# **GENERAL NOTES**

A. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE **BEGINNING WORK.** 

THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

H. SURROUNDING AREAS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.

MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED. SUBMIT REQUIRED SUBMITTALS. PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

J. REFER TO STRUCTURAL PLANS FOR SPECIAL INSPECTION REQUIREMENTS.

K. SUBSTITUTIONS

# DEFERRED SUBMITTALS

#### MECHANICAL:

OFFICIAL.

THE MECHANICAL WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT WITH THE BID A PROPOSED HVAC AND PLUMBING DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS. THE GENERAL CONTRACTOR'S MEP/FP SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY PERMITS. ALL MEP/FP IS DESIGNED BY LICENSED PROFESSIONALS IN STATES & JURISDICTION FOR

WORK, DESIGN CRETERIA IS PROVIDED BY OWNER/OR GENERAL CONTRACTORS. 4. REVIEW SET FOR CODES & NOTES APPLICABLE TO MEP/FP D/B SUBCONTRACTORS & FOR COORDINATION W/ ARCHITECTURAL DRAWINGS.

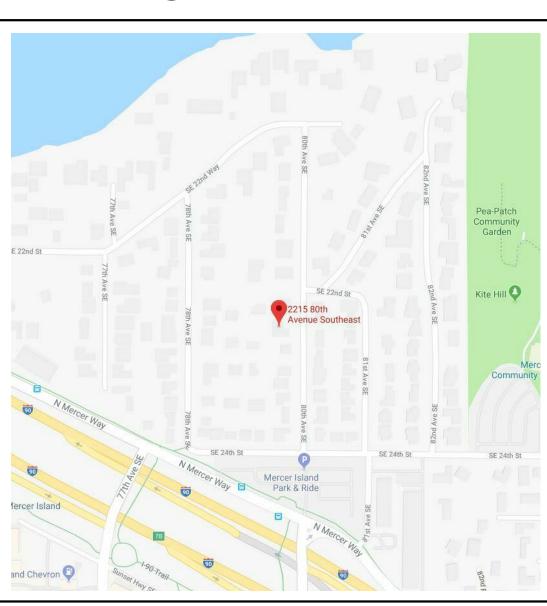
#### HANDRAIL AND GUARDRAIL SYSTEMS:

THE HANDRAIL AND GUARDRAIL DESIGNS AND ENGINEERING FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT WITH THE BID PROPOSED HANDRAIL AND GUARDRAIL DRAWINGS THAT COORDINATE WITH THE ARCHITECTURAL DRAWINGS AND INTENT.

THE GENERAL CONTRACTOR'S HANDRAIL & GUARDRAIL SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING

# VICINITY MAP



# SCOPE OF WORK

RESIDENTIAL ADDITION INVOLVING DEMO OF THE EXISTING ENTRY LEVEL AND RECONSTRUCTION OF THAT LEVEL PLUS A NEW UPPER LEVEL FLOOR. SOME MODIFICATION OF INTERIOR BASEMENT WALLS FOR NEW ACCESSORY DWELLING UNIT OF 330 SF.

# DESIGN CODE

REINF REQ'D

RF

RR

RO

ROW

S.A.M.

SCHED

SC SF

SG

SHT

SIM

SQ

SS

STD

STL

STRUCT

SUSP

SYS

T&B

TEL

TEMP

T&G

ΤG

T.O.

TYP

UTIL

U.O.N.

NOTED

VCT

VERT

w/

w/o

WP

WR

WТ

WWM

WWF

Y.C.

WRB

BARRIER

W-MAT

STRUCTURAL

SPEC

MEMBRANE

2015 INTERNATIONAL RESIDENTIAL CODE WITH WASHINGTON STATE AMENDMENTS

- 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE 2015 UNIFORM PLUMBING CODE

2015 WASHINGTON STATE ENERGY CODE

WASHINGTON CITIES ELECTRICAL CODE

# ABBREVIATION

REFERENCE

	<u>YMBOLS:</u>		COL	COLUMN	JT/JTS	JOINT, JOINTS
@ &		AT	CONC	CONCRETE	L	LONG, LENGTH
&		AND	CONT	CONTINUOUS	LAM	LAMINATE, LAMINATED
2		ANGLE	CONSTR	CONSTRUCTION	L.F.	LINEAR FOOT, LINEAL
¢		CENTER LINE	CONTR	CONTRACTOR	FOOT	
Ĉ		COPYRIGHT	COV COV	'ERAGE	LW	LIGHT WEIGHT
•		DEGREE	CPT	CARPET	LVL	LEVEL
a			СТ	CERAMIC TILE	MAS	MASONRY
Ø		DIAMETER	DF	DRINKING FOUNTAIN	MAX	MAXIMUM
=		EQUAL	DS	DOWNSPOUT	M.B.S.	METAL BUILDING
>		GREATER THAN	DWG	DRAWING	SUPPLIER	
<		LESS THAN	EA	EACH	MCT	MARMOLEUM
# %		NUMBER	ELEV	ELEVATION, ELEVATOR	COMPOSITE 1	
		PERCENTAGE	ELEC	ELECTRICAL	MECH	MECHANICAL
±		PLUS/MINUS	EJ	EXPANSION JOINT	MEZZ	MEZZANINE
ъ		PLATE	EQ	EQUAL	MTL	METAL
			EXIST	EXISTING	MFG	MANUFACTURING
AE	BREVIATIO	NS:	EJ	EXPANSION JOINT	MFR	MANUFACTURER
A.	B.E.	AVERAGE BUILDING	EXP	EXPANSION	MH	MANHOLE
EL	EVATION		EXT	EXTERIOR	MIN	MINIMUM
A/	С	AIR CONDITIONER	F.C.I.C.	FURNISH BY CONTRACTOR	MISC	MISCELLANEOUS
A		ADJUSTABLE, ADJACENT	1.0.1.0.	INSTALL BY	M.O.	MASONRY OPENING
	DMIN	ADMINISTRATION	CONTRACTO		M.R.	MOISTURE RESISTANT
AF		ABOVE FINISH FLOOR	FD	FLOOR DRAIN	MTD	MOUNTED
	G	ABOVE FINISH GRADE	FD	FOUNDATION	MTG	MOUNTING
	LŪM	ALUMINUM	FF		NIC	
	NOD	ANODIZED	FF F.O.I.O.	FINISH FLOOR	NOM	NOT IN CONTRACT
	PPROX	APPROXIMATE		FURNISHED BY OWNER		
AL		ALTERNATE	INSTALLED E		NTS	NOT TO SCALE
	SR	AUTOMATIC SPRINKLER	FFO	OWNER	0C	ON CENTER
	SER		FEC	FIRE EXTINGUISHER CABINET	O.H.	OVERHEAD
	/G	AVERAGE	F.O.I.C.	FURNISHED BY OWNER,	OPP	OPPOSITE
BF		BELOW FINISH FLOOR		INSTALLED BY	o/	OVER
	- -G	BELOW FINISH GRADE	CONTRACTO		PERP	PERPENDICULAR
B		BOARD	FPHB	FROST PROOF HOSE BIBB	PL	PLATE,
	_DG	BUILDING	FRP	FIBER REINFORCED PANEL(S)	P-LAM	PLASTIC LAMINATE
B/		BUILDING STANDARD	FTG	FOOTING	PLUMB	PLUMBING
В, В.		BOTTOM OF	GA	GAUGE	PNL	PANEL, PANELING
	O. DT	BOTTOM	GALV	GALVANIZED	PROJ	PROJECT, PROJECTED
	ΓW	BETWEEN	GC	GENERAL CONTRACTOR	PRV	PRESSURE REDUCING
			GLP	GYPSUM LATH & PLASTER	VALVE	
CE			GWB	GYPSUM WALLBOARD	PT	POINT
C.			Н	HIGH, HEIGHT	QT	QUARRY TILE
CI			HB	HOSE BIBB	QTR	QUARTER
C	J	CONTROL JOINT,	HM	HOLLOW METAL	R	RADIUS
~		CONSTRUCTION JOINT	HORIZ	HORIZONTAL	RD	ROOF DRAIN
	MU	CONCRETE MASONRY	HT	HEIGHT	RL	RAIN LEADER
U	NIT		HTR	HEATER	REC'D	RECEIVED
			INSUL	INSULATION	REF	REFRIGERATOR,
					DEFEDENCE	

TEAM

**TIMOTHY & ELLEN PAEK** 

MERCER ISLAND, WA 98040

CONTACT NAME: TIMOTHY PAEK

ARCHITECT OF RECORD:

10801 MAIN STREET, SUITE 102

600 108TH AVE NE, SUITE 108

CONTACT: KEVIN SUTTON

BELLEVUE, WA 98004

PHONE: 425-559-7888

BELLEVUE, WA 98004

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<u>STRUCTURAL:</u>

Swenson Say Faget 2124 3rd Ave. Suite 100 Seattle, WA 98121 Telephone: 206-443-6212

Ryan Arderson

Authorized Representative

ANR Landscape Design

Edmonds, WA 980120 Telephone : 206-818-3610 Authorized Representative:

22310 98th Ave W

Anri Nozaka Rapelje

<u>CIVIL:</u>

Envirmentail:

John Altman

LANDSCAPE ARCHITECT:

ESM CONSULTING ENGINEERS, LLC

33400 8th Ave. S. Suite 205 Federal Way, WA 98003

Altman Oliver Assocates,LLC

Telephone: 425-333-4509

PO Box 578 Carnation, Wa 98014

**VIEW REFERENCES** 

DRAWING BLOCK TITLE

View Name

BUILDING SECTION CUT

SIM

WALL SECTION CUT

SIM

SHEET NO.

SIM

A101 SHEET NO.

ENLARGED DETAIL OR PLAN

SIM :

A101<del>/-</del> SHEET NO.

( 1

(1)

 $\sim$ 

∖A101 /

A101 /

DETAIL CUT

A102A101 1/8" = 1'-0" (VIEW SCALE)

VIEW NUMBER

SHEET NUMBER

DETAIL NUMBER

SHEET NO.

\_\_\_\_

- DETAIL NUMBER

DETAIL NUMBER

DETAIL NUMBER

Telephone: 253-838-6113

CONTACT: DANNY SLAGER

SURVEYOR:

TERRANE

2215 80TH AVE SE

PHONE: 425.628.7165

CLIENT:

MZA, PS

# SINGLE FAMILY ADDI PAEK RESID 2215 80TH AVE S MERCER ISLAND, WA

# DATA

SITE ADDRESS:	2215 80TH AVE SE MERCER ISLAND, WA 98040
PARCEL DATA :	
LEGAL DESCRIPTION :	MERCER PARK, Plat Block: 21, Plat Lot: 3-4
PARCEL NUMBER :	545230-2145
JURISDICTION :	CITY OF MERCER ISLAND
WATER & SEWER DISTRICT :	CITY OF MERCER ISLAND
SECTION/TOWNSHIP/RANGE :	SE-1-24-4
PROPERTY ZONING :	R-8.5
TOTAL LOT AREA (RECORDED) :	8,810 SF
GENERAL REQUIREMENTS	(Chart 20.20.010)
STRUCTURE SETBACKS	REQ'D (ft) PROP.(ft)
FRONT EAST YARD :	20' 22'-0"
	25' 27'-0 3/4"
SIDE YARD NORTH : SIDE YARD SOUTH:	10' EA/15' TOTAL 10' 10' EA/15' TOTAL 10'
MAX. IN BUILDING HEIGHT ABOVE AVE. EXISTING GRADE:	30' 27'-5 3/4"
BUILDING HEIGHT NOTES:	1.REFER TO SITE PLAN FOR AVERAGE GRADE CALCULATIONS
	2.REFER TO BUILDING ELEVATIONS FOR GRADE DATUM POINTS AND ROOF PEAK
	REQ'D (%) MAX(sf) PROP. (sf)
MAXIMUM GROSS FLOOR AREA	45 (ADU) 3,964.5 3,932
MAX. LOT COV. BY STRUCT. :	40 3,524 3,005
MAX. HARDSCAPE:	9 792.9 743

# LEGEND OF SYMBOLS

#### REINFORCING RUBBER FLOORING **ROUGH OPENING** PUBLIC RIGHT OF WAY SELF ADHESIVE

REQUIRED

RESTROOM

SCHEDULE

SHEET

SIMILAR

SQUARE

STANDARD

SYSTEM

TELEPHONE

TEMPERED GLASS

TEMPERED

TOP OF

TYPICAL

VERTICAL

WITHOUT

WEIGHT

YARD DRAIN

WITH

UTILITY

STEEL

SOLID CORE SQUARE FOOTAGE SAFETY GLASS

SPECIFICATION STAINLESS STEEL SANITARY SEWER

STRUCTURE, SUSPENDED

**TOP & BOTTOM TONGUE & GROOVE** 

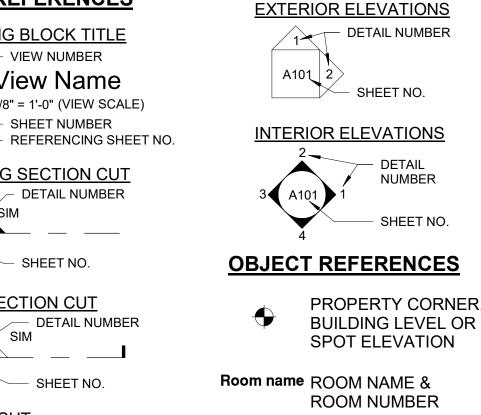
TEMPERED, TREAD, TOP

UNLESS OTHERWISE

VINYL COMPOSITION TILE

WALK OFF MAT WATERPROOF WATER RESISTANT WATER RESISTANT

WELDED WIRE MESH WELDED WIRE FABRIC





FLOOR/ROOF/MATER IAL ASSEMBLY TYPE REFERENCES ASSEMBLIES SCHEDULE



(1i)

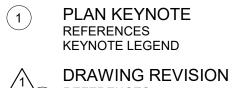
WINDOW TYPE REFERENCES WINDOW SCHEDULE

DOOR TYPE

DOOR SCHEDULE

REFERENCES

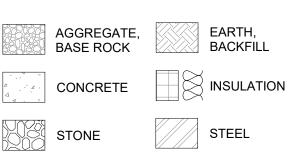
WALL TYPE  $\langle 1i \rangle$ REFERENCES WALL ASSEMBLIE



REFERENCES **REVISION SCHEDULE** 

 $\sim$ 

## **MATERIAL REFERENCES**



TIC	N	PROJECT PAEK RESIDENCE
E	NCE	ADDRESS 2215 80th Ave SE Mercer Island, WA 98040 CLIENT Timothy & Elen Paek
98	040 SHEET INDEX	
	A0.0COVER SHEETA0.1GENERAL CODE NOTESA0.2GENERAL & ENERGY CODE NOTESA1.0LAND USE CALCULATIONSV1.0SURVEYC1.0TESC & DEMO PLANC2.0GRADING & DRAINAGE PLANC3.0STORMWATER NOTES & DETAILSL1.0LANDSCAPE PLANW-1BUFFER RESTORATION PLANW-2PLANTING PLANW-3SPECIFICATIONS & DETAILSA1.1SITE PLANA1.2SITE PLAN - DEMO	
	A2.0       FLOOR PLANS         A2.1       BASEMENT & GROUND FLOOR PLANS         A2.2       UPPER LEVEL PLAN         A2.3       ROOF PLAN         A2.51       BASEMENT RCP         A2.52       MAIN LEVEL RCP         A2.53       UPPER LEVEL RCP         A3.0       SECTION         A4.0       EAST & WEST ELEVATIONS         A4.1       NORTH & SOUTH ELEVATIONS         A5.0       VERTICAL CIRCULATION         A6.0       WALL SECTIONS & DETAILS	
4	A6.1WALL SECTIONS & DETAILSA6.2WALL SECTIONS & DETAILSA6.3WALL SECTIONS & DETAILSA7.0WINDOW & DOOR TYPE AND SCHEDULEA7.1WALL TYPESA7.2FLOOR & ROOF/CEILING TYPESA8.0BUILDING ENVELOPE DETAILSS1.1GENERAL STRUCTURAL NOTESS1.2GENERAL STRUCTURAL NOTES CONTINUEDS2.1BASEMENT FOUNDATION PLANS2.2MAIN FLOOR FRAMING PLAN	4       Permit Revision       08/12/2020         1       Comment 1       08/16/19         No.       Description       Date         REVISIONS       DRAWING STATUS
	S2.3UPPER FLOOR FRAMING PLANS2.4ROOF FRAMING PLANS3.1FOUNDATION SECTIONS & DETAILSS3.2FOUNDATION SECTIONS AND DETAILSS4.1TYPICAL WOOD SECTIONS & DETAILSS4.2WOOD FRAMING SECTIONS & DETAILSS4.3WOOD FRAMING SECTIONS & DETAILSS4.4WOOD FRAMING SECTIONS & DETAILSGrand total: 45	Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL.
		A R C H I T E C T U R E 600 108th Ave NE Suite 108 Bellevue WA98004 A R C H I T E C T U R E 425.559.7888 contact@mza-us.com
		STAMP
		DRAWING TITLE COVER SHEET DRAWN KNS DESIGNED Designer DATE 08/16/19 GRAPHIC SCALE
	PEMITS UNDER SEPERATE REVIEW -ACCESSCRY DWELLING UNIT (330 SF.) -CRITICAL AREAS DETEMINATION	1/4" = 1'-0"         PROJECT NO.         18-009         DRAWING NO.         A0.0         4

# GENERAL CODE NOTES

VENT AND INSULATION CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT

ATTIC ACCESS (SECTION R807.1): BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

#### ROOF ASSEMBLIES & CONSTR. (CHAPTERS 8 & 9) - CONT'D

THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22 INCHES WIDE BY 30 INCHES HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

#### WOOD TRUSSES (R802.10)

TRUSS DESIGN DRAWINGS: TRUSS DESIGN DRAWINGS, PREPARED IN CONFORMANCE WITH SECTION R802.10.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION SPECIFIED IN SECTION R802.10.1. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOBSITE.

DESIGN: WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1.

BRACING: TRUSSES SHALL BE BRACED IN ACCORDANCE WITH IRC SECTION R802.10.3. ALTERATIONS TO TRUSSES: TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (E.G., HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

#### GARAGES AND CARPORTS

OPENING PROTECTION (SECTION R302.5.1): OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. DWELLING/GARAGE FIRE SEPARATION (SECTION R302.6): THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS

THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. FLOOR SURFACE (SECTION R309): GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF

AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. CARPORTS (SECTION R309.2): CARPORTS SHALL BE OPEN ON AT LEAST TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON AT LEAST TWO SIDES SHALL BE CONSIDERED A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES.

#### EMERGENCY ESCAPE AND RESCUE OPENINGS (R310)

EMERGENCY ESCAPE AND RESCUE REQUIRED: BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS

AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL

HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND

RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.

EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT AND NOT EXCEEDING TOTAL FLOOR AREA OF 200 SQUARE FEET. MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL

HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF

5 SQUARE FEET MINIMUM OPENING HEIGHT SECTION (R310.1.2): THE MINIMUM NET CLEAR OPENING

HEIGHT SHALL BE 24 INCHES. MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20

INCHES. OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR

SPECIAL KNOWLEDGE. WINDOW WELLS SECTION (R310.2): THE MINIMUM HORIZONTAL AREA OF THE WINDOW

WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE

EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS

OF THE WINDOW WELL. ADDER AND STEPS: WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44

INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS

R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

DRAINAGE (SECTION R310.2.2): WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHEN THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE

ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1. FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL

EGRESS DOOR (SECTION R311.2): AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.

EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. HALLWAYS SECTION R311.6): THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS

THAN 3 FEET STORY ABOVE GRADE PLANE DEFINITION: ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF

THE FLOOR NEXT ABOVE IS:

MORE THAN 6 FEET ABOVE GRADE PLANE; OR

MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLASS STANDARD WITH WHICH IT COMPLIES. WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED. SANDBLASTED. CERAMIC FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION. R308.4 HAZARDOUS LOCATIONS: THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

GLAZING IN DOORS (SECTION R308.4.1): GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS. EXCEPTIONS:

GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS. DECORATIVE GLAZING

GLAZING IN ADJACENT DOORS (SECTION R308.4.2): GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

EXCEPTIONS: DECORATIVE GLAZING.

WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT

BARRIER BETWEEN THE DOOR AND THE GLAZING GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION.

GLAZING ADJACENT TO A DOOR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS GLAZING IN WINDOWS (SECTION R308.4.3): GLAZING IN AN INDIVIDUAL FIXED OR

OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET; AND

THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE

FLOOR; AND 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS: 4.1. DECORATIVE GLAZING

4.2. WHEN A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAL FOOT WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1-1/2 INCHES IN CROSS SECTIONAL HEIGHT

4.3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.

GLAZING IN GUARDS AND RAILINGS (SECTION R308.4.4): GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. GLAZING AND WET SURFACES (R308.4.5): GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE

GLAZING AND ALL PANES IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATERS EDGE. GLAZING ADJACENT STAIRS AND RAMPS (R308.4.6): GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION.

EXCEPTIONS: WHEN A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAL FOOT

WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1-1/2 INCHES IN CROSS SECTIONAL HEIGHT GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

GLAZING ADJACENT TO THE BOTTOM STAIR LANDING (SECTION R308.4.7) GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD SHALL BE CONSIDERED A HAZARDOUS LOCATION.

EXCEPTIONS: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION 312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.

ELEVAT<u>ORS AND PLATFORM LIFTS (R321</u>) ELEVATORS: WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED-

USE/LIMITED-APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.

PLC

IDENTIFICATION (SECTION R308.1): EXCEPT AS INDICATED IN SECTION R308.1.1, EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE

ENERGY	CODE	NO

	INSULATION LEVELS PROVIDED: - ATTICS	N/A	OPTION	
:	- VAULTED CEILINGS	R-38 (MIN) 2" CLOSED CELL SPRAY FOAM (R-6/IN = R-18) + 5.25" FIBERGLASS BATT (R-4/IN = R-21) PER R402.2.1	1d	EFFICIENT BUILDI Prescriptive complia
	- ABOVE GRADE WALLS - BELOW GRADE WALLS - FLOORS OVER UNCOND. SPACE	R-21 FIBERGLASS BATTS R-5 RIGID + R-13 (MIN.) BATTS R-30 (MIN) 2" CLOSED CELL SPRAY FOAM (R-6/IN R-18)		enestration U = 0.24 AIR LEAKAGE COM
	- SLAB ON GRADE FLOORS	+ 3.5" FIBÉRGLASS BATT (R-4/IN = R-14) PER R402.2.1 N/A - EXISTING CONDITIONS TO REMAIN.		Compliance based of er hour maximum A
	MAXIMUM GLAZING FACTORS (NEW WINDOWS): VERTICAL GLAZING: VERTICAL GLAZING SHGC: OVERHEAD GLAZING:	PER SCHEDULE NO REQUIREMENT N/A	2b	1507.3 of the Intern LIFEBREATH 267 M heat recovery ventile
	MAXIMUM DOOR FACTORS: WOOD DOOR IN WOOD FRAME:	PER SCHEDULE		HIGH EFFICIENCY Ductless Split Syste system is zonal ele
<u>:</u>	PROVIDE 4 MIL POLY VAPOR BARRIER ON WARM SIDE PROVIDE 6 MIL POLY VAPOR BARRIER AT WARM SIDE		3d	heating to the larges e heating option, 3a furnaces) both mus
3	<u>R402.4 AIR LEAKAGE AND TESTING (MANDATORY)</u> THE BUILDING ENVELOPE SHALL BE CONSTRUCTED 1 REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R4		50	To qualify to claim the dand shall specify
	THE DWELLING UNIT SHALL BE TESTED AND VERIFIED			Basis of Design: M> Indoor units
	OF 0.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED AN APPROVED THIRD PARTY. A WRITTEN REPORT OF	D BY THE CODE OFFICIAL TESTING SHALL BE CONDUCTED BY F THE RESULTS OF THE TEST SHALL BE SIGNED BY THE HE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY		EFFICIENT WATEF All showerhead and ess. All other lavato Plumbing Fixtures F
	REFER TO SHEET A7.1 FOR EXTERIOR WEATHER BAR	RIER SPECIFICATIONS AND REQUIREMENTS.	5a	ings (faucets and sh 1. Residential bathro
	ALL HEATING DUCTS LOCATED IN UNHEATED AREAS A TO BE SEALED AND FASTENED WITH A MINIMUM OF F	ARE TO BE INSULATED TO MINIMUM R-8. DUCT SEAMS ARE ASTENERS.		3.8 L/min (1.0 gal/m 2. Residential kitche cordance with ASM
_	NON-RECIRCULATING HOT & COLD WATER PIPES >1" SHALL BE INSULATED TO MINIMUM R-3.	NOMINAL PIPE SIZE LOCATED IN UNCONDITIONED AREAS		3. Residential show
	A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAN LAMPS (WSEC R404.1)	MPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY		EFFICIENT WATER Water heating system a minimum EF of 0.
	FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CON	TINUOUSLY BURNING PILOT LIGHTS (WSEC R404.1.1)		Basis of Design: AC
		USED (LIFE BREATH 155 MAX OR EQUAL). HRV CAPACITY IS 1 AND 4,537SF HOME, 105 CFM IS REQUIRED. PROPOSED HRV	5c	
	LOCAL EXHAUST FANS MEET REQUIREMENTS PER TABLE M1507.4 - KITCHEN	100 CFM MIN, BATH/TOILET ROOMS 50 CFM.		

