

## PROJECT DATA

PROJECT ADDRESS: 2953 74TH AVE SE  
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 531510-0797

SCOPE OF WORK: REMODEL AND ADDITION OF KITCHEN, DINING ROOM, LAUNDRY ROOM AND OFFICE ROOM. REMODEL POWDER ROOM AND ADD SHOWER TO MAKE FULL BATH ROOM.  
REPLACE OLD PLATFORM BATH TUB WITH NEW VESSEL TUB AND REPLACE EXISTING VANITY WITH BIGGER VANITY IN PRIMARY BATHROOM. ADD NEW CLOSET TO PRIMARY BEDROOM.

ZONING: R-9.6

CONSTRUCTION TYPE: TYPE V B

CLIMATE ZONE: 4C

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY EXISTING RESIDENCE

BUILDING HEIGHT LIMIT: 30 FT ABOVE AVERAGE BUILDING ELEVATION

LOT AREA: 11185 SF

NET LOT AREA: 11185 - 397.4 = 10787.6 SF (TOTAL EASEMENT - 397.4)

SETBACKS: FRONT LOT LINE = 20 FT  
REAR LOT LINE = 25 FT  
SIDE LOT LINES = SUM 15 FT, MIN 5' EACH  
LESSOR OF 40.0% OR 10787.6 SF = 4315.0 SF

GROSS FLOOR AREA: NEW 13D FIRE SPRINKLER SYSTEM W/ ALL INTERNAL SOUNDERS CONNECTED TO WATER FLOW DEVICE

## PROJECT TEAM

OWNER: GREG & MARNIE MACDIARMID  
2953 74TH AVE SE  
MERCER ISLAND, WA 98004  
PHONE: 425.451.7003  
CONTACT: BRAD STURMAN

SURVEYOR: TERRANE  
10801 MAIN ST SUITE 102  
BELLEVUE, WA 98040  
PHONE: 425.458.4488

ARCHITECT: STURMAN ARCHITECTS, INC.  
9 - 103RD AVE NE SUITE 203  
BELLEVUE, WA 98004  
PHONE: 425.451.7003  
CONTACT: BRAD STURMAN

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## ENERGY NOTES

2018 W.S.E.C. & 2018 IRC, WAC 51-11R

CLIMATIC ZONE: ZONE #4C

SPACE HEAT TYPE: ELECTRIC DUCTLESS HEAT PUMP

INSULATION VALUES: WALLS: R-21  
FLAT ATTICS/CEILINGS: R-49  
VAULTED CEILINGS: R-38  
FLOORS (OVER UNHEATED SPACES): R-30  
SLAB-ON-GRADE: R-10 (NONE IN THIS PROJECT)

PRESCRIPTIVE METHOD: R-10 (NONE IN THIS PROJECT)

THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS, CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

CODE: EXTERIOR JOINTS/OPENINGS: SEAL CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES. OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE

MOISTURE CONTROL: WALLS: VAPOR RETARDER BONDED TO BATT INSULATION. INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)  
ATTIC/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)  
CRAWL SPACE: 6 MIL POLYETHYLENE

VENTILATION: ATTICS WITH LOOSE FILL: N.A. Baffle vent openings to deflect air above INSULATION SURFACE  
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPE OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION

HEATING & COOLING: NEW AIR SOURCE DUCTLESS HEAT PUMP USING EXISTING DUCT SYSTEM.

TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE R403.3.1 OF THE WASHINGTON STATE ENERGY CODE  
ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.  
b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.

PIPE INSULATION: NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

PLUMBING FIXTURES: ALL SHOWERHEADS SHALL BE RATED AT 1.8 GPM OR LESS.  
KITCHEN SINK FAUCETS SHALL BE RATED AT 1.8 GPM OR LESS. TEMPORARY FLOW INCREASE SHALL BE LIMITED TO 2.2 GPM.  
ALL LAVATORY FAUCETS SHALL BE RATED AT 1.2 GPM OR LESS  
WATER CLOSETS SHALL NOT EXCEED 1.22 GPF

## LEGAL DESCRIPTION

MCGILVRAS ISLAND ADD LOT 2 TGV UNDIVIDED INTEREST IN TRACT A OF CITY OF MERCER ISLAND SHORT PLAT NO 93-1054 RECORDING NO 9311169003 SAID SHORT PLAT DEFINED - LOT 9 BLOCK 9 OF MCGILVRAS ISLAND ADDITION

## GENERAL NOTES

- CODE COMPLIANCE  
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFG, 2018 UPC, 2018 IPCM, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS  
A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.  
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.  
C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION  
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK
- ROUGH OPENINGS/BACKING  
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS. FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.  
FURRING: PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
- FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
- DOORS: DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 6", TYPICAL.
- FRAMING: ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
- VENTILATION: VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.  
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
- FLIES: FLIES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
- OTHER DOCUMENTATION: REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
- PROTECTION: PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
- PERMITS: SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT
- ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
- EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
- PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
- APPLIANCES: CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW: SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
- SMOKE DETECTORS: SMOKE & CARBON MONOXIDE THROUGH NEW CONSTRUCTION. TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.
- FIRE BLOCKING: FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND FORM A VERTICAL AND HORIZONTAL FIRE BARRIER BETWEEN STORIES AND THE TOP STORY TO ROOF SPACE PER IRC R302.11 AND R302.7

## WHOLE HOUSE VENTILATION

- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 104 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
- SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.3.5.2.
- SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
- FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.
- AIRFLOW FOR WHOLE HOUSE VENTILATION FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC SECTIONS M1505.4.1.6 AND M1505.4.1.7.
- AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.
- HRV/ERV SHALL HAVE A MINIMUM HRE OF 75

## EXISTING WALL INSULATION

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

## DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

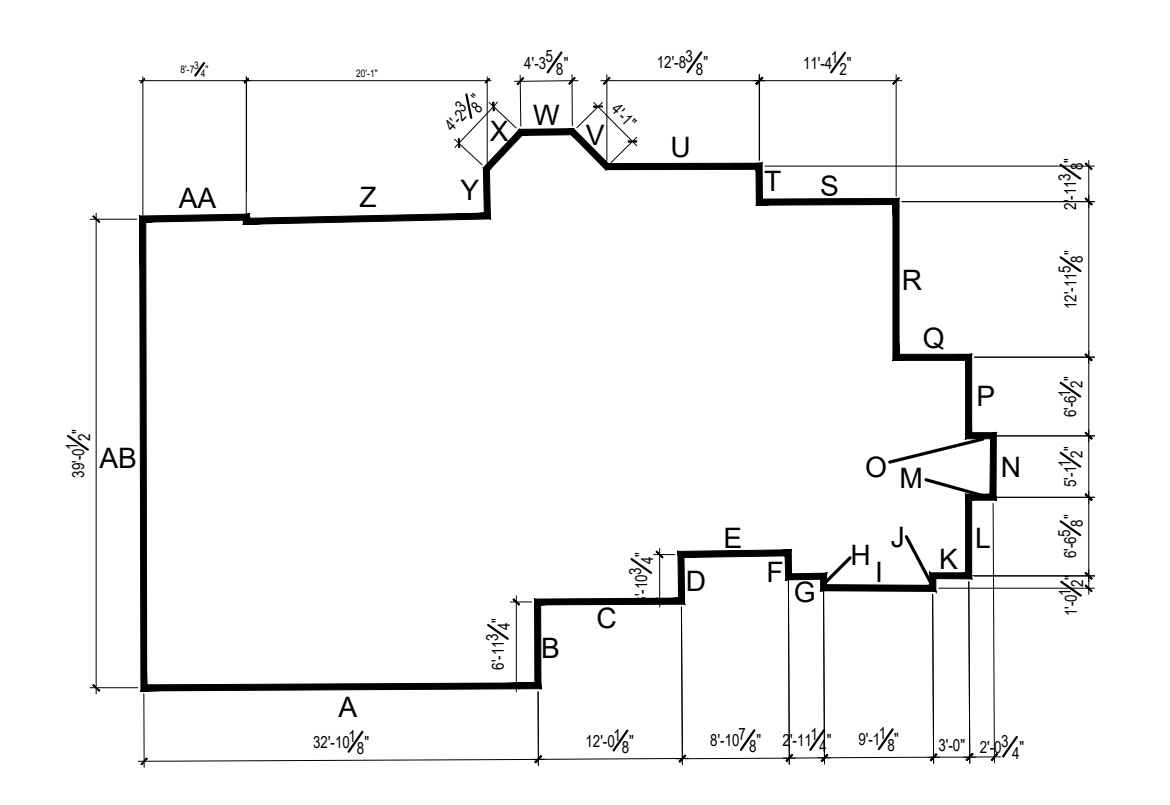
ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

## AVERAGE BUILDING ELEVATION

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	32.80	320.15	10500.92
B	7.00	320.30	2242.10
C	12.00	319.80	3837.60
D	3.90	320.65	1250.54
E	9.00	321.50	2893.50
F	2.00	320.60	641.20
G	2.90	319.75	927.28
H	1.00	319.85	319.85
I	9.10	319.80	2910.18
J	1.00	319.70	319.70
K	3.00	319.65	958.95
L	6.50	319.60	2077.40
M	2.00	319.70	639.40
N	5.10	319.60	1629.96
O	2.10	319.50	670.95
P	6.50	319.90	2079.35
Q	6.10	319.90	1951.39
R	13.00	320.00	4160.00
S	11.40	320.00	3648.00
T	3.00	320.05	960.15
U	12.70	320.00	4064.00
V	4.10	320.00	1312.00
W	4.30	320.15	1376.65
X	4.20	320.25	1345.05
Y	3.90	320.50	1249.95
Z	20.10	320.30	6438.03
AA	8.60	320.25	2754.15
AB	39.00	320.10	12483.90
	236.30	236.30	75642.14

75642.14	320.24	Average Building Elevation
236.20		

## ABE PLAN



## 2018 WSEC CREDITS

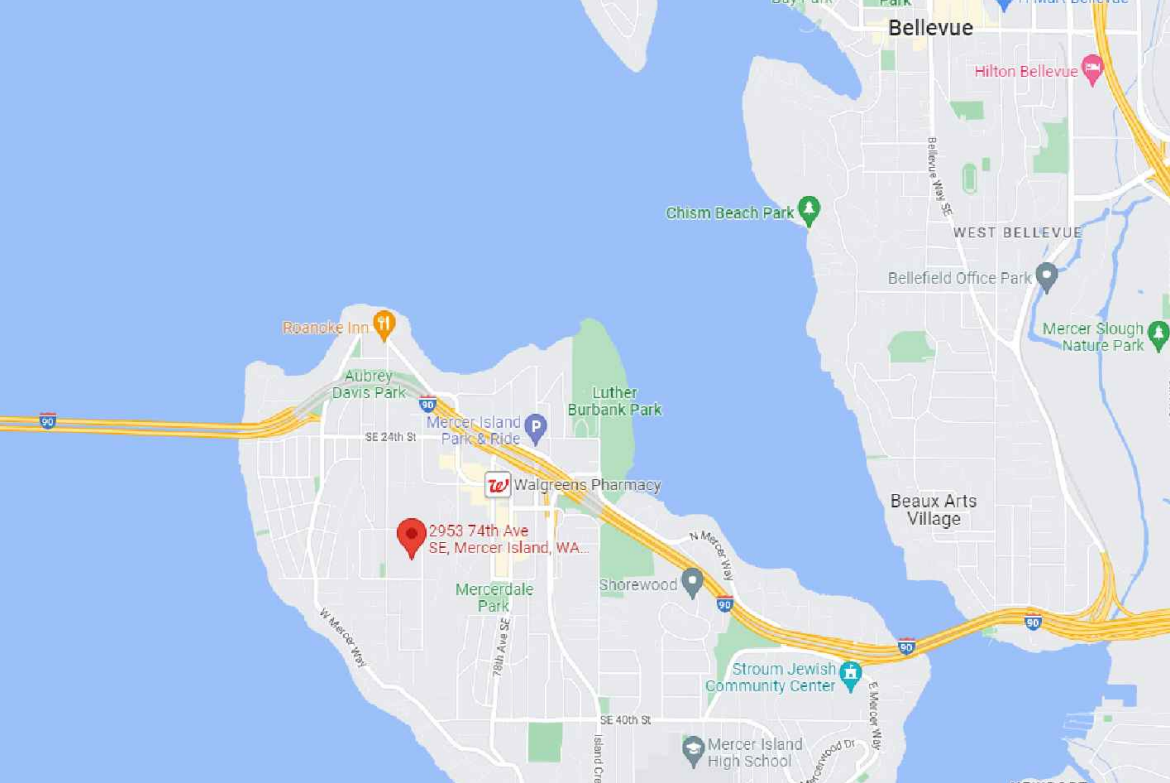
CREDITS REQUIRED FOR 272 SQ. FT. PROJECT IS AN ADDITION CREATING LESS THAN 500 SF OF NEW CONDITIONED SPACE

CREDITS	OPTION	DESCRIPTION
0.5	1.3	EFFICIENT BUILDING ENVELOPE
0.5	5.2	EFFICIENT WATER HEATING
0.5	7.1	ENERGY STAR APPLIANCE PACKAGE

TOTAL CREDITS: 1.5

1.5 CREDITS NEEDED

## VICINITY MAP



## GROSS FLOOR AREA (GFA)

	EXISTING FLOOR AREA	ADDITIONAL FLOOR AREA	TOTAL
MAIN FLOOR	1690.70 SF	183.14 SF	1873.84 SF
UPPER FLOOR	1558 SF	87.92 SF	1646.28 SF
GARAGE	756.37 SF	0 SF	756.37 SF
GROSS FLOOR	4005.07 SF	271.06 SF	4276.49 SF

NET LOT AREA: 10787.6 SF  
ALLOWED MAX. % GFA COVERAGE: 40.0%  
ALLOWED GROSS FLOOR AREA: 4315.0 SF  
EXISTING GROSS FLOOR AREA: 4005.07 SF  
EXISTING % GFA COVERAGE: 37.12%  
PROPOSED GROSS FLOOR AREA: 4276.49 SF  
PROPOSED % GFA COVERAGE: 39.64%

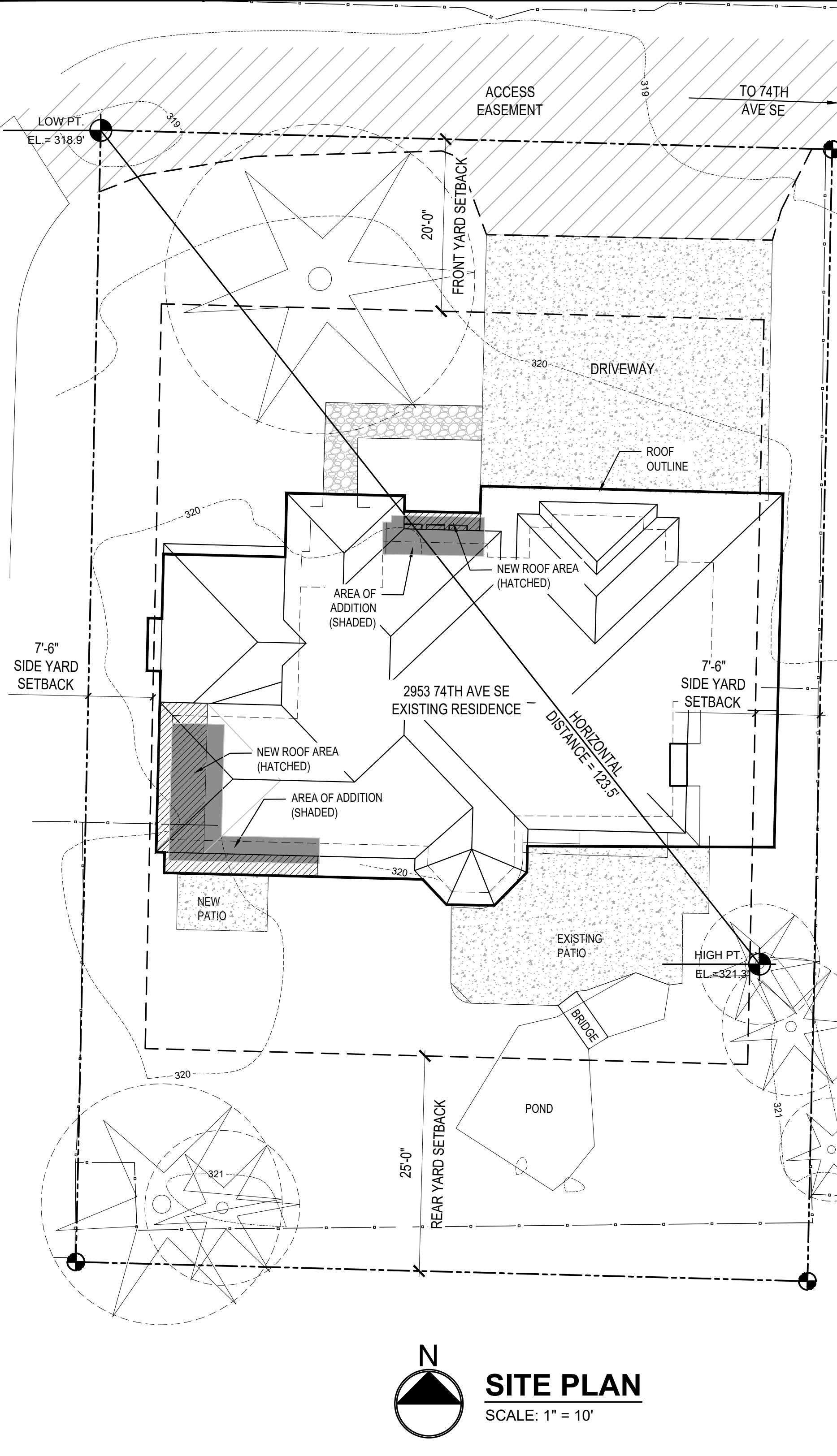
## LOT COVERAGE & HARDSCAPE

LOT COVERAGE	NET LOT S.F.	MAIN STRUCT. & ROOF S.F.	DRIVES/PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING IMPERVIOUS AREA	10787.6 SF	2788.3 SF	1351.03 SF	4,139.3 SF	38.3 %
PROPOSED IMPERVIOUS AREA		2930.0 SF	1351.03 SF	4,281.1 SF	39.6 %
NET GAINLOSS IMPERVIOUS AREA		+141.8 SF	0.0 SF	+141.8 SF	+1.3 %
% ALLOWED IMPERVIOUS AREA				4,315.0 SF ALLOWABLE	40 %

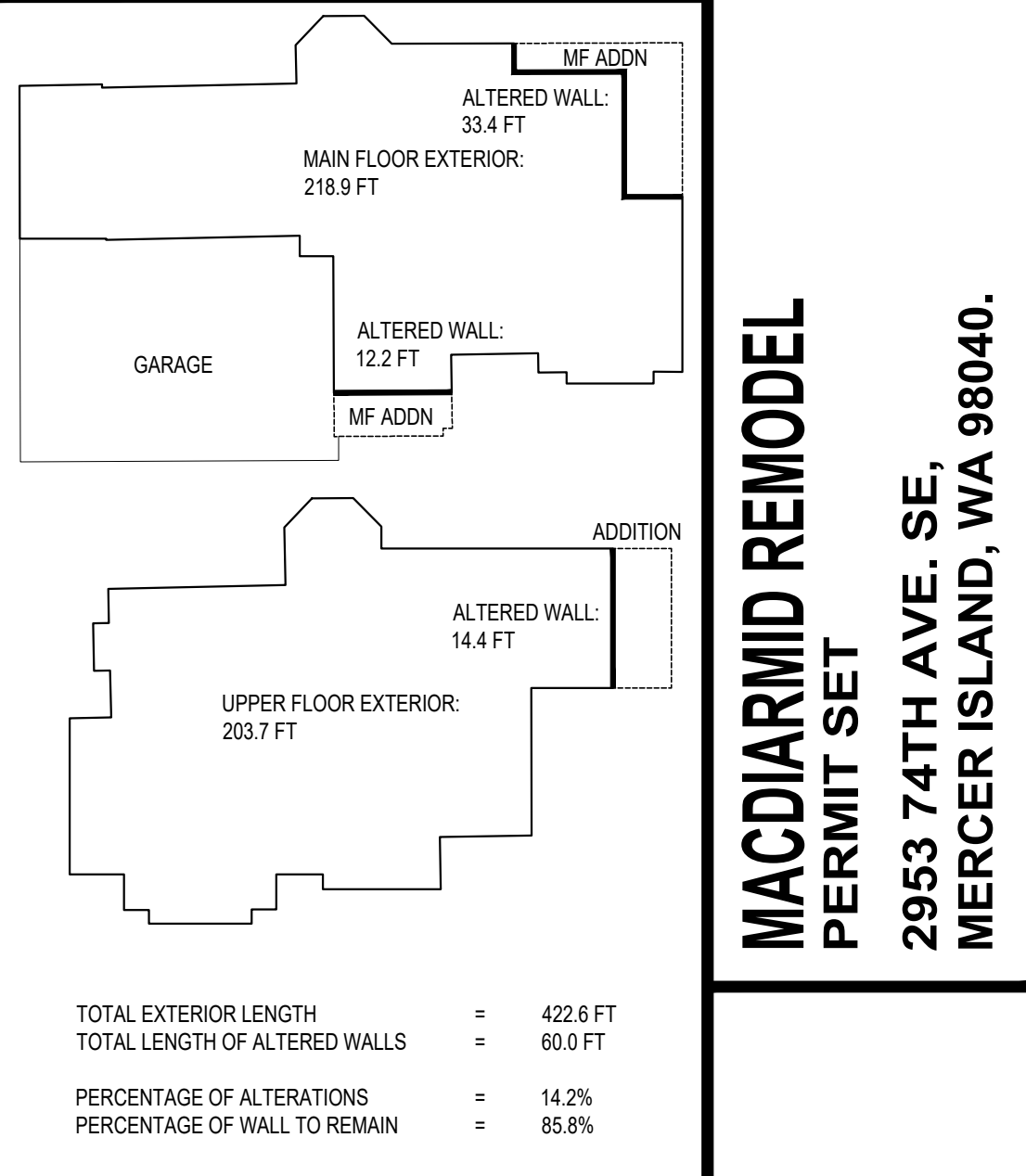
EASEMENT FRONT: 149.8  
EASEMENT BACK: 247.6  
TOTAL EASEMENT: 397.4  
LOT AREA: 11185  
NET LOT S.F. - 11185 - 397.4 = 10787.6  
HIGHEST EL: 321.3'  
LOWEST EL: 318.9'  
ELEVATION DIFFERENCE = 2.4'  
2.4' DIVIDED BY 123.5' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 0.02

HARDSCAPE	POND	WALKS	PATIO	PAVING	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE AREA	271.4 SF	105.0 SF	428.0 SF	87.6 SF	892.0 SF	8.27 %
PROPOSED HARDSCAPE AREA	271.4 SF	105.0 SF	506.0 SF	87.6 SF	970.0 SF	9 %
NET GAINLOSS HARDSCAPE AREA	+0 SF	+0 SF	+78.0 SF	+0 SF	97.0 SF	0.72 %
% ALLOWED HARDSCAPE AREA					970.0 SF ALLOWABLE	9 %
UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE					34.0 SF	0.4 %
TOTAL ALLOWED HARDSCAPE AREA					1004 SF ALLOWABLE	9.4 %

LOT SLOPE IS 0.02%, WHICH IS LESS THAN 15% SO LOT COVERAGE ALLOWED IS 40%.  
ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE



## 40% DIAGRAM



STURMAN ARCHITECTS

REGISTERED ARCHITECT  
BRADLEY J. STURMAN  
STATE OF WASHINGTON

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MACDIARMID REMODEL PERMIT SET

2953 74TH AVE. SE,  
MERCER ISLAND, WA 98040.

SITE PLAN

REVISIONS:

PLOT DATE: 11/22/2022

DRAWN BY: JK

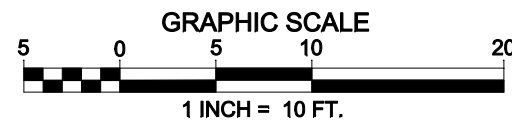
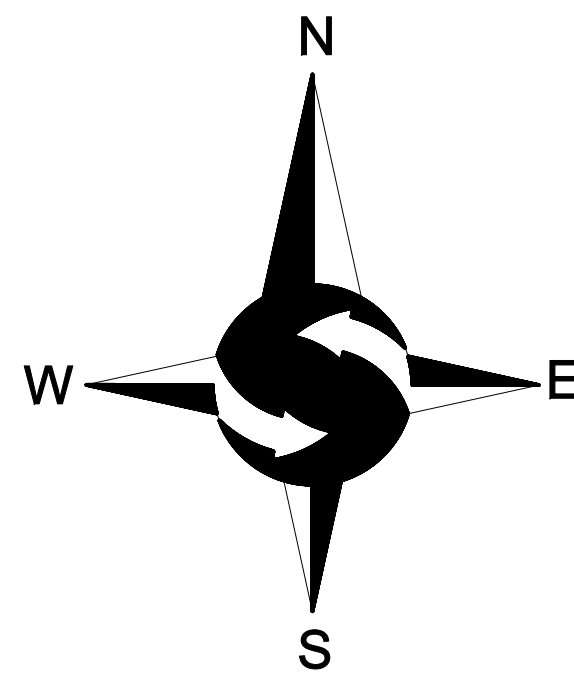
CHECKED BY: BJS

SHEET

A1.0

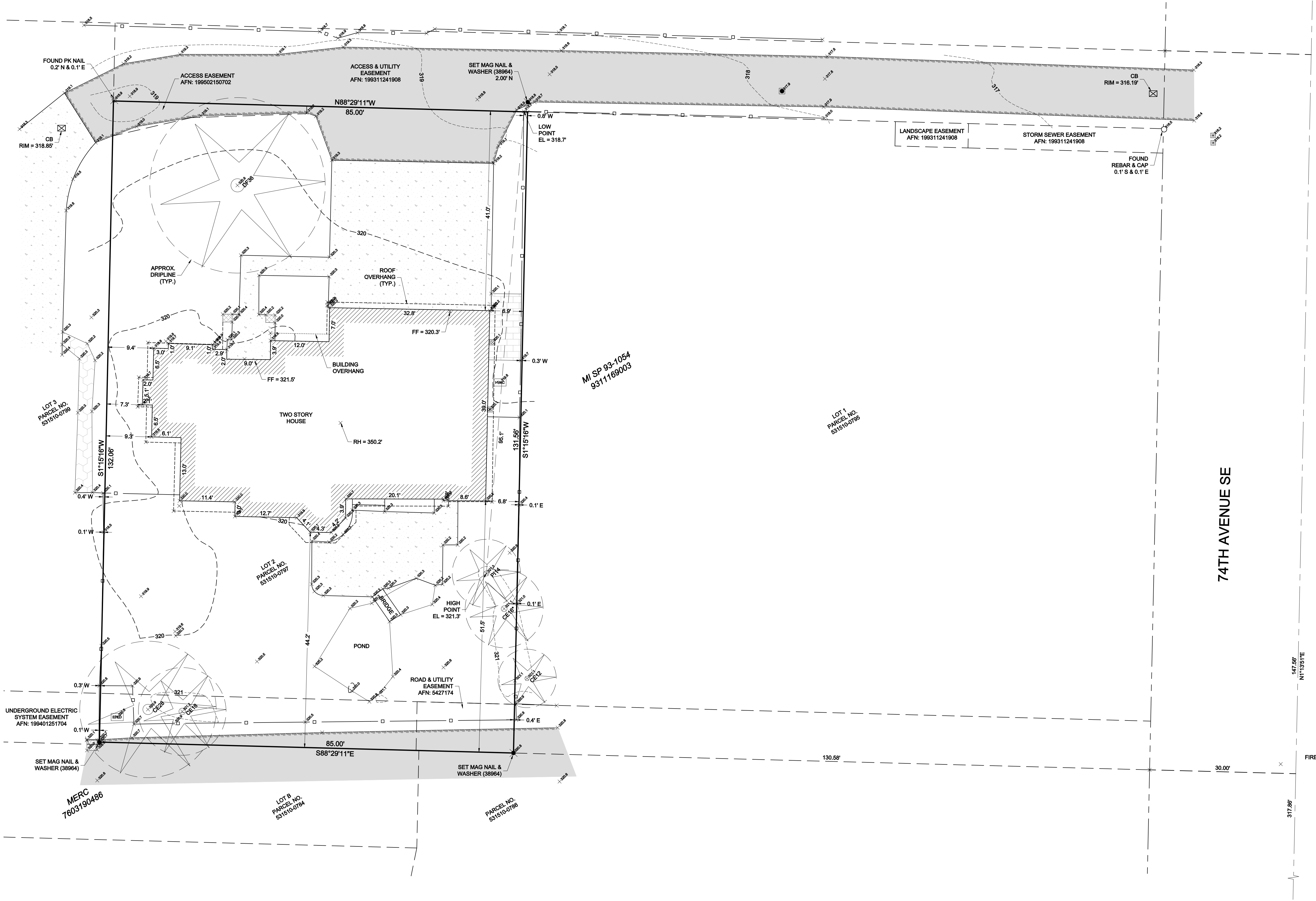
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY





**LEGEND**

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- FOUND PK NAIL
- SET MAG NAIL AS DESCRIBED
- POWER METER
- GAS METER
- HVAC UNIT
- ELECTRICAL PEDESTAL
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- WOOD FENCE
- CONCRETE WALL
- ASPHALT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- FLAGSTONE SURFACE
- CE CEDAR
- DF DOUGLAS FIR
- PI PINE
- \* INDICATES MULTI-TRUNK



MI SP 93-1054  
9311169003

**LEGAL DESCRIPTION**  
LOT 2, MERCER ISLAND SHORT PLAT NUMBER 93-1054, RECORDED UNDER RECORDING NUMBER 9311169003, BEING A SUBDIVISION OF LOT 9, BLOCK 9, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.  
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**  
A BEARING OF S88°49'49"E FOR THE CENTERLINE OF SE 32ND STREET BASED ON FOUND MONUMENTS.

**PROJECT INFORMATION**

PROPERTY OWNER: GREG & MARNIE MACDIARMID  
2953 74TH AVENUE SE  
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 531510-0797

PROJECT ADDRESS: 2953 74TH AVENUE SE  
MERCER ISLAND, WA 98040

ZONING: R-9.6

JURISDICTION: CITY OF MERCER ISLAND

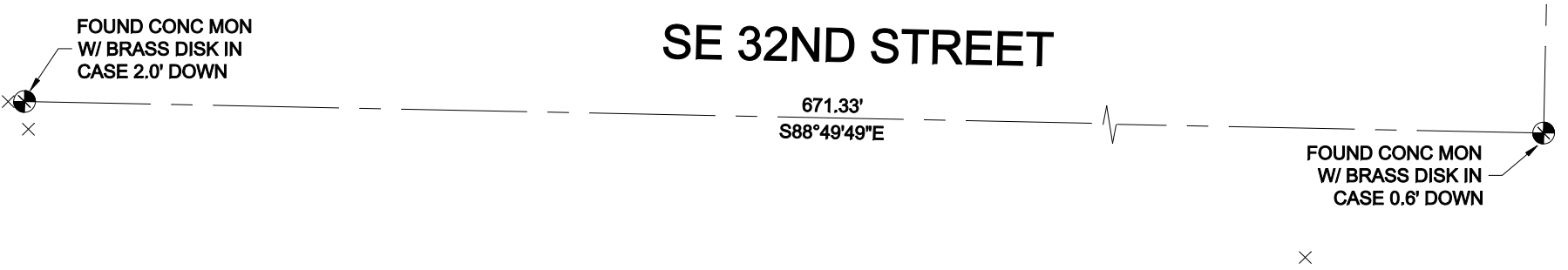
PARCEL ACREAGE: 11,182 S.F. (0.257 ACRES) AS SURVEYED

**GENERAL NOTES**

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 95 TOTAL STATION AND AN EMLID REACH R52 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.  
THE MARK IS A BRASS DISK SET IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 32ND STREET AND 74TH AVENUE SE.  
POINT ID NO. 6457;  
ELEVATION: 324.58 FEET (98.926 METERS) NAVD 88  
1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.



SE 1/4, NW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

www.sitesurveying.com  
21923 NE 119th Street, Sammamish, WA 98074  
Phone: 425.268.4412

DATE	REVISION	DRN

**TOPOGRAPHIC SURVEY**

GREG & MARNIE MACDIARMID  
2953 74TH AVENUE SE  
MERCER ISLAND, WA 98040

PROJECT NO. 22-266

DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 5/31/2022  
SHEET 1 OF 1

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**WALL PARTITION TYPES:**

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH  $\phi$  (2)  
 LAYERS 60# BLDG. PAPER  $\phi$  1/2"  
 CDX PLYWOOD  $\phi$  2x6 WOOD  
 STUDS AT 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION EXCEPT AROUND GARAGE.

