

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

### BASEMENT F.A.R. EXCEPTION

segment	length	beginning elev.	end elev.	begin cov	end cover	avg cover	%cover	wtd
a	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
c	60.8	290.5	287.9	6.30	3.70	5	64.5%	39.23
d	26	determined by graphical calculation					9.6%	2.50

perim = 173.6  
raw FAR 1574  
avg. 68.0%  
basement slab elev = 284.2  
full cover = 7.75  
excepted area = 1070.87  
Final grade = Existing grade, typical

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

### LOT COVERAGE (SHADED AREA)

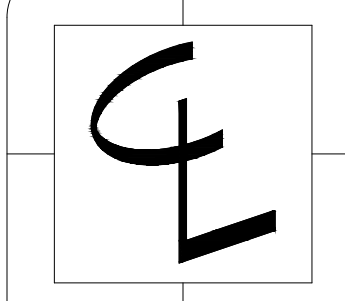
House Roof to eaves (shaded) = 2978 sf  
driveway (e) = 730 sf  
shed (e) = 75 sf  
TOTAL = 3783 sf  
allowable = 11,167 x .4 = 4466.8 sf  
amount available for hardscape = 683.8 sf

### A. SITE PLAN

- 1/10" = 1'-0"
- XXX = SPOT ELEVATION, FINAL
- = EAVE/ROOF LINE
- = EXTENT OF LIVING AREA (OVERHANGING)
- = BUILDING FOOTPRINT (FOUNDATION EXTENTS)
- SHADE AREA = BLDG EXTENTS TO EAVE
- = EXISTING TOPOGRAPHY
- ⊙ = WALL SEGMENT TAG FOR HEIGHT CALCULATION
- ⊕ = WALL SEGMENT TAG FOR BASEMENT FAR EXCEPTION
- = TREE FENCING
- = SILT FENCE
- ⊗ = stabilized construction entrance (exist. asphalt)
- ⊙ = 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. = 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



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Site Plan

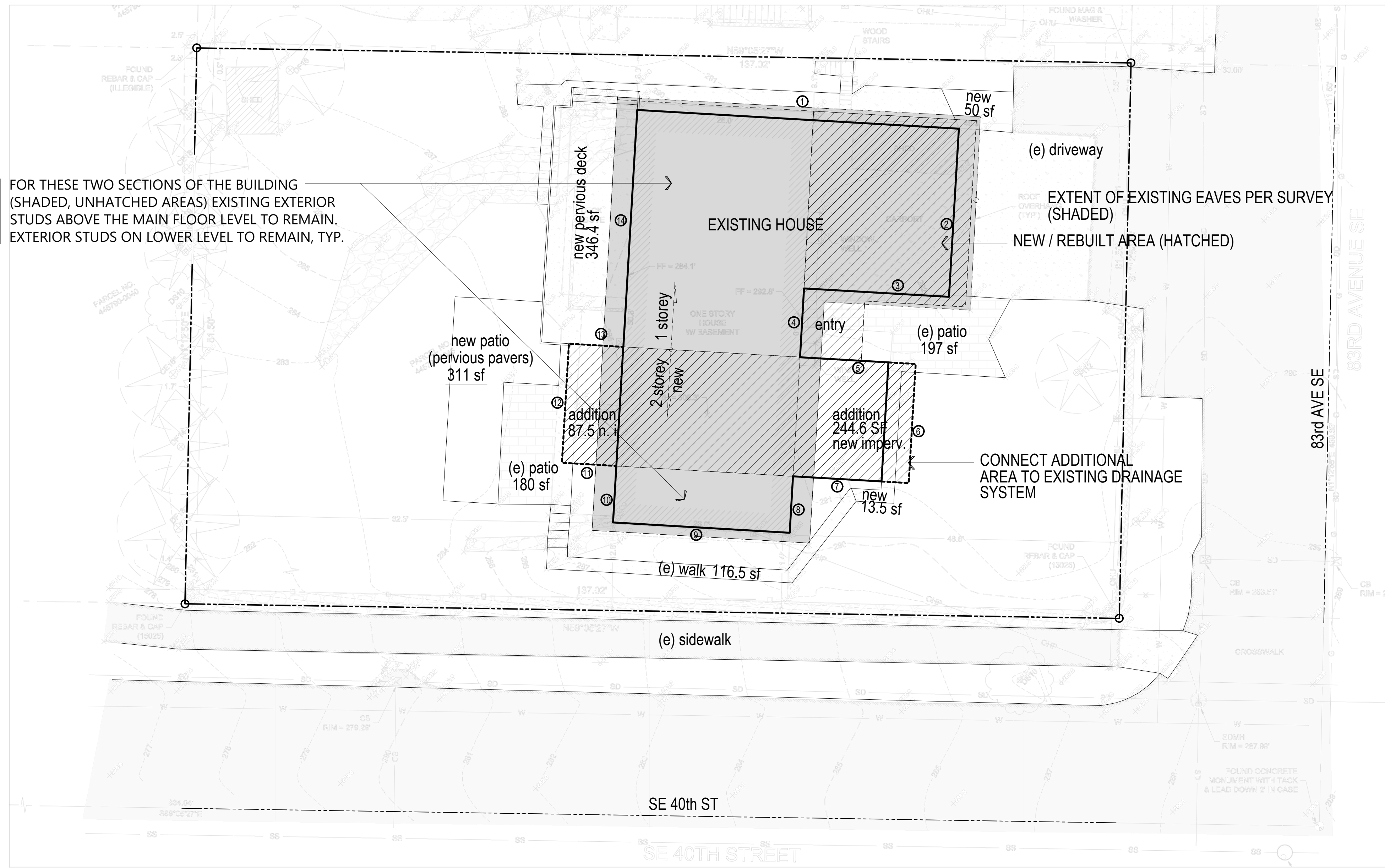
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### DATE

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8.9.23

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1.0



FOR THESE TWO SECTIONS OF THE BUILDING (SHADED, UNHATCHED AREAS) EXISTING EXTERIOR STUDS ABOVE THE MAIN FLOOR LEVEL TO REMAIN. EXTERIOR STUDS ON LOWER LEVEL TO REMAIN, TYP.

### DRAINAGE EXEMPT

#### New Imperv. Calc.

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

#### New and Rebuilt Hard Surface Calc.

hatched  
 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

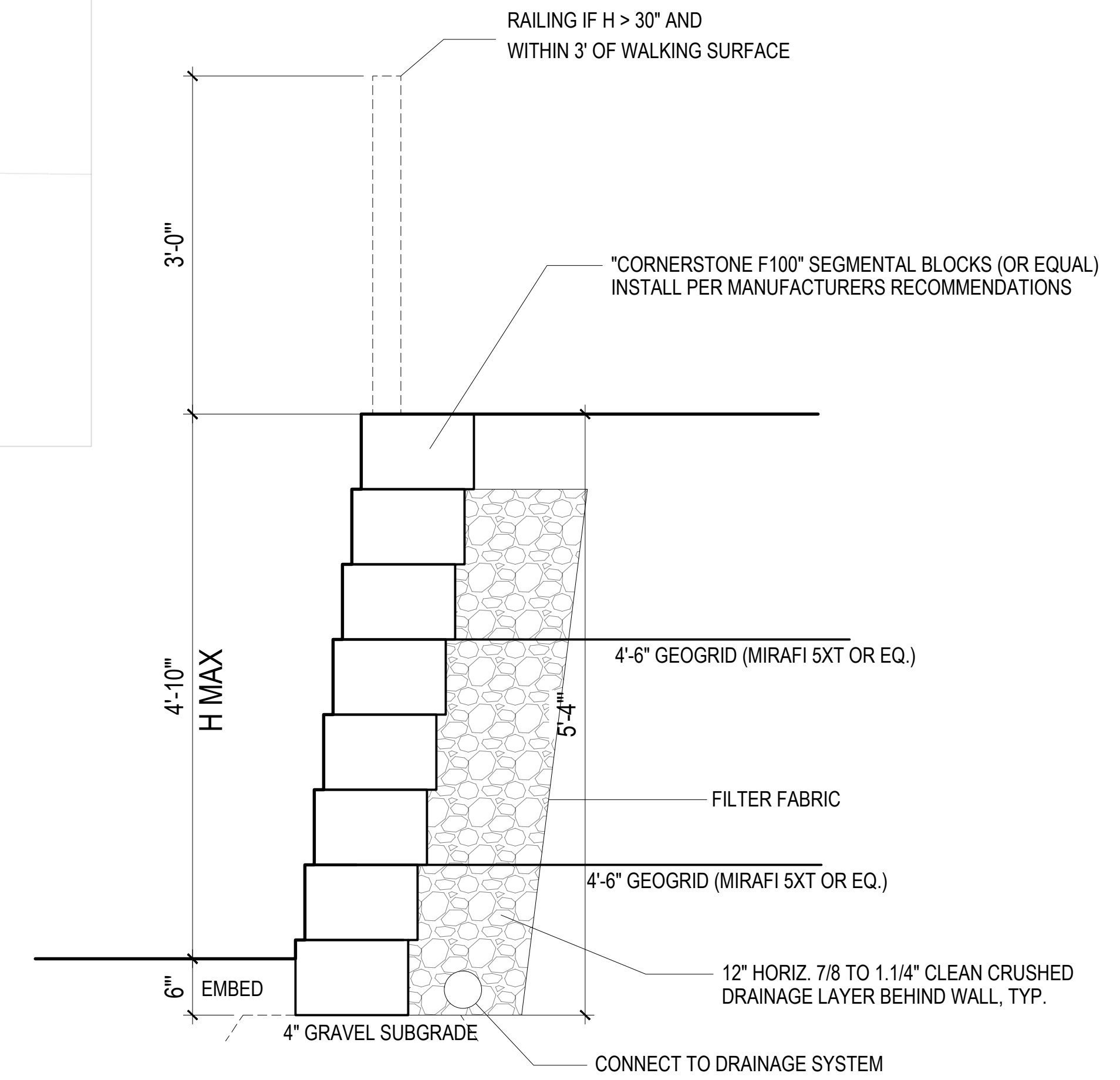
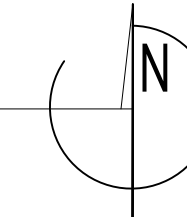
#### ELEVATION CALC.

	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 = 289.27  
 proposed = existing grade, typ.  
 segments include overhanging areas projected to ground

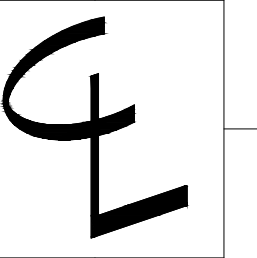
#### A. SUPPLEMENTAL SITE PLAN

1/10" = 1'-0"  
 (xxx) = SPOT ELEVATION, FINAL  
 - - - - - = EAVE/ROOF LINE  
 - - - - - = EXTENT OF LIVING AREA (OVERHANGING)  
 - - - - - = BUILDING FOOTPRINT (FOUNDATION EXTENTS)  
 SHADED AREA = BLDG EXTENTS TO EAVE  
 - - - - - = EXISTING TOPOGRAPHY  
 O = WALL SEGMENT TAG FOR HEIGHT CALCULATION



#### B. SEGMENTAL BLOCK RETAINING WALL

1" = 1'-0"



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Site Plan 2

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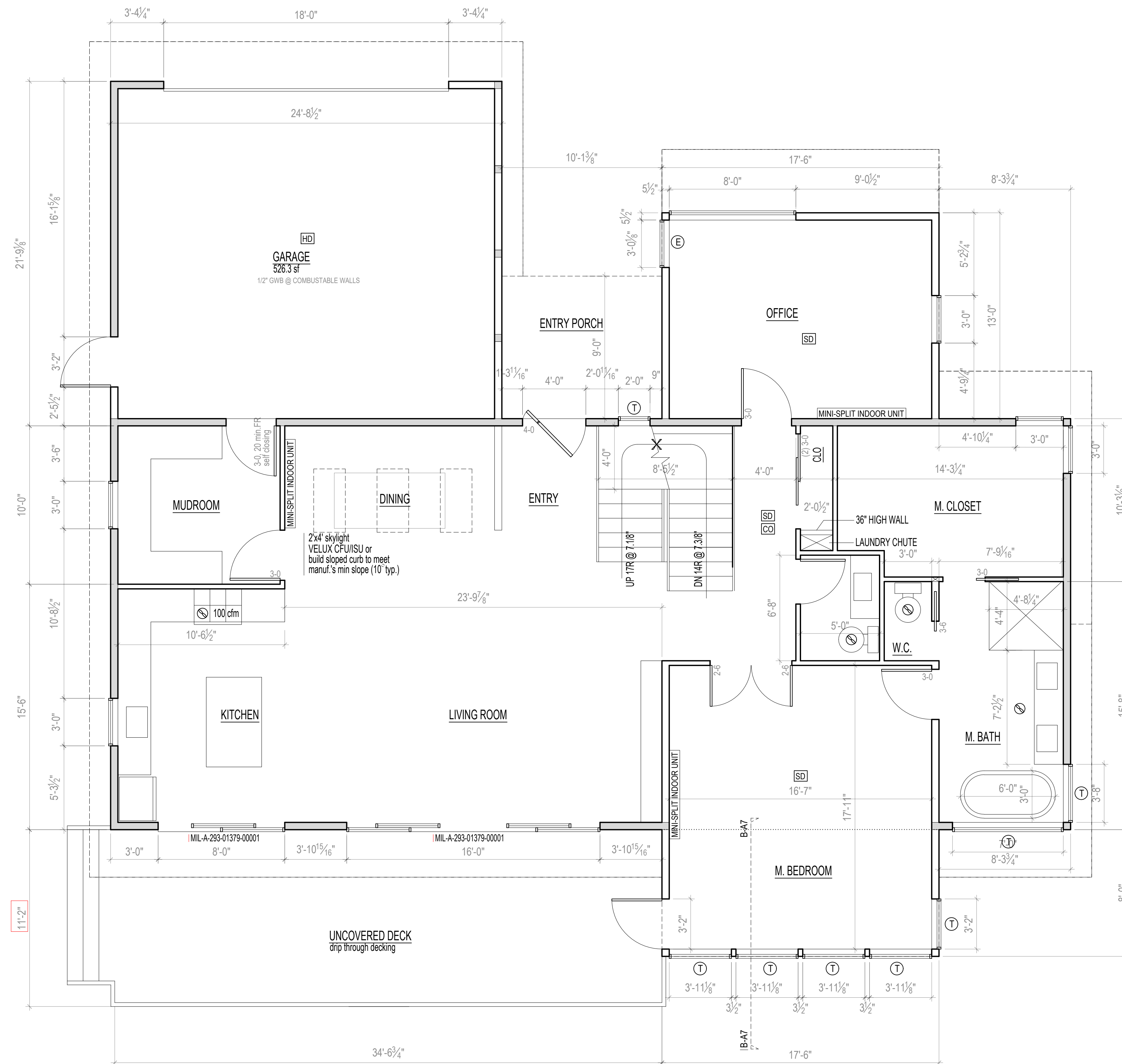
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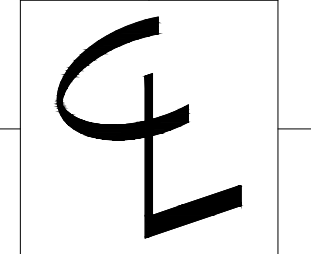
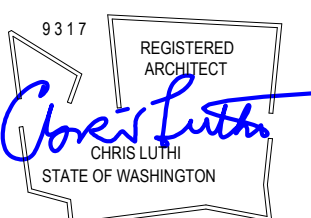
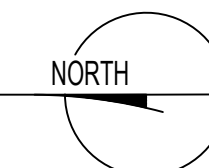
**NOTES**

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

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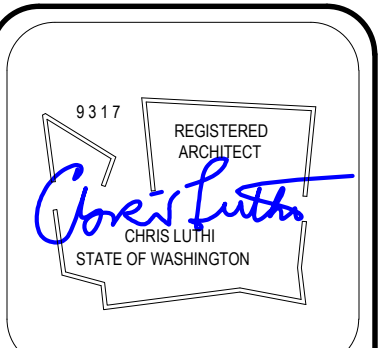
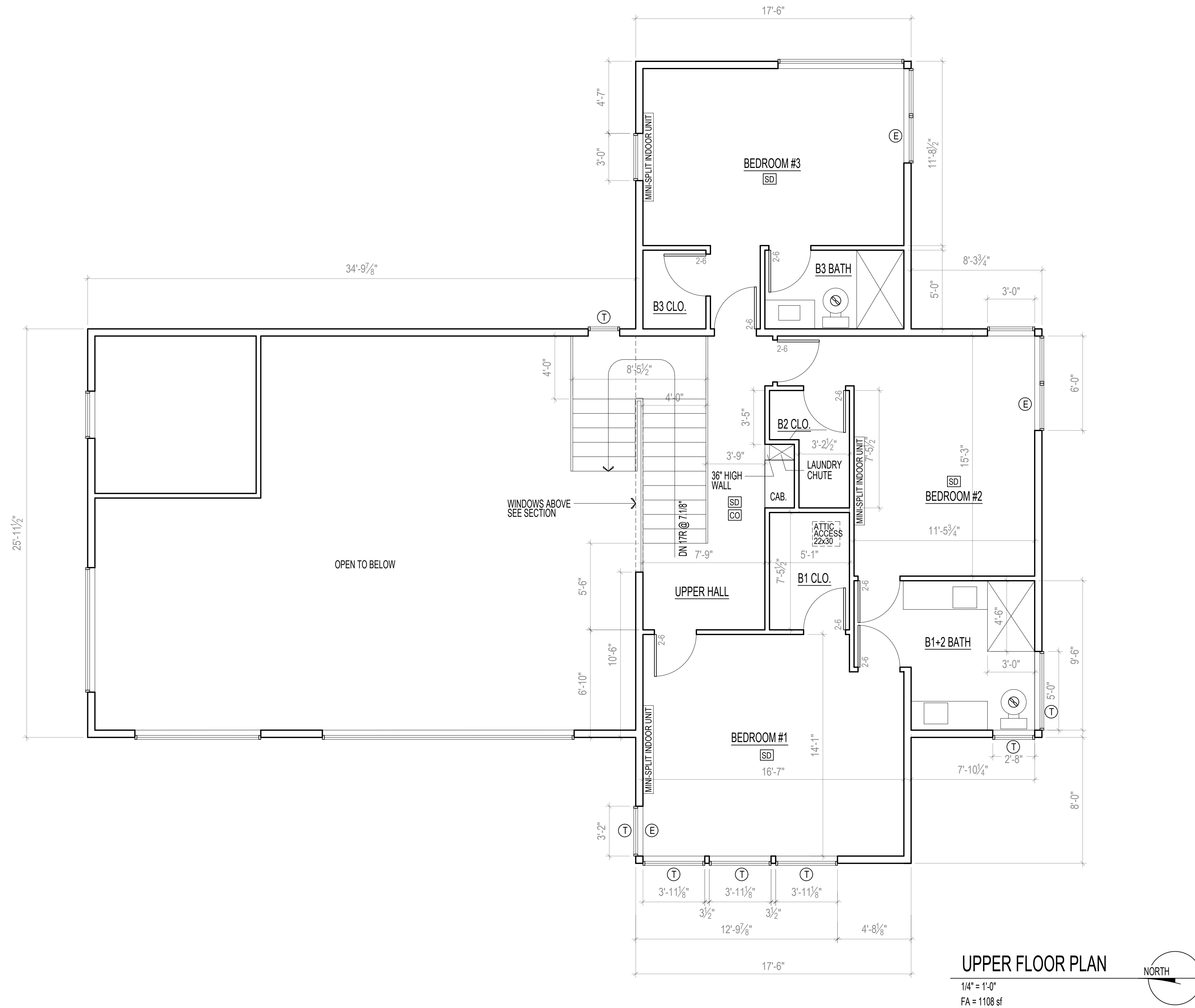
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Upper Floor Plan

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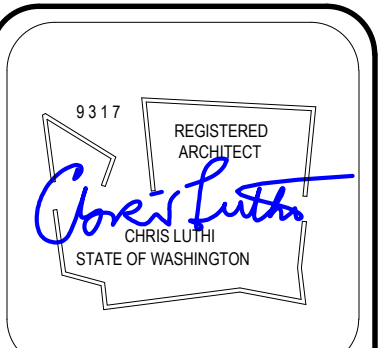
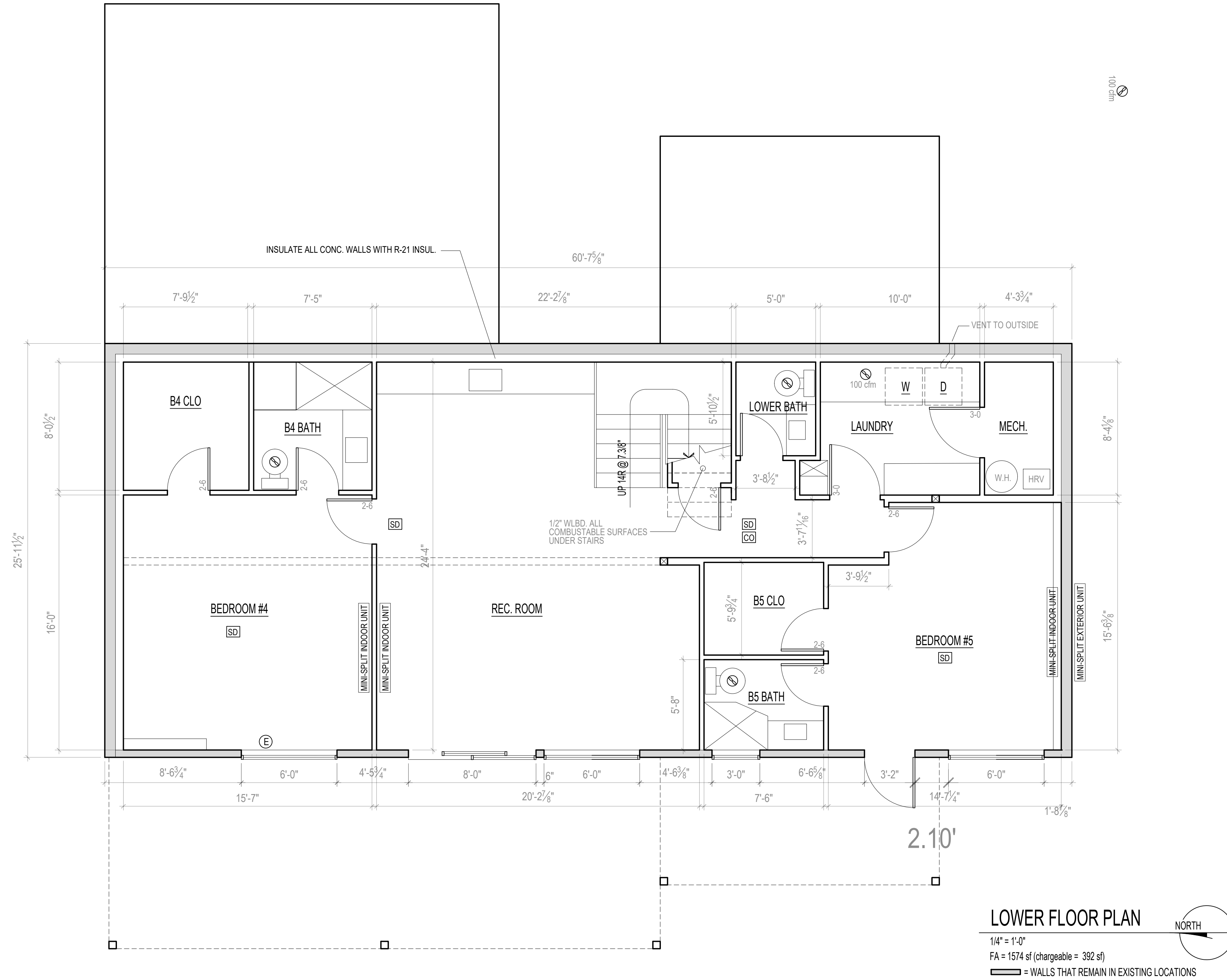
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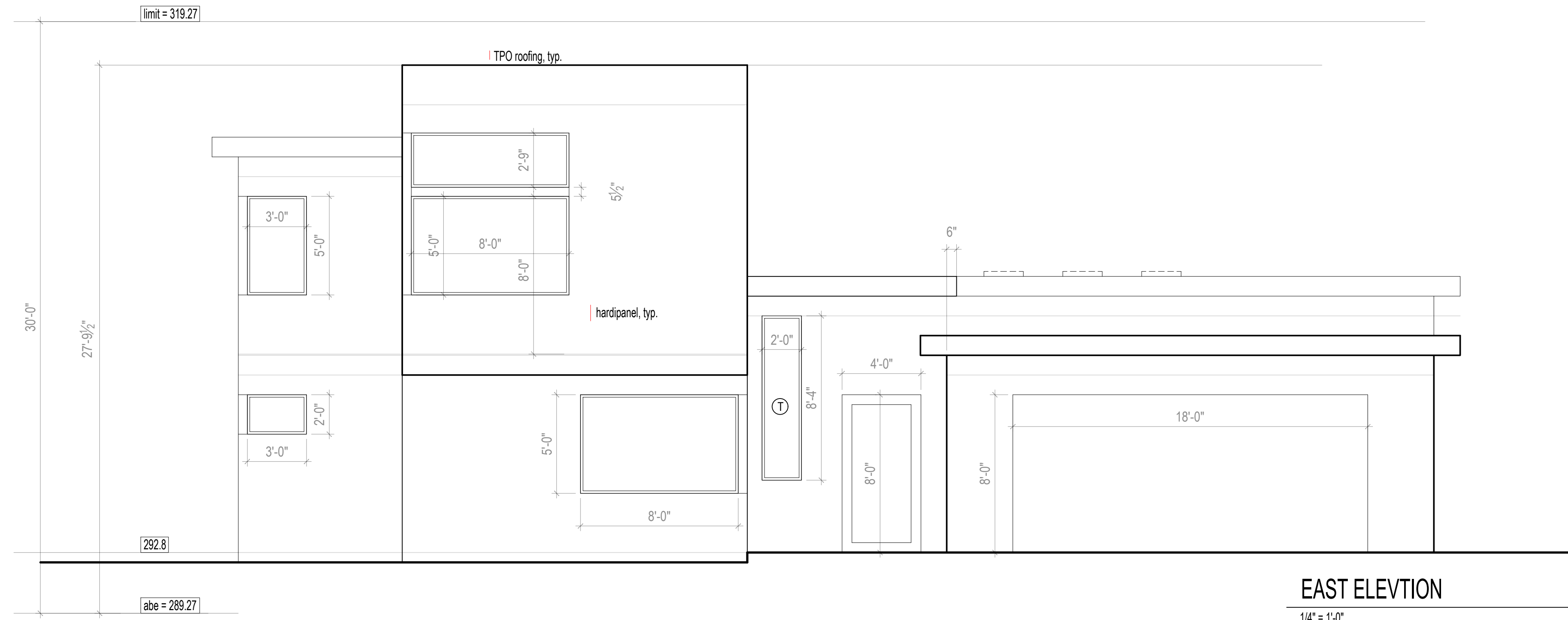
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Lower Floor Plan

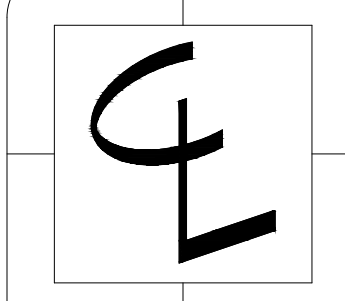
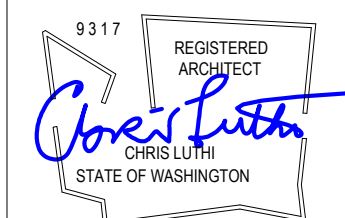
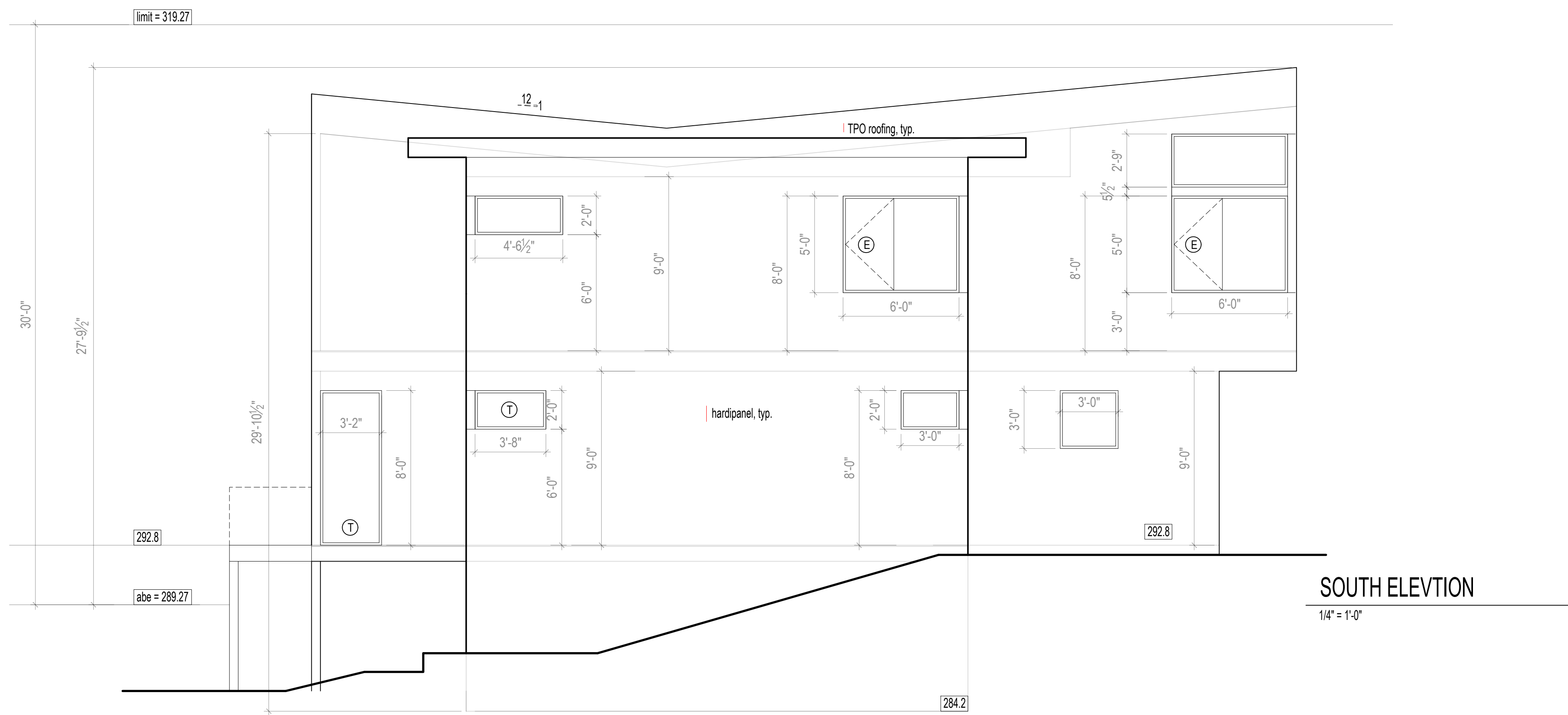
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EXISTING = FINISHED GRADES, TYP.



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Elevations 1

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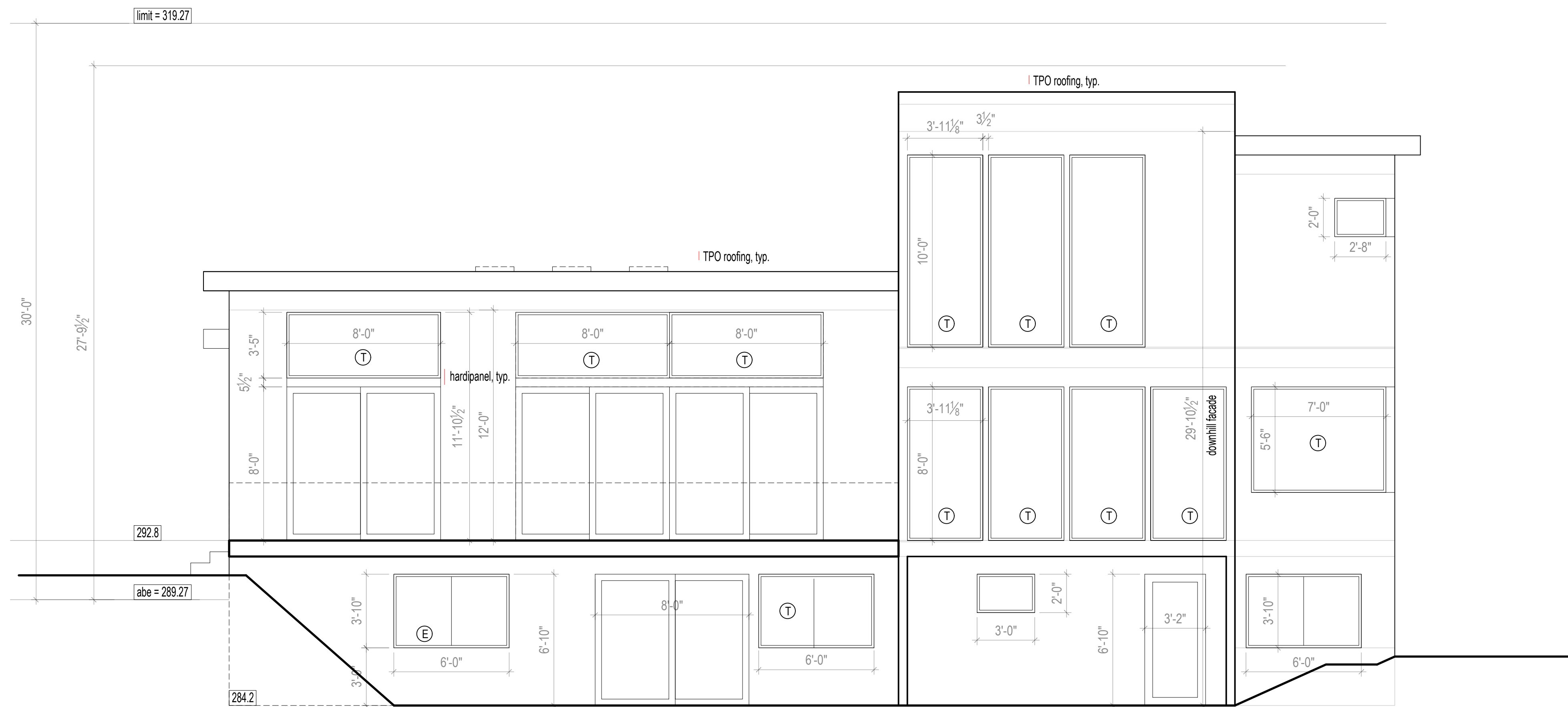
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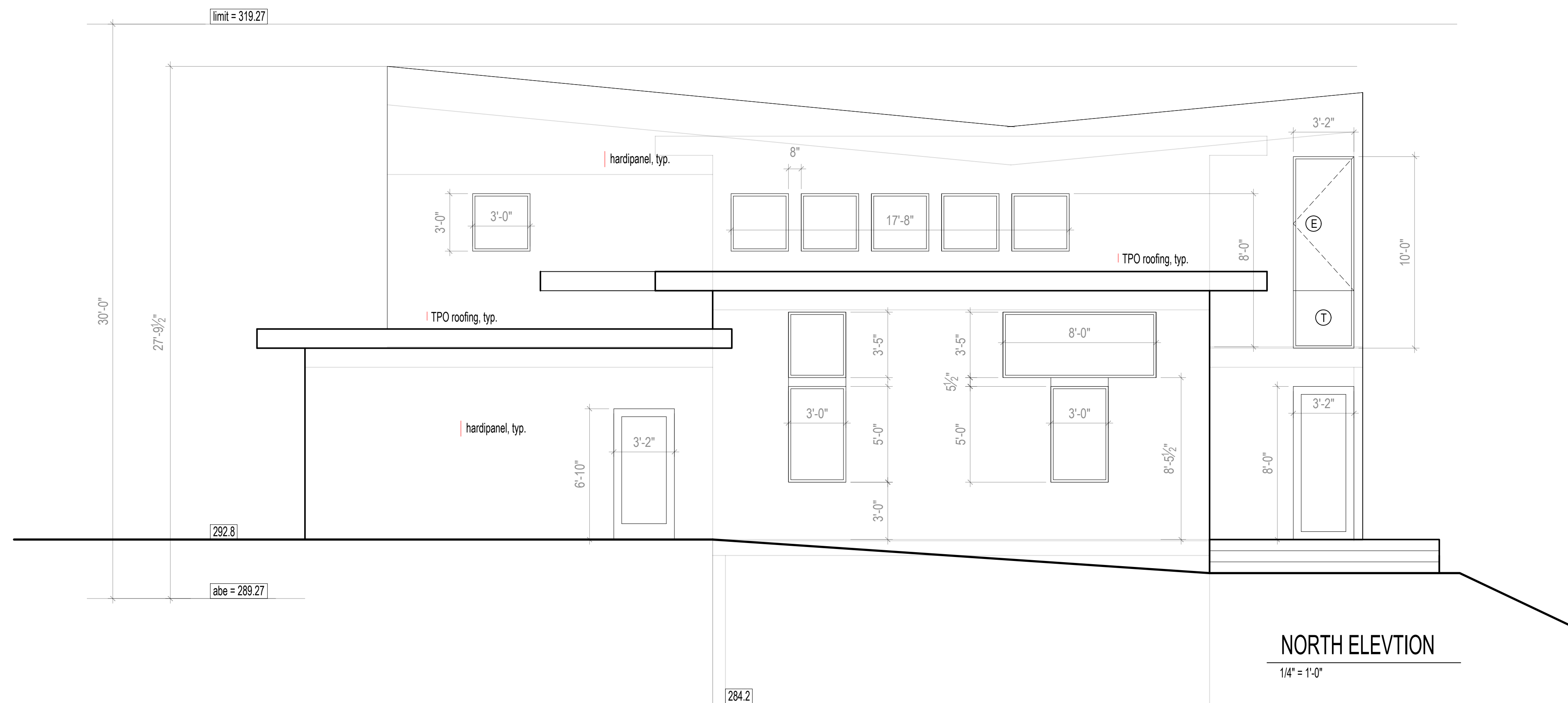
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WEST ELEVATION

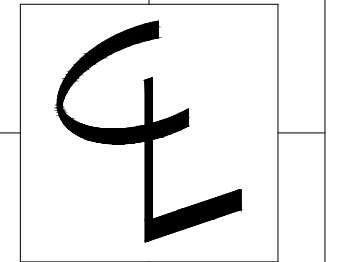
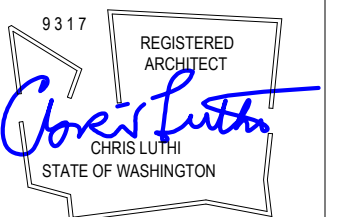
1/4" = 1'-0"

EXISTING = FINISHED GRADES, TYP.



