HEIGHT HIP MASTER WATER CLOSET WATER PROOF MANUFACTURER WITH WITHOUT MILLIMETERS WOOD N.I.C. NOT IN CONTRACT WASHER AND DRYER

N.T.S. NOT TO SCALE ON CENTER

1. SEE ARCHITECTURAL FLOOR PLANS FOR WINDOW LOCATIONS AND DESIGNATIONS. SEE ELEVATIONS & BUILDING SECTIONS FOR WINDOW HEAD/SILL LOCATIONS.

2. ALL RESIDENTIAL WINDOWS ARE BASED UPON COEUR D'ALENE VINYL WINDOWS. EXCEPT AS NOTED.

PLYWOOD

PRESSURE TREATED

3. NOT USED 4. WINDOW DIMENSIONS SHOWN ARE SUGGESTED ROUGH OPENINGS, NET DIMENSIONS TO BE PER MANUFACTURER. VERIFY WITH MFR.

5. ALL WINDOWS TO BE FIXED UNLESS SHOWN/NOTED OTHERWISE. 6. PROVIDE SAFETY GLAZING PER KEYNOTE P-4 AS LOCATED ON FLOOR PLANS.

7. GLAZING TO BE PER ENERGY COMPLIANCE NOTES. SEE SHEETS A000 - A002

TYP DOOR NOTES:

1. ALL RESIDENTIAL SLIDING GLASS DOORS ARE BASED ON COEUR D'ALENE VINYL SLIDING DOORS. 2. GLAZING TO BE PER ENERGY COMPLIANCE NOTES. SEE SHEETS A000 - A002.

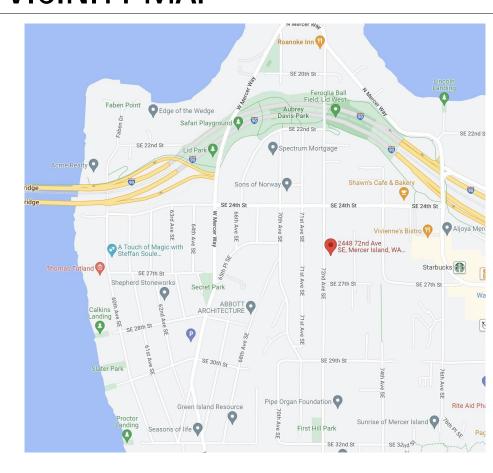
3. PROVIDE SAFETY GLAZING PER GENERAL NOTES.

4. NOT USED. 5. PROVIDE MIN 0.20 U-VALUE AT SOLID CORE FLUSH DOORS WHERE EXPOSED TO AMBIENT TEMPERATURE.

FIRE PROTECTION SYSTEMS:

NFPA 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED PER NFPA 13D SAND COMI STANDARDS. SEPARATE FIRE PERMIT REQUIRED.

VICINITY MAP



ENERGY CODE NOTES

PROPOSED RESIDENCE TO COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 W.S.E.C. - SEE WSEC FORM/REQUIREMENTS ON SHEET A002.

MECHANICAL VENTILATION REQUIREMENTS

PROPOSED RESIDENCE TO COMPLY WITH THE PRESCRIPTIVE VENTILATION REQUIREMENTS OF SECTION M1507 OF

AN INTERMITTENT WHOLE HOUSE VENTILATION SYSTEM INTEGRATED WITHIN THE FORCED AIR SYSTEM

**SEE THE <u>MECHANICAL VENTILATION M1507 OF THE WA STATE RESIDENTIAL CODE</u> SECTION ON SHEET A002

[HEATING OPTION #2] HEAT PUMP

[1.3] EFFICIENT BUILDING ENVELOPE:

PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:

FENESTRATION U .= 0.28

FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE

SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

[3.5] HIGH EFFICIENCY HVAC EQUIPMENT:

AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0. PROPOSED MODEL:

HITACHI MINI VRF 208/230V HEAT PUMP SYSTEM

EFFICIENCY: 11.0 HSPF

HEAT PUMP SUPPLEMENTARY HEAT, IF PROVIDED, SHALL BE PER R403.1.2. AT FINAL INSPECTION THE AUXILIARY HEAT LOCK OUT CONTROL SHALL BE SET TO 35°F OR LESS.

[4.2] HIGH EFFICIENCY HVAC DISTRIBUTION:

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION.

ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION.

DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

THE MINIMUM FLOOR/CEILING INSULATION MAY BE INSTALLED TO THE NON CONDITIONED SIDE, WITH DUCT WORK ABOVE WITHIN THE AIR CAVITY, PROVIDED THAT CONTINUOUS INSULATION IS INSTALLED TOP OF THE CEILING BELOW AND IS COMBINED WITH PERIMETER INSULATION THAT MEETS OR EXCEEDS THE R-VALUE REQUIREMENTS FOR WALLS.

[5.5] EFFICIENT WATER HEATING 5C:

THE PROPOSED WATER HEATING SYSTEM SHALL INCLUDE A HIGH EFFICIENCY WATER HEATER WITH A MINIMUM EF OF 0.91.

RUUD® HYBRID BUILDER RESIDENTIAL ELECTRIC WATER HEATER, MODEL PRO H80 T2RU310BM

UNIFORM ENERGY FACTOR: 3.5

FIELD INSPECTOR TO VERIFY RECEIPT OF BLOWER DOOR TEST FIELD INSPECTOR TO VERIFY RECEIPT OF DUCT LEAKAGE TEST

PROJECT INFO

PROJECT ADDRESS:

2448 72ND AVENUE SOUTHEAST MERCER ISLAND, WA, 98040

BUILDER:

ATERA HOMES, LLC 451 DUVALL AVE NE, SUITE 115 RENTON, WA, 98059

MILTON ORELLANA (425) 306-2758 build@aterahomes.com

DESIGNER:

ATERA DESIGN STUDIO, LLC 451 DUVALL AVE NE, SUITE 115 RENTON, WA 98059

> MILTON ORELLANA (425) 306-2758 studio@aterahomes.com

SCOPE OF WORK:

CONSTRUCT A NEW 2,996 SQ FT SINGLE FAMILY RESIDENCE.

BIDDER DESIGN:

ENGINEER:

17848 NE 198TH PLACE

WOODINWILLE, WA 98072

L2 ENGINEERS, LLC

CONTACT:

PHONE:

EMAIL:

ELECTRICAL, MECHANICAL, PLUMBING, MFR TRUSS CONNECTIONS, EXTERIOR CLADDING TO BE BIDDER DESIGNED/DEFERRED SUBMITTAL (PER 106.3.4.2)

BRIAN LOSHBOUGH, P.I

BRIAN@L2ENGINEERS.COM

(206) 251-2346

LEGAL DESCRIPTION:

THE SOUTH 60 FEET OF THE WEST 120 FEET OF LOT 4, BLOCK 5, MCGILVRA'S ISLAND ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY WASHINGTON; TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE SOUTH 17.33 FEET OF THE NORTH 77.33 FEET OF THE WEST 120 FEET OF SAID LOT 4, BLOCK 5, MCGILVRA'S ISLAND ADDITION.

CODE INFORMATION:

GENERAL INFORMATION:

BUILDING AREAS: SEE SQUARE FOOTAGE SCHED. THIS SHEET. CODE COMPLIANCE: 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 UNIFORM PLUMBING CODE 2018 WASHINGTON STATE ENERGY CODE 2018 WASHINGTON STATE AMENDMENTS CONTR. CLASS: TYPE Vb CONSTRUCTION SEE ENERGY CODE NOTES SHT A000 GLAZING: PARCEL #: 531510-0366

PARCEL DESCRIPTION:

PROPERTY TYPE: R - RESIDENTIAL SINGLE FAMILY(RES USE/ZONE) PRESENT USE: LOT AREA: 7,200 SF

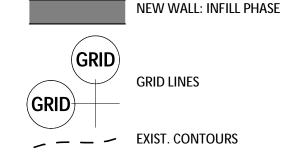
AREA, SQUARE FOOTAGE...

	Name	Area
C	Garage	435.0 SF
Ν	Main Floor	1538.8 SF
L	Jpper Floor	1021.7 SF
C	Gross Building Area: 3	2995.5 SF
C	Covr'd Patio	246.4 SF
C	Covr'd Porch	61.3 SF
R	Roof Deck	1069.9 SF
ι	Jpper Roof Deck	464.8 SF
Ε	Exterior Area: 6	1842.4 SF
C	Grand total: 9	4838.0 SF

DRAWING INDEX

NUMBER	SHEET NAME	REV. ID	REV. DATE
A000	COVER SHEET	6	2024/01/22
4001	CODE NOTES	1	20230125
A002	ENERGY NOTES		
A003	ENERGY/VENTING CALCULATIONS		
4100	SURVEY		
4101	SITE PLAN & AREA/HT CALCULATIONS	6	2024/01/22
A301	MAIN FLOOR	6	2024/01/22
4401	UPPER FLOOR	6	2024/01/22
A501	ROOF PLAN	6	2024/01/22
A601	ELEVATIONS	6	2024/01/22
A701	SECTIONS	6	2024/01/22
A702	SECTIONS	6	2024/01/22
A703	SECTIONS	6	2024/01/22
4704	SECTIONS	6	2024/01/22
ARCHITECTURAL 'A	\': 14	<u>'</u>	•
S001	STRUCTURAL NOTES & DETAILS		
S002	STRUCTURAL NOTES		
S101	FOUNDATION/MAIN FLOOR FRAMING PLAN		
S102	UPPER FLOOR/MAIN ROOF FRAMING PLAN	6	2024/01/22
S103	ROOF FRAMING PLAN	6	2024/01/22
S201	FOUNDATION HOLDOWNS	3	20230418
S202	MAIN FLOOR SHEARWALLS & UPPER FLOOR HOLDDOWNS	6	2024/01/22
S203	UPPER FLOOR SHEARWALLS	6	2024/01/22
5301	SIMPSON HOLDOWN & TENSION TIES STANDARD DTLS		
\$302	SIMPSON HOLDOWN & TENSION TIES STANDARD DTLS		
\$303	SIMPSON HOLDOWN & TENSION TIES STANDARD DTLS		
STRUCTURAL 'S': 1	1		
D101	FOUNDATION & FRAM'G DETAILS		
D102	FRAMING DETAILS		
D201	STAIR & RAILING DETAILS	1	20230125
D301	ROOF DETAILS		
D401	SPECIALTY DETAILS	2	20230131

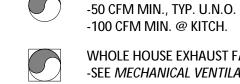
SYMBOLS & LEGEND:



_ _ _ EXIST. CONTOURS

NEW CONTOURS

WINDOW TAG: -SEE WINDOW SCHEDULE **EXHAUST FAN PER M1507:**



WHOLE HOUSE EXHAUST FAN: -SEE MECHANICAL VENTILATION REQUIREMENTS UNDER THE ENERGY CODE NOTES ON SHT A000 FOR THE PROPOSED VENTILATION RATE. -MAX SOUND RATING 1.0 SONE -MIN. SOUND RATING 0.1IN W.C. -SEE M1505.4 ON SHT A002

THERMOSTAT: -PROVIDE 2x8 BLK'G AT 51" A.F.F.

① 24HR TIMER TO W.H. FAN -SEE M1505.4.2 ON SHT A002 EXISTING WALL: SHELL / CORE PHASE

SHEET LAYOUT DESIGNATION: VIEW # / SHEET # \A101/ \mid SHT \mid # \rightarrow Elevation designation: View # / Sheet #

DOOR TAG: -SEE DOOR SCHEDULE. sw# | Shearwall tag: see shearwall schedule

HD# INDICATES STRUCTURAL KEYNOTE WITH INDEXED NUMBER. SEE STRUCTURAL KEYNOTE SCHEDULE.

110V SMOKE DETECTOR PER R314: -W/ DISCONNECTION SWITCH & BATTERY BACKUP & INTERCONNECTIVITY PER R314.4.

CARBON MONOXIDE DETECTOR PER R315: W/ **INTERCONNECTIVITY PER R315.5**

HEAT DETECTOR PER IRC314.2.3 w/ INTERCONNECTIVITY PER R314.4.1

FURNACE/WATER HEATER: -PROVIDE COMBUSTIONABLE AIR FROM OUTSIDE. -PROVIDE PRESSURE RELIEF LINE TO OUTSIDE. -SECURE WATER HEATER TOP & BOTTOM.



A000

ISSUE DATE: 2022/06/29

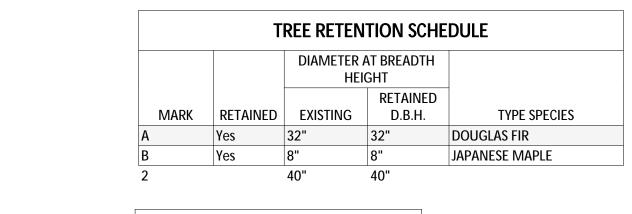
21014

PROJECT NO:

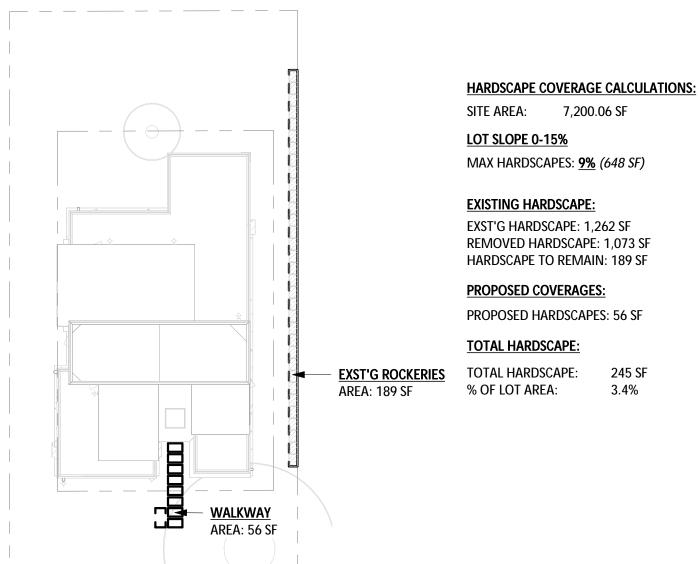
PERMIT SET

COVER SHEET

* NOTE: 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.



TREE RETENTION CALCS
TOTAL TREES RETAINED 40" TOTAL TREES TO BE REMOVED 0" 100% PROPOSED TREE RETENTION %



3 HARDSCAPE COVERAGE CALCS
SCALE: 1" = 20'-0"

HARDSCAPE COVERAGE CALCULATIONS:

F----Roof Area AREA:2373.0 SF <u>Driveway</u> **Ξ**

AREA:443.5 SF

LOT COVERAGE CALCULATIONS: SITE AREA: 7,200.06 SF

LOT SLOPE 0-15% MAX LOT COVERAGE: <u>40%</u> (2,880 SF)

PROPOSED COVERAGES:

PROPOSED IMPERVIOUS: 2,826.1 SF % OF LOT AREA: 39.25%

Area Schedule - Lot Coverage

Name	
Driveway	443.5 SF
Roof Area	2373.0 SF
Grand total: 2	2816.5 SF

A.B.E. CHART A.B.E. ID A.B.E. SEGMENT LENGTH A.B.E. * LENGTH 242 726 15.5 3751 ∕K: 242 51.5 12463 11.5 2783 14.5 3509 14.5 3509 21.25 5142.5 21.9 5299.8 3.25 786.5 242 32.9 7961.8 Grand total: 11 211.8

= <u>242</u> A.B.E.

451 DUVALL AVE NE, RENTON, W A 98059

SUB2 City Comment SUB5 City Comments SUB6, REV1, CLIENT

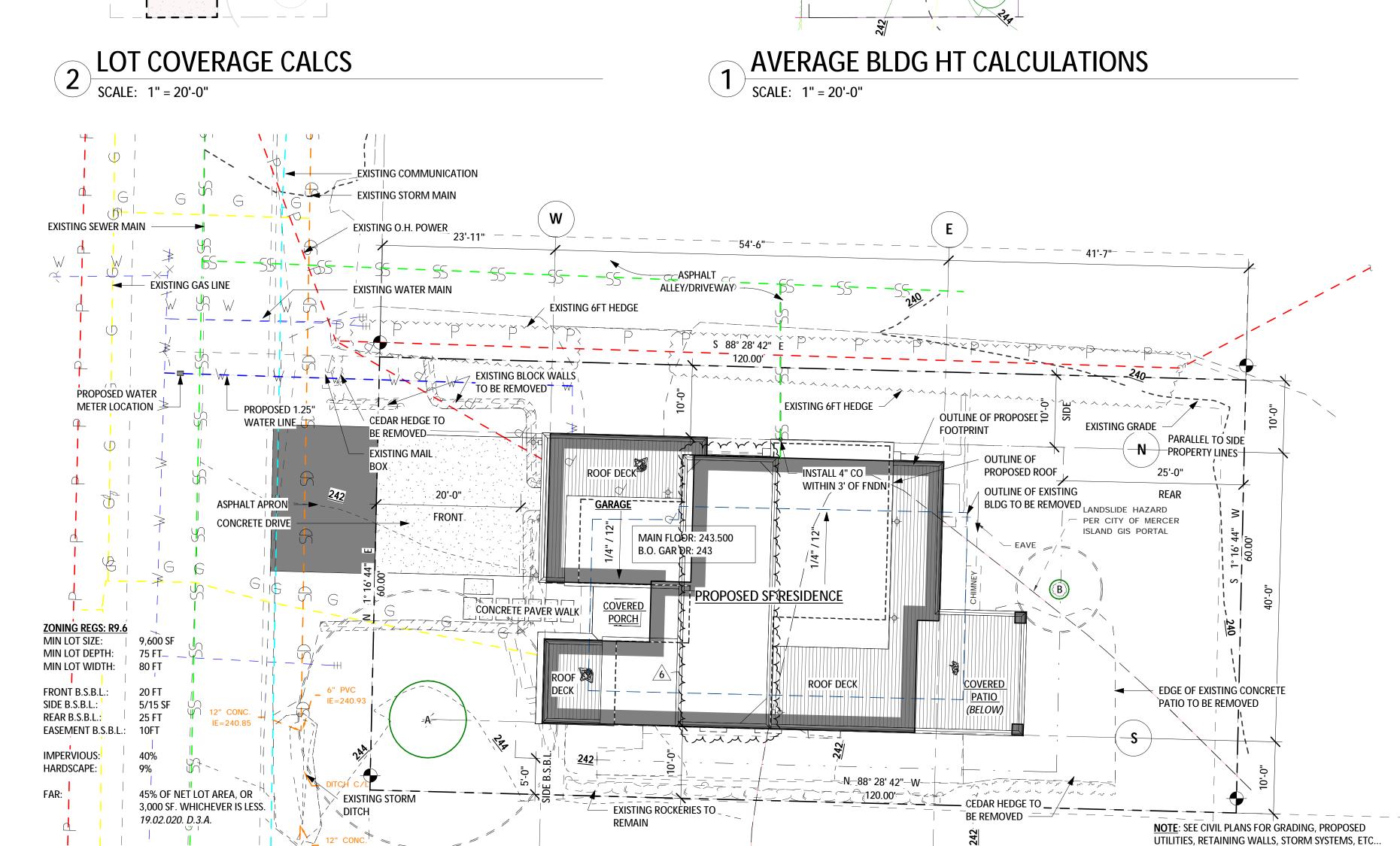
SID

PERMIT SET

SITE PLAN & AREA/HT CALCULATIONS

PROJECT NO: **ISSUE DATE**: 2022/06/29

A101 SCALE 24X36: As indicated * <u>NOTE:</u> 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.



SEE SHEET A002 FOR F.A.R. CALCULATIONS

GENERAL PLAN NOTES:

- 1. SEE SHEET __A001__ FOR GENERAL CONSTRUCTION
- SPECIFICATIONS.
- 2. SEE BUILDING ELEVATIONS FOR WINDOW OPERATION.
- 3. SEE "TYPICAL BUILDING MATERIALS" LIST ON THE
- ELEVATION SHEET(s). 4. FOR THE SYMBOLS & LEGEND SEE SHEET A000
- 5. SEE STRUCTURAL SHEETS FOR SHEARWALL DESIGNATIONS & HOLDDOWNS AND SHEET(s) _\$201-\$203_ FOR SHEARWALL
- 6. SEE SHEET <u>A201-A301</u> FOR WINDOWS SCHEDULE. SEE SHEET **_A201-A301**_ FOR DOOR SCHEDULE.
- SEE ELEVATIONS SHEETS FOR WINDOW OPERATION.
- 7. WINDOW DIMENSIONS SHOWN ARE SUGGESTED NOMINAL/ROUGH OPENINGS, NET DIMENSIONS TO BE PER

KEYNOTES - FLOORPLAN

)	DESCRIPTION
	GARAGE/HOUSE OCCUPANCY SEPARATION. PER IRC R302.6 a) 1/2"
	GYP. AT GARAGE SIDE BETWEEN RESIDENCE AND ATTIC. b) 5/8" TY
	'X' GYP SEPARATING HABITABLE ROOMS ABOVE. c) 1/2" GYP. AT

- WALLS SUPPORTING HABITABLE ROOMS ABOVE." DOOR BETWEEN GARAGE AND HOUSE SHALL BE EQUIPED WITH A SELF-CLOSING DEVICE, AND BE A MIN 1 3/8" THICK SOLID WOOD DOOR OR 20 MIN. F.R. DOOR. PER IRC SECTION R302.5.1
- HEADROOM 6'-8" MIN. b) RISER 7-3/4" MAX.; TREAD 10" MIN. c) TOP HANDRAIL WIDTH 1-1/4" MIN. AND 2" MAX. e) INSTALL FIRE BLOCKING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. f) COVER USABLE SPACE UNDER STAIR WITH 1/2" GYP."
- SAFETY GLAZING PER IRC SECTION R308.4
- P-5 EGRESS WINDOW PER IRC SECTION R310. PROVIDE MIN NET CLEARANCE OF 5 SF AT GRADE FLOOR OPENINGS AND 5.7 SF ABOVE. MIN SILL HEIGHT TO BE 44" A.F.F.
- IGNITERS: A) FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN ABOVE TOP OF SLAB, PROVIDE (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.. PER IRC SECTION G2408. B) HEAT-PRODUCING THE REQUIRED CLEARANCES TO COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN THE LISTING AND MANUFACTURER'S INSTRUCTIONS. PER IRC G2408.5
- COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NONABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS. PER IRC SECTION R307.2. FOR GROUND FLR WASTE OPENING REQ SEE UPC NOTES ON SHT A001
- HIGH EFFICIENCY GAS FURNACE, SIZE PER WSEC PRESCRIPTIVE ENERGY CODE COMPLIANCE FORMS. a) PROVIDE DUCT LEAKAGE, SEALING & TESTING PER WSEC 502 & 503. b) THERMOSTAT PER WSEC 503.8. c) SEE WSEC NOTES ON SHEET A001
- 7-3/4 MAX. RISER WITH 10" MIN. TREAD DEPTH. IF MORE THAN (4) RISERS HANDRAIL REQUIRED PER IRC SECTION R311.7.7. a) PROVIDE 36"x36" MIN. LANDING AT EXTERIOR DOORS PER IRC SECTION R311.3
- P-10 PROVIDE CRAWL SPACE ACCESS, MIN. 18" X 24" UNOBSTRUCTED ACCESS. PER IRC SECTION R408.4
- P-14 | SEE SITE PLAN FOR EXTENT OF WALKS AND DRIVEWAYS. P-15 36" MIN. GUARDRAIL. AT STAIRS SLOPES AT 36" ABOVE STAIR
- NOSINGS. PER SEE IRC SECTION 312

Covr'd Patio

Covr'd Porch

Upper Roof Deck

Roof Deck

- P-17 2x6 WALL FOR PLUMBING / HVAC.
- P-18 A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN 36" OF THE ELECTRICAL DISTRIBUTION PANEL. SEE SECTION M1505.4 ON SHEET
- THE MAIN ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE FOR FUTURE SOLAR ELECTRIC INSTALLATION PER IRC T103.9. A PERMANENT CERTIFICATE FOR SOLAR-READY ZONE IS TO BE POSTED PER IRC T103.10.

451 DUVALL AV RENTON, W A §

SIDENCE

PERMIT SET

MAIN FLOOR

AREA SC	HEDULE	DESI	
NAME	AREA	4	
Garage	435.0 SF		
Main Floor	1538.8 SF	Ë F	PROJECT NO:
Upper Floor	1021.7 SF	▼	SSUE DATE:
	2995.5 SF	\circ –	

246.4 SF

61.3 SF

1069.9 SF

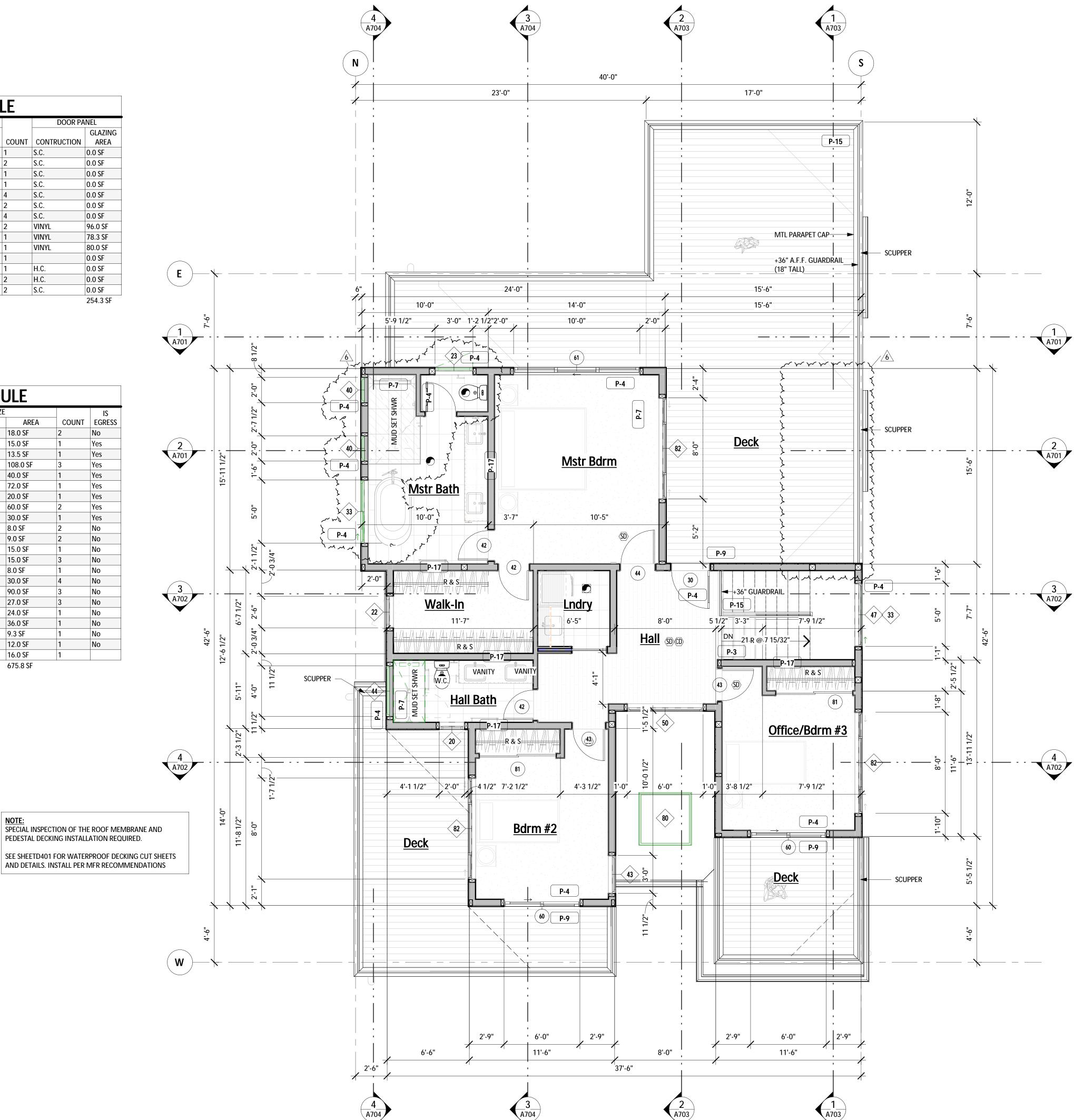
464.8 SF

A301

SCALE 24X36: 1/4" = 1'-0" * <u>NOTE:</u> 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.

