



**RAMAIYAH SUBRAMANIAN
RESIDENCE**

7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER:
DRAWN BY: JLL

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



19011 Woodlark-Snohomish Road NE, Suite 100
Woodinville, WA 98072-4436
Phone: 425-414-8448 Fax: 425-421-2120

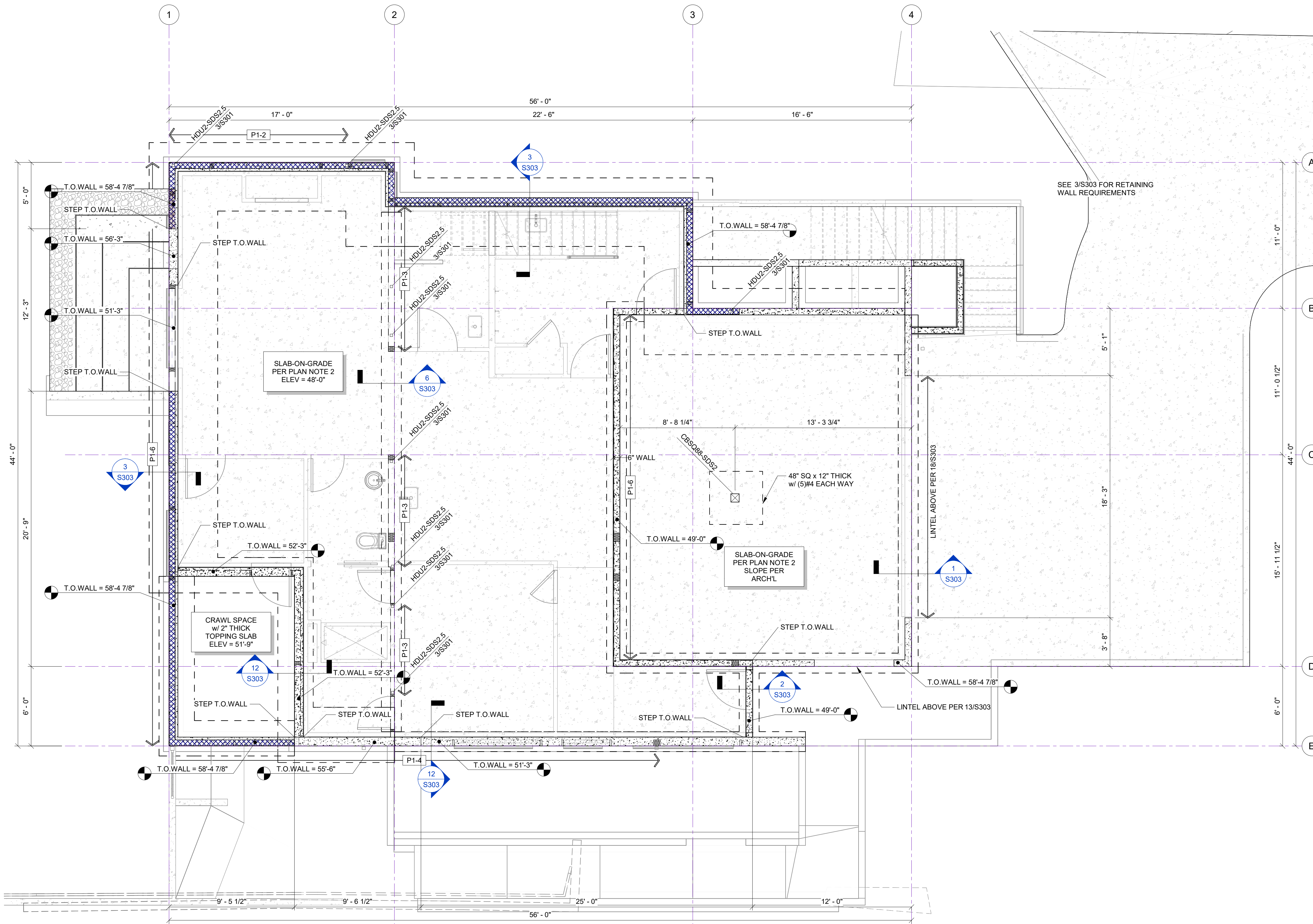
ARCHITECTS



10801 Main Street, #110| Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

FOUNDATION PLAN

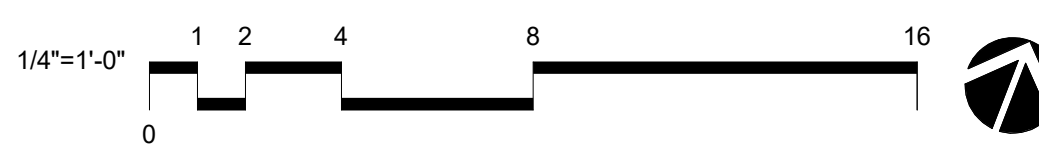
S201



- FOUNDATION PLAN NOTES:**
- BOTTOM OF FOOTINGS SHALL BE SET BELOW FROST DEPTH ON COMPETENT, PROPERLY COMPACTED BEARING SOIL. FINAL ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND ON-SITE VERIFICATION BY THE GEOTECHNICAL ENGINEER. OVER EXCAVATE AND PLACE SUITABLE COMPACTED FILL AS DIRECTED BY GEOTECHNICAL ENGINEER WHERE REQUIRED.
 - SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE POURED OVER VAPOR BARRIER AND FREE-DRAINING GRANULAR FILL PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE SLAB SHALL BE REINFORCED WITH ONE OF THE FOLLOWING:
 - 6x6 W1.4xW1.4 WWM, CENTERED IN SLAB
 - #3 @ 24"oc EACH WAY, CENTERED IN SLAB
 - FIBROUS REINFORCEMENT ADMIXTURE (i.e., FIBERMESH 650, MASTER FIBER F100)
 - SLAB ELEVATION SHALL BE 'x-x', U.O.N. SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPE AND DEPRESSION REQUIREMENTS.
 - SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSION AND SLOPE REQUIREMENTS.
 - PROVIDE CONSTRUCTION/CONTROL JOINT IN SLABS AS A MEANS OF CRACK CONTROL. REFER TO ARCHITECTURAL DRAWINGS FOR APPROPRIATE CONTROL JOINT LOCATIONS AT EXPOSED SLABS. AREAS SHALL BE APPROXIMATELY SQUARE AND 400 SQUARE FEET OR LESS.
 - ANCHOR BOLTS FOR EXTERIOR WALLS SHALL BE SHEAR WALL TYPE P1-6, U.O.N.
 - WOOD JOISTS SHALL BE MINIMUM 18" CLEAR AND WOOD BEAMS SHALL BE MINIMUM 12" CLEAR ABOVE THE CRAWLSPACE FINISH GRADE. REFERENCE IBC 2304.12.1.1

- LEGEND**
- DETAIL CALL-OUT
 - ANCHOR BOLTS PER SHEAR WALL ABOVE PER SCHEDULE OF 1/S301
 - BEARING OR SHEAR WALL ABOVE
 - STEM WALL AND FOOTING BELOW
 - SLAB-ON-GRADE PER PLAN NOTE 1

HOLDDOWN
XX/5X
HOLDDOWN TO WALL ABOVE



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



03/12/2024

**RAMAIYAH SUBRAMANIAN
RESIDENCE**

7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER:
DRAWN BY: JLL

REVISIONS:

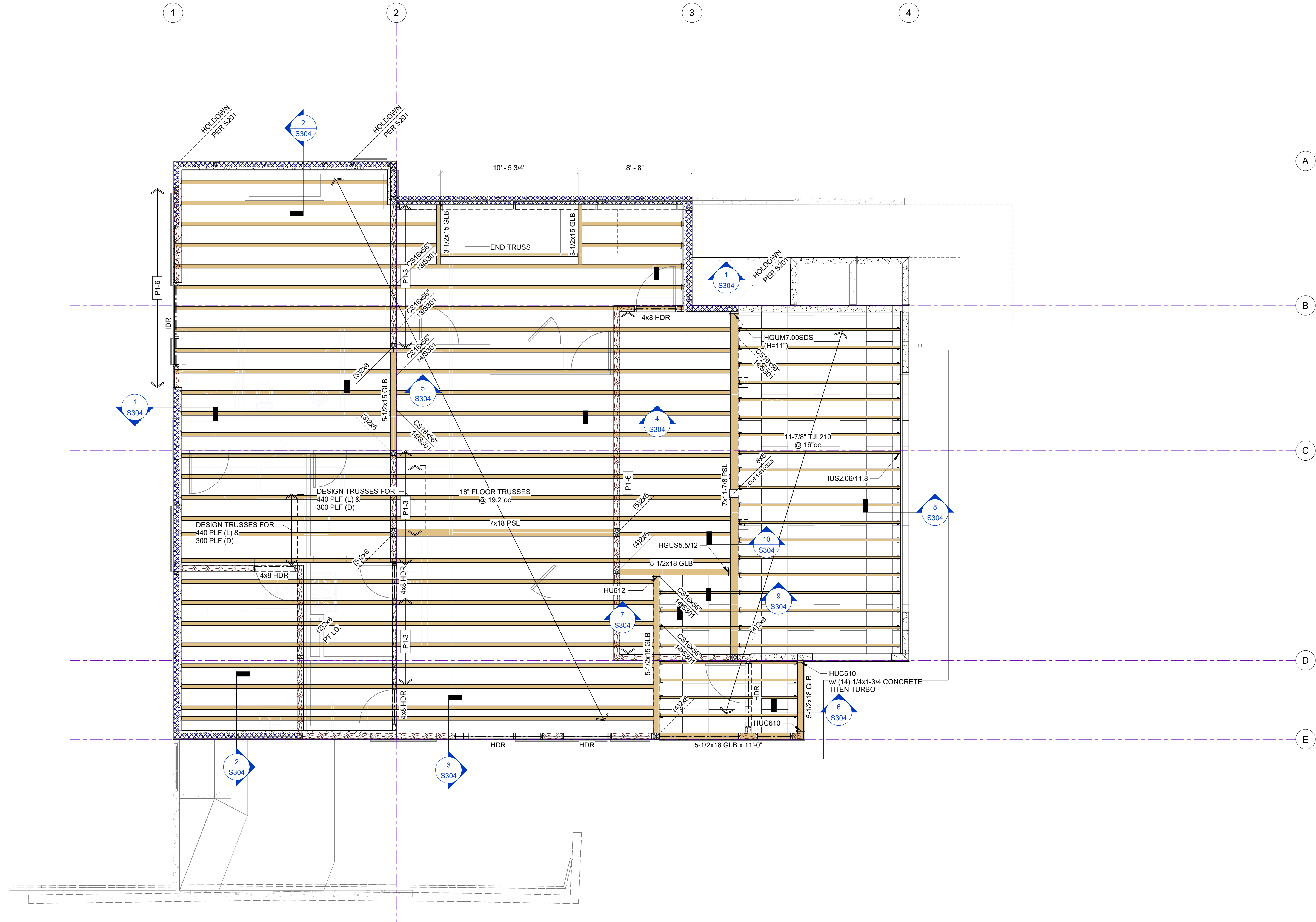
| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARCHITECTS
baylis
10801 Main Street, #110 Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

MAIN FLOOR FRAMING PLAN

S202



FLOOR FRAMING PLAN NOTES:
1. FLOOR SHEATHING SHALL BE 1-1/8\"/>

| | |
|------------------------------|--------|
| FRAMING, EDGES | 4\"/> |
| FRAMING, FIELD | 10\"/> |
| BOUNDARIES, BLOCKING, STRUTS | 4\"/> |

2. FLOOR FRAMING SHALL BE 18\"/>

| | |
|------------------------|--------|
| TOP CHORD LIVE LOAD | 40-PSF |
| TOP CHORD DEAD LOAD | 10-PSF |
| BOTTOM CHORD LIVE LOAD | N/A |
| BOTTOM CHORD DEAD LOAD | 5-PSF |

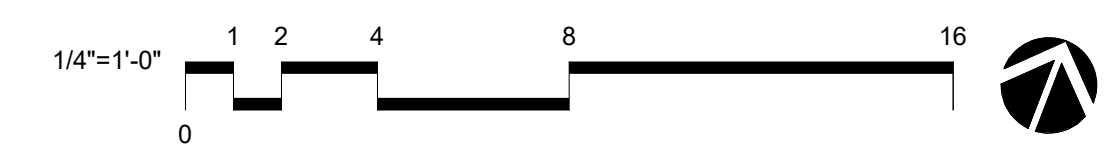
MAXIMUM LIVE LOAD DEFLECTION SHALL BE THE SMALLER OF L/960 OR 1/4\"/>

WALL FRAMING PLAN NOTES:
3. EXTERIOR WALLS: 2x6 STUDS @ 16\"/>

4. TOP PLATE ELEVATIONS SHALL BE x-xx\"/>

LEGEND

- XX SX.X DETAIL CALL-OUT
- Px-x SHEAR WALL PER SCHEDULE OF 1/S301
- BEARING OR SHEAR WALL THIS LEVEL
- BEARING OR SHEAR WALL ABOVE
- HDR HEADER PER PLAN NOTE 5
- HOLDOWN TO WALL ABOVE
- POST BELOW ((2)x u.o.n.)



1 MAIN FLOOR FRAMING
1/4" = 1'-0"

3/11/2024 1:48:00 PM



**RAMAIYAH SUBRAMANIAN
RESIDENCE**

7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER: JLL
DRAWN BY: JLL

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



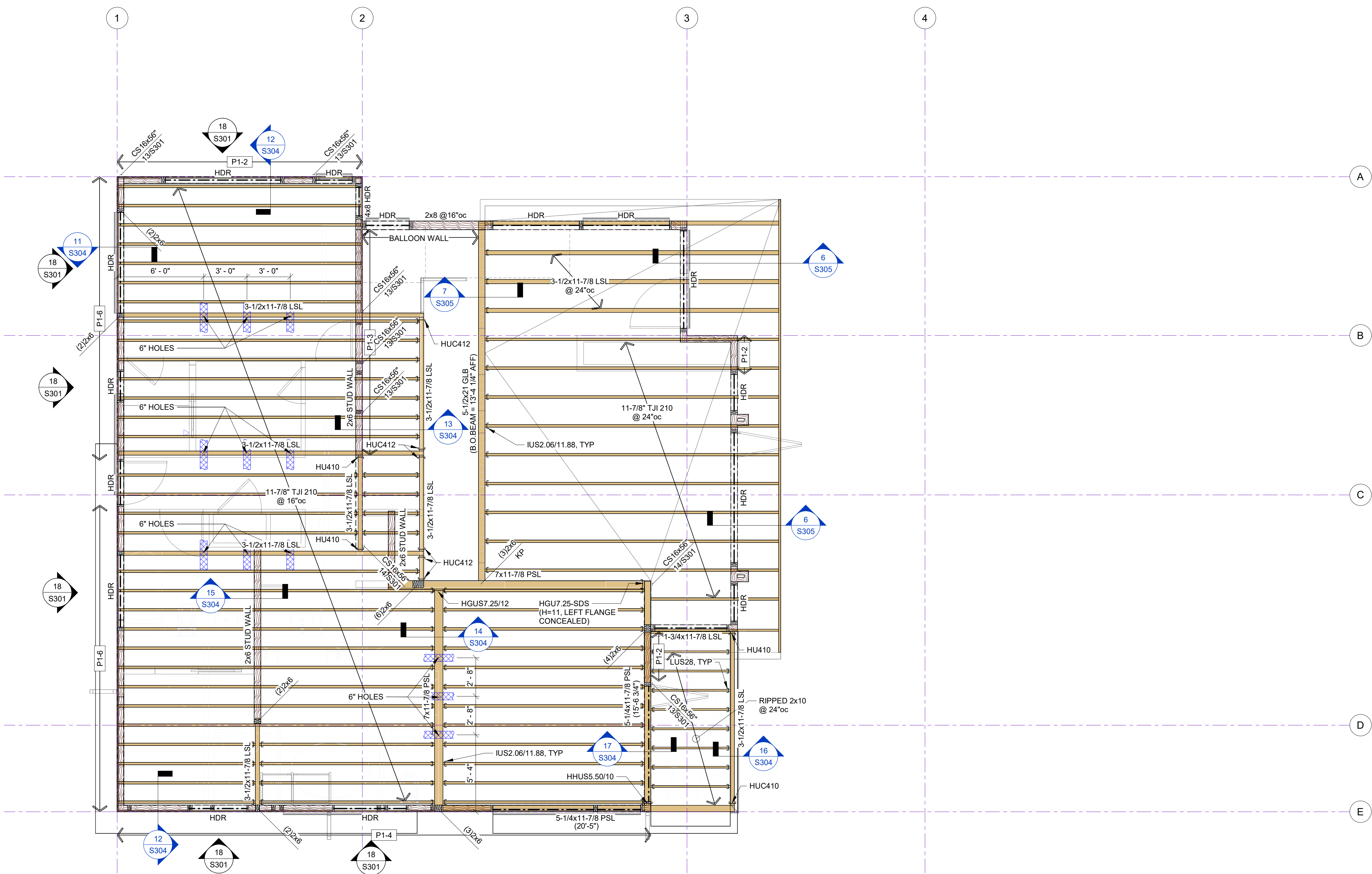
19011 Woodinville-Snohomish Road NE, Suite 100
Woodinville, WA 98072-4436
Phone: 425-414-8448 Fax: 425-421-2120

ARCHITECTS



10801 Main Street, #110 Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

UPPER FLOOR FRAMING
PLAN



FLOOR FRAMING PLAN NOTES:
1. FLOOR SHEATHING SHALL BE 1-1/8" THICK T&G (PANEL SPAN RATING 48/24). GLUE SHEATHING TO ALL FRAMING MEMBERS AND BLOCKING BELOW WITH ADHESIVE CONFORMING TO A.P.A. SPECIFICATION AFG-01. FASTEN SHEATHING TO FRAMING WITH WSV212S SUBFLOOR SCREWS (#9 x 2-1/2") OR 0.131"Ø x 2-1/2" NAILS (8d COMMONS) AS FOLLOWS:

| | |
|------------------------------|--------|
| FRAMING, EDGES | 4" oc |
| FRAMING, FIELD | 10" oc |
| BOUNDARIES, BLOCKING, STRUTS | 4" oc |

2. FLOOR JOISTS SHALL BE 11-7/8" TJI 210 @ 16" oc, U.O.N.
LAYOUT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. GIRDER AND BEAM LOCATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER. OTHER FRAMING LAYOUT SHOWN MAY BE MODIFIED TO ACCOMMODATE ACCESS, HVAC, PLUMBING OR OTHER FIXTURES.

WALL FRAMING PLAN NOTES:
3. EXTERIOR WALLS: 2x6 STUDS @ 16" oc. SHEAR WALL TYPE P1-6, U.O.N.
INTERIOR WALLS: 2x4 STUDS @ 16" oc, U.O.N.

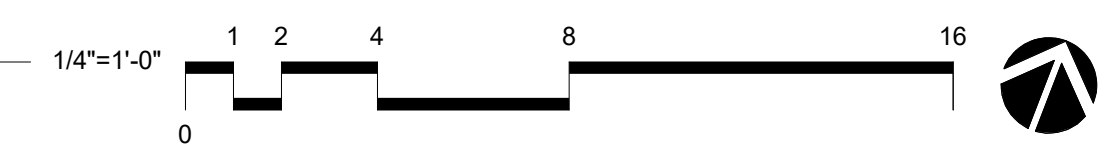
WHERE ADJACENT SHEAR WALLS ARE IN CONTACT, NAIL STUDS TOGETHER PER 3/S301. SEE 1/S301 FOR SPECIAL STUD REQUIREMENTS AT SHEAR WALL TYPES P1-3, P1-2, P2-4, P2-3, AND P2-2.

4. TOP PLATE ELEVATIONS SHALL BE x'-xx", U.O.N.
5. HEADERS SHALL BE 3-1/2 x 9 GLB, U.O.N. SEE DETAIL 17/S302.
6. BUILT-UP STUD GROUPS IN WALLS SUPPORTING BEAMS, POSTS OR GIRDER TRUSSES ABOVE SHALL BE (2) STUDS, U.O.N. SEE GENERAL STRUCTURAL NOTES FOR FASTENING REQUIREMENTS.

