









CONTACT@GODESIGN.STUDIO WWW.GODESIGN.STUDIO TEL.: (425) 595-0691

KAHN RESIDENCE

KAHN MICHAEL A

4205 85th AVE SE,

98040

MERCER ISLAND, WA

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KAHN RESIDENCE

4205 85TH AVE SE, MERCER ISLAND, WA 98040

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LOWER FLOOR PLAN

A1. CODE NOTES

A1.1.SITE PLAN

A2. (E) LOWER FLOOR PLAN

A3. (E) MAIN FLOOR PLAN

A5. (P) MAIN FLOOR PLAN

A6. (P) ARCH. ROOF PLAN

A7. (E) ELEVATIONS

A8. (P) ELEVATIONS

A8.1(P) ELEVATIONS

A9. (P) SECTION

S1.1. STRUCTURAL NOTES S1.2. FOUNDATION PLAN S1.3. LOWER FLOOR WALL PLAN S1.4. MAIN FLOOR FRAMING PLAN A4. (P) LOWER FLOOR PLAN S1.5. MAIN FLOOR WALL PLAN S1.6. ROOF FRAMING PLAN

> S2.1. STRUCTURAL DETAILS S2.2. STRUCTURAL DETAILS S3.1. STRUCTURAL DETAILS

> S3.2. STRUCTURAL DETAILS S3.3. STRUCTURAL DETAILS

D1. STANDARD DETAILS

SQUARE FOOTAGE

LOWER FLOOR	1,722_SF
MAIN FLOOR	<u>1,862</u> SF
TOTAL	3,584_SF
CARPORT	<u>562</u> sF
PORCH	24 SF
PATIO	324_SF
DECK	SF



PROPOSED LOWER FLOOR PLAN

Patio

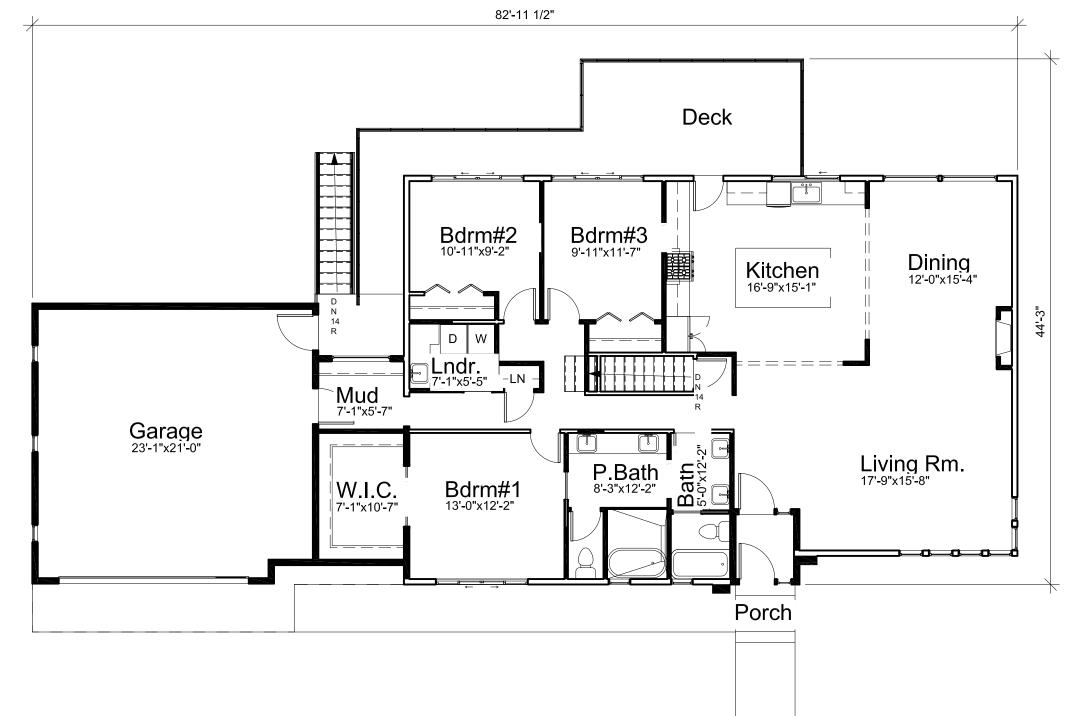
Closet

Mech.

Living Rm.

Bdrm#4 10'-0"x14'-1"

Bdrm#3



PROPOSED MAIN FLOOR PLAN

COVER SHEET

1CS

DRAWN BY: GO DESIGN

12. Prefabricated Fireplaces and Solid Fuel Burning Appliances per I.M.C. and I.R.C. Chapter 101: A) Solid fuel burning appliances include airtight stoves, fireplace stoves, room heaters/fireplace stoves, factory built fireplaces, and fireplace inserts, and all shall comply with the provisions of I.M.C. B) Metal Chimneys shall be enclosed above the story in which the appliance served is located, in walls having one hour fire resistance rating, and with a space on all sides between chimney and enclosing walls sufficient for examination and C) Provide fireblocking at chimney per I.R.C. section R302.1 Install metal fireplace with hearth and surrounds per manufacturers specifications. Prefabricated fireplaces, chimneys, and related components to bear U.L. or ICBO seal of approval and be installed I. All construction shall conform to the 2018 International Residential Code (I.R.C.), 2018 International Building Code (I.B.C.), 2018 International Fire Code (I.F.C.) 2018 International Mechanical Code (L.M.C.), 2018 Uniform Plumbing Code (U.P.C.) 2018 Washington State Energy Code (W.S.E.C.) and be in accordance with all State Laws and Regulations and various codes 2. Arrange inspections that are mandatory due to jurisdictional requirements. 01500 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS Provide Temporary Facilities - including electricity, water, and temporary toilet, per jurisdictional requirements. 2. Provide Contemporary Controls - including erosion sediment and surface water control and entrapment during Rough grading: 4" below finish grading unless otherwise specified. Excavation, backfilling, and compacting for structures as needed . Excavation, backfilling, and compacting for pavement as needed. Unit Pavers: 1. Coordinate with materials finish selection schedule. ment marking: 1. Coordinate with materials finish selection schedule. A. Foundation drainage 4" SDR 35 or sched. 40 rigid PVC perforated pipe embedded impea gravel or clean A. Slope to drain and surround in well draining material per details. Formwork and bracing for structural cast-in place concrete shall be by subcontractor and meet the requirements of the 2. All formwork shall be placed in such a manner as to allow cast-in place concrete to be placed on solid substrate and to I. Reinforcing steel: Deformed bar sizes and locations per plans and details. Grade 60, Fy' = 60ksi per I.R.C. section R404.1.3.3.7.1. Unless otherwise noted per Engineer. 2. Welded wire fabric: at locations per plans and details: 6x6, W1.4x1.4WW 1. A minimum lap for all bars shall be 40 diameters taken from the smallest bar. Provide corner bars to match horizontal reinforcement. Minimum coverage per details and I.R.C. section R404.1.3.3.7.4. 1. Anchor bolts: 1/2"~ triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors), with a minimum 7" embedment, per I.R.C. section R403.1.6, unless otherwise noted per Engineer.

2. Washers: 3"x3"x1/4" sq. triple zinc ZMAX (G185 per ASTM A653) hot dipped galv. steel (ASTM 153 for Anchors), plate washers per I.R.C. section R602.11.1. Unless otherwise noted per Engineer. 1. Anchor bolts at 6'-0" o.c. max. for one story & 4'-0" o.c. for buildings over two stories in height, 12" from corners and joints, with a minimum embedment of 7". Provide a minimum of (2) bolts per plate section per I.R.C. section R403.1.6.

mposed by jurisdictional requirements and local authorities.

Finish grading: Landscaping division 02900.

Importing of material as needed.

7. Rock removal as needed.

3. Crushed rock 5/8" minus.

Concrete per Division 3:

Finish and color:

Subdrainage systems:

A. Exterior catch basins, grates, and frames:

C. Drain pipe: 4" ADS non-perforated tight line.

Irrigation system: Bidder design

1. Coordinate with materials finish selection schedule.

1. Coordinate with materials finish selection schedule.

A. Sewage collection lines 8" PVC unless cast iron is noted.

Coordinate with materials finish selection schedule

1. Coordinate with materials finish selection schedule.

A. All concrete shall have water reducing admixtures except for footings.

1. Coordinate with materials finish selection schedule.

Part 3 - Execution

END DIVISION 3

B. Air entrainment shall be 5-7% in all concrete exposed to weather, I.R.C. Table R402.2

B. Septic system: Per drawings of bidders designer.

5. Hauling and disposal of excavated material as needed.

A. Asphalt 2", class B, over 3" crushed rock or 2" ATB.

Coordinate with materials finish selection schedule.

Type "M" or "S" mortar with integral waterproofing agent per I.R.C. section R606.2.7 Part 3 - Execution 1. Per I.R.C. section R606.2 04150 MASONRY ACCESSORIES Part 2 - Product . Anchors and Ties: To be corrosion-resistant metal ties per I.R.C. section R703.8.4. 2. Joint reinforcement. Standard strand no. 9 U.S. gage wire per I.R.C. section R703.8. Part 3 - Execution 1. Per I.R.C. Chapter 7. 04200 UNIT MASONRY Part 2 - Product Brick masonry. A. Exterior locations: name/mfg: . Coordinate with materials finish selection schedule (by others). B. Interior locations: name/mfg 1. Coordinate with materials finish selection schedule (by others). C. Pavers/planters: name/mfg: 1. Coordinate with materials finish selection schedule (by others). 2. Concrete masonry units: grade N-1 CMU, unless otherwise indicated sizes per drawings. A. Special units: 1. Coordinate with materials finish selection schedule (by others). 3. Glass masonry units: (glass block) Per I.R.C. section R607. A. Exterior locations: name/mfg. 1. Coordinate with materials finish selection schedule (by others). B. Interior locations: name/mfg: 1. Coordinate with materials finish selection schedule (by others). Part 3 Execution Brick and Veneer. A. Brick veneer shall be supported on footings, foundation, or other non-combustible supports. It shall have 15# felt backing and No. 9 gauge, non corrosive ties at 1 per each 2 s.f. of veneer. Provide 1" minimum air space between veneer and Part 2 - Product backing. Provide approved flashing at base of veneer with 3/16" min, round weepholes at 33" o.c. max., located immediately above the flashing, extending from the air space to the exterior. Veneer shall support no load other than its own weight and the vertical dead lead of veneer above. Provide angle iron support at doors, windows, and other openings per R606.10. Concrete masonry unit (CMU) A. Concrete masonry unit walls shall be constructed to conform to ASTM C90. It shall be laid up, reinforced, and anchored Part 3 - Execution as shown on drawings. 04400 STONE Part 2 - Product As shown on drawings. A. Exterior locations: name/mfg. Coordinate with materials finish selection schedule (by others). B. Interior locations: name/mfg: 1. Coordinate with materials finish selection schedule (by others). Part 3 Execution 1. Stone Veneer:Adhered per manufacturer's installation instructions and in accordance with I.R.C. R703.12.1 A. On exterior stud walls, adhered masonry veneer shall be installed: 1. Minimum of 4 inches above the earth, 2. Minimum of 2 inches above paved areas. or 3. Minimum of 1/2 inch above exterior walking surfaces which are supported by the samefoundation that supports the B. Flashing at foundation: 1. A corrosion-risistant screed or flashing of a minimum 0.019-inch or 26-gage galvanizedor plastic with a minimum vertical attachment flange of 3\ inches shall be installed. **END DIVISION 4** DIVISION 5 METALS 05050 METAL FASTENINGS 1. Bolts: Use sizes and shapes per dwgs, or as needed for intended purposes. Bolts, nuts and cut washers in contact with treated wood to be triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors). 05500 METAL FABRICATION Part 2 - Product Handrails and guardrails: Provide in sizes and locations as shown per dwg. END DIVISION 5 WOOD AND PLASTICS 06100 ROUGH CARPENTRY Part 2 - Product Framing Lumber: Framing lumber shall be marked in conformance with the United States Dept. of Commerce, Standard Reference No. PS 20 (DOC PS 20) standards. All Kiln dried minimum 19%. A. Joist and rafters: (2x6 and larger) Hem-Fir #2 or better B. Beams and stringers: (4x and larger) Doug-Fir #2 or better C. Post and timbers: Doug-Fir #1.). Studs, plates, and misc. light framing: Hem-Fir #2 or better. E. "I" Joists and Engineered beams: Per manufacturer. Glue laminated timber: 1. Simple span: 24F V4 DF/N3WN 2. Continuous or cantilever: 24F V8 DF/DF G. All other lumber. Hem-Fir Standard or better. H. Plywood/oriented strand board (O.S.B.); APA graded. I. Wall sheathing: see "TYPICAL BUILDING MATERIALS" list on the dwgs. J. Floor sheathing: see "TYPICAL BUILDING MATERIALS LIST"on the dwg. K. Other. As noted on drawings. L. All wood members in contact with exposed concrete to be pressure treated members. Particle Board: A.P.A. graded A. Underlayment 1. Floors: 5/8" (U.N.O.) 2. Sheet vinyl: 1/4" (U.N.O.) see division 9 3. Cabinet surfaces 3/4" (U.N.O.) A. Prefabricated connector plate wood roof trusses shall be designed and stamped by the manufacturer in accordance with the "design specification for metal plate connected wood trusses". Design drawings and details to be available upon request. B. See "Roof Framing Notes" on drawings. C. Roof design, layout, loading, and bracing shall be by manufacturer. D. Field alterations of truss must be designed by manufacturer. . Fasteners and adhesives: All nails shall be common wire of sizes for intended purpose per I.R.C. table R602.3(1). Attach timber joists to flush headers and beams with Simpson "U" hanger series or equal to suit intended purpose. Simpson onnectors at other locations as outlined per drawings. Bolt heads, nuts, and cut washers per Division 5. Connectors and fasteners in contact with treated wood to be triple zinc ZMAX (G185 per ASTM A653) hot dipped galv. steel (ASTM 153 for Fasteners), stainless steel, silicone bronze, or copper as required per dwgs. 5. Post to mat footing connection. Provide pressure treated post and positive connection to footing per I.R.C. section 502.9. 6. All exposed glue laminated wood, if not protected by a roof or eave, must be preservative-treated. Part 3 - Execution 1. The following will apply unless shown on drawings. All wood framing details shall be constructed to the minimum standards in the I.R.C. All framing shall conform to the requirements of Chapters 5,6, and 8 of the I.R.C. Minimum nailing shall conform to table R602.3(1) of the I.R.C. Height and spacing of study shall conform to table R602.3(5) of the I.R.C. 1. Structural concrete: Design f'c = 2500 psi min 5-1/2 sacks of cement per cubic yard of concrete and a maximum of 6.0 gallons of water per 94lb sack of cement at 28 days. Max slump is 4". segregation of materials to be prevented. Use fic = 06200 FINISH CARPENTRY 3000 psi concrete at 28 days with air entrainment only for concrete exposed to weather, in accordance with I.R.C. Table Part 2 - Product

A. Coordinate with materials finish selection schedule (by others).

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A. Coordinate with materials finish selection schedule (by others).

A. Coordinate with materials finish selection schedule (by others).

B. See division 01002.7 misc. assembly requirements.

4. Stair and handrail by:

END DIVISION 6

5. Bookcases and built-in shelves:

6. Plastic laminate and solid surface material:

HERMAL AND MOISTURE PROTECTION 07150 WATER PROOFING & DAMP PROOFING Part 2 - Product 1. Per I.R.C. section R406. Part 3 - Execution 1. Per I.R.C. section R406 07190 VAPOR AND AIR RETARDER Part 2 - Product . Ground cover: 6 mil polyethylene: black, with 12" minimum lap. 2. Building wrap: see the "TYPICAL BUILDING MATERIALS" list on the drawings. 1. See Division 17, Energy Requirements. 07200 INSULATION Part 2 - Product 1. Fiberglass or mineral wood batts, bloom mineral wool, and extruded polystyrene: A. Walls: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwas B. Ceiling: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwas. C. Floor: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs. D. Slab on Grade: R-10 (per W.S.E.C. Table R402.1.1). 2. Insulating foam: A. Standard sealant foam. Part 3 - Execution 1. See division 17: energy requirements 2. Provide insulation markers for blown-in or sprayed insulation every 300 sq ft. Markers shall face the attic access per IECC Sec 303.1.1.1 3. Crawl Space/Cantilevered floors: Insulation shall be installed to maintain permanent contact with the underside of the sub-floor decking. Insulation supports shall be installed so spacing is no more than 24" on center. Cantilevered floor vents shall be placed below the lower surface of the floor insulation. 07300 ROOFING MATERIAL Shingles and roofing tiles: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings 2. Membrane roofing: A. 3-ply hot mopped. 1. Install per manufacturer's recommendation and Chapter 9 of the I.R.C. 07460 SIDING MATERIAL Part 2 - Product 1. Siding: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings. 2. Trim. A. See the "TYPICAL BUILDING MATERIALS" list on the drawings. 3. Soffits: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings 4. Other: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings. Part 3 - Execution 1. Install per manufacturer's recommendation and Chapter 7 of the I.R.C. 07600 FLASHING AND SHEET METAL Part 2 - Product 1. Min. 26 Gauge galvanized, prefinished. Part 3 - Execution 1. Install per Chapter 7 and 9 of the I.R.C. A) Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4" high and 4" wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter, Per I.R.C. R903.2. 07700 ROOFING SPECIALTIES A. Ridge vent: manufactured by: Coordinate with materials finish selection schedule (by others). B. Mushroom vent: manufactured by . Coordinate with materials finish selection schedule (by others). Gutters:A. Continuous alum. precoated: Style: K profile 2. Color: Match fascia A. 2x3 rectangular aluminum precoated: Color: Match fascia & trim B. Tie to 1 drain system. 07800 SKYLIGHTS Skylights to conform with I.R.C. section R308.6. 2. Manufacturer: A. Coordinate with materials finish selection schedule (by others). 07900 SEALANTS AND CAULKING Part 2 - Product 1. Caulking A. Styrene butadene caulking (SBR) 1. Color: Match siding END DIVISION 7 DOORS AND WINDOWS 08200 WOOD DOORS (Lower Level, Main Level, Upper Level) . Panel wood doors: A. Coordinate with materials finish selection schedule (by others). . Flush wood doors: A. Coordinate with materials finish selection schedule (by others). Stile and rail(store door): A. Coordinate w/materials finish selection schedule (by others) 4. Patio door: A. Coordinate with materials finish selection schedule (by others). 5. Other: A. Coordinate with materials finish selection schedule (by others). 08300 SPECIALTY DOORS

1. Sliding glass door.

Part 2 - Product

Note: Egress

Manufactured by:

08800 GLAZING

Part 2 - Product

END DIVISION 8

08600 WOOD/VINYL WINDOWS

44" above the floor, per I.R.C. section R310.

Safety glaze per I.R.C. section R308

. See plans for egress and operation.

Safety glaze per I.R.C. section R308.

3. Mirrors to be silvered 1/4" float plate glass

A. Coordinate with materials finish selection schedule (by others).

A. Coordinate with materials finish selection schedule (by others).

A. Color: 1. Coordinate with materials finish selection schedule (by others).

B. Style: 1. Coordinate with materials finish selection schedule (by others).

Type: A. Coordinate with materials finish selection schedule (by others).

3. Thresholds: A. Coordinate with materials finish selection schedule (by others).

Weather Stripping: A. Coordinate with materials finish selection schedule (by others).

Glass thickness to be determined by size and wind loading per I.R.C. section R308.

Garage door: (make/style): (see division 11450)

Division 11 EQUIPMENT A. Every sleeping room shall have at least one operable window with a net clear opening of 5.7 s.f. The net clear opening height shall be a minimum of 24", with a minimum net clear width of 20", and a finished sill height of not more than

B. Waterproof GWB as req'd at wet or damp locations per I.R.C. section R702.4.2. 5. Wonderboard or duroc at all tile locations (U.N.O.) 6. Metal corner bead profile: 1. Coordinate with materials finish selection schedule. Part 3 - Execution 1. Apply as required in I.R.C. Chapter 7 and Table R702.1(3). Nail or screw in place per table. 1. Ceramic, quarry, and marble tiles: A. Coordinate with materials finish selection schedule (by others). Part 3 - Execution Refer to manufacturer's recommendations. 09550 WOOD FLOORING
Part 2 - Products 1. Type: A. Coordinate with materials finish selection schedule (by others). 09650 RESILIENT FLOORING
Part 2 - Products 1. Type: A. Coordinate with materials finish selection schedule (by others). 09680 CARPETING

Part 2 - Products 1. Carpet and Pad: A. Coordinate with materials finish selection schedule (by others). 1. Painting over prepared surface per manufacturer's recommendations A. Coordinate with materials finish selection schedule (by others). 09950 WALL COVERINGS 1. Type: A. Coordinate with materials finish selection schedule (by others). END DIVISION 9 Division 10 SPECIALTIES 10200 LOUVERS AND VENTS Part 2 - Products . Hardware cloth screen 1/4" x 1/4" on soffit vents as detailed. Continuous 2" performed metal soffit vent as detailed. Roof vent (See Division 07700) 4. Other vents as noted per plans. 10300 PREFABRICATED FIREPLACES Part 2 - Products Location/Model/Accessories A. Coordinate with materials finish selection schedule (by others). 1. See division 01002.12 for misc. assembly requirements for fireplaces. 10400 IDENTIFYING DEVICES Part 2 - Products Building numbers: A. Coordinate with materials finish selection schedule (by others). Part 3 - Execution 1. Install in location per jurisdictional requirements. 10800 TOILET AND BATH ACCESSORIES Part 2 - Products . Toilet and bath accessories: A. Coordinate with materials finish selection schedule (by others). 10900 WARDROBE AND CLOSET SPECIALTIES Part 2 - Products Storage Closet: A. Coordinate with materials finish selection schedule (by others). A. Coordinate with materials finish selection schedule (by others). END DIVISION 10 11010 MAINTENANCE EQUIPMENT Vacuum cleaning system: A. Coordinate with materials finish selection schedule (by others). 11450 RESIDENTIAL EQUIPMENT Garage door opener(s). A. Coordinate with materials finish selection schedule (by others). Ironing board cabinet (or drawer). A. Coordinate with materials finish selection schedule (by others). Free-standing appliances: A. Coordinate with materials finish selection schedule (by others). **END DIVISION 11** Division 12 FURNISHINGS 12500 WINDOW TREATMENT . Window treatment: A. Coordinate with materials finish selection schedule (by others). **END DIVISION 12** SPECIAL CONSTRUCTION 13150 POOLS Part 2 - Products 1. Bidder design 13156 HOT TUB Part 2 - Products A. Coordinate with materials finish selection schedule (by others). END DIVISION 13 Division 14 CONVEYING SYSTEMS 14100 DUMBWAITER
Part 2 - Products Dumbwaiter: A. Manufacturer/model number: 1. Coordinate with materials finish selection schedule (by others). END DIVISION 14

09250 GYPSUM WALLBOARD

greater than 450 per I.R.C. R302.9.

