SIPORA GARAGE + ADU

PERMIT SET

ENERGY/MECHANICAL CODE COMPLIANCE:

1) WORK TO COMPLY WITH THE 2018 WSEC AND 2018 IMC.

2) FOR ADDITIONS LESS THAN 500 SF , 1.5 ENERGY CREDITS ARE REQUIRED. OPTION 1A SHALL BE PROVIDED FOR NEW WALLS, FLOORS AND ROOFS.

3) ALL NEW BUILDING ELEMENTS WILL FOLLOW THE PRESCRIPTIVE REQUIREMENTS:

VERTICAL WINDOW ASSEMBLY (U):	0.28
OVERHEAD GLAZING ASSEMBLY (U):	0.50
DOOR ASSEMBLY (U):	0.30
CEILING:	R38 ADV. or R-49
VAULTED CEILING:	R-38
WALL ABOVE GRADE:	R-21 INT
WALL INT. BELOW GRADE:	R-21 TB
WALL EXT. BELOW GRADE:	R-10
FLOOR:	R-38
SLAB ON GRADE & PERIMERTER:	R-10

4) A MINIMUM OF 90 PERCENT OF ALL LIGHT FIXTURES SHALL BE HIGH EFFICACY PER WAC 51-11R.

5) PERMANENTLY MOUNTED EXTERIOR LIGHTS FIXTURES WILL BE HIGH EFFICACY UNLESS EQUIPPED WITH BUILT-IN PHOTO CONTROL SENSOR PER WSEC 505.2.

6) ALL BATHROOMS AND TOILET ROOMS TO BE EQUIPPED WITH A MINIMUM 50 CFM INTERMITTENTLY OPERATING SOURCE SPECIFIC EXHAUST FAN. ALL KITCHENS TO BE EQUIPPED WITH A MINIMUM 100 CFM INTERMITTENTLY OPERATING SOURCE SPECIFIC EXHAUST FAN PER IRC M 1507.4.

PROJECT DATA:

PARCEL NUMBER: 2581900100

PROJECT ADDRESS: 7215 93RD AVE SE

LEGAL DESCRIPTION:
FLOODS LAKE SIDE TRS DIV # 5 E 86.77 FT LESS S 20 FT, Plat Block: 3, Plat Lot: 3-4

LOT SIZE: 8,677 SF (0.20 ACRES)

ZONE: R8.4

OCCUPANCY TYPE: R-3

CONSTRUCTION TYPE: V-B

AUTOMATIC SPRINKLER SYSTEM: NO

PROJECT DESCRIPTION:
REMODEL EXISTING GARAGE / ADD 2ND FLOOR FOR ADU IN REAR YARD

DWELLING UNITS PER ACRE =
1 DU PER 0.20 ACRES = 5 DU PER ACRE

SETBACKS

FRONT YARD	= 20'
REAR YARD	= 25'
SIDE YARDS (LOT < 90' DEEP) (SUM OF 2 SIDE YARDS)	= 15'

BUILDING AREA: ADU ABOVE GARAGE

EXISTING GARAGE	= 512.70 SF
ADU ADDITION:	
GROUND FLOOR (STOR. NICHE)	= 14.07 SF
UPPER FLOOR (PROPOSED ADU)	= 481.16 SF
TOTAL BUILDING ADDITION	= 495.23 SF

DECK EXPANSION:

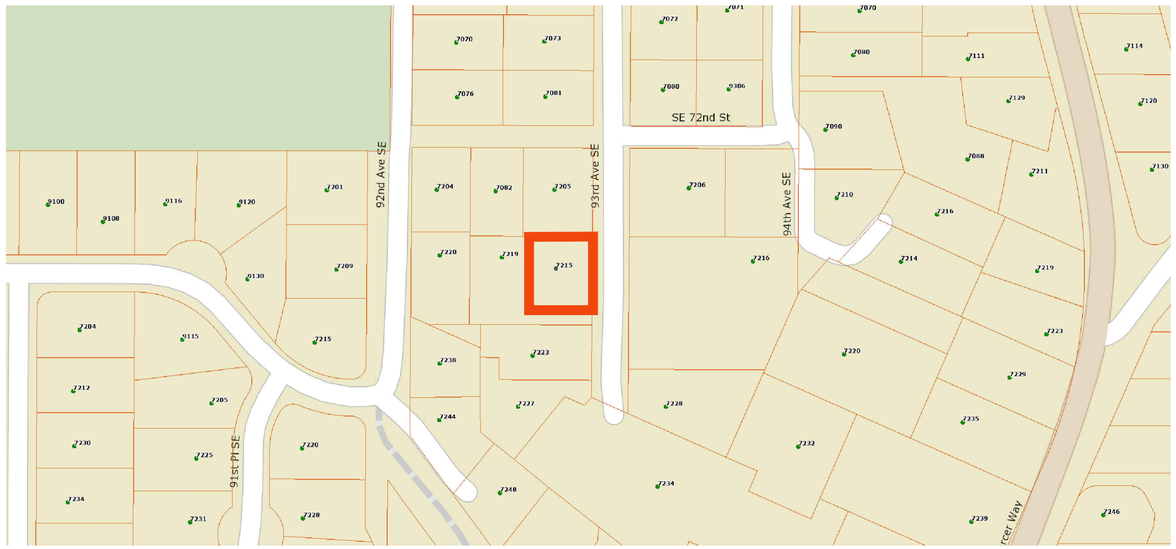
GROUND LEVEL PATH / RAMP	= 189.63 SF
EXTERIOR STAIR	= 44.63 SF
UPPER FLR - COVERED BALCONY	= 144.26 SF
UPPER FLR - WOOD DECK BRIDGE	= 56.00 SF
TOTAL DECK EXPANSION	= 434.54 SF

SHEET LIST:

CONTACT INFORMATION:

INTERIOR DESIGNER:
BLACK DOT DESIGNS
C/O MELISSA HAMBURG
MELISSABLACKDOTDESIGNS@GMAIL.COM
T: 206.949.1767

STRUCTURAL ENGINEER:
QUANTUM CONSULTING ENGINEERS
1511 THRIRD AVENUE SUITE 323
SEATTLE, WA 98101
T: 206.957.3900
F: 206.957.3901
www.quantumce.com



VICINITY MAP

PROJECT:
SIPIORA RESIDENCE
7215 93rd AVE SE
MERCER ISLAND, WA 98040

CLIENT:
LAINIE AND JIM SIPIORA
7215 93rd AVE SE
MERCER ISLAND, WA 98040

ISSUE:
PERMIT SUBMISSION 10.30.2023

DATE:
10.30.2023

SHEET TITLE:
TITLE SHEET

SHEET:
G0.0

SIPORA GARAGE + ADU

PERMIT SET

ABBREVIATIONS:

ABV	ABOVE
ACOUST	ACOUSTIC, ACOUSTICAL
ACCY	ACCESSORY
ADDM	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ALT	ALTERNATE, ALTERNATIVE
ALUM	ALUMINUM
ANCH	ANCHOR
APPROX	APPROXIMATELY
ARCH	ARCHITECT, ARCHITECTURAL
BB	BASEBOARD
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B/O	BOTTOM OF
BRD	BOARD
BTW	BETWEEN
CAB	CABINET
CALC	CALCULATION
CL	CENTERLINE
CJNT	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER, COUNTER SUNK
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEG	DEGREE
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ELEV	ELEVATOR
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EXP	EXPANSION, EXPOSED
(E), EXST	EXISTING
EXT	EXTERIOR
FAB	FABRICATE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FT	FEET, FOOT
FTG	FOOTING
FUR	FURRING, FURRED
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GRT	GROUT
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HD	HEAD
HDWD	HARDWOOD
HDR	HEADER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
INSUL	INSULATION
INT	INTERIOR
JB	JUNCTION BOX
JNT	JOINT
LAV	LAVATORY
LTG	LIGHTING
MATL	MATERIAL
MAX	MAXIMUM
MDO	MEDIUM DENSITY OVERLAY
MDF	MEDIUM DENSITY FIBER BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
N	NORTH
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OCCUP	OCCUPANTS, OCCUPANCY
OL	OCCUPANCY LOAD
O/	OVER
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PNT	PAINT
PEN	PENETRATION
PERP	PERPENDICULAR
PJ	PANEL JOINT
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PR	PAIR
PRELIM	PRELIMINARY
PT	PRESSURE TREATED
PTN	PARTITION
R	RISER
REC	RECCOMENDED
REF	REFERANCE
REFR	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
R O	ROUGH OPENING
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD
SF	SQUARE FEET, SQUARE FOOT
SG	SAFETY GLAZING
SHTG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
T	TEMPERED SAFETY GLASS
T&B	TOP AND BOTTOM
TEMP	TEMPORARY
T&G	TONGUE AND GROOVE
THRU	THROUGH
T/O	TOP OF
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VTO	VENT TO OUTSIDE
VTR	VENT THROUGH ROOF
W	WEST
W/	WITH
W/O	WITHOUT
WND	WINDOW
WD	WOOD
W/R	WATER RESISTANT
WWF	WELDED WIRE FABRIC

GENERAL PLAN NOTES:

1) REFER TO SHEET A5.0 FOR WALL, FLOOR AND ROOF ASSEMBLY TYPES

2) ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED

3) INTERIOR DOORS TO BE INSTALLED 4-1/2" FROM FACE OF STUD TO EDGE OF ROUGH OPENING IF NOT DIMENSIONED

4) ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING

5) REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE & FRAMING INFORMATION

SYMBOLS:

W101 — WINDOW TYPE

ED101 — EXTERIOR DOOR TYPE

D101 — DOOR TYPE

E1 — ASSEMBLY TYPE

1 / A3.2 — SECTION CALL OUT

S — SMOKE DETECTOR

CM — CARBON MONOXIDE DETECTOR

100 — 100 CFM FAN

D.S. — DOWNSPOUT

F.D. — FLOOR DRAIN

H.B. — HOSE BIB

GENERAL CONSTRUCTION NOTES:

1) THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.

2) BEFORE ORDERING MATERIALS OR DOING ANY WORK, THE GENERAL CONTRACTOR AND ALL OF THE SUB-CONTRACTORS SHALL VERIFY ALL MEASUREMENTS ON THE DRAWINGS AND AT THE CONSTRUCTION SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS. ANY DISCOVERED DIFFERENCES SHALL BE REPORTED TO THE ARCHITECTS FOR DESIGN CONSIDERATIONS **BEFORE** PROCEEDING FURTHER WITH THE WORK. THE CONTRACTOR IS HEREBY ADVISED THAT THE DRAWINGS ARE NOT TO SCALE.

3) WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.

4) CONTRACTOR SHALL KEEP ALL AREAS UNDER CONSTRUCTION CLEAR OF DIRT AND DEBRIS.

5) CONTRACTOR SHALL REPAIR DAMAGED SURFACES WHICH WERE DAMAGED BY CONSTRUCTION OR CLEAN-UP, AND CORRECT CONDITIONS TO MATCH SURROUNDING FINISHED CONDITIONS.

6) REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS DRAWN IN FULL.

7) DIMENSIONS ON DRAWINGS ARE TAKEN TO THE FACE OF CONCRETE AND TO THE FACE OF STUD, UNLESS OTHERWISE NOTED. FIELD VERIFY ALL DIMENSIONS.

8) FIELD VERIFY MILLWORK DIMENSIONS AND ALL WINDOW AND DOOR DIMENSIONS.

9) PROTECT ALL PORTIONS OF THE EXISTING BUILDING OR SITE NOT SCHEDULED TO BE REMOVED, IF APPLICABLE, AND REPLACE OR REPAIR ALL SUCH ITEMS DAMAGED DURING CONSTRUCTION. PROVIDE PROTECTION AGAINST INCLEMENT WEATHER, WIND, FROST, EXCESSIVE HEAT, VANDALISM, AND ALL WORKERS, DELIVERY PERSONNEL, SUB-CONTRACTORS AND BUILDING INSPECTORS SO AS TO MAINTAIN ALL WORK, MATERIAL, APPARATUS AND FIXTURES FREE FROM DAMAGE, INCLUDING SURFACE SCRATCHES AND BLEMISHES. ALL NEW AND EXISTING WORK LIKELY TO BE DAMAGED SHALL BE APPROPRIATELY COVERED OR PROTECTED AT ALL TIMES. PROTECT ALL PLANTING AREAS FROM FOOT OR WHEEL TRAFFIC, AND AVOID CRUSHING SAME DUE TO STORED MATERIAL.S.

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DATE:
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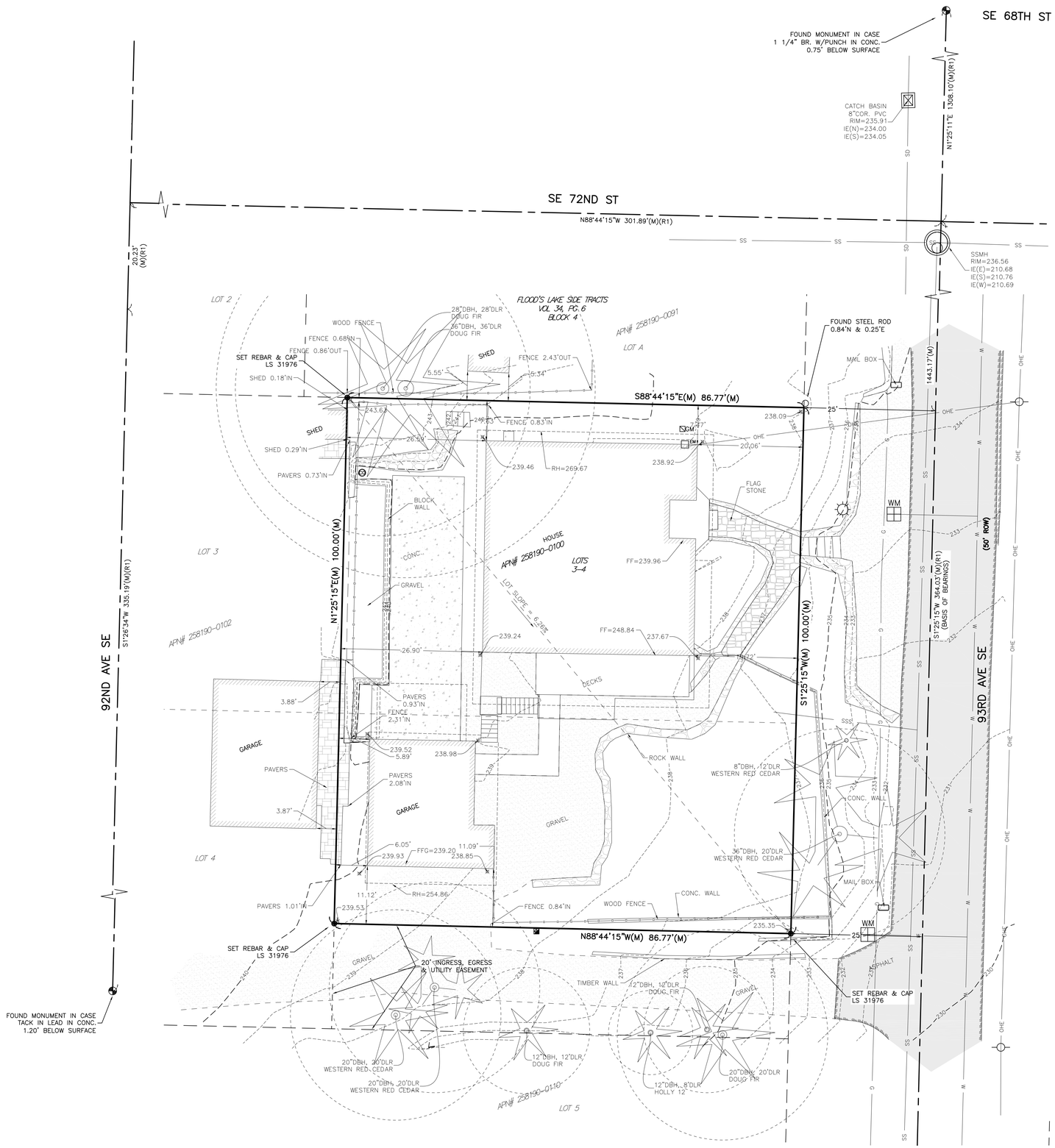
SHEET TITLE:
GENERAL CONDITIONS + ABBREVIATIONS

SHEET:
G0.1



BOUNDARY SURVEY NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
2. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
3. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
4. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SUBJECT PROPERTY
5. FENCE DIMENSIONS ARE GENERALLY TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FASCIA UNLESS OTHERWISE NOTED.
7. TREE LOCATIONS ARE MEASURED TO THE ESTIMATED CENTER OF THE TREE.
8. ALL DIMENSIONS ARE IN DECIMAL FEET.