LEGEND

- DETAIL CALL-OUT
- SHEAR WALL PER SCHEDULE OF 1/S301
- BEARING OR SHEAR WALL THIS LEVEL
- BEARING OR SHEAR WALL ABOVE
- HEADER PER PLAN NOTE 5
- HOLD-DOWN TO WALL ABOVE
- POST BELOW

1 UPPER FLOOR FRAMING
1/4" = 1'-0"





**RAMAIYAH SUBRAMANIAN
RESIDENCE**

7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER:
DRAWN BY: JLL

REVISIONS:

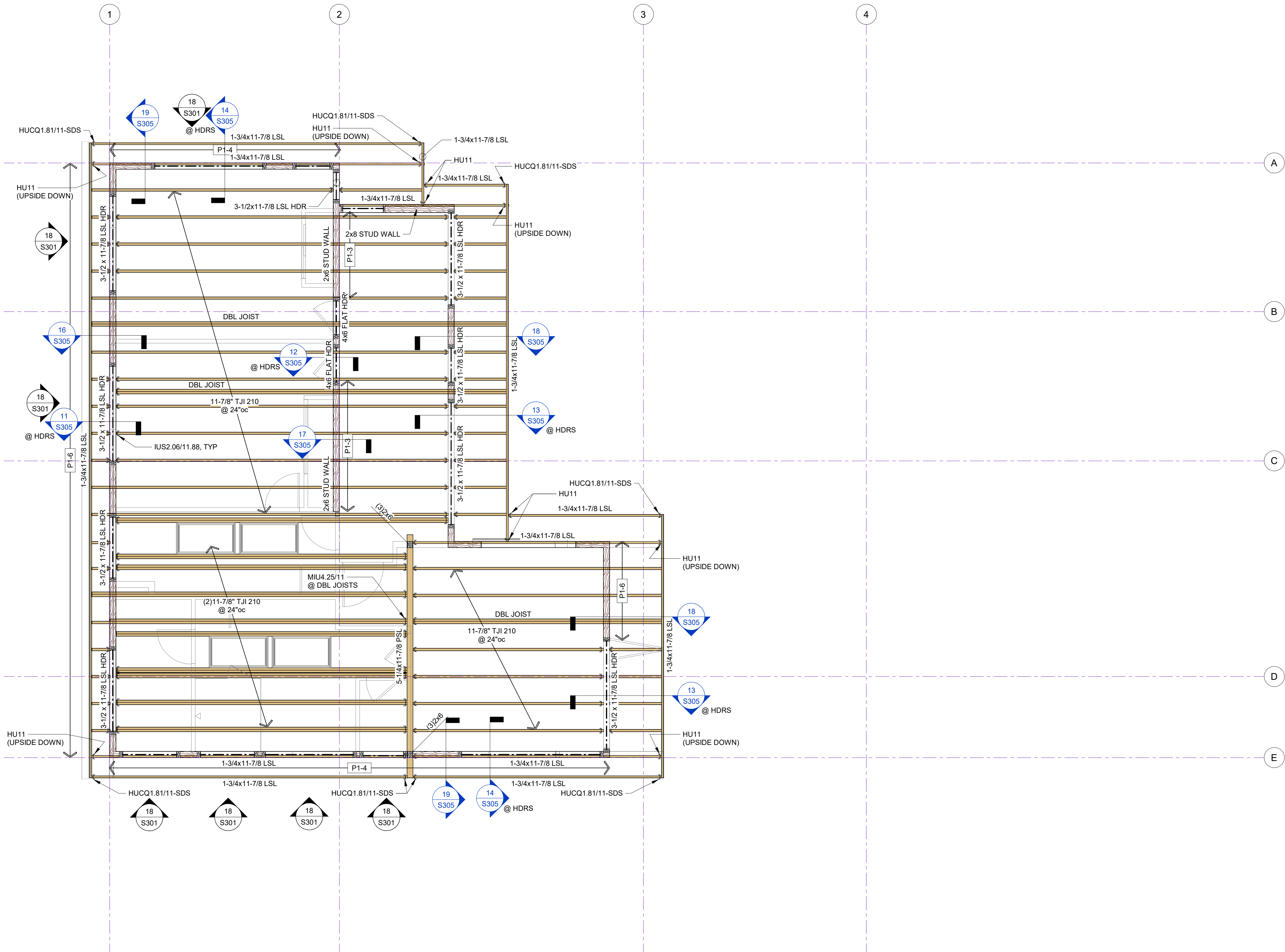
| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



baylis ARCHITECTS
10801 Main Street, #110 | Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

ROOF FRAMING PLAN

S204



ROOF FRAMING PLAN NOTES:
1. ROOF SHEATHING SHALL BE 5/8" THICK (PANEL SPAN RATING 32/16). FASTEN SHEATHING TO FRAMING WITH 0.131" x 2-1/2" NAILS (8d COMMONS) AS FOLLOWS:

| | |
|------------------------------|--------|
| FRAMING, EDGES | 6" oc |
| FRAMING, FIELD | 12" oc |
| BOUNDARIES, BLOCKING, STRUTS | 6" oc |

AT UNFRAMED PANEL EDGES, PROVIDE PSCA PANEL FRAMING CLIPS CENTERED BETWEEN EACH FRAMING MEMBER. SEE DRAWINGS FOR OTHER SHEATHING NAILING REQUIREMENTS.

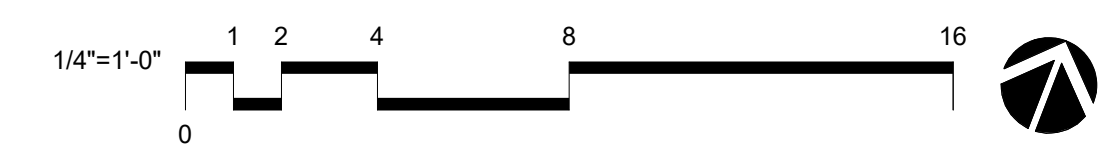
SEE DRAWINGS FOR OTHER SHEATHING NAILING REQUIREMENTS.
2. ROOF JOISTS SHALL BE 11-7/8" TJI 210 @ 24" oc. U.O.N. REFER TO GENERAL STRUCTURAL NOTES FOR LOADING AND OTHER REQUIREMENTS.

WALL FRAMING PLAN NOTES:
3. EXTERIOR WALLS: 2x6 STUDS @ 16" oc, SHEAR WALL TYPE P1-6, U.O.N. INTERIOR WALLS: 2x4 STUDS @ 16" oc, U.O.N.

WHERE ADJACENT SHEAR WALLS ARE IN CONTACT, NAIL STUDS TOGETHER PER 1/S301. SEE 1/S301 FOR SPECIAL STUD REQUIREMENTS AT SHEAR WALL TYPES P1-3, P1-2, P2-4, P2-3, AND P2-2.

4. SEE ARCHITECTURAL DRAWINGS FOR TOP PLATE ELEVATIONS.
5. HEADERS SHALL BE 4x8, U.O.N. SEE DETAIL 19/S301.
6. BUILT-UP STUD GROUPS IN WALLS SUPPORTING BEAMS, POSTS OR GIRDER TRUSSES ABOVE SHALL BE (2) STUDS, U.O.N. SEE GENERAL STRUCTURAL NOTES FOR FASTENING REQUIREMENTS.

- LEGEND**
- DETAIL CALL-OUT
 - SHEAR WALL PER SCHEDULE OF 1/S301
 - BEARING OR SHEAR WALL THIS LEVEL
 - POST BELOW
 - HDR HEADER PER PLAN NOTE 5



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



03/12/2024

**RAMAIYAH SUBRAMANIAN
RESIDENCE**

7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER:
DRAWN BY: JLL

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



19011 Woodlark-Steinhilber Road NE, Suite 100
Woodinville, WA 98072-2436
Phone: 425-414-8448 Fax: 425-421-2120

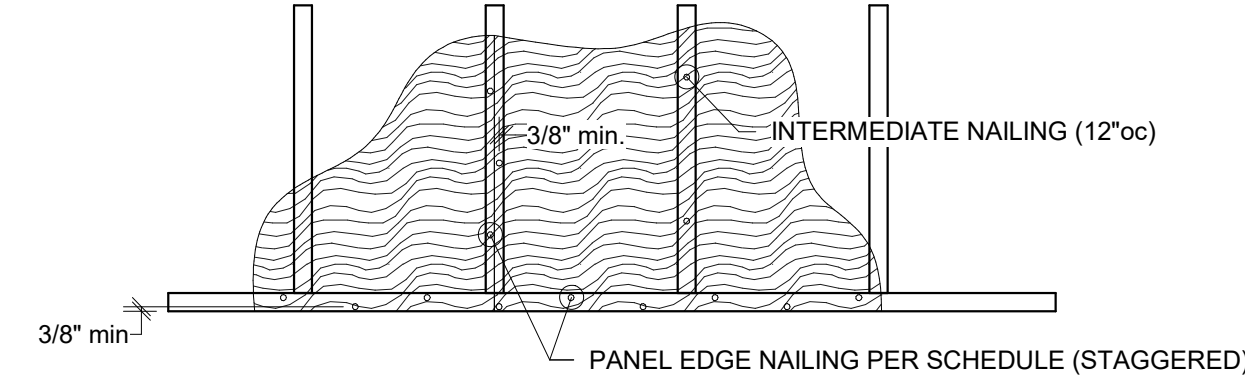
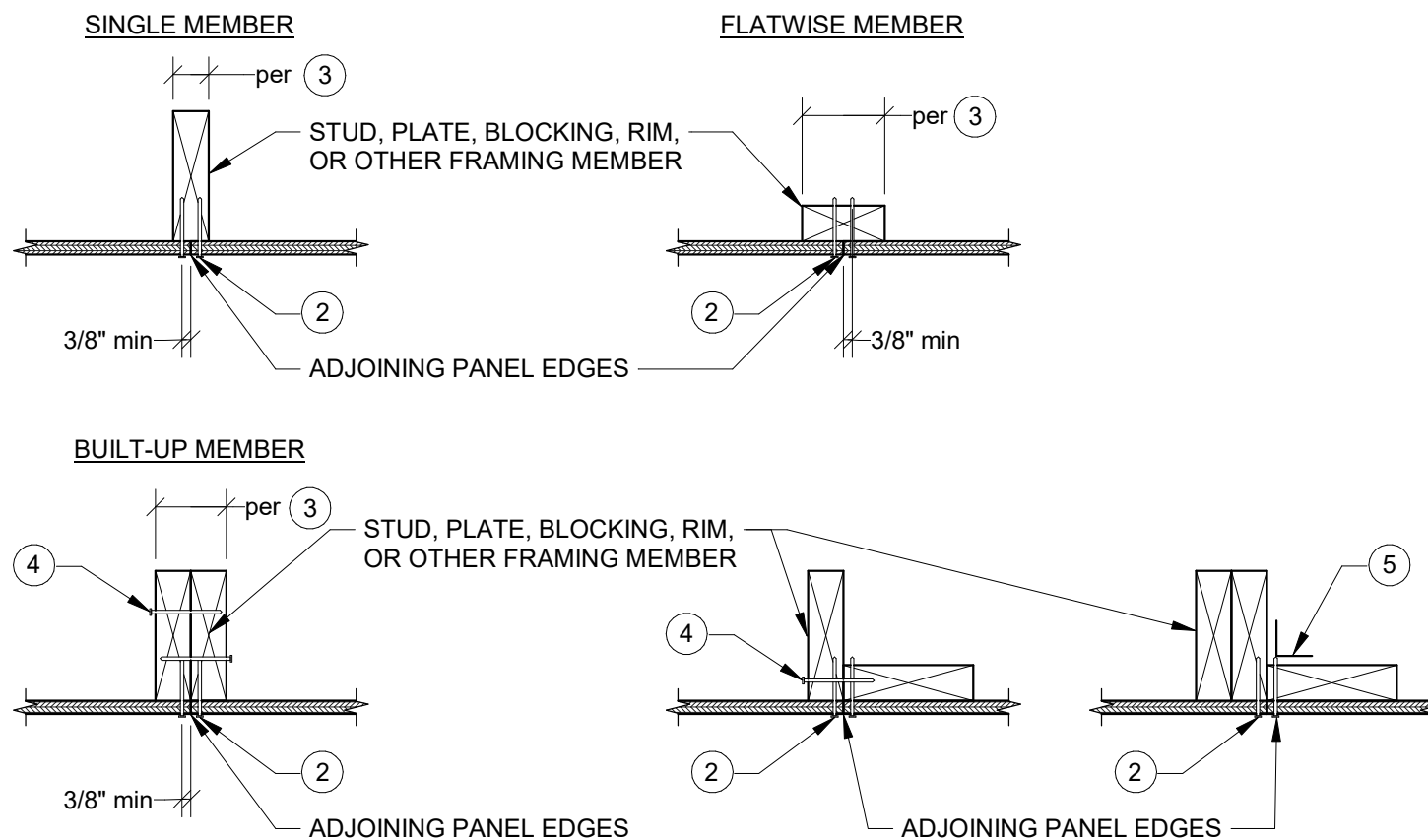
ARCHITECTS
baylis
10801 Main Street, #110 | Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

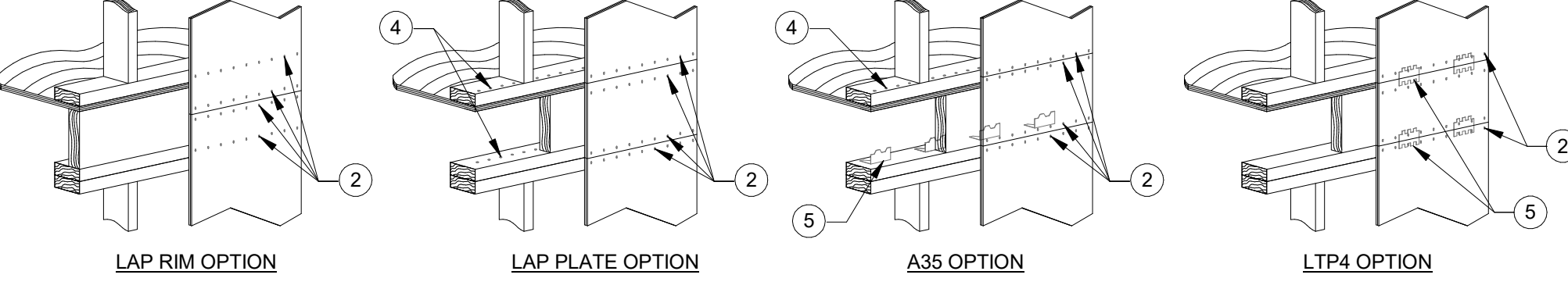
SHEAR WALL DETAILS

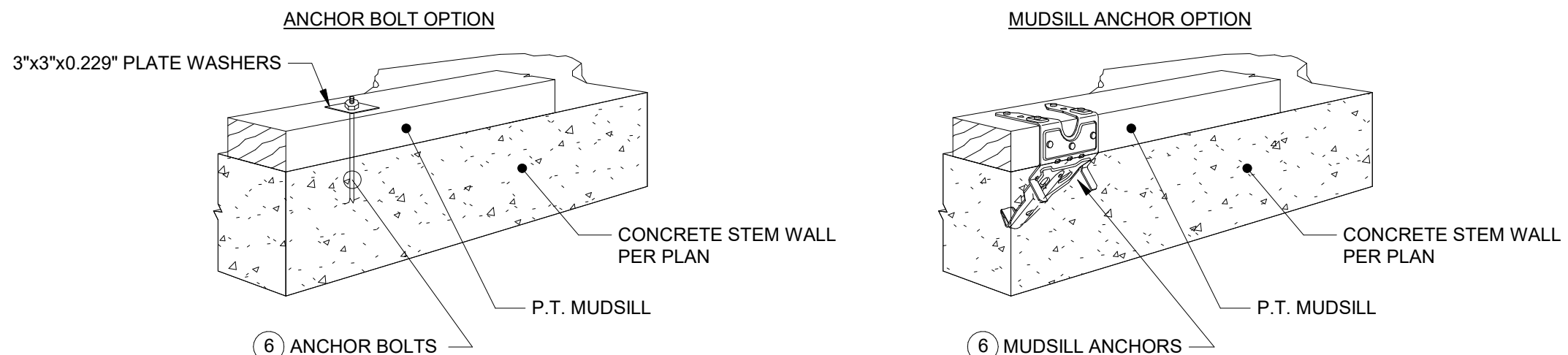
S301

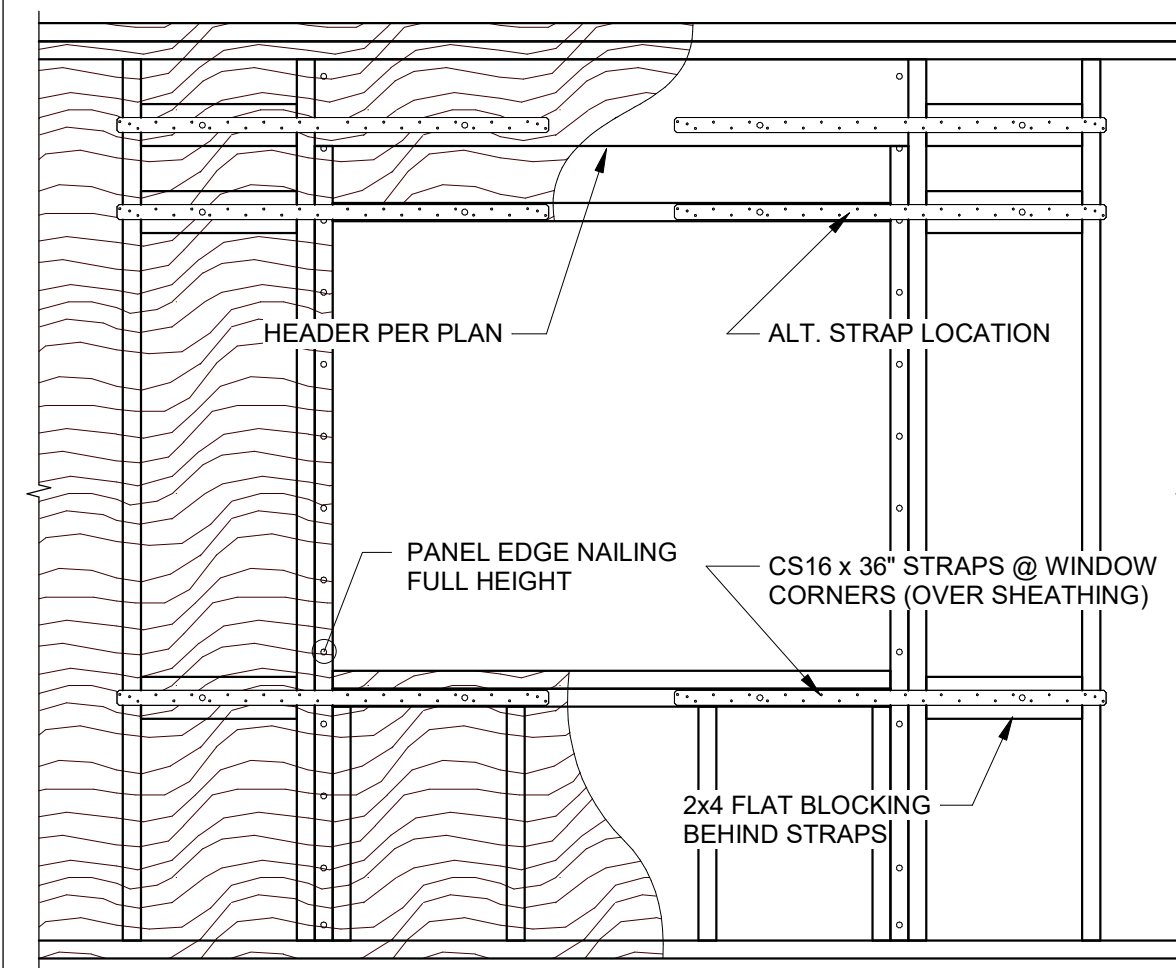
| SHEAR WALL SCHEDULE (IN ACCORDANCE w/ ANSIAF&PA SDPW-2015 SECTION 4.3) UPDATED 4/20/2021 | | | | | | | | | | | |
|--|---------------|------------------------|---|-----------------|---------------|------------------|---|---------------------------|-----------------|--|---|
| WALL TYPE | SHEATHING (1) | PANEL EDGE NAILING (2) | MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES (3) | | MUDSILL PLATE | FACE NAILING (4) | FRAMING CLIPS (5) | ANCHORAGE TO CONCRETE (6) | | SEISMIC CAPACITY h/b = 2 (h/b = 3.5) | WIND CAPACITY h/b = 2 (h/b = 3.5) |
| | | | SINGLE MEMBER | BUILT-UP MEMBER | | | | ANCHOR BOLTS | MUDSILL ANCHORS | | |
| P1-6 | 1 Side | 6"oc | 2x | - | 2x | 6"oc | A35 @ 27"oc or LTP4 @ 27"oc | 5/8"Ø @ 60"oc | MASAP @ 52"oc | 240-plf (194-plf) | 240-plf (194-plf) |
| P1-4 | 1 Side | 4"oc | 2x | - | 2x | 4"oc | A35 @ 18"oc or LTP4 @ 18"oc | 5/8"Ø @ 46"oc | MASAP @ 36"oc | 350-plf (284-plf) | 350-plf (284-plf) |
| P1-3 | 1 Side | 3"oc | 3x | (2)2x | 2x | 3"oc | A35 @ 14"oc or LTP4 @ 14"oc | 5/8"Ø @ 36"oc | MASAP @ 28"oc | 450-plf (366-plf) | 450-plf (366-plf) |
| P1-2 | 2 Side | 2"oc | 3x | (2)2x | 2x | 2"oc | A35 @ 7-1/2"oc or LTP4 @ 7-1/2"oc | 5/8"Ø @ 20"oc | MASAP @ 18"oc | 590-plf (478-plf) | 820-plf (669-plf) |
| P2-4 | 2 Side | 4"oc | 3x | (2)2x | 2x | 4"oc | A35 @ 18"oc AND LTP4 @ 18"oc | 5/8"Ø @ 28"oc | MASAP @ 15"oc | 700-plf (568-plf) | 700-plf (568-plf) |
| P2-3 | 2 Side | 3"oc | 3x | (2)2x | 2x | 3"oc | A35 @ 14"oc AND LTP4 @ 14"oc | 5/8"Ø @ 22"oc | MASAP @ 11"oc | 900-plf (733-plf) | 900-plf (733-plf) |
| P2-2 | 2 Side | 2"oc | 3x | (2)2x | 2x | 2"oc | A35 @ 8"oc AND LTP4 @ 8"oc | 5/8"Ø @ 12"oc | MASAP @ 7"oc | 1180-plf (957-plf) | 1640-plf (1338-plf) |

