LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #20100430000680)

LOT 16, BLOCK 8, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE CENTERLINE OF SE 40TH ST BEARS S 89°56'52" E BETWEEN FOUND MONUMENTS PER PLAT.

REFERENCES

. MADRONA CREST ADDITION, RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WASHINGTON.

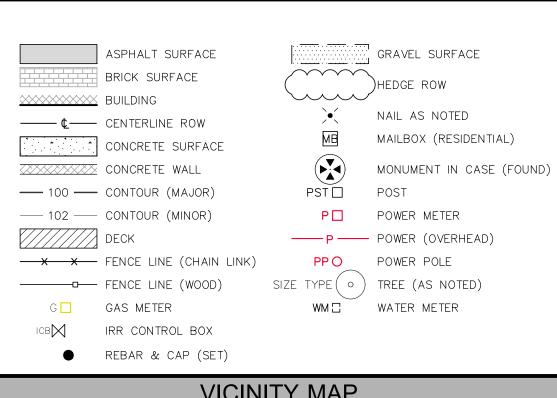
VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

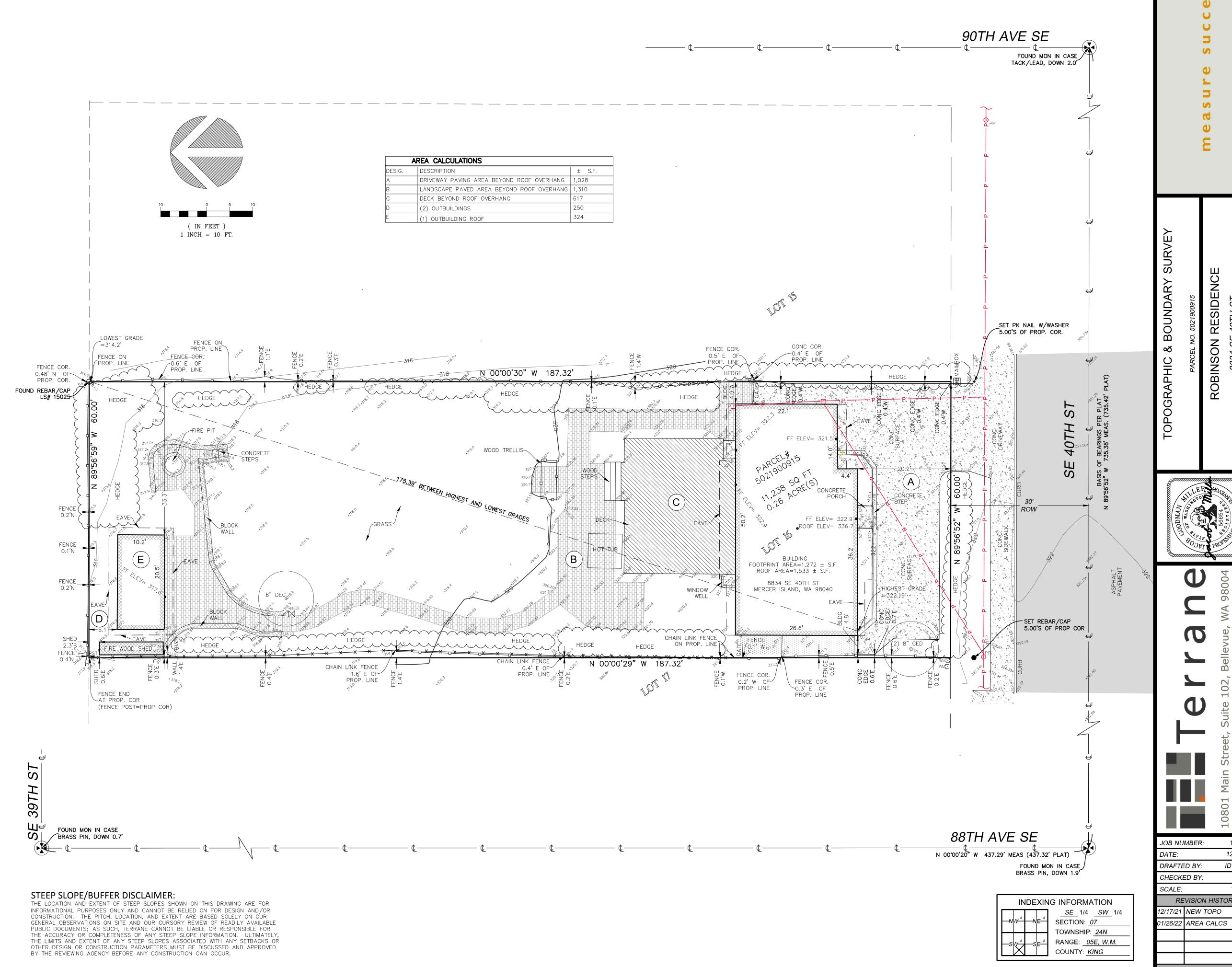
- . THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2016 & DECEMBER OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- 4. SUBJECT PROPERTY TAX PARCEL NO. 502190-0915
- 5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 11,238± S.F. (0.26± ACRES)- 11,400 PER KING COUNTY ASSESSOR'S
- 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- 7. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND





TOPOGRAPHIC & BOUNDARY SURVEY



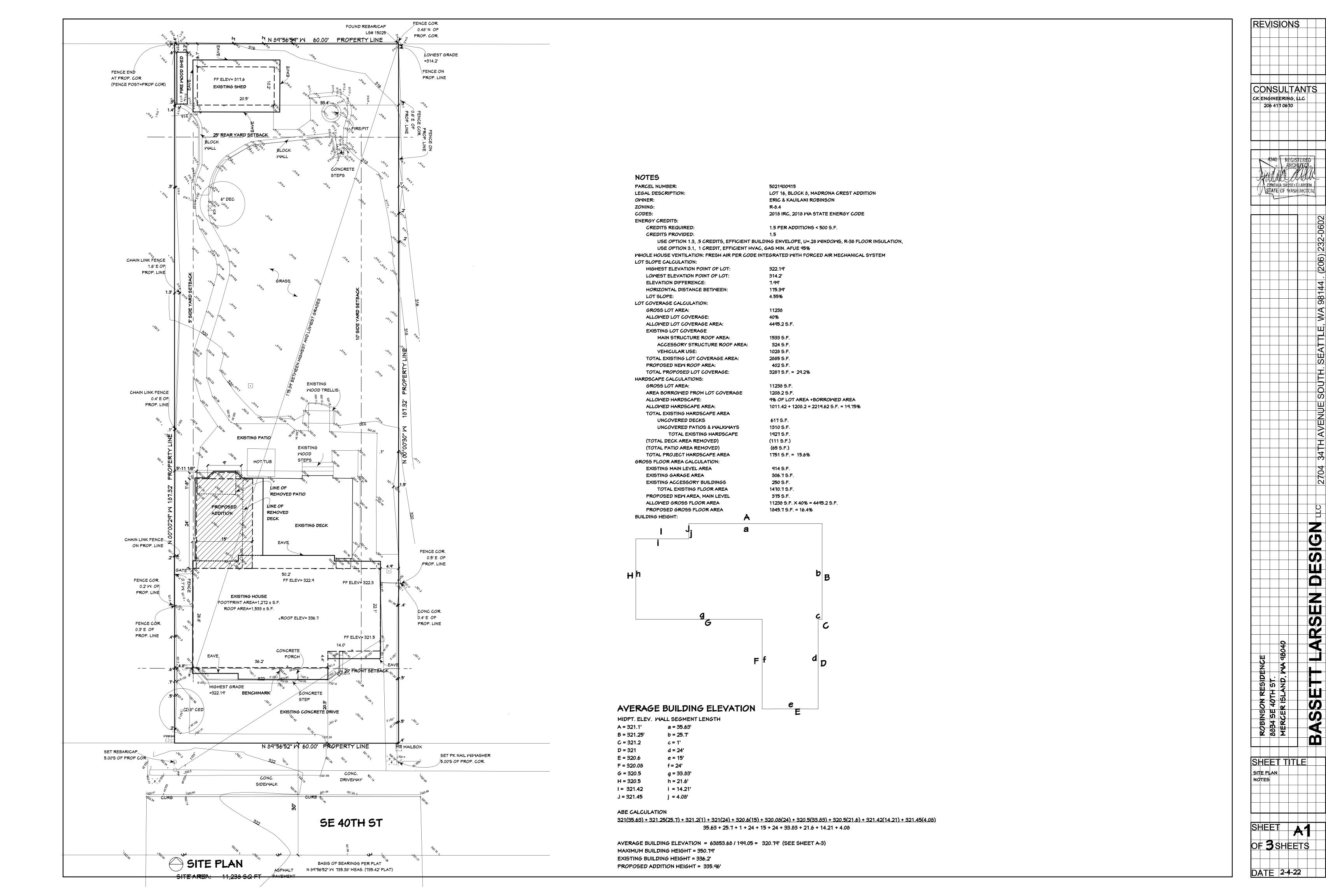
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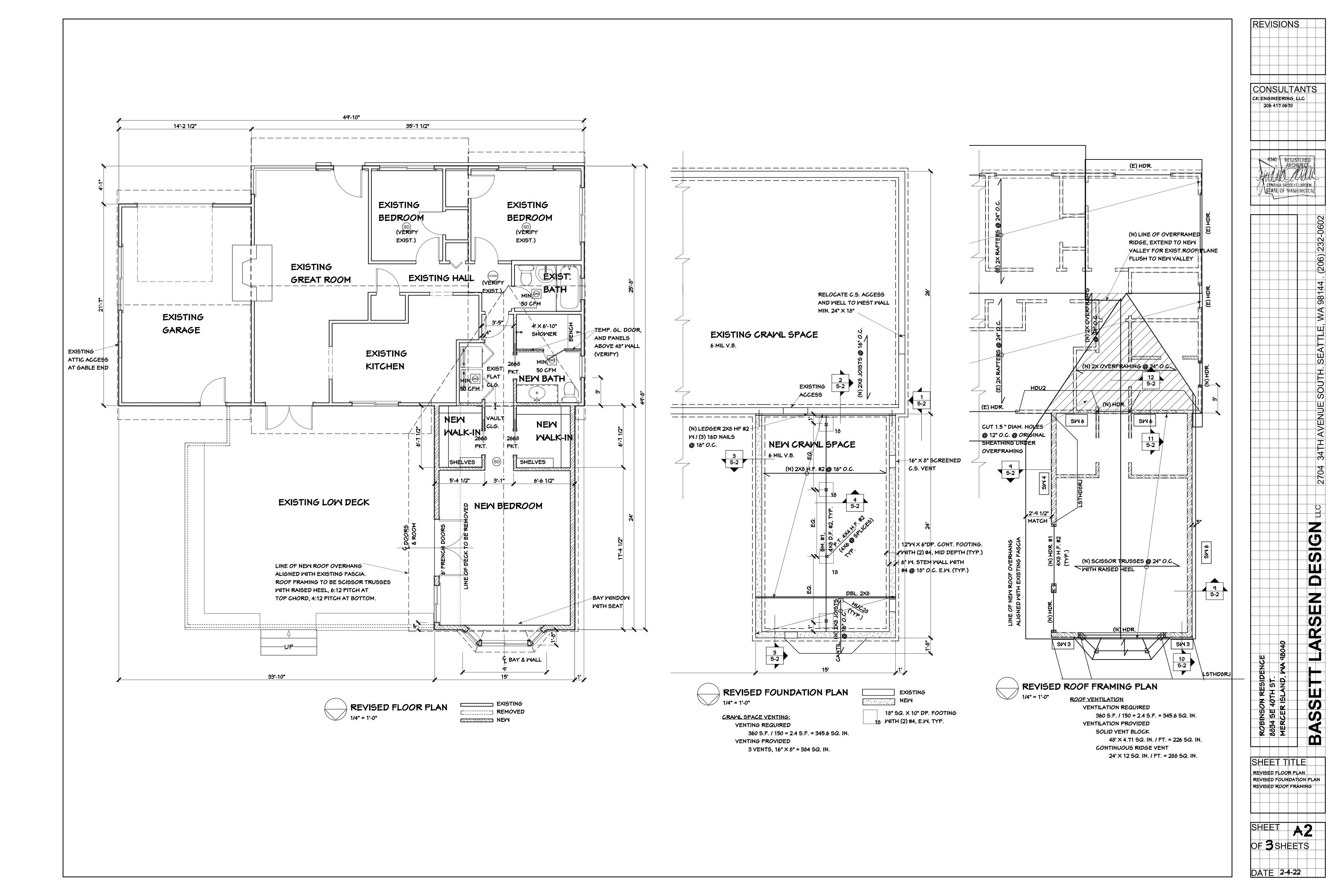
12/16/16

