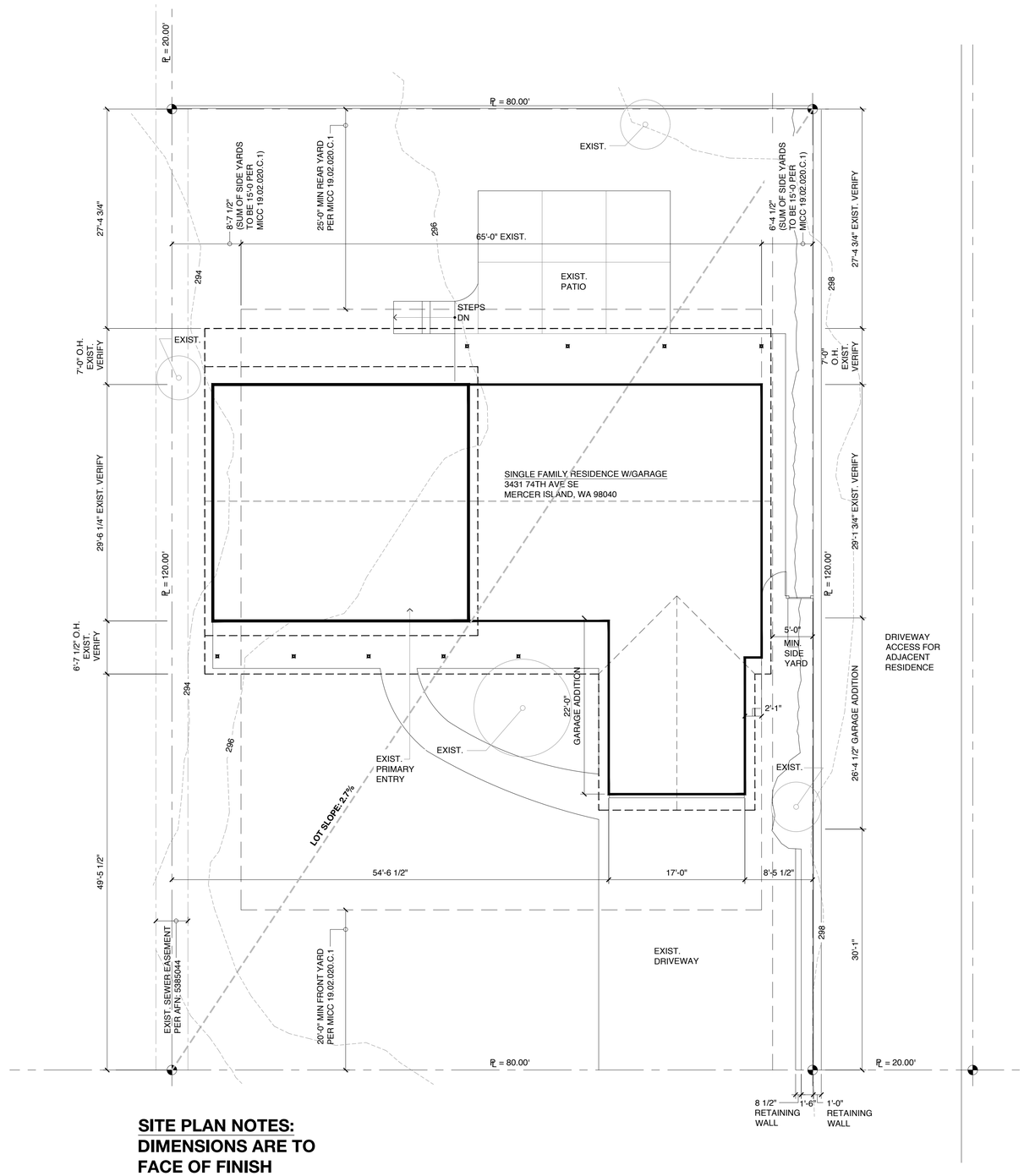

SITE PLAN NOTES:
DIMENSIONS ARE TO FACE OF FINISH

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

NORTH

PROJECT INFORMATION

OWNER:
STEVEN PAIGE

PROJECT ADDRESS:
3431 74TH AVENUE SOUTHEAST
MERCER ISLAND, WA 98040

LAND USE ZONE:
R-8.4

ASSESSOR'S TAX NUMBER:
130030-1840

LEGAL DESCRIPTION:
CALKINS C C 1ST TO EAST SEATTLE N 80 FT OF S 360 FT OF E 100 FT OF VAC BLK 6 & POR VAC ST ADJ

VICINITY PLAN

SITE

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE CURRENT MECHANICAL, ELECTRICAL, FIRE, PLUMBING CODES, AND 2018 WASHINGTON STATE ENERGY CODE.
2. CONSTRUCTION TO FOLLOW BUILDING ENVELOPE COMPLIANCE METHOD: PRESCRIPTIVE OPTION III FOR GROUP R OCCUPANCY.
3. CONTRACTOR SHALL VERIFY ALL EXISTING SITE DIMENSIONS, PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS MUST BE VERIFIED.
4. PROVIDE FIREBLOCKING, DRAFTSTOPS AND FIRESTOPS PER THE 2018 INTERNATIONAL RESIDENTIAL CODE R302.11 AND R302.12.
5. PROTECT CONSTRUCTION MATERIALS ON SITE PRIOR TO INSTALLATION,COVER AS NECESSARY.
6. TEST MOISTURE LEVEL IN FRAMING PRIOR TO INSULATION AND SHEET ROCK.
7. SEAL ALL PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF WALLS AND FLOORS, AND SEAL JOINTS.
8. SEAL EXTERNAL CRACKS, JOINTS, ETC. W/CAULKING AND INSTALL PEST PROOF SCREENS.

ZONING ANALYSIS:

SETBACKS PER MICC 19.02.020. C.1
FRONT YARD (19.02.020.C.1.a):
MINIMUM 20 FEET
REAR YARD (19.02.020.C.1.b):
MINIMUM 25 FEET
SIDE YARD (19.02.020.C.1.c):
TOTAL WIDTH (19.02.020.C.1.c.i.a):
FOR LOTS WITH A WIDTH OF 90 FEET OR LESS, THE SUM OF THE SIDE YARDS' WIDTH SHALL BE AT LEAST 15 FEET (TO BE VERIFIED)
MINIMUM SIDE YARD WIDTH: (19.02.020.C.1.c.ii):
THE MINIMUM SIDE YARD WIDTH IS FIVE FEEET OR 33% OF THE AGGREGATE SIDE YARD TOTAL WIDTH, WHICHEVER IS GREATER.

LOT SLOPE CALCLUATIONS:
PER MICC SECTION 19.16.010 DEFINITIONS, LOT SLOPE IS THE ELEVATION DIFFERENCE DIVIDED BY HORIZONTAL DISTANCE MULTIPLIED BY 100

HIGHEST ELEVATION =	**294.00'**
LOWEST ELEVATION =	**298.00'**
ELEVATION DIFFERENCE:	**4.00'**
HORIZONTAL DIFFERENCE BETWEEN HIGHEST AND LOWEST POINTS =	**144'-0"**
LOT SLOPE =	**2.7%**

ENERGY NOTES:

CONSTRUCTION TO FOLLOW 2018 WASHINGTON STATE RESIDENTIAL ENERGY CODE.
PRESCRIPTIVE OPTION FOR GROUP R OCCUPANCY FROM TABLE 402.1.1 AS FOLLOWS:

1. **BUILDING ENVELOPE:**
   INSULATION:
   FLOOR: R-30
   ABOVE GRADE WALLS: R-21
   VAULTED CEILINGS: R-38
   INSTALL INSULATION AT EXTERIOR WALLS; FIT AROUND WIRING AND PIPES.
   GLAZING:
   PROVIDE THE FOLLOWING U-VALUES:
   MAX U-VALUE, VERTICAL .30
2. LIGHTING:
   PER 2018 WSEC R404.1, NOT LESS THAN 90% OF LAMPS PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
3. UNDERCUT INTERIOR DOORS TO A MINIMUM OF 1/2" ABOVE THE SURFACE OF THE FINISH FLOOR COVERING TO ALLOW FOR AIR MOVEMENT.
4. TERMINATE EXHAUST FANS OUTSIDE THE BUILDING.

SHEET INDEX

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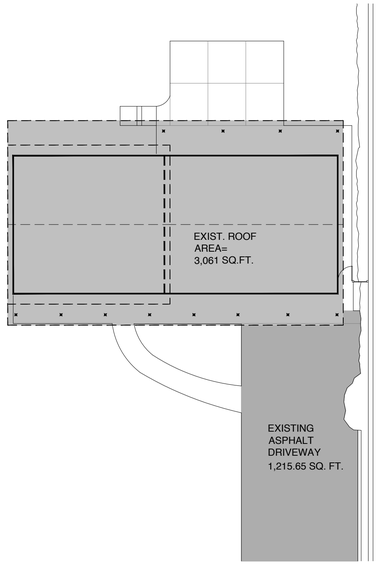
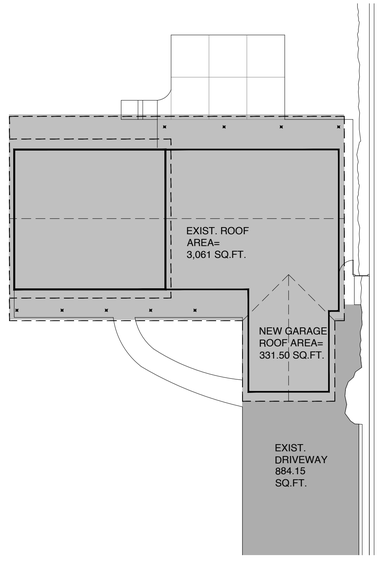
SITE 1



EXISTING
LOT COVERAGE PLAN **1/16" = 1'-0"**

NORTH



PROPOSED
LOT COVERAGE PLAN **1/16" = 1'-0"**

NORTH

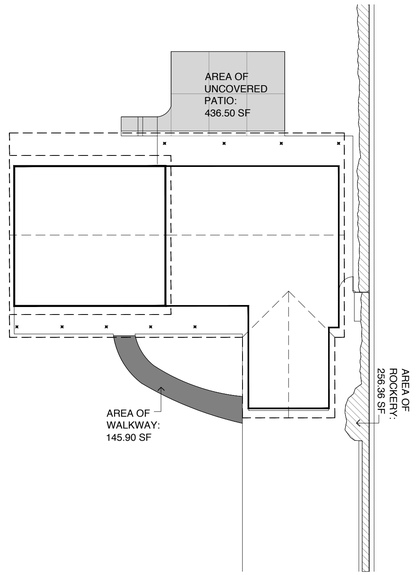
LOT COVERAGE CALCULATIONS:

PER MICC SECTION 19.02.020.F.3.a MAXIMUM LOT COVERAGE
(HOUSE, DRIVING SURFACES & ACCESSORY BUILDINGS)
IS 40% IF LOT SLOPE IS LESS THAN 15%.

PROPERTY AREA =	**9,600.00 SF**
40% LOT COVERAGE ALLOWED WHEN LOT SLOPE IS LESS THAN 15%	
LOT SLOPE PER SHEET SITE 1 =	**2.7%**
.40 X 9,600.00 =	
A. GROSS LOT AREA:	**9,600.00 SF**
B. NET LOT AREA:	**9,600.00 SF**
C. ALLOWED LOT AREA:	**3,840.00 SF**
D. ALLOWED LOT COVERAGE:	**40%**
E. EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA:	**3,061.00 SF**
2. ACCESSORY BUILDING ROOF AREA:	**0.00 SF**
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS, PARKING):	**1,215.65 SF**
4. COVERED PATIOS AND COVERED DECKS:	**0.00 SF**
5. TOTAL EXISTING LOT COVERAGE AREA (E1+E2+E3+E4):	**4,276.65 SF**
F. (TOTAL LOT COVERAGE AREA REMOVED)	**0.00 SF**
G. PROPOSED ADJUSTMENT FOR SINGLE STORY (AREA):	**0.00 SF**
H. PROPOSED ADJUST FOR FLAG LOT:	**0.00 SF**
I. TOTAL NEW LOT COVERAGE AREA:	
1. MAIN STRUCTURE ROOF AREA:	**0.00 SF**
2. ACCESSORY STRUCTURE ROOF AREA:	**0.00 SF**
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS, PARKING):	**0.00 SF**
4. COVERED PATIOS AND COVERED DECKS:	**0.00 SF**
5. TOTAL NEW LOT COVERAGE AREA (I1+I2+I3+I4):	**0.00 SF**
J. TOTAL PROJECT LOT COVERAGE AREA = (E5-F) + I5:	**4,276.65 SF**
K. PROPOSED LOT COVERAGE AREA = (J/B) X 100:	**44.5%**
(EXIST. NONCONFORMING PER MICC SECTION 19.01.050(D)(b)(ii))	

ROOF AREA (STRUCTURE + O.H.)

VEHICULAR USE (DRIVEWAYS)



HARDSCAPE PLAN **1/16" = 1'-0"**

NORTH

HARDSCAPE CALCULATIONS:

PER MICC 19.02.020.F.3.b.i A MAXIMUM 9% OF NET LOT AREA MAY CONSIST OF HARDSCAPE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, WALKWAYS, DECKS, ETC.

