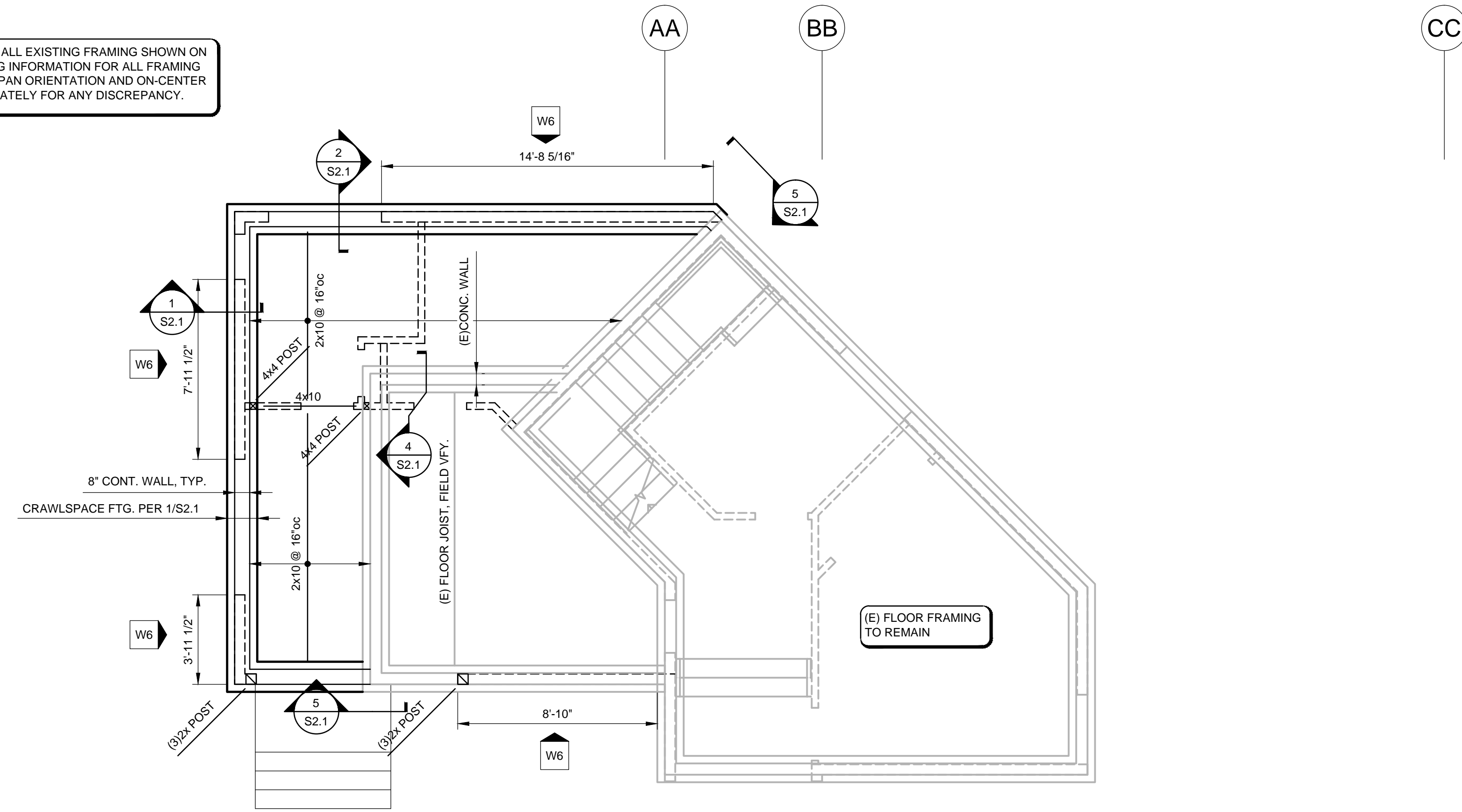
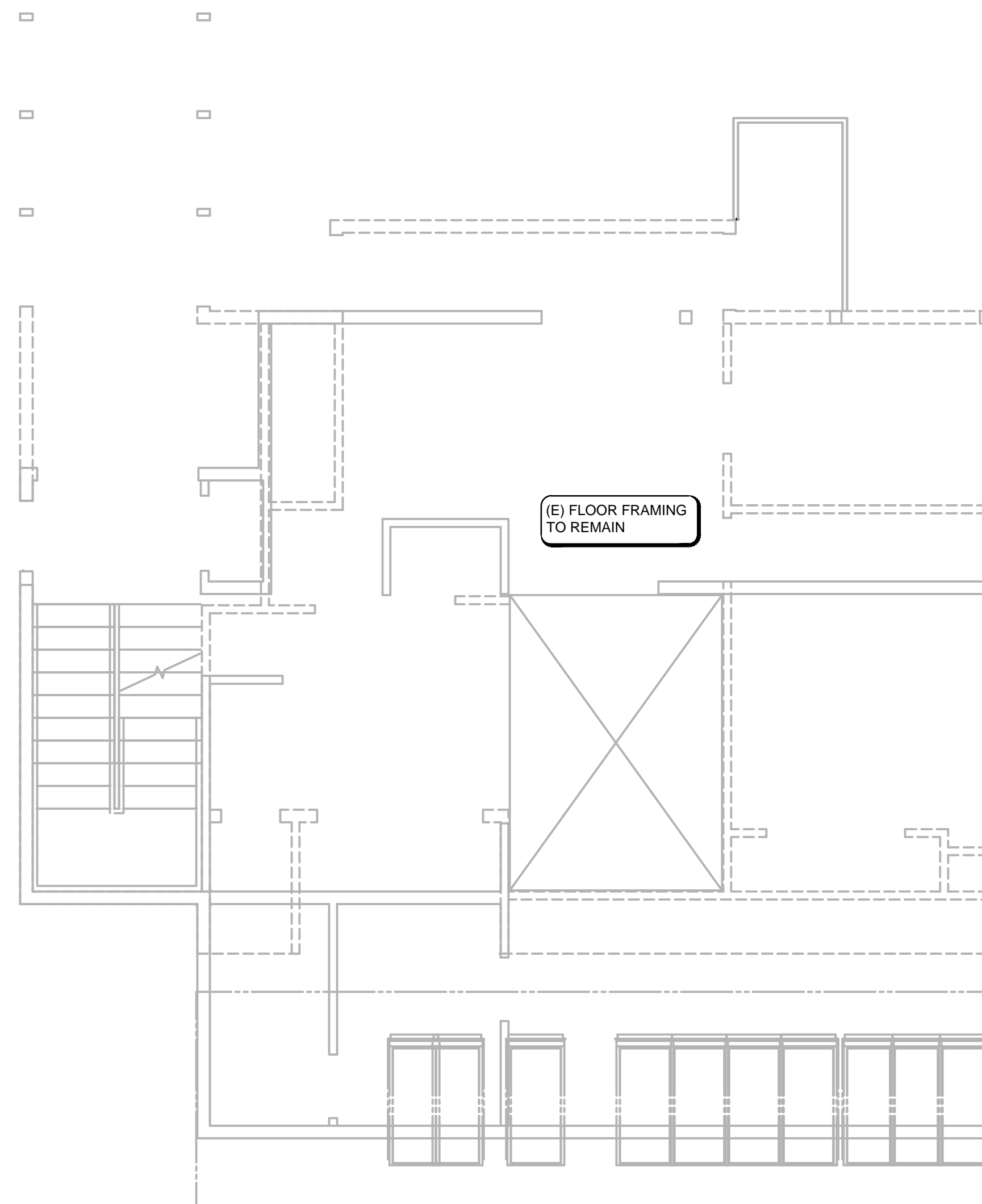




CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING, INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.



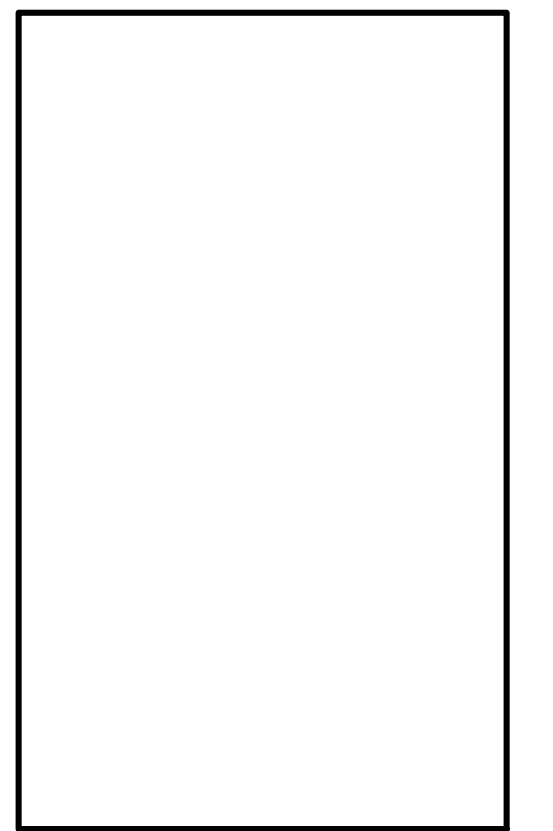
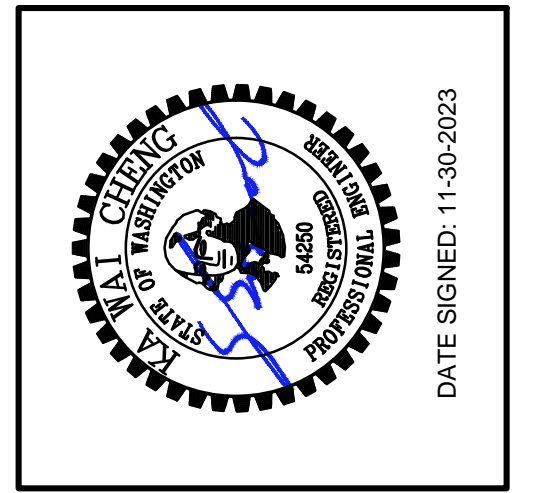
DD  
EE  
FF  
GG



**LEVEL 2 FRAMING PLAN**  1/4" = 1'-0"

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc. PROVIDE BLOCKING FOR ALL EDGES.
- TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
- TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.
- FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 85% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
- BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O.
- TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
- SEE SHEAR WALL FOUNDATION HOLDOWN SCHEDULE FOR MINIMUM HOLDOWN EMBEDMENT DEPTH AND MINIMUM FOOTING SIZE AROUND HOLDOWN ANCHOR REQUIREMENTS IN ADDITION TO FOOTING SIZE SPECIFIED ON THIS PLAN.

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	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	

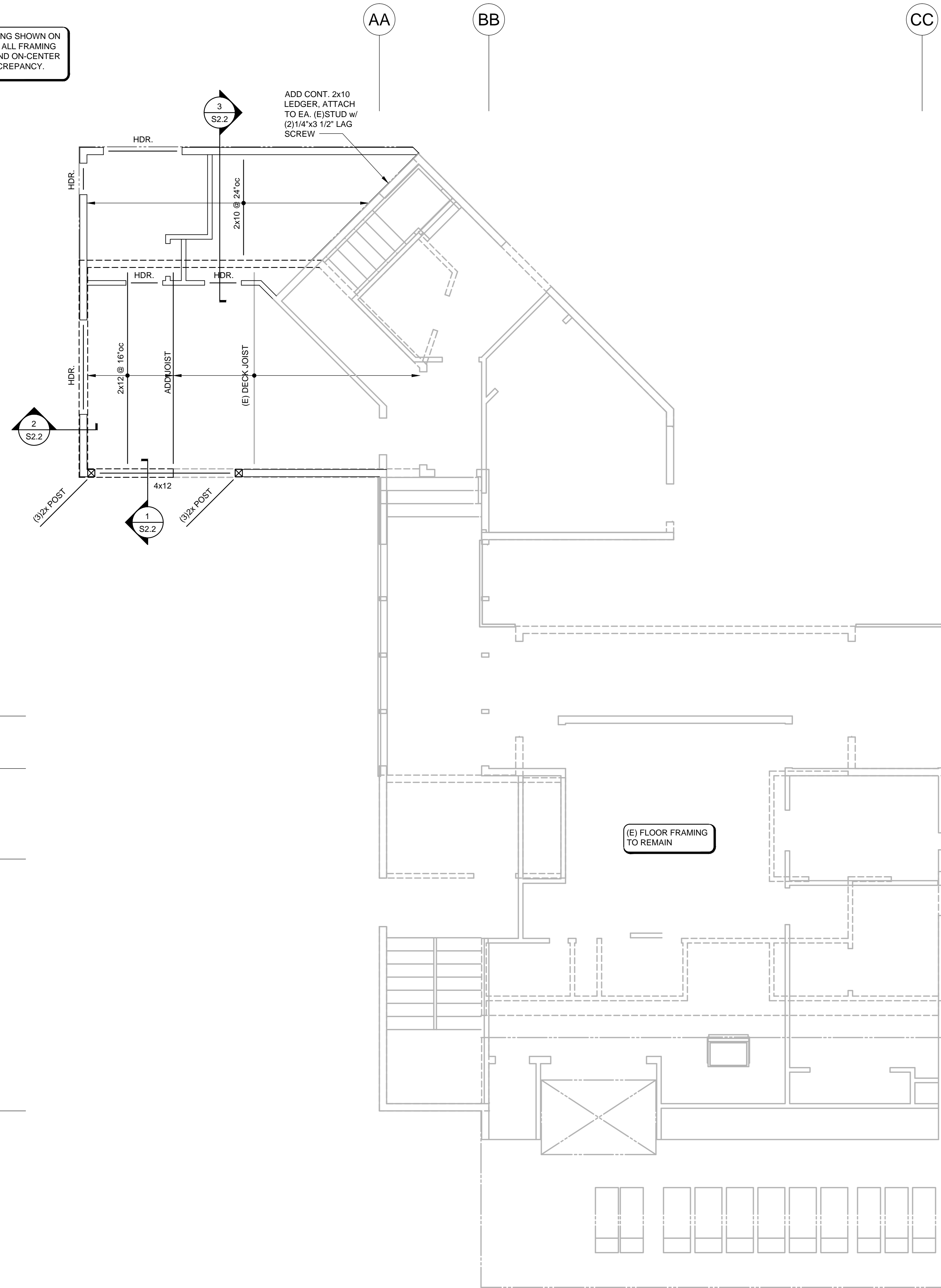


LEVEL 2 FRAMING PLAN  
**4815 E MERCER WAY ADDITION**  
4815 E MERCER WAY,  
MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 11-07-2023
SHEET NO: <b>S1.1</b>

CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING, INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

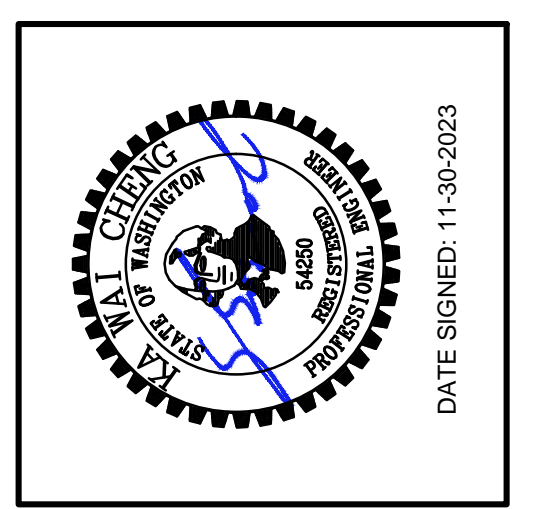
DD  
EE  
FF  
GG



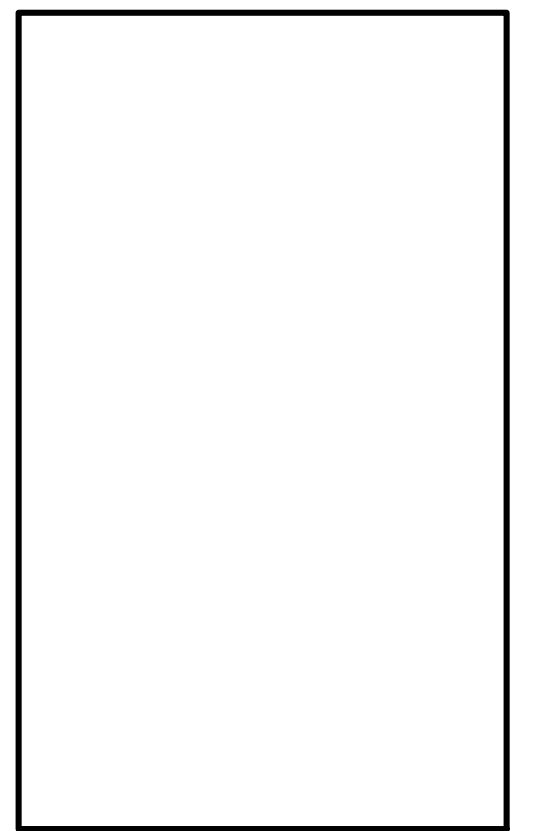
**LEVEL 3 FRAMING PLAN** 1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. TYPICAL ROOF FRAMING CONSISTS OF 5/8" PLYWOOD ON ENGINEERED WOOD TRUSSES OR RAFTERS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc
4. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
5. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2, TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.
6. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
7. ALL WOOD FRAMING USED IN EXTERIOR APPLICATIONS AND EXPOSE TO THE WEATHER SHALL BE PRESSURE TREATED.

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	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



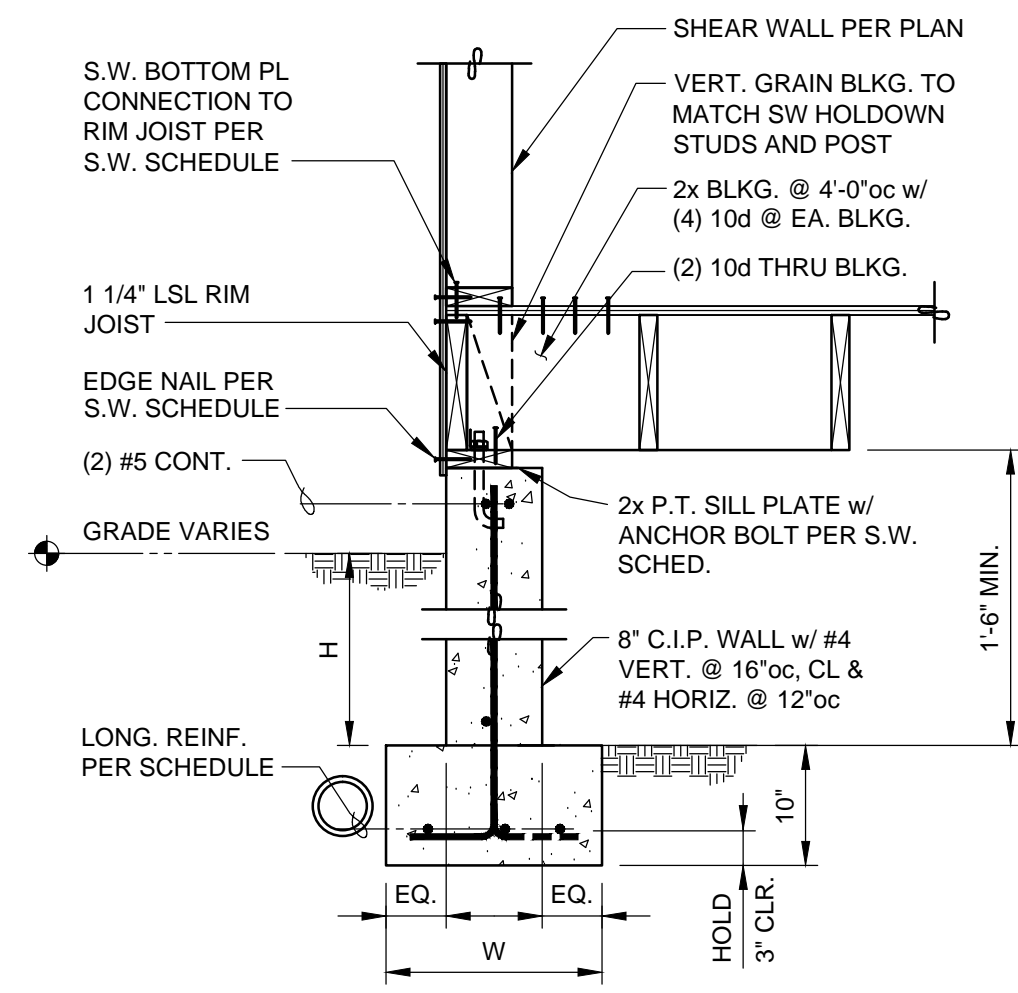
DATE SIGNED: 11-30-2023



LEVEL 3 FRAMING PLAN

**4815 E MERCER WAY ADDITION**  
4815 E MERCER WAY,  
MERCER ISLAND, WA 98040

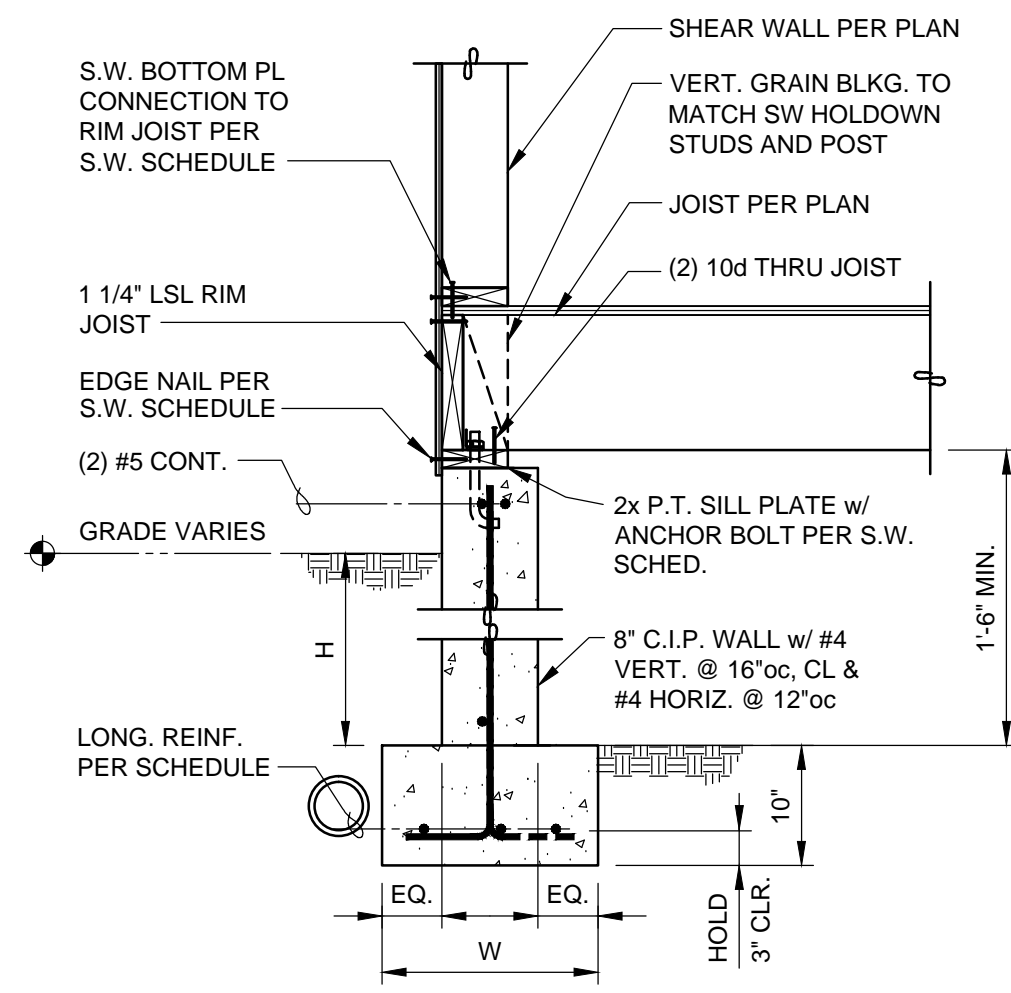
CHECKED: KWC
DATE: 11-07-2023
SHEET NO: <b>S1.2</b>



TYPICAL S.W. FOOTING (CRAWL SPACE)

1 SECTION

3/4" = 1'-0"



TYPICAL S.W. FOOTING (CRAWL SPACE)