TOPOGRAPHIC SURVEY NOTES

1. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, 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.
2. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
3. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

PROJECT INFORMATION

SURVEYOR:	PLOG ENGINEERING, PLLC P.O. BOX 412 RAVENSDALE, WA 98051 PH.: (206) 420-7130
TAX PARCEL NUMBER:	258190-0100
PROJECT ADDRESS:	7215 93RD AVE SE MERCER ISLAND, WA 98040
PARCEL AREA:	8,677 S.F. (0.199 ACRES ±) AS SURVEYED

REFERENCE SURVEYS

P1 – PLAT OF FLOOD'S LAKE SIDE DRACTS
DIV NO. 5, VOL 34, PG 6
R1 – AF# 20161107900007

LEGAL DESCRIPTION

THE EAST 86.77 FEET OF LOTS 3 AND 4, BLOCK 3, FLOODS LAKE SIDE TRACTS, DIVISION NO. 5; ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 6, IN KING COUNTY, WASHINGTON: EXCEPT THE SOUTH 20 FEET OF THE EAST 86.77 FEET OF SAID LOT 4, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 20 FEET OF THE EAST 86.77 FEET OF LOT 4.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS.

2.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

BASIS OF BEARINGS

PER RECORD OF SURVEY (R1) AF# 20161107900007 RECORDS OF KING COUNTY WASHINGTON.

ACCEPTED THE BEARING OF S 1°25'15" W FOR 93RD AVE SE BASED ON VARIOUS FOUND MONUMENTS IN CASE.

GRAPHIC SCALE
5 0 5 10 20
1 INCH = 10 FEET

SYMBOL LEGEND

- MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND REBAR AS NOTED
- SET REBAR AND CAP LS 31976
- FOUND SURFACE MARKER/DISK
- SET SURFACE MARKER/DISK LS 31976
- SEWER MAINTENANCE HOLE
- SEPTIC MAINTENANCE HOLE
- SEWER CLEAN OUT
- SS SEWER LINE
- STORM DRAIN MAINTENANCE HOLE
- CATCH BASIN (TYPE 2)
- CATCH BASIN (TYPE 1)
- STORM DRAIN CLEAN OUT
- ROUND YARD DRAIN
- SQUARE YARD DRAIN
- SD STORM DRAIN LINE
- WATER MAINTENANCE HOLE
- WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- BLOW OFF VALVE
- IRRIGATION VALVE/JUNCTION
- W WATER LINE
- GAS VALVE
- GM GAS METER
- G GAS LINE
- CABLE RISER
- CTV CABLE BOX
- CABLE MAINTENANCE HOLE
- FIBER OPTIC MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- TRAFFIC SIGNAL MAINTENANCE HOLE
- PMT PAD MOUNTED TRANSFORMER
- HAND HOLE
- A/C COMPRESSOR
- YARD LIGHT
- POWER POLE
- GUY WIRE
- STREET LIGHT
- OHU OVERHEAD UTILITIES (GENERAL/MIXED)
- OHE OVERHEAD ELECTRICAL
- OHC OVERHEAD CABLE
- OHT OVERHEAD TELEPHONE
- UGU UNDERGROUND UTILITIES (GENERAL/MIXED)
- UGE UNDERGROUND ELECTRICAL
- UGC UNDERGROUND CABLE
- UGT UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- BOLLARD
- MAILBOX
- SIGN
- WF WETLAND FLAG
- SNAG
- DECIDUOUS MULTI-TRUNK
- DECIDUOUS
- CONIFER MULTI-TRUNK
- CONIFER

ABBREVIATION LEGEND

MON	= MONUMENT
DN	= DOWN
SP	= SHORT PLAT
BLA	= BOUNDARY LINE ADJUSTMENT
DBH	= DIAMETER AT BREAST HEIGHT (FT)
DLR	= DRIP LINE RADIUS (FT)
APN	= ASSESSORS PARCEL NUMBER
AF#	= AUDITOR'S FILE NUMBER
WD	= WOOD
CL	= CHAIN LINK
(M)	= AS MEASURED
(C)	= AS CALCULATED
(P)	= PER PLAT
(D)	= PER DEED
(R#)	= PER REFERENCE SURVEY
(H)	= HELD

MARK X. PLOG
STATE OF WASHINGTON
31976
REGISTERED
PROFESSIONAL LAND SURVEYOR
8/21/2023

PLOG ENGINEERING
Surveyors & Civil Engineers
P.O. Box 412
Ravensdale, WA 98051
(206) 420-7130
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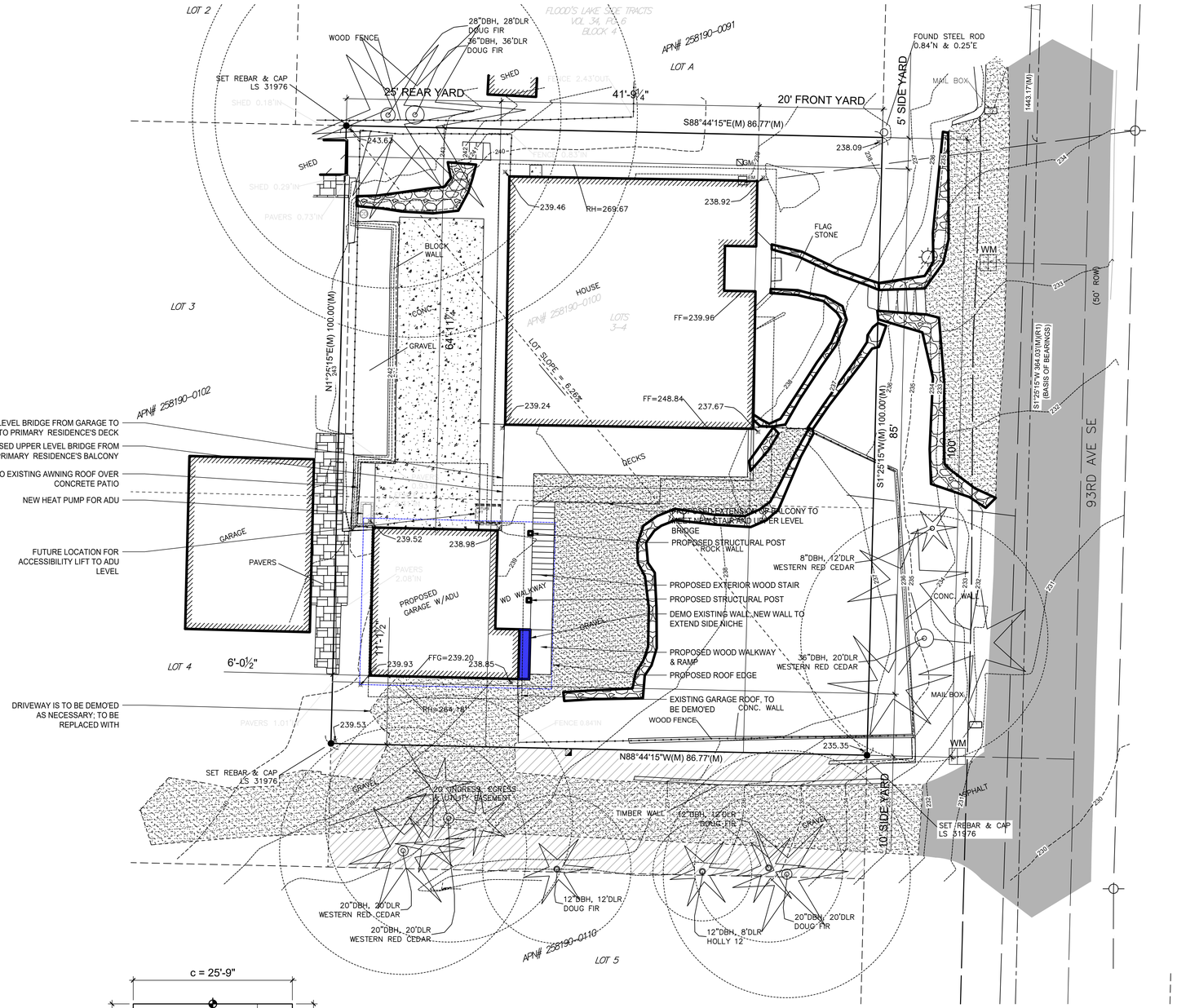
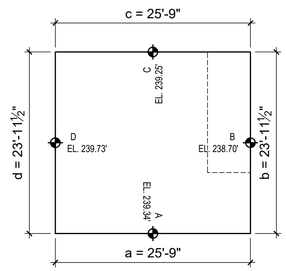
NW1/4, SE1/4, SEC 30, TWP 24N, RNG 5E, W.M.

BOUNDARY & TOPOGRAPHIC SURVEY

7215 93RD AVE SE
MERCER ISLAND, WA 98040
KING COUNTY

PROJECT NO.:	REVISION DATE	REVISION NO.:	SHEET
111-23	08/21/2023	0	1 OF 1





A.B.E. DIAGRAM

LEGEND:

20' INGRESS, EGRESS, & UTILITY EASEMENT

AVERAGE BUILDING ELEVATION

(A x a) + (B x b) + (C x c) + (D x d) / a + b + c + d

(239.34 x 25.75) + (238.70 x 23.9583) + (239.25 x 25.75) + (239.73 x 23.9583)
25.75 + 23.9583 + 25.75 + 23.9583

6,163.005 + 5,718.84621 + 6,160.6875 + 5,743.52
99.4166

ABE = EL. 239.26'
MAX HT = EL. 269.26' (ABE + 30' MAX HT)

BUILDING HEIGHT

T/O PROPOSED ROOF = EL. 264.18'

LOT SIZE = .199 ACRES +/- (8,677 SF)

LOT COVERAGE:

-	EXISTING	
--	MAIN HOUSE	2,328.91 SF
--	GARAGE	907.53 SF
--	UPPER BALCONY	43.00 SF
--	DRIVEWAY	181.58 SF
	TOTAL	3,388.00 SF

EXISTING % = 3,345 / 8,677 = 39.9%

-	PROPOSED	
--	MAIN HOUSE	2,328.91 SF
--	GARAGE	837.05 SF
--	UPPER WALKWAY	92.00 SF
--	DRIVEWAY	213.34 SF
	TOTAL	3,471.30 SF

PROPOSED % = 3,471.3 / 8,677 = 40.0%

LOT COVERAGE MAX. = 40.0%
(LOT SLOPE <15%)

LOT COVERAGE REMAINING = 0.0%

LANDSCAPING REQUIRED:

LOT COVERAGE PROPOSED % = 3,471.3 / 8,677 = 40.0%
LOT COVERAGE MAX. = 40.0%
(LOT SLOPE <15%)

LANDSCAPING AREA REQ = 60%
(LOT SLOPE <15%)

PROPOSED LANDSCAPE = 5,205.70 SF

LANDSCAPE AREA
PROPOSED % = 5,205.7/8,677 = 60.0%

LEGAL DESCRIPTION
FLOODS LAKE SIDE TRS DIV # 5 E 86.77 FT
LESS S 20 FT

PARCEL NUMBER:
258190-0100

1 SITE PLAN - PROPOSED
1" = 10'-0"

N

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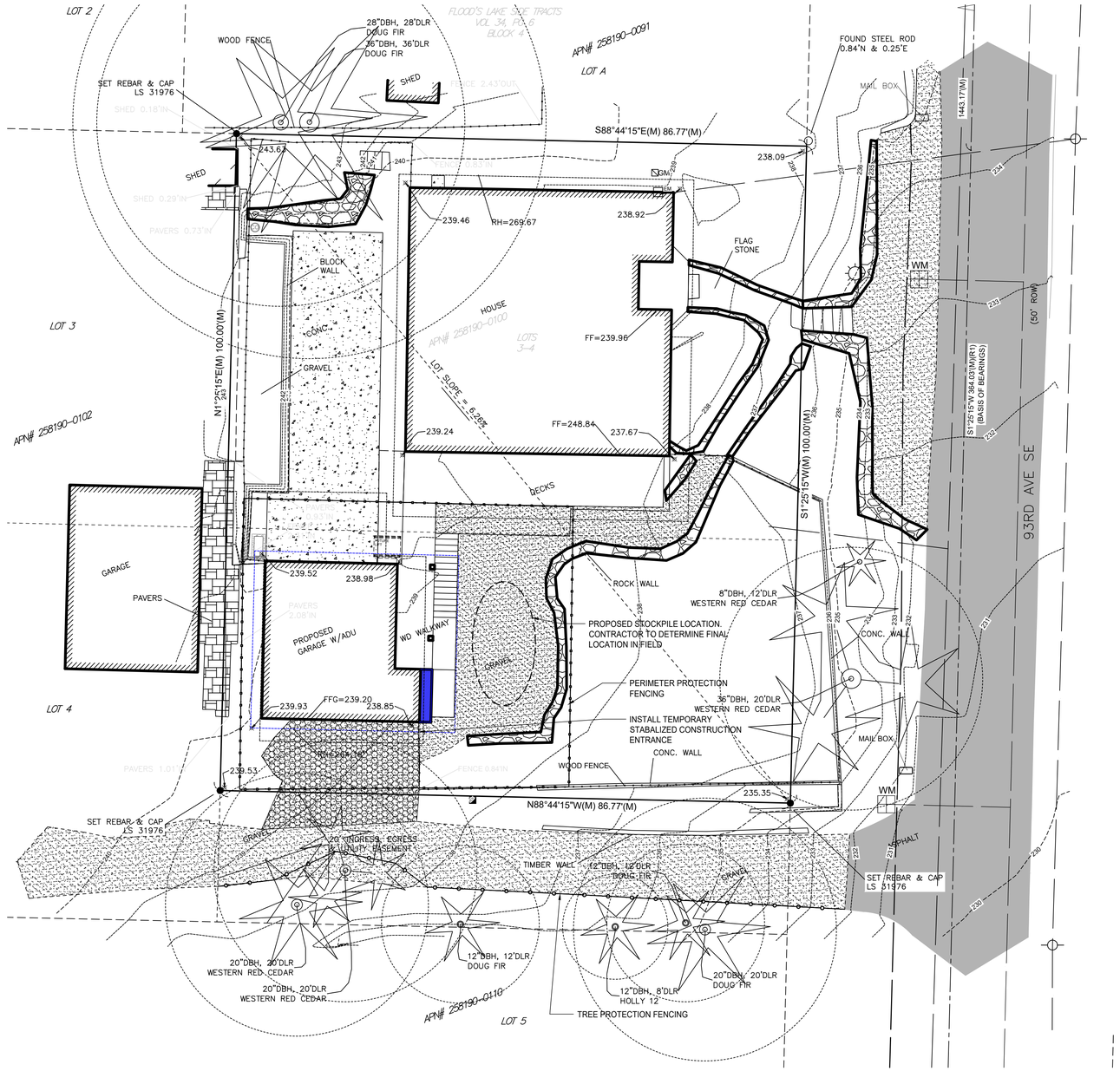
SHEET:
A1.0



LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE
- PERIMETER PROTECTION
- TREE PROTECTION FENCING
- TREE PROTECTION FENCING