A. Type "X: GWB as required.

Code required areas.

1. Walls: See the "TYPICAL BUILDING MATERIALS" list on the drawings.

A. Finish: 1. Coordinate with Contractor/Owner material selections

A. Finish, 1. Coordinate with materials finish selection schedule,

1. See division 01002 misc. assembly requirements.

2. Ceiling: See the "TYPICAL BUILDING MATERIALS" list on the drawings. B. See plans for total maximum Btu. C. Heating and cooling equipment shall be sized based on building loads calculated in accordance with ACCA manual J 3. Wall and ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index of not or other approved heating and cooling calculation methodologies. Per M1401.3 Contractor work out plumbing and HVAC diagram layout. A. Coordinate with other trades. Pipes and Fittings A. Waste & soil: ABS plastic of sizes reg'd for the intended purpose. 1. Provide cast iron with compression neoprene joints per locations shown on the drawings. 2. Provide clean-outs at bends. Gas: Per code, verify location of appliances.
 Provide an approved earthquake shutoff valve installed in the building supply line immediately after the gas meter. The valve shall be located outside of the structure and be accessible. 1. Below Grade: 1 1/4" type K with/hard solder 2. Above Grade: Type L w/soft solder 2. Plumbing equipment. A. Hot water heater: (Duals in tandem) 1. Size per U.P.C. 501 and Table 501.1 and jurisdictional amendments. 2. Coordinate with owner's material selection (by others). B. Hose bib, frost proof type: Mansfield units C. Main shut-off valve in garage. D. Plumbing fixtures 1. Coordinate with owners material selection (by others). 3. Irrigation: (bidder design) A. Provide "T" connection in main line in garage by main shut-off valve with separate shut-off and drain valve. 15400 PLUMBING (cont.) 4. Automatic Sprinkler System: (bidder design 1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with industry standards. Refer to general requirements. 15500 HVAC Part 2 - Product 1 Forced Air: A. Furnace system: 1. Coordinate with materials finish selection schedule (by others). B. Duct work and insulatio . Coordinate with materials finish selection schedule (by others). C. Air cleaner: 1. Coordinate with materials finish selection schedule (by others). D. Controls: 1. Coordinate with materials finish selection schedule (by others). E. Registers with adjustable supply: 1. Coordinate with materials finish selection schedule (by others). F. Provide firestopping at 'B' vent location per I.R.C. sections R302.1 Fans, see division 17 energy requirements. 3. See floor plans for Whole House Ventilation requirements. Coordinate with materials finish selection schedule (by others). Exhaust Ducts: A. Terminate outside building and equip with backdraft dampers per I.R.C. section M1507.3.3. Dryer Ducts: A. Cloths Dryers shall be exhausted in accordance with manufactures instructions & I.R.C. M1502. B. Protective shield plates shall be placed per I.R.C. M1502.5. Part 3 - Execution 1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with industry standards. Refer to general requirements. END DIVISION 15 ELECTRICAL 16000 GENERAL Part 1 - General . Electrical systems to be bidder designed. Regulatory requirements: refer to Division 1 - General Requirements. Contractor to provide electrical diagramming layouts, design circuitry: follow lighting plan if provided. A. Coordinate with other trades. 16200 POWER Part 2 - Product Wire and Boxes. A. Volt. 12 6A (3) Wire GFI @ Damp Locations B. Low voltage: standard type 2. Panels: Circuit breaker box fully labeled A. Capacity Bidder Design B. Circuitry: Bidder Design A. Provide (1) 2 1/2" schedule 80 PVC conduit at concrete stem wall for electrical service and (1) 5/8" diameter x 8'0" long galvanized rod (& Ufer ground) for electrical grounding. A. Provide and install per I.R.C. section R314. A. Provide and install per N.E.C. and as required by governing fire marshal. Part 3 - Execution 1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements and I.R.C. 16200 COMMUNICATIONS 1. Intrusion alarm and security detection systems: A. Coordinate with materials finish selection schedule (by others). Phone system: A. Coordinate with materials finish selection schedule (by others). A. Coordinate with materials finish selection schedule (by others). Stereo system: A. Coordinate with materials finish selection schedule (by others). 16500 LIGHTING Part 2 - Product 1. Fixtures: 1. Coordinate with materials finish selection schedule (by others). Note: A minimum of 90% of all luminaries shall be high efficiency per W.S.E.C. R404.1. 2. Control: A. Switches: 1. Coordinate with materials finish selection schedule 3. Dimmers; 1. Coordinate with materials finish selection schedule (by others) 4. Boxes: 1. Coordinate with materials finish selection schedule (by others). 5. Other: 1. Coordinate with materials finish selection schedule (by others). Part 3 - Execution 1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements. END DIVISION 16 ENERGY REQUIREMENTS WASHINGTON STATE ENERGY CODE: 1. Per WSEC R402.4. The building Envelope shall be constructed to limit the air leakage rate not to exceed 5 air changes per hour. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2). 2. Per WSEC R403.1.1. at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule. 3. Per WSEC R403.3.2. ducts, air handlers, and filter boxes shall be sealed.

Division 15 MECHANICAL

Mechanical system to be bidder design

A. Refer to Division 1 General Requirements.

Regulatory requirements:



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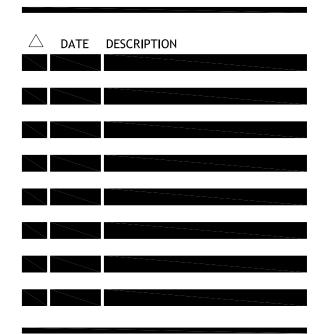


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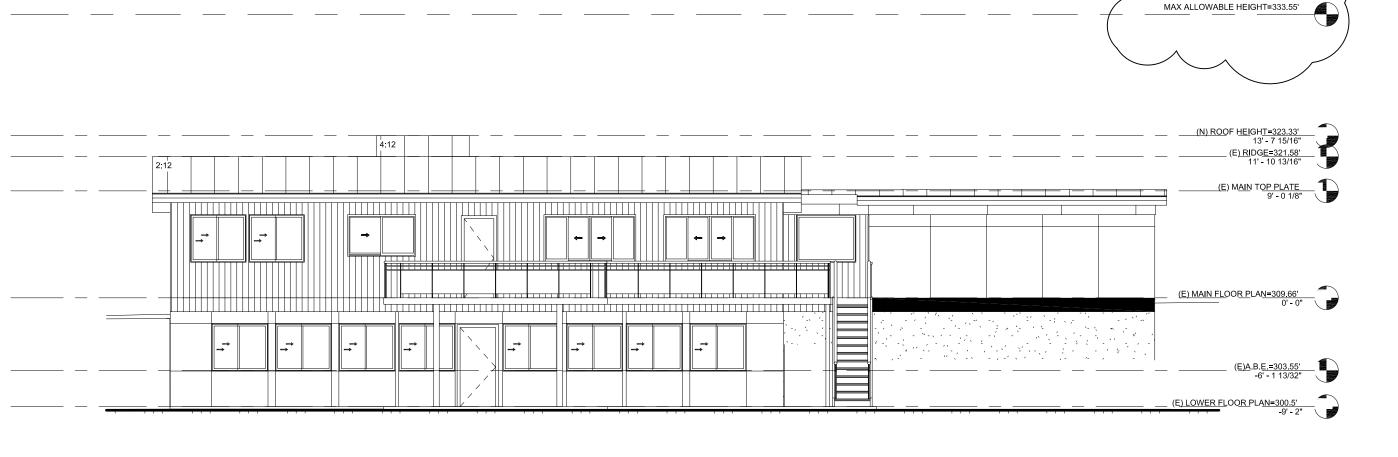
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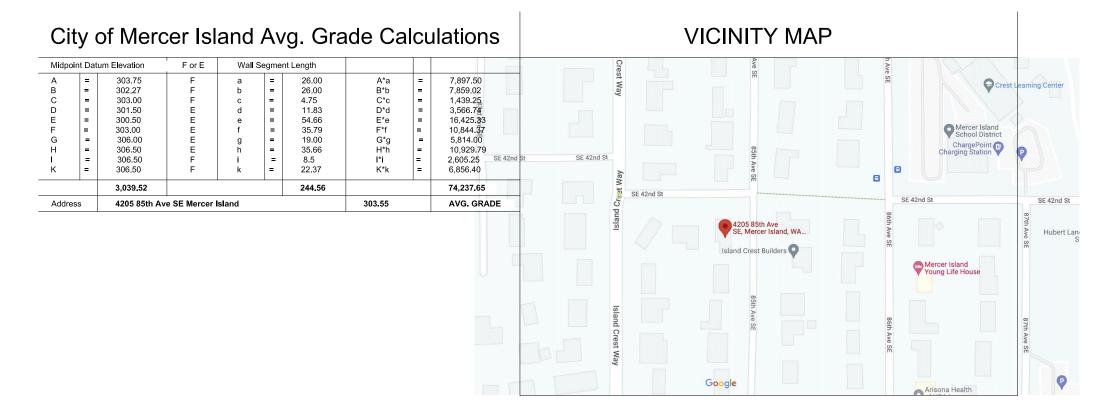
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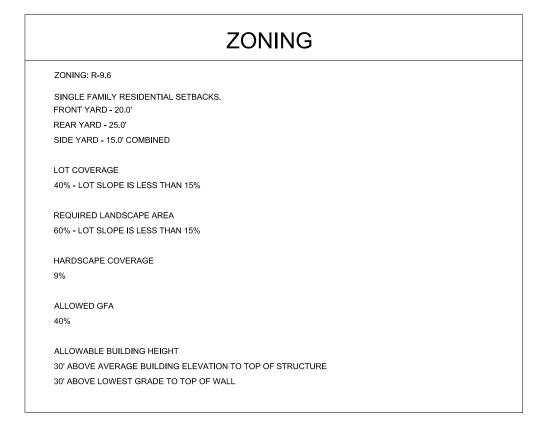


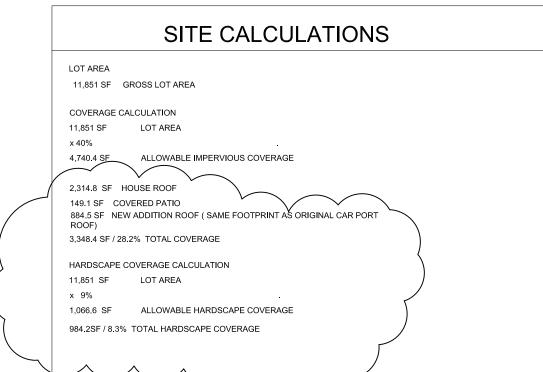


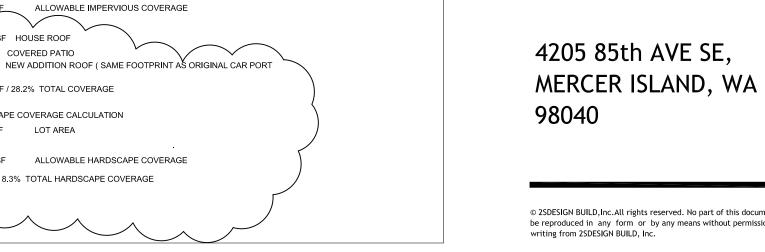


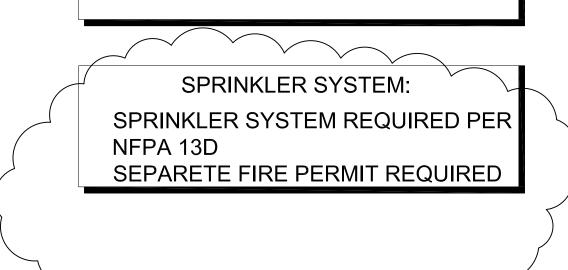


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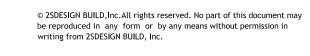








ALL TREES WILL BE RETAIN



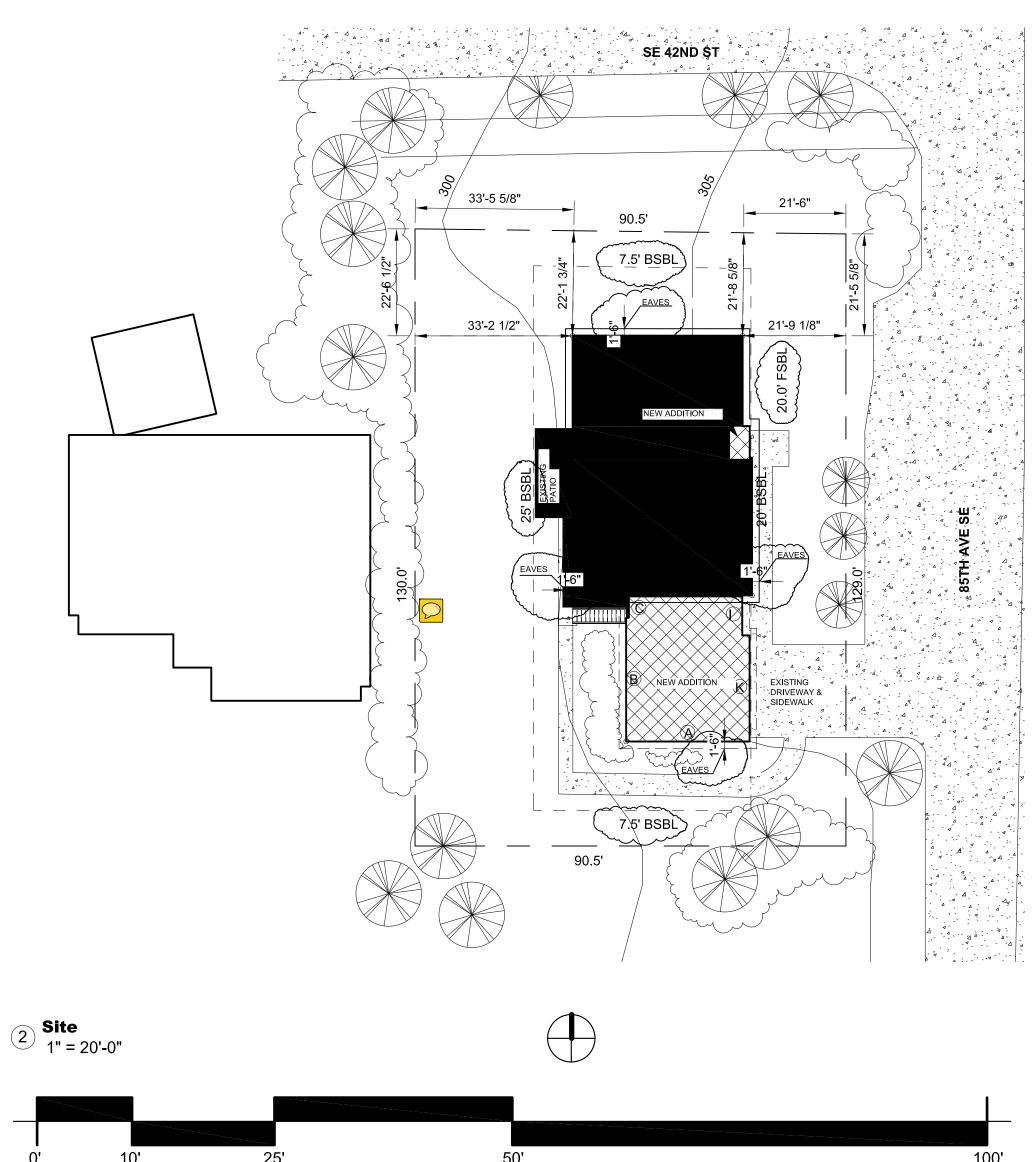
KAHN MICHAEL A

KAHN RESIDENCE

	DATE	DESCRIPTION
#220	001	

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SITE PLAN



LEGENDS:

- - - PROPERTY LINE

SIDEWALKS

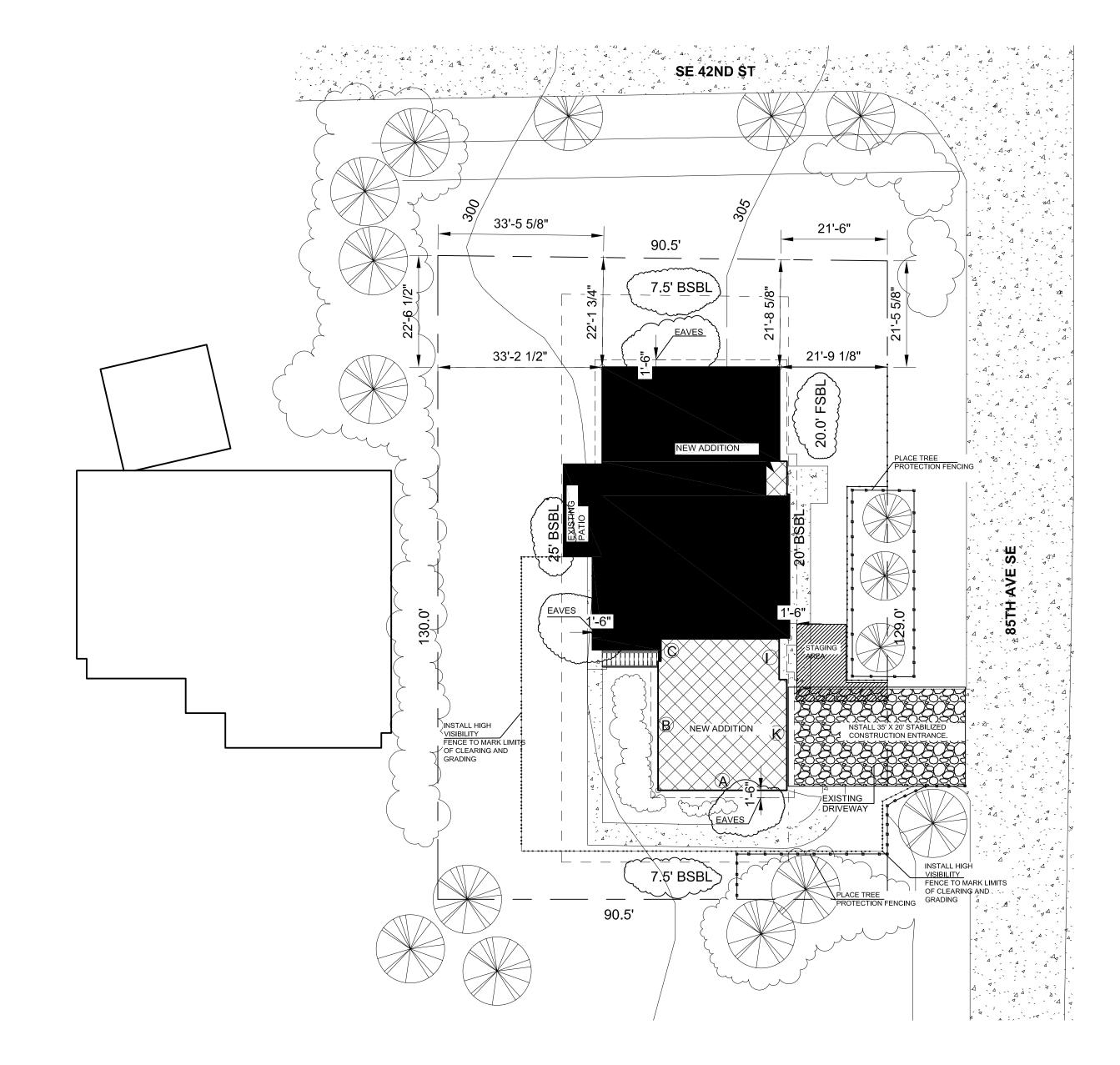
EXISTING BUILDING

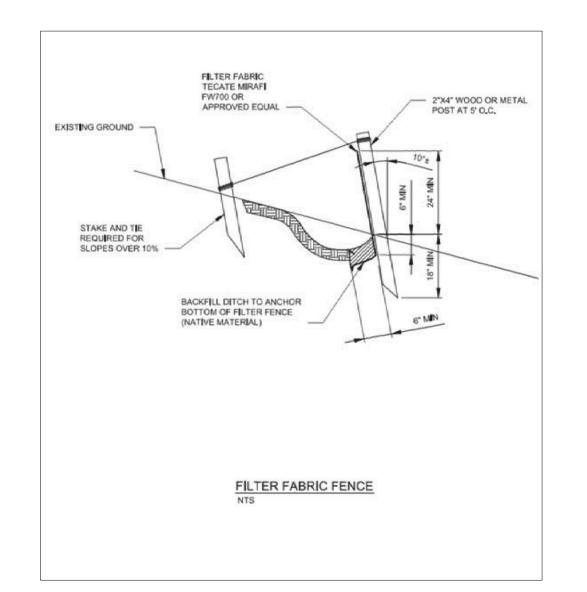
EXISTING PORCH / DECK

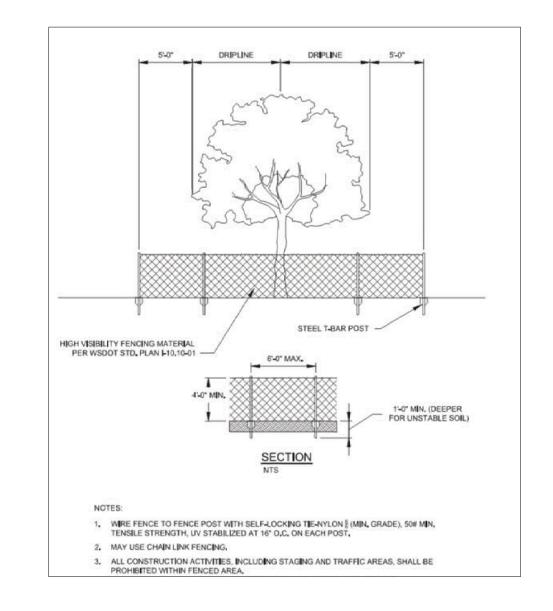
EXISTING TREES WILL REMAIN

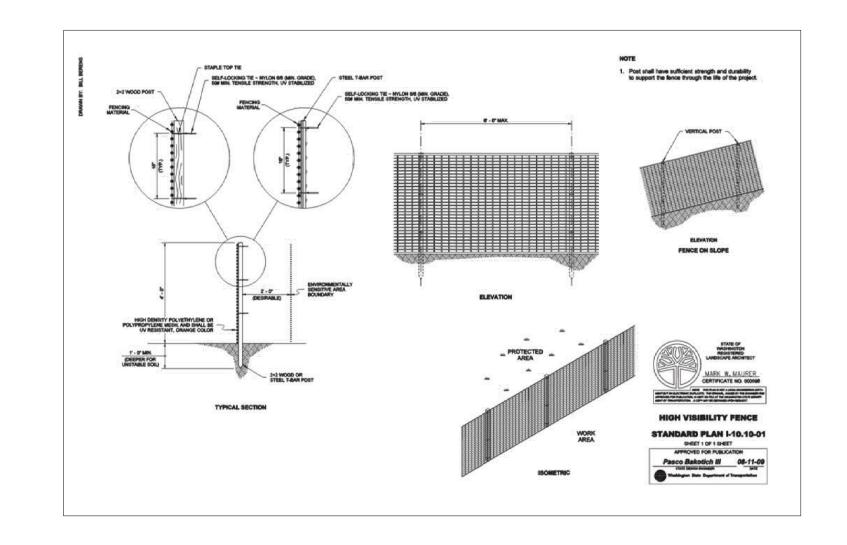
EWAY & SIDEWALK (excludes area under eaves)

