PROJECT INFORMATION

ZONING DTSTRICT R-9.6

PROPERTY OWNER HUANG DONGDONG

PARCEL NUMBER 531510-0281

LOT AREA 7,909 S.F.

OCCUPANCY CLASSIFICATION R-3 / U

CONSTRUCTION TYPE V-B

LEGAL DESCRIPTION

MC GILVRAS ISLAND ADD E 119.70 FT LESS N 66 FT PLat Block: 4
Plat Lot: 12

STRUCTURAL LOT COVERAGE

NO CHANGE TO LOT COVERAGE

IMPERVIOUS SURFACE COVERAGE

NO CHANGE TO IMPERVIOUS SURFACE

FLOOR AREA SUMMARY

TOTAL FLOOR AREA	2,986 SF
CONVERT (E). SHOP TO ADU	794 SF
(E). UPPER FLOOR	1,152 SF
(E). LOWER FLOOR	1,040 SF

ADU FLOOR AREA

ALLOWED ADU FLOOR AREA	220-900	SF
PROPOSED ADU	794	SF

PARKING SUMMARY

REQUIRED PARKING < 3000 SF 2 STALLS

PROVIDED PARKING 2 STALLS

BUILDING HEIGHT

NO CHANGE TO BUILDING HEIGHT

TREE TABLE

NO TREE PROPOSED TO BE REMOVED

SCOPE OF WORK

1, CREATE NEW BEDROOM FROM EXISTING LIVING ROOM (UPPER FLOOR) AND EXISTING FAMILY ROOM (LOWER FLOOR), TWO NEW BEDROOMS ADDED 2, RELOCATE MAIN ENTRY TO MIDDLE OF THE BUILDING 3, CONVERT EXISTING WORKSHOP TO ADU

CODE COMPLIANCE

2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 UNIFORM PLUMBING CODE 2018 INTERNATIONAL FIRE CODE

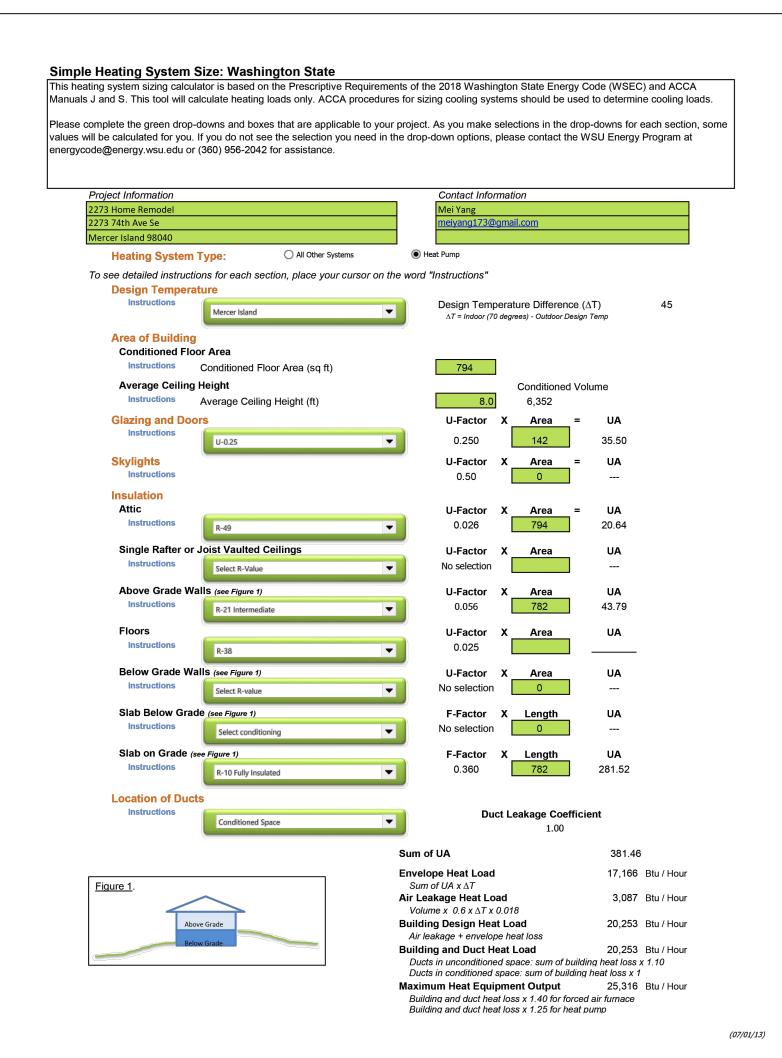
2018 NATIONAL ELECTRICAL CODE

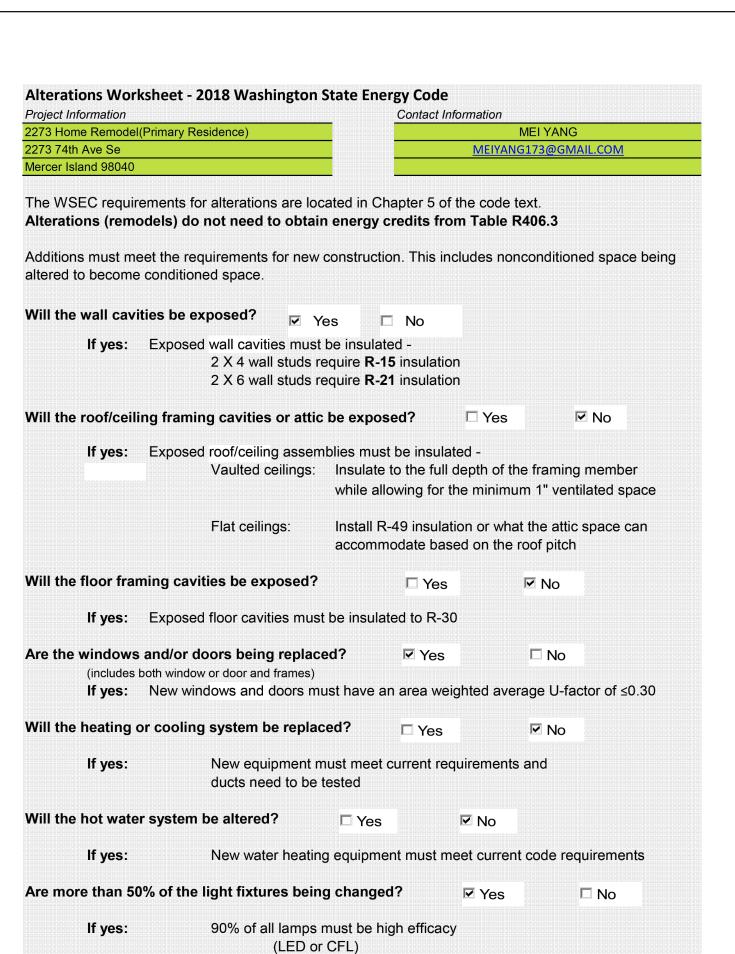
2018 WASHINGTON STATE ENERGY CODE

(ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

ABBREVIATIONS

BLK'G	BLOCKING	HORIZ	HORIZONTAL
Q.	CENTER LINE	MAX	MAXIMUM
ČLR	CLEAR	MFR	MANUFACTURER
CONT	CONTINUOUS	MIN	MINIMUM
CS	CASEMENT WINDOW	o/	OVER
DBL	DOUBLE	O.C.	ON CENTER
DS	DOWNSPOUT	SD	SMOKE DETECTOR
EL	ELEVATION	SG	SAFETY GLASS
EQ	EQUAL	SF	SQUARE FEET
EXIST / (E)	EXISTING	SIM	SIMILAR
FTG `´	FOOTING	SLD	SLIDING WINDOW
FX	FIXED WINDOW	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWIS
HDWD	HARDWOOD	w/	WITH
HGR	HANGER		



