

## GENERAL NOTES

- CODE COMPLIANCE**  
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 UPC, 2018 IPCM, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS**  
A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.  
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.  
C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION**  
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.  
ROUGH OPENINGS/BACKING:  
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
- FURRING**  
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES**: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
- FLOOR LINES**: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES**: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
- DOORS**: DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD MEMBERS** IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 6", TYPICAL.
- FRAMING**: ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
- VENTILATION**: VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED. ALL EXHAUST FANS WITH HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
- FLUES**: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- DOWNSPOUTS**: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS. OTHER DOCUMENTATION REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
- PROTECTION**: PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
- PERMITS**: SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.  
ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.  
EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.  
PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.  
APPLIANCES: CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.  
WATER FLOW: SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.  
SMOKE DETECTORS: NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM REQUIRED THROUGHOUT RESIDENCE. THIS SHALL BE INSTALLED PER NFPA AND COMI STANDARDS. A SEPARATE FIRE PERMIT IS REQUIRED.  
FIRE BLOCKING: FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND FORM A VERTICAL AND HORIZONTAL FIRE BARRIER BETWEEN STORIES AND THE TOP STORY TO ROOF SPACE PER IRC R302.11 AND R302.7

## DUTY OF COOPERATION

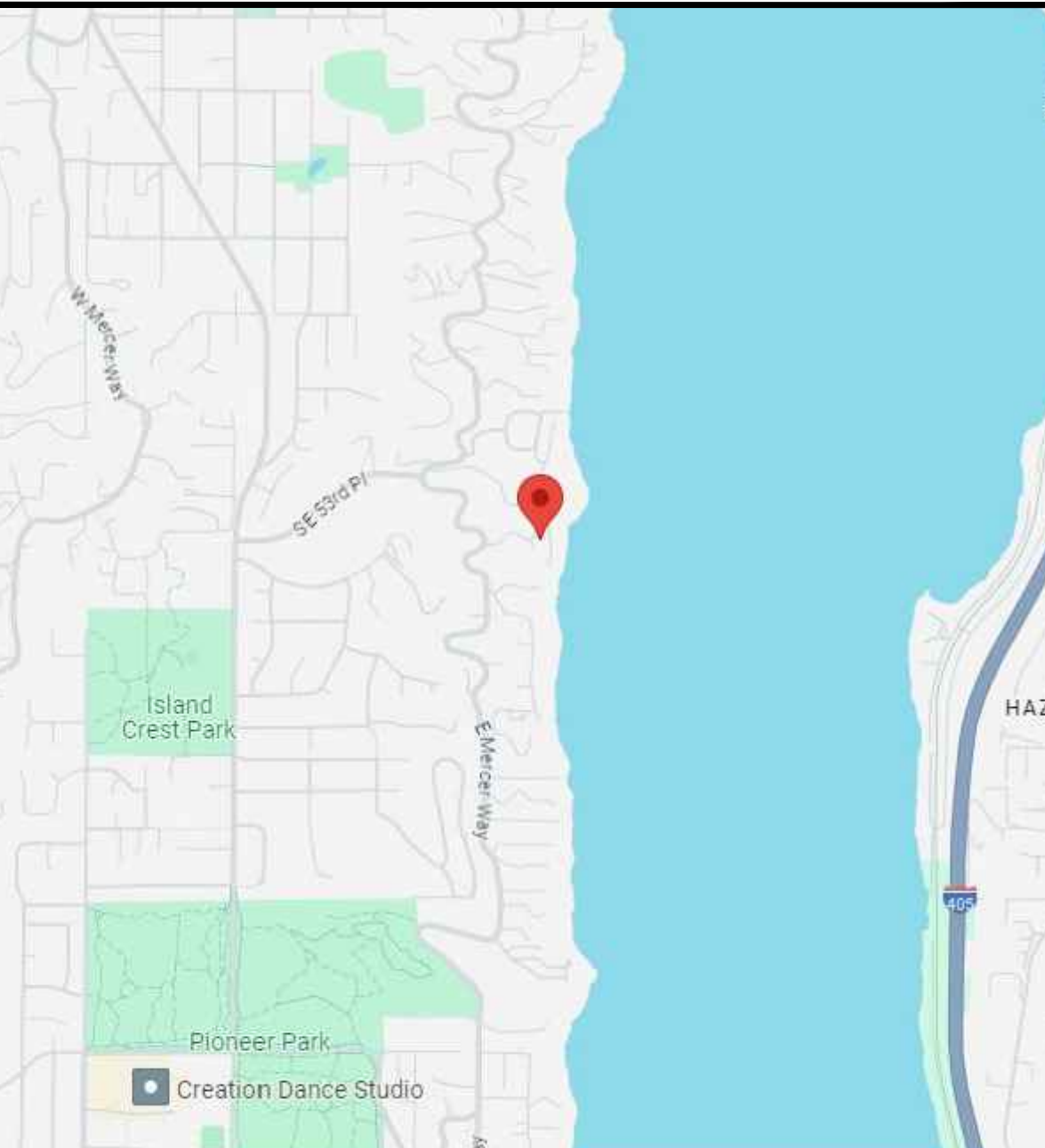
RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

## LEGAL DESCRIPTION

CAY HILLS ADD & UND INT IN PRIVATE RD AND 1/5TH INT IN COMMUNITY TRACT  
Plat Block:  
Plat Lot: 12

## VICINITY MAP



## PROJECT DATA

**PROJECT ADDRESS:** 5411 96TH AVE SE  
MERCER ISLAND, WA 98040

**PROPERTY TAX ID NUMBER:** 143870-0120

**SCOPE OF WORK:** PROJECT IS AN ADDITION/REMODEL OF AN EXISTING 3,559 SF HOUSE. THE ADDITION/REMODEL WILL INCLUDE A NEW GARAGE EXPANSION NORTH INTO THE EXISTING DRIVEWAY, EXPANDING MAIN LEVEL OF THE HOUSE SOUTH TO CONNECT WITH THE GARAGE, AND A NEW UPPER FLOOR ABOVE THESE EXPANSIONS, WITH PORTIONS OF THE EXISTING LOWER/MAIN UPPER FLOORS REMODELED.

**ZONING:** R-15

**CONSTRUCTION TYPE:** TYPE V B

**SEISMIC ZONE:** 3

**NUMBER OF STORIES:** 2 STORY + DAYLIGHT BASEMENT

**FIRE PROTECTION:** -

**BUILDING HEIGHT:** 30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF)  
35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)

**GROSS LOT AREA:** 15,495 SF

**SETBACKS:** FRONT LOT LINE = 20 FT  
REAR LOT LINE = 25 FT  
SIDE LOT LINES = 17.4 FT TOTAL (MINIMUM 5.75 FT)

**LOT COVERAGE:** 35% MAX

## PROJECT TEAM

**OWNER:** JAMES AND JESSICA EADIE  
5411 96TH AVE SE  
MERCER ISLAND, WA 98040  
PHONE: -

**ARCHITECT:** STURMAN ARCHITECTS, INC.  
9 - 103RD AVE NE, SUITE 203  
BELLEVUE, WA 98004  
PHONE: 425.451.7003  
CONTACT: BRAD STURMAN

**STRUCTURAL:** L120 ENGINEERING & DESIGN  
13150 91ST PL NE  
KIRKLAND, WA 98034  
PHONE: 425.636.3313  
CONTACT: MANS THURF-JELL

**GEOTECH:** GEOTECH CONSULTANTS, INC.  
2401 10TH AVE E  
SEATTLE, WA 98102  
PHONE: 425.747.5618  
CONTACT: MATT MCGINNIS

## LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 15,495 SF

LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	DRIVES/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING LOT COVERAGE	2,089.3 SF	1,232.2 SF	3,321.5 SF	21.4 %
PROPOSED LOT COVERAGE	2,630.1 SF	1,242.2 SF	3,872.3 SF	25.0 %
CHANGE	+540.8 SF	+16 SF	+556.8 SF	+3.6%
% ALLOWED LOT COVERAGE			5,423.3 SF ALLOWABLE	35 %

HIGHEST EL: +180.1'  
LOWEST EL: +134.5'  
ELEVATION DIFFERENCE= 45.6'

45.6' DIVIDED BY 162.5' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 29%

LOT SLOPE IS 29.9% WHICH IS MORE THAN 15% BUT LESS THAN 30% THUS LOT COVERAGE ALLOWED IS 35%.

AREA BORROWED FROM LOT COVERAGE = 1,545 SF

HARDSCAPE	UNCOVERED DECKS	UNCOVERED PATIOS	GRAVEL WALKWAYS	STAIRS	ROCKERIES/ RETAINING WALLS	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	102.2 SF	189.3 SF	2,055.0 SF	294.8 SF	541.6 SF	3,182.9 SF	20.5 %
PROPOSED HARDSCAPE	36.0 SF	74.9 SF	2,030.9 SF	276.5 SF	521.1 SF	2,939.4 SF	18.9 %
CHANGE	-66.2 SF	-114.4 SF	-24.1 SF	-18.3 SF	-20.5 SF	-243.5 SF	-1.6%
% ALLOWED HARDSCAPE						2,939.4 SF ALLOWABLE	18.9 %

## GROSS FLOOR AREA

**LOT SIZE**  
GFA THRESHOLD = 15,495 SF  
(6,198 SF) OR 40% OF LOT AREA WHICHEVER IS LESS

**EXISTING RESIDENCE GFA:**  
BASEMENT = 1,050.3 SF  
MAIN FLOOR = 801.0 SF  
UPPER FLOOR = 347.6 SF  
12'-16" CEILING HEIGHT = 761.7 SF  
16' + CEILING HEIGHT ATTACHED GARAGE = 504.1 SF

**TOTAL EXISTING:**  
EXISTING GFA IS 5,537.549 SF OR 22.8%

**PROPOSED RESIDENCE GFA:**  
BASEMENT = 1,050.3 SF  
MAIN FLOOR = 1,041.4 SF  
UPPER FLOOR = 1,298.8 SF  
12'-16" CEILING HEIGHT = 1,381.7 SF  
16' + CEILING HEIGHT ATTACHED GARAGE = 551.8 SF

**TOTAL PROPOSED:**  
PROPOSED GFA IS 5,854.2 SF OR 37.7%  
SEE A2.4 FOR COMPLETE BREAKDOWN OF SQUARE FOOTAGES.

## 2018 WSEC CREDITS

CREDITS REQUIRED:  
ADDITIONS MORE THAN 1,500 SF BUT LESS THAN 5,000 SF.  
1,509.7 SF NEW CONDITIONS SPACE  
TOTAL CREDITS REQUIRED = 6.0 CREDITS

CREDITS	OPTION	DESCRIPTION
1.0	1	HEAT PUMP
0.5	1.3	VERTICAL FENESTRATION U-28 FLOOR R-38 OR R-10 FOR SLAB ON GRADE
1.5	3.5.1	HIGH EFFICIENCY HVAC
1.0	4.2	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM
1.5	5.5	EFFICIENT WATER HEATING
0.5	7.1	APPLIANCE PACKAGE

TOTAL CREDITS SELECTED = 6.0

## ENERGY NOTES

**CODE:** 2018 W.S.E.C. & 2018 IRC, WAC 511-11R

**CLIMATIC ZONE:** ZONE #4C

**SPACE HEAT TYPE:** NATURAL GAS

**INSULATION VALUES:** WALLS: R-21  
FLAT ATTICS/CEILINGS: R-49  
VAULTED CEILINGS: R-38

**PRESCRIPTIVE METHOD:** FLOORS (OVER UNHEATED SPACES): R-30  
SLAB-ON-GRADE: R-10

**THERMAL STANDARDS FOR OPENINGS:** UNLIMITED OPTION

**AIR INFILTRATION:** MANUFACTURED DOORS/WINDOWS, CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

**EXTERIOR JOINTS/OPENINGS:** SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE

**MOISTURE CONTROL:** WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE); INSTALL CONTINUOUSLY

CRAWL SPACE: 6 MIL POLYETHYLENE

**VENTILATION:** ATTICS WITH LOOSE FILL: N/A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE  
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION

**HEATING & COOLING:** EXISTING NATURAL GAS FURNACE

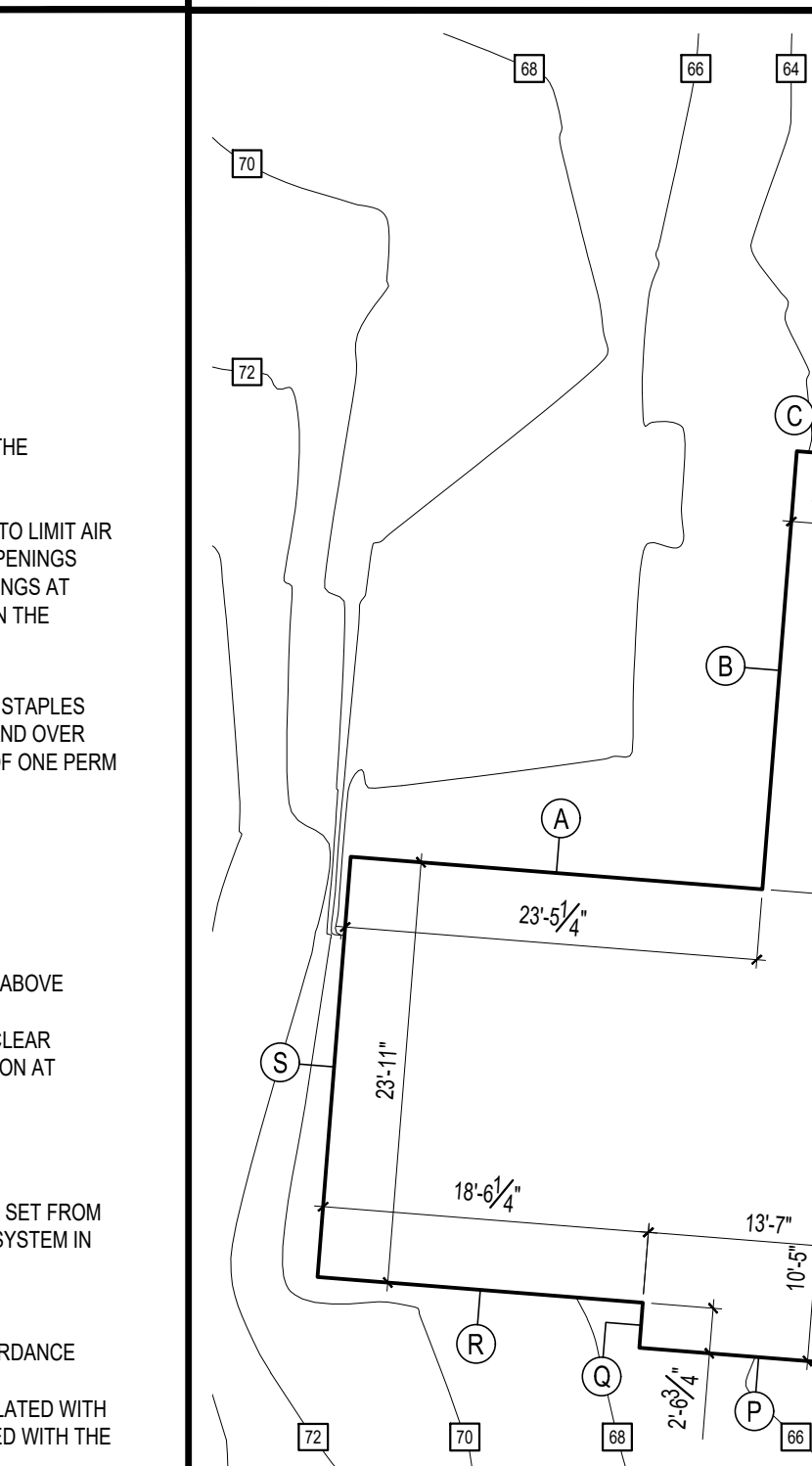
**TEMP. CONTROL:** FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

**DUCT INSULATION:** THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE R403.1.1 OF THE WASHINGTON STATE ENERGY CODE.  
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-4. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.  
b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

**LIGHTING:** RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.  
ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOTCANDLES AT 30" ABOVE THE FLOOR

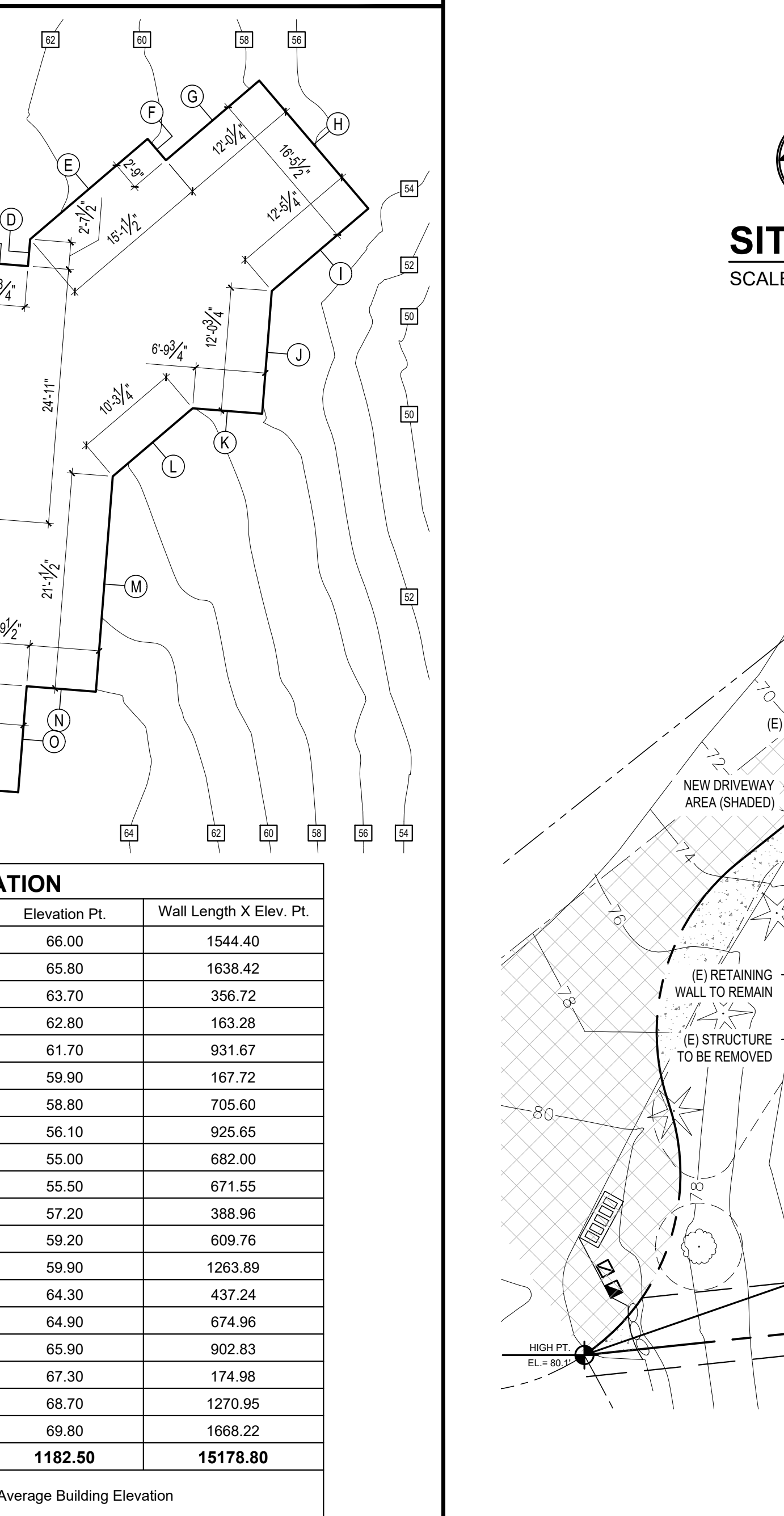
**PIPE INSULATION:** NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

## ABE CALCULATIONS NO SCALE



	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	23.40	66.00	1544.40
B	24.90	65.80	1638.42
C	5.60	63.70	356.72
D	2.60	62.80	163.28
E	15.10	61.70	931.67
F	2.80	59.90	167.72
G	12.00	58.80	705.60
H	16.50	56.10	925.65
I	12.40	55.00	682.00
J	12.10	55.50	671.55
K	6.80	57.20	388.96
L	10.30	59.20	609.76
M	21.10	59.90	1263.89
N	6.80	64.30	437.24
O	10.40	64.90	674.96
P	13.70	65.90	902.83
Q	2.60	67.30	174.98
R	18.50	68.70	1270.95
S	23.90	69.80	1668.22
	<b>241.50</b>	<b>1182.50</b>	<b>15178.80</b>
	241.50	62.85	Average Building Elevation

## SITE PLAN



## WHOLE HOUSE VENTILATION

PARAMETER	VALUE
BEDROOMS	3
HEATED SQUARE FOOTAGE	4,565.4 SF
CFM = (0.01 * 4565.4 SF) * (7.5 * (3+1 BEDROOMS))	
AIRFLOW (CFM)	75.7 CFM MIN.

- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 76 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
- SYSTEM SHALL HAVE A 5'0" SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN UNCONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER M1507.3.5.2.
- SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
- FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.
- AIRFLOW FOR WHOLE HOUSE VENTILATION FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC SECTIONS M1505.4.1.6 AND M1505.4.1.7.
- AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.
- HRV/ERV SHALL HAVE A MINIMUM HRF OF .80

## EXISTING WALL INSULATION

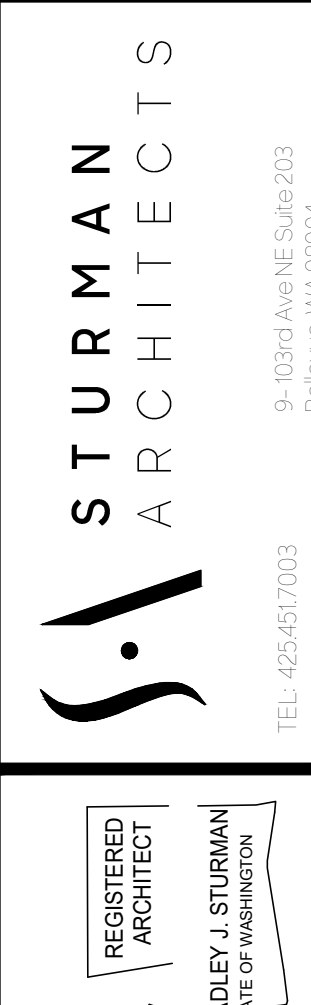
EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

## BUILDING AREA

	BASEMENT	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	ATTACHED GARAGE	COVERED DECK	GRAND TOTAL
EXISTING SF:	1,050.3 SF	1,251.2 SF	754.2 SF	3,055.7 SF	504.1 SF	0 SF	3,559.8 SF
PROPOSED HOUSE SF:	1,050.3 SF	1,492.3 SF	2,022.8 SF	4,565.4 SF	551.8 SF	276.9 SF	5,394.1 SF
CHANGE IN SF:	+0.0 SF	+241.1 SF	+1,268.6 SF	+1,509.7 SF	+47.7 SF	+276.9 SF	+1,834.3 SF

## SHEET INDEX

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	A4.2 BUILDING SECTIONS	S-2 FOUNDATION PLAN
	A5.0 WALL SECTIONS	S-3 BASEMENT WALL FRAMING AND SHEAR WALL PLAN
	A6.0 WINDOW SCHEDULE	S-4 FIRST FLOOR FRAMING PLAN
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A2.0 LOWER FLOOR PLAN	A8.1 LOWER FLOOR PLAN	S-6 SECOND FLOOR FRAMING PLAN
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A2.2 UPPER FLOOR PLAN	A8.3 UPPER FLOOR PLAN	
A2.3 ROOF PLAN AND ROOF VENT CALCULATIONS	A8.4 MAIN ROOF PLAN	
A2.4 GFA DIAGRAM AND DOOR SCHEDULE		
A3.0 EXTERIOR ELEVATIONS		
A3.1 EXTERIOR ELEVATIONS		



**EADIE RESIDENCE**  
5411 96TH AVE SE  
MERCER ISLAND, WA 98040

**SITE PLAN**

REVISIONS:

NO.	DATE	DESCRIPTION

PLOT DATE: 3/8/2024

DRAWN BY: JM

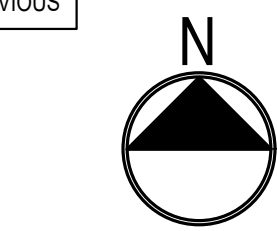
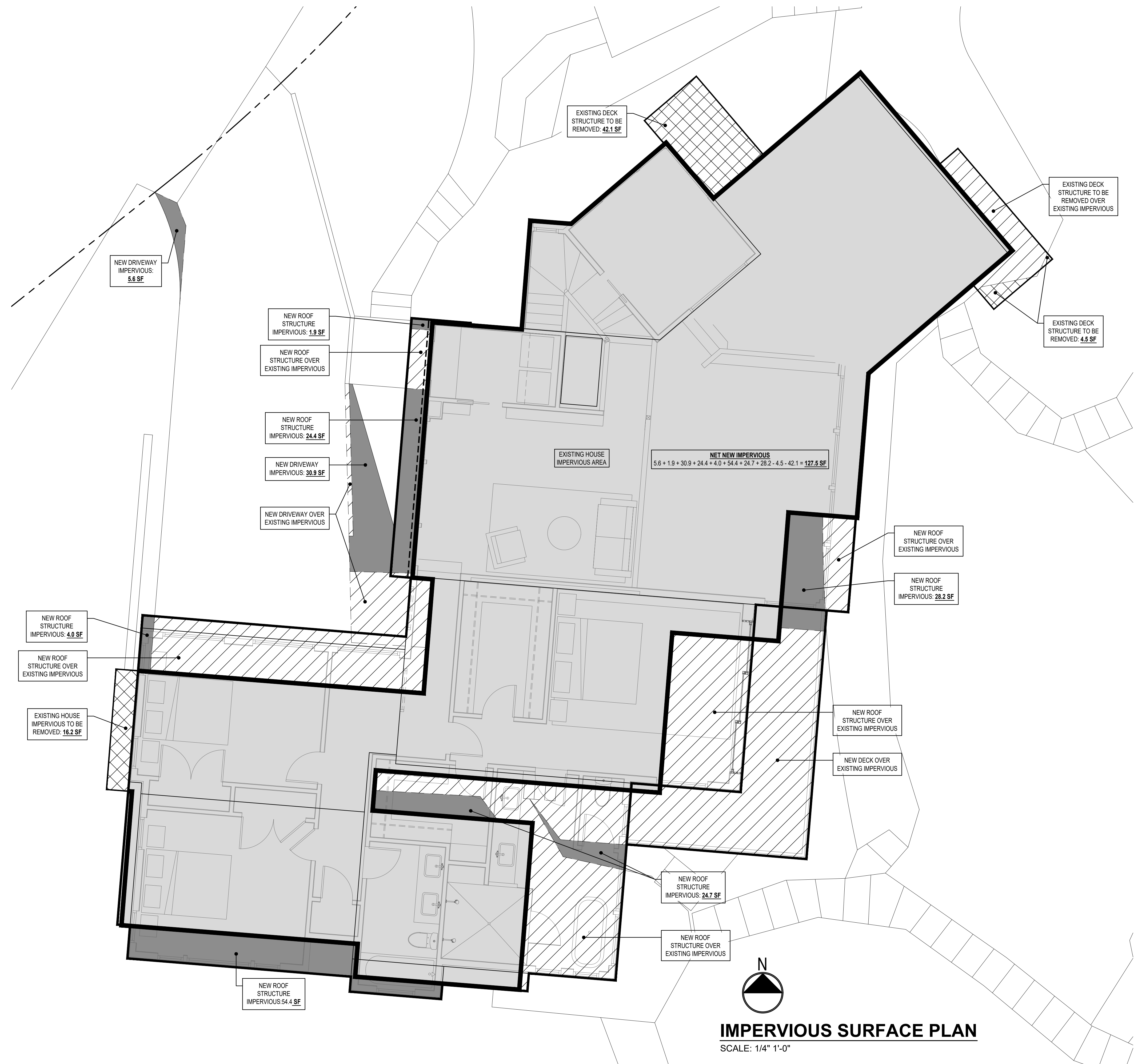
CHECKED BY: BJS

SHEET

**A1.0**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 3/8/2024



**IMPERVIOUS SURFACE PLAN**  
 SCALE: 1/4" 1'-0"

REVISIONS:

PLOT DATE:	3/8/2024
DRAWN BY:	JM
CHECKED BY:	BJS

PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 24N, RANGE 5E, WM

**SYMBOL LEGEND**

- SET 1/2" REBAR/CAP #40524
- ⊗ SET NAIL/WASHER #40524
- FOUND REBAR/CAP AS NOTED
- ⊠ WATER METER
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊠ IRRIGATION CONTROL VALVE
- ⊠ TELEPHONE RISER
- ⊠ GAS METER
- ⊠ POWER RISER
- ⊠ POWER METER

- CATCH BASIN
- ⊕ SANITARY SEWER MANHOLE
- s- APPROX. SANITARY SEWER LINE LOCATION
- ⊠ STREET SIGN
- ⊕ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE

**CONTROL LEGEND**

- Ⓐ FOUND 1/2" REBAR/CAP UNREADABLE SOUTH 0.06' x WEST 0.11' OF CALCULATED POSITION
- Ⓑ FOUND 1/2" REBAR AT CALCULATED POSITION
- Ⓒ FOUND 1/2" REBAR/CAP #13035 ON DEED LINE
- Ⓓ FOUND 3/4" IRON PIPE UP 0.50' SOUTH 0.09' x WEST 0.08'
- Ⓔ FOUND 1/2" REBAR/CAP #13035 SOUTH 0.07' x EAST 0.04' OF CALCULATED POSITION
- Ⓕ FOUND 1/2" REBAR/CAP #13035 AT CALCULATED POSITION
- Ⓖ FOUND 1" IRON PIPE NORTH 0.09' x WEST 0.08' OF CALCULATED POSITION

**EASEMENT LEGEND**

- (E1) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT RECORDING NO. 5496503
- (E2) TELEPHONE AND TELEGRAPH EASEMENT RECORDING NO. 5498347
- (E3) TELEPHONE AND TELEGRAPH EASEMENT RECORDING NO. 5536703
- (E4) UNDERGROUND SEWAGE PUMPING STATION AND TIMBER DOCK EASEMENT RECORDING NO. 5815833 (NOT PLOTTABLE)
- (E5) SEWER PIPE LINE EASEMENT RECORDING NO. 5876718

**BASIS OF BEARINGS**

PLAT OF CAY HILLS RECORDED IN VOLUME 70, PAGE(S) 95-96

**REFERENCES**

-PLAT OF CAY HILLS RECORDED IN VOLUME 70, PAGE(S) 95-96

-RECORD OF SURVEY RECORDING NUMBER 20031008900001

-STATUTORY WARRANTY DEED RECORDING NUMBER 20120430002095

**DATUM**

NAVD88  
PER WGS SURVEY DATA WAREHOUSE  
DESIGNATION: 1936  
DB ID: 46995  
DESCRIPTION: 3" SQUARE CONCRETE MONUMENT WITH 1/2" COPPER PLUG  
LOCATION: POC MON ON BUTTERWORTH ROAD WEST OF HOUSE #5335  
ELEVATION: 53.957

**NOTES**

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA 530R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090

ALL UTILITIES SHOWN WERE DERIVED FROM PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, OR OTHERWISE IF ANY.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

**LEGAL DESCRIPTION**

LOT 12, CAY HILLS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70 OF PLATS, PAGES 95 THROUGH 96, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON;

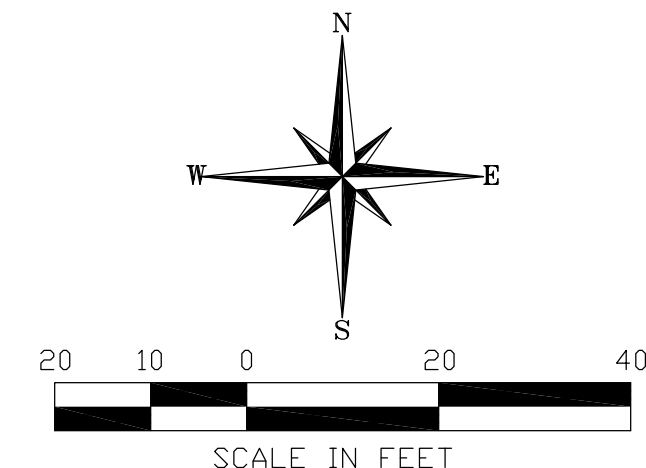
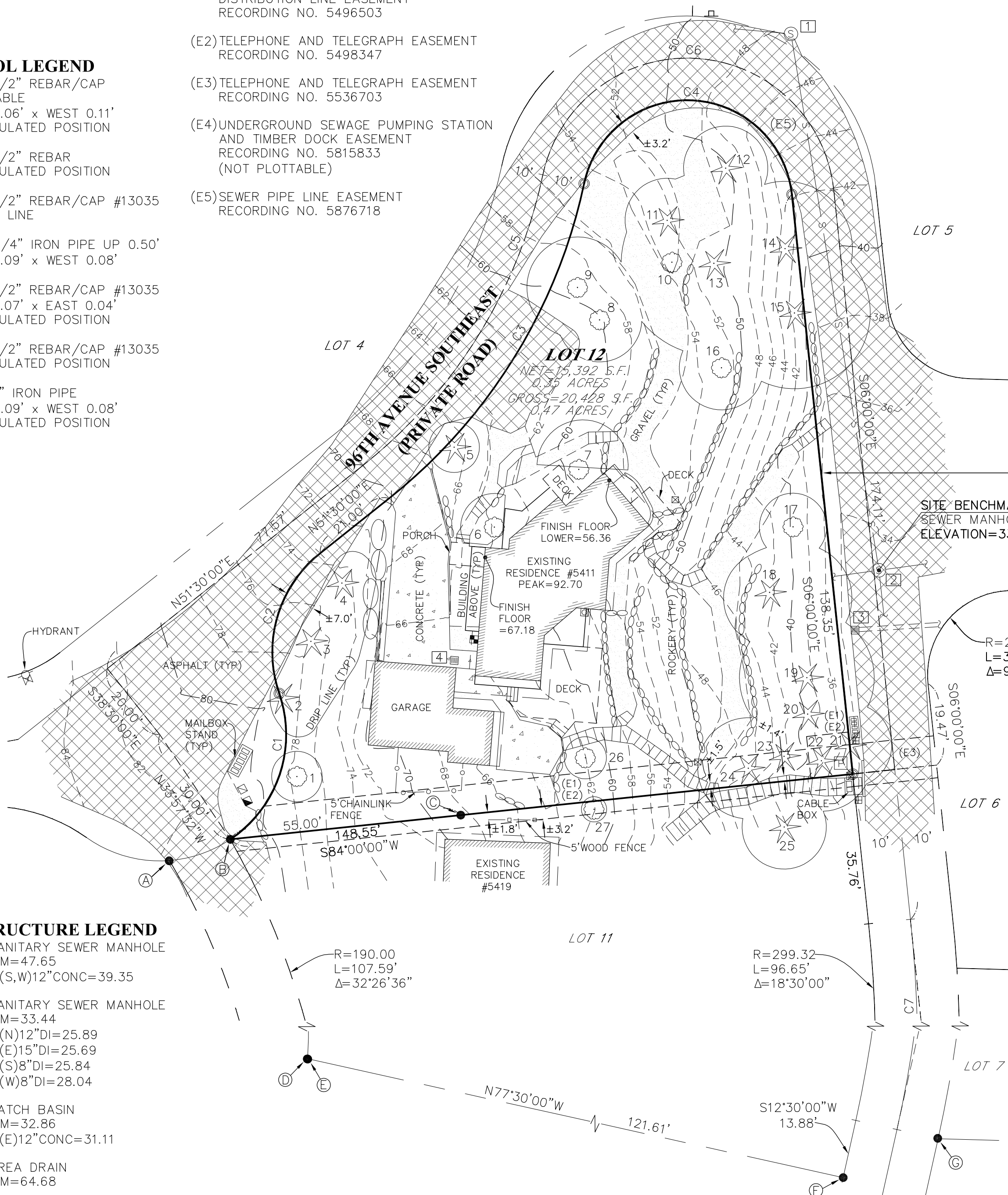
TOGETHER WITH THAT PORTION OF "PRIVATE ROAD" IMMEDIATELY IN FRONT OF AND ADJOINING SAID LOT, TO THE CENTERLINE OF SAID "PRIVATE ROAD" AND LYING WITHIN THE EXTENSION OF THE SIDE LINES OF SAID LOT 12;

TOGETHER WITH AN UNDIVIDED ONE-FIFTH INTEREST IN AND TO THE COMMUNITY TRACT AS SHOWN ON THE PLAT;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DELINEATED AS "PRIVATE ROAD" ON SAID PLAT OF CAY HILLS.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD PER "EXHIBIT B" IN STATUTORY WARRANTY DEED RECORDING NUMBER 20120430002095.



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	30.00	39.31	75°04'12"
C2	30.00	36.93	70°31'44"
C3	130.00	89.62	39°30'00"
C4	25.00	70.69	162°00'00"
C5	120.00	82.73	39°30'00"
C6	35.00	98.96	162°00'00"
C7	309.32	99.88	18°30'00"

TREE TABLE		
#	SIZE / TYPE	DRIP LINE RADIUS
1	6" FRUIT	6'
2	18" CEDAR	N-6' W-3' S,E-10'
3	18" CEDAR	N,S-10' E-12' W-3'
4	10" FIR	N,S,E-8' W-3'
5	8" JUNIPER	6'
6	6" TWIN MAPLE	8'
7	MAPLE CLUSTER	N-12' W-10'
8	12" BIRCH	10'
9	12" BIRCH	12'
10	6" DECIDUOUS	10'
11	12" CEDAR	10'
12	16" FIR	10'
13	40" CEDAR	22'
14	12" FIR	16'
15	24" FIR	18'
16	6" DECIDUOUS	10'
17	10" DECIDUOUS	8'
18	22" CEDAR	N,W-10' E-20' S-12'
19	16" CEDAR	16'
20	12" CEDAR	12'
21	16" CEDAR	10'
22	12" CEDAR	12'
23	12" CEDAR	12'
24	16" CEDAR	12'
25	18" CEDAR	10'
26	6" FRUIT	5'
27	6" DECIDUOUS	3'

**STRUCTURE LEGEND**

- 1 SANITARY SEWER MANHOLE RIM=47.65 IE(S,W)12" CONC=39.35
- 2 SANITARY SEWER MANHOLE RIM=33.44 IE(N)12" DI=25.89 IE(E)15" DI=25.69 IE(S)8" DI=25.84 IE(W)8" DI=28.04
- 3 CATCH BASIN RIM=32.86 IE(E)12" CONC=31.11
- 4 AREA DRAIN RIM=64.68

**RECORDING CERTIFICATE**

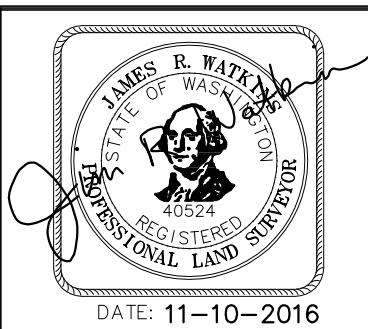
Filed for record this day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_ M in book \_\_\_\_\_ of Surveys at Page \_\_\_\_\_ Records of KING County, Washington at the request of \_\_\_\_\_

Auditor \_\_\_\_\_ Deputy Auditor \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

This map represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MR. PATRICK HOOPER in SEPTEMBER, 2016

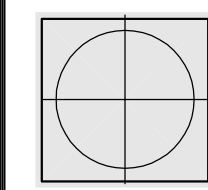
*Jim R. Watten* Certificate Number: 40524



**BOUNDARY AND TOPOGRAPHIC SURVEY**

FOR MR. PATRICK HOOPER

5411 96TH AVENUE SOUTHEAST MERCER ISLAND, WA 98040



**Allied Land Surveying, Inc.**

17928 Bothell-Everett Hwy Unit-A Bothell, Washington 98012 (P) 425-482-0223

DWN. BY: RJW	DATE: 11-10-2016	JOB NO. 16054
CHK. BY: JRW	SCALE: 1" = 20'	SHEET 1 OF 1

**PLAN NOTES:**  
 SMOKE DETECTOR & CO  
 DETECTOR, HARDWARE W/  
 BATTERY BACKUP, TYP.  
 ALL EXISTING WINDOWS TO BE  
 REPLACED

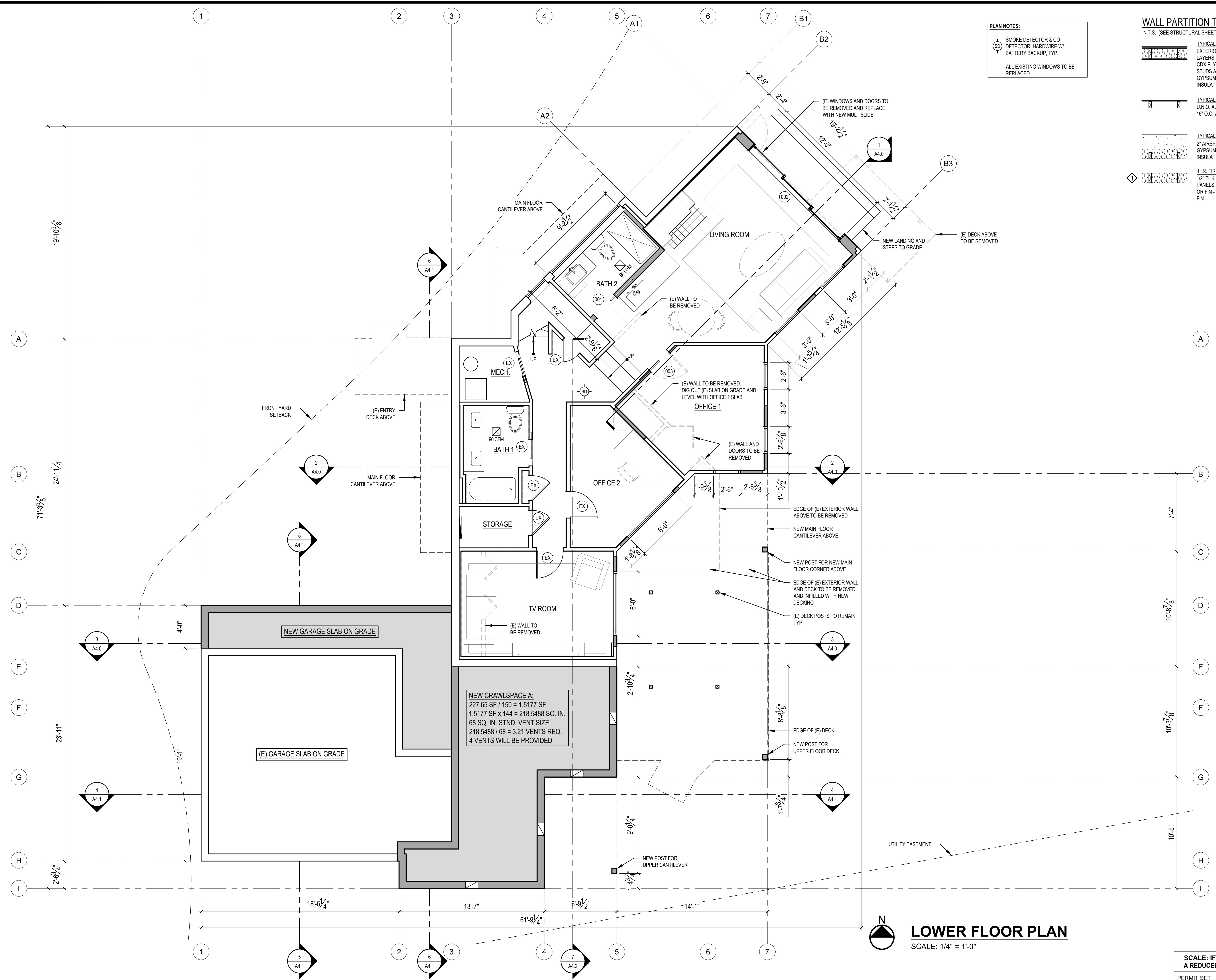
**WALL PARTITION TYPES:**  
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH @ (2)  
 LAYERS 60# BLDG. PAPER @ 1/2"  
 CDX PLYWOOD @ 2x6 WOOD  
 STUDS AT 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION EXCEPT AROUND GARAGE.

