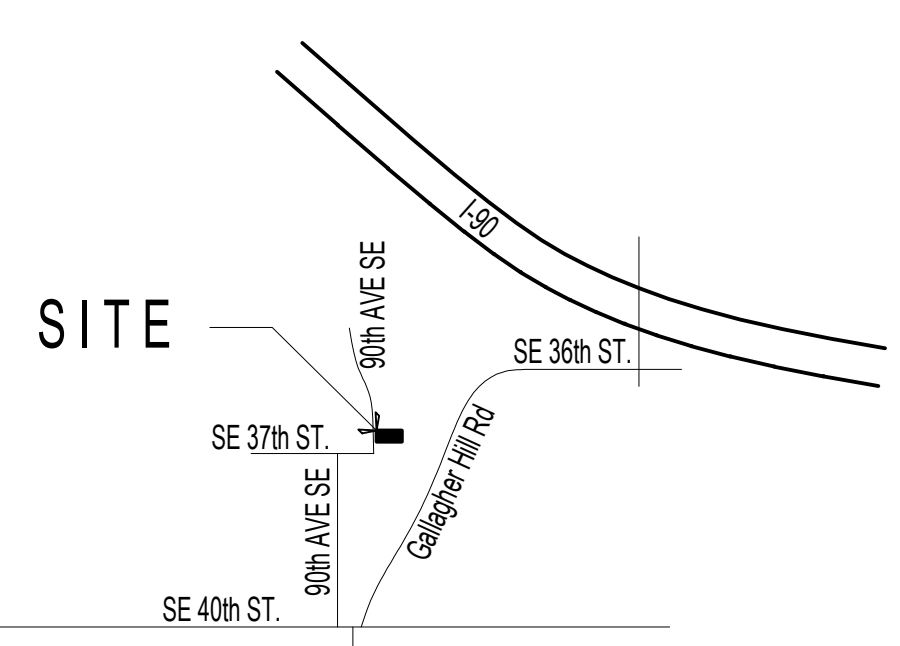


NEW LOCATION OF OUTSIDE OF EXTERIOR INSULATION (RED), STRUCTURAL SHEATHING AND OVERHANGS TO REMAIN IN SAME LOCATIONS



LOT SLOPE
 HIGH POINT = 272.12'
 LOW POINT = 224.55'
 LOT SLOPE = 47.57'/160' = 29.73%
 LOT COVERAGE = 35%

Code Data

- 2018 International Building Code (IBC) - struct.
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 International Fire Code (IFC)
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- Washington State Energy Code (WCEC)
- ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments

LOT COVERAGE (SHADED AREA)

House Roof to eaves = 2717.2 sf
 covered porches/decks = 207 sf
 driveway (shaded) = 614 sf
 TOTAL = 3538.2 sf
 allowable = 11,200 x .35 = 3,920 sf
 amount available for hardscape = 381.8 sf

A. SITE PLAN

- 1/10" = 1'-0"
- 327 = SPOT ELEVATION, FINAL
- = EAVE/ROOF LINE
- = EXTENT OF LIVING AREA
- ===== = BUILDING FOOTPRINT (FOUNDATION EXTENTS)
- SHADED AREA = BLDG EXTENTS TO EAVE
- EXISTING HOUSE, DRIVEWAY AND ALL HARDSCAPE ON PROPERTY TO BE REMOVED
- = EXISTING TOPOGRAPHY

HARDSCAPE (DOTTED AREA)

DECKS = 448.3 sf 527 sf
 WALKS = 62.6 sf
 RETAINING WALLS = 7 sf
 TOTAL = 517.9 sf 596.6 sf
 allowable = 11,200 x .09 = 1008 sf
 extra lot cov. = 381.8
 TOTAL allow. = 1389.8 sf

F.A.R. CALCULATION
 Main Floor FA = 2104.5 sf (inc. gar)
 ADU Floor FA (lower floor) = 738 sf
 Lower Floor Primary FA = 1439 sf
 Upper Floor FA = 2017 sf
 6298.5 sf total
 excepted FA = (-1655.7 sf)
 stairs = (74 sf x 2 = 148 sf)
TOTAL chargeable FA = 4494.8 sf
 w/ adu = 4500 sf limit
 4494.8 / 11,200 = 40.1%

- FIRE MARSHAL REQUIREMENTS**
1. Installation of an NFPA 72 "Chapter 29" Monitored Fire Alarm System – Separate FIRE permit required
 2. Installation of an NFPA 13R Fire Sprinkler System – Separate FIRE permit required.

All Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.

development proposals for a new single-family home shall remove japanese knotweed (*polygonum cuspidatum*) and regulated class a, regulated class b, and regulated class c weeds identified on the king county noxious weed list, as amended, from required landscaping areas established pursuant to subsection 19.02.020(f)(3)(a). new landscaping associated with new single-family home shall not incorporate any weeds identified on the king county noxious weed list, as amended, provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion.

Civil Engineer

Nick Bossoff
 191 NE Tari Lane
 Stevenson WA 98648
 425.881.5904

Geotechnical Engineer

Keith Johnson
 Geo Group NW Inc.
 Bel-Red Road, Bellevue, Washington 9800
 (425) 649-8757 / E-mail: info@geogroupnw.com

Structural Engineer

Javid Abdi, PE, SE Atlas Consulting Structural Engineers
 6810 NE 149th St Kenmore WA 98028
 Phone: (206) 427-7233

Contractor

Mike Yeganeh
 Aspen Homes NW
 (206) 799-3016

Project Description

Demolish existing and build new single family residence with attached accessory dwelling unit.

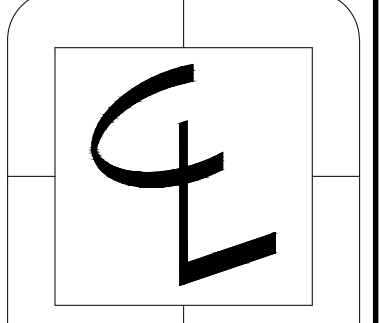
Parcel Number/Legal

Parcel # = 502190-0490
 Legal Description:
 MADRONA CREST ADD
 Plat Block: 4
 Plat Lot: 5
 ZONING = R-8.4
 lot size = 11,200 sf

Owner

ANANTA & SATYA GUDIPATY
 3737 77TH AVE SE
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Geotechnical recommendations do not support wet weather foundation construction.



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Site Plan

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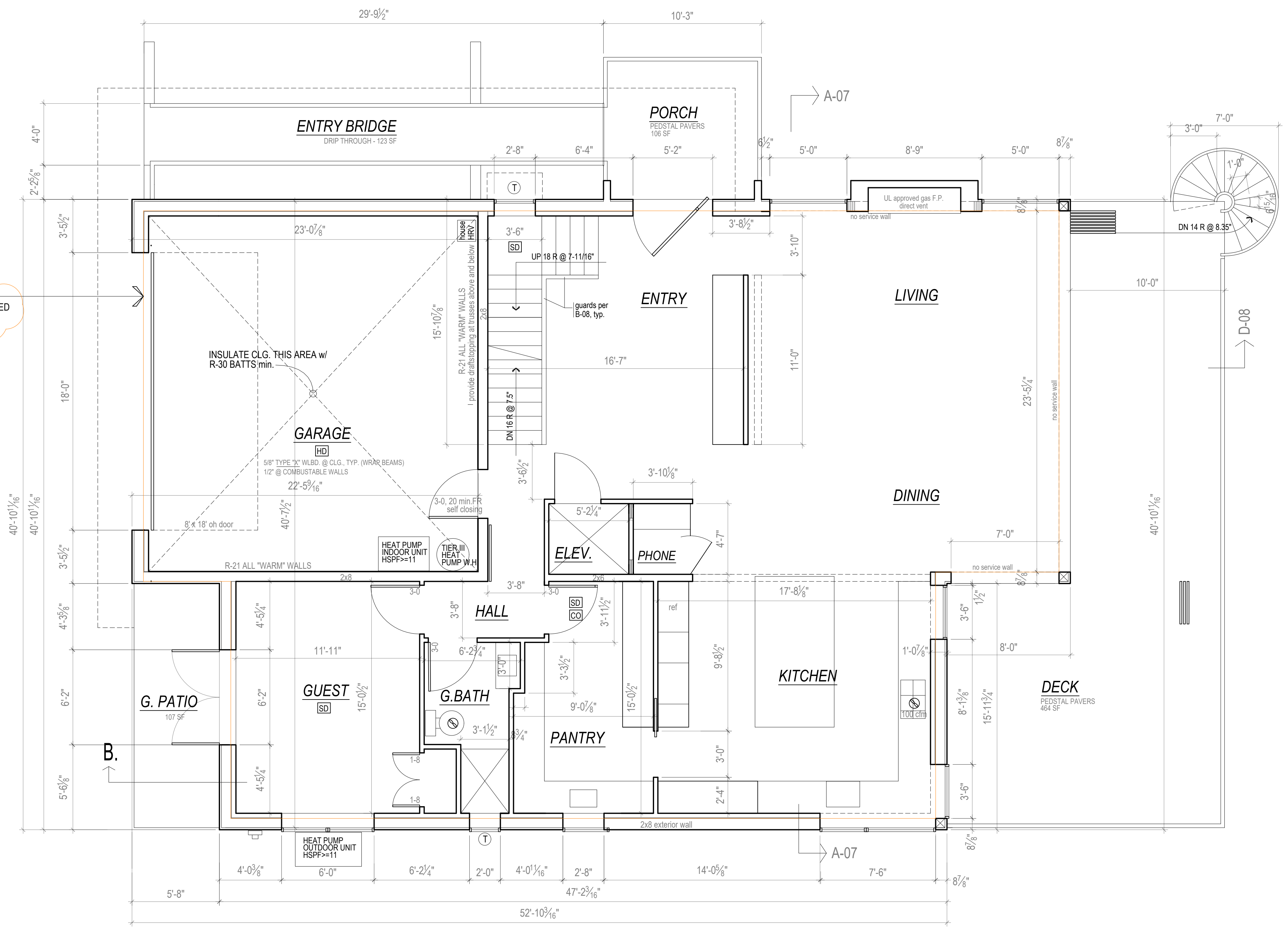
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 4.28.23
 7.21.23
 4.6.24

1a

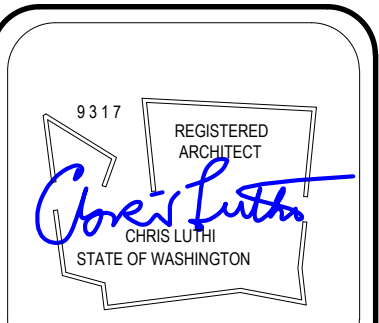
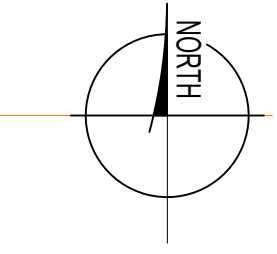
NOTES

- SD** = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- CO** = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- HD** = HEAT DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") UNLESS OTHERWISE INDICATED
- FAN** = FAN, 50 CFM UNLESS OTHERWISE INDICATED
- FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
- ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
- E** = EGRESS WINDOWS
- Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- T** = TEMPER/SAFETY GLAZE WINDOWS
- ALL GAS F.P. TO BE APPROVED DIRECT VENT

LOCATION OF EXTERIOR SHEATHING TO REMAIN.
INSULATION TO EXTEND BEYOND SHEATHING LINE AS INDICATED



A. MAIN FLOOR PLAN
 1/4" = 1'-0"
 LIVING SPACE (TO O.S. WALLS) = 1598.5 sf
 GARAGE (TO O.S. WALLS) = 506 sf
 TOTAL F.A. THIS FLOOR = 2104.5 sf
 STAIR AREA = 74 SF



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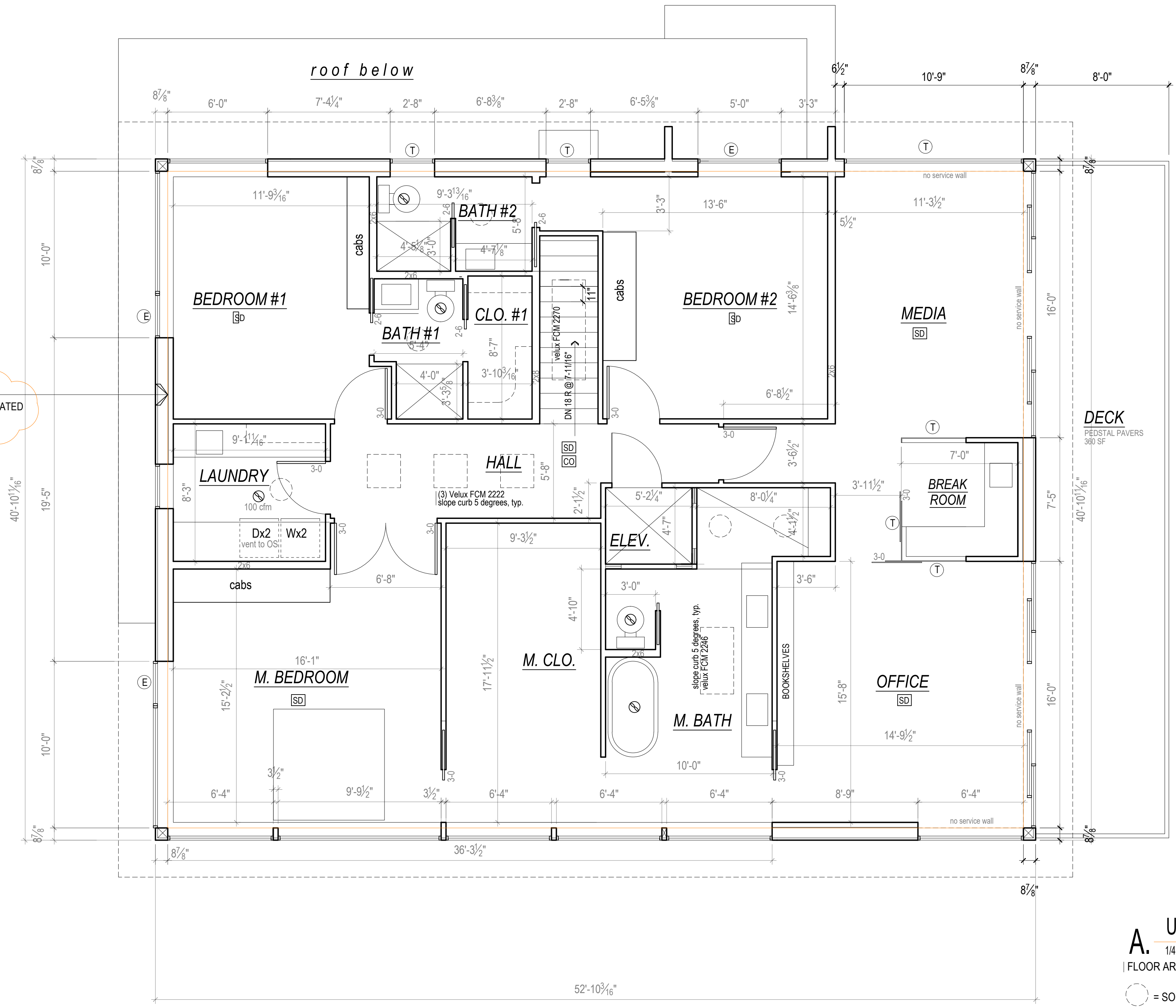
Main Floor
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10.16.23

4.6.24
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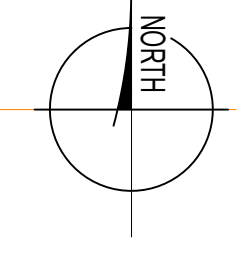
NOTES

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- CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
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- T = TEMPER/SAFETY GLAZE WINDOWS
- ALL GAS F.P. TO BE APPROVED DIRECT VENT

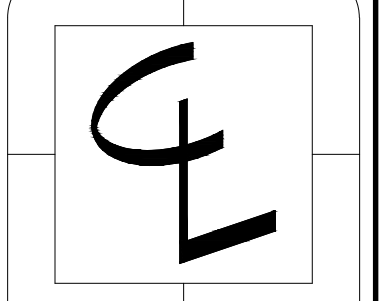
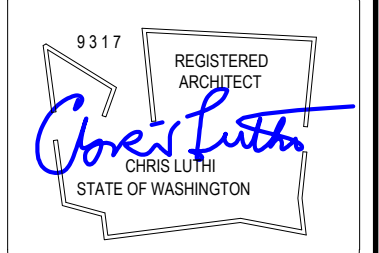
LOCATION OF EXTERIOR SHEATHING TO REMAIN.
INSULATION TO EXTEND BEYOND SHEATHING LINE AS INDICATED



A. UPPER FLOOR PLAN
 1/4" = 1'-0"
 FLOOR AREA (TO O.S. WALLS) = 2017 sf



○ = SOLAR TUBE LOCATION



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CONTENTS
 Upper Floor

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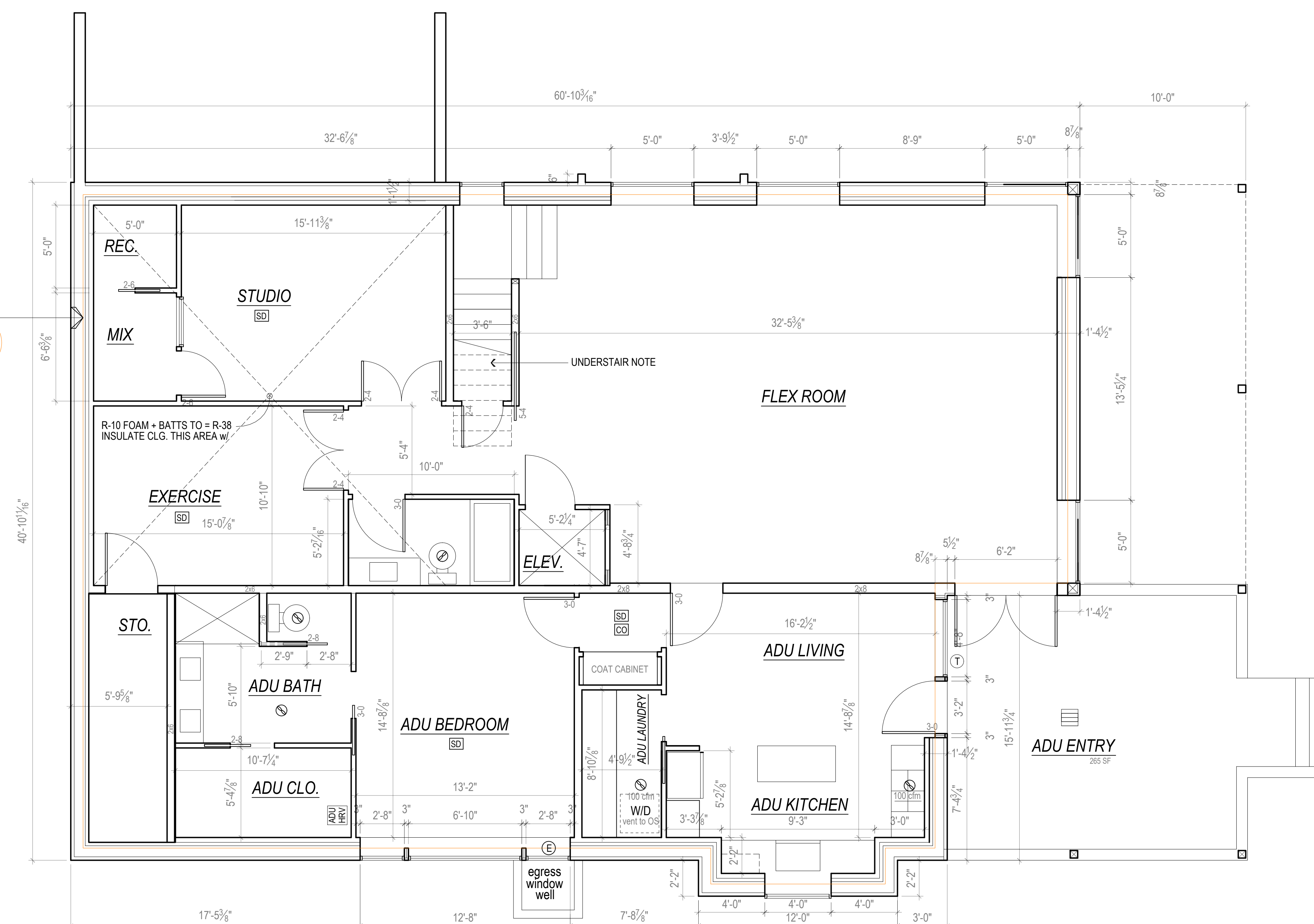
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NOTES

- SD** = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- CO** = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- HD** = HEAT DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
- F** = FAN, 50 CFM UNLESS OTHERWISE INDICATED
- FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
- ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
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- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- T** = TEMPER/SAFETY GLAZE WINDOWS
- ALL GAS F.P. TO BE APPROVED DIRECT VENT

DIMENSIONS ARE TO WINDOW R.O.s
(MODIFY FOR ICF BUCK-OUTS AS NEC.)

LOCATION OF EXTERIOR SHEATHING TO REMAIN.
INSULATION TO EXTEND BEYOND SHEATHING LINE AS INDICATED
FOUNDATION MUST BE EXTENDED TO ALIGN WITH O.S. OF INSULATION ABOVE



FOAM INSULATION NOTES

Closed cell spray foam directly applied to underside of sheathing (min R-10) + batts to = r-49 (R-38 min. @ vaulted areas)
Spray foam product to be "Spraytite 178" as manufactured by BASF (ESR-2642), or equal.
Spray foam insulation shall be installed per IRC 806.5.1.3.
A copy of the ICC ESR report for the product used must be provided on the job site for field inspector verification
The applied spray foam must be installed by a certified installer.

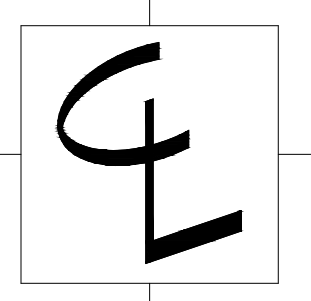
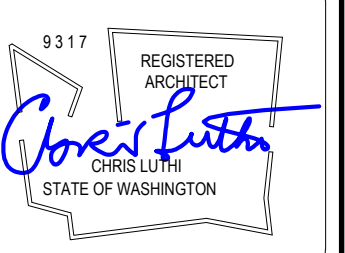
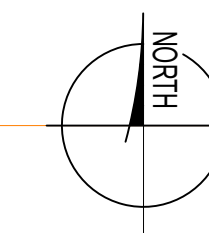
ADU CLG. SOUND/FIRE REQUIREMENTS

Provide sound insulation (STC rating of at least 45 & ICC rating of at least 50) and 1 hr fire resistance in the entire ADU ceiling (including under stairs) . See ESR-1153 Assembly B.
Requirements:
1. 48/24 tongue-and-groove span rated sheathing (Exposure 1).
1. Two layers of 1/2 inch thick Type X gypsum board.
2. TJI Joist.
3. Optional minimum 3-1/2 inch thick glass fiber insulation or non-combustible insulation that is rated R-30 or less, with resilient channels

A. LOWER FLOOR PLAN
1/4" = 1'-0"

////// = ADU EXTENTS/THERMAL BARRIER (2x6 WALLS, TYP.)

FLOOR AREA (TO O.S. WALLS)
ADU EXTENTS = 738sf
PRIMARY FLOOR AREA = 1439sf
TOTAL FLOOR AREA = 2177sf
POCKET DOOR HDW = JOHNSON 1500 TYP.



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Lower Floor

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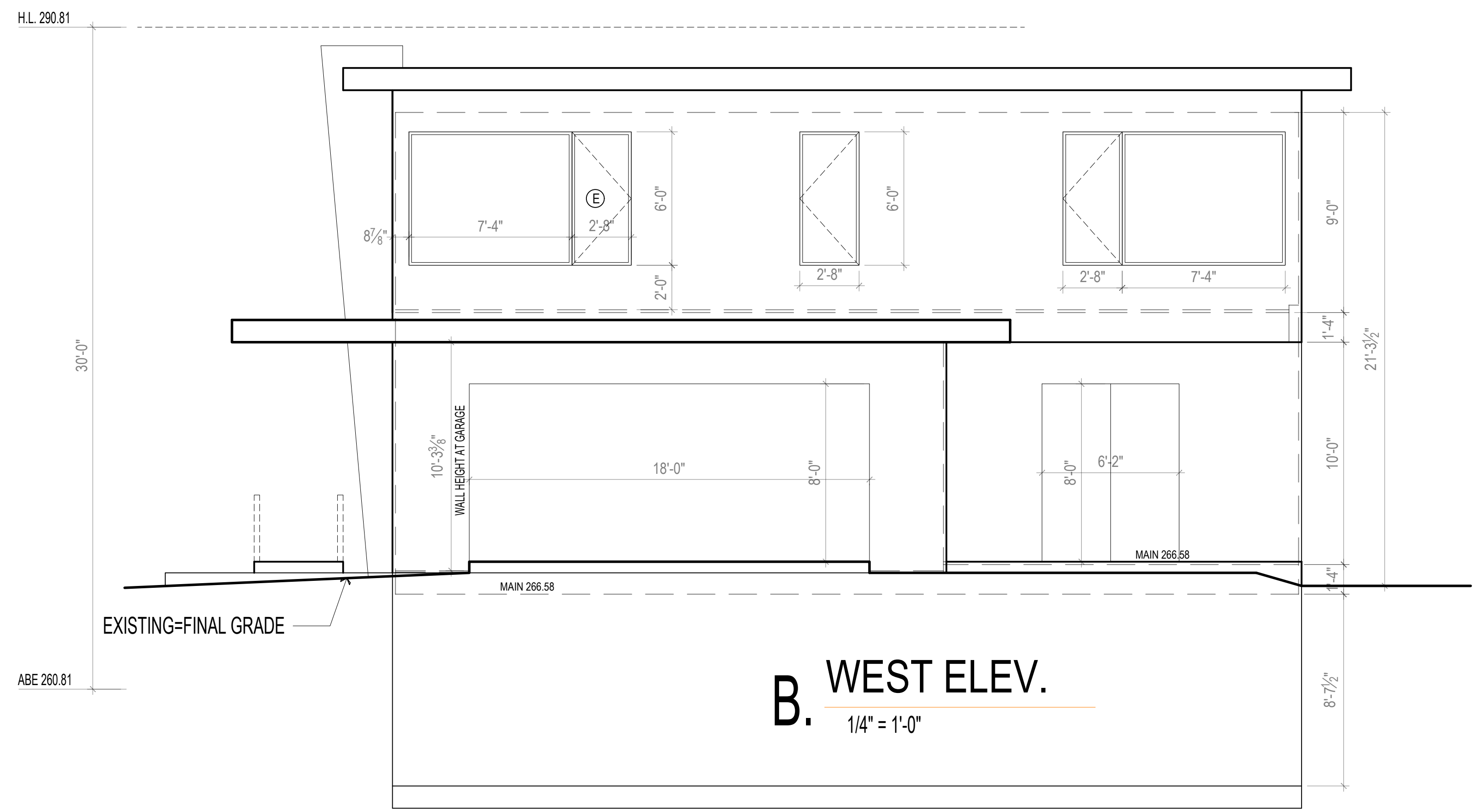
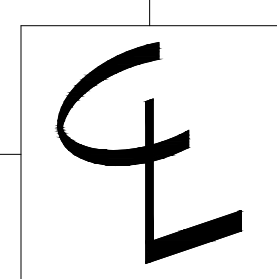
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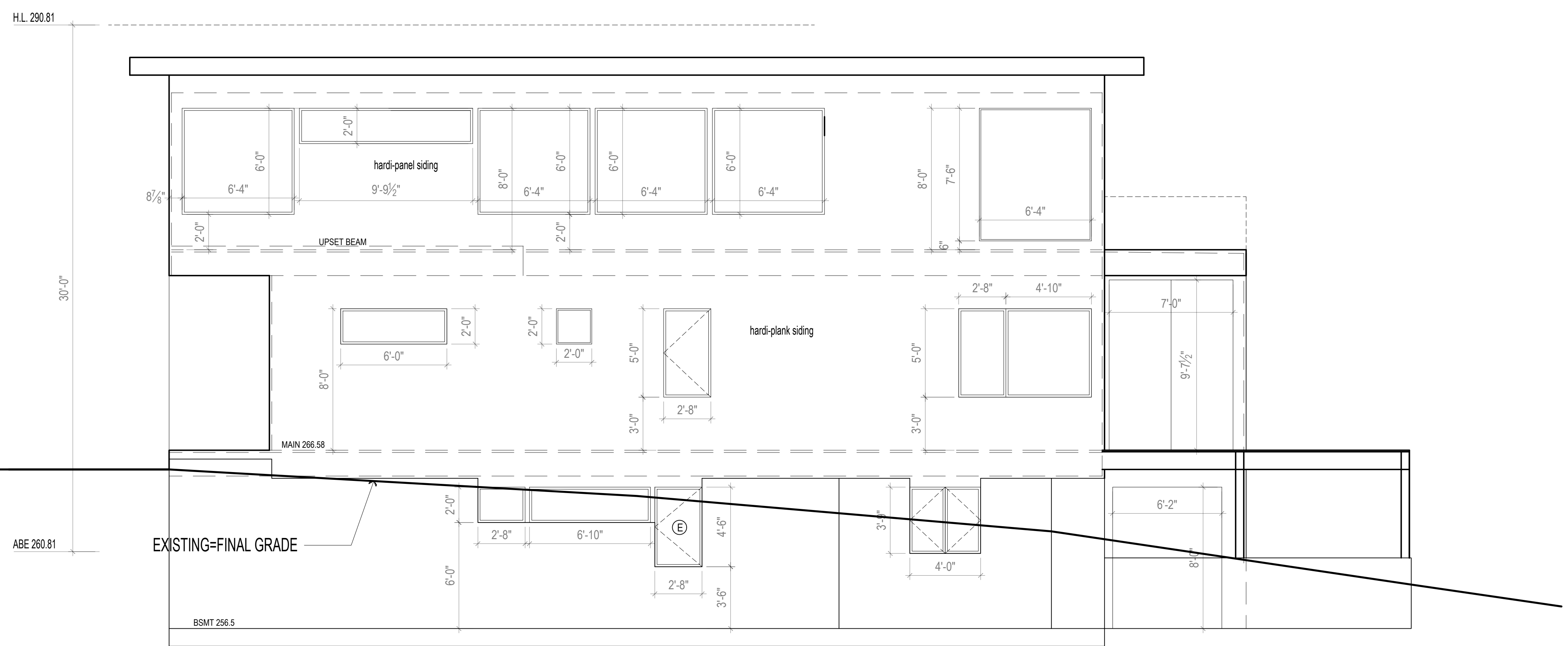
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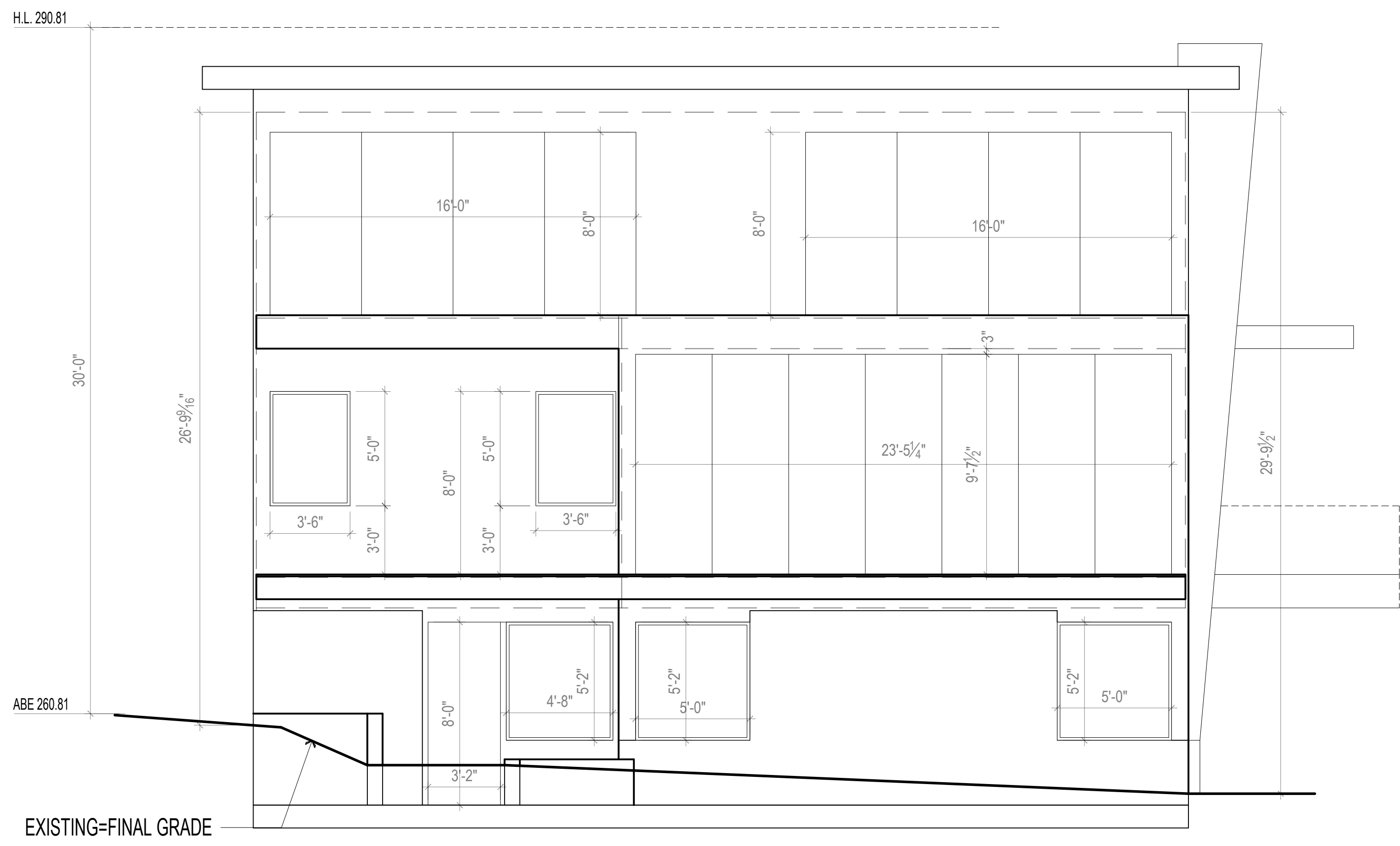
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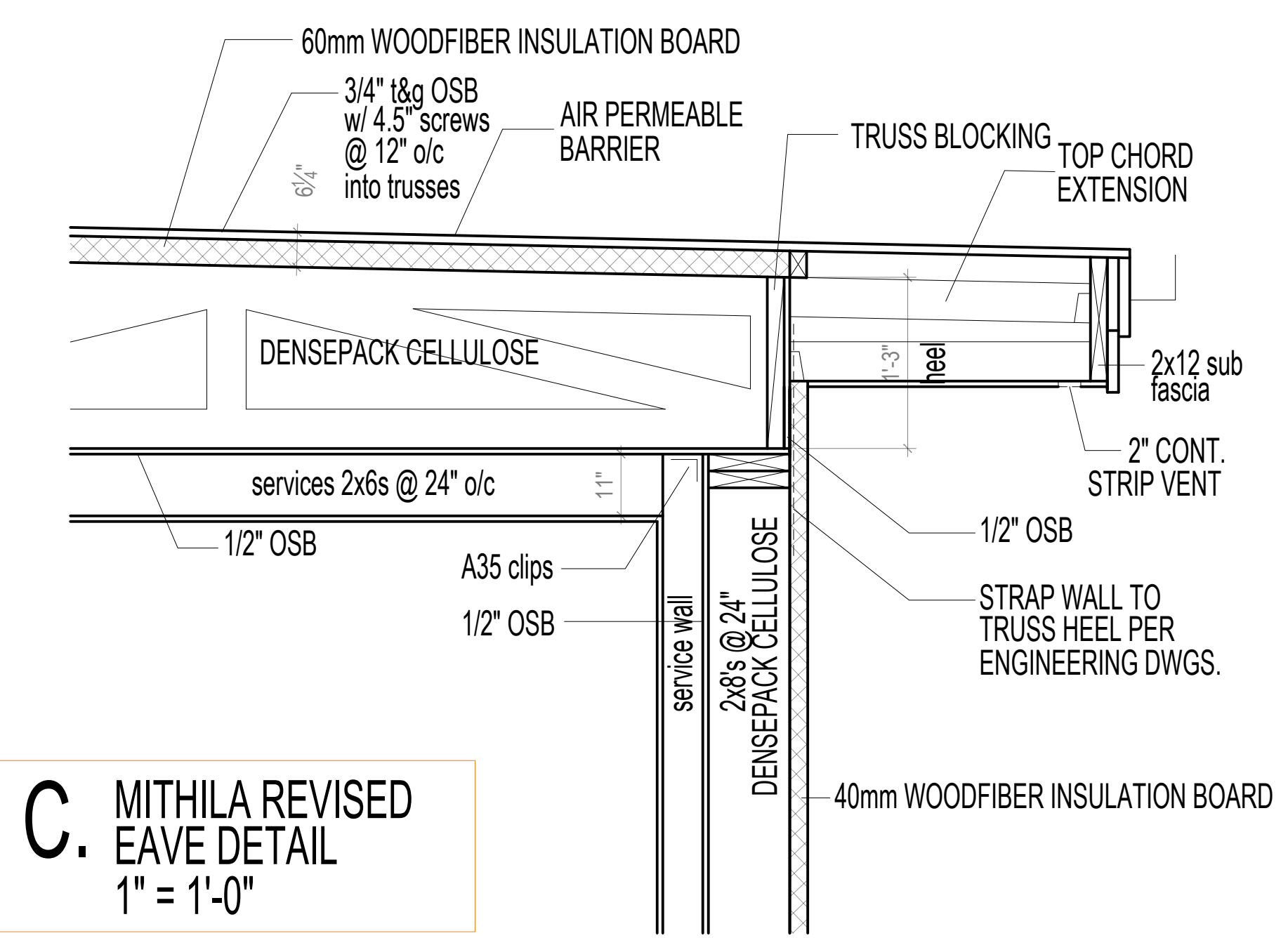
B. WEST ELEV.
 1/4" = 1'-0"



