

Schellings Residence

5218 16TH AVE NE, SEATTLE WA 98105

APN # 882390-0620

7/7/2020 PROGRESS SET FOR
LANDMARKS BOARD REVIEW

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ARCHITECTURAL
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PROJECT DIRECTORY

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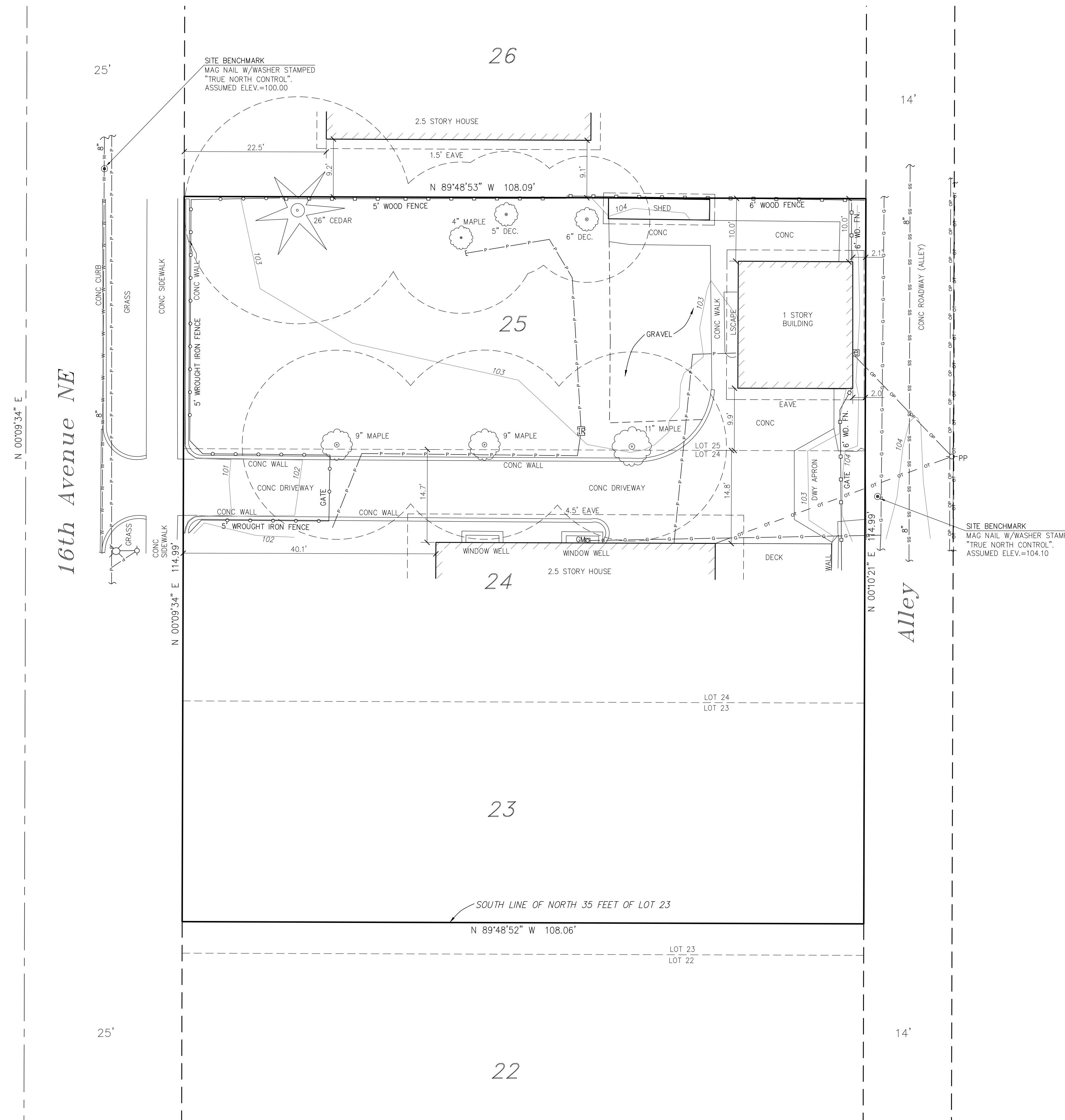
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LEGAL DESCRIPTION

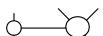
THE NORTH 35 FEET OF LOT 23 AND ALL OF LOTS 24 AND 25 IN BLOCK 4 OF UNIVERSITY PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 85, IN KING COUNTY, WASHINGTON.

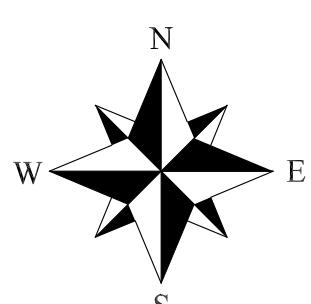
TAX PARCEL NO. 882390-0620

NOTES

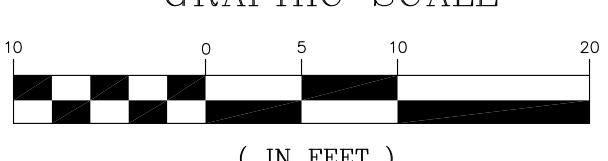
1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 16TH AVENUE NE BETWEEN FOUND MONUMENTS AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 312 AT PAGE 54. BEING N 00°09'34" E.
2. VERTICAL DATUM: ASSUMED.
3. SITE BENCHMARK: MAG NAIL W/WASHER STAMPED "TRUE NORTH CONTROL" IN 16TH AVENUE NE ACROSS FROM THE NORTHWEST CORNER OF THE SITE AND SHOWN HEREON. ASSUMED ELEVATION = 100.00
4. DATE OF SURVEY: SEPTEMBER 2, 2019
5. EQUIPMENT USED: LEICA TS 12.
6. UTILITIES SHOWN HEREON WERE FROM PHYSICAL STRUCTURES, OR FROM SURFACE PAINT MARKINGS BY A LOCATOR SERVICE.
7. 1' CONTOUR INTERVAL.
8. TOTAL AREA OF PROPERTY: 12,427 SQ. FT. (ENTIRE TAX PARCEL)

LEGEND

— — — — —	BOUNDARY LINE	e	ELECTRIC METER
— — — — —	RIGHT-OF-WAY LINE	GM	GAS METER
— — — — —	CENTERLINE	I	IRRIGATION BOX
— — — — —	LOT LINE	PP-O-	POWER POLE
— ss — ss —	SEWER LINE		POWER POLE W/LUMINAIRE
— op — op —	OVERHEAD POWER		DECIDUOUS TREE W/DRIPLINE
— p — p —	UNDERGROUND POWER		CONIFER TREE W/DRIPLINE
— ot — ot —	OVERHEAD COMMUNICATION LINE		
— w — w —	WATER LINE		
— g — g —	GAS LINE		
— □ — □ —	WOOD FENCE		
— o — o —	WROUGHT IRON FENCE		



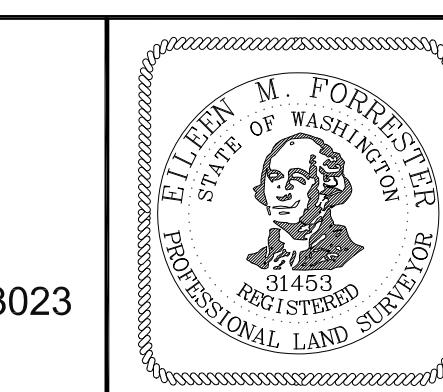
GRAPHIC SCALE



SURVEYED: KH/AC
DRAWN: EF
CHECKED: JM

The logo for True North Land Surveying, Inc. It features the word "True" in a large, stylized, italicized serif font above a compass rose. The compass rose is a four-pointed star with "NORTH" written along its top edge. Below the compass rose, the word "NORTH" is written in a large, bold, sans-serif font. At the bottom, the words "LAND SURVEYING, INC." are written in a bold, sans-serif font.

The logo for North Land Surveying, Inc. features a large, bold, black, sans-serif font where the letters 'N', 'O', 'R', 'T', 'H' are joined together. A compass rose is positioned in the center of the letter 'O'. Below the letters, the words 'LAND SURVEYING, INC.' are written in a smaller, bold, black, sans-serif font.



Date: 9-03-20
Scale: 1" = 10
Book: J19119.dv

5218 16th Avenue NE, Seattle, WA SURVEY SITE PLAN

For SCHELLINGS

PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 25 N, R 4 E, W.M.

Job Number:
19-116.00

Sheet:
1 of 1

ZONING/BUILDING CODE SUMMARY

PROJECT ADDRESS:
118 16TH AVENUE NE
SEATTLE, WA 98105

ASSSESSOR'S PARCEL NUMBER:
2390-0620

PROJECT DESCRIPTION:
NEW 2-STOREY SINGLE FAMILY HOUSE WITH ATTACHED
GARAGE AND ATTACHED ACCESSORY DWELLING UNIT

LEGAL DESCRIPTION:
THE NORTH 35 FEET OF LOT 23 AND ALL OF LOTS 24 AND 25
IN BLOCK 4 OF UNIVERSITY PARK ADDITION TO THE CITY OF
SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 13 OF PLATS, PAGE 85, IN KING COUNTY,
WASHINGTON.

AND USE:
SINGLE FAMILY SF5000

LOT SIZE:
LOT 25 = 108' X 40' = 4320 SF
ALLEY AREA: 40X7 = 280 SF
LOT AREA: 4320 + 280 SF = 4600 SF TOTAL LOT AREA
LOTS COVERAGE CALCULATIONS FOR LOTS LESS THAN 5000
SF IN AREA = 1000 SF + 15% OF LOT = 1000 + (4600)(.15)= **1690**
SF LOT COVERAGE ALLOWED

HEIGHT:
ALLOWED: 30 FT BASE HEIGHT W/ 5 FT ADDITIONAL FOR
ITCHED ROOF
PROPOSED: 27'-4" MAX HEIGHT FROM GROUND LEVEL

ARD SETBACKS:
FRONT: 20' SETBACK MINIMUM. (20 FT OR THE AVERAGE OF THE FRONT YARDS ON EITHER SIDE OF THE LOT, WHICHEVER LESS.)

DE: 5 FT MINIMUM. 5'-6 3/4" SIDE SETBACK PROPOSED.
REAR: 25 FEET OR 20 PERCENT OF LOT DEPTH, WHICHEVER
LESS, EXCEPT THAT IT MAY NEVER BE LESS THAN 10 FEET
88.09' X 0.20 = 21.6' REAR SETBACK OF HOUSE FROM

CENTERLINE OF ALLEY PROPOSED.

GARAGE: GARAGES MAY BE LOCATED IN A REQUIRED YARD SUBJECT TO THE STANDARDS OF SECTION 23.44.016.

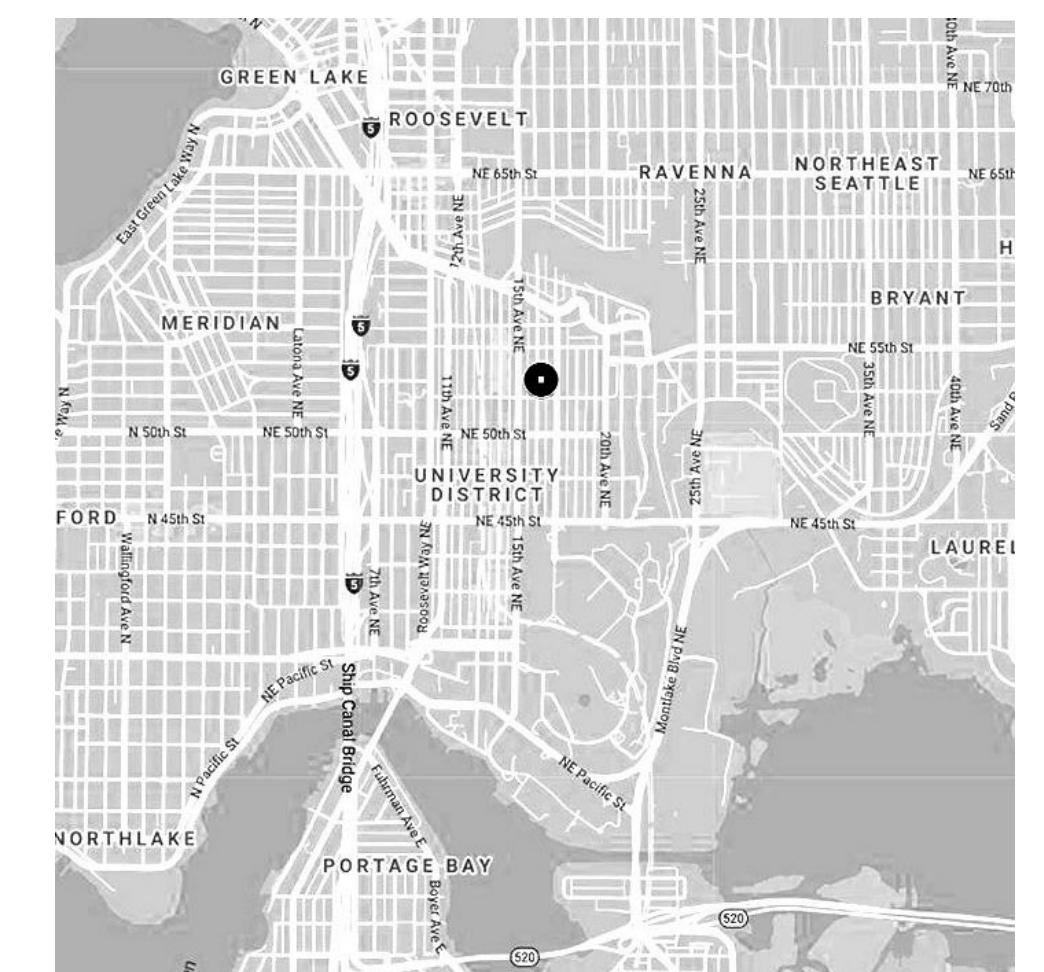
23.44.016. D.5. PARKING AND GARAGES IN REQUIRED YARDS
ATTACHED GARAGES SHALL NOT BE LOCATED WITHIN 12 FEET OF THE CENTERLINE OF ANY ALLEY

Official
amps:

VICINITY MAP



LOCATION MAP



16TH AVENUE NE

16TH AVENUE NE

AI EY

SITE PLAN – DEMOLITION

2 SCALE: 1/16" =

1 SITE PLAN

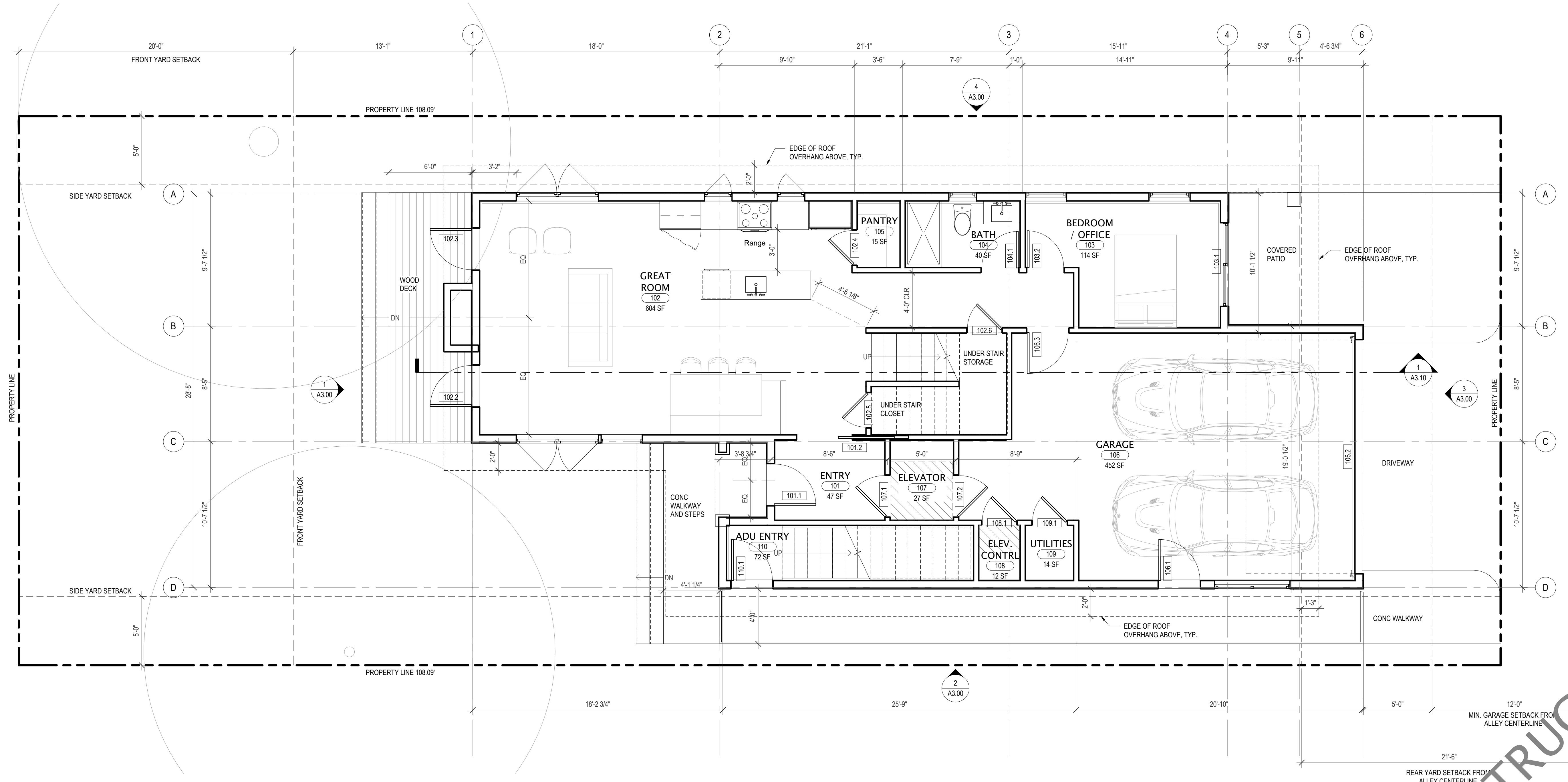
SCALE: 1/8" = 1'-0"

