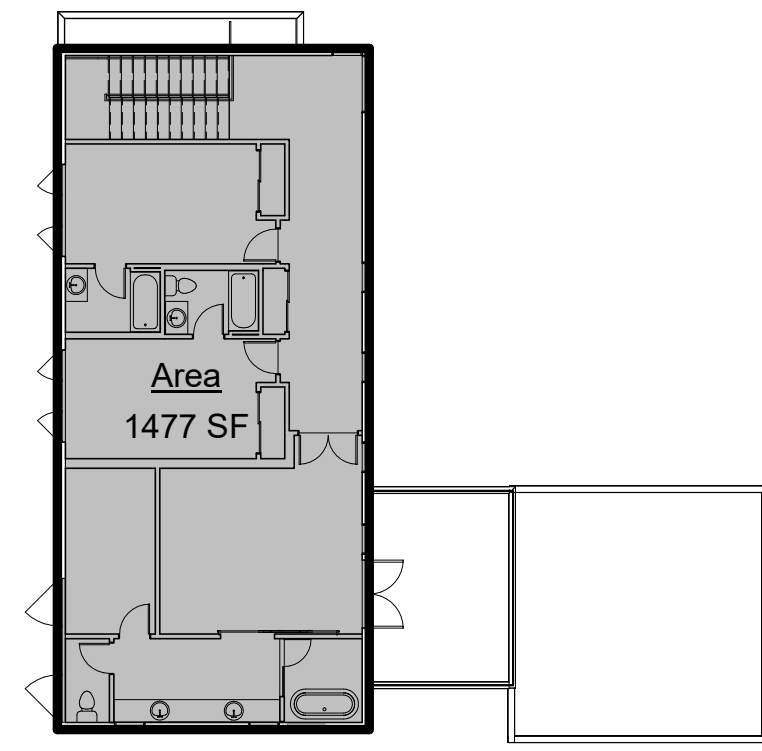




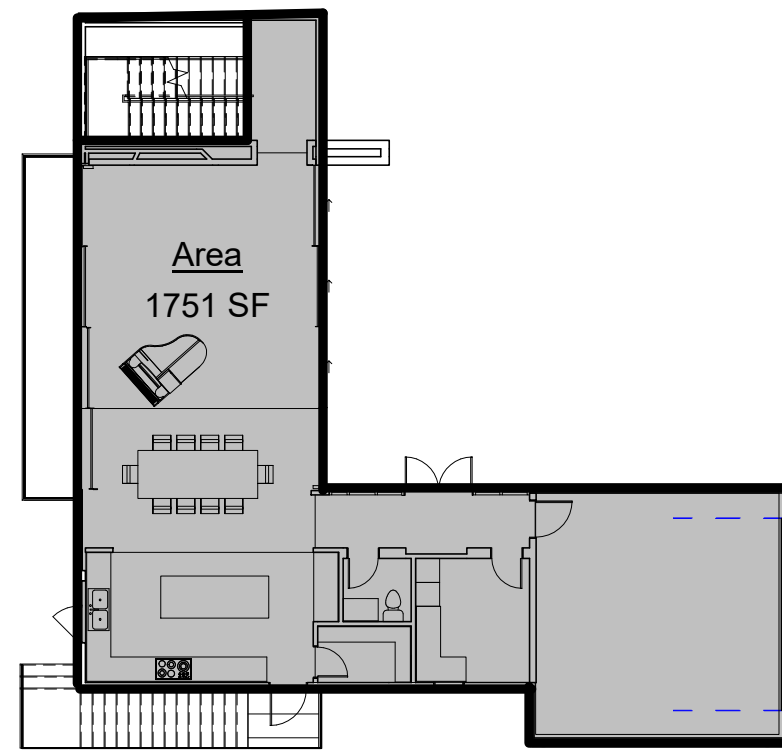




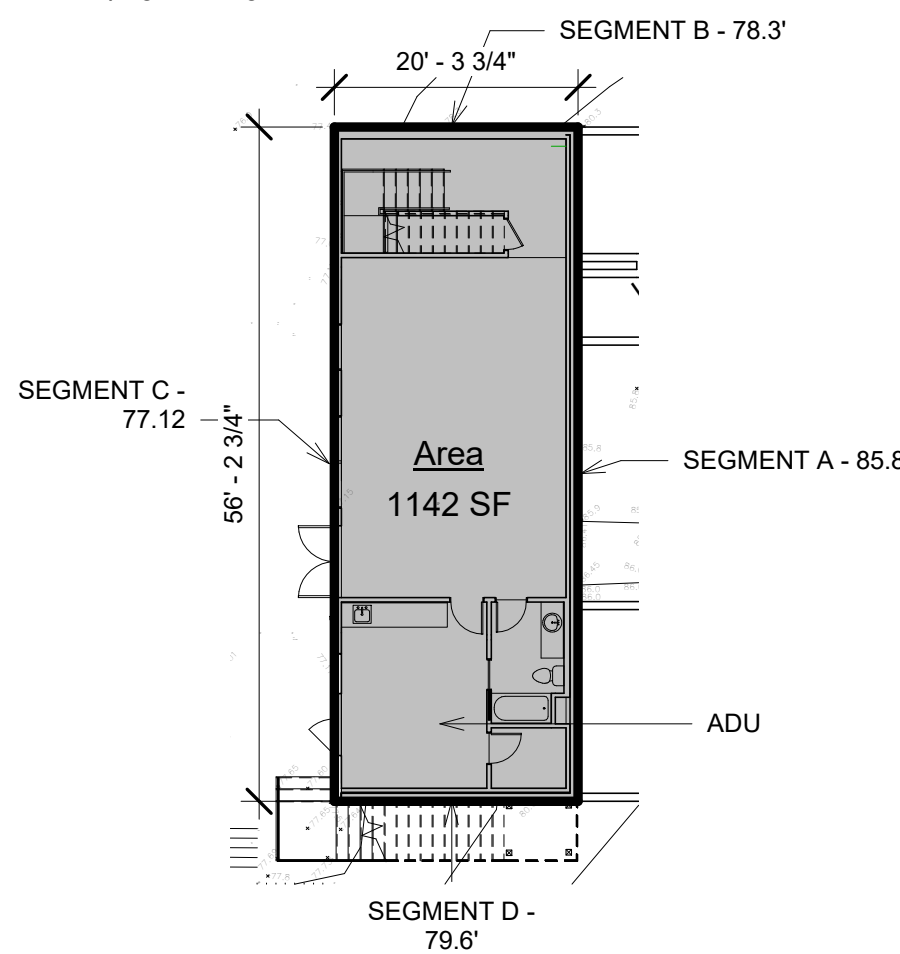
### GROSS FLOOR AREA



③ UPPER LEVEL  
1/16" = 1'-0"



② ENTRY LEVEL  
1/16" = 1'-0"



SEGMENT	LENGTH	WALL HT	MID-PT GRADE HT	%	WTD
A	35.25	9'	9'	100%	35.25
B	20.083	9'	78.3-77.2=1.1'	12.2%	2.45
C	35.25	9'	77.2-77.2=0'	0%	0
D	20.083	9'	79.6-77.2=2.4'	26.7%	5.36
TOTAL	110.667				43.06

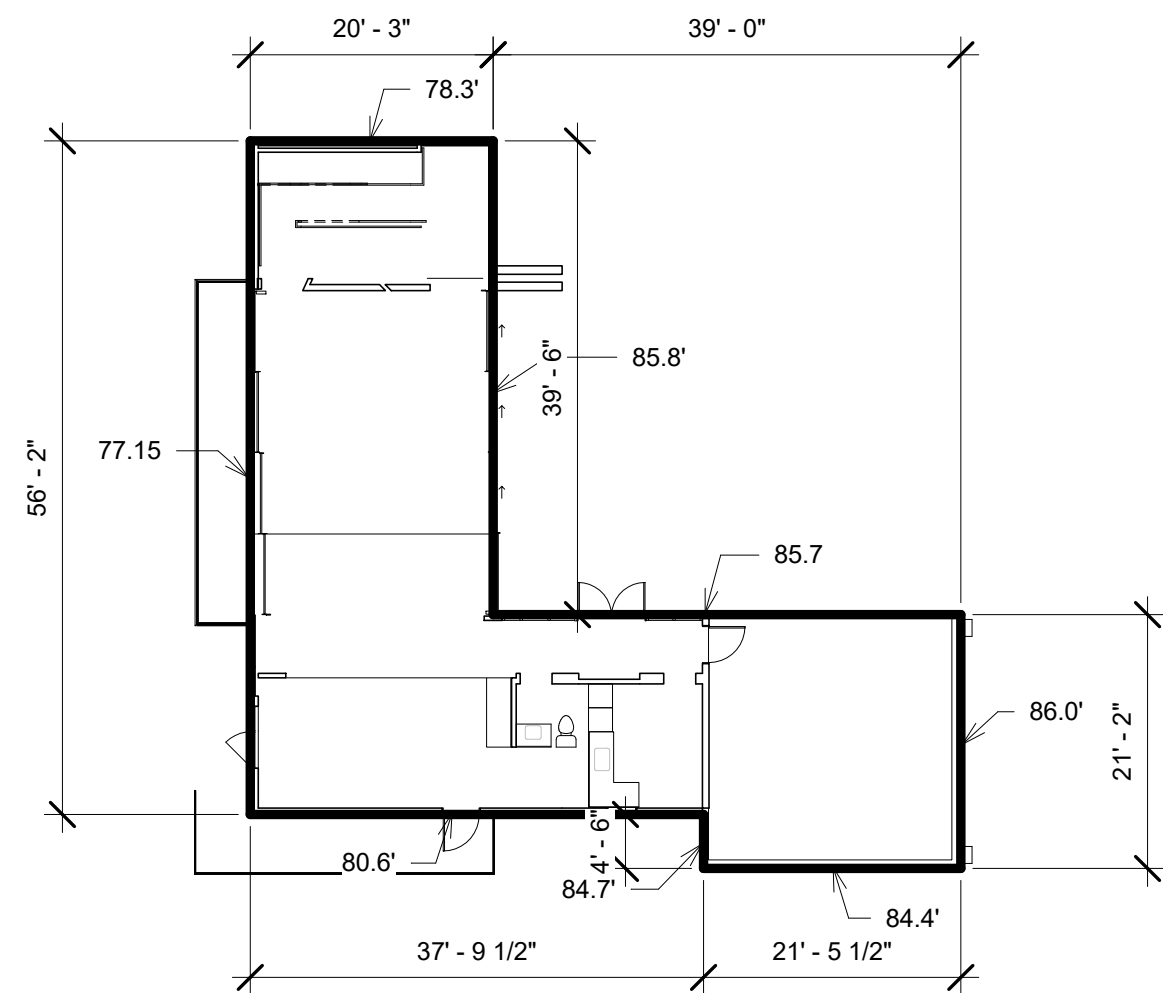
WTD / ACTUAL LENGTH .03891  
CONDITIONED AREA 1125 SF  
AREA COUNTING TOWARD GROSS 687 SF

① BASEMENT LEVEL  
1/16" = 1'-0"

TOTAL GROSS FLOOR AREA			
LEVEL	GROSS AREA	EXCLUDED AREA	NET GROSS AREA
UPPER	1477SF	0	1477SF
ENTRY	1751SF	0	1751SF
BASEMENT	1142SF	438SF	704SF
TOTAL	4370SF	438SF	3932SF

MAX GROSS AREA = SITE AREA x 0.45 = 8810 SF x 0.45 = 3964.5SF  
3964.5 SF MAX > 3932 SF PROPOSED, THEREFORE OK

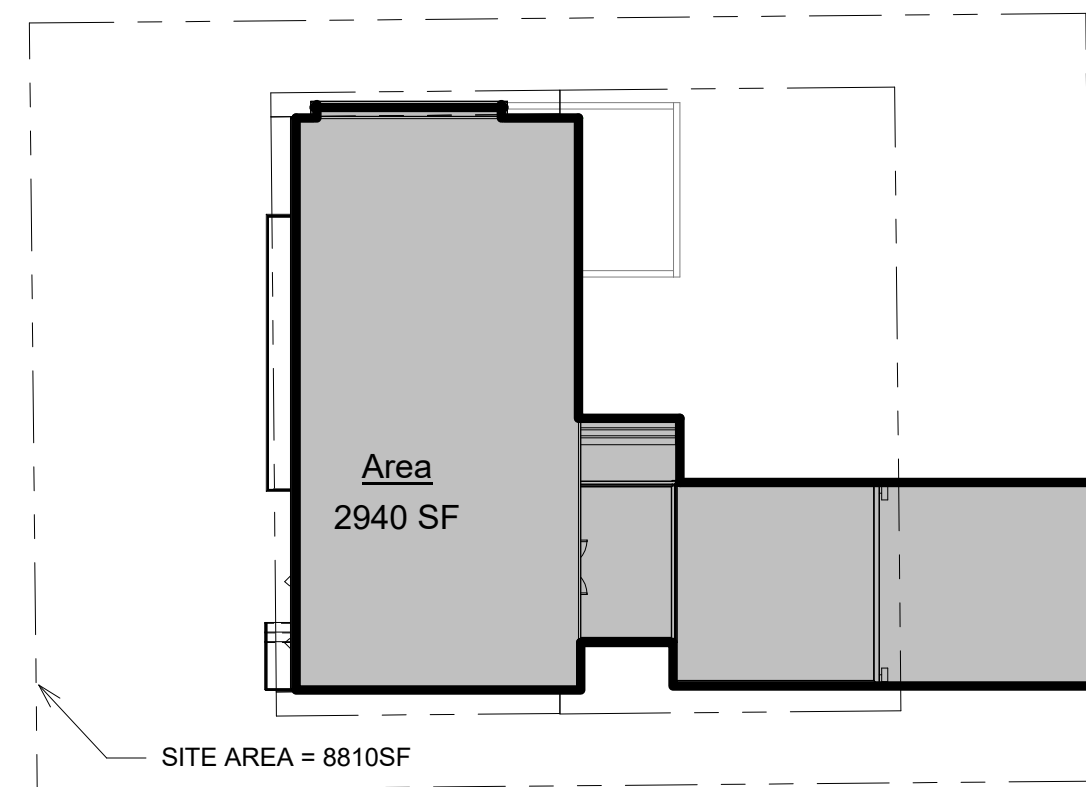
### BUILDING HEIGHT



SEGMENT	ELEVATION	LENGTH	L x ELEV.
A	77.15	56.17	4333.26
B	78.3	20.25	1585.58
C	85.8	39.50	3389.10
D	85.7	39.00	3342.30
E	86.0	21.17	1820.36
F	84.4	21.50	1814.60
G	84.7	4.50	381.15
H	80.6	37.75	3042.65
TOTAL		239.83	19709.00

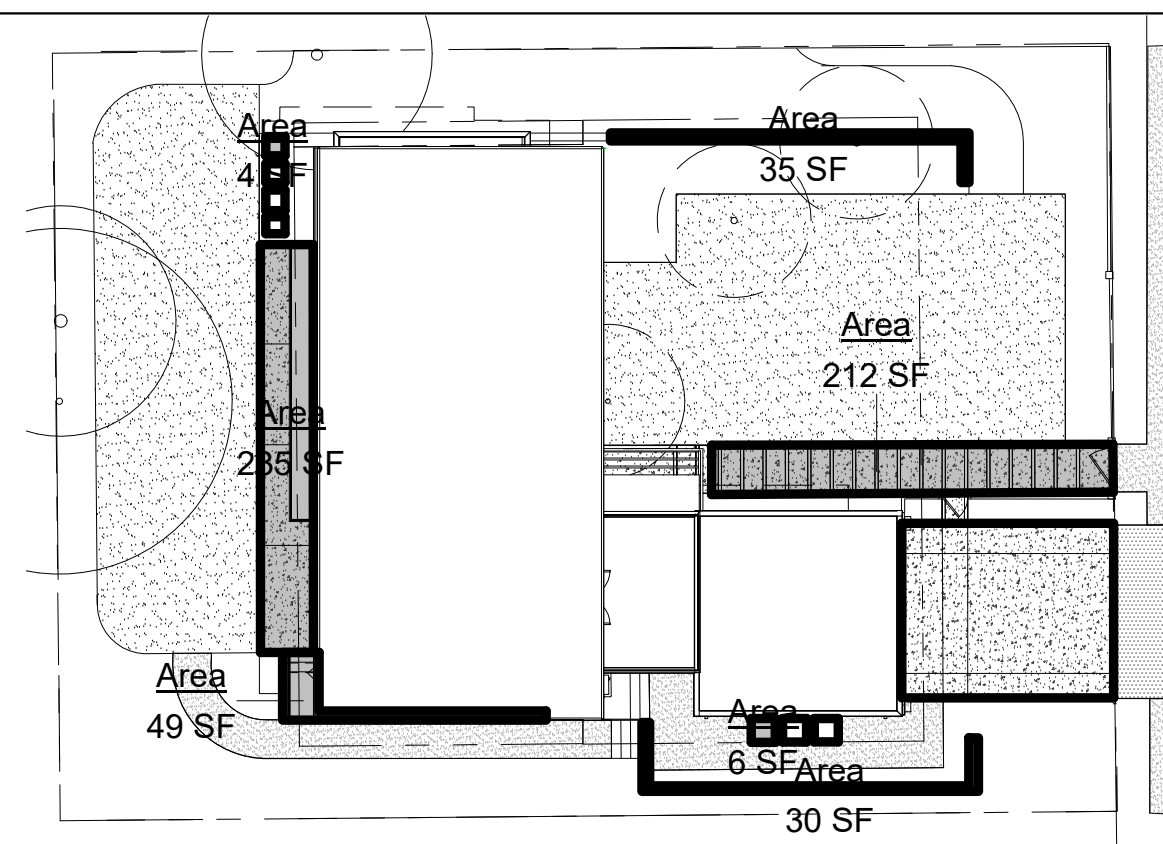
AVERAGE EXISTING GRADE 82.18  
MAX HEIGHT PER CODE 30.0  
MAXIMUM BUILDING HEIGHT 112.18

### LOT COVERAGE



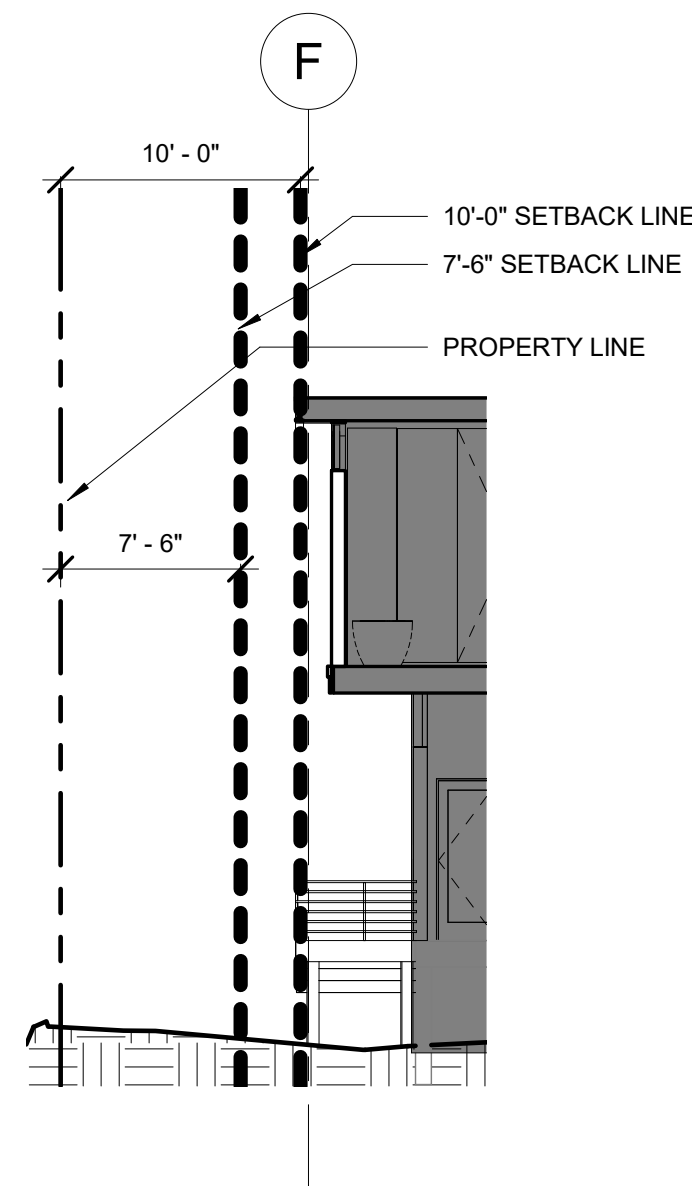
MAX LOT COVERAGE = SITE AREA x 40% = 8810sf x .40 = 3524 SF  
LOT COVERAGE INCLUDES DRIVEWAYS, ROOFS AND OVERHANGS = 2940 SF  
2940 SF < 3524 SF, THEREFORE OK

### HARDSCAPE



MAX HARDSCAPE = SITE AREA x 9% = 8810sf x .09 = 792.9 SF  
HARDSCAPE INCLUDES PATHWAYS, DECKS, ETC OUTSIDE OF ROOF OVERHANGS = 595 SF  
595 SF < 792.9 SF, THEREFORE OK

### SOUTHERN SIDE YARD SETBACK LINE

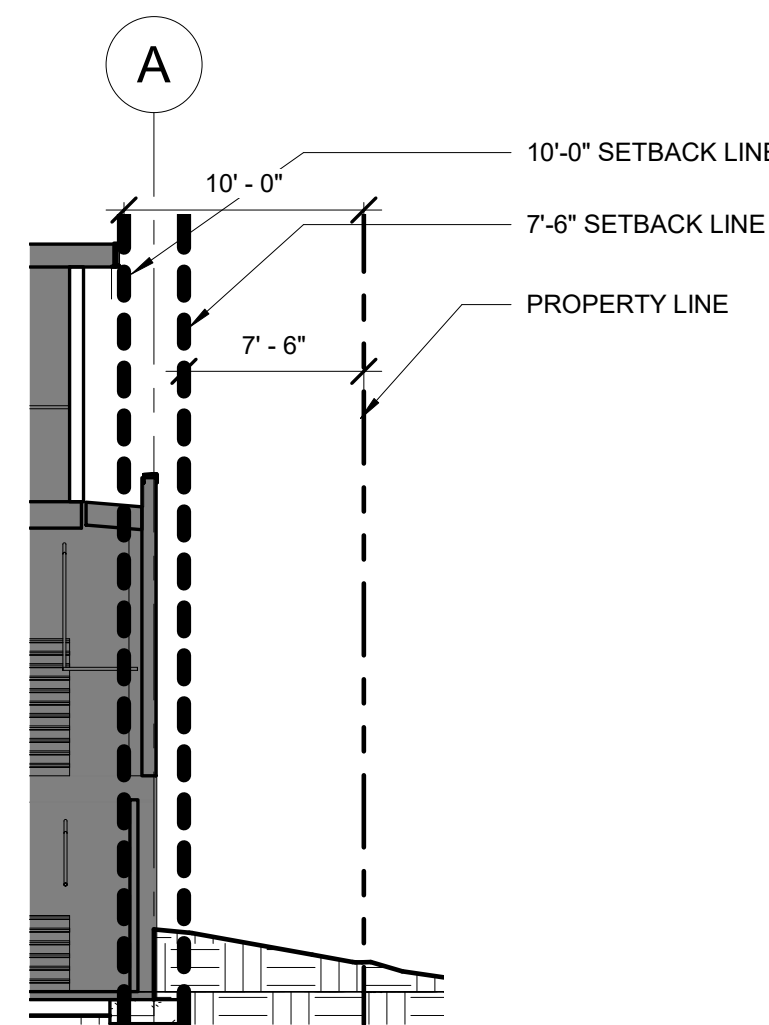


7'-6" SIDE YARD SET BACK LINE APPLY TO GARAGE ROOF SIDE  
10'-0" SIDE YARD SET BACK LINE APPLY TO SLOPED ROOF SIDE

### SOUTHERN ELEVATION

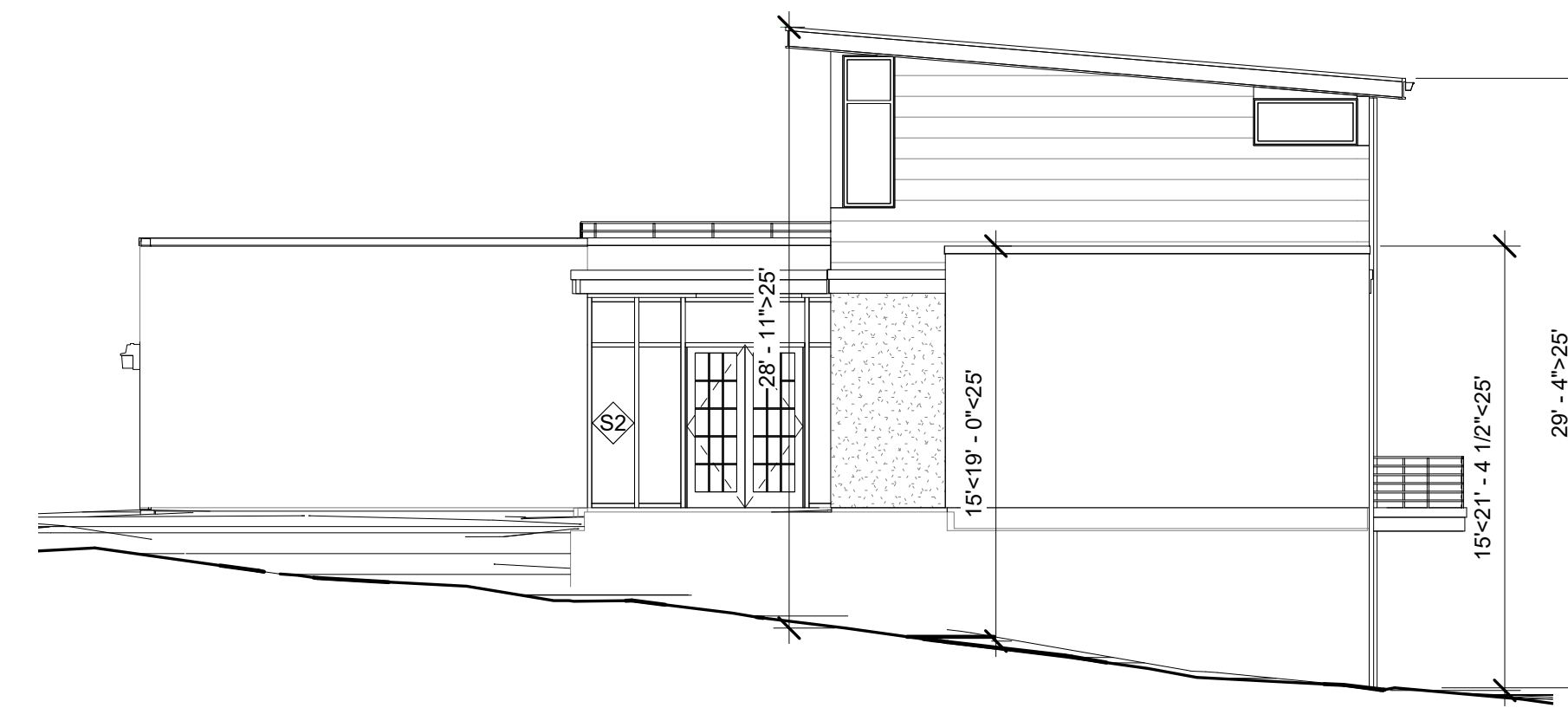


### NORTHERN SIDE YARD SETBACK LINE



7'-6" SIDE YARD SET BACK LINE APPLY FLAT ROOF SIDE  
10'-0" SIDE YARD SET BACK LINE APPLY TO SLOPED ROOF SIDE

### NORTHERN ELEVATION



PROJECT  
PAEK RESIDENCE

ADDRESS  
2215 80TH AVE SE  
MERCER ISLAND, WA 98040

CLIENT  
TIMOTHY PAEK

NO. ISSUED DATE

REVISIONS

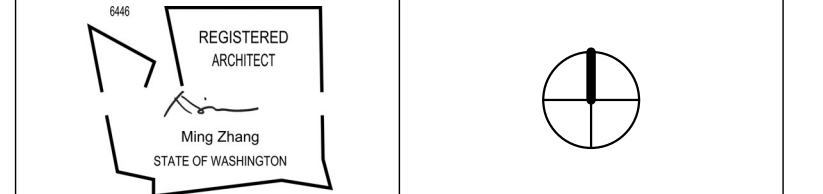
DRAWING STATUS

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright. ALL DIMENSIONS ARE SHOWN IN IMPERIAL.



600 108th Ave NE  
Suite 1108  
Bellevue WA 98004  
425.559.7888  
contact@mza.us

STAMP



DRAWING TITLE  
LAND USE CALCULATIONS

DRAWN Author DESIGNER Designer

DATE 05/22/18

GRAPHIC SCALE As indicated

PROJECT NO.  
18-009

DRAWING NO. A1.0 REVISION NO.

# TOPOGRAPHIC & BOUNDARY SURVEY

## 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, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

A BEARING OF S89°56'18"E ON THE CENTERLINE OF SE 22ND ST (TEMPLE ST), PER RECORD OF SURVEY AS RECORDED IN BOOK 221 OF SURVEYS, PAGE 66, RECORDS OF KING COUNTY, WA

## REFERENCES

- RECORD OF SURVEY, BOOK 221, OF SURVEYS PAGE 66; REC#20070322900005; RECORDS OF KING COUNTY, WASHINGTON.
- PLAT OF MERCER PARK, VOLUME 8, OF PLATS PAGE 27; RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD 88  
FOUND REBAR AND CAP L&#246;S NOT READABLE WITH TACK (DOWN 0.8'). LOCATED INTX. 80TH AVE SE & SE 22ND ST. ELEVATION ON CAP=79.94'

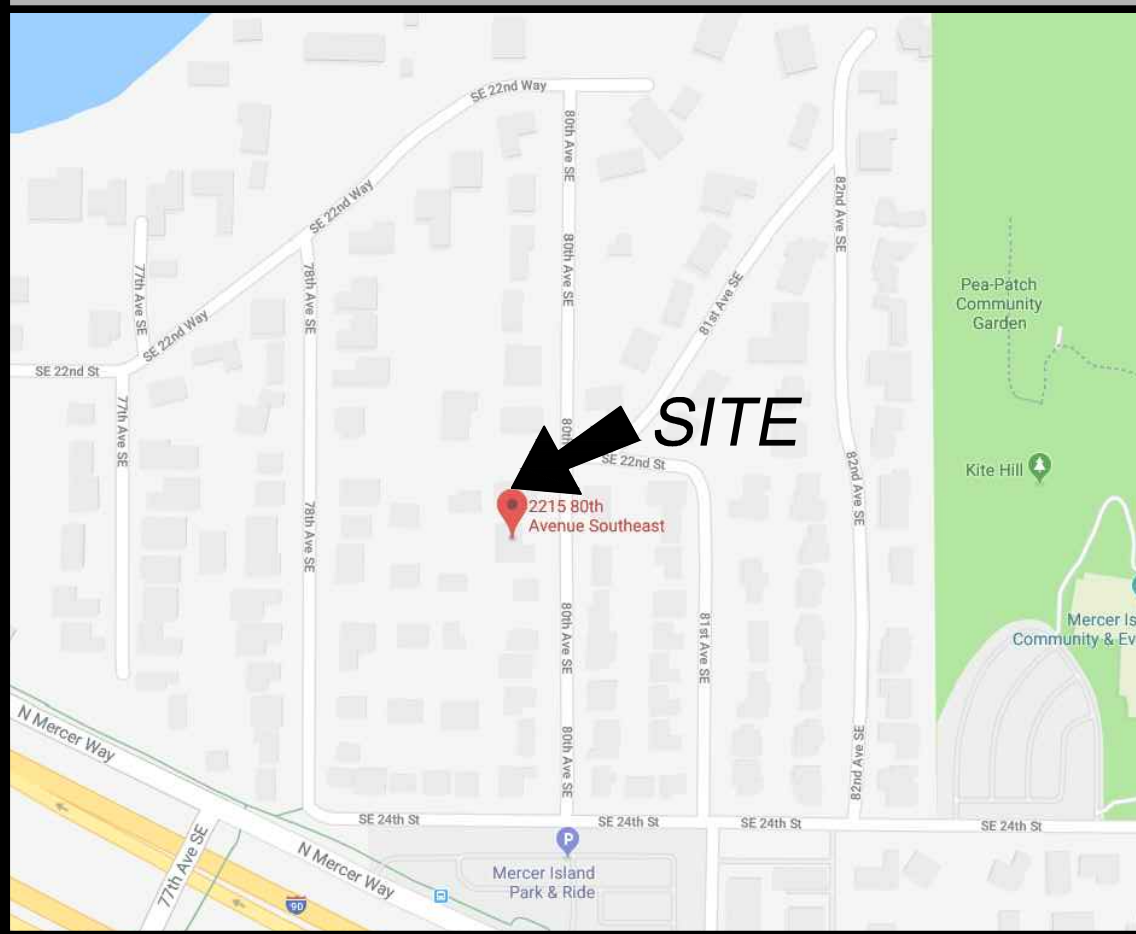
## SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MARCH OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- SUBJECT PROPERTY TAX PARCEL NO. 545230-2145
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 8,810 ±S.F. (0.20 ACRES)- 8,800 ±S.F. PER KING COUNTY ASSESSOR'S.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

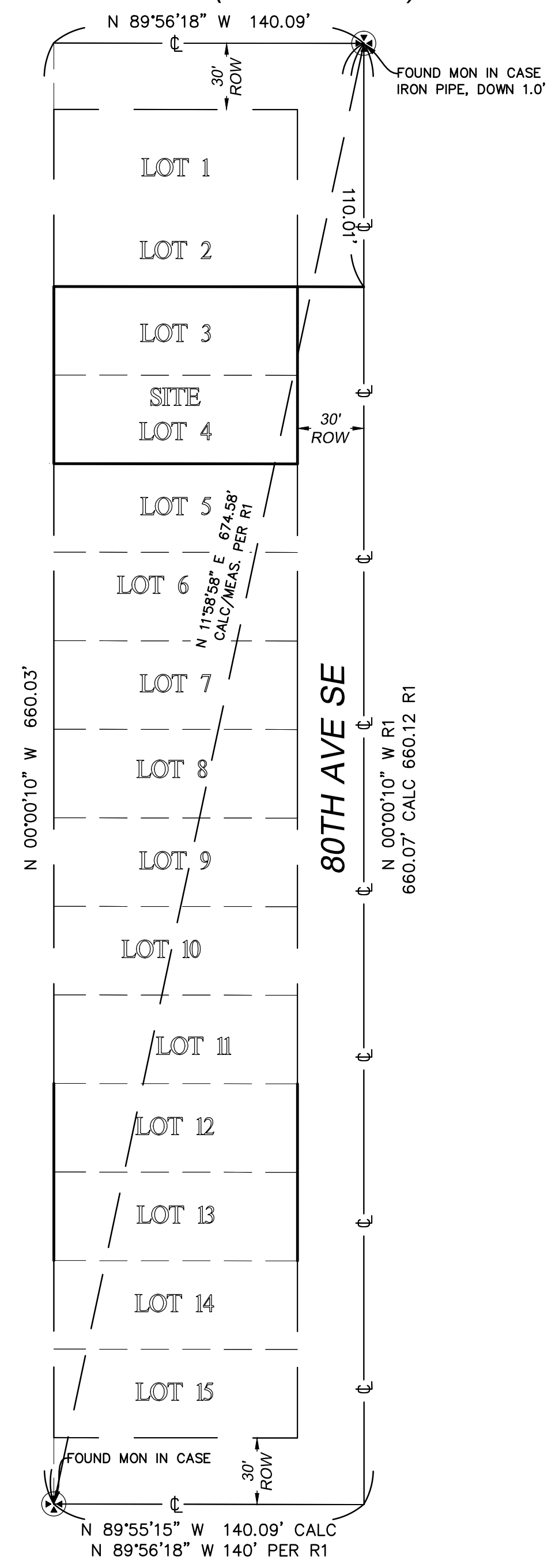
## LEGEND

- |  |                          |  |                        |
|--|--------------------------|--|------------------------|
|  | ASPHALT SURFACE          |  | POWER METER            |
|  | BUILDING                 |  | REBAR AS NOTED (FOUND) |
|  | CENTERLINE ROW           |  | REBAR & CAP (SET)      |
|  | CONCRETE SURFACE         |  | SEWER LINE             |
|  | RETAINING WALL           |  | SEWER MANHOLE          |
|  | DECK                     |  | SIGN (AS NOTED)        |
|  | FENCE LINE (CHAIN LINK)  |  | INLET (TYPE 1)         |
|  | FENCE LINE (WOOD)        |  | STORM DRAIN LINE       |
|  | GRAVEL SURFACE           |  | TREE (AS NOTED)        |
|  | MONUMENT IN CASE (FOUND) |  | WATER METER            |
|  |                          |  | MAILBOX (RESIDENTIAL)  |

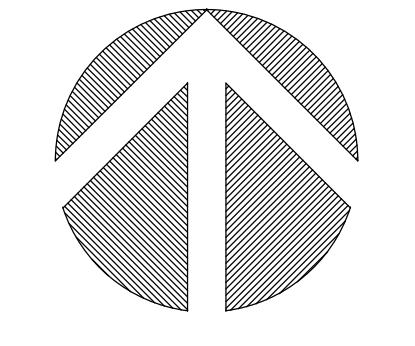
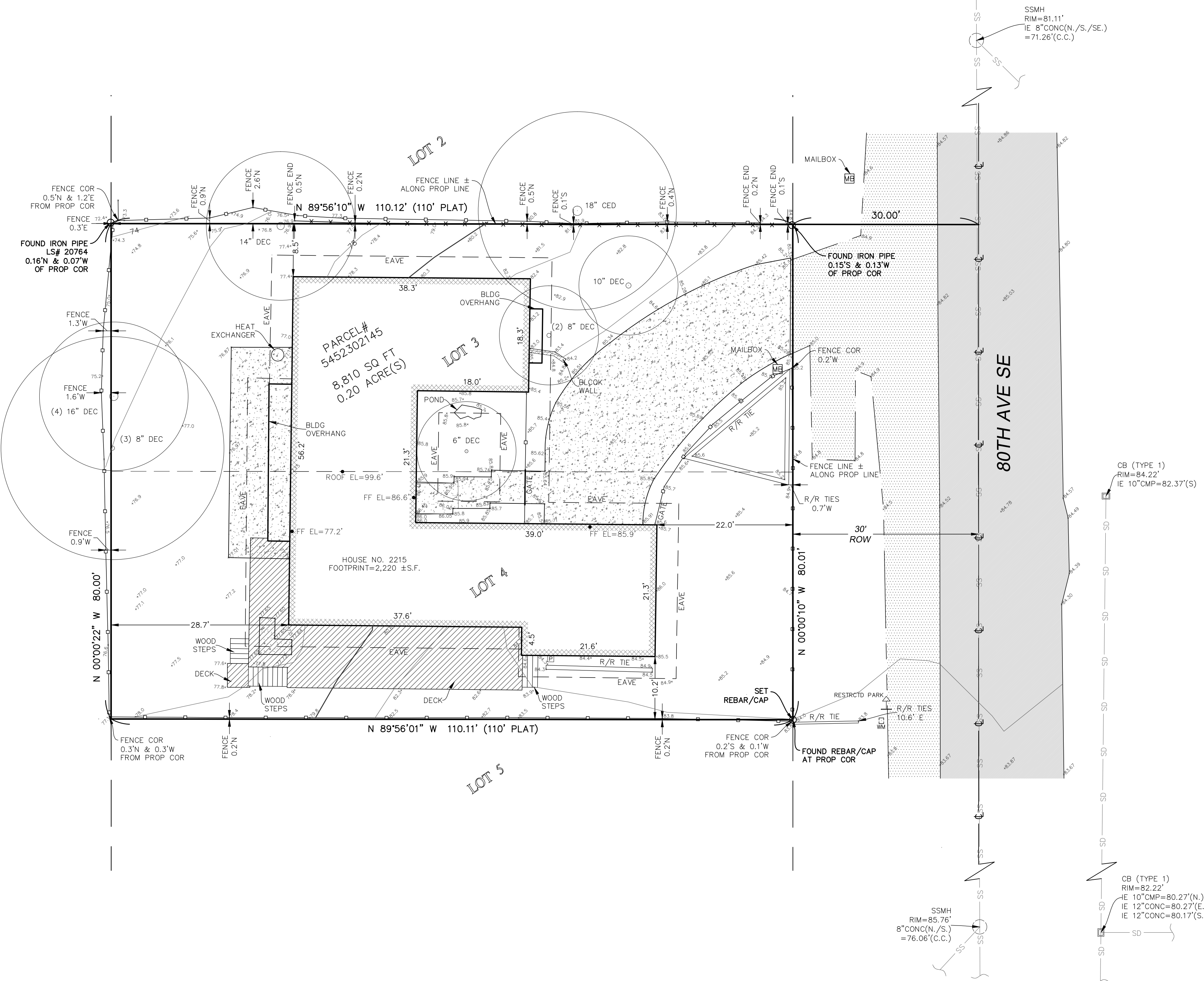
## VICINITY MAP N.T.S.



## SE 22ND ST (TEMPLE ST)



## SE 24TH ST (THOMPSON AVE)



( IN FEET )  
1 INCH = 10 FT.

TOPOGRAPHIC & BOUNDARY SURVEY  
SE 1/4 OF SE 1/4 SEC 01, TWP. 24N., RGE 04E., W.M.  
PARCEL NO. 5452302145



**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB NUMBER:	180407
DATE:	03/23/18
DRAFTED BY:	IDV-PSC
CHECKED BY:	EJG/TMM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

measure success

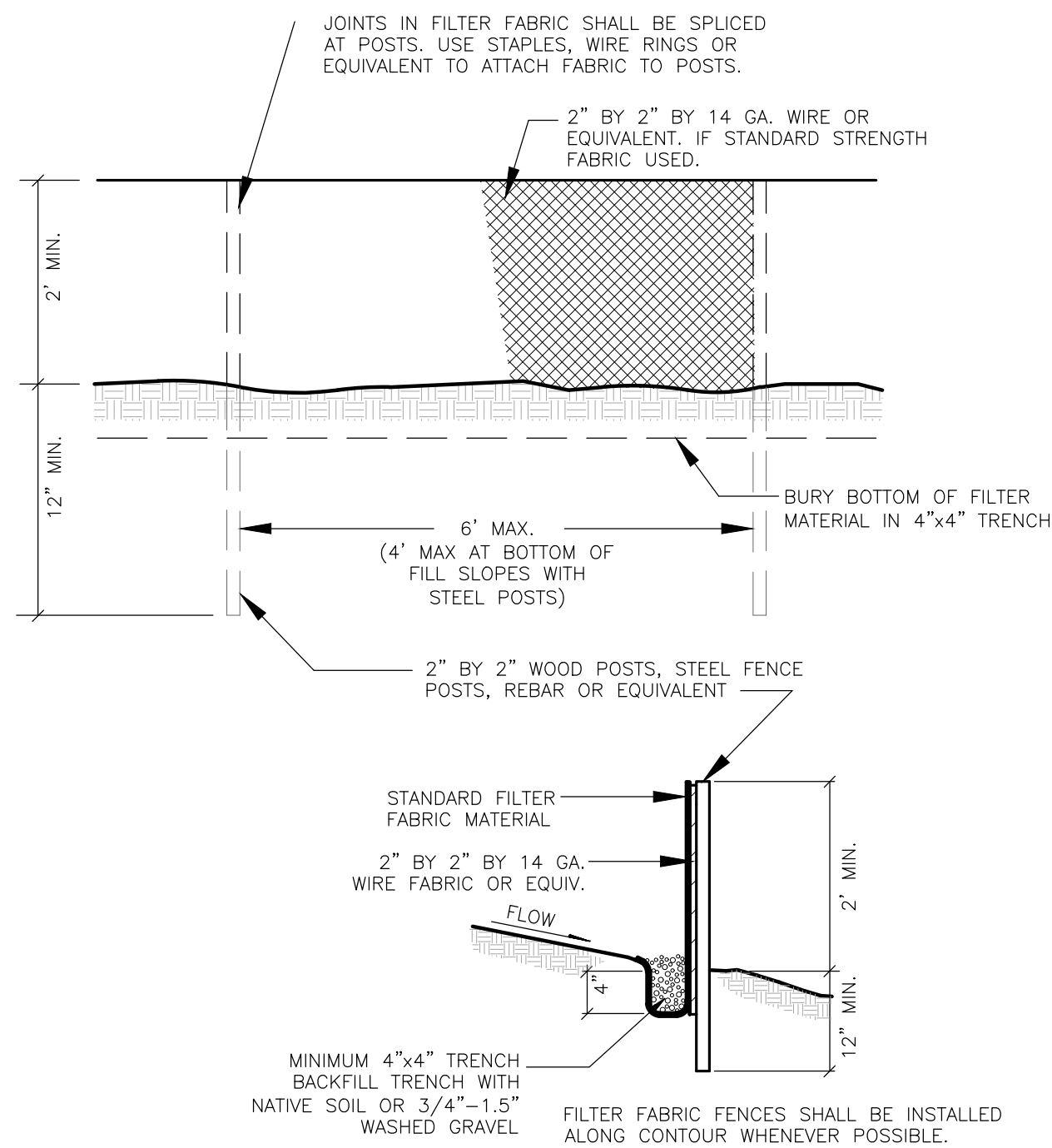
A PORTION OF THE SE QUARTER OF SECTION 01, TOWNSHIP 24 N., RANGE 04 E., W.M.

EROSION CONTROL NOTES

- 1. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITE'S APPROVED SWPPP.
2. EXPOSED SOILS SHALL BE WORKED DURING THE WEEK UNTIL THEY HAVE BEEN STABILIZED. SOIL STOCKPILES SHOULD BE SHOWN WITHIN THE DISTURBED AREA SHOWN ON THE SITE PLAN. SOIL EXCAVATED FOR THE FOUNDATION SHALL BE BACKFILLED AGAINST THE FOUNDATION AND GRADED TO DRAIN AWAY FROM THE BUILDING. NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS FROM MAY 1 TO SEPTEMBER 30 OR MORE THAN 2 DAYS FROM OCTOBER 1 TO APRIL 30. ONCE THE DISTURBED LANDSCAPE AREAS ARE GRADED, THE GRASS AREAS ARE TO BE AMENDED PER THE SOIL AMENDMENT NOTES ON SHEET C2. ALL STOCKPILES SHOULD BE COVERED WITH PLASTIC OR BURLAP IF LEFT UNWORKED.
3. ANY AND ALL POLLUTANTS, CHEMICALS, LIQUID PRODUCTS, AND OTHER MATERIALS THAT HAVE THE POTENTIAL TO POSE A THREAT TO HUMAN HEALTH OR THE ENVIRONMENT SHALL BE COVERED, CONTAINED, AND PROTECTED FROM VANDALISM. ALL SUCH PRODUCTS SHALL BE KEPT UNDER COVER IN A SECURE LOCATION ON SITE. CONCRETE HANDLING (BMP C151), SAWCUTTING (BMP C152), MATERIAL DELIVERY, STORAGE, AND CONTAINMENT (BMP C153), AND CONCRETE WASHOUT AREAS (BMP C154) SHOULD FOLLOW BEST MANAGEMENT PRACTICES AS PROVIDED IN VOLUME II OF THE 2014 SURFACE WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
4. BEST MANAGEMENT PRACTICES OR BMPs SHALL BE INSPECTED AND MAINTAINED DURING CONSTRUCTION AND REMOVED WITHIN 30 DAYS AFTER THE CITY INSPECTOR OR ENGINEER DETERMINES THAT THE SITE IS STABILIZED, PROVIDED THAT THEY MAY BE REMOVED WHEN THEY ARE NO LONGER NEEDED.