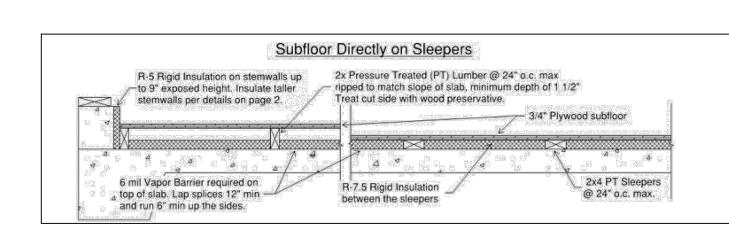


CONTRACTOR TO VERIFY ALL OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT TO ARCHITECT FOR ANY DISCREPENCIES FOUND.

Exterior Insulation Option Interior Insulation Option Fur out 2x4 framing to allow for R-21 Insulation Min 26 gauge Galvanized Metal Flashing. Extend 6" 2x PT Plate filler = min below grade Frame around stemwall to allow for R-21 insulation or R-5 rigid and R-13 6" min batt. Provide an air gap between batt 12" max insulation and concrete. Floor Framing and Insulation Insulation per other Details Note: Fireblocking is required in concealed spaces per IRC R302.11 Figure 3: Foundation and Framed Wall Insulation Options

1 WALL ASSEMBLY

FLOOR ASSEMBLY



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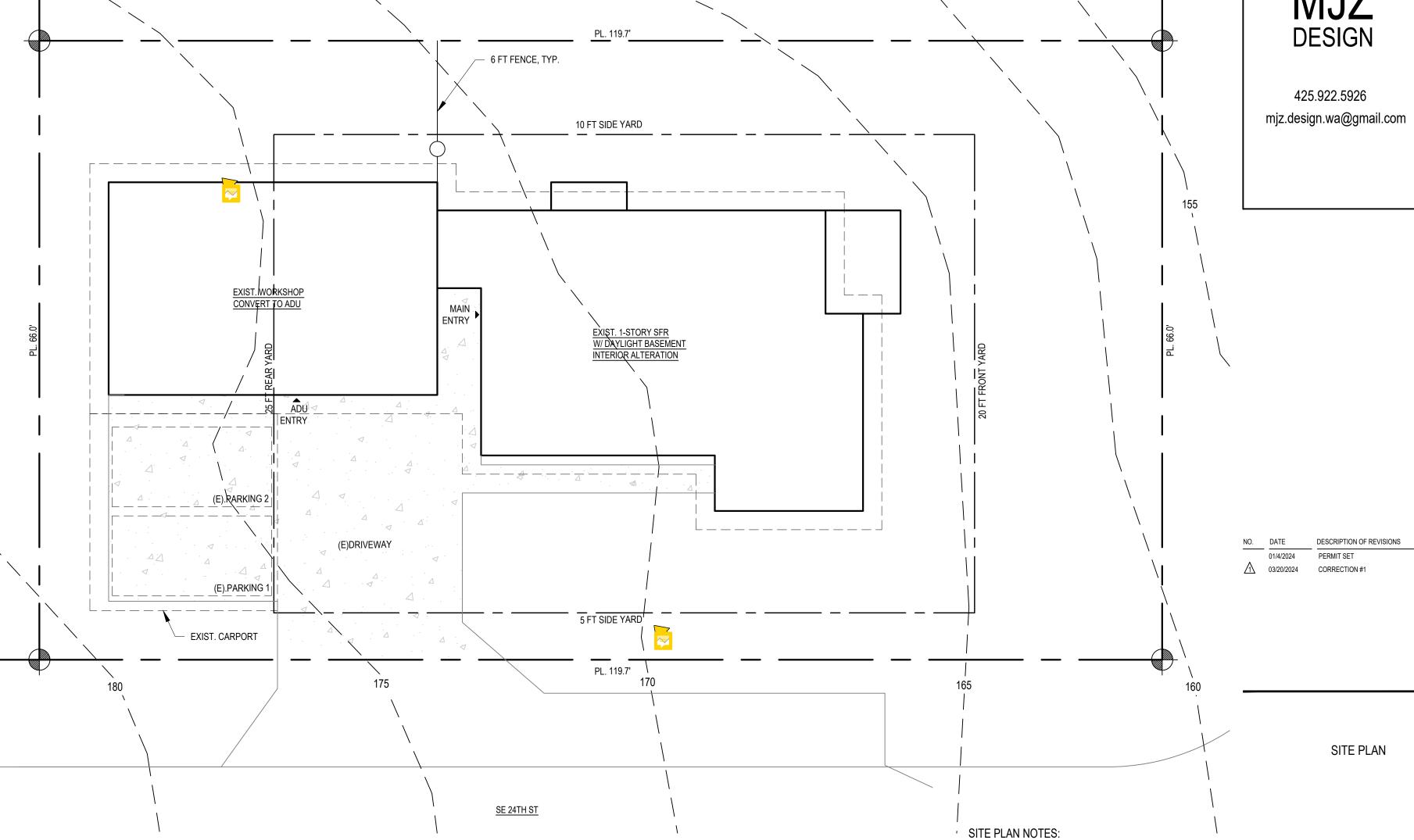
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SITÉ PLAN

1/8" = 1'-0"

ALL UTILITIES SERVING THE SITE IS TO BE UNDERGROUNDED.

ROAD FRONTING THE PROPERTY.

2. THE ADDRESS IS TO BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR

A1.0

PLAN NOTES:

- 1. USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
- 2. ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.
- 3. ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
- 4. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
- 5. ALL WINDOW HEADS TO BE 8'-0" TO FINISH FLOOR AT THIS FLOOR, U.N.O.
- 6. ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
- 7. DOOR HT. AT THIS FLOOR IS 6'-8", TYP.
- 8. ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED.
- 9. CEILING HEIGHT = 88"
- 10. ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. w/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
- 11. ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
- 12. A MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING MUST BE HIGH-EFFICIENCY LAMPS WA ENERGY CODE R404.1

ENERGY REQUIREMENTS (PERSPECTIVE):

ADDITIONS LESS THAN 1500 SQUARE FEET 3.0 CREDIT REQUIRED

3.0 ENERGY CREDITS AS SELECTED AND LISTED BELOW:

4. FUEL NORMALIZATION CREDITS: 0.5 CREDIT FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN ACCORDANCE WITH SECTION R403.7.1 INCLUDING THE EXCEPTION

1.4 EFFICIENT BUILDING ENVELOPE: 1 CREDIT
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE
FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U = 0.25
WALL R-21 PLUS R-4 CI
FLOOR R-38
BASEMENT WALL R-21 INT PLUS R-5 CI
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

3.4 HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS: 1.5 CREDIT DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10.0 SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT.

