

# GENERAL NOTES

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES INCLUDING THE 2018 INTERNATIONAL RESIDENTIAL CODE AS WELL AS THE 2018 WASHINGTON STATE ENERGY CODE AS WELL AS THE CURRENT ISLAND COUNTY CODE.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH DESIGN DRAWINGS FOR BIDDING AND CONSTRUCTION. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.

REFER TO DIMENSIONS AND NOTES FOR SIZES AND LOCATIONS; DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO FACE OF STUD OR MASONRY WALL AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY BEFORE PROCEEDING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE PROJECT DESIGNER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

## EXISTING BUILDING

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEMBER SIZES AND CONDITIONS OF THE EXISTING BUILDING DEPICTED IN THE DRAWINGS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR POSSIBLE REDESIGN.

SHORING AND BRACING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED BEFORE ANY STRUCTURAL MEMBERS ARE REMOVED OR BEFORE ANY NEW LOADS ARE ADDED UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED.

DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE OR VEGETATION.

WHERE NEW CONCRETE OR REINFORCED MASONRY ABUT EXISTING CONCRETE OR MASONRY, PROVIDE THREADED BARS INTO THREADED EXPANSION INSERTS TO MATCH AND LAP HORIZONTAL REINFORCING UNLESS NOTED OTHERWISE ON DRAWINGS.

CONTRACTOR SHALL CHECK FOR ROT OR INSECT INFESTATION AT ALL WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE ARCHITECT.

## LIFE SAFETY

GUARDRAILS OR HANDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF STAIRS OR ELEVATED PLATFORMS. GUARDRAILS SHALL NOT BE LESS THAN 36" HIGH. HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. OPENINGS SHALL RESTRICT A 4" DIAMETER SPHERE FROM PASSING THROUGH. HANDGRIPS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. RETURN HANDRAILS AT ENDS.

## DOOR AND WINDOW NOTES

WINDOW SUPPLIER SHALL REFER TO EXTERIOR ELEVATIONS AND SCHEDULES FOR CONFIGURATION AND OPERATION OF ALL WINDOW AND DOOR UNITS. MAINTAIN ALIGNMENTS AND FORMATS TO MEET DESIGN INTENT; ADJUST ROUGH OPENINGS AS NECESSARY. SUBMIT SHOP DRAWINGS FOR APPROVAL. ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

WINDOWS LABELED "EGRESS" ON DRAWINGS SHALL FULFILL FOLLOWING REQUIREMENT: 5.7 SF MIN. NET CLEAR OPEN AREA; 20" MIN. CLEAR OPEN WIDTH; 24" MIN. CLEAR OPEN HEIGHT; 44" MAX. SILL HEIGHT.

