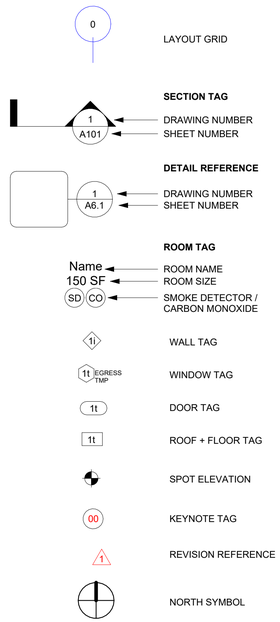
KEY ABBREVIATIONS

&	AND
(E)	EXISTING
(N)	NEW
@	AT
CL	CENTERLINE
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE; ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APROX	APPROXIMATE
ARCH	ARCHITECT
B/W	BETWEEN
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BO	BOTTOM OF ...
CAB	CABINET
CALC'S	CALCULATIONS
CANT	CANTILEVER
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CL	CLOSET
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CM	CARBON MONOXIDE DETECTOR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET; CARPETED
CTR	CENTER
CY	CUBIC YARD
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR; ELEVATION
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANDED; EXPANSION
EXT	EXTERIOR
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FH	FIRE HYDRANT, FULL HEIGHT
FIN	FINISH
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FACE OF ...
FOB	FACE OF BEAM
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH/FOUNDATION
FOIC	FINISHED BY OWNER - INSTALLED BY CONTRACTOR
FOS	FACE OF STUDS
FRMG	FRAMING
FT	FOOT; FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLAM	GLUE-LAMINATED
GWB	GYPSUM WALL BOARD
HC	HANDICAPPED
HDR	HEADER
HDWD	HARDWOOD
HH	HEAD HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HVL	HIGH VOLTAGE LINE
HW	HOT WATER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JST	JOIST
LAM	LAMINATE; LAMINATED
LAV	LAVATORY
LF	LINEAR FOOT; FEET
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTACT
NTS	NOT TO SCALE
OC	ON CENTER
OCC	OCCUPANCY
OD	OUTSIDE DIAMETER
OPNG	OPENING
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PRCST	PRECAST
PROP	PROPERTY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RISER
RAD	RADIUS
REF	REFERENCE
REFR	REFRIDGERATOR
REINF	REINFORCED; REINFORCING
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION; REVISED
RH	ROWHOUSE
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SD	SMOKE DETECTOR; STORM DRAIN
SECT	SECTION
SF	SQUARE FOOT/FEET
SFR	SINGLE FAMILY RESIDENCE
SH	SILL HEIGHT
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SI	SQUARE INCH; INCHES
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STBK	SETBACK
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	THREAD
T&G	TONGUE AND GROOVE
TG	TEMPERED GLASS
TH	TOWNHOUSE
TO	TOP OF ...
TO BM	TOP OF BEAM
TOC	TOP OF CURB
TOW	TOP OF WALL
TRTD	TREATED
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
W	WEST; WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WHF	WHOLE HOUSE FAN
WIC	WALK IN CLOSET
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT

GRAPHIC SYMBOLS



DRAWING INDEX

PROJECT DATA

PROJECT ADDRESS:	4815 E MERCER WAY
JURISDICTION:	CITY OF MERCER ISLAND
SDCI PROJECT NUMBER:	PRE23-033
DESCRIPTION OF WORK:	EXPANDING BUILDING TOWARDS THE WEST AND PROPOSED A NEW PRIME SUITE.
PROPOSED USE:	SINGLE FAMILY RESIDENCE
PARCEL NUMBER:	216200-0050
LOT AREA (SF):	17,414 SF
ZONE:	R-15
ECA:	YES AREA OF ON-SITE STEEP SLOPES 40% OR GREATER = 11,121 SQ. FT. OR 64% OF TOTAL PARCEL AREA.
CONSTRUCTION TYPE: PER SMC TABLE 601 / SECTION 602	TYPE - VB
LEGAL DESCRIPTION:	EAST MERCER HIGHLANDS ADD & UND INT IN PRIVATE RD PLat Block: Plat Lot: 5

PROJECT TEAM

OWNER:
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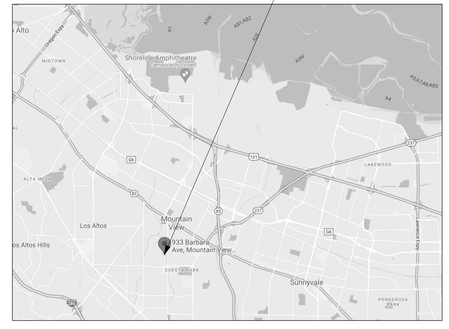
PROJECT LOCATION



VICINITY PLAN

SCALE: NTS

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

4815 E MERCER WAY

TITLE SHEET & PROJECT DATA

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

G0.00

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ENERGY CREDITS

3.4 – HIGH EFFICIENCY HVAC EQUIPMENT:
Ductless Split System Heat Pumps, Zonal Control: In homes where the primary space heating system is zonal electric heating, a ductless heat pump system shall be installed and provide heating to the largest zone of the housing unit.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.
1.5 CREDIT(S)

1.5 CREDIT(S) TOTAL

MECHANICAL + ENERGY NOTES

1. THE BUILDING MECHANICAL SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 IRC MECHANICAL PROVISIONS.
2. VENTILATION OF ALL AREAS SHALL BE IN CONFORMANCE WITH WAC 51-11 AND WAC 51-13, 2018 IRC, CHAPTER 15, TABLES M1505.4.3(1) AND M1505.4.4.
3. PROVIDE VENTING FOR ALL GAS HEATING APPLIANCES IN ACCORDANCE WITH THE HEATING APPLIANCE MANUFACTURER'S RECOMMENDATIONS, AND THE 2018 IRC.
4. HEATING DESIGN TEMPERATURES: (PER 2018 WASHINGTON STATE ENERGY CODE) HEATING: 72 DEGREES INSIDE AND 24 DEGREES OUTSIDE.
5. PROVIDE DUCT INSULATION AS REQUIRED BY 2018 WSEC R403.3.1.
6. SOURCE SPECIFIC VENTILATION: VENTILATION (EXHAUST) SHALL BE PROVIDED IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, SPA & POOL ROOMS AND OTHER ROOMS WHERE EXCESS WATER VAPOR OR COOKING ODOR ARE PRODUCED, AS REQUIRED BY THE 2018 IRC, CHAPTER 15 TABLE M1505.4.4; A WHOLE HOUSE VENTILATION SYSTEM SHALL BE INSTALLED; OF EITHER INTERMITTENT OR CONTINUOUS OPERATION, AS REQUIRED BY THE 2018 IRC, CHAPTER 15.
7. DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION PER WSEC R403.3.3. A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.
8. A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
9. BUILDING AIR LEAKAGE TESTING, DEMONSTRATING THE AIR LEAKAGE RATE DOES NOT EXCEED 5 AIR CHANGES PER HOUR, IS REQUIRED PRIOR TO FINAL INSPECTION PER WSEC R402.4.1.2. TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE PER WSEC R401.3.
10. EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE PER WSEC 403.1.
11. A MINIMUM OF 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS PER WSEC R404.1.
12. VENTILATION (EXHAUST) TERMINATION SHOULD BE LOCATED NOT LESS THAN 36" FROM NEAREST BUILDING OPENING, AS REQUIRED BY 2018 IRC M1504.3.

INSULATION NOTES

1. INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT SHALL BE PROVIDED PER WSEC 2018 TABLE R402.1.1.

   REQUIRED INSULATION VALUES: AS MODIFIED BY SELECTED WSEC TABLE R406.3 OPTION 1.3

   FLOORS R-38
   CEILINGS (VAULTED) R-38
   CEILINGS R-49
   EXTERIOR WALLS R-21 INT
   BELOW GRADE WALL, INTERIOR INSULATION R-21+ THERMAL BREAK
   BELOW GRADE WALL, EXTERIOR INSULATION R-10
   SLAB ON GRADE R-10 UNDER ENTIRE SLAB
   GLAZING - VERTICAL DOUBLE - U = .28 MAX.
   GLAZING - OVERHEAD DOUBLE - U = .50 MAX.
   GLAZING AREA UNLIMITED

2. ALL EXTERIOR JOINTS AROUND WINDOWS AND DOORS, OPENINGS BETWEEN WALLS AND ROOF OR FOUNDATIONS, OPENINGS AT PENETRATIONS, AND ALL OTHER SUCH OPENINGS SHALL BE SEALED, CAULKED, OR HAVE A GASKET OR WEATHER STRIPPING TO LIMIT AIR LEAKAGE PER THE 2018 WSEC
3. EXTERIOR DOORS ARE TO BE 1-3/4 INCH SOLID CORE WITH FULL WEATHER STRIP ANDTHRESHOLD. ALL GLAZING IN EXTERIOR DOORS IS TO BE DOUBLE GLAZED WITH SAFETY GLASS.
4. WINDOW AND DOOR HEADERS TO BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

PLUMBING NOTES

1. ALL PLUMBING WORK IS TO BE BIDDER DESIGNED AND SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. OBTAIN AND PAY FOR PERMITS.
2. PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK. DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NOR LESS THAN 6 INCHES ABOVE THE GROUND, POINTING DOWN.
3. HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER FOUR FEET TALL SHALL BE STRAPPED DOWN TO PREVENT OVERTURN IN THE EVENT OF AN EARTHQUAKE.
4. HOT WATER HEATERS LOCATED IN GARAGES SHALL BE ELEVATED PER 2018 UPC 507.13
5. PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS.
6. CONTRACTOR SHALL PROVIDE A DWV AND WATER DISTRIBUTION RISER DIAGRAM FOR COUNTY AND ARCHITECT REVIEW.
7. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL.
8. CONTRACTOR TO PROVIDE HORIZONTAL DRAINAGE PIPING THAT MEETS UPC FOR SLOPE REQUIREMENTS.

VENTILATION NOTES

1. ALL EXHAUST SYSTEMS MUST BE DESIGNED PER 2018 IRC, CHAPTER 15. MECHANICAL VENTILATING SYSTEMS IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING.

1 — 100 CFM ON SWITCH
2 — 50 CFM ON SWITCH
3 — WHOLE HOUSE FAN * 60 CFM ON CONTINUOUS TIMER, PER 2015 SRC, M1507.3
X — ARROW INDICATES EXHAUST TERMINUS

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK IS TO BE BIDDER DESIGNED AND SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS RELATED TO THE PARTY'S SCOPE OF WORK.
3. WIRING METHODS SHALL BE AS PERMITTED BY "CODE" AND INSTALLATION PER "NECA" STANDARDS.
4. USE OF ALUMINUM WIRE IS LIMITED TO SIZE #4 AND LARGER.
5. ALL DEVICES TO BE SPECIFICATION GRADE.
6. ALL NEW ELECTRICAL PANELS OR LOAD CENTERS TO BE PROTECTED ON LINE SIDE BY CURRENT LIMITING FUSES.
7. LOCATE RECEPTACLES ALL RECEPTACLES SHALL BE AT 15 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
8. ALL SWITCHES SHALL BE 42 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
9. VERIFY ALL RECEPTACLES, SWITCH, AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
10. ALL EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.
11. MINIMUM 90% OF ALL INTERIOR LUMINARIES SHALL BE HIGH EFFICACY LUMINARIES (PER WSEC 404.D) AND ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES.

CARBON MONOXIDE ALARM (CO)

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS AND ON EACH LEVEL AS PER IRC R315.
2. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

SMOKE DETECTOR (SD)

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH HABITABLE ROOM.
2. A SMOKE DETECTOR SHALL BE CENTRALLY LOCATED ON EACH FLOOR.
3. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".
4. SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER SRC R314
5. SMOKE ALARM LOCATION TO BE AT LEAST 3 FEET HORIZONTALLY FROM BATHROOM DOORS TO BATHROOMS WITH TUBS OR SHOWERS.

STAIR NOTES

1. STAIRS TO MEET ALL BUILDING CODE REQUIREMENTS FOR MEANS OF EGRESS OF INDIVIDUAL DWELLING UNITS PROVIDING EXIT ACCESS STAIRWAYS PER 2018 IRC.
2. EGRESS STAIRS SHALL BE 36" MIN. CLEAR IN WIDTH PER IRC.
3. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS PER 2018 IRC.
4. STAIR TREADS SHALL BE 10" MIN. IN DEPTH PER 2018 IRC.
5. STAIR RISERS SHALL BE 7-3/4" MAX. IN HEIGHT PER 2018 IRC.
6. BEVELING OF NOSING SHALL NOT EXCEED 9/16" AND NOT ANGLE MORE THAN 30° FROM VERTICAL. NOSING SHALL BE UNIFORM THROUGHOUT ANY FLIGHT OF STAIRS, INCLUDING THE LEADING EDGE AT THE TOP OF A FLIGHT PER 2018 IRC.
7. HANDRAILS ARE TO BE GRASPABLE, WITH A DIAMETER BETWEEN 1 1/4 INCHES AND 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION BETWEEN 4 INCHES AND 6 1/4 INCHES WITH A MAX. CROSS-SECTION DIMENSION OF 2 1/4 INCHES AND A MIN. EDGE RADIUS OF 0.01 INCH PER 2018 IRC
8. HANDRAILS SHALL BE CONTINUOUS BETWEEN FLIGHTS, OR THEY SHALL RETURN TO A WALL OR THE WALKING SURFACE. AT THE TOP OF A STAIRWAY, HANDRAILS MUST EXTEND HORIZONTALLY 12 INCHES BEYOND THE TOP RISER. AT THE BOTTOM OF THE STAIRWAY, HANDRAILS MUST CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. EXTENSIONS NOT REQUIRED ON STAIRWAYS THAT ARE NOT PART OF A REQUIRED MEANS OF EGRESS PER 2018 R3117.8.4 IN THE IRC REGULATING DETACHED ONE AND TWO FAMILY DWELLINGS.
9. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED AND CONSTRUCTED TO THE STRUCTURAL LOADING CONDITIONS SET FORTH PER 2018 IRC
10. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AND AS SHOWN IN THE DRAWINGS PER 2018 IRC
11. GUARDS SHALL FORM A PROTECTIVE BARRIER NO LESS THAN 36" HIGH PER 2018 IRC .
12. PROVIDE 1 ½" DIAMETER WD HANDRAIL @ 36" ABOVE FLOOR TREAD, TYP.
13. MIN 36 INCH HIGH RAILINGS W/ MEMBERS SPACED SUCH THAT A 4 " DIAMETER SPHERE CANNOT PASS THROUGH IRC COMPLIANT.
14. PROVIDE ½ INCH GYPSUM BOARD AT UNDER-STAIR SOFFIT AND WALLS OF ACCESSIBLE SPACES UNDER STAIR
15. PROVIDE HORIZONTAL FIRE BLOCKING BETWEEN STORIES FOR ALL EXTERIOR SIDING SYSTEMS THAT ARE FURRED BEYOND THE EXTERIOR SHEATHING

ARCHITECTURAL GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH: THE 2018 INTERNATIONA BUILDING CODE (IBC).THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC). THE 2018 WASHINGTON STATE ENERGY CODE (WSEC).
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING SOIL CONDITIONS AND CONDITIONS RELATED TO THE EXISTING UTILITIES AND RESPONSIBLE FOR SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING CONDITIONS THAT MAY EFFECT THE COST OF SCHEDULING CONSTRUCTION ACTIVITIES, PRIOR TO SUBMITTING BID.
4. DO NOT SCALE DRAWINGS OR DETAILS - USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS. DOOR AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE SIX (6) INCHES FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS.
5. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
6. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED, PER MINIMUM MANUFACTURERS' RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY CONFLICTS.
7. INSTALL DUST BARRIERS AND OTHER PROTECTION AS REQUIRED TO PROTECT INSTALLED FINISHES AND FACILITIES.
8. PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE OWNERS ATTENTION IN WRITING.
9. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION ON THE DRAWINGS. OFFSET STUDS WHERE REQUIRED, SO THAT FINISHED WALL SURFACE WILL BE FLUSH.
10. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CARRY ALL FOOTINGS TO SOLID, UNDISTURBED ORIGINAL EARTH. REMOVE ALL UNSUITABLE MATERIAL UNDER FOOTINGS AND SLAB AND REPLACE WITH CONCRETE OR WITH COMPACTED FILL AS DIRECTED BY A GEO-TECHNICAL ENGINEER.
11. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE 2018 IRC 16. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED WEATHER SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE UNLESS DECAY RESISTANT HEARTWOOD OF CEDAR OR REDWOOD IS USED.
12. FASTENERS FOR TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED STEEL (Z-MAX OR EQ.), STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. ALL WOOD LESS THAN 6 INCHES FROM THE GROUND OR 2 INCHES MEASURED VERTICALLY FROM EXTERIOR CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER SHALL BE A NATURALLY DURABLE WOOD OR PRESSURE TREATED WITH AN APPROVED PRESERVATIVE PER 2018 IRC R317.
14. PROVIDE FIRE-BLOCKING VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET AND AS REQUIRED FOR CONCEALED SPACES UNDER 2018 IRC R302.11
15. NAIL GYPSUM WALLBOARD TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH COOLER NAILS @ 7 INCHES O.C. MAXIMUM SPACING UNLESS SHOWN OTHERWISE. USE 5d FOR 1/2 INCH WALLBOARD, 6d FOR 5/8 INCH WALLBOARD.
16. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
17. ALL PRIVATE GARAGES AND DWELLINGS SHALL BE SEPARATED BY 1-3/8" SOLID-CORE WOOD, 1-3/8" SOLID OR HONEYCOMB STEEL, OR 20 MIN. RATED GARAGE/DWELLING DOOR EQUIPPED WITH A SELF-CLOSING DEVICE; MIN. 1/2" GYPSUM WALLBOARD AT GARAGE WALLS AND 5/8" TYPE X GYPSUM BOARD CEILING SEPARATING THE GARAGE FROM THE DWELLING; MIN. 1/2" GYPSUM WALLBOARD WRAPPING POSTS, BEAMS AND WALLS SUPPORTING THE DWELLING ABOVE THE GARAGE PER IRC R302.6
18. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES TO THE SITE PRIOR TO BEGINNING ANY SITE IMPROVEMENTS.
19. NO MATERIALS FROM THE WORK ARE TO BE STOCK PILED ON THE PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND DEBRIS IS TO BE REMOVED FROM THE SITE.
20. ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROJECTED FROM DAMAGE AT ALL TIMES.
21. ALL DOWNSPOUTS AND ROOF DRAINS TO BE CONNECTED TO STORM SEWER BY TIGHTLINE UNLESS SITE CONDITIONS ALLOW FOR DRYWELLS OR SURFACE DRAINAGE AND UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
22. ALL DIMENSIONS ARE FACE OF FRAMING, CENTER LINE OF COLUMN, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
23. THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO BUILDING OCCUPATION.
24. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES DURING THE COURSE OF THE PROJECT.
25. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKPERSONS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. SAID PLANS ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
26. THE CONTRACTOR AND/OR THE SUB-CONTRACTORS SHALL APPLY FOR, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES EXCEPT FOR THE BUILDING PERMIT.
27. ALL STAIRWAYS MUST MEET THE REQUIREMENTS OF 2018 IRC R311.7.
28. ALL EMERGENCY ESCAPES AND RESCUE OPENINGS FOR BEDROOMS AND BASEMENTS MUST MEET THE REQUIREMENTS OF 2018 IRC R310.
29. ROOF VENTILATION MUST MEET THE REQUIREMENTS OF 2018 IRC R806.
30. ALL SIDING METHODS MUST HAVE A WEATHER RESISTIVE BARRIER THAT MEETS THE REQUIREMENTS OF 2018 IRC R703.2. GENERAL WEATHER PROTECTION FOR THE ENTIRE PROJECT MUST MEET THE REQUIREMENTS OF IRC 2018 R903.
31. ALL GUARDRAILS FOR DECKS, BALCONIES, AND OPEN RAILINGS MUST MEET THE REQUIREMENTS OF 2018 IRC R312.
32. ALL SKYLIGHTS AND SLOPED GLAZING MUST MEET THE REQUIREMENTS OF 2018 IRC 308.6.
33. ALL CEILING HEIGHTS MUST MEET THE REQUIREMENTS OF 2018 IRC R305.
34. ALL UNDER FLOOR AND CRAWL SPACE MUST BE ACCESSIBLE PER 2018 IRC R408.4.
35. ATTIC ACCESS MUST BE SIZED AND LOCATED ACCESSIBLY PER 2018 IRC R807.1.