WHOLE HOUSE VENTILATION SYSTEM CONTROLS:

ALL VENTILATION SYSTEM CONTROLS SHALL BE READILY ACCESSIBLE. INTERMITTENTLY OPERATED SYSTEMS SHALL HAVE A MANUAL CONTROL, AS WELL AS AN AUTOMATIC CONTROL, SUCH AS A CLOCK TIMER. THE AUTOMATIC CONTROL TIMER SHALL BE SET TO OPERATE THE WHOLE HOUSE FAN SYSTEM FOR AT LEAST 8 HOURS A DAY. IRC M1507.3.2

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH

AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN *APPROVED* MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

SYMBOL

EXHAUST VENT

SD SMOKE DETECTOR

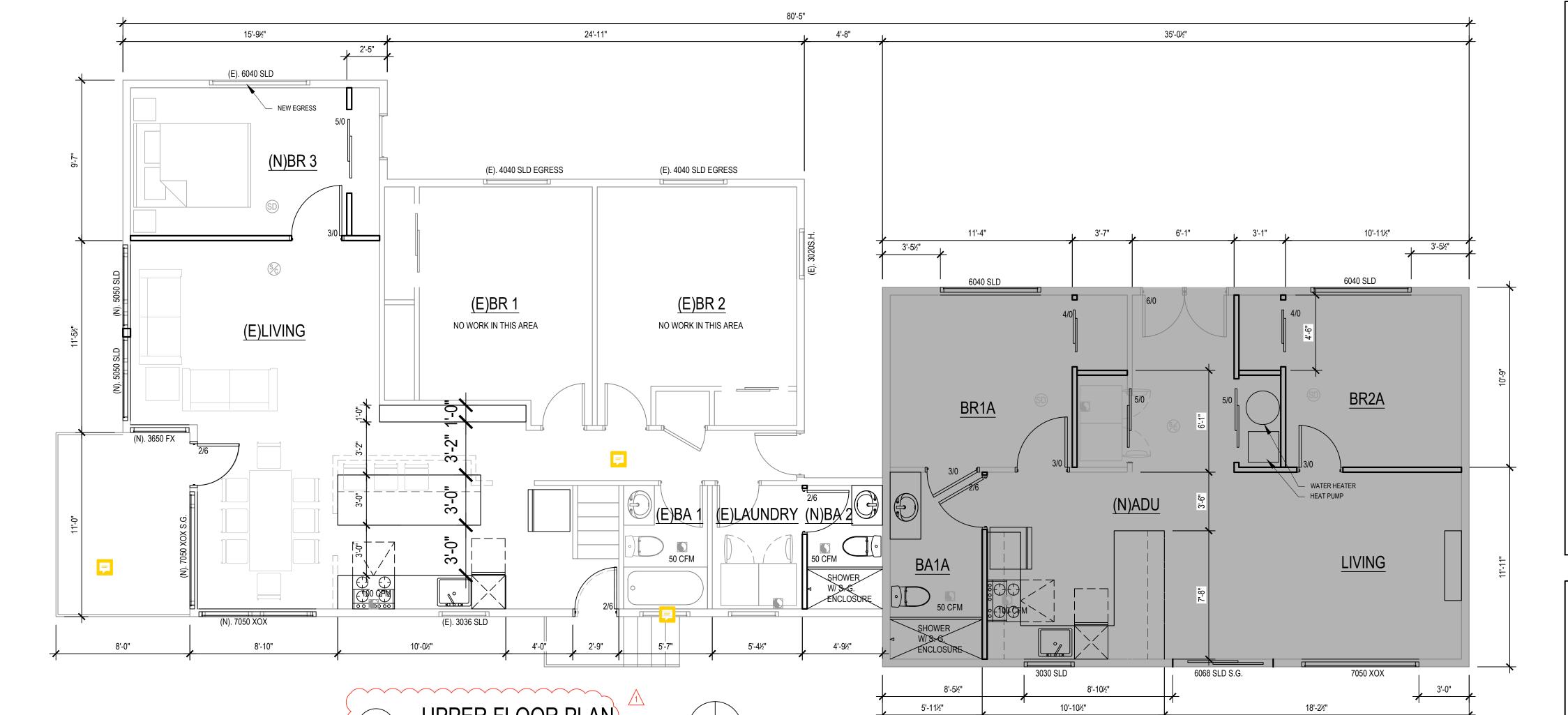
SMOKE/CO1 ALARM

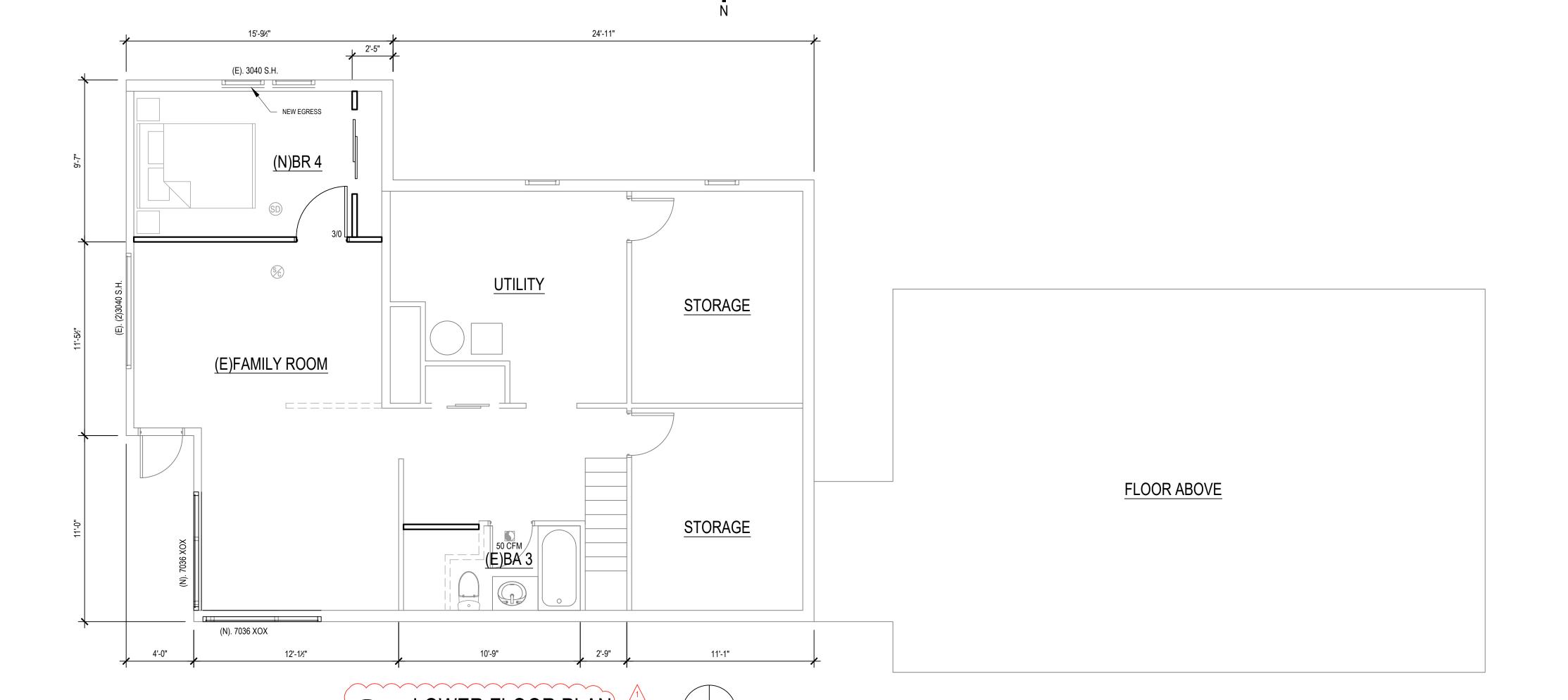
NEW WALL

EXIST WALL

ADU

DEMO WALL





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HOME REMODEL
2273 74TH AVE SE
ERCER ISLAND WA 98040

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MJZ DESIGN 425.922.5926 mjz.design.wa@gmail.com

 NO.
 DATE
 DESCRIPTION OF REVISIONS

 01/4/2024
 PERMIT SET

 ∆ 03/20/2024
 CORRECTION #1

MAIN FLOOR PLAN

PLIFET NUMBER

A2.0

2273 HOME REMODEL 2273 74TH AVE SE MERCER ISLAND WA 98040





NO. DATE DESCRIPTION OF REVISIONS
O1/4/2024 PERMIT SET

1 03/20/2024 CORRECTION #1

ELEVATIONS



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

BUILDING HT.

LOWER LEVEL 166.0'

BUILDING HT.

UPPER FLOOR 175.0'

A3.0

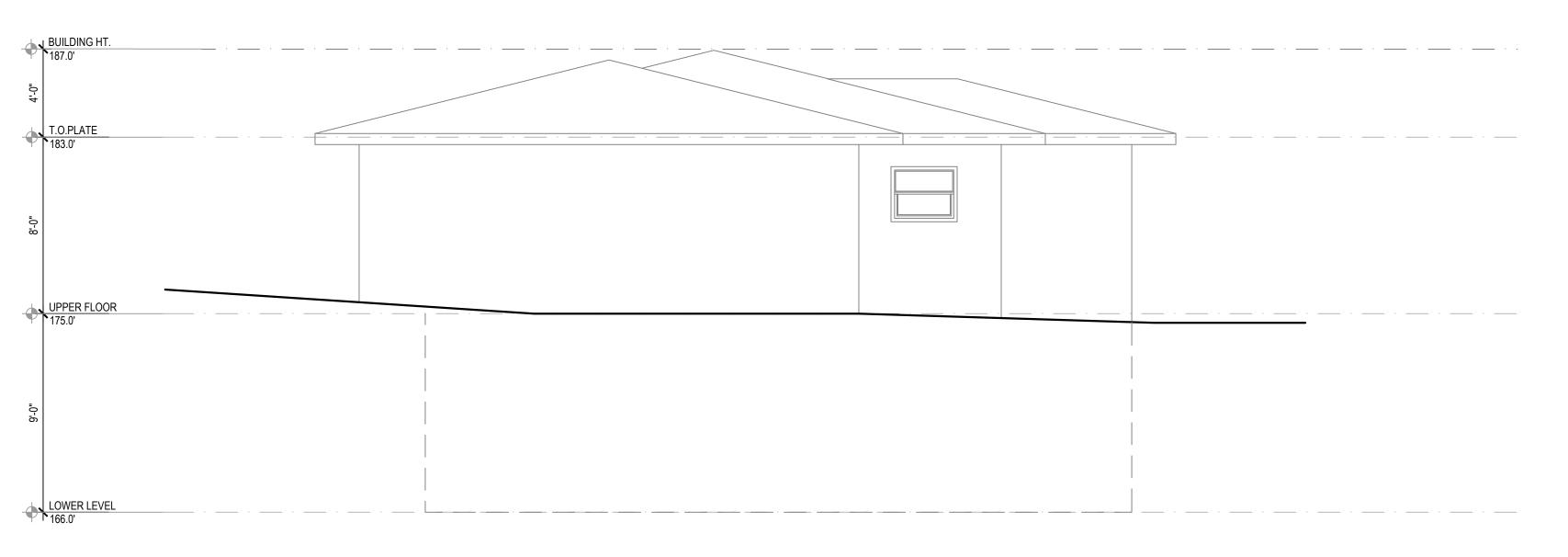
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 CORRECTION #1

ELEVATIONS

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