A. GROSS LOT AREA:	**9,600.00 SF**
B. NET LOT AREA:	**9,600.00 SF**
C. AREA BORROWED FROM LOT COVERAGE (ALLOWED LOT COVERAGE - PROPOSED LOT COVERAGE):	
3,840 SF - 4,598.65 =	**-758.65 SF**
D. ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + C:	**9%**
E. ALLOWED HARDSCAPE AREA:	**864.00 SF**
F. TOTAL EXISTING HARDSCAPE AREA:	
1. UNCOVERED DECKS:	**0.00 SF**
2. UNCOVERED PATIOS:	**436.50 SF**
3. WALKWAYS:	**145.90 SF**
4. STAIRS:	**0.00 SF**
5. ROCKERIES & RETAINING WALLS:	**256.36 SF**
6. OTHER:	**0.00 SF**
7. TOTAL EXISTING HARDSCAPE AREA (F1+F2+F3+F4+F5+F6):	**692.86 SF**
G. (TOTAL HARDSCAPE AREA REMOVED):	**0.00 SF**
H. TOTAL NEW HARDSCAPE AREA:	
1. UNCOVERED DECKS:	**0.00 SF**
2. UNCOVERED PATIOS:	**0.00 SF**
3. WALKWAYS:	**0.00 SF**
4. STAIRS:	**0.00 SF**
5. ROCKERIES & RETAINING WALLS:	**0.00 SF**
6. OTHER:	**0.00 SF**
7. TOTAL NEW HARDSCAPE AREA (H1+H2+H3+H4+H5+H6):	**0.00 SF**
I. TOTAL PROJECT HARDSCAPE AREA = (F7-G) + H7	**692.86 SF**
J. TOTAL PROJECT HARDSCAPE AREA = (I/B) X 100	**7.2%**

PAVED WALKWAYS

UNCOVERED PATIOS

ROCKERIES

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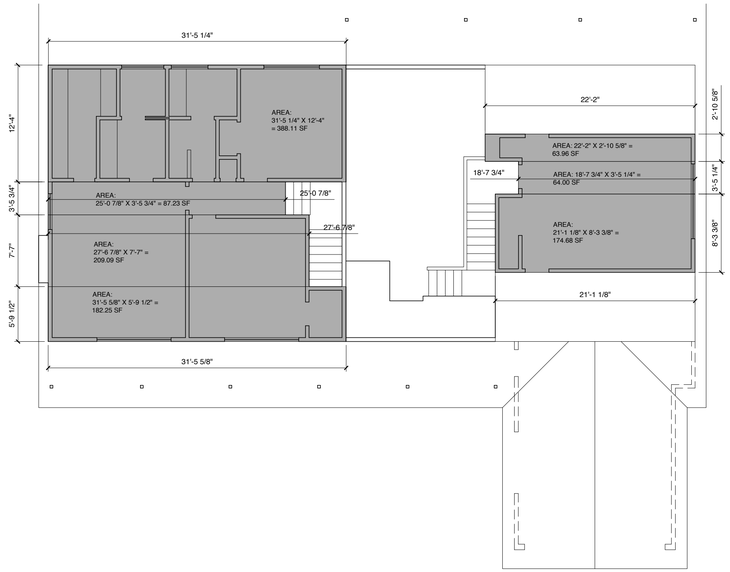
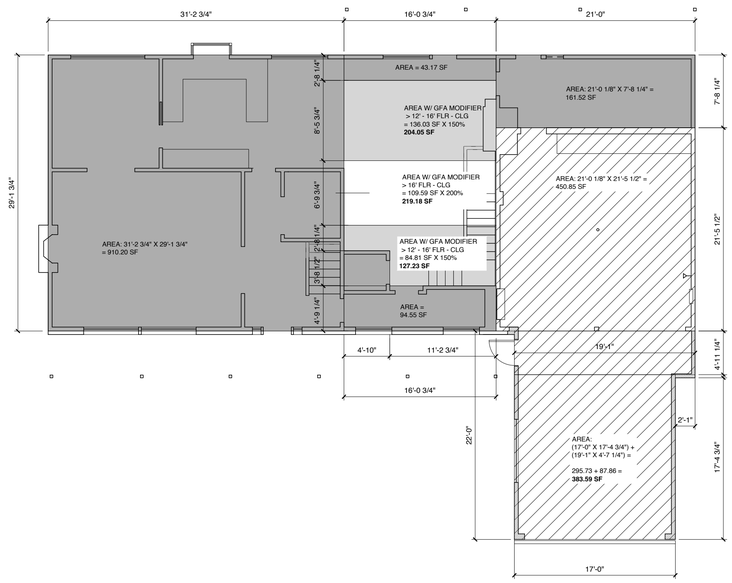
SITE
2



LEVEL TWO GROSS FLOOR AREA **1/8" = 1'-0"**

NORTH



LEVEL ONE GROSS FLOOR AREA **1/8" = 1'-0"**

NORTH

GROSS FLOOR AREA CALCULATIONS:

PER MICC SECTION 19.02.020.D
THE GROSS FLOOR AREA IN AN R-8.4 ZONE SHALL NOT EXCEED 5,000 SF OR 40% OF LOT AREA, WHICHEVER IS LESS.

BUILDING AREA:	EXISTING AREA	REMOVED AREA	NEW/ADDITION AREA	TOTAL
UPPER FLOOR:	1,169.32 SF	0.00 SF	0.00 SF	1,169.32 SF
MAIN FLOOR:	1,209.44 SF	0.00 SF	0.00 SF	1,209.44 SF
GARAGE / CARPORT:	450.85 SF	0.00 SF	383.59 SF	834.44 SF
GFA MODIFIER CEILING HT 12'-16':	331.28 SF	0.00 SF	0.00 SF	331.28 SF
GFA MODIFIER CEILING HT> 16':	219.18 SF	0.00 SF	0.00 SF	219.18 SF
TOTAL FLOOR AREA:	**3,380.07 SF**	**0.00 SF**	**383.59 SF**	**3,763.66 SF**

A. LOT AREA:	**9,600.00 SF**
B. ZONE:	**R-8.4**
C. ALLOWED GROSS FLOOR AREA:	**3,840.00 SF**
D. ALLOWED GROSS FLOOR AREA (%):	**40%**
E. PROPOSED GROSS FLOOR AREA:	**3,763.66 SF**
F. PROPOSED GROSS FLOOR AREA (%):	**39.20%**

PLAN NOTES:
DIMENSIONS ARE TO FACE OF FINISH

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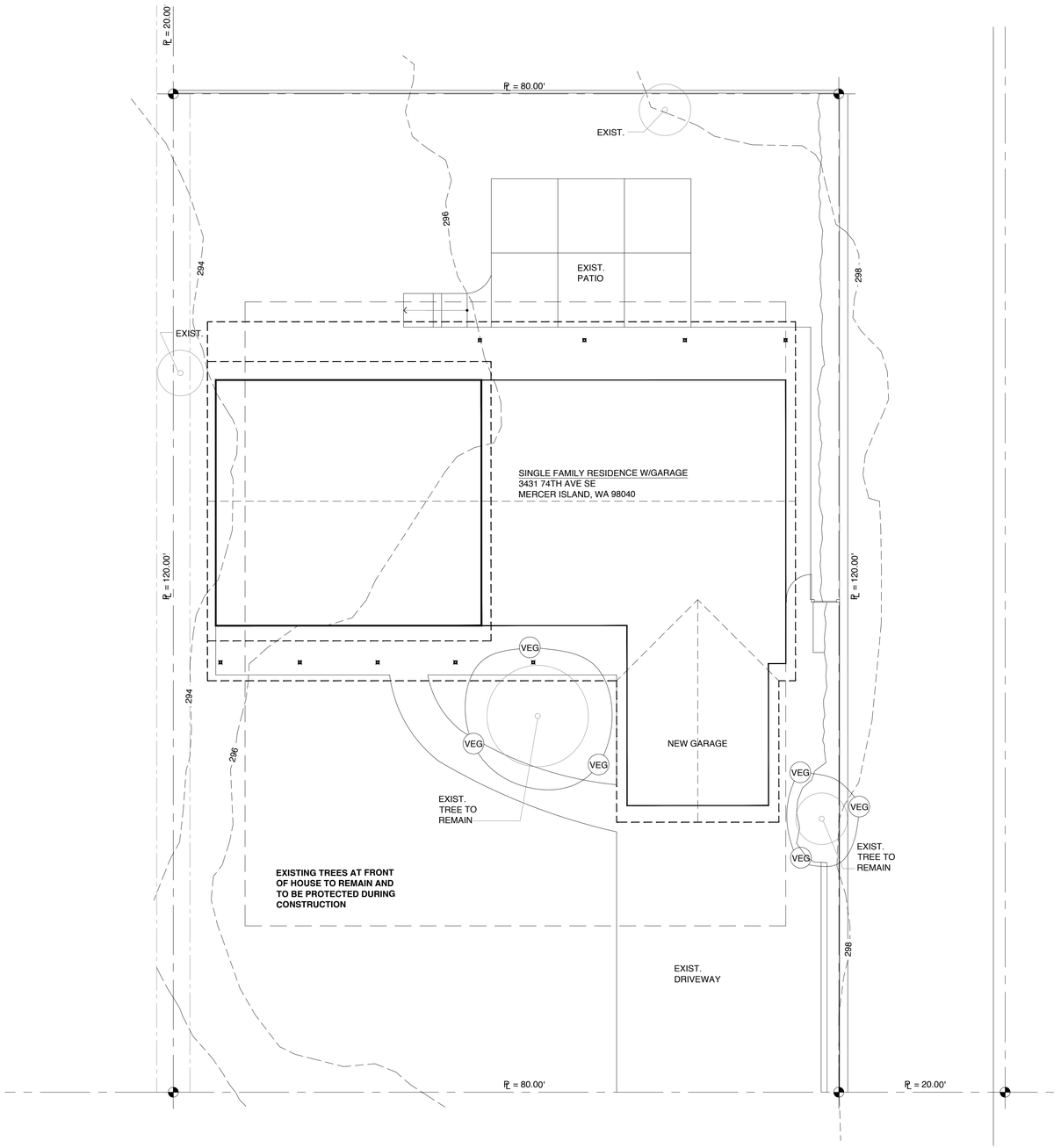
SITE
3



LEGEND

PROPERTY LINE

VEG TREE & VEGETATION PROTECTION

TREE PROTECTION PLAN 1/8" = 1'-0"

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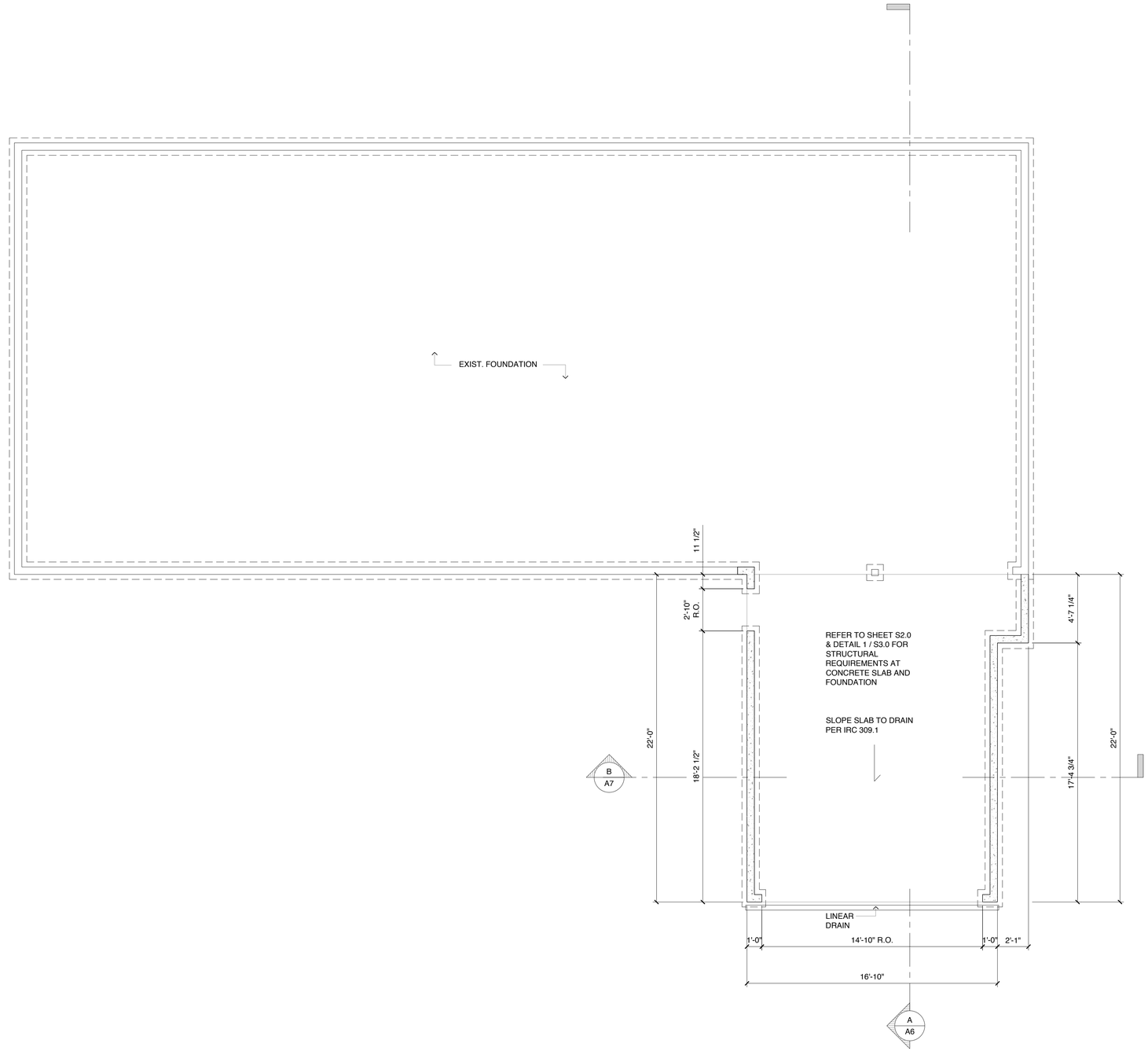
LANDSCAPE