DCI Approval Stamp

MARK	DESCRIPTION	DATE

4815 E MERCER WAY

GENERAL NOTES

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

G0.01

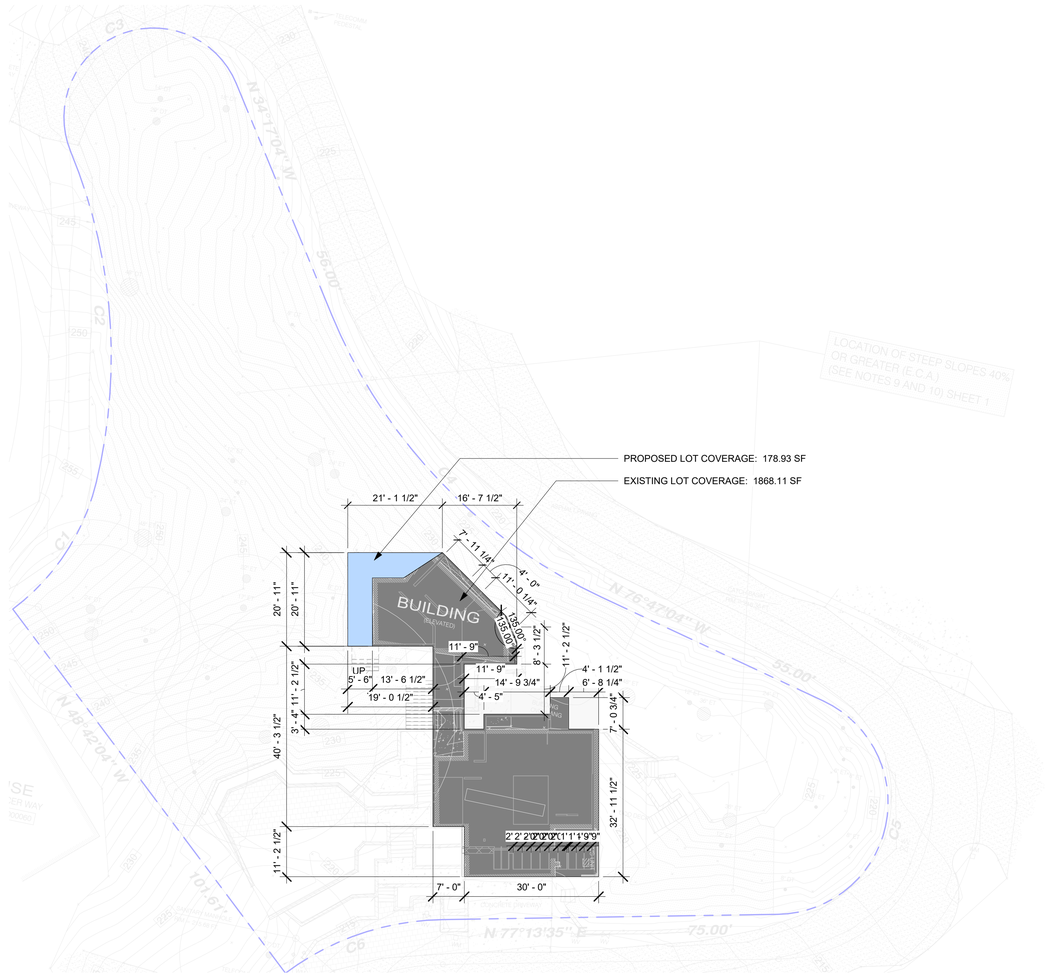
3/11/2024 8:49:27 PM

FLOOR AREA CALCULATIONS

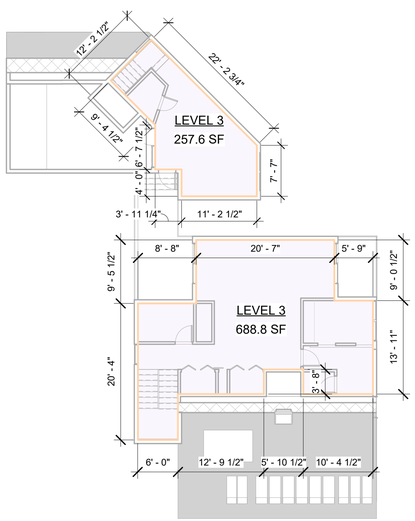
GARAGE	554.60 SF
	554.60 SF
LEVEL 1	912.25 SF
	912.25 SF
LEVEL 2 - EXISTING	1321.94 SF
LEVEL 2 - PROPOSED	205.50 SF
	1527.44 SF
LEVEL 3	257.59 SF
LEVEL 3	688.75 SF
	946.34 SF
TOTAL:	3940.63 SF
TOTAL PROPOSED NEW FLOOR AREA:	**205.50 SF**

LOT COVERAGE CALCULATIONS

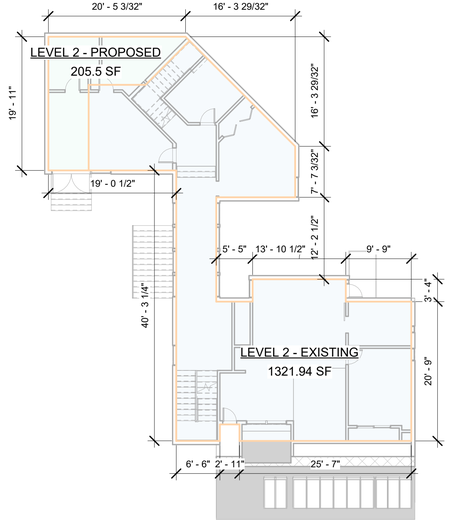
EXISTING LOT COVERAGE:	1,868.11 SF
PROPOSED LOT COVERAGE:	178.93 SF
TOTAL:	2,047.04 SF
ALLOWED:	3,482.80 SF



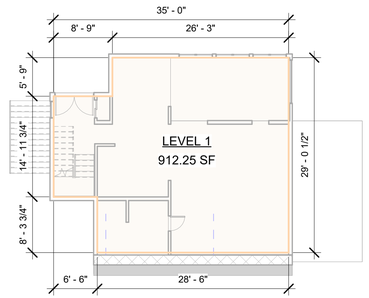
5 **LOT COVERAGE DIAGRAM**
SCALE: 1/16" = 1'-0"



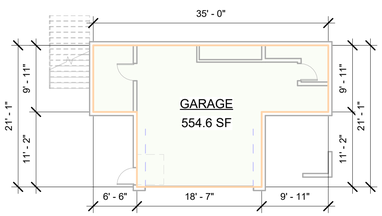
4 **FLOOR AREA DIAGRAM - THIRD FLOOR**
SCALE: 3/32" = 1'-0"



3 **FLOOR AREA DIAGRAM - SECOND FLOOR**
SCALE: 3/32" = 1'-0"



2 **FLOOR AREA DIAGRAM - FIRST FLOOR**
SCALE: 3/32" = 1'-0"



1 **FLOOR AREA DIAGRAM - BASEMENT**
SCALE: 3/32" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE

4815 E MERCER WAY

ZONING CODE ANALYSIS & DIAGRAMS

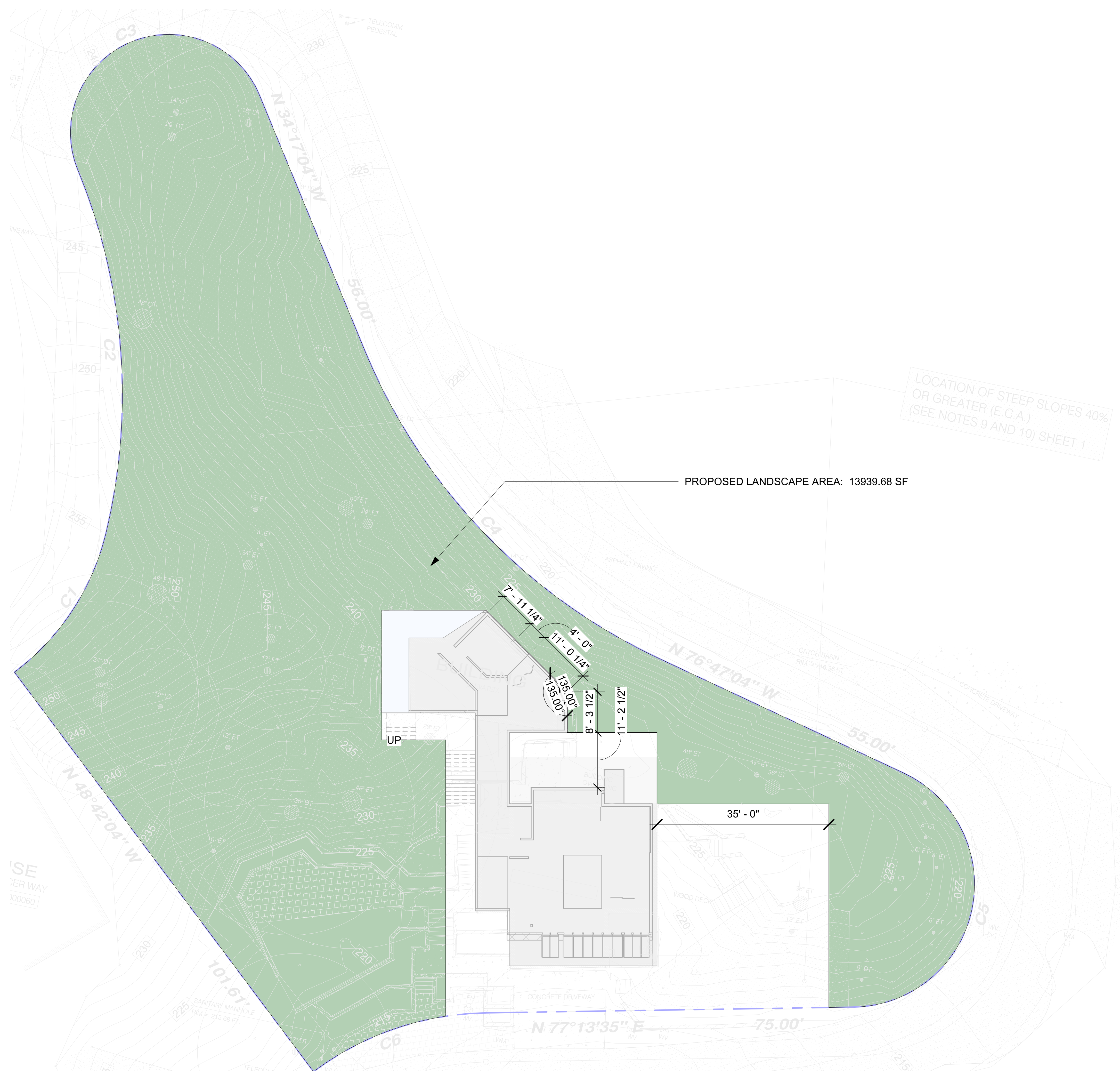
DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

G0.02

3/14/2024 1:17:03 PM

LOT COVERAGE CALCULATIONS

PROPOSED LANDSCAPE AREA:	13,898.25 SF
REQUESTED:	13939.68 SF



1 **LANDSCAPING AREA DIAGRAM**
SCALE: 1/16" = 1'-0"

3/11/2024 8:49:30 PM

DCI Approval Stamp

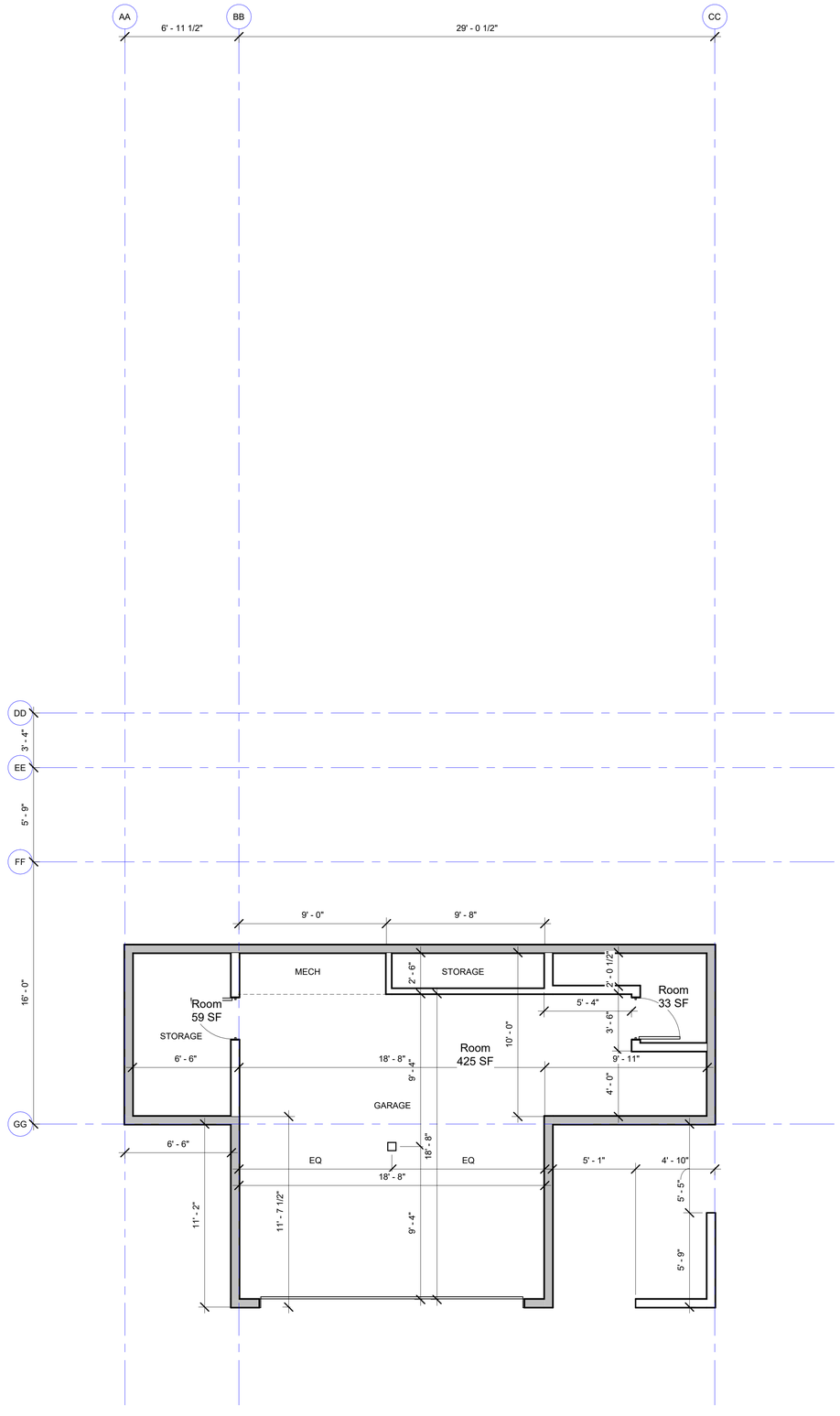
MARK	DESCRIPTION	DATE

4815 E MERCER WAY

ZONING CODE ANALYSIS & DIAGRAMS

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

G0.03



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

DCI Approval Stamp

MARK	DESCRIPTION	DATE

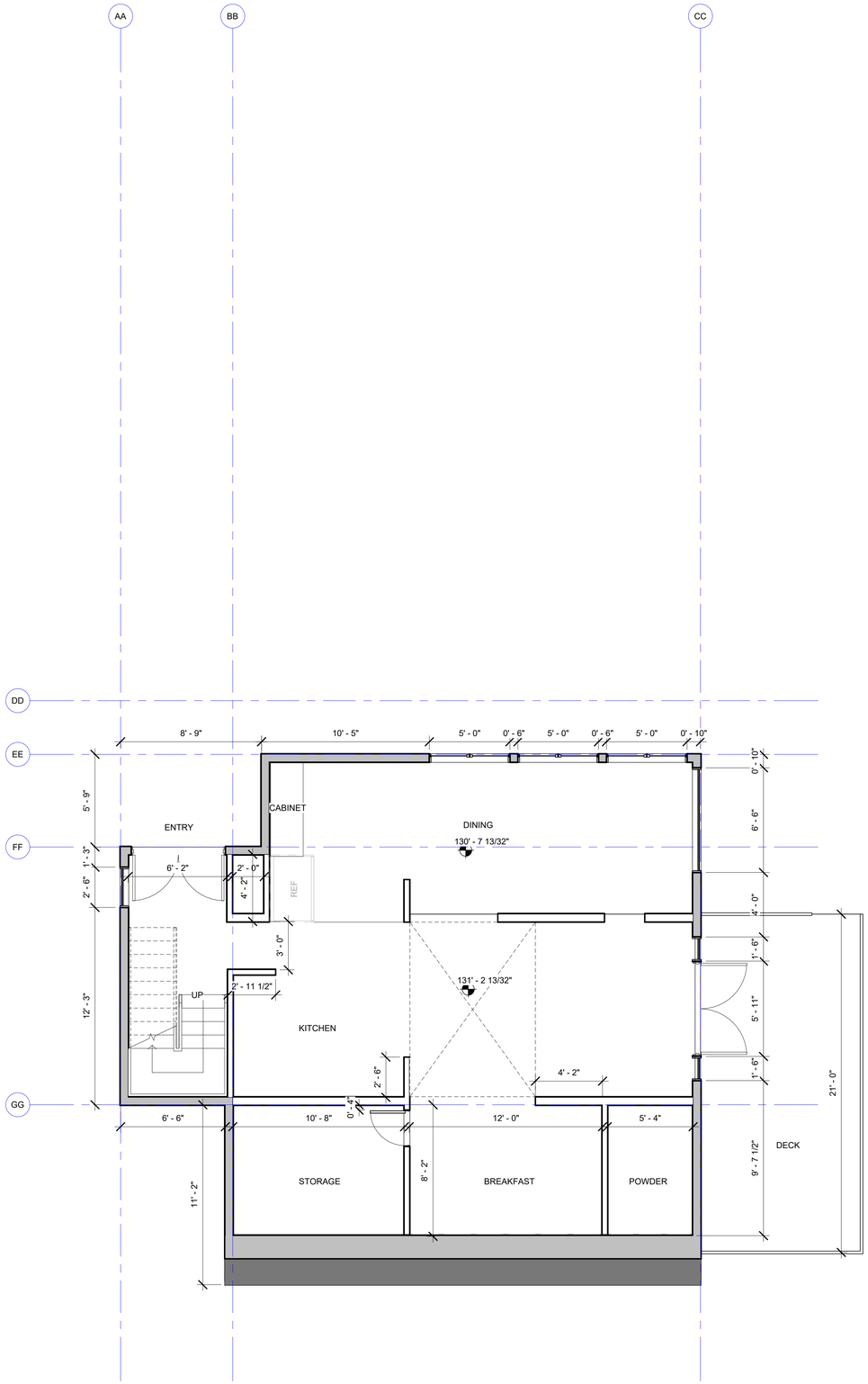
4815 E MERCER WAY

EXISTING FLOOR PLAN

DCI Project Numbers	-
Issue Date	02/20/2022
Drawn by	
Checked by	WL

A2.00

3/11/2024 8:47:45 PM



1 **LEVEL 1 PLAN**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	06/22/2021