NORTH ELEVATION

1/4" = 1'-0"



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Elevations 2

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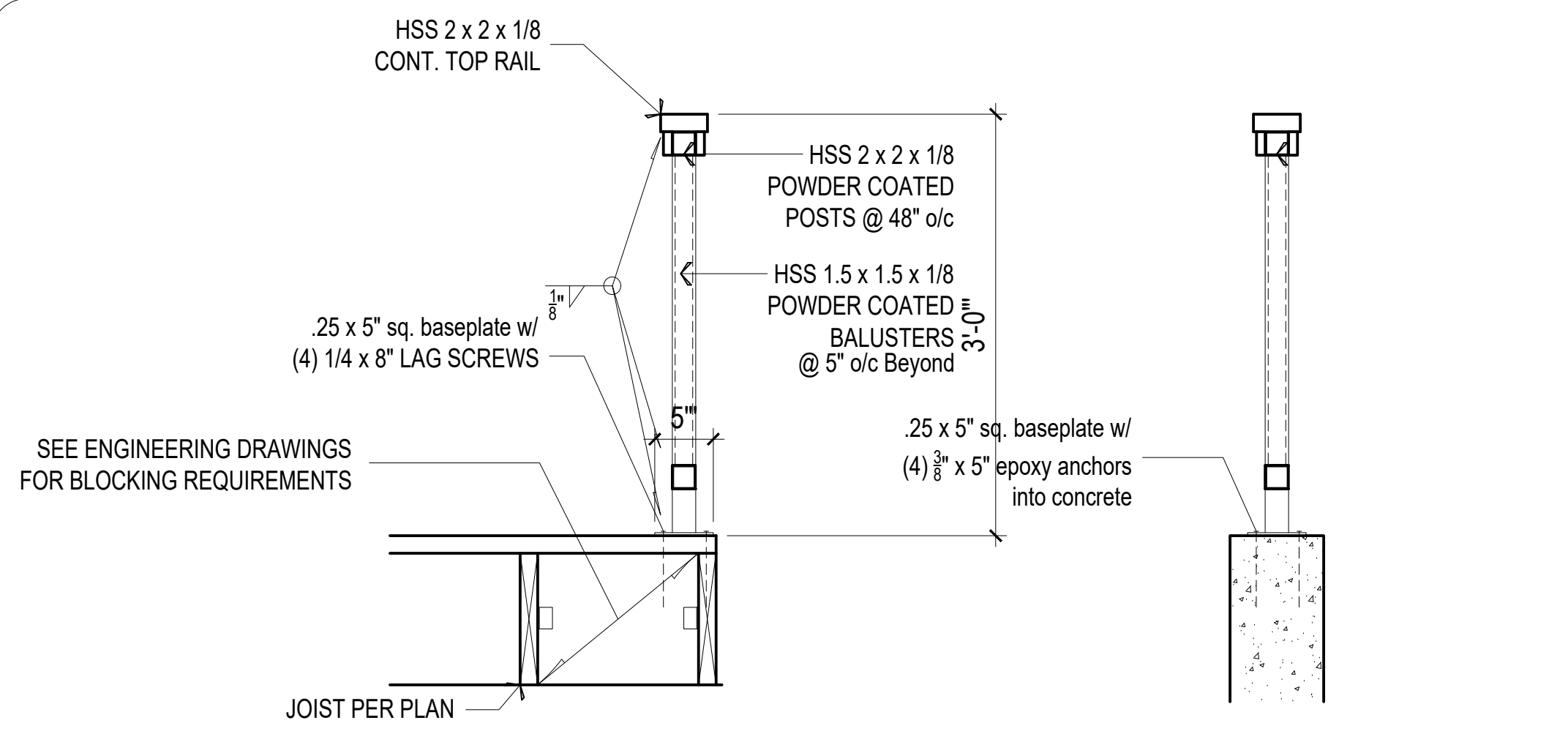
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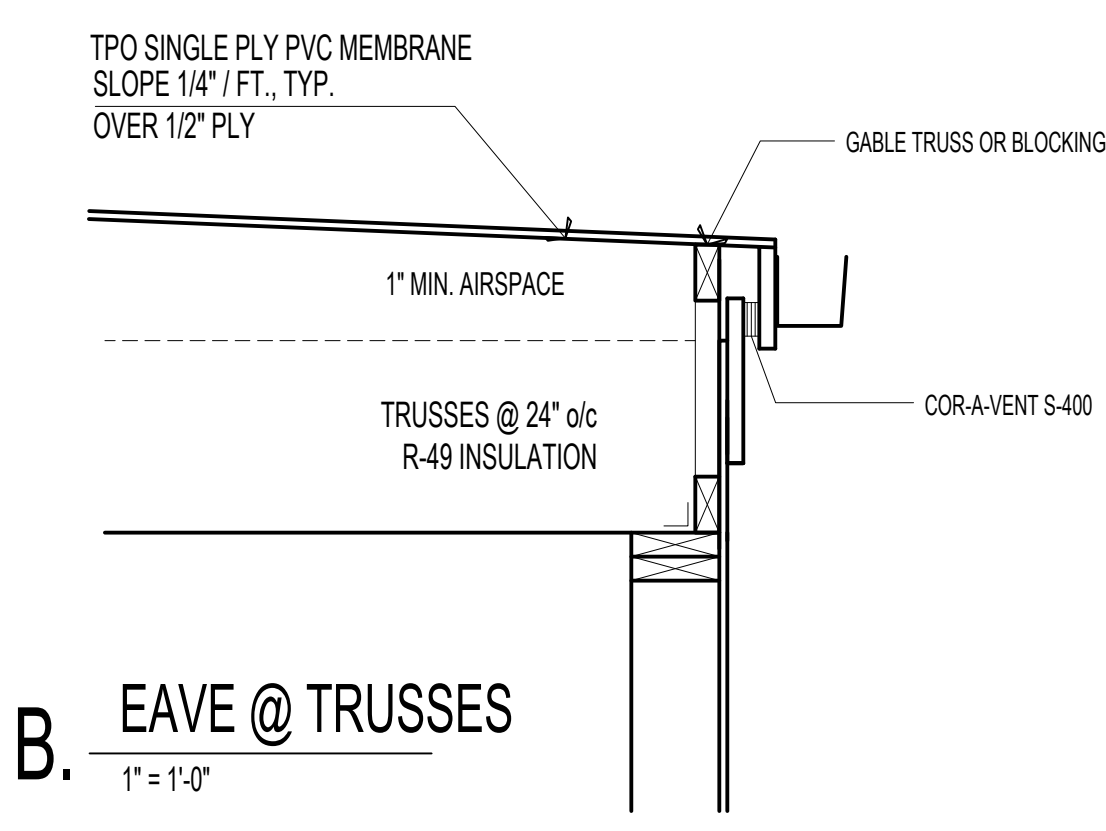
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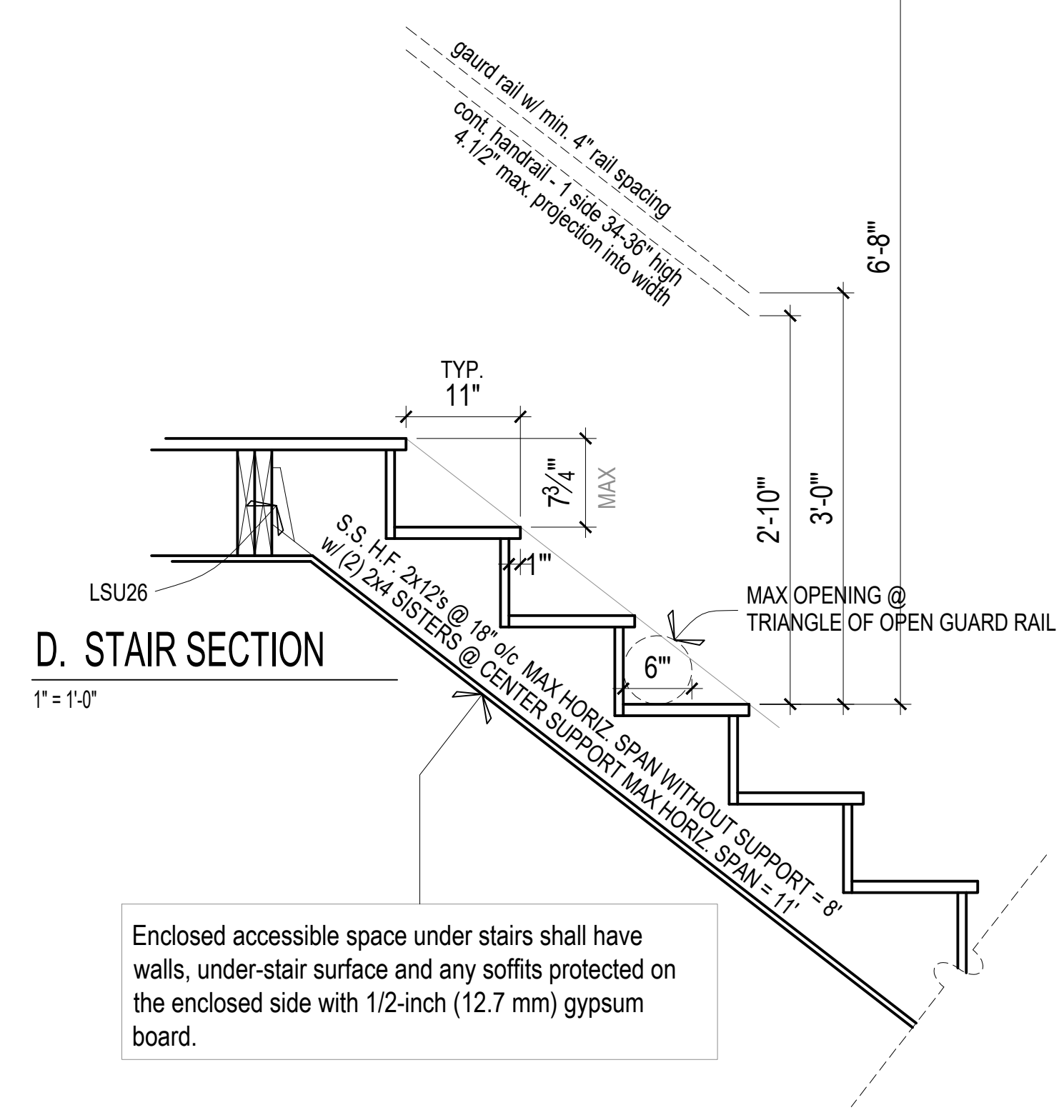


**C. RAILING DETAIL**  
1" = 1'-0"



**B. EAVE @ TRUSSES**  
1" = 1'-0"

MIN. STAIRWAY WIDTH = 3'-0" CLEAR  
STAIR RISE, RUN AND NOSING CANNOT VARY BY MORE THAN 3/8"  
HANDRAIL TERMINATIONS MUST RETURN TO WALL



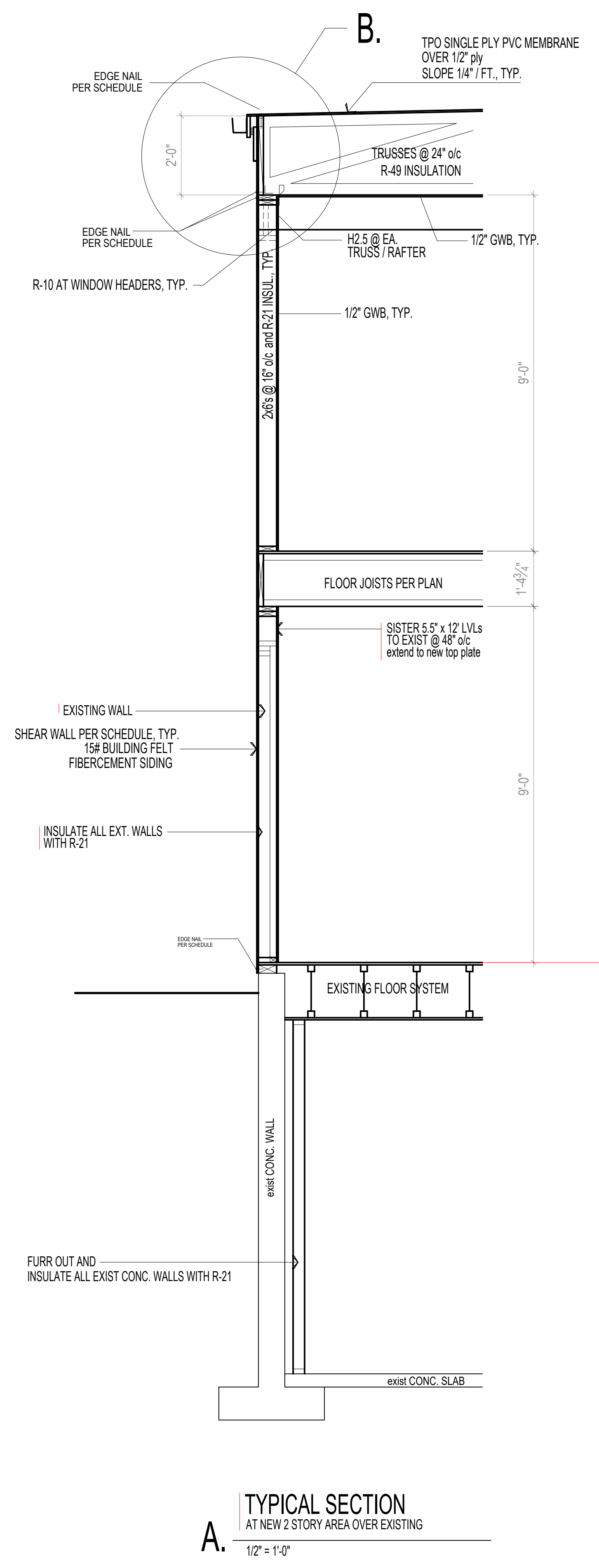
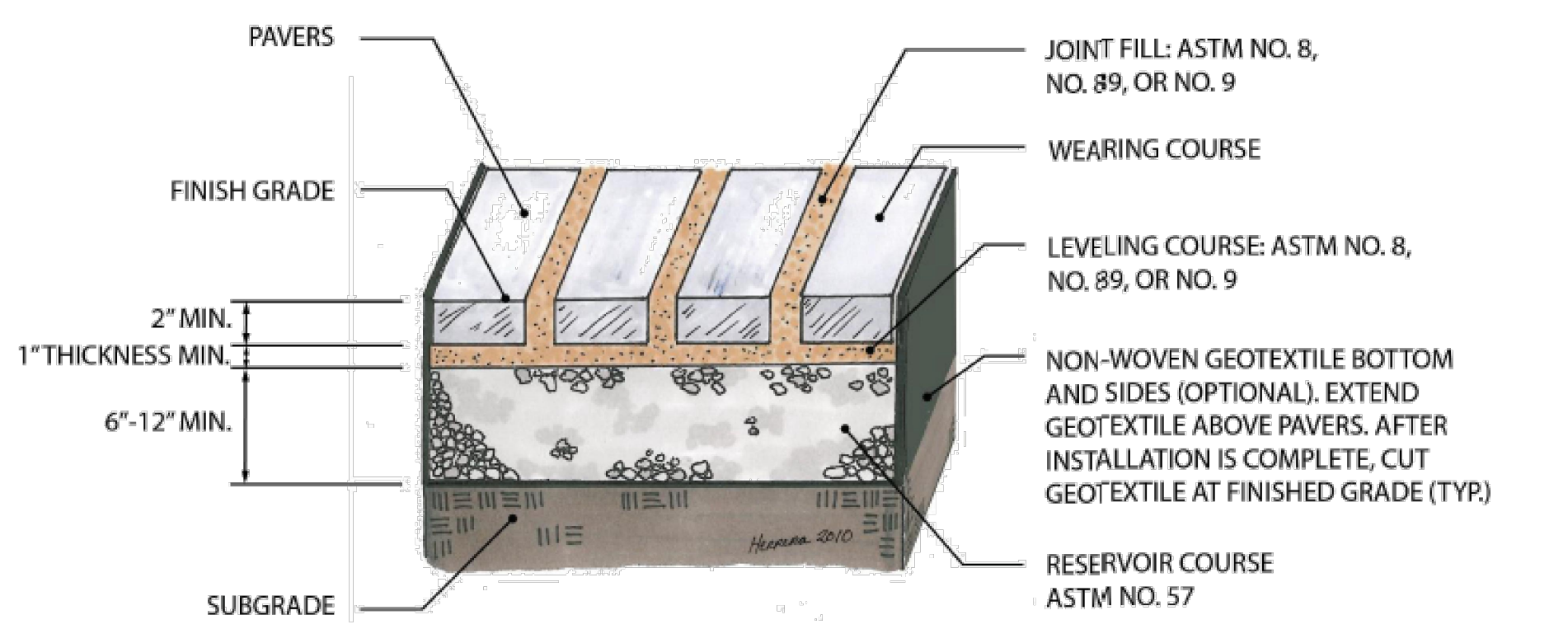
Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

### Pervious Paver Info

- General:** Installation must be in accordance with the manufacturer's requirements and specifications.
- 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.
- 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.
- Underdrain:** Provide an underdrain pipe when subgrade soils are poorly draining, or soils remain saturated part of the year.
- 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.
  - Joint Fill** – ASTM No. 8 washed crushed aggregate. ASTM No. 89 or No. 9 washed crushed aggregate may also be used. Minimum 1" to 2" thickness.
  - Leveling Course** – Minimum 1" thickness washed sand or washed crushed aggregate
  - Reservoir Course** – ASTM No. 57 crushed aggregate. Minimum 6" to 12" thickness depending on permeability of the subgrade soils.
- Limitations:**
  - If surface drainage comes from minor or incidental pervious areas, those areas must be fully stabilized.
  - Slope adjacent impervious surfaces away from the pavers to the maximum extent practicable.
  - 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.
  - The maximum installed slope of the permeable interlocking concrete pavers is generally 12 percent.
- 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.
  - Keep heavy equipment off existing soils underneath the proposed paver area to preserve the native soil infiltration rate.
  - Do not allow muddy construction equipment on the base material or pavers.
  - Do not allow sediment-laden runoff onto the pavers.
  - The contractor shall be responsible for protecting work from sediment deposition and damage due to subsequent construction activity on the site.
- 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.
- 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 pavers.
- Maintenance:** Homeowners must adequately maintain their permeable block pavements. Over time, the space between the pavers will tend to clog.
  - 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.
  - 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.
  - Damaged pavers – Remove individual pavers by hand and replace or repair per manufacturer's recommendations.
  - Loss of joint fill – Refill per manufacturer's recommendations.

**PERVIOUS CONCRETE BLOCK OR "PAVER SYSTEMS**

**FIGURE 1. PERMEABLE INTERLOCKING CONCRETE PAVERS**



**A. TYPICAL SECTION**  
AT NEW 2 STORY AREA OVER EXISTING  
1/2" = 1'-0"



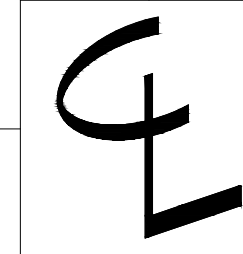
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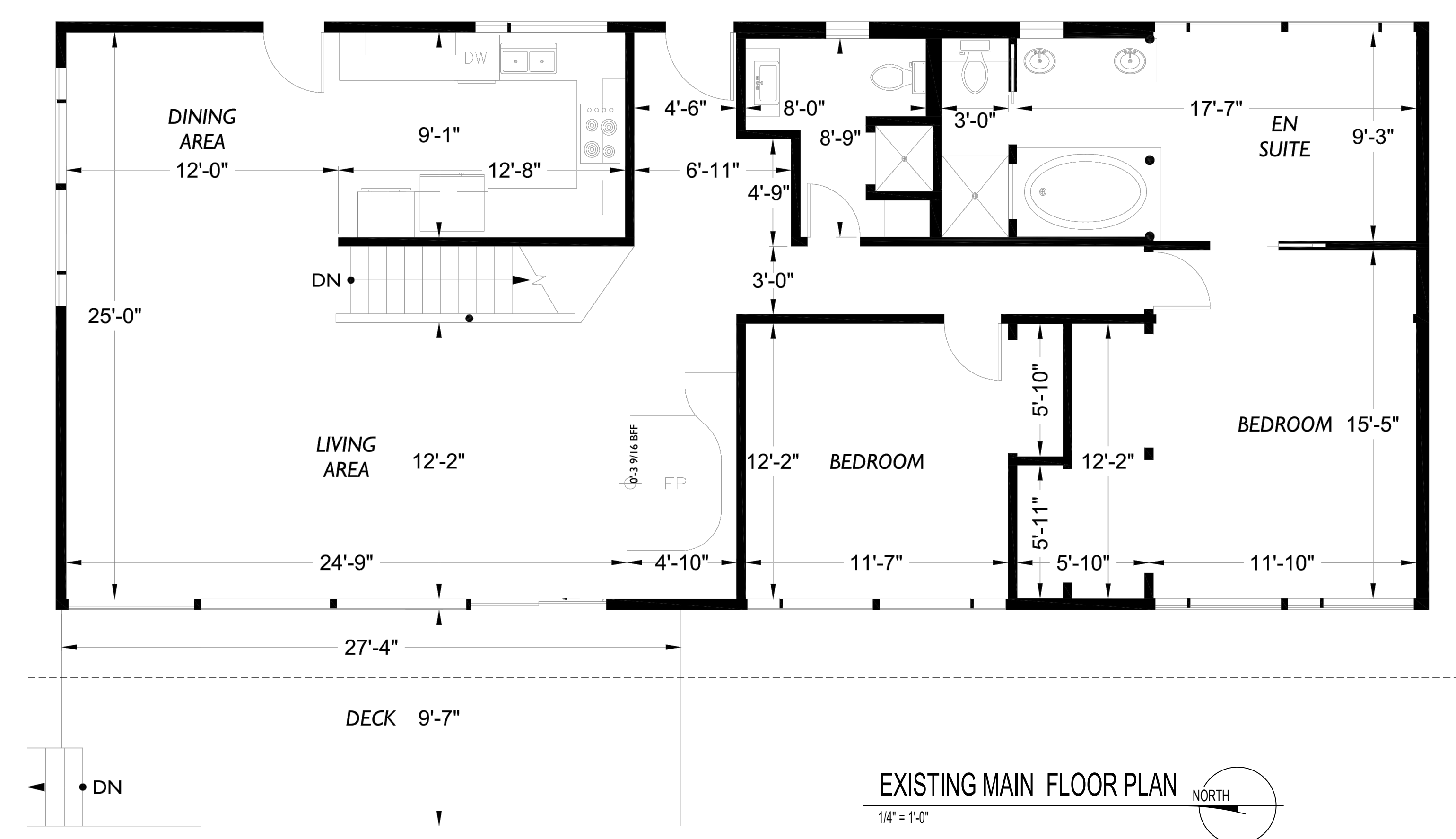
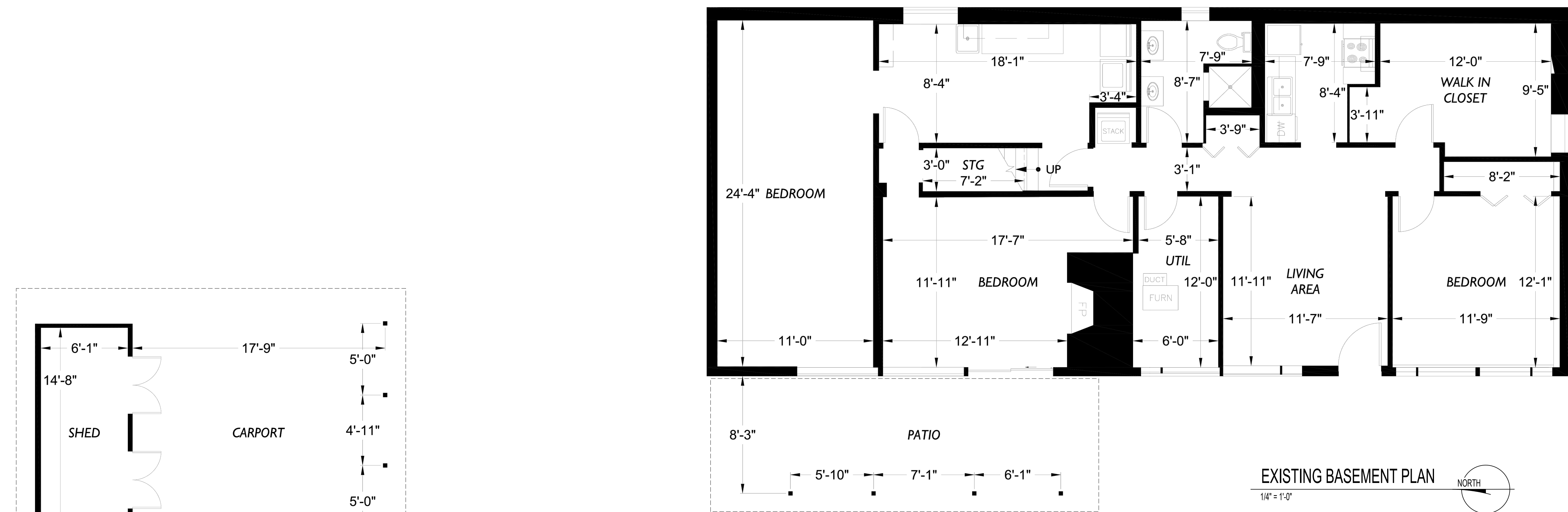




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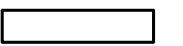
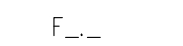
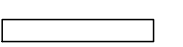



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 Existing Plans

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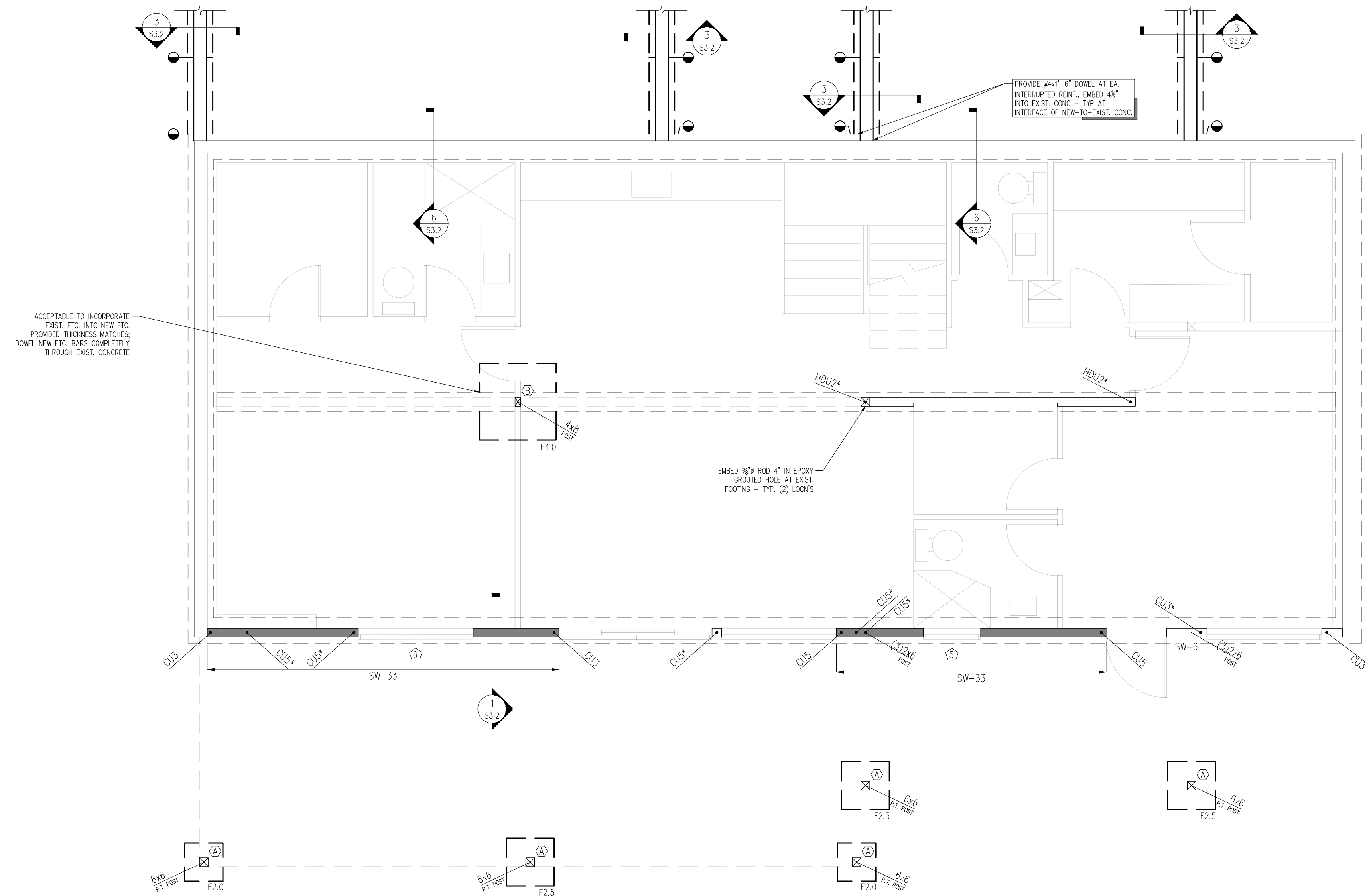




LEGEND

-  CONCRETE FOUNDATION
-  STEP IN FOOTING PER 6/S3.1
-  CONCRETE WALL
-  SPREAD FOOTING PER 8/S3.1
-  STRUCTURAL WOOD STUDWALL ABOVE
-  POST ABOVE
-  DENOTES SHEARWALL TENSION TIE PER 4/S6.5
-  DENOTES TRANSFER TIE FROM TIE ABOVE

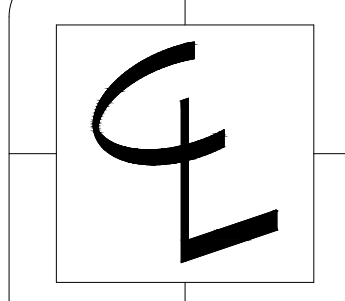
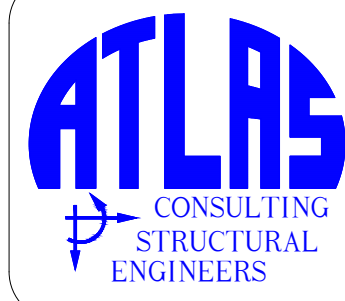
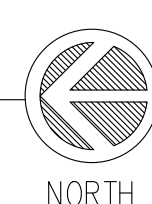
CONNECTOR TABLE	
SIMPSON DESIGNATION	NOTES
Ⓐ ABU66Z	POST BASE
Ⓑ ABU46Z	POST BASE PACK GROUT GLOB UNDER 1" STANDARD
Ⓒ CCQ	POST CAP
Ⓓ HUC210-2	CONCEALED FLANGE HANGER
Ⓔ BA210-2 or LUS210-2	HANGER
Ⓕ LCE4	MITERED CORNER POST CAP
Ⓖ BA or HHUS	HANGER
Ⓗ HUC	CONCEALED FLANGE HANGER
Ⓘ HWP7.12/11.77	TOP MOUNT HANGER
Ⓚ PC6Z	CAP FROM BEAM TO POST



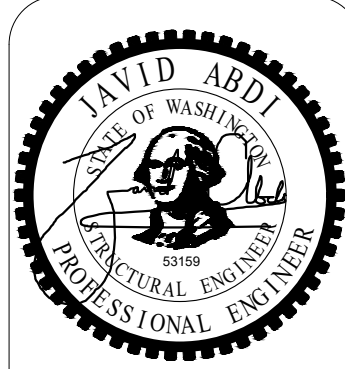
**FOUNDATION & FIRST FLOOR PLAN NOTES**

- SOLID WALLS SHOWN IN PLAN ARE ABOVE FOUNDATION LEVEL (FROM FOUNDATION TO UNDERSIDE OF FIRST FLOOR FRAMING).
- 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.
- SEE STRUCTURAL GENERAL NOTES #14 - 19 FOR CONCRETE AND CONCRETE REINFORCING REQUIREMENTS.

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



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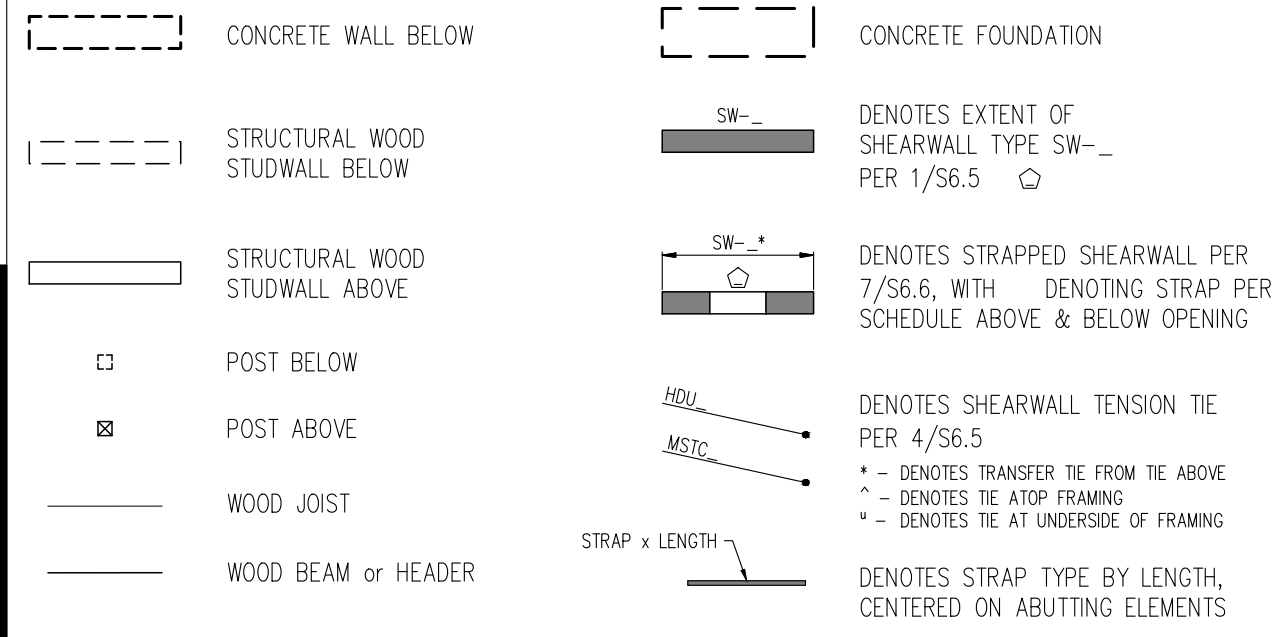
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S2.1

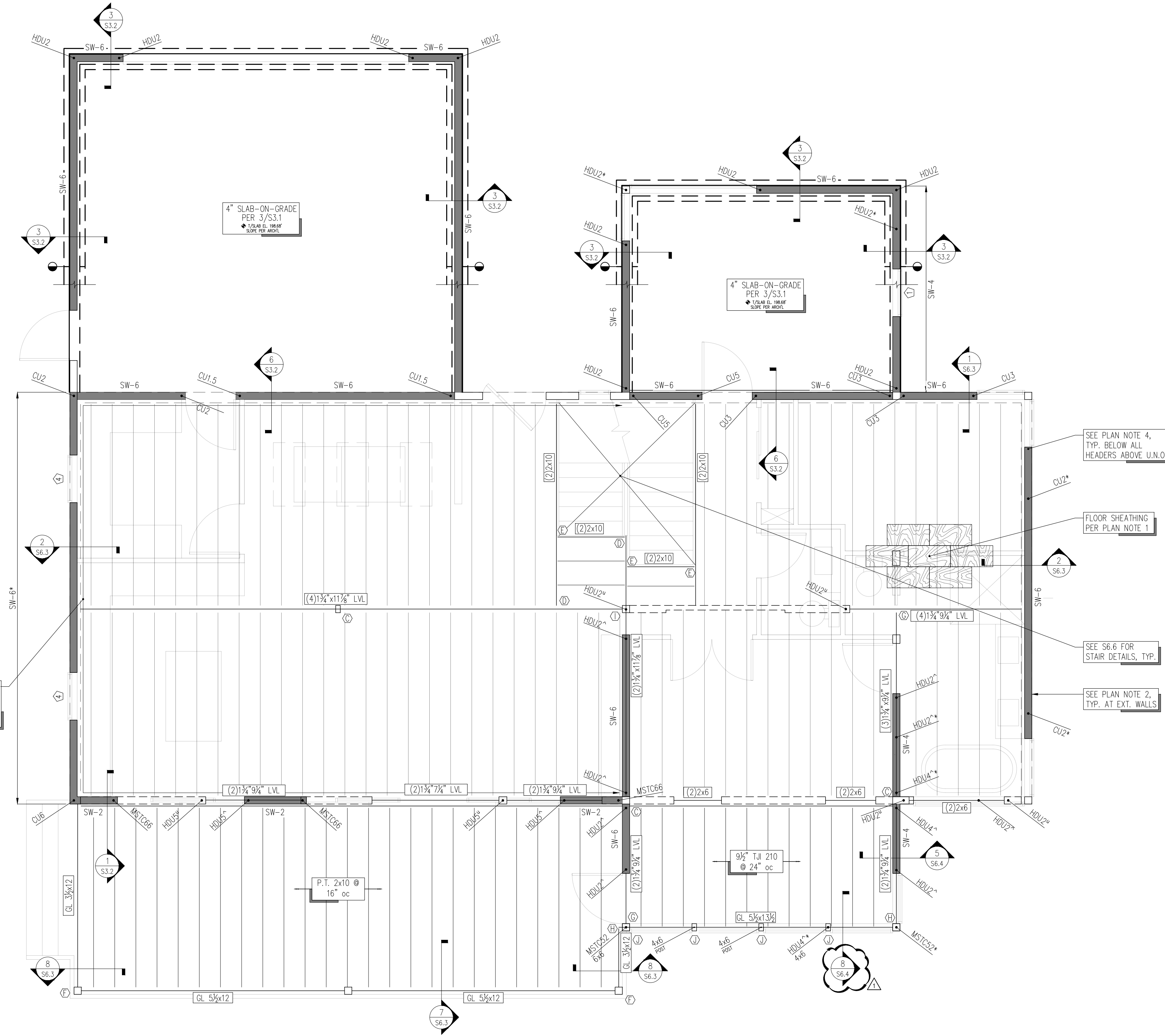
**LEGEND**



**CONNECTOR TABLE**

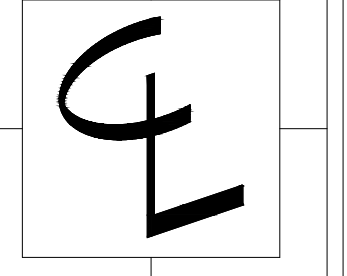
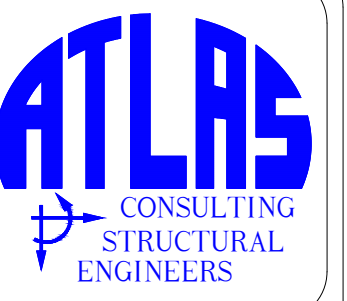
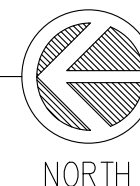
SIMPSON DESIGNATION	NOTES
△ ABU66Z	POST BASE
⊕ ABU46Z	POST BASE PACK GREAT SIDE EDGE OF STRAND
⊙ CCQ	POST CAP
⊖ HUC210-2	CONCEALED FLANGE HANGER
⊕ BA210-2 or LUS210-2	HANGER
⊖ LCE4	MITERED CORNER POST CAP
⊕ BA or HHUS	HANGER
⊖ HUC	CONCEALED FLANGE HANGER
⊖ HWP17.12/11.77	TOP MOUNT HANGER
⊖ PC6Z	CAP FROM BEAM TO POST

RAISE PLATE HEIGHT OF EXIST. EXT. STUDWALL AT LOW ROOF VOLUME BY PROVIDING 1 1/2" x 5 1/2" LVL SISTER w/ 16d @ 24" oc FACE NAILS ~or~ 1 1/2" x 5 1/2" LSL SISTER w/ 10d @ 16" oc FACE NAILS

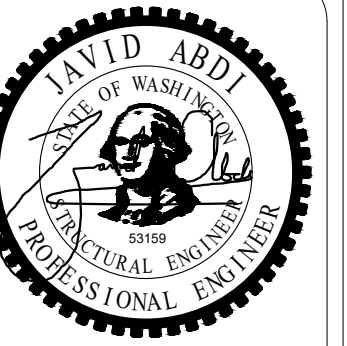


- MAIN FLOOR PLAN NOTES**
- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING LEVEL. DASHED WALLS SHOWN IN PLAN ARE BELOW FRAMING LEVEL.
  - EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.1, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
  - FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
  - ALL HEADERS ABOVE (SEE 1/S2.03) 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
  - AT AREA(S) INDICATED AS BLOCKED DIAPHRAGM, INSTALL 2x FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING PER PLAN NOTE 3.

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



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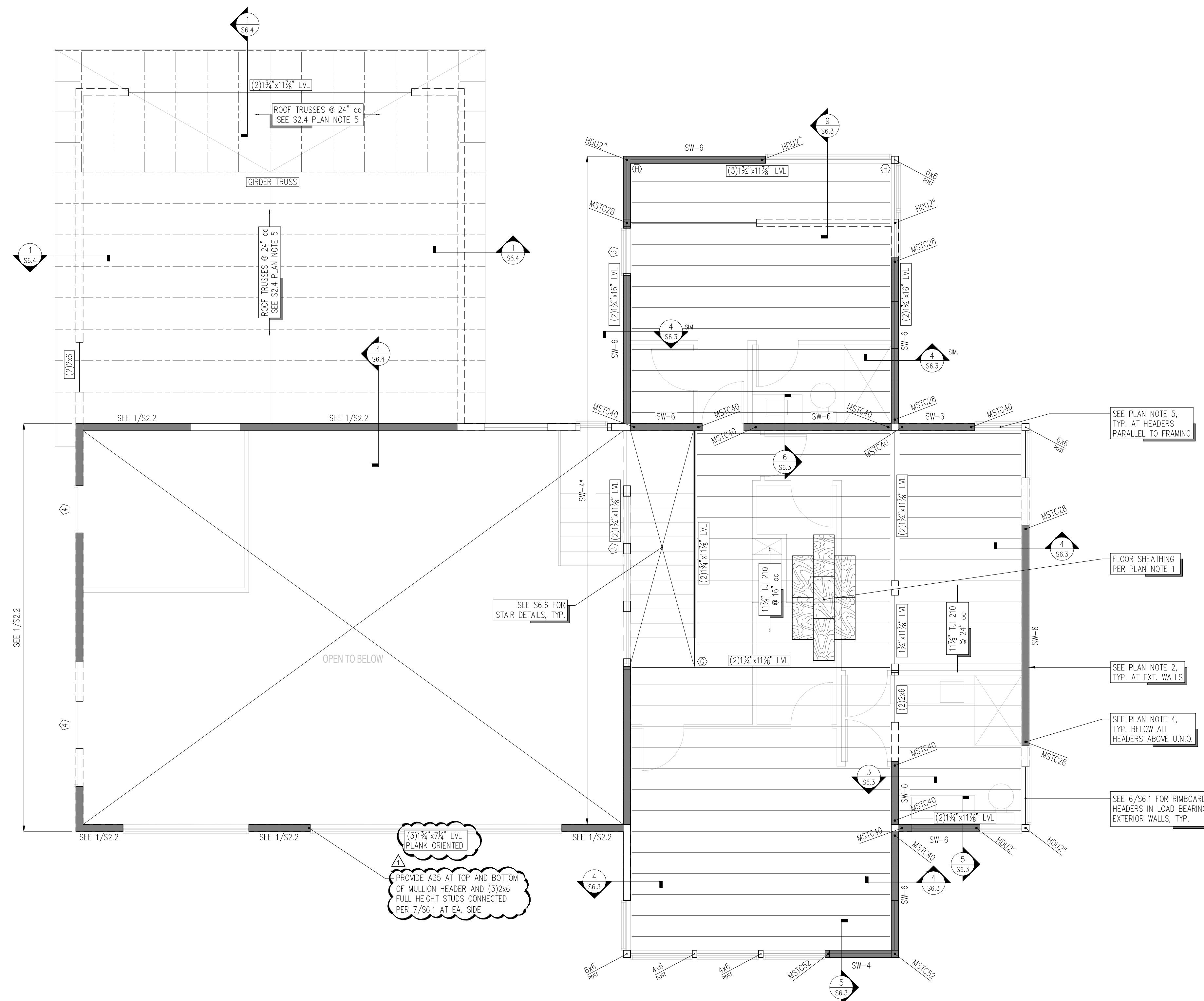
S2.2

LEGEND

- STRUCTURAL WOOD STUDWALL BELOW
- STRUCTURAL WOOD STUDWALL ABOVE
- POST BELOW
- POST ABOVE
- WOOD JOIST
- WOOD BEAM or HEADER
- - - CONNECTOR PLATE WOOD TRUSS
- SW-- DENOTES EXTENT OF SHEARWALL TYPE SW-- PER 1/S6.5
- SW--○ DENOTES STRAPPED SHEARWALL PER 7/S6.6, WITH ○ DENOTING STRAP PER SCHEDULE ABOVE & BELOW OPENING
- HDU DENOTES SHEARWALL TENSION TIE PER 4/S6.5
  - DENOTES TENSION TIE FROM TIE ABOVE
  - DENOTES TIE AT TOP FRAMING
  - DENOTES TIE AT UNDERSIDE OF FRAMING
- MSTC DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS
  - STRAP x LENGTH

CONNECTOR TABLE

SIMPSON DESIGNATION	NOTES
ABU66Z	POST BASE
ABU46Z	POST BASE FACE GRAB (SEE SIDE VIEW OF STRAP)
CCQ	POST CAP
HUC210-2	CONCEALED FLANGE HANGER
BA210-2 or LUS210-2	HANGER
LCE4	MITERED CORNER POST CAP
BA or HHUS	HANGER
HUC	CONCEALED FLANGE HANGER
HWP17.12/11.77	TOP MOUNT HANGER
PC6Z	CAP FROM BEAM TO POST



△ PROVIDE A35 AT TOP AND BOTTOM OF MULLION HEADER AND (3)2x6 FULL HEIGHT STUDS CONNECTED PER 7/S6.1 AT EA. SIDE

SEE PLAN NOTE 5, TYP. AT HEADERS PARALLEL TO FRAMING

FLOOR SHEATHING PER PLAN NOTE 1

SEE PLAN NOTE 2, TYP. AT EXT. WALLS

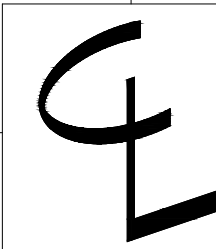
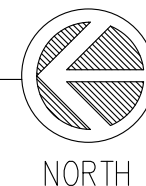
SEE PLAN NOTE 4, TYP. BELOW ALL HEADERS ABOVE U.N.O.