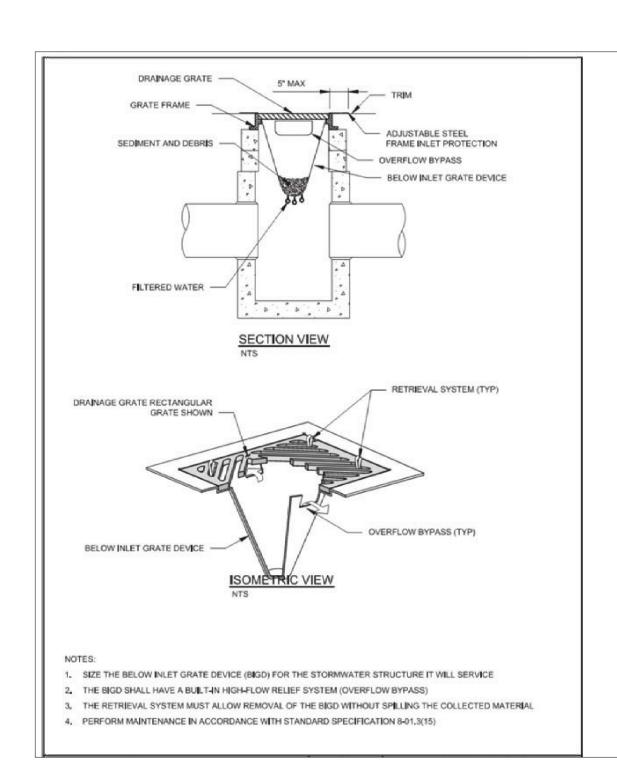
PROPOSED ADDITION

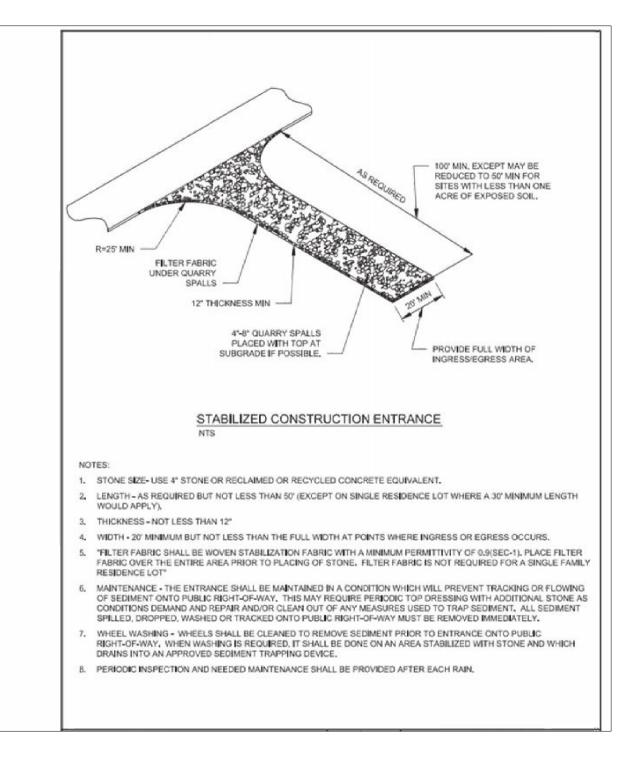
















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KAHN RESIDENCE

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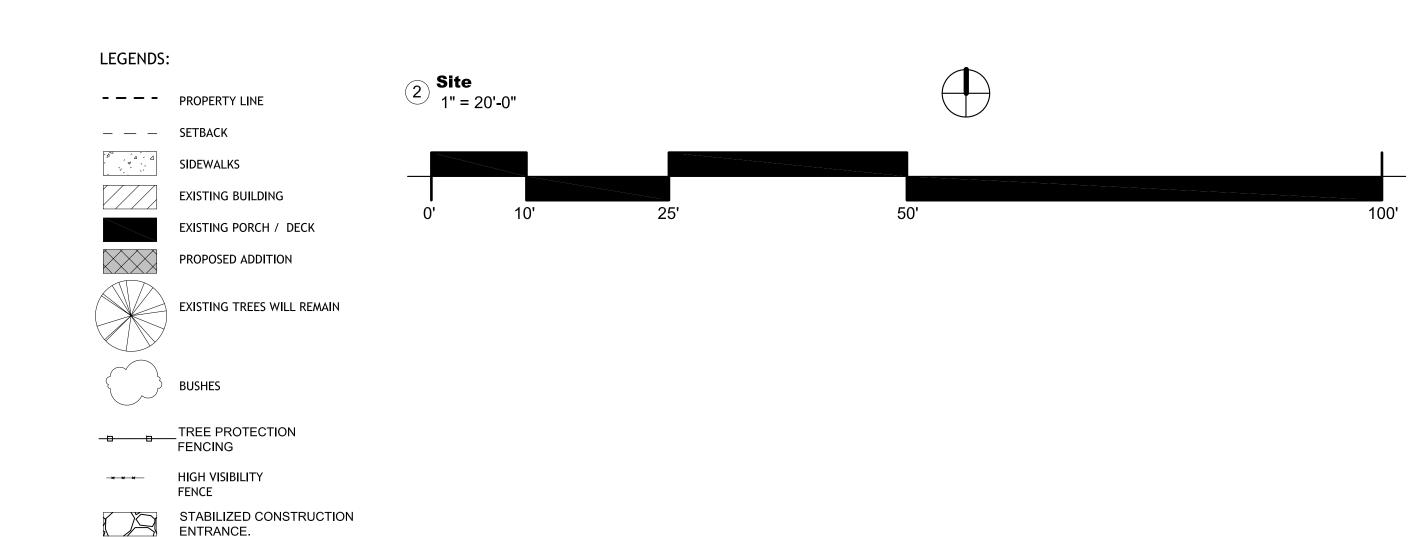
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\triangle	DATE	DESCRIPTION

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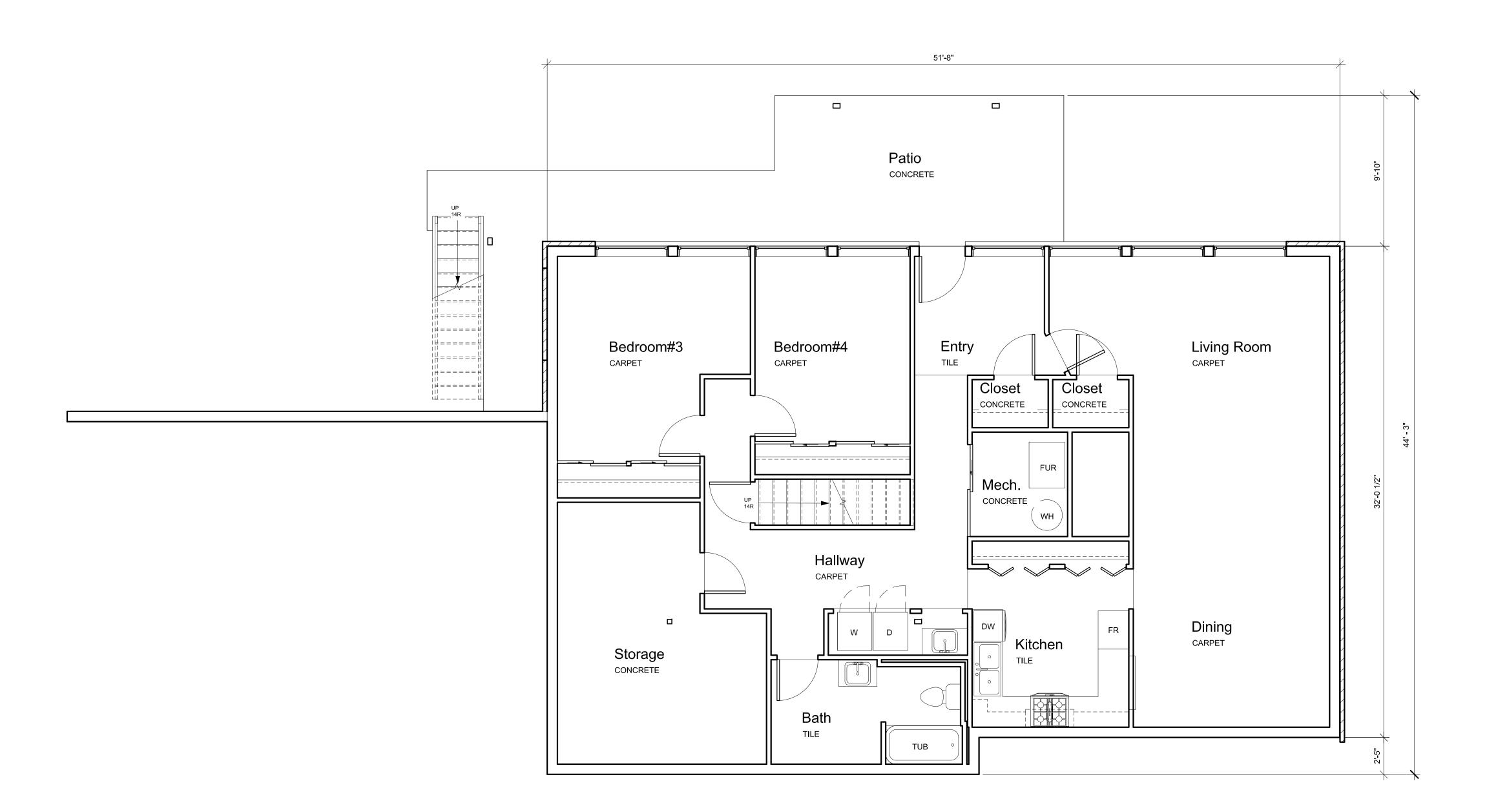
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CONSTRUCTION PLAN

A1.2



STAGING AREA









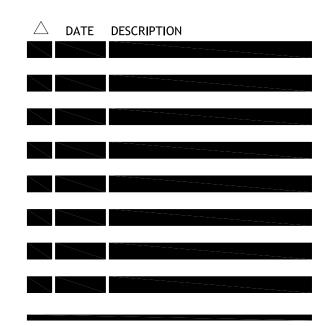
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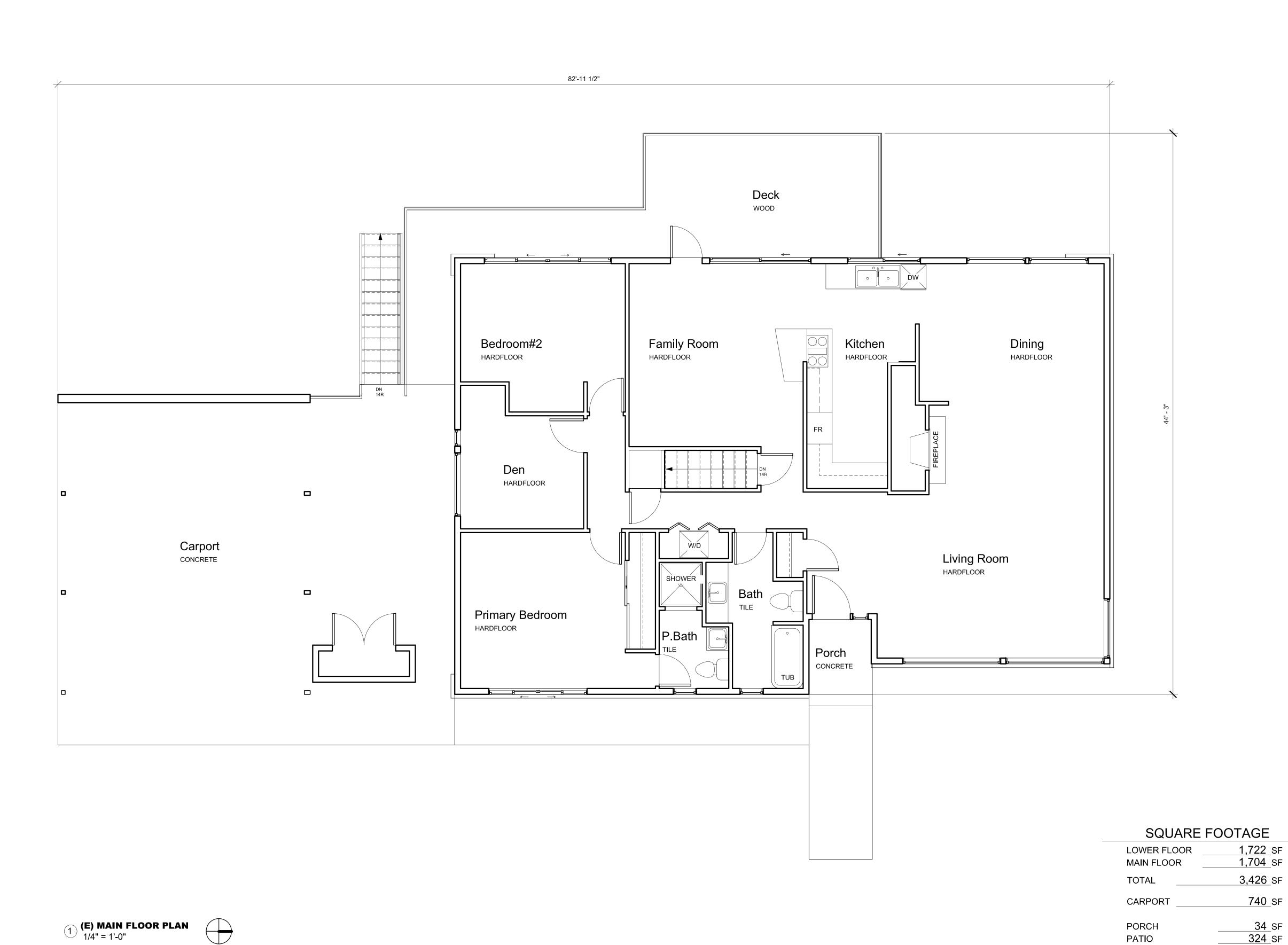
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(E) LOWER FLOOR PLAN







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KAHN MICHAEL A

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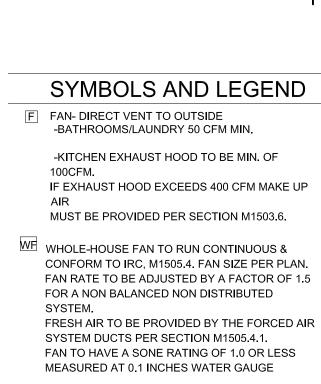
299_SF

DECK

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(E) MAIN FLOOR PLAN

13



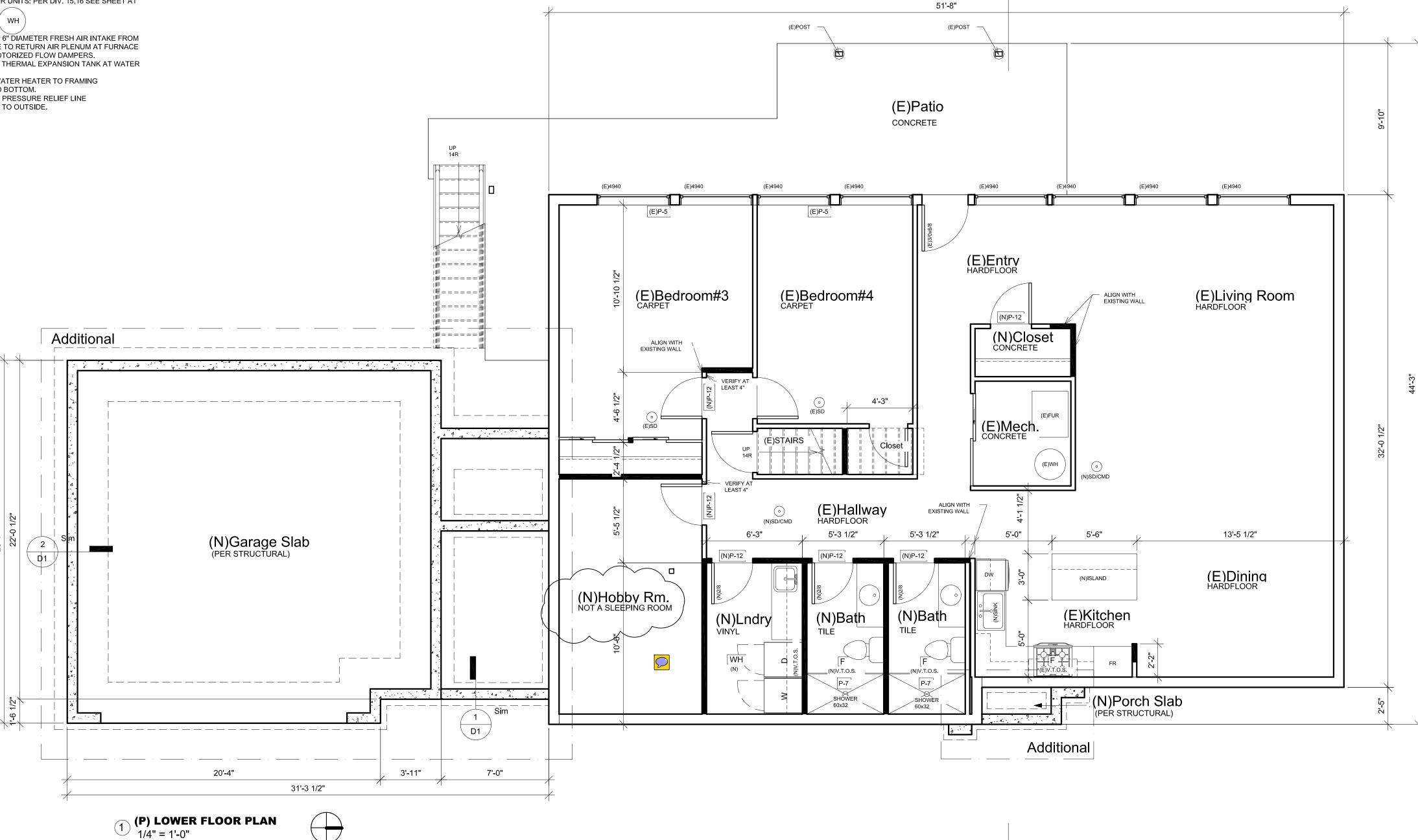
110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED PER R314.4 & R315.5. USE COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN (WH)

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER

C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM. D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.



GENERAL PLAN NOTES

- 1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
- 2. ENERGY AND AIR QUAILITY INFORMATION
- 3. SEE BUILDING ELEVATION FOR WINDOW

SEE DIV. 17 SHEET A-1

- OPERATION SEE DIV. 8 SHEET A-1
- 4. SEE TYP. MATERIALS LIST ON SECTION SHEET
- 5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

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FLOOR PLAN KEY NOTES

- P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF \" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF }" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01002.6.A. SHEET A-1.
- P-2 1(" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01002.6.B. SHEET A-1
- STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5 P-3 STAIR ASSEMBLY NOTES. LETT. S. S. S. A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0". B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7[" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS. C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1|" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE
 - STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5 D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11. E. COVER USABLE SPACE UNDER STAIR W/
- \" G.W.B. PER I.R.C. SECTION R302.7. F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS. G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.7. SEE DIV. 01002.7 SHEET A-1.
- SAFETY GLAZING PER I.R.C., SECTION R308 A. WINDOWS WITHIN 18" OF FLOOR B. WINDOWS WITHIN A 24" ARC OF DOORS C. WINDOWS AT TUBS AND SHOWERS D. GLAZING IN DOORS E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08800 SHEET A-1
- EGRESS WINDOW PER I.R.C., SECTION R310 SEE DIV. 08600 SHEET A-1 IGNITERS FOR GAS FIRED APPLIANCES IN
- GARAGE TO BE 18" MIN, ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1 COVER WALLS ADJACENT TO TUBS AND SHOWERS
- WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09250 SHEET A-1 (2) LAYERS OF FLOOR SHEATHING OVER
- P-8 (2) LATELY. 7[" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN
- SECTION R311.7.8. SEE DIV. 01002.7 SHEET A-1 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1
- 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1
- FLOOR MATERIAL BREAK LINE P-12 WALL LINE ABOVE
- P-13
- WALL LINE BELOW P-14
- FIREPLACE ASSEMBLY NOTES: A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED &INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C.REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
 - B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1 C. HEARTH SHALL CONFORM TO I.R.C REQUIREMENT SEE DIV. 01002.12
- D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19. E. FIREPLACE MUST COMPLY WITH UL 127 TESTING SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- 3" DIAMETER STEEL POST
- 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION.
- 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER
- SECTION R302.11. SEE DIV. 15 SHEET A-1 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO ALARM OR SMOKE ALARM IN THE DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.
- P-21 2x6 STUDS W/ R-21 INSULATION MIN.