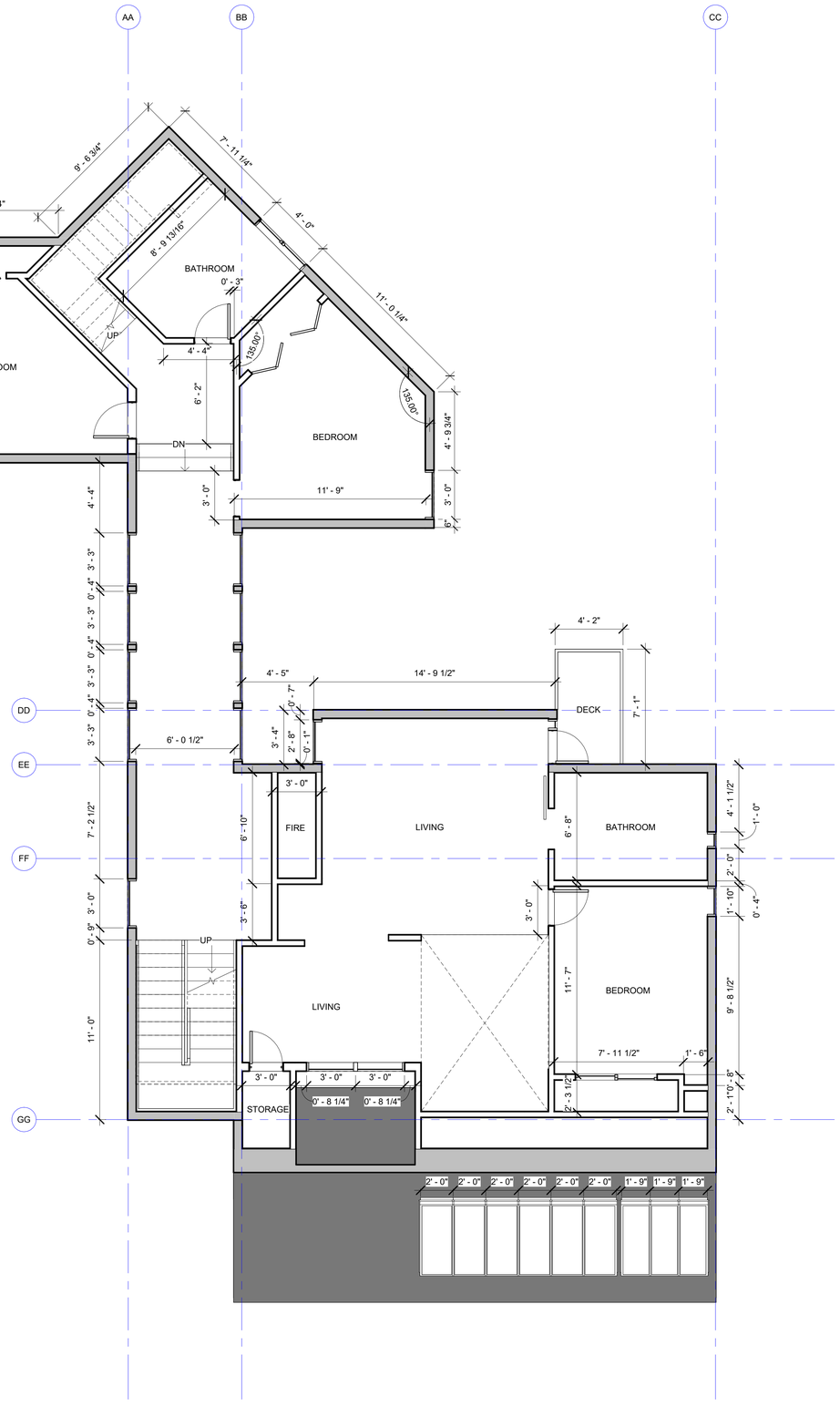
4815 E MERCER WAY

EXISTING FLOOR PLAN

DCI Project Numbers	-
Issue Date	02/20/2022
Drawn by	
Checked by	WL

A2.01

3/11/2024 8:47:46 PM



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

DCI Approval Stamp

MARK	DESCRIPTION	DATE

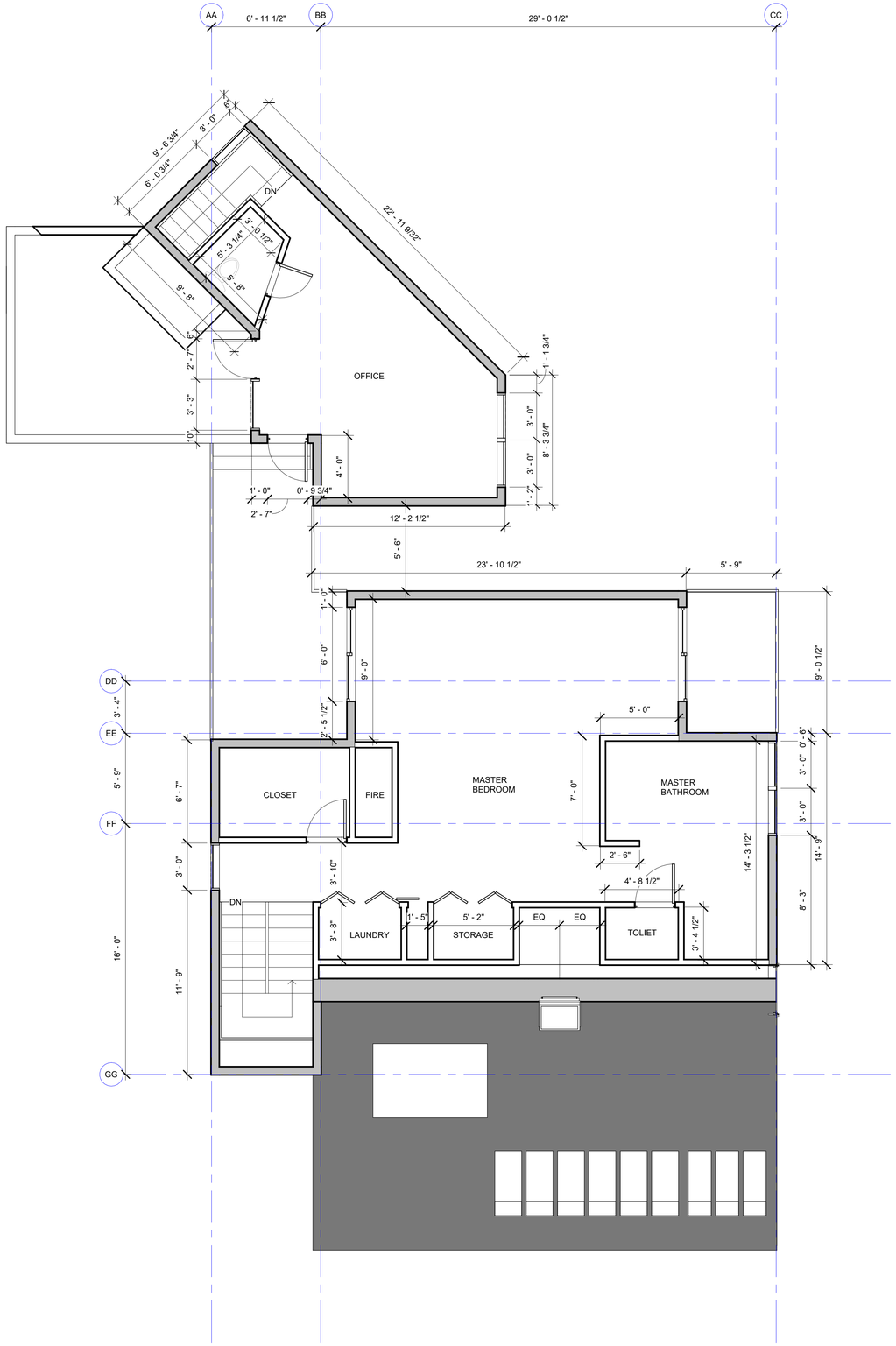
4815 E MERCER WAY

EXISTING FLOOR PLAN

DCI Project Numbers	-
Issue Date	02/20/2022
Drawn by	
Checked by	WL

A2.02

3/11/2024 8:47:46 PM



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

DCI Approval Stamp

MARK	DESCRIPTION	DATE

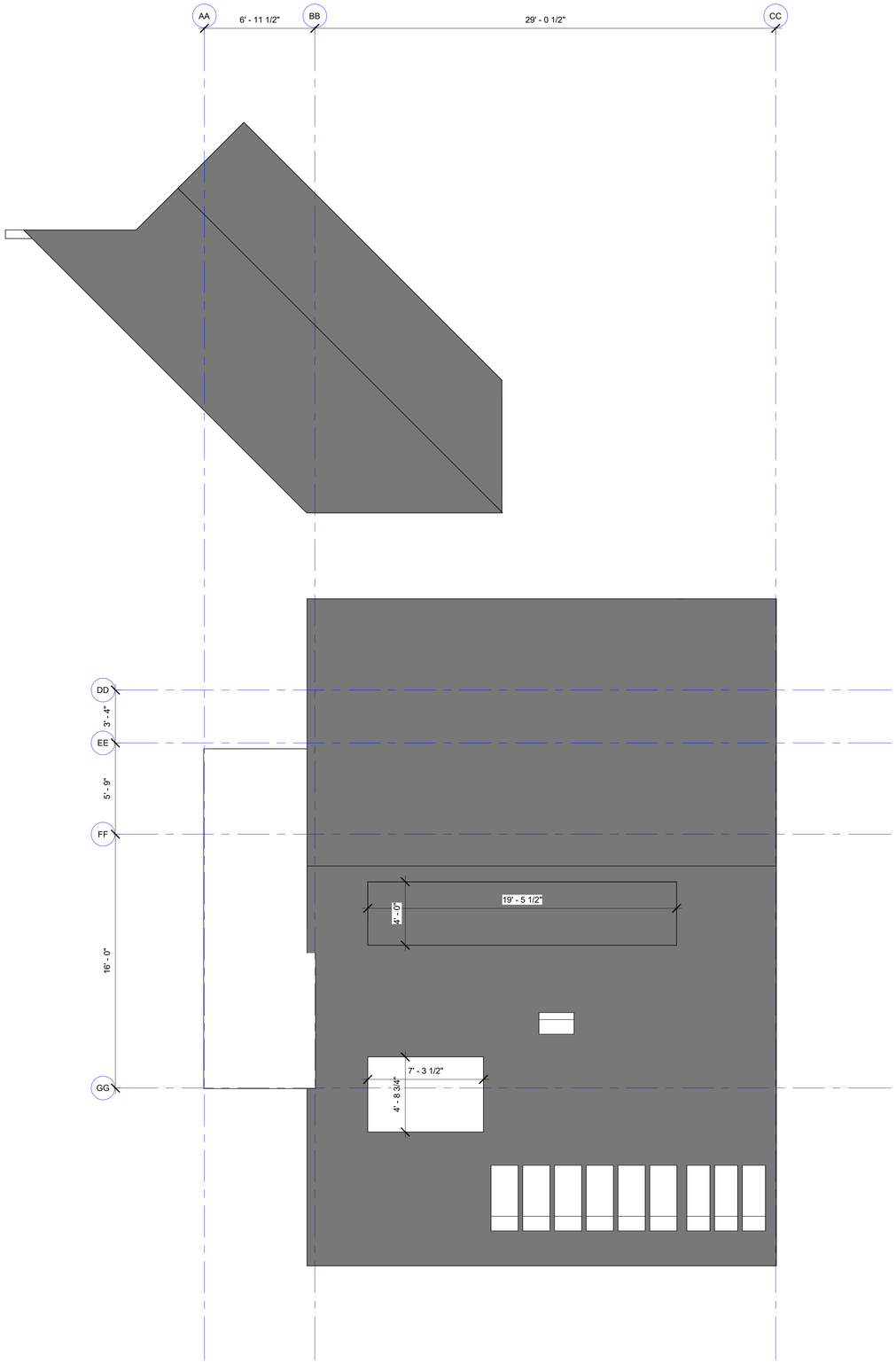
4815 E MERCER WAY

EXISTING FLOOR PLAN

DCI Project Numbers	-
Issue Date	02/20/2022
Drawn by	
Checked by	WL

A2.03

3/11/2024 8:47:46 PM



1 **T.O. ROOF**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE

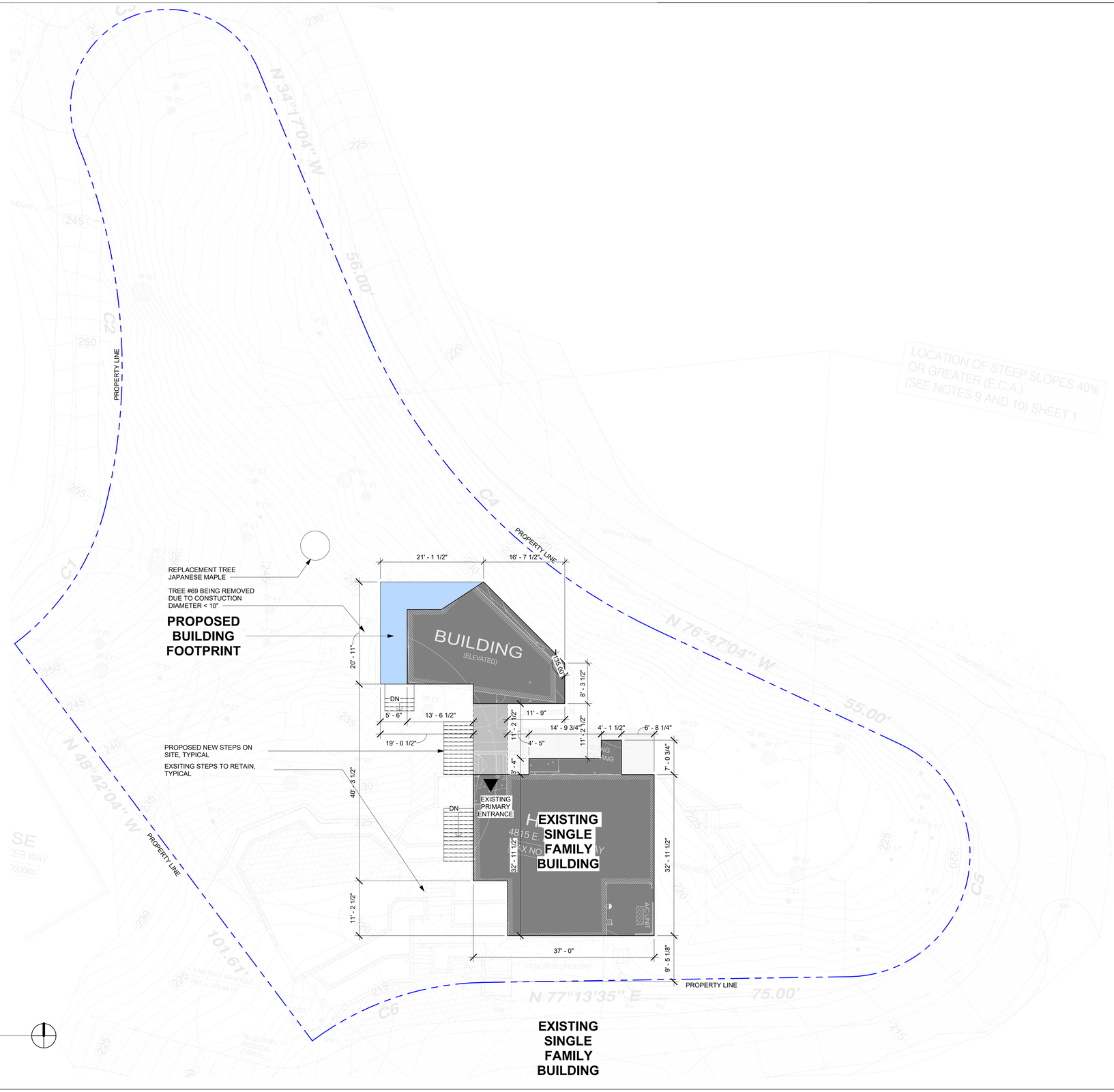
4815 E MERCER WAY

EXISTING FLOOR PLAN

DCI Project Numbers	-
Issue Date	02/20/2022
Drawn by	
Checked by	WL

A2.05

3/11/2024 8:47:47 PM



2 SITE PLAN

SCALE: 1" = 10'-0"

3/11/2024 8:49:20 PM

DCI Approval Stamp

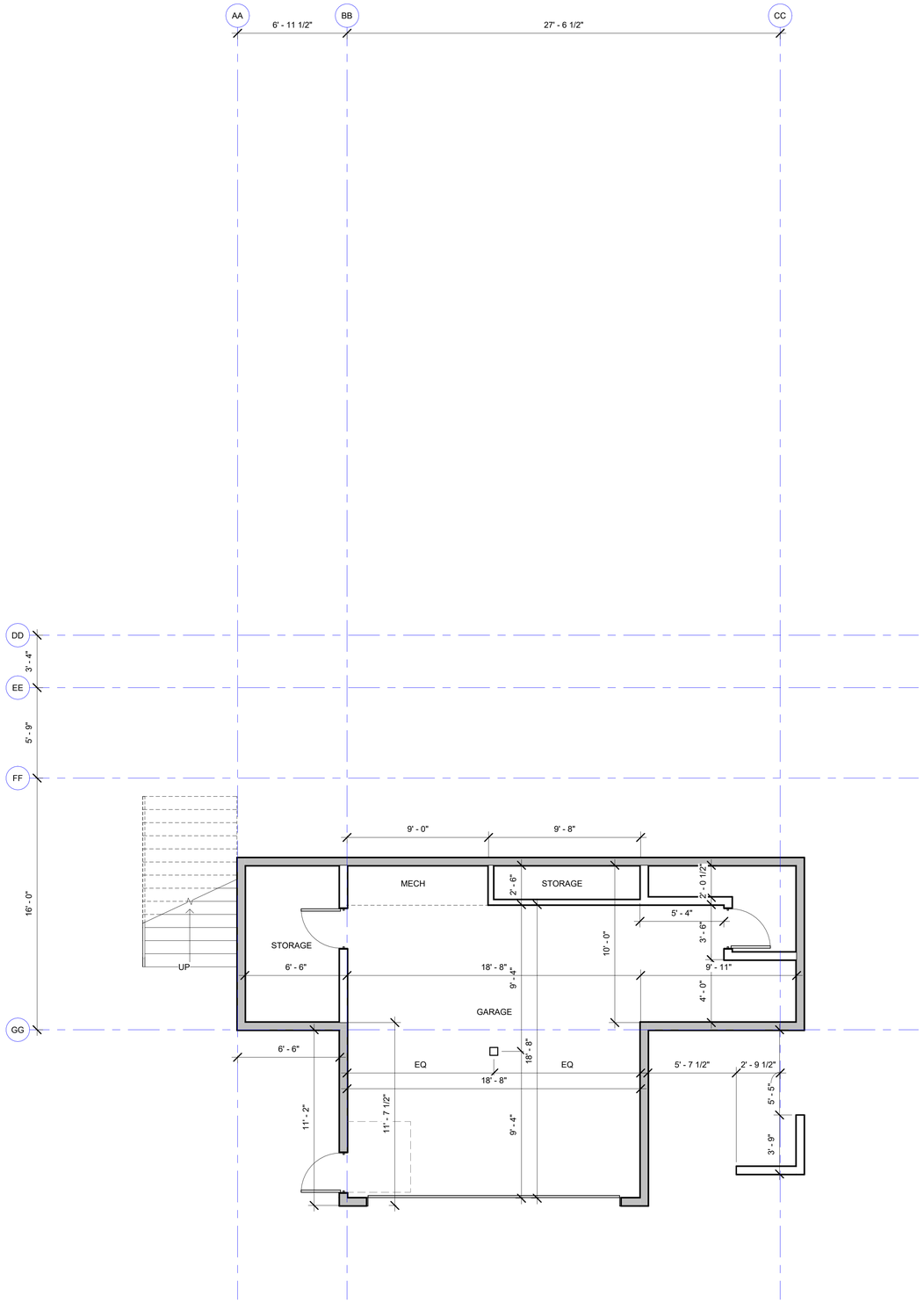
MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

4815 E MERCER WAY

SITE PLAN

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

A1.00



1 **FLOOR AREA DIAGRAM - BASEMENT**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE

4815 E MERCER WAY

PROPOSED FLOOR PLAN

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

A2.10

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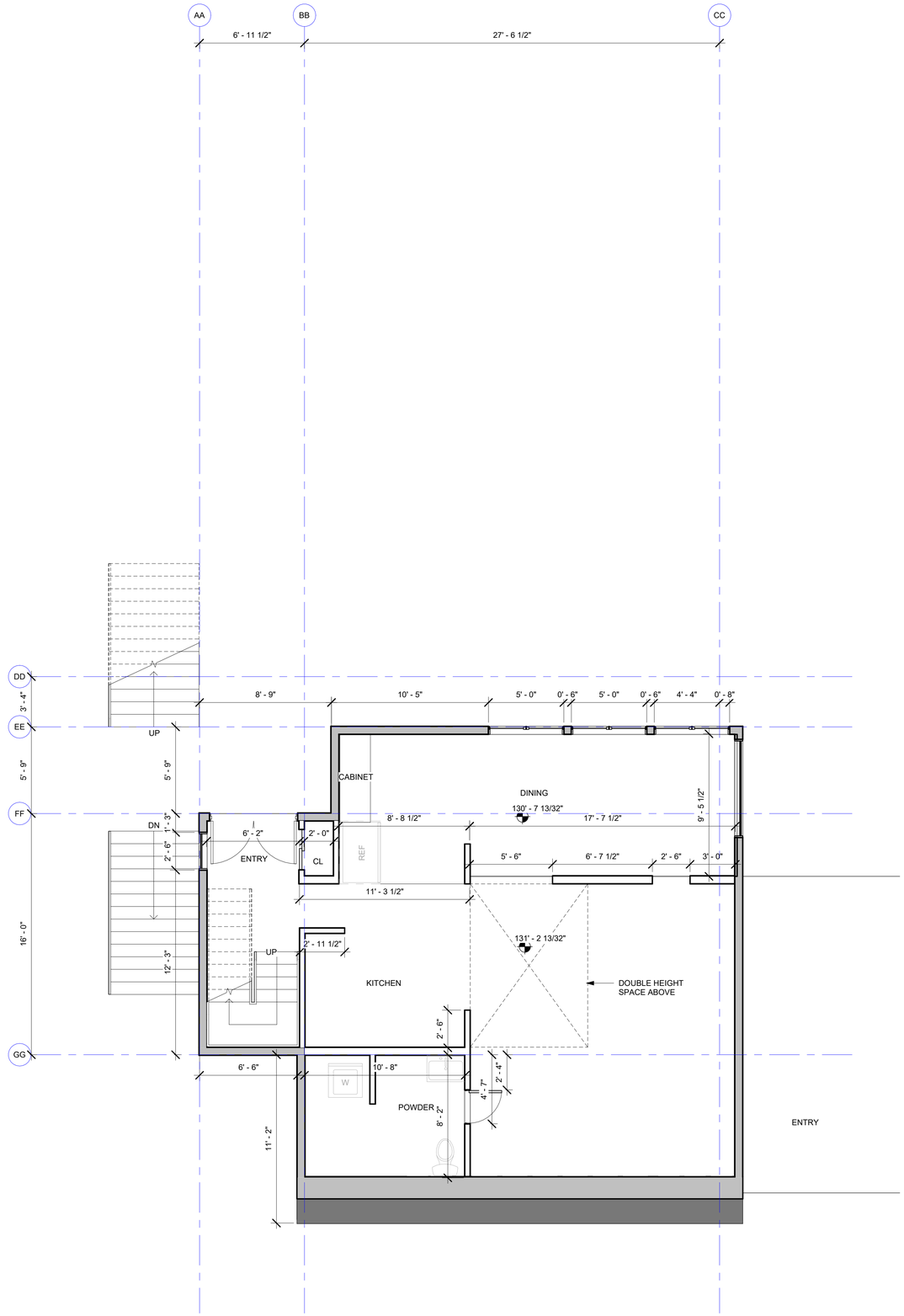