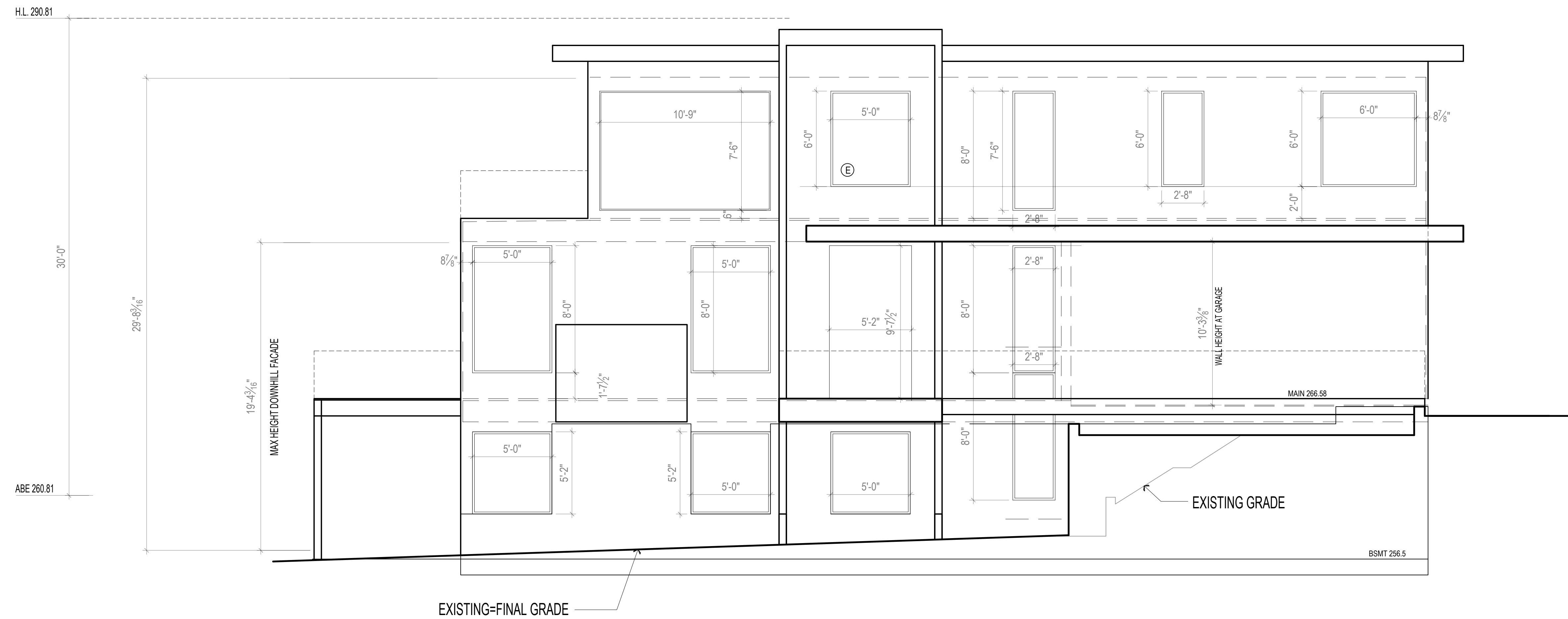
A. SOUTH ELEV.
 1/4" = 1'-0"



B. EAST ELEV.
 1/4" = 1'-0"



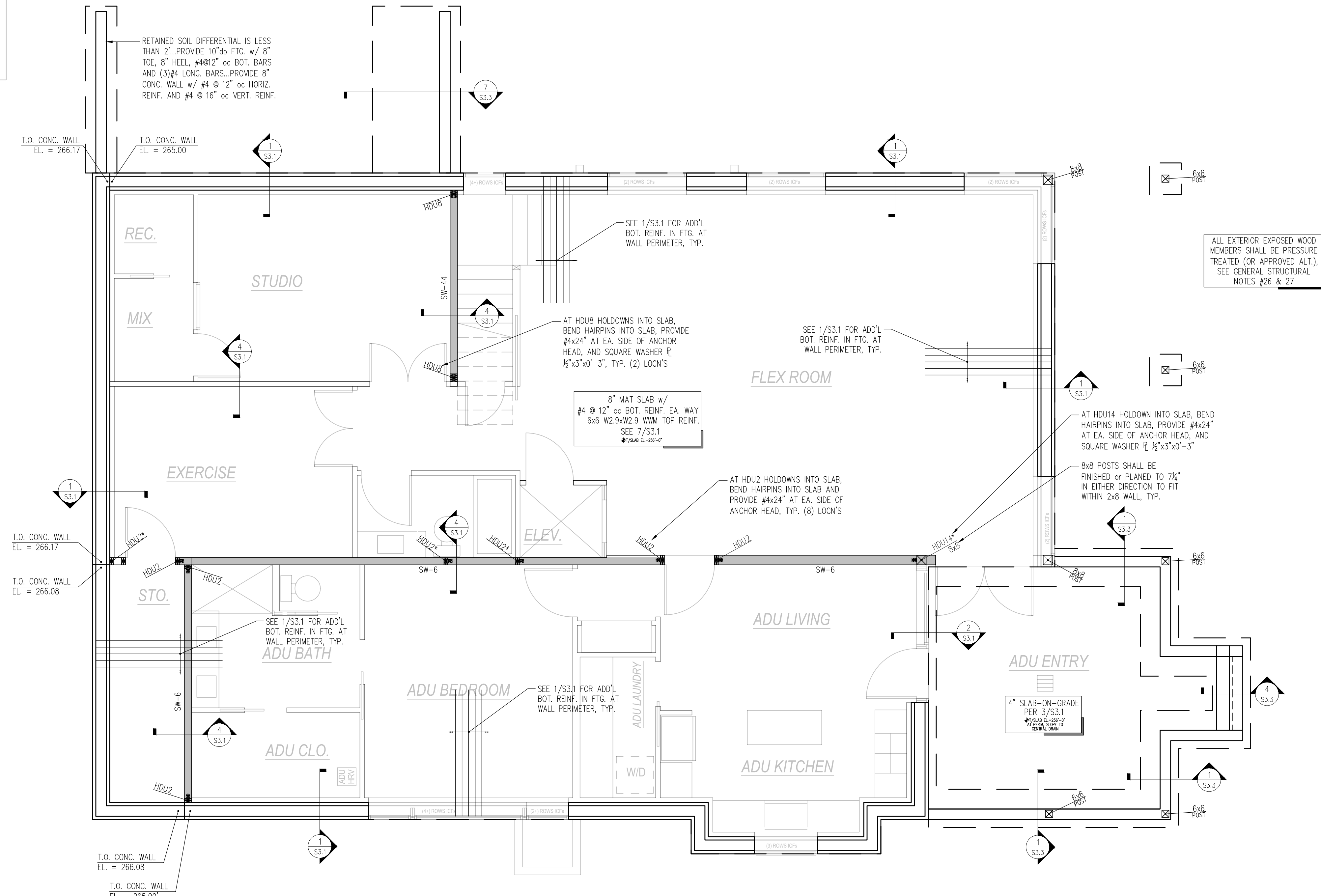
C. MITHILA REVISED EAVE DETAIL
 1" = 1'-0"



A. NORTH ELEV.
 1/4" = 1'-0"

LEGEND

	CONCRETE FOOTING		DENOTES SPREAD FOOTING PER 5/S3.1
	CONCRETE WALL		POST ABOVE
	STEP IN FOOTING PER 9/S3.1		DENOTES EXTENT OF SHEARWALL TYPE SW- PER 1/S6.6
	DENOTES TOP OF FOOTING ELEVATION		DENOTES STRAPPED SHEARWALL PER 7/S6.6, WITH Q DENOTING STRAP PER SCHEDULE ABOVE & BELOW OPENING
	STRUCTURAL WOOD STUDWALL BELOW		DENOTES SHEARWALL TENSION TIE PER 4/S6.6
	STRUCTURAL WOOD STUDWALL ABOVE		* - DENOTES TRANSFER TIE FROM TIE ABOVE

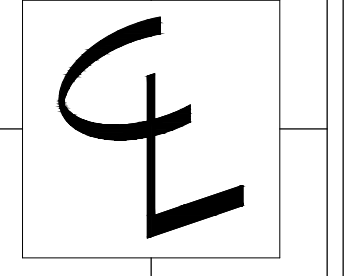
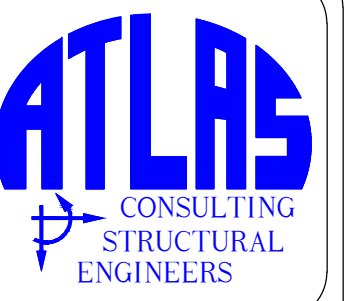
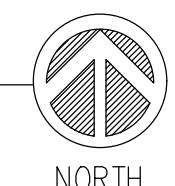


ALL EXTERIOR EXPOSED WOOD MEMBERS SHALL BE PRESSURE TREATED (OR APPROVED ALT.), SEE GENERAL STRUCTURAL NOTES #26 & 27

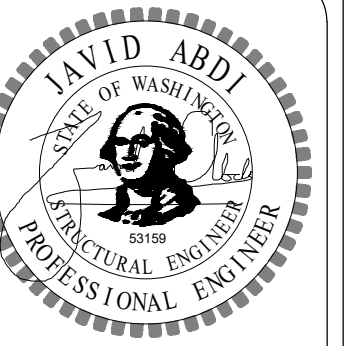
FOUNDATION & FIRST FLOOR PLAN NOTES

- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FIRST FLOOR LEVEL (FROM FIRST FLOOR TO SECOND FLOOR).
- SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.02, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
- SEE STRUCTURAL GENERAL NOTES #13 - 18 FOR CONCRETE AND CONCRETE REINFORCING REQUIREMENTS.

1 FOUNDATION AND FIRST FLOOR PLAN
S2.1 1/4" = 1'-0"



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CONTENTS
Foundation and Lower Floor Plan

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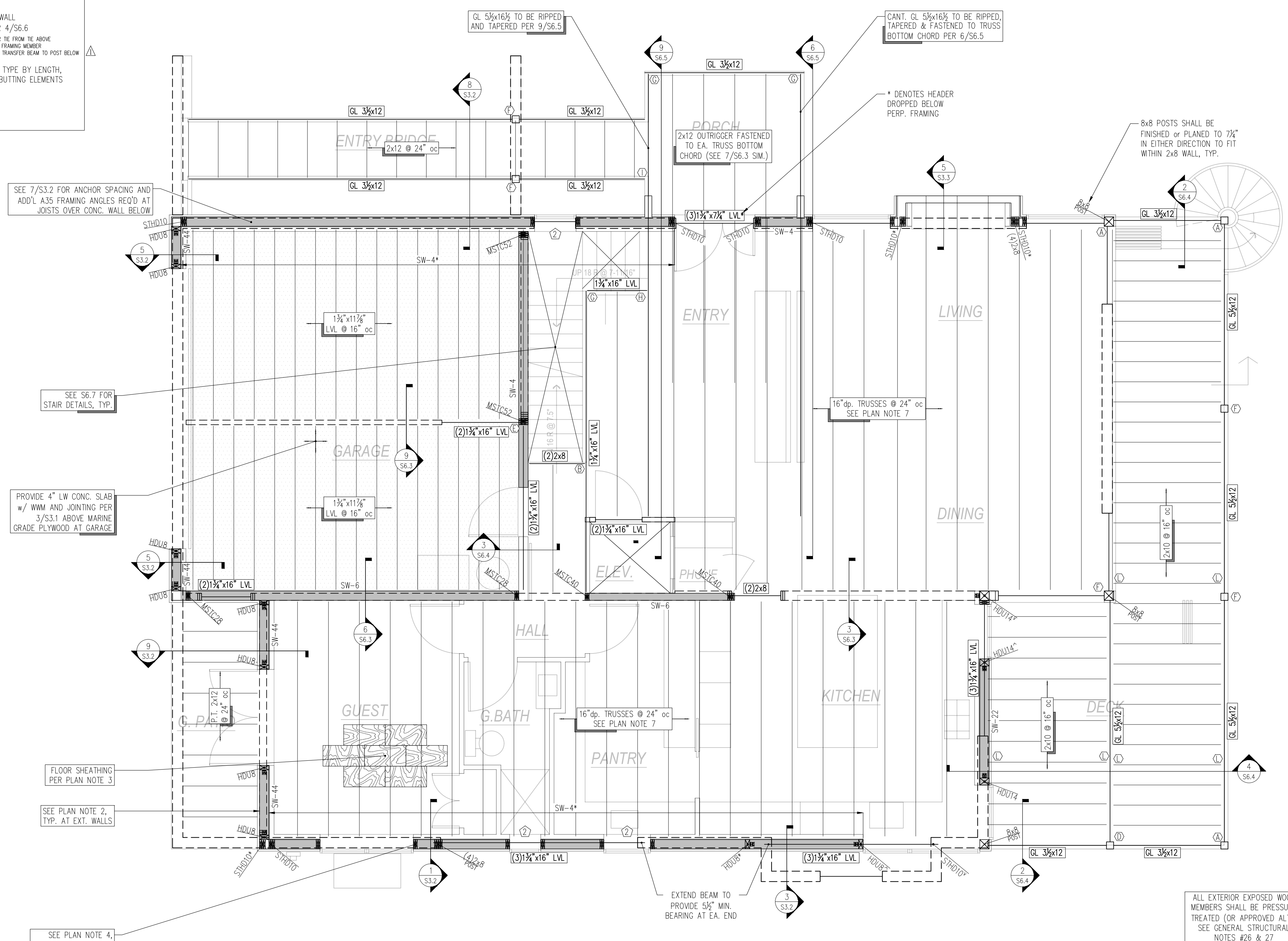
S2.1

LEGEND

- STRUCTURAL WOOD STUDWALL BELOW
- STRUCTURAL WOOD STUDWALL ABOVE
- POST BELOW
- POST ABOVE
- WOOD JOIST
- WOOD BEAM or HEADER
- WOOD RAFTER
- DENOTES EXTENT OF SHEARWALL TYPE SW- PER 1/S6.6
- DENOTES STRAPPED SHEARWALL PER 7/S6.6, WITH 'Q' DENOTING STRAP PER SCHEDULE ABOVE & BELOW OPENING
- DENOTES SHEARWALL TENSION TIE PER 4/S6.6
- DENOTES TRANSFER TIE FROM TIE ABOVE
- DENOTES TIE FROM FRAMING MEMBER
- DENOTES TIE FROM TRANSFER BEAM TO POST BELOW
- DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS
- STRAP x LENGTH

CONNECTOR TABLE

SIMPSON DESIGNATION	NOTES
ECCLQ, ECCRO	L-POST CAP
HUS ~or~ BU	HANGER
HGU ~or~ EGU	HANGER
CCT	T-POST CAP
IUS ~or~ ITS	HANGER
CCQ	COLUMN CAP
HUCQ	CONCEALED FLANGE HANGER
IUS ~or~ MIT	HANGER
LUS ~or~ HWPH	HANGER
HHUS	HANGER



SEE 7/S3.2 FOR ANCHOR SPACING AND ADD'L A35 FRAMING ANGLES REQ'D AT JOISTS OVER CONC. WALL BELOW

SEE S6.7 FOR STAIR DETAILS, TYP.

PROVIDE 4" LW CONC. SLAB w/ W/M AND JOINTING PER 3/S3.1 ABOVE MARINE GRADE PLYWOOD AT GARAGE

FLOOR SHEATHING PER PLAN NOTE 3

SEE PLAN NOTE 2, TYP. AT EXT. WALLS

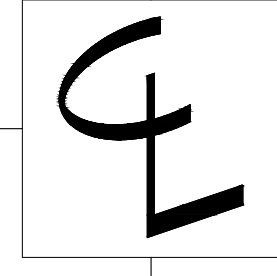
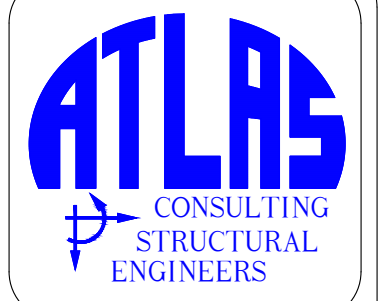
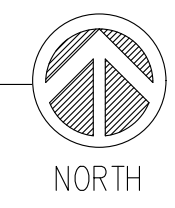
SEE PLAN NOTE 4, TYP. BELOW ALL HEADERS ABOVE U.N.O.

MAIN FLOOR PLAN NOTES

- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING LEVEL. DASHED WALLS SHOWN IN PLAN ARE BELOW FRAMING LEVEL.
- EXTERIOR STUDWALLS SHALL BE PRE-ASSEMBLED PANELS CONSISTING OF 2x8 STUDS @ 24" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.1, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
- FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
- ALL HEADERS ABOVE (SEE 1/S2.3) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS.
- HEADERS IN EXTERIOR WALLS SHALL BE PER DETAIL 6/S6.1 U.N.O. IN PLAN.
- AT AREA(S) INDICATED AS BLOCKED DIAPHRAGM, INSTALL 2x FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING PER PLAN NOTE 3.
- SEE GENERAL STRUCTURAL NOTE #23 FOR FLOOR TRUSS REQUIREMENTS.

ALL EXTERIOR EXPOSED WOOD MEMBERS SHALL BE PRESSURE TREATED (OR APPROVED ALT.). SEE GENERAL STRUCTURAL NOTES #26 & 27

1 MAIN FLOOR FRAMING PLAN
S2.2 1/4" = 1'-0"



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CONTENTS
Main Floor Framing Plan

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04.04.24

S2.2

LEGEND

--- STRUCTURAL WOOD STUDWALL BELOW

--- STRUCTURAL WOOD STUDWALL ABOVE

□ POST BELOW

⊗ POST ABOVE

— WOOD JOIST

— WOOD BEAM or HEADER

--- WOOD RAFTER

SW- DENOTES EXTENT OF SHEARWALL TYPE SW- PER 1/S6.6

SW- DENOTES STRAPPED SHEARWALL PER 7/S6.6, WITH □ DENOTING STRAP PER SCHEDULE ABOVE & BELOW OPENING

MSW DENOTES SHEARWALL TENSION TIE PER 4/S6.6

MSW DENOTES TRANSFER TIE FROM TIE ABOVE

MSW DENOTES TIE ATOP FRAMING MEMBER

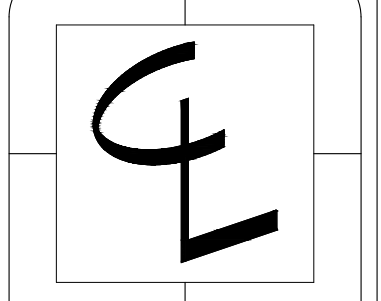
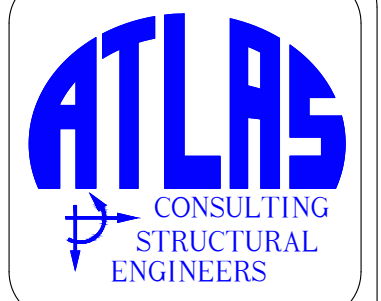
MSW DENOTES TIE FROM TRANSFER BEAM TO POST BELOW

MSW DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS

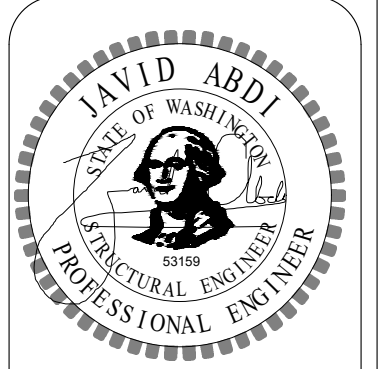
STRAP x LENGTH

CONNECTOR TABLE

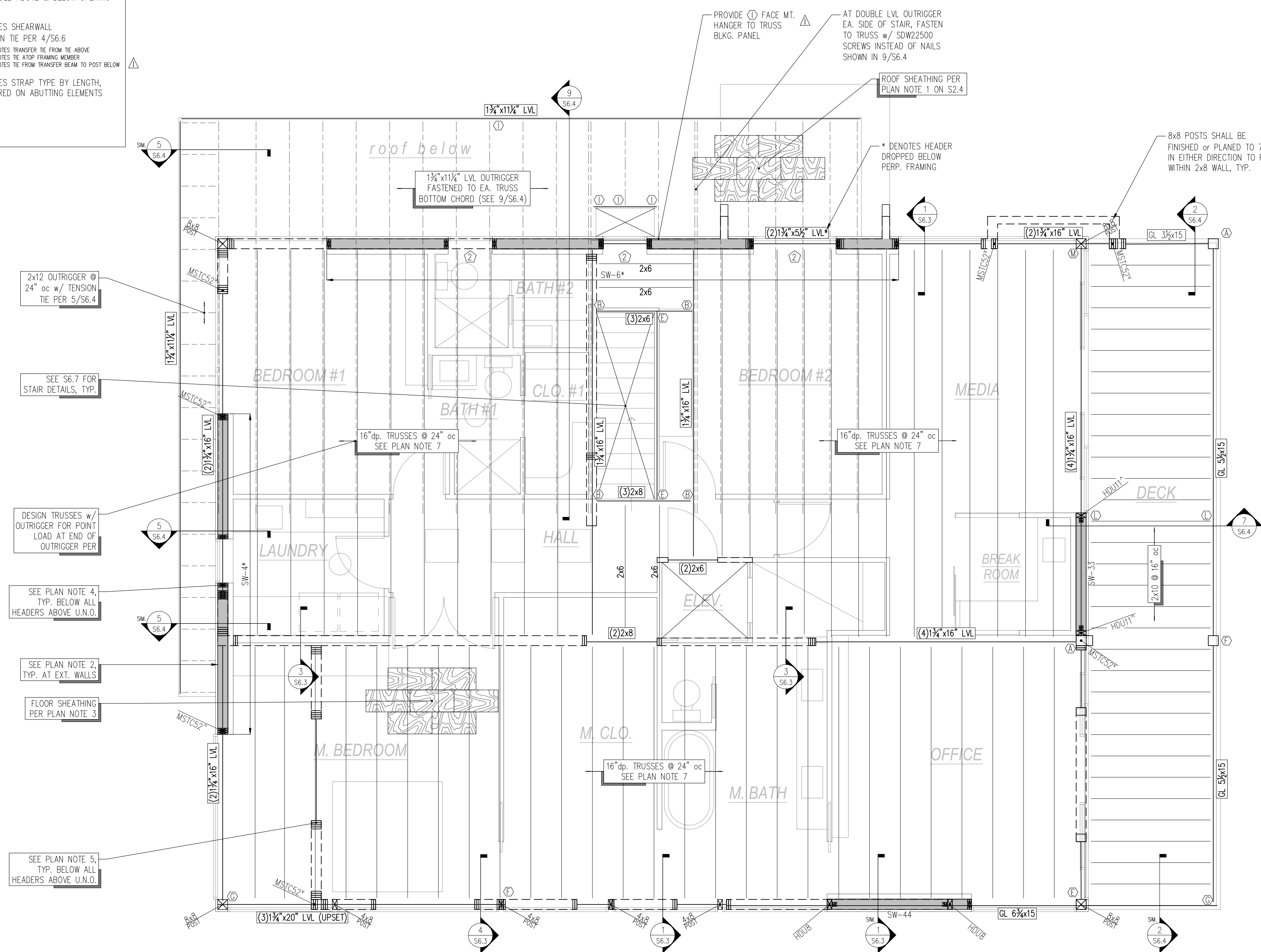
SIMPSON DESIGNATION	NOTES
Ⓐ ECCLQ, ECCRQ	L-POST CAP
Ⓑ HUS ~gr~ BU	HANGER
Ⓒ HGU ~gr~ EGQ	HANGER
Ⓓ CCT	T-POST CAP
Ⓔ IUS ~gr~ ITS	HANGER
Ⓕ CCQ	COLUMN CAP
Ⓖ HUCQ	CONCEALED FLANGE HANGER
Ⓗ IUS ~gr~ MIT	HANGER
Ⓙ LUS ~gr~ HWPH	HANGER
Ⓚ HHUS	HANGER



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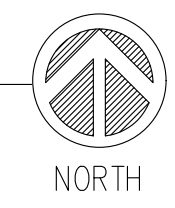
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3632 90th Ave SE
Mercer Island, WA - 98040



ALL EXTERIOR EXPOSED WOOD MEMBERS SHALL BE PRESSURE TREATED (OR APPROVED ALT.), SEE GENERAL STRUCTURAL NOTES #26 & 27

- UPPER FLOOR PLAN NOTES**
- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING LEVEL. DASHED WALLS SHOWN IN PLAN ARE BELOW FRAMING LEVEL.
 - EXTERIOR STUDWALLS SHALL BE PRE-ASSEMBLED PANELS CONSISTING OF 2x8 STUDS @ 24" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.1, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
 - FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
 - ALL HEADERS ABOVE (SEE 1/S2.4) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS.
 - HEADERS IN EXTERIOR WALLS NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN.
 - AT AREA(S) INDICATED AS BLOCKED DIAPHRAGM, INSTALL 2x FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING PER PLAN NOTE 3.
 - SEE GENERAL STRUCTURAL NOTE #23 FOR FLOOR TRUSS REQUIREMENTS.

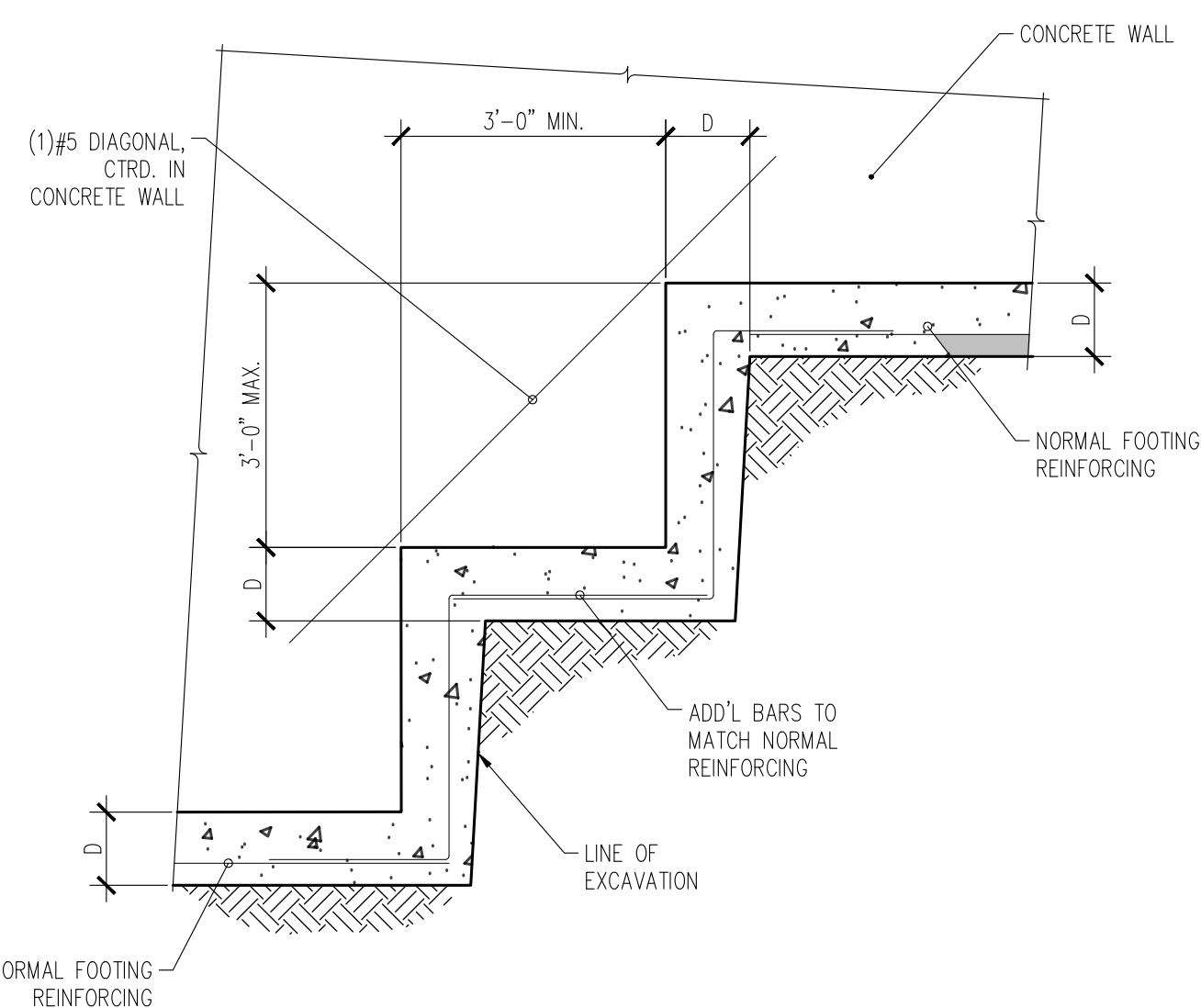
1 UPPER FLOOR FRAMING PLAN
S2.3 1/4" = 1'-0"



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Upper Floor Framing Plan

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04.04.24

S2.3



9 TYPICAL STEPPED FOOTING
S3.1 N.T.S.

MIN. STRAIGHT DEVELOPMENT LENGTH

BAR SIZE	TOP BARS	OTHER BARS
#4	25"	19"
#5	31"	24"
#6	37"	29"

MIN. LAP SPLICE LENGTH (CLASS B)

BAR SIZE	TOP BARS	OTHER BARS
#4	33"	25"
#5	41"	31"
#6	49"	37"

*TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM

IF CLEAR CONCRETE COVER IS LESS THAN 1x THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS LESS THAN (3) BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 50%

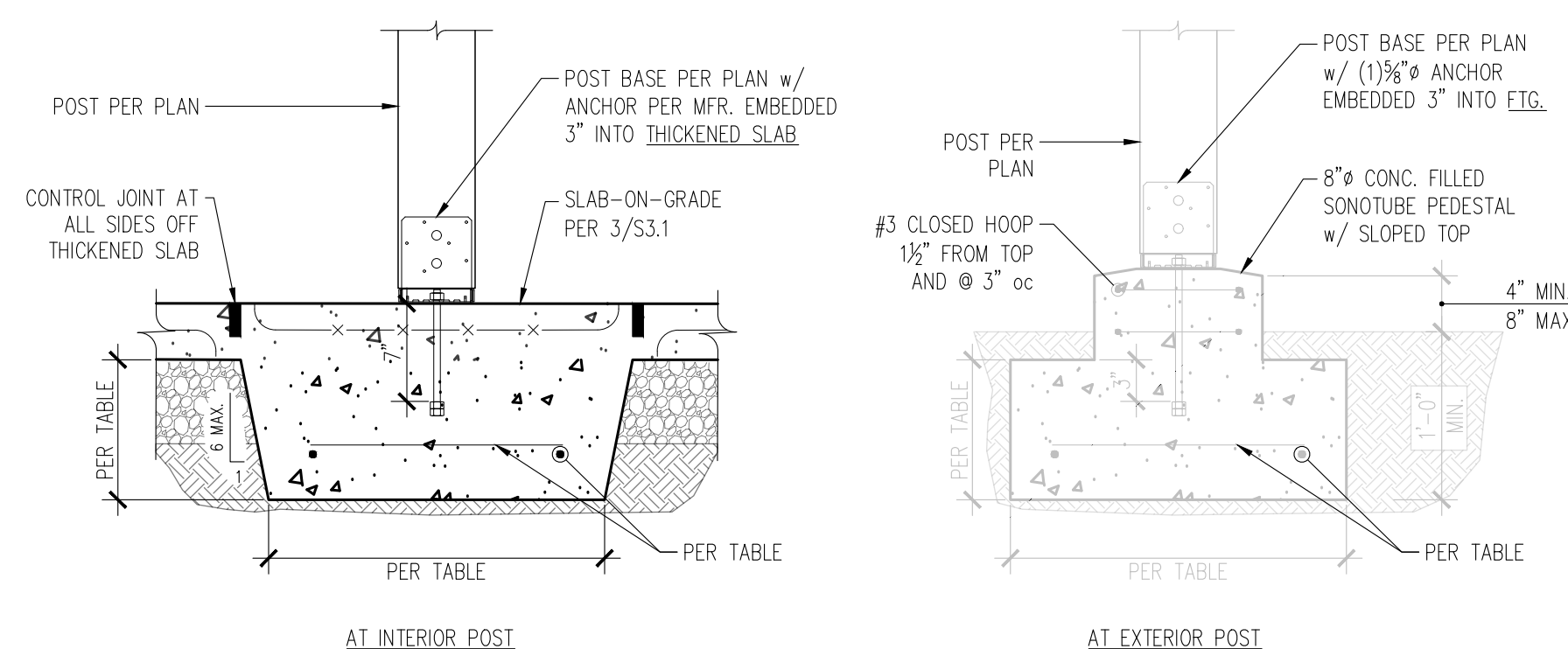
MIN. EMBEDMENT LENGTH FOR STANDARD END HOOKS

BAR SIZE	LENGTH
#4	7"
#5	9"
#6	10"

- SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2x
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