1842.4 SF 4838.0 SF

WINDOW SCHEDULE						
				IS		
TYPE MARK	STYLE	WIDTH	HT	AREA	COUNT	EGRESS
20	Casement	2'-0"	4'-6"	18.0 SF	2	No
22	Casement	2'-6"	6'-0"	15.0 SF	1	Yes
23	Casement	3'-0"	4'-6"	13.5 SF	1	Yes
82	Horz Sliding Dbl-Vent	8'-0"	4'-6"	108.0 SF	3	Yes
30	Horz Sliding Dbl-Vent	8'-0"	5'-0"	40.0 SF	1	Yes
85	Horz Sliding Dbl-Vent	12'-0"	6'-0"	72.0 SF	1	Yes
88	Horz Sliding Half-Vent	5'-0"	4'-0"	20.0 SF	1	Yes
33	Horz Sliding Half-Vent	5'-0"	6'-0"	60.0 SF	2	Yes
34	Horz Sliding Half-Vent	6'-0"	5'-0"	30.0 SF	1	Yes
40	Picture	2'-0"	2'-0"	8.0 SF	2	No
42	Picture	3'-0"	1'-6"	9.0 SF	2	No
43	Picture	3'-0"	5'-0"	15.0 SF	1	No
87	Picture	3'-4"	1'-6"	15.0 SF	3	No
44	Picture	4'-0"	2'-0"	8.0 SF	1	No
45	Picture	5'-0"	1'-6"	30.0 SF	4	No
47	Picture	5'-0"	6'-0"	90.0 SF	3	No
48	Picture	6'-0"	1'-6"	27.0 SF	3	No
49	Picture	6'-0"	4'-0"	24.0 SF	1	No
50	Picture	6'-0"	6'-0"	36.0 SF	1	No
51	Picture	6'-2"	1'-6"	9.3 SF	1	No
52	Picture	8'-0"	1'-6"	12.0 SF	1	No
80	Skylight	4'-0"	4'-0"	16.0 SF	1	
Grand total: 37				675.8 SF		



GENERAL PLAN NOTES:

- 1. SEE SHEET __A001__ FOR GENERAL CONSTRUCTION
- SPECIFICATIONS.
- 2. SEE BUILDING ELEVATIONS FOR WINDOW OPERATION.
- 3. SEE "TYPICAL BUILDING MATERIALS" LIST ON THE
- ELEVATION SHEET(s). 4. FOR THE SYMBOLS & LEGEND SEE SHEET A000
- 5. SEE STRUCTURAL SHEETS FOR SHEARWALL DESIGNATIONS & HOLDDOWNS AND SHEET(s) _\$201-\$203_ FOR SHEARWALL
- 6. SEE SHEET <u>A201-A301</u> FOR WINDOWS SCHEDULE.
- SEE SHEET **_A201-A301**_ FOR DOOR SCHEDULE. SEE ELEVATIONS SHEETS FOR WINDOW OPERATION.
- 7. WINDOW DIMENSIONS SHOWN ARE SUGGESTED NOMINAL/ROUGH OPENINGS, NET DIMENSIONS TO BE PER

KEYNOTES - FLOORPLAN

ID	DESCRIPTION
P-1	GARAGE/HOUSE OCCUPANCY SEPARATION. PER IRC R302.6 a) 1/2" GYP. AT GARAGE SIDE BETWEEN RESIDENCE AND ATTIC. b) 5/8" TYI 'X' GYP SEPARATING HABITABLE ROOMS ABOVE. c) 1/2" GYP. AT WALLS SUPPORTING HABITABLE ROOMS ABOVE."
P-2	DOOR BETWEEN GARAGE AND HOUSE SHALL BE EQUIPED WITH A SELF-CLOSING DEVICE, AND BE A MIN 1 3/8" THICK SOLID WOOD
	SELF-CLOSING DEVICE, AND BE A MIN 1 3/8"

DOOR OR 20 MIN. F.R. DOOR. PER IRC SECTION R302.5.1

- STAIR ASSEMBLY: PER IRC SECTION R311.7" a) WIDTH 36" MIN.; OF HANDRAIL AT 34" MIN. AND 38" MAX ABOVE TREAD NOSING d) HANDRAIL WIDTH 1-1/4" MIN. AND 2" MAX. e) INSTALL FIRE BLOCKING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT
- THE TOP AND BOTTOM OF THE RUN. f) COVER USABLE SPACE UNDER STAIR WITH 1/2" GYP." SAFETY GLAZING PER IRC SECTION R308.4
- EGRESS WINDOW PER IRC SECTION R310. PROVIDE MIN NET CLEARANCE OF 5 SF AT GRADE FLOOR OPENINGS AND 5.7 SF ABOVE MIN SILL HEIGHT TO BE 44" A.F.F. P-6 IGNITERS: A) FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN
- ABOVE TOP OF SLAB, PROVIDE (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.. PER IRC SECTION G2408. B) HEAT-PRODUCING EQUIPMENT AND APPLIANCES SHALL BE INSTALLED TO MAINTAIN THE REQUIRED CLEARANCES TO COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN THE LISTING AND MANUFACTURER'S INSTRUCTIONS. PER IRC G2408.5
- COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NONABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS. PER IRC SECTION R307.2. FOR GROUND FLR WASTE OPENING REQ SEE UPC NOTES ON SHT A001
- HIGH EFFICIENCY GAS FURNACE, SIZE PER WSEC PRESCRIPTIVE ENERGY CODE COMPLIANCE FORMS. a) PROVIDE DUCT LEAKAGE, SEALING & TESTING PER WSEC 502 & 503. b) THERMOSTAT PER WSEC 503.8. c) SEE WSEC NOTES ON SHEET A001
- P-9 7-3/4 MAX. RISER WITH 10" MIN. TREAD DEPTH. IF MORE THAN (4) RISERS HANDRAIL REQUIRED PER IRC SECTION R311.7.7. a) PROVIDE 36"x36" MIN. LANDING AT EXTERIOR DOORS PER IRC SECTION R311.3 P-10 PROVIDE CRAWL SPACE ACCESS, MIN. 18" X 24" UNOBSTRUCTED ACCESS. PER IRC SECTION R408.4
- P-14 SEE SITE PLAN FOR EXTENT OF WALKS AND DRIVEWAYS. P-15 | 36" MIN. GUARDRAIL. AT STAIRS SLOPES AT 36" ABOVE STAIR
- NOSINGS. PER SEE IRC SECTION 312 P-17 2x6 WALL FOR PLUMBING / HVAC.
- P-18 A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN 36" OF THE ELECTRICAL DISTRIBUTION PANEL. SEE SECTION M1505.4 ON SHEET
 - THE MAIN ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE FOR FUTURE SOLAR ELECTRIC INSTALLATION PER IRC T103.9. A PERMANENT CERTIFICATE FOR SOLAR-READY ZONE IS TO BE POSTED PER IRC T103.10.

AREA SCHEDULE ...

Garage Main Floor

Upper Floor

Covr'd Patio

Covr'd Porch

Upper Roof Deck

Roof Deck

435.0 SF

1538.8 SF

1021.7 SF 2995.5 SF

246.4 SF

1069.9 SF

4838.0 SF

61.3 SF

464.8 SF 1842.4 SF PERMIT SET

SID

SUB2 City Comm SUB5 City Comm SUB6, REV1, CLI

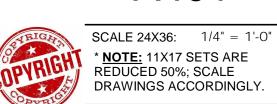
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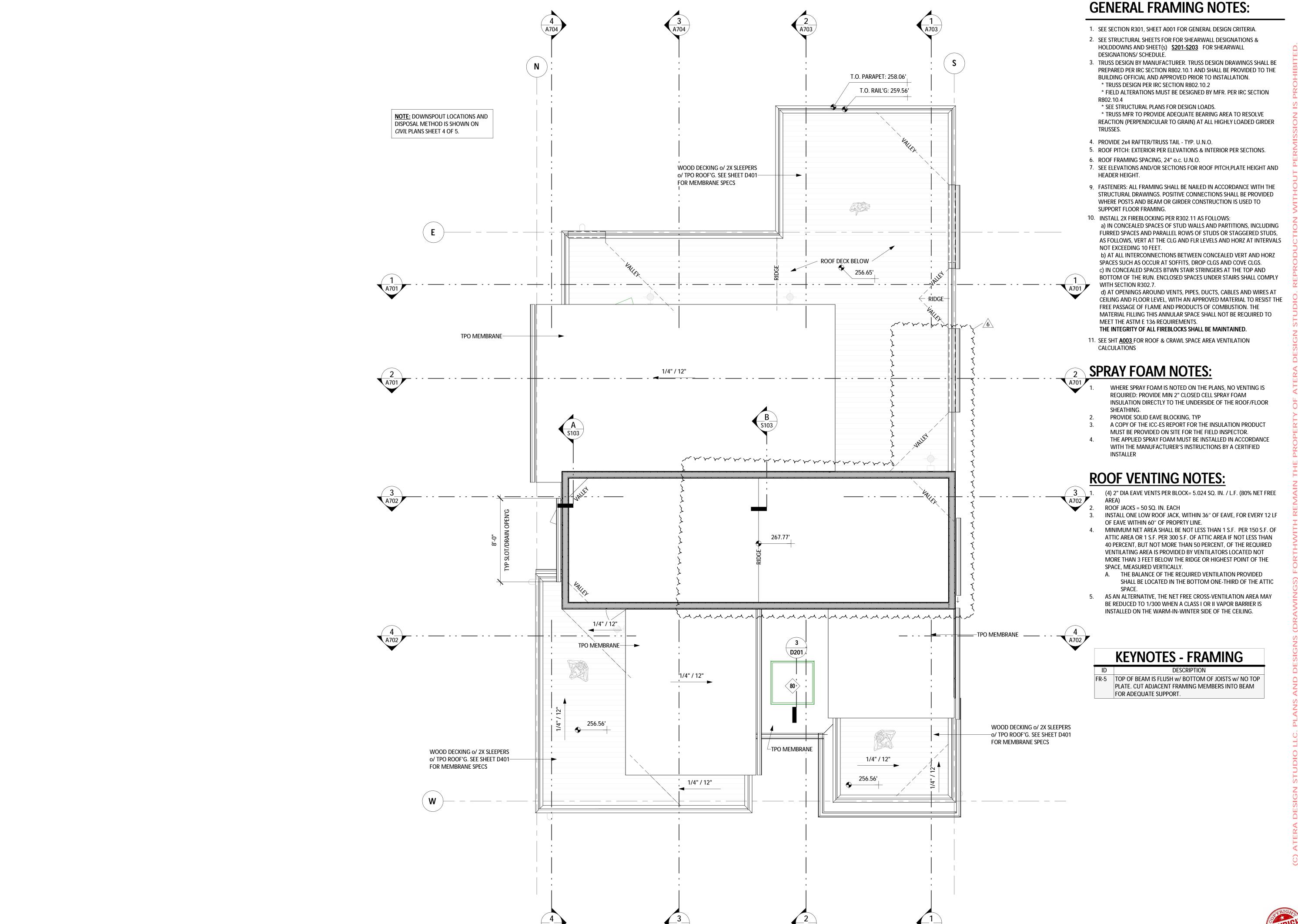
451 DUVALL A RENTON, W A

UPPER FLOOR

PROJECT NO:	210
ISSUE DATE:	2022/06/2

A401





PERMIT SET

SID

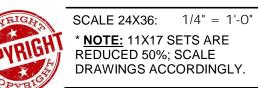
SUB2 City Comm SUB5 City Comm SUB6, REV1, CLI

451 DUVALL AVE NE RENTON, W A 98059

ROOF PLAN

PROJECT NO: 21014 ISSUE DATE: 2022/06/29

A501



-MTL PARAPET CAP

MAX T.O. ROOF 272.00

TYPICAL BUILDING MATERIALS:

ROOF CONSTRUCTION

ROOFING: TPO MEMBRANE **BUILDING PAPER:** PER MFR SHEATHING: PER SHEARWALL SCHEDULE FRAMING: PER PLANS INSULATION: R-49 BLOWN IN (R-38 VAULTED) **T&G WHERE NOTED**

SOFFIT: GWB: 5/8" GWB

FLOOR CONSTRUCTION

FLOORING: FINISH PER PLANS SUBFLOOR: 3/4" T&G (PLYWOOD, COMPLY OR EQUAL)

FRAMING: PER PLANS

INSULATION: R-38 BATT

SOFFIT: HARDIA PANEL WHERE NOTED

EXTERIOR WALL CONSTRUCTION

SIDING MATERIAL: PER ELEVATIONS **BUILDING PAPER:** 15# BUILDING PAPER SHEATHING: PER SHEARWALL SCHEDULE

FRAMING: 2x6 STUDS AT 16" oc U.N.O. INSULATION: R-21 BATT w/ INTEGRAL VAPOR BARRIER

(51)

GWB: 1/2" GWB

TRIM

WINDOW:

'Z' FLASHING (WITH NO BRICK MOLD) INSIDE: 2x2 **CORNER BOARDS:** OUTSIDE: 'X' FLASHING FASCIA: 2x8 (PER DETAILS) U.N.O.

ELEVATION NOTES:

1. INSTALL APPROVED CORROSION-RESISTANT FLASHING, TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS PER R708.3. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

A. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR

SUBSEQUENT DRAINAGE. B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS

ON BOTH SIDES UNDER STUCCO COPINGS. C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND

D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR

FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. F. AT WALL AND ROOF INTERSECTIONS.

G. AT BUILT-IN GUTTERS. 2. PER IRC R703.12.1, ADHERED MASONRY VENEER IS REQUIRED TO HAVE THE

FOLLOWING CLEARANCES:

A. 4" MINIMUM ABOVE THE EARTH

B. 2" MINIMUM ABOVE PAVED AREAS, AND C. 1/2" MINIMUM ABOVE EXTERIOR WALKING SURFACES WHICH ARE

SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR

3. STONE VENEER TO BE SUPPLIED BY ELDORADO STONE OR APPROVED EQUAL.

10'-0" SIDE SETBACK

-+36" A.F.F. GUARD RAIL

HARDIE 'SMOOTH' PANEL W/ FR

REGLET FLASHING

-ALUM GUTTER, TYF

-2x10 FASCIA

T Q. ROOF DECK 268.00

T.O. PL LVL2

STONE VENEER MAXIMUM WEIGHT 15 psf.

451 DUVALL / RENTON, W /

SUB2 City Comment & SUB2 City Comment & SUB5 City Comments SUB5 City Comments SUB6, REV1, CLIENT

slan

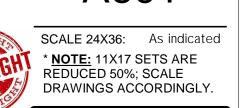
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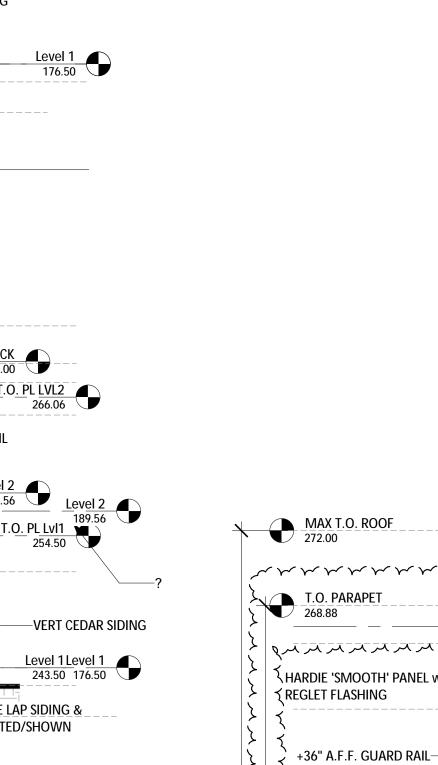
ELEVATIONS

PROJECT NO: 21014

ISSUE DATE: 2022/06/29

A601





MTL PARAPET CAP-

VERT CEDAR SIDING-

ELECTRICAL METER-

ABE 242.00 NOTE: PROVIDE OPTION FOR 4" HARDIE LAP SIDING &

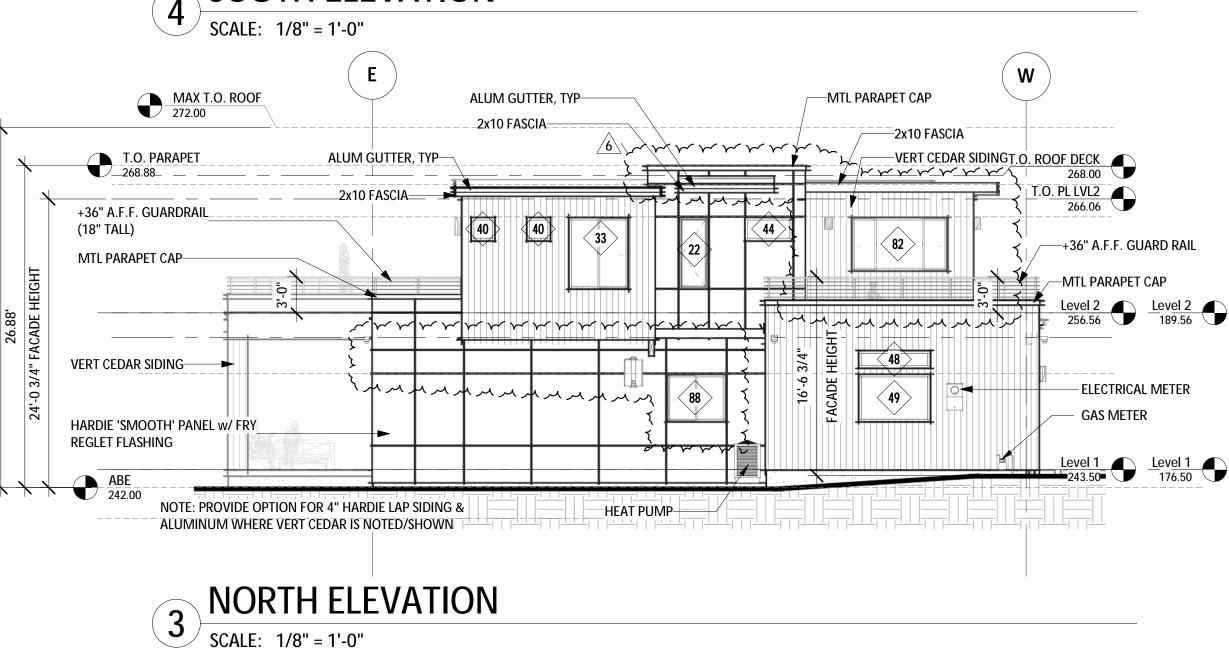
WEST ELEVATION

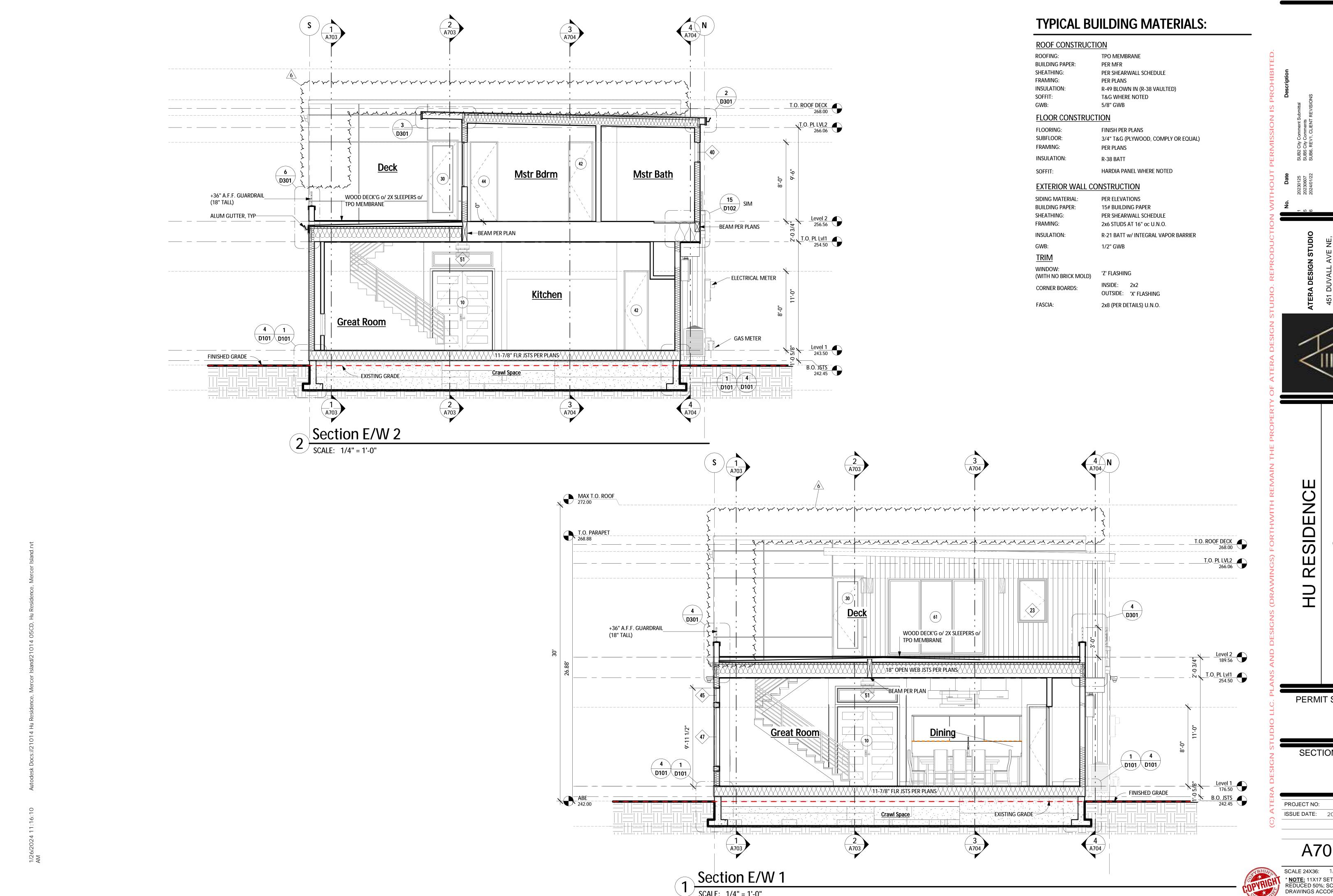
SCALE: 1/4" = 1'-0"

ALUMINUM WHERE VERT CEDAR IS NOTED/SHOWN

GAS METER—

STONE VENEER-





451 DUVALL AVE NE, RENTON, W A 98059

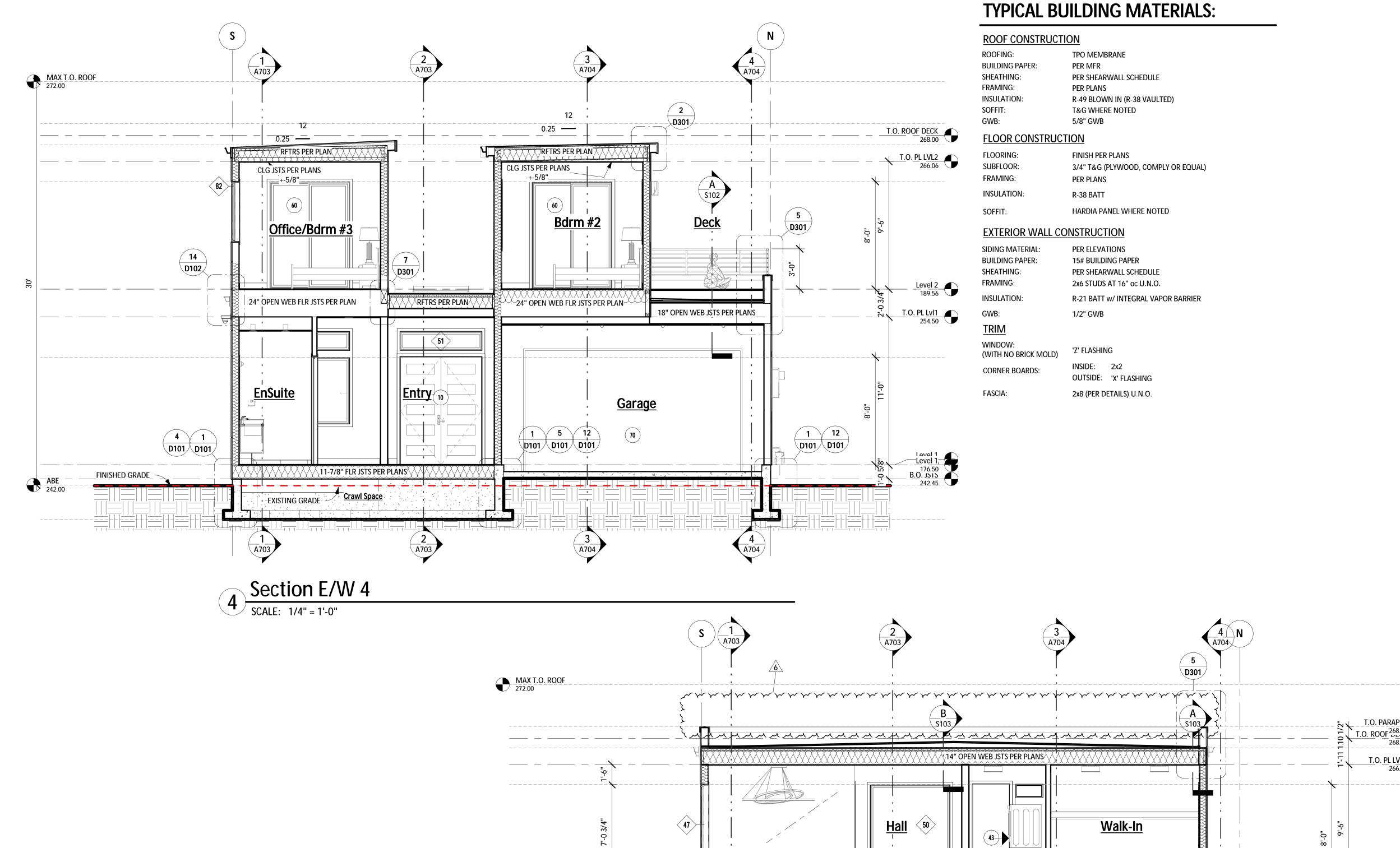
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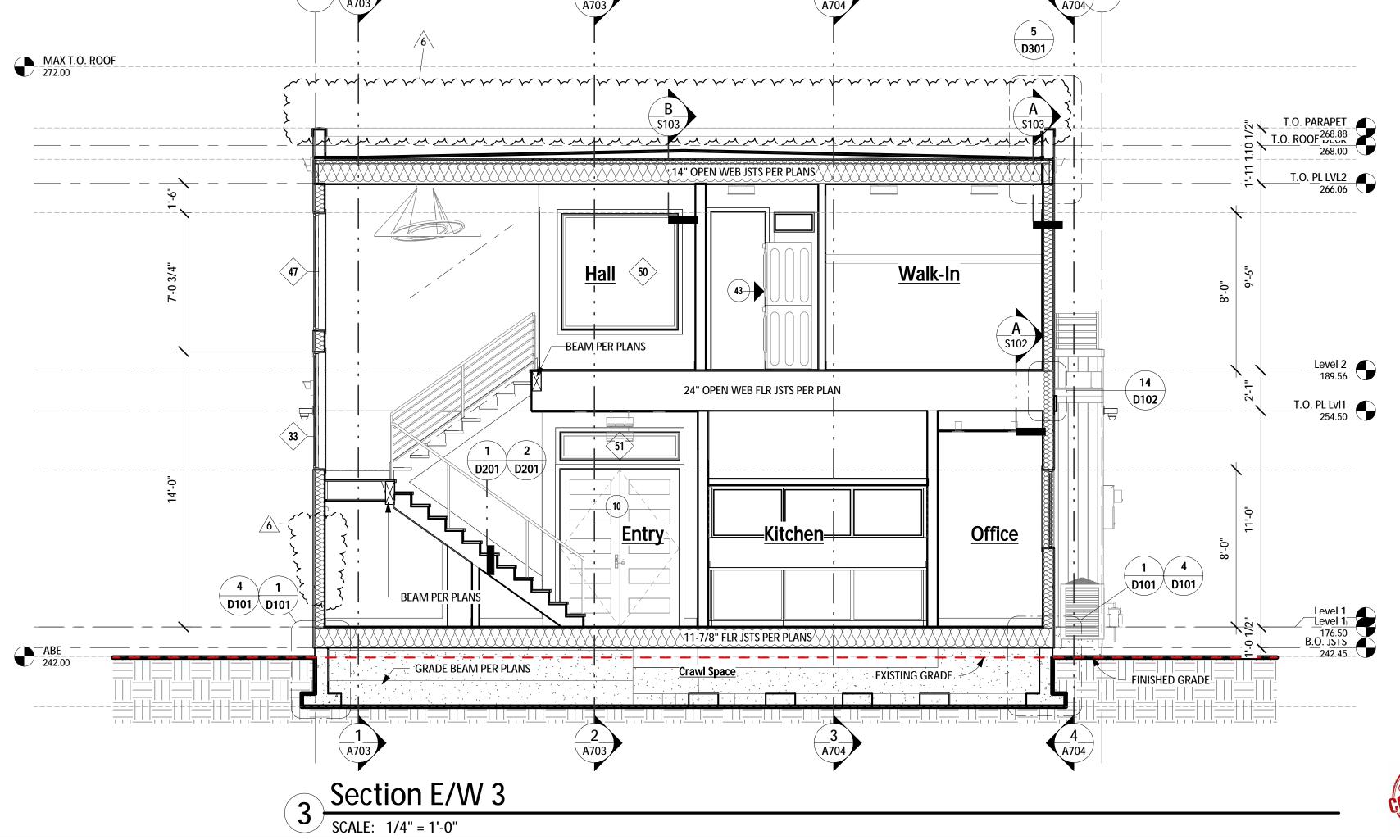
SECTIONS

21014 ISSUE DATE: 2022/06/29

A701

SCALE 24X36: 1/4" = 1'-0" * <u>NOTE:</u> 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.