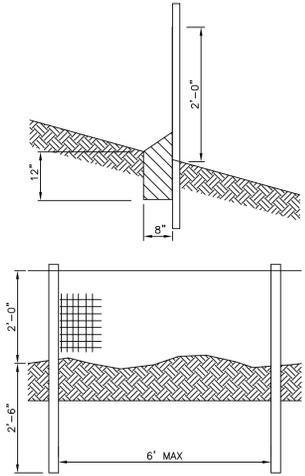
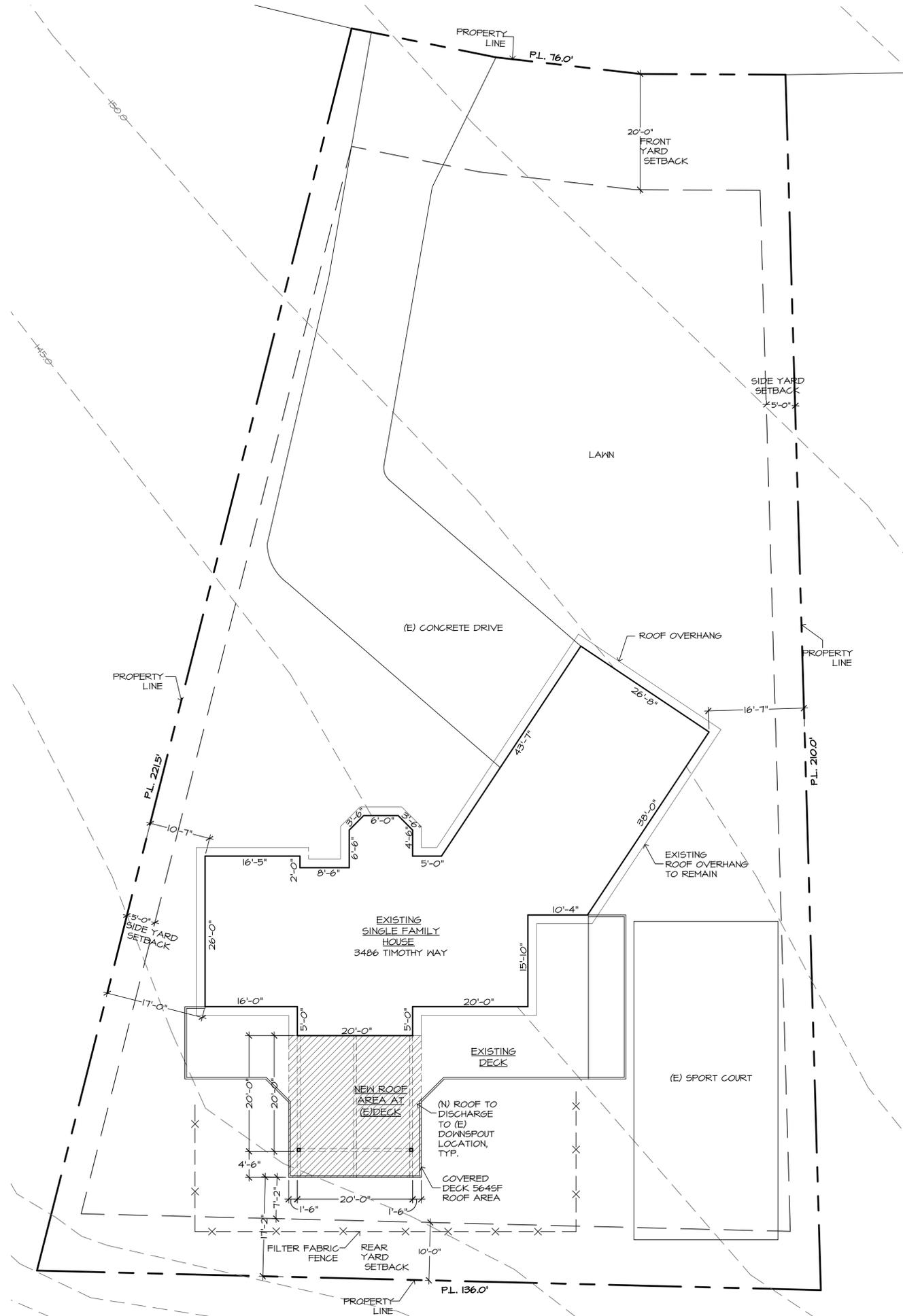
EXTERIOR DOORS SHALL HAVE MIN. 1/2" THROW ON DEAD BOLT OR DEAD LATCH AND VISITOR OBSERVATION PORT. WINDOWS WITHIN 10' OF GRADE OR ACCESSIBLE DECK MUST BE CAPABLE OF BEING LOCKED. ALL LOCKS, INCLUDING DOOR LOCKS, MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

WINDOWS WITHIN 24" OF A DOOR AND WITHIN 60" OF FLOOR, WINDOWS WITHIN 18" OF FLOOR, GLAZED DOORS, AND ALL SHOWER OR TUB ENCLOSURES SHALL HAVE SAFETY GLAZING.

## MISCELLANEOUS

INSTALL DRAFT STOPS IN FLOOR-CEILING ASSEMBLIES SO THAT CONCEALED SPACE DOES NOT EXCEED 1000 SF. FIRE BLOCK PER IRC R903.

SOLID FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, SHALL HAVE TIGHT FITTING METAL OR GLASS DOORS AND OUTSIDE SOURCE OF COMBUSTION AIR, WITH AN OPERABLE DAMPER, DIRECTLY CONNECTED TO THE FIRE BOX, AND TIGHT-FITTING, READILY OPERABLE FLUE DAMPER OR APPROVED AUTOMATIC CONTROL. METAL FIREPLACES AND CHIMNEYS MUST BE UL- OR ICC- APPROVED AND MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.