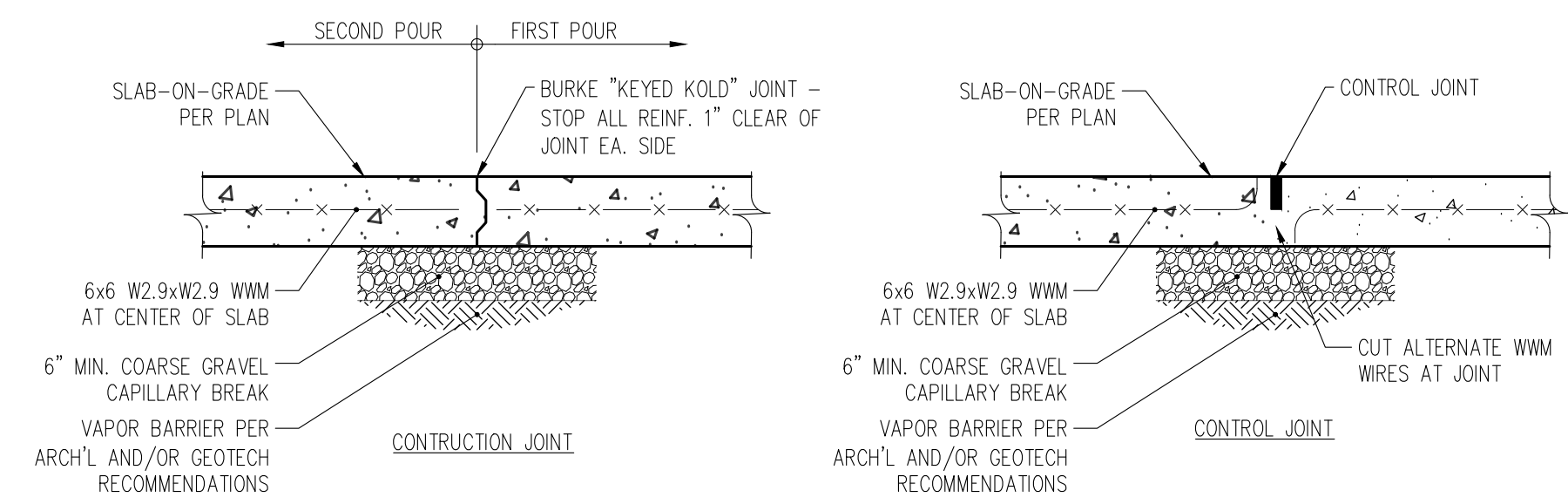
6 CONCRETE REINFORCING DEVELOPMENT AND SPLICE LENGTH TABLES
S3.1 N/A

FTG. MARK	DIMENSIONS			REINFORCING DIRECTION	
	LENGTH	WIDTH	DEPTH	SHORT	LONG
F2.0	2'-0"	2'-0"	10"	(3)#4	(3)#4
F2.5	2'-6"	2'-6"	10"	(4)#4	(4)#4
F3.0	3'-0"	3'-0"	10"	(4)#4	(4)#4
F3.6	3'-6"	3'-6"	12"	(5)#4	(5)#4
F4.0	4'-0"	4'-0"	12"	(6)#4	(6)#4

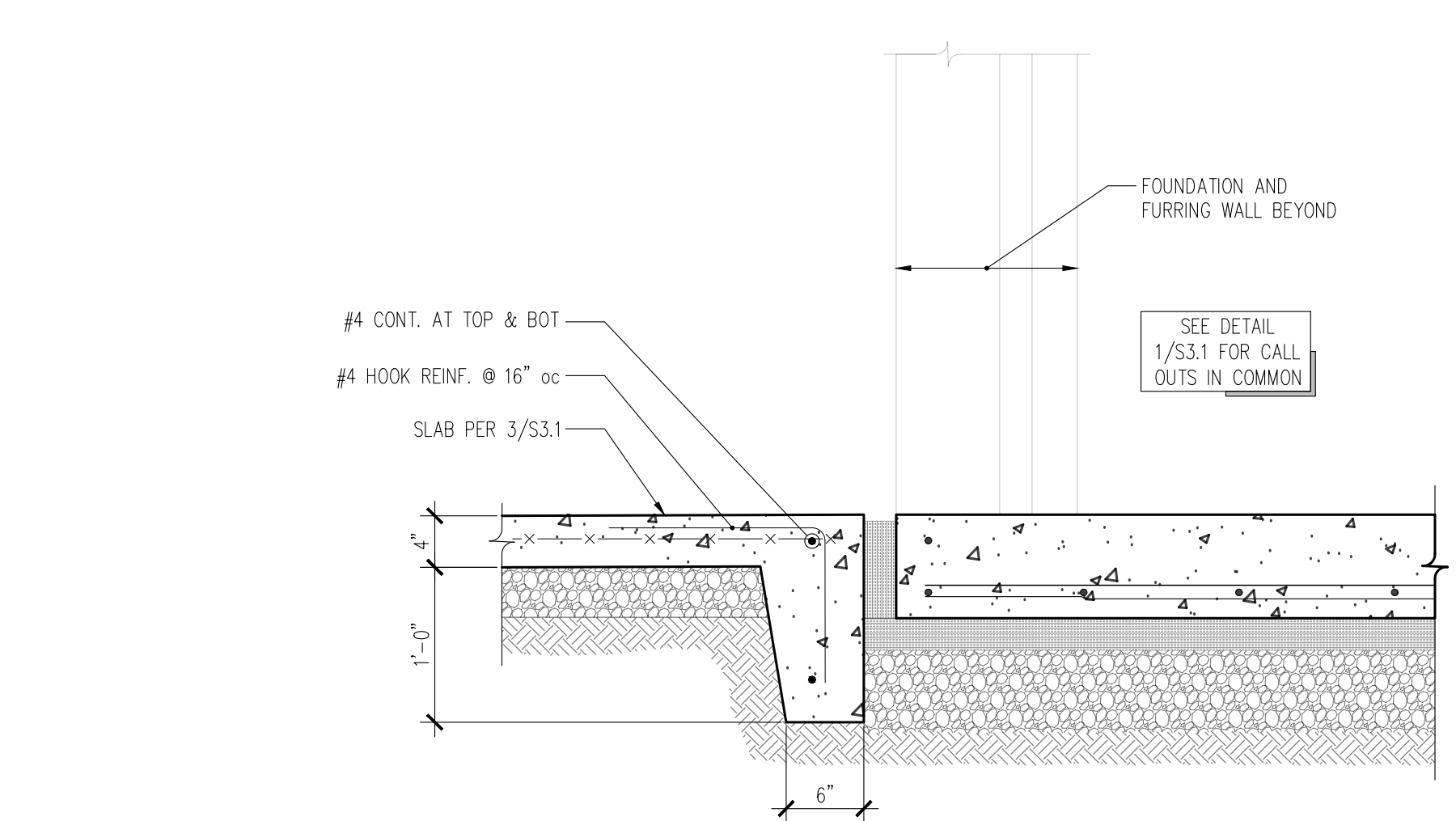


5 SPREAD FOOTING
S3.1 1" = 1'-0"

2 SECTION THROUGH EXTERIOR SLAB-ON-GRADE ABUTTING FOUNDATION
S3.1 1" = 1'-0"

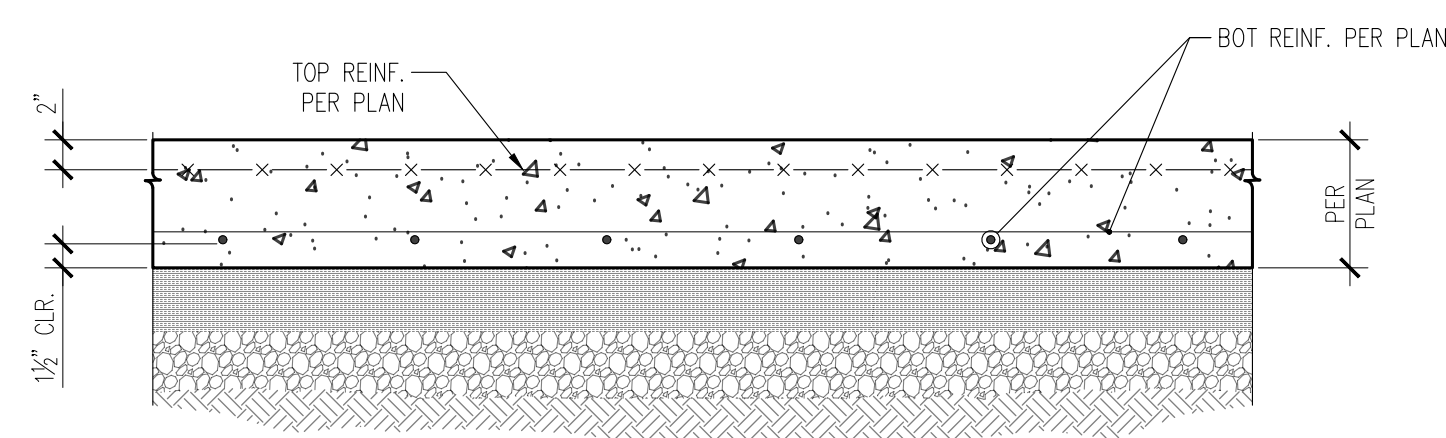


3 EXTERIOR SLAB-ON-GRADE JOINTING
S3.1 1" = 1'-0"

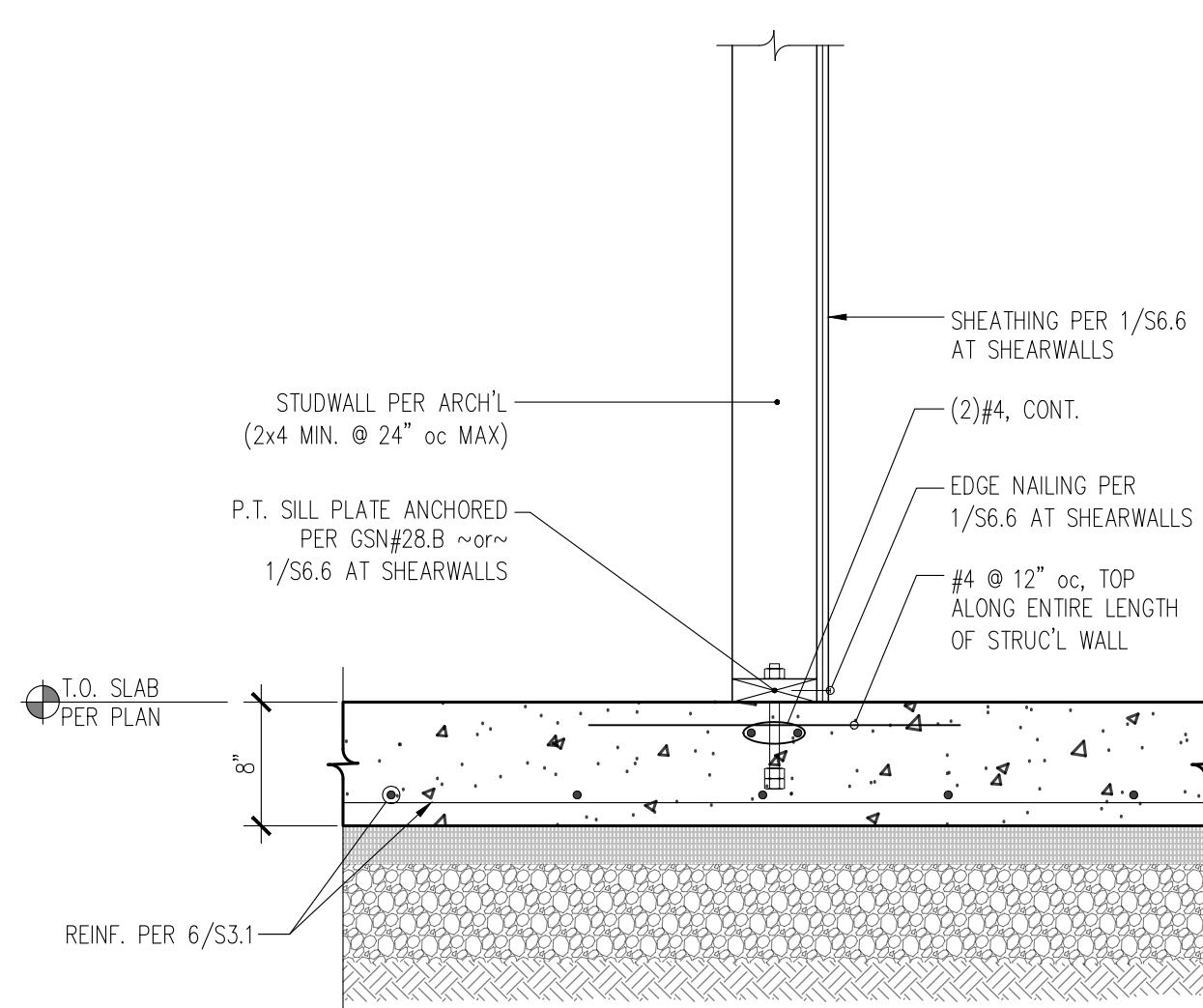


2 SECTION THROUGH EXTERIOR SLAB-ON-GRADE ABUTTING FOUNDATION
S3.1 1" = 1'-0"

CONSTRUCTION/CONTROL JOINTS IN SLABS ON GRADE SHALL BE PROVIDED TO DIVIDE SLAB INTO RECTANGULAR AREAS 225 SQUARE FEET OR LESS. AREAS SHALL BE APPROXIMATELY SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS MUST BE APPROVED BY THE ARCHITECT. SEE 3/S3.1

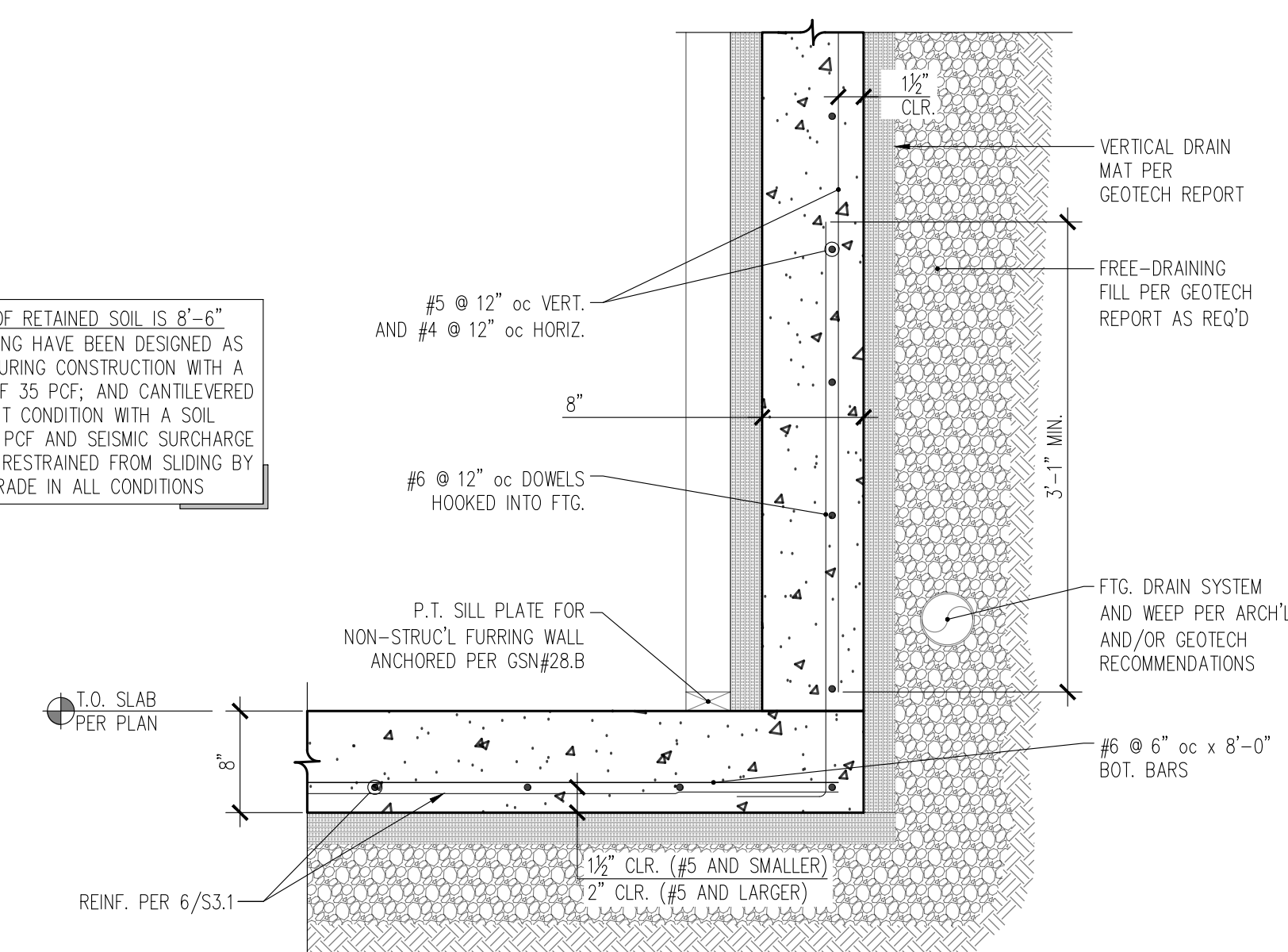


7 SECTION THROUGH THICKENED SLAB-ON-GRADE AT STAIR STRINGERS
S3.1 1" = 1'-0"

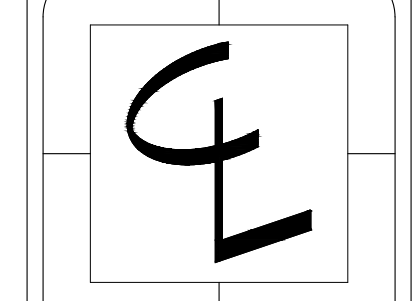
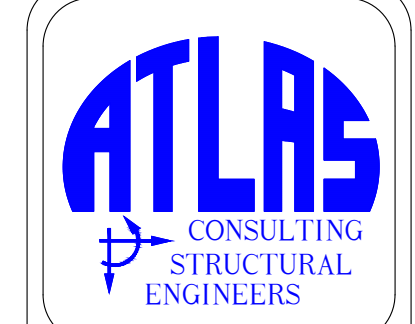


4 SECTION THROUGH THICKENED SLAB AT INTERIOR STRUCTURAL WALL
S3.1 1" = 1'-0"

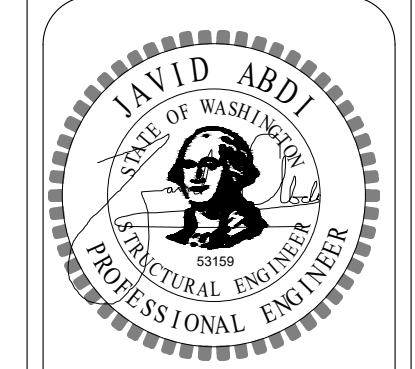
MAX HEIGHT OF RETAINED SOIL IS 8'-6" WALL AND FOOTING HAVE BEEN DESIGNED AS CANTILEVERED DURING CONSTRUCTION WITH A SOIL PRESSURE OF 35 PCF; AND CANTILEVERED IN PERMANENT CONDITION WITH A SOIL PRESSURE OF 45 PCF AND SEISMIC SURCHARGE OF 8H. WALL IS RESTRAINED FROM SLIDING BY SLAB ON GRADE IN ALL CONDITIONS



1 SECTION THROUGH FOUNDATION WALL
S3.1 1" = 1'-0"



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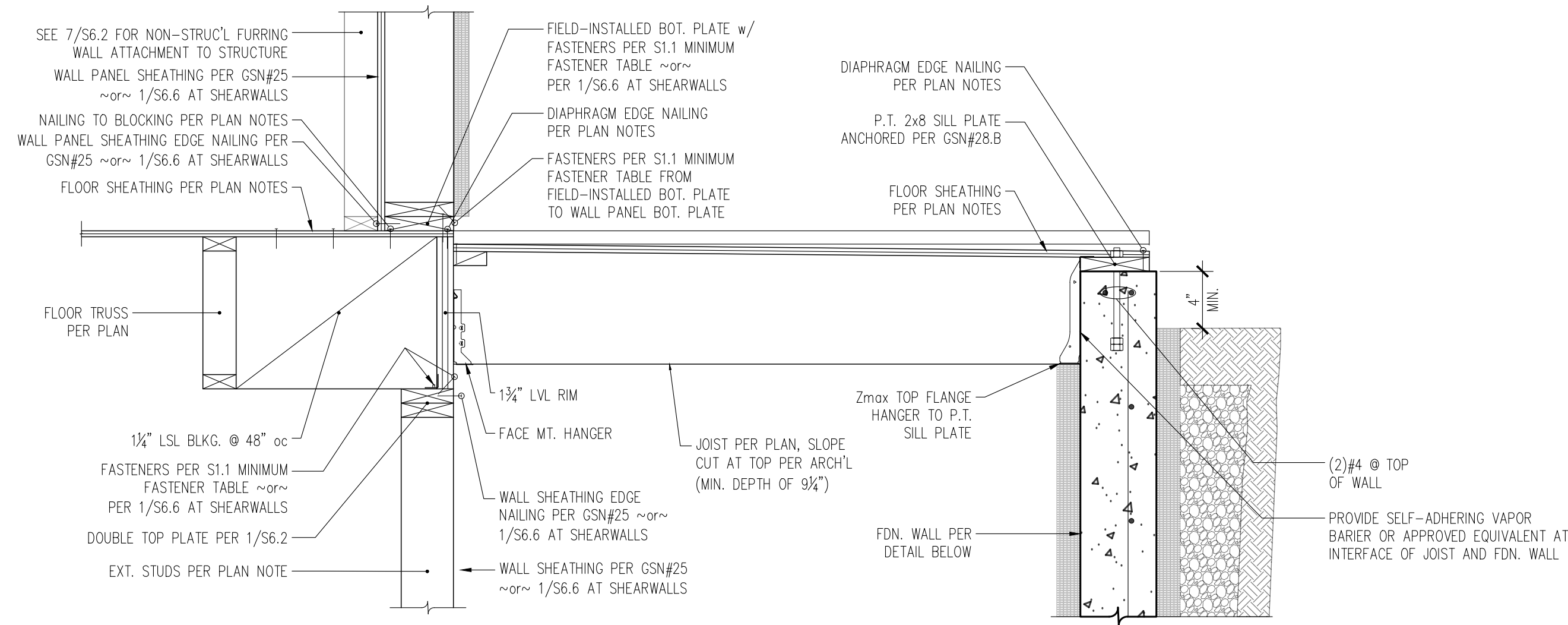
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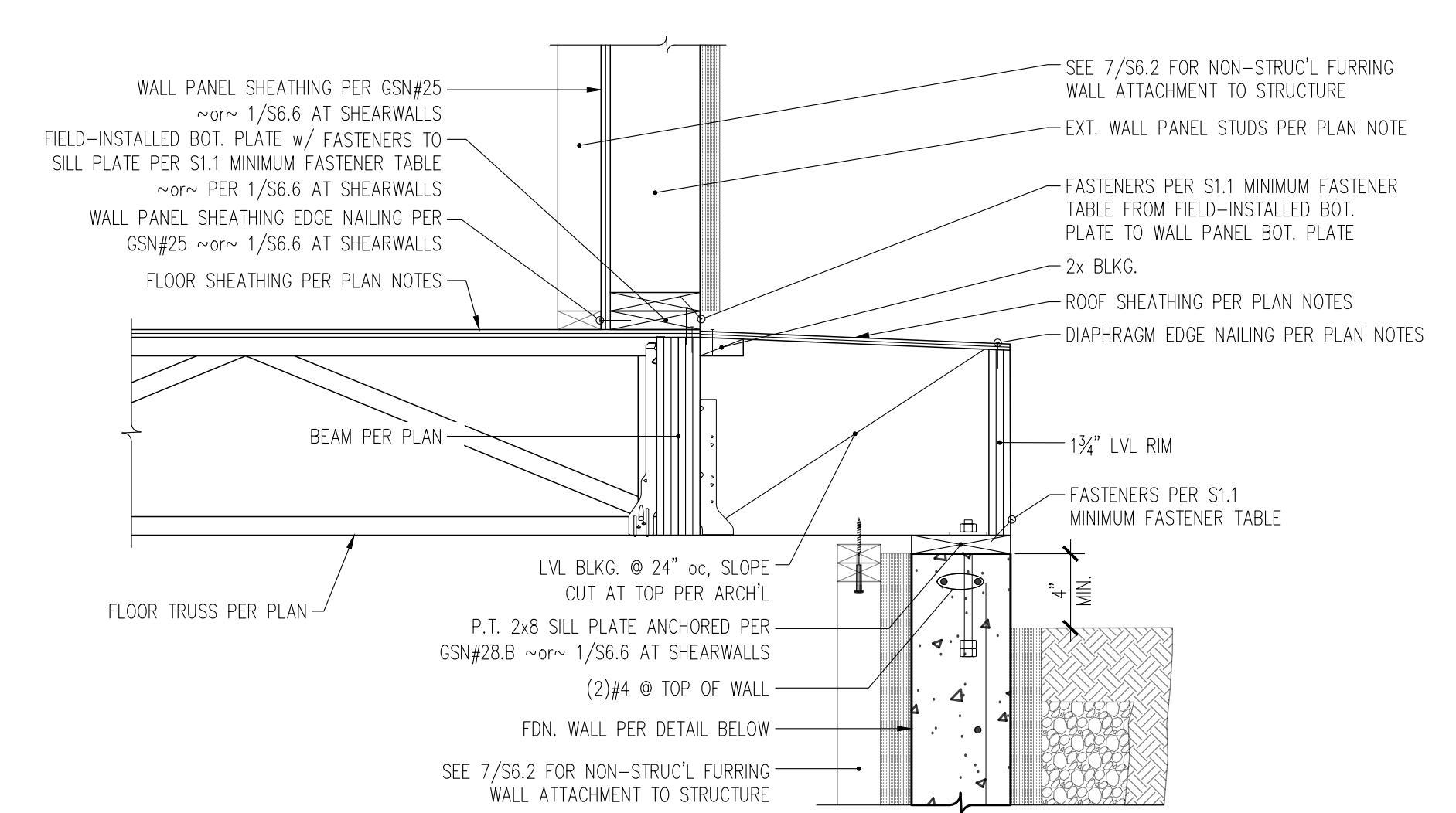
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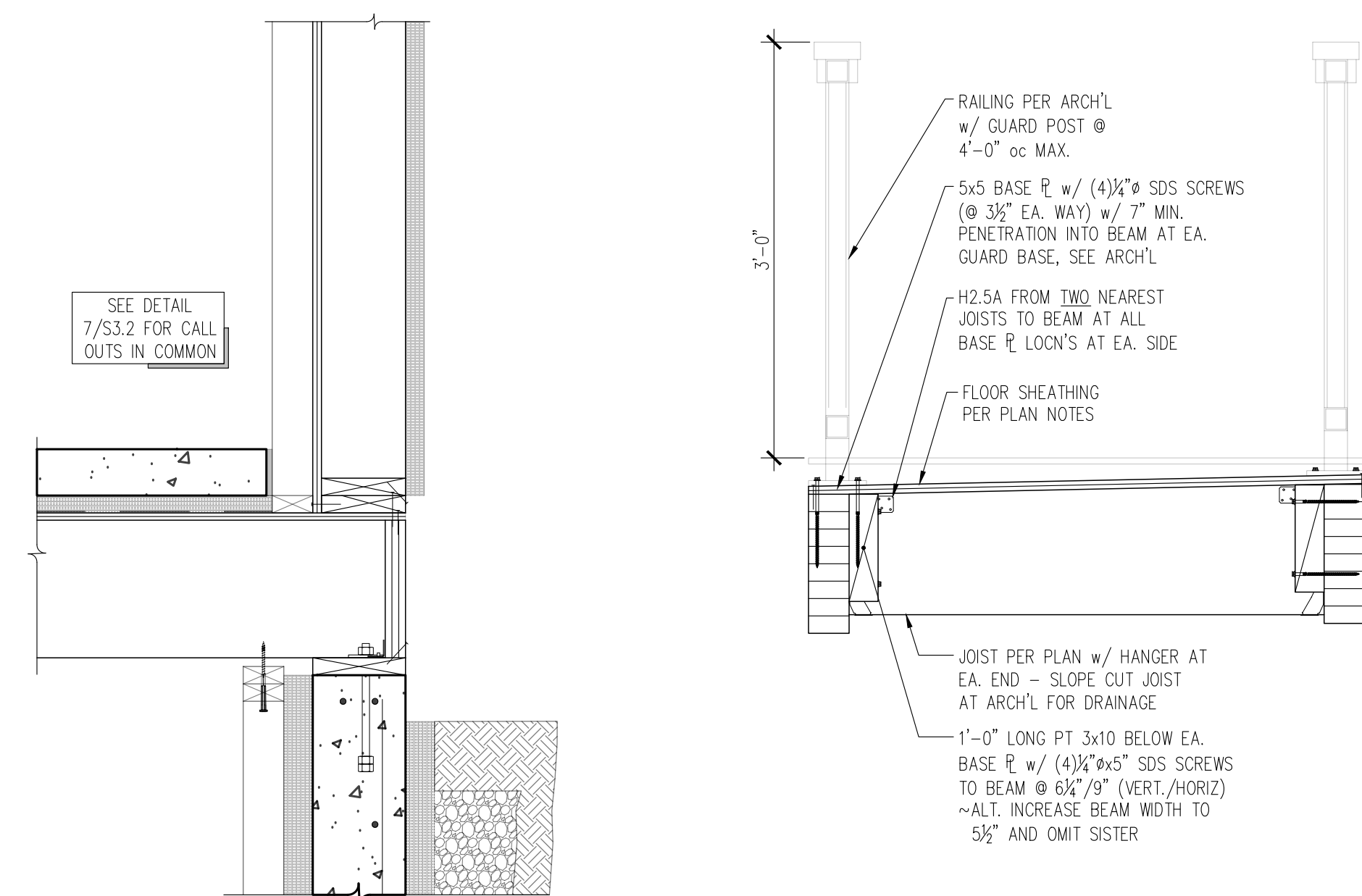
S3.1



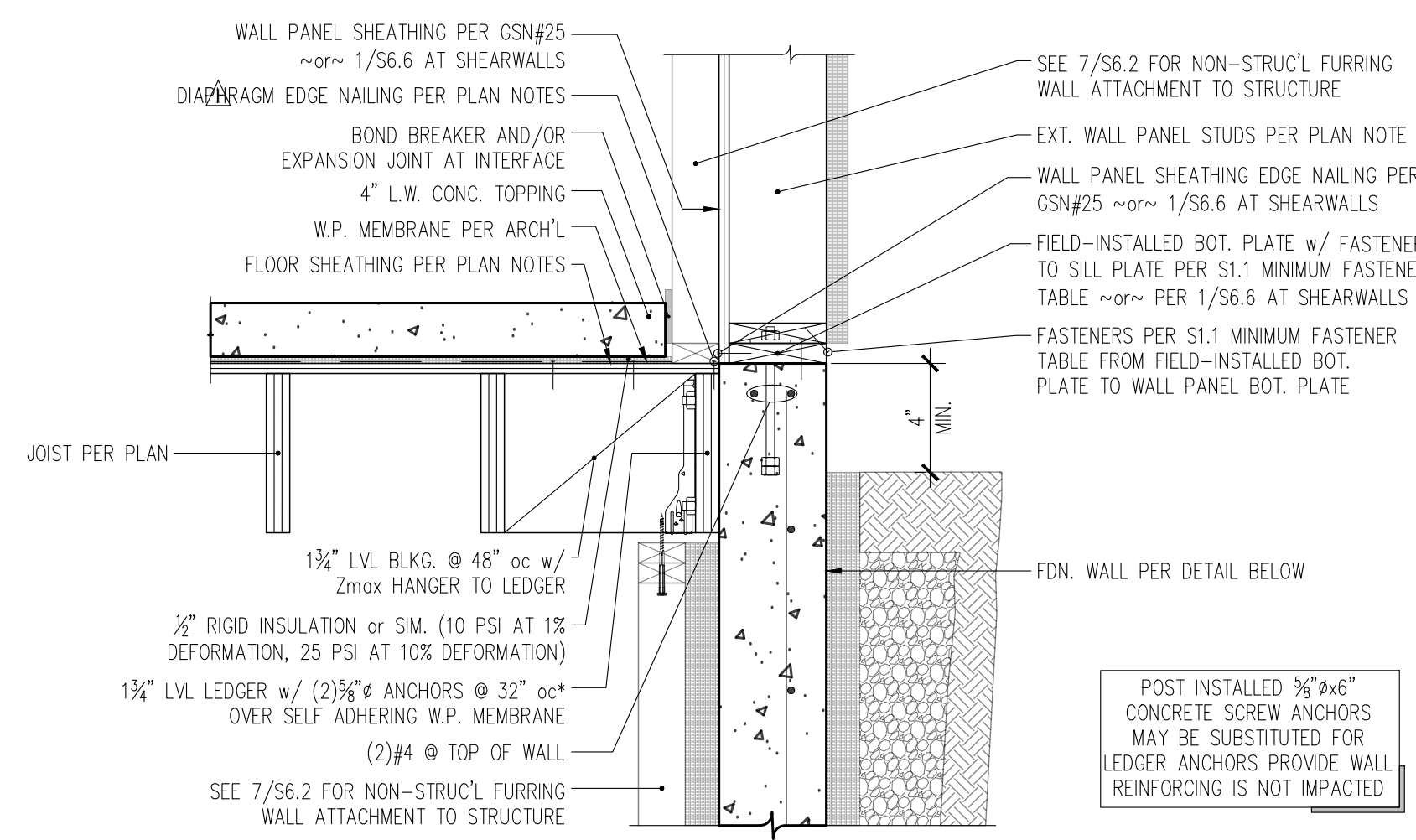
9 SECTION THROUGH GUEST PATIO PERPENDICULAR JOISTS
S3.2 1" = 1'-0"



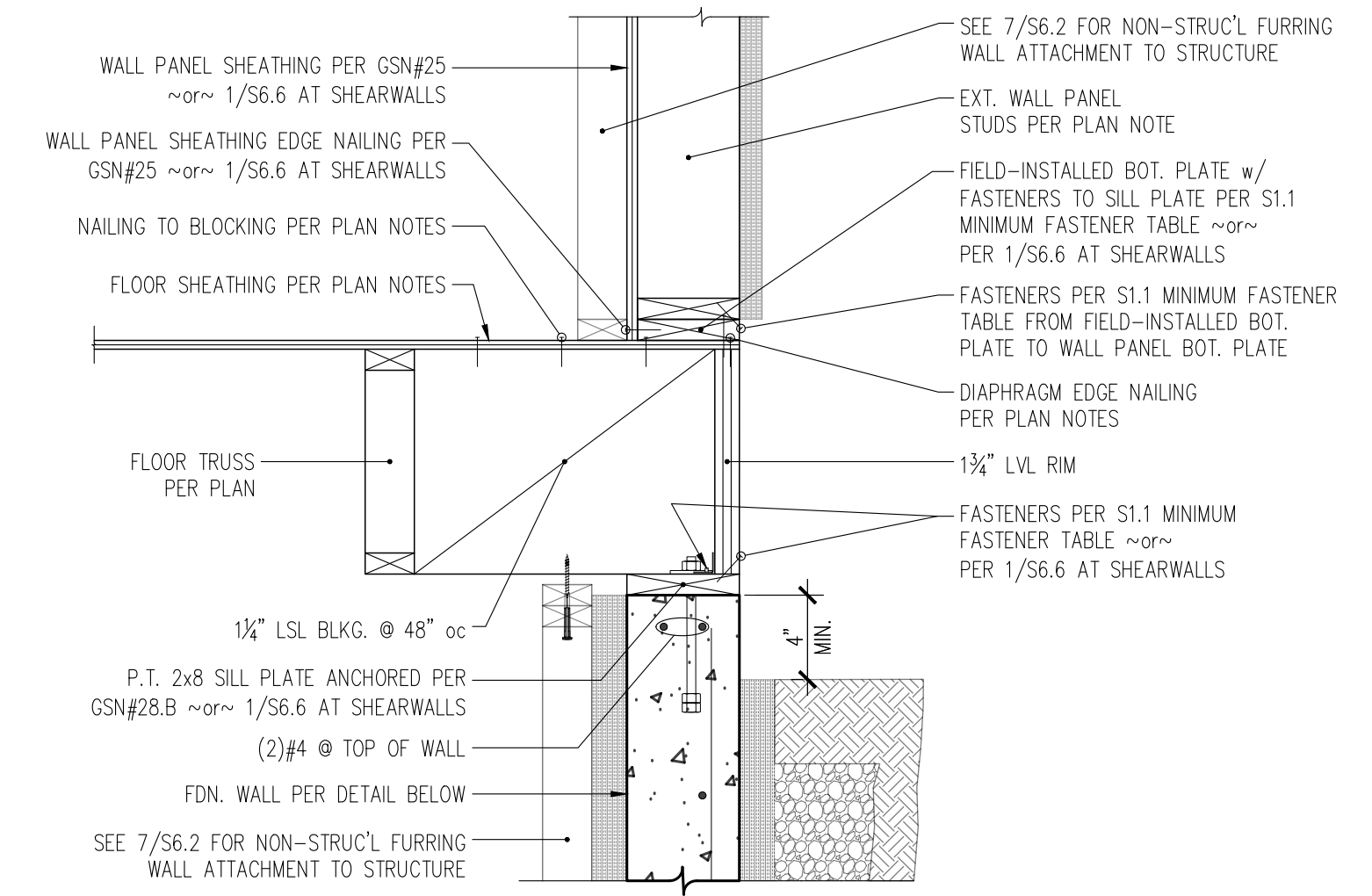
3 SECTION
S3.2 1" = 1'-0"