**TYPICAL INTERIOR PARTITION**  
 U.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @  
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

**TYPICAL FURRED WALL**  
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION.

**1HR. FIRE RATED WALL**  
 1/2" THK. GWB, TYPE 'X' @ 2x6 WD STUDS @ 16" O.C.  
 PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP  
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS  
 FIN



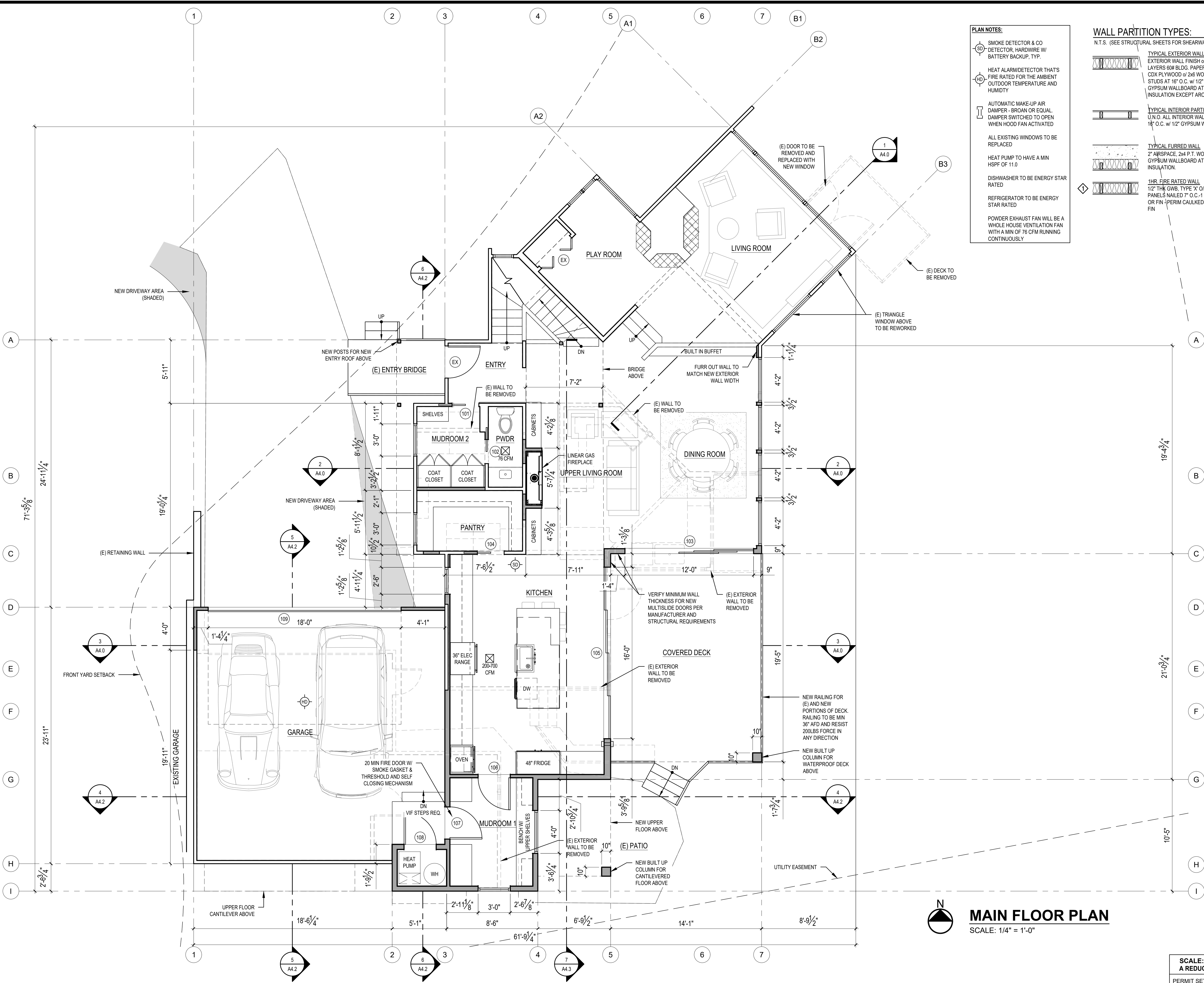
**NEW CRAWLSPACE A:**  
 227.65 SF / 150 = 1.5177 SF  
 1.5177 SF x 144 = 218.5488 SQ. IN.  
 68 SQ. IN. STND. VENT SIZE.  
 218.5488 / 68 = 3.21 VENTS REQ.  
 4 VENTS WILL BE PROVIDED

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
 A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 PERMIT SET 3/8/2024

- PLAN NOTES:**
- SMOKE DETECTOR & CO DETECTOR, HARDWIRE W/ BATTERY BACKUP, TYP.
  - HEAT ALARM/DETECTOR THAT'S FIRE RATED FOR THE AMBIENT OUTDOOR TEMPERATURE AND HUMIDITY
  - AUTOMATIC MAKE-UP AIR DAMPER - BROAN OR EQUAL DAMPER SWITCHED TO OPEN WHEN HOOD FAN ACTIVATED
  - ALL EXISTING WINDOWS TO BE REPLACED
  - HEAT PUMP TO HAVE A MIN HSPF OF 11.0
  - DISHWASHER TO BE ENERGY STAR RATED
  - REFRIGERATOR TO BE ENERGY STAR RATED
  - POWDER EXHAUST FAN WILL BE A WHOLE HOUSE VENTILATION FAN WITH A MIN OF 76 CFM RUNNING CONTINUOUSLY

- WALL PARTITION TYPES:**  
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH w/ (2) LAYERS 5/8" BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
  - TYPICAL INTERIOR PARTITION**  
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
  - TYPICAL FURRED WALL**  
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
  - 1HR. FIRE RATED WALL**  
 1/2" THK GWB, TYPE 'X' OJ 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS. JOINTS EXP OR FIN- PERIM CALKED- UL DES U305 & U314- JOINTS FIN



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 PERMIT SET 3/8/2024

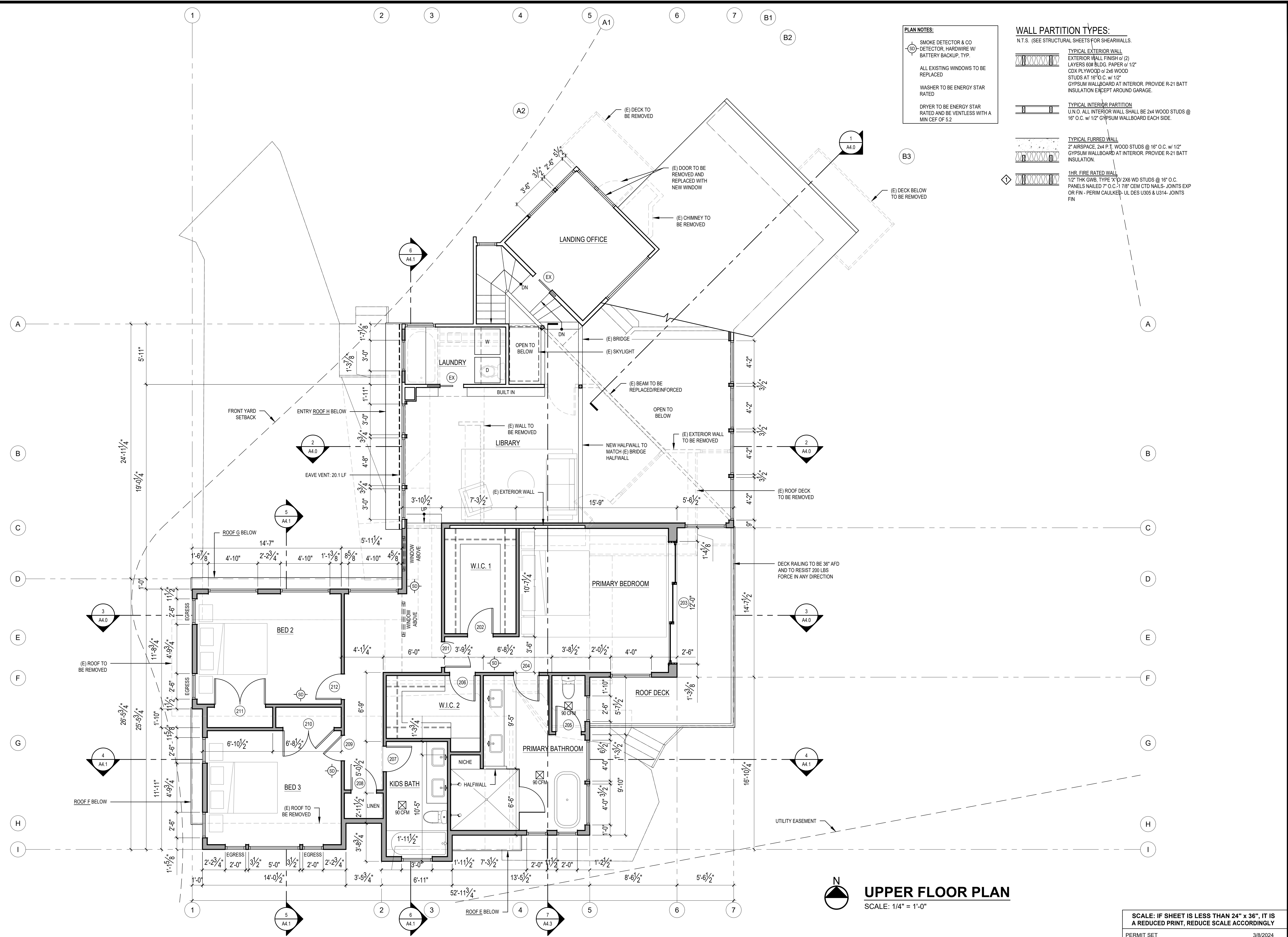
REVISIONS:	
PLOT DATE:	3/8/2024
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

**PLAN NOTES:**

- SMOKE DETECTOR & CO DETECTOR, HARDWIRE W/ BATTERY BACKUP, TYP.
- ALL EXISTING WINDOWS TO BE REPLACED
- WASHER TO BE ENERGY STAR RATED
- DRYER TO BE ENERGY STAR RATED AND BE VENTLESS WITH A MIN CEF OF 5.2

**WALL PARTITION TYPES:**  
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

- TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH @ (2) LAYERS 5/8" BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
- TYPICAL INTERIOR PARTITION**  
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- TYPICAL FURRED WALL**  
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
- 1HR. FIRE RATED WALL**  
 1/2" THK GWB, TYPE 'X' 2x6 WOOD STUDS @ 16" O.C. PANELS NAILED 7" O.C. 1.78" CEM CTD NAILS. JOINTS EXP OR FIN - PERIM CAULKED-UL DES U305 & U314- JOINTS FIN



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

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 PERMIT SET 3/8/2024

REVISIONS:


PLOT DATE: 3/8/2024  
 DRAWN BY: JM  
 CHECKED BY: BJS

SHEET  
**A2.3**

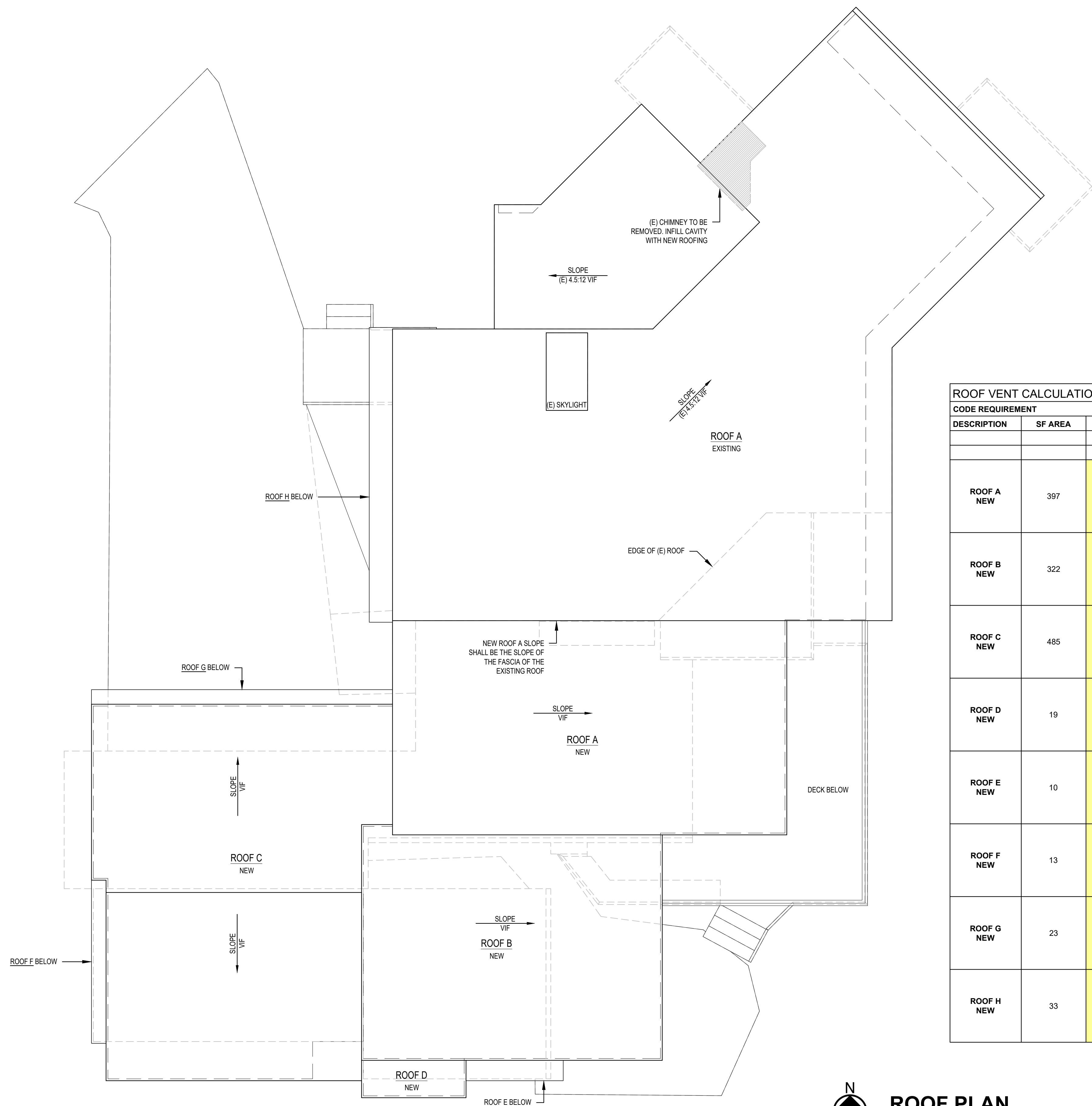
**WALL PARTITION TYPES:**  
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH w/ (2)  
 LAYERS 5/8" BLDG. PAPER @ 1/2"  
 CDX PLYWOOD @ 2x6 WOOD  
 STUDS AT 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION EXCEPT AROUND GARAGE.

**TYPICAL INTERIOR PARTITION**  
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @  
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

**TYPICAL FURRED WALL**  
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT  
 INSULATION.

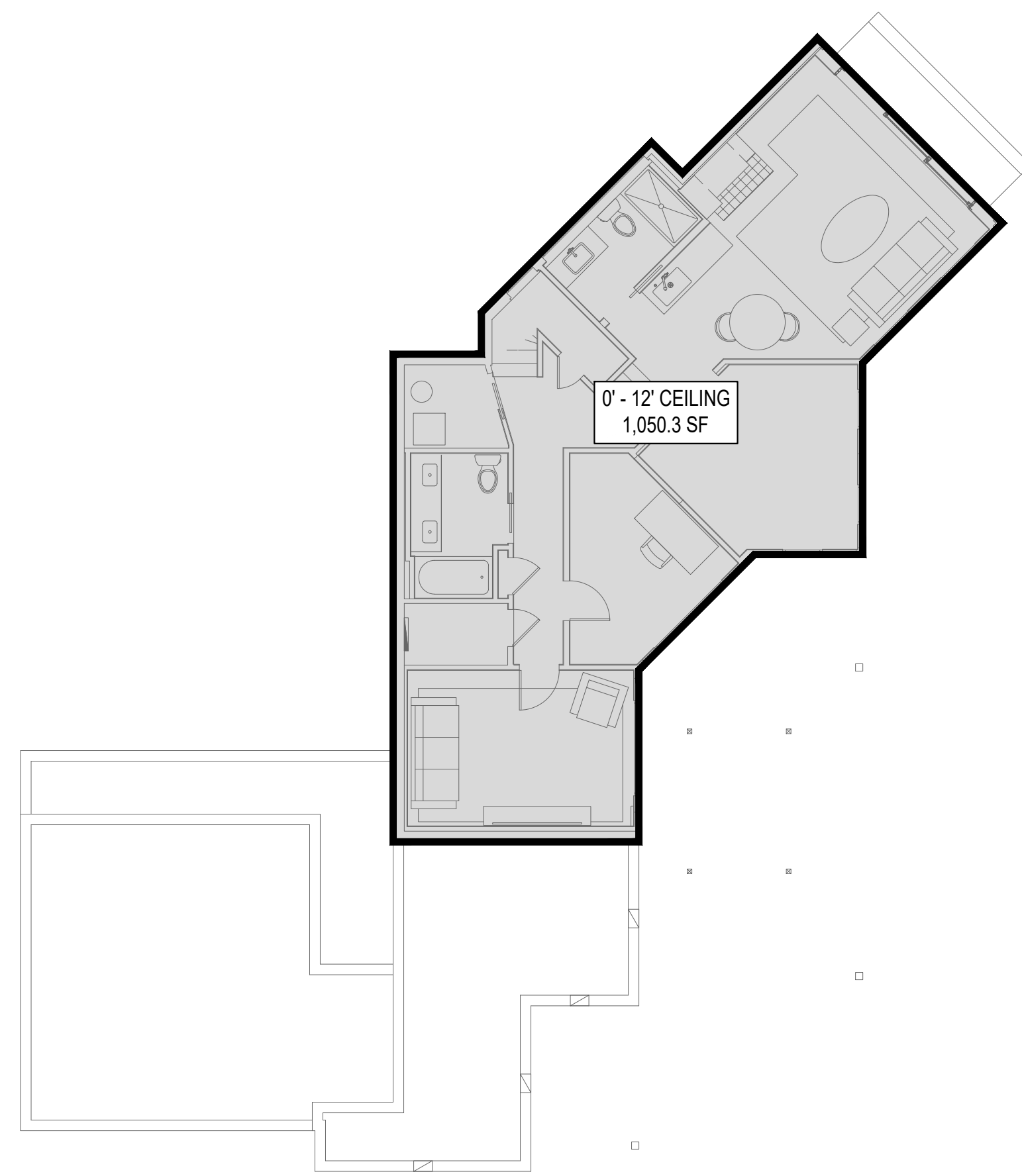
**1HR. FIRE RATED WALL**  
 1/2" THK GIB. TYPE 'X' @ 2x6 WD STUDS @ 16" O.C.  
 PANELS NAILED 7" O.C. - 1 7/8" CEM CTD NAILS - JOINTS EXP  
 OR FIN - PERIM CAULKED - UL DES U305 & U314 - JOINTS  
 FIN



CODE REQUIREMENT		REQ. VENTING		CALCULATIONS				ACTUAL	
DESCRIPTION	SF AREA	PER SF AREA		EAVE	VENT L.F.	TOTAL VENT AREA SQ. IN.	SF CONVERT. 1/144	80% EFF FACTOR	TOTAL
		150	300						
ROOF A NEW	397			18 SQ. IN./FT. 1.5x1.0" VENT					
ROOF B NEW	322			18 SQ. IN./FT. 1.5x1.0" VENT					
ROOF C NEW	485			18 SQ. IN./FT. 1.5x1.0" VENT					
ROOF D NEW	19			18 SQ. IN./FT. 1.5x1.0" VENT					
ROOF E NEW	10			18 SQ. IN./FT. 1.5x1.0" VENT					
ROOF F NEW	13			18 SQ. IN./FT. 1.5x1.0" VENT					
ROOF G NEW	23			18 SQ. IN./FT. 1.5x1.0" VENT					
ROOF H NEW	33	0.22		18 SQ. IN./FT. 1.5x1.0" VENT	20.1	361.8	2.51	2.01	2.01

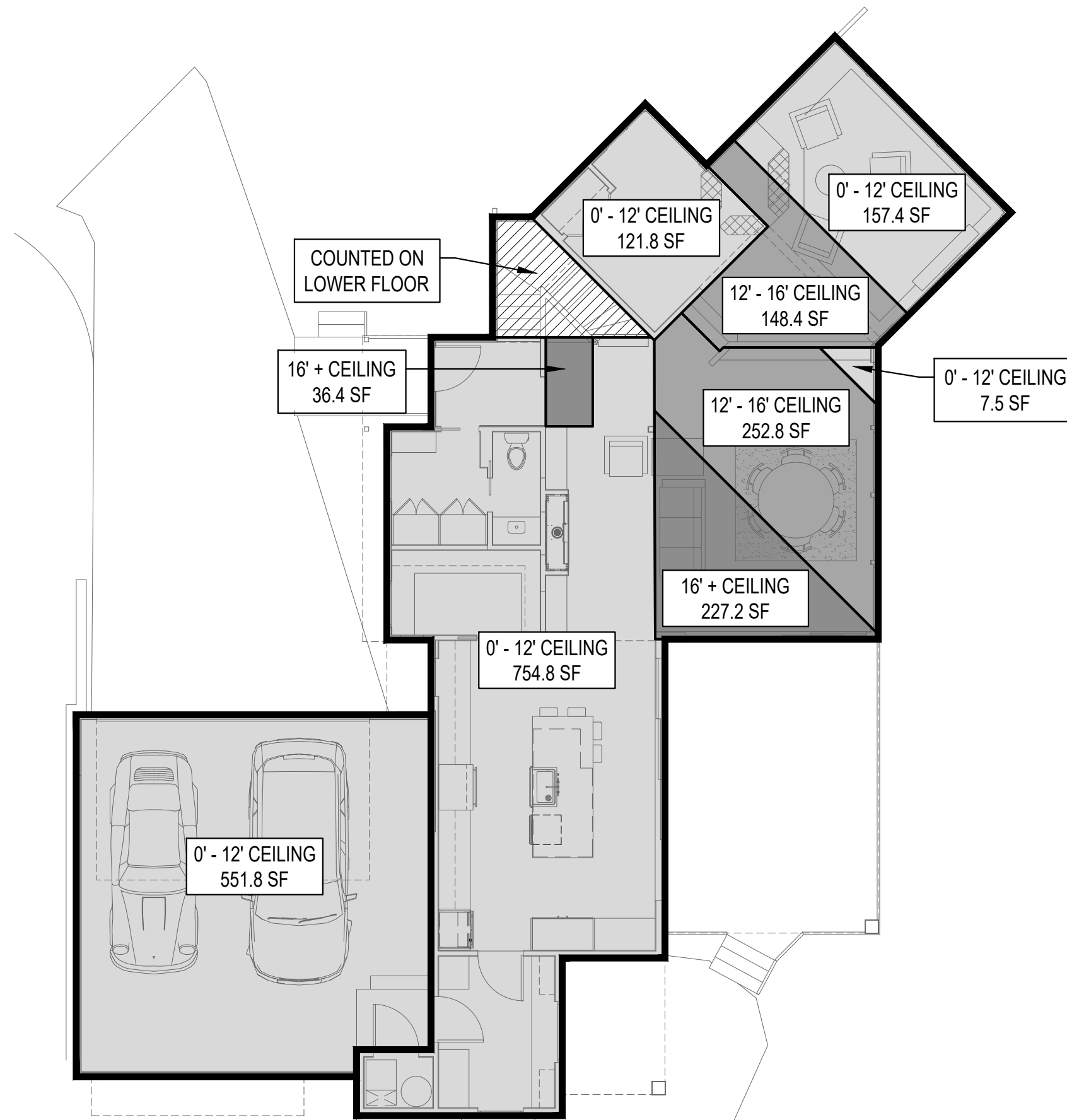
**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 PERMIT SET 3/8/2024



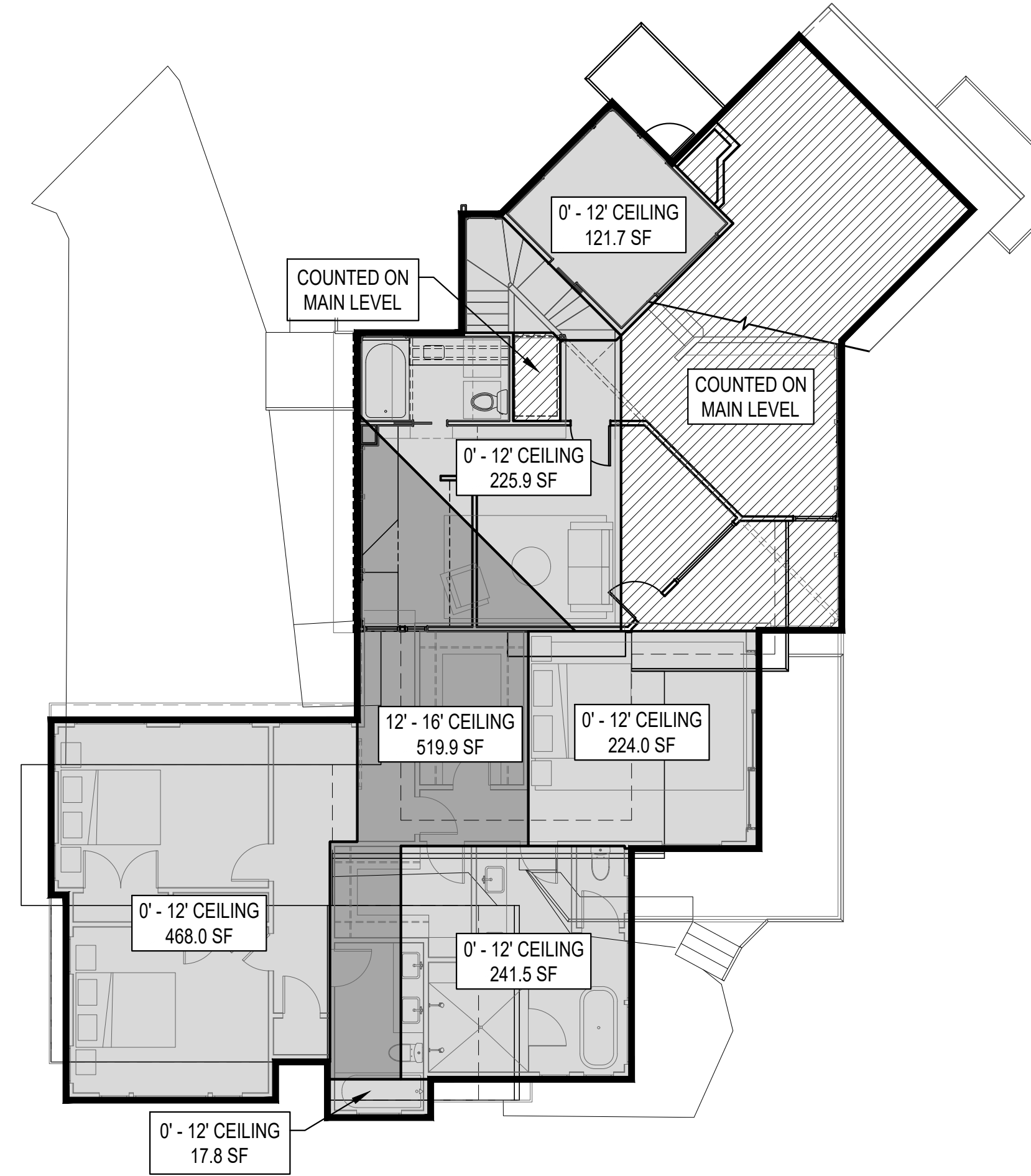
**LOWER FLOOR**

SCALE: 1/8" = 1'-0"