SHEAR WALL SCHEDULE NOTES

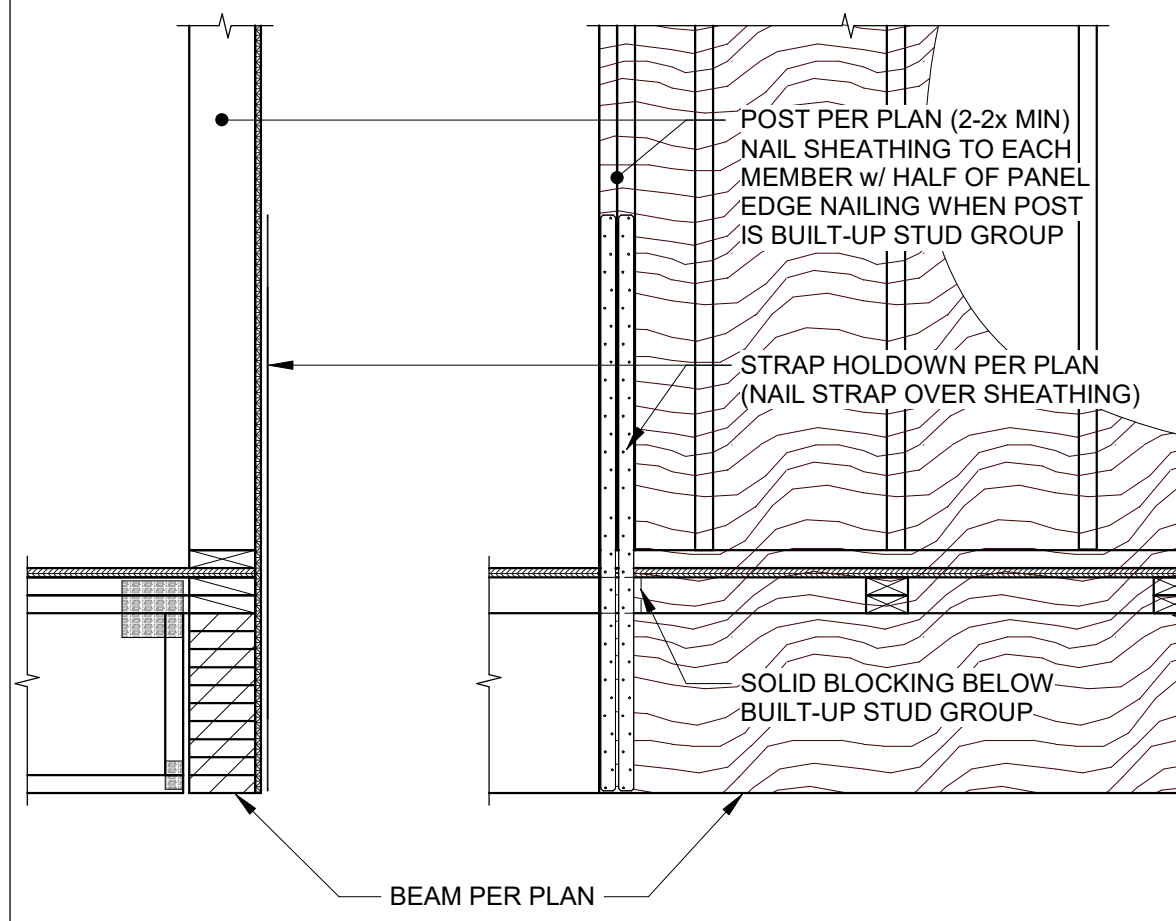
- (SECTION 4.3.7.1.1)
7/16" OSB or 15/32" PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (24/0). PANELS SHALL NOT BE LESS THAN 4'x8'. EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
- (SECTION 4.3.7.1.2 & SECTION 4.3.7.1.3)
PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH SHEATHING NAILS @ 12"oc. MAXIMUM STUD SPACING SHALL BE 16"oc. SHEATHING NAILS SHALL BE 0.131"dia. x 2 1/2". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.

- (SECTION 4.3.7.1.4)
THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.


- FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1-1/2". FRAMING NAILS SHALL BE 0.131"dia. x 3-1/4". 0.131"dia. x 3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.
- AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS. USE 0.131"dia. x 2-1/2" NAILS AT LTP4 CLIP WHEN INSTALLED OVER 1/2" SHEATHING.


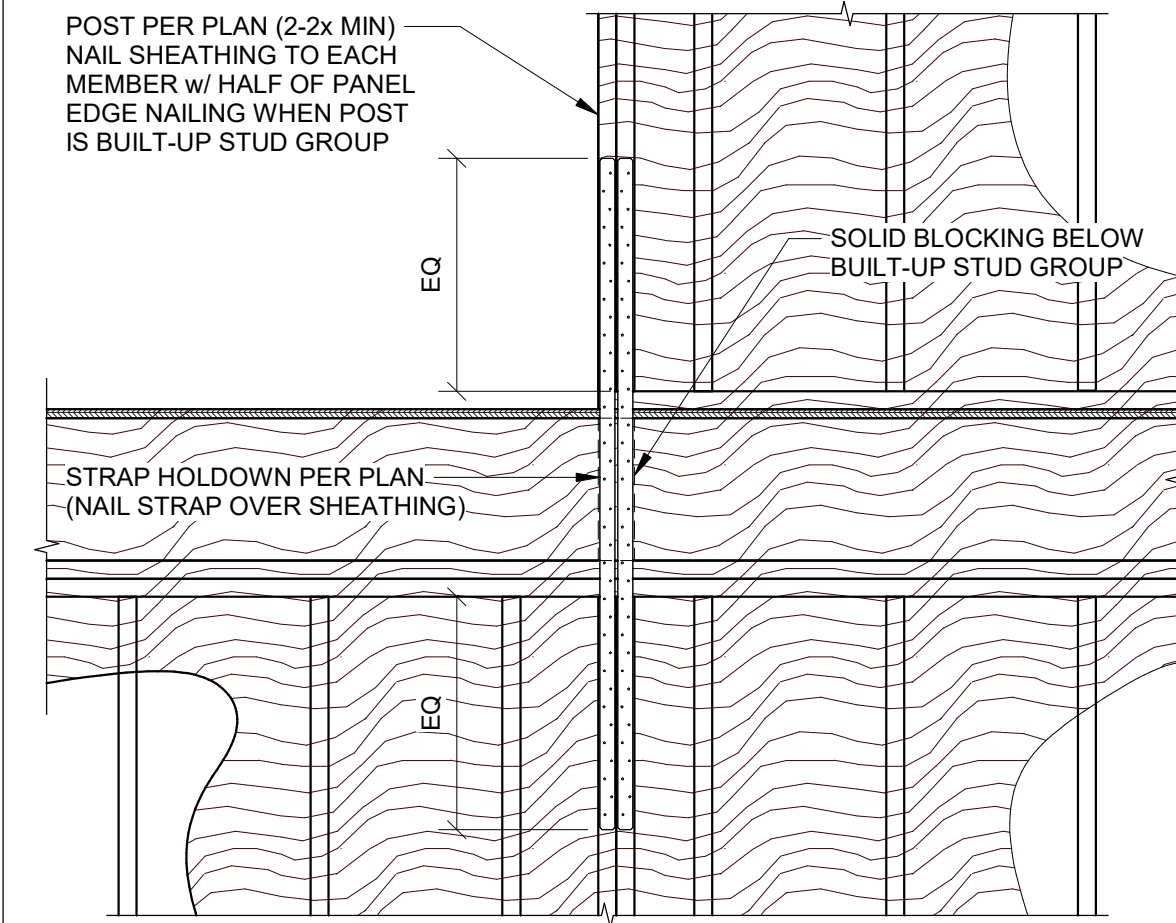
- (SECTION 4.3.6.4.3)
ANCHOR BOLTS EMBEDMENT SHALL BE 7". U.O.N. ALL ANCHORS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. IF SHEATHING IS ON BOTH SIDES OF THE WALL, STAGGER THE ANCHOR BOLTS, AS REQUIRED, SO THAT HALF OF THE PLATE WASHERS ARE WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON EACH SIDE. HOLE IN PLATE WASHERS MAY BE DIAGONALLY SLOTTED.