SITE PLAN

SCHELLING
5218 16th Avenue

A1 .00

REVISIONS		NO. DESCRIPTION
Project number	19010	
Date	7/7/2020	
Project Manager	NL/GLAY	
Drawn by	NL	



Official
Stamps:

REVISIONS	NO. DESCRIPTION	DATE	LANDMARKS BOARD
			REVIEW

REVISIONS	NO. DESCRIPTION	DATE	LANDMARKS BOARD
			REVIEW

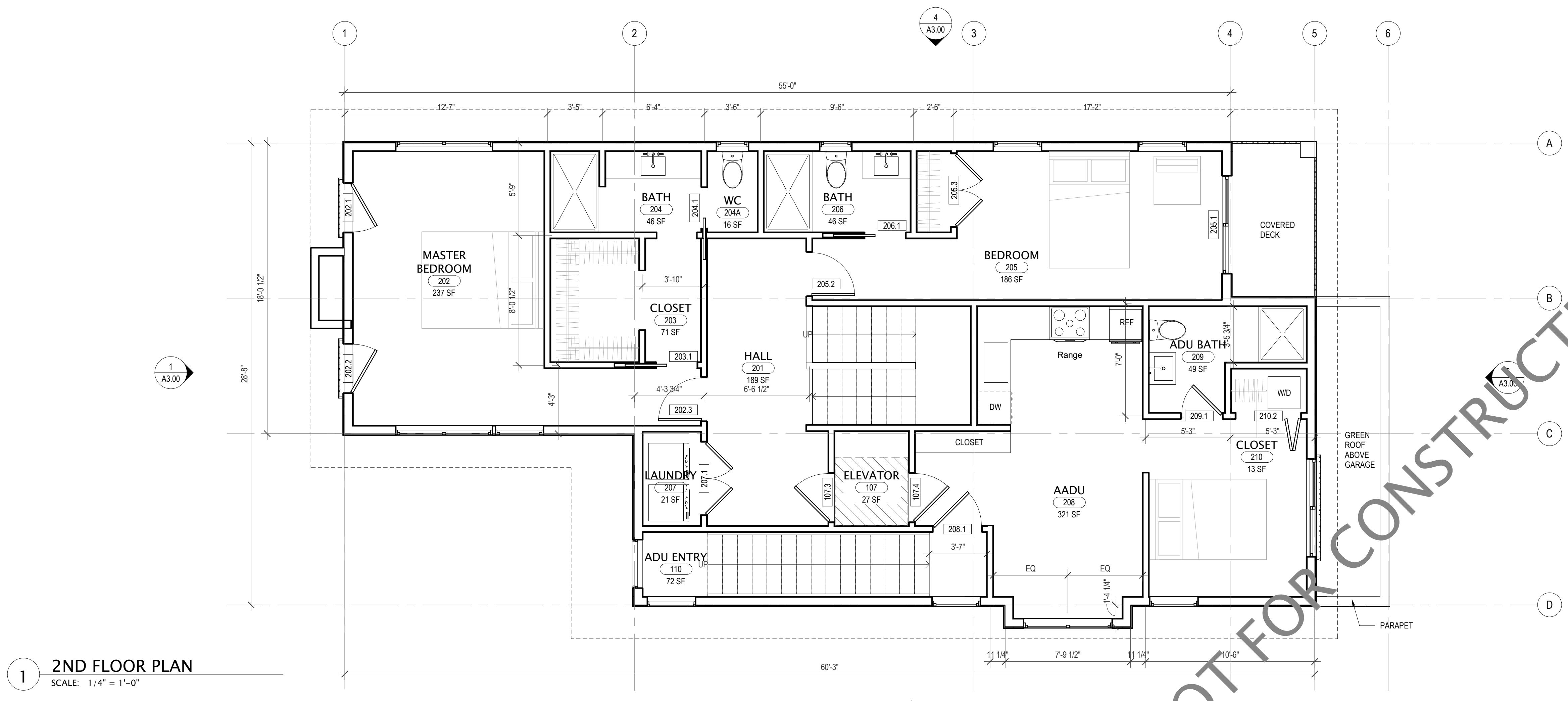
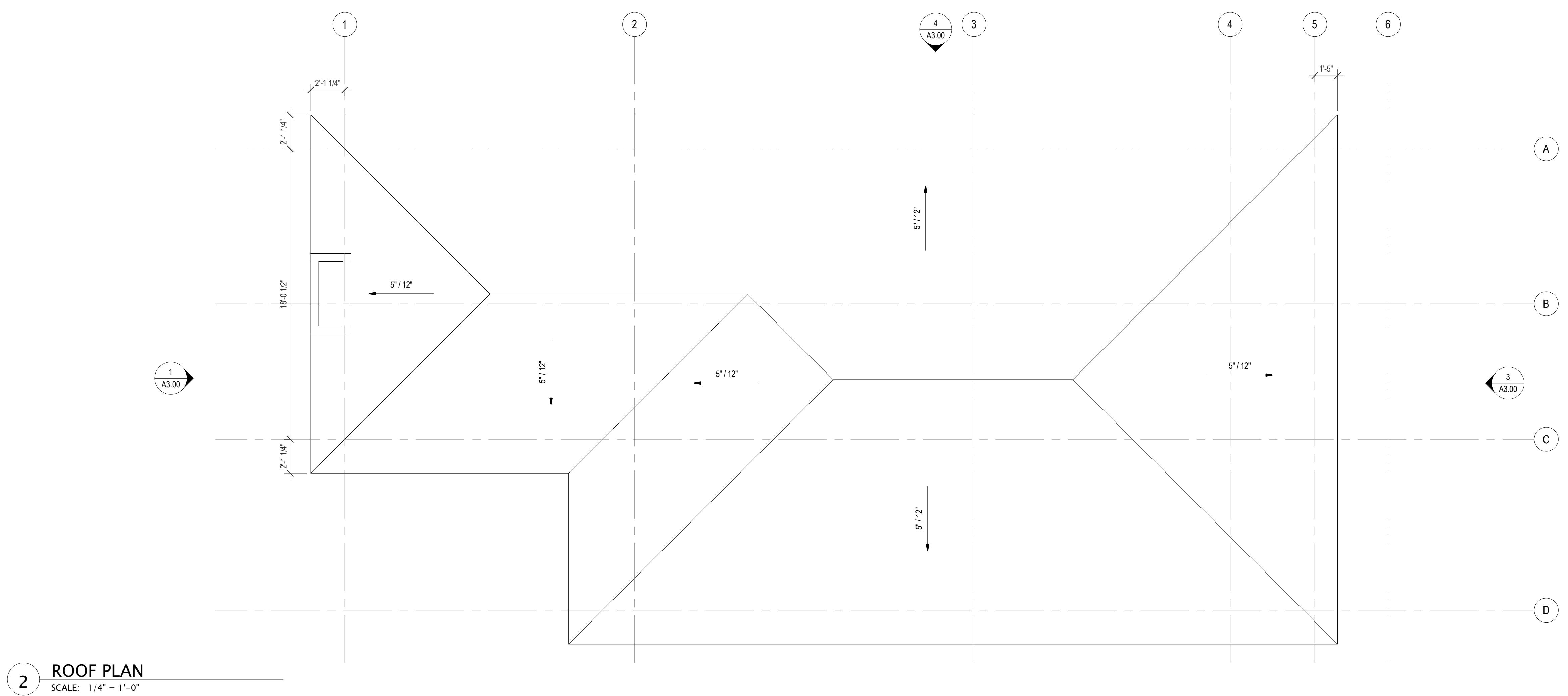
REVISIONS	NO. DESCRIPTION	DATE	LANDMARKS BOARD
			REVIEW

REVISIONS	NO. DESCRIPTION	DATE	LANDMARKS BOARD
			REVIEW

REVISIONS	NO. DESCRIPTION	DATE	LANDMARKS BOARD
			REVIEW

NOT FOR CONSTRUCTION

A2.10



GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

Criteria

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTION (DCI) BUILDING CODE MODIFICATIONS TO THE IBC.

Design Loading Criteria

ROOF SNOW LOAD	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL EXTERIOR DECKS AND BALCONIES)	60 PSF

WIND: ANALYSIS PROCEDURE: ASCE 7-10 CHAPTER 27 "PART II - ENCLOSED SIMPLE DIAPHRAGM" RISK CATEGORY II

10 MPH
EXPOSURE "B"
TOPOGRAPHIC FACTOR $K_{ZT} = 1.36$
WIND BASE SHEAR, NORTH/SOUTH $V_{H} = 32.0$ K
WIND BASE SHEAR, EAST/WEST $V_{H} = 12.5$ K

EARTHQUAKE: ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE" SEISMIC DESIGN CATEGORY (SDC) = D

RISK CATEGORY = II
SEISMIC SITE CLASS = D
IMPORTANCE FACTOR $I_{eq} = 1.0$
MAPPED MCE $S_{6s} = 1.28$; $S_{1} = 0.50$
DESIGN ACCELERATION $S_{6d} = 0.85$; $S_{1} = 0.50$
SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, $R = 6.5$
SEISMIC BASE SHEAR $V_{b} = 13.1$ K

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

4. 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.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. 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. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

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

9. SHOP DRAWINGS FOR GLUED LAMINATED MEMBERS, CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

10. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR REVIEW.

11. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

12. DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP.

THE FOLLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT: TRUSSES.

Geotechnical

13. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED IN THE FIELD. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH (CONTROLLED, COMPAKTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ASSUMED VALUES:

ALLOWABLE SOIL PRESSURE 2,000 PSF

Concrete

14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 111. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f_{c} = 3,000$ PSI AND MIX 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 (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT AND THE SEATTLE DCI FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER/CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C444 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.1. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL OBTAIN A 28-DAY STRENGTH $f_{c} = 3,000$ PSI IN ACCORDANCE WITH ACI 318 TABLE 19.3.2.1 AND IBC SECTION 1904.1. THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

15. REINFORCING STEEL (FOR RESIDENTIAL) SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, $f_y = 40,000$ PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" FROM CORNERS, TYPICAL.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "NET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (FEET GROUND) PER ELECTRICIAN.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER	2"
SLABS AND WALLS (INTERIOR FACE)	1"

17. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

Anchorage

18. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

19. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

20. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "AT-XP" ADHESIVE AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH IAPMO UES REPORT NO. ER-263, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

Wood

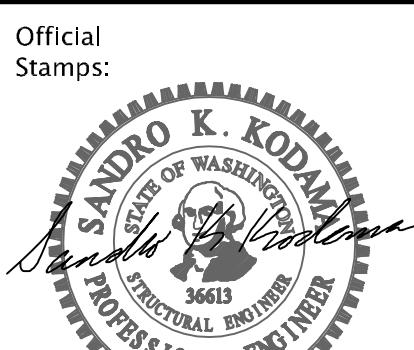
21. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR NO. 2

BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR NO. 1

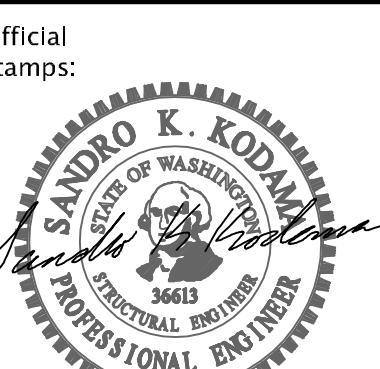
POSTS AND TIMBERS DOUGLAS FIR NO. 1

STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING DOUGLAS FIR OR HEM-FIR NO. 2
(AS NOTED ON PLANS / DETAILS)



PERMIT SET	6/29/2020
DATE	
NO. DESCRIPTION	
REVISIONS	

GENERAL STRUCTURAL NOTES	Project number	2019-01
	Date	6/29/2020
Project Manager	Drawn by	
	Checked by	
Scale	AS NOTED	
	Scale	



SCHELLINGS HOUSE	
5218 16th Avenue NE, Seattle, WA 98105	
REVISIONS	DATE

GENERAL STRUCTURAL NOTES

S1.1
AS NOTED
Scale

PERMIT SET	6/29/2020
NO. DESCRIPTION	DATE
2018-01	6/29/2020
SK	SC
TON	

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

27. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH IBC SECTION 2308.4 AND ANSI/TPI-1-2014 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. TRUSSES SHALL BE HANDLED, INSTALLED, AND BRACED PER "HIB 91" PER THE TRUSS PLATE INSTITUTE. LOADING SHALL BE AS FOLLOWS:

TOP CHORD SNOW LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	10 PSF (NOT INCLUDED IN TOTAL)
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
NET WIND UPLIFT (TOP CHORD)	10 PSF

THE LOADS ABOVE SHALL BE INCREASED TO THE FOLLOWING IF THE TRUSSES MEET THE DESCRIPTION OF AN "UNINHABITABLE ATTIC WITH LIMITED STORAGE" AS DEFINED IN FOOTNOTE J OF IBC TABLE 1607.1:

BOTTOM CHORD LIVE LOAD	20 PSF - INCLUDE IN TOTAL
BOTTOM CHORD DEAD LOAD	10 PSF

SNOW LOAD DUE TO DRIFTING AND UNBALANCED LOADS SHALL BE INCLUDED PER THE IBC. TOP CHORDS SHALL BE DF LUMBER. UTILIZE A MINIMUM CREEP FACTOR OF 2.0 FOR DEAD AND SUSTAINED LIVE LOADS IN DETERMINING THE TRUSS DEFLECTIONS. MAXIMUM TOTAL DEFLECTION SHALL BE LESS THAN OR EQUAL TO L/240 OF THE TOTAL SPAN AND MAXIMUM LIVE LOAD DEFLECTION SHALL BE LESS THAN OR EQUAL TO L/360 OF THE TOTAL SPAN. PROVIDE ADEQUATE PILES AND/OR METAL BRACKETS TO ADEQUATELY DISTRIBUTE THE BEARING PRESSURE AT THE ENDS OF THE GIRDER TRUSSES TO THE TOP PLATES OF THE BEARING WALLS SUCH THAT THE BEARING PRESSURE DOES NOT EXCEED 405 PSI. PROVIDE ADDITIONAL TRUSSES (AS REQUIRED) TO CARRY ALL CONCENTRATED LOADS AND MECHANICAL UNITS.

WOOD TRUSSES SHALL UTILIZE I.C.C. OR IAPMO UES APPROVED CONNECTOR PLATES. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

28. TRUSS SUPPLIERS NOTE: THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES SHOWN ON THE DRAWINGS, INDICATE THE DESIRED TRUSS CONFIGURATION AND ARE TO BE COMPLIED WITH WHEREVER POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE TRUSS CONFIGURATION INDICATED, THE MANUFACTURER IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT PRIOR TO SUBMITTING A COST PROPOSAL OR BID.

IF A DIFFERENT SYSTEM IS PROPOSED THAT REQUIRES REVISIONS TO PRESENT STRUCTURAL FRAMING OR DETAILS, SUCH SYSTEM SHALL BE CONSIDERED SUBJECT TO THE APPROVAL OF THE OWNER, ARCHITECT, AND STRUCTURAL ENGINEER.

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. IT SHALL BE NOTED IN THE TRUSS MANUFACTURER'S BID WHETHER OR NOT AN ALLOWANCE HAS BEEN MADE FOR MECHANICAL UNITS.

TRUSS SHOP DRAWINGS WILL NOT BE REVIEWED WITHOUT CALCULATIONS BEARING THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER.

29. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE, EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DPC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) IOD-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8D NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

30. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8' FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE AND BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AMERICAN WOOD PRESERVERS BUREAU OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G165 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

31. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

32. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d Common	0.113"	2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"16d"	16d Sinker	0.148"	3-1/4"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

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

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

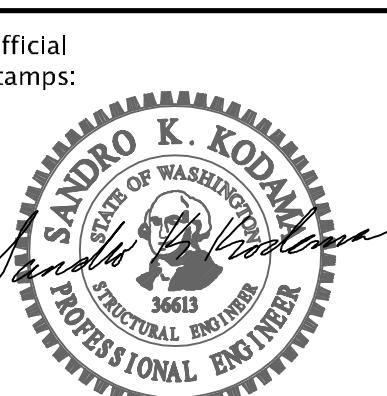
B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 X 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3/8" X 3 1/4" PLATE WASHERS @ 4"-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4" W #6 SCREWS FOR 1/2" GNB AND 5/8" GNB WHERE OCCURS. USE 1-1/4" W #6 GALVANIZED SCREWS FOR 1/2" GNB AND 5/8" EXTERIOR GYPSUM SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

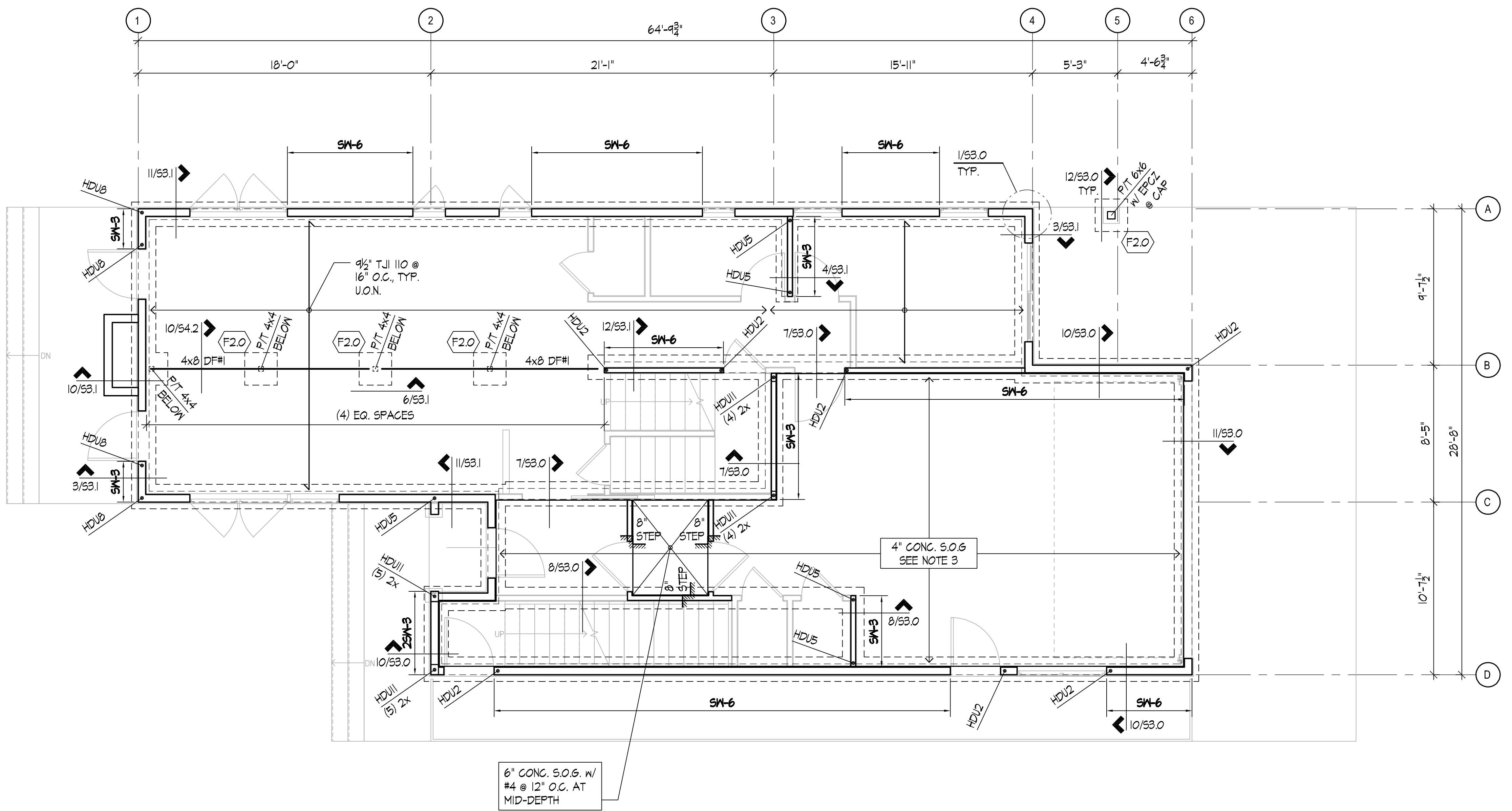
D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

ABBREVIATIONS	
@	At
d	Penny (Nails)
φ	Diameter
°	Degrees
#	Pounds
#	Number
(A)	Above
A.B.	Anchor Bolt
ADD'L	Additional
ALT.	Alternate
APPROX.	Approximate
ARCH.	Architect
(B)	Below
B/	Bottom of
BF	Braced Frame
BLKG.	Blocking
BLDG.	Building
BM.	Beam
BOT.	Bottom
BRG.	Bearing
BTWN.	Between
¢	Centerline
€	Camber
CIP	Cast In Place
C.J.	Construction Joint or Contract Joint
CJP	Complete Joint Penetration
CLG.	Ceiling
CLR.	Clear
CMU	Concrete Masonry Unit
COL.	Column
CONC.	Concrete
CONN.	Connections
CONST.	Construction
CONT.	Continuous
CSK.	Countersink
DBA	Deformed Bar Anchor
DBL.	Double
DEG.	Degree
DF	Doug Fir-Larch
DIA.	Diameter
DIAG.	Diagonal
DIAPH.	Diaphragm
DIM.	Dimension
DN.	Down
DO	Down
DTL.	Detail
DWG.	Drawing
(E)	Existing
E	East
EA.	Each
E.F.	Each Face
EL	Elevation
ELEV.	Elevator
EMBED.	Embedment
ENGR.	Engineer
EQ	Equal
E.W.	Each Way
EXP.	Expansion
EXT.	Exterior
FDN.	Foundation
FIN.	Finish
FLR.	Floor
FRP	Fiber Reinforced Polymer
F.S.	Far Side
FT.	Foot or Feet
FTG.	Footing
GA.	Gauge
GALV.	Galvanized
GL	Glue Laminated
GNB	Gypsum Wall Board
HDG	Hot Dipped Galvanized
HF	Hem Fir
HGR.	Hanger
HORIZ.	Horizontal
HSS	Hollow Structural Section
HT.	Height
I.D.	Inside Diameter
I.F.	Inside Face
IN.	Inch
INFO.	Information
INT.	Interior
JT.	Joint
K	Kips
KSF	Kips per Square Foot
KSI	Kips per Square Inch
L	West
W/W	With
W.H.S.	Welded Headed Stud
W/O	Without
WF	Work Point
W.T.S.	Welded Threaded Stud
WNF	Welded Wire Fabric
X SECT.	Cross Section
X-STR	Extra Strong
XX-STR	Double Extra Strong



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SC	
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FOUNDATION / MAIN FLOOR FRAMING PLAN	
Project number	2019.01
Date	6/29/2020
Project Manager	
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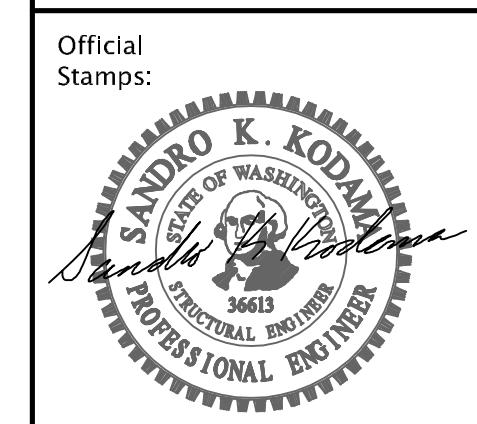
FOUNDATION / MAIN FLOOR FRAMING PLAN NOTES:

- ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET 93.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
- SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 16" O.C. EACH WAY AT MID-DEPTH, U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC. THE SLAB-ON-GRADE IS A STRUCTURAL DIAPHRAGM AND PART OF THE LATERAL FORCE RESISTING SYSTEM.
- FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 2/53.0.
- ALL WOOD BEARING ON UNPROTECTED CONCRETE EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
- FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/54.0.
- ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
- POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).

- TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 9-1/2" TJI 110 JOISTS AT 16" O.C. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
- NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131" x 25" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
- Fxx INDICATES SPREAD FOOTING TYPE, SEE 12/53.0 FOR SCHEDULE.
- SW-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA U.O.N.
- HDUX INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

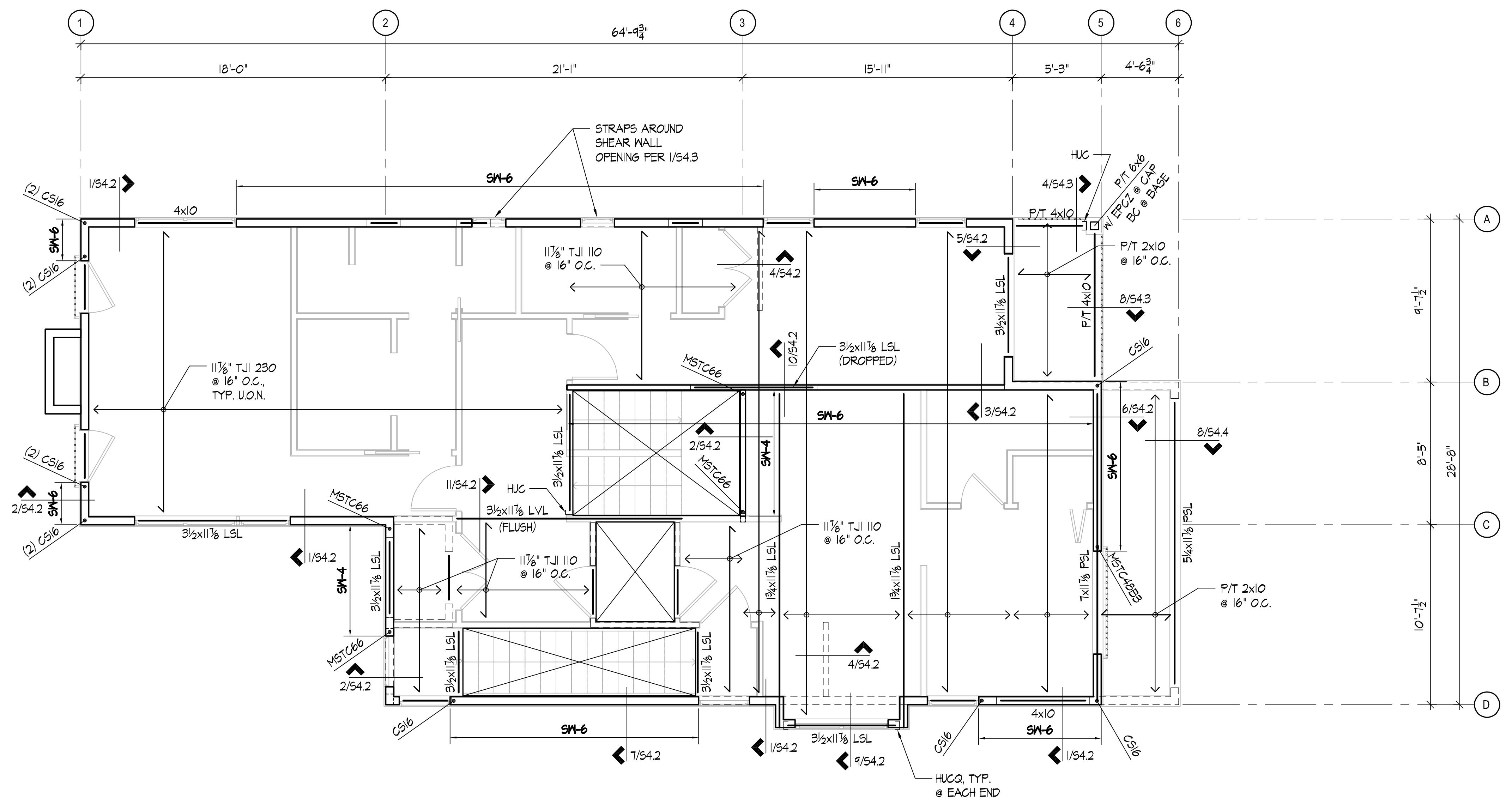
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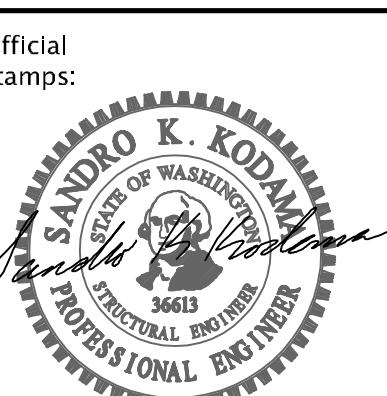
- INDICATES SPREAD FOOTING. SEE 12/53.0 FOR SCHEDULE
- INDICATES FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 7 & 12
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE 1 & 2/54.1 FOR CONNECTION DETAILS



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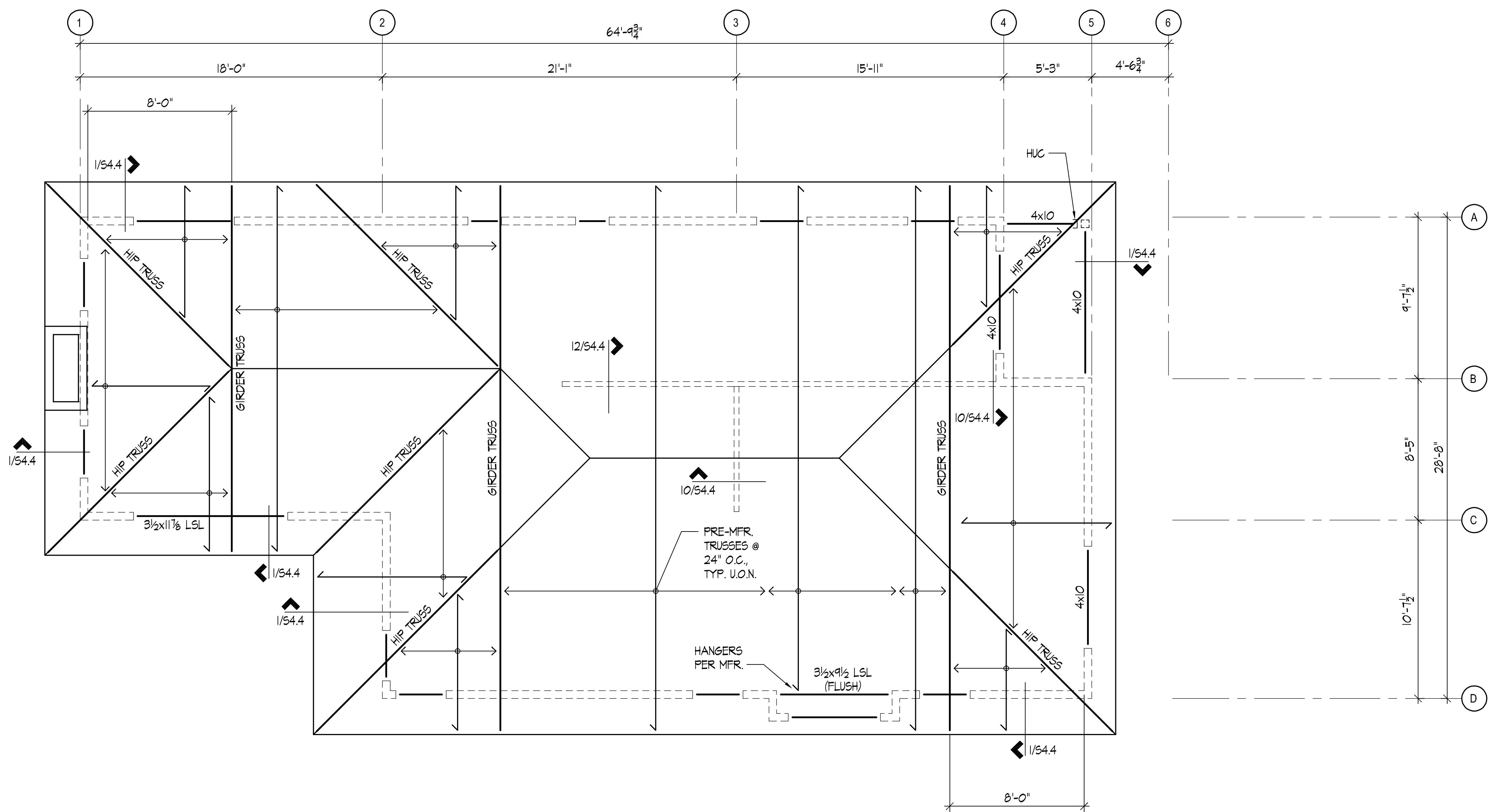
UPPER FLOOR FRAMING PLAN	
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Date	6/29/2020
Project Manager	SKY
Drawn by	SC
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ROOF FRAMING PLAN		SCHELLINGS HOUSE 5218 16th Avenue NE, Seattle, WA 98105	
		REVISIONS	DATE
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Date			
Project Manager	SKK		
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AS NOTED			

S2.2
Scale: 1/4" = 1'-0"
AS NOTED

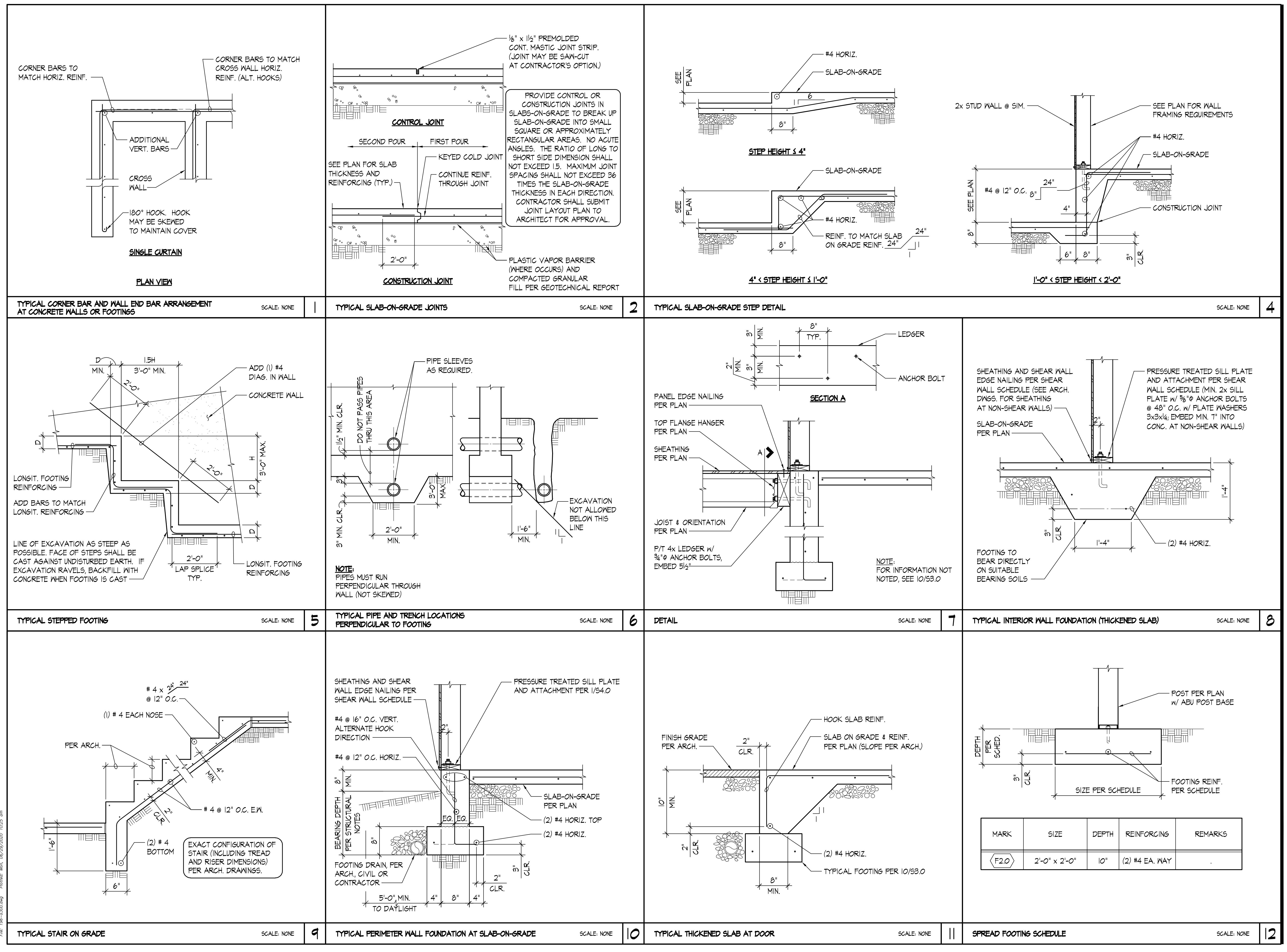


ROOF FRAMING PLAN NOTES:

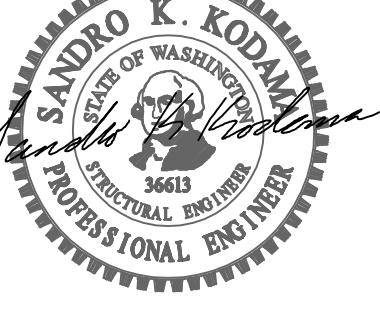
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- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.3 FOR TYPICAL WOOD DETAILS.
- TYPICAL ROOF FRAMING CONSISTS OF 5/8" APA RATED SHEATHING (INDEX 321/6), LAID FACE GRAIN PERPENDICULAR OVER PRE-FABRICATED ROOF TRUSSES @ 24" O.C., U.O.N. (SEE THE STRUCTURAL GENERAL NOTES FOR TRUSS DESIGN CRITERIA).
- NAIL ROOF SHEATHING TO FRAMING WITH 2d NAILS (0.13"Ø x 2.5" LONG) AT 6" O.C. AT ALL PANEL EDGES AND 2d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
- PROVIDE SOLID BLOCKING BETWEEN EACH ROOF TRUSS AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x8 FOR EXTERIOR BEARING WALLS AND (2) 2x8 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
- PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR FULL BEARING.
- FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.