**MAIN FLOOR FLOOR**

SCALE: 1/8" = 1'-0"

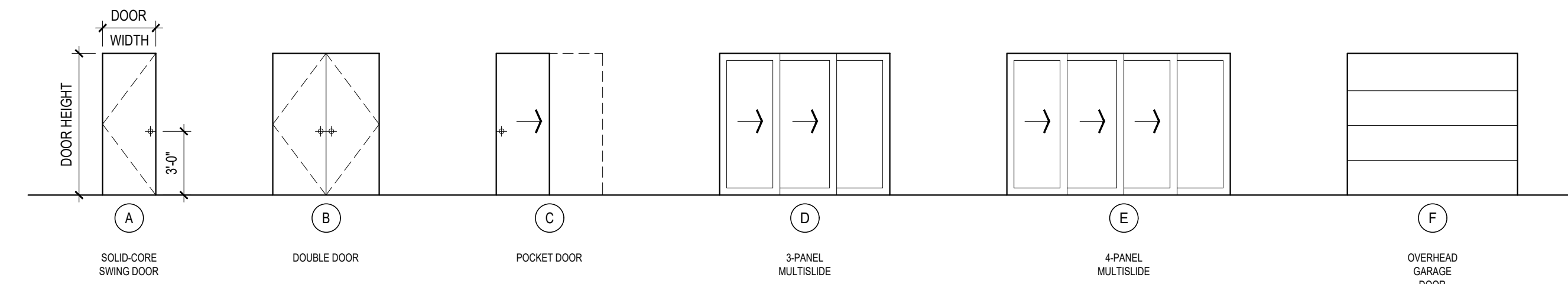


**MAIN FLOOR FLOOR**

SCALE: 1/8" = 1'-0"

PROPOSED GROSS FLOOR AREA		LOT SIZE GFA THRESHOLD = 15,495 SF = 12,000 SF OR 40% (6,198 SF) WHICHEVER IS LESS	
BASEMENT	1,050.3 SF	PROPOSED GFA	= 5,851.3 SF
MAIN FLOOR	1,041.4 SF	PROPOSED %GFA COVERAGE	= 37.7%
UPPER FLOOR	1,298.9 SF	PROPOSED GFA IS 5,851.3 SF OR 37.7%	
GARAGE	551.8 SF		
12' - 16' CEILING HEIGHT (x1.5 MULTIPLIER)	1,381.7 SF		
16'-0" + CEILING HEIGHT (x2 MULTIPLIER)	527.2 SF		
TOTAL	5,851.3 SF		

**DOOR TYPES:**



**DOOR SCHEDULE**

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS
<b>LOWER FLOOR</b>								
001	BATH 2	2'-8"	6'-8"	C	-	1-3/4"	-	VERIFY FINAL HEIGHT
002	OFFICE 1	2'-6"	6'-8"	C	-	1-3/4"	-	VERIFY FINAL HEIGHT
003	LIVING ROOM	12'-0"	7'-0"	D	Y	1-3/4"	0.28	MANUFACTURER TBD
<b>MAIN FLOOR</b>								
101	MUDROOM 2	2'-6"	7'-0"	C	-	1-3/4"	-	VERIFY FINAL HEIGHT
102	POWDER	2'-6"	7'-0"	C	-	1-3/4"	-	VERIFY FINAL HEIGHT
103	DINING ROOM	12'-0"	7'-0"	D	Y	1-3/4"	0.28	MANUFACTURER TBD
104	PANTRY	2'-6"	7'-0"	C	-	1-3/4"	-	-
105	KITCHEN	16'-0"	7'-0"	E	Y	1-3/4"	0.28	MANUFACTURER TBD
106	MUDROOM 1	3'-0"	7'-0"	A	-	1-3/4"	-	-
107	MUDROOM 1	3'-0"	7'-0"	A	-	1-3/4"	-	20 MIN FIRE DOOR
108	GARAGE	3'-0"	7'-0"	A	-	1-3/4"	-	-
109	GARAGE	18'-0"	8'-0"	F	-	1-3/4"	-	-
<b>UPPER FLOOR</b>								
201	PRIMARY BEDROOM	2'-6"	7'-0"	A	-	1-3/4"	-	-
202	W.I.C. 1	2'-6"	7'-0"	A	-	1-3/4"	-	-
203	PRIMARY BEDROOM	12'-0"	7'-0"	D	Y	1-3/4"	0.28	MANUFACTURER TBD
204	PRIMARY BATHROOM	2'-6"	7'-0"	A	-	1-3/4"	-	-
205	TOILET ROOM	2'-6"	7'-0"	A	-	1-3/4"	-	-
206	W.I.C. 2	2'-6"	7'-0"	A	-	1-3/4"	-	-
207	KIDS BATH	2'-6"	7'-0"	A	-	1-3/4"	-	-
208	LINEN	2'-6"	7'-0"	A	-	1-3/4"	-	-
209	BED 3	2'-6"	7'-0"	A	-	1-3/4"	-	-
210	BED 3	2'-6" PR	7'-0"	B	-	1-3/4"	-	-
211	BED 2	2'-6" PR	7'-0"	B	-	1-3/4"	-	-
212	BED 2	2'-6"	7'-0"	A	-	1-3/4"	-	-

REVISIONS:

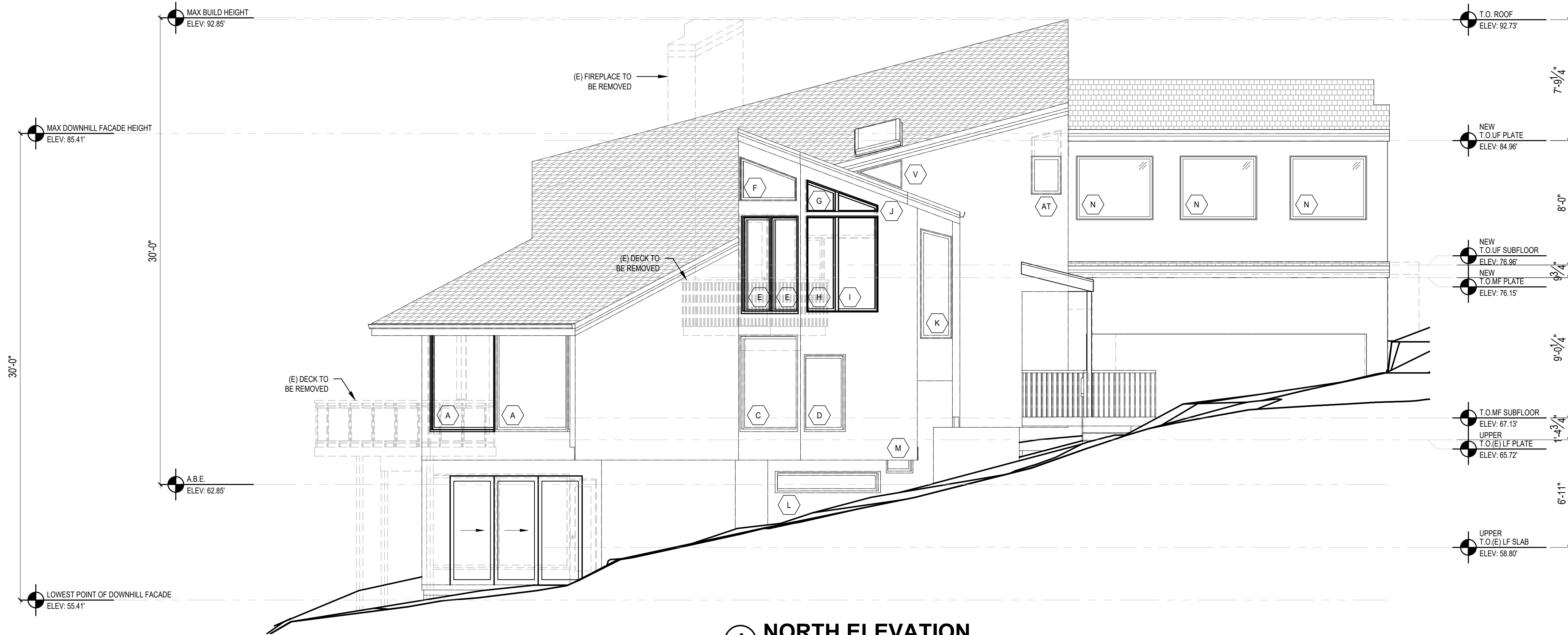
1		
2		
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PLOT DATE: 3/8/2024  
DRAWN BY: JM  
CHECKED BY: BJS

SHEET  
**A2.4**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
PERMIT SET 3/8/2024





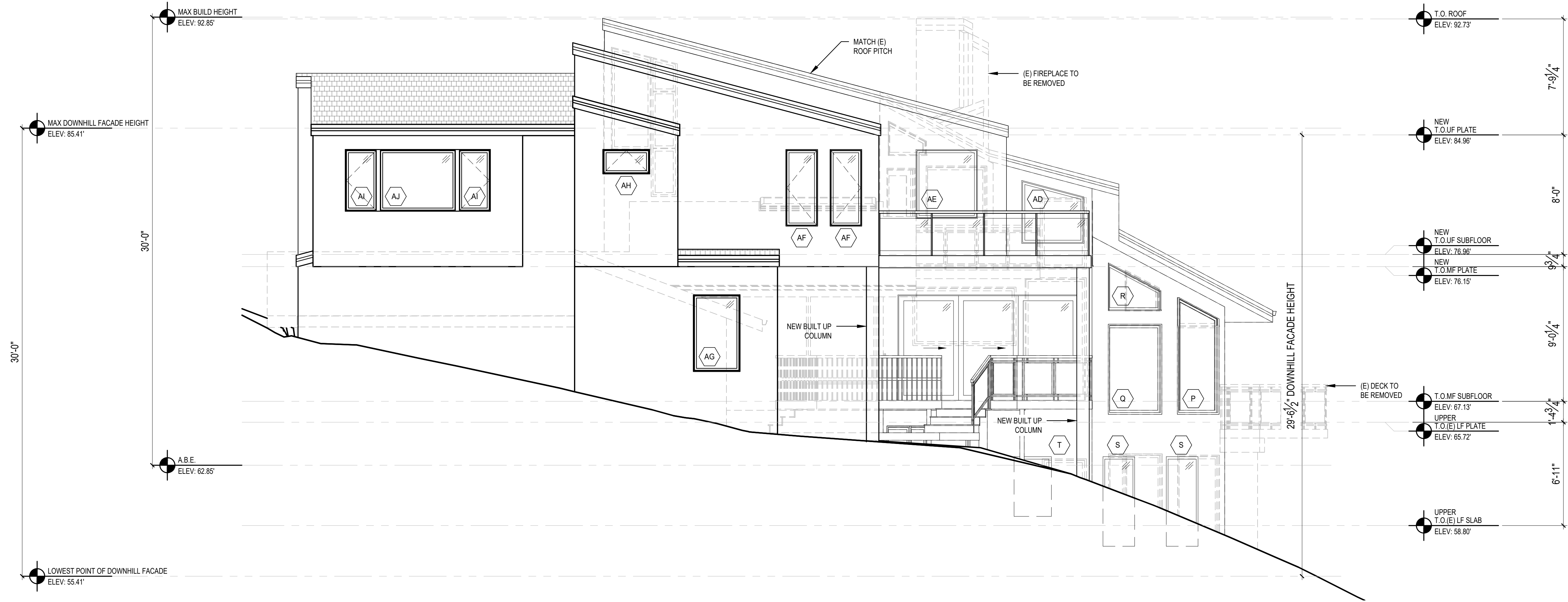
**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'



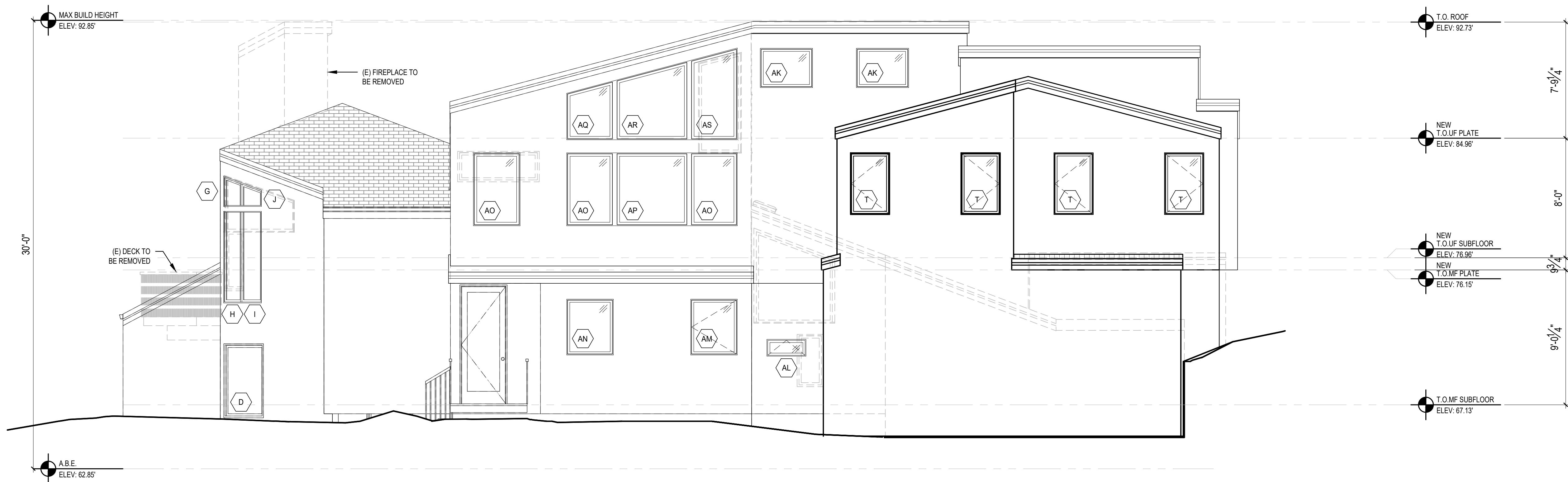
**2 EAST ELEVATION**  
SCALE: 1/4" = 1'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
PERMIT SET 3/8/2024

REVISIONS:	PLOT DATE:	DRAWN BY:	CHECKED BY:
	3/8/2024	JM	BJS



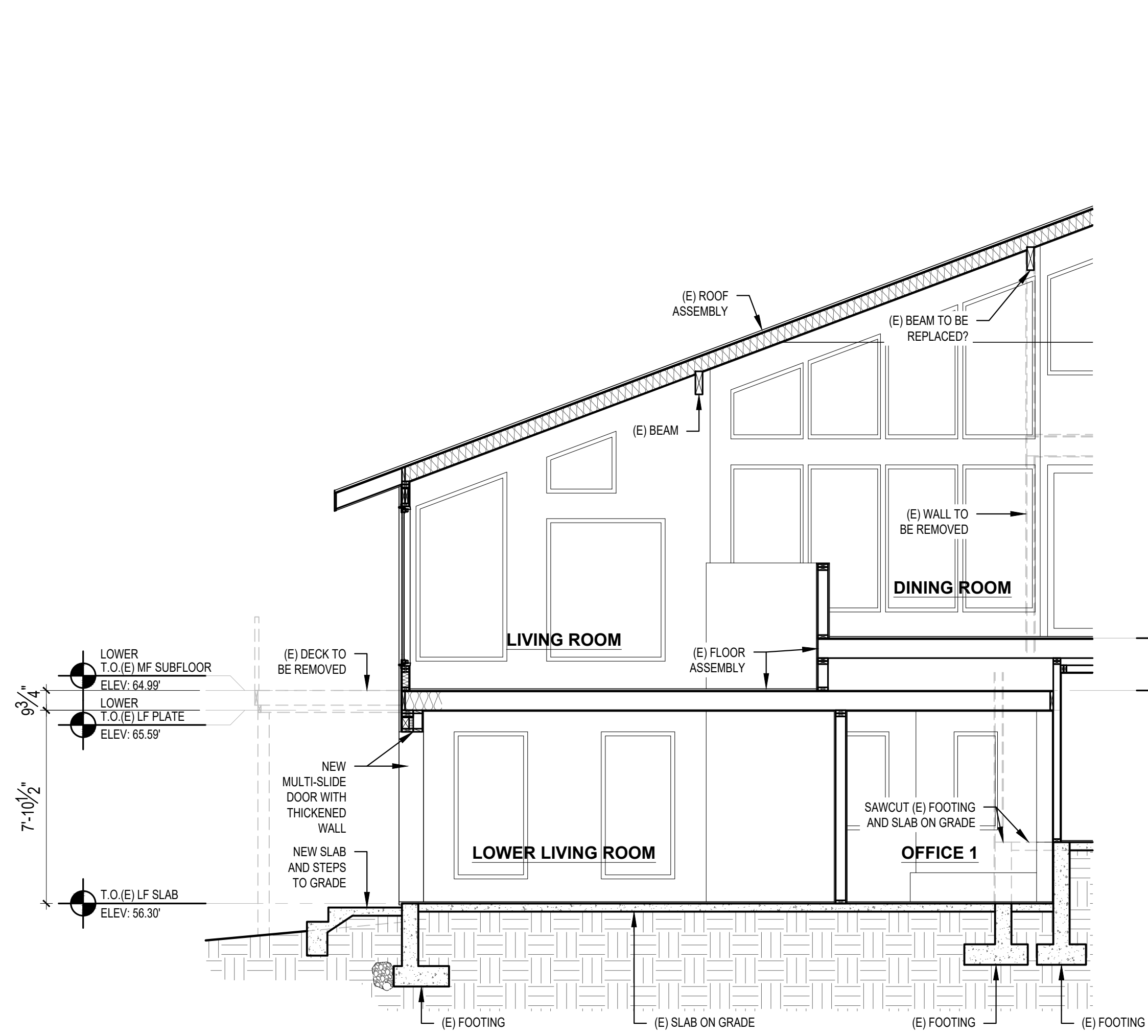
**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'



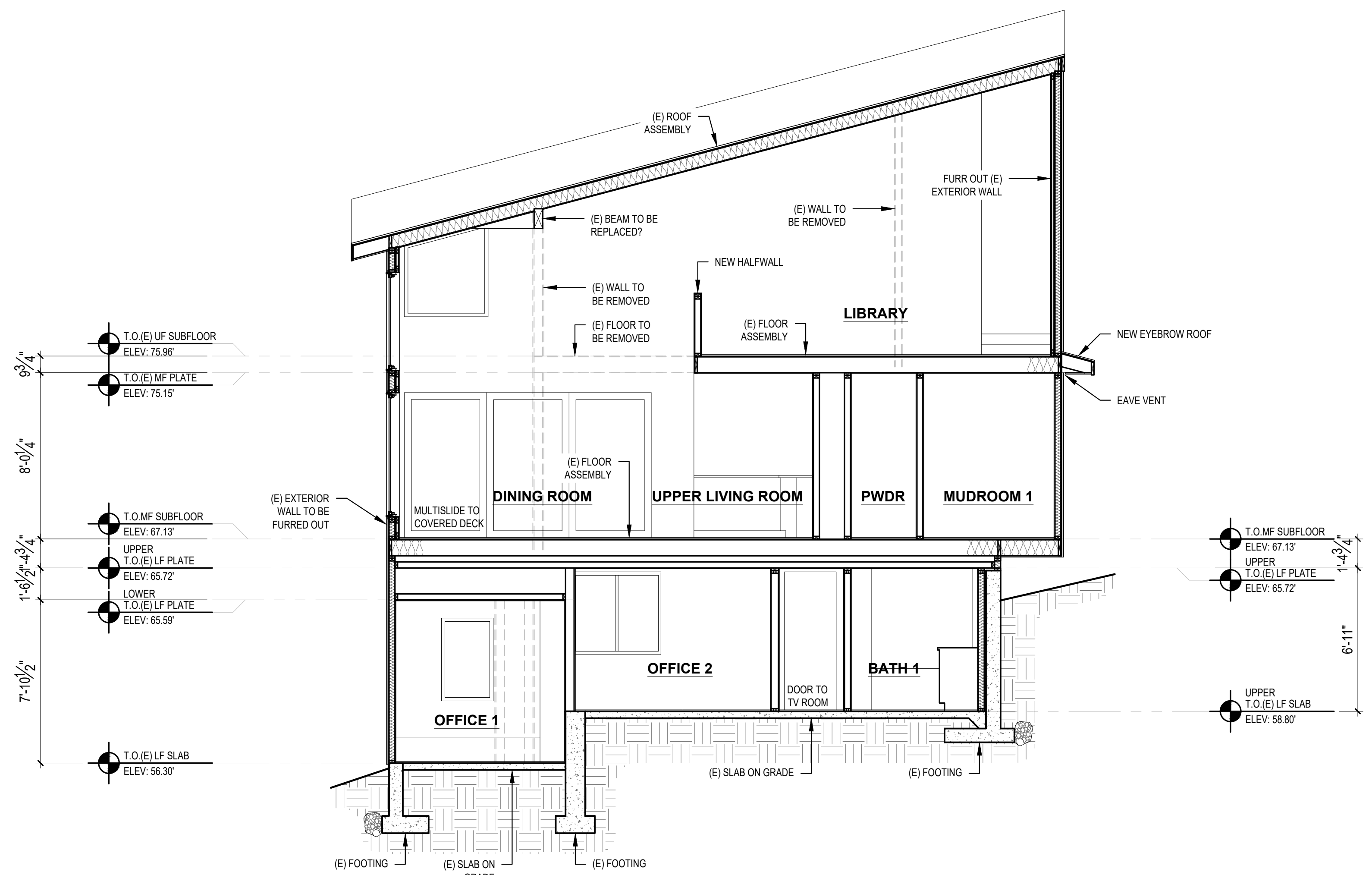
**4 WEST ELEVATION**  
SCALE: 1/4" = 1'

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
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5		

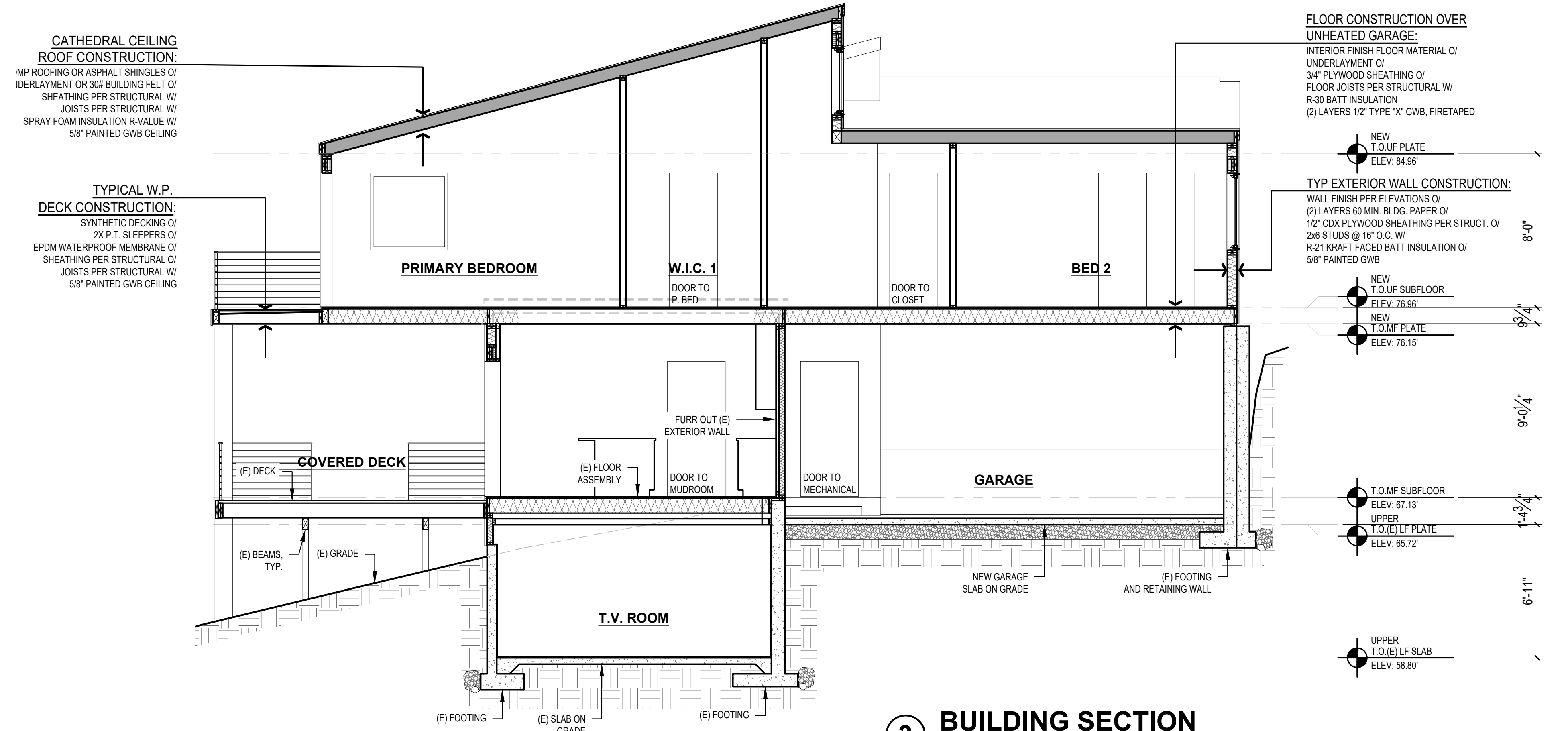
PLOT DATE: 3/8/2024  
DRAWN BY: JM  
CHECKED BY: BJS