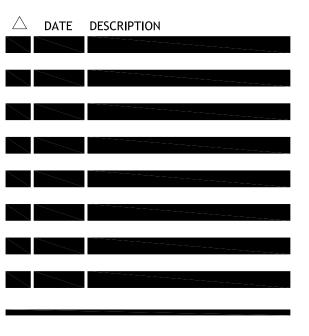
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KAHN RESIDENCE

KAHN MICHAEL A

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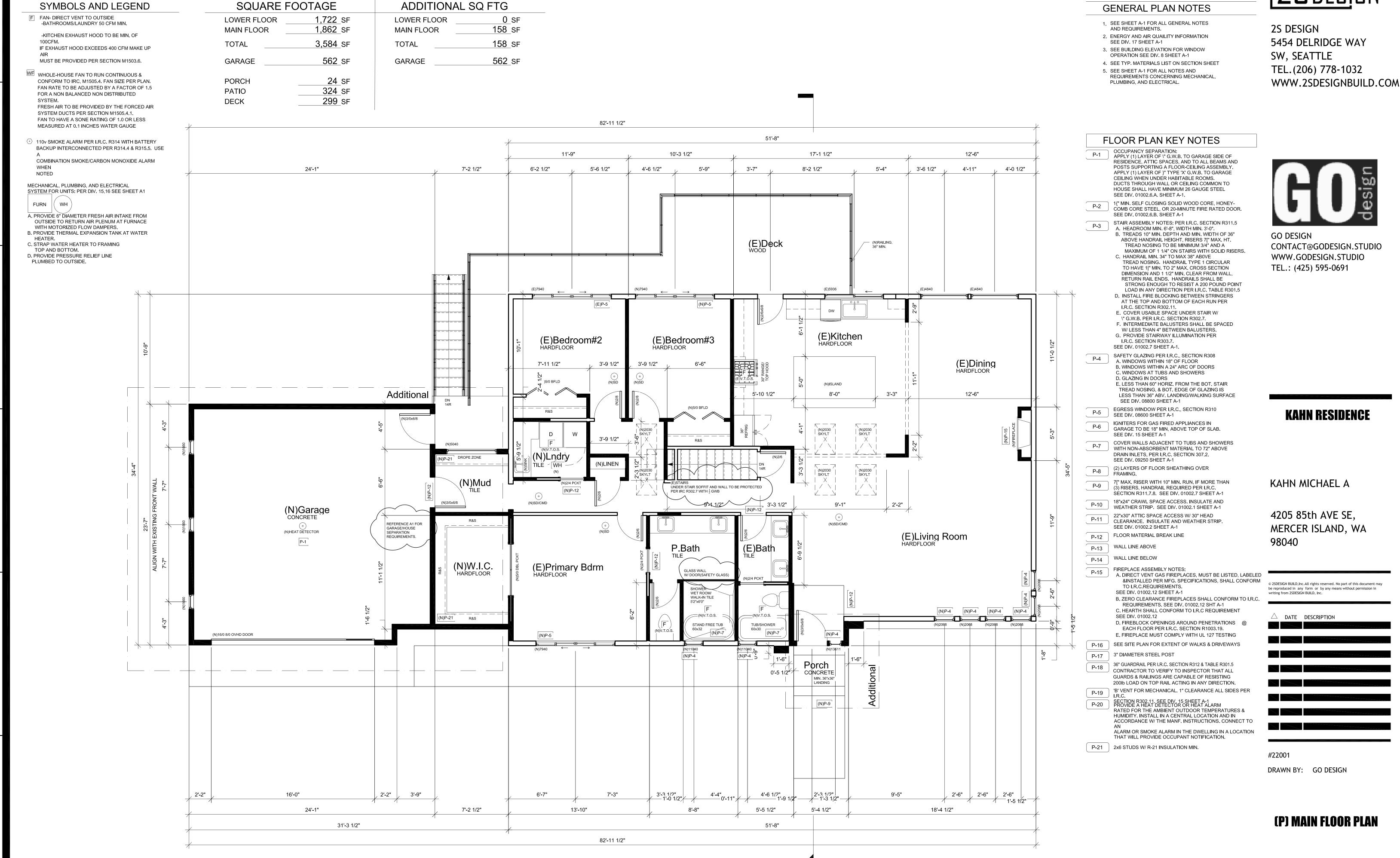
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(P) LOWER FLOOR PLAN

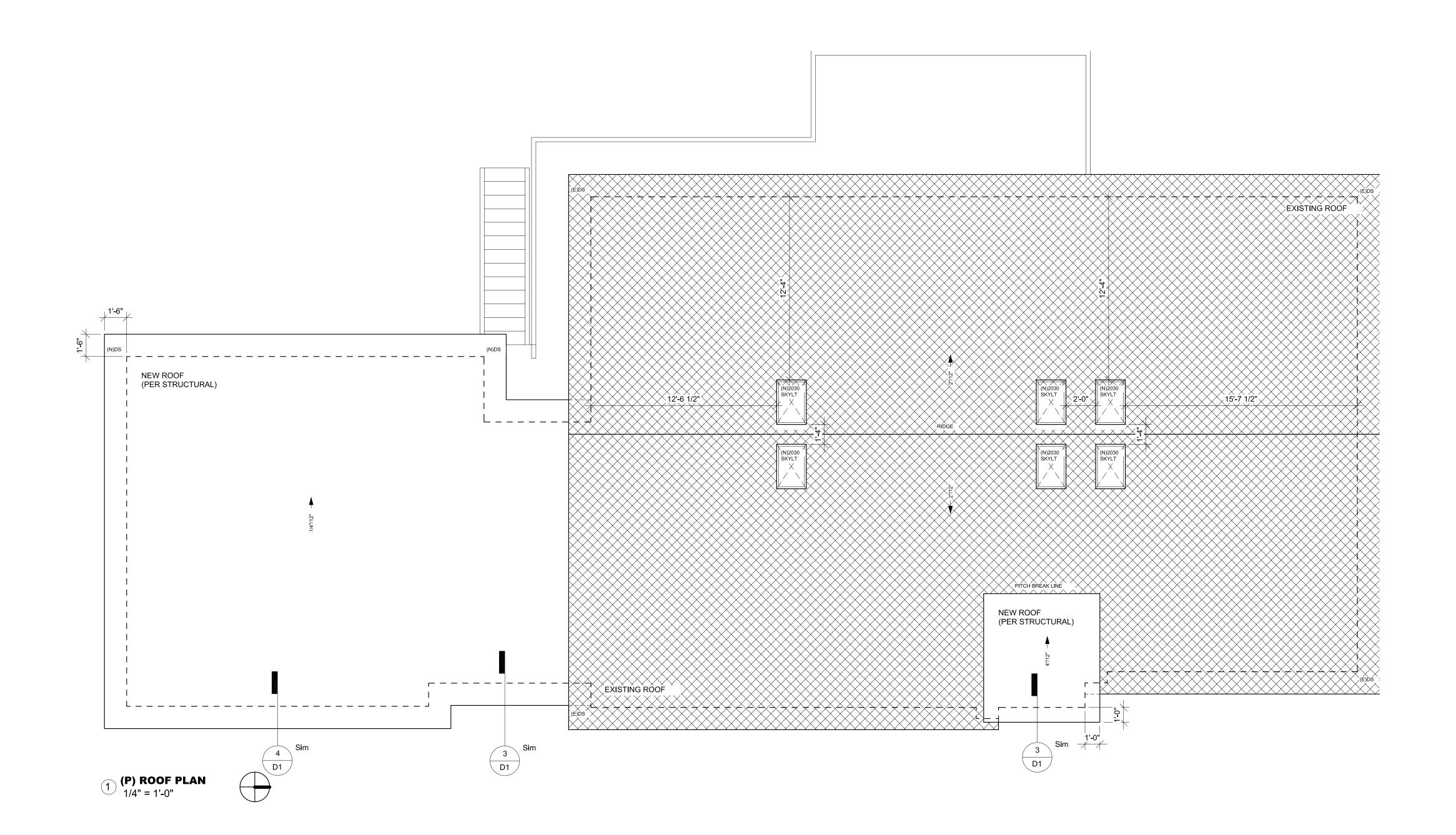


1 (P) MAIN FLOOR PLAN 1/4" = 1'-0"

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(P) MAIN FLOOR PLAN







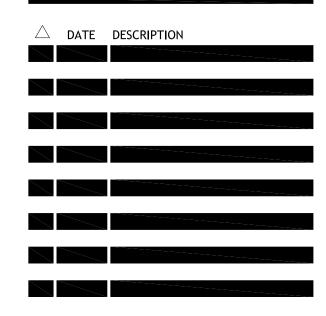
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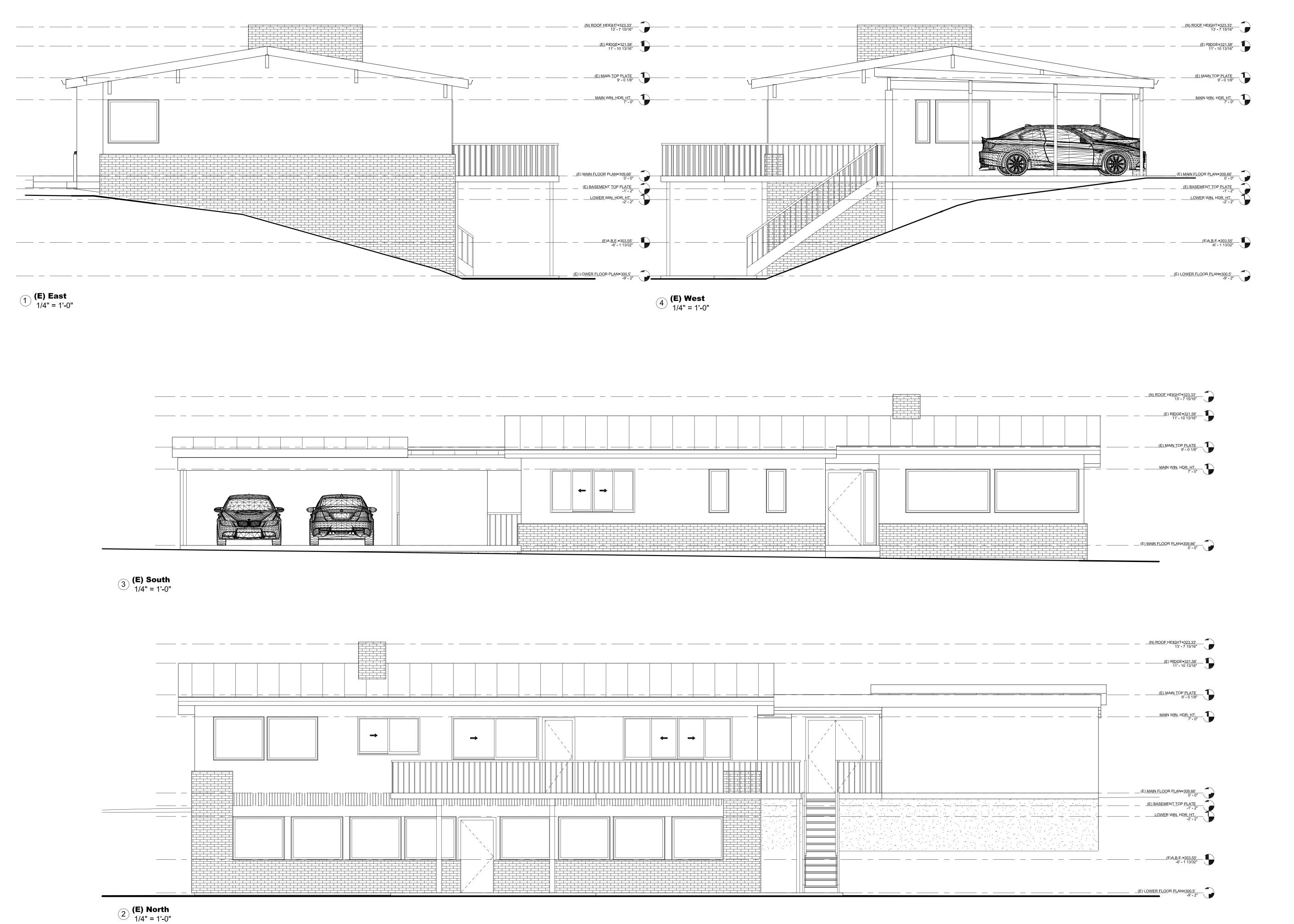


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(P) ROOF PLAN

A6







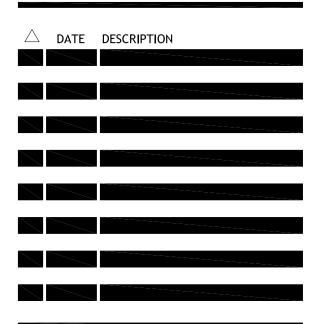
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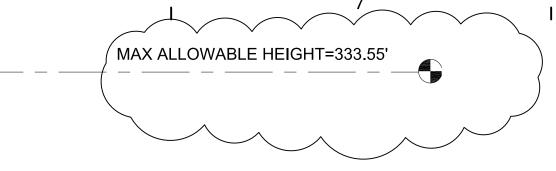


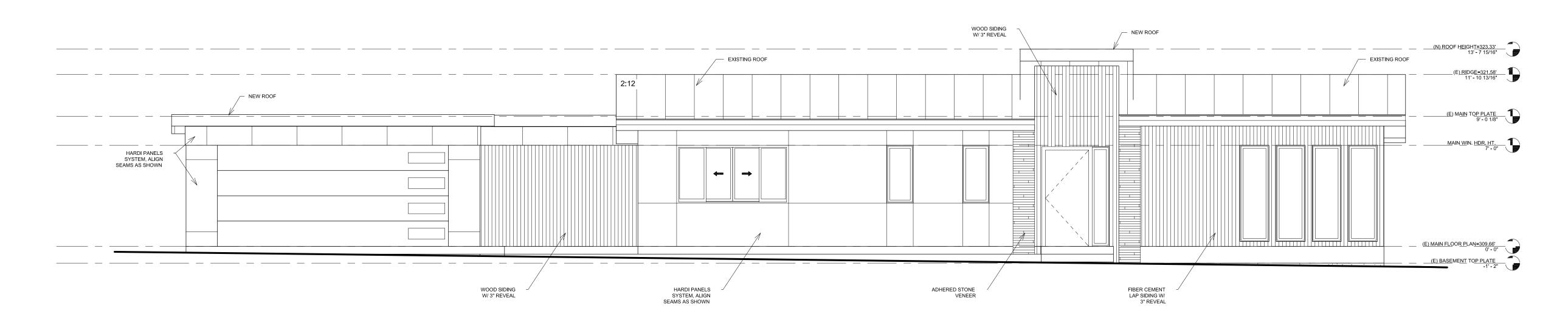
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(E) ELEVATIONS

A7









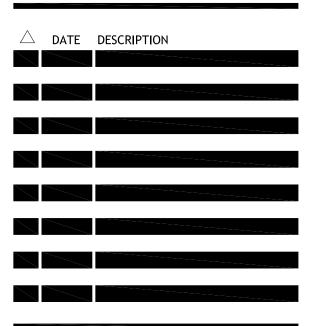
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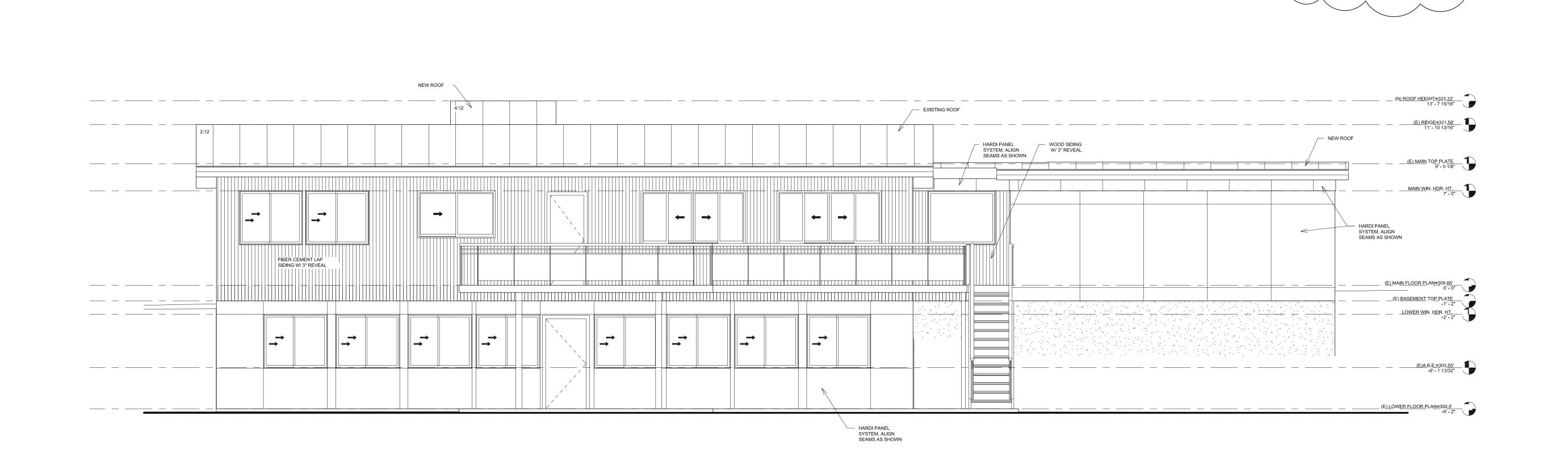


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(P) ELEVATIONS

A8



(P) North 1/4" = 1'-0"

(**P) South** 1/4" = 1'-0"



MAX ALLOWABLE HEIGHT=333.55'

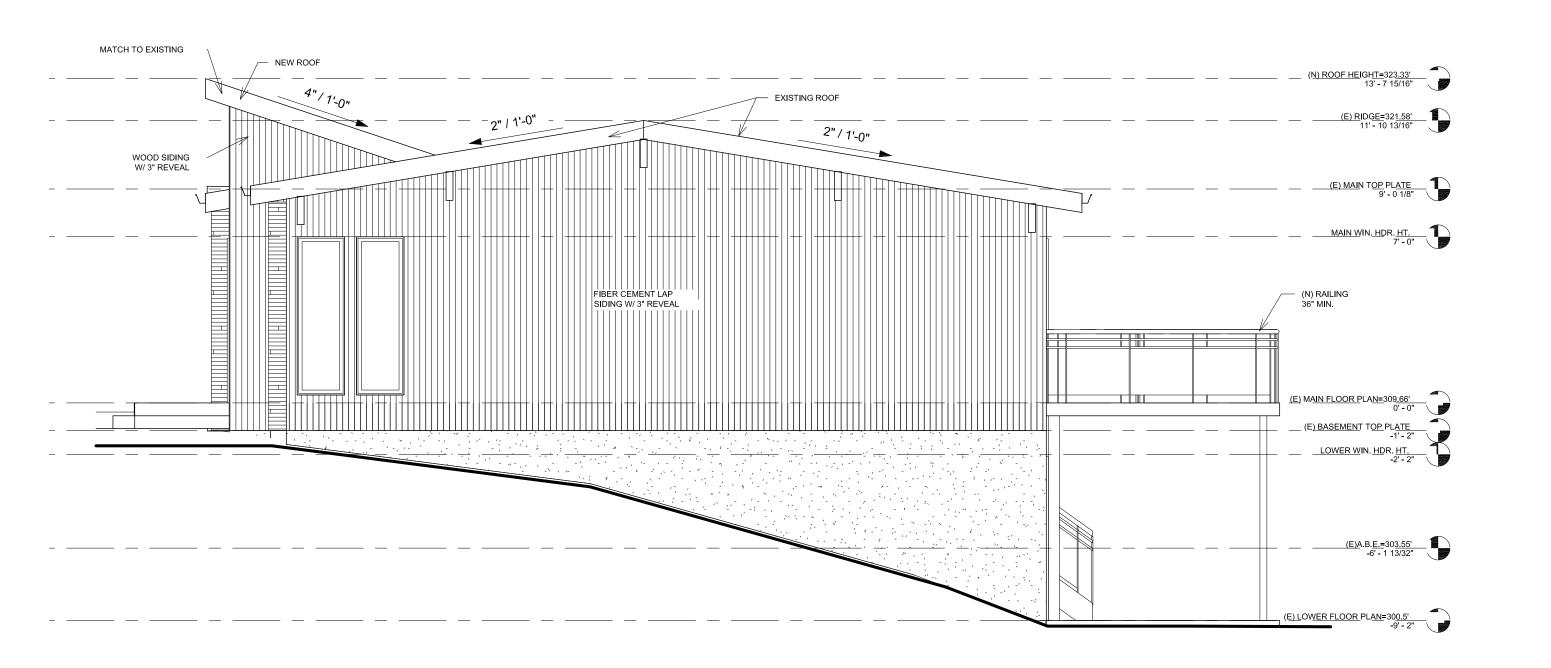
WOOD SIDINGW/ 3" REVEAL

- ADHERED STONE VENEER

_____(N) ROOF HEIGHT=323.33' 13' - 7 15/16"

(E) MAIN FLOOR PLAN=309.66'

(E) BASEMENT TOP PLATE -1' - 2"



1/4" / 1'-0"