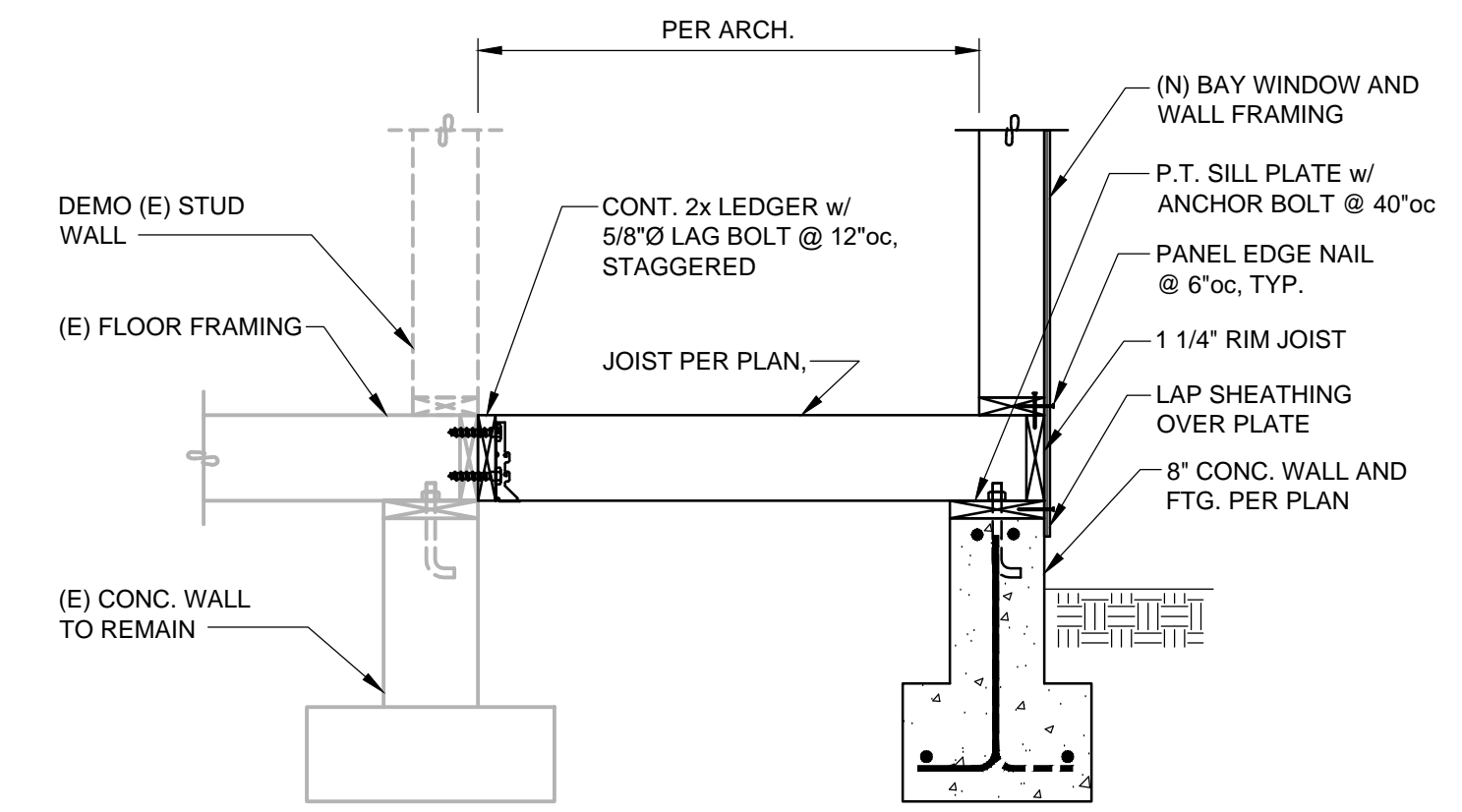
2 SECTION

3/4" = 1'-0"

8" CRAWLSPACE WALL SCHEDULE

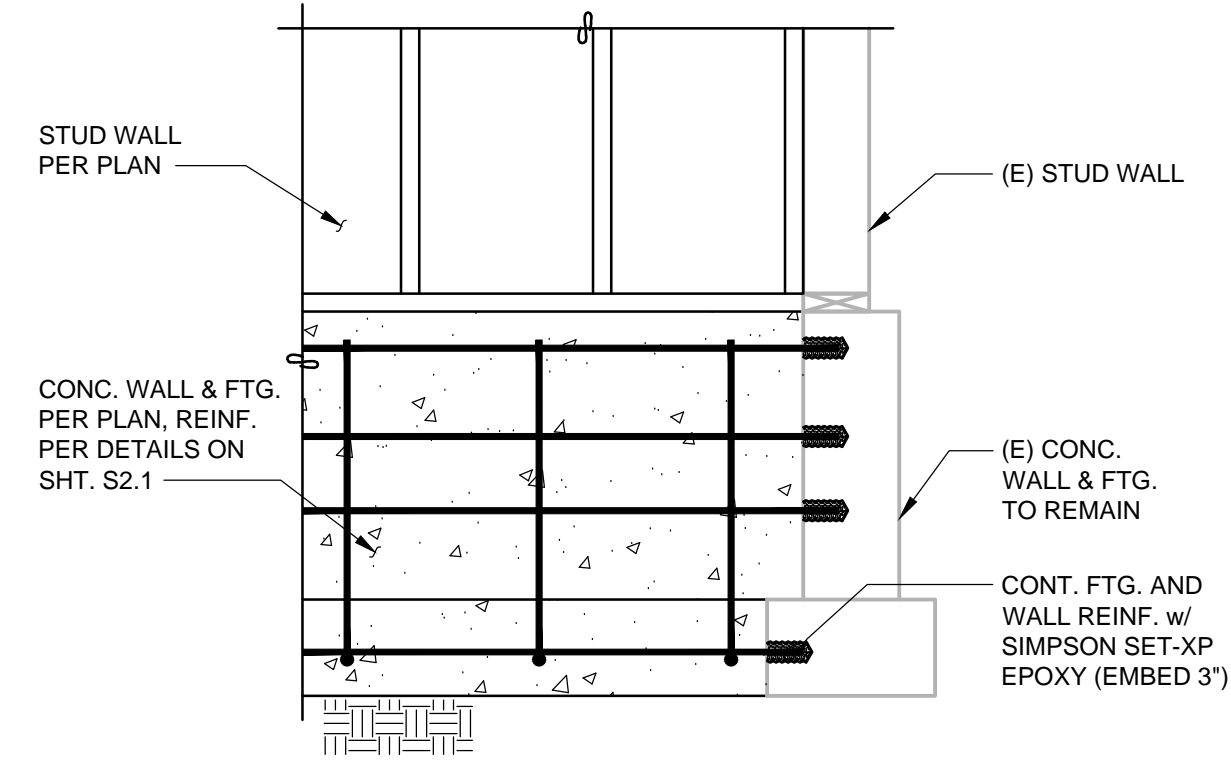
DIMENSIONS		STEM WALL REINF.		FOOTING REINF.
H	W	VERT.	HORIZ.	LONG.
2'-0"	1'-6"	#4 @ 16"oc	#4 @ 12"oc	(3)#4
3'-0"	2'-2"	#4 @ 16"oc	#4 @ 12"oc	(4)#4
4'-0"	3'-8"	#4 @ 16"oc	#4 @ 12"oc	(5)#4
5'-0"	5'-2"	#4 @ 16"oc	#4 @ 12"oc	(7)#4

NOTE:  
 1. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED PER SOILS ENGINEER RECOMMENDATIONS. MINIMUM 12" WIDE LAYER OF FREE DRAINING MATERIAL FROM COURSE TO MEDIUM (1 3/4" TO 3/8"). PROVIDE 4" PERFORATED PVC DRAINPIPE w/ HOLES DOWNWARD SLOPE TO STORM DRAIN DISCHARGE. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON APPROVED DISCHARGE DESIGN.  
 2. RETAINING WALL SHALL BE IN STRENGTH, MINIMUM 14 DAYS CURING, PRIOR BACKFILLING BEHIND ALL RETAINING WALL. BACKFILL SHALL BE DONE IN 4'-0" LIFT MAXIMUM, DISTRIBUTED EVENLY ALONG WALL LINE.



4 SECTION

3/4" = 1'-0"

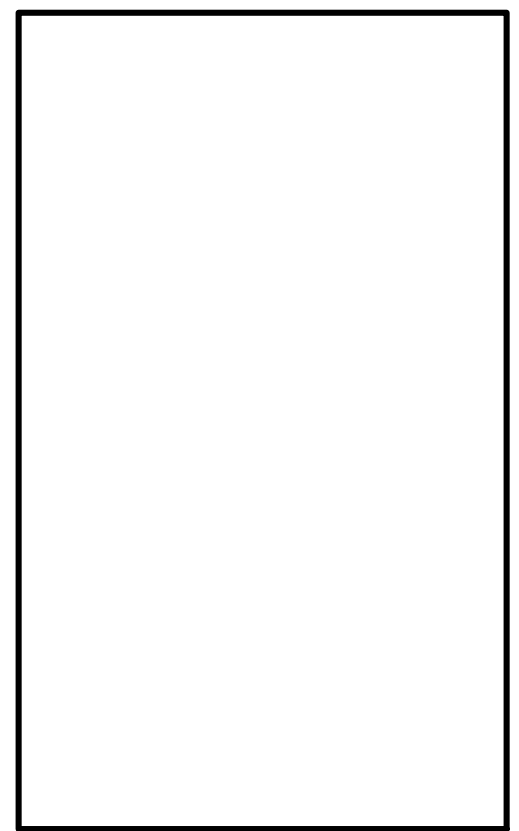
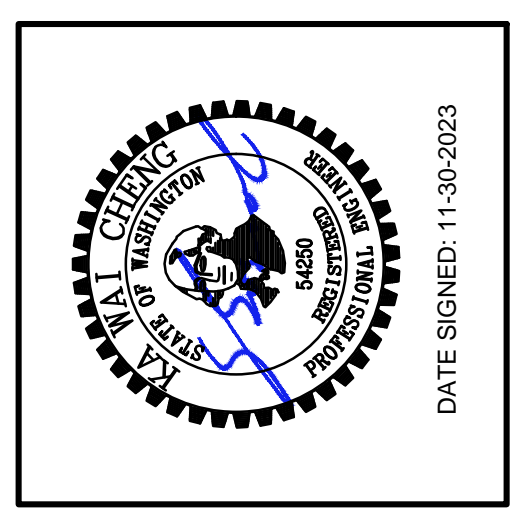


NEW WALL FOOTING TIE TO (E) FOOTING

5 SECTION

3/4" = 1'-0"

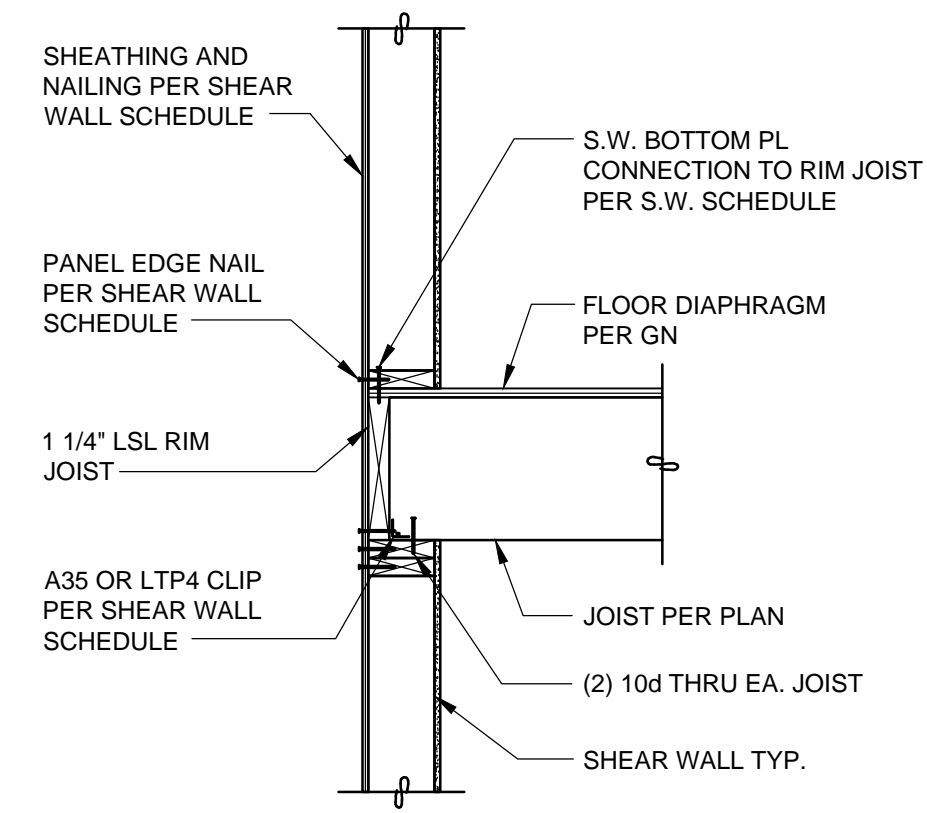
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FOUNDATION SECTIONS