SEE 6/S6.1 FOR RIMBOARD HEADERS IN LOAD BEARING EXTERIOR WALLS, TYP.

UPPER FLOOR PLAN NOTES

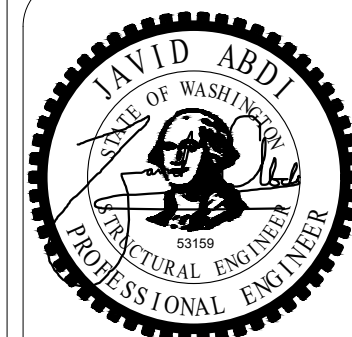
- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING LEVEL. DASHED WALLS SHOWN IN PLAN ARE BELOW FRAMING LEVEL.
- EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.1, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
- FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
- ALL HEADERS ABOVE (SEE 1/S2.03) 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
- HEADERS IN EXTERIOR WALLS NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN.
- SEE GENERAL STRUCTURAL NOTE #23 FOR CONNECTOR PLATE ROOF TRUSS REQUIREMENTS.

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



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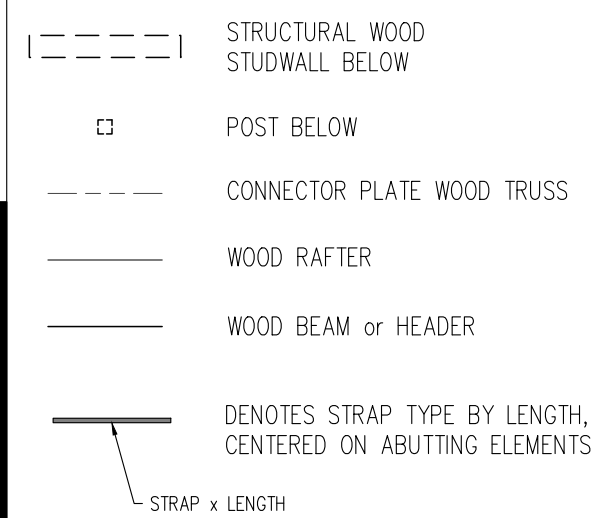
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Upper Floor Framing Plan

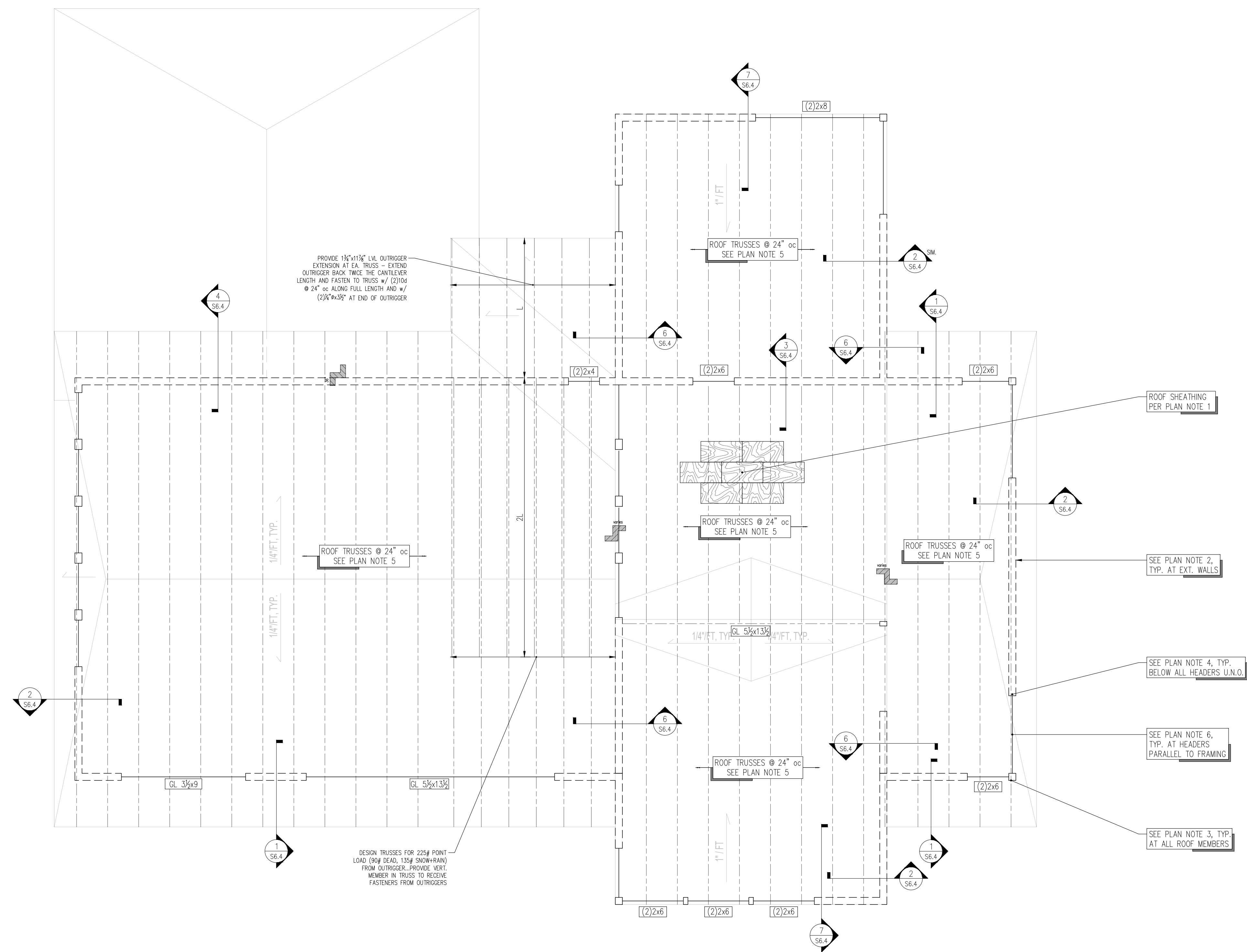
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S2.3

LEGEND



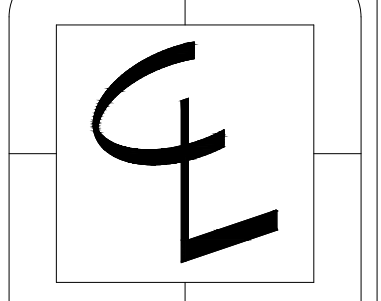
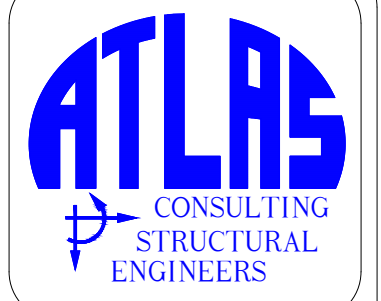
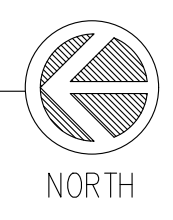
CONNECTOR TABLE	
SIMPSON DESIGNATION	NOTES
Ⓐ ABU66Z	POST BASE
Ⓑ ABU46Z	POST BASE PACK ORBIT DUAL WOOD 1" STANOFF
Ⓒ CCQ	POST CAP
Ⓓ HUC210-2	CONCEALED FLANGE HANGER
Ⓔ BA210-2 or LUS210-2	HANGER
Ⓕ LCE4	MITERED CORNER POST CAP
Ⓖ BA or HHUS	HANGER
Ⓗ HUC	CONCEALED FLANGE HANGER
Ⓘ HWP7.12/11.77	TOP MOUNT HANGER
Ⓛ PC6Z	CAP FROM BEAM TO POST



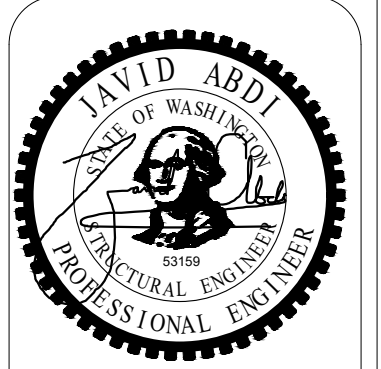
**ROOF PLAN NOTES**

1. ROOF SHEATHING SHALL CONSIST OF 5/8" 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.
6. HEADERS IN EXTERIOR WALLS NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN.

1 ROOF FRAMING PLAN  
S2.4 1/4" = 1'-0"



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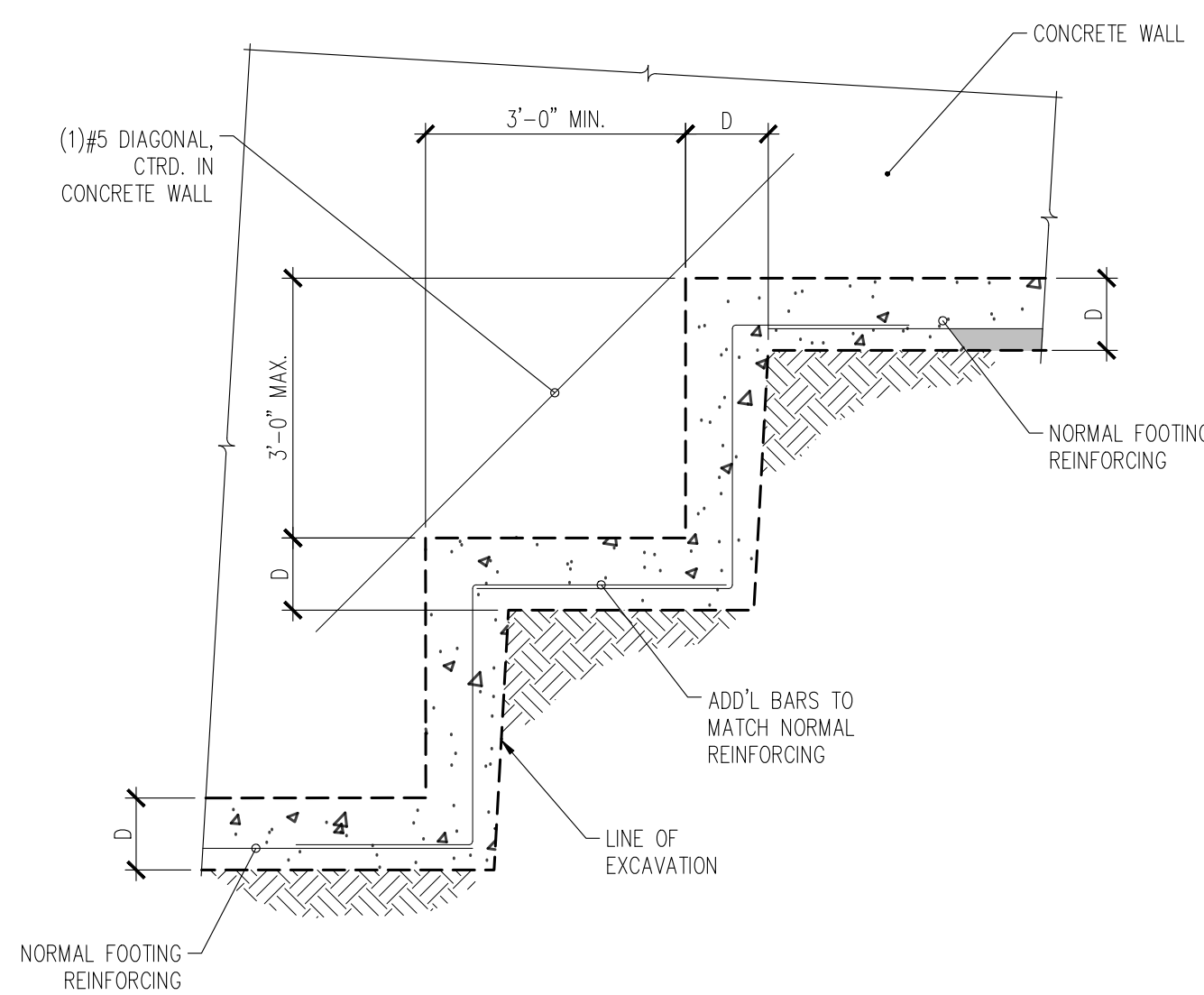
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Roof Framing Plan

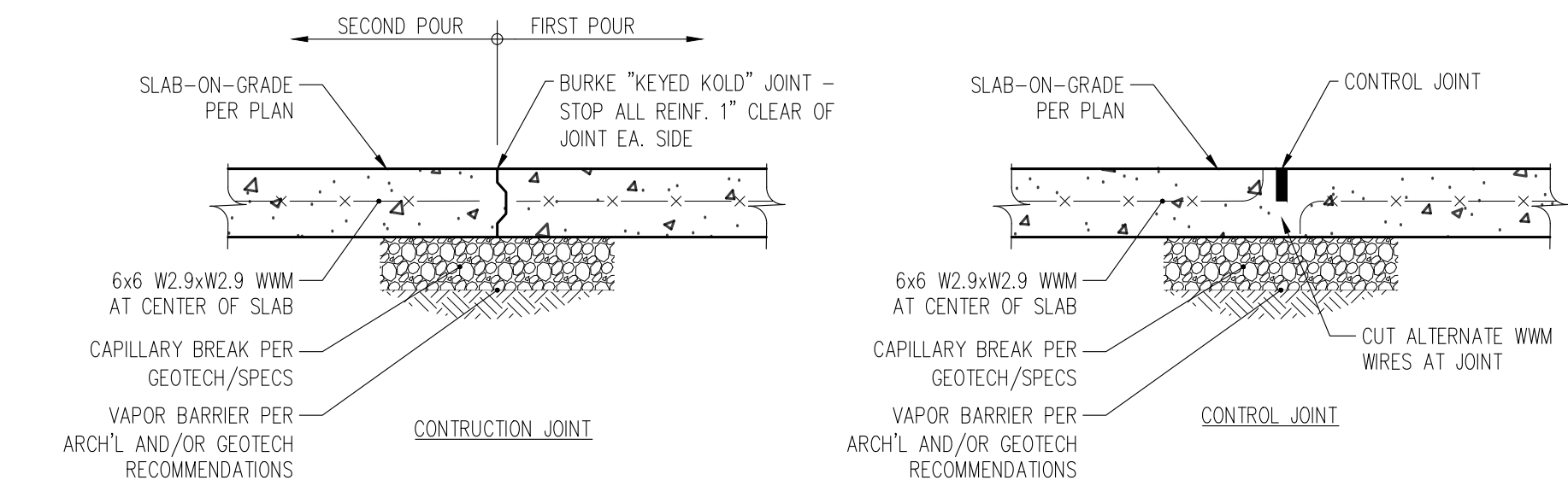
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S2.4



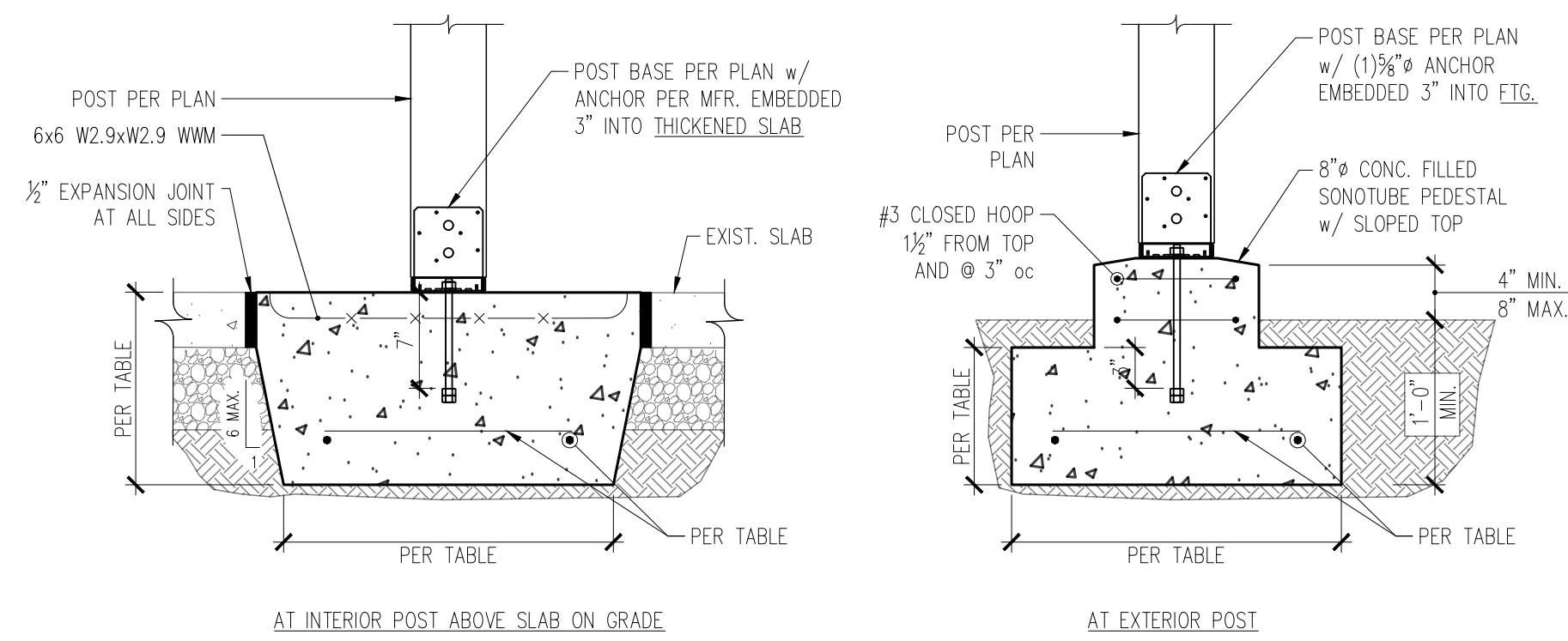


6 TYPICAL STEPPED FOOTING  
S3.1 N.T.S.

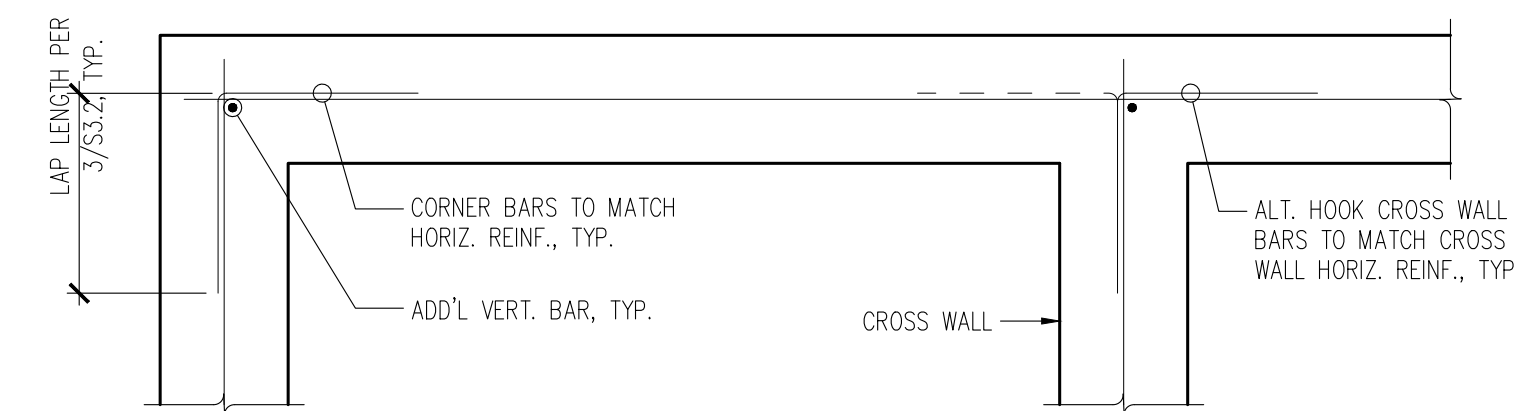


3 TYPICAL SLAB-ON-GRADE JOINTING  
S3.1 1" = 1'-0"

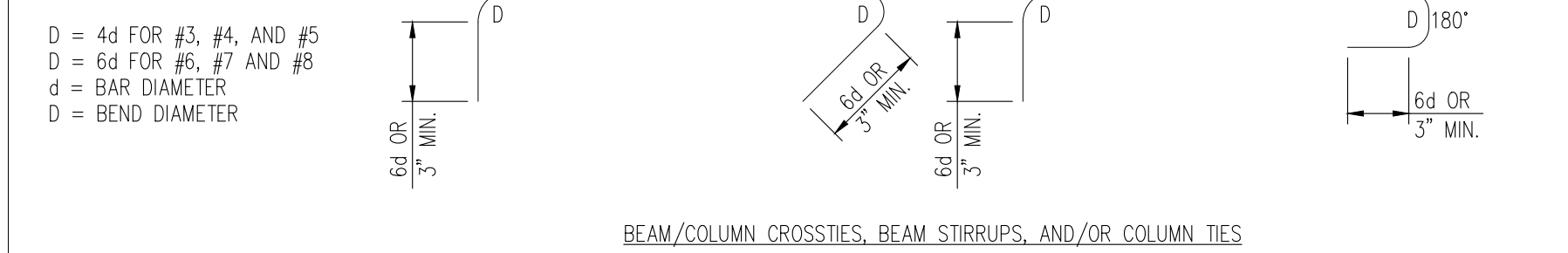
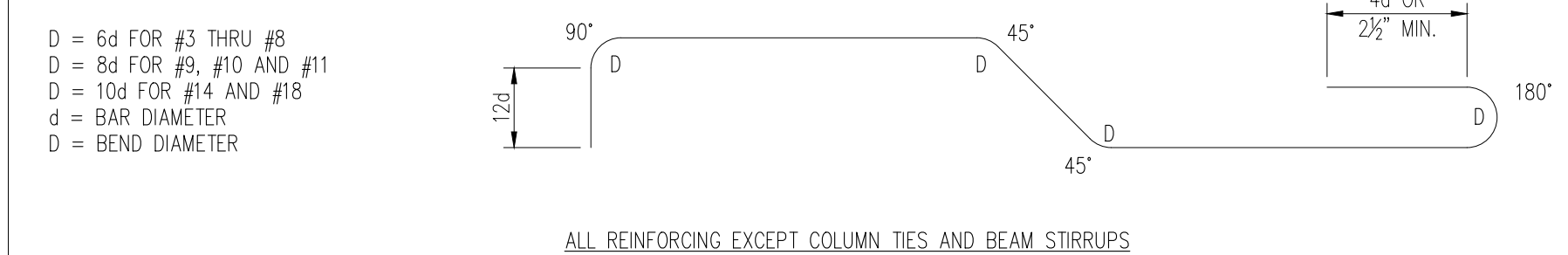
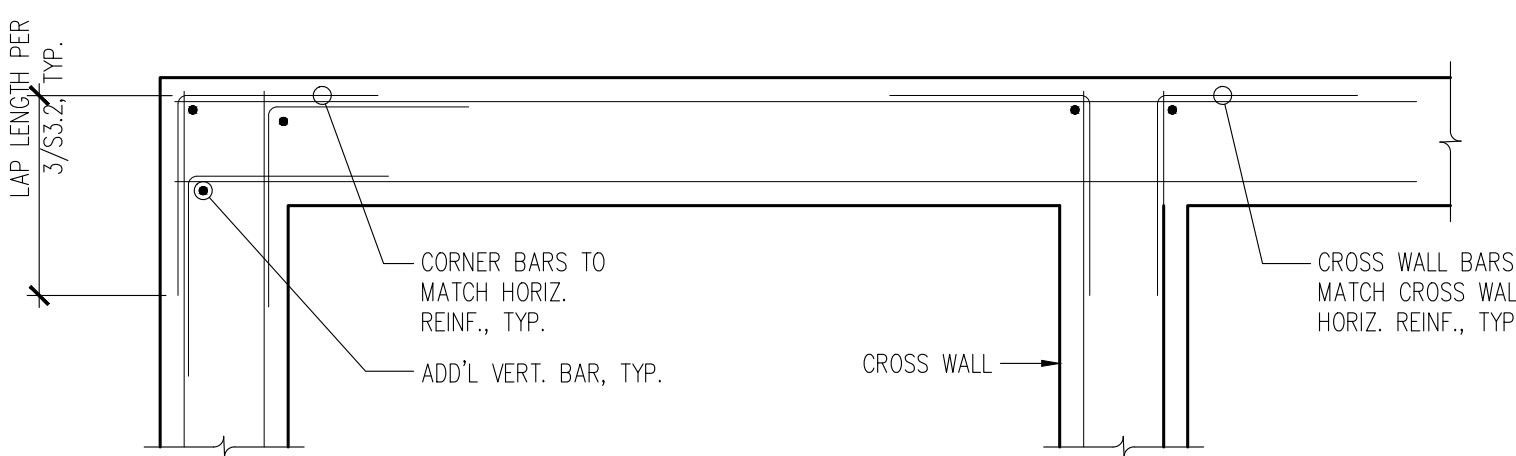
FTG. MARK	LENGTH	WIDTH	DEPTH	REINFORCING SHORT	REINFORCING LONG
F2.0	2'-0"	2'-0"	10"	(2)#4	(2)#4
F2.5	2'-6"	2'-6"	10"	(3)#4	(4)#4
F4.0	4'-0"	4'-0"	12"	(5)#4	(6)#4



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



5 WALL CORNER REINFORCING  
S3.1 N/A

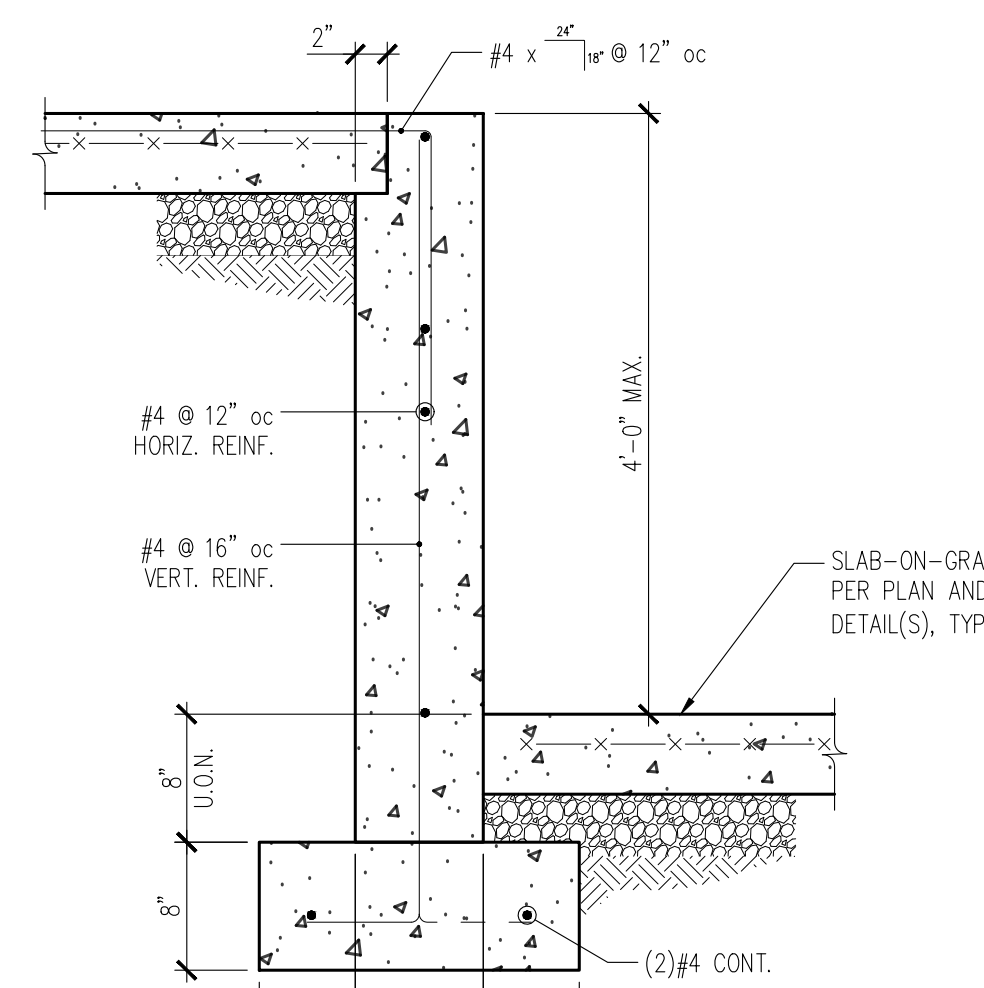


2 TYPICAL REINFORCING BENDS  
S3.1 N.T.S.

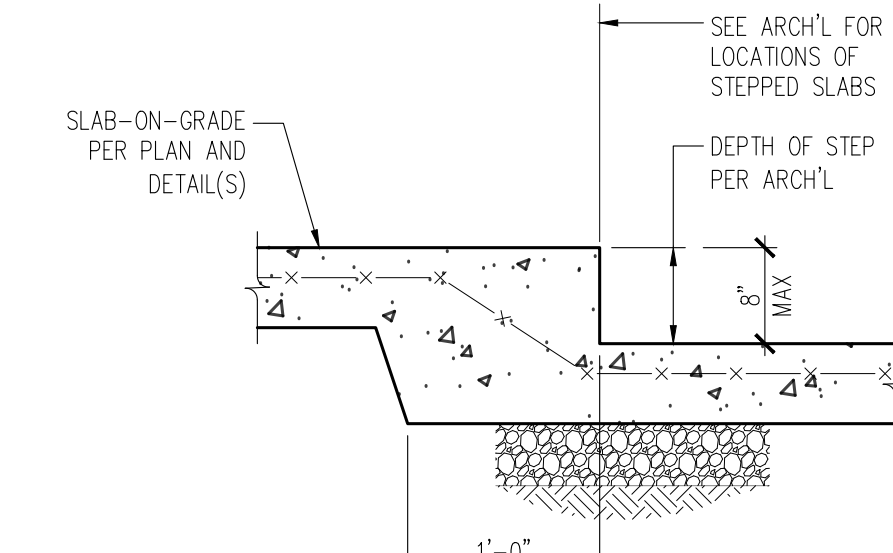
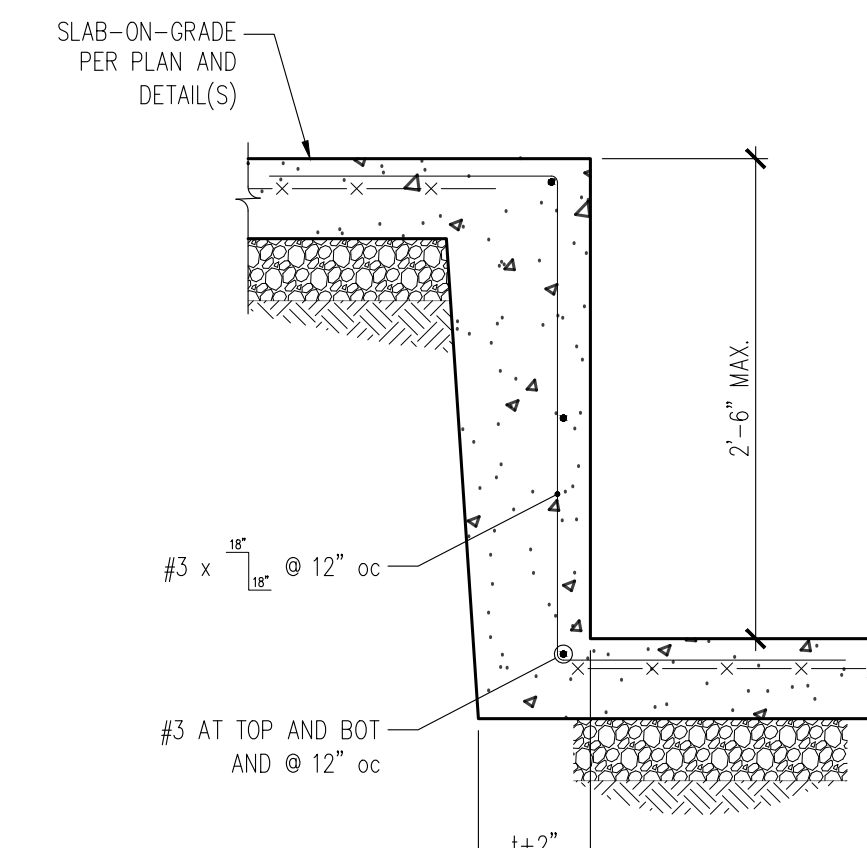
f <sub>c</sub> 3000 psi	MISCELLANEOUS BARS		TOP BARS		HOOKED BARS	
	BAR SIZE	Ld	SPLICE	Ld		
f <sub>c</sub> = 3000 psi	#3	17"	23"	22"	29"	9"
	#4	22"	29"	29"	38"	11"
	#5	28"	37"	36"	47"	14"
	#6	33"	43"	43"	56"	17"
f <sub>c</sub> = 4000 psi	#3	15"	20"	19"	25"	8"
	#4	19"	25"	25"	33"	10"
	#5	24"	32"	31"	41"	12"
	#6	29"	38"	37"	49"	15"
f <sub>c</sub> = 5000 psi	#3	13"	17"	17"	23"	7"
	#4	17"	23"	23"	30"	9"
	#5	22"	29"	28"	37"	11"
	#6	26"	34"	34"	45"	13"
f <sub>c</sub> = 6000 psi	#3	12"	16"	16"	21"	6"
	#4	16"	21"	21"	28"	8"
	#5	20"	26"	26"	34"	10"
	#6	24"	32"	31"	41"	12"

- NOTES
- VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db, AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld Ldh = DEVELOPMENT LENGTH OF BAR WITH STANDARD HOOK
  - TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW (EXCLUDING WALL HORIZONTAL REINFORCING) OR AS NOTED ON DOCUMENTS AS "TOP BAR"
  - ALL TABULATED VALUES ARE IN INCHES

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

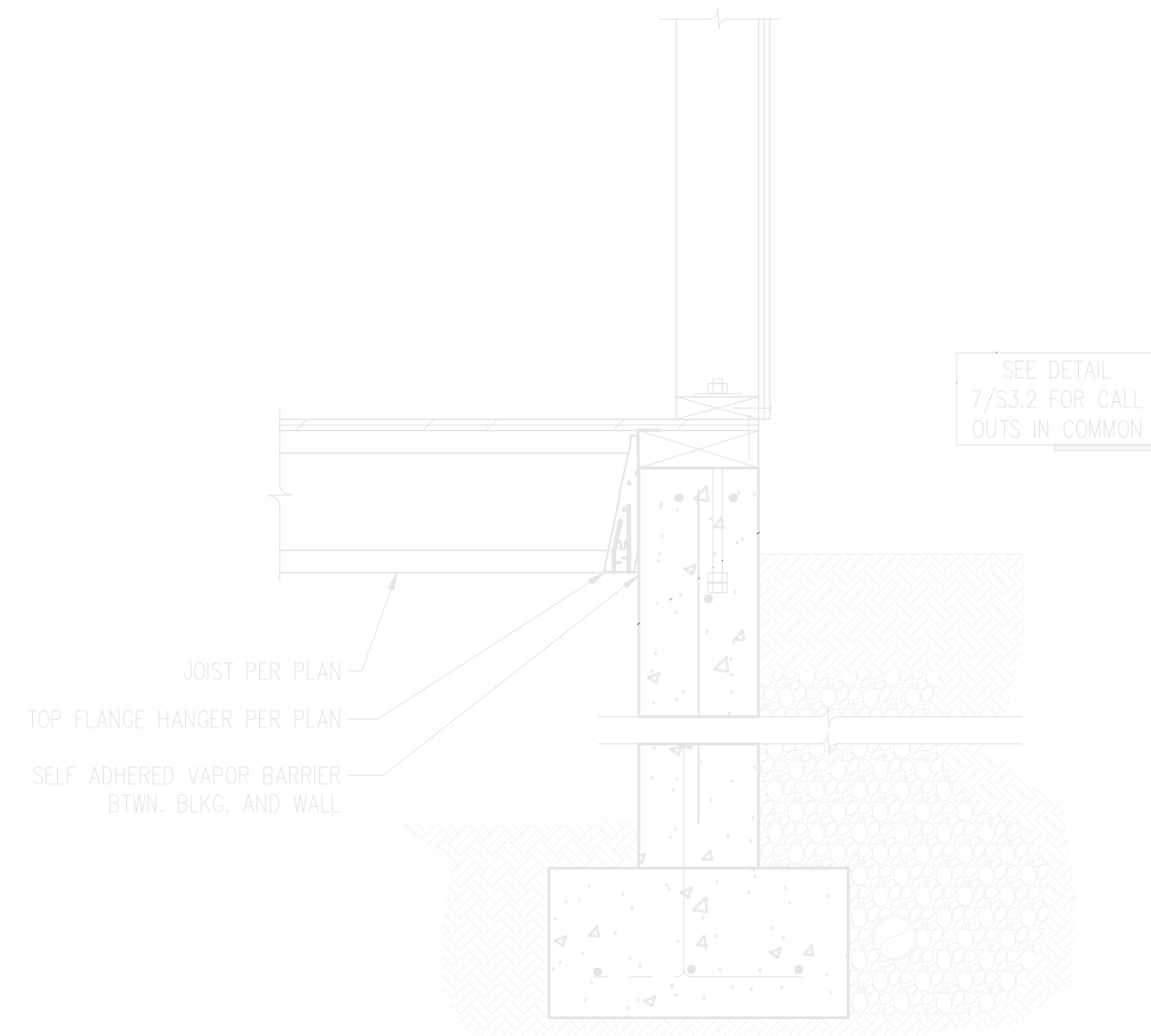


4 TYPICAL SLAB STEP DETAILS  
S3.1 N/A

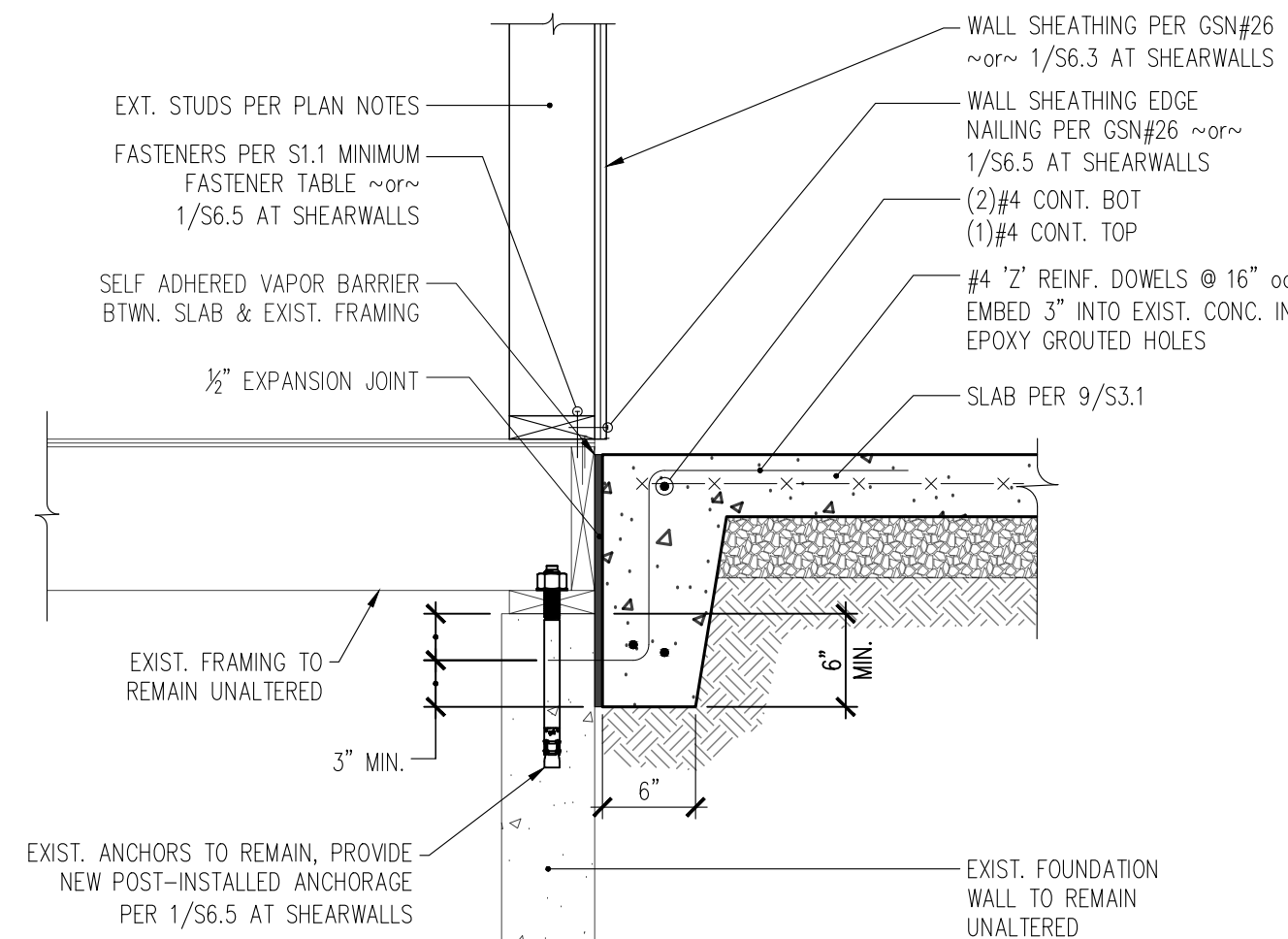


STEPS OVER 8" BUT NOT EXCEEDING 2'-6"