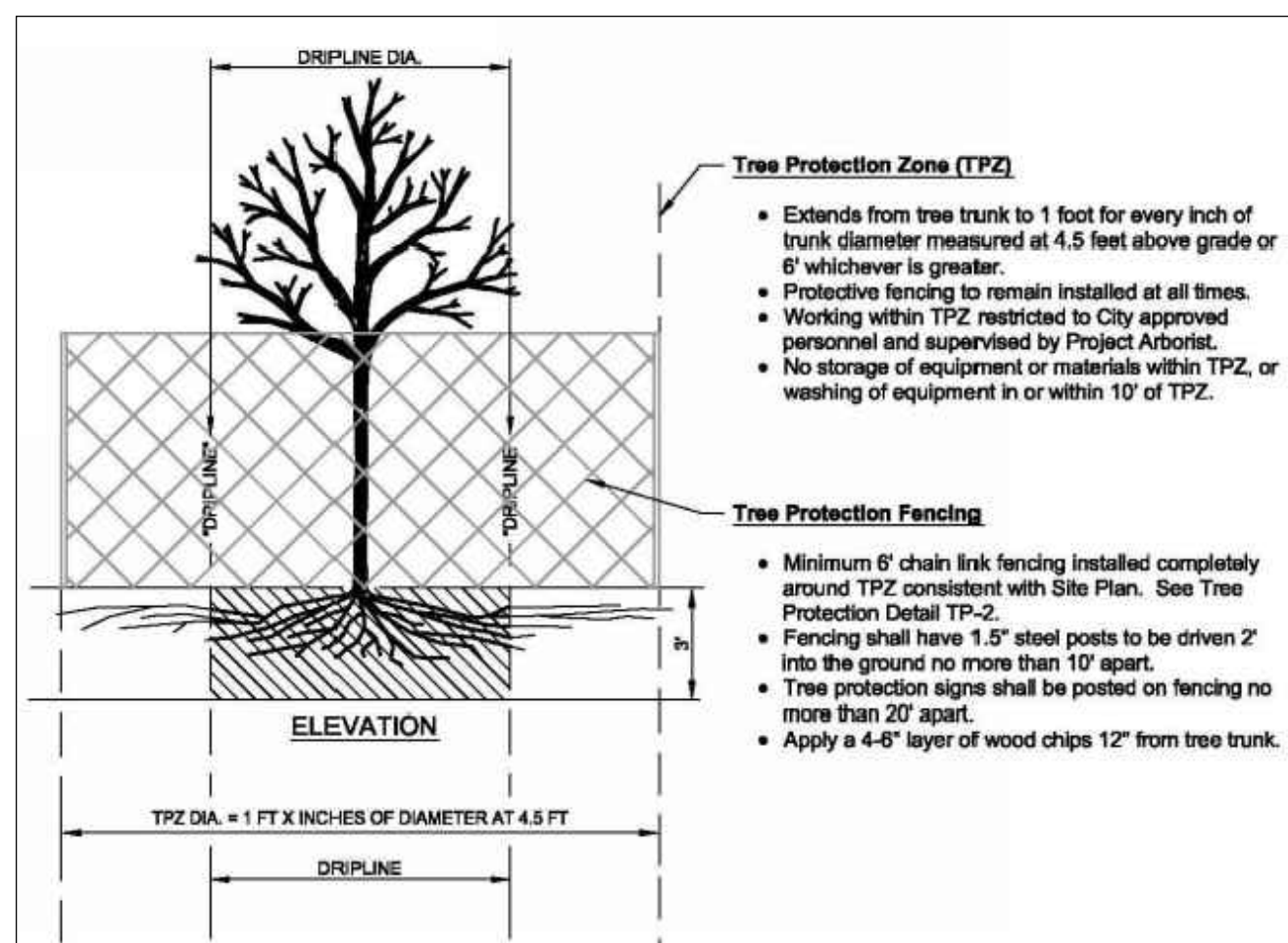
SUGGESTED SWPPP SEQUENACE

- 1. MARK CLEARING LIMITS, CRITICAL AREAS, AND BUFFER. THE PERIMETER OF THE AREA TO BE CLEARED SHALL BE MARKED PRIOR TO CLEARING OPERATION WITH VISIBLE FLAGGING, ORANGE PLASTIC BARRIER FENCING AND/OR ORANGE SILT FENCING AS SHOWN ON THE SWPPP SITE MAP. VEHICLE ARE ONLY ALLOWED IN THE AREAS TO BE GRADED, SO NO COMPACTION OF THE UNDEVELOPED AREAS WILL OCCUR.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE NECESSARY
3. INSTALL PROTECTION FOR EXISTING DRAINAGE SYSTEMS AND PERMANENT DRAIN INLETS
4. ESTABLISH STAGING AREAS FOR STORAGE AND HANDLING POLLUTED MATERIAL AND BMPs
5. INSTALL SEDIMENT CONTROL BMPs
6. GRADE AND INSTALL STABILIZATION MEASURES FOR DISTURBED AREAS
7. MAINTAIN BMPs UNTIL SITE STABILIZATION, AT WHICH TIME THEY MAY BE REMOVED



TYPICAL FILTER FENCE DETAIL

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

PERMANENT & TEMPORARY SEEDING

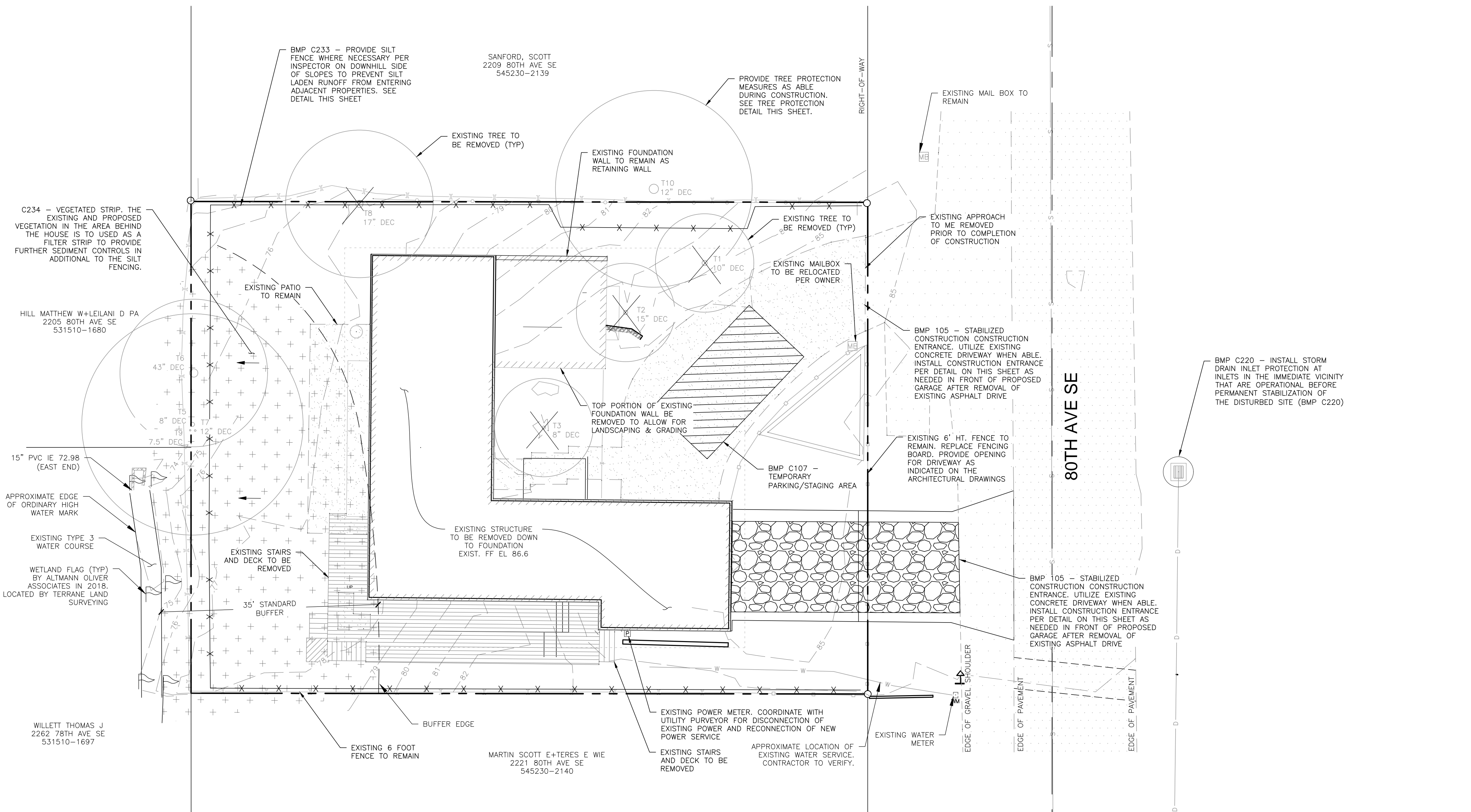
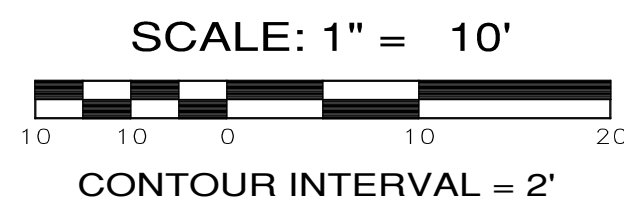
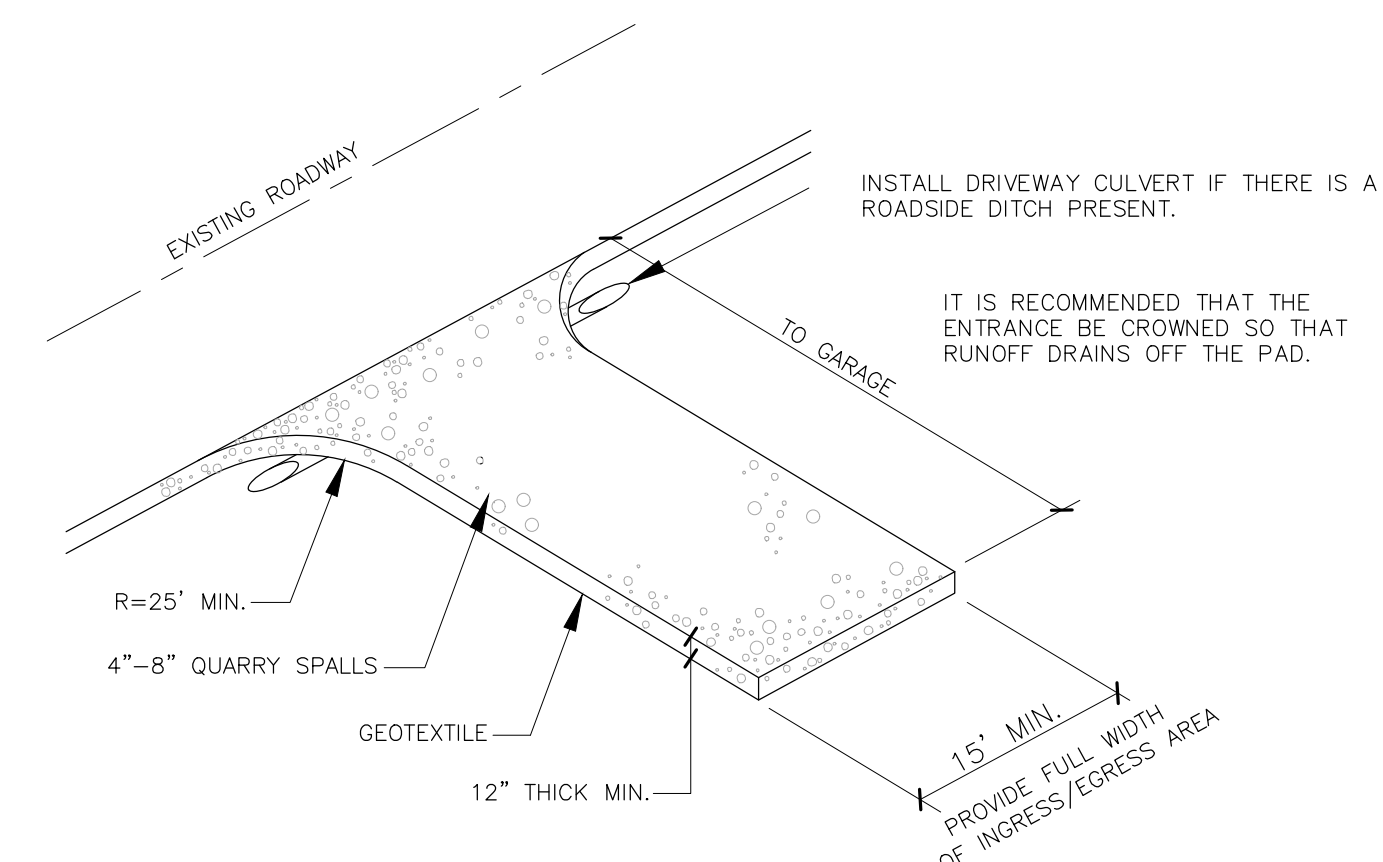
- 1. SEEDING MAY BE USED THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED. SEED AND MULCH ALL DISTURBED AREAS NOT OTHERWISE VEGETATED OR STABILIZED.
2. SEED DURING SEASONS MOST CONDUCTED TO PLANT GROWTH. FOR WASHINGTON THIS IS BETWEEN APRIL 1 THROUGH JUNE 20 AND SEPTEMBER 1 THROUGH OCTOBER 1. SEEDING THAT OCCURS BETWEEN JULY 1 AND AUGUST 30 WILL REQUIRE IRRIGATION UNTIL 5 PERCENT GRASS COVER IS ESTABLISHED. SEEDING THAT OCCURS BETWEEN OCTOBER 1 AND MARCH 30 MAY REQUIRE MULCH OR PLASTIC COVER UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
3. REFER TO BMP C120 IN THE STORMWATER MANUAL FOR WESTERN WASHINGTON: VOLUME II FOR FURTHER DETAILS.

MAPPING NOTES

- 1. SITE BOUNDARY AND CONTOURS PROVIDED BY TERRANE SURVEYING, MAPS DATED 01/07/19.
2. HOUSE, SITE LAYOUT, WATERCOURSE LOCATION WITH ASSOCIATED BUFFER PROVIDED BY MZA ARCHITECTURE ON 01/17/19.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION OF SPECIFIC UTILITY.
4. CONTRACTOR SHALL KEEP DETAILED NOTES FOR USE DURING ASBUILT DRAWING PREPARATION.
5. TREE NUMBERS PER ARBORISTS NW, LLC REPORT

ROCK-LINED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



CALL 48 HOURS BEFORE YOU DIG 811

REVISIONS table, ESM CONSULTING ENGINEERS LLC logo, MZA ARCHITECTURE logo, PAEK RESIDENCE DEMO & TESC PLAN title, JOB NO. 1954-003-018, DWG. NAME, DESIGNED BY: BML, DRAWN BY: BML, CHECKED BY, DATE: 04/30/2019, DATE OF PRINT, C1 SHEETS

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

SOIL QUALITY GUIDLINES

2014 SWMMW, BMP TS.13

SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCK-PILE THE THE DUFF LAYER AND TOPSOIL, IF ANY, ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SIT WHERE FEASIBLE.

SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 5-10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.

2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL

3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:

A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN ONLY BE MET USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION WITH THE EXCEPTION THAT THE COMPOST MUST HAVE AN ORGANIC MATTER CONTENT OF 40 PERCENT TO 65 PERCENT, AND A CARBON TO NITROGEN RATIO BETWEEN 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTING COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

B. CALCULATED AMENDMENT RATES MAY BE ME THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220

SOIL AMENDMENT OPTIONS

2014 SWMMW, BMP TS.13

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

OPTION 1: LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.

OPTION 2: AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.

OPTION 3: STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.

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

PARCEL NUMBER: 545230-2145
SITE ADDRESS: 2215 80TH AVE SE MERCER ISLAND, WA 98040
SITE AREA: 8,800 SF (RECORDED) 8,810 SF (SURVEYED)
ZONING: R-8.5
REQUIRED SETBACKS: FRONT/GARAGE: 20 FT BACK: 25 FT INTERIOR: 10 FT EA (15 FT TOTAL)

ON-SITE IMPERVIOUS

NEW PLUS REPLACED
TRIBUTARY TO DETENTION TANK
SINGLE FAMILY ROOFTOP 2,495 SF (0.057 AC TO PUMP)
CONCRETE DRIVE 437 SF
TOTAL 2,932 SF (0.067 AC)

SHEET FLOW DISPERSION
EXPOSED WALKWAYS 233 SF

PROJECT IMPACTS

EXISTING (ALL TO BE REMOVED)
SINGLE FAMILY ROOFTOP 3,629 SF
SIDEWALK 0 SF
BACK PATIO 112 SF
DECK 317 SF
SITE DRIVEWAY 850 SF
TOTAL 4,908 SF

REPLACED
SINGLE FAMILY ROOFTOP 2,495 SF
SIDEWALK 233 SF
DECK 49 SF
TOTAL REPLACED 2,777 SF

NEW
DRIVEWAY 437 SF
TOTAL NEW 437 SF
NEW + REPLACED 3,214 SF

EARTHWORK QUANTITIES

CUT 0 CY
FILL 80 CY
NET 80 CY (FILL)

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

FOOTING DRAIN NOTE

ALL FOOTING WALLS SHALL BE PROVIDED WITH A DRAIN AT THE BASE OF THE FOOTING ELEVATION. DRAINS SHOULD CONSIST OF RIGID PVC PIPE SURROUNDED BY WASHED PEA GRAVEL. THE LEVEL OF THE PERFORATIONS IN THE PIPE SHOULD BE SET AT OR SLIGHTLY BELOW THE BOTTOM OF THE FOOTING AND THE DRAINS SHOULD BE CONSTRUCTION WITH SUFFICIENT GRADIENT TO ALLOW GRAVITY DISCHARGE AWAY FROM THE BUILDING. DAYLIGHT FOOTING DRAIN DOWNSTREAM FROM HOUSE SEPARATE FROM THE PROPOSE FLOW CONTROL BMPs AND AFTER THE DETENTION SYSTEM.

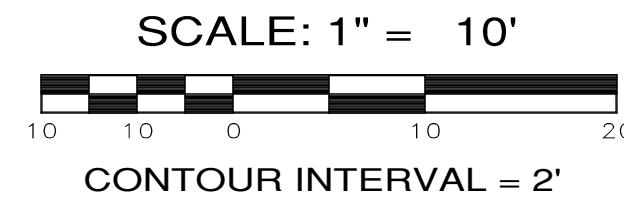
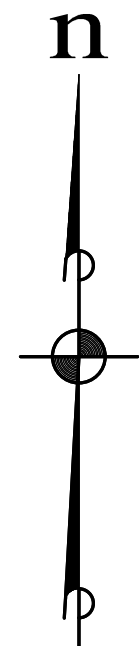
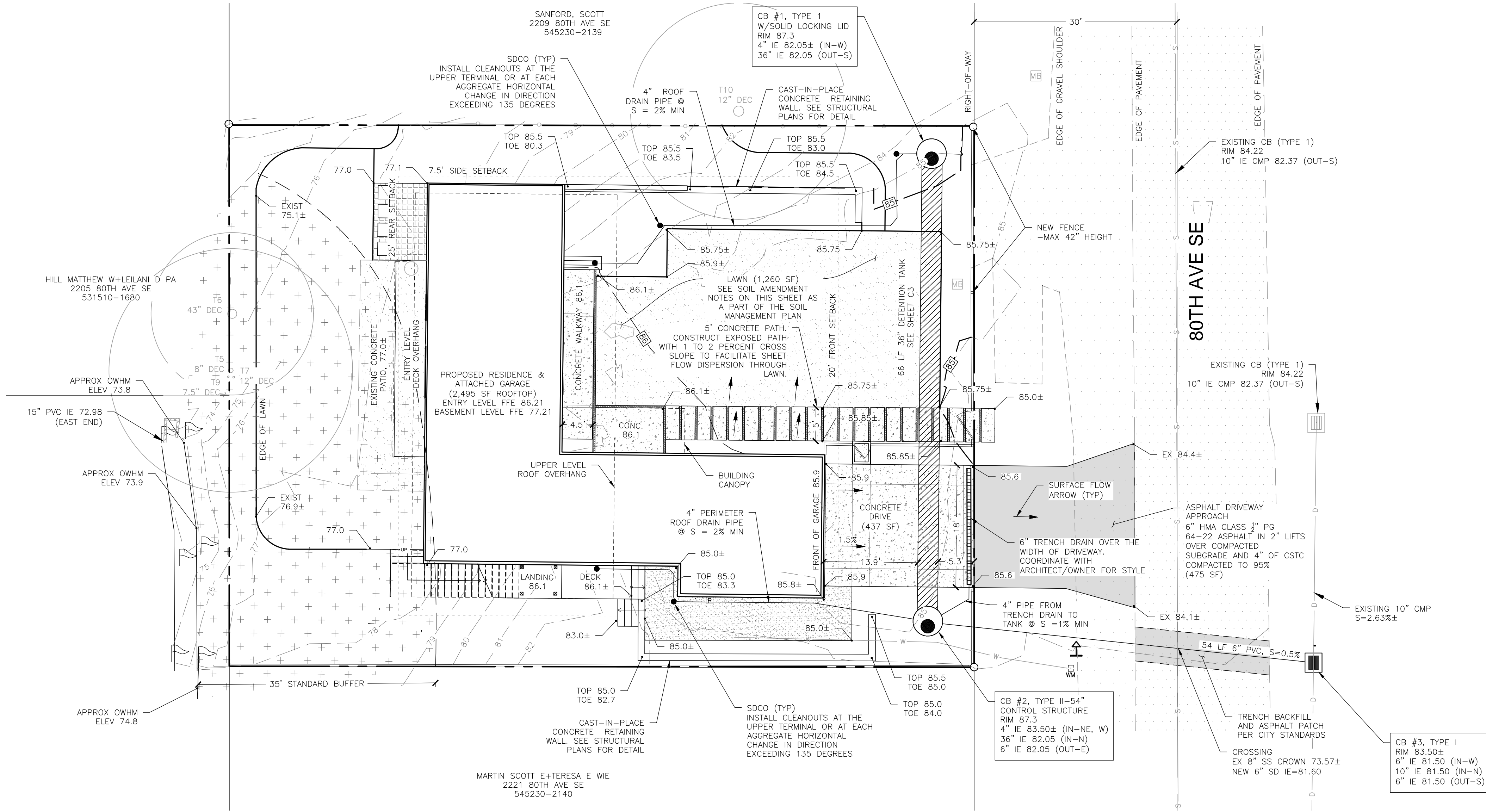
LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDING# 20180116001125

LOTS 3 AND 4, BLOCK 21, MERCER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON.

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.



REVISIONS table with columns for NO., DESCRIPTION/DATE, and BY. Includes logos for Brandon Michael Lovell, Consulting Engineers LLC, and ESM.

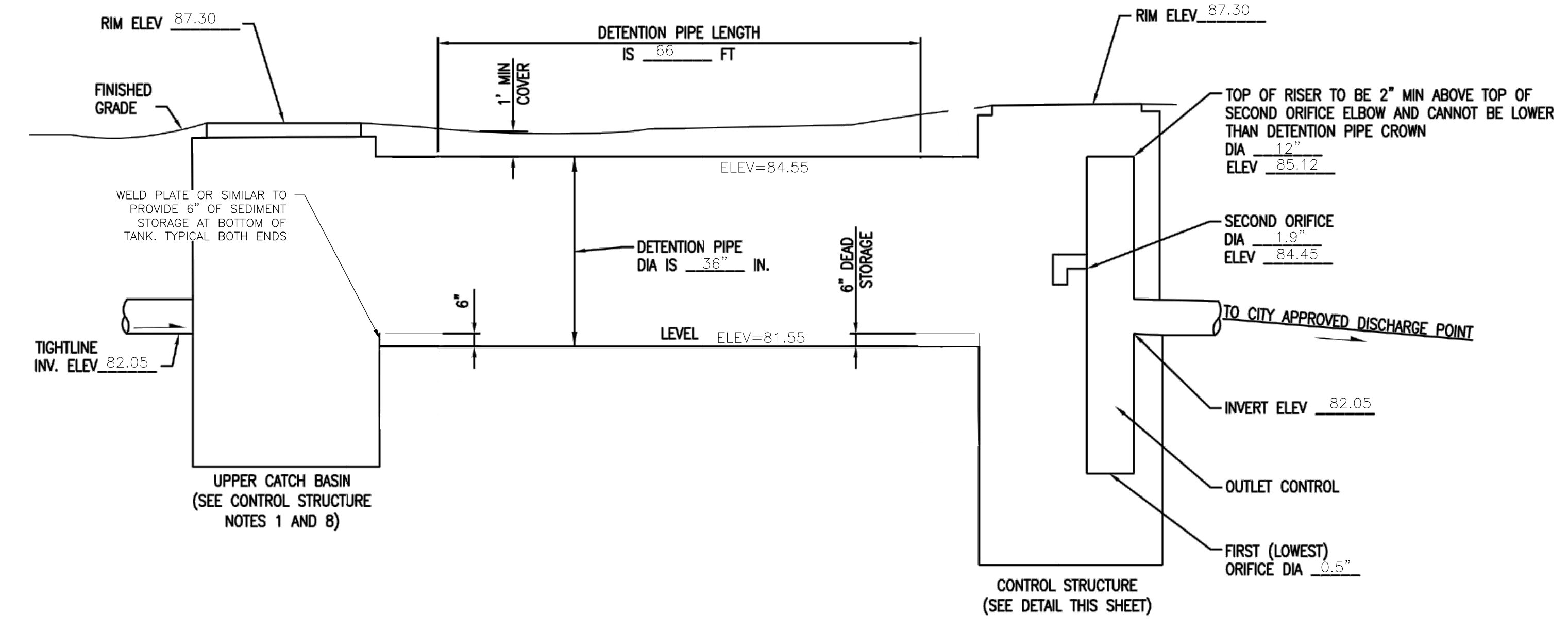
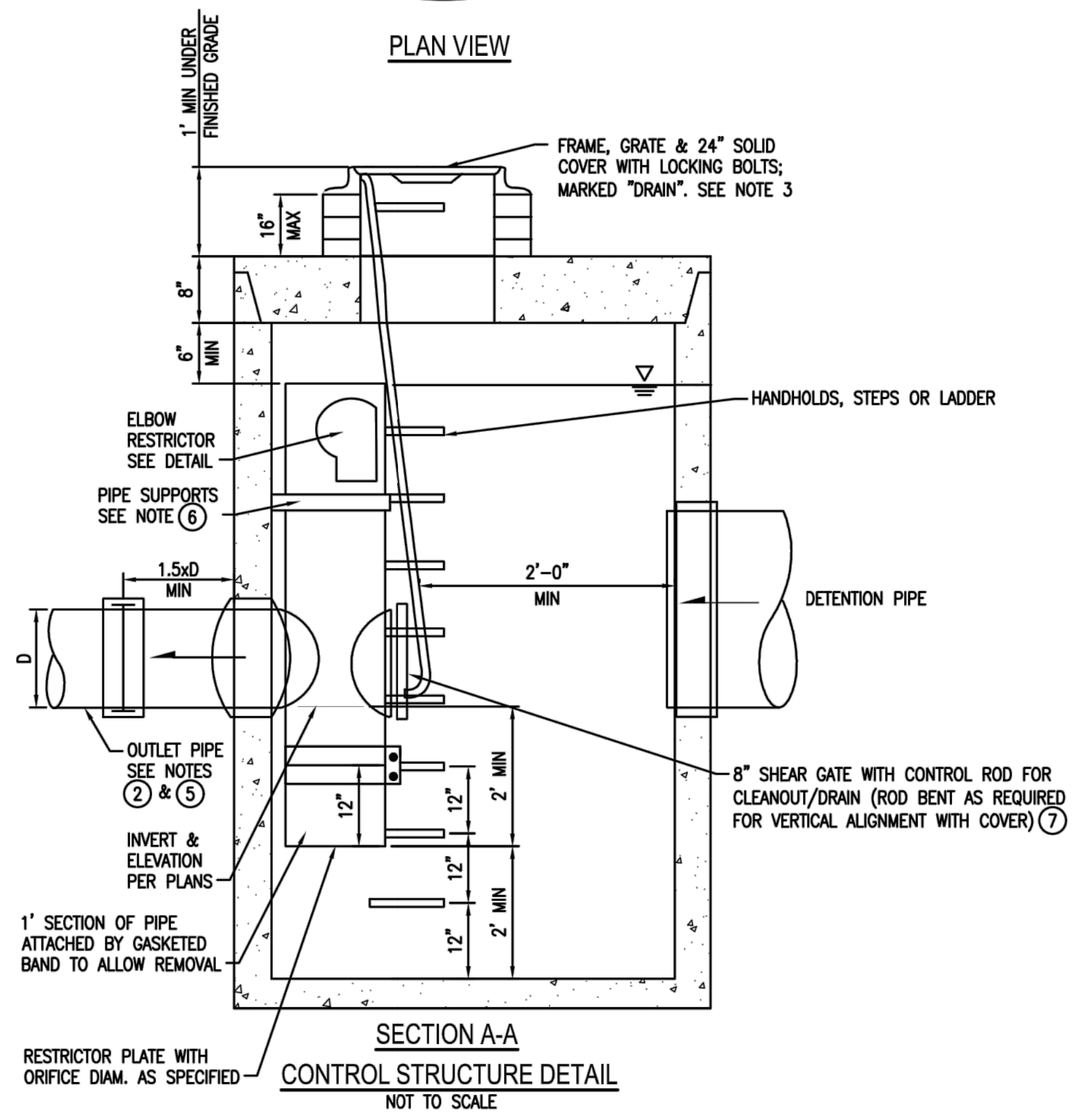
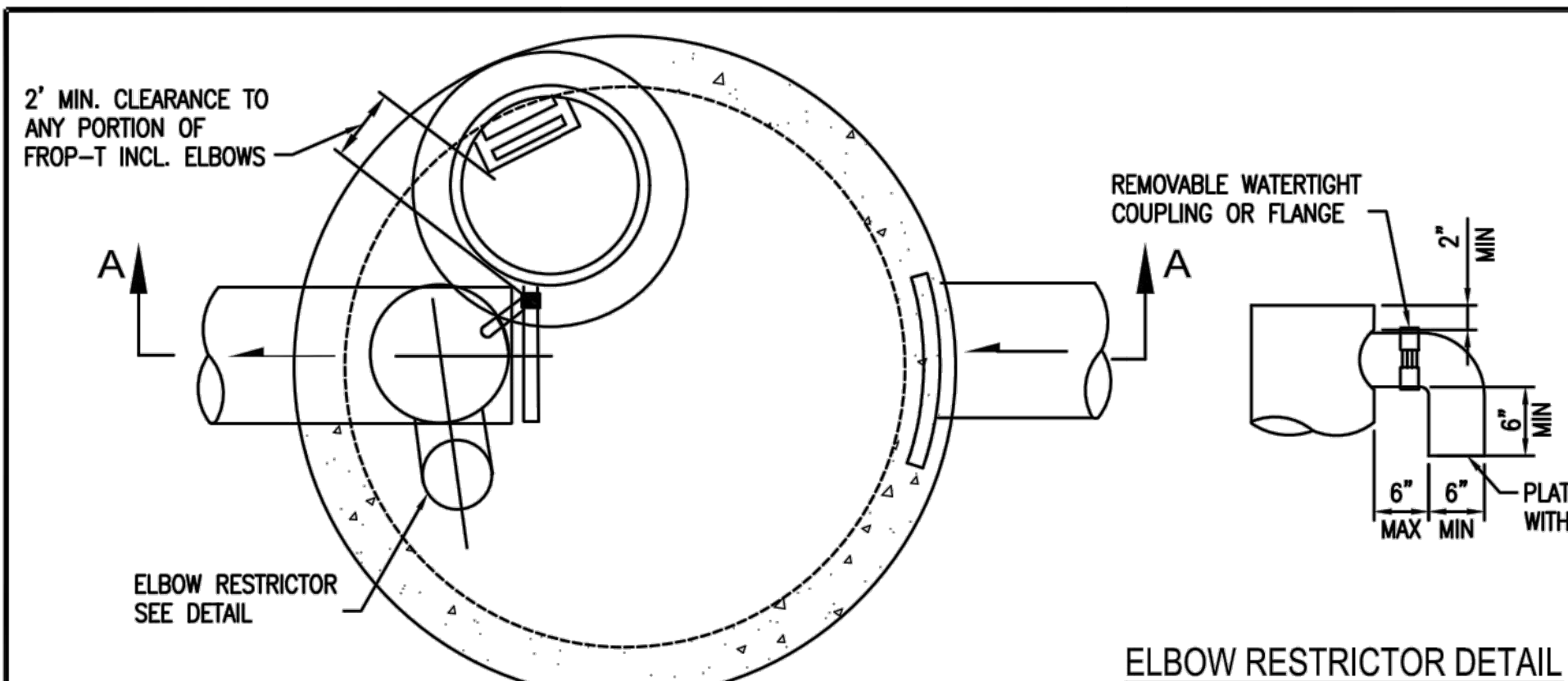
Project title block: MZA ARCHITECTURE, PAEK RESIDENCE, DRAINAGE & GRADING PLAN. Includes job number, designer, and date information.

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File: \\Farm\mnp\ESM-0085\195A\003\018\pans\1944003018-Paek Residence CIVIL\_2019-04-18.dwg
Plotted: 4/30/2019 2:11 PM
Plotted By: Brandon Loucks

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

**ATTACHMENT 1  
CITY OF MERCER ISLAND  
ON-SITE DETENTION SYSTEM WORKSHEET  
(FOR NEW PLUS REPLACED IMPERVIOUS  
AREA OF 9,500 SF OR LESS)**



OWNER: <u>TIM &amp; ELLEN PAEK</u>	ADDRESS: <u>2215 80TH AVE SE</u>	PREPARED BY: <u>ESM CONSULTING ENGINEERS</u>
PERMIT #:	<u>MERCER ISLAND, 98040</u>	PHONE: <u>(253) 838-6113</u>
		DATE: <u>04/24/2019</u>
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): <u>2,891 (TRIBUTARY)</u>	DETENTION PIPE DIA (INCH): <u>36"</u>	DETENTION PIPE LENGTH (FT): <u>66'</u>
SOIL TYPE: <u>C</u>	PIPE MATERIAL: <u>CMP</u>	ORIFICE #1 DIA <u>0.5</u> INCH, ELEV <u>80.05</u>
		ORIFICE #2 DIA <u>1.9</u> INCH, ELEV <u>84.45</u>

**CONTROL STRUCTURE NOTES:**

- ① USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
- ② OUTLET PIPE: MIN. 6 INCH.
- ③ METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- ④ FRAME AND LADDER OR STEPS OFFSET SO:
  - A. CLEANOUT GATE IS VISIBLE FROM TOP;
  - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
  - C. FRAME IS CLEAR OF CURB.
- ⑤ IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
- ⑥ PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
- ⑦ THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
- ⑧ THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

**ON-SITE DETENTION SYSTEM NOTES:**

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTANANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCP), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

**ESM CONSULTING ENGINEERS LLC**

23400 8th Ave S, Suite 205  
Federal Way, WA 98003

EVERETT  
FEDERAL WAY  
253 838-6113  
(425) 297-9900

www.esmcivil.com

Civil Engineering  
Land Surveying  
Project Management  
Public Works  
Land Planning  
Landscape Architecture

**MZA ARCHITECTURE**

**PAEK RESIDENCE**

NOTES & DETAILS

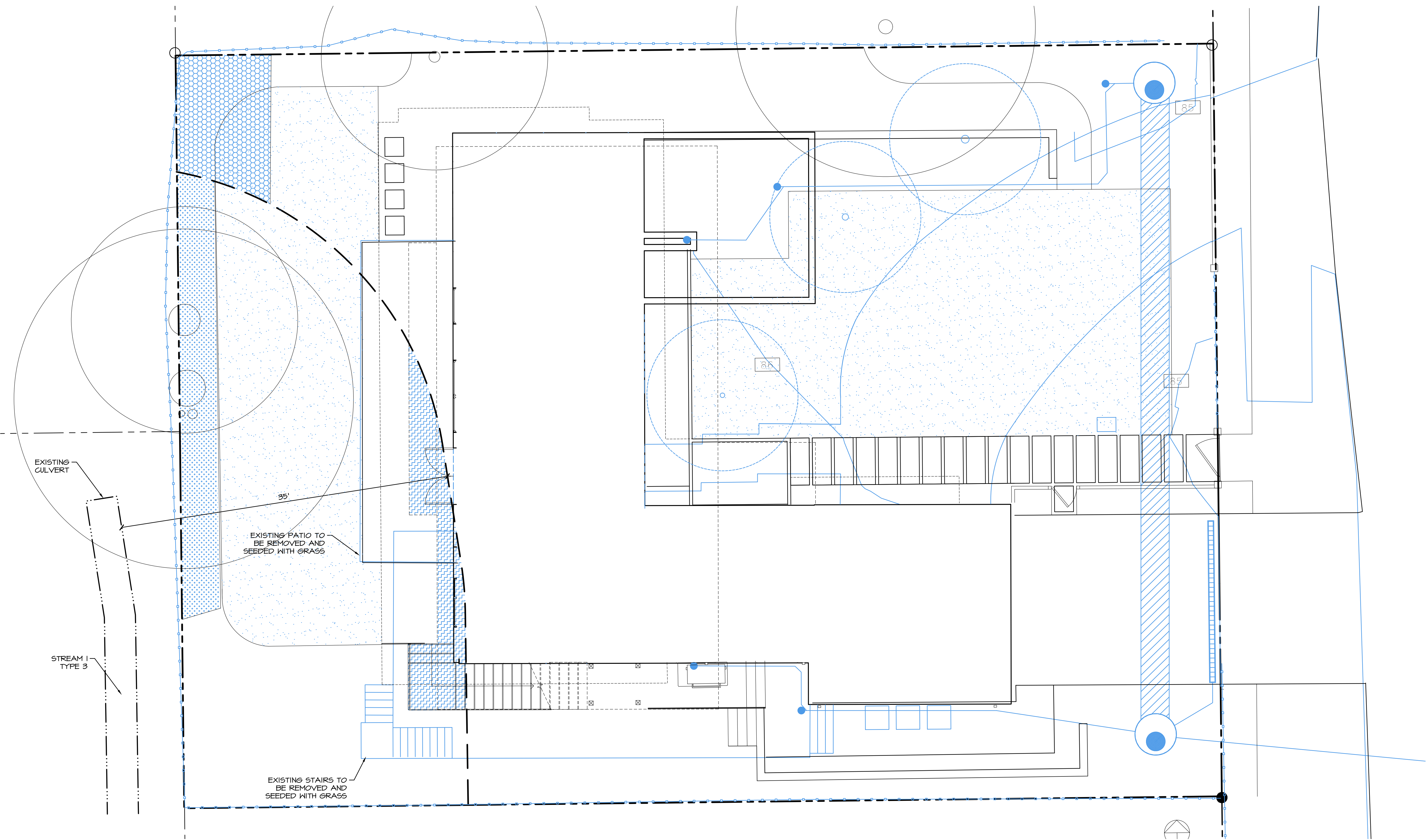
WASHINGTON  
CITY OF MERCER ISLAND.

JOB NO.:	1954-003-018
DWG. NAME:	
DESIGNED BY:	BML
DRAWN BY:	BML
CHECKED BY:	
DATE:	04/30/2019
DATE OF PRINT:	

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 Plotted: 4/30/2019 2:12 PM  
 Plotted By: Brandon Loucks







**PLAN LEGEND**

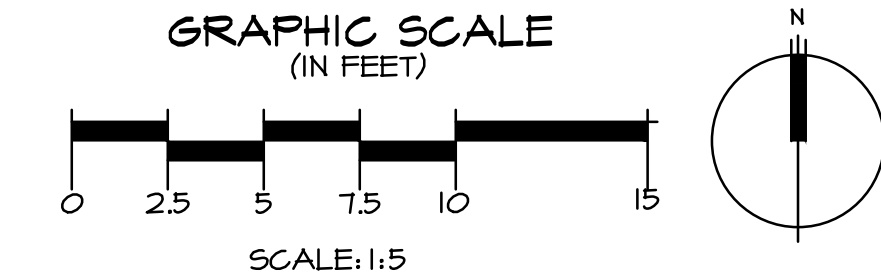
- PROPERTY LINE
- - - - - ORDINARY HIGH WATER LINE OF TYPE 3 STREAM
- - - - - 35' STANDARD STREAM BUFFER

**IMPACT LEGEND**

- [Hatched Pattern] BUFFER REDUCTION 141 SF

**MITIGATION LEGEND**

- [Dotted Pattern] BUFFER REPLACEMENT 141 SF
- [Cross-hatched Pattern] STREAM BUFFER ENHANCEMENT 187 SF



**GENERAL NOTES**

1. BASE INFORMATION PROVIDED BY MZA ARCHITECTURE, 600 108TH AVE NE, SUITE 108, BELLEVUE, WA 98004, (425) 554-7000.

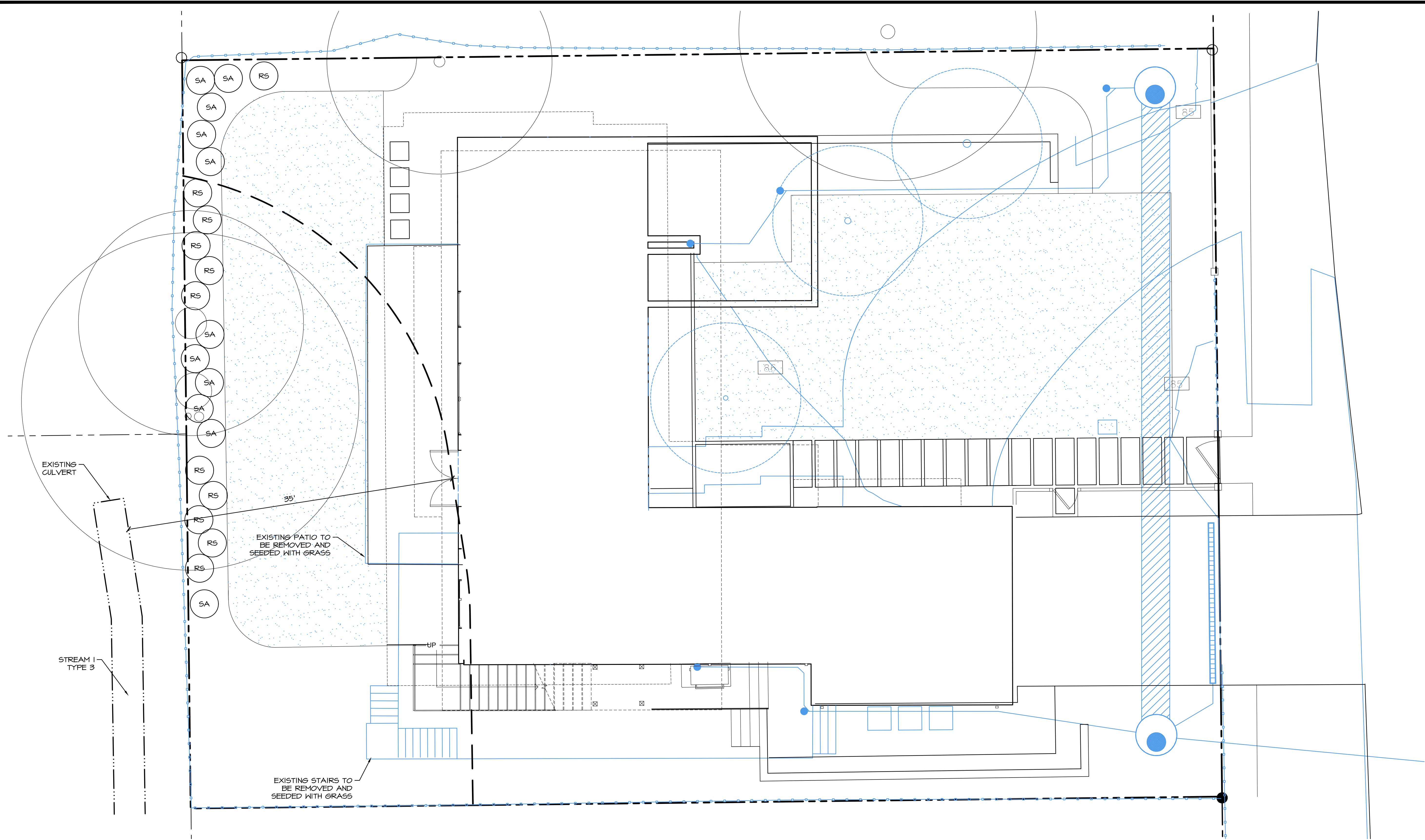
Revisions	Date	By

Date 04-30-19  
 Scale AS NOTED  
 Project # 5200

**PLANTING PLAN  
 PAAK RESIDENCE  
 2215 80TH AVE SE  
 MERCER ISLAND, WA 98040**

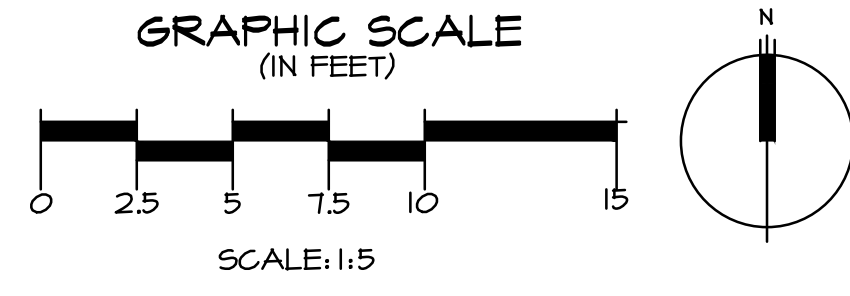
Revisions	Date	By

Date 04-30-19  
 Scale AS NOTED  
 Project # 5200



**PLANT SCHEDULE**

SHRUBS						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
RS	RIBES SANGUINEUM	RED CURRANT	3' O.C.	11	1 GAL.	MULTI-STEM (3 MIN.)
SA	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	11	1 GAL.	MULTI-STEM (3 MIN.)