# WHOLE BUDILING ENERGY CODE ANALYSIS

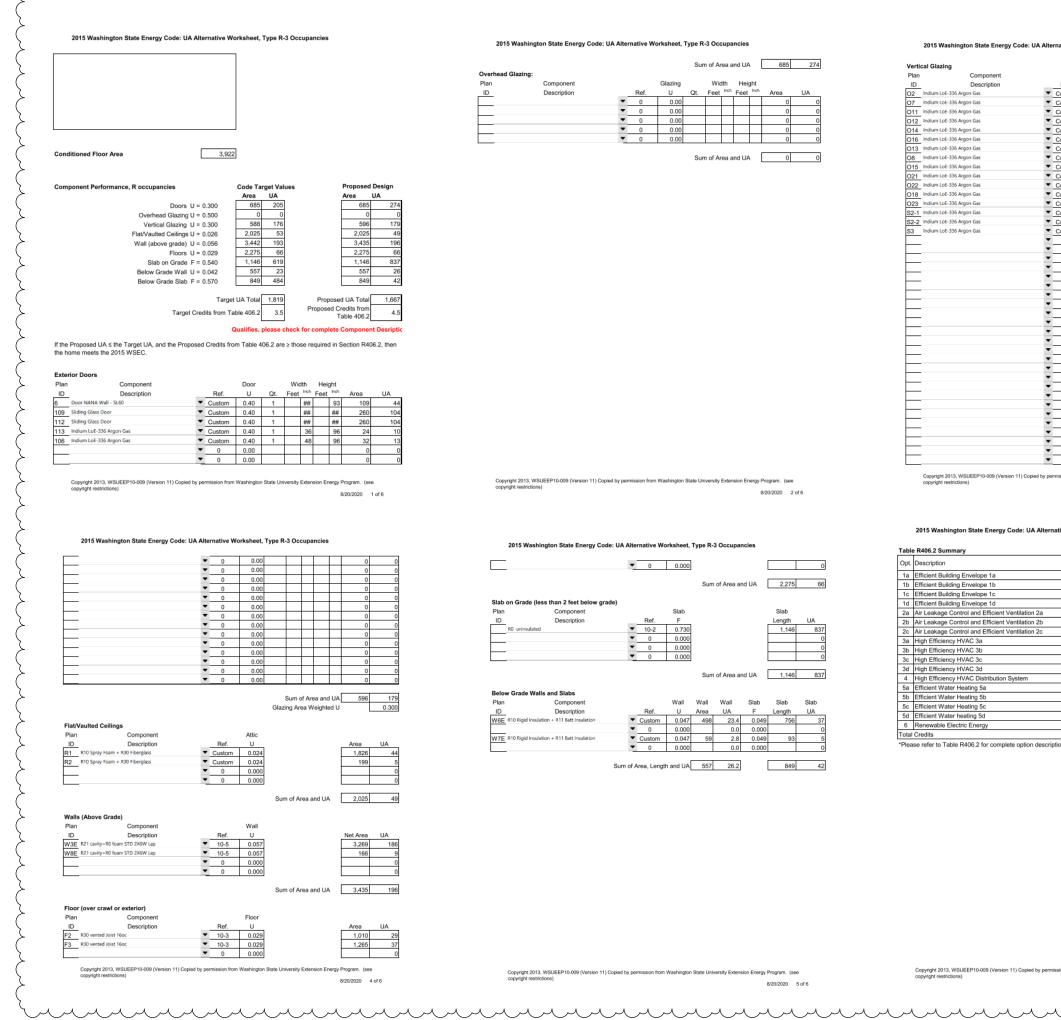


		TABLE 406.2 CREDIT	
ION LEVELS PROVIDED: ED CEILINGS R-3	A 38 (MIN) 2" CLOSED CELL SPRAY FOAM (R-6/IN =	OPTION DESCRIPTION	CREDIT(S)
R- R4 GRADE WALLS R-2	18) + 5.25" FIBERGLASS BATT (R-4/IN = R-21) PER 102.2.1 21 FIBERGLASS BATTS	1d EFFICIENT BUILDING ENVELOPE 1d: 1d Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical enestration U = 0.24. Projects using this option may not use Option 1a, 1b or 1c	f 0.50
OVER UNCOND. SPACE R-3 + 3	5 RIGID + R-13 (MIN.) BATTS 30 (MIN) 2" CLOSED CELL SPRAY FOAM (R-6/IN R-18) 3.5" FIBERGLASS BATT (R-4/IN = R-14) PER R402.2.1	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2b: Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air changes	0
GLAZING FACTORS (NEW WINDOWS):	A - EXISTING CONDITIONS TO REMAIN.	2b er hour maximum AND All whole house ventilation requirements as determined by Section M 1507.3 of the International Residential Code shall be met with this basis of design : LIFEBREATH 267 MAX. heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.75.	
DOR FACTORS:	ER SCHEDULE	HIGH EFFICIENCY HVAC EQUIPMENT 3d: Ductless Split System Heat Pumps, Zonal Control: In homes where the primary space heating	9
MIL POLY VAPOR BARRIER ON WARM SIDE OF WALLS MIL POLY VAPOR BARRIER AT WARM SIDE OF CEILIN LEAKAGE AND TESTING (MANDATORY)		<ul> <li>system is zonal electric heating, a ductless heat pump system shall be installed and provide heating to the largest zone of the housing unit. Projects may only include credit from one spa e heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit.</li> <li>To qualify to claim this credit, the building permit drawings shall specify the option being selecting.</li> </ul>	
NG ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AI ENTS OF SECTIONS R402.4.1 THROUGH R402.4.4	R LEAKAGE IN ACCORDANCE WITH THE	ed and shall specify the heating equipment type and the minimum equipment efficiency. Basis of Design: MXZ3C30NA2-U1 Multi Zone outdoor unit w/ Mitsubishi: MSZGL18NA-U1	
LING UNIT SHALL BE TESTED AND VERIFIED AS HAVIN G 2 AIR CHANGES PER HOUR. TESTING SHALL BE CO HES W.G. (50 PASCALS). WHERE REQUIRED BY THE C VED THIRD PARTY. A WRITTEN REPORT OF THE RESI NDUCTING THE TEST AND PROVIDED TO THE CODE C R CREATION OF ALL PENETRATIONS OF THE BUILDING SHEET A7.1 FOR EXTERIOR WEATHER BARRIER SPEC	NDUCTED WITH A BLOWER DOOR AT A PRESSURE CODE OFFICIAL TESTING SHALL BE CONDUCTED BY ULTS OF THE TEST SHALL BE SIGNED BY THE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY G ENVELOPE. CIFICATIONS AND REQUIREMENTS.	Indoor units EFFICIENT WATER HEATING 5a: All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or ess. All other lavatory faucets shall be rated at 1.0 GPM or less. Plumbing Fixtures Flow Ratings. Low flow plumbing fixtures (water closets and urinals) and fi ings (faucets and showerheads) shall comply with the following requirements: 1. Residential bathroom lavatory sink faucets: Maximum flow rate -	
FING DUCTS LOCATED IN UNHEATED AREAS ARE TO BE FALED AND FASTENED WITH A MINIMUM OF FASTENERS	S.	<ul> <li>3.8 L/min (1.0 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1.</li> <li>2. Residential kitchen faucets: Maximum flow rate □6.6 L/min (1.75 gal/min) when tested in a cordance with ASME A112.18.1/CSA B125.1.</li> <li>3. Residential showerheads: Maximum flow rate □ 6.6 L/min (1.75 gal/min) when tested in a.</li> </ul>	
RCULATING HOT & COLD WATER PIPES >1" NOMINAL F INSULATED TO MINIMUM R-3. // OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIG		EFFICIENT WATER HEATING 5c:	
SEC R404.1) LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSL		Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.91. Basis of Design: AO Smith Tankless Water Heater: Model ATI-340H-N	1
USE VENTILATION REQUIREMENTS: JS HEAT RECOVERY VENTILATOR WILL BE USED (LIF ER TABLE M1507.3.3(1), FOR A 4 BEDROOM AND 4,537 EDS THIS REQUIREMENT.	E BREATH 155 MAX OR EQUAL). HRV CAPACITY IS 7SF HOME, 105 CFM IS REQUIRED. PROPOSED HRV	5c	1.5
EDS THIS REQUIREMENT. AUST FANS JIREMENTS PER TABLE M1507.4 - KITCHEN 100 CFM N	MIN, BATH/TOILET ROOMS 50 CFM.		
on State Energy Code: UA Alternative Worksheet, Type R-3 Occupancies         Image: State Energy Code: UA Alternative Worksheet, Type R-3 Occupancies         me       3.92 <sup>1</sup> me       3.92 <sup>2</sup> Ance, Roccupancies       Code Target Values       Proposed Design         Multipolica (Salzing U = 0.030) Nortical Glazing U = 0.030 Nortical Glazing U = 0.030 Nortical Glazing U = 0.030 Nortical Glazing U = 0.020 Slab on Grade F = 0.500       Multipolica       Proposed Design         Multipolica (Salzing U = 0.020 Slab on Grade F = 0.500 Slab on Grade F = 0.500       Multipolica       Multipolica       Multipolica         Multipolica (Salzing U = 0.020 Slab on Grade Stab F = 0.500       Multipolica       Multipolica       Multipolica       Multipolica         Multipolica (Salzing U = 0.020 Slab on Grade Stab F = 0.500       Multipolica       Multipolica       Multipolica       Multipolica       Multipolica         Multipolica (Salzing U = 0.020 Slab on Grade Stab F = 0.500       Multipolica       Multipolica       Multipolica       Multipolica       Multipolica         Multipolica (Salzing U = 0.020 Slab on Grade Stab F = 0.500       Multipolica       Mult		Image: contract of the second contract of the	
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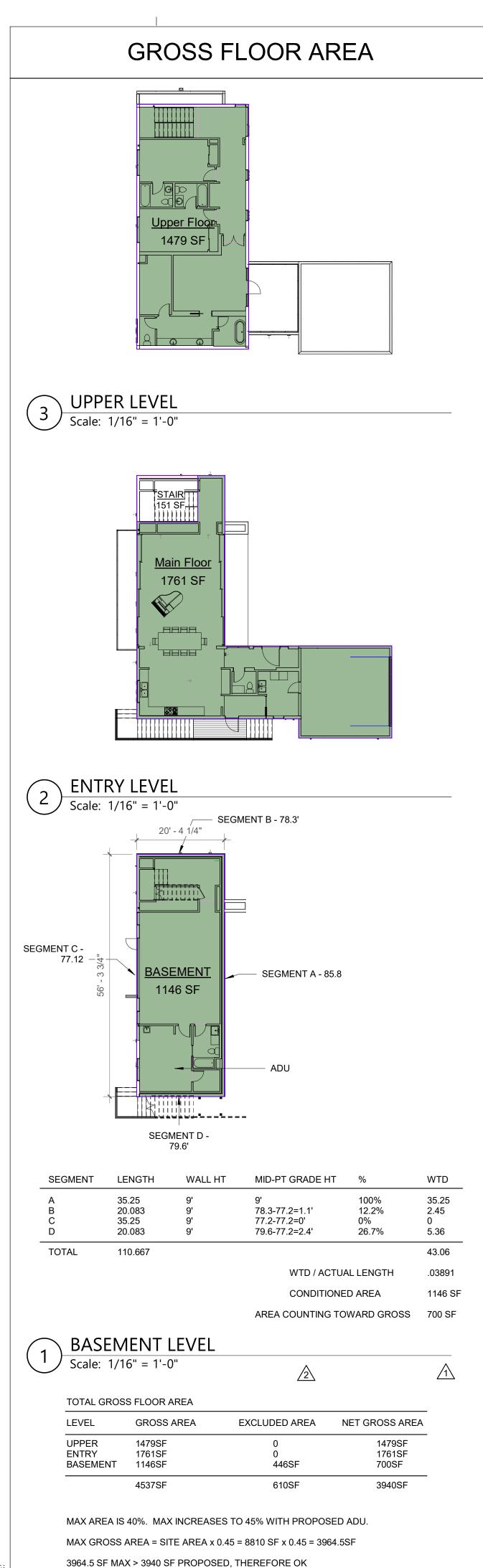
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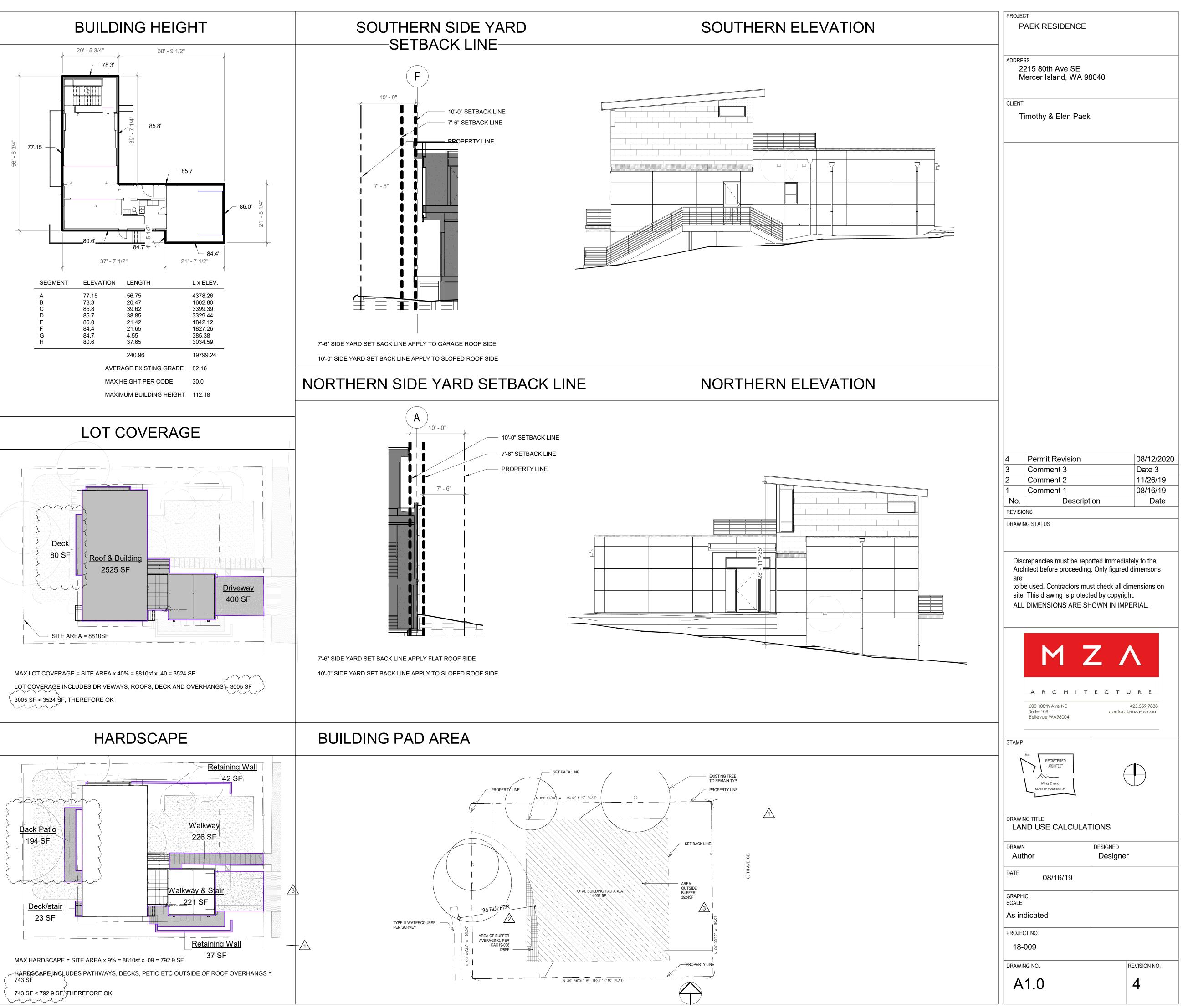
Ave SE land, WA 98040

Elen Paek

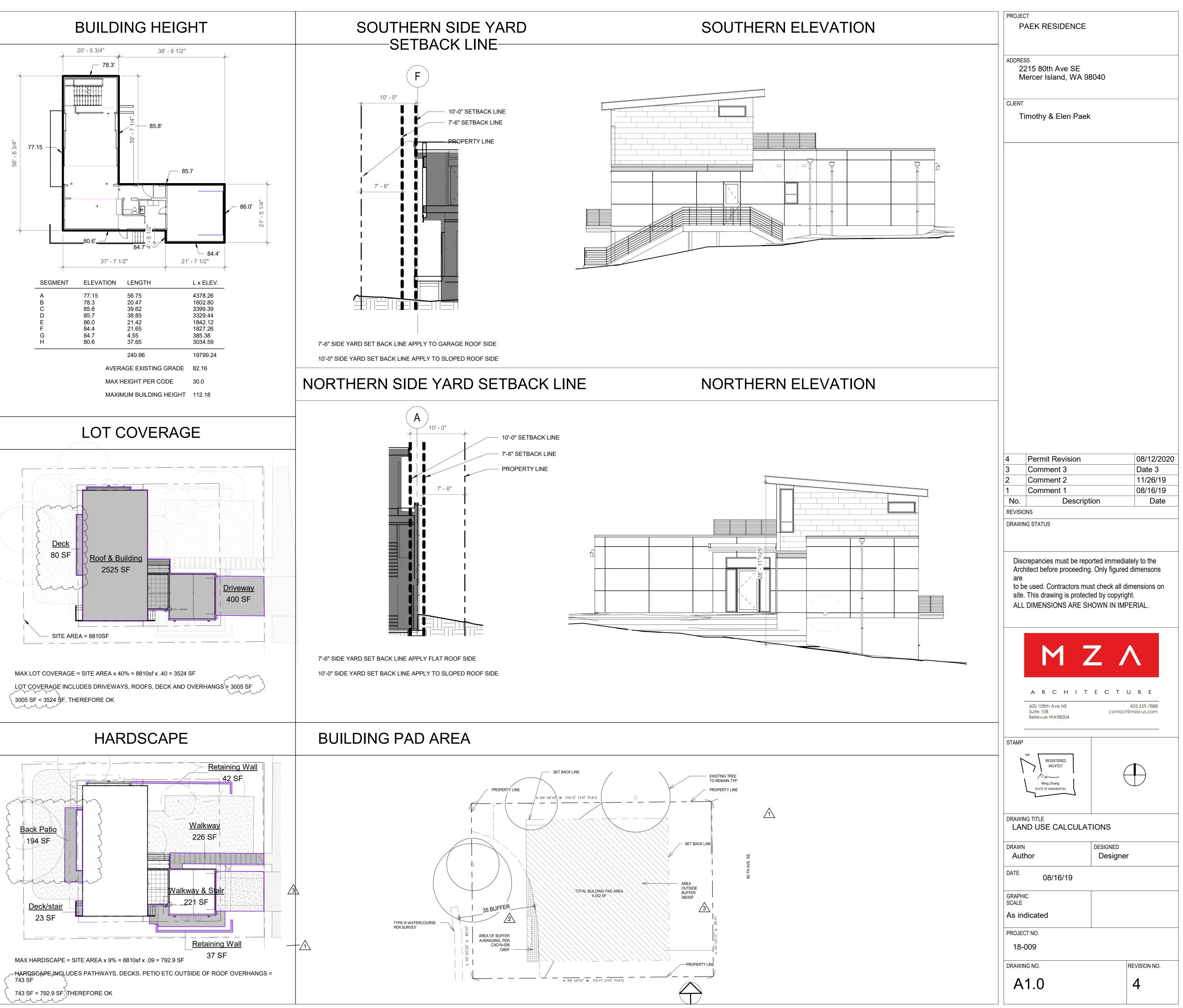
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**REVISION NO.** 

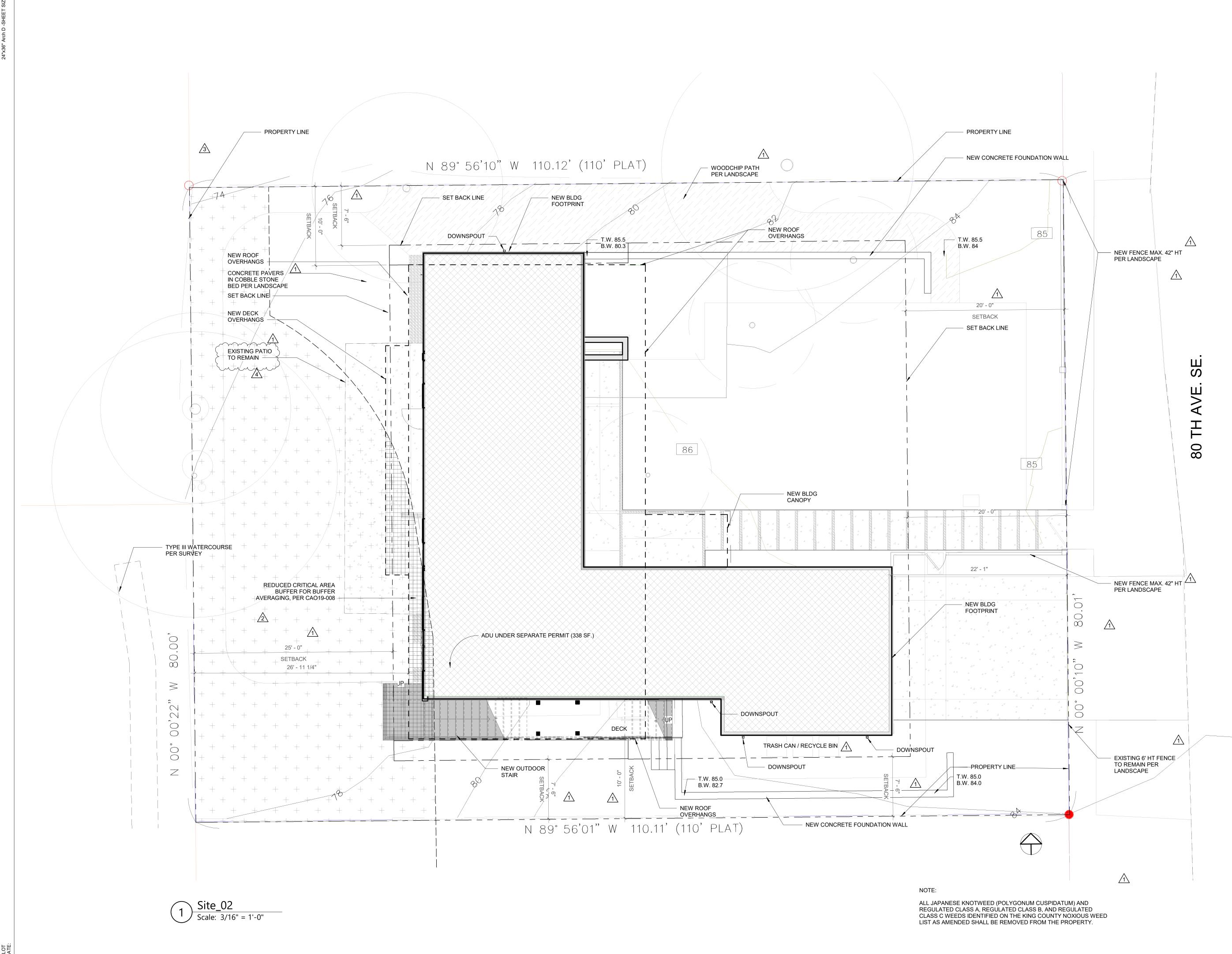








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#### PROJECT PAEK RESIDENCE

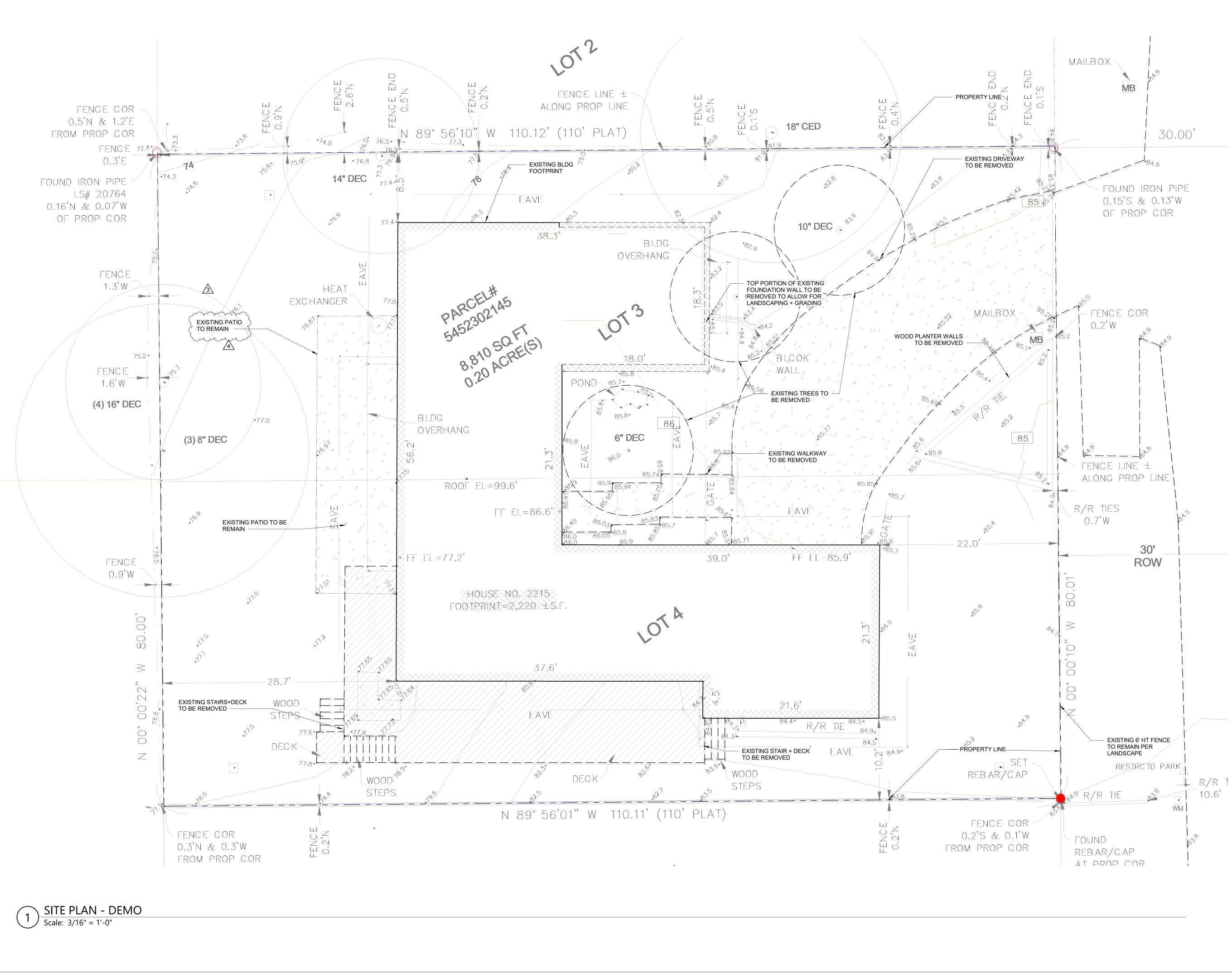
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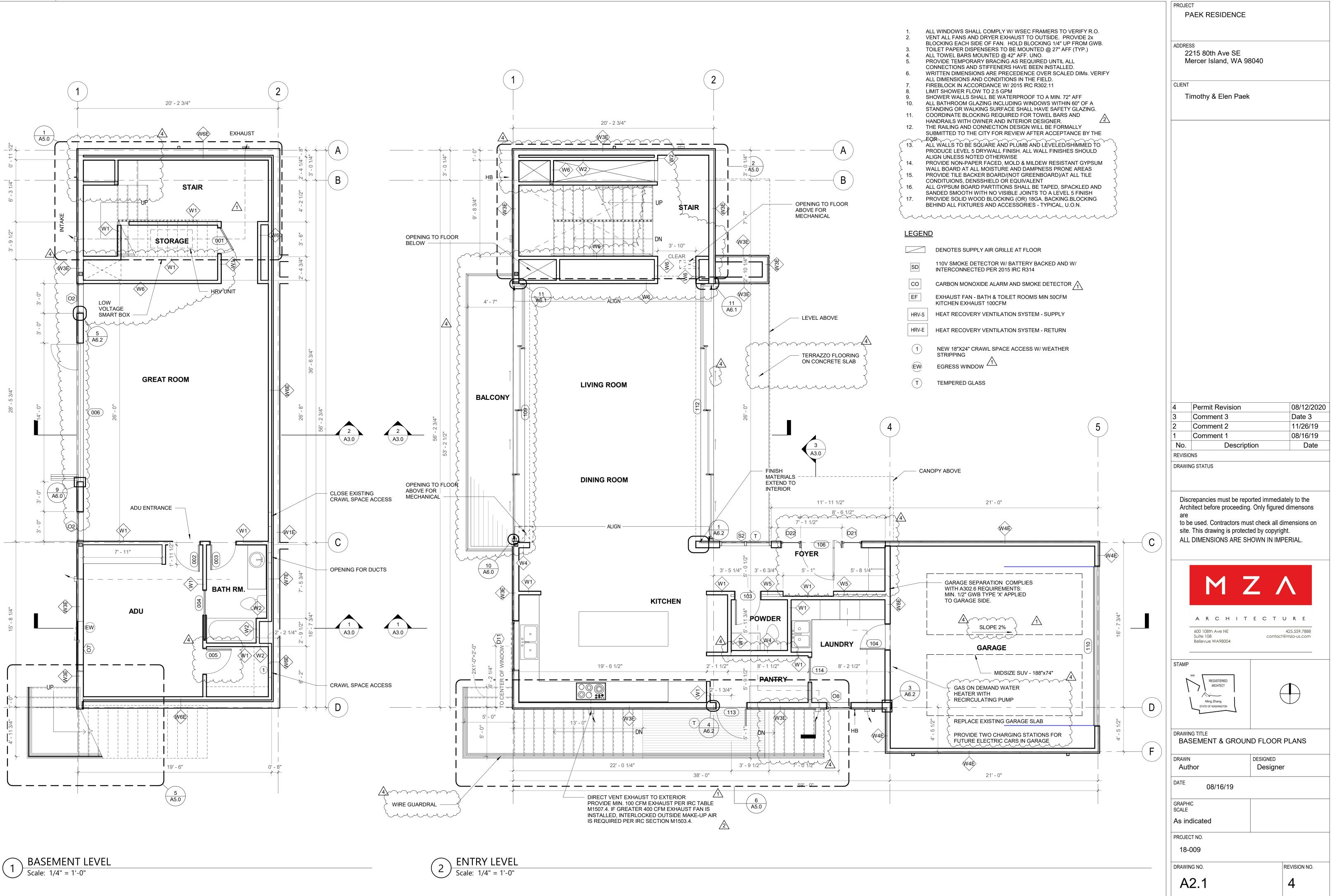
Timothy & Elen Paek