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



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

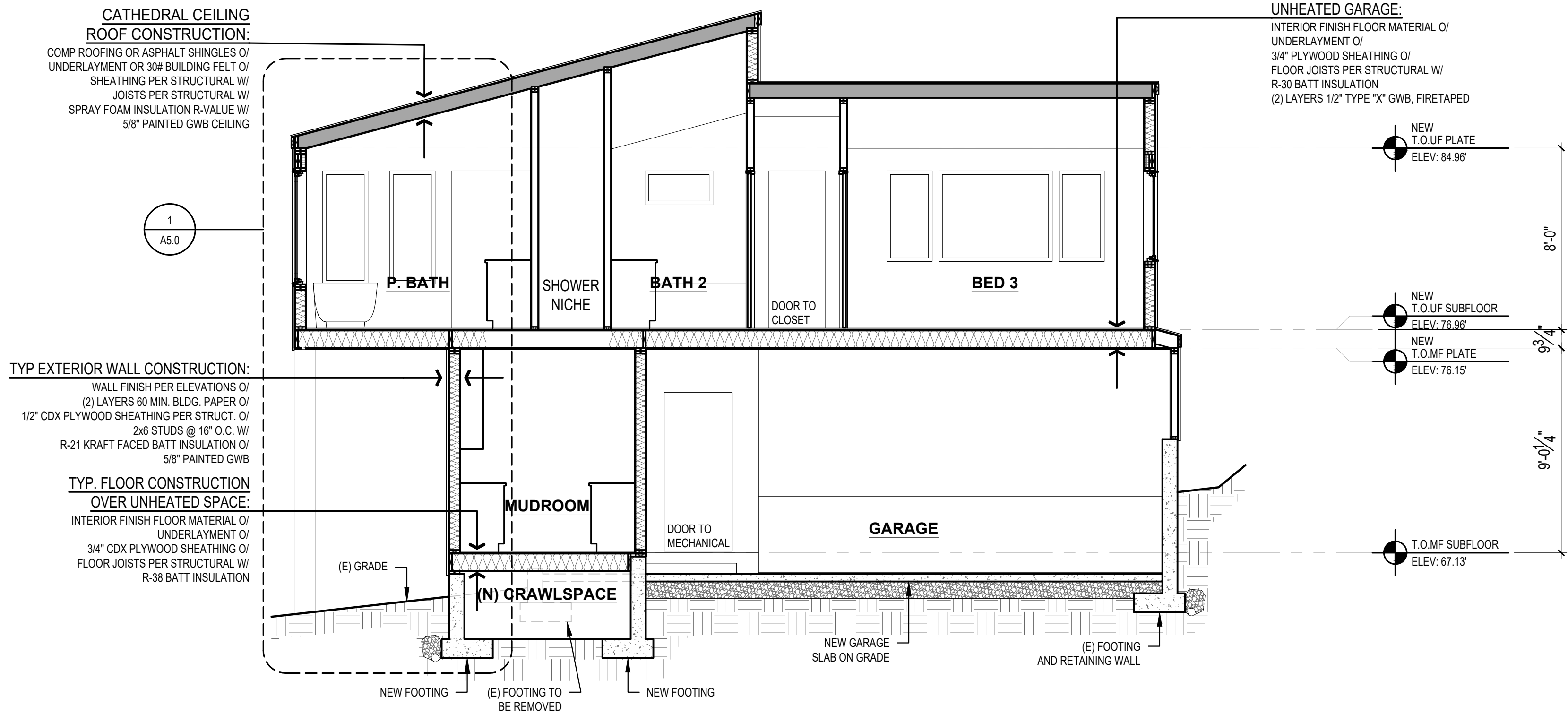


**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

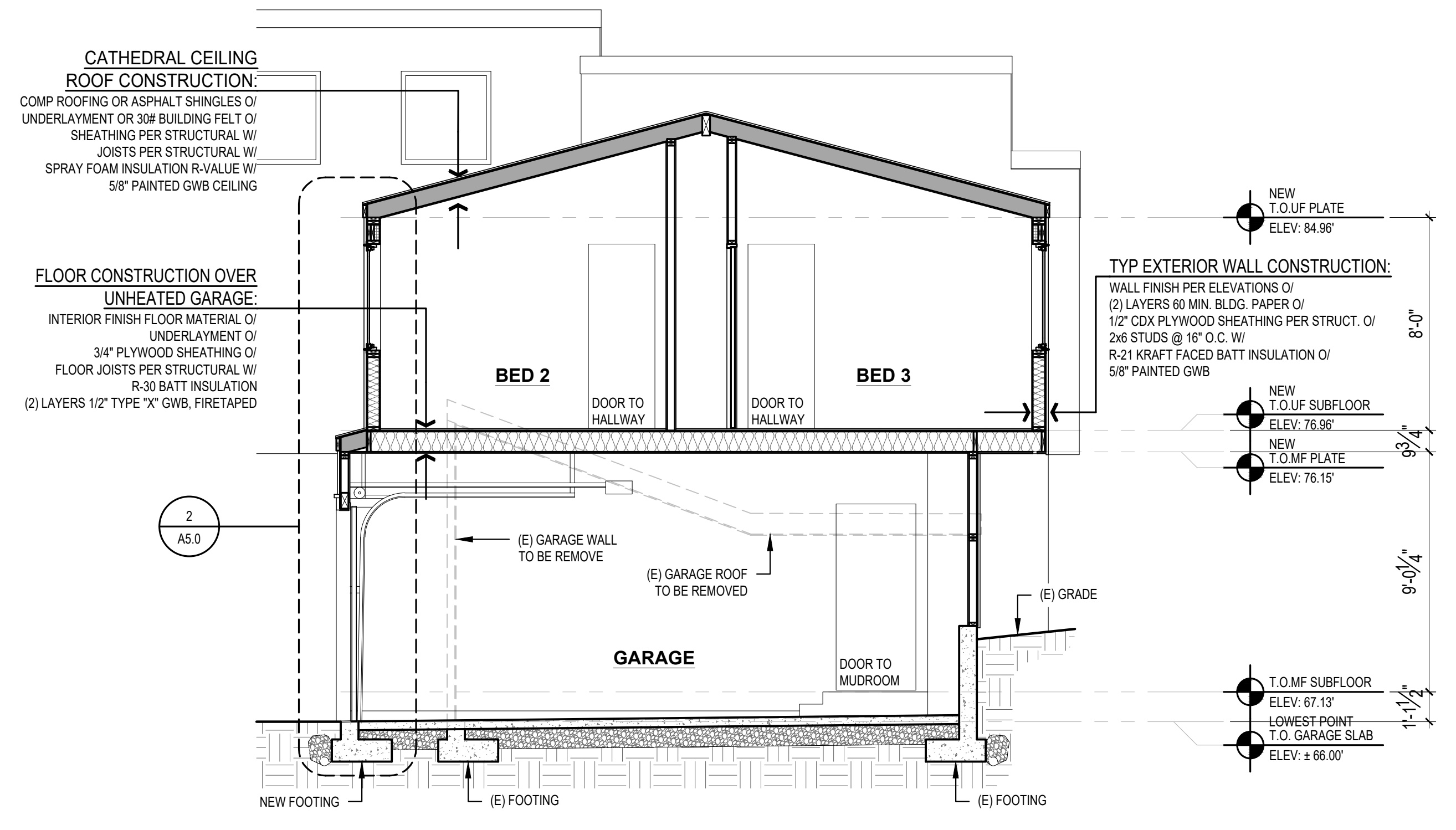
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
PERMIT SET 3/8/2024

REVISIONS:

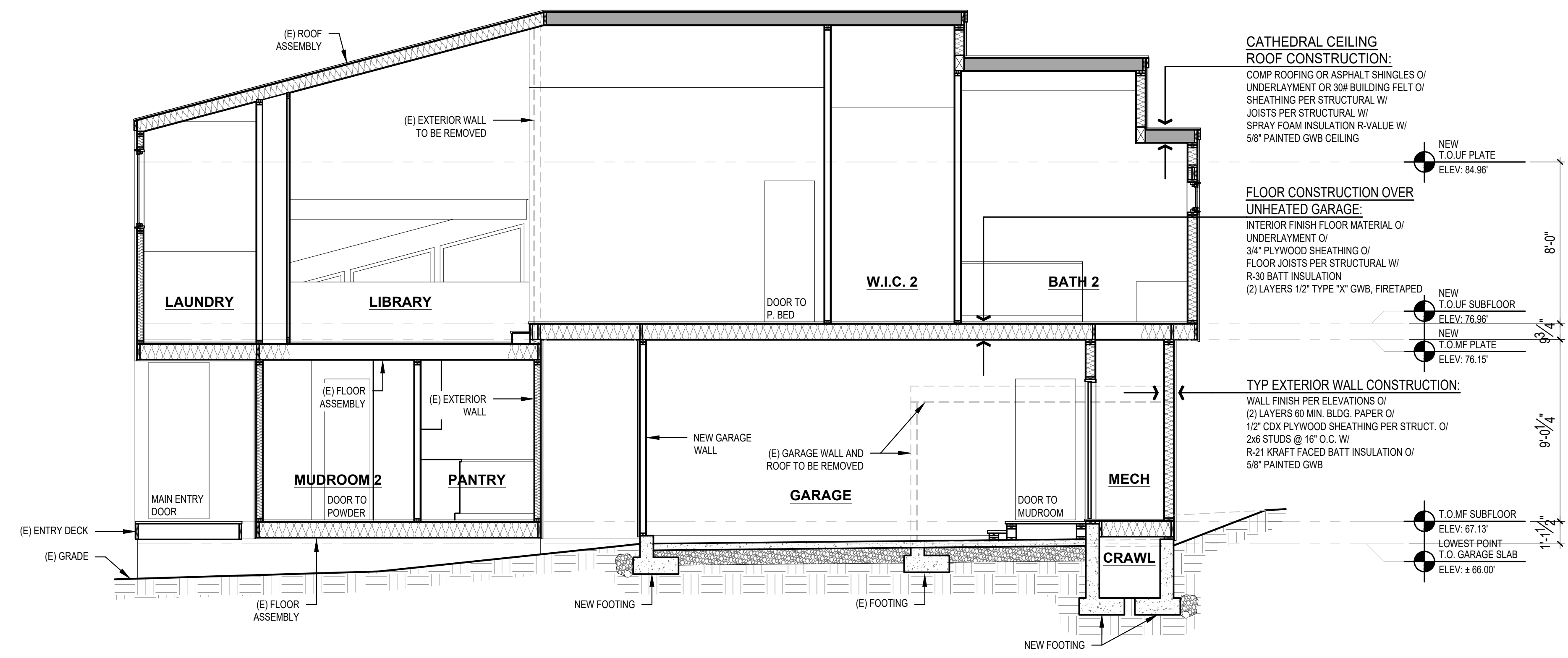

PLOT DATE: 3/8/2024  
DRAWN BY: JM  
CHECKED BY: BJS



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



**5 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

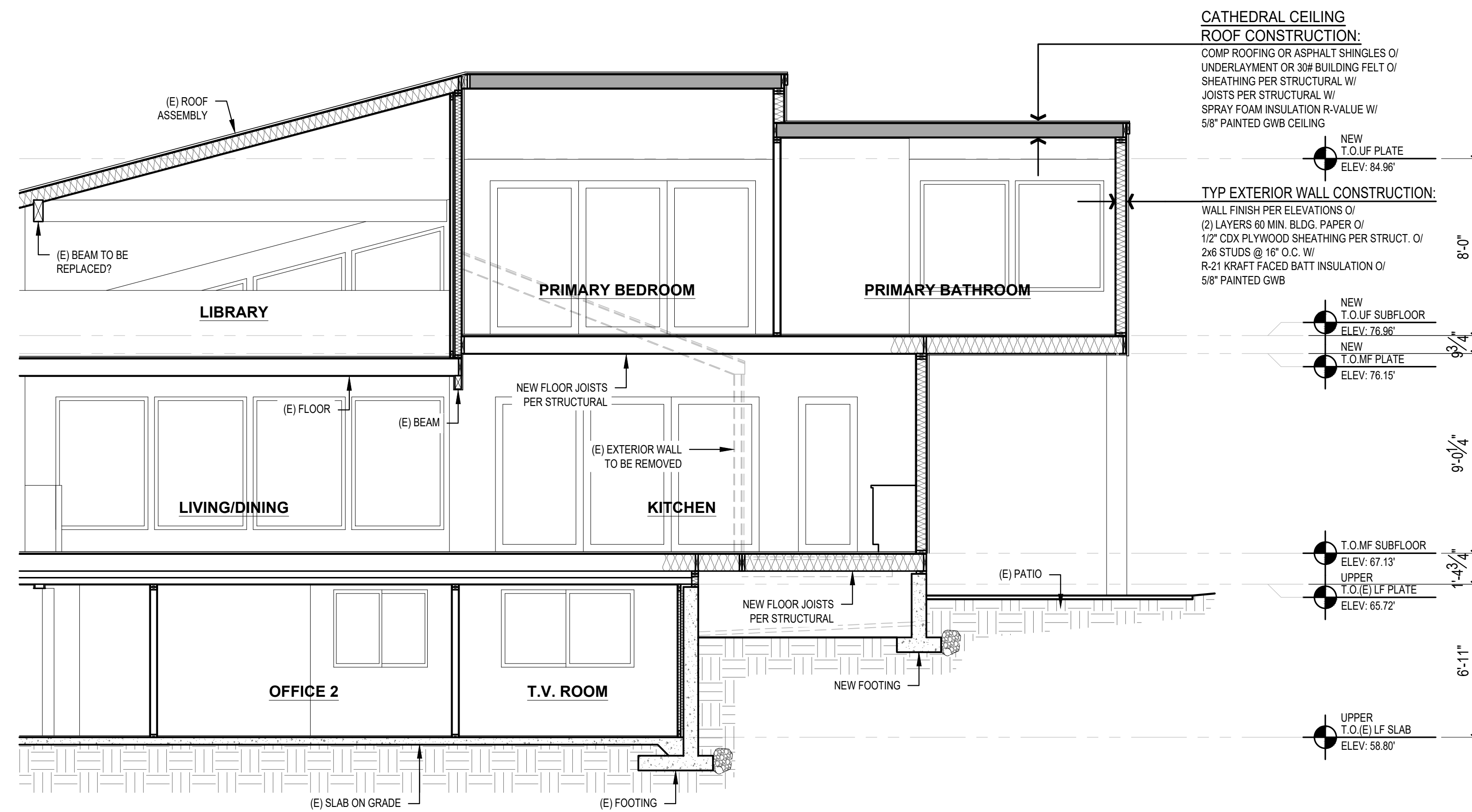


**6 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

REVISIONS:

1	
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PLOT DATE: 3/8/2024  
 DRAWN BY: JM  
 CHECKED BY: BJS



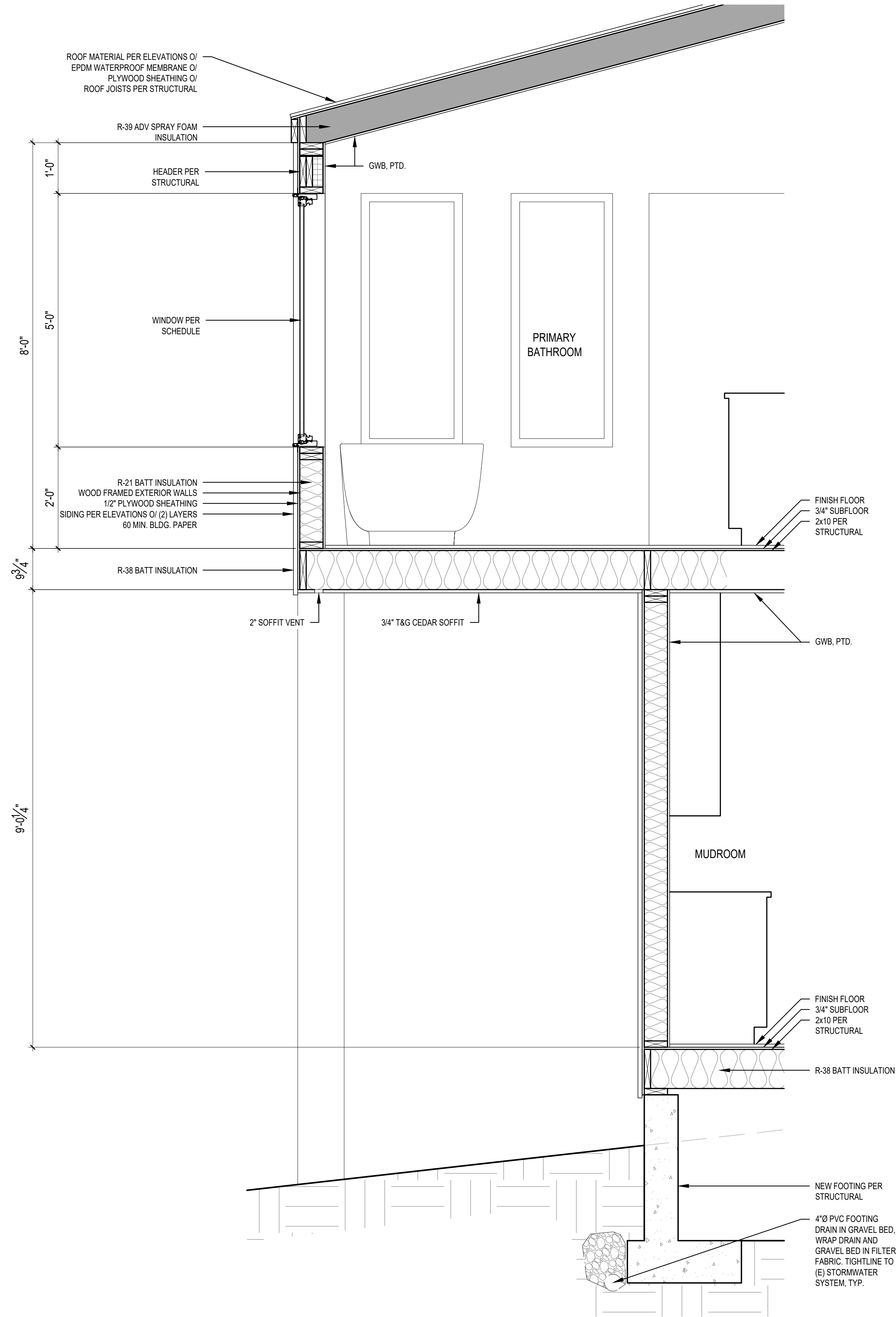
**7 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE

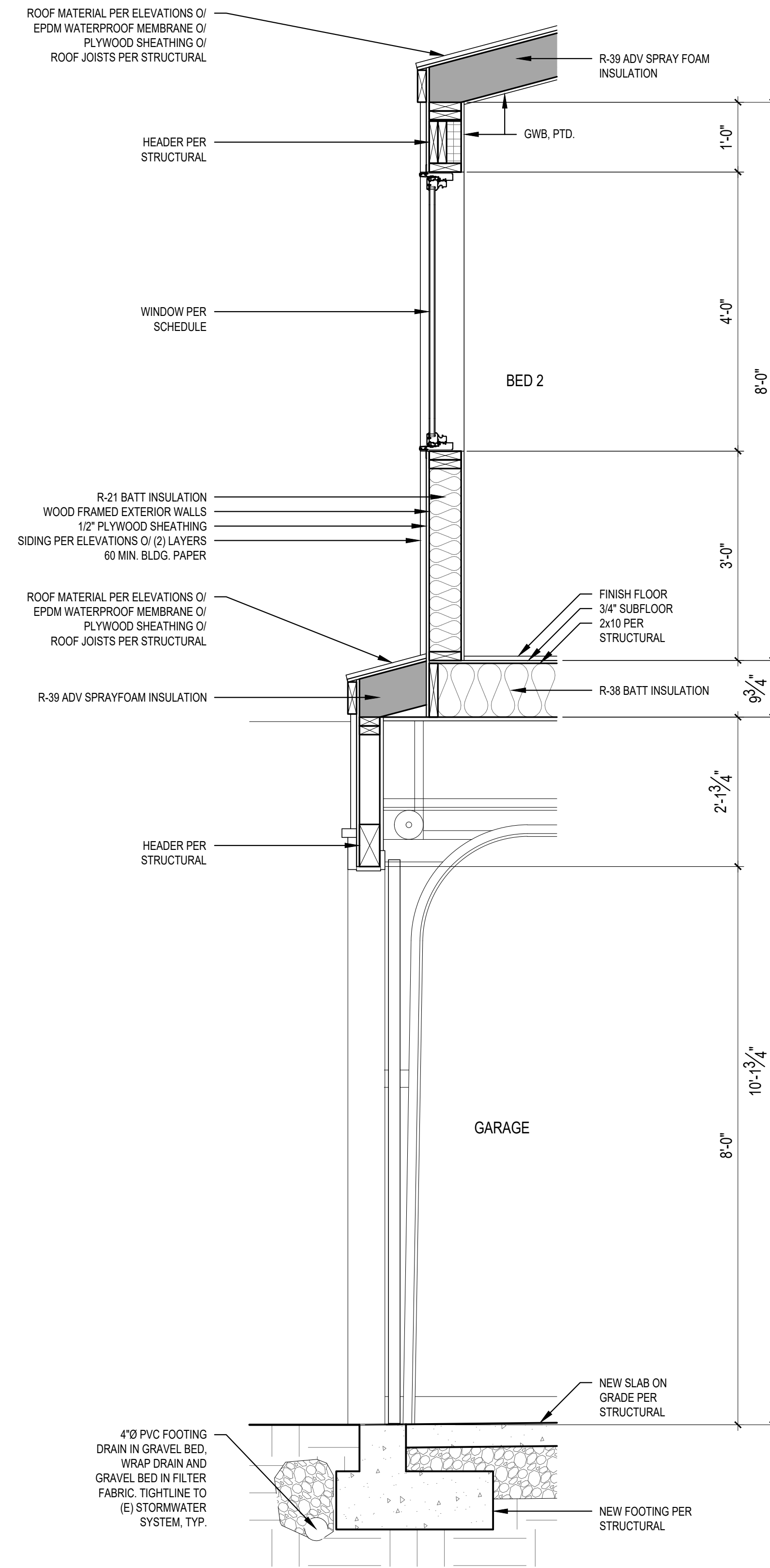
PLOT DATE: 3/8/2024  
 DRAWN BY: JM  
 CHECKED BY: BJS