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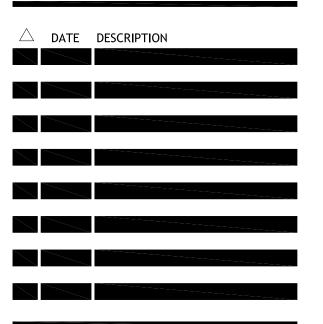
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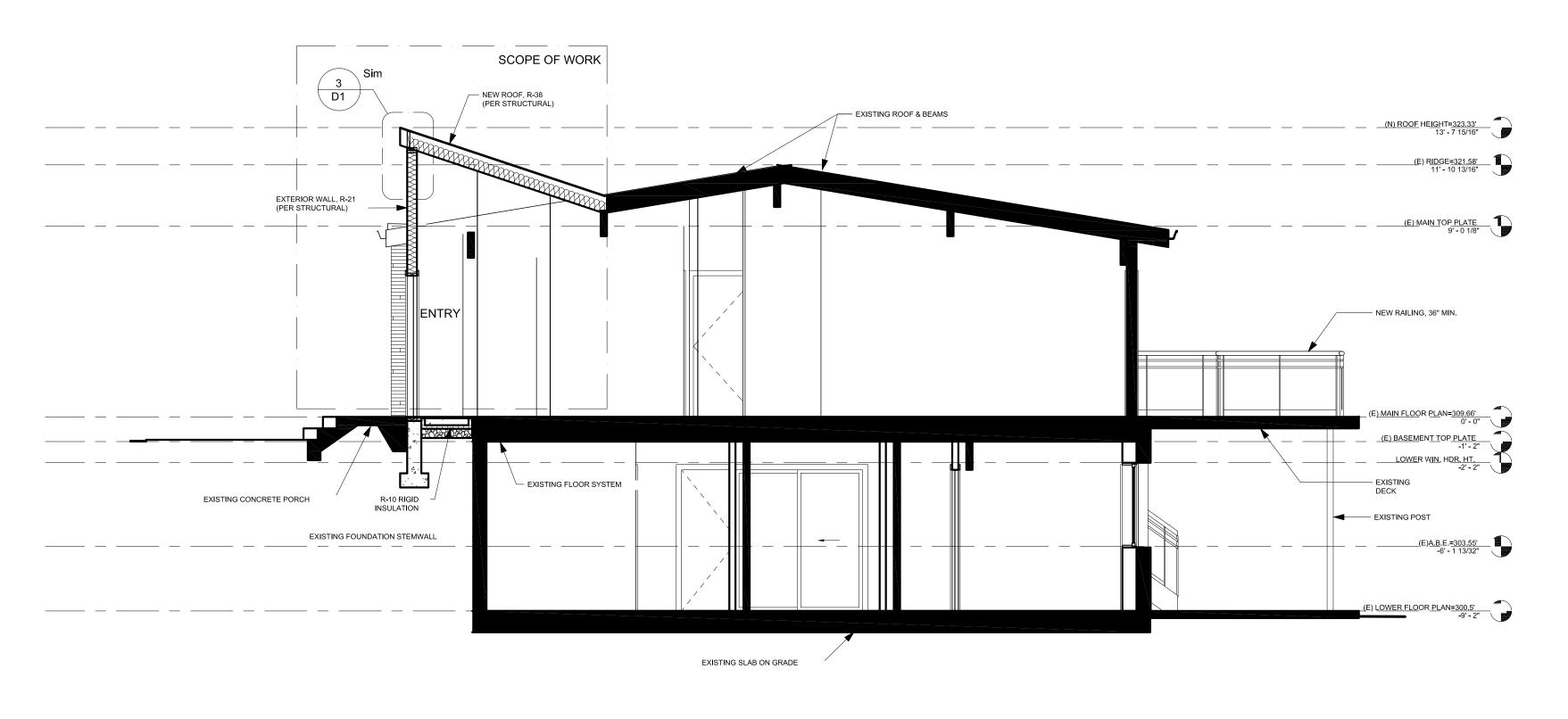
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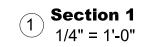
(P) **ELEVATIONS**

(P) West 1/4" = 1'-0"

(**P) East** 1/4" = 1'-0"

FIBER CEMENT LAP SIDING W/ 3" REVEAL









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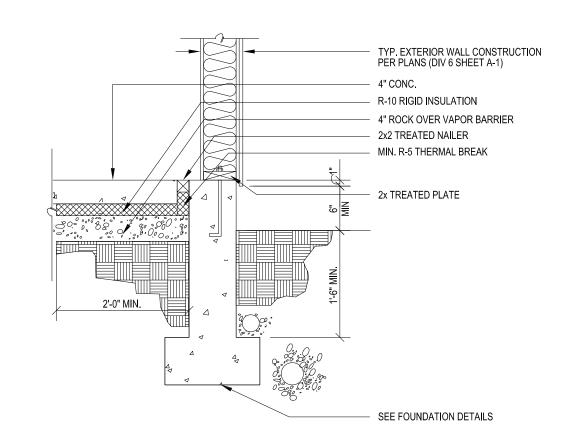


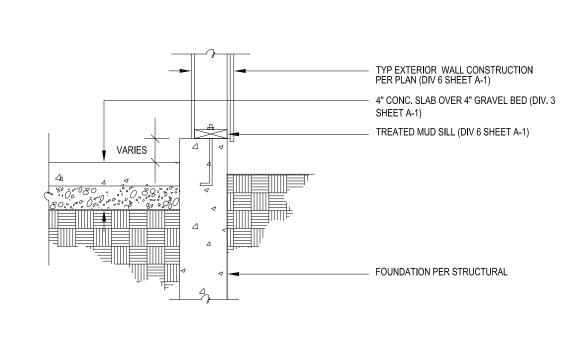
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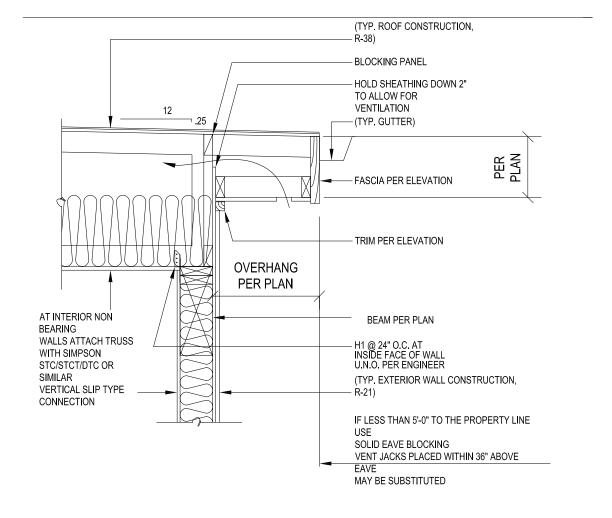
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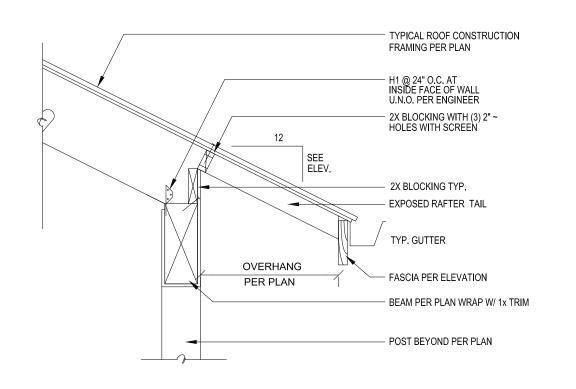
(P) BUILDING SECTION

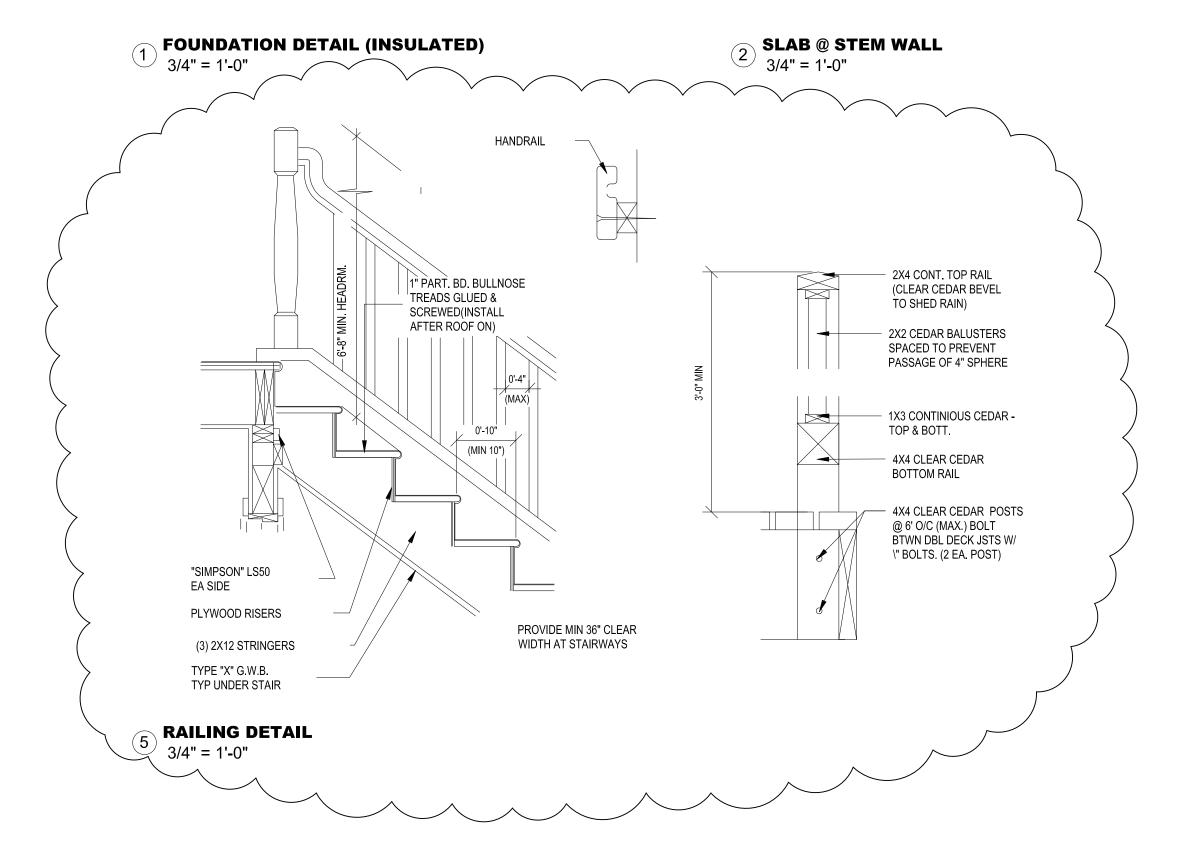
A9











EAVE DETAIL 3/4" = 1'-0"

4 TYPICAL EAVE DETAIL 3/4" = 1'-0"



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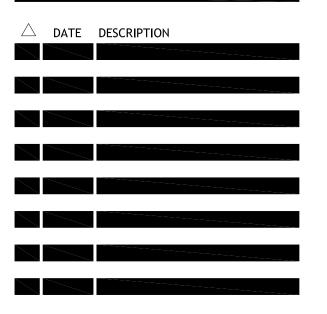
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KAHN MICHAEL A

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STANDARD DETAILS

11

ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN

APPLICABLE CODES AND STANDARDS

ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

THE STRUCTURAL DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS.

AMERICAN CONCRETE INSTITUTE ACI 318-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI-301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE-SP 66-04 CONCRETE DETAILING MANUAL AMERICAN INSTITUTE OF STEEL CONSTRUCTION - ANSI/AISC 360 SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL.

AMERICAN WELDING SOCIETY - AWS STRUCTURAL WELDING CODE. STEEL STRUCTURE PAINTING COUNCIL - SSPC STEEL STRUCTURE PAINTING MANUAL. U.S. PRODUCT STANDARDS - PS - 1- 74.

INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION. + 2018 IRC
NATIONAL DESIGN SPECS FOR WOOD CONSTRUCTION (NDS) 2018 EDITION. NDS FOR WOOD CONSTR. W/ 2018 SUPPLEMENT
SD PWS 2011 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.

WESTERN WOOD PRODUCTS ASSOCIATION - WWPA GRADING RULES FOR LUMBER AND PLYWOOD AMERICAN SOCIETY OF CIVIL ENGINEERSASCE/SE1 7-10 MIN. DESIGN LOADS FOR BLDGS + OTHER STRUCTURES

IN ADDITITION TO THE DEAD LOADS. THE FOLLOWING LOADS WERE USED IN THE PREPARATION OF THIS DESIGN AS REQUIRED BY CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE.

LIVE LOADS SOIL PRESSURE SOIL BEARING PRESSURE?CANTILEVER PCF (ASSUMED CEILING ACTIVE PRESSURE?BASEMEN**5**5 PCF (ASSUMED EQUIV PASSIVE 300 PCF (ASSUMED EXTERIOR BALCONY BASE FRICTION COEFF. 0.40 PCF (ASSUMED) STAIR + CORRIDOR

ls =1.0

Ct =1.1

ROOF SNOW LOAD

GROUND SNOW LOAD,pg ROOF SNOW LOAD,Pf 2. SNOW EXPOSURE FACTOR CE =1.0

4. THERMAL FACTOR

3. SNOW LOAD IMPORTANCE FACTOR

EARTHQUAKE DESIGN DATA: 1. RISK CATEGORY

2. SEISMIC IMPORTANCE FACTOR 3. MAPPED SPECTRAL ACCELERATION, SHORT PERIOD MAPPED SPECTRAL ACCELERATION, 1 SECOND PERIOD 4. SITE CLASS SDS=0.947g 5. COMPONENTS AND CLADDING REFER TO DRAWINGS

5. SPECTRAL RESPONSE COEFFICIENT, SHORT PERIOD SPECTRAL RESPONSE COEFFICIENT, 1-SECOND PERIOD SD1=0.542g 6. TOPOGRAPHICAL FACTOR 6. SEISMIC DESIGN CATEGORY 7. BASIC SEISMIC FORCE RESISTANCE

8. DESIGN BASE SHEAR SEISMIC RESPONSE COEFFICIENT 10. RESPONSE MODIFICATION FACTOR II. ANALYSIS PROCEDURE USED

=OUNDATIONS

ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON SOLID, UNDISTURBED FIRM NATURAL EARTH OR COMPACTED SOIL, AT LEAST 18 BELOW FINISHED GRADE AND FREE OF ORGANIC MATERIALS. FOOTING AND FOUNDATION EXCAVATION SHALL BE FREE OF LOOSE SOILS, SLOUGHS, DEBRIS, AND FREE OF WATER AT ALL TIMES. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE FINISH GRADE. FOUNDATION WALL BACKFILL SHALL BE PLACED SIMULTANEOUSLY ON BOTH SIDES OF WALL. PROVIDE 4" PERFORATED PIPE (AS REQUIRED) FOR SUBSURFACE DRAINAGE. FOOTING SIZE SHALL BE AS INDICATED ON DRAWINGS OR MINIMUM AS PER IBC SECTION 1806. WHERE THE SURFACE IS SLOPED MORE THAN ONE (1) FOOT IN TEN(10) FEET THE FOUNDATION SHALL BE LEVEL OR BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL PER IBC. WHERE STRUCTURAL COLUMNS AND POSTS ARE EXPOSED TO WATER SPLASH ABOVE A CONCRETE SURFACE OR TO THE WEATHER, PROVIDE A MINIMUM PLINTH OF 1' ABOVE THE CONCRETE SURFACE, OR 6 ' ABOVE THE EXPOSED EARTH PER UBC. FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION OR THE FOUNDATION WALL WITH A STEEL ANCHOR BOLT HAVING A MINIMUM NOMINAL DIAMETER OF 5/8". BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PIECE. ANCHOR BOLTS SHALL BE A STANDARD 'J-BOLT' WITH A 4d RETURN, OR A STANDARD 'L-BOLT' WITH 12d EXTENSION. ANCHOR BOLTS SHALL BE A36 STEEL OR BETTER. ALL ANCHOR BOLTS AT FOUNDATION SILL PLATES SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS PER SHEAR WALL SCHEDULE AT SHEAR WALLS AND OTHER STANDARD WALLS DEFAULTING TO PI-6. SEE SHEARWALL SCHEDULE ON THIS SHEET FOR SPECIFIC ANCHOR BOLT REQUIREMENTS AT ALL SHEARWALL LOCATIONS.

WIND DESIGN DATA:

le =1.0 2. RISK CATEGORY

SS=1.420g 3. WIND EXPOSURE

S1=0.494g

PLYWOOD SHEAR PANELS

V=SEE CALCS

(ASCE7-10,12.8)

EQ.LATERAL FORCE

CS=0.13

R=6.5

(ANSI/AF+PA WFCM-2018)

4. INTERNAL PRESSURE COEFFICIENT N/A

1. ULTIMATE WIND SPEED (3 SECOND GUST) VULT =110 MPH

CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF 1'?c? AS INDICATED BELOW. CONCRETE SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE STANDARD 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING". AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC STANDARDS SHALL BE ADDED TO ALL CONCRETE EXPOSED TO EARTH OR WEATHER. PROVIDE $5\% \pm 1.5\%$ ENTRAINED AIR MAXIMUM. MAXIMUM SLUMP SHALL BE 4" AT TIME OF PLACING, COMPRESSIVE STRENGHT OF 3,000 psi IS REQUIRED FOR ALL EXTERIOR AND EXPOSED CONDITIONS PER

	MIN. SACKS OF CEMENT PER C.Y. OF CONC.	SPECIAL INSP. REQUIRED	USE
5000 psi	6 1/2	YES	SLABS ON GRADE, FOUNDATIONS + FOOTINGS

GROUT FOR POST BEARING PLATES SHALL BE NON-SHRINK TYPE WITH MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI AT 28 DAYS.

REINFORCING STEEL

PER IBC AND/OR IRC GOVERNING CODES.

NEW, CLEAN AND FREE FROM DIRT, CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM -A615-76A, GRADE 60 (f?y?=60,000 PSI.) FOR # 4 BARS AND SMALLER GRADE 60 (f?y?=60,000 PSI.) FOR # 5 BARS AND LARGER

UNLESS NOTED OR SHOWN OTHERWISE, ALL REINFORCING BARS SHALL BE CONTINUOUS WITH ALL SPLICES STAGGERED. ALL STEEL SHALL BE ACCURATELY LOCATED IN THE FORMS AND SECURED BY FORM TIES TO PREVENT DISPLACEMENT DURING CONSTRUCTION. PROVIDE ALL HORIZONTAL BARS WITH 2'-6' x 2'- 6' CORNER BARS OF THE SAME SIZE AT ALL CORNERS AND WALL INTERSECTIONS. WHERE A CONCRETE WALL END DOES NOT INTERSECT WITH ANOTHER WALL, HOOK HORIZONTAL BARS 90 DEGREES AND PROVIDE AN EXTENSION OF 6 BAR DIAMETERS. AT CONCRETE WALLS AP VERTICAL REINFORCEMENT A MINIMUM OF 48 BAR DIAMETERS TO FOOTING DOWELS. LAP ALL REINFORCING BAR SPLICES A MINIMUM OF 48 BAR DIAMETERS. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOK AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318 - (LATEST EDITION).

CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS: FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE FORMED SURFACES EXPOSED TO EARTH OR WEATHER

#5 BARS OR SMALLER #6 BARS OR LARGER SLABS AND WALLS (INTERIOR FACE)

WELDED WIRE FABRIC SHALL CONFORM TO ASTM-185. LAP FABRIC 1'-O' MINIMUM AT SPLICES. LAP ADJACENT MATS OF WELDED WIRE MESH ONE FULL MESH AT SIDES AND ENDS.

STRUCTURAL STEEL

STRUCTURAL STEEL STANDARD SHAPES AND PLATES SHALL CONFORM TO ASTM A36 STEEL (f?y? = 36,000 PSI) STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B (f?y? = 46,000 PSI).
ALL MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A 307. USE E70XX ELECTRODES FOR WELDING. ALL FILLET WELDS SHALL BE MINIMUM 3/16" OR EQUAL TO MINIMUM THICKNESS OF MEMBER BEING WELDED, WHICHEVER IS LESS, UNLESS OTHERWISE SHOWN. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS AND WABO. ALL STEEL ITEMS SHALL HAVE ONE COAT OF RED LEAD CONFORMING TO TT-P-00615C TYPE II, 2-3 MILL COATING. SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE DESIGNER AND THE ENGINEER FOR

METAL WOOD TO WOOD CONNECTORS

METAL WOOD TO WOOD CONNECTORS REFERENCED BY LETTERS AND NUMBERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE AS SPECIFIED IN THEIR FULL LINE CATALOG' CURRENT EDITION. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED. PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

SOLID SAWN LUMBER

ALL FRAMING LUMBER SHALL KILN DRIED OR MC-19 AND BE GRADED AND MARKED IN CONFORMANCE WITH GLB STANDARD GRADING RULES FOR WEST COASTLUMBER NO 17 OR WPA WESTERN LUMBER GRADING RULES MOST CURRENT EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

1. 4" X 6" STUDS (2x AND 3x MEMBERS): HEM FIR OR SPF STUD GRADE DESIGN VALUES Fb= 675 psi Fv= 150 psi 2. 4' X 6' PLATES AND MISC. (2x AND 3x MEMBERS): HEM-FIR NO. 2 DESIGN VALUES Fb= 850 psi Fv= 150 psi Fc? 405 psi Fc= 1250 psi E = 1.300.000 3. JOISTS AND RAFTERS (2x AND 3x MEMBERS): HEM-FIR NO. 2 DESIGN VALUES Fb= 900 psi Fv= 150 psi E = 1,300,000 4. 4x BEAMS: DOUGLAS FIR-LARCH NO. 2 Fc= 1300 psi E = 1,600,000 DESIGN VALUES Fb= 950 psi Fc? 625 psi 5. 4x POSTS: DOUGLAS FIR-LARCH NO. 2 DESIGN VALUES Fb= 875 psi Fv= 180 psi Fc? 625 psi Fc= 1300 psi E = 1,600,0006. TIMBER BEAMS (RECTANGULAR 6x AND LARGER): DOUGLAS FIR-LARCH NO. 2 DESIGN VALUES Fb= 875 psi E = 1,300,000 7. TIMBER POSTS (SQUARE 6x AND LARGER): DOUGLAS FIR-LARCH NO. 2

DESIGN VALUES Fb= 700 psi Fv= 180 psi STRUCTURAL GLUED LAMINATED TIMBERS

STRUCTURAL GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI/AITC STANDARD A190.1 AND ASTM D 3737. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. ALL BEAMS SHALL BE DOUGLAS FIR COMBINATION (24F-V4/DF OR 24F-V8/DF, AS INDICATED) WITH A STANDARD CAMBER (3500 FT, RADIUS), UNLESS OTHERWISE NOTED ON PLANS. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLUE LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE

Fc? 625 psi

Fc= 475 psi

E = 1,300,000

24F-V4/DF DESIGN VALUES E = 1800.000 DESIGN VALUES Fc = 1600 psi E = 1,800,000 Fc?- 650 psi

STRUCTURAL COMPOSITE LUMBER ENGINEERED WOOD SHOWN ON THE DRAWINGS IS BASED ON PRODUCT MANUFACTURED BY WEYERHAUSER IN ACCORDANCE WITH ICC REPORT NO. ES ESR-1387. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME PLANT NUMBER OF THE MANUFACTURER. THE GRADE.THE ICC REPORT NUMBER AND THE QUALITY CONTROL AGENCY, AND SHALL BE FURNISHED TO THE FOLLOWING MINIMUM STANDARDS.