**4815 E MERCER WAY ADDITION**  
 4815 E MERCER WAY,  
 MERCER ISLAND, WA 98040

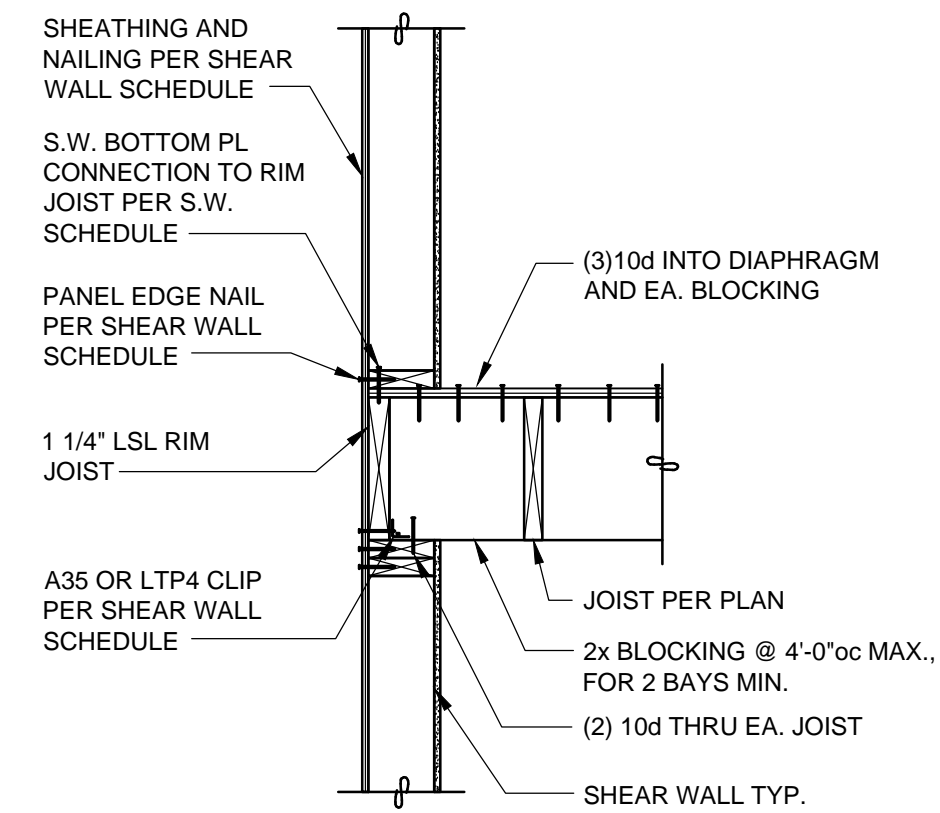
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DATE: 11-07-2023
SHEET NO:
<b>S2.1</b>



TYPICAL S.W. PERPENDICULAR FRAMING

1 SECTION

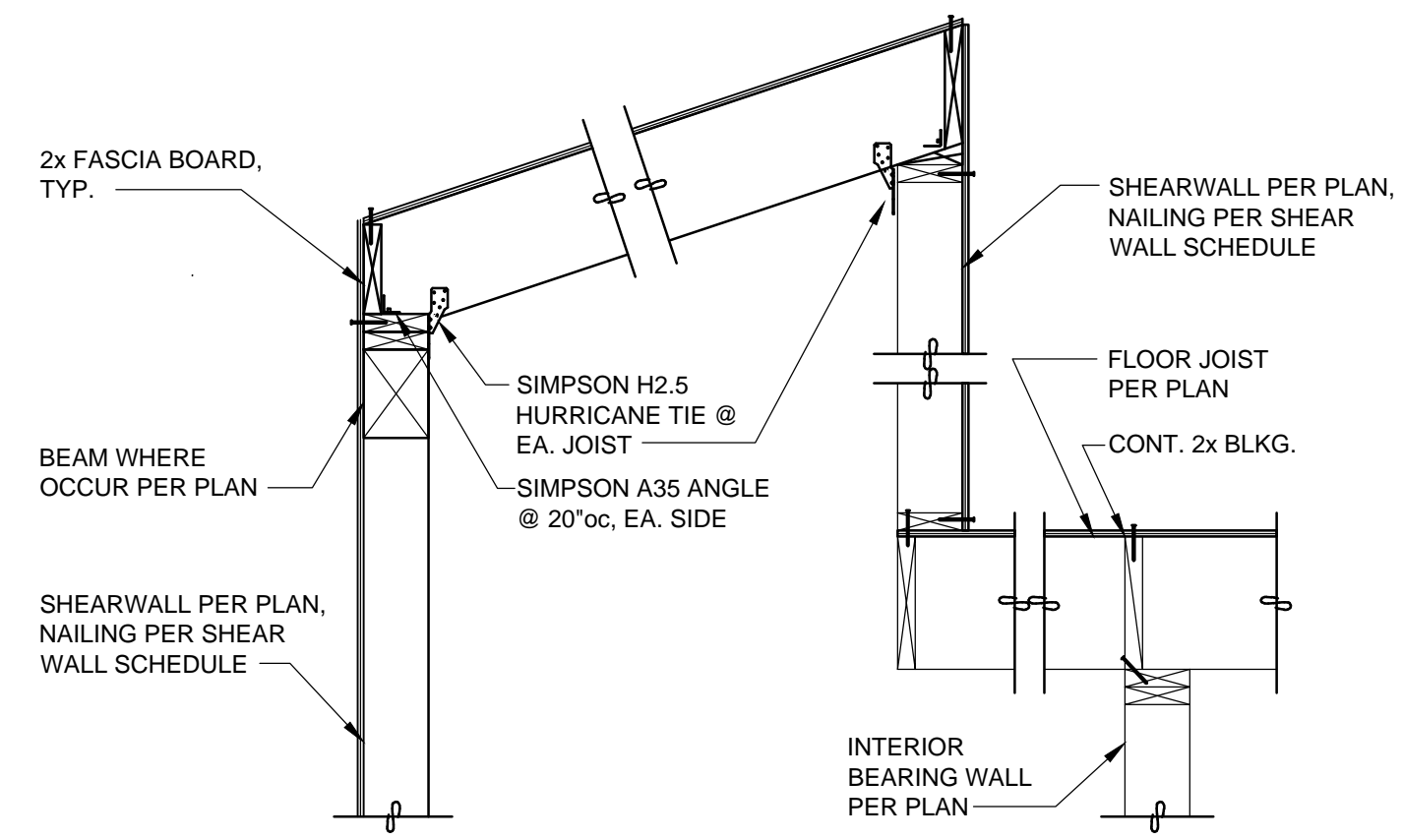
3/4" = 1'-0"



TYPICAL S.W. PARALLEL FRAMING

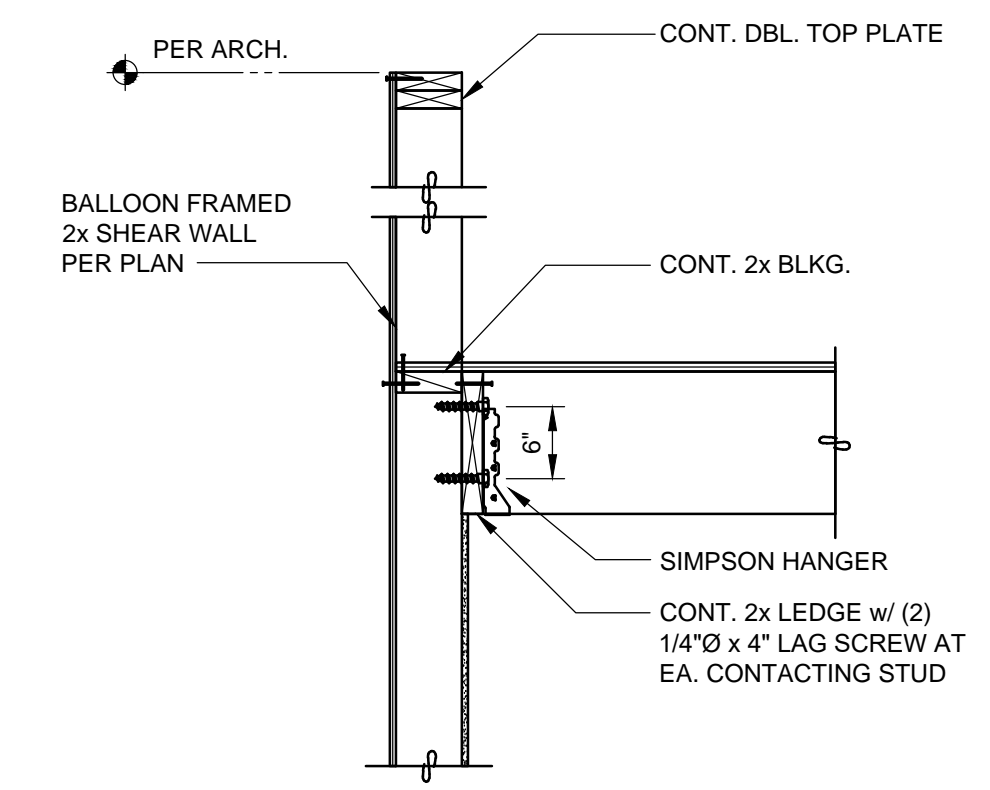
2 SECTION

3/4" = 1'-0"



3 SECTION

3/4" = 1'-0"

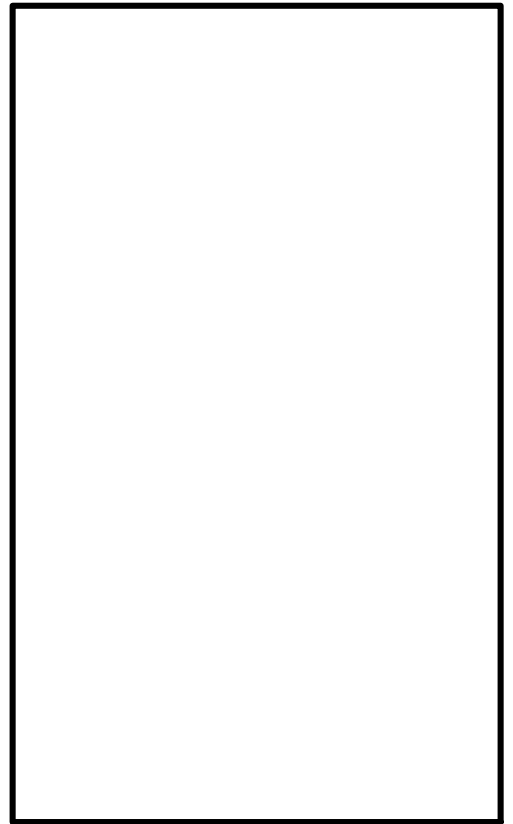
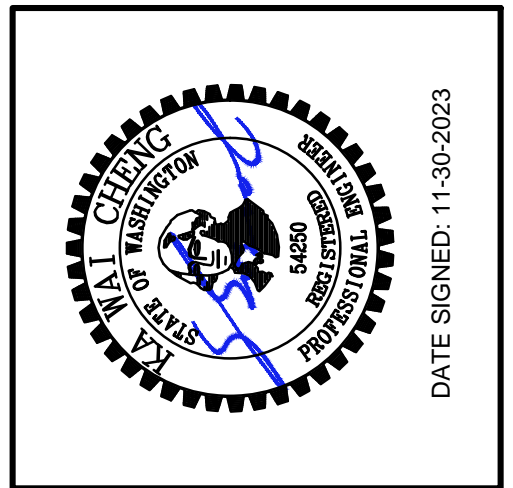


ALT. EXT. WALL FRAMING w/ STUD GUARD RAILING

4 SECTION

3/4" = 1'-0"

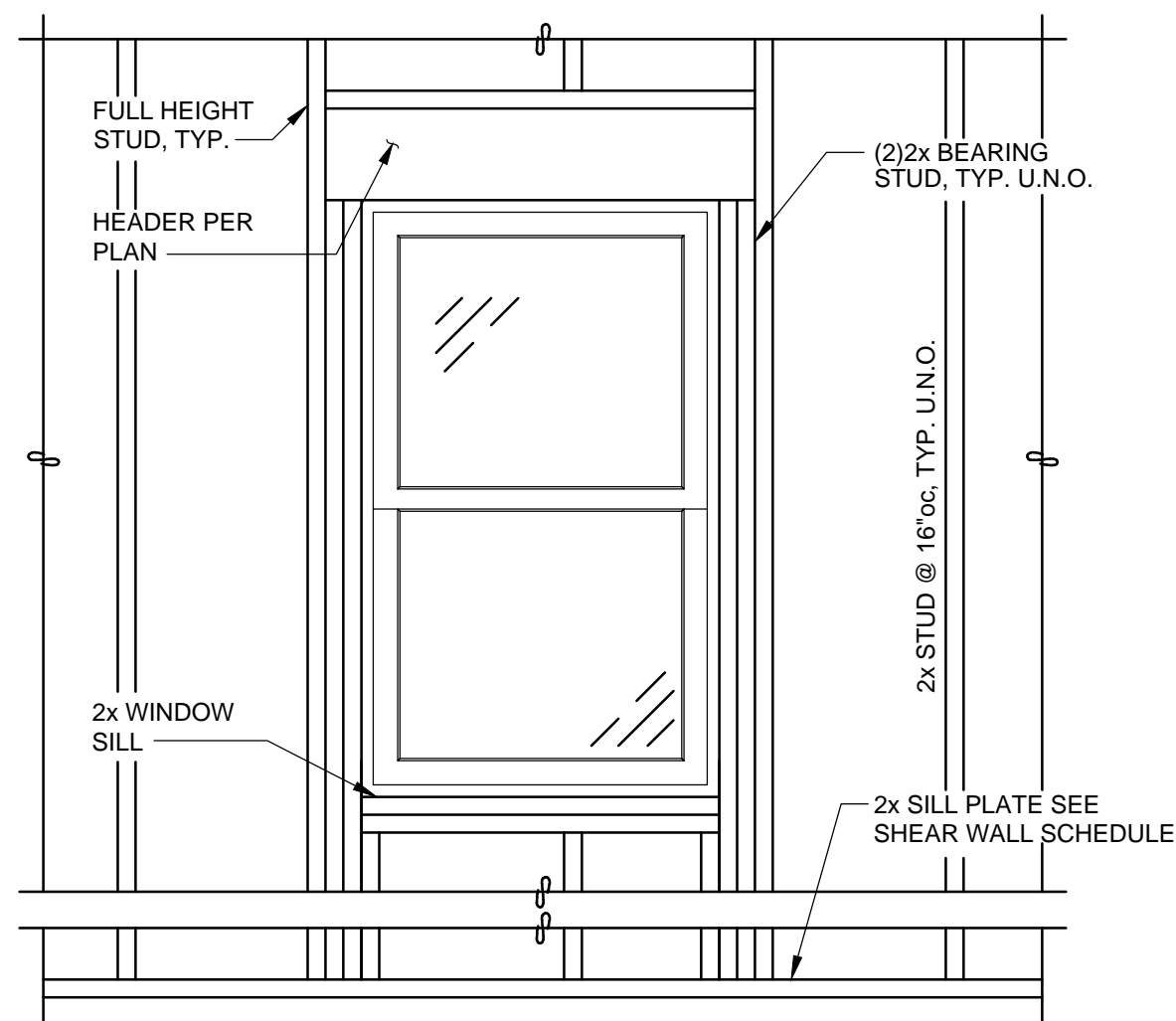
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FRAMING SECTIONS