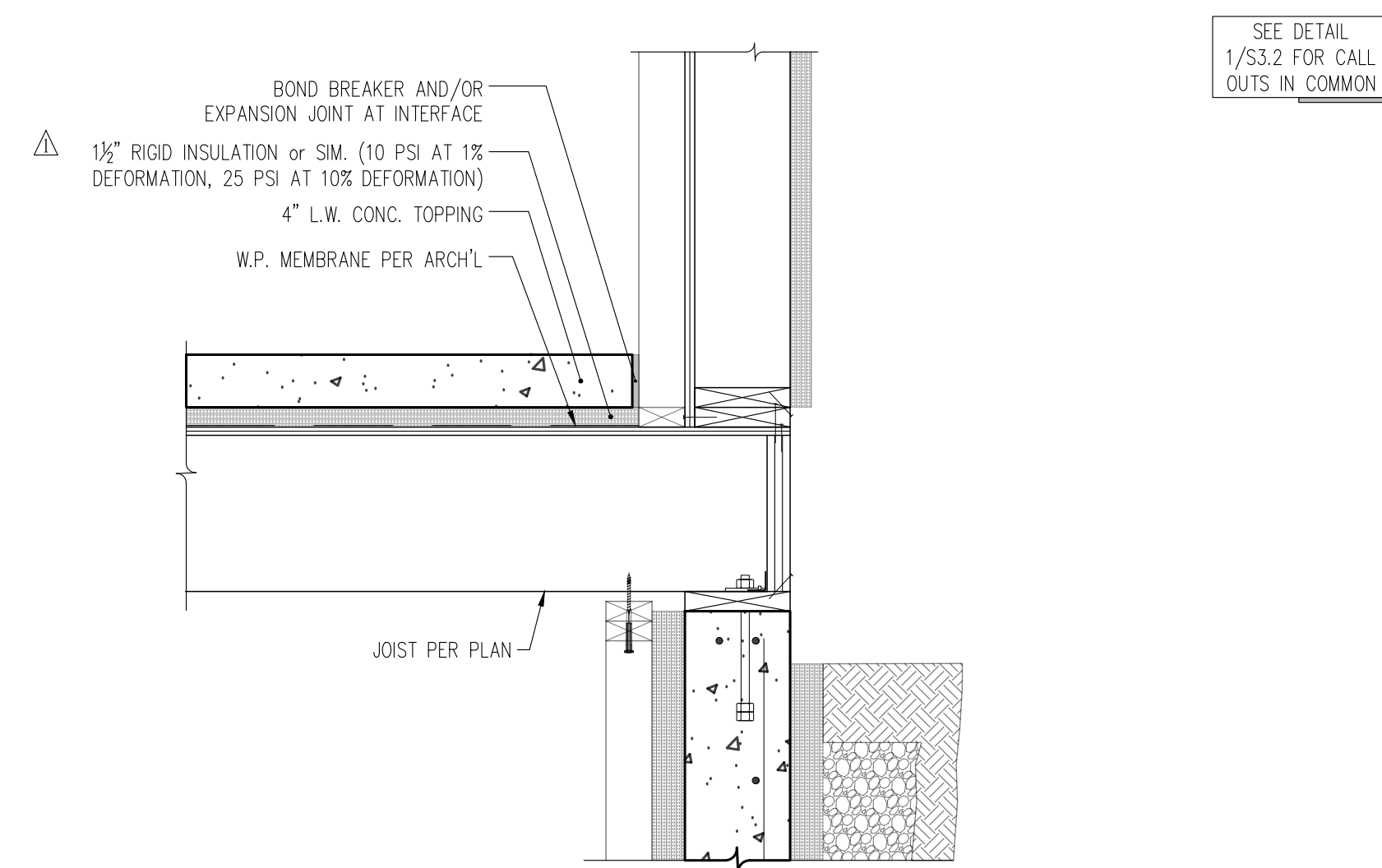
8 SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR GARAGE JOISTS AND ENTRY BRIDGE
S3.2 1" = 1'-0"



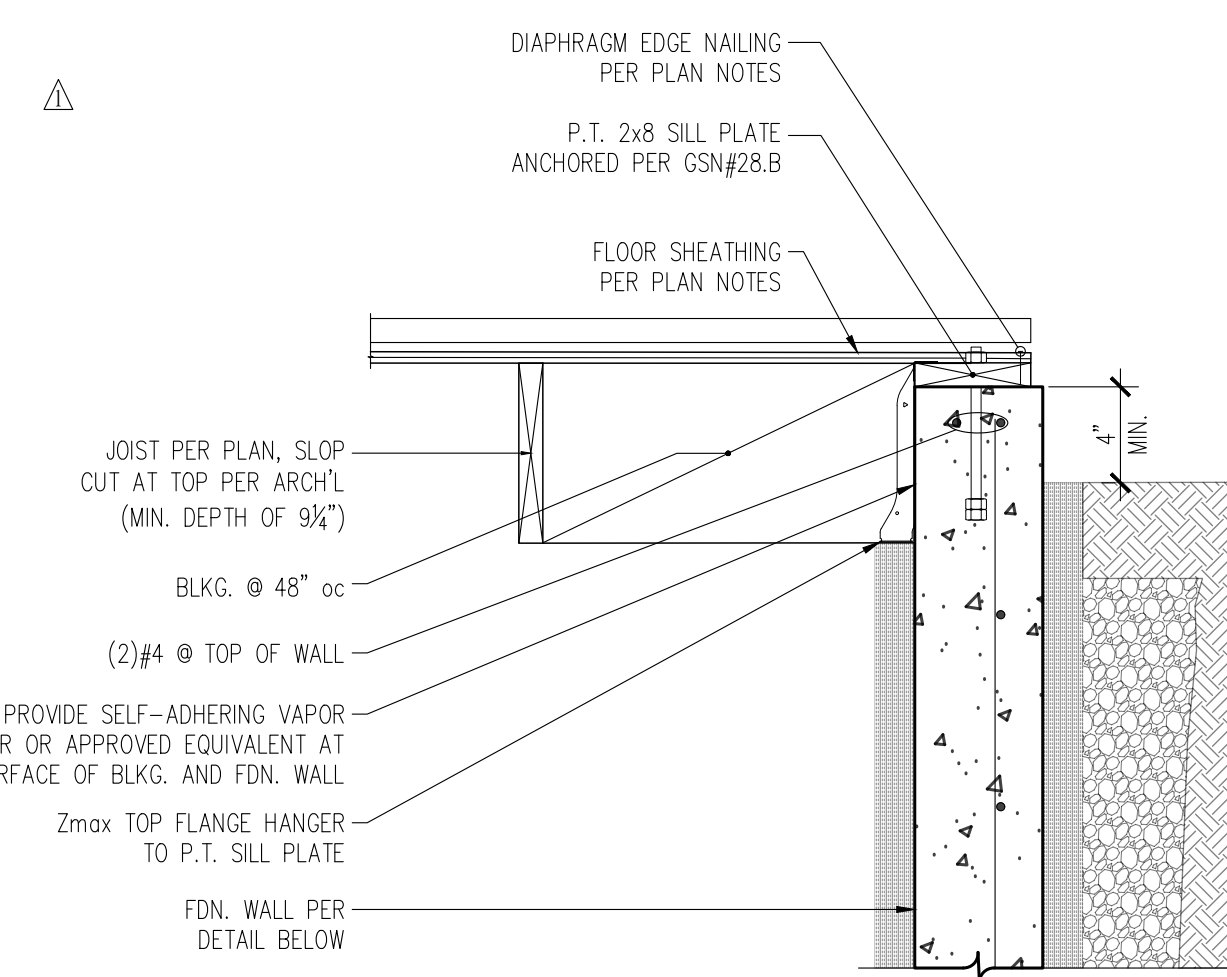
5 SECTION THROUGH HIGH FOUNDATION WALL AND HUNG PERPENDICULAR GARAGE JOISTS
S3.2 1" = 1'-0"



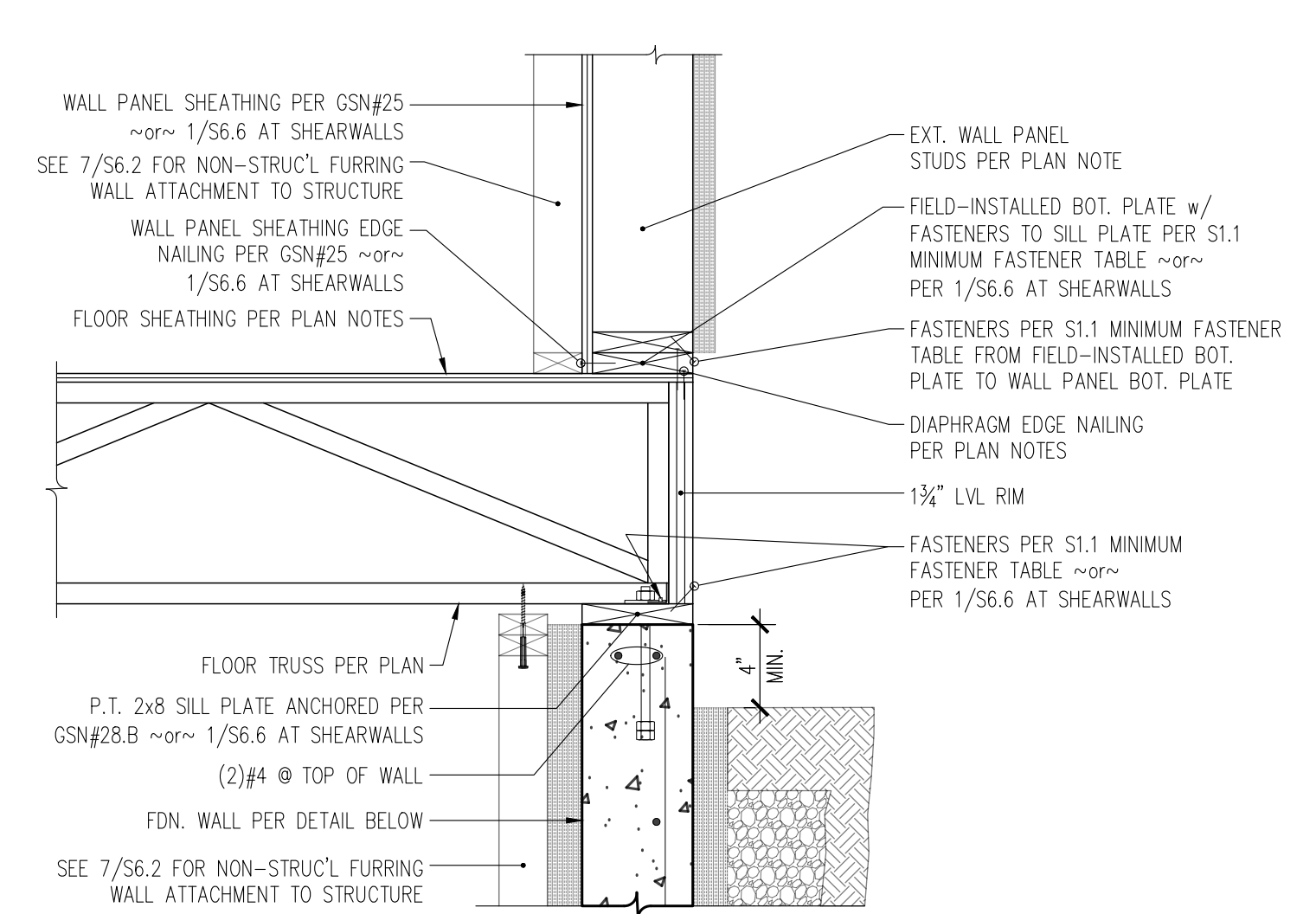
2 SECTION THROUGH FOUNDATION WALL AT PARALLEL FLOOR TRUSS
S3.2 1" = 1'-0"



7 SECTION THROUGH PERPENDICULAR GARAGE FLOOR JOISTS
S3.2 1" = 1'-0"



6 SECTION THROUGH GUEST PATIO PARALLEL JOISTS
S3.2 1" = 1'-0"



1 SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR FLOOR TRUSS
S3.2 1" = 1'-0"

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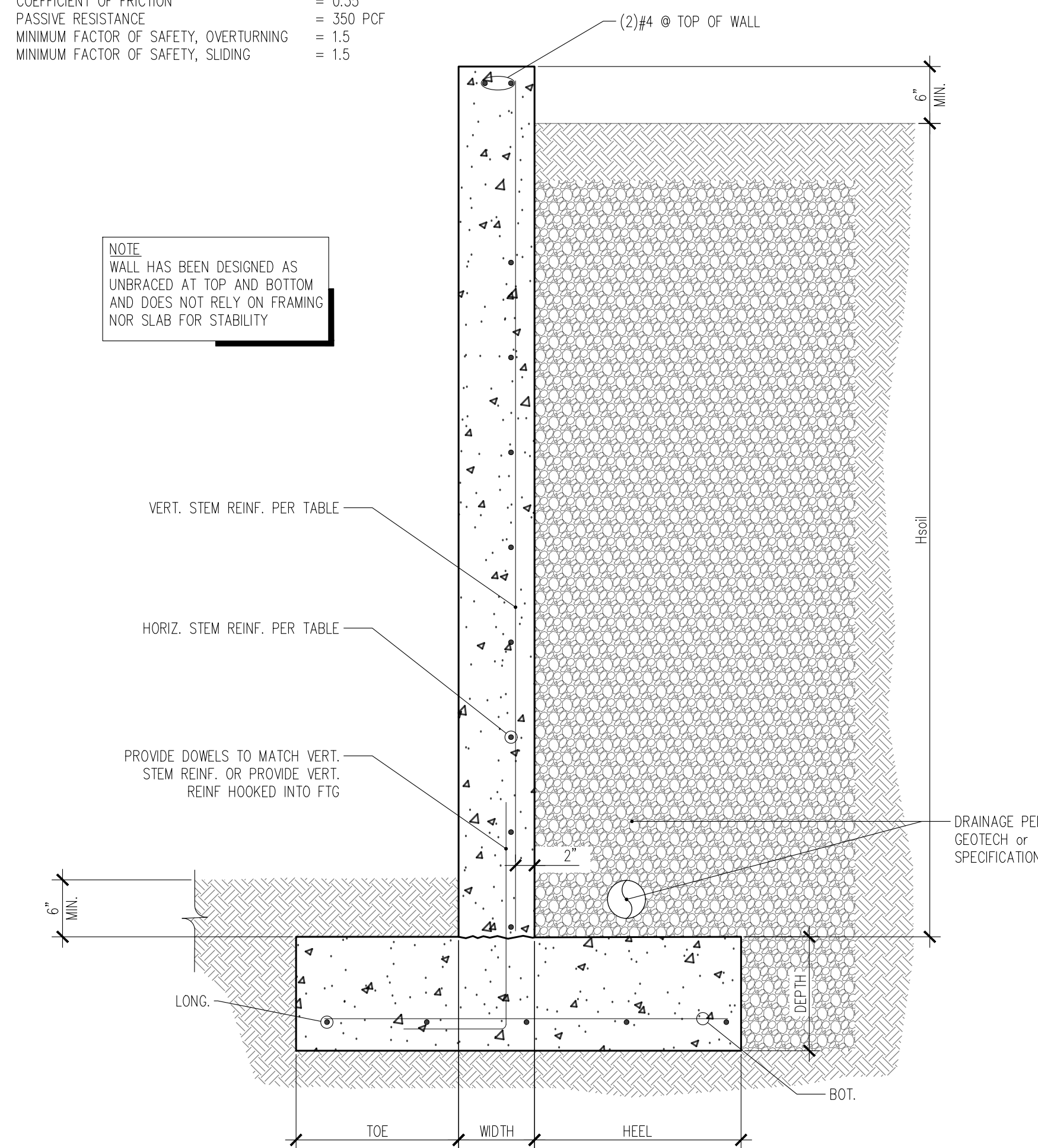
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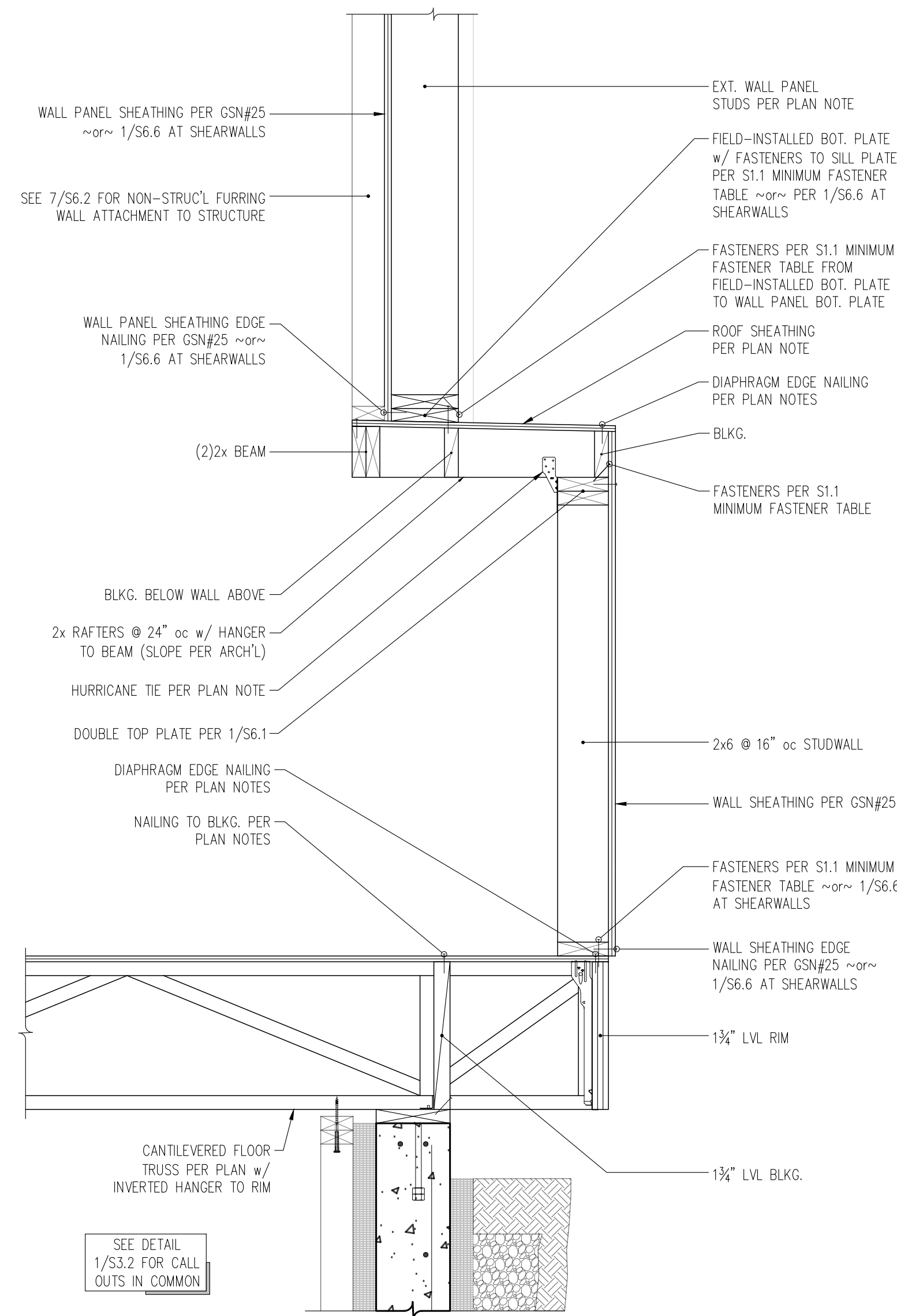
S3.3

Hsoil	TOE	WIDTH	HEEL	DEPTH	STEM REINF.		FTG. REINF.			KEY DEPTH
					VERT.	HORIZ.	LONG.	BOT.	TOP	
$H_{soil} \leq 5'-0"$	0'-8"	8"	2'-6"	10"	#4 @ 16" oc	#4 @ 12" oc	(5) #4	#4 @ 12" oc	N/A	N/A
$5'-0" < H_{soil} \leq 7'-0"$	0'-8"	8"	4'-3"	10"	#4 @ 12" oc	#4 @ 12" oc	(7) #4	#4 @ 12" oc	N/A	N/A
$7'-0" < H_{soil} \leq 8'-0"$	0'-8"	8"	5'-0"	12"	#5 @ 12" oc	#4 @ 12" oc	(6) #5	#5 @ 10" oc	N/A	N/A

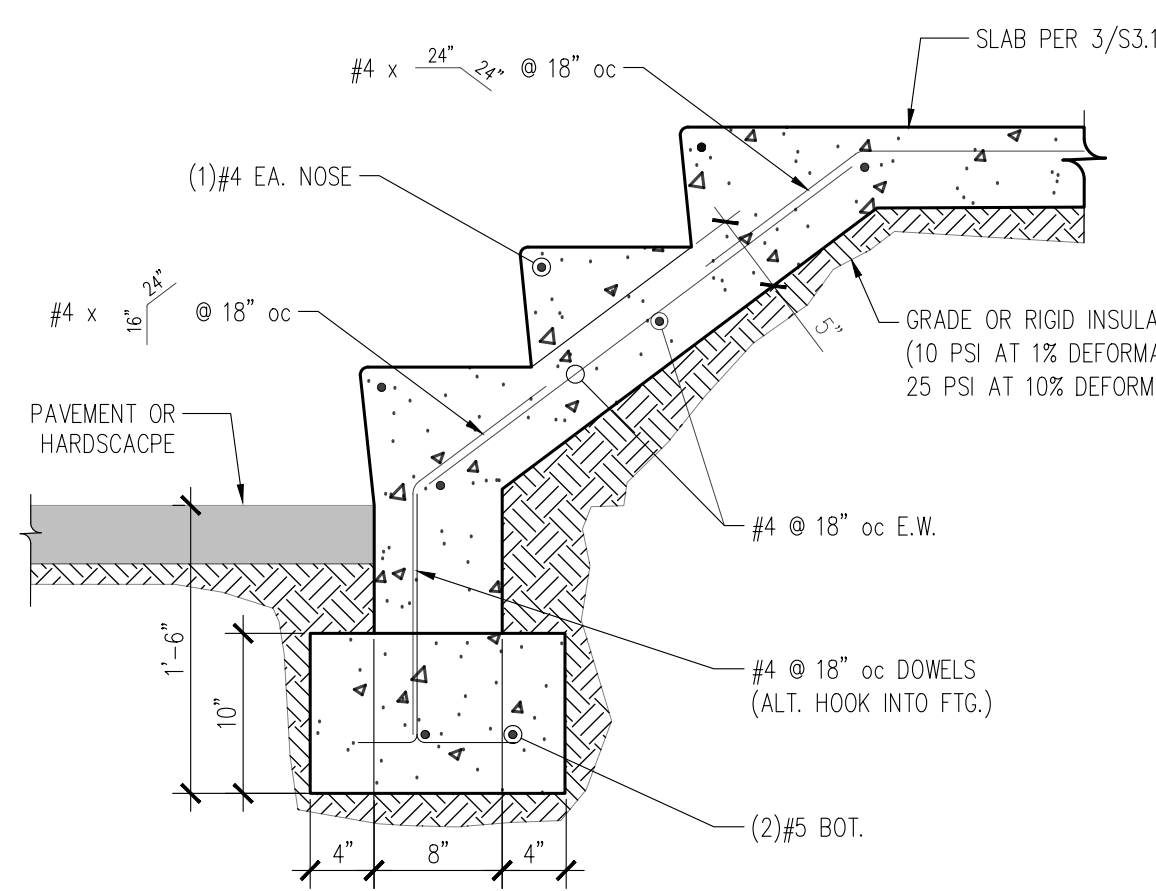
NOTE
LATERAL EARTH DESIGN PRESSURE = 35 PCF (UNRESTRAINED, LEVEL)
SEISMIC SURCHARGE PRESSURE = 8H (UNIFORM)
MINIMUM ALLOWABLE BEARING PRESSURE = 2,000 PSF
COEFFICIENT OF FRICTION = 0.35
PASSIVE RESISTANCE = 350 PCF
MINIMUM FACTOR OF SAFETY, OVERTURNING = 1.5
MINIMUM FACTOR OF SAFETY, SLIDING = 1.5



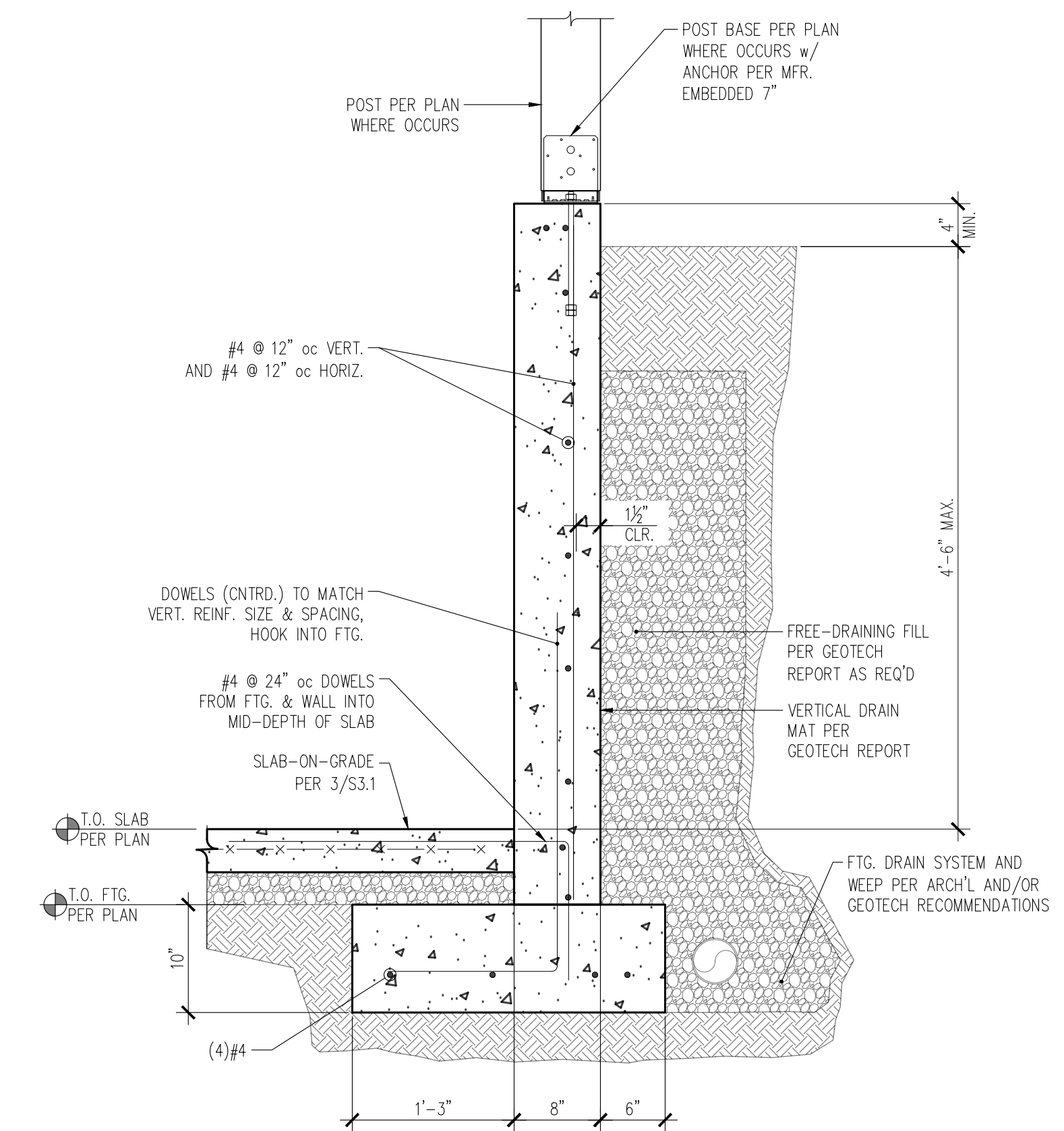
7 RETAINING WALL
S3.3 1" = 1'-0"



5 SECTION THROUGH HIGH CANTILEVERED FLOOR TRUSS AT FIREPLACE
S3.3 1" = 1'-0"



4 CAST-IN-PLACE STAIR
S3.3 1" = 1'-0"



1 SECTION THROUGH SOUTH RETAINING WALL
S3.3 1" = 1'-0"

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Typical Wood
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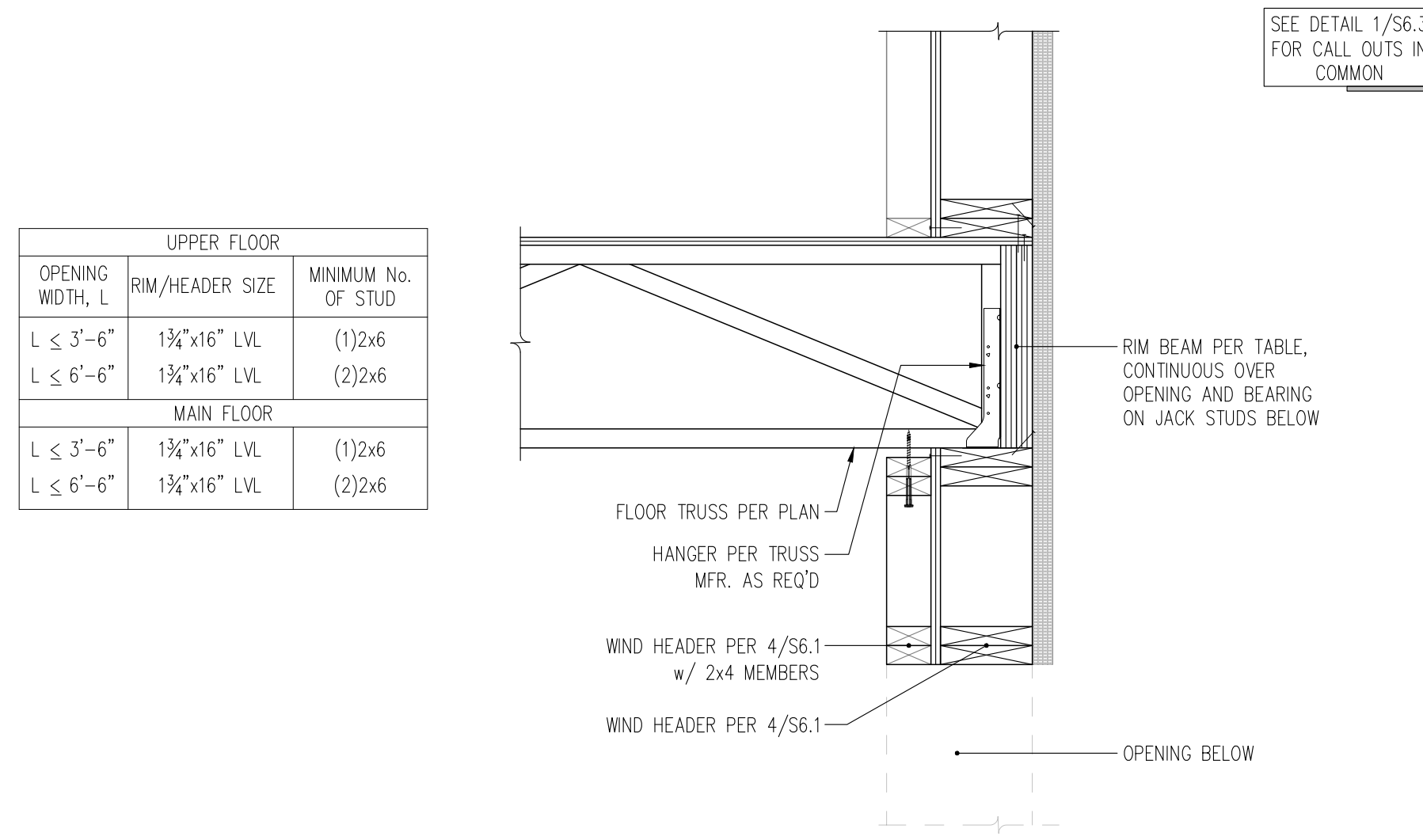
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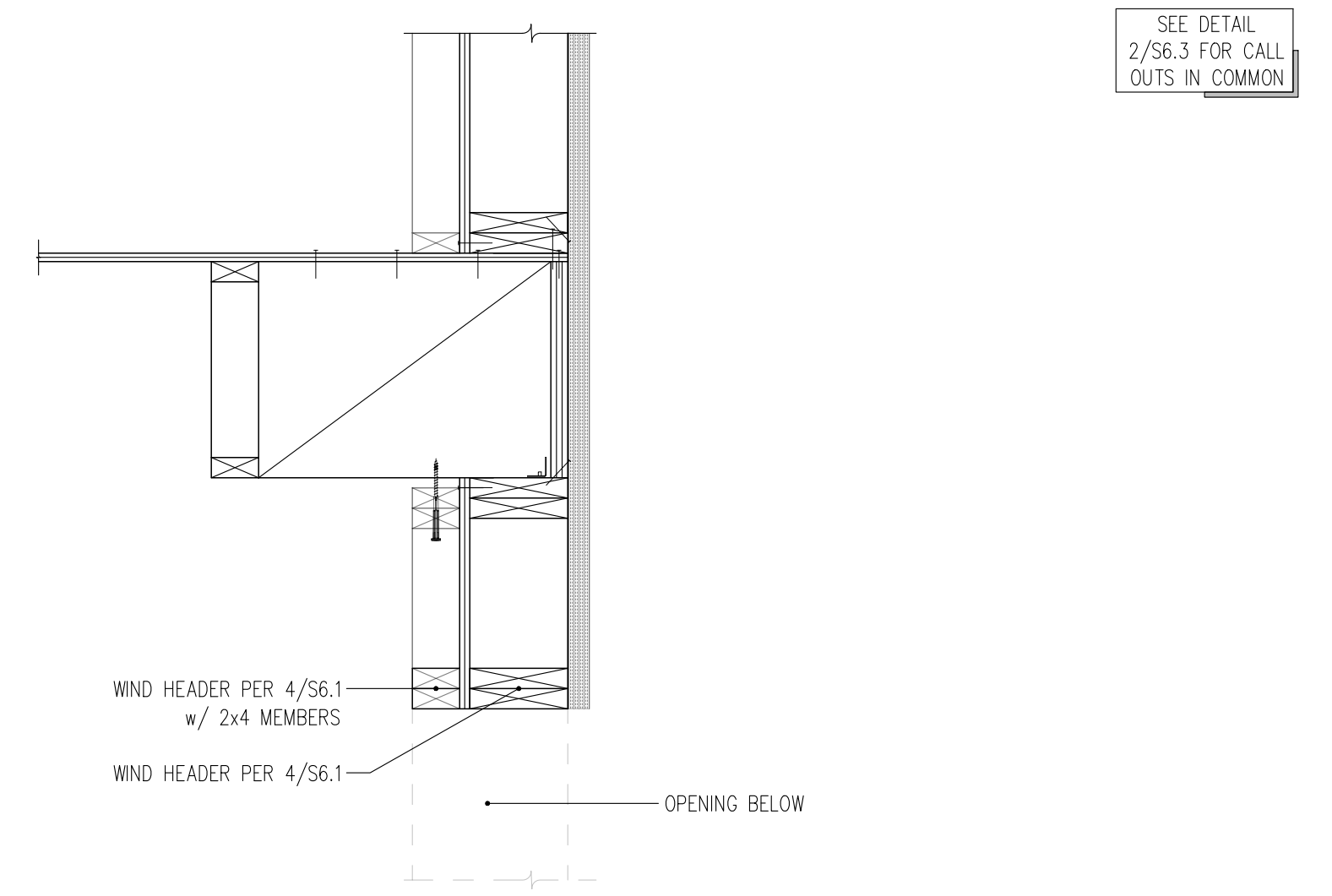
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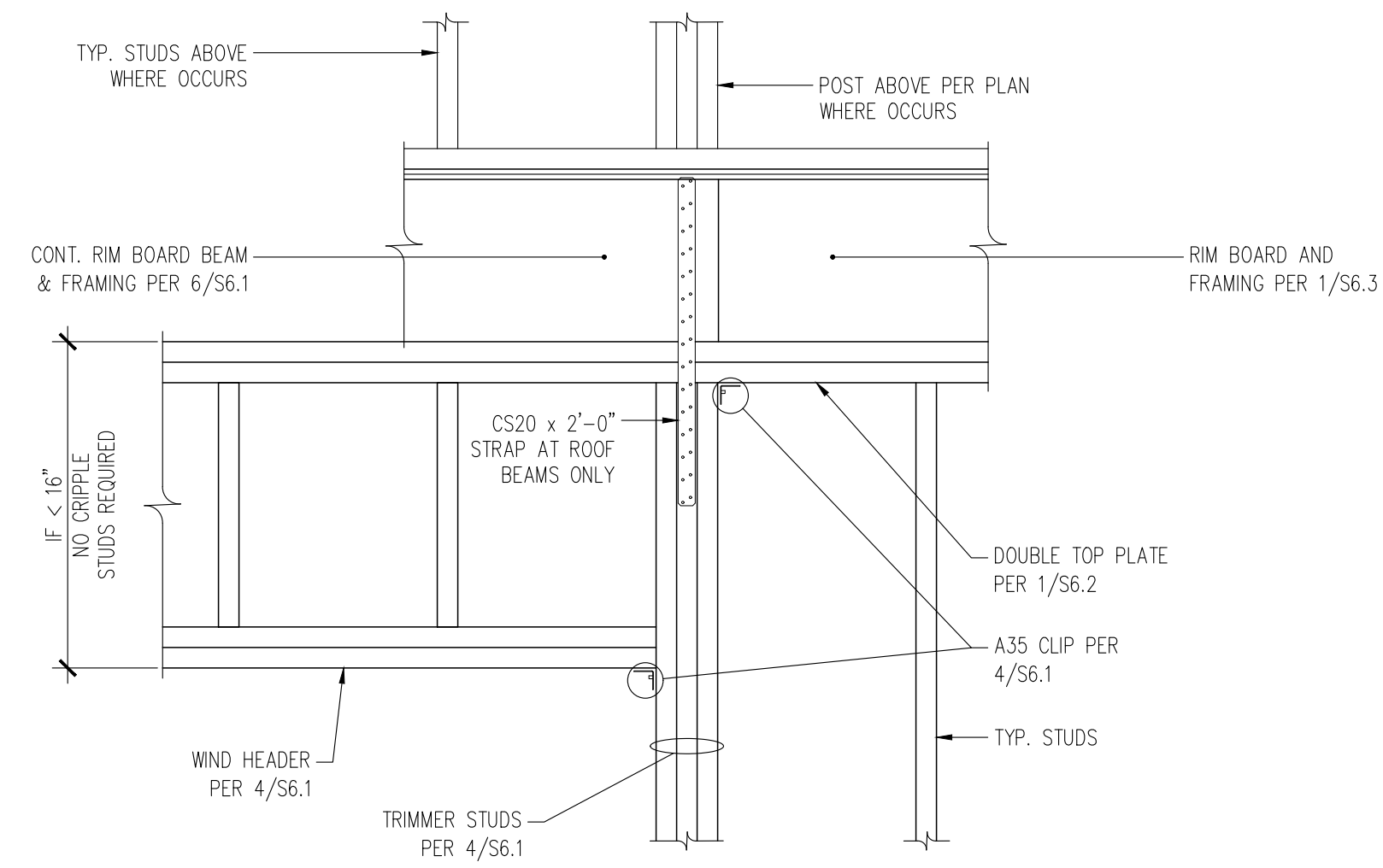
S6.1