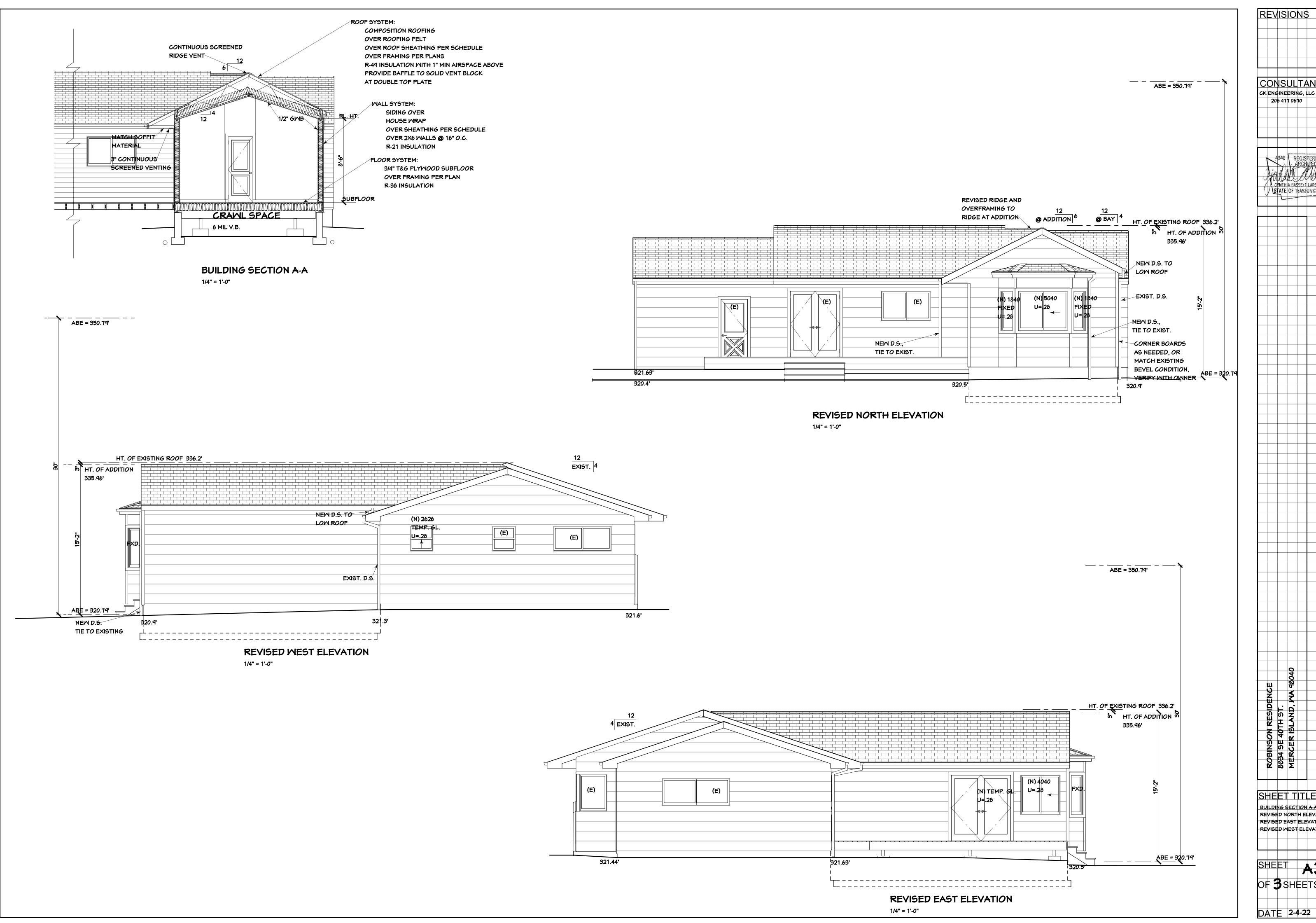
IDV-PSC

REVISION HISTORY

SHEET NUMBER







REVISIONS CONSULTANTS CK ENGINEERING, LLC 206 417 0670 4340 REGISTERED / STATE OF WASHINGTON

SHEET TITLE BUILDING SECTION A-A REVISED NORTH ELEVATION REVISED EAST ELEVATION REVISED WEST ELEVATION

OF 3 SHEETS

GENERAL REQUIREMENTS & DESIGN CRITERIA

<u>BUILDING CODE & REFERENCE STANDARDS:</u> THE "INTERNATIONAL BUILDING CODE", 2018 EDITION, GOVERNS THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS NOTED BELOW. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED.

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

STRUCTURAL RESPONSIBILITIES: THE PE IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED STATE.

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

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

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

BASIC WIND SPEED (3-SECOND GUST), V = 85 MPH(ASD); WIND IMPORTANCE FACTOR, IW = 1.0; OCCUPANCY CATEGORY = II; EXPOSURE CATEGORY = B;

SEISMIC DESIGN: SEISMIC IMPORTANCE FACTOR IE = 1.0; OCCUPANCY CATEGORY = II; SS = 1.409G; S1 = 0.49G; SITE CLASS = D; SDS = 1.127G; SD1 = 0.49G; SEISMIC DESIGN CATEGORY = D; BASIC SEISMIC FORCE RESISTING SYSTEM = A-13 (BEARING WALL SYSTEMS) LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE; CS = 0.121; R = 6.5; ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7, SEC 12.8.

GROUND SNOW LOAD, PG = 25 PSF; FLAT ROOF SNOW LOAD, PF = 25 PSF (DRIFT LOADS CONSIDERED PER ASCE 7 WHERE APPLICABLE); SNOW EXPOSURE FACTOR, CE = 1.0; SNOW IMPORTANCE FACTOR, IS = 1.0; THERMAL FACTOR, CT = 1.0.

ROOF (LIVE) <u>LIVE LOADS:</u> 20 PSF ROOF (SNOW) 25 PSF RESIDENTIAL FLOOR 40 PSF RESIDENTIAL DECK 60 PSF

DEFERRED SUBMITTALS: ITEMS DESIGNED BY OTHERS SHALL INCLUDE CALCULATIONS, SHOP DRAWINGS AND PRODUCT DATA. DESIGN SHALL BE PREPARED BY THE PE AND SUBMITTED TO THE ARCHITECT AND PE FOR REVIEW PRIOR TO SUBMISSION TO THE JURISDICTION FOR APPROVAL. THE PE SHALL SUBMIT TO THE ENGINEER FOR REVIEW CALCULATIONS AND SHOP DRAWINGS THAT ARE STAMPED AND SIGNED BY THE PE. REVIEW OF THE PE'S SHOP DRAWINGS IS FOR GENERAL COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE PE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, AND PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE PE'S DESIGN DRAWINGS AND CALCULATIONS.

INSPECTIONS: ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IBC SEC 109. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.

PREFABRICATED CONSTRUCTION: ALL PREFABRICATED CONSTRUCTION SHALL CONFORM TO IBC SEC 1703.6.

SEOTECHNICAL INSPECTION: THE GEOTECHNICAL ENGINEER OR BUILDING OFFICIAL SHALL INSPECT ALL PREPARED SOIL BEARING SURFACES PRIOR TO PLACEMENT OF CONCRETE AND REINFORCING STEEL AND PROVIDE A LETTER TO THE OWNER STATING THAT SOILS ARE ADEQUATE TO SUPPORT THE "ALLOWABLE FOUNDATION PRESSURE" OWN BELOW. SOIL VALUES SHALL BE FIELD VERIFIED BY THE BUILDING OFFICIAL OR THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

DESIGN SOIL VALUES:

ALLOWABLE BEARING PRESSURE (ASSUMED) 1500 PSF PASSIVE LATERAL PRESSURE 150 PSF/FT ACTIVE LATERAL PRESSURE (UNRESTRAINED) 35 PSF/FT ACTIVE LATERAL PRESSURE (RESTRAINED) 50 PSF/FT COEFFICIENT OF SLIDING FRICTION 0.25

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

COMPACTION: UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER, FOOTINGS SHALL BE PLACED ON COMPACTED MATERIAL AND SHALL BE WELL-GRADED GRANULAR MATERIAL WITH NO MORE THAN 5% PASSING A #2 SIEVE. FILLS PLACED SHALL BE IN MAXIMUM 8" LIFTS AND ALL BEARING SOILS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT USING THE MODIFIED PROCTOR TEST.

CAST-IN-PLACE CONCRETE & REINFORCEMENT

<u>REFERENCE STANDARDS</u>: CONFORM TO: (1) ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY".

(2) IBC CHAPTER 19. (3) ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SEC 3 "REINFORCEMENT AND REINFORCEMENT SUPPORTS."

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

CONCRETE MIXTURES: CONFORM TO ACI 318 CHAPTER 5 "CONCRETE QUALITY, MIXING, AND PLACING."