LEGEND:

- ↑ ↓ INDICATES FRAMING DIRECTION
- — — — — INDICATES EXTENT OF FRAMING
- — — — — INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- — — — — INDICATES HEADER MEMBER. SEE PLAN NOTE 6

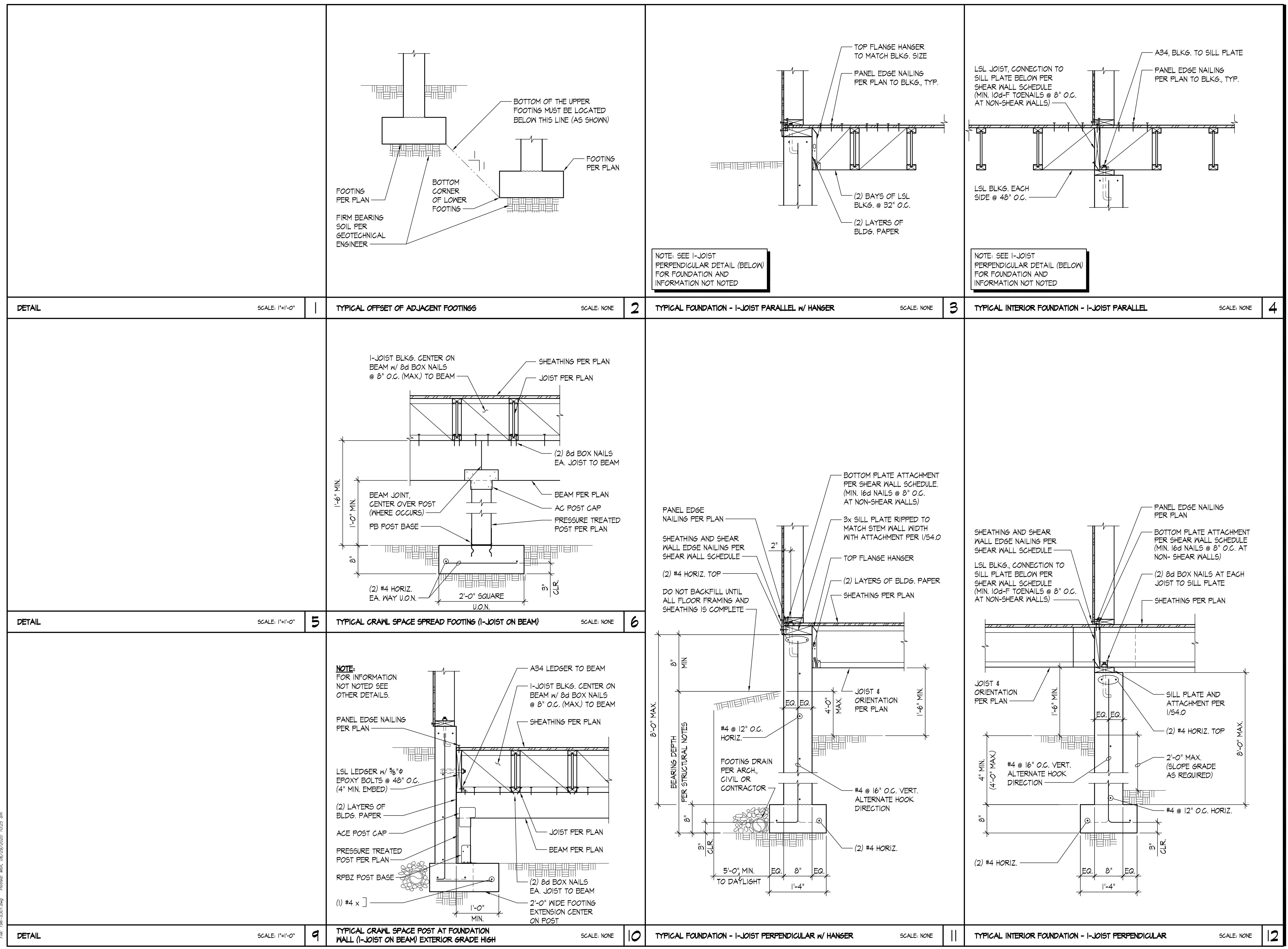


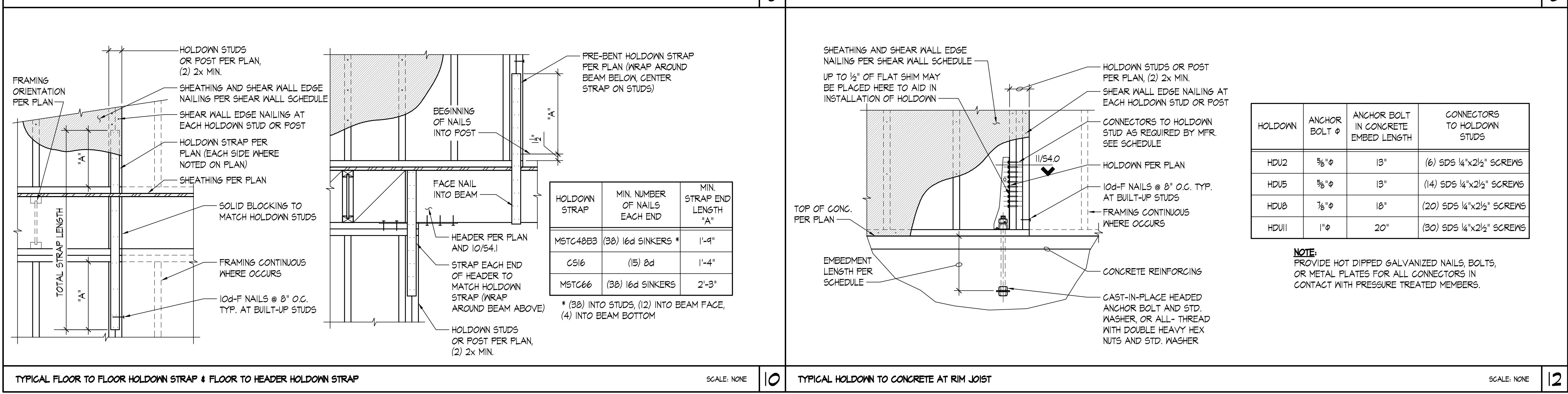
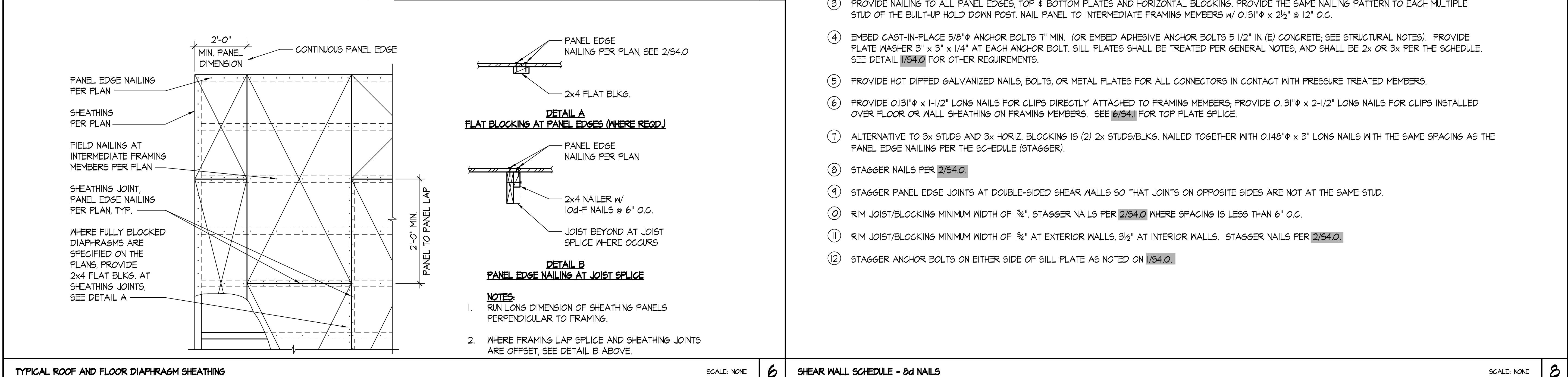
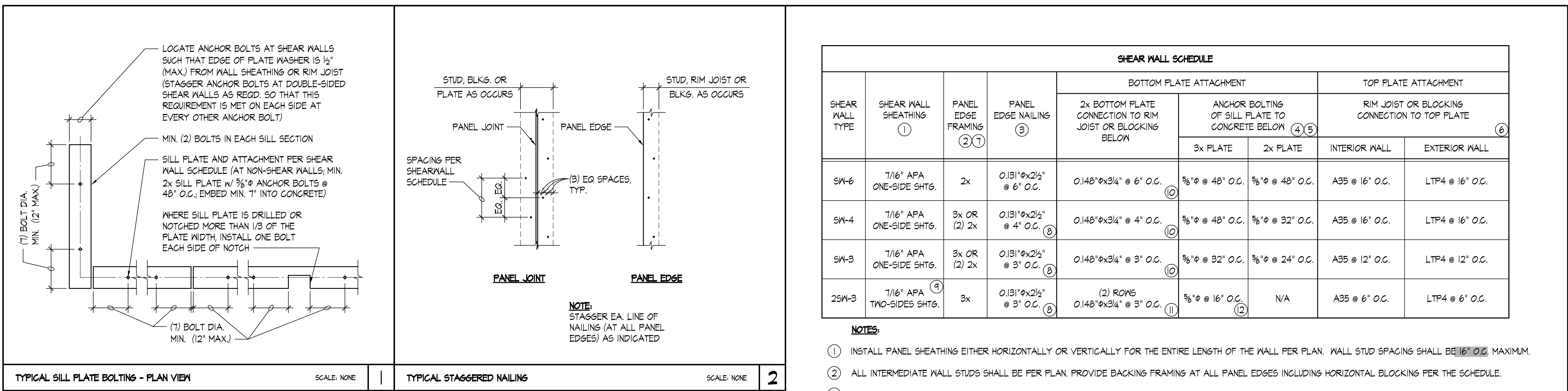
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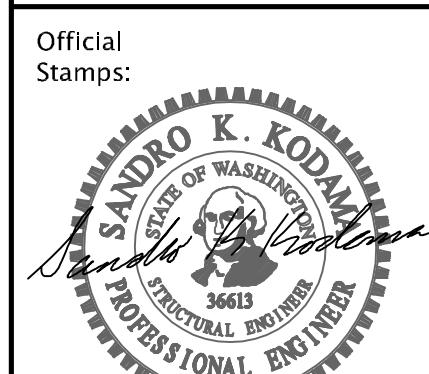




SHEAR WALL SCHEDULE							
SHEAR WALL TYPE	SHEAR WALL SHEATHING ①	PANEL EDGE FRAMING ②⑦	PANEL EDGE NAILING ③	BOTTOM PLATE ATTACHMENT		TOP PLATE ATTACHMENT	
				2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW		ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW ④⑤	
				3x PLATE	2x PLATE	INTERIOR WALL	EXTERIOR WALL
SW-6	7/16" APA ONE-SIDE SHTG.	2x	0.131"φx2½" @ 6" O.C. ⑩	0.148"φx3¼" @ 6" O.C. ⑩	5/8"φ @ 48" O.C. 5/8"φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-4	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2½" @ 4" O.C. ⑧	0.148"φx3¼" @ 4" O.C. ⑩	5/8"φ @ 48" O.C. 5/8"φ @ 32" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-3	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2½" @ 3" O.C. ⑧	0.148"φx3¼" @ 3" O.C. ⑩	5/8"φ @ 32" O.C. 5/8"φ @ 24" O.C.	A35 @ 12" O.C.	LTP4 @ 12" O.C.
2SW-3	7/16" APA TWO-SIDES SHTG. ⑨	3x	0.131"φx2½" @ 3" O.C. ⑧	0.148"φx3¼" @ 3" O.C. ⑪	5/8"φ @ 16" O.C. N/A ⑫	A35 @ 6" O.C.	LTP4 @ 6" O.C.

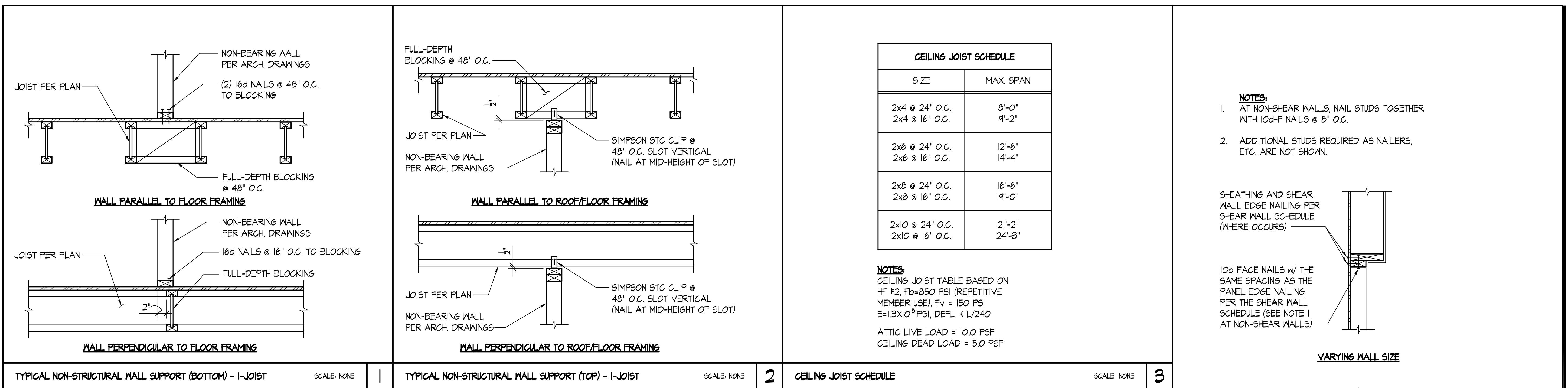
NOTES:

- ① INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.
- ② ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
- ③ PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS w/ 0.131"φ x 2½" @ 12" O.C.
- ④ EMBED CAST-IN-PLACE 5/8"φ ANCHOR BOLTS 7" MIN (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/54.0 FOR OTHER REQUIREMENTS.
- ⑤ PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- ⑥ PROVIDE 0.131"φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/54.0 FOR TOP PLATE SPLICE.
- ⑦ ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKG. NAILED TOGETHER WITH 0.148"φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
- ⑧ STAGGER NAILS PER 2/54.0.
- ⑨ STAGGER PANEL EDGE JOINTS AT DOUBLE-SIDED SHEAR WALLS SO THAT JOINTS ON OPPOSITE SIDES ARE NOT AT THE SAME STUD.
- ⑩ RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¾". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.
- ⑪ RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¾" AT EXTERIOR WALLS, 3½" AT INTERIOR WALLS. STAGGER NAILS PER 2/54.0.
- ⑫ STAGGER ANCHOR BOLTS ON EITHER SIDE OF SILL PLATE AS NOTED ON 1/54.0.