**GENERAL NOTES**

1. BASE INFORMATION PROVIDED BY MZA ARCHITECTURE, 600 108TH AVE NE, SUITE 108, BELLEVUE, WA 98004, (425) 554-7000.

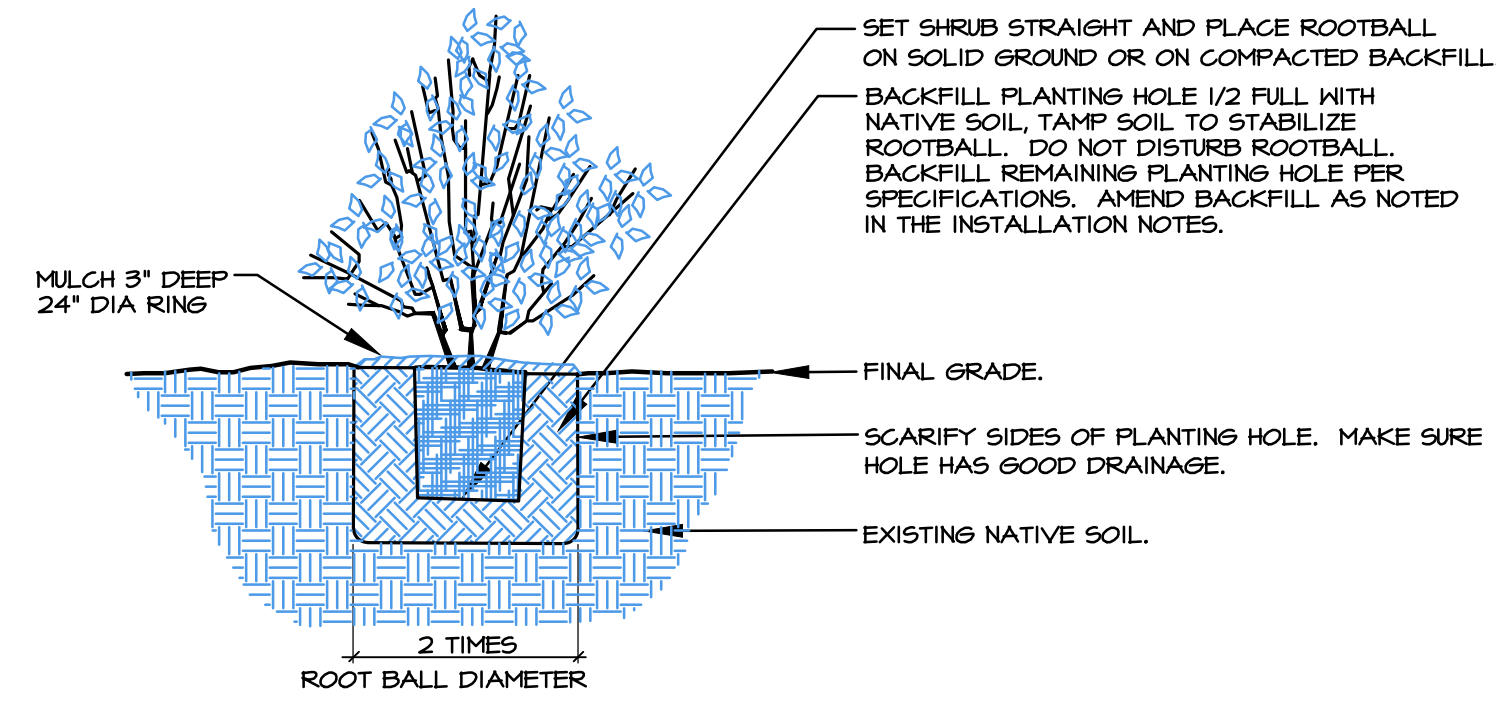
# CONSTRUCTION SPECIFICATIONS

- ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH, UNLESS SUPPLEMENTAL IRRIGATION IS PROVIDED.
- 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.
- ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF SIERCO 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.
- ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
- PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
- UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
- 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.
- MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

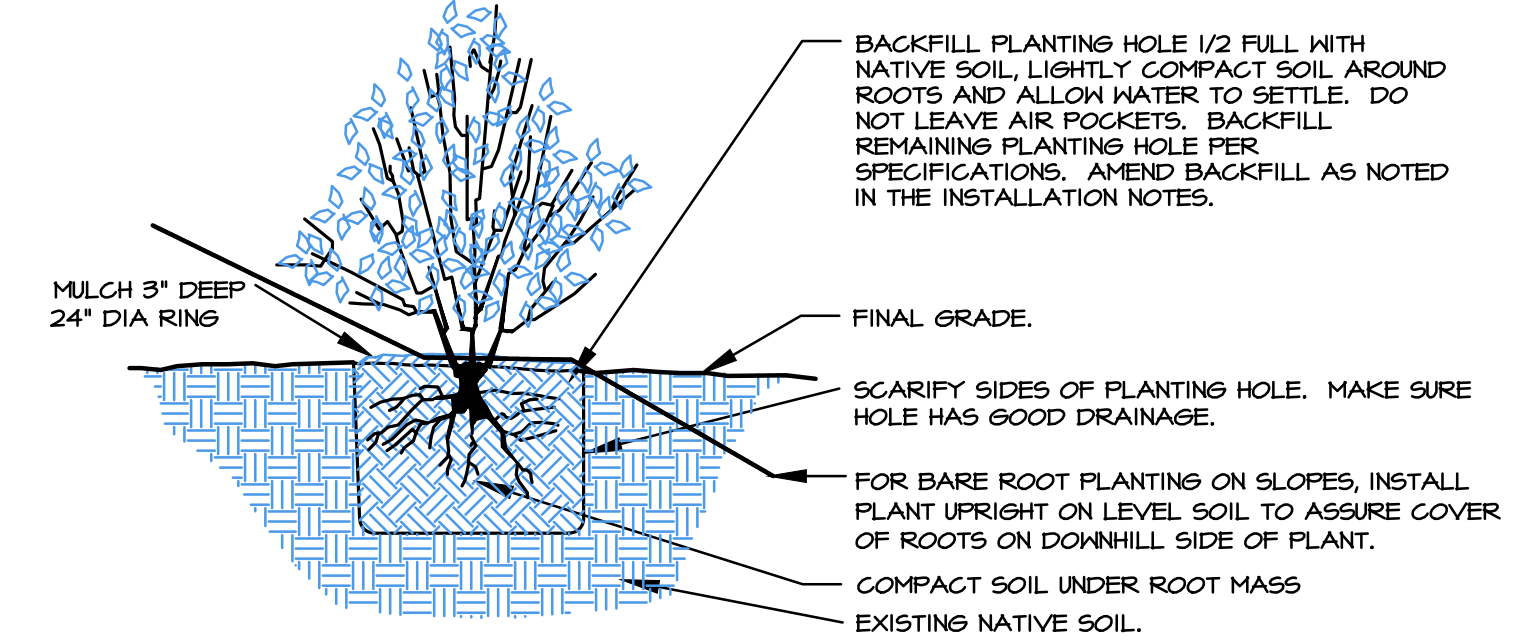
## ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WATERING - YEARS 1 & 2							Ø	Ø	Ø	Ø		
WEED CONTROL			I		I		I			I		
GENERAL MAINT.			I		I		I			I		

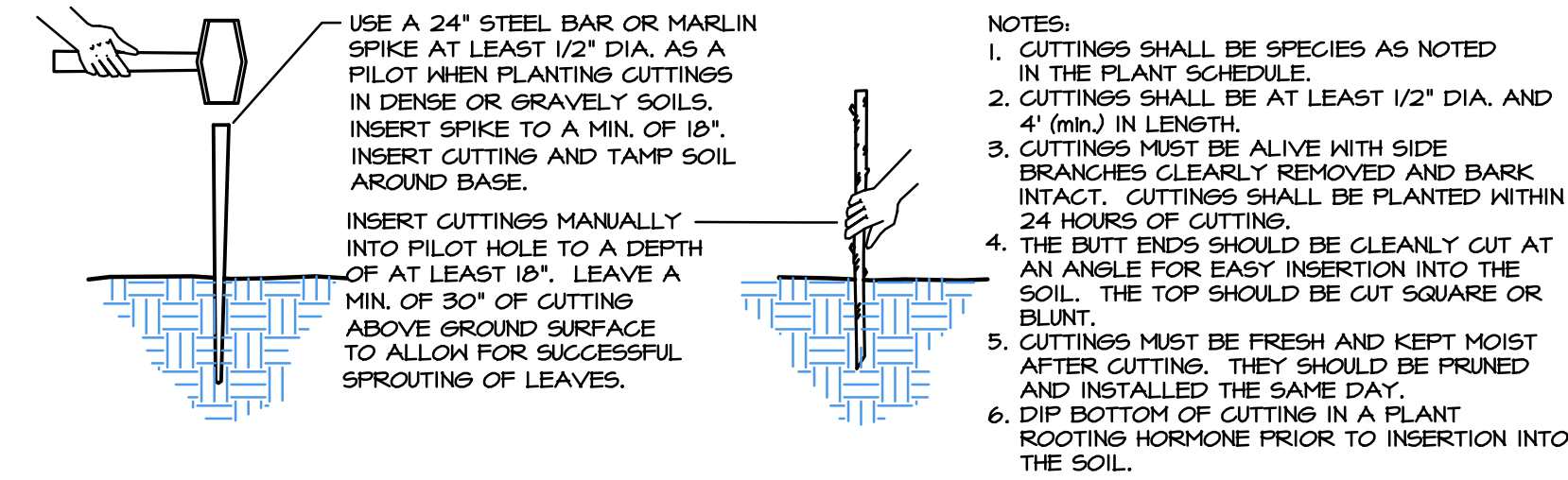
I-Ø = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.



1 CONTAINER PLANTING DETAIL (TYP.)  
SCALE: NTS



2 BARE-ROOT PLANTING DETAIL (TYP.)  
SCALE: NTS



- NOTES:
- CUTTINGS SHALL BE SPECIES AS NOTED IN THE PLANT SCHEDULE.
  - CUTTINGS SHALL BE AT LEAST 1/2" DIA. AND 4' (min.) IN LENGTH.
  - CUTTINGS MUST BE ALIVE WITH SIDE BRANCHES CLEARLY REMOVED AND BARK INTACT. CUTTINGS SHALL BE PLANTED WITHIN 24 HOURS OF CUTTING.
  - THE BUTT ENDS SHOULD BE CLEANLY CUT AT AN ANGLE FOR EASY INSERTION INTO THE SOIL. THE TOP SHOULD BE CUT SQUARE OR BLUNT.
  - CUTTINGS MUST BE FRESH AND KEPT MOIST AFTER CUTTING. THEY SHOULD BE PRUNED AND INSTALLED THE SAME DAY.
  - DIP BOTTOM OF CUTTING IN A PLANT ROOTING HORMONE PRIOR TO INSERTION INTO THE SOIL.

3 CUTTING INSTALLATION (TYP.)  
SCALE: NTS



**AOA**  
Environmental  
Planning &  
Landscape  
Architecture  
Altmann Oliver Associates, LLC  
Office (425) 331-4338 Fax (425) 331-4309  
PO Box 578  
Carnation, WA 98014

**SPECIFICATIONS & DETAILS**  
**PAEK RESIDENCE**  
**2215 80TH AVE SE**  
**MERCER ISLAND, WA 98040**

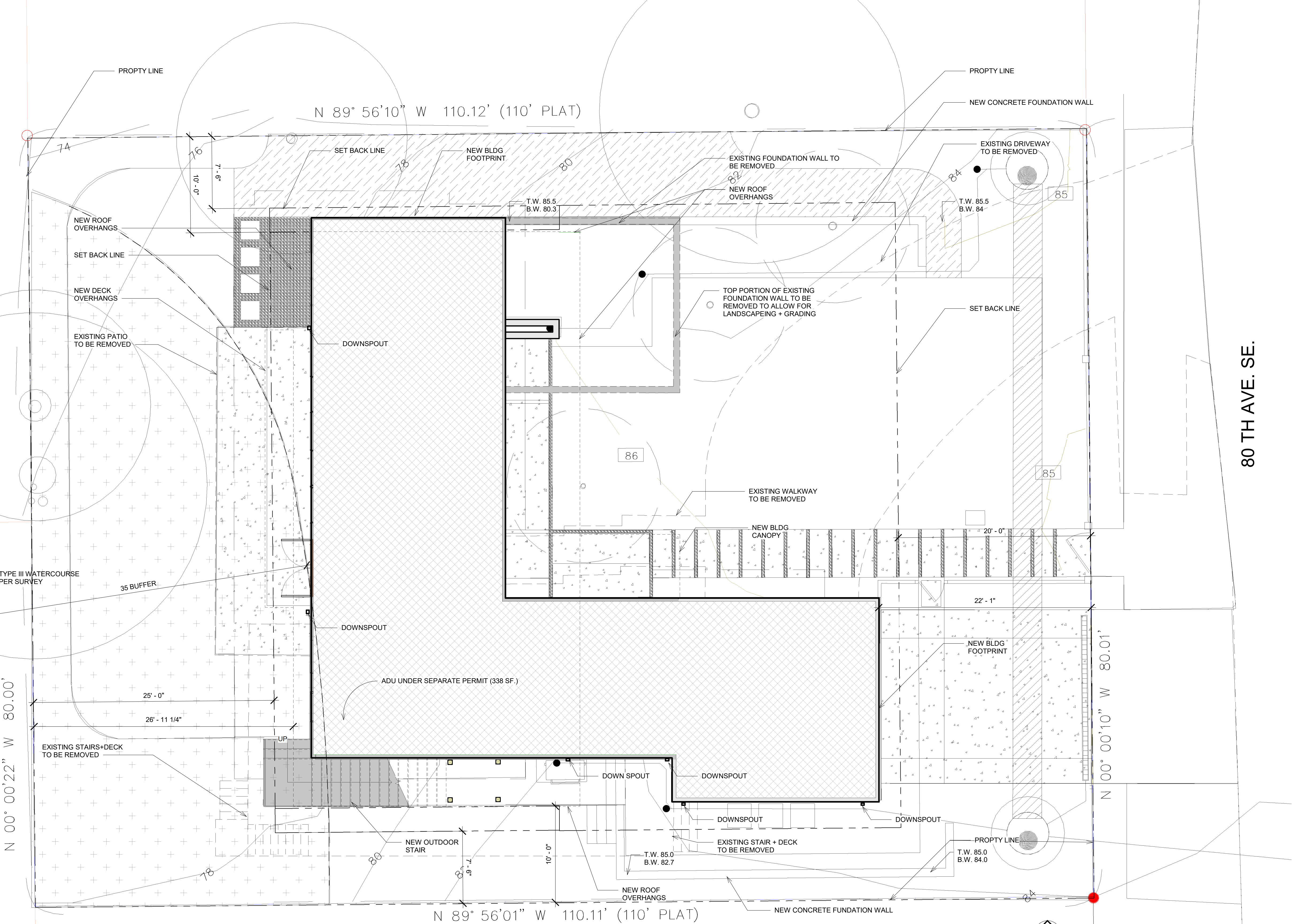
Revisions	Date	By

Date 04-30-19  
Scale AS NOTED  
Project# 5200

Sheet # N-3

24" x 36" Arch D - SHEET SIZE

FILE NAME: C:\Users\mwei\Documents\Paek Residence\_new\_wsi\mza-us.com.rvt  
PLOT DATE: 4/30/2019 1:58:52 PM



1 Site 02  
3/16" = 1'-0"

80 TH AVE. SE.

PROJECT NAME  
**PAEK RESIDENCE**

PROJECT ADDRESS  
2215 80TH AVE SE  
MERCER ISLAND, WA 98040

CLIENT  
**TIMOTHY PAEK**

16930 SE 32ND PLACE  
BELLEVUE, WA 98008  
T: 206.228.9404

NO.	DESCRIPTION	DATE
REVISIONS		

CONSULTANTS

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**GREEN LAKE ENGINEERING**  
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SEATTLE, WA 98115  
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LANDSCAPE ARCHITECT  
**ALTMANN OLIVER ASSOC., LLC**  
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CARNATION, WA 98014  
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STRUCTURAL ENGINEER  
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SEATTLE, WA 98134  
T: 206.402.5156

DRAWING STATUS

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**MZA**  
ARCHITECTURE

600 108th Ave. NE, Suite 108  
Bellevue, WA 98004  
T: 425.556.7886, www.mza-us.com

STAMP  
REGISTERED ARCHITECT  
Ming Zhang  
STATE OF WASHINGTON

NORTH ARROW

DRAWING TITLE  
**SITE PLAN**

DRAWN Author	CHECKED Checker
SCALE @ ARCH D 3/16" = 1'-0"	DATE 01/11/19

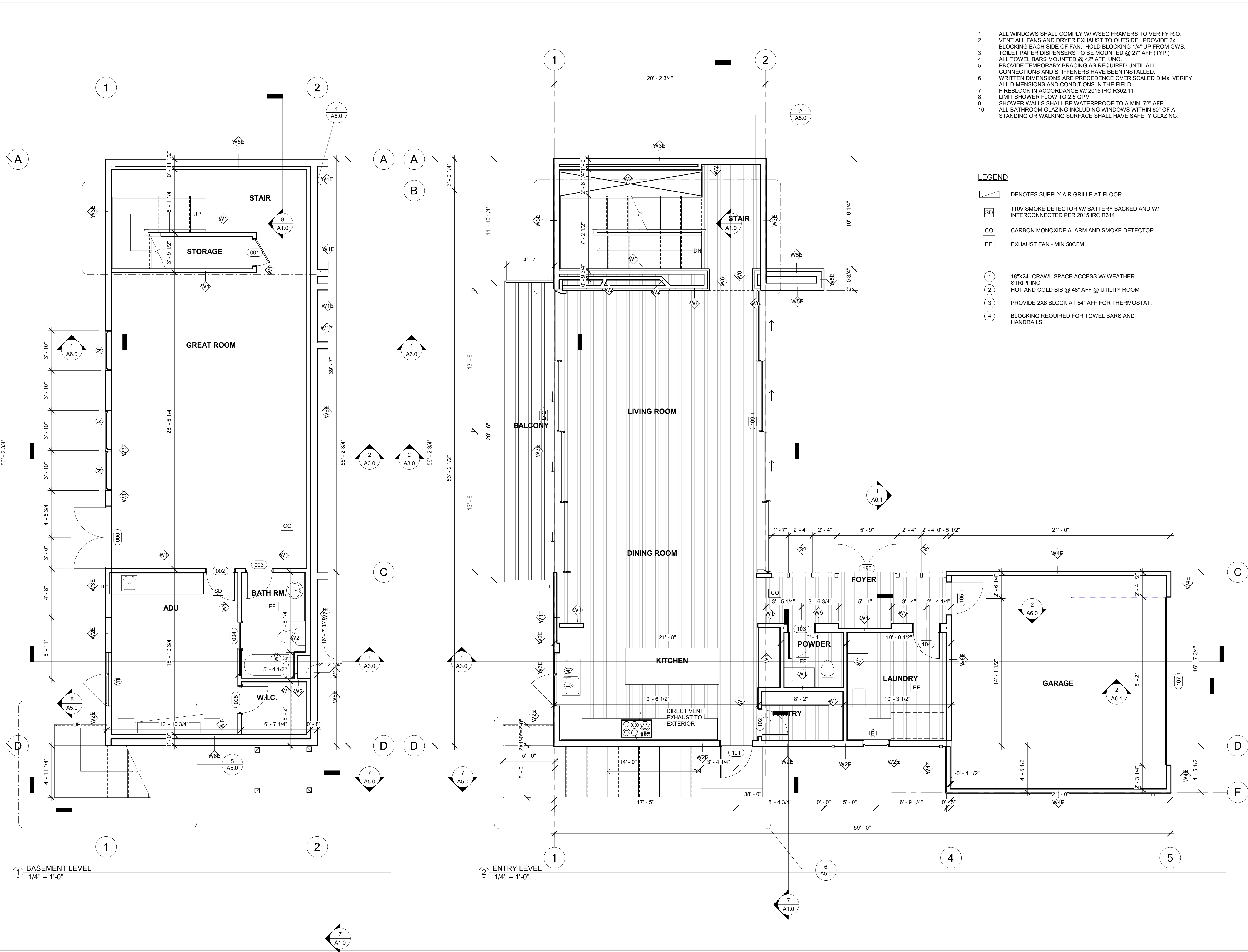
GRAPHIC SCALE  
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SCALE IN FEET

PROJECT NO.  
18-009

DRAWING NO.  
**A1.1**

REVISION NO.





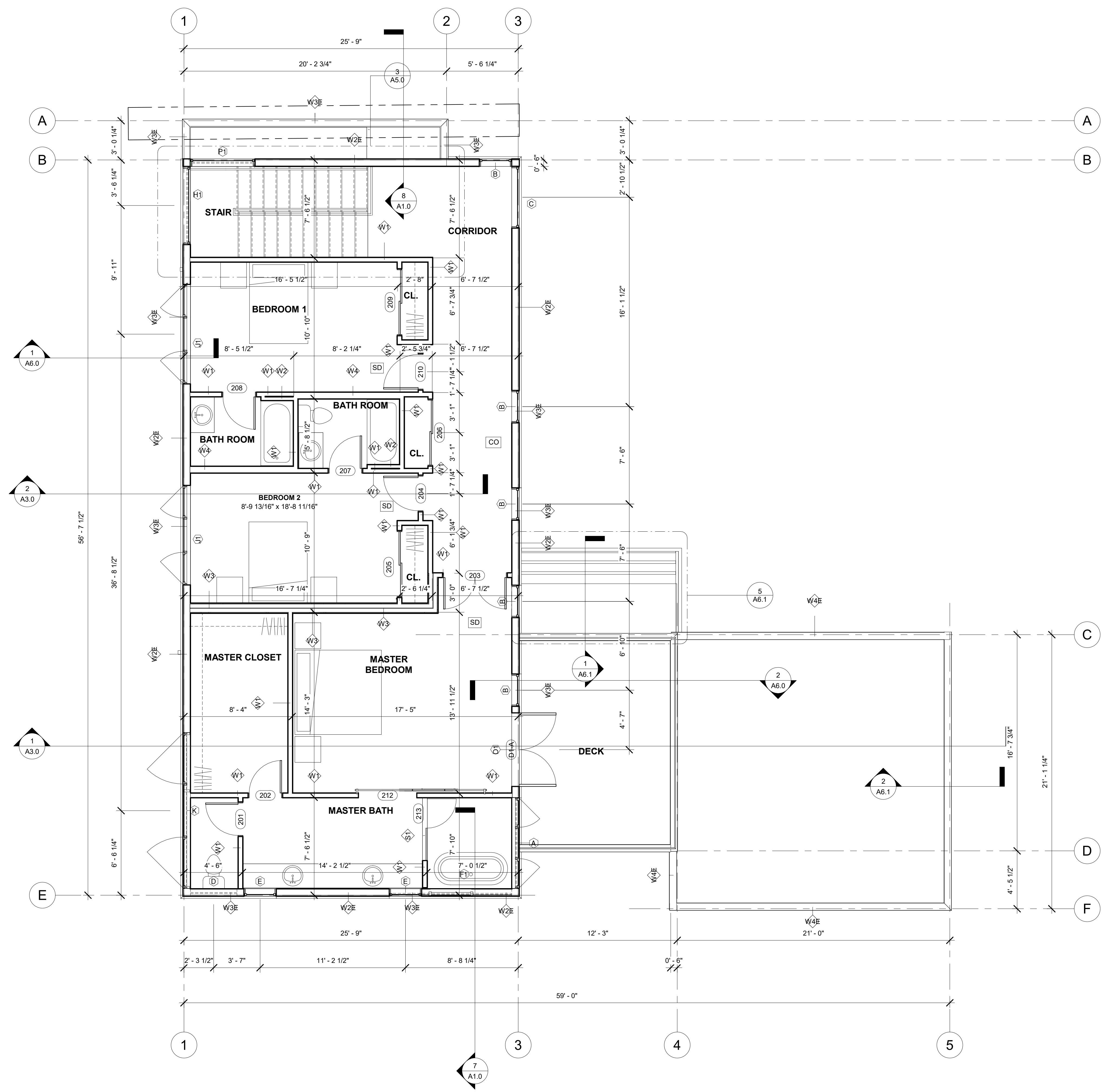
1. ALL WINDOWS SHALL COMPLY W/ WSEC FRAMERS TO VERIFY R.O.
2. VENT ALL FANS AND DRYER EXHAUST TO OUTSIDE. PROVIDE 2x BLOCKING EACH SIDE OF FAN, HOLD BLOCKING 1/4" UP FROM GWB.
3. TOILET PAPER DISPENSERS TO BE MOUNTED @ 27" AFF. (TYP.)
4. ALL TOWEL BARS MOUNTED @ 42" AFF. UNO.
5. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.
6. WRITTEN DIMENSIONS ARE PRECEDENCE OVER SCALED DIMS. VERIFY 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.

**LEGEND**

- DENOTES SUPPLY AIR GRILLE AT FLOOR
- 110V SMOKE DETECTOR W/ BATTERY BACKED AND W/ INTERCONNECTED PER 2015 IRC R314
- CARBON MONOXIDE ALARM AND SMOKE DETECTOR
- EXHAUST FAN - MIN 50CFM

- 18"x24" CRAWL SPACE ACCESS W/ WEATHER STRIPPING
- HOT AND COLD BIB @ 48" AFF @ UTILITY ROOM
- PROVIDE 2X8 BLOCK AT 54" AFF FOR THERMOSTAT.
- BLOCKING REQUIRED FOR TOWEL BARS AND HANDRAILS

PROJECT <b>PAEK RESIDENCE</b>	
ADDRESS 2215 80TH AVE SE MERCER ISLAND, WA 98040	
CLIENT <b>TIMOTHY PAEK</b>	
NO. ISSUED	
DATE	
REVISIONS	
DRAWING STATUS	
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600 108th Ave NE Suite 108 Bellevue WA 98004 425.559.7888 contact@mzaos.com	
STAMP	
DRAWING TITLE <b>BASEMENT &amp; GROUND FLOOR PLANS</b>	
DRAWN Author	DESIGNED Designer
DATE 06/05/18	
GRAPHIC SCALE As indicated	
PROJECT NO. 18-009	
DRAWING NO. <b>A2.1</b>	REVISION NO.





1 UPPER LEVEL  
1/4" = 1'-0"

1. ALL WINDOWS SHALL COMPLY W/ WSEC FRAMERS TO VERIFY R.O.
2. VENT ALL FANS AND DRYER EXHAUST TO OUTSIDE. PROVIDE 2x BLOCKING EACH SIDE OF FAN. HOLD BLOCKING 1/4" UP FROM GWB.
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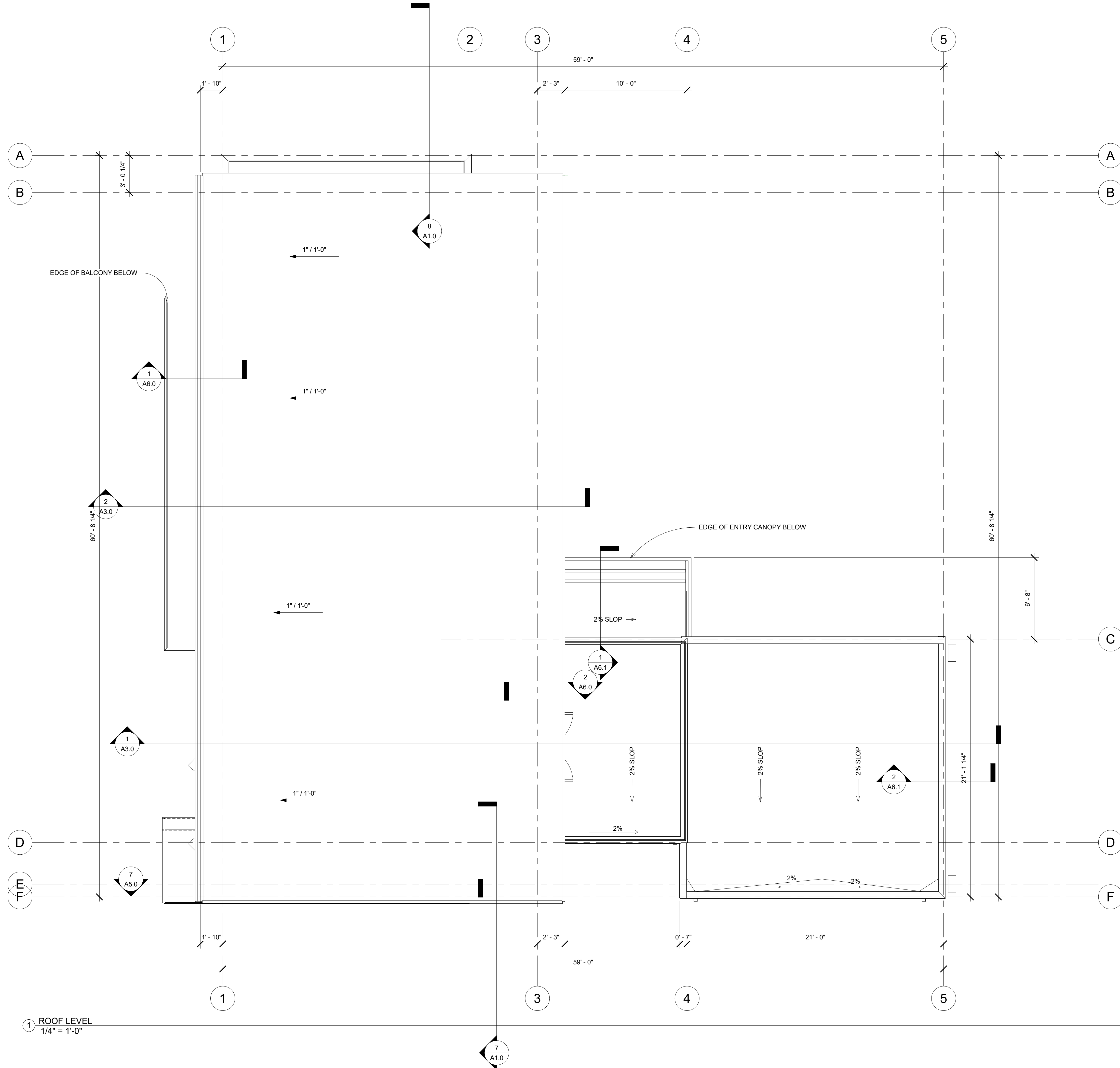
**LEGEND**

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- 110V SMOKE DETECTOR W/ BATTERY BACKED AND W/ INTERCONNECTED PER 2015 IRC R314
- CARBON MONOXIDE ALARM AND SMOKE DETECTOR
- EXHAUST FAN - MIN 50CFM

- 1 18"x24" CRAWL SPACE ACCESS W/ WEATHER STRIPPING
- 2 HOT AND COLD BIB @ 48" AFF @ UTILITY ROOM
- 3 PROVIDE 2X8 BLOCK AT 54" AFF FOR THERMOSTAT.
- 4 BLOCKING REQUIRED FOR TOWEL BARS AND HANDRAILS

PROJECT <b>PAEK RESIDENCE</b>	
ADDRESS 2215 80TH AVE SE MERCER ISLAND, WA 98040	
CLIENT <b>TIMOTHY PAEK</b>	
NO.	ISSUED
REVISIONS	
DRAWING STATUS	
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STAMP	
	
DRAWING TITLE <b>UPPER LEVEL PLAN</b>	
DRAWN Author	DESIGNED Designer
DATE 06/05/18	
GRAPHIC SCALE As indicated	
PROJECT NO. 18-009	
DRAWING NO. <b>A2.2</b>	REVISION NO.





1. ALL WINDOWS SHALL COMPLY W/ WSEC FRAMERS TO VERIFY R.O.
2. VENT ALL FANS AND DRYER EXHAUST TO OUTSIDE. PROVIDE 2x BLOCKING EACH SIDE OF FAN. HOLD BLOCKING 1/4" UP FROM GWB.
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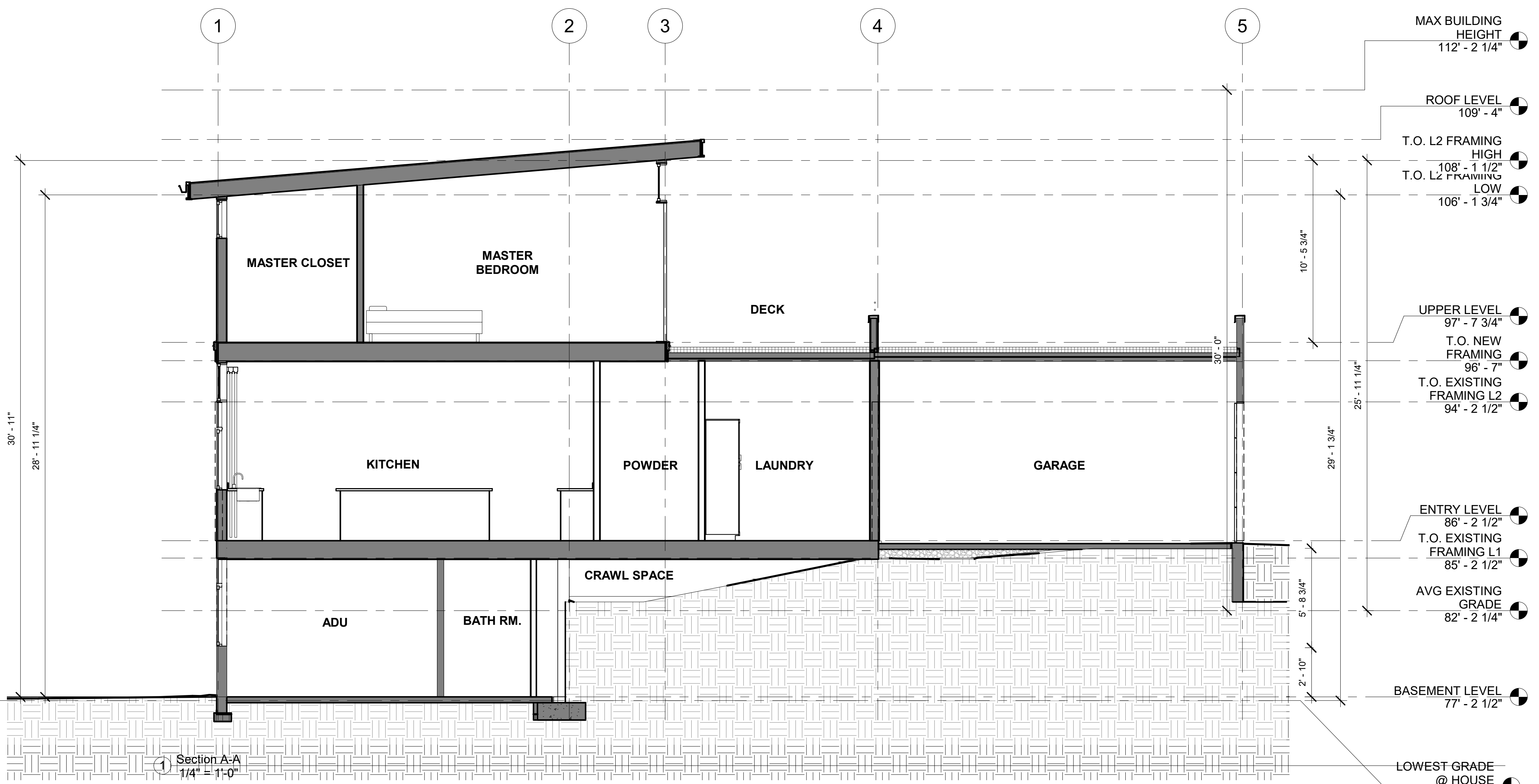
LEGEND

- 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 - MIN 50CFM

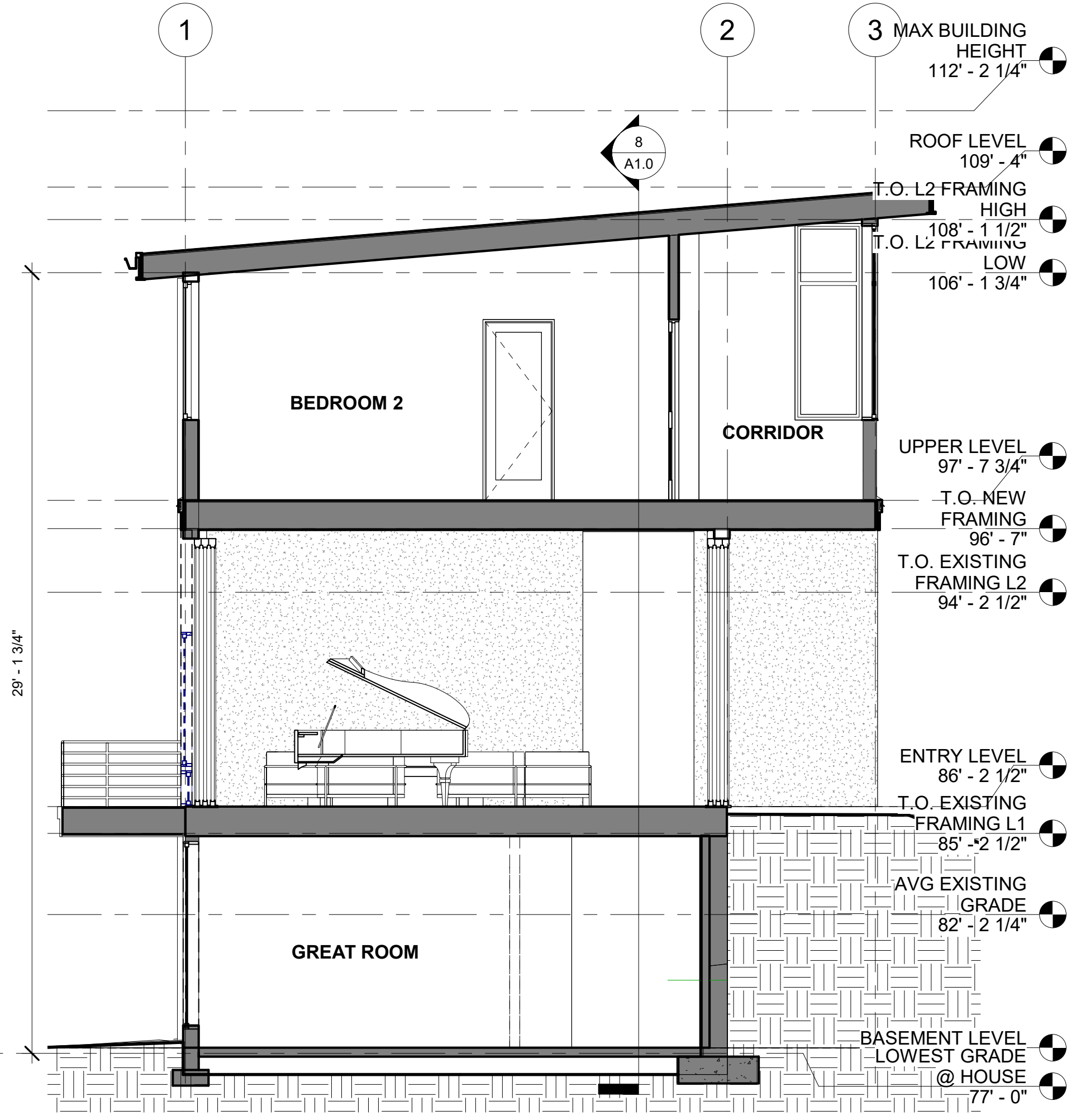
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ADDRESS 2215 80TH AVE SE MERCER ISLAND, WA 98040	
CLIENT TIMOTHY PAEK	
NO. ISSUED	
DATE	
REVISIONS	
DRAWING STATUS	
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STAMP	
DRAWING TITLE ROOF PLAN	
DRAWN Author	DESIGNED Designer
DATE 08/16/18	
GRAPHIC C SCALE As indicated	
PROJECT NO. 18-009	
DRAWING NO. A2.3	REVISION NO.


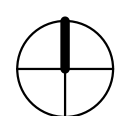
24"x36" Arch D - SHEET SIZE



1 Section A-A  
1/4" = 1'-0"

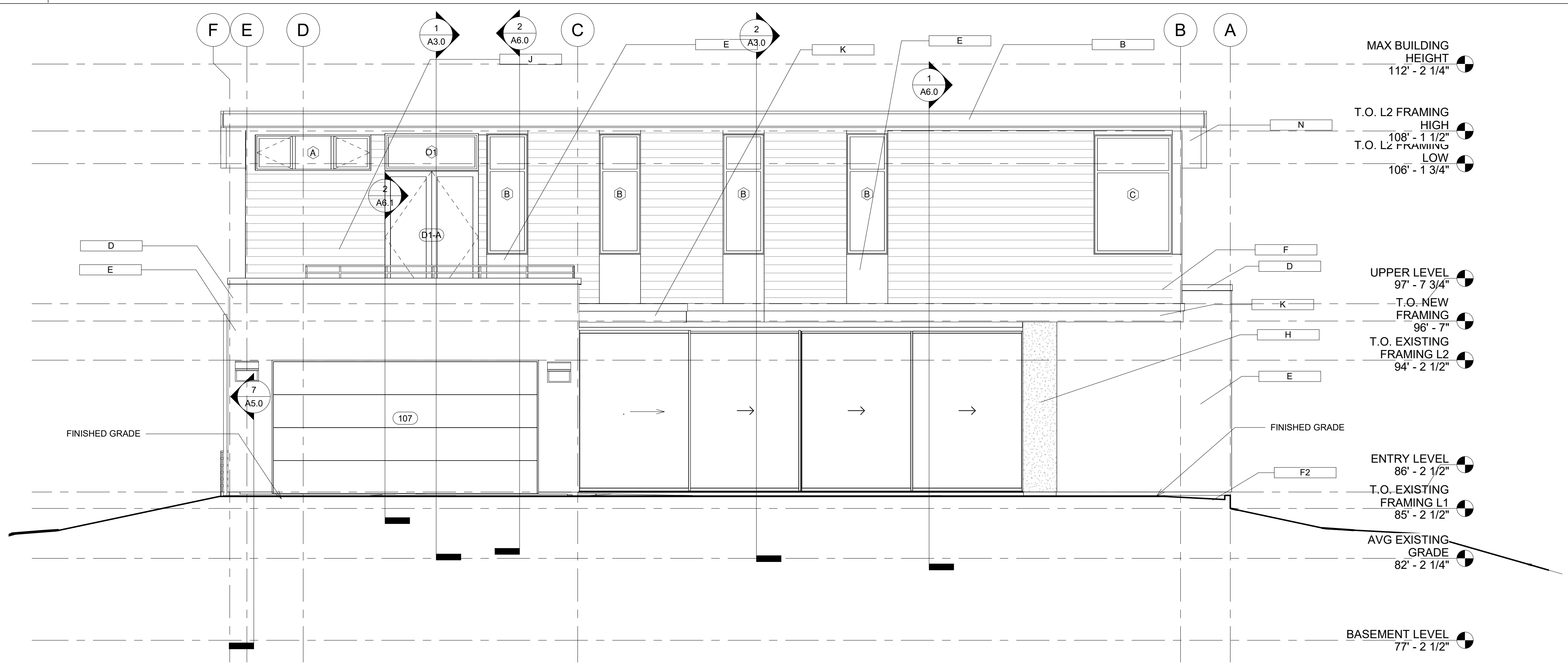


2 Section B-B  
1/4" = 1'-0"

PROJECT PAEK RESIDENCE	
ADDRESS 2215 80TH AVE SE MERCER ISLAND, WA 98040	
CLIENT TIMOTHY PAEK	
NO.	ISSUED
REVISIONS	DATE
DRAWING STATUS	
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STAMP	
DRAWING TITLE SECTION	
DRAWN Author	DESIGNED Designer
DATE 07/06/17	
GRAPHIC SCALE 1/4" = 1'-0"	
PROJECT NO. 18-009	
DRAWING NO. A3.0	REVISION NO.

FILE NAME  
PLOT TIME  
DATE

24"x36" Arch D - SHEET SIZE





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



2 WEST ELEVATION  
1/4" = 1'-0"

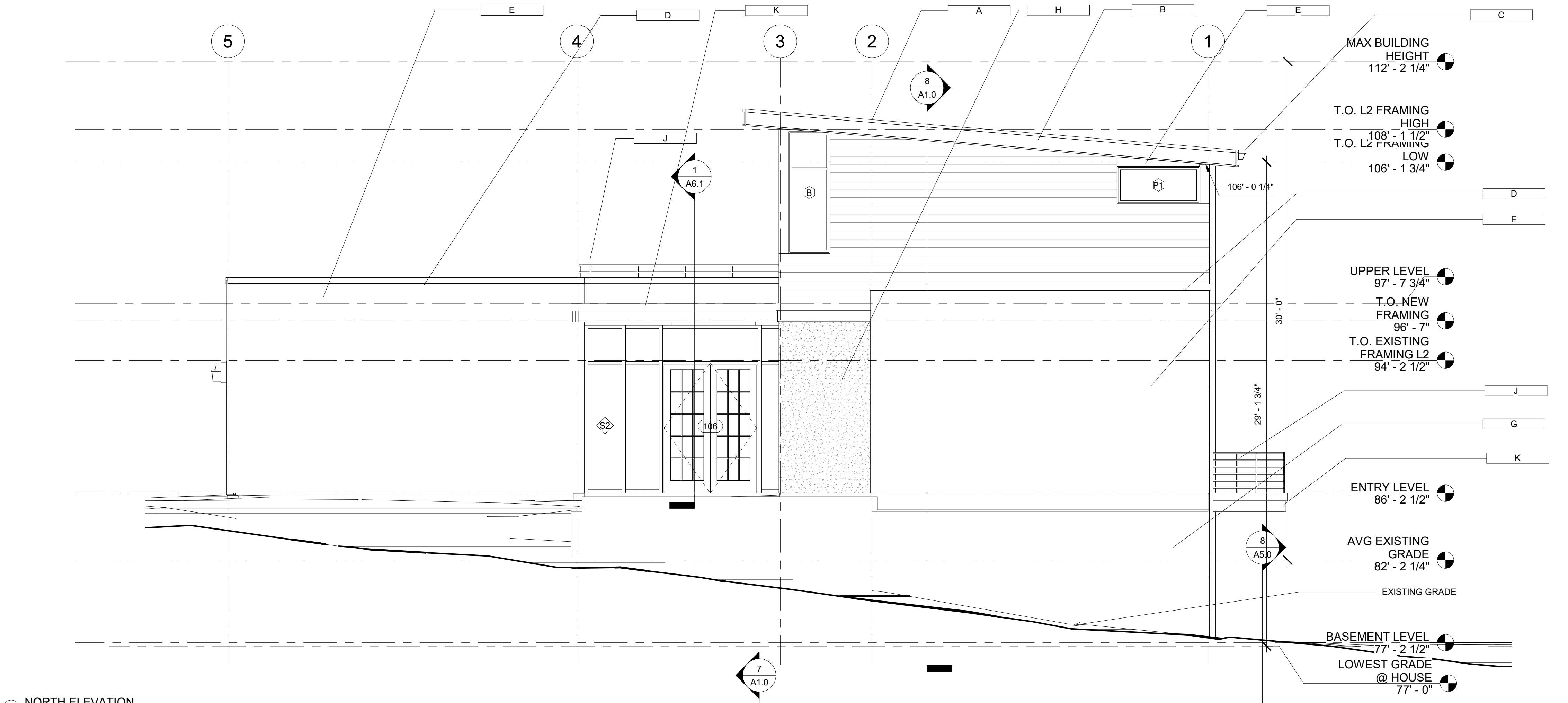
**KEYNOTES**

- (A) ASPHALT SHINGLE ROOFING  
25 YEAR ARCHITECTURAL COMPOSITION ROOFING: *CertainTeed, Presidential Solars 'Weathered Wood'*
- (B) WHITEWOOD FASCIA  
PRE-PRIMED WHITEWOOD 5/4x8 NOMINAL, COLOR: *Benjamin Moore, BM1596 'Nightfall'*
- (C) ALUMINUM GUTTER/DOWNSPOUT  
PRE-FINISHED ALUMINUM GUTTER  
COLOR: TO MATCH FASCIA
- (D) METAL COPING OVER WOOD TRIM  
MANUFACTURED METAL COPING 0/ 5/4" x 10" NOMINAL WOOD TRIM WITH PAINTED FINISH  
COLOR: *Benjamin Moore, BM1497 'Nightfall'*
- (E) FIBER CEMENT PANEL & BATTEN SIDING  
4/4" x 2" HARDI TRIM BATTENS AT 1'-0" O.C. OVER 5/16" SMOOTH FIBER CEMENT PANELS, PAINTED FINISH  
COLOR: *Benjamin Moore, BM1497 'Rolling Hills'*
- (F) FIBER CEMENT LAP SIDING (ACCENT COLOR)  
6.00" SELECT CEDARMILL EXPOSURE, ACCENT PAINTED FINISH  
COLOR: *Benjamin Moore, BM1498 'Forest Floor'*
- (G) CONCRETE WALL  
CAST-IN-PLACE CONCRETE  
COLOR TO MATCH: *Benjamin Moore, BM296 'Almond Bisque'*
- (H) ADHERED MANUFACTURED STONE VENEER  
DRY-STACK STONE VENEER WITH MATCHING WAINSCOT SILL CAP  
*Eldorado Stone, 'Alderwood'*
- (J) METAL RAILING  
PREMADE, METAL RAILING
- (K) HARDI TRIM, 6"  
5/4" x 6", PAINTED FINISH  
THROUGH-WALL FLASHING AT TOP EDGE AT ALL HORIZONTAL CONDITIONS  
COLOR: *Benjamin Moore, BM1503 'Texas Sage'*
- (L) TIMBER / WOOD ACCENTS  
PAINTED WOOD ACCENTS, ASSEMBLY PER RELATED ARCHITECTURAL DETAILS  
COLOR: *Benjamin Moore, BM1085 'Vero Beach Tan'*

PROJECT <b>PAEK RESIDENCE</b>	
ADDRESS 2215 80TH AVE SE MERCER ISLAND, WA 98040	
CLIENT <b>TIMOTHY PAEK</b>	
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 ARCHITECTURE 600 108th Ave NE Suite 108 Bellevue WA 98004 425.559.7888 contact@mzaos.com	
STAMP	
	
DRAWING TITLE <b>EAST &amp; WEST ELEVATIONS</b>	
DRAWN Author	DESIGNED Designer
DATE 08/02/18	
GRAPHIC SCALE As indicated	
PROJECT NO. 18-009	
DRAWING NO. <b>A4.0</b>	REVISION NO.