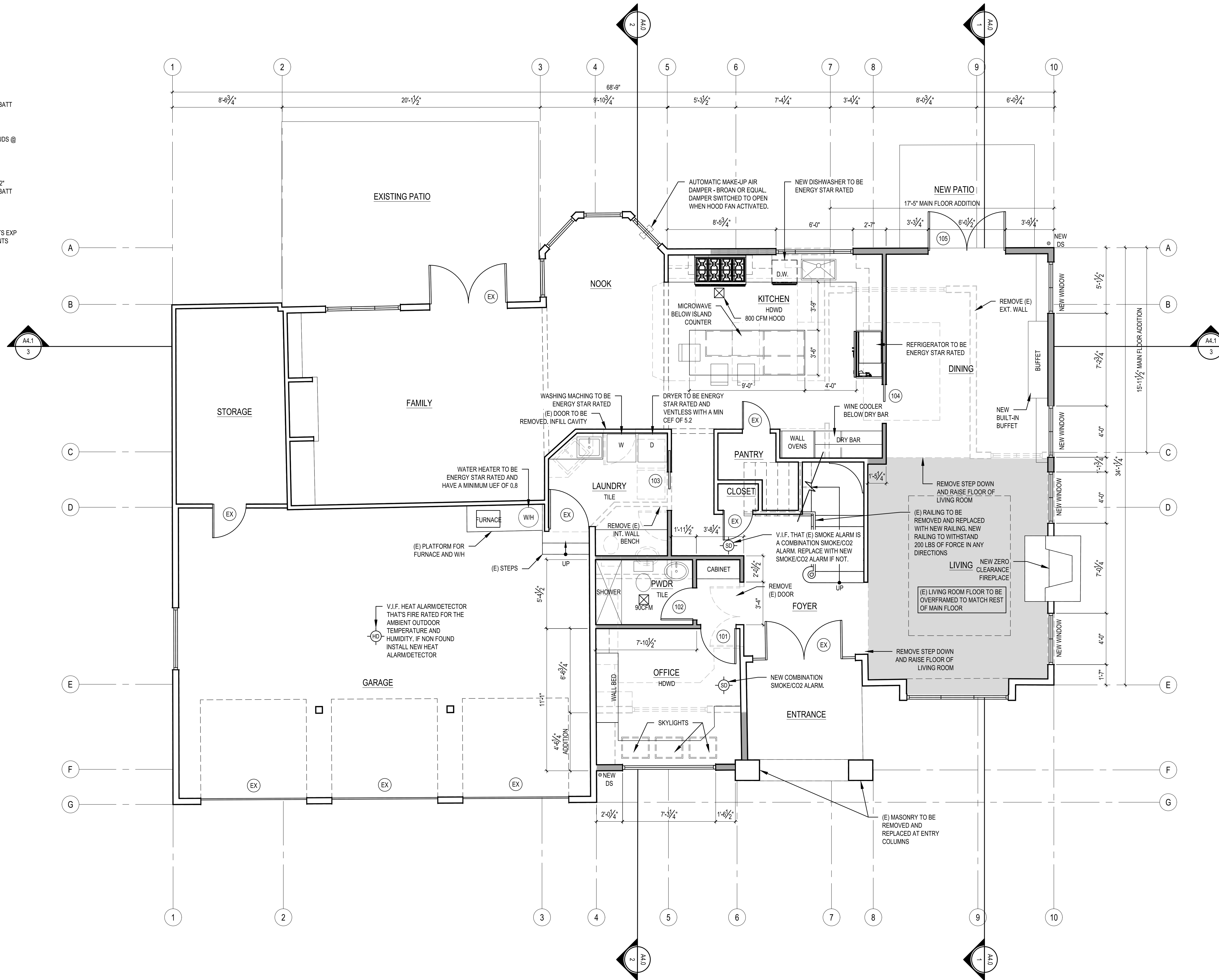
**TYPICAL INTERIOR PARTITION**  
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @  
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

**TYPICAL FURRED WALL**  
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION.

**1HR. FIRE RATED WALL**  
 5/8" THK GWB, TYPE 'X'  $\phi$  2x6 WD STUDS @ 16" O.C.  
 PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP  
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS  
 FIN

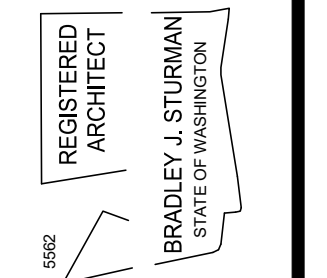
**PLAN NOTES:**

- CONTRACTOR SHALL CONFIRM TO INSPECTOR CAPACITY OF ALL GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING 200# FORCE IN ANY DIRECTION.
- EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.
- ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOT CANDLE AT 30" ABOVE THE FLOOR AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS BY 1/2" TYP.



**MAIN FLOOR PLAN**

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



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**MACDIARMID REMODEL PERMIT SET**  
 2953 74TH AVE. SE,  
 MERCER ISLAND, WA 98040.

**MAIN FLOOR PLAN**

REVISIONS:

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PLOT DATE: 11/22/2022  
 DRAWN BY: JK  
 CHECKED BY: BJS

SHEET

**A 2.0**

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



**WALL PARTITION TYPES:**

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH  $\phi$  (2)  
 LAYERS 60# BLDG. PAPER  $\phi$  1/2"  
 CDX PLYWOOD  $\phi$  2x6 WOOD  
 STUDS AT 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION EXCEPT AROUND GARAGE.

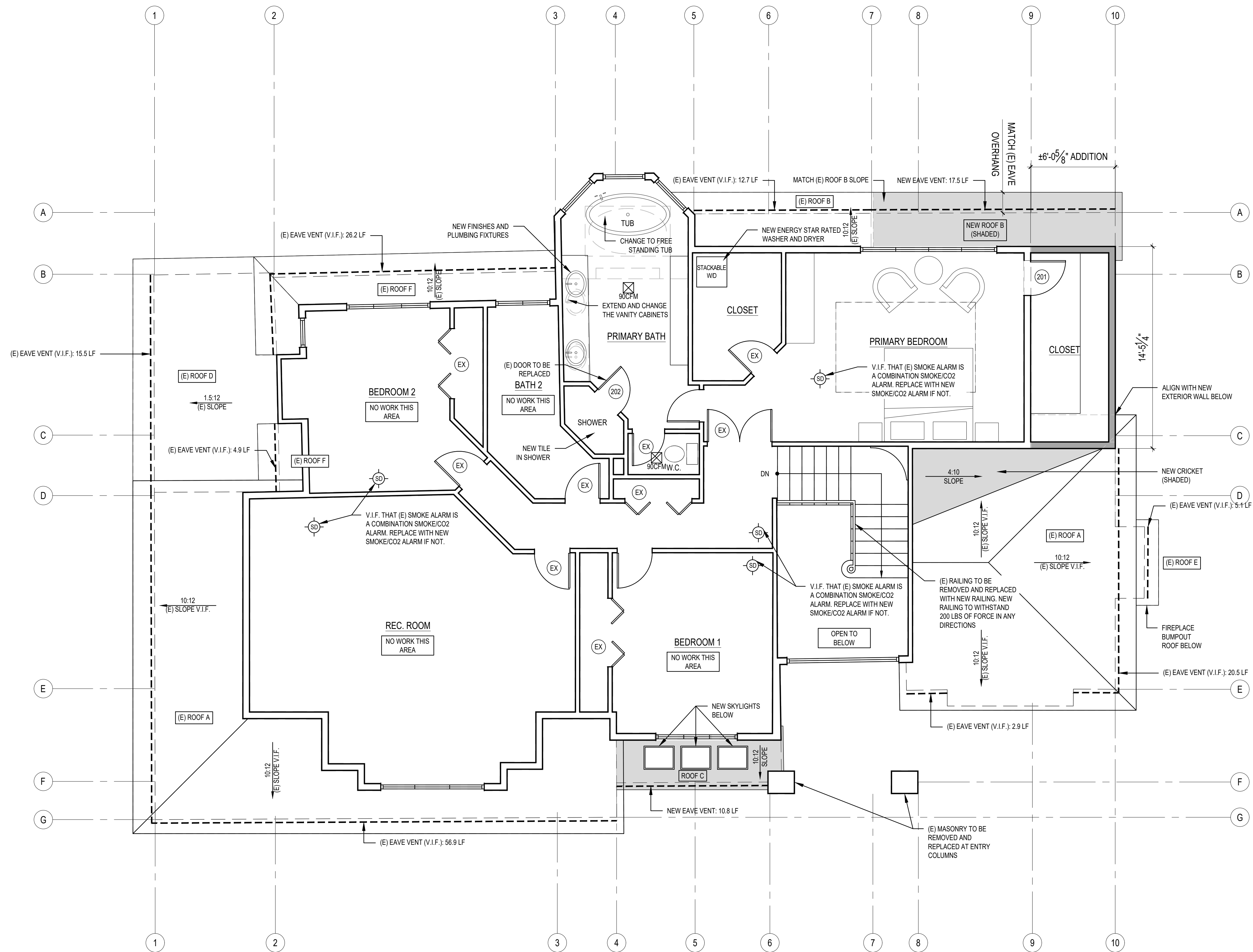
**TYPICAL INTERIOR PARTITION**  
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @  
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

**TYPICAL FURRED WALL**  
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 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION.

**1HR. FIRE RATED WALL**  
 5/8" THK GWB, TYPE 'X'  $\phi$  2x6 WD STUDS @ 16" O.C.  
 PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP  
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS  
 FIN

**PLAN NOTES:**

- CONTRACTOR SHALL CONFIRM TO INSPECTOR CAPACITY OF ALL GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING 200# FORCE IN ANY DIRECTION.
- EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2x4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2x6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.
- ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOT CANDLES AT 30" ABOVE THE FLOOR AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS BY 1/2" TYP.



**UPPER FLOOR PLAN**

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



**MACDIARMID REMODEL**  
 PERMIT SET  
 2953 74TH AVE. SE,  
 MERCER ISLAND, WA 98040.

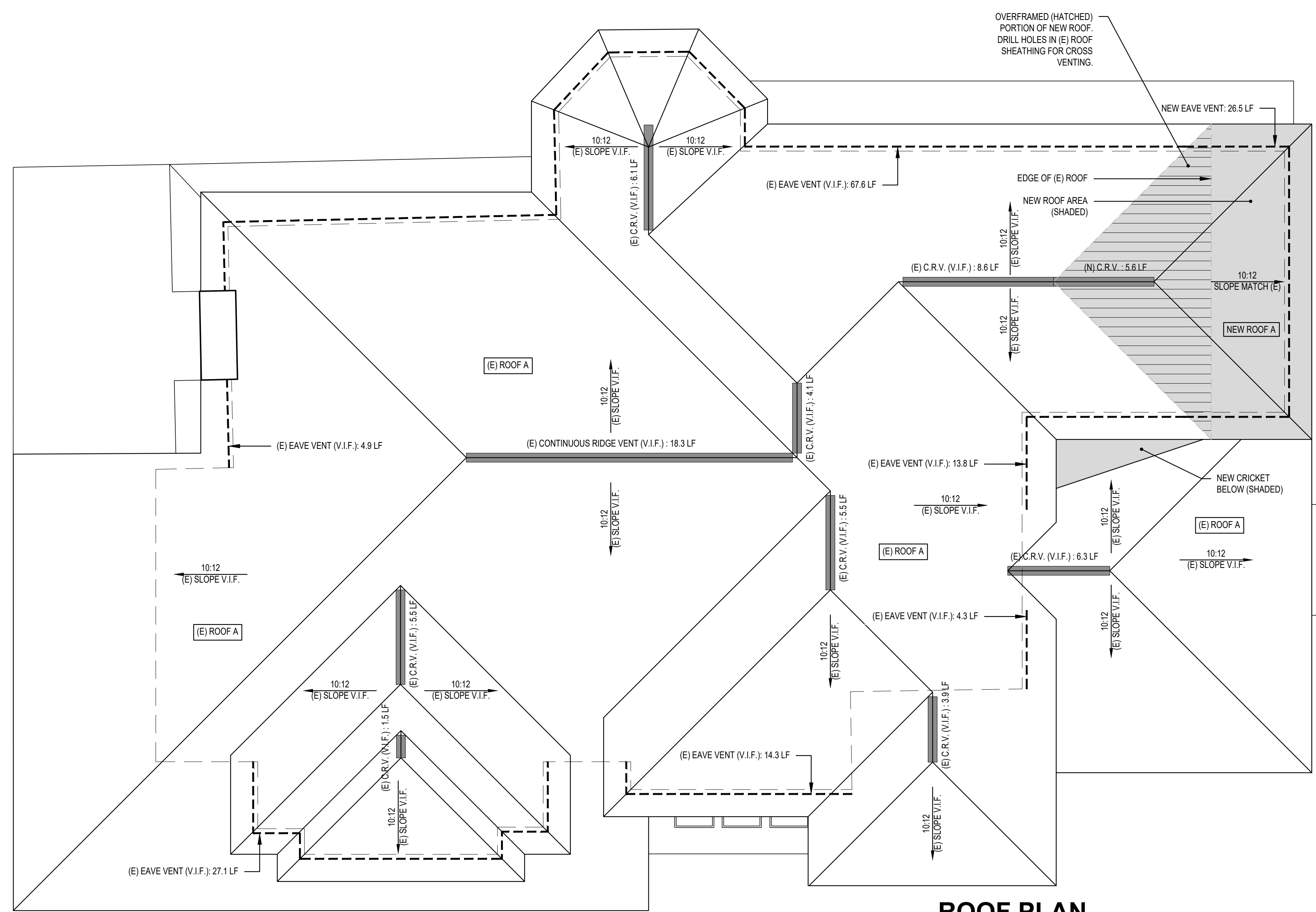
**UPPER FLOOR PLAN**

REVISIONS:	
PLOT DATE:	11/22/2022
DRAWN BY:	JK
CHECKED BY:	BJS

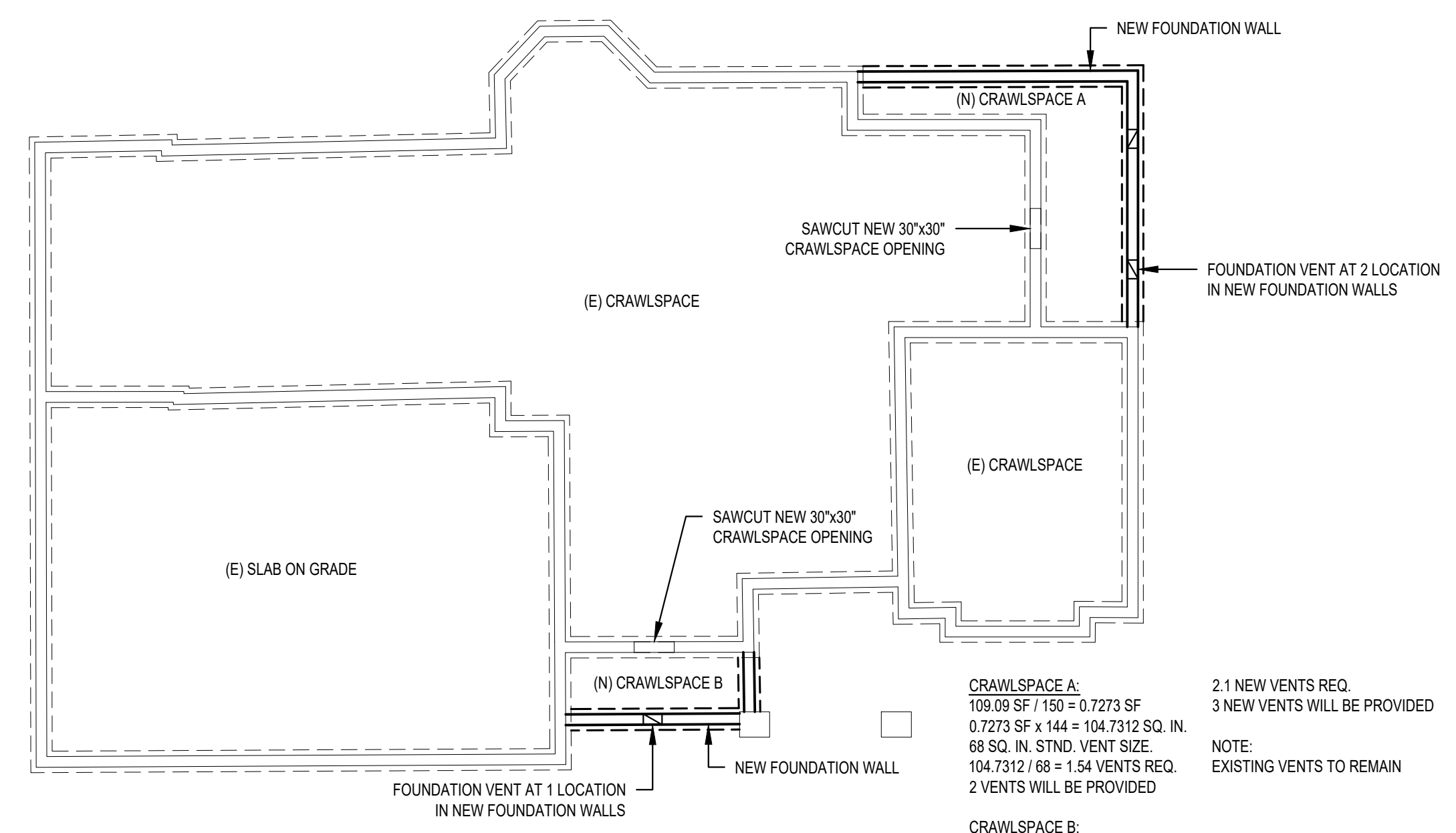
SHEET  
**A 2.1**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY





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

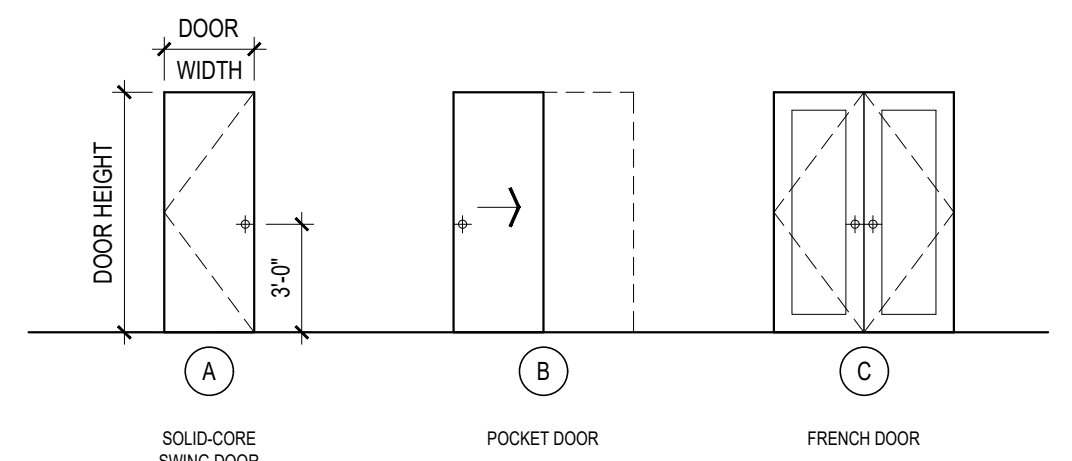


**CRAWLSPACE DIAGRAM**  
 SCALE: 1/8" = 1'-0"

ROOF VENT CALCULATIONS															
CODE REQUIREMENT		REQ. VENTING		CALCULATIONS					ACTUAL						
DESCRIPTION	SF AREA	PER SF AREA		VENT TYPE		X	VENT L.F.	=	TOTAL VENT AREA SQ. IN.	X	SF CONVERT. 1/144	X	80% EFF FACTOR	TOTAL	
		150	300	RIDGE	EAVE										
ROOF A	2,379	15.86		10 SQ. IN./FT.			238.8		4298.4		29.85		23.88	28.24	
				1.5x1.0" VENT											
				12 SQ. IN./FT.			65.4		784.8		5.45				4.36
				CONTINUOUS					0		0.00		0.00		
ROOF B	72	0.48		10 SQ. IN./FT.			30.2		543.6		3.78		3.02	3.02	
				1.5x1.0" VENT											
				12 SQ. IN./FT.			0		0		0.00				0.00
				CONTINUOUS					0		0.00		0.00		
ROOF C (NEW)	30	0.20		10 SQ. IN./FT.			10.8		194.4		1.35		1.08	1.08	
				1.5x1.0" VENT											
				12 SQ. IN./FT.			0		0		0.00				0.00
				CONTINUOUS					0		0.00		0.00		
ROOF D	137	0.91		10 SQ. IN./FT.			15.5		279		1.94		1.55	1.55	
				1.5x1.0" VENT											
				12 SQ. IN./FT.			0		0		0.00				0.00
				CONTINUOUS					0		0.00		0.00		
ROOF E	11	0.07		10 SQ. IN./FT.			5.1		91.8		0.64		0.51	0.51	
				1.5x1.0" VENT											
				12 SQ. IN./FT.			0		0		0.00				0.00
				CONTINUOUS					0		0.00		0.00		
ROOF F	55	0.36		10 SQ. IN./FT.			31.9		574.2		3.99		3.19	3.19	
				1.5x1.0" VENT											
				12 SQ. IN./FT.			0		0		0.00				0.00
				CONTINUOUS					0		0.00		0.00		

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

**DOOR TYPES:**



**DOOR SCHEDULE**

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP GLASS	DOOR FIN.	DOOR THK.	U-VAL (MIN.)	NFRC CERT.	REMARKS
<b>MAIN FLOOR</b>										
101	OFFICE	2'-10"	6'-8"	A	-	-	1-3/4"	-	Y	
102	BATH	2'-10"	6'-8"	A	-	-	1-3/4"	-	Y	20 MIN RATED FIRE DOOR
103	LAUNDRY	3'-0"	6'-8"	B	-	-	1-3/4"	-	Y	
104	DINING	3'-0"	6'-8"	B	-	-	1-1/4"	-	Y	
105	DINING	6'-0"	7'-0"	C	Y	-	1-1/4"	.3	Y	
<b>SECOND FLOOR</b>										
201	PRIMARY CLOSET	2'-6"	6'-8"	A	-	-	1-1/4"	-	Y	
201	PRIMARY SHOWER	2'-6"	6'-8"	A	Y	-	1-1/4"	-	Y	

**WINDOW SCHEDULE**

WINDOW MARK	DESCRIPTION	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	NFRC CERT.	GLAZING	REMARKS & NOTES
A	CASEMENT	2'-0"	3'-8"	Y	4	29.2'	.3	Y	LOW E / CLEAR	TEMPERED IN KITCHEN LOCATION
B	PICTURE	3'-3"	4'-2"	-	1	11.9'	.3	Y	LOW E / CLEAR	-
C	CASEMENT	2'-0"	5'-2"	-	4	41.2'	.3	Y	LOW E / CLEAR	-
D	PICTURE	2'-0"	5'-2"	-	4	41.2'	.3	Y	LOW E / CLEAR	-
E	PICTURE	2'-0"	3'-8"	-	1	7.3'	.3	Y	LOW E / CLEAR	-
F	SKYLIGHT	2'-2"	1'-8"	-	3	10.8'	.5	Y	LOW E / CLEAR	-





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



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

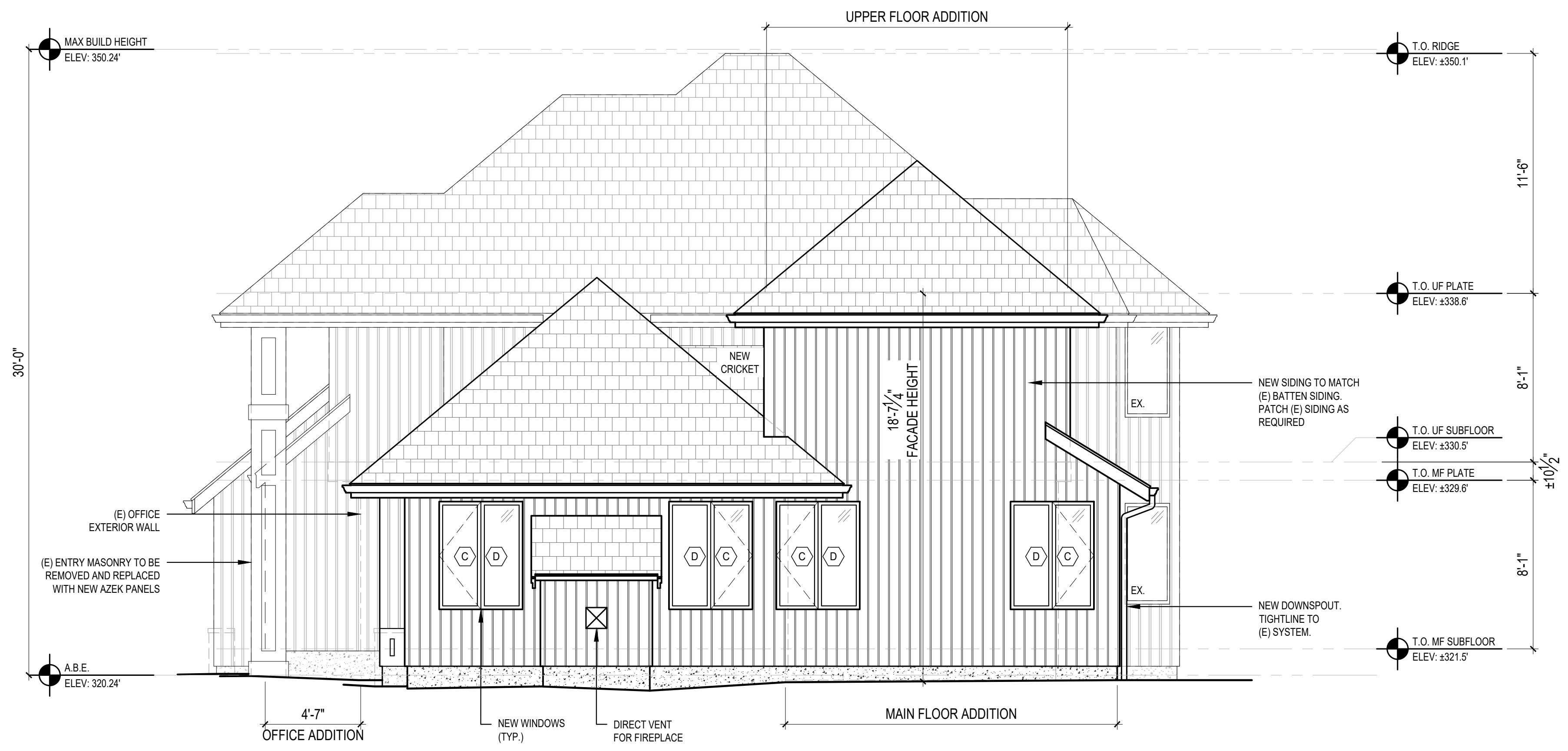
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

REVISIONS:

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PLOT DATE: 11/22/2022  
DRAWN BY: JK  
CHECKED BY: BUS