1 **LEVEL 1 PLAN**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

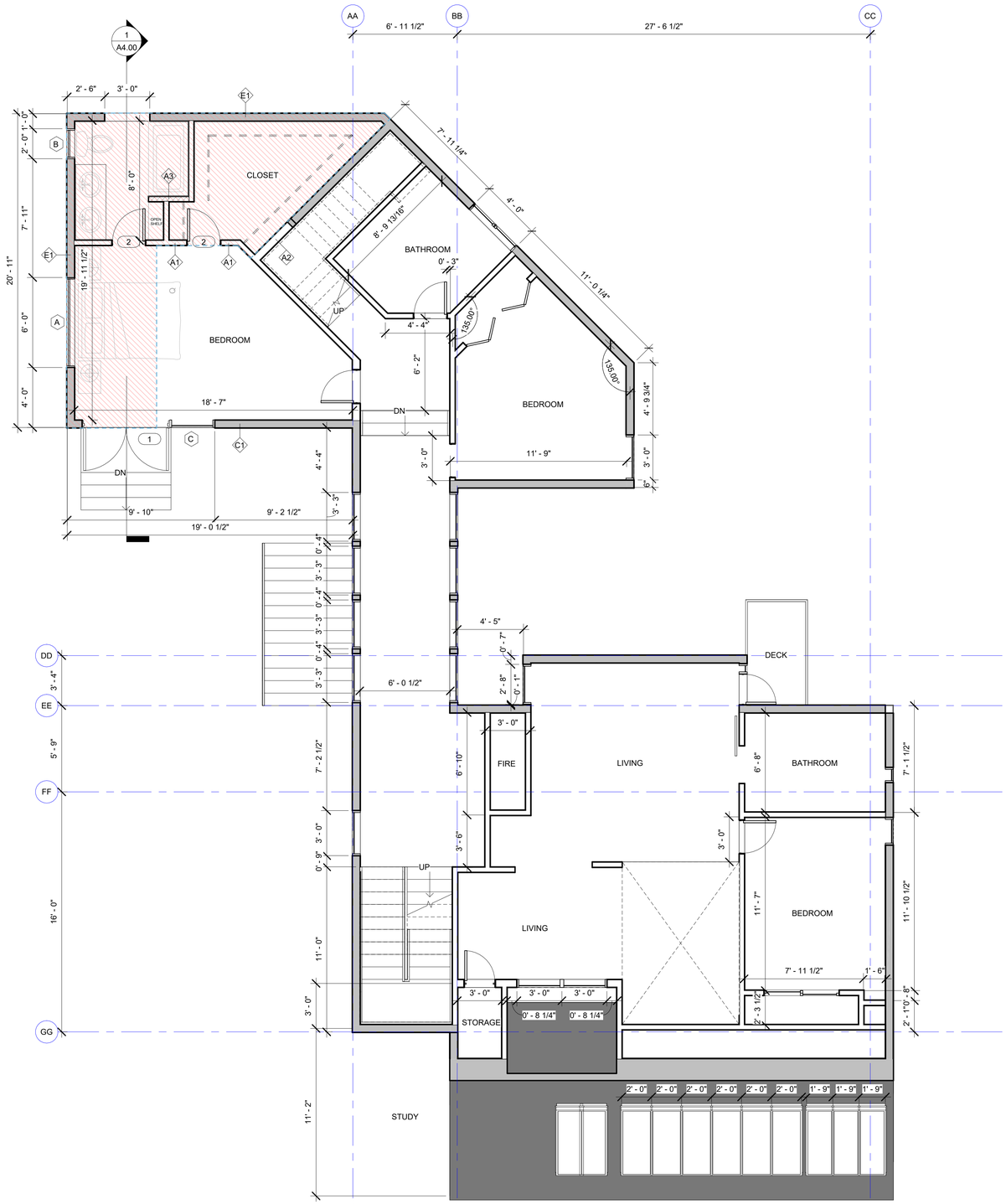
4815 E MERCER WAY

PROPOSED FLOOR PLAN

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

A2.11

3/11/2024 8:49:20 PM



LEGEND

NEW PROPOSED AREA

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

DCI Approval Stamp

MARK	DESCRIPTION	DATE

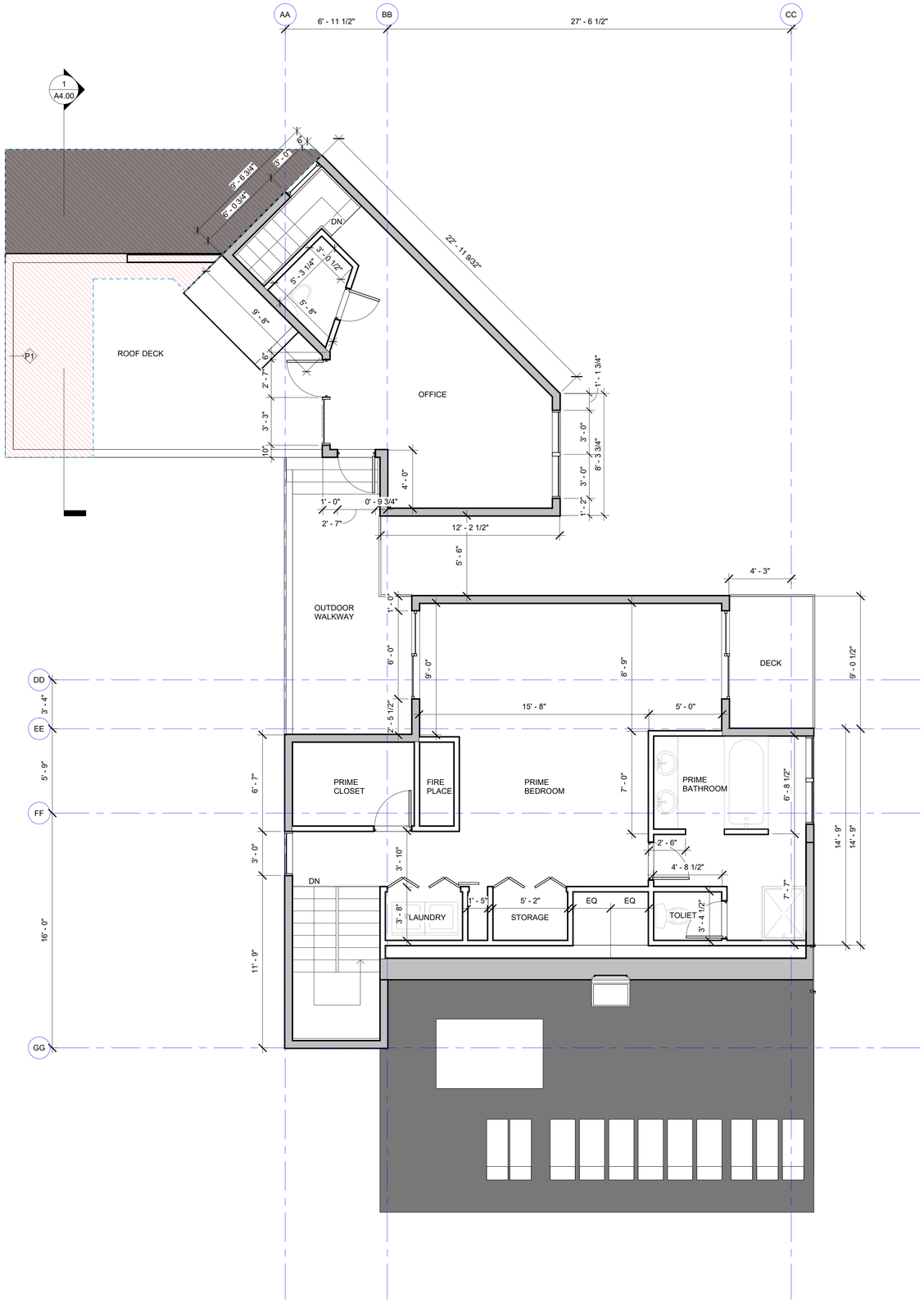
4815 E MERCER WAY

PROPOSED FLOOR PLAN

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

A2.12

3/11/2024 8:49:21 PM



LEGEND

NEW PROPOSED AREA

1 **THIRD FLOOR**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE

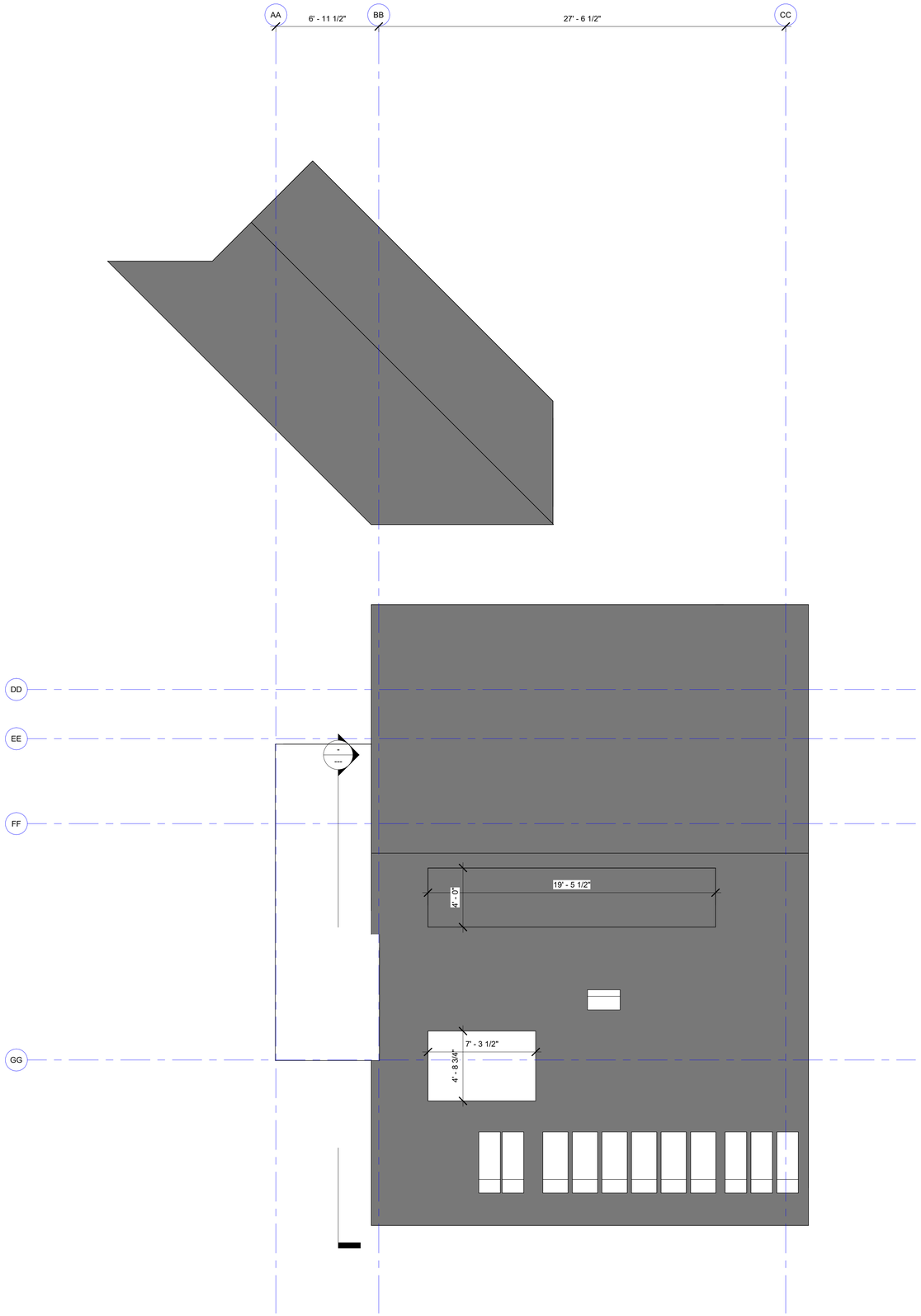
4815 E MERCER WAY

PROPOSED FLOOR PLAN

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

A2.13

3/11/2024 8:49:22 PM



1 **T.O. ROOF**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE

4815 E MERCER WAY

PROPOSED FLOOR PLAN

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

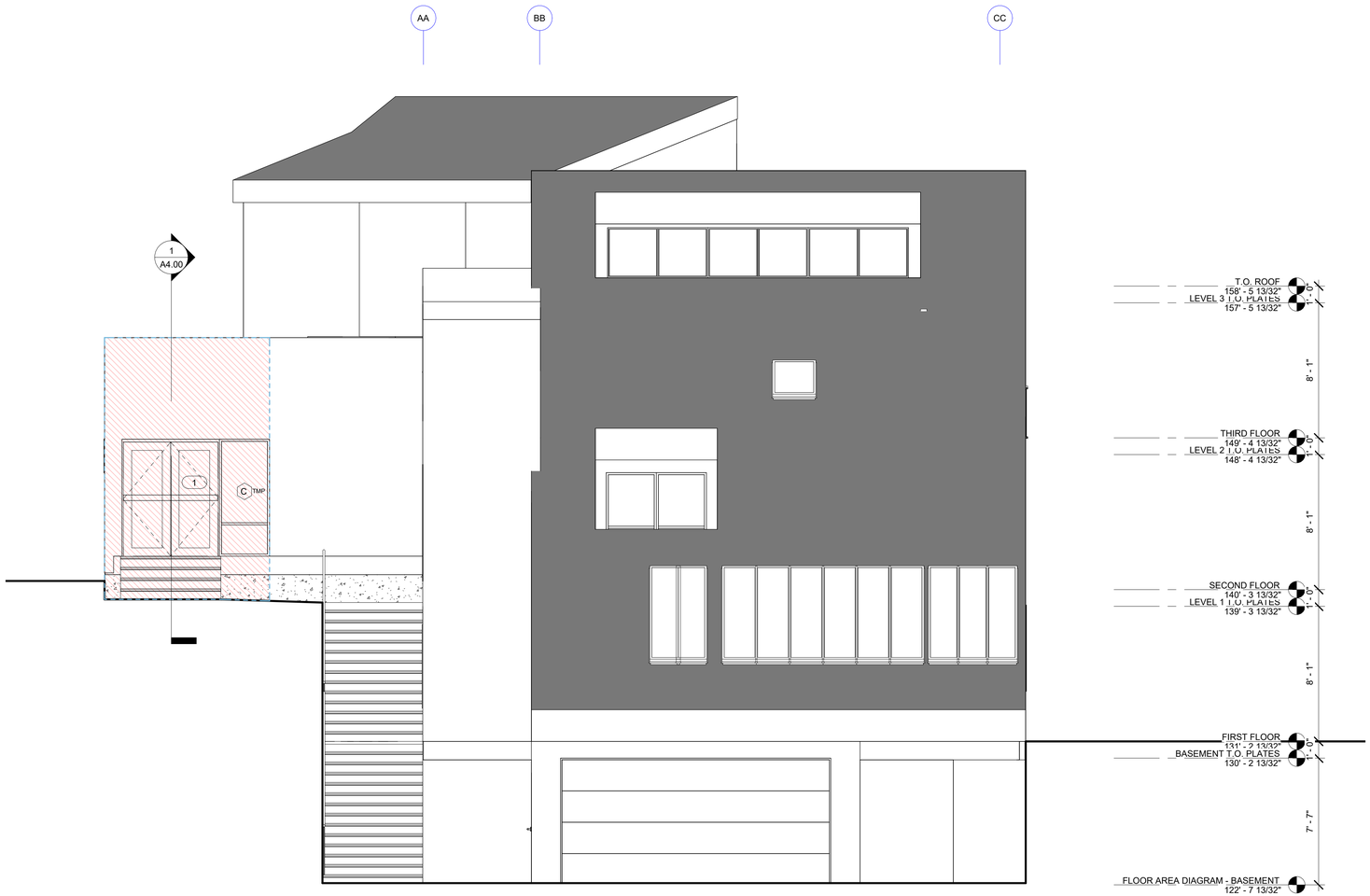
A2.14

3/11/2024 8:49:22 PM

LEGEND

NEW PROPOSED AREA

KEYNOTE LEGEND



1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

4815 E MERCER WAY

BUILDING ELEVATIONS

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

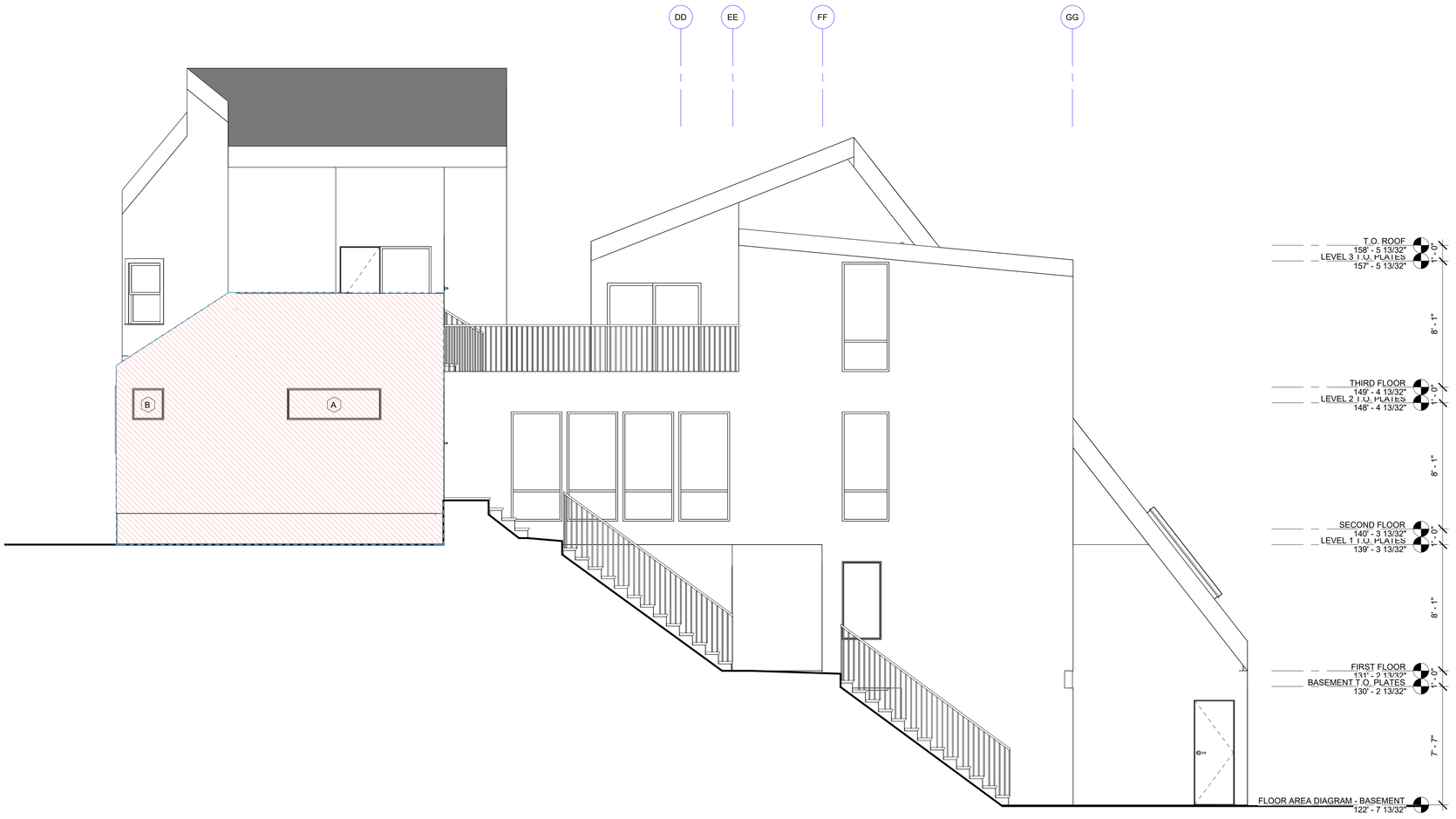
A3.00

3/11/2024 8:49:22 PM

LEGEND

NEW PROPOSED AREA

KEYNOTE LEGEND



1 **WEST ELEVATION**

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

DCI Approval Stamp

MARK	DESCRIPTION	DATE

4815 E MERCER WAY

BUILDING ELEVATIONS

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

A3.01

3/11/2024 8:49:23 PM

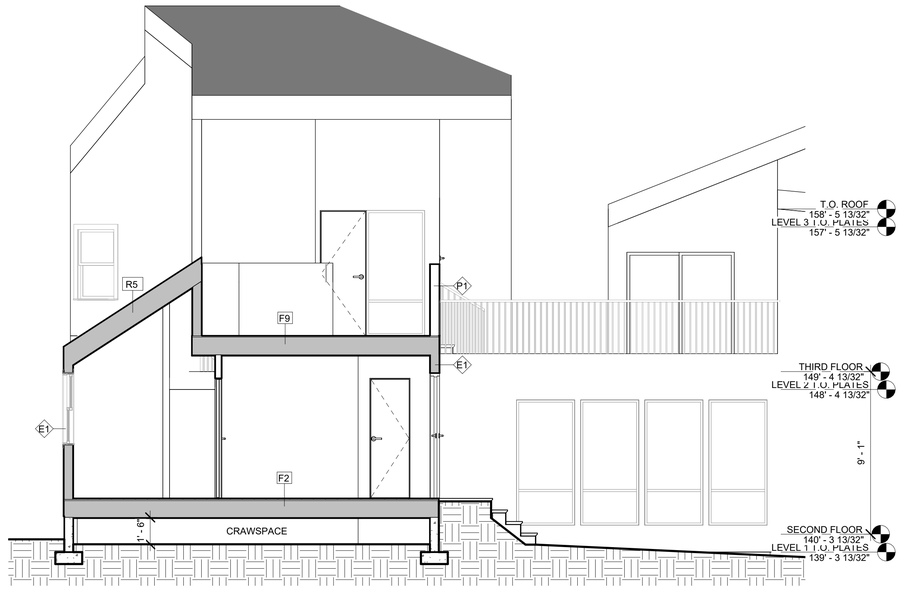
LEGEND

NEW PROPOSED AREA

KEYNOTE LEGEND

SECTION GENERAL NOTES

- SEE ASSEMBLIES DETAIL ON SHEET A8.00
- ALL PARTY WALL FIRE RATINGS MUST BE CONTINUOUS FROM FOUNDATION TO ROOF SHEATHING



1 **SECTION - NORTH SOUTH**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

4815 E MERCER WAY

BUILDING SECTIONS

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

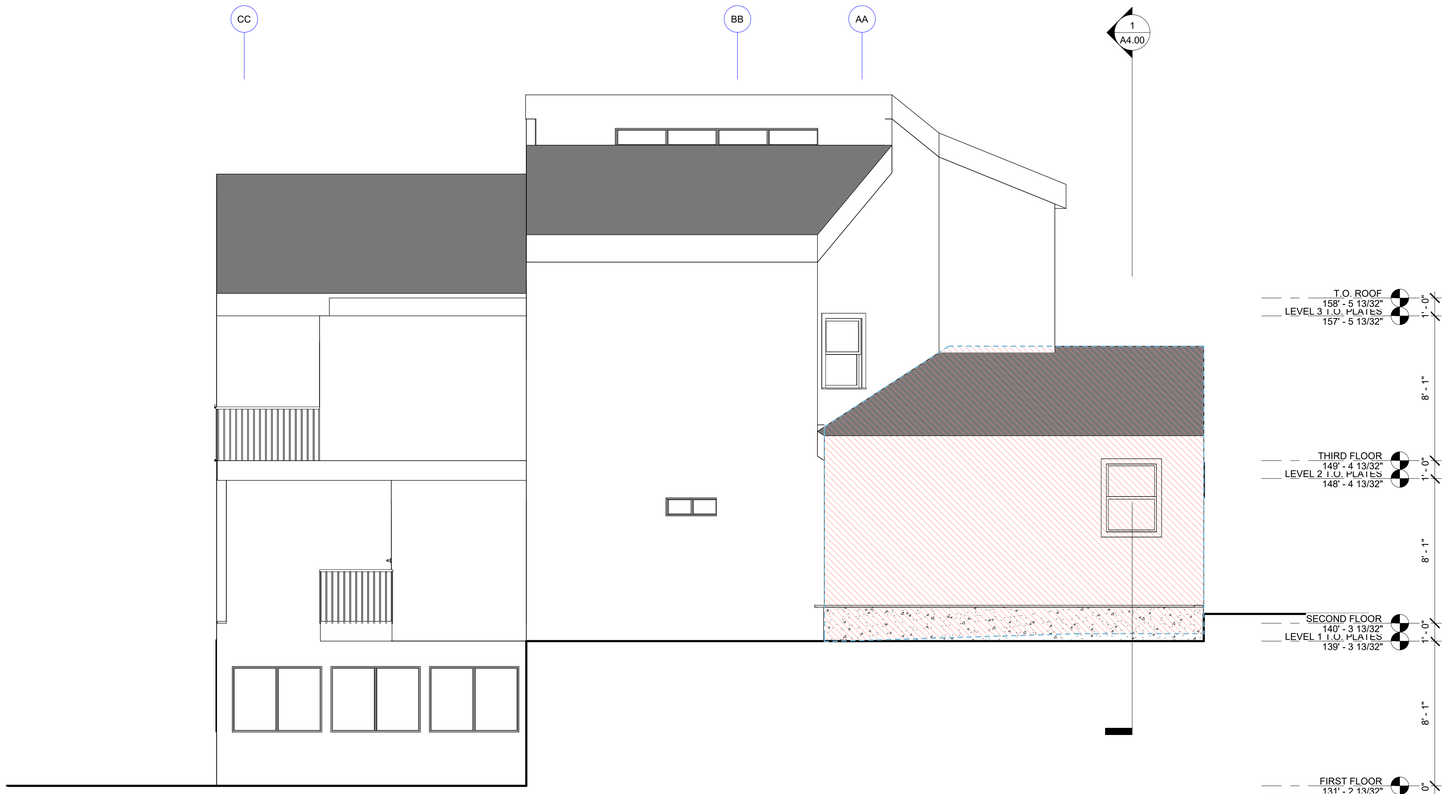
A4.00

3/11/2024 8:49:23 PM

LEGEND

NEW PROPOSED AREA

KEYNOTE LEGEND



1 **RENDERED NORTH ELEVATION**

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

DCI Approval Stamp

MARK	DESCRIPTION	DATE

4815 E MERCER WAY

BUILDING ELEVATIONS

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

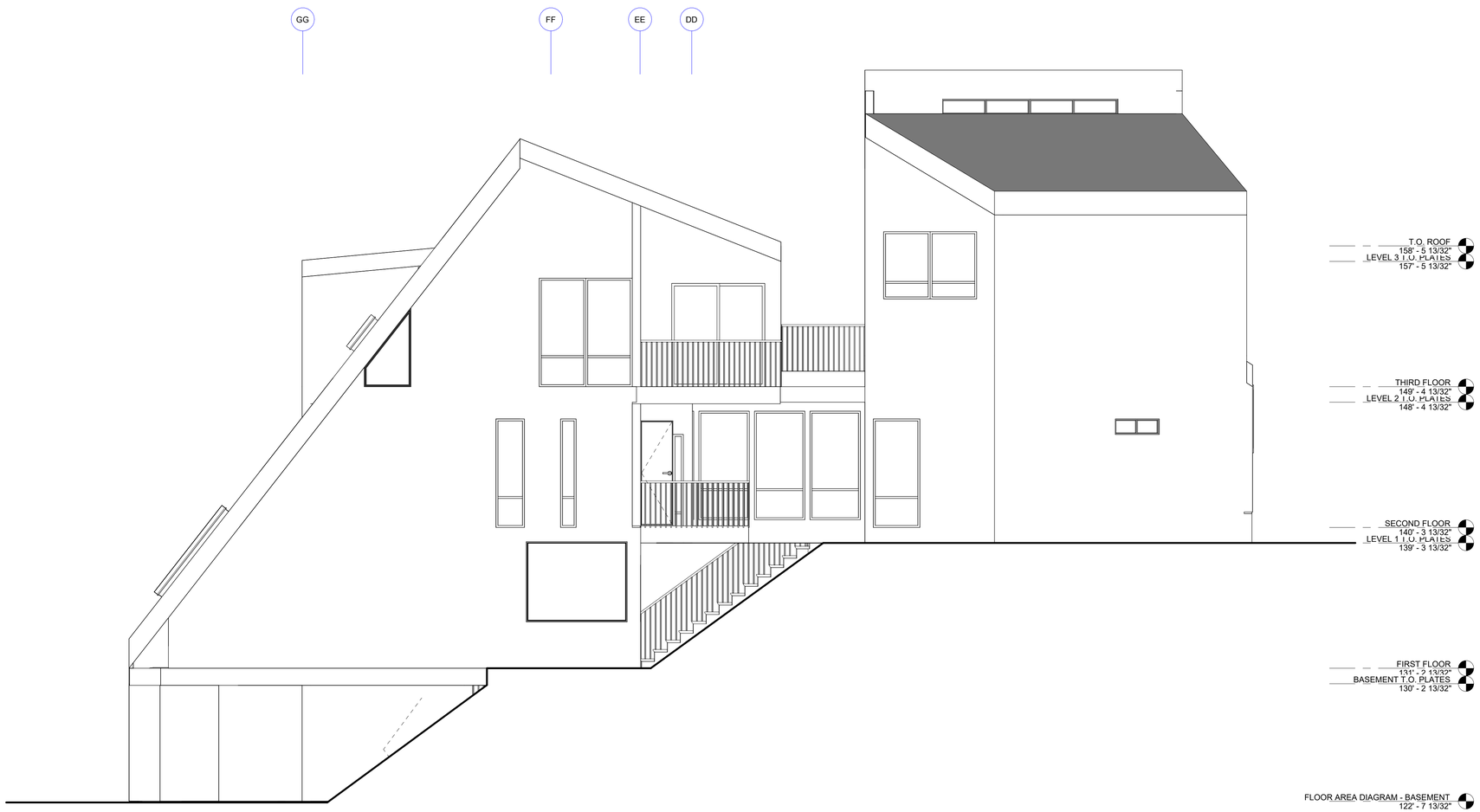
A3.02

3/11/2024 8:49:24 PM

LEGEND

NEW PROPOSED AREA

KEYNOTE LEGEND



1 **FACADE OPENINGS_EAST**
SCALE: 1/4" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE

4815 E MERCER WAY

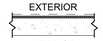
BUILDING ELEVATIONS

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

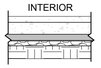
A3.03

3/11/2024 8:49:24 PM

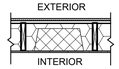
WALL ASSEMBLIES

TYPE	DETAIL	DESCRIPTION	FIRE RATING	THERMAL	STC RATING
A1	INTERIOR  INTERIOR	TYPICAL INTERIOR 2X4 WALL - PVA PRIMER AND PAINT - 1/2" GWB - 2X4 @ 16" O.C. - 1/2" GWB - PVA PRIMER AND PAINT			
A2	INTERIOR  INTERIOR	TYPICAL INTERIOR 2X6 WALL - PVA PRIMER AND PAINT - 1/2" GWB - 2X6 @ 16" O.C. - 1/2" GWB - PVA PRIMER AND PAINT			
A3	INTERIOR  WALL	TYPICAL INTERIOR 2X4 PLUMBING WALL - PVA PRIMER AND PAINT - 1/2" GWB - 2X4 @ 16" O.C.			
C1	EXTERIOR  INTERIOR	TYPICAL CONCRETE WALL - DRAINAGE MAT - WATERPROOF EMULSION - CAST IN PLACE CONCRETE PER STRUCT (REFERENCE STRUCTURAL DRAWINGS FOR ALL SIZING, REINFORCING, AND FOOTING REQUIREMENTS)			
E1	EXTERIOR  INTERIOR	TYPICAL EXTERIOR 2X6 WALL - SIDING PER ELEVATION - WEATHER RESISTANT BARRIER - SHEATHING AND NAILING PER STRUCTURAL - 2X6 @ 16" O.C. - R-21 BATT INSULATION - 1/2" GWB - PVA PRIMER AND PAINT		R-21	
P1	EXTERIOR  EXTERIOR	TYPICAL PARAPET 2X6 WALL - SIDING PER ELEVATION - WEATHER RESISTANT BARRIER - SHEATHING AND NAILING PER STRUCT - 2X6 @ 16" O.C. - SHEATHING AND NAILING PER STRUCT - WEATHER RESISTANT BARRIER - SIDING PER ELEVATION			

FLOOR ASSEMBLIES

TYPE	DETAIL	DESCRIPTION	FIRE RATING	THERMAL	STC RATING
F2	INTERIOR 	TYPICAL CRAWLSPACE FRAMING - FINISH FLOOR PER PLANS - SHEATHING AND NAILING PER STRUCT - FLOOR JOISTS PER STRUCT - FULL DEPTH BATT INSULATION (R-38 MIN) - MIN 18" CLEARANCE TO GRADE -10 MIL. VAPOR BARRIER @ GRADE		R-38	
F9	DECK  INTERIOR	TYPICAL DECK OVER CONDITIONED SPACE (1-HR) - WALKABLE ROOF MEMBRANE PER MFR - SHEATHING AND NAILING PER STRUCT - FLOOR JOISTS PER STRUCT, RIP @ 1/4": 1'-0" FOR SLOPE - FULL DEPTH BATT INSULATION (R-38 MIN) - FILL TOTAL CAVITY - NO VOIDS - BASE LAYER 5/8" DENSGLASS FIREGUARD SHEATHING - FASE LAYER 5/8" DENSGLASS FIREGUARD SHEATHING - PVA PRIMER AND PAINT	1-HR GA FILE NO. FC 5529	R - 38	

ROOF ASSEMBLIES

TYPE	DETAIL	DESCRIPTION	THERMAL	STC RATING
R5	EXTERIOR  INTERIOR	TYPICAL PITCHED ROOF (UNVENTED) - COMPOSITE ROOF SHINGLES (PER MFR) - ICE AND WATER SHIELD (IF PITCH LESS THAN 3.5:12) - ROOF UNDERLAYMENT (PER MFR) - SHEATHING AND NAILING PER STRUCT - ROOF JOISTS PER STRUCT - SPRAY APPLIED POLYURETHANE FOAM (R-18 MIN) - ESR 2072, BAYSEAL CLOSED CELL (OR EQUAL) - MIN 3" THICKNESS, AIR PERMEABLE - APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF STRUCT. SHEATHING - BLOWN IN INSULATION (R-20 MIN.) - INSTALLED DIRECTLY UNDER AIR PERMEABLE INSULATION - FILL TOTAL CAVITY (FULL DEPTH) - PNEUMATICALLY INSTALL BEHIND NON-WOVEN FABRIC - 1/2" GWB - PRIMER AS CLASS III VAPOR BARRIER AND PAINT	R-38	

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

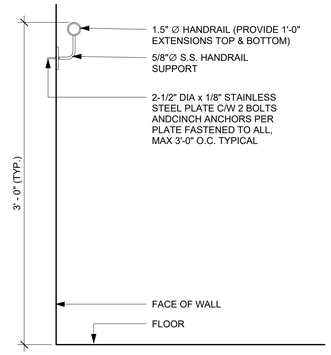
4815 E MERCER WAY

BUILDING ASSEMBLIES

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

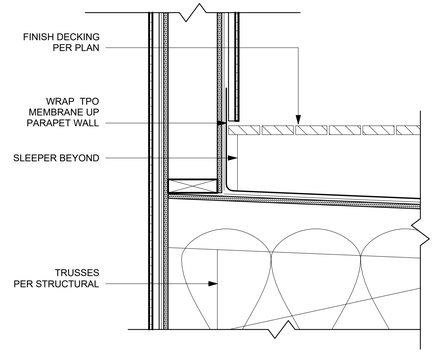
A8.00

3/11/2024 8:49:24 PM



2 TYPICAL HANDRAIL

SCALE: 1 1/2" = 1'-0"



1 TYPICAL PARAPET WITH DECKING

SCALE: 1 1/2" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

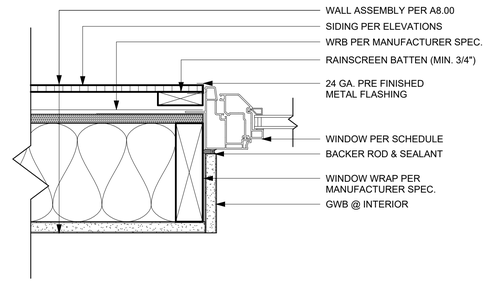
4815 E MERCER WAY

DETAILS - FRAMING

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

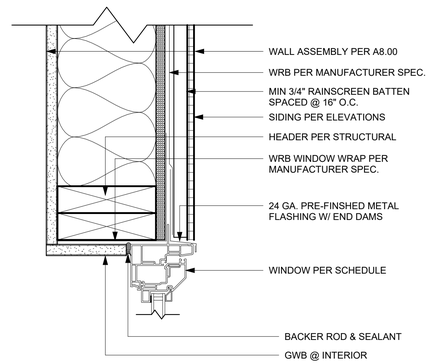
A8.20

3/11/2024 8:49:25 PM



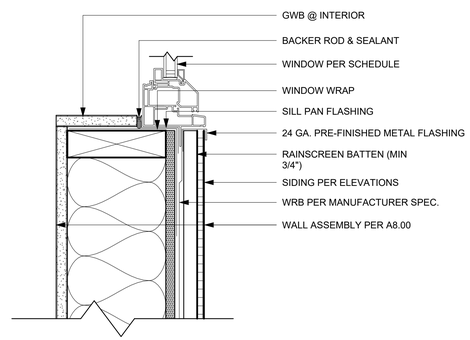
5 TYPICAL WINDOW JAMB

SCALE: 3" = 1'-0"



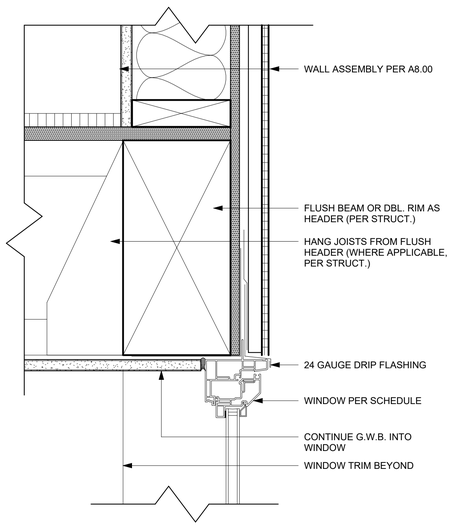
4 TYPICAL WINDOW HEAD

SCALE: 3" = 1'-0"



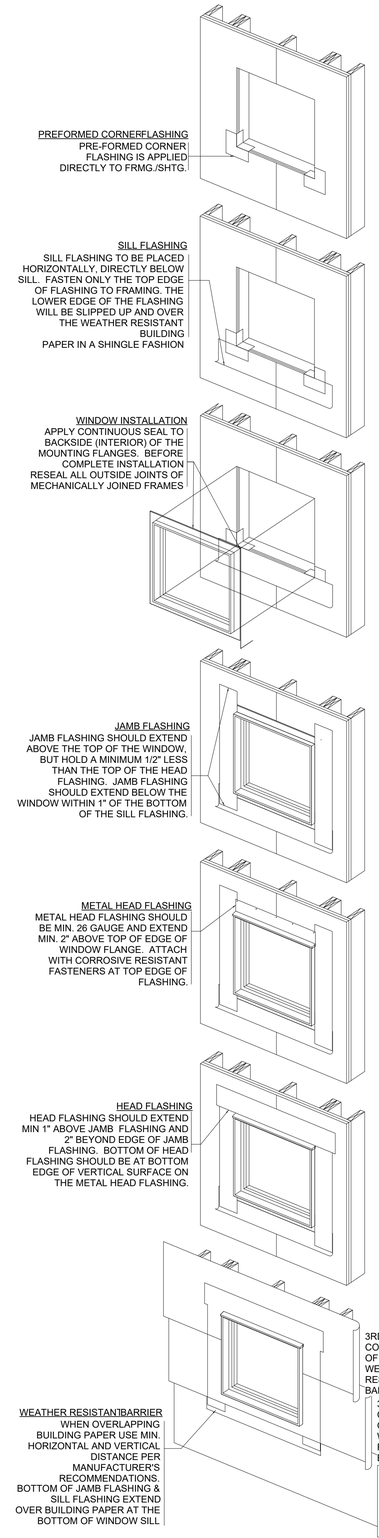
2 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



3 WINDOW HEAD - FLUSH CONDITION

SCALE: 3" = 1'-0"



1 TYPICAL WINDOW INSTALLATION

SCALE: 1/2" = 1'-0"

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

4815 E MERCER WAY

DETAILS - WINDOWS

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

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WINDOW SCHEDULE

WINDOW	COUNT	WIDTH	HEIGHT	AREA	EGRESS	MATERIAL	TEMPERED	OPERATION
NEW								
A	1	6' - 0"	2' - 0"	12 SF	NO	VINYL	NO	FIXED
B	1	2' - 0"	2' - 0"	4 SF	NO	VINYL	NO	CASEMENT
C	1	3' - 0"	7' - 0"	21 SF	NO	VINYL	YES	FIXED
				37 SF				
Grand total: 3				37 SF				

DOOR SCHEDULE

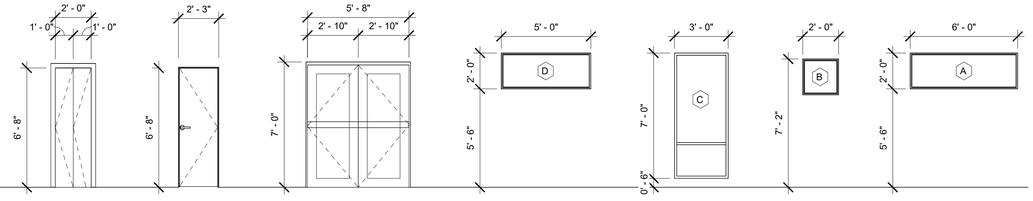
DOOR	COUNT	WIDTH	HEIGHT	AREA	U-VALUE
NEW					
1	1	6' - 0"	7' - 0"	42 SF	0.28
2	2	2' - 2"	6' - 8"	29 SF	0.28
				71 SF	
				71 SF	

WINDOW NOTES

1. ALL WINDOW ELEVATIONS DRAWN IN THESE SCHEDULES ARE VIEWED FROM THE EXTERIOR.
2. WINDOWS ARE SHOWN WITH ROUGH OPENING DIMENSIONS. CONTRACTOR MUST VERIFY ACTUAL DIMENSIONS ACCORDINGLY.
3. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEASE ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SRC R301.1
4. OPERABLE WINDOWS SHALL HAVE OPERABLE INSIDE LATCHING DEVICES PER SBC 419.5.1.8 WHERE OPERABLE WINDOWS ARE PROVIDED IN TYPE –A UNITS, AT LEAST ONE WINDOW IN EACH SLEEPING OR LIVING SPACE SHALL MEET OPERATION REQUIREMENTS PER ANSI 117.1-2003 1003.1.3.
5. SAFETY GLAZING (S.G.) SHALL BE PROVIDED IN HAZARDOUS LOCATIONS, INCLUDING THE FOLLOWING LOCATIONS AS SPECIFIED IN SBC 2406.3 EACH PANE OF SAFETY GLASS SHALL BE IDENTIFIED WITH A PERMANENT LABEL.
   A. GLAZING IN ALL DOORS, AND WITHIN 24" OF EITHER VERTICAL EDGE OF A DOOR.
   B. GLAZING PANELS LARGER THAN 9 SF WITH SILLS LESS THAN 18" ABOVE THE FINISHED FLOOR AND A TOP EDGE GREATER THAN 36" ABOVE THE FINISHED FLOOR.
   C. GLAZING PANELS WITH SILL LESS THAN 60" ABOVE THE STANDING SURFACE A BATH TUB OR SHOWER.
   D. GLAZING IN ALL BATH AND SHOWER DOORS AND ENCLOSURES.
   E. GLAZING IN ALL GUARDS AND RAILINGS.
   F. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE.
   G. GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM THREAD OF A STAIRWAY IN ANY DIRECTION.
6. WINDOWS SHALL BE DESIGNED, MANUFACTURED, AND INSTALLED TO WITHSTAND WIND EFFECTS AS DESCRIBED IN SBC 1609.
7. ALL RESIDENTIAL VINYL WINDOWS SHALL BE INSTALLED WITH A FLEXIBLE MEMBRANE FLASHING. SEE DETAILS FOR TYPICAL HEAD, SILL AND JAMB INSTALLATIONS.
8. ALL WINDOWS AND GLAZED DOORS SHALL BE NFRC CERTIFIED AND LABELED.
9. ALL WINDOWS ARE FIXED PANE OR HAVE CASEMENT OR AWNING HARDWARE PER SCHEDULE. HARDWARE SHALL MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 309.4 AND SHALL BE LOCATED IN THE REACH RANGES DESCRIBED IN ICC/ANSI A117.1 SECTION 308
10. NATURAL VENTILATION SHALL BE PROVIDED THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPENING MECHANISM SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMAL OPENING AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
11. OUTDOOR AIR/MAKE-UP AIR FOR THE WHOLE HOUSE VENTILATION SHALL BE PROVIDED THROUGH OPERABLE TRICKLE VENTS BUILT-IN THE WINDOW ASSEMBLY. MIN 4 SQ. INCHES OF NET FREE AREA IN EACH OCCUPIABLE SPACE.

GRILLS, SCREENS & LOUVERS NOTES

1. LOUVER & SCREEN DIMENSIONS ARE FREE FOR ROUGH OPENINGS. CONTRACTOR TO FIELD VERIFY DIMENSION PRIOR TO MANUFACTURING.
2. CONTRACTOR TO VERIFY LOUVER & SCREEN DIMENSIONS WITH MECHANICAL SUBCONTRACTOR PRIOR TO CONSTRUCTION. IF DIMENSIONAL REQUIREMENTS VARY. CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO PROCEEDING.



FLOOR FRAMING

1 **WINDOW DIAGRAMS**

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

DCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	12/06/2023

4815 E MERCER WAY

SCHEDULE WINDOWS&DOORS

DCI Project Numbers	-
Issue Date	12/06/2023
Drawn by	
Checked by	WL

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GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.)

A. GENERAL

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, AS AMENDED BY LOCAL JURISDICTION.

2. 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. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS, AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES. THE CONTRACTOR SHALL VERIFY, TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED. WHERE ERECTION LOADS WOULD OVERSTRESS THE STRUCTURE, THE CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR TEMPORARY BRACING AND STRENGTHENING, INCLUDING FABRICATION AND ERECTION DRAWINGS, TO THE ARCHITECT FOR REVIEW. THESE DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON. THE CONTRACTOR SHALL PROVIDE, INSTALL AND IF NECESSARY, REMOVE SUCH TEMPORARY WORK AS REQUIRED.

4. 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.

5. 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.

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

7. INSPECTIONS: INSPECTIONS OF THE WOOD FRAMING, THE STEEL REBAR AND WOOD FORMS FOR CONCRETE FOOTINGS & FOUNDATIONS, AND CONCRETE SLABS ARE REQUIRED PER IBC SECTION 109.3.

8. PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENTED IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS, INCLUDING CONNECTIONS TO THE PRIMARY STRUCTURE, NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE THE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON THE PRIMARY STRUCTURE. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED AS NOTED PREVIOUSLY.

B. DESIGN CRITERIA

1. DESIGN LOADS

- ROOF SNOW LOAD	25 PSF
- RESIDENTIAL FLOOR LIVE LOAD	40 PSF
- BEDROOM FLOOR LIVE LOAD	30 PSF
- EXTERIOR BALCONY & DECK LIVE LOAD	60 PSF
- WIND (IBC)	110 MPH (LRFD) EXPOSURE B, Kzt = 1.0
- EARTHQUAKE (ASCE7)	SITE CLASS D SEISMIC USE GROUP 1 (Ie = 1.0) SEISMIC DESIGN CATEGORY D Ss = 1.435 g, S1 = 0.498 g Sds = 1.148 g EQUIVALENT LATERAL FORCE PROCEDURE

- ALLOWABLE SOIL PRESSURE	1500 PSF AT 1'-6" DEPTH
- ALLOWABLE LATERAL PRESSURE	50 PCF / 35 PCF (RESTRAINED / UNRESTRAINED)
- ALLOWABLE PASSIVE PRESSURE	300 PCF (F.S. OF 1.5 INCLUDED)
- COEFFICIENT OF FRICTION	0.4 (F.S. OF 1.5 INLCUDED)
- TRAFFIC SURCHARGE PRESSURE	70 PSF (AS APPLICABLE)
- SEISMIC SURCHARGE PRESSURE	7H PSF (AS APPLICABLE)

FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE E.O.R. FOR POSSIBLE FOUNDATION REDESIGN.

2. LATERAL FORCE RESISTANCE SYSTEM
LIGHT-FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, R = 6.5

C. FOUNDATION

1. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION AND DIRECTION OF THE GEOTECHNICAL ENGINEER.

2. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. MATERIAL TO BE COMPACTED TO 95% MINIMUM OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

3. FOOTINGS MAY BE POURED IN NEAT EXCAVATIONS PROVIDED SIZE IS INCREASED 3" AT EACH INTERFACE WITH SOIL.

4. ALL FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACING CONCRETE.

5. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

6. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN EXCAVATIONS.

7. BACKFILL BEHIND ALL WALLS WITH WELL DRAINING, GRANULAR FILL MATERIAL, AND PROVIDE PERFORATED PIPE DRAINS AS DESCRIBED IN THE SOILS REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB, OR TEMPORARY BRACING. ALL FOOTINGS SHALL BE CENTERED BELOW CENTERLINE OF COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

D. CONCRETE

1. ULTIMATE STRENGTH DESIGN PER INTERNATIONAL BUILDING CODE AND ACI 318-14

2. CONCRETE FOR FOOTINGS AND SLABS-ON-GRADE SHALL CONFORM TO A 28- DAY STRENGTH OF f'c = 2500 PSI, 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. CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A 28-DAY STRENGTH OF f'c = 3000 psi. THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE DESIGN MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACEMENT OF CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATES, WATER AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318, SECTION 5.3. CONTRACTOR MAINTAINS RESPONSIBILITY FOR SPECIFIED PERFORMANCE OF CONCRETE PRODUCTS. ALL CONCRETE EXPOSED TO FREEZING TEMPERATURES WHILE CURING AND ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO IBC SECTION 1904.2. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE. NO ADMIXTURES, OTHER THAN FOR AIR-ENTRAINMENT AS NOTED ABOVE, SHALL BE USED WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN ELEVATED STRUCTURAL SLABS AND BEAMS SHALL BE POURED MONOLITHICALLY UNLESS SHOWN OTHERWISE OR APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.

3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS GRADE 40, fy = 40,000 PSI. WELDED WIRE FABRIC: ASTM A82 AND ASTM A185, SPLICE WITH AT LEAST ONE FULL MESH. PLACE AT MID-DEPTH, OR SLIGHTLY ABOVE, OF SLAB. MATERIAL TO BE SUPPLIED IN FLAT SHEETS.

4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-18. LAP ALL CONTINUOUS REINFORCEMENT PER NOTE D.5. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS PER NOTE D.5. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

5. REINFORCING STEEL LAPS AND EMBEDMENT SHALL BE AS NOTED BELOW, UNLESS NOTED OTHERWISE, ALL HOOKS SHALL BE "STANDARD" IN ACCORDANCE WITH ACI 318. REINFORCING SHALL NOT BE TACK WELDED:

- DEVELOPMENT LENGTH	48 BAR DIAM.
- DEVELOPMENT LENGTH, top bar*	64 BAR DIAM.
- LAP SPLICE LENGTH	64 BAR DIAM.
- LAP SPLICE LENGTH, top bar*	80 BAR DIAM.

*TOP BARS ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

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

- FOOTING AND OTHER UNFORMED SURFACE, EARTH FACE	3"
- FORMED SURFACE EXPOSED TO EARTH (i.e. WALL BELOW GROUND) OR WEATHER	2"
- SLAB AND WALL (INTERIOR FACE)	1-1/2"
- CONCRETE NOT EXPOSED TO WEATHER OR EARTH	3/4"
- PRIMARY REINFORCEMENT, TIES, STIRRUP, SPIRALS	1-1/2"

7. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

- 6" WALLS #4 @ 16" HORIZ. #4 @ 18" VERTICAL 1 CURTAIN @ CENTER
- 8" WALLS #5 @ 18" HORIZ. #5 @ 18" VERTICAL 1 CURTAIN @ CENTER

8. EPOXY GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP ADHESIVE BY SIMPSON STRONG TIE, PER ESR-2508, FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

E. CARPENTRY

1. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1. EACH MEMBER SHALL BEAR AN AITC OR APA EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

2. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

MEMBER	SIZE	SPECIES GRADE	MIN. BASIC DESIGN STRESS
- JOISTS AND RAFTERS	2x, 3x	DF#2	Fb = 875 PSI
- BEAMS AND STRINGERS	4x	DF#1	Fb = 1000 PSI
	6x/LARGER	DF#1	Fb = 1350 PSI
- POSTS AND TIMBERS	4x	DF#2	Fc = 1350 PSI
	6x/LARGER	DF#1	Fc = 1000 PSI
- TOP AND BOTTOM PLATE @ SHEAR AND BEARING WALLS	2x, 3x	DF#1	Fb = 1000 PSI
- STUDS, PLATES & MISC. LIGHT FRAMING	ALL SIZES	DF#2	Fb = 875 PSI

ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED SURFACE-GREEN AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

3. MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST MacMILLAN OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC-ES EVALUATION REPORT EQUIVALENT TO ESR-1387 FOR PARALLEL STRAND LUMBER (PSL), LAMINATED STRAND LUMBER (LSL), AND LAMINATED VENEER LUMBER (LVL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS:

- PSL (2.0E)	Fb = 2,900 PSI; Fv = 290 PSI; E = 2,200,000 PSI
- LVL (2.0E)	Fb = 2,600 PSI; Fv = 285 PSI; E = 2,000,000 PSI
- LSL (1.55E)	Fb = 2,325 PSI; Fv = 310 PSI; E = 1,550,000 PSI

4. SHEATHING SHALL BE APA PERFORMANCE RATED PANELS PER APA "PLYWOOD DESIGN SPECIFICATION", INCLUDING APPLICABLE SUPPLEMENTS, UNLESS NOTED OTHERWISE. PLYWOOD PANELS SHALL BE GRADE C-D AND ALSO CONFORM TO DOC PS-1 OR PS-2. ALL PANELS SHALL BE IDENTIFIED AS EXPOSURE 1 UNLESS NOTED OTHERWISE. PANEL RATING TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- ROOF	19/32" THICK, 32/16, (OR 5/8" THICK), 32/16
- WALLS	15/32" THICK, 32/16, (OR 1/2" THICK), 24/0
- FLOORS	23/32" (OR 3/4") THICK, TONGUE & GROOVE, 48/24

UNLESS NOTED OTHERWISE ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6"oc TO FRAMED PANEL EDGES AND OVER STUD WALLS SHOWN ON PLANS AND @ 12"oc (10"oc AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED SHEATHING EDGE CLIPS @ 16"oc AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS, UNLESS NOTED OTHERWISE.