## NOTES:

- CONTRACTOR/DEVELOPER SHALL MAINTAIN AND ENSURE PROPER EROSION CONTROL THROUGHOUT PROJECT.
- SILT FENCE TO BE PLACED DOWNSLOPE OF CONSTRUCTION ACTIVITY.

## ② FILTER FABRIC DETAIL

## ① SITE PLAN

1/8" = 1'-0"



## PROJECT INFORMATION

**OWNER NAME:** PARAVECCHIO, PAULA R  
**SITE ADDRESS:** 3486 TIMOTHY WAY  
 CAMANO ISLAND, WA 98282  
**PARCEL#:** 527816  
**ZONING:** RURAL RESIDENTIAL  
**BUILDING HEIGHT:** NO CHANGE FROM EXISTING  
**LEGAL DISCRPTION:** BRUTUS LOT 10  
**PROPERTY AREA:** .5 ACRE  
**IMPERVIOUS AREA:** NO CHANGED FROM EXISTING

STROBL  
DESIGN LLC

3923 N 31ST ST  
TACOMA, WA 98407  
PHONE: (206) 661-3622



THOMAS RESIDENCE  
3486 TIMOTHY WAY  
CAMANO ISLAND, WA 98282

REVISIONS	BY

Date 4/13/2021

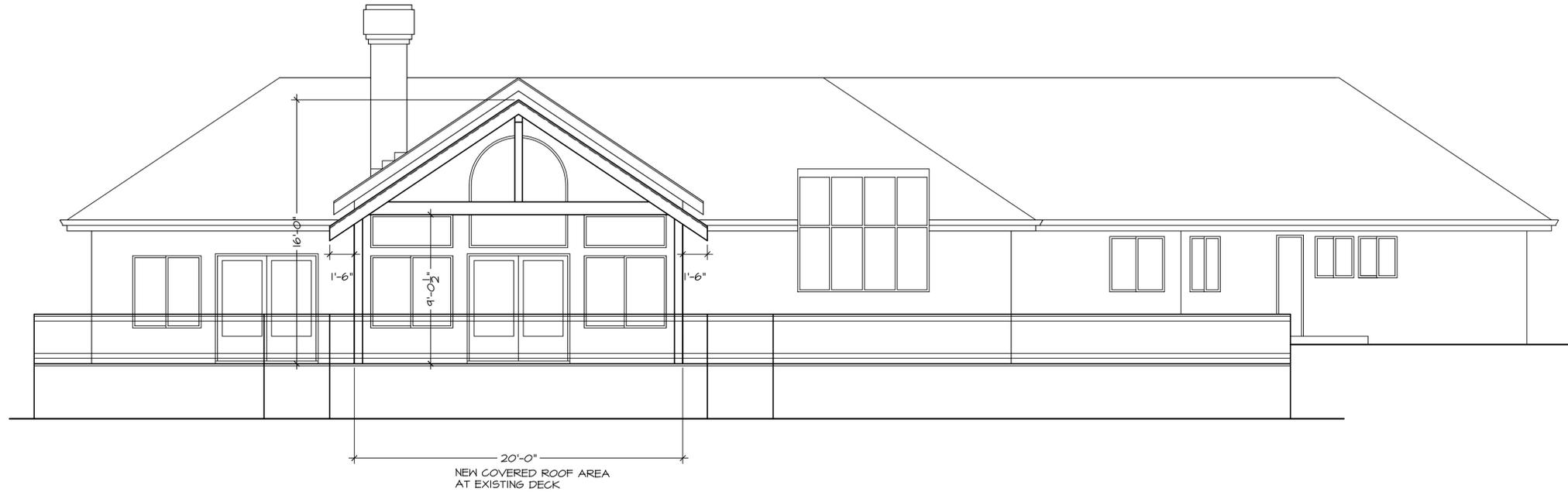
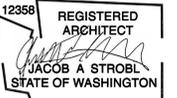
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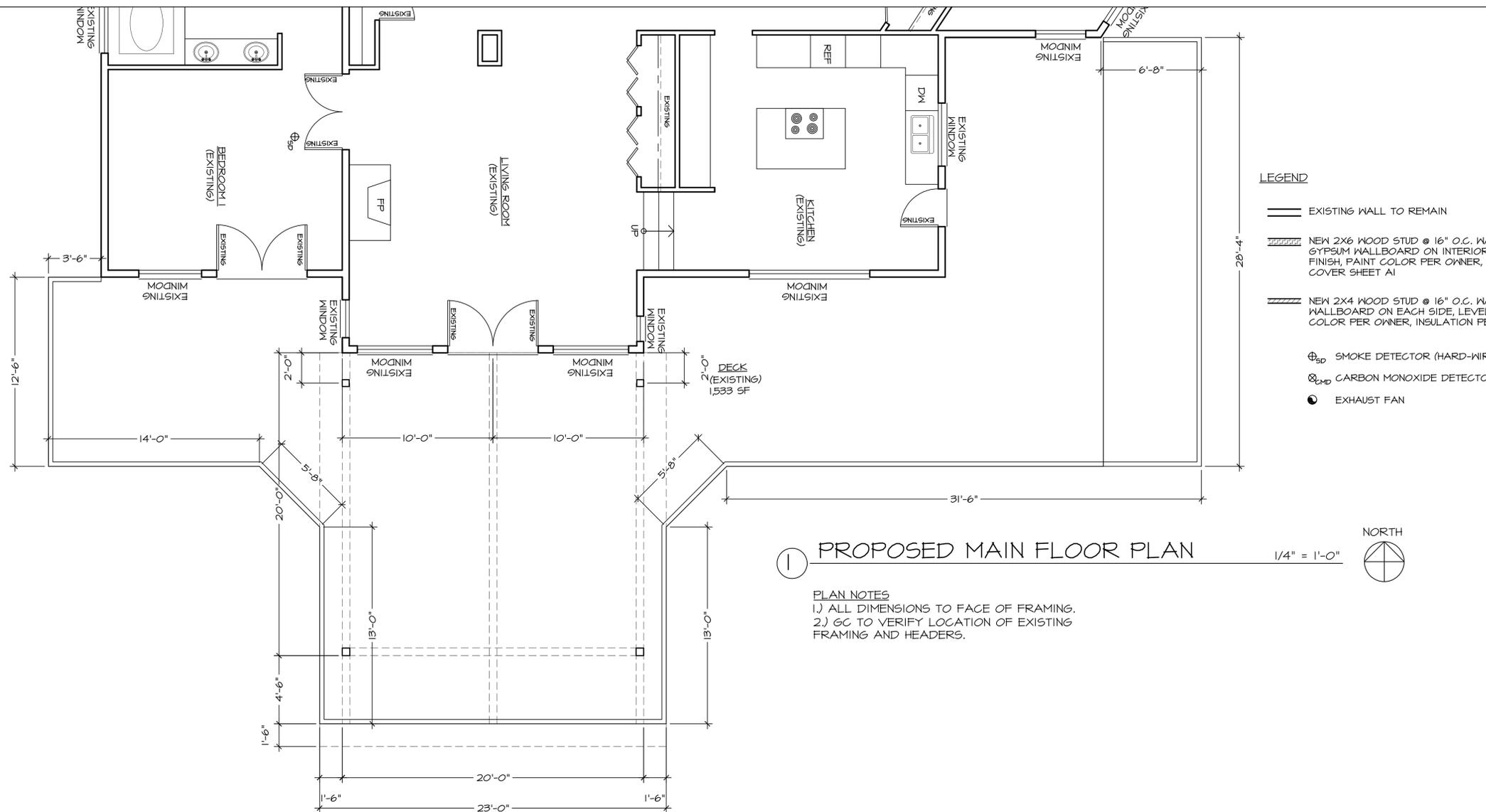
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**A2**



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



1 PROPOSED MAIN FLOOR PLAN 1/4" = 1'-0"

PLAN NOTES  
1.) ALL DIMENSIONS TO FACE OF FRAMING.  
2.) GC TO VERIFY LOCATION OF EXISTING FRAMING AND HEADERS.