1



KEY

- B / A1 — BUILDING SECTION
- 2 / A1 — SECTION DETAIL

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW CONCRETE WALL

NOTE:
ALL DIMENSIONS ARE TO FACE OF CONCRETE UNLESS NOTED OTHERWISE

FOUNDATION PLAN — **1/4" = 1'-0"**

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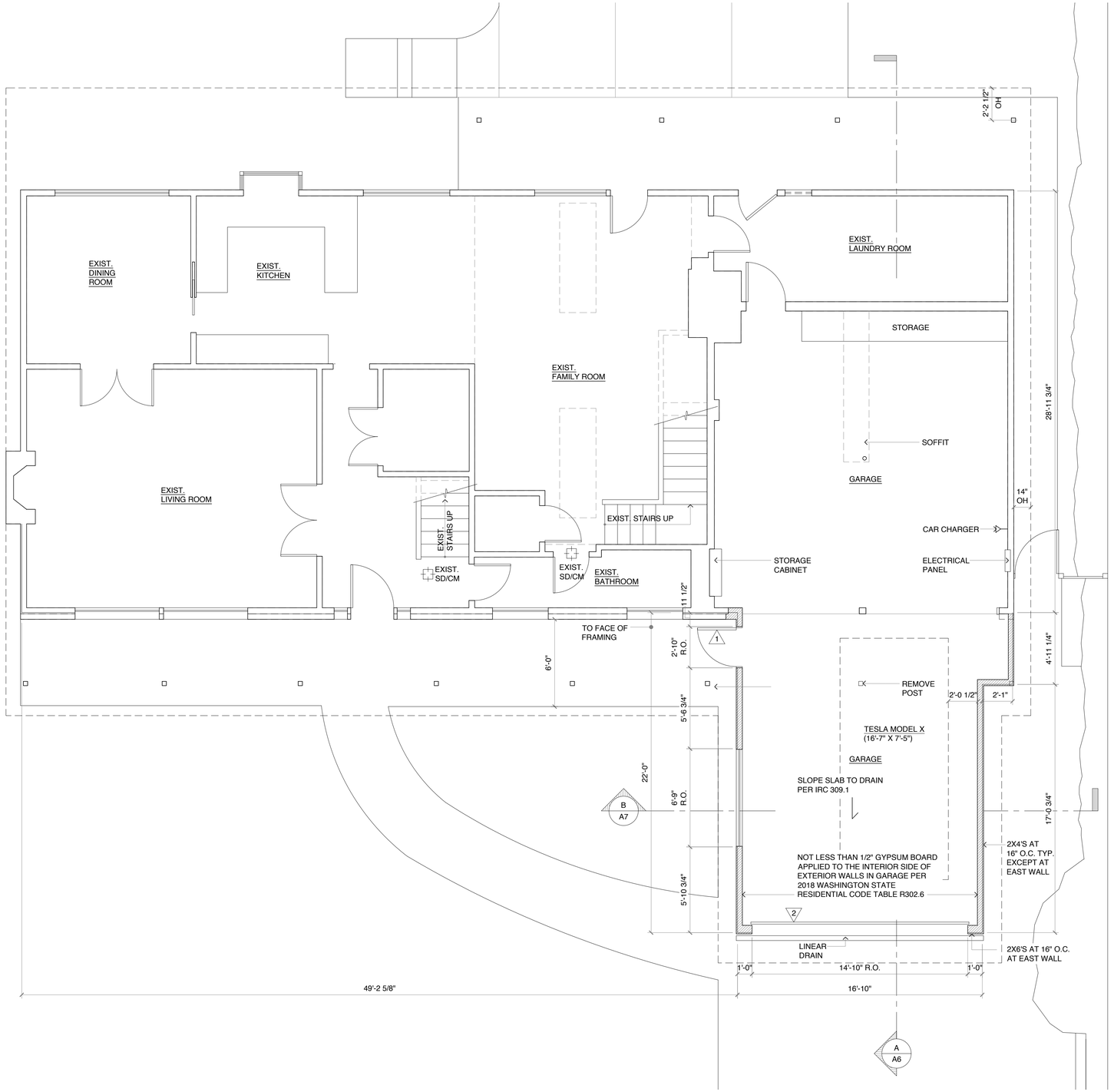
A1



DOOR SCHEDULE

MARK	DOOR SIZE	THK	U-VALUE	TYPE	REMARKS
1	2'-8" X 6'-8"	1-3/4"	0.30	SOLID CORE	
2	14'-8" X 7'-0"			GARAGE DOOR	

DOOR SCHEDULE NOTES:
1. MAXIMUM U-VALUE, VERTICAL GLAZING: 0.30 PER WSEC TABLE R402.1.1
2. MAXIMUM U-VALUE, OPAQUE DOORS: 0.30 PER WSEC TABLE R402.1.1
3. ALL GLAZING IN DOORS TO BE SAFETY GLASS, SAFETY GLASS TO BE PERMANENTLY MARKED.
4. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING.

KEY

- B / A1 — BUILDING SECTION
- 2 / A1 — SECTION DETAIL
- 1 — DOOR NUMBER

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD FRAMED WALL
- WALLS TO BE REMOVED

NOTE:
ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE

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LEVEL ONE PLAN — **1/4" = 1'-0"**

NORTH

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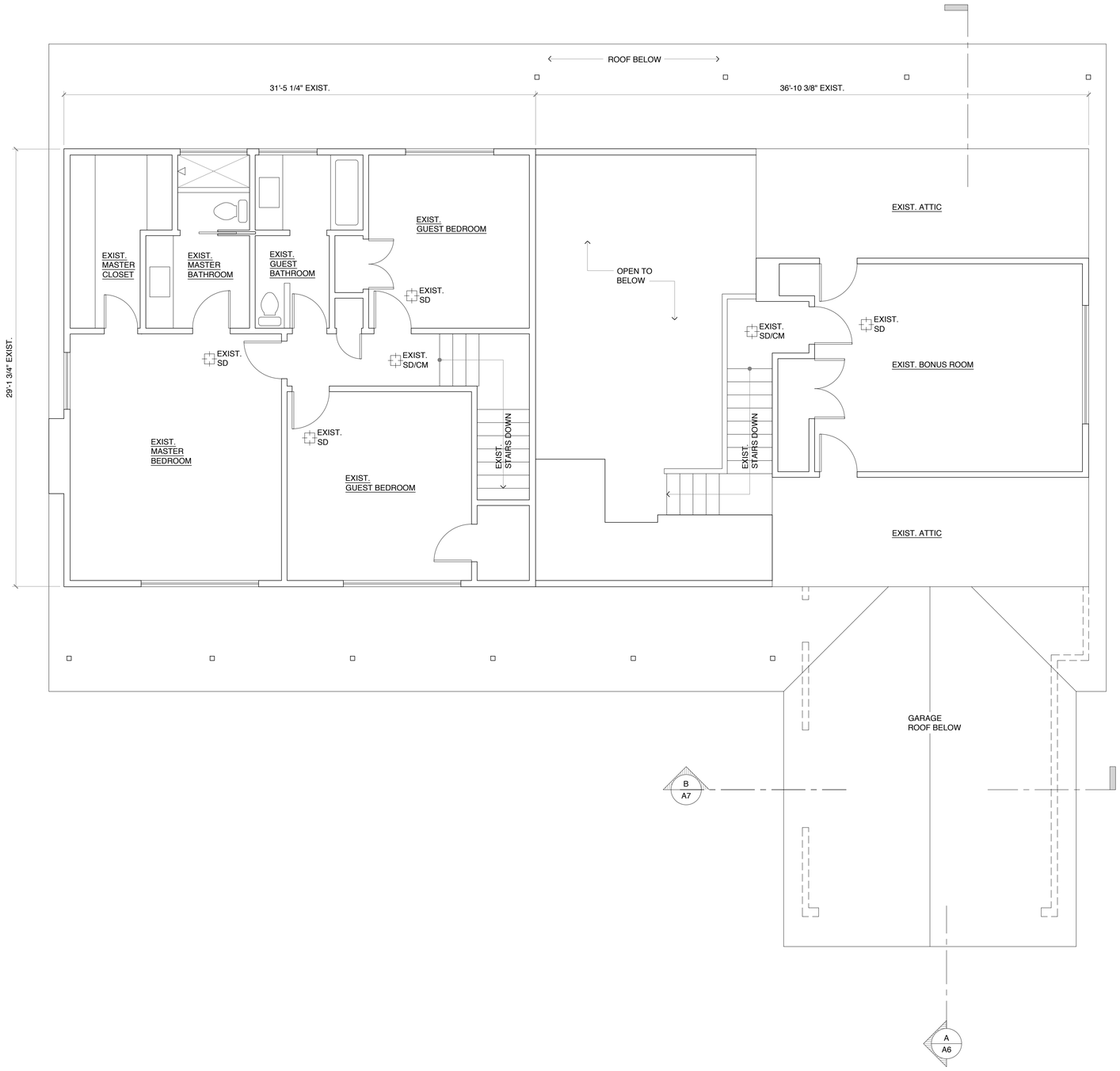
A2



EXISTING LEVEL TWO PLAN (NO CHANGE)

1/4" = 1'-0"

NORTH

DOOR SCHEDULE

MARK	DOOR SIZE	THK	U-VALUE	TYPE	REMARKS
1	2'-8" X 6'-8"	1-3/4"	0.30	SOLID CORE	
2	14'-8" X 7'-0"			GARAGE DOOR	

DOOR SCHEDULE NOTES:
1. MAXIMUM U-VALUE, VERTICAL GLAZING: 0.30 PER WSEC TABLE R402.1.1
2. MAXIMUM U-VALUE, OPAQUE DOORS: 0.30 PER WSEC TABLE R402.1.1
3. ALL GLAZING IN DOORS TO BE SAFETY GLASS, SAFETY GLASS TO BE PERMANENTLY MARKED.
4. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING.

KEY

B A1 — BUILDING SECTION

2 A1 — SECTION DETAIL

WALL LEGEND

EXISTING WALL TO REMAIN

WALLS BELOW

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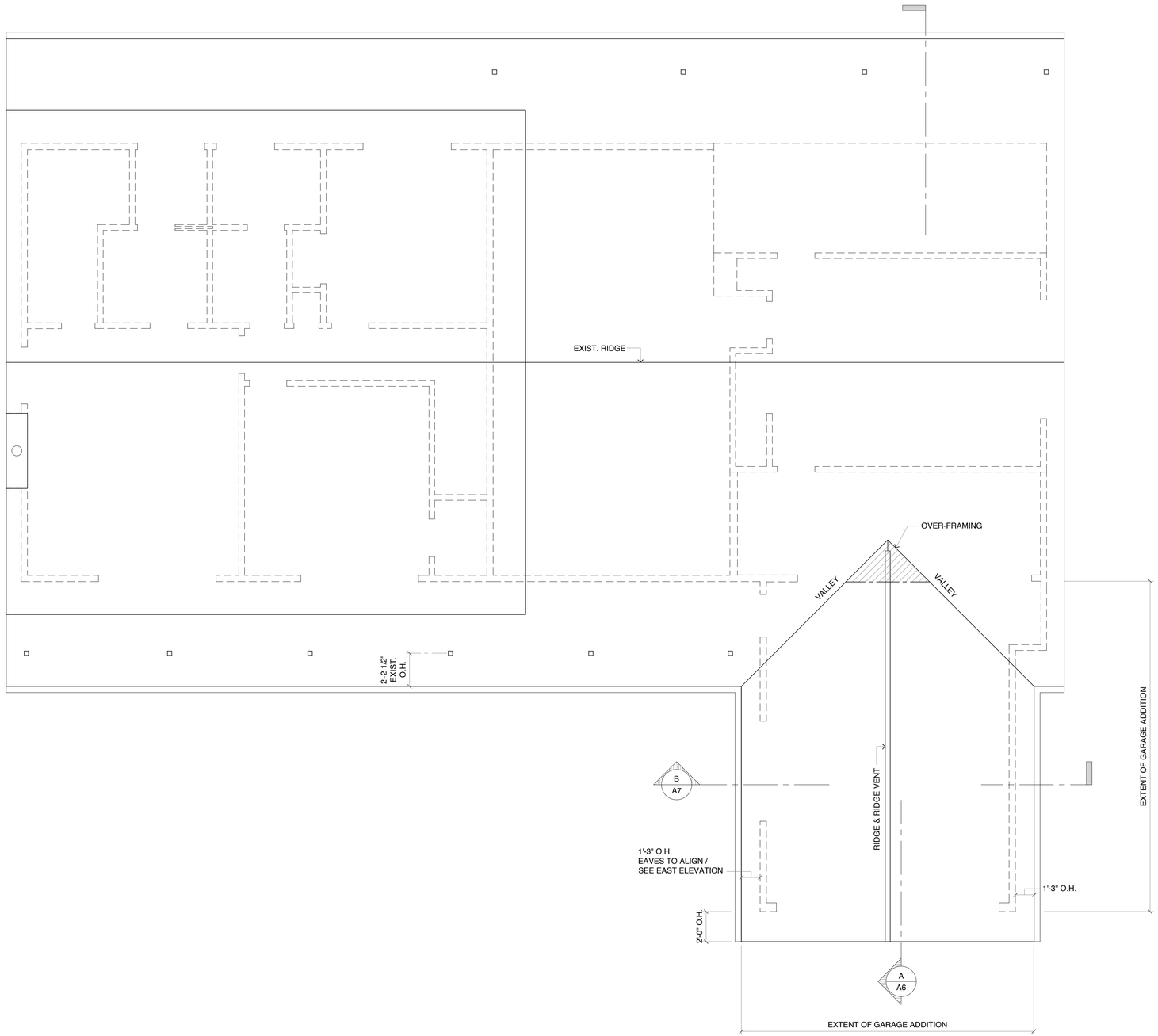
A3