MATERIALS: CONFORM TO ACI 318 CHAPTER 3 "MATERIALS" FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.

REINFORCING BARS ASTM A615, GRADE 60, DEFORMED BARS. DEFORMED WELDED WIRE FABRIC ASTM A497 BAR SUPPORTS CRSI MSP-2, CHAPTER 3 "BAR SUPPORTS." TIE WIRE 16.5 GAGE OR HEAVIER, BLACK ANNEALED.

MIX DESIGNS: PROVIDE A 5-SACK MINIMUM, 28-DAY COMPRESSIVE STRENGTH F'C = 2,500 PSI CONCRETE MIX WITH MAXIMUM 3/4" AGGREGATE AND 0.50 W/C RATIO FOR ALL ISOLATED POST AND CONTINUOUS WALL FOOTINGS, SLABS-ON-GRADE, AND BASEMENT WALLS EXTENDING NO MORE THAN 8" ABOVE FINISH GRADE ELEVATION. FOR BASEMENT WALLS EXTENDING MORE THAN 8" ABOVE FINISH GRADE AND ALL SITE WALLS. PROVIDE A 5-1/2 SACK MINIMUM F'C = 3,000 PSI CONCRETE MIX WITH MAXIMUM 3/4" AGGREGATE AND 0.50 W/C RATIO.

MIX DESIGN NOTES

- (1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.
- (2) CEMENTITIOUS CONTENT: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2.8.B. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
- (3) AIR CONTENT: CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE". VERTICAL EXTERIOR SURFACES REQUIRE "MODERATE EXPOSURE". TOLERANCE IS +/- 1-1/2%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
- (4) SLUMP: CONFORM TO ACI 301 SEC 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT. (5) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50F AT THE CONTRACTOR'S OPTION.

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

MEASURING, MIXING, AND DELIVERY: CONFORM TO ACI 301 SEC 4.3.

HANDLING, PLACING, CONSTRUCTING AND CURING: CONFORM TO ACI 301 SEC 5.

REBAR FABRICATION & PLACING: CONFORM TO ACI 301, SEC 3.2.2 "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL." CONFORM TO ACI 301, SEC 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC 3.3.2.1 "TOLERANCES."

SPLICES: CONFORM TO ACI 301, SEC 3.3.2.7. REFER TO PLANS FOR TYPICAL SPLICES.

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

CORNERS BARS: PROVIDE MATCHING-SIZED "L" CORNER BARS FOR ALL HORIZONTAL WALL AND FOOTING BARS WITH THE APPROPRIATE SPLICE LENGTH, UNO.

<u>CONCRETE COVER:</u> CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3:

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

CONSTRUCTION JOINTS: CONFORM TO ACI 301 SEC 2.2.2.5, 5.1.2.3A, 5.2.2.1, AND 5.3.2.6. CONSTRUCTION JOINTS SHALL BE LOCATED AND DETAILED AS ON THE CONSTRUCTION DRAWINGS. USE OF AN ACCEPTABLE ADHESIVE, SURFACE RETARDER, PORTLAND CEMENT GROUT, OR ROUGHENING THE SURFACE IS NOT REQUIRED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. WHERE SHEAR BOND IS REQUIRED, ROUGHEN SURFACES TO 1/4"

WOOD FRAMING

REFERENCE STANDARDS: CONFORM TO: (1) IBC CHAPTER 23 "WOOD",

(2) NDS AND NDS SUPPLEMENT - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", (3) ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION",

DEFERRED SUBMITTALS: SUBMIT PRODUCT DATA AND PROOF OF ICC APPROVAL FOR FRAMING MEMBERS AND FASTENERS THAT HAVE BEEN DESIGNED BY OTHERS. SUBMIT CALCULATIONS PREPARED BY THE SSE IN THE STATE OF WASHINGTON FOR ALL MEMBERS AND CONNECTIONS DESIGNED BY OTHERS ALONG WITH SHOP DRAWINGS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS AND WEB STIFFENERS SHALL BE DETAILED AND FURNISHED BY THE SUPPLIER. TEMPORARY AND PERMANENT BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECTION LIMITS SHALL BE AS NOTED UNDER DESIGN LOADS SECTION.

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

- <u>SAWN LUMBER:</u> CONFORM TO GRADING RULES OF WWPA, WCLIB OR NLGA. FINGER JOINTED STUDS

ACCEPTABLE AT INTERIOR WALLS ONLY. MEMBER USE STUDS & POSTS 2X, 4X HEM-FIR RAFTERS 2X4 - 2X10 HEM-FIR NO. 2 BEAMS 4X8 - 4X12 HEM-FIR NO. 2 BEAMS 6X8 - 6X12 HEM-FIR

POSTS & TIMBERS 6X, 8X DOUG-FIR NO. 2 <u>GLUED LAMINATED TIMBER:</u> CONFORM TO AITC 117 "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE-LAMINATED TIMBER OF SOFTWOOD SPECIES, MANUFACTURING AND DESIGN" AND ANSI/AITC A190.1 "STRUCTURAL GLUED LAMINATED TIMBER." CAMBER ALL GLUED LAMINATED MEMBERS BEAMS TO 2000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

SPECIES MEMBER USE SIZES ALL DF/DF 24F-1.8E SIMPLE SPANS ALL DF/DF 24F-1.8E[(-FB)=(+FB)] CANTILEVER SPANS - <u>METAL PLATE CONNECTED WOOD ROOF TRUSSES:</u> CONFORM TO IBC SEC 2303.4 "TRUSSES."

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

	MINIMUM APA RATING				
LOCATION	THICKNESS	SPAN RATING	PLYWOOD GRADE	EXPOSURE	
ROOF	15/32"	32/16	C-D	1	
FLOOR	23/32" T&G	24 OC	STURD-I-FLOOR	1	
WALLS	15/32"	32/16	C-D	1	
WALLS(ALT)	7/16"OSB	24/16	C-D	1	

JOIST HANGERS AND CONNECTORS: SHALL BE "STRONG TIE" BY SIMPSON COMPANY OR USP EQUIVALENT AS SPECIFIED IN THEIR LATEST CATALOGS. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE SER PRIOR TO ORDERING. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE 1/2 OF THE NAILS OR BOLTS IN EACH MEMBER. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE FULL LENGTH COMMON. NAIL STRAPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE.

· <u>Nails and Staples</u>: conform to IBC SEC 2303.6 "Nails and Staples." Unless noted on plans, nail PER IBC TABLE 2304.9.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGIH	DIAMETER
8D	2-1/2"	0.131"
10D	3"	0.148"
(8D & 10D ALTERNATIVE) PASLODE TETRAGRIP NAILS	2-3/8"	0.113"
12D (16D SINKER)	3-1/4"	0.148"
16D	3-1/2"	0.162"

- <u>LAG BOLTS/BOLTS</u>: CONFORM TO ASTM A307.