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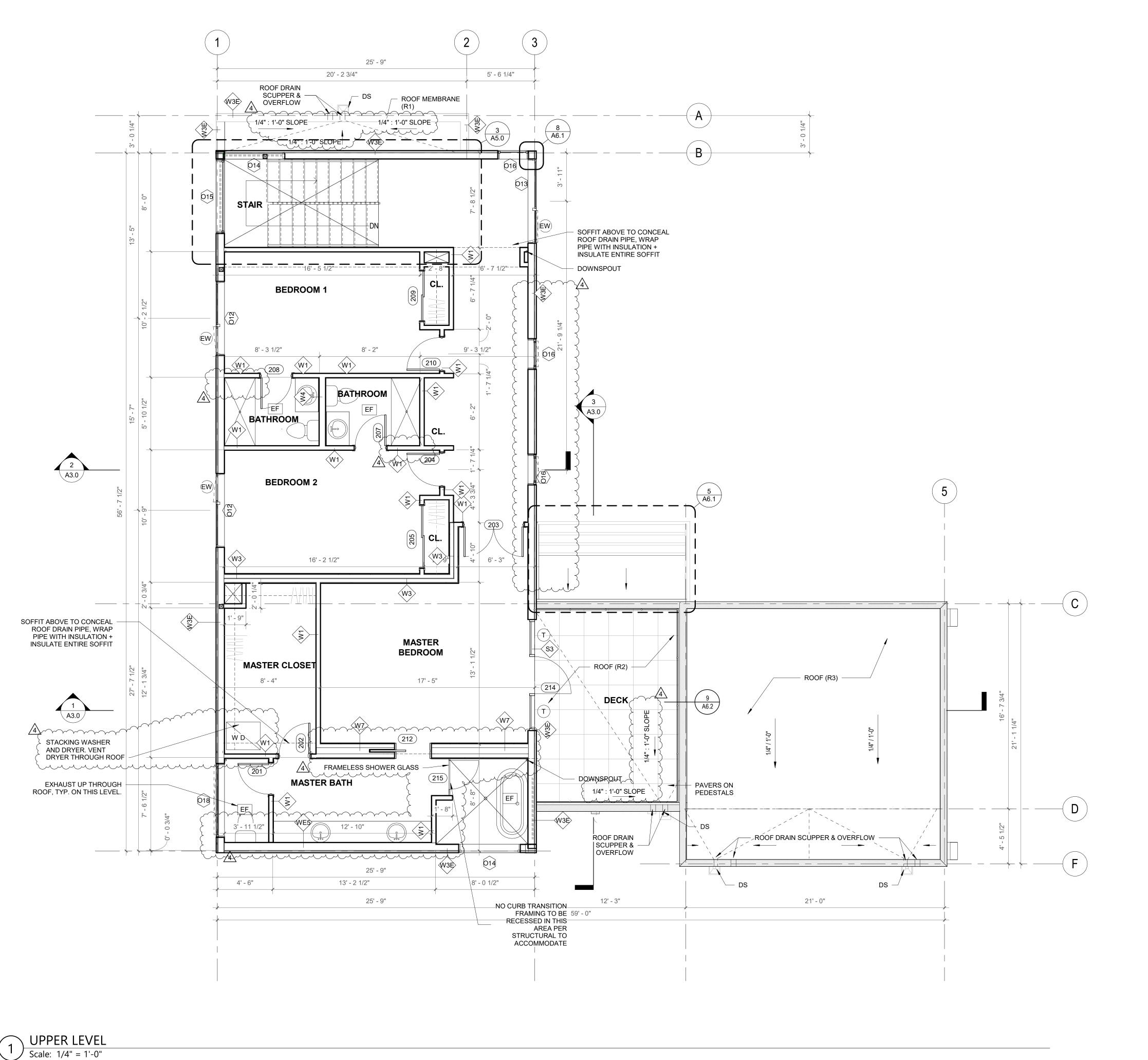


# PROJECT PAEK RESIDENCE ADDRESS 2215 80th Ave SE Mercer Island, WA 98040 CLIENT Timothy & Elen Paek 08/12/2020 Permit Revision Date 3 Comment 3 Comment 1 08/16/19 No. Description Date REVISIONS DRAWING STATUS Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL. Ζ Μ ARCHITECTURE 600 108th Ave NE 425.559.7888 Suite 108 Bellevue WA98004 contact@mza-us.com STAMP REGISTERED ARCHITECT $\bigoplus$ $\mathbf{i}$ Non Ming Zhang STATE OF WASHINGTO DRAWING TITLE SITE PLAN - DEMO DRAWN DESIGNED Designer Author DATE 08/19/19 GRAPHIC SCALE 3/16" = 1'-0" PROJECT NO. 18-009 DRAWING NO. **REVISION NO.**

A1.2 🖄



FILE N PLOT DATE



<ol> <li>ALL WINDOWS SHALL COMPLY W/ WSEC FRAMERS TO VERIFY R.O.</li> <li>VENT ALL FANS AND DRYER EXHAUST TO OUTSIDE. PROVIDE 2x BLOCKING EACH SIDE OF FAN. HOLD BLOCKING 1/4" UP FROM GWB.</li> <li>TOILET PAPER DISPENSERS TO BE MOUNTED @ 27" AFF (TYP.)</li> <li>ALL TOWEL BARS MOUNTED @ 42" AFF. UNO.</li> <li>PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.</li> <li>WRITTEN DIMENSIONS ARE PRECEDENCE OVER SCALED DIMS. VERIF ALL DIMENSIONS AND CONDITIONS IN THE FIELD.</li> <li>FIREBLOCK IN ACCORDANCE W/ 2015 IRC R302.11</li> <li>LIMIT SHOWER FLOW TO 2.5 GPM</li> <li>SHOWER WALLS SHALL BE WATERPROOF TO A MIN. 72" AFF</li> <li>ALL BATHROOM GLAZING INCLUDING WINDOWS WITHIN 60" OF A STANDING OR WALKING SURFACE SHALL HAVE SAFETY GLAZING.</li> <li>COORDINATE BLOCKING REQUIRED FOR TOWEL BARS AND HANDRAILS WITH OWNER AND INTERIOR DESIGNER.</li> <li>COORDINATE BLOCKING REQUIRED FOR TOWEL BARS AND HANDRAILS WITH OWNER AND INTERIOR DESIGNER.</li> <li>THE RAILING AND CONNECTION DESIGN WILL BE FORMALLY SUBMITTED TO THE CITY FOR REVIEW AFTER ACCEPTANCE BY THE EØR</li> <li>ALL WALLS TO BE SQUARE AND PLUMB AND LEVELED/SHIMMED TO PRODUCE LEVEL 5 DRYWALL FINISH. ALL WALL FINISHES SHOULD ALIGN UNLESS NOTED OTHERWISE</li> <li>PROVIDE NON-PAPER FACED, MOLD &amp; MILDEW RESISTANT GYPSUM WALL BOARD AT ALL MOISTURE AND DAMPNESS PRONE AREAS</li> <li>PROVIDE NON-PAPER FACED, MOLD &amp; MILDEW RESISTANT GYPSUM WALL BOARD AT ALL MOISTURE AND DAMPNESS PRONE AREAS</li> <li>PROVIDE TILE BACKER BOARD/(NOT GREENBOARD)/AT ALL TILE CONDITUIONS, DENSSHIELD OR EQUIVALENT</li> <li>ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS TO A LEVEL 5 FINISH</li> <li>PROVIDE SOLID WOOD BLOCKING (OR) 18GA. BACKING.BLOCKING BEHIND ALL FIXTURES AND ACCESSORIES - TYPICAL, U.O.N.</li> </ol>			
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<ol> <li>PROVIDE NON-PAPER FACED, MOLD &amp; MILDEW RESISTANT GYPSUM WALL BOARD AT ALL MOISTURE AND DAMPNESS PRONE AREAS</li> <li>PROVIDE TILE BACKER BOARD/(NOT GREENBOARD)/AT ALL TILE CONDITUIONS, DENSSHIELD OR EQUIVALENT</li> <li>ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS TO A LEVEL 5 FINISH</li> <li>PROVIDE SOLID WOOD BLOCKING (OR) 18GA. BACKING.BLOCKING</li> </ol>			PRODUCE LEVEL 5 DRYWALL FINISH. ALL WALL FINISHES SHOULD
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17. PROVIDE SOLID WOOD BLOCKING (OR) 18GA. BACKING.BLOCKING		16.	
		17.	
			BEHIND ALL FIXTURES AND ACCESSORIES - TYPICAL, U.O.N.
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### <u>LEGEND</u>

	DENOTES SUPPLY AIR GRILLE AT FLOOR
SD	110V SMOKE DETECTOR W/ BATTERY BACKED AND W/ INTERCONNECTED PER 2015 IRC R314
CO	CARBON MONOXIDE ALARM AND SMOKE DETECTOR
EF	EXHAUST FAN - BATH & TOILET ROOMS MIN 50CFM KITCHEN EXHAUST 100CFM
HRV-S	HEAT RECOVERY VENTILATION SYSTEM - SUPPLY
HRV-E	HEAT RECOVERY VENTILATION SYSTEM - RETURN
	NEW 18"X24" CRAWL SPACE ACCESS W/ WEATHER
	EGRESS WINDOW $\frac{1}{2}$
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T TEMPERED GLASS

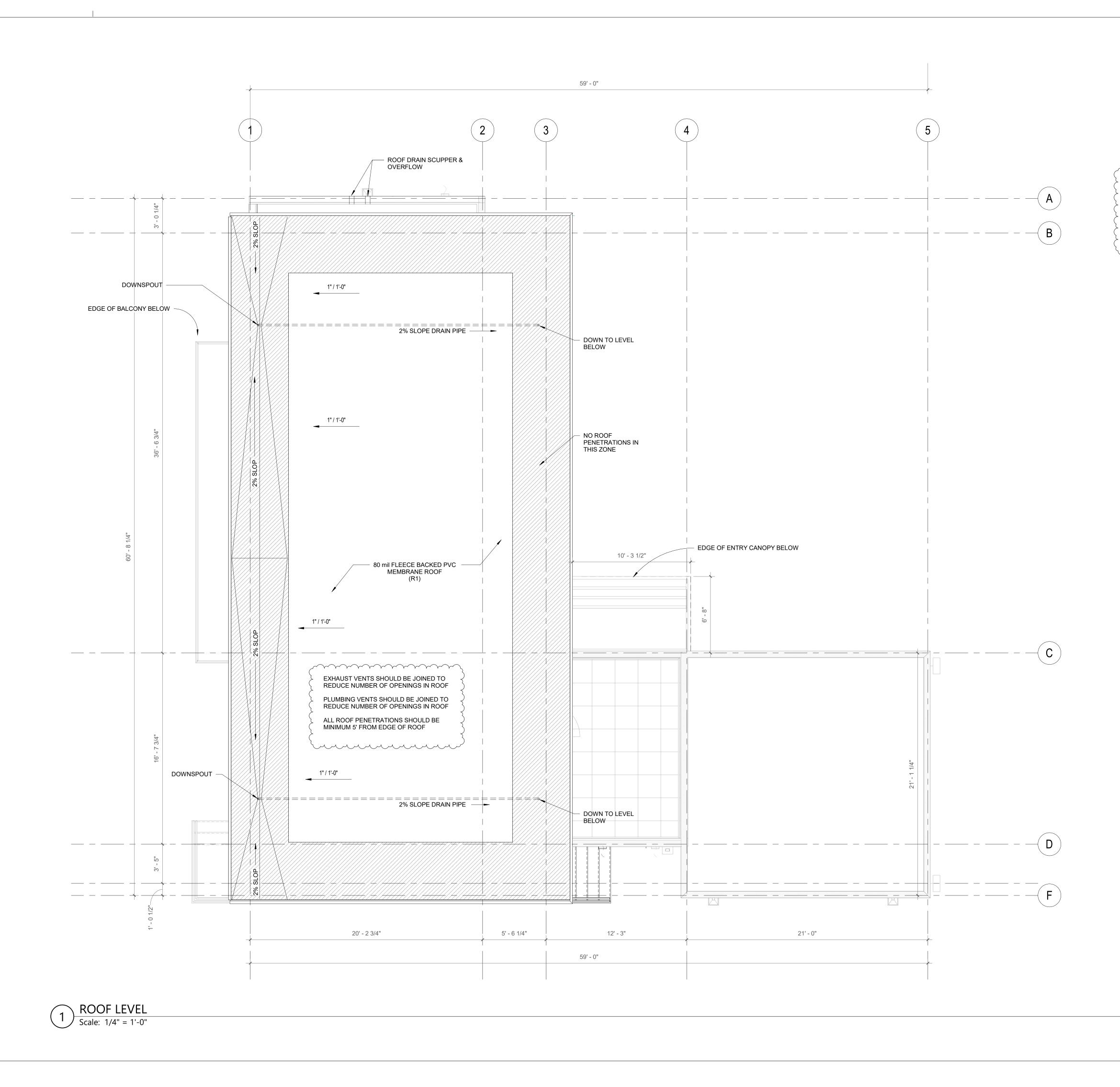
#### PROJECT PAEK RESIDENCE

ADDRESS

2215 80th Ave SE Mercer Island, WA 98040

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FILE N PLOT DATE:

1. 2.	ALL WINDOWS SHALL COMPLY W/ WSEC FRAMERS TO VERIFY R.O. VENT ALL FANS AND DRYER EXHAUST TO OUTSIDE. PROVIDE 2x
0	BLOCKING EACH SIDE OF FAN. HOLD BLOCKING 1/4" UP FROM GWB.
3.	TOILET PAPER DISPENSERS TO BE MOUNTED @ 27" AFF (TYP.) ALL TOWEL BARS MOUNTED @ 42" AFF. UNO.
4. 5.	PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL
5.	CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.
6.	WRITTEN DIMENSIONS ARE PRECEDENCE OVER SCALED DIMS. VERIFY
0.	ALL DIMENSIONS AND CONDITIONS IN THE FIELD.
7.	FIREBLOCK IN ACCORDANCE W/ 2015 IRC R302.11
8.	LIMIT SHOWER FLOW TO 2.5 GPM
9.	SHOWER WALLS SHALL BE WATERPROOF TO A MIN. 72" AFF
10.	ALL BATHROOM GLAZING INCLUDING WINDOWS WITHIN 60" OF A
	STANDING OR WALKING SURFACE SHALL HAVE SAFETY GLAZING.
11.	COORDINATE BLOCKING REQUIRED FOR TOWEL BARS AND
	HANDRAILS WITH OWNER AND INTERIOR DESIGNER.
12.	THE RAILING AND CONNECTION DESIGN WILL BE FORMALLY
	SUBMITTED TO THE CITY FOR REVIEW AFTER ACCEPTANCE BY THE
$\sim$	
13.	ALL WALLS TO BE SQUARE AND PLUMB AND LEVELED/SHIMMED TO
•	PRODUCE LEVEL 5 DRYWALL FINISH. ALL WALL FINISHES SHOULD
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HRV-S	HEAT RECOVERY VENTILATION SYSTEM - SUPPLY
HRV-E	HEAT RECOVERY VENTILATION SYSTEM - RETURN
	NEW 18"X24" CRAWL SPACE ACCESS W/ WEATHER STRIPPING

T TEMPERED GLASS

#### PROJECT PAEK RESIDENCE

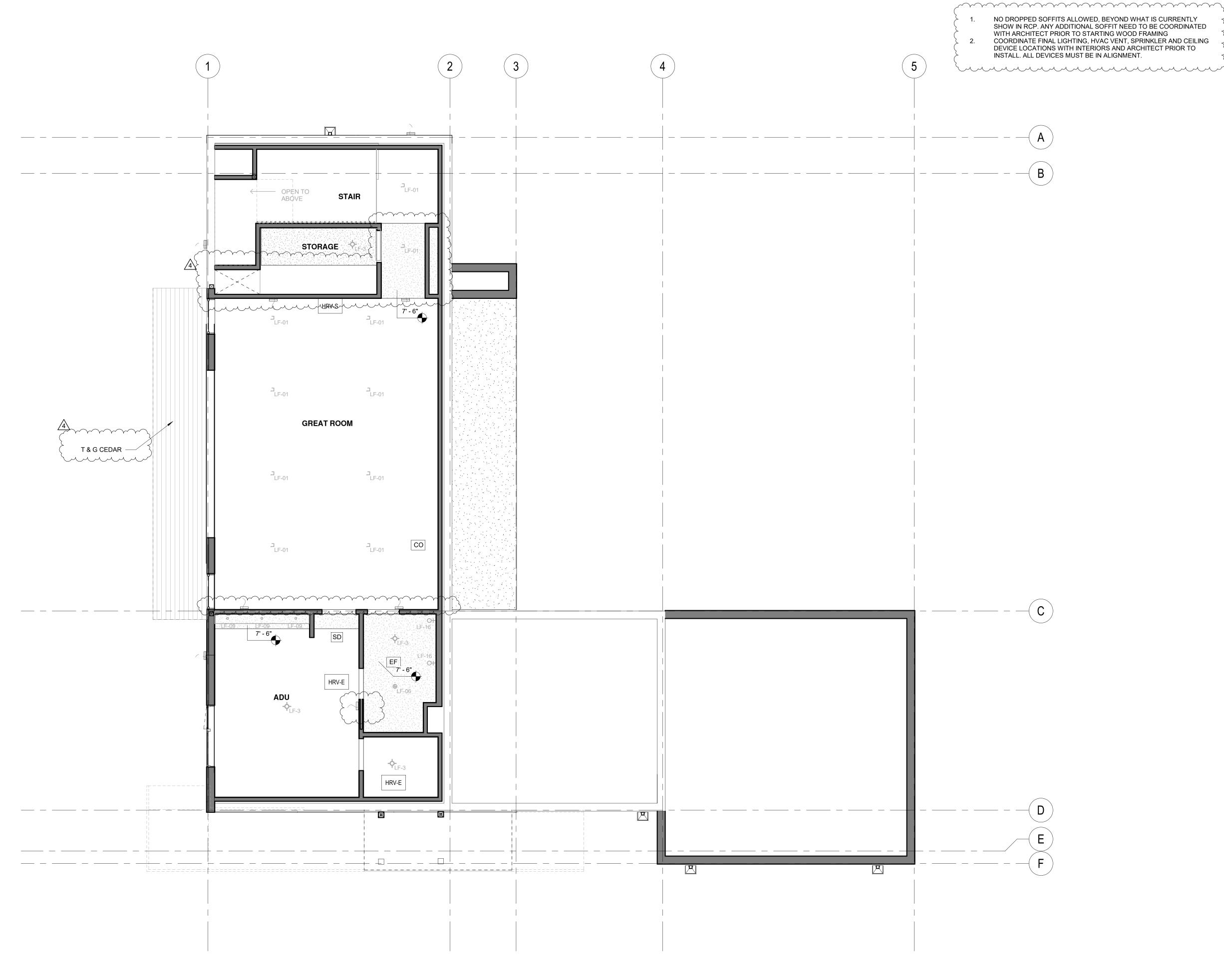
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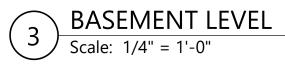
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Timothy & Elen Paek







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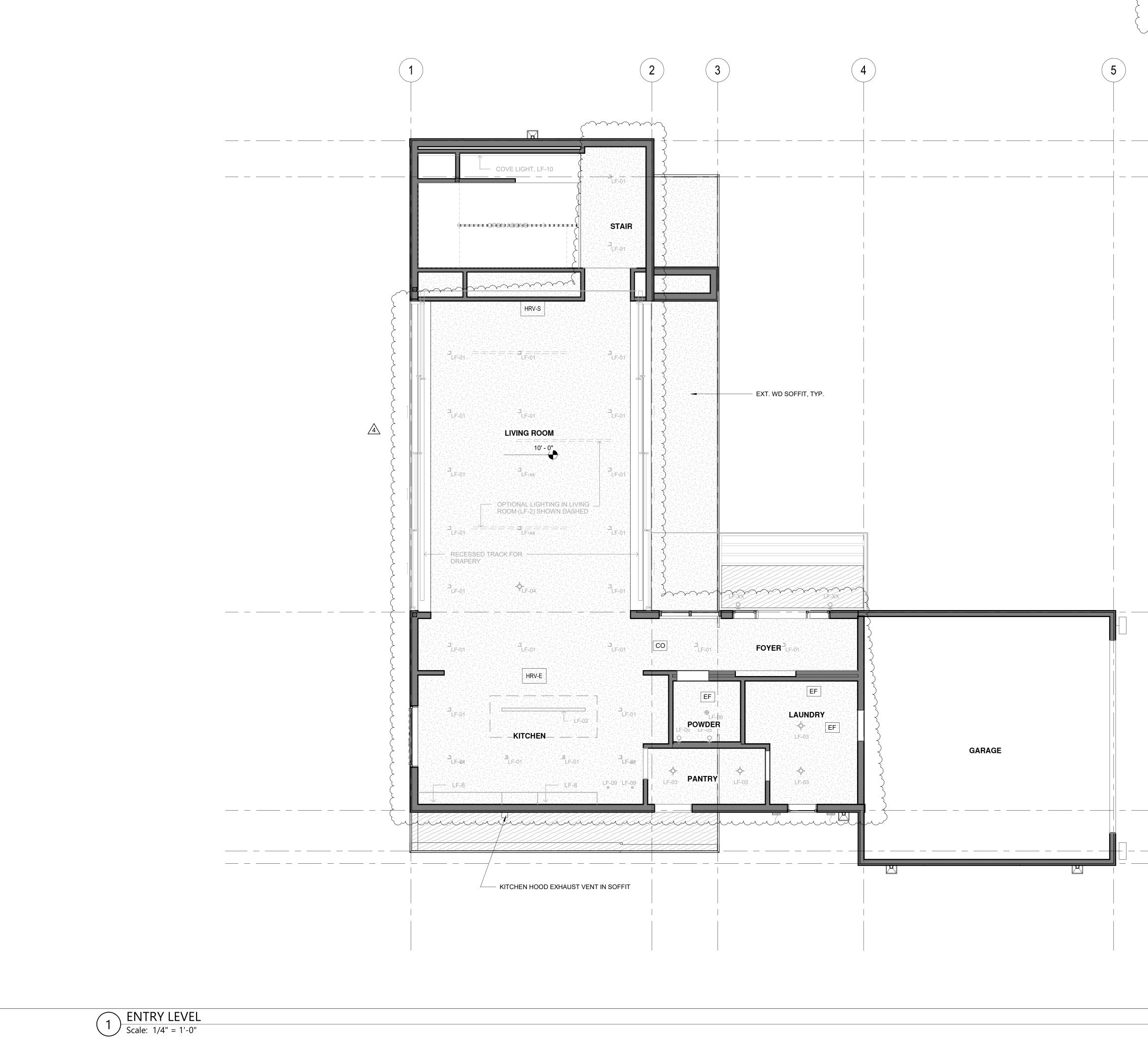
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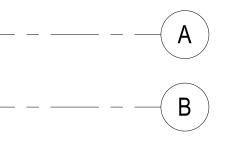
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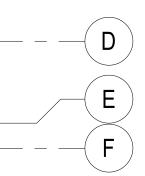
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1. NO DROPPED SOFFITS ALLOWED, BEYOND WHAT IS CURRENTLY SHOW IN RCP. ANY ADDITIONAL SOFFIT NEED TO BE COORDINATED WITH ARCHITECT PRIOR TO STARTING WOOD FRAMING ADDRESS 2215 80th Ave SE 2. COORDINATE FINAL LIGHTING, HVAC VENT, SPRINKLER AND CEILING DEVICE LOCATIONS WITH INTERIORS AND ARCHITECT PRIOR TO INSTALL. ALL DEVICES MUST BE IN ALIGNMENT. CLIENT 