A702

PROJECT NO:

SUB2 City Comment S SUB5 City Comments SUB6, REV1, CLIENT

451 DUVALL AVE NE, RENTON, W A 98059

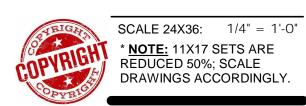
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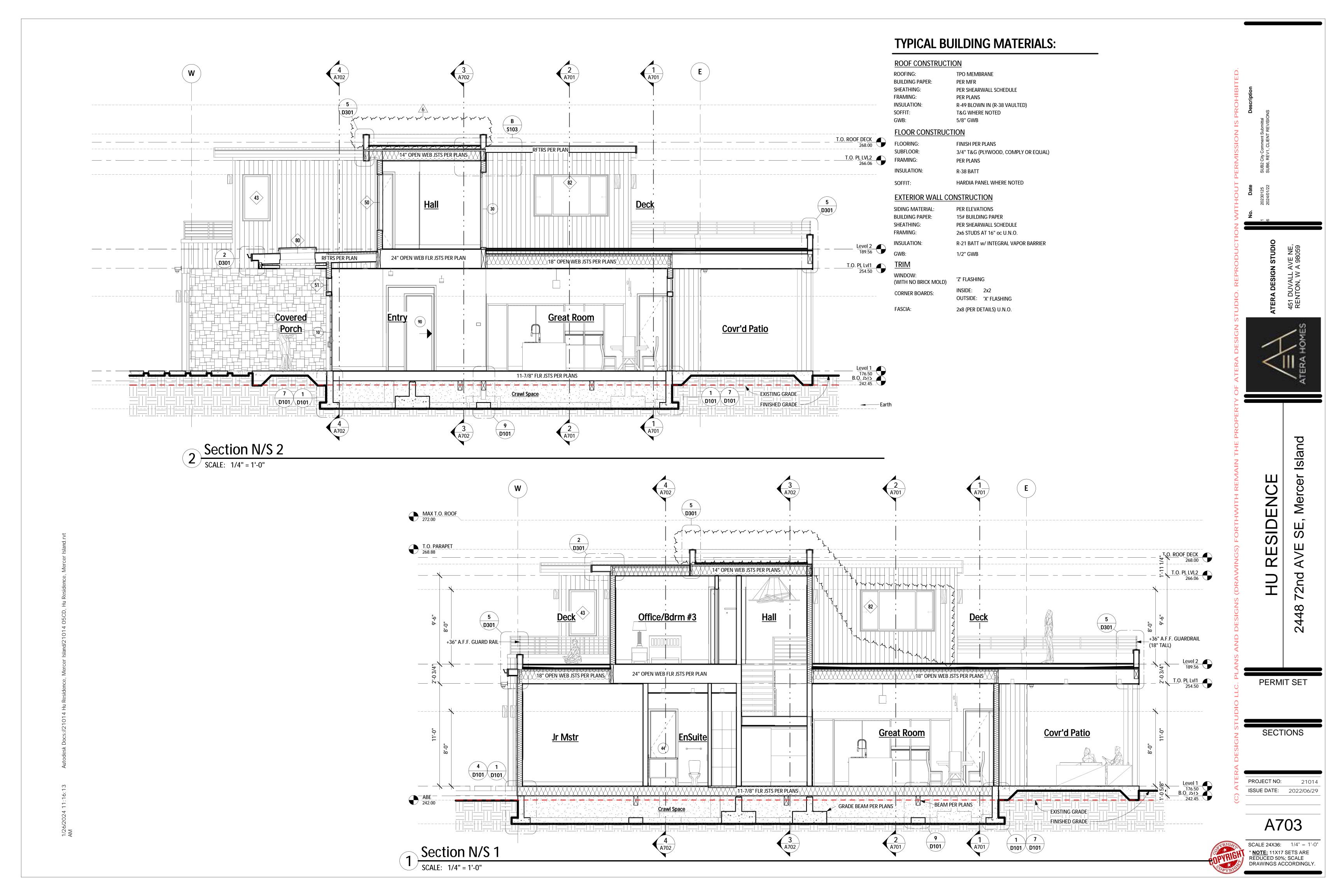
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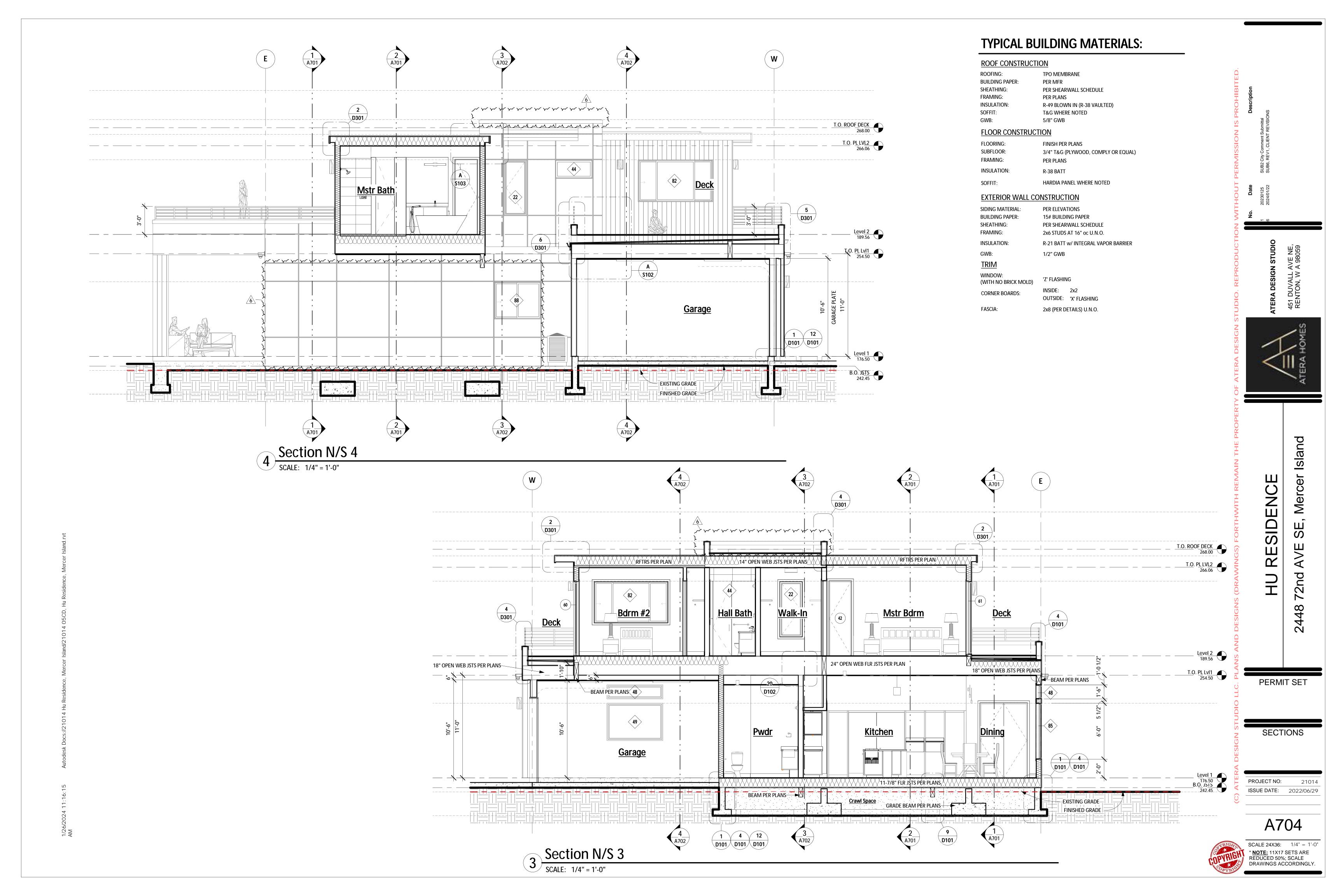
SECTIONS

ISSUE DATE: 2022/06/29

21014







SCOPE OF STRUCTURAL WORK: STRUCTURAL DESIGN OF A NEW HOUSE.

THE FOLLOWING DEFINITIONS APPLY TO THESE GENERAL NOTES: "STRUCTURAL ENGINEER OF RECORD" (EOR) - THE STRUCTURAL ENGINEER WHO IS LEGALLY RESPONSIBLE FOR STAMPING & SIGNING THE STRUCTURAL DOCUMENTS FOR THE PROJECT. THE EOR IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM.

· "SPECIALTY STRUCTURAL ENGINEER" (SSE) - A LICENSED PROFESSIONAL ENGINEER, NOT THE EOR, WHO PERFORMS SPECIALTY STRUCTURAL ENGINEERING SERVICES NECESSARY TO COMPLETE THE STRUCTURE, WHO HAS EXPERIENCE AND TRAINING IN THE SPECIFIC SPECIALTY. THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR SUPPLIER WHO IS RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION OF SPECIALTY-ENGINEERED ELEMENTS SHALL RETAIN THE SSE. SUBMITTALS SHALL BE STAMPED AND SIGNED BY THE SSE. DOCUMENTS STAMPED AND SIGNED BY THE SSE SHALL BE COMPLETED BY OR UNDER THE DIRECT SUPERVISION OF THE SSE WITH A PE OR SE LICENSE ISSUED BY THE STATE OF WASHINGTON.

"DEFERRED SUBMITTALS - DEFERRED SUBMITTAL IS ENGINEERING WORK TO BE DESIGNED-BY-OTHERS OR BIDDER-DESIGNED.

NOTE PRIORITIES:

NOTES ON THE INDIVIDUAL DRAWINGS SHALL GOVERN OVER THESE GENERAL NOTES.

REFER TO THESE NOTES, STRUCTURAL DRAWINGS, AND ARCHITECTURAL DRAWINGS WHICH SERVE AS SPECIFICATIONS FOR THIS PROJECT.

THE STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW ALL DETAILS OF

REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, CURTAIN WALLS, STAIRS, ELEVATORS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES AND OTHER NONSTRUCTURAL ITEMS.

STRUCTURAL RESPONSIBILITIES:

THE EOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED STATE.

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND WSHA. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

THE CONTRACTOR SHALL SUBMIT PLANS SHOWING THE LOCATION, WEIGHT, SIZE AND ANCHORAGE OF ALL HANGERS SUPPORTING ALL MECHANICAL, ELECTRICAL, PLUMBING OR SPRINKLER LOADS IN EXCESS OF 50 POUNDS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE INCLUDED ON THESE PLANS AND SHALL SHOW THE WEIGHTS, SIZES, MOUNTING/ATTACHMENT DETAILS, AND LOCATIONS. SUBMIT PLANS TO THE EOR FOR REVIEW PRIOR TO INSTALLATION.

DISCREPANCIES

IN CASE OF DISCREPANCIES BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE EOR SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR BEFORE PROCEEDING WITH THE WORK. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE EOR BEFORE PROCEEDING WITH THE WORK. ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR DRILLING.

THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ANY UTILITY INFORMATION SHOWN ON THE DRAWINGS AND DETAILS IS APPROXIMATE AND NOT NECESSARILY COMPLETE.

CONSTRUCTION LOADS:

LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS OR THE CAPACITY OF THE PARTIALLY COMPLETED CONSTRUCTION.

THE ROOF SNOW LOAD IS DETERMINED BY USING CHAPTER 7 OF ASCE 7-16 IN ACCORDANCE WITH IBC SECTION 1608 AND WITH THE FOLLOWING FACTORS:

MINIMUM ROOF DESIGN LOAD: <u>25 PSF WITHOUT DRIFT</u> GROUND SNOW LOAD, PG: <u>20 PSF</u> IMPORTANCE FACTOR, IS: <u>1.0</u> FLAT ROOF SNOW LOAD, PF: <u>25 PSF</u>

THERMAL FACTOR, CT: <u>1.0</u>

WIND LOAD IS DETERMINED USING CHAPTER 28 OF ASCE 7-16 IN ACCORDANCE WITH IBC SECTION 1609 WITH THE FOLLOWING FACTORS:

BASIC WIND SPEED V = <u>97 MPH</u> RISK CATEGORY= // WIND IMPORTANCE FACTOR IW = 1.0KZT = 1.6EXPOSURE CATEGORY = B

EARTHQUAKE DESIGN IS DETERMINED USING CHAPTER 12 ASCE 7-16 IN ACCORDANCE WITH IBC CHAPTER 16 WITH THE FOLLOWING FACTORS:

IMPORTANCE FACTOR IE = 1.0SDS = <u>1.116 G</u> RISK CATEGORY = SDI = <u>0.590 G</u> SS = <u>1.395 G</u> SEISMIC DESIGN CATEGORY= <u>D</u> SI = <u>0.486 G</u> SITE CLASS = \underline{D}

WOOD STRUCTURE (SUPER-STRUCTURE):

BASIC SEISMIC FORCE RESISTING SYSTEM: A-15 (BEARING WALL SYSTEMS) LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE, PER ASCE 7-10, SECTION 12.8

CS= <u>0.172</u> CD= <u>4</u> Ω= <u>2.5+</u> ρ= <u>1.3</u>

DESIGN BASE SHEAR (<u>WIND GOVERNED</u>), $V[\underline{ULT}] = \underline{15.86}$ (<u>N/S</u>), $V[\underline{ASD}] = \underline{6.4}$ (<u>E/W</u>)

DEFLECTIONS:

FLOOR TOTAL LOAD DEFLECTION LIMIT: <u>L/360</u> FLOOR LIVE LOAD DEFLECTION LIMIT: <u>L/480</u> ROOF TOTAL LOAD DEFLECTION LIMIT: <u>L/240</u> ROOF LIVE LOAD DEFLECTION LIMIT: <u>L/360</u>

LIVE LOADS: (HOUSE)

ROOF (LIVE): <u>20 PSF</u> ROOF (SNOW) <u>25 PSF</u> BALCONIES AND DECKS: <u>1.5X OCCUPANCY SERVED</u> RESIDENTIAL FLOOR: 40 PSF RESIDENTIAL GARAGE: 40 PSF STAIRS & LANDINGS: 40 PSF OR 300LB (4"X4" SQR) GUARD RAILS: <u>50 PLF</u>

DEFERRED SUBMITTAL LOADS:

ALL PRE-ENGINEERED, PRE-FABRICATED, PRE-MANUFACTURED, OR OTHER PRODUCTS DESIGNED BY OTHERS SHALL BE DESIGNED FOR THE TRIBUTARY DEAD AND LIVE LOADS PLUS WIND, EARTHQUAKE, AND COMPONENT, AND CLADDING LOADS WHEN APPLICABLE. DESIGN SHALL CONFORM TO THE PROJECT DRAWINGS AND SPECIFICATIONS, REFERENCE STANDARDS, AND GOVERNING.

ROOF DEAD LOAD: <u>15 PSF</u> ROOF SNOW LOAD: <u> 25 PSF</u> FLOOR DEAD LOAD: <u> 15 PSF</u> FLOOR LIVE LOAD: <u>40 PSF</u>

STAIRS & LANDINGS: <u>40 PSF OR 300LB (4"X4" SQR)</u> GUARD RAILS: <u>50 PLF OR 200 LB POINT LOAD</u>

<u>SUBMITTALS</u>

SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER/EOR PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS AS NOTED BELOW. THE CONTRACTOR SHALL REVIEW AND PLACE A SHOP DRAWINGS STAMP ON THE SUBMITTAL BEFORE FORWARDING TO THE EOR. SUBMITTALS SHALL BE MADE IN TIME TO PROVIDE A MINIMUM OF ONE WEEK FOR REVIEW BY THE EOR. ADDITIONAL SUBMITTALS REQUIRED FOR THIS PROJECT ARE SPECIFIED IN THE SPECIFIC SECTIONS

REFERENCE THE INDIVIDUAL MATERIAL SECTION FOR SPECIFIC INFORMATION TO BE INCLUDED IN THE SUBMITTAL. IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN.

 CONCRETE REINFORCING EMBEDDED STEEL ITEMS

GLULAM BEAMS

TJI's

PRODUCT OR MANUFACTURER COMPONENTS SPECIFIED IN THESE DRAWINGS ARE USED AS THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATES FOR SPECIFIED ITEMS MAY BE SUBMITTED TO THE EOR FOR REVIEW. HOWEVER, CONTRACTOR SHALL SUBMIT A CURRENT ICC-ESR/IAPMO-ER REPORT IDENTIFYING THAT AN ALTERNATIVE COMPONENT HAS THE SAME OR GREATER LOAD CAPACITY THAN THE SPECIFIED ITEM.

SHOP DRAWING REVIEW:

REVIEW BY THE DESIGNER/EOR IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE EOR, AND THEREFORE, MUST BE VERIFIED BY THE GENERAL CONTRACTOR. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM.

THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING WORK IN A SECURE MANNER. WHEN SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNED AND STAMPED BY THE RESPONSIBLE SSE. ALLOW ONE WEEK FOR EOR REVIEW TIME.

PER IBC SECTION 107.3.4.1, DRAWINGS, CALCULATIONS, AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED-BY-OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER (SSE) WHO IS RESPONSIBLE FOR THE DESIGN AND SHALL BE SUBMITTED TO THE ARCHITECT/EOR AND THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION. ALLOW ONE WEEK FOR EOR REVIEW TIME.

THE SSE SHALL SUBMIT STAMPED AND SIGNED CALCULATIONS AND SHOP DRAWINGS TO THE EOR FOR REVIEW. REVIEW OF THE SSE'S SHOP DRAWINGS IS FOR GENERAL COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, AND PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. SUBMITTED DRAWINGS SHALL INDICATE ALL REACTION FORCES IMPARTED TO THE PRIMARY STRUCTURE. THE DESIGN OF THE CONNECTION TO THE PRIMARY STRUCTURE IS THE RESPONSIBILITY OF THE SUPPLIER AND SSE. SUBSEQUENT TO EOR REVIEW, EOR WILL FORWARD DEFERRED SUBMITTAL DOCUMENTS TO THE BUILDING OFFICIAL WITH NOTATION INDICATING THAT THE DOCUMENTS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.

DEFERRED SUBMITTALS INCLUDE THE FOLLOWING:

- HANDRAILS & GUARDRAILS PREFABRICATED WOOD TRUSSES
- PREFABRICATED METAL STAIRS
- OPEN WEB WOOD JOISTS

COMPONENTS:

ACCORDANCE WITH ASCE 7-10, CHAPTER 13 AND THE PROJECT SPECIFICATIONS. NONSTRUCTURAL COMPONENTS DESIGNED BY OTHERS SHALL NOT INDUCE TORSIONAL LOADING INTO SUPPORTING STEEL STRUCTURAL MEMBERS WITHOUT ADDITIONAL BRACING OF THOSE MEMBERS TO ELIMINATE TORSIONAL FORCES. TORSIONAL BRACING SHALL BE DESIGNED BY THE NONSTRUCTURAL COMPONENT DESIGNER AND APPROVED BY THE EOR. ANCHORAGE TO THE PRIMARY STRUCTURE IS PER THE BIDDER-DESIGN CONTRACTOR OR SUPPLIER.

TESTS & INSPECTIONS INSPECTIONS:

ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IBC SEC 110. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE ARCHITECT/EOR FOR REVIEW. THE BUILDING OFFICIAL MAY ACCEPT INSPECTION OF AND REPORTS BY APPROVED INSPECTION AGENCIES IN LIEU OF BUILDING OFFICIAL'S INSPECTIONS. THE CONTRACTOR SHALL OBTAIN APPROVAL OF BUILDING OFFICIAL TO USE THE THIRD-PARTY INSPECTION AGENCY AND CONTRACTOR SHALL ALERT THE ARCHITECT/EOR AS SUCH.

SOILS AND FOUNDATIONS

REFERENCE STANDARDS:

CONFORM TO IBC CHAPTER 18 "SOILS AND FOUNDATIONS."

GEOTECHNICAL REPORT: RECOMMENDATIONS CONTAINED IN:

 GEOTECHNICAL ENGINEERING STUDY BY: GEOTECH CONSULTANTS, INC. MEMO "FOUNDATION AND CRITICAL AREA CONSIDERATIONS, AND INFILTRATION FEASIBILITY ASSESSMENT" PROPOSED NEW RESIDENCE 2448 - 72ND AVE SE, MERCER ISLAND, WASHINGTON, DATED JANUARY 12, 2022

GEOTECHNICAL INSPECTION:

SITE SOIL CONDITIONS, FILL PLACEMENT, AND LOAD-BEARING REQUIREMENTS SHALL BE AS REQUIRED BY SECTION 1705.6 AND TABLE 1705.6. ASSUMED VALUES SHALL BE FIELD VERIFIED BY THE BUILDING OFFICIAL PRIOR TO PLACING CONCRETE. THE BUILDING OFFICIAL SHALL BE PERMITTED TO WAIVE THE REQUIREMENT FOR A GEOTECHNICAL INVESTIGATION WHERE SATISFACTORY DATA FROM ADJACENT AREA IS AVAILABLE THAT DEMONSTRATES AN INVESTIGATION IS NOT NECESSARY FOR ANY OF THE CONDITIONS IN SECTIONS 1803.5.1 - 1803.5.6 AND SECTIONS 1803.5.10 - 1803.5.11.

DESIGN SOIL VALUES: ALLOWABLE SOIL BEARING PRESSURE

<u>2,500</u> PSF DL + LL 3,333 PSF DL + LL + SEISMIC/WIND PASSIVE PRESSURE: <u>250 PCF</u> ACTIVE PRESSURE: <u>35 PCF</u> COEFFICIENT OF FRICTION: <u>0.4</u>

SLABS-ON-GRADE & FOUNDATIONS

ALL SLABS-ON-GRADE AND FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL PER THE GEOTECHNICAL REPORT OR AS NOTED IN THESE DOCUMENTS. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE, OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER AND THE BUILDING OFFICIAL. INTERIOR FOOTINGS SHALL BEAR NOT LESS THAN 12 INCHES BELOW FINISH FLOOR.

FOUNDATION STEM WALLS:

UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE MAXIMUM UNBALANCED SOIL CONDITION FOR ALL FOUNDATION STEM WALLS (DIFFERENCE IN ELEVATION BETWEEN INTERIOR AND EXTERIOR SOIL GRADES) SHALL BE 2'-6". MAINTAIN A MINIMUM 8" SEPARATION BETWEEN FINISH GRADE AND UNTREATED WOOD FRAMING.

BACKFILLING:

BACKFILL BEHIND RETAINING AND FOUNDATION WALLS SHALL BE OF FREE-DRAINING MATERIAL PLACED IN MAXIMUM LOOSE LIFTS OF 12" OR AS DIRECTED BY THE GEOTECHNICAL REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB OR TEMPORARY BRACING. BACKFILL SHALL BE COMPACTED USING HAND-OPERATED EQUIPMENT ONLY. THE CONTRACTOR SHALL REFRAIN FROM OPERATING HEAVY EQUIPMENT BEHIND RETAINING AND FOUNDATION WALLS WITHIN A DISTANCE EQUAL TO OR GREATER THAN THE HEIGHT OF THE WALL, UNLESS OTHERWISE APPROVED BY THE EOR. ALL TOPSOIL ORGANICS AND LOOSE SURFACE SOIL SHALL BE REMOVED FROM BENEATH FILL SUPPORTING CONCRETE SLAB OR PAVING.

CAST-IN-PLACE CONCRETE REFERENCE STANDARDS

CONFORMS TO THE LATEST EDITIONS OF THE FOLLOWING: (1) ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY". (2) IBC

FIELD REFERENCE:

THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES."

CONFORM TO ACI 318 CHAPTER 19 " CONCRETE: DESIGN AND DURABILITY REQUIREMENTS."

CONFORM TO ACI 318 CHAPTERS 19 & 20.

PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SEC 4.1.2. SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW.

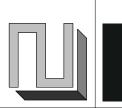
IN ADDITION TO THE INSPECTIONS REQUIRED BY IBC SEC 110, A SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER AS AN INDEPENDENT THIRD-PARTY INSPECTOR TO PERFORM THE SPECIAL INSPECTIONS PER IBC CH. 17. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY AS OUTLINED IN THE SPECIAL INSPECTION SCHEDULE, THE CONTRACT DOCUMENTS, AND/OR THE PROJECT SPECIFICATION. SPECIAL INSPECTIONS SHALL MEET THE REQUIREMENTS OUTLINES IN THE SPECIFIC MATERIALS SECTIONS OF IBC SEC 1705. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE INSPECTIONS, PER THE CITY/BUILDING OFFICIAL.

PREFABRICATED CONSTRUCTION:

ALL PREFABRICATED CONSTRUCTION SHALL CONFORM TO THE INSPECTION REQUIREMENTS OF THE SAME MATERIAL OR CONSTRUCTION TYPE USED FOR THIS PROJECT.