1 SITE PLAN - PROPOSED
1" = 10'-0"

N

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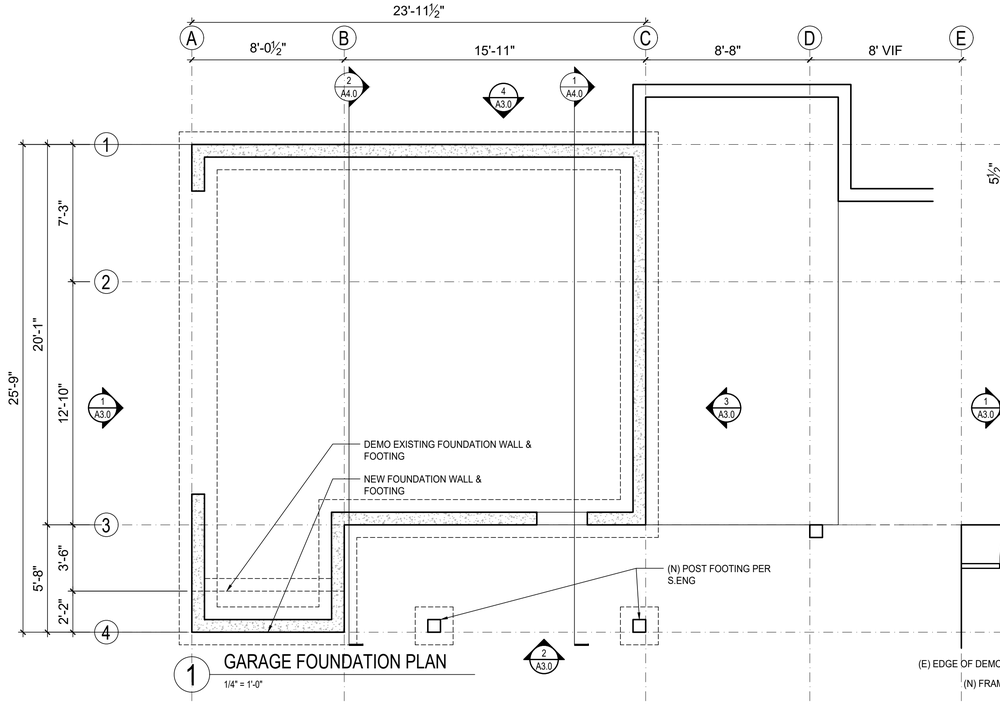
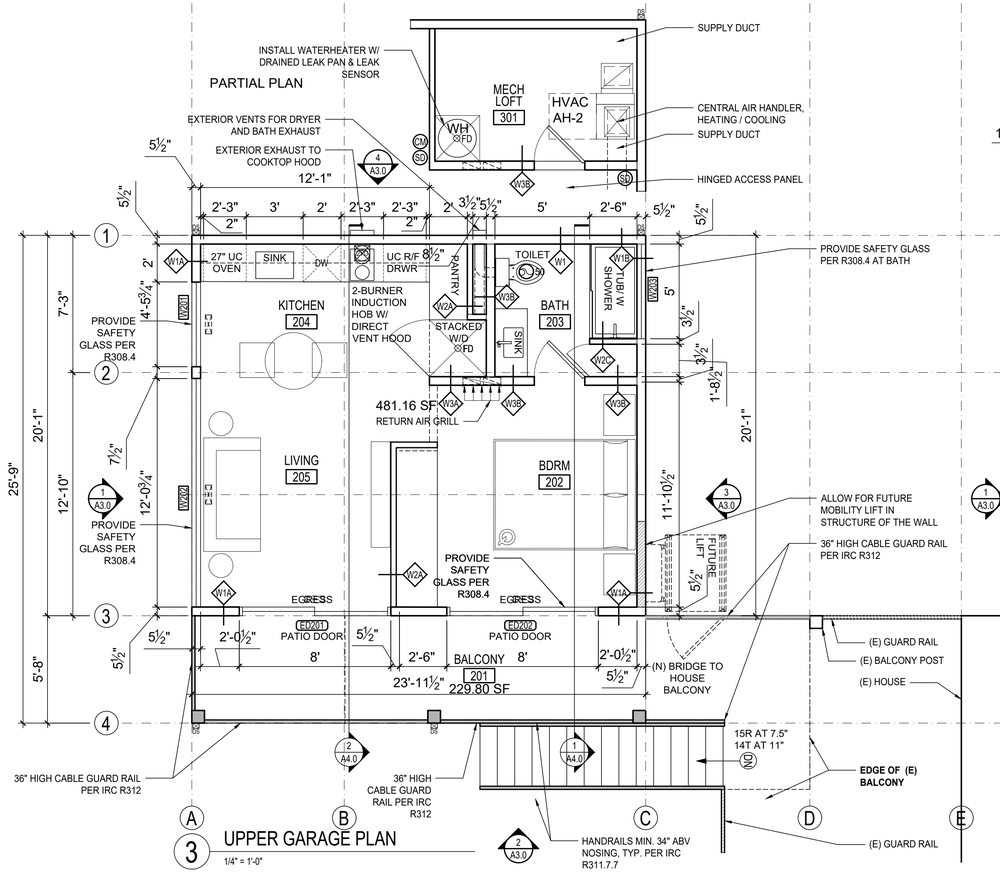
TREE PROTECTION

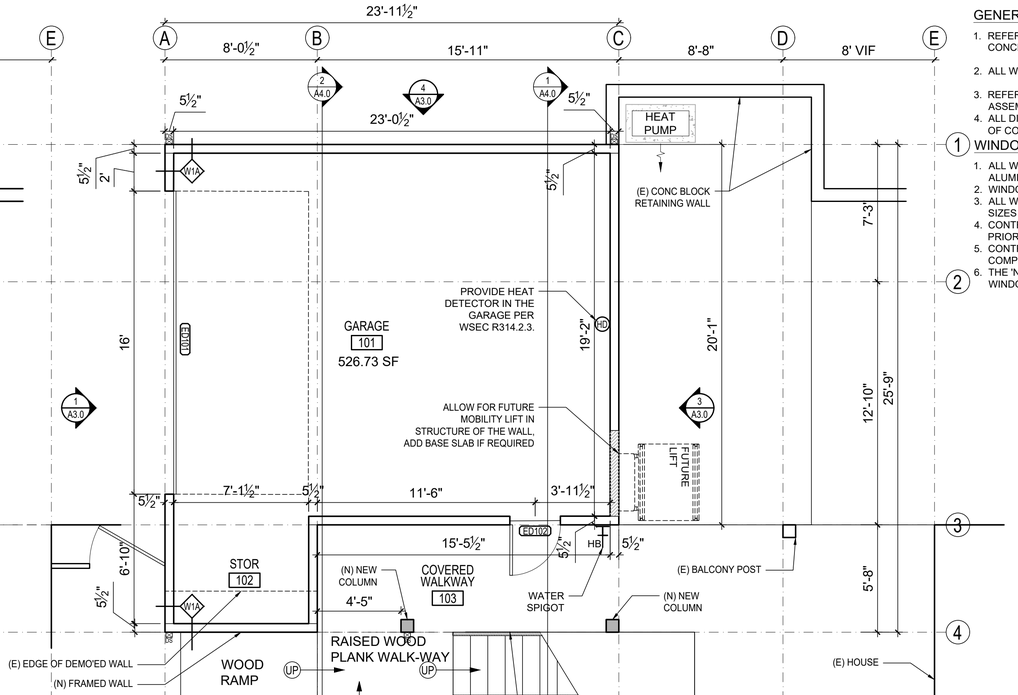
SHEET:
A1.1



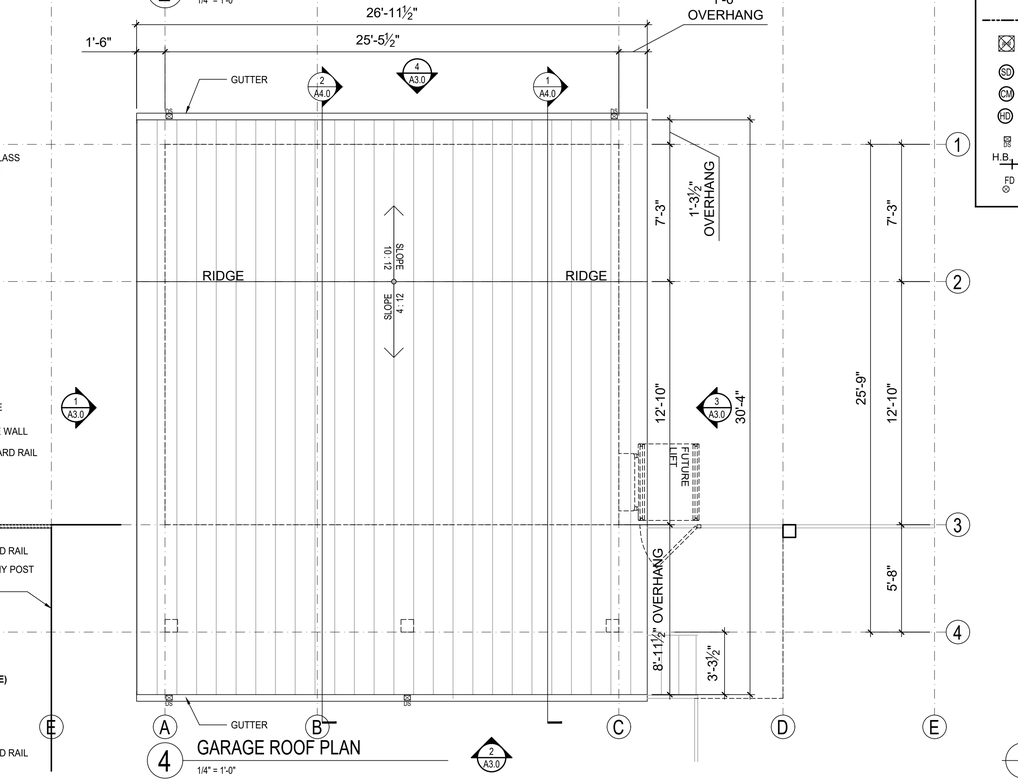
1 GARAGE FOUNDATION PLAN
1/4" = 1'-0"



3 UPPER GARAGE PLAN
1/4" = 1'-0"



2 MAIN GARAGE PLAN
1/4" = 1'-0"



4 GARAGE ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE AND FRAMING SPECIFICATIONS
2. ALL WALL TYPES TO BE XX UNO.
3. REFER TO SHEET A5.1 FOR WALL, FLOOR AND ROOF ASSEMBLY TYPES
4. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNO.

WINDOW & DOOR NOTES:

1. ALL WINDOWS AND WILL BE A DOUBLE GLAZED ALUMINUM CLAD SYSTEM
2. WINDOWS U-VALUE: MAX 0.30 LowE II, ARGON
3. ALL WINDOWS AND DOORS ARE ROUGH OPENING SIZES
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING WINDOWS AND DOORS
5. CONTRACTOR TO CONFIRM ALL SAFETY GLAZING COMPLIES WITH 2018 IRC R.308
6. THE 'NFRC' WINDOW STICKERS ARE TO BE ON EACH WINDOW AT THE TIME OF FRAMING INSPECTION

KEY

- CENTER ON WALL, DOOR, ETC.
- ALIGNMENT
- EXHAUST VENT FAN
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- HD GARAGE HEAT DETECTOR
- DOWN SPOUT - RECTANGULAR
- H.B. EXTERIOR WATER HOSE BIB
- FD FLOOR DRAIN

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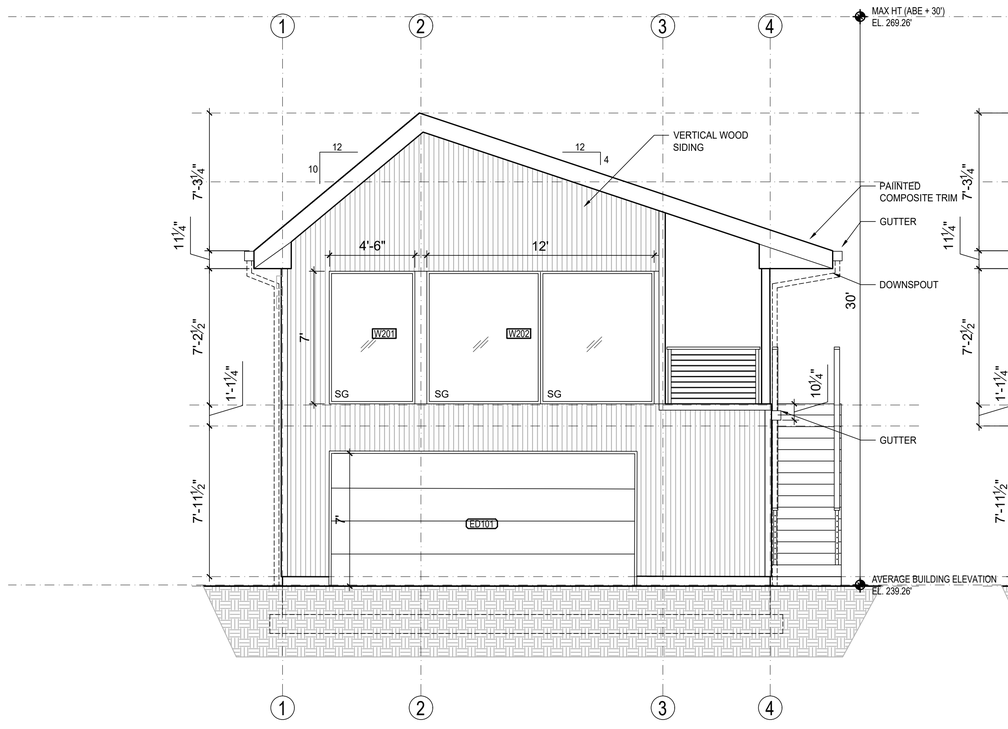
ISSUE:
PERMIT SUBMISSION 10.30.2023