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

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 - RESIDENTIAL FLOOR LIVE LOAD 40 PSF - BEDROOM FLOOR LIVE LOAD 30 PSF

LIVE LOAD

AMERICAN CONCRETE INSTITUTE

CENTER OF GRAVITY OF STRANDS

CONSTRUCTION JOINT/CONTROL JOINT

CAST-IN-PLACE

CGS

- EXTERIOR BALCONY & DECK

110 MPH (LRFD) - WIND (IBC) EXPOSURE B, Kzt = 1.0 - EARTHQUAKE (ASCE7)

SITE CLASS D SEISMIC USE GROUP 1 (le = 1.0) SEISMIC DESIGN CATEGORY D Ss = 1.391 g, S1 = 0.484 g

Sds = 1.112 g**EQUIVALENT LATERAL FORCE PROCEDURE**

1500 PSF AT 1'-6" DEPTH - ALLOWABLE SOIL PRESSURE 50 PCF / 35 PCF (RESTRAINED / UNRESTRAINED) - ALLOWABLE LATERAL PRESSURE - ALLOWABLE PASSIVE PRESSURE 300 PCF (F.S. OF 1.5 INCLUDED)

0.4 (F.S. OF 1.5 INLCUDED) - COEFFICIENT OF FRICTION - 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

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 - LSL (1.55E) 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. 80 BAR DIAM. - LAP SPLICE LENGTH, top bar*

*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 - FORMED SURFACE EXPOSED TO EARTH (i.e. WALL BELOW GROUND) OR WEATHER 1-1/2" - SLAB AND WALL (INTERIOR FACE) - 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.

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 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 23/32" (OR 3/4") THICK, TONGUE & GROOVE, 48/24 - FLOORS

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

LOCATION

LONGITUDINAL

LONG SLOTTED HOLE

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.