SHEET  
**A4.2**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 PERMIT SET 3/8/2024

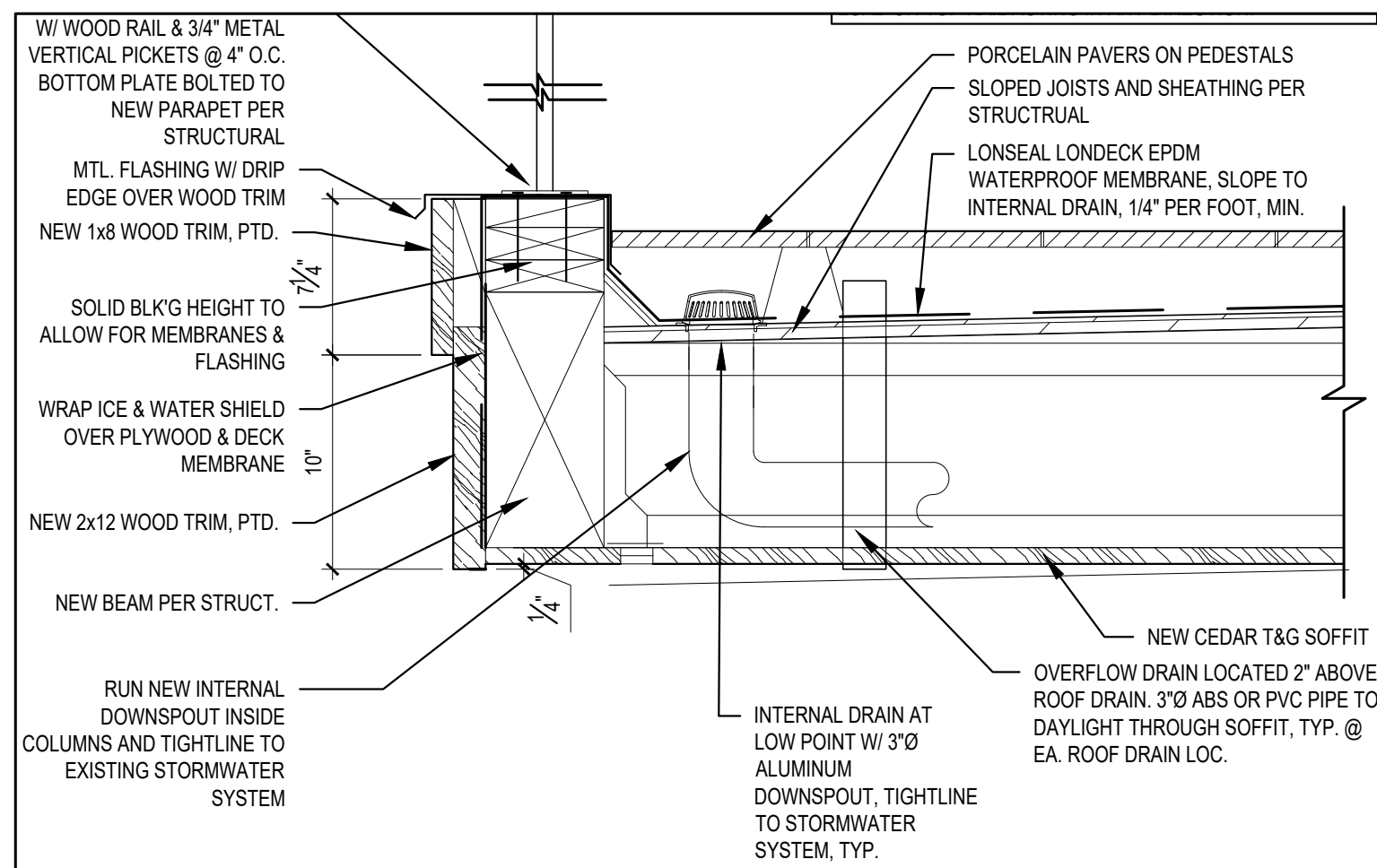


**1 WALL SECTION**  
SCALE: 3/4" = 1'-0"

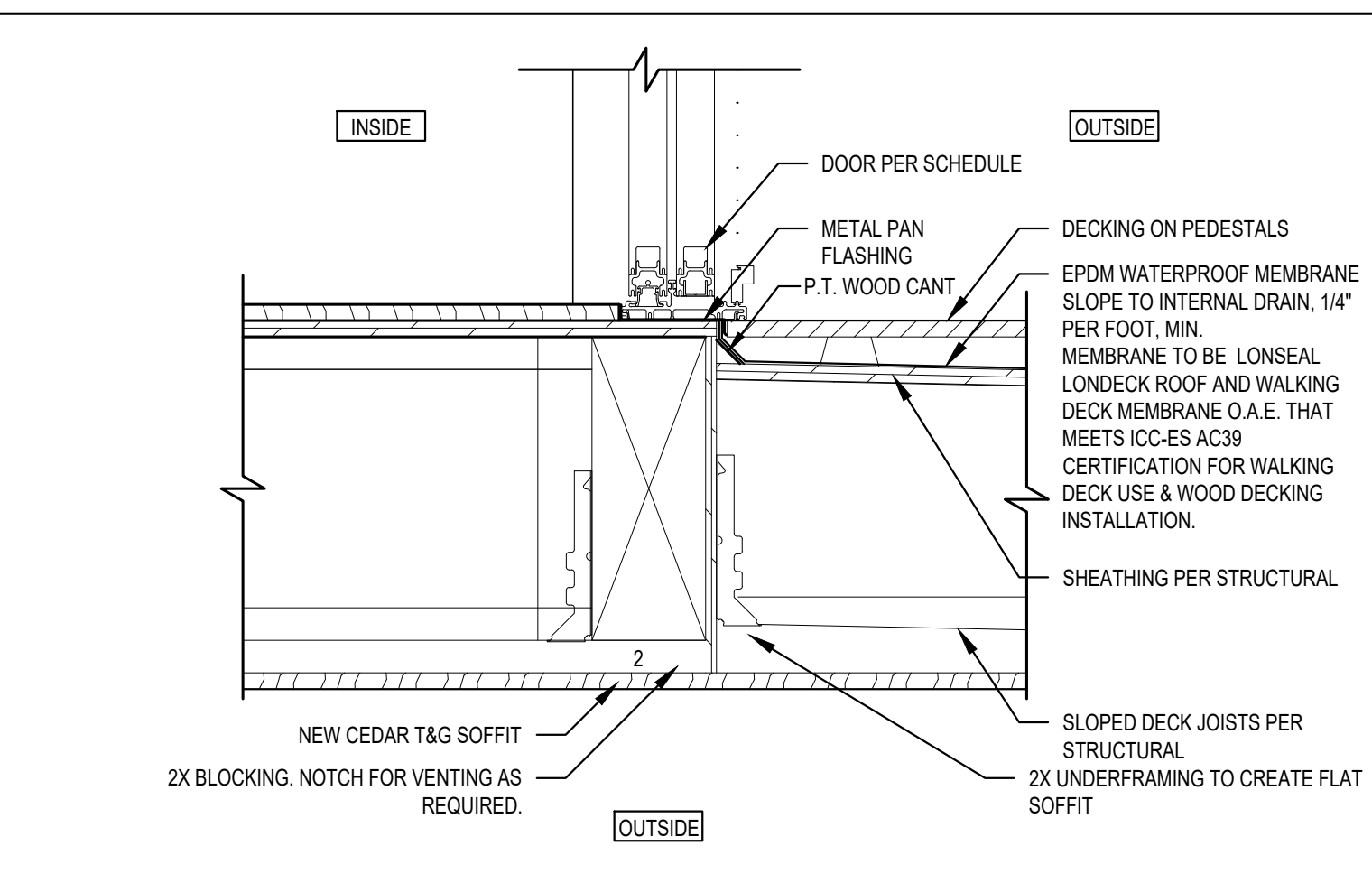


**2 WALL SECTION**  
SCALE: 3/4" = 1'-0"

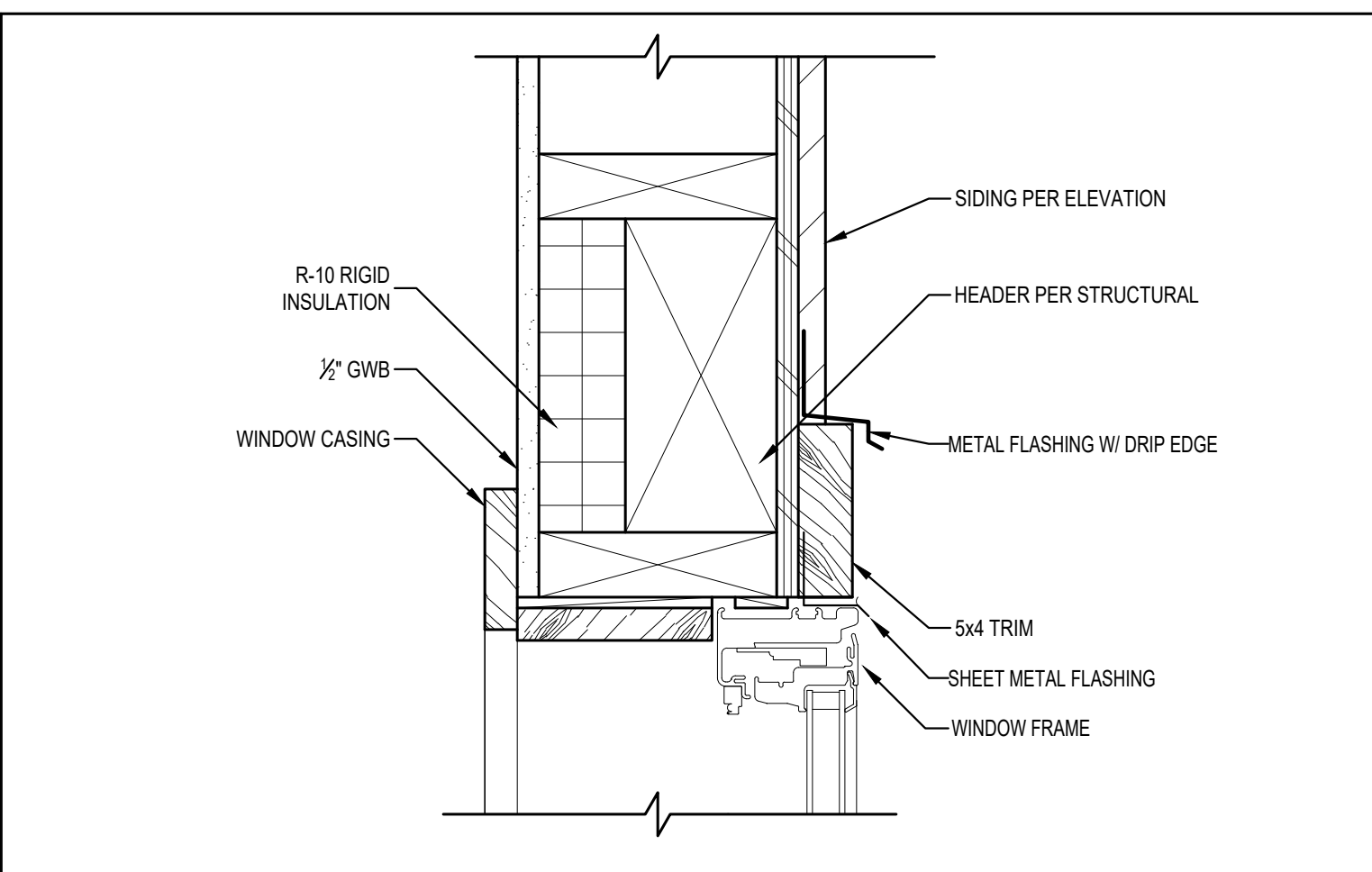
REVISIONS:	
PLOT DATE:	3/8/2024
DRAWN BY:	JM
CHECKED BY:	BJS



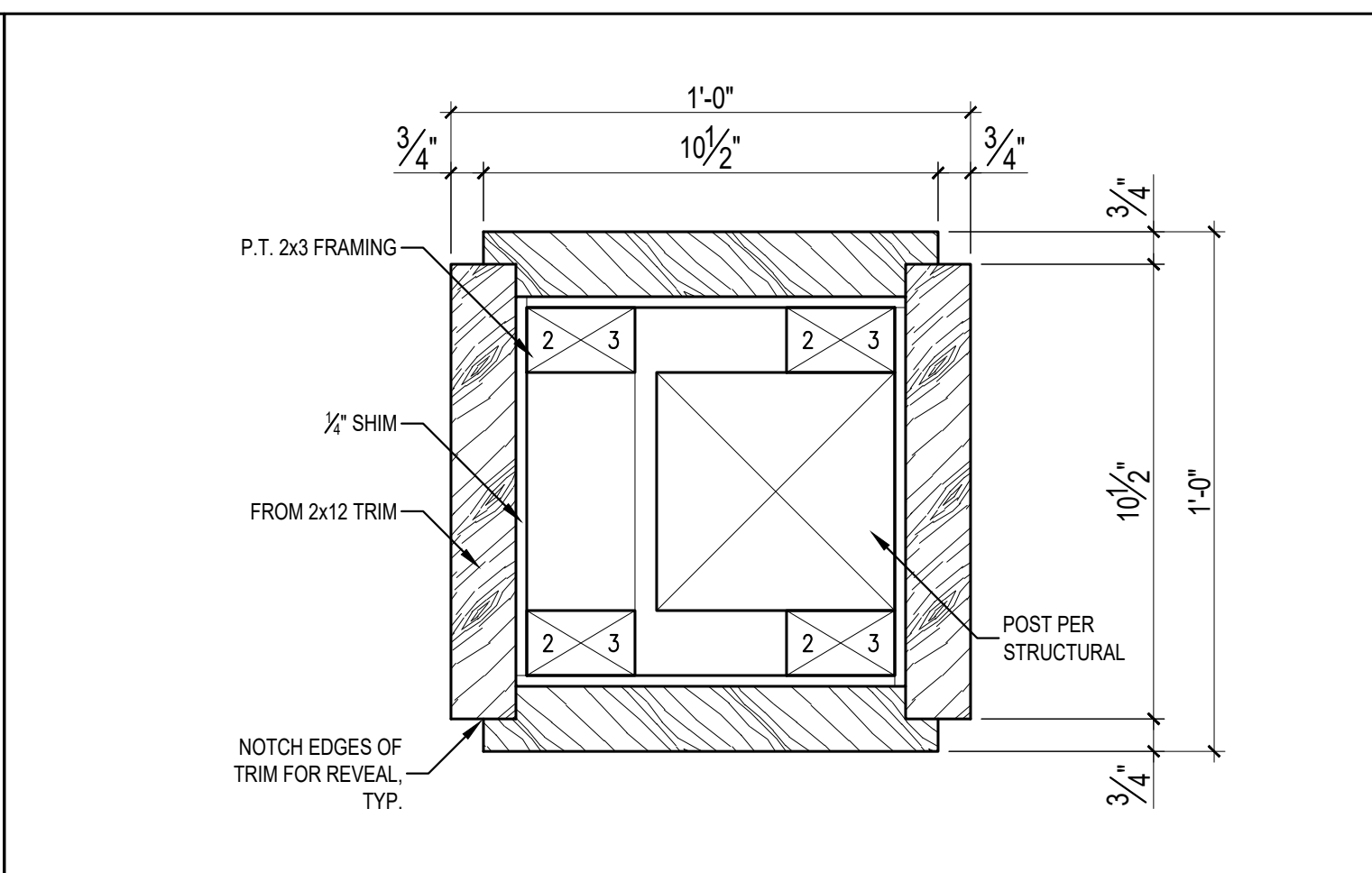
**1 DECK RAILING ATTACHMENT & DRAIN**  
SCALE: 1-1/2" = 1'-0"



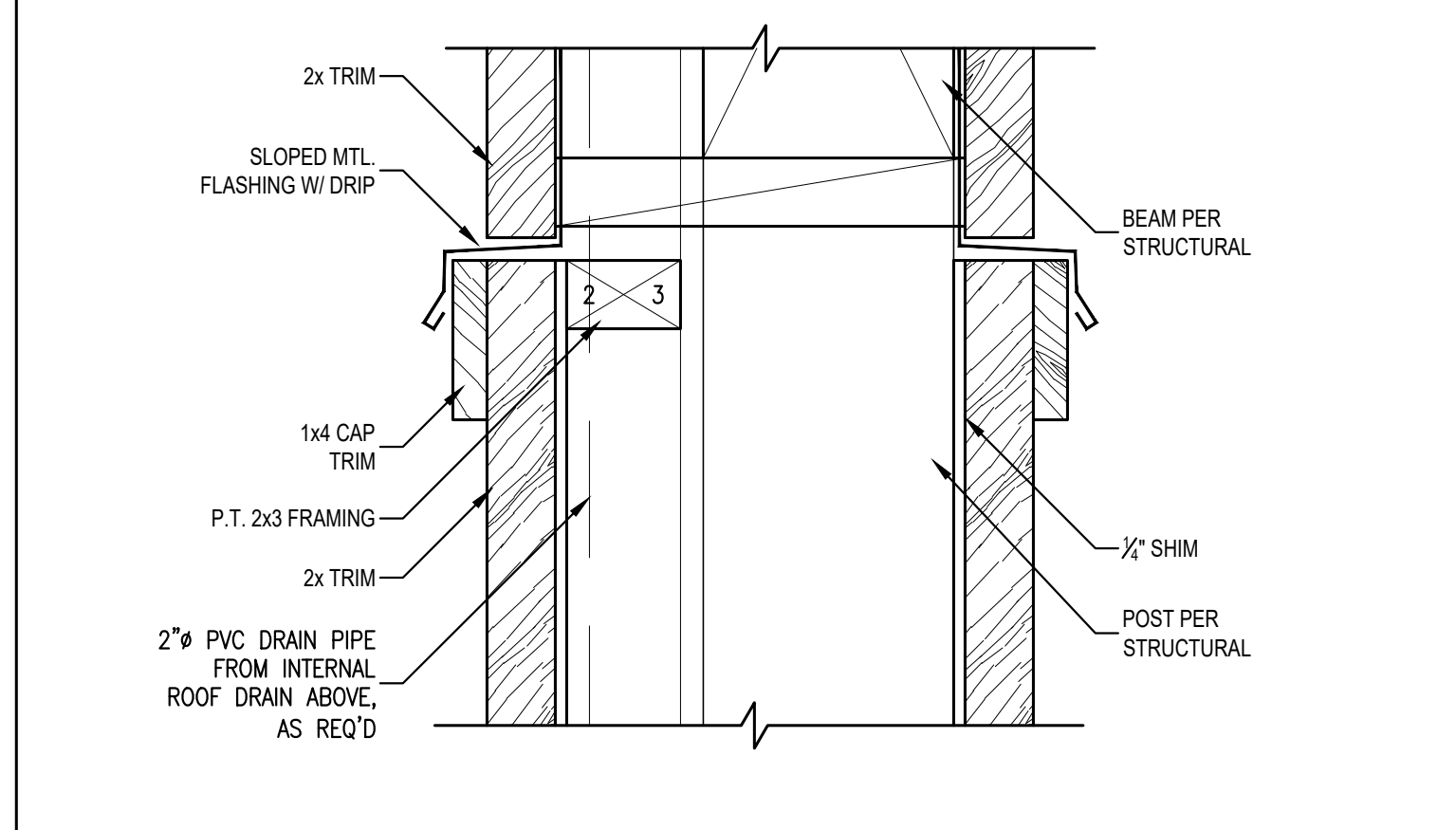
**2 TYP. UPPER DECK DETAIL AT DOOR**  
SCALE: 1 1/2" = 1'-0"



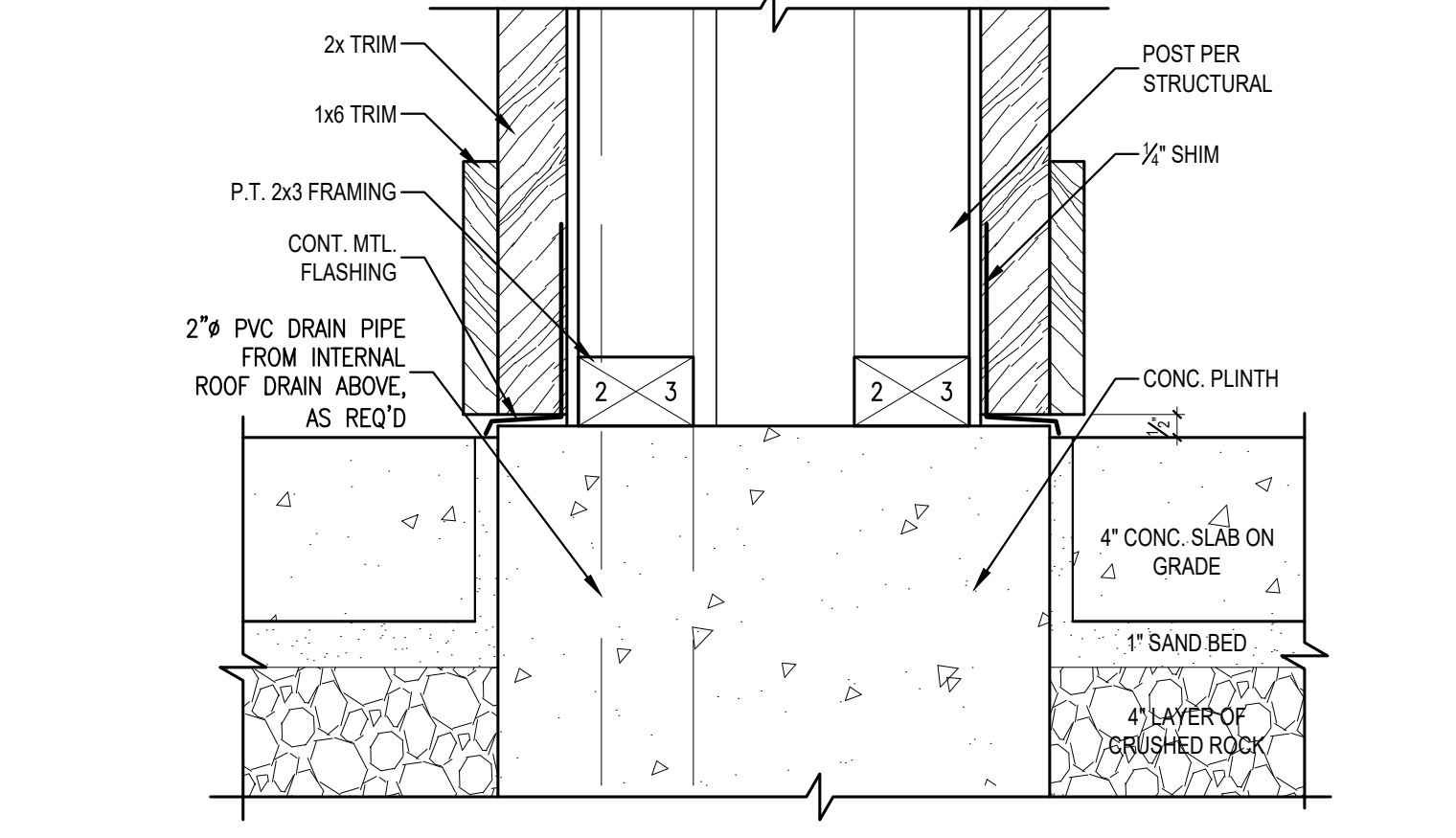
**3 TYPICAL WINDOW HEAD DETAIL**  
SCALE: 3" = 1'-0"