ITEM	CI	PI	REFERENCE STANDARD	IBC REFERENCE	REMARKS
CONCRETE CONCRETE					
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.		Х	ACI 318 CH 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4	
2. REINFORCING BAR WELDING					
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706:		Х	AWS D1.4, ACI 318:		
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND		Х	26.6.4		
C. INSPECT ALL OTHER WELDS.	Х				
3. INSPECT ANCHORS CAST IN CONCRETE.		Х	ACI 318: 17.8.2		
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS					
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED	Χ		ACI 318:17.8.2.4		
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.		Х	ACI 318: 17.8.2		
5. VERIFY USE OF REQUIRED DESIGN MIX.		Х	ACI 318: CH 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3	
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS,	Х		ASTM C172, ASTM C31, ACI 318: 26.4, 26.12	1908.10	
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	Χ		ACI 318: 26.5	1908.6, 1908.7, 1908.8	
B. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		Х	ACI: 26.5.3-26.5.5	1908.9	
9. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		Х	ACI 318: 26.11.1.2(B)		
SOILS					
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE		V			
ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. 2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND		X			ADDITIONAL
HAVE REACHED PROPER MATERIAL. 3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL					REQUIREMENTS PER SOILS REPORT AND A
MATERIALS.		Х			REQUIRED BY
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF	X				GEOTECHNICAL ENGINEER OF RECOR
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED		Х			
WOOD					
1. FABRICATION OF HIGH-LOAD DIAPHRAGMS.					
A. VERIFY STRUCTURAL PANEL GRADE AND THICKNESS		X		1705.5.1	
B. VERIFY NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES.		^		1703.3.1	
C. VERIFY NAIL OR STAPLE DIAMETER AND LENGTH, NUMBER OF FASTENER LINES, AND SPACING BETWEEN					
2. SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN LATERAL		Х			
3. FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN ATERAL RESISTING SYSTEMS.	Х				ONLY APPLIES TO GLUING OPERATION
SCHEDULE NOTES:		CVI for			
1. ITEMS MARKED WITH AN 'X' REQUIRE INSPECTION BY A SPECIAL	. INSF	PECT	OR APPROVED BY THE BUI	LDING OFFICIAL.	
2. CI: CONTINUOUS INSPECTION DURING PROGRESS OF WORK BY	SPEC	IAL I	NSPECTOR.		
3. PI: PERIODIC INSPECTION BY SPECIAL INSPECTOR AS REQUIRED	FOD 1	CONI			







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NOTES & **DETAILS**

PROJECT NO: ISSUE DATE: 2022/06/29 DRAWN BY:



MIX DESIGN NOTES:

- W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED Bm Y STRENGTH REQUIREMENTS.
- A. THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2 MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY EOR.
- AIR CONTENT: CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE EXPOSURE CATEGORY FO, SO, WO, AND CO UNLESS NOTED OTHERWISE. TOLERANCE IS +/-1.5%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
- EXPOSURE CLASSIFICATION: THE MIX DESIGN PROVIDED SHALL MEET THE REQUIREMENTS OF ACI 318 CHAPTER 19, BASED ON THE EXPOSURE CLASSIFICATION INDICATED IN THE TABLE ABOVE.
- SLUMP: UNLESS OTHERWISE SPECIFIED OR PERMITTED, CONCRETE SHALL HAVE AT THE POINT OF DELIVERY, A SLUMP OF
- 4" +/-1". FOR ADDITIONAL CRITERIA, REFERENCE ACI 301 SEC 4.2.2.2. NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50F AT THE CONTRACTOR'S OPTION.

CONFORM TO ACI 301 SEC 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC 2.3.2 EXCEPT STRENGTH INDICATED IN SEC 2.3.2.5 SHALL BE 0.75 F'C.

MEASURING, MIXING, AND DELIVERY:

CONFORM TO ACI 301 SEC 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING

CONFORM TO ACI 301 SEC 5.

POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND ARCHITECTURAL DRAWINGS AND COORDINATE ALL OTHER EMBEDDED ITEMS.

TESTING AND ACCEPTANCE:

TESTING: OBTAIN SAMPLES AND CONDUCT TESTS IN ACCORDANCE WITH ACI 301 SEC 1.6.4.2. ADDITIONAL SAMPLES MAY BE

REQUIRED TO OBTAIN CONCRETE STRENGTHS AT ALTERNATE INTERVALS THAN SHOWN BELOW. • CURE 4 CYLINDERS FOR 28-DAY TEST. TEST 1 CYLINDER AT 7 DAYS, TEST 2 CYLINDERS AT 28 DAYS, AND HOLD 1 CYLINDER IN RESERVE FOR USE AS THE EOR DIRECTS. AFTER 56 DAYS, UNLESS NOTIFIED BY THE EOR TO THE CONTRARY, THE

RESERVE CYLINDER MAY BE DISCARDED WITHOUT BEING TESTED FOR SPECIMENS MEETING 28-DAY STRENGTH

REQUIREMENTS. ACCEPTANCE: STRENGTH IS SATISFACTORY WHEN:

 THE AVERAGES OF ALL SETS OF 3 CONSECUTIVE TESTS EQUAL OR EXCEED THE SPECIFIED STRENGTH. NO INDIVIDUAL TEST FALLS BELOW THE SPECIFIED STRENGTH BY MORE THAN 500 PSI. A "TEST" FOR ACCEPTANCE IS THE AVERAGE STRENGTH

CONCRETE REINFORCEMENT:

- 1. ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE. "SEC 3" REINFORCEMENT, AND REINFORCEMENT
- SUPPORTS." 2. IBC CHAPTER 19, CONCRETE.
- ACI 318 AND ACI 318R.
- ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
- 5. CRSI MSP-2 "MANUAL OF STANDARD PRACTICE."
- 6. ANSI/AWS D1.4 "STRUCTURAL WELDING CODE REINFORCING STEEL."

OF THE TWO CYLINDERS TESTED AT THE SPECIFIED TEST AGE.

CONFORM TO ACI 301 SEC 3.1.1 "SUBMITTALS, DATA, AND DRAWINGS." SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

MATERIALS:

REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS.

SMOOTH WELDED WIRE FABRIC: ASTM A185 DEFORMED WELDED WIRE FABRIC: ASTM A497

BAR SUPPORTS: CRSI MSP-2, CHAPTER 3 "BAR SUPPORTS." 16.5 GAGE OR HEAVIER, BLACK ANNEALED.

TIE WIRE:

CONCRETE COVER:

BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 301, SEC 3.2.2.2. "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

CONFORM TO ACI 301, SEC 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC 3.3.2.1 "TOLERANCES."

CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3

- CONCRETE CAST AGAINST EARTH:
- CONCRETE EXPOSED TO EARTH OR WEATHER (#5 & SMALLER): 1-1/2"
- CONCRETE EXPOSED TO EARTH OR WEATHER (#6 & LARGER): 2"
- BARS IN SLABS AND WALLS:

MAXIMUM MINIMUM

CONFORM TO ACI 301, SEC 3.3.2.7. LAP ALL CONTINUOUS REINFORCEMENT AND CORNER BARS PER SCHEDULE. THE SPLICES AND DEVELOPMENT LENGTHS INDICATED ON INDIVIDUAL SHEETS CONTROL OVER THE SCHEDULE.

USE CLASS B SPLICES UNLESS OTHERWISE NOTED. MECHANICAL CONNECTIONS MAY BE USED WHEN APPROVED BY THE EOR. *<u>WWF TO BE LAPPED A MINIMUM 8" ON ALL SIDES AND EDGES</u>.

BAR SIZE	TOP BARS	OTHER BARS	DEVELOPMENT LENGTH, Ld
#4	33"	25"	19"
#5	41"	31"	24"
#6	48"	37"	29"
#7	70"	54"	41"
#8	80"	62"	47"
#9	90"	70"	53"
#10	100"	78"	59"
#11	110"	85"	65"

1. ALL LENGTHS ARE IN INCHES AND FOR f'c= 4,000 PSI.

.. "TOP BARS" ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONC

IS CAST IN THE MEMBER BELOW THE BAR. 3. FOR f'c = 5,000 PSI USE 90% OF LENGTH.

I. FOR f'c = 3,000 PSI USE 115% OF LENGTH.

CONFORM TO ACI 301 SEC 3.3.2.8. "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

PROVIDE MATCHING-SIZED "L" CORNER BARS FOR ALL HORIZONTAL WALL AND FOOTING BARS WITH THE APPROPRIATE SPLICE

TYPICAL CONCRETE REINFORCEMENT :

UNLESS NOTED ON THE PLANS, CONCRETE WALLS SHALL HAVE THE FOLLOWING MINIMUM REINFORCEMENT. CONTRACTOR SHALL CONFIRM MINIMUM REINFORCEMENT OF WALLS WITH EOR PRIOR TO REBAR FABRICATION.

WOOD FRAMING REFERENCE STANDARDS:

- 1. IBC CHAPTER 23 "WOOD."
- NDS AND NDS SUPPLEMENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
- 3. ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION."
- 4. BCSI 2013 "BUILDING COMPONENT SAFETY INFORMATION."

CONFORM TO:

ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

MATERIALS:

CONFORM TO GRADING RULES OF WWPA, WCLIB, OR NLGA. FINGER JOINTED STUDS ACCEPTABLE AT INTERIOR NON-STRUCTURAL WALLS ONLY.

MEMBER USE	SIZE	SPECIES GRADE	
STUDS & PLATES	2X4,3X4,2X6,3X6	DF	NO. 2
POSTS	4X4, 4X6, 4X8	DF	NO. 2
BEAMS	4X8 4X12	DF	NO. 2
BEAMS	6X8 6X12	DF	NO. 2
POSTS	6X	DF	NO. 2
P.T. FRAMING	ALL	HF	NO. 2

GLUED LAMINATED TIMBER:

CONFORM TO AITC 117 "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES, MANUFACTURING AND DESIGN" AND ANSI/AITC A190.1 "STRUCTURAL GLUED LAMINATED TIMBER." GLUED LAMINATED MEMBER BEAMS SHALL NOT BE CAMBERED, UNLESS SHOWN OTHERWISE ON THE PLANS OR SPECIFICATIONS.

MEMBER USE	<u>SIZES</u>	SPECIES STRI	ESS CLASS	<u>USES</u>
BEAMS ALL	DF/DF	24F-V4	ALL SPA	ANS

WOOD STRUCTURAL SHEATHING (PLYWOOD):

WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WAFERBOARD, PARTICLEBOARD, T1-11 SIDING, AND COMPOSITES OF VENEER AND WOOD BASED MATERIAL. CONFORM TO PRODUCT STANDARDS PS-1-95 AND PS-2-92 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA)

MINIMUM APA RATING

OCATION	THICKNESS	SPAN RATING	PLYWOOD GRADE	<u>EXPOSURE</u>
ROOF	19/32"	40/20	C-D	1
LOOR	23/32" T&G	24 OC	STURD-I-FLOOR	1
WALLS	15/32"	32/16	C-D	1

SIMPSON STRONG-TIE COMPANY INC. AS SPECIFIED IN THEIR LATEST CATALOGS WAS USED AS THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC-ESR/IAPMO-ER APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE EOR PRIOR TO ORDERING.

CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE 1/2 OF THE NAILS OR BOLTS IN EACH MEMBER. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE FULL LENGTH COMMON. NAIL STRAPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE.

NAILS AND STAPLES:

CONFORM TO IBC SEC 2303.6 "NAILS AND STAPLES." UNLESS NOTED ON PLANS, NAIL PER IBC TABLE 2304.10.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING

COMMON NAILS

<u>ZE</u>	<u>LENGTH</u>	DIAMETER
O	2-1/2"	0.131"
OD	3"	0.148"
6D	3-1/2"	0.162"
5D SINKER	3-1/4'	0.148"

CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY INC. ADDITIONAL FRAMING MEMBERS SHALL BE PROVIDED PER THE MANUFACTURER'S REQUIREMENTS. ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. DO NOT COUNTERSINK HOLDOWN BOLTS.

ENGINEERED WOOD PRODUCTS (EWP):

THE FOLLOWING MATERIALS ARE BASED ON LUMBER MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER. TRUS-JOIST BY WEYERHAEUSER WAS USED AS THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATE PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC-ESR/IAPMO-ER APPROVAL FOR EQUIVALENT OR GREATER LOAD AND STIFFNESS PROPERTIES AND ARE REVIEWED AND APPROVED BY THE EOR. A HUD MATERIAL RELEASE FORM IS REQUIRED FOR ALL MANUFACTURED WOOD PRODUCTS LISTED BELOW.

PARALLEL STRAND LUMBER (PSL): CONFORM TO ICC ES REPORT NO. ESR-1387, CCMC REPORT NO. 11161-R, OR NES

PLANS. JOISTS SHALL HAVE WOOD CHORDS AND SOLID WOOD WEBS.

- REPORT NO. NER-481. USE 2.2E UNLESS NOTED OTHERWISE. LAMINATED STRAND LUMBER (LSL): CONFORM TO ICC ES REPORT NO. ESR-1387, CCMC REPORT NO. 12627-R, OR NES REPORT NO. NER – 481.
- <u>I-JOISTS</u>: CONFORM TO ICC ES REPORT NO. ER-1153. PRODUCTS SHALL BE TESTED AND EVALUATED IN ACCORDANCE WITH ASTM D5055. THE MANUFACTURER SHALL DESIGN THE JOISTS FOR THE SPANS AND CONDITIONS SHOWN ON THE
- OPEN WEB WOOD JOISTS (OWWJ): CONFORM TO ICC ES REPORT NO. [PFC-4354/ESR-1774] OR NES REPORT NO. NER-148. THE MANUFACTURER SHALL DESIGN THE JOISTS FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. JOISTS SHALL HAVE WOOD CHORDS AND EITHER WOOD OR METAL WEBS.

NAILING REQUIREMENTS:

PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1 "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

STANDARD LIGHT-FRAME CONSTRUCTION:

UNLESS NOTED ON THE DRAWINGS, CONSTRUCTION SHALL CONFORM TO IBC SEC 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IBC SEC 2304 "GENERAL CONSTRUCTION REQUIREMENTS."

- WALL FRAMING (UNLESS NOTED OTHERWISE ON PLANS AND DETAILS) ALL INTERIOR WALLS SHALL BE 2X4 @ 16"OC AND ALL EXTERIOR WALLS SHALL BE 2X6 @ 16"OC. PROVIDE (2) BUNDLED STUDS MIN AT WALL ENDS AND EACH SIDE OF ALL OPENINGS. ALL SOLID SAWN LUMBER BEAMS AND HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIM AND (1) KING STUD AND ALL GLULAM OR ENGINEERED WOOD BEAMS AND HEADERS BY (2) TRIM AND (2) KING STUDS. PROVIDE MINIMUM (2) 2X8 HEADERS AT ALL INTERIOR AND EXTERIOR WALL OPENINGS. STITCH-NAIL BUNDLED STUDS WITH (2) 10D @ 12"OC. PROVIDE SOLID BLOCKING THRU FLOORS TO SUPPORTS BELOW FOR BEARING WALLS AND POSTS. ATTACH BOTTOM PLATES OF STUD WALLS TO WOOD FRAMING BELOW WITH 16D @ 12"OC OR TO CONCRETE WITH 5/8"-DIA. ANCHOR BOLTS X 7" EMBEDMENT AT 48"OC. REFER TO SHEAR WALL SCHEDULE FOR SPECIFIC SHEATHING, STUD, AND NAILING REQUIREMENTS AT SHEAR WALLS. PROVIDE GYPSUM SHEATHING ON INTERIOR SURFACES AND PLYWOOD SHEATHING ON EXTERIOR SURFACES.
- ROOF/FLOOR FRAMING: (UNLESS NOTED OTHERWISE ON PLANS AND DETAILS) PROVIDE DOUBLE JOISTS/RAFTERS UNDER ALL PARALLEL BEARING PARTITIONS AND SOLID BLOCKING AT ALL BEARING POINTS. PROVIDE DOUBLE JOISTS AROUND ALL ROOF/FLOOR OPENINGS. MULTI-JOISTS/RAFTERS SHALL BE STITCH-NAILED TOGETHER WITH (2)10D @ 12"OC. PROVIDE ROOF SHEATHING EDGE CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED PLYWOOD EDGES. ALL FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE JOINTS OR BE SUPPORTED BY SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF/FLOOR SHEATHING. ROOF/FLOOR SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.

WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE-TREATED WOOD SILL PLATE. REFER TO TESTING & INSPECTIONS FOR THE VERIFICATION OF THESE LIMITS. THE MAXIMUM MOISTURE CONTENT REQUIRED MAY BE LESS THAN 19% WHEN BASED ON A PARTICULAR CLADDING/INSULATION SYSTEM. REFER TO THE ARCHITECT'S DRAWINGS, AND PROJECT SPECIFICATIONS, OR WITH CLADDING INSTALLER FOR MAXIMUM RECOMMENDED MOISTURE CONTENT.

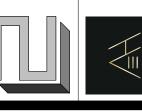
THE ARCHITECT/OWNER SHALL REVIEW THE CLADDING AND INSULATION SYSTEMS PROPOSED FOR THE PROJECT WITH RESPECT TO THEIR PERFORMANCE OVER WOOD STUDS WITH MOISTURE CONTENTS GREATER THAN 19%. EIFS SYSTEMS SHOULD BE AVOIDED ON WOOD-FRAMED PROJECTS DUE TO PROBLEMS WITH MOISTURE-PROOFING.

WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" UNDER CERTAIN CONDITIONS IN ACCORDANCE WITH IBC SEC 2304.12 "PROTECTION AGAINST DECAY AND TERMITES." CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD PILES, AND MARINE PILES. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK.

METAL CONNECTORS/PT WOOD:

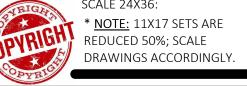
ALL METAL HARDWARE AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL TYPE 316L. AT THE OWNER'S RISK AND DISCRETION, HOT-DIPPED GALVANIZED METAL HARDWARE AND FASTENERS MAY BE INVESTIGATED FOR USE IN LIEU OF STAINLESS STEEL PROVIDED THAT THE FINISH HAS A MINIMUM ZINC CONTENT OF AT LEAST 1.85 OZ./SF AND ITS USE IS COORDINATED BY THE CONTRACTOR AND WOOD SUPPLIER FOR THE EXPECTED ENVIRONMENT AND MOISTURE EXPOSURE FOR APPROPRIATE USE BASED ON THE METHOD OF PRESERVATIVE TREATMENT OF THE WOOD.





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)E	PROJECT NO:	21014
	ISSUE DATE:	2022/06/29



DRAWN BY:

SYMBOLS & LEGEND:

- THROUGH JOIST SYSTEM
- (1) 2x STUD
- (2) 2x STUD, TYP, LARGER MEMBERS AS NOTED ON PLANS
- SIMPSON OR OTHER APPROVED ALTERNATE HANGER.
- USE ALL REQUIRED FASTENERS
- INDICATES BEAM CALCULATION WITH INDEXED

BEARING WALL Z\Z\Z SHEARWALL BELOW

BEARING WALL AVOVE

GENERAL FRAMING NOTES:

- 1. SEE SHEET <u>S001</u> FOR GENERAL DESIGN CRITERIA.
- 2. SEE SHEET(s) <u>\$201-203</u> FOR SHEARWALL DESIGNATIONS, HOLDDOWNS, AND SHEARWALL SCHEDULE.
- 3. U.N.O. ALL HEADERS ARE: 4x8 DF #2 (UP TO 8' SPAN) TRIMMER STUD UP TO 6'-0" SPAN AND PROVIDE (2) TRIMMER STUDS
- 4. OVER 6'-0" U.N.O. TRUSS DESIGN BY MANUFACTURER. TRUSS DESIGN DRAWINGS SHALL BE PREPARED PER IRC SECTION R802.10.1 AND SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION.
- * TRUSS DESIGN PER IRC SECTION R802.10.2 * FIELD ALTERATIONS MUST BE DESIGNED BY MFR. PER IRC SECTION
- * SEE SHEET(s) <u>S001</u> FOR DESIGN LOADS. * TRUSS MFR TO PROVIDE ADEQUATE BEARING AREA TO RESOLVE REACTION (PERPENDICULAR TO GRAIN) AT ALL HIGHLY LOADED GIRDER
- 5. PROVIDE 2x4 RAFTER/TRUSS TAIL TYP. U.N.O.
- 6. ROOF PITCH: EXTERIOR PER ELEVATIONS & INTERIOR PER SECTIONS.
- 7. ROOF FRAMING SPACING, 24" o.c. U.N.O.

c) POST AND TIMBERS: <u>SEE SHT S002</u>

- 8. SEE ELEVATIONS AND/OR SECTIONS FOR ROOF PITCH, PLATE HEIGHT AND HEADER HEIGHT.
- 9. FRAMING LUMBER: FRAMING LUMBER SHALL BE MARKED IN ACCORDANCE TO W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER #16, LATEST EDITION. ALL KILN DRIED MIN. 19. a) JOIST AND RAFTERS: <u>SEE SHT S002</u> b) BEAMS AND STRINGERS: <u>SEE SHT S002</u>
- d) STUDS, PLATES, AND MISC. LIGHT FRAMING: <u>SEE SHT S002</u> e) TJI'S AND MICROLAMS: PER MANUFACTURER. f) GLUE LAMINATED TIMBER: <u>SEE SHT S002</u>
- g) ALL OTHER LUMBER: <u>HEM-FIR STANDARD OR BETTER.</u> h) PLYWOOD/ORIENTED STRAND BOARD (OSB): <u>SEE SHT S002</u> i) WALL SHEATHING: <u>SEE SHT S002</u>
- j) FLOOR SHEATHING: 23/32" APA RATED STRUCTURAL SHT'G FACE GRAIN PERP TO FLR FRAM'G W/ 10d @ 6" OC PANEL EDGES, & 12" O.C. FIELD, UNBLOCKED, TYP U.N.O.
- k) ROOF SHEATHING: 15/32" APA RATED STRUCTURAL SHT'G FACE GRAIN PERP TO FFLR FRAM'G W/ 10d @ 6" OC PANEL EDGES, & 12" O.C. FIELD,
- L) OTHER: AS NOTED ON DRAWINGS, SEE SHT S002
- 10. FASTENERS: ALL FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R602.3(1) OF THE IRC. SEE SHEET A001 * POSITIVE CONNECTIONS SHALL BE PROVIDED WHERE POSTS AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING.
- 11. INSTALL 2X FIREBLOCKING PER R302.11 AS FOLLOWS: a) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS, VERT AT THE CLG AND FLR LEVELS AND HORZ AT INTERVALS NOT EXCEEDING 10 FEET.
- b) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT AND HORZ SPACES SUCH AS OCCUR AT SOFFITS, DROP CLGS AND COVE CLGS. c) IN CONCEALED SPACES BTWN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- d) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
- THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.
- 12. SEE SHT A002 FOR ROOF & CRAWL SPACE AREA VENTILATION

KEYNOTES - FOUNDATION

DESCRIPTION
CONCRETE STEM WALL 8" WIDE w/ FTG PER DETAILS.
CONCRETE SLAB ON GRADE SHALL BE 4" THICK STEEL TROWLED FINISH w/
W1.4xW1.4 WWF ON 4" GRANULAR FILL. SLOPE TO AND PROVIDE THICKENED
EDGE AT O.H. GAR DOOR. PER IRC SECTION R506

- FP-4 14"x8" CRAWL SPACE VENT INSTALLED IN RIM JOIST. SEE CRAWL SPACE CALCULATIONS ON SHEET A003.
- FP-6 BEAM LINE PER PLAN w/ SOLID BLK'G OVER. PROVIDE MIN 1" CLEARANCE FROM CONCRETE AT ENDS OF BEAM.
- FP-7 4x4 POST TYP. U.N.O. PROVIDE 4x6 AT BEAM SPLICES AND PROVIDE POSITIVE CONNECTION PER IRC SECTION R407.3 FP-8 6 MIL BLACK POLYETHYLENE GROUND COVER OR APPROVED EQ. OVERLAP
- EDGES 12" MIN AT JOINTS AND EXTEND UP FOUNDATION WALL. PER WSEC 502.1.6.7. FP-9 ELECTRICAL SERVICE: VERIFY LOCATION WITH SITE CONDITIONS FP-11 PROVIDE CRAWL SPACE ACCESS, MINIMUM 18" X 24" UNOBSTRUCTED ACCESS

PER IRC SECTION R408.3. INSULATE AND WEATHER-STRIP PER ENERGY

REQUIREMENTS (WSEC 502.1.4.4). ALLOW 18" MINIMUM SPACE UNDER WOOD

- JOISTS AND 12" MINIMUM SPACE UNDER WOOD GIRDERS.
- FP-12 MAT FOOTING PER FTG SCHEDULE. SEE DETAILS FOR ADDITIONAL INFORMATION.
- FP-14 | #4 REBAR STUB-OUT AT 24" O.C. AROUND PERIMETER OF CONC. PORCH/PATIO. FP-16 EXTEND PIER MIN. 18" BELOW SURROUNDING GRADE. PER IRC TABLE R301.2. FP-18 CONCRETE SLAB ON GRADE SHALL BE 4" THICK STEEL BRUSHED FINISH w/
 - PROJECT NO: W1.4xW1.4 WWF ON 4" GRANULAR FILL. AT EXTERIOR PATIOS. SLOPE AWAY ISSUE DATE: FROM BLDG 2% MIN. PER IRC SECTION R506. DRAWN BY:

S101

2022/06/29

PERMIT SET

FOUNDATION/MAIN

FLOOR FRAMING

PLAN

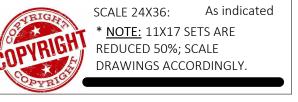
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SYMBOLS & LEGEND:

ACCORDANCE TO W.C.L.B. STANDARD GRADING RULES FOR WEST COAST

a) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS, VERT AT THE CLG AND FLR LEVELS AND HORZ AT INTERVALS

BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY

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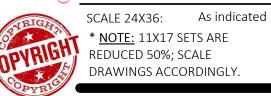
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SUB3 SUB5 SUB6,

UPPER FLOOR/MAIN **ROOF FRAMING** PLAN

PROJECT NO: 2022/06/29 ISSUE DATE: DRAWN BY:



SYMBOLS & LEGEND:

- POINT LOAD FROM ABOVE. PROVIDE SOLID BLK'G THROUGH JOIST SYSTEM
- (1) 2x STUD
- (2) 2x STUD, TYP. LARGER MEMBERS AS NOTED ON PLANS
- SIMPSON OR OTHER APPROVED ALTERNATE HANGER. USE ALL REQUIRED FASTENERS
- INDICATES BEAM CALCULATION WITH INDEXED

WALL ABOVE BELOW BEARING WALL

Z\Z\Z\SHEARWALL BELOW

BEARING WALL AVOVE

GENERAL FRAMING NOTES:

