.
- > Provide for all temporary and permanent truss and joist bracing and bridging (per manufacturer's recommendations).
- > Store and erect trusses in accordance with the manufacturer's details and installation recommendations.
- > Substitution in prefabricated assemblies to be approved by engineer of record prior to installation.
- > Plywood to be glue nailed to top flange of prefab floor joist or truss.
- > Provide additional web reinforcing at TJI joists at or over supports.

Floor Loads (See loading table above)

Wood Notes

- > New exterior walls to be framed with 2 x 4 or 2 X 6 studs @ 16" O.C. (unless noted otherwise).
- > New interior walls to be framed with 2 x 4 studs @ 16" o.c. (unless noted otherwise).
- > All frame nailing shall be in accordance with Table No. 2304.9.1, 2018 IBC
- > When a girder is spliced over a support, an adequate tie shall be provided.
- > Provide solid blocking over all supports.
- > Provide fire blocking within framing cavity at 10'-0" vertically and horizontally). Fire stop openings around vents, pipes, ducts, chimneys, etc. with non-combustible materials.
- > Framing anchors shall be provided to support joists which frame into the side of a wood girder or framing band.
- > Wood members shall have sufficient bearing area based on allowable values for compression perpendicular to grain per 2001 NDS.
- > Provide double joists under all interior bearing walls.
- > Where boring through studs is required for plumbing or electrical wiring in bearing walls use 2 X 6 or double 2 X 4 studs.
- > All joists, studs, blocking, bracing, and rafters shall be Hem Fir #2 or better; Fb = 850 psi (1000 psi repetitive), Fv = 75 psi E = 1,300,000
- > All sawn beams, headers, posts, lintels, and girders which are 4" nominal width shall be Doug-Fir Larch #2 or better; Fb = 850 psi, Fv = 95 psi, E = 1,600,000.
- > All sawn beams, headers, posts, lintels, and girders which are 6" nominal width shall be Doug-Fir Larch #1 or better; Fb = 850 psi, Fv = 85 psi, E = 1,600,000.
- > All glue-laminated timbers to be kiln dried Doug-Fir top and bottom (24 F-V-4) for simple span beams; (24 F-V8) for multiple span or cantilever beams. Fb = 2400 psi, Fv = 165 psi, E = 1,800,000.
- > All framing lumber shall be kiln dried to a maximum 19% moisture content prior to installation.
- > Steel framing accessories and structural fasteners shall be as manufactured by Simpson Company (or approved equal). Connectors shall be installed in accordance with manufacturer's recommendations. Provide all plan designated manufacturer's connectors.
- > Simpson Strong Tie connectors are specifically required to meet the structural calculations of this plan. Before substituting another brand, confirm load capacity based on reliable published testing data of calculations. The Engineer of Record should evaluate and give approval for substitution prior to installation.

Plywood Notes

- > All plywood shall be installed per American Plywood Association standards.
- > All plywood shall be A.P.A rated C-D Struct 1(min.).
- > All panel edges to occur with long edges over wood supports, short edges to be blocked.
- > All roof plywood to be ½" thick with span rating 24/0.
- > Nail panels with 10d common nails at 12" o.c. in the field, 6" o.c. at all panel edges. Nail at 4" o.c. to all exterior walls and other shear walls.
- > All floor plywood to be min ½" thick with span rating 32/16.
- > Nail panels with 10d. galv. nails at 6" o.c. at panel edges, 12" o.c. in the field. See Shear wall schedule for nailing patterns shear walls.
- > At floor sub-floor glue floor plywood to floor joists with an approved elastomeric adhesive suitable for use in wet weather.
- > See shear wall schedule and notes for wall plywood and nailing schedule.
- > All plywood at waterproof decks to be pressure treated.
- > Plywood floor and roof sheathing shall be laid up with face grain perpendicular to supports.
- > All floor plywood shall be glue nailed to supporting joist in accordance with the American Plywood Association. Glue shall meet the requirements of Adhesive Specification AFG-01.

Concrete/Foundation Notes

- > Foundation design is in accordance with chapter 19 of the 2018 IBC
- All work shall be performed in accordance with all current building and safety codes.
- > Concrete strengths shall be verified by standard 28-day cylinder tests, unless approved otherwise.
- > Anchor bolts to be 5/8" diameter with 10" embedment @ 48" o.c. (see shear wall schedule for anchor bolt size and spacing at other than P1-6" shearwalls). All anchor bolts to be ASTM A-307.
- > ALLOWABLE SOIL BEARING PRESSURE = 15000 PSF
- > Backfill behind unbraced retaining walls prior to attaching floor diaphragm.
- > Exterior footings to be entrenched a minimum of 18" below existing grade and bear on firm undisturbed soil.
- > All reinforcing bars to be Grade 60 deformed bars. The tie wire is to be 16 Ga. double annealed wire. Lap all reinforcing 36 diameters. At corners of walls extend horizontal bars 2" from outside face of wall and lap with elbow bars of 30 diameters at the same size and spacing. Provide 2-#5 bars around all wall openings. Provide footing dowels to match vertical reinforcing.

Concrete cover

3"	concrete poured against earth
2"	formed concrete with earth backfill
1 1/2"	outside face of walls exposed to weather, slabs on a moisture barrier
1"	walls, outside face

- > Provide 4" diameter perforated PVC drain in granular fill at the base of all new exterior footings (existing and new).