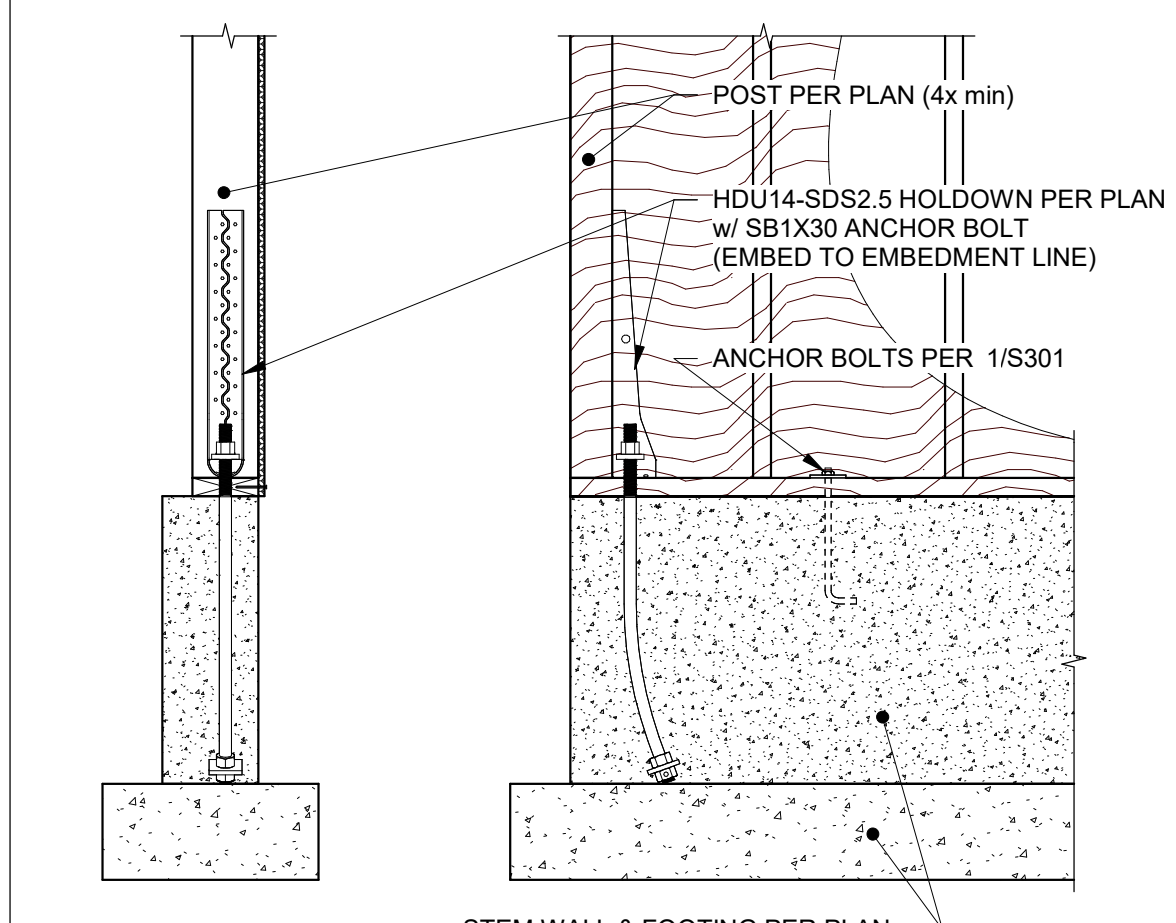
WINDOW STRAPS (FORCE TRANSFER) 18



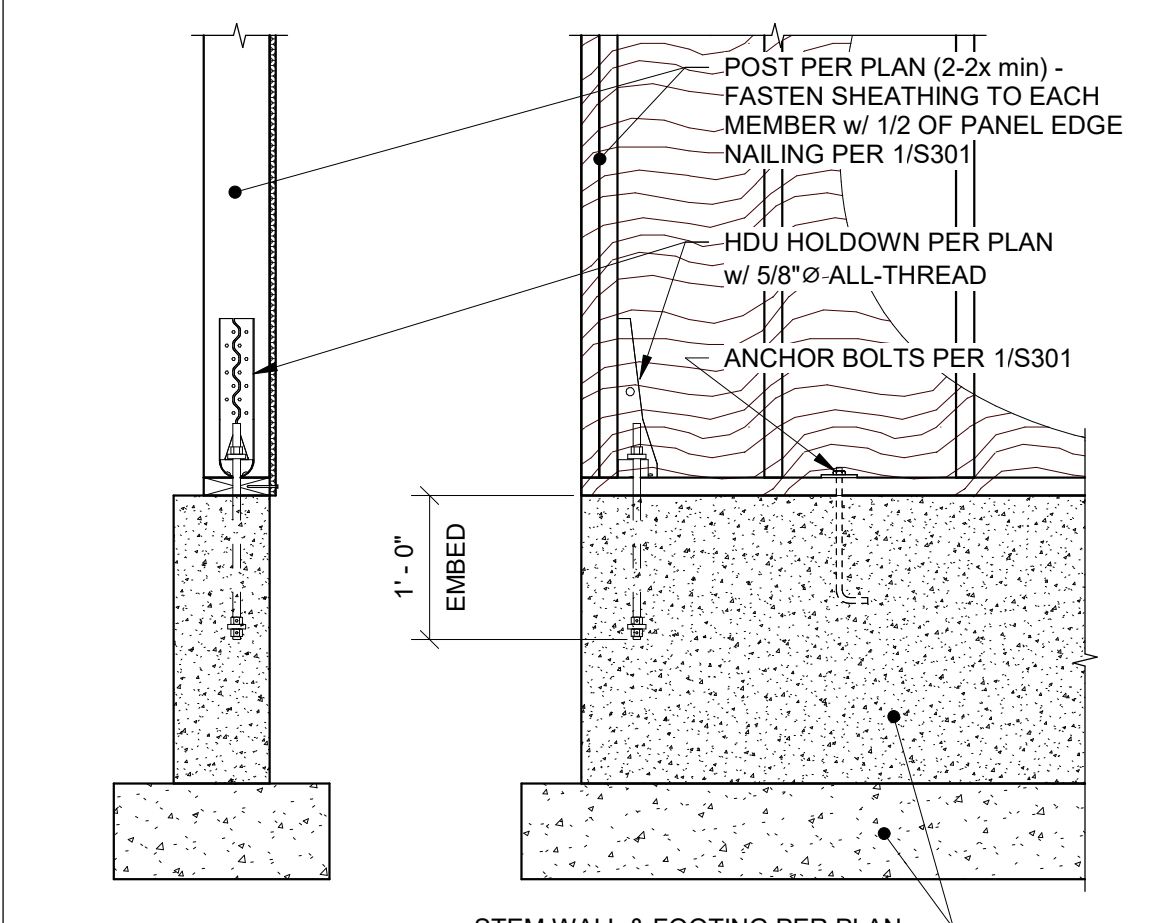
HOLDDOWN_STRAP TO FLUSH BEAM 14



HOLDDOWN_STRAP TO WALL BELOW 13



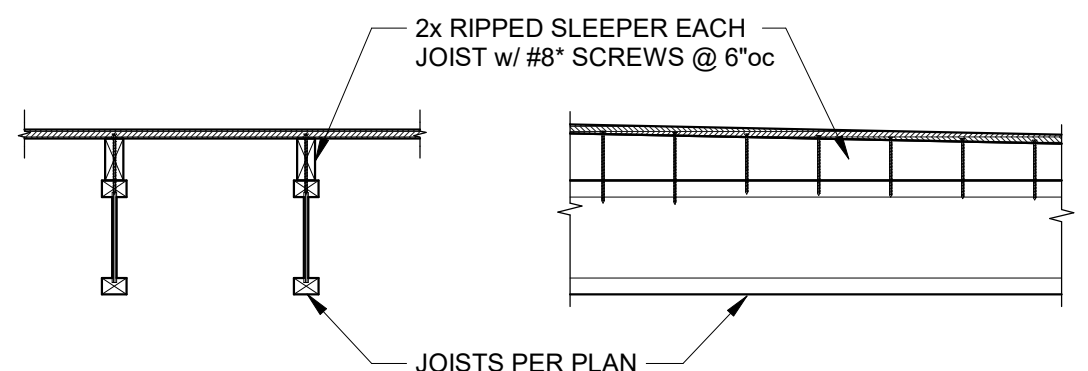
HOLDDOWN_STEM WALL_HDU14 4



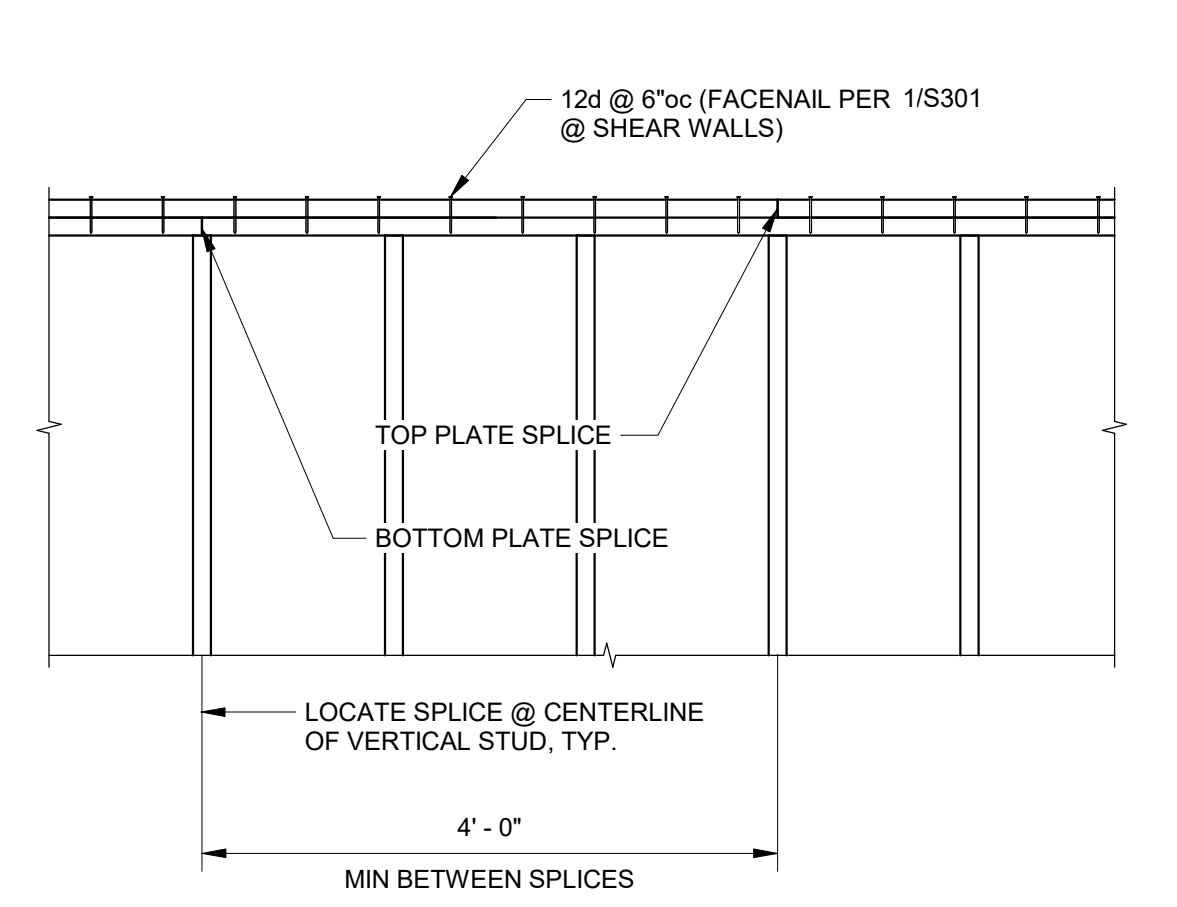
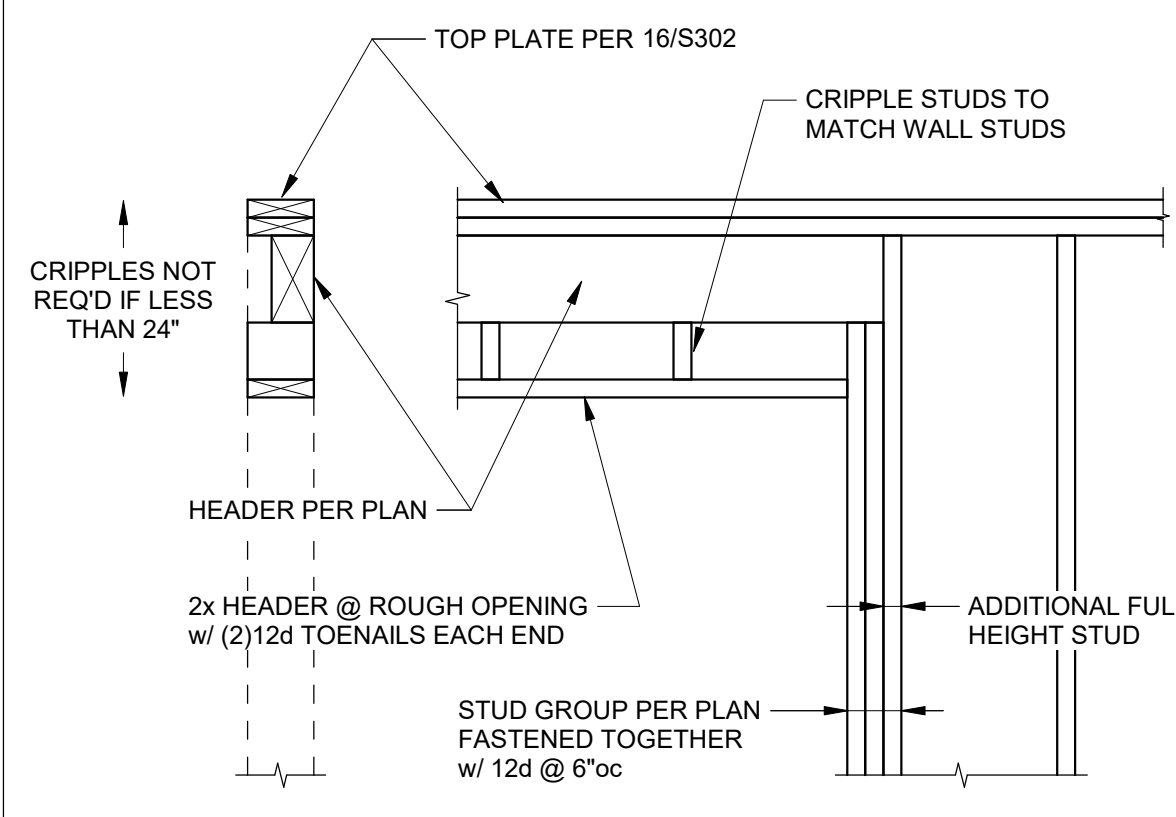
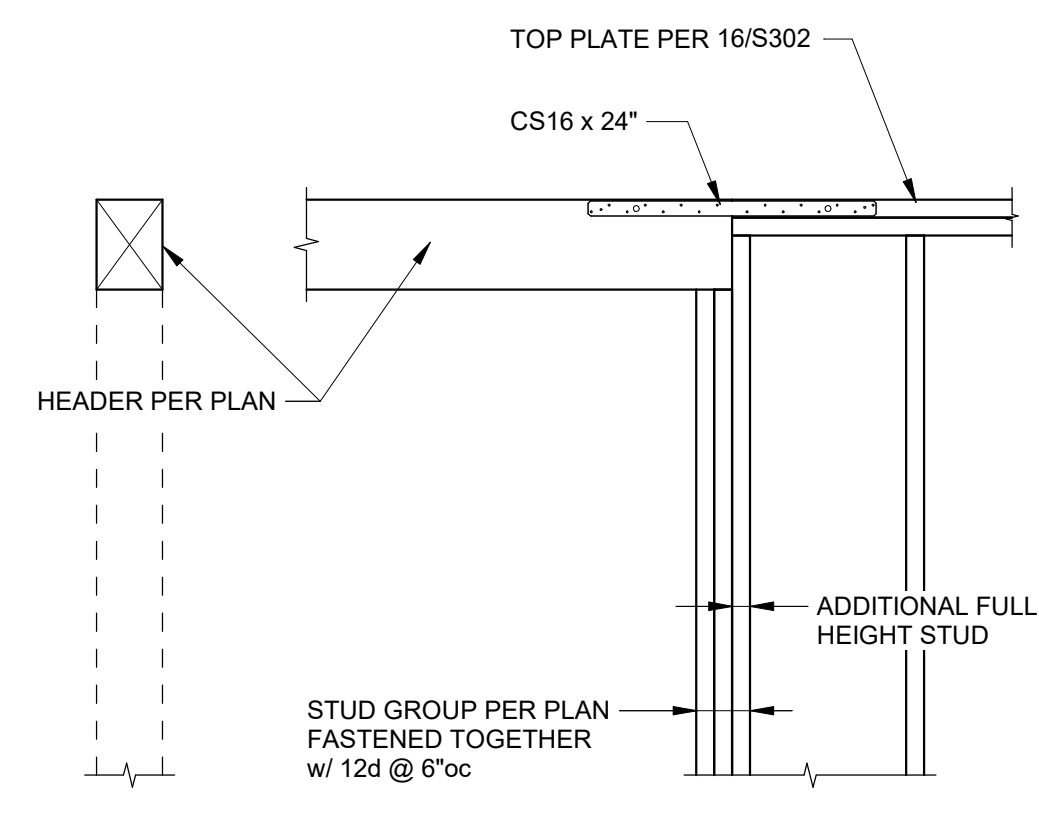
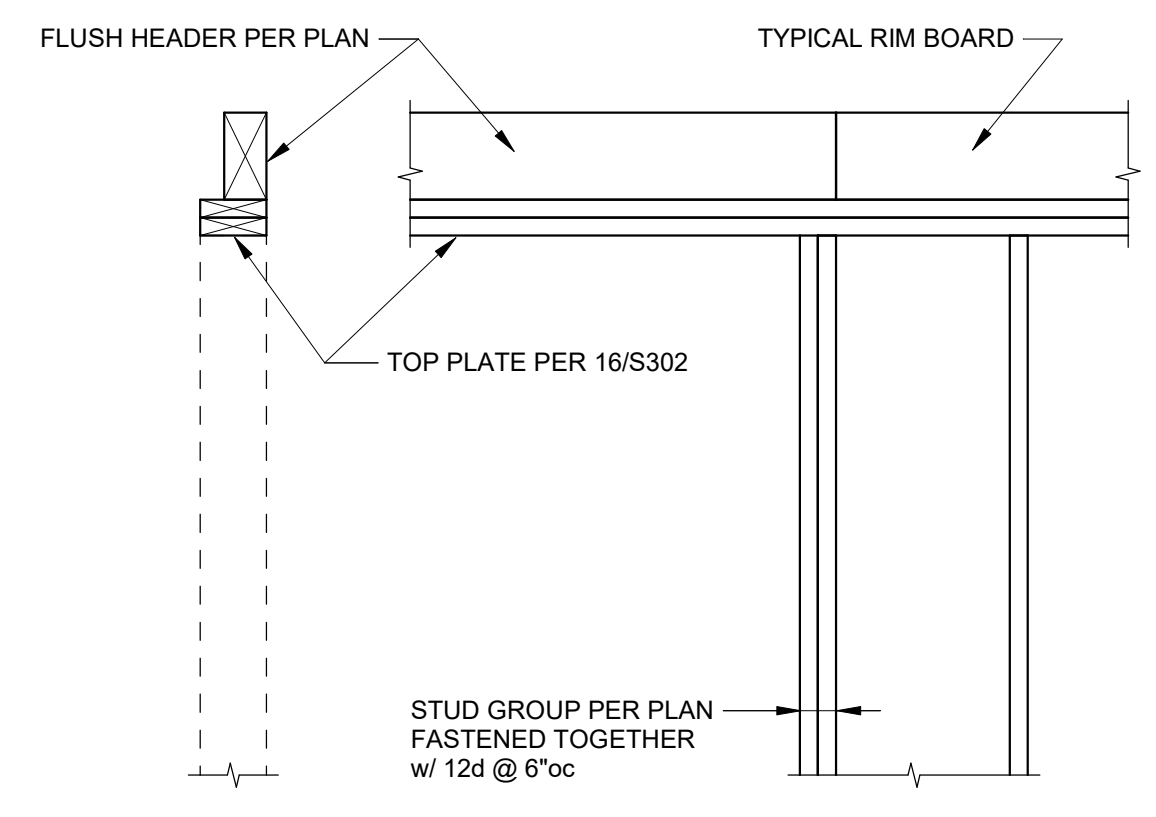
WD_HOLDDOWN_001 3

SHEAR WALL SCHEDULE 1

3/11/2024 1:48:03 PM



| * DEPTH OF RIPPED SLEEPER | LENGTH OF #8 SCREW |
|---------------------------|--------------------|
| 0" to 3/4" | 2" |
| 3/4" to 1-1/2" | 3" |
| 1-1/2" to 2-1/2" | 4" |
| 2-1/2" to 3-1/2" | 5" |
| 3-1/2" to 4-1/2" | 6" |



RIPPED SLEEPERS

20

FLUSH FRAMED HEADER

19

HEADER w/ NO TOP PLATE

18

TYPICAL HEADER

17

TYPICAL TOP PLATE

16

ALLOWABLE HOLES

12" holes may be cut anywhere in web within 12" of ends of joist. They are located 7" from top edge and 7" from bottom edge. Do not cut hole larger than 1/2" in diameter.

Table A, End Support: Minimum distance from edge of hole to inside face of nearest end support.

| Depth | @ Maximum Hole Size | | | | | | | | | |
|-------|---------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 2" | 3" | 4" | 5" | 6" | 8" | 10" | 12" | 14" | 16" |
| 114 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 120 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 126 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 132 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 138 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 144 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 150 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 156 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 162 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 168 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 174 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 180 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 186 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 192 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |

Table B, Intermediate or Cantilever Support: Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support.

| Depth | @ Maximum Hole Size | | | | | | | | | |
|-------|---------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 2" | 3" | 4" | 5" | 6" | 8" | 10" | 12" | 14" | 16" |
| 114 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 120 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 126 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 132 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 138 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 144 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 150 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 156 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 162 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 168 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 174 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 180 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 186 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 192 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |

How to Use These Tables:

- Using Table A, Table B, or both if required, determine the hole depth and select the T&P just and depth.
- Scan horizontally until you intersect the correct hole size column.
- Measurement shown is minimum distance from edge of hole to support.
- Maintain the required minimum distance from the end and the intermediate or cantilever support.

General Notes:

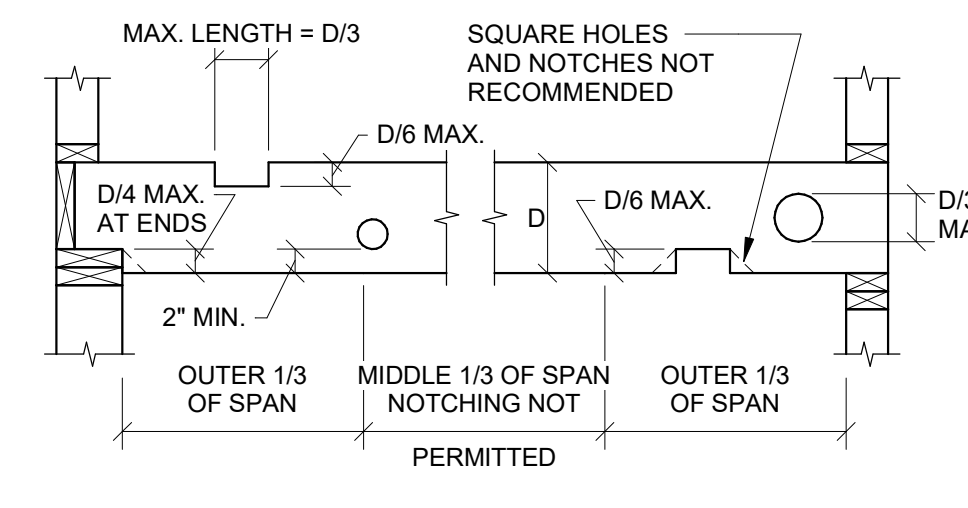
- Holes may be located vertically anywhere within the web. Leave 1/2" of web minimum at top and bottom of hole.
- Notches are located on web at approximately 12" on center. They do not affect hole placement and they are located in the hardwood side.
- For single span (5' minimum) uniformly loaded joists meeting the requirements of this guide, one maximum size round hole may be located at the center of the joist span provided that no other holes occur in the joist.
- Distances are based on the maximum collapse loads shown in this guide. For other load conditions or hole configurations, use FinkPro™ software or contact your Upstream representative.

ALLOWABLE HOLES - TJIs

10

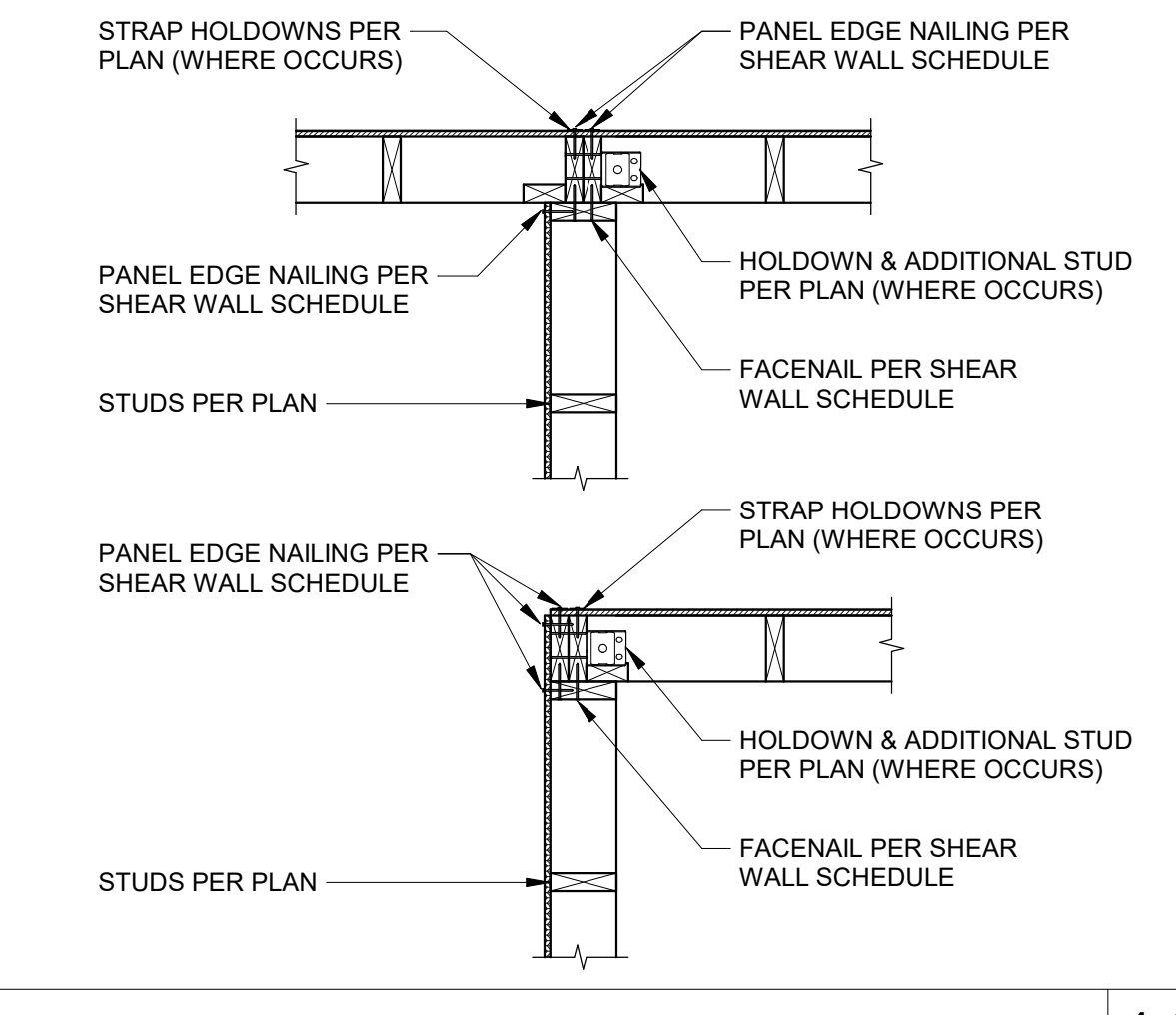
GUIDE FOR CUTTING, NOTCHING, AND BORING JOISTS

| JOIST SIZE | MAXIMUM HOLE | MAXIMUM NOTCH DEPTH | MAXIMUM END NOTCH |
|------------|--------------|---------------------|-------------------|
| 2x4 | NONE | NONE | NONE |
| 2x6 | 1-1/2 | 7/8 | 1-3/8 |
| 2x8 | 2-3/8 | 1-1/4 | 1-7/8 |
| 2x10 | 3 | 1-1/2 | 2-3/8 |
| 2x12 | 3-3/4 | 1-7/8 | 2-7/8 |