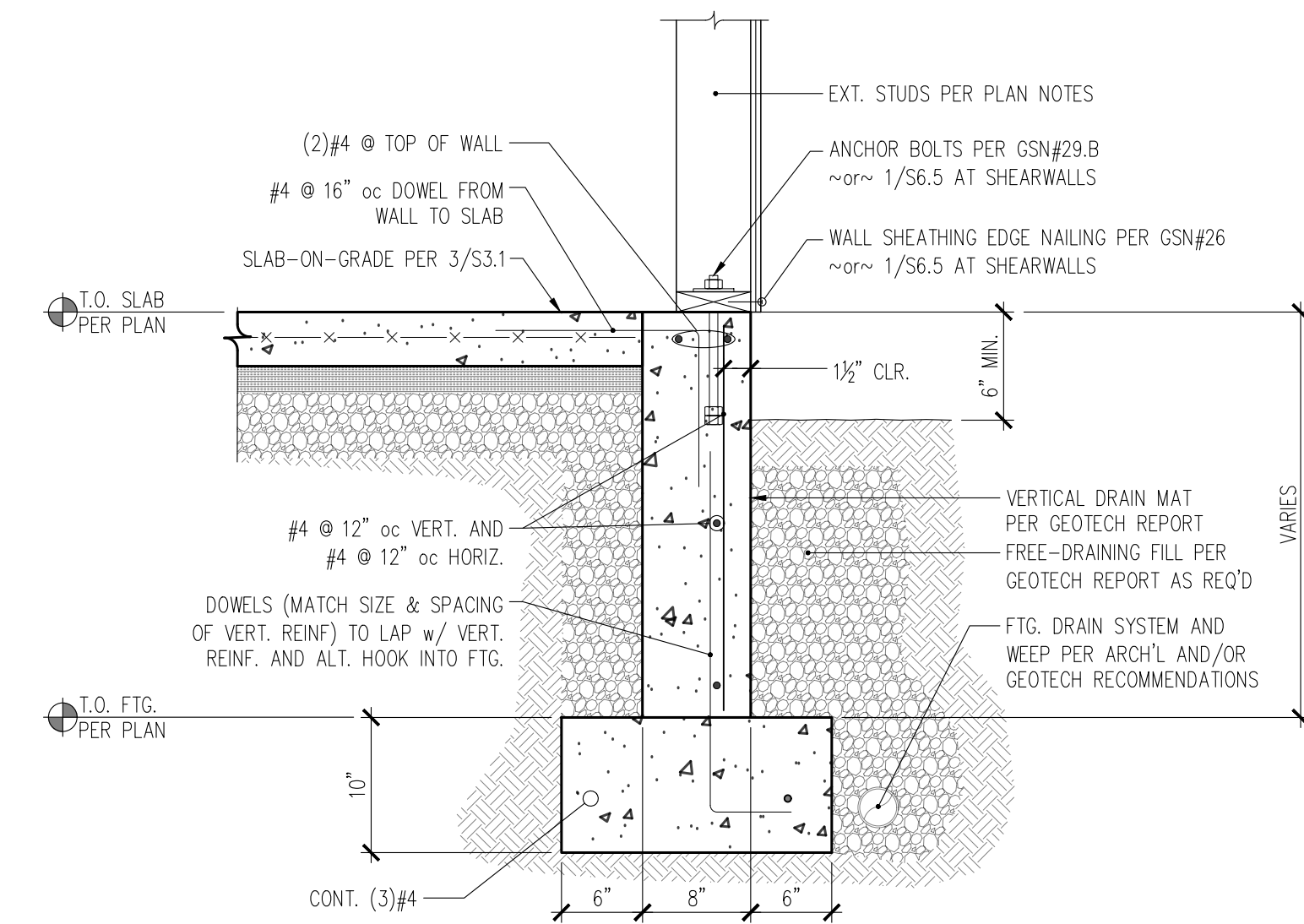
STEPS 8" OR LESS



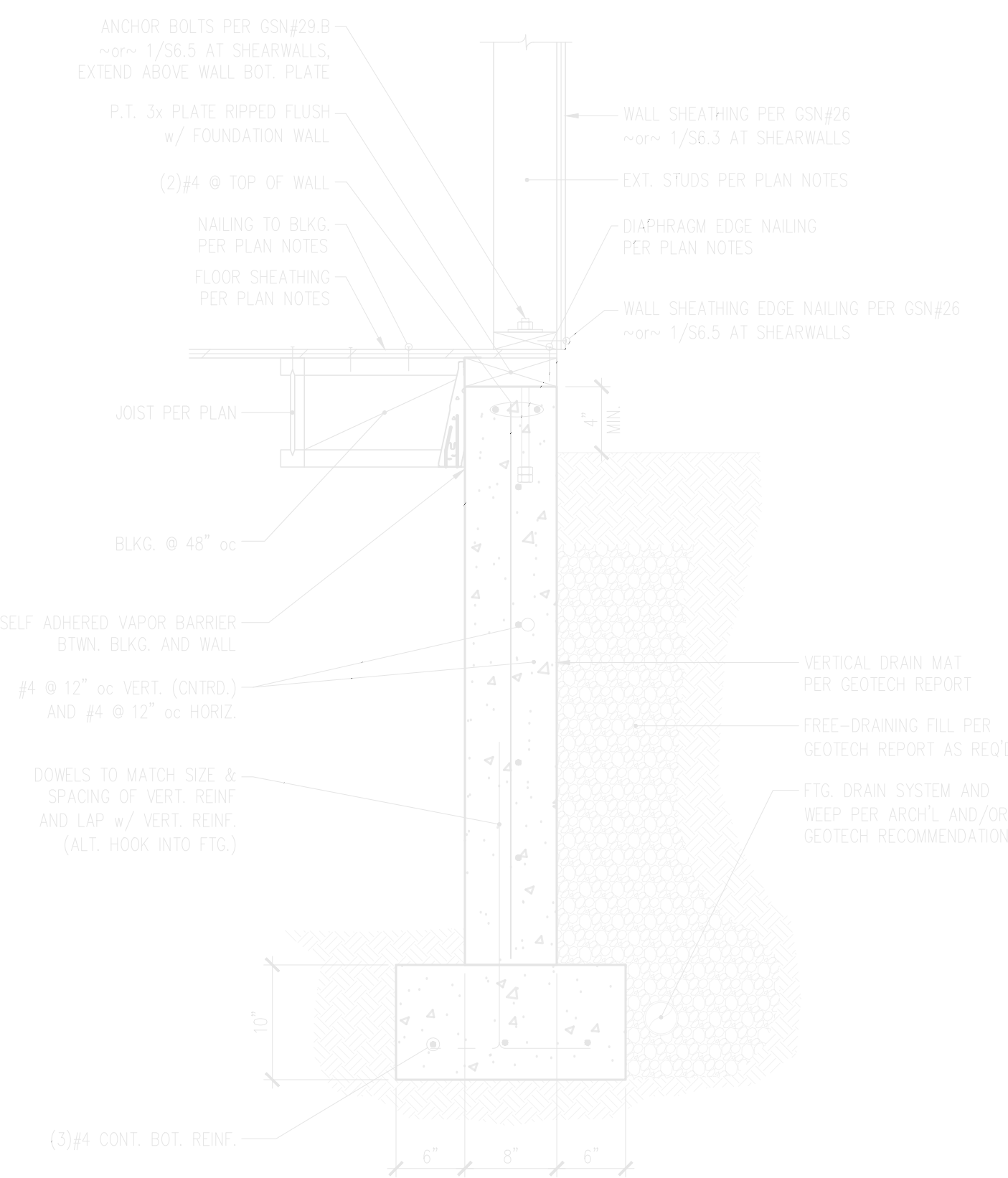
9 not used  
S3.2 1" = 1'-0"



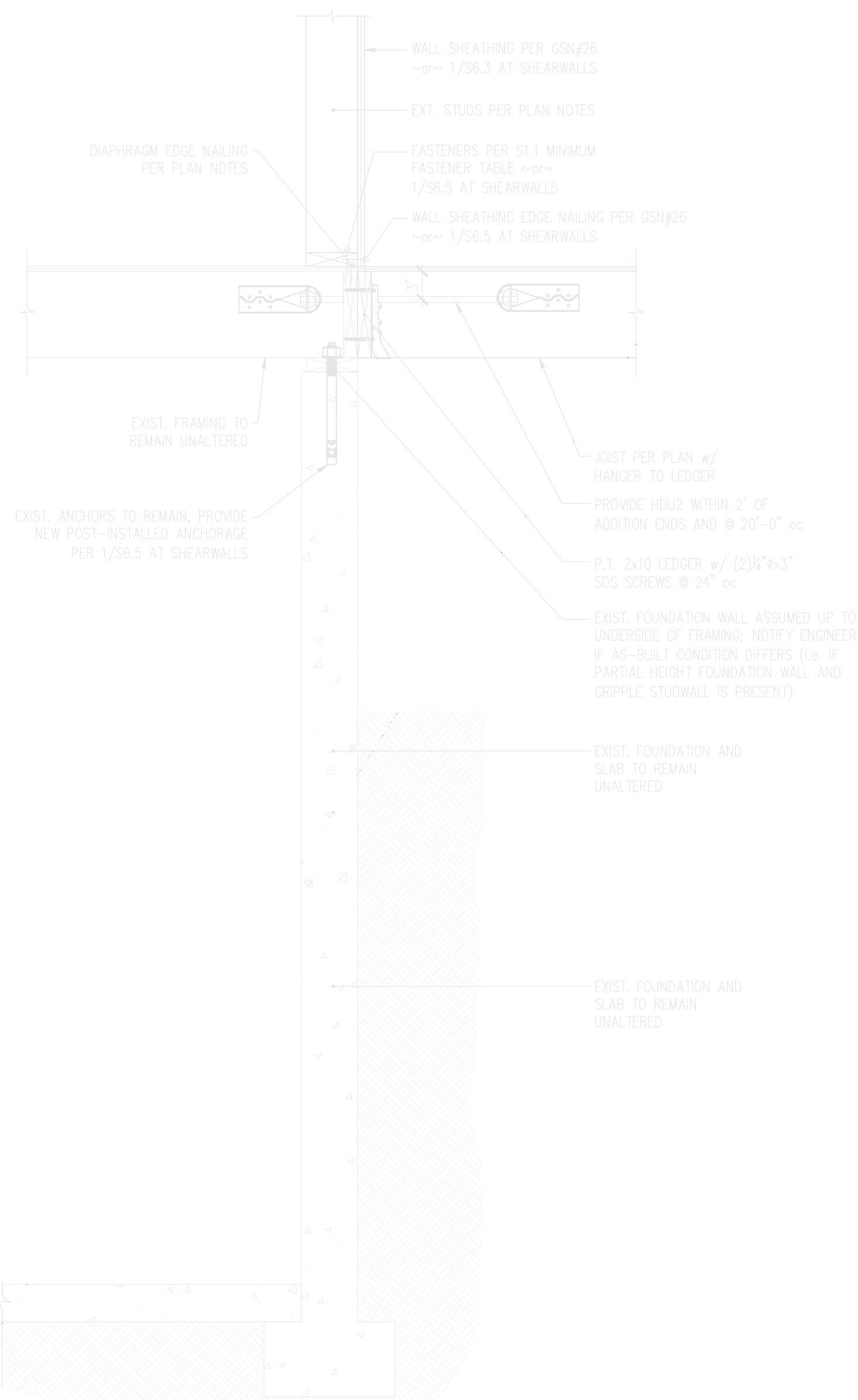
6 SECTION EXIST. FOUNDATION WALL AT NEW SLAB AND EXIST. PERPENDICULAR JOISTS  
S3.2 1" = 1'-0"



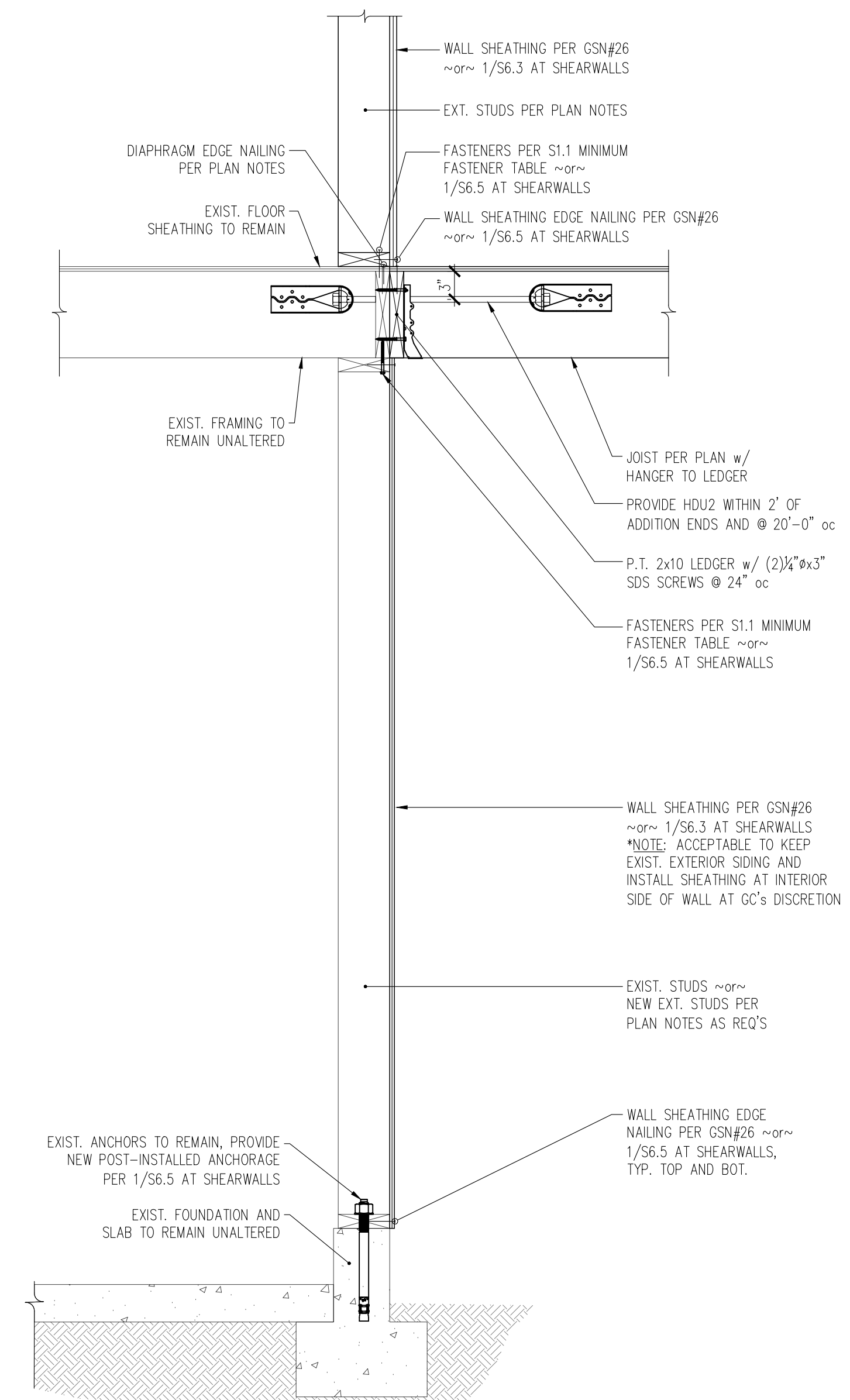
3 SECTION THROUGH FOUNDATION WALL AT GARAGE SLAB  
S3.2 1" = 1'-0"



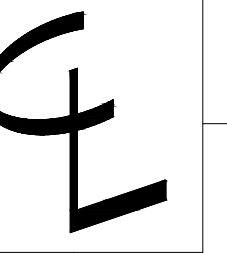
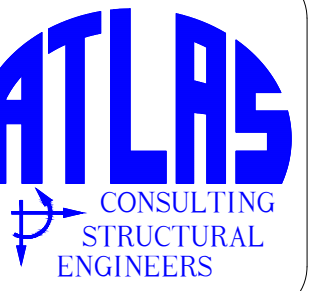
7 not used  
S3.2 1" = 1'-0"



4 not used  
S3.2 1" = 1'-0"

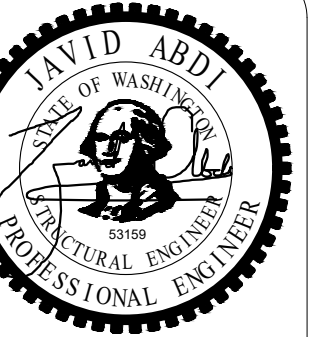


1 SECTION THROUGH LOWER FLOOR SHEARWALL AT PERPENDICULAR JOISTS  
S3.2 1" = 1'-0"



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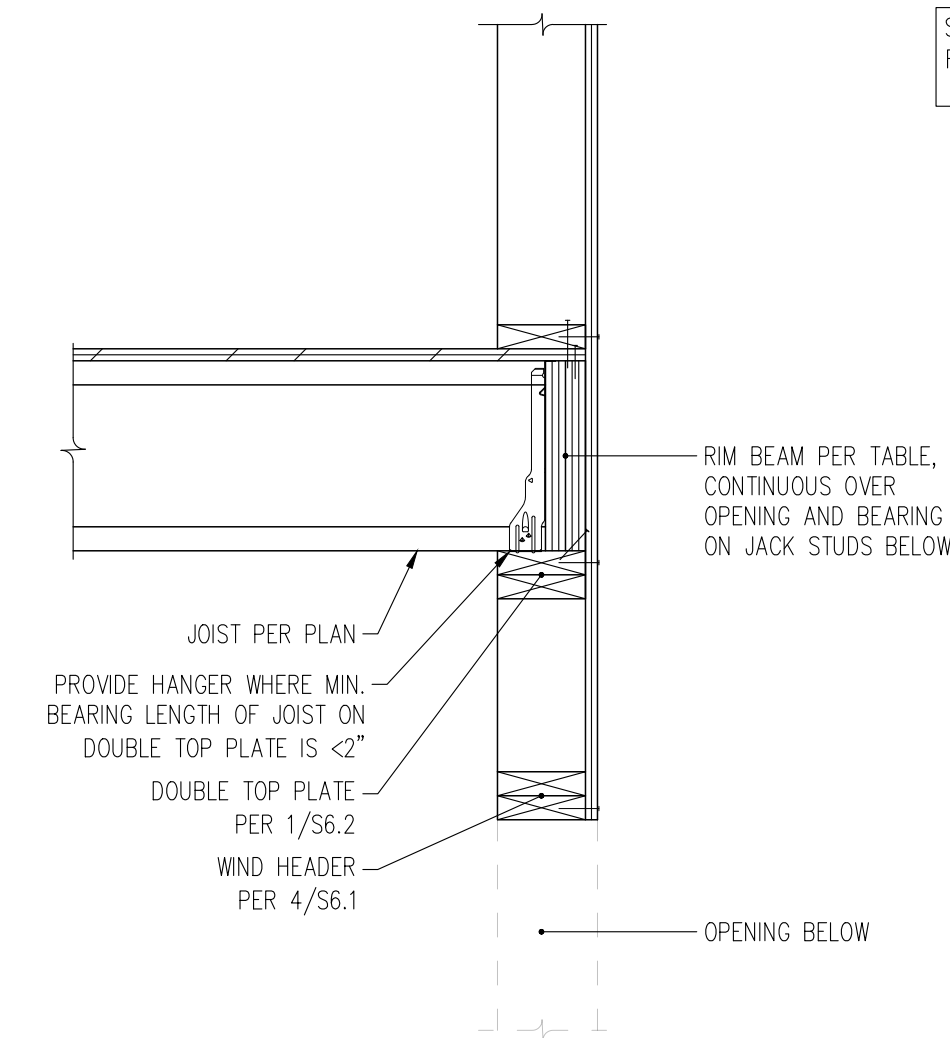
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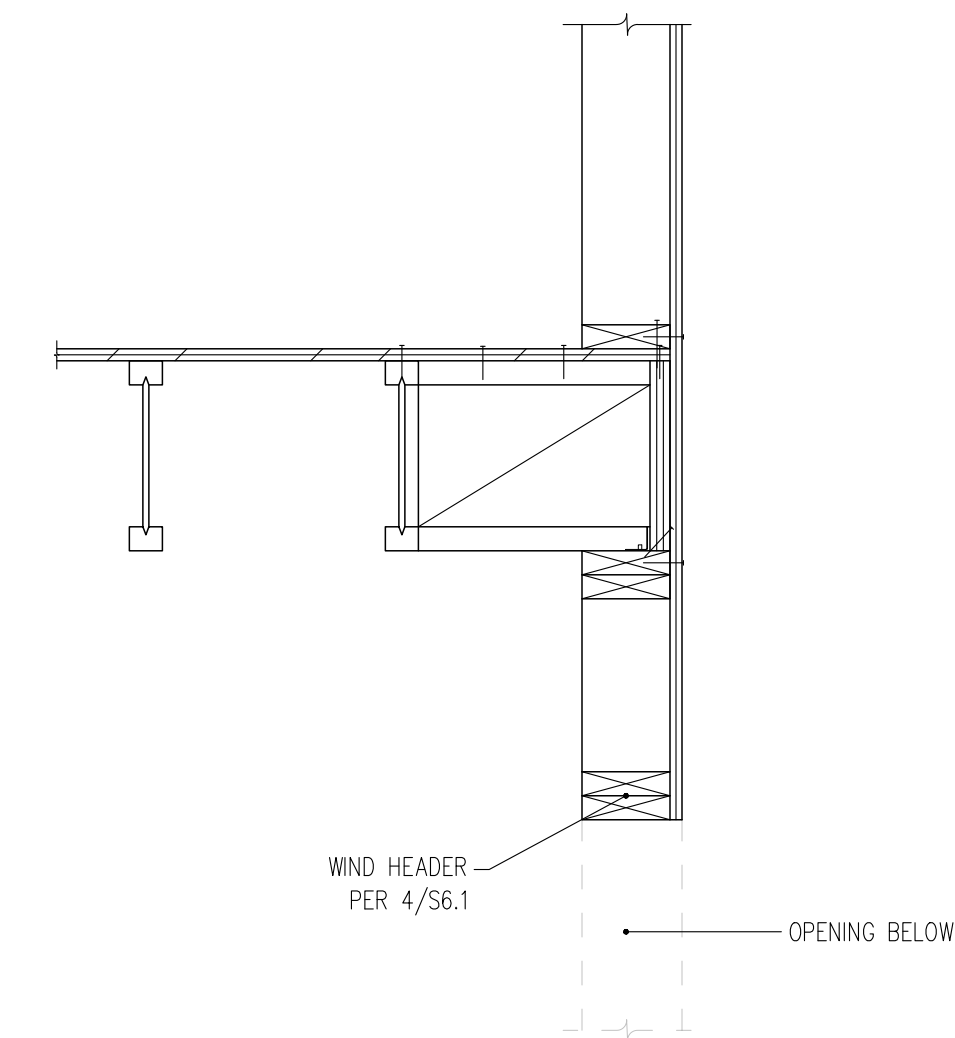
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S3.2

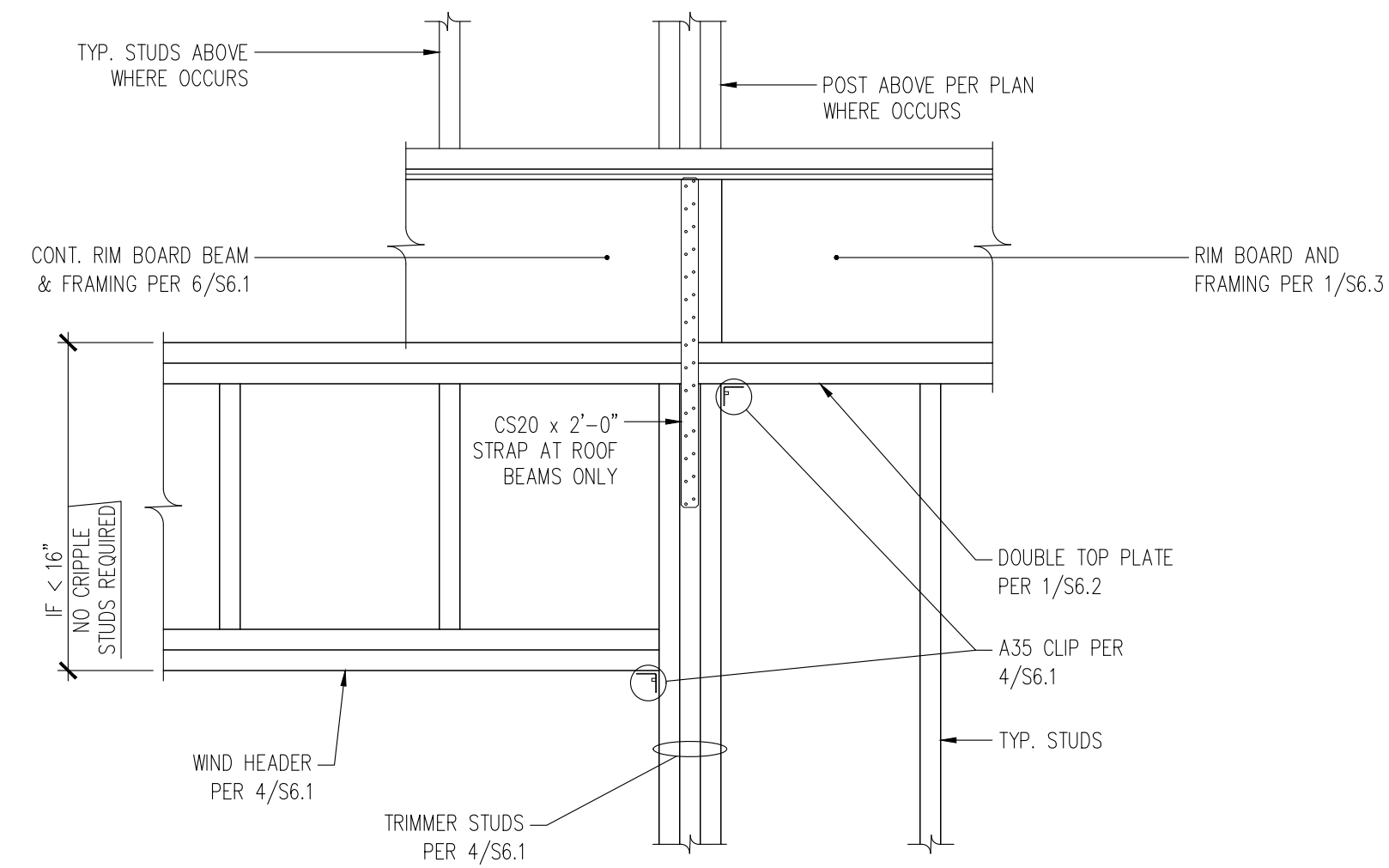
OPENING WIDTH, L	RIM/HEADER SIZE	MINIMUM No. OF STUD
UPPER FLOOR		
L ≤ 2'-0"	1 3/4" x 1 1/2" LVL	(1)2x6
L ≤ 3'-6"	1 3/4" x 1 1/2" LVL	(2)2x6
L ≤ 5'-0"	(2)1 3/4" x 1 1/2" LVL	(2)2x6
MAIN FLOOR		
L ≤ 4'-0"	1 3/4" x 1 1/2" LVL	(2)2x6
L ≤ 5'-6"	(2)1 3/4" x 1 1/2" LVL	(2)2x6



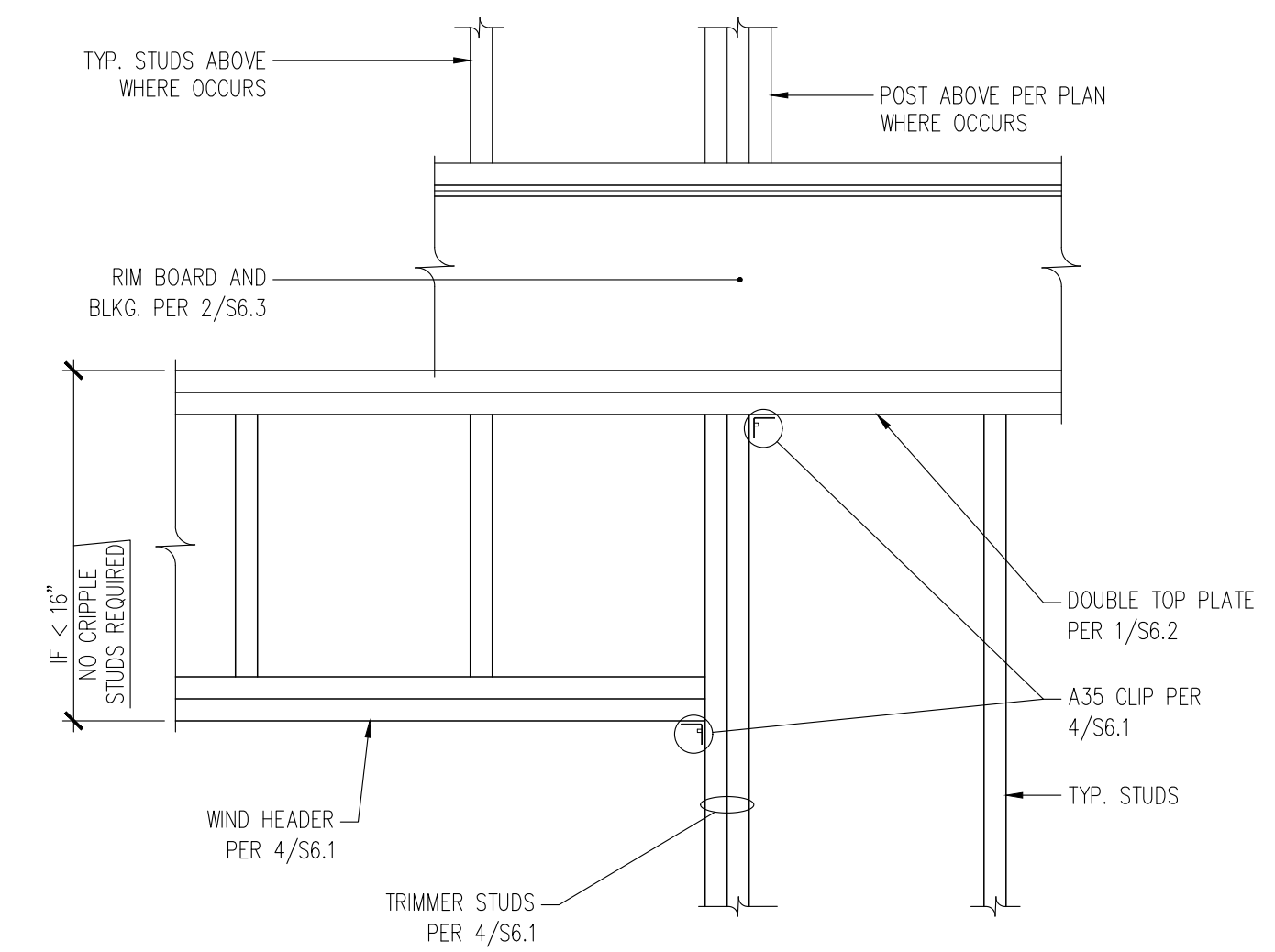
6 TYPICAL RIMBOARD HEADER & WIND HEADER IN LOAD BEARING EXTERIOR WALL  
S6.1 NTS



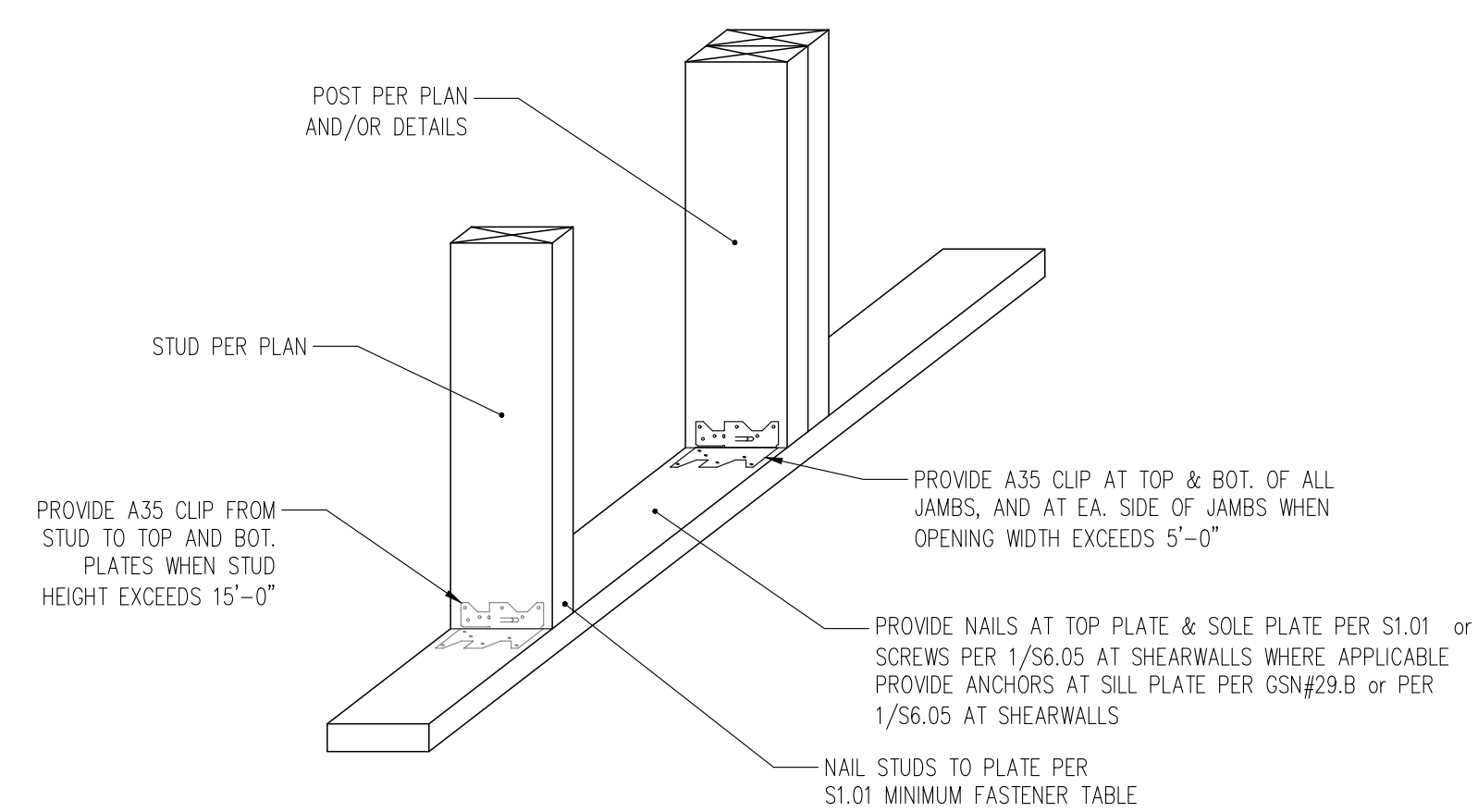
3 TYPICAL WIND HEADER IN NON-LOAD BEARING EXTERIOR WALL  
S6.1 NTS



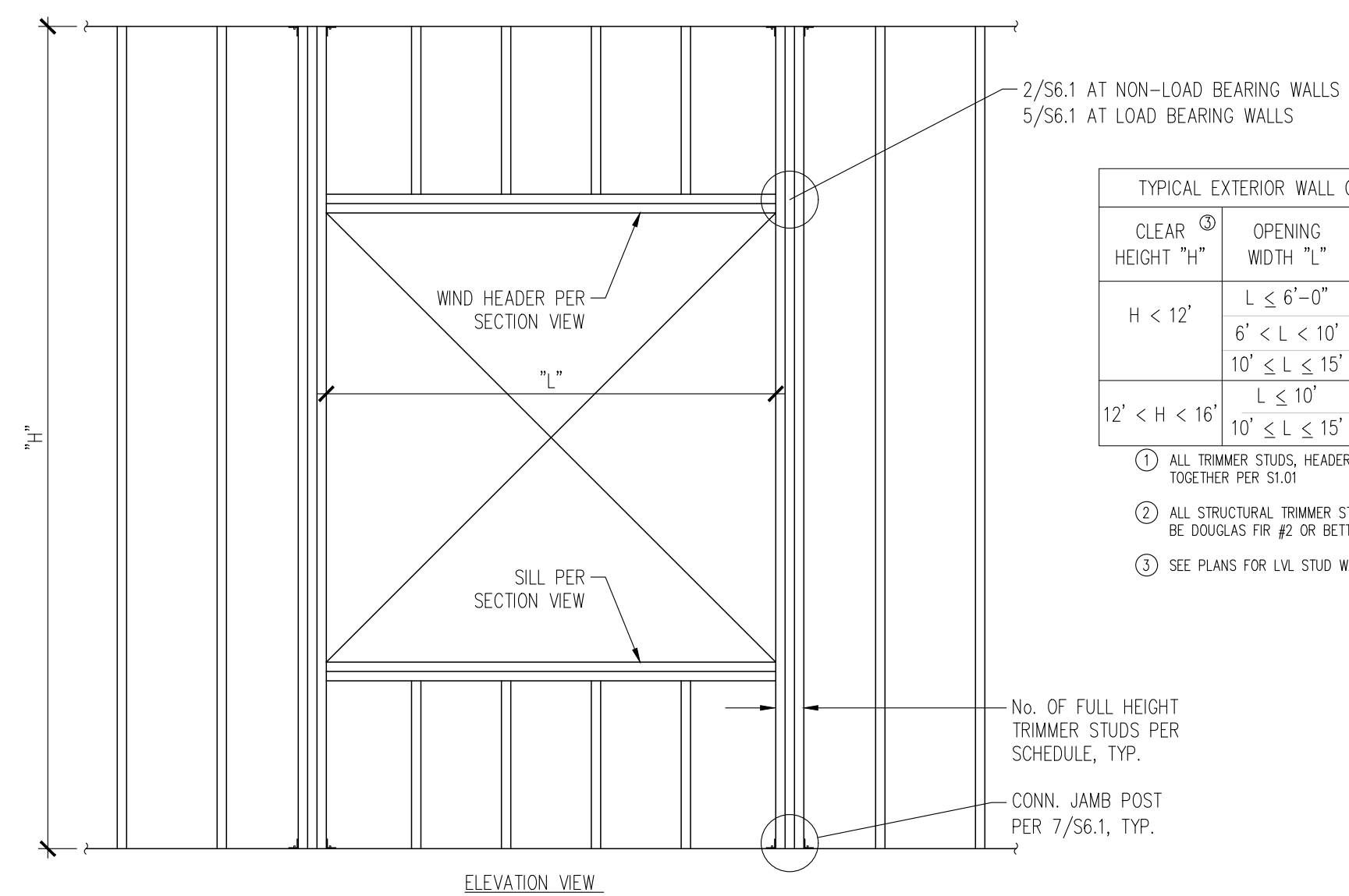
5 TYPICAL FLUSH BEAM/HEADER IN EXTERIOR WALL  
S6.1 NTS



2 TYPICAL WIND HEADER DETAIL  
S6.1 NTS

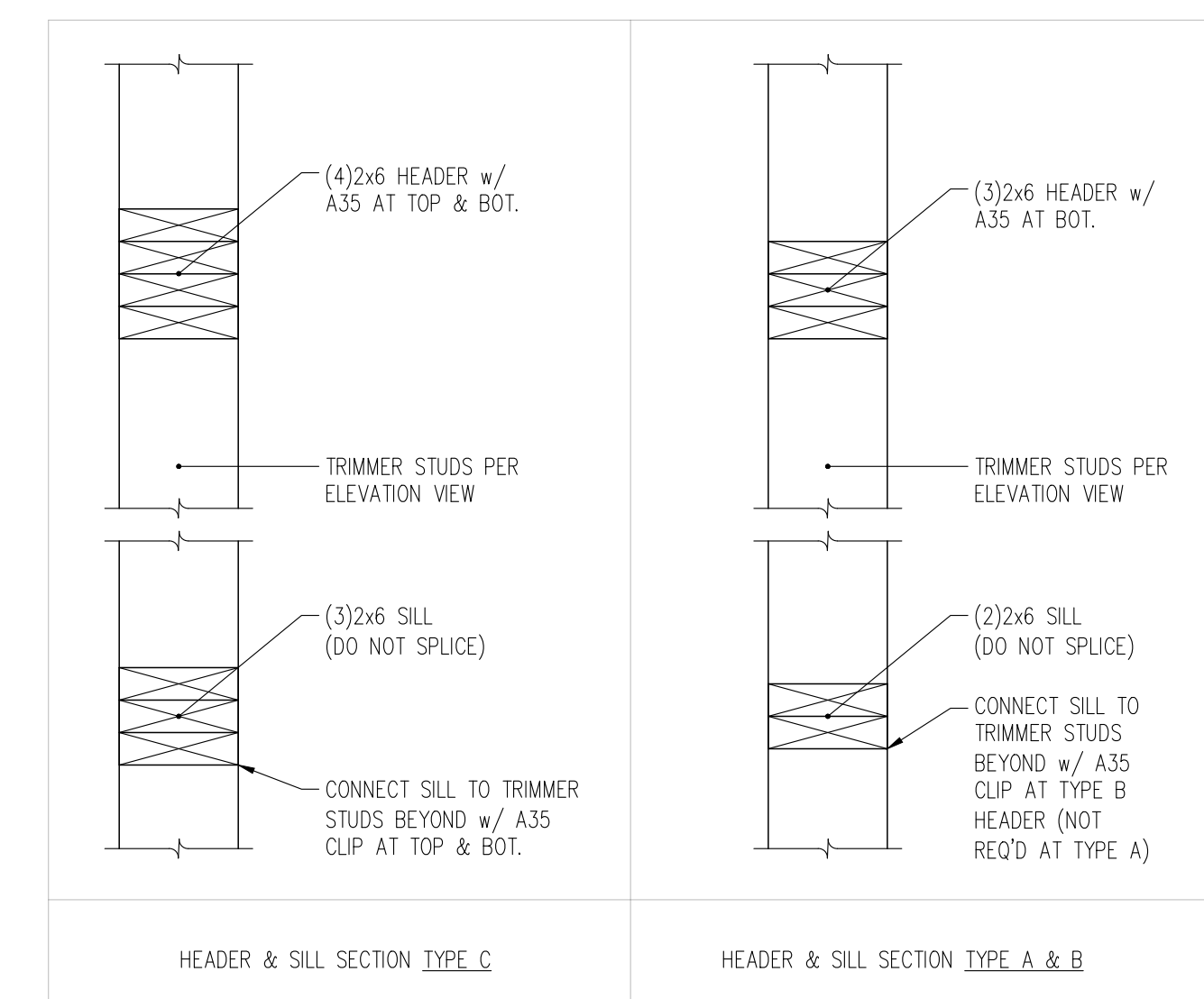


7 CONNECTION OF EXTERIOR STUDS AT TOP & BOTTOM PLATES  
S6.1 NTS



TYPICAL EXTERIOR WALL OPENING FRAMING SCHEDULE (2)			
CLEAR HEIGHT "H"	OPENING WIDTH "L"	HDR./SILL TYPE PER SECTION AT RIGHT	No. OF FULL HEIGHT TRIMMER STUDS (3)
H < 12'	L ≤ 6'-0"	A	2
	6' < L < 10'	B	2
	10' ≤ L ≤ 15'	C	3
12' < H < 16'	L ≤ 10'	B	3
	10' ≤ L ≤ 15'	C	6x8