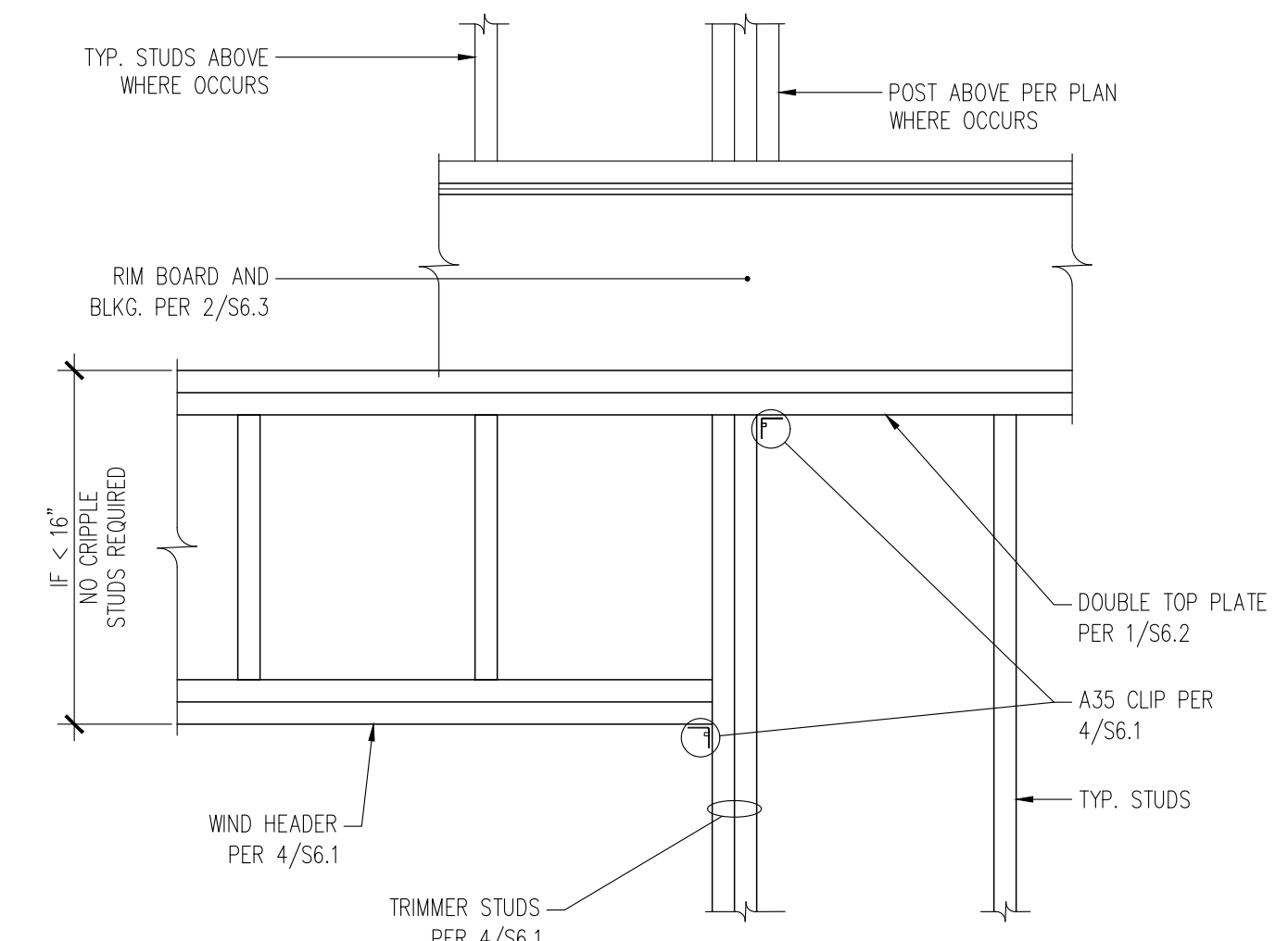
6 TYPICAL RIMBOARD HEADER & WIND HEADER IN LOAD BEARING EXTERIOR WALL
S6.1 NTS



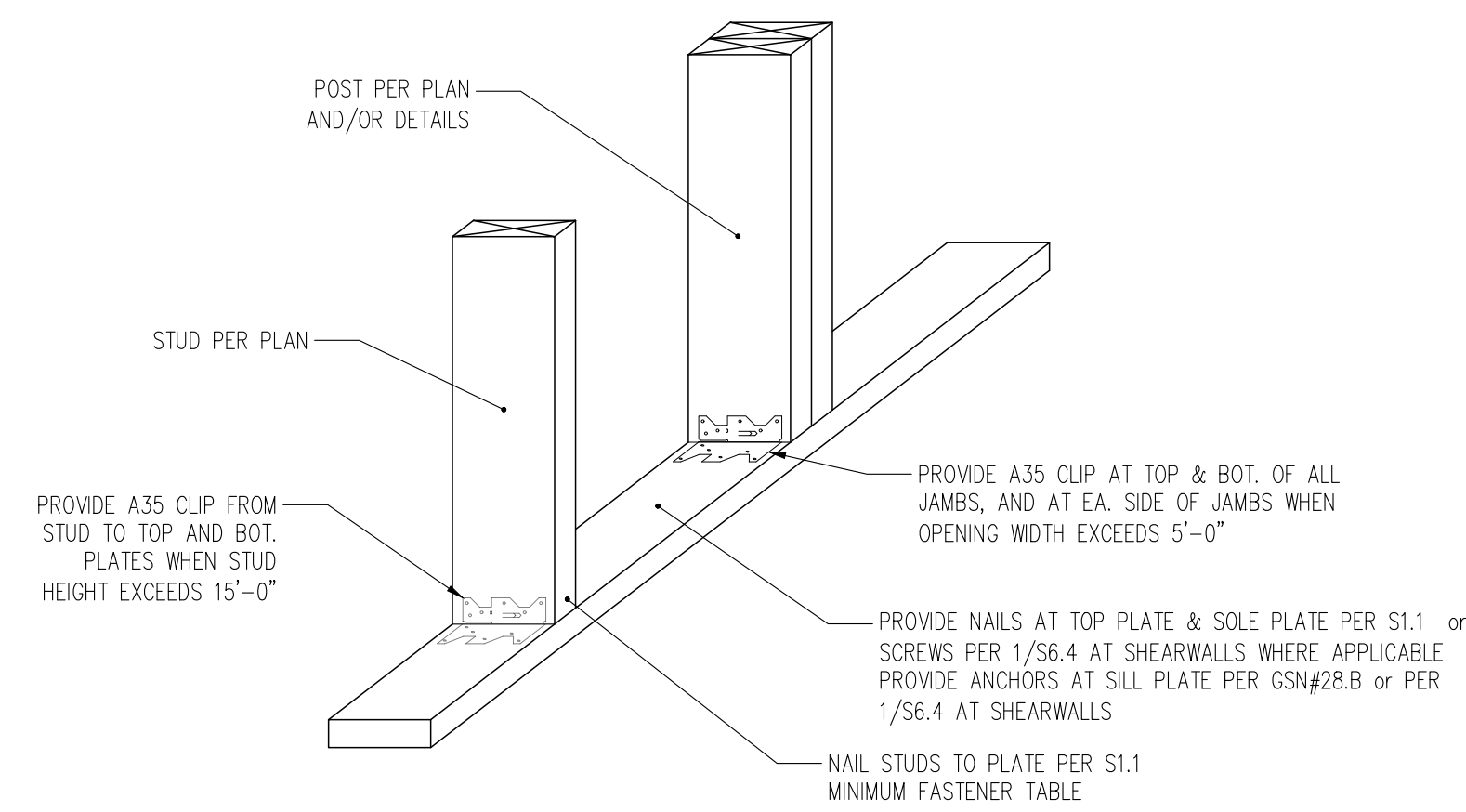
3 TYPICAL WIND HEADER IN NON-LOAD BEARING EXTERIOR WALL
S6.1 NTS



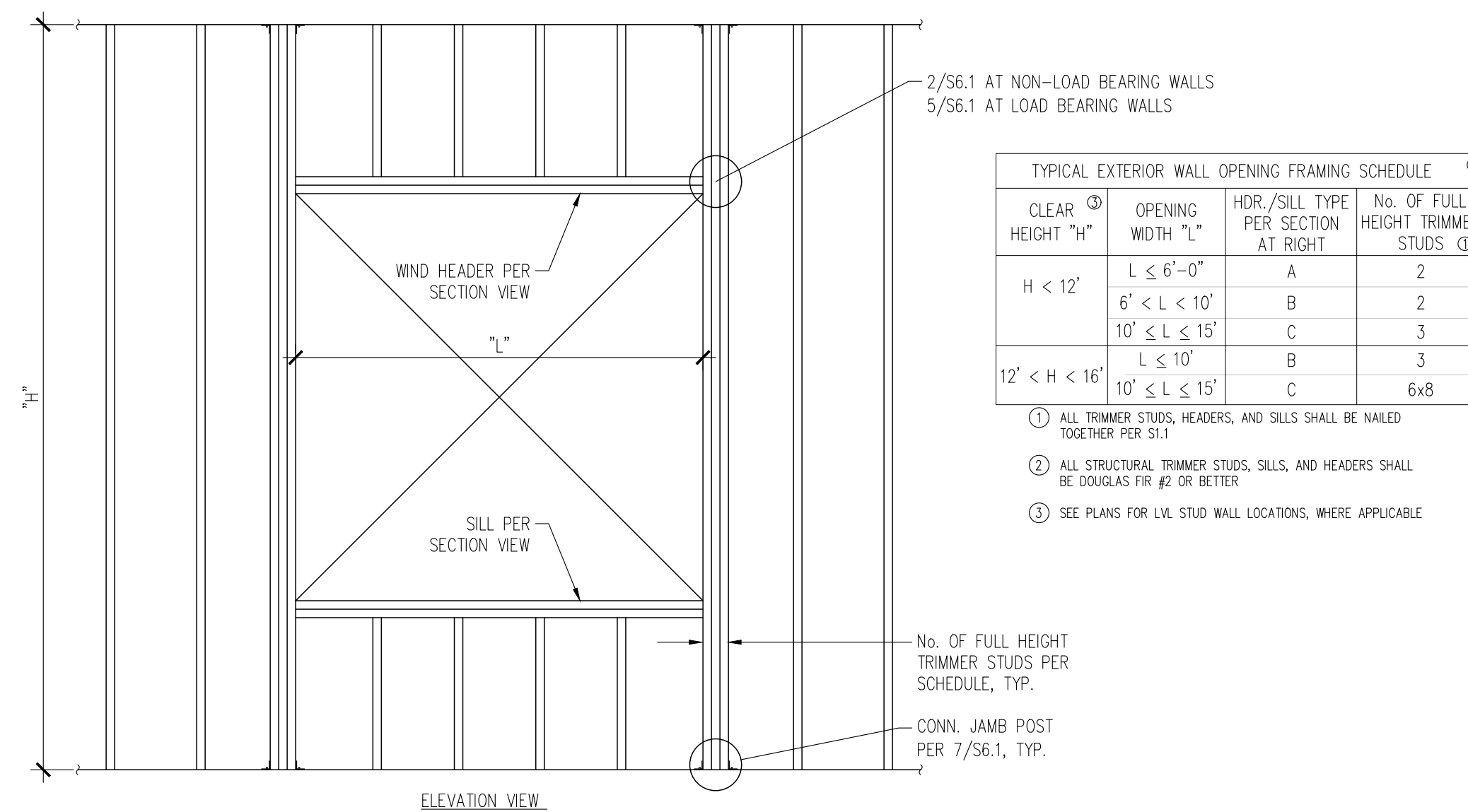
5 TYPICAL FLUSH BEAM/HEADER IN EXTERIOR WALL
S6.1 NTS



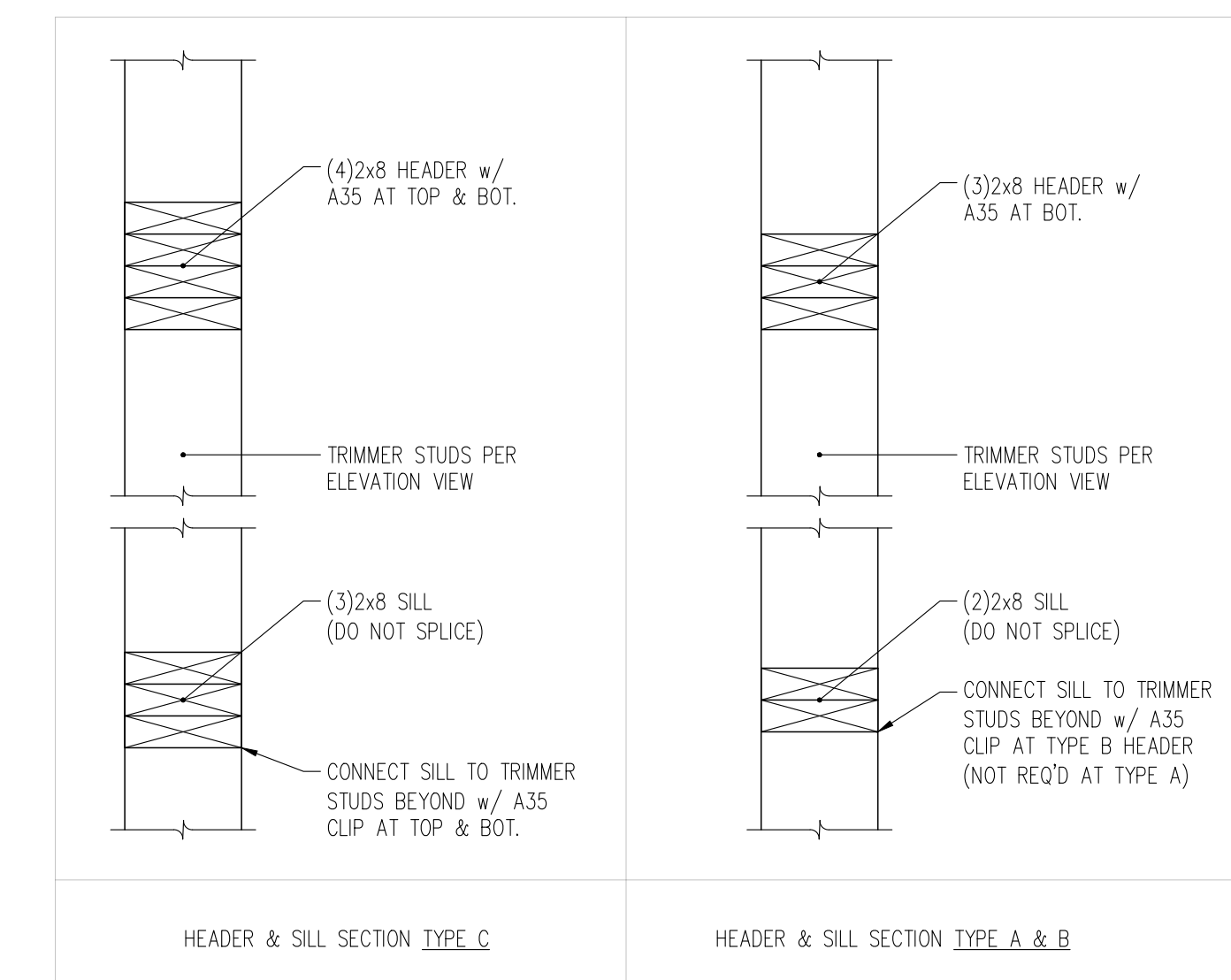
2 TYPICAL WIND HEADER DETAIL
S6.1 NTS



7 CONNECTION OF EXTERIOR STUDS AT TOP & BOTTOM PLATES
S6.1 NTS



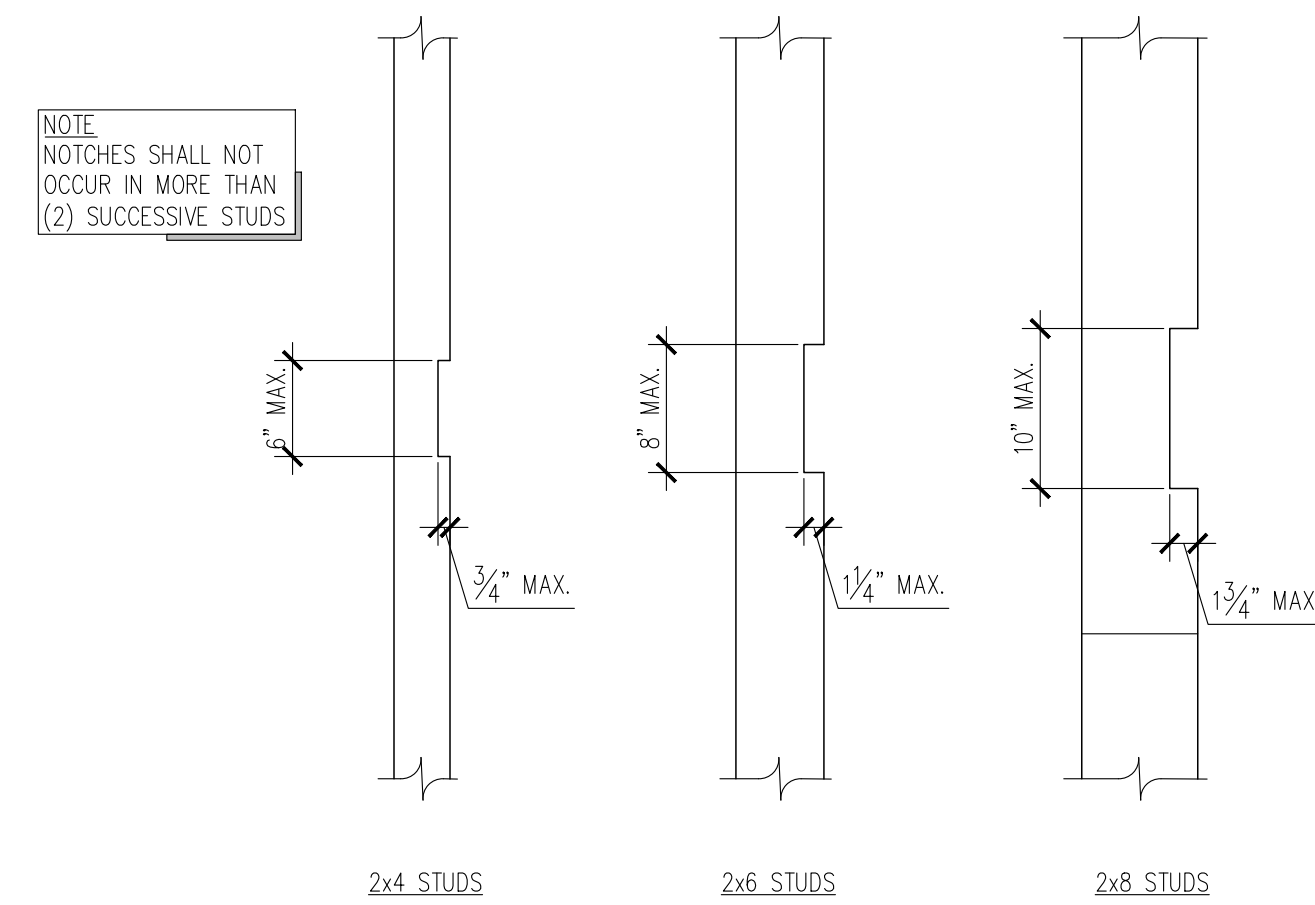
4 TYPICAL WIND HEADER
S6.1 NTS



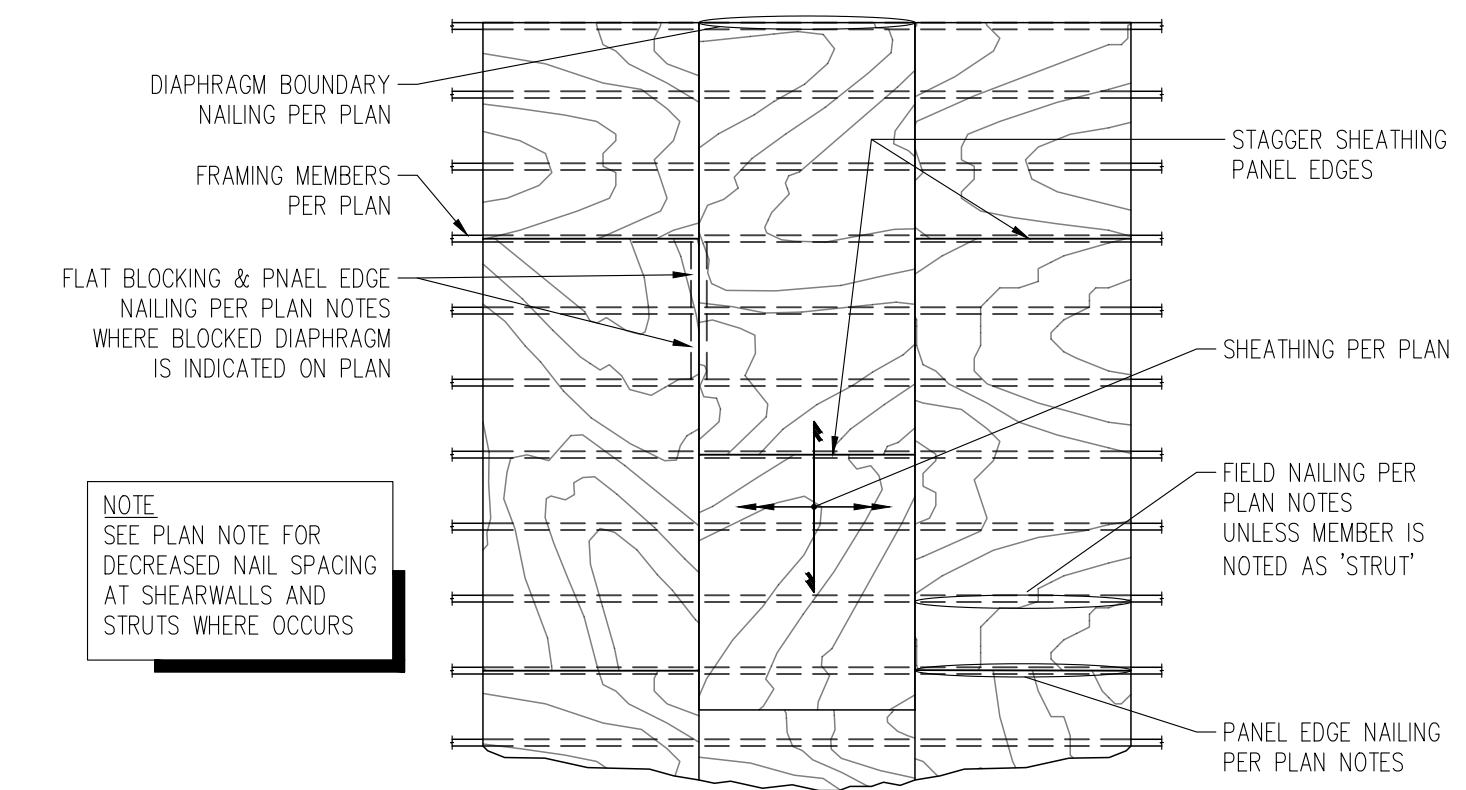
PIECE WIDTH	NUMBER OF PLYS	TYPE ⁽¹⁾	FASTENER			LOCATION
			MIN. LENGTH	# ROWS	O.C. SPACING	
1 3/4"	2	10d NAILS	3"	3 ⁽²⁾	12"	ONE SIDE
		12d - 16d NAILS	3 3/4"	2 ⁽²⁾	24"	
	3	10d NAILS	3"	3 ⁽²⁾	12"	BOTH SIDES
		12d - 16d NAILS	3 3/4"	2 ⁽²⁾	24"	
	4	10d NAILS	3"	3 ⁽²⁾	12"	ONE SIDE (PER PLY)
		12d - 16d NAILS	3 3/4"	2 ⁽²⁾	24"	
3 1/2"	2	SCREWS	5" or 6"	2	24"	BOTH SIDES
		1/2" Ø BOLTS	8"	2	24"	ONE SIDE

- (1) 10d NAILS ARE 0.128" DIAMETER; 12d - 16d NAILS ARE 0.148" - 0.162" DIAMETER; SCREWS ARE SDS, USP WP, TRUSSLOK, OR SDW
(2) AN ADDITIONAL ROW OF NAILS IS REQUIRED WITH DEPTHS OF 14" OR GREATER
(3) WHEN CONNECTING 4-PLY MEMBERS, NAIL EACH PLY TO THE OTHER AND OFFSET NAIL ROWS BY 2" FROM ROWS IN THE PLY BELOW

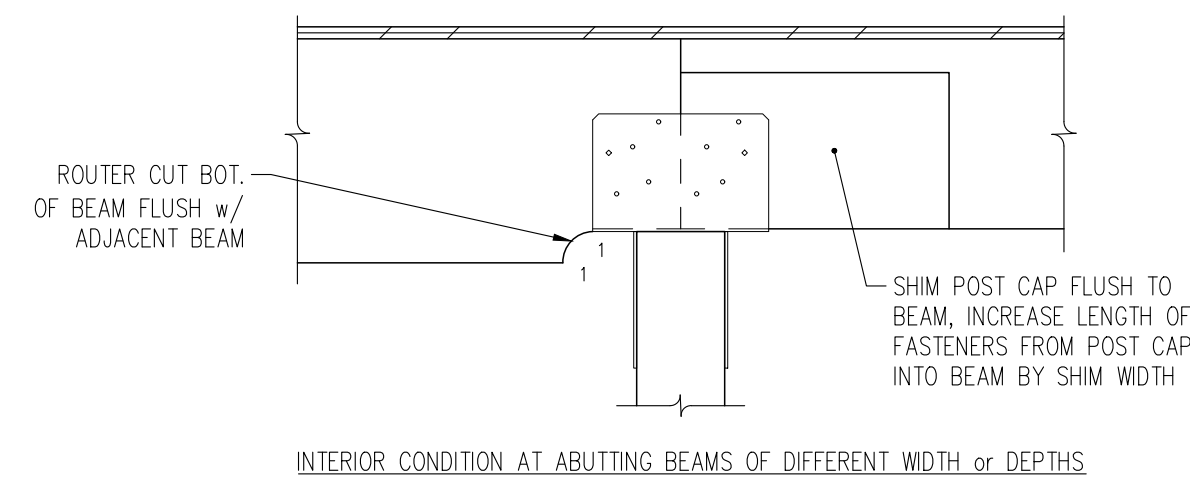
9 MULTIPLE LVL MEMBER FASTENING FOR TOP-LOADED BEAM PER WEYERHAUSER
S6.2 NTS



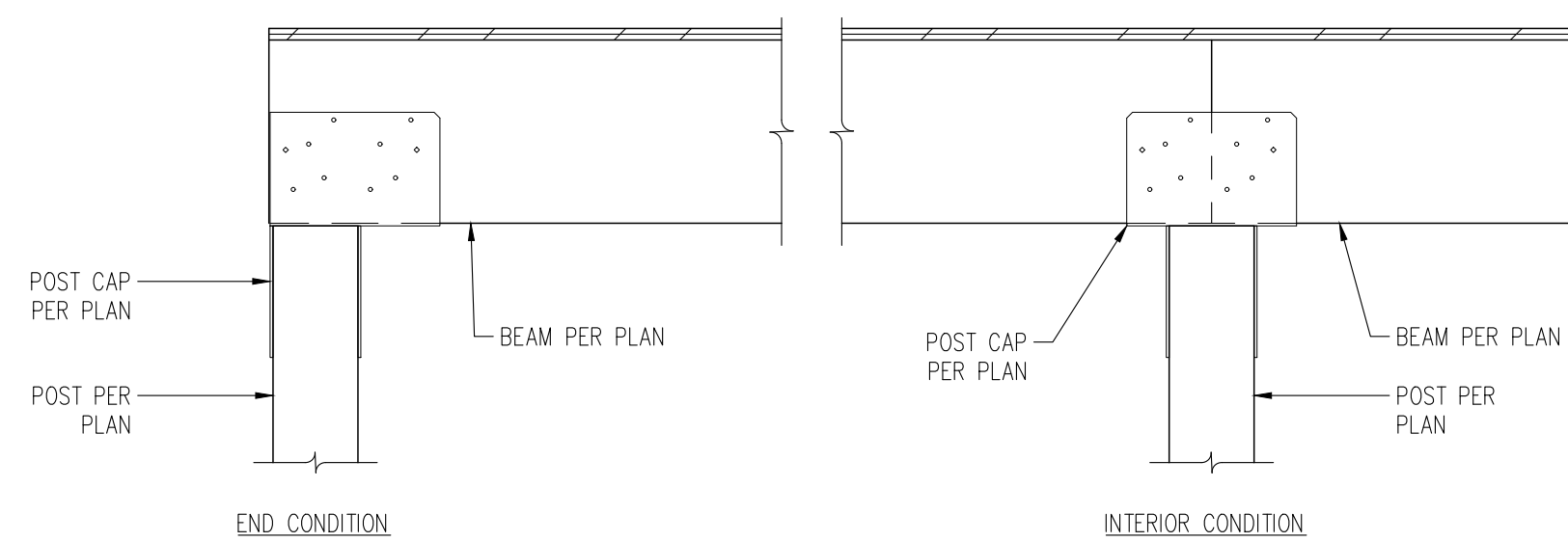
6 ALLOWABLE HOLES IN STUDWALL STUDS
S6.2 NTS