DIMENSIONAL JOIST ALLOWABLE NOTCHES

5



CORNER & TEE NAILING

11

| TYPE | HANGER CONVERSION SCHEDULE | |
|-------------|------------------------------|---|
| | SIMPSON STRONG-TIE PRODUCT # | USP CONNECTORS PRODUCT # |
| HOLDOWNS | HDX-SDS2.5 | PHDA |
| | STHD14/STHD14RJ | STAD14/STAD14RJ |
| | DTT1Z | LTS19-TZ w/ 1"x1"x1/4" PLATE WASHER (TO ACCOMMODATE 3/8" LAG SCREW) |
| STRAPS | MST48 | KST248 |
| | ST2215 | KST216 |
| | ST6224 | KST224 |
| | CS16 | RS150 |
| | MASA / MASAP | FA4 |
| | CMSTC16 | CMSTC16 |
| ANGLES/TIES | LGT2 | LUGT2 |
| | LTP4 | MP4F |
| | LTP5 | MP6F |
| | A34 | MP34 |
| | A35 | MPA1 |
| | H1 | RT15 |
| | H2.5 | RT7 |
| POST CAPS | H2.5A | RT7A |
| | LPCxZ | PBxx-6TZ |
| | LCE4 | PBE574 |
| | EPCxx | EPCMxx |
| | CCQxxSDS5.5 | KCCQxx |
| POST BASES | ECCQxxSDS5.5 | KECCQxx |
| | ACx | PBSxx |
| DRAG STRUTS | PBxx | WExx |
| | ABUxx | PAUxx |
| | ABAx | PAxxE |
| HANGERS | HTS30C | HTW30C |
| | HTS30 | HTW30 |
| | DSC5 | DSC4 |
| HANGERS | LUSxx | JUSxx |
| | IUSxx | THFxx |
| | ITTxx | THOxx |
| | HUxx / HUCxx | HDxx / HDxxIF |
| | MIUxx | THFxx |
| | HUSxx | HUSxx |

HANGER CONVERSION SCHEDULE1

1



RAMAIYAH SUBRAMANIAN RESIDENCE
7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER: JLL
DRAWN BY: JLL

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |



baylis ARCHITECTS
10801 Main Street, #110 | Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

TYPICAL WOOD DETAILS

S302

3/11/2024 1:48:04 PM



03/12/2024

**RAMAIYAH SUBRAMANIAN
RESIDENCE**

7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER:
DRAWN BY: JLL

REVISIONS:

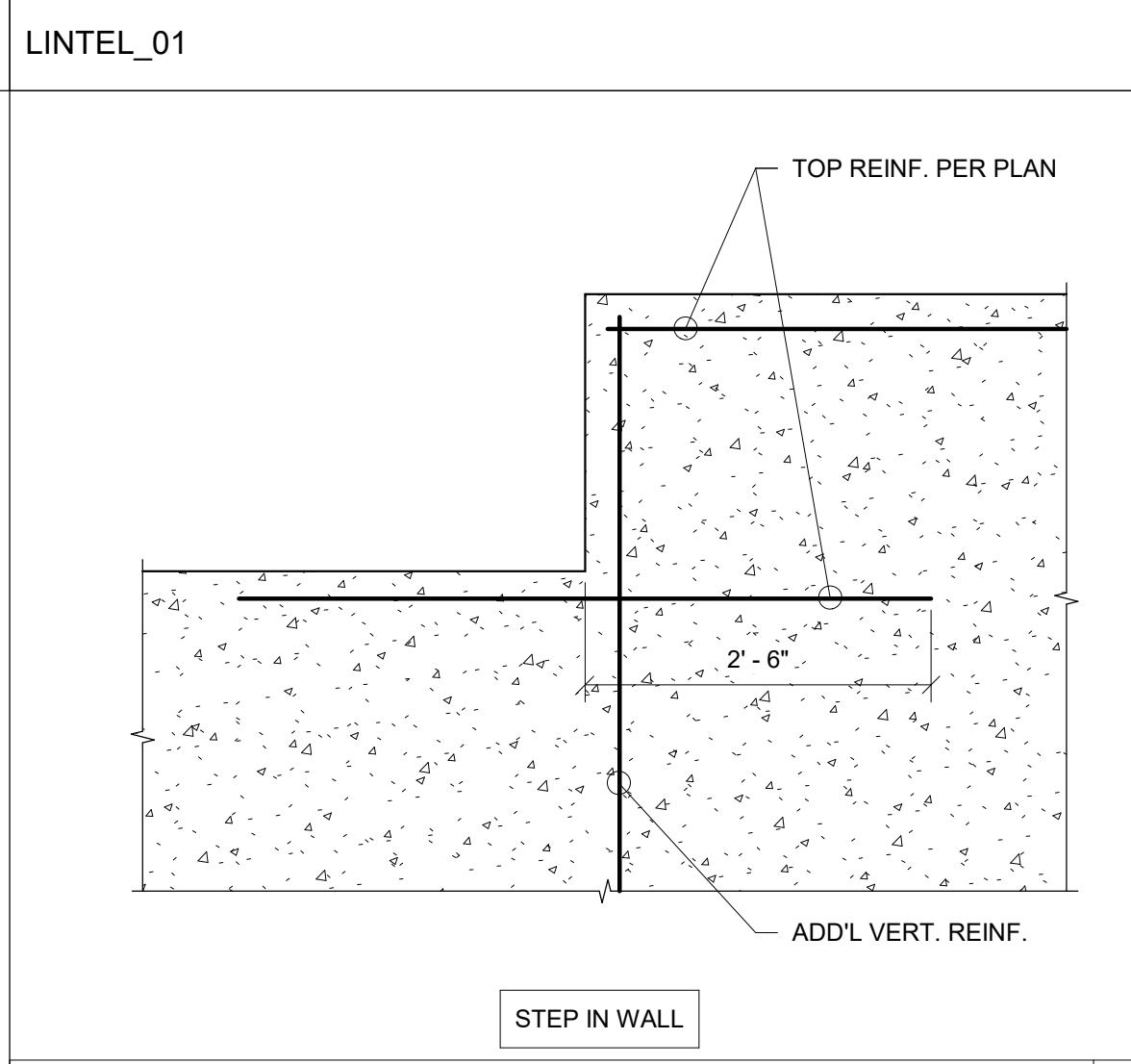
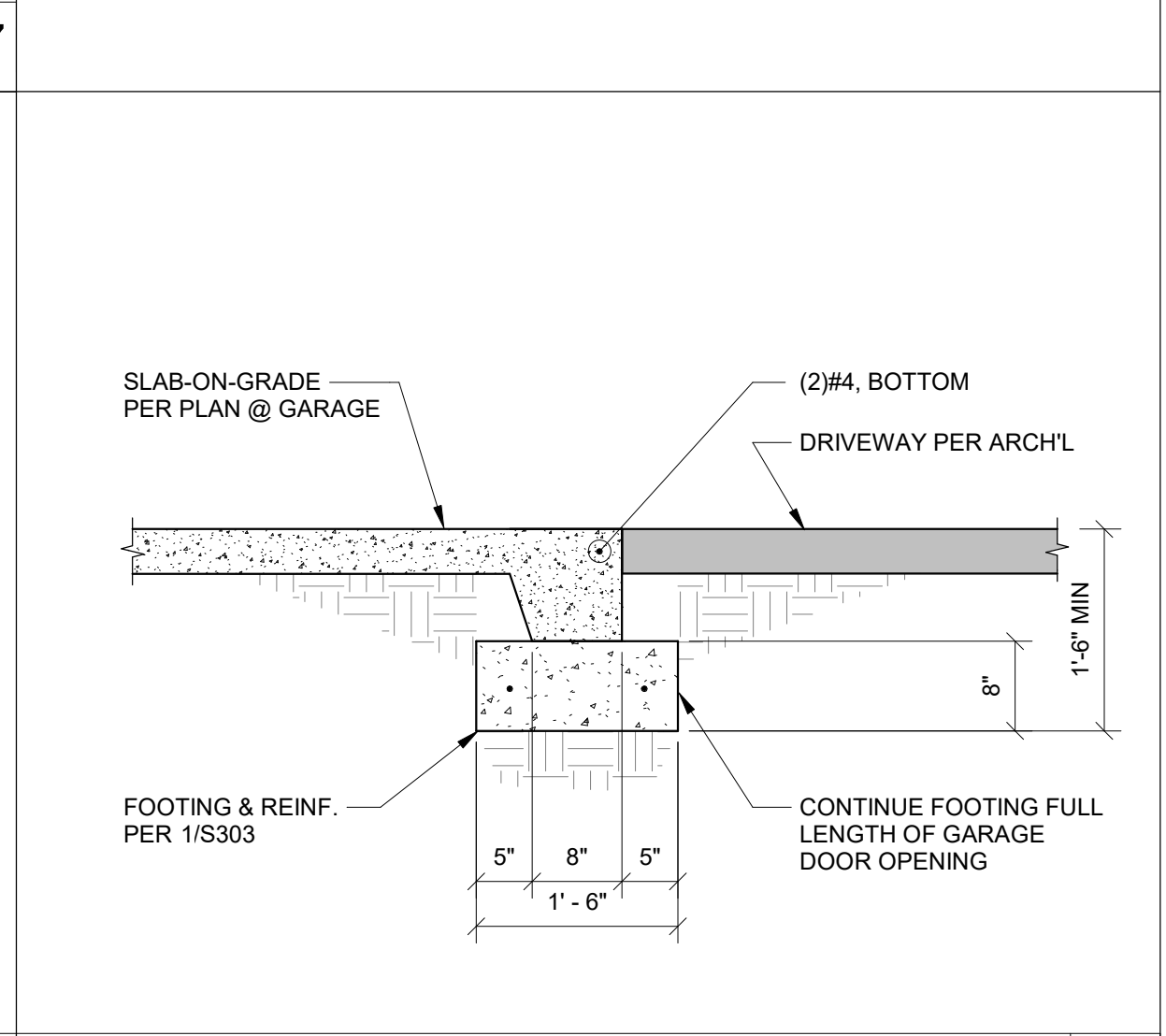
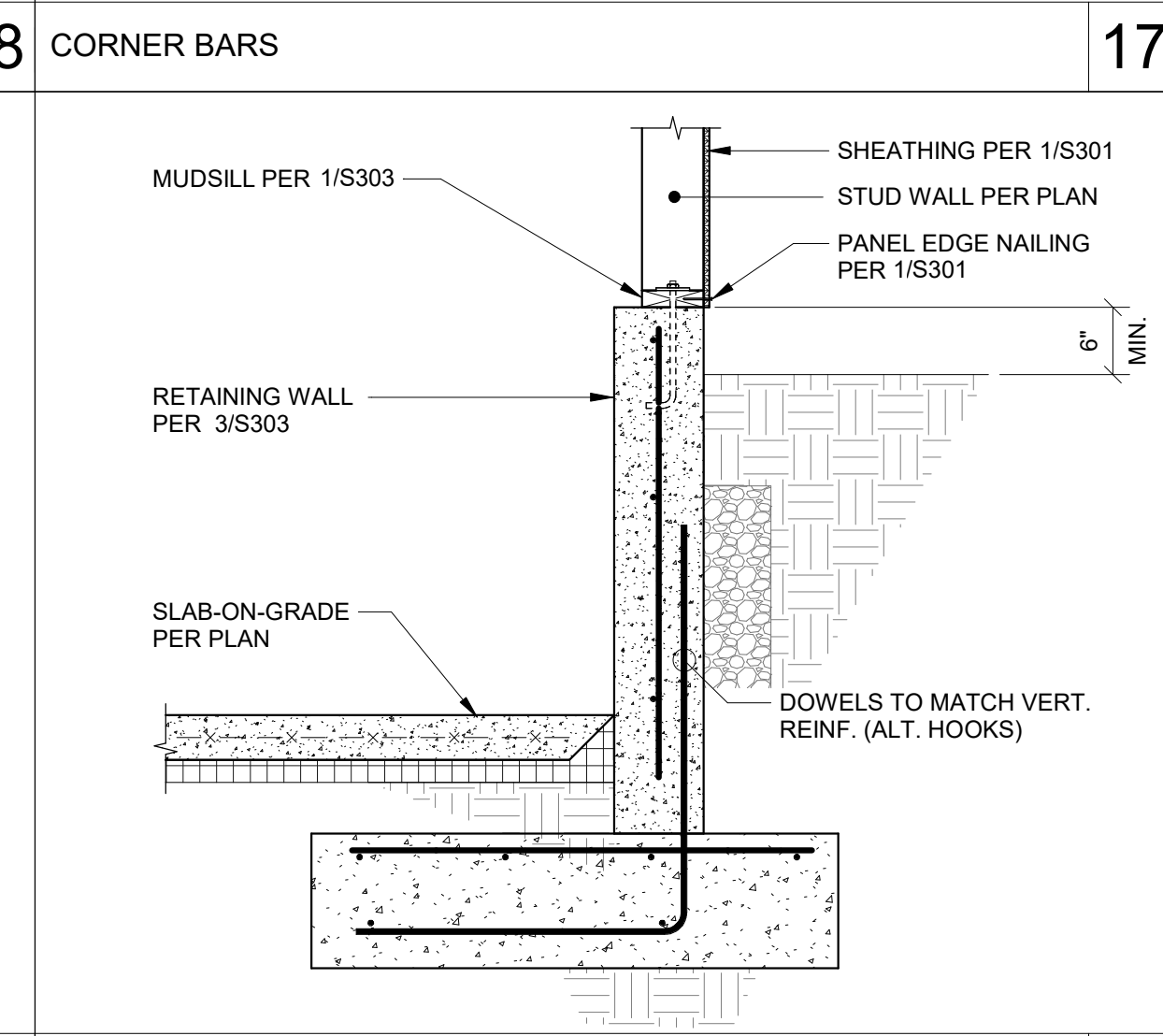
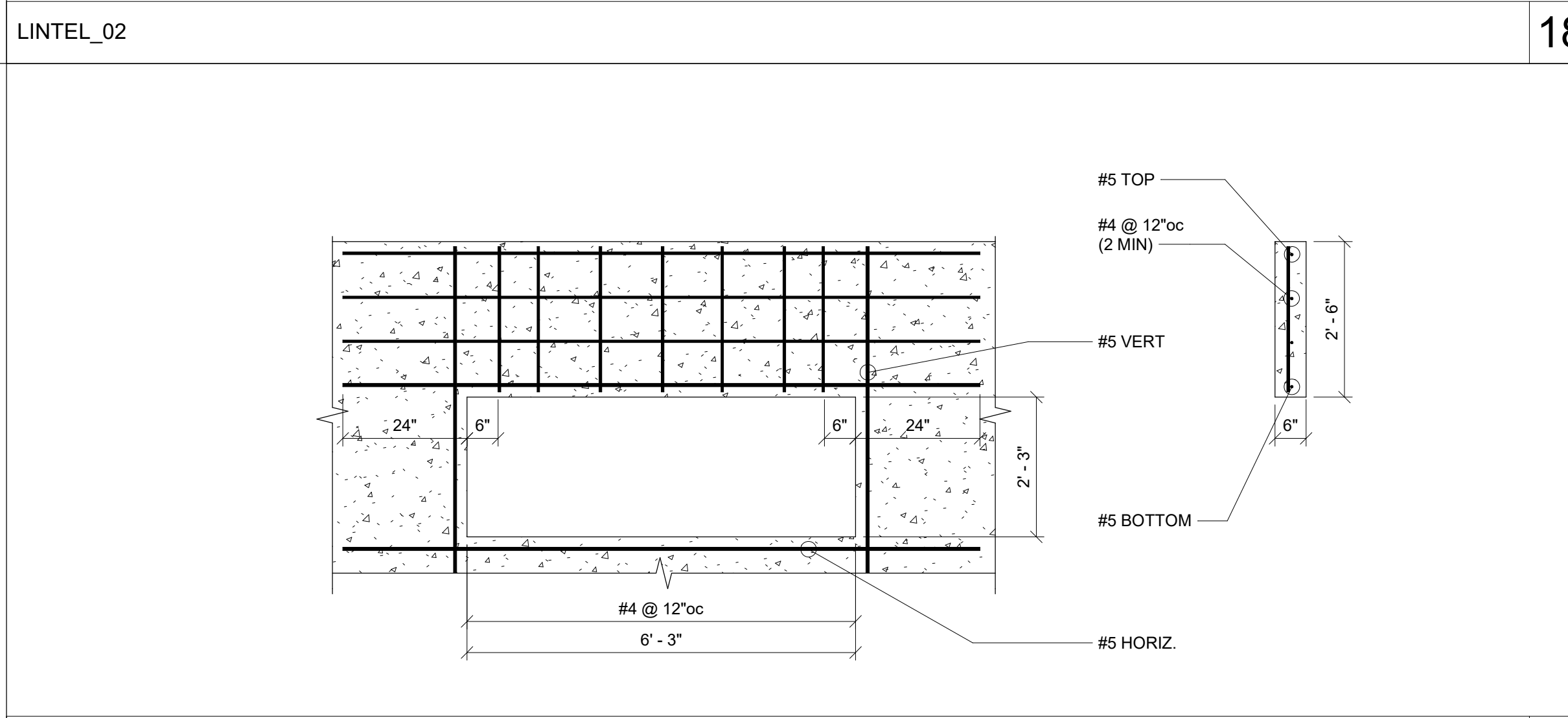
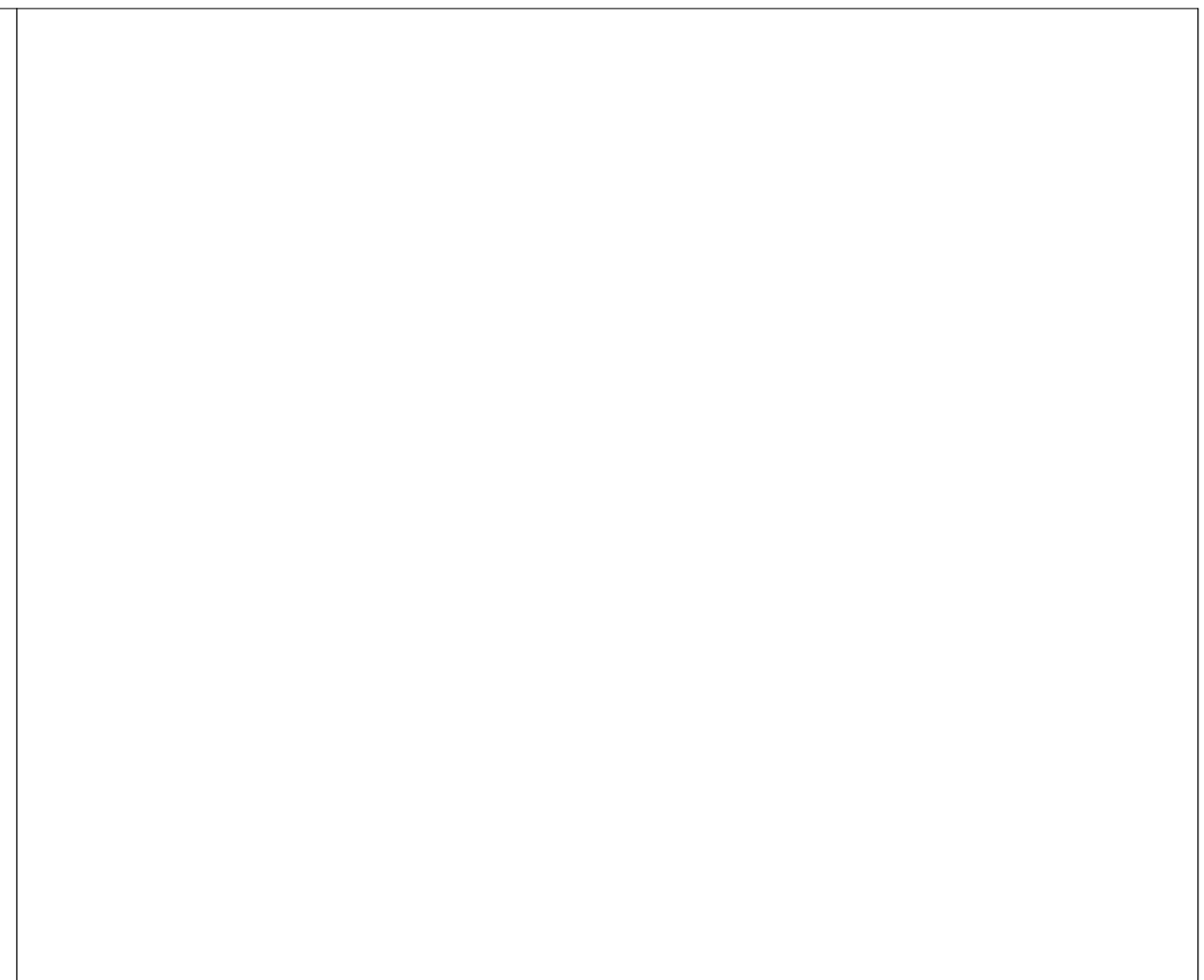
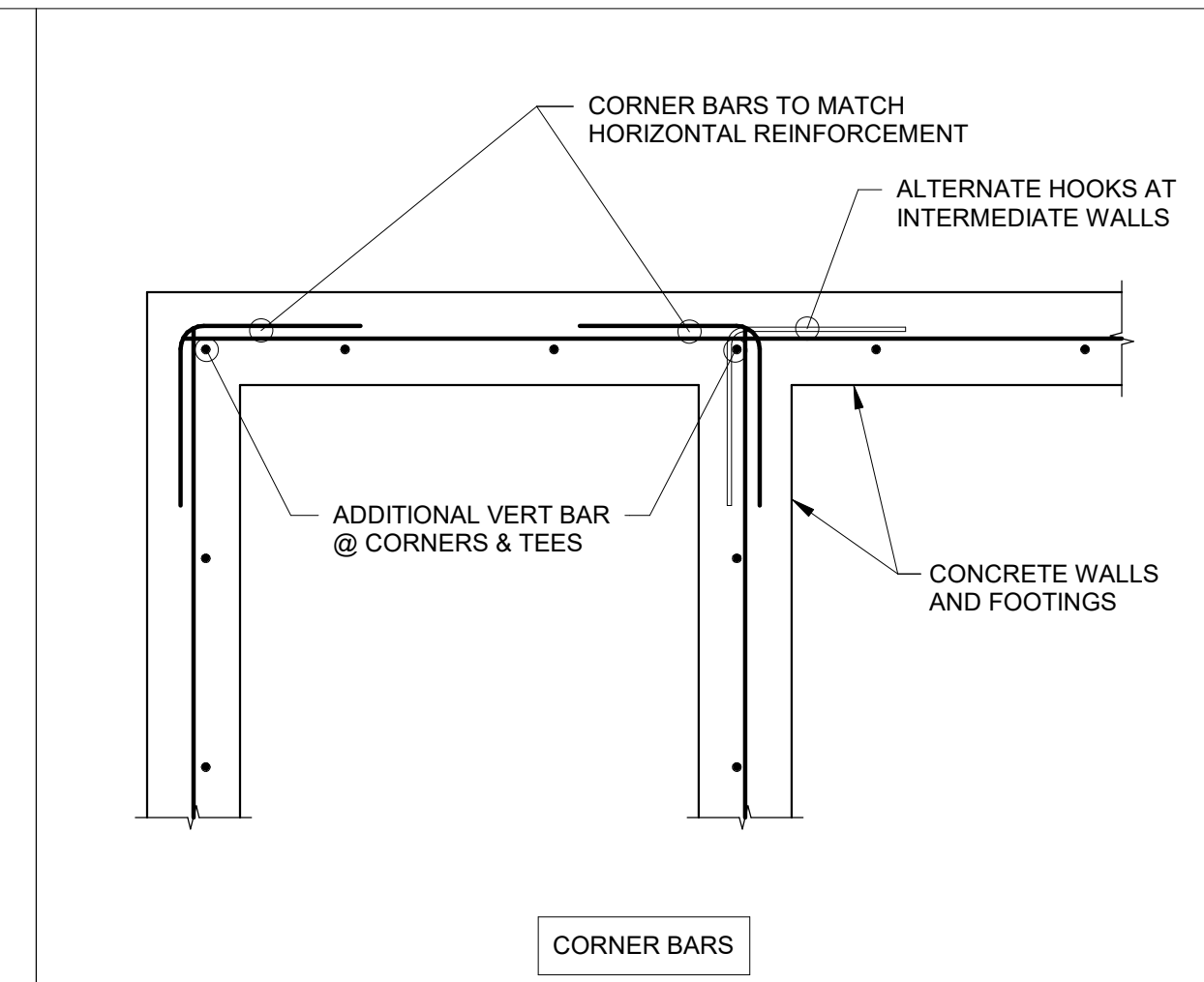
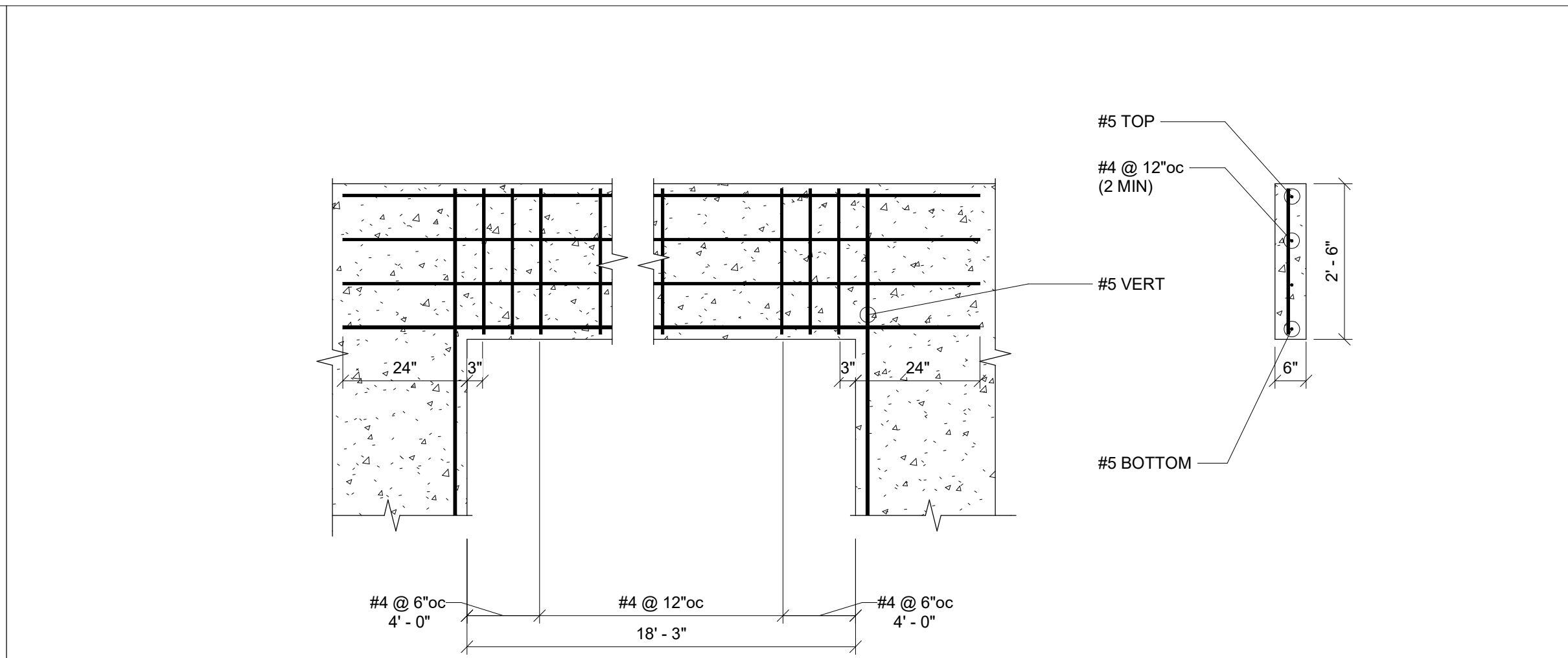
| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