LEGEND

- EXISTING WALL TO REMAIN
- NEW 2X6 WOOD STUD @ 16" O.C. WALLS WITH 1/2" GYPSUM WALLBOARD ON INTERIOR SIDE, LEVEL FIVE FINISH, PAINT COLOR PER OWNER, INSULATION PER COVER SHEET A1
- NEW 2X4 WOOD STUD @ 16" O.C. WALLS WITH 1/2" GYPSUM WALLBOARD ON EACH SIDE, LEVEL FIVE FINISH, PAINT COLOR PER OWNER, INSULATION PER COVER SHEET A1
- SMOKE DETECTOR (HARD-WIRED W/ BATTERY BACKUP)
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN

THOMAS RESIDENCE  
3496 TIMOTHY WAY  
CAMANO ISLAND, WA 98282

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Scale 1/4" = 1'-0"  
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**A3**

# STRUCTURAL NOTES

## CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).

2. DESIGN LOADING CRITERIA:  
 MISCELLANEOUS LOADS  
 DEFLECTION CRITERIA  
 LIVE LOAD DEFLECTION ..... L/240  
 TOTAL LOAD DEFLECTION ..... L/180  
 ENVIRONMENTAL LOADS  
 SNOW ..... Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF  
 EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE  
 LATERAL SYSTEM: STEEL ORDINARY CANT. COLUMNS, Vs = 6 KIPS  
 SITE CLASS=D, Ss=132, Sds=877, S1=47, SD1=57, Cs=0.702  
 SDC D, Is=1.0, R=1.25  
 SEE PLANS FOR ADDITIONAL LOADING CRITERIA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS 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, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. 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. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE

USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

9. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

GLUED LAMINATED MEMBERS  
 STRUCTURAL STEEL

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

10. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, 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. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

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.

## QUALITY ASSURANCE

11. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION PER AISC 360  
 SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY PER TABLE 1705.6  
 DRIVEN DEEP FOUNDATION PER TABLE 1705.7  
 EPOXY GROUTED INSTALLATIONS PER MANUFACTURER

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

## GEOTECHNICAL

ALLOWABLE SOIL PRESSURE (NATIVE SOILS / STRUCTURAL FILL)... 1500 PSF

PILE CAPACITY (COMPRESSION) ..... 3T (2" Ø) 6T (3" Ø)

SOILS REPORT REFERENCE: GEOTEST (PROJECT #: 21-0246, DATED 2/26/21)

12. PIN PILES SHOWN ON PLAN SHALL BE 2" Ø SCHEDULE 80 OR 3" Ø SCHEDULE 40 (AS SPECIFIED), THE MAXIMUM CAPACITY OF 2" Ø PILES SHALL BE 3 TONS AND THE MAXIMUM CAPACITY OF 3" Ø PILES SHALL BE 6 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90 LB JACK HAMMER UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

## RENOVATION

13. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

14. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

15. CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

## CONCRETE

16. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. 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. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS  $f_c = 2,500$  PSI.

17. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C616. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

18. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI.

19. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 318R-14 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 3"  
 FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)... 1-1/2"

21. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

## ANCHORAGE

22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2608. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

24. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONGTIE COMPANY. INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

## STEEL

25. SEE GEOTECHNICAL SECTION FOR PIN PILE REQUIREMENTS. ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 KSI (SQUARE AND RECTANGULAR), CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

26. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

27. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

28. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

29. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM QW TOUGHNESS OF 20 FT-LBS AT 20 DEGREES F AND 40 FT-LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

30. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD NO. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WPA STANDARD, WESTERN LUMBER GRADING RULES 2017, FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X & 3X MEMBERS) HEM-FIR NO. 2  
 AND BEAMS MINIMUM BASE VALUE, Fb = 850 PSI

(4X MEMBERS) DOUGLAS FIR-LARCH NO. 1  
 MINIMUM BASE VALUE, Fb = 1000 PSI

BEAMS (INCL. 6X AND LARGER) DOUGLAS FIR-LARCH NO. 1  
 MINIMUM BASE VALUE, Fb = 1350 PSI

POSTS (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2  
 MINIMUM BASE VALUE, Fc = 1350 PSI