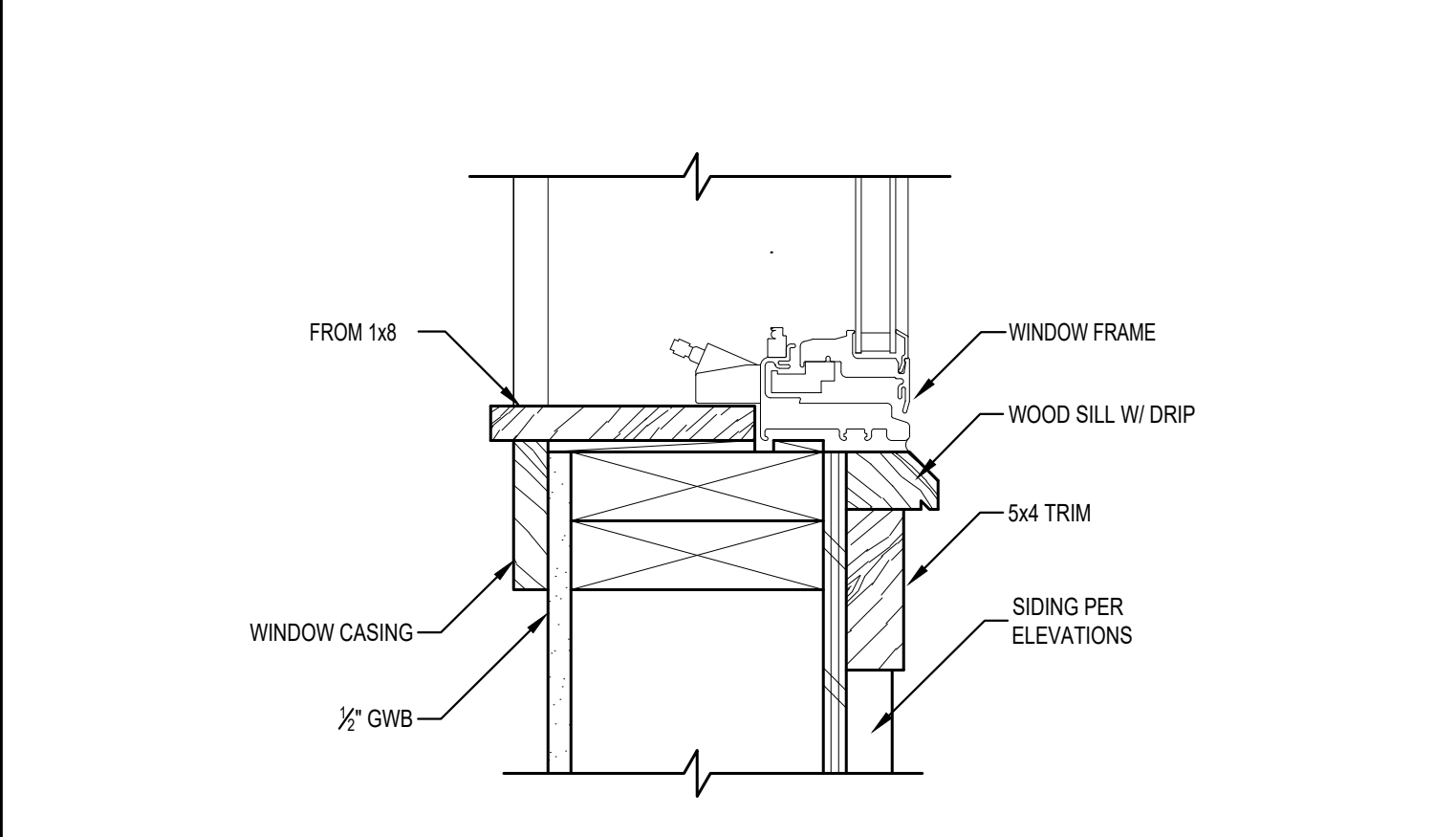
**5 TYP. COLUMN PLAN DETAIL**  
SCALE: 3" = 1'-0"



**6 TYP. COLUMN CAP SECTION DETAIL**  
SCALE: 3" = 1'-0"



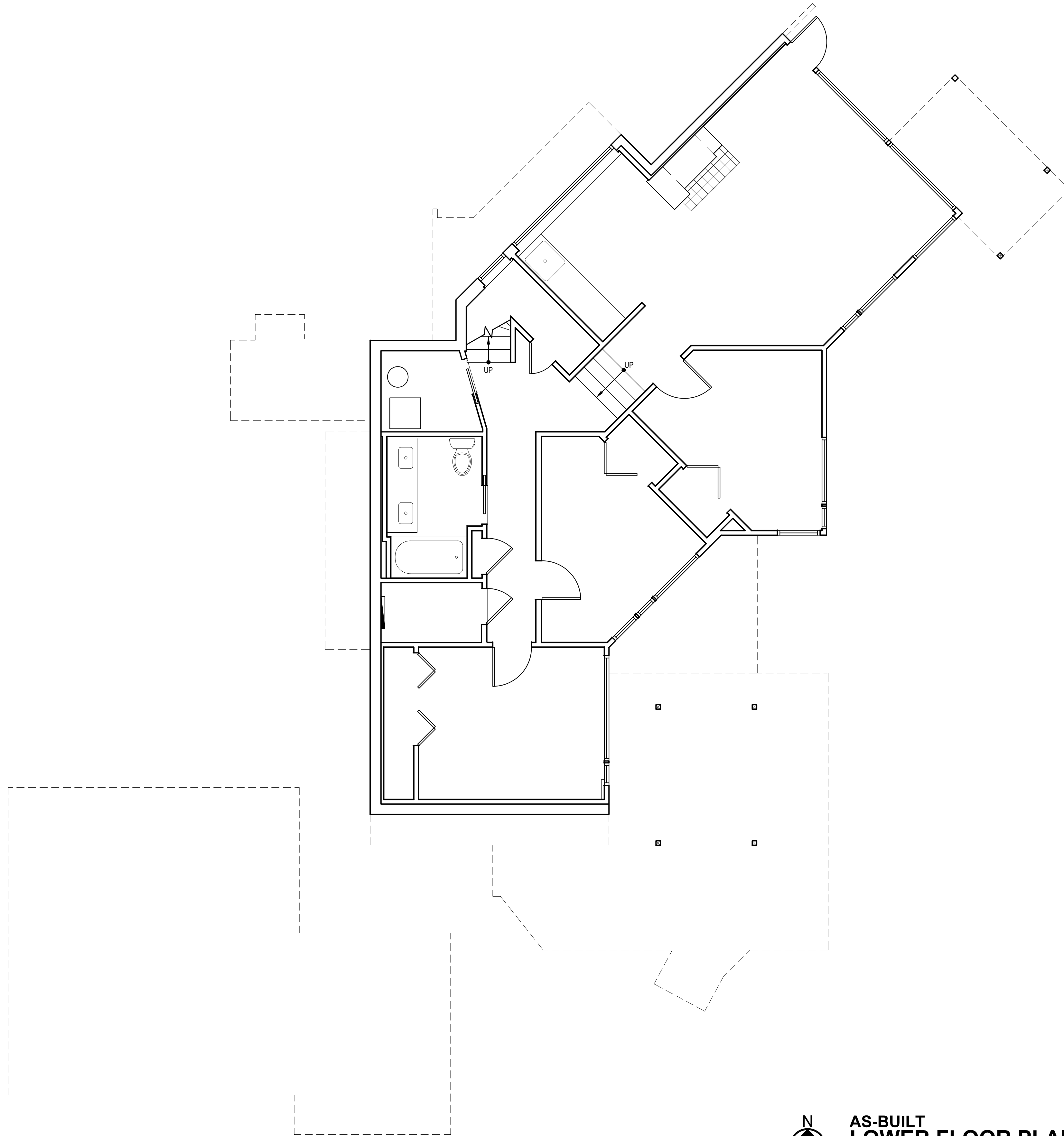
**7 COLUMN BASE DTL. WITH CONC. PLINTH**  
SCALE: 3" = 1'-0"



**4 TYPICAL WINDOW SILL DETAIL**  
SCALE: 3" = 1'-0"

REVISIONS:


PLOT DATE: 3/8/2024  
DRAWN BY: JM  
CHECKED BY: BJS



**AS-BUILT  
LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:

PLOT DATE: 3/8/2024

DRAWN BY: JM

CHECKED BY: BJS

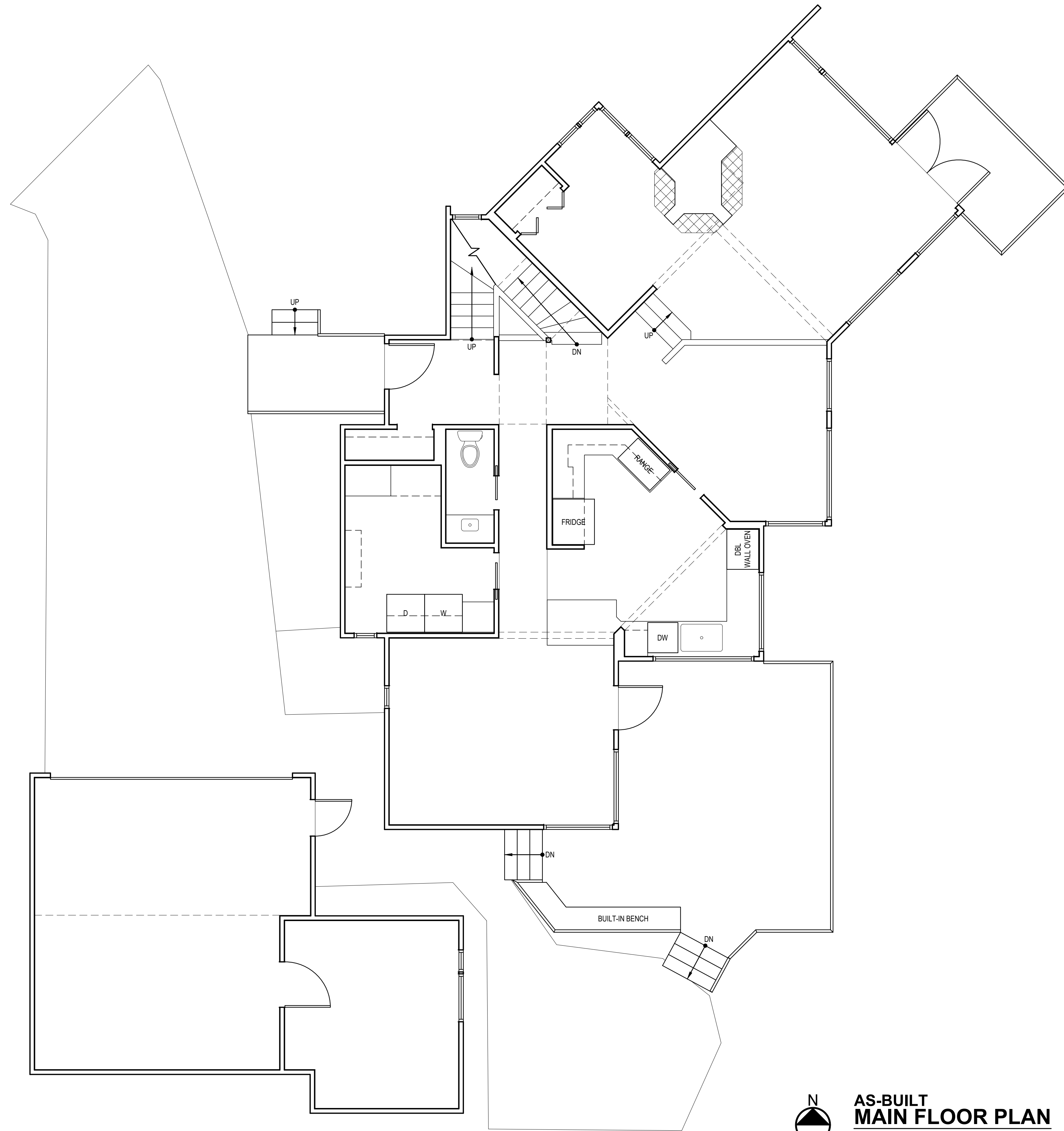
SHEET

**AB1**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 3/8/2024





**AS-BUILT  
MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:


PLOT DATE: 3/8/2024  
DRAWN BY: JM  
CHECKED BY: BJS

SHEET  
**AB2**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 3/8/2024



**AS-BUILT  
UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:


PLOT DATE: 3/8/2024

DRAWN BY: JM

CHECKED BY: BJS

SHEET

**AB3**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 3/8/2024



**AS-BUILT  
ROOF PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:


PLOT DATE: 3/8/2024

DRAWN BY: JM

CHECKED BY: BJS

SHEET

**AB4**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 3/8/2024



# GENERAL STRUCTURAL NOTES

## DESIGN CRITERIA

CODE: 2018 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY.

ROOF .....25 PSF SNOW (GROUND)

## FLOORS

RESIDENTIAL.....40 PSF

BALCONY/DECK.....60 PSF

BASIC WIND SPEED .....100 MPH, EXPOSURE C, K<sub>z</sub> = 1.0

## SEISMIC

MAPPED SPECTRAL ACCELERATION, S<sub>s</sub>..... 1.44

MAPPED SPECTRAL ACCELERATION, S<sub>1</sub>..... 0.5

SOIL SITE CLASS.....D

## GENERAL CONDITIONS

- THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
- NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
- DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

## FOUNDATION

- FOUNDATION DESIGN PARAMETERS PER GEOTECH REPORT FROM GEOTECH CONSULTANTS INC, DATED FEB. 13, 2024  
FOOTING BEARING PRESSURE: 2000 PSF (COMPETENT NATIVE SOIL)

INSIDE PILE DIAMETER	FINAL DRIVING RATE (850-pound hammer)	FINAL DRIVING RATE (1,100-pound hammer)	FINAL DRIVING RATE (2,000-pound hammer)	ALLOWABLE COMPRESSIVE CAPACITY
3 inches	10 sec/inch	6 sec/inch	2 sec/inch	6 tons
4 inches	16 sec/inch	10 sec/inch	4 sec/inch	10 tons

### LATERAL EARTH PRESSURE:

ACTIVE: 35 PCF (FREE) 10H (RESTRAINED)

PASSIVE: 350 PCF

COEFFICIENT OF BASE FRICTION: 0.5

- SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
- ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

## CONCRETE

- REFERENCE STANDARDS: ACI-301, ACI-318, IBC.  
MINIMUM CONCRETE STRENGTH (28 DAYS):  
FOOTINGS AND STEM WALLS.....2,500 PSI - 5 SACK MIX  
BASEMENT FOUNDATION RETAINING WALLS.....2,500 PSI - 5.5 SACK MIX  
SLAB-ON-GRADE.....2,500 PSI - 5 SACK MIX  
SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.....3,000 PSI - 5.5 SACK MIX  
AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
- MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
- PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
- SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
- CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
- JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
- WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
- WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

## REINFORCING STEEL

- REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
- MATERIALS:  
REINFORCING STEEL: ASTM A615, GRADE 60
- SPLICES:  
LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
- COVER:  
FOOTINGS .....3 INCHES  
SLABS.....2 INCHES
- FORMED SURFACES:  
WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER  
INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

## STRUCTURAL AND MISC. STEEL

- REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- MATERIALS:  
BOLTS - ASTM A307, UNLESS OTHERWISE NOTED  
WF BEAMS - ASTM A572-50 (F<sub>y</sub> = 50,000 PSI)  
HSS ROUND COLUMNS - ASTM A500 Gr. B (F<sub>y</sub> = 42,000 PSI)  
HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (F<sub>y</sub> = 46,000 PSI)  
ALL OTHER STEEL - ASTM A36 (F<sub>y</sub> = 36,000 PSI)

## STRUCTURAL STEEL WELDING

- CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

## DIMENSIONAL LUMBER

- MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWP4.
- MINIMUM DIMENSIONAL LUMBER GRADES TO BE:  
WALL STUDS: 2x, HF STUD GRADE, 3x HF #2  
WALL PLATES: 2x HF STANDARD GRADE  
2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION  
JOISTS: 2x6 HF STUD GRADE  
2x8 AND UP HF #2  
BEAMS, HEADERS: 6x DF#2; 4x DF#2, WWP4 GRADING.  
POSTS: 4x, 6x, DF #2  
LUMBER NOT NOTED TO BE HF #2.
- PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
- ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
- CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
- BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
- NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
- PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

## MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 ¼"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 ½"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 ¾", 3 ½"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X6	1 ½"
(1.5E)	WALL STUD > 2X6	1 ½"
MICROLLAM LVL (2.0E)	HEADER, BEAM	1 ¾"
PARALLAM PSL (2.2E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

## WOOD STRUCTURAL CONNECTIONS

- ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

## BRICK VENEER ANCHORAGE

- D/A 2135 SEISMIC VENEER ANCHORS BY HOHMANN & BARNARD OR APPROVED EQUAL AT WOOD STUD WALL.
- D/A 5213 SEISMIC VENEER ANCHORS BY HOHMANN & BARNARD OR APPROVED EQUAL AT CONCRETE WALL.
- PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE . ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
- AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
- USE TYPE N MORTAR COMPLYING WITH ASTM C270

## GLU-LAMINATED TIMBER

- GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
- MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

## WOOD SHEATHING

- ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
- FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
- WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
- NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

## SHOP DRAWINGS AND SUBMITTALS

- SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:  
A) REINFORCING STEEL C) GLU-LAMINATED BEAMS  
B) MISCELLANEOUS STEEL D) PRE-MANUFACTURED WOOD TRUSSES
- SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:  
A) CONCRETE DESIGN MIX  
B) CONCRETE INSERTS  
C) EPOXY ADHESIVES

## INSPECTIONS

- REFERENCE STANDARDS: IBC 110.  
INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:  
SOIL: VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.  
CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI. TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
- REINFORCING: VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS. CHECK FOR REQUIRED COVER, SIZE AND GRADE.
- WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

## ALTERNATES:

- ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

## SETTLEMENT SHRINKAGE:

- DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

## JOBSITE SAFETY:

- THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

# ABBREVIATIONS

AB	ANCHOR BOLT	GLB	GLULAM BEAM
ABV	ABOVE	GR	GRADE
AFF	ABOVE FINISH FLOOR	GYP	GYPSUM WALL BOARD
ALT	ALTERNATE	HDG	HOT-DIPPED GALVANIZED
ALUM	ALUMINUM	HDR	HEADER
APPROX	APPROXIMATE	HF	HEM FIR
AYC	ALASKAN YELLOW CEDAR	HGT	HEIGHT
BB	BOX BEAM	HT	HEIGHT
BF	BOTTOM FLUSH	IN	INCH
BLDG	BUILDING	JT	JOINT
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BP	BOTTOM PLATE	NB	NON-BEARING
BRG	BEARING	NO	NUMBER
BTWN	BETWEEN	OC	ON CENTER
BSMT	BASEMENT	PL	PLATE
B/W	BOTTOM OF WALL	PSF	POUNDS PER SQUARE FOOT
CANT	CANTILEVER	PSI	POUNDS PER SQUARE INCH
CJ	CONTROL JOINT	PT	PRESSURE TREATED
CLG.	CEILING	RAF	RAFTER
CLJ	CEILING JOIST	REF	REFERENCE
CLR	CLEAR	REINF	REINFORCEMENT
CMU	CONCRETE MASONRY UNIT	REQD	REQUIRED
COL	COLUMN	REQS	REQUIREMENTS
CONC	CONCRETE	SF	SQUARE FOOT
CONN	CONNECTION	SHTG	SHEATHING
CONST	CONSTRUCTION	SIM	SIMILAR
CONT	CONTINUOUS	SPF	SPRUCE PINE FIR
CTR	CENTER	STD	STANDARD
DET	DETAIL	SYP	SOUTHERN YELLOW PINE
DF	DOUGLAS FIR (SOUTH)	T/	TOP OF
DFL	DOUGLAS FIR LARCH	T/BM	TOP OF BEAM
DIM	DIMENSION	T/CONC	TOP OF CONCRETE
DJ	DOUBLE JOIST	T/PL	TOP OF PLATE
DIA	DIAMETER	DN	DOWN
DN	DOWN	DS	DOWN SPOUT
EA	EACH	EA	EACH
EF	EACH FACE	EF	EACH FACE
EJ	EXPANSION JOINT	EJ	EXPANSION JOINT
ELEV	ELEVATION	ELEV	ELEVATION
EN	EDGE NAILING (PANEL)	EN	EDGE NAILING (PANEL)
EOR	ENGINEER OF RECORD	EOR	ENGINEER OF RECORD
EQ	EQUAL	EQ	EQUAL
ES	EACH SIDE	ES	EACH SIDE
EW	EACH WAY	EW	EACH WAY
FB	FLUSH BEAM	FB	FLUSH BEAM
FIN	FINISH	FIN	FINISH
FL	FLOOR	FL	FLOOR
FLSHG	FLASHING	FLSHG	FLASHING
FND	FOUNDATION	FND	FOUNDATION
FP	FIREPLACE	FP	FIREPLACE
FT	FOOT	FT	FOOT
FTG	FOOTING	FTG	FOOTING
GA	GAUGE	GA	GAUGE
GALV	GALVANIZED	GALV	GALVANIZED
		GLB	GLULAM BEAM
		GR	GRADE
		GYP	GYPSUM WALL BOARD
		HDG	HOT-DIPPED GALVANIZED
		HDR	HEADER
		HF	HEM FIR
		HGT	HEIGHT
		HT	HEIGHT
		IN	INCH
		JT	JOINT
		MAX	MAXIMUM
		MIN	MINIMUM
		MISC	MISCELLANEOUS
		NB	NON-BEARING
		NO	NUMBER
		OC	ON CENTER
		PL	PLATE
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
		PT	PRESSURE TREATED
		RAF	RAFTER
		REF	REFERENCE
		REINF	REINFORCEMENT
		REQD	REQUIRED
		REQS	REQUIREMENTS
		SF	SQUARE FOOT
		SHTG	SHEATHING
		SIM	SIMILAR
		SPF	SPRUCE PINE FIR
		STD	STANDARD
		SYP	SOUTHERN YELLOW PINE
		T/	TOP OF
		T/BM	TOP OF BEAM
		T/CONC	TOP OF CONCRETE
		T/PL	TOP OF PLATE
		DN	DOWN
		DS	DOWN SPOUT
		EA	EACH
		EF	EACH FACE
		EJ	EXPANSION JOINT
		ELEV	ELEVATION
		EN	EDGE NAILING (PANEL)
		EOR	ENGINEER OF RECORD
		EQ	EQUAL
		ES	EACH SIDE
		EW	EACH WAY
		FB	FLUSH BEAM
		FIN	FINISH
		FL	FLOOR
		FLSHG	FLASHING
		FND	FOUNDATION
		FP	FIREPLACE
		FT	FOOT
		FTG	FOOTING
		GA	GAUGE
		GALV	GALVANIZED
		GLB	GLULAM BEAM
		GR	GRADE
		GYP	GYPSUM WALL BOARD
		HDG	HOT-DIPPED GALVANIZED
		HDR	HEADER
		HF	HEM FIR
		HGT	HEIGHT
		HT	HEIGHT
		IN	INCH
		JT	JOINT
		MAX	MAXIMUM
		MIN	MINIMUM
		MISC	MISCELLANEOUS
		NB	NON-BEARING
		NO	NUMBER
		OC	ON CENTER
		PL	PLATE
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
		PT	PRESSURE TREATED
		RAF	RAFTER
		REF	REFERENCE
		REINF	REINFORCEMENT
		REQD	REQUIRED
		REQS	REQUIREMENTS
		SF	SQUARE FOOT
		SHTG	SHEATHING
		SIM	SIMILAR

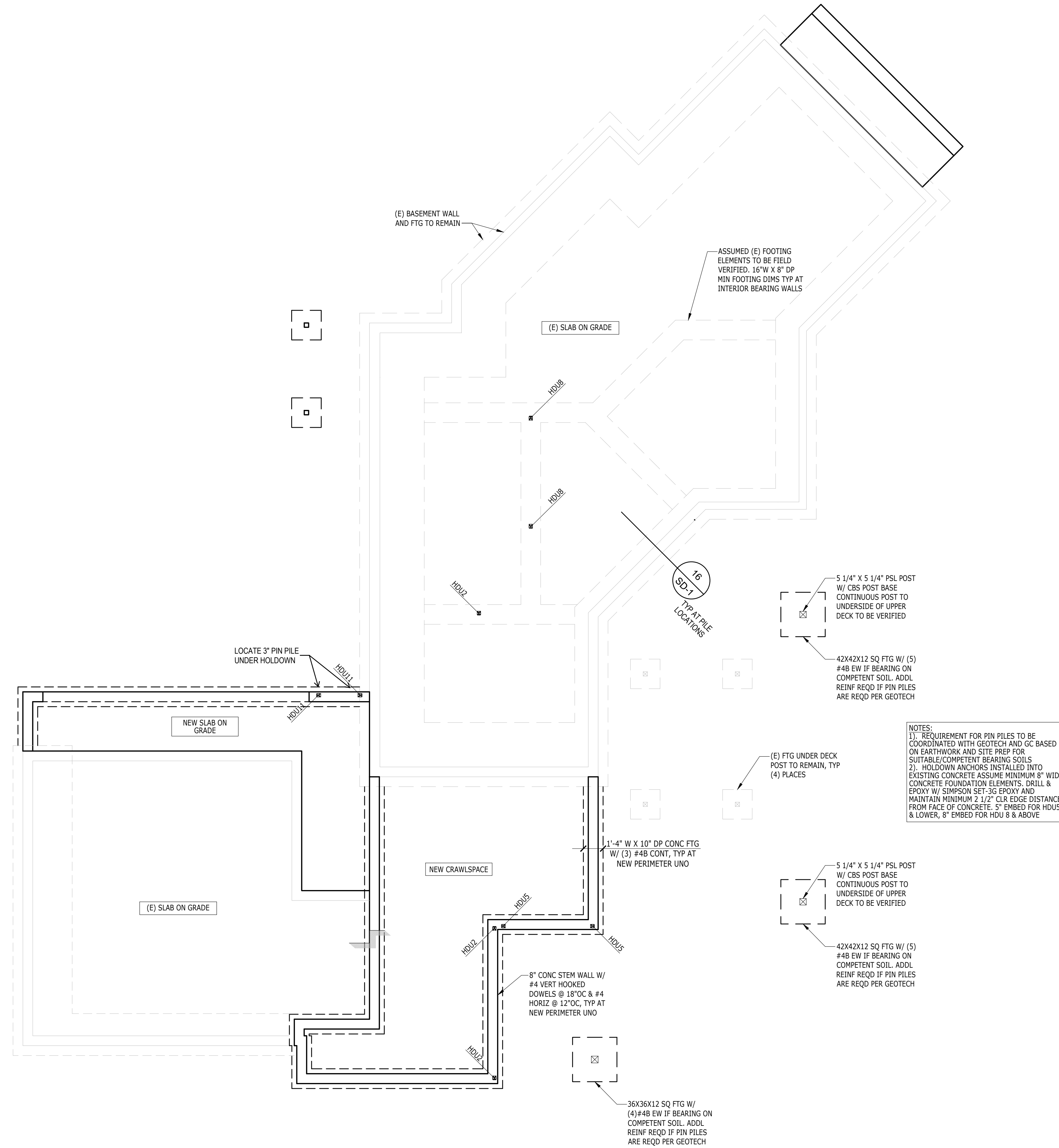
# FOUNDATION NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMMODATE 3X SILL PLATE.
- FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
- PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"X3"X1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
- CJ INDICATES CONTROL JOINT.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
- TYPICAL DETAILS:
  - 1/SD-1 TYP STEMWALL
  - 2/SD-1 TYP INTERIOR FOOTING
  - 3/SD-1 TYP CRAWLSPACE VENT
  - 4/SD-1 TYP FOOTING STEP
  - 5/SD-1 TYP CORNER BARS REQ'T
  - 7/SD-1 TYP CONSTRUCTION JOINT
  - 8/SD-1 TYP BAR BEND AND HOOK DETAIL
  - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
  - 10/SD-1 TYP STHD HOLDOWN SECTION
  - 11/SD-1 TYP HOLDOWN INSTALLATION
  - 12/SD-1 TYP PONY WALL DETAIL

HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

## FOUNDATION LEGEND

- INDICATES STEP AT T/FOUNDATION
- INDICATES STEP AT B/FOUNDATION
- TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
- FOOTING CENTERED ON POST (L X W X T)

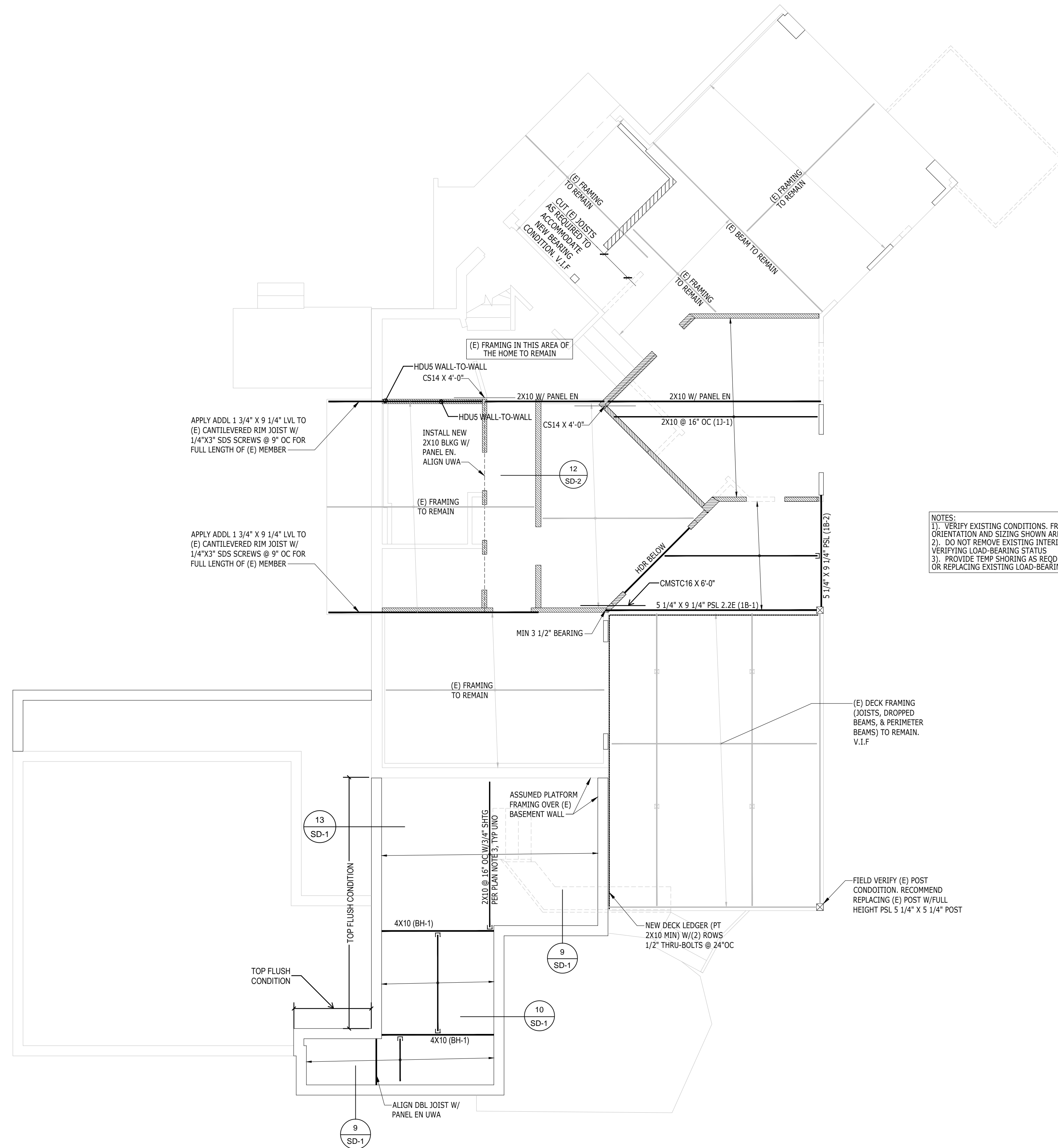




# FLOOR FRAMING NOTES

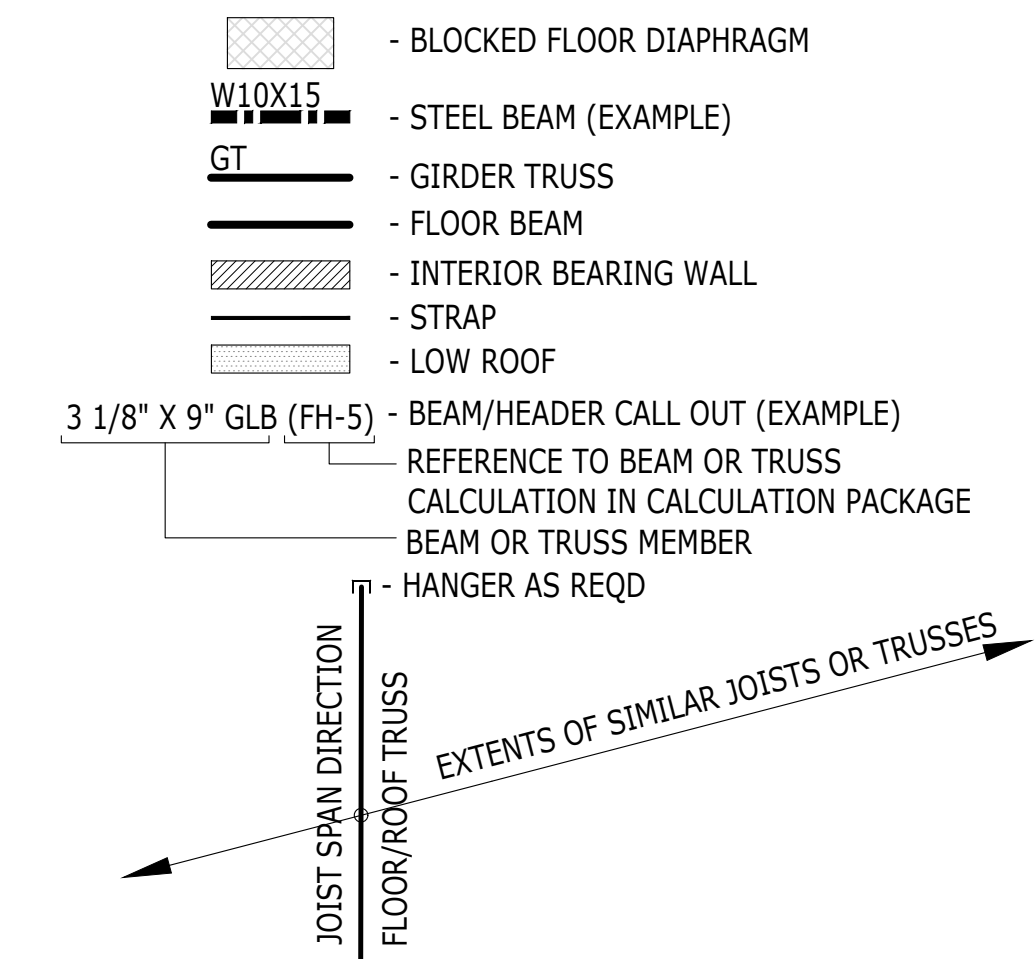
- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR HANGER. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
  - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
  - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

NOTES:  
 1) VERIFY EXISTING CONDITIONS. FRAMING ORIENTATION AND SIZING SHOWN ARE ONLY ASSUMED  
 2) DO NOT REMOVE EXISTING INTERIOR WALLS WITHOUT VERIFYING LOAD-BEARING STATUS  
 3) PROVIDE TEMP SHORING AS REQD WHEN REMOVING OR REPLACING EXISTING LOAD-BEARING ELEMENTS



FIRST FLOOR FRAMING PLAN

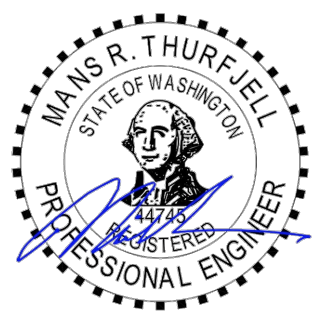
## FRAMING LEGEND



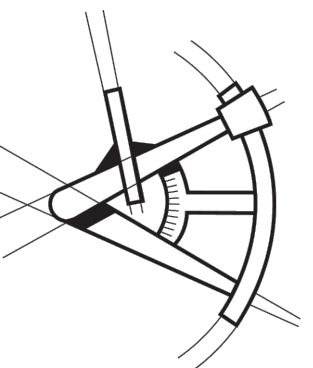
TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12 HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14 HGUS7.25/14



LONGITUDE  
ONE TWENTY  
ENGINEERING & DESIGN



### REVISIONS

DESCRIPTION	DATE	BY

### PROJECT NAME

EADIE RESIDENCE  
5411 96TH AVE SE  
MERCER ISLAND, WA

### PROJECT NUMBER

S240119-2

### DRAWN BY - SS

### CHECKED BY - HK

### SHEET DATE - 03/07/2024

### SCALE

24X36 SHEET: 1/4" = 1'-0"

FIRST FLOOR FRAMING PLAN

DESCRIPTION

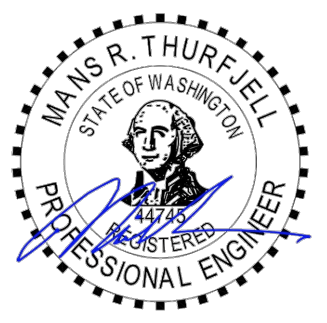
S-4

SHEET

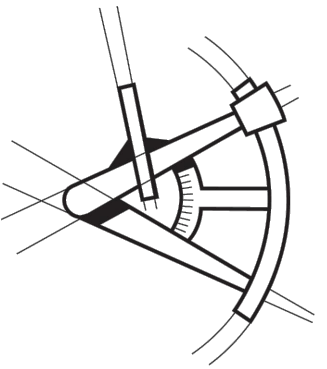








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MERCER ISLAND, WA

PROJECT NUMBER

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DRAWN BY - SS

CHECKED BY - HK

SHEET DATE - 03/07/2024

SCALE

24X36 SHEET: 1/4" = 1'-0"

SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

DESCRIPTION SHEET S-7

# WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AN EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
  - 9/SD-1 TYP STHD HOLDDOWN INSTALLATION
  - 10/SD-1 TYP STHD HOLDDOWN SECTION
  - 11/SD-1 TYP HOLDDOWN INSTALLATION
  - 12/SD-1 TYP PONY WALL DETAIL
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-BEARING WALL FRAMING
  - 20/SD-1 TYP TOP PLATE SPLICE
  - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
  - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
  - 3/SD-2 TYP HEADER FRAMING

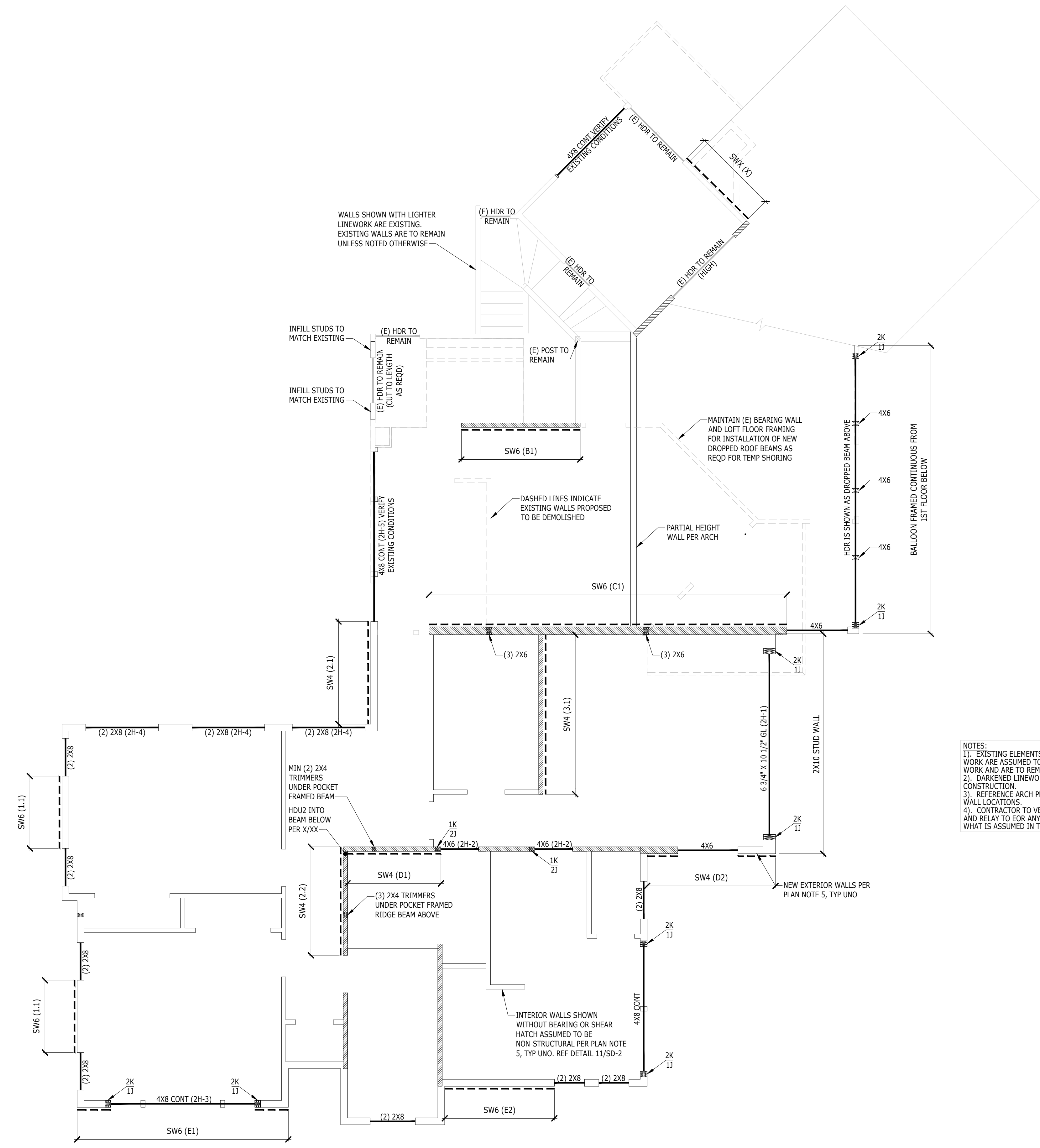
## FRAMING AND SHEATHING LEGEND

- HOLD-DOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- #K #J - INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SW6 (A.1) - SHEAR WALL CALLOUT  
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE  
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- 3 1/8" X 9" GLB (FH-5) - EXAMPLE  
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE  
BEAM OR TRUSS MEMBER

## SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

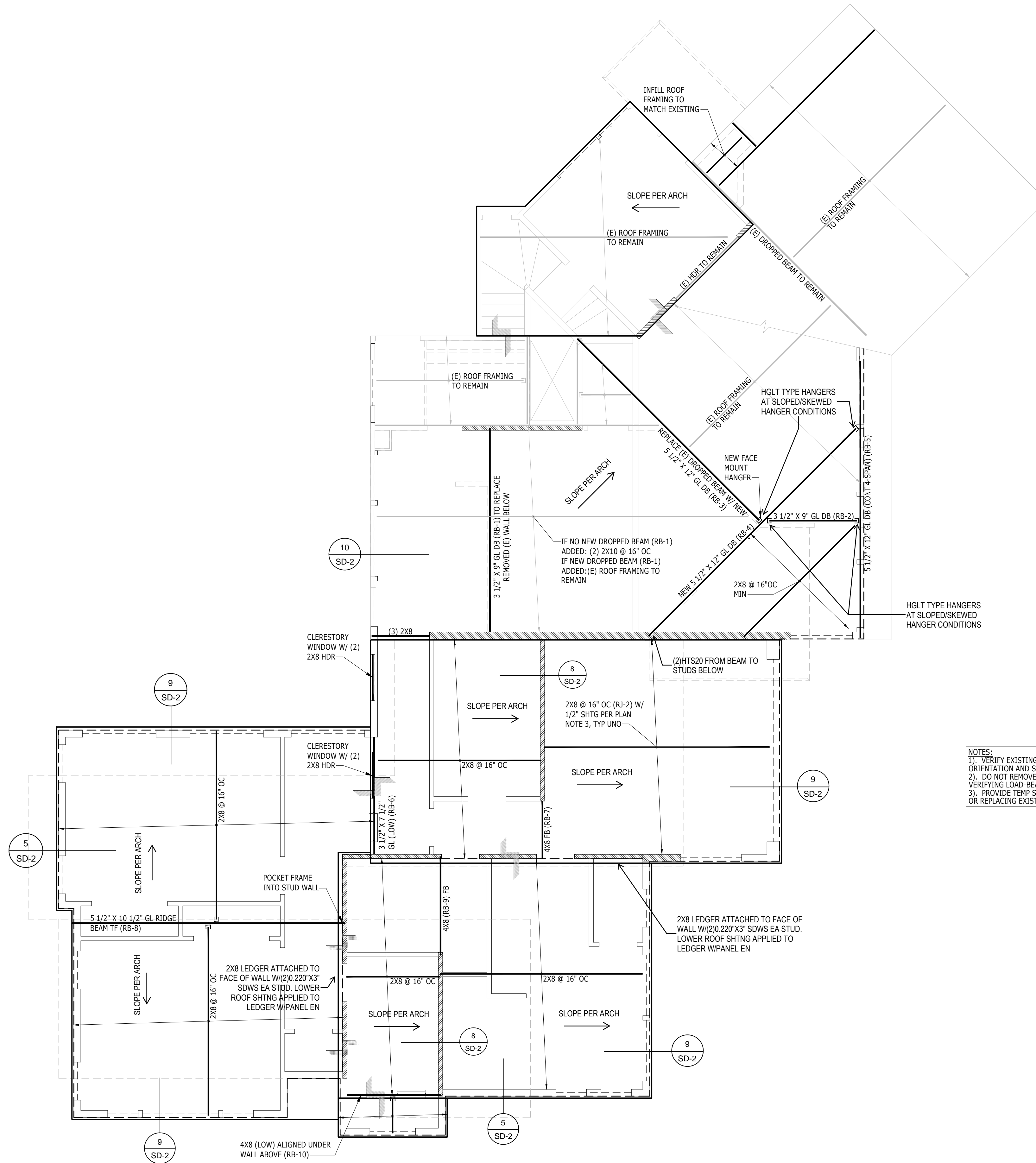


SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

# ROOF FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
- ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
- ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
  - STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
  - CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
  - TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
  - (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
  - ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
  - TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
- ROOF DRAINAGE BY OTHERS.
- ATTIC VENTILATION BY OTHERS.
- FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
  - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
  - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
  - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
  - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
  - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
  - 4/SD-2 TYP HIP ROOF FRAMING
  - 5/SD-2 TYP GABLE END ROOF FRAMING
  - 6/SD-2 TYP ROOF OVERFRAMING
  - 7/SD-2 TYP INTERIOR SHEAR TRUSS
  - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
  - 9/SD-2 TYP TRUSS BLOCKING

- ### FRAMING LEGEND
- GIRDER OR GABLE END TRUSS
  - INTERIOR BEARING WALL
  - ROOF OVERFRAMING
  - 
  - 
  -



NOTES:  
 1. VERIFY EXISTING CONDITIONS. FRAMING ORIENTATION AND SIZING SHOWN ARE ONLY ASSUMED  
 2. DO NOT REMOVE EXISTING INTERIOR WALLS WITHOUT VERIFYING LOAD-BEARING STATUS  
 3. PROVIDE TEMP SHORING AS REQD WHEN REMOVING OR REPLACING EXISTING LOAD-BEARING ELEMENTS

ROOF FRAMING PLAN

LONGITUDE  
 ONE TWENTY<sup>®</sup>  
 ENGINEERING & DESIGN

REVISIONS		
Δ	DESCRIPTION	DATE BY
-		

PROJECT NAME

**EADIE RESIDENCE**  
 5411 96TH AVE SE  
 MERCER ISLAND, WA

PROJECT NUMBER

**S240119-2**

DRAWN BY - SS

CHECKED BY - HK

SHEET DATE - 03/07/2024

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

ROOF FRAMING PLAN

SHEET S-8