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

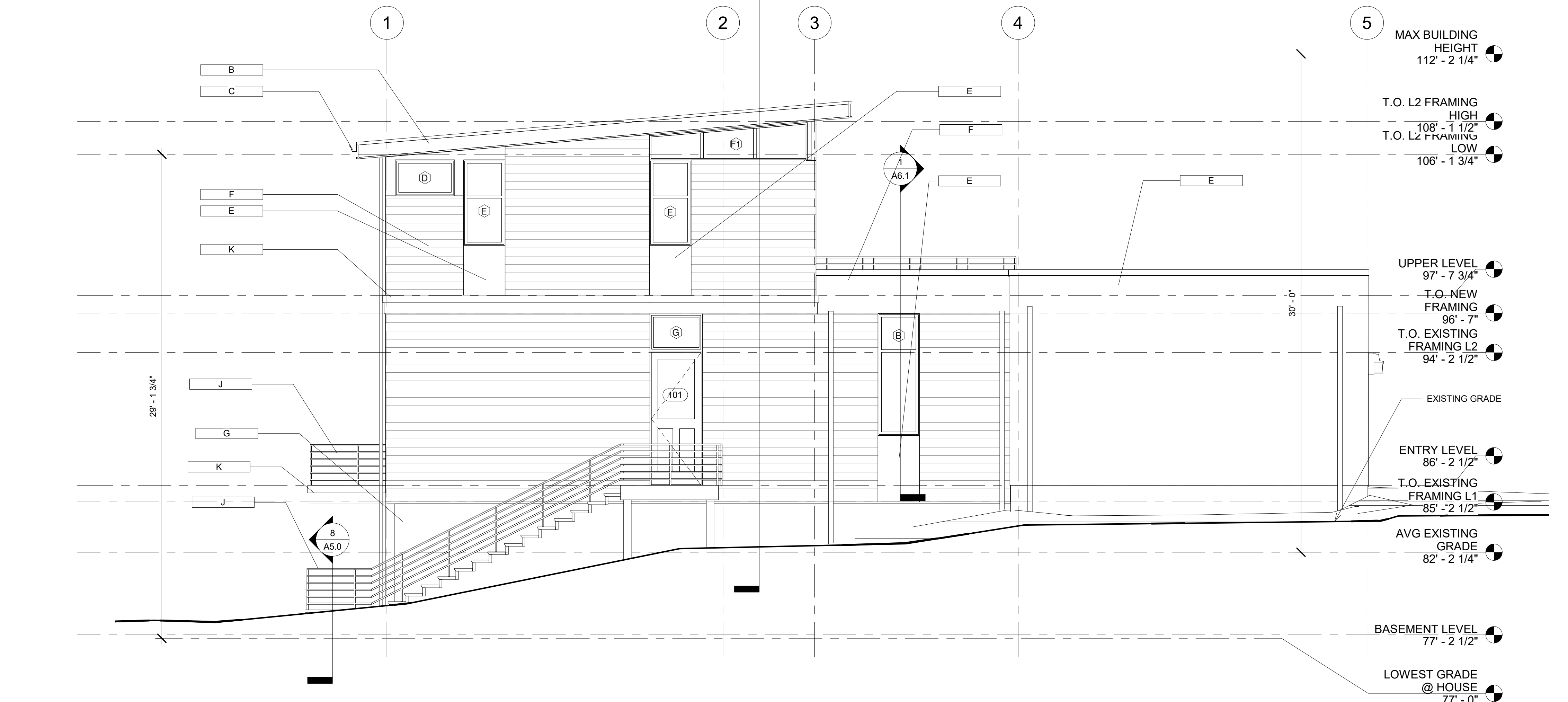
FILE NAME  
PLOT DATE



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



**KEYNOTES**

- A ASPHALT SHINGLE ROOFING  
25 YEAR ARCHITECTURAL COMPOSITION  
ROOFING: *Certainteed, Presidential Solaris*  
*'Weathered Wood'*
- B WHITEWOOD FASCIA  
PRE-PRIMED WHITEWOOD 5/4x8 NOMINAL  
COLOR: *Benjamin Moore, BM1596 'Nightfall'*
- C ALUMINUM GUTTER/DOWNSPOUT  
PRE-FINISHED ALUMINUM GUTTER  
COLOR: TO MATCH FASCIA
- D METAL COPING OVER WOOD TRIM  
MANUFACTURED METAL COPING 0/ 5/4" x 10"  
NOMINAL WOOD TRIM WITH PAINTED FINISH  
COLOR: *Benjamin Moore, BM1596 'Nightfall'*
- E FIBER CEMENT PANEL & BATTEN SIDING  
4/4" x 2" HARDI TRIM BATTENS AT 1'-0" O.C.  
OVER 5/16" SMOOTH FIBER CEMENT  
PANELS, PAINTED FINISH  
COLOR: *Benjamin Moore, BM1497 'Rolling Hills'*
- F FIBER CEMENT LAP SIDING (ACCENT  
COLOR)  
6/00" SELECT CEDARMILL EXPOSURE,  
ACCENT PAINTED FINISH  
COLOR: *Benjamin Moore, BM1498 'Forest Floor'*
- G CONCRETE WALL  
CAST-IN-PLACE CONCRETE  
COLOR TO MATCH: *Benjamin Moore,*  
*BM296 'Almond Bisque'*
- H ADHERED MANUFACTURED STONE VENEER  
DRystack STONE VENEER WITH MATCHING  
WAINSCOT SILL CAP  
*Eldorado Stone, 'Alderwood'*
- J METAL RAILING  
PREMADE, METAL RAILING
- K HARDI TRIM, 6"  
5/4" x 6", PAINTED FINISH  
THROUGH-WALL FLASHING AT TOP  
EDGE AT ALL HORIZONTAL CONDITIONS  
COLOR: *Benjamin Moore, BM1503 'Texas Sage'*
- L TIMBER / WOOD ACCENTS  
PAINTED WOOD ACCENTS, ASSEMBLY PER  
RELATED ARCHITECTURAL DETAILS  
COLOR: *Benjamin Moore, BM1085 'Vero Beach  
Tan'*

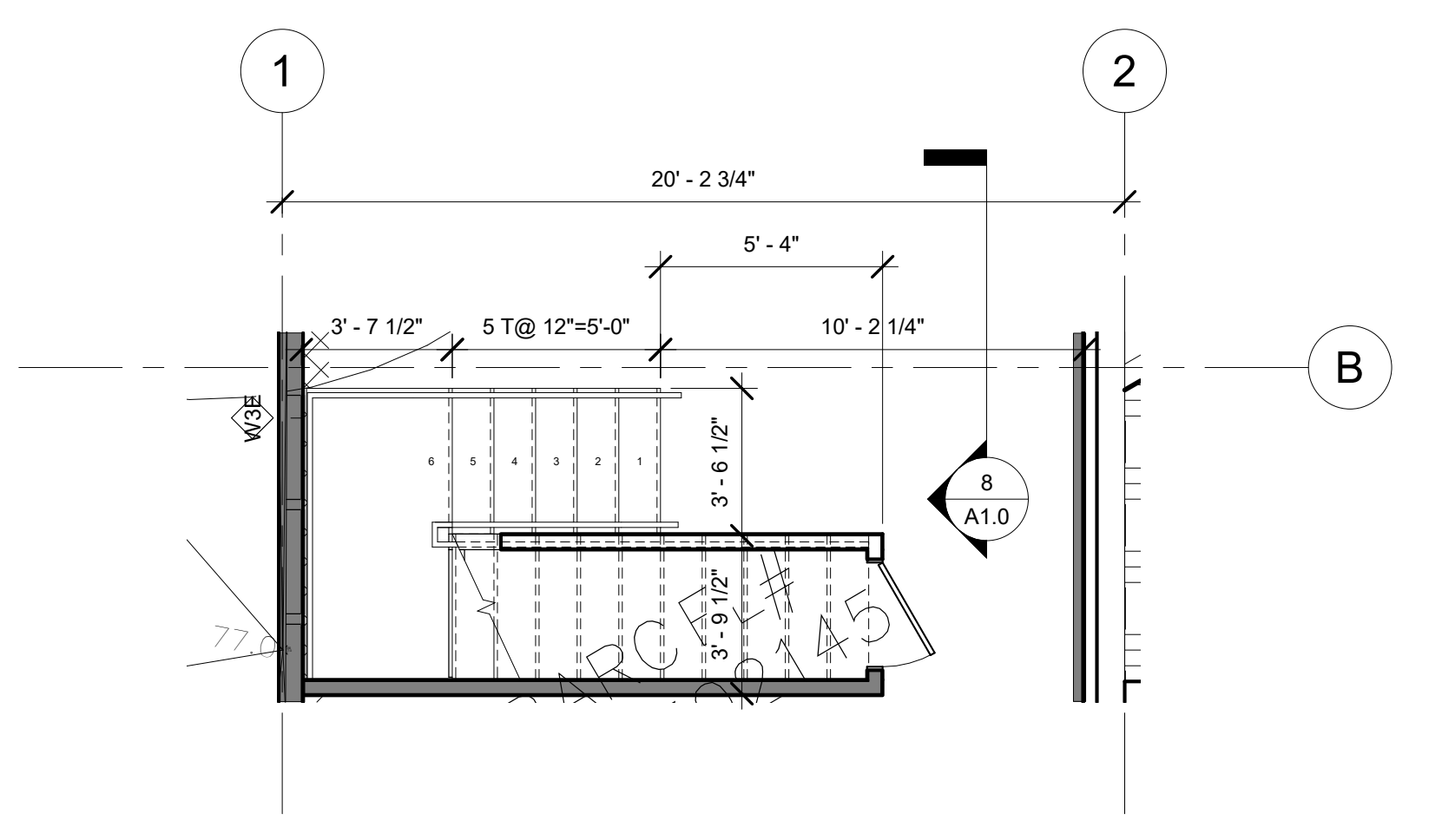


2 SOUTH ELEVATION  
1/4" = 1'-0"

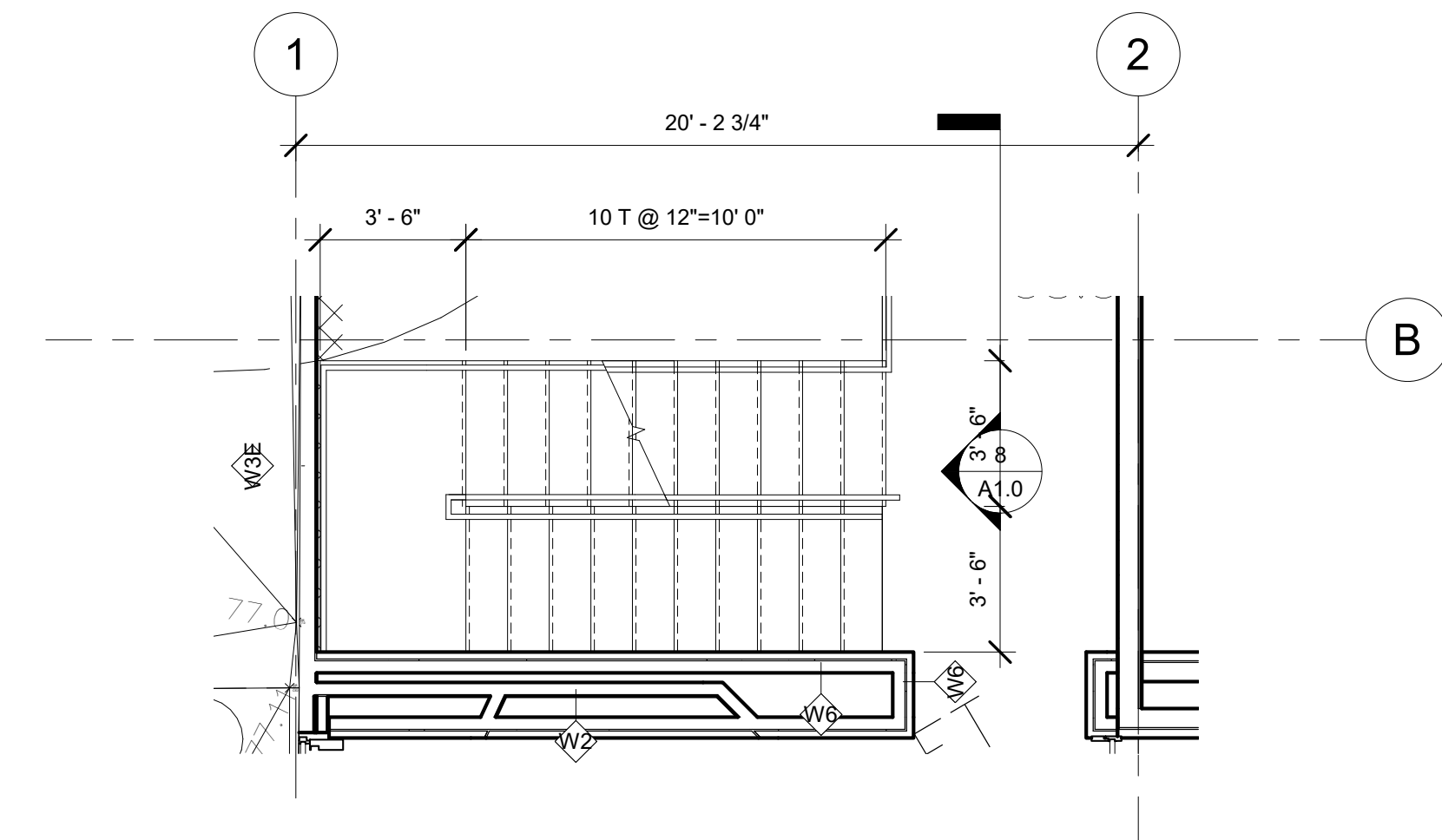
1. PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTER FLASHING AT ALL ROOF PENETRATIONS
2. PROVIDE WEATHER STRIPPING AT ALL DOORS. CAULK ALL JOINTS AND PENETRATIONS IN EXTERIOR WALLS.
3. PROVIDE BUILDING IDENTIFICATION ADDRESS NUMBERS THAT ARE PLAINLY VISIBLE FROM THE STREET OR ROAD COMPLIANT WITH 2015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

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CLIENT <b>TIMOTHY PAEK</b>	
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DRAWING TITLE <b>NORTH &amp; SOUTH ELEVATIONS</b>	
DRAWN Author	DESIGNED Designer
DATE 08/02/18	
GRAPHIC C SCALE As indicated	
PROJECT NO. 18-009	
DRAWING NO. <b>A4.1</b>	REVISION NO.

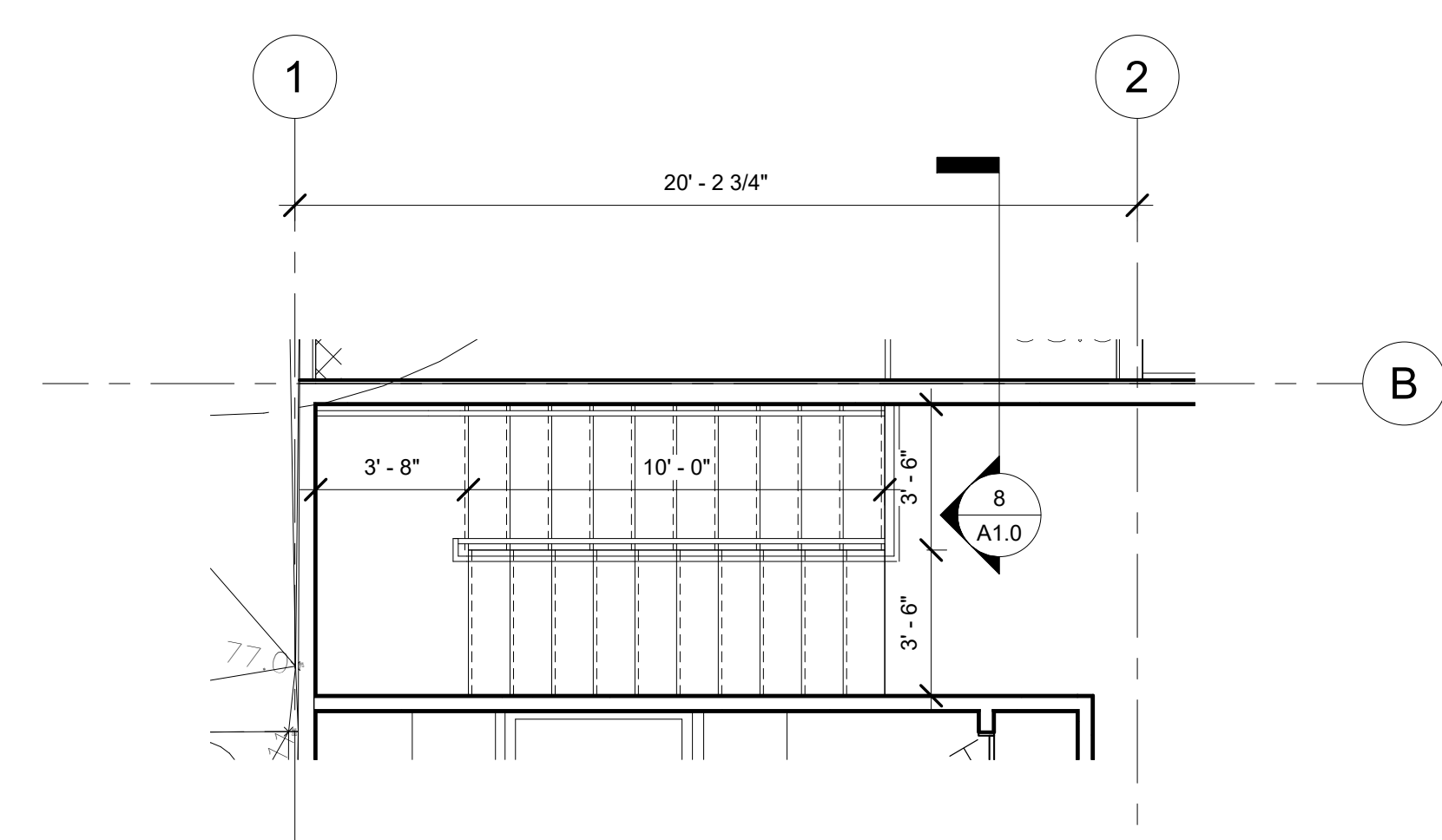
24"x36" Arch D - SHEET SIZE



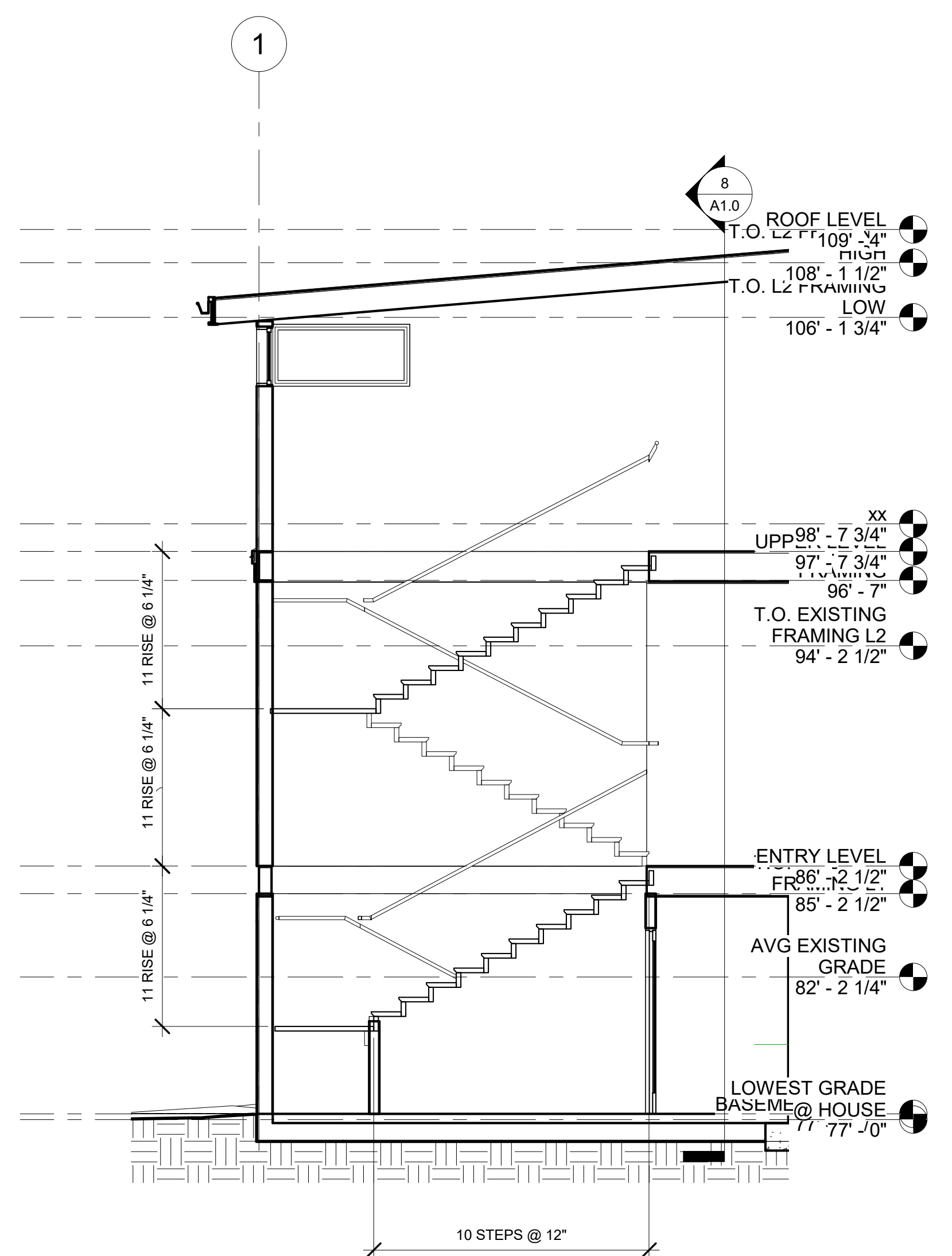
1 BASEMENT LEVEL - STAIR 1  
1/4" = 1'-0"



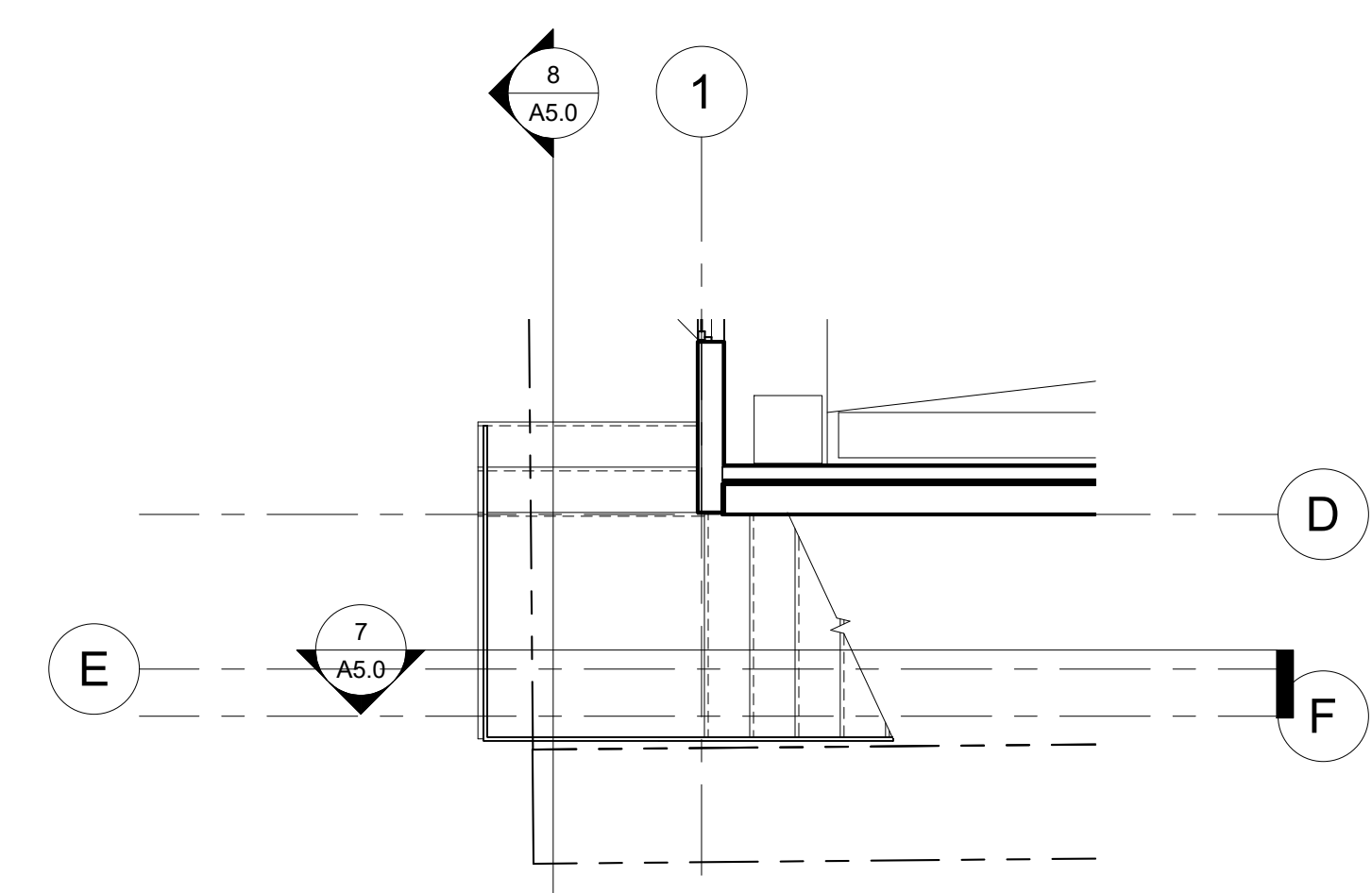
2 ENTRY LEVEL - STAIR 1  
1/4" = 1'-0"



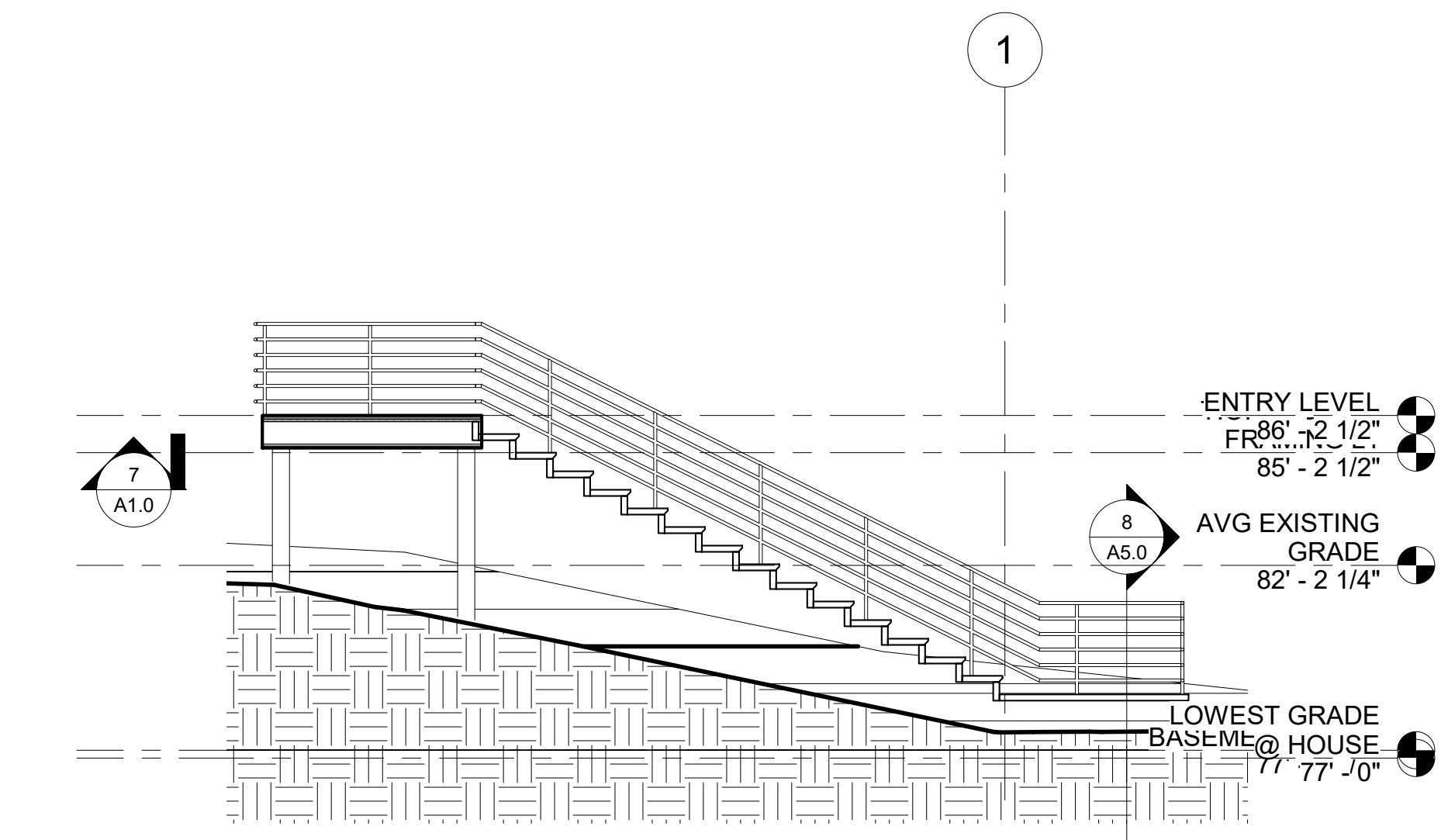
3 UPPER LEVEL - STAIR 1  
1/4" = 1'-0"



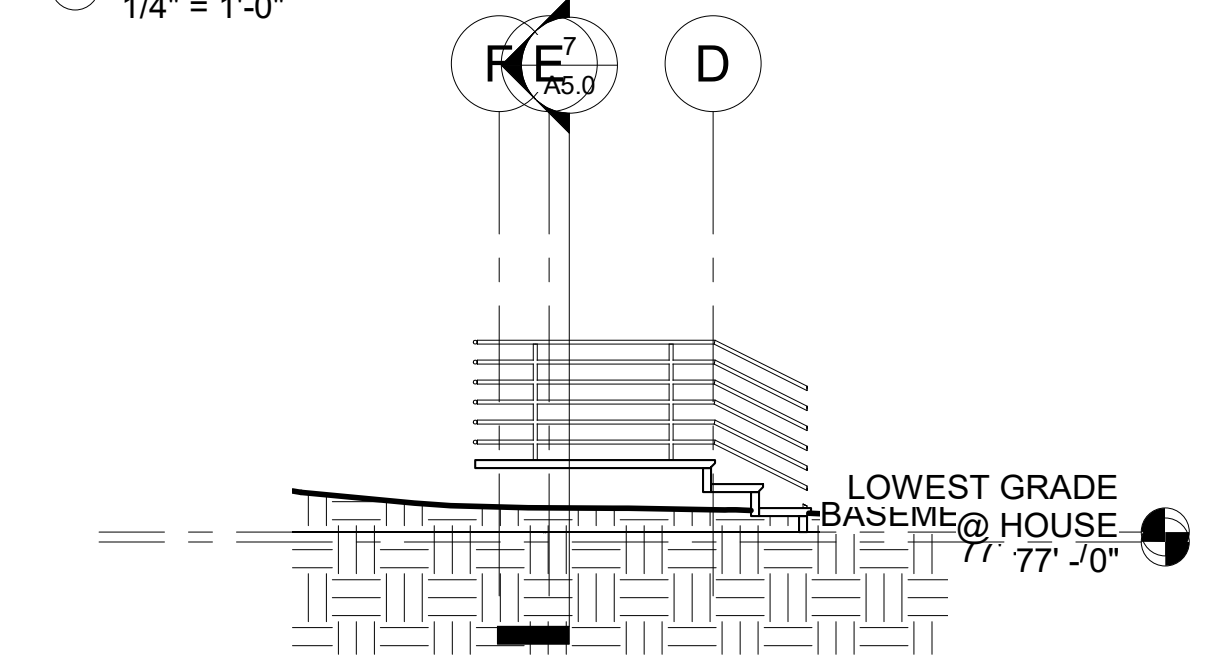
4 Section 19  
1/4" = 1'-0"



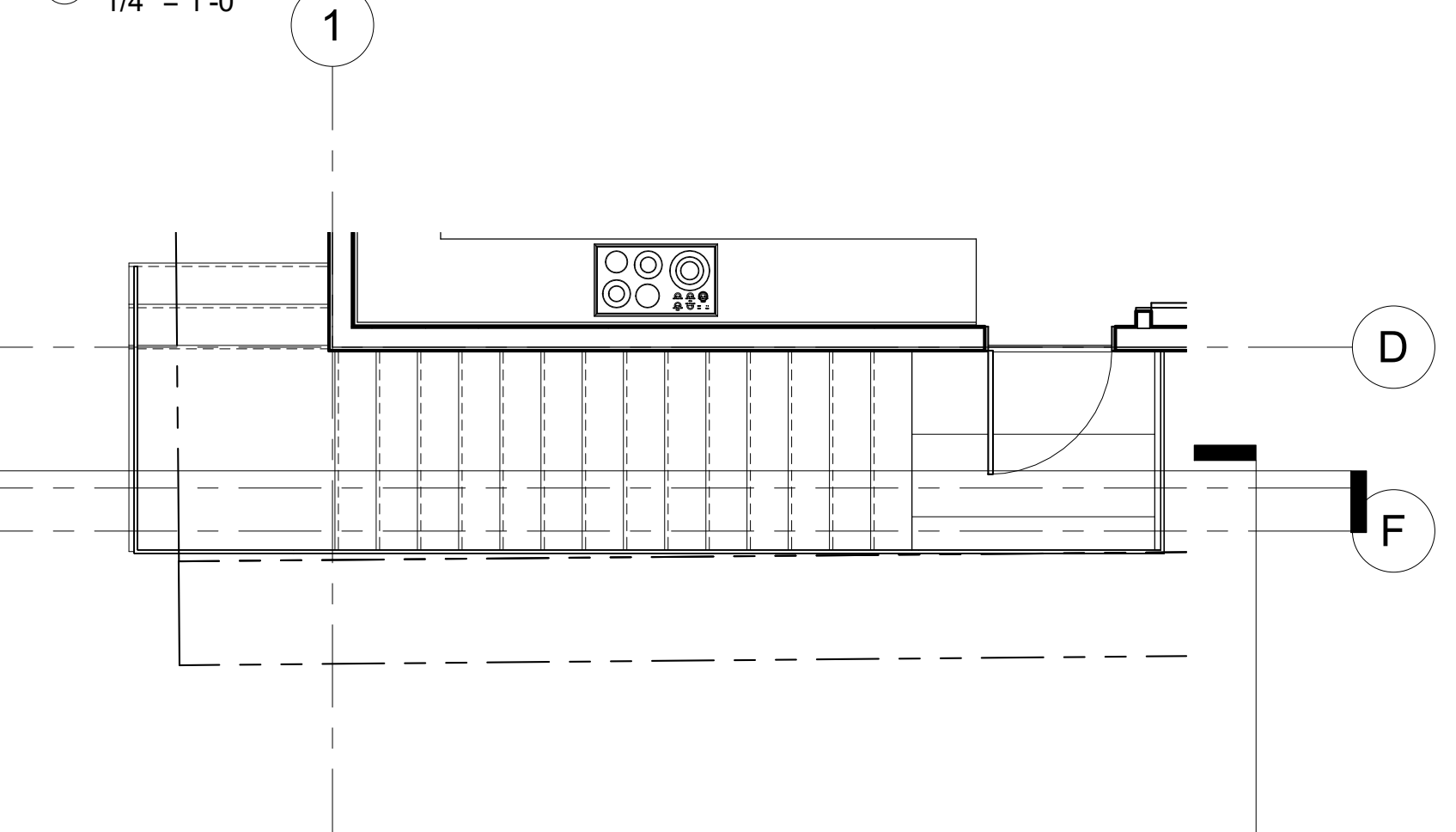
5 BASEMENT LEVEL - STAIR 2  
1/4" = 1'-0"





7 Section C-C  
1/4" = 1'-0"



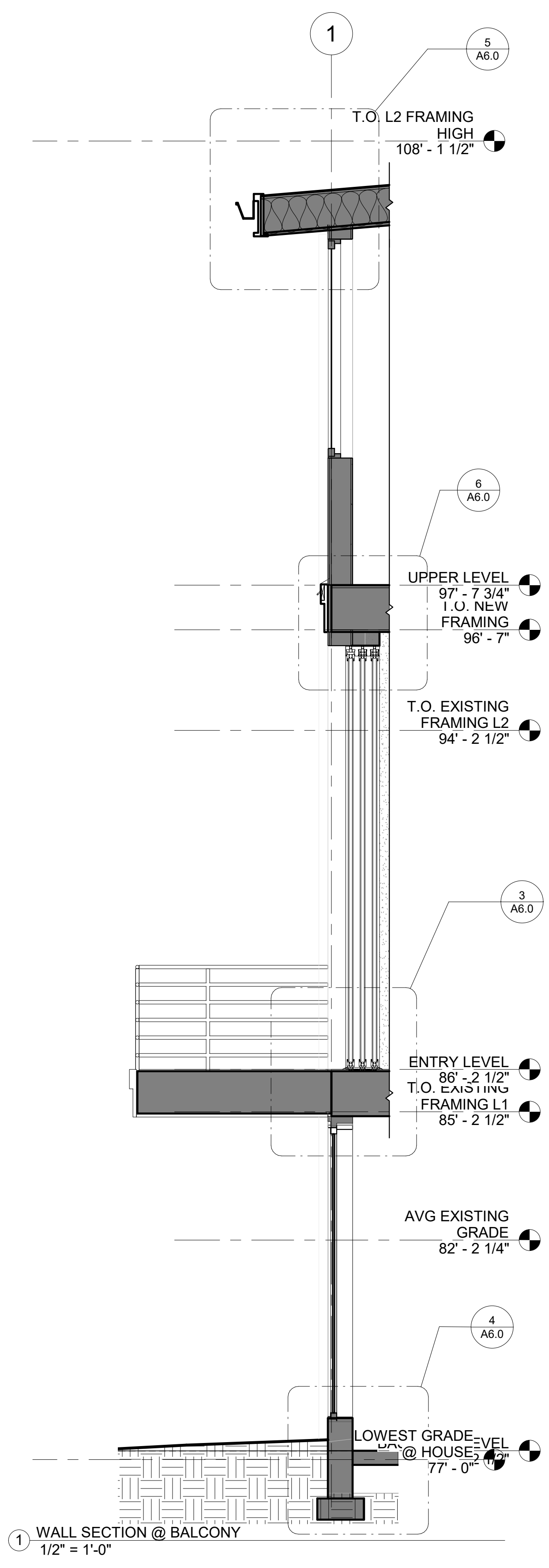
8 Section D-D  
1/4" = 1'-0"



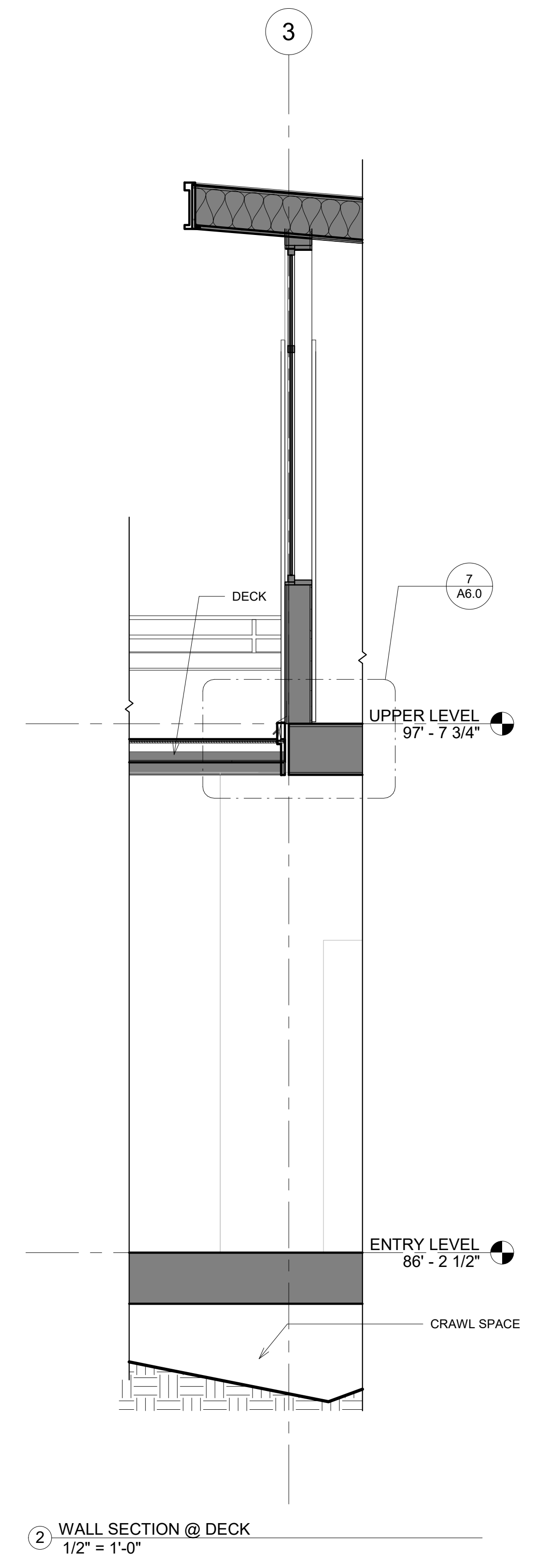
6 ENTRY LEVEL - STAIR 2  
1/4" = 1'-0"

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DRAWING TITLE VERTICAL CIRCULATION	
DRAWN Author	DESIGNED Designer
DATE 07/06/17	
GRAPHIC SCALE 1/4" = 1'-0"	
PROJECT NO. 18-009	
DRAWING NO. A5.0	REVISION NO.