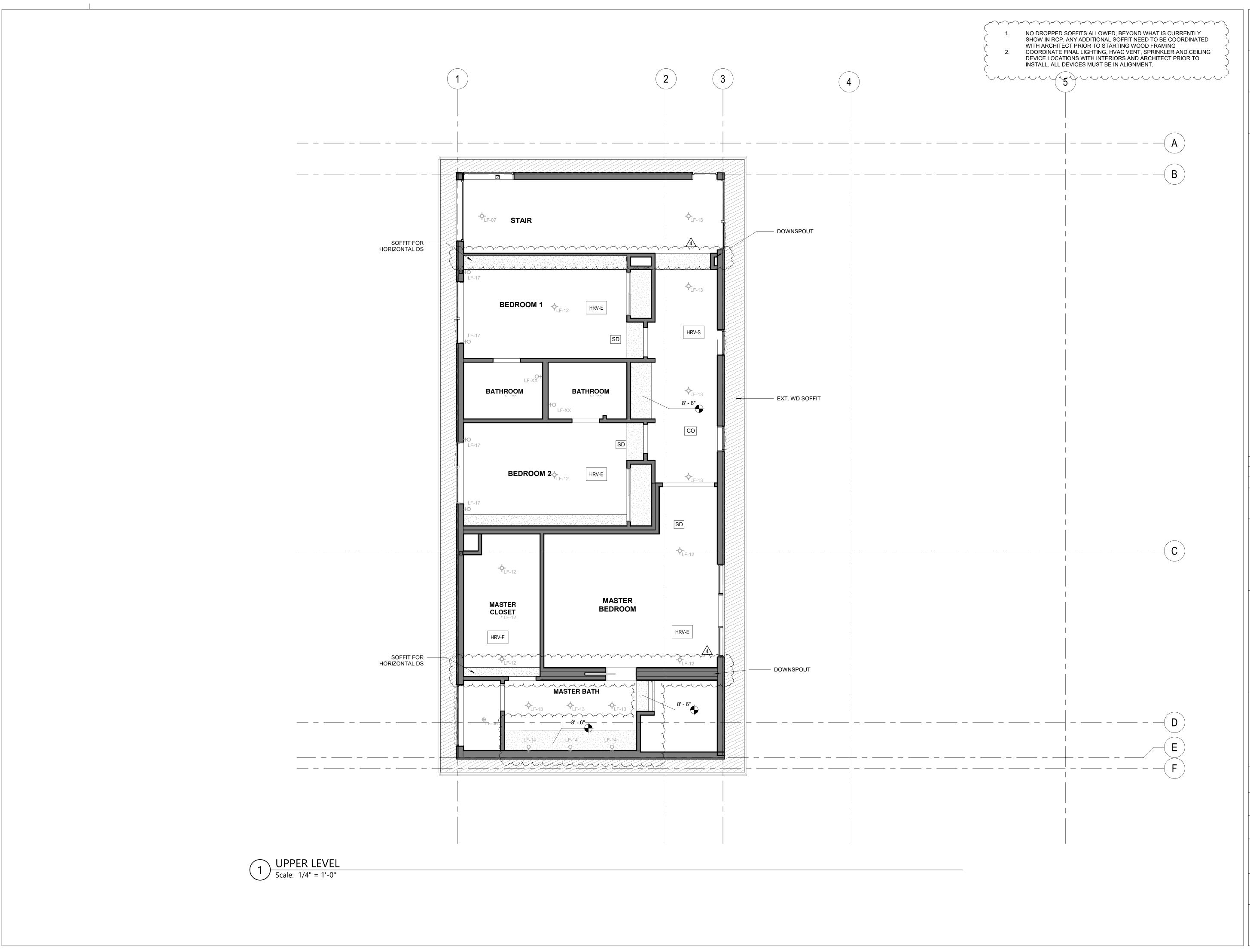


PROJECT PAEK RESIDENCE

Mercer Island, WA 98040

Timothy & Elen Paek

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PROJECT PAEK RESIDENCE

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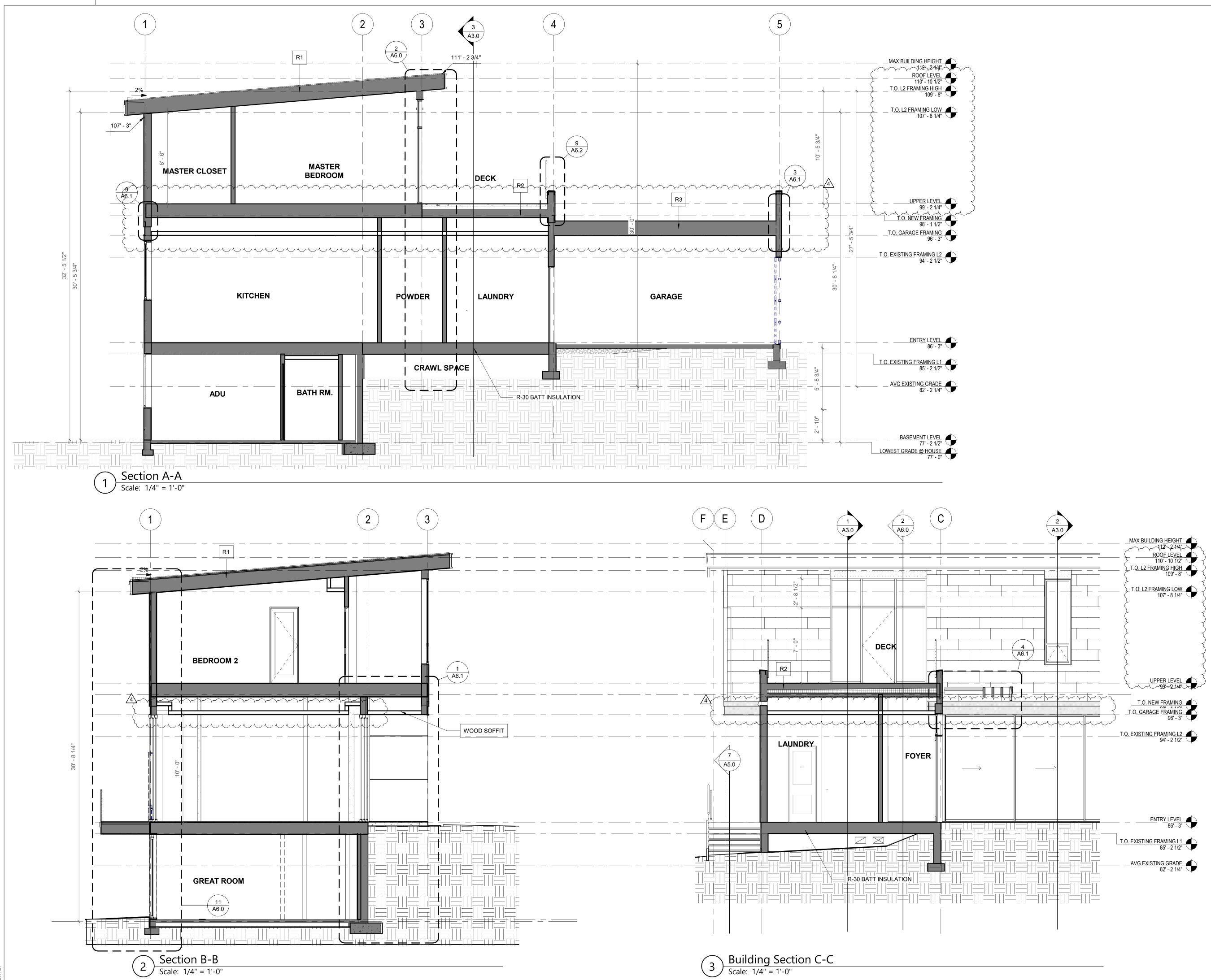
2215 80th Ave SE Mercer Island, WA 98040

CLIENT

Timothy & Elen Paek

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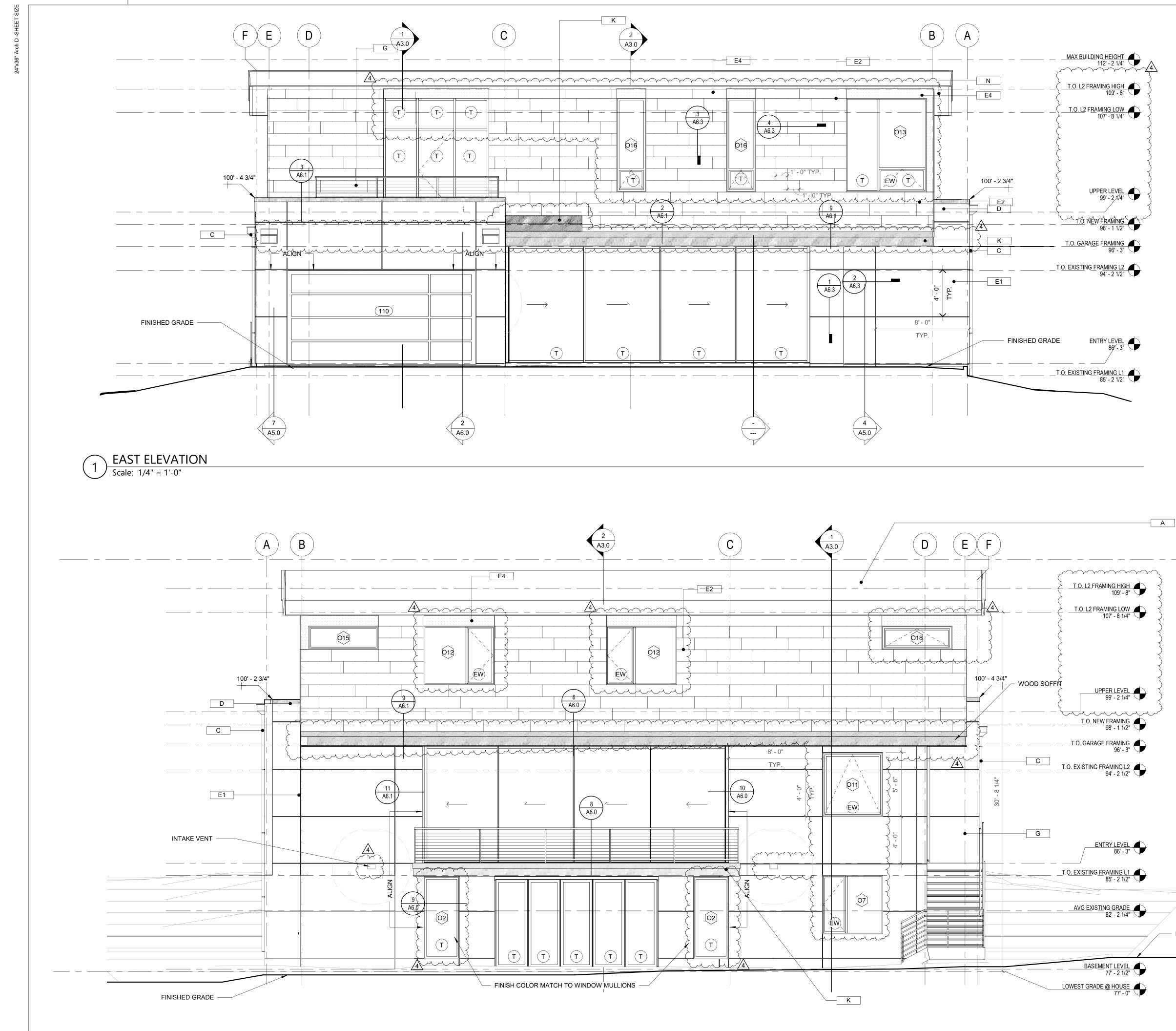
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#### **KEYNOTES** A 80 mil FLEECE BACKED PVC MEMBRANE ROOF BASIS OF DESIGN: IB ROOF SYSTEMS COLOR: Quartz Grey В HIGH ROOF FASCIA COLOR: Quartz Grey ALUMINUM GUTTER/DOWNSPOUT (c) COLOR: Quartz Grey METAL COPING OVER WOOD TRIM COLOR: Quartz Grey HARDIE REVEAL SYSTEM (E1) 4'X8' PANEL SIZE COLOR: TBD (E2) EQUITONE TECTIVA 1'X4' PANEL SIZE COLOR: TE90 Randomize panel placement for subtle variation on facade EQUITONE TECTIVA (E4) 4'X4' PANEL SIZE COLOR: TE20 CONCRETE WALL (F) COLOR: White METAL RAILING / CABLE RAIL /4 (G) COLOR: Quartz Grey mmminn WOOD TRIM ĸ COLOR: Mystic Cedar WOOD SOFFIT $(\mathbf{N})$ COLOR: Romantic Walnut T TEMPERED GLASS (EW) EV EXHAUST VENT

MAX BUILDING HEIGHT 112' - 2 1/4"

FINISHED GRADE

1. PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTER FLASHING AT ALL ROOF PENETRATIONS

 PROVIDE WEATHER STRIPPING AT ALL DOORS. CAULK ALL JOINTS AND PENETRATIONS IN EXTERIOR WALLS.
 PROVIDE BUILDING IDENTIFICATION ADDRESS NUMBERS

THAT ARE PLAINLY VISIBLE FROM THE STREET OR ROAD COMPLIANT WITH 2015 IRC SECTION R319.1

PROJECT PAEK RESIDENCE

ADDRESS

2215 80th Ave SE Mercer Island, WA 98040

CLIENT

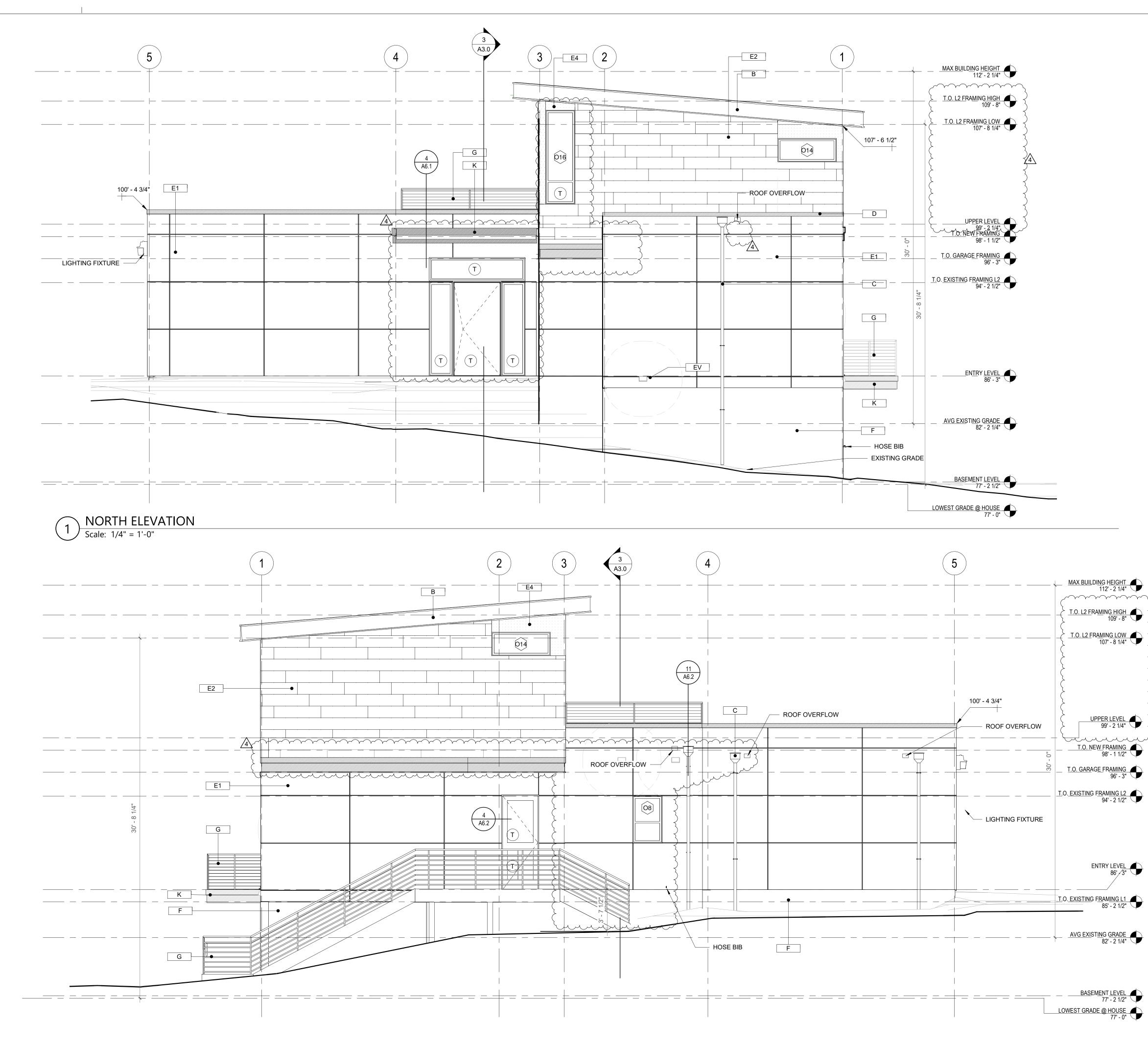
Timothy & Elen Paek

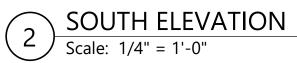
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# **KEYNOTES**

- A80 mil FLEECE BACKED PVC MEMBRANE<br/>ROOF BASIS OF DESIGN: IB ROOF SYSTEMS COLOR: Quartz Grey
- В HIGH ROOF FASCIA COLOR: Quartz Grey
- C ALUMINUM GUTTER/DOWNSPOUT COLOR: Quartz Grey
- D METAL COPING OVER WOOD TRIM COLOR: Quartz Grey
- HARDIE REVEAL SYSTEM 4'X8' PANEL SIZE COLOR: TBD E1
- E2 EQUITONE TECTIVA 1'X4' PANEL SIZE COLOR: TE90 Randomize panel placement for subtle variation on facade
- EQUITONE TECTIVA 4'X4' PANEL SIZE COLOR: TE20
- (F) CONCRETE WALL COLOR: White
- METAL RAILING / CABLE RAIL G COLOR: Quartz Grey
- WOOD TRIM K WOOD TRIM COLOR: Mystic Cedar
- N WOOD SOFFII COLOR: Romantic Walnut
- T TEMPERED GLASS

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 $\triangle$ EV EXHAUST VENT

- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTER FLASHING AT ALL ROOF PENETRATIONS 1.
- PROVIDE WEATHER STRIPPING AT ALL DOORS. CAULK
- ALL JOINTS AND PENETRATIONS IN EXTERIOR WALLS. PROVIDE BUILDING IDENTIFICATION ADDRESS NUMBERS
- THAT ARE PLAINLY VISIBLE FROM THE STREET OR ROAD COMPLIANT WITH 2015 IRC SECTION R319.1

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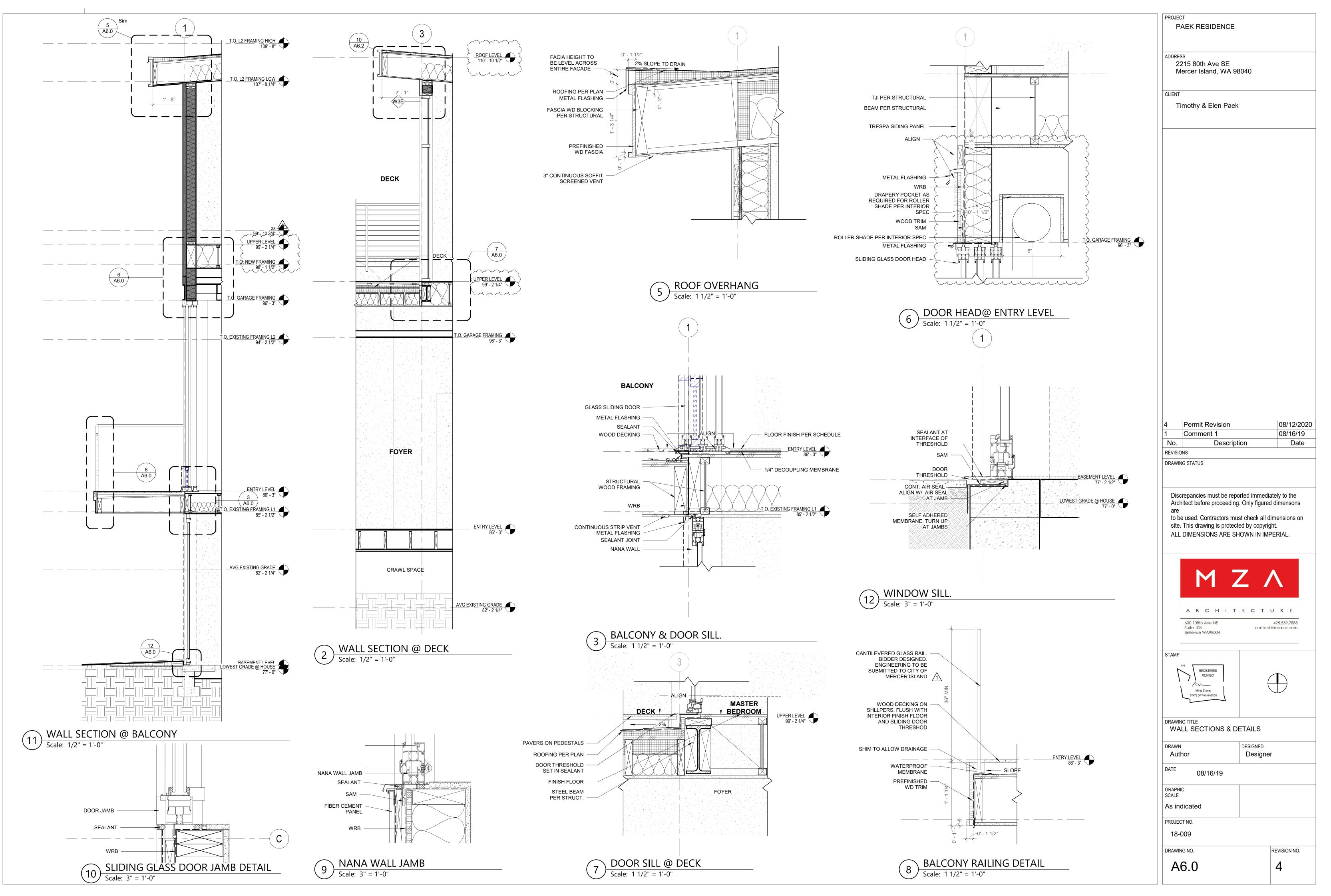
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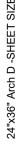
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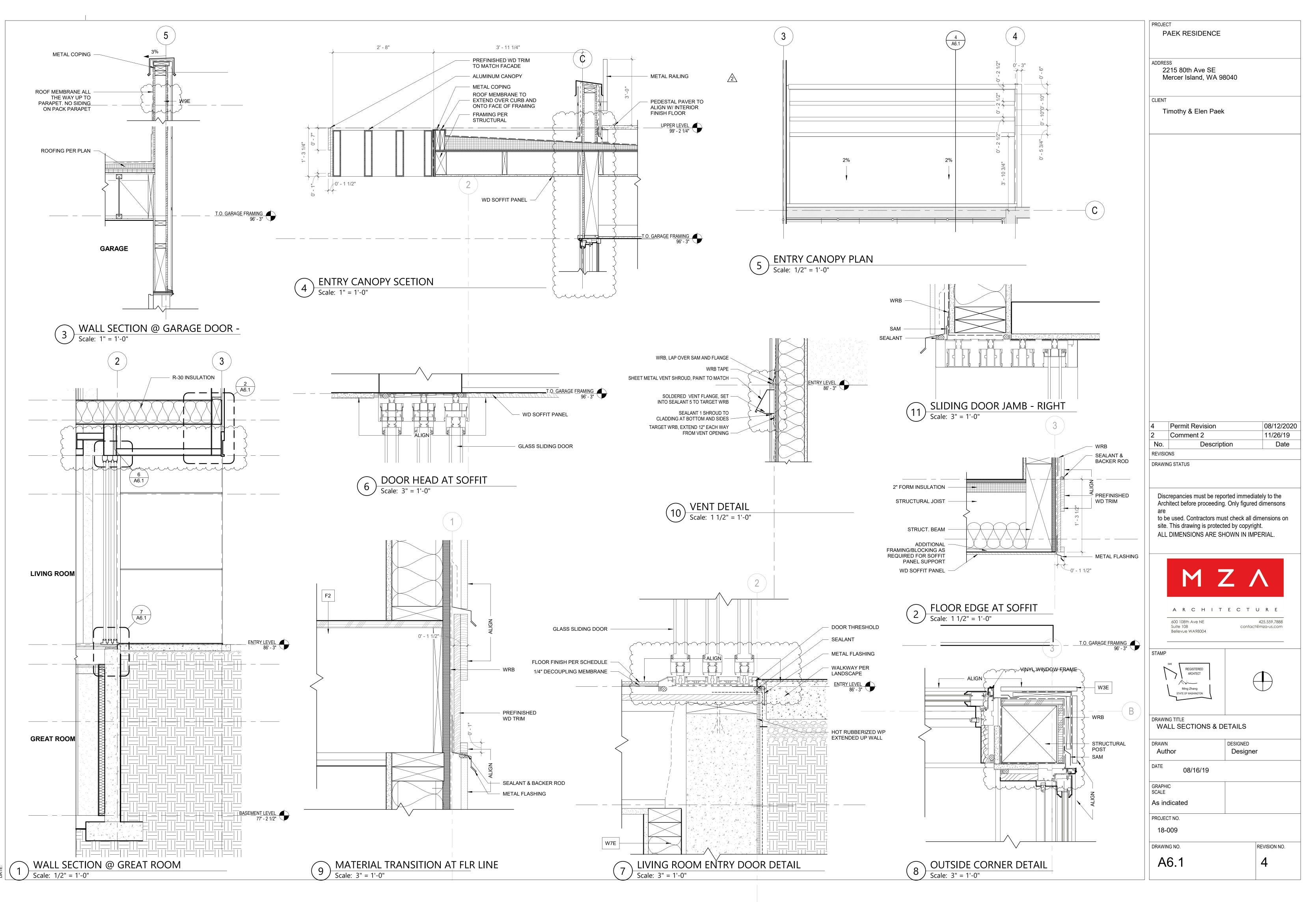
Timothy & Elen Paek