OPPOSITE

ORIENTED STRAND BOARD

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

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

LEGEND

- 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.

CONCRETE WALL

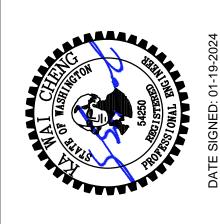
WALL BELOW

STUD WALL ABOVE

COLUMN CONTINUOUS

INTERIOR STUD WALL BELOW: EXTERIOR BEARING STUD

DRAWING SUBMITTALS / REVISIONS DATE SUBMIT FOR PERMIT SUBMIT FOR BID SUBMIT FOR CONSTRUCTION	DATE	01-19-2024				
		SUBMIT FOR PERMIT	SUBMIT FOR BID	SUBMIT FOR CONSTRUCTION		
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CHECKED: KWC DATE: 01-08-2024

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(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. SHEET NO:

DRAG STRUT- NAIL THRU

SHEATHING w/ 8d @ 4"oc FOR

ENTIRE LENGTH OF MEMBER

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

CLR

CLEAR

DITTO

DRAWING

DOWELS

DWG

ADDL	ADDITIONAL	CMU	CONCRETE MASONRY UNIT	EF
ADJ	ADJACENT	COL	COLUMN	EL
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	ELE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	CONN	CONNECTION, CONNECT	ELE
ALT	ALTERNATE	CONSTR	CONSTRUCTION	EMI
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	CONT	CONTINUOUS	ENG
APA	AMERICAN PLYWOOD ASSOCIATION	CONTR	CONTRACTOR	EQ
APPROX	APPROXIMATE; APPROXIMATELY	COORD	COORDINATE	EQI
ARCH	ARCHITECT; ARCHITECTURAL	CP	COMPLETE PENETRATION	ES
ASSY		CSK	COUNTERSINK; COUNTERSUNK	EW
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	CTR	CENTER	EXF
AWS	AMERICAN WELDING SOCIETY	CU FT	CUBIC FOOT	EXF
		CU IN	CUBIC INCH	EXT
BD		CY	CUBIC YARD	
BLDG	BUILDING			FD
BLKG	BLOCKING	d	PENNY (NAILS)	FDN
BM		DBL	DOUBLE	FF
BMU	BRICK MASONRY UNIT(S)	DEPT	DEPARTMENT	FLR
BOF	BOTTOM OF SLAB	DET	DETAIL	FLG
BOS		DIA	DIAMETER (SEE SYMBOLS)	FO
BOT	BOTTOM	DIAG	DIAGONAL	FO
BRG	BEARING	DIAPH	DIAPHRAGM	FOS
	BEAM	DICA	DRILLED-IN CONCRETE ANCHOR	FS
С	STANDARD CHANNEL	DIM	DIMENSION	FT
CG	CENTER OF GRAVITY	DN	DOWN	FTG

CT TION TERSUNK	EF EL ELEC ELEV EMB ENGR EQ EQUIP ES EW EXP EXP JT EXT	EACH F ELEVAT ELEVAT EMBED ENGINE EQUAL EQUIPM EACH S EACH W EXPANS EXPANS
OLS) E ANCHOR	FD FDN FF FLR FLG FOC FOM FOS FS FT FTG	FLOOR FOUND FAR FAI FLOOR; FLANGE FACE O FACE O FULL SI FEET; F
	GA	GAUGE

GALVANIZED

EΑ

EXISTING EACH	GL GWB	GLUE-LAMINATED GYPSUM WALL BOARD	LOC LONGIT
—· · · · · ·			LSL
EACH FACE	GYP	GYPSUM	LVL
ELEVATION	LIDD	LICADED	
ELECTRICAL	HDR	HEADER	LWC
ELEVATOR	HNG	HANGER	
EMBED, EMBEDDED, EMBEDMENT	HORIZ	HORIZONTAL	М
ENGINEER	HP	HP SHAPE	MAS
EQUAL	HS	HIGH STRENGTH	MATL
EQUIPMENT	HT	HEIGHT	MAX
EACH SIDE			MECH
EACH WAY	ID	INSIDE DIAMETER	MFR
EXPANSION; EXPOSED	IF	INSIDE FACE	MIN
EXPANSION JOINT	IN	INCH	MISC
EXTERIOR	INCL	INCLUDE; INCLUDING; INCLUSIVE	MO
	INFO	INFORMATION	
FLOOR DRAIN	INT	INTERIOR	(N)
FOUNDATION			N
FAR FACE, FINISHED FLOOR	JT	JOINT	NF
FLOOR; FLOOR LINE			NFPA
FLANGE	K	KIP = 1000 POUNDS	NIC
FACE OF CONCRETE	KO	KNOCK-OUT	NOM
FACE OF MASONRY	KSI	KIPS PER SQUARE INCH	NS
FACE OF STUD			NTS
FULL SIZE; FAR SIDE	LAB	LABORATORY	
FEET; FOOT	LB	POUND	ос
FOOTING	LF	LINEAL FOOT	OD
	LLBB	LONG LEGS BACK-TO-BACK	OF
			_

LONG LEGS HORIZONTAL

LONG LEGS VERTICAL

LWC	LIGHT WEIGHT CONCRETE	PE
М	MISC SHAPE	PL\ PL\
MAS	MASONRY	PR
MATL	MATERIAL	PR
MAX	MAXIMUM	PS
MECH	MECHANICAL	PS
MFR	MANUFACTURER	PS
MIN	MINIMUM; MINUTE	PT
MISC	MISCELLANEOUS	
MO	MASONRY OPENING	RD
		RE
(N)	NEW	RE
N	NORTH	RE
NF	NEAR FACE	RO
NFPA	NATIONAL FOREST PRODUCTS ASSOC	
NIC	NOT IN CONTRACT	SC
NOM	NOMINAL	SE
NS	NEAR SIDE	SH
NTS	NOT TO SCALE	SH
		SIN
oc	ON CENTER	SP
OD	OUTSIDE DIAMETER	SP
OF	OUTSIDE FACE	SQ
ОН	OPPOSITE HAND	ST

LAMINATED VENEED LUMBED	DAD	DADALLEL
LAMINATED VENEER LUMBER	PAR	. ,
LIGHT WEIGHT CONCRETE	PERP	
	PL	,
MISC SHAPE	PLWD	PLYWOOD
MASONRY	PREFAB	PREFABRICATED
MATERIAL	PROP	PROPERTY
MAXIMUM	PSF	POUNDS PER SQUARE FOOT
MECHANICAL	PSI	POUNDS PER SQUARE INCH
MANUFACTURER	PSL	PARALLEL STRAND LUMBER
MINIMUM; MINUTE	PT	POST TENSION
MISCELLANEOUS		
MASONRY OPENING	RD	ROOF DRAIN
	REF	REFERENCE
NEW	REINF	REINFORCE; REINFORCING
NORTH	REQ'D	
NEAR FACE	RO	ROUGH OPENING
NATIONAL FOREST PRODUCTS ASSOC		
NOT IN CONTRACT	SCHED	SCHEDULE
NOMINAL	SEC	SECTION
NEAR SIDE	SHT	SHEET
NOT TO SCALE	SHTG	
	SIM	SIMILAR
ON CENTER	SPA	· · · · · · · · · · · · · · · · · · ·
OUTSIDE DIAMETER	SPEC	·
OUTSIDE FACE	SQ	
OPPOSITE HAND	STD	
OPENING	STIFF	_
OI LINING	01111	OTH I LINEIX