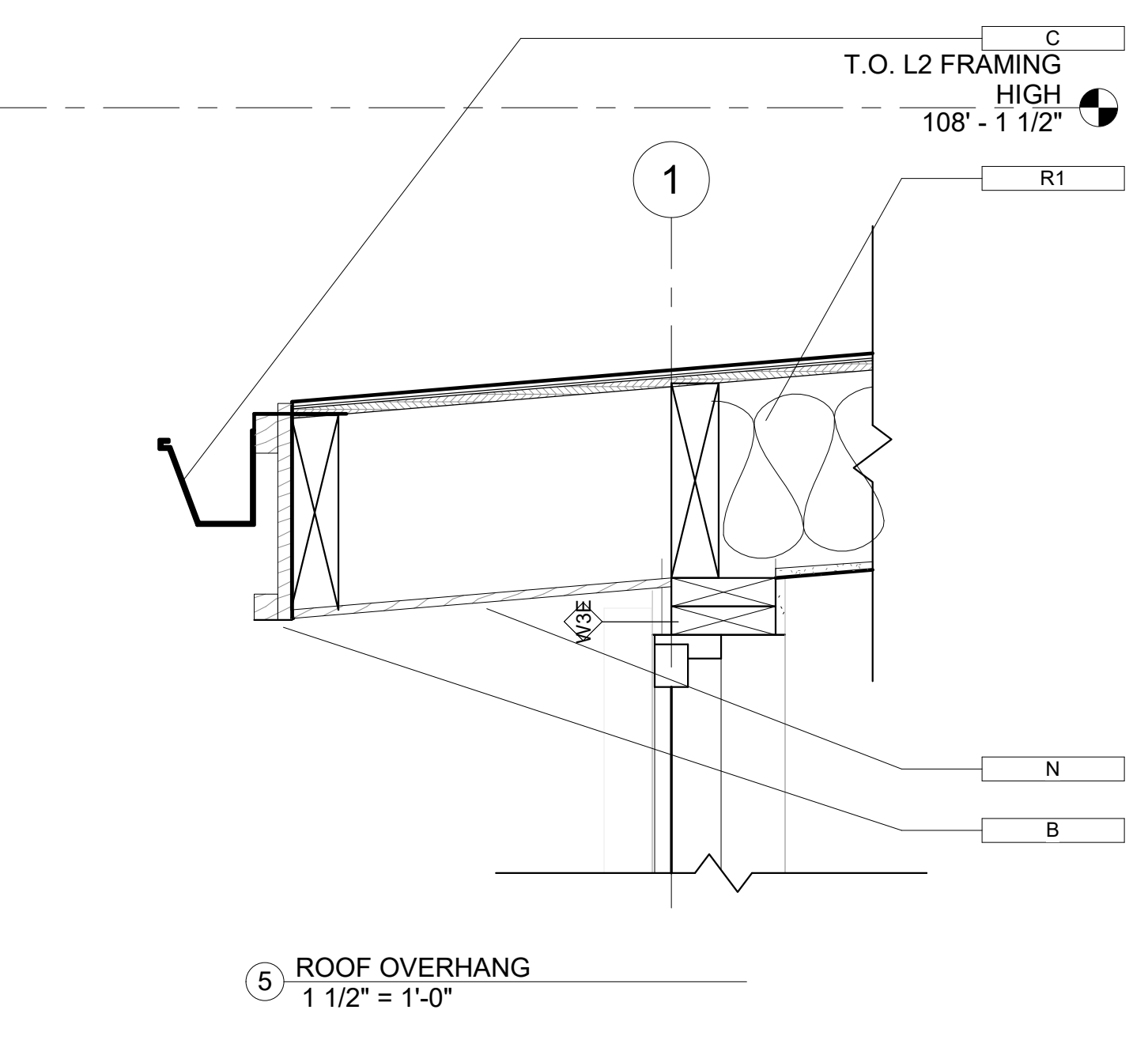
FILE NAME  
PLOT TIME  
DATE



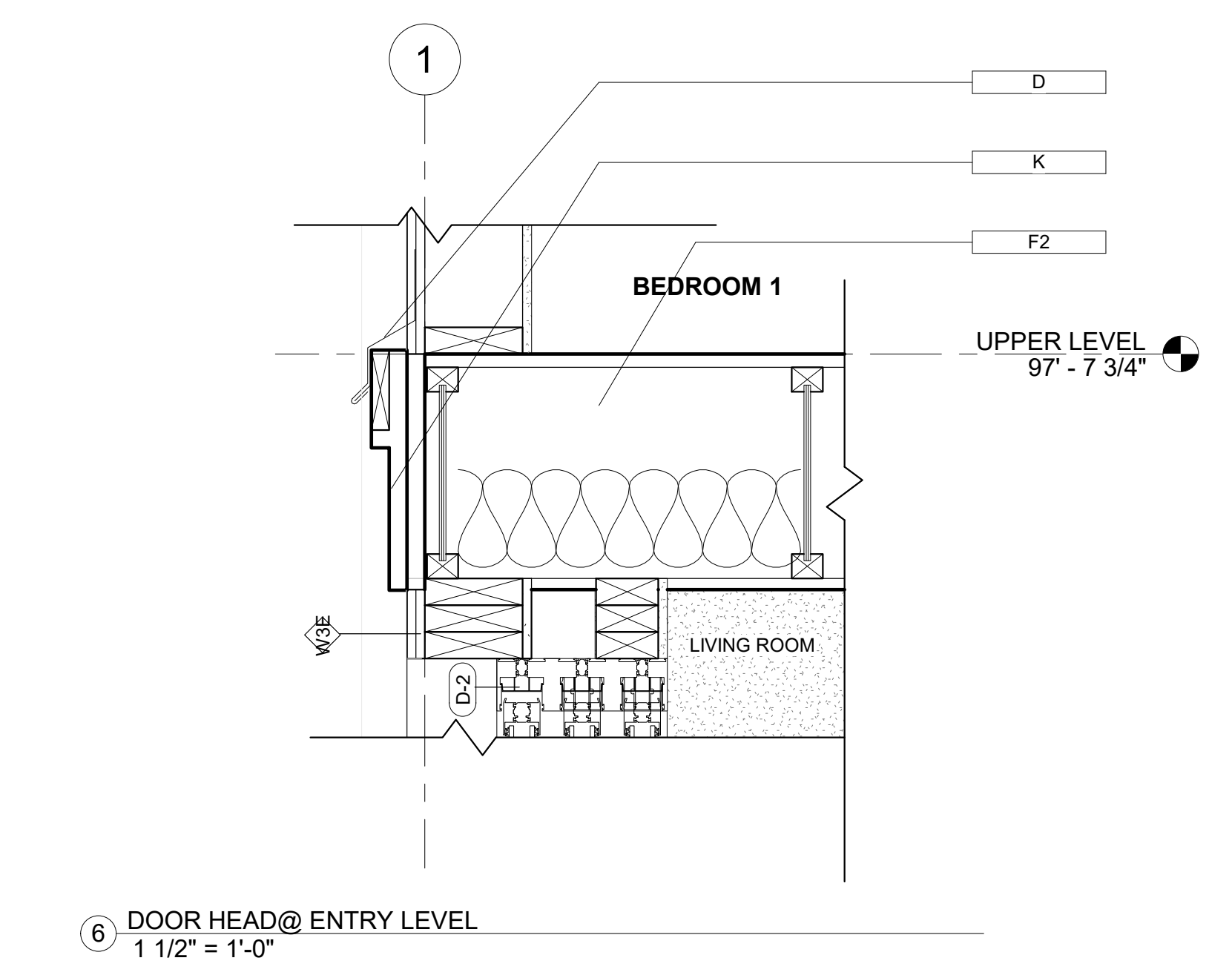
1 WALL SECTION @ BALCONY  
1/2" = 1'-0"



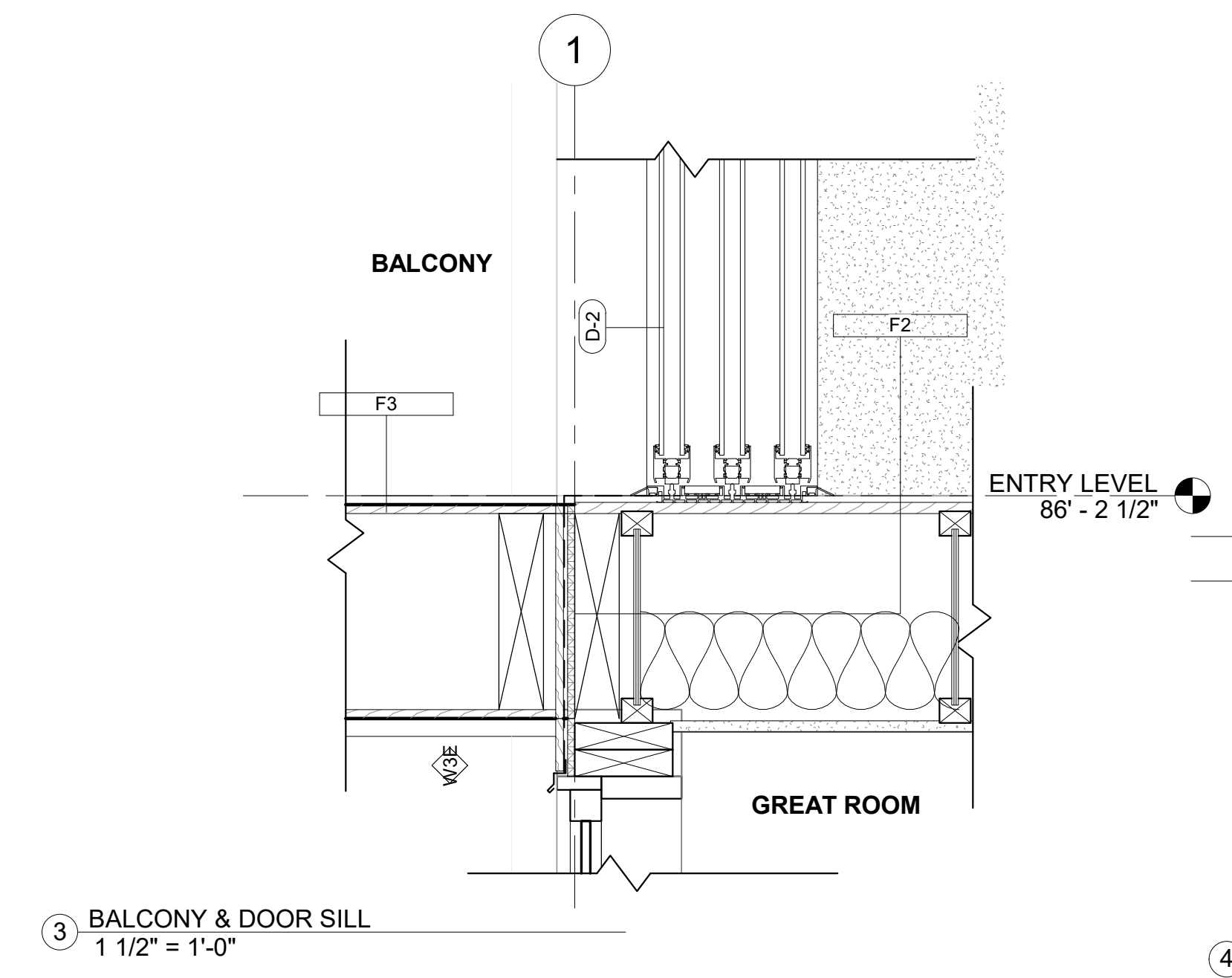
2 WALL SECTION @ DECK  
1/2" = 1'-0"



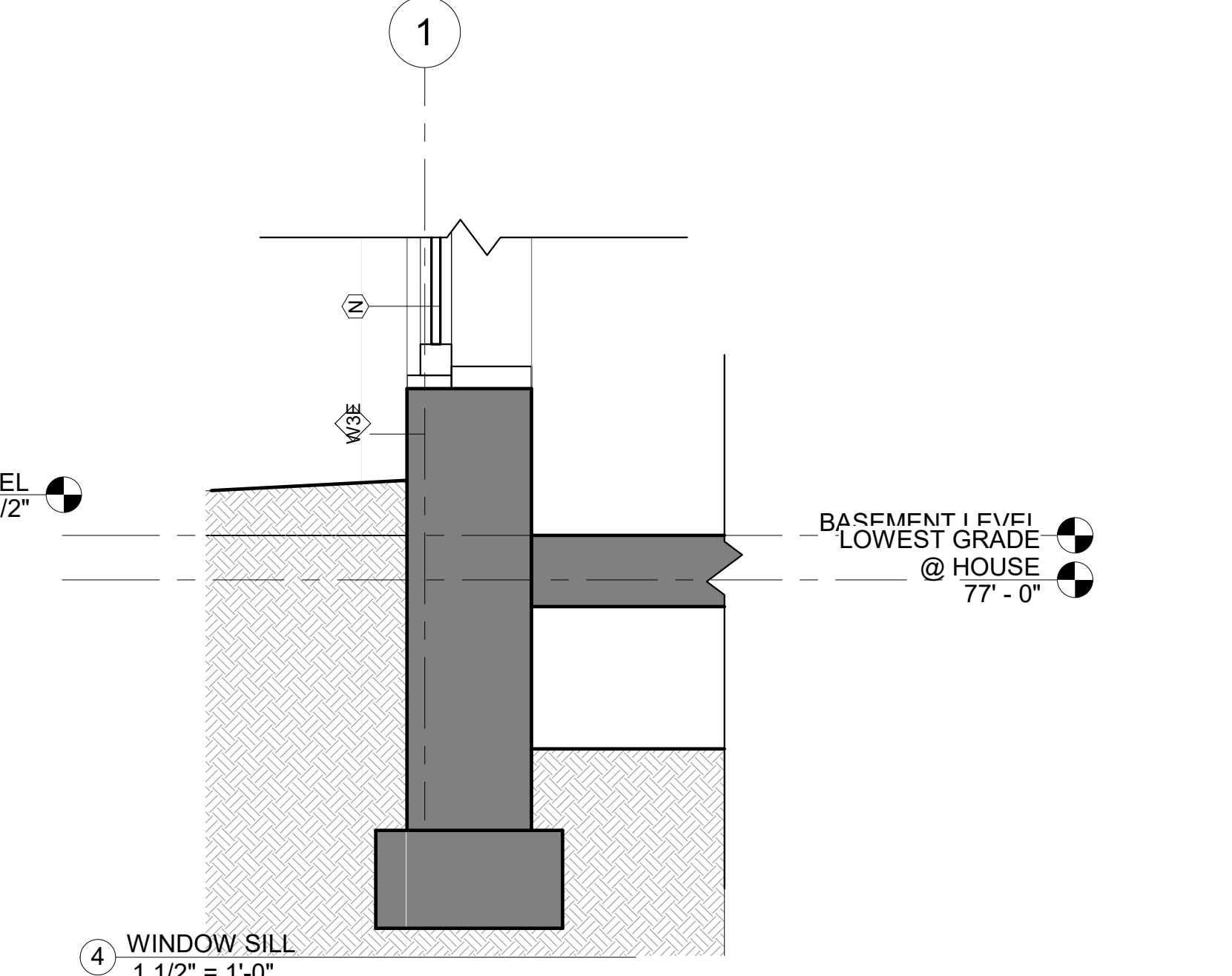
5 ROOF OVERHANG  
1 1/2" = 1'-0"



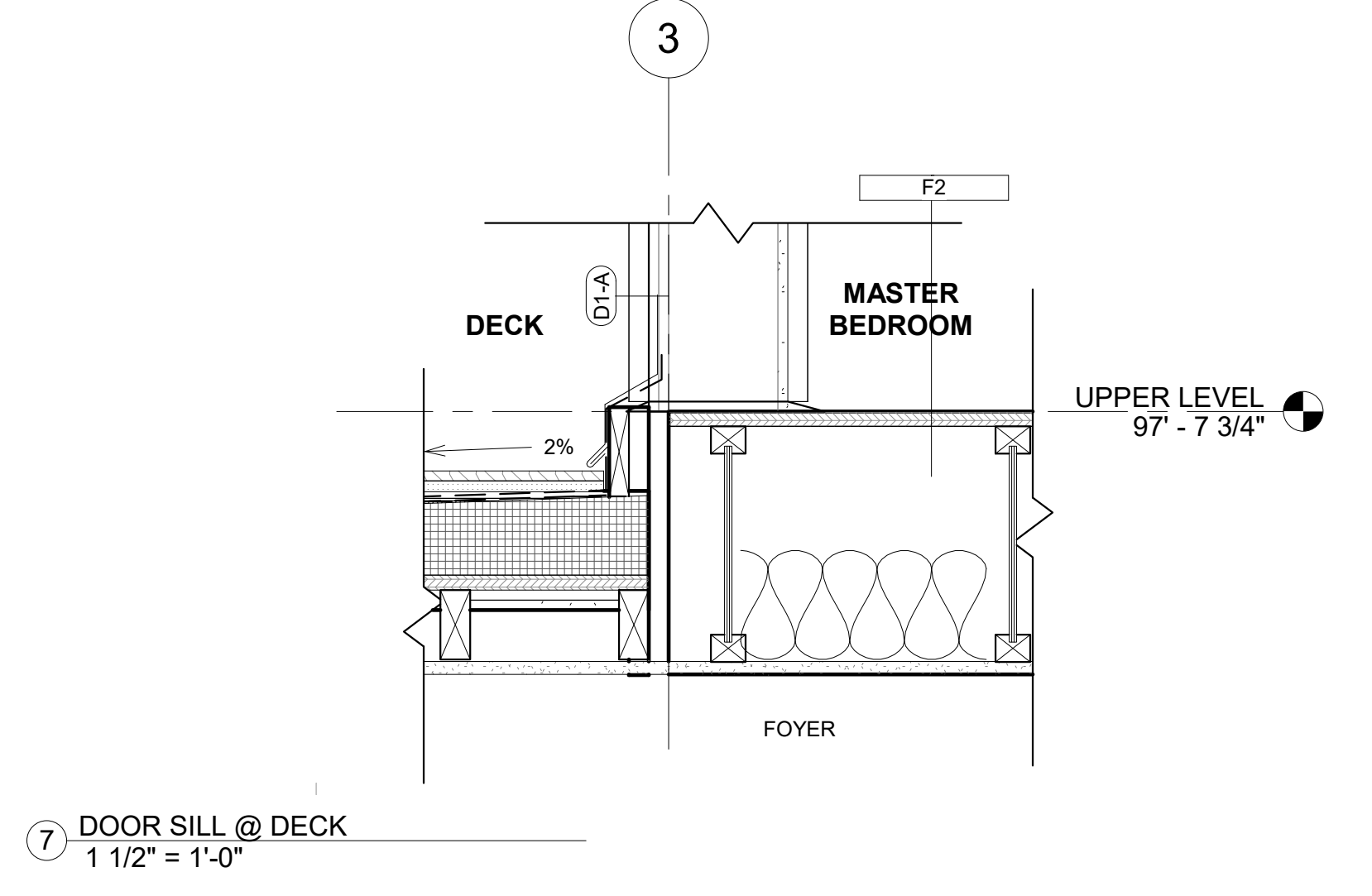
6 DOOR HEAD @ ENTRY LEVEL  
1 1/2" = 1'-0"





3 BALCONY & DOOR SILL  
1 1/2" = 1'-0"





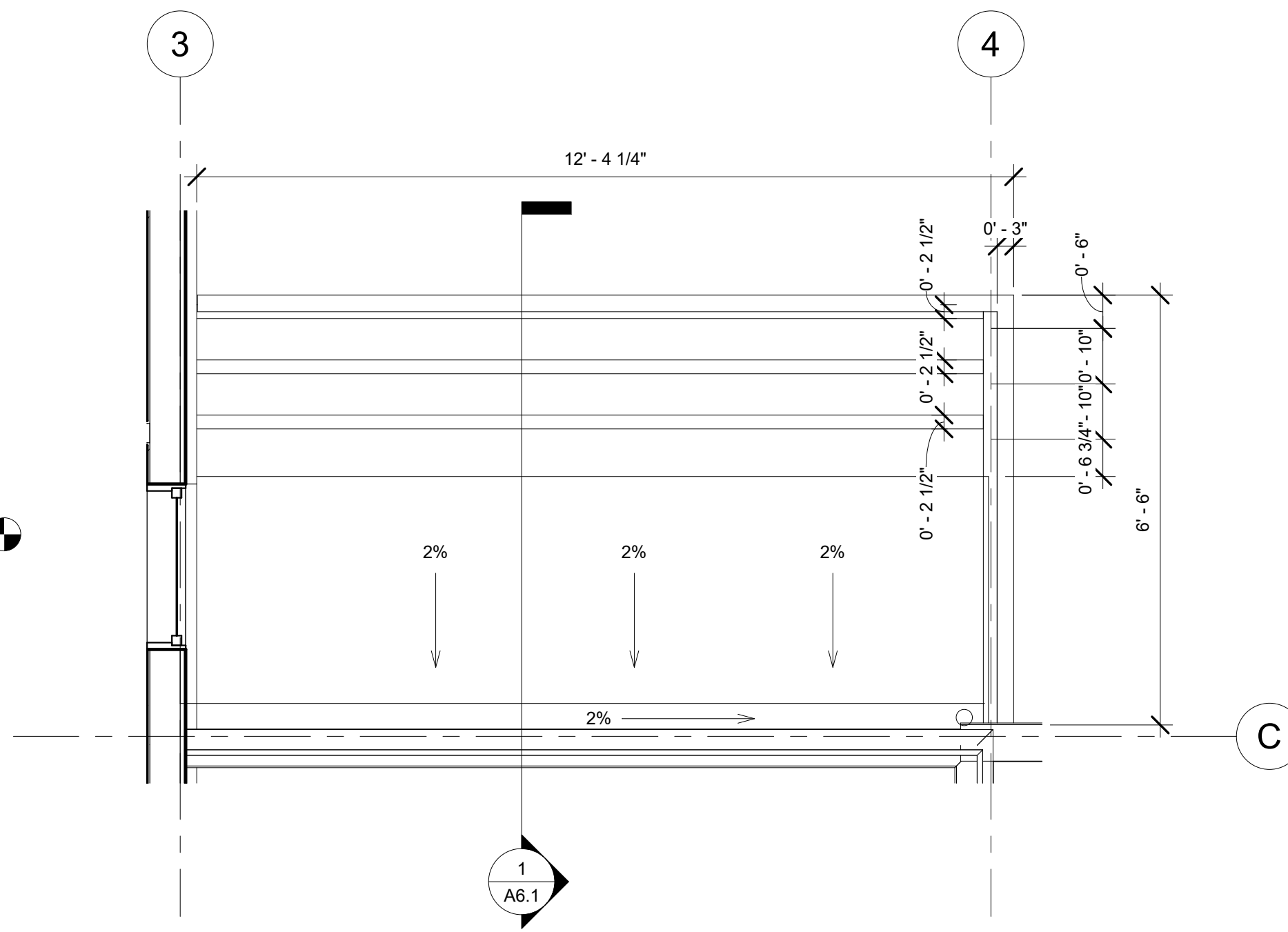
4 WINDOW SILL  
1 1/2" = 1'-0"



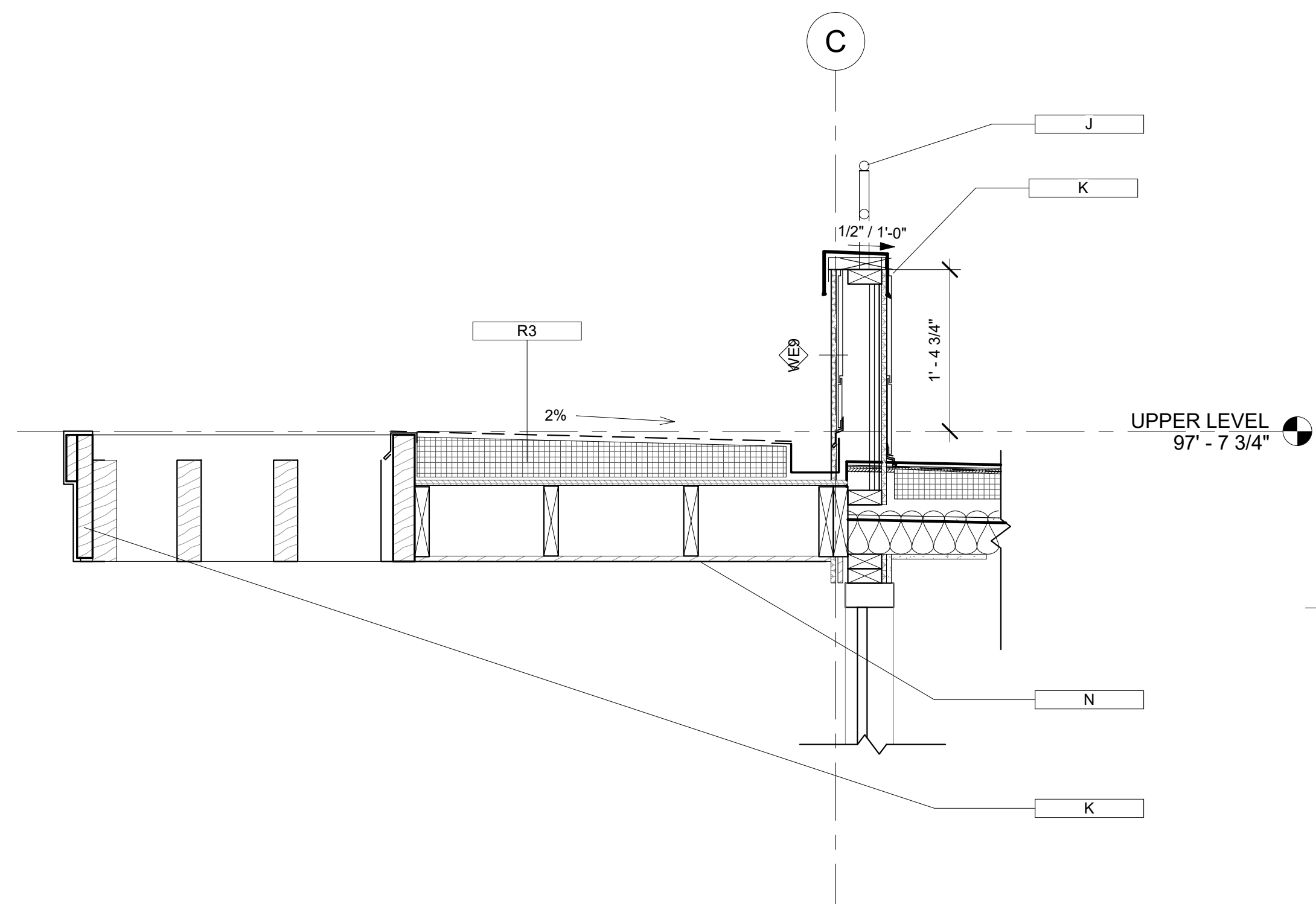
7 DOOR SILL @ DECK  
1 1/2" = 1'-0"

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DRAWING TITLE <b>WALL SECTIONS &amp; DETAILS</b>	
DRAWN Author	DESIGNED Designer
DATE <b>07/06/17</b>	
GRAPHIC SCALE As indicated	
PROJECT NO. <b>18-009</b>	
DRAWING NO. <b>A6.0</b>	REVISION NO.

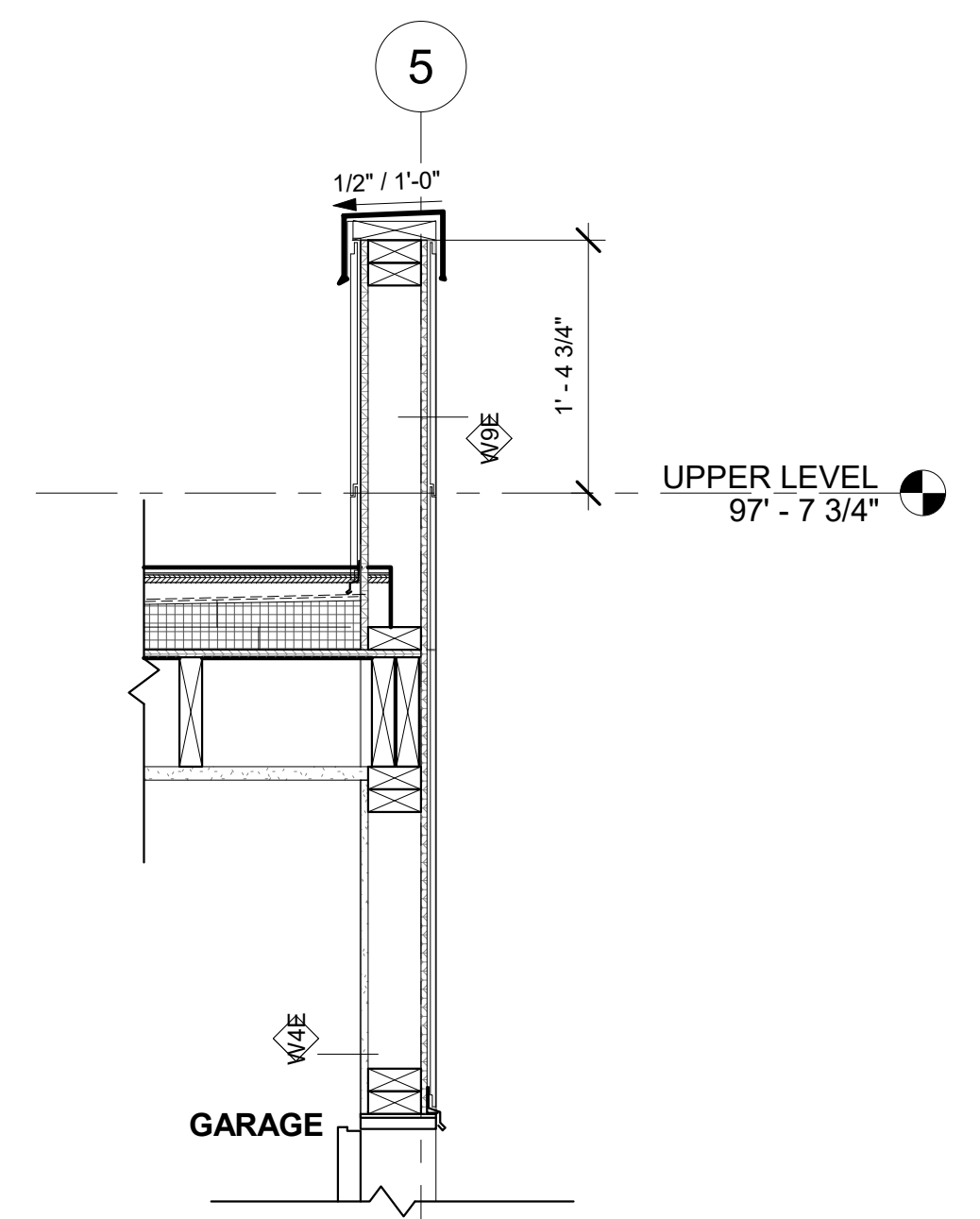
PROJECT PAEK RESIDENCE	
ADDRESS 2215 80TH AVE SE MERCER ISLAND, WA 98040	
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DRAWING TITLE WALL SECTIONS & DETAILS	
DRAWN Author	DESIGNED Designer
DATE 08/16/18	
GRAPHIC SCALE As indicated	
PROJECT NO. 18-009	
DRAWING NO. A6.1	REVISION NO.



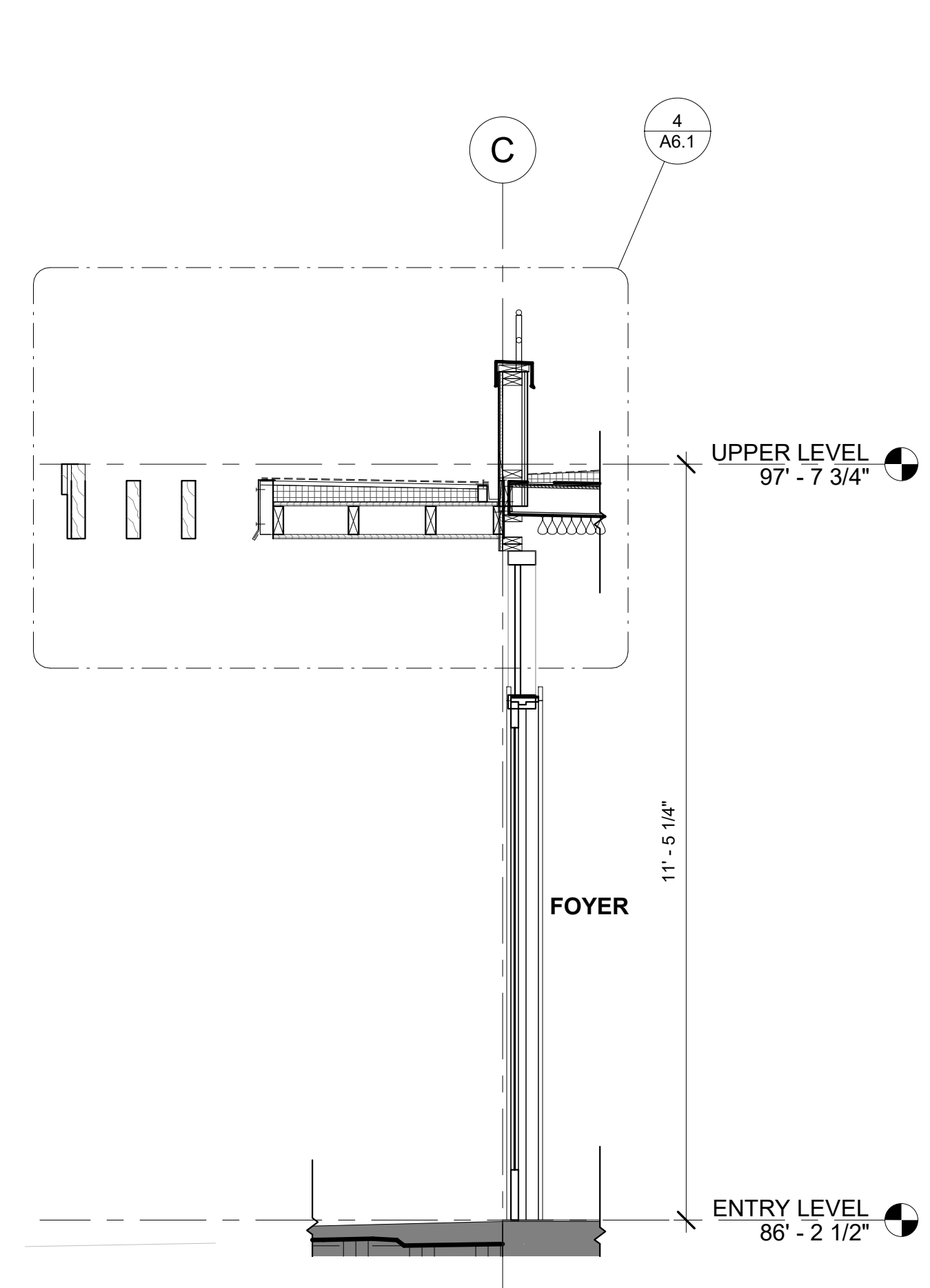
5 ENTRY CANOPY PLAN  
1/2" = 1'-0"



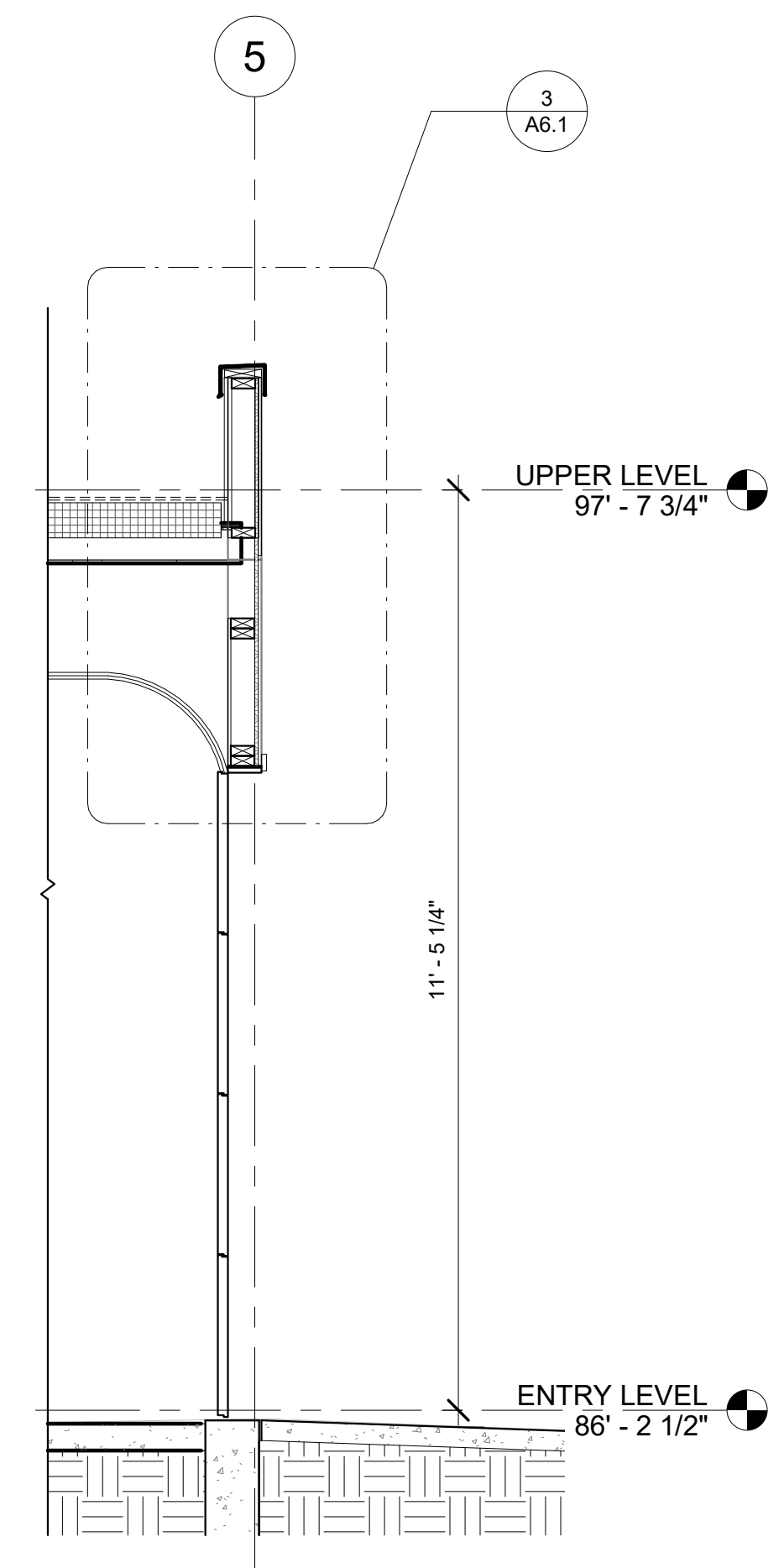
4 ENTRY CANOPY SECTION  
1" = 1'-0"



3 WALL SECTION @ GARAGE DOOR -  
Callout 1  
1" = 1'-0"



1 WALL SECTION @ ENTRY  
1/2" = 1'-0"

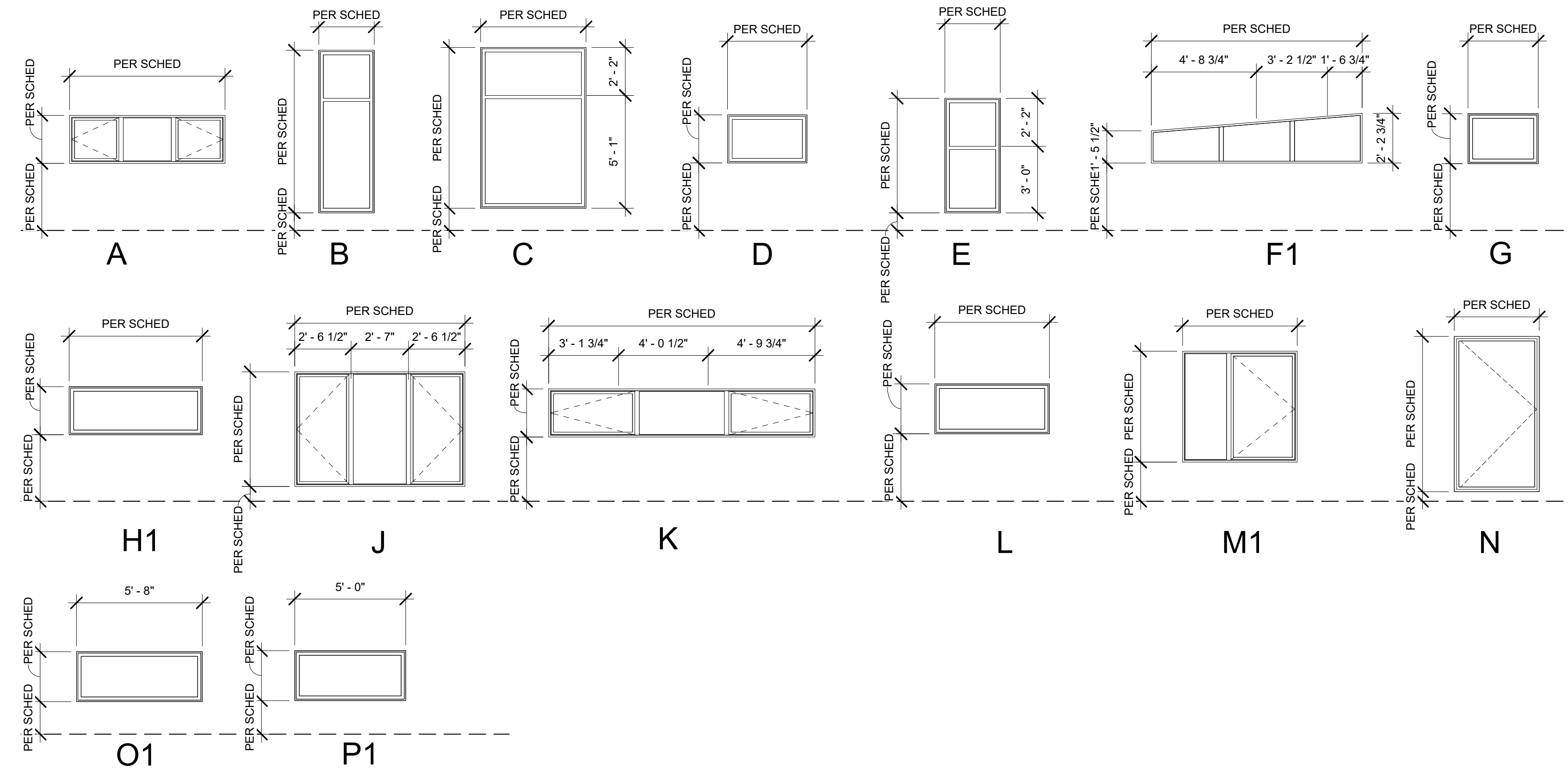


2 WALL SECTION @ GARAGE DOOR  
1/2" = 1'-0"

24"x36" Arch D - SHEET SIZE

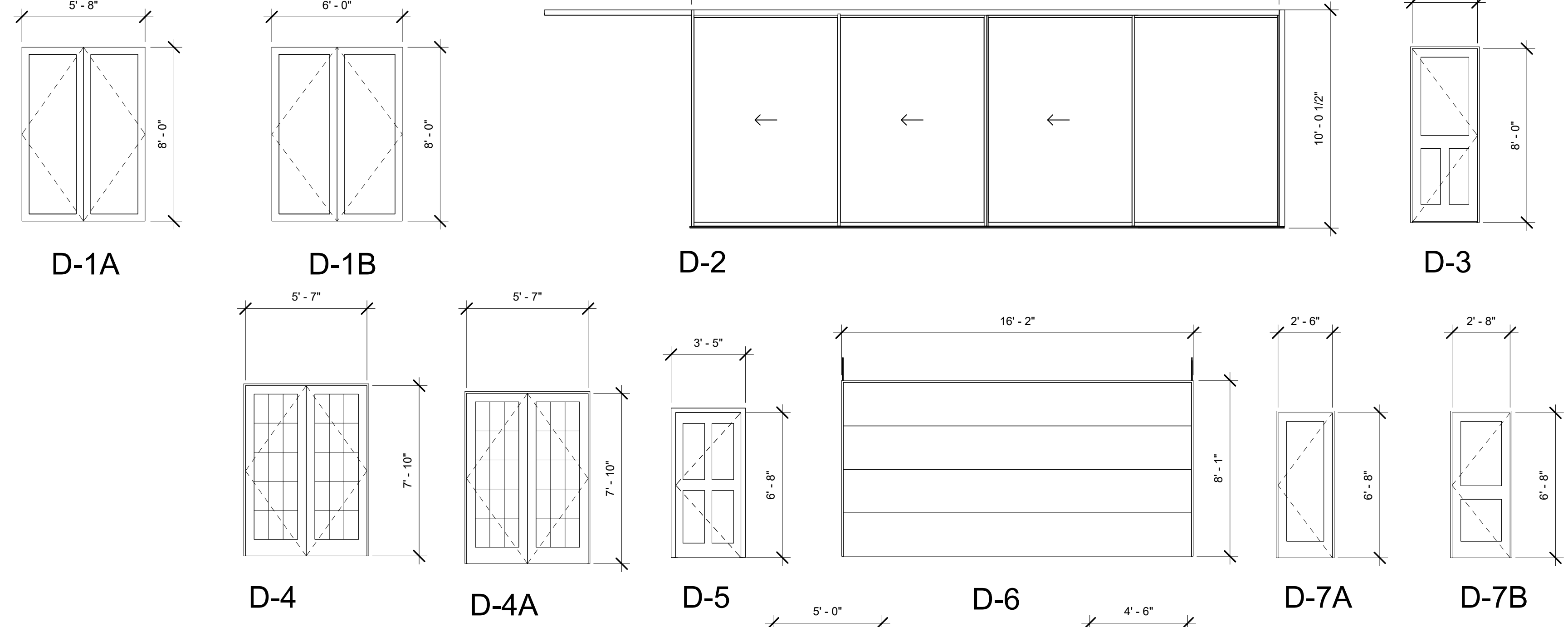
24"x36" Arch D - SHEET SIZE

Window Schedule								
Level	Type Mark	MATERIAL	Width	Height	Sill Height	Window Area	U-Factor	UA
BASEMENT LEVEL	M1	VINYL	5'-2"	5'-0"	3'-0"	26 SF	0.3	7.75
BASEMENT LEVEL	N	VINYL	3'-10"	7'-0"	0'-8 1/4"	27 SF	0.3	8.05
BASEMENT LEVEL	N	VINYL	3'-10"	7'-0"	0'-8 1/2"	27 SF	0.3	8.05
BASEMENT LEVEL	N	VINYL	3'-10"	7'-0"	0'-8 1/2"	27 SF	0.3	8.05
ENTRY LEVEL	B	VINYL	2'-6"	7'-4"	3'-0"	18 SF	0.3	5.5
ENTRY LEVEL	G	VINYL	3'-2"	2'-3"	8'-1"	7 SF	0.3	2.1375
ENTRY LEVEL	L	VINYL	5'-2"	2'-3"	8'-0"	12 SF	0.3	3.4875
ENTRY LEVEL	M1	VINYL	5'-2"	5'-0"	3'-0"	26 SF	0.3	7.75
UPPER LEVEL	A	VINYL	7'-0"	2'-2"	8'-1"	15 SF	0.3	4.55
UPPER LEVEL	B	VINYL	2'-6"	7'-4"	3'-0"	18 SF	0.3	5.5
UPPER LEVEL	B	VINYL	2'-6"	7'-4"	3'-0"	18 SF	0.3	5.5
UPPER LEVEL	B	VINYL	2'-6"	7'-4"	3'-0"	18 SF	0.3	5.5
UPPER LEVEL	B	VINYL	2'-6"	7'-4"	3'-0"	18 SF	0.3	5.5
UPPER LEVEL	B	VINYL	2'-6"	7'-4"	3'-0"	18 SF	0.3	5.5
UPPER LEVEL	C	VINYL	4'-9"	7'-3"	3'-0"	34 SF	0.3	10.33125
UPPER LEVEL	D	VINYL	3'-7"	2'-2"	6'-0"	8 SF	0.3	2.329167
UPPER LEVEL	E	VINYL	2'-6"	5'-2"	3'-0"	13 SF	0.3	3.875
UPPER LEVEL	E	VINYL	2'-6"	5'-2"	3'-0"	13 SF	0.3	3.875
UPPER LEVEL	F1	VINYL	9'-6"	2'-2"	8'-2"	21 SF	0.3	6.175
UPPER LEVEL	H1	VINYL	6'-0"	2'-2"	6'-0"	13 SF	0.3	3.9
UPPER LEVEL	J1	VINYL	7'-8"	5'-2"	3'-0"	40 SF	0.3	11.883333
UPPER LEVEL	J1	VINYL	7'-8"	5'-2"	3'-0"	40 SF	0.3	11.883333
UPPER LEVEL	K	VINYL	12'-0"	2'-2"	6'-0"	26 SF	0.3	7.8
UPPER LEVEL	O1	VINYL	5'-8"	2'-3"	8'-1"	13 SF	0.3	3.825
UPPER LEVEL	P1	VINYL	5'-0"	2'-3"	6'-0"	11 SF	0.3	3.375
						507 SF		152.077083

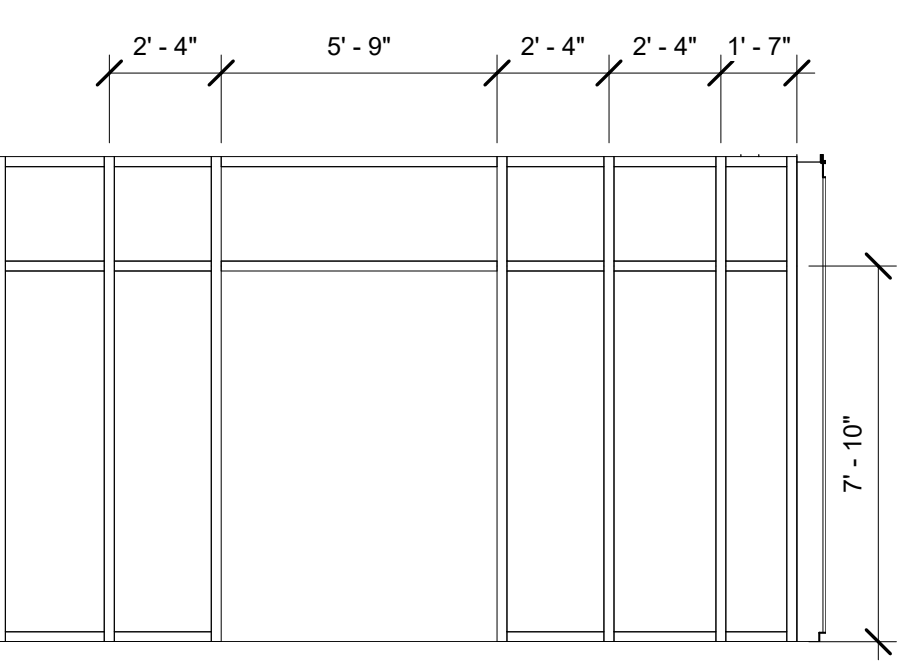


WINDOW TYPES  
1/4" = 1'-0"