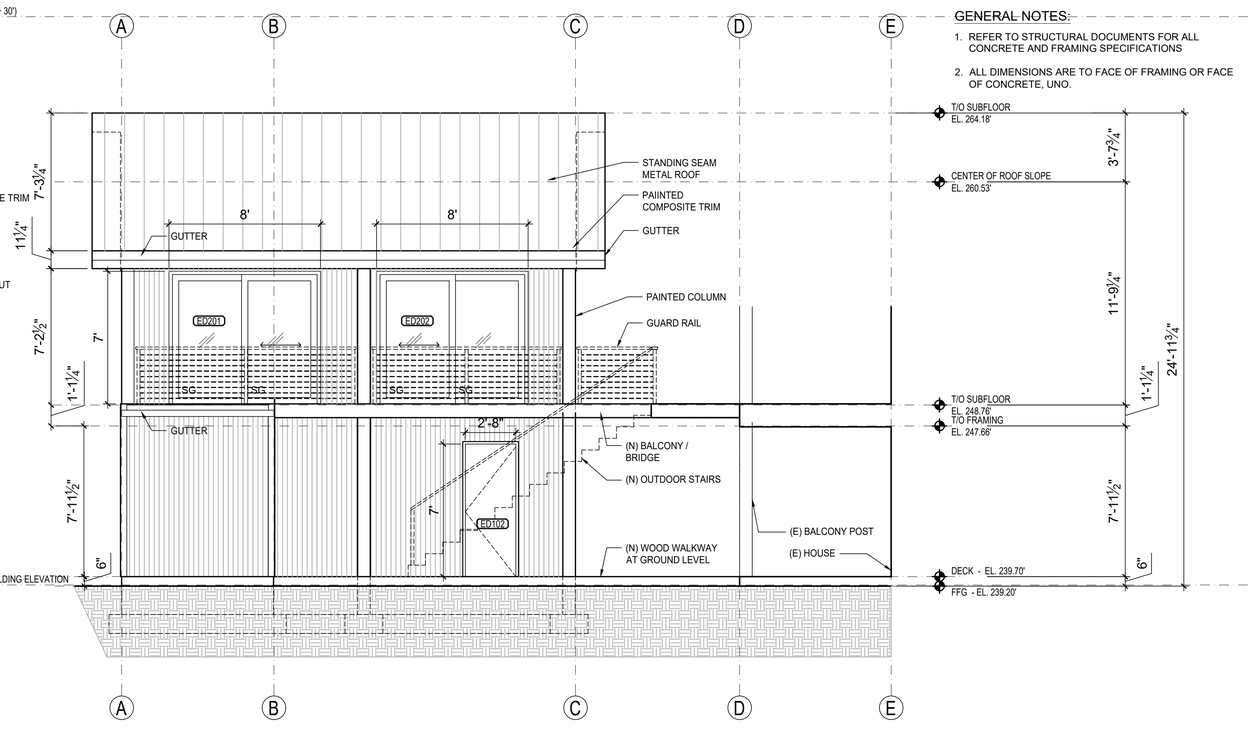
DATE:
10.30.2023

SHEET TITLE:
GARAGE + ADU PLANS

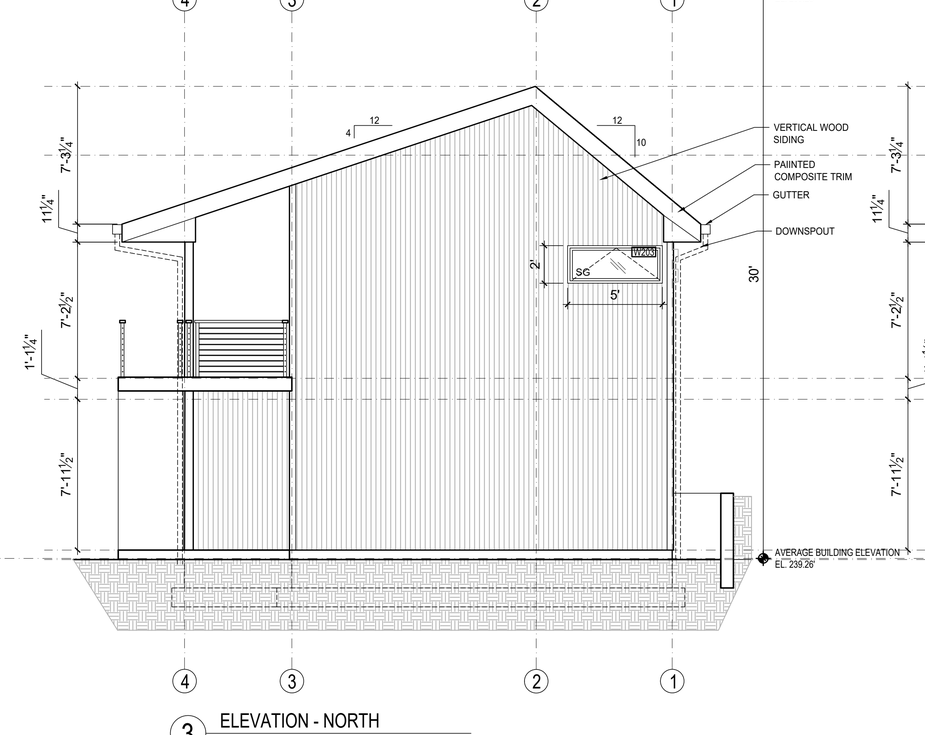
SHEET:
A2.0



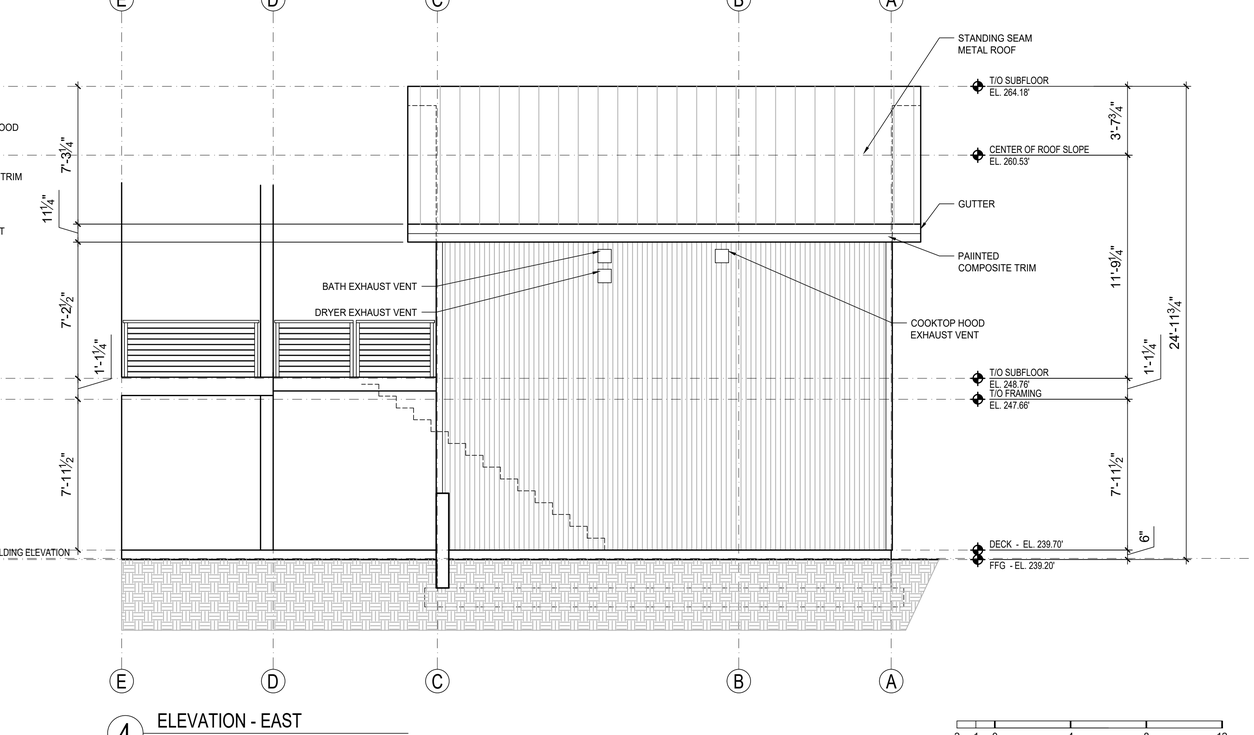
1 ELEVATION - SOUTH
1/4" = 1'-0"



2 ELEVATION - WEST
1/4" = 1'-0"



3 ELEVATION - NORTH
1/4" = 1'-0"



4 ELEVATION - EAST
1/4" = 1'-0"

2 1 0 4 8 12

GENERAL NOTES:

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SHEET TITLE:
GARAGE + ADU ELEVATIONS

SHEET:
A3.0

GENERAL NOTES:

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2. ALL WALL, FLOOR AND ROOF ASSEMBLY TYPES TYPES TO BE XX UNO.
3. REFER TO SHEET A5.1 FOR WALL, FLOOR AND ROOF ASSEMBLY TYPES
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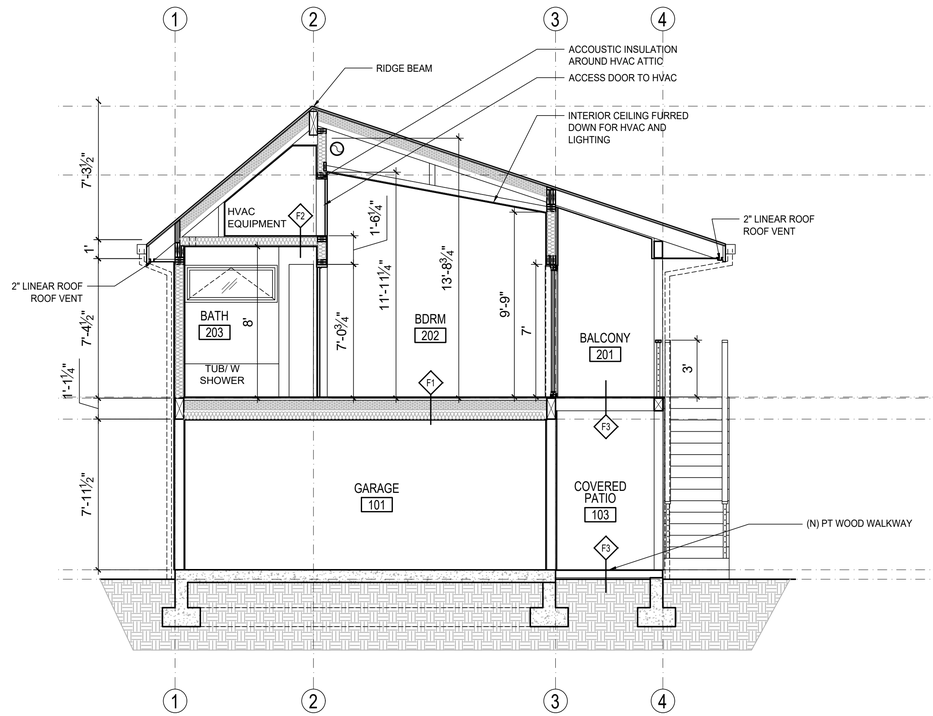
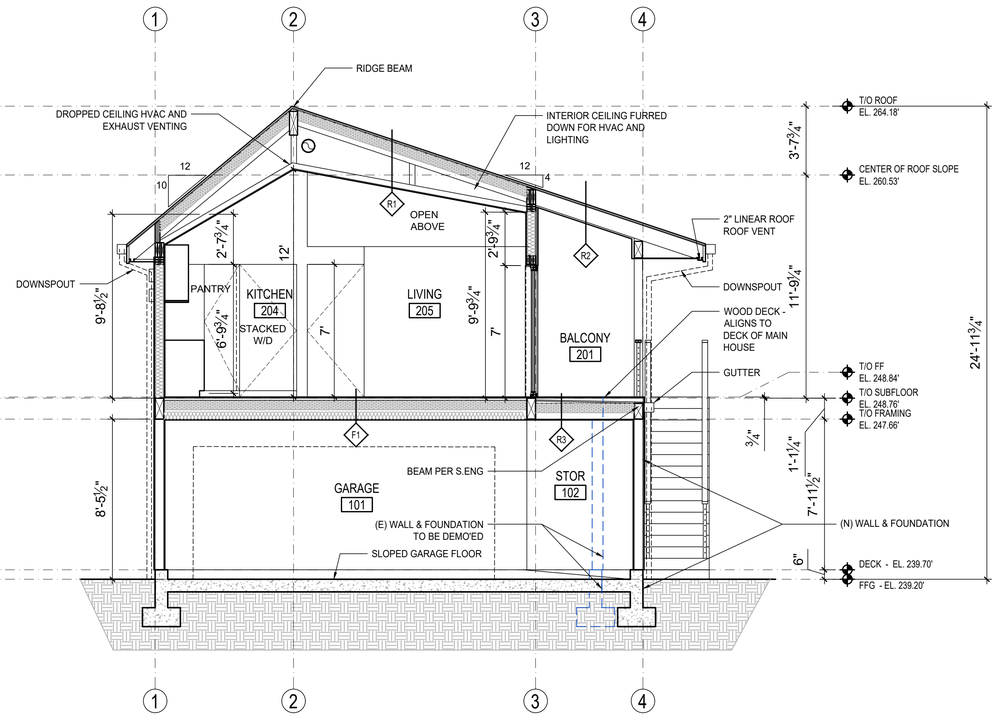


1 SECTION E-W
1/4" = 1'-0"



2 SECTION E-W
1/4" = 1'-0"

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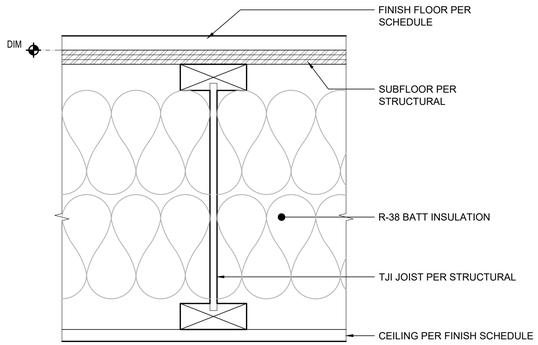
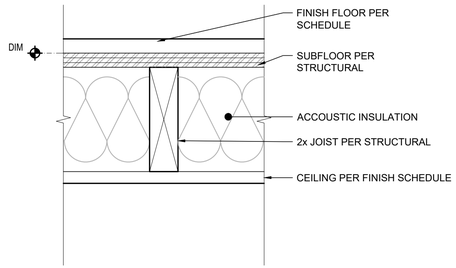
SHEET TITLE:
GARAGE + ADU SECTIONS

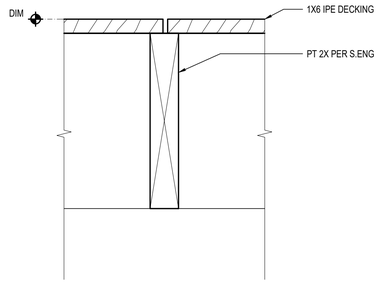
SHEET:
A4.0



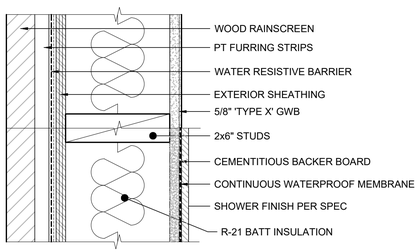
F1 FLOOR ASSEMBLY:
JOISTS o/ UNHEATED SPACE



F2 FLOOR ASSEMBLY:
JOISTS o/ HEATED SPACE

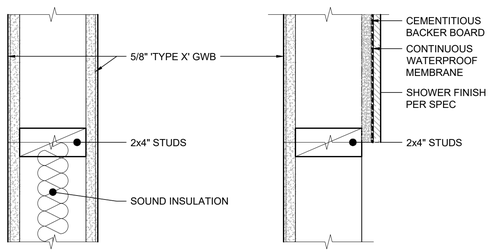


F3 FLOOR ASSEMBLY:
DECK FLOOR



W1A WALL ASSEMBLY:
2x6 EXT. WALL - VERTICAL WOOD RAINSCREEN w/ INSULATION

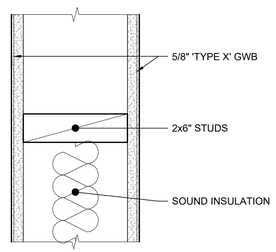
W1B WALL ASSEMBLY:
2x6 EXT. WALL - VERTICAL WOOD RAINSCREEN w/ INSULATION AT TUB ENCLOSURE



W2A WALL ASSEMBLY:
2x4 INT. WALL - DRYWALL

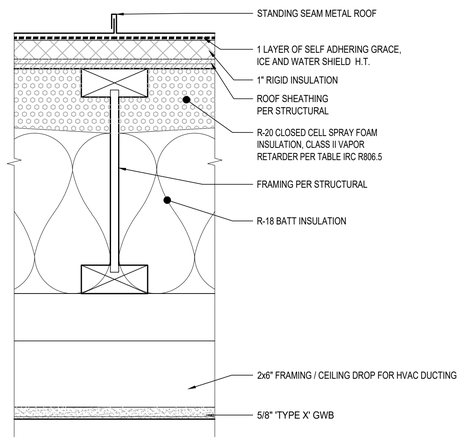
W2B WALL ASSEMBLY:
2x4 INT. WALL - DRYWALL w/ SOUND INSULATION

W2C WALL ASSEMBLY:
2x4 INT. WALL - DRYWALL

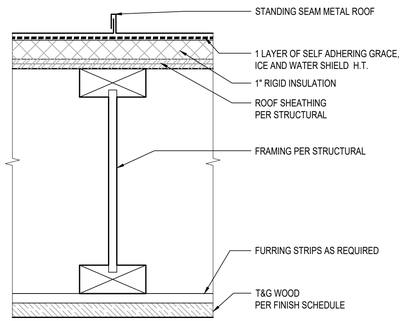


W3A WALL ASSEMBLY:
2x6 INT. WALL - DRYWALL

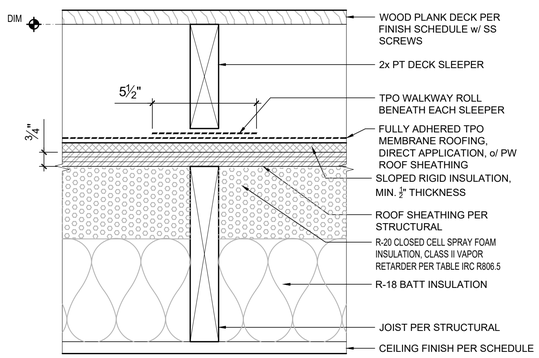
W3B WALL ASSEMBLY:
2x6 INT. WALL - DRYWALL w/ SOUND INSULATION