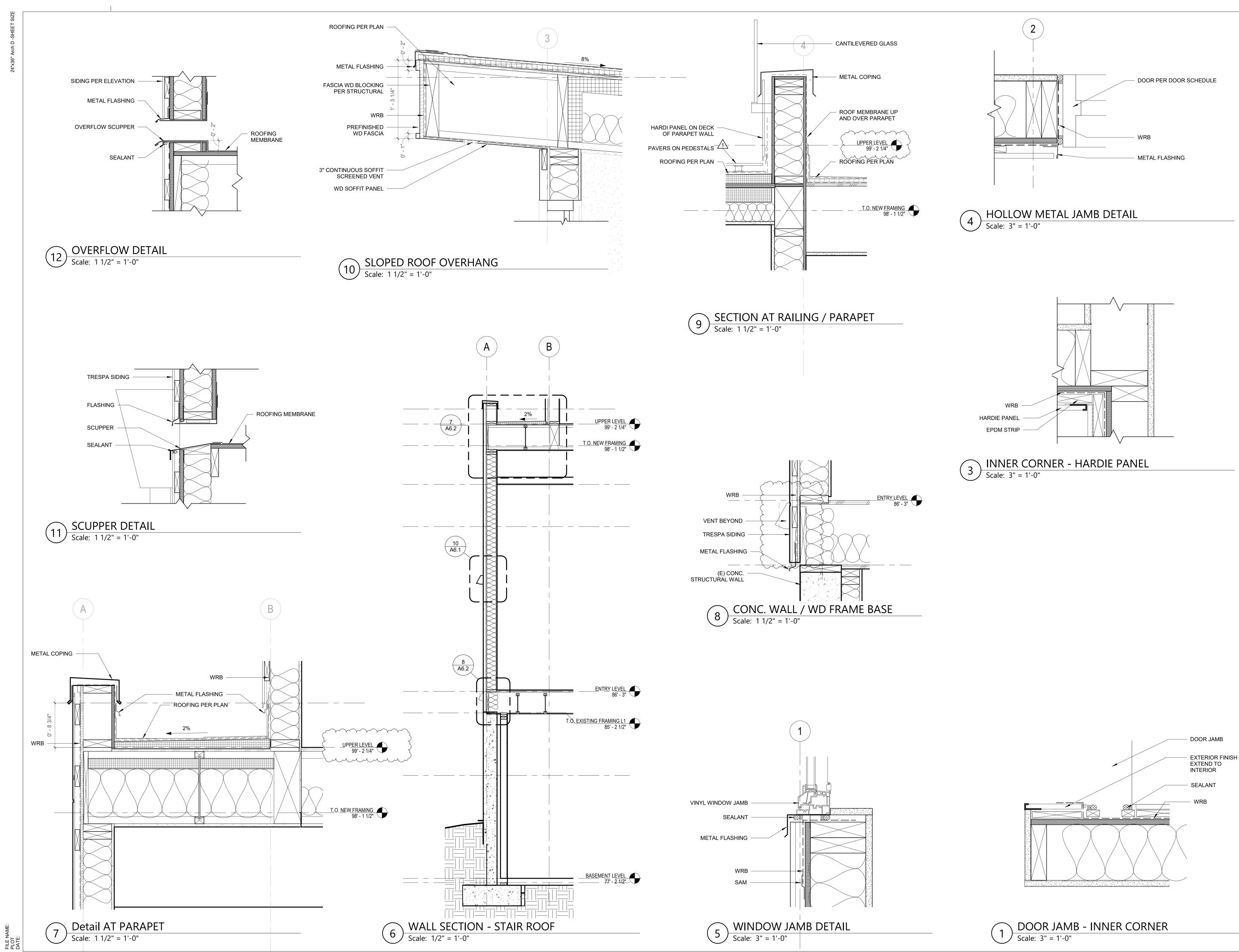
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DRAWIN	600 108th Ave NE Suite 108 Bellevue WA98004	42 contact@m	5.559.7888
DRAWIN NOF DRAWN Auth	600 108th Ave NE Suite 108 Bellevue WA98004	42 contact@m	5.559.7888
DRAWIN NOF DRAWN Auth DATE	600 108th Ave NE Suite 108 Bellevue WA98004	42 contact@m	5.559.7888
DRAWIN NOF DRAWN Auth DATE GRAPHI SCALE	600 108th Ave NE Suite 108 Bellevue WA98004	42 contact@m	5.559.7888
DRAWIN NOF DRAWN Auth DATE GRAPHI SCALE	600 108th Ave NE Suite 108 Bellevue WA98004	42 contact@m	5.559.7888

A4.1









PROJECT PAEK RESIDENCE

ADDRESS

2215 80th Ave SE Mercer Island, WA 98040

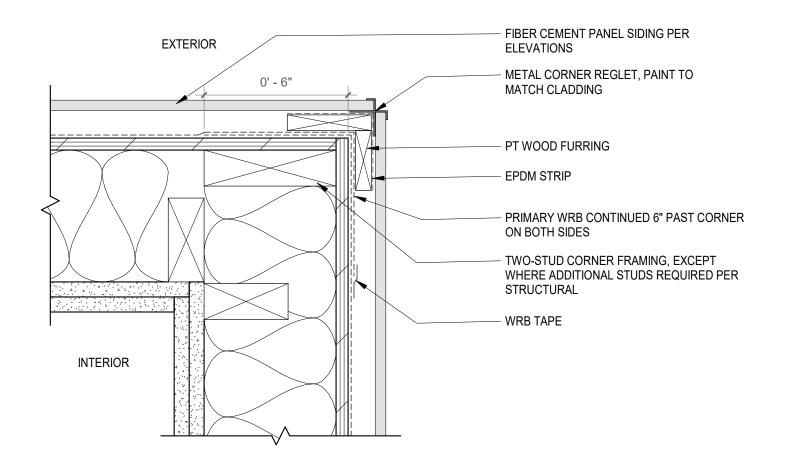
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Timothy & Elen Paek

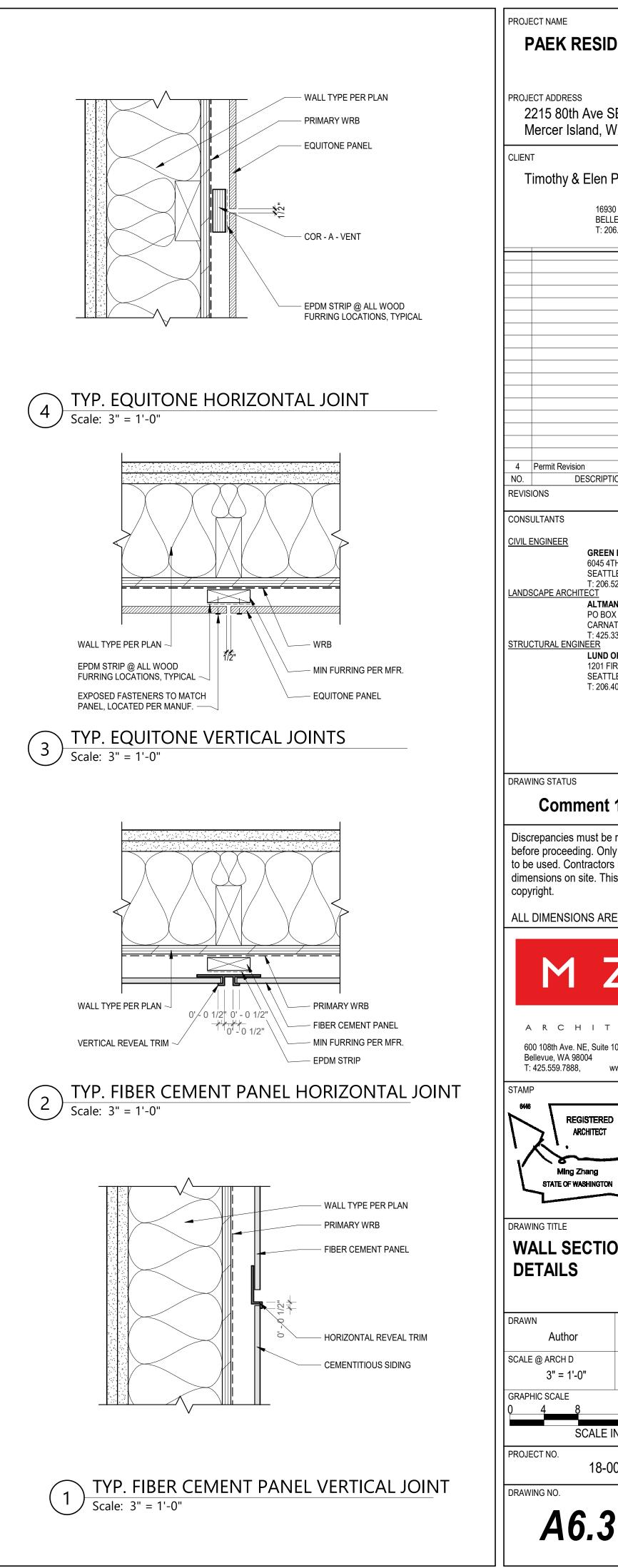
Permit Revision 08/12/2020 Comment 1 08/16/19 No. Description Date REVISIONS DRAWING STATUS Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL. MZΛ ARCHITECTURE 600 108th Ave NE 425.559.7888 Suite 108 contact@mza-us.com Bellevue WA98004 STAMP REGISTERED ARCHITECT  $\bigoplus$  $\langle \rangle$ Ming Zhang STATE OF WASHINGTON DRAWING TITLE WALL SECTIONS & DETAILS DRAWN DESIGNED Author Designer DATE 08/16/19 GRAPHIC SCALE As indicated PROJECT NO. 18-009 DRAWING NO. **REVISION NO.** 

A6.2 🖄

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F	PAEK RESID	ENCE				
	ECT ADDRESS					
2	215 80th Ave S lercer Island, W	_				
CLIEN			)			
Timothy & Elen Paek						
	BELL	) SE 32ND PL EVUE, WA 98				
	T: 206	6.228.9404				
4 NO.	Permit Revision		08/12/2020 DATE:			
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<u>STRU(</u>	T: 425.3 <u>CTURAL ENGINEER</u> LUND C	PSAHL				
		RST AVE. S, S E, WA 98134 02.5156				
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Be	00 108th Ave. NE, Suite 1 ellevue, WA 98004 425.559.7888, w	08 ww.mza-us.co				
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x36"
24"

Window Schedule									
Level	Type Mark	Mark	MATERIAL	Width R.O.	Height R.O.	Sill Height	Window Area	U-Factor	Comments
BASEMENT _EVEL	В	O2	VINYL	3' - 0"	7' - 0"	0' - 10 1/2"	21 SF	0.3	
BASEMENT _EVEL	В	02	VINYL	3' - 0"	7' - 0"	0' - 10 1/2"	21 SF	0.3	1
BASEMENT _EVEL	Р	07	VINYL	5' - 2"	5' - 0"	3' - 0"	26 SF	0.3	EGRESS WINDOW
ENTRY LEVEL	В	O21	ALUMINUM	2' - 0"	8' - 0"	0' - 0"	16 SF	0.3	
ENTRY LEVEL	В	O22	ALUMINUM	2' - 0"	8' - 0"	0' - 0"	16 SF	0.3	
ENTRY LEVEL	E	O8	VINYL	2' - 6"	4' - 0"	3' - 11 3/4"	10 SF	0.3	
ENTRY LEVEL	Н	O23	ALUMINUM	8' - 2"	2' - 0"	8' - 1"	16 SF	0.3	
ENTRY LEVEL	J	011	VINYL	5' - 2"	5' - 6"	3' - 11 1/2"	28 SF	0.3	EGRESS WINDOW
JPPER LEVEL	D	O16	VINYL	2' - 6"	8' - 0"	1' - 8 1/2"	20 SF	0.3	
JPPER LEVEL	D	O16	VINYL	2' - 6"	8' - 0"	1' - 8 1/2"	20 SF	0.3	
JPPER LEVEL	E	O16	VINYL	2' - 6"	8' - 0"	1' - 8 1/2"	20 SF	0.3	
JPPER LEVEL	Н	O15	VINYL	6' - 0"	2' - 0"	5' - 3 3/4"	12 SF	0.3	
JPPER LEVEL	Н	O14	VINYL	5' - 0"	2' - 0"	5' - 3 3/4"	10 SF	0.3	
JPPER LEVEL	Н	O14	VINYL	5' - 0"	2' - 0"	7' - 0"	10 SF	0.3	
JPPER LEVEL	J	O18	VINYL	6' - 0"	2' - 0"	5' - 3 3/4"	12 SF	0.3	
JPPER LEVEL	M	O13	VINYL	6' - 10"	8' - 0"	1' - 8 1/2"	55 SF	0.3	EGRESS WINDOW
JPPER LEVEL	Р	O12	VINYL	6' - 0"	5' - 0"	2' - 3 3/4"	30 SF	0.3	EGRESS WINDOW
JPPER LEVEL	Р	012	VINYL	6' - 0"	5' - 0"	2' - 3 3/4"	30 SF	0.3	EGRESS WINDOW

NOTE:

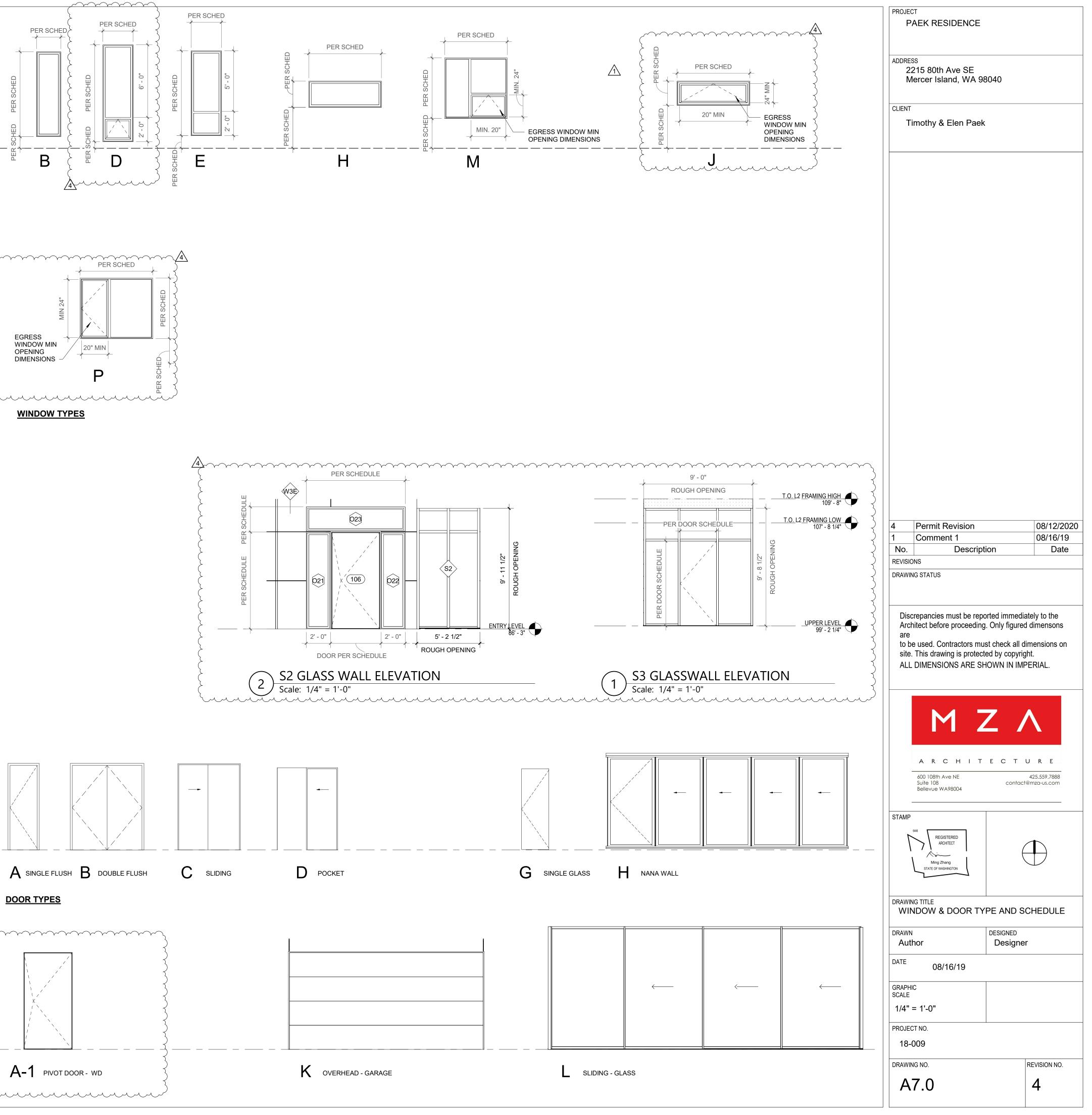
REFER TO SHEET A0.2 SECTION FOR ENERGY CODE NOTES REGARDING WINDOW ENERGY PERFORMANCE AND VALUES.

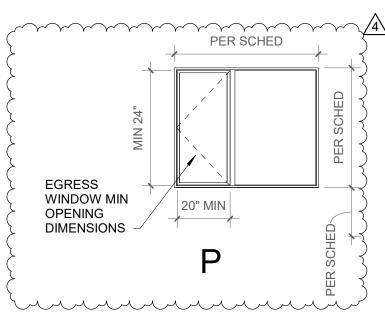
GLAZING IN DOORS, ADJACENT TO DOORS, AND IN WINDOWS ARE TEMPERED IN HAZARDOUS LOCATIONS PER R308.4. EGRESS WINDOW REQUIREMENTS ARE PER R310.

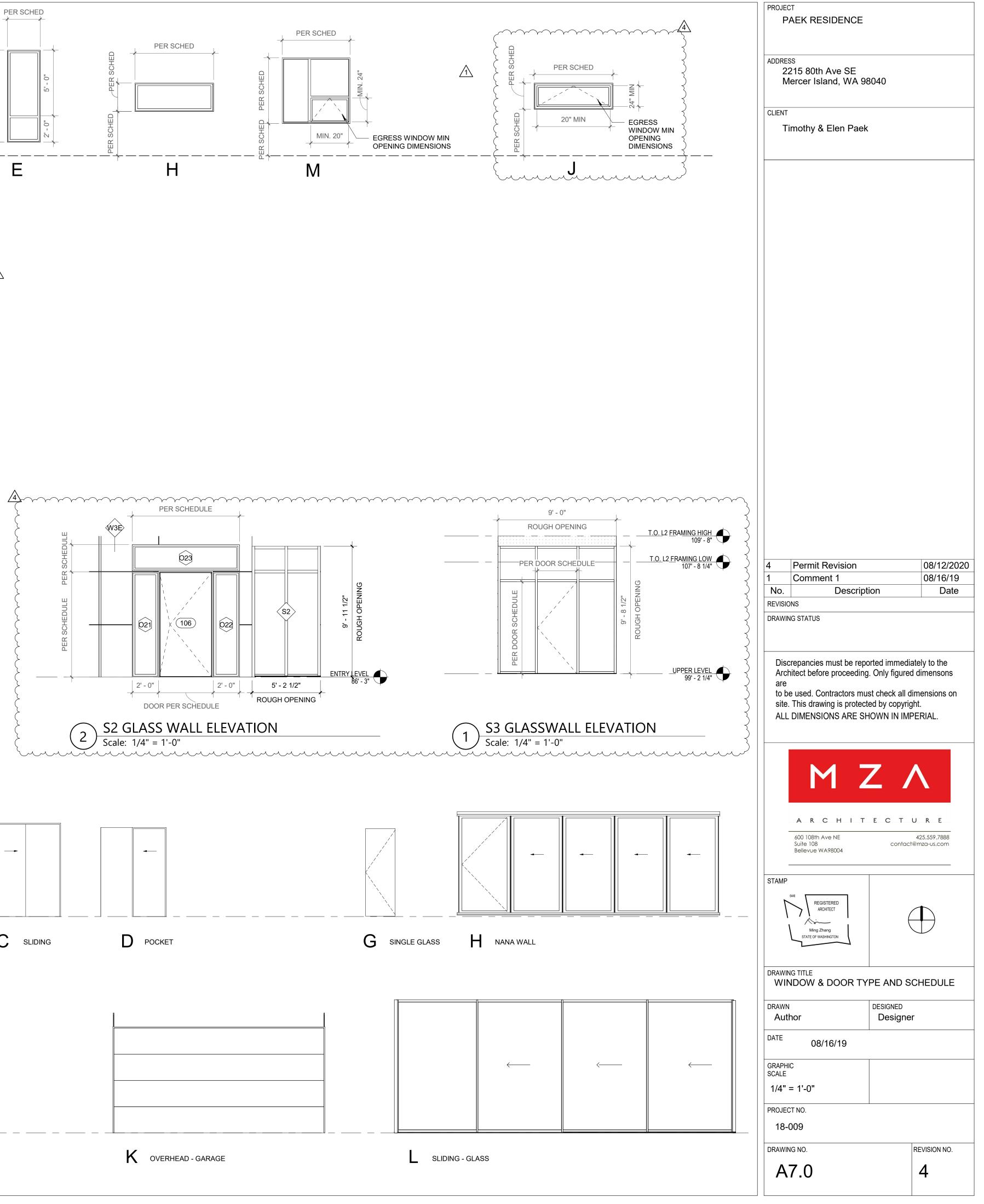
Door Schedule							
Level	Mark	Type Mark	Height	Width	Door Area	U-Value	Comments
BASEMENT EVEL	005	A	7' - 0"	2' - 6"	17.5		
BASEMENT LEVEL	002	А	7' - 0"	2' - 8"	18.67		
BASEMENT EVEL	001	А	7' - 0"	2' - 6"	17.5		
BASEMENT LEVEL	003	А	7' - 0"	2' - 6"	17.5		
BASEMENT _EVEL	004	D	7' - 0"	2' - 6"	17.5		
BASEMENT LEVEL	006	Н	7' - 9 1/4"	14' - 0"	108.79	0.4	
ENTRY LEVEL	103	А	7' - 0"	2' - 6"	17.5		
ENTRY LEVEL	113	А	8' - 0"	3' - 0"	24	0.4	
ENTRY LEVEL	104	А	7' - 0"	2' - 6"	17.5		
ENTRY LEVEL	106	A-1	8' - 0"	4' - 0"	32	0.4	
ENTRY LEVEL	114	D	7' - 0"	2' - 6"	17.5		
ENTRY LEVEL	110	K	8' - 0"	16' - 0"	128		
ENTRY LEVEL	109	L	10' - 0"	26' - 0"	260	0.4	
ENTRY LEVEL	112	L	10' - 0"	26' - 0"	260	0.4	
JPPER LEVEL	208	А	7' - 0"	2' - 6"	17.5		
JPPER LEVEL	207	А	7' - 0"	2' - 6"	17.5		
JPPER LEVEL	201	А	7' - 0"	2' - 6"	17.5		
JPPER LEVEL	210	Α	7' - 0"	2' - 8"	18.67		
JPPER LEVEL	204	А	7' - 0"	2' - 8"	18.67		
JPPER LEVEL	202	А	7' - 0"	2' - 6"	17.5		
JPPER LEVEL	203	В	7' - 0"	4' - 10"	33.83		
IPPER LEVEL	209	С	7' - 0"	4' - 0"	28		
JPPER LEVEL	205	С	7' - 0"	5' - 0"	35		
JPPER LEVEL	212	D	7' - 0"	3' - 0"	21		
JPPER LEVEL	214	G	7' - 0"	3' - 0"	21		
JPPER LEVEL	215	G	7' - 0"	2' - 4"	16.27		