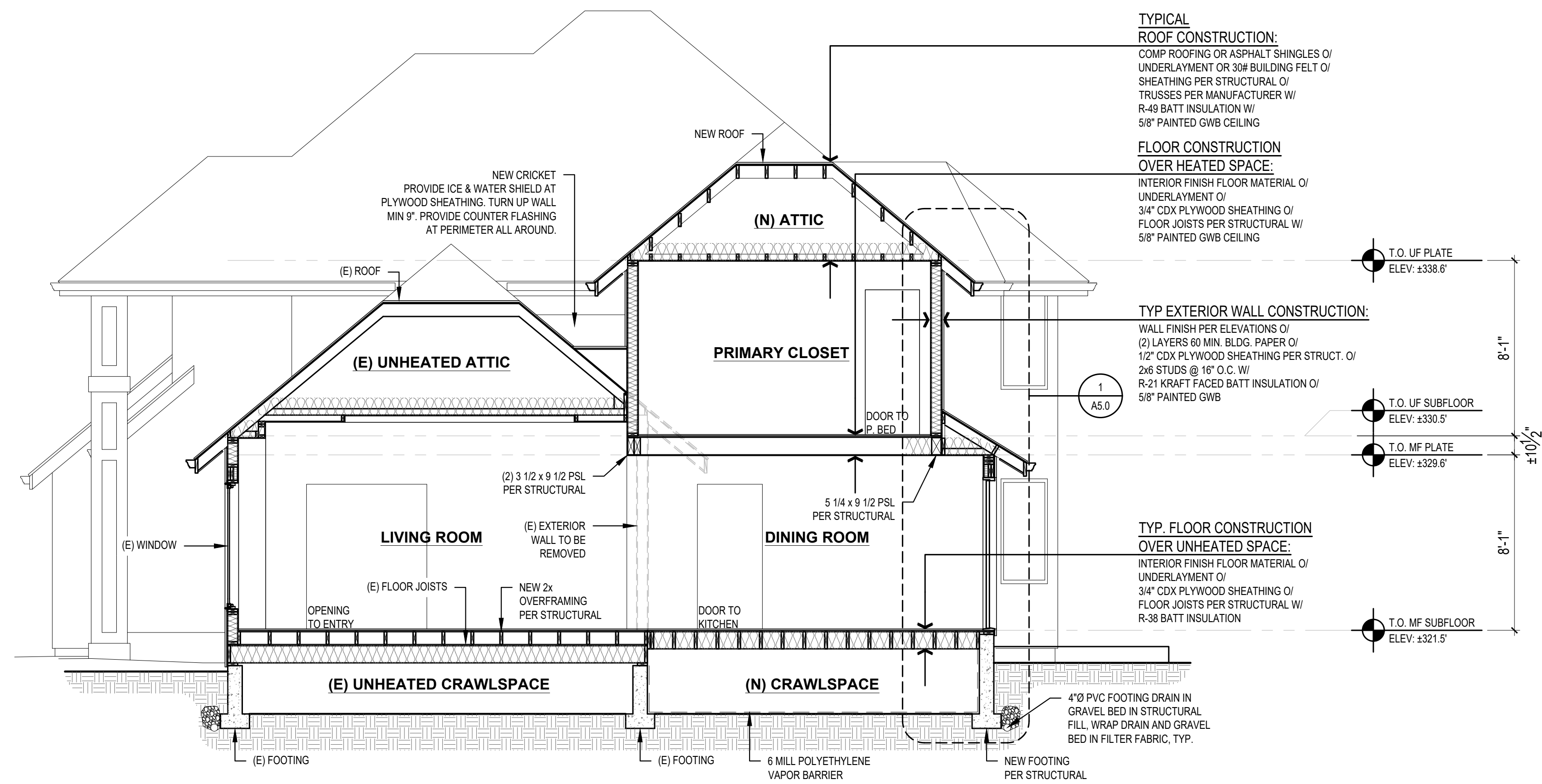


**3 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

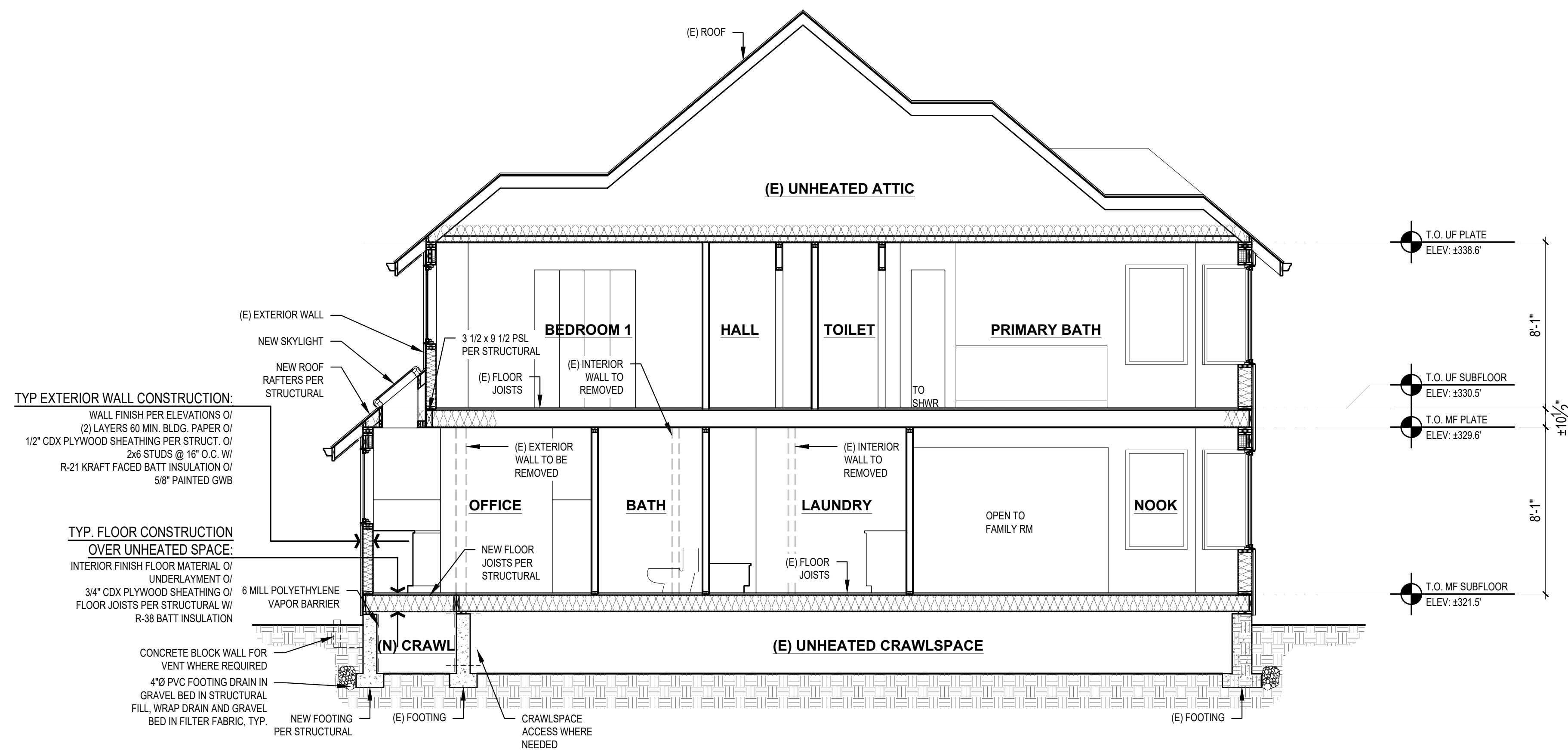
REVISIONS:	
PLOT DATE:	11/22/2022
DRAWN BY:	JK
CHECKED BY:	BJB
SHEET	

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



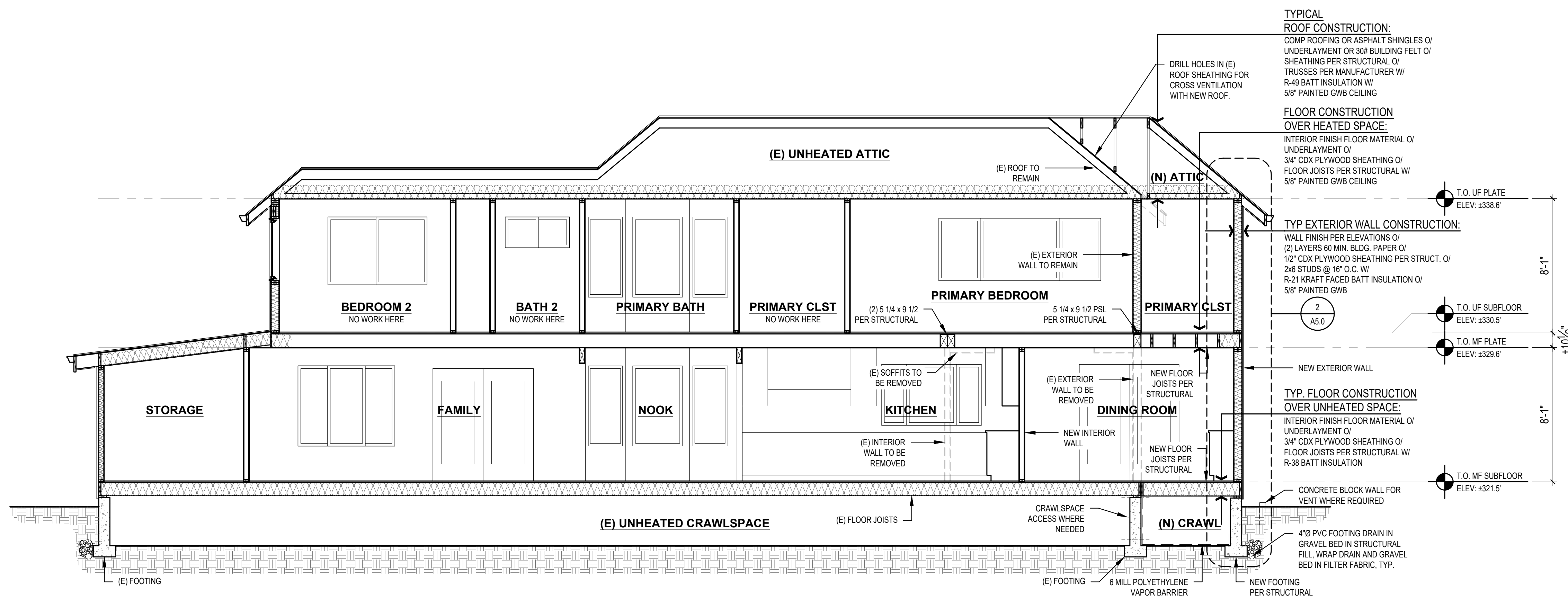


**1 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

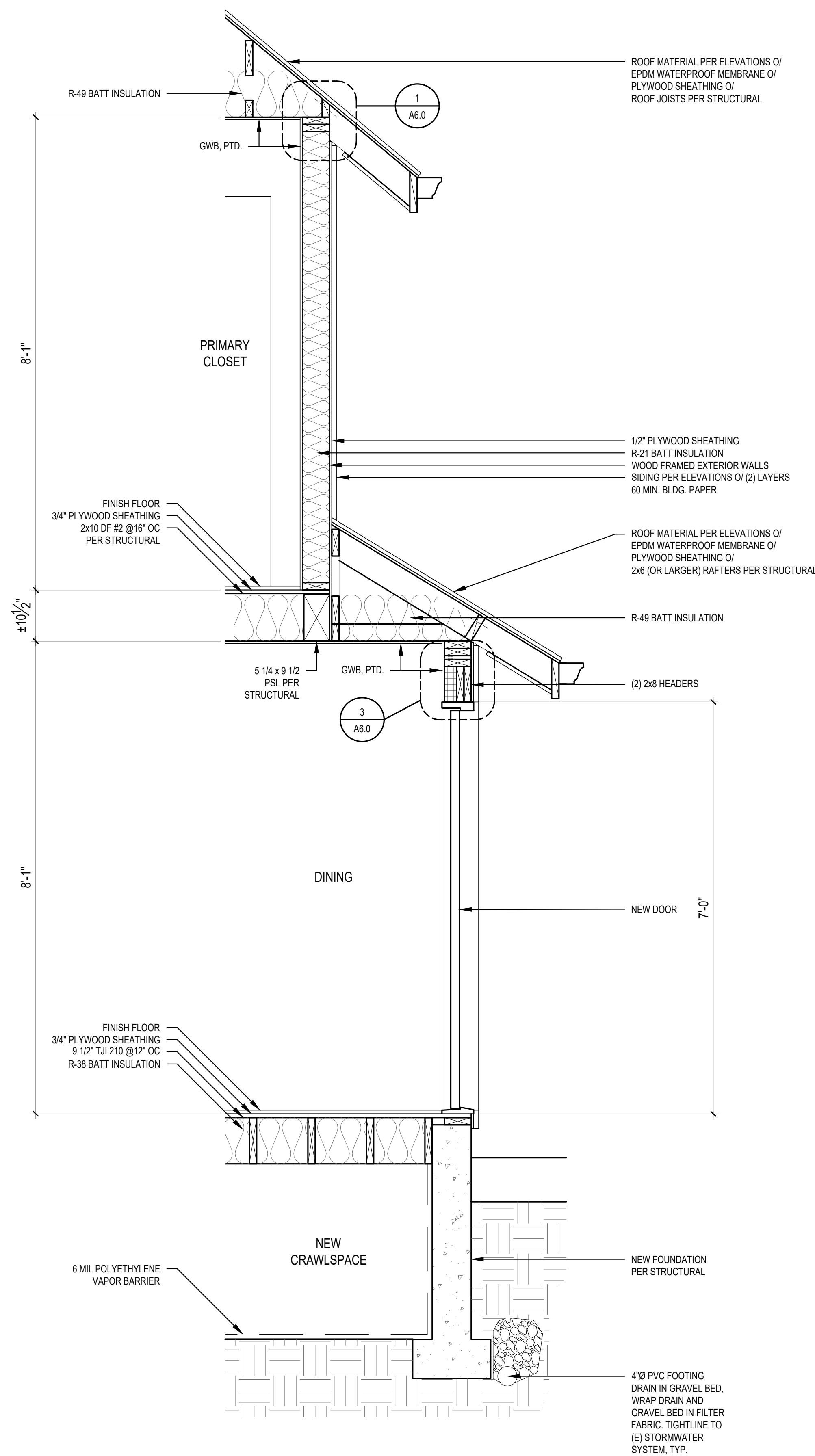
REVISIONS:

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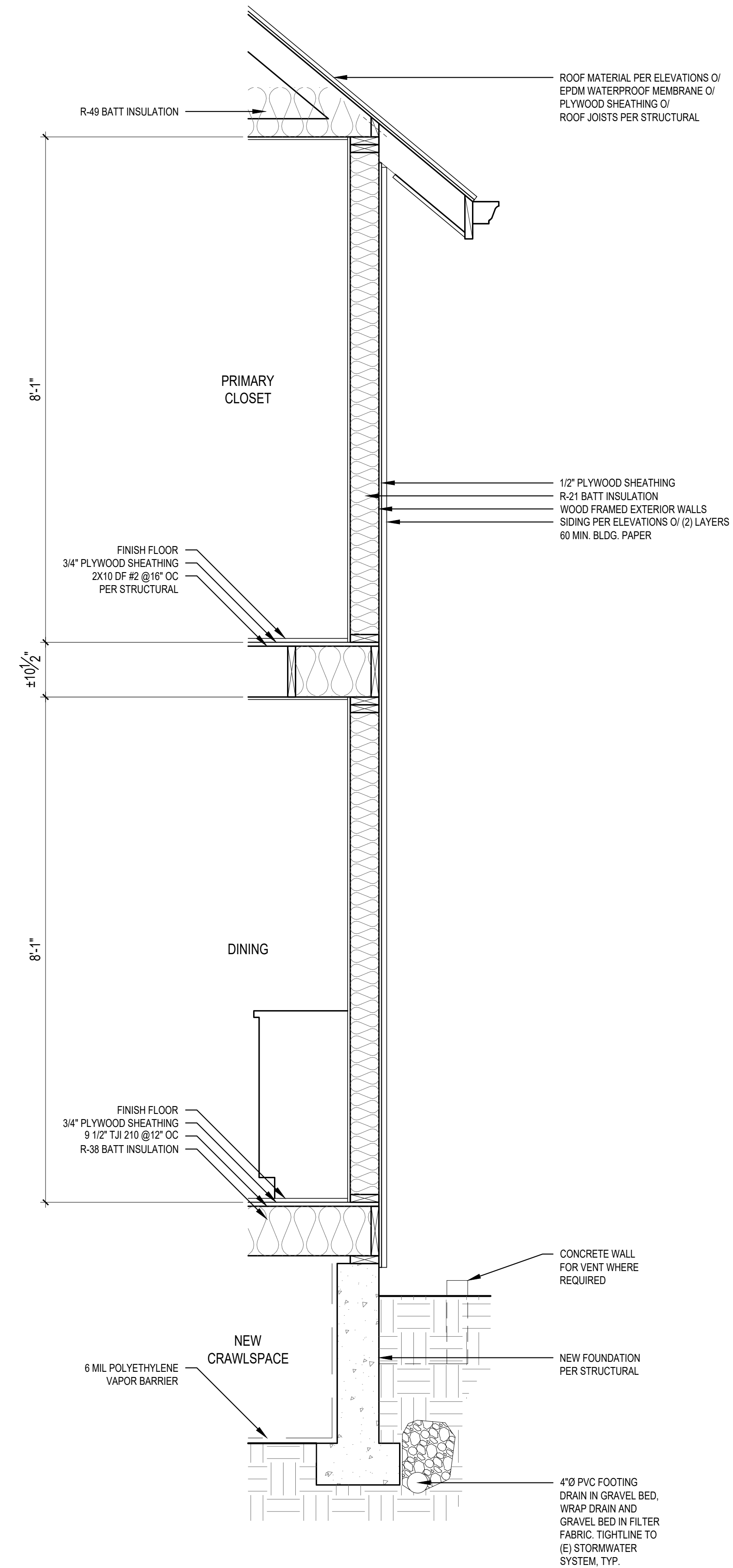
PLOT DATE: 11/22/2022  
DRAWN BY: JK  
CHECKED BY: BJS

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY





**1 WALL SECTION**  
SCALE: 3/4" = 1'-0"



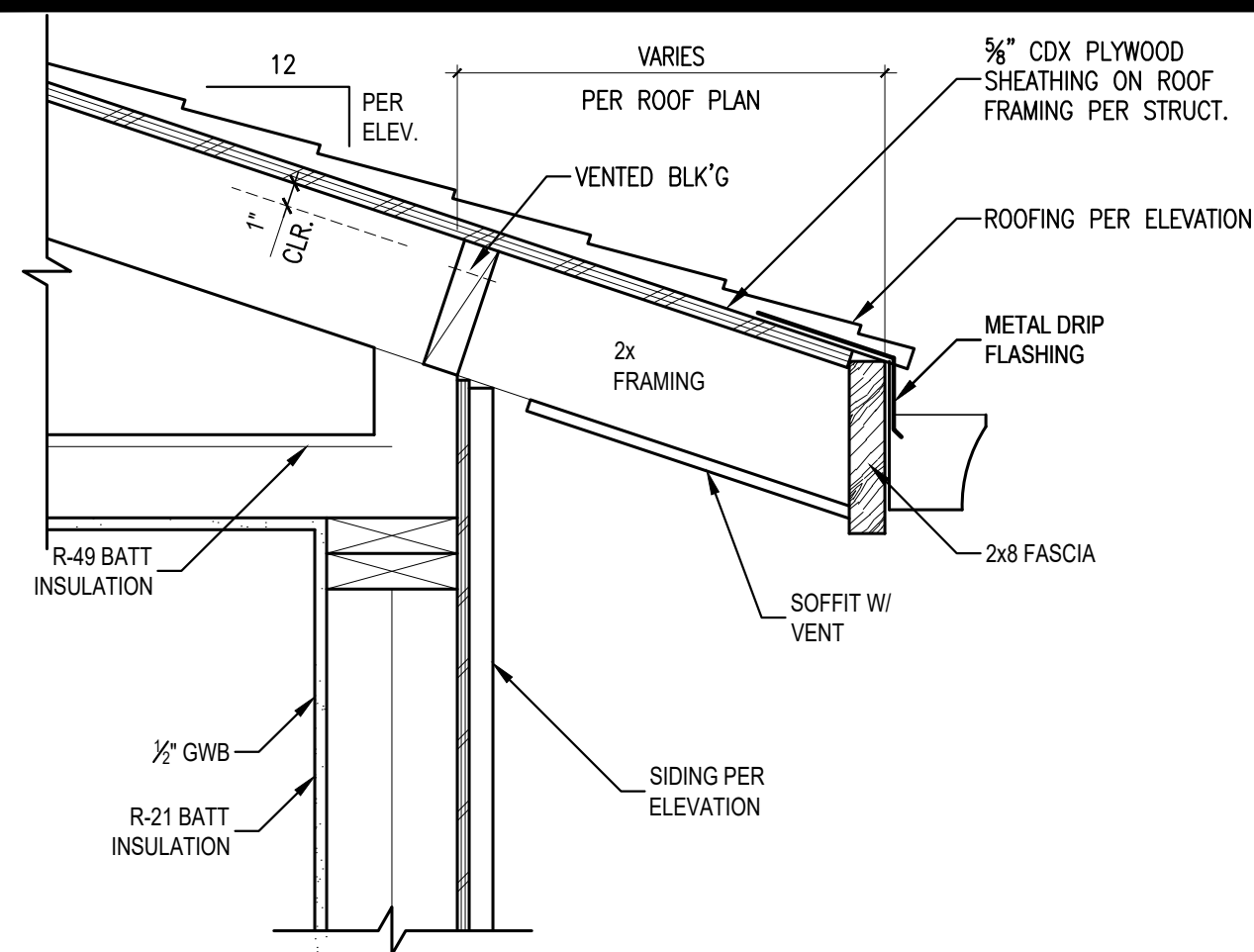
**2 WALL SECTION**  
SCALE: 3/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

NO.	REVISIONS

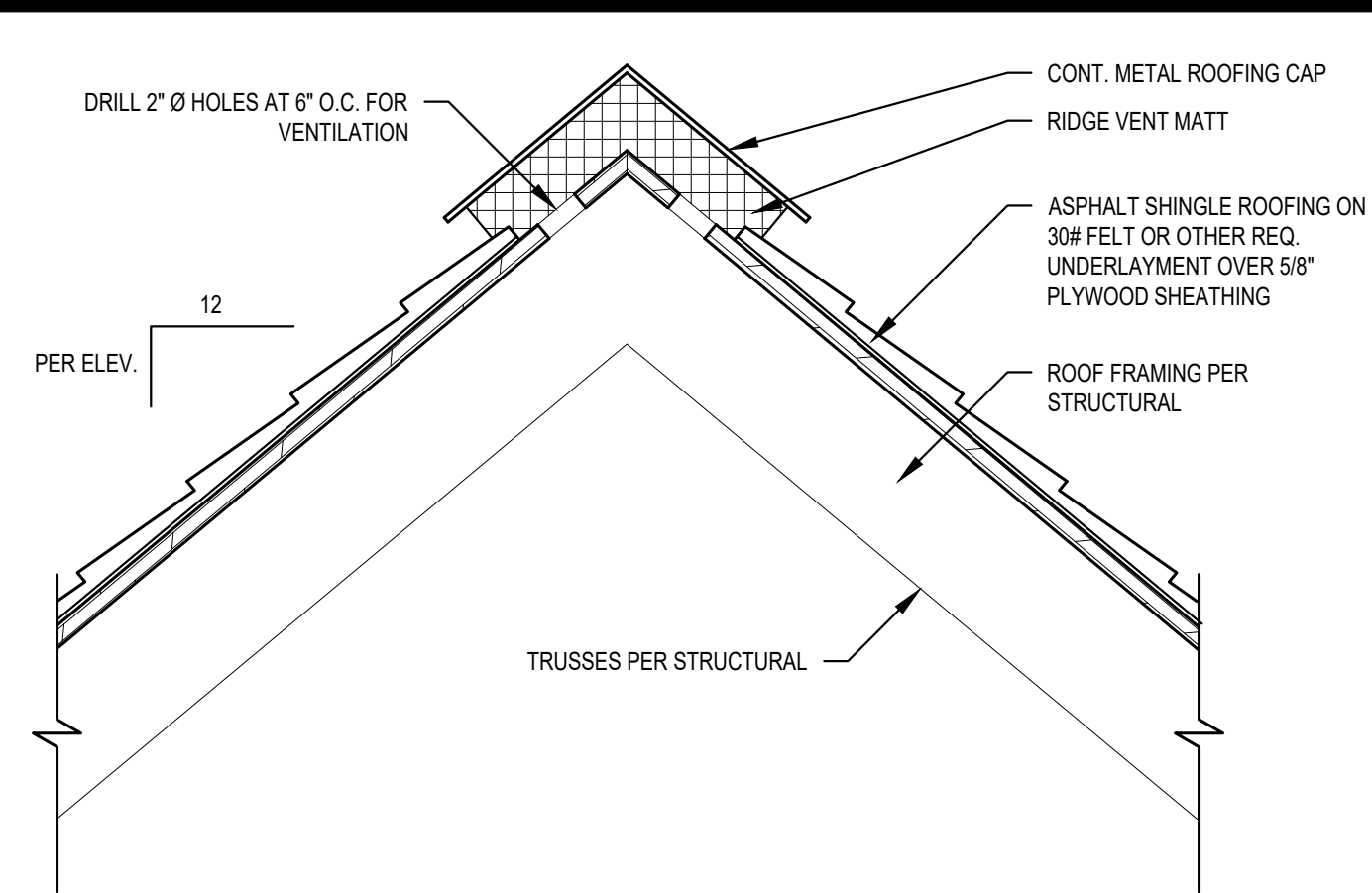
PLOT DATE: 11/22/2022  
DRAWN BY: JM  
CHECKED BY: BJS

SHEET  
**A5.0**



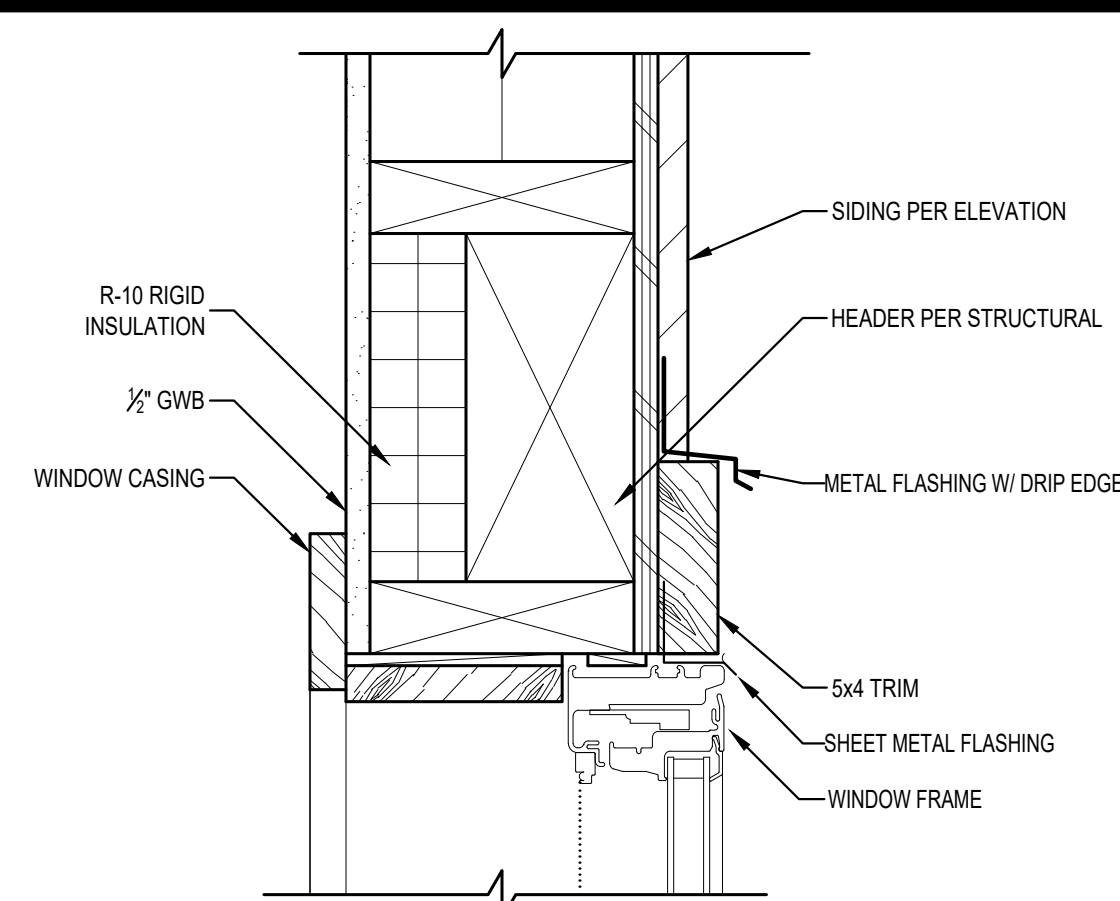
**1** TYPICAL ROOF EAVE DETAIL

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



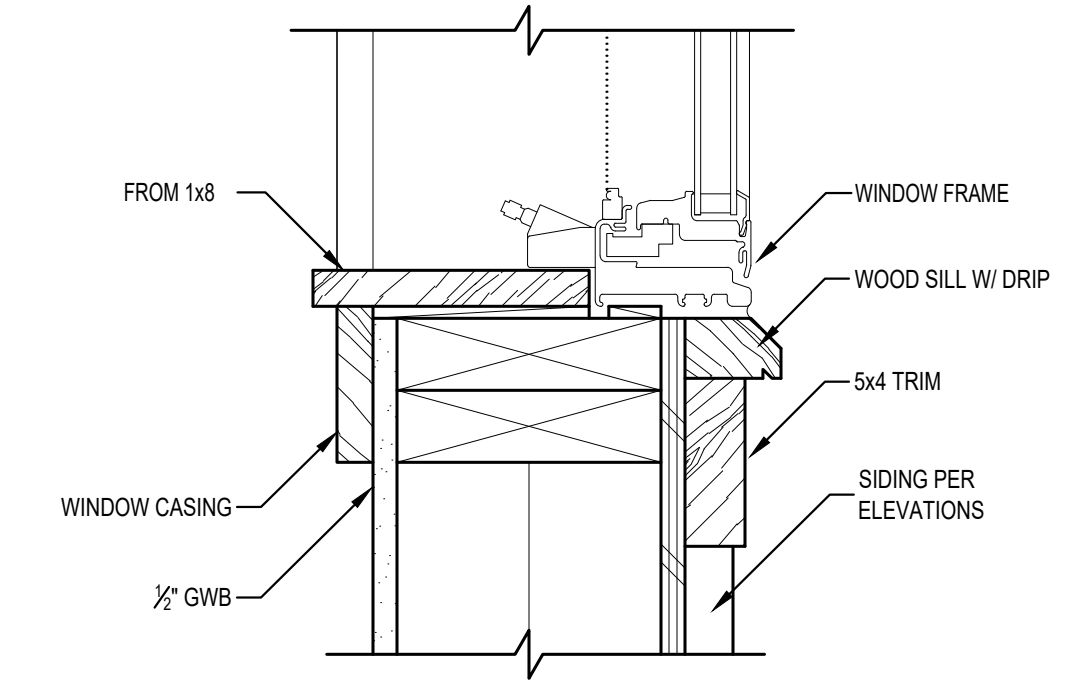
**2** TYPICAL ROOF RIDGE VENT DETAIL

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



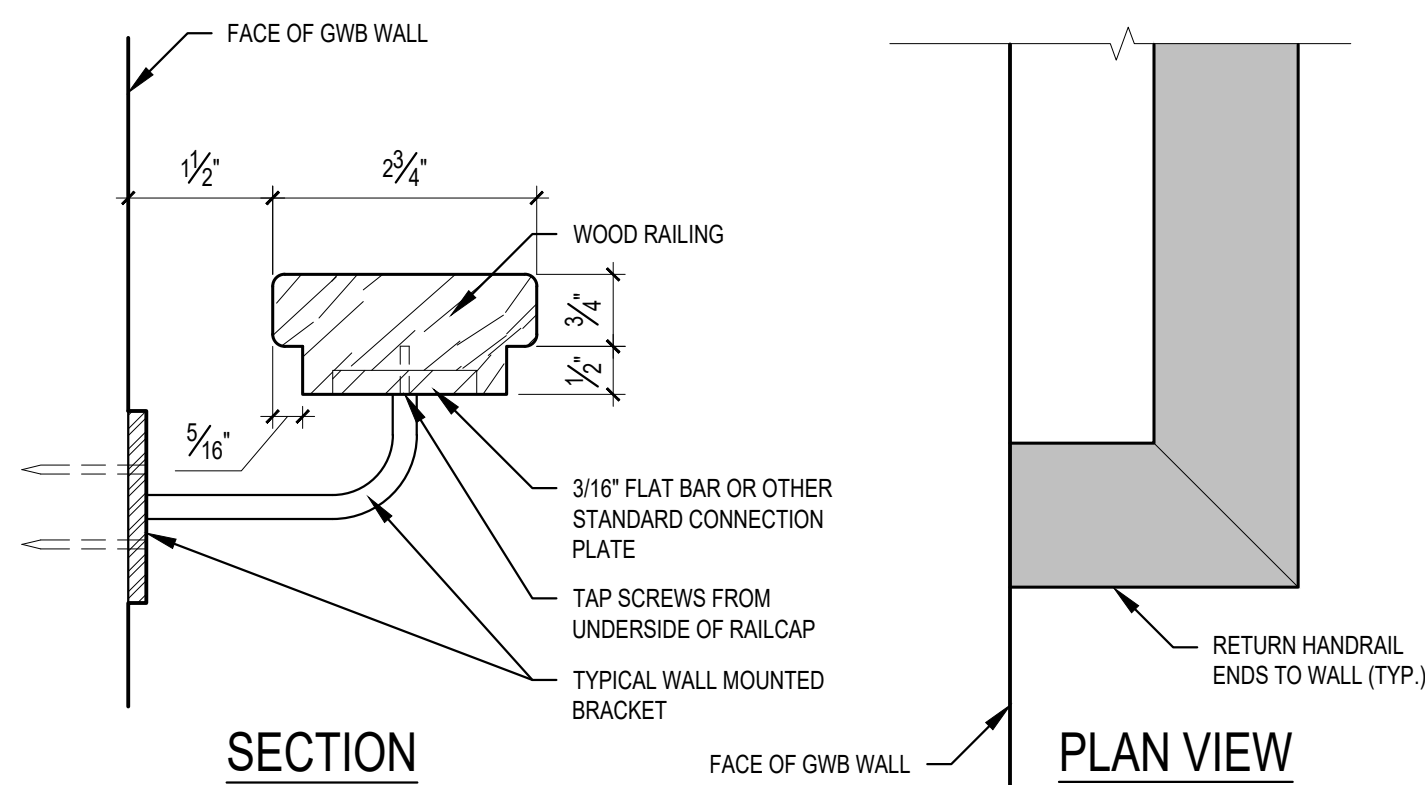
**3** TYPICAL WINDOW/DOOR HEAD DETAIL

SCALE: 3" = 1'-0"



**4** TYPICAL WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



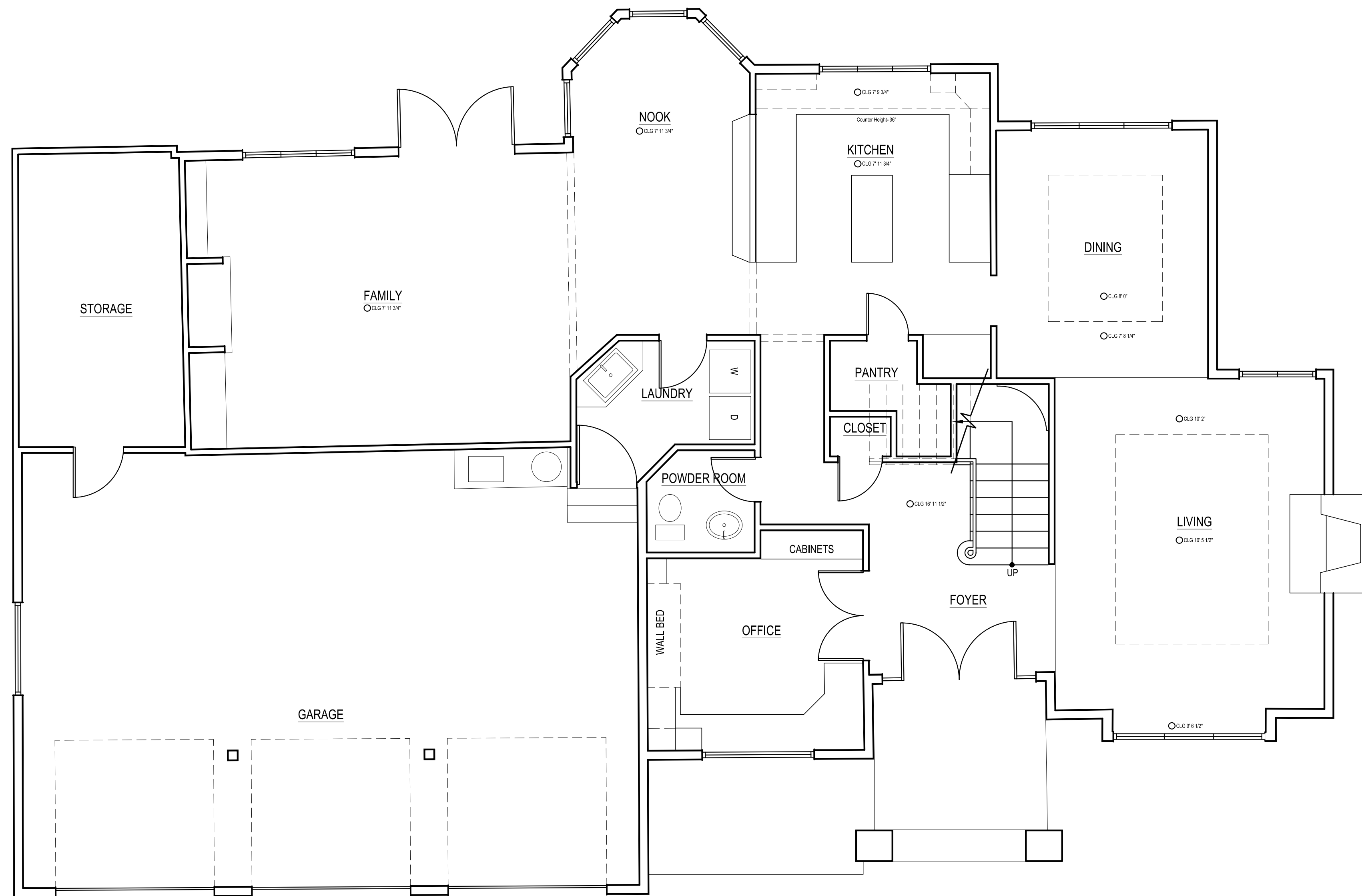
**5** HANDRAIL DETAIL

SCALE: 6" = 1'-0"

REVISIONS:	
PLOT DATE:	11/22/2022
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