1.3 E ILEVEL TRUS JOIST: TIMBERSTRAND LSL. (BEAM / COLUMN) DESIGN VALUES Fb = 1700 psi Fv = 400 psi Fc?= 680 psi Fc = 1400 psi E = 1,300,000 1.55 E ILEVEL TRUS JOIST: TIMBERSTRAND LSL. (BEAM) DESIGN VALUES Fb = 2325 psi Fc = 2050 psi Fv= 310 psi E = 1,550,000 1.9 E ILEVEL TRUS JOIST: MICROLLAM LVL. (BEAM) Fc?= 750 psi DESIGN VALUES Fb = 2600 psi Fv= 285 psi Fc = 2510 psi E = 1,900,000 1.8 E ILEVEL TRUS JOIST: PARALLAM PSL. (COLUMN) DESIGN VALUES Fb= 2400 psi Fv= N.A. Fc = 2500 psi E = 1.800.0002.0 E ILEVEL TRUS JOIST: PARALLAM PSL. (BEAM) DESIGN VALUES Fb= 2900 psi Fv= 290 psi Fe?750 psi Fc = 2900 psi E = 2,000,000

PRE-MANUFACTURED WOOD FLOOR JOISTS ALL WOOD I-JOISTS SHALL BE TJI SERIES JOISTS MANUFACTURED BY WEYERHAEUSER N ACCORDANCE WITH ICC ES ESR-1153

ALL WOOD OPEN WEB JOISTS SHALL BE TJLX SERIES JOISTS MANUFACTURED BY WEYERHAEUSER PRE-MANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE, SPACING AND PROFILE SHOWN ON THE DRAWINGS. THE JOISTS SHALL BE COMPATIBLE WITH THE LOAD, DIMENSIONAL AND FIRE RATING REQUIREMENTS OF THE PROJECT. INSTALLATION SHALL COMPLY WITH MANUFACTURERS SPECIFICATIONS, LAYOUT AND CONSTRUCTION DETAILING DRAWINGS PREPARED AND FURNISHED BY MANUFACTURERS AUTHORIZED REPRESENTATIVE. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS

PRE-MANUFACTURED ROOF TRUSSES

ROOF TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION GUIDELINES OF ALL ROOF TRUSSWS. ROOF TRUSSES SHALL BE COMPATIBLE WITH THE LOAD, DIMENSIONAL AND FIRE RATING REQUIREMENTS OF THE PROJECT ROOF TRUSS LAYOUT AND SPACING SHALL CONFORM TO THE LOCATIONS AND SPACING SHOWN ON THE ROOF FRAMING PLAN DESCRIBED HEREIN PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH TPI-2007 FOR THE SPANS AND CONDITIONS SHOWN ON THE DRAWINGS BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON EXPERIENCED WITH THE DESIGN OF WOOD ROOF TRUSSES. WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (MITEK, ITW, OR APPROVED TRUSS PLATE MANUFACTURER TRUSSES SHALL BE SUPPLIED WITH THE NECESSARY BRACING TO PROVIDE LATERAL STABILITY OF ALL TRUSS MEMBERS AND TIE-DOWN CONNECTIONS FROM TRUSS MEMBERS TO THE TOP OF WALLS AND BEAMS TO FORM AN INTEGRAL PART OF THE WHOLE

STRUCTURAL WOOD PANEL SHEATHING

ALL STRUCTURAL WOOD PANEL SHEATHING (ROOF, FLOOR, AND WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR WITH EXPOSURE (1) CLASSIFICATION PLYWOOD OR OSB. EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF APA AND SHALL BE MANUFACTURED UNDER THE PROVISIONS OF VOLUNTRY PRODUCT STANDARDS DOC PS-1, DOC PS-2 OR APA PRP-108

PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL WOOD PANELS ROOF SHEATHING SHALL BE 7/16" PLYWOOD (OR OSB) WITH AN APA SPAN RATING OF 24/0 FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD WITH AN APA SPAN RATING OF 48/24 ALL FLOOR SHEATHING SHALL BE NAILED AND GLUED. ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG 01. WALL SHEATHING SHALL BE 7/16" PLYWOOD (OR OSB) WITH AN APA SPAN RATING OF 24/0 . INSTALL WITH A MINIMUM GAP OF 1/8" CLEAR SPACE BETWEEN PANEL JOINTS TO ALLOW FOR EXPANSION. NAILS SHALL BE DRIVEN FLUSH BUT NOT FRACTURE THE SURFACE OF THE SHEATHING. REFER TO WOOD FRAMING. NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

THE FOLLOWING SHALL APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

ALL WOOD FRAMING COMPONENTS NOT SPECIFICALLY ENGINEERED AND DETAILED ON PLANS SHALL BE CONSTRUCTED TO COMPLY WITH IBC CHAPTER 23. THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS, UNLESS OTHERWISE NOTED, SHALL COMPLY WITH TABLE 2304.9.1 OF THE INTERNATIONAL BLDG. CODE. ALL NAILS SHALL BE COMMON, UNLESS OTHERWISE INDICATED. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD SURFACES SHALL BE PROVIDED WITH STANDARD FLAT CUT WASHERS. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ALL SHIMS SHALL BE SEASONED AND DRIED AND OF THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

WALL FRAMING:

ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS • 16" o.c. AT INTERIOR WALLS AND 2x6 STUDS • 16" o.C. AT EXTERIOR WALLS AND WALLS SEPERATING HEATED AND UNHEATED SPACES. A MINIMUM OF THREE STUDS SHALL BE PROVIDED AT THE CORNERS AND INTERSECTIONS OF ALL WALLS AND A MINIMUM OF ONE TRIMMER STUD PLUS A SINGLE KING STUD SHALL BE PROVIDED AT EACH SIDE OF ALL OPENINGS NOT OTHERWISE NOTED ON PLANS. TRIMMERS AT WINDOW AND DOOR OPENING INDICATED ON PLANS ARE AS FOLLOWS:

(1) 2x = ONE TRIMMER STUD PLUS A SINGLE KING STUD.

(2) 2x = TWO TRIMMER STUDS PLUS A SINGLE KING STUD. (3) 2x = THREE TRIMMER STUDS PLUS A SINGLE KING STUD.

THE TRIMMER/KING STUD ASSEMBLY SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH TABLE 2304.9.1 AS DOUBLE STUDS. A SINGLE 4x8 HEADER SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL UNSHEATHED STUD WALLS OVER 8'-0" IN HEIGHT. ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. ALL WOOD PLATES AND BLOCKING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, OR PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED WOOD AND CONCRETE. END NAIL TOP PLATE TO EACH STUD AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE IN ACCORDANCE WITH TABLE 2304.9.1. FACE NAIL DOUBLE TOP PLATES IN ACCORDANCE WITH TABLE 2304.9.1. END JOINTS AT DOUBLE TOP PLATE SPLICES SHALL BE OFFSET A MINIMUM OF 48' AND NAILED PER TABLE 2304.9.1. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW PER TABLE 2304.9.1 OR BOLTED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) • 4'-0" O.C. UNLESS INDICATED OTHERWISE. ALL POSTS WITH-IN THE WALL FRAME ASSEMBLY NOT OTHERWISE NOTED ON PLANS SHALL BE SPIKE LAMINATED COLUMNS, CONSISTING OF DOUBLED STUDS. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER PER TABLE 2304.9.1. REFER TO THE PLANS AND SHEARWALL 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 • 7" o.c. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8' GWB. PROVIDE 7/16' (NOMINAL) APA RATED SHEATHING SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UN-SUPPORTED EDGES), AND 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. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH APPROVED FASTENERS TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

FLOOR AND ROOF FRAMING:

REFER TO FRAMING PLANS FOR ALL JOIST, RAFTER AND BEAM LAYOUTS. DIRECTION, SPACING, TYPE AND SIZE SHALL BE AS INDICATED ON PLANS. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS THAT EXTEND OVER MORE THAN HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS IN ACCORDANCE WITH TABLE 2304.9.1. ATTACH WOOD JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER IN ACCORDANCE WITH TABLE 2304.9.1. UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP W/ FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0'. ALL PLYWOOD SHALL BE INSTALLED PER APA STANDARDS, SHEATHING SHALL BE FASTENED IN ACCORDANCE WITH TABLE 2304.9.1. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN RAFTER/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 FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS IN ACCORDANCE WITH TABLE 2304,9,1 UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2x BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING PER NAILING SCHEDULE THIS SHEET. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. SOLID BLOCKING SHALL BE PROVIDED AT ALL HOLDOWN LOCATIONS AND POINT LOADS BEARING DIRECTLY ON THE FLOOR DIAPHRAGM FROM ABOVE. BLOCKING SHALL BE OF THE SAME SIZE AS THE POST OR COLUMN ABOVE, OR SHALL BE CONSTRUCTED OF MULTIPLE STUDS PROVIDING AN AREA

DIAPHRAGM AND HOLDOWN SCHEDULES

I SHEAR WALL	SCHEDULE? 1? (VERTICAL DIAPHRAGM)
I OIILAII WALL	- OOI ILDOLL!!! (VERTICAL DIAPHRAGM)

SHEARWALL TYPE	WALL SHEATHING (PANEL) THICKNESS AND GRADE	WALL STUD GRADE AND SPACING	NAIL TYPE	EDGE NAILING	FIELD NAILING	BLOCKING REQ'D	BLOCK SIZE	ABUTTING PLYWOOD PANEL EDGE MEMBER SIZE	TOP PLATE NAILING SIZE AND SPACING	SOLE PLATE NAILING SIZE AND SPACING	ANCHOR BOLTS SIZE AND	TYPE AND	ALLOWABLE LOAD ³ SEISMIC / WIN
P1-6	7/16" APA RATED OR 15/32" PLYWOOD ONE FACE	HEM-FIR @ 16" o.c.	8d COMMON	6" o.c.	12" o.c.	YES	2x	2x	16d @ 5"	16d @ 5"	5/8" @ 48" o.c.	A35 @ 24" o.c.	240 PLF/336 PL
P1-4	7/16" APA RATED OR 15/32" PLYWOOD ONE FACE	HEM-FIR @ 16" o.c.	8d COMMON	4" o.c.	12" o.c.	YES	2x	2x	16d @ 3"	16d @ 3"	5/8" @ 32" o.c.	A35 @ 12" o.c.	350 PLF/400 PL
P1-3 ²	7/16" APA RATED OR 15/32" PLYWOOD ONE FACE	HEM-FIR @ 16" o.c.	8d COMMON	3" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 4"	(2) ROWS 16d @ 4"	5/8" @ 24" o.c.	A35 @ 12" o.c.	450 PLF/630 PL
P1-2 ^{2,6}	7/16" APA RATED OR 15/32" PLYWOOD ONE FACE	HEM-FIR @ 16" o.c.	8d COMMON	2" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 12" o.c.	A35 @ 8" o.c.	590 PLF/820 PL
P2-4 ^{2,6}	7/16" APA RATED OR 15/32" PLYWOOD TWO FACES	HEM-FIR @ 16" o.c.	8d COMMON	4" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 12" o.c.	A35 @ 6" o.c.	700 PLF / 1050 PLF
P2-3 ^{2,6}	7/16" APA RATED OR 15/32"	HEM-FIR @ 16" o.c.	8d COMMON	3" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 12" o.c.	A35 @ 6" o.c.	900 PLF / 1260 PLF
P2-2 ^{2,6}	7/16" APA RATED OR 15/32" TWO FACES	HEM-FIR @ 16" o.c.	8d COMMON	2" o.c.	12" o.c.	YES	3x	3x	(2) ROWS 16d @ 2"	(2) ROWS 16d @ 2"	5/8" @ 8" o.c.	A35 (2) ROWS @ 9" o.c.	1180 PLF / 1640 PLF

ALL SHEAR WALLS SHALL COMFORM TO IBC SECTION 23 REQ'MNTS. APPLY NAILING TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING. SHEATHING SHALL BE INSTALLED VERTICALLY WITH 4x10 SHEETS EXTENDING FROM THE SILL PLATE AT THE FOUNDATION TO THE LOWER OF THE DOUBLED TOP PLATES AT THE MAIN LEVEL AND FROM THE UPPER OF THE DOUBLED TOP PLATES AT THE LOWER WALL TO THE TOP OF THE DOUBLED TOP PLATES AT THE ALLOWABLE LOADS ARE NOT ADJUSTED BY

- . WHERE APA SHEATHING IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBER, OR FRAMING SHALL BE 3x NOMINAL AND NAILS ON EACH SIDE SHALL BE STAGGERED. WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (NAIL SPACING 3" OR LESS, OR SHEAR WALLS WITH PLYWOOD APPLIED ON EACH SIDE OF STUD WALL) FOUNDATION SILL PLATES AND FRAMING FOR ABUTTING PANEL EDGES SHALL BE 3x NOMINAL
- . ABOVE ALLOWABLE SHEAR CAPACITIES APPLIES FOR 2x SPRUCE-PINE-FIR FRAMING SPACED NO MORE THAN 16" O.C. AND SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS. -. 14 GAUGE STAPLES W/ 7/16" CROWN AND 2" NOMINAL LEG LENGTH OR 0.131 DIAM. P-NAILS W/ 2" NOMINAL LENGTH CAN BE SUBSTITUTED FOR 8d COMMON NAILS WITH REDUCED SHEAR CAPACITIES TO USE STAPLES. VERIFY WITH ENGINEER
- . ALL FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING. 🛾 FOR FASTENER DIAMETER AND LENGTH, REFER TO FASTENER SCHEDULE BELOW. . PROVIDE A SINGLE JOIST OR MIN. 2x SOLID BLOCKING BELOW AND AT THE TOP OF ALL SHEARWALLS. FOR SHEARWALLS DESIGNATED P1-2, P2-4, P2-3, AND P2-2 SUCH JOISTS AND OR BLOCKING AT SHEARWALLS SHALL BE DOUBLED. WHERE JOISTS OR BLOCKING CONSIST OF DOUBLED SOLID SAWN MEMBERS, METAL FRAMING CLIPS SHALL BE INSTALLED AS FOLLOWS:

A35 • 8" o.c. A35 • 8" o.c. A35 • 6" o.c.

METAL HOLDOWNS? 1

SYMBOL	MODEL NUMBER ²	DBL STUD NAILING ⁵	ALLOWABLE LOAD (LBS) ³
\Diamond	HDU4-SDS2.5 w/ SSTB-24 5/8" ANCHOR BOLT w/ 21" MIN. EMBED AND (10) SDS 1/4"x2 1/2" LONG SCREWS (SYMBOL 1) TO DBL STUDS	(20) 16d	2100
\$	HDU5-SDS2.5 w/ SSTB-34 7/8" ANCHOR BOLT w/ 29" MIN. EMBED AND (14) SDS 1/4"x2 1/2" LONG SCREWS (SYMBOL 2) TO DBL STUDS	(24) 16d	3700
\$	HDU8-SDS2.5 w/ SSTB-34 7/8" ANCHOR BOLT w/ 29"" MIN. EMBED AND (20) SDS 1/4"x2 1/2" LONG SCREWS (SYMBOL 3)TO TRIPLE STUDS	(30) 16d	4000
4	HDU11-SDS2.5 w/ SB1-30 ANCHOR BOLT w/ 24" MIN. EMBED AND (30) SDS 1/4"x2 1/2" LONG SCREWS (SYMBOL 4)TO TRIPLE STUDS	(34) 16d	5200
\$	STHD14/STHD14RJ STRAP TIE DOWN	(20) 16d	3800
6	SINGLE 1 1/4" COIL STRAP ⁴ (CLEAR SPAN + 24")	N.A.	1462
\Diamond	DOUBLE 1 1/4" COIL STRAP⁴ (CLEAR SPAN + 24")	(16) 16d	2924
8	3" x 16 GUAGE COIL STRAP⁴ (CLEAR SPAN + 50")	(18) 16d	4343
9	3" x 16 GUAGE COIL STRAP ⁴ (CLEAR SPAN + 50") + 1 1/4" COIL STRAP ⁴ (CLEAR SPAN + 24")	(30) 16d	5805
•	STRUCTURAL NOTES FOR SPECIFICATION OF METAL CON	INECTORS.	l

SEE STRUCTURAL NOTES FOR SPECIFICATION OF METAL CONNECTORS 2. ALL METAL HOLDOWNS SHALL BE INSTALLED PER MANUFACTURES INSTALLATION 3. ALLOWABLE LOADS INDICATES 133% WIND LOADING INCREASE, SEE

REFLECT AN ADJUSTMENT FOR SPRUCE-PINE-FIR FRAMING MEMBERS PER MANUFACTURER'S REQUIREMENTS. 4. ALL 1 1/4" STRAPS SHALL BE CSI6 BY SIMPSON OR EQUAL, ALL 3" STRAPS SHALL BE

MANUFACTURERS DATA FOR ADDITIONAL LOADING AND OR LIMITATIONS. LOADS

CMSTC16 BY SIMPSON OR EQUAL. 5. THE DOUBLE 2x STUDS (STUD GROUP BOUNDARY ELEMENT) ARE TO BE NAILED TOGETHER (IN TWO STAGGERED ROWS) WITH EVENLY SPACED NAILING. SEE PLANS FOR

FLOOR NAILING (HORIZONTAL DIAPHRAGM)

FLOOR DIAPHRAGM 23/32" 2x FRAMING - H.F. @ 16" O.C.

TYP. FLOOR SHEATHING: 3/4" CDX T+G APA RATED PLYWOOD (48/24) NAILED AND GLUED. ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG 01. PROVIDE T+G EDGES AT LONG PANEL EDGES. NAILING SHALL BE 10d AT 6" O.C. AT PANEL EDGES AND 10" O.C. AT INTERMEDIATE SUPPORTS. ALLOWABLE DIAPHRAGM SHEAR = 215X0.82=177 plf.

TYPE	NAILS	BOUNDARY NAILING	SUPPORTED EDGES	BLOCKED EDGE NAILING	BLOCKING	ALLOWABLE LOAD ²	
F1	10d	6" O.C.	6" O.C.	6" O.C.	YES	290 PLF	
F2	10d	4" O.C.	4" O.C.	4" O.C.	YES	390 PLF	
F3 ¹	10d	2.5" O.C.	2.5" O.C.	2.5" O.C.	YES	590 PLF	

1. WHERE NAILS ARE SPACED 2.5" o.c. AND LESS. FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3x AND SHALL BE STAGGERED.

2 ABOYE ALLOWABLE SHEAR CAPACITIES HAVE BEEN ADJUSTED FOR 2x HEM-FIR

TYP. ROOF SHEATHING: 7/16" OSB APA RATED SHEATHING (24/0) EXP. 1 EXT. BOND NERQA397, RP.#108, LAY UP W/ MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAILING SHALL BE 10d AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE EDGE CLIPS • 24" O.C. AT ALL UNSUPPORTED EDGES. ALLOWABLE DIAPHRAGM SHEAR = 190 x 0.93 = 176 PLF

ROOF DIAPHRAGM 15/32" 2x FRAMING - H.F. @ 24" O.C.

TYPE	NAILS	BOUNDARY NAILING	SUPPORTED EDGES	BLOCKED EDGE NAILING	BLOCKING	ALLOWABLE LOAD ²
R1	10d	6" O.C.	6" O.C.	6" O.C.	YES	260 PLF
R2	10d	4" O.C.	4" O.C.	4" O.C.	YES	350 PLF
R3 ¹	10d	2.5" O.C.	2.5" O.C.	6" O.C.	YES	530 PLF

1. WHERE NAILS ARE SPACED 2.5" o.c. AND LESS, FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3x AND SHALL BE STAGGERED. 2. ABOVE ALLOWABLE SHEAR CAPACITIES HAVE BEEN ADJUSTED FOR 2x HEM-FIR FRAMING IN ACCORDANCE WITH TABLE 2306.3.1 I.B.C.

<u>METAL CONNECTORS + FASTENERS USED w/ PRESSURE TREATED LUMBER</u>

TYPICAL SHEAR WALL CONSTRUCTION DETAIL.

ALL METAL CONNECTORS AND FASTENERS IN DIRECT CONTACE WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

GROUP ONE: CHROMATED COPPER ARSENATE (CCA) AND SODIUM BORATE (SBX) PRESSURE TREATED LUMBER MINIMUM CORROSION PROTECTION: 1. ALL METAL CONNECTORS, HANGERS, STRAPS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-123

STANDARDS WITH MINIMUM ZINC THICKNESS THAT MEET G-90 STANDARDS. 2. ALL FASTENERS INCLUDING NAILS, SCREW, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153 STANDARDS.

GROUP TWOALKALINE COPPER QUAT (ACQ AND CAQ-D AND COPPER AZOLE (CBA-A AND CA-B) PRESSURE TREATED LUMBER MINIMUM CORROSION PROTECTION: 1. ALL METAL CONNECTORS, HANGERS, STRAPS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-653

STANDARDS WITH MINIMUM ZINC THICKNESS THAT MEET G-185 STANDARDS. 2. ALL FASTENERS INCLUDING NAILS, SCREW, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153 STANDARDS.

1. SOME PRESERVATIVE PRESSURE TREATED WOOD REQUIRE ADDITIONAL CORROSION PROTECTION FOR STEEL CONNECTORS. AND FASTENERS. ALWAYS CONSULT WITH PRESSURE TREATED WOOD MANUFACTURER FOR SPECIAL CORROSION

2. STAINLESS STEEL FASTENERS ARE TO BE USED WITH STAINLESS STEEL CONNECTORS ONLY

AND USE HOT-DIP GALVANIZED FASTENERS WITH HOT-DIP CONNECTORS ONLY.

3. FOR ALL OTHER PRESSURE TREATED WOOD NOT LISTED IN THE ABOVE GROUPS ONE OR TWO, CONSULT WITH PRESSURE TREATED WOOD MANUFACTURER FOR SPECIAL CORROSION PROTECTION REQUIREMENTS.