- ALL TRIMMER STUDS, HEADERS, AND SILLS SHALL BE NAILED TOGETHER PER S1.01
- ALL STRUCTURAL TRIMMER STUDS, SILLS, AND HEADERS SHALL BE DOUGLAS FIR #2 OR BETTER
- SEE PLANS FOR LVL STUD WALL LOCATIONS, WHERE APPLICABLE

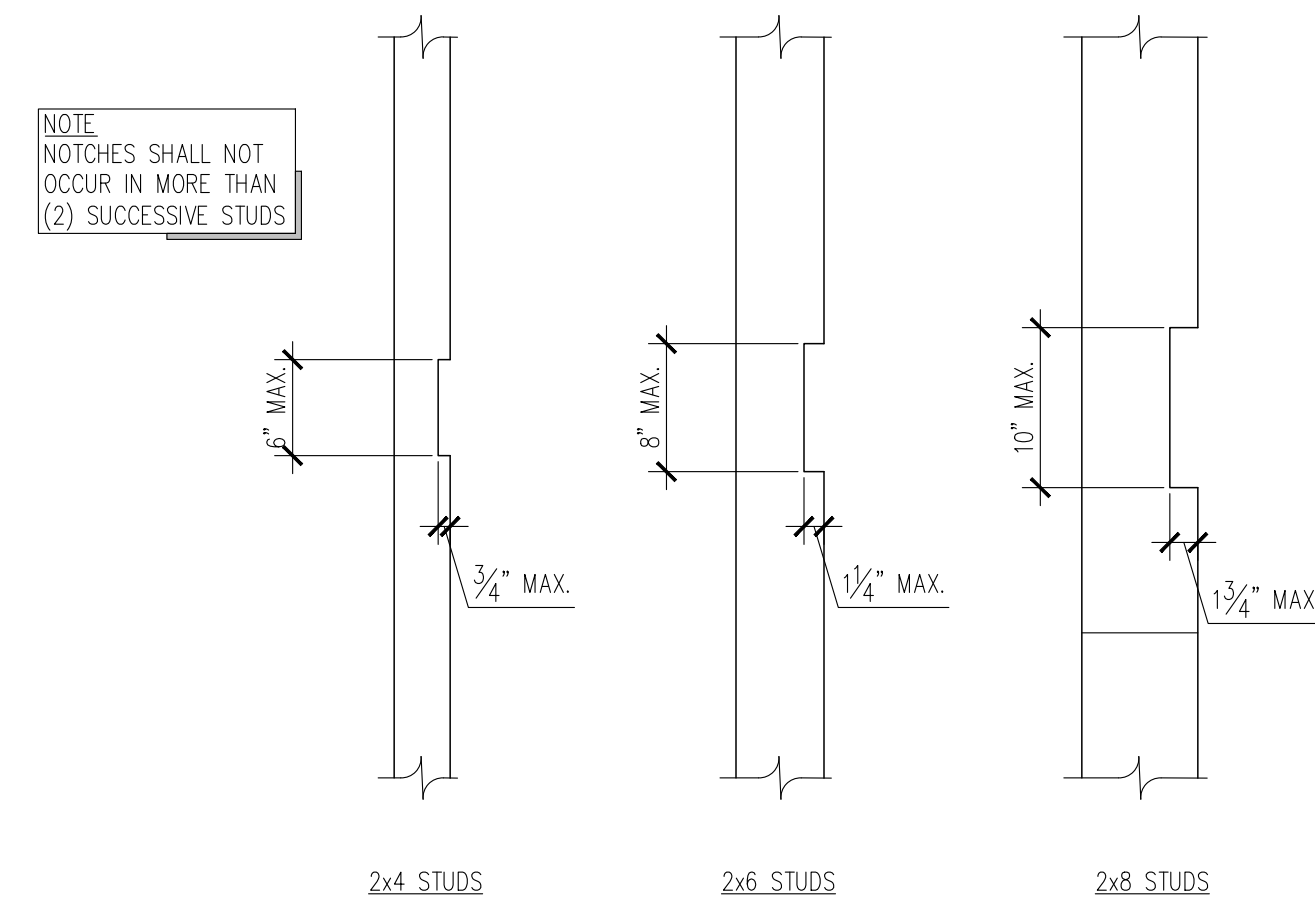


4 TYPICAL WIND HEADER  
S6.1 NTS

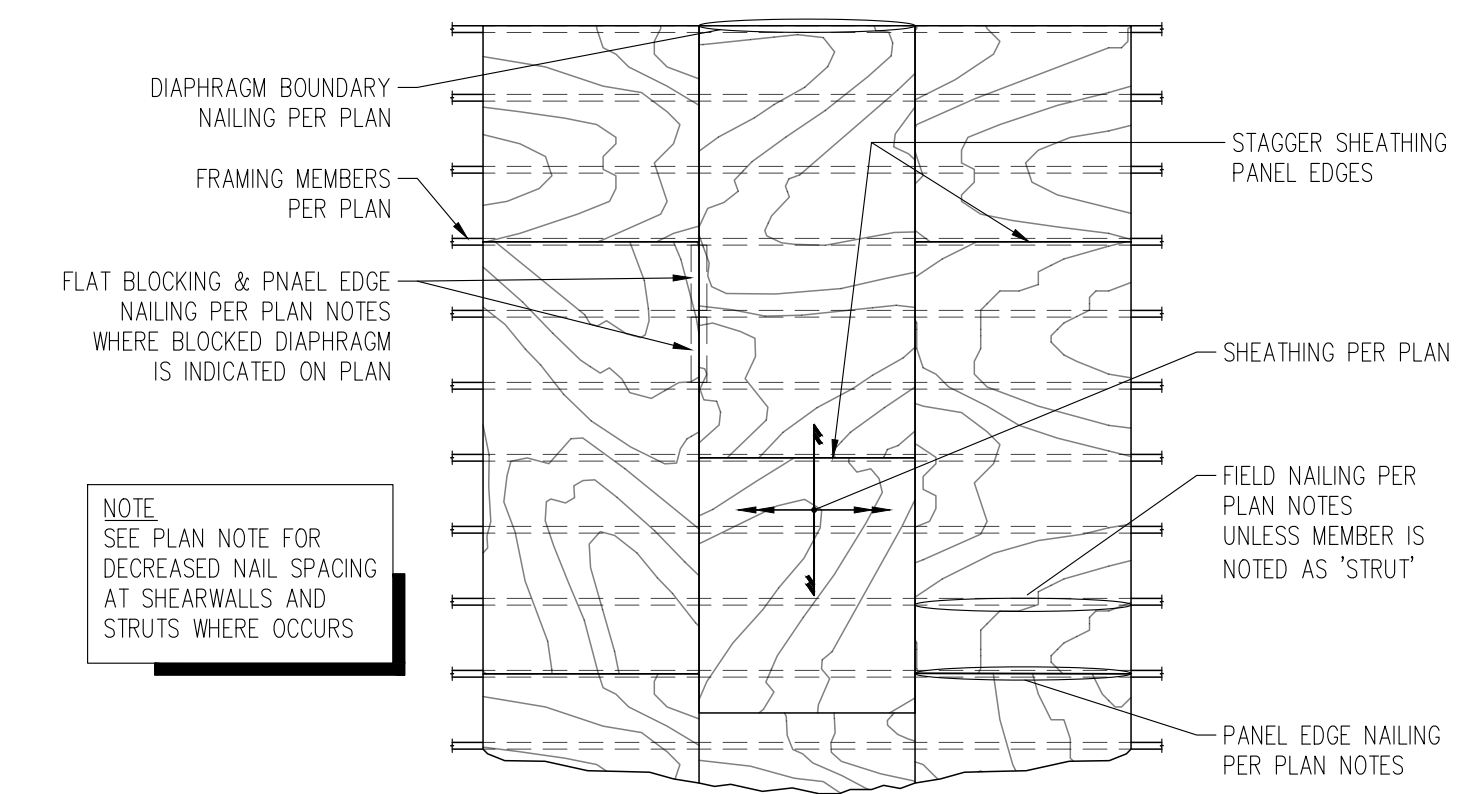
PIECE WIDTH	NUMBER OF PLYS	TYPE <sup>(1)</sup>	FASTENER			LOCATION
			MIN. LENGTH	# ROWS	O.C. SPACING	
1 3/4"	2	10d NAILS	3"	3 <sup>(2)</sup>	12"	ONE SIDE
		12d - 16d NAILS	3 3/4"	2 <sup>(2)</sup>	24"	
	3	10d NAILS	3"	3 <sup>(2)</sup>	12"	BOTH SIDES
		12d - 16d NAILS	3 3/4"	2 <sup>(2)</sup>	24"	
	4	10d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

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

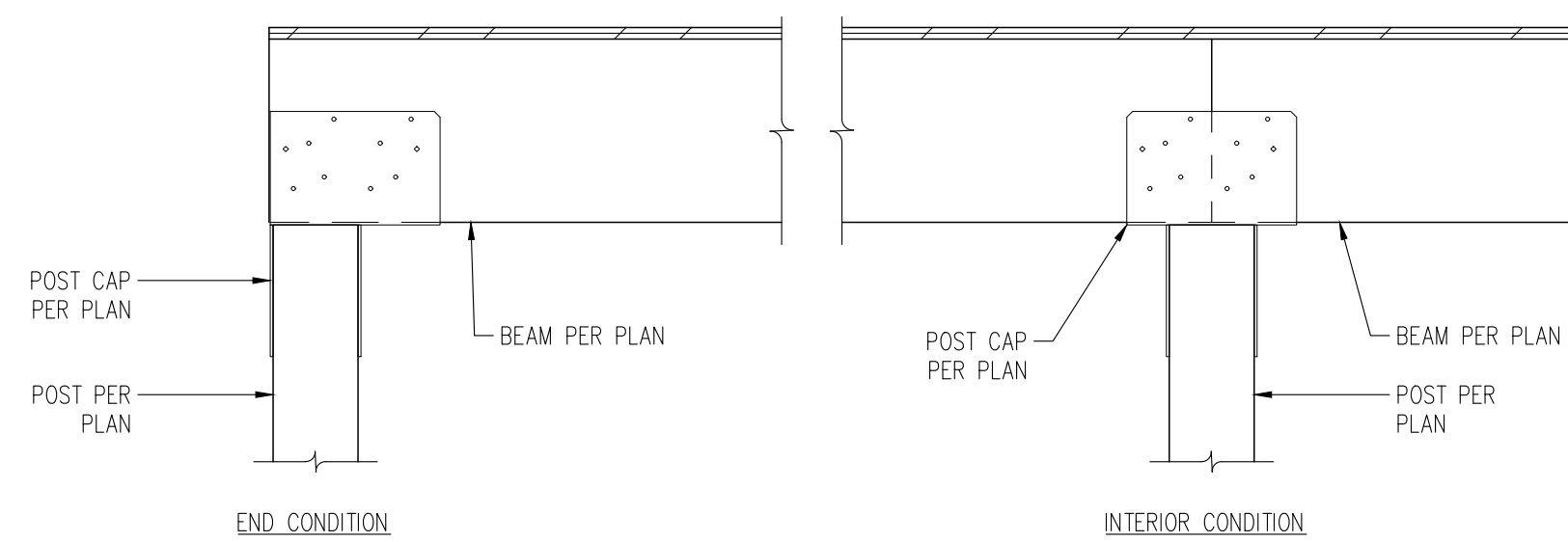
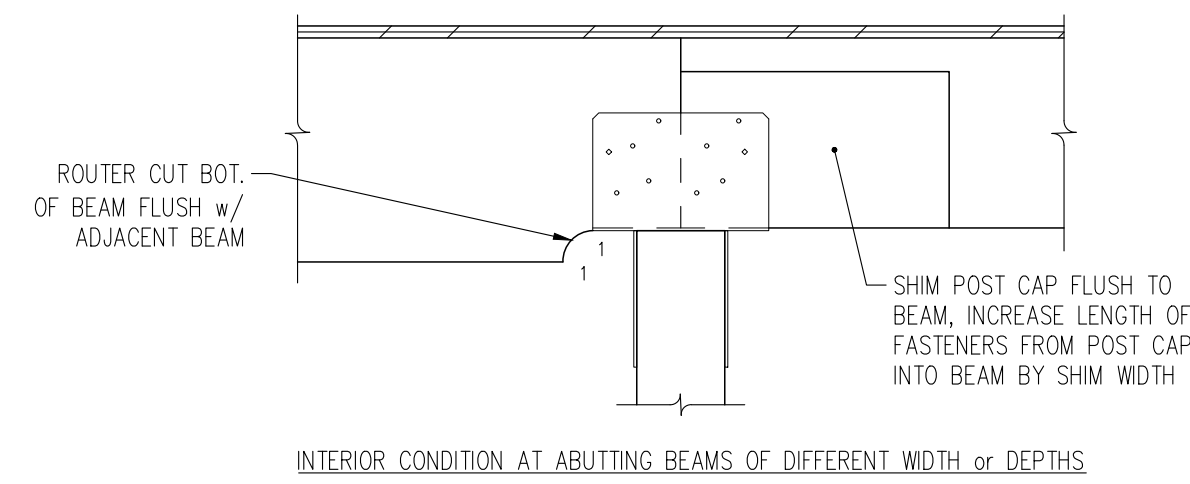
9 S6.2 MULTIPLE LVL MEMBER FASTENING FOR TOP-LOADED BEAM PER WEYERHAUSER NTS



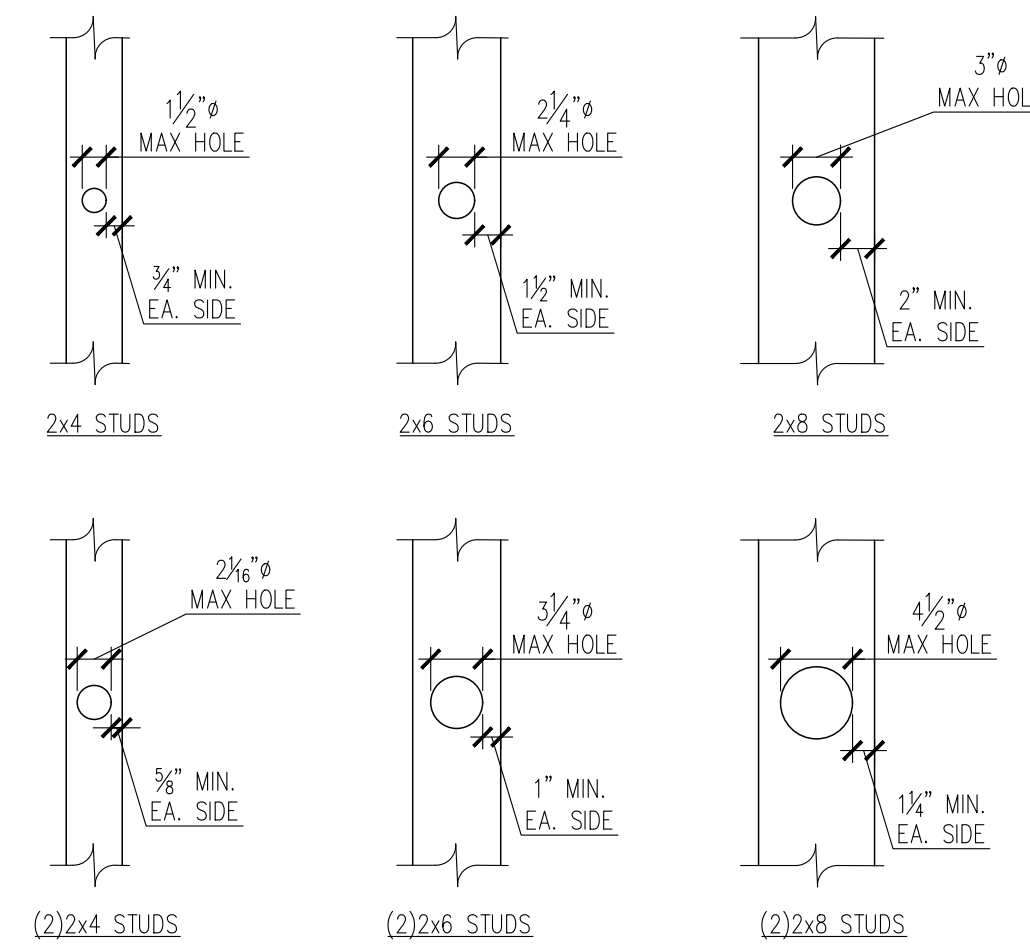
6 S6.2 ALLOWABLE HOLES IN STUDWALL STUDS NTS



3 S6.2 TYPICAL DIAPHRAGM NAILING NTS



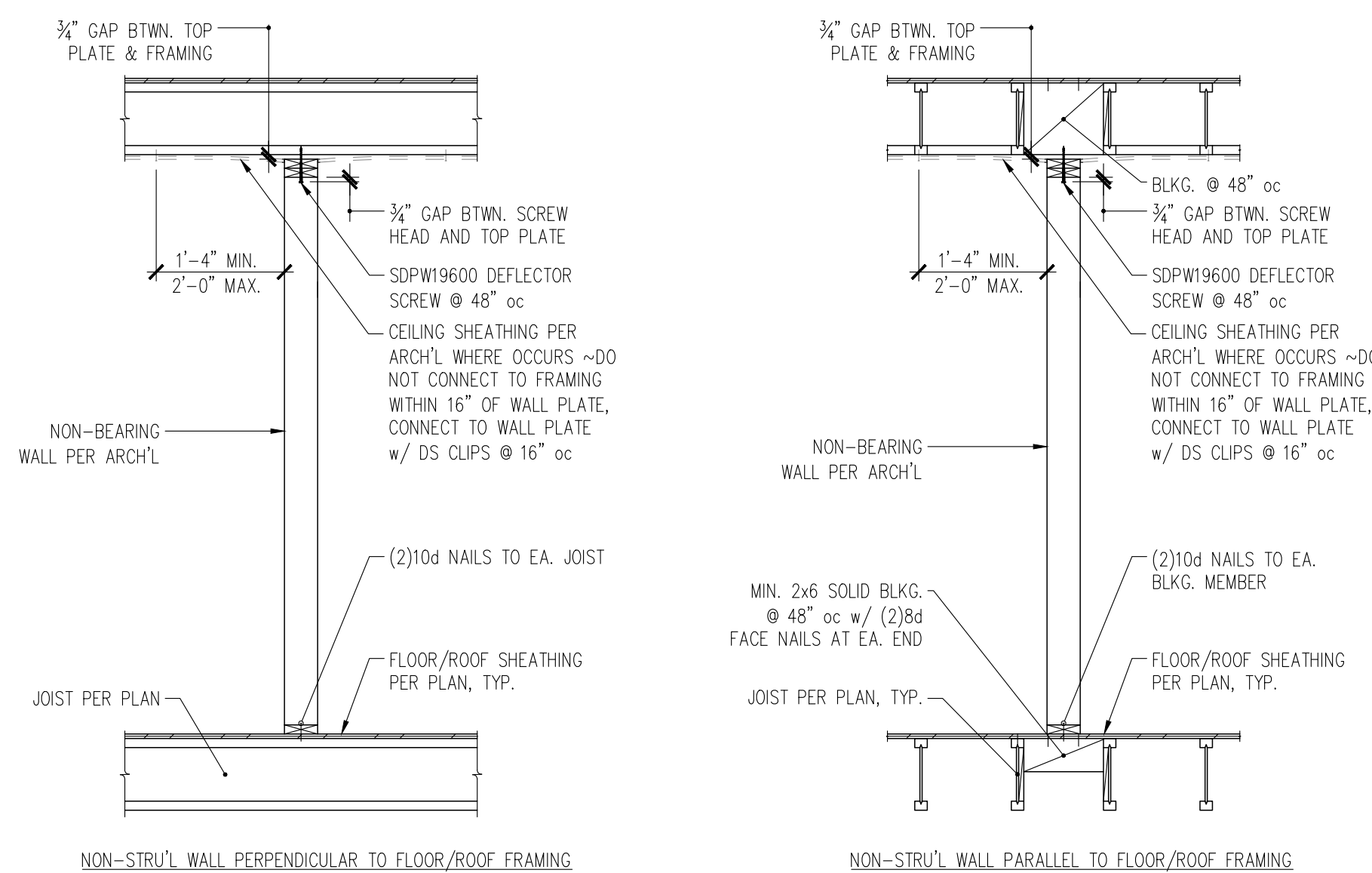
8 S6.2 TYPICAL POST CAP INSTALLATION NTS



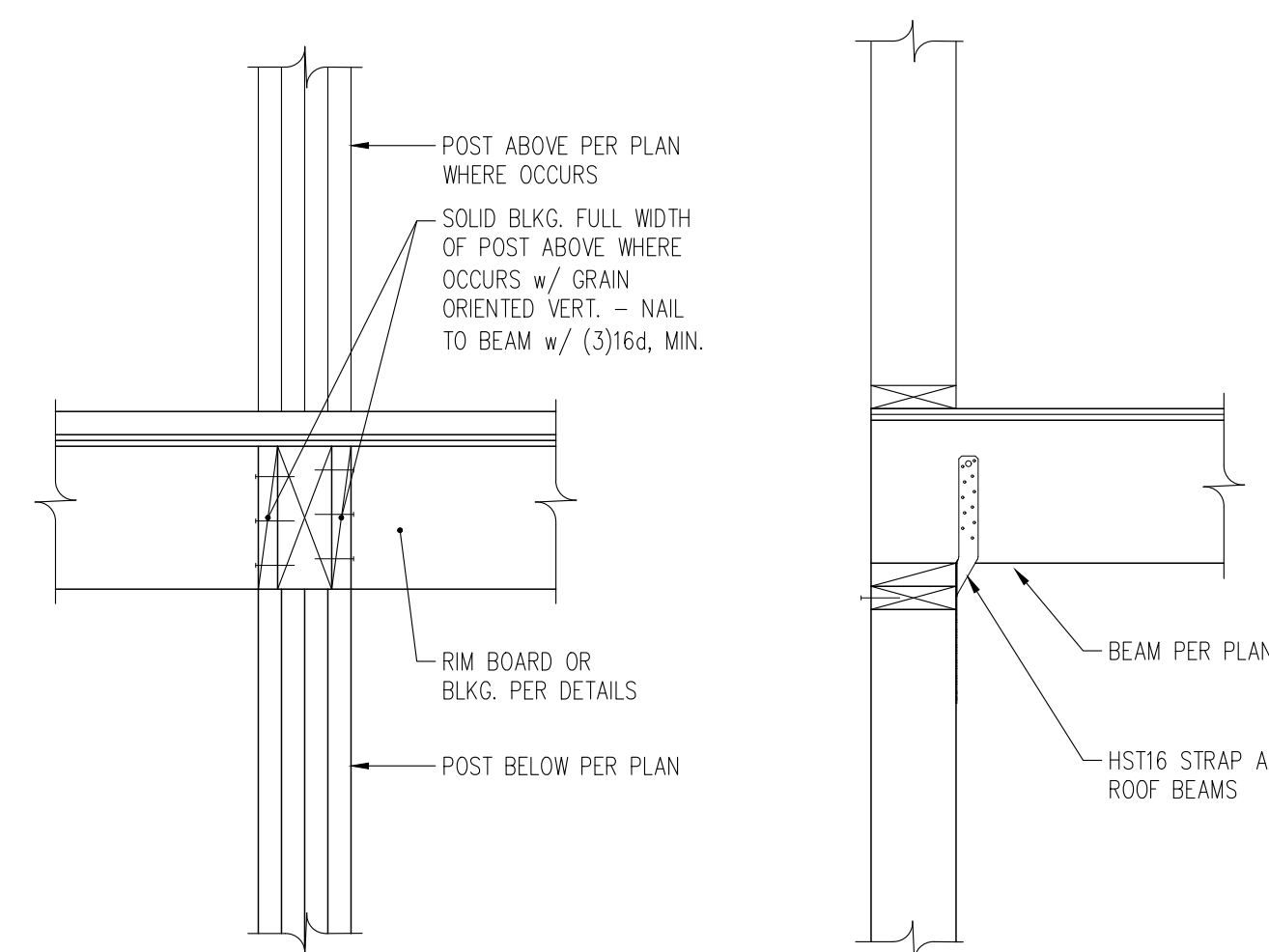
5 S6.2 ALLOWABLE HOLES IN STUDWALL STUDS NTS

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

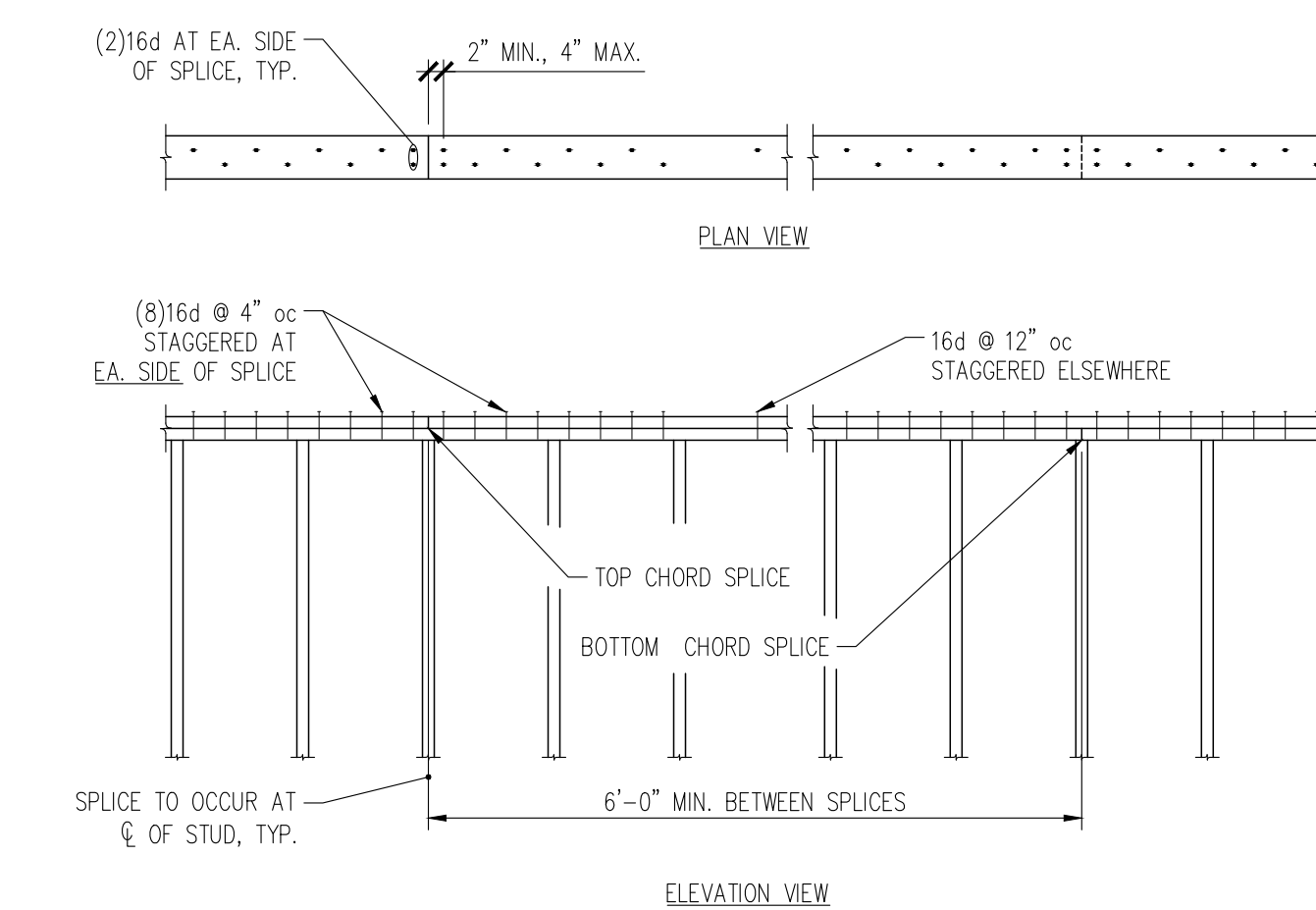
2 S6.2 ALLOWABLE HOLES THROUGH TOP PLATES NTS



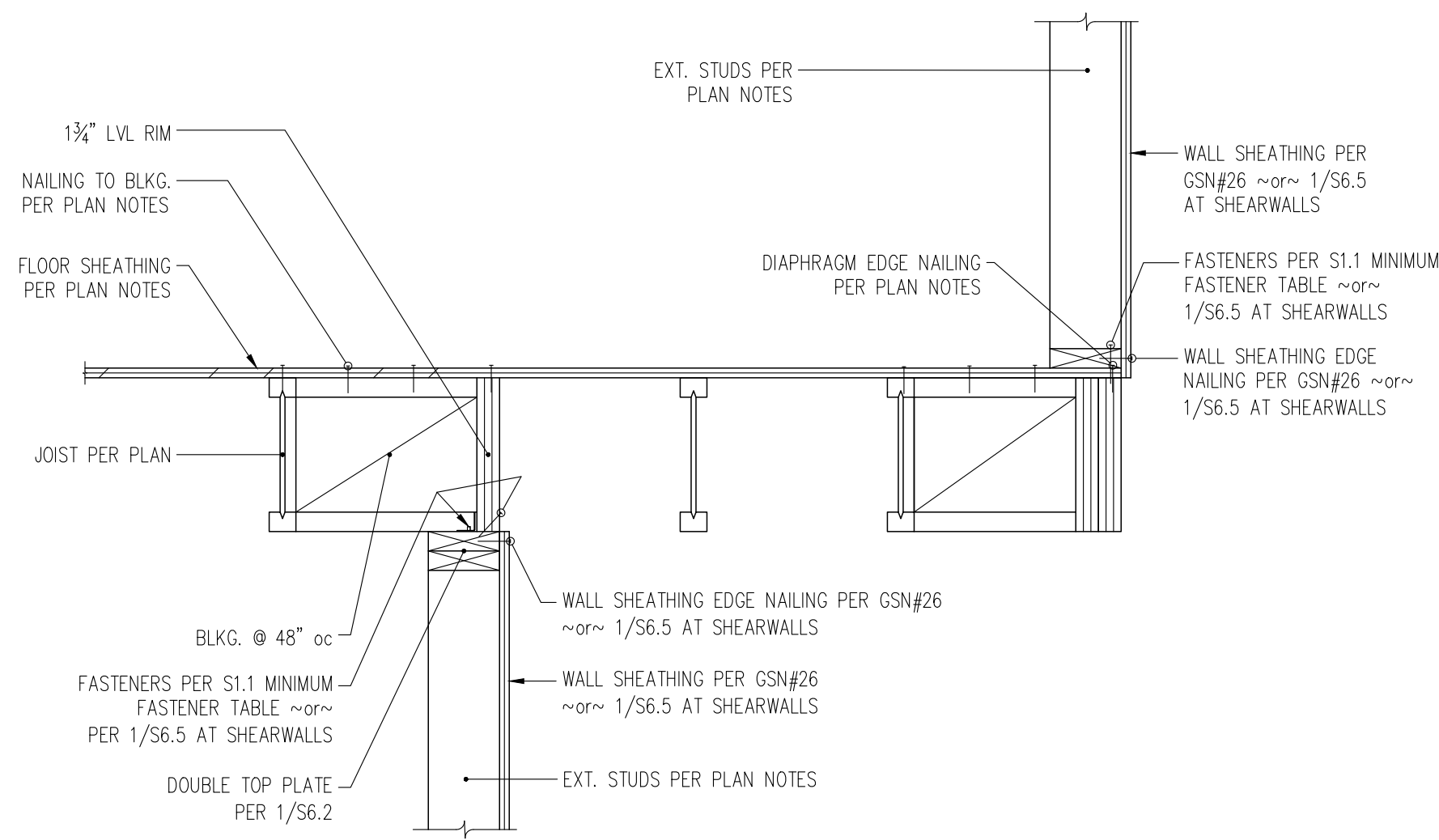
7 S6.2 CONNECTION OF NON-STRUC'L PARTITION WALL TO STRUCTURE NTS



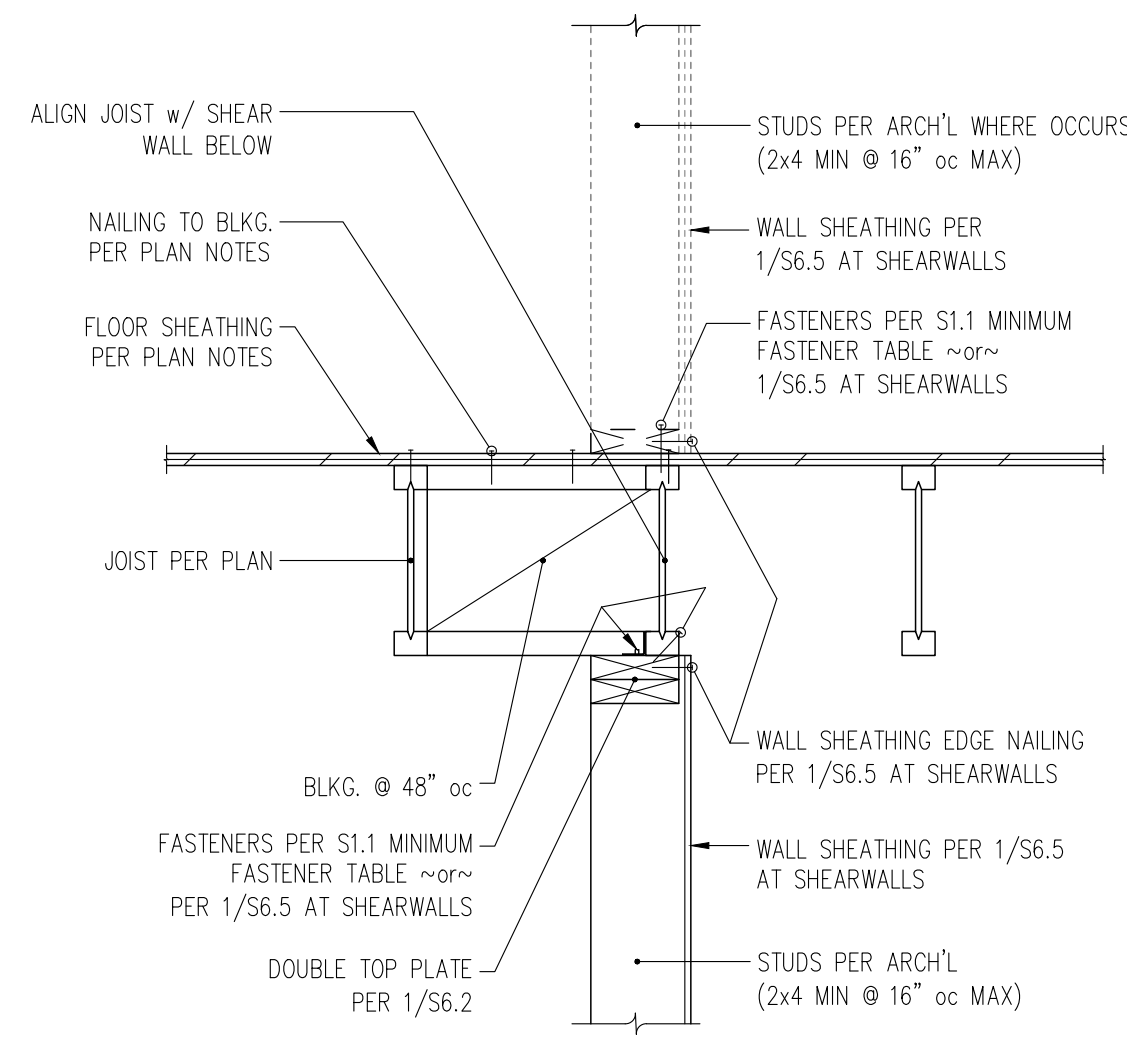
4 S6.2 TYPICAL BEAM PERPENDICULAR TO WALL NTS