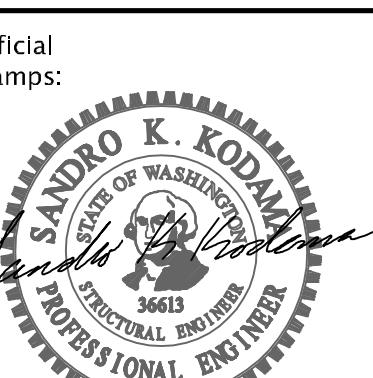
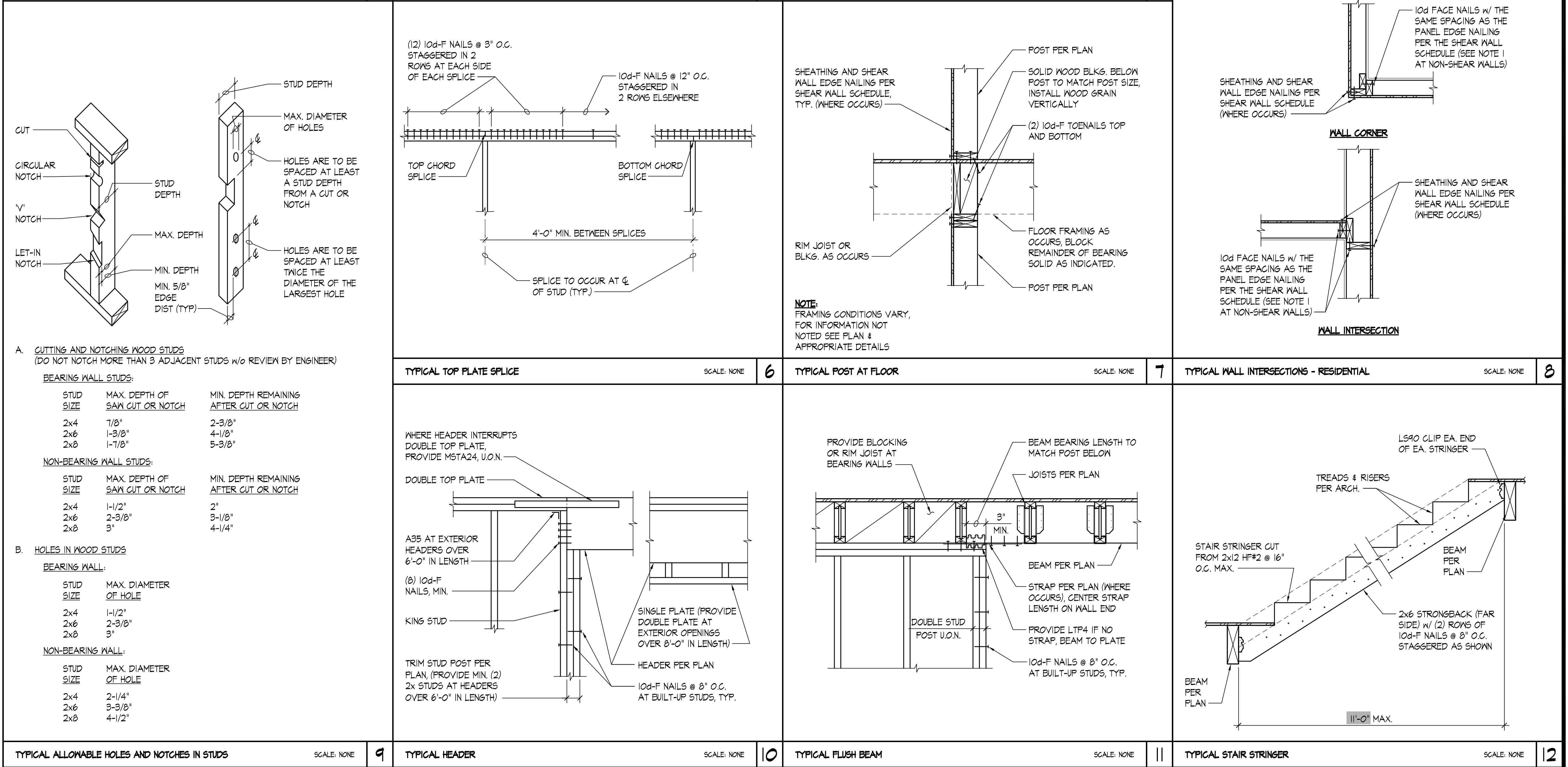


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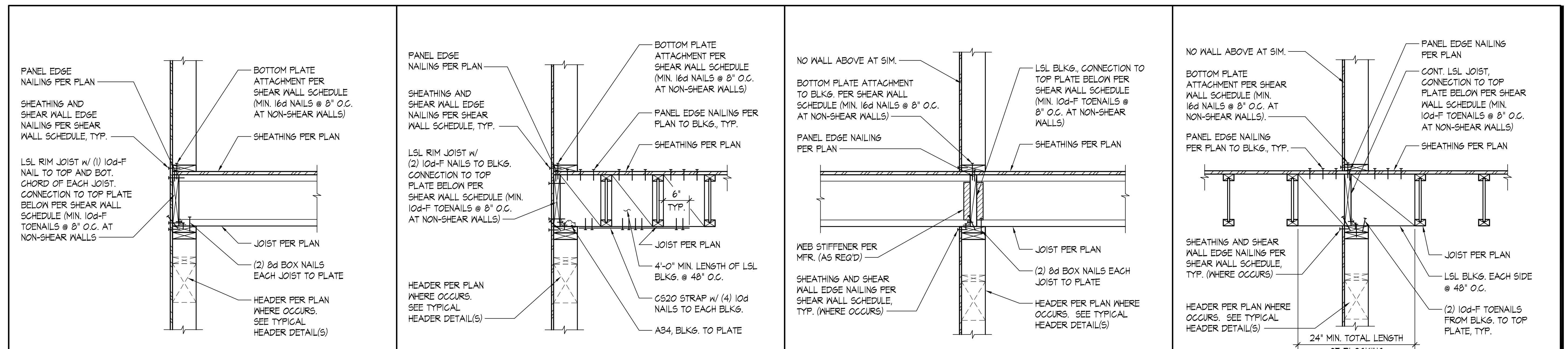
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TYPICAL NON-STRUCTURAL WALL SUPPORT (BOTTOM) - I-JOIST | TYPICAL NON-STRUCTURAL WALL SUPPORT (TOP) - I-JOIST | CEILING JOIST SCHEDULE



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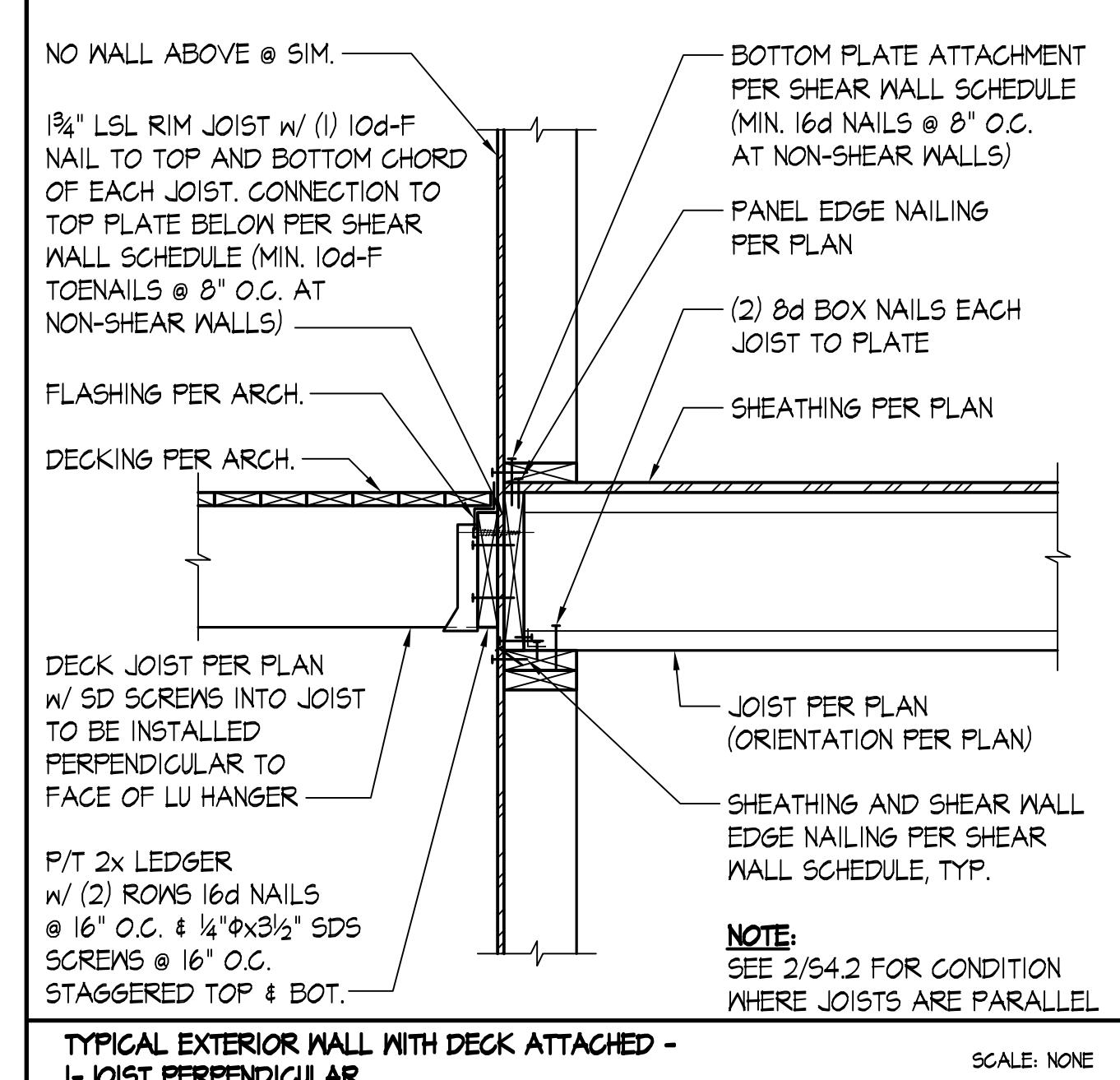


TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE 1

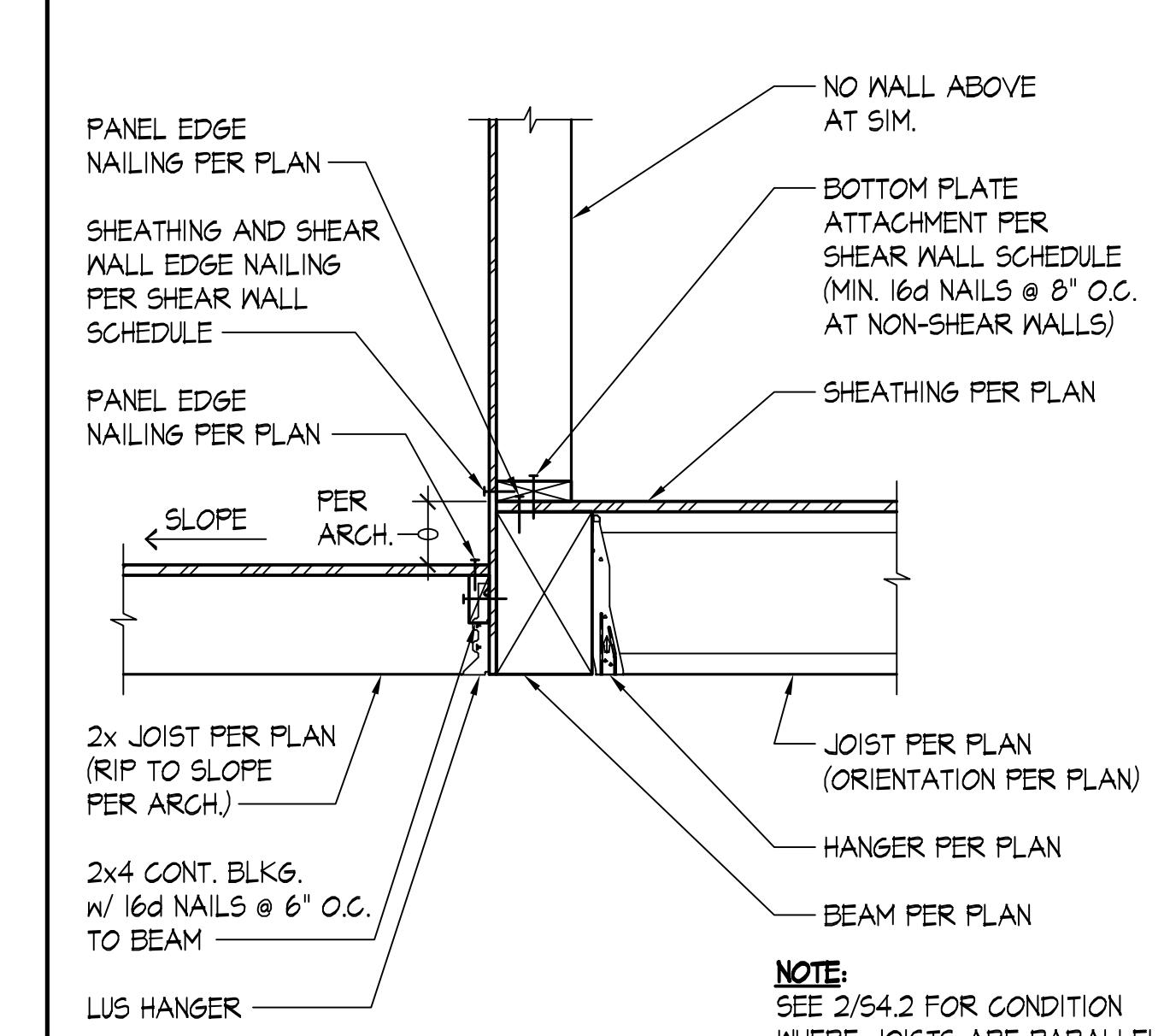
TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: NONE 2