(6X AND LARGER) DOUGLAS FIR-LARCH NO. 1  
 MINIMUM BASE VALUE, Fc = 1000 PSI

STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR-LARCH NO. 2  
 OR HEM-FIR NO. 2

31. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24FV4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24FV8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

32. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNLOCKED ROOF SHEATHING EDGES. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

33. TONGUE-AND-GROOVE STRUCTURAL ROOF DECKING SHALL BE INSTALLED AS FOLLOWS: 2X DECKING SHALL BE TOENailed THROUGH THE TONGUE AND FACE - NAILED WITH ONE 16d NAIL PER PIECE PER SUPPORT. DECKING SHALL BE PLACED WITH A CONTROLLED RANDOM LAYOUT UNLESS OTHERWISE NOTED AND SHALL EXTEND ACROSS A MINIMUM OF THREE SPANS. EACH PLANK SHALL BEAR ON AT LEAST ONE SUPPORT. ALL JOINTS SHALL BE END MATCHED AND ALL PLANKS NAILED TOGETHER WITHIN ONE FOOT OF EACH SIDE OF THE END JOINT. END JOINTS IN ADJACENT PLANKS SHALL BE AT LEAST TWO FEET APART AND END JOINTS IN ALTERNATE PLANKS SHALL BE MORE THAN ONE FOOT APART WHEN MEASURED ALONG THE LENGTH OF THE DECKING. END JOINTS NOT OCCURRING OVER SUPPORTS SHALL BE MATCHED TONGUED AND GROOVED OR SHALL BE CONNECTED WITH 10 GAUGE METAL SPLINES DRIVEN INTO PRE-CUT SLOTS.

34. SIMPSON CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED ONE HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. 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 SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

## 35. WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
16d BOX	3-1/2"	0.135"

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

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

36. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

37. 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 INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". 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.