**4815 E MERCER WAY ADDITION**  
 4815 E MERCER WAY,  
 MERCER ISLAND, WA 98040

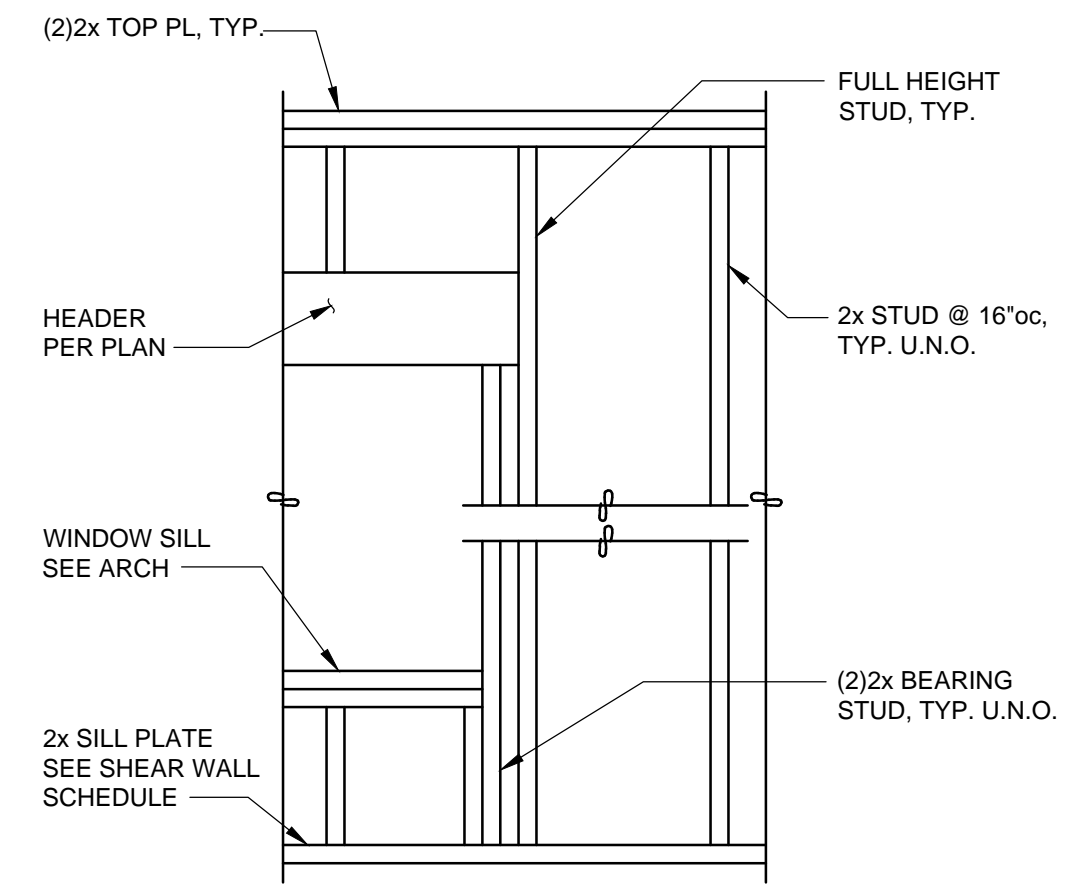
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DATE: 11-07-2023
SHEET NO:
<b>S2.2</b>



TYPICAL STUD FRAMING DETAIL @ OPENING

1 SECTION

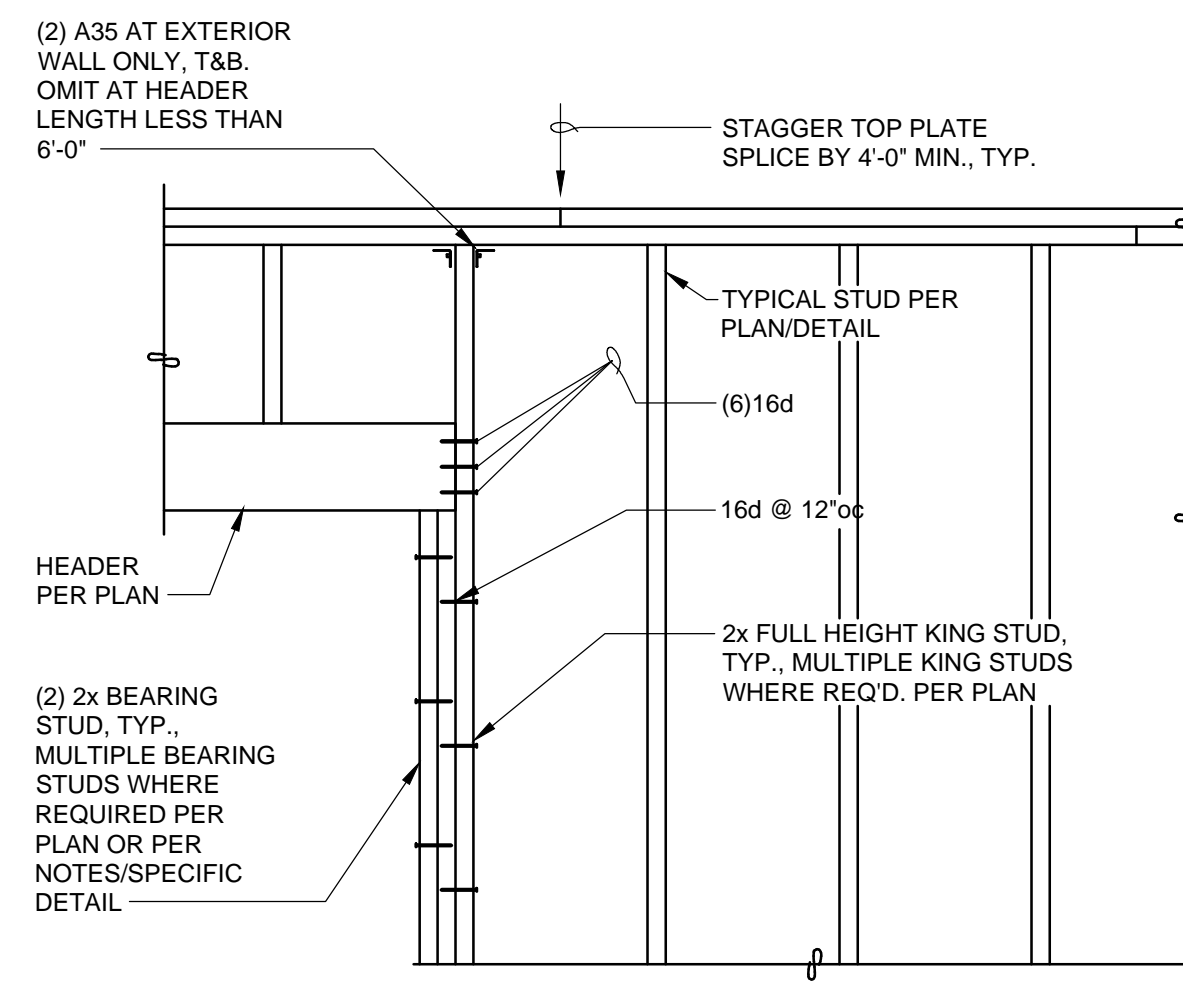
3/4" = 1'-0"



TYPICAL STUD FRAMING DETAIL

2 SECTION

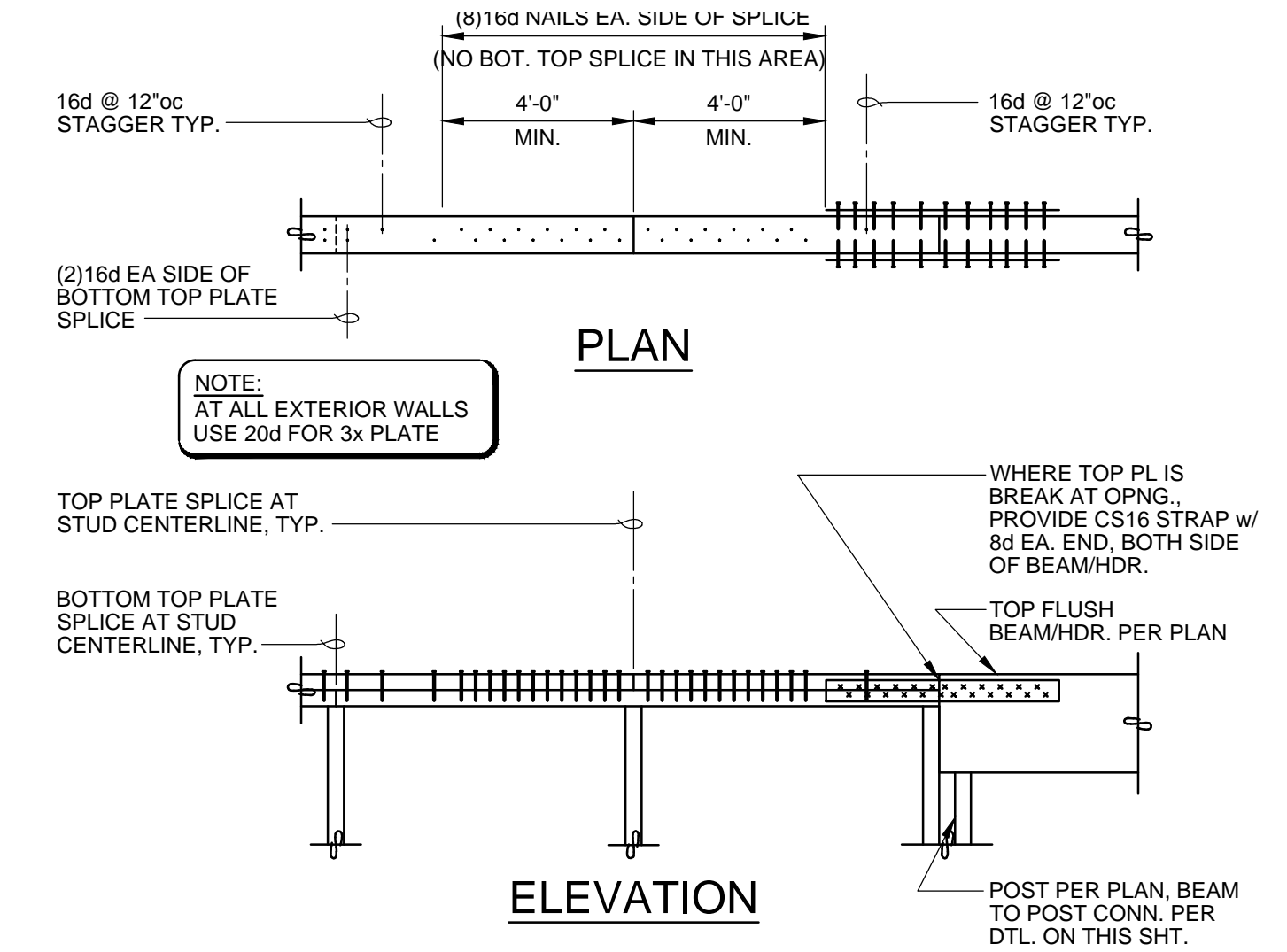
3/4" = 1'-0"