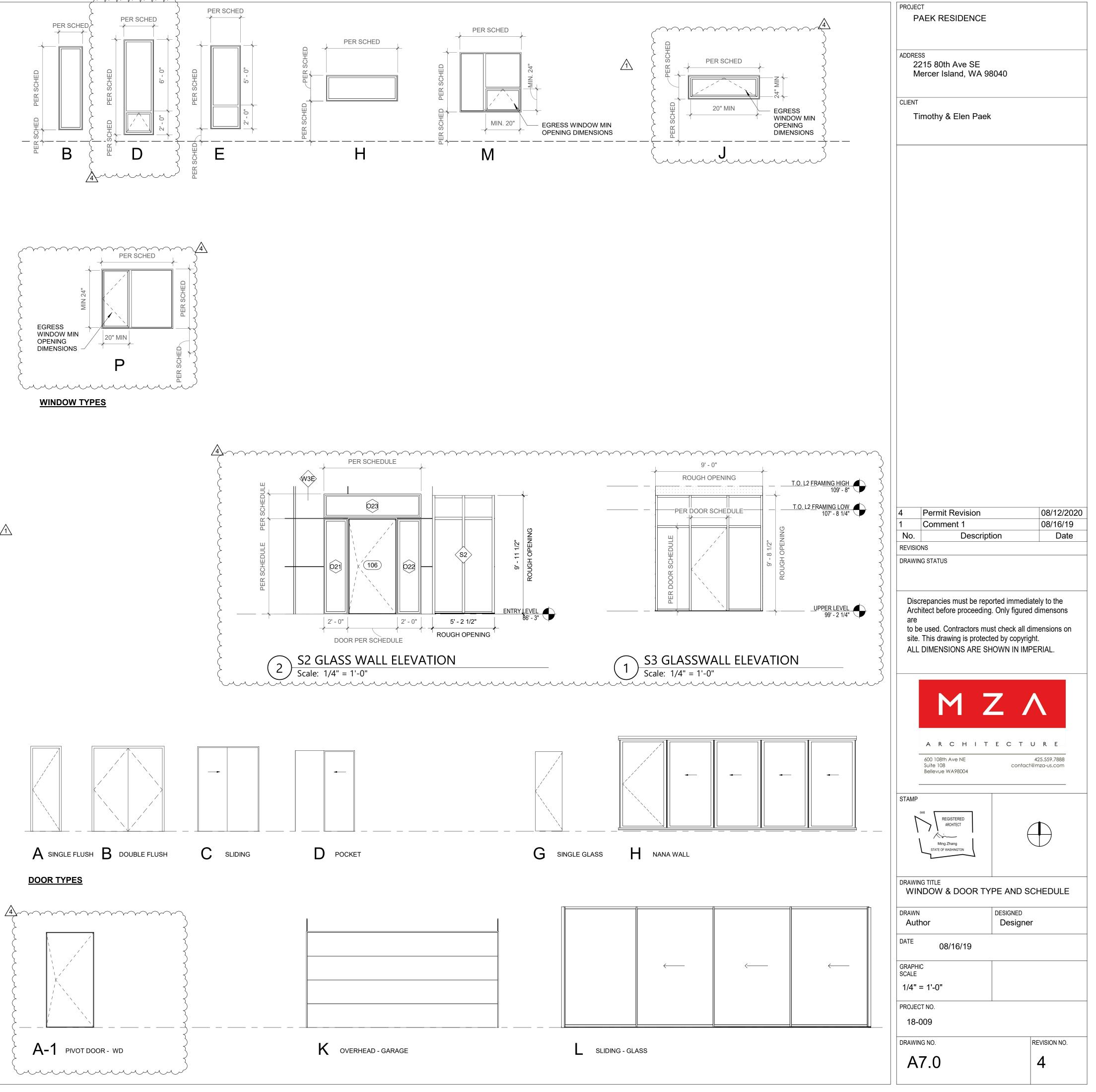
 $\Lambda$ 

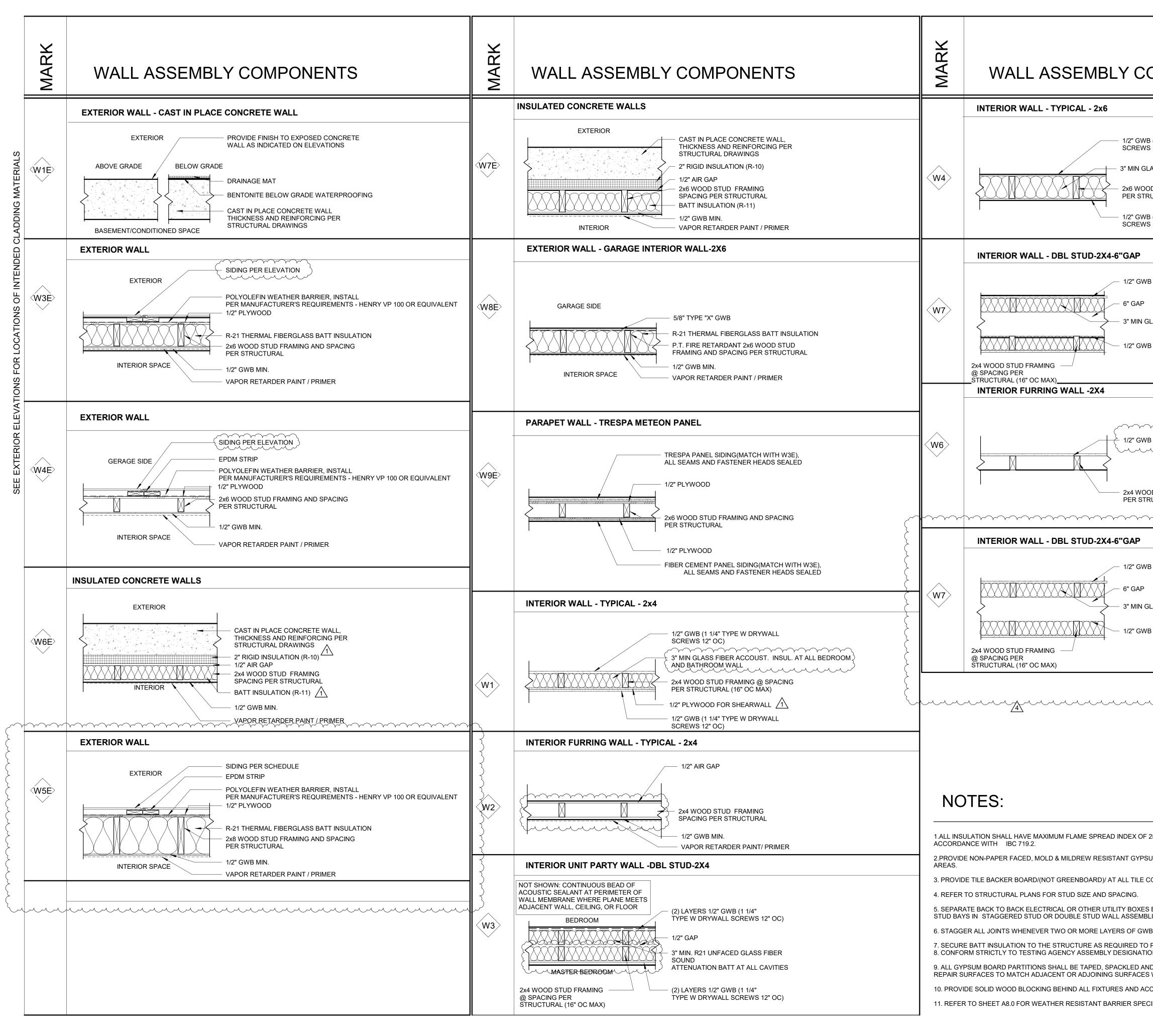








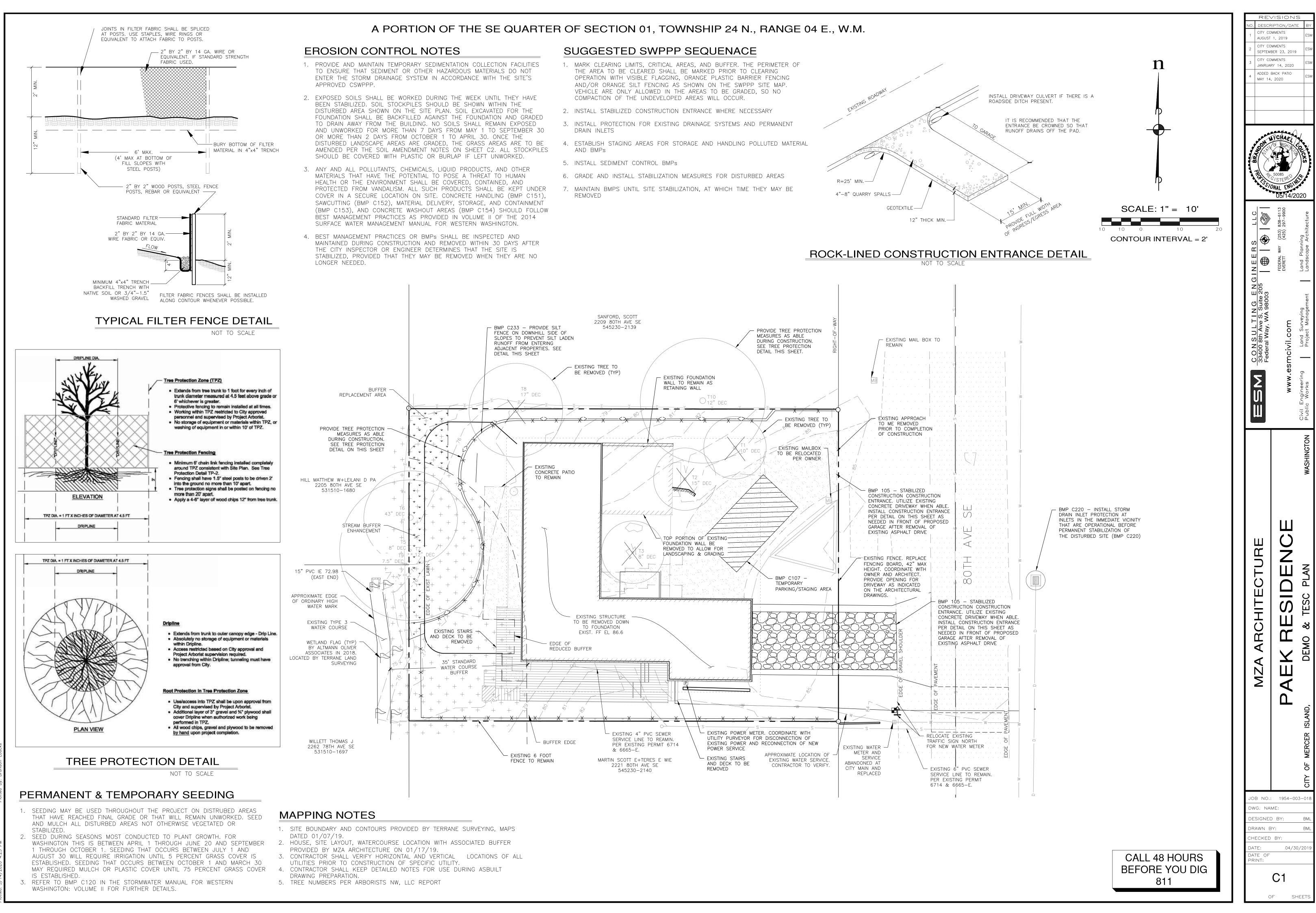


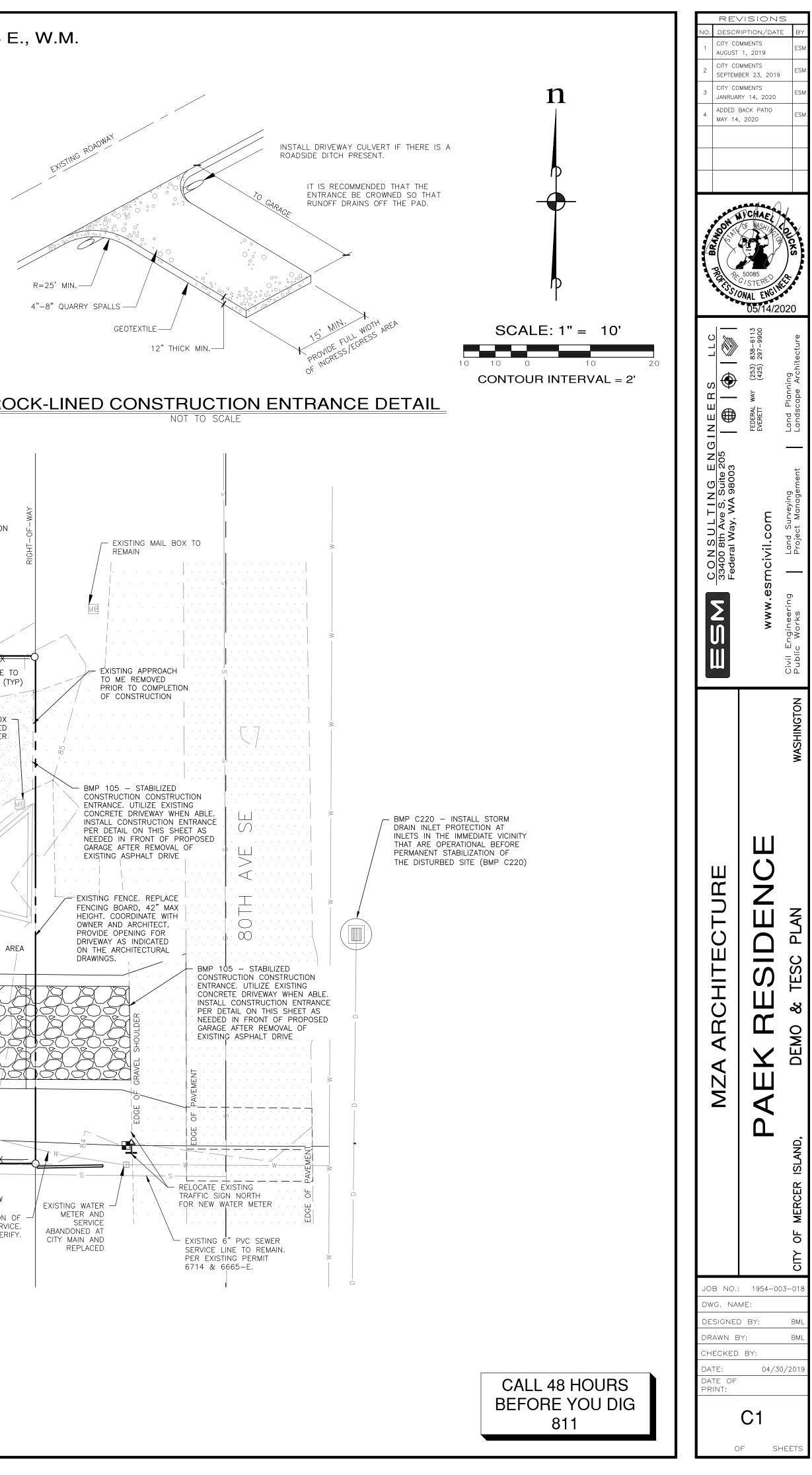


		PROJECT PAEK RE
COMPONENTS		ADDRESS 2215 80th Mercer Is
		Timothy &
GWB (1 1/4" TYPE W DRYWALL EWS 12" OC)		
I GLASS FIBER ACCOUST. INSUL.		
VOOD STUD FRAMING @ SPACING STRUCTURAL (16" OC MAX)		
GWB (1 1/4" TYPE W DRYWALL EWS 12" OC)		
5		
GWB MIN.		
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N GLASS FIBER ACCOUST. INSUL.		
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>		REVISIONS DRAWING STATUS
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GWB MIN.		site. This dra ALL DIMENS
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		600 108th Suite 108 Bellevue V
OF 25 AND MAXIMUM SMOKE DEVELOPED INDEX OF 450 IN		
PSUM WALL BOARD AT ALL MOISTURE AND DAMPNESS PRONE		STATE OF W
LE CONDITIONS.		DRAWING TITLE
XES BY AT LEAST ONE STUD BAY IN SINGLE STUD WALLS ANT TWO MBLIES.		DRAWN Author
GWB ARE SCHEDULED. TO PREVENT SAGGING OR DISPLACEMENT.		DATE 08
ATION REQUIREMENTS NOTED FOR ALL RATED WALL TYPES. AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND CES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.		GRAPHIC SCALE
ACCESSORIES - TYPICAL, U.O.N.		1" = 1'-0"
PECIFICATION AND REQUIREMENTS.		PROJECT NO. 18-009
		DRAWING NO.
	1 1	

# ESIDENCE h Ave SE sland, WA 98040 & Elen Paek 08/12/2020 Revision Date Description es must be reported immediately to the fore proceeding. Only figured dimensons Contractors must check all dimensions on awing is protected by copyright. SIONS ARE SHOWN IN IMPERIAL. CHITECTURE n Ave NE 425.559.7888 contact@mza-us.com WA98004 EGISTERED ARCHITECT \_\_\_\_ g Zhang WASHINGTON PES DESIGNED Designer 8/16/19 **REVISION NO.**

A7.1







## SOIL AMENDMENT OPTIONS

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ON THIS SHEET CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

OPTION 3: STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED"RATE OR AT A CUSTOM

OPTION 4: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

# SITE DATA

SITE AREA: ZONING:

BACK: INTERIOR:

# **ON-SITE IMPERVIOUS**

TRIBUTARY TO DETENTION TANK

SINGLE FAMILY ROOFTOP CONCRETE DRIVE TOTAL

EXPOSED WALKWAYS

# **PROJECT IMPACTS**

EXISTING (ALL TO BE REMOVE SINGLE FAMILY ROOFTOP SIDEWALK BACK PATIO DECK <u>SITE DRIVEWAY</u> TOTAL	<u>D)</u> 3,629 SF 0 SF 112 SF 317 SF <u>850 SF</u> 4,908 SF
<u>REPLACED</u> SINGLE FAMILY ROOFTOP SIDEWALK <u>DECK</u> TOTAL REPLACED	2,495 SF 233 SF <u>49 SF</u> 2,777 SF
<u>NEW</u> <u>DRIVEWAY</u> TOTAL NEW NEW + REPLACED	<u>437 SF</u> 437 SF 3,214 SF

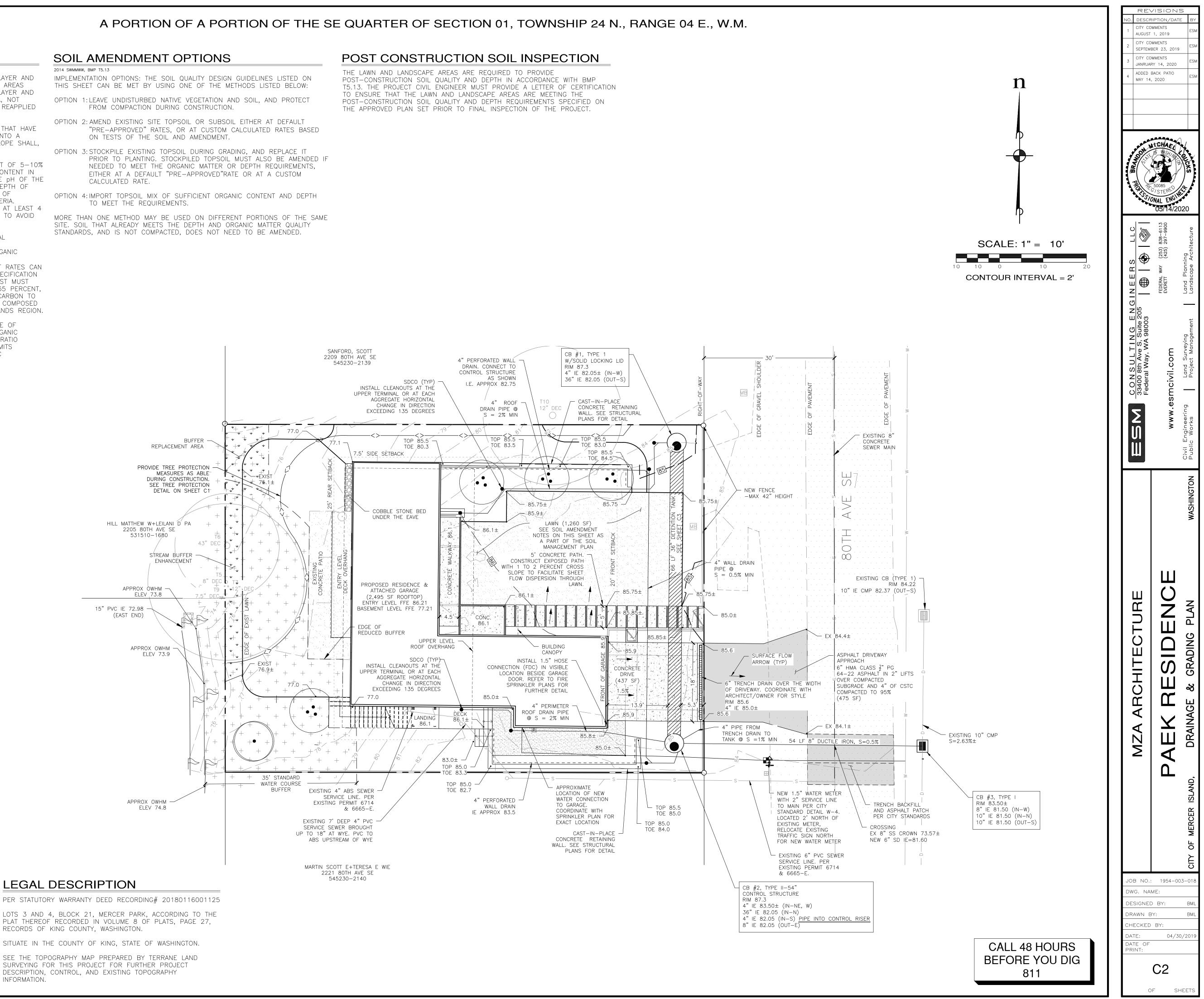
# EARTHWORK QUANTITIES

CUT FILL NET

EARTHWORK VOLUMES SHOWN ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY VOLUMES AS NEEDED.

# FOOTING DRAIN NOTE

THE EXISTING FOOTING DRAIN WILL NOT BE ALTERED AND REMAIN IN PLACE. NO NEW CONNECTION FROM ANY SOURCES TO THE EXISTING FOOTING DRAIN ARE ALLOWED. IF THERE ARE ALTERATIONS OR CONNECTIONS TO THE EXISTING FOOTING DRAIN ARE NEEDED DURING THE CONSTRUCTION, THEN A NEW DESIGN FOR THE FOOTING DRAIN MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.



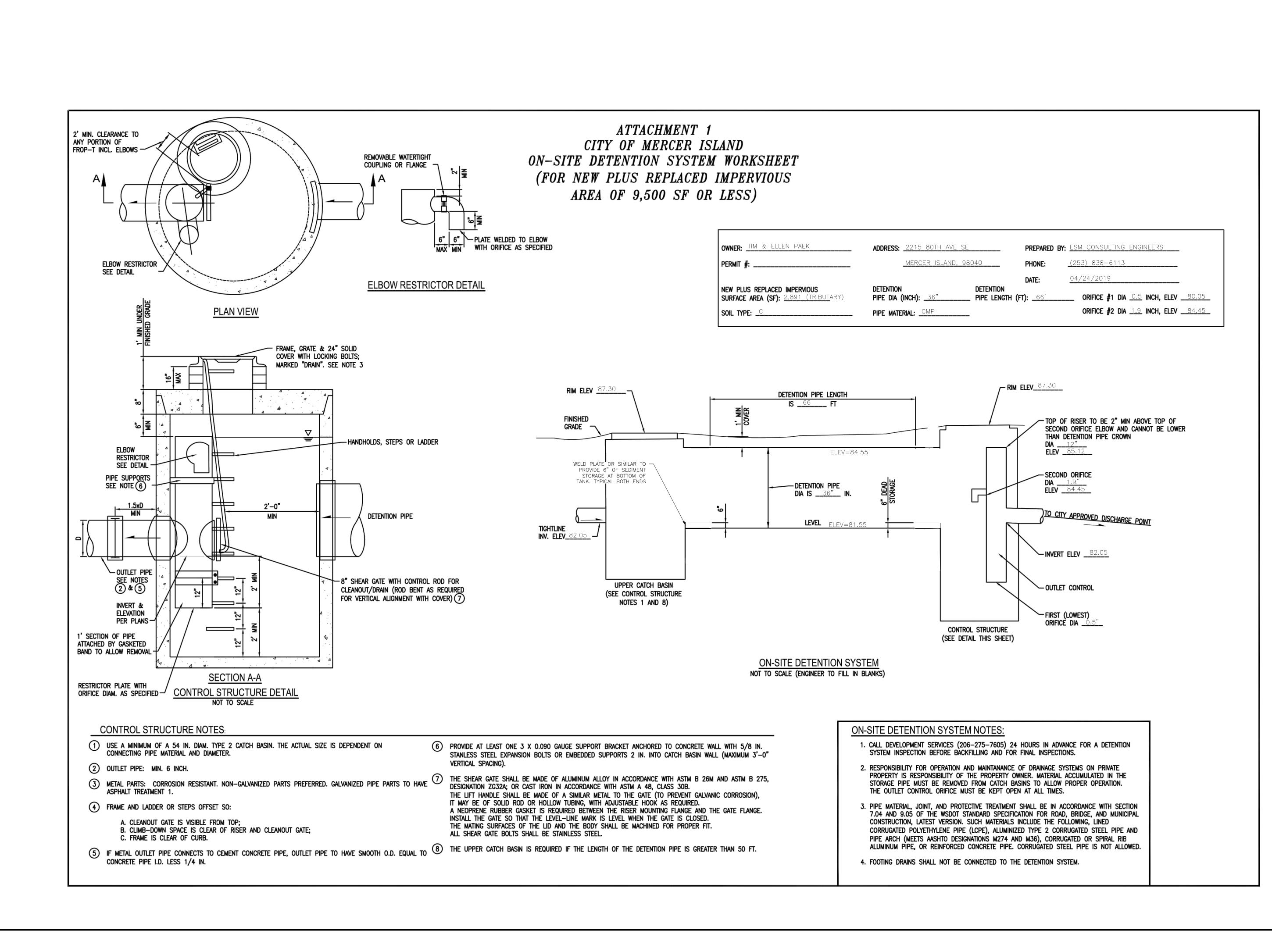
# LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDING# 20180116001125

LOTS 3 AND 4, BLOCK 21, MERCER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 27,

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

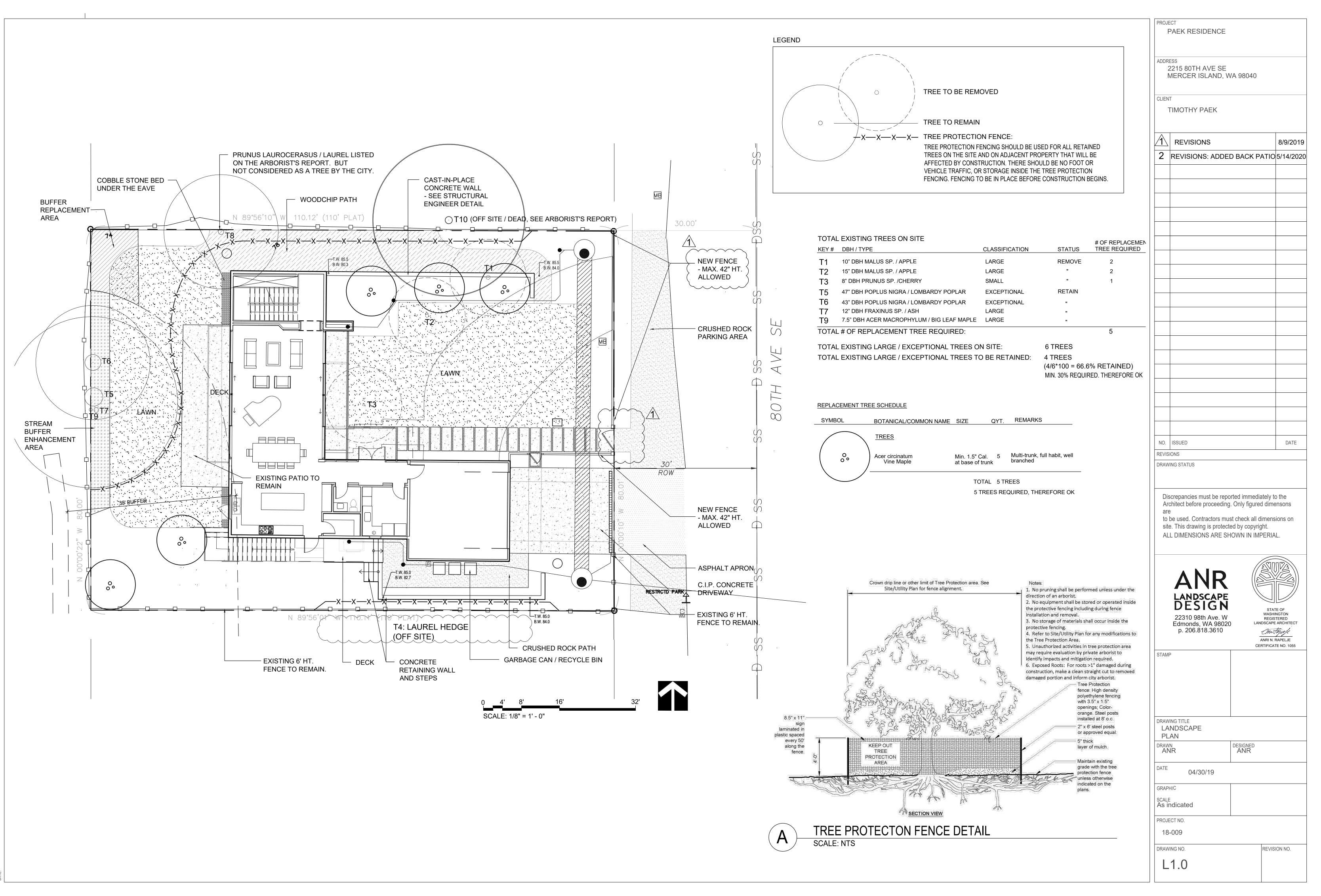
SEE THE TOPOGRAPHY MAP PREPARED BY TERRANE LAND SURVEYING FOR THIS PROJECT FOR FURTHER PROJECT DESCRIPTION, CONTROL, AND EXISTING TOPOGRAPHY INFORMATION.

