### BASEMENT F.A.R. EXCEPTION

segment	length	beginning	end	begin cov	end cover	avg cover	%cover	wtd
		elev.	elev.					
а	26	289.3	291.9	5.10	7.70	6.4	82.6%	21.47
b	60.8	291.9	290.5	7.70	6.30	7	90.3%	54.92
С	60.8	290.5	287.9	6.30	3.70	5	64.5%	39.23
d	26	determined	d by graphic	cal calculation	on		9.6%	2.50
perim=	173.6					ava	68.0%	118.11
raw FAR	1574					avg.	00.070	
basement full cover	slab elev = = 7.75							
•	area = le = Existing		cal					

#### LOT SLOPE

HIGH POINT = 292.1' LOW POINT = 277.9' LOT SLOPE = 14.2'/111' = 12.8% LOT COVERAGE = 40%

### F.A.R. CALCULATION

Main Floor FA= 2468 sf (inc. gar)
Basement FA = 1574 sf
Upper Floor FA = 1108 sf
5150 sf

excepted basement FA = (1070.9 sf)stairs = (90 sf x 2 = 180 sf)

TOTAL chargeable FA = 3899.1 sf

LOT COVERAGE (SHADED AREA)

House Roof to eaves (shaded) = 2978 sf

driveway (e) = 730 sf | shed (e) = 75 sf

TOTAL = 3783 sfallowable = 11,167 x .4 = 4466.8 sf

amount available for hardscape = 683.8 sf

ALLOWABLE FAR = 40% OF LOT = .4 x 11,167 = 4466.8 SF

### A. SITE PLAN

1/10" = 1'-0"

= SPOT ELEVATION, FINAL

---- = EAVE/ROOF LINE
---- = EXTENT OF LIVING AREA (OVERHANGING)
---- = BUILDING FOOTPRINT (FOUNDATION EXTENTS)
SHADED AREA = BLDG EXTENTS TO EAVE

— — = EXISTING TOPOGRAPHY

3 = WALL SEGMENT TAG FOR HEIGHT CALCULATION

= WALL SEGMENT TAG FOR HEIGHT CALCULATION
 = WALL SEGMENT TAG FOR BASEMENT FAR EXCEPTION

—□—— = TREE FENCING —○—— = SILT FENCE

©E = stabilized construction entrance (exist. asphalt)

SP = stockpile - cover as required

© = staging area
.....REVISED TOPOGRAPHY LINE

### HARDSCAPE

DECKS, PATIOS, WALKS, WINDOW WELLS ETC = 512.4 sf

allowable = 11,167 sf x .09 = 1005 sf extra lot cov. =  $\underline{683.8}$  sf TOTAL allow. = 1688.8 sf

proposed deck = 307 sf exist. patios + walks = 727.5 sf exist. rockeries = 239 sf proposed retaining walls = 63 sf

proposed patios + walks = 63.5sf + 288sf = 351.5 sf

total (e) + proposed hardscape = 1688 sf

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.

### DRAINAGE EXEMPT

NPFA 13d Fire Sprinkler System to be installed

A separate FIRE permit is required.

## Structural Engineer

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

### **Project Description**

Remodel of existing single family residence with additions (437.5 sf additional footprint).

## Parcel Number/Legal

Parcel # = 4457900045
Legal Description:
LUCAS HILL DIV # 2
PLat Block: 1
Plat Lot: 9
ZONING = R-9.6
lot size = 11,167 sf

### Owner

Farshad Mahramnia
3859 83rd Ave SE Mercer Island WA

### Code Data

2018 International Building Code (IBC) - struct. 2018 International Residential Code (IRC) 2018 International Mechanical Code (IMC)

2018 International Mechanical Code (IMC) 2018 International Fuel Gas Code (IFGC)

2018 International Fuel Gas Code (IF 2018 Uniform Plumbing Code (UPC)

2018 International Fire Code (IFC)
2018 International Existing Building Code

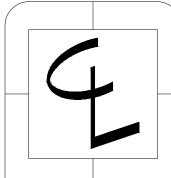
2018 International Swimming Pool and Spa Code
Washington State Energy Code (WCEC)
ICC/ANSI A117.1-09, Accessible and Usable Buildings

and Facilities, with statewide and City amendments

9317

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CHRIS LUTHI
STATE OF WASHINGTON



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Site Plan

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DATE
2.28.23

2.28.23 7.8.23 8.9.23

> A 1.0

#### **ELEVATION CALC.**

	EL @ MIDPOINT	segment	wtd sgmnt
1	291.90	47.25	13792.28
2	292.00	24.71	7215.32
3	292.00	21.3	6219.60
4	292.00	10.1	2949.20
5	292.00	17	4964.00
6	291.50	17.5	5101.25
7	291.50	17	4955.50
8	290.70	8.31	2415.72
9	288.50	26	7501.00
10	284.80	8.31	2366.69
11	284.00	8	2272.00
12	284.50	17.5	4978.75
13	285.00	8	2280.00
14	284.20	38.42	10918.96
		269.4	77930.26

AVG. EL =

proposed = existing grade, typ. segments include overhanging areas projected to ground

### A. SUPPLEMENTAL SITE PLAN

= SPOT ELEVATION, FINAL

----= EAVE/ROOF LINE ----- = EXTENT OF LIVING AREA (OVERHANGING)
----- = BUILDING FOOTPRINT (FOUNDATION EXTENTS) SHADED AREA = BLDG EXTENTS TO EAVE

— — = EXISTING TOPOGRAPHY = WALL SEGMENT TAG FOR HEIGHT CALCULATION

## DRAINAGE EXEMPT

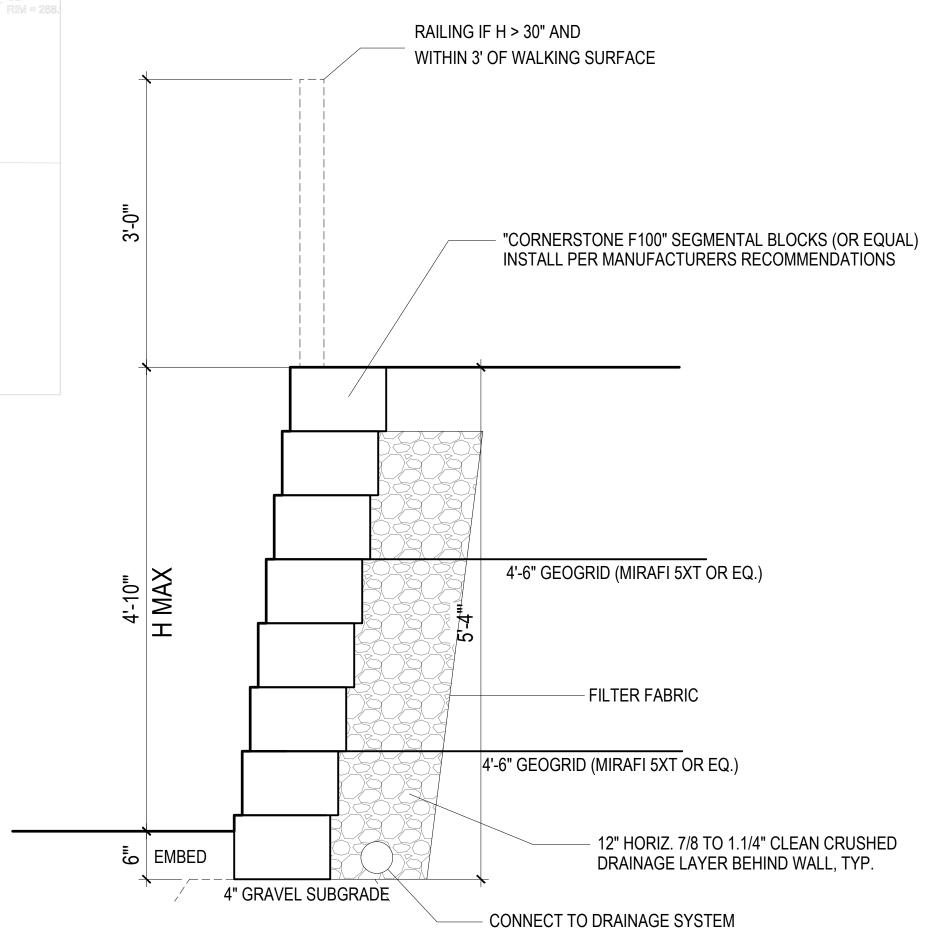
## New Imperv. Calc.

additions - 332.1 sf new walk patio (non-pervious) - 63.5 sf total = 395.6 sf < 500 sf

### New and Rebuilt Hard Surface Calc.

additions, + rebuilt structure areas (garage etc) = 1625 sf new walk patio (non-pervious) - 63.5 sf pervious pavers - 311 sf

total = 1999.5 sf < 2000 sf



B. SEGMENTAL BLOCK RETAINING WALL 1" = 1'-0"

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CONTENTS Site Plan 2

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SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP HD = HEAT DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP

DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated 

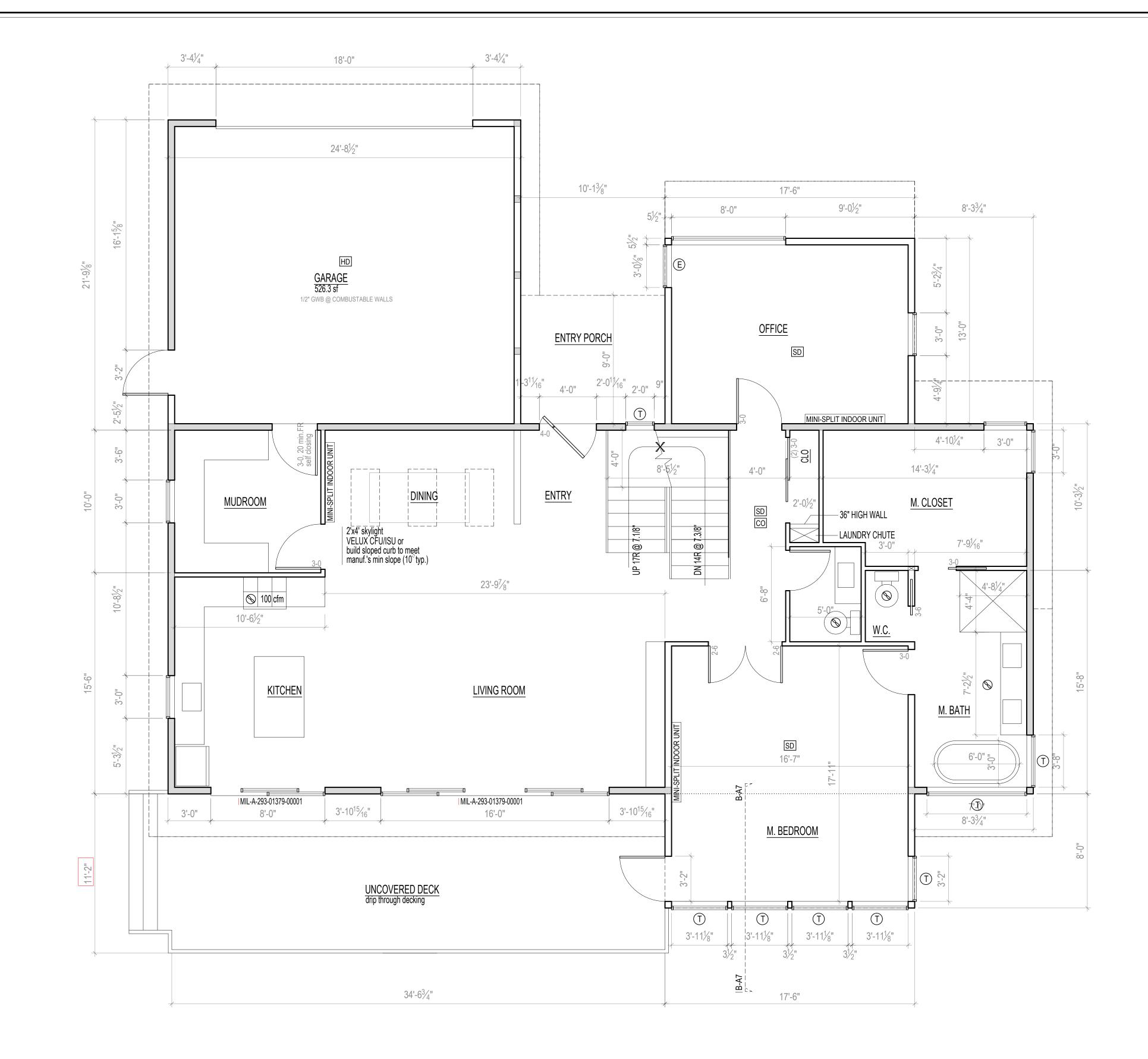
FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING

(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 HIEGHT UNLESS OTHERWISE INDICATED

(T) =TEMPER/SAFETY GLAZE WINDOWS (TEMPER ALL DOORS/SIDELIGHTS, TYP.) ALL GAS F.P. TO BE APPROVED DIRECT VENT U.L. APPROVED

(e) = EXISTING

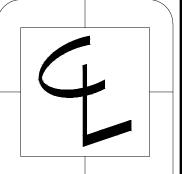


A. MAIN FLOOR PLAN

1/4" = 1'-0"

FA TOTAL = 2468 sf (inc. gar)

= WALLS THAT REMAIN IN EXISTING LOCATIONS
Living Area = 1941.7 sf
Garage Area = 526.3 sf
New Area = 367.5 sf



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CONTENTS

Main Floor Plan

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2.28.23 7.8.23 7.8.23

SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP HD = HEAT DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP

DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated = 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

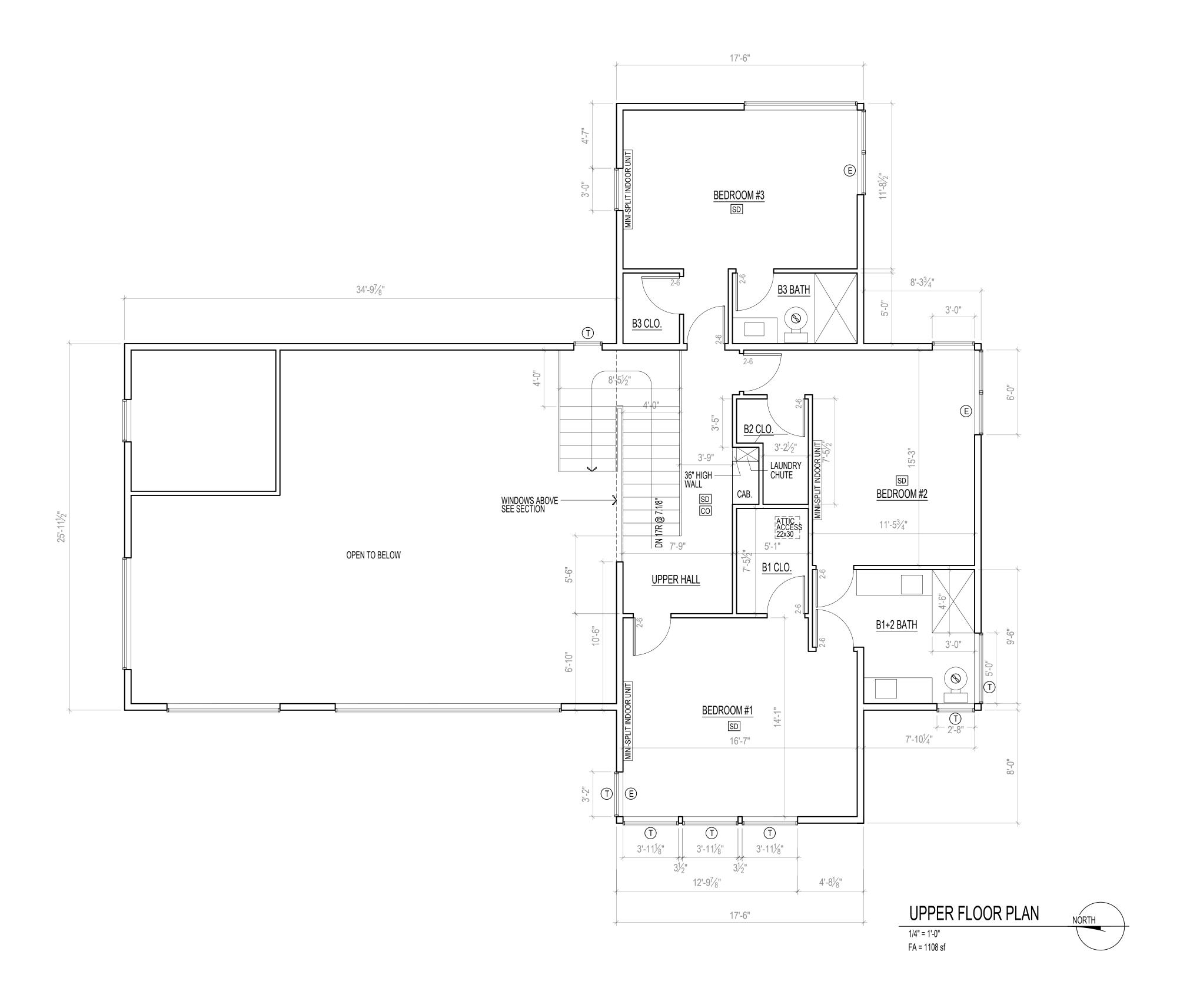
Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.

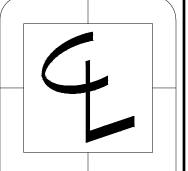
ALL WALLS FULL HIEGHT UNLESS OTHERWISE INDICATED

(T) =TEMPER/SAFETY GLAZE WINDOWS (TEMPER ALL DOORS/SIDELIGHTS, TYP.)

ALL GAS F.P. TO BE APPROVED DIRECT VENT U.L. APPROVED

(e) = EXISTING





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CONTENTS

Upper Floor Plan

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SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
HD = HEAT DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP

DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated

= FAN, 50 CFM UNLESS OTHERWISE INDICATED

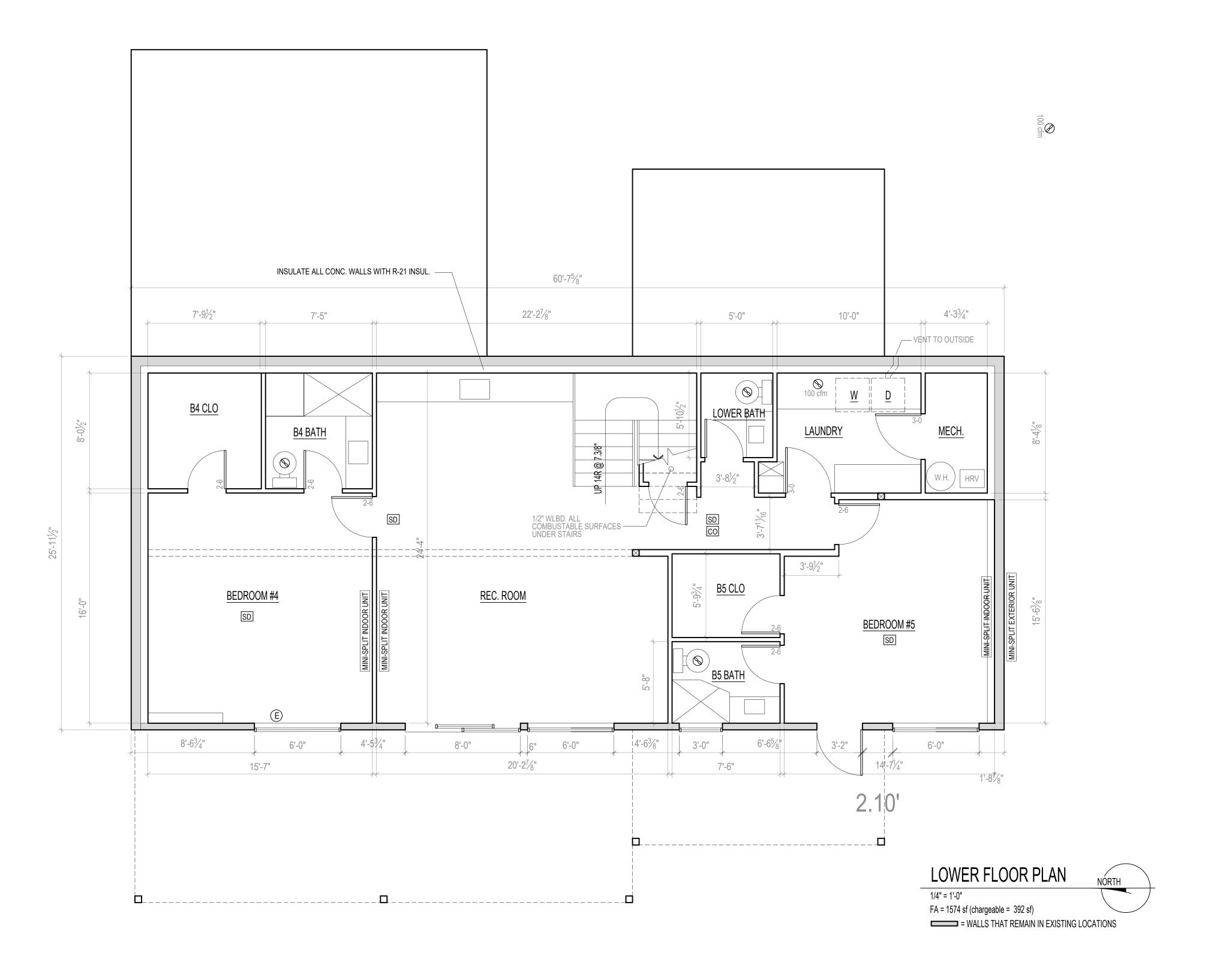
FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING

(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 HIEGHT UNLESS OTHERWISE INDICATED

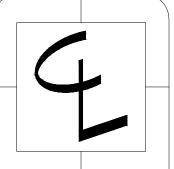
T =TEMPER/SAFETY GLAZE WINDOWS (TEMPER ALL DOORS/SIDELIGHTS, TYP.)
ALL GAS F.P. TO BE APPROVED DIRECT VENT U.L. APPROVED
(e) = EXISTING



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REGISTERED
ARCHITECT

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STATE OF WASHINGTON



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Lower Floor Plan

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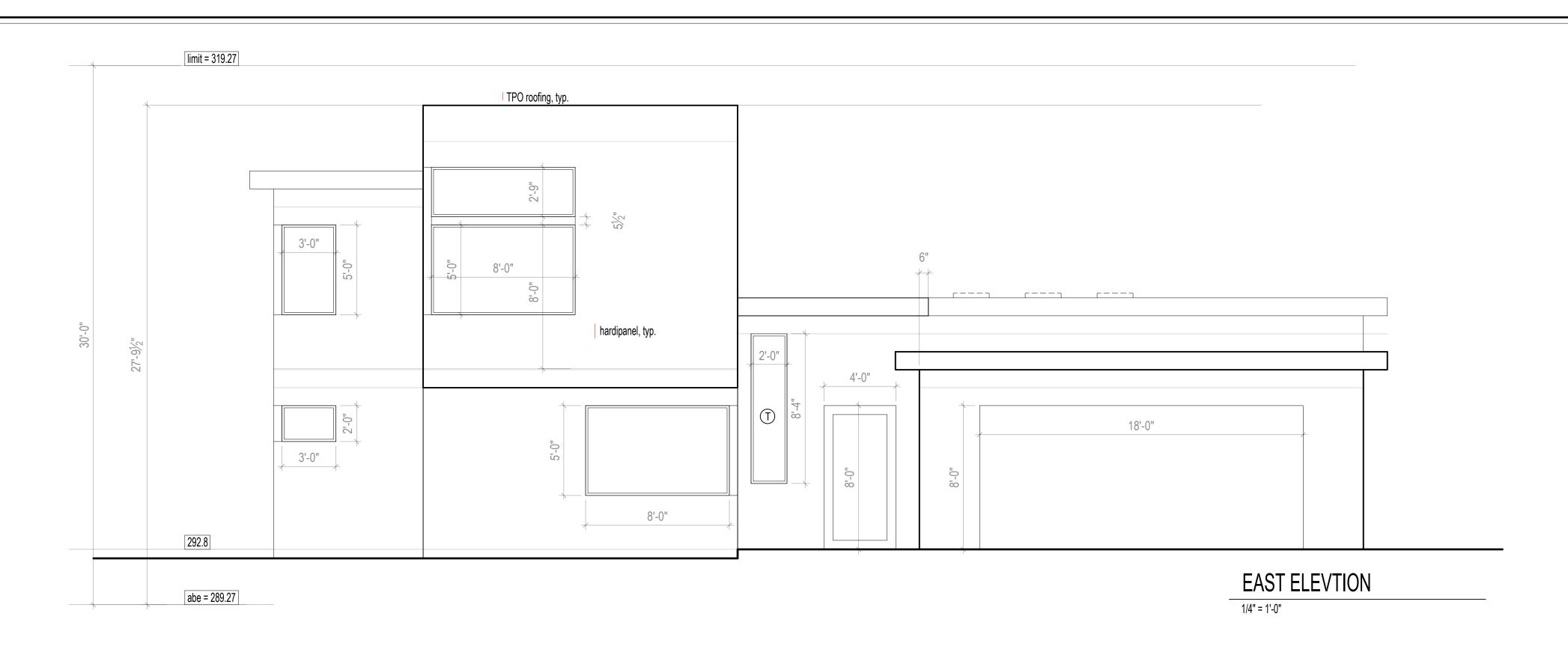
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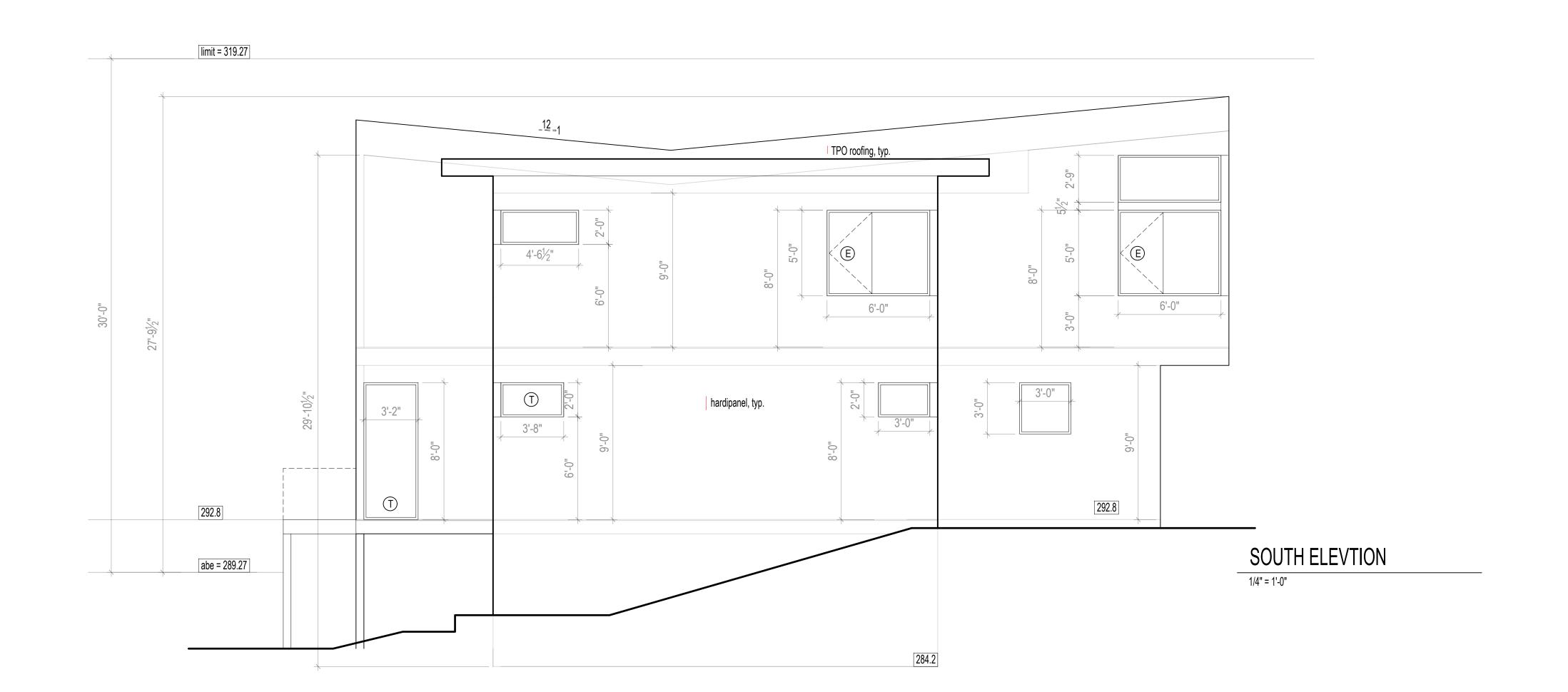
Elevations 1

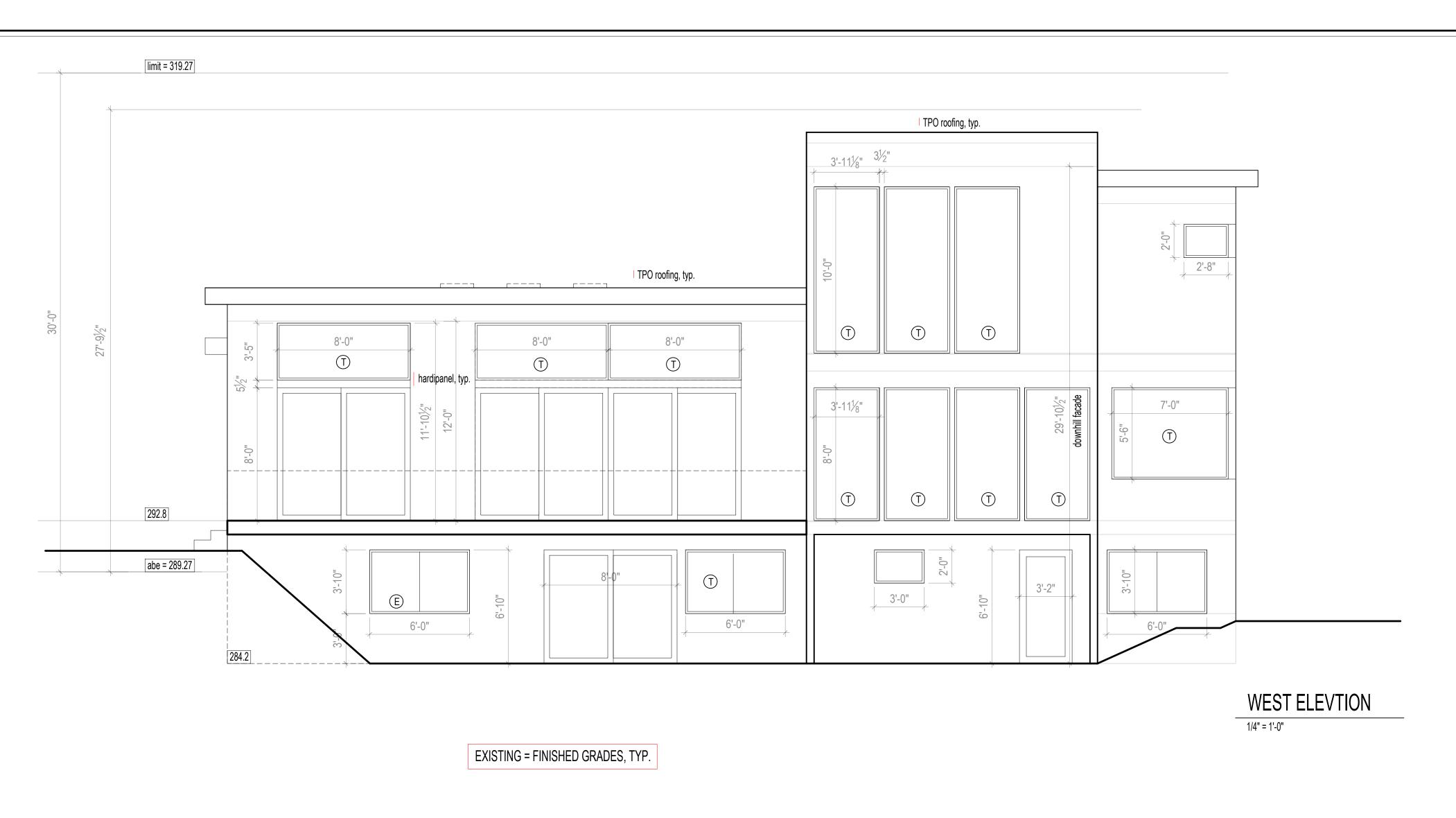
386

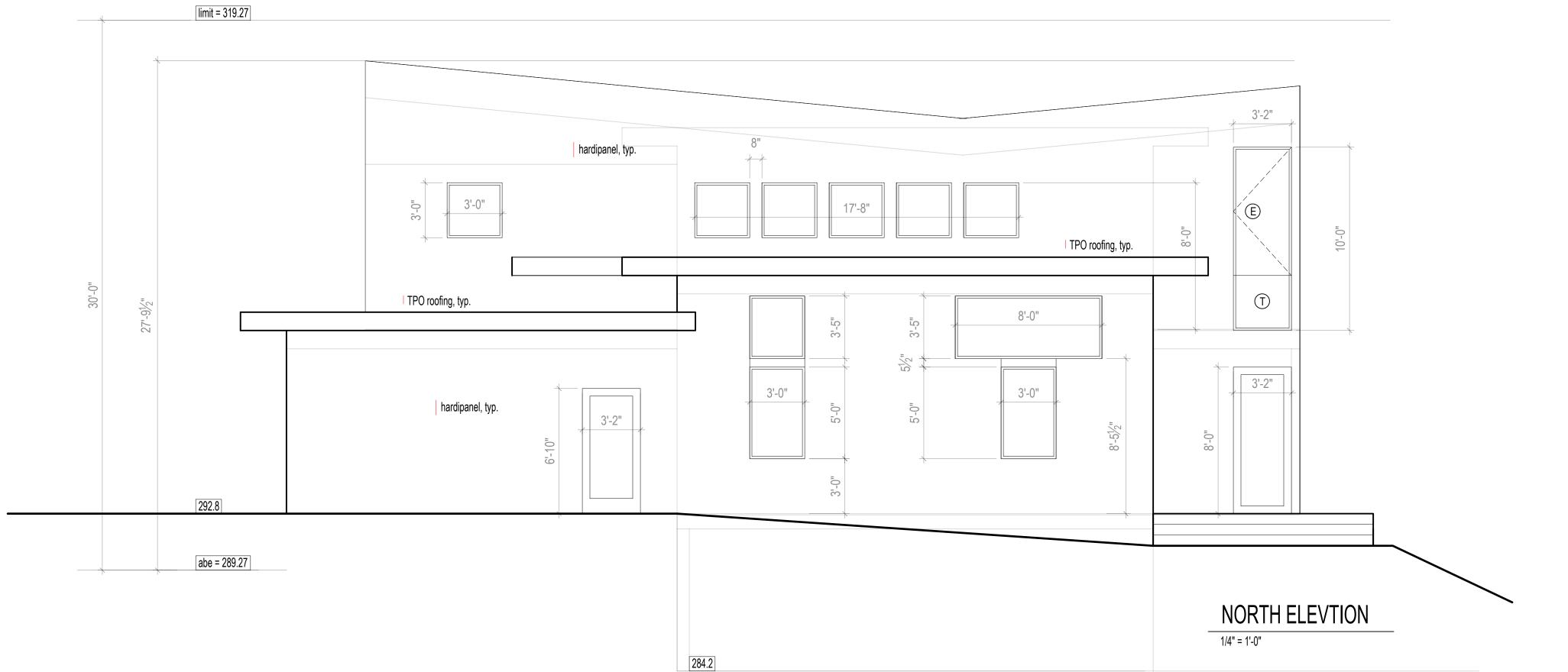
CRL DATE



EXISTING = FINISHED GRADES, TYP.



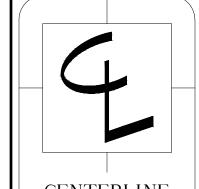




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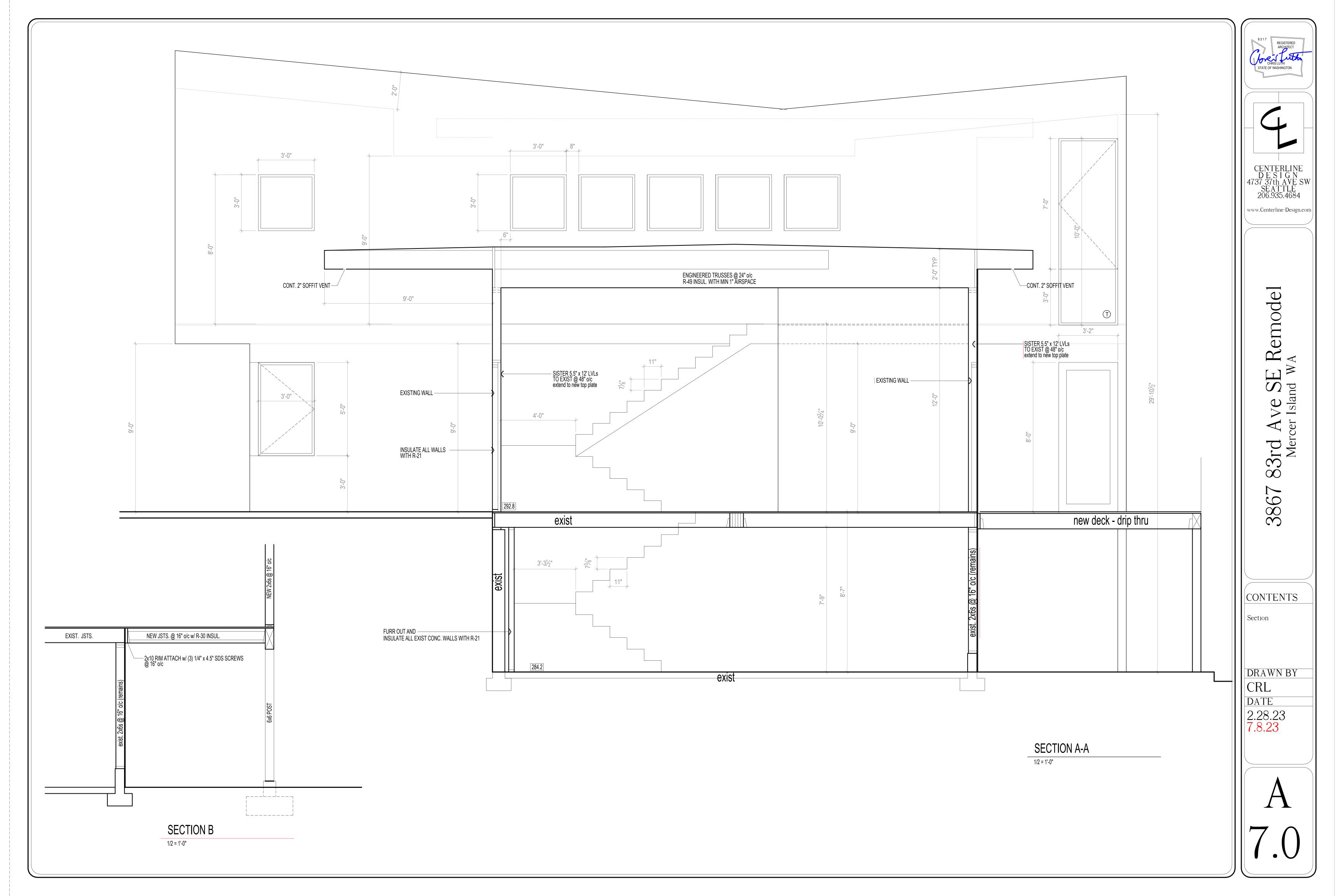
CONTENTS