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## REVISIONS

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Date 4/13/2021

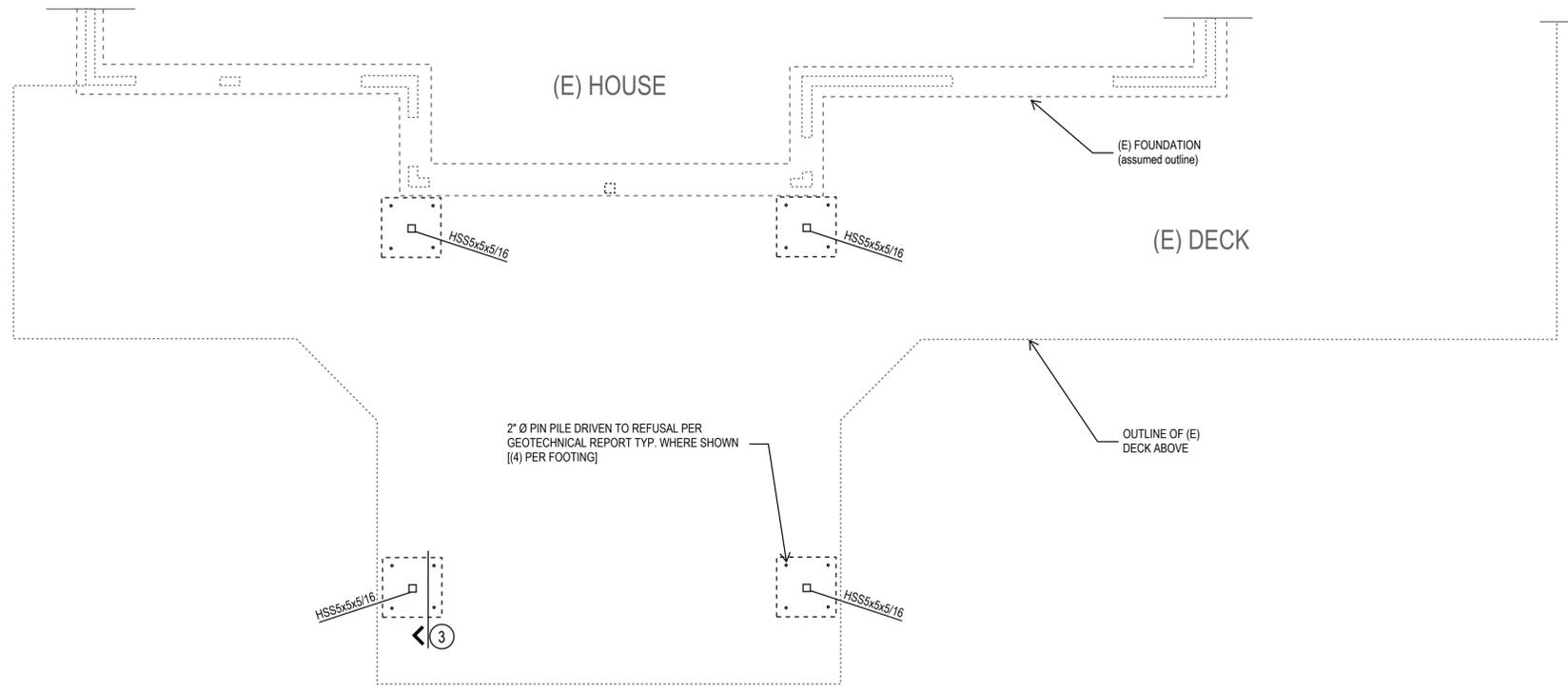
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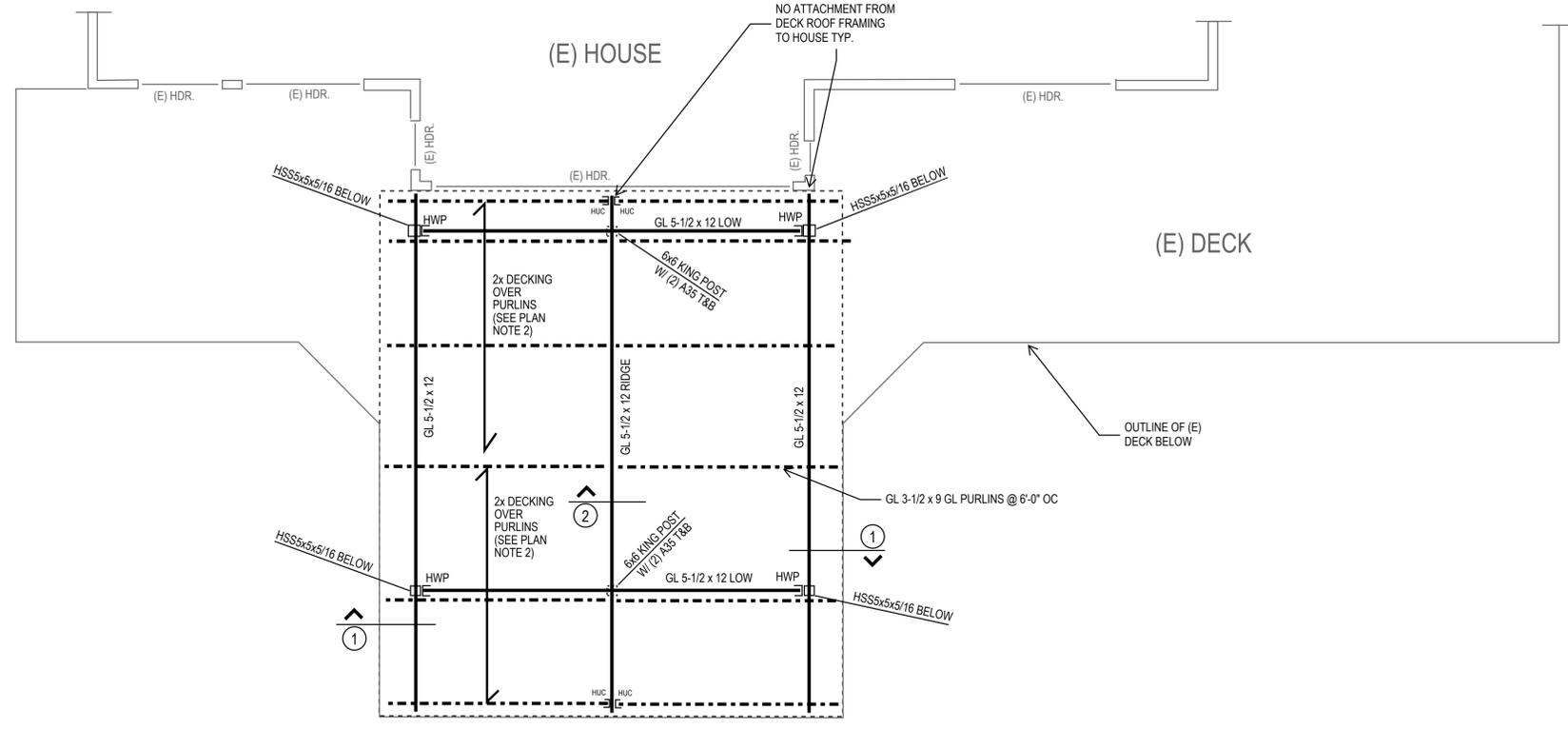
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**FOUNDATION PLAN**