TYPICAL HEADER SUPPORT DETAIL

3 SECTION

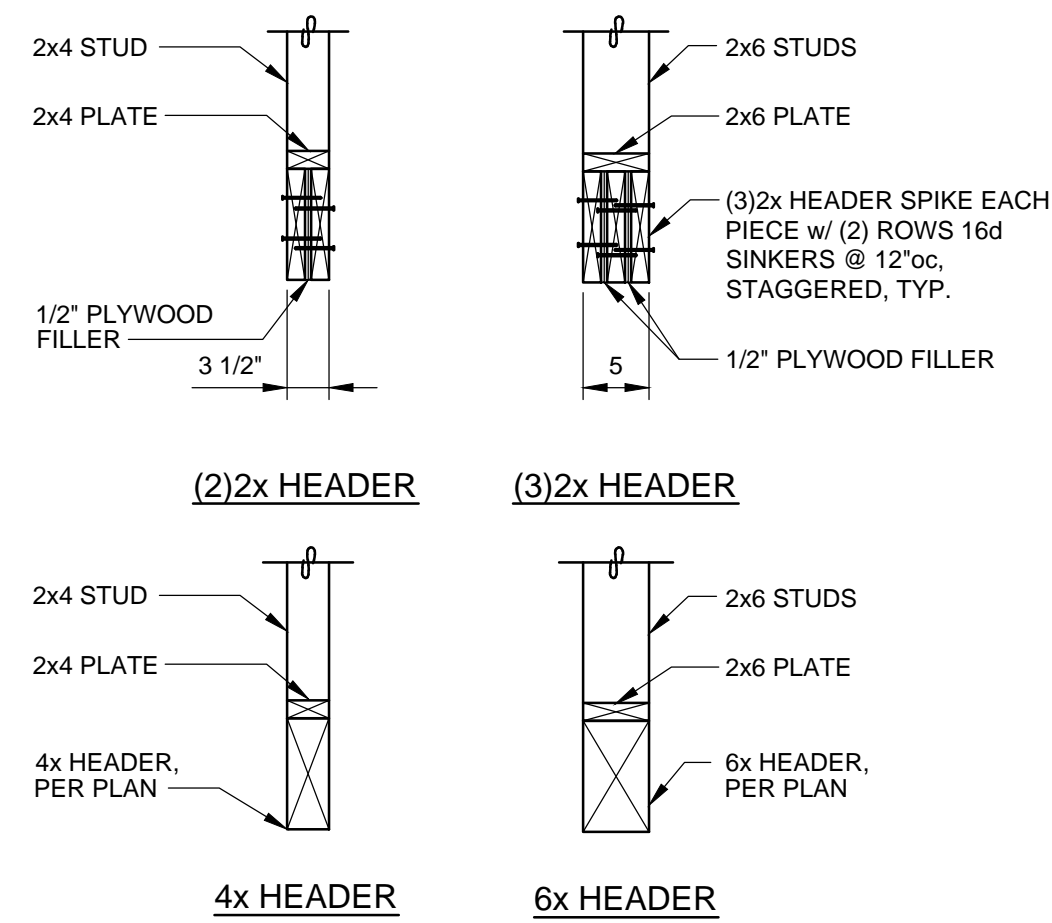
3/4" = 1'-0"



TYPICAL STUD WALL TOP PLATE SPLICE

4 SECTION

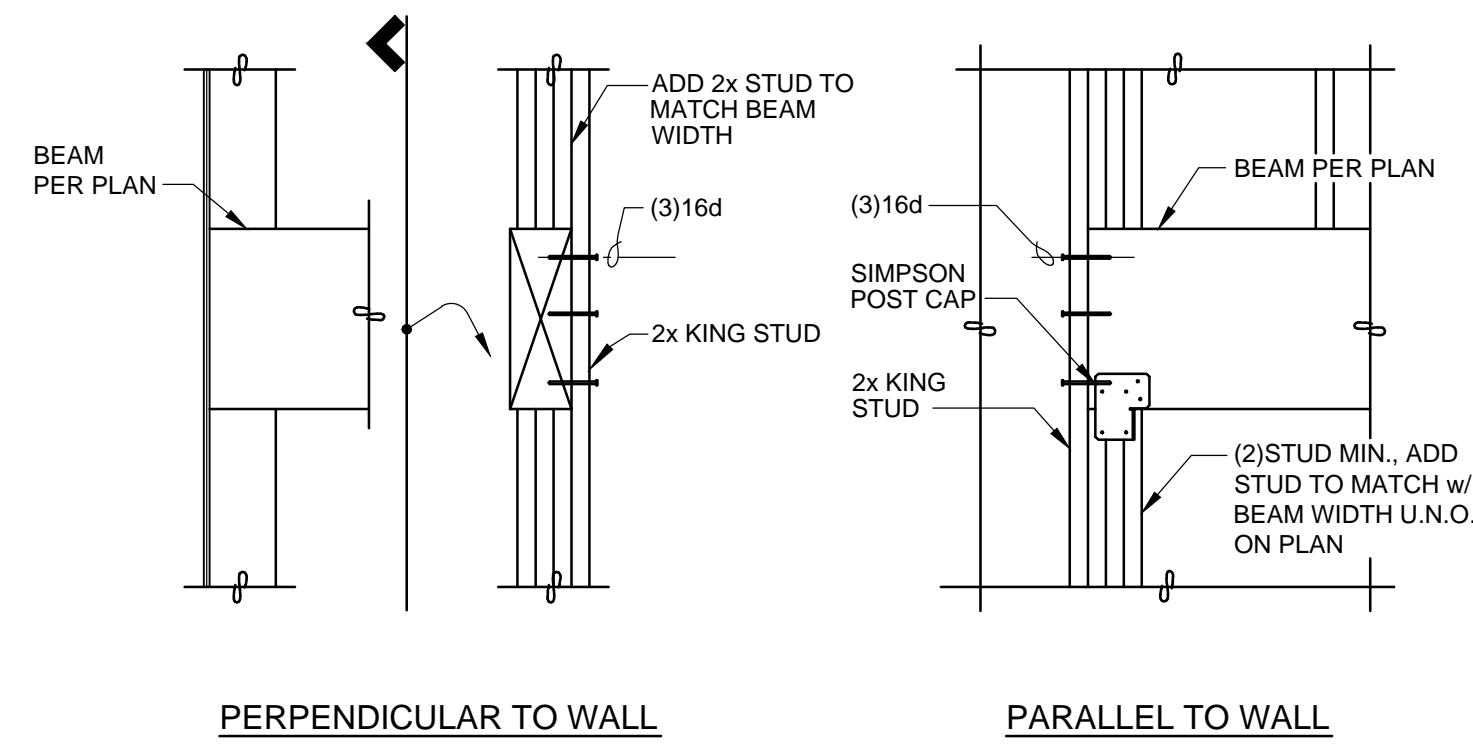
3/4" = 1'-0"



TYPICAL HEADER DETAIL

5 SECTION

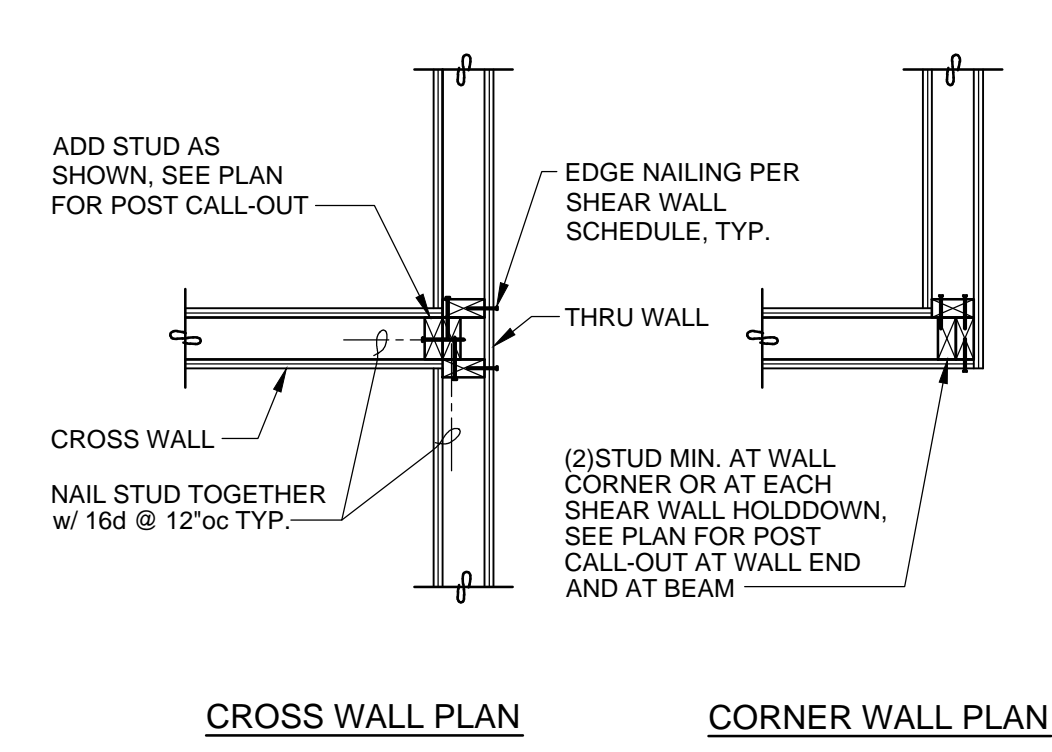
3/4" = 1'-0"



TYPICAL BEAM TO WALL CONNECTION

6 SECTION

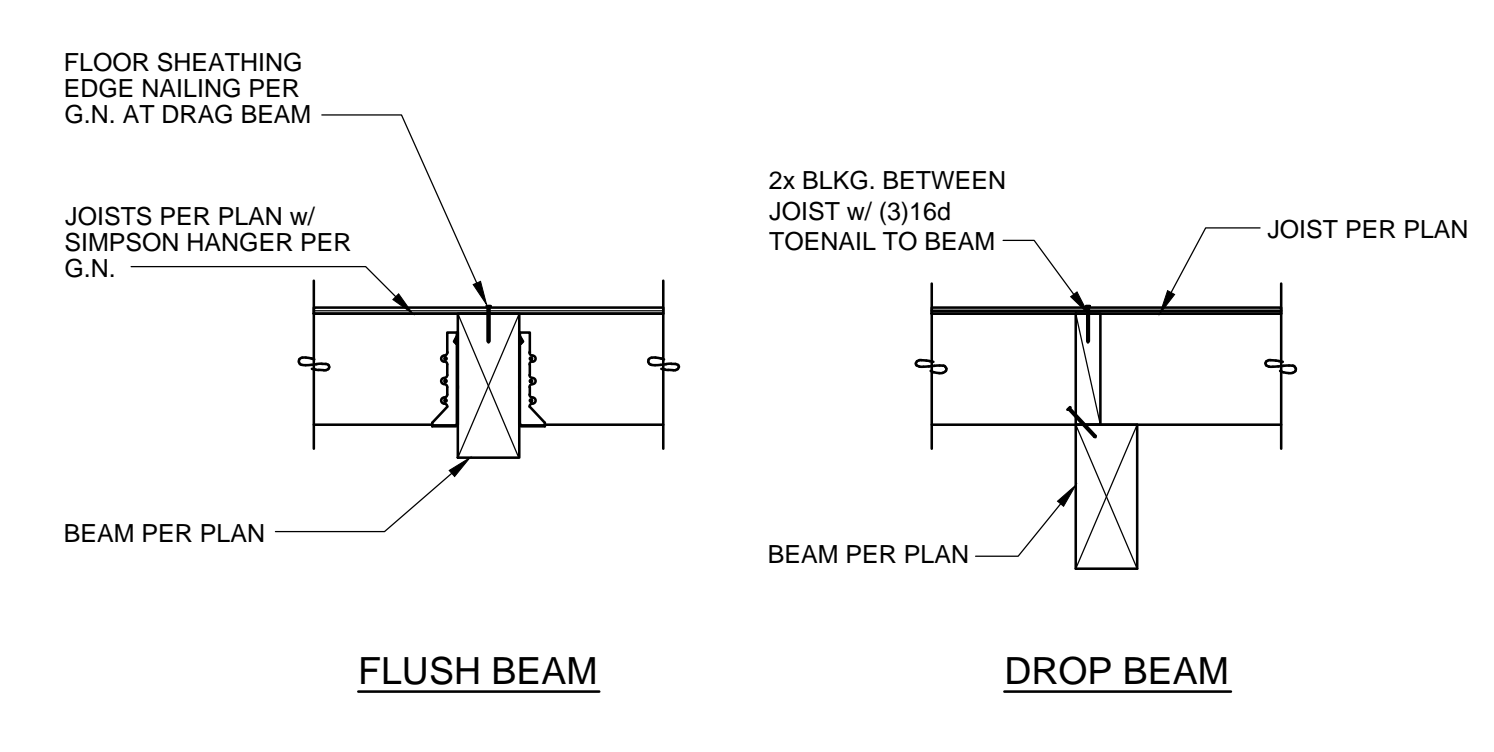
3/4" = 1'-0"