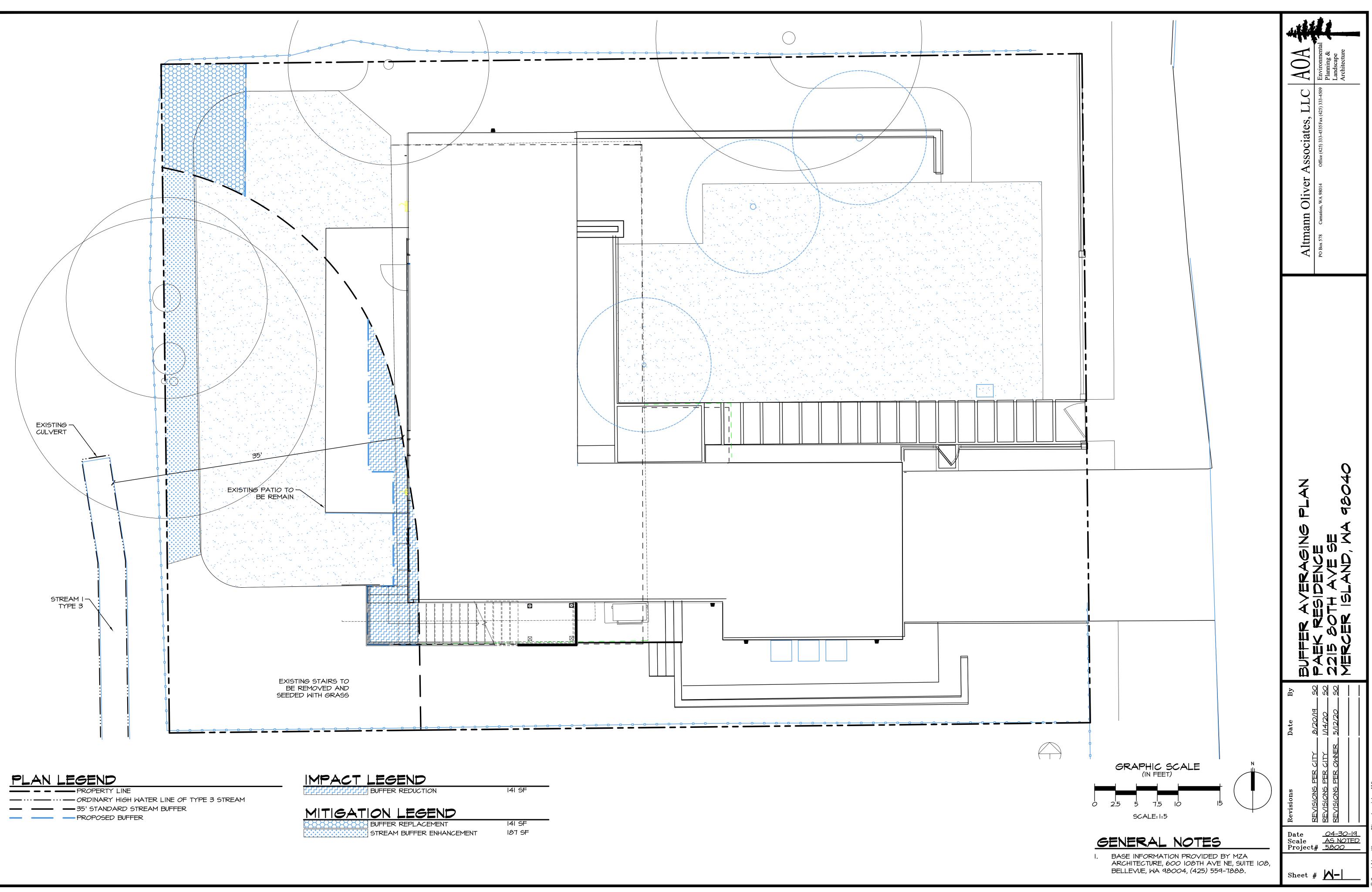


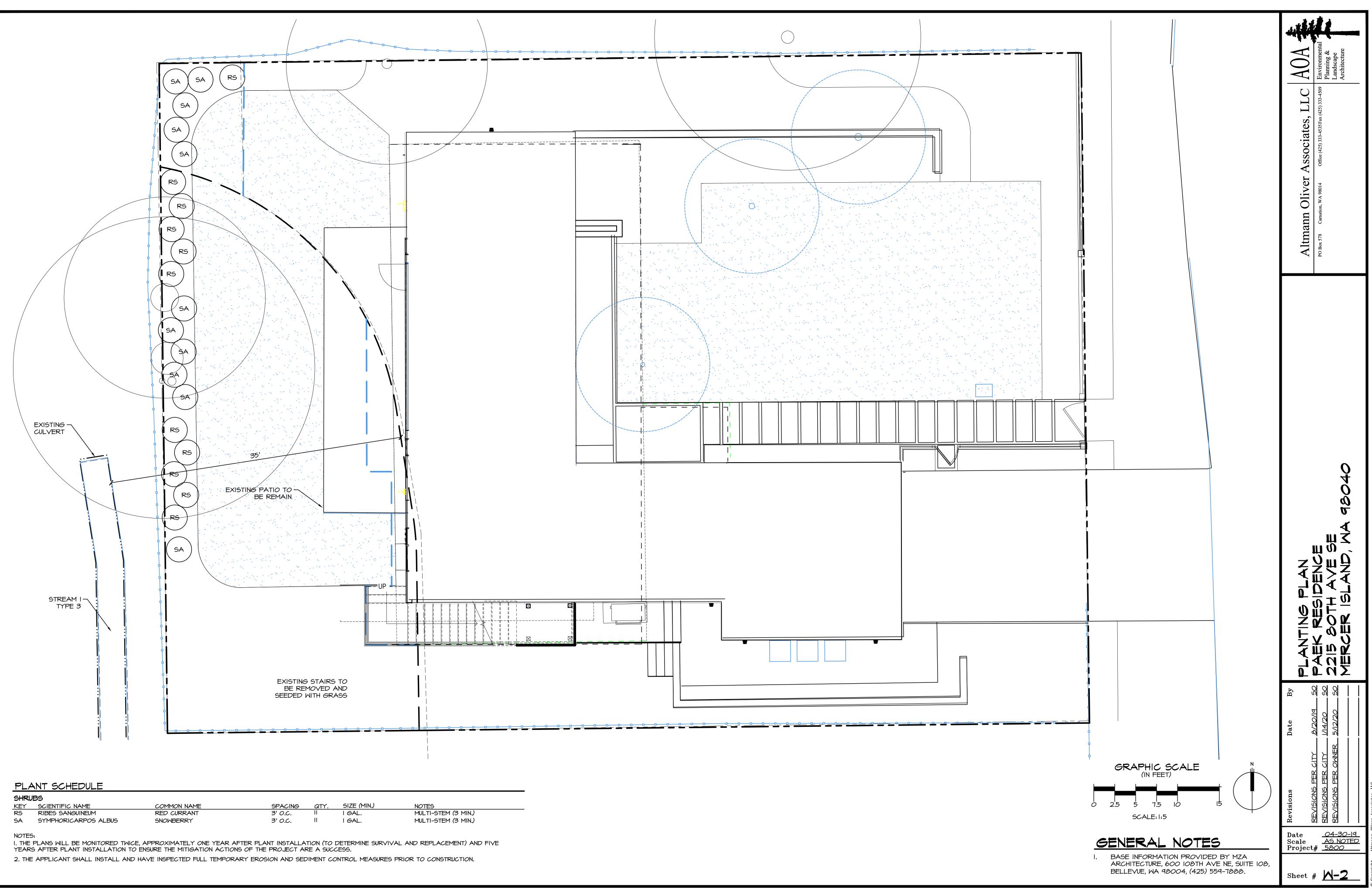
A PORTION OF A PORTION OF THE SE QUARTER OF SECTION 01, TOWNSHIP 24 N., RANGE 04 E., W.M.

NO. 1 2 3	REVISIONS DESCRIPTION/DATE CITY COMMENTS AUGUST 1, 2019 CITY COMMENTS SEPTEMBER 23, 2019 CITY COMMENTS JANRUARY 14, 2020					
		SOURS SOURS STATERED MAL ENGINE 01/14/20				
		FEDERAL WAY (253) 838-6113 EVERETT (425) 297-9900	Landscape Architecture			
CONSTLATER FNGINE	33400 8th Ave S, Suite 205 Federal Way, WA 98003	www.esmcivil.com	Project Management			
	Σ Ν Ψ	www.esr				
			WASHINGTON			
	MZA ARCHITECTURE	PAEK RESIDENCE	NOTES & DETAILS			
		Ъ	CITY OF MERCER ISLAND,			
DW DE DR	b no.: 'g. na signei awn e ecked	ME: D BY: 3Y:	-018 BML BML			
	TE: TE OF INT:	04/30/	2019			









SHRU	BS					
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
RS	RIBES SANGUINEUM	RED CURRANT	3' <i>O.</i> C.	II	I GAL.	MULTI-STEM (3 MIN.)
SA	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	П	I GAL.	MULTI-STEM (3 MIN.)

# CONSTRUCTION SPECIFICATIONS

- ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER IST AND MARCH 15TH, UNLESS SUPPLEMENTAL IRRIGATION IS PROVIDED. 2. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON
- THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING. 3. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/10 MIX OF STEERCO TO NATIVE SOIL. PITS SHALL BE AMENDED WITH A HYDRATED SOIL POLYMER (INSTALLED AT RATES PER MANUFACTURER'S SPECIFICATIONS). PLANTS SHALL BE INSTALLED 3" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH PACIFIC GARDEN MULCH PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
- 4. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST I YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
- 5. PLANT LAYOUT SHALL BE APPROVED BY AGA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
- 6. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED. 1. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- 8. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

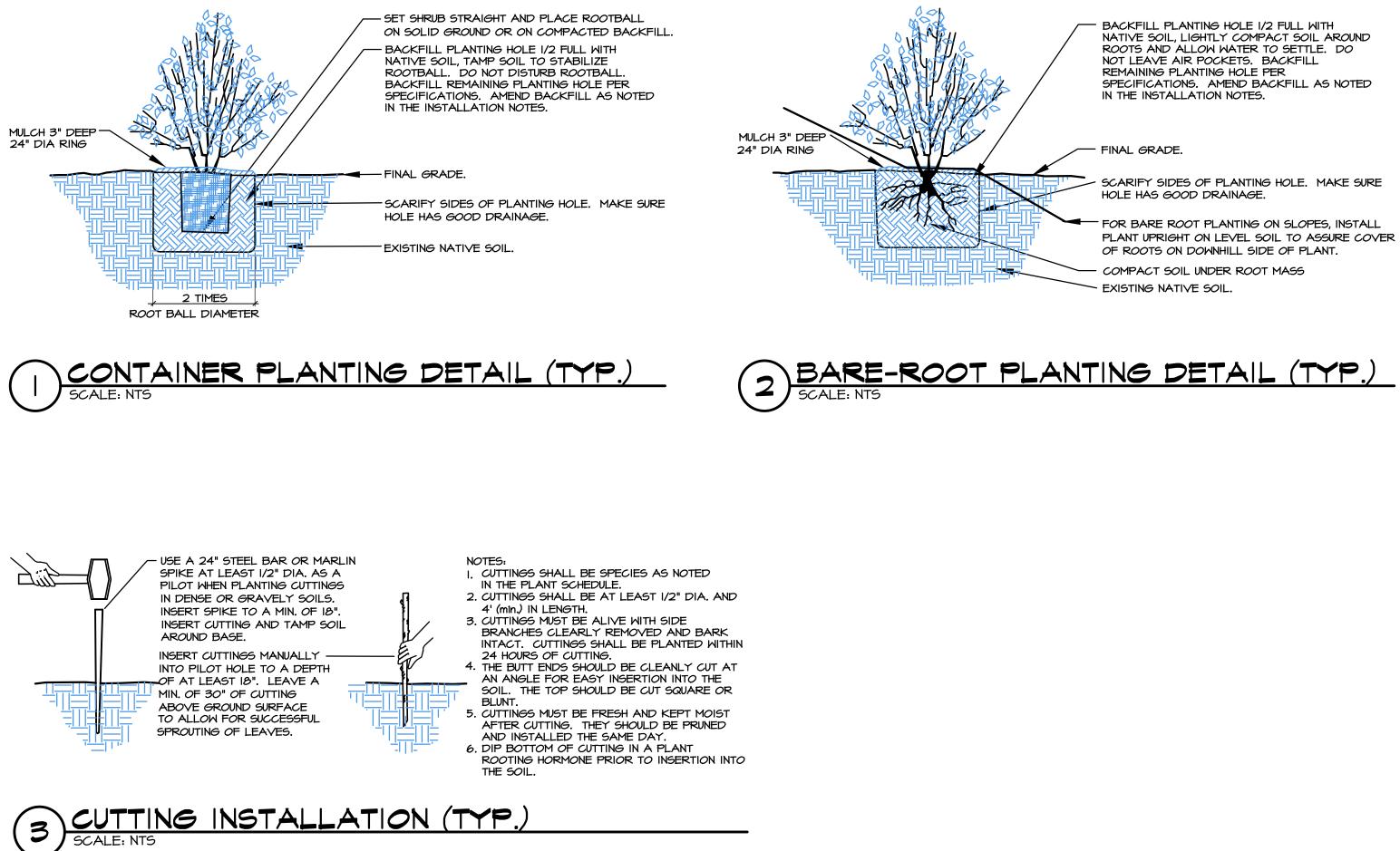
ANNUAL MAINTENANCE SCHEDULE

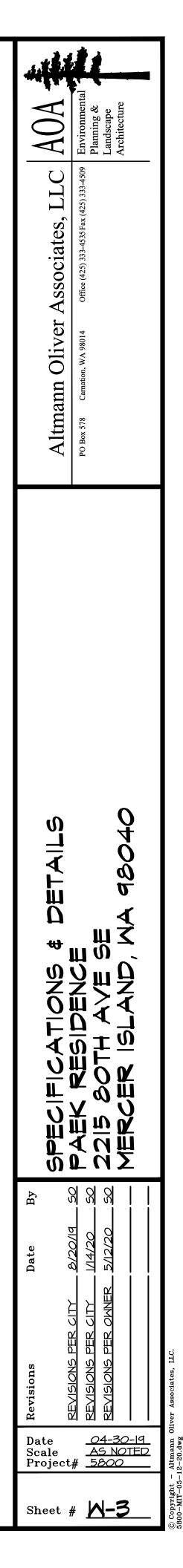
MAINTENANCE ITEM	L	F	М	А	М	L	L	А	S	0	N	D
WATERING - YEARS I							8	8	8	8		
ŧ 2												
WEED CONTROL			Ι		1		I			1		
GENERAL MAINT.			-		I		I			I		

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

#### NOTES;

THE PLANTS WILL BE MONITORED TWICE, APPROXIMATELY ONE YEAR AFTER PLANT INSTALLATION (TO DETERMINE SURVIVAL AND REPLACEMENT) AND FIVE YEARS AFTER PLANT INSTALLATION TO ENSURE THE MITIGATION ACTIONS OF THE PROJECT ARE A SUCCESS. 2. THE APPLICANT SHALL INSTALL AND HAVE INSPECTED FULL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.





- EDITION).
- 2. DESIGN LOADING CRITERIA:

- REQUIREMENT.
- AND FIELD USE.
- PLYWOOD WEB JOISTS STRUCTURAL STEEL
- DEPARTMENT.

#### CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015)

- RESIDENTIAL ONE AND TWO-FAMILY DWELLINGS
- MISCELLANEOUS LOADS
- DEFLECTION CRITERIA
- ENVIRONMENTAL LOADS
- SNOW . . . . . . . . . . . . . . . . Ce=1.0, Is=1.0, Ct=1.1, Pg=25 PSF, Pf=20 PSF EARTHQUAKE . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
  - LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SITE CLASS=D, Ss=137, Sds=91, S1=53, SD1=53, Cs=0.140

SDC D. Ie=1.0. R=6.5 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, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

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

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

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

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

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

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.

12. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704. 6 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS:

LIGHT FRAMED SHEAR WALLS HOLDDOWNS

THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 110, 1705, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE. SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH. TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE. HAVE NOT BEEN RESOLVED.

#### GEOTECHNICAL

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

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

#### RENOVATION

- 14. 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.
- 15. 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.
- 16. 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

- 17. 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 5-1/2SACKS 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.
- 18. 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 C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.
- 19. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- 20. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-11. 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 318-11, CLASS B. 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.

21. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315–99 AND 318–11. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. 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.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED 

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

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN

- 24. 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.
- 25. 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

- 26. 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. 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.
- 27. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAMPO REPORT NO. ER-0281. MINIMUM BASE MATERIAL TEMPERATURE IS 14 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDED 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.
- "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (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

29. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

- A. AISC 360 AND SECTION 2205. 2 OF THE INTERNATIONAL BUILDING CODE. B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1. C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- 30. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. FY = 50 KSI. OTHER 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.
- 31. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- 32. 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.
- 33. SHOP PRIME ALL STEEL EXCEPT:
- A. STEEL ENCASED IN CONCRETE.
- B. SURFACES TO BE WELDED. C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
- D. MEMBERS TO BE GALVANIZED.
- E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
- F. SURFACES TO RECEIVE SPRAYED FIREPROOFING. G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.
- 34. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.
- 35. 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.

36. 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 CVN 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.

### General Structural Notes Continued on S1.2

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REVISIO	DNS:	
$\overline{1}$	Permit Response	Aug. 6, 2019
	Permit Response #2	Oct. 24, 2019
	Permit Revisions	June 3, 2020

PROJECT TITLE:

Paek Residence 2215 80th Ave SE Mercer Island, WA 98040

### ARCHITECT:

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### Permit

### SHEET TITLE: General Structural Notes

## SCALE:

DATE: Sept. 4, 2018 PROJECT NO: 10604-2018-01-00 SHEET NO:



#### WOOD

37. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17". OR WWPA STANDARD. "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 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

DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI

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

(6X AND LARGER)

- 38. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4. Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.
- 39. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI,	E = 2000 KSI,	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI,	E = 2000 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI,	Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS. OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

40. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

41. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD DEAD LOAD10BOTTOM CHORD DEAD LOAD5	5 PSF ) PSF 5 PSF ) PSF
	) PSF ) PSF

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL) SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. 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.

42. 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.

FLOOR AND DECK SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. 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.

- 43. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- 44. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.
- 45. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

	00110111011	
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR
		CONTINUOUS HOT-GALVANIZED
		PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

CONDITION

PROTECTION

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

46. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2015. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY 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.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

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.

47. WOOD FASTENERS

WOOD TREATMENT

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

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0. 131"
10d	3"	0. 148"
16d B0X	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 DIGRESS 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.

48. 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.
- B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
- C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

PLANS:

0R ZED

49. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE

- 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 AF&PA "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.
- B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

- ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.
- 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. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G 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 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

**STRUCTURAL** ENGINEERING 2124 Third Avenue - Suite 100 - Seattle, WA 98121 p: 206.443.6212 ssfengineers.com 934 Broadway - Tacoma, WA 98402 p: 253.284.9470 ssfengineers.com Copyright 2018 Swenson Say Fagét - All Rights Reserved

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REVISIC	DNS:	
1	Permit Response	Aug. 6, 2019
$\overline{2}$	Permit Response #2	Oct. 24, 2019
3	Permit Revisions	June 3, 2020

PROJECT TITLE:

Paek Residence 2215 80th Ave SE Mercer Island, WA 98040

ARCHITECT:

MZA Architecture 600 108th Ave NE, Suite 108 Bellevue, WA 98004 PH 425.559.7888

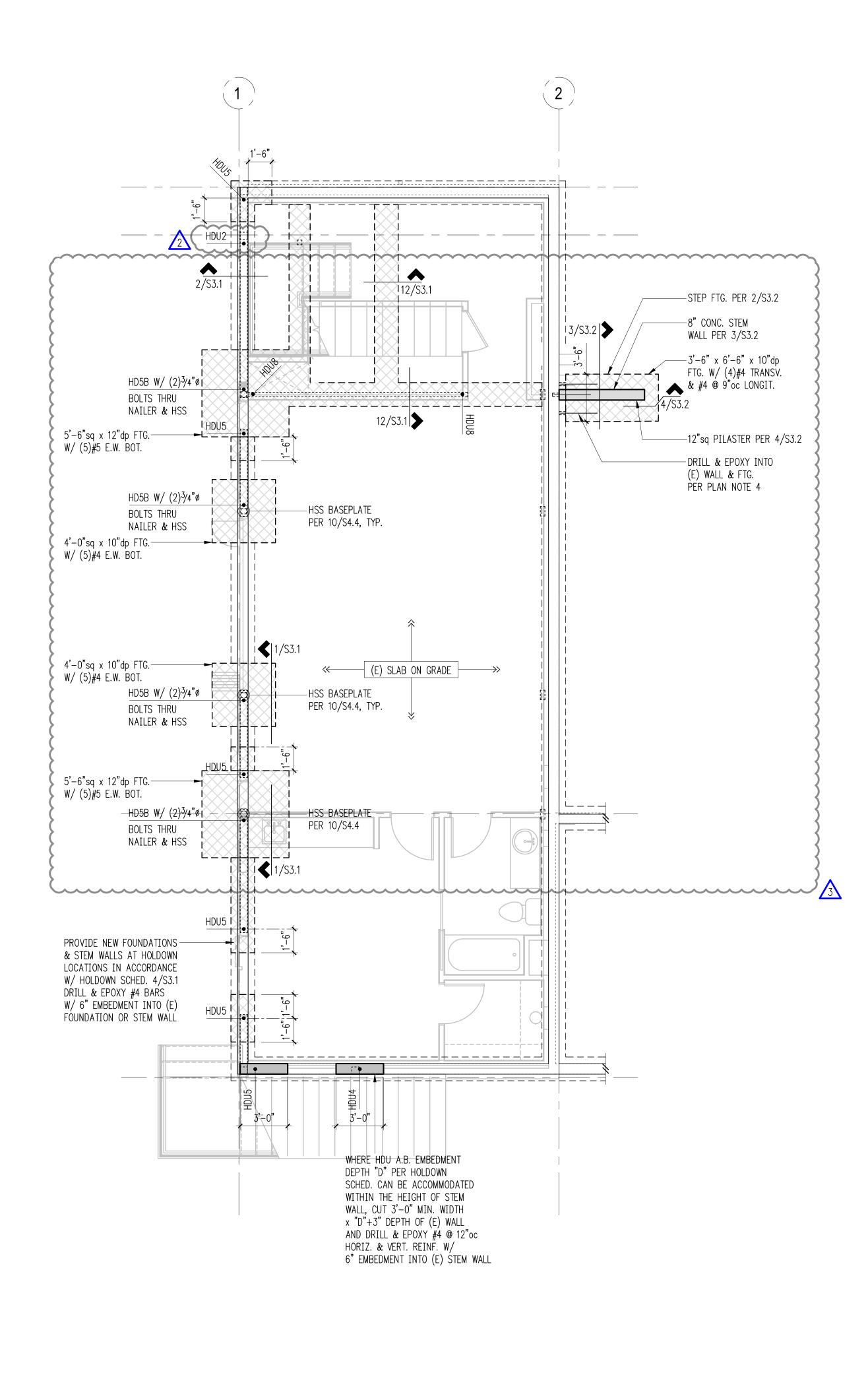
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# Permit

## SHEET TITLE: General Structural Notes Continued

SCALE: DATE:

Sept. 4, 2018 PROJECT NO: 10604-2018-01-00 SHEET NO:



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### Plan Notes

Legend

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EXISTING FOOTING BELOW

STRUCTURAL WALL OR POST ABOVE

NEW FOOTING BELOW

•\_\_\_\_XX HOLDOWN PER 4/S3.1

- 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. PROVIDE CORNER BARS PER DETAIL 1/S3.1 AT ALL WALL AND FOOTING INTERSECTIONS.
- 4. PROVIDE EPOXY GROUTED #4 x 2'-4" DOWELS EMBEDDED A MINIMUM OF 4" INTO EXISTING CONCRETE TO MATCH NEW HORIZONTAL AND LONGITUDINAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
- 5. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- 6. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.







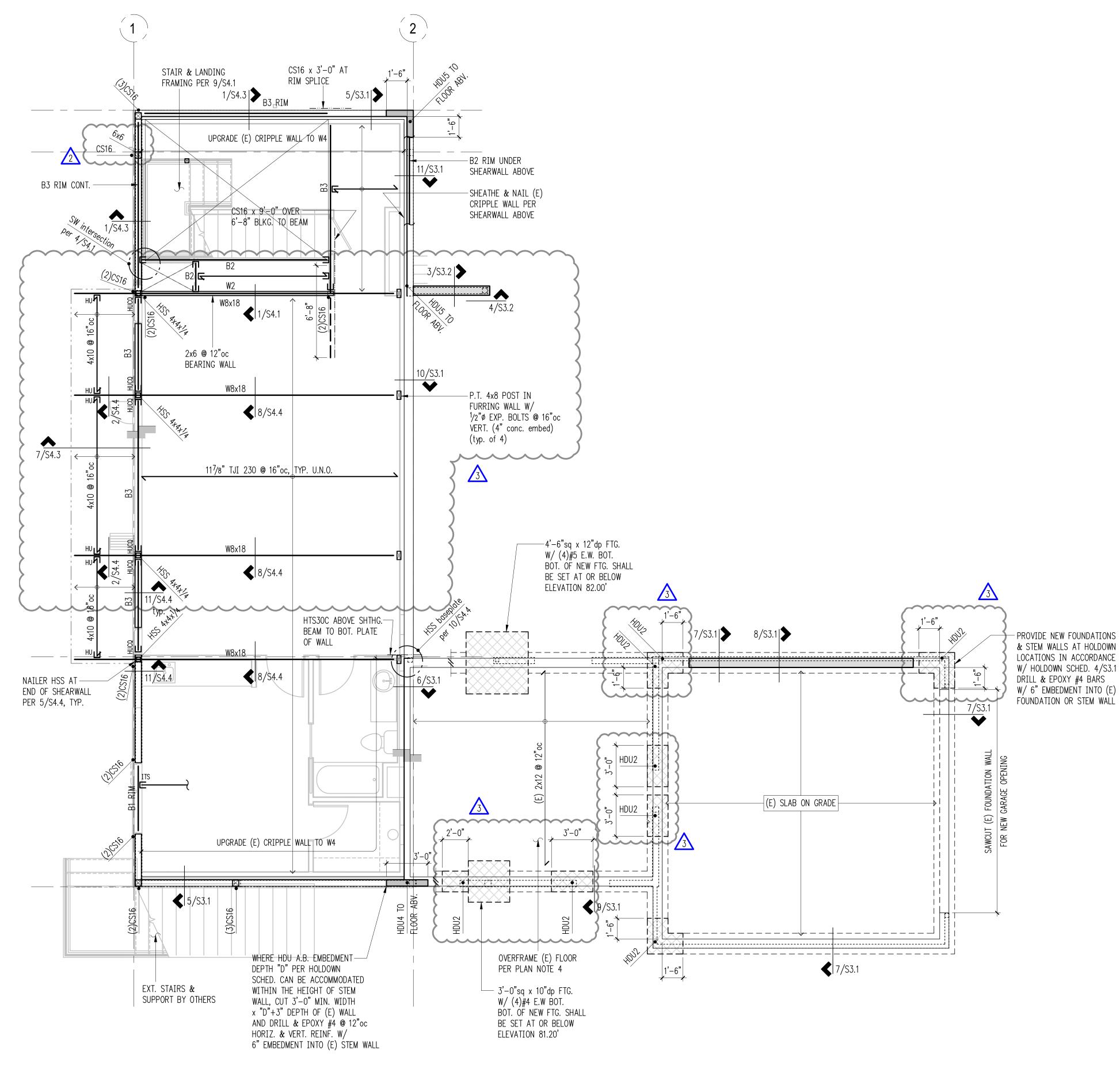
PH 425.559.7888

ISSUE:

## SHEET TITLE: Basement Foundation Plan

SCALE:	
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DATE:	
	Sept. 4, 2018
PROJECT NO:	
	10604-2018-01-00
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**S2.1** 



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### **Beam Schedule**

MARK	BEAM	BRG. STUDS	HANGER
B1	LSL 1 <sup>3</sup> /4x11 <sup>7</sup> /8	2	HU11
B2	LSL 3 <sup>1</sup> /2x11 <sup>7</sup> /8	3	HHUS410
B3	PSL 51/4x117/8	4	HHUS5.50/10