**ROOF PLAN**

**PLAN NOTES**

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
3. SEE GEOTECHNICAL REPORT FOR ADDITIONAL PIN PILE REQUIREMENTS.
4. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**LEGEND**

- 2" Ø PIN PILE DRIVEN TO REFUSAL PER GEOTECHNICAL REPORT
- CONCRETE FOOTING

**PLAN NOTES**

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ROOF FRAMING CONSISTS OF 2x DECKING W/ A STRUCTURAL 1/2" PLY OVERLAY. NAIL PLYWOOD TO DECKING W/ 6d @ 6" OC AT PANEL EDGES AND 12" OC FIELD. INSTALL 16d FROM EA. BOARD TO PERPENDICULAR SUPPORTS. 16d TOENAIL EA. TONGUE TO EA. FACE. DECKING SHALL BE PLACED WITH A CONTROLLED RANDOM LAYOUT UNLESS OTHERWISE NOTED AND SHALL EXTEND ACROSS A MINIMUM OF THREE SUPPORTS.
3. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**LEGEND**

- HANGER

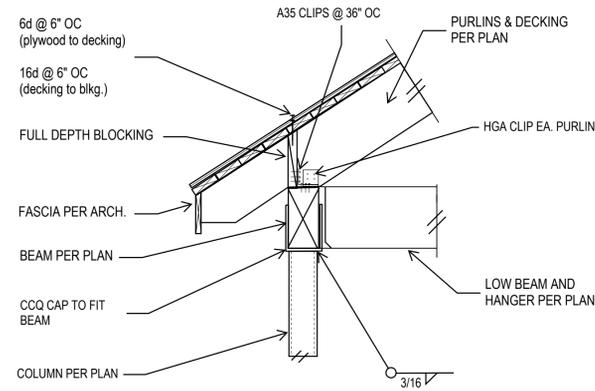


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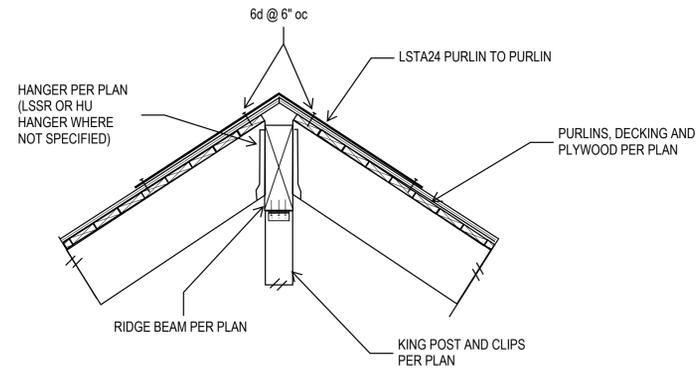
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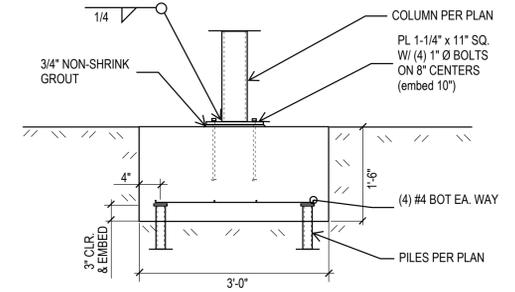
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