<u>NAILING REQUIREMENTS:</u> PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IBC TABLE 2304.9.1 "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

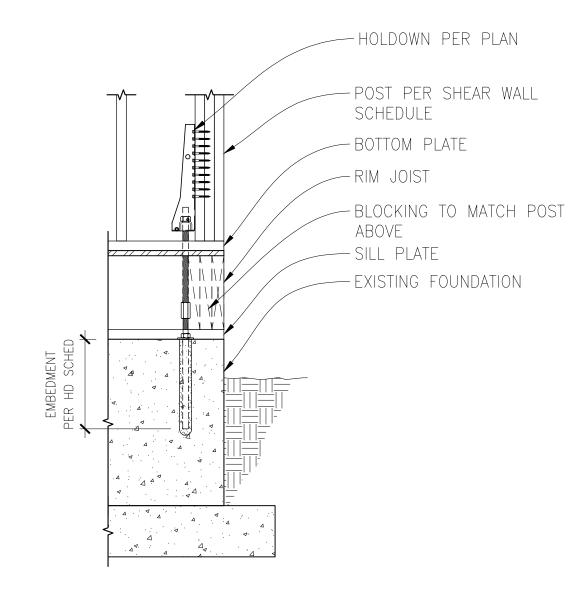
STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IBC SEC 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IBC SEC 2304 "GENERAL CONSTRUCTION

- (1) WALL FRAMING: UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS SHALL BE 2X4 @ 16"OC AND ALL EXTERIOR WALLS SHALL BE 2X6 @ 16"OC. PROVIDE (2)BUNDLED STUDS MIN AT WALL ENDS AND EACH SIDE OF ALL OPENINGS. UNO, ALL SOLID SAWN LUMBER HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1)TRIM AND (1)KING STUD AND ALL GLULAM OR ENGINEERED WOOD HEADERS BY (2)TRIM AND (2)KING STUDS. AT FRAMED WALLS, UNO, ALL SOLID SAWN LUMBER BEAMS SHALL BE SUPPORTED ON A MINIMUM OF (2) BUNDLED 2X STUDS AND ALL GLULAM OR ENGINEERED WOOD BEAMS ON A MINIMUM OF (3) BUNDLED 2X STUDS. STITCH-NAIL BUNDLED STUDS WITH (2)10D @ 12"OC. UNO, ALL INTERIOR AND EXTERIOR HEADERS SHALL BE 4X6. PROVIDE SOLID BLOCKING THRU FLOORS TO SUPPORTS BELOW FOR BEARING WALLS AND POSTS. UNO, ATTACH BOTTOM PLATES OF STUD WALLS TO WOOD FRAMING BELOW WITH 16D @ 12"OC OR TO CONCRETE WITH 5/8"-DIA. ANCHOR BOLTS X 7" EMBEDMENT AT 48"OC. REFER TO SHEAR WALL SCHEDULE FOR SPECIFIC SHEATHING, STUD, AND NAILING REQUIREMENTS AT SHEAR WALLS. UNO, PROVIDE GYPSUM SHEATHING ON INTERIOR SURFACES AND PLYWOOD SHEATHING ON EXTERIOR
- (2) ROOF/FLOOR FRAMING: UNLESS OTHERWISE NOTED, PROVIDE DOUBLE JOISTS/RAFTERS UNDER ALL PARALLEL BEARING PARTITIONS AND SOLID BLOCKING AT ALL BEARING POINTS. PROVIDE DOUBLE JOISTS AROUND ALL ROOF/FLOOR OPENINGS. UNO, MULTI-JOISTS/RAFTERS SHALL BE STITCH-NAILED TOGETHER WITH (2)10D @ 12"OC. PROVIDE ROOF SHEATHING EDGE CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED PLYWOOD EDGES. ALL FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE JOINTS OR BE SUPPORTED BY SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF/FLOOR SHEATHING. ROOF/FLOOR SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.

MOISTURE CONTENT: WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE—TREATED WOOD SILL PLATE.

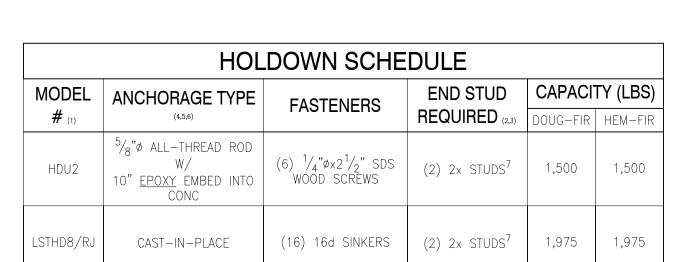
PRESERVATIVE TREATMENT: WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" UNDER CERTAIN CONDITIONS IN ACCORDANCE WITH IBC SEC 2304.11 "PROTECTION AGAINST DECAY AND TERMITES". CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD PILES AND MARINE PILES. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE

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



ALL-THREAD ROD INSTALLATION INTO EXISTING FOUNDATION

SCALE: N.T.S.



I. HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON ANCHOR TIE DOWN CO., INC; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH SER APPROVAL.

2. LOCATE ALL HOLDOWNS AT ENDS OF ALL SHEAR WALLS & FASTEN TO BUNDLED END STUDS. 3. BUNDLED END STUDS SHOULD BE STITCH-NAILED TOGETHER USING MINIMUM (2) 16d @ 10"OC, UNO. 4. LOCATE "HDU#", "LSTHD#" & "STHD#" HOLDOWNS AT CONCRETE FOUNDATION LEVEL. (DETAIL B & C) LOCATE "CS#", "MST", "MSTC#" & "CMST#" STRAPS AT FLOOR-TO-FLOOR CONNECTIONS. (DETAIL A)

5. ALL HOLDOWN ANCHOR BOLTS SHALL BE MIN 5" FROM CONCRETE WALL ENDS. 6. USE "SSTB" FOR 2x SILL PLATES & "SSTBL" FOR 3x SILL PLATES.

7. ADDITIONAL END STUD REQUIRED TO MEET MINIMUM $1\frac{1}{2}$ " EDGE DISTANCE FROM CONCRETE CORNER TO "STHD" STRAP. USE "RJ" STYLE WITH "STHD" WHERE RIM JOIST IS PRESENT. 8. INSTALL ALL HOLDOWN HARDWARE PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.

9. USE SIMPSON SET-XP EPOXY FOR ANCHOR BOLT TO EXISTING CONCRETE INSTALLATION

HOLDOWN SCHEDULE

SCALE: N.T.S.

	WOOD-FRAMED SHEAR WALL SCHEDULE FOR HEM-FIR/DOUG-FIR STUD FRAMING							
SW SW SHEATHING	NAIL SIZE &	RIM JOIST OR BLOCKING	BOTTOM PLATE & E REQUIREMI		SILL PLATE REQUIREMENTS		SHEAR LOAD	
TYPE	APA-RATED [1, 2, 12	SPACING @ PANEL EDGES	ATTACHMENT TO TOP PLATE BELOW [8, 9]	SHEAR NAILING TO WOOD FRAMING BELOW	BOTTOM PL AT FRAMING	ANCHOR BOLT TO CONCRETE FOUNDATION [10]	SILL PL AT FOUNDATION [11]	CAPACITY (PLF)
SW-6	15/32" CD-EXT	0.131"ø × $2^{1}/_{2}$ " @ 6"0C	CLIP @ 18"OC	0.148 "ø x $3\frac{1}{4}$ " @ 6"OC	2x	⁵ / ₈ "ø @ 48"0C	P.T. 2x	260
SW-4 15/32" CD-EXT	0.131"ø x 2 ¹ / ₂ " @ 4"0C	CLIP @ 14"OC	CLIP @ 14"OC 0.148"ø x 3 ¹ / ₄ " @ 4"OC	2x	⁵ ∕ ₈ "ø ⊚ 32"0C	P.T. 2x	- 380	
				^ [15]	⁵ / ₈ "ø @ 48"0C	P.T. 3x [15]		
SW-3 15/32" CD-EXT	0.131"ø x 2 ¹ / ₂ " @ 3"OC, STAGGERED	CLIP @ 12"OC	0.148"ø x 3 ¹ / ₄ " @ 4"0C & CLIP @ 18"0C	3x [15]	⁵ / ₈ "ø @ 24"0C	P.T. 2x	490	
					⁵ / ₈ "ø @ 32"0C	P.T. 3x [15]		

SCALE: N.T.S.

1. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY

- 2. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME
- 3. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- 4. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. HOLDOWN REQUIREMENTS PER PLANS. 5. SHEAR WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING, SHEAR WALL NAILING,
- ETC. ABOVE AND BELOW ALL OPENINGS). 6. SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. ADDITIONAL INFORMATION PER HOLDOWN SCHEDULE & DETAILS.
- WITH 0.148"Ø x $2\frac{1}{2}$ " NAILS AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND 0.148"Ø x $2\frac{1}{2}$ " NAILS AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
- 8. BASED ON 0.131"Ø x $1\frac{1}{2}$ " NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131" \times 2 $\frac{1}{2}$ " nails where installed over sheathing.
- 9. FRAMING CLIPS: SIMPSON "A35" OR "LTP5" OR APPROVED EQUIVALENT. WOOD-FRAMED SHEAR WALL SCHEDULE

- 10. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS $3"\times3"\times0.229"(MIN)$. The hole in the plate washer may be diagonally slotted $^{13}/_{16}"\times1^{3}/_{4}"$ PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND NUT. PLATE WASHER TO EXTEND TO WITHIN $\frac{1}{2}$ " OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. WHERE SHEAR WALLS ARE SHEATHED ON BOTH SIDES OF 2x6 WALL FRAMING, USE 4.5"x4.5"x0.229"(MIN) PLATE WASHERS. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE.
- HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS. ADDITIONAL INFORMATION PER STRUCTURAL NOTES.

11. PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE

- 12. WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM SHEATHING, CONTACT THE ENGINEER OF RECORD FOR ALTERNATE NAILING REQUIREMENTS. 7. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING 13. AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x
 - STUD. DOUBLE 2X STUDS SHALL BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING. 14. CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES
 - TO CAST-IN-PLACE ANCHOR BOLTS. SPECIAL INSPECTION MAY BE REQUIRED. 15. NAIL STUDS TO 3x BOTTOM/SILL PLATES WITH EITHER (2) 0.148"Øx4" END NAILS OR

(4) 0.131" $0 \times 2^{1}/2$ " TOENAILS.



8834 CER ISL

BN

Drawn By: PK Checked By: SC Date: 12-16-2021

CK JOB NO.

STRUCTURAL NOTES/SCHED.

- PANEL EDGE NAILING

(2) 10d NAILS @ 16"0C

- A24 ANGLE w/ $\frac{1}{2}$ "ø x 2" LONG

- BEAM PER PLAN

- POST PER PLAN

TITEN BOLT. (TYP.)

- BLOCKING PER DETAILS

SHEAR WALL SCHEDULE

-BOTTOM PLATE NAILING PER

2x CONTINUOUS BLOCKING W/

(3) 10d NAILS TO DIAPHRAGM

T/SHEATHING

-2x4 DIAGONAL BRACE @ 8'-0"OC

W/(3) 16d NAILS EA END

___2x4 @ 48"OC W/ (2) 16d NAILS EA END

FOR FIRM BRACING

— 2x4 @ 24"OC

—_16d NAILS @ 8"OC

——DIAPHRAGM EDGE NAILING

-MAIN ROOF FRAMING

——A34 @ 48"OC

PER PLAN

-CONTINUOUS 2x4 TRIM

−2x4 @ 24"OC

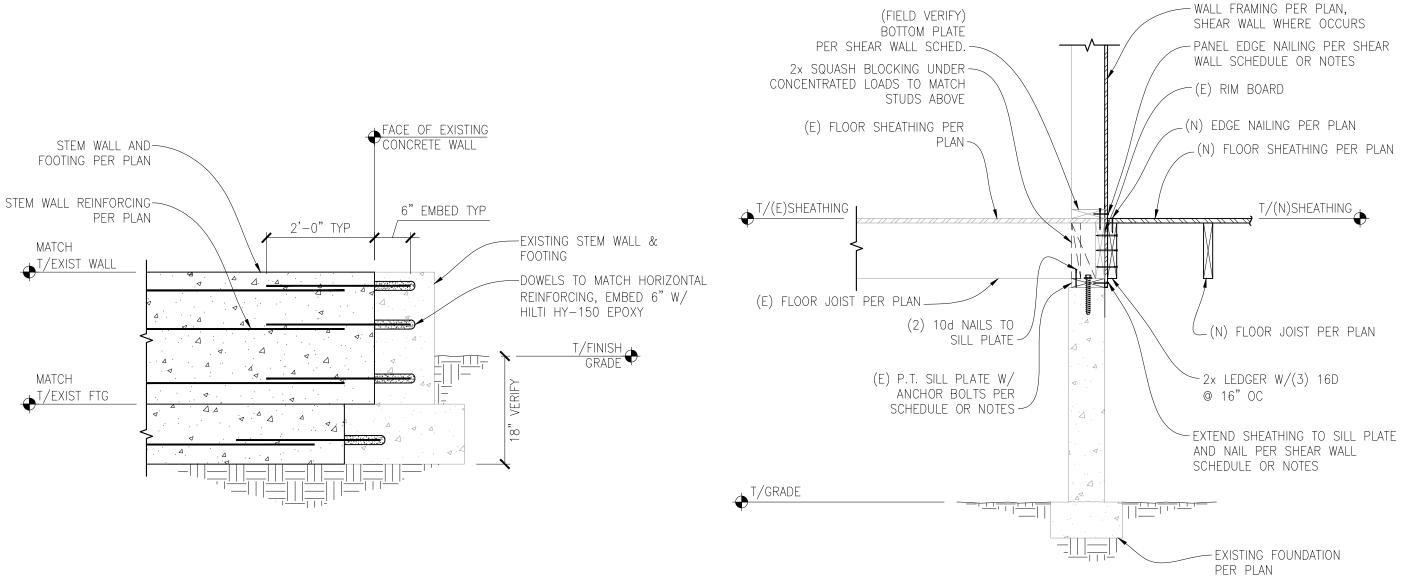
— 2x BLOCKING

PER PLAN

Checked By: SC Date: 12-16-2021 CK JOB NO.