KEY

B A1 BUILDING SECTION

NOTE:
ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE

ROOF PLAN **1/4" = 1'-0"**

NORTH

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A4

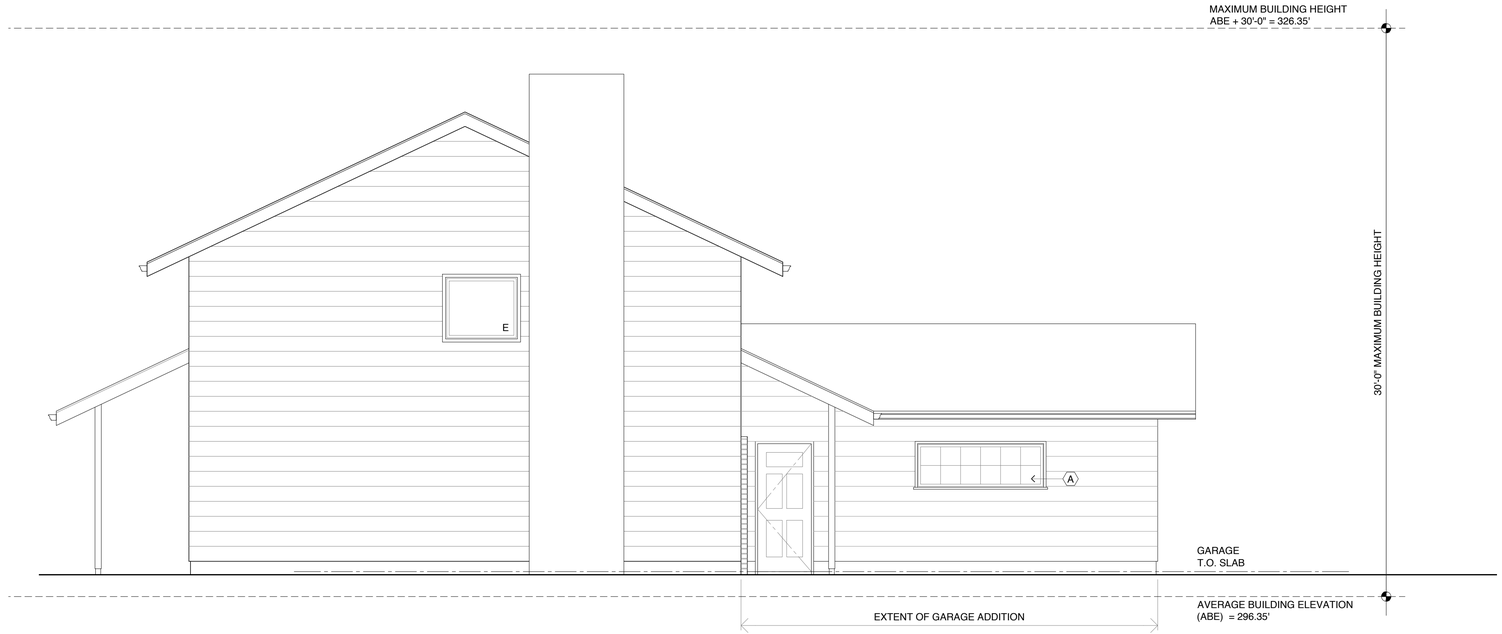
WINDOW SCHEDULE

MARK	R.O. SIZE U.N.O.	TYPE	REMARKS	QTY
A	6'-9" X 2'-3 5/8"	PICTURE	MARVIN SIGNATURE CLAD - ULTIMATE / ETCHED GLASS	1
B	3'-5" X 1'-11 5/8"	PICTURE	MARVIN SIGNATURE CLAD - ULTIMATE	1
			TOTAL	2

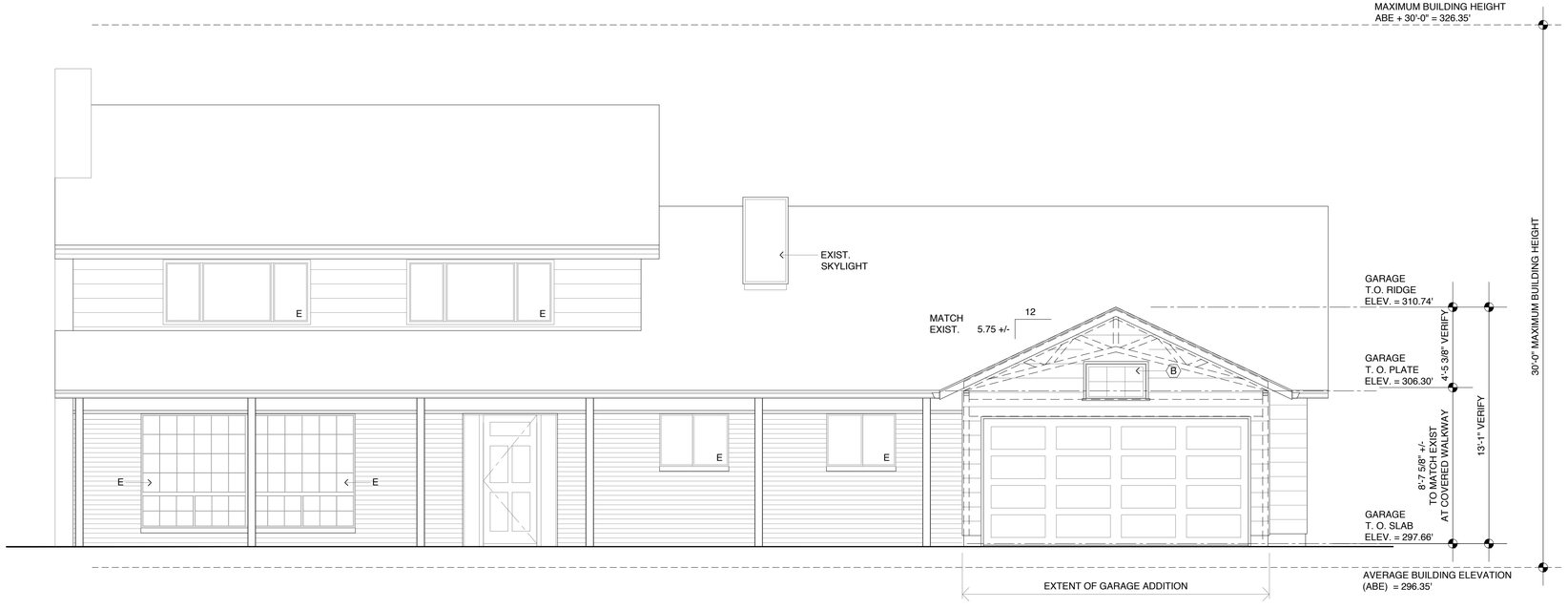
WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO BE INSULATED UNITS, DOUBLE LOW-E WITH ARGON AND 1/2" AIR SPACE, MAX. U-VALUE = .30 (VERTICAL)
2. GLAZING SHALL BE NFRC-CERTIFIED AND ALL TEMPERED GLASS SHALL BE PERMANENTLY MARKED AS SUCH.

4. **ALL OPENINGS & WINDOW SIZES TO BE VERIFIED PRIOR TO ORDERING.**

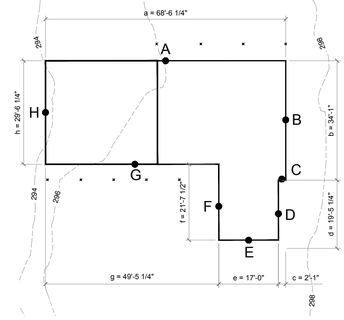


SOUTH ELEVATION 1/4" = 1'-0"



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

AVERAGE BUILDING ELEVATION CALCULATIONS:



AVERAGE BUILDING ELEVATION IS CALCULATED USING THE MIDPOINT, MEASURED HORIZONTALLY, OF EXTERIOR WALLS OF THE STRUCTURE.

MIDPOINT ELEVATION			SEGMENT LENGTH			
A	296.00'	X	a	68.52'	=	20,281.92
B	297.50'	X	b	33.75'	=	10,040.63
C	297.50'	X	c	00.67'	=	199.33
D	297.75'	X	d	19.77'	=	5,886.52
E	297.50'	X	e	16.85'	=	5,012.88
F	297.00'	X	f	24.00'	=	7,128.00
G	296.25'	X	g	51.00'	=	15,108.75
H	293.90'	X	h	29.52'	=	8,675.93
			TOTAL:	**244.08'**	**=**	**72,333.96**

(MIDPOINT LENGTHS X SEGMENT LENGTHS ÷ TOTAL LENGTH:

AVERAGE BUILDING ELEVATION:
72,333.08 ÷ 244.08 = **296.35'**

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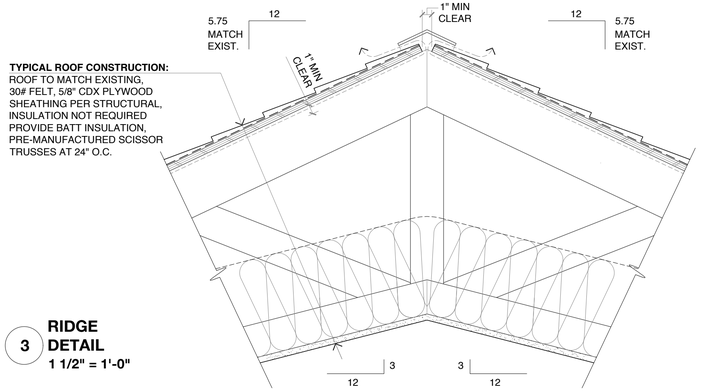
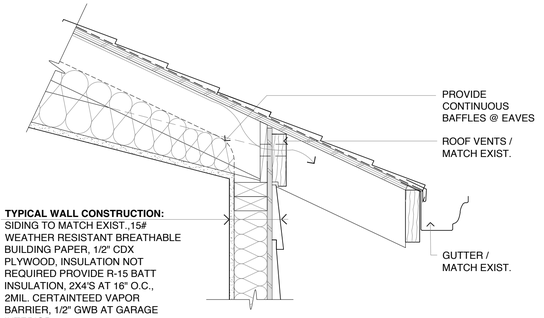
A5