- 1. SEE SHEET <u>S001</u> FOR GENERAL DESIGN CRITERIA.
- 2. SEE SHEET(s) <u>S201-203</u> FOR SHEARWALL DESIGNATIONS, HOLDDOWNS, AND SHEARWALL SCHEDULE.
- 3. U.N.O. ALL HEADERS ARE: 4x8 DF #2 (UP TO 8' SPAN)
- TRIMMER STUD UP TO 6'-0" SPAN AND PROVIDE (2) TRIMMER STUDS
- TRUSS DESIGN BY MANUFACTURER. TRUSS DESIGN DRAWINGS SHALL BE PREPARED PER IRC SECTION R802.10.1 AND SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. * TRUSS DESIGN PER IRC SECTION R802.10.2
- * FIELD ALTERATIONS MUST BE DESIGNED BY MFR. PER IRC SECTION
- R802.10.4 * SEE SHEET(s) <u>S001</u> FOR DESIGN LOADS.
- * TRUSS MFR TO PROVIDE ADEQUATE BEARING AREA TO RESOLVE REACTION (PERPENDICULAR TO GRAIN) AT ALL HIGHLY LOADED GIRDER
- 6. ROOF PITCH: EXTERIOR PER ELEVATIONS & INTERIOR PER SECTIONS.
- 7. ROOF FRAMING SPACING, 24" o.c. U.N.O.
- 8. SEE ELEVATIONS AND/OR SECTIONS FOR ROOF PITCH, PLATE HEIGHT AND
- HEADER HEIGHT. 9. FRAMING LUMBER: FRAMING LUMBER SHALL BE MARKED IN ACCORDANCE TO W.C.L.B. STANDARD GRADING RULES FOR WEST COAST
- LUMBER #16, LATEST EDITION. ALL KILN DRIED MIN. 19. a) JOIST AND RAFTERS: <u>SEE SHT S002</u> b) BEAMS AND STRINGERS: <u>SEE SHT S002</u>
- c) POST AND TIMBERS: <u>SEE SHT S002</u> d) STUDS, PLATES, AND MISC. LIGHT FRAMING: <u>SEE SHT S002</u>
- e) TJI'S AND MICROLAMS: PER MANUFACTURER. f) GLUE LAMINATED TIMBER: SEE SHT S002
- g) ALL OTHER LUMBER: <u>HEM-FIR STANDARD OR BETTER.</u>
- h) PLYWOOD/ORIENTED STRAND BOARD (OSB): <u>SEE SHT S002</u> i) WALL SHEATHING: SEE SHT SO02
- j) FLOOR SHEATHING: 23/32" APA RATED STRUCTURAL SHT'G FACE GRAIN PERP TO FLR FRAM'G W/ 10d @ 6" OC PANEL EDGES, & 12" O.C. FIELD, UNBLOCKED, TYP U.N.O.
- k) ROOF SHEATHING: <u>15/32" APA RATED STRUCTURAL SHT'G FACE GRAIN</u> PERP TO FFLR FRAM'G W/ 10d @ 6" OC PANEL EDGES, & 12" O.C. FIELD,
- UNBLOCKED, TYP

L) OTHER: AS NOTED ON DRAWINGS, SEE SHT S002

- 10. FASTENERS: ALL FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R602.3(1) OF THE IRC. SEE SHEET A001 * POSITIVE CONNECTIONS SHALL BE PROVIDED WHERE POSTS AND BEAM OR 1
- GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING.
- 11. INSTALL 2X FIREBLOCKING PER R302.11 AS FOLLOWS: a) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS,
- AS FOLLOWS, VERT AT THE CLG AND FLR LEVELS AND HORZ AT INTERVALS NOT EXCEEDING 10 FEET. b) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT AND HORZ
- SPACES SUCH AS OCCUR AT SOFFITS, DROP CLGS AND COVE CLGS. c) IN CONCEALED SPACES BTWN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- d) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
- THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.
- 12. SEE SHT A002 FOR ROOF & CRAWL SPACE AREA VENTILATION CALCULATIONS

KEYNOTES - FRAMING

DESCRIPTION FR-5 TOP OF BEAM IS FLUSH w/ BOTTOM OF JOISTS w/ NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM

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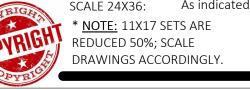
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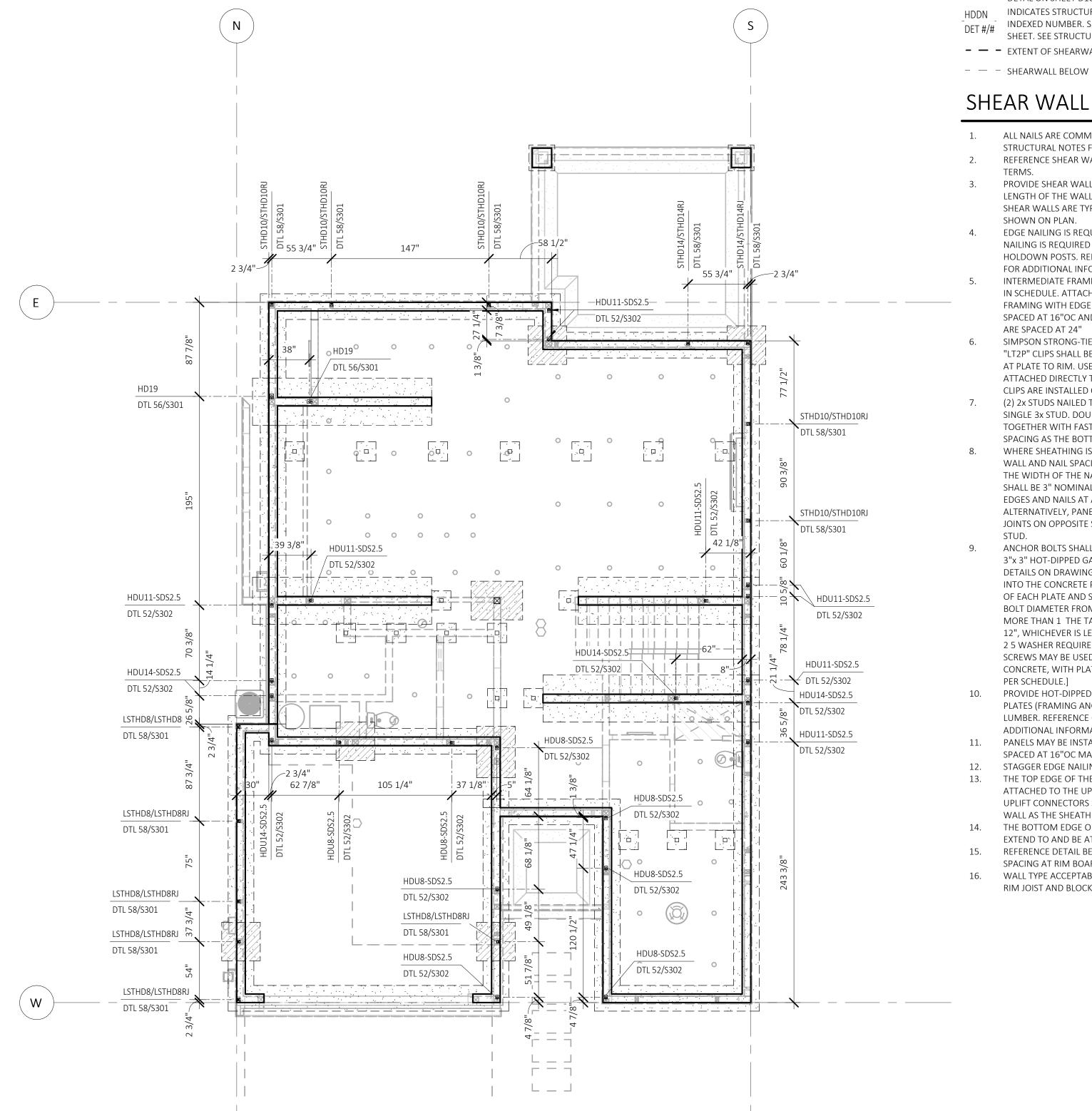
ROOF FRAMING PLAN

ES	PROJECT NO:	2101
	ISSUE DATE:	2022/06/2
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			FASTENERS					
	MIN END			CONCRETE				ALLOWABLE UPLIFT
TYPE	STUD	ANCHOR BOLT	NAILS/SCREWS	ANCHOR	DETAIL	Count	Manufacturer	(DF / HF)
CS16-11"			(22) 10d		DTL 272/S303	4	Simpson Strong Tie or EQ	1705 /
CS14-15"			(30) 10d		DTL 272/S303	2	Simpson Strong Tie or EQ	2490 /
CMSTC16-20"			(58) 16d SINKER		DTL 272/S303	6	Simpson Strong Tie or EQ	4960 /
CMSTC14-26"			(66) 16d SINKER		DTL 272/S303	2	Simpson Strong Tie or EQ	6475/
(2) HDU11-SDS2.5 2	4X	1"	(30) SDS 1/4"X2 1/2"		DTL 52/S302	2	Simpson Strong Tie or EQ	9535 /
FLOOR TO FLOOR								
LSTHD8/LSTHD8RJ	(2) 2X		(20) 0.148 X 3-1/4"		DTL 58/S301	6	Simpson Strong Tie or EQ	1610 /
STHD10/STHD10RJ	(2) 2X		(28) 0.148 X 3-1/4"		DTL 58/S301	5	Simpson Strong Tie or EQ	2175 /
STHD14/STHD14RJ	(2) 2X		(30) 0.148 X 3-1/4"		DTL 58/S301	2	Simpson Strong Tie or EQ	3500 /
HDU8-SDS2.5	4X6	7/8"	(20) SDS 1/4"X2 1/2"	PAB6	DTL 52/S302	8	Simpson Strong Tie or EQ	7870 / 6580
HDU11-SDS2.5	4X8	1"	(30) SDS 1/4"X2 1/2"	PAB7	DTL 52/S302	9	Simpson Strong Tie or EQ	11175 / 9610
HDU14-SDS2.5	6X6	1"	(36) SDS 1/4"X2 1/2"	PAB8	DTL 52/S302	5	Simpson Strong Tie or EQ	14445 / 12425
HD19	6X6	1-1/4"	(5) 1" BOLTS	PAB10	DTL 56/S301	2	Simpson Strong Tie or EQ	19070 / 16210
HOLDDOWN	•			•				·
MSTC48B3	(2) 2X		REF DETAIL		DTL 269/S303	9	Simpson Strong Tie or EQ	3795 / 3900
MSTC66B3Z	4X		REF DETAIL		DTL 269/S303	1	Simpson Strong Tie or EQ	4490 /

	WOOD FRAMED SHEARWALL SCHEDULE										
			FO	R HF OR DF FRAMING WITH 8D COMM	ON NAILS (201	.8 IBC)					
								P.T. 2X	SILL,	P.T. 3X	SILL
SHEARWALL				FRAM'G CONNECTION AT WALL	MIN RIM	FRAM'G AT	BLK'G AT		SHEAR CAPACITY		SHEAR CAPACITY
TYPE	WALL SHT'G APA RATED	EDGE NAIL'G	BOT PLATE CONNECTION	BELOW	THICKNESS	PANEL EDGES		ANCHOR BOLT	(WIND/SEISMIC)	ANCHOR BOLT	(WIND/SEISMIC)
sw6	15/32"	8D AT 6" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 18" O.C.	1-1/4"	2X	2X	5/8" DIA AT 48" O.C.	242 / 339	5/8" DIA AT 60" O.C.	242 / 339
sw4	15/32"	8D AT 4" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 12" O.C.	1-3/4"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 32" O.C.	353/495	5/8" DIA AT 40" O.C.	353/495
sw3	15/32"	8D AT 3" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 10" O.C.	1-3/4"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 24" O.C.	456 / 637	5/8" DIA AT 32" O.C.	456 / 637
sw2	15/32"	8D AT 2" O.C.	(2) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 6" O.C.	3-1/2"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 18" O.C.	595 / 832	5/8" DIA AT 24" O.C.	595 / 832
2sw4	15/32" BOTH SIDES	8D AT 4" O.C.	(3) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 5" O.C.	3-1/2"	3X	3X			5/8" DIA AT 24" O.C.	707 / 990
2sw3	15/32" BOTH SIDES	8D AT 3" O.C.	(3) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 8" O.C. AND A35 AT 8" O.C.	3-1/2"	3X	3X			5/8" DIA AT 16" O.C.	911 / 1274
2sw2	15/32" BOTH SIDES	8D AT 2" O.C.	(3) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 6" O.C. AND A35 AT 6" O.C.	3-1/2"	3X	3X			5/8" DIA AT 12" O.C.	1190 / 1469



SHEARWALL LEGEND:

SHEARWALL TAG: SEE SHEARWALL SCHEDULE AND STRUCTURAL NOTES ON THIS SHEET. - ALL EXTERIOR WALLS TO BE sw6 SHEAR WALLS U.N.O. - FOR WALL CONSTRUCTION FOR WALLS THAT EXTEND THRU WINDOWS SHEATH ABV AND BELOW WINDOW & STRAP PER DETAL ON SHEET D101

INDICATES STRUCTURAL KEYNOTE FOR HOLDOWN WITH INDEXED NUMBER. SEE STRUCTURAL KEYNOTE SCHEDULE THIS SHEET. SEE STRUCTURAL NOTES ON SHEET S101

– EXTENT OF SHEARWALL

SHEAR WALL NOTES

- ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS
- SHOWN ON PLAN. EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS
- FOR ADDITIONAL INFORMATION. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH EDGE NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND EDGE NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"
- SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5." "LT2P" CLIPS SHALL BE ORIENTED LENGTHWISE 1 (HORIZONTAL) AT PLATE TO RIM. USE 0.131" x1 NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE Ø 2 1 0.131" x2 WHERE
- CLIPS ARE INSTALLED OVER SHEATHING. Ø 2 (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND
- SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME
- ANCHOR BOLTS SHALL BE PROVIDED WITH MINIMUM 0.229"x 3"x 3" HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER DETAILS ON DRAWINGS. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FROM THE ENDS OF THE PLATE, BUT NOT MORE THAN 1 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE 2 5 WASHER REQUIREMENTS. [ALT: " 8 ØX8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS
- PER SCHEDULE.] 10. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR
- ADDITIONAL INFORMATION. 11. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
- STAGGER EDGE NAILING.
- 13. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
- 14. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE. 15. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
- 16. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.

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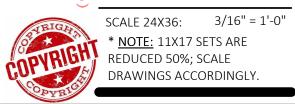
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FOUNDATION HOLDOWNS

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	ISSUE DATE:	2022/06/2
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		Hold	lowns and	Tensio	n Tie SC	CHEC	ULE	
			FASTENERS					
	MIN END			CONCRETE				ALLOWABLE UPLIFT
TYPE	STUD	ANCHOR BOLT	NAILS/SCREWS	ANCHOR	DETAIL	Count	Manufacturer	(DF / HF)
CS16-11"			(22) 10d		DTL 272/S303	4	Simpson Strong Tie or EQ	1705 /
CS14-15"			(30) 10d		DTL 272/S303	2	Simpson Strong Tie or EQ	2490 /
CMSTC16-20"			(58) 16d SINKER		DTL 272/S303	6	Simpson Strong Tie or EQ	4960 /
CMSTC14-26"			(66) 16d SINKER		DTL 272/S303	2	Simpson Strong Tie or EQ	6475/
(2) HDU11-SDS2.5 2	4X	1"	(30) SDS 1/4"X2 1/2"		DTL 52/S302	2	Simpson Strong Tie or EQ	9535 /
FLOOR TO FLOOR				_		·		
LSTHD8/LSTHD8RJ	(2) 2X		(20) 0.148 X 3-1/4"		DTL 58/S301	6	Simpson Strong Tie or EQ	1610 /
STHD10/STHD10RJ	(2) 2X		(28) 0.148 X 3-1/4"		DTL 58/S301	5	Simpson Strong Tie or EQ	2175 /
STHD14/STHD14RJ	(2) 2X		(30) 0.148 X 3-1/4"		DTL 58/S301	2	Simpson Strong Tie or EQ	3500 /
HDU8-SDS2.5	4X6	7/8"	(20) SDS 1/4"X2 1/2"	PAB6	DTL 52/S302	8	Simpson Strong Tie or EQ	7870 / 6580
HDU11-SDS2.5	4X8	1"	(30) SDS 1/4"X2 1/2"	PAB7	DTL 52/S302	9	Simpson Strong Tie or EQ	11175 / 9610
HDU14-SDS2.5	6X6	1"	(36) SDS 1/4"X2 1/2"	PAB8	DTL 52/S302	5	Simpson Strong Tie or EQ	14445 / 12425
HD19	6X6	1-1/4"	(5) 1" BOLTS	PAB10	DTL 56/S301	2	Simpson Strong Tie or EQ	19070 / 16210
HOLDDOWN								
MSTC48B3	(2) 2X		REF DETAIL		DTL 269/S303	9	Simpson Strong Tie or EQ	3795 / 3900
MSTC66B3Z	4X		REF DETAIL		DTL 269/S303	1	Simpson Strong Tie or EQ	4490 /

OVERHANG

	WOOD FRAMED SHEARWALL SCHEDULE										
	FOR HF OR DF FRAMING WITH 8D COMMON NAILS (2018 IBC)										
								P.T. 2X S	SILL,	P.T. 3X	SILL
SHEARWALL				FRAM'G CONNECTION AT WALL	MIN RIM	FRAM'G AT	BLK'G AT		SHEAR CAPACITY		SHEAR CAPACITY
TYPE	WALL SHT'G APA RATED	EDGE NAIL'G	BOT PLATE CONNECTION	BELOW	THICKNESS	PANEL EDGES	PANEL EDGES	ANCHOR BOLT	(WIND/SEISMIC)	ANCHOR BOLT	(WIND/SEISMIC)
sw6	15/32"	8D AT 6" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 18" O.C.	1-1/4"	2X	2X	5/8" DIA AT 48" O.C.	242 / 339	5/8" DIA AT 60" O.C.	242 / 339
sw4	15/32"	8D AT 4" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 12" O.C.	1-3/4"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 32" O.C.	353/495	5/8" DIA AT 40" O.C.	353/495
sw3	15/32"	8D AT 3" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 10" O.C.	1-3/4"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 24" O.C.	456 / 637	5/8" DIA AT 32" O.C.	456 / 637
sw2	15/32"	8D AT 2" O.C.	(2) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 6" O.C.	3-1/2"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 18" O.C.	595 / 832	5/8" DIA AT 24" O.C.	595 / 832
2sw4	15/32" BOTH SIDES	8D AT 4" O.C.	(3) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 5" O.C.	3-1/2"	3X	3X			5/8" DIA AT 24" O.C.	707 / 990
2sw3	15/32" BOTH SIDES	8D AT 3" O.C.	(3) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 8" O.C. AND A35 AT 8" O.C.	3-1/2"	3X	3X			5/8" DIA AT 16" O.C.	911 / 1274
2sw2	15/32" BOTH SIDES	8D AT 2" O.C.	(3) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 6" O.C. AND A35 AT 6" O.C.	3-1/2"	3X	3X			5/8" DIA AT 12" O.C.	1190 / 1469

-----CMSTC16-20" DTL 272/S303 MSTC66B3Z DTL 269/S303 EXTENT OF S.W., TYP WALL/BEAM LINE BELOW, TYP ■ WALL LINE ABOVE, TYP MSTC48B3 DTL 269/S303 CS16-11" CS16-11" MSTC48B3 DTL 272/S303 MSTC48B3 DTL 272/S303 __,DTL 269/S303. ,_ DTL 269/S303 MSTC48B3 CS16-11" DTL 269/S303 DTL 272/S303 CMSTC14-26" (2) HDU11-SDS2.5 2 DTL 272/S303 2sw4 DTL 52/S302 CMSTC16-20" DTL 272/S303 ~~~~~~ CS14-15"- -__DTL 272/S303__ CMSTC16-20" DTL 272/S303 CMSTC16-20" DTL 272/S303 CMSTC16-20"/ ⁽⁵DTL 272/S303) CS14-15" _DTL 272/S303 sw6 MSTC48B3 MSTC48B3 DTL 269/S303 DTL 269/S303

SHEARWALL LEGEND:

SHEARWALL TAG: SEE SHEARWALL SCHEDULE AND STRUCTURAL NOTES ON THIS SHEET.

- ALL EXTERIOR WALLS TO BE sw6 SHEAR WALLS U.N.O.

- FOR WALL CONSTRUCTION FOR WALLS THAT EXTEND THRU WINDOWS SHEATH ABV AND BELOW WINDOW & STRAP PER DETAL ON SHEET D101

HDDN_DET #/#

INDICATES STRUCTURAL KEYNOTE FOR HOLDOWN WITH INDEXED NUMBER. SEE STRUCTURAL KEYNOTE SCHEDULE THIS SHEET. SEE STRUCTURAL NOTES ON SHEET S101

- - EXTENT OF SHEARWALL

- - SHEARWALL BELOW

SHEAR WALL NOTES

- 1. ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
- 2. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
- 3. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
- EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
- 5. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH EDGE NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND EDGE NAILING AT 6"OC WHERE STUDS
- ARE SPACED AT 24"

 6. SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5."

 "LT2P" CLIPS SHALL BE ORIENTED LENGTHWISE 1 (HORIZONTAL)

 AT PLATE TO RIM. USE 0.131" x1 NAILS WHERE CLIPS ARE

 ATTACHED DIRECTLY TO FRAMING. USE Ø 2 1 0.131" x2 WHERE
- CLIPS ARE INSTALLED OVER SHEATHING. Ø 2

 7. (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDURY.
- SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
- ANCHOR BOLTS SHALL BE PROVIDED WITH MINIMUM 0.229"x 3"x 3" HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER DETAILS ON DRAWINGS. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FROM THE ENDS OF THE PLATE, BUT NOT MORE THAN 1 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE 2 5 WASHER REQUIREMENTS. [ALT: " 8 ØX8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
- 10. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- 11. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
- 12. STAGGER EDGE NAILING.
 13. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
- THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE.
 REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW
- 16. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.

SPACING AT RIM BOARDS.

PERMIT SET

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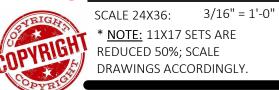
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MAIN FLOOR SHEARWALLS & UPPER FLOOR HOLDDOWNS

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	ISSUE DATE:	2022/06/29
8	DRAWN BY:	SPM



OVERHANG

		Holo	lowns and	l Tensic	n Tie SC	HFC)III F	
			FASTENERS					
	MIN END		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	CONCRETE				ALLOWABLE UPLIFT
TYPE	STUD	ANCHOR BOLT	NAILS/SCREWS	ANCHOR	DETAIL	Count	Manufacturer	(DF / HF)
CS16-11"			(22) 10d		DTL 272/S303	4	Simpson Strong Tie or EQ	1705 /
CS14-15"			(30) 10d		DTL 272/S303	2	Simpson Strong Tie or EQ	2490 /
CMSTC16-20"			(58) 16d SINKER		DTL 272/S303	6	Simpson Strong Tie or EQ	4960 /
CMSTC14-26"			(66) 16d SINKER		DTL 272/S303	2	Simpson Strong Tie or EQ	6475/
(2) HDU11-SDS2.5 2	4X	1"	(30) SDS 1/4"X2 1/2"		DTL 52/S302	2	Simpson Strong Tie or EQ	9535 /
FLOOR TO FLOOR		•		_				·
LSTHD8/LSTHD8RJ	(2) 2X		(20) 0.148 X 3-1/4"		DTL 58/S301	6	Simpson Strong Tie or EQ	1610 /
STHD10/STHD10RJ	(2) 2X		(28) 0.148 X 3-1/4"		DTL 58/S301	5	Simpson Strong Tie or EQ	2175 /
STHD14/STHD14RJ	(2) 2X		(30) 0.148 X 3-1/4"		DTL 58/S301	2	Simpson Strong Tie or EQ	3500 /
HDU8-SDS2.5	4X6	7/8"	(20) SDS 1/4"X2 1/2"	PAB6	DTL 52/S302	8	Simpson Strong Tie or EQ	7870 / 6580
HDU11-SDS2.5	4X8	1"	(30) SDS 1/4"X2 1/2"	PAB7	DTL 52/S302	9	Simpson Strong Tie or EQ	11175 / 9610
HDU14-SDS2.5	6X6	1"	(36) SDS 1/4"X2 1/2"	PAB8	DTL 52/S302	5	Simpson Strong Tie or EQ	14445 / 12425
HD19	6X6	1-1/4"	(5) 1" BOLTS	PAB10	DTL 56/S301	2	Simpson Strong Tie or EQ	19070 / 16210
HOLDDOWN		•						
MSTC48B3	(2) 2X		REF DETAIL		DTL 269/S303	9	Simpson Strong Tie or EQ	3795 / 3900
MSTC66B3Z	4X		REF DETAIL		DTL 269/S303	1	Simpson Strong Tie or EQ	4490 /

			WOOD	FRAMED SHEARV	VALL S	SCHEDU	JLE				
			F	OR HF OR DF FRAMING WITH 8D COMMO	ON NAILS (201	L8 IBC)					
								P.T. 2X SILL,		P.T. 3X	SILL
SHEARWALL				FRAM'G CONNECTION AT WALL	MIN RIM	FRAM'G AT	BLK'G AT		SHEAR CAPACITY		SHEAR CAPACITY
TYPE	WALL SHT'G APA RATED	EDGE NAIL'G	BOT PLATE CONNECTION	BELOW	THICKNESS	PANEL EDGES	PANEL EDGES	ANCHOR BOLT	(WIND/SEISMIC)	ANCHOR BOLT	(WIND/SEISMIC)
sw6	15/32"	8D AT 6" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 18" O.C.	1-1/4"	2X	2X	5/8" DIA AT 48" O.C.	242 / 339	5/8" DIA AT 60" O.C.	242 / 339
sw4	15/32"	8D AT 4" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 12" O.C.	1-3/4"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 32" O.C.	353/495	5/8" DIA AT 40" O.C.	353/495
sw3	15/32"	8D AT 3" O.C.	(2) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 10" O.C.	1-3/4"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 24" O.C.	456 / 637	5/8" DIA AT 32" O.C.	456 / 637
sw2	15/32"	8D AT 2" O.C.	(2) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 6" O.C.	3-1/2"	3X OR (2) 2X	3X OR FLAT 2X	5/8" DIA AT 18" O.C.	595 / 832	5/8" DIA AT 24" O.C.	595 / 832
2sw4	15/32" BOTH SIDES	8D AT 4" O.C.	(3) ROWS 16D COMMON AT 6" O.C. STAGGERED	LPT5'S AT 5" O.C.	3-1/2"	3X	3X			5/8" DIA AT 24" O.C.	707 / 990
2sw3	15/32" BOTH SIDES	8D AT 3" O.C.	(3) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 8" O.C. AND A35 AT 8" O.C.	3-1/2"	3X	3X			5/8" DIA AT 16" O.C.	911 / 1274
2sw2	15/32" BOTH SIDES	8D AT 2" O.C.	(3) ROWS 16D COMMON AT 4" O.C. STAGGERED	LPT5'S AT 6" O.C. AND A35 AT 6" O.C.	3-1/2"	3X	3X			5/8" DIA AT 12" O.C.	1190 / 1469

SHEARWALL LEGEND:

SHEARWALL TAG: SEE SHEARWALL SCHEDULE AND STRUCTURAL NOTES ON THIS SHEET. - ALL EXTERIOR WALLS TO BE sw6 SHEAR WALLS U.N.O. - FOR WALL CONSTRUCTION FOR WALLS THAT EXTEND THRU WINDOWS SHEATH ABV AND BELOW WINDOW & STRAP PER

HDDN INDICATES STRUCTURAL KEYNOTE FOR HOLDOWN WITH INDEXED NUMBER. SEE STRUCTURAL KEYNOTE SCHEDULE THIS

– EXTENT OF SHEARWALL

- 1. ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF
- EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS
- INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH EDGE NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND EDGE NAILING AT 6"OC WHERE STUDS
- SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5." "LT2P" CLIPS SHALL BE ORIENTED LENGTHWISE 1 (HORIZONTAL) AT PLATE TO RIM. USE 0.131" x1 NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE Ø 2 1 0.131" x2 WHERE CLIPS ARE INSTALLED OVER SHEATHING. \emptyset 2
- (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND
- 8. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME
- STUD. ANCHOR BOLTS SHALL BE PROVIDED WITH MINIMUM 0.229"x 3"x 3" HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER DETAILS ON DRAWINGS. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FROM THE ENDS OF THE PLATE, BUT NOT MORE THAN 1 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE 2 5 WASHER REQUIREMENTS. [ALT: " 8 ØX8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS
 - LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- STAGGER EDGE NAILING. 13. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE
- 14. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE.
- SPACING AT RIM BOARDS. 16. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE

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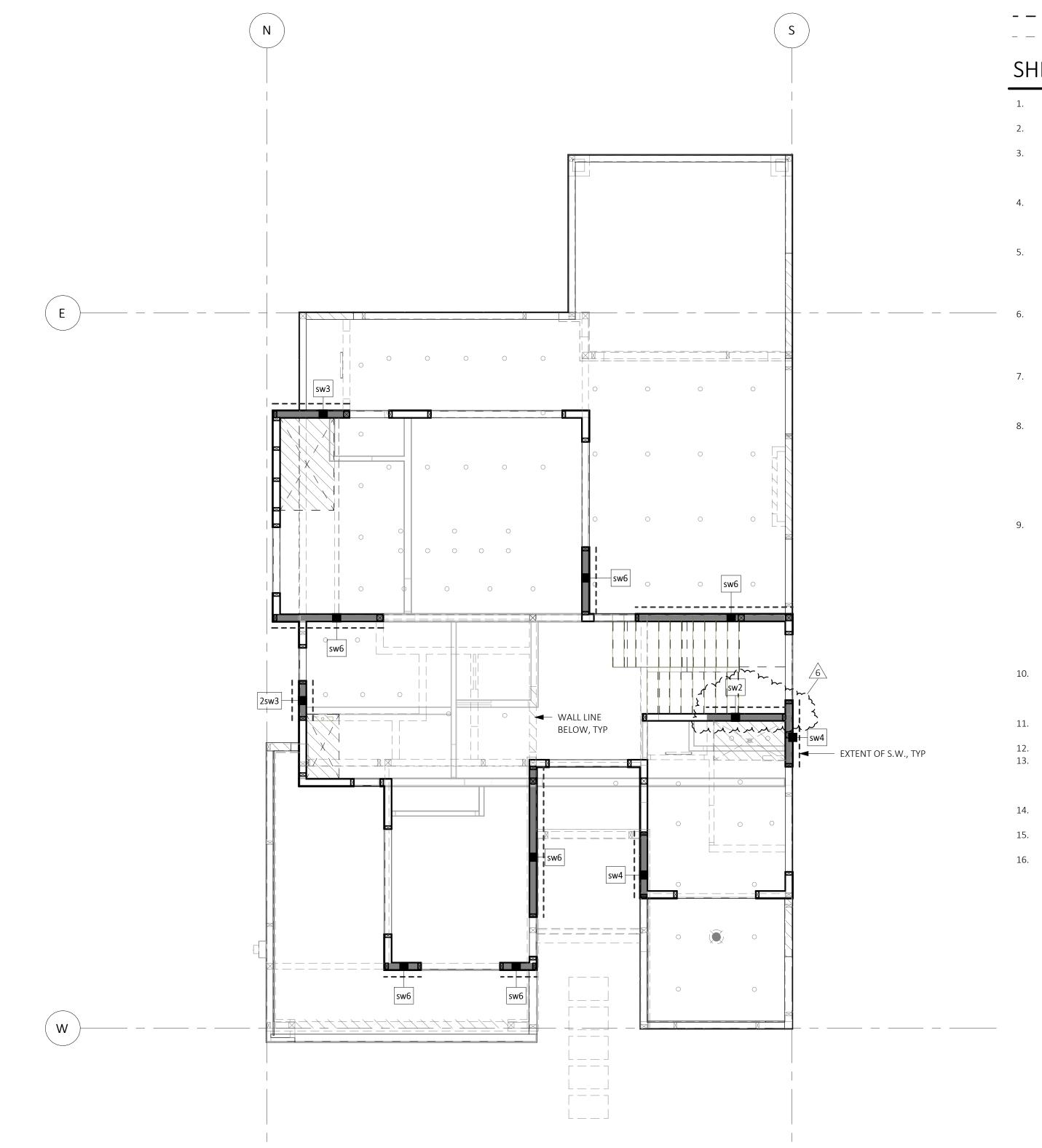
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UPPER FLOOR SHEARWALLS

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R	DRAWN BY:	SPM

S203







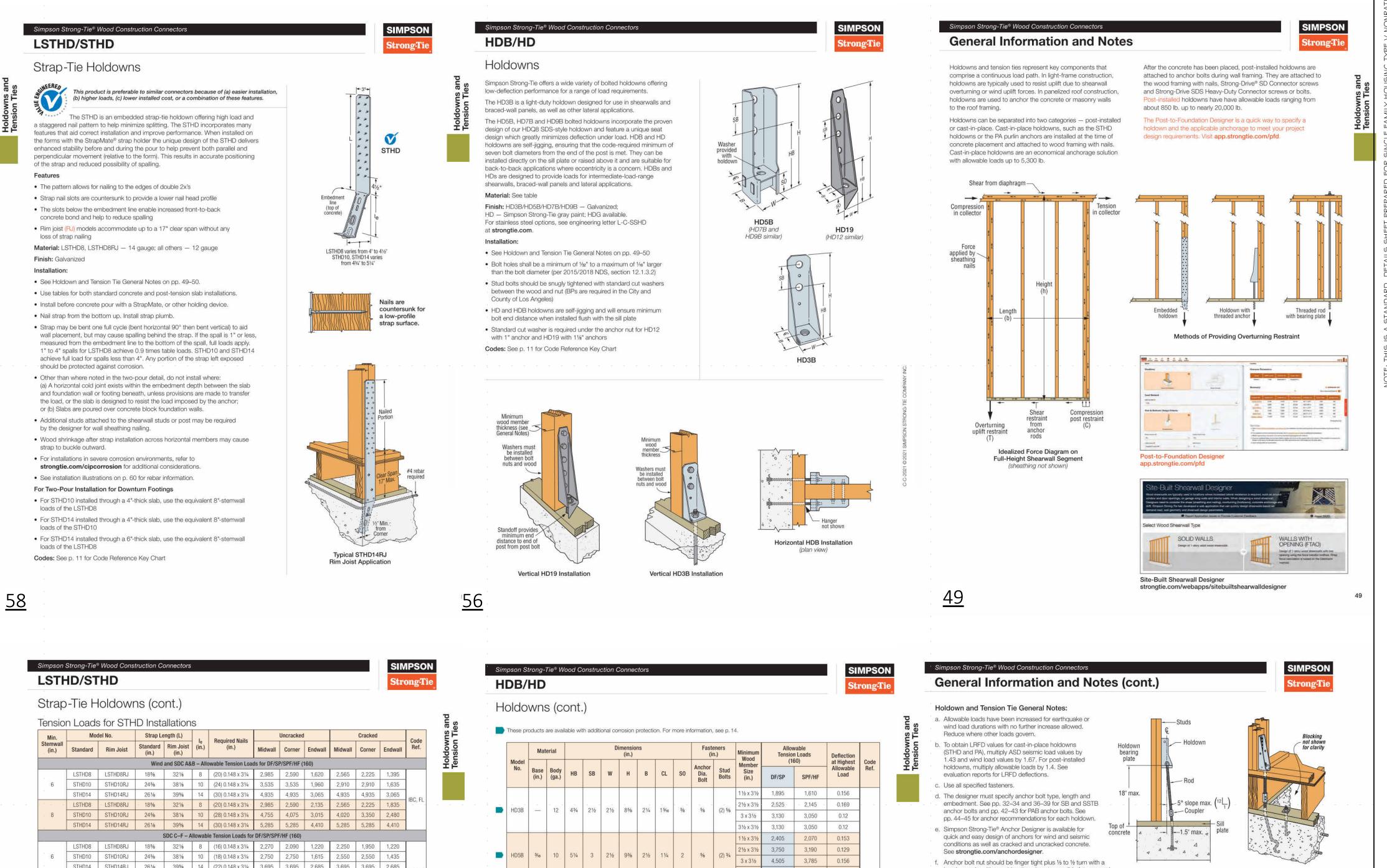
DETAL ON SHEET D101

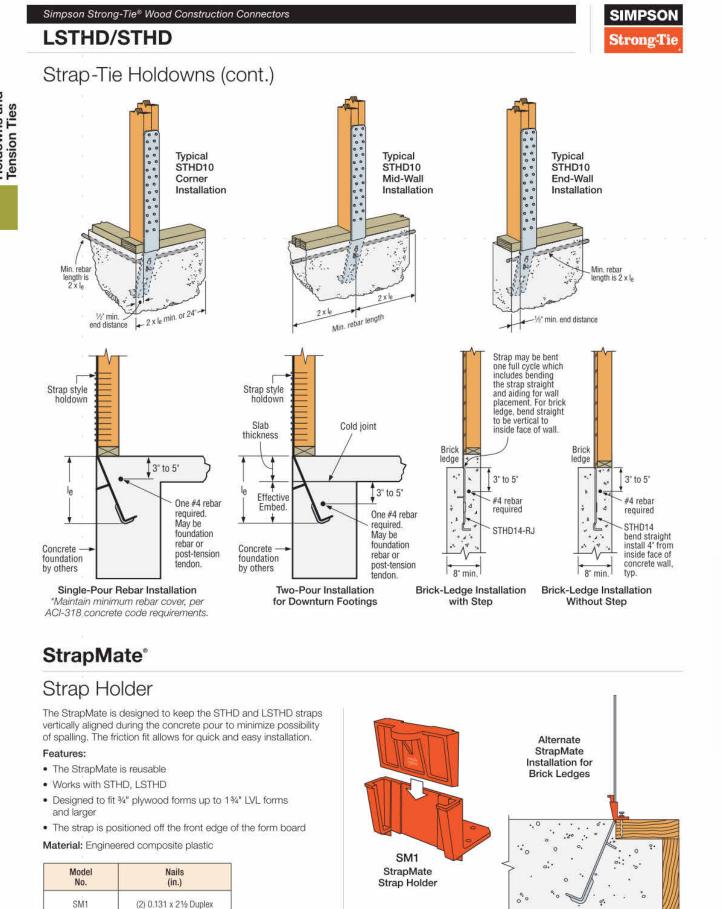
SHEET. SEE STRUCTURAL NOTES ON SHEET S101

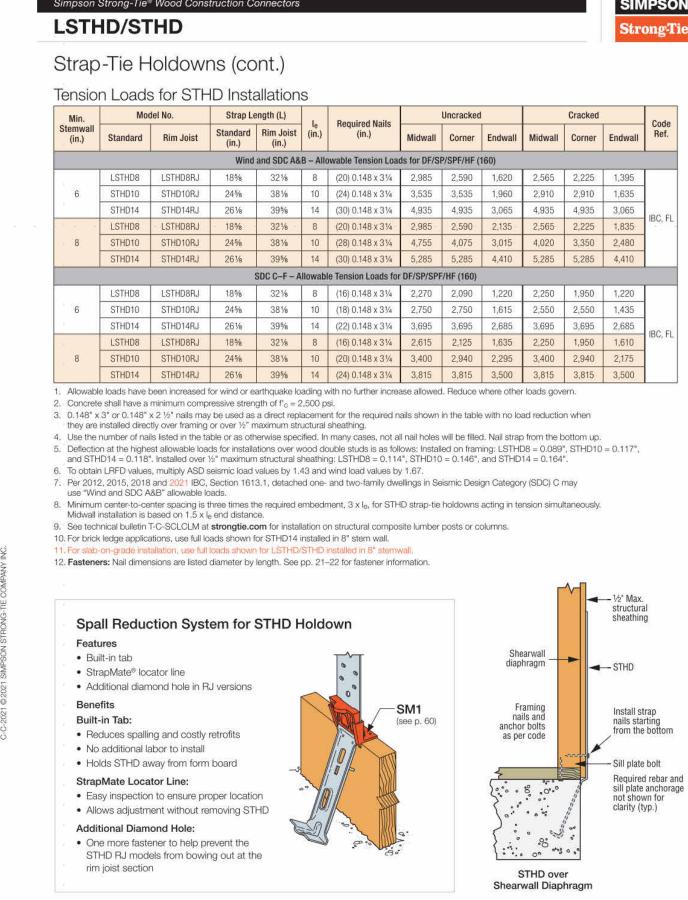
– – SHEARWALL BELOW

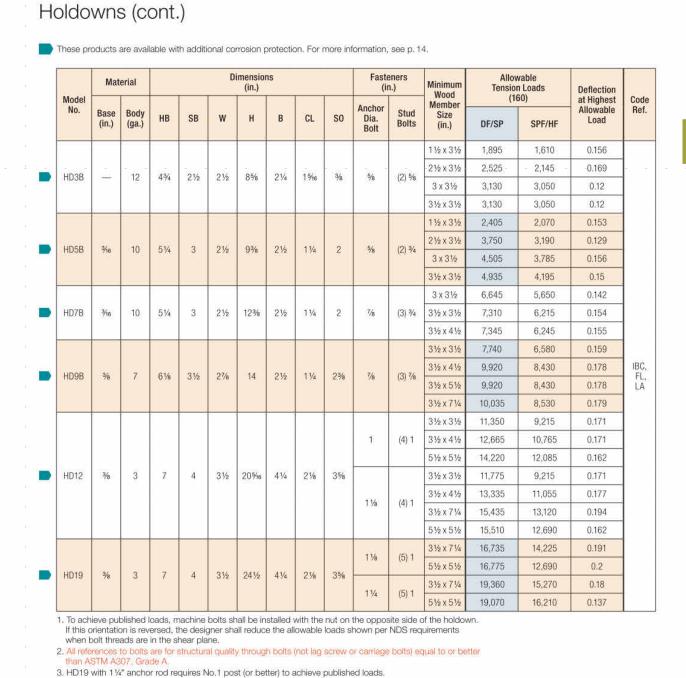
SHEAR WALL NOTES

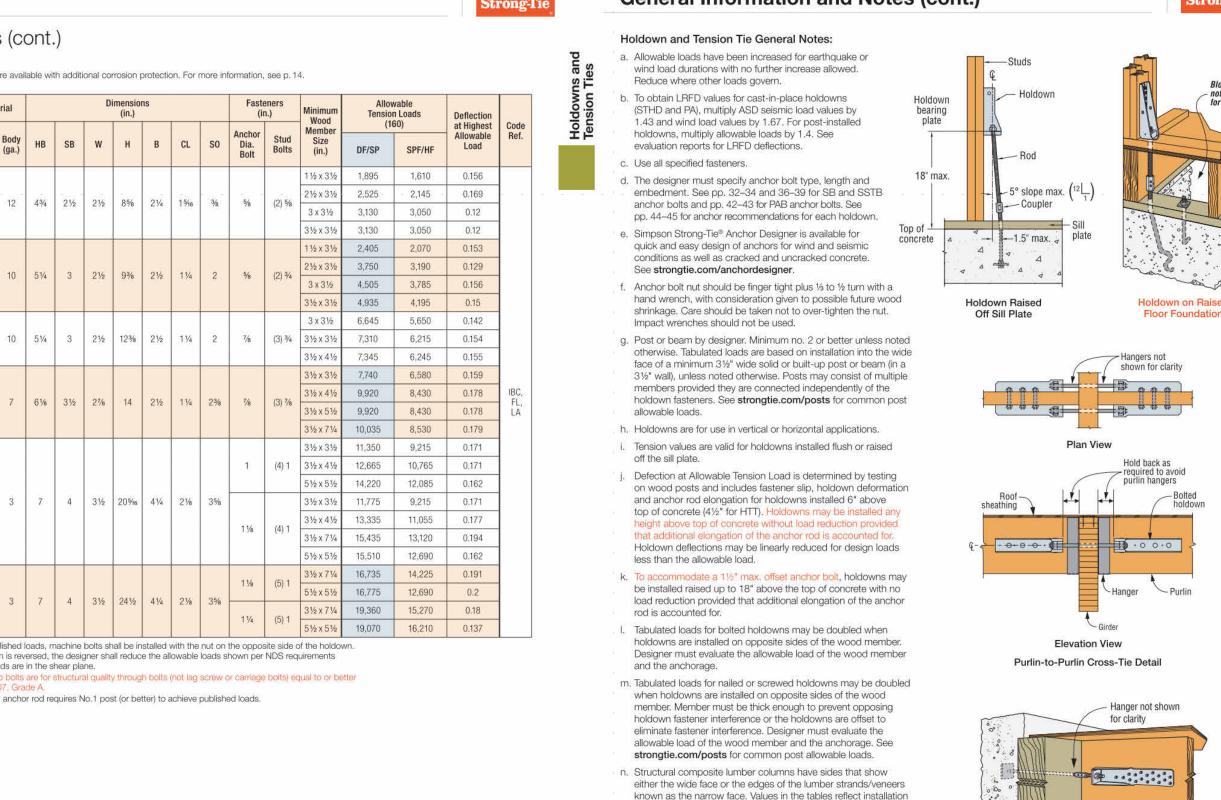
- REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF
- SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
- FOR ADDITIONAL INFORMATION.
- ARE SPACED AT 24"
- SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
- PER SCHEDULE.] 10. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED
- 11. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
- ATTACHED TO THE UPPER TOP PLATE. ROOF OR UPPER LEVEL WALL AS THE SHEATHING.
- 15. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW
- RIM JOIST AND BLOCKING.

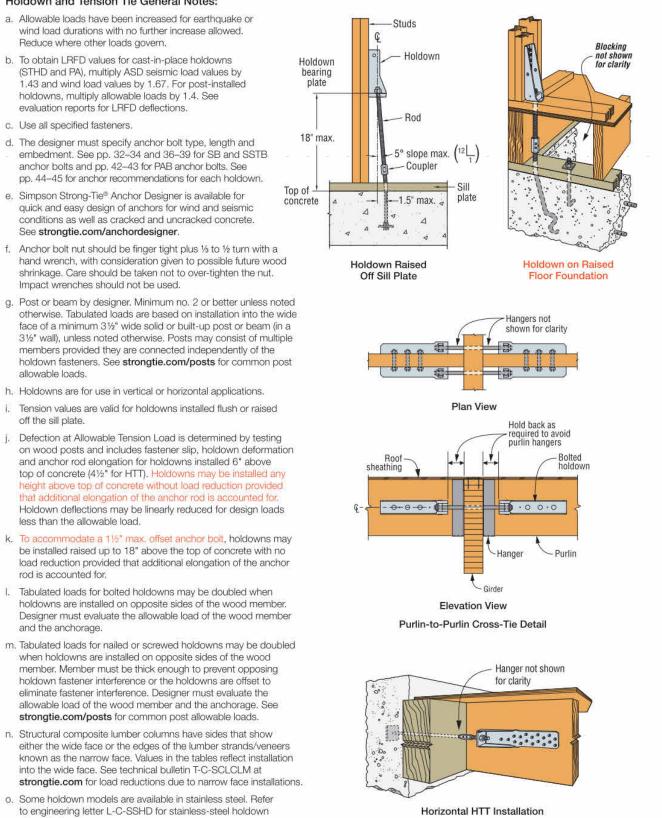












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SIMPSON **HOLDOWN & TENSION TIES** STANDARD DTLS

PROJECT NO: 2022/06/29 ISSUE DATE: DRAWN BY:

S301

SCALE 24X36: * <u>NOTE:</u> 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.

<u>57</u>

allowable loads.

ABA/ABU/ABW Adjustable and Standoff Post Bases Additional standoff bases are on p. 331. The AB series of retrofit adjustable post bases provide a 1" standoff for the post, are slotted for adjustability and can be installed with nails, Strong-Drive® SD Connector screws or bolts (ABU). Depending on the application needs, these adjustable standoff post bases are designed for versatility, cost-effectiveness and maximum uplift performance. The slot in the base enables flexible positioning around the anchor bolt, making precise post placement easier The 1" standoff helps prevent rot at the end of the post and meets code requirements for structural posts installed in basements or exposed to weather or water splash Material: Varies (see table) ABU44Z Finish: ZMAX® and some in stainless steel; see Corrosion Information, (other sizes similar) pp. 12-15 Installation: Use all specified fasteners; see General Notes. · See our Anchoring, Fastening, Restoration and Strengthening Systems for Concrete and Masonry catalog, or visit strongtie.com for retrofit anchor options, such as Titen HD®, Stainless-Steel Titen HD or SET-3G™. Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non-top-supported installations (such as fences or unbraced carports). ABU88Z Place the base, cut washer(s) or load transfer plate(s) and nut(s) on (other sizes similar) the anchor bolt(s). Make any necessary adjustments to post placement and tighten the nut securely on the anchor bolt. See strongtie.com for information on hollow column installation. Place the standoff base and then the post in the ABW and fasten on three vertical sides, using nails or Strong-Drive SD Connector screws ABA44Z - Bend up the fourth side of the ABW and fasten using the correct fasteners (other sizes similar) Place the standoff base and then the post in the ABU - Fasten using nails or Strong-Drive SD Connector screws or bolts (ABU88Z, ABU1010Z, ABU1212Z - SDS optional) Place the post in the ABA - Fasten using nails or Strong-Drive SD Connector screws Typical ABWZ Codes: See p. 11 for Code Reference Key Chart Allowable Loads — Beam Installation Typical ABA447 Size Base Strap W L H Anchor Dia. Installation Beam must extend past base center by 6" min. BUGGRZ Rough 6x 12 10 6 6 51% % (12) 0.162 x 31/2 1,905 12,920 1,640 11,110 1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern. 2. Downloads may not be increased for short-term loading. 3. Specifier is to design concrete and anchorage for uplift capacity. 4. Beam depth must be a minimum of 71/4" 5, Shims are required for double 2x (1 shim) and triple 2x (2 shims) installations as shown in the illustration. Additional fastening of shim to beam is not required. ABU66Z Beam Installation 6, Fasteners: Nail dimensions are listed diameter by length. See pp. 21-22 for fastener information.

Simpson Strong-Tie® Wood Construction Connectors

This product is preferable to similar connectors because of (a) easier installation, (b) higher loads, (c) lower installed cost, or a combination of these features. HDU holdowns are pre-deflected during the manufacturing process, virtually eliminating deflection under load due to material stretch. They use Strong-Drive® SDS Heavy-Duty Connector screws which install easily, reduce fastener slip and provide a greater net section when compared to bolts. The DTT tension ties are designed for lighter-duty holdown applications on single 2x posts. The DTT1Z is installed with nails or Strong-Drive SD Connector screws and the DTT2 installs easily with the Strong-Drive SDS Heavy-Duty Connector screws (included). The DTT1Z holdowns have been tested for use in designed shearwalls and prescriptive braced wall panels as well as prescriptive wood-deck applications (see p. 295 for For more information on holdown options, contact Uses Strong-Drive SDS Heavy-Duty Connector screws which install easily, reduce fastener slip and provide a greater net section area of the post compared to bolts Strong-Drive SDS Heavy-Duty Connector screws are supplied with the holdowns to ensure proper fasteners Finish: HDU — galvanized; DTT1Z and DTT2Z — ZMAX® See Holdown and Tension Tie General Notes on pp. 49–50. The HDU requires no additional washer; the DTT requires a standard-cut washer (included) be installed between Strong-Drive SDS Heavy-Duty Connector screws install best with a low-speed high-torque drill with a %" hex-head driver. Vertical HDU Fasteners and crescent washer are included with the Installation holdowns. For replacements, order part no. SDS25212-HDU_.

Horizontal HDU Offset Installation

See Holdown and Tension Tie General Notes.

Simpson Strong-Tie® Wood Construction Connectors

HDU/DTT

Holdowns

deck applications).

Simpson Strong-Tie.

HDU Features:

are used

Installation:

Material: See table

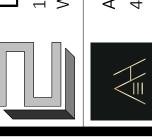
the nut and the seat.

No stud bolts to countersink at openings

coating; DTT2SS - stainless steel

(Fill in the size needed, e.g., HDU2.)

Codes: See p. 11 for Code Reference Key Chart



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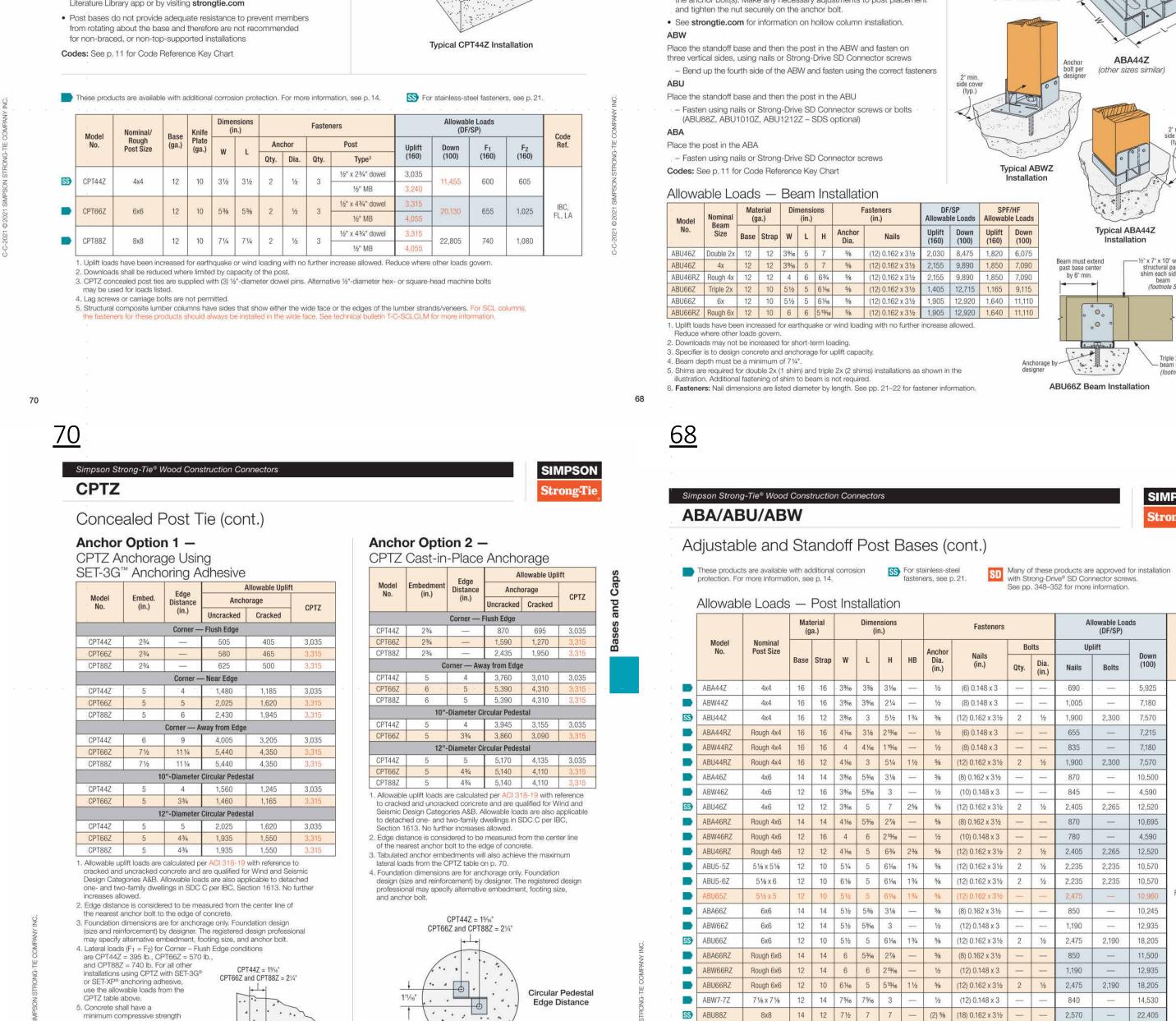
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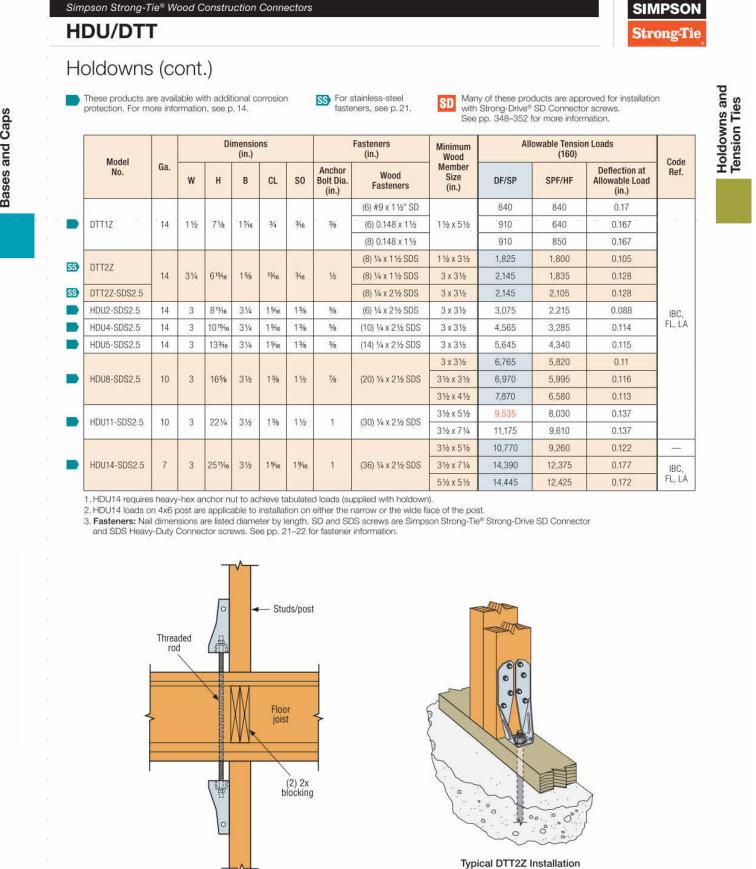
PERMIT SET

SIMPSON **HOLDOWN & TENSION TIES** STANDARD DTLS

PROJECT NO: ISSUE DATE:

SCALE 24X36: * **NOTE:** 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.