BTL
ENGINEERING
19011 Woodlark-Snohomish Road NE, Suite 100
Woodinville, WA 98072-2436
Phone: 425-414-8448 Fax: 425-821-2120

ARCHITECTS
baylis
10801 Main Street, #110 Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

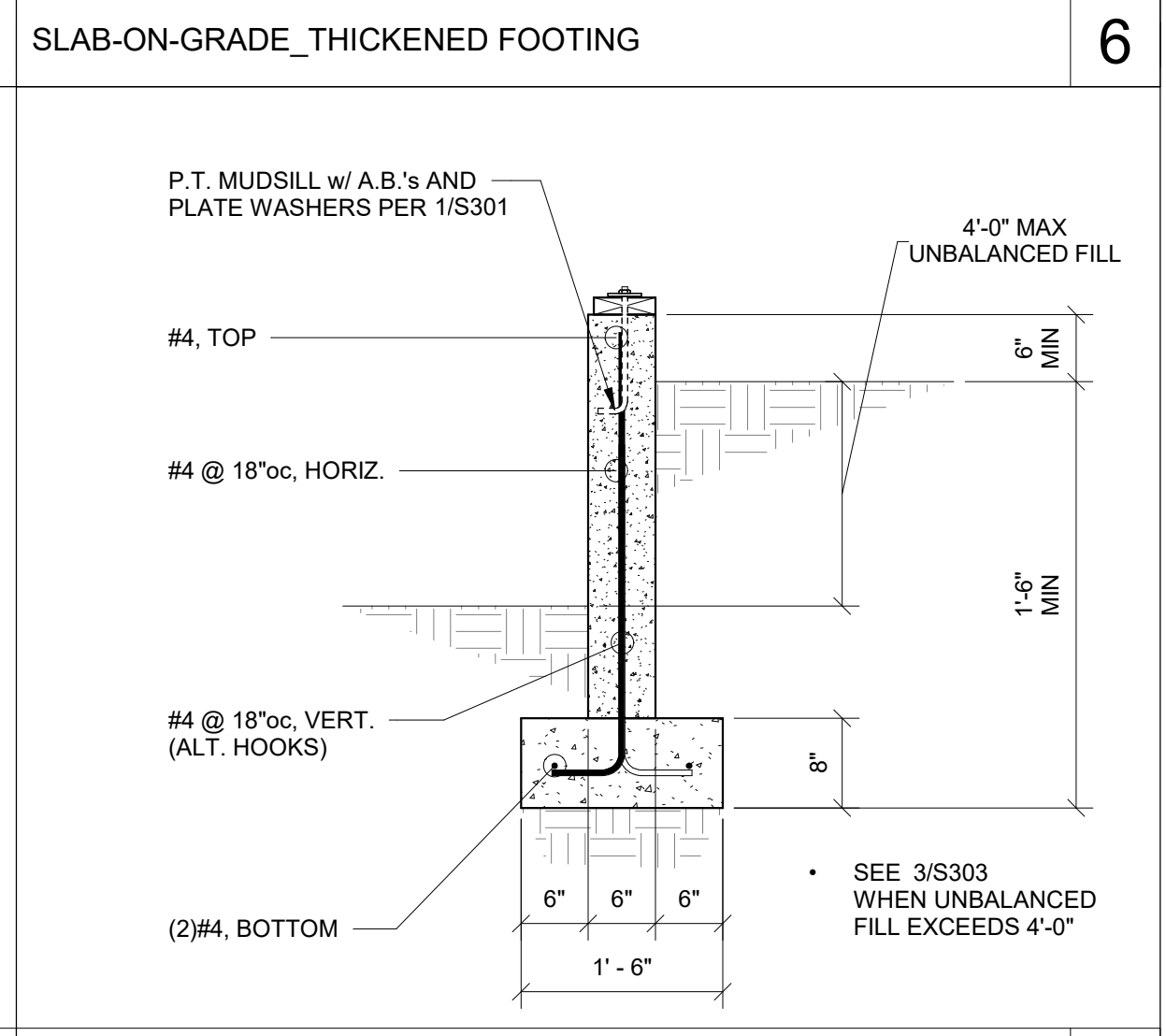
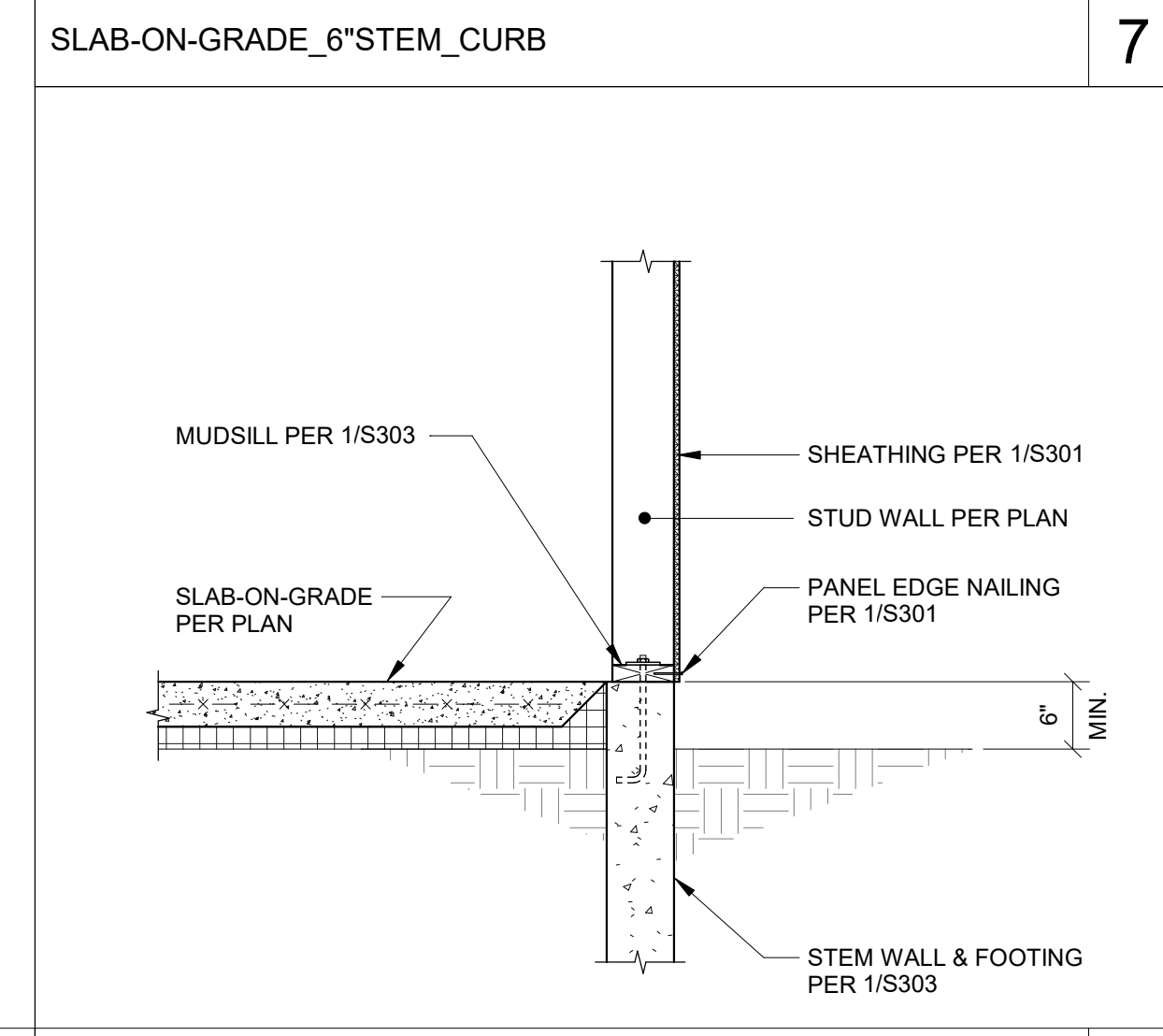
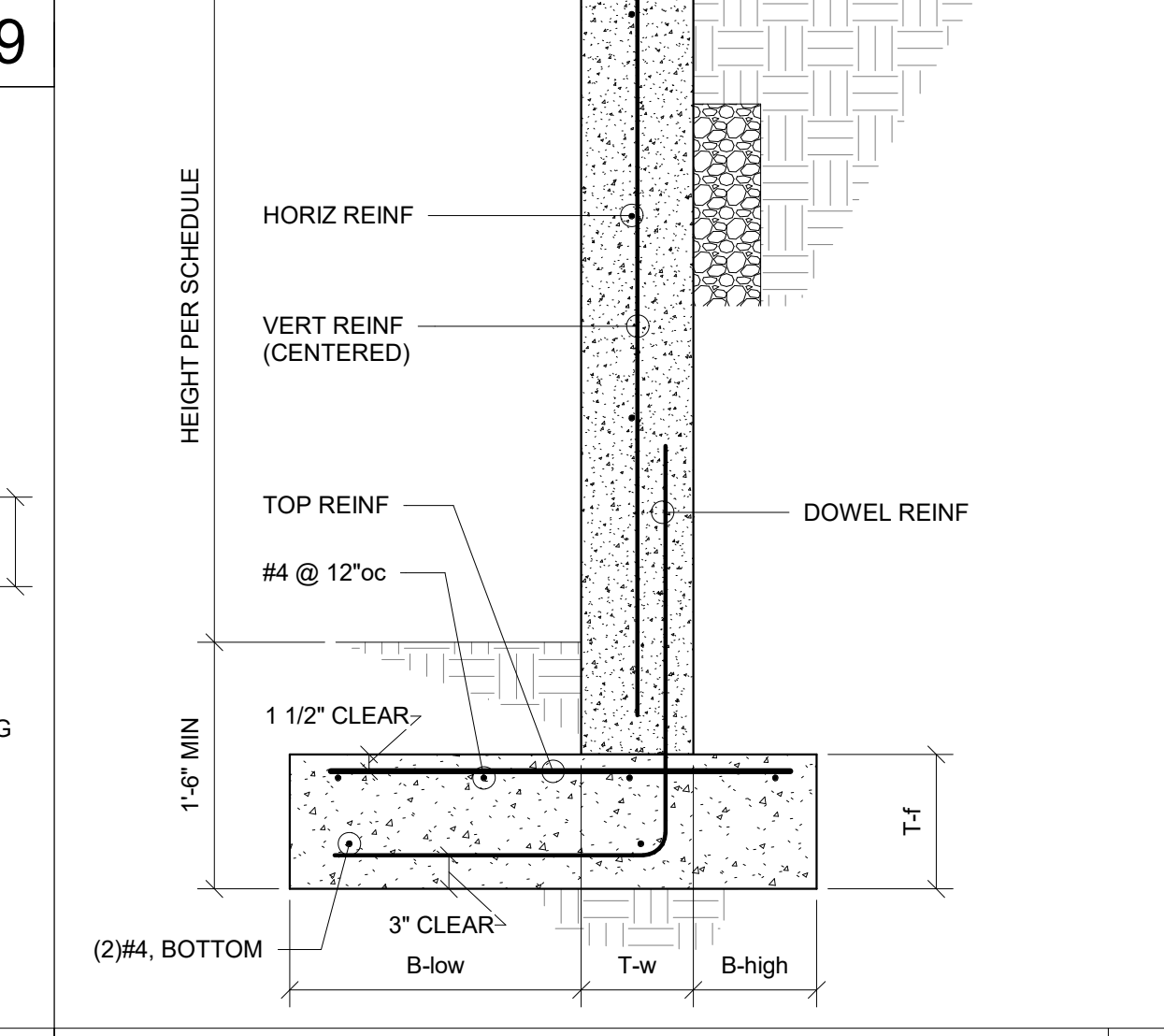
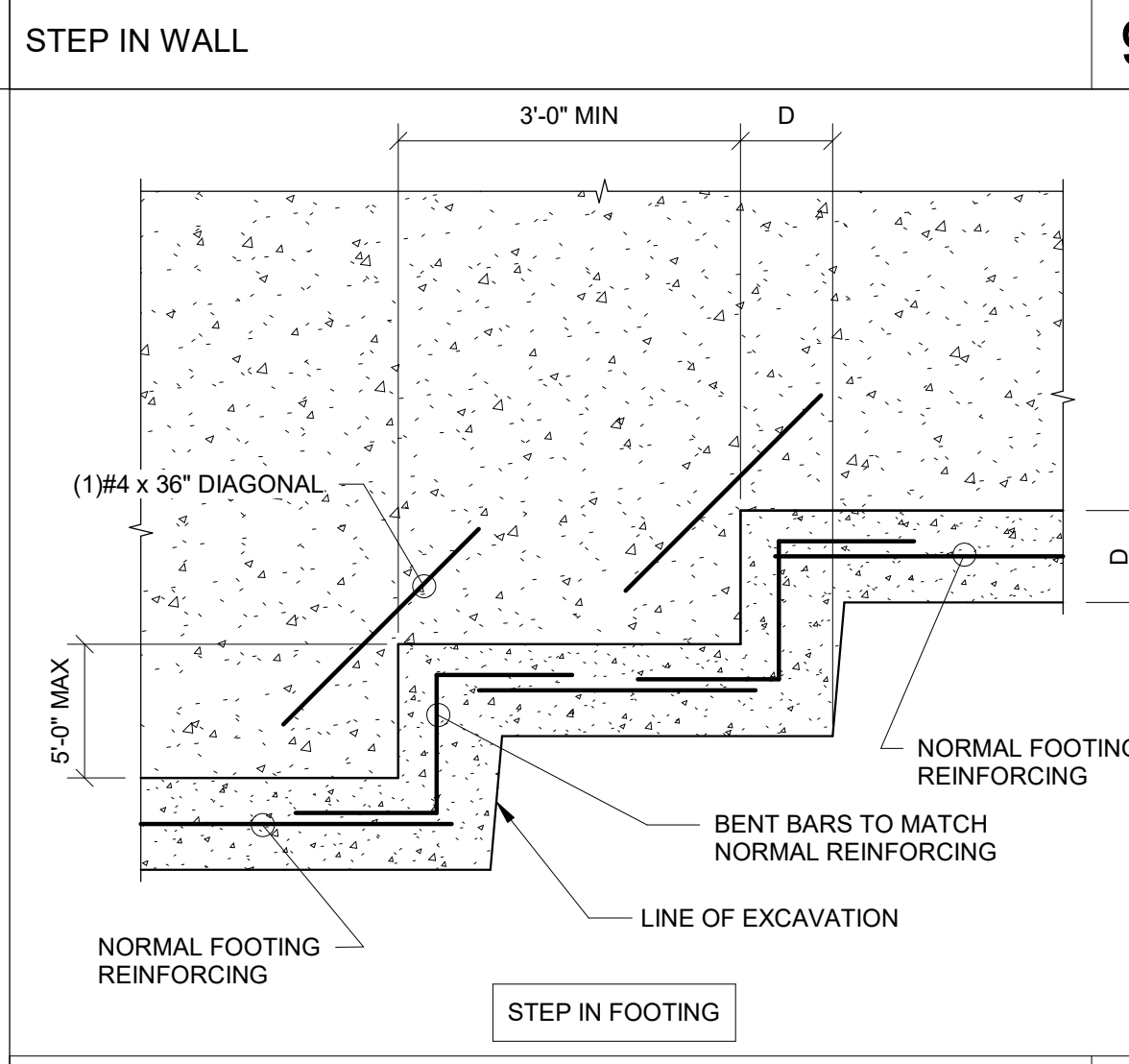
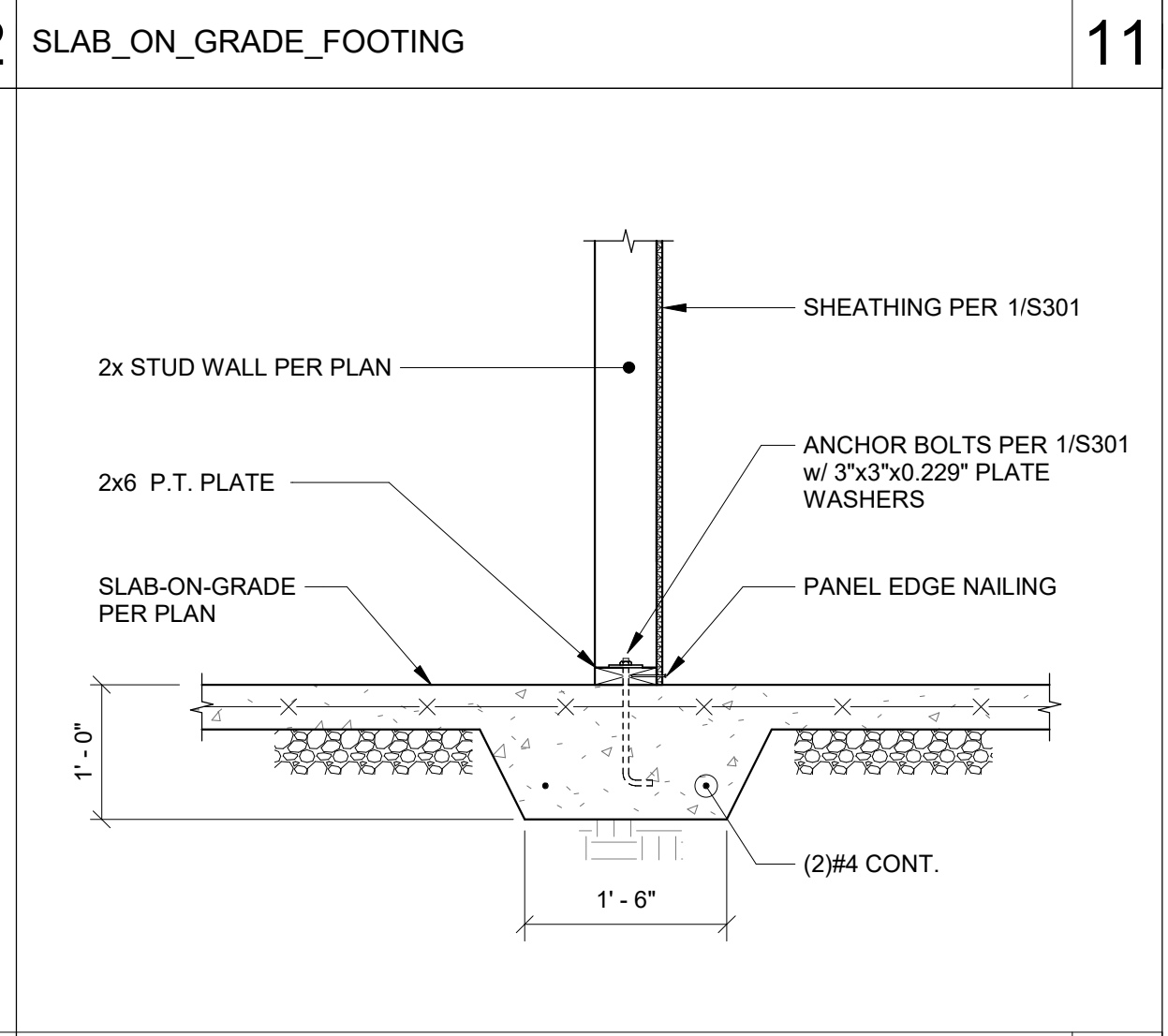
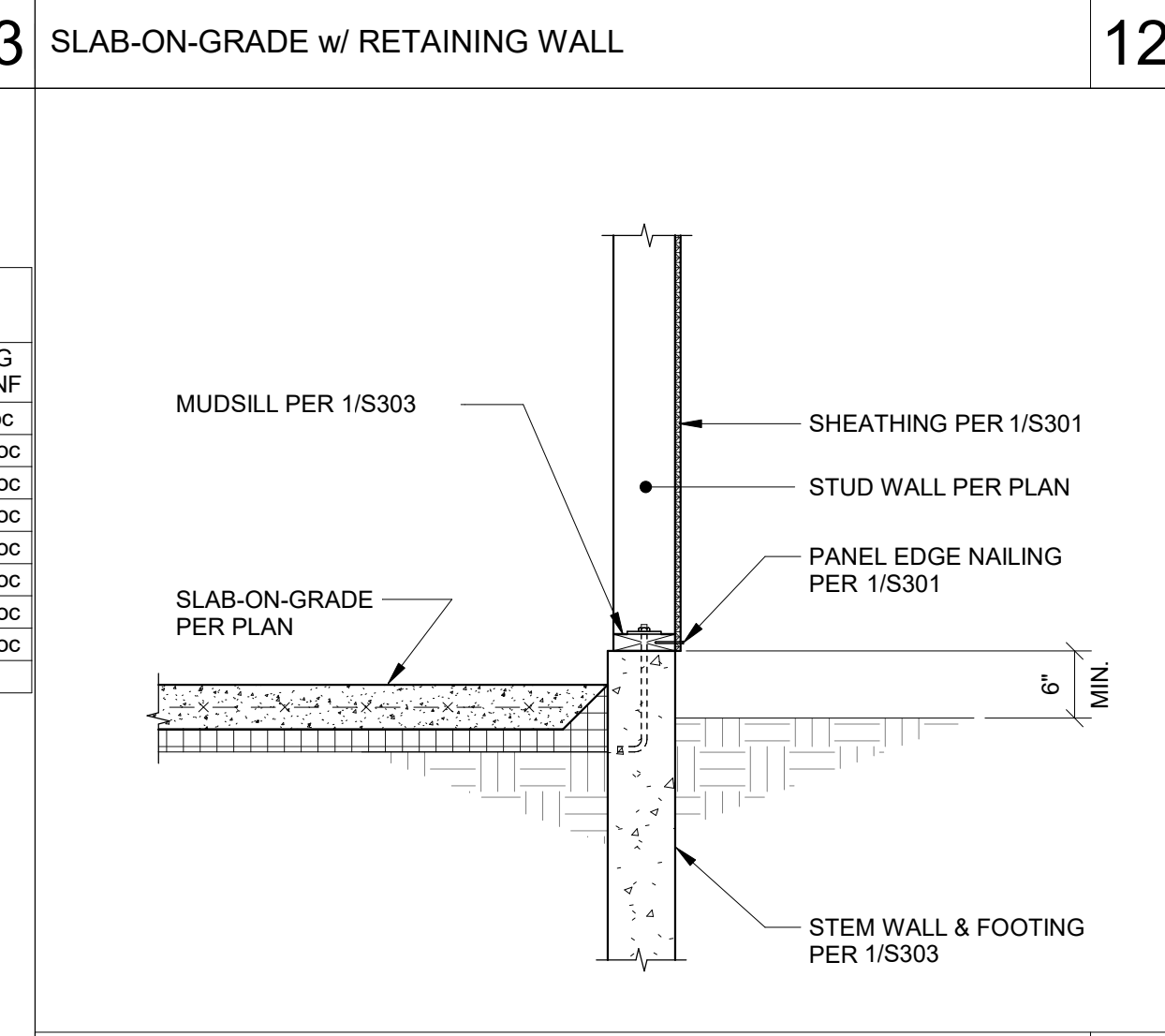
FOUNDATION DETAILS