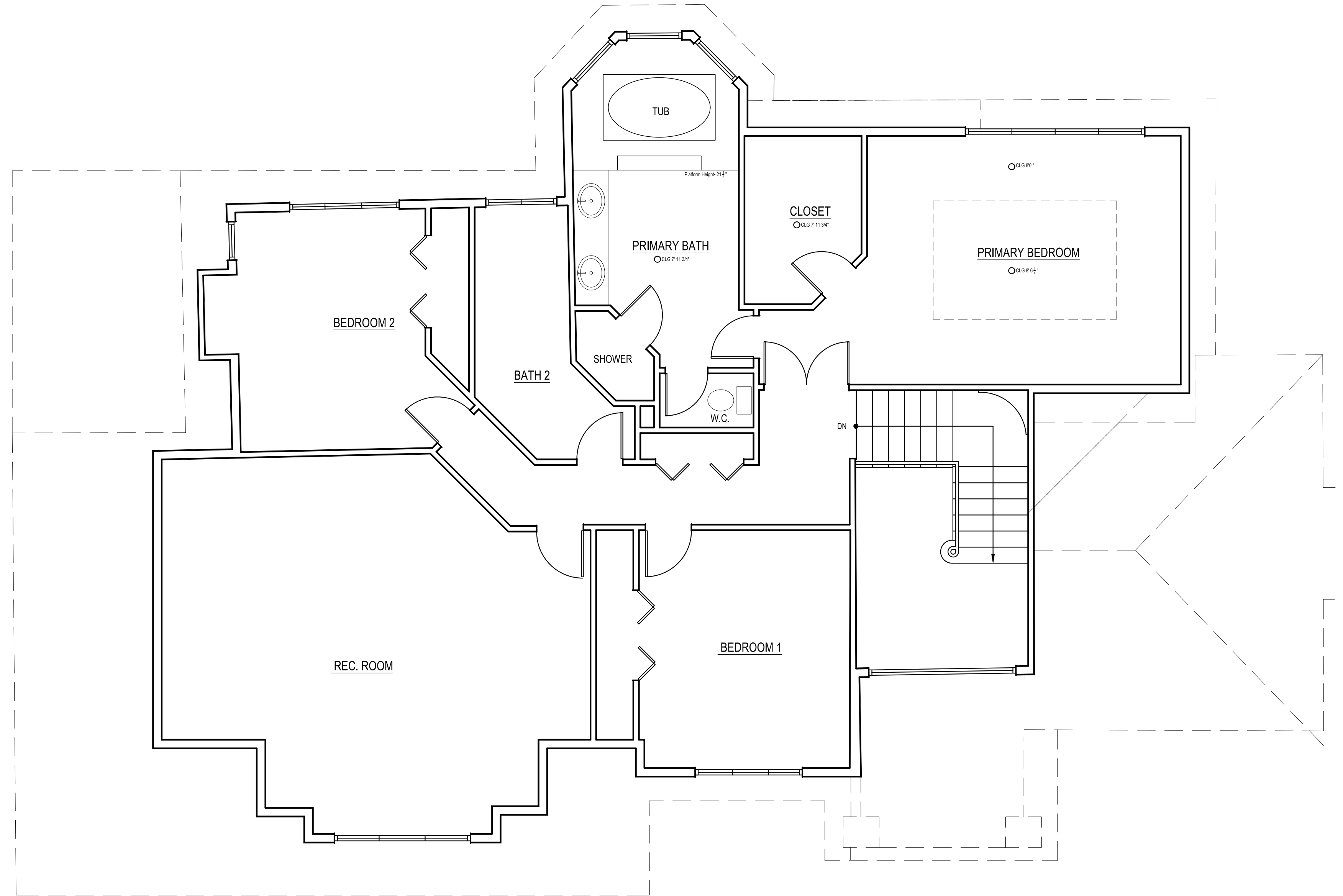
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY





**AS-BUILT  
MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:	
PLOT DATE:	11/22/2022
DRAWN BY:	JK
CHECKED BY:	BJS



**AS-BUILT  
UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NO.	REVISIONS

PLOT DATE: 11/22/2022  
DRAWN BY: JK  
CHECKED BY: BJS

SHEET  
**AB2**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



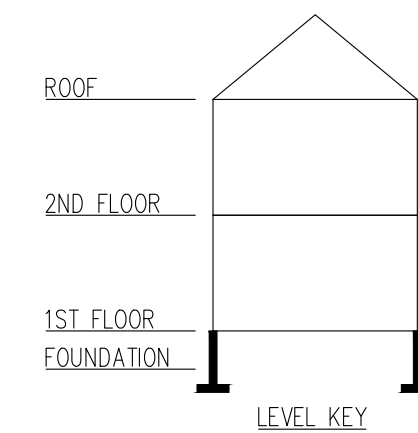
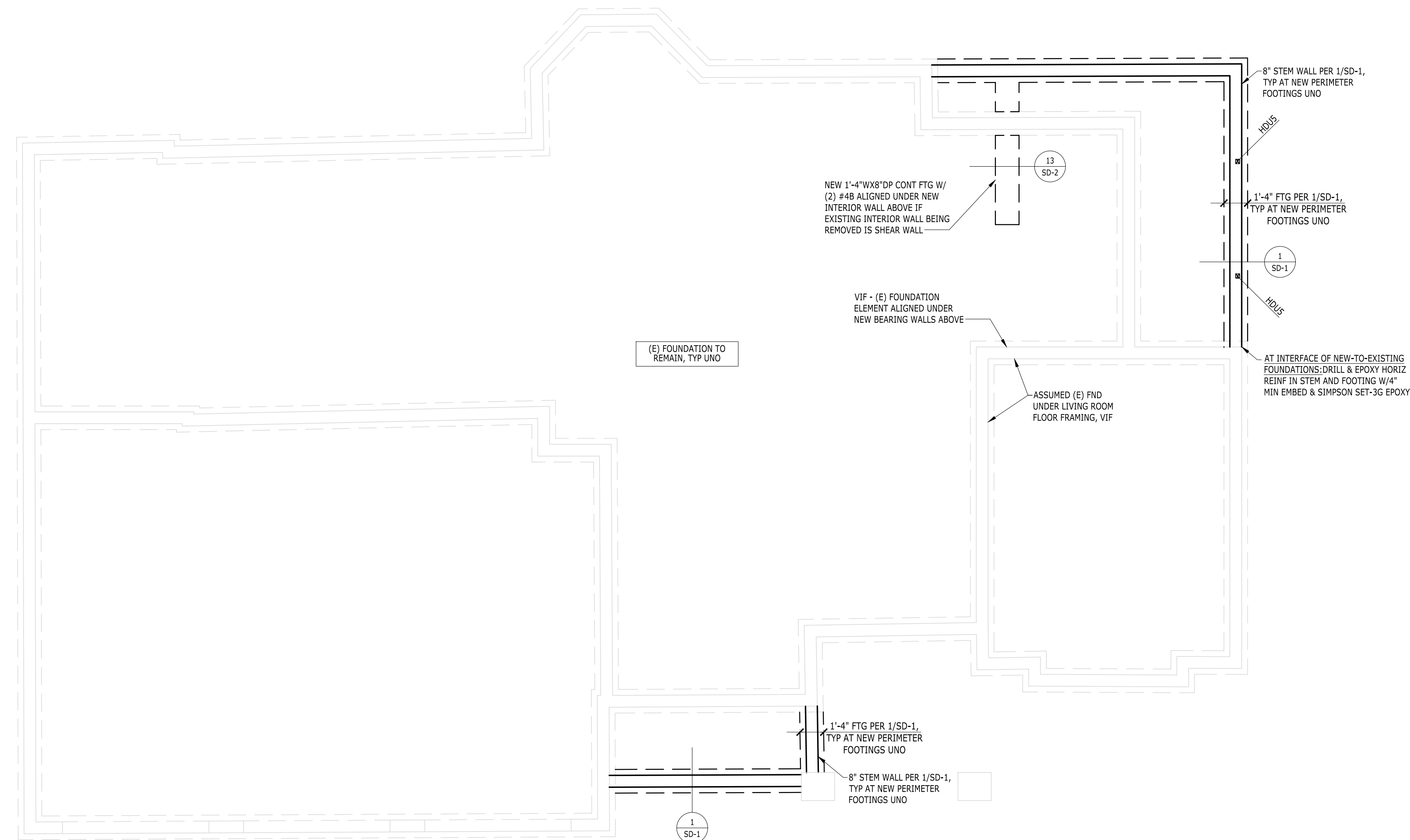






# FOUNDATION NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMODATE 3X SILL PLATE.
- FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
- PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"x3"x1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"x3"x1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
- CJ INDICATES CONTROL JOINT.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
- TYPICAL DETAILS:
  - 1/SD-1 TYP STEMWALL
  - 2/SD-1 TYP INTERIOR FOOTING
  - 3/SD-1 TYP CRAWLSPACE VENT
  - 4/SD-1 TYP FOOTING STEP
  - 5/SD-1 TYP CORNER BARS REQ'T
  - 7/SD-1 TYP CONSTRUCTION JOINT
  - 8/SD-1 TYP BAR BEND AND HOOK DETAIL
  - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
  - 10/SD-1 TYP STHD HOLDOWN SECTION
  - 11/SD-1 TYP HOLDOWN INSTALLATION
  - 12/SD-1 TYP PONY WALL DETAIL



FOUNDATION PLAN

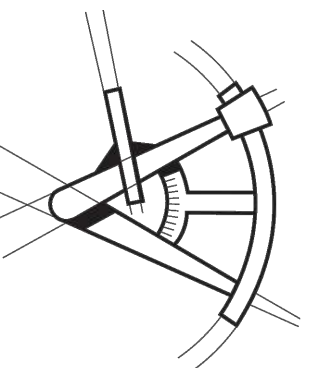
HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

## FOUNDATION LEGEND

- INDICATES STEP AT T/FOUNDATION
- INDICATES STEP AT B/FOUNDATION
- TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
- FOOTING CENTERED ON POST (L X W X T)



LONGITUDE  
ONE TWENTY®  
ENGINEERING & DESIGN



### REVISIONS

Δ	DESCRIPTION	DATE	BY

### PROJECT NAME

**MACDIARMID  
RESIDENCE REMODEL**  
2953 74TH AVE SE  
MERCER ISLAND, WA 98040

### PROJECT NUMBER

**S220909-2**

### DRAWN BY - SGS

### CHECKED BY - HG

SHEET DATE - 12/20/2022

### SCALE

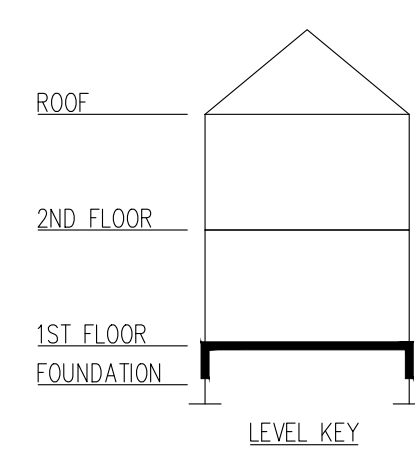
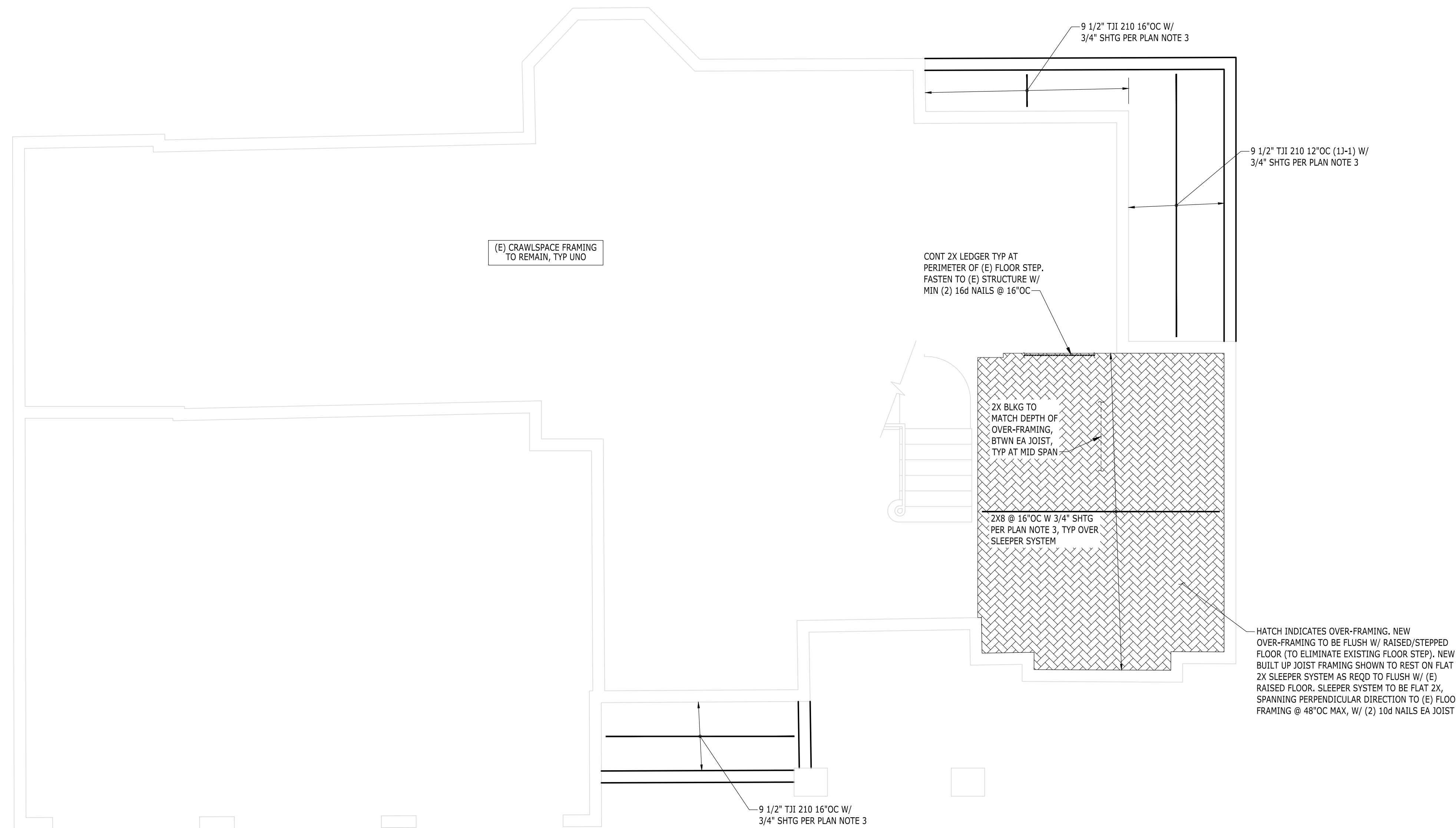
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION  
**FOUNDATION PLAN**

SHEET  
**S-2**

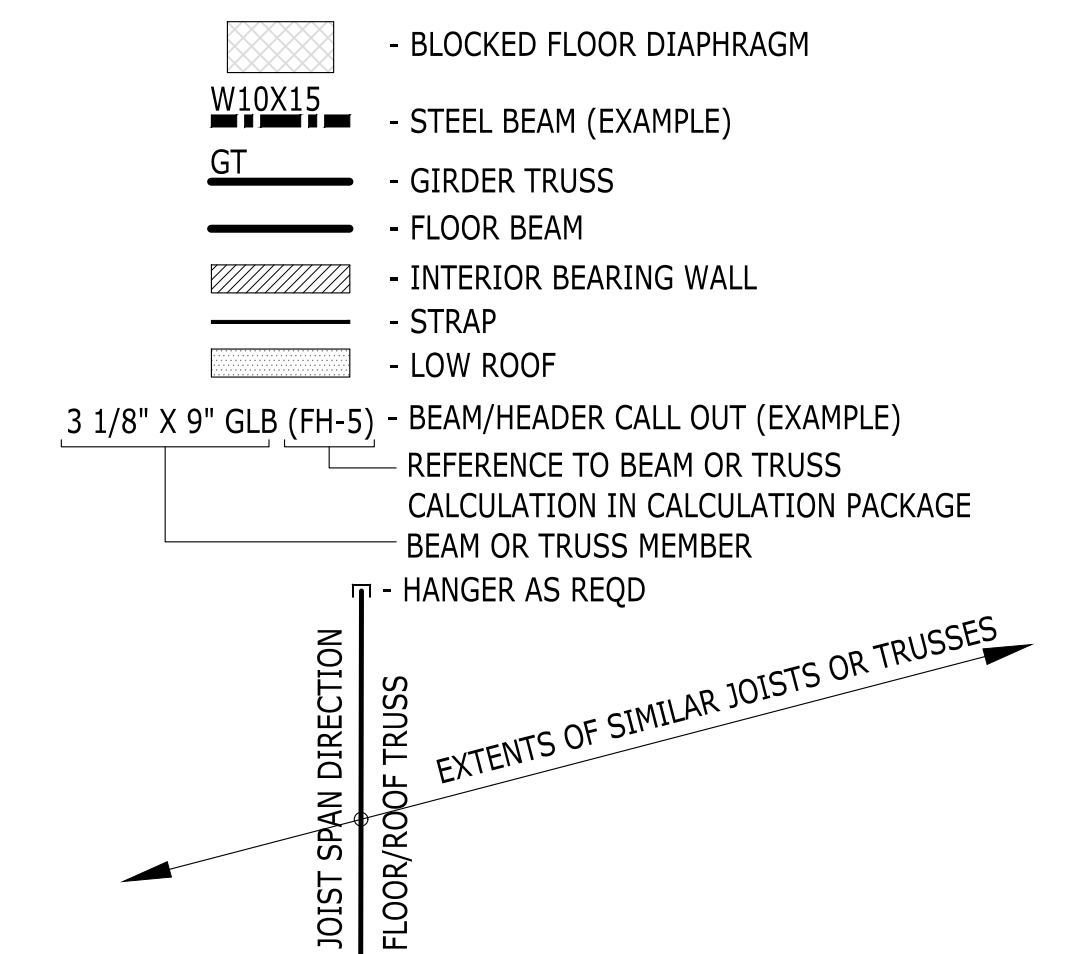
# FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
  - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
  - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

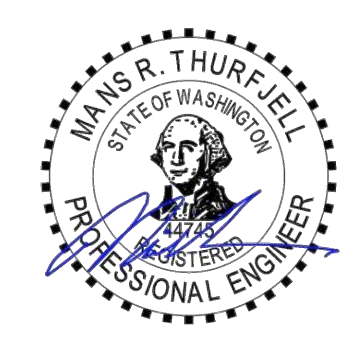


FIRST FLOOR FRAMING PLAN

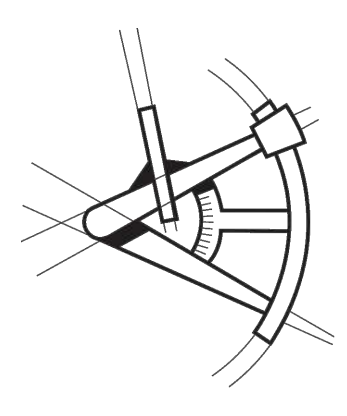
## FRAMING LEGEND



TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14
		HGUS7.25/14	



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REVISIONS			
Δ	DESCRIPTION	DATE	BY

PROJECT NAME  
**MACDIARMID  
RESIDENCE REMODEL**  
2953 74TH AVE SE  
MERCER ISLAND, WA 98040

PROJECT NUMBER  
**S220909-2**

DRAWN BY - **SGS**

CHECKED BY - **HG**

SHEET DATE - **12/20/2022**

SCALE  
**24X36 SHEET: 1/4" = 1'-0"**

DESCRIPTION

**FIRST FLOOR FRAMING PLAN**

SHEET **S-3**



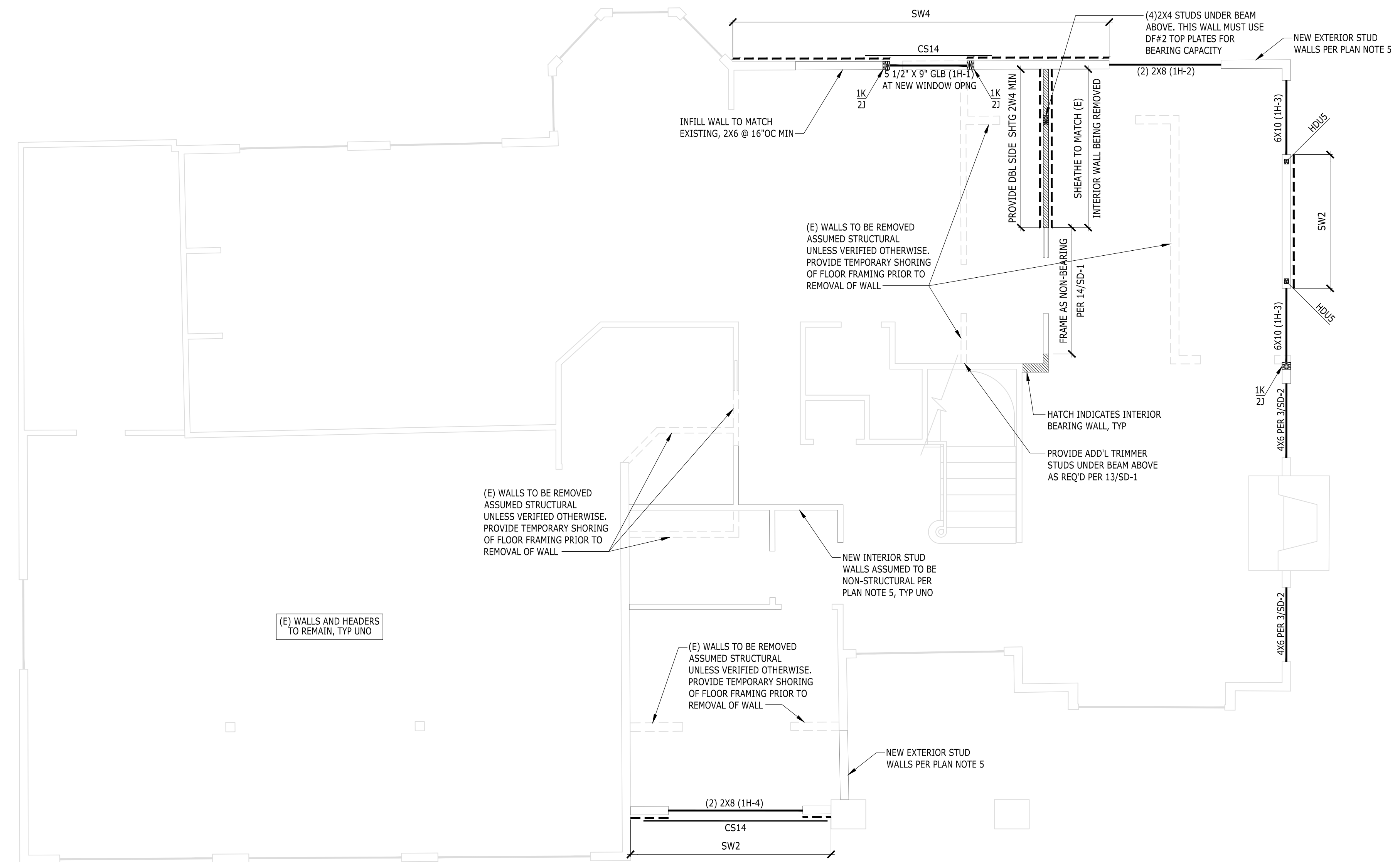


# WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. ( $\leq 10'$ ), 2X6 @ 12" O.C. ( $> 10'$ ) UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
  - 10/SD-1 TYP STHD HOLDOWN SECTION
  - 11/SD-1 TYP HOLDOWN INSTALLATION
  - 12/SD-1 TYP PONY WALL DETAIL
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-BEARING WALL FRAMING
  - 20/SD-1 TYP TOP PLATE SPLICE
  - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
  - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
  - 3/SD-2 TYP HEADER FRAMING

## FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
- REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
- REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- BEAM OR TRUSS MEMBER



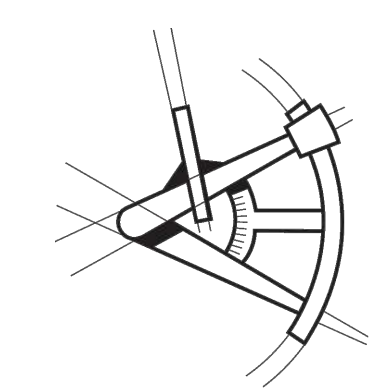
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

### SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

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REVISIONS	DESCRIPTION	DATE	BY
1			

PROJECT NAME	MACDIARMID RESIDENCE REMODEL 2953 74TH AVE SE MERCER ISLAND, WA 98040
PROJECT NUMBER	S220909-2

DRAWN BY - SGS

CHECKED BY - HG

SHEET DATE - 12/20/2022

SCALE  
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

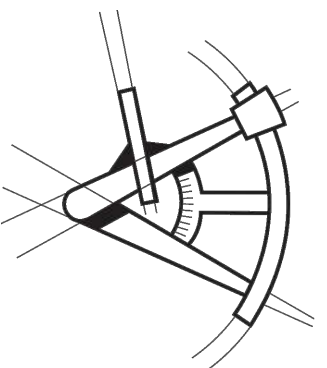
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEET S-4





**LONGITUDE**  
ONE TWENTY°  
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REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME

**MACDIARMID  
RESIDENCE REMODEL**  
2953 74TH AVE SE  
MERCER ISLAND, WA 98040

PROJECT NUMBER

**S220909-2**

DRAWN BY - SGS

CHECKED BY - HG

SHEET DATE - 12/20/2022

SCALE

24X36 SHEET: 1/4" = 1'-0"

**SECOND FLOOR FRAMING PLAN**

DESCRIPTION

**S-5**

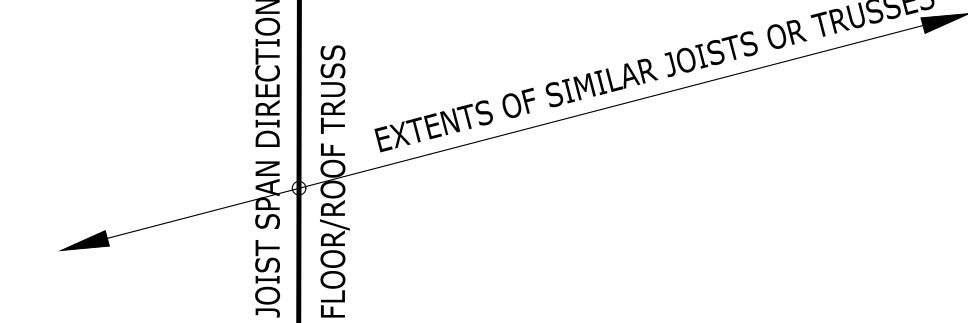
SHEET

**FLOOR FRAMING NOTES**

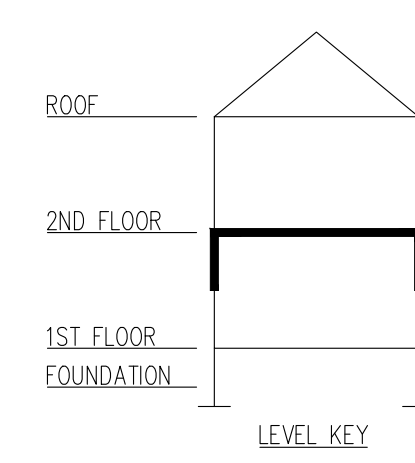
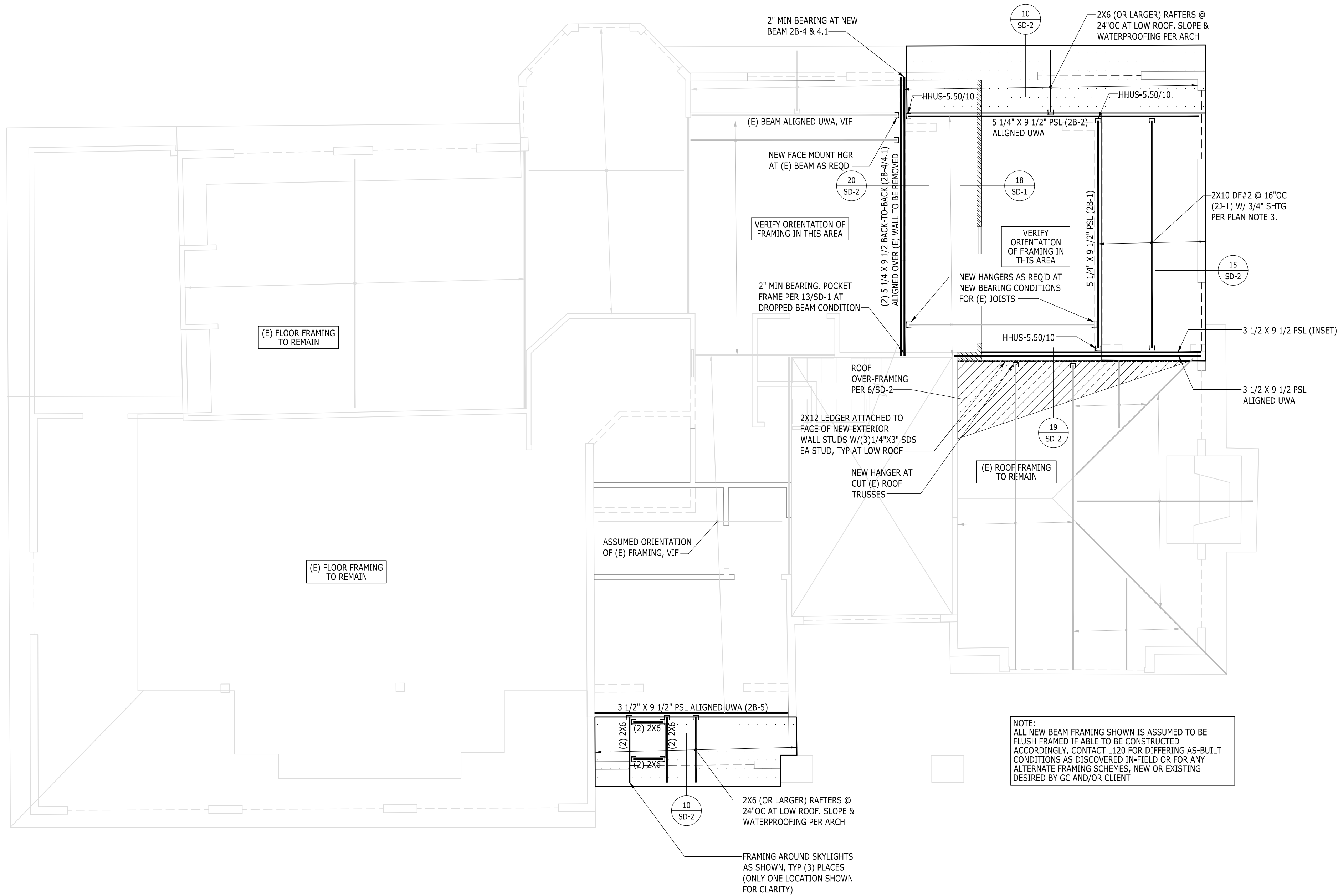
- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
  - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
  - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

**FRAMING LEGEND**

	- BLOCKED FLOOR DIAPHRAGM
	- STEEL BEAM (EXAMPLE)
	- GIRDER TRUSS
	- FLOOR BEAM
	- INTERIOR BEARING WALL
	- STRAP
	- LOW ROOF
	- BEAM/HEADER CALL OUT (EXAMPLE)
	REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
	- HANGER AS REQD



TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY	2-PLY		
LUS210	LUS210-2		
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12 HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14 HGUS7.25/14

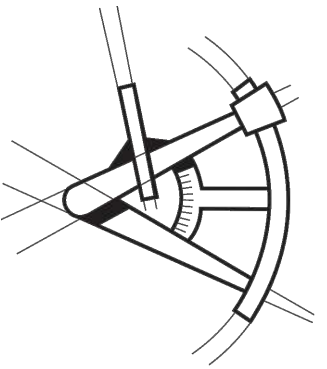


**SECOND FLOOR FRAMING PLAN**





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REVISIONS

Δ	DESCRIPTION	DATE	BY

PROJECT NAME

MACDIARMID  
RESIDENCE REMODEL  
2953 74TH AVE SE  
MERCER ISLAND, WA 98040

PROJECT NUMBER

S220909-2

DRAWN BY - SGS

CHECKED BY - HG

SHEET DATE - 12/20/2022

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

**SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN**

SHEET S-6

# WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AN EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
  - 10/SD-1 TYP STHD HOLDOWN SECTION
  - 11/SD-1 TYP HOLDOWN INSTALLATION
  - 12/SD-1 TYP PONY WALL DETAIL
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-BEARING WALL FRAMING
  - 20/SD-1 TYP TOP PLATE SPLICE
  - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
  - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
  - 3/SD-2 TYP HEADER FRAMING