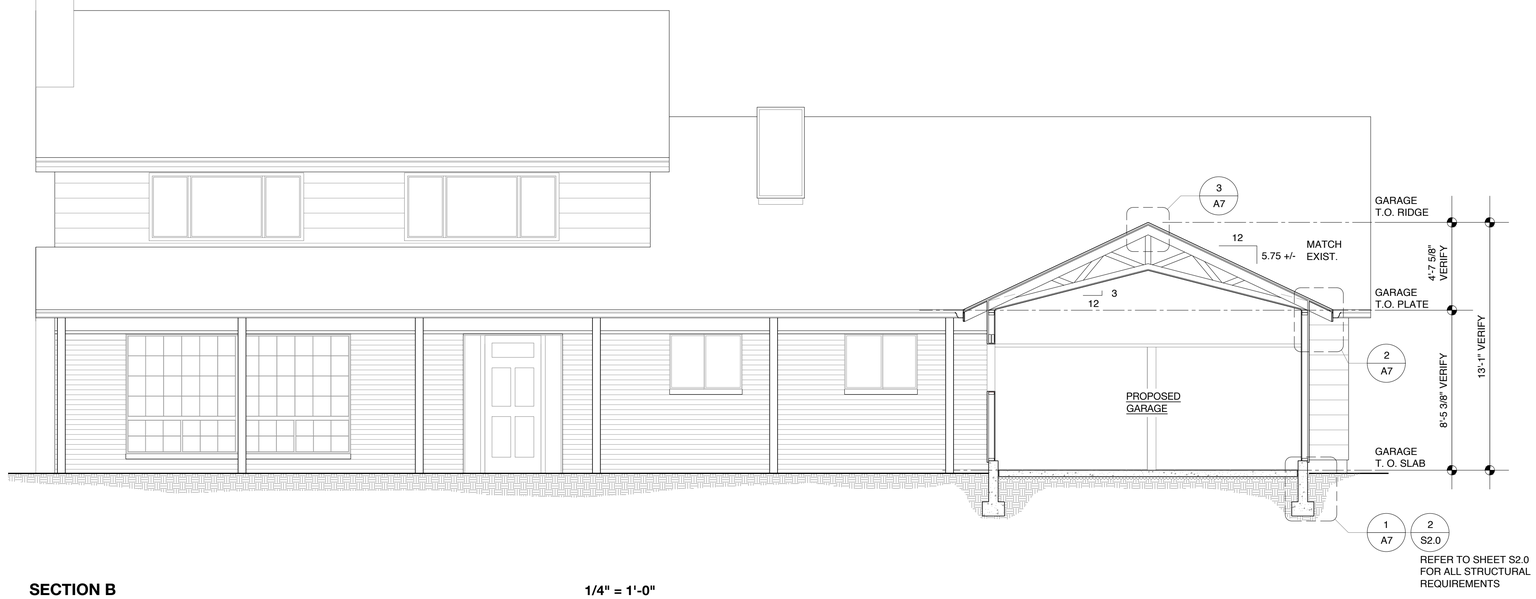
TYPICAL ROOF CONSTRUCTION:
ROOF TO MATCH EXISTING, 30# FELT, 5/8" CDX PLYWOOD SHEATHING PER STRUCTURAL, INSULATION NOT REQUIRED PROVIDE BATT INSULATION, PRE-MANUFACTURED SCISSOR TRUSSES AT 24" O.C.

3 RIDGE DETAIL
1 1/2" = 1'-0"



TYPICAL WALL CONSTRUCTION:
SIDING TO MATCH EXIST.,15# WEATHER RESISTANT BREATHABLE BUILDING PAPER, 1/2" CDX PLYWOOD, INSULATION NOT REQUIRED PROVIDE R-15 BATT INSULATION, 2X4'S AT 16" O.C., 2MIL. CERTAINTEED VAPOR BARRIER, 1/2" GWB AT GARAGE INTERIOR

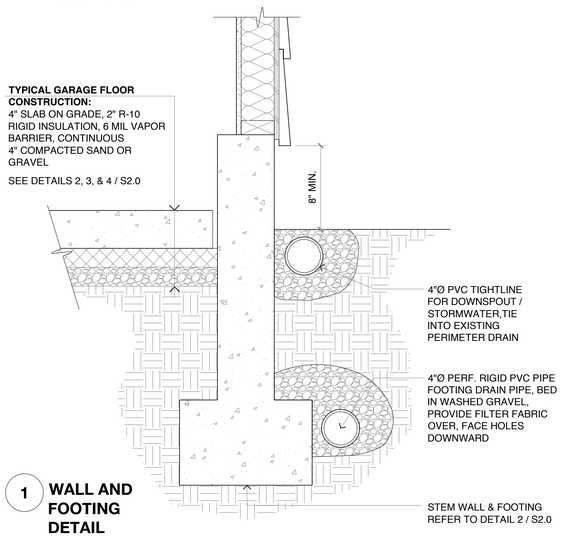
2 EAVE DETAIL
1 1/2" = 1'-0"



SECTION B
1/4" = 1'-0"

TYPICAL GARAGE FLOOR CONSTRUCTION:
4" SLAB ON GRADE, 2" R-10 RIGID INSULATION, 6 MIL VAPOR BARRIER, CONTINUOUS 4" COMPACTED SAND OR GRAVEL

SEE DETAILS 2, 3, & 4 / S2.0



1 WALL AND FOOTING DETAIL
1 1/2" = 1'-0"

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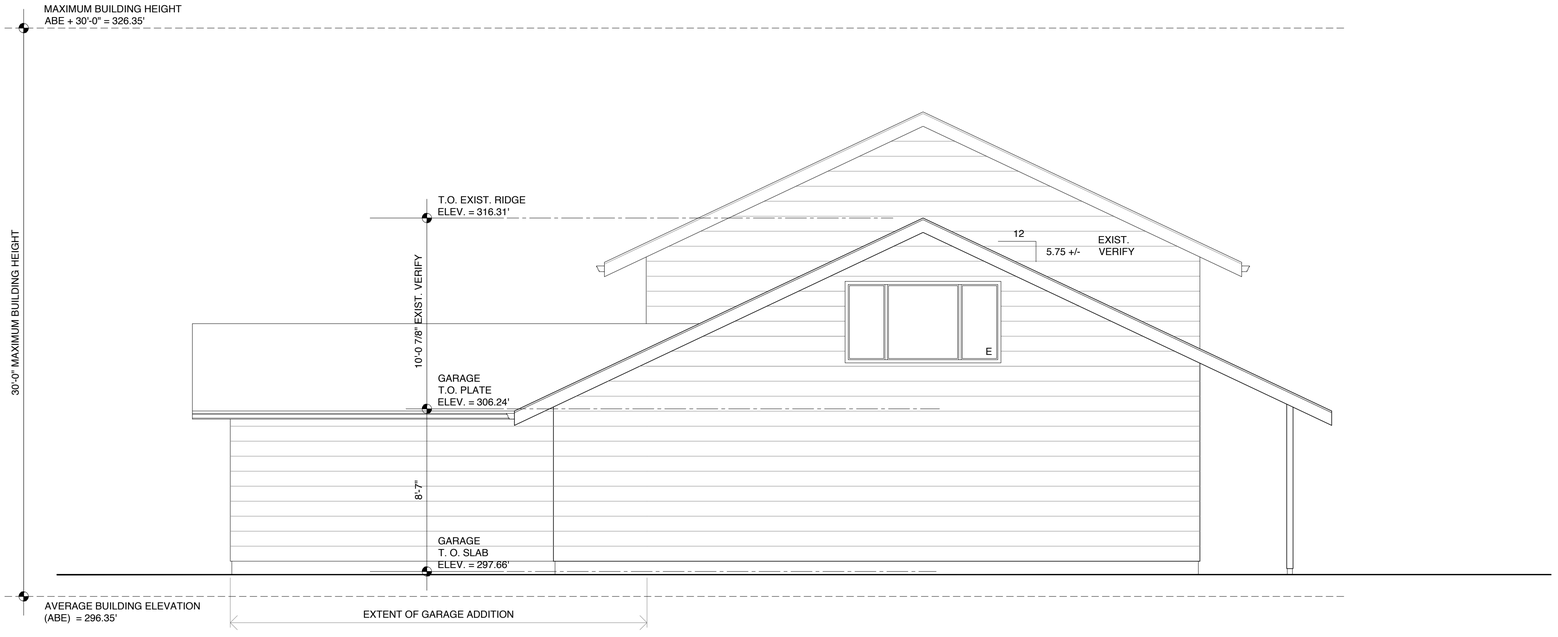
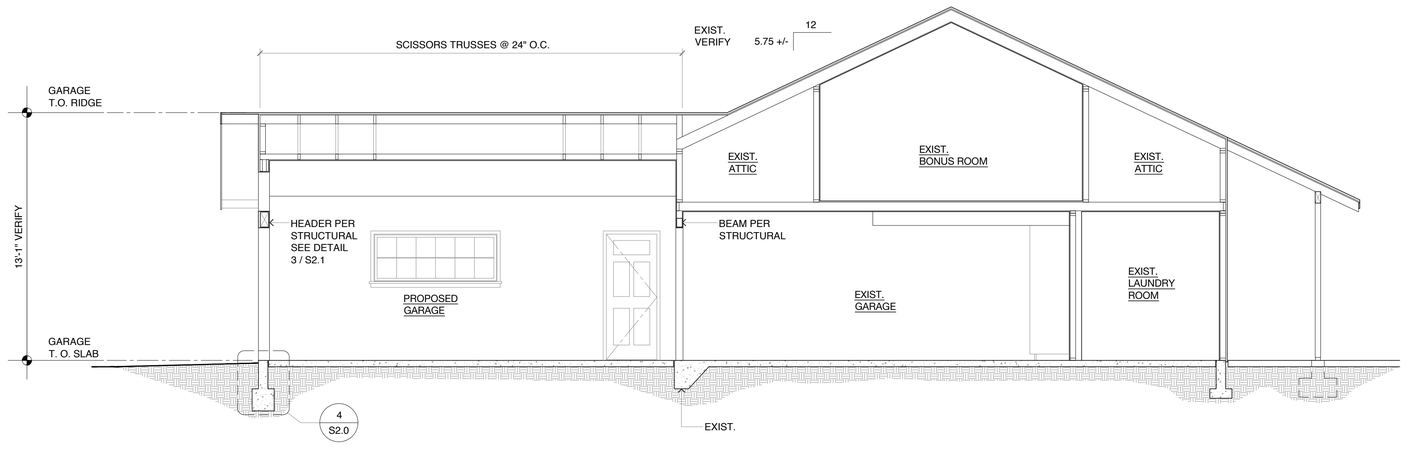


NORTH ELEVATION **1/4" = 1'-0"**



SECTION A **1/4" = 1'-0"**

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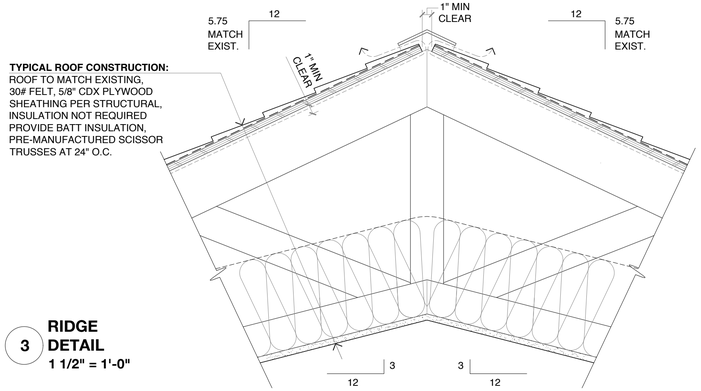
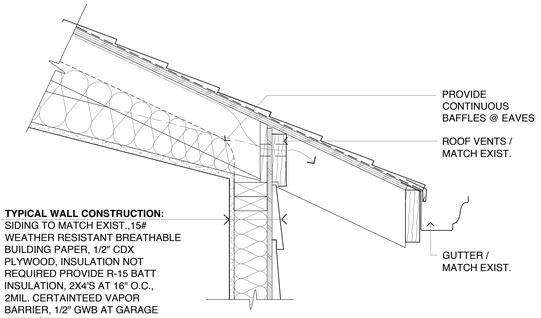


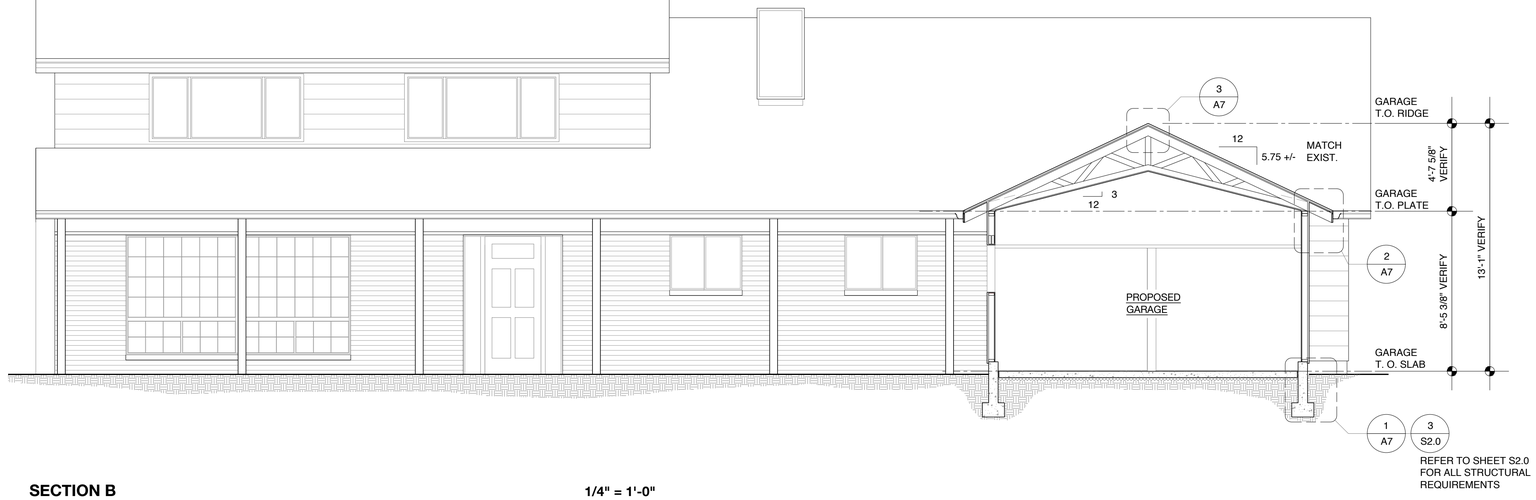
TYPICAL ROOF CONSTRUCTION:
ROOF TO MATCH EXISTING, 30# FELT, 5/8" CDX PLYWOOD SHEATHING PER STRUCTURAL, INSULATION NOT REQUIRED PROVIDE BATT INSULATION, PRE-MANUFACTURED SCISSOR TRUSSES AT 24" O.C.