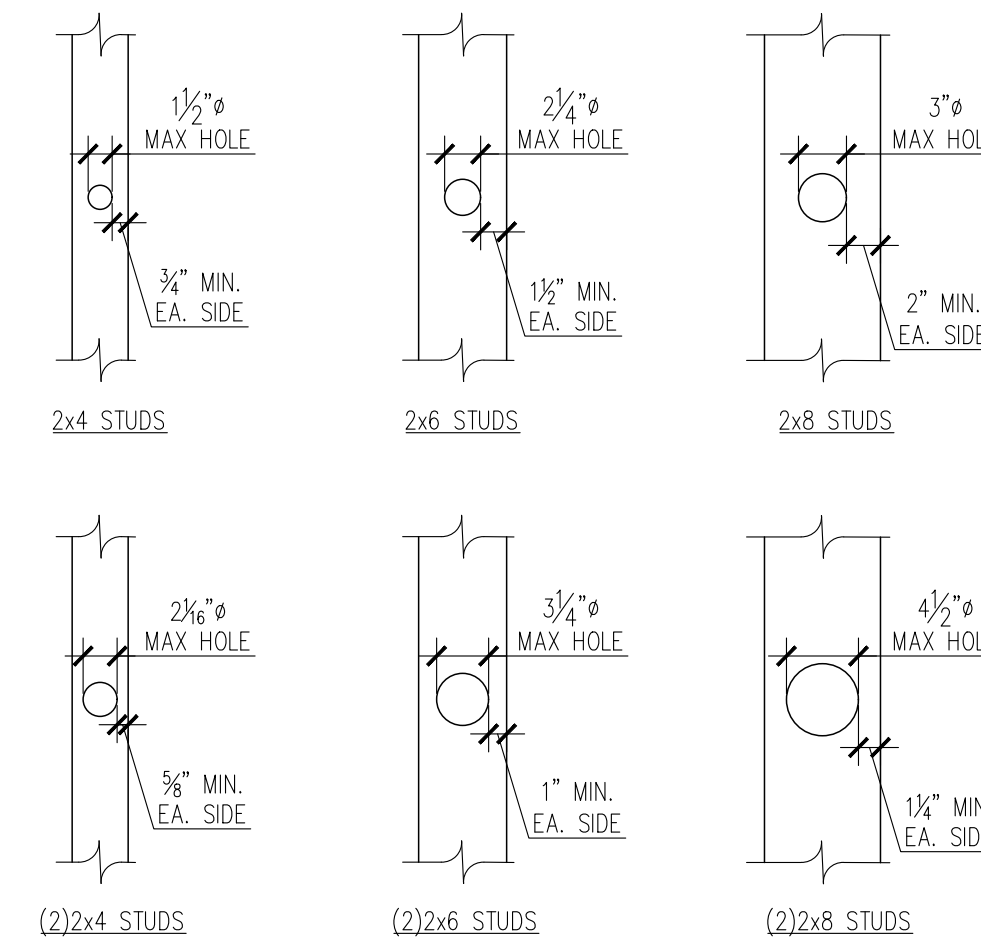
3 TYPICAL DIAPHRAGM NAILING
S6.2 NTS



INTERIOR CONDITION AT ABUTTING BEAMS OF DIFFERENT WIDTH or DEPTHS



8 TYPICAL POST CAP INSTALLATION
S6.2 NTS

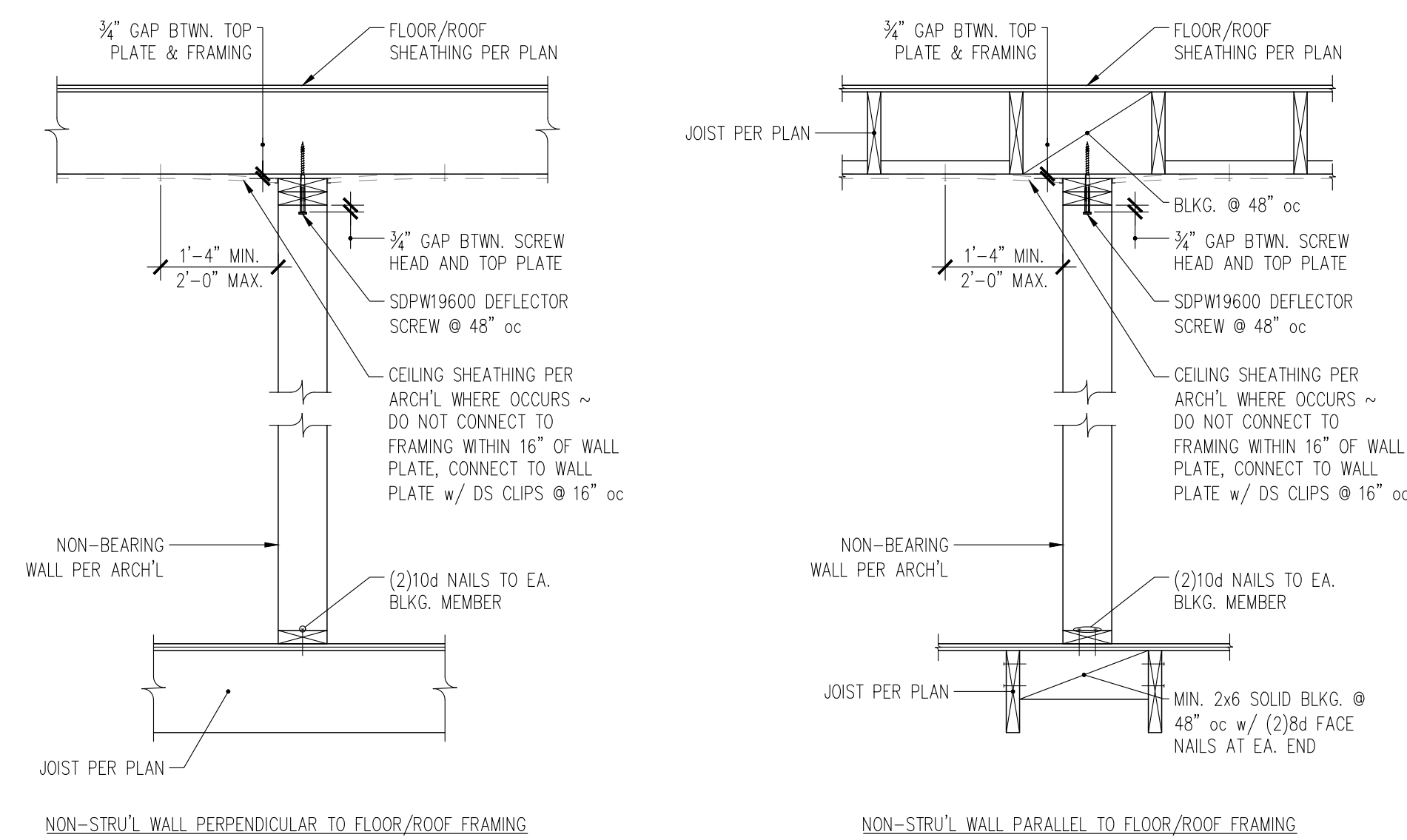


NOTE
NO MORE THAN TWO SUCCESSIVE STUDS MAY BE BORED AT DOUBLE STUD CONDITION

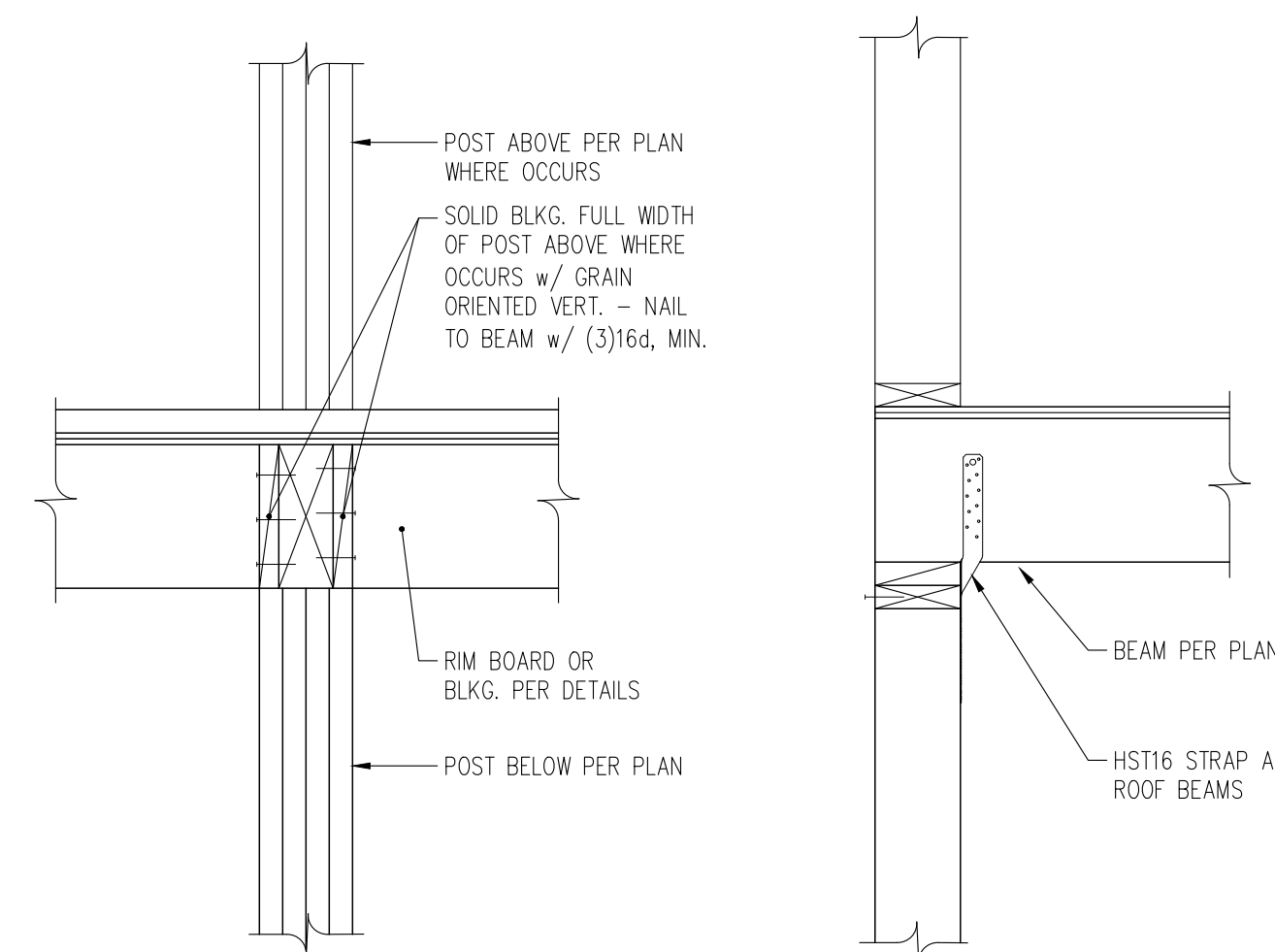
5 ALLOWABLE HOLES IN STUDWALL STUDS
S6.2 NTS

	NO REINF. REQUIRED	STRAP REINF. REQUIRED
2x4 PLATES	1 1/2" MAX. HOLE 3/4" MIN. EA. SIDE	2 5/8" MAX. HOLE 3/8" MIN. EA. SIDE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES)
2x6 PLATES	2 1/4" MAX. HOLE 1 1/2" MIN. EA. SIDE	3 3/4" MAX. HOLE 3/4" MIN. EA. SIDE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES)
2x8 PLATES	3 3/4" MAX. HOLE 2" MIN. EA. SIDE	5" MAX. HOLE 1 1/4" MIN. EA. SIDE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES)

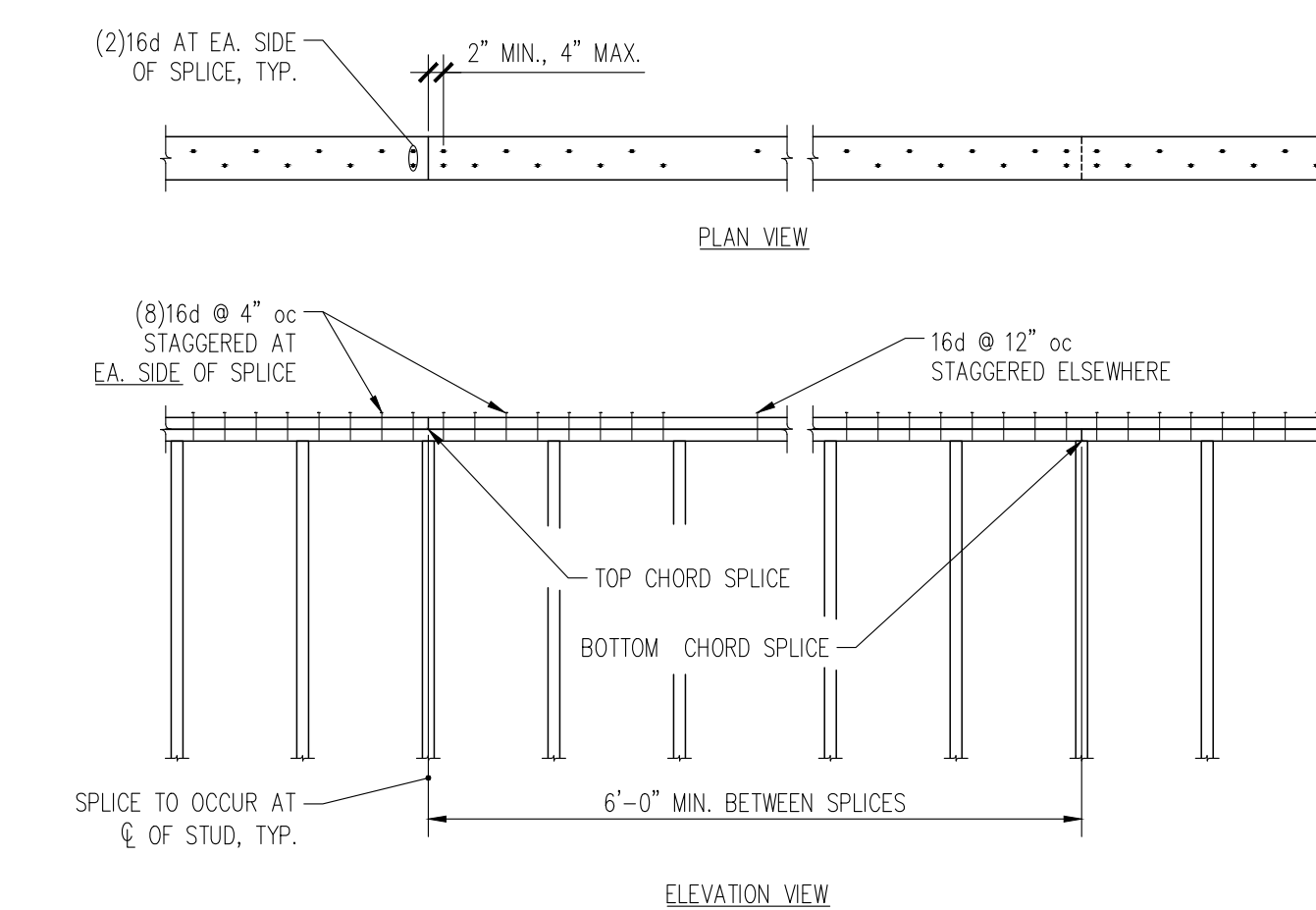
2 ALLOWABLE HOLES THROUGH TOP PLATES
S6.2 NTS



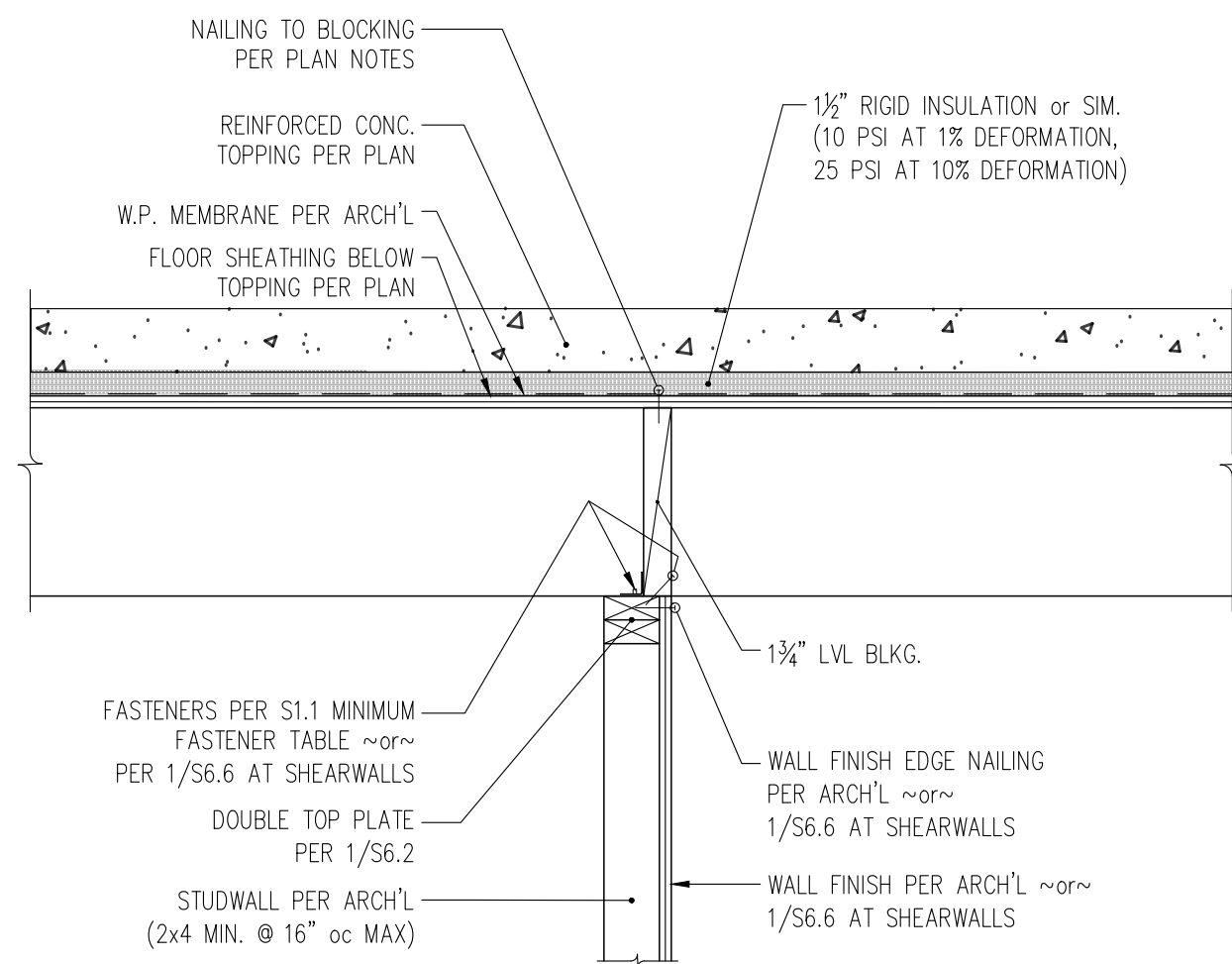
7 CONNECTION OF NON-STRUC'L PARTITION WALL TO STRUCTURE
S6.2 NTS



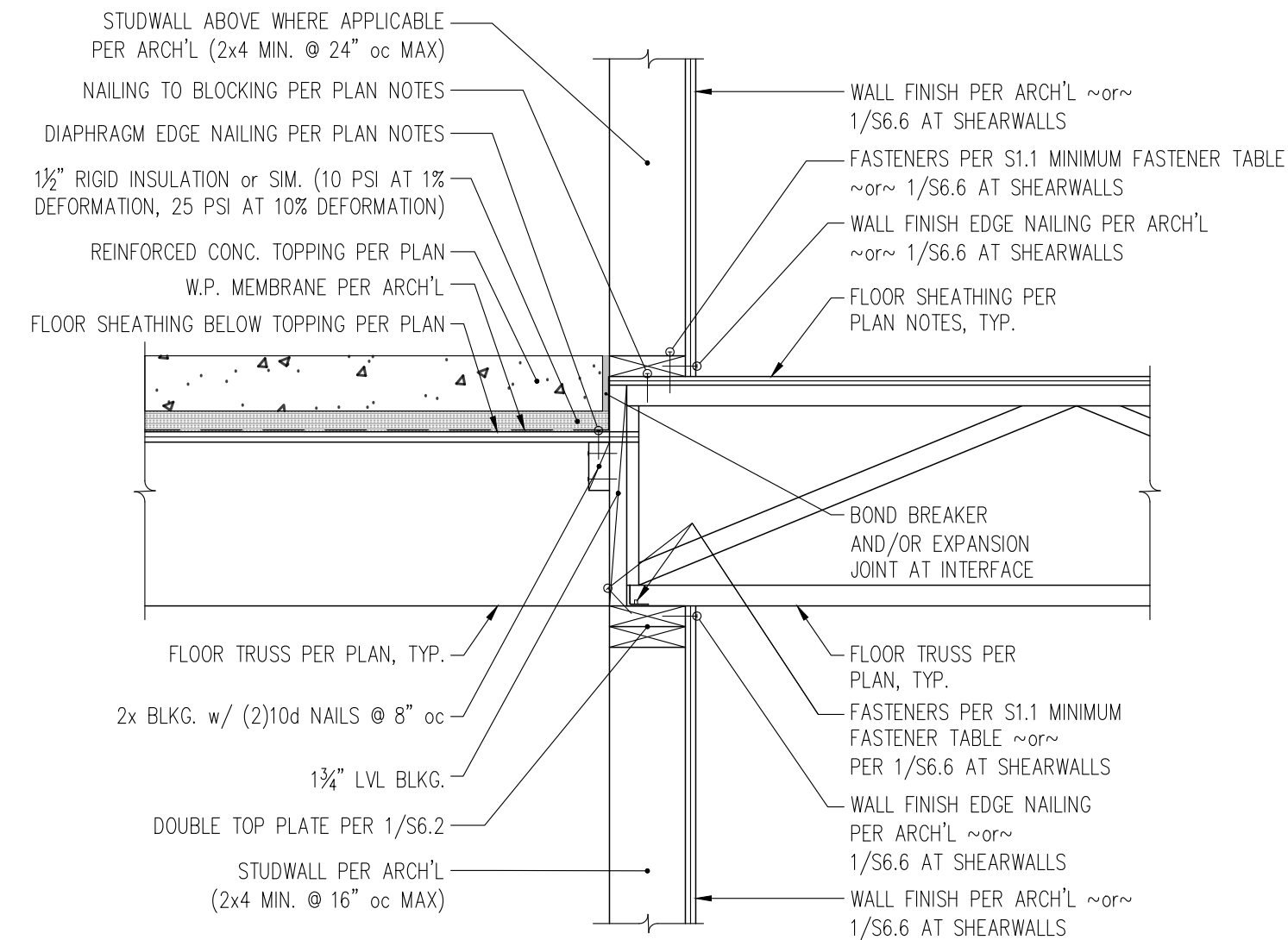
4 TYPICAL BEAM PERPENDICULAR TO WALL
S6.2 NTS



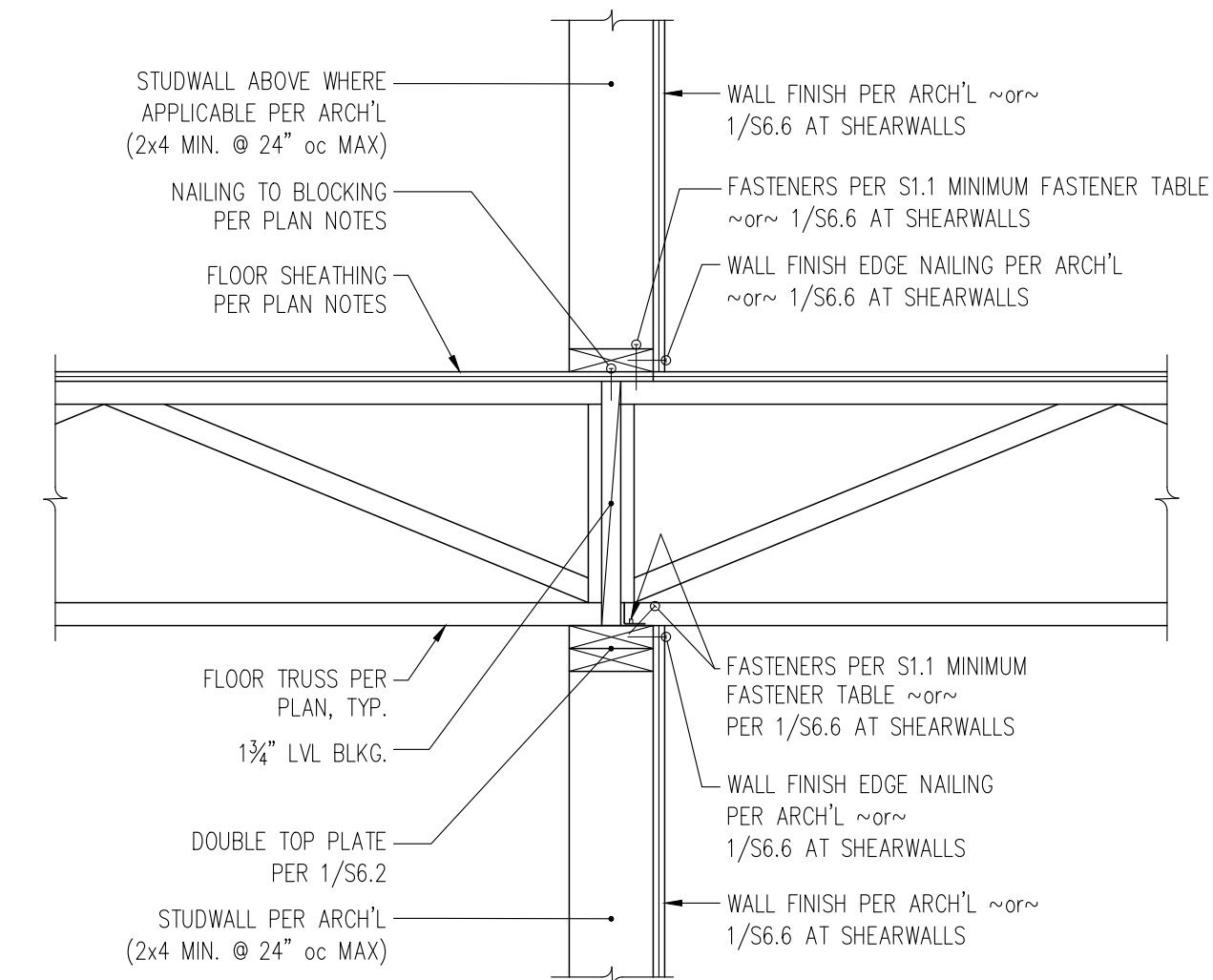
1 TOP PLATE SPLICE
S6.2 NTS



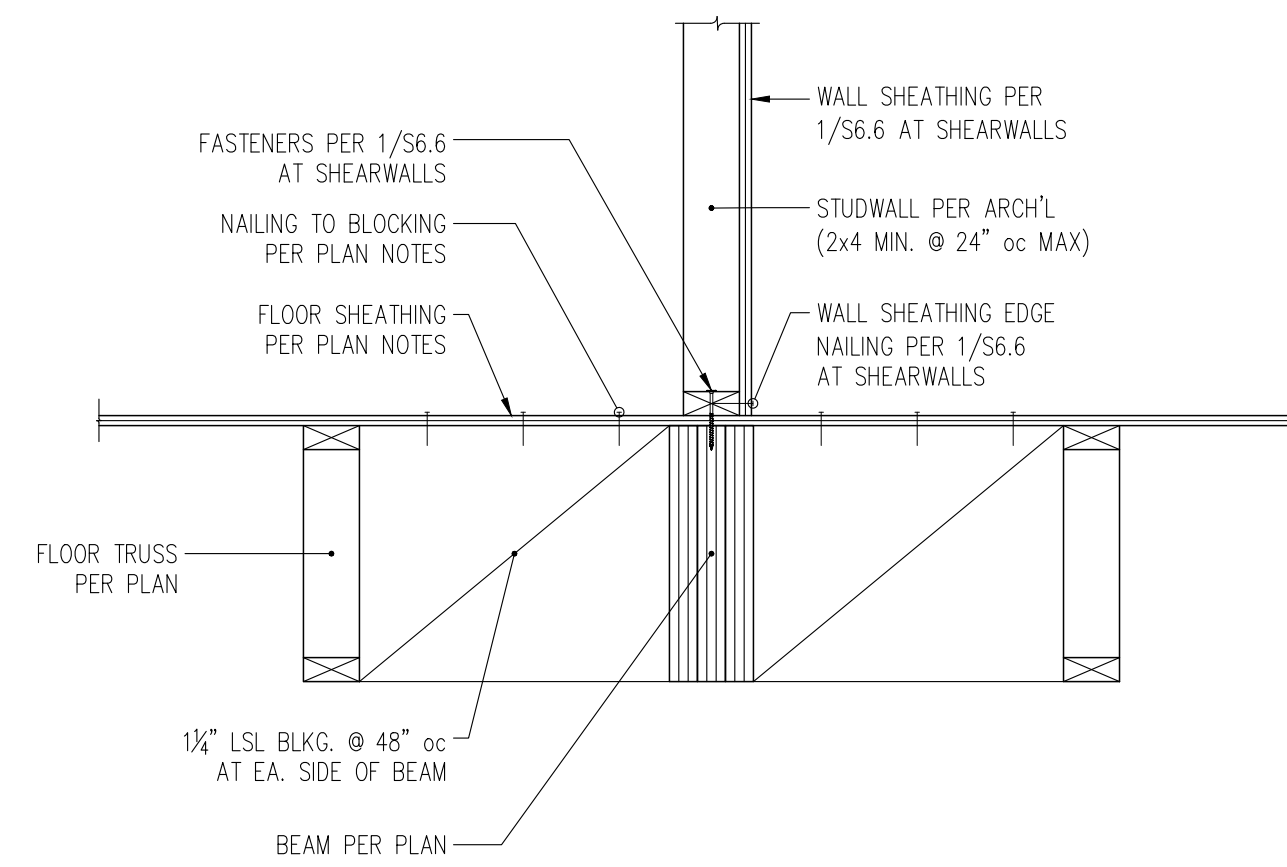
9 SECTION THROUGH INTERIOR STRUC'L WALL w/ PERPENDICULAR GARAGE JOISTS AT EA. SIDE
S6.3 1" = 1'-0"



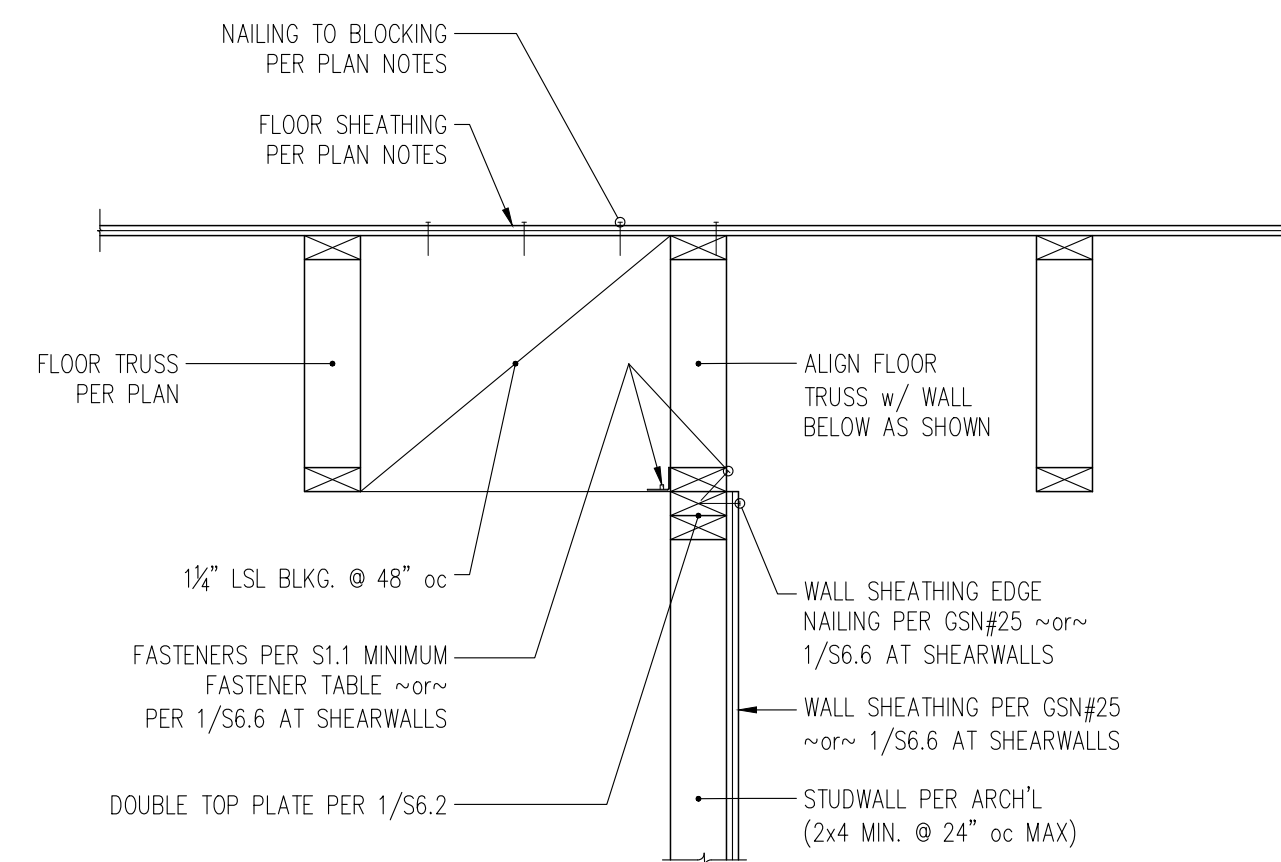
6 SECTION THROUGH INTERIOR STRUC'L WALL w/ PERPENDICULAR TRUSS AND JOIST AT OPP. SIDE
S6.3 1" = 1'-0"



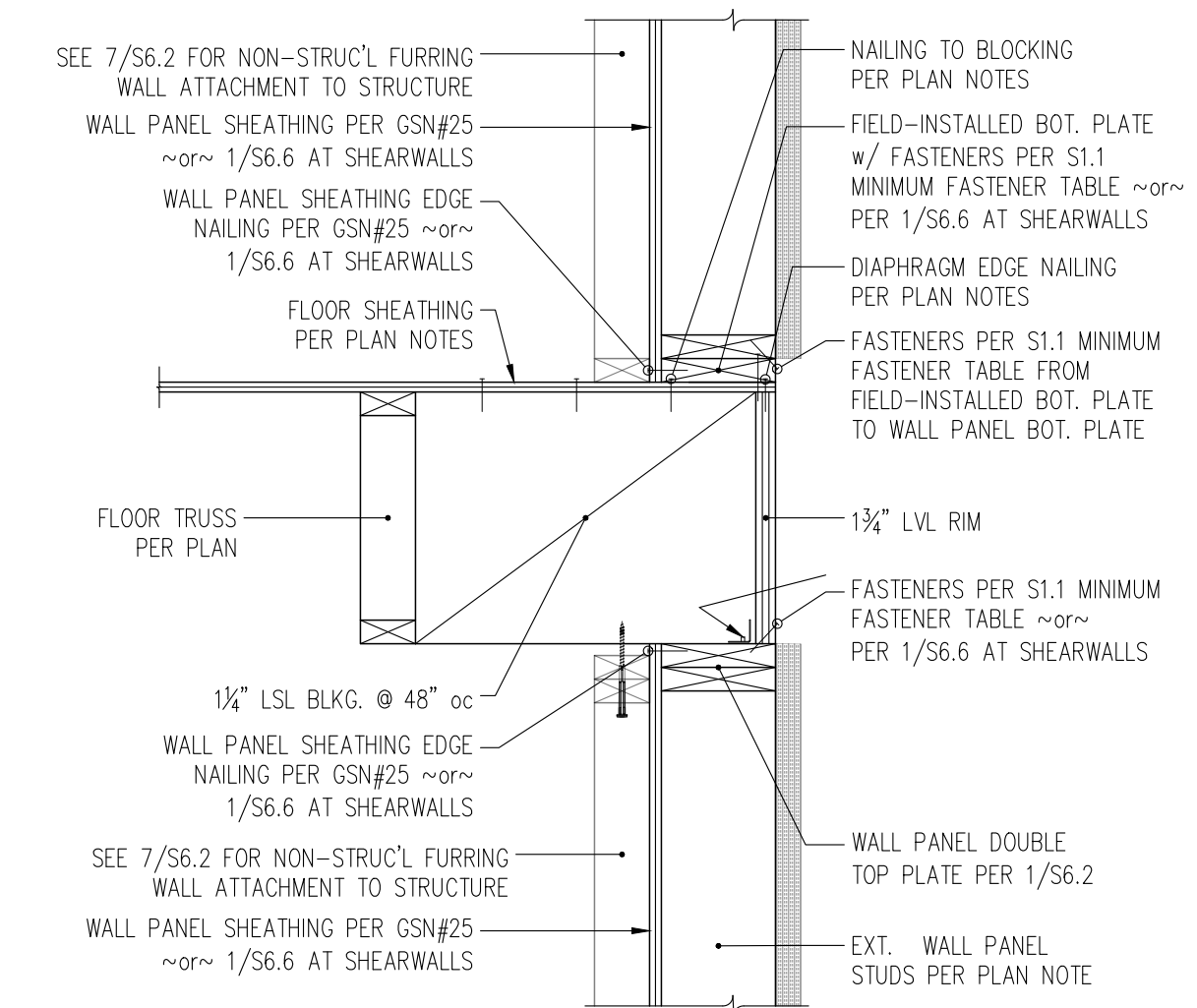
3 SECTION THROUGH INTERIOR STRUC'L WALL w/ PERPENDICULAR TRUSSES AT EA. SIDE
S6.3 1" = 1'-0"