TYPICAL INTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE 3

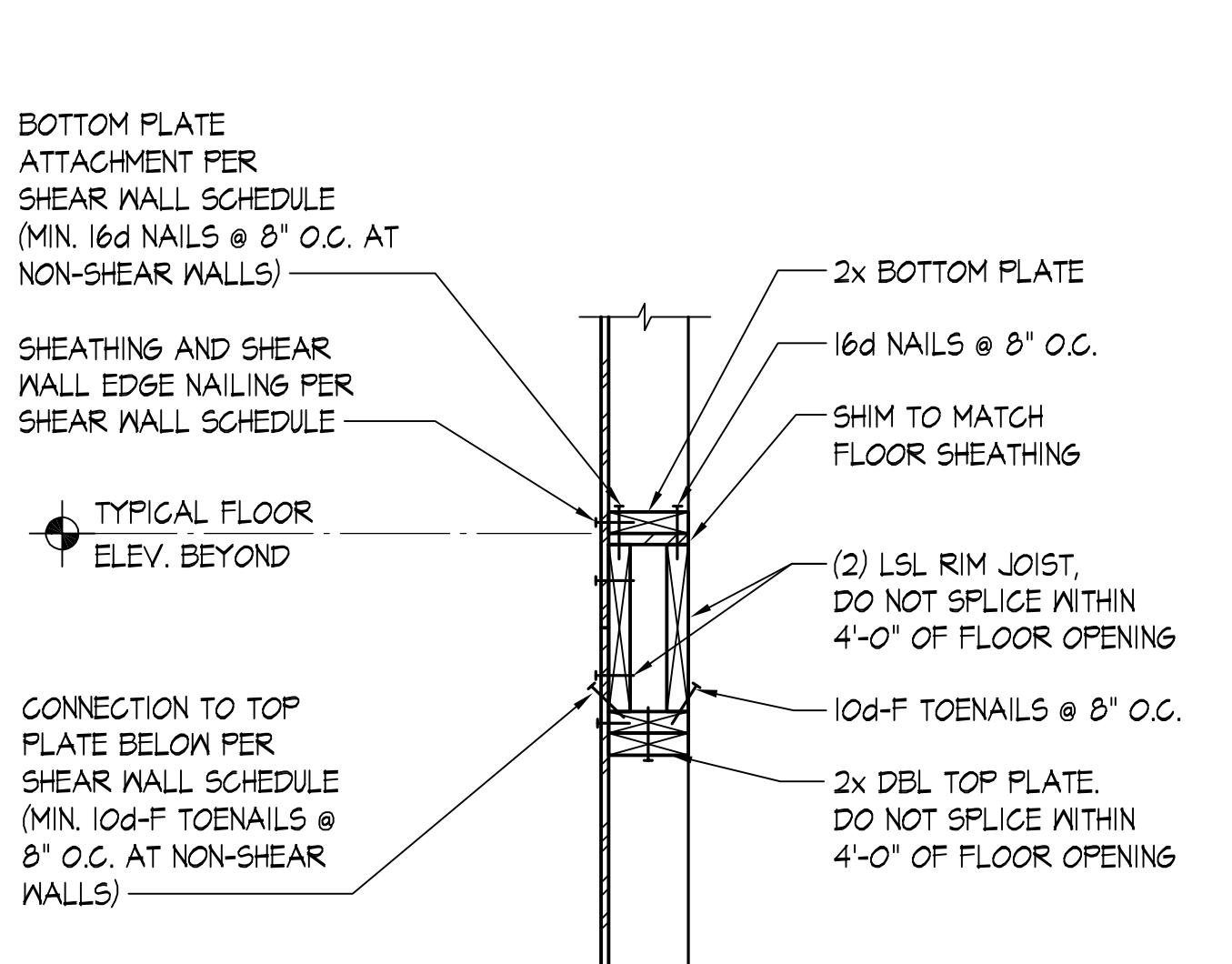
TYPICAL INTERIOR WALL - I-JOIST PARALLEL SCALE: NONE 4



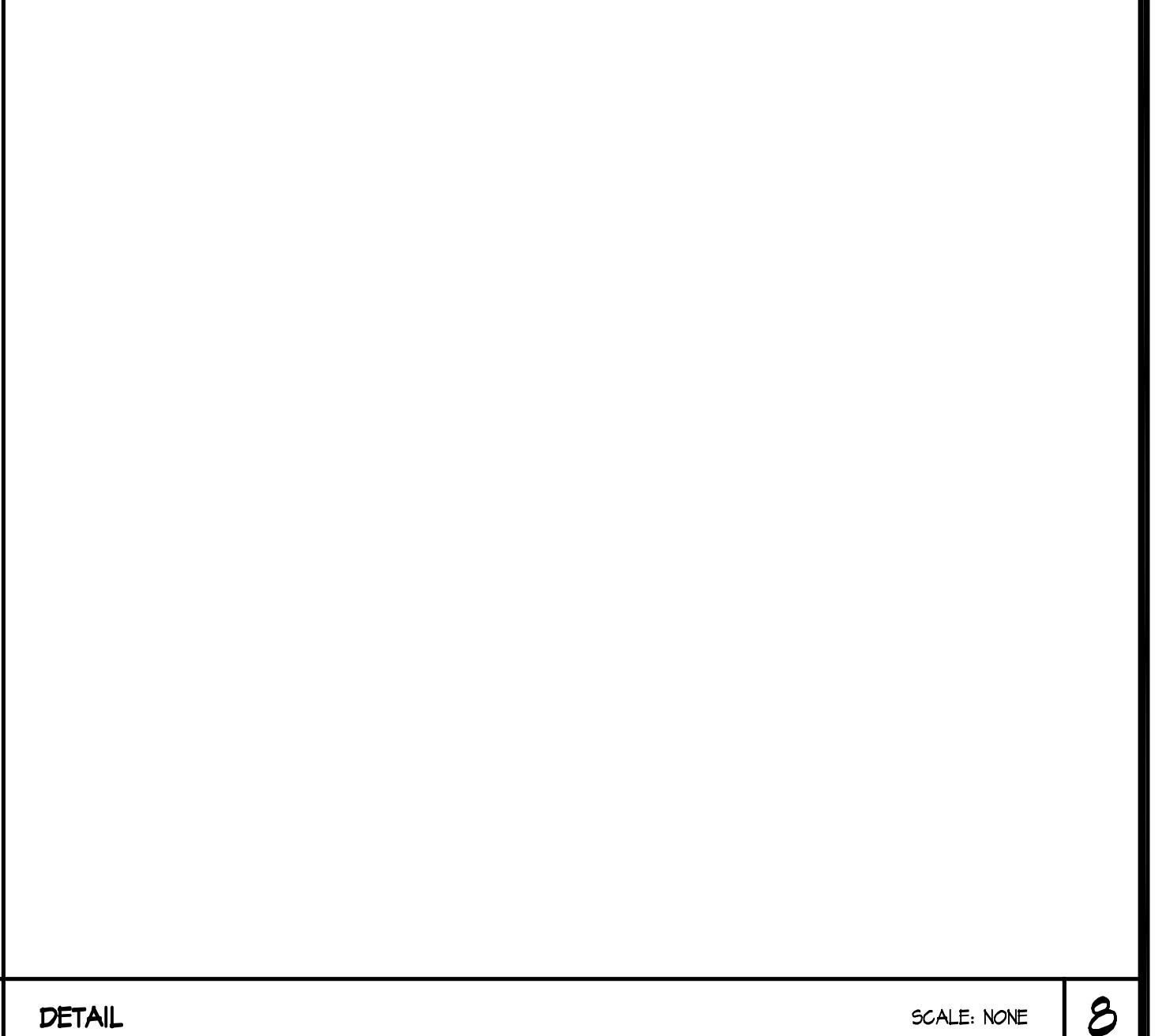
TYPICAL EXTERIOR WALL WITH DECK ATTACHED - I-JOIST PERPENDICULAR SCALE: NONE 5



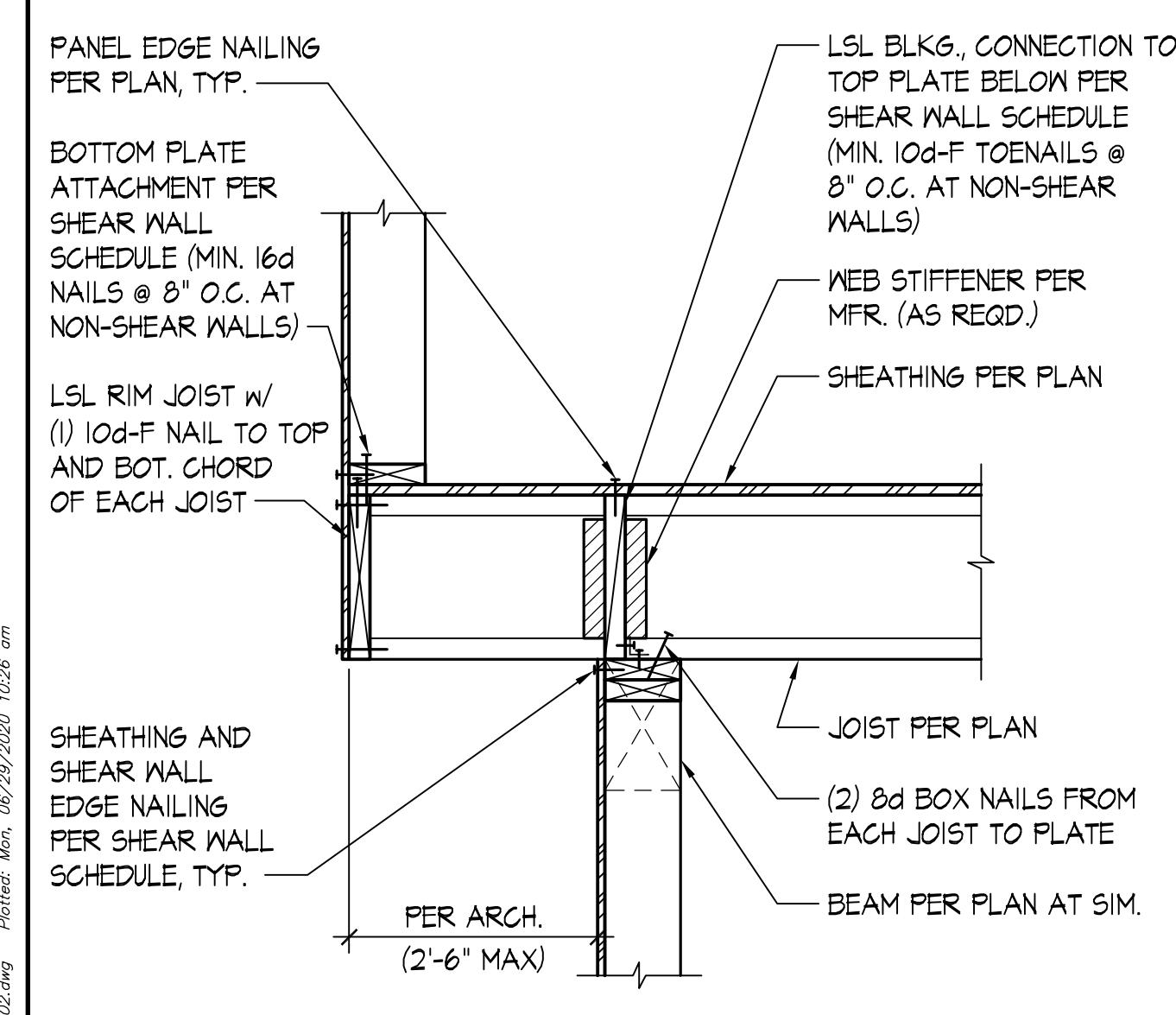
FLUSH BEAM AT DECK - I-JOIST PERPENDICULAR SCALE: NONE 6



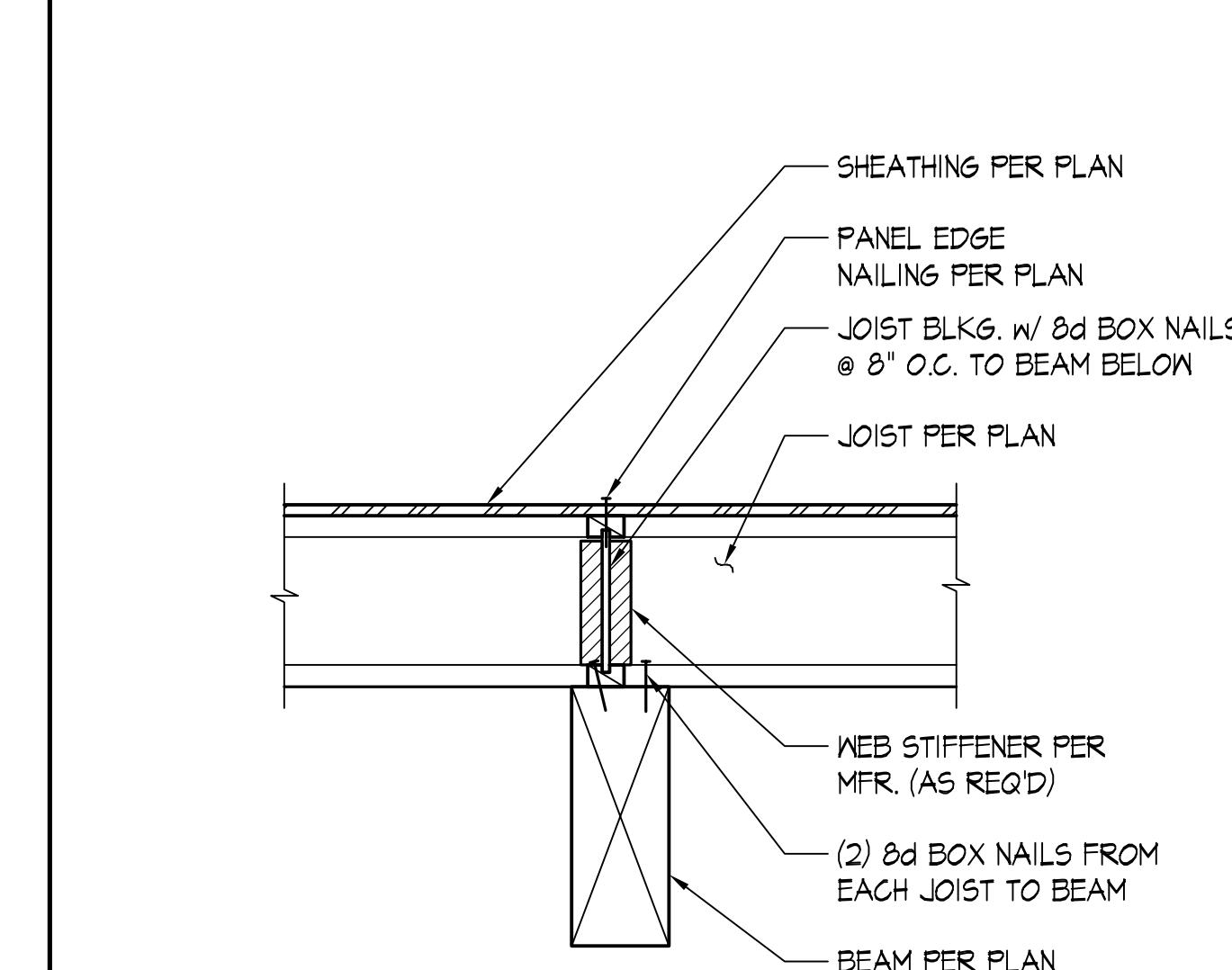
EXTERIOR WALL AT FLOOR OPENING - I-JOIST SCALE: NONE 7



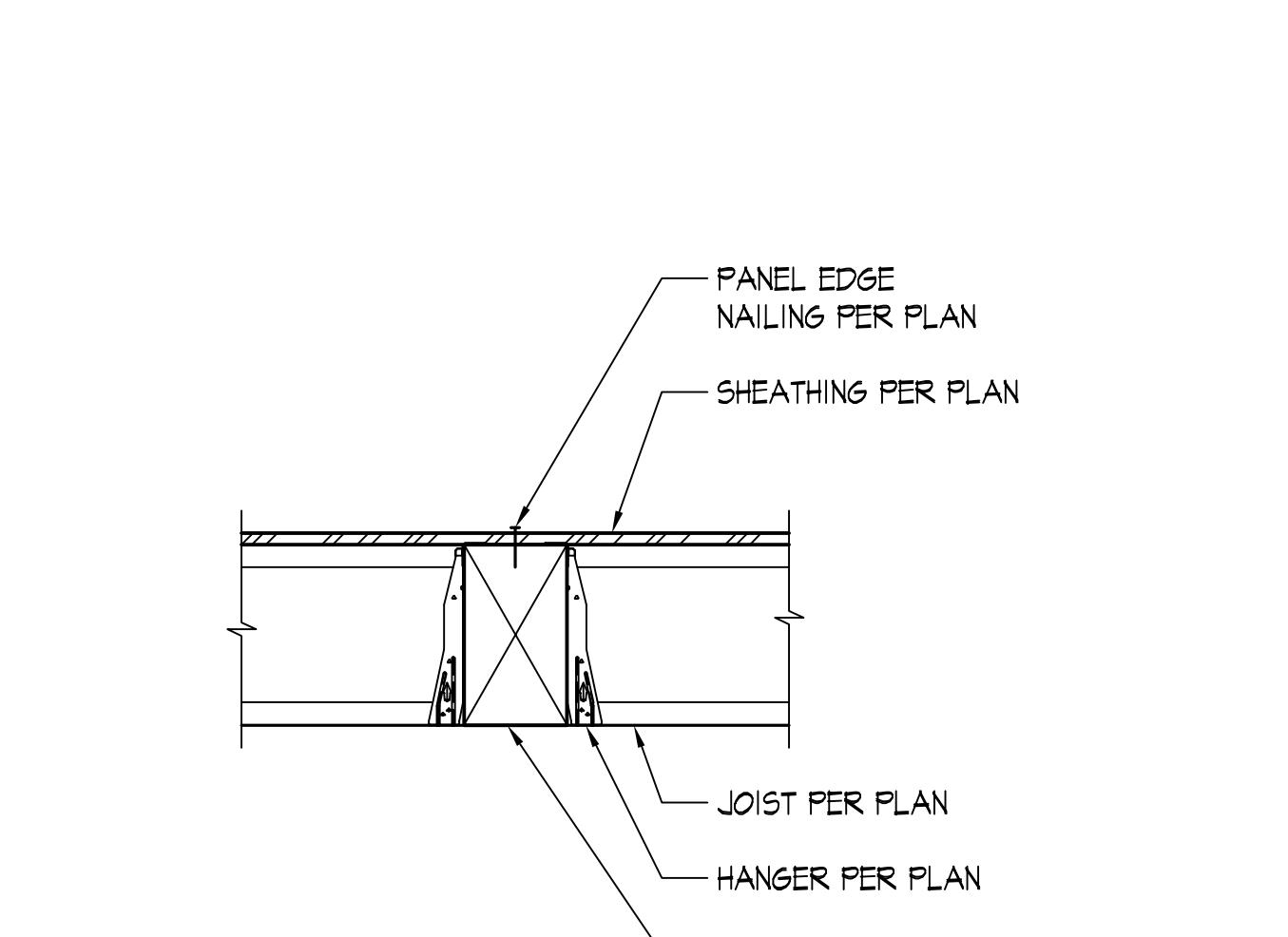
DETAIL SCALE: NONE 8