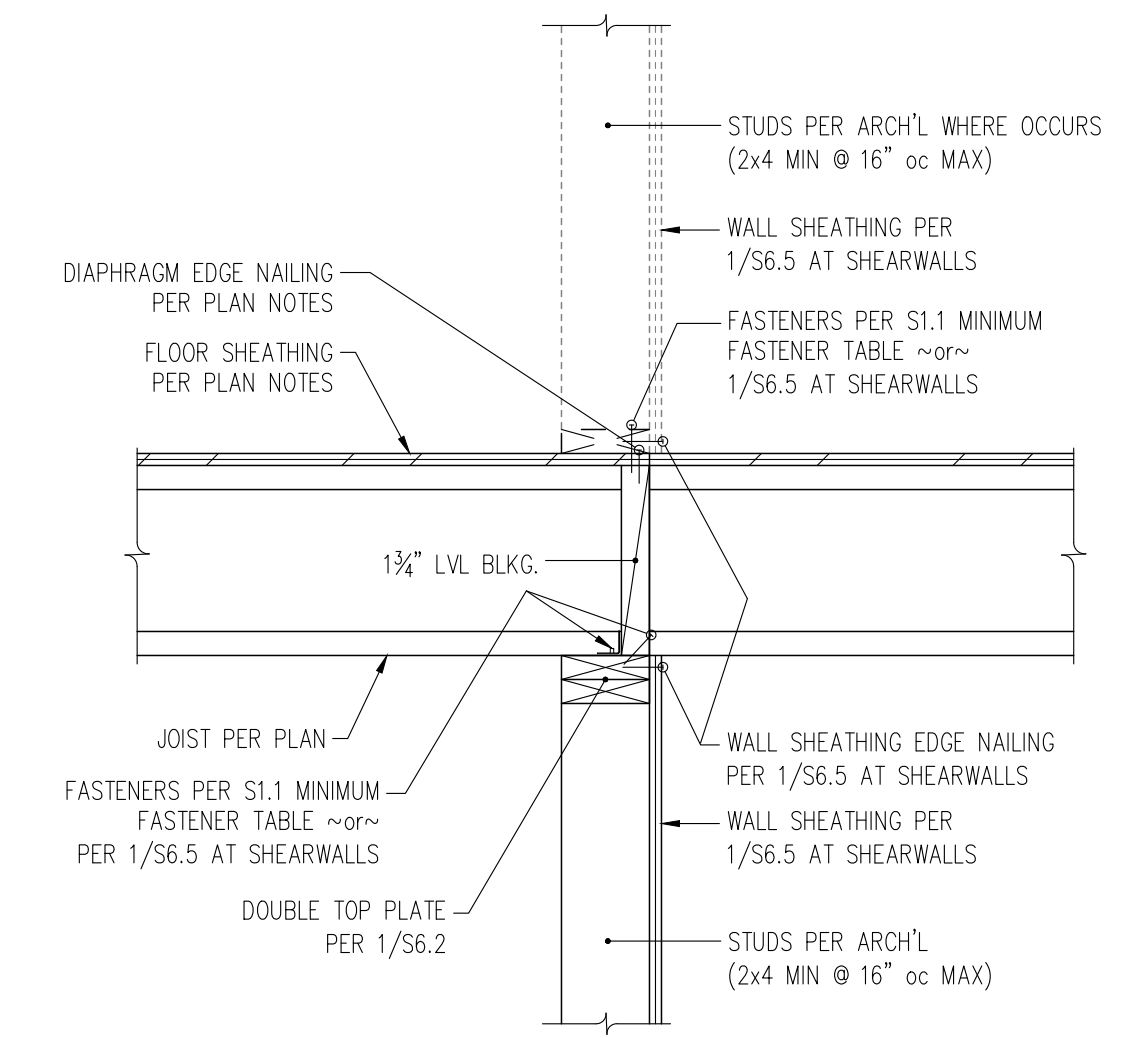
1 S6.2 TOP PLATE SPLICE NTS



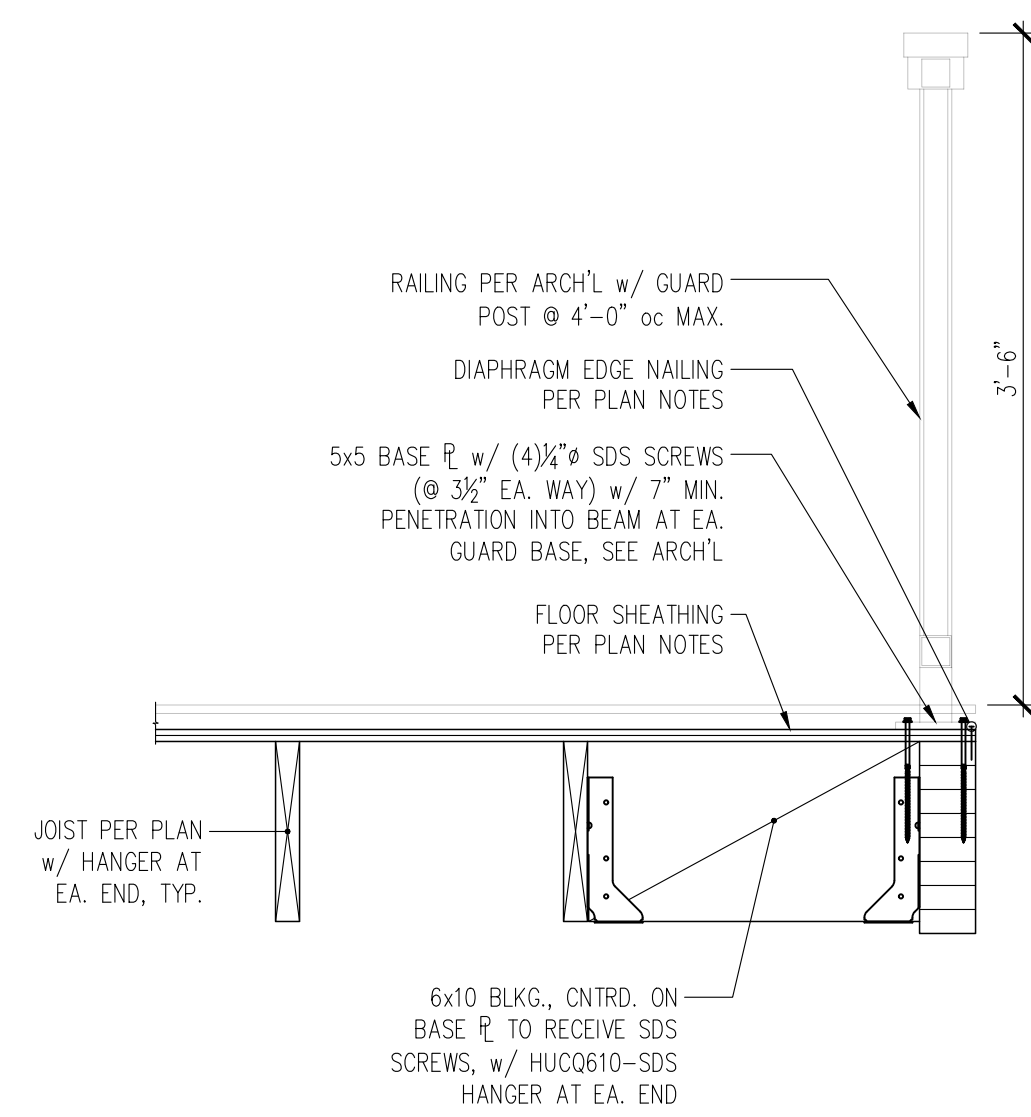
9 SECTION AT PARALLEL JOISTS AND OFFSET SHEARWALL ABOVE  
S6.3 1" = 1'-0"



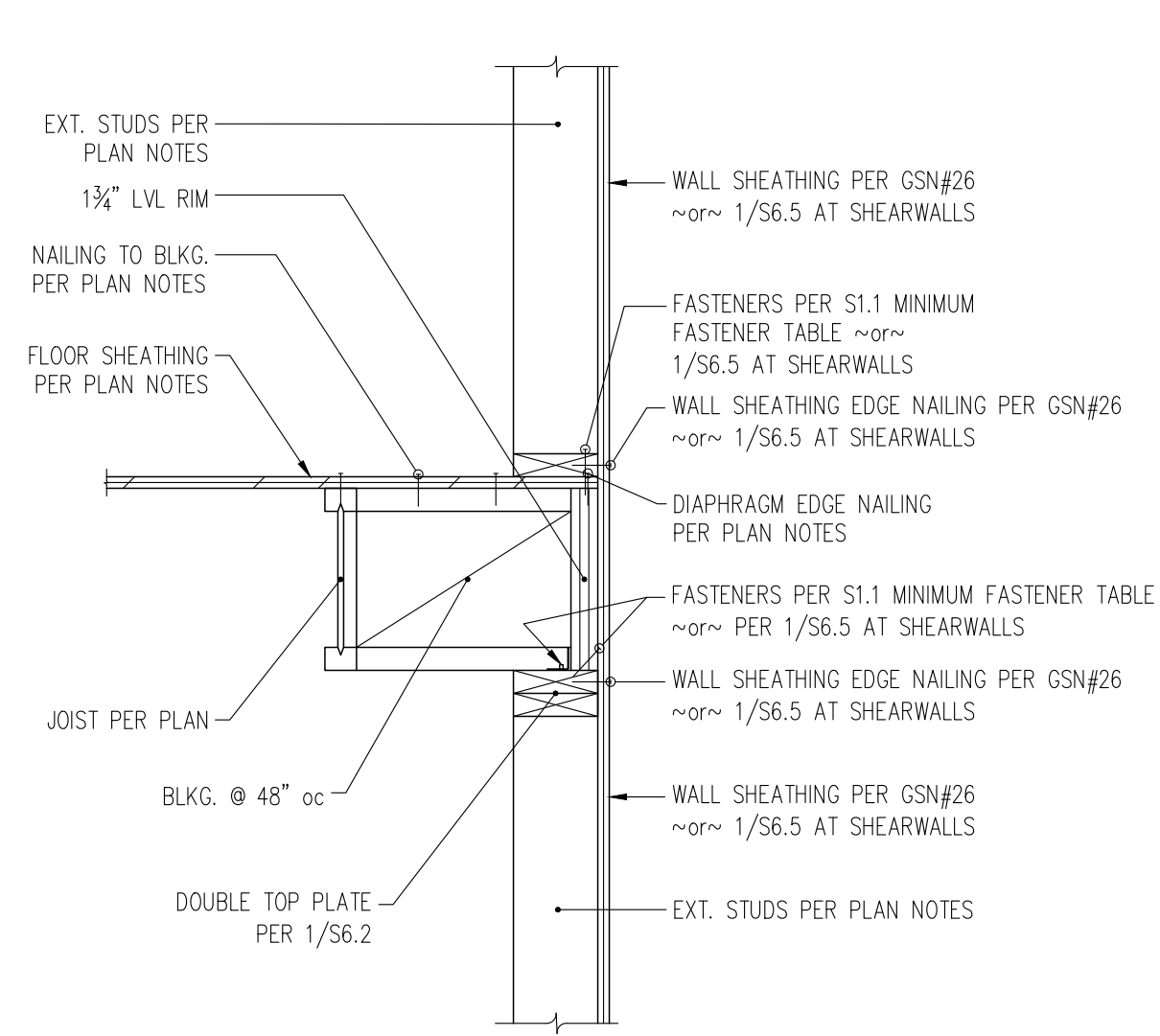
6 SECTION THROUGH INTERIOR SHEAR WALL AT PARALLEL JOISTS  
S6.3 1" = 1'-0"



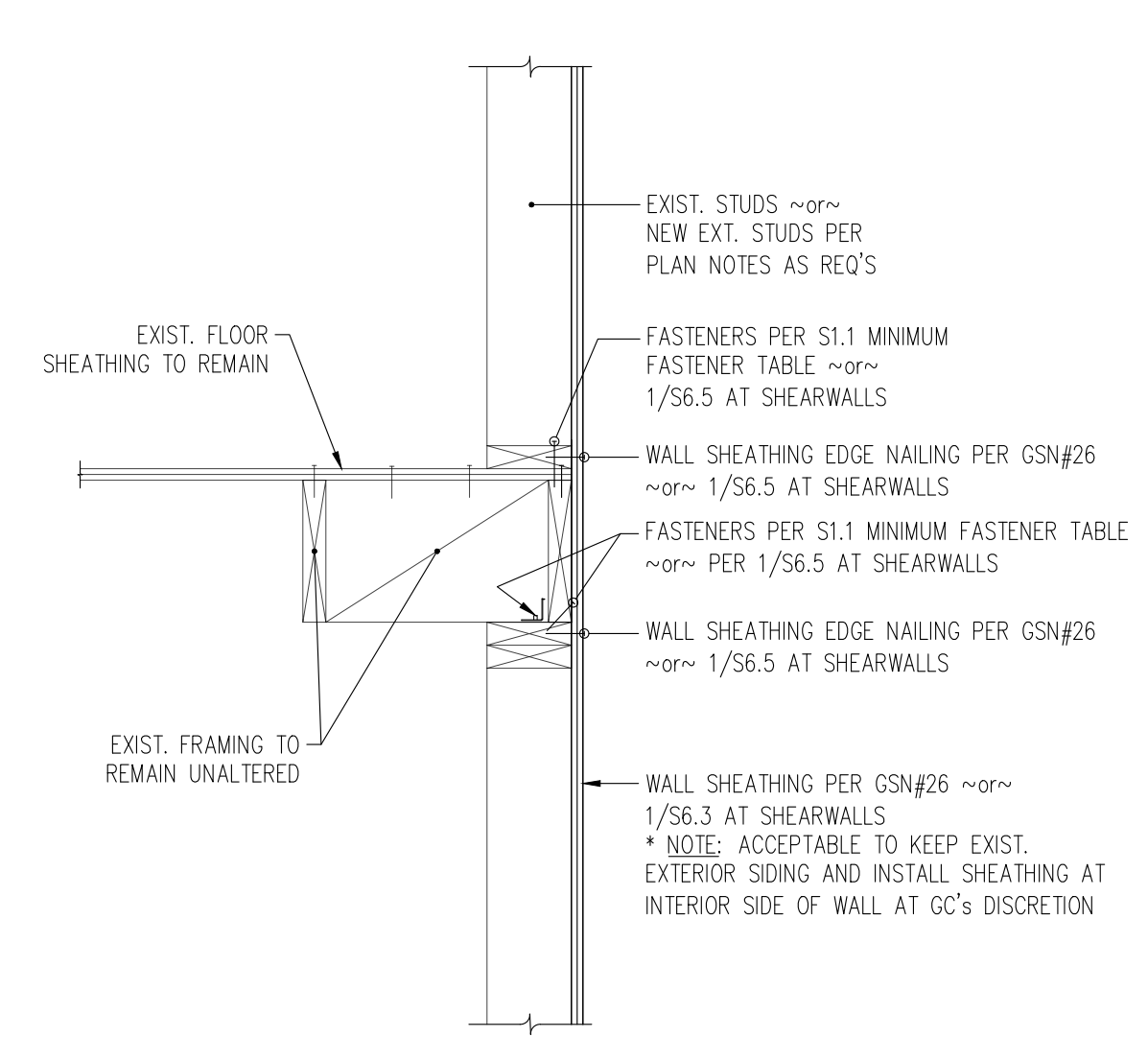
3 SECTION THROUGH INTERIOR SHEAR WALL AT PERPENDICULAR JOISTS  
S6.3 1" = 1'-0"



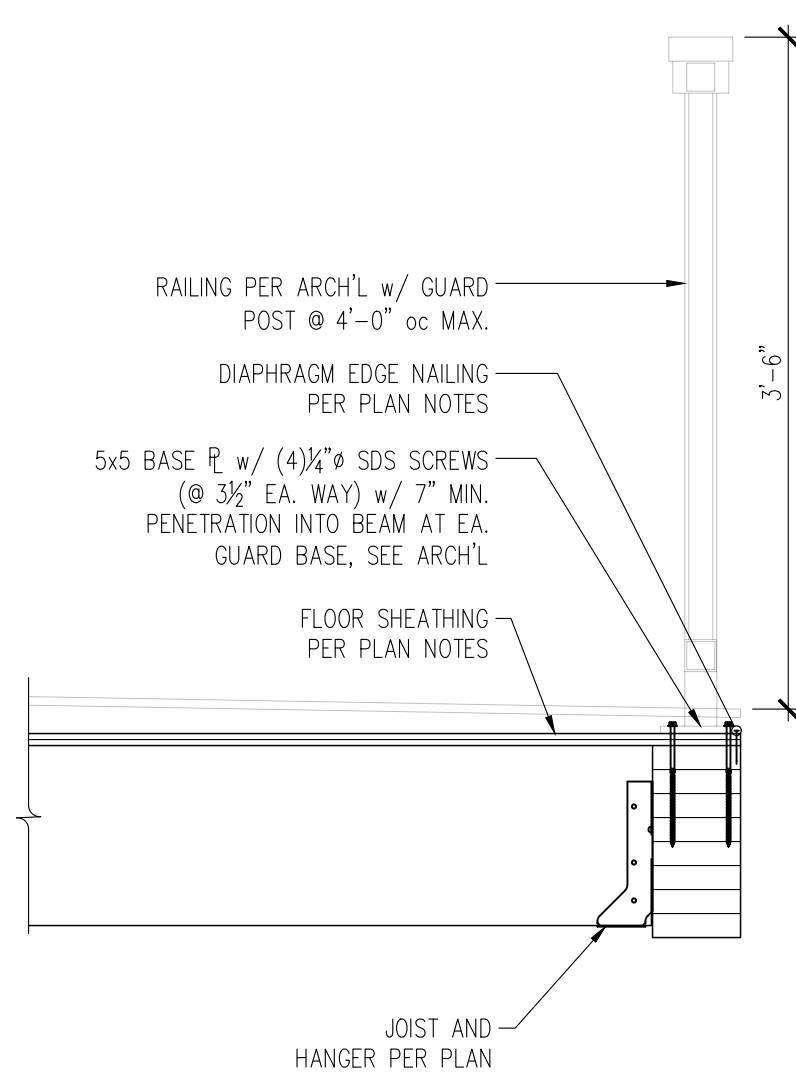
8 SECTION AT EDGE OF DECK/RAILING AT PARALLEL FRAMING  
S6.3 1" = 1'-0"



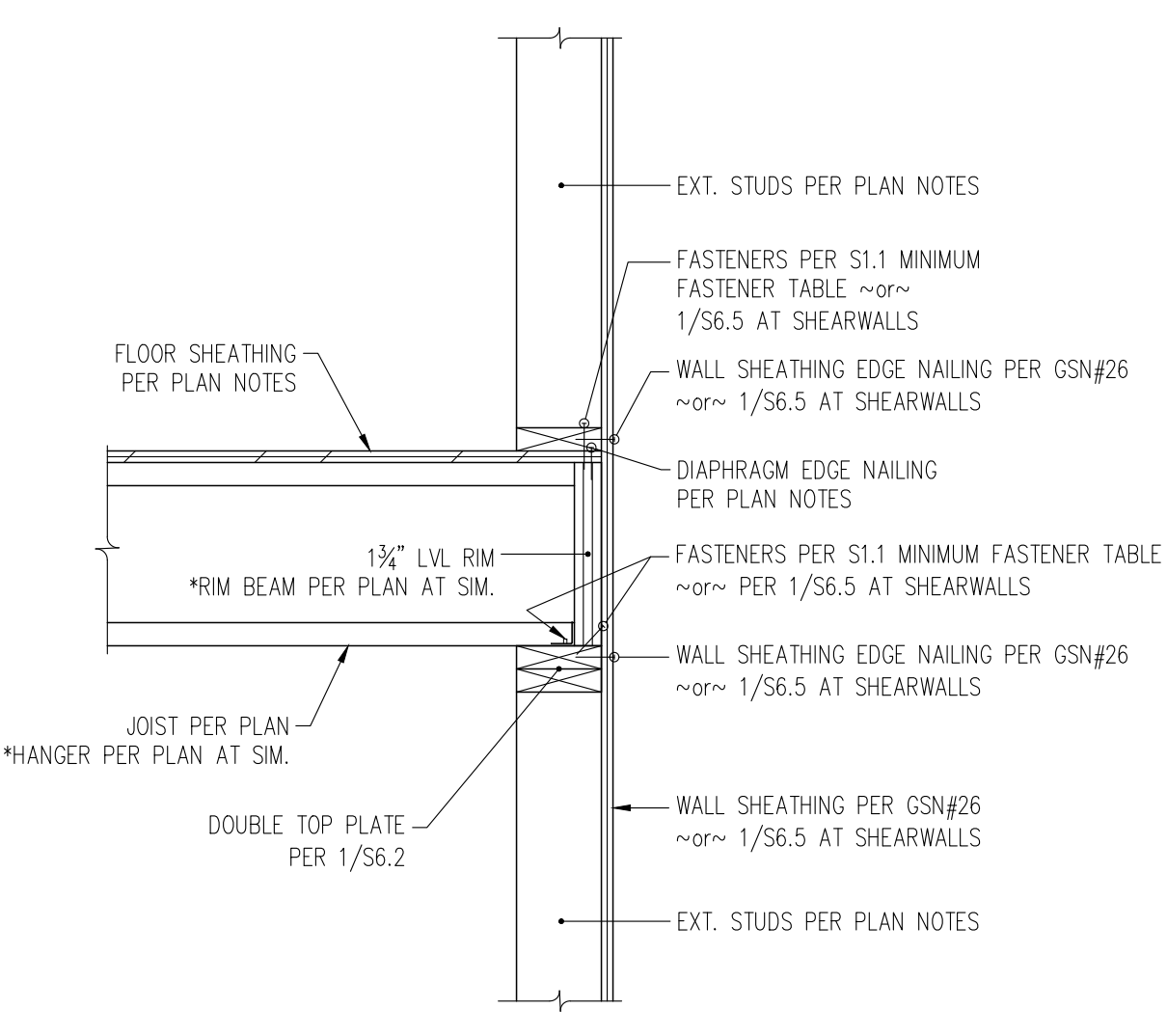
5 SECTION THROUGH EXTERIOR WALL AT PARALLEL JOISTS  
S6.3 1" = 1'-0"



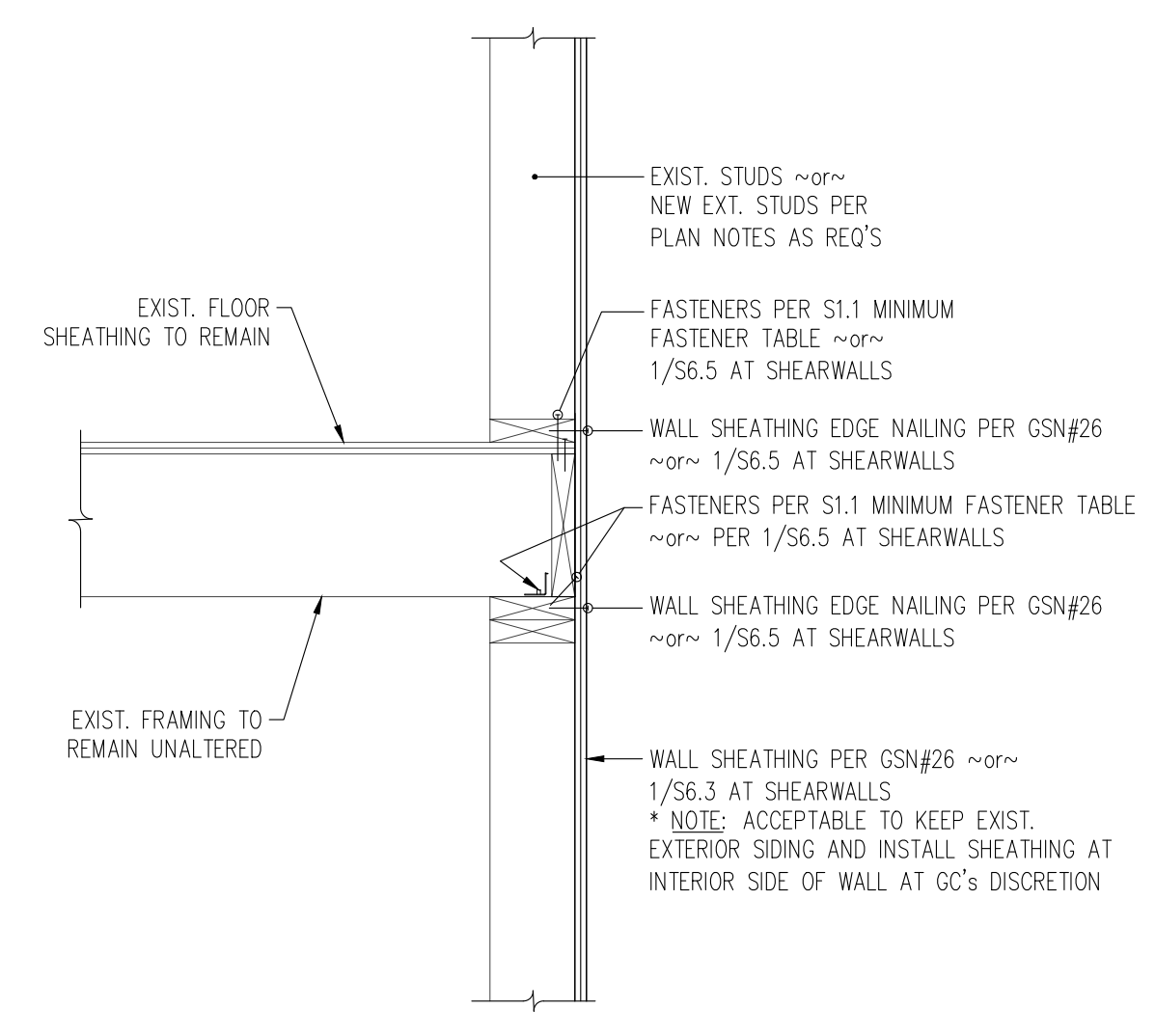
2 SECTION THROUGH EXTERIOR WALL AT EXISTING PARALLEL JOISTS  
S6.3 1" = 1'-0"



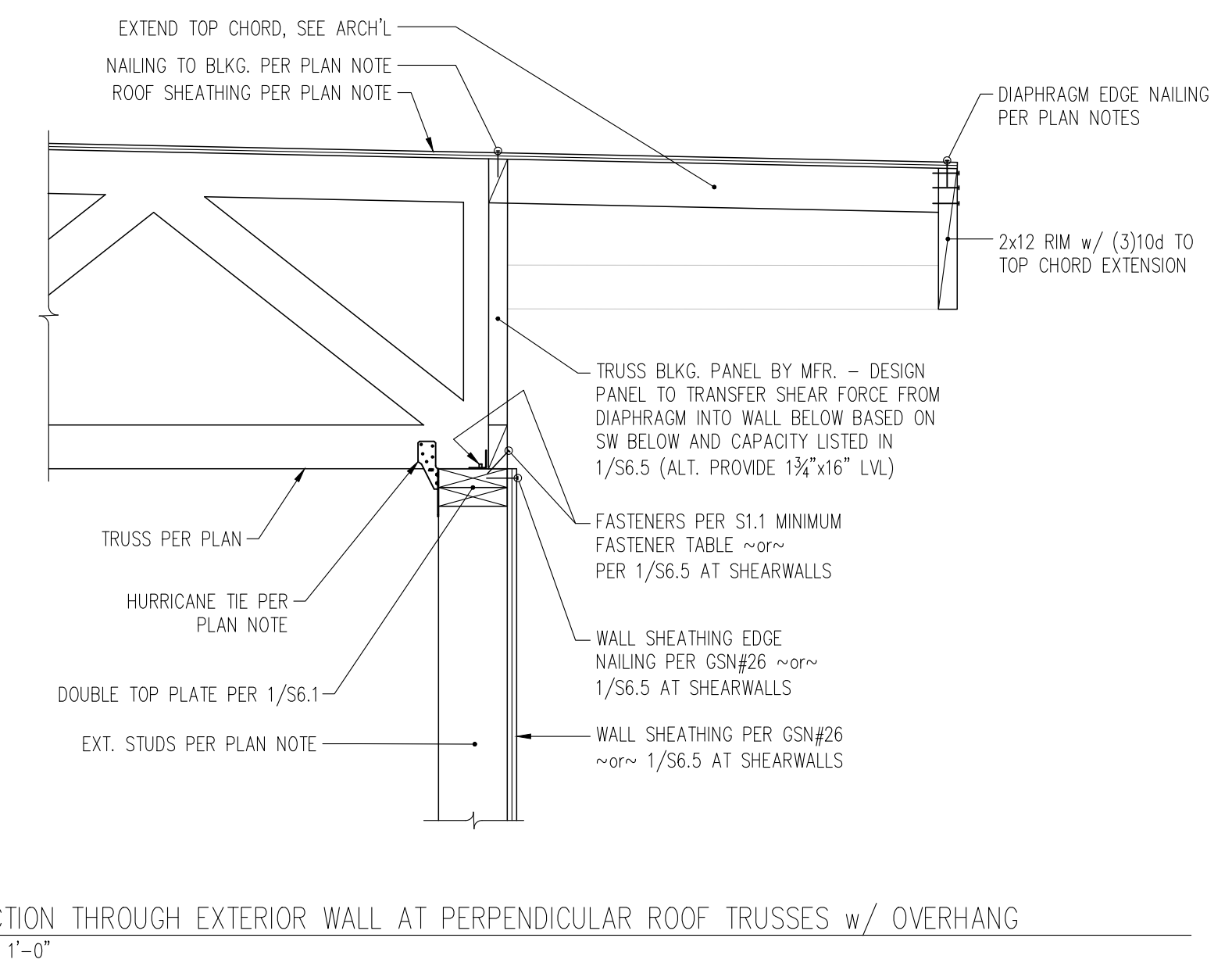
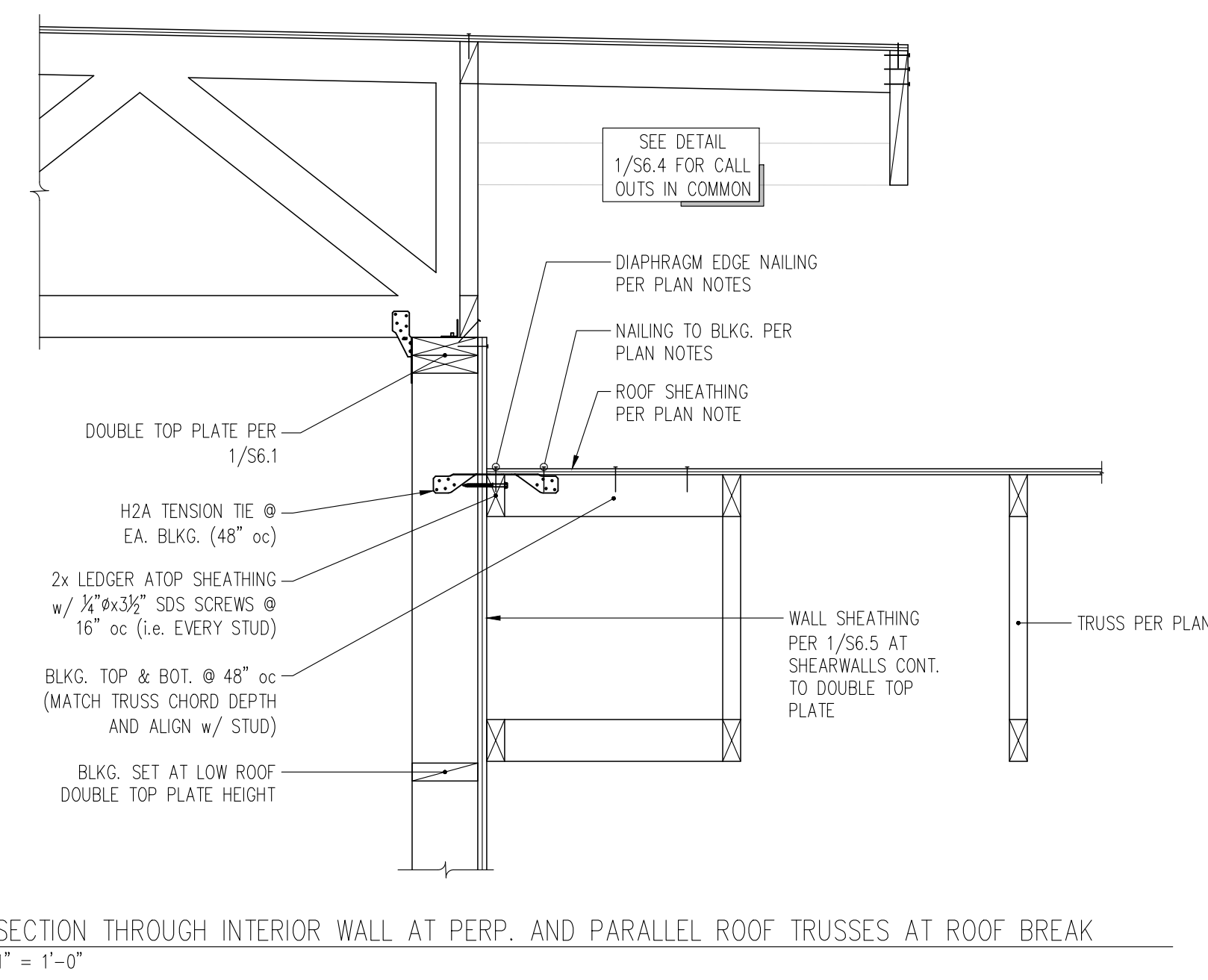
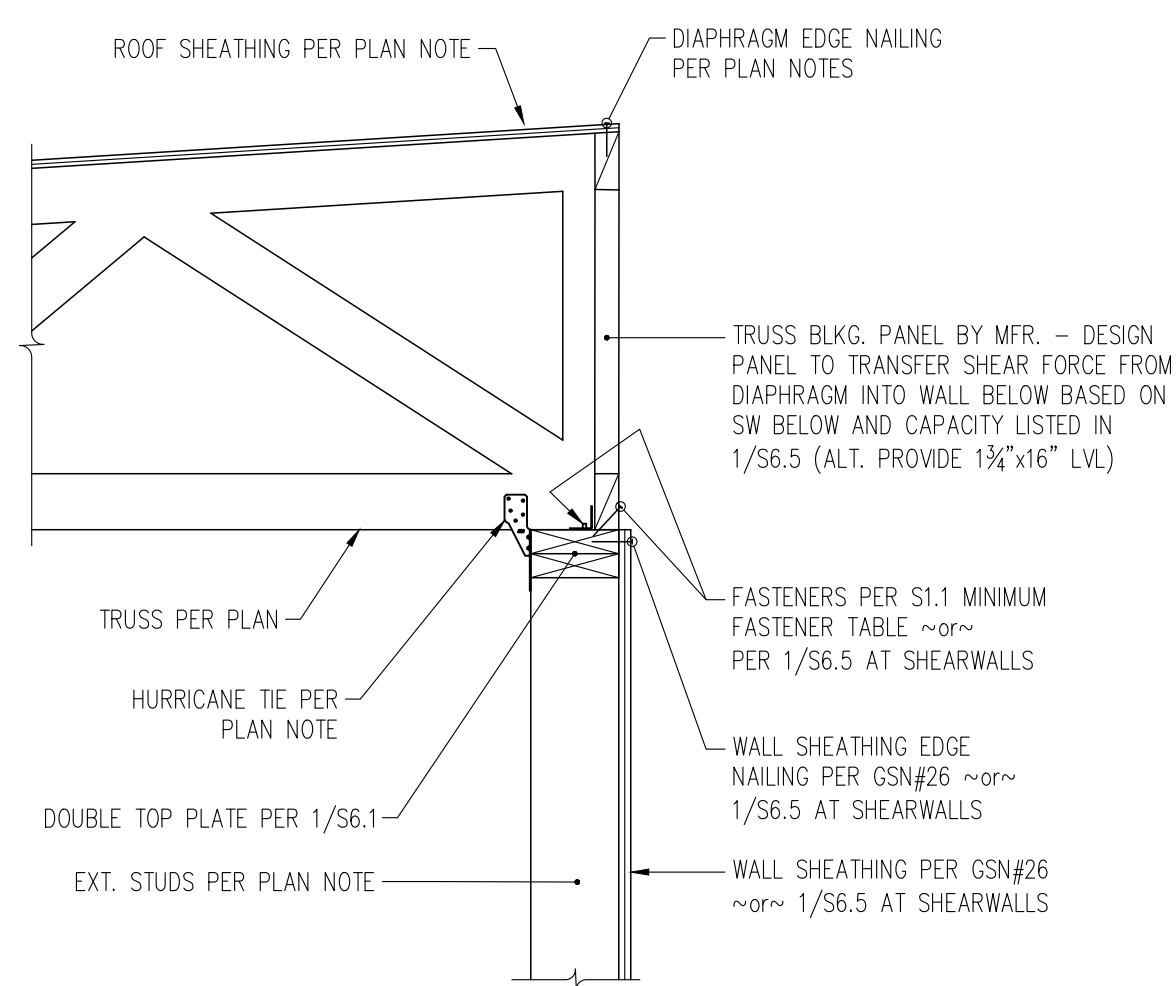
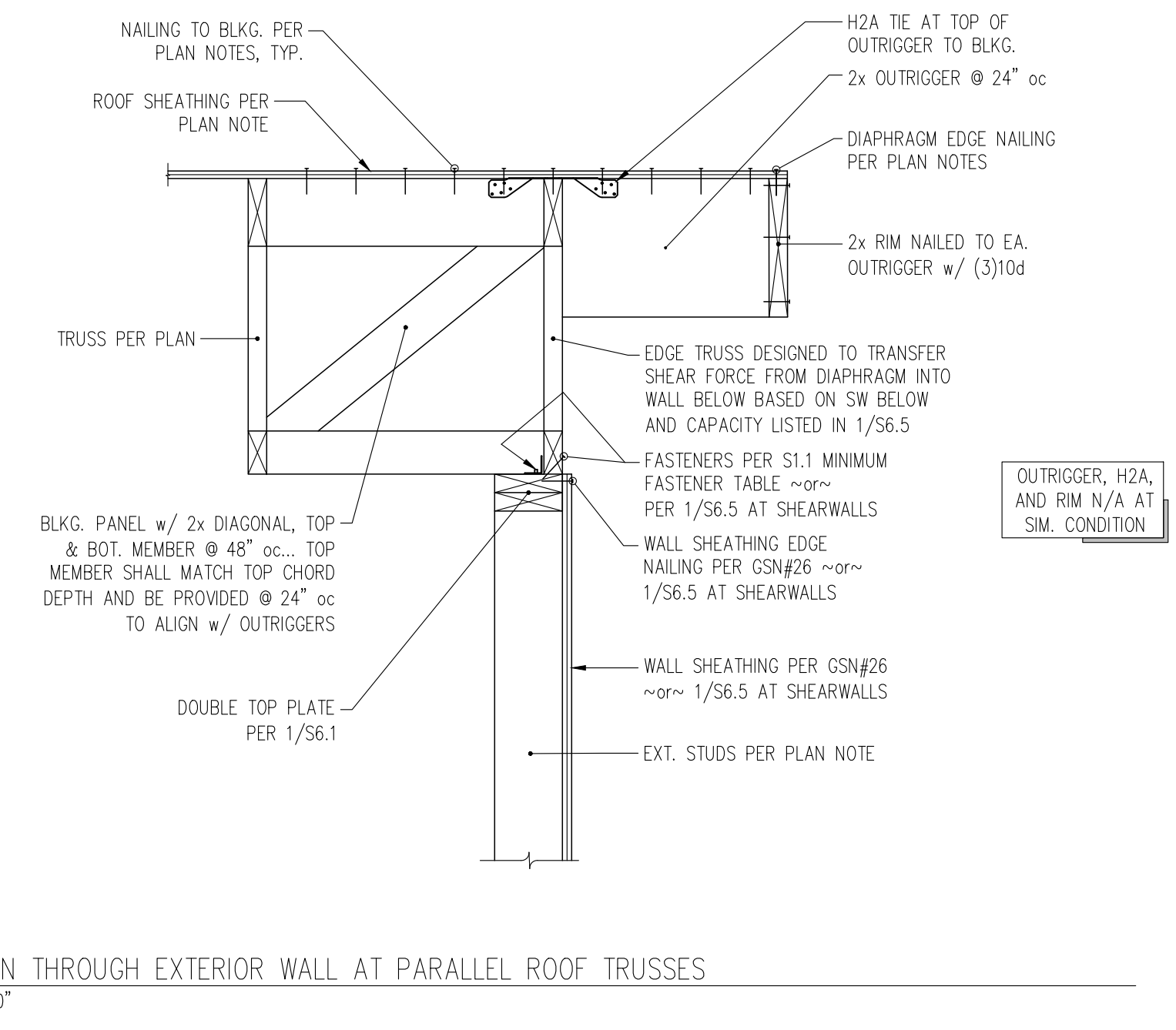
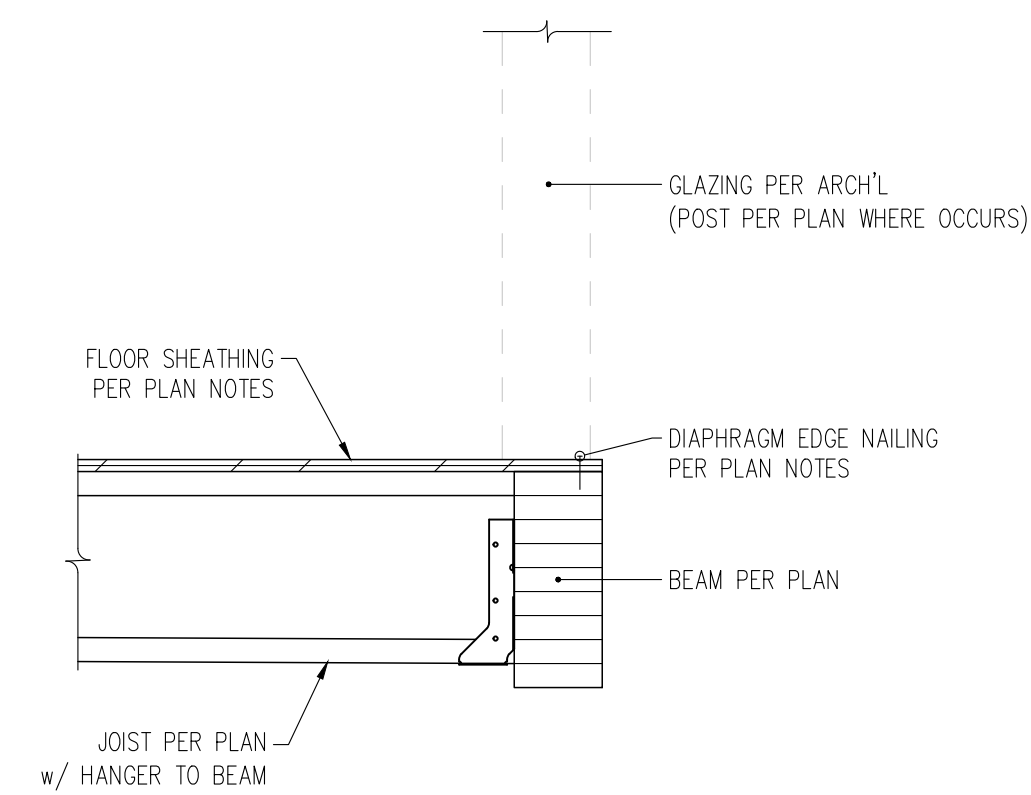
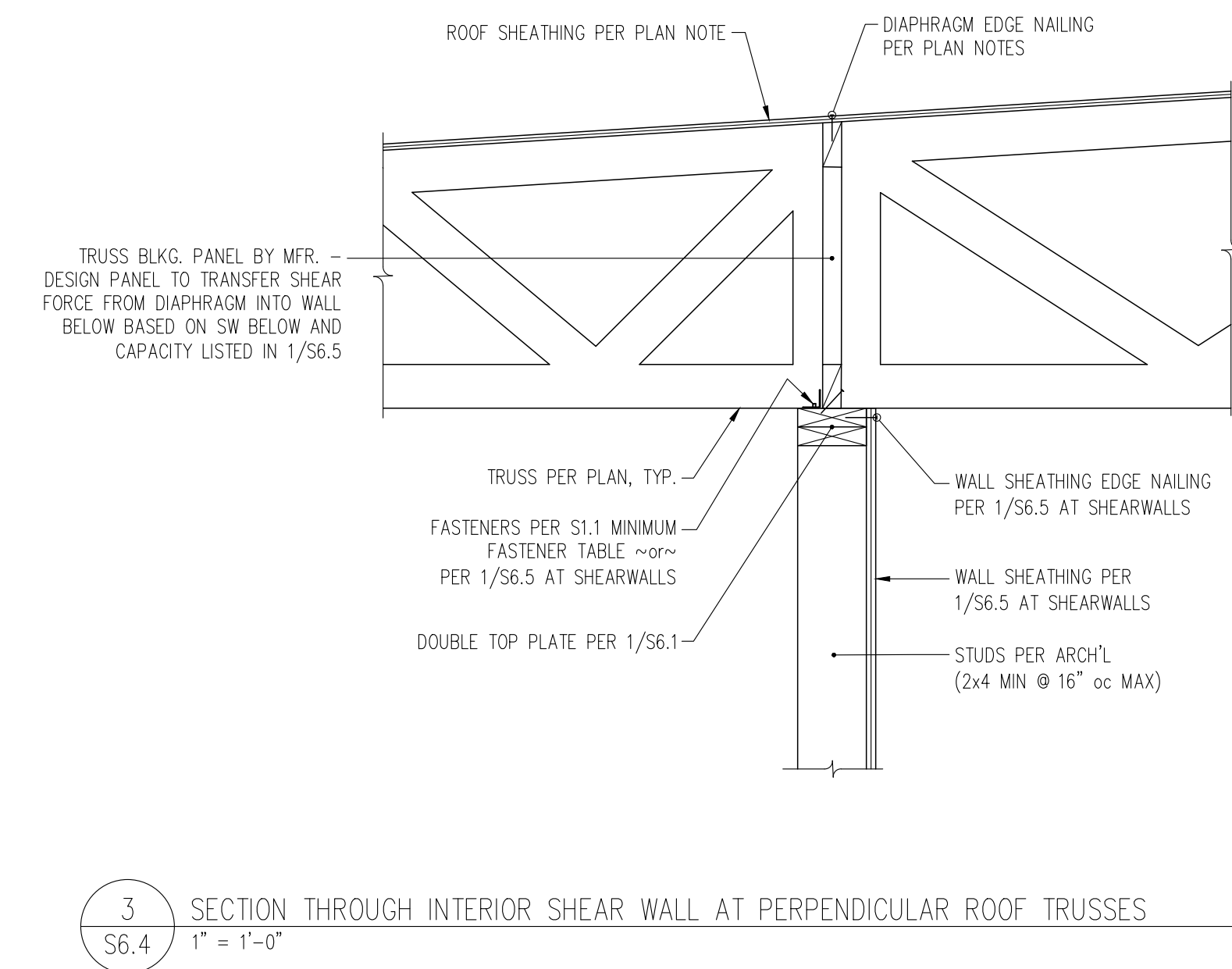
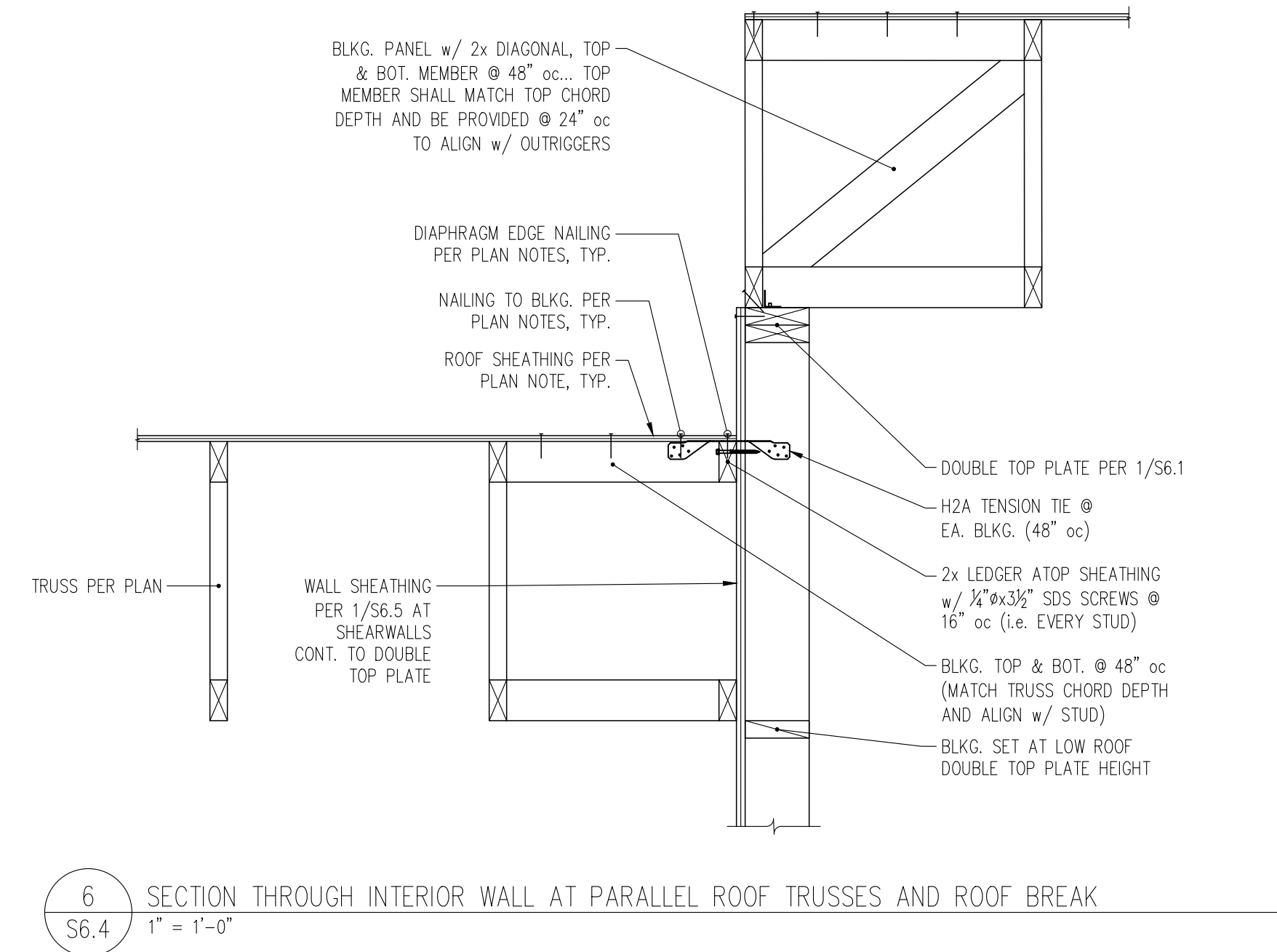
7 SECTION AT EDGE OF DECK/RAILING AT PERPENDICULAR FRAMING  
S6.3 1" = 1'-0"