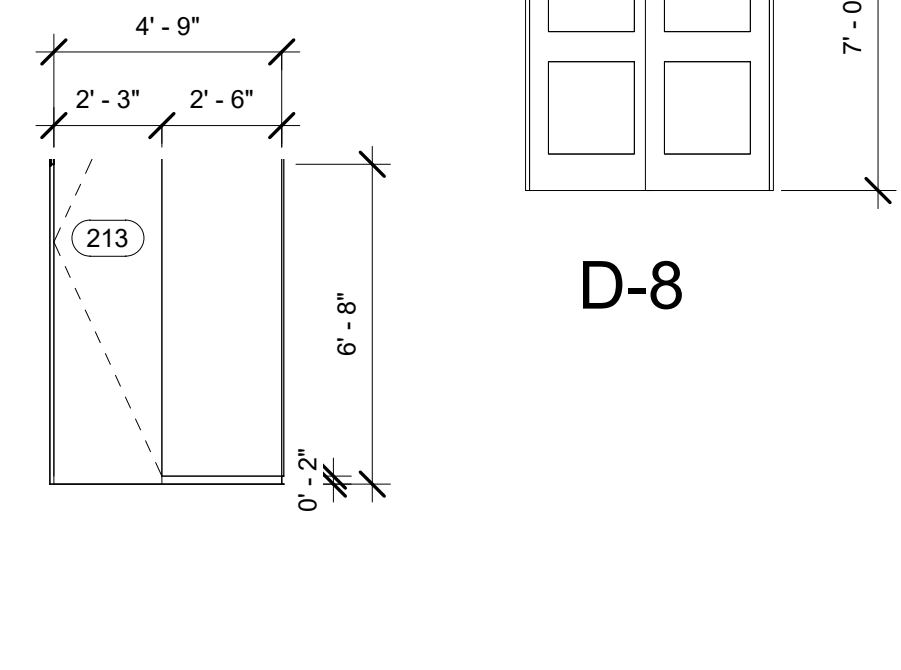
Door Schedule													
Level	Mark	Type Mark	Height	Width	Door Material	Door Finish	Frame Material	Frame Finish	Fire Rating	Door Area	U-Value	UA	
BASEMENT LEVEL	006	D-1B	8'-0"	6'-0"						NR	48	0.5	24
BASEMENT LEVEL	005	D-7A	6'-8"	2'-6"						NR	16.67		
BASEMENT LEVEL	001	D-7A	6'-8"	2'-6"						NR	16.67		
BASEMENT LEVEL	003	D-7A	6'-8"	2'-6"						NR	16.67		
BASEMENT LEVEL	002	D-7B	6'-8"	2'-8"						NR	17.78		
BASEMENT LEVEL	004	D-11	6'-8"	2'-6"						NR	16.67		
ENTRY LEVEL	109	D-2	10'-0"	20'-6 1/4"						NR	205.29	0.5	102.64
ENTRY LEVEL	D-2	D-2	10'-0"	20'-6 1/4"						NR	205.29	0.5	102.64
ENTRY LEVEL	101	D-3	8'-0"	3'-0"						NR	24		
ENTRY LEVEL	106	D-4	7'-10"	5'-7"						NR	43.74		
ENTRY LEVEL	105	D-5	6'-8"	3'-0"	Finishes - Paint - White	Door - Panel	Finishes - Paint - White		20 MIN.	20			
ENTRY LEVEL	107	D-6	8'-0"	16'-0"						NR	128		
ENTRY LEVEL	102	D-7A	6'-8"	2'-6"						NR	16.67		
ENTRY LEVEL	103	D-7A	6'-8"	2'-6"						NR	16.67		
ENTRY LEVEL	104	D-7A	6'-8"	2'-6"						NR	16.67		
UPPER LEVEL	D1-A	D-1A	8'-0"	5'-8"						NR	45.33	0.5	22.67
UPPER LEVEL	203	D-4A	6'-8"	4'-10"						NR	32.22		
UPPER LEVEL	208	D-7A	6'-8"	2'-6"						NR	16.67		
UPPER LEVEL	207	D-7A	6'-8"	2'-6"						NR	16.67		
UPPER LEVEL	201	D-7A	6'-8"	2'-6"						NR	16.67		
UPPER LEVEL	202	D-7A	6'-8"	2'-6"						NR	16.67		
UPPER LEVEL	210	D-7B	6'-8"	2'-8"						NR	17.78		
UPPER LEVEL	204	D-7B	6'-8"	2'-8"						NR	17.78		
UPPER LEVEL	209	D-8	7'-0"	5'-0"						NR	35		
UPPER LEVEL	205	D-8	7'-0"	5'-0"						NR	35		
UPPER LEVEL	206	D-8	7'-0"	5'-0"						NR	35		
UPPER LEVEL	212	D-9	6'-8"	4'-6"						NR	30		
UPPER LEVEL	213	D-10	9'-9"	2'-3"						NR	21.96		



DOOR TYPES  
1/4" = 1'-0"



2 S2 GLASS WALL ELEVATION  
1/4" = 1'-0"



3 S1 GLASS WALL ELEVATION  
1/4" = 1'-0"

PROJECT  
PAEK RESIDENCE

ADDRESS  
2215 80TH AVE SE  
MERCER ISLAND, WA 98040

CLIENT  
TIMOTHY PAEK

NO. ISSUED \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

DRAWING STATUS \_\_\_\_\_

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**MZA**  
ARCHITECTURE

600 108th Ave NE  
Suite 1108  
Bellevue WA 98004

425.559.7888  
contact@mzaus.com

STAMP  
REGISTERED ARCHITECT  
Ming Zhang  
STATE OF WASHINGTON

DRAWING TITLE  
WINDOW & DOOD TYPE AND SCHEDULE

DRAWN Author DESIGNER Designer

DATE 07/06/17

GRAPHIC SCALE 1/4" = 1'-0"

PROJECT NO. 18-009

DRAWING NO. A7.0 REVISION NO. \_\_\_\_\_

FILE NAME  
PLOT DATE



SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF INTENDED CLADDING MATERIALS

MARK	WALL ASSEMBLY COMPONENTS	FIRE RATING	SOUND RATING
W1E	<b>EXTERIOR WALL - CAST IN PLACE CONCRETE WALL</b> 		
W2E	<b>EXTERIOR WALL - NICHHA VINTAGE WOOD</b> 		
W3E	<b>EXTERIOR WALL - FIBER CEMENT PANEL</b> 		
W4E	<b>EXTERIOR WALL - FIBER CEMENT PANEL</b> 		
W5E	<b>EXTERIOR WALL - STONE VENEER</b> 		
W6E	<b>INSULATED CONCRETE WALLS</b> 		

MARK	WALL ASSEMBLY COMPONENTS	FIRE RATING	SOUND RATING
W7E	<b>INSULATED CONCRETE WALLS</b> 		
W8E	<b>EXTERIOR WALL - GARAGE INTERIOR WALL-2X6</b> 		
W9E	<b>PARAPET WALL - FIBER CEMENT PANEL</b> 		
W1	<b>INTERIOR WALL - TYPICAL - 2x4</b> 		
W2	<b>INTERIOR FURRING WALL - TYPICAL - 2x4</b> 		
W3	<b>INTERIOR UNIT PARTY WALL - DBL STUD-2X4</b> 		

MARK	WALL ASSEMBLY COMPONENTS	FIRE RATING	SOUND RATING
W4	<b>INTERIOR WALL - TYPICAL - 2x6</b> 		
W5	<b>INTERIOR WALL - DBL STUD-2X4</b> 		
W6	<b>INTERIOR FURRING WALL - 2X4</b> 		

NOTES:

1. ALL INSULATION SHALL HAVE MAXIMUM FLAME SPREAD INDEX OF 25 AND MAXIMUM SMOKE DEVELOPED INDEX OF 450 IN ACCORDANCE WITH IBC 719.2.
2. PROVIDE NON-PAPER FACED, MOLD & MILDREW RESISTANT GYPSUM WALL BOARD AT ALL MOISTURE AND DAMPNSS PRONE AREAS.
3. PROVIDE TILE BACKER BOARD (NOT GREENBOARD) AT ALL TILE CONDITIONS.
4. REFER TO STRUCTURAL PLANS FOR STUD SIZE AND SPACING.
5. FIRE RATING AND SOUND TRANSMISSION COEFFICIENTS ARE BASED UPON THE ASSEMBLIES SHOWN WITHOUT INSULATION, UNLESS NOTED OTHERWISE.
6. REFER TO WALL DETAILS FOR TERMINATIONS, CONNECTIONS, PENETRATIONS AND INTERSECTIONS.
7. ACOUSTIC SEALANT SHALL CONFORM TO ASTM C919-02.
8. SEPARATE BACK TO BACK ELECTRICAL OR OTHER UTILITY BOXES BY AT LEAST ONE STUD BAY IN SINGLE STUD WALLS ANT TWO STUD BAYS IN STAGGERED STUD OR DOUBLE STUD WALL ASSEMBLIES.
9. SEAL ALL DUCT, CONDUIT OR PIPING PENETRATIONS THROUGH ACOUSTICALLY RATED CONSTRUCTION TO PREVENT DIRECT CONTACT USING RESILIENT NON-HARDENING CAULK. USE FIRE-RATED ACOUSTICAL CAULK IN FIRE-RATED CONSTRUCTION.
10. REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS FOR VIBRATION INSULATION REQUIREMENTS IN AREAS WHERE PLUMBING RUNS IN PROXIMITY TO NOISE-SENSITIVE SPACES.
11. STAGGER ALL JOINTS WHENEVER TWO OR MORE LAYERS OF GWB ARE SCHEDULED.
12. SECURE BATT INSULATION TO THE STRUCTURE AS REQUIRED TO PREVENT SAGGING OR DISPLACEMENT.
13. CONFORM STRICTLY TO TESTING AGENCY ASSEMBLY DESIGNATION REQUIREMENTS NOTED FOR ALL RATED WALL TYPES.
14. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
15. PROVIDE SOLID WOOD BLOCKING (OR) 18 GA. BACKING/BLOCKING BEHIND ALL FIXTURES AND ACCESSORIES - TYPICAL, U.O.N.
16. REFER TO SHEET XX-XX FOR WEATHER RESISTANT BARRIER SPECIFICATION AND REQUIREMENTS.

PROJECT  
PAEK RESIDENCE

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2215 80TH AVE SE  
MERCER ISLAND, WA 98040

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NO.	ISSUED	DATE
REVISIONS		
DRAWING STATUS		

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STAMP  
REGISTERED ARCHITECT  
Ming Zhang  
STATE OF WASHINGTON

DRAWING TITLE  
WALL TYPES

DRAWN Author  
DESIGNED Designer

DATE 08/15/18

GRAPHIC SCALE  
1" = 1'-0"

PROJECT NO.  
18-009

DRAWING NO.  
A7.1

REVISION NO.

MARK	FLOOR/CEILING ASSEMBLY COMPONENTS	FIRE RATING	SOUND RATING
F1	<p><b>SLAB ON GRADE-BASEMENT AND GARAGE FLOOR</b></p> <p>4" MIN. C.I.P. CONCRETE SLAB ON GRADE, REINFORCING &amp; THICKNESS PER STRUCT.                  2" SAND BED                  10 MIL. MINIMUM THICKNESS POLY SHEETING VAPOR/MOISTURE BARRIER                  4" THICK CRUSHED ROCK BASE                  COMPACTED SUBGRADE OR ENGINEERED BACKFILL</p> <p><b>NOTE:</b> VERIFY SLAB &amp; SUBGRADE DESIGN WITH STRUCTURAL &amp; GEOTECHNICAL RECOMMENDATIONS PRIOR TO INSTALLATION</p>		
F2	<p><b>TYPICAL FLOOR - ENTRY AND UPPER FLOOR</b></p> <p>FLOORING PER PLANS                  FLOOR SHEATHING - TYPE, THICKNESS, AND FASTENING PER STRUCTURAL                  WOOD JOIST, SIZE AND SPACING PER STRUCTURAL                  OPTIONAL R-19 SOUND ATTENUATION BATT INSULATION FOR INCREASED ACOUSTIC PERFORMANCE.                  WOOD CEILING PER PLAN</p> <p>NOT SHOWN: CONTINUOUS BEAD OF ACOUSTIC SEALANT AT PERIMETER OF WALL MEMBRANE WHERE PLANE MEETS ADJACENT WALLS</p>		
F3	<p><b>TYPICAL FLOOR - ENTRY AND UPPER FLOOR</b></p> <p>HARD WOOD FLOOR                  STUD PER STRUCTURAL                  HARD WOOD CEILING</p>		

MARK	ROOF/CEILING ASSEMBLY COMPONENTS	FIRE RATING	SOUND RATING
R1	<p><b>TYPICAL ROOF</b></p> <p>ASPHALT SHINGLES.                  ROOF FELT UNDERLAYMENT (2 LAYERS)                  ROOF SHEATHING PER STRUCTURAL                  R-30 FIBERGLASS INSULATION (BATT OR BLOWN-IN)                  JOIST PER STRUCTURAL AT 24" O.C.</p> <p>(1) LAYERS 1/2" GYPSUM W DRYWALL SCREWS 24" OC.</p> <p><b>NOTE:</b> Joints shall have L-rating measured at .30" of water in both ambient temperature and elevated temperature tests, and shall not exceed 1 &amp; 2 per IBC714.5</p>		
R2	<p><b>FLAT ROOF/DECK @ UPPER LEVEL- 2x WOOD RAFTERS</b></p> <p>THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE O/ SLIPSHEET                  R-38 MIN. RIGID XPS OR POLYISO. INSULATION, SLOPE 1/4" / FT. TO DRAIN. WHERE MULTIPLE LAYERS ARE REQUIRED, STAGGER JOINTS                  ROOF SHEATHING PER STRUCTURAL APPLIED AT RT ANGLES TO TRUSSES W/ 8d NAILS                  R-30 FIBERGLASS INSULATION (BATT OR BLOWN-IN)                  2x ROOF JOISTS PER STRUCTURAL                  (1) LAYER 1/2" GYPSUM WALLBOARD DRYWALL SCREWS 12" OC.</p>		
R3	<p><b>FLAT ROOF @ GARAGE- 2x WOOD RAFTERS</b></p> <p>THERMOPLASTIC POLYOLEFIN (TPO) ROOFING MEMBRANE O/ SLIPSHEET                  R-38 MIN. RIGID XPS OR POLYISO. INSULATION, SLOPE 1/4" / FT. TO DRAIN. WHERE MULTIPLE LAYERS ARE REQUIRED, STAGGER JOINTS                  ROOF SHEATHING PER STRUCTURAL APPLIED AT RT ANGLES TO TRUSSES W/ 8d NAILS                  2x ROOF JOISTS PER STRUCTURAL                  (1) LAYER TYPE "X" 5/8" GWB</p>		

PROJECT  
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**MZA**  
 ARCHITECTURE

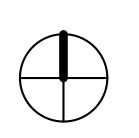
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REGISTERED ARCHITECT

Ming Zhang

STATE OF WASHINGTON

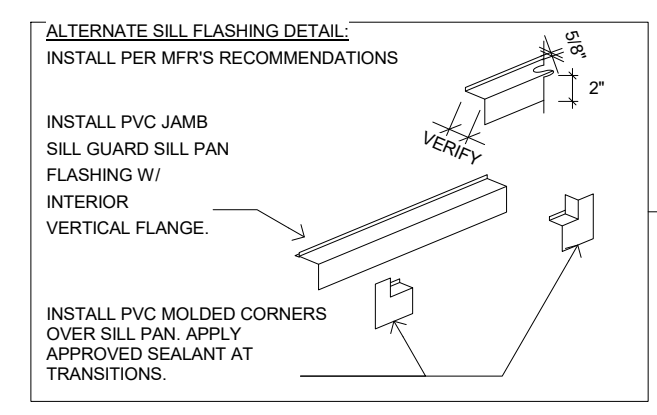
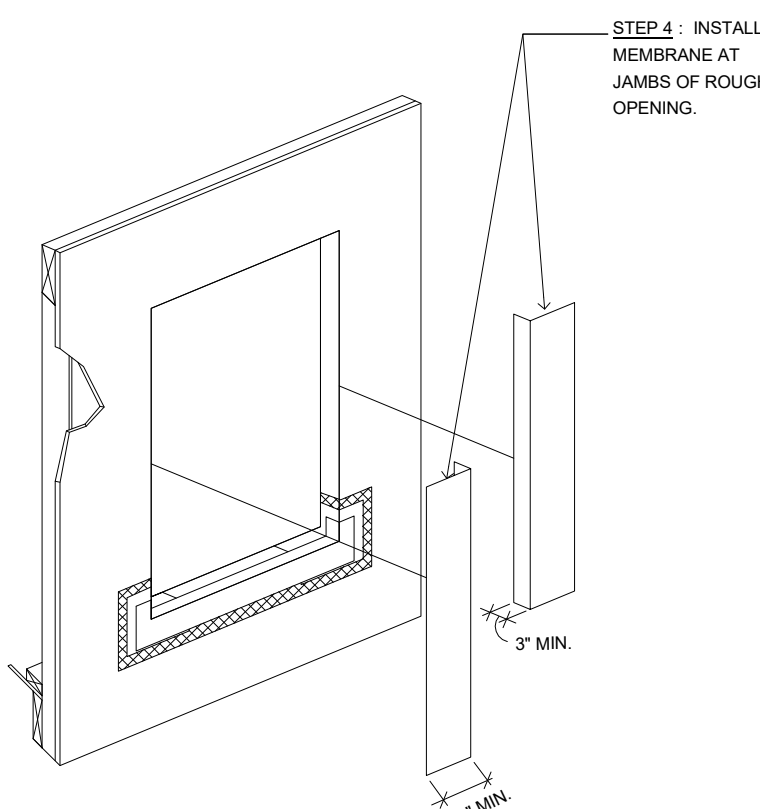
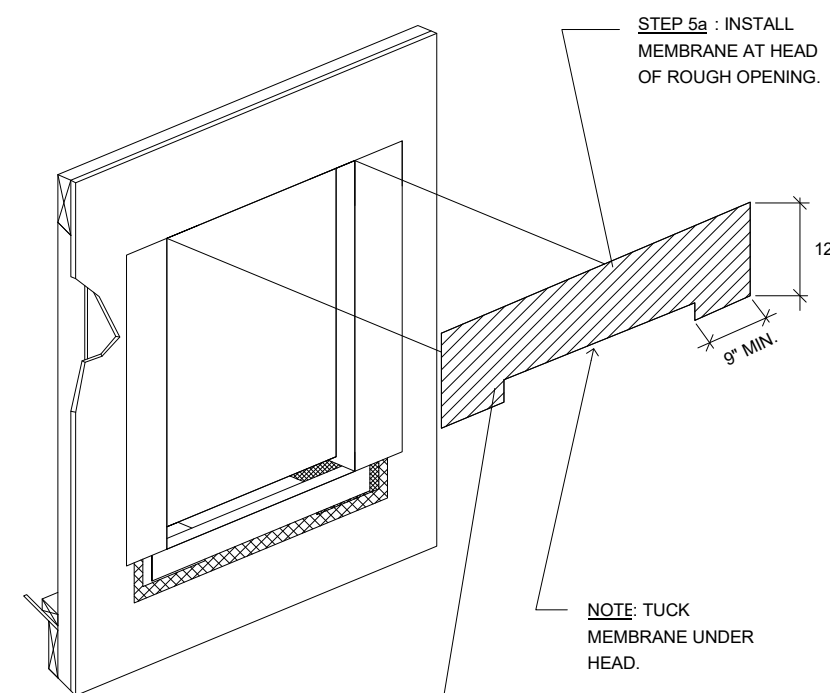
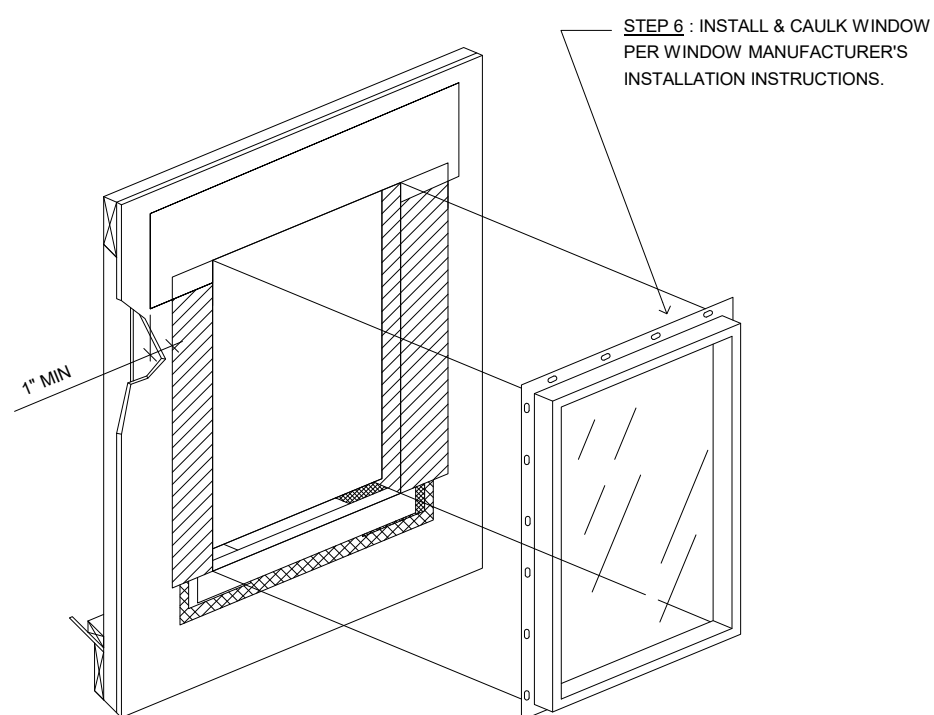


DRAWING TITLE  
**FLOOR & ROOF/CEILING TYPES**

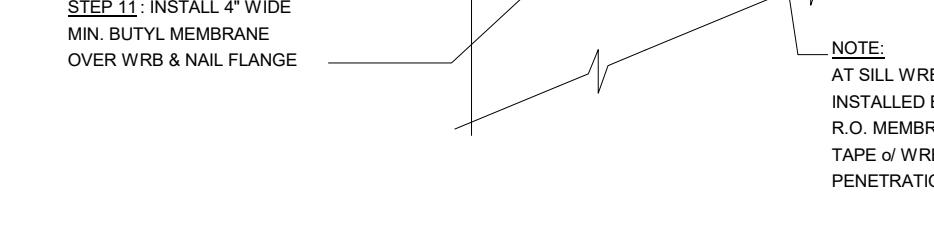
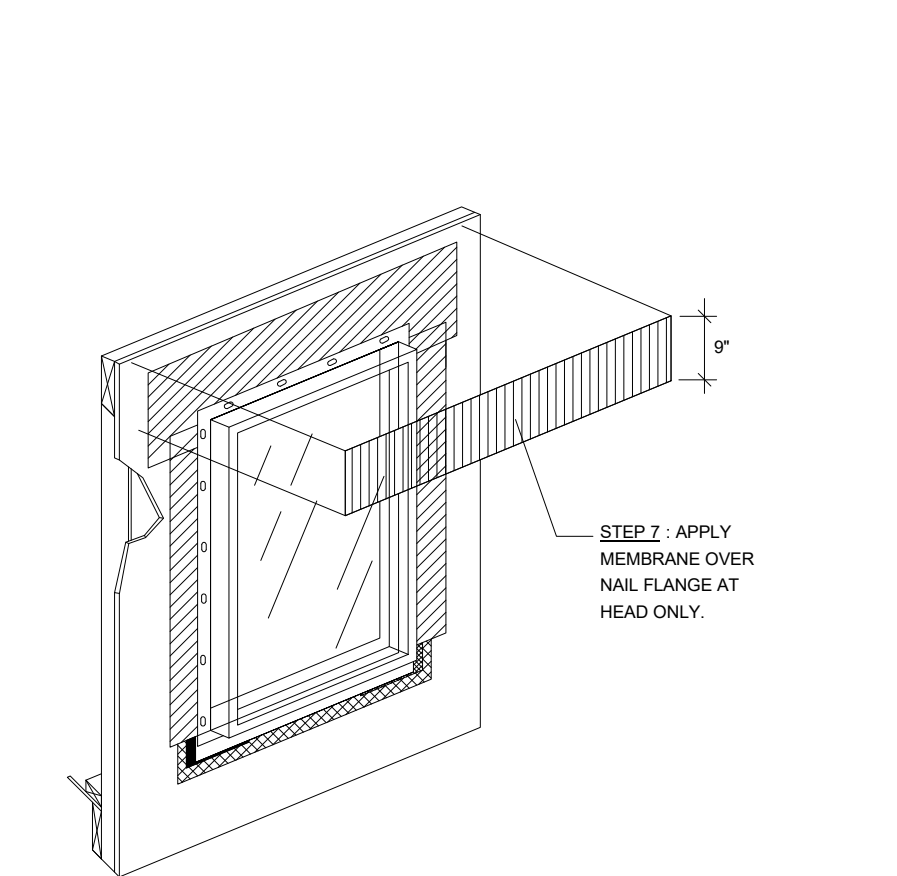
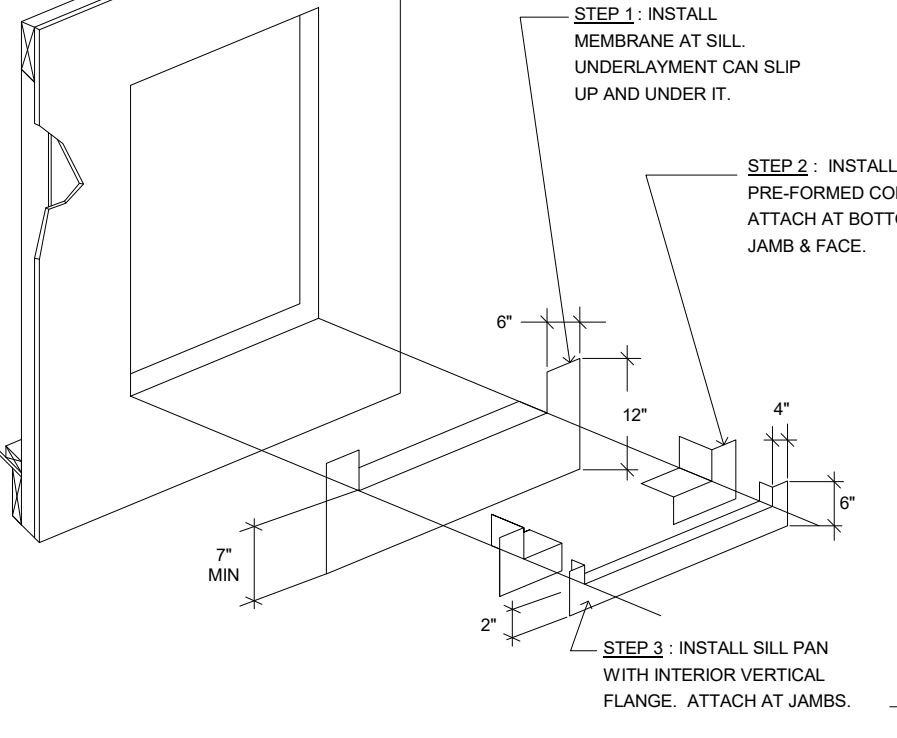
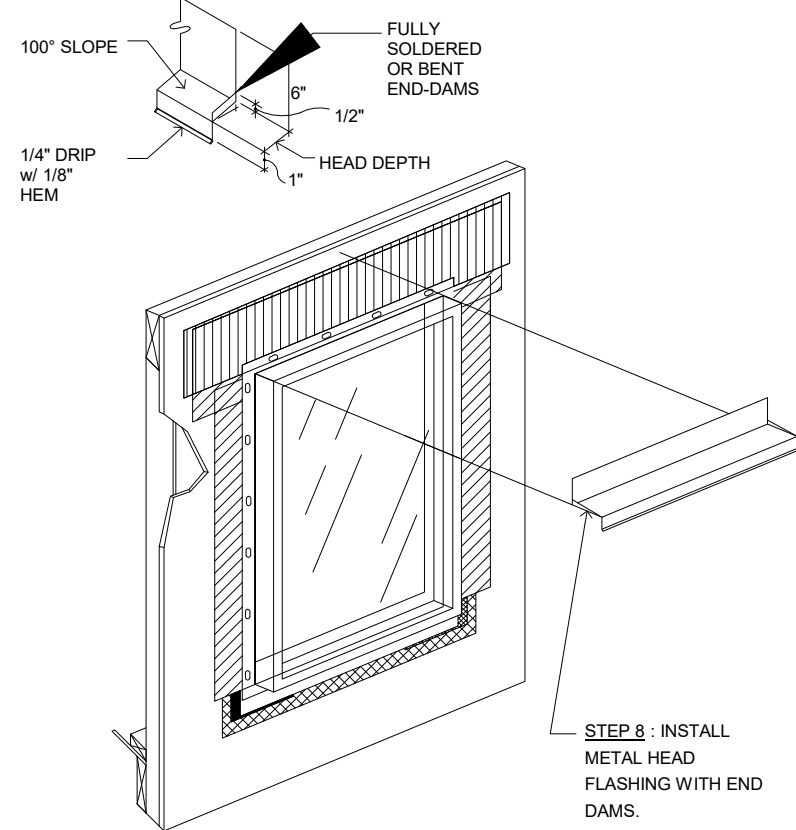
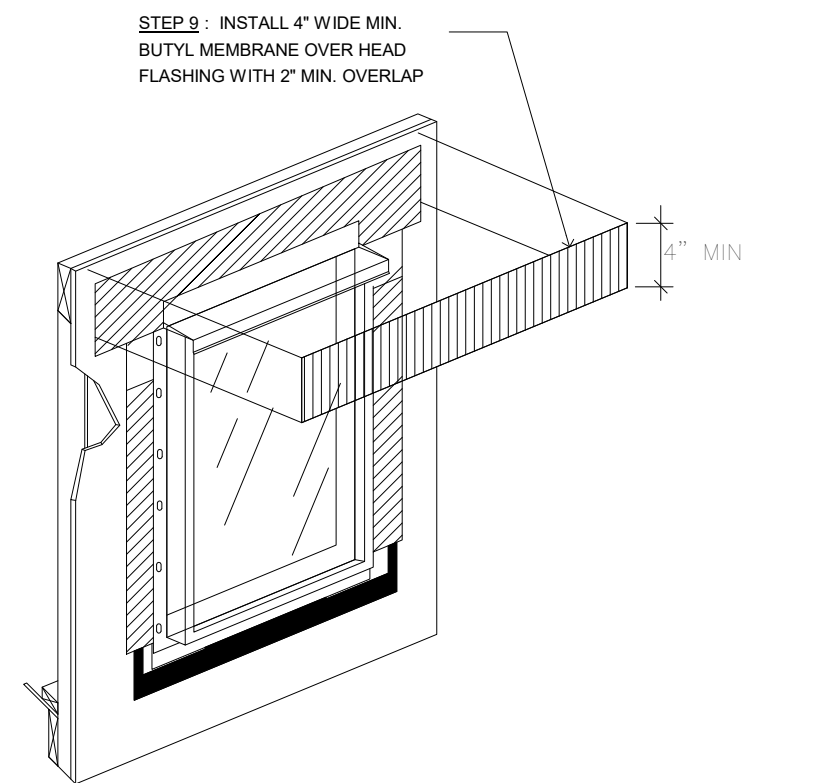
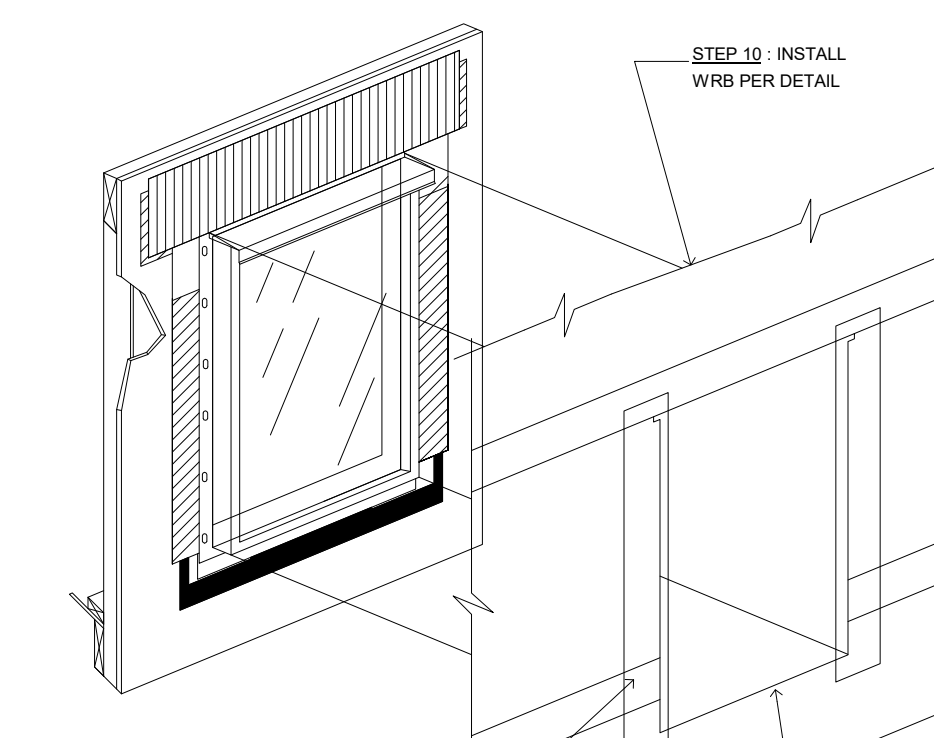
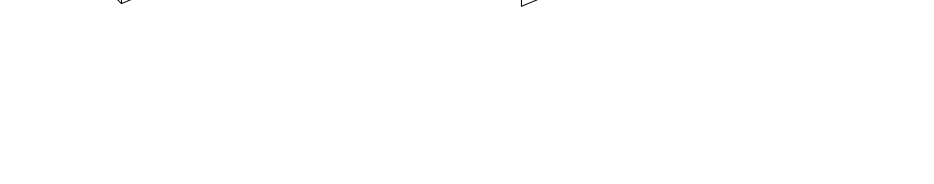
DRAWN Author	DESIGNED Designer
DATE 08/15/18	
GRAPHIC SCALE 1" = 1'-0"	
PROJECT NO. 18-009	
DRAWING NO. <b>A7.2</b>	REVISION NO.

24"x36" ARCH. D. SHEET SIZE

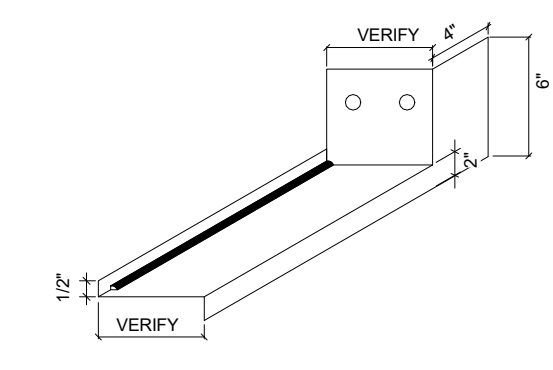
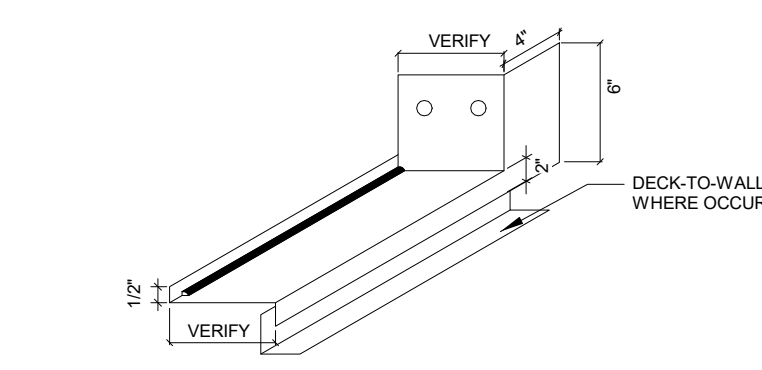
- NOTES :**
1. PLACE WINDOW ON 1/8" SHIMS TO PROVIDE DRAINAGE GAP BETWEEN WINDOW FRAME AND SILL PAN.
  2. ATTACH WINDOW PER MANUFACTURER'S RECOMMENDATIONS AT SILL AND JAMBS.
  3. APPLY APPROVED SEALANT BEHIND NAIL FLANGES AT HEAD AND JAMBS.



- NOTES**
1. BUILDING ENVELOPE/WRB BASIS OF DESIGN:
    - A. "WRB": VAPRO-SHIELD "REVEAL-SHIELD SA" SELF-ADHERED MEMBRANE INCLUDING APPROPRIATE ACCESSORIES
    - B. SILL FLASHING: AS APPROVED BY WRB MANUFACTURER INCLUDING APPROPRIATE ACCESSORIES
    - C. MUDSILL GASKET: EPDM STRUCTURAL GASKET BY CONSERVATION TECHNOLOGIES
    - D. LIQUID FLASHING: VAPRO-SHIELD "VAPROLIQU-FLASH"
    - E. HEAD FLASHING BED: AS APPROVED BY WRB MANUFACTURER AND PER NOTE 13 BELOW
    - F. FASTENERS & SEAMS: AS APPROVED BY WRB MANUFACTURER AND PER NOTE 13 BELOW
    - G. SEALANT: AS APPROVED BY WRB MANUFACTURER AND PER NOTE 13 BELOW
  2. CONTRACTOR SHALL PERFORM ALL WORK WITHIN THIS SCOPE IN ACCORDANCE AND COMPLIANCE WITH ALL RELEVANT CITY, COUNTY, STATE AND/OR FEDERAL ORDINANCES, LAWS, REGULATIONS AND CODES. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS ESTABLISHED BY THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH APPROPRIATE STATE AND LOCAL JURISDICTION AMENDMENTS.
  3. CONTRACTOR SHALL MAINTAIN THE JOBSITE IN A CLEAN AND WORKMANLIKE CONDITION. ANY DEBRIS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE JOBSITE CONTINUALLY. THE JOBSITE SHALL BE LEFT IN A CLEAN AND NEAT CONDITION AT THE END OF EACH WORKDAY. DEBRIS REMOVAL FROM THE JOBSITE SHALL BE ONGOING. CONTRACTOR SHALL DISPOSE ALL MATERIALS AND DEBRIS IN A LEGAL MANNER. ALL PEDESTRIAN AND VEHICULAR ACCESS-WAYS SHALL BE MAINTAINED IN A CLEAN CONDITION THROUGHOUT THE PROJECT.
  4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
  5. CONTRACTOR SHALL FOLLOW SPECIFIED WATERPROOFING SYSTEMS AND INCORPORATION THEREOF. CONTRACTOR SHALL VERIFY THE MATERIAL COMPATIBILITY OF ALL WATERPROOFING COMPONENTS, SUCH AS SEALANTS, CLOSED-CELL BACKER ROD, SELF-ADHERING MEMBRANE, ETC., UTILIZED IN CONJUNCTION WITH OTHER WATERPROOFING OR BUILDING SYSTEM COMPONENTS. SHOULD THE CONTRACTOR DECIDE TO REQUEST MATERIAL SUBSTITUTION FROM THOSE SPECIFIED BY THE ARCHITECT.
  6. PRIOR TO PURCHASING AND INSTALLATION, THE CONTRACTOR SHALL PROVIDE THE ARCHITECT FOR THEIR APPROVAL, SHOP DRAWINGS AND SPECS FOR ALL METAL FLASHING AND COUNTER-FLASHINGS IN ORDER TO DEMONSTRATE THEIR UNDERSTANDING OF THE DETAILS.
  7. CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND ASSURANCE OF THE WORK PERFORMED BY THE CONTRACTOR, ITS AGENTS, EMPLOYEES OR ANY SUBCONTRACTOR EMPLOYED OR OTHERWISE RETAINED BY THE CONTRACTOR. CONTRACTOR IS FURTHER RESPONSIBLE FOR PROPER INTEGRATION OF BUILDING COMPONENTS TO PROVIDE A WEATHER-RESISTIVE BUILDING SYSTEM AS INTENDED BY THE DETAILS PROVIDED BY ARCHITECT.
  8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF WORK AND SHALL CARRY OUT ALL WORK IN COMPLIANCE WITH THE BEST INDUSTRY STANDARDS AND IN COMPLIANCE WITH PUBLISHED MANUFACTURER'S INSTALLATION INSTRUCTIONS AND STANDARDS REFERENCED IN THE SPECIFICATIONS.
  9. MOCKUP(S) OF ALL BUILDING ENVELOPE COMPONENTS SUCH AS WINDOWS, DOORS, WRB, CLADDING AND PENETRATION INSTALLATION MUST BE CARRIED OUT PRIOR TO COMMENCEMENT OF EXTERIOR ENVELOPE WORK.
  10. DETAILS MAY NOT BE MODIFIED, REVISED OR ELIMINATED BY THE CONTRACTOR WITHOUT PRIOR WRITTEN CONSENT
  11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND SCHEDULE FOR INSPECTION AND APPROVAL OF THE WORK PERFORMED WITH RESPECT TO EACH OF THE WATERPROOFING COMPONENTS.
  12. UNLESS OTHERWISE NOTED, ALL EXPOSED METAL FLASHINGS AND COUNTER-FLASHINGS SHALL BE MADE OF MINIMUM 24 GA PRE-FINISH SHEET METAL. METAL FLASHING SHALL CONFORM TO SMACNA, NRCA, BUILDING CODE AND OTHER RELEVANT CODES AND INDUSTRY STANDARDS. THE VERTICAL LEGS OF SAID FLASHINGS SHALL BE MINIMUM 6 INCHES LONG. THE JOINTS OF PRE-FINISH METAL FLASHINGS SHALL BE BENT IN PLACE SUCH AS TO PREVENT MOISTURE MIGRATION PAST THE END DAMS. ALL CONCEALED METAL FLASHING AND COUNTER-FLASHING PIECES SHALL BE 24 GA G-90 GALVANIZED SHEET METAL OR SCHEDULE 307 STAINLESS STEEL. JOINTS OF ALL FLASHING PIECES OTHER THAN PRE-FINISH METAL MUST BE WELDED OR SOLDERED. ALL METAL FLASHING SYSTEMS SHALL BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL SHEET METAL MANUAL PUBLISHED BY SMACNA. UNLESS OTHERWISE NOTED, ALL METAL HEAD FLASHINGS SHALL HAVE A MINIMUM 1/2"-TALL END-DAMS. UNLESS OTHERWISE NOTED, ALL SILL PAN FLASHINGS SHALL HAVE END- AND BACK-DAMS. UNLESS OTHERWISE NOTED ALL FLASHINGS AND COUNTER FLASHINGS (METAL AND OTHERWISE) SHALL BE SET IN A CONTINUOUS BEAD OF NON SKINNING BUTYL SEALANT OR APPROVED EQUAL.
  13. UNLESS OTHERWISE NOTED, ENGINEERED SEALANT JOINTS SHALL BE 1/2-INCH MINIMUM WIDE BY 1/4-INCH MINIMUM DEEP IN AN ATTEMPT TO MAINTAIN A 2:1 RATIO. SEALANTS SHALL BE ONE-PART SILICONE SEALANT & SINGLE-PART POLYURETHANE FOR SURFACE APPLICATION AND NON-SKINNING BUTYL FOR INSTALLATION BETWEEN CONCEALED MATERIAL INTERFACES. ACCEPTABLE SEALANTS INCLUDE BUT ARE NOT LIMITED TO DOW CORNING 790 AND 795 SILICONE BUILDING SEALANT, SIKAFLEX 15 LM, AND SONOLASTIC 150 VLM.
  14. WINDOW AND DOOR UNITS INSTALLED WITHIN THE EXTERIOR WALL SYSTEM MAY NEED TO BE FURRED OUT TO ALLOW FOR PROPER DRAINAGE. IF THIS IS THE CASE, THE FURRING MATERIAL SHALL BE PVC BATTENS OR PRESSURE-TREATED SOLID BLOCKING.
  15. THE ROUGH OPENING FOR WINDOWS MUST BE 1/2" WIDER AND 1/2" TALLER THAN THE WIDTH & HEIGHT OF THE WINDOW UNIT AS THE SILL PAN WILL LIFT THE WINDOW UNITS BY APPROXIMATELY 1/8"-1/4" OFF THE SILL. REFER TO WINDOW MFR'S INSTALLATION MANUAL FOR ADDITIONAL ROUGH OPENING REQUIREMENTS.
  16. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WOOD BLOCKING SHALL BE PRESSURE-TREATED LUMBER. IF SUCH MATERIAL IS CUT ON-SITE, CUT ENDS MUST BE TREATED WITH STANDARD WOOD PRIMERS IMMEDIATELY.
  17. FURRING BATTENS SHALL BE 3/4" BY 1-7/8" PVC VAPROBATTEN (WITH APPROPRIATE ACCESSORIES) MANUFACTURED BY VAPROSHIELD LLC. FURRING BATTENS SHALL ONLY BE INSTALLED VERTICALLY. FURRING BATTENS MUST BE INSTALLED DIRECTLY OVER STUDS SPACED NO MORE THAN 16" o.c. FURRING BATTENS MUST BE SECURELY ATTACHED TO THE STUDS USING APPROVED FASTENERS. ENSURE THAT THE FASTENERS FOR SIDING INSTALLATION ARE LONG ENOUGH TO PENETRATE THROUGH THE FURRING BATTENS, SHEATHING(S) AND INTO STUDS A MINIMUM OF 1/2". WHERE DISSIMILAR MATERIALS ABUT, INSTALL FURRING BATTENS DIRECTLY BEHIND MATERIAL TRANSITIONS.
  18. AT RAINSCREEN SYSTEMS INSECT SCREENS SHALL BE PROVIDED AT TOP & BOTTOM OF THE WALLS AS WELL AS TOP & BOTTOM ANY AND ALL WALL PENETRATIONS. IT SHALL BE EITHER 3/4" MIN VAPROVENT STRIP / VAPROVENT HOOK STRIP OR METAL BUG SCREEN. THE SCREEN / STRIP MUST BE INSTALLED CONTINUOUSLY.
  19. WINDOW AND DOOR PENETRATION WRAPS SHALL CONSIST OF VAPROSHIELD-WRAPSHIELD MANUFACTURED BY VAPROSHIELD LLC. INSTALL PENETRATION WRAPS PER MANUFACTURER'S RECOMMENDATIONS AS WELL AS THE WATERPROOFING DETAILS. USE FACTORY PRE-FORMED CORNERS. USE APPROPRIATE PRIMER FOR APPLICATIONS AT EXTERIOR SHEATHING OR WHERE THE SURFACE TEMPERATURE IS BELOW 40-DEGREE FAHRENHEIT PURSUANT TO THE MANUFACTURER'S INSTRUCTIONS.
  20. UNLESS OTHERWISE NOTED, SELF-ADHERING MEMBRANE (S.A.M.) SHALL BE MINIMUM OF 9" WIDE WRAPSHIELD S.A.M. MANUFACTURED BY VAPROSHIELD LLC, OR THERMFLASH. USE APPROPRIATE PRIMER FOR APPLICATIONS AT EXTERIOR SHEATHING OR WHERE THE SURFACE TEMPERATURE IS BELOW 40-DEGREE FAHRENHEIT PER MANUFACTURER'S RECOMMENDATIONS.
  21. WHERE THROUGH WALL PENETRATIONS OCCUR (e.g., HOSE BIBS, PIPES, ELECTRICAL BOXES, LIGHT FIXTURES, ETC.) INSTALL 24 ML THERM FLASH PENETRATION WRAP & BUTYL TAPE AS WELL AS WRB APRONS PER WATERPROOFING DETAILS.
  22. THE BUILDING ENVELOPE SYSTEM SHALL BE A CONTINUOUS AIR-BARRIER SYSTEM IN ACCORDANCE WITH 2012 WASHINGTON ENERGY CODE PROVISIONS.
  23. AT CONCRETE CONSTRUCTION & COLD-JOINTS APPLY APPROVED DOUBLE LOCKING HYDROPHOBIC WATERSTOP CAPABLE OF 2-TIMES EXPANSION BY VOLUME. BASIS OF DESIGN IS ULTRASEAL P-201 BY ADEKA. CONCRETE SHALL BE CLEANED, TOOLED AND PRIMED BEFORE INSTALLING WATERSTOP MEDIUM.
  24. ALL FASTENERS SHALL BE EITHER STAINLESS STEEL, OR DOUBLE-DIPPED, HOT-DIPPED OR HEAVY-DIPPED GALVANIZED CONFORMING TO ASTM A153. ELECTRO-GALVANIZED FASTENERS MUST NOT BE USED UNDER ANY CIRCUMSTANCES.
  25. UNDER SLAB VAPOR BARRIER AT SLAB ON GRADE AREAS SHALL BE CLASS B, 15mil GEOMEMBRANE CONFORMING TO ASTM E-1745. BASIS OF DESIGN IS STEGO WRAP 15mil WITH STEGO TAPE, MANUFACTURED BY STEGO INDUSTRIES.
  26. MAINTAIN A MINIMUM OF 6" SEPARATION BETWEEN FINISH GRADE AND FRAMING AND SIDING MATERIALS.
  27. SLOPE ALL WEATHER-DECKS, WALKS AND PATIOS AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 1/4" PER FOOT. INSTALL CRICKETS ON WEATHER-DECK SURFACES, WHERE NEEDED, TO ALLOW FOR PROPER SLOPE AND DRAINAGE. AT A MINIMUM 1/4" PER 1' SLOPE (U.O.N.) MUST BE PROVIDED TOWARD ROOF DRAINS & SCUPPERS.
  28. WHOLE BUILDING AIR-LEAKAGE TESTING VIA BLOWER DOOR TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE 2012 WSEC. REFER TO "AIR BARRIER GENERAL NOTES" AND "ENERGY CODE NOTES" FOR ADDITIONAL INFORMATION AND REQUIREMENTS. THE OWNER SHALL ENGAGE A TESTING AGENCY TO PERFORM THE REQUIRED TESTING IN ACCORDANCE WITH 2012 WSEC. TESTING SHALL BE IN COMPLIANCE WITH ASTM E-779 OR SIMILAR APPROVED TEST METHOD.
  29. ANY DISCREPANCY NOTED BY THE CONTRACTOR MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. WHERE DISCREPANCY OCCURS BETWEEN VARIOUS CONTRACT DOCUMENTS, CONTRACTOR SHALL FOLLOW THE MOST STRINGENT REQUIREMENT FOR EACH CATEGORY.
  30. CONTRACTOR SHALL SUPPLY AND INSTALL FLASHINGS AND COUNTER-FLASHINGS AT ALL TRANSITIONS AND JUNCTIONS PURSUANT TO THE REQUIREMENTS OF THE BUILDING CODE, INDUSTRY STANDARDS INCLUDING SMACNA, EVEN IF SUCH FLASHING IS NOT SPECIFICALLY CALLED OUT FOR IN A DETAIL PROVIDED FOR HEREIN.