OSB

FOOT INCH MBER CING	T&G TEMP THK THRU TOB TOC TOF TOL TOM	TOP OF LEDGER TOP OF MASONRY TOP OF STEEL, TOP OF STRUCTURE TOP OF WALL TUBING, STRUCTURAL
CES	UL UNO URM UT	UNIFORM BUILDING CODE UNDERWRITER'S LABORATORY, INC UNLESS NOTED OTHERWISE UNREINFORCED MASONRY ULTRA-SONIC TEST VERTICAL
	W	WIDE FLANGE
	WP	WORK POINT

STL

SYM

STEEL

SYMMETRICAL

STRUCT STRUCTURAL

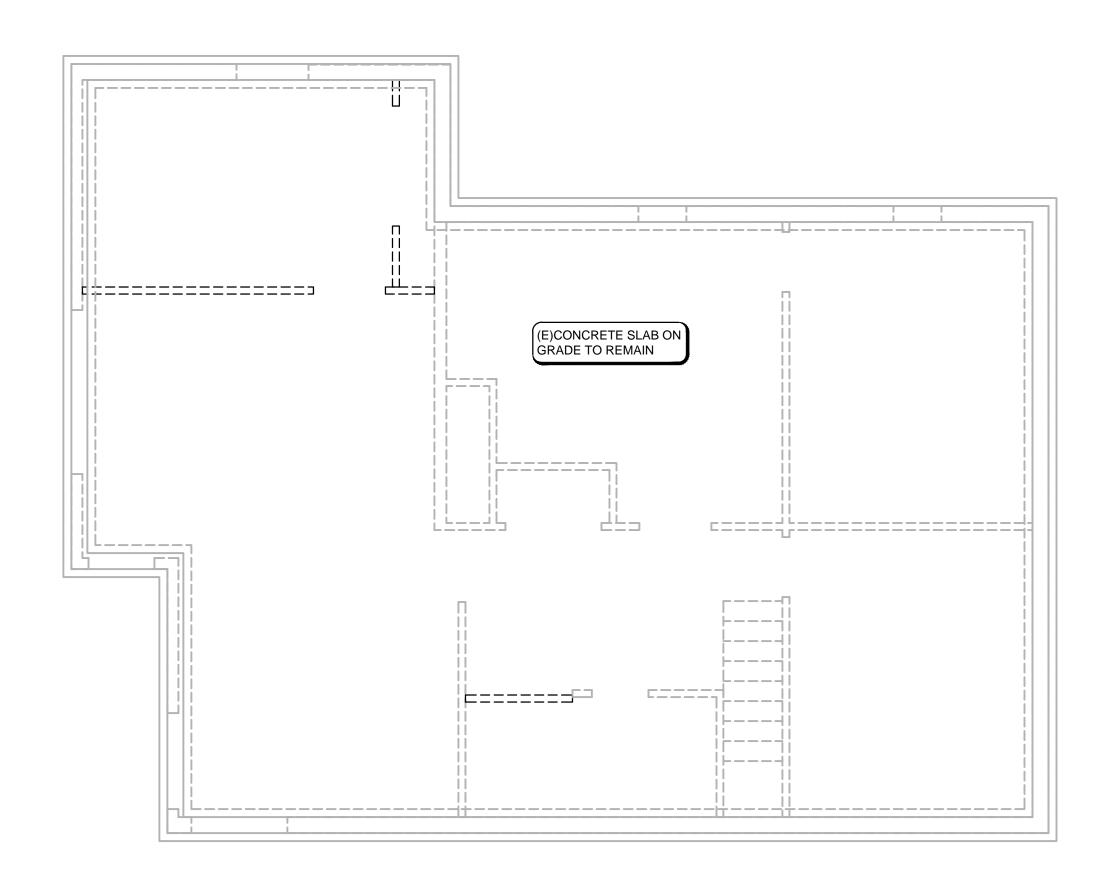
WELDED WIRE FABRIC WWF

COLUMN BELOW FRAMING LEVEL COLUMN SIZE / SIMPSON CAP *NOTE, PROVIDE SIMPSON PC POST CAP, TYP. U.N.O. SHEAR WALL HOLDOWN AT FRAMING LEVEL

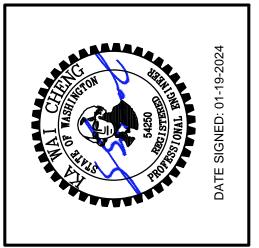
COLUMN ABOVE FRAMING LEVEL

SHEAR WALL ABOVE FRAMING LEVEL

(2) CS16



DATE	01-19-2024				
NO. DRAWING SUBMITTALS / REVISIONS	SUBMIT FOR PERMIT	SUBMIT FOR BID	SUBMIT FOR CONSTRUCTION		
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AND LOWER FLOOR PLAN

FOUNDATION AND LOWER FLOOR PLAN

1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS.