21-066

DETAILS



ADD ADDITIONAL STUDS @ HOLDOWN

T/FOUNDATION WALL

T/FOOTING

STRAPS OR FLOOR-TO-FLOOR

ANCHOR BOLTS & P WASHERS

PER SHEAR WALL SCHEDULE —

P.T. BOTTOM PLATE ~

CONNECTIONS -

NEW FOUNDATION CONNECTION TO EXISTING

NEW FLOOR JOIST/SHEAR WALL TO EXISTING FLOOR JOIST/FOUNDTION CONNECTION SCALE: $\frac{3}{4}$ " = 1'-0"



BOTTOM PLATE -

(2) 10d NAILS TO

P.T. SILL PLATE W/

ANCHOR BOLTS PER

SHEAR WALL SCHEDULE

COMPETENT NATIVE SOIL OR

OR PER GEOTECH REPORT

COMPACTED STRUCTURAL FILL

SILL PLATE -

OR NOTES ~

FLOOR SHEATHING PER PLAN -

FLOOR JOIST

T/SHEATHING

T/GRADE

-BUNDLED STUDS PER PLAN

OR @ HOLDOWN LOCATIONS

- HOLDOWN PER PLAN &

-add'l P. washer &

ANCHOR BOLTS PER

SHEAR WALL SCHEDULE

- ANCHOR BOLT & EMBED

- CONCRETE STEM WALL

CONCRETE FOOTING

PER PLAN

PER PLAN

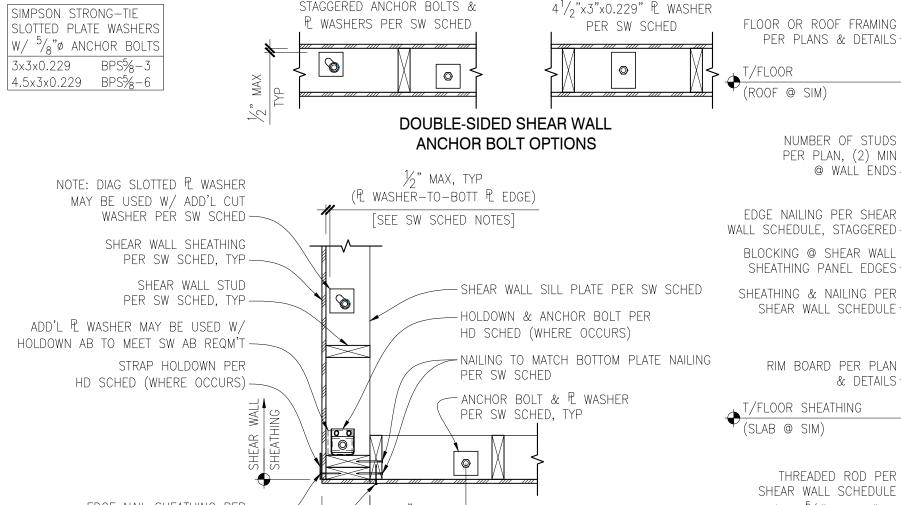
PER HOLDOWN SCHEDULE

T/FIN GRADE

NUT @ HOLDOWN

SCHEDULE

PER PLAN —



STAGGERED ANCHOR BOLTS &

-WALL FRAMING PER PLAN,

SHEAR WALL WHERE OCCURS

PANEL EDGE NAILING PER SHEAR

CONCENTRATED LOADS TO MATCH

WALL SCHEDULE OR NOTES

-2x SQUASH BLOCKING UNDER

- METAL HARDWARE PER SHEAR

WALL SCHEDULE OR NOTES

- PANEL EDGE NAILING PER SHEAR

WALL SCHED.

— CONC STEM WALL

W/ REINF PER

-CONC FOOTING W/

PER PLAN

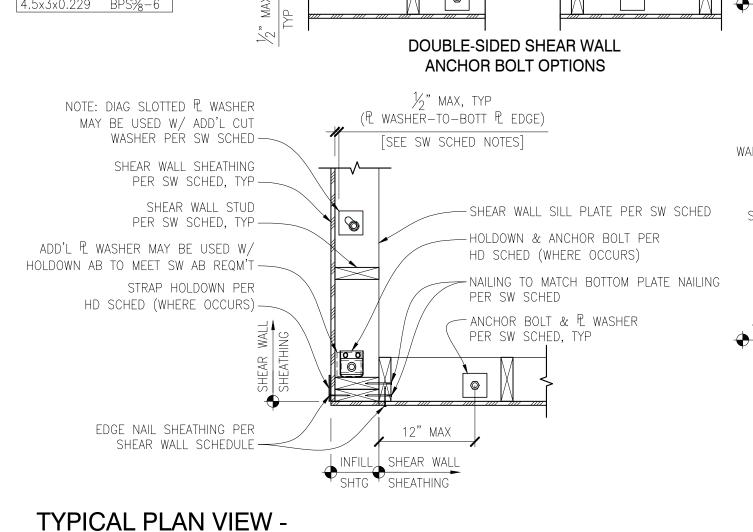
- ALTERNATE HOOKS

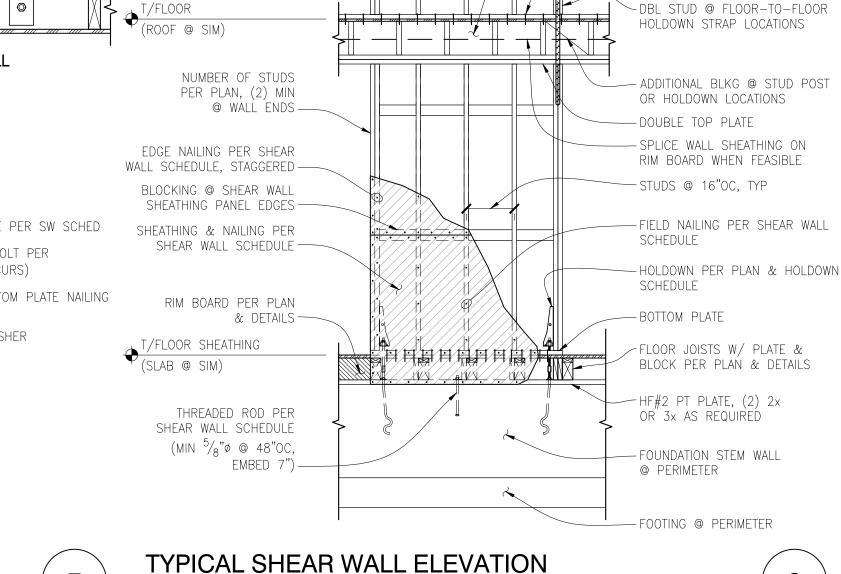
3

REINF PER PLAN,

TOTED ON STEM WALL

PĹAN





INTERIOR

EDGE DETAIL

TYPICAL ROOF OVERFRAMING DETAIL

SHEATHING PER PLAN -

FLOOR JOIST PER PLAN -

2x4 CLEAT EA SIDE W/

(3) 10d NAILS EA BEAM —

DBL LAYER OF BUILDING

CONC FOOTING PER PLAN ----

OR PER GEOTECH REPORT —

POST AND BEAM AT CRAWLSPACE

COMPETENT NATIVE SOIL OR

COMPACTED STRUCTURAL FILL

(4) 10d NAILS TO POST &

T/FLOOR SHEATHING

SCALE: $\frac{3}{4}$ " = 1'-0"

SCALE: N.T.S.

MAIN ROOF FRAMING

2x BLOCKING @ MAIN ROOF

JOIST W/ (3) 16d NAILS PER

11

SCALE: N.T.S.