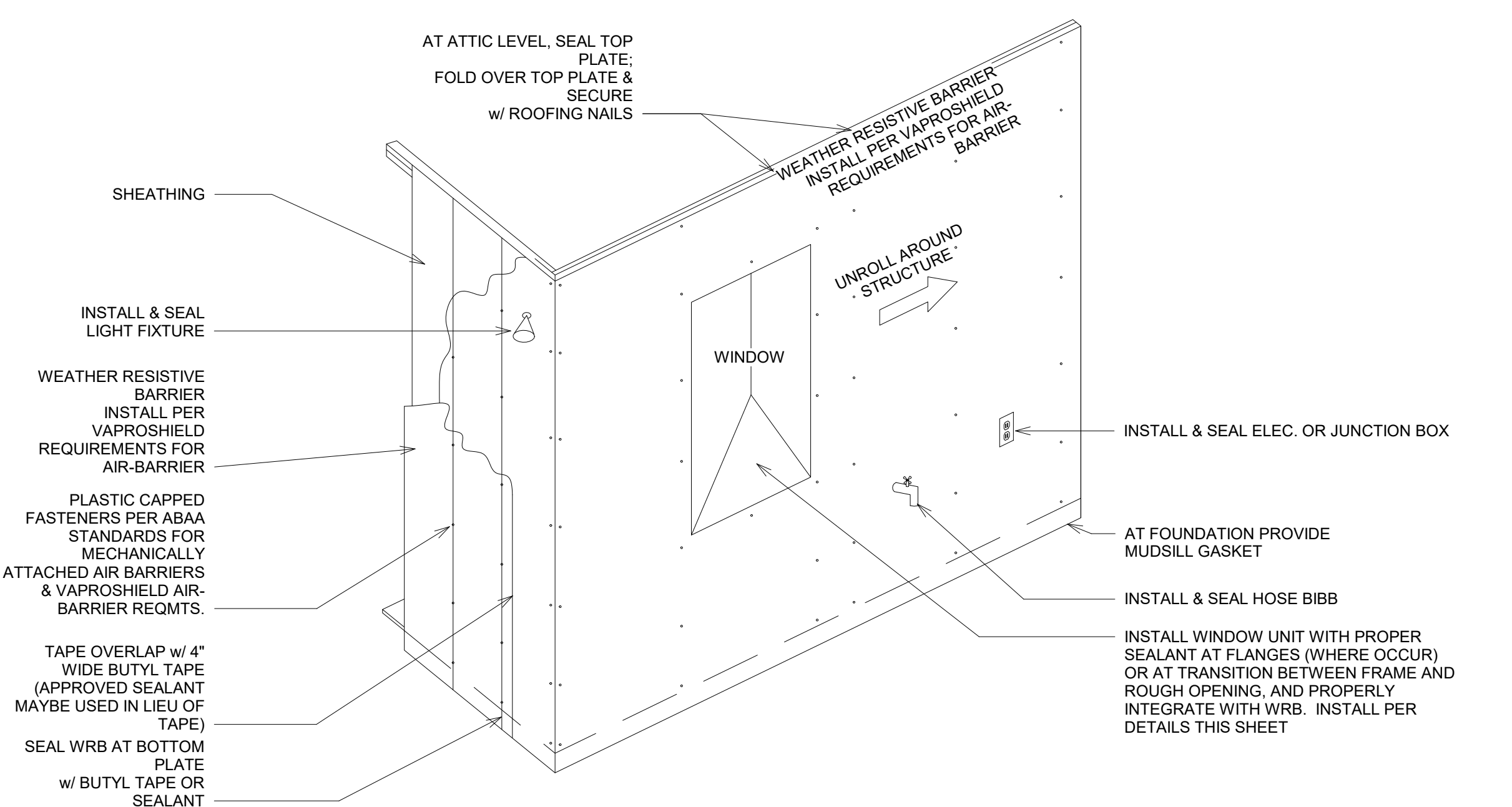
- SILL PAN NOTES:**
1. ALL PANS AT MASONRY TO BE STAINLESS STEEL OR 24 GA GALV. PRE-FINISHED.
  2. RESIDENTIAL WINDOW WALL SYSTEMS TO HAVE ALUMINUM PANS & FLASHINGS PER DETAILS TO MATCH WINDOW FRAME COLORS.
  3. SEAL OR SOLDER JOINTS AT END- & BACK DAMS TO FORM A WATERTIGHT PAN ASSEMBLY. SEAL BACK TO END DAM TRANSITIONS.
  4. COORDINATE BACK DAM HEIGHT WITH THRESHOLD AND/OR INTERIOR FINISHES PER ARCH. PLANS.
  5. PROVIDE HEMMED EDGE AT ALL EXPOSED EDGES.
- WRAP & WRB NOTE:**
1. FASTEN WINDOW/DOOR WRAP & WRB PER WP DETAILS PROVIDED HEREIN WITH STAINLESS STEEL STAPLES w/ 7/16" CROWNS.
  2. WHERE STEEL STUD FRAMING OCCURS, USE APPROVED ADHESIVE TO PROPERLY ATTACH WINDOW/DOOR WRAP THERETO.
  3. WHERE CONCRETE SURFACES OCCUR, USE VAPROSHIELD S.A.M. MEMBRANE FOR WINDOW/DOOR WRAPS AND WRB.
  4. WRAP PENETRATION WRAP INSIDE R.O. AND TAPE TO MAINTAIN AIR-BARRIER SYSTEM.



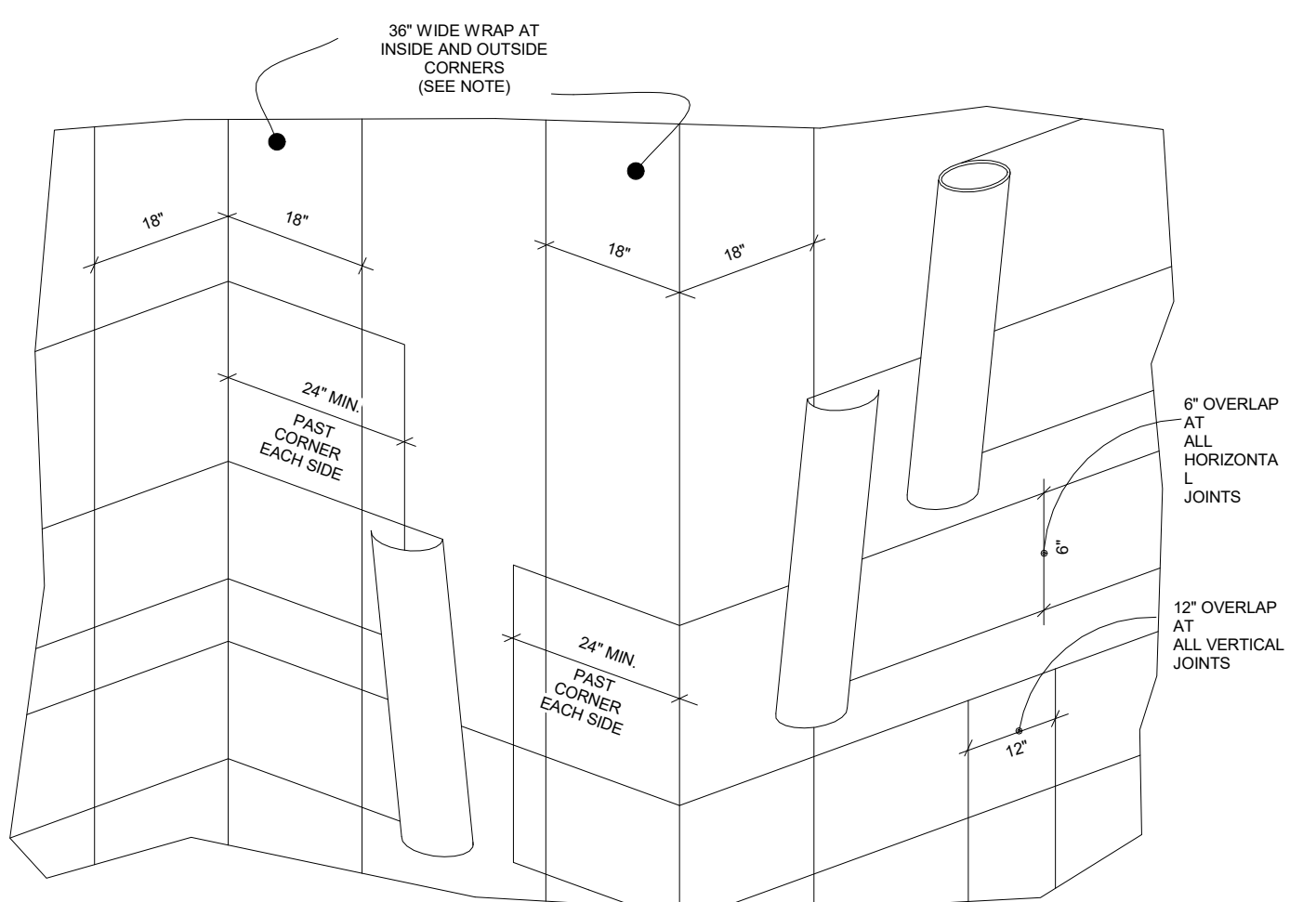
B SILL PAN AT SLIDING GLASS DOOR

A SILL PAN AT WINDOW

PERMIT- WINDOW-WRAP  
1" = 1'-0"



- WRB NOTES:**
1. INSIDE & OUTSIDE CORNER WRAP: APPLY ONE LAYER OF 36" WIDE BREATHABLE MEMBRANE FROM THE SAME MANUFACTURER AS THE WRB PER NOTES PRIOR TO INSTALLATION OF FIELD WRB.
  2. INSTALL WEATHER RESISTIVE BARRIER PER NOTES IN WEATHERBOARD FASHION STARTING FROM THE BOTTOM OF THE WALL. ENSURE THAT THE EDGES OF THE LAYERS OF WRB ARE STAGGERED AT LEAST 6".
  3. TAPE ALL JOINTS OF WRB WITH 3" WIDE BUTYL TAPE AS APPROVED TO CREATE A COMPLETE AIR-BARRIER SYSTEM.
  4. WHERE CONCRETE SURFACES OCCUR, INSTALL VAPROSHIELD S.A.M. THROUGHOUT.



PERMIT-WRB  
Scale: 1 1/2" = 1'-0"

PROJECT PAEK RESIDENCE		
ADDRESS 2215 80TH AVE SE MERCER ISLAND, WA 98040		
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DRAWN Author	DESIGNED Designer	
DATE	08/16/18	
GRAPHIC Scale As indicated		
PROJECT NO. 18-009		
DRAWING NO. A8.0	REVISION NO.	

FILE NAME:  
PLOT DATE:

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

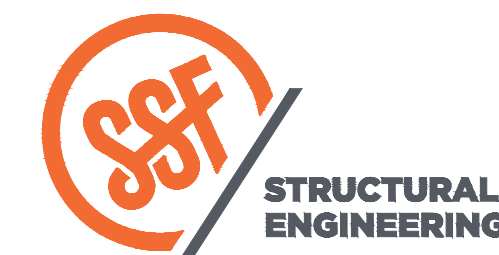
- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION).
2. DESIGN LOADING CRITERIA: RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS FLOOR LIVE LOAD 40 PSF MISCELLANEOUS LOADS DECKS .60 PSF DEFLECTION CRITERIA LIVE LOAD DEFLECTION L/360 TOTAL LOAD DEFLECTION L/240 ENVIRONMENTAL LOADS SNOW Ce=1.0, Is=1.0, Ct=1.1, Pg=25 PSF, Pf=20 PSF WIND Gcpi=0.18, 110 MPH, RISK CATEGORY II, EXPOSURE "C" 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.
6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
9. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. GLUED LAMINATED MEMBERS PLYWOOD WEB JOISTS STRUCTURAL STEEL APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.
10. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

QUALITY ASSURANCE

- 11. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE. STRUCTURAL STEEL FABRICATION AND ERECTION PER AISC 360 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.
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. ALLOWABLE SOIL PRESSURE 1500 PSF LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) .55 PCF/35 PCF ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED) 300 PCF COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED) 0.3 SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) 7H PSF
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 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.
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 TO EARTH 3"
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 IAMP0 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 EMBEDD 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.
28. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "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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Table with project details: DRAWN: SJB, DESIGN: JRC, CHECKED: RJR, APPROVED: ABB

Table with REVISIONS section containing empty rows for changes.

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: General Structural Notes

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

S1.1

**General Structural Notes Continued**  
THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

**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 WMPA 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
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

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 LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	10 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	

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.

WOOD TREATMENT HAS NO AMMONIA CARRIER	CONDITION INTERIOR DRY	PROTECTION 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

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

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 BOX	3-1/2"	0.135"

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

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 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.

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

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE 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.

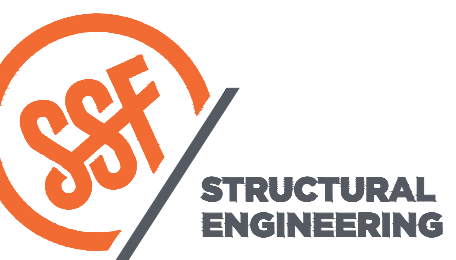
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS 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-MAIL 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.



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DRAWN:	SJB
DESIGN:	JRC
CHECKED:	RJA
APPROVED:	ABB

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DPD:

PROJECT TITLE:

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

ARCHITECT:  
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ISSUE:

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SHEET TITLE:

**General  
Structural Notes  
Continued**

SCALE:

DATE: Sept. 4, 2018

PROJECT NO: 10604-2018-01-00

SHEET NO:

**S1.1**



DRAWN: SJB  
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APPROVED: ABB

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SHEET TITLE:

Basement  
Foundation  
Plan

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

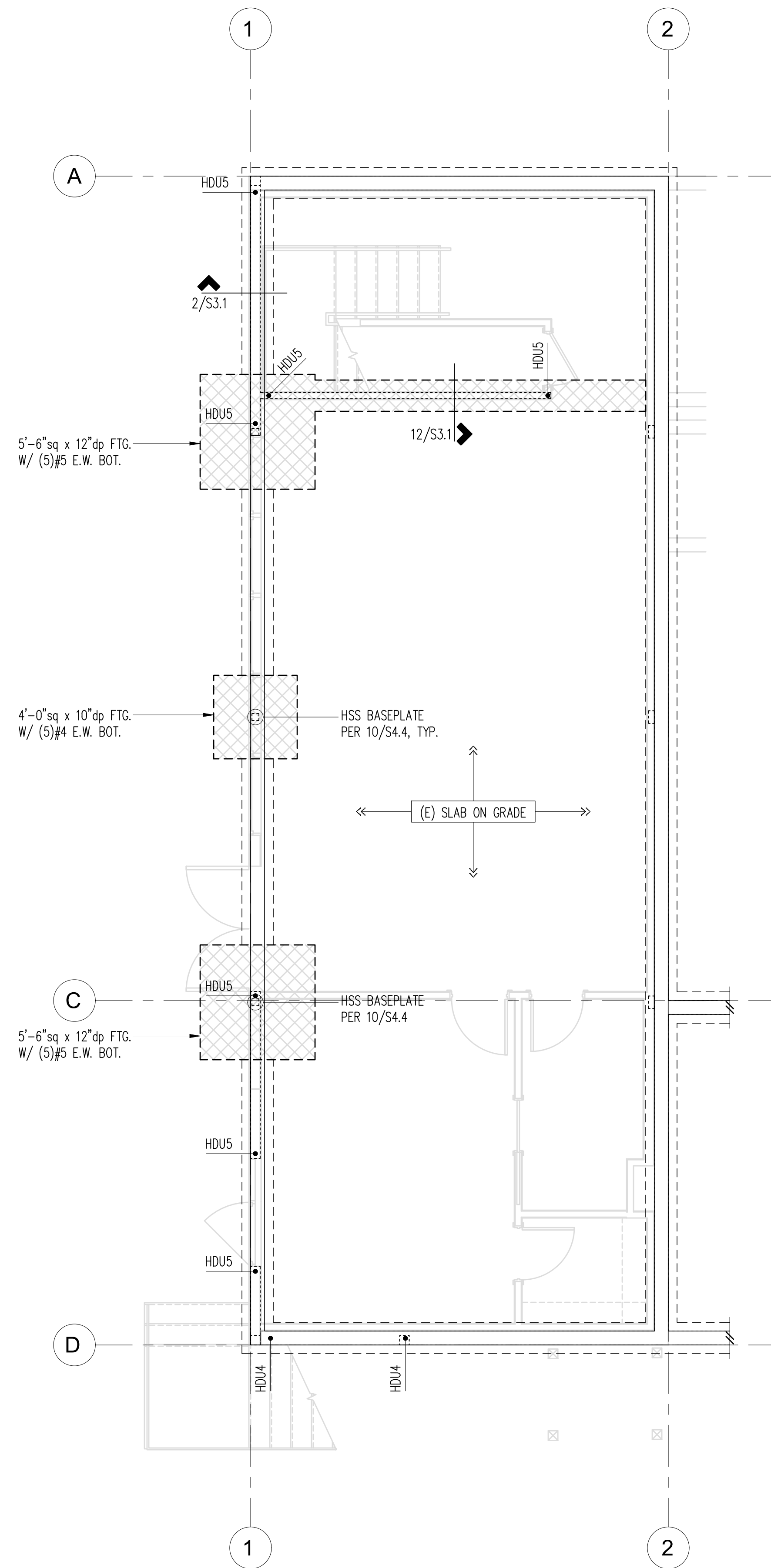
Sept. 4, 2018

PROJECT NO:

10604-2018-01-00

SHEET NO:

S2.1



**Legend**

- EXISTING FOOTING BELOW
- NEW FOOTING BELOW
- STRUCTURAL WALL OR POST ABOVE
- XX HOLDOWN PER 4/S3.1

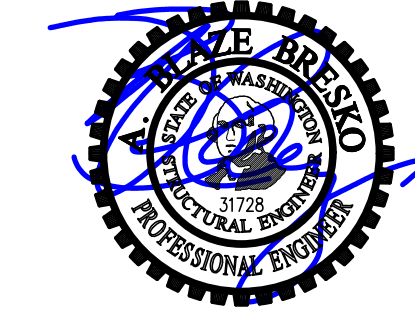
**Plan Notes**

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. 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 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.

**Basement Foundation Plan**

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





DRAWN: SJB  
DESIGN: JRC  
CHECKED: RJA  
APPROVED: ABB

REVISIONS:

DPD:

PROJECT TITLE:

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SHEET TITLE:

**Main Floor Framing &  
Crawl Space Foundation  
Plan**

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

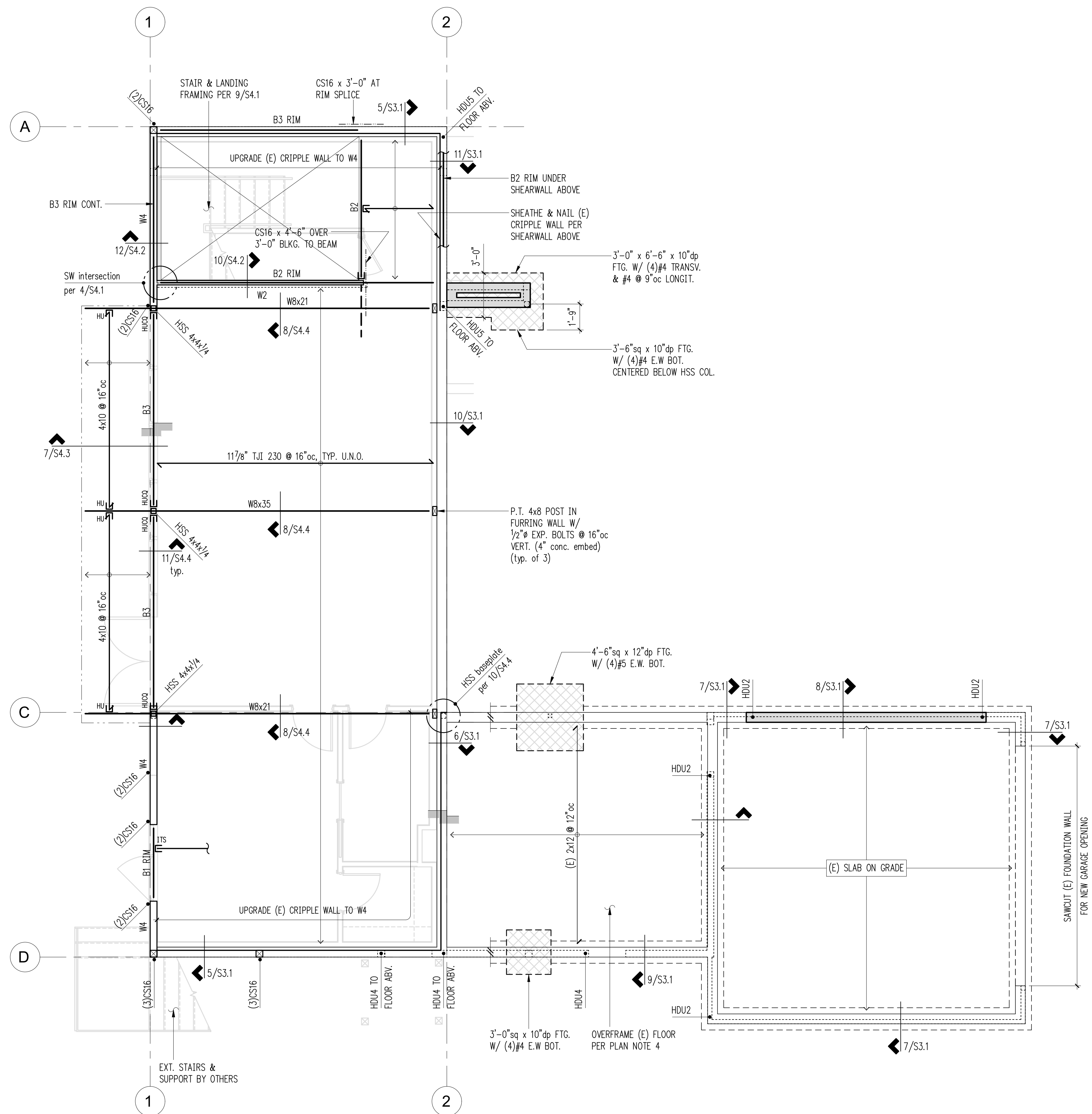
Sept. 4, 2018

PROJECT NO:

10604-2018-01-00

SHEET NO:

**S2.2**



**Beam Schedule**

MARK	BEAM	BRG. STUDS	HANGER
B1	LSL 1 3/4x11 7/8	2	HU11
B2	LSL 3 1/2x11 7/8	3	HHUS410
B3	PSL 5 1/2x11 7/8	4	HHUS5.50/10

**Legend**

- STRUCTURAL WALL BELOW
- NON-STRUCTURAL WALL BELOW
- STRUCTURAL WALL OR POST ABOVE
- Wx SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- CHANGE IN SHEATHING ELEVATION
- HDU HOLDDOWN PER 4/S3.1
- (X)CS16 HOLDDOWN STRAP PER 5/S4.1
- EXISTING FOOTING BELOW
- NEW FOOTING BELOW
- NEW STEM WALL BELOW

**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- 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" O.C. AND TO ALL INTERMEDIATE FRAMING (FIELD) AT 12" O.C.
- 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.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE FRAMED WITH FLUSH LSL 1-3/4 X 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.
- 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.
- W# INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE, 12/S4.1, FOR CONSTRUCTION REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- (X)CS16 INDICATES VERTICAL HOLDOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 5/S4.1 FOR INSTALLATION REQUIREMENTS.
- HDUx INDICATES VERTICAL HOLD-DOWN FROM POST ABOVE WITH A36 ALL-THREAD EPOXY GROUTED PER ANCHOR BOLT DIAMETER AND EMBED DEPTH IN HOLDOWN SCHEDULE.
- 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%.
- 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.
- SPLICE ALL TOP PLATE SPLICES PER DETAIL 10/S4.1.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.





DRAWN: SJB  
 DESIGN: JRC  
 CHECKED: RJA  
 APPROVED: ABB

REVISIONS:

DPD:

PROJECT TITLE:

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SHEET TITLE:

**Upper Floor Framing Plan**

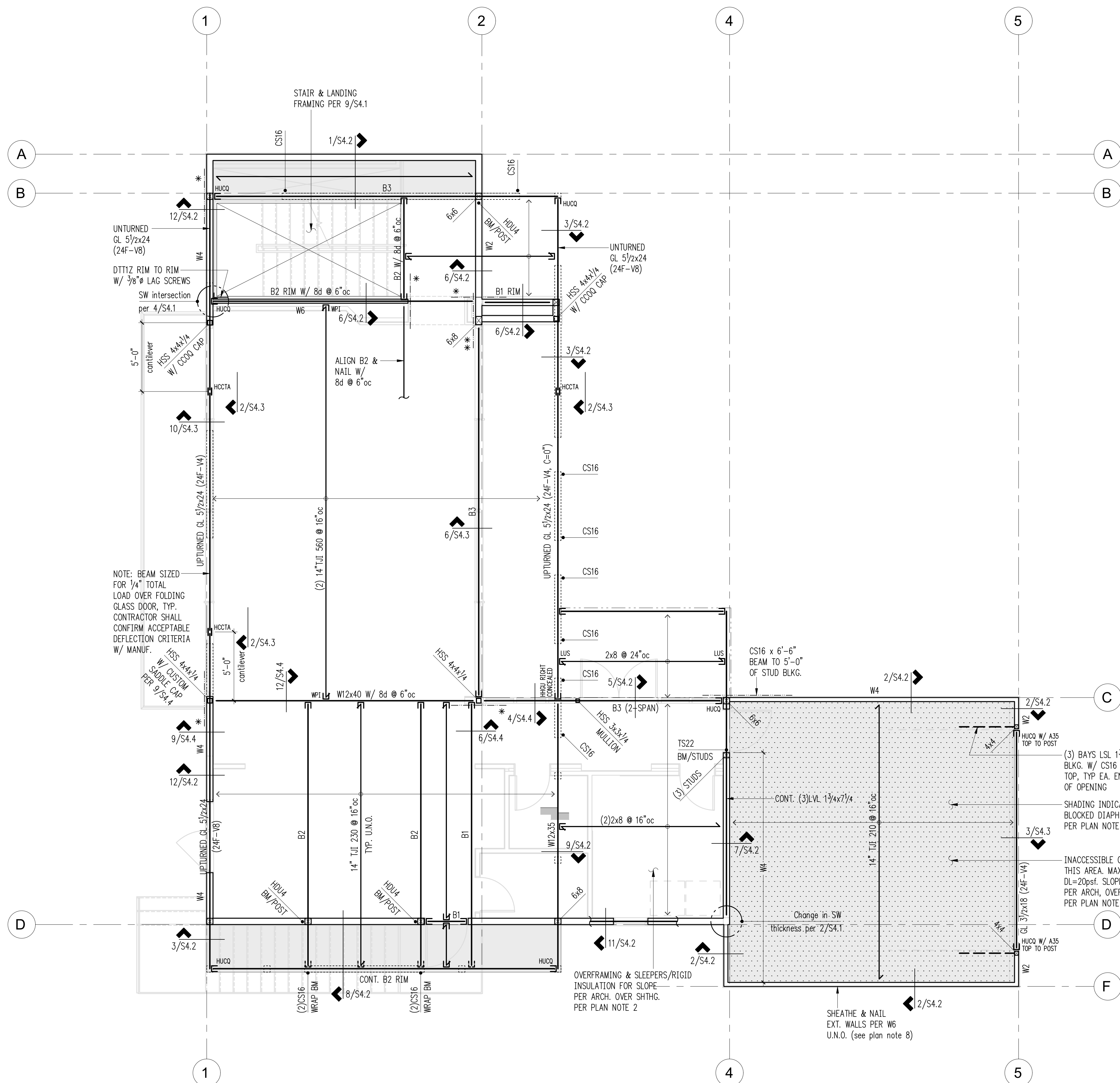
SCALE: 1/4" = 1'-0" U.N.O.

DATE: Sept. 4, 2018

PROJECT NO: 10604-2018-01-00

SHEET NO:

**S2.3**



NOTE: BEAM SIZED FOR 1/4" TOTAL LOAD OVER FOLDING GLASS DOOR, TYP. CONTRACTOR SHALL CONFIRM ACCEPTABLE DEFLECTION CRITERIA W/ MANUF.

OVERFRAMING & SLEEPERS/RIGID INSULATION FOR SLOPE PER ARCH. OVER SHING. PER PLAN NOTE 2

SHEATHE & NAIL EXT. WALLS PER W6 U.N.O. (see plan note 8)

(3) BAYS LSL 1 3/4x14 BLKG. W/ CS16 OVER TOP, TYP. EA. END OF OPENING

SHADING INDICATES: BLOCKED DIAPHRAGM PER PLAN NOTE 4, TYP.

INACCESSIBLE GREEN ROOF THIS AREA. MAX. SUPERIMPOSED DL=20psf. SLOPE & WATERPROOFING PER ARCH, OVER SHING. PER PLAN NOTE 3

**Beam Schedule**

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

- Legend**
- STRUCTURAL WALL BELOW
  - NON-STRUCTURAL WALL BELOW
  - STRUCTURAL WALL OR POST ABOVE
  - SHEARWALL PER 12/S4.1
  - SPAN DIRECTION
  - EXTENT OF JOISTS
  - HEADER/BEAM PER PLAN
  - HANGER (INVERTED)
  - CHANGE IN ELEVATION
  - HOLDOWN PER 5/S4.1
  - CS16 x 4'-0" FRAMING MEMBER TO NO. OF ASTERISKS = NO. OF STUDS

- Plan Notes**
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
  - 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.
  - GREEN 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.
  - 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.
  - FLOOR JOISTS SHALL BE 14" TJI 230 @ 16"oc.
  - HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE FRAMED WITH FLUSH LSL 1-3/4 X 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.
  - 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.
  - W# INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE, 12/S4.1, FOR CONSTRUCTION REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
  - (X)CS16 INDICATES VERTICAL HOLDOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 5/S4.1 FOR INSTALLATION REQUIREMENTS.
  - 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%.
  - 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.
  - SPLICE ALL TOP PLATE SPLICES PER DETAIL 10/S4.1.
  - REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.





DRAWN:	SJB
DESIGN:	JRC
CHECKED:	RJA
APPROVED:	ABB

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PROJECT TITLE:

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SHEET TITLE:

Roof Framing Plan

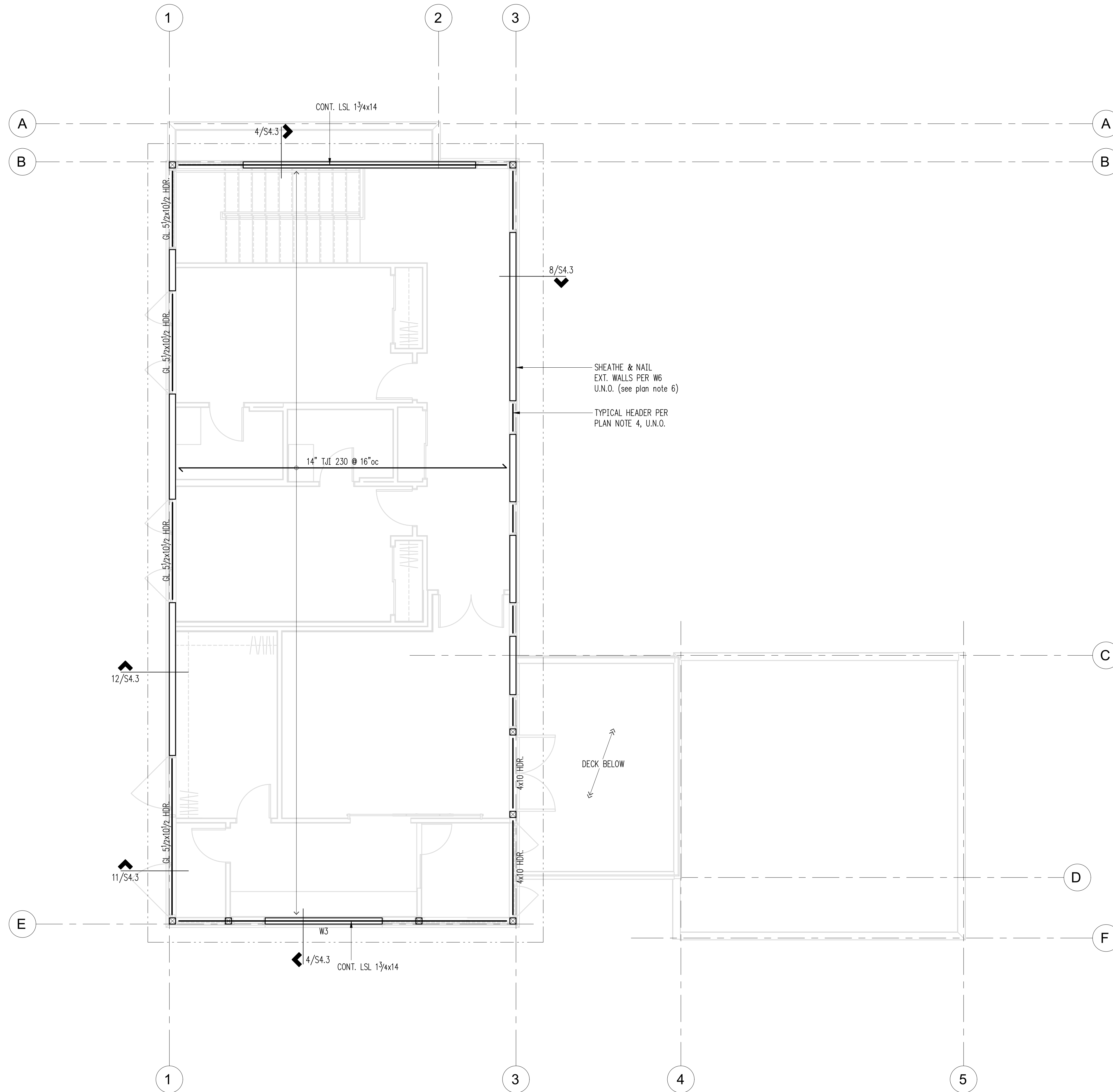
SCALE: 1/4" = 1'-0" U.N.O.

DATE: Sept. 4, 2018

PROJECT NO: 10604-2018-01-00

SHEET NO:

**S2.4**



**Legend**

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

**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- 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.
- ROOF FRAMING SHALL BE 14" TJI 230 @ 16"oc.
- 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.
- 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.
- W# INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE, 12/S4.1, FOR CONSTRUCTION REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- PROVIDE H2.5A HURRICANE TIE AT EACH TJI RAFTER WHERE IT BEARS ON EXTERIOR WALL.
- 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%.
- SPLICE ALL TOP PLATE SPLICES PER DETAIL 10/S4.1.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**Roof Framing Plan**

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







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DESIGN: JRC  
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APPROVED: ABB

REVISIONS:


DPD:

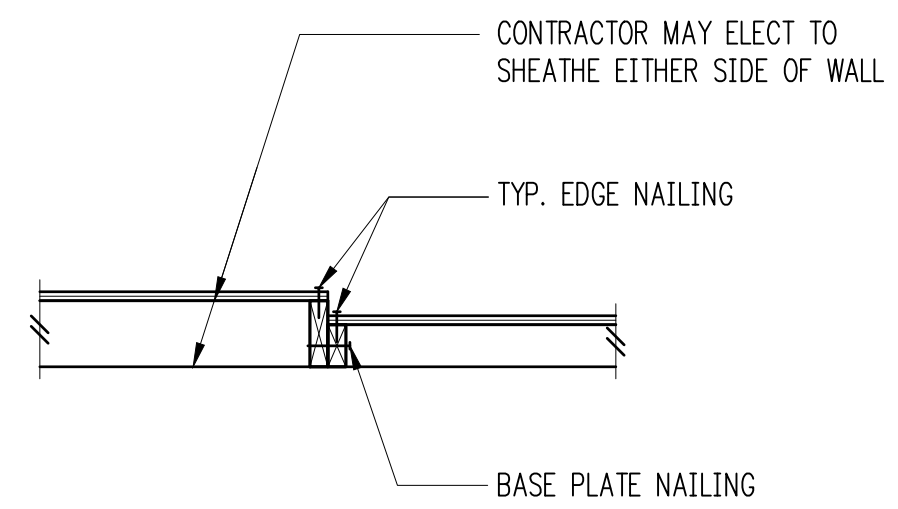
PROJECT TITLE:  
**Paek Residence**  
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ARCHITECT:  
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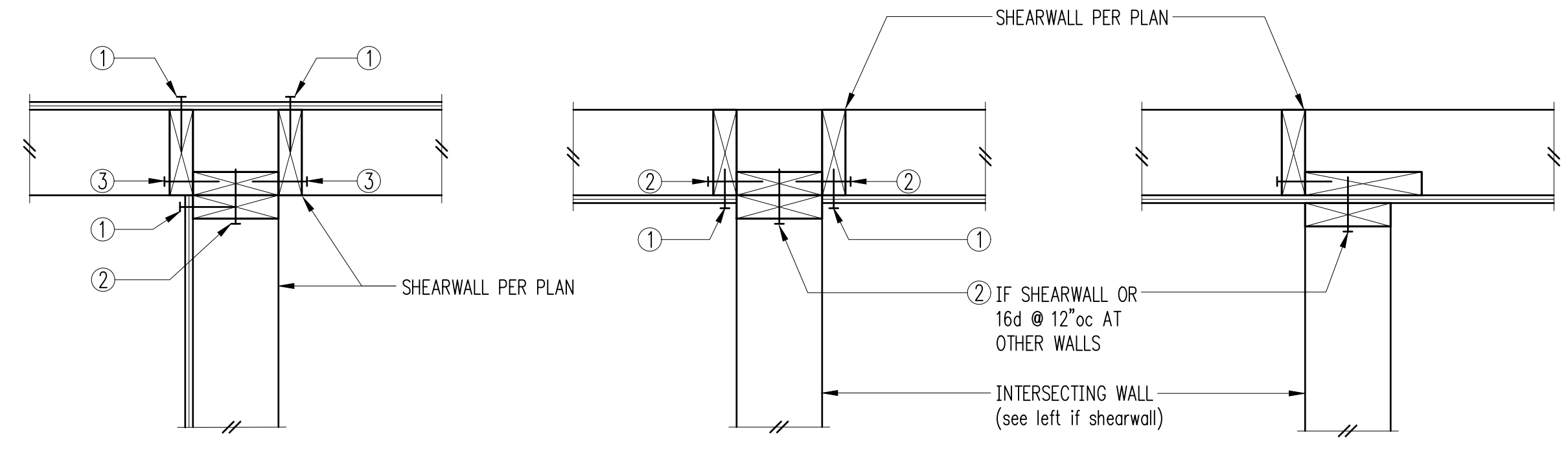
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SHEET TITLE:  
**Typical Wood Sections & Details**

SCALE: 3/4" = 1'-0" U.N.O.  
DATE: Sept. 4, 2018  
PROJECT NO: 10604-2018-01-00  
SHEET NO:

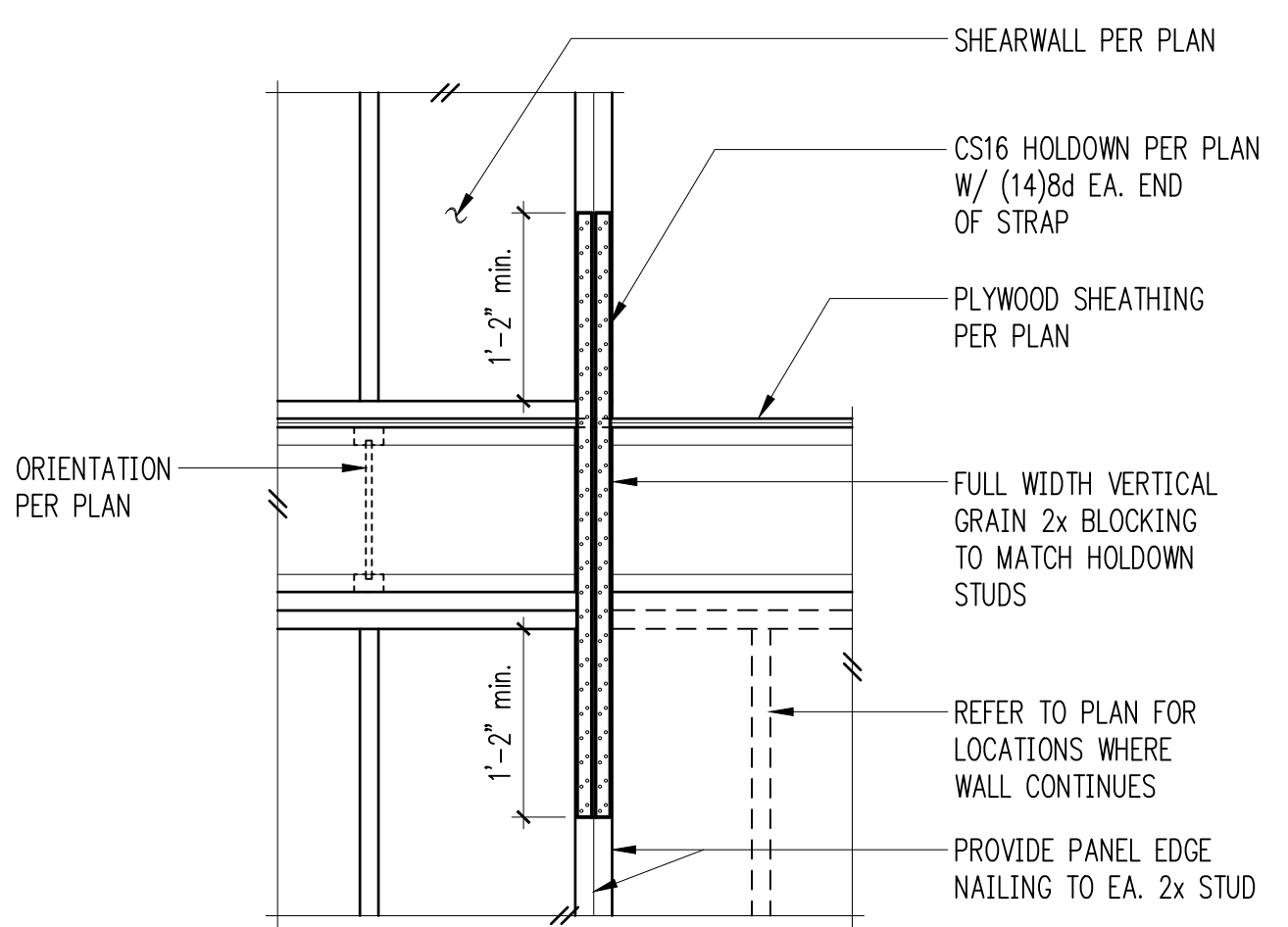


**1** Typical Shearwall at Changing Wall Thickness **2**

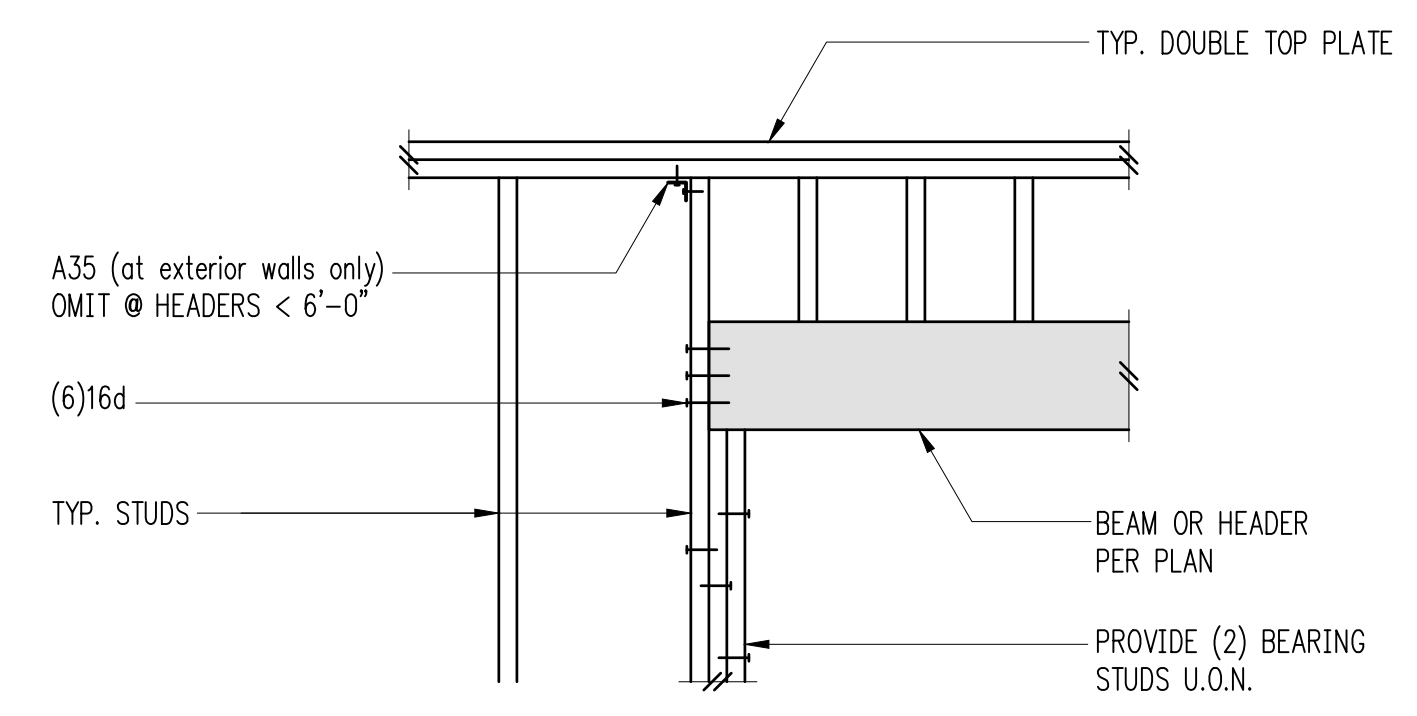


- ① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- ② BASE PLATE NAILING PER SHEARWALL SCHEDULE
- ③ 16d @ 8"oc