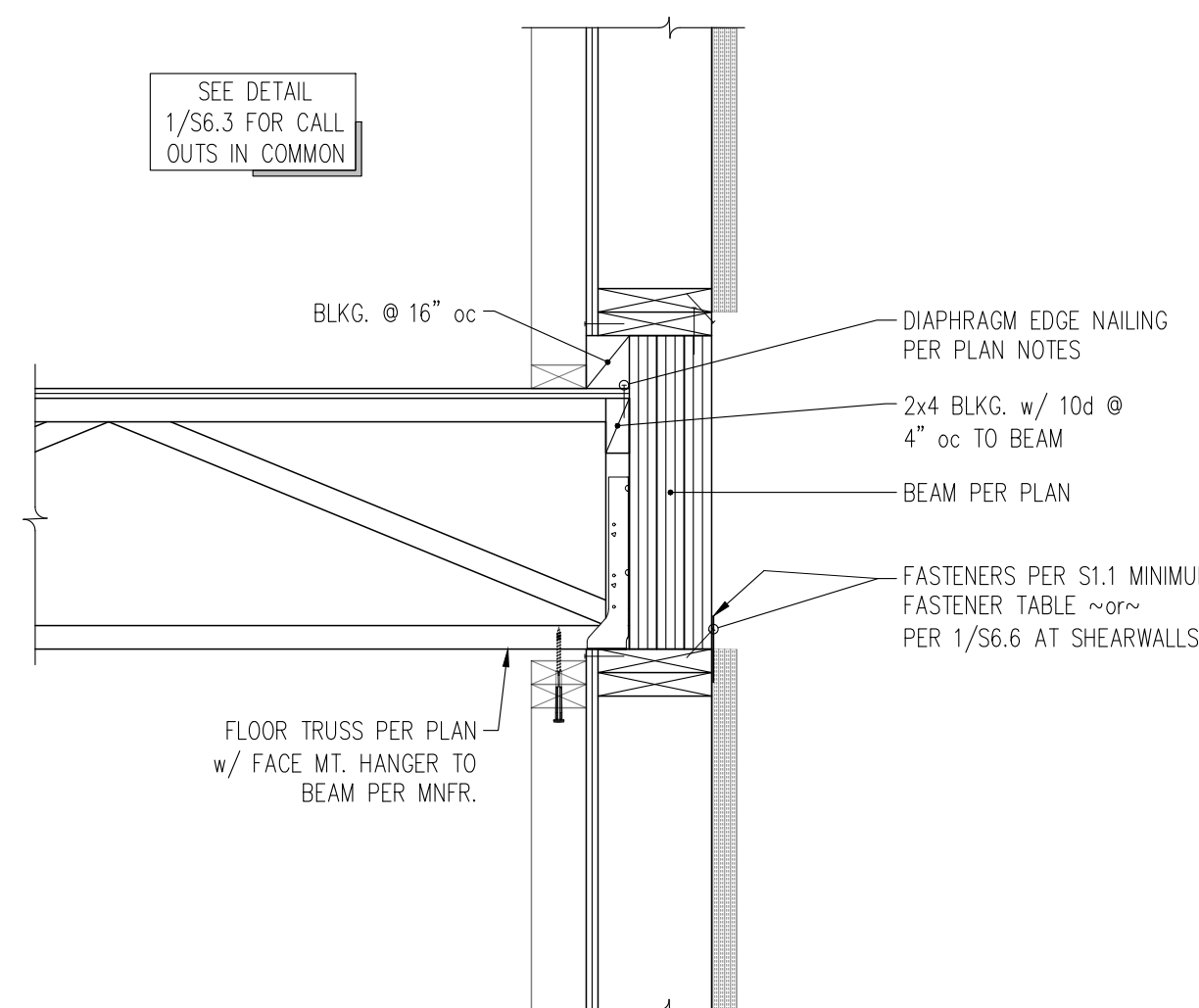
8 SECTION THROUGH FLUSH FRAMED BEAM w/ JOIST AT EACH SIDE
S6.3 1" = 1'-0"



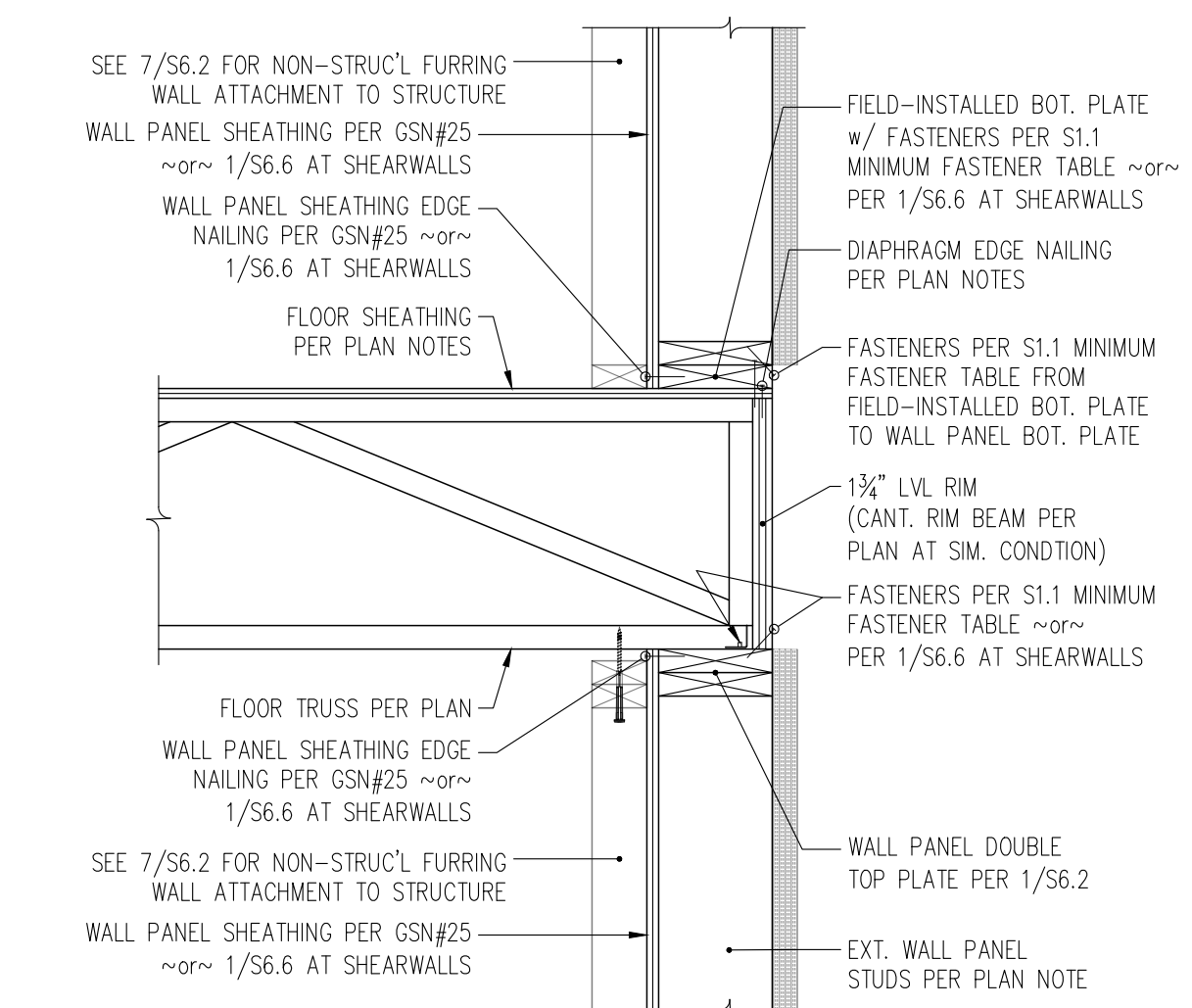
5 SECTION THROUGH INTERIOR STRUC'L WALL w/ PARALLEL TRUSSES AT EA. SIDE
S6.3 1" = 1'-0"



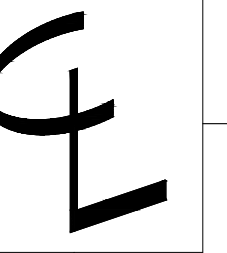
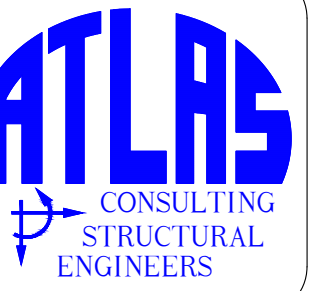
2 SECTION THROUGH EXTERIOR WALL AT PARALLEL FLOOR JOISTS
S6.3 1" = 1'-0"



4 SECTION THROUGH UPSET BEAM IN EXTERIOR WALL AT PERPENDICULAR FLOOR TRUSS
S6.3 1" = 1'-0"

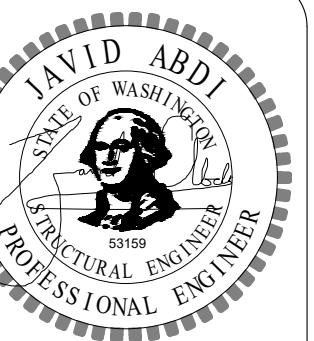


1 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR FLOOR TRUSS
S6.3 1" = 1'-0"



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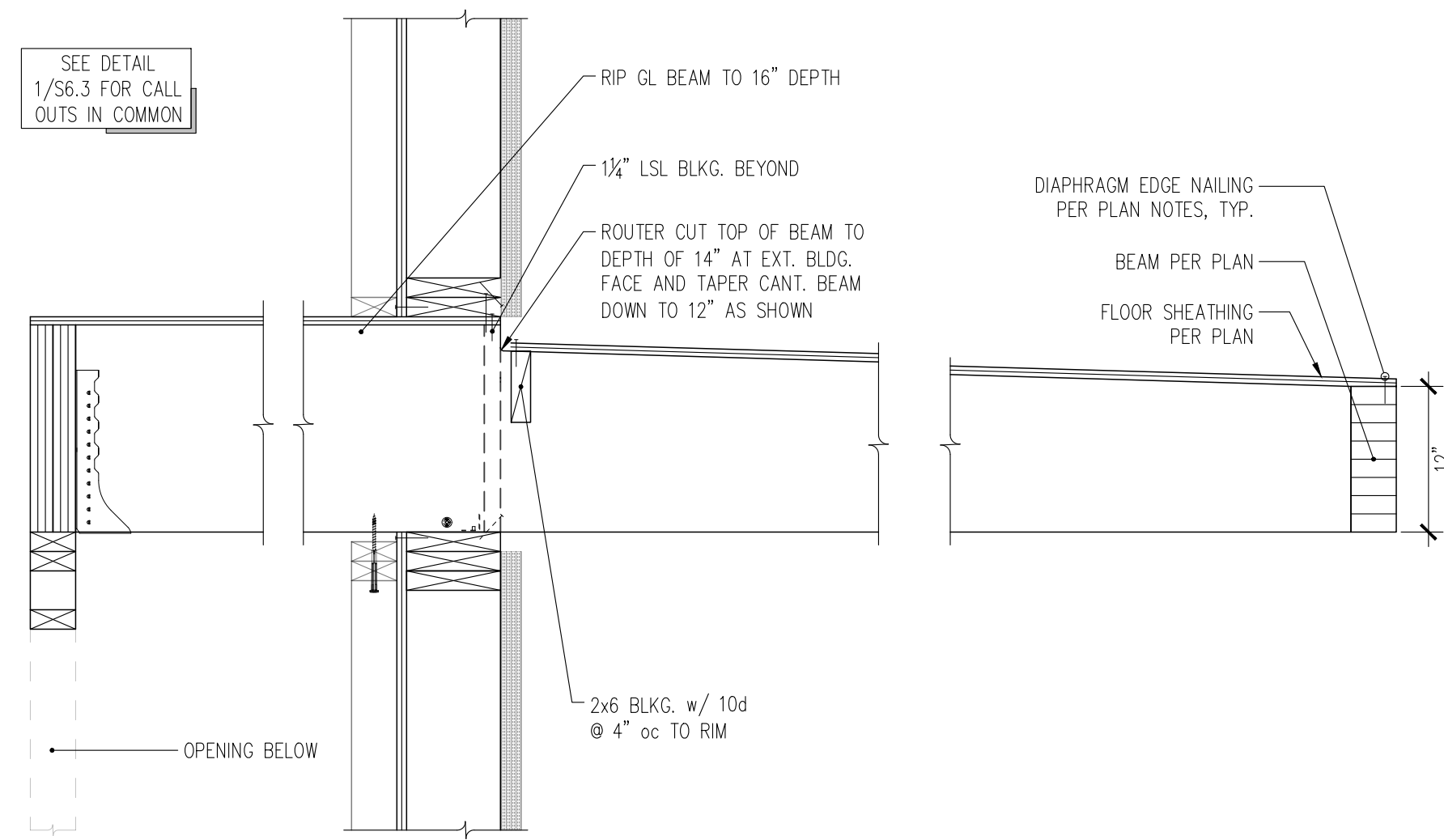
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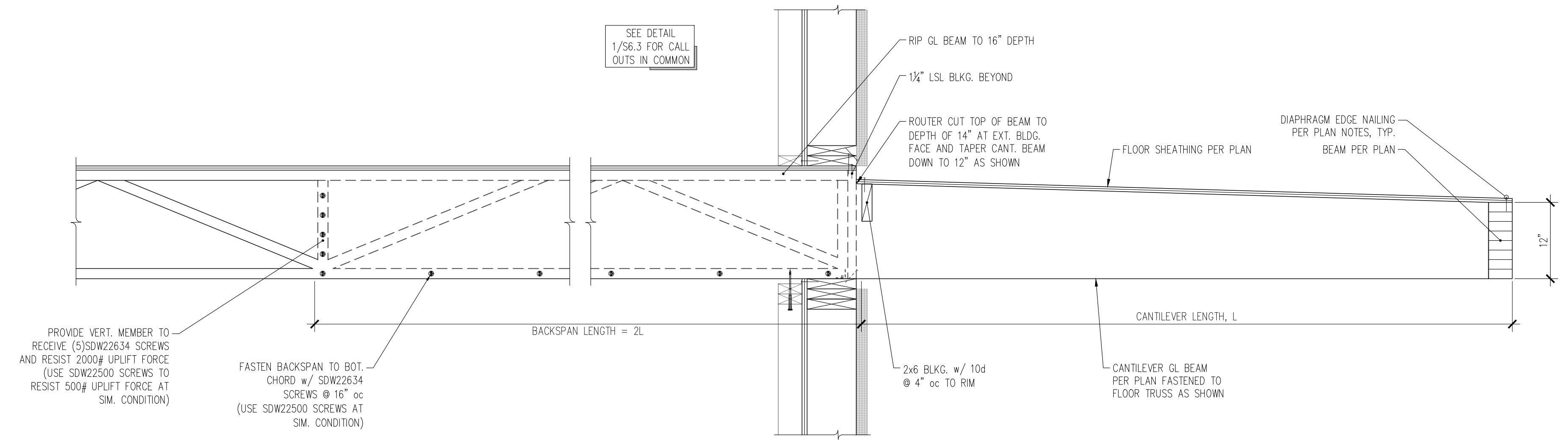
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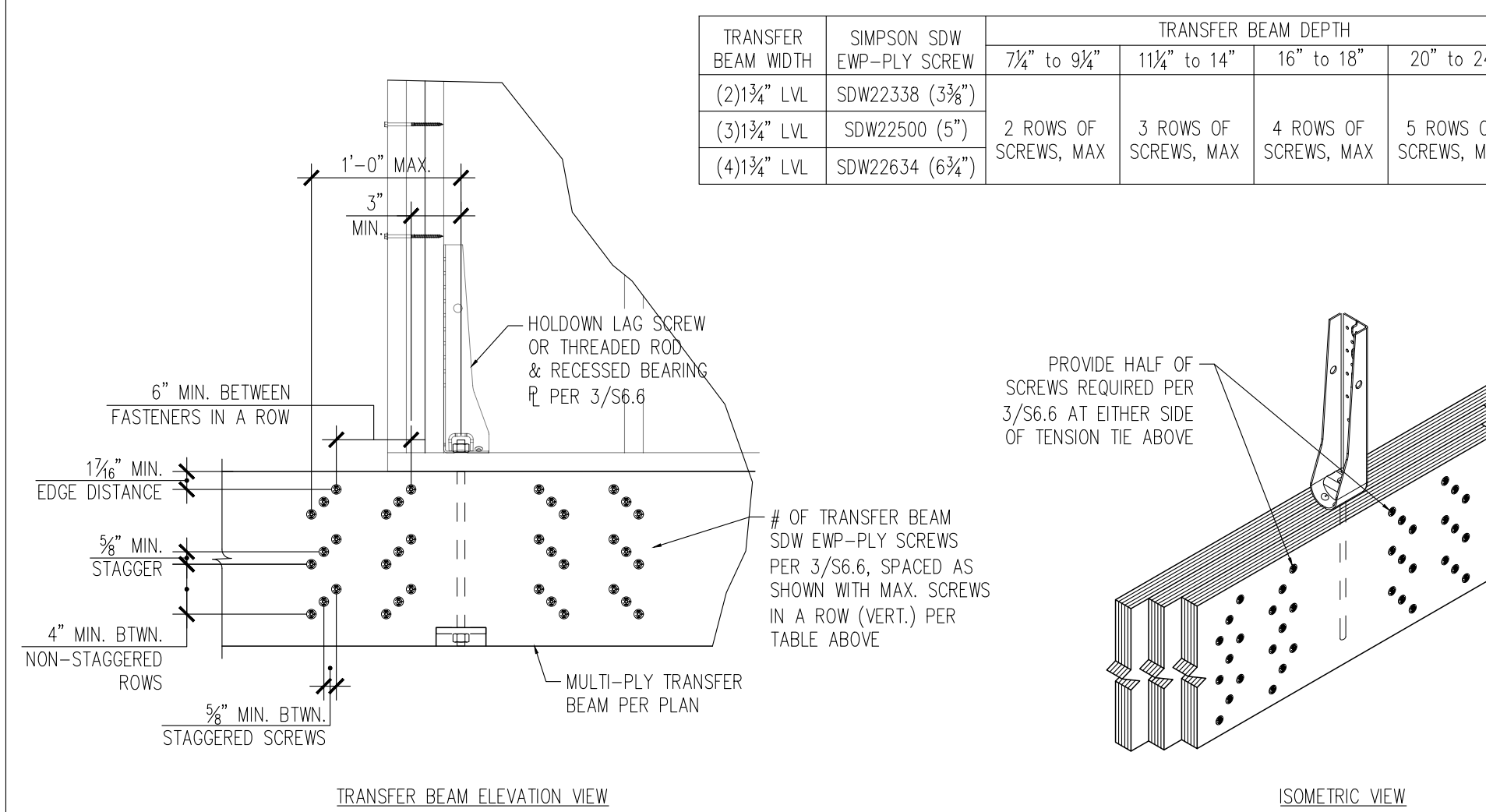
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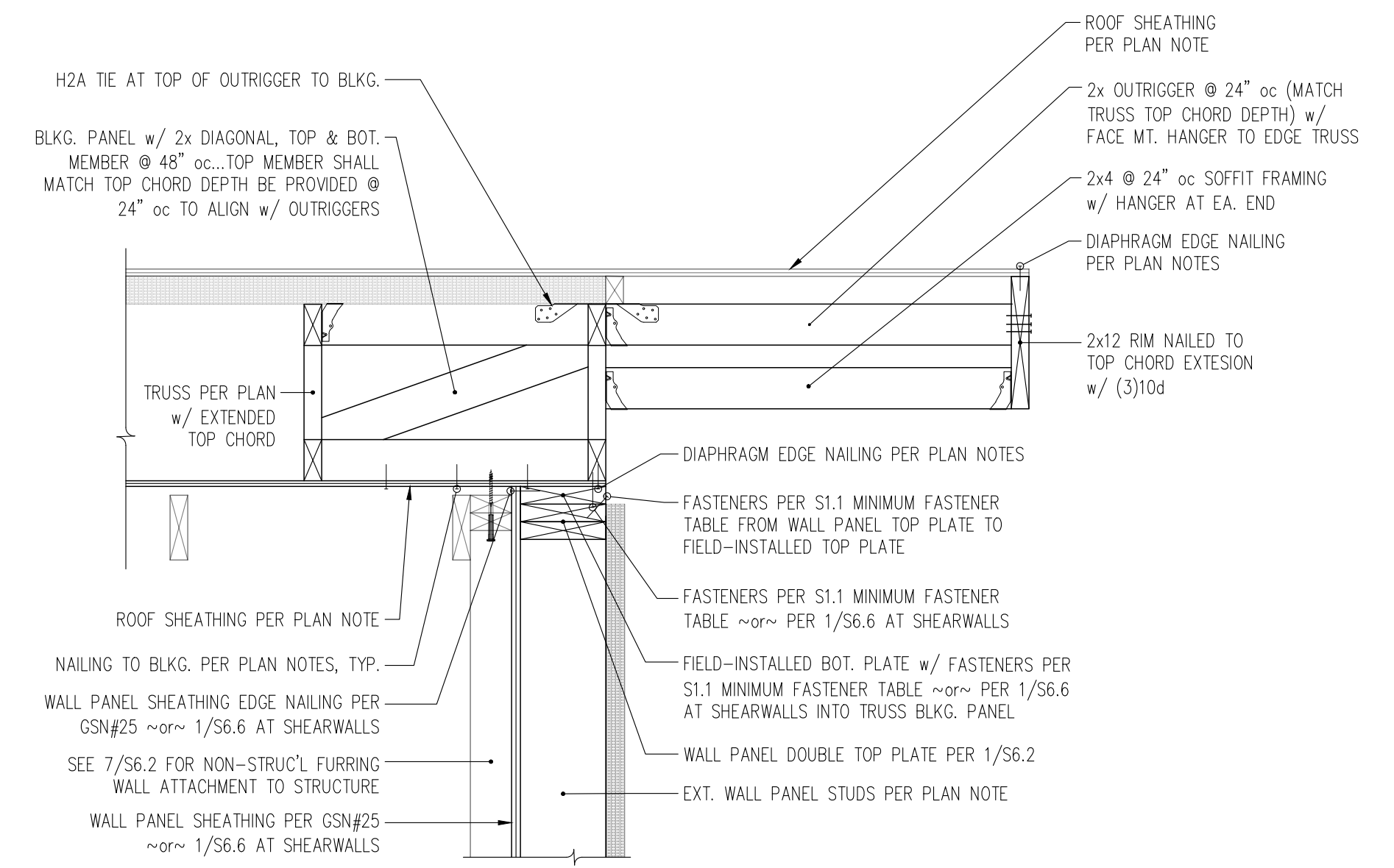
9 SECTION AT CANTILEVERED FRAMING AND PERPENDICULAR INTERIOR FRAMING
1" = 1'-0"



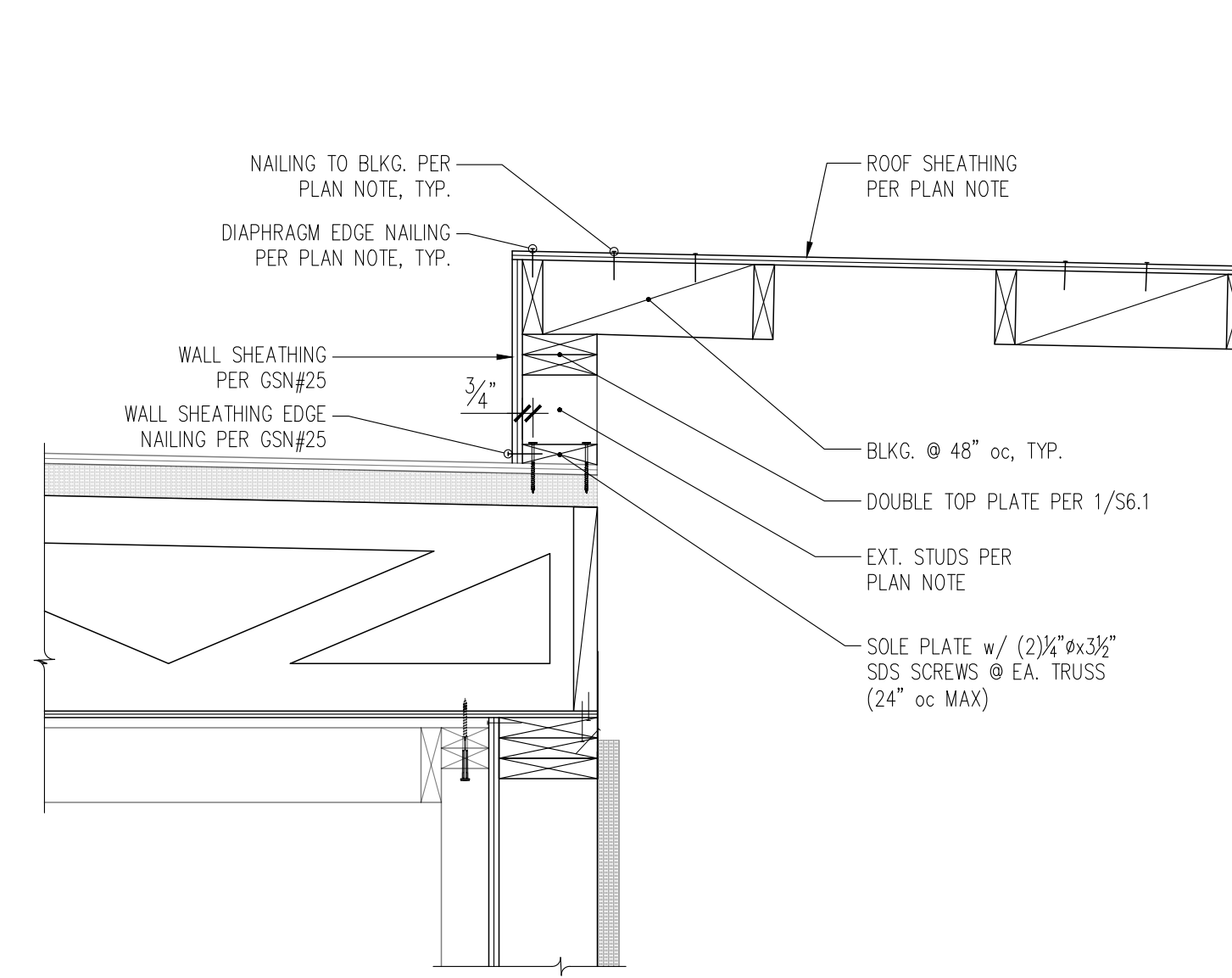
6 SECTION AT CANTILEVERED FRAMING AND PERPENDICULAR INTERIOR FRAMING
1" = 1'-0"



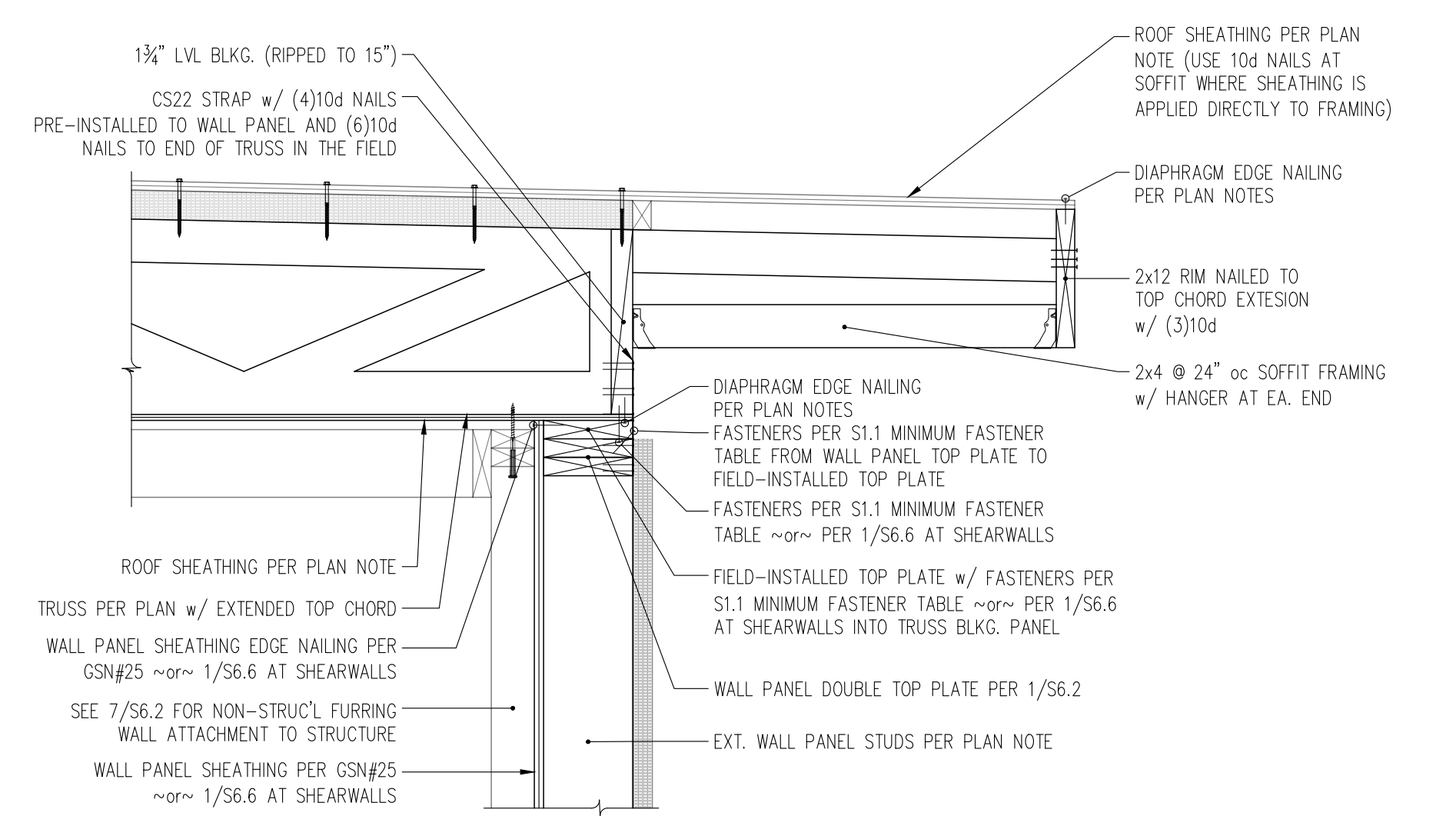
5 MULTI-PLY TRANSFER BEAM CONNECTION DETAILS
1" = 1'-0"



2 SECTION THROUGH EXTERIOR WALL AT PARALLEL ROOF TRUSSES
1" = 1'-0"



4 SECTION THROUGH RAISED ROOF AT PERPENDICULAR ROOF TRUSSES
1" = 1'-0"



1 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR ROOF TRUSSES
1" = 1'-0"

STRAP TENSION TIE SCHEDULE

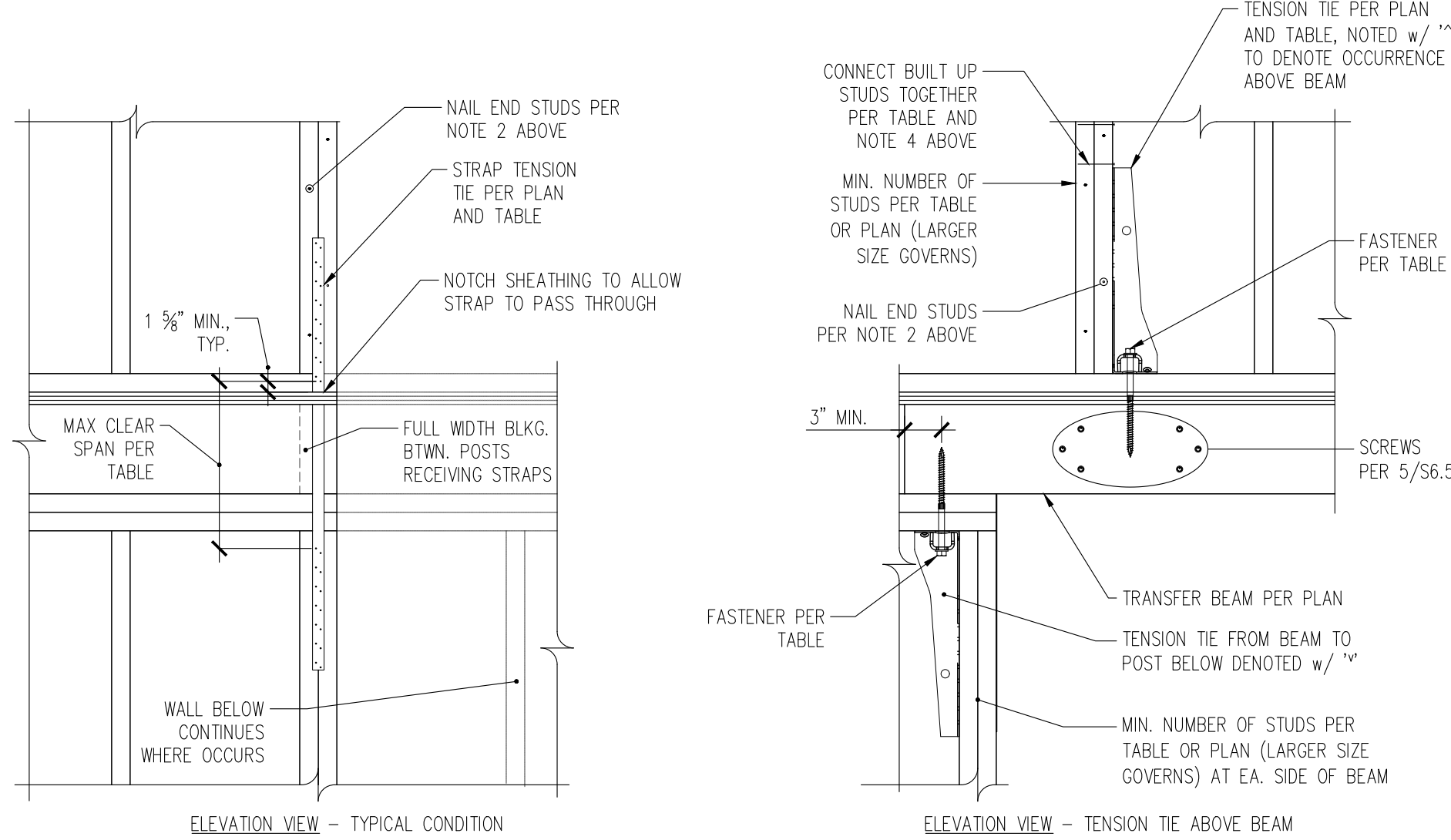
TIE MARK	Min. # of studs	CLEAR SPAN AND TOTAL FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS
MSTC28	(2)2x	18" - (12)0.148"φ x 3/4"	1,150#	10d @ 4" oc
MSTC40	(2)2x	18" - (28)0.148"φ x 3/4"	2,690#	10d @ 4" oc
MSTC52	(3)2x	18" - (44)0.148"φ x 3/4"	4,225#	(8)1/4"φx4 1/2" SDS
MSTC66	(3)2x	18" - (64)0.148"φ x 3/4"	5,850#	(12)1/4"φx6" SDS
(2)MSTC52	(2)4x8	18" - (44)0.148"φ x 3/4"	7,750#	(14)1/4"φx6" SDS
(2)MSTC66	7/8x7 1/2	18" - (64)0.148"φ x 3/4"	9,700#	(12)1/4"φx6" SDS

TENSION TIE ABOVE BEAM

TIE MARK	Min. # of studs	FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS
HOU2^	(2)2x	(6)1/4"φ x 2 1/2" SDS	2,750#	10d @ 4" oc
HOU4^	(3)2x	(10)1/4"φ x 2 1/2" SDS	3,750#	(10)1/4"φx4 1/2" SDS
HOU8^	4x8	(20)1/4"φ x 2 1/2" SDS	7,750#	(15)1/4"φx6" SDS
HOU11^	4x8	(30)1/4"φ x 2 1/2" SDS	8,500#	N/A
HOU14^	6x8	(36)1/4"φ x 2 1/2" SDS	13,200#	N/A
MSTC40^	(2)2x	(28)0.148"φ x 3/4"	2,690#	10d @ 4" oc
MSTC52^	(3)2x	(40)0.148"φ x 3/4"	4,225#	(8)1/4"φx4 1/2" SDS
(2)MSTC52^	(4)2x	(40)0.148"φ x 3/4"	7,682#	(14)1/4"φx6" SDS

- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
- FASTENERS NOTED IN TABLE ABOVE REPRESENT THE TOTAL AMOUNT. FOR STRAPS, HALF OF THE FASTENERS SHALL BE PROVIDED INTO EACH STUD.
- SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.