Concrete mix

Mix design shall be in conformance with ACI-318-99. Submit mix designs to engineer of record 2 weeks prior to placement indicating where each concrete mix is used and the maximum aggregate size.

type	f'c	max.water/cem.ratio	min. non-air ent.	air ent. sks/cu.yd.
figs	.65	.42	6	
found.walls	2500			
slab on grade	3000	.65	.50	5 ½

- > Water reducing mixtures may be incorporated into the mix designs in accordance with ASTM C 494 and manufacturer's recommendations.
- > Water/Cement ratio shall be measured by weight and shall be based on the total cementitious material. Water/Cement ration shall be determined by the supplier based on the strength requirements and shall not exceed the maximum water/cement ratio shown above.

General Conditions

- > Contractor will call for inspection prior to placing any footing and foundation wall concrete.
- > Provide rigid insulation around the perimeter of all slabs within heated spaces.
- > Permanent cut and fill slopes should not exceed 2:1 (H:V).
- > All reinforcing shall be detailed in accordance with ACI detailers manual.
- > All excavations shall be adequately barricaded and marked. All work area and surfaces shall be cleaned upon completion of the project. All debris and waste materials shall be removed off the site to an approved disposal area by the contractor.
- Use air -entrained (3%-6%) in all flat work exposed to weather.- Master flow 928 or equal.
- > Provide minimum of 1/2" air space between non-pressure treated wood and concrete, or provide waterproofing membrane between concrete and non-pressure treated wood.
- > Top of concrete to be field verified by contractor.
- > Contractor to field verify existing grade cut and soil conditions with before proceeding with concrete retaining wall forming and reinforcing steel placement.
- > Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.
- > In the case of discrepancies between the drawings and the anticipated field conditions the contractor shall notify the architect before proceeding with construction.
- > DO NOT SCALE the architects or engineer's drawings -- noted dimensions take precedence over scaled dimensions.

Fasteners

Fasteners for pressure treated wood must be ZMAX hot dipped galvanized (G185) or stainless steel.

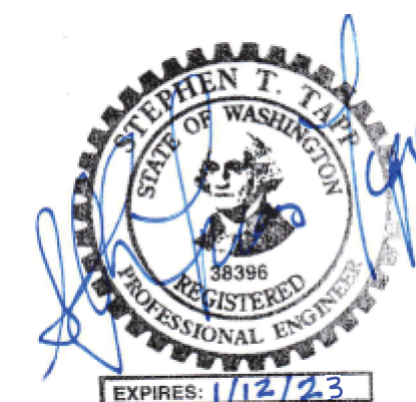
SHEAR WALL SCHEDULE
2018 IBC

Wall Sheathing to be 1/2" (C-D) Structural I, 24/0
Roof Sheathing to be 1/2" C-D) Structural I, 32/16
Use 10d common nails

WALL TYPE	NAIL Size	PANEL Edges	NAIL Studs	NAIL Top/Btm Plates	BLK'G	REQUIRED ANCHORS P.T.Sill	Bottom Plate	ALLOWABLE UNIT SHEAR (plf)
P1-6"	10d	6"	12"	6"	2 X 6 (4)	5/8"d. @ 48"	16d @ 6"	282(HF), 340(DF)
P1-4"	10d	4"	12"	4"	3 X 6 (4)	5/8"d. @ 32"	(2)16d. @ 8"	410(HF), 510(DF)
P1-3"	10d	3"	12"	3"	3 X 6 (4)	5/8"d. @ 24"	(2)16d. @ 6"	550(HF), 665(DF)
P1-2"	10d	2"	12"	2"	3 X 6 (4)	3/4"d. @ 24"	(2)16d. @ 5"	710(HF), 870(DF)

Shear Wall Notes:

- P1 indicates plywood on one side of shear wall only.
- P2 indicates plywood on two sides of shear wall. Framing members shall be 3X. Offset panel joints to fall on different studs.
- Plywood may be installed either horizontally or vertically on Hem-Fir #2 studs.
- For nailing at 4", 3" or 2" on center, use 3 X framing members at all panel edges. Stagger fasteners at all panel joints.
- For nailing at 4", 3", or 2" on center use pressure treated 3X sill at foundation.
- Solid block all panel edges with full depth blocking.
- Use 10d common nails for shear wall fasteners.
- Nails must be flush driven with diaphragm surface.
- Anchor bolts to have minimum 3" X 3" X 1/4" plate washers.
- Finger jointed studs are not to be used at holdown locations.
- Nails for panel edges shall be 10d common (0.131"d. X 3" long). Nails for plates shall be 16d. common (0.148d. X 3 ½" long).
- Where bottom plate nailing requires (4) nails at a specific spacing, block floor space below the sole plate consisting of a minimum of two framing members. Nailing pattern shall consist of two rows in each member offset 1/2" and staggered.
- Do not install floor diaphragm nailing over bottom sill nailing.
- ALL STUDS TO BE 2x HEM FIR #2 OR BETTER.



Searing Addition
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This work was prepared by me or under my supervision.

Sheet Contents:

Scale: as noted

Date: 6/16/22

Job no.: T22F3

Drawn by: STT

Sheet no.:

S-1.0