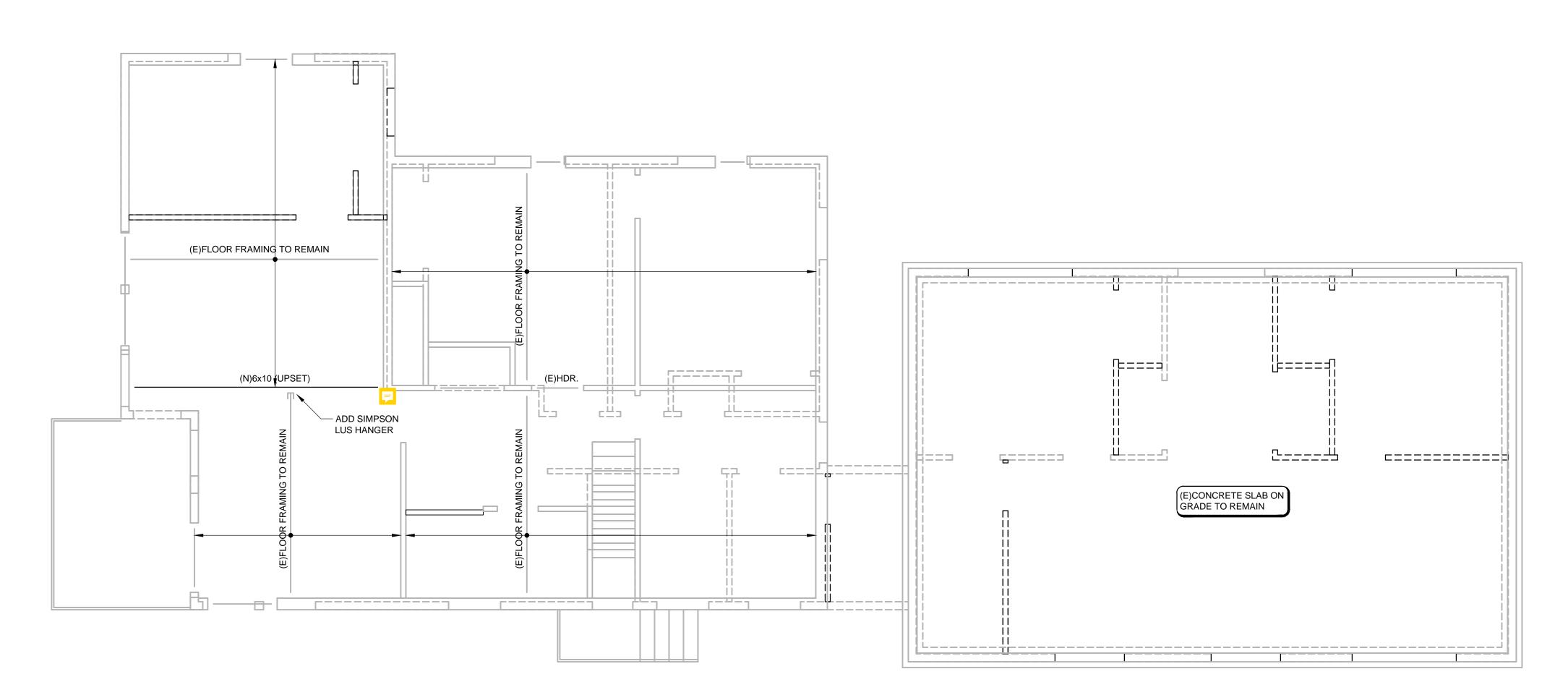
- 2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- 3. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
- 4. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O.
- 5. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

CHECKED: KWC

DATE: 01-08-2024

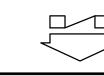
SHEET NO:

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.

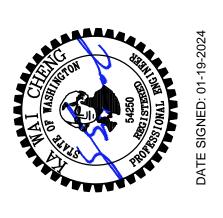
MAIN FLOOR FRAMING PLAN



1. DO NOT SCALE DRAWINGS

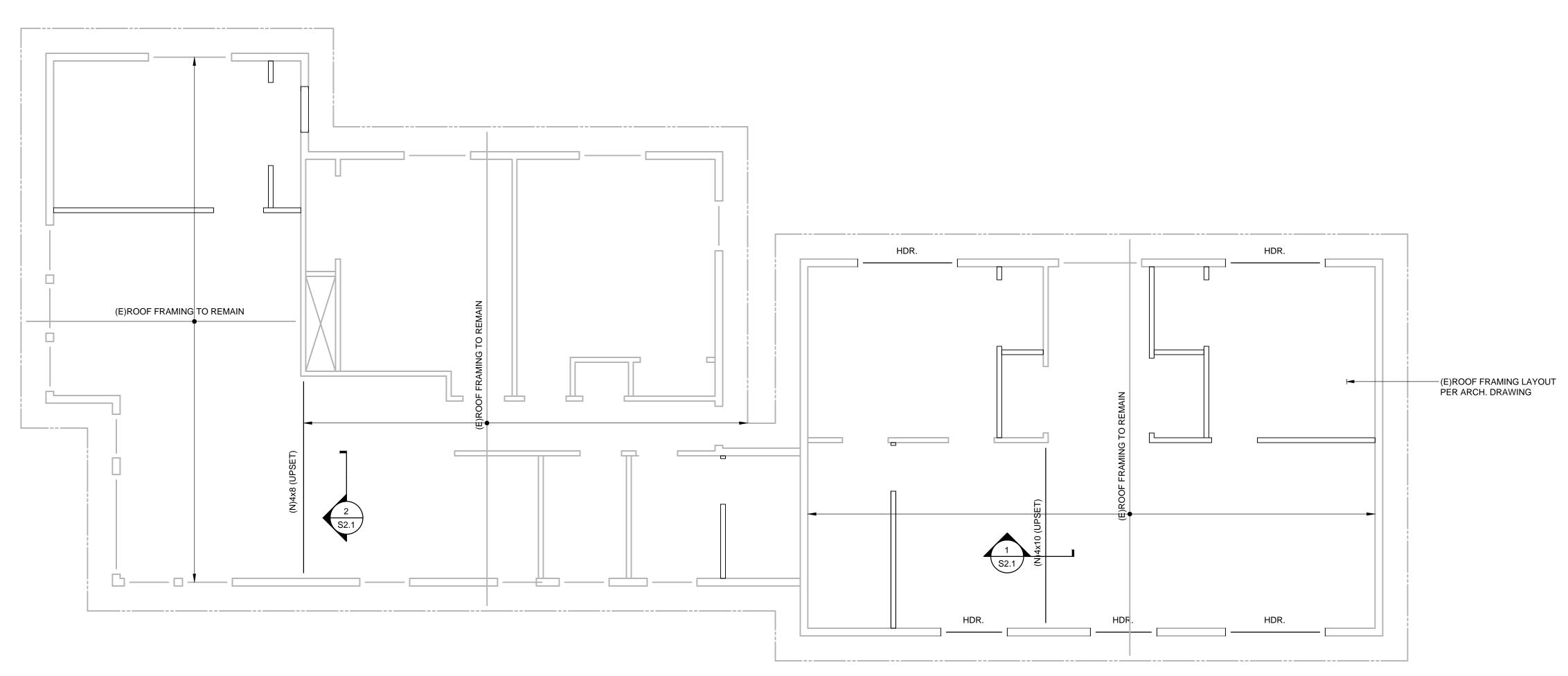
- 2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- 3. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc, PROVIDE BLOCKING FOR ALL EDGES.
- 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
- 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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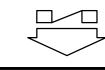
REMODE

CHECKED: KWC DATE: 01-08-2024 SHEET NO:



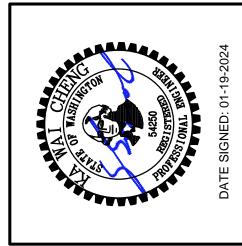
CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING, INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

ROOF FRAMING PLAN



- 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
- 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.

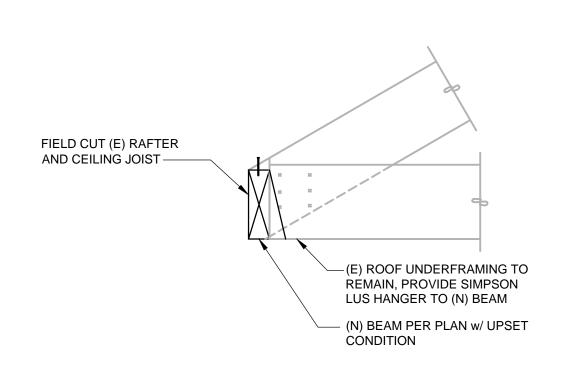
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NO.					