S303



RETAINING WALL

| HEIGHT | B-low | T-w | B-high | T-f | DOWEL REINF | DOWEL COVER | LAP | VERT REINF | HORIZ REINF | FOOTING TOP REINF |
|--------|-------|-----|--------|-------|-------------|-------------|-----|------------|-------------|-------------------|
| 10'-0" | 3'-0" | 8" | 1'-6" | 1'-0" | #6 @ 7"oc | 1 1/2" | 42" | #6 @ 7"oc | #5 @ 18"oc | #4 @ 9"oc |
| 9'-0" | 2'-6" | 8" | 1'-6" | 1'-0" | #5 @ 7"oc | 1 1/2" | 36" | #5 @ 7"oc | #5 @ 18"oc | #4 @ 12"oc |
| 8'-6" | 2'-6" | 8" | 1'-3" | 1'-0" | #5 @ 9"oc | 1 1/2" | 36" | #5 @ 9"oc | #5 @ 18"oc | #4 @ 15"oc |
| 8'-0" | 2'-3" | 8" | 1'-3" | 1'-0" | #5 @ 11"oc | 1 1/2" | 36" | #5 @ 11"oc | #5 @ 18"oc | #4 @ 18"oc |
| 7'-6" | 2'-3" | 8" | 1'-0" | 1'-0" | #5 @ 13"oc | 1 1/2" | 30" | #5 @ 13"oc | #5 @ 18"oc | #4 @ 18"oc |
| 7'-0" | 2'-0" | 8" | 1'-0" | 1'-0" | #5 @ 17"oc | 1 1/2" | 30" | #5 @ 17"oc | #5 @ 18"oc | #4 @ 18"oc |
| 6'-0" | 1'-9" | 8" | 9" | 1'-0" | #4 @ 12"oc | 1 1/2" | 24" | #4 @ 12"oc | #5 @ 18"oc | #4 @ 18"oc |
| 5'-0" | 1'-3" | 8" | 9" | 1'-0" | #4 @ 16"oc | 1 1/2" | 24" | #4 @ 16"oc | #5 @ 18"oc | #4 @ 18"oc |
| 4'-0" | | | | | | | | | | |



STEP IN FOOTING

4

3

2

18

17

13

12

11

9

6

7

6

4

3

2

1



**RAMAIYAH SUBRAMANIAN
RESIDENCE**

7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER: JLL
DRAWN BY: JLL

REVISIONS:

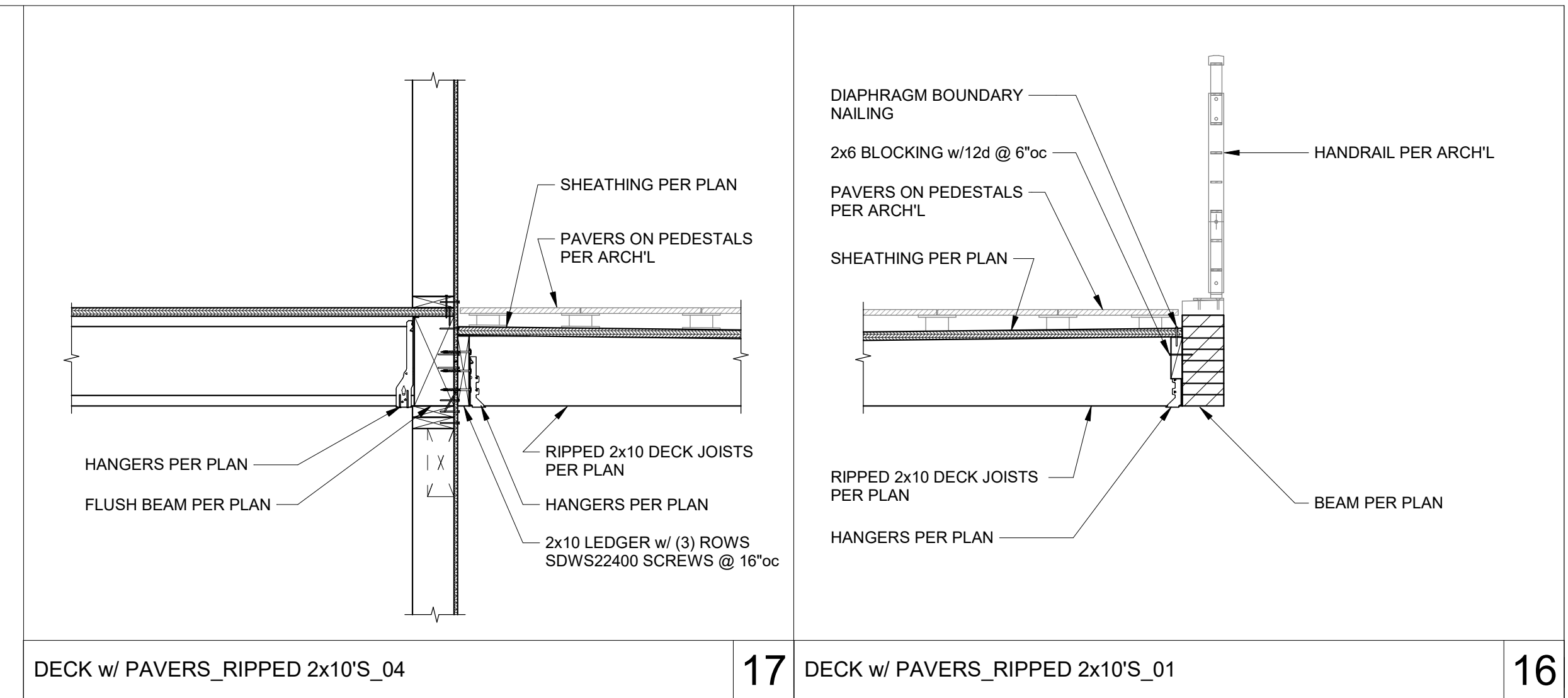
| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



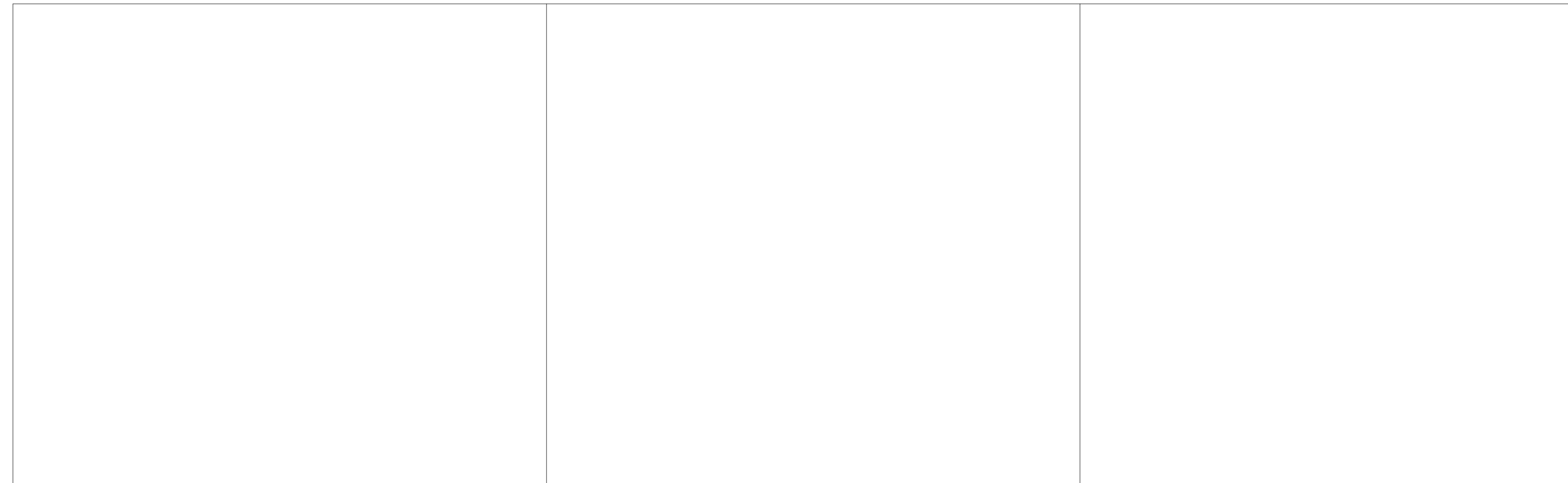
baylis ARCHITECTS
10801 Main Street, #110 Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