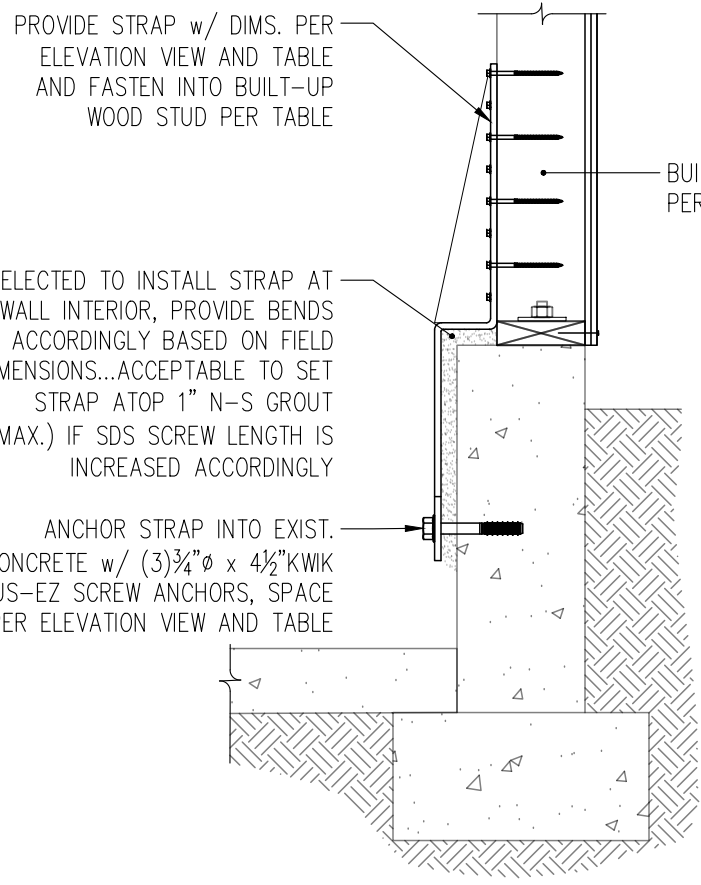


4 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR JOISTS  
S6.3 1" = 1'-0"

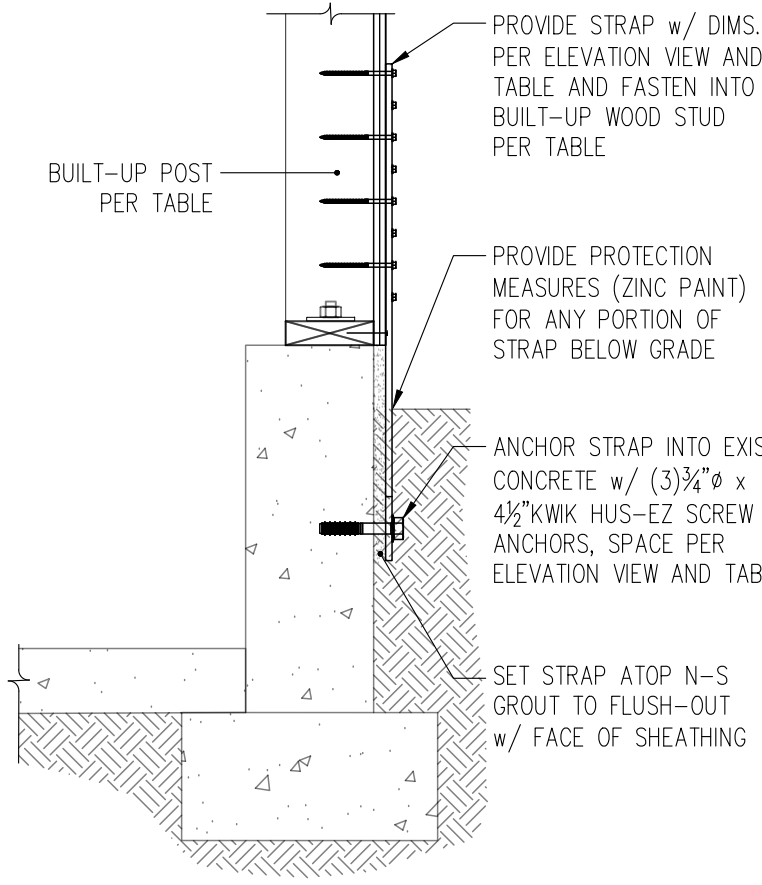


1 SECTION THROUGH EXTERIOR WALL AT EXISTING PERPENDICULAR JOISTS  
S6.3 1" = 1'-0"

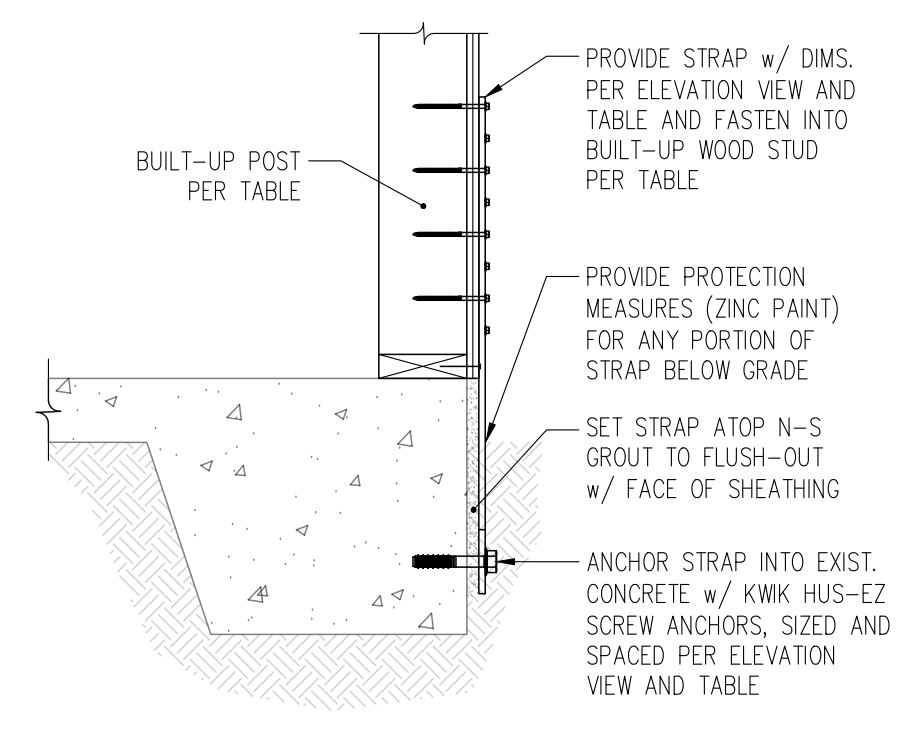




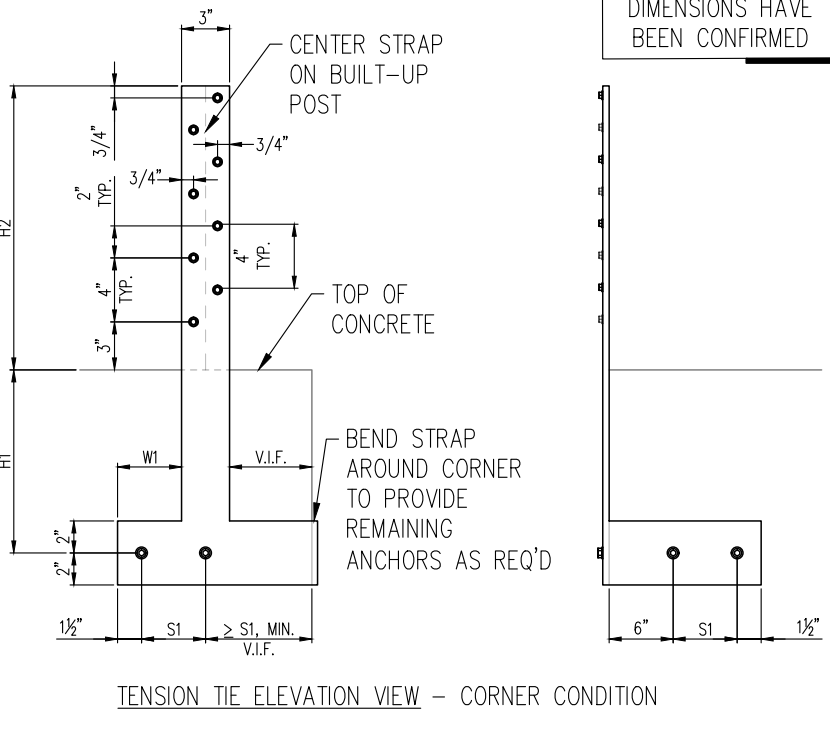
SECTION A - STRAP SET AT WALL INTERIOR



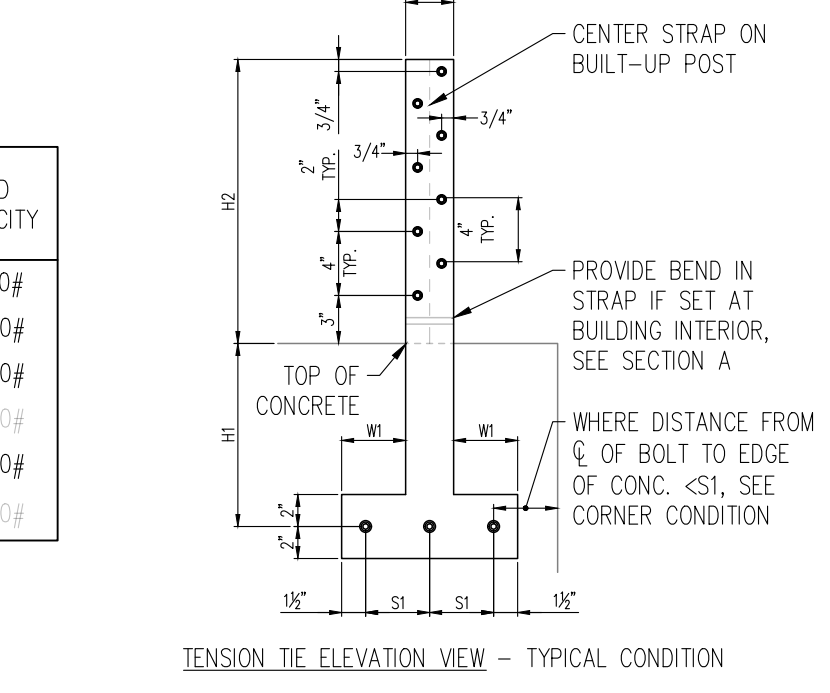
SECTION B - STRAP SET AT WALL EXTERIOR



SECTION C - STRAP AT EXISTING THICKENED SLAB EDGE



TENSION TIE ELEVATION VIEW - CORNER CONDITION



TENSION TIE ELEVATION VIEW - TYPICAL CONDITION

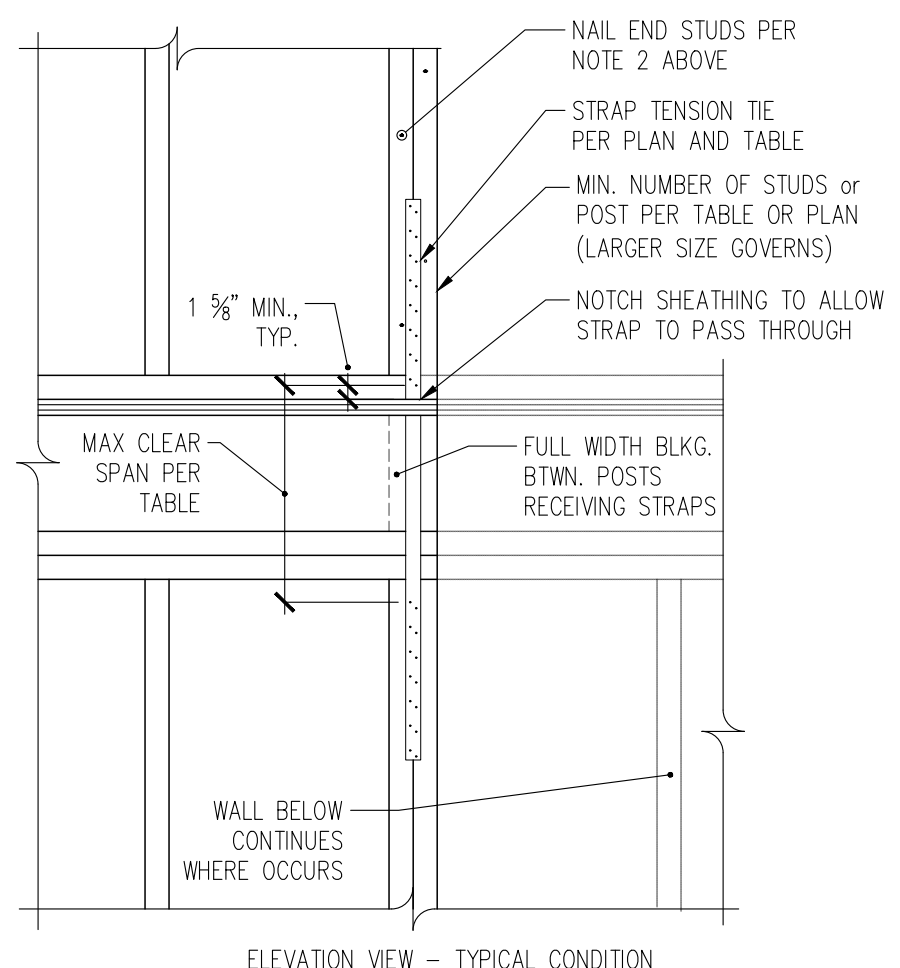
STRAP TENSION TIE SCHEDULE

TIE MARK	Min. # of studs	CLEAR SPAN AND TOTAL FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS OR SCREWS
MSTC28	(2)2x	18" - (12)0.148" x 3/4"	1,150#	10d @ 6" oc
MSTC40	(2)2x	18" - (28)0.148" x 3/4"	2,690#	10d @ 4" oc
MSTC52	(3)2x	18" - (44)0.148" x 3/4"	4,225#	(8) 3/8" x 4 1/2" SDS
MSTC66	(3)2x	18" - (64)0.148" x 3/4"	5,850#	(12) 3/8" x 6" SDS
(2)MSTC52	(4)2x	18" - (64)0.148" x 3/4"	7,750#	(14) 3/8" x 6" SDS
(2)MSTC66	6x6	18" - (64)0.148" x 3/4"	9,800#	(12) 3/8" x 6" SDS

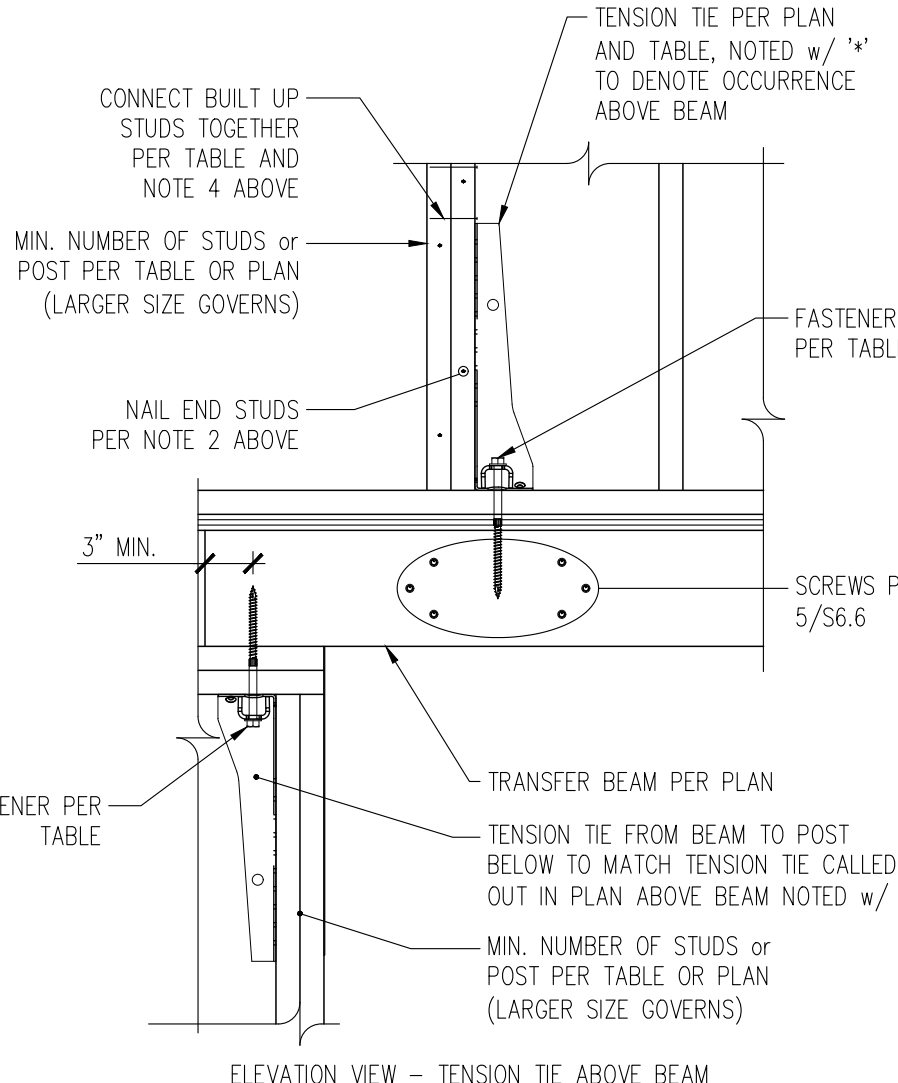
- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
  - NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
  - FASTENERS NOTED IN TABLE ABOVE REPRESENT THE TOTAL AMOUNT. FOR STRAPS, HALF OF THE FASTENERS SHALL BE PROVIDED INTO EACH STUD.
  - SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.
- ^ DENOTES TENSION TIE THAT OCCURS ATOP OF A FRAMING MEMBER BELOW. FOR:
- HOU2" or u - 3/8" LAG SCREW WITH 4/8" MINIMUM PENETRATION INTO BEAM
  - HOU4" or u - 3/8" LAG SCREW WITH 6/8" MINIMUM PENETRATION INTO BEAM
  - HOU5" or u - 3/8" LAG SCREW WITH 8" MINIMUM PENETRATION INTO BEAM
- 5 TOTAL SDW EMP-PLY SCREWS, SEE 5/56.6
  - 8 TOTAL SDW EMP-PLY SCREWS, SEE 5/56.6
  - 9 TOTAL SDW EMP-PLY SCREWS, SEE 5/56.6

TENSION TIE ABOVE BEAM

TIE MARK	Min. # of studs	FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS OR SCREWS
HOU2" or u	(2)2x	(6) 3/8" x 2 1/2" SDS	3,075#	10d @ 4" oc
HOU4" or u	(3)2x	(10) 3/8" x 2 1/2" SDS	4,565#	(9) 3/8" x 4 1/2" SDS
HOU5" or u	(3)2x	(14) 3/8" x 2 1/2" SDS	5,645#	(10) 3/8" x 4 1/2" SDS



ELEVATION VIEW - TYPICAL CONDITION

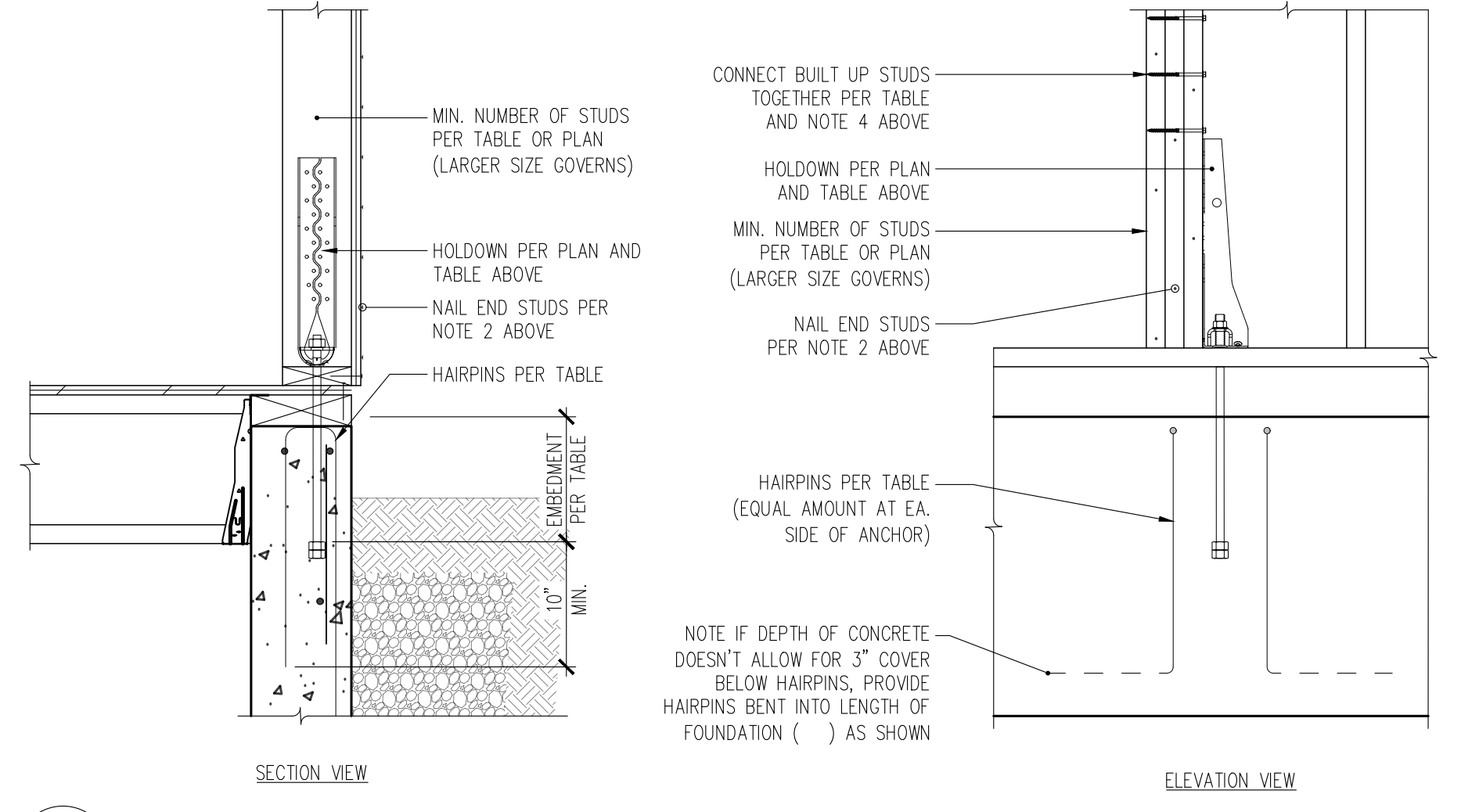


ELEVATION VIEW - TENSION TIE ABOVE BEAM

HOLDDOWN TENSION TIE SCHEDULE

TIE MARK	MIN. NUMBER OF STUDS	ANCHOR (Ø x EMBEDMENT) and No. OF HAIRPIN DOWELS	FASTENERS FROM TIE TO STUD	ASD CAPACITY	BUILT-UP STUD FACE NAILS OR SCREWS
HOU2	(2)2x	3/8" x 10" - (2)#4 HAIRPIN	(6) 3/8" x 2 1/2" SDS SCREWS	3,075#	10d @ 4" oc
HOU4	(3)2x	3/8" x 10" - (2)#4 HAIRPIN	(10) 3/8" x 2 1/2" SDS SCREWS	4,565#	(9) 3/8" x 4 1/2" SDS
HOU5	(3)2x	3/8" x 10" - (2)#4 HAIRPIN	(14) 3/8" x 2 1/2" SDS SCREWS	5,645#	(10) 3/8" x 4 1/2" SDS
HOU8	(4)2x	3/8" x 10" - (4)#4 HAIRPIN	(20) 3/8" x 2 1/2" SDS SCREWS	7,870#	(15) 3/8" x 6" SDS
HOU11	6x6	1" x 10" - (4)#4 HAIRPIN	(30) 3/8" x 2 1/2" SDS SCREWS	11,175#	N/A
HOU14	6x6	1" x 10" - (6)#4 HAIRPIN	(36) 3/8" x 2 1/2" SDS SCREWS	14,445#	N/A

- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
- ANCHORS SHALL BE HEAVY HEX HEAD WITH DOUBLE NUT CAST INTO CONCRETE. ASTM F 1554 Gr. 36 FOR 3/8" ANCHOR, ASTM F 1554 Gr. 55 FOR 3/8" AND 1" ANCHORS
- SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.



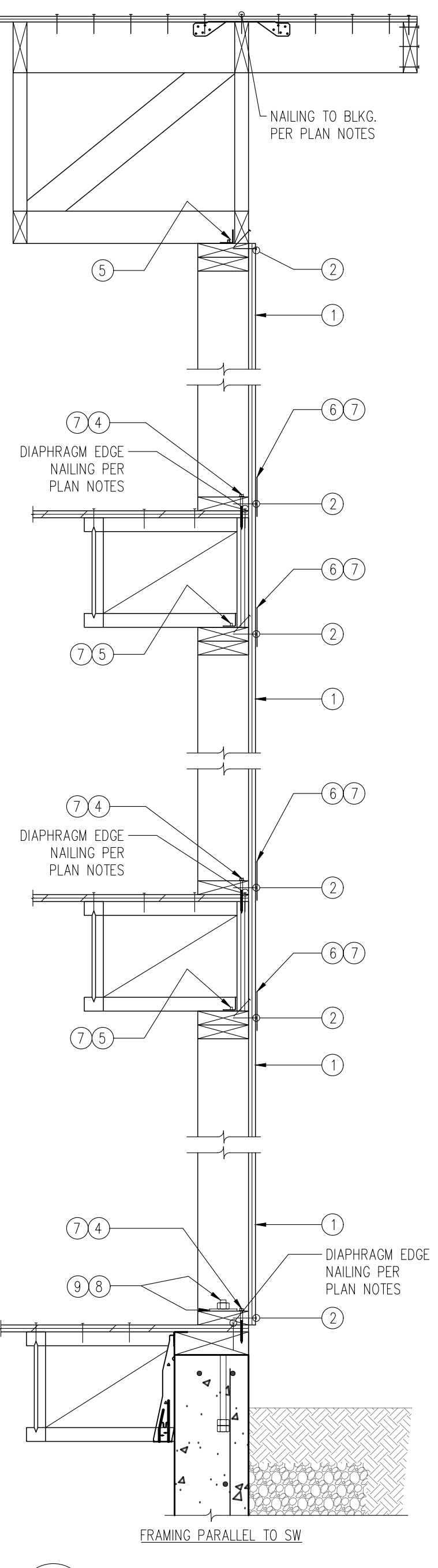
SECTION VIEW

ELEVATION VIEW

4 HOLDDOWN DETAIL AND SCHEDULE  
S6.5 1" = 1'-0"

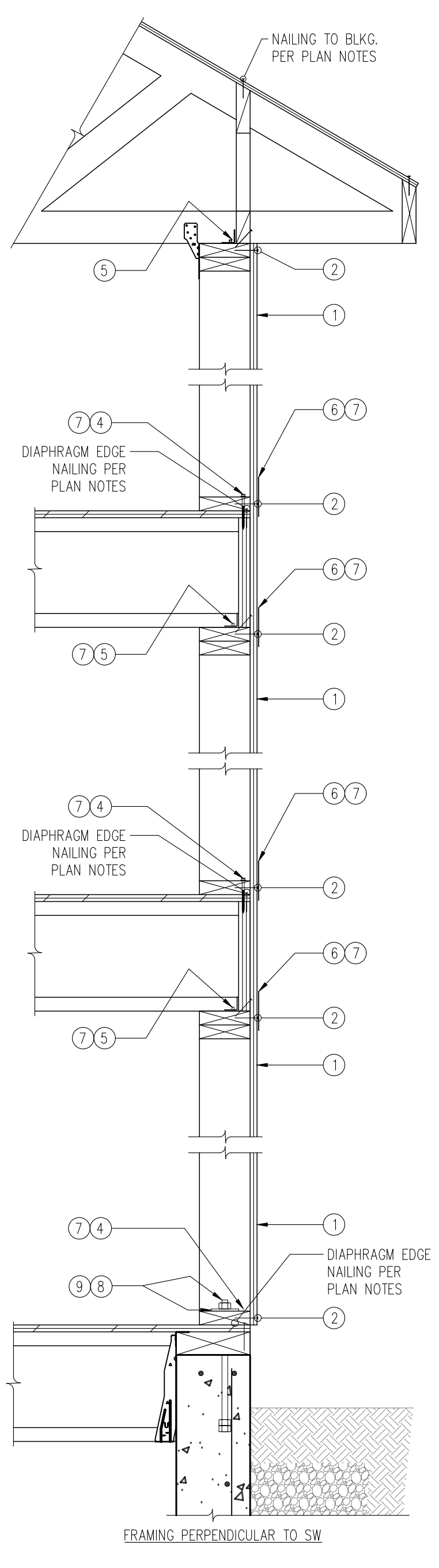
SHEARWALL PANEL TYPE	① SHEATHING THICKNESS	② 0.148" x 2 1/2" PANEL NAILING	③ STUD/BKLG. AT ABUTTING PANEL EDGES & SILL PLATE THICKNESS	④ 3/8" x 3 1/2" SDS SCREWS	⑤ A35 CLIPS	⑥ LTP4 PLATES	⑦ CONN. OF BKG. OR FRAMING TO TOP PLATE; AND SOLE PLATE TO SILL PLATE	⑧ ANCHOR BOLTS TO CONC.	⑨ ANCHOR BOLTS TO CONC.	ASD CAPACITY, PLF
SW-6	3/4"	6" oc	2x	15" oc	25" oc	24" oc	48" oc	48" oc	310	
SW-4	3/4"	4" oc	3x	10" oc	16" oc	16" oc	38" oc	48" oc	460	
SW-3	3/4"	3" oc	3x	8" oc	13" oc	12" oc	29" oc	40" oc	600	
SW-2	3/4"	2" oc	3x	6" oc	10" oc	9" oc	19" oc	26" oc	770	
SW-44	3/4"	4" oc EA. SIDE	3x	5" oc	8" oc	8" oc	14" oc	20" oc	920	
SW-33	3/4"	3" oc EA. SIDE	3x	4" oc	6" oc	6" oc	14" oc	20" oc	1200	
SW-22	3/4"	2" oc EA. SIDE	3x	3" oc	5" oc	4" oc	11" oc	15" oc	1540	

- SHEATHING SHALL CONSIST OF 3/4" PLYWOOD AND HAVE A MINIMUM SPAN RATING OF 2% AT INTERIOR SHEARWALLS ONLY. 1/4" OSB SHALL BE USED
- PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. INSTALL BLOCKING AT ALL UNFRAMED PANEL EDGES. ENSURE SHEATHING IS NAILED TO ALL INTERMEDIATE STUDS/BLOCKING WITH PANEL NAILS AT 12" oc.
- DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AT WALLS WITH ONLY ONE LAYER OF SHEATHING. 2x MEMBERS SHALL BE NAILED TOGETHER WITH 10d FACE: @ 4 1/2" oc FOR SW-4, @ 3 1/2" oc FOR SW-3, AND (2) @ 5 1/2" oc FOR SW-2.
- ROWS OF NAILS AND SDS SCREWS SHALL BE OFFSET AT LEAST 1/2" AND STAGGERED. MINIMUM EDGE DISTANCE FOR NAILS AND SDS SCREWS INTO EDGE OF MEMBERS SHALL BE 3/8" (400#/SCREW)
- A35 CLIPS SHALL BE INSTALLED w/ (12)0.131 x 1 1/2" NAILS (650#/CLIP)
- LTP4 LATERAL TIE PLATES MAY BE INSTALLED OVER SHEATHING w/ (12)0.131 x 2 1/2" NAILS (625#/CLIP)
- CONTRACTOR SHALL USE A35 CLIPS OR LTP4 PLATES TO CONNECT RIM BOARD TO DOUBLE TOP PLATE; AND SDS SCREWS OR LTP4 PLATES TO CONNECT SOLE PLATE TO RIM BOARD.
- PLATE WASHERS IN 2x4 STUD WALLS AND ALL SINGLE SIDED SHEAR WALLS SHALL BE 3"x3"x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE 4 1/2"x3"x0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- CAST ANCHORS A MINIMUM OF 7" INTO CONCRETE. ENSURE ANCHORS EXTEND ABOVE SILL PLATE AND WALL BOT. PLATE; IF ANCHORS ONLY EXTEND ABOVE SILL PLATE, PROVIDE SDS SCREWS FROM WALL BOT. PLATE TO SILL PLATE. PROVIDE ADDITIONAL ANCHOR BOLTS AT EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 2/S6.1.
- A COMBINATION OF EXISTING AND NEW ANCHOR BOLTS CAN BE COUNTED TOWARDS THE SPACING REQUIREMENTS NOTED IN THE TABLE PROVIDED THEY ADHERE TO NOTE #8 ABOVE. NEW ANCHOR BOLTS SHALL BE HILTI KWIK HUS-EZ SCREW ANCHORS 3/8" WITH 2 1/2" EMBEDMENT OR 3/2" WITH 3" EMBEDMENT.