R1 ROOF ASSEMBLY:
STANDING SEAM METAL ROOF UNVENTED w/ INSULATION + GWB CEILING DROP



R2 ROOF ASSEMBLY:
STANDING SEAM METAL ROOF - VENTILATED w/o INSULATION



R3 ROOF ASSEMBLY:
ROOF DECK w/o VENTILATION SLEEPERS o/ SINGLE MEMBRANE

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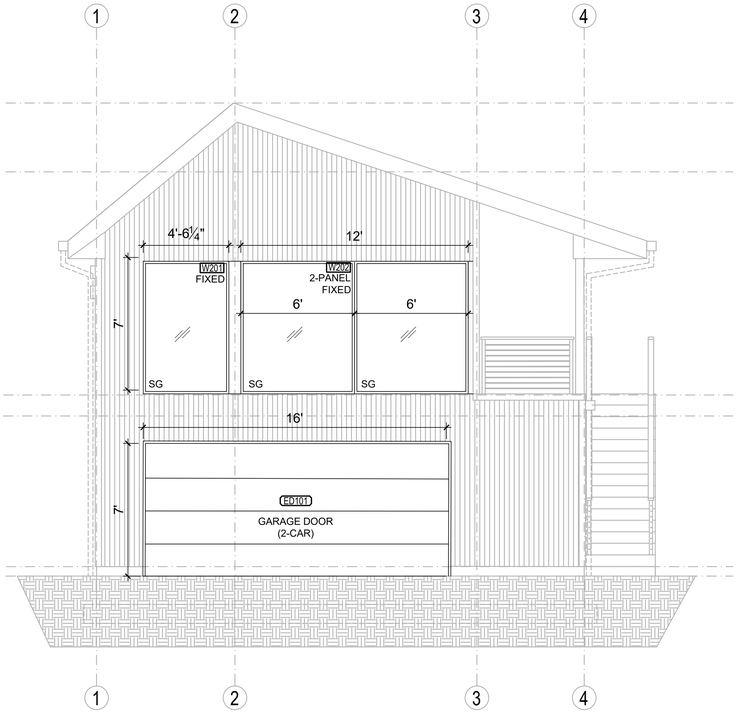
SHEET TITLE:
TYPICAL ASSEMBLIES

SHEET:
A5.0



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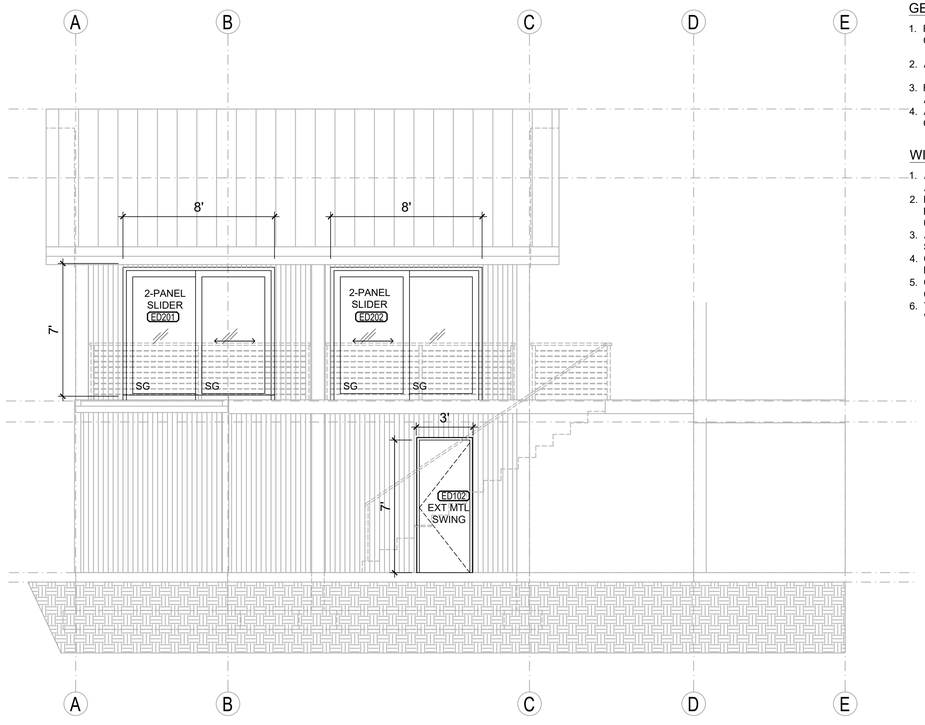
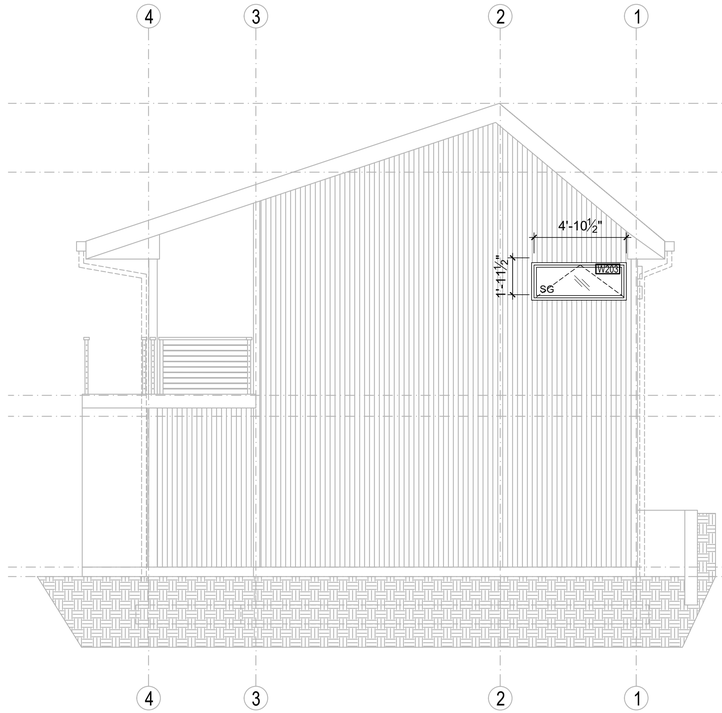
1/4" = 1'-0"



2 ELEVATION - WEST
1/4" = 1'-0"



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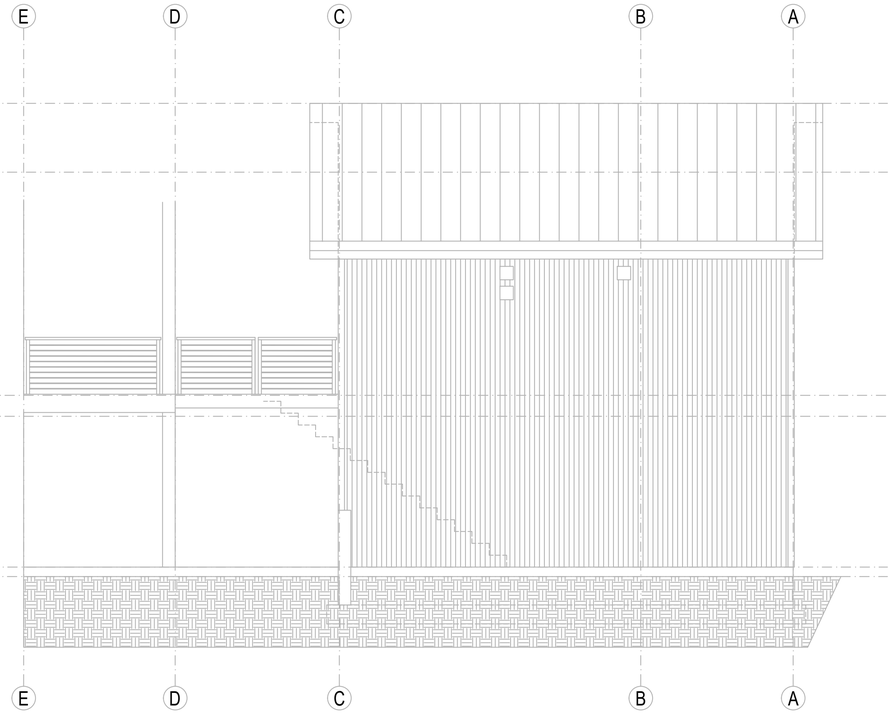

4 ELEVATION - EAST
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WINDOW & DOOR NOTES:

1. ALL WINDOWS AND WILL BE A DOUBLE GLAZED ALUMINUM CLAD SYSTEM
2. PER WSEC TABLE 406.2, 1.3 EFFICIENT BUILDING ENVELOPE VERTICAL FENESTRATION U-VALUE: MAX 0.28 LowE II, ARGON
3. ALL WINDOWS AND DOORS ARE ROUGH OPENING SIZES
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING WINDOWS AND DOORS
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SHEET TITLE:
OPENING SCHEDULES

SHEET:
A6.0

2 1 0 4 8 12

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

2. DESIGN LOADING CRITERIA

ROOF SNOW LOAD	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL EXTERIOR DECKS AND BALCONIES)	60 PSF
GUARDRAILS/BALCONY RAILS (ONE OR TWO UNIT DWELLING)	200 LBS

WIND : ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART 1 - BUILDINGS OF ALL HEIGHTS"
RISK CATEGORY II
97 MPH
EXPOSURE "C"
TOPOGRAPHIC FACTOR Kzt = 1.0
WIND BASE SHEAR, NORTH/SOUTH Vn = 8.0 K
WIND BASE SHEAR, EAST/WEST Vn = 10.7 K

EARTHQUAKE : ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"
SEISMIC DESIGN CATEGORY (SDC) = D
RISK CATEGORY = II
SEISMIC SITE CLASS = D
IMPORTANCE FACTOR Ie = 1.0
MAPPED MCE Ss = 1.45; S_1 = 0.50
DESIGN ACCELERATION Sds = 1.16; S_{d1} = 0.60
SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5
SEISMIC RESPONSE COEFFICIENT: Cs = 0.18
SEISMIC BASE SHEAR Vs = 5.4 K

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

8. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

9. 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. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

10. ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

11. SPECIAL INSPECTION: EXPANSION BOLTS, SCREW ANCHORS AND EPOXY GROUTED INSTALLATIONS SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL

12. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED IN THE FIELD. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ASSUMED VALUES:

ALLOWABLE SOIL PRESSURE	1,500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
PASSIVE SOIL PRESSURE	350 PCF
SOIL COEFFICIENT OF FRICTION	0.35
SOIL DENSITY	120 PCF

RENOVATION

13. DEMOLITION: VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

   A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
   B. VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
   C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
   D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, REBAR DOWELS EPOXIED INTO THE EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

14. CHECK FOR DRYROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL ATTAIN A 28-DAY STRENGTH f'c OF 3,000 PSI IN ACCORDANCE WITH IBC SECTION 1904.1. AND ACI 318 TABLE 19.3.2.1 THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

    THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS 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 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

16. REINFORCING STEEL SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, fy = 40,000 PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

17. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INTERIOR FACE)	GREATER OF (BAR DIAMETER PLUS 1/8") OR 3/4"

ANCHORAGE

18. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

19. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

20. DRIVE PINS, SHOT PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE FASTENERS AS MANUFACTURED BY HILTI CORPORATION. WHEN CALLED FOR IN THE DRAWINGS, PROVIDE THE APPROPRIATE FASTENER AS NOTED IN THE TABLE BELOW FOR EACH GIVEN APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORTS NO. ESR-2269 FOR THE X-U FASTENERS AND ESR-2379 FOR THE X-CP FASTENERS. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE AND 4" CENTER TO CENTER SPACING. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES.

ALLOWABLE APPLICATION	ALLOWABLE FASTENER TYPE	SHEAR CAPACITY (LBS)	TENSION CAPACITY (LBS)
2X TREATED LUMBER TO CONCRETE (2000 PSI MIN.)	X-CP 72 P8 S23 w/ 1.38" EMBED	250	175

21. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-XP" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2508, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

WOOD

22. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X, 3X, AND 4X MEMBERS)	DOUGLAS FIR OR HEM-FIR NO. 2
BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS)	DOUGLAS FIR NO. 1
POSTS AND TIMBERS	DOUGLAS FIR NO. 1
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS)	DOUGLAS FIR OR HEM-FIR NO. 2

23. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. CONTRACTOR SHALL VERIFY AVAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES.

24. LAMINATED STRAND LUMBER (LSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED STRAND LUMBER SHALL BE MANUFACTURED USING A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    RIM JOISTS AND BLOCKING (1-1/4" MINIMUM THICKNESS AT NON-SHEAR WALLS; SEE SCHEDULE FOR MINIMUM THICKNESS AT SHEAR WALLS):

    Fb = 1700 PSI, E = 1.3 x 10^6 PSI, Fv = 400 PSI

    BEAMS AND HEADERS:

    Fb = 2325 PSI, E = 1.55 x 10^6 PSI, Fv = 310 PSI

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APPROVAL:

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GENERAL STRUCTURAL NOTES

SHEET NO.

S1.0

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

25. PARALLEL STRAND LUMBER (PSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL PARALLEL STRAND LUMBER SHALL BE MANUFACTURED USING DOUGLAS FIR STRANDS GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    Fb = 2900 PSI, E = 2.2x 10^6 PSI, Fv = 290 PSI

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

26. WOOD I-JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS. GLUE FLOOR JOISTS TO SHEATHING AS REQUIRED BY THE JOIST MANUFACTURER.

    DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE WOOD I-JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

27. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

    UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

28. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION U1 AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE WWPA OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

29. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

30. WOOD FASTENERS:

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d Common	0.113"	2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"16d"	16d Sinker	0.148"	3-1/4"

    IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

    B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

    D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

31. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

    B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

    ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4 " W #6 SCREWS FOR 1/2" GWB AND 5/8" GWB WHERE OCCURS. USE 1-1/4" W #6 GALVANIZED SCREWS FOR 1/2" GWB AND 5/8" EXTERIOR GYPSUM SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

    D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

STRUCTURAL OBSERVATION

AS NOTED IN IBC SECTION 1704.6, STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT. STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, INCLUDING BUT NOT LIMITED TO, THE ELEMENTS AND CONNECTIONS AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY OF THE INSPECTIONS REQUIRED BY IBC SECTIONS 110 AND 1704.

IN OUR STRUCTURAL OBSERVATION, WE WILL SELECT PORTIONS OF WORK TO REVIEW CLOSELY AS WELL AS OBSERVE THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. SUCH REVIEW PROCEDURES WILL BE CONDUCTED IN ACCORDANCE WITH COMMONLY ACCEPTED STANDARDS OF PRACTICE. THE BUILDING OFFICIAL UNDERSTANDS THAT SUCH PROCEDURES INDICATE ACTUAL CONDITIONS ONLY WHERE THE REVIEW IS PERFORMED AND THAT THE RESULTS WILL BE INFERRED TO EXIST IN OTHER AREAS NOT REVIEWED.

THE BUILDING OFFICIAL ALSO RECOGNIZES THAT STRUCTURAL REVIEW IS A TECHNIQUE EMPLOYED TO MINIMIZE THE RISK OF PROBLEMS ARISING DURING CONSTRUCTION. STRUCTURAL OBSERVATION BY THE DESIGN PROFESSIONAL DOES NOT CONSTITUTE WARRANTY OR GUARANTEE OF ANY TYPE. IN ALL CASES, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR THE QUALITY OF WORK AND FOR ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS.