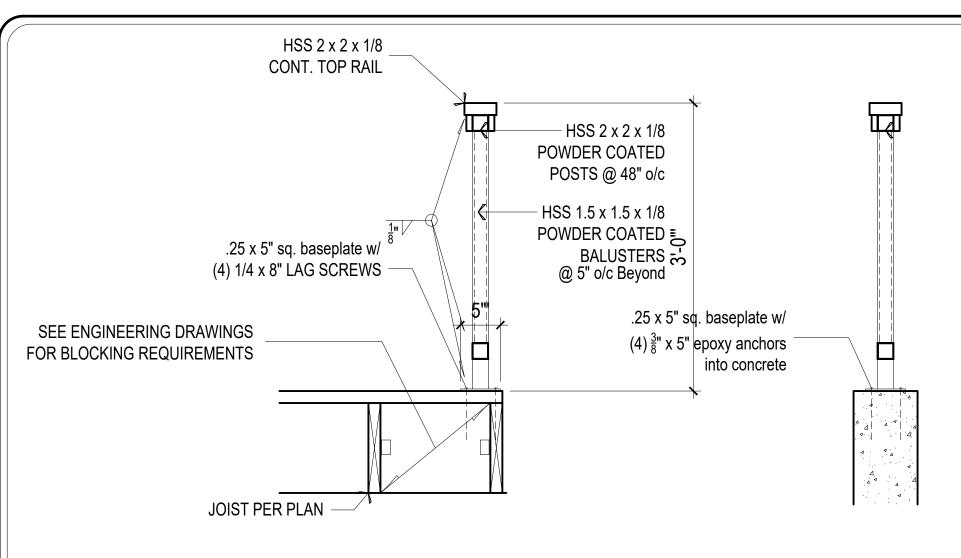
Elevations 2

DRAWN BY
CRL
DATE

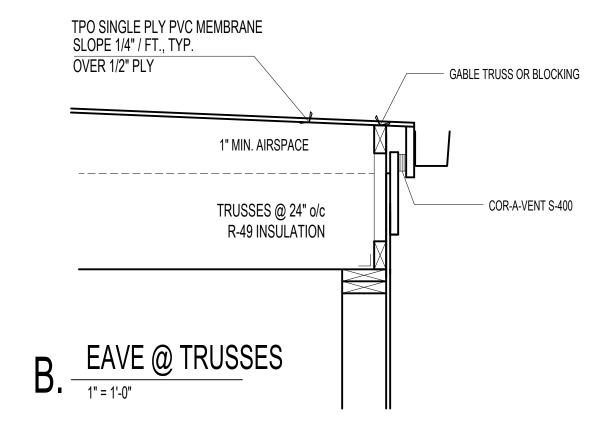
2.28.23 7.8.23

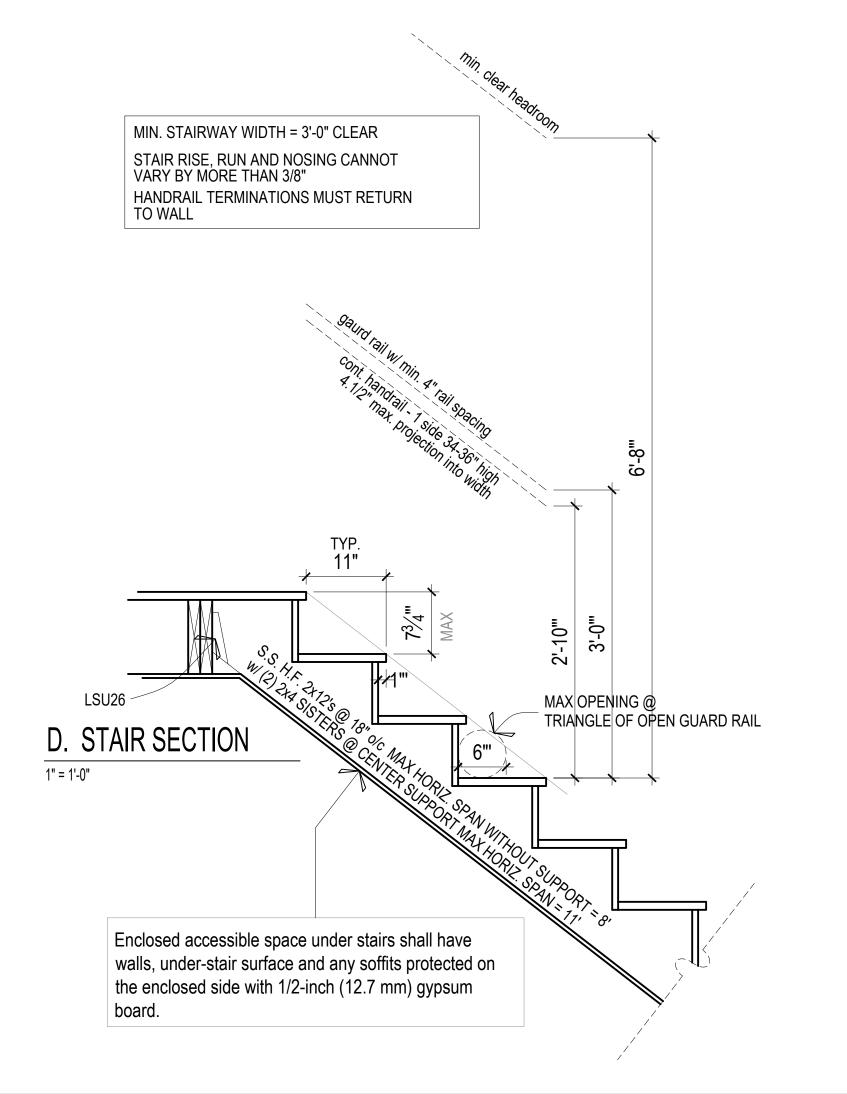
A





# C. RAILING DETAIL





### Pervious Paver Info

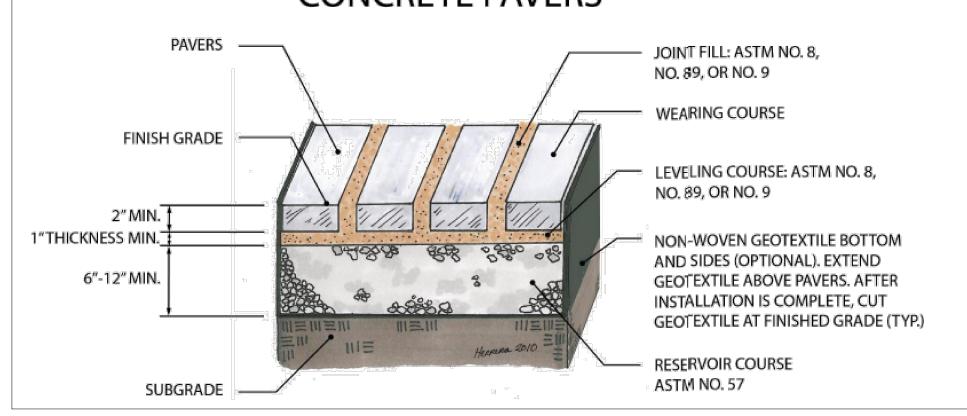
- 1. **General:** Installation must be in accordance with the manufacturer's requirements and specifications.
- 2. **Subgrade:** Compact the subgrade to the minimum necessary for structural stability. Use static dual wheel small mechanical rollers or plate vibration machines for compaction. Do not allow heavy compaction due to heavy equipment operation. The subgrade should not be subject to truck traffic.
- 3. **Geotextile:** Geotextile fabric shall be placed beneath the reservoir layer in areas where soil remains saturated part of the year, where there is soil freeze and thaw, or over clay and moist silty subgrade soils. The geotextile fabric should pass water at a greater rate than the subgrade soils.
- 4. **Underdrain:** Provide an underdrain pipe when subgrade soils are poorly draining, or soils remain saturated part of the year.
- 5. Aggregate Materials (stone fill, leveling course, and base/sub-base reservoir layer): Use "open graded" rock containing only a small percentage of aggregate in the small range. Do not use round rock.
  - a. <u>Joint Fill</u> ASTM No. 8 washed crushed aggregate. ASTM No. 89 or No. 9 washed crushed aggregate may also be used. Minimum 1" to 2" thickness.
  - b. Leveling Course Minimum 1" thickness washed sand or washed crushed aggregate
  - c. <u>Reservoir Course</u> ASTM No. 57 crushed aggregate. Minimum 6" to 12" thickness depending on permeability of the subgrade soils.

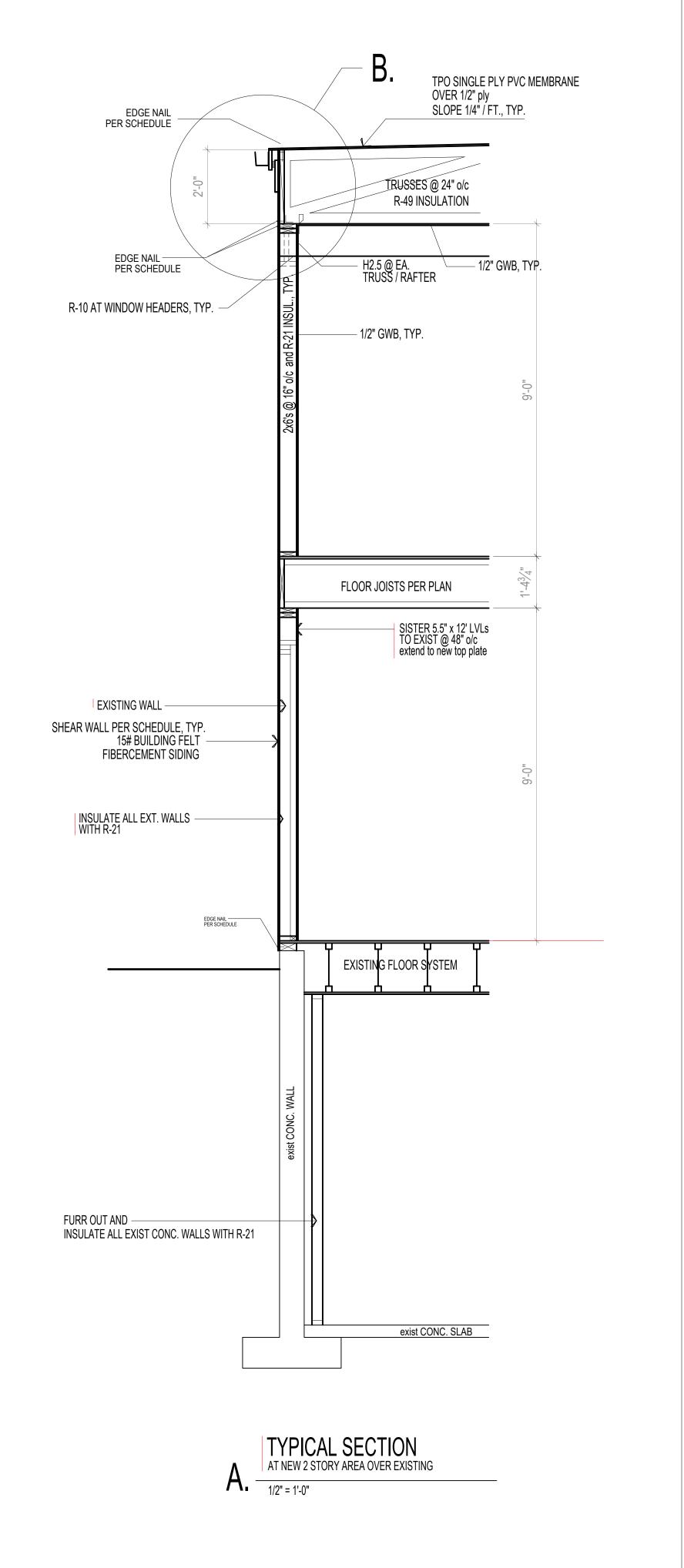
#### 6. **Limitations:**

- a. If surface drainage comes from minor or incidental pervious areas, those areas must be fully stabilized.
- b. Slope adjacent impervious surfaces away from the pavers to the maximum extent practicable.
- c. Sheet flow from up-gradient impervious area is not recommended, but permissible if the area of permeable interlocking concrete pavers is greater than or equal to the impervious pavement area.
- d. The maximum installed slope of the permeable interlocking concrete pavers is generally 12 percent.
- 7. **Protection:** After work is complete, the contractor shall be responsible for protecting work from sediment deposition and damage due to subsequent construction activity on the site.
  - a. Keep heavy equipment off existing soils underneath the proposed paver area to preserve the native soil infiltration rate.
  - b. Do not allow muddy construction equipment on the base material or pavers.
  - c. Do not allow sediment-laden runoff onto the pavers.
  - d. The contractor shall be responsible for protecting work from sediment deposition and damage due to subsequent construction activity on the site.
- 8. **Improper Installation**: Pavers fouled with sediments or no longer passing an initial infiltration test (ASTM C1781) must be cleaned using procedures recommended by the paver manufacturer. If cleaning does not restore infiltration rates or other construction issues have been observed, reinstallation of the pavers may be required.
- 9. **Inspections**: The contractor shall call for inspection of the subgrade preparation prior to placement of the reservoir course and for a subsequent inspection of the reservoir course placement prior to installation of
- 10. **Maintenance**: Homeowners must adequately maintain their permeable block pavements. Over time, the space between the pavers will tend to clog.
  - a. Annual inspections Conduct periodic visual inspections to determine if surfaces are clogged with vegetation or fine grained sediment. If water runs off the pavement and/or there is ponding during a rain event, then the surface may be clogged. Clogged surfaces should be corrected within one year.
  - b. Routine surface cleaning Surfaces should be cleaned with a ShopVac, brush broom, or walk-behind vacuum annually. Surface cleaning is recommended twice per year; preferably, once in the autumn after leaf fall, and again in early spring.
  - c. Damaged pavers Remove individual pavers by hand and replace or repair per manufacturer's recommendations.
  - d. Loss of joint fill Refill per manufacturer's recommendations.

PERVIOUS CONCRETE BLOCK OR "PAVER SYSTEMS

# FIGURE 1. PERMEABLE INTERLOCKING CONCRETE PAVERS





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### **Energy Code Info**

ADDITIONS > 500 SF <1500 SF REQ 3.0 ENERGY CREDITS new 367.5sf at main floor + 1108sf at upper = 1475.5 sf

#### PRIMARY RESIDENCE HVAC NOTES

Air-source, mini-split heat pump with minimum HSPF of 10.0.

HEAT RECOVERY VENTILATION
REQUIRED VENTING = CONTINUOUS 120CFM
SET TO OPERATE AT 240 CFM FOR 2 HOURS IN EA. 4 HR PERIOD (50%)
PROVIDED BY VARIABLE SPEED HIGH EFF. FAN (MAX .35 WATTS/CFM)
CONTOLLED TO OPERATE AT LOW SPEED IN VENTILATION
MODE ONLY.

design professional or builder shall complete and post an "Insulation Certificate for Residential Construction" within 3' of the electrical panel prior to final inspection.

Maximum flow rates for shower heads and kitchen sink - 1.75 GPM or less. All other lavatory faucets - 1.0 GPM or less.

## 2018 Washington State Energy Code — Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family — New & Additions (effective February 1, 2021)

These requirements apply to all IRC building types, including detached one- and two-family

# dwellings and multiple single-family dwellings (townhouses). Project Information amnia 2.0 Chris Luthi

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

	horized Representative	Lora fun	Chris Luthi	Date 02/27/2023				
		All Climate	Zones (Table R402.1.1)					
			Value <sup>a</sup>	U-Factor <sup>a</sup>				
Fenestration U-Factor b			n/a	0.30				
Skylight U-Factor b			n/a	0.50				
Glazed Fenestration SHGC b,e			n/a	n/a				
	ing <sup>e</sup>		49	0.026				
Wc	od Frame Wall <sup>&amp;h</sup>		21 int	0.056				
Flo	oř .		30	0.029				
	ow Grade Wall <sup>ch</sup>	10/15	/21 int + TB	0.042				
Slal	o <sup>d,f</sup> R-Value & Depth		0, 2 ft	n/a				
				ween the slab and the basement wall a				
C	the interior of the basemer	nt wall. "10/15/21 +57 nt wall plus R-5 contin	B" shall be permitted to uous insulation on the in	wall, or R-15 continuous insulation on ween the slab and the basement wall a be met with R-13 cavity insulation on terior or exterior of the wall. "5TB"				
Ċ	the interior of the basemer the interior of the basemer	nt wall. "10/15/21 ±57 nt wall plus R-5 contin etween floor slab and	B" shall be permitted to uous insulation on the in last basement wall.	ween the slab and the basement wall a be met with R-13 cavity insulation on terior or exterior of the wall. "5TB"				
	the interior of the basemer the interior of the basemer means R-5 thermal break b R-10 continuous insulation	nt wall. "10/15/21 +57 nt wall plus R-5 contin etween floor slab and is required under hea aulted ceilings, the ins	B" shall be permitted to uous insulation on the in I basement wall. Ited slab on grade floors.	ween the slab and the basement wall a be met with R-13 cavity insulation on terior or exterior of the wall. "5TB"				
d	the interior of the basemer the interior of the basemer means R-5 thermal break b R-10 continuous insulation For single rafter- or joist-va extends over the top plate R-7.5 continuous insulation	nt wall. "10/15/21 ±57 nt wall plus R-5 continuetween floor slab and is required under head ulted ceilings, the installed over an exist of the exterior wall.	TB" shall be permitted to uous insulation on the in disassement wall, sted slab on grade floors, ulation may be reduced to be sting slab is deemed to be applying with Section R50.	ween the slab and the basement wall a be met with R-13 cavity insulation on terior or exterior of the wall. "5TB"  See Section R402.2.9.1.				
d	the interior of the basemer the interior of the basemer means R-5 thermal break b R-10 continuous insulation For single rafter- or joist-va extends over the top plate R-7.5 continuous insulatior slab insulation when applie meet the requirements for	nt wall. "10/15/21 ±57 int wall plus R-5 continuetween floor slab and is required under head ulted ceilings, the installed over an exist of the exterior wall. In installed over an exist of the existing slabs conthermal barriers prot	"B" shall be permitted to uous insulation on the in a basement wall, ated slab on grade floors, ulation may be reduced to be applying with Section R50 ecting foam plastics.	ween the slab and the basement wall a be met with R-13 cavity insulation on terior or exterior of the wall. "STB"  See Section R402.2.9.1. o R-38 if the full insulation depth equivalent to the required perimeter				

2018 Washington State Energy Code-R

### 2018 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit *in a residential building* shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. Small Dwelling Unit: 3 credits

Prescriptive Path - Single Family

- Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area.
- Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.

  2. Medium Dwelling Unit: 6 credits
- All dwelling units that are not included in #1 or #3

All other additions shall meet 1-3 above

- 3. Large Dwelling Unit: 7 credits

  Dwelling units exceeding 5,000 sf of conditioned floor area
- 4. Additions less than 500 square feet: 1.5 credits

#### Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

	Summary of Ta	ble R406.2 and 406.3					
Heating Options	Fuel Normalization Descriptions		select ONE g option	User Notes			
1	Combustion heating minimum NAECA <sup>b</sup>	0.0					
2	Heat pump <sup>c</sup>	1.0					
3	Electric resistance heat only - furnace or zonal	-1.0					
4	DHP with zonal electric resistance per option 3.4.	0.5					
5	All other heating systems	1.0					
Energy Options	Energy Credit Option Descriptions	energy opti	select ONE on from each gory <sup>d</sup>				
1.1	(2) THE PROPERTY OF THE PROPER	0.5					
1.2	Efficient Building Envelope	1.0					
1.3	Efficient Building Envelope	0.5					
1.4	Efficient Building Envelope	1.0					
1.5	Efficient Building Envelope	2.0					
1.6	Efficient Building Envelope	3.0					
1.7	Efficient Building Envelope	0.5					
2.1	Air Leakage Control and Efficient Ventilation	0.5					
2.2	Air Leakage Control and Efficient Ventilation	1.0					
2.3	Air Leakage Control and Efficient Ventilation	1,5					
2.4	Air Leakage Control and Efficient Ventilation	2.0					
3.1ª	High Efficiency HVAC	1.0					
3.2	High Efficiency HVAC	1.0					
3.3ª	High Efficiency HVAC	1.5					
3.4	High Efficiency HVAC	1.5					
3.5.1	High Efficiency HVAC	1.5					
3.5.2	High Efficiency HVAC	1.5					
3.6ª	High Efficiency HVAC	2.0					
4.1	High Efficiency HVAC Distribution System	0.5					
4.2	High Efficiency HVAC Distribution System	1.0					

2018 Washington State Energy Code-R

Prescriptive Path – Single Family

2018 Washington State Energy Code-R

2018 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Summary of Table R406.2 (cont.)

**Energy Credit Option Descriptions (cont.)** 

5.1<sup>d</sup> Efficient Water Heating

5.2 Efficient Water Heating

5.3 Efficient Water Heating

5.4 Efficient Water Heating

5.5 Efficient Water Heating

5.6 Efficient Water Heating

7.1 Appliance Package

6.1e Renewable Electric Energy (3 credits max)

b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)

c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)

with options 5.2 through 5.6. See Table 406.3.

whichever is bigger, may be installed in the dwelling unit.

Credits - select ONE

energy option from each category <sup>d</sup>

3.0 Calculate Total

0.5

0.5

1.0

1.5

2.0

1.0

0.5

2,5

**Total Credits** 

d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined

as An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W,

e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max.

f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

See the complete Table R406.2 for all requirements and option descriptions.

Single Family - New & Additions (effective February 1, 2021)

3.

Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage to 2.0 air changes per hour maximum. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2). Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule. Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed. Per WSEC R404.1, A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

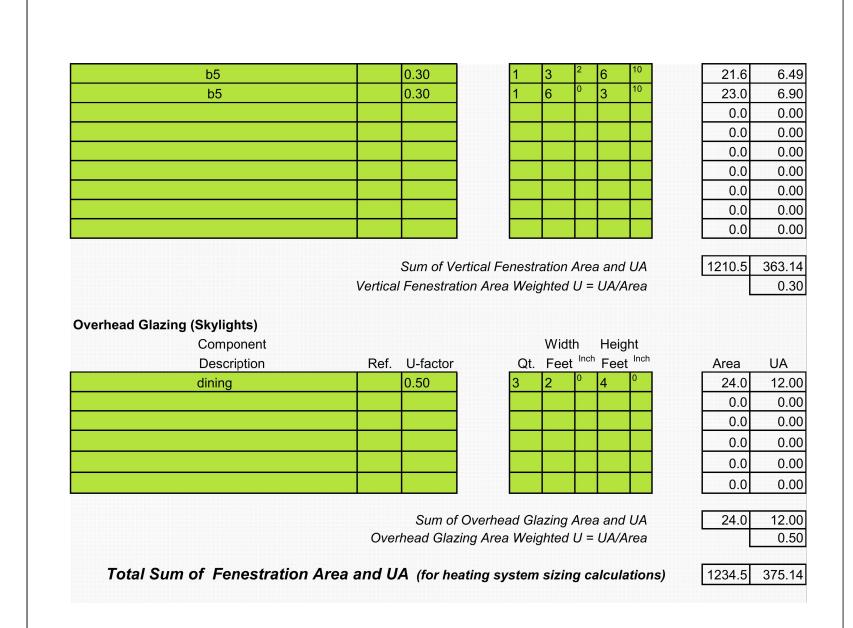
Prescriptive Path - Single Family

All Climate Zones (Table R402.1.1)						
	R-Value <sup>a</sup>	U-Factor <sup>a</sup>				
Fenestration U-Factor <sup>b</sup>	n/a	0.30				
Skylight U-Factor <sup>b</sup>	n/a	0.50				
Glazed Fenestration SHGC b,e	n/a	n/a				
Ceiling <sup>e</sup>	49	0.026				
Wood Frame Wall <sup>g,h</sup>	21 int	0.056				
Floor	30	0.029				
Below Grade Wall c,h	10/15/21 int + TB	0.042				
Slab <sup>d,f</sup> R-Value & Depth	10, 2 ft	n/a				

- R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.
- b The fenestration *U*-factor column excludes skylights.
- "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at
- the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
- d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- e For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
- R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
- For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for
- Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

Window, Skylight and Door Schedule			
Project Information			Contact Information
Mahraminia 2.0		_	
			Width Height
	Ref.	U-factor	Qt. Feet Inch Feet Inch Area UA
Exempt Swinging Door (24 sq. ft. max.)			0.0 0.00
Exempt Glazed Fenestration (15 sq. ft. max.)			0.0 0.00
Vertical Fenestration (Windows and doors)			
Component			Width Height
Description	Ref.	U-factor	Qt. Feet Inch Feet Inch Area UA
entry		0.30	1 4 <sup>0</sup> 8 <sup>0</sup> 32.0 9.60
stairs		0.30	1 2 <sup>0</sup> 8 <sup>4</sup> 16.7 5.00
mud		0.30	1 3 ° 5 ° 15.0 4.50

Component					Widt		Heig			
Description	Ref.	U-factor	_(	Qt.	Feet	Inch	Fee	t <sup>Inch</sup>	Area	UA
entry		0.30	1		4	0	8	0	32.0	9.60
stairs		0.30	1		2	0	8	4	16.7	5.0
mud		0.30	1		3	0	5	0	15.0	4.5
mud		0.30	1		3	0	3	5	10.3	3.0
kitchen		0.30	1		3	0	5	0	15.0	4.5
kitchen		0.30	2		8	0	3	5	54.7	16.4
kitchen		0.30	1		8	0	8	0	64.0	19.2
liv		0.30	2		8	0	3	5	54.7	16.4
liv		0.30	1		16	0	8	0	128.0	38.4
mbed		0.30	2		3	2	8	0	50.7	15.2
mbed		0.30	4		3	11	8	0	125.3	37.6
mbath		0.30	1		7	0	5	6	38.5	11.5
mbath		0.30	1		3	8	2	0	7.3	2.2
m clo		0.30	2		3	0	2	0	12.0	3.6
office		0.30	1		3	0	3	0	9.0	2.7
office		0.30	1		8	0	5	0	40.0	12.0
office		0.30	1		3	0	5	0	15.0	4.5
stairs		0.30	5		3	0	3	0	45.0	13.5
bed1		0.30	1		3	2	10	0	31.7	9.5
bed1		0.30	3		3	11	10	0	117.5	35.2
b1+2bath		0.30	1		2	8	2	0	5.3	1.6
b1+2bath		0.30	1		4	6.5	2	0	9.1	2.7
b2		0.30	1		6	0	5	0	30.0	9.0
b2		0.30	1		3	0	5	0	15.0	4.5
b3		0.30	1		6	0	2	9	16.5	4.9
b3		0.30	1		6	0	5	0	30.0	9.0
b3		0.30	1		8	0	5	0	40.0	12.0
b3		0.30	1		8	0	2	9	22.0	6.6
b3		0.30	1		3	0	3	0	9.0	2.7
b4		0.30	1		6	0	3	10	23.0	6.9
rec		0.30	1		8	0	6	10	54.7	16.4
rec		0.30	1		6	0	3	10	23.0	6.9
b5bath		0.30	1		3	0	2	0	6.0	1.8

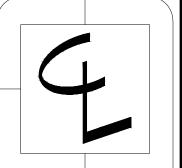


Per Table R303.1.3(5), default values of double glazed, lowE-b, argon filled, wood or vinyl or fiberglass frames of any frame type U=.30

9 3 1 7

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ARCHITECT

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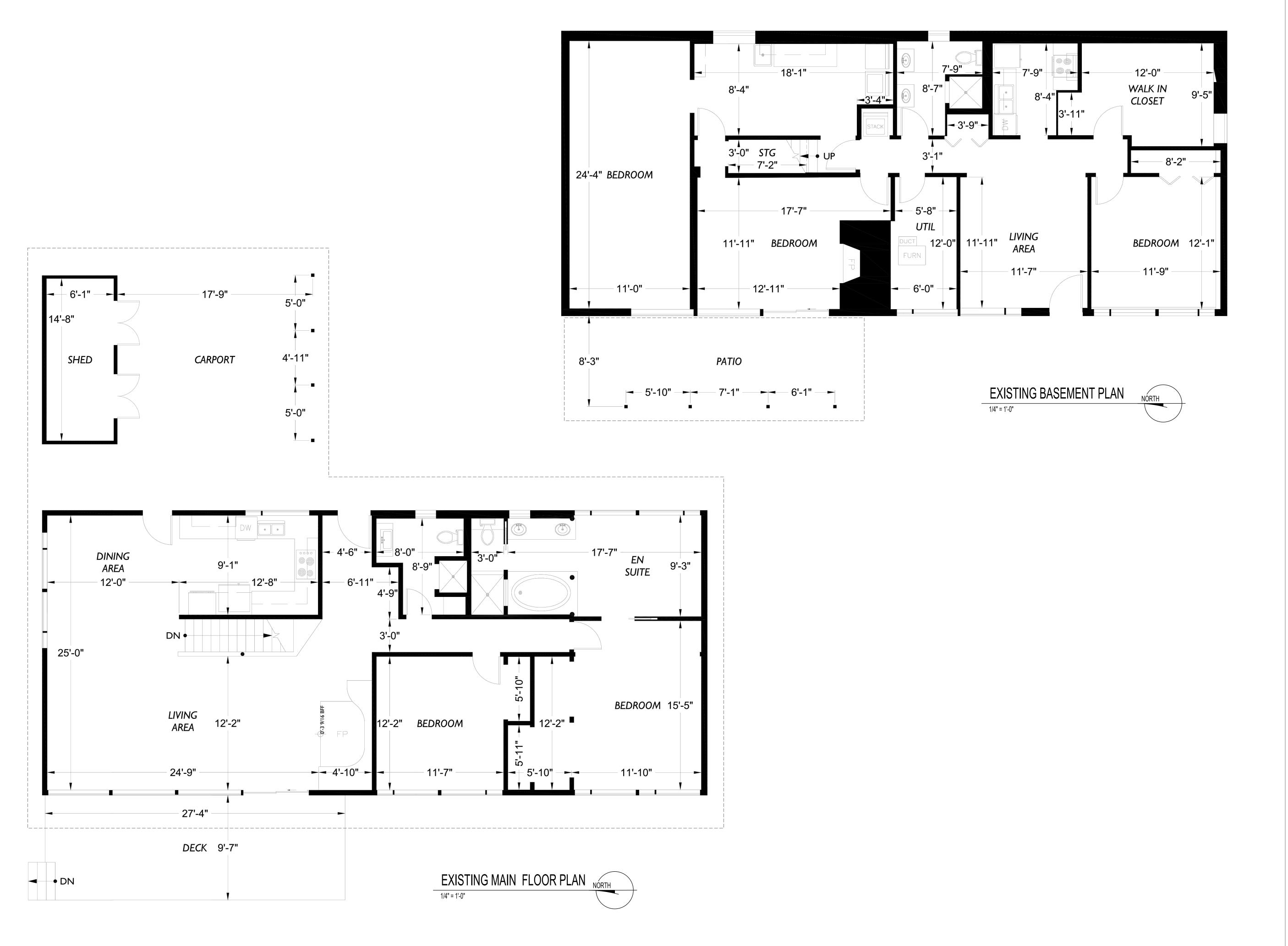
CONTENTS
Energy Code

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Existing Plans

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#### General Structural Notes (GSN's)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE ADMINISTRATIVE CODE AMENDMENTS, 2018 EDITION.

2. DESIGN LOADING CRITERIA 

RESIDENTIAL LIVE LOAD . . . . . . . . . . . . . . . . . . 40 PSF DECK/ROOF DECK LIVE LOAD. . . . . . . . . . . . . . . . . . 60 PSF 

 $S_S = 1.414$ ,  $S_1 = 0.492$ ,  $S_{DS} = 1.131$ ,  $S_{D1} = 0.593$ EQUIVALENT LATERAL FORCE PROCEDURE LIGHT FRAME (WOOD) WALLS AND ROOFS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR R = 6.5,  $\Omega_0 = 2\frac{1}{2}$ ,  $I_E = 1.0$ ,  $C_d = 4$ ,  $C_s = 0.174$ BASE SHEAR V = 41.8 K - LRFDCOMPONENTS & CLADDING . . . . . . . -39.9/-23.9 PSF MAX. AT WALLS (LRFD/ASD)

-67.3/-40.4 GROSS UPLIFT AT ROOF (LRFD/ASD) WIND PRESSURES BASED ON LESS THAN 10 SQUARE FOOT TRIBUTARY AREAS NEAR WALL CORNERS OR ROOF EDGES (EXCLUDING CORNER ZONES AT ROOF). REDUCED DESIGN PRESSURES MAY BE CALCULATED IN ACCORDANCE WITH ASCE 7-16 CHAPTER 30.

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ENGINEER OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.
- 4. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- 6. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- 7. ALL STRUCTURAL SYSTEMS COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- 8. SEISMIC BRACING AND/OR GRAVITY SUPPORT AND ANCHORAGE OF ALL MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON, EXCEPT FOR ELEMENTS SPECIFICALLY SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. THE MECHANICAL/ELECTRICAL CONTRACTOR MUST HIRE THE ENGINEER AND IS RESPONSIBLE FOR ALL COSTS RELATED TO THE PURCHASE AND INSTALLATION OF NECESSARY SUPPORTS, BRACING AND ANCHORAGE. SEISMIC BRACING AND ANCHORAGE DESIGN AND CONSTRUCTION SHALL COMPLY WITH CHAPTER 13 OF ASCE 7-10.
- 9. SHOP DRAWING REVIEW: SHOP DRAWINGS FOR TRUSSES SHALL BE SUBMITTED TO THE CONTRACTOR, ARCHITECT, AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. THE REPRODUCIBLE SHALL BE MARKED AND RETURNED. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.
- 10. DEFERRED SUBMITTALS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE COMPONENT DESIGNER SHALL BE A REGISTERED STRUCTURAL ENGINEER IF REQUIRED BY THE BUILDING OFFICIAL OF THE LOCAL JURISDICTION. BUILDING COMPONENT SUBMITTALS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE INCLUDING ACCOMMODATION FOR STRUCTURAL DISPLACEMENT PER ASCE 7-10 SECTION 13.3.2. AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL. THE CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL AND HAVE THE DEFERRED SUBMITTALS ON SITE FOR THE GOVERNING JURISDICTIONS INSPECTORS USE AND REFERENCE. THE FOLLOWING BUILDING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT: - CONNECTOR PLATE WOOD TRUSSES

#### GEOTECHNICAL:

11. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH THE SPECIFICATIONS OR AS DIRECTED BY THE OWNER APPOINTED GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR CONTROLLED, COMPACTED STRUCTURAL FILL AT LEAST 12" BELOW LOWEST ADJACENT FINISHED GRADE. THE OWNER APPOINTED GEOTECHNICAL ENGINEER SHALL APPROVE FOOTING EXCAVATION/PREPARATION PRIOR TO PLACEMENT OF ALL FOOTINGS.

ALLOWABLE SOIL PRESSURE	2,000 PSF
REFERENCE: ASSUMED PER IBC TABLE 1806.2	
LATERAL EARTH PRESSURE (UNRESTRAINED, LEVEL)	35 PCF
(RESTRAINED, LEVEL)	50 PCF
SEISMIC SURCHARGE PRESSURE	8H, UNIFORM
PASSIVE EARTH PRESSURE (WITH 1.5 FACTOR OF SAFETY)	350 PCF
BASE COFFEIGIENT OF FRICTION (WITH 1.5 FACTOR OF SAFFTY)	0.4

SET 12" BELOW GRADE AT A MINIMUM TO REACH FROST DEPTH.

ALL BOTTOM OF EXTERIOR FOOTINGS, AND INTERIOR FOOTINGS IN AN UNCONDITIONED SPACE, SHALL BE

- 12. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC-ES REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS INCLUDING MINIMUM EMBED REQUIREMENTS: "TE SERIES" (0.157" DIAMETER) AS MANUFACTURED BY ITW RAMSET (ICC-ES NO. 1799); OR "X-U" (0.157" DIAMETER) AS MANUFACTURED BY HILTI, INC. (ICC-ES NO. 2269); OR "STRONG-TIE PDPA" (0.157" DIAMETER) AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (ICC-ES NO. 2138); OR "CSI PIN" (0.157" DIAMETER) AS MANUFACTURED BY DEWALT/POWERS (ICC-ES NO. 2024); OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3-1/2" TO NEAREST CONCRETE EDGE.
- 13. EXPANSION BOLTS INTO CONCRETE SHALL BE ONE OF THE FOLLOWING: "KWIK BOLT TZ" AS MANUFACTURED BY HILTI, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1917 AND MANUFACTURER'S INSTRUCTIONS; OR "STRONG-BOLT 2" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. AND INSTALLED IN STRICT ACCORDANCEW ITH ICC-ES REPORT NO. 3037 AND MANUFACTURER'S INSTRUCTIONS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GRATER LOAD CAPACITIES. IN ADDITION, SUBSTATIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC193. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION. EXPANSION BOLTS SHALL NOT BE USED AS SUBSTITUTES FOR EMBEDDED ANCHOR BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF BOLT LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

14. EPOXY-GROUTED RODS OR REBAR TO CONCRETE SPECIFIED ON THE DRAWINGS SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC-ES REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS INCLUDING MINIMUM EMBED REQUIREMENTS: "SET-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (ICC-ES NO. 2508); OR "HIT-HY 200" AS MANUFACTURED BY HILTI, INC. (ICC-ES NO. 3187), "SAFE-SET" INSTALLATION WITH HOLLOW CARBIDE DRILL BIT IS PERMITTED; OR "PURE110+" AS MANUFACTURED BY DEWALT/POWERS (ICC-ES NO. 3298). SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC308. SPECIAL INSPECTION OF EPOXY-GROUTED ANCHOR INSTALLATION IS REQUIRED. EPOXY GROUTED RODS OR REBAR SHALL NOT BE USED AS SUBSTITUTES FOR CAST-IN-PLACE ANCHOR BOLTS OR REINFORCING STEEL UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF ANCHOR LOCATIONS CONFLICT WITH REINFORCING STEEL -DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY CERTIFIED PERSONNEL IN CONFORMANCE TO ACI 318-14 SECTION 17.8.2.2. HOLES SHALL BE HAMMER DRILLED AND DRY.

23. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND A.I.T.C.

SIMPLE SPAN BEAMS DOUGLAS FIR COMBINATION 24F-V4

DRAWINGS FOR THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS.

ON THE DRAWINGS. DESIGN LOADS SHALL BE AS FOLLOWS:

ROOF TRUSSES

TOP CHORD LIVE LOAD

BOTTOM CHORD LIVE LOAD

BOTTOM CHORD DEAD LOAD

WIND UPLIFT (TOP CHORD)

SYSTEM COMPONENTS AS APPLICABLE.

TOP CHORD DEAD LOAD

CAMBER OF 3,500 FT. UNLESS OTHERWISE NOTED.

STANDARDS IN ACCORDANCE WITH SBC SECTION 2303.1.3. EACH MEMBER SHALL BEAR AN A.I.T.C

IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE.

HORIZONTAL MEMBERS AND INCLINED MEMBERS OF LESS THAN 1:1 SLOPE SHALL HAVE A RADIUSED

DOUGLAS FIR COMBINATION 24F-V8

CANTILE VERED BEAMS  $F_b = 2400 \text{ PSI}$ ;  $F_v = 265 \text{ PSI}$ ; E = 1,800,000 PSI

24. ROOF & WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR EXPOSURE 1 PLYWOOD OR ORIENTED

OR APA PRP-108 PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL USE PANELS. SEE

25. PREFABRICATED CONNECTOR PLATE WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN

THE TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF

PLUMBING, MECHANICAL UNITS, DUCTS, AND/OR OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR

PRIOR TO TRUSS FABRICATION. THE TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO SUPPORT ALL

LOADS ASSOCIATED WITH SUCH ITEMS. THE TRUSS SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS

AND APPROVED HANGER CONNECTION DETAILS TO TRUSS CHORDS FOR SUPPORT OF HUNG MECHANICAL

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SHOP DRAWINGS

SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN

DRAWINGS. THE TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS-TO-TRUSS BEAM/JOIST CONNECTION

DETAILS AND REQUIRED CONNECTION MATERIALS. THE TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE

(NOMINAL) WITH SPAN RATING OF 24%; WITH 8d @ 6" oc PANEL NAILING (APPLIES TO ALL SHEATHING

AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL TO THE CONTRACTOR AND

STRUCTURAL ENGINEER OF RECORD PER GENERAL STRUCTURAL NOTE 13. SHOP DRAWINGS SHALL

INDICATE SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. EXACT COMPOSITION OF

26. AT NON-SHEAR WALL EXTERIOR WALLS, UNLESS OTHERWISE NOTED, WALL SHEATHING SHALL BE  $\frac{1}{2}$ "

27. ALL PRESSURE-TREATED (P.T.) WOOD MEMBERS SPECIFIED ON THE DRAWINGS THAT OCCUR ABOVE

PRESSURE-TREATED WITH DOT SODIUM BORATE (SBX) WITHOUT NaSIO2. AT LOCATIONS PERMANENTLY

PRESSURE-TREATED WITH ALKALINE COPPER QUAT (ACQ-C FOR DOUGLAS-FIR) PRESERVATIVE UNLESS

GROUND AND CONTINUOUSLY PROTECTED FROM MOISTURE (INTERIOR LOCATIONS) SHALL BE

OTHERWISE NOTED. AMMONIACAL COPPER ZINC ARSENATE (ACZA) PRESERVATIVE OR OTHER

GLUED LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH A

SEE NOTE #27 FOR MATERIAL REQUIREMENTS OF CONNECTORS AND FASTENERS IN CONTACT WITH

28. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON

COMPANY. AS SPECIFIED N THEIR WOOD CONSTRUCTION CONNECTORS CATALOG NO. C-C-2017-18.

INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE

SPECIFIED BY MANUFACTURER, WITH EQUAL NUMBER AND SIZE OF FASTENERS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. INSTALL WASHERS UNDER THE HEADS AND

ALL TIMBER CONNECTORS IN CONTACT WITH PRESSURE-TREATED WOOD THAT USED PRESERVATIVE

ZMAY STEEL BY SIMPSON (G185 STEEL PER ASTM A653), OR TYPE 304 OR 316 STAINLESS STEEL.

29. WOOD FRAMING NOTES: THE FOLLOWING SHALL APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS:

CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT NaSIO, SHALL BE MANUFACTURED FROM

ALTERNATIVELY, CONNECTORS CAN BE POST HOT DIP GALVANIZED PER ASTM A123 OR MECHANICALLY

GALVANIZED PER ASTM B695, CLASS 55 OR GREATER. STAINLESS STEEL FASTENERS SHALL BE USED

WITH STAINLESS STEEL CONNECTORS, AND HOT DIP GALVANIZED FASTENERS PER ASTM A153 SHALL BE

A. ALL WOOD FRAMING DETAILS SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE

SBC. MINIMUM NAILING SHALL CONFORM TO SBC TABLE 2304.9.1 OR CURRENT ICC-ES REPORT

NER-272. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND

ARCHITECTURAL DRAWINGS. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS

AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO

2012 NDS SECTION 11.1.4, AND INSTALLATION OF BOLTS SHALL CONFORM TO 2012 NDS

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS @ 12" oc STAGGERED OR BOLTED TO CONCRETE WITH 5%" ANCHOR BOLTS @ 4'-0" oc PER SBC SECTION 2308.6 (EMBED 7"), UNLESS OTHERWISE NOTED. 3" x 3"

x 0.229" PLATE WASHERS SHALL BE USED WITH ALL SILL PLATE ANCHOR BOLTS AND INSTALLED PER AF&PA SDPWS-2008 SECTION 4.3.6.4.3. INDIVIDUAL MEMBERS OF BUILT-UP

STUD POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12" oc STAGGERED.

C. FLOOR AND ROOF FRAMING: INSTALL SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL

MULTI-JOIST BEAMS TOGETHER WITH 16d@12"oc STAGGERED.

JOISTS TO SUPPORTS WITH (2)16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR

BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL

ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS

AND NAILED AS SHOWN ON THE DRAWINGS. INSTALL APPROVED PANEL EDGE CLIPS CENTERED

EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH

BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING

SOLID BLOCKING ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF LOOR AND ROOF

SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d@12"oc. IN ACCORDANCE WITH SBC

SECTION 1604.8.3, DECKS SHALL BE POSITIVELY ANCHORED TO THE STRUCTURE BY MEANS OTHER THAN NAILS SUBJECT TO WITHDRAWAL. ANCHOR WITH MINIMUM (1) CS16 STRAP AT

EACH END ATTACHED TO DECK JOISTS AND TO A SOLID BLOCKING MEMBER WITHIN THE

NAIL SIZE ON DRAWINGS

10d

<u>DIAMETER x LENGTH</u>

0.131" x 2½"

0.148" x 2½"

0.148" x 3"

0.148" x 3½"

D. <u>NAILING</u>: A MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

B. WALL FRAMING: TWO STUDS MINIMUM SHALL BE INSTALLED AT THE ENDS OF ALL WALLS, UNLESS NOTED OTHERWISE NOTED. INSTALL SOLID BLOCKING FOR WOOD COLUMN THROUGH

ONNECT TWO MEMBERS, CENTER STRAP ON JOINT AND INSTALL NUMBER AND SIZE OF FASTENERS AS

NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL SHIMS SHALL BE SEASONED AND DRIED

INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS

EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, WOOD MEMBERS SHALL BE

DETAILS FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

PANEL EDGES); AND 8d @ 12" oc TO INTERMEDIATE FRAMING.

PRESERVATIVES WITH AMMONIA CARRIERS, SHALL NOT BE USED.

AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

NON-CORROSIVE, APPROVED PRESERVATIVE.

USED WITH GALVANIZED CONNECTORS.

SECTION 11.1.3.

BUILDING.

SHEATHING NAILS

FRAMING NAILS

FLOOR SPACES TO SUPPORTS BELOW.

PRESSURE-TREATED MEMBERS.

TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS OTHERWISE NOTED ON THE

MANUFACTURED UNDER THE PROVISIONS OF VOLUNTARY PRODUCT STANDARDS DOC PS 1-09, PS 2-10,

ACCORDANCE WITH ANSI/TPI I-2007 AND IBC SECTION 2303.4 FOR THE SPANS AND CONDITIONS SHOWN

0 PSF

10 PSF

10 PSF

STRAND BOARD (OSB) IN CONFORMANCE WITH SBC SECTION 2303.1.5. SHEATHING SHALL BE

 $F_b = 2400 \text{ PSI}$ ;  $F_v = 265 \text{ PSI}$ ; E = 1,800,000 PSI

GLUED LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE

25 PSF, SNOW + 5 PSF, RAIN ON SNOW SURCHARGE

SEE NOTE#2 COMPONENTS & CLADDING ROOF LOADS

THESE MEMBERS ARE NOTED AS '\*' IN PLAN

TREATED WITH A NON-CORROSIVE, APPROVED PRESERVATIVE.

- 15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318-14 CHAPTER 26 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 4,000 PSI (4,500 PSI AT ALL CONCRETE EXPOSED TO WEATHER). MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO FOR INTERIOR SLABS SHALL BE BETWEEN 0.40 AND 0.44. ALL CONCRETE SHALL BE EXPOSURE CLASSES FO, SO, WO, AND CO PER ACI 318-14 TABLES 19.3.1.1 AND 19.3.2.1 EXCEPT AS NOTED BELOW.
- ALL CONCRETE EXPOSED TO EARTH (FOUNDATIONS, ETC.): (F0, S0, W0, C1) ALL CONCRETE EXPOSED TO WEATHER: (F1, S0, W0, C1) SEE SPECIFICATIONS FOR SHRINKAGE REDUCING CONCRETE MIX CRITERIA WHERE INDICATED ON DRAWINGS.
- CONCRETE MIXES SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED ABOVE. MIXES SHALL BE SUBMITTED TO THE ENGINEER AND BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE AND SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES, AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14, CHAPTER 26 AND 27. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
- 16. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60,000 PSI. GRADE 60 REINFORCING BARS WHICH ARE TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCEMENT COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
- 17. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT IN ACCORDANCE WITH "REINFORCEMENT SPLICE AND DEVELOPMENT LENGTH SCHEDULE" OF 10/S3.1. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 12" AT SIDES AND ENDS. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
- 18. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS: FOOTINGS AND OTHER UNFORMED SURFACES FORMED SURFACES EXPOSED TO EARTH
- 19. BONDING AGENT SHALL BE "MASTEREMACO ADH 326" BY BASF CORPORATION. OR EQUIVALENT, AND SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST HARDENED CONCRETE. PLACE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING PREPARATION OF EXISTING SURFACES. CONCRETE SHALL BE CONSIDERED HARDENED AFTER 56 DAYS.
- 20. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (6,000 PSI MINIMUM).

	IBC TABLE 1705.3 REQUIRE	D SPE	CIAL	INSPECTION	IS
	AND TESTS OF CONCR	RETE CO	DNSTF	RUCTION	
REQUIRED?	VERIFICATION & INSPECTION	CONTINUOUS	PERIODIC	REF STD.	IBC REF.
N/A	INSPECT REINFORCEMENT, INCLUDING     PRESTRESSING TENDONS AND VERIFY PLACEMENT.		Х	ACI 318 CH. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
N/A	REINFORCING BAR WELDING:     A. VERIFY WELDABILITY OF REINFORCING BARS     OTHER THAN ASTM A 706.     B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM     5/16"; AND		X	AWSD1.4 ACI 318 26.5.4	
	C. INSPECT ALL OTHER WELDS	X	Х		
YES	3. INSPECT ANCHORS CAST IN CONCRETE.		Х	ACI 318: 17.8.2	
N/A	INSPECT ANCHORS POST—INSTALLED IN HARDENED CONCRETE MEMBERS.     A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS     B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A	Х	Х	ACI 318: 17.8.2.4 ACI 318:17.8.2	
N*	5. VERIFY USE OF REQUIRED DESIGN MIX.		Х	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
N*	6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	Х		ASTM C 172 ASTM C 31 ACI 318: 26.4.5, 26.12	1908.10
N*	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	Х		ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
N*	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		Х	ACI 318: 26.4.7-26.4.9	1908.9
N/A	9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS	X X		ACI 318: 26.9.2.1 ACI 218: 26.9.2.3	
N/A	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		Х	ACI 318: CH. 26.8	
N*	11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCT'L SLABS.		Х	ACI 318: 26.10.2	
N*	12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		х	ACI318: 26.10.1(b)	

#### \* EXCEPTIONS 2 PER IBC SECTION 1705.3 APPLIES TO CONCRETE WORK ON THIS PROJECT.

21. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17 OR W.W.P.A. WESTERN LUMBER GRADING RULES. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

DOUGLAS FIR NO. 3 OR STUD GRADE
MIN. BASIC DESIGN STRESS, $F_b = 525$ PSI, $E = 1400$ KSI
$F_c = 775 \text{ PSI}, F_t = 325 \text{ PSI}$
DOUGLAS FIR NO. 2
MIN. BASIC DESIGN STRESS, $F_b = 900$ PSI, $E = 1600$ KSI
$F_c = 1350 \text{ PSI}, F_t = 575 \text{ PS}$
DOUGLAS FIR NO. 1
MIN. BASIC DESIGN STRESS, $F_b = 1000$ PSI, $E = 1700$ KS
$F_c = 1500 \text{ PSI}, F_t = 675 \text{ PS}$
MIN. BASIC DESIGN STRESS, $F_b = 1350$ PSI, $E = 1600$ KS
$F_c = 925 \text{ PSI, } F_t = 675 \text{ PSI}$
DOUGLAS FIR NO. 1
MIN. BASIC DESIGN STRESS, $F_b = 1000$ PSI, $E = 1700$ KS
$F_{c} = 1500 \text{ PSI}, F_{t} = 675 \text{ PSI}$
MIN. BASIC DESIGN STRESS, $F_b = 1200 \text{ PSI}$ , $E = 1600 \text{ KS}$

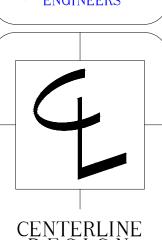
22. MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC REPORT EQUIVALENT TO ESR-1387 FOR LAMINATED VENNER LUMBER (LVL, LAMINATED STRAND LUMBER (LSL), OR PARALLEL STRAND LUMBER (PSL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS: LVL -  $F_b = 2,600$   $F_v = 290 \text{ PSI}$  E = 2,000,000 PSI

LSL -  $F_b = 1,900$   $F_v = 150$  PSI E = 1,300,000 PSI

 $F_c = 1000 \text{ PSI}, F_t = 825 \text{ PSI}$ 

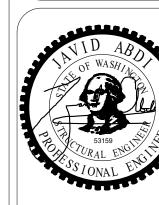
### Minimum Connectors and Fasteners for Wood Members per SBC 2018

DESCR	RIPTION OF BLDG. ELEMENT	NUMBER AND TYPE OF FASTENERS ROOF	SPACING & LOCATION	DESC	RIPTION OF BLDG. ELEMENT	NUMBER AND TYPE OF FASTENERS  WALL (CONTINUED)	SPACING & LOCATION
	BLOCKING BETWEEN CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2½" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 7/6" CROWN	EACH END, TOENAIL	15.	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING AT SHEARWALL	2-16d COMMON ( $3\frac{1}{2}$ " x 0.162"); or 3-16d BOX ( $3\frac{1}{2}$ " x 0.135"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	16" oc FACE NA
	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR	2-8d COMMON (2½" x 0.131") 2-3" x 0.131" NAILS 2-3" x 14 GAGE STAPLES	EACH END, TOENAIL	16.	STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2½" x 0.131"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or	TOENAIL
	TRUSS	2-16d COMMON (3½" x 0.162") 3-3" x 0.131" NAILS 3-3" x 14 GAGE STAPLES	END NAIL			$4-3$ " x 14 GAGE STAPLES, $\frac{7}{6}$ " CROWN 2-16d COMMON ( $3\frac{7}{2}$ " x 0.162"); or 3-10d BOX ( $3$ " x 0.128"); or	END NAIL
	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON ( $3\frac{1}{2}$ " x 0.162") @ 6" oc 3" x 0.131" NAILS @ 6" oc 3" x 14 GAGE STAPLES @ 6" oc	FACE NAIL	17	TOP OR BOTTOM PLATE	3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 7/6" CROWN	
	CEILING JOISTS TO TOP PLATE	3-8d COMMON (2½" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, ⅙" CROWN	EACH JOIST, TOENAIL	17.	TO STUD	2-16d COMMON ( $3\frac{1}{2}$ " x 0.162"); or 3-10d BOX ( $3$ " x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	END NAIL
	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION (NO THRUST)	$3-16d$ COMMON ( $3\frac{1}{2}$ " x 0.162"); or $4-10d$ BOX ( $3$ " x 0.128"); or $4-3$ " x 0.131" NAILS; or $4-3$ " x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	FACE NAIL	18.	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3½" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, ½6" CROWN	FACE NAIL
4.	(SEE 2308.7.3.1, TABLE 2308.7.3.1)  CEILING JOIST ATTACHED TO PARALLEL RAFTER	PER TABLE 2308.7.3.1	FACE NAIL	19.	1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2½" x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" x 14 GAGE STAPLES, ⅙" CROWN	FACE NAIL
	(HEEL JOINT)  COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148"); or 4-10d BOX (3" x 0.128"); or	FACE NAIL	20.	1" x 6" SHEATHING TO EACH BEARING	2-8d COMMON (2½" x 0.131"); or 2-10d BOX (3" x 0.128"); or	FACE NAIL
<u> </u>	DAFTED OD DOOF TOUCE	$4-3$ " x 0.131" NAILS; or $4-3$ " x 14 GAGE STAPLES, $\frac{7}{16}$ " CROWN	TOENAIL	21.	1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2½" x 0.131"); or 3-10d BOX (3" x 0.128"); or	FACE NAIL
	RAFTER OR ROOF TRUSS TO TOP PLATE (SEE 2308.7.5, TABLE 2308.7.5)	$3-10d$ COMMON (3" x 0.148"); or $3-16d$ BOX ( $3\frac{1}{2}$ " x 0.135"); or $4-10d$ BOX (3" x 0.128"); or $4-3$ " x 0.131" NAILS; or $4-3$ " x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN		22.	JOIST TO SILL, TOP PLATE, OR GIRDER	FLOOR  3-8d COMMON (2½" x 0.131"); or  3-10d BOX (3" x 0.128"); or  3-3" x 0.131" NAILS; or	TOENAIL
	ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	2-16d COMMON ( $3\frac{1}{2}$ " x 0.162"); or 3-10d BOX ( $3$ " x 0.128"); or 3-3" x 0.131 NAILS; or 3-3" x 14 GAGE STAPES, $\frac{1}{16}$ " CROWN 3-10d COMMON ( $3\frac{1}{2}$ " x 0.148"); or 3-16d BOX ( $3\frac{1}{2}$ " x 0.135"); or 4-10d BOX ( $3$ " x 0.128"); or	TOENAIL	23.	RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW	3-3" x 14 GAGE STAPLES, ¼6" CROWN  8d COMMON (2½" x 0.131"); or 10d BOX (3" x 0.128"); or 3" x .131" NAILS; r 3" x 14 GAGE STAPLES, ⅙6" CROWN	6" o.c., TOENAIL
		$4-3$ " x 0.131 NAILS; or $4-3$ " x 14 GAGE STAPES, $\frac{7}{6}$ " CROWN		24.	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON ( $2\frac{1}{2}$ " x 0.131"); or 2-10d BOX (3" x 0.128")	FACE NAIL
	STUD TO STUD (NOT AT SHEARWALL CHORDS)	WALL  16d COMMON (3½" x 0.162")"	24" oc FACE NAIL	25.	2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3½" x 0.162")	FACE NAIL
	,	10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3−3" x 14 GAGE STAPLES, ½6" CROWN	16" oc FACE NAIL		2" PLANKS (PLANK & BEAM — FLOOR & ROOF)	2-16d COMMON (3½" x 0.162")"	EA. BEARING, FACE NAIL
	STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS	16d COMMON (3½" x 0.162")"; or 16d BOX (3½" x 0.135")"; or 3" x 0.131" NAILS; or	16" oc FACE NAIL  12" oc FACE NAIL  12" oc FACE NAIL	27.	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" o.c., FACE NAIL TOP & BO STAGGERED ON OPPOSITE SIDES
10.	BUILT-UP HEADER	$3-3$ " x 14 GAGE STAPLES, $\frac{7}{6}$ " CROWN 16d COMMON ( $3\frac{7}{2}$ " x 0.162")"; or	16" oc EA. EDGE,			10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" x 14 GAGE STAPLES, ½6" CROWN	24" o.c., FACE NAIL AT TOP & BOT. STAGGEREI ON OPP. SIDES
	(2" TO 2" HDR.)	16d BOX (3½" x 0.135")	FACE NAIL  12" oc EA. EDGE, FACE NAIL			AND: 2-20d COMMON (4" x 0.192"); or 3-10d BOX (3" x 0.128"); or	ENDS AND AT EACH SPLICE,
	CONTINUOUS HEADER TO STUD	4-8d COMMON (2½" x 0.131"); or 4-10d BOX (3" x 0.128")	TOENAIL	00	LEDOED CIDID	$3-3$ " x 0.131" NAILS; or $3-3$ " x 14 GAGE STAPLES, $\frac{7}{16}$ " CROWN	FACE NAIL
	TOP PLATE TO TOP PLATE	16d COMMON ( $3\frac{1}{2}$ " x 0.162"); or 10d BOX ( $3$ " x 0.128"); or 3" x 0.131" NAILS; or $3$ " x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	16" oc FACE NAIL  12" oc FACE NAIL	_	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	$3-16d$ COMMON ( $3\frac{1}{2}$ " x 0.162"); or 4-10d BOX ( $3$ " x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	EACH JOIST OR RAFTER, FACE NAIL
	TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3½" x 0.162"); or 12-10d BOX (3" x 0.128"); or 12-3" x 0.131" NAILS; or 12-3" x 14 GAGE STAPLES, ½6" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EA.	29.	JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON ( $3\frac{1}{2}$ " x 0.162"); or 4-10d BOX ( $3$ " x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	END NAIL
	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING NOT AT	16d COMMON (3½" x 0.162")"; or 16d BOX (3½" x 0.135")"; or	SIDE OF END JOINT  16" oc FACE NAIL	30.	BRIDGING OR BLOCKING TO JOIST, RAFTER, OR TRUSS	2-8d COMMON (2½" x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" x 14 GAGE STAPLES, ⅓6" CROWN	EACH END, TOENAIL



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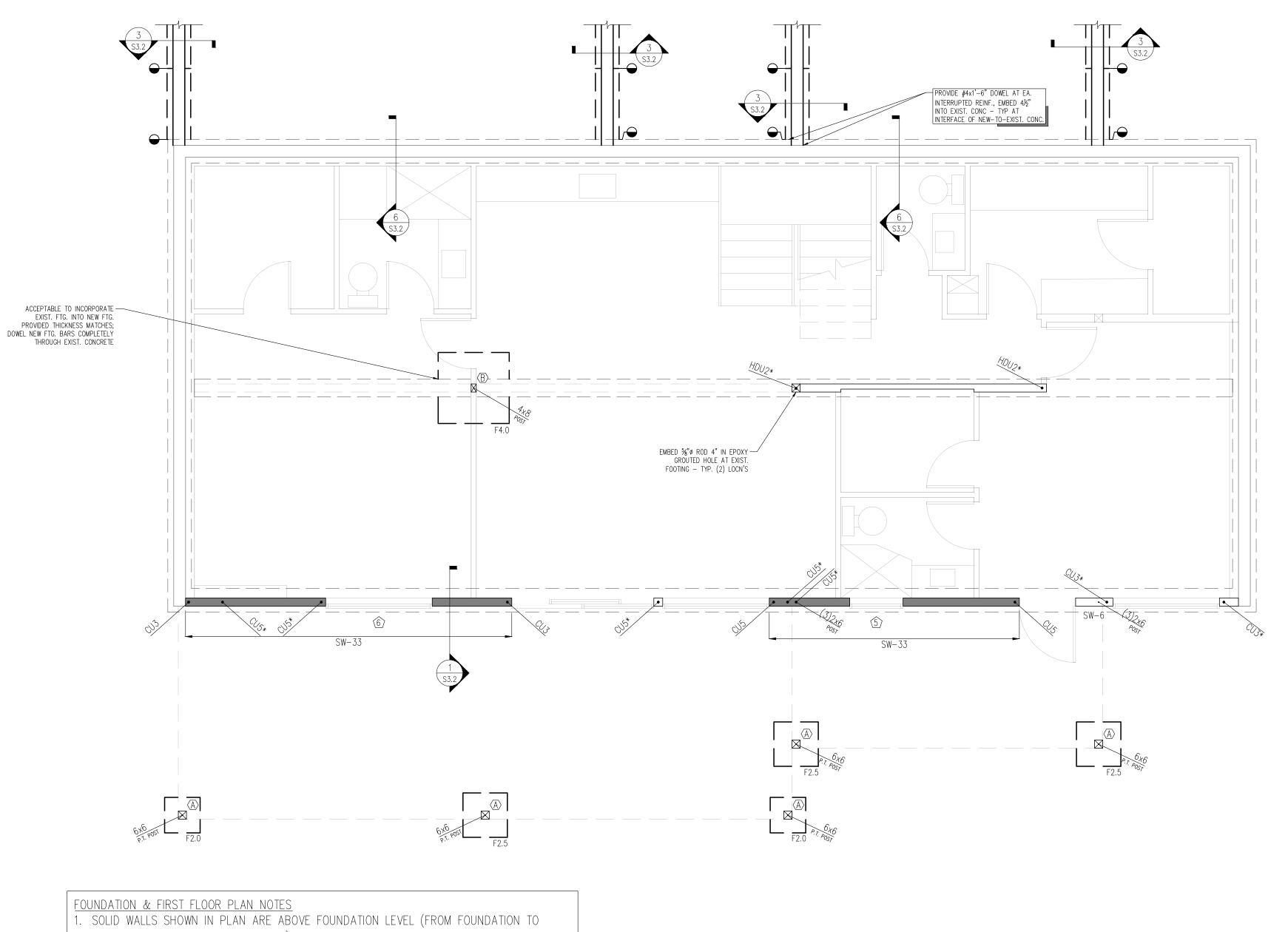
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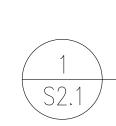
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HDU	,	HEARWALL TENSION TIE
MSTO		
	* - DENOTES	TRANSFER TIE FROM TIE ABOVE
	CONNECTOR	TABLE
	SIMPSON DESIGNATION	NOTES
$\langle A \rangle$	ABU66Z	POST BASE
(A) (B) (C) (D)	ABU46Z	POST BASE PACK GROUT SOLID UNDER 1" STANDOFF
(C)	CCQ	POST CAP
	HUC210-2	CONCEALED FLANGE HANGER
Œ	BA210-2 or LUS210-2	HANGER
(E) (F) (G)	LCE4	MITERED CORNER POST CAP
	BA or HHUS	HANGER
$\bigcirc$	HUC	CONCEALED FLANGE HANGER
	HWPH7.12/11.77	TOP MOUNT HANGER
	PC6Z	CAP FROM BEAM TO POST



NORTH

UNDERSIDE OF FIRST FLOOR FRAMING). 2. EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES. 3. SEE STRUCTURAL GENERAL NOTES #14 - 19 FOR CONCRETE AND CONCRETE REINFORCING



FOUNDATION AND LOWER FLOOR PLAN 1/4" = 1'-0"

REQUIREMENTS.

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Foundation Plan

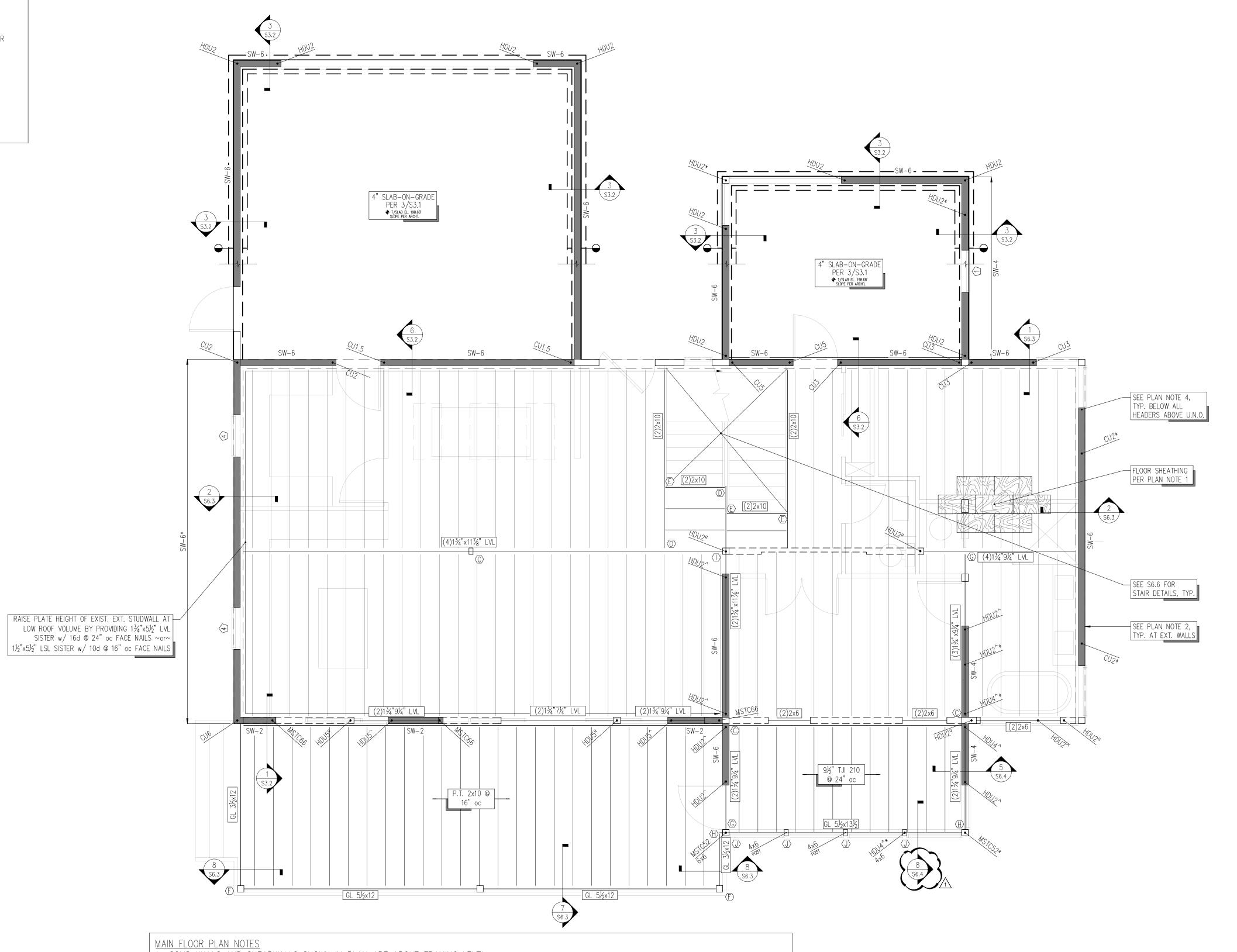
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DATE

02.26.23

	WOOD BEAN	M or HEADER			
	CONNECTOR	TABLE			
	SIMPSON DESIGNATION	NOTES			
$\langle \mathbb{A} \rangle$	ABU66Z	POST BASE			
$\langle \mathbb{B} \rangle$	ABU46Z	POST BASE PACK GROUT SOLID UNDER 1" STANDOFF			
	CCQ	POST CAP			
$\bigcirc$	HUC210-2	CONCEALED FLANGE HANGER			
E	BA210-2 or LUS210-2	HANGER			
(E)	LCE4	MITERED CORNER POST CAP			
	BA or HHUS	HANGER			
$\overline{\mathbb{H}}$	HUC	CONCEALED FLANGE HANGER			
	HWPH7.12/11.77	TOP MOUNT HANGER			
<u>(l)</u>	PC6Z	CAP FROM BEAM TO POST			



1. SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING LEVEL.

- DASHED WALLS SHOWN IN PLAN ARE BELOW FRAMING LEVEL. 2. EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" 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.
- 3. 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. 4. ALL HEADERS ABOVE (SEE 1/S2.03) 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 5. AT AREA(S) INDICATED AS BLOCKED DIAPHRAGM, INSTALL 2x FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING PER PLAN NOTE 3.



MAIN FLOOR FRAMING PLAN

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Lower Floor Framing Plan

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SEE PLAN NOTE 5,

TYP. AT HEADERS PARALLEL TO FRAMING

FLOOR SHEATHING PER PLAN NOTE 1

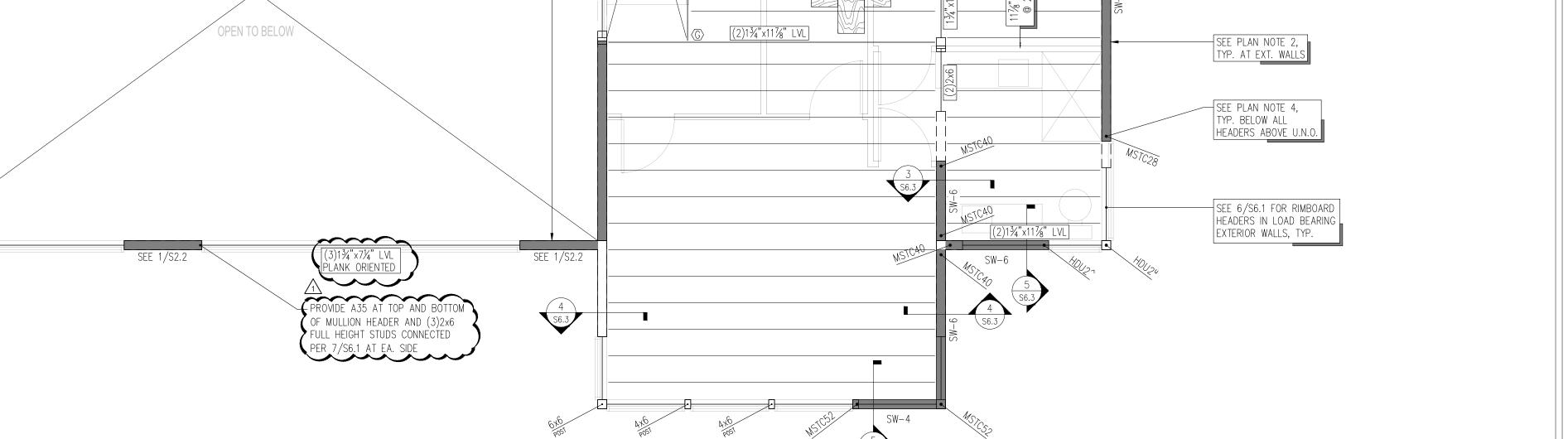
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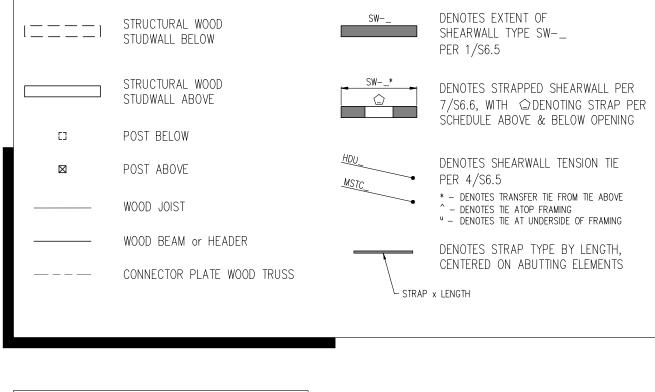
Upper Floor

CONTENTS Framing Plan

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	CONNECTOR TABLE						
	SIMPSON DESIGNATION	NOTES					
$\langle A \rangle$	ABU66Z	POST BASE					
B	ABU46Z	POST BASE PACK GROUT SOLID UNDER 1" STANDOFF					
(C)	CCQ	POST CAP					
	HUC210-2	CONCEALED FLANGE HANGER					
(E)	BA210-2 or LUS210-2	HANGER					
E	LCE4	MITERED CORNER POST CAP					
(G)	BA or HHUS	HANGER					
$\oplus$	HUC	CONCEALED FLANGE HANGER					
	HWPH7.12/11.77	TOP MOUNT HANGER					
	PC6Z	CAP FROM BEAM TO POST					

UPPER FLOOR FRAMING PLAN

UPPER FLOOR PLAN NOTES

1. SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING LEVEL.

ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.

GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.

SEE GENERAL STRUCTURAL NOTE #23 FOR CONNECTOR PLATE ROOF TRUSS REQUIREMENTS.

DASHED WALLS SHOWN IN PLAN ARE BELOW FRAMING LEVEL.

6/S6.1 AT LOAD BEARING EXTERIOR WALLS

2)1¾"x11%" LVL

ROOF TRUSSES @ 24" oc

SEE 1/S2.2

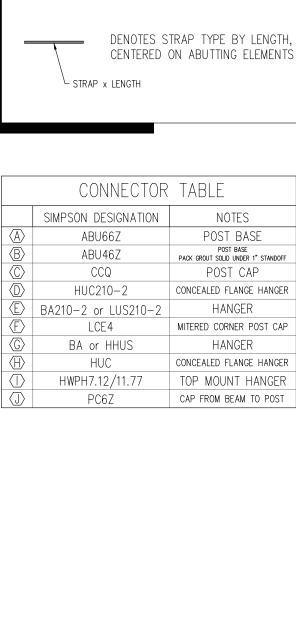
2. EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.1, 5/S6.2, AND 2/S6.2 FOR

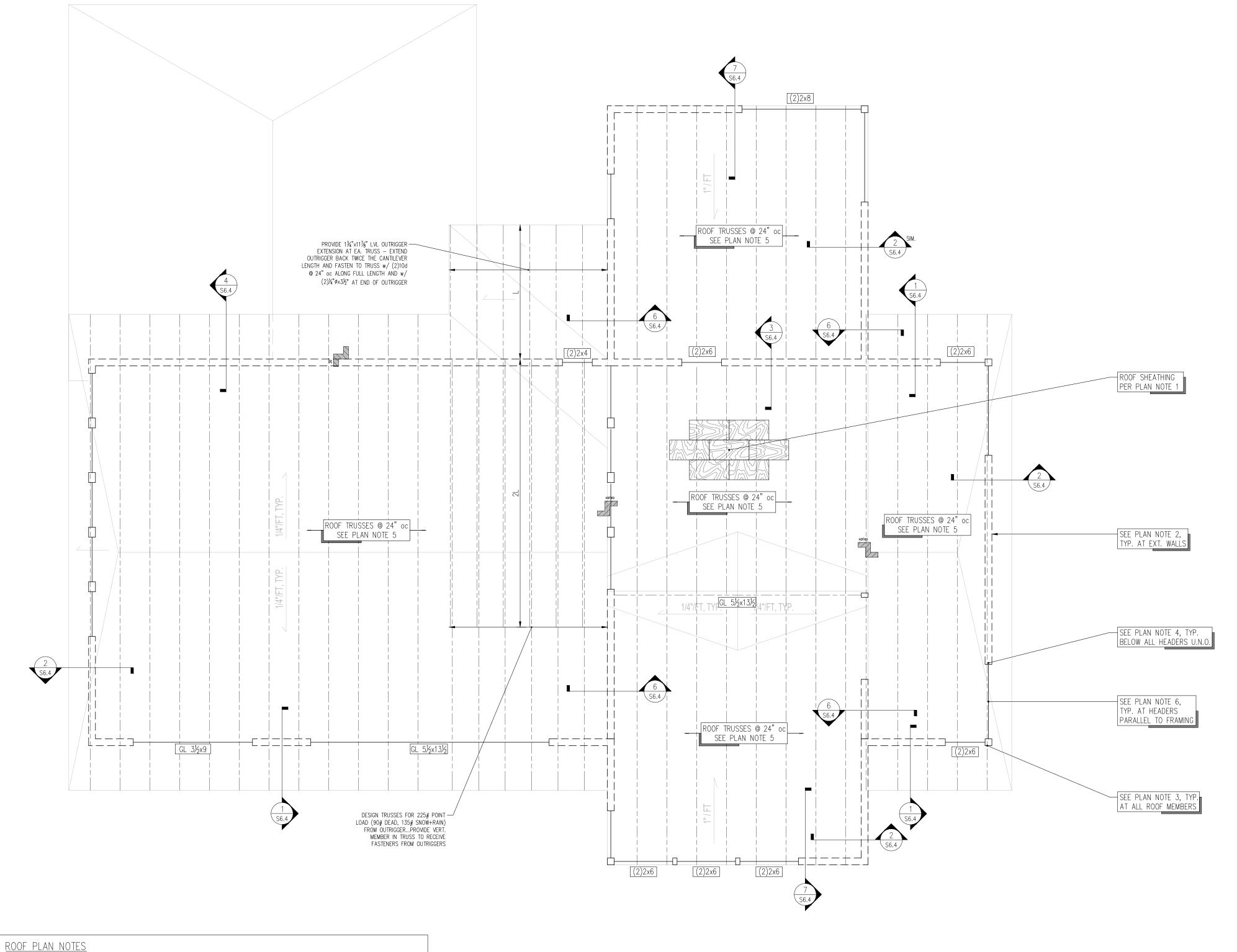
3. FLOOR SHEATHING SHALL CONSIST OF ¾" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2).

4. ALL HEADERS ABOVE (SEE 1/S2.03) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER

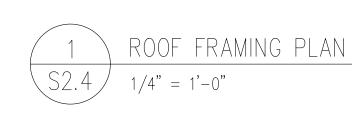
5. HEADERS IN EXTERIOR WALLS <u>NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS</u> SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN.

SEE S6.6 FOR STAIR DETAILS, TYP.





- 1. ROOF SHEATHING SHALL CONSIST OF %" SHEATHING (PANEL SPAN RATING 32/16) NAILED 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). 2. DASHED WALLS AND SHEARWALLS SHOWN IN PLAN ARE BELOW FRAMING ELEVATION.
- 3. PROVIDE H2.5A HURRICANE TIES AT END OF ALL EXISTING RAFTERS. 4. ALL HEADERS 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. 5. SEE GENERAL STRUCTURAL NOTE #25 FOR CONNECTOR PLATE ROOF TRUSS REQUIREMENTS. HEADERS IN EXTERIOR WALLS <u>NOT" SUPPORTING RAFTERS, JOISTS, OR BEAMS</u> SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN.







STRUCTURAL ENGINEERS

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Roof Framing

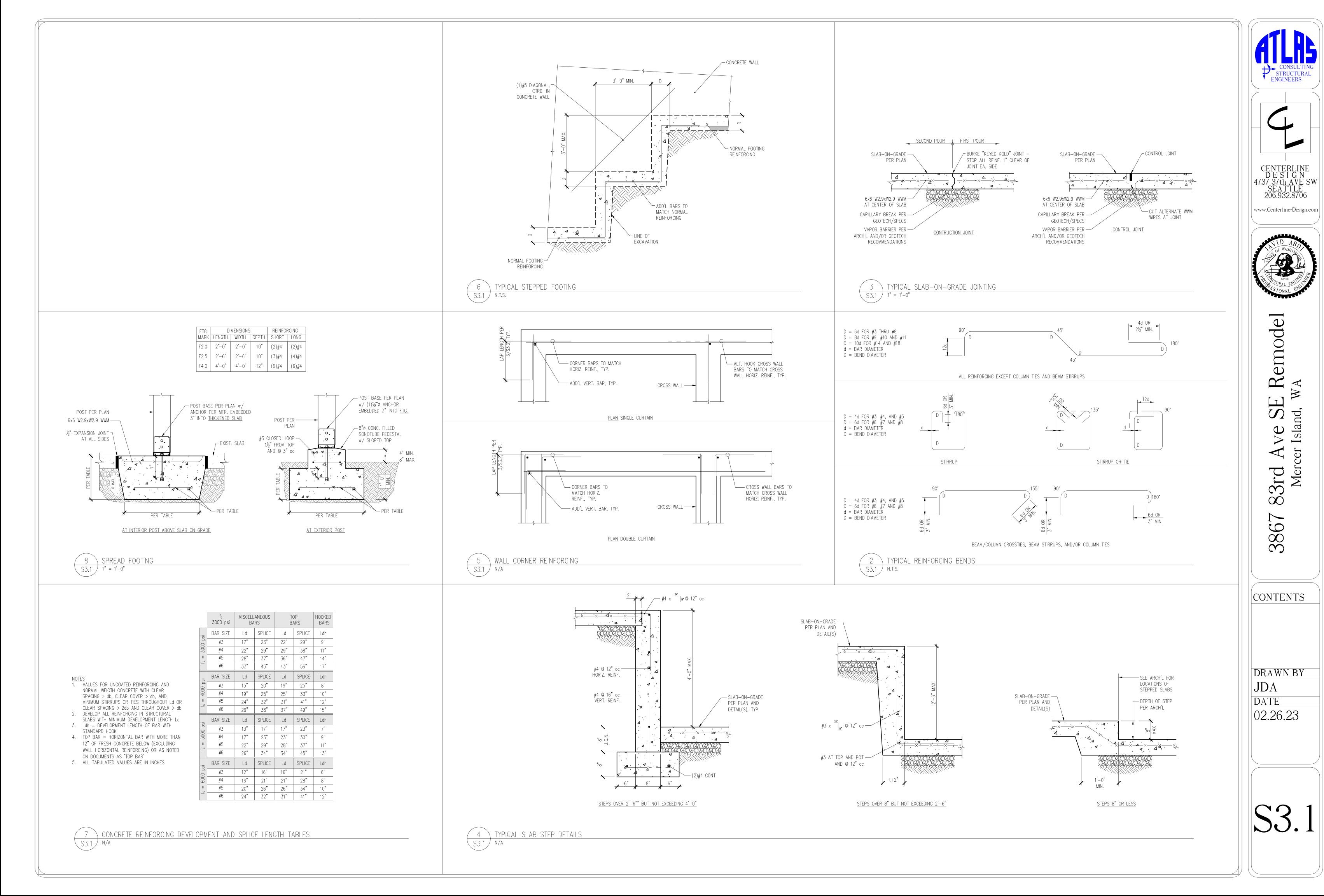
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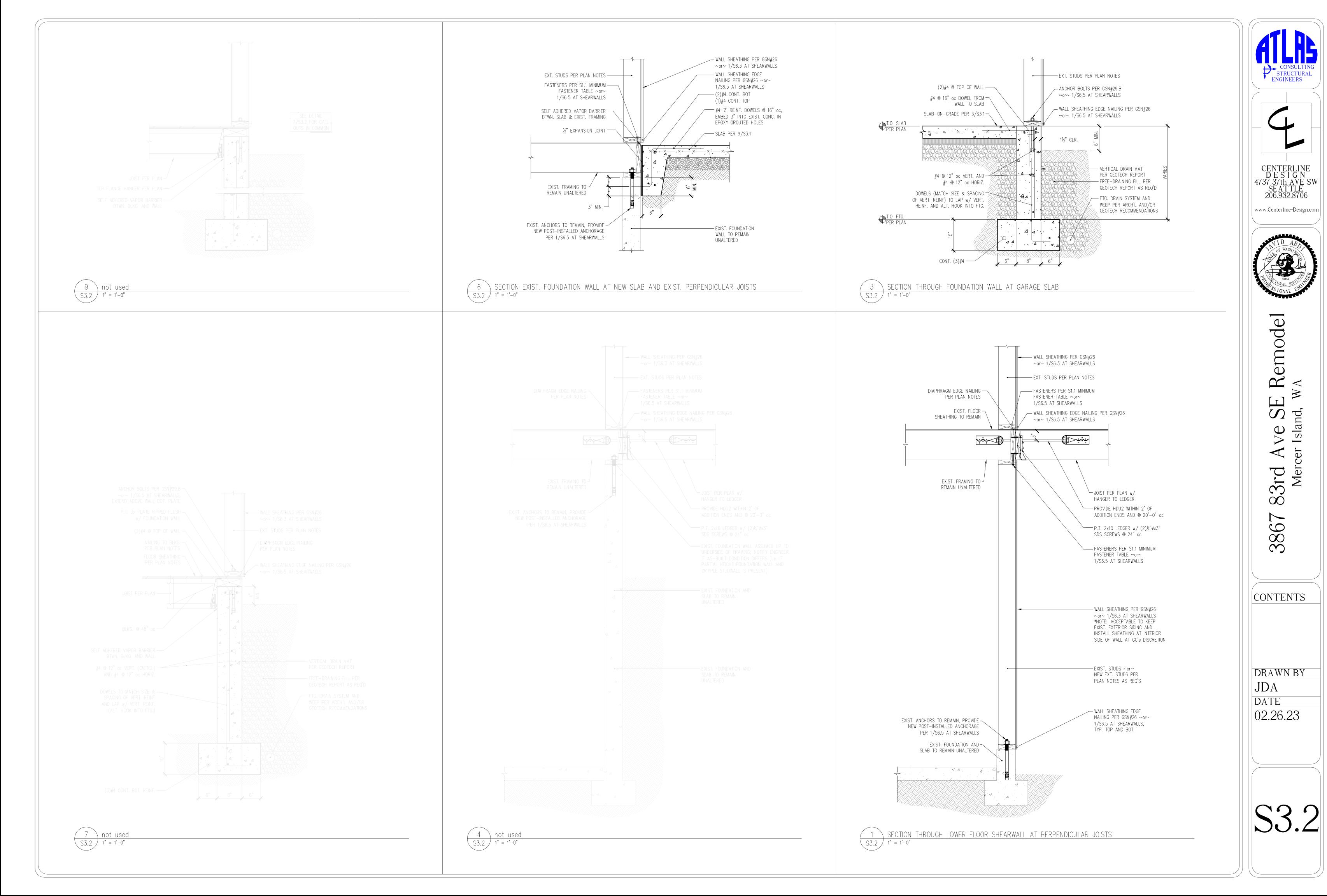
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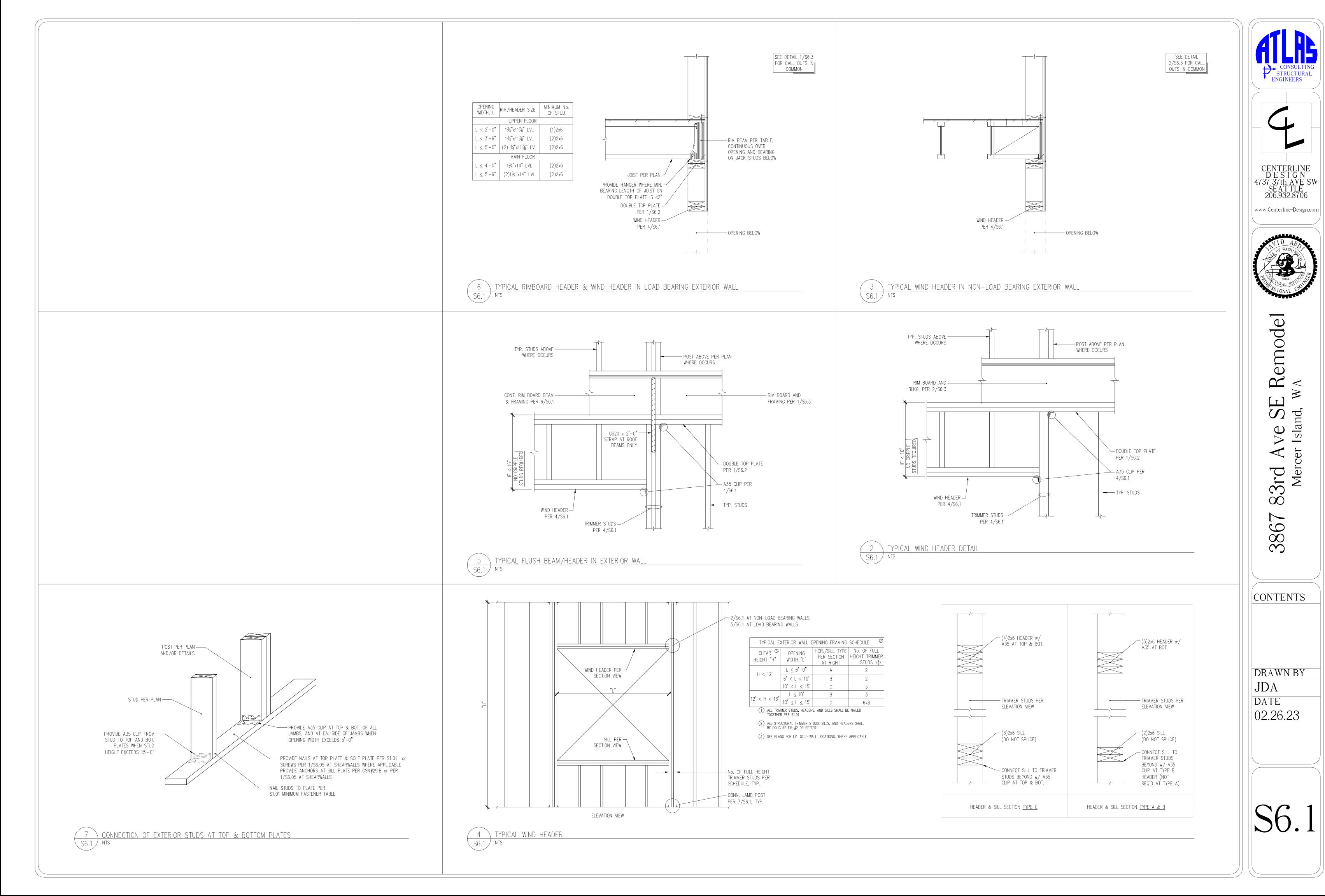
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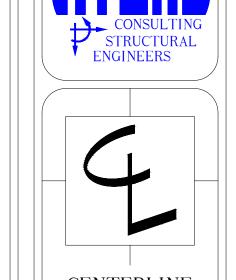
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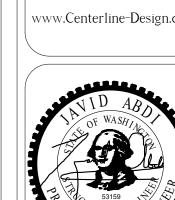


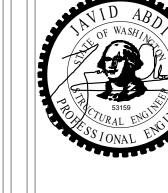












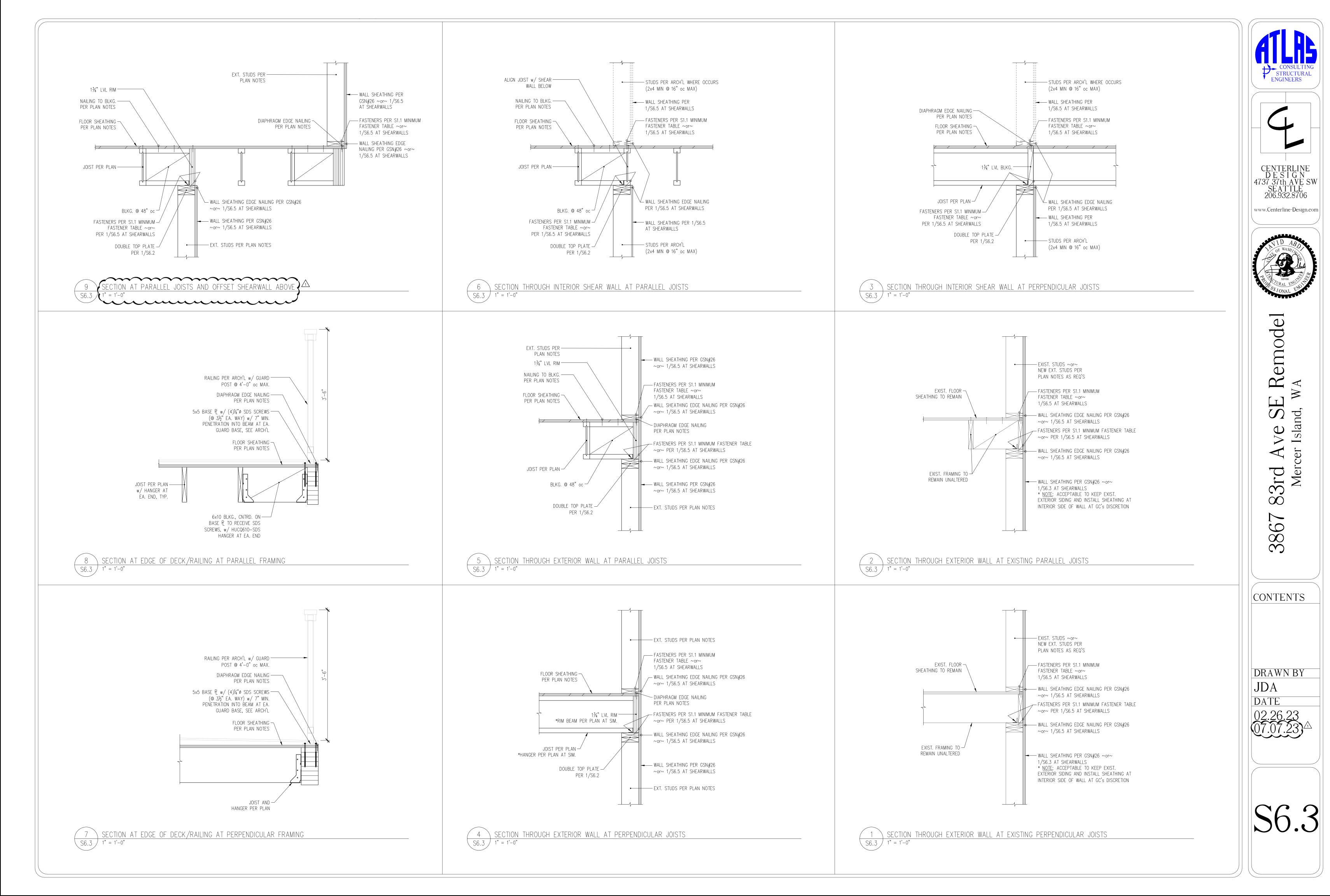
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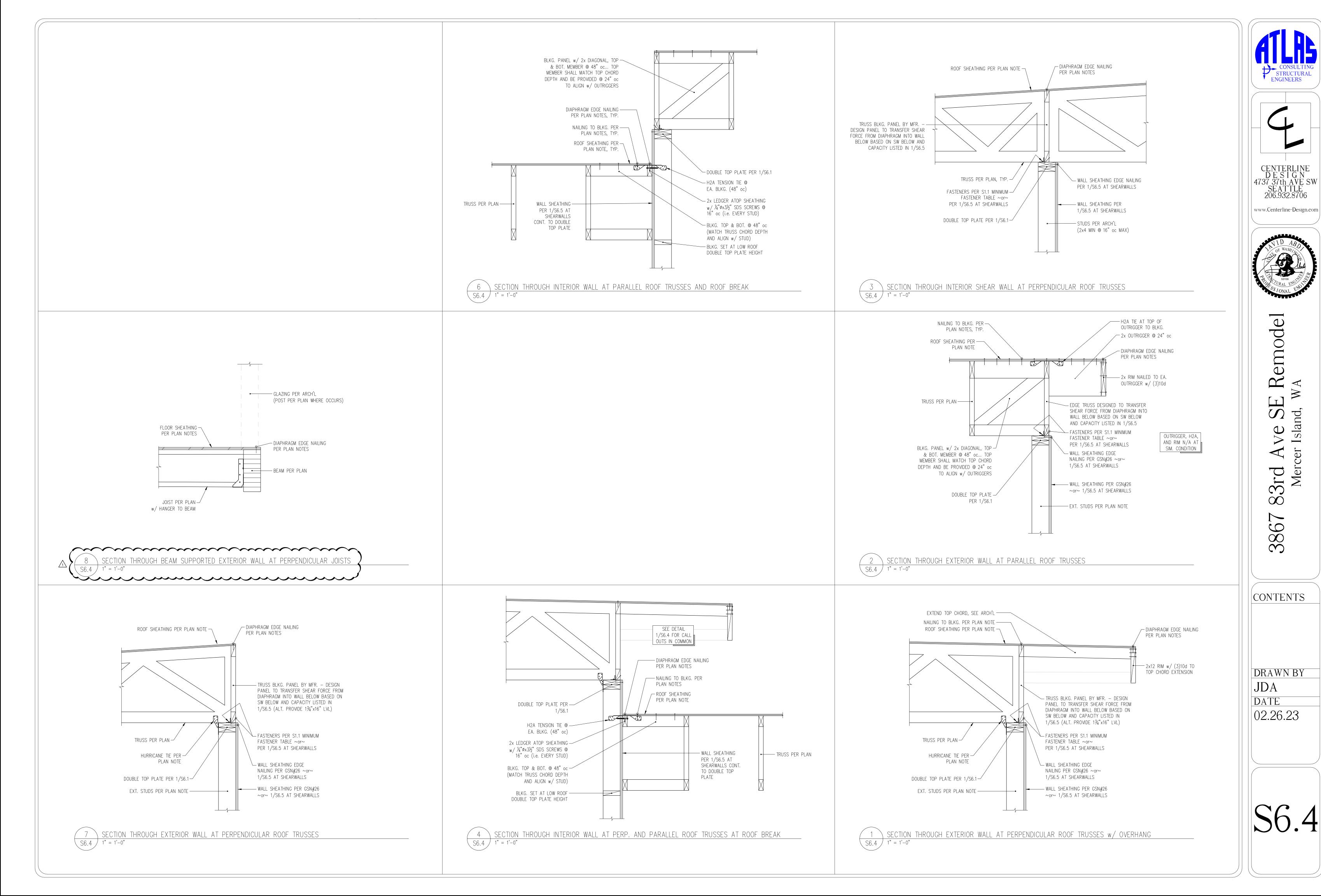
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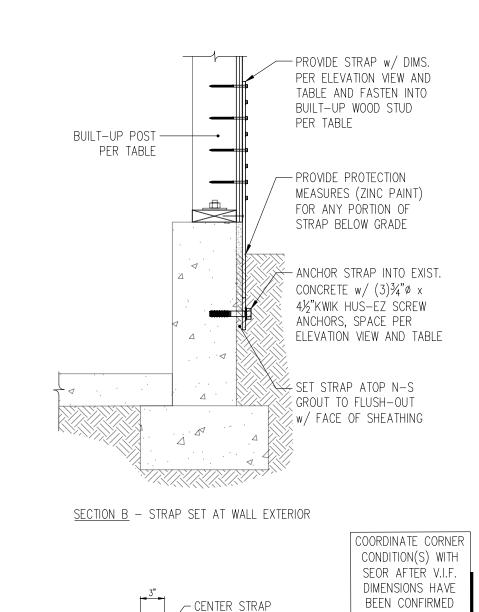
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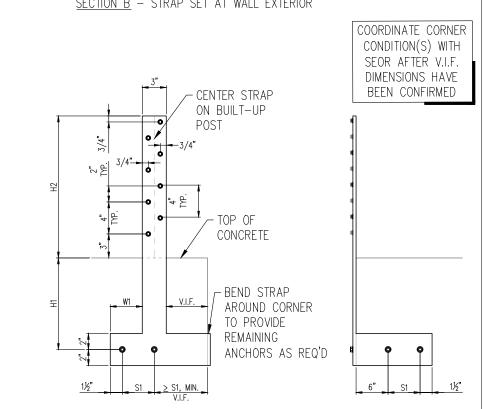




FRAMING PARALLEL TO SW

SHEARWALL SECTION AND SCHEDULE





TENSION TIE ELEVATION VIEW - CORNER CONDITION

TOP OF CONCRETE

TENSION TIE ELEVATION VIEW - TYPICAL CONDITION

- CENTER STRAP ON

PROVIDE BEND IN

- WHERE DISTANCE FROM € OF BOLT TO EDGE OF CONC. <S1, SEE CORNER CONDITION

STRAP IF SET AT BUILDING INTERIOR, SEE SECTION A

BUILT-UP POST

SCREW ANCHORS, SIZED AND SPACED PER ELEVATION VIEW AND TABLE <u>SECTION C</u> - STRAP AT EXISTING THICKENED SLAB EDGE

<u>SECTION A</u> — STRAP SET AT WALL INTERIOR

PROVIDE STRAP w/ DIMS. PER —

ELEVATION VIEW AND TABLE

AND FASTEN INTO BUILT-UP

IF ELECTED TO INSTALL STRAP AT —

WALL INTERIOR, PROVIDE BENDS

ACCORDINGLY BASED ON FIELD

(MAX.) IF SDS SCREW LENGTH IS

CONCRETE w/  $(3)\frac{3}{4}$ "ø x  $4\frac{1}{2}$ "KWIK

HUS-EZ SCREW ANCHORS, SPACE

PER ELEVATION VIEW AND TABLE

INCREASED ACCORDINGLY

BUILT-UP POST -

PER TABLE

ANCHOR STRAP INTO EXIST. ———

DIMENSIONS...ACCEPTABLE TO SET STRAP ATOP 1" N-S GROUT

WOOD STUD PER TABLE

- BUILT-UP POST

PER TABLE

PROVIDE STRAP w/ DIMS.

PER ELEVATION VIEW AND

TABLE AND FASTEN INTO

BUILT-UP WOOD STUD

- PROVIDE PROTECTION

MEASURES (ZINC PAINT)

FOR ANY PORTION OF STRAP BELOW GRADE

— SET STRAP ATOP N-S

GROUT TO FLUSH-OUT

w/ FACE OF SHEATHING

- ANCHOR STRAP INTO EXIST. CONCRETE w/ KWIK HUS-EZ

PER TABLE

<u>CU:</u>	STOM T	ENSION TI	E SCHEL	<u>)ULE</u>						
	TIE	MIN. ① No. OF	STRAP DIMENSIONS			2	No. OF 1/4"ø x 31/3"	No. OF KWIK HUS EZ	ASD	
	MARK	STUDS	t	H1	H2	W1	S1	SDS SCREWS	ANCHORS	CAPACITY
	CU1.5	(2)2x	12 ga.	4"	9¾"	2½"	5"	(4)	(2)5%"ø x 5½"	1,500#
	CU2	(2)2x	12 ga.	4"	11¾"	4"	4"	(5)	(3)%"ø x 5½"	2,000#
	CU3	(2)2x	10 ga.	6"	17¾"	4"	4"	(8)	$(3)^{3/4}$ " ø x $4\frac{1}{2}$ "	3,000#
	CU3.5	(2)2x	10 ga.	8"	19¾"	5"	5"	(9)	$(3)^{3/4}$ " $\emptyset \times 4^{1/2}$ "	3,500#
	CU5	(3)2x	10 ga.	8½"	29¾"	6¾"	4½"	(13)	$(4)^{3/4}$ " ø x $4^{1/2}$ "	5,000#
	CU6	(4)2x	8 ga.	11¼"	33¾"	9"	6"	(16)	$(5)^{3/4}$ "ø × $4\frac{1}{2}$ "	6,000#

- (1) NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED. 2) STRAPS SHALL BE ASTM A653 OR A1003, GRADE 33 WHERE STRAP THICKNESS IS LESS THAN 12 ga., AND GRADE 50 WHERE STRAP IS 10 ga. AND 8 ga.
- TENSION TIE AT EXISTING CONCRETE

STRAP TENSION TIE SCHEDULE

MARK of studs

TIE ① | Min. # | CLEAR SPAN AND ② |

MSTC28 | (2)2x |  $18" - (12)0.148" \phi \times 31/4"$ 

MSTC40 | (2)2x |  $18" - (28)0.148" \phi \times 31/4"$ 

TOTAL FASTENERS

(3)2x  $18" - (44)0.148" \phi \times 3\frac{1}{4}$ "

- (1) TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- (2) NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.

ASD (3) | BUILT-UP STUD FACE

CAPACITY | NAILS or SCREWS 4

2,690#

4,225#

10d @ 6" oc

10d @ 4"oc  $(8)\frac{1}{4}$ "øx $4\frac{1}{2}$ " SDS

(3) FASTENERS NOTED IN TABLE ABOVE REPRESENT THE TOTAL AMOUNT. FOR STRAPS, HALF OF THE FASTENERS SHALL BE PROVIDED INTO EACH STUD. (4) 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,

TENSION TIE ABOVE BEAM

FASTENERS

 $| \text{HDU2}^{\text{or u}} | (2)2x | (6)1/4" \phi \times 21/2" \text{SDS} | 3,075#$ 

 $| HDU4^{\circ r u} | (3)2x | (10)1/4" \phi \times 21/2" SDS | 4,565#$ 

 $|HDU5^{\circ r} u| (3)2x | (14)1/4" \phi x 21/2" SDS | 5,645#$ 

2 ASD BUILT-UP STUD 4

10d @ 4"oc

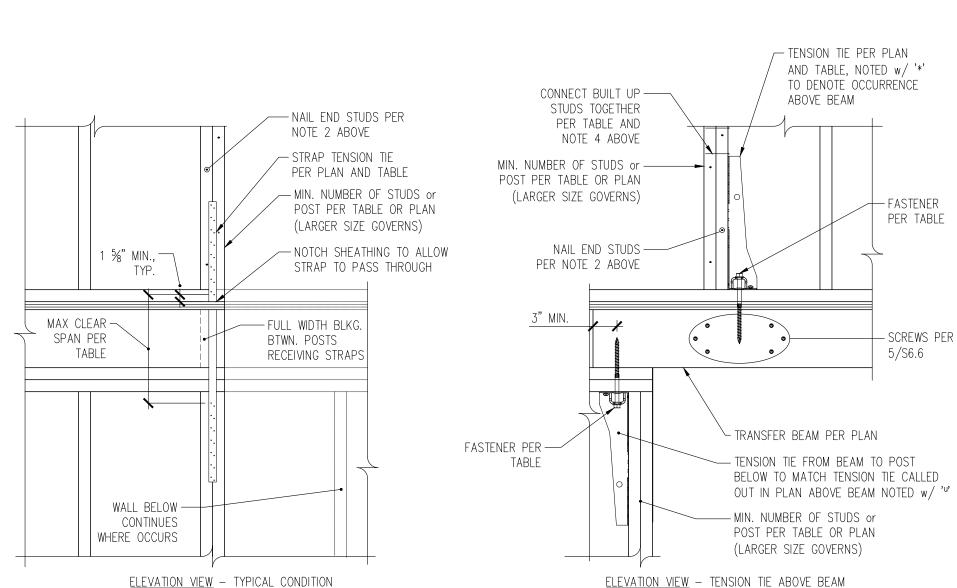
(9)¼"øx4½" SDS

(10)¼"øx4½" SDS

TIE ① | Min. # |

MARK of studs

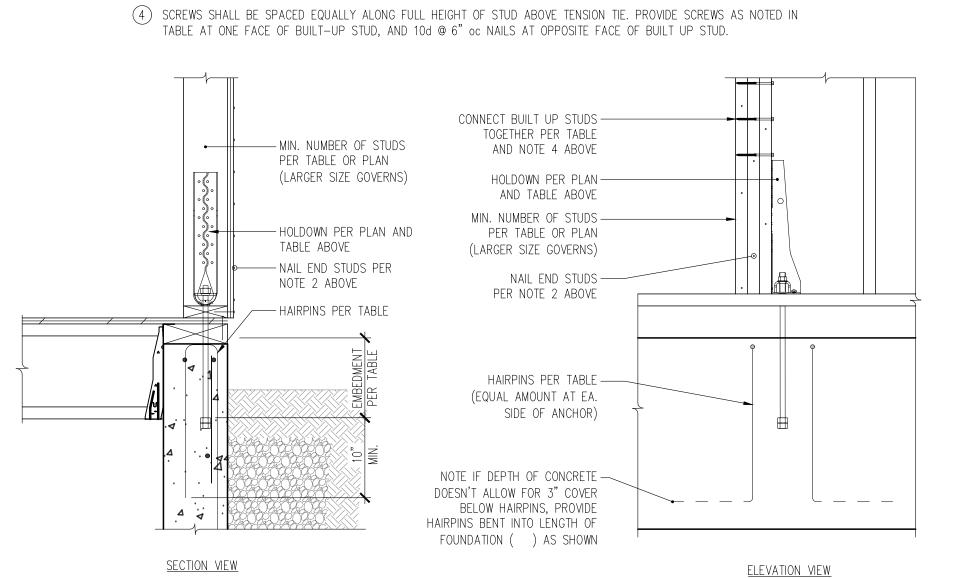
AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD. ^ DENOTES TENSION TIE THAT OCCURS ATOP OF A FRAMING MEMBER BELOW. FOR: HDU2<sup>or u</sup> - 5/8" AG SCREW WITH 4½" MINIMUM PENETRATION INTO BEAM - 5 TOTAL SDW EWP-PLY SCREWS, SEE 5/S6.6 HDU4<sup>or u</sup> - 5%" ALAG SCREW WITH 6½" MINIMUM PENETRATION INTO BEAM - 8 TOTAL SDW EWP-PLY SCREWS, SEE 5/S6.6 HDU5<sup>or u</sup> - %"ø LAG SCREW WITH 8" MINIMUM PENETRATION INTO BEAM - 9 TOTAL SDW EWP-PLY SCREWS, SEE 5/S6.6



OLDOWN 1	TENSION TIE SCHE	DULE			
TIE <sup>①</sup> MARK	MIN. NUMBER <sup>②</sup> OF STUDS	ANCHOR (Ø x EMBEDMENT) (3) and No. OF HAIRPIN DOWELS	FASTENERS FROM TIE TO STUD	ASD CAPACITY	BUILT-UP STUD FAC
HDU2	(2)2x	%"ø x 10" − (2)#4 HAIRPIN	(6)¼"ø x 2½" SDS SCREWS	3,075#	10d @ 4" oc
HDU4	(3)2x	%"ø x 10" − (2)#4 HAIRPIN	(10)1/4"ø x 21/2" SDS SCREWS	4,565#	(9)¼"øx4½" SDS
HDU5	(3)2x	5%"ø x 10" − (2)#4 HAIRPIN	(14)½"ø x 2½" SDS SCREWS	5,645#	$(10)\frac{1}{4}$ "øx4 $\frac{1}{2}$ " SDS
HDU8	(4)2x	½"ø x 10" − (4)#4 HAIRPIN	(20)1/4" Ø x 21/2" SDS SCREWS	7,870#	(15)¼"øx6" SDS
HDU11	6x6	1"ø x 10" - (4)#4 HAIRPIN	(30)1/4" Ø x 21/2" SDS SCREWS	11,175#	N/A
LIDI114	6 v 6	1"ø v 10" - (6)#4 HAIRPIN	(36)½"ø v 2½" SDS SCREWS	14 445#	NI /A

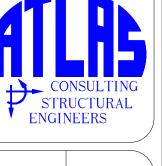
- (1) TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- (2) NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
- (3) ANCHORS SHALL BE HEAVY HEX HEAD WITH DOUBLE NUT CAST INTO CONCRETE. ASTM F 1554 Gr. 36 FOR %"ø ANCHOR ASTM F 1554 Gr. 55 FOR 1/8" AND 1" ANCHORS

HOLDOWN DETAIL AND SCHEDULE



DATE 02.26.23

FRAMING PERPENDICULAR TO SW





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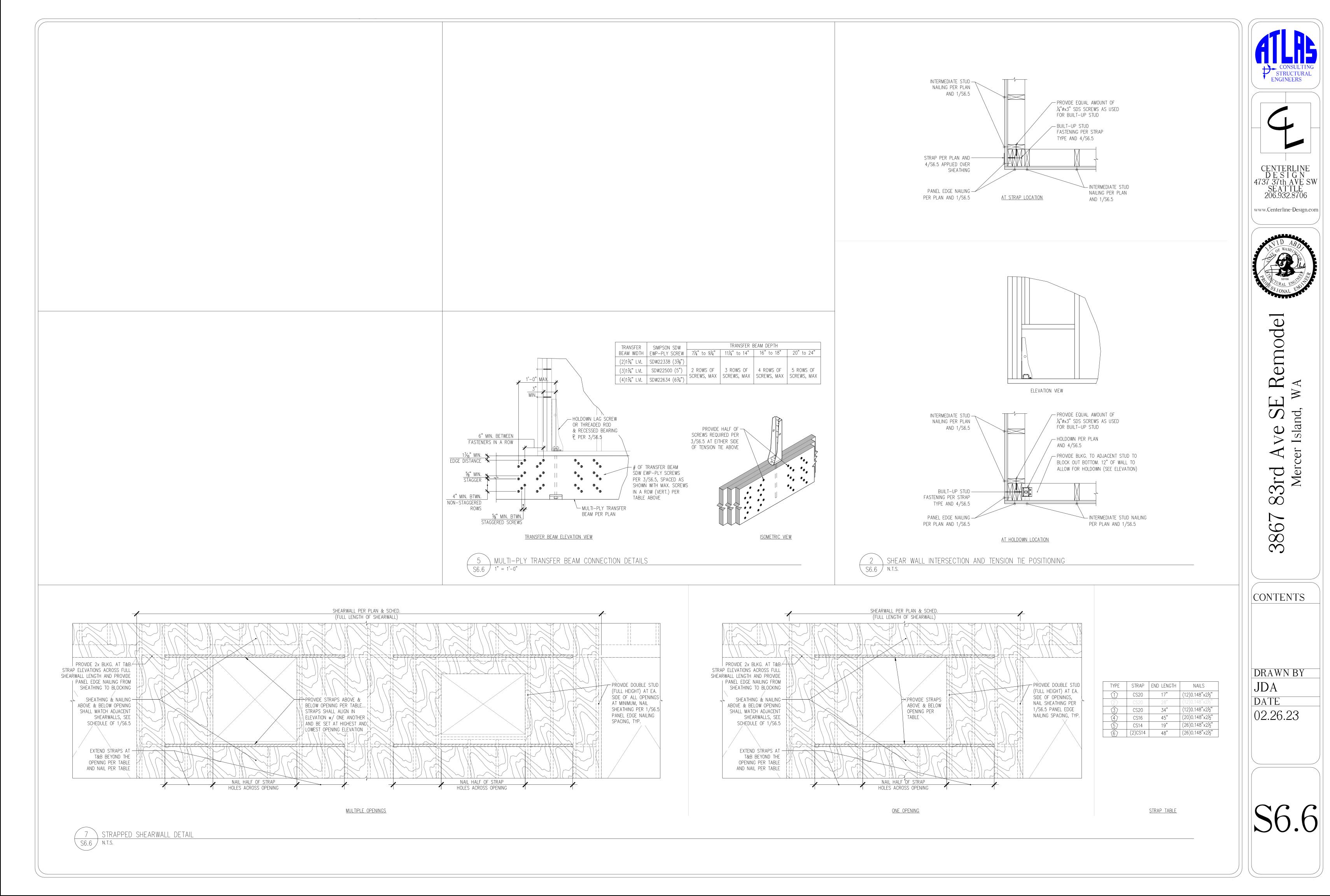
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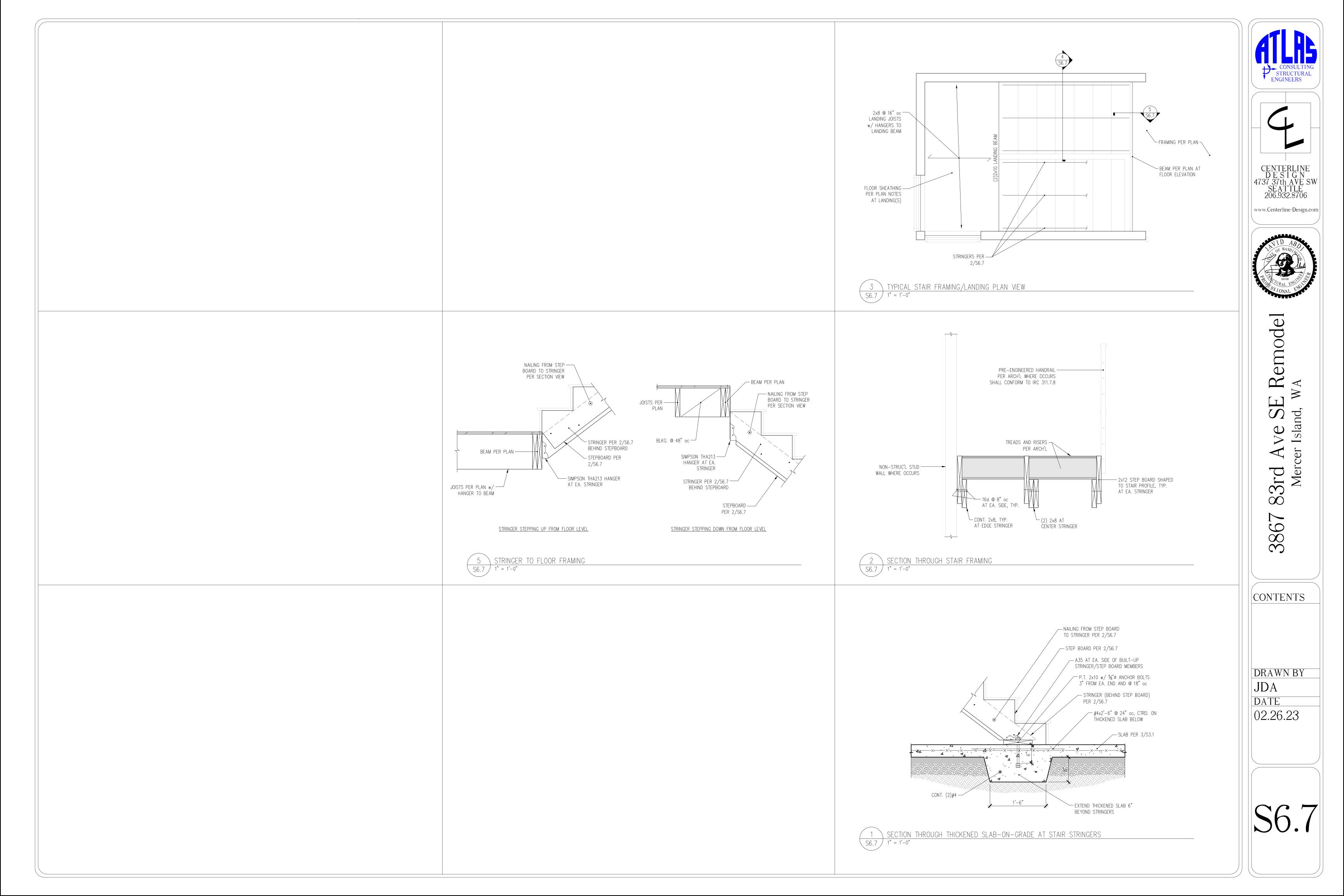
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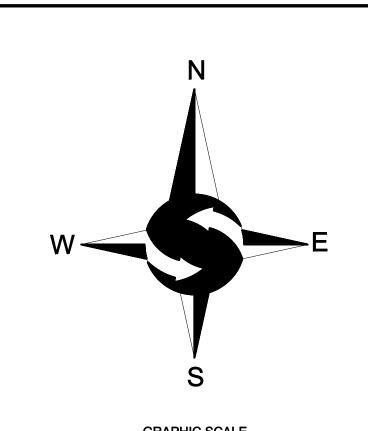
CONTENTS

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ND			
FOUND MONUMENT AS DESCRIBED	—OHP—	OVERHEAD POWER	
FOUND REBAR AS DESCRIBED	—они—	OVERHEAD UTILITIES	
FOUND MAG NAIL AS DESCRIBED	$\bowtie$	MAILBOX	
POWER METER	<b>\$</b>	YARD LIGHT	
UTILITY POLE	— ı —	WIRE FENCE	
GAS METER	——	WOOD FENCE	
STORM DRAIN MANHOLE	***************************************	CONCRETE WALL	
CATCH BASIN		DOOKEDY	
CATCH BASIN SOLID LID		ROCKERY	
SANITARY SEWER MANHOLE		ASPHALT SURFACE	
WATER VALVE	·	CONCRETE SURFACE	
FIRE HYDRANT	Δ .	CONCRETE SURFACE	
WATER METER		BRICK SURFACE	
SIGN	CE	CEDAR	
APPROXIMATE LOCATION SANITARY SEWER LINE	DF	DOUGLAS FIR	
APPROXIMATE LOCATION STORM	DS	DECIDUOUS	
DRAIN LINE	PI	PINE	
APPROXIMATE LOCATION UNDERGROUND GAS LINE	* INDICA	TES MULTI-TRUNK	
APPROXIMATE LOCATION UNDERGROUND WATER LINE			
	FOUND MONUMENT AS DESCRIBED  FOUND REBAR AS DESCRIBED  FOUND MAG NAIL AS DESCRIBED  POWER METER  UTILITY POLE  GAS METER  STORM DRAIN MANHOLE  CATCH BASIN  CATCH BASIN SOLID LID  SANITARY SEWER MANHOLE  WATER VALVE  FIRE HYDRANT  WATER METER  SIGN  APPROXIMATE LOCATION SANITARY SEWER LINE  APPROXIMATE LOCATION UNDERGROUND GAS LINE  APPROXIMATE LOCATION	FOUND MONUMENT AS DESCRIBED  FOUND REBAR AS DESCRIBED  FOUND MAG NAIL AS DESCRIBED  POWER METER  UTILITY POLE  GAS METER  STORM DRAIN MANHOLE  CATCH BASIN  CATCH BASIN SOLID LID  SANITARY SEWER MANHOLE  WATER VALVE  FIRE HYDRANT  WATER METER  SIGN  APPROXIMATE LOCATION SANITARY SEWER LINE  APPROXIMATE LOCATION  APPROXIMATE LOCATION  TINDICATION  * INDICATION  APPROXIMATE LOCATION  UNDERGROUND GAS LINE  APPROXIMATE LOCATION	

#### LEGAL DESCRIPTION

LOT 9, BLOCK 1, LUCAS HILL DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 56 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

### BASIS OF BEARINGS

THE PLAT OF LUCAS HILL DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 56 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

#### PROJECT INFORMATION

PROPERTY OWNER: FARSHAD MAHRAMNIA & LALEH MIRABBASZADEH 3859 83RD AVENUE SE MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 445790-0045 PROJECT ADDRESS: 3867 83RD AVENUE SE MERCER ISLAND, WA 98040

ZONING:

CITY OF MERCER ISLAND JURISDICTION: PARCEL ACREAGE: 11,167 S.F. (0.256 ACRES) AS SURVEYED

#### **GENERAL NOTES**

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT

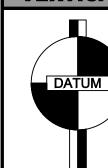
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. 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.

5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

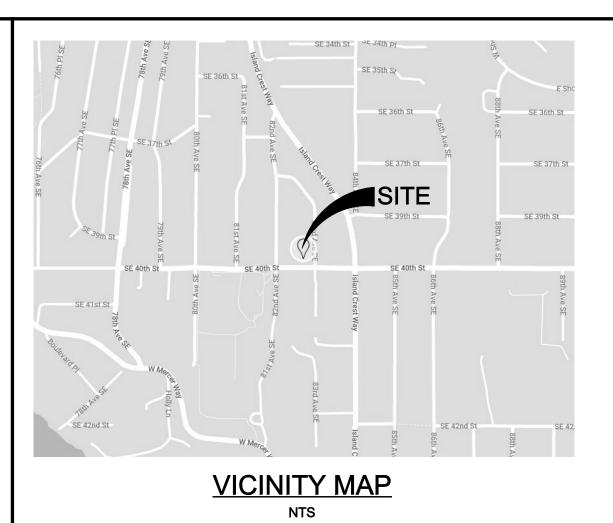
#### **VERTICAL DATUM & CONTOUR INTERVAL**

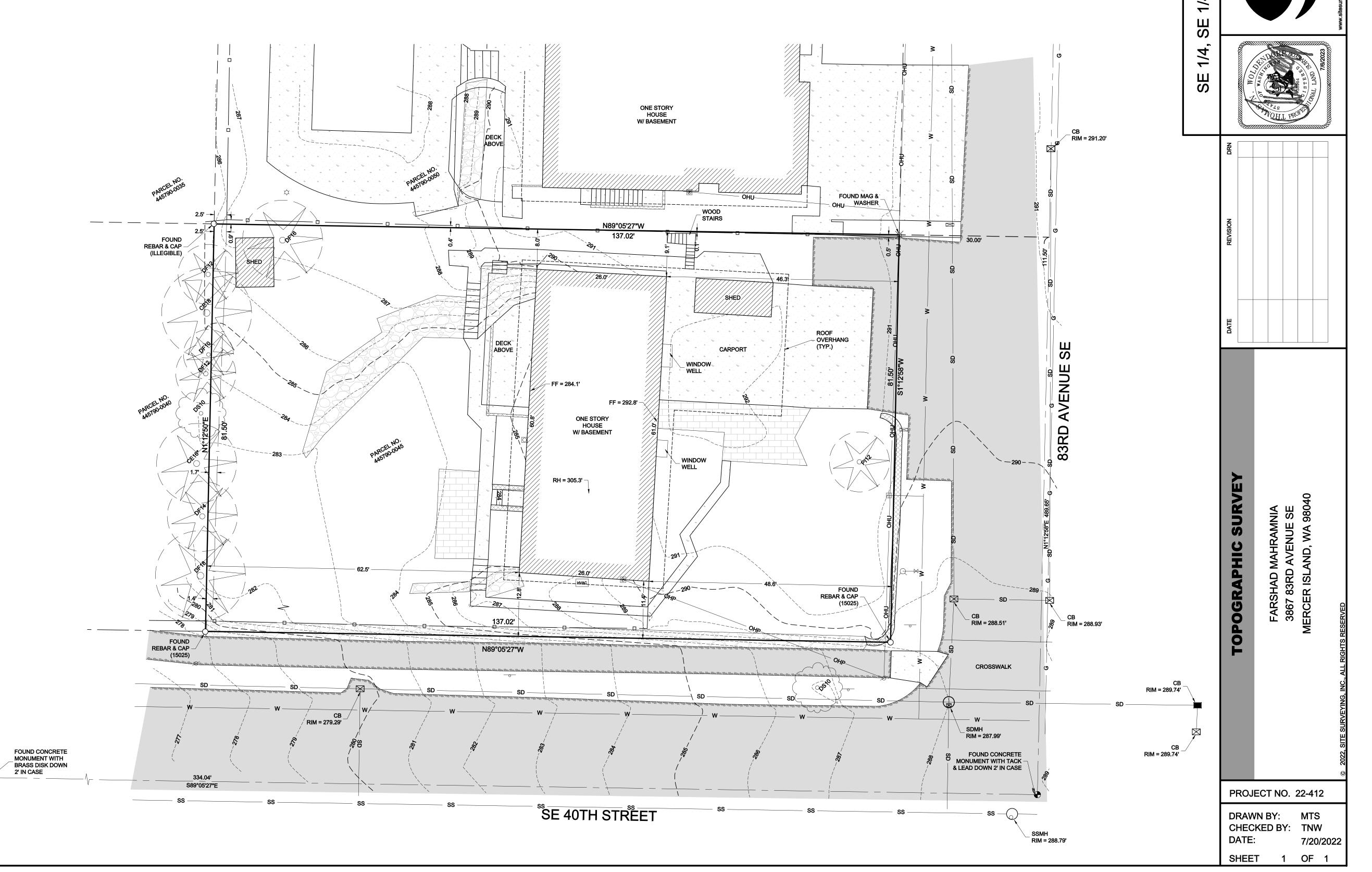


ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE. POINT ID NO. 217 (POINT NAME: 5513 -CONCRETE MONUMENT WITH 3/8" COPPER PIN, DOWN 0.9' IN CASE,

32'± NORTH OF THE INTERSECTION OF 82ND AVE SE AND SE 38TH PL. ELEVATION: 266.46 FEET (81.217 METERS) NAVD88

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO ½ THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.





12,