FRAMING PARALLEL TO SW

1 SHEARWALL SECTION AND SCHEDULE  
S6.5 1" = 1'-0"



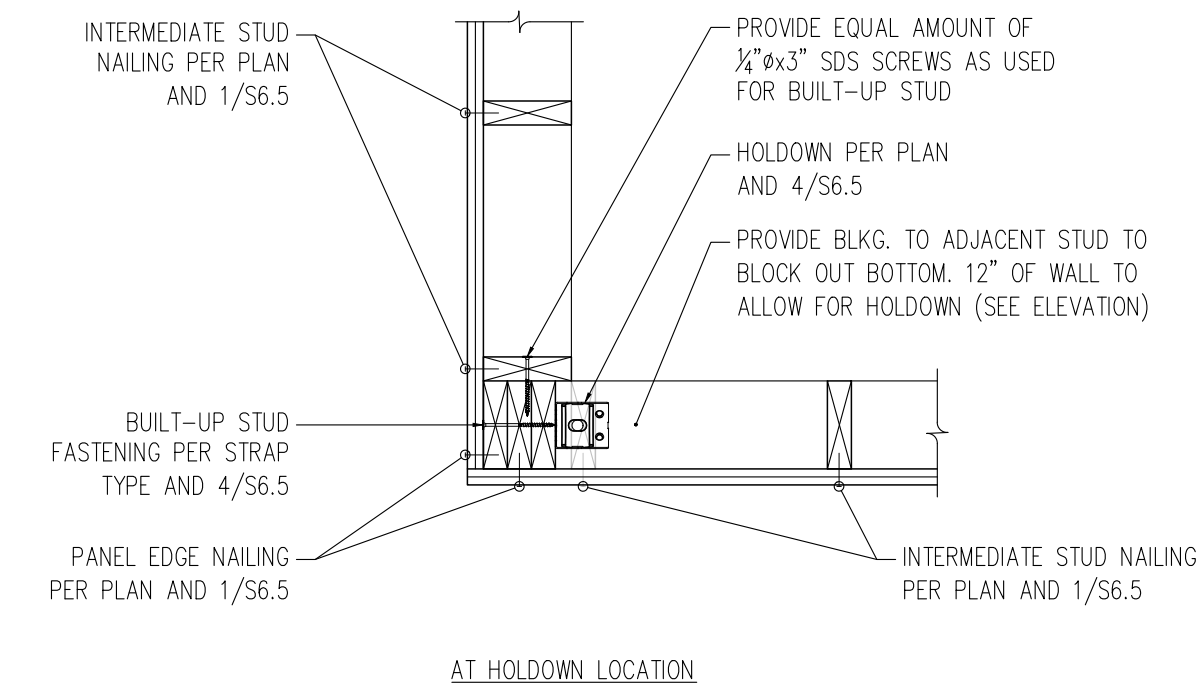
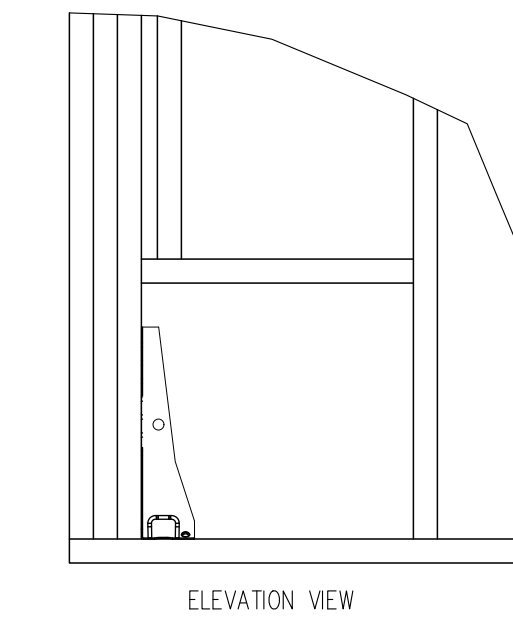
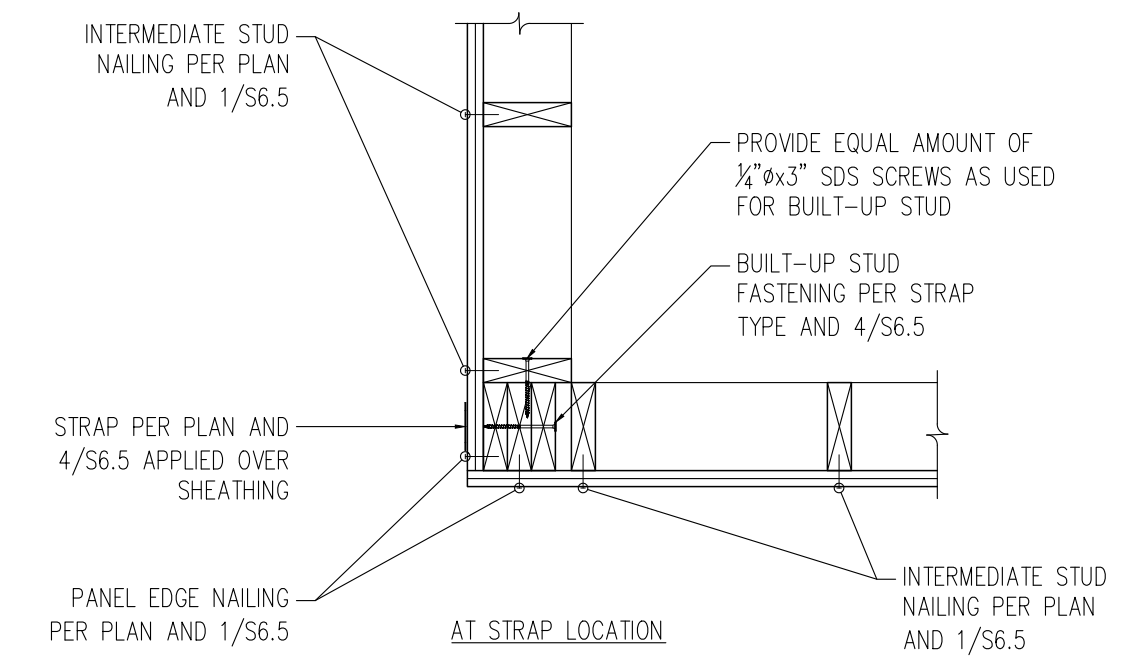
FRAMING PERPENDICULAR TO SW

CUSTOM TENSION TIE SCHEDULE

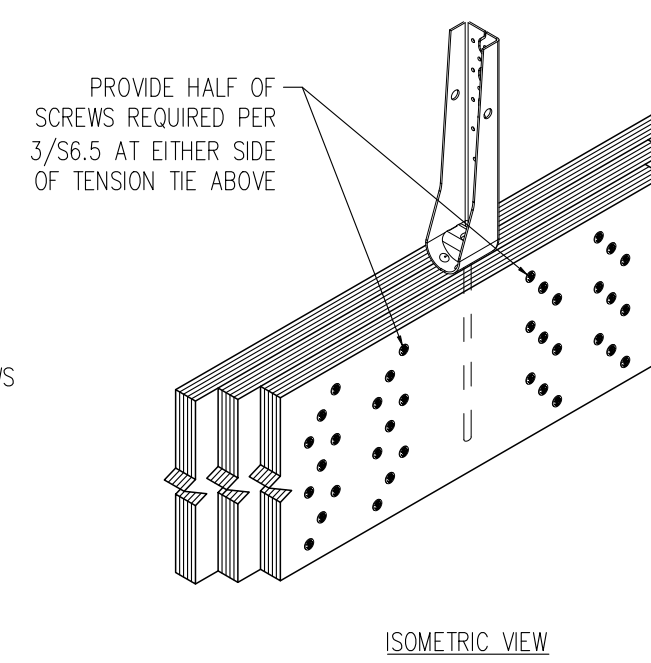
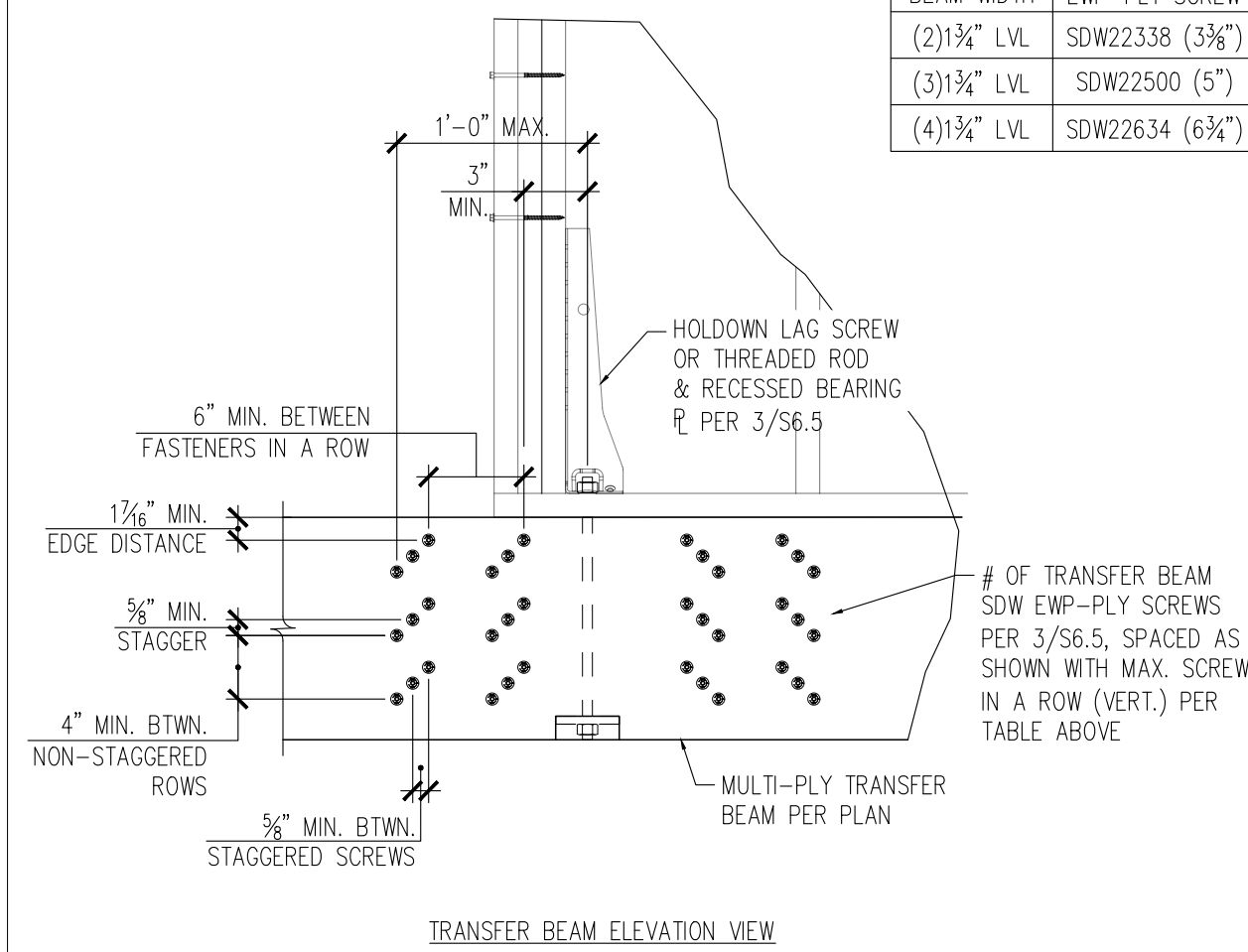
TIE MARK	MIN. # OF STUDS	STRAP DIMENSIONS	ASD CAPACITY
CU1.5	(2)2x	12 ga. 4" x 9 1/4" x 2 1/2"	1,500#
CU2	(2)2x	12 ga. 4" x 11 3/4" x 4"	2,000#
CU3	(2)2x	10 ga. 6" x 17 3/4" x 4"	3,000#
CU3.5	(2)2x	10 ga. 8" x 19 3/4" x 5"	3,500#
CU5	(3)2x	10 ga. 8 1/2" x 29 3/4" x 6 3/4" x 4 1/2"	5,000#
CU6	(4)2x	8 ga. 11 1/2" x 33 3/4" x 9" x 6"	6,000#

- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
- 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.

8 TENSION TIE AT EXISTING CONCRETE  
S6.5 1" = 1'-0"

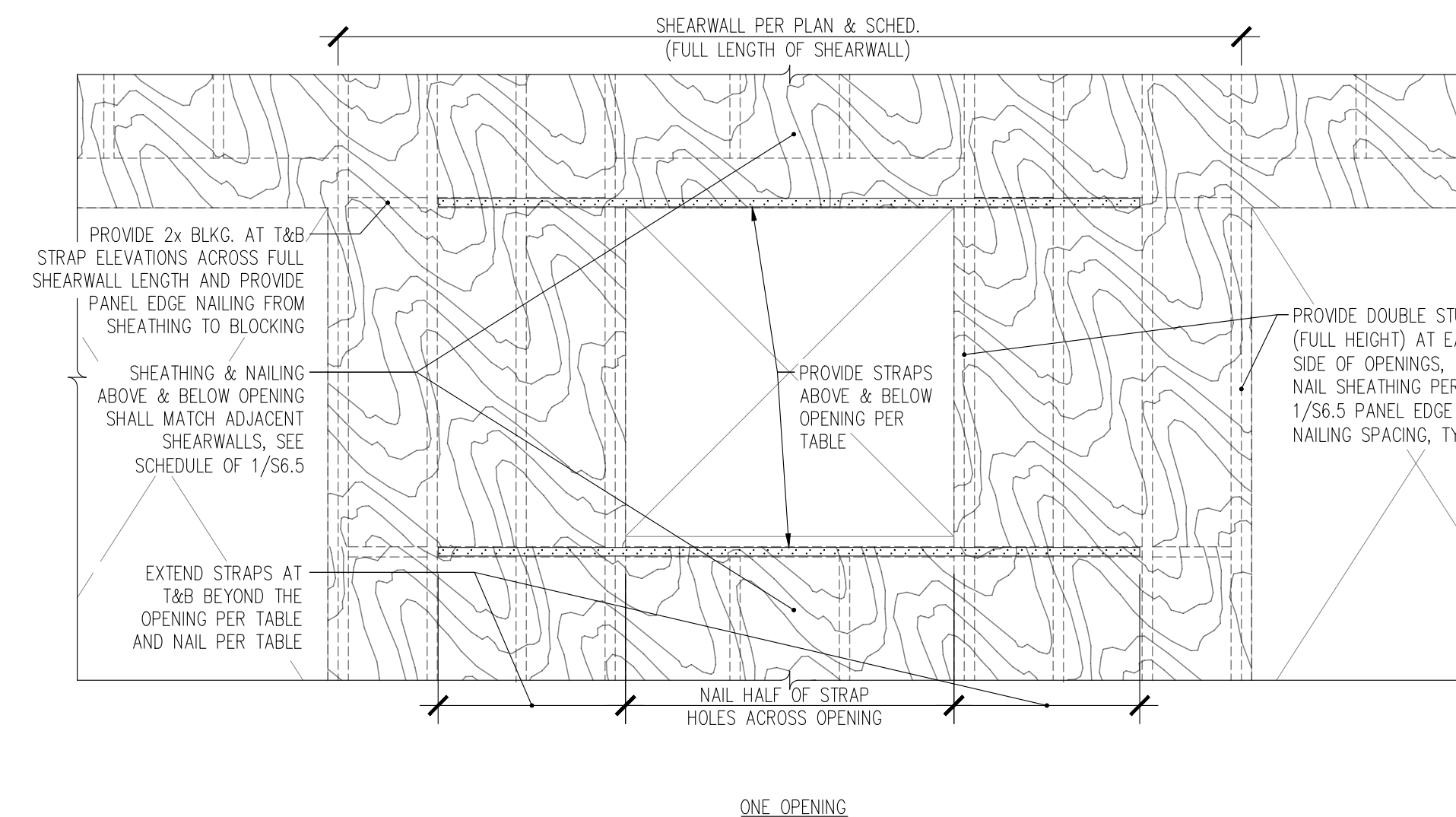
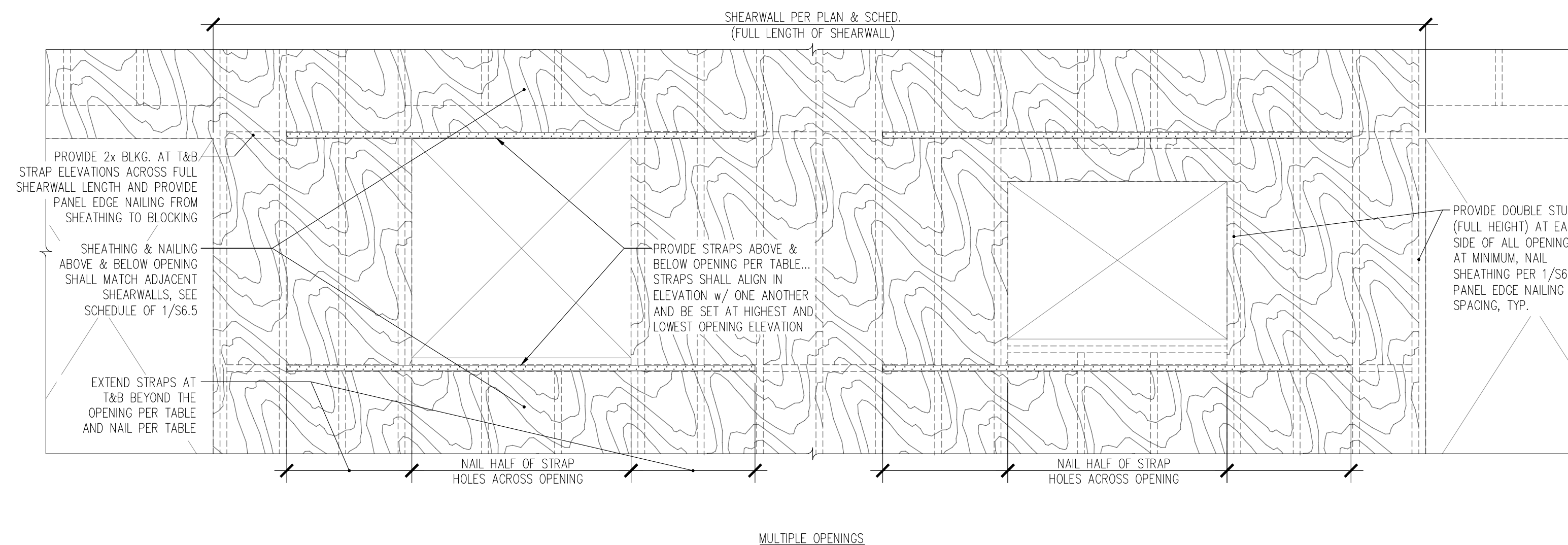


TRANSFER BEAM WIDTH	SIMPSON SDW EWP-PLY SCREW	TRANSFER BEAM DEPTH			
		7 1/4" to 9 1/2"	11 1/4" to 14"	16" to 18"	20" to 24"
(2) 1 3/4" LVL	SDW22338 (3 3/8")				
(3) 1 1/2" LVL	SDW22500 (5")	2 ROWS OF SCREWS, MAX	3 ROWS OF SCREWS, MAX	4 ROWS OF SCREWS, MAX	5 ROWS OF SCREWS, MAX
(4) 1 1/2" LVL	SDW22634 (6 3/4")				



5 MULTI-PLY TRANSFER BEAM CONNECTION DETAILS  
S6.6 1" = 1'-0"

2 SHEAR WALL INTERSECTION AND TENSION TIE POSITIONING  
S6.6 N.T.S.



TYPE	STRAP	END LENGTH	NAILS
(1)	CS20	17"	(12)0.148"x2 1/2"
(2)	CS20	26"	(12)0.148"x2 1/2"
(3)	CS20	34"	(12)0.148"x2 1/2"
(4)	CS16	45"	(20)0.148"x2 1/2"
(5)	CS14	19"	(26)0.148"x2 1/2"
(6)	(2)CS14	48"	(26)0.148"x2 1/2"

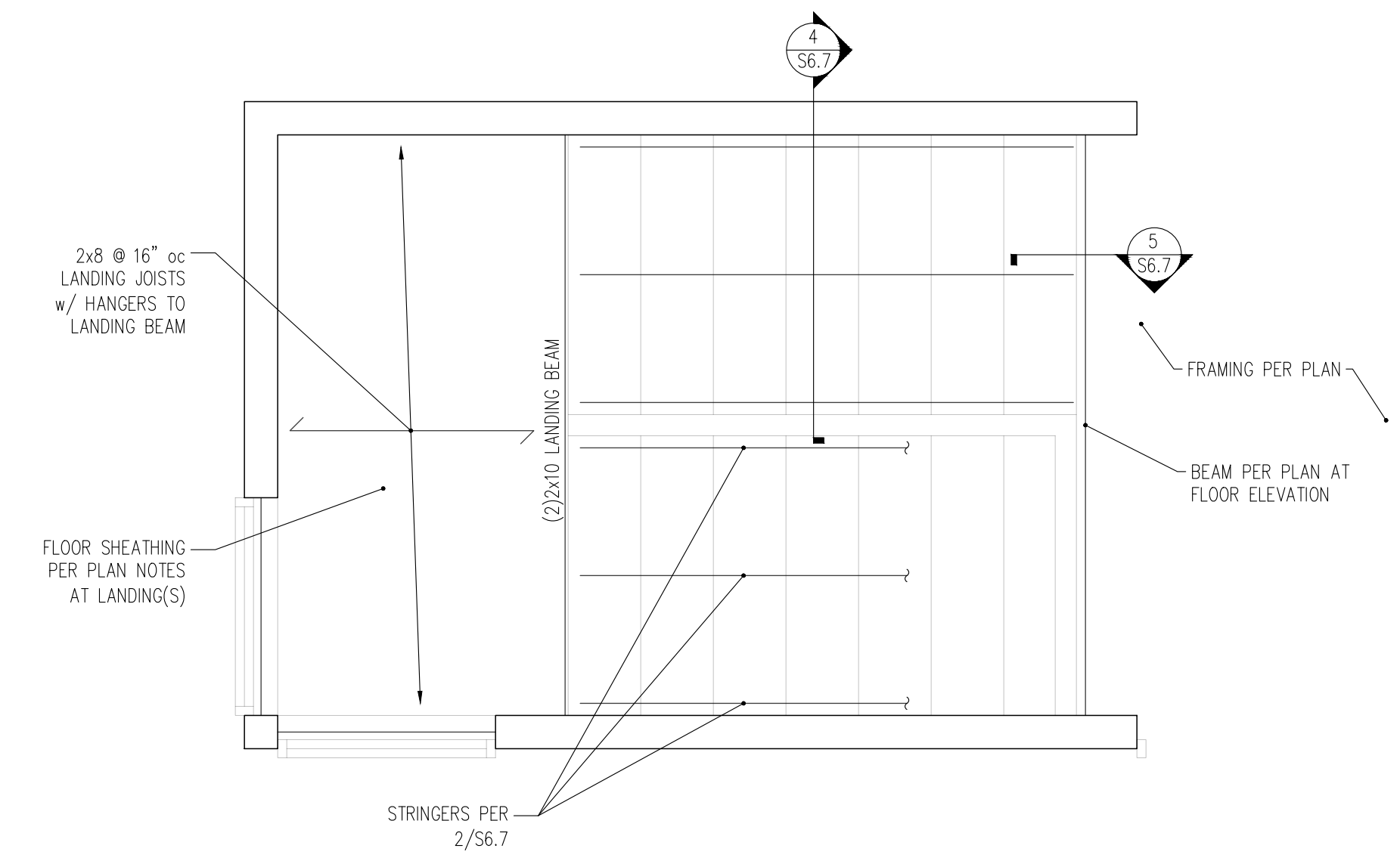
7 STRAPPED SHEARWALL DETAIL  
S6.6 N.T.S.

CONTENTS

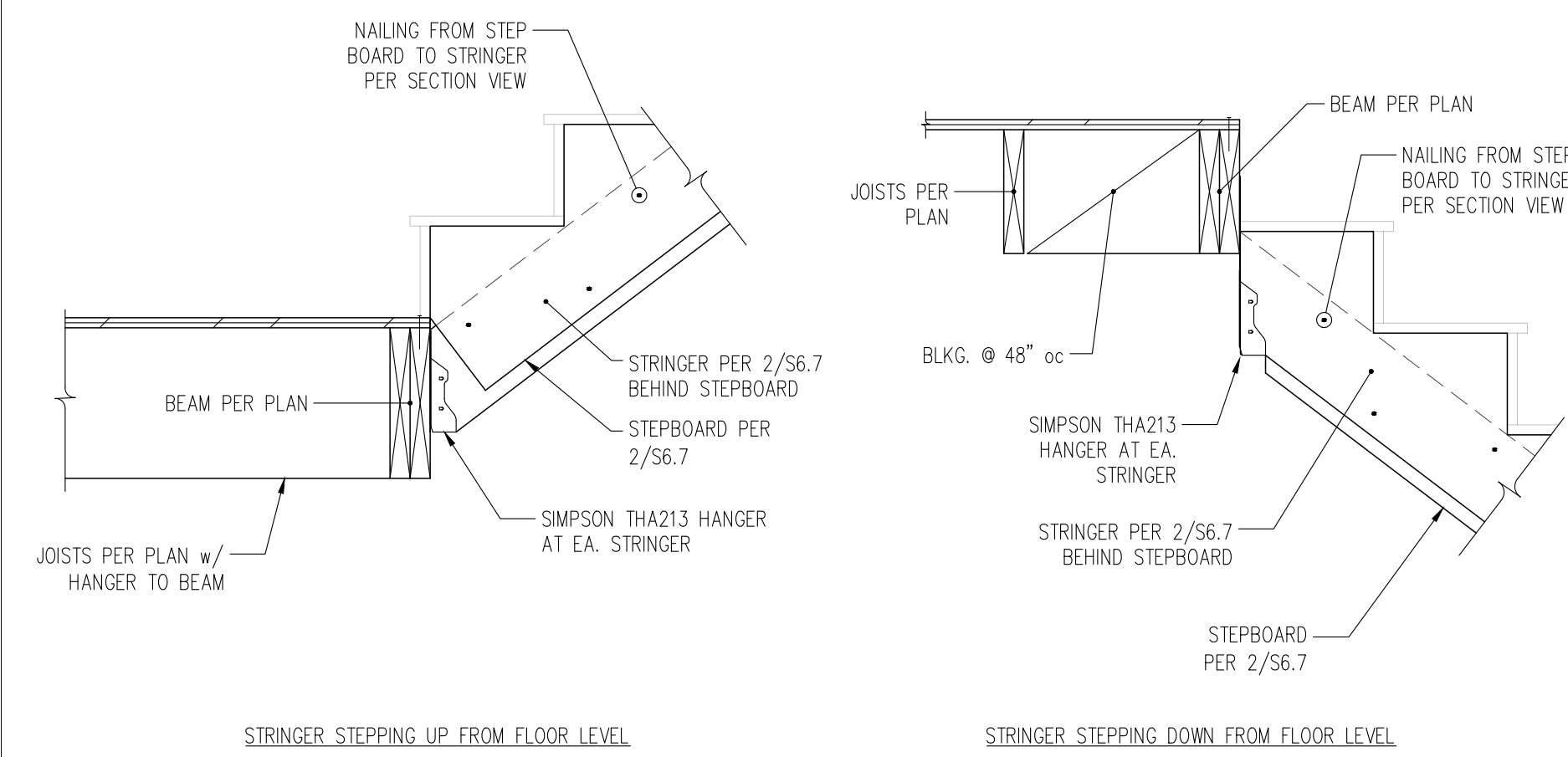
DRAWN BY  
JDA  
DATE  
02.26.23

S6.6

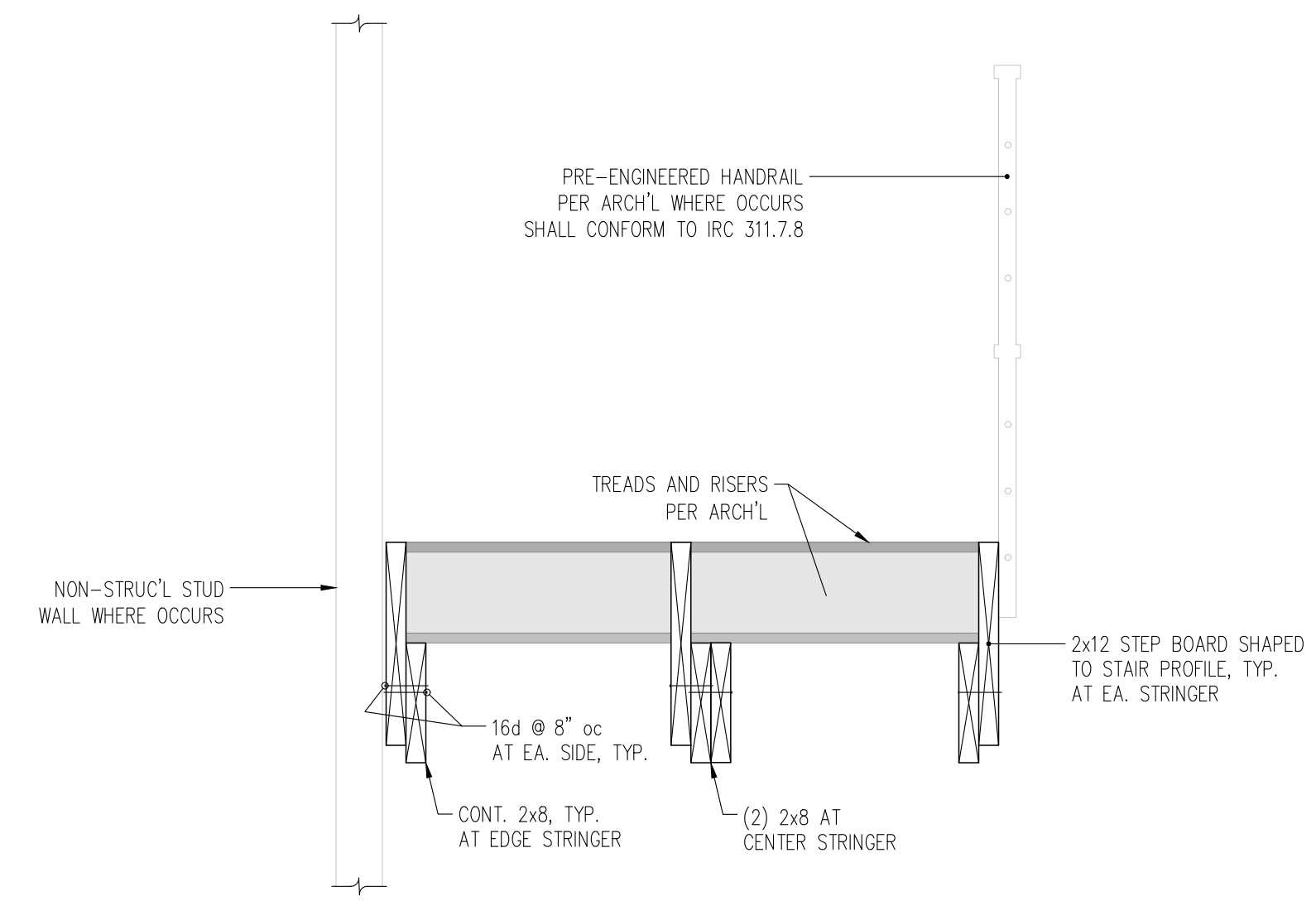




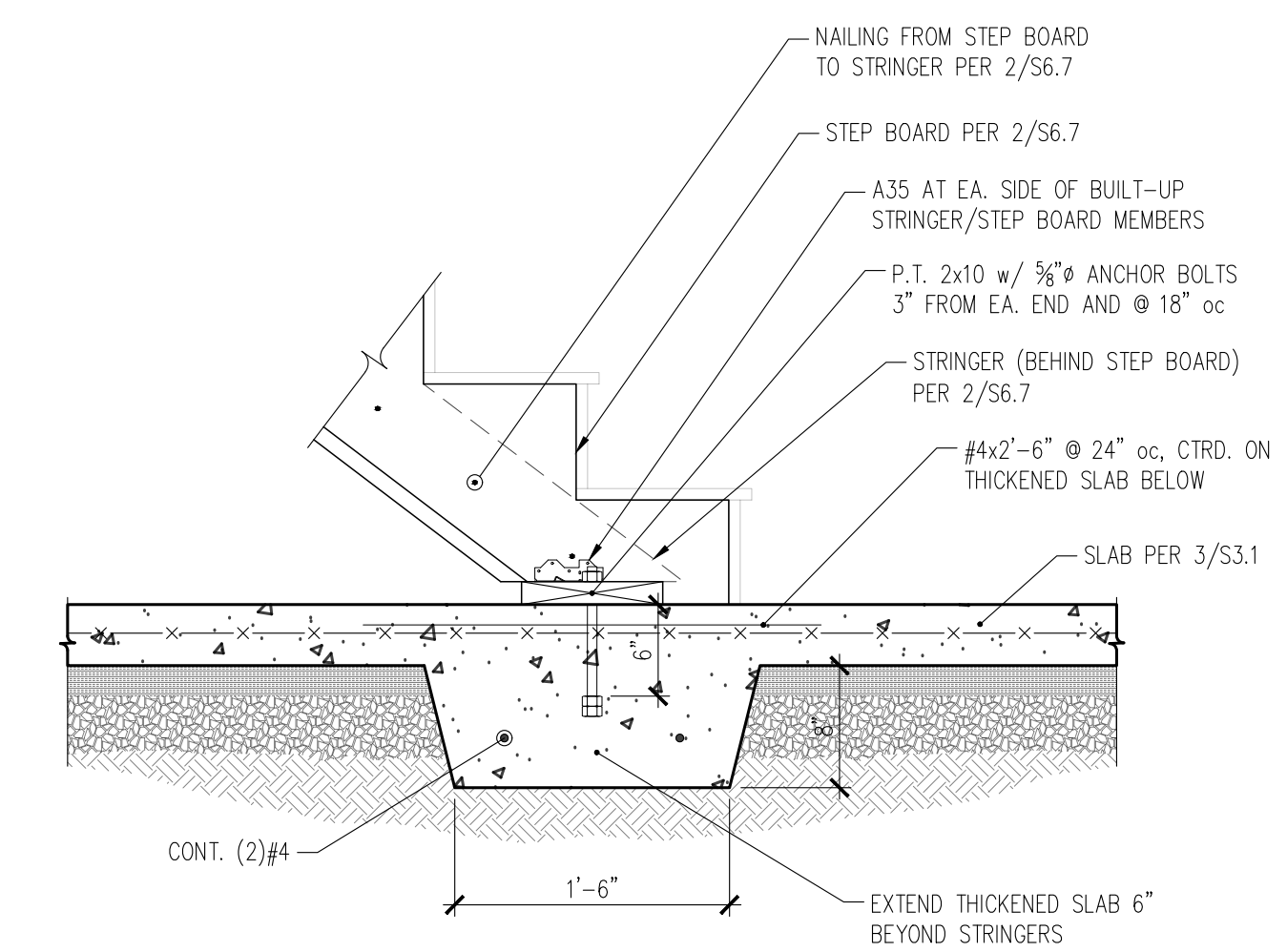
3 TYPICAL STAIR FRAMING/LANDING PLAN VIEW  
S6.7 1" = 1'-0"



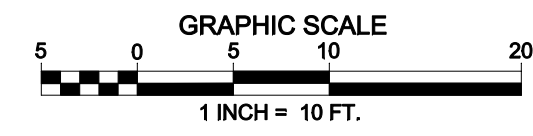
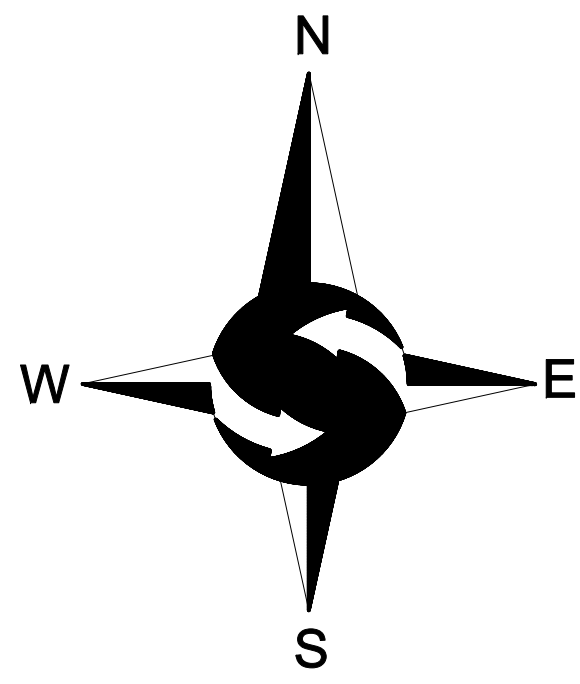
5 STRINGER TO FLOOR FRAMING  
S6.7 1" = 1'-0"



2 SECTION THROUGH STAIR FRAMING  
S6.7 1" = 1'-0"



1 SECTION THROUGH THICKENED SLAB-ON-GRADE AT STAIR STRINGERS  
S6.7 1" = 1'-0"



**LEGEND**

- 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
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- G — APPROXIMATE LOCATION UNDERGROUND GAS LINE
- W — APPROXIMATE LOCATION UNDERGROUND WATER LINE
- OHP — OVERHEAD POWER
- OHU — OVERHEAD UTILITIES
- ⊠ MAILBOX
- ☆ YARD LIGHT
- WIRE FENCE
- WOOD FENCE
- ⊠ CONCRETE WALL
- ⊠ ROCKERY
- ⊠ ASPHALT SURFACE
- ⊠ CONCRETE SURFACE
- ⊠ BRICK SURFACE
- CE CEDAR
- DF DOUGLAS FIR
- DS DECIDUOUS
- PI PINE
- \* INDICATES MULTI-TRUNK

**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: R-9.6

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 11,167 S.F. (0.256 ACRES) AS SURVEYED

**GENERAL NOTES**

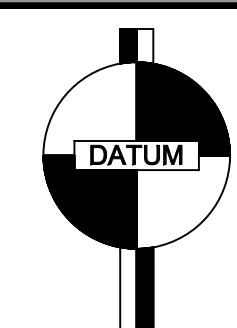
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMILID REACH RS2 GPS RECEIVER. PROCEDURES USED 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**

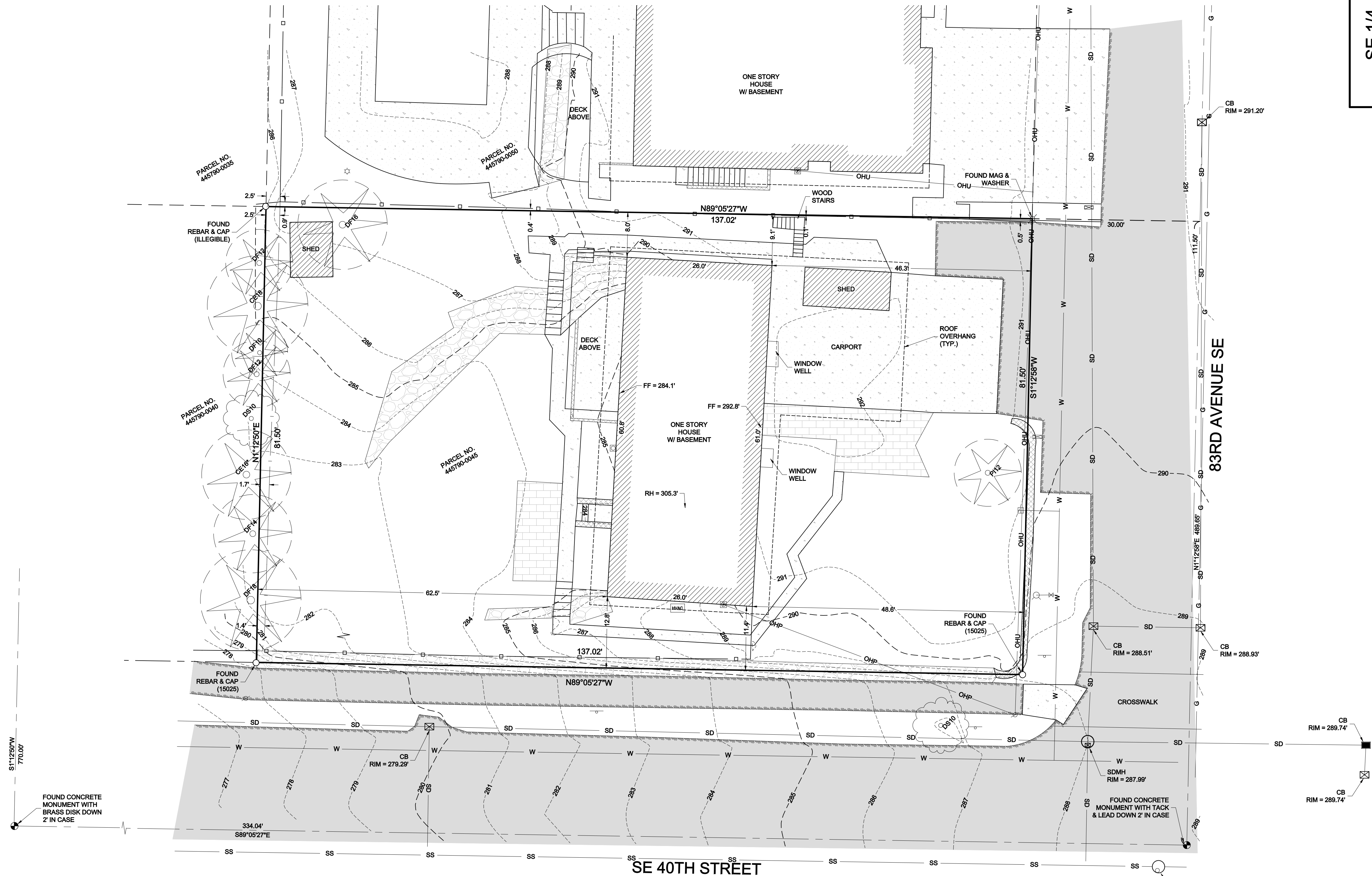
ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

POINT ID NO. 217 (POINT NAME: 5513 - CONCRETE MONUMENT WITH 3/8" COPPER PIN, DOWN 0.9" IN CASE, 32 1/2" NORTH OF THE INTERSECTION OF 82ND AVE SE AND SE 38TH PL.  
ELEVATION: 286.46 FEET (81.217 METERS) NAVD83

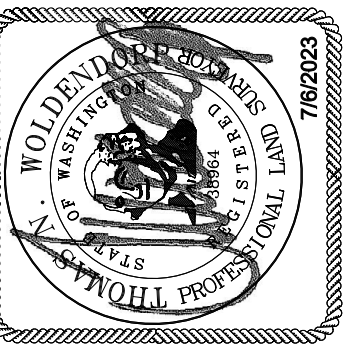
1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.



**VICINITY MAP**  
NTS



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



DATE	REVISION	DRN

**TOPOGRAPHIC SURVEY**

FARSHAD MAHRAMNIA  
3867 83RD AVENUE SE  
MERCER ISLAND, WA 98040

PROJECT NO. 22-412

DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 7/20/2022  
SHEET 1 OF 1