ABBREVIATIONS

@	At	L	Angle
d	Penny (Nails)	LB.	Pound
ϕ	Diameter	LL	Live Load
°	Degrees	LLH	Long Leg Horizontal
..#	Pounds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. WT.	Lightweight
(A)	Above		
A.B.	Anchor Bolt	MAX.	Maximum
ADD'L	Additional	MECH.	Mechanical
ALT.	Alternate	MEZZ.	Mezzanine
APPROX.	Approximate	MF	Moment Frame
ARCH.	Architect	MFR.	Manufacturer
		MIN.	Minimum
(B)	Below	MISC.	Miscellaneous
B/	Bottom of	MK.	Mark
BF	Braced Frame		
BLKG.	Blocking	(N)	New
BLDG.	Building	N.	North
BM.	Beam	N.S.	Near Side
BOT.	Bottom	NOM.	Nominal
BRG.	Bearing	NTS	Not to Scale
BTWN.	Between		
		O.C.	On Center
CL or ℄	Centerline	O.D.	Outside Diameter
C	Camber	O.F.	Outside Face
CIP	Cast In Place	O.H.	Overhang
C.J.	Construction Joint or Control Joint	OPNG.	Opening
CJP	Complete Joint Penetration	OPP.	Opposite
CLG.	Ceiling		
CLR.	Clear	PAF	Ponder Actuated Fastener
CMU	Concrete Masonry Unit	PC	Precast
COL.	Column	PERM.	Permanent
CONC.	Concrete	PERP.	Perpendicular
CONN.	Connections	PJP	Partial Joint Penetration
CONST.	Construction	PL or ℗	Plate
CONT.	Continuous	PLF	Pounds per linear Foot
CSK.	Countersink	PLYWD	Plywood
		PREFAB.	Prefabricated
DBA	Deformed Bar Anchor	PSF	Pounds per Square Foot
DBL.	Double	PSI	Pounds per Square Inch
DEG.	Degree	P.T. or PT	Post-Tensioning
DF	Doug Fir-Larch	P/T	Pressure-Treated
DIA.	Diameter		
DIAG.	Diagonal	RAD.	Radius
DIAPH.	Diaphragm	REF.	Reference
DIM.	Dimension	REINF.	Reinforce or Reinforcement
DN.	Down	REQD.	Required
DO	Ditto	REV.	Revise
DTL.	Detail	R.O.	Rough Opening
DTP	Double Top Plate		
DWG.	Drawing	S.	South
		SCH. or SCHED.	Schedule
(E)	Existing	SECT.	Section
E.	East	SHT.	Sheet
EA.	Each	SIM.	Similar
E.F.	Each Face	SOG	Slab On Grade
EL.	Elevation	SPEC.	Specification
ELEV.	Elevator	SQ.	Square
EMBED.	Embedment Length	SQ. FT.	Square Feet
ENGR.	Engineer	SQ. IN.	Square Inch(es)
EQ.	Equal	SPF	Spruce-Pine-Fir
E.W.	Each Way	S.S.	Stainless Steel
EXP.	Expansion	STD.	Standard
EXT.	Exterior	STIFF.	Stiffener
		STL.	Steel
FDN.	Foundation	STR.	Structural
FIN.	Finish	SUB.	Substitute
FLR.	Floor	SYM.	Symmetrical
FRP	Fiber Reinforced Polymer		
F.S.	Far Side	T/	Top of
FT.	Foot or Feet	T&B	Top and Bottom
FTG.	Footing	T&G	Tongue & Groove
		TEMP.	Temporary
GA.	Gauge	THRU	Through
GALV.	Galvanized	T.O.C.	Top of Concrete
GL	Glue Laminated	T.O.S.	Top of Steel
GWB	Gypsum Wall Board	T.O.W.	Top of Wall
		TRANS.	Transverse
HDG	Hot Dipped Galvanized	TS	Tube Steel
HDR.	Header	TYP.	Typical
HF	Hem Fir		
HGR.	Hanger	U.O.N.	Unless Otherwise Noted
HORIZ.	Horizontal		
HSS	Hollow Structural Section	VERT.	Vertical
HT.	Height	V.I.F.	Verify in Field
I.D.	Inside Diameter	W.	West
I.F.	Inside Face	W/ or w/	With
IN.	Inch	W.H.S.	Welded Headed Stud
INFO.	Information	W/O	Without
INT.	Interior	W.P.	Work Point
		W.T.S.	Welded Threaded Stud
JT.	Joint	WWF	Welded Wire Fabric
K	Kips	X SECT.	Cross Section
KSF	Kips per Square Foot	X-STR	Extra Strong
KSI	Kips per Square Inch	XX-STR	Double Extra Strong

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S1.1

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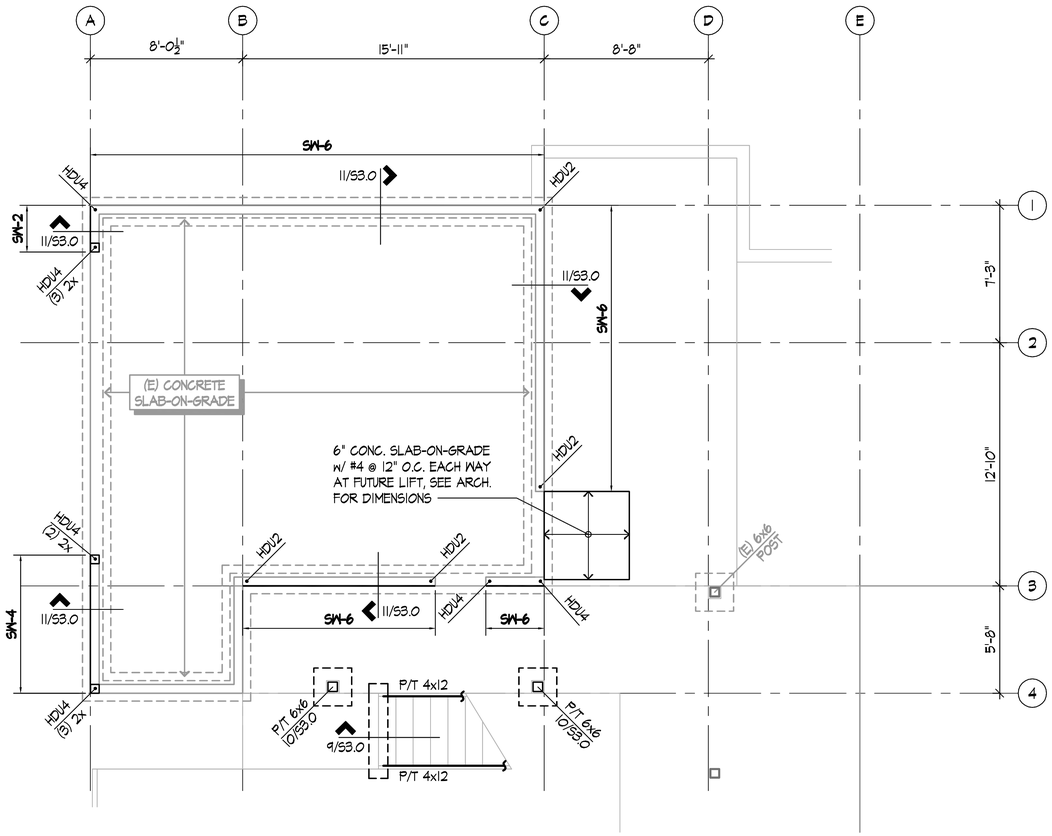

FOUNDATION / MAIN FLOOR FRAMING PLAN

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

FOUNDATION / MAIN FLOOR PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
3. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
4. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
6. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
7. SW-x — INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA U.O.N.
8. HDUx — INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES (E) FOOTING
- INDICATES (E) FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 7
- (#)12x — INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE 6
- xx — INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 8

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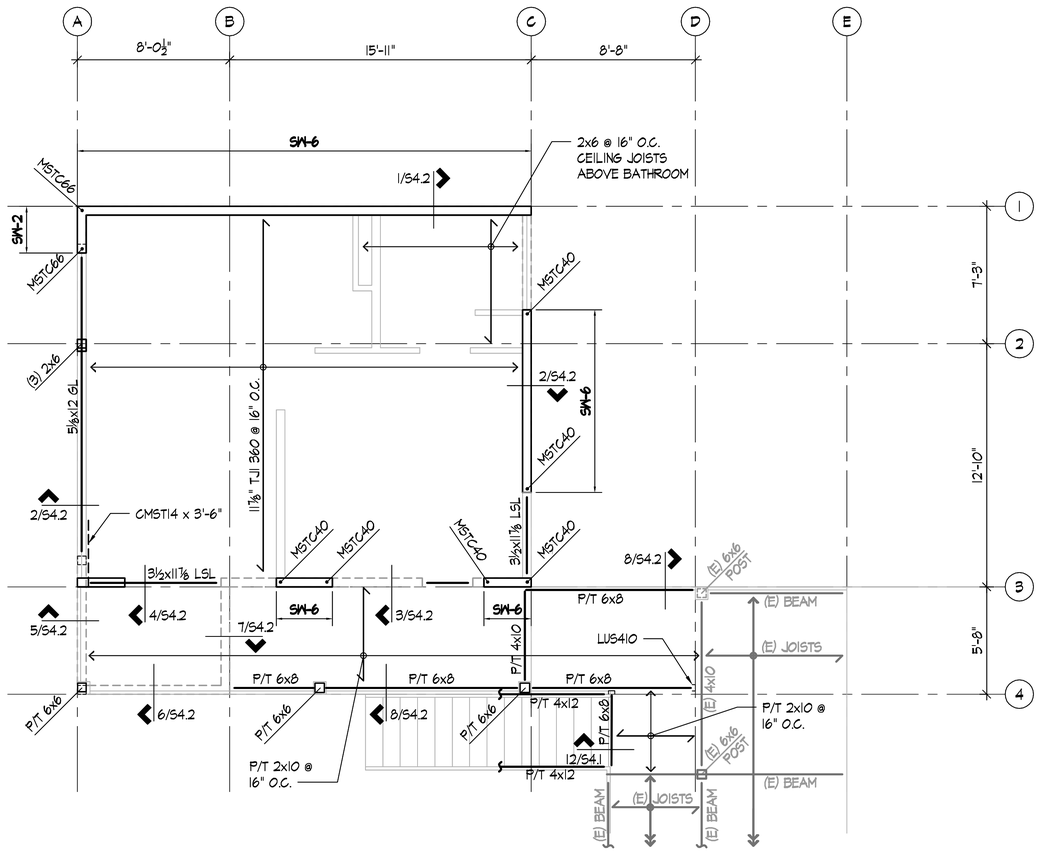
SCALE:	AS SHOWN
DATE:	5/16/23
JOB NO.	22580.01

SHEET TITLE:

FOUNDATION/MAIN FLOOR PLAN

SHEET NO.

S2.0



UPPER FLOOR FRAMING PLAN

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

UPPER FLOOR FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL DETAILS.
3. TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 11-7/8" TJI 360 JOISTS AT 16" O.C. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
4. TYPICAL DECK FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 2x10 HF#2 JOISTS AT 16" O.C. HANG JOISTS WITH LUS FACE MOUNT HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
5. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"Φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/S4.0.
6. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
7. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
8. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 7/S4.1.
9. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL.
10. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.
11. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/S4.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
12. SW-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
13. CMSTxx INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES FRAMING DIRECTION / INDICATES EXTENT OF FRAMING
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 12
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 6 & 12
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW. SEE PLAN NOTE 11
- (3)2x — INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE 8
- XX — INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 13

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7215 93rd AVE SE
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APPROVAL:

NO.	DESCRIPTION	DATE	BY
	PERMIT SET	5/17/23	

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P.E.	BSD
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SHEET TITLE:

UPPER FLOOR FRAMING PLAN

SHEET NO.

S2.1

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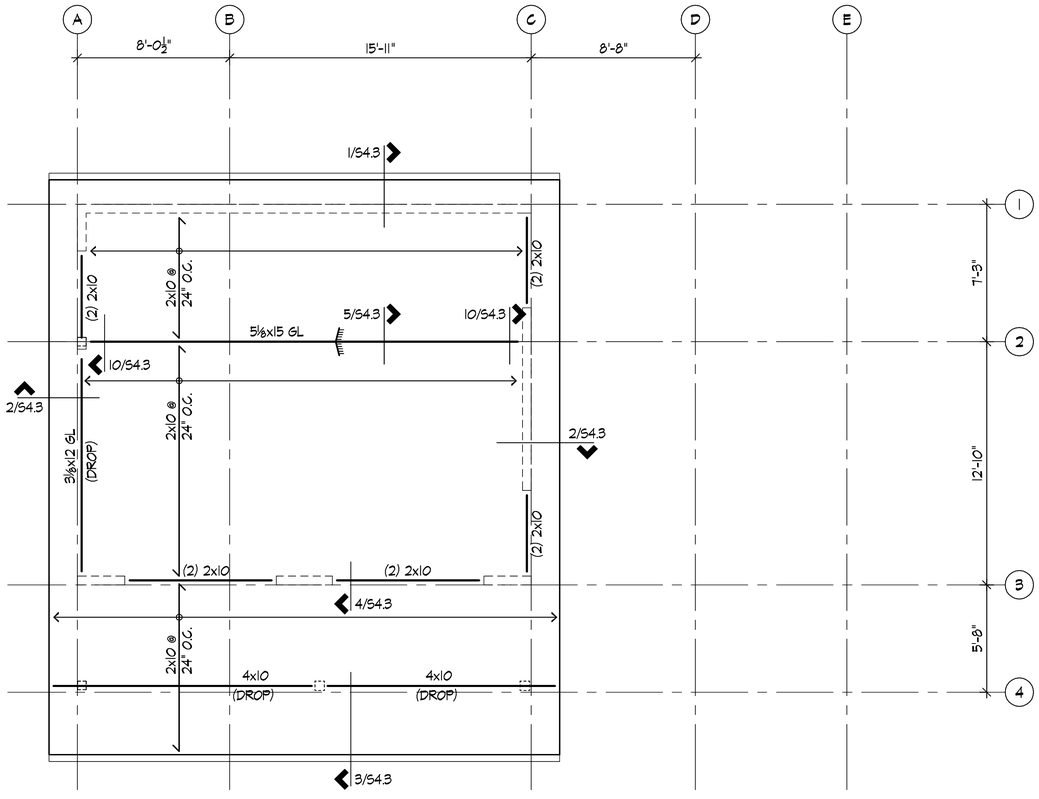

ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL WOOD DETAILS.
3. TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/16), LAID FACE GRAIN PERPENDICULAR OVER 2x FRAMING @ 24" O.C., U.O.N.
4. TYPICAL ROOF JOIST SHALL BE 2x10 HF#2 @ 24" O.C., U.O.N. HANG JOISTS WITH LRUZ FACE MOUNT HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
5. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"Φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/S4.0.
6. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
7. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL.
8. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR FULL BEARING.
9. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW. SEE PLAN NOTE 6
- INDICATES HEADER MEMBER. SEE PLAN NOTE 7

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ISSUES: ◯ REVISIONS: △

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SCALE:	AS SHOWN
DATE:	5/16/23
JOB NO.	22580.01

SHEET TITLE:

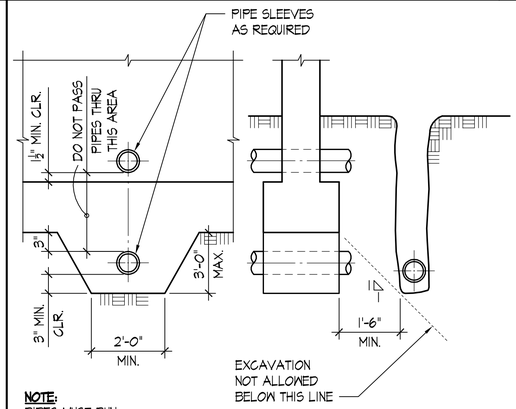
ROOF FRAMING PLAN

SHEET NO.