## FRAMING AND SHEATHING LEGEND

**STHD14 (EXAMPLE)** - HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)

**#K / #J** - INDICATES THE NUMBER OF KING AND JACK STUDS

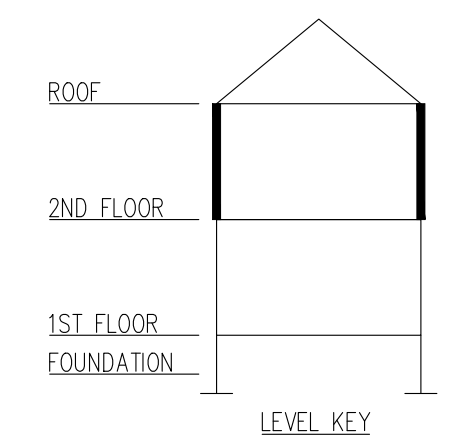
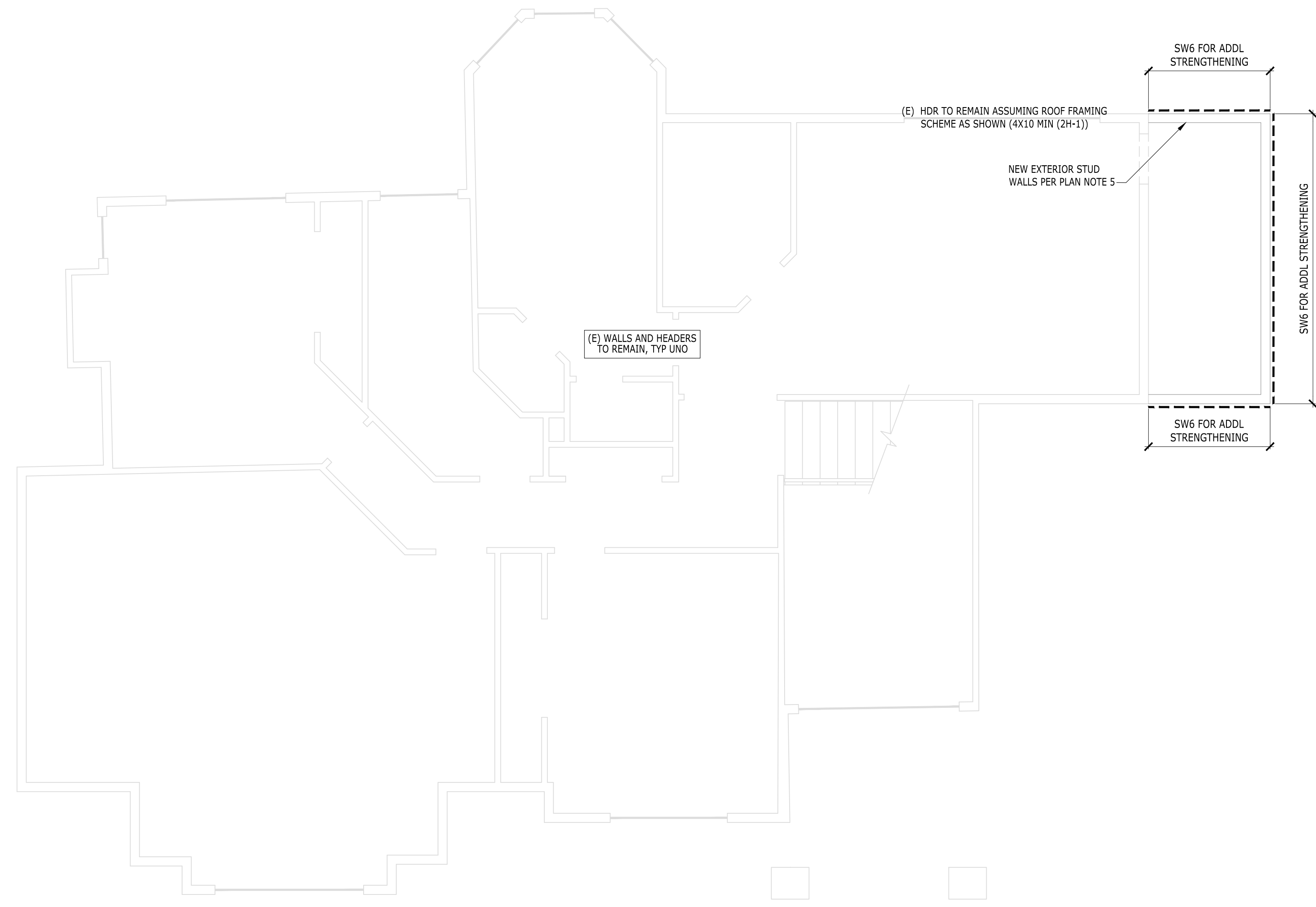
**--- CS16** - INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)

**— CS16** - HORIZONTAL STRAP (EXAMPLE)

**—** - HEADER

**SW6 (A.1)** - SHEAR WALL CALLOUT  
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE  
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE

**3 1/8" X 9" GLB (FH-5)** - EXAMPLE  
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE  
BEAM OR TRUSS MEMBER



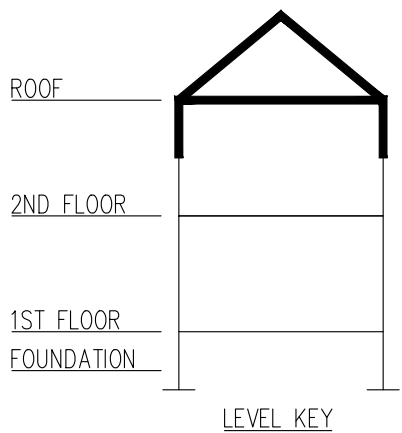
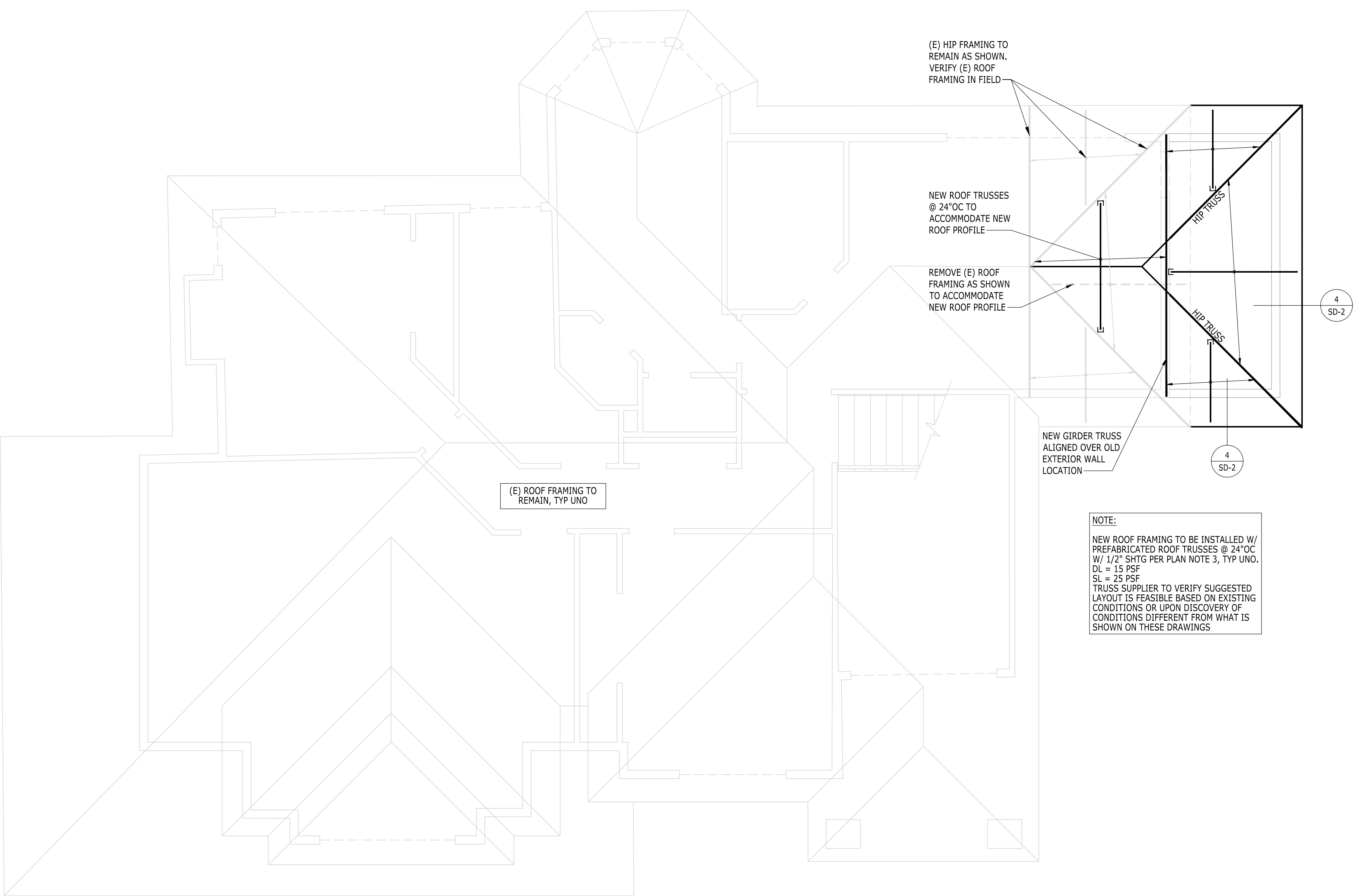
## SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

### SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.





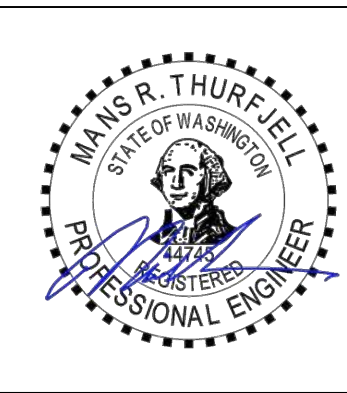
ROOF FRAMING PLAN

**ROOF FRAMING NOTES**

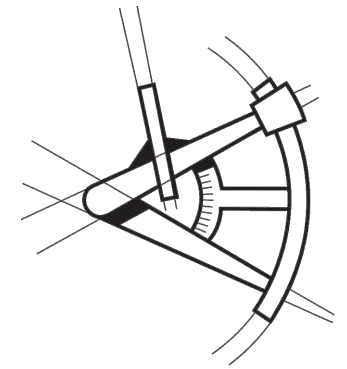
- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
- ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B EAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/B EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
- ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
  - STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
  - CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
  - TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
  - (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
  - ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
  - TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
- ROOF DRAINAGE BY OTHERS.
- ATTIC VENTILATION BY OTHERS.
- FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
  - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
  - 4/SD-2 TYP HIP ROOF FRAMING
  - 5/SD-2 TYP GABLE END ROOF FRAMING
  - 6/SD-2 TYP ROOF OVERFRAMING
  - 7/SD-2 TYP INTERIOR SHEAR TRUSS
  - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
  - 9/SD-2 TYP TRUSS BLOCKING

**FRAMING LEGEND**

- GIRDER OR GABLE END TRUSS
- INTERIOR BEARING WALL
- ROOF OVERFRAMING
- 3 1/8" X 9" GLB (FH-5) - EXAMPLE REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE BEAM OR TRUSS MEMBER
- HANGER AS REQD
- FLOOR/ROOF TRUSS OR JOIST SPAN DIRECTION
- EXTENTS OF SIMILAR JOISTS OR TRUSSES



**LONGITUDE**  
 ONE TWENTY®  
 ENGINEERING & DESIGN



**REVISIONS**

△	DESCRIPTION	DATE	BY
-			

PROJECT NAME  
**MACDIARMID RESIDENCE REMODEL**  
 2953 74TH AVE SE  
 MERCER ISLAND, WA 98040

PROJECT NUMBER  
**S220909-2**

DRAWN BY - **SGS**

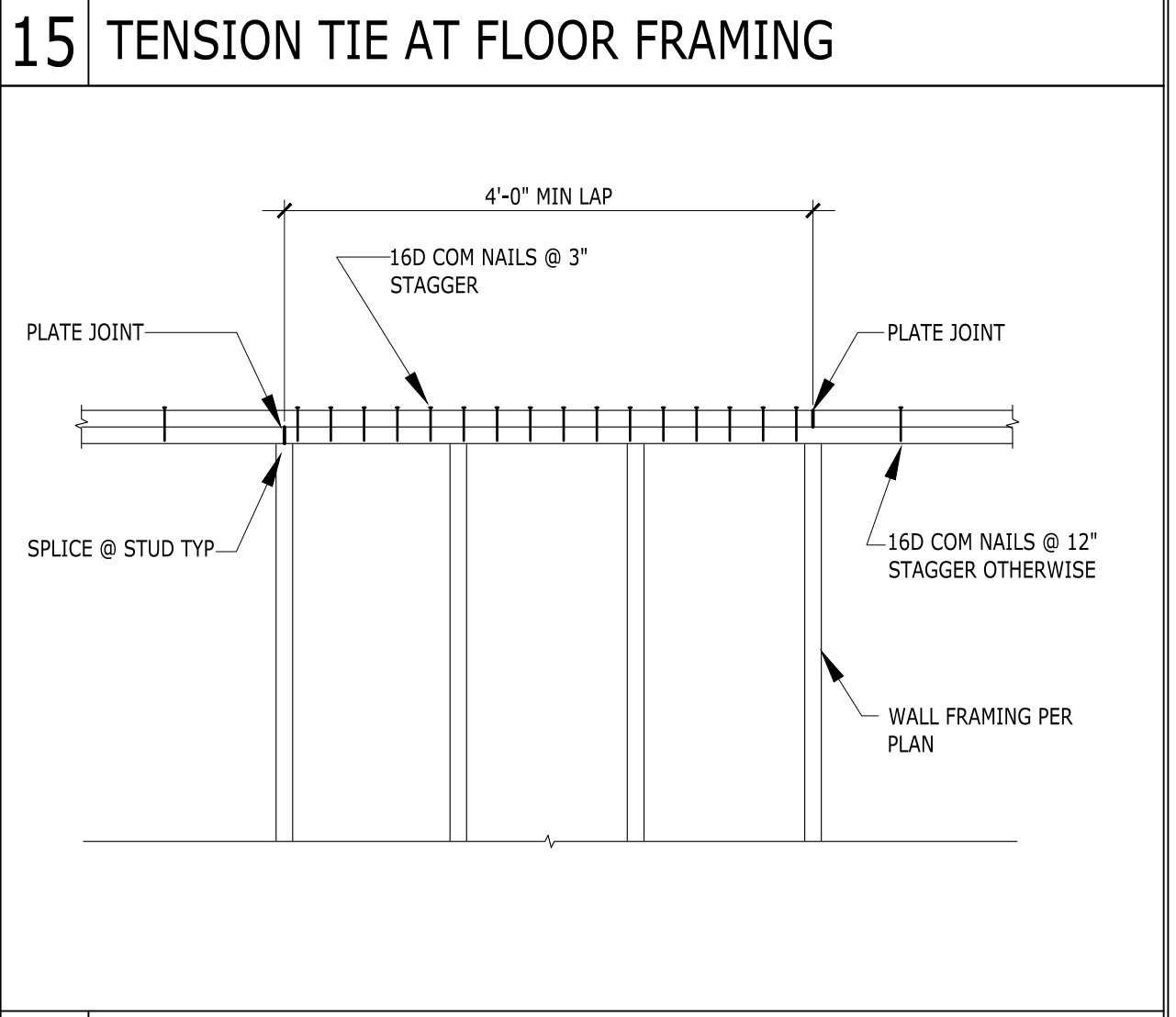
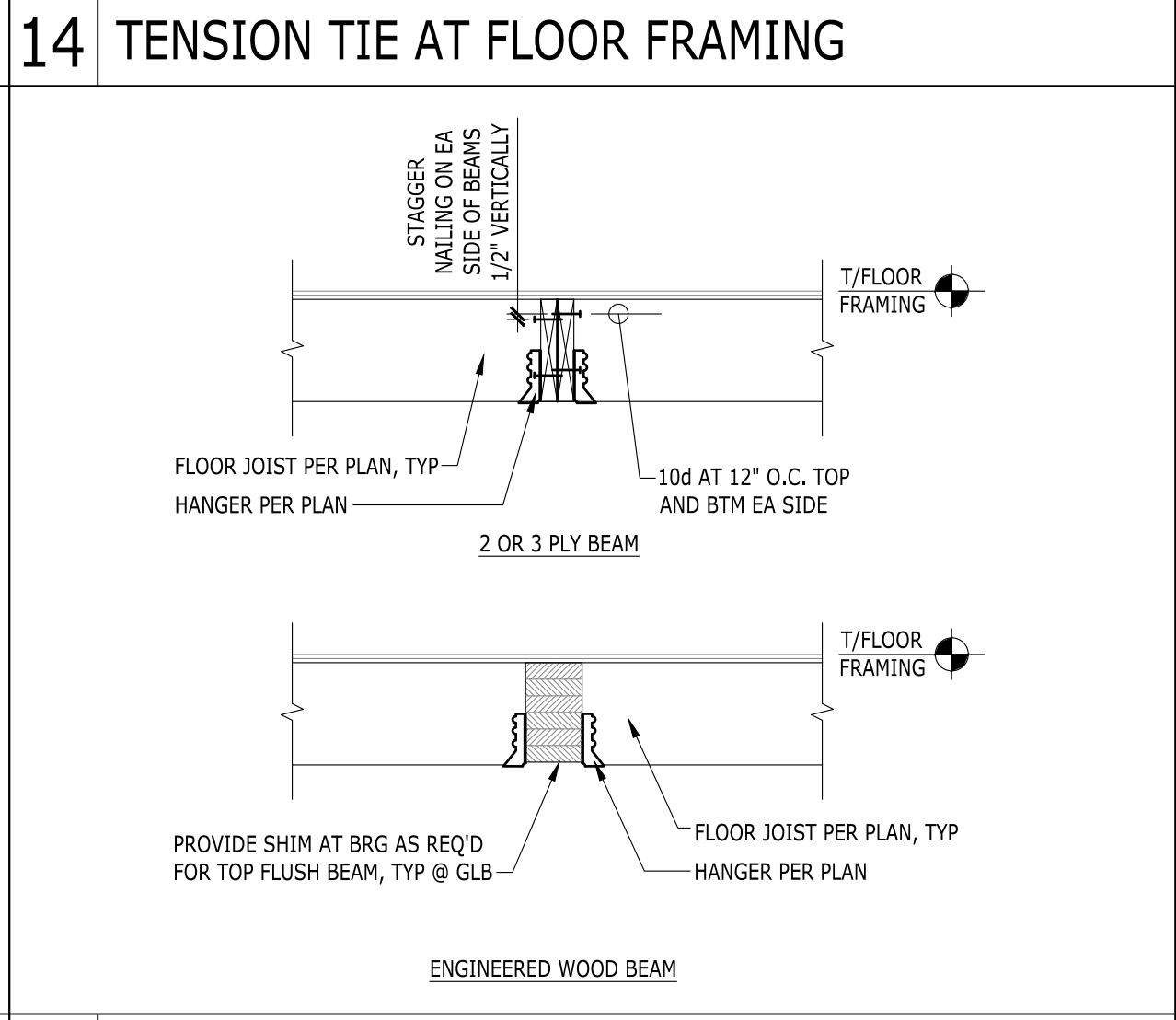
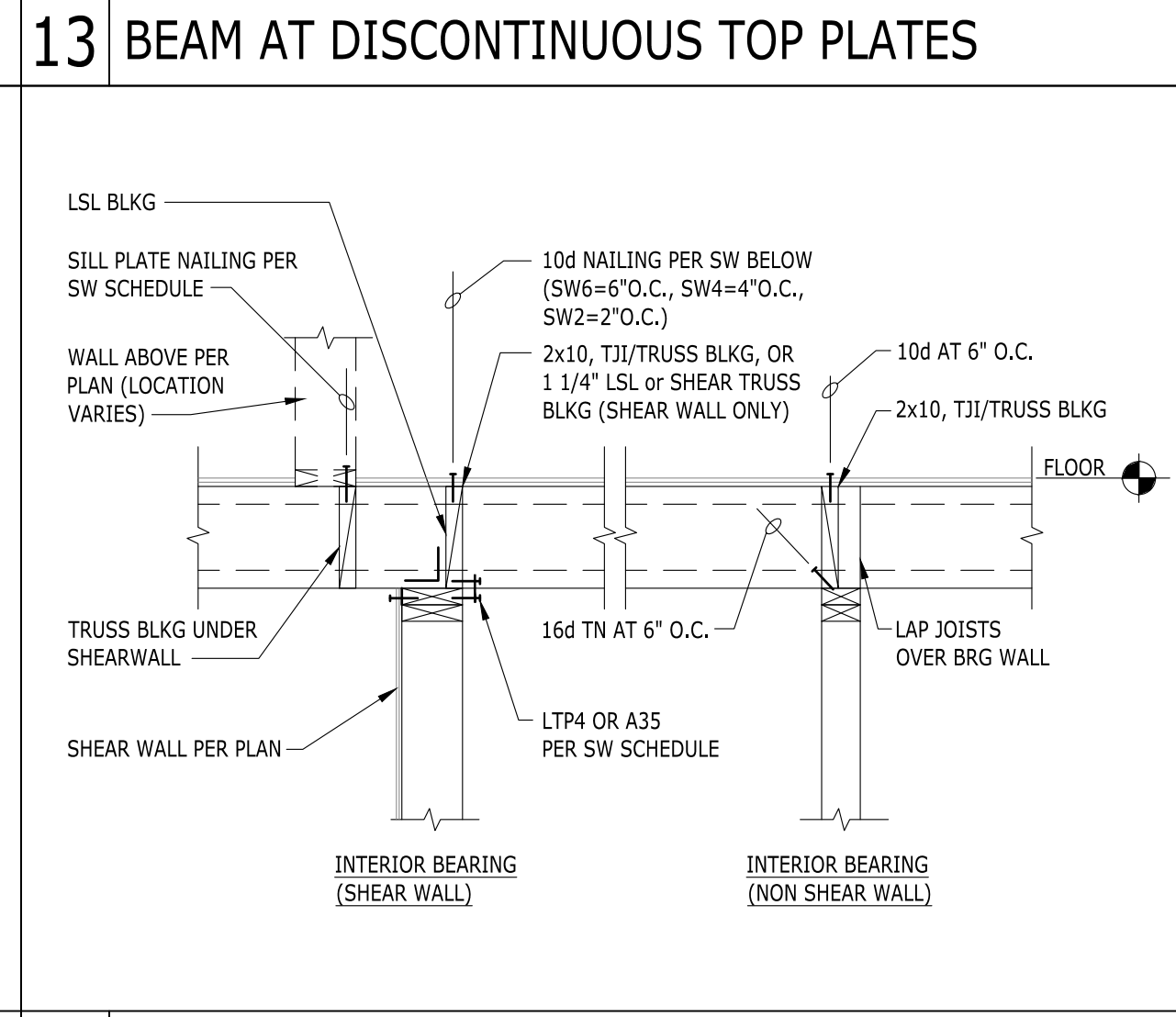
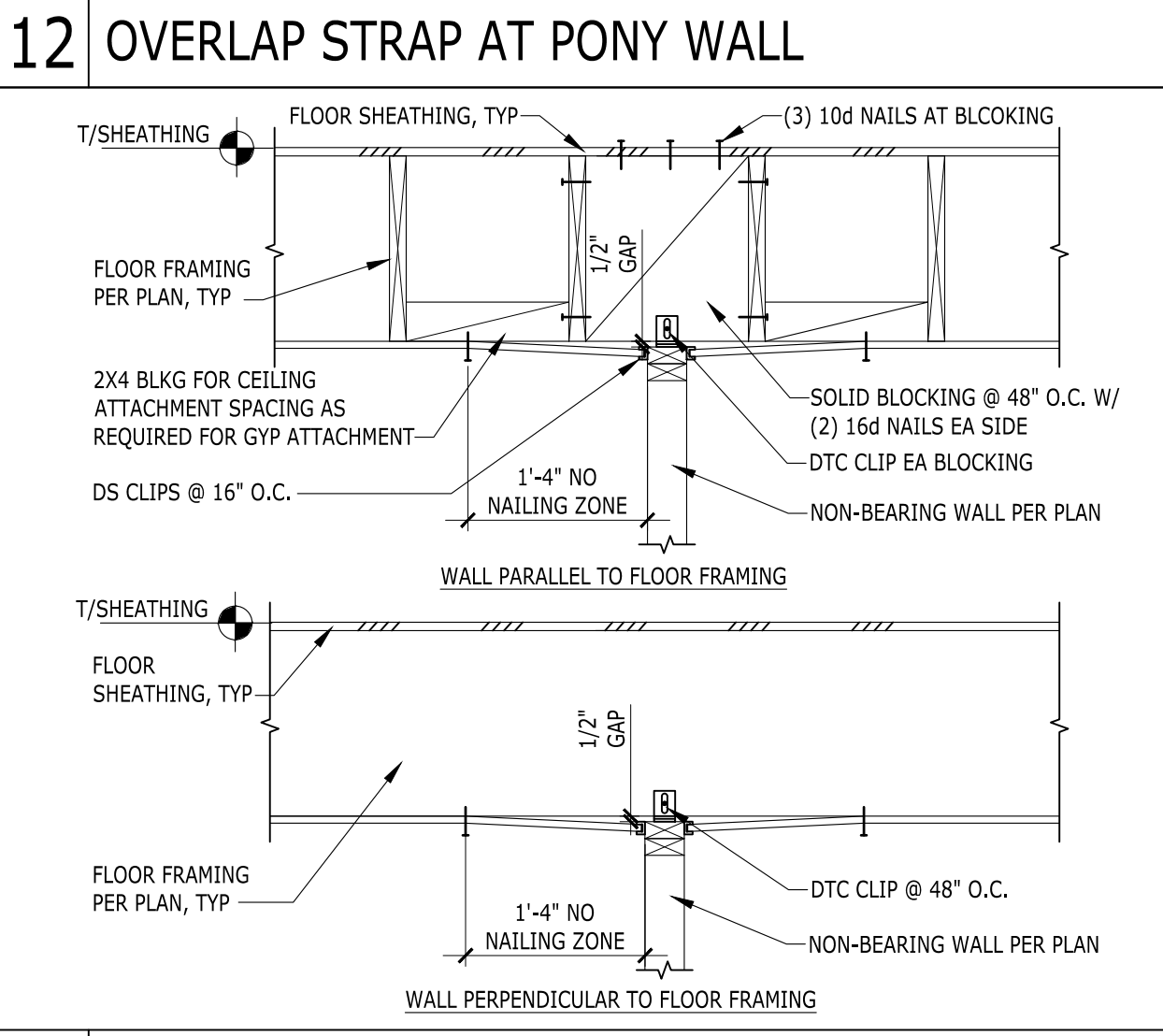
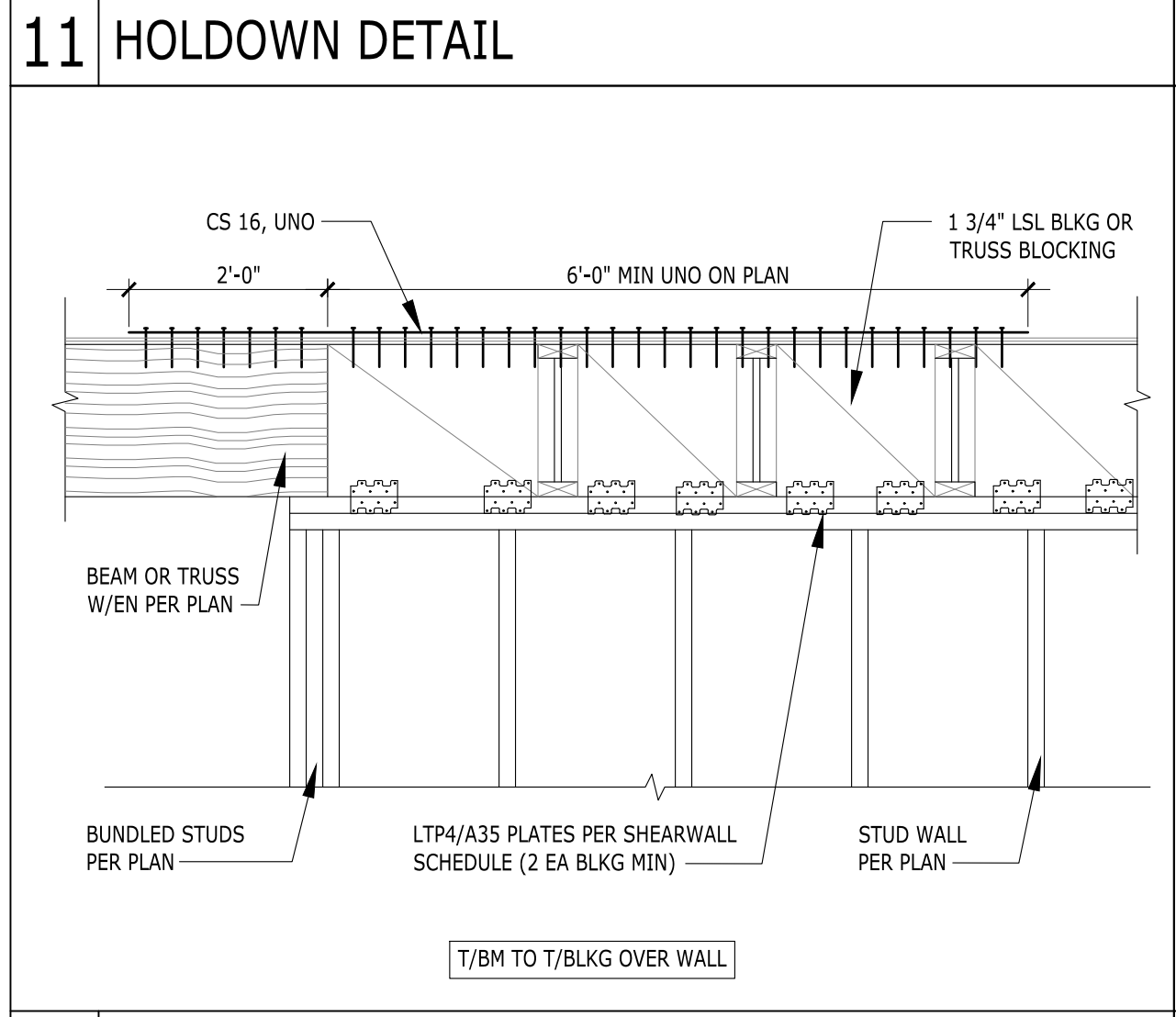
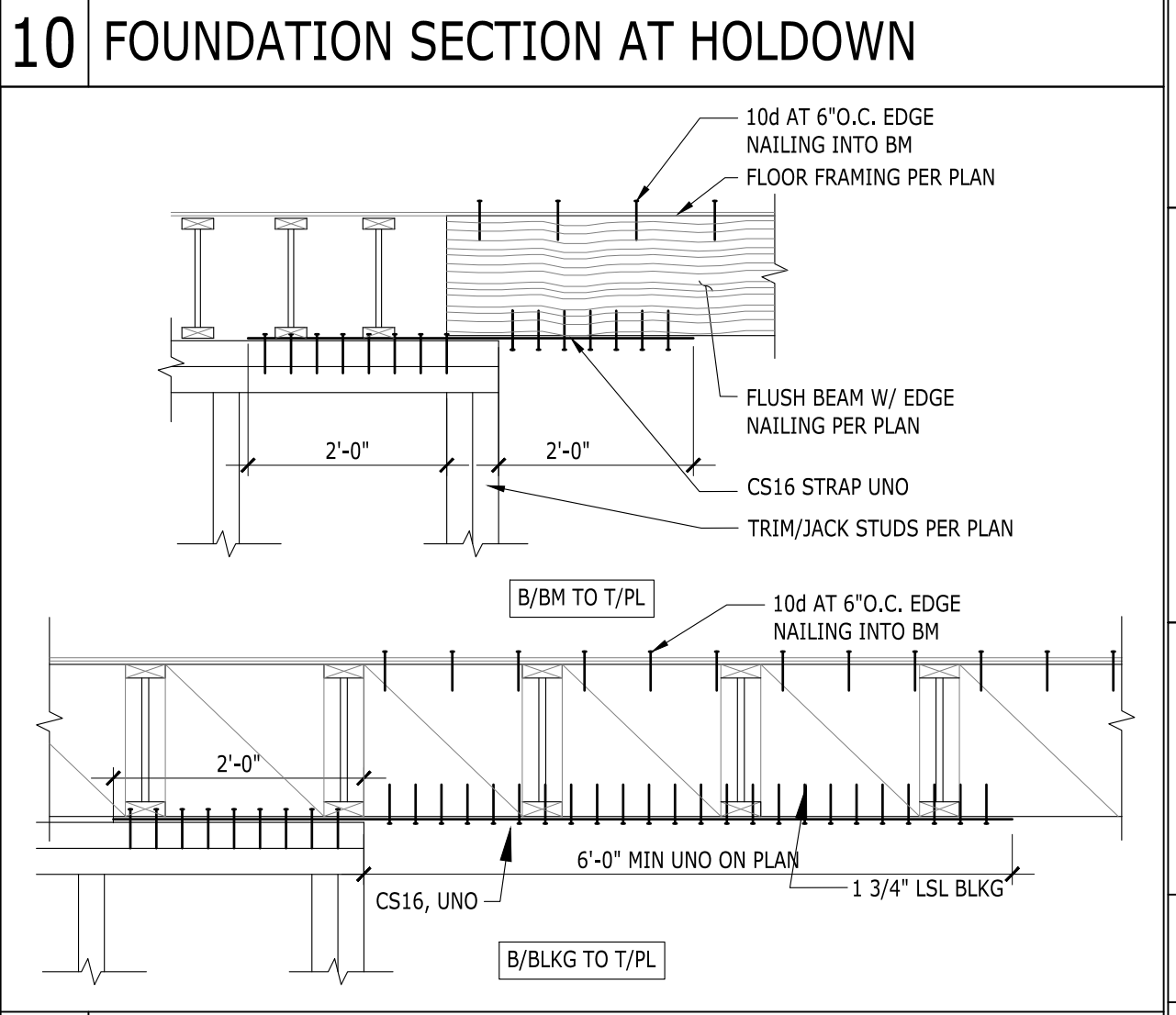
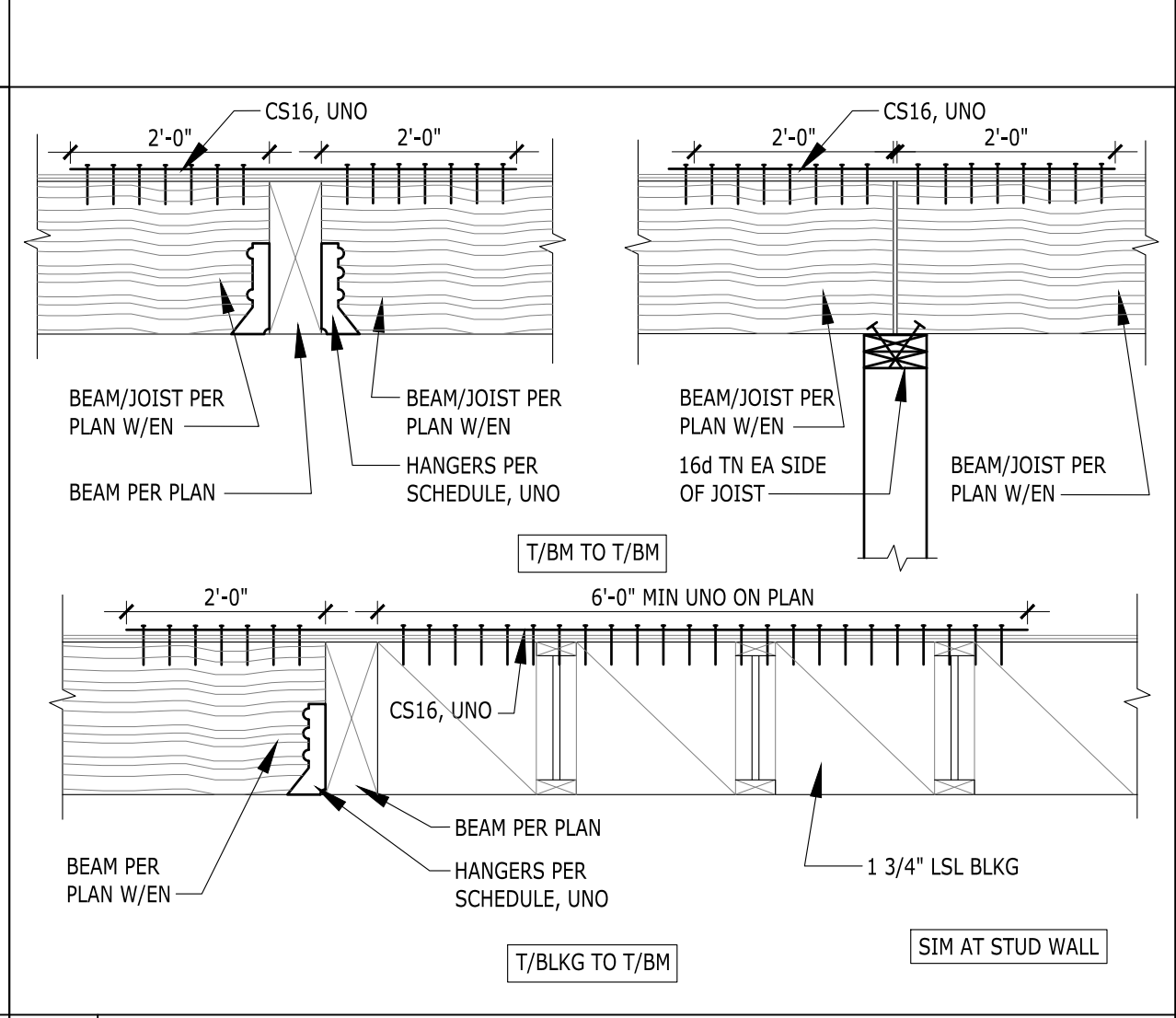
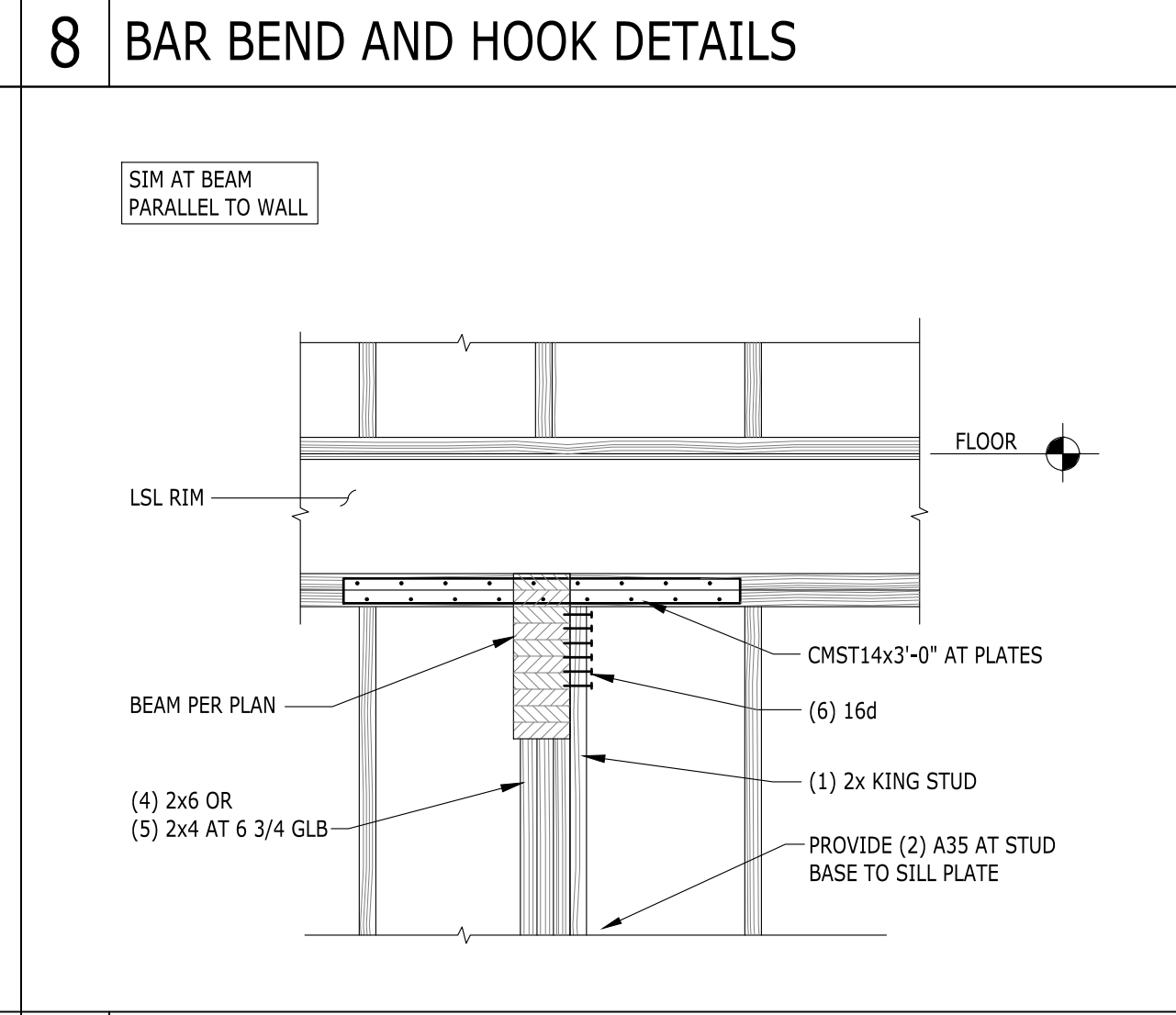
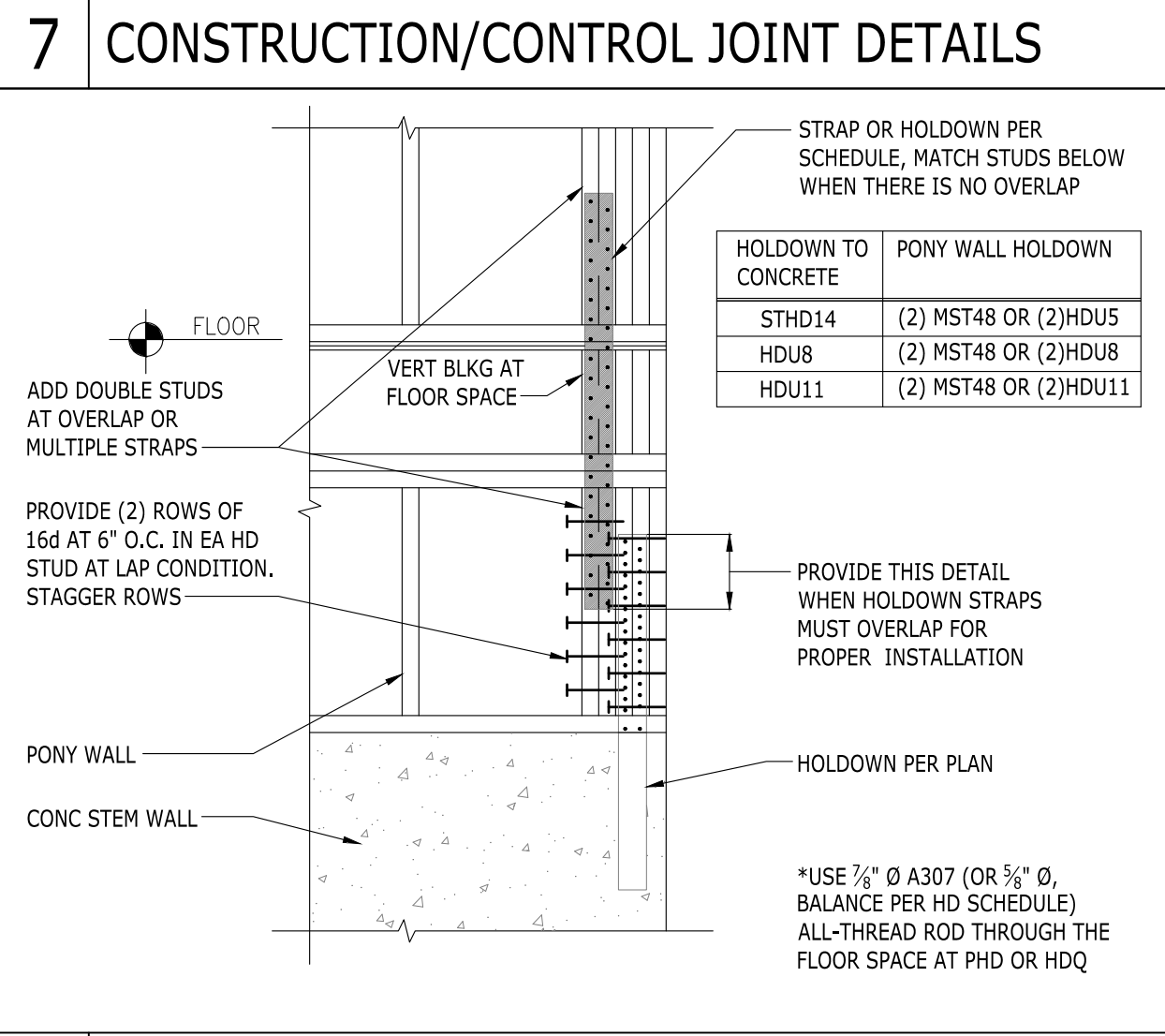
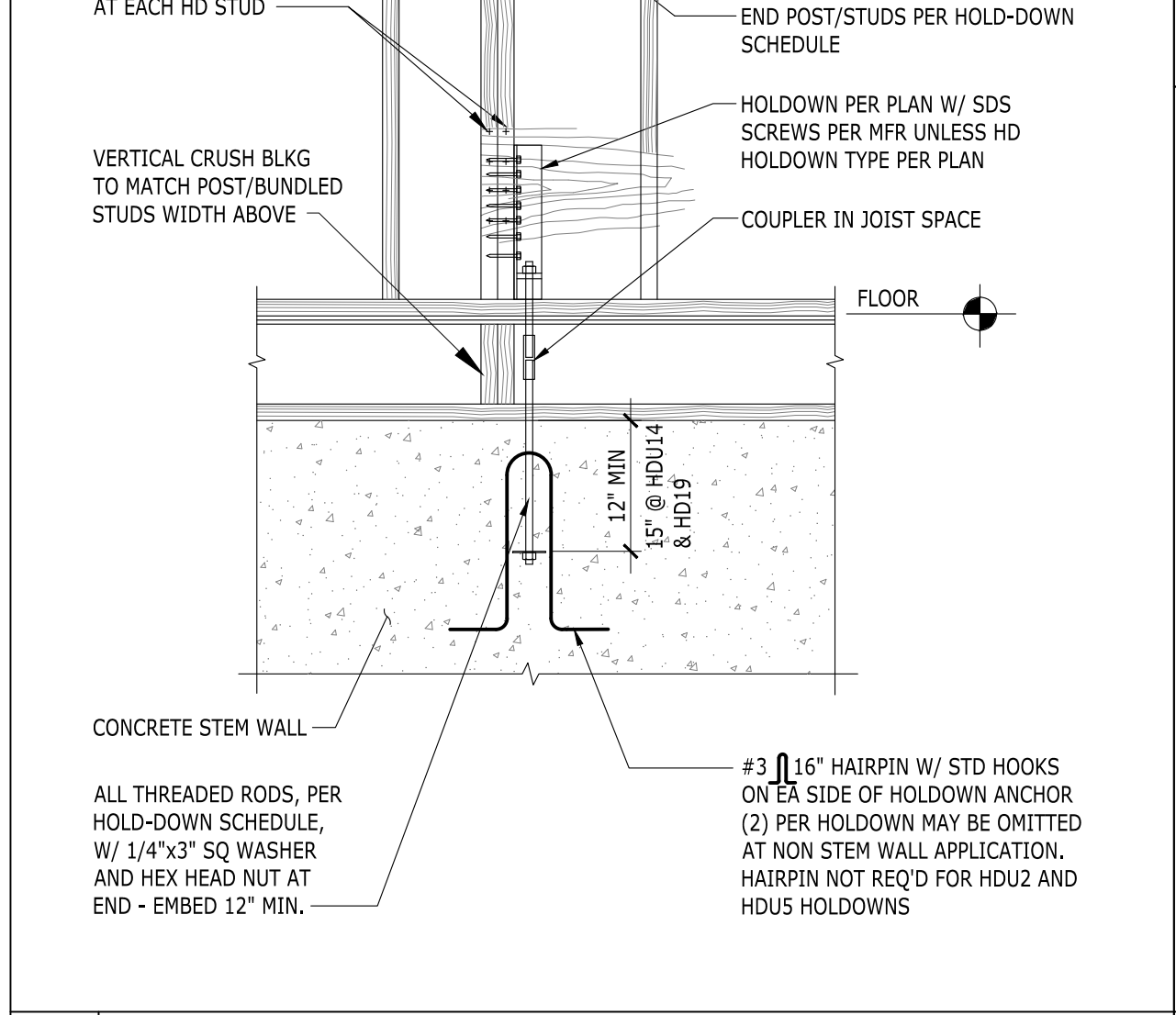
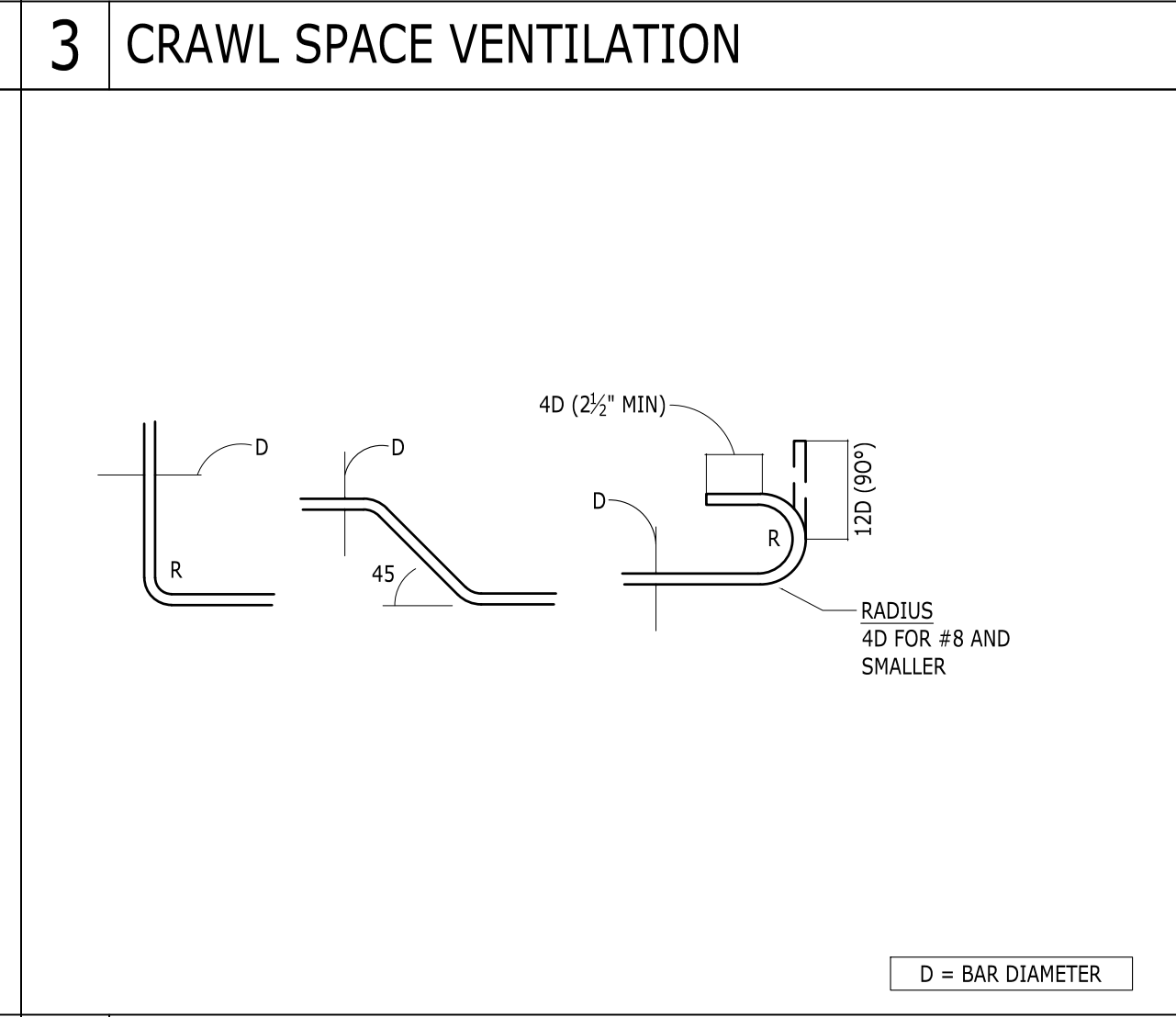
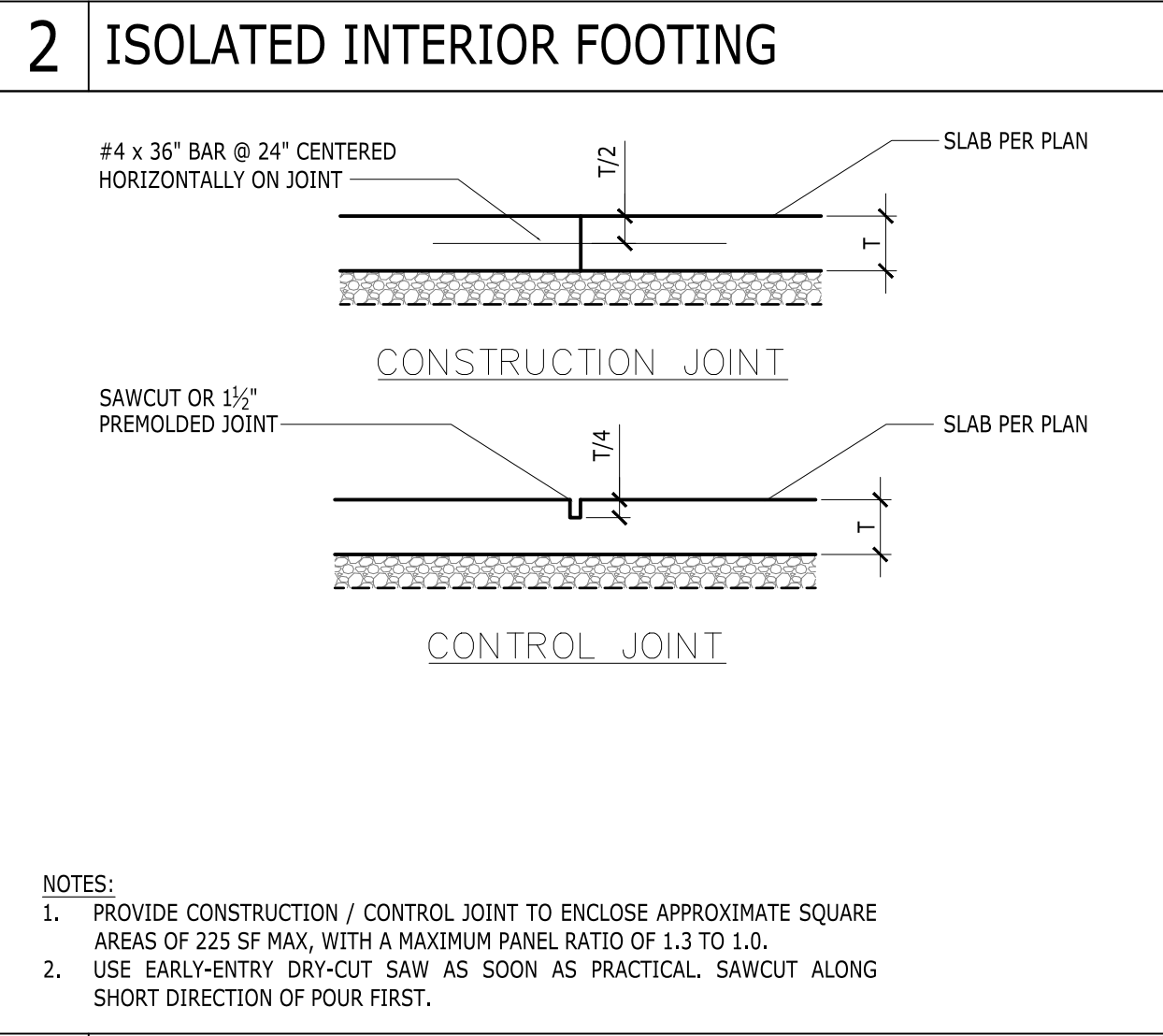
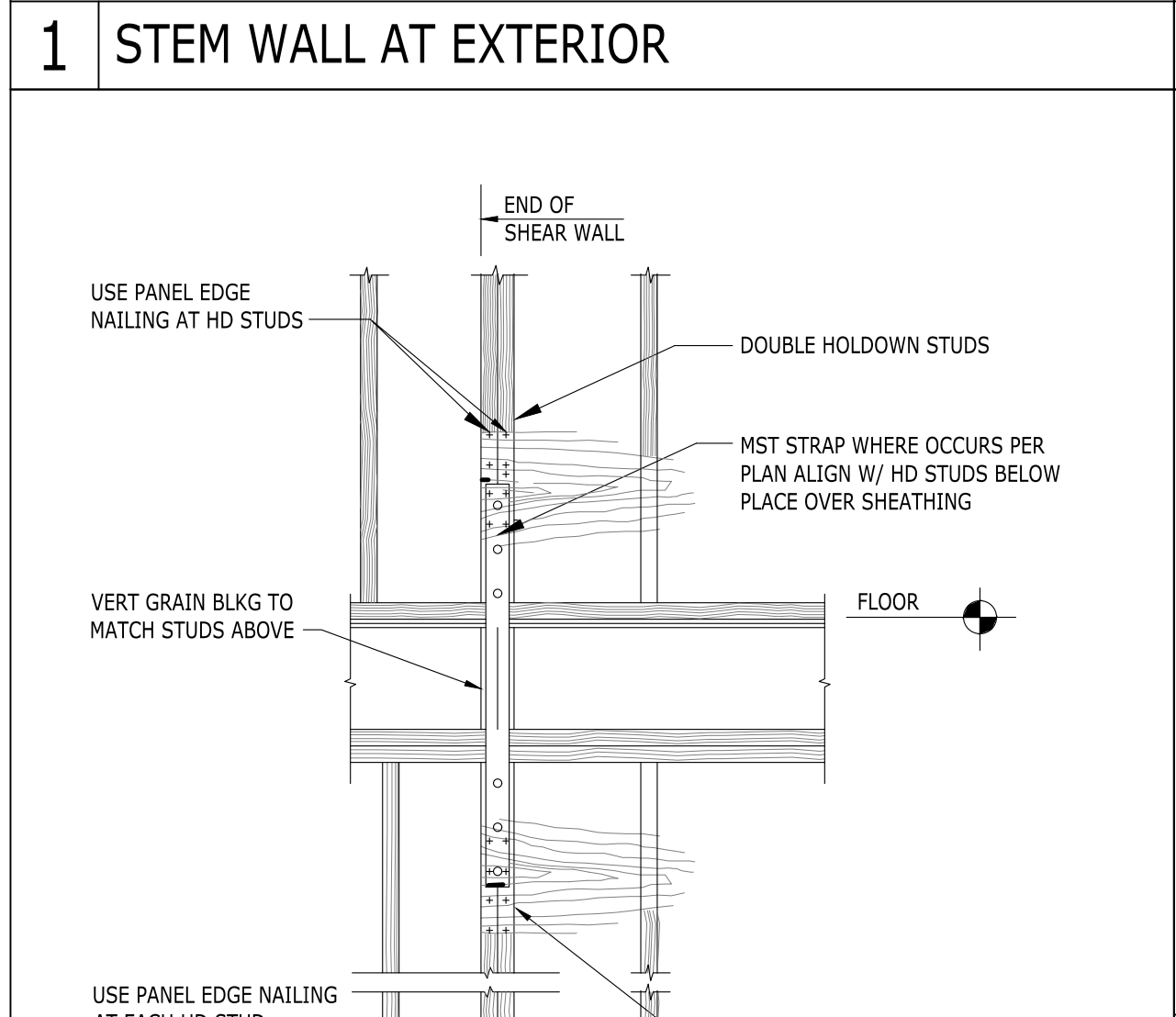
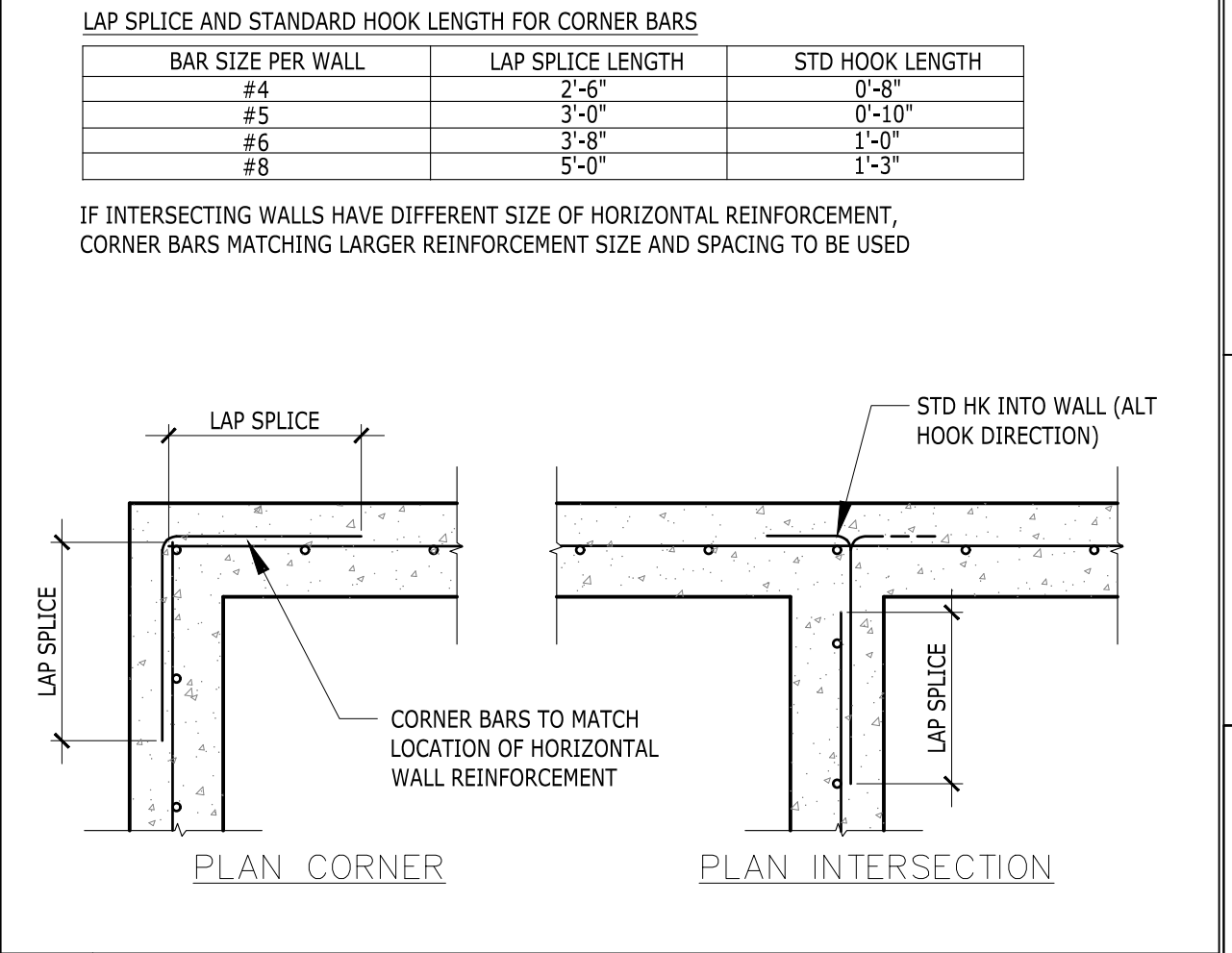
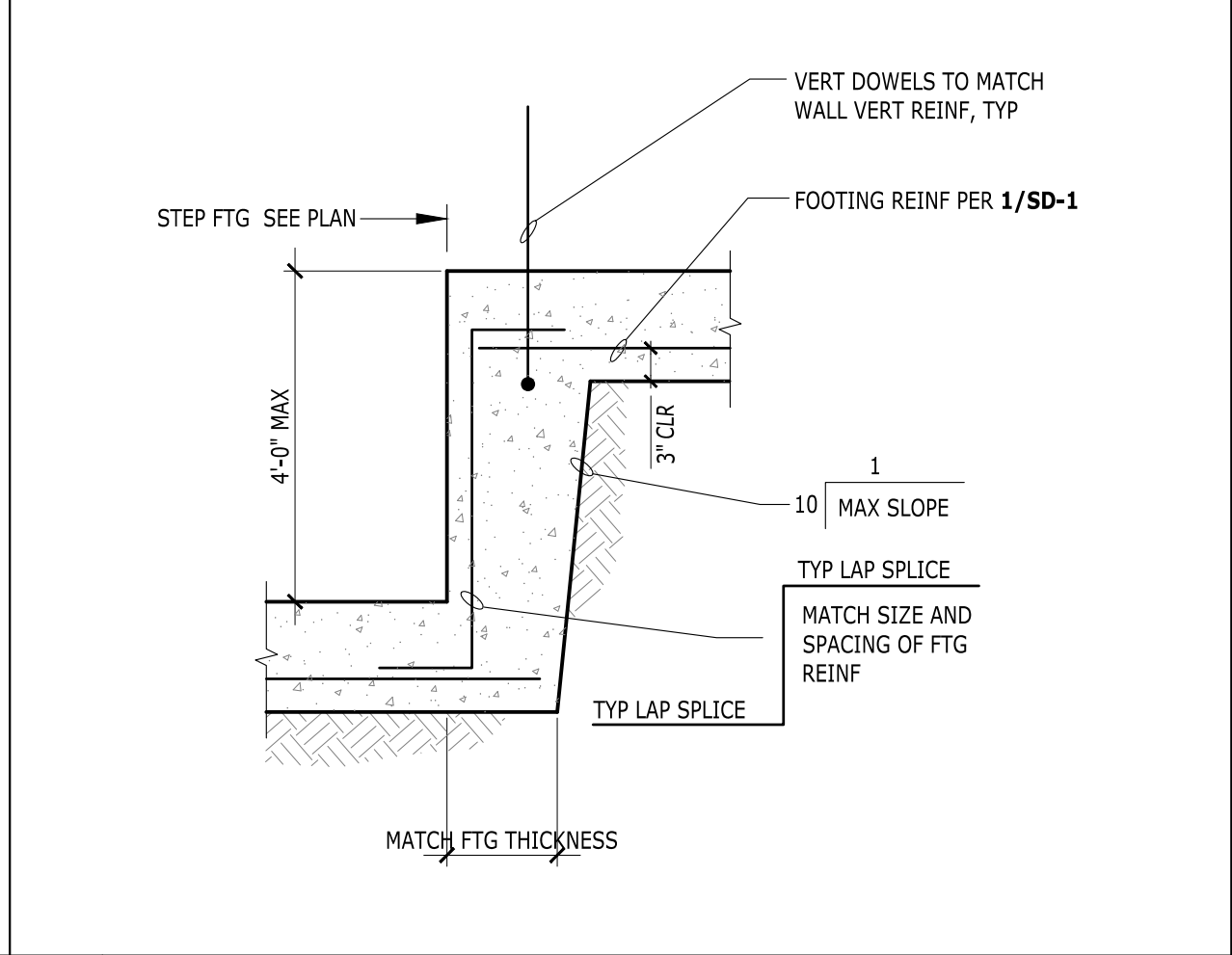
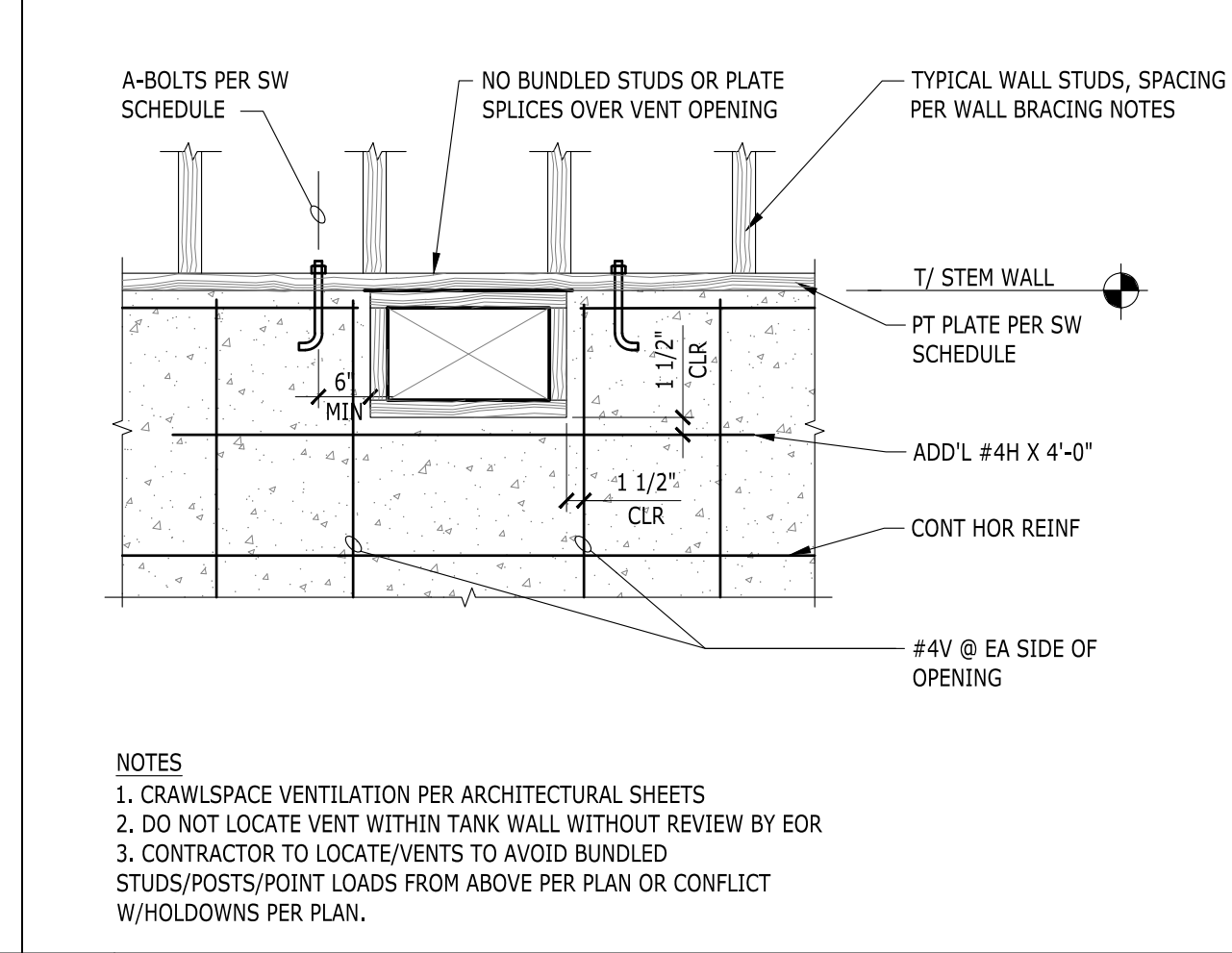
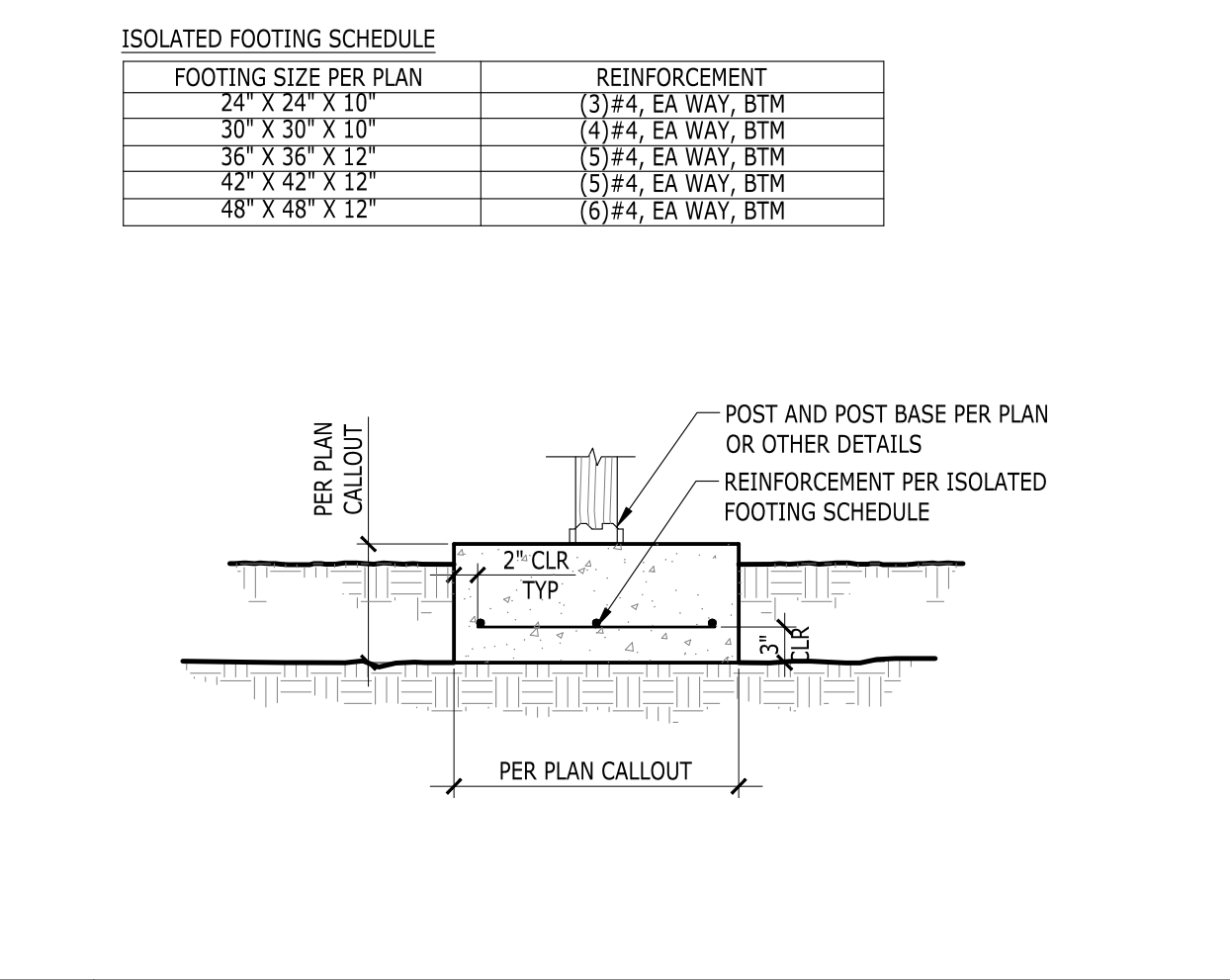
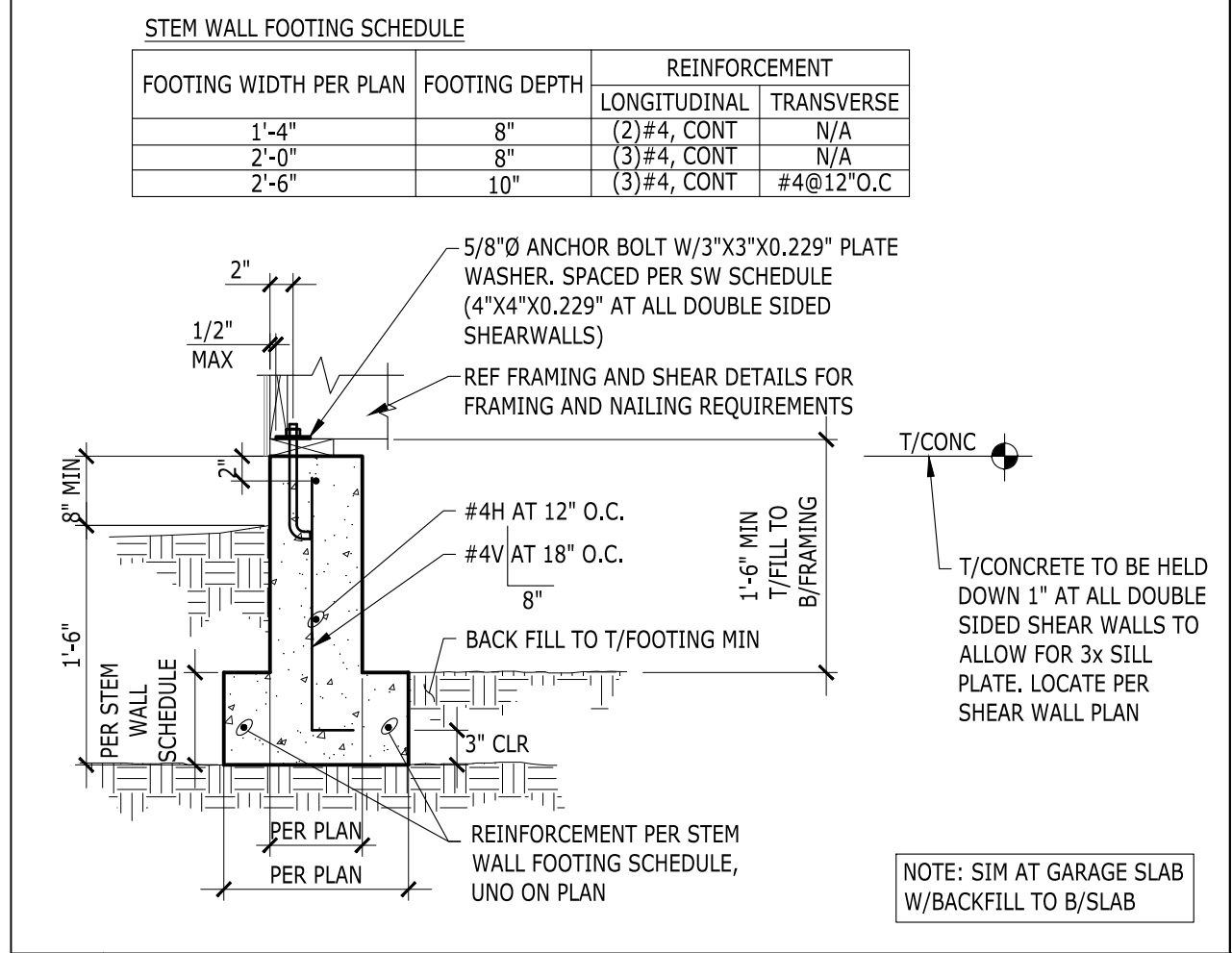
CHECKED BY - **HG**

SHEET DATE - **12/20/2022**

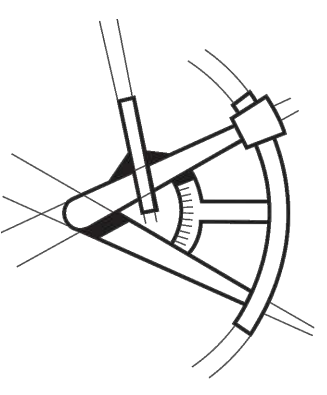
SCALE  
 24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION  
**ROOF FRAMING PLAN**  
 SHEET **S-7**









REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME  
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2953 74TH AVE SE  
MERCER ISLAND, WA 98040

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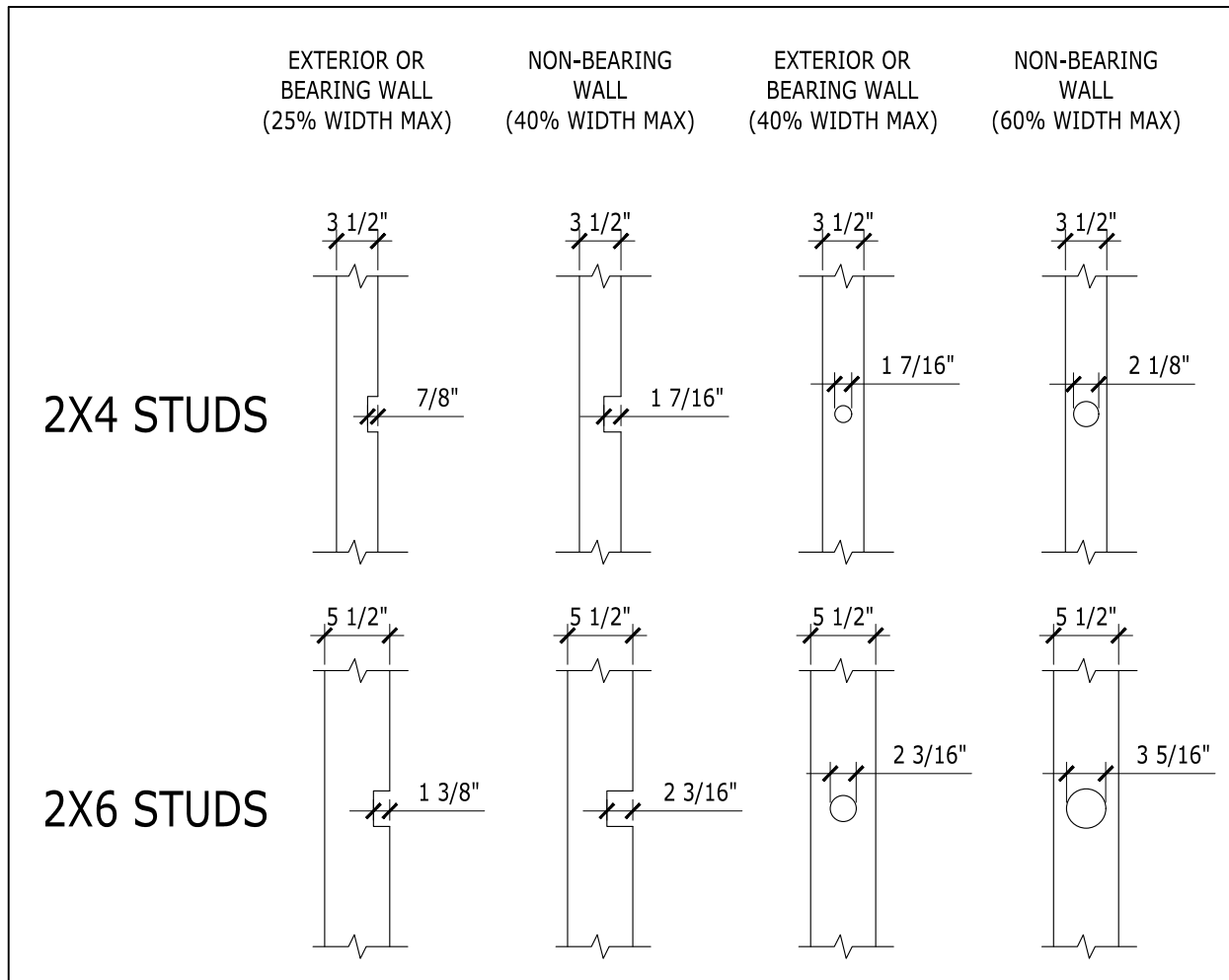
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SHEET DATE - **12/20/2022**

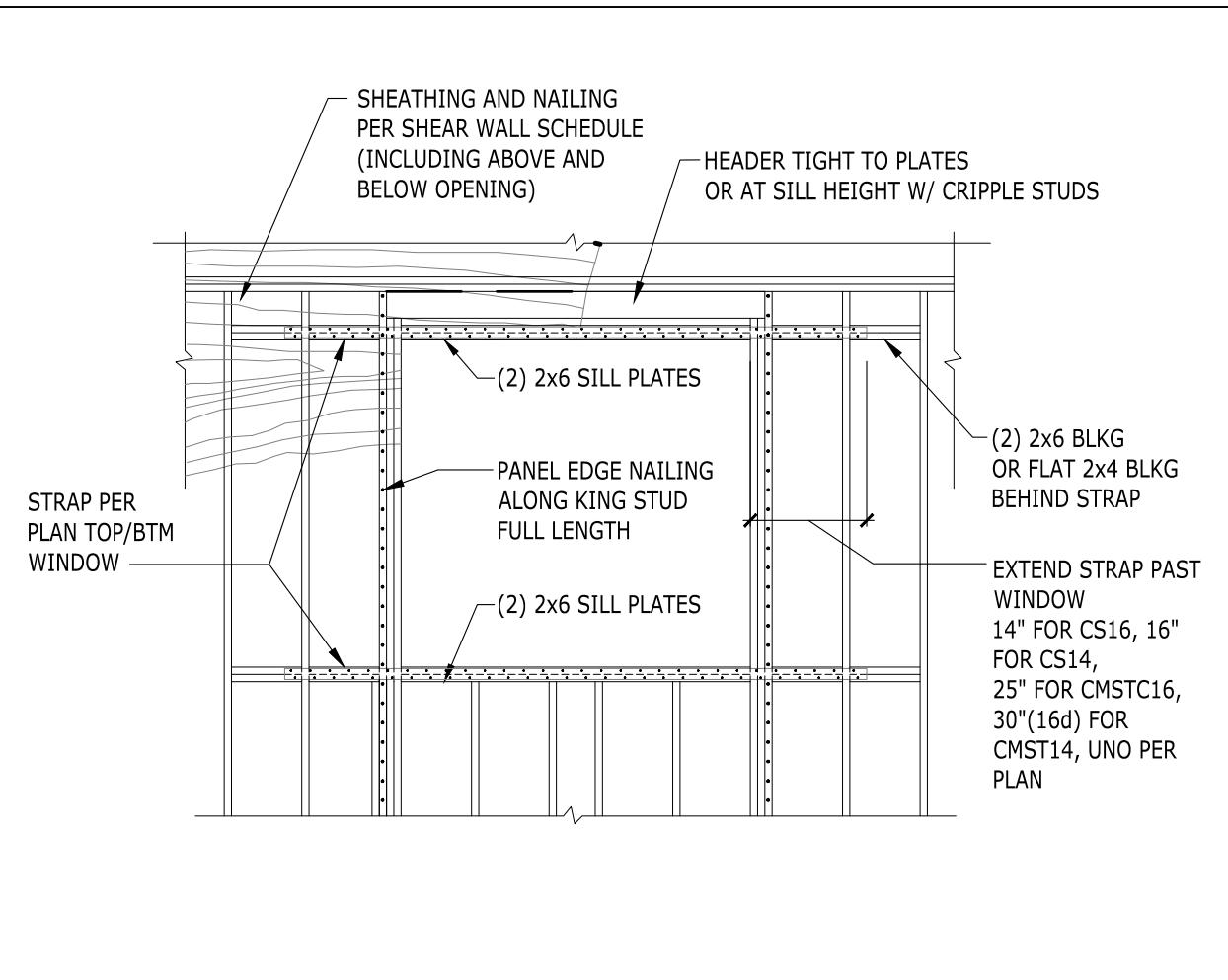
SCALE  
**24X36 SHEET: 1/4" = 1'-0"**

DESCRIPTION  
**STRUCTURAL DETAILS**

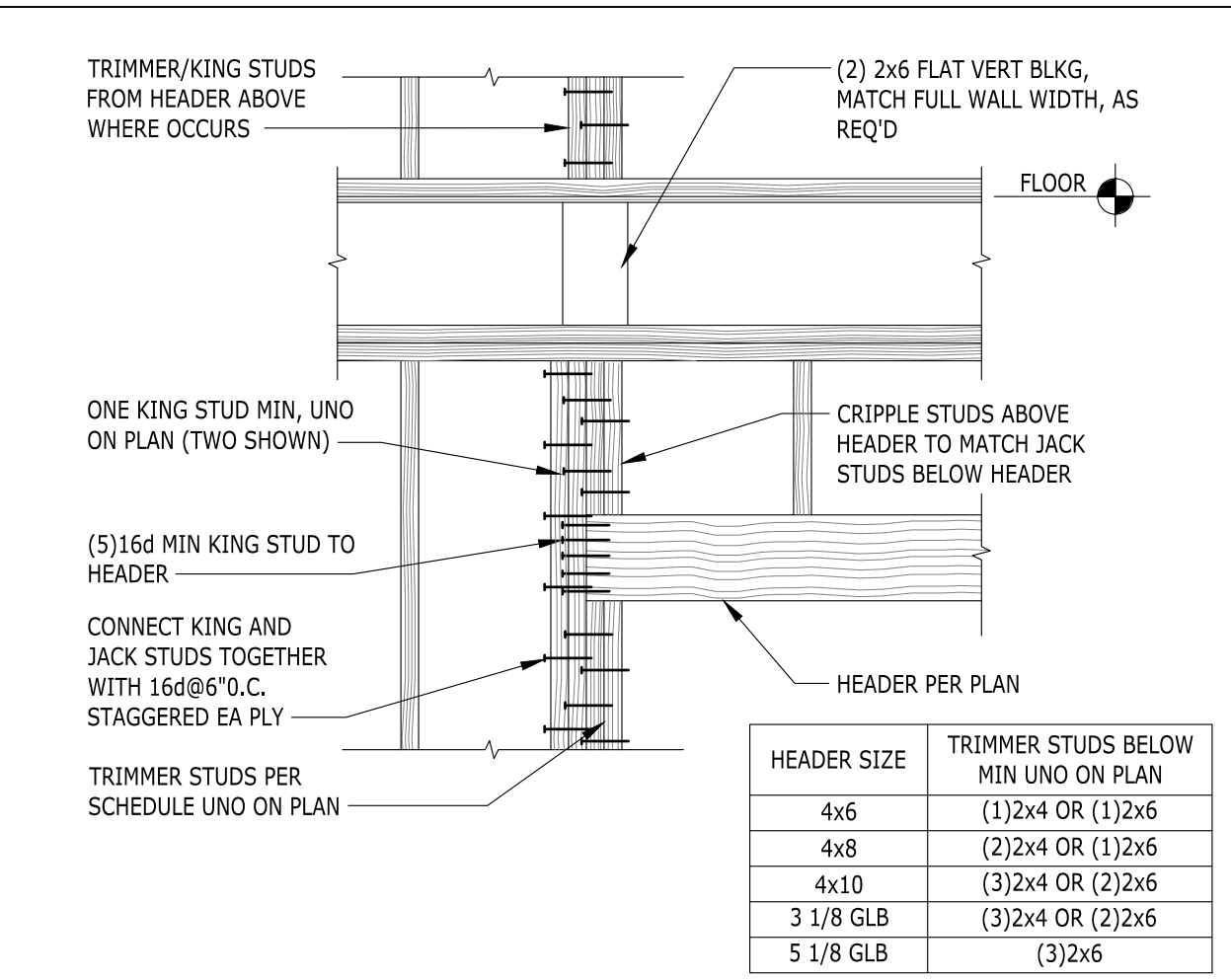
SHEET  
**SD-2**



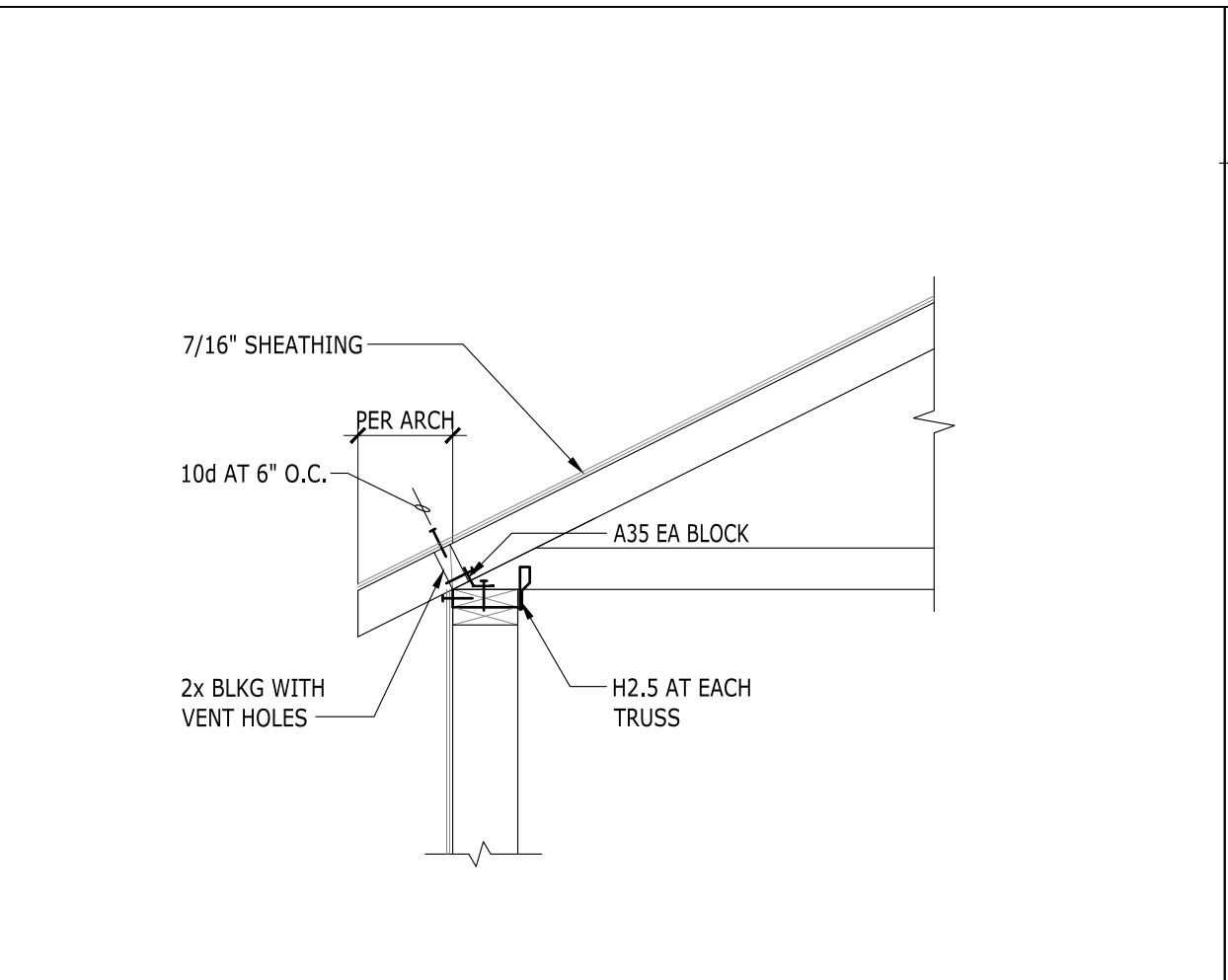
**1 ALLOWABLE STUD NOTCHING AND BORING**



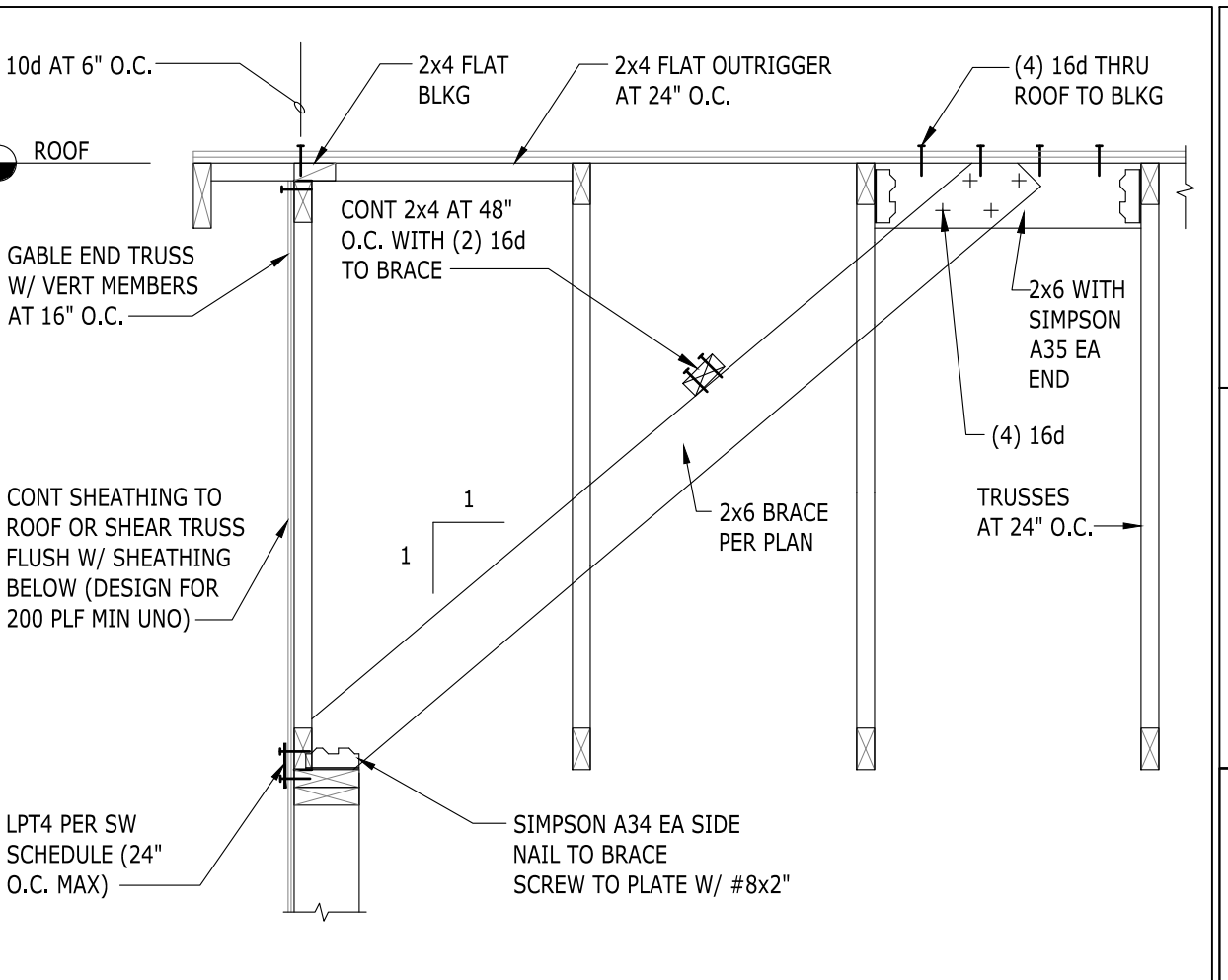
**2 STRAPS AROUND WINDOWS**



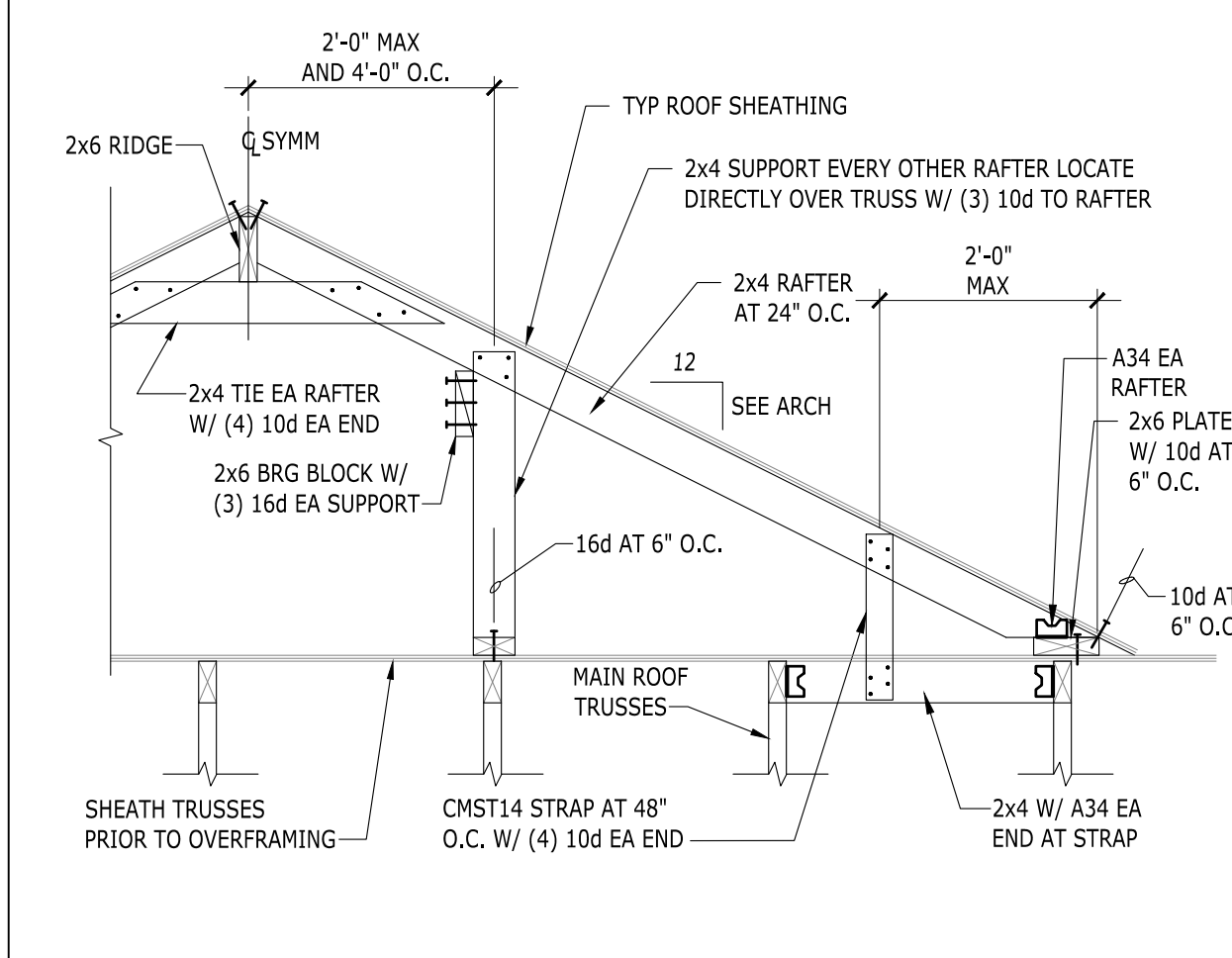
**3 TYPICAL HEADER FRAMING**



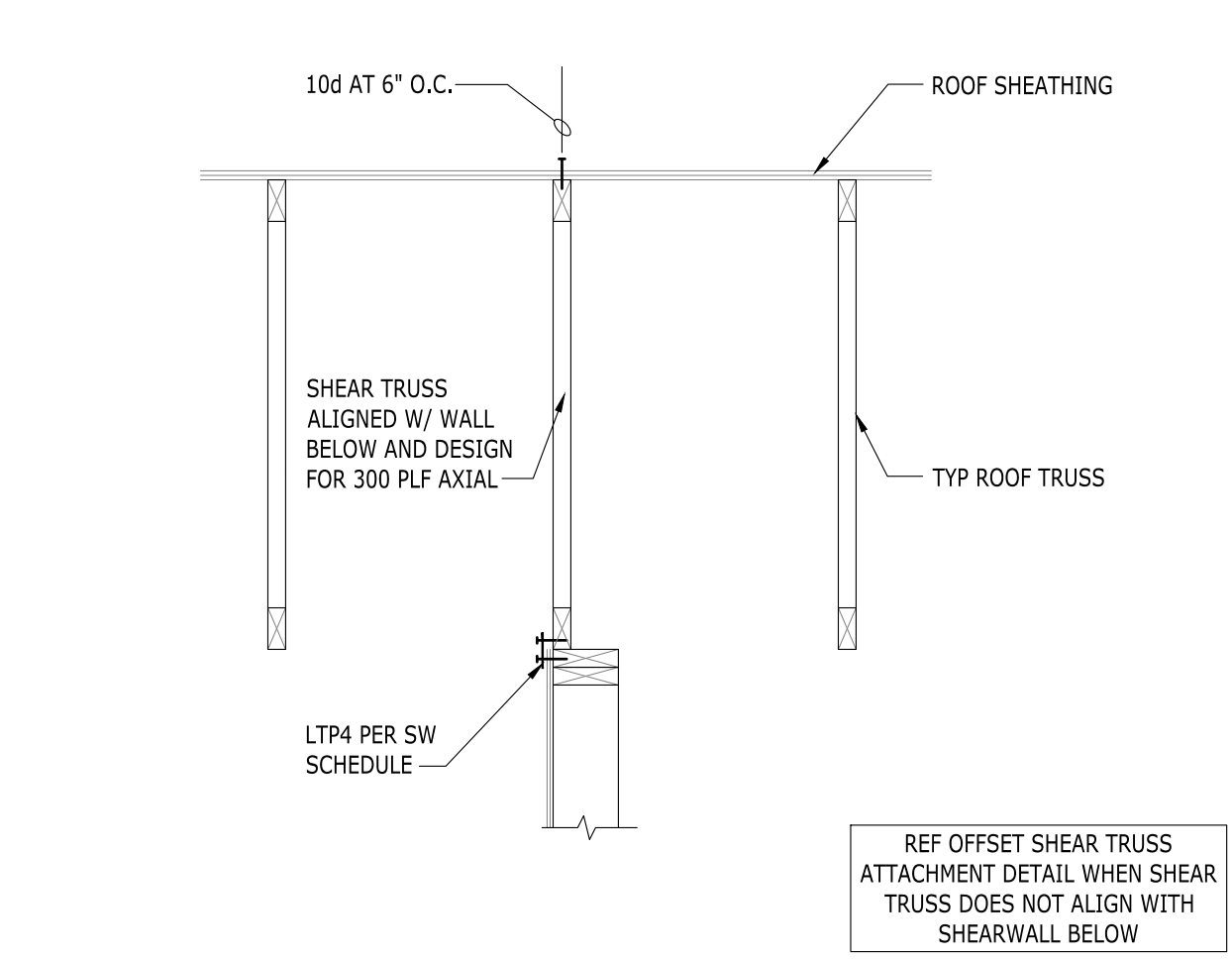
**4 HIP ROOF FRAMING**



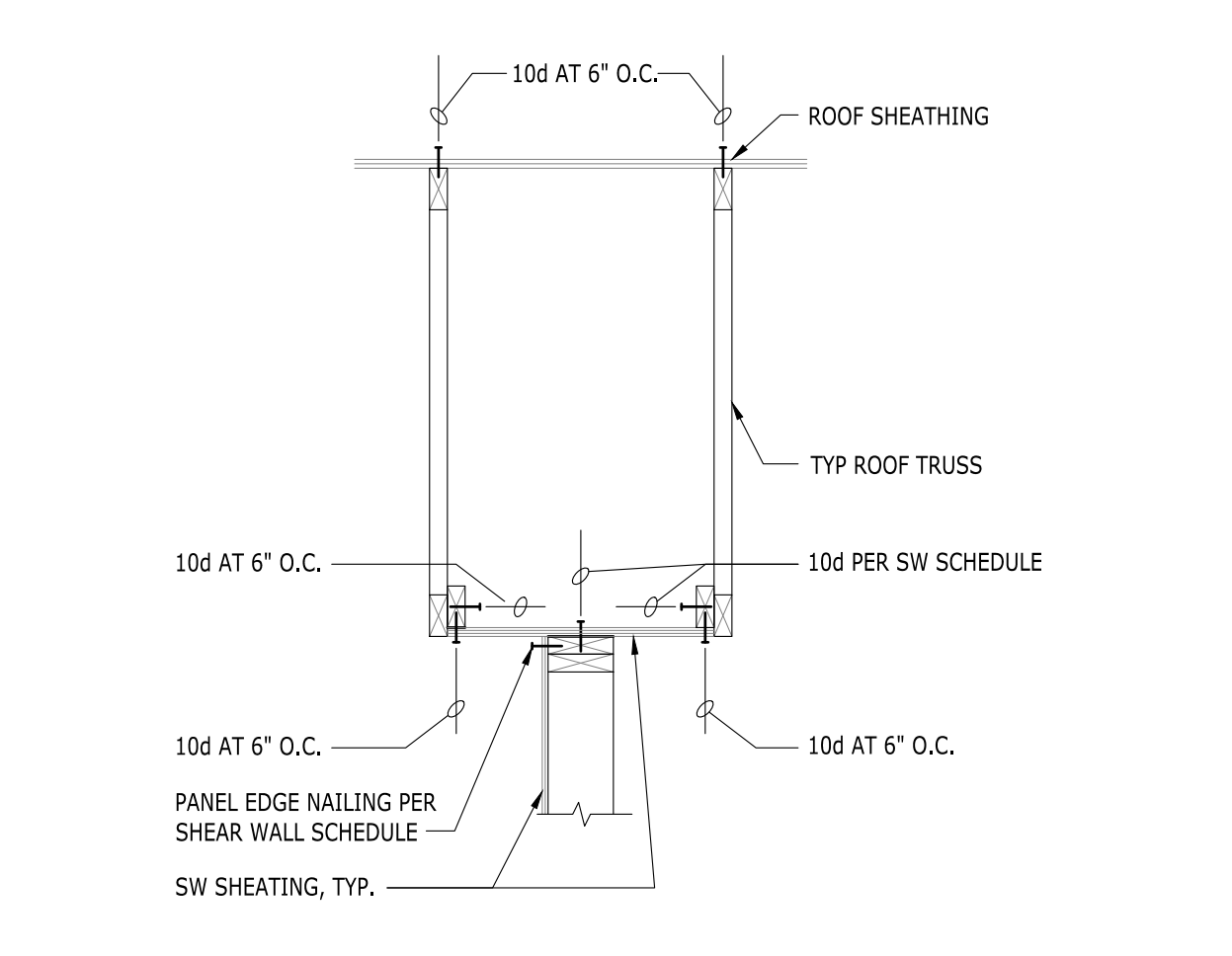
**5 GABLE END FRAMING**



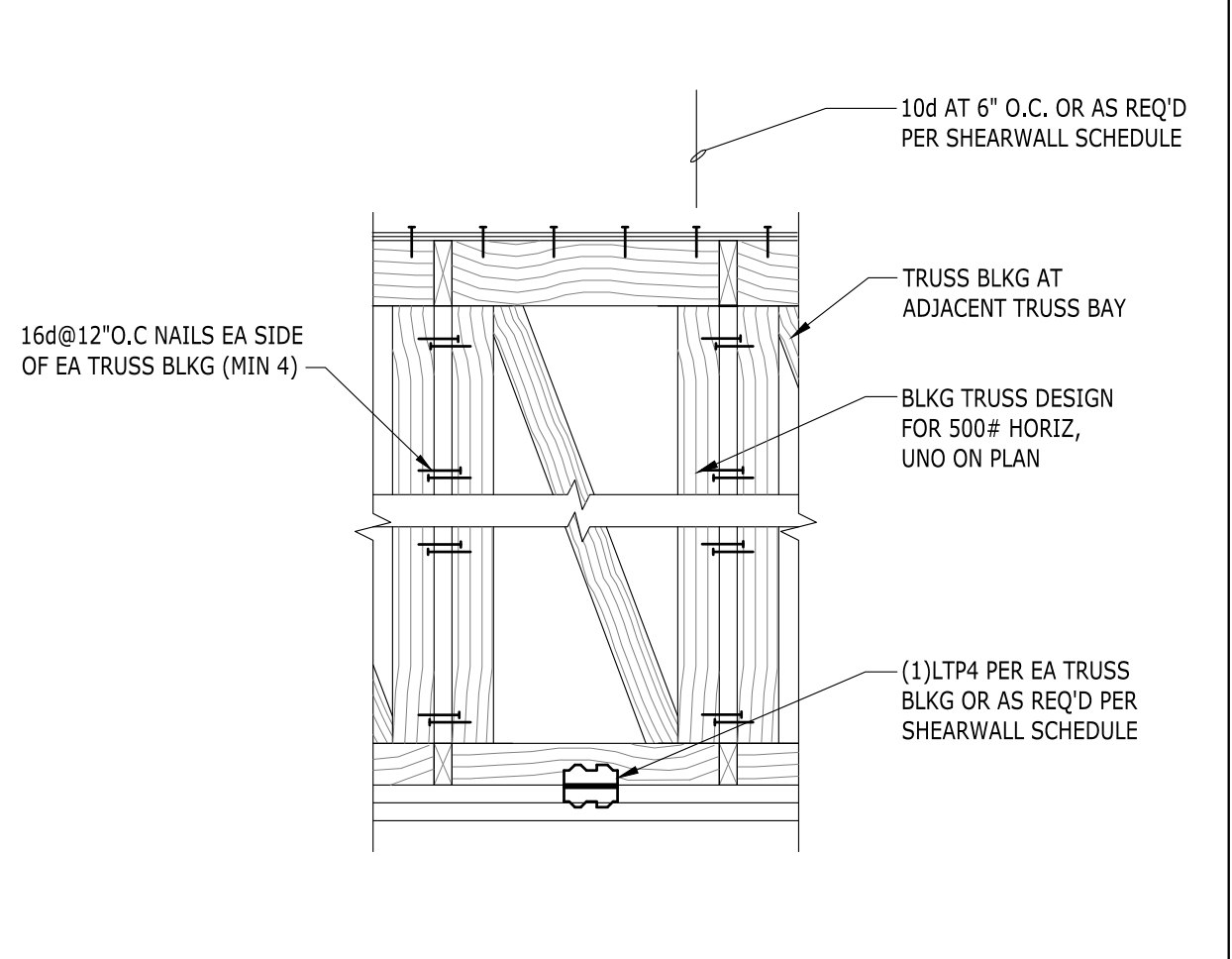
**6 ROOF OVERFRAMING**



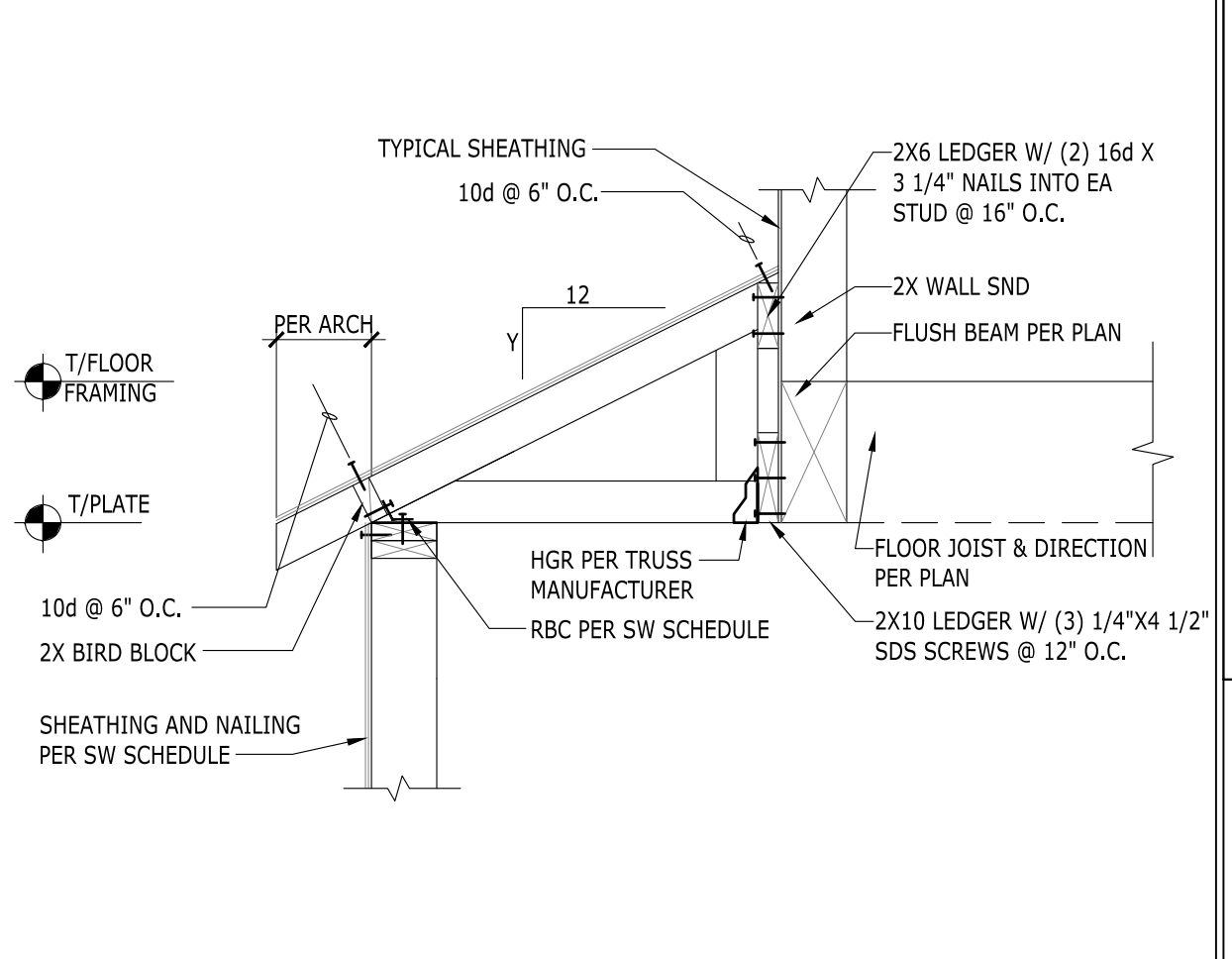
**7 PARALLEL TRUSS AT SHEAR WALL**



**8 OFFSET SHEAR TRUSS ATTACHMENT**



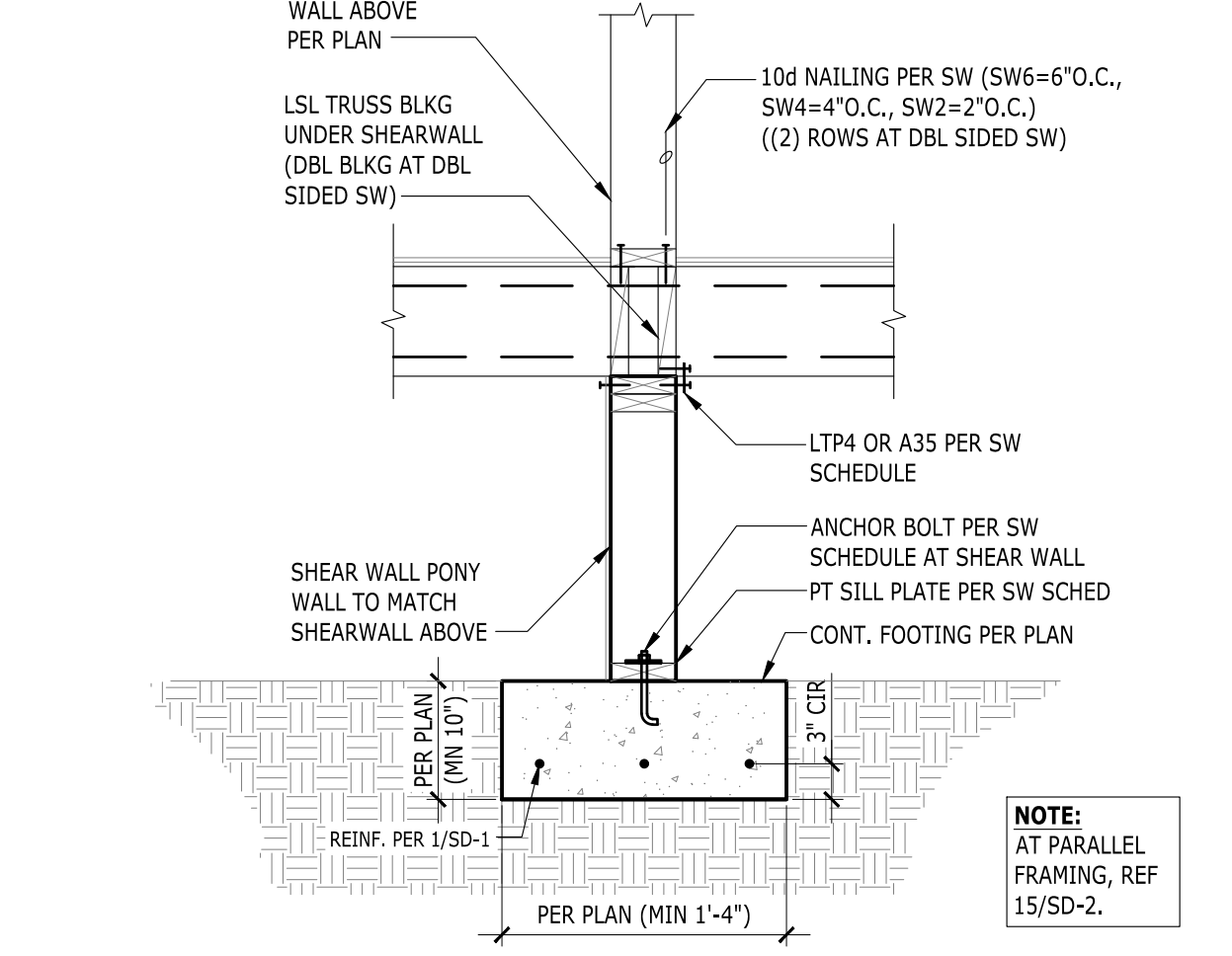
**9 TYPICAL TRUSS BLOCKING**



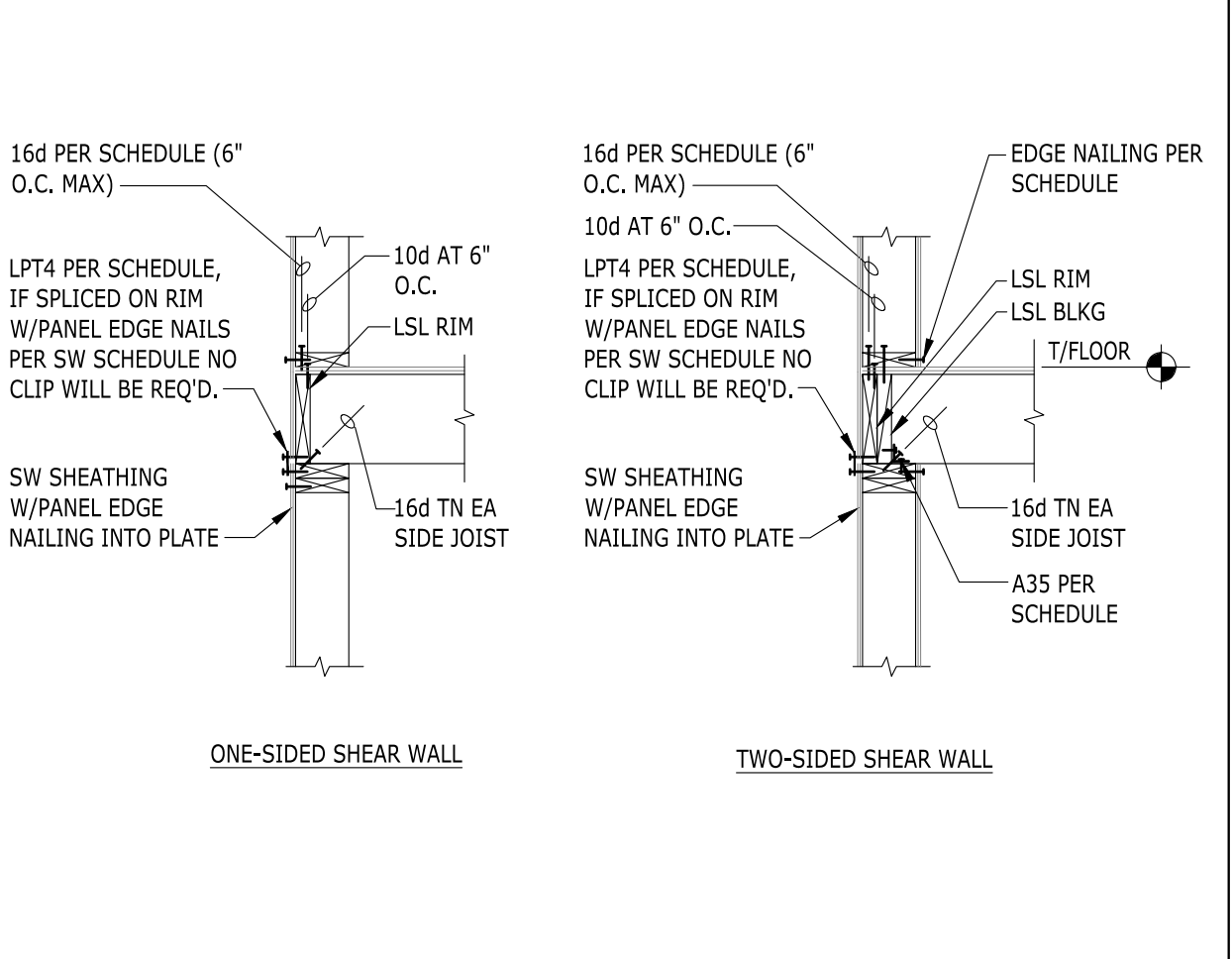
**10 FLOOR/ROOF DETAIL**



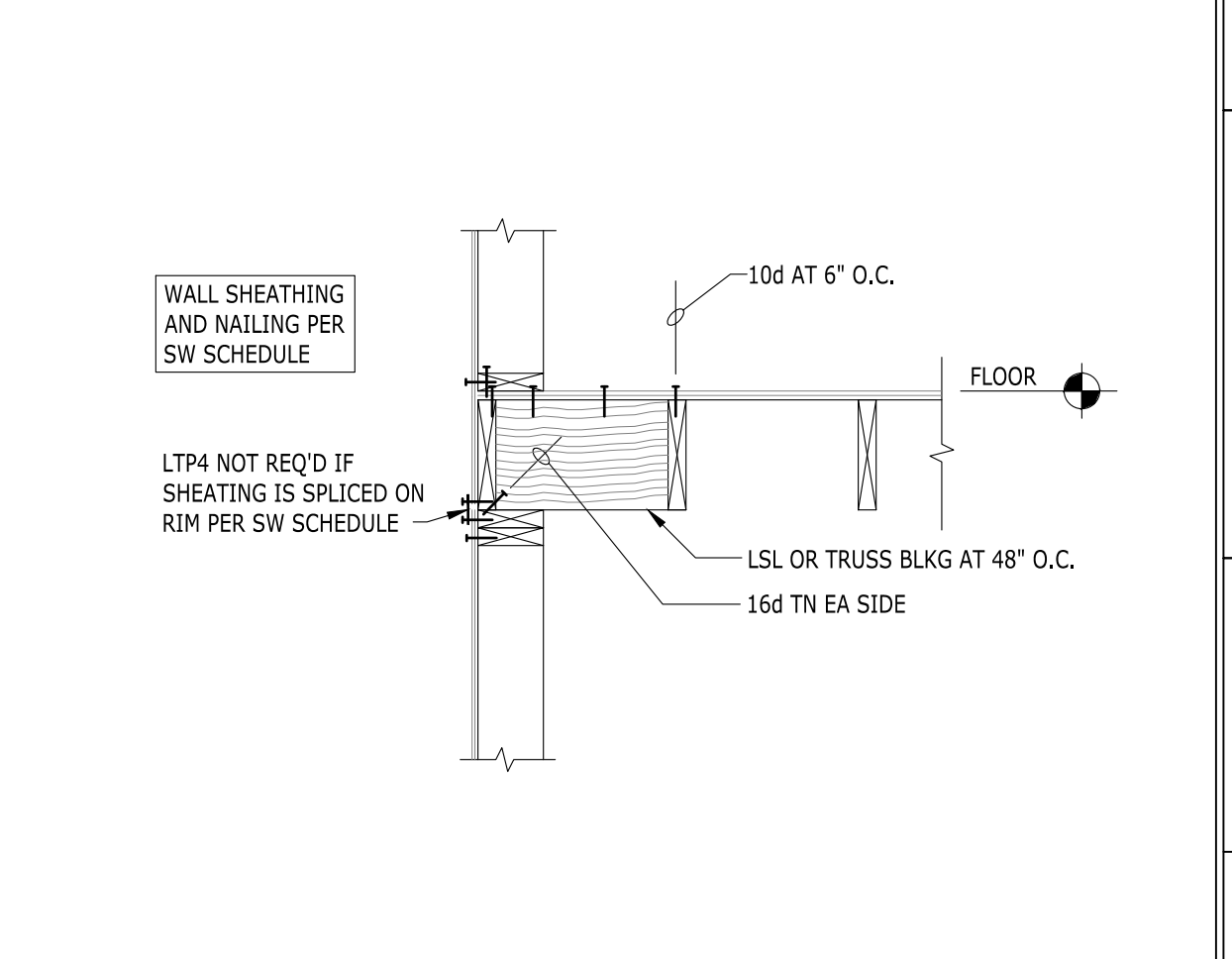
**13 INTERIOR PONY WALL AT CRAWLSPACE**



**14 SHEAR TRANSFER AT EXTERIOR WALL**



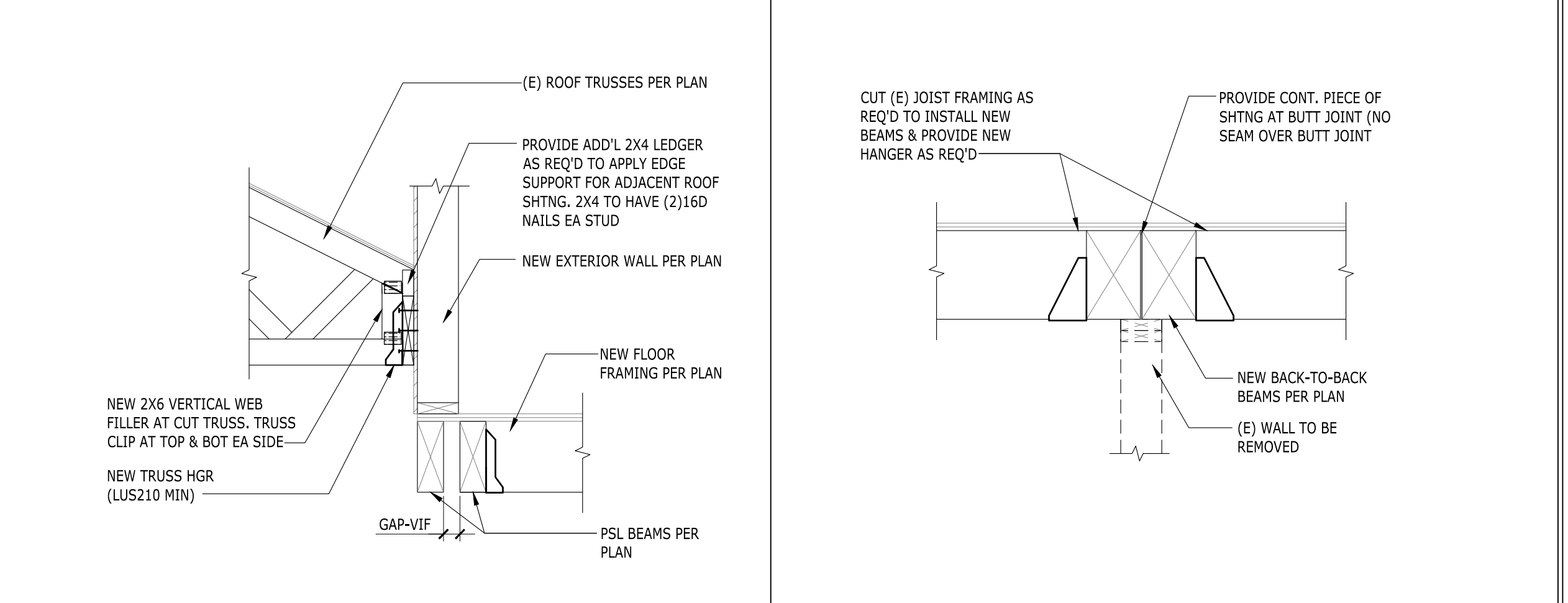
**15 SHEAR TRANSFER AT EXTERIOR WALL**



**20 NEW BACK-TO-BACK BEAMS**



**19 TRUSS TO WALL CONNECTION**



**20 NEW BACK-TO-BACK BEAMS**