UNLESS NOTED OTHERWISE ON THE PLANS, WALL SHEATHING MAY BE LAID UP HORIZONTALLY OR VERTICALLY, UNSUPPORTED EDGES SHALL BE BLOCKED AND ALL EDGES SHALL BE NAILED WITH 8d @ 6"oc, NAIL WITH 8d @ 12"oc AT INTERMEDIATE SUPPORTS. NAIL SHEAR WALL SHEATHING TO ALL HOLDOWN STUDS USING EDGE NAIL SPACING WHEN HOLDOWN STUD DOES NOT OCCUR AT PANEL EDGES.

SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

5. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE TWO LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY. ALL METAL CONNECTORS TO PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED, INCLUDING WASHERS, NAILS, SCREWS, AND SIMPSON STRONG-TIE HANGERS, STRAPS, AND PLATES, AND BOLTS LESS THAN 1/2" DIAMETER. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

6. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. SUBMIT MANUFACTURER'S CATALOG AND ICC REPORTS TO ARCHITECT AND ENGINEER FOR REVIEW WHEN REQUESTING SUBSTITUTIONS. ALL SPECIFIED FASTENERS MUST BE USED AND PROPER INSTALLATION PROCEDURES MUST BE OBSERVED IN ORDER TO OBTAIN ICC APPROVED LOAD CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

7. STRUCTURAL CONNECTORS
ALL STRUCTURAL CONNECTORS TO BE BY SIMPSON STRONG TIE OR EQUAL. USE ZMAX/HDG HOT DIPPED GALVANIZED OR STAINLESS-STEEL CONNECTORS AS A MINIMUM. USE FASTENERS GALVANIZED PER ASTM A153. ALL PRESSURE TREATED LUMBER USED SHALL BE COMPATIBLE WITH ZMAX GALV. CONNECTORS, RE: SIMPSON STRONG-TIE CORROSION INFORMATION.

8. WOOD TRUSSES
TRUSSES ARE TO BE METAL PLATED CONNECTED WOOD TRUSSES FABRICATED IN ACCORDANCE WITH THE IBC. TRUSS FABRICATOR TO PROVIDE ALL REQUIRED BRIDGING AND BLOCKING, BOTH FOR ERECTION AND PERMANENT LOADING. SHOP DRAWINGS STAMPED BY A WASHINGTON STATE LICENSED PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA SHALL MEET OF EXCEED THE FOLLOWING:

- ROOF TRUSSES	TOP CHORD = 25 PSF LIVE LOAD, 10 PSF DEAD LOAD, 5 PSF WIND UPLIFT BOTTOM CHORD = 10 PSF LIVE LOAD, 5 PSF DEAD LOAD (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD) TOTAL LOAD = 40 PSF
- DEFLECTION LIMIT	TOTAL LOAD L/240, LIVE LOAD L/360
- OTHER LOADS SPECIFIED ON DRAWINGS	

TRUSS SUPPLIERS NOTE: THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES, SHOWN ON THE DRAWINGS INDICATE THE DESIRED TRUSS CONFIGURATIONS AND ARE TO BE COMPLIED WITH WHERE POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE TRUSS CONFIGURATION INDICATED, HE IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO VERIFY THE WEIGHT AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW. THE DESIGN LOADS LISTED ABOVE SHALL BE APPLIED SIMULTANEOUSLY.

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

ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16"oc AT INTERIOR WALLS AND 2x6 STUDS @ 16"oc AT EXTERIOR WALLS. 2x6 STUDS @ 12"oc AT EXTERIOR BALLOON FRAMED WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS AND UNDER THE ENDS OF ALL BEAMS. UNLESS NOTED OTHERWISE A (2) 2x8 HEADER SHALL BE PROVIDED OVER ALL OPENINGS IN 2x4 STUD WALLS AND A (2) 2x10 HEADER OVER ALL OPENINGS IN 2x6 WALLS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORT BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 8' IN HEIGHT. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL HAVE THEIR LOWER PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12"oc STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc, EMBEDED 7", UNO REFER TO THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8'-0"oc AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. TOENAIL JOISTS TO BEARING SUPPORTS WITH 16d NAILS. UNLESS NOTED OTHERWISE.

JOIST, BEAM AND HEADER SHALL BE CONNECTED TO FLUSH MEMBER WITH THE FOLLOWING SIMPSON SERIES HANGER, U.N.O. ON PLAN, SKEW AND SLOPE ALL CONNECTORS AS REQUIRED:
- 2x JOIST, "LUS" SERIES; DOUBLE 2x JOIST/HEADER, "HU"/"HUS" SERIES
- TJI JOIST, "ITS" SERIES; DOUBLE TJI JOIST, "MIT" SERIES
- 4x MEMBER, "HU" SERIES; 6x MEMBER, "HWP"/"HWPH" SERIES
- 3-1/2"GLB, "HB" SERIES; 5-1/2"GLB, "HWPH" SERIES, 6-3/4"GLB, "HGLTV" SERIES
- 1-3/4"SCL, "IUS" SERIES; 3-1/2"SCL, "HB" SERIES, 5-1/4"SCL, "HWPH" SERIES, 7"SCL, "HGLTV" SERIES

FACE-NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d SPIKES @ 24"oc STAGGERED.

NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES AS FOLLOWS, UNLESS NOTED OTHERWISE:

PNEUMATIC NAILING - PLAIN SHANK, COATED OR GALVANIZED
- 8d .131 DIAMETER x 2-1/2" MINIMUM LENGTH
- 10d .131 DIAMETER x 3" MINIMUM LENGTH
- 16d .131 DIAMETER x 3-1/2" MINIMUM LENGTH

F. SPECIAL CONDITIONS

CONTRACTOR TO COORDINATE ALL TRADES AND VERIFY DIMENSIONS IN THE FIELD. OBTAIN OWNERS APPROVAL PRIOR TO ALL FIELD CHANGES. SEE ARCHITECTURAL DRAWINGS FOR ALL FLOOR AND WALL OPENING DIMENSIONS AND LOCATIONS, FLOOR AND WALL FINISHES, ETC.

DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND CONFIRM ALL POST CAPS AND POST BEARING CONNECTIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL DRAWING. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 6' CANTILEVER MAY DEFLECT 3/4"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

(THIS IS A COMPREHENSIVE LIST OF ABBREVIATIONS, SOME OF WHICH MAY NOT APPEAR ON THESE DRAWINGS.)

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE; APPROXIMATELY
ARCH	ARCHITECT; ARCHITECTURAL
ASSY	
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
BD	
BLDG	BUILDING
BLKG	BLOCKING
BM	
BMU	BRICK MASONRY UNIT(S)
BOF	BOTTOM OF SLAB
BOS	
BOT	BOTTOM
BRG	BEARING
	BEAM
C	STANDARD CHANNEL
CG	CENTER OF GRAVITY
CGS	CENTER OF GRAVITY OF STRANDS
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT/CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION, CONNECT
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CP	COMPLETE PENETRATION
CSK	COUNTERSINK; COUNTERSUNK
CTR	CENTER
CU FT	CUBIC FOOT
CU IN	CUBIC INCH
CY	CUBIC YARD
d	PENNY (NAILS)
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER (SEE SYMBOLS)
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DICA	DRILLED-IN CONCRETE ANCHOR
DIM	DIMENSION
DN	DOWN
DO	DITTO
DWG	DRAWING
DWL	DOWELS
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMB	EMBED, EMBEDDED, EMBEDMENT
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXP	EXPANSION; EXPOSED
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FAR FACE, FINISHED FLOOR
FLR	FLOOR; FLOOR LINE
FLG	FLANGE
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FS	FULL SIZE; FAR SIDE
FT	FEET; FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GL	GLUE-LAMINATED
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HDR	HEADER
HNG	HANGER
HORIZ	HORIZONTAL
HP	HP SHAPE
HS	HIGH STRENGTH
HT	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCL	INCLUDE; INCLUDING; INCLUSIVE
INFO	INFORMATION
INT	INTERIOR
JT	JOINT
K	KIP = 1000 POUNDS
KO	KNOCK-OUT
KSI	KIPS PER SQUARE INCH
LAB	LABORATORY
LB	POUND
LF	LINEAL FOOT
LLBB	LONG LEGS BACK-TO-BACK
LLH	LONG LEGS HORIZONTAL
LLV	LONG LEGS VERTICAL
LOC	LOCATION
LONGIT	LONGITUDINAL
LSL	LONG SLOTTED HOLE
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE
M	MISC SHAPE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM; MINUTE
MISC	MISCELLANEOUS
MO	MASONRY OPENING
(N)	NEW
N	NORTH
NF	NEAR FACE
NFPA	NATIONAL FOREST PRODUCTS ASSOC
NIC	NOT IN CONTRACT
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
oc	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PAR	PARALLEL
PERP	PERPENDICULAR
PL	PLATE
PLWD	PLYWOOD
PREFAB	PREFABRICATED
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POST TENSION
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCE; REINFORCING
REQ'D	REQUIRED
RO	ROUGH OPENING
SCHED	SCHEDULE
SEC	SECTION
SHT	SHEET
SHTG	SHEATHING; SHEETING
SIM	SIMILAR
SPA	SPACING, SPACE, SPACES
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T	TOP
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE
THK	THICKNESS
THRU	THROUGH
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE; TOP OF CURB
TOF	TOP OF FOOTING
TOL	TOP OF LEDGER
TOM	TOP OF MASONRY
TOS	TOP OF STEEL, TOP OF STRUCTURE
TOW	TOP OF WALL
TS	TUBING, STRUCTURAL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UL	UNDERWRITER'S LABORATORY, INC.
UNO	UNLESS NOTED OTHERWISE
URM	UNREINFORCED MASONRY
UT	ULTRA-SONIC TEST
VERT	VERTICAL
W	WIDE FLANGE
WP	WORK POINT
WWF	WELDED WIRE FABRIC

LEGEND

- CONCRETE WALL
- INTERIOR STUD WALL BELOW; EXTERIOR BEARING STUD WALL BELOW
- STUD WALL ABOVE
- COLUMN CONTINUOUS
- COLUMN BELOW FRAMING LEVEL
- COLUMN ABOVE FRAMING LEVEL
- XX / XX — COLUMN SIZE / SIMPSON CAP *NOTE, PROVIDE SIMPSON PC POST CAP, TYP. U.N.O.
- XX — SHEAR WALL HOLDOWN AT FRAMING LEVEL
- (DS) — DRAG STRUT- NAIL THRU SHEATHING w/ 8d @ 4"oc FOR ENTIRE LENGTH OF MEMBER
- (2) CS16 — (2) SIMPSON CS16 x 30" DRAG STRAP, U.N.O.
- HEADER, BEAM OR JOIST END HANGER
- PROVIDE 2x BLOCKING AT ALL PLYWOOD DIAPHRAGM EDGES w/ EDGE NAILING
- FLOOR STEP PER ARCH.
- WX — SHEAR WALL ABOVE FRAMING LEVEL

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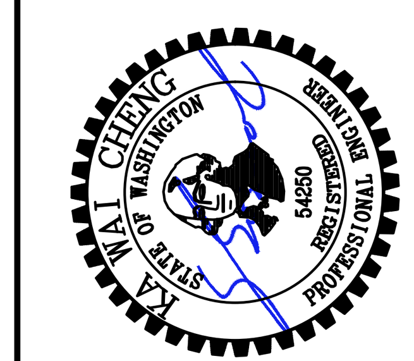
	SUBMIT FOR PERMIT	11-30-2023
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



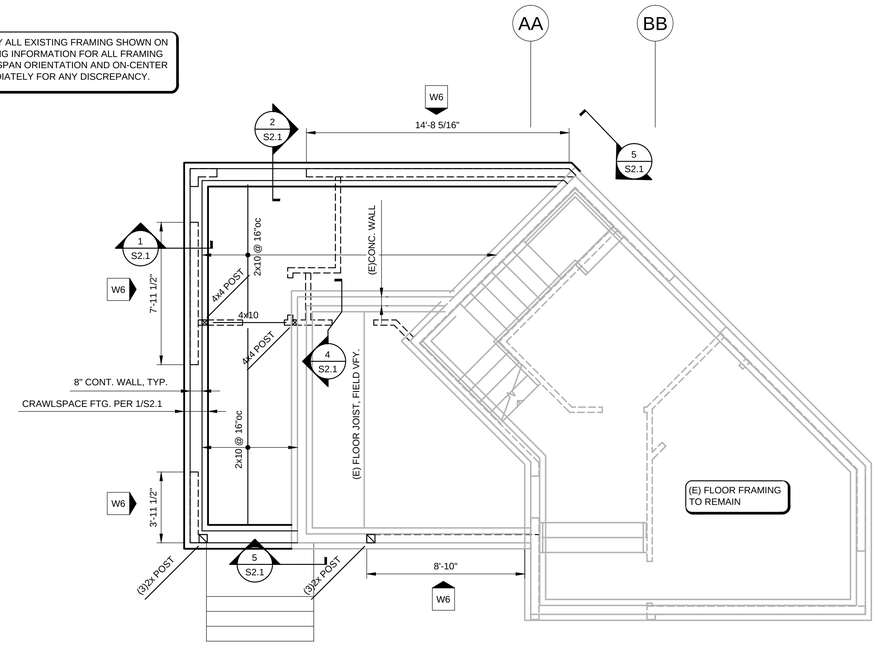
DATE SIGNED: 11-30-2023

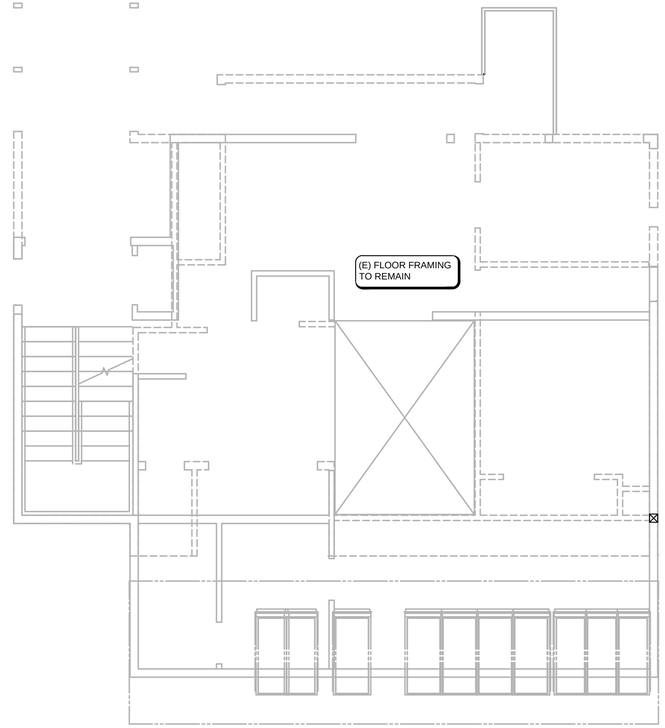
SHEET CONTENTS: STRUCTURAL GENERAL NOTES

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

CHECKED: KWC
DATE: 11-07-2023
SHEET NO: S0.1

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"

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. 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.
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. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
7. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O.
8. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
9. 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.

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	11-30-2023
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	

KWAI CHENG
STATE OF WASHINGTON
54250
REGISTERED PROFESSIONAL ENGINEER

DATE SIGNED: 11-30-2023

SHEET CONTENTS: LEVEL 2 FRAMING PLAN

4815 E MERCER WAY ADDITION

4815 E MERCER WAY,
MERCER ISLAND, WA 98040

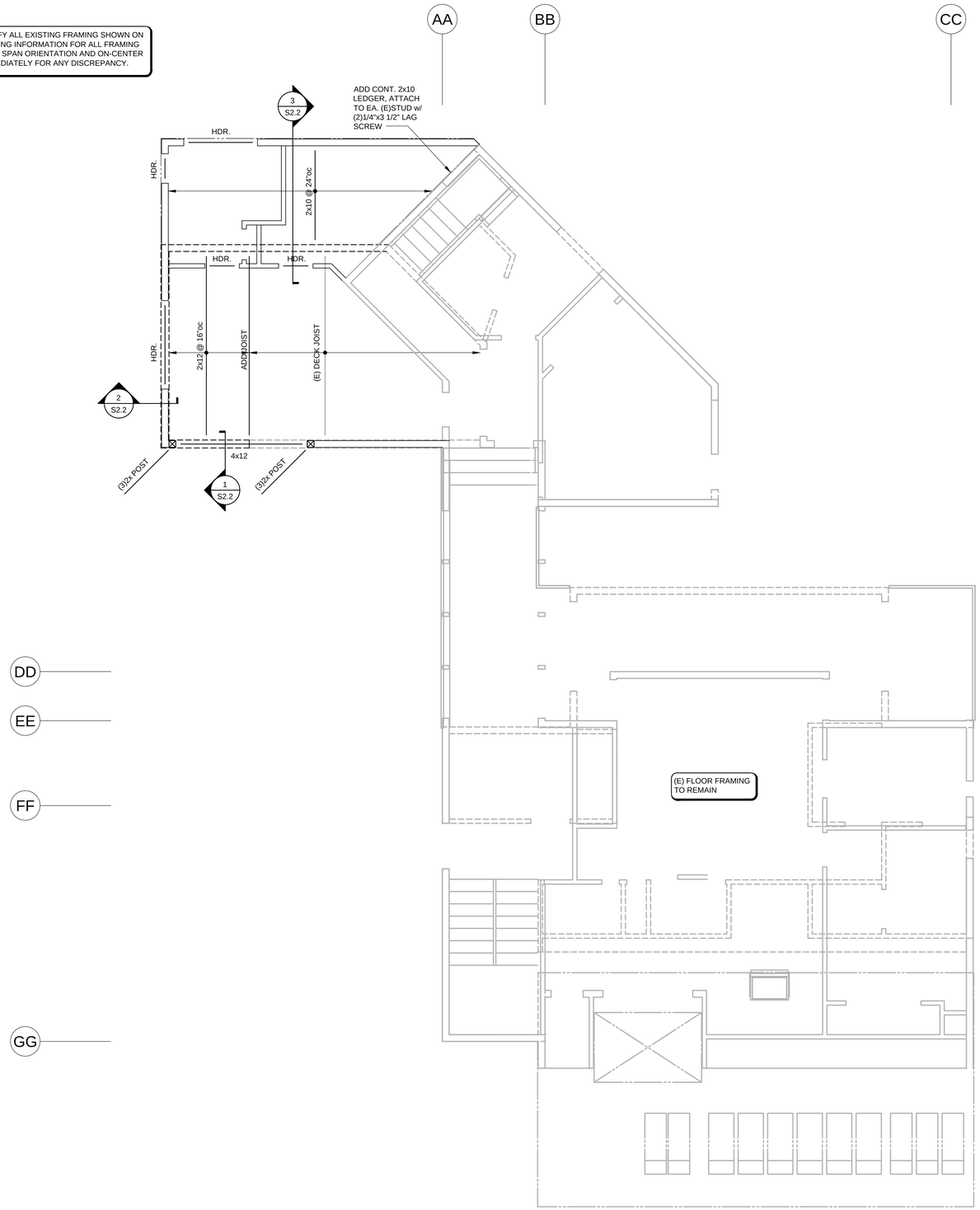
CHECKED: KWC

DATE: 11-07-2023

SHEET NO:

S1.1

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.



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 CONSTRUCTION	

DATE SIGNED: 11-30-2023

SHEET CONTENTS: LEVEL 3 FRAMING PLAN

4815 E MERCER WAY ADDITION

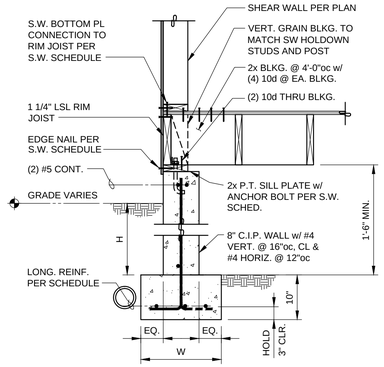
4815 E MERCER WAY,
MERCER ISLAND, WA 98040

CHECKED: KWC

DATE: 11-07-2023

SHEET NO:

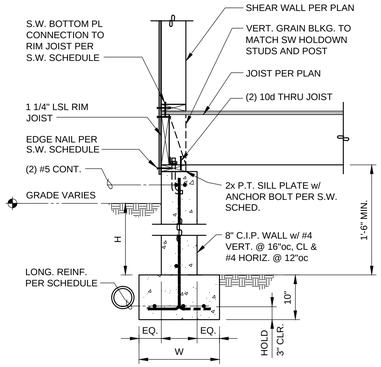
S1.2



TYPICAL S.W. FOOTING (CRAWL SPACE)

1 SECTION

3/4" = 1'-0"



TYPICAL S.W. FOOTING (CRAWL SPACE)

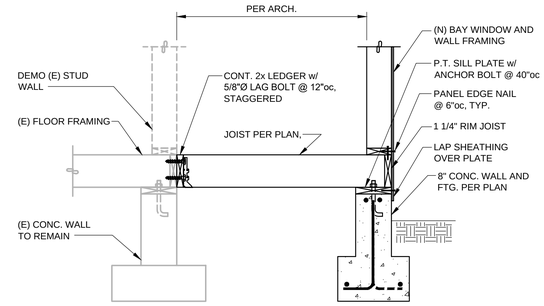
2 SECTION

3/4" = 1'-0"

8" CRAWLSPACE WALL SCHEDULE

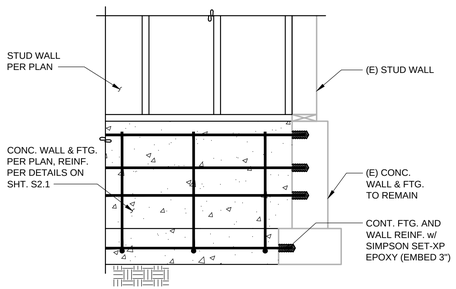
DIMENSIONS		STEM WALL REINF.		FOOTING REINF.
H	W	VERT.	HORIZ	LONG.
2'-0"	1'-6"	#4 @ 16"oc	#4 @ 12"oc	(3)#4
3'-0"	2'-2"	#4 @ 16"oc	#4 @ 12"oc	(4)#4
4'-0"	3'-8"	#4 @ 16"oc	#4 @ 12"oc	(5)#4
5'-0"	5'-2"	#4 @ 16"oc	#4 @ 12"oc	(7)#4

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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DATE SIGNED: 11-30-2023

SHEET CONTENTS: FOUNDATION SECTIONS

4815 E MERCER WAY ADDITION

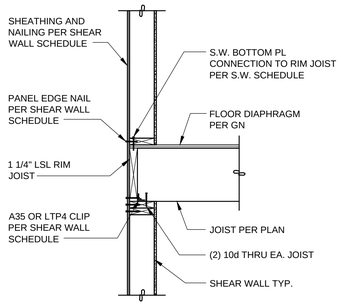
4815 E MERCER WAY,
MERCER ISLAND, WA 98040

CHECKED: KWC

DATE: 11-07-2023

SHEET NO:

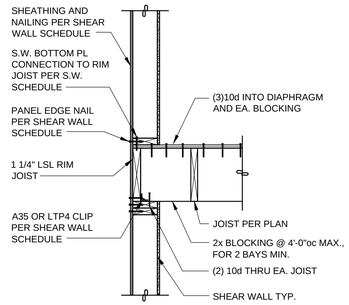
S2.1



TYPICAL S.W. PERPENDICULAR FRAMING

1 SECTION

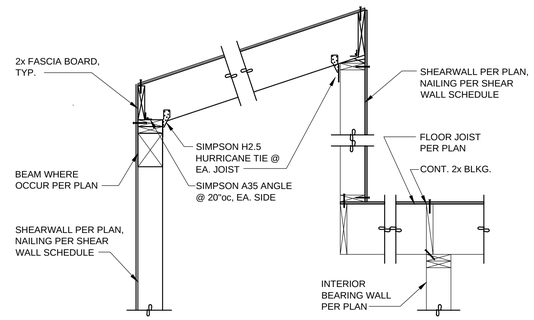
3/4" = 1'-0"



TYPICAL S.W. PARALLEL FRAMING

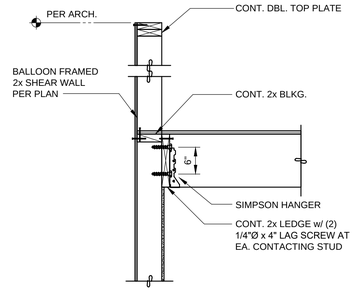
2 SECTION

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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KAI CHENG — STATE OF WASHINGTON — 54250 — REGISTERED PROFESSIONAL ENGINEER

DATE SIGNED: 11-30-2023

SHEET CONTENTS: FRAMING SECTIONS

4815 E MERCER WAY ADDITION

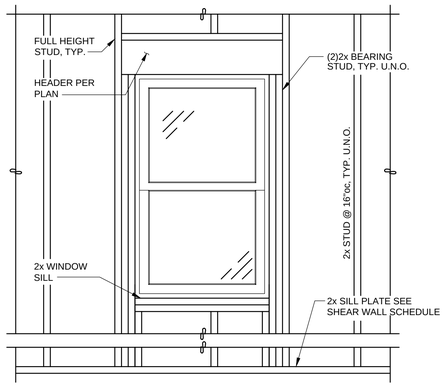
4815 E MERCER WAY,
MERCER ISLAND, WA 98040

CHECKED: KWC

DATE: 11-07-2023

SHEET NO:

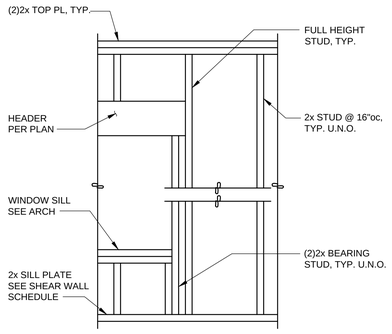
S2.2



TYPICAL STUD FRAMING DETAIL @ OPENING

1 SECTION

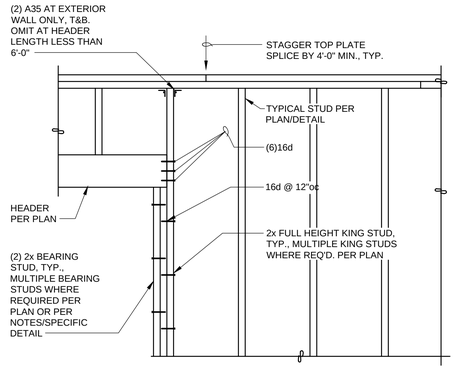
3/4" = 1'-0"



TYPICAL STUD FRAMING DETAIL

2 SECTION

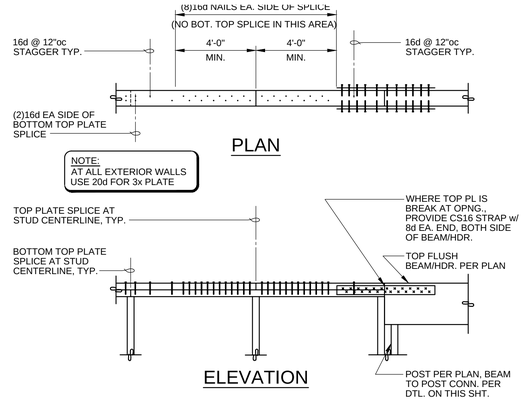
3/4" = 1'-0"



TYPICAL HEADER SUPPORT DETAIL

3 SECTION

3/4" = 1'-0"



TYPICAL STUD WALL TOP PLATE SPLICE

4 SECTION

3/4" = 1'-0"

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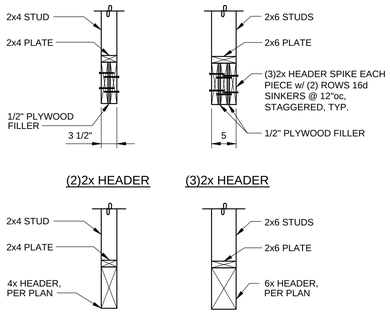
	SUBMIT FOR CONSTRUCTION	

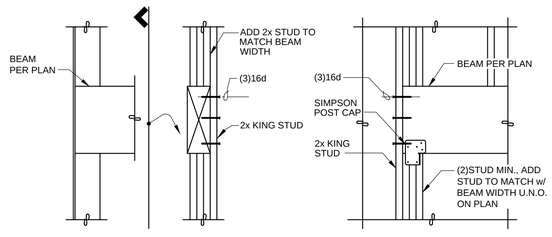
DATE SIGNED: 11-30-2023



TYPICAL HEADER DETAIL

5 SECTION

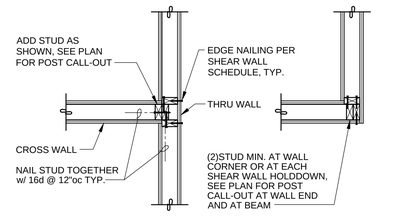
3/4" = 1'-0"



TYPICAL BEAM TO WALL CONNECTION

6 SECTION

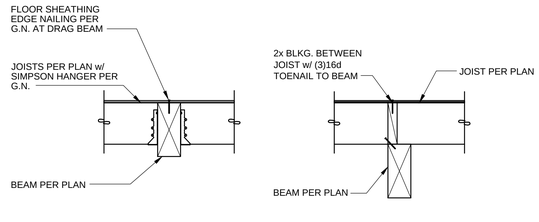
3/4" = 1'-0"



TYPICAL STUD WALL INTERSECTION

7 SECTION

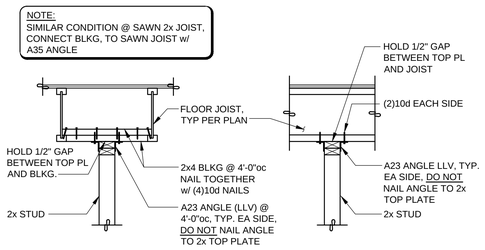
3/4" = 1'-0"



TYPICAL JOIST TO BEAM CONNECTION

8 SECTION

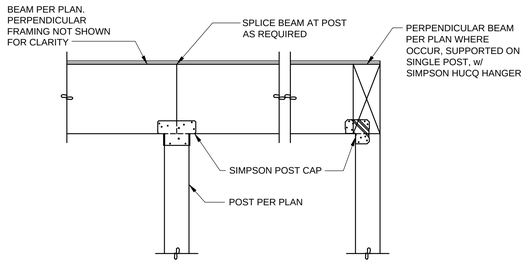
3/4" = 1'-0"



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"

FRAMING SECTIONS

SHEET CONTENTS:

4815 E MERCER WAY ADDITION

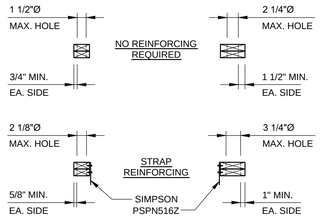
4815 E MERCER WAY,
MERCER ISLAND, WA 98040

CHECKED: KWC

DATE: 11-07-2023

SHEET NO:

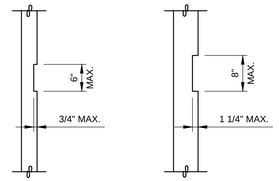
S2.3



ALLOWABLE HOLES THROUGH TOP PLATES

1 SECTION

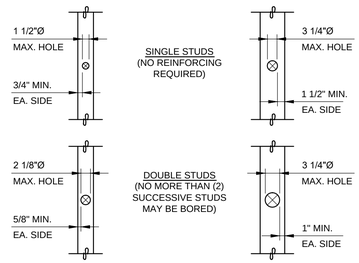
NOTE: 3/4" = 1'-0"
1) AT BOTTOM PLATES, FOLLOW GUIDELINES SHOWN, EXCEPT USE SIMPSON CS16 X 2'-0" STRAP



ALLOWABLE NOTCHES IN STUDS

2 SECTION

NOTE: 3/4" = 1'-0"
1) NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS



ALLOWABLE HOLES THROUGH STUDS

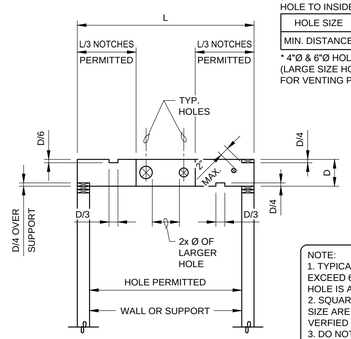
3 SECTION

NOTE: 3/4" = 1'-0"
1) NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS

(MIN. DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF SUPPORT)

HOLE SIZE	2"Ø	3"Ø	4"Ø*	6"Ø*
MIN. DISTANCE	1'-0"	2'-0"	4'-0"	6'-6"

* 4"Ø & 6"Ø HOLES FOR VENTING DUCTS (LARGE SIZE HOLES). REFER TO ARCH. FOR VENTING PLAN



NOTE:
1. TYPICAL HOLE SIZE SHALL NOT EXCEED 6"Ø. NO MORE THAN (1) 6"Ø HOLE IS ALLOWED IN EACH SPAN.
2. SQUARE OR RECTANGULAR HOLE SIZE ARE NOT PERMITTED UNLESS VERFIED BY E.O.R.
3. DO NOT CUT HOLE LARGER THAN 1-1/2"Ø IN CANTILEVER MEMBER

ALLOWABLE CUTTING IN LSL, LVL, PSL MEMBERS

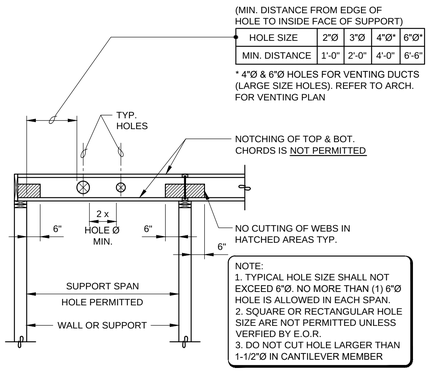
4 SECTION

3/4" = 1'-0"

(MIN. DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF SUPPORT)

HOLE SIZE	2"Ø	3"Ø	4"Ø*	6"Ø*
MIN. DISTANCE	1'-0"	2'-0"	4'-0"	6'-6"

* 4"Ø & 6"Ø HOLES FOR VENTING DUCTS (LARGE SIZE HOLES). REFER TO ARCH. FOR VENTING PLAN

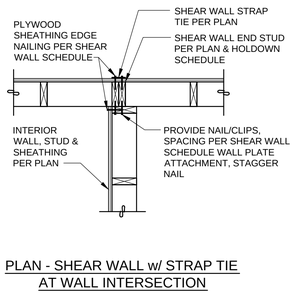


NOTE:
1. TYPICAL HOLE SIZE SHALL NOT EXCEED 6"Ø. NO MORE THAN (1) 6"Ø HOLE IS ALLOWED IN EACH SPAN.
2. SQUARE OR RECTANGULAR HOLE SIZE ARE NOT PERMITTED UNLESS VERFIED BY E.O.R.
3. DO NOT CUT HOLE LARGER THAN 1-1/2"Ø IN CANTILEVER MEMBER

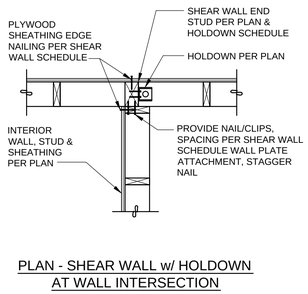
ALLOWABLE CUTTING IN WEB JOIST MEMBERS

5 SECTION

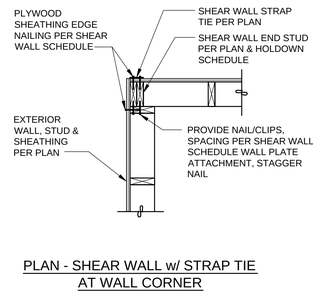
3/4" = 1'-0"



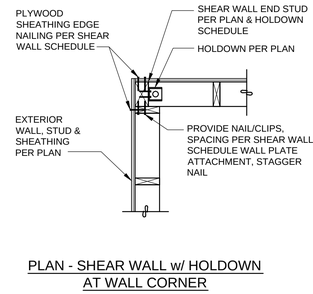
PLAN - SHEAR WALL w/ STRAP TIE AT WALL INTERSECTION



PLAN - SHEAR WALL w/ HOLDOWN AT WALL INTERSECTION



PLAN - SHEAR WALL w/ STRAP TIE AT WALL CORNER



PLAN - SHEAR WALL w/ HOLDOWN AT WALL CORNER

TYPICAL SHEAR WALL END STUD AT WALL INTERSECTION & CORNER

6 SECTION

3/4" = 1'-0"

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	11-30-2023
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	

KAI CHENG
STATE OF WASHINGTON
54250
REGISTERED PROFESSIONAL ENGINEER

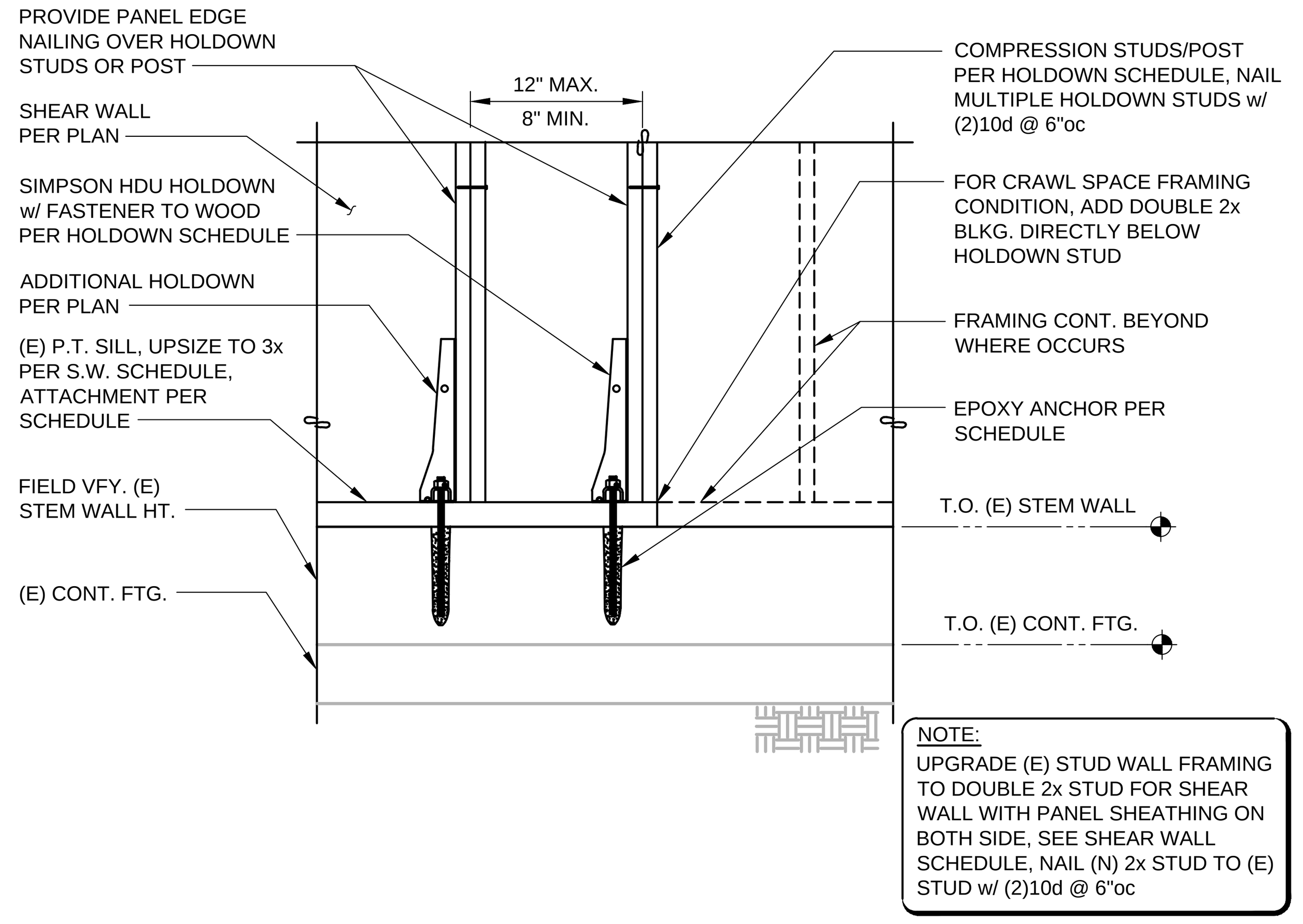
DATE SIGNED: 11-30-2023

SHEET CONTENTS: FRAMING SECTIONS

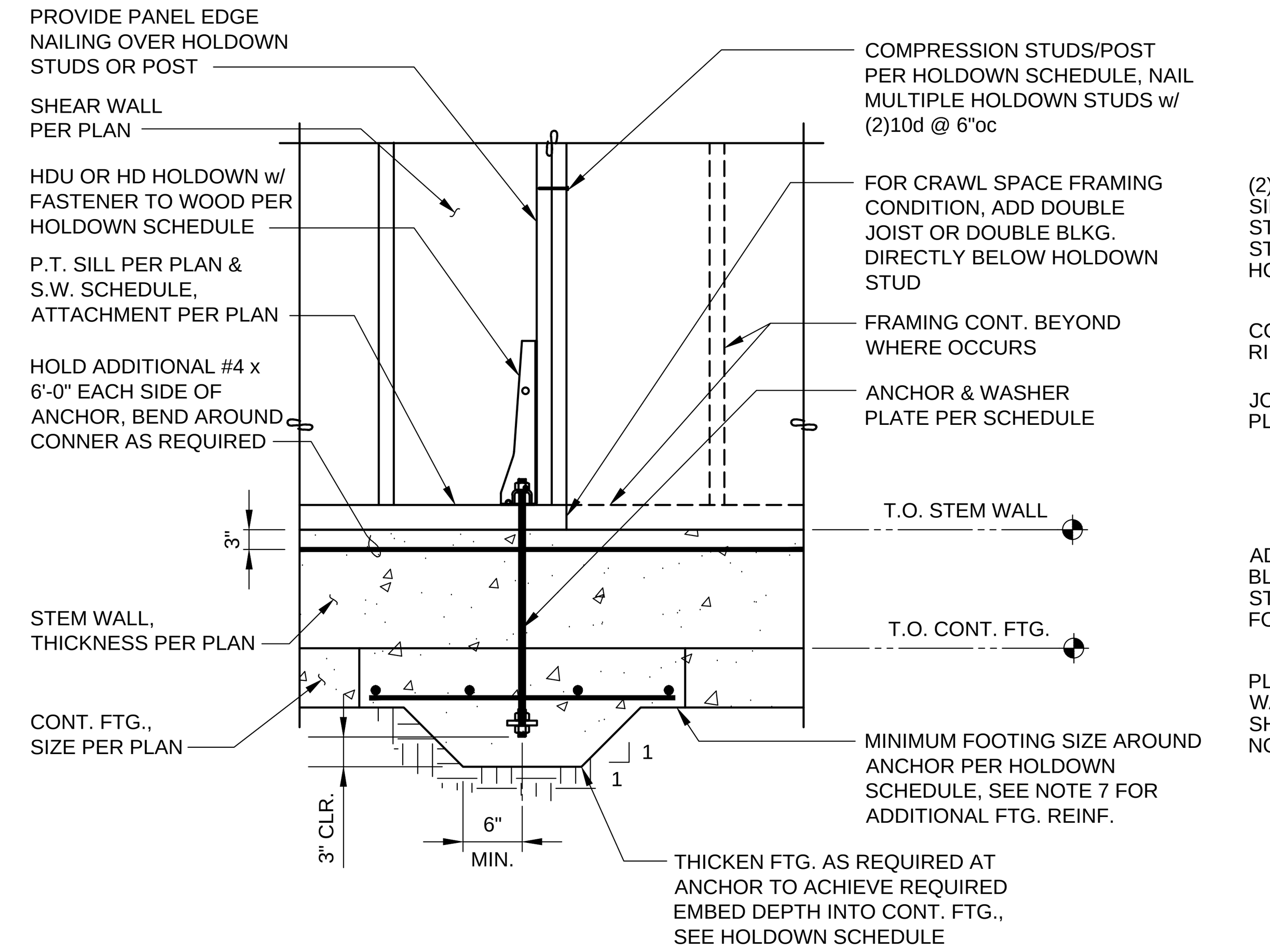
4815 E MERCER WAY ADDITION

4815 E MERCER WAY,
MERCER ISLAND, WA 98040

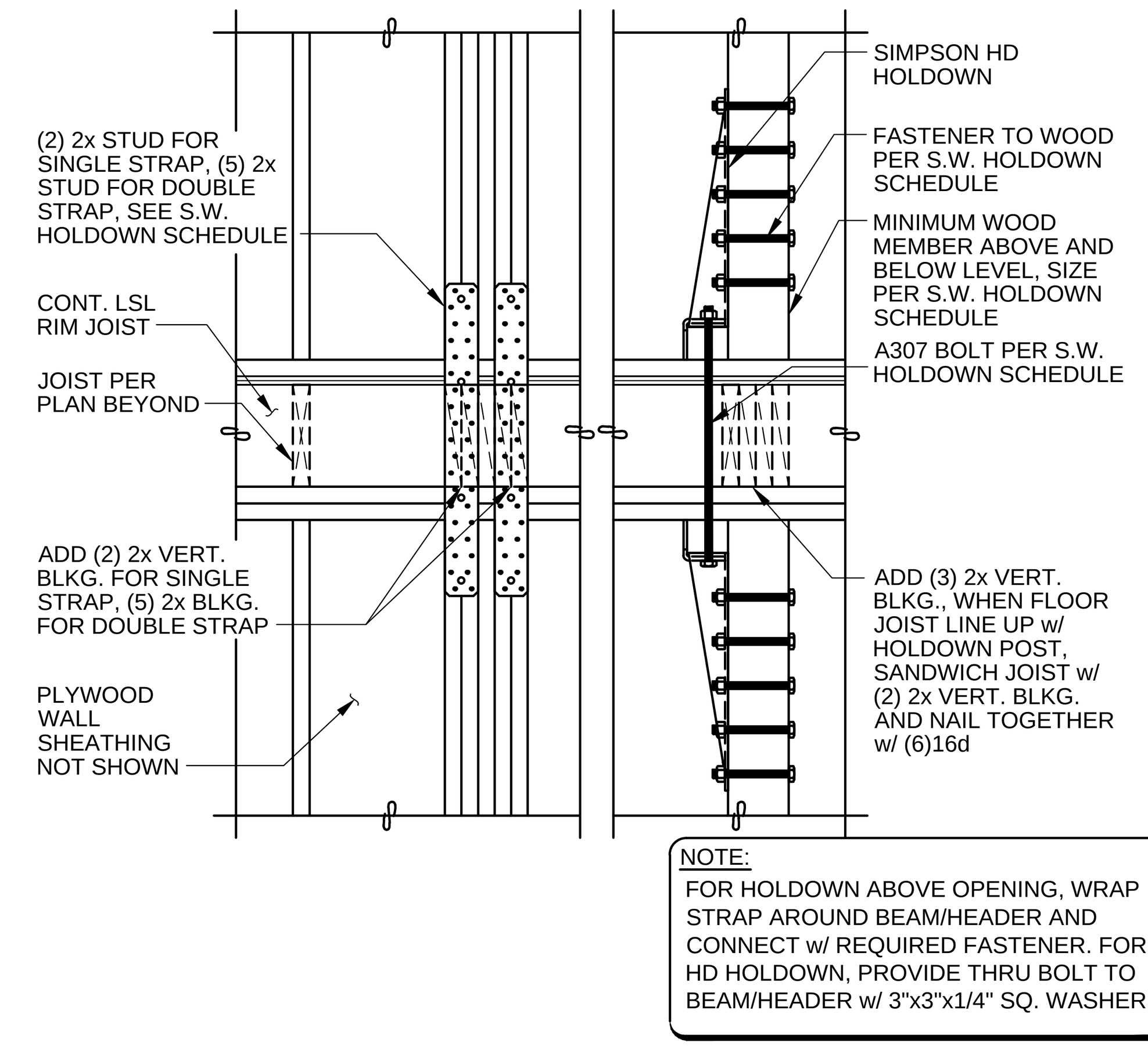
CHECKED: KWC
DATE: 11-07-2023
SHEET NO:
S2.4