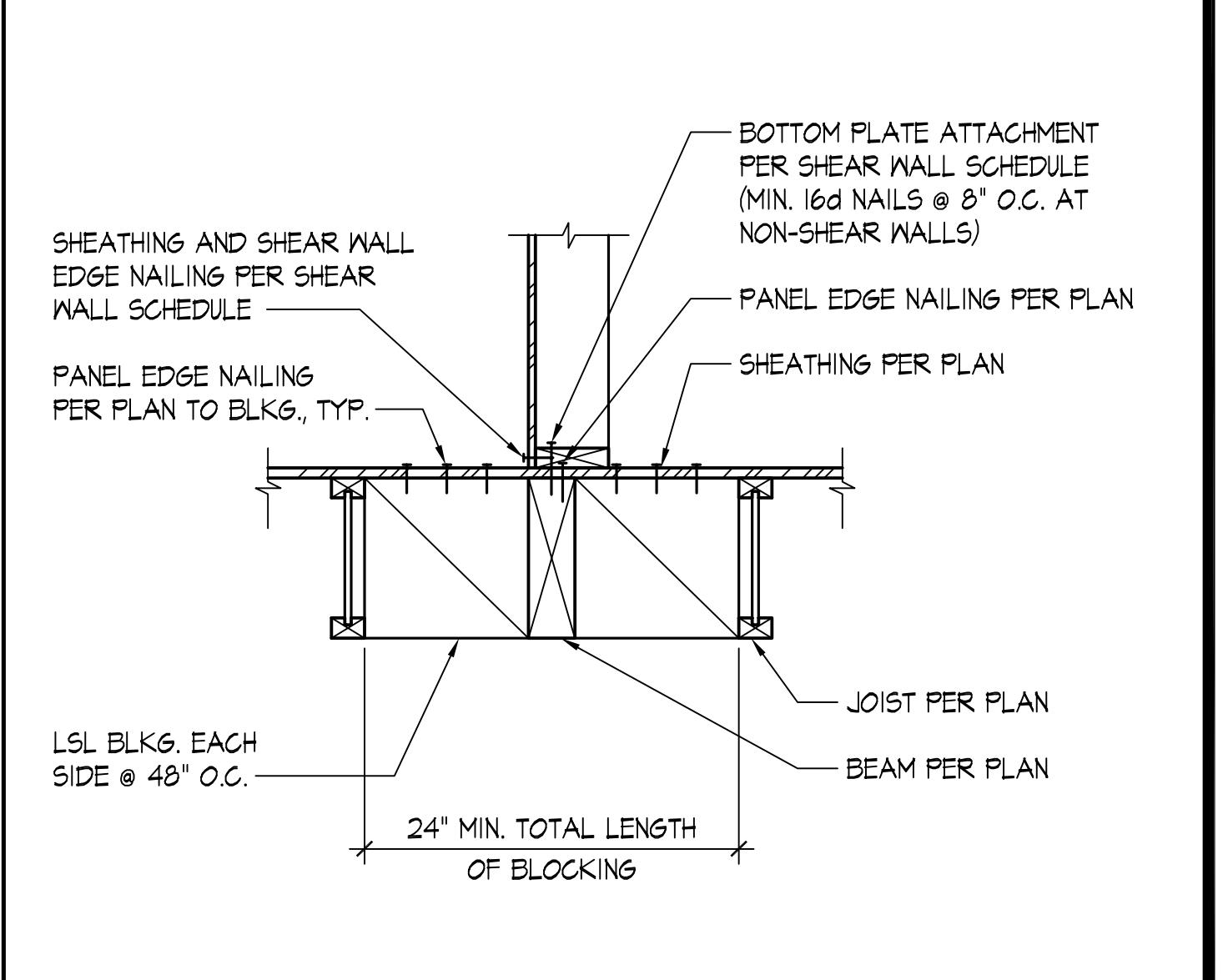
TYPICAL CANTILEVER JOIST AT EXTERIOR WALL - I-JOIST SCALE: NONE 9



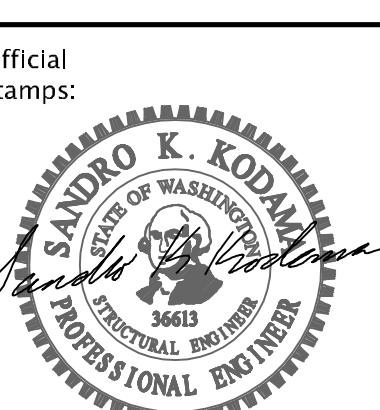
TYPICAL I-JOIST TO DROP BEAM CONNECTION SCALE: NONE 10



TYPICAL I-JOIST TO FLUSH BEAM CONNECTION SCALE: NONE 11

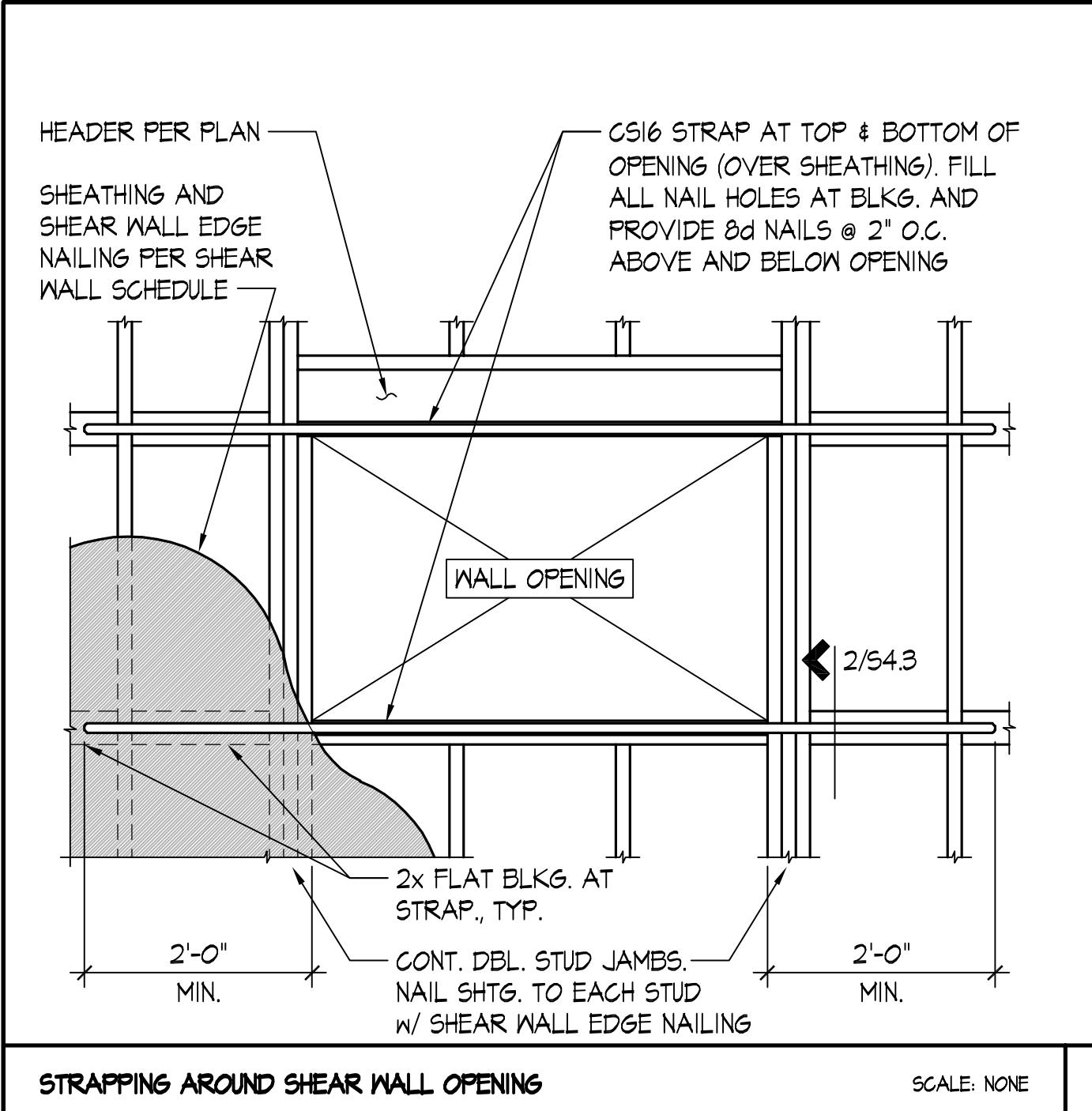
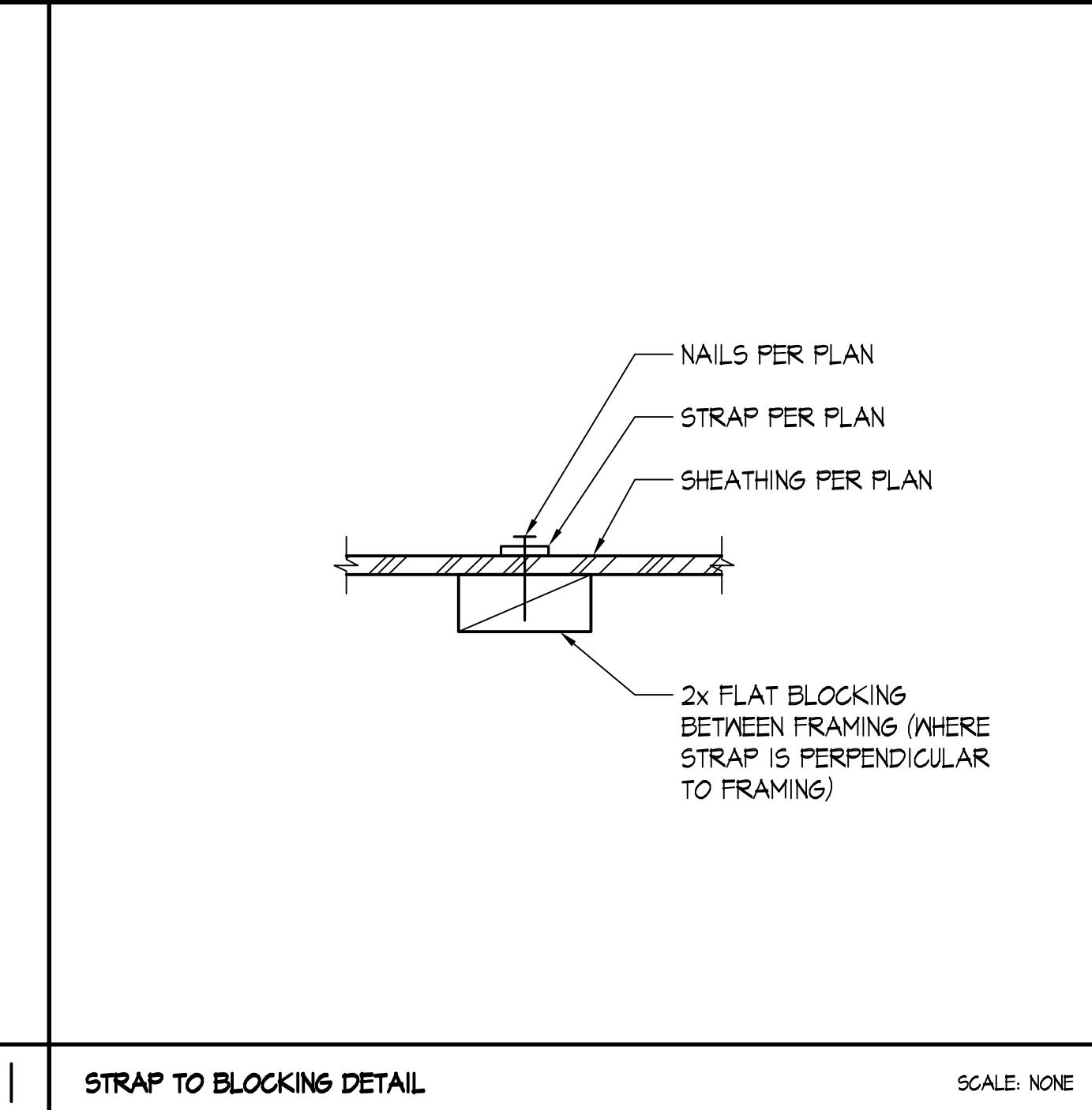
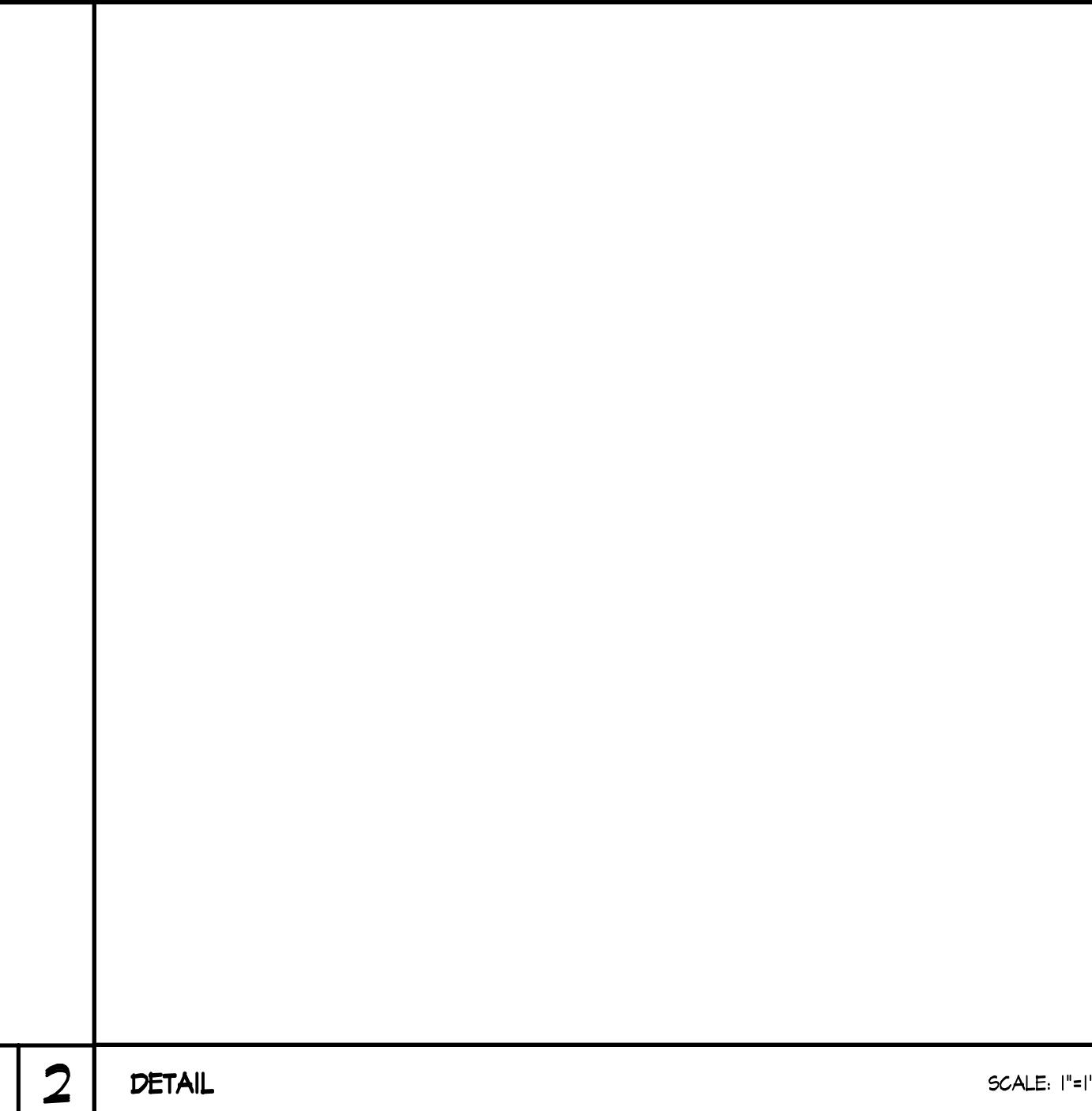
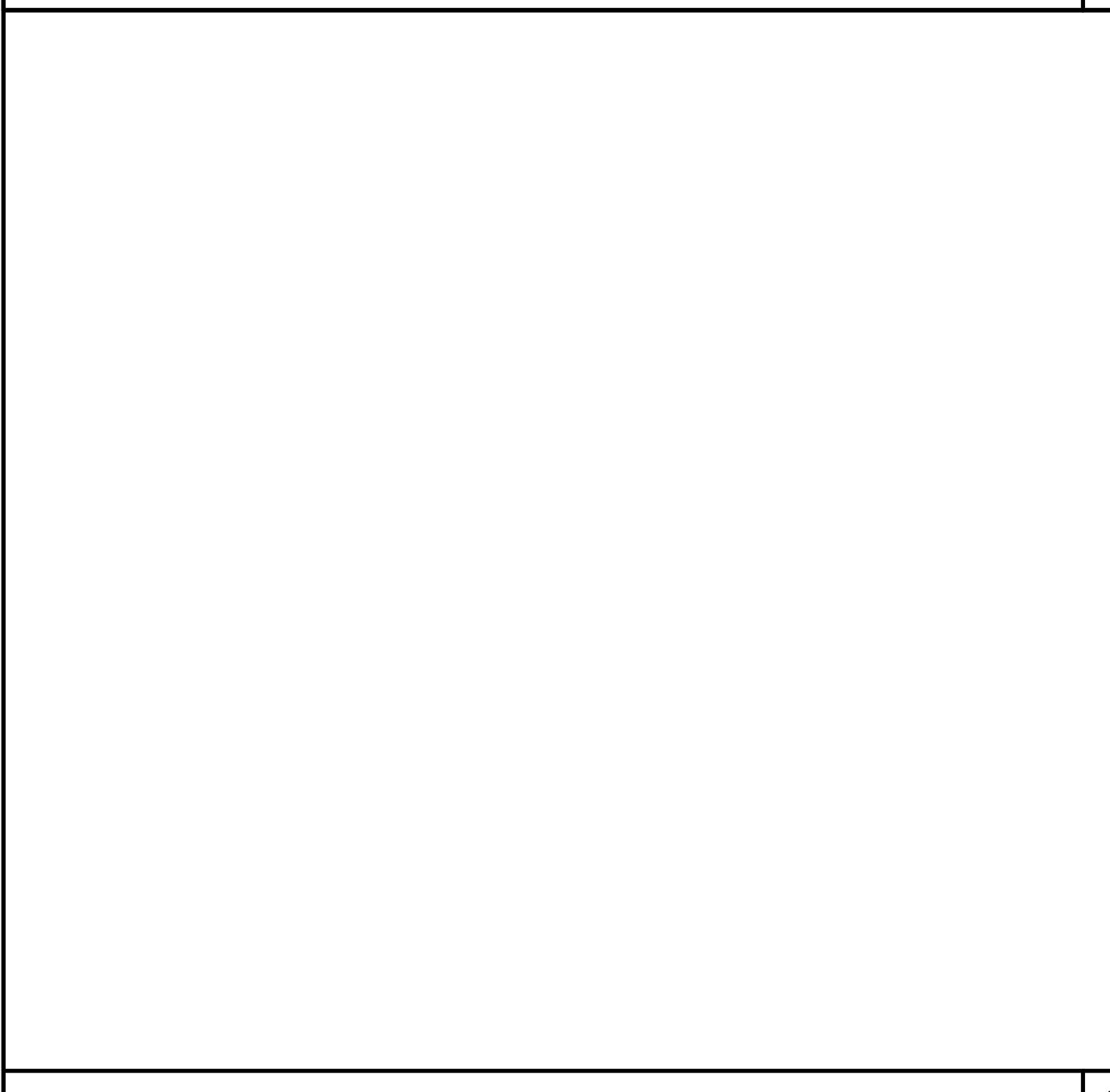
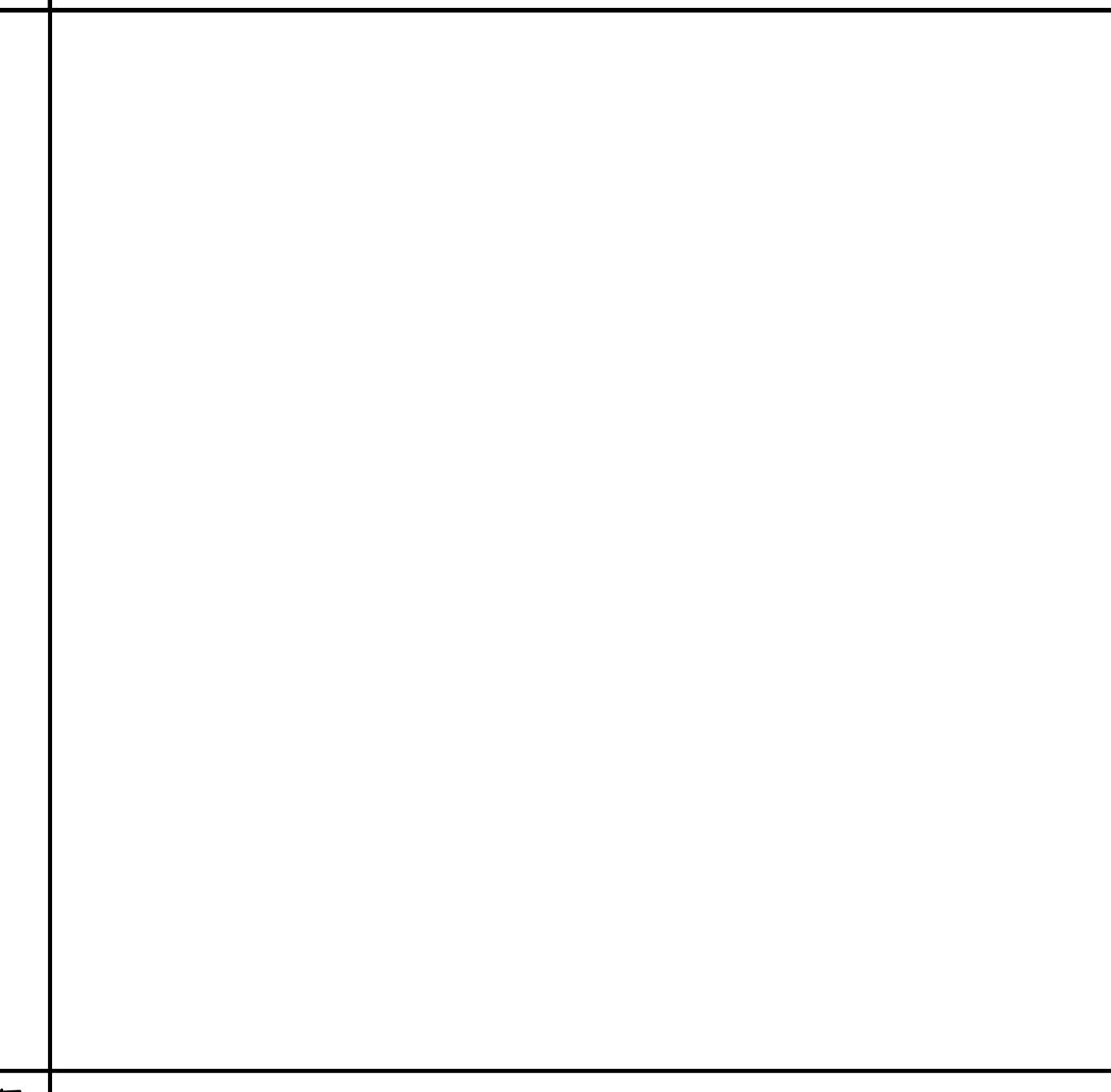
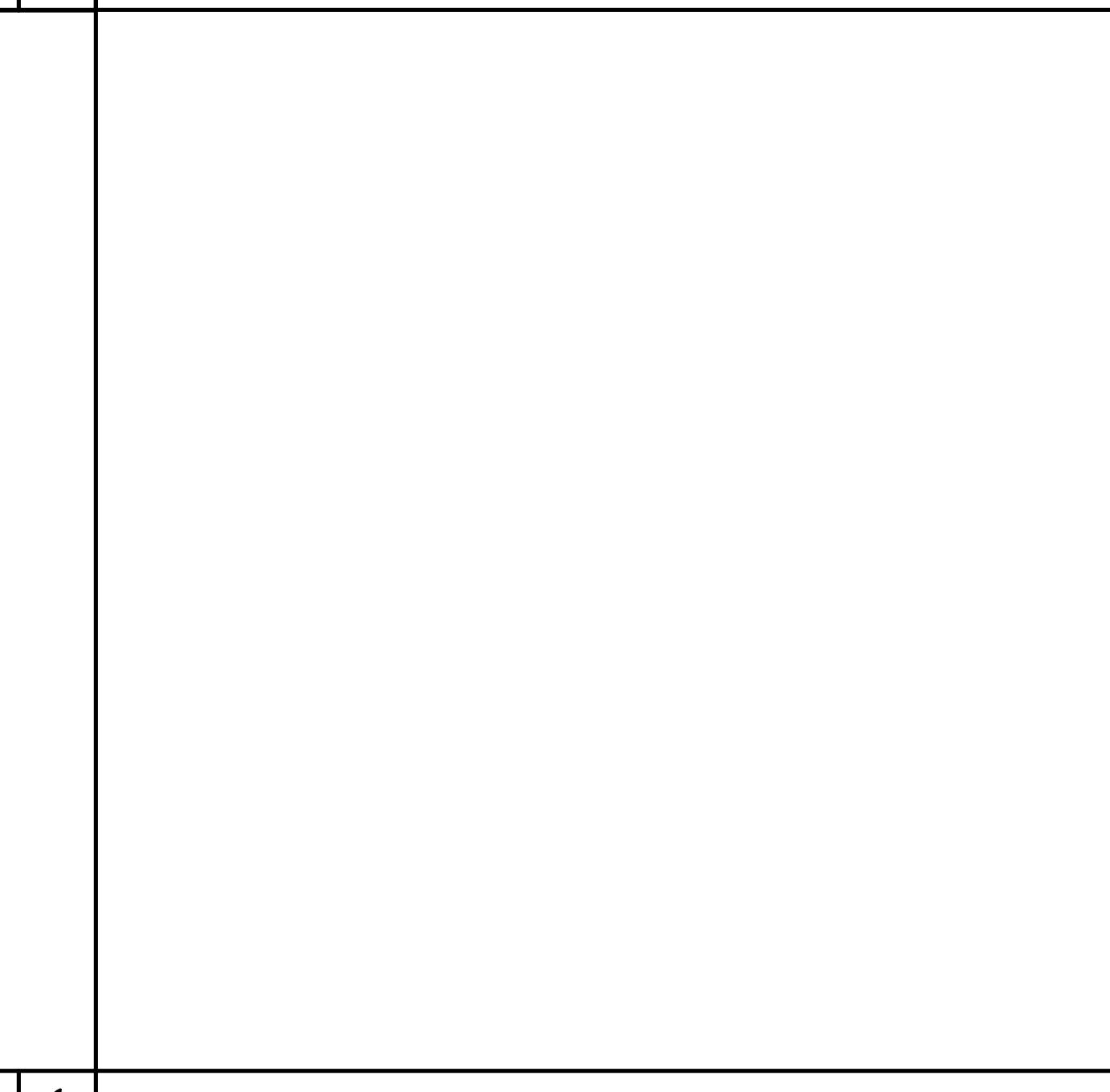
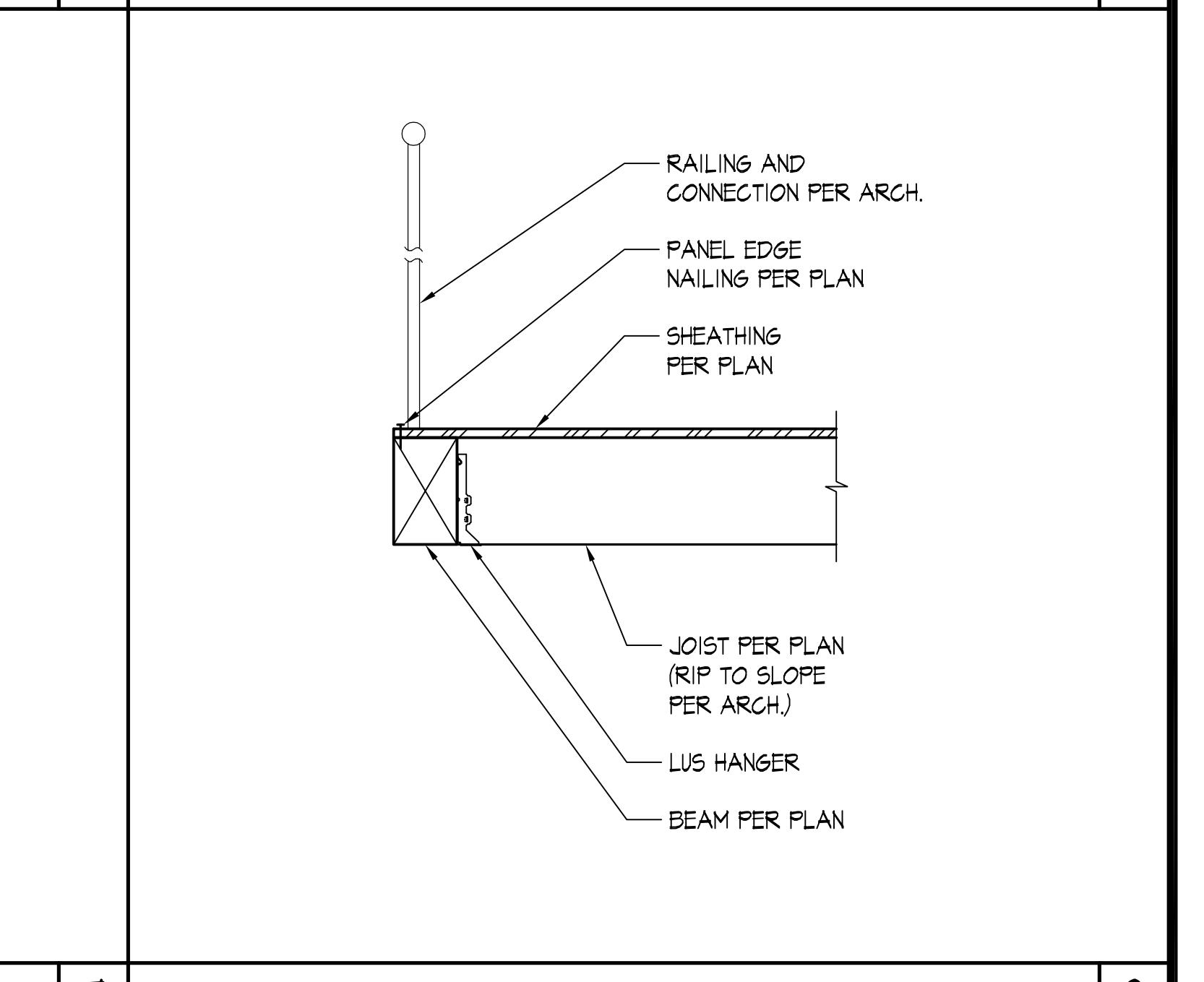