DIAPHRAGM BLOCKING

- PROVIDE SOLID BLOCKING HOLDOWNS AND POINT LOADS ABOVE. USE SAME SIZE AS POST OR MULTIPLE STUDS ABOVE FOR BLOCKING. WHEN MULTIPLE STUDS ARE USED,
- ORIENT GRAINS VERTICALLY. (FOR 6X6 POST ABOVE, USE 4X8 POST BLOCKING RIM). RUN POST TO BOTTOM OF FLOOR PLYWOOD DIAPHRAGM. PROVIDE POSITIVE CONNECTION (MTL. STRAP - MIN. (2) CS16-48. NAIL ONE ON THE OPPOSING FACE OF THE OTHER).
- PROVIDE SOLID BLOCKING BETWEEN TOP OF BEAM AND BOTTOM OF PLYWOOD FLOOR DIAPHRAGM. USE SAME SIZE AS POST OR MULTIPLE STUDS ABOVE FOR BLOCKING, WHEN MULTIPLE STUDS ARE USED,

FASTENER SCHEDULE

nail Type	DIAMETER IN INCHES	LENGTH IN INCHES	SPECIFICATIONS
8d	.131	2 1/2"	COMMON NAIL ASTM A36 COATED SMOOTH
10d	.148	3"	COMMON NAIL ASTM A36 COATED SMOOTH
12d	.148	3 1/4"	COMMON NAIL ASTM A36 COATED SMOOTH
16d	.162	3 1/2"	COMMON NAIL ASTM A36 COATED SMOOTH

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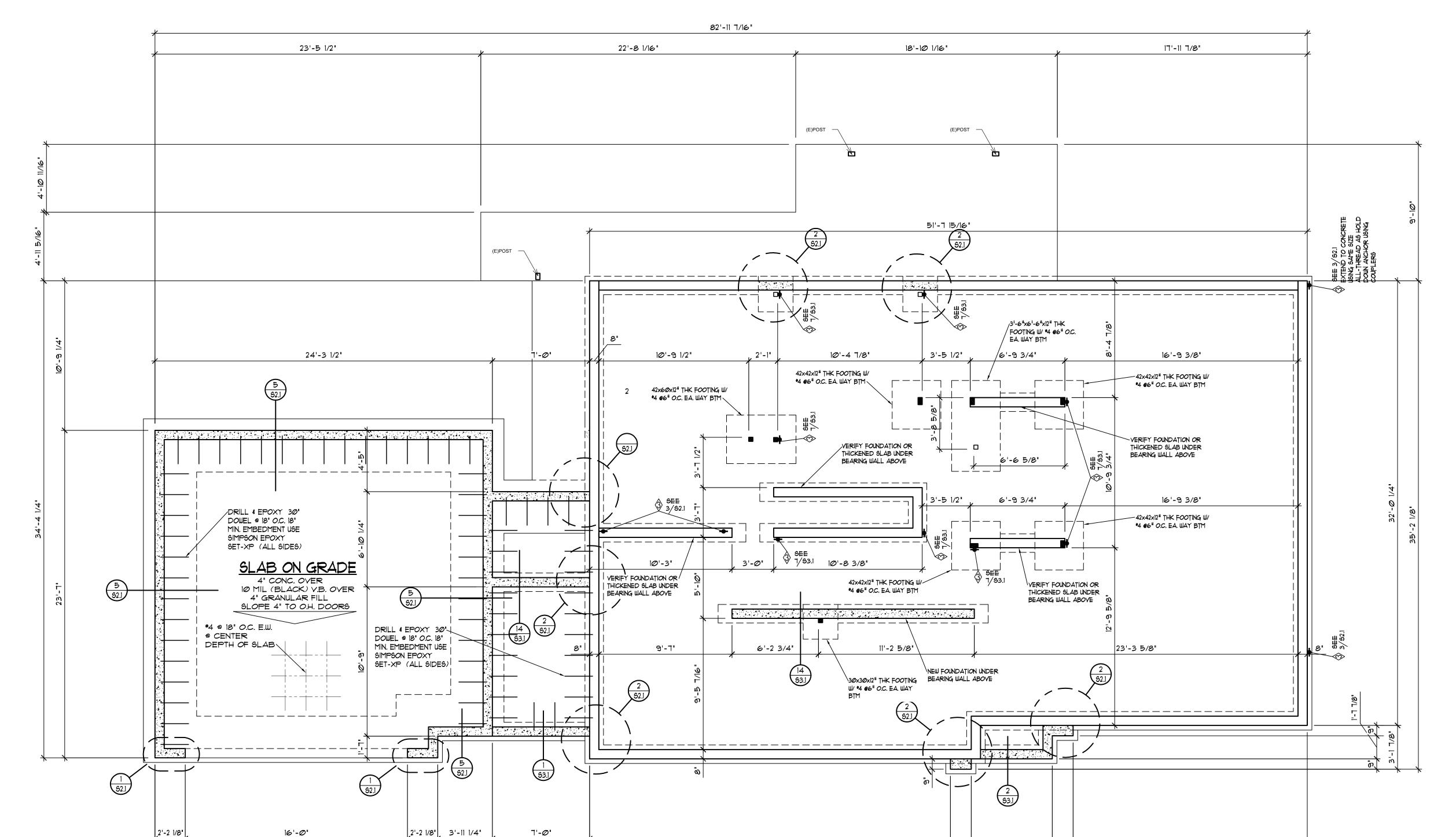
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FROM FOUNDATION VENTS

<u>Structural legend</u>

SHEAR WALLS

FOUNDATION NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

-DENOTES LOCATION AND EXTENT OF

DENOTES HOLDOWN LOCATION SEE HOLD DOWN SCHEDULE LOCATE HOLDOWNS MIN. 9"

DENOTES TYPE OF SHEAR WALLS SEE SHEAR WALL SCHEDULE

CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.

 ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE

4. STEP FOUNDATIONS PER SITE CONDITIONS

5. ALL POSTS SHALL BE TREATED 4x4 (4x6 @ BM SPLICE) ON TYPE-90 FELT ON CONCRETE FOOTING AS INDICATED PER PLAN.

6. ALL GIRDERS SHALL BE *2 DOUG./FIR (SIZE AS INDICATED PER PLAN).
7. GROUND COVER SHALL BE 6 mil. (0.006")

POLYETHYLENE FILM WITH AT LEAST A 12" LAP AT ALL SEAMS AND EXTENDED UP THE FOUNDATION WALL TO AT LEAST THE OUTSIDE FINISHED GRADE LINE.

8. ALL WOOD IN CONTACT WITH EARTH, MASONRY OR CONCRETE SHALL BE TREATED OR BE OF WOOD WITH A NATURAL RESISTANCE TO DECAY.

FOUNDATION PLAN

20'-4 1/4"

10'-11 1/4"

 $\frac{1}{4}$ " = 1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION, AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL

25'-11 11/16"

82'-11 7/16"

REMODEL LEGEND

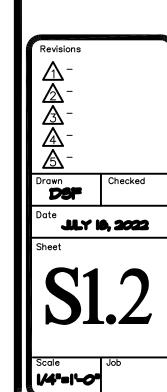
5'-10"

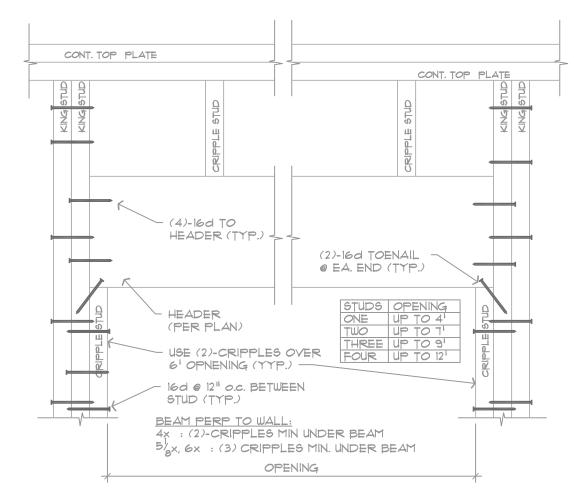
NEW FOUNDATION

16'-10 1/4"

EXISTING FOUNDATION TO REMAIN

EXISTING FOUNDATION TO BE REMOVED





TYPICAL HEADER

24" MINIMUM END JOINT OFFSET 2x6 TOP PLATE 2x6 TOP PLATE - 8-16d NAILS--FACE NAIL AT LAPPED AREA STANDARD STUD LAYOUT SPACING PER PLAN

N.T.S.

 $1/2^{11} = 1^1 - \emptyset^{11}$

% TYPICAL FRAMING DETAIL

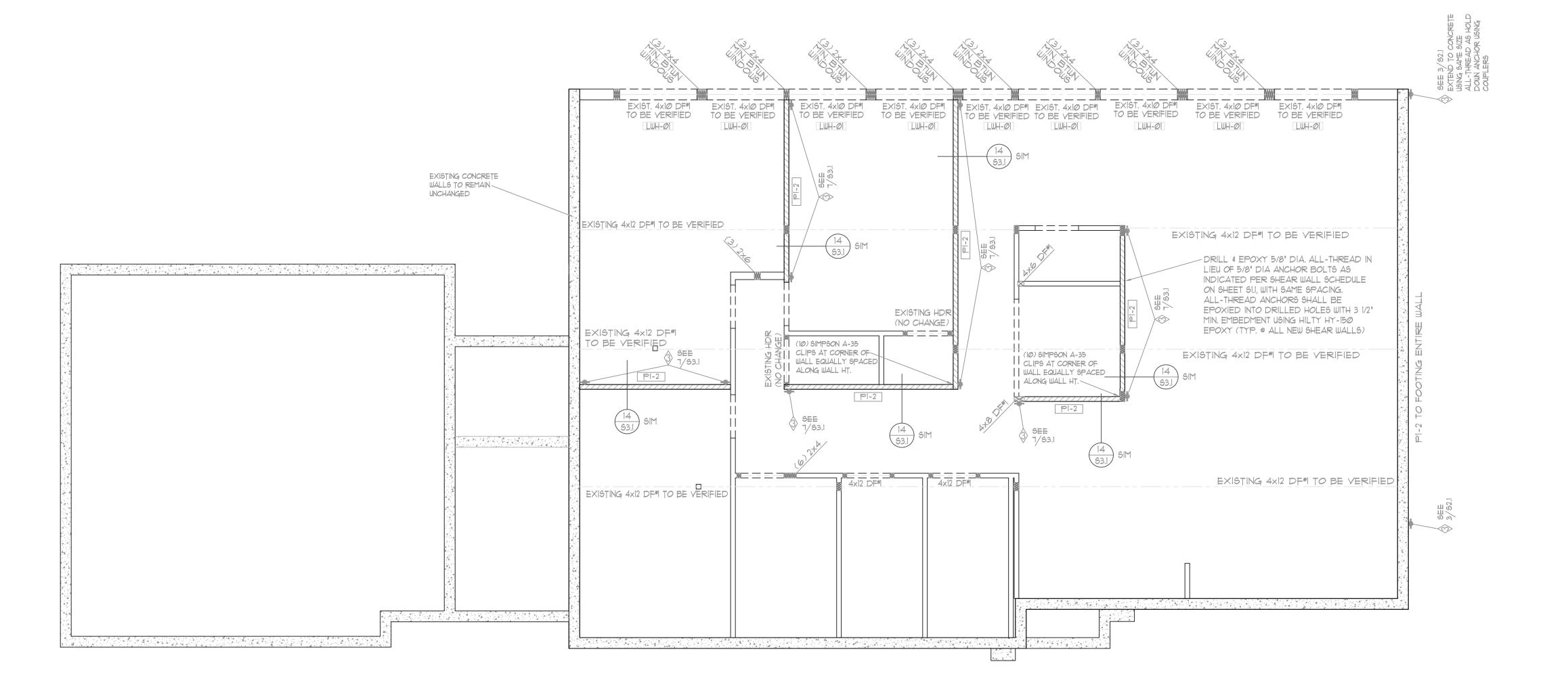
@ DOUBLE TOP PLATE SPLICE

STRUCTURAL LEGEND

-DENOTES LOCATION AND EXTENT OF SHEAR WALLS

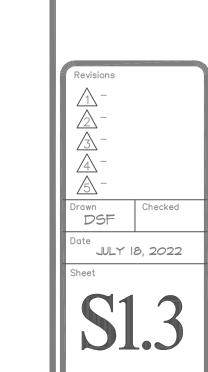
PI-6 DENOTES TYPE OF SHEAR WALLS SEE

DENOTES HOLDOWN LOCATION SEE HOLD DOWN SCHEDULE LOCATE HOLDOWNS MIN. 9" FROM FOUNDATION VENTS



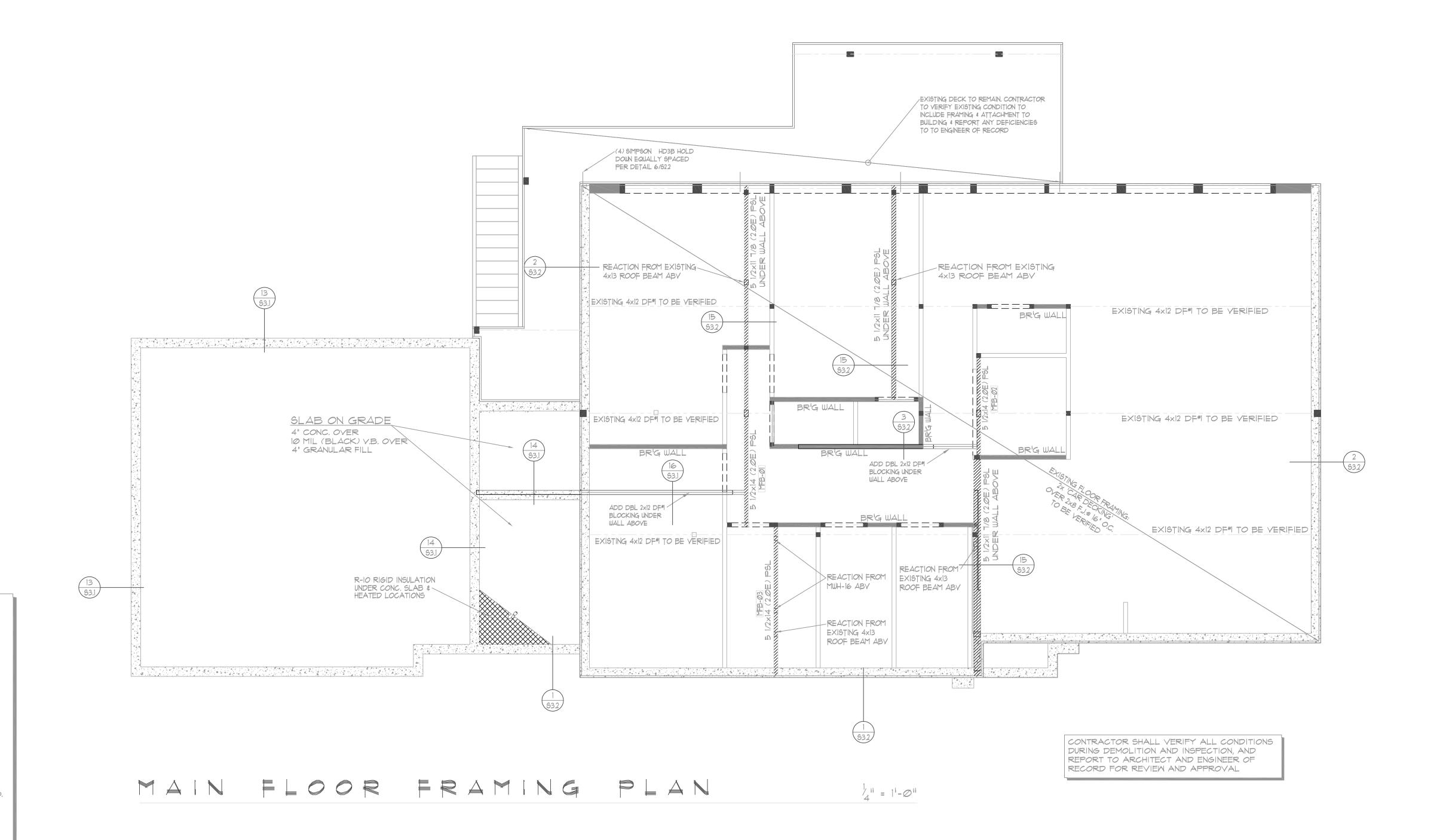
LOWER LEVEL WALL PLAN 4"=1"-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS DURING DEMOLITION AND INSPECTION, AND REPORT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL





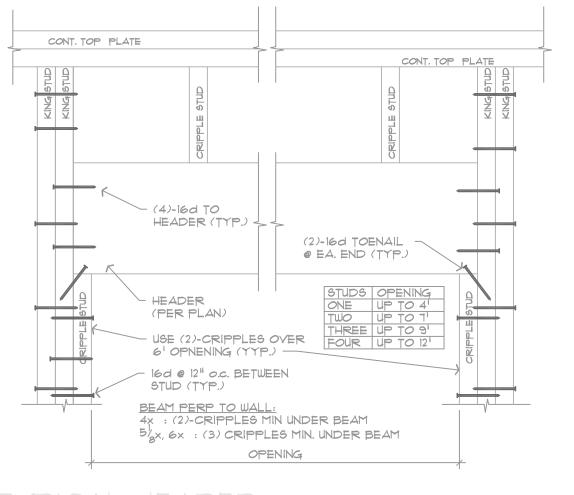
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MAIN LEVEL FRAMING NOTES:

. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.

- 2. ALL FLOOR JOISTS @ THIS LEVEL SHALL BE 14" TJI 230 F.J. @ 16" O.C. UNLESS OTHERWISE INDICATED PER PLAN.
- 3. ALL EXTERIOR RIMS TO BE 1 3/4x14" (1.55E) LSL U.N.O. 4. ALL HEADERS @ WINDOW AND DOOR OPENINGS SUPPORTING THIS LEVEL SHALL BE 4x12 * 2 DOUG!/FIR, UNLESS OTHERWISE INDICATED PER PLAN.
- 5. PROVIDE SOLID BLOCKING OVER SUPPORTS.
- 6. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- 7. BEARING WALLS ARE SHADED.
- 8. PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
- 9. INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
- 10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- II. ALL METAL JOIST HANGERS SHALL BE "SIMPSON STRONG-TIE" U-SERIES JOIST HANGERS OR APPROVED EQUAL UNLESS NOTED OTHERWISE.



TYPICAL HEADER

24" MINIMUM END JOINT OFFSET 2x6 TOP PLATE 8-16d NAILS--FACE NAIL AT LAPPED AREA STANDARD STUD LAYOUT SPACING PER PLAN

N.T.S.

& TYPICAL FRAMING DETAIL

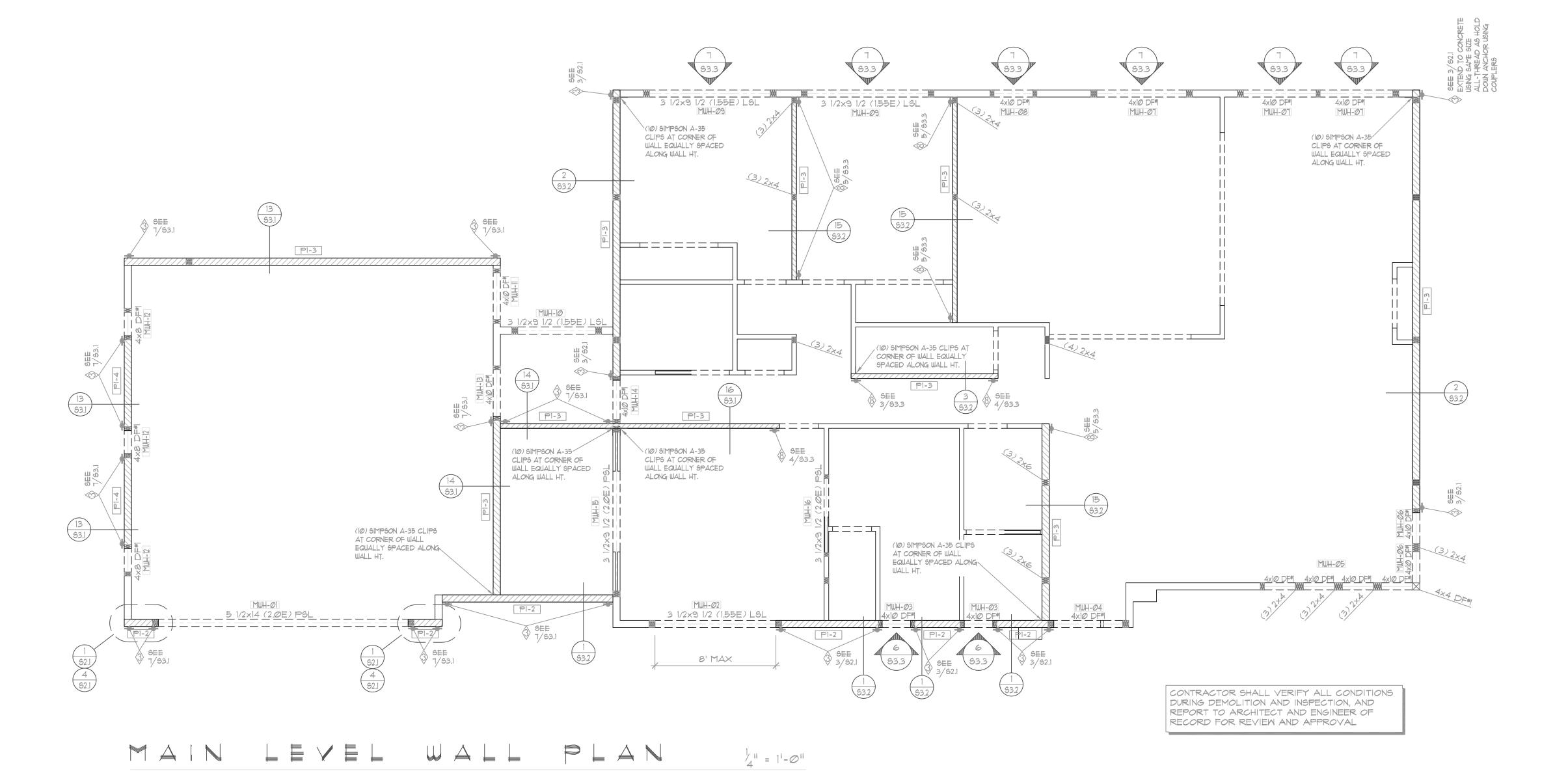
 $1/2^{11} = 1^1 - \emptyset^{11}$ @ DOUBLE TOP PLATE SPLICE

STRUCTURAL LEGEND

-DENOTES LOCATION AND EXTENT OF SHEAR WALLS

PI-6 DENOTES TYPE OF SHEAR WALLS SEE

DENOTES HOLDOWN LOCATION SEE HOLD DOWN SCHEDULE LOCATE HOLDOWNS MIN. 9" FROM FOUNDATION VENTS



- 2. BEARING WALLS ARE SHADED.
- 3. PROVIDE VENTED BLOCKING OVER SUPPORTS.
- 4. ALL HEADERS SUPPORTING ROOF @ MAIN LEVEL OPENINGS SHALL BE 4x10 *2 DOUG./FIR. UNLESS OTHERWISE INDICATED PER PLAN.
- 5. CONTRACTOR TO VERIFY LOCATION OF ALL ROOF SUPPORT BRACING OR POSTING AND PROVIDE ADEQUATE BEARING TO FOUNDATION.
- 6. DENOTES CONCENTRATED LOADS SUPPORTED BY (2) STUDS, U.N.O..
- 1. ALL METAL HANGERS SHALL BE "SIMPSON STRONG-TIE" LSSR-SERIES JOIST HANGERS OR APPROVED EQUAL.
- 8. ALL FALSE VALLEYS SHALL BE FRAMED W/ A FLAT 2xIØ LAID DIRECTLY ON RAFTERS BELOW, OR W/ A FLAT IXIØ LAID ON 3/4" SOLID SHEATH'G.
- 9. ALL CEILING JOISTS SHALL BE 2×8 *2 HEM/FIR FRAMED @ 24" O.C. UNLESS OTHERWISE INDICATED PER PLAN. SEE PLAN JOIST DIRECTION.
- 10. WHERE CEILING JOISTS ARE PERPENDICULAR TO RAFTER FRAMING, PROVIDE METAL STRAP TIES @ 48" O.C. ACROSS THE FIRST THREE ADJACENT JOIST SPACES AND SOLID FULL DEPTH BLK'G @ EA. TIE.
- 11. INSTALL SHEAR WALLS \$/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING FINISH ROOFING.