SHEAR WALL (E) FOUNDATION HOLDOWN



SHEAR WALL FOUNDATION HOLDOWN



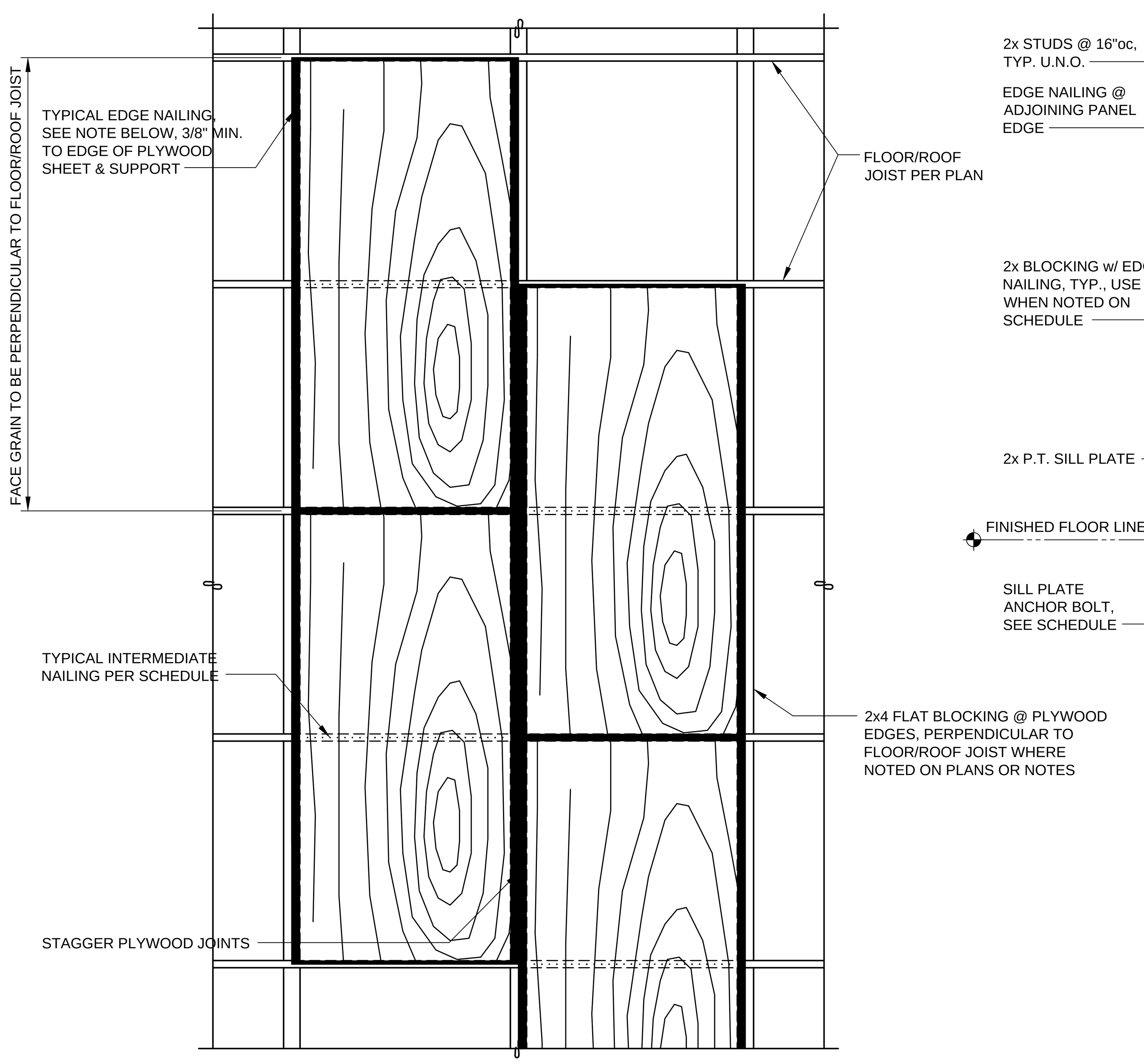
SHEAR WALL FRAMING HOLDOWN

SHEAR WALL FRAMING HOLDOWN SCHEDULE

MARK (NOTE 4)	FASTENERS TO WOOD (NOTE 1,3,5): REQUIRED FASTENER TO WOOD	FASTENERS TO WOOD (NOTE 1,3,5): MINIMUM WOOD MEMBER SIZE	ANCHOR
MSTC28	(16) 16d SINKERS	(2)2x STUDS	-
MSTC40	(32) 16d SINKERS	(2)2x STUDS	-
MSTC52	(48) 16d SINKERS	(2)2x STUDS	-
MSTC66	(68) 16d SINKERS	(2)2x STUDS	-
MST72	(62) 16d	(2)2x STUDS	-
CMST12 x 84"	(74) 16d	(2)2x STUDS	-
HD12	(4) 1" DIA. A307 BOLTS	(3) 2x STUDS	1"ϕ A307 BOLT
HD12 (SPECL.)	(4) 1" DIA. A307 BOLTS	4x6 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1"ϕ A307 BOLT
HD19	(5) 1" DIA. A307 BOLTS	4x8 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1-1/8"ϕ A307 BOLT
HD19 (SPECL.)	(5) 1" DIA. A307 BOLTS	4x8 POST @ 2x4 WALL 6x6 POST @ 2x6 WALL	1-1/4"ϕ A307 BOLT

SHEAR WALL FRAMING HOLDOWN NOTE:

1. MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
2. HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL OF HARDWARE SCHEDULED IS REQUIRED, SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION.
3. QUANTITY OF NAILS FOR STRAPS ARE EVENLY DIVIDED BETWEEN ENDS OF STRAPS ABOVE AND BELOW THE DEPTH OF THE FLOOR SYSTEM. USE 16d COMMON NAILS, U.N.O.
4. FOR 2X STRAP CALL-OUT ON PLAN, USE DOUBLE STRAP TIES AND PROVIDE (5) 2x STUDS
5. IF SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE.

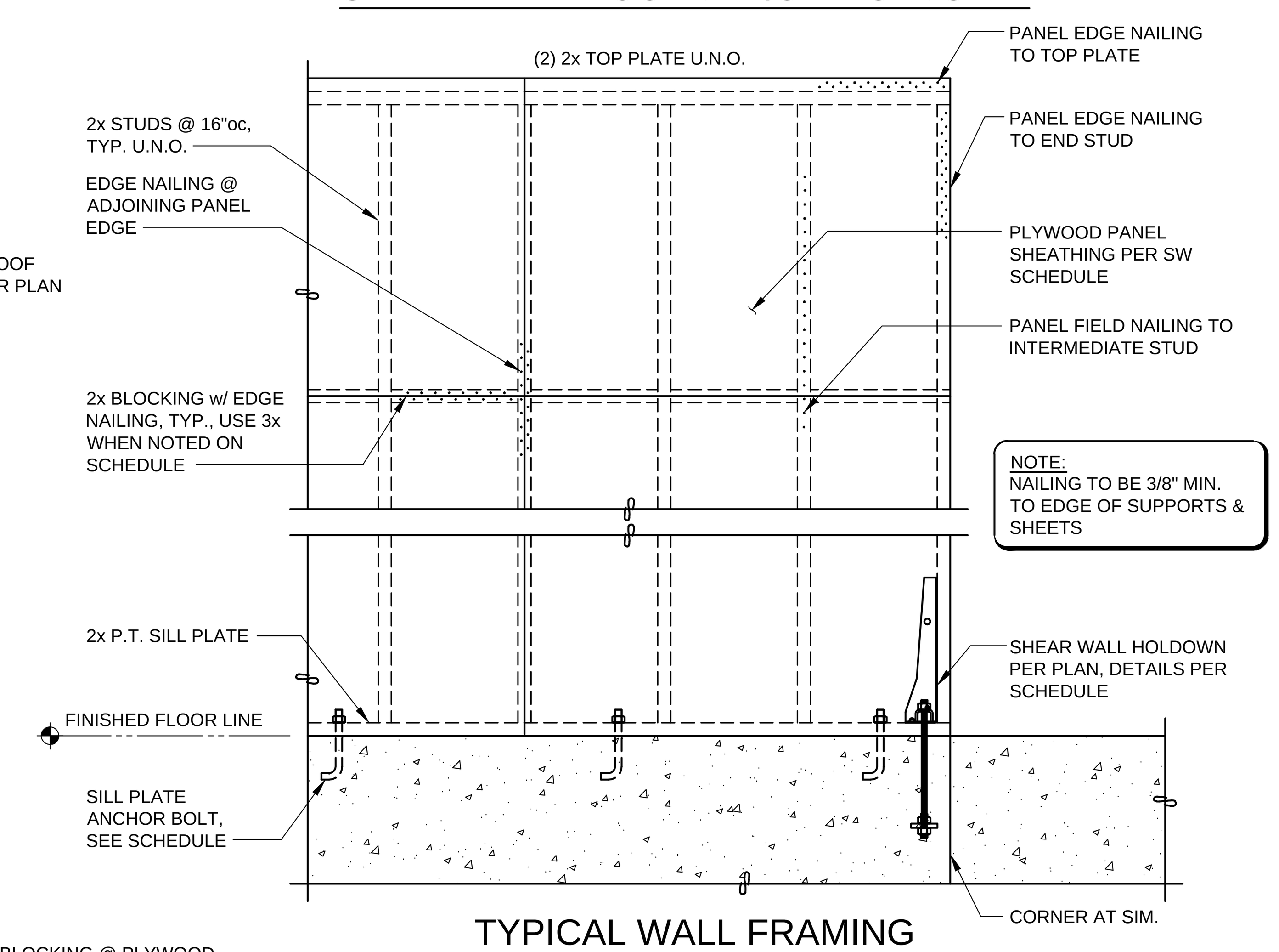


TYPICAL FLOOR/ROOF SHEATHING

NOTE:
ALL ENDS OF PLYWOOD SHEETS TO SPLICE OVER CENTERLINE JOISTS OR SUPPORTING MEMBERS. BLOCK ALL PANELS LESS THAN 12" IN WIDTH

1 PLAN VIEW

N.T.S.



TYPICAL WALL FRAMING

2 SECTION

N.T.S.

SHEAR WALL FOUNDATION HOLDOWN SCHEDULE

MARK REQUIRED HD.	ANCHOR TO CONCRETE: REQUIRED ANCHOR (NOTE 1)	ANCHOR TO CONCRETE: A307 BOTTOM DBL. NUT PLATE WASHER	ANCHOR TO CONCRETE: MINIMUM EMBEDMENT DEPTH (NOTE 5)	ANCHOR TO CONCRETE: MINIMUM (N) FOOTING SIZE AROUND ANCHOR (NOTE 6,7)	HOLDOWN TO WOOD POST (NOTE 2,4): FASTENER TO POST	HOLDOWN TO WOOD POST (NOTE 2,4): POST (2x4 WALL)	HOLDOWN TO WOOD POST (NOTE 2,4): POST (2x6 WALL)
STHD10	-	-	10" FROM T.O. STEM WALL	-	(18)16d	(2)2x4 STUDS	(2)2x6 STUDS
STHD14	-	-	14" FROM T.O. STEM WALL	-	(22)16d	(2)2x4 STUDS	(2)2x6 STUDS
HDU4	SB 5/8x24 OR 5/8"ϕ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 9" FROM T.O. (E) STEM WALL*	-	(10)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU5	SB 5/8x24 OR 5/8"ϕ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 10" FROM T.O. (E) STEM WALL*	-	(14)1/4"x2-1/2" SDS	(2)2x4 STUDS	(2)2x6 STUDS
HDU8	SB 7/8x24 OR 7/8"ϕ A307	1-3/4" SQ. x 1/2"	18" FROM T.O. STEM WALL / 12" FROM T.O. (E) STEM WALL*	-	(20)1/4"x2-1/2" SDS	4x4 POST	(3) 2x6 STUDS
HDU11	PAB8 OR 1"ϕ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(30)1/4"x2-1/2" SDS	4x6 POST	6x6 POST
HDU14	PAB8 OR 1"ϕ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(36)1/4"x2-1/2" SDS	4x6 POST	4x6 POST
HD12	PAB8 OR 1"ϕ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(4) 1"DIA. A307 BOLTS	(3)2x4 STUDS	(3)2x6 STUDS
HDU14 (SPECL.)	PAB8 OR 1"ϕ A307	2-3/4" SQ. x 5/8"	11" FROM T.O. CONT. FTG.	33" x 33"	(36)1/4"x2-1/2" SDS	4x8 POST	6x6 POST
HD12 (SPECL.)	PAB9 OR 1-1/8"ϕ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(4) 1"DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19	PAB9 OR 1-1/8"ϕ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST
HD19 (SPECL.)	PAB9 OR 1-1/8"ϕ A307	3-1/4" SQ. x 5/8"	13" FROM T.O. CONT. FTG.	38" x 38"	(5) 1" DIA. A307 BOLTS	4x8 POST	6x6 POST

SHEAR WALL FOUNDATION HOLDOWN NOTE:

1. SIMPSON SB AND PAB CAN BE SUBSTITUTED WITH ASTM A307 HEADED ANCHOR BOLT w/ BOTTOM DOUBLE NUT AND PLATE WASHER PER SCHEDULE
2. MINIMUM WOOD MEMBER SIZE ABOVE AND BELOW WHERE OCCURS AT FLOOR LEVEL. ACCEPTABLE TO SUBSTITUTE 2x BUILT-UP POST THAT MATCHES REQUIRED POST DEPTH. DO NOT USE LAG BOLTS TO FASTEN HOLDOWNS TO WOOD MEMBERS.
3. HOLDOWN SCHEDULE IS PROVIDED FOR GENERAL INSTALLATION INFORMATION. NOT ALL OF HARDWARE SCHEDULED IS REQUIRED, SEE PLANS FOR HOLDOWN CALL-OUTS AND LOCATIONS. CONSULT MANUFACTURER FOR ADDITIONAL INFORMATION.
4. FOR SHEAR WALL REQUIRES 3x STUDS PER SHEAR WALL SCHEDULE, USE 3x INSTEAD OF 2x NOTED ON HOLDOWN SCHEDULE.
5. FOR ANCHORS CONNECTING TO EXISTING CONCRETE, DENOTED WITH MINIMUM EMBED DEPTH (*), (x") IN PLAN DRAWING, PROVIDE SIMPSON SET-XP EPOXY. EMBED DEPTH AND NUMBER OF REQUIRED HOLDOWN PER PLAN.
6. CAST ENLARGED FOOTING AROUND ANCHOR MONOLITHICALLY WITH CONT. FOOTING, MINIMUM FOOTING SIZE AROUND ANCHOR PER SCHEDULE, THICKEN FOOTING DEPTH TO ACHIEVE MINIMUM EMBEDMENT DEPTH PER SCHEDULE, SEE DETAIL ON THIS SHEET.
7. PROVIDE #4 @ 6"oc EA. WAY BOTTOM FOR FOOTING AROUND HOLDOWN ANCHOR.

SHEAR WALL SCHEDULE (DOUG FIR OR HEM FIR LUMBER PER GENERAL NOTES)

MARK	APA RATED SHEATHING (NOTE 1,2,4,12,13): APPLICATION	APA RATED SHEATHING (NOTE 1,2,4,12,13): PANEL EDGE 8d NAIL SPACING (NOTE 4,5)	WALL STUD AND EDGE BLKG. (NOTE 3,6,14)	RIM JOIST OR BOARD CONNECTION TO WALL TOP PL OR SILL PL (NOTE 7,8)	WALL BOTTOM PLATE CONNECTION TO RIM BOARD, FLOOR BLKG. OR INTERIOR TRANSFER BEAM (NOTE 8,9)	SILL PLATE ATTACHMENT TO CONCRETE (PRESSURE-TREATED): 5/8"ϕ x 7" ANCHOR BOLT SPACING (NOTE 10,15)	SILL PLATE ATTACHMENT TO CONCRETE (PRESSURE-TREATED): SILL PLATE SIZE (NOTE 11)	DOUG-FIR SHEAR CAPACITY (PLF)	HEM-FIR SHEAR CAPACITY (PLF)
W3	ONE SIDE	0.131" x 2 1/2" @ 3"oc	2x	CLIP @ 11"oc	0.148"x3 1/4" @ 3"oc	21"oc	2x	490	455
W4	ONE SIDE	0.131" x 2 1/2" @ 4"oc	2x	CLIP @ 14"oc	0.148"x3 1/4" @ 4"oc	28"oc	2x	380	353
W6	ONE SIDE	0.131" x 2 1/2" @ 6"oc	2x	CLIP @ 20"oc	0.148"x3 1/4" @ 6"oc	40"oc	2x	260	242
2W2	BOTH SIDE	0.131" x 2 1/2" @ 2"oc STAGGERED	3x	3- CLIPS @ 12"oc	3- CLIPS @ 12"oc	10"oc	3x	1280	1190
2W3	BOTH SIDE	0.131" x 2 1/2" @ 3"oc STAGGERED	3x	2- CLIPS @ 11"oc	2- CLIPS @ 11"oc	12"oc	3x	980	912
2W4	BOTH SIDE	0.131" x 2 1/2" @ 4"oc	3x	2- CLIPS @ 14"oc	2- CLIPS @ 14"oc	18"oc	3x	760	706
2W6	BOTH SIDE	0.131" x 2 1/2" @ 6"oc	3x	2- CLIPS @ 20"oc	2- CLIPS @ 20"oc	21"oc	3x	520	484

SHEAR WALL NOTES:

1. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR ENTIRE LENGTH SHOWN ON PLANS.
2. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
3. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
4. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON THE PLANS. SEE PLANS FOR HOLDOWN REQUIREMENTS. ALTERNATE WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING ABOVE AND BELOW ALL OPENINGS.
5. SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFER TO THE HOLDOWN DETAILS FOR ADDITIONAL INFORMATION.
6. INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING SHALL BE AT 12"oc MAX.
7. USE 0.131x1-1/2" LONG NAILS TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131x2-1/2" NAILS WHEN CLIPS ARE INSTALLED OVER SHEATHING.
8. FRAMING CLIPS ARE EITHER A35 ANGLE OR LTP4 (AT EXTERIOR FACE OF WALL SHEATHING), OR APPROVED EQUIVALENT.
9. WHERE PLATE ATTACHMENT SPECIFIES 2- ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM, BLKG. OR EQUAL. ATTACH PER DETAILS
10. ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/4 PLATE WASHERS. FOR ANCHOR IN EXISTING FOUNDATION, EMBED ANCHOR BOLT 7" INTO CONCRETE WITH SIMPSON SET-XP EPOXY; EMBED ANCHOR BOLT 7" INTO CMU WITH SIMPSON SET EPOXY, FIELD VERIFY CMU CELLS ARE SOLID GROUTED.
11. PRESSURE PRESERVATIVE TREATED WOOD CAN CAUSE EXCESSIVE CORROSION AND DEGRADATION OF FASTENERS. PROVIDE HOT DIPPED GALVANIZED NAILS AND CONNECTOR PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED FRAMING MEMBERS.
12. DETAIL ALL EXTERIOR WALL TO BE W6 PER SCHEDULE, U.N.O. ON PLAN.

ALTERNATE NOTES:

13. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN LIEU OF 15/32" SHEATHING PROVIDED THAT ALL STUDS ARE SPACED 16"oc AND ENGINEER OF RECORD HAS BEEN NOTIFIED IN WRITING AND APPROVES.
14. WHERE WOOD SHEATHING IS APPLIED OVER GYPSUM WALL BOARD SHEATHING (GWB), CONTACT ENGINEER OF RECORD FOR APPROVAL AND ALTERNATE FASTENING REQUIREMENTS.
15. AT ADJOINING PANEL EDGES, (2) 2x STUDS NAILED TOGETHER MAY BE USED IN LIEU OF A SINGLE 3x STUD. DOUBLE 2X STUDS MAY BE CONNECTED TOGETHER WITH 3" NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING.
16. CONTACT ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. TYPICALLY SET ADHESIVE WILL BE ALLOWED AS AN ALTERNATE.
17. ALL ANCHOR BOLTS SHALL HAVE PLATE WASHER 3"x3"x1/4". PLATE WASHERS TO BE SLOTTED SO WASHERS IS WITHIN 1/2" OF FACE OF SHEATHING.

DIAPHRAGM NAILING SCHEDULE

ZONE	NAIL SPACING @ CONTINUOUS EDGES	NAIL SPACING @ INTERMEDIATE SUPPORT	STIFFENERS
1	0.148"Ø @ 6"oc AT SUPPORTED EDGES	0.131"Ø @ 12"oc	SEE GENERAL NOTES
2	0.148"Ø @ 4"oc AT SUPPORTED EDGES	0.131"Ø @ 12"oc	BLOCKED, w/ 2x FLAT BLOCKS AT UNSUPPORTED PANEL EDGES
3	0.148"Ø @ 2"oc AT SUPPORTED EDGES	0.131"Ø @ 12"oc	BLOCKED, w/ 2x FLAT BLOCKS AT UNSUPPORTED PANEL EDGES

ROOF NAILING NOTE:

1. ALL NAILS SHALL BE 10d COMMON (0.148" ϕ) w/ 1-1/2" MIN. PENETRATION INTO FRAMING.
2. ALL NAILS TO BE FLUSH DRIVEN & SHALL NOT FRACTURE PLYWOOD SURFACE.
3. PROVIDE 3/8" MIN. CLEARANCE BETWEEN NAIL CENTERLINE AND PANEL EDGE.
4. PROVIDE 2 ROWS 10d @ 4"oc EA. ROW AT EXTERIOR DIAPHRAGM BOUNDARIES, (BLDG. PERIMETER) TYP. (U.N.O.)
5. AT STEEL STRAP TIE LOCATIONS, NAIL ALL HOLES w/ 1-1/2" MIN. PENETRATION INTO SAWN LUMBER FRAMING. DO NOT USE 10d x 1-1/2" NAILS AS SPECIFIED IN SUPPLIER LITERATURE.
6. ZONE 1 APPLIES TO ALL ROOF AND FLOOR NAILING, U.N.O.

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	11-30-2023
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	

DATE SIGNED: 11-30-2023

SHEET CONTENTS: FRAMING SECTIONS

4815 E MERCER WAY ADDITION

4815 E MERCER WAY,
MERCER ISLAND, WA 98040

CHECKED: KWC

DATE: 11-07-2023

SHEET NO:

S2.5