TYPICAL STUD WALL INTERSECTION

7 SECTION

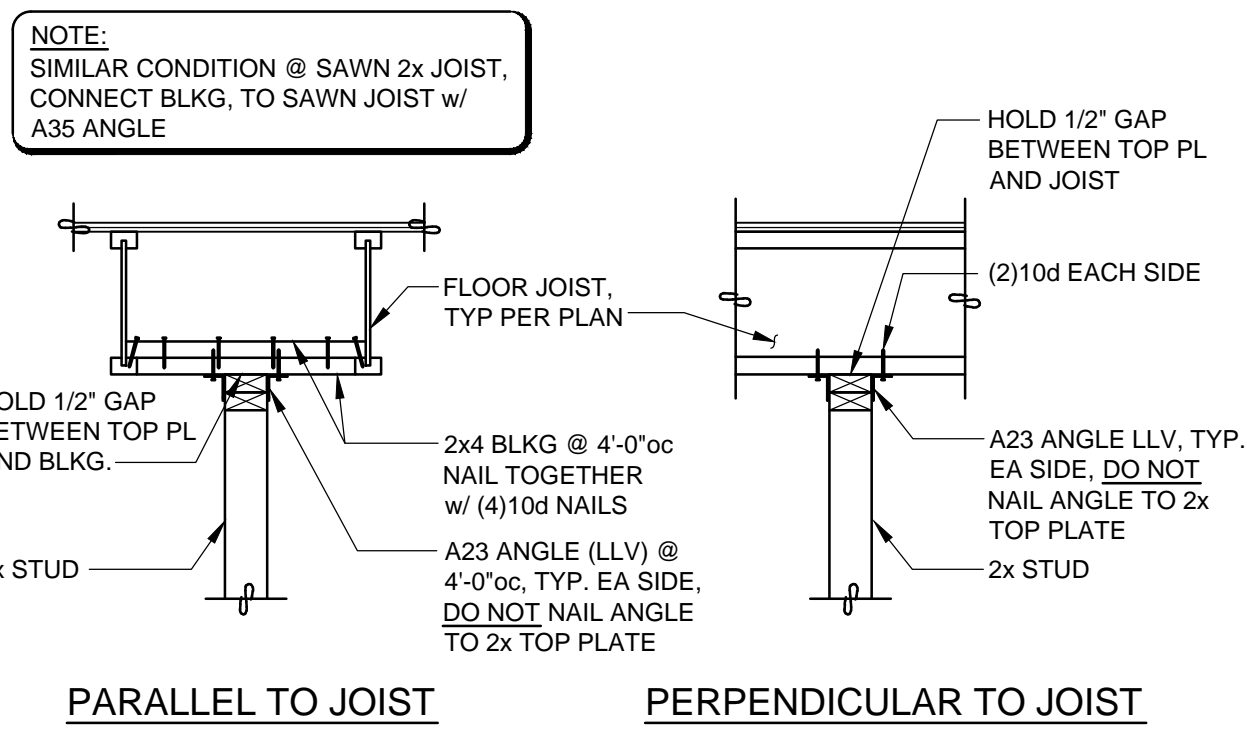
3/4" = 1'-0"



TYPICAL JOIST TO BEAM CONNECTION

8 SECTION

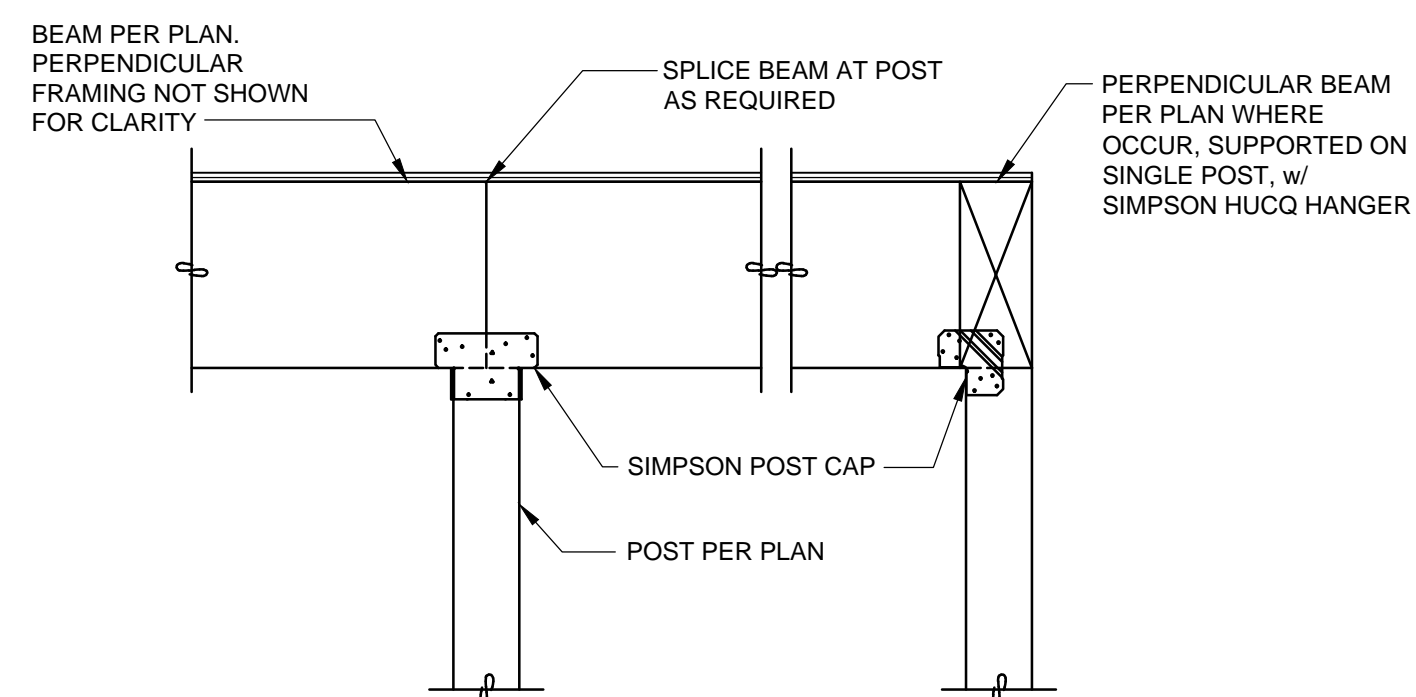
3/4" = 1'-0"



TYPICAL TOP OF NON-BEARING WALL ANCHORAGE

9 SECTION

3/4" = 1'-0"

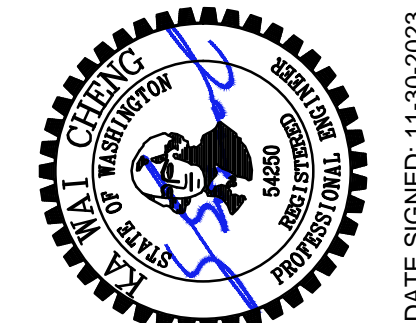


TYPICAL BEAM TO WOOD POST CONNECTION

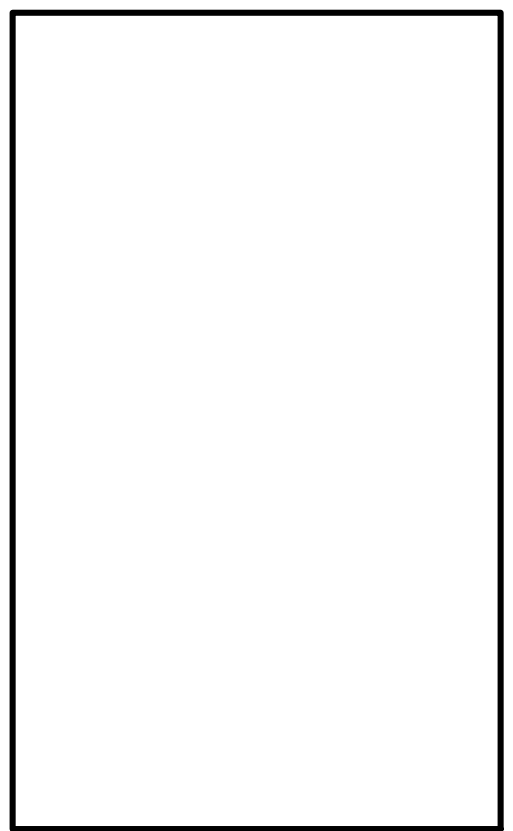
10 SECTION

3/4" = 1'-0"

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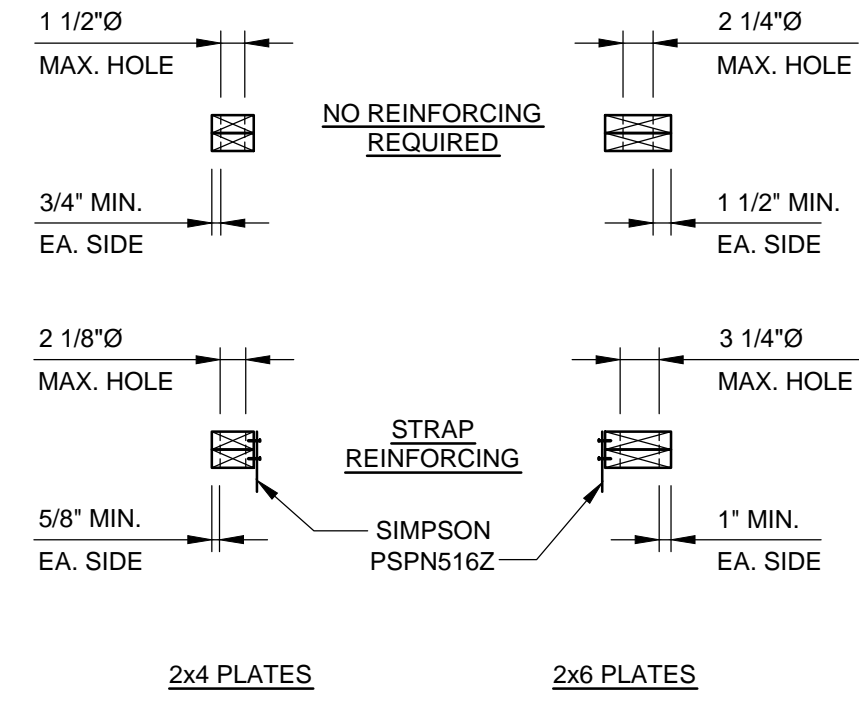


DATE SIGNED: 11-30-2023



FRAMING SECTIONS  
**4815 E MERCER WAY ADDITION**  
 4815 E MERCER WAY,  
 MERCER ISLAND, WA 98040

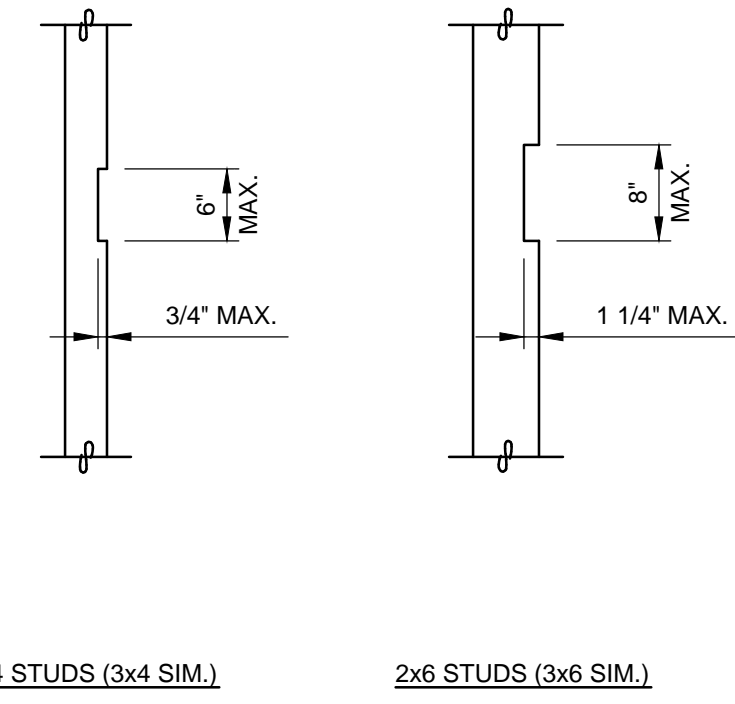
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DATE: 11-07-2023
SHEET NO: <b>S2.3</b>