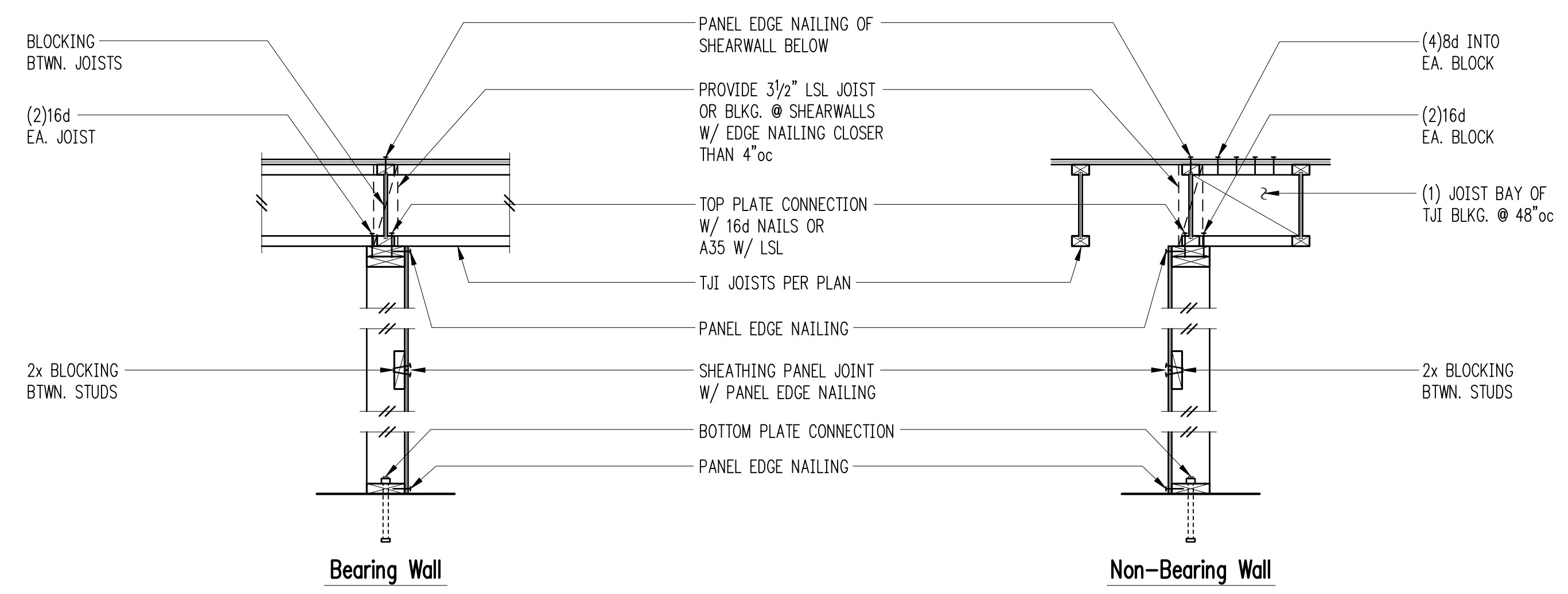
Typical Shearwall Intersections **4**



Typical CS16 Holddown **5**

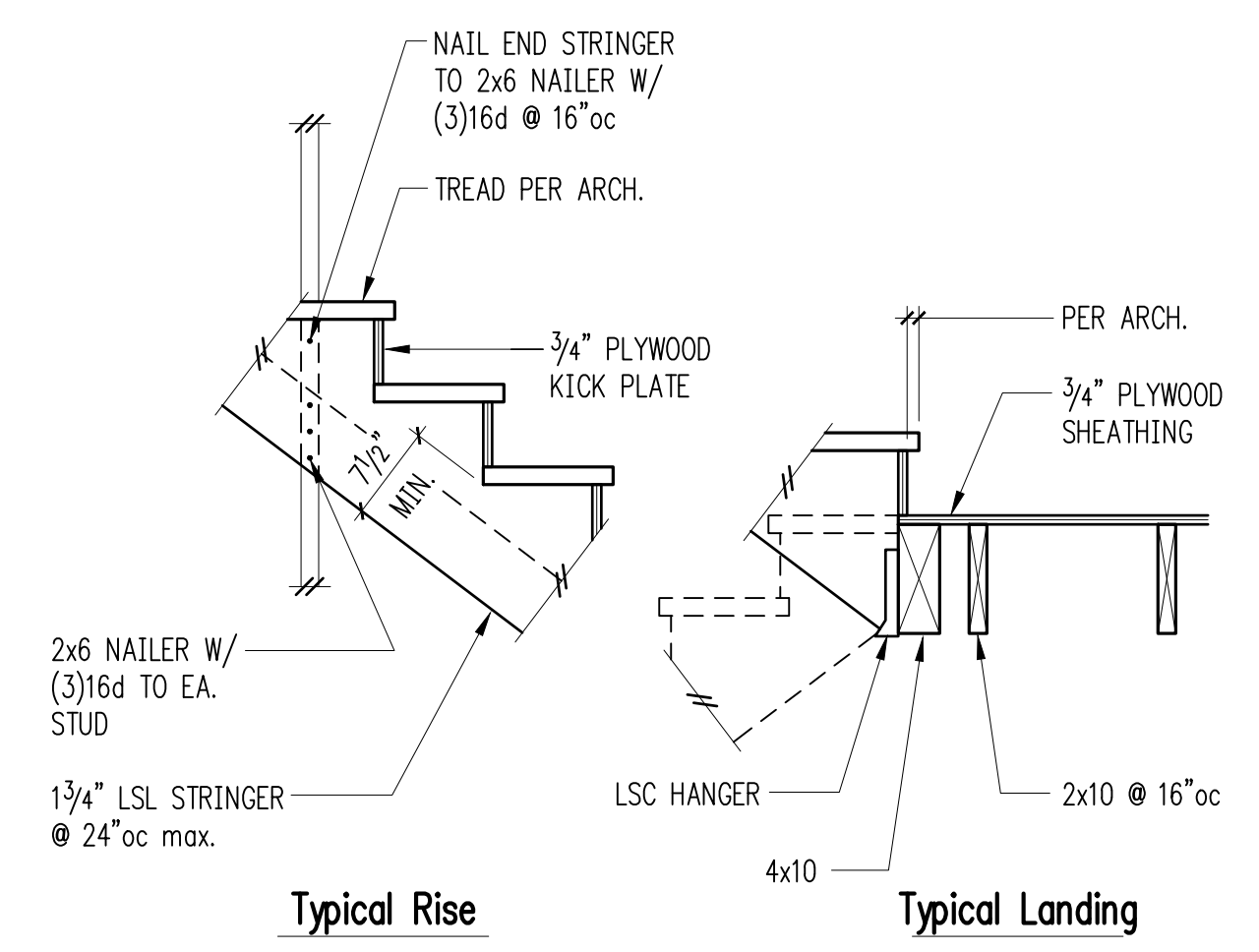


Typical Header Support w/2 Bearing Studs **6**



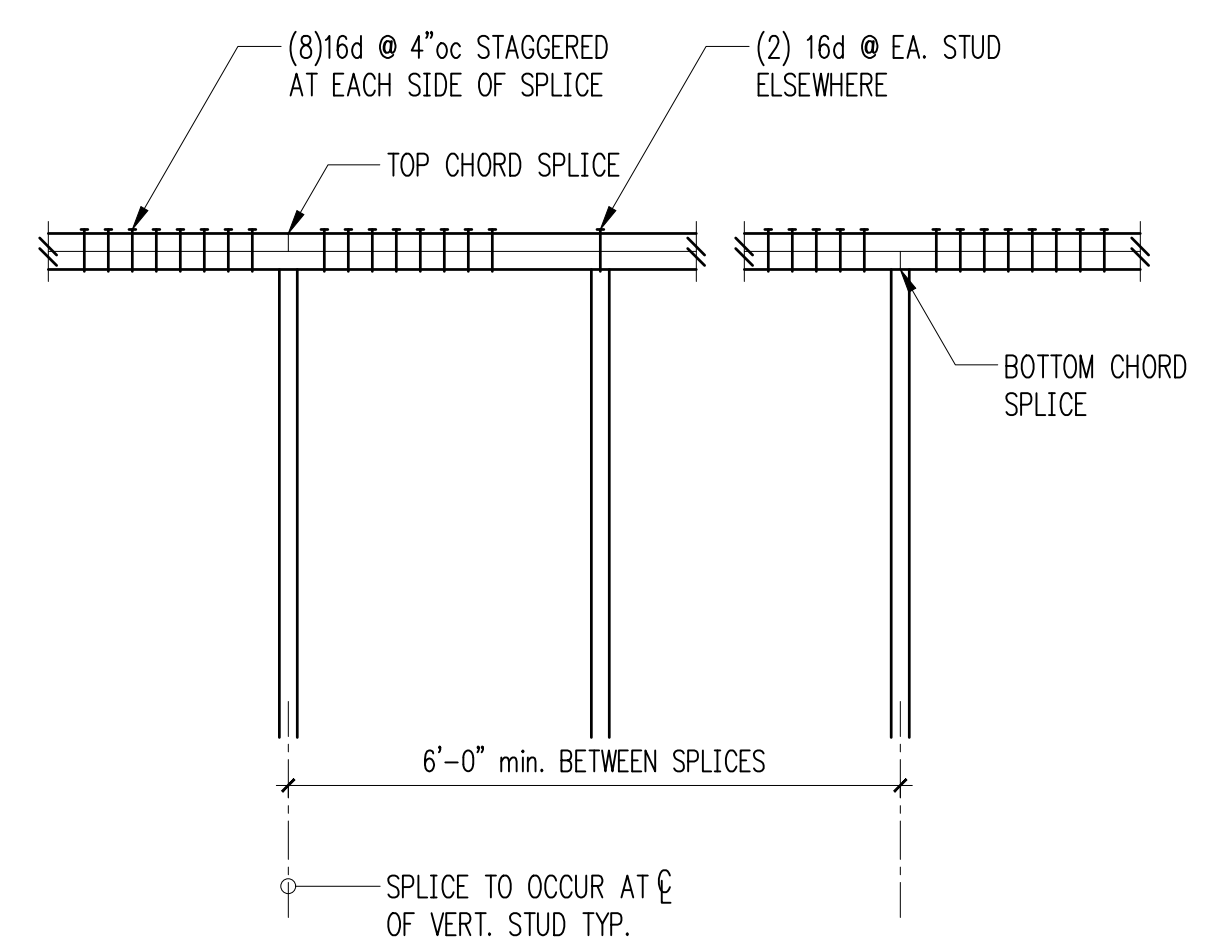
NOTE:  
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction **8**

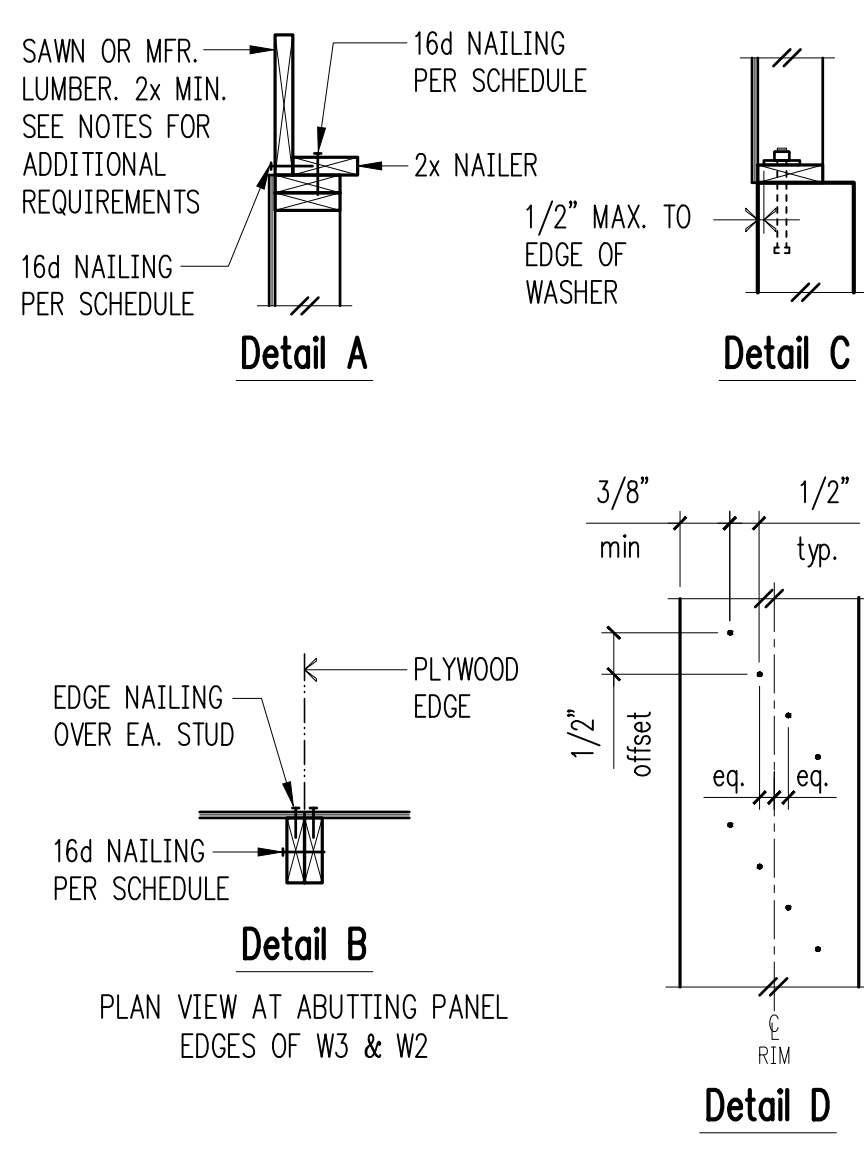


ALL TREAD AND RISER DIMENSIONS PER ARCH.

Typical Stair and Landing Detail **9**



Typical Top Plate Splice **10**



**Shearwall Schedule** ①②③④⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ⑤	at Wood ⑩	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8" A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8" A.B. @ 32"oc
W3 ①	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8" A.B. @ 24"oc
W2 ②	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑪	5/8" A.B. @ 16"oc

- ① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"oc.
- ② 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (box)
- ③ EMBED ANCHOR BOLTS AT LEAST 7", EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- ④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- ⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- ⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.
- ⑧ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑨ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- ⑪ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

Shearwall Schedule - (Sheathed One Side) **12**



DRAWN: SJB  
DESIGN: JRC  
CHECKED: RJA  
APPROVED: ABB

REVISIONS:

DPD:

PROJECT TITLE:

Paek Residence  
2215 80th Ave SE  
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ARCHITECT:  
MZA Architecture  
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PH 425.559.7888

ISSUE:

Permit

SHEET TITLE:

Wood Framing  
Sections & Details

SCALE:

3/4 = 1'-0" U.N.O.

DATE:

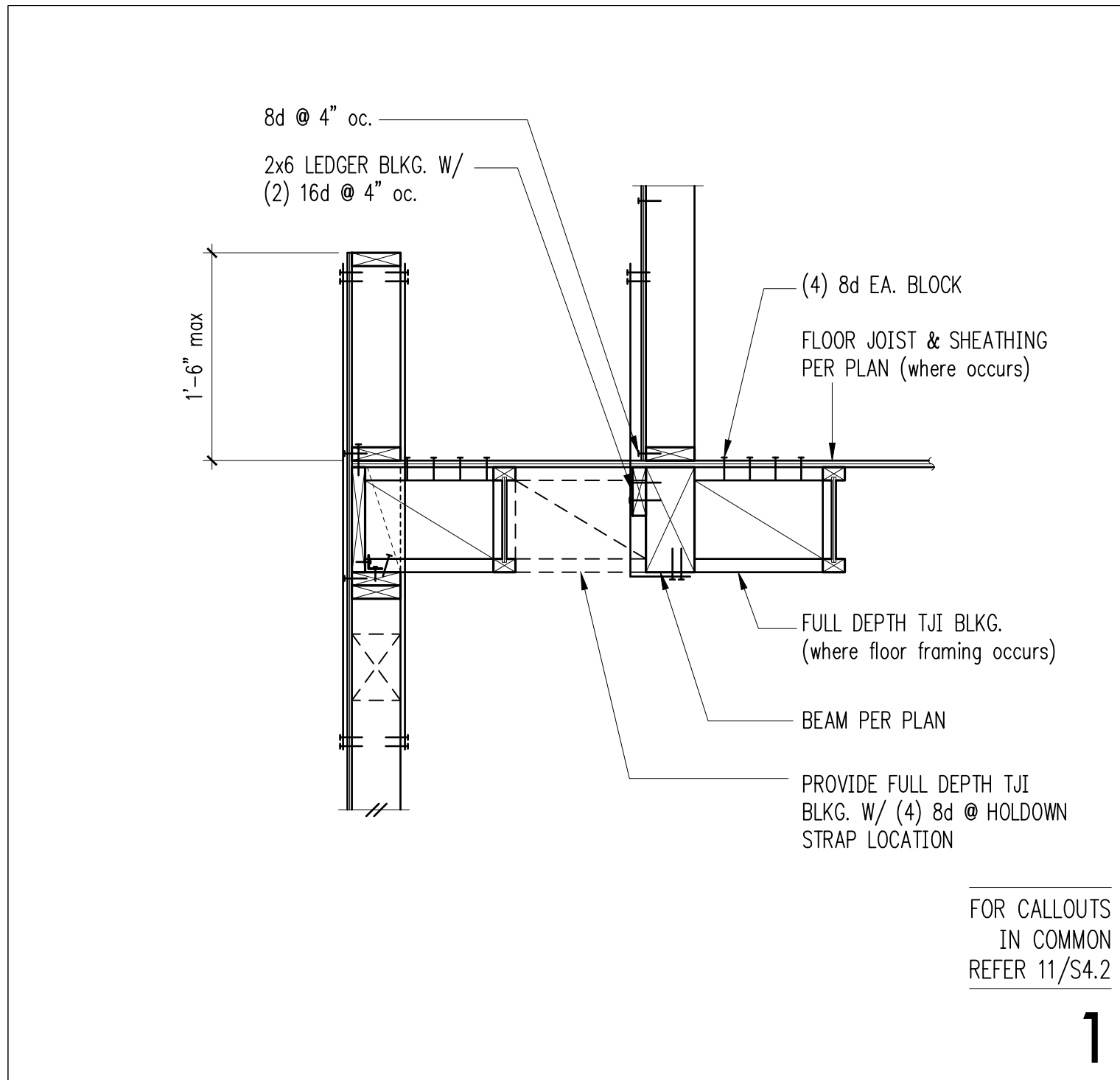
Sept. 4, 2018

PROJECT NO:

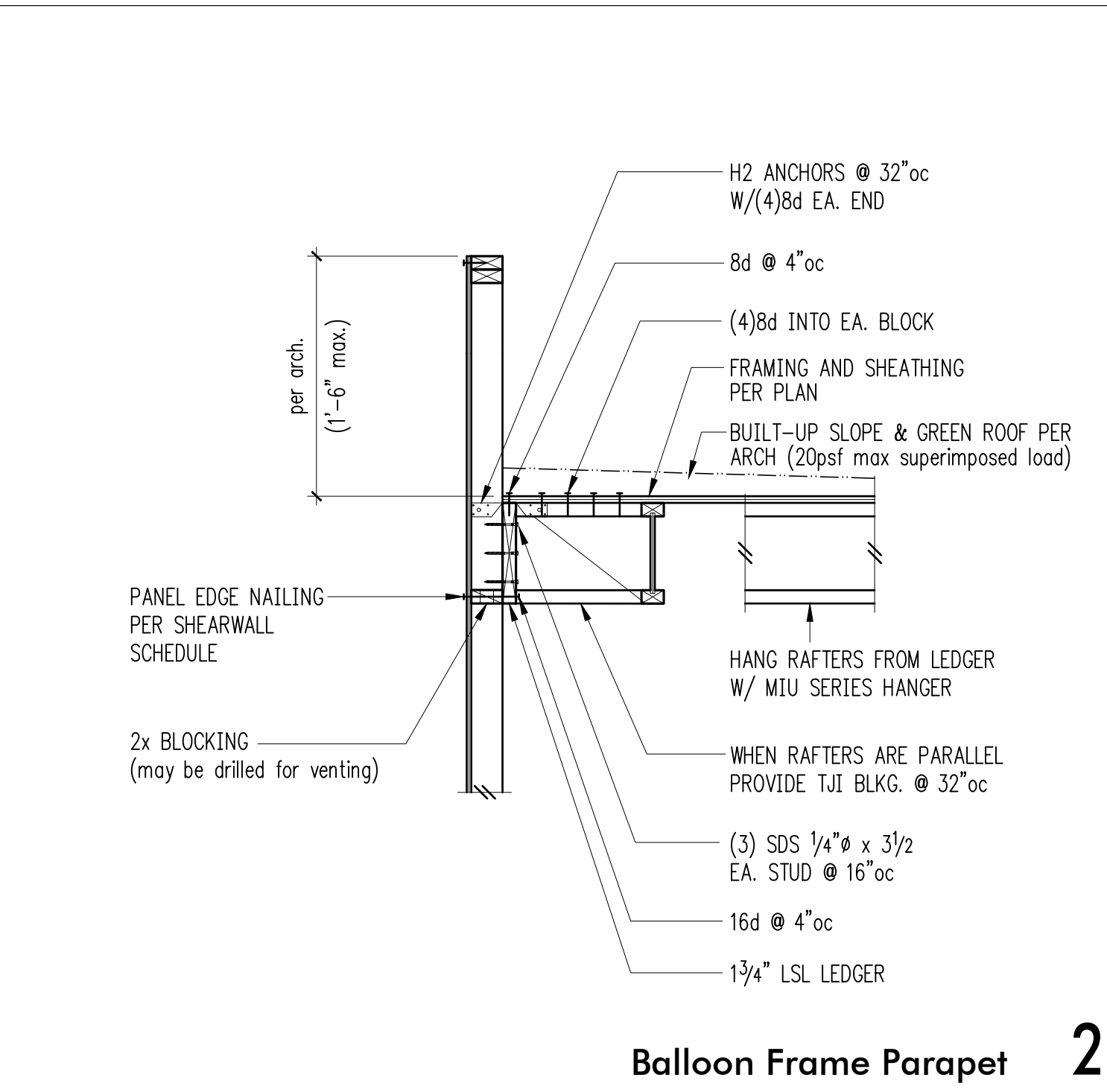
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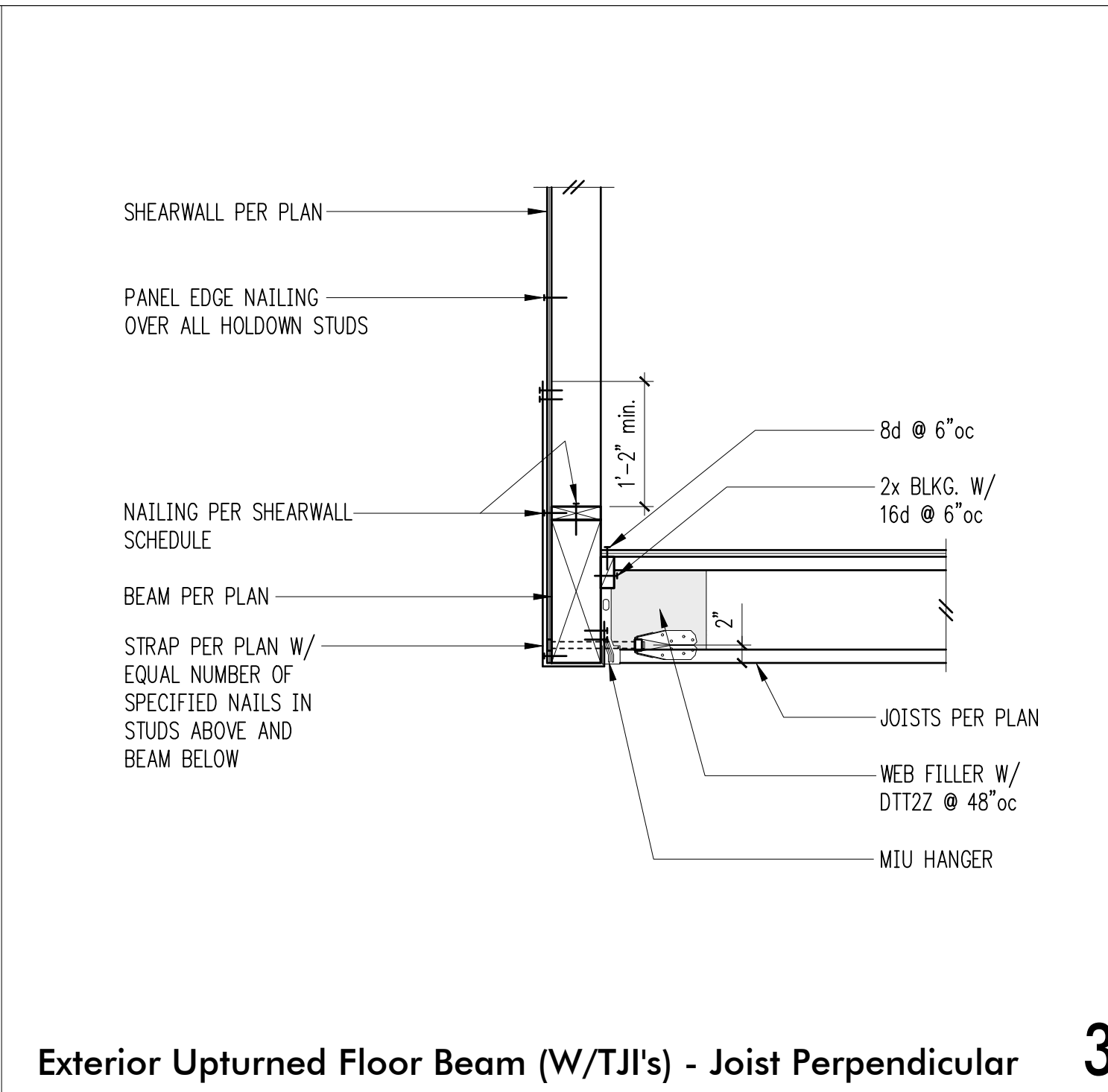
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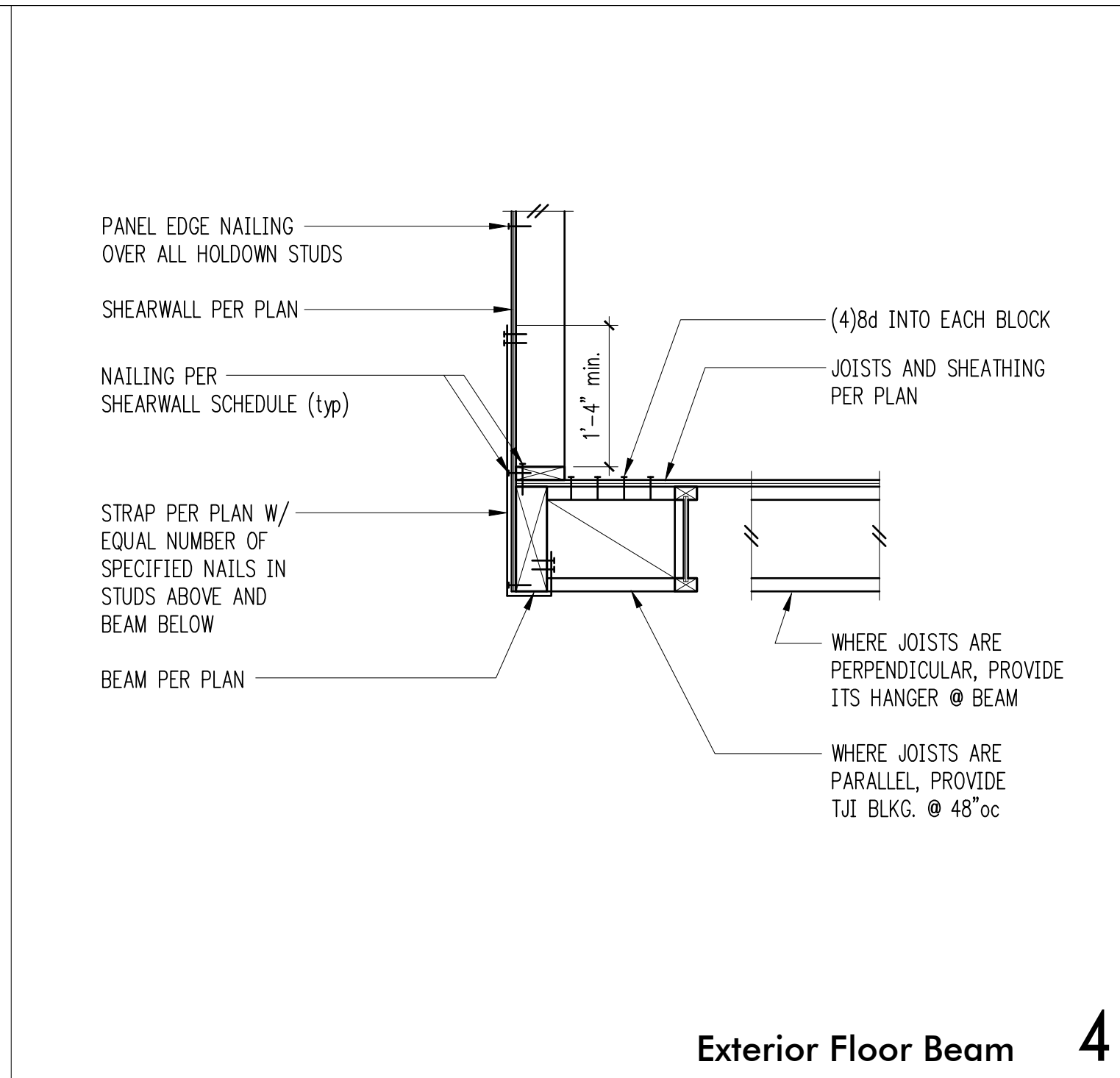
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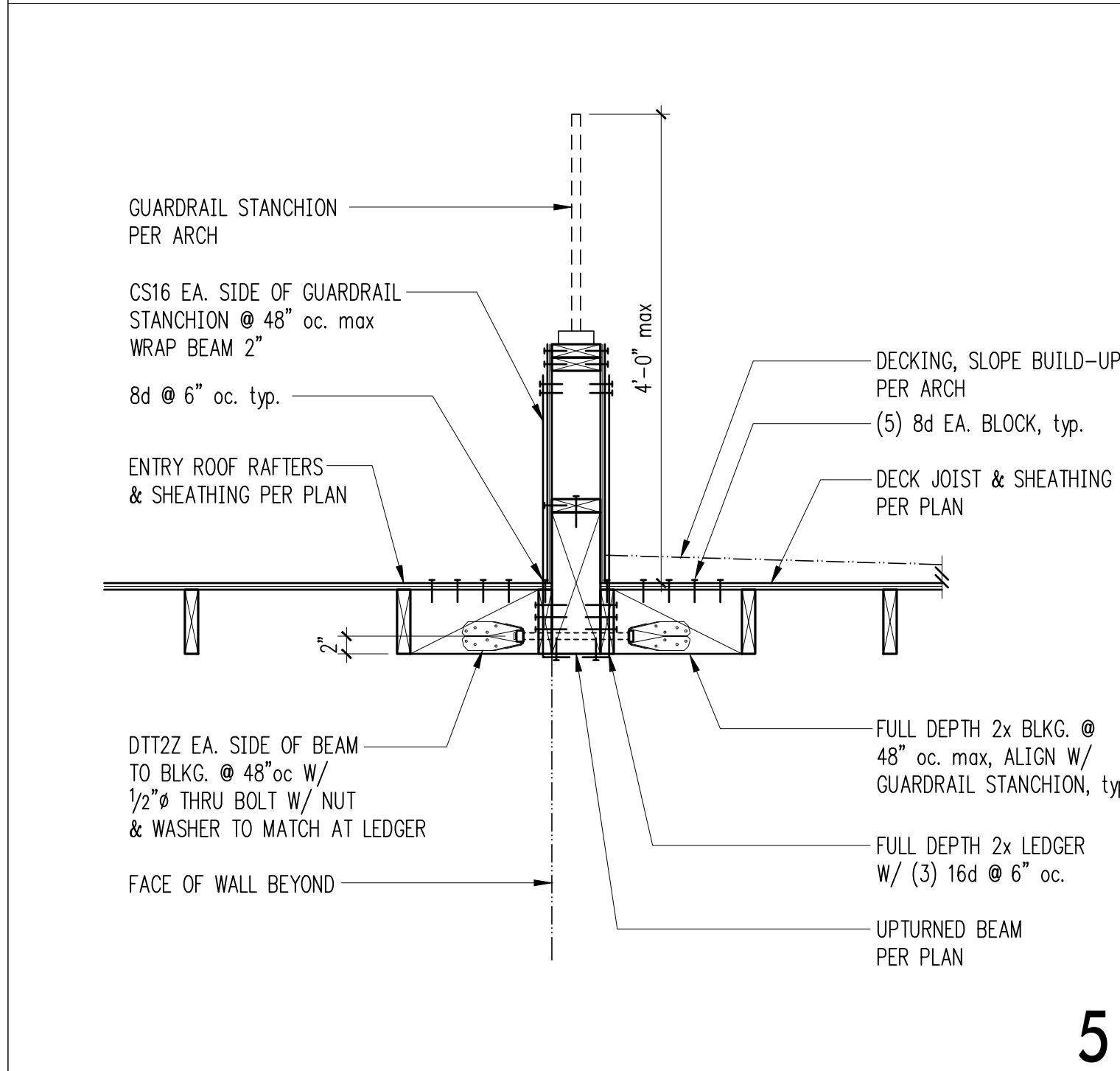
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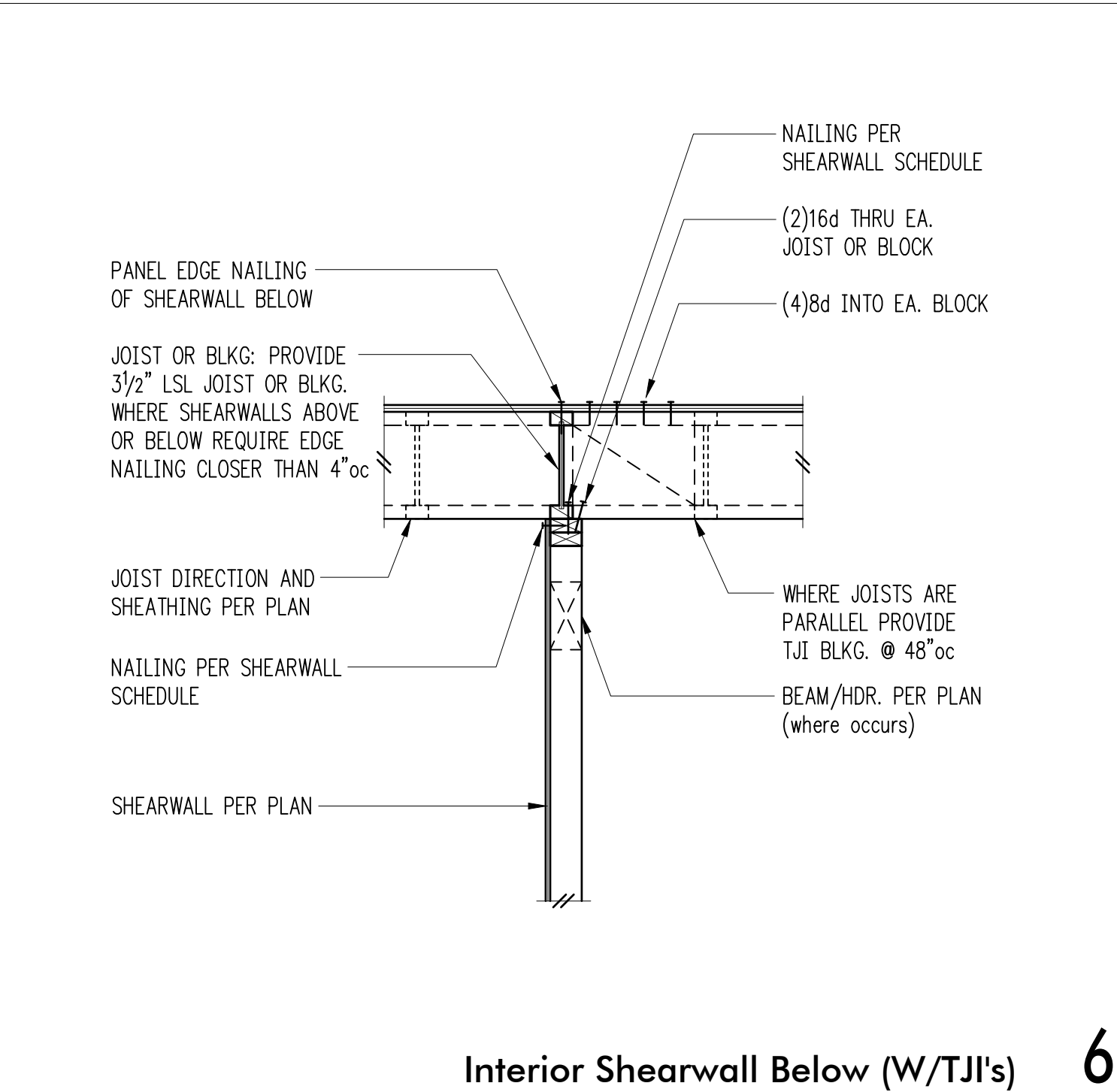
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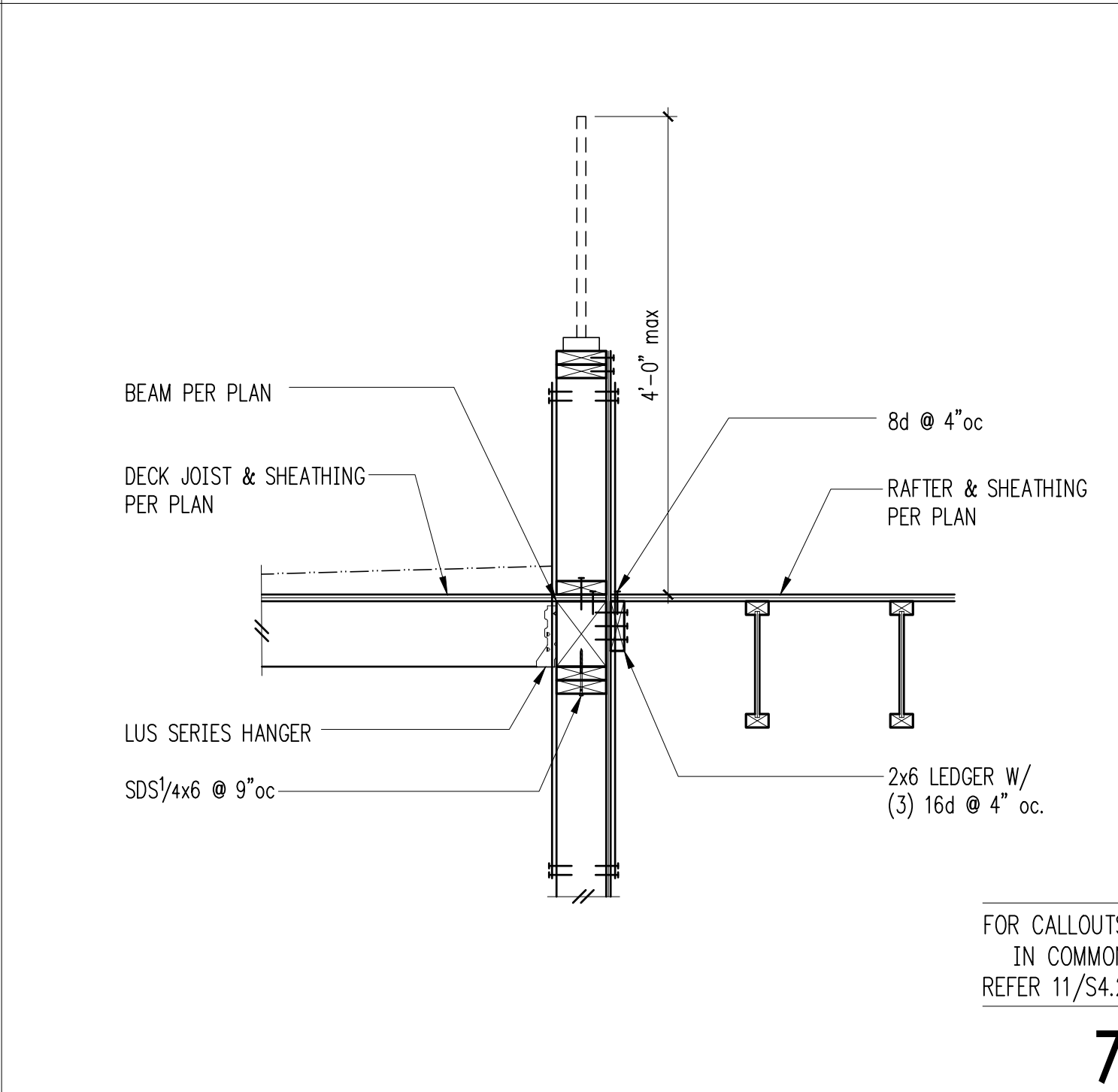
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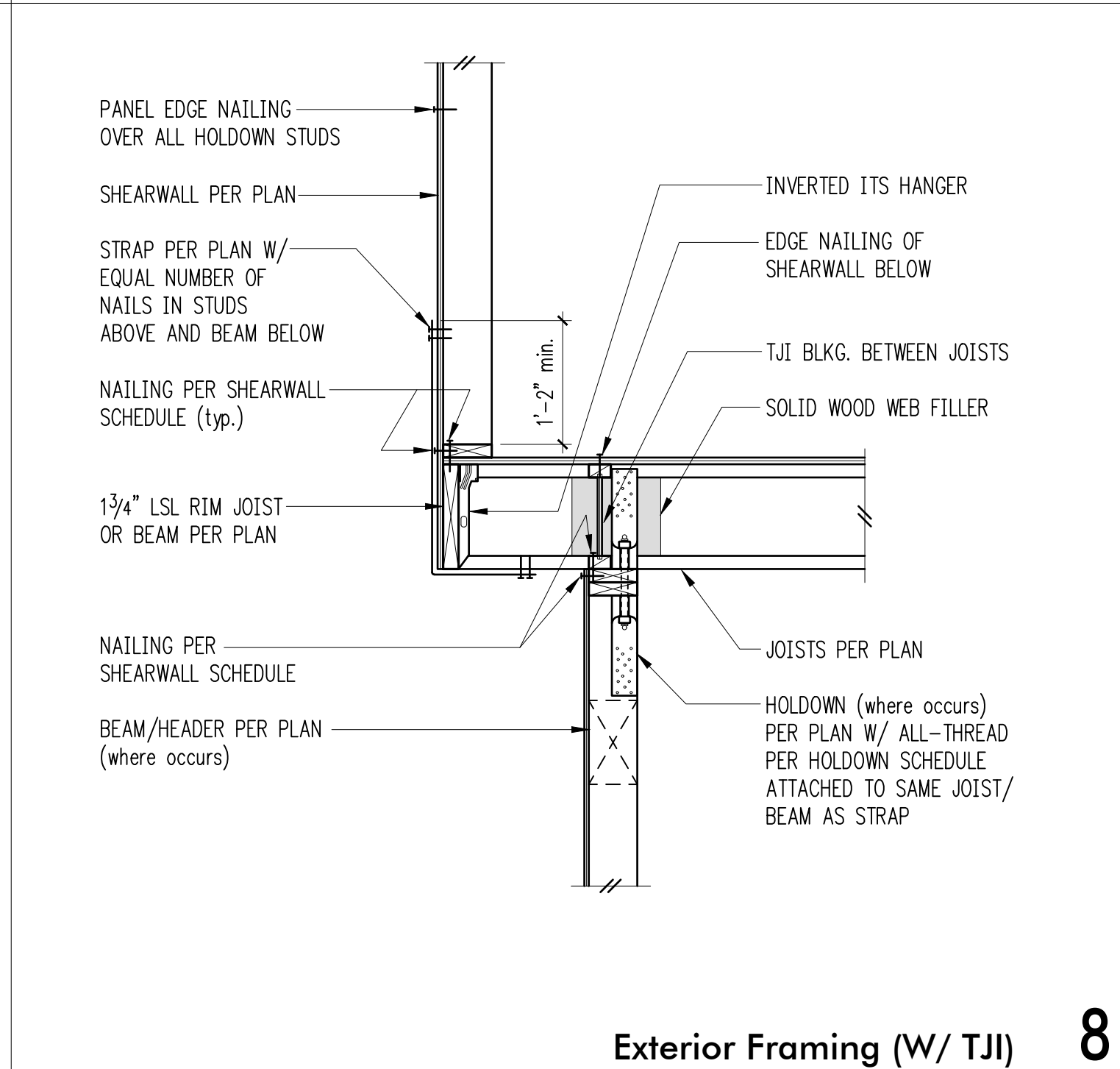
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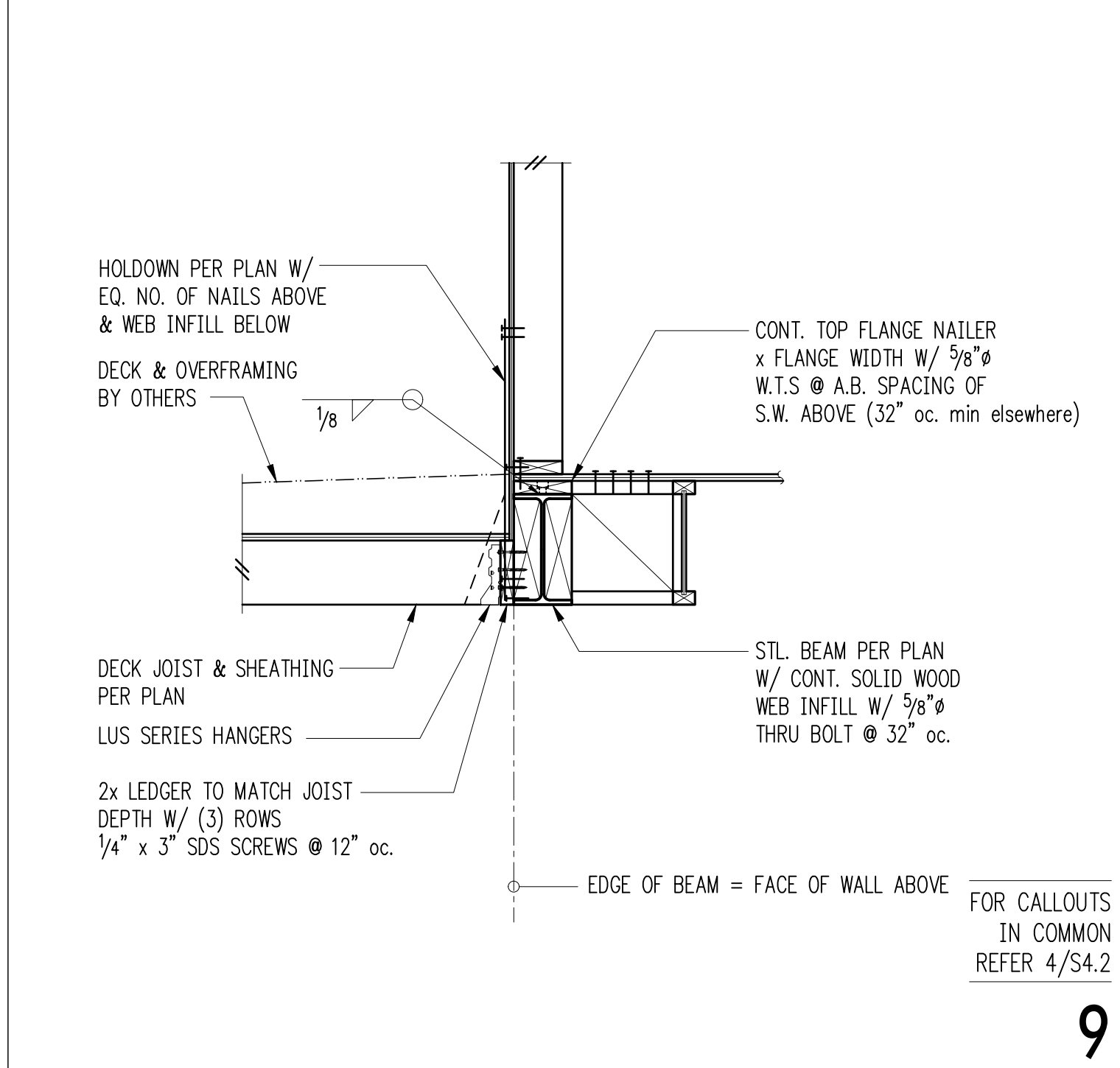
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