3 RIDGE DETAIL
1 1/2" = 1'-0"



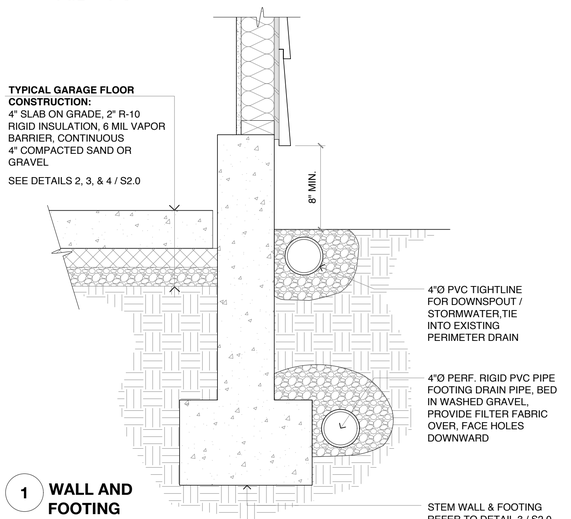
TYPICAL WALL CONSTRUCTION:
SIDING TO MATCH EXIST.,15# WEATHER RESISTANT BREATHABLE BUILDING PAPER, 1/2" CDX PLYWOOD, INSULATION NOT REQUIRED PROVIDE R-15 BATT INSULATION, 2X4'S AT 16" O.C., 2MIL. CERTAINTEED VAPOR BARRIER, 1/2" GWB AT GARAGE INTERIOR

2 EAVE DETAIL
1 1/2" = 1'-0"



REFER TO SHEET S2.0 FOR ALL STRUCTURAL REQUIREMENTS

SECTION B **1/4" = 1'-0"**



TYPICAL GARAGE FLOOR CONSTRUCTION:
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SEE DETAILS 2, 3, & 4 / S2.0

1 WALL AND FOOTING DETAIL
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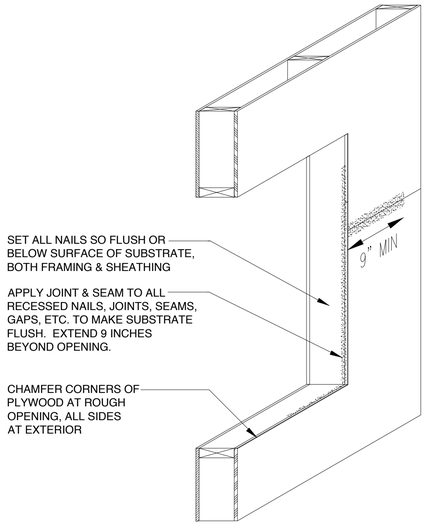
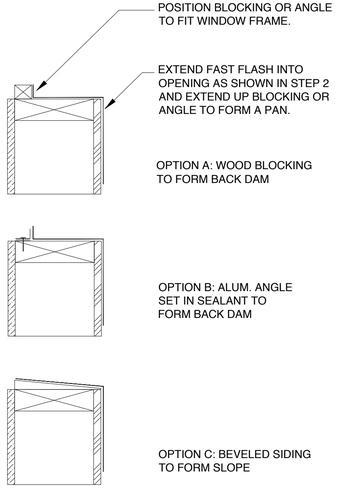
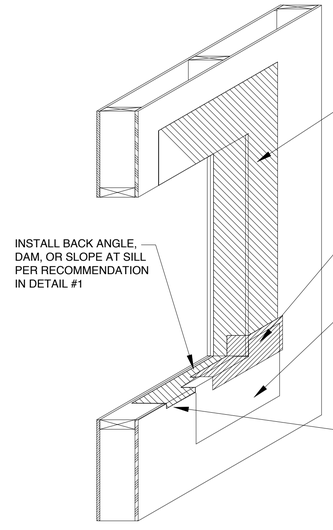


1 PREP OPENING AND APPLY JOINT AND SEAM

N.T.S.



SILL OPTIONS FOR HIGH EXPOSURE
(IN ADDITION TO INTERIOR SEALANT).
RECOMMENDED FOR ALL WINDOWS.



FABRIC FLASHING TO BE 9" OR 12" ROLLS OF EITHER:
- SUREFLASH
- FORTIFIBER MOISTOP PF

APPLY FAST FLASH INTO ROUGH OPENING. EXTEND TO BACK OF OPENING AND 9 INCHES BEYOND OPENING ONTO SHEATHING. APPLICATION SHOULD BE THICK ENOUGH TO COVER ALL VOIDS, AND HOLES.

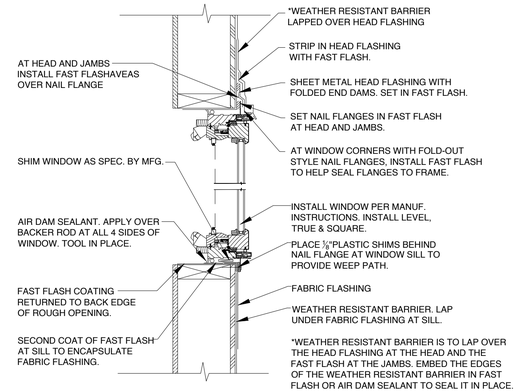
APPLY ADDITIONAL FAST FLASH OVER FABRIC FLASHING TO FULLY EMBED EDGE. RETURN DOWN FRONT FACE MIN 2" AND SEAL CORNERS.

INSTALL FABRIC FLASHING EMBEDDED INTO FAST FLASH AT SILL. DO NOT ALLOW FAST FLASH TO SKIN OVER PRIOR TO EMBEDDING FABRIC. FOLD 3" INTO OPENING AND LEAVE MIN 6" LAP UNADHERED BELOW OPENING TO TUCK WEATHER RESISTANT BARRIER UNDER.

AT SILL APPLY FAST FLASH 1" TO 2" DOWN EXTERIOR FACE OF SHEATHING JUST PRIOR TO INSTALLATION OF FABRIC. TAPE OFF BOTTOM EDGE SO FAST FLASH DOES NOT EXTEND DOWN FURTHER.

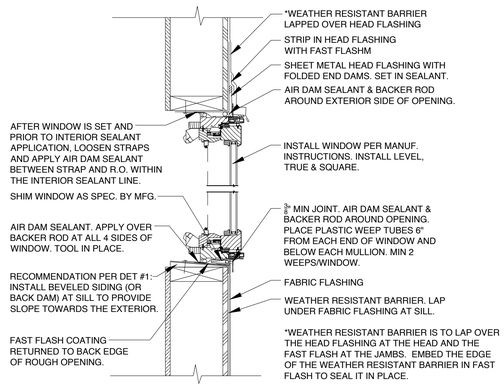
2 COAT OPENING & INSTALL FABRIC AT SILL

N.T.S.



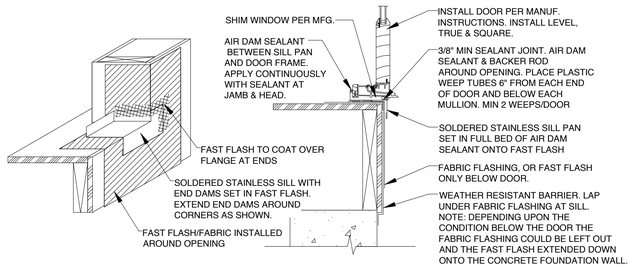
3A WINDOW INSTALLATION/HEAD FLASHING/WRB

N.T.S.



3B WINDOW INSTALLATION/HEAD FLASHING/WRB - NO NAIL FLANGE

N.T.S.



3C DOOR SILL

N.T.S.

WINDOW AND DOOR INSTALLATION DETAILS

NOTES:

1. ALL STAPLES AND OTHER FASTENERS AT WINDOWS INSTALLATION TO BE CORROSION-RESISTANT (STAINLESS STEEL OR APPROVED EQUAL).
2. WINDOW FLASHING MUST WRAP OPENINGS
3. WINDOW AND DOOR FLASHING AND WATERPROOFING TO BE INSPECTED PRIOR TO INSTALLATION OF UNIT.

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GENERAL STRUCTURAL NOTES
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS & THE INTERNATIONAL BUILDING CODE (2018 EDITION).

2. DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL) . . . . . 40 PSF
ROOF SNOW LOAD (Pf) . . . . . 25 PSF

WIND:
BASIC WIND SPEED (3-SECOND GUST) . . . . . 110 MPH
WIND IMPORTANCE FACTOR (Iw). 1.0
WIND EXPOSURE . . . . . B
TOPOGRAPHICAL FACTOR (Kzt) 1.40

EARTHQUAKE:
LAT. / LONG. . . . . 47.579 / -122.241
SEISWIC IMPORTANCE FACTOR (Ie) 1.0
SEISWIC USE GROUP. I
MAPPED SPECTRAL RESPONSE (Ss/S1). 1.41g/0.49g
SPECTRAL RESPONSE COEF. (SDS/SD1) 1.13g/0.59g
SEISWIC FORCE RESISTING SYSTEM: . . . . . PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR (GARAGE) 2.195k
SEISWIC RESPONSE COEFICIENT (Cs). 0.174
SEISWIC DESIGN CATEGORY. . . . . D
RESPONSE MODIFICATION FACTOR (R) 6.5
ANALYSIS PROCEDURE . . . . . .EQUIVALENT LATERAL FORCE

REFERENCE: APPLIED TECHNOLOGY COUNCIL (ATC) HAZARDS BY LOCATION TOOL

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST VERIFIED. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANICES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

8. SPECIAL INSPECTION OF EPOXY GROUTED INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

GEOTECHNICAL

9. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS NOTED OTHERWISE, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE . . . . . 2,000 PSF
LATERAL EARTH PRESSURE . . . . . 35 PCF

10. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'C = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 19.3.2.1 OF THE ACI 318.

11. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

12. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

13. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . . 3"
B. ALL OTHER SURFACES . . . . . .1 1/2"

WOOD

14. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, FB = 850 PSI
(3X & 4X MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1000 PSI
STRUCTURAL LIGHT FRAMING: (INCL. 3X AND 4X POSTS)	DOUGLAS FIR NO. 2 MINIMUM BASE VALUE, FB = 900 PSI
BEAMS AND STRINGERS: (INCL. 6X AND LARGER)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1350 PSI
POSTS AND TIMBERS: (6X6 AND LARGER)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FC = 1000 PSI
STUDS, PLATES & MISC. FRAMING:	DOUGLAS FIR OR HEM-FIR STANDARD GRADE
2X6 STUDS AND PLATES:	HEM-FIR NO.3/ STUD GRADE
2X AND 3X T & G DECKING	HEM-FIR COMMERICAL DEX, MINIMUM BASE VALUE, FB = 1350 PSI

15. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

PSL	FB = 2900 PSI	E = 2000 KSI	FV = 290 PSI	NER-292
LSL	FB = 2250 PSI	E = 1500 KSI	FV = 285 PSI	NER-481
LVL	FB = 2600 PSI	E = 1800 KSI	FV = 285 PSI	NER-126

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

ALL PROPOSED HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

16. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

A. TOP CHORD LIVE LOAD . . . . . 25 PSF
B. TOP CHORD DEAD LOAD . . . . . 10 PSF
C. BOTTOM CHORD DEAD LOAD . . . . 5 PSF
D. TOTAL LOAD . . . . . 40 PSF

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTSTRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

17. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD.

A. ROOF SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.
B. FLOOR SHEATHING SHALL BE 3/4" (NOM.) WITH SPAN RATING 40/20.
C. WALL SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

18. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

19. NAILS - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6D	2"	0.113"
8D	2-1/2"	0.131"
10D	3"	0.148"
12D	3-1/4"	0.148"
16D	3-1/2"	0.162"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. NAILS SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

20. STRONG-WALLS SHALL CONSIST OF PREFABRICATED WOOD SHEAR PANELS AS MANUFACTURED BY THE SIMPSON COMPANY AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ICC ESR-1267.

21. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

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Issue Date	Issue Description
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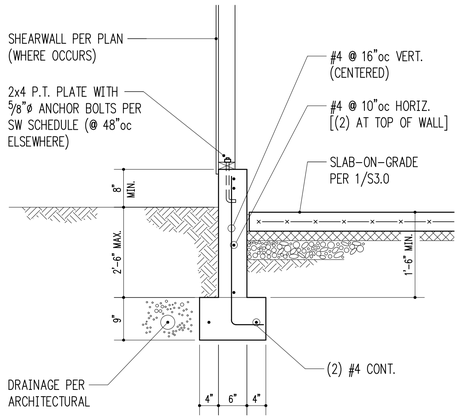
Building Department Approval

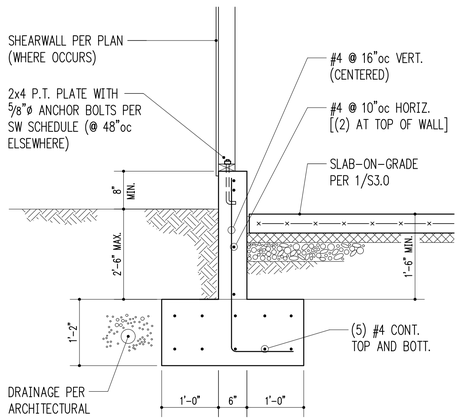
Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number
S1.0

PAIGE GARAGE



3/4" = 1'-0" 2



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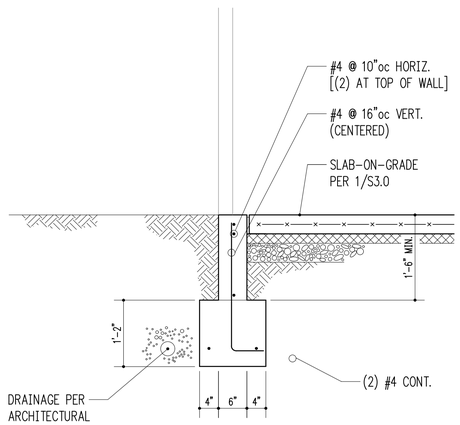

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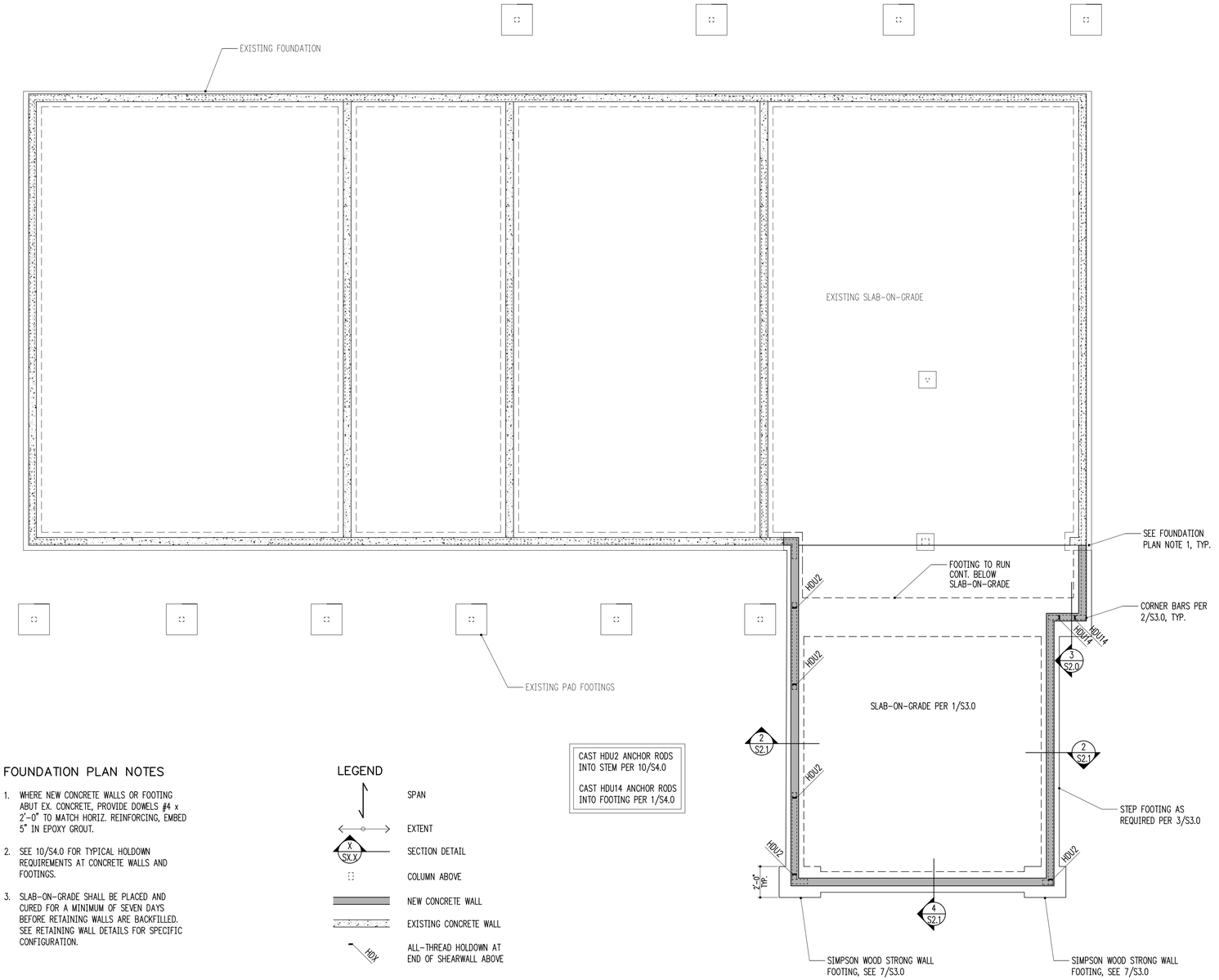

FOUNDATION PLAN NOTES

1. WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
2. SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
3. SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.

LEGEND

- SPAN
- EXTENT
- X / SX.X — SECTION DETAIL
- COLUMN ABOVE
- NEW CONCRETE WALL
- EXISTING CONCRETE WALL
- HDX — ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE

CAST HDU2 ANCHOR RODS INTO STEM PER 10/S4.0

CAST HDU14 ANCHOR RODS INTO FOOTING PER 1/S4.0

1 / S2.0 FOUNDATION PLAN
scale: 1/4" = 1'-0"

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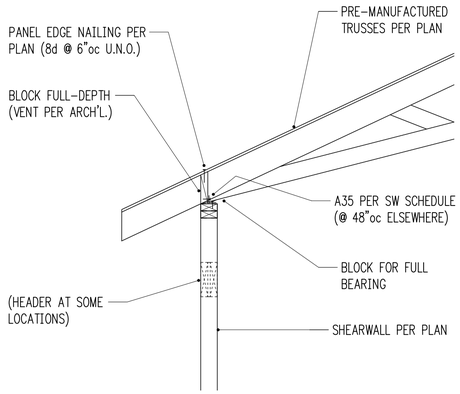
FOUNDATION PLAN

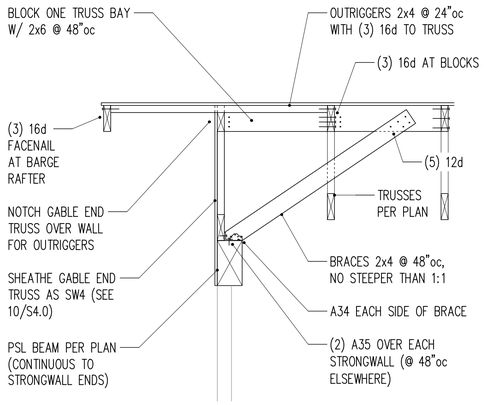
Drawing Number

S2.0

PAIGE GARAGE



3/4" = 1'-0" 2



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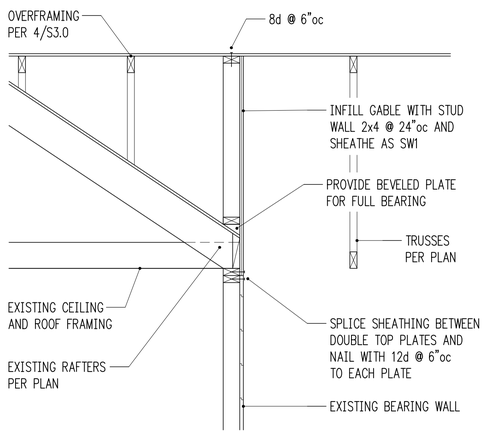

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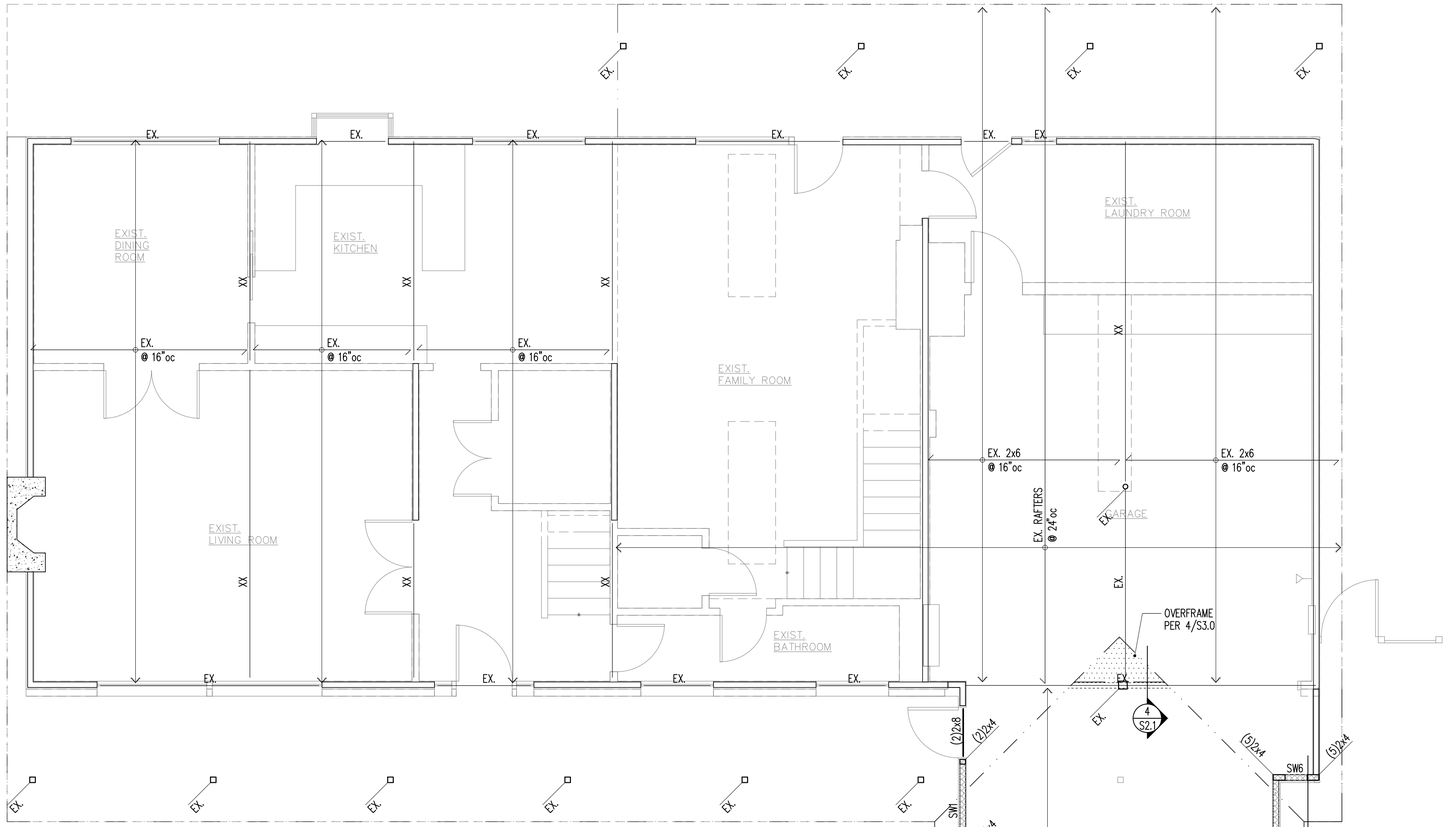

FRAMING PLAN NOTES

1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
5. CS__ INDICATES COILED STRAP TYPE PER SCHEDULE 6/S4.0. REFER TO DETAILS FOR TYPICAL STRAP ASSEMBLY.
6. POSTS □, INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x6 UNLESS NOTED OTHERWISE.