S2.2

DETAIL	SCALE: NONE	1

DETAIL	SCALE: NONE	2



NOTE:
PIPES MUST RUN PERPENDICULAR THROUGH WALL (NOT SKEWED)

DETAIL	SCALE: NONE	3

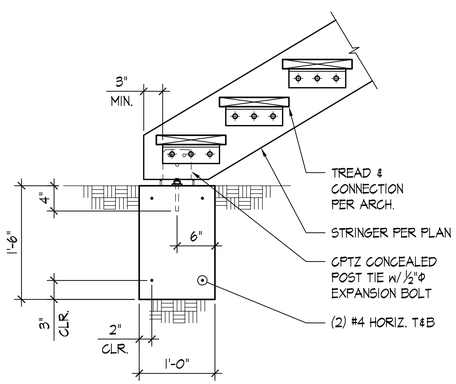
DETAIL	SCALE: NONE	4

DETAIL	SCALE: NONE	5

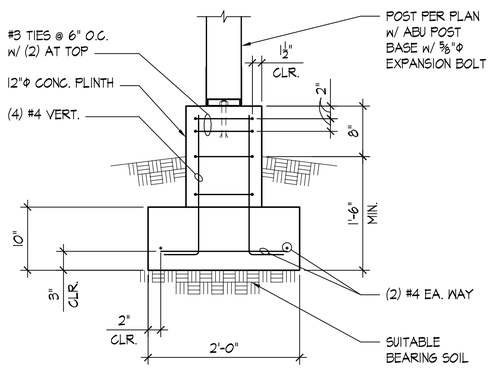
TYPICAL PIPE AND TRENCH LOCATIONS PERPENDICULAR TO FOOTING	SCALE: NONE	6

DETAIL	SCALE: NONE	7

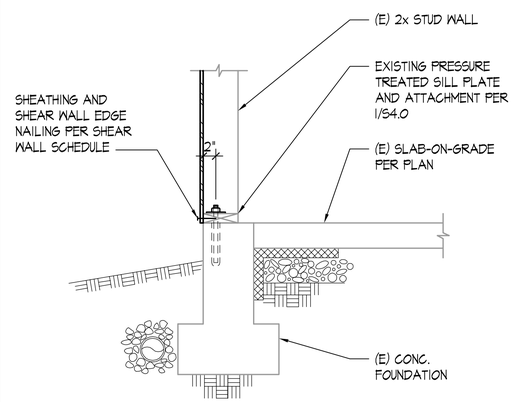
DETAIL	SCALE: NONE	8



TYPICAL EXTERIOR WOOD STAIR FOUNDATION	SCALE: NONE	9



TYPICAL EXTERIOR POST FOOTING	SCALE: NONE	10



EXISTING PERIMETER WALL FOUNDATION AT SLAB-ON-GRADE	SCALE: NONE	11

DETAIL	SCALE: NONE	12

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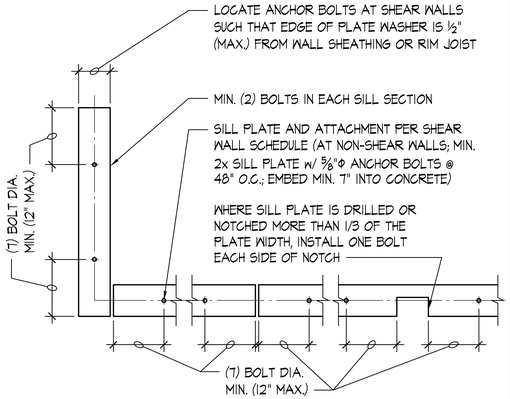
JOB NO.	22580.01

SHEET TITLE:

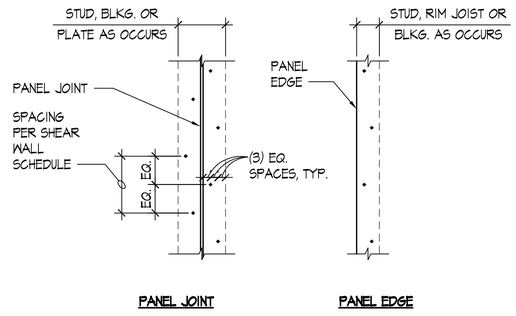
TYPICAL FOUNDATION/SLAB DETAILS

SHEET NO.

S3.0



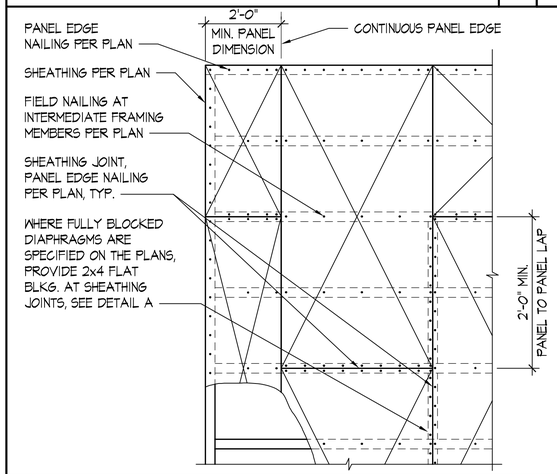
TYPICAL SILL PLATE BOLTING - PLAN VIEW SCALE: NONE



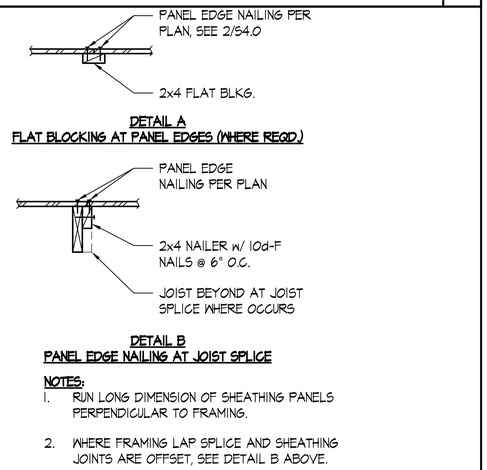
PANEL JOINT **PANEL EDGE**

NOTE:
STAGGER EACH LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

TYPICAL STAGGERED NAILING SCALE: NONE | 2



TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING SCALE: NONE | 6

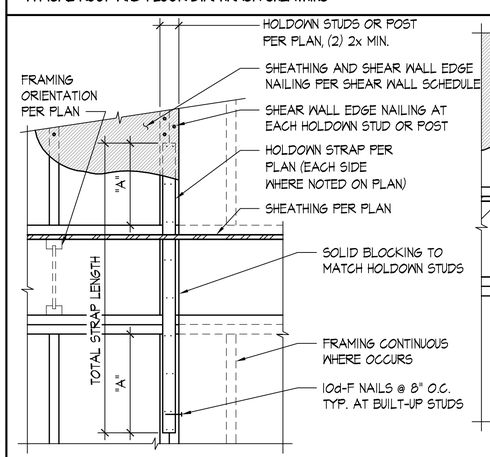


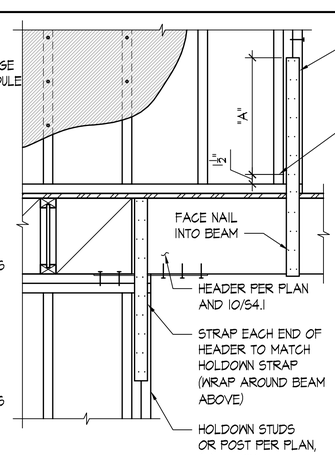
DETAIL A
FLAT BLOCKING AT PANEL EDGES (WHERE REQD.)

DETAIL B
PANEL EDGE NAILING AT JOIST SPLICE

NOTES:
1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.

TYPICAL FLOOR TO FLOOR HOLDOWN STRAP & FLOOR TO HEADER HOLDOWN STRAP SCALE: NONE | 10





HOLDOWN STRAP	MIN. NUMBER OF NAILS EACH END	MIN. STRAP END LENGTH "A"
MSTC48B3	(38) 16d SINKERS *	1'-4"
MSTC40	(16) 16d SINKERS	1'-0"
MSTC66	(34) 16d SINKERS	2'-0"

* (38) INTO STUDS, (12) INTO BEAM FACE, (4) INTO BEAM BOTTOM

SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEAR WALL SHEATHING (1)	PANEL EDGE FRAMING (2)(7)	PANEL EDGE NAILING (3)	BOTTOM PLATE ATTACHMENT: 2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	BOTTOM PLATE ATTACHMENT: ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5) — 3x PLATE	BOTTOM PLATE ATTACHMENT: ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5) — 2x PLATE	TOP PLATE ATTACHMENT: RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) — INTERIOR WALL	TOP PLATE ATTACHMENT: RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) — EXTERIOR WALL
SW-6	7/16" APA ONE-SIDE SHTG.	2x	0.131"Φx2½" @ 6" O.C.	0.148"Φx3¼" @ 6" O.C. (9)	⅝"Φ @ 48" O.C.	⅝"Φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-4	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"Φx2½" @ 4" O.C. (8)	0.148"Φx3¼" @ 4" O.C. (9)	⅝"Φ @ 48" O.C.	⅝"Φ @ 32" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-2	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"Φx2½" @ 2" O.C. (8)	(2) ROWS 0.148"Φx3¼" @ 4" O.C. STAGGERED (10)	⅝"Φ @ 24" O.C.	⅝"Φ @ 16" O.C.	A35 @ 8" O.C.	LTP4 @ 8" O.C.

NOTES:

(1) INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.

(2) ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.

(3) PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS w/ 0.131"Φ x 2-1/2" @ 12" O.C.

(4) EMBED CAST-IN-PLACE 5/8"Φ ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/S4.0 FOR OTHER REQUIREMENTS.

(5) PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

(6) PROVIDE 0.131"Φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"Φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/S4.1 FOR TOP PLATE SPLICE.

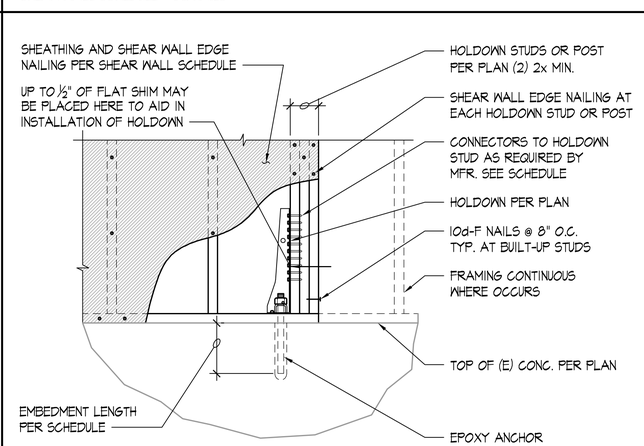
(7) ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKG. NAILED TOGETHER WITH 0.148"Φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).

(8) STAGGER NAILS PER 2/S4.0.

(9) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¾". STAGGER NAILS PER 2/S4.0 WHERE SPACING IS LESS THAN 6" O.C.

(10) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¾" AT EXTERIOR WALLS, 3½" AT INTERIOR WALLS. STAGGER NAILS PER 2/S4.0.

SHEAR WALL SCHEDULE - 8d NAILS SCALE: NONE | 8



HOLDOWN	ANCHOR BOLT Φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDOWN STUDS
HDU2	⅝"Φ	8"	(6) ¼"x2½" SDS
HDU4	⅝"Φ	8"	(10) ¼"x2½" SDS

NOTE:
PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

EPOXY HOLDOWN TO (E) CONCRETE SCALE: NONE | 12

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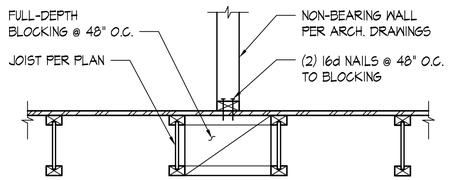
SHEET TITLE:

TYPICAL WOOD DETAILS

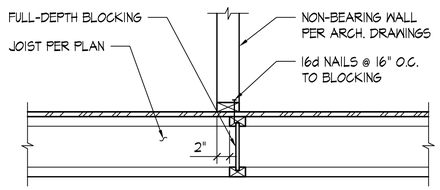
SHEET NO.

S4.0

File: 580--s400.dwg Plotted: Wed, 05/17/2023 6:48 am



WALL PARALLEL TO FLOOR FRAMING



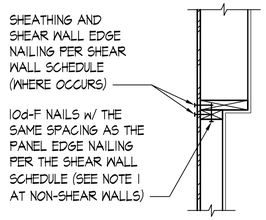
WALL PERPENDICULAR TO FLOOR FRAMING

CEILING JOIST SCHEDULE	
SIZE	MAX. SPAN
2x4 @ 24" O.C. 2x4 @ 16" O.C.	8'-0" 9'-2"
2x6 @ 24" O.C. 2x6 @ 16" O.C.	12'-6" 14'-4"
2x8 @ 24" O.C. 2x8 @ 16" O.C.	16'-6" 19'-0"
2x10 @ 24" O.C. 2x10 @ 16" O.C.	21'-2" 24'-3"

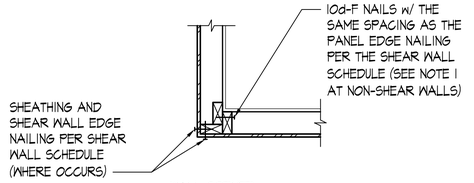
NOTES:
CEILING JOIST TABLE BASED ON HF #2, Fb=850 PSI (REPETITIVE MEMBER USE), Fv = 150 PSI E=1.3X10^6 PSI, DEFL. < L/240

ATTIC LIVE LOAD = 10.0 PSF
CEILING DEAD LOAD = 5.0 PSF

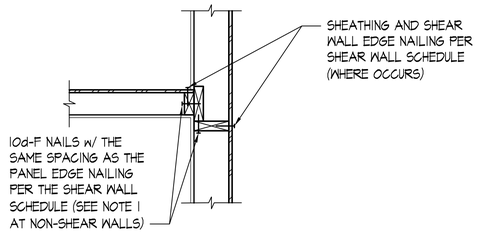
NOTES:
1. AT NON-SHEAR WALLS, NAIL STUDS TOGETHER w/ 10d-F NAILS @ 8" O.C.
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.



VARYING WALL SIZE

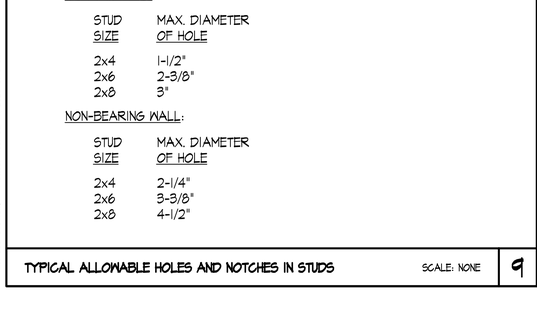


WALL CORNER



WALL INTERSECTION

TYPICAL NON-STRUCTURAL WALL SUPPORT (BOTTOM) - I-JOIST SCALE: NONE | DETAIL SCALE: NONE 2 | CEILING JOIST SCHEDULE SCALE: NONE 3



A. CUTTING AND NOTCHING WOOD STUDS
(DO NOT NOTCH MORE THAN 3 ADJACENT STUDS w/o REVIEW BY ENGINEER)

BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1/8"	2-3/8"
2x6	1-3/8"	4-1/8"
2x8	1-7/8"	5-3/8"

NON-BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

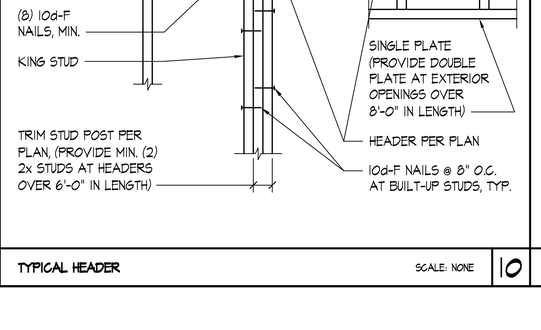
B. HOLES IN WOOD STUDS

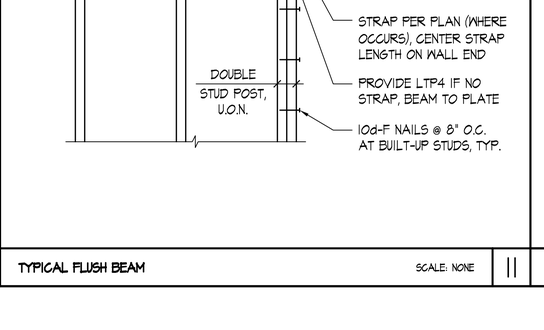
BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

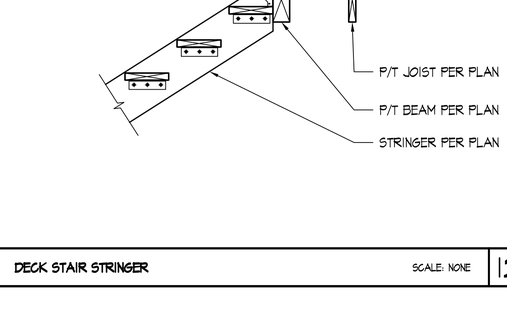
NON-BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	2-1/4"
2x6	3-3/8"
2x8	4-1/2"