**ALLOWABLE HOLES THROUGH TOP PLATES**

**1 SECTION**

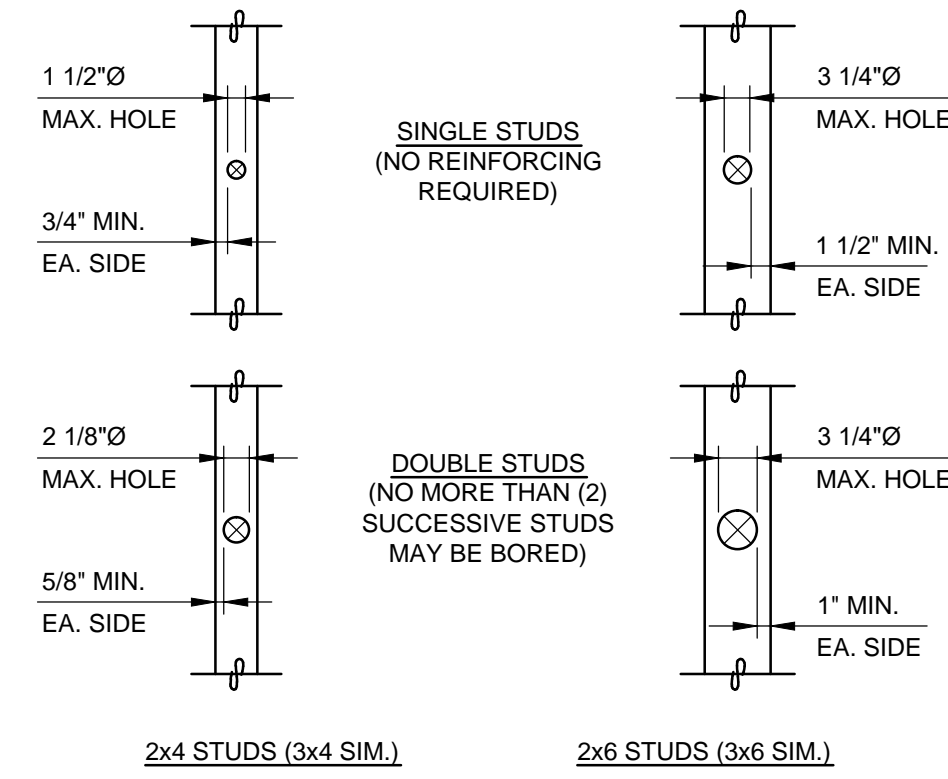
NOTE:  
1) AT BOTTOM PLATES, FOLLOW GUIDELINES SHOWN, EXCEPT USE SIMPSON CS16 X 2'-0" STRAP



**ALLOWABLE NOTCHES IN STUDS**

**2 SECTION**

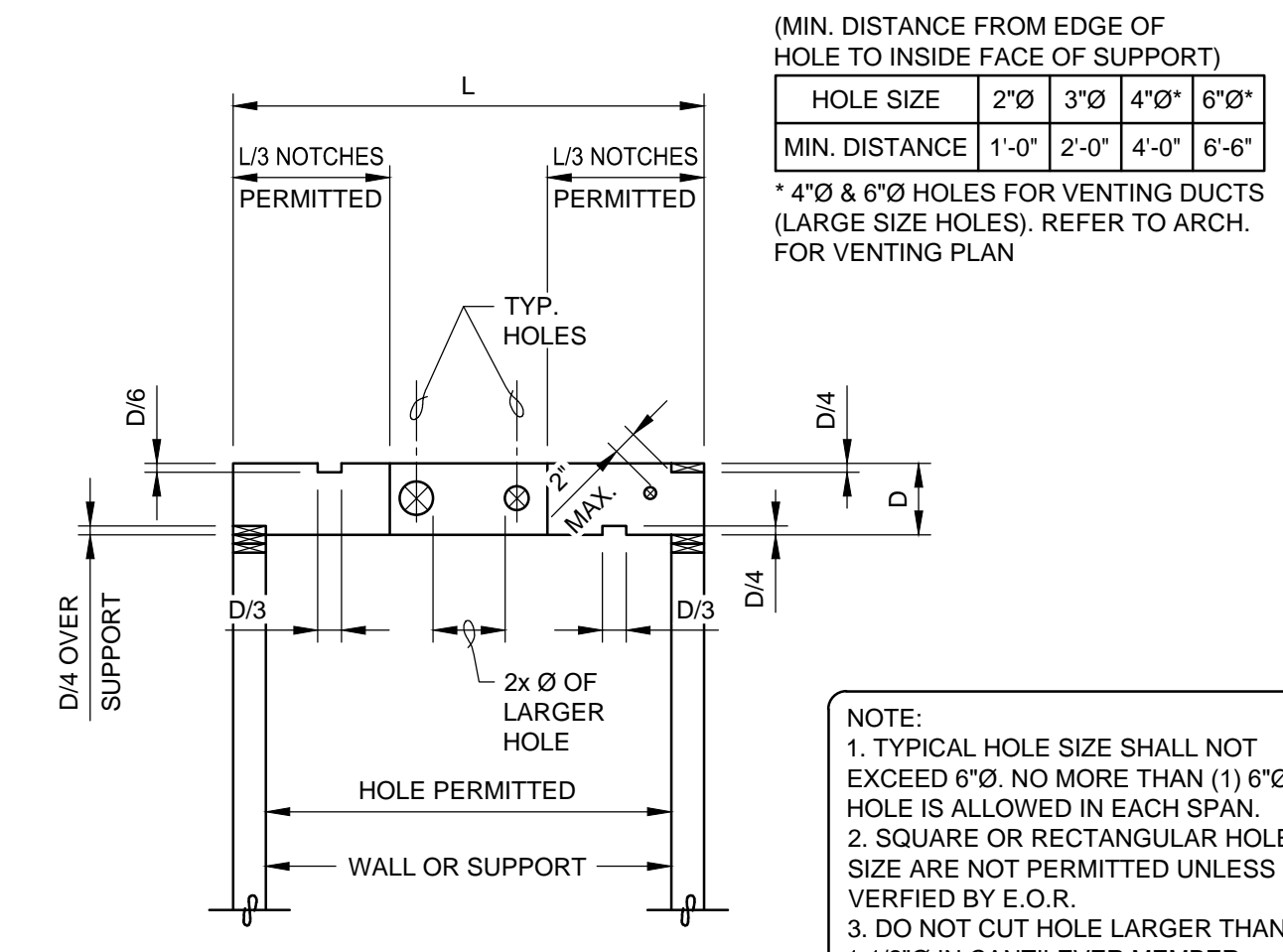
NOTE:  
1) NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS



**ALLOWABLE HOLES THROUGH STUDS**

**3 SECTION**

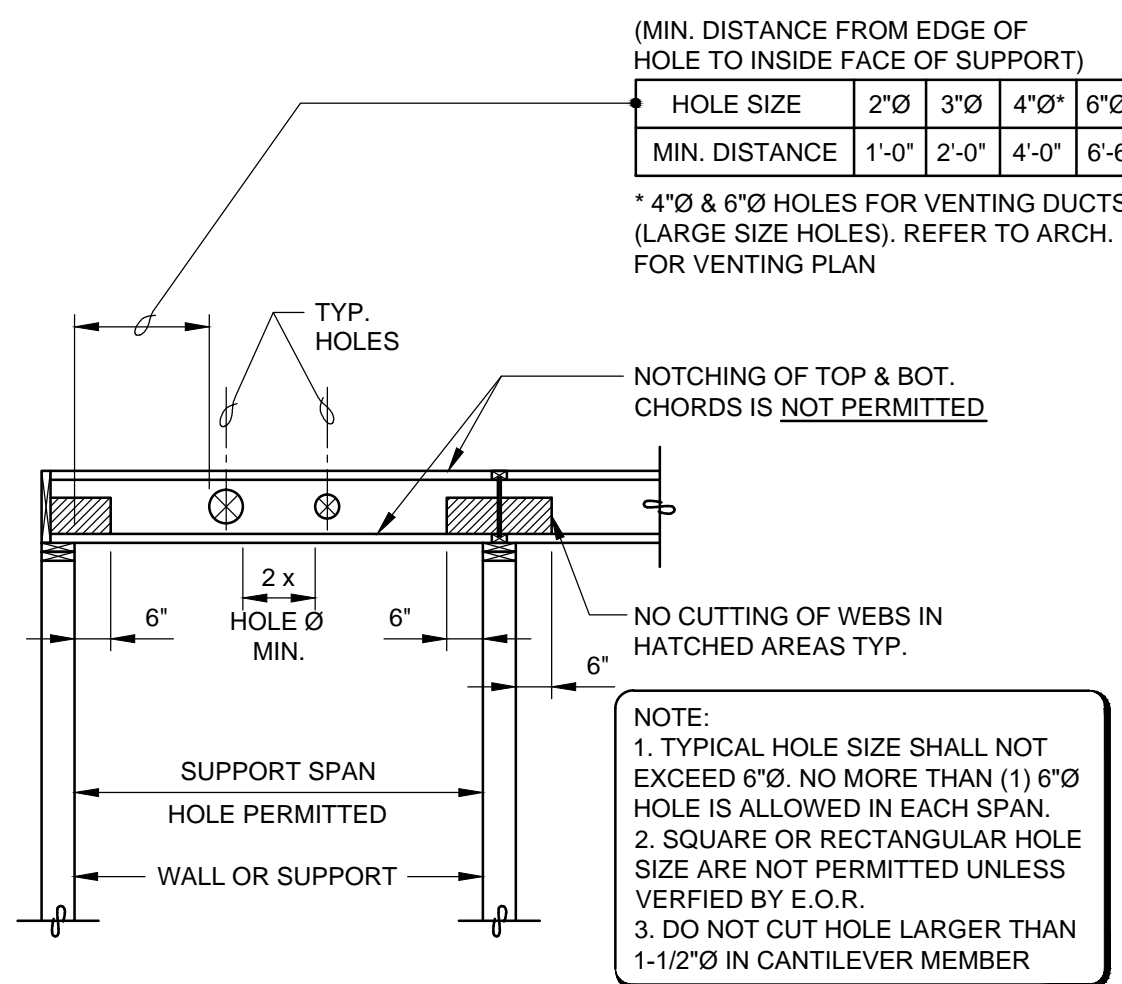
NOTE:  
1) NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS



**ALLOWABLE CUTTING IN LSL, LVL, PSL MEMBERS**

**4 SECTION**

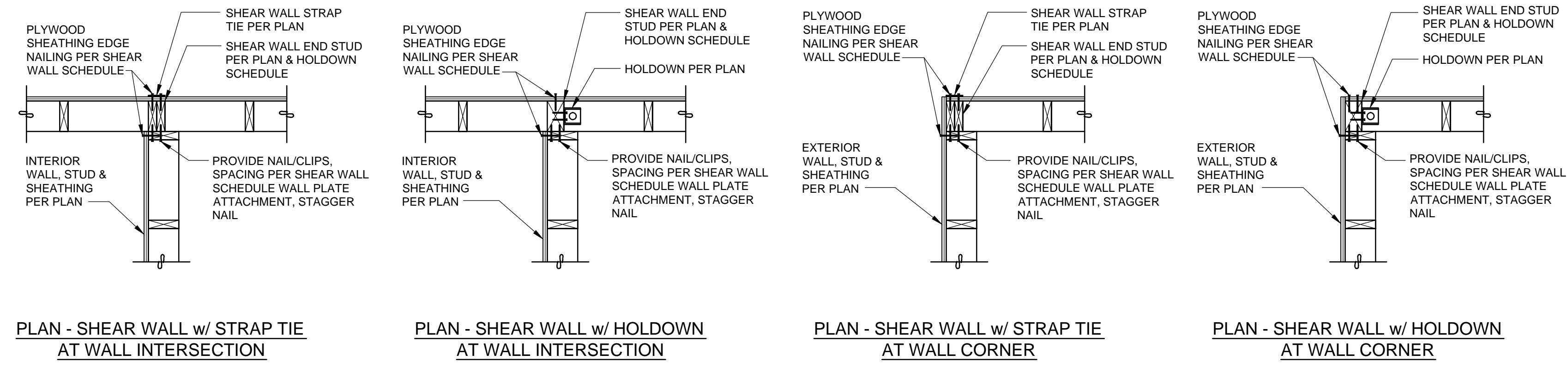
3/4" = 1'-0"



**ALLOWABLE CUTTING IN WEB JOIST MEMBERS**

**5 SECTION**

3/4" = 1'-0"

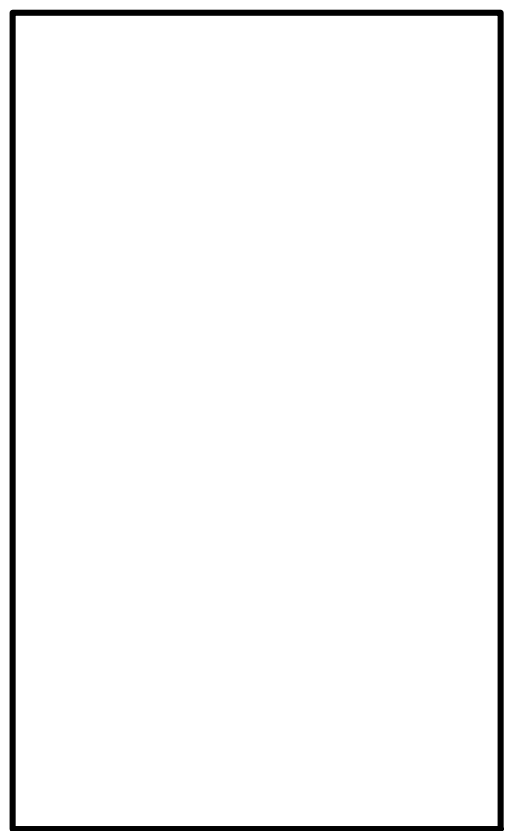


**TYPICAL SHEAR WALL END STUD AT WALL INTERSECTION & CORNER**

**6 SECTION**

3/4" = 1'-0"

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FRAMING SECTIONS

**4815 E MERCER WAY ADDITION**  
4815 E MERCER WAY,  
MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 11-07-2023
SHEET NO:
<b>S2.4</b>