Installation

CPTZ knife plate

Corner Flush Edge

Corner Near Edge

CPTZ knife plate

(away from edge similar)

of $f'_{c} = 2,500 \text{ psi}$.

CPT66Z and CPT88Z = 21/4"

-- Edge --

(DF/SP)

1,900 2,300 7,570

1,900 2,300 7,570

2,405 2,265 12,52

870 — 10,695

2,405 2,265 12,520

2,235 2,235 10,570

2.235 | 2.235 | 10.57

850 — 10,245

2,475 2,190 18,205

850 — 11,500

1,190 — 12,935

2,475 2,190 18,205

2,570 — 22,405

2,450 — 19,870

32,020

34,74

31,650

2,270 —

3,000 —

3,000 —

1,190 —

4.590

Uplift

Nails Bolts

Bolts

- (2) % (18) 0.162 x 3½

- (2) % (22) 0.162 x 3½

(2) 5/8 (22) 0.162 x 31/2

Circular Pedestal

Installation

9. Fasteners: Nail dimensions are listed diameter by length. See pp. 21–22 for fastener information.

6. HB dimension is the distance from the bottom of the post up to the first bolt hole.

8. Downloads shall be reduced where limited by allowable loads of the post.

■ ABU1212Z 12x12 12 11 11 11 7¼ — (2) % (22) 0.162 x 3½

■ ABU1212RZ Rough 12x12 12 12 11 7 — (2) % (22) 0.162 x 3½ —

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.

7. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. For SCL columns, the fasteners for these products should always be installed in the wide face. See technical bulletin T-C-SCLGLM at strong-tie.com for more information.

4. ABU products may be installed with either bolts or nails (not both) to achieve table loads. ABU88Z, ABU88RZ, ABU1010Z, ABU1010RZ, and ABU1212Z/RZ may be installed with eight 1/4" x 3" Strong-Drive SDS Heavy-Duty Connector screws (sold separately)

5. For higher downloads, pack grout solid under 1" standoff plate before installation. Base download on column or concrete,

■ ABU88RZ Rough 8x8 14 12 8 7 7

ABU1010Z 10x10 14 14 9½ 9 7¼

ABU1010RZ Rough 10x10 14 14 10 9 7

Downloads may not be increased for short-term loading.

for the same table load.

according to the code.

Specifier is to design concrete and anchorage for uplift loads.

Typical HDU Tie Between Floors

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2022/06/29 DRAWN BY:



applicable to all straight straps throughout this catalog, except as noted in the footnotes below. 2. Some products have been tested specifically with alternative fasteners and have allowable load adjustment factors or reduced capacities published on the specific product page. Values published on the product page may be used in lieu of using this table. 3. For straps installed over wood structural panel sheathing, use a 21/2"-long fastener minimum.

4. This table does not apply to straps made of steel thicker than 10 ga. 5. Where noted, use 0.80 for 10 ga., 11 ga., and 12 ga. products when using SPF lumber. 6. Where noted, use 0.92 for 10 ga., 11 ga., and 12 ga. products when using SPF lumber.

compression that occurs during construction may cause the straps to bow out if both ends of the strap are nailed during initial installation. To prevent this, filling all fastener holes in the strap (including the rim

When installing floor-to-floor straps, wood shrinkage and joist area) will limit the bowing. Alternatively, fill the holes in the top of the strap before the roof is installed and then filling the bottom half of the strap after will also help reduce bowing.

Not Sure How Much Coil Strap You Need?



Simpson Strong-Tie has a web-based app. the Coil Strap Calculator, which can help you quickly determine the cut length of

each strap and the total amount of coil strap eeded for each application on a project. For more information or to access, go to strongtie.com/webapps. $\boldsymbol{\omega}$ SIMPSON S

Simpson Strong-Tie® Wood Construction Connectors Simpson Strong-Tie® Wood Construction Connectors **Straps and Ties General Notes** HRS/ST/HTP/LSTA/LSTI/MST/MSTA/MSTC/MSTI Considerations for Hurricane Tie Selection Strap Ties (cont.) Codes: See p. 11 for Code Reference Key Chart 1. What is the uplift load? Many of these products are approved for installation with Strong-Drive® SD Connector screws. These products are available with additional corrosion 2. What is the parallel-to-plate load? rotection. For more information, see p. 14. fasteners, see p. 21. See pp. 348-352 for more information. 3. What is the perpendicular-to-plate load? 4. What is the species of wood used for the rafter and the top plates? (Select the load table based on the lowest performing species of wood.) (DF/SP) 5. Will the hurricane tie be nailed into both top plates or the upper top plate only? (160) (160) Beam and strap 6. What load or loads will the hurricane tie be taking? -11/4 - 9 - (8) 0.148 x 21/2 LSTA15 LSTA18 LSTA21 LSTA24 usly in more than one direction, the allowable load

Finish: Galvanized. Some products are available in stainless

steel, ZMAX® coating or black powder coat (add PC to SKU):

Installation: Use all specified fasteners; see General Notes

contact Simpson Strong-Tie. See Corrosion Information,

Options: Special sizes can be made to order; contact

MSTC and RPS meet code requirements for reinforcing

cut members (16 gauge) at top plate and RPS at sill plate.

International Residential Code® — 2012/2015/2018/202

(For RPS, refer to p. 309. For CTS218 compression and

ST9, ST12,

ST18, ST22

HRS

Typical

HRS Installation

ST2115

31/4"--

HRS416Z

Codes: See p. 11 for Code Reference Key Chart

International Building Code® — 2012 2308.9.8;

Simpson Strong-Tie

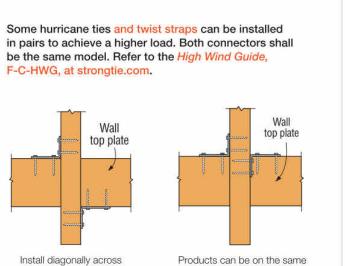
tension strap, see p. 307.)

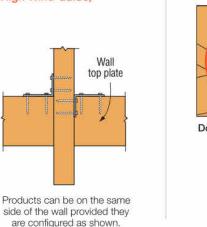
ST292, ST2122,

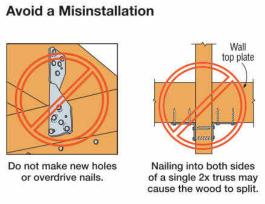
ST2215, ST6215.

ST6224, ST6236

2		11/4	12	(10) 0.148 x 2½	925	795			Average three particles completed			
5	20	11/4	15	(12) 0.148 x 21/2	1,110	955		6.9/	Simultaneous Loads			
5		11/4	18	(14) 0.148 x 21/2	1,235	1,115			When a connector is loaded simultaneously in more than one direction, the allowable load			
fj.		11/4	21	(16) 0.148 x 21/2	1,235	1,235		609/10/19	must be evaluated as option 1 or 2.			
1		11/4	24	(18) 0.148 x 21/2	1,235	1,235]		Option 1: Unity Equation			
)		11/4	30	(22) 0.148 x 21/2	1,640	1,640			For all connectors use the following equation:			
5		11/4	36	(24) 0.148 x 21/2	1,640	1,640			Design Uplift / Allowable Uplift + Design Lateral Parallel to Plate / Allowable Lateral Parallel to Plate +			
	4	11/4	9	(8) 0.148 x 2½	750	650			Design Lateral Perpendicular to Plate / Allowable Lateral Perpendicular to Plate < 1.0.			
2	18	11/4	12	(10) 0.148 x 21/2	940	810		T-7-17-57-1-1-1-1-1				
5	,0	11/4	15	(12) 0.148 x 2½	1,130	970		Typical LSTA Installation (hanger not shown)	The three terms in the unity equation are due to the possible directions that exist to generate force on a connector. The number of terms that must be considered for simultaneous loading			
8		11/4	18	(14) 0.148 x 2½	1,315	1,135		Bend strap one time only, max. 12/12 joist pitch.	is at the sole discretion of the designer and is dependent on their method of calculating wind			
1		11/4	21	(16) 0.148 x 2½	1,505	1,295			forces and the utilization of the connector within the structural system.			
4		11/4	24	(18) 0.148 x 2½	1,640	1,460			Option 2: 75% Rule			
0		11/4	30	(22) 0.148 x 2½	2,050	1,825		_	As an alternative, certain roof-to-wall connectors (embedded truss anchors, pp. 254–255,			
6		11/4	36	(26) 0.148 x 21/2	2,050	2,050			seismic and hurricane ties, pp. 276–279, and twist straps, p. 283) can be evaluated using the			
9		11/4	49	(26) 0.148 x 21/2	2,020	2,020			following: The design load in each direction shall not exceed the published allowable load			
	16	11/4	9	(8) 0.162 x 2½	885	765			in that direction multiplied by 0.75.			
		11/4	11%	(10) 0.162 x 21/2	1,105	955	_		,			
		11/4	173/4	(14) 0.162 x 2½	1,420	1,335	IBC,					
		11/4	21%	(18) 0.162 x 2½	1,420	1,420	FL, LA		7. Select hurricane tie based on performance, application, installed cost and ease of installation.			
		13/8	6	(6) 0.148 x 21/2	605	530		<u>s</u>				
	12	1%	8	(10) 0.148 x 2½	1,010	880		- S				
		1%	12	(14) 0.148 x 21/2	1,415	1,230		2				







TENSION TIES STANDARD DTLS

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PROJECT NO: 2022/06/29 ISSUE DATE: DRAWN BY:

PERMIT SET

SIMPSON

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Loads (DF/SP) Loads (SPF/HF) (74) 0.162 x 21/2 (84) 0.162 x 21/2 9,215 CMST12 (160) (86) 0.148 x 21/2 (98) 0.148 x 21/2 9,215 not required MSTA49 16 (26) 0.148 x 21 6,475 (56) 0.162 x 21/2 (66) 0.162 x 21/2 board area CMST14 (12) 0.148 x 3 MSTC28 6,475 (66) 0.148 x 21/2 (76) 0.148 x 21/2 CMSTC16 54' (50) 0.148 x 31/4 (58) 0.148 x 31/4 4,690 16 (32) 0.148 x 3 (26) 0.148 x 21/2 (30) 0.148 x 2½ 2,490 When nailing 3,455 24 (36) 0.148 x 31/4 2,990 the strap over 2,490 (30) 0.131 x 2½ 16 (36) 0.131 x 21/2 wood structura 18 (44) 0.148 x 31 panel sheathing, 1,705 16 (48) 0.148 x 31 (22) 0.148 x 21/2 use 2½" long nail, minimum. 150' 30 (48) 0.148 x 31 (22) 0.131 x 21/2 (26) 0.131 x 21/2 1,705 (54) 0.148 x 3 1,030 (64) 0.148 x 31 (12) 0.148 x 21/2 (14) 0.148 x 21/2 16 (68) 0.148 x 3 (14) 0.131 x 21/2 (16) 0.131 x 21/2 1,030 30 (64) 0.148 x 3 5,850 24 (72) 0.148 x 31/4 5,850 (14) 0.148 x 21/2 (16) 0.148 x 21/2 1,540 CSHP18 18 (76) 0.148 x 31/4 5,850 1,540 (16) 0.131 x 21/2 (18) 0.131 x 21/2 24 (14) 0.162 x 2 1,160 2,140 (12) 0.148 x 21/2 2,460 CSHP20 2,705 2,355 (12) 0.131 x 2½ 8 (14) 0.131 x 21/2 1,160 2,780 1. See pp. 266-267 for Straps and Ties General Notes. 3,950 3,425 2. Calculate the connector value for a reduced number of nails as follows: 4,200 $\label{eq:Allowable Load} \mbox{Allowable Load} = \frac{\mbox{No. of Nails Used}}{\mbox{No. of Nails in Table}} \times \mbox{Table Load}$ Typical Detail with Strap (34) 0.162 x 2 4,605 Installed over Wood (40) 0.162 x 2 5,240 4,700 Example: CMSTC16 in DF/SP with 40 nails total. Structural Panel Sheathing (Half of the nails in each member being connected) Allowable Load = $\frac{40 \text{ Nails (Used)}}{50 \text{ Nails (Table)}} \times 4,690 \text{ lb.} = 3,752 \text{ lb.}$ 6,505 30 (48) 0.162 x 21 24 (54) 0.162 x 21/2 6,730 6,345 3. See p. 274 for alternate nailing and lap splice information. 18 (62) 0.162 x 21 6,730 Fasteners: Nail dimensions are listed diameter by length. See pp. 21-22 for fastener information. a Clear Span 21/16 27 (30) 0.162 x 21/2 4 1/2 3,700 2,165 3,210 5,070 21/16 371/2 (42) 0.162 x 21/2 6 1/2 3,030 4,495 2,800 21/16 48 (50) 0.162 x 21/2 8 1/2 5,310 3,675 5,190 3,395 21/16 60 (68) 0.162 x 21/2 10 1/2 6,730 4,490 6,475 4,150 21/16 72 (68) 0.162 x 21/2 10 1/2 6,730 4,490 6,475 1. See pp. 266–267 for Straps and Ties General Notes. 2. Install bolts or nails as specified by designer. Bolt and nail values may not be combined 3. Allowable bolt loads are based on parallel-to-grain loading and minimum member thickness: MST – 21/2". 4. Splitting may be a problem with installations on lumber smaller than 31/2"; either fill every nail hole with 0.148" x 11/2" nails or Typical CSHP Installation every other hole with 0.162" x 21/2" nails. Reduce the allowable load based on the size and quantity of fasteners used. 5. Fasteners: Nail dimensions are listed diameter by length. See pp. 21–22 for fastener information.

Simpson Strong-Tie® Wood Construction Connectors

MST/MSTA/MSTC

Codes: See p. 11 for Code Reference Key Chart

These products are available with additional corrosion protection. For more information, see p. 14.

Floor to Floor Span Table

Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 348–352 for more information.

Strap Ties (cont.)

Simpson Strong-Tie® Wood Construction Connectors

CS/CMST/CMSTC/CSHP

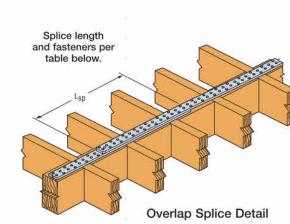
Many of these products are approved for installation with Strong-Drive® SD Connector screws.

(160)

See pp. 348-352 for more information.

End Length

Lap splicing of coiled straps can be used to extend standard strap lengths for designing continuous drag elements and diaphragm chord members. The Strap Lap Splices table provides the minimum splice length (Lsp) and fasteners, within the splice length, to achieve the highest allowable capacity The Allowable Loads for Alternative Nailing table provides information for coiled straps when installed with different nailing schedules. The highest allowable load given for each model is limited by the steel capacity. The Engineer/Designer of Record must evaluate and determine the adequacy of the coiled strap's lap splice and alternative nailing applications to meet their design loads.



Simpson Strong-Tie® Wood Construction Connectors

CS/CMST/CMSTC/CSHP

Coiled Straps (cont.)

of the strap.

Simpson Strong-Tie® Wood Construction Connectors

CS/CMST/CMSTC/CSHP

These products are available with additional corrosion protection. For more information, see p. 14.

SS For stainless-steel

asteners, see p. 21.

End Length

Coiled Straps (cont.)

Model		Strap Lap Splice				
No.	Ga.	Minimum Fasteners per Splice	Min. Splice Length, L _{sp} (in.)			
OMOTHO	10	(18) 0.162 x 21/2	18			
CMST12	12	(22) 0.148 x 21/2	21			
OMOTE	**	(13) 0.162 x 21/2	14			
CMST14	14	(15) 0.148 x 2½	15			
CMSTC16	16	(11) 0.162 x 21/2	10			
CMSICIO		(11) 0.148 x 21/2	10			
0014	14	(6) 0.148 x 2½	9			
CS14		(7) 0.131 x 2½	10			
CS16	16	(5) 0.148 x 21/2	8			
6510		(6) 0.131 x 21/2	9			
CS20	20	(5) 0.148 x 2½	8			
6520		(5) 0.131 x 21/2	8			
CSHP18	10	(7) 0.148 x 2½	9			
CONFIG	18	(7) 0.131 x 21/2	9			
CSHP20	20	(6) 0.148 x 21/2	8			
UOFF ZU	20	(7) 0.131 x 21/2	9			

1. See pp. 266-267 for Straps and Ties General Notes.

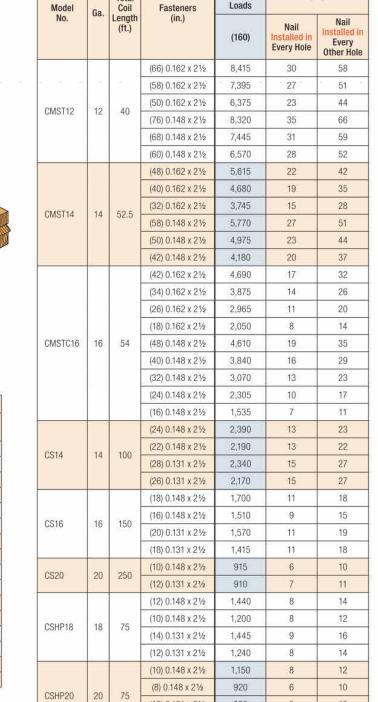
No other nail substitution is allowed for lap splices.

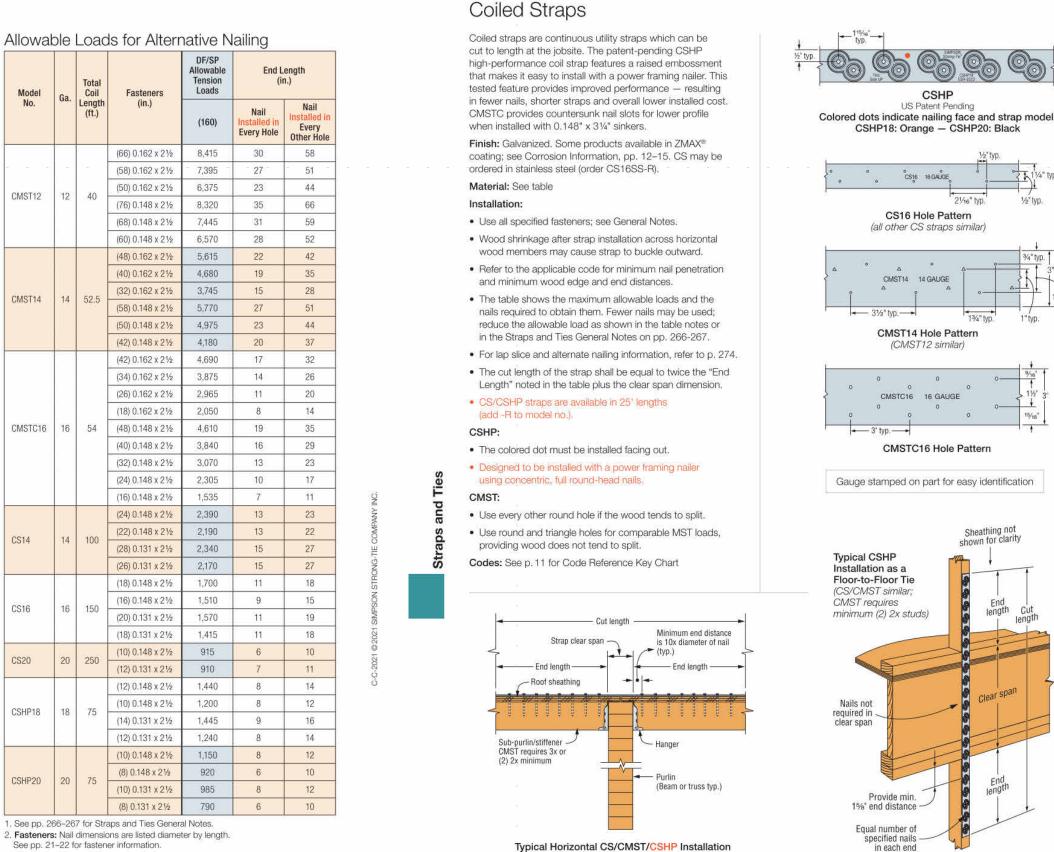
2. 0.148" x 21/2" nails can be replaced by 0.148" x 31/4" nails.

Refer to the applicable code for minimum edge distance and

4. No strap modification is allowed and the splice must meet both

the minimum number of fasteners and the minimum splice length.





MSTA30 21/16 95/16 (12) 0.162 x 21/2 21/16 12¹³/16 (16) 0.162 x 2½ 21/16 165/16 (20) 0.162 x 21/2 16 2½6 16%6 (20) 0.162 x 2½ 21/16 235/16 (28) 0.162 x 21/2 2,535 ST6236 14 21/6 3319/6 (40) 0.162 x 21/2 3,845 3,845 2½ 26 (26) 0.148 x 1½ 2,745 Typical LSTA18 Installation 21/16 36 (36) 0.148 x 11/2 (48) 0.148 x 1 ½ (60) 0.148 x 11/2 21/16 72 (72) 0.148 x 11/2 3 7 (20) 0.148 x 11/2 16 3 28¼ (36) 0.148 x 3¼ 3,460 3 40¼ (52) 0.148 x 3¼ 3 52¼ (62) 0.148 x 3¼ 4,735 14 3 65% (76) 0.148 x 3½ 3 77% (76) 0.148 x 3½ 5,850 HRS416Z 12 31/4 16 (16) 1/4 x 1 1/2 SDS Typical MSTA15 Installation 49 (32) 0.148 x 1 1/2 See pp. 266–267 for Straps and Ties General Notes. 2. Fasteners: Nail dimensions are listed diameter by length. SDS screws are Simpson Strong-Tie® Strong-Drive SDS Heavy-Duty Connector screws. See pp. 21–22 for fastener information.

LSTA36 MSTA9

Simpson Strong-Tie® Wood Construction Connectors

Straps are designed to transfer tension loads in a wide variety of applications.

The HRS416Z installs with Strong-Drive® SDS Heavy-Duty Connector screws.

HRS — Heavy strap designed for installation on the edge of 2x members.

HTP — Heavy tie plate designed for installation on the side of 2x4 or

LSTA and MSTA — Designed for use on the edge of 2x members, with

pneumatic-nailing is necessary through diaphragm decking and wood

MST — High-capacity strap that can be installed with either nails or bolts.

MSTC — High-capacity strap that utilizes a staggered nail pattern to help

minimize wood splitting. Nail slots have been countersunk to provide a

LSTI

Typical MSTI

(MIT hanger shown)

Installation

MST

LSTA and MSTA

LSTI and MSTI — Light and medium straps that are suitable where

a nailing pattern that reduces the potential for splitting.

Suitable for double 2x member connections or greater.

Strap Ties

larger members.

chord open-web trusses.

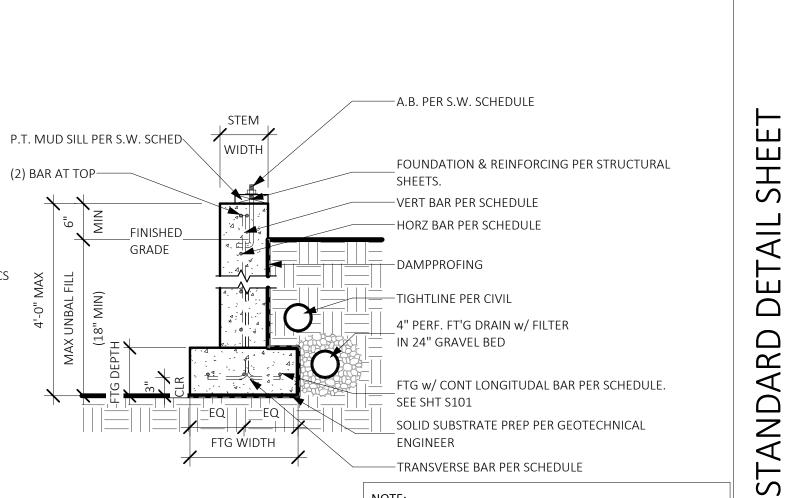
lower nail head profile.

HRS/ST/HTP/LSTA/LSTI/MST/MSTA/MSTC/MSTI

from each other for

minimum 2x truss.

SCALE 24X36: * **NOTE:** 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.



SEE SHEET A001

ALL REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED PRIOR TO CONCRETE INSPECTION.

FNDN SCHEDULE - TYP

TRANSVERSE

BAR

STEM WALL

VERTICAL REINFORCING

#4 VERT BAR CENTERED

AT 12" O.C.

AT 12" O.C.

#4 VERT BAR CENTERED

HORIZONTAL

REINFORCING

#4 HORZ BAR CENTERED AT 12" O.C.

#4 HORZ BAR

CENTERED AT 12" O.C.

FOOTING

TOP & BOT

SHEE

FOUNDATION & FRAM'G DETAILS

PERMIT SET

Island

2nd

SIDEN

PROJECT NO: 2022/06/29 ISSUE DATE: DRAWN BY:

D101

SCALE 24X36: 3/4" = 1'-0" * <u>NOTE:</u> 11X17 SETS ARE REDUCED 50%; SCALE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.

SLAB ON GRADE PER PLAN w/ 12" THKN'D EDGE NERVESTRAL FLASHING AROUND POSTS, TYP POST BASE PER PLANS TURN DOWN PERIMETER OF PATIO SLAB CONC PLYNTH & FTG PER PLANS #4 VERT 'J' STUB FROM FTG AT CORNERS -#4 STIRUPS AT 8" O.C. SOLID SUBSTRATE PREP PER GEOTECHNICAL

TYP 2X6 EXTERIOR WALL CONSTR PER PLANS

—SHT'G PER S.W. SCHED

SHEETS.