LEGEND

- SPAN
- EXTENT
- SECTION DETAIL (X / SX.X)
- (KP) KING POST
- □ COLUMN BELOW
- ⬚ COLUMN ABOVE
- NEW STRUCTURAL WALL
- EXISTING STRUCTURAL WALL

NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

1 / S2.1 MAIN FLOOR FRAMING PLAN (BASEMENT WALLS)
scale: 1/4" = 1'-0"

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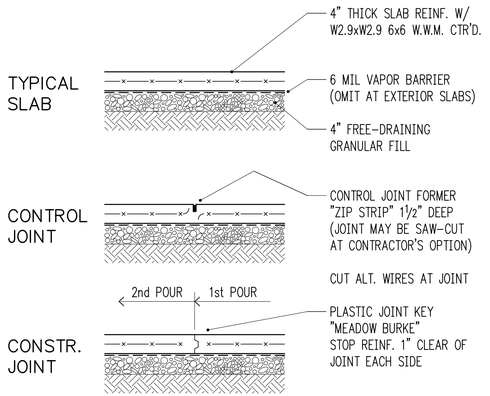
Drawing Title
MAIN FLOOR FRAMING PLAN

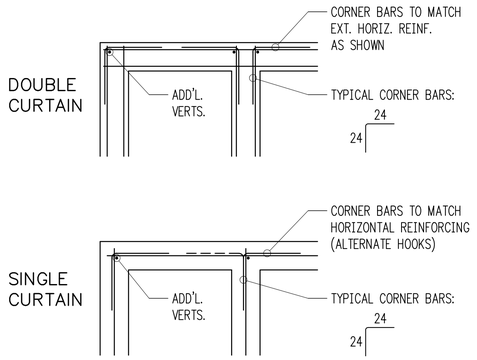
Drawing Number
S2.1

PAIGE GARAGE



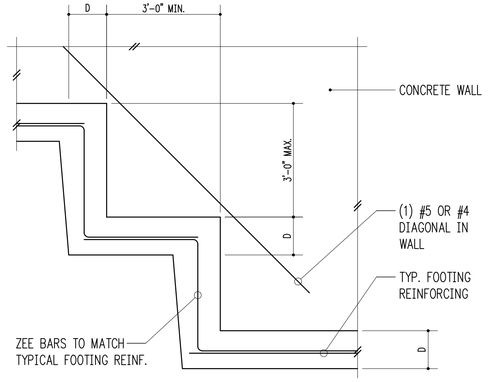
SLAB–ON–GRADE (NOT INSULATED)

3/4" = 1'–0" 1



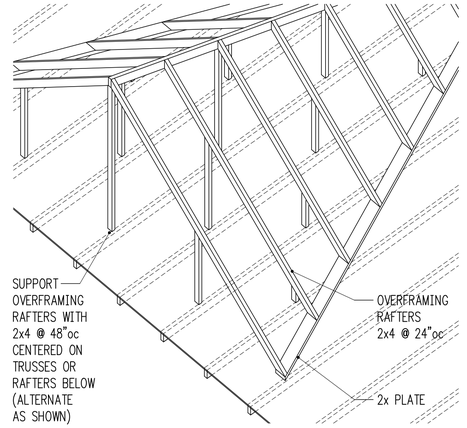
TYPICAL CORNER BARS AT CONCRETE WALLS

3/4" = 1'–0" 2

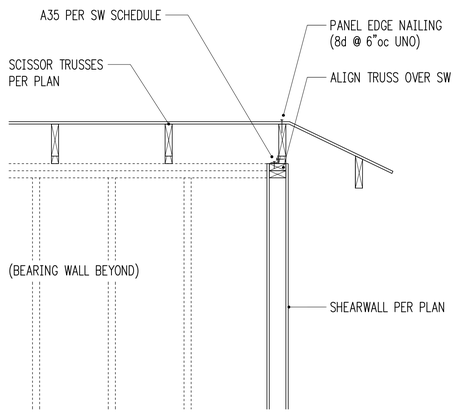


TYPICAL STEPPED FOOTING

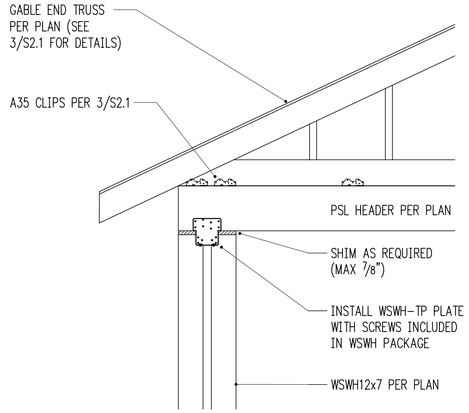
3/4" = 1'–0" 3



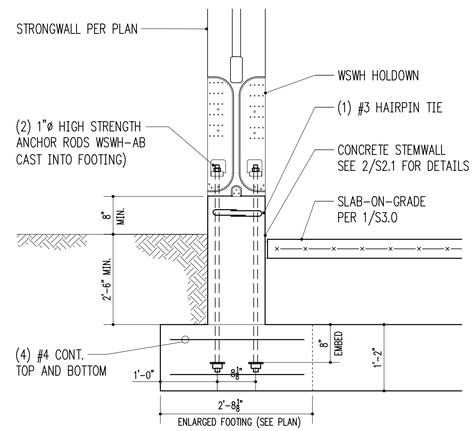
3/8" = 1'–0" 4



3/4" = 1'–0" 5



3/4" = 1'–0" 6



3/4" = 1'–0" 7

3/4" = 1'–0" 8

3/4" = 1'–0" 9

3/4" = 1'–0" 10

3/4" = 1'–0" 11

3/4" = 1'–0" 12

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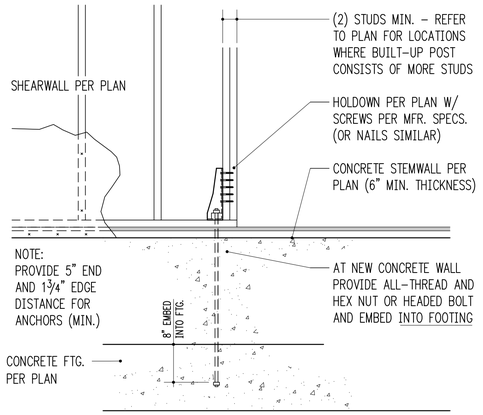
Drawing Title

STRUCTURAL DETAILS

Drawing Number

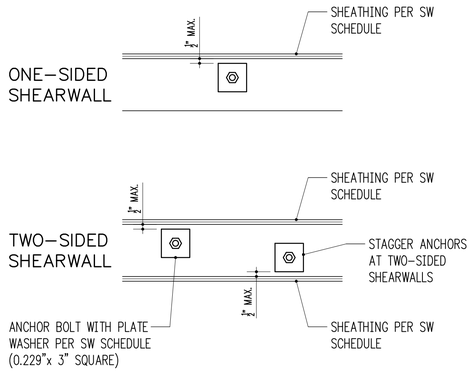
S3.0

PAIGE GARAGE



TYPICAL HDU14 HOLDOWN

3/4" = 1'-0" 1



TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT

1-1/2" = 1'-0" 2

SHEARWALL SCHEDULE (NOT ALL USED ON PLANS)

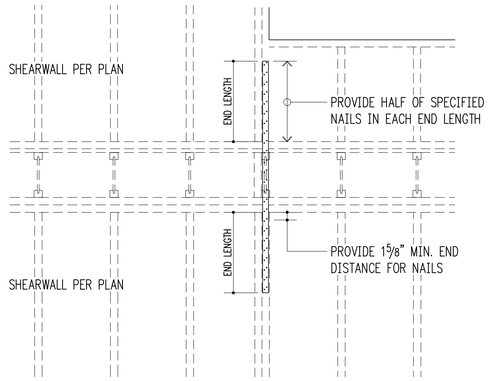
MARK	SHEATHING[1]	STUDS AT ABUTTING PANEL EDGES[2]	PANEL EDGE NAILING[3,4]	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW[4]	ANCHOR BOLT TO CONCRETE[5]	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	5/8"ø @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	5/8"ø @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 3"oc	A35 @ 12"oc	N/A – USE SOLID RIM	16d @ 3"oc	5/8"ø @ 16"oc	2x
SW4	15/32" CDX PLYWOOD	3x	8d @ 2"oc	A35 @ 9"oc	N/A – USE SOLID RIM	16d @ 2"oc	5/8"ø @ 12"oc	2x
SW5	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 3"oc	A35 @ 6"oc	N/A – USE SOLID RIM	(2) ROWS 16d @ 3"oc	5/8"ø @ 12"oc	3x
SW6	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 2"oc	A35 @ 4½"oc	N/A – USE SOLID RIM	(2) ROWS 16d @ 2"oc	5/8"ø @ 12"oc	3x

1. WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/0. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
2. STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS – NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
3. BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.
4. 8d NAILS SHALL BE 0.131" DIAMETER x 2½" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3½" (BOX).
5. ANCHORS TO CONCRETE SHALL CONSIST OF CAST-IN-PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL-THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST-IN-PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J-BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL-THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2½" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3½" EMBED AND 1¾" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3"x 3" (SIMPSON BP5/8-3 OR SIMILAR). PLACE BOLTS PER ANCHOR BOLT PLACEMENT DETAIL.

STRAP SCHEDULE (NOT ALL USED)

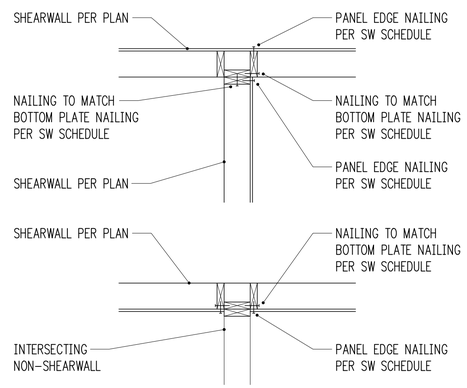
MARK	END LENGTH	NAILS	NAIL SPACING
CMST12	44"	(98) 10d x 3"	1¾"
CMST14	34"	(76) 10d x 3"	1¾"
CMSTC16	25"	(58) 12d x 3¼"	1½"
CS14	19"	(36) 8d x 2½"	2 1/16"
CS16	14"	(26) 8d x 2½"	2 1/16"
CS18	12"	(22) 8d x 2½"	2 1/16"
CS20	9"	(16) 8d x 2½"	2 1/16"
CS22	8"	(14) 8d x 2½"	2 1/16"

1. 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".
2. USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).

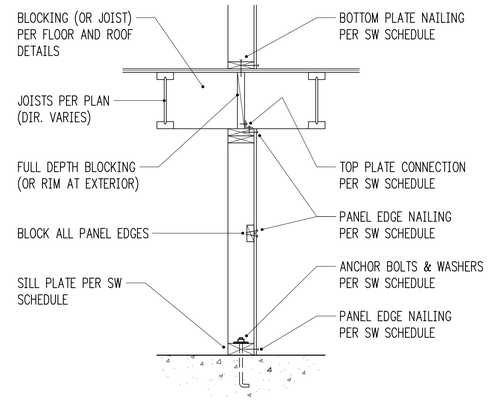


TYPICAL STRAP HOLDOWN AT FLOOR

3/4" = 1'-0" 6



TYPICAL SHEARWALL INTERSECTIONS



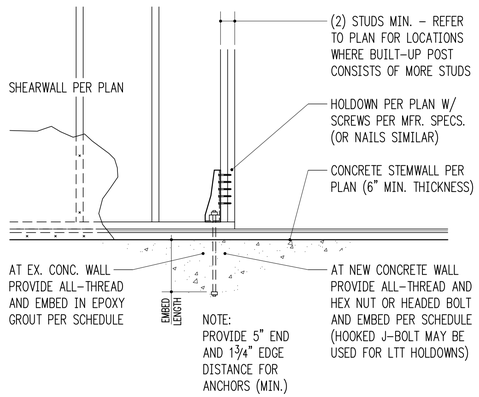
TYPICAL SHEARWALL SECTION

3/4" = 1'-0" 8

HOLDOWN SCHEDULE (NOT ALL USED ON PLANS)

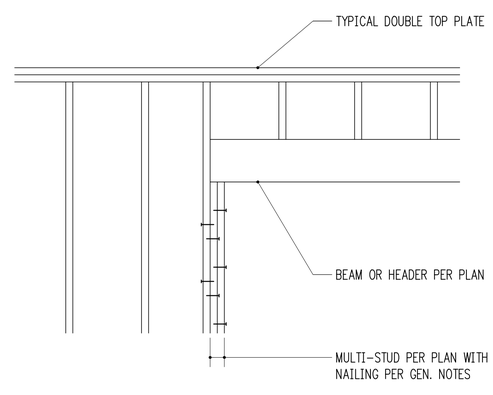
MARK	FASTENERS TO STUDS[1]	ANCHOR DIA.[2]	EMBEDMENT LENGTH		SSTB[5]
			EPOXY[3]	CAST-IN[4]	
HDU2	(6) ¼"ø x 2½" SCREWS	5/8"	N/A	4"	N/A
HDU14	(36) ¼"ø x 2½" SCREWS	5/8"	N/A	SEE 1/S4.0	N/A

1. 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
2. PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
3. PROVIDE SIMPSON "SET-XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
4. AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD. HOOKED J-BOLT MAY BE USED FOR LTT HOLDOWNS.
5. AT 3x SILL PLATES, PROVIDE LONGER SSTBL MODELS.



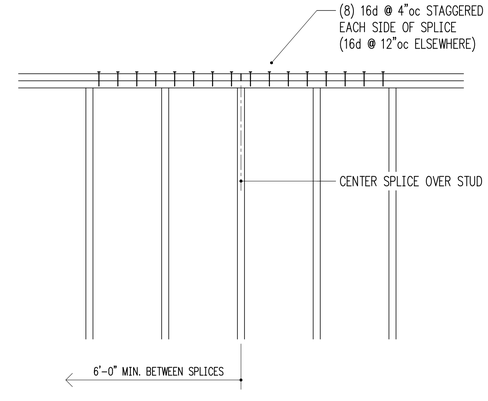
TYPICAL HDU2 HOLDOWN

3/4" = 1'-0" 10



TYPICAL MULTIPLE-STUD POST CONSTRUCTION

3/4" = 1'-0" 11



TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'-0" 12

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Issue Date	Issue Description
08/08/2022	Coordination
08/09/2022	Permit

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number
S4.0

PAIGE GARAGE