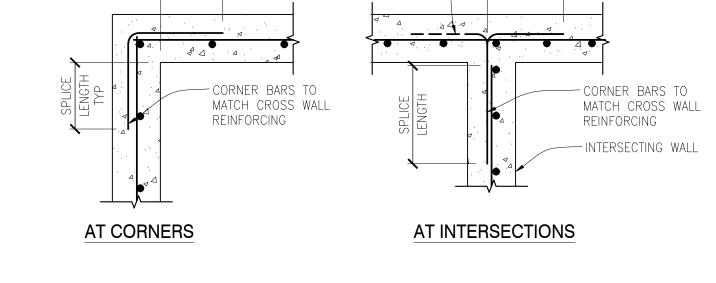
BLOCK TO JOIST BELOW-

PER PLAN-

VENTILATION MAY BE REQUIRED AT BLOCKING. VERIFY

METHOD WITH ENGINEER PRIOR TO CONSTRUCTION.

PER PLANS & DETAILS -



ALTERNATE HOOK <

SCALE: $\frac{3}{4}$ " = 1'-0"

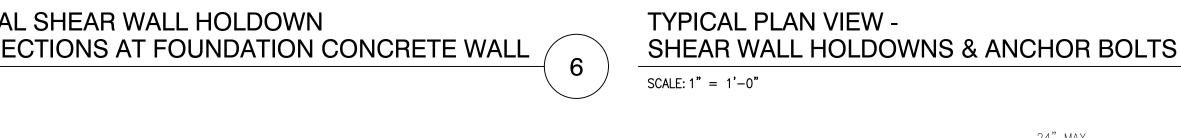
TYPICAL CORNER BARS

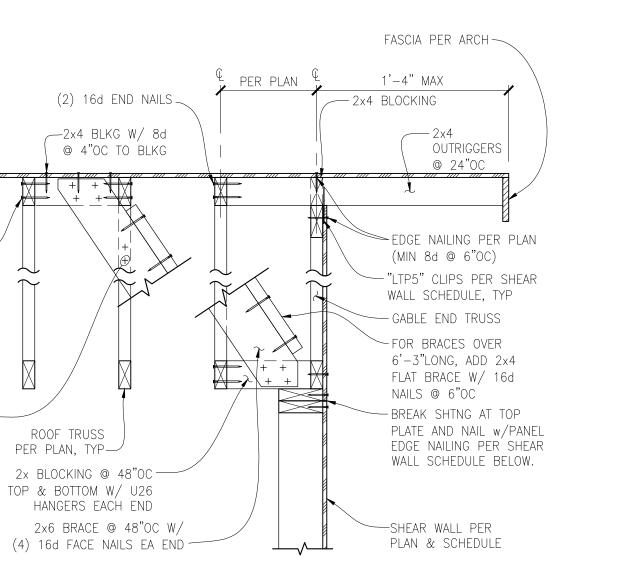
SCALE: N.T.S.

AT CONCRETE WALLS - SINGLE MAT

	SPLICE LENGTH	
	BAR	LENGTH
NOTES:	#4	28"
 WALL SIZE & REINFORCING PER PLAN. CORNER BARS SIZE & SPACING TO MATCH HORIZONTAL REINFORCING. 	#5	36"

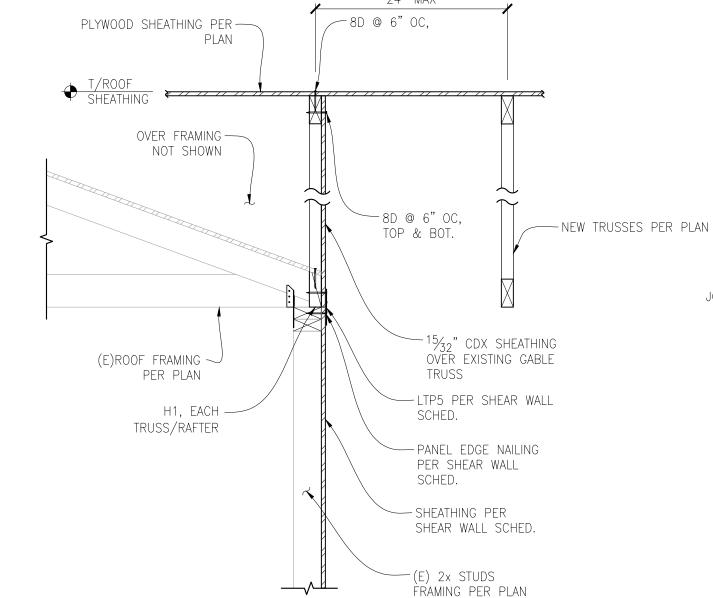


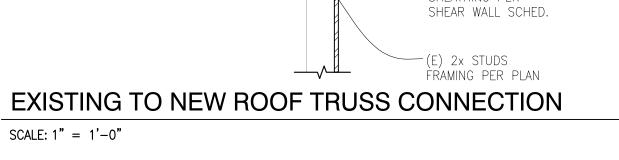


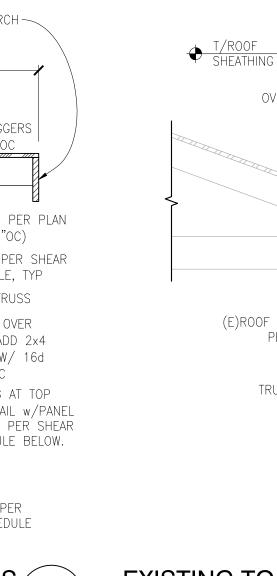


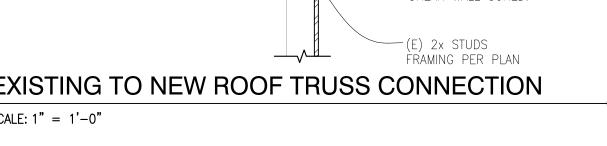


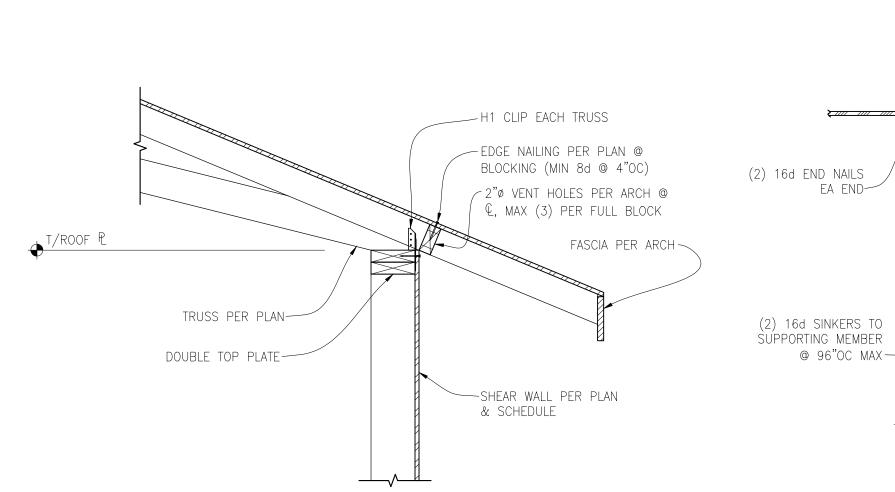
ROOF TRUSS













STRUCTURAL