EXTERIOR FINISH PER ELEVATIONS

GARAGE SLAB ON GRADE PER PLANS

EDGE NAIL'G PER S.W. SCHED

EXTERIOR

<u>GARAGE</u>

SLAB AT STEM WALL

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

1/2" G.W.B.——•

FRAM'G / FNDN - JOIST OVER

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

TYP 2X6 EXTERIOR WALL CONSTR PER I-JOIST FLR FRAM'G & I-JOIST FLR FRAM'G & R-21 INSULATION PER ENERGY CALCS LAYOUT PER PLANS LAYOUT PER PLANS R-38 INSUL PER ENERGY CALCS P.T. MUD SILL PER S.W. SCHED SLOPE EARTH AWAY FROM STRUCTURE AT 2% MIN FOUNDATION & REINFORCING PER STRUCTURAL SHEETS. CRAWL SPACE <u>CRAWL SPACE</u>

R-38 INSUL PER ENERGY CALCS SOLID BLK'G AT POINT LOAD BEAR'G PER PLAN MTL HDWR PER S.W. SCHD

FRAMING PARALLEL TO STEM WALL

FRAM'G / FNDN - JOIST OVER

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

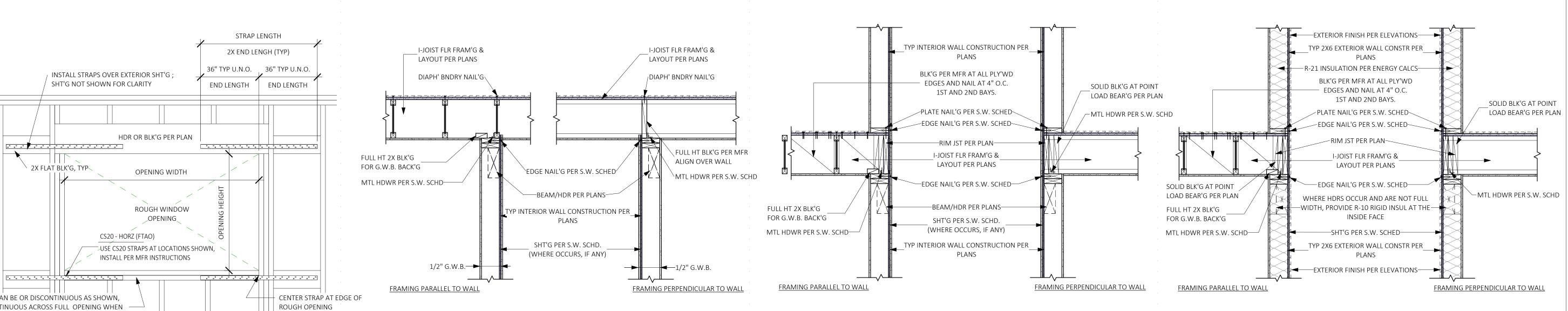
FOUNDATION DETAIL - TYP

FRAMING PERPENDICULAR TO STEM WALL

INT/EXT WALL FRAMING DETAIL

PER PLANS -TYP 2X6 EXTERIOR WALL CONSTR PER PLANS -R-21 INSULATION PER ENERGY CALCS I-JOIST FLR FRAM'G & -EXTERIOR FINISH PER ELEVATIONS LAYOUT PER PLANS -SHT'G PER S.W. SCHED PANEL NAIL'G PER S.W. SCHED--PLATE NAIL'G PER S.W. SCHED FULL HT BLK'G PER MFR— -EDGE NAIL'G PER S.W. SCHED MTL HDWR PER S.W. SCHD-HNGR PER MFR -RIM JST PER PLAN R-38 INSUL -1-1/2" CONT SOFFIT VENT PER ENERGY CALCS SOFFIT PER PLANS. EDGE NAIL'G PER S.W. SCHED-SEE ELEVATIONS FOR MATERIAL LIST. WHERE HDRS OCCUR AND ARE NOT FULL -WIDTH, PROVIDE R-10 RIGID INSUL AT THE INSIDE FACE R-21 INSULATION PER ENERGY CALCS TYP 2X6 EXTERIOR WALL CONSTR PER PLANS EXTERIOR FINISH PER ELEVATIONS

CANTILEVERED FRM'G AT EXT WALL SCALE: 3/4" = 1'-0"



INTERIOR WALL TO FLOOR JOISTS ABOVE

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

INTERIOR WALL/FLOOR JOISTS - STACKED

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

EXTERIOR WALL TO FLOOR JOISTS

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

SCALE 24X36: 3/4" = 1'-0" * <u>NOTE:</u> 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.

STRAP CAN BE OR DISCONTINUOUS AS SHOWN, OR CONTINUOUS ACROSS FULL OPENING WHEN -2X END LENGTH EXCEEDS OPENING WIDTH.

ANDARD PROJECT NO: ISSUE DATE: ST DRAWN BY:

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D102

2022/06/29

PERMIT SET

FRAMING

DETAILS

Island

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WRAP SINGLE PLY

DBL JOIST PER PLAN -

LUS HANGER, TYP -

OF CURB —

MEMBRANE UP AND OVER

SKYLIGHT FLASHING @ FACE

SKYLIGHT PER PLAN

MTL FLSH'G W/ WP MEMBRANE

MIN 2" SPRAYTITE(R) 178 SERIES SPRAY

FOAM R49 MIN

2X8 RAFTERS

AT 24" OC —

PLANS -

SHEATHING, NAILS,

AND HARDWARE PER

ATTIC

ROOF - SKYLIGHT CURB

DBL HDR TO MATCH

JOIST PER PLAN, TYP

- 2X BLCK'G AT 32" OC

- DBL JOIST AROUND

FIRST BAY

SKYLIGHT.

- DBL TOP PL, TYP -

- INSULATION PER

ENERGY CALS

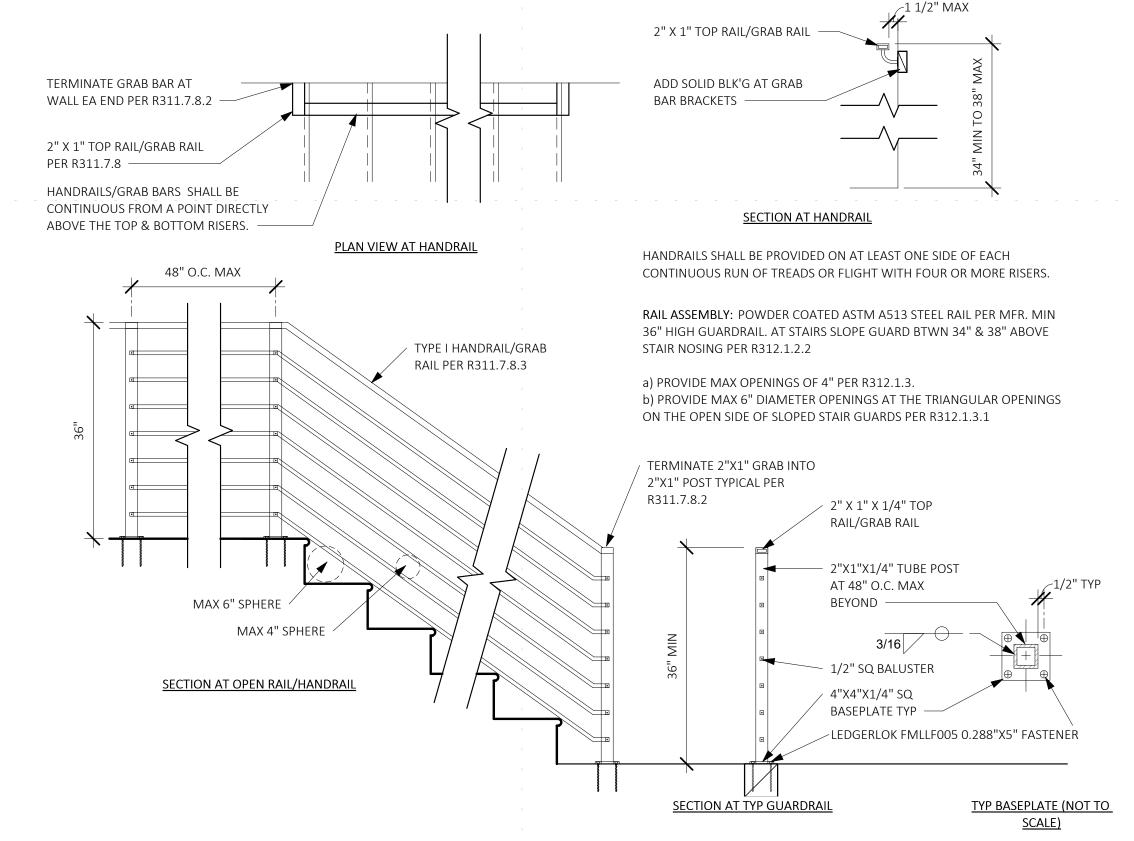
CONSTRUCTION

GIRDER TRUSS

PER MFR

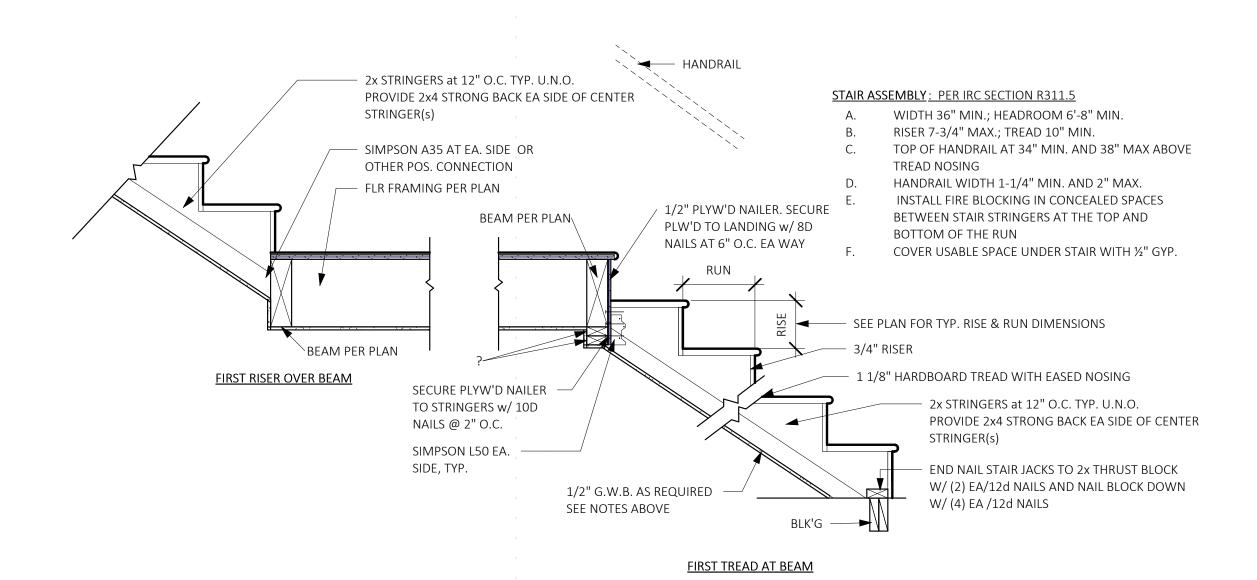
TYP EXTERIOR WALL

@ SKYLIGHTS



2 TYP RAILING/GRAB BAR DETAIL

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



STAIR SECTION DETAIL

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

D201 SCALE 24X36: 3/4" = 1'-0" * <u>NOTE:</u> 11X17 SETS ARE REDUCED 50%; SCALE DRAWINGS ACCORDINGLY.

PROJECT NO:

ISSUE DATE:

DRAWN BY:

SHEE

DETAIL

STANDARD

Island

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2nd

PERMIT SET

STAIR & RAILING

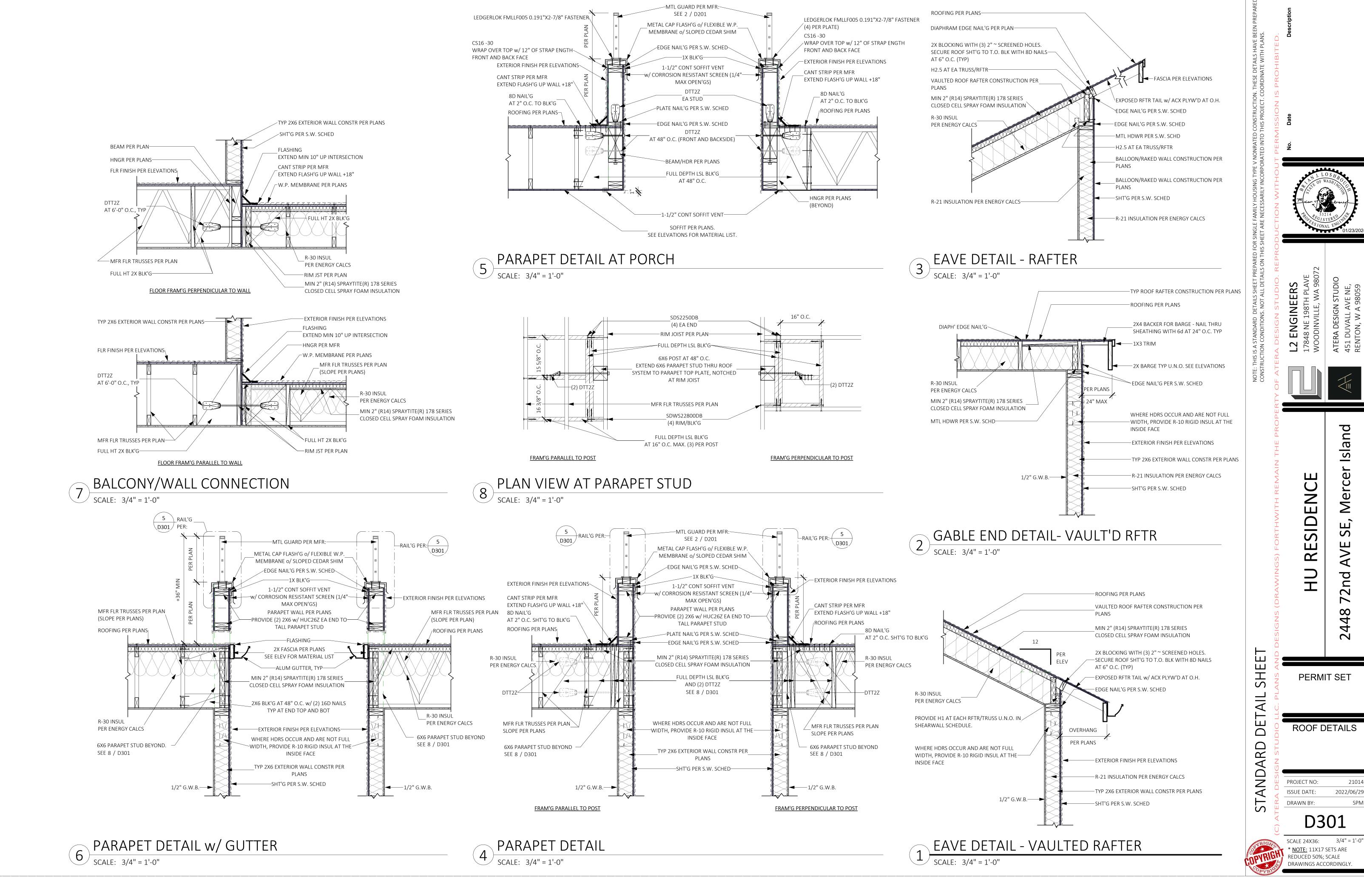
DETAILS

2022/06/29

RESIDENCE







Island

2nd

2022/06/29

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POLYCOAT-AQUASEAL® 5000 Single Component, Bitumen Modified Waterproofing Membrane System

Technical Data Sheet

System Description:

Polycoat-Aquaseal® 5000 is a single component, liquid applied, bitumen modified, coal tar free, moisture cured polyurethane Polycoat-Aquaseal® 5000 is a single component, liquid applied, bitumen modified, coal tar free, moisture cured polyurethane waterproofing membrane. It is available in three application versions: Horizontal (H), Vertical (V), and Water Catalyzing (WC) – available only in horizontal. Polycoat-Aquaseal® 5000 is in complete compliance with SCAQMD air quality standards, and has VOC levels equal to or less than 100 grams per liter. has VOC levels equal to or less than 100 grams per liter.

FEATURES Economical
 User Friendly Labor Saving
 Resistant to Bacteria Meets the Criteria of ASTM C-836 and E-96

TYPICAL USES Bridges Tunnels Planters Basements Between Slabs Foundation Walls Shower Pans Water Storage Tanks

Approved City of Los Angeles RR# 25935

Color: Black

Packaging: 5 gallon (18.9 liter) pail. 55 gallon drum, net fill 50 gallons (189 liters)

Mixing For Polycoat-Aquaseal® 5000H / 5000V

Before application, Polycoat-Aquaseal® 5000 should be thoroughly mixed using a mechanical mixer at slow speed to ensure a homogeneous material. Take care not to allow entrapment of air into the material.

Mixing For Polycoat-Aquaseal® 5000WC-H:

Before application, mix Polycoat-Aquaseal® 5000WC using a mechanical mixer at slow speed. Mix Polycoat-Aquaseal® 5000WC with water (water must be added) at a ratio of one quart of water to five gallons of Polycoat-Aquaseal® 5000WC. This will yield 5¼ gallons of membrane. The mixing ratio is 20 parts Polycoat-Aquaseal® 5000WC membrane to 1 part of water (20:1). Use care not to allow the entrapment of air into the mixture.

Polycoat-Aquaseal® 5000 (100 VOC) Properties:

Based on Drawn Down Film	5000H Horizontal	5000V Vertical	5000WC-H Water Catalyzed	Green Concrete
Hardness, ASTM D-2240	50 ± 5 Shore A	45 ± 5 Shore A	25 ± 5 Shore A	Polycoat-Aquaseal® 5000 May be applied to Green Concrete.
Tear Resistance, Die C, ASTM D-624	40 ± 20 pli 21 ± 3.5 kNm	35 ± 10 pli 14 ± 2 kNm	50 ± 5 pli 8.8 ± 0.9 kNm	(1) Prime the wall with a thin (5 mil) application of Aquaseal 5000V diluted with a
Tensile Strength, ASTM D-412	350 ± 50 psi 3.45 ± 0.3 Mpa	350 ± 50 psi 2.1 ± 0.3 Mpa	300 ± 50 psi 2.1 ± 0.3 Mpa	manufacturer approved and AQMD compliant solvent at a ratio of 1 quart of solvent per 5 gallons of Aquaseal 5000.
Ultimate Elongation, ASTM D-412	300 ± 50%	300 ± 50%	650 ± 50%	The coverage rate for this prime coat should be around 200 square feet per
Specific Gravity	1.32	1.23	1.12	gallon. This should fill all of the bug holes
Total Solids by Weight, ASTM D-236	92 ± 3%	92 ± 3%	95 ± 1%	in a poured wall that typically cause outgassing resulting in pin holing in the
Total Solids by Volume, ASTM D-2697	90 ± 3%	90 ± 3%	94 ± 1%	coating. (2) Follow Step 1 with a standard two to
Viscosity at 80°F (27°C)	5000 ± 2000 cps	40,000 ± 20,000 cps	-	three coat application of Aquaseal 5000V at 30 mils per coat (50 square feet per gallon) depending on whether a 60 or 90
Service Temperature	- 25°F to 200°F - 25°F to 200°F - 31.7°C to 93.3°C - 31.7°C to 93.3°C		2	mil application is desired.
Volatile Organic Compounds, ASTM D-2369-81	0.83 lb/gal 0.83 lb/gal 100 gm/liter 100 gm/liter		<0.5 lb/gal <60 gm/liter	The standard Aquaseal 5000 may be applied to both fully cured (28 days for poured in place and 10 days after grouting for block) and green concrete.

Polycoat-Aquaseal® 5000 Waterproofing Membrane System

PERMAGLAS MESH PG-242 BT SAINT GOBAIN

WEB SEAL TAPE BY ETRNABOND

Page 1 of 2

14722 Spring Ave ♦ Santa Fe Springs, CA 90670-5108 USA ♦ Tel: 562-802-8834 ♦ Fax: 562-921-7363 ♦ www.polycoatusa.com

Joints, Cracks and Flashing:

Apply a stripe coat of Polycoat-Aquaseal® 5000 over all cracks up to 1/16" in width. All cracks over 1/16" in width must be caulked with a polyurethane sealant.

All metal flashings must be primed with manufacturer's recommended primer.

Polycoat-Aquaseal® 5000 may be applied with a brush, squeegee, trowel, roller or airless sprayer. Over smooth surfaces, such as poured-in-place concrete, apply Polycoat-Aquaseal® 5000 evenly in two 30 mil coats.

Polycoat-Aquaseal® 5000WC-H (Water Catalyzed) can be applied at any thickness.

At 75°F (24°C) and 50% relative humidity, allow each coat of Polycoat-Aguaseal® 5000 Vertical, Horizontal and Green Concrete

Cure time will vary depending on temperature and humidity. If more than 48 hours pass between coats the surface must be re-

For Polycoat-Aquaseal® 5000 WC applications, at 75°F (24°C) and 50% relative humidity, allow coating to cure a minimum of 2-4 hours before proceeding to subsequent coats. Cure time will vary depending on temperature and humidity If more than 48 hours pass between coats the surface must be re-primed.

Polycoat-Aquaseal® 5000 is very sensitive to heat and moisture. Higher temperatures and/or high humidity will accelerate the cure time. Use caution in thickness of application. Limit single coat thickness to 30-40 wet mils.

Equipment should be cleaned with an environmentally safe solvent, as permitted under local regulations, immediately after use.

Polycoat-Aquaseal® 5000 has a shelf life of one (1) year from date of manufacture in original, factory-sealed containers when stored indoors at a temperature between 60-95°F (15-35°C).

Surfaces must be dry, clean and free of foreign matter.

Not UV stable.

Cannot withstand direct wear or abrasion.

Containers that have been opened must as soon as possible.

Do not dilute under any circumstance.

The following conditions must not be coated with Polycoat Products deck coating systems or products: on grade slabs, split slabs with a between slab membrane, sandwich slabs with insulation, and slabs over unvented metal pan.

This product contains Aromatic Hydrocarbons, Isocyanates and Solvent.

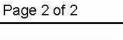
Please read all information in the general guidelines, product data sheets, guide specifications and material safety data sheets (MSDS) before applying material. Published technical data and instructions are subject to change without notice. Contact your local Polycoat Products representative or visit our website for current technical data and

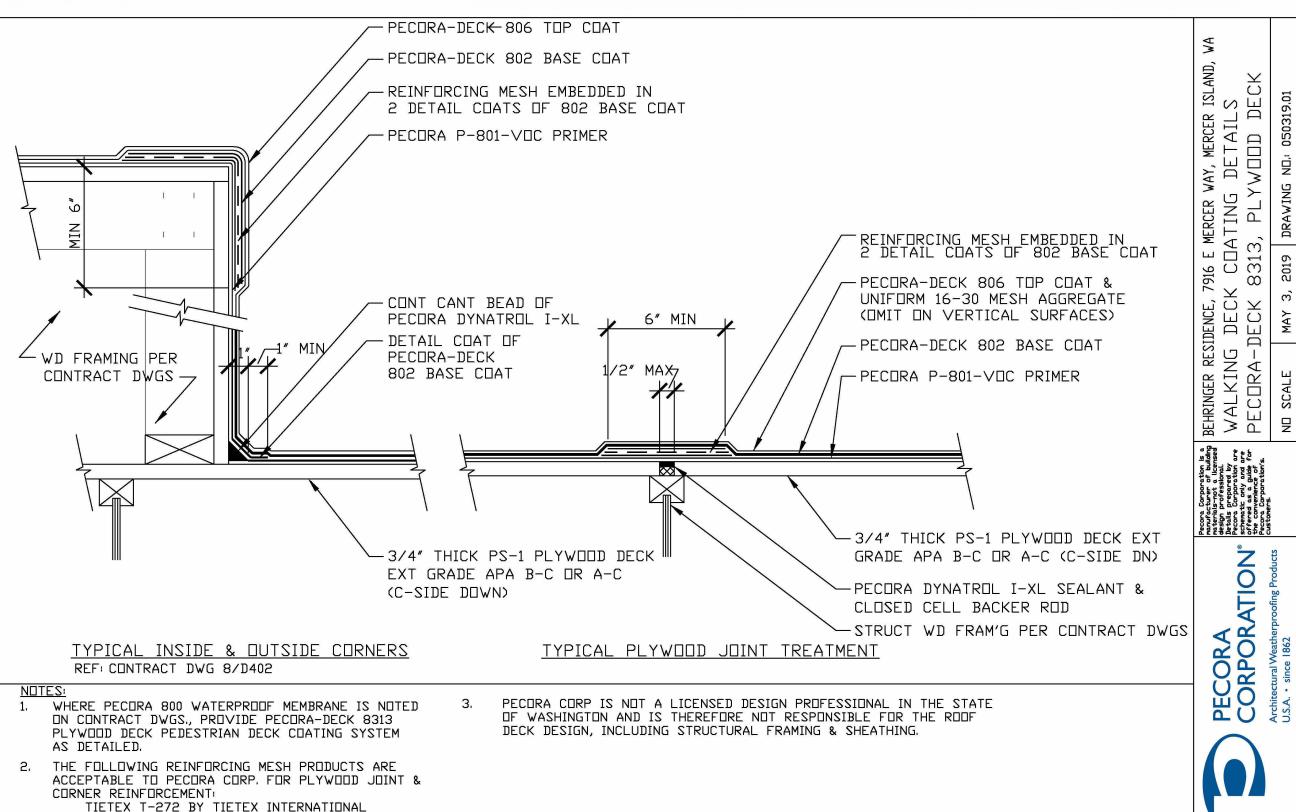
Polycoat Products warrants its products to be free of manufacturing defects and that they will meet Polycoat Products current published physical properties. Polycoat Products warrants that its products, when properly installed by a state licensed waterproofing contractor according to Polycoat Products guide specifications and product data sheets over a sound, properly prepared substrate, will not allow water migration for a period of one (1) year. Seller's and manufacturer's sole responsibility shall be to replace that portion of the product of this manufacturer which proves to be defective. There are no other warranties by Polycoat Products of any nature whatsoever expressed or implied, including any warranty of merchantability or fitness for a particular purpose in connection with this product. Polycoat Products shall not be liable for damages of any sort, including remote or consequential damages resulting from any claimed breach of any warranty whether expressed or implied. Polycoat Products shall not be responsible for use of this product in a manner to infringe on any patent held by others. In addition, no warranty or guarantee is being issued with respect to appearance, color, fading, chalking, staining, shrinkage, peeling, normal wear and tear or improper application by the applicator. Damage caused by abuse, neglect and lack of proper maintenance, acts of nature and/or physical movement of the substrate or structural defects are also excluded from the limited warranty. Polycoat Products reserves the right to conduct performance tests on any material claimed to be defective prior to any repairs by owner, general contractor, or applicator.

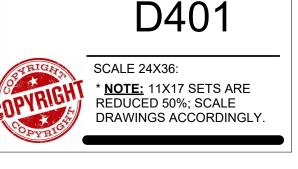
All guidelines, recommendations, statements, and technical data contained herein are based on information and tests we believe to be reliable and correct, but accuracy and completeness of said tests are not guaranteed and are not to be construed as a warranty, either expressed or implied. It is the users responsibility to satisfy himself, by his own information and test, to determine suitability of the product for his own intended use, application and job situation and user assumes all risk and liability resulting from his use of the product. We do not suggest or guarantee that resulting from use of, or inability to use, the product. Recommendations or statements, whether in writing or oral, other than those contained herein shall not be binding upon the manufacturer, unless in writing and signed by a corporate officer of the manufacturer. Technical and application information is provided for the purpose of establishing a general profile of the material and proper application procedures. Test performance results were obtained in a controlled environment and Polycoat Products makes no claim that these tests or any other tests, accurately

Rev. 8/1/13

Polycoat-Aquaseal® 5000 Waterproofing Membrane System







PROJECT NO:

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PERMIT SET

SPECIALTY DETAILS

ISSUE DATE: 2022/06/29