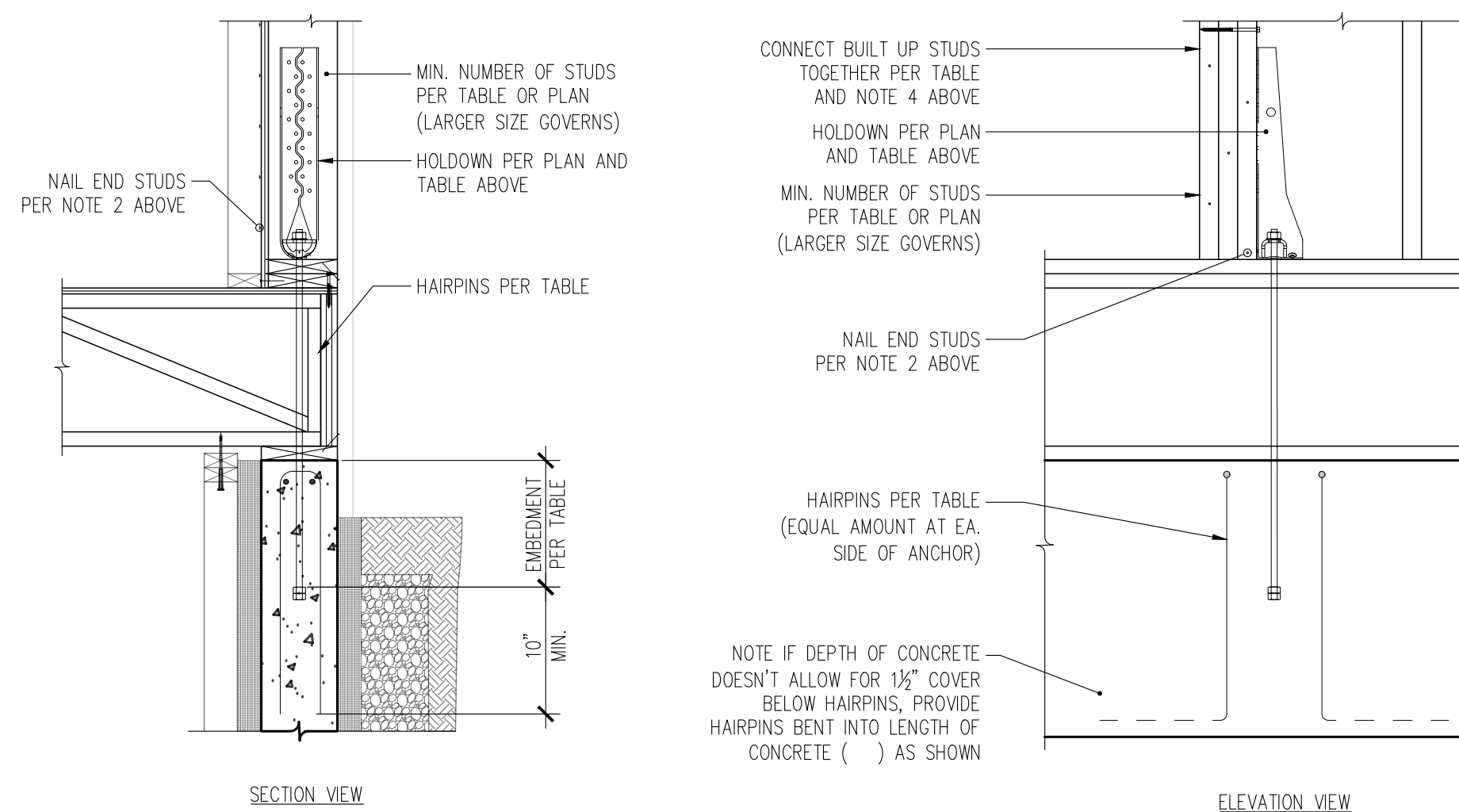
^ DENOTES TENSION TIE THAT OCCURS ATOP OF A FRAMING MEMBER BELOW. FOR:
 HOU2^ - 3/8" LAG SCREW WITH 14" MINIMUM PENETRATION INTO BEAM.
 HOU11^ - 1" ROD w/ BEARING @ 1/2"x5"x0'-5" AND RECESSED NUT & WASHER SEE 5/56.5
 HOU14^ - 1" ROD w/ BEARING @ 1/2"x5"x0'-5" AND RECESSED NUT & WASHER SEE 5/56.5
 MSTC52^ - SEE 8/56.6
 - 14 TOTAL SDW EMP-PLY SCREWS, SEE 5/56.5
 - 16 TOTAL SDW EMP-PLY SCREWS, SEE 5/56.5
 - 22 TOTAL SDW EMP-PLY SCREWS, SEE 5/56.5
 - 8 TOTAL SDW EMP-PLY SCREWS, SEE 5/56.5



HOLDOWN TENSION TIE SCHEDULE

TIE MARK	MIN. NUMBER OF STUDS	ANCHOR (φ x EMBEDMENT) and No. OF HAIRPIN DOWELS	FASTENERS FROM TIE TO STUD	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS
HOU2	(2)2x	3/8"φ x 10" - (2)#4 HAIRPIN	(6)1/4"φ x 2 1/2" SDS SCREWS	3,075#	10d @ 4" oc
HOU4	(3)2x	3/8"φ x 10" - (2)#4 HAIRPIN	(10)1/4"φ x 2 1/2" SDS SCREWS	4,565#	(9)1/4"φx4 1/2" SDS
HOU5	(3)2x	3/8"φ x 10" - (2)#4 HAIRPIN	(14)1/4"φ x 2 1/2" SDS SCREWS	5,645#	(10)1/4"φx4 1/2" SDS
HOU8	4x8	3/8"φ x 10" - (4)#4 HAIRPIN	(20)1/4"φ x 2 1/2" SDS SCREWS	7,870#	(15)1/4"φx6" SDS
HOU11	4x8	1"φ x 10" - (4)#4 HAIRPIN	(30)1/4"φ x 2 1/2" SDS SCREWS	11,175#	N/A
HOU14	6x8	1"φ x 10" - (6)#4 HAIRPIN	(36)1/4"φ x 2 1/2" SDS SCREWS	14,445#	N/A
STHD10	(3)2x	10" STRAP EMBEDMENT	(28)0.148"φ x 3/4"	4,075#	(9)1/4"φx4 1/2" SDS

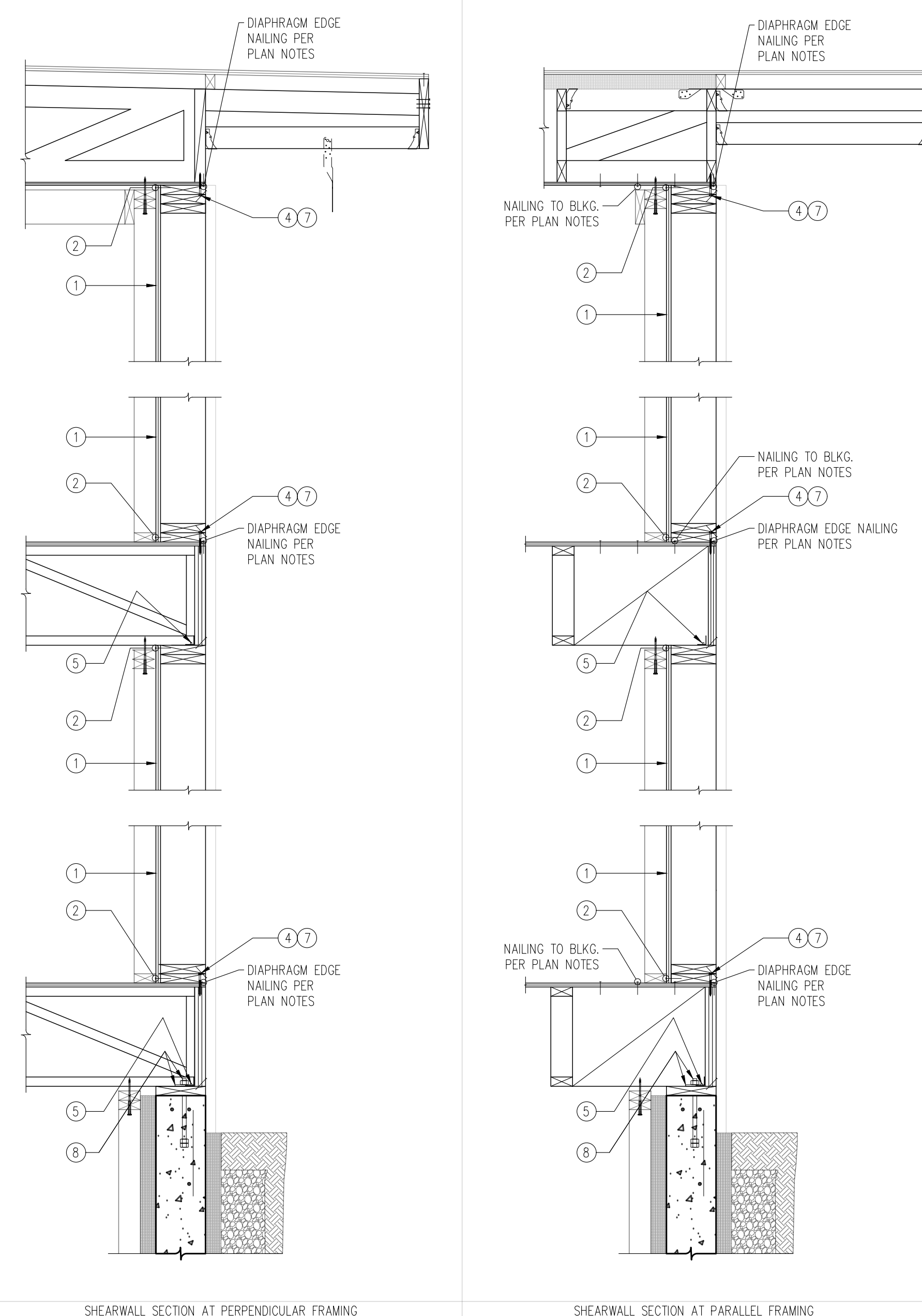
- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
- ANCHORS SHALL BE HEAVY HEX HEAD WITH DOUBLE NUT CAST INTO CONCRETE. ASTM F 1554 Gr. 55 FOR 3/8"φ ANCHOR. ASTM F 1554 Gr. 55 FOR 1"φ AND 1"φ ANCHORS.
- SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.



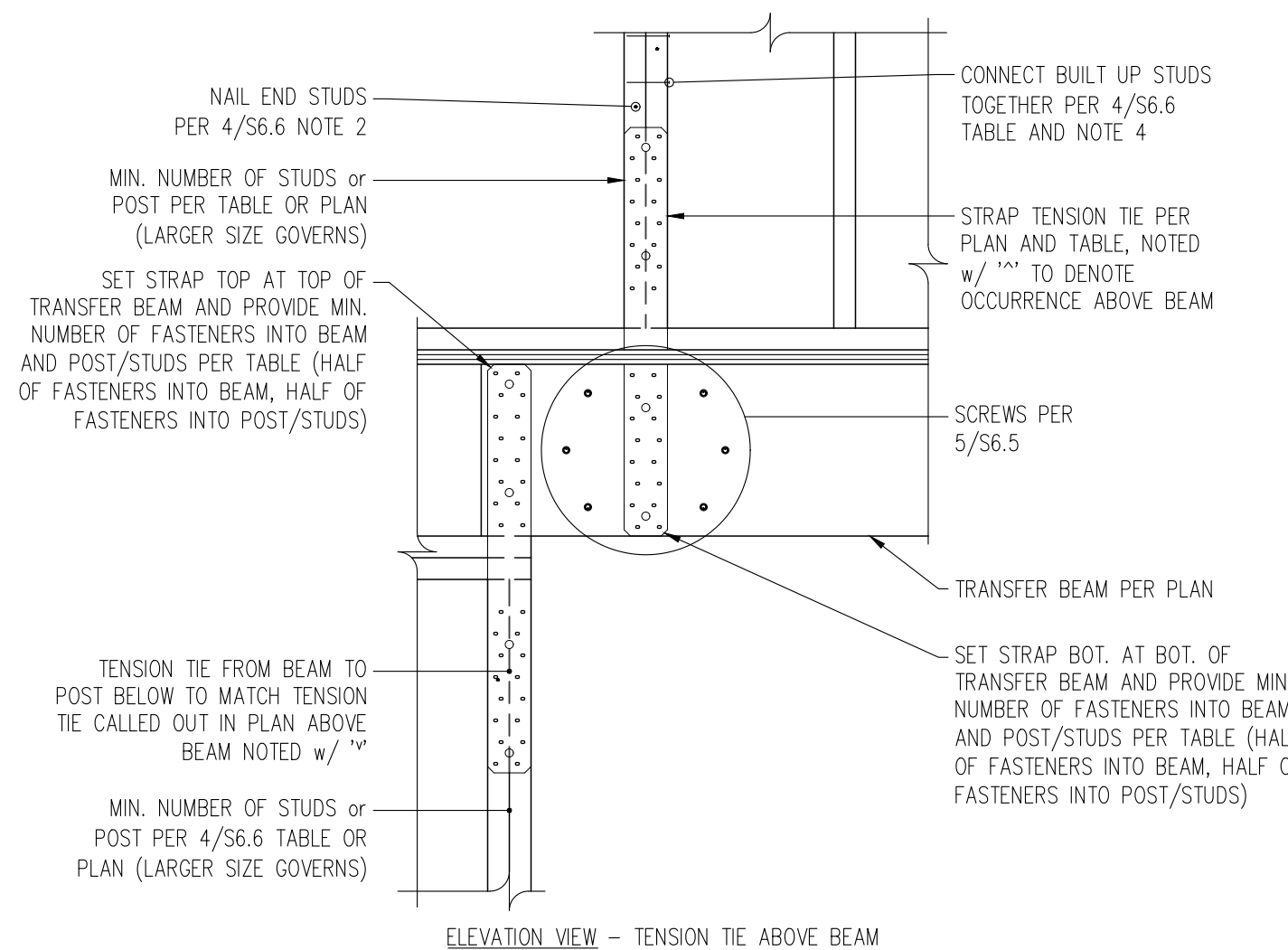
4 HOLDDOWN DETAIL AND SCHEDULE
S6.6 1" = 1'-0"

SHEARWALL PANEL TYPE	① SHEATHING THICKNESS	② 0.148" x 2 1/2" PANEL NAILING	③ STUD/BLKG. AT ABUTTING PANEL EDGES & SILL PLATE THICKNESS	⑦ CONN. OF BLKG. OR FRAMING TO TOP PLATE, AND SOLE PLATE TO SILL PLATE		⑧ ANCHOR BOLTS TO CONC.		ASD CAPACITY, PLF
				④ 1/4"φ x 3 1/2" SDS SCREWS	⑤ A35 CLIPS	⑥ LTP4 PLATES	3/8"φ	
SW-6	1/2"	6" oc	2x	15" oc	25" oc	24" oc	48" oc	310
SW-4	1/2"	4" oc	3x	10" oc	16" oc	16" oc	38" oc	460
SW-3	1/2"	3" oc	3x	8" oc	13" oc	12" oc	29" oc	600
SW-2	1/2"	2" oc	3x	6" oc	10" oc	9" oc	23" oc	770
SW-44	1/2"	4" oc EA. SIDE	3x	5" oc	8" oc	8" oc	19" oc	920
SW-33	1/2"	3" oc EA. SIDE	3x	4" oc	6" oc	6" oc	14" oc	1200
SW-22	1/2"	2" oc EA. SIDE	3x	3" oc	5" oc	4" oc	11" oc	1540

- SHEATHING SHALL CONSIST OF 1/2" PLYWOOD AND HAVE A MINIMUM SPAN RATING OF 2/8 AT INTERIOR SHEARWALLS ONLY. 1/8" OSB MAY BE USED.
- PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. INSTALL BLOCKING AT ALL UNFRAMED PANEL EDGES. ENSURE SHEATHING IS NAILED TO ALL INTERMEDIATE STUDS/BLOCKING WITH PANEL NAILS AT 12" oc.
- DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AT WALLS WITH ONLY ONE LAYER OF SHEATHING. 2x MEMBERS SHALL BE NAILED TOGETHER WITH 8d FACE: @ 4" oc FOR SW-6, @ 3" oc FOR SW-4, @ 2" oc FOR SW-3, AND (2)@ 3" oc FOR SW-2 (116#/NAIL).
- ROWS OF NAILS AND SDS SCREWS SHALL BE OFFSET AT LEAST 1/2" AND STAGGERED. MINIMUM EDGE DISTANCE FOR NAILS AND SDS SCREWS INTO EDGE OF MEMBERS SHALL BE 3/8" (400#/SCREW).
- A35 CLIPS SHALL BE INSTALLED w/ (12)0.131 x 1 1/2" NAILS (650#/CLIP).
- LTP4 LATERAL LITE PLATES MAY BE INSTALLED OVER SHEATHING w/ (12)0.131 x 2 1/2" NAILS (625#/CLIP).
- CONTRACTOR MAY USE EITHER SDS SCREWS or LTP4 CLIPS TO CONNECT FIELD-INSTALLED BOTTOM PLATE TO RIM.
- PLATE WASHERS IN 2x4 STUD WALLS AND ALL SINGLE SIDED SHEAR WALLS SHALL BE 3"x3"x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE 4 1/2"x3"x0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- CAST ANCHORS A MINIMUM OF 7" INTO CONCRETE. INSTALL ADDITIONAL ANCHOR BOLTS AT EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 2/56.1.

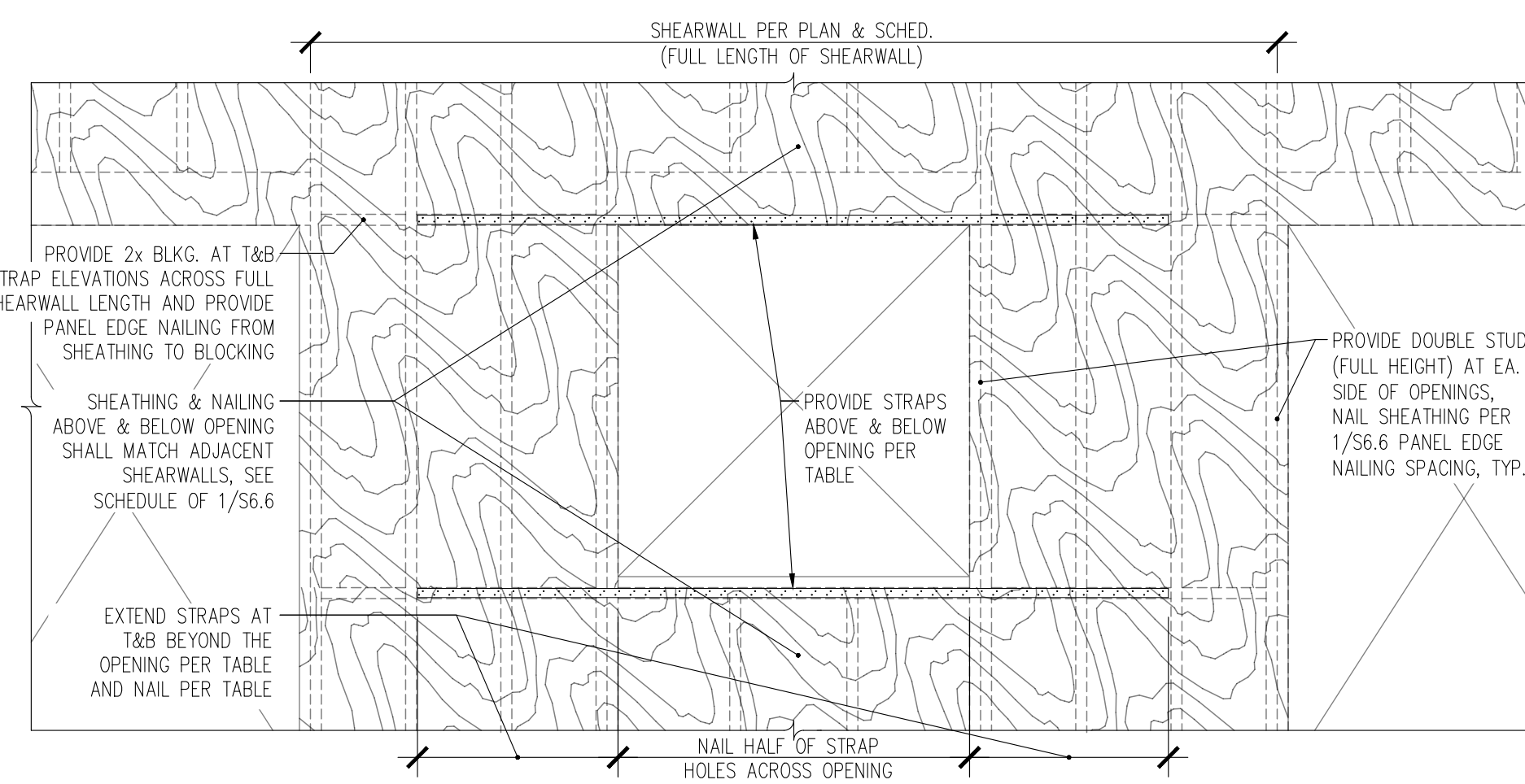


1 SHEARWALL SECTION AND SCHEDULE
S6.6 1" = 1'-0"

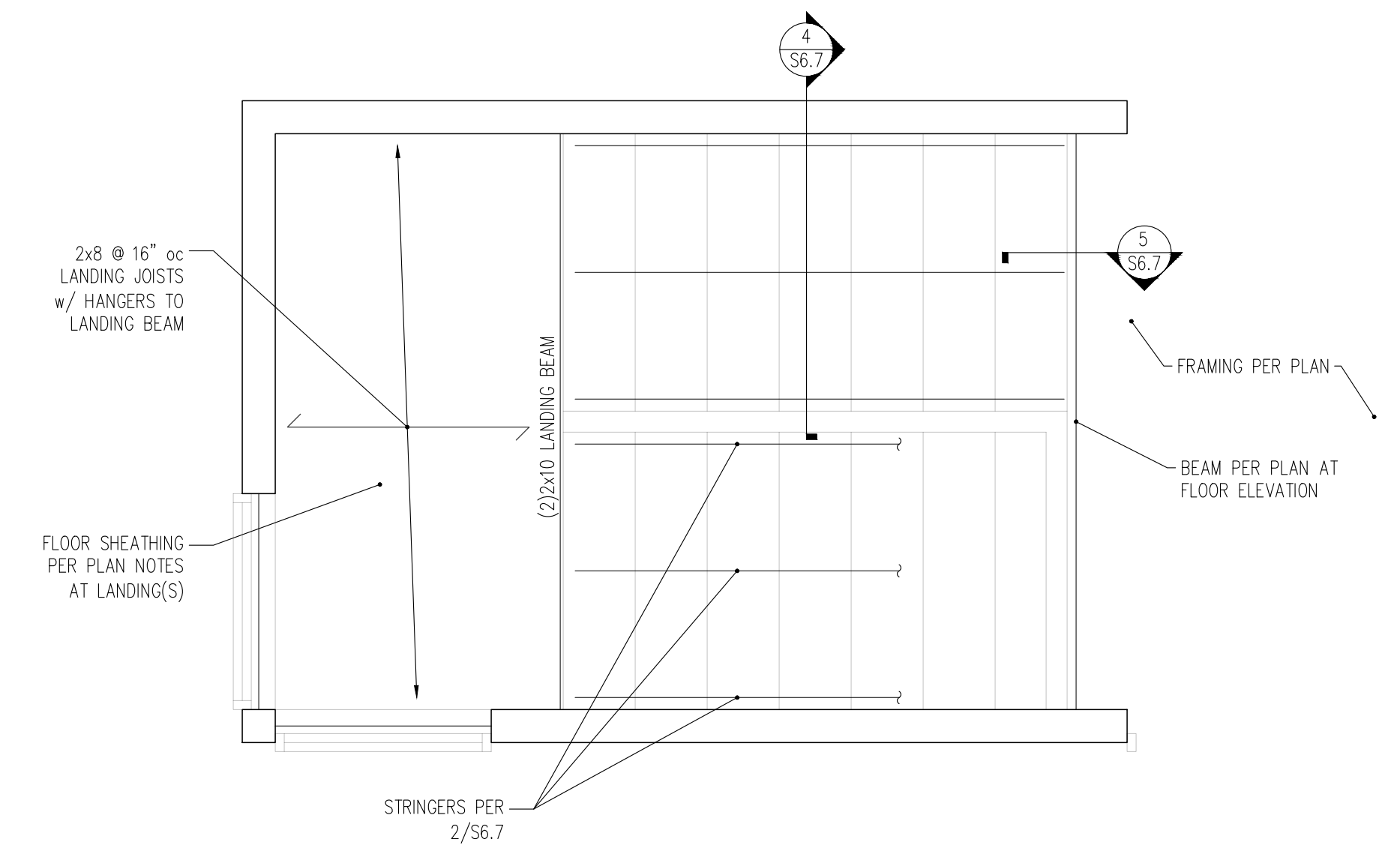


8 STRAP TENSION TIE ABOVE TRANSFER BEAM
S6.6 N.T.S.

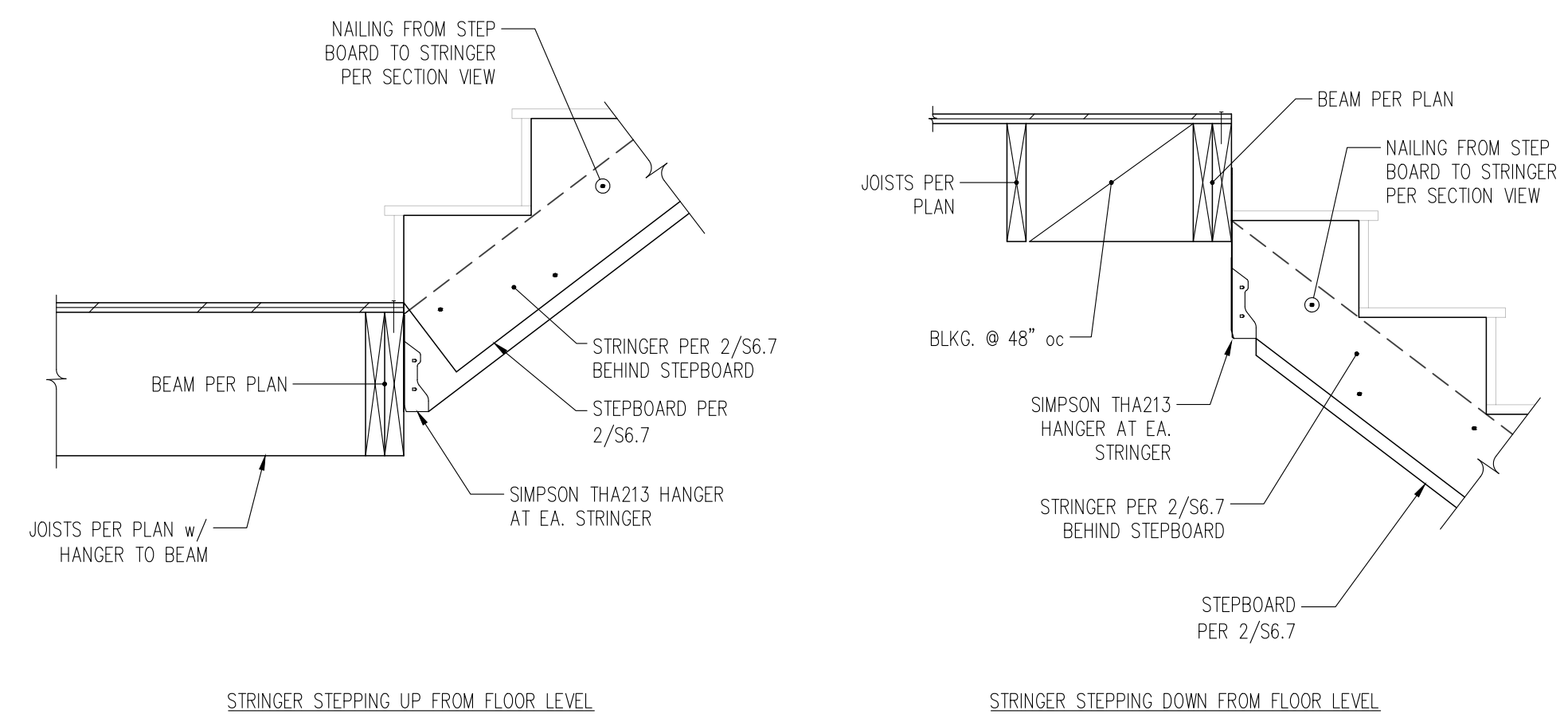
TYPE	STRAP	END LENGTH	NAILS
①	CS20	8"	(12)0.148"x2 1/2"
②	CS20	18"	(12)0.148"x2 1/2"
③	CS14	45"	(26)0.148"x2 1/2"



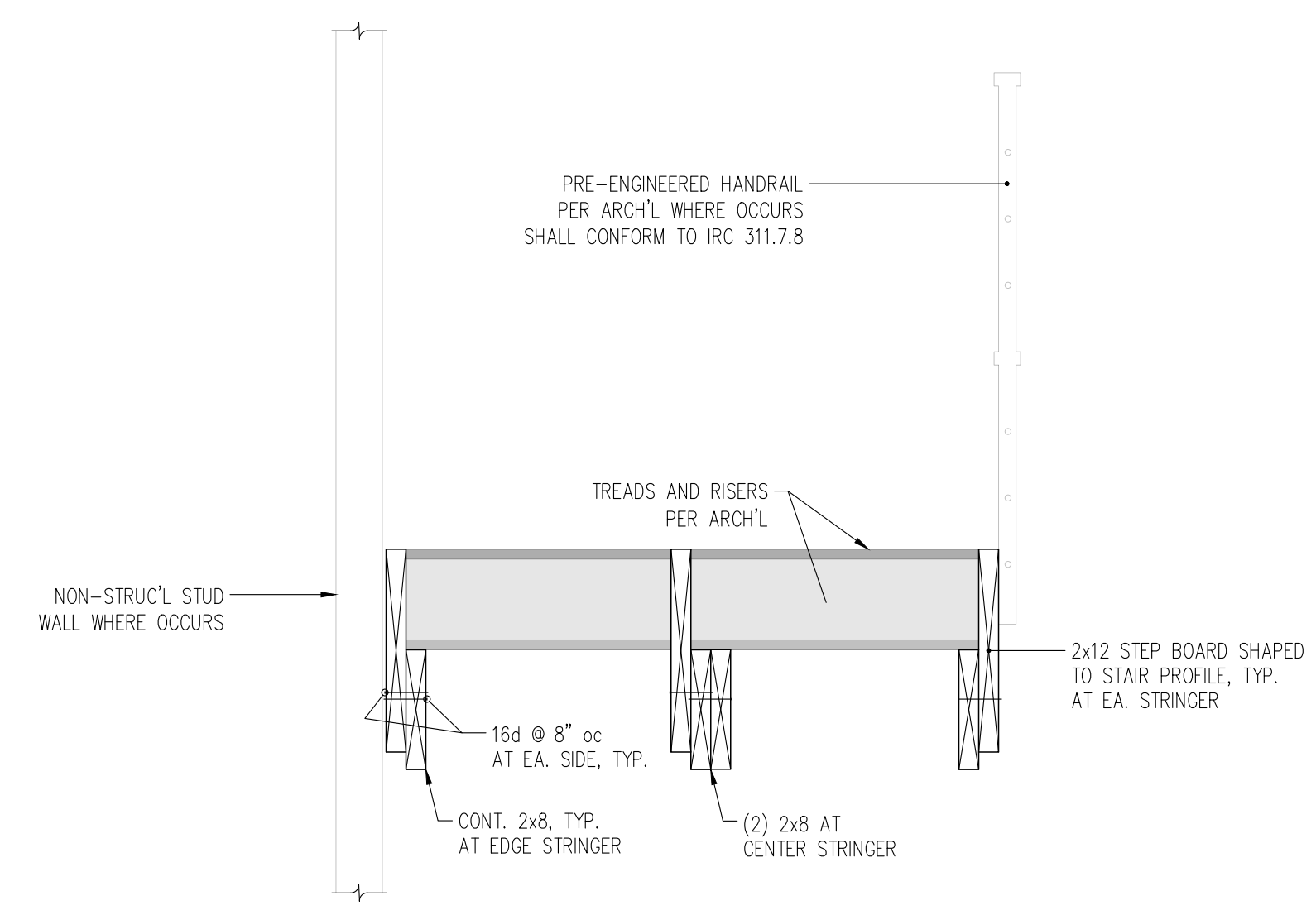
7 STRAPPED SHEARWALL DETAIL
S6.6 N.T.S.



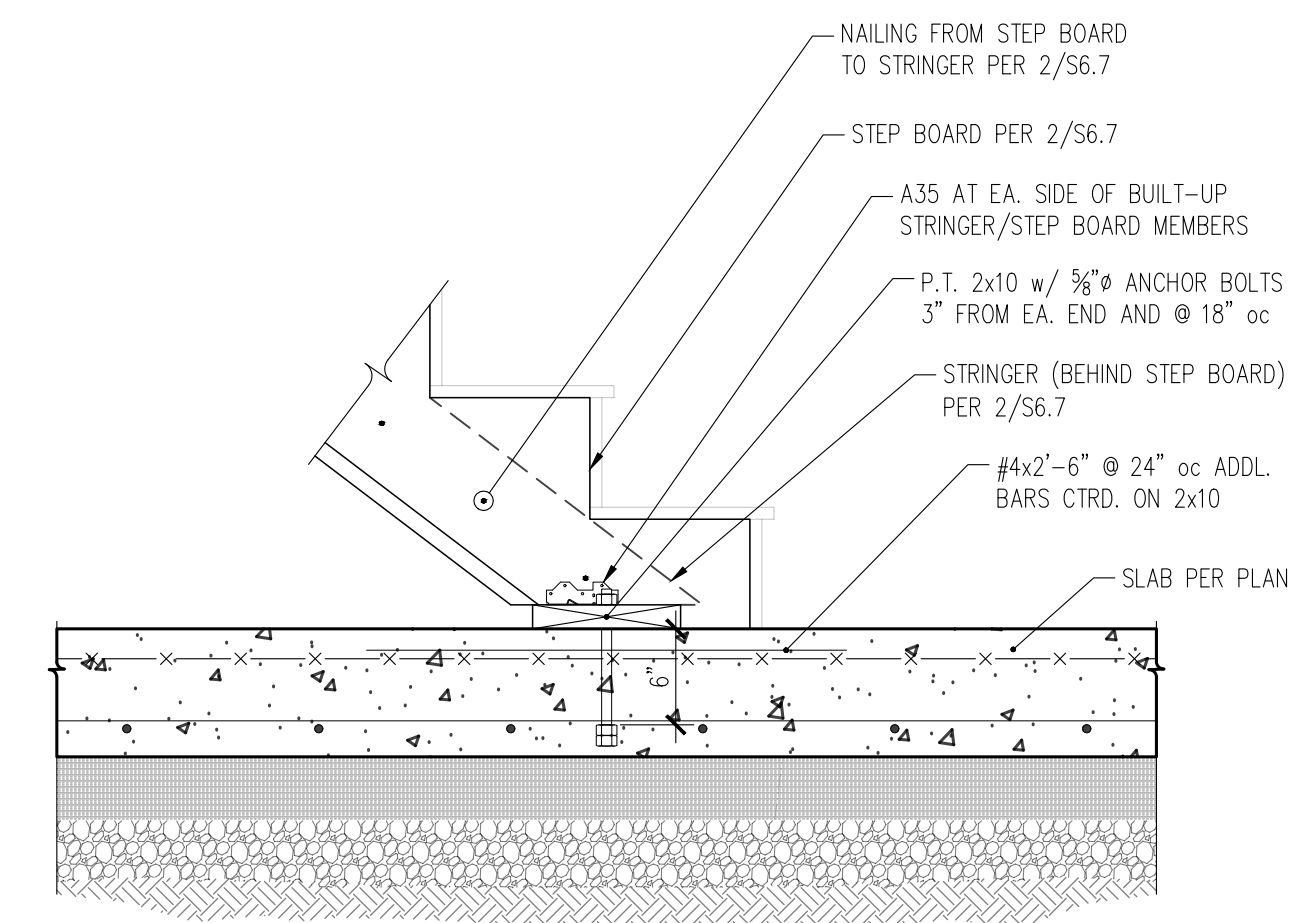
3 TYPICAL STAIR FRAMING/LANDING PLAN VIEW
1" = 1'-0"



5 SECTION THROUGH ROOF BREAK AT INTERIOR WALL
1" = 1'-0"



2 SECTION THROUGH STAIR FRAMING
1" = 1'-0"



1 SECTION THROUGH THICKENED SLAB-ON-GRADE AT STAIR STRINGERS
1" = 1'-0"

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Typical Stair Framing Details

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S6.7