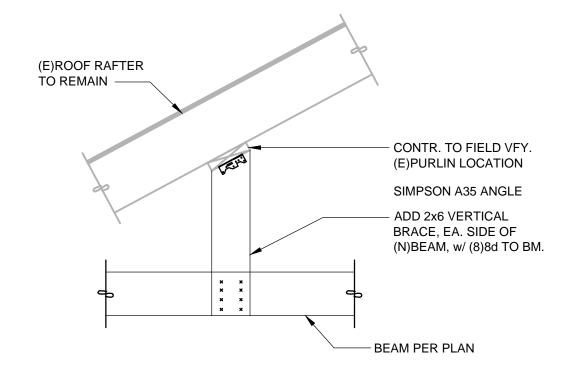
REMODE

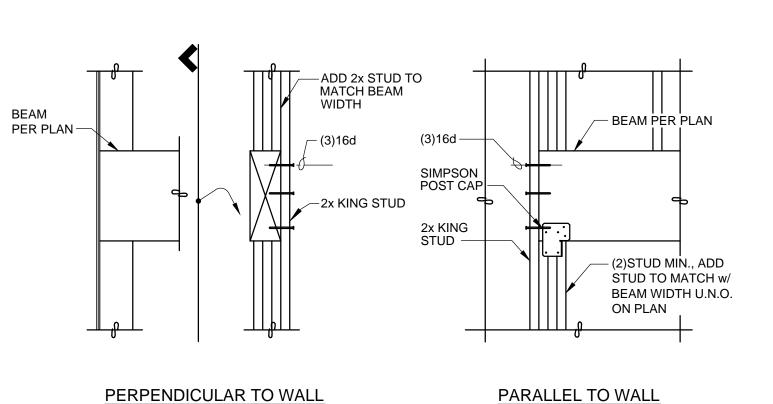
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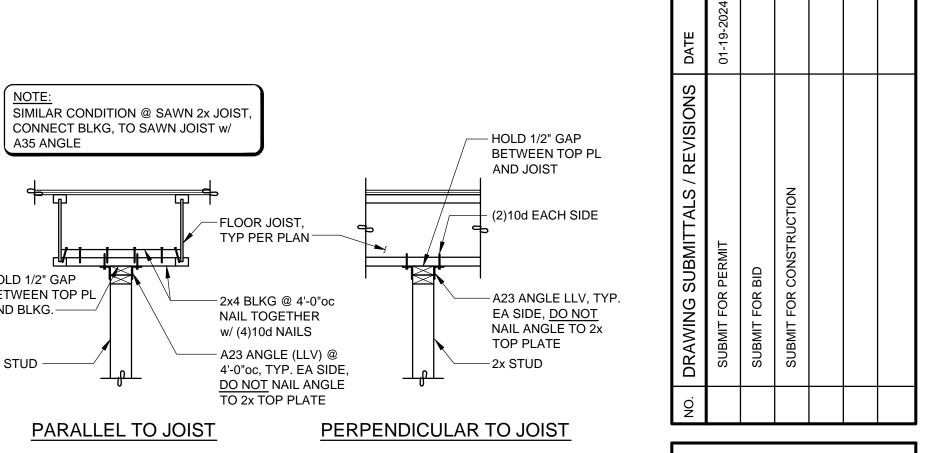
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SECTION

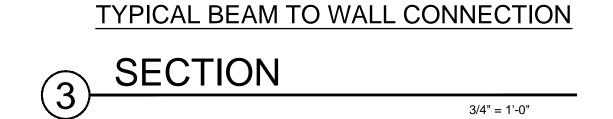






ROOF RAFTER VERTICAL BRACE







A35 ANGLE

HOLD 1/2" GAP BETWEEN TOP PL AND BLKG.

2x STUD -

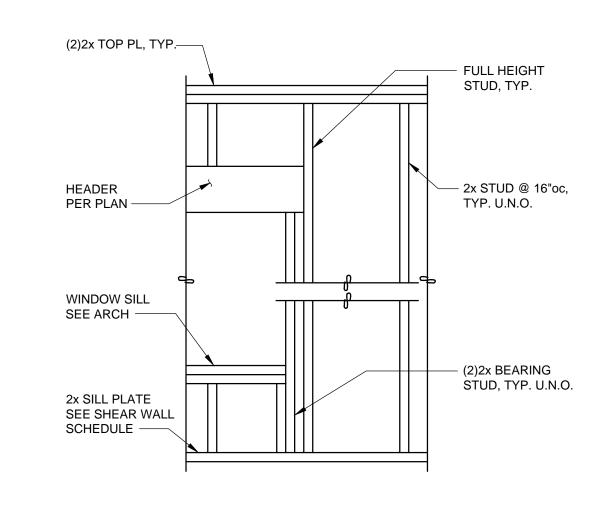


FÜĽL HEIGHT STUD, TYP. -- (2)2x BEARING STUD, TYP. U.N.O. HĖADER PER PLAN — 2x WINDOW SILL -SHEAR WALL SCHEDULE

3/4" = 1'-0"

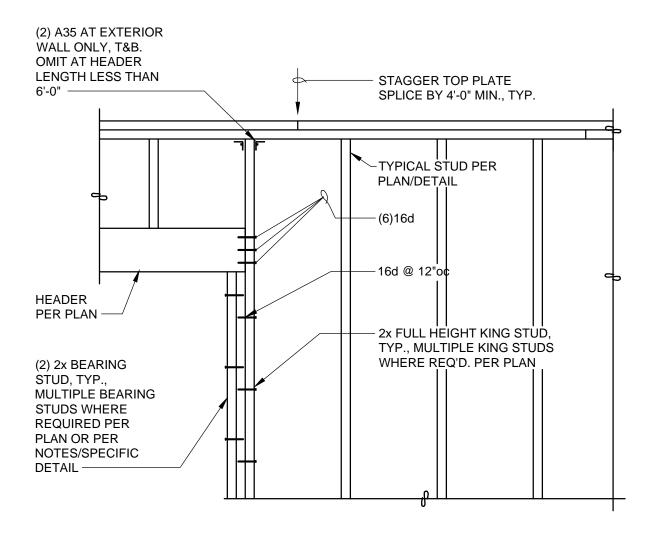
TYPICAL STUD FRAMING DETAIL @ OPENING





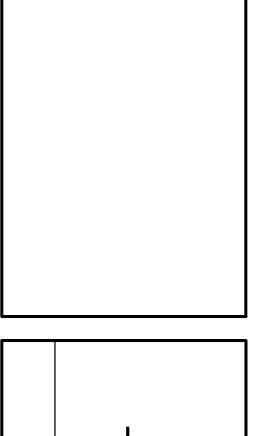
TYPICAL STUD FRAMING DETAIL





TYPICAL HEADER SUPPORT DETAIL





REMODE 74TH AVE. SE, ISLAND, WA 98040 SIDENCE RE

STRUCTURAL SECTIONS

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