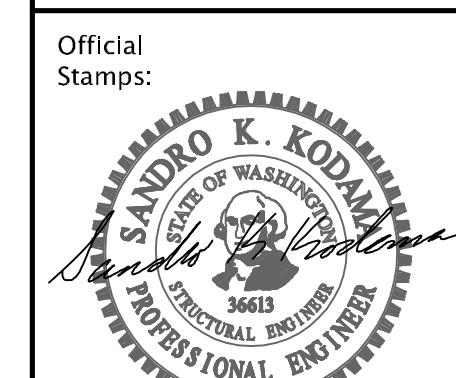
TYPICAL STRUCTURAL WALL TO PARALLEL BEAM BELOW - I-JOIST PARALLEL SCALE: NONE 12



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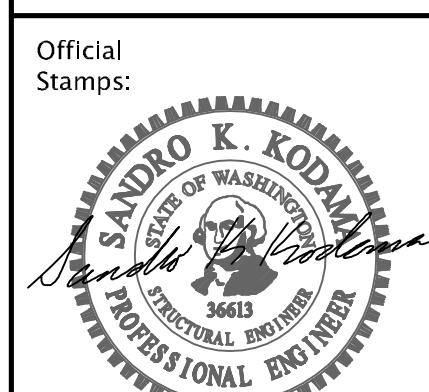
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 <p>HEADER PER PLAN SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE CS16 STRAP AT TOP & BOTTOM OF OPENING (OVER SHEATHING). FILL ALL NAIL HOLES AT BLKG. AND PROVIDE 8d NAILS @ 2" O.C. ABOVE AND BELOW OPENING WALL OPENING 2x FLAT BLKG. AT STRAP, TYP. CONT. DBL. STUD JAMBS, NAIL SHTG. TO EACH STUD W/ SHEAR WALL EDGE NAILING 2-0" MIN. 2-0" MIN.</p>	 <p>NAILS PER PLAN STRAP PER PLAN SHEATHING PER PLAN 2x FLAT BLOCKING BETWEEN FRAMING (WHERE STRAP IS PERPENDICULAR TO FRAMING) 2/54.3</p>	 <p>RAILING AND CONNECTION PER ARCH. PANEL EDGE NAILING PER PLAN TO BEAM PANEL EDGE NAILING PER PLAN TO BLOCKING BEAM PER PLAN LSTA15 TOP AND BOTTOM ALIGNED W/ BLKG. WRAP AROUND BEAM 1'-0" MIN. 2x BLKG. @ 24" O.C. W/ A35 EACH END JOIST PER PLAN</p>	<p>STRAPPING AROUND SHEAR WALL OPENING SCALE: NONE 1</p> <p>STRAP TO BLOCKING DETAIL SCALE: NONE 2</p> <p>DETAIL SCALE: 1'=1'-0" 3</p> <p>TYPICAL DECK EDGE - JOIST PARALLEL SCALE: NONE 4</p>
			 <p>RAILING AND CONNECTION PER ARCH. PANEL EDGE NAILING PER PLAN SHEATHING PER PLAN JOIST PER PLAN (RIP TO SLOPE PER ARCH.) LUS HANGER BEAM PER PLAN</p>
<p>DETAIL SCALE: 1'=1'-0" 5</p>	<p>DETAIL SCALE: 1'=1'-0" 6</p>	<p>DETAIL SCALE: 1'=1'-0" 7</p>	<p>TYPICAL DECK EDGE - JOIST PERPENDICULAR TO BEAM SUPPORT SCALE: NONE 8</p>
<p>DETAIL SCALE: 1'=1'-0" 9</p>	<p>DETAIL SCALE: 1'=1'-0" 10</p>	<p>DETAIL SCALE: 1'=1'-0" 11</p>	<p>DETAIL SCALE: 1'=1'-0" 12</p>



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<p>TYPICAL ROOF TRUSS TO EXTERIOR WALL - TRUSS PERPENDICULAR SCALE: NONE</p> <p>1 DETAIL</p>	<p>2 DETAIL</p>	<p>3 DETAIL</p>	<p>4 DETAIL</p>	
<p>DETAIL</p>	<p>5 DETAIL</p>	<p>6 DETAIL</p>	<p>7 DETAIL</p>	<p>BALLOON FRAMED PARAPET - 2x JOIST PERPENDICULAR SCALE: NONE</p>
<p>2x BLOCKING @ 48" O.C. w/ (2) 10d-F NAILS EACH END</p> <p>BOTTOM CHORD OF TRUSS PER PLAN</p> <p>GNB PER ARCH. DO NOT ATTACH TO BLKG.</p> <p>SIMPSON STC CLIP @ 48" O.C. SLOT UP (NAIL AT MID HEIGHT OF SLOT)</p> <p>NON-BEARING WALL SEE ARCH DRAWINGS</p> <p><u>WALL PARALLEL TO TRUSS FRAMING</u></p> <p>Bottom chord of truss per plan</p> <p>SIMPSON STC CLIP @ 48" O.C. SLOT UP (NAIL AT MID HEIGHT OF SLOT)</p> <p>NON-BEARING WALL SEE ARCH DRAWINGS</p> <p><u>WALL PERP. TO TRUSS FRAMING</u></p> <p>Project No. 00-2020-1029 Rev. 00-06-2020 1029 am</p>	<p>WHERE DIAGONAL BRACE LENGTH EXCEEDS 6'-0", ATTACH 2x4 LATERAL BRACE AT MID-SPAN w/ (2) 10d-F NAILS TO EACH BRACE</p> <p>(1) BAY 2x BLKG. AT BRACE w/ A34 EACH END</p> <p>2x6 DIAGONAL BRACE @ 8'-0" O.C. MAX. ATTACH TO BLKG. w/ (5) 10d-F NAILS, AND ATTACH TO WALL TOP PLATE w/ GBC</p> <p>SHEATHING PER PLAN</p> <p>PANEL EDGE NAILING PER PLAN TO TRUSS</p> <p>PANEL EDGE NAILING PER PLAN TO BLOCKING, TYP.</p> <p>(1) BAY 2x BLOCKING @ 48" O.C. MAX. ALTERNATE EACH SIDE OF TRUSS</p> <p>ALIGN ROOF TRUSS ABOVE SHEAR WALL</p> <p>ROOF TRUSS PER PLAN, TYP.</p> <p>CONNECT TRUSS BOTTOM CHORD TO WALL ACCORDING TO THE BLOCKING TO TOP PLATE CONNECTION PER SHEAR WALL SCHEDULE</p> <p>SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE</p> <p>Double top plate</p> <p>2x blocking</p> <p>Roof truss per plan, typ.</p> <p>2x blocking, typ.</p> <p>2x each side of truss, typ.</p> <p>2x blocking, typ.</p> <p>2x blocking at top of shear wall</p> <p>2x blocking between truss bottom chords, attach to top plate per shear wall schedule</p> <p>Sheathing and shear wall edge nailing per shear wall schedule</p> <p>SECTION A - PLAN</p> <p>ELEVATION</p> <p>SECTION B</p> <p>Project No. 00-2020-1029 Rev. 00-06-2020 1029 am</p>	<p>NOTE: AT CONTRACTOR'S OPTION TRUSS MANUFACTURER MAY PROVIDE BLOCKING PANELS INSTEAD OF SITE-BUILT FRAMING SHOWN. MATCH CAPACITY OF SHEAR WALL BELOW.</p> <p>PROVIDE 2x BLOCKING IN PLANE OF TRUSS AS REQUIRED</p> <p>ROOF TRUSS PER PLAN, TYP.</p> <p>10d-F NAILS @ 6" O.C. (EACH SIDE), TYP.</p> <p>SHEATHING AND SHEAR WALL EDGE NAILING TO MATCH SHEAR WALL BELOW, TYP.</p> <p>PANEL EDGE NAILING PER PLAN</p> <p>2x blocking at top of shear wall</p> <p>2x blocking between truss bottom chords, attach to top plate per shear wall schedule</p> <p>Sheathing and shear wall edge nailing per shear wall schedule</p>	<p>Project number 2018-01</p> <p>Date 6/29/2020</p> <p>Project Manager SK</p> <p>Drawn by SC</p> <p>Checked by TON</p> <p>AS NOTED</p> <p>Scale</p>	<p>S4.4</p>



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