FLOOR DETAILS

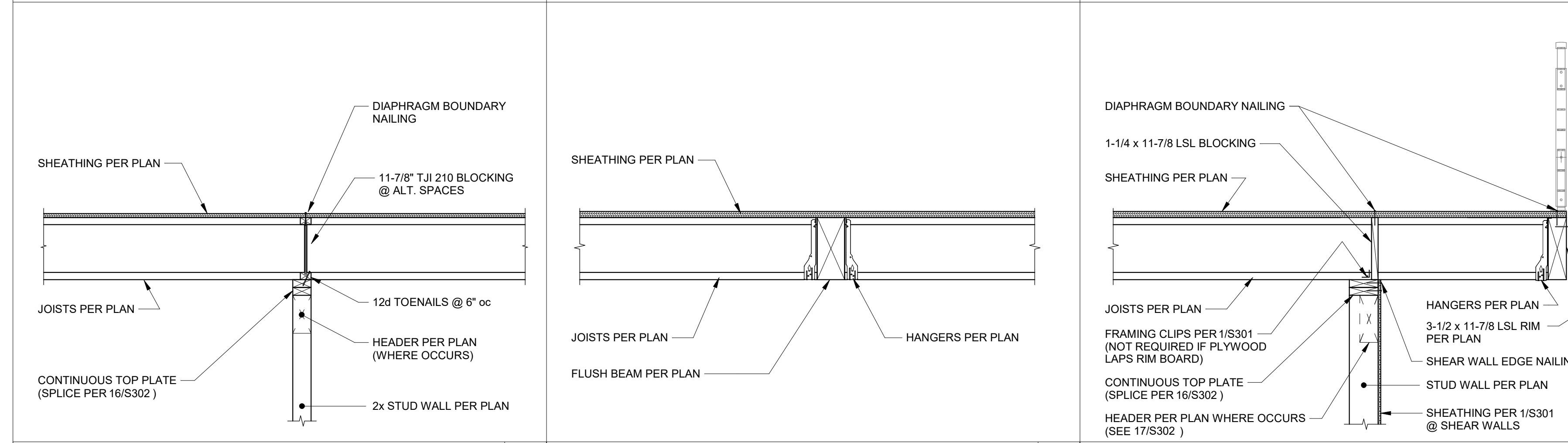
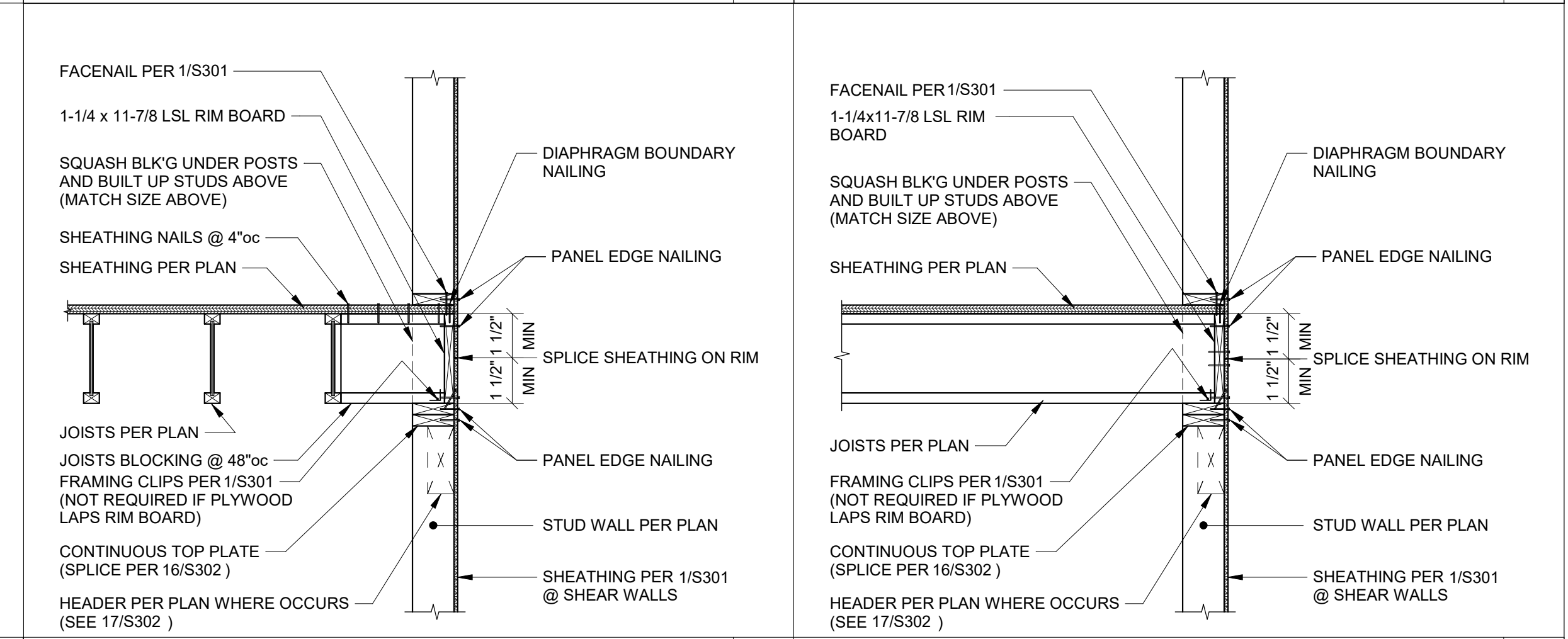
S304



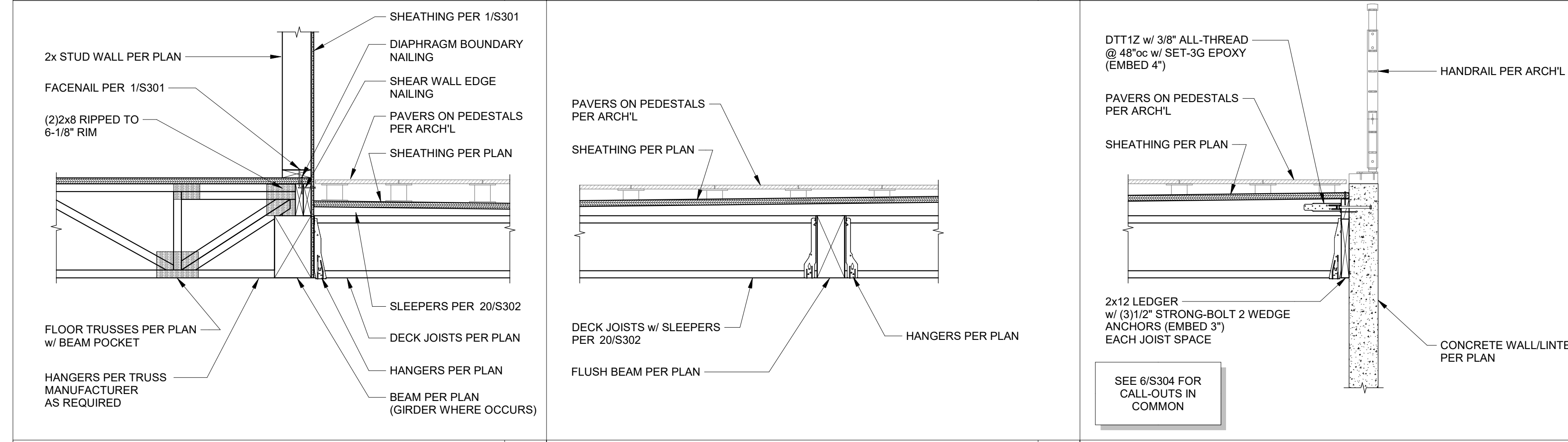
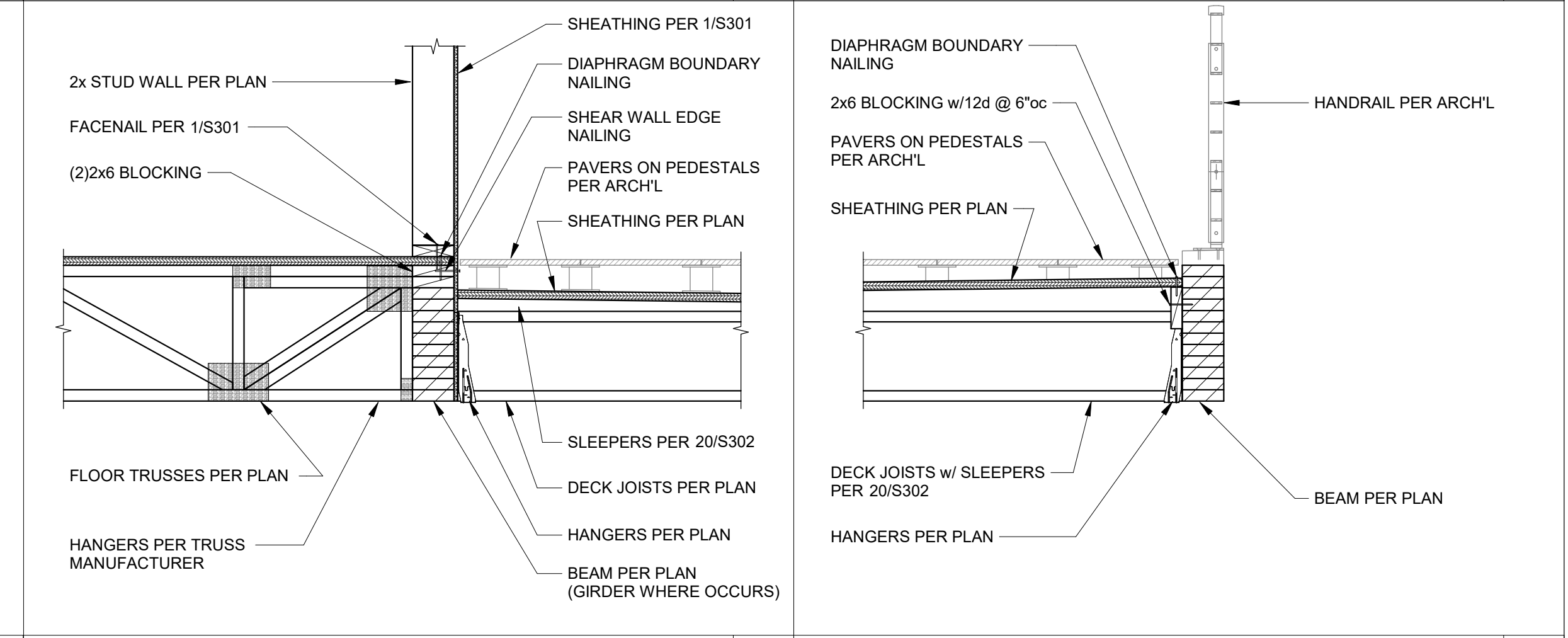
DECK w/ PAVERS_RIPPED 2x10'S_04 17 DECK w/ PAVERS_RIPPED 2x10'S_01 16



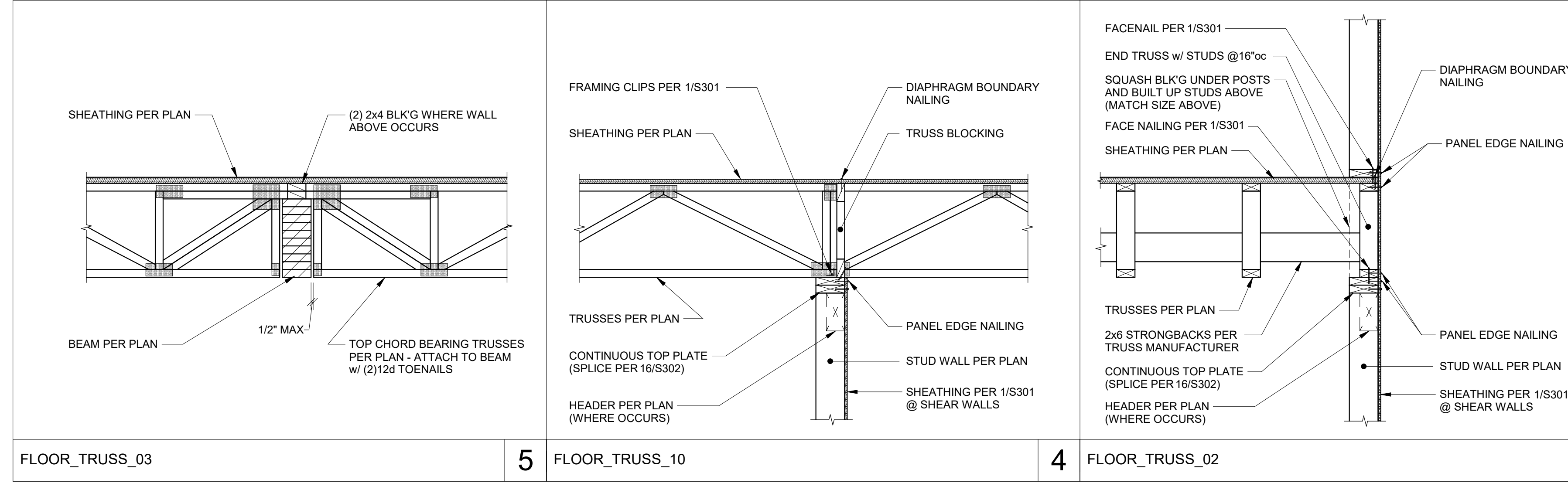
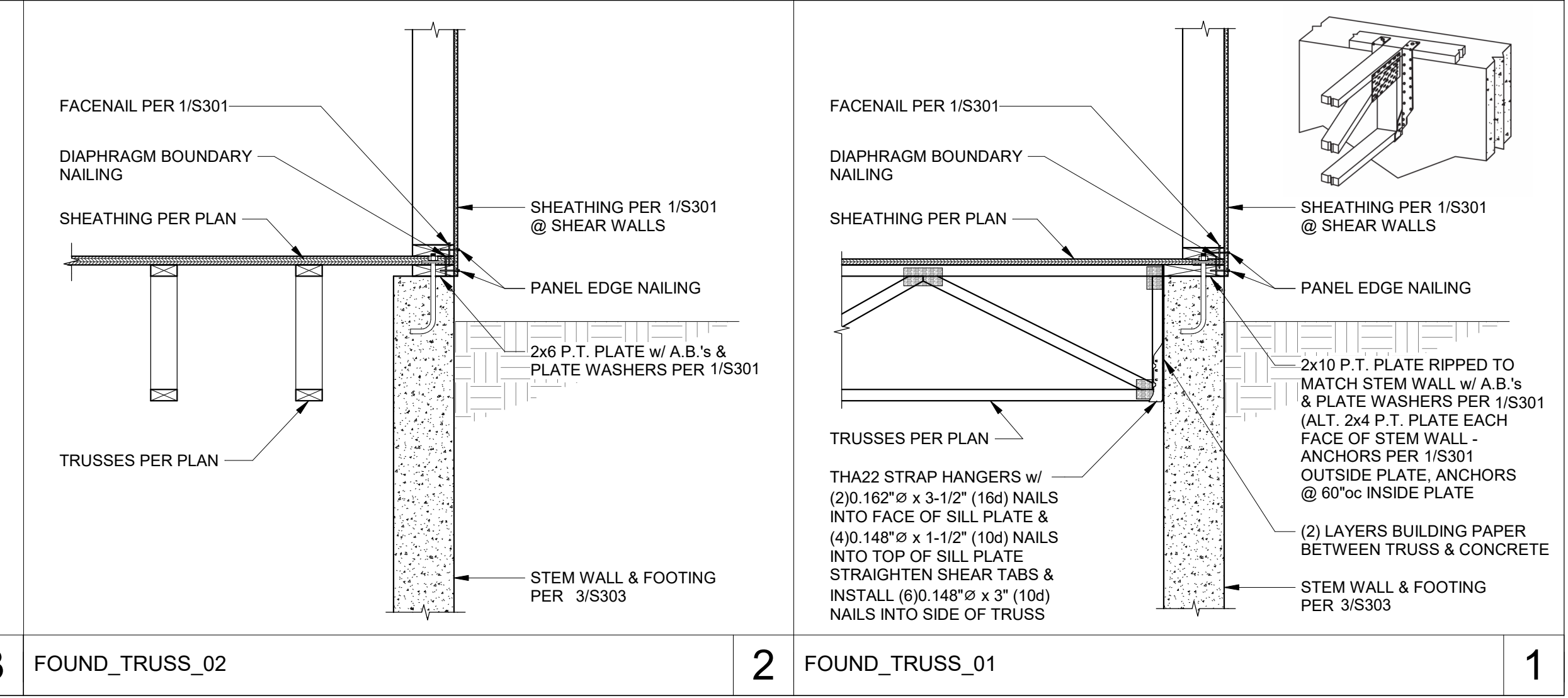
FLOOR_TJI_06 15 FLOOR_TJI_05 14 FLOOR_TJI_04 13 FLOOR_TJI_02 12 FLOOR_TJI_01 11



DECK w/ PAVERS_TJI w/ SLEEPERS_02a 10 DECK_TJI w/ SLEEPERS 9 DECK w/ PAVERS_TJI w/ SLEEPERS_01a 8 DECK w/ PAVERS_TJI w/ SLEEPERS_02 7 DECK w/ PAVERS_TJI w/ SLEEPERS_01 6



FLOOR_TRUSS_03 5 FLOOR_TRUSS_10 4 FLOOR_TRUSS_02 3 FOUND_TRUSS_02 2 FOUND_TRUSS_01 1



FLOOR_TRUSS_03 5 FLOOR_TRUSS_10 4 FLOOR_TRUSS_02 3 FOUND_TRUSS_02 2 FOUND_TRUSS_01 1

3/11/2024 1:48:05 PM



**RAMAIYAH SUBRAMANIAN
RESIDENCE**

7466 E Mercer Way
Mercer Island, WA 98040

PERMIT SET
03/12/2024

PROJECT NUMBER: 24-010-02
PROJECT MANAGER: BTL
PROJECT ENGINEER:
DRAWN BY: JLL

REVISIONS:

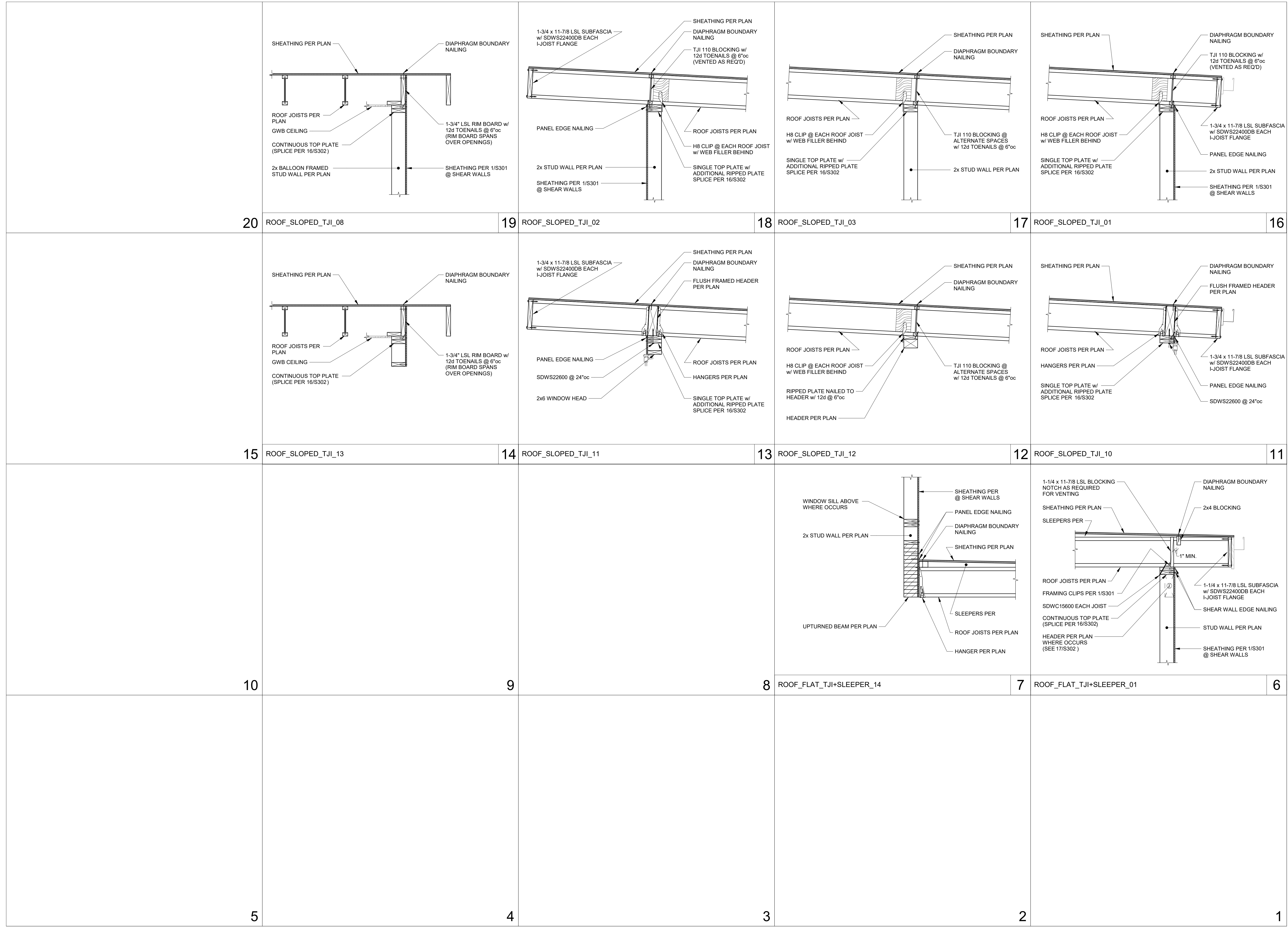
| NO. | DESCRIPTION | DATE |
|-----|-------------|------------|
| 1 | PERMIT | 03/12/2024 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARCHITECTS
baylis
10801 Main Street, #110| Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

ROOF DETAILS

S305



3/11/2024 1:48:06 PM