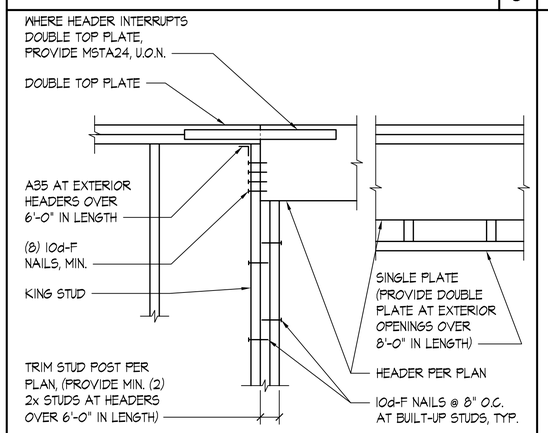


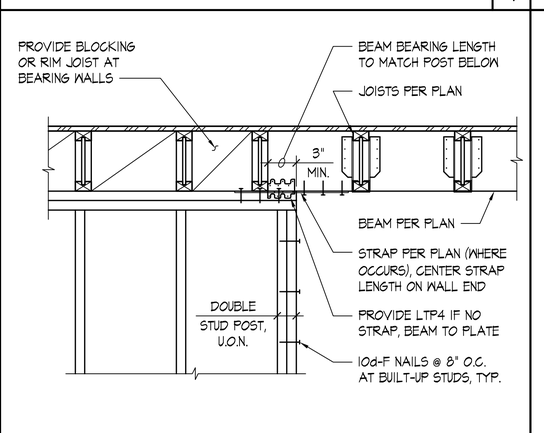


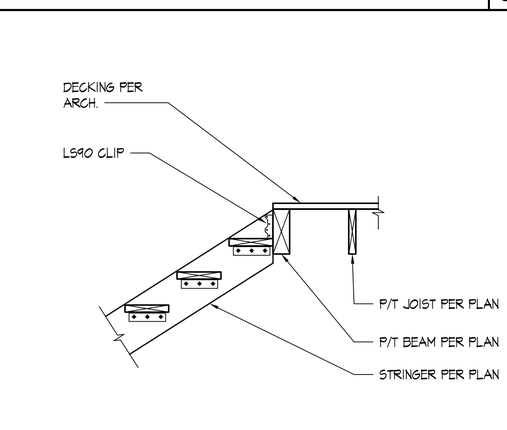
NOTE:
FRAMING CONDITIONS VARY, FOR INFORMATION NOT NOTED SEE PLAN & APPROPRIATE DETAILS



TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE 9 | TYPICAL TOP PLATE SPLICE SCALE: NONE 6 | TYPICAL POST AT FLOOR SCALE: NONE 7 | TYPICAL WALL INTERSECTIONS - RESIDENTIAL SCALE: NONE 8







TYPICAL HEADER SCALE: NONE 10 | TYPICAL FLUSH BEAM SCALE: NONE 11 | DECK STAIR STRINGER SCALE: NONE 12

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APPROVAL:

NO.	DESCRIPTION	DATE	BY
	PERMIT SET	5/17/23	

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P.M.	SHT
P.E.	BSD
DRAWN BY:	TA
SCALE:	AS SHOWN
DATE:	5/16/23
JOB NO.	22580.01

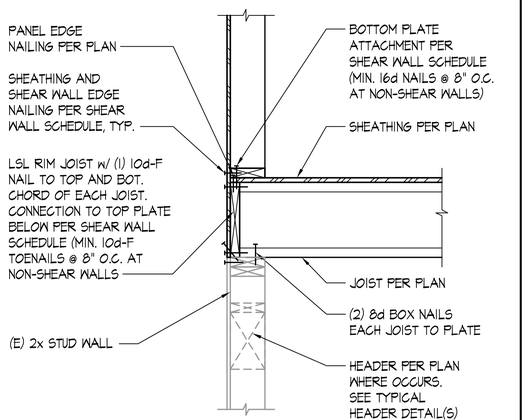
SHEET TITLE:

TYPICAL WOOD DETAILS

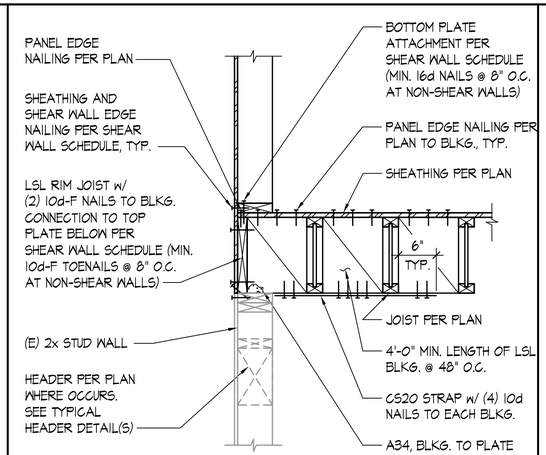
SHEET NO.

S4.1

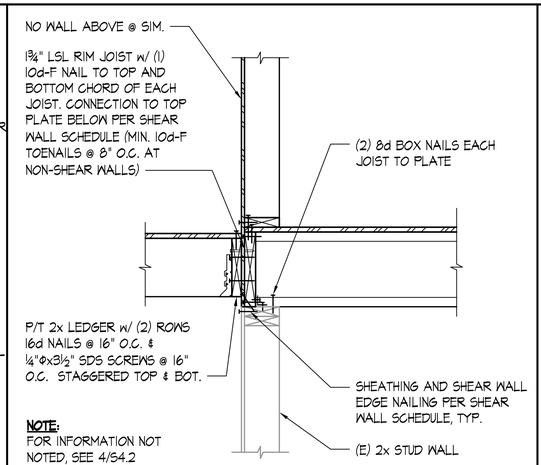
File: 2580-s401.dwg Plotted: Wed, 05/17/2023 6:48 am



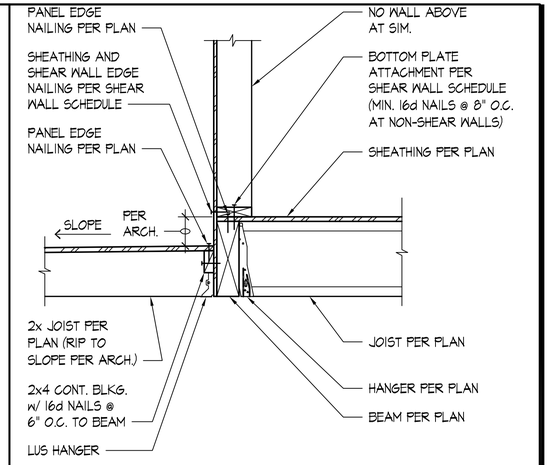
TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE | 1



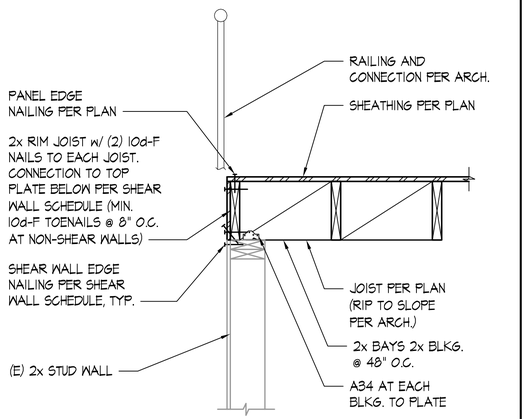
TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: NONE | 2



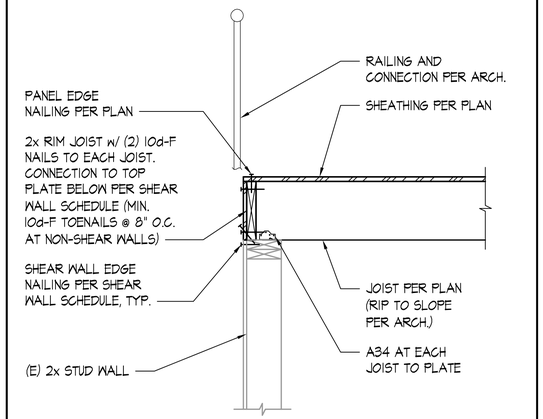
TYPICAL EXTERIOR WALL WITH DECK ATTACHED - I-JOIST FLOOR SCALE: NONE | 3



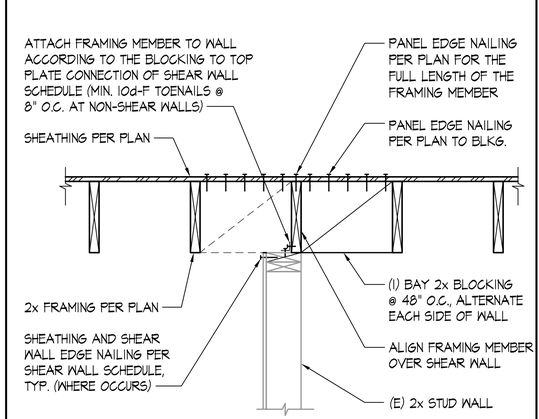
FLUSH BEAM AT DECK - I-JOIST FLOOR SCALE: NONE | 4



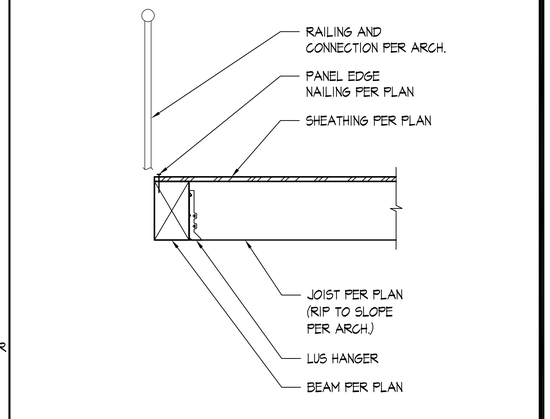
TYPICAL DECK EDGE - JOIST PARALLEL TO (E) WALL SUPPORT SCALE: NONE | 5



TYPICAL DECK EDGE - JOIST PERPENDICULAR TO (E) WALL SUPPORT SCALE: NONE | 6



TYPICAL INTERIOR STRUCTURAL WALL AT ROOF - 2x FRAMING PARALLEL SCALE: NONE | 7



TYPICAL DECK EDGE - JOIST PERPENDICULAR TO BEAM SUPPORT SCALE: NONE | 8

DETAIL SCALE: NONE | 9

DETAIL SCALE: NONE | 10

DETAIL SCALE: NONE | 11

DETAIL SCALE: NONE | 12

File: S80-s402.dwg Plotted: Wed, 05/17/2023 6:48 am

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DRAWN BY:	TA
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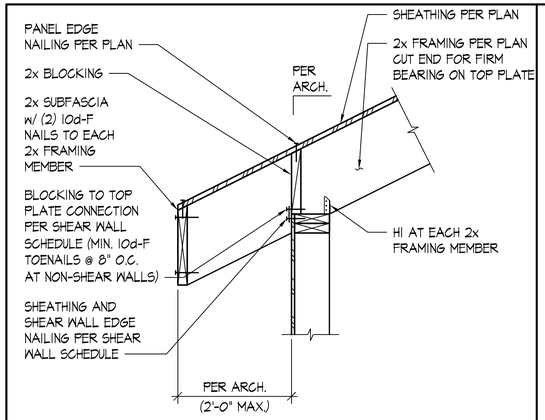
DATE:	5/16/23
JOB NO.	22580.01

SHEET TITLE:

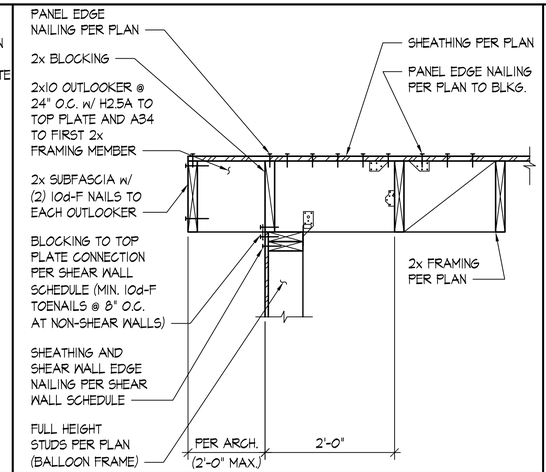
TYPICAL FLOOR DETAILS

SHEET NO.

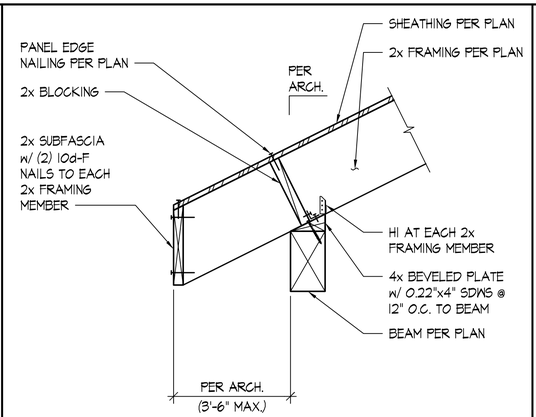
S4.2



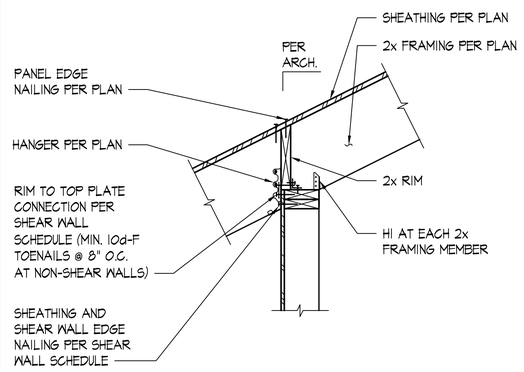
TYPICAL SLOPED ROOF FRAMING TO EXTERIOR WALL - 2x FRAMING PERPENDICULAR — SCALE: NONE — 1



TYPICAL EXTERIOR WALL TO 2x ROOF OUTLOOKER - 2x FRAMING PARALLEL — SCALE: NONE — 2



SLOPED ROOF FRAMING TO BEAM - 2x FRAMING PERPENDICULAR — SCALE: NONE — 3



TYPICAL SLOPED ROOF FRAMING TO EXTERIOR WALL - 2x FRAMING PERPENDICULAR — SCALE: NONE — 4

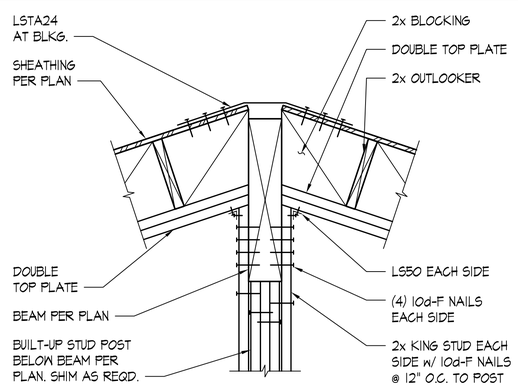
TYPICAL FLUSH RIDGE BEAM - 2x FRAMING PERPENDICULAR — SCALE: NONE — 5

DETAIL — SCALE: NONE — 6

DETAIL — SCALE: NONE — 7

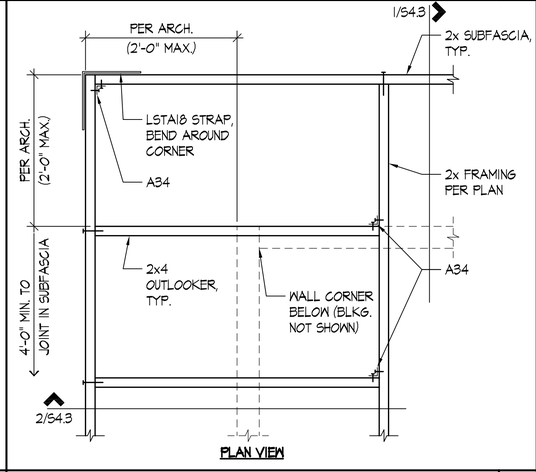
DETAIL — SCALE: NONE — 8

DETAIL — SCALE: NONE — 9



RIDGE BEAM AT EXTERIOR WALL — SCALE: NONE — 10

DETAIL — SCALE: NONE — 11



TYPICAL EAVE CORNER - 2x FRAMING — SCALE: NONE — 12

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SHEET TITLE:

TYPICAL ROOF DETAILS

SHEET NO.

S4.3

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