ROOF LOAD:

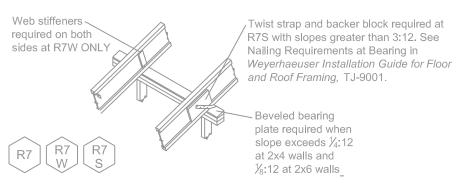
LIVE (SNOW)- 25 PSF

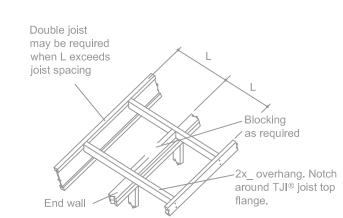
15 PSF 40 PSF TOTAL-

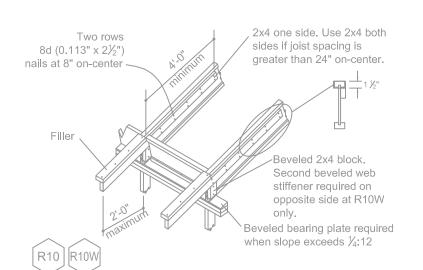
ROOF SHEATHING

ENTIRE UPPER & LOWER ROOF TO BE 3/4" CDX PLYWOOD NAILED PER R-1 ROOF NAILING PER ROOF NAILING SCHEDULE ON SHEET SI.I

INTERMEDIATE BEARING Blocking panels or shear blocking may be specified for joist stability at intermediate supports

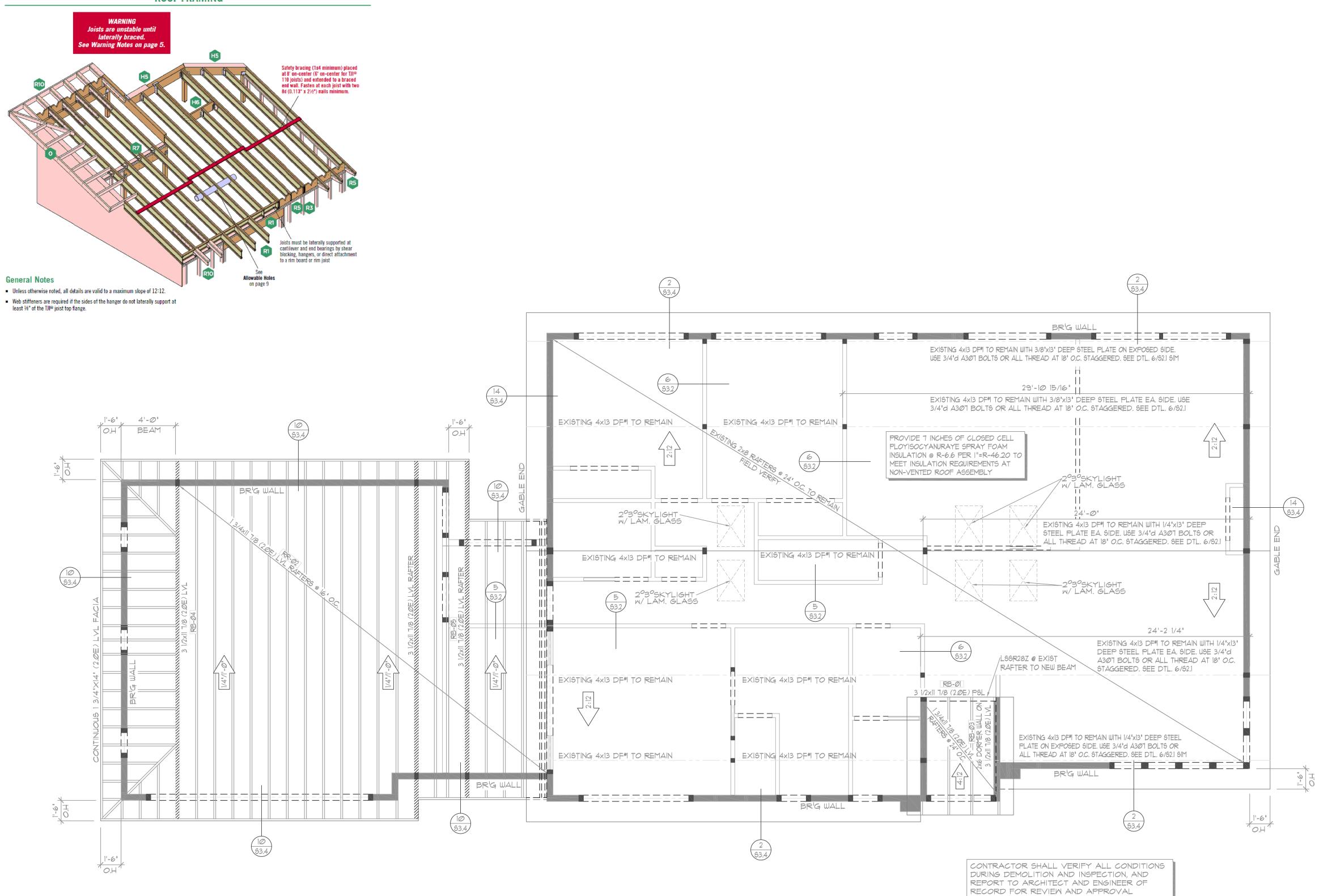




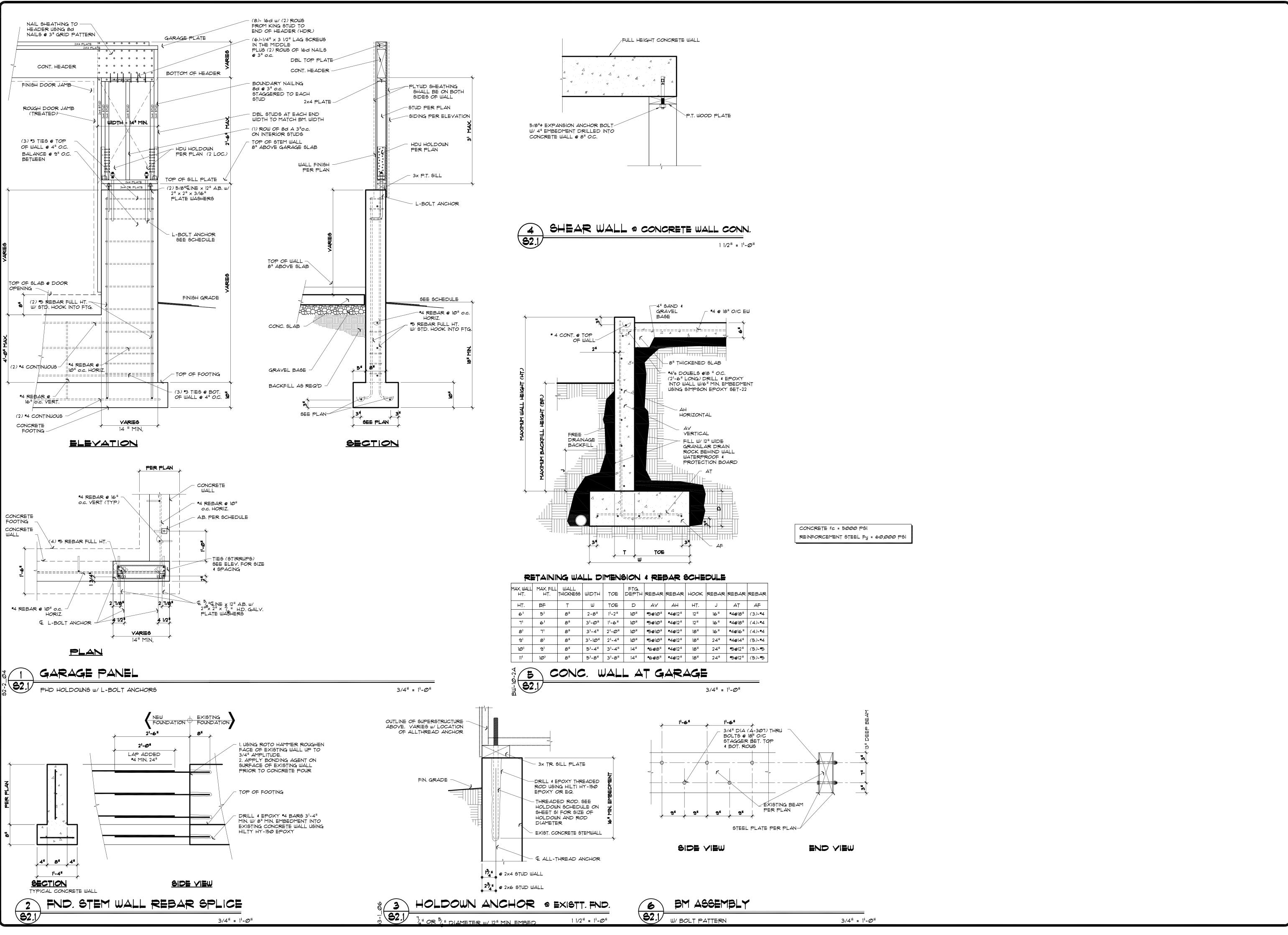


ROOF FRAMING

ROOF FRAMING PLAN



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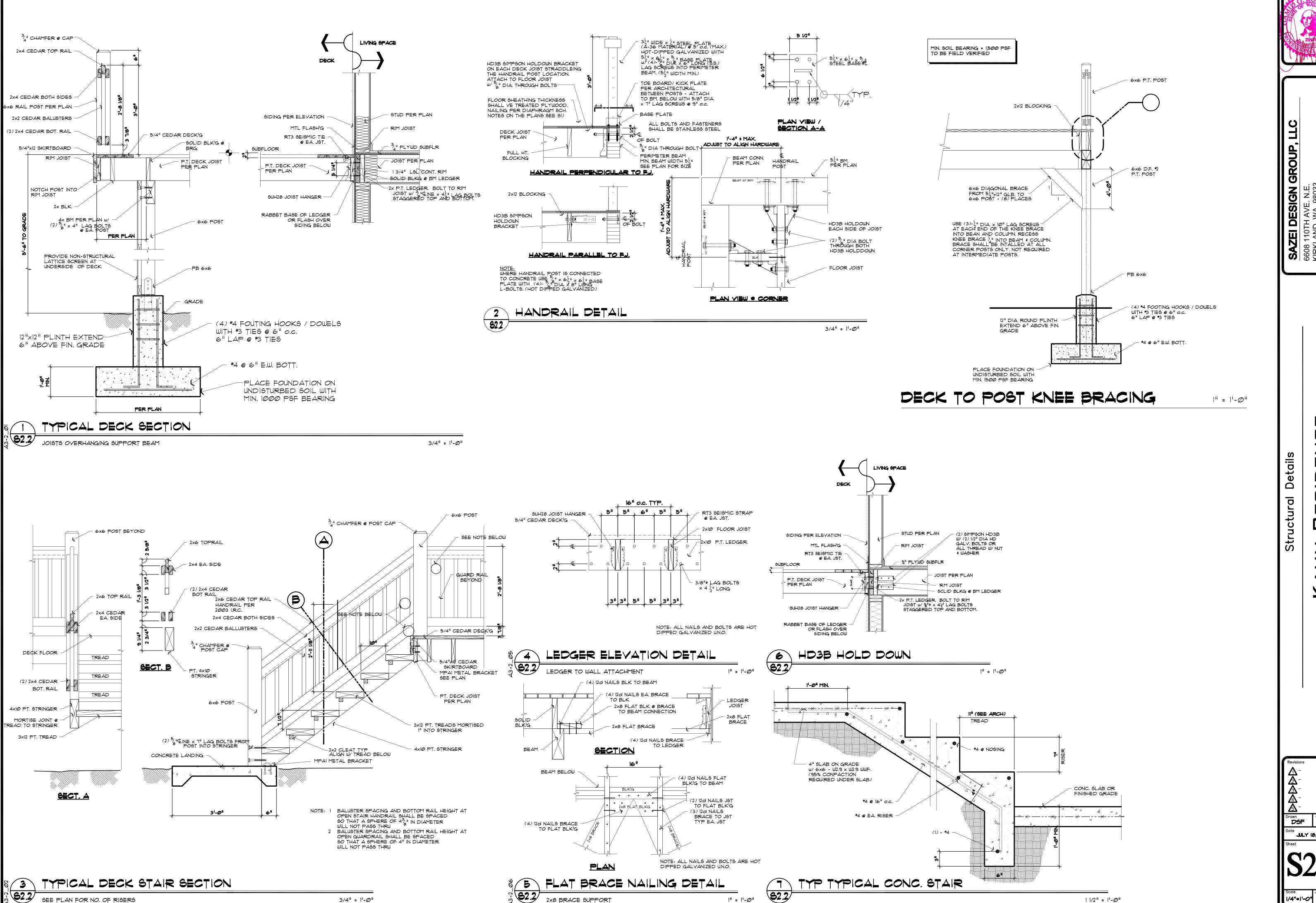
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5) 214-2280

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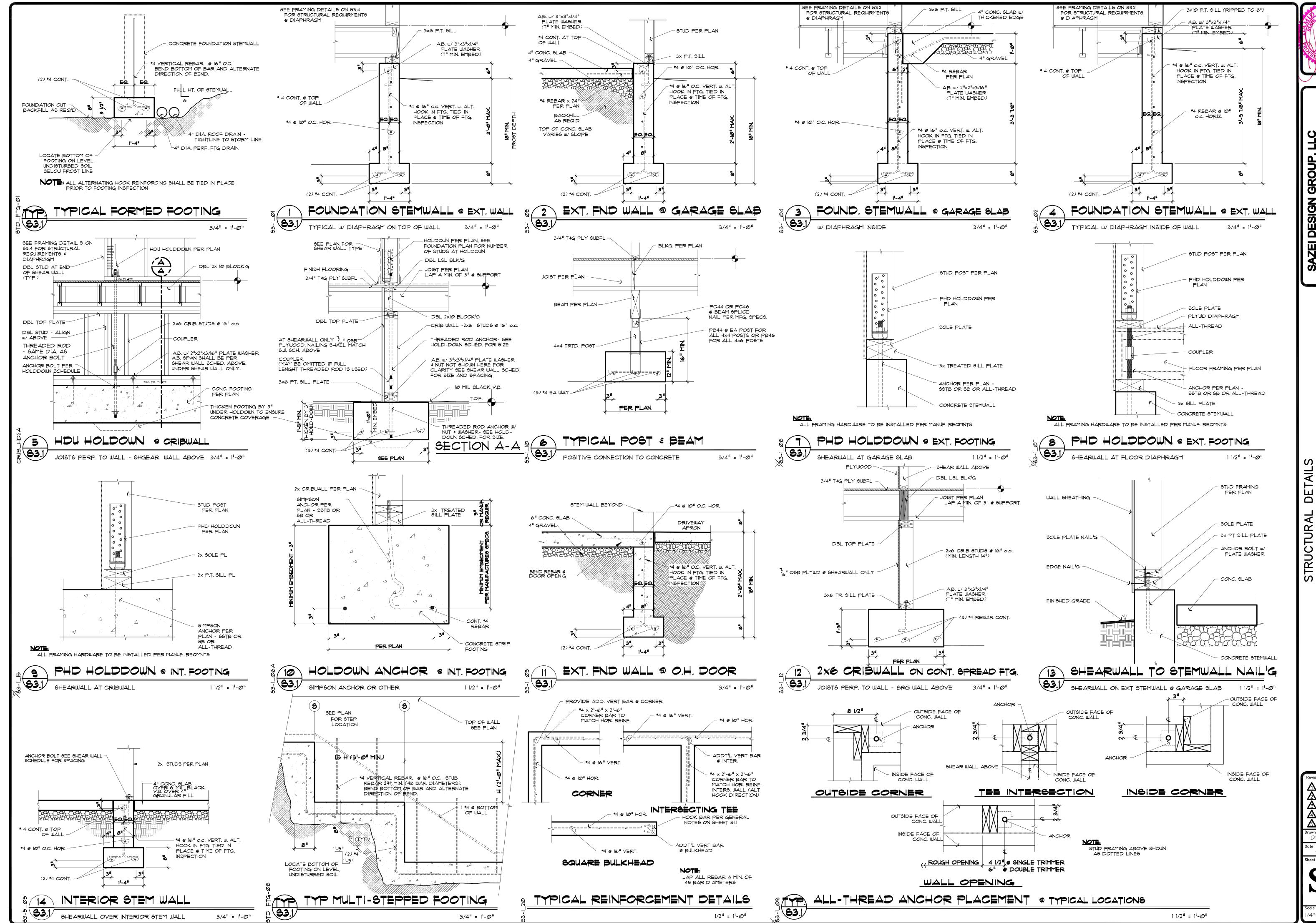
STRUCTURAL

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SAZEI DESIGN GROUP, LLC
6608 110TH AVE. N.E.
KIRKLAND, WA. 98033
TEL. (425) 214-2280
FAX. (425) 889-6887

KAHN RESIDENCE

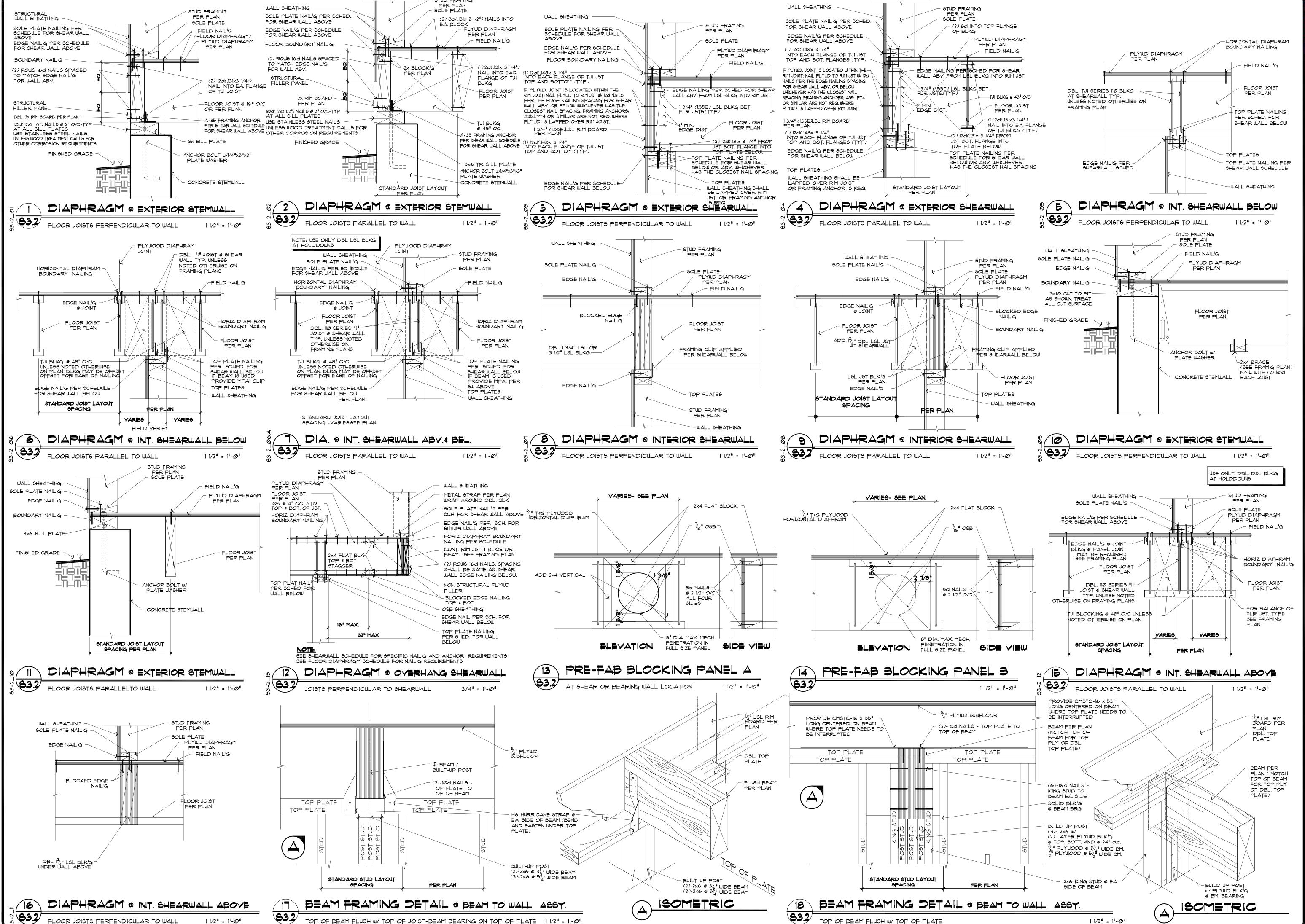
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6608 110TH AVE. N.E.
KIRKLAND, WA. 98033
TEL. (425) 214-2280
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Structural Details

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4205 85TH AVE SE, MERCER ISLAI

Revisions

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1/4"=1'-0"

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