### Legend

	STRUCTURAL WALL BELOW
	NON-STRUCTURAL WALL BELOW
[][]	STRUCTURAL WALL OR POST ABOVE
Wx	SHEARWALL PER 12/S4.1
<u> </u>	SPAN DIRECTION
$\longleftrightarrow \rightarrow$	EXTENT OF JOISTS
	HEADER/BEAM PER PLAN
	HANGER
	HANGER CHANGE IN SHEATHING ELEVATION
HDU	
	CHANGE IN SHEATHING ELEVATION
HDU	CHANGE IN SHEATHING ELEVATION HOLDOWN PER 4/S3.1
HDU	CHANGE IN SHEATHING ELEVATION HOLDOWN PER 4/S3.1 HOLDOWN STRAP PER 5/S4.1

### 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. NEW FLOOR AND ACCESSIBLE DECK SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24). NAIL AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING (FIELD) AT 12"oc.
- 4. NEW FLOOR JOISTS SHALL BE 11-7/8" TJI 230 @ 16" oc. OVER-FRAME EXISTING 2x12 JOISTS WITH 5/8"PLYWOOD TO MATCH NEW AND EXISTING FLOOR LEVELS.
- 5. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE FRAMED WITH FLUSH LSL  $1-3/4 \times 11-7/8$ RIM. DO NOT SPLICE RIM OVER OPENING. HANG JOISTS FROM RIM OVER OPENINGS WITH ITS SERIES HANGERS. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL RIMS UNLESS NOTED OTHERWISE ON PLANS.
- 6. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE AC, PC, OR LPC CAP.
- 7. W# INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE, 12/S4.1, FOR CONSTRUCTION REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- 8. (X)CS16 INDICATES VERTICAL HOLDOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 5/S4.1 FOR INSTALLATION REQUIREMENTS.
- 9. HDUx INDICATES VERTICAL HOLD-DOWN FROM POST ABOVE WITH A36 ALL-THREAD EPOXY GROUTED PER ANCHOR BOLT DIAMETER AND EMBED DEPTH IN HOLDOWN SCHEDULE.
- 10. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- 11. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- 12. SPLICE ALL TOP PLATE SPLICES PER DETAIL 10/S4.1.
- 13. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

# Main Floor Framing/Crawl Space Foundation Plan Scale: 1/4" = 1'-0"

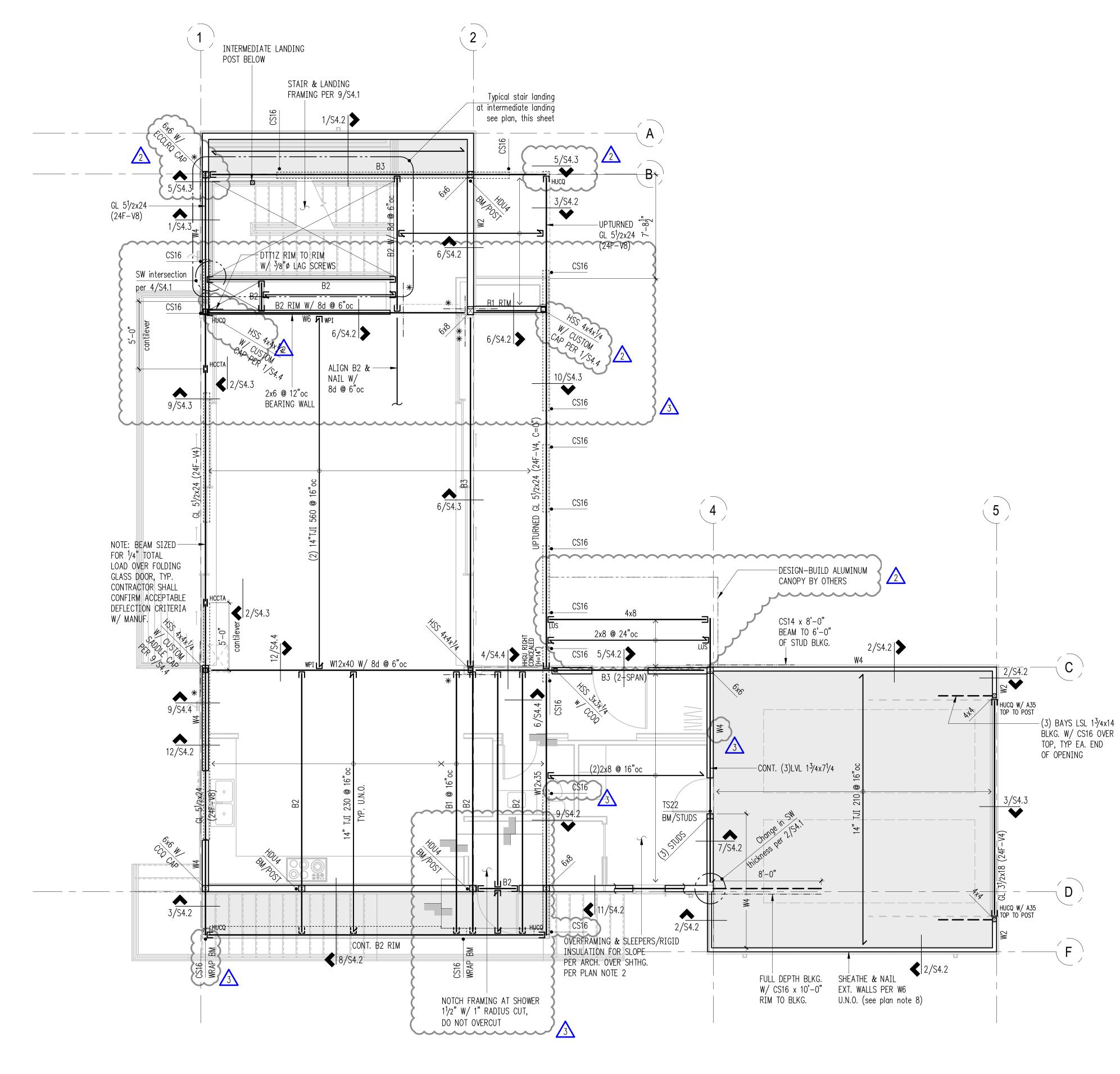


Permit

## SHEET TITLE: Main Floor Framing & **Crawl Space Foundation** Plan

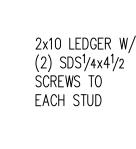
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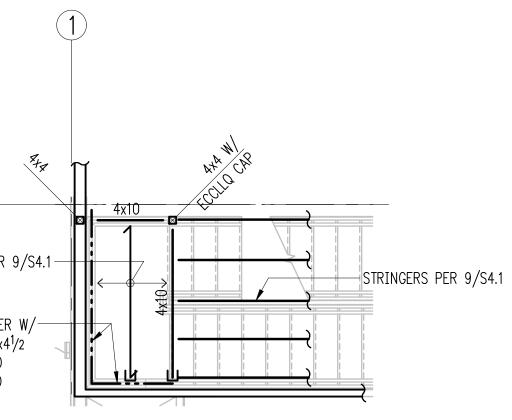
S2.2











# Typical Stair Framing at Intermediate Landing

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

## **Beam Schedule**

MARK	BEAM	BRG. STUDS	HANGER
B1	LSL 1 <sup>3</sup> ⁄4x14	2	HU14
B2	LSL 3 <sup>1</sup> /2x14	3	HHUS410
B3	PSL 5 <sup>1</sup> /4x14	4	HHUS5.50/10

## Legend

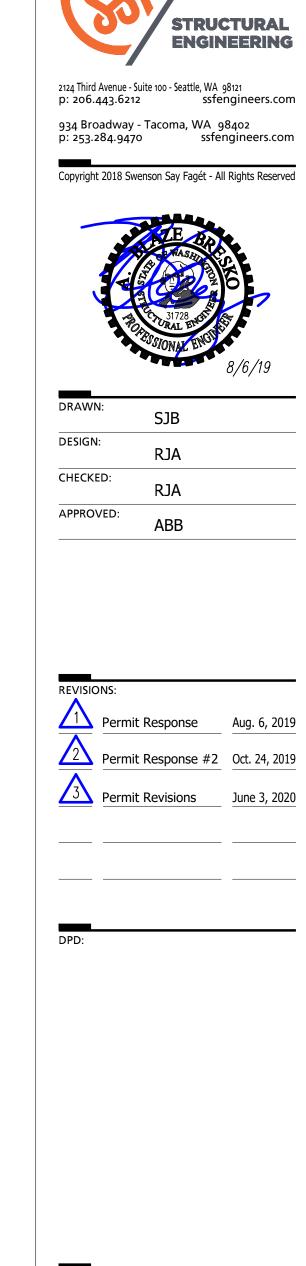
	STRUCTURAL WALL BELOW
	NON-STRUCTURAL WALL BELOW
[][]]	STRUCTURAL WALL OR POST ABOVE
Wx	SHEARWALL PER 12/S4.1
<u> </u>	SPAN DIRECTION
$\longleftrightarrow$	EXTENT OF JOISTS
	HEADER/BEAM PER PLAN
$\Box$ ( $\Box$ )	HANGER (INVERTED)
	CHANGE IN ELEVATION
(X)CS16	HOLDOWN PER 5/S4.1
*	CS16 x 4'-0" FRAMING MEMBER TO NO. OF ASTERISKS = NO. OF STUDS
	BLOCKED DIAPHRAGM PER PLAN NOTE 4
•	CS16 x 4'-0" FRAMING MEMBER TO NO. OF ASTERISKS = NO. OF STUDS

# Plan Notes

- 1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- 2. FLOOR AND ACCESSIBLE ROOF DECK SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1. SPAN RATING 48/24). NAIL AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING (FIELD) AT 12"oc.
- 3. LOW ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
- 4. AREAS SHADED ON PLAN INDICATED BLOCKED FLOOR DIAPHRAGM. PROVIDE 2x4 FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL ALL PANEL EDGES TO FLAT BLOCKING, FRAMING MEMBERS OR BOUNDARY MEMBERS (RIMS, DRAG STRUTS) WITH 8d AT 4"oc AND TO ALL INTERMEDIATE FRAMING (FIELD) AT 12"oc.
- 5. FLOOR JOISTS SHALL BE 14" TJI 230 @ 16"oc.
- 6. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE FRAMED WITH FLUSH LSL  $1-3/4 \times 11-7/8$ RIM, MINIMUM. DO NOT SPLICE RIM OVER OPENING. HANG JOISTS FROM RIM OVER OPENINGS WITH ITS SERIES HANGERS. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL RIMS UNLESS NOTED OTHERWISE ON PLANS.
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- 8. W# INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE, 12/S4.1, FOR CONSTRUCTION RÉQUIREMENTS. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- 9. (X)CS16 INDICATES VERTICAL HOLDOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 5/S4.1 FOR INSTALLATION REQUIREMENTS.
- 10. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- 11. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- 12. SPLICE ALL TOP PLATE SPLICES PER DETAIL 10/S4.1.

13. ALL BEARING WALLS SHALL BE 2x6 @ 12"oc.

14. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



PROJECT TITLE:

Paek Residence 2215 80th Ave SE Mercer Island, WA 98040

# ARCHITECT:

MZA Architecture 600 108th Ave NE, Suite 108 Bellevue, WA 98004 PH 425.559.7888

## ISSUE:

# Permit

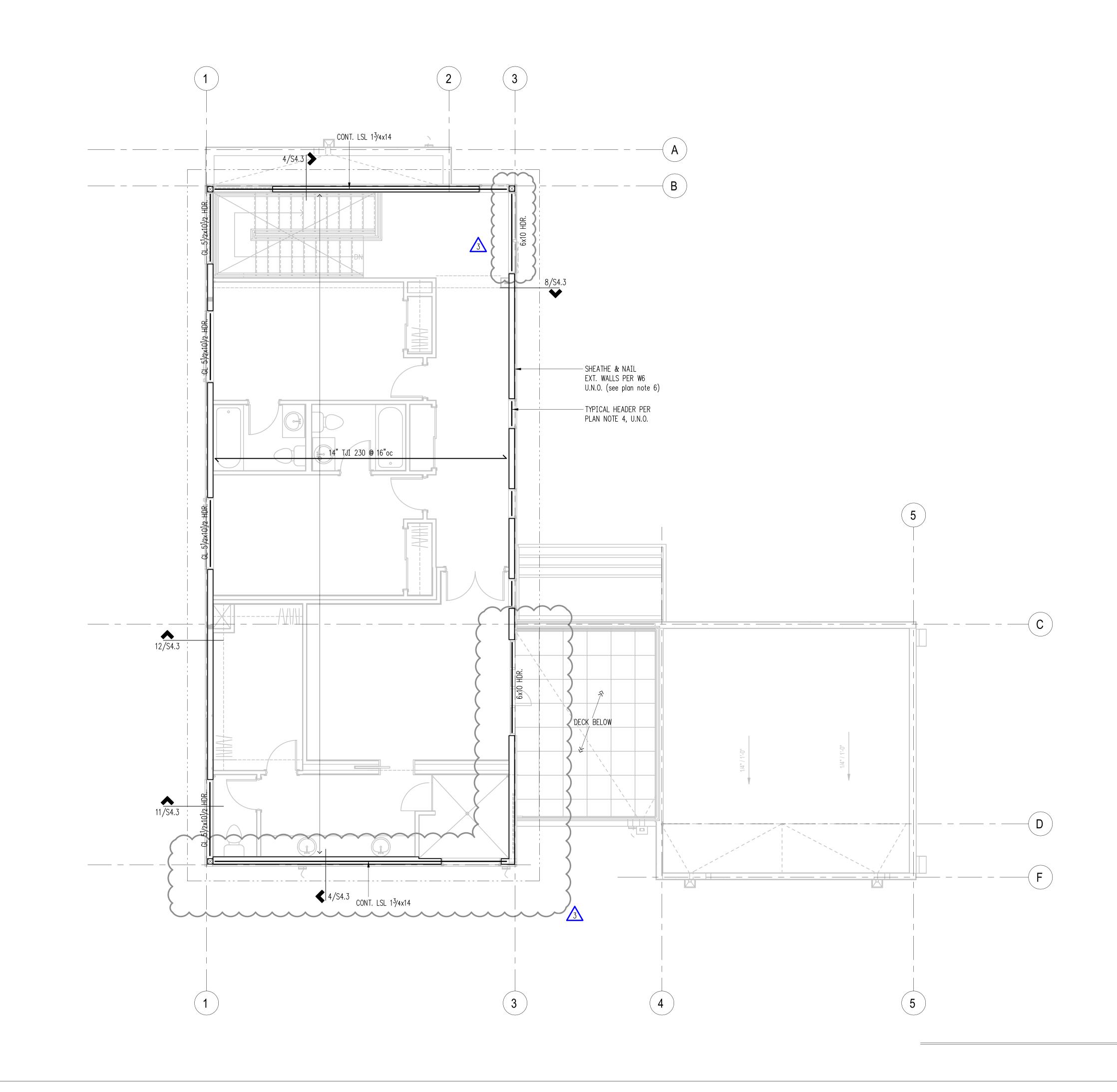
## SHEET TITLE: Upper Floor Framing Plan

SCALE:	
JUALE.	1/4" = 1'-0" U.N.O.
DATE:	
	Sept. 4, 2018
PROJECT NO:	10604-2018-01-00
SHEET NO:	

**S2.3** 

Upper Floor Framing Plan Scale: 1/4" = 1'-0"





<b>S</b>	STRUCTURA	-
2124 Third Avenue - S p: 206.443.6212	ite 100 - Seattle, WA 98121 ssfengineers.c	om
934 Broadway - p: 253.284.9470	Tacoma, WA 98402 ssfengineers.c	om
	enson Say Fagét - All Rights Rese	rved
DRAWN:	SJB	
DESIGN:	RJA	
CHECKED:	RJA	
APPROVED:	ABB	

REVISIO	DNS:	
$\Lambda$	Permit Response	Aug. 6, 2019
$\overline{2}$	Permit Response #2	Oct. 24, 2019
	Permit Revisions	June 3, 2020

## Legend

	Wx	
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$\leftarrow$		$\rightarrow$

# STRUCTURAL WALL BELOW NON-STRUCTURAL WALL BELOW SHEARWALL PER 12/S4.1 SPAN DIRECTION EXTENT OF JOISTS HEADER/BEAM PER PLAN HANGER

### Plan Notes

- 1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- 2. ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
- 3. ROOF FRAMING SHALL BE 14"TJI 230 @ 16"oc.
- 4. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2x10 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 6/S4.1 FOR TYPICAL INSTALLATION.
- 5. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE AC, PC, OR LPC CAP.
- 6. W# INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE, 12/S4.1, FOR CONSTRUCTION REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- 7. PROVIDE H2.5A HURRICANE TIE AT EACH TJI RAFTER WHERE IT BEARS ON EXTERIOR WALL.
- 8. MANUFACTURED LUMBER PRODUCTS (GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- 9. SPLICE ALL TOP PLATE SPLICES PER DETAIL 10/S4.1.
- 10. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.





Paek Residence 2215 80th Ave SE Mercer Island, WA 98040

# ARCHITECT:

ISSUE:

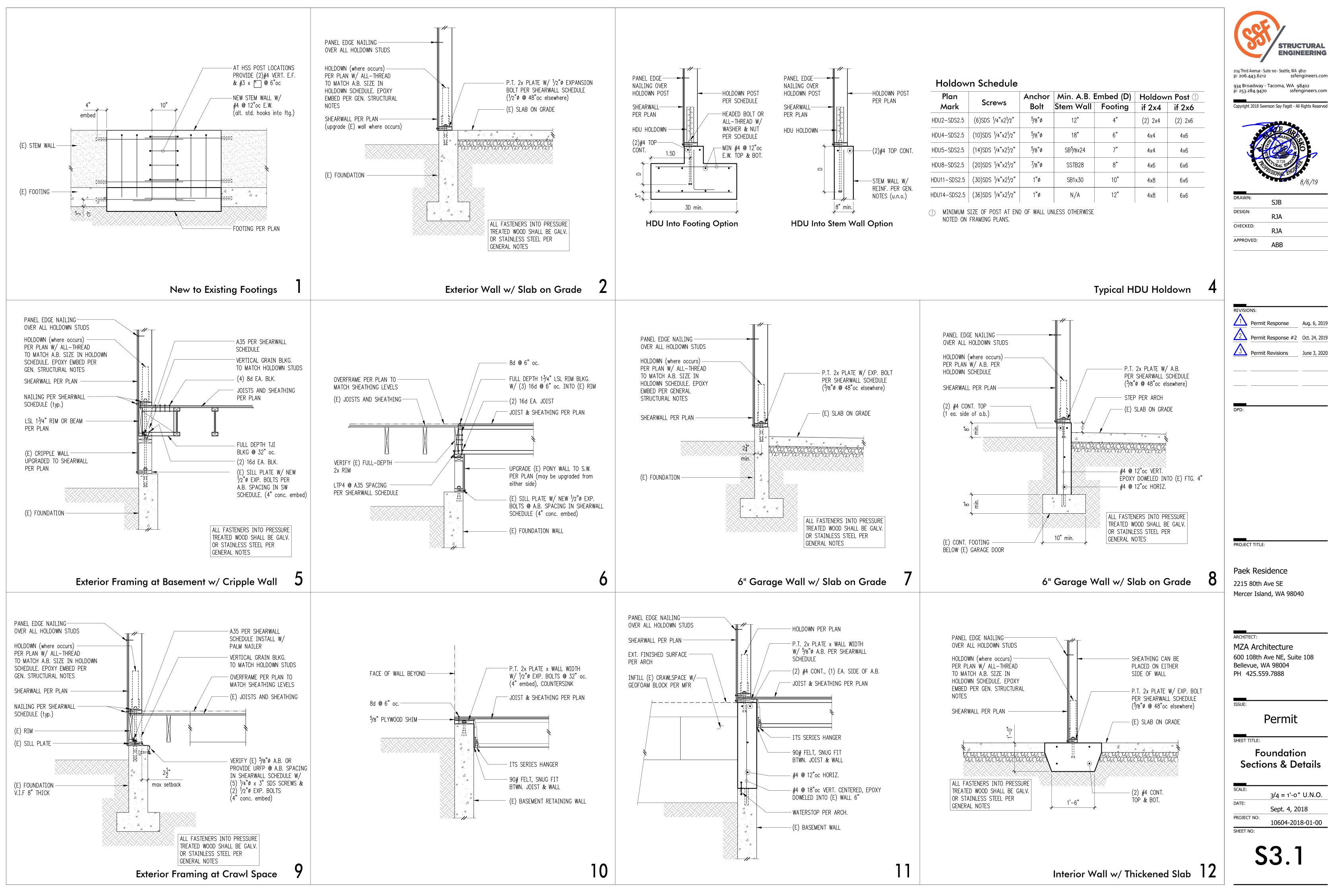
MZA Architecture 600 108th Ave NE, Suite 108 Bellevue, WA 98004 PH 425.559.7888

# Permit

## SHEET TITLE: Roof Framing Plan

SCALE:	
	1/4" = 1'-0" U.N.O.
DATE:	
	Sept. 4, 2018
PROJECT NO:	
	10604-2018-01-00
SHEET NO:	

**S2.4** 

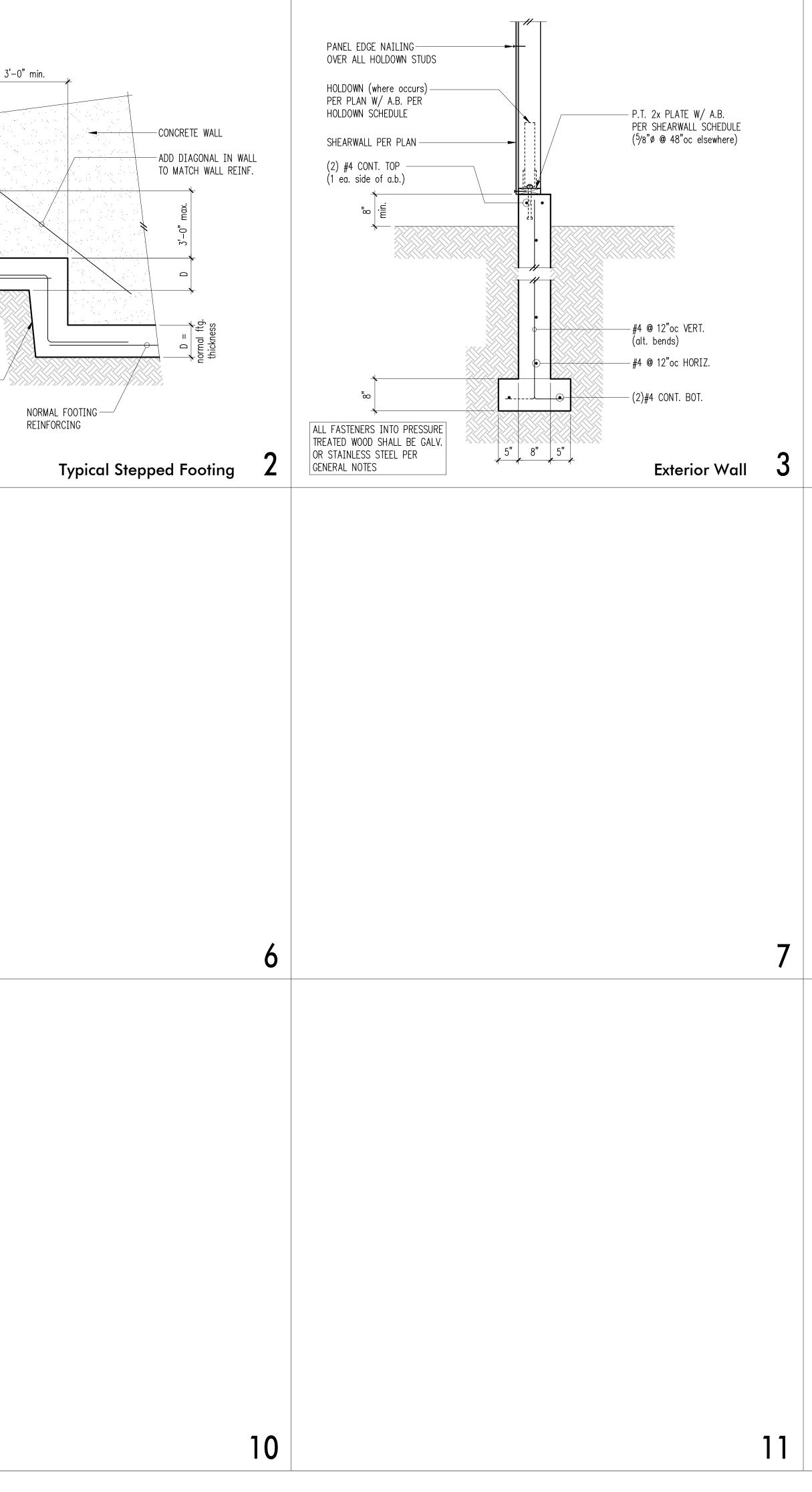




Plan	<b>C</b> orrow of	Anchor	Min. A.B. I	Embed (D)	Holdow	n Post (1)
Mark	Screws	Bolt	Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS <sup>1</sup> /4"x2 <sup>1</sup> /2"	<sup>5</sup> /8"ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS <sup>1</sup> /4"x2 <sup>1</sup> /2"	<sup>5</sup> /8"ø	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS <sup>1</sup> /4"x2 <sup>1</sup> /2"	<sup>5</sup> /8"ø	SB <sup>5</sup> /8x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS <sup>1</sup> /4"x2 <sup>1</sup> /2"	<sup>7</sup> /8"ø	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS <sup>1</sup> /4"x2 <sup>1</sup> /2"	1"ø	SB1x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS <sup>1</sup> /4"x2 <sup>1</sup> /2"	1"ø	N/A	12"	4x8	6x6

# **STRUCTURAL** ENGINEERING 2124 Third Avenue - Suite 100 - Seattle, WA 98121 ssfengineers.com 934 Broadway - Tacoma, WA 98402 ssfengineers.com Copyright 2018 Swenson Say Fagét - All Rights Reserved

I	
NORMAL FOOTING ADD BARS TO MATCH NORMAL REINFORCING LINE OF EXCAVATION	
5	
9	



Potential State & Footing Sta	<image/> <image/> <text><text><text><text><text></text></text></text></text></text>
Column Footing - Square Plinth	REVISIONS: $ \begin{array}{c}                                     $
	23         Permit Revisions         June 3, 2020                          DPD:
	PROJECT TITLE: Paek Residence 2215 80th Ave SE Mercer Island, WA 98040
	ARCHITECT: MZA Architecture 600 108th Ave NE, Suite 108 Bellevue, WA 98004 PH 425.559.7888
	ISSUE: Permit
	SHEET TITLE: Foundation Sections & Details SCALE:
	3/4 = 1'-0" U.N.O. DATE: Sept. 4, 2018 PROJECT NO: 10604-2018-01-00 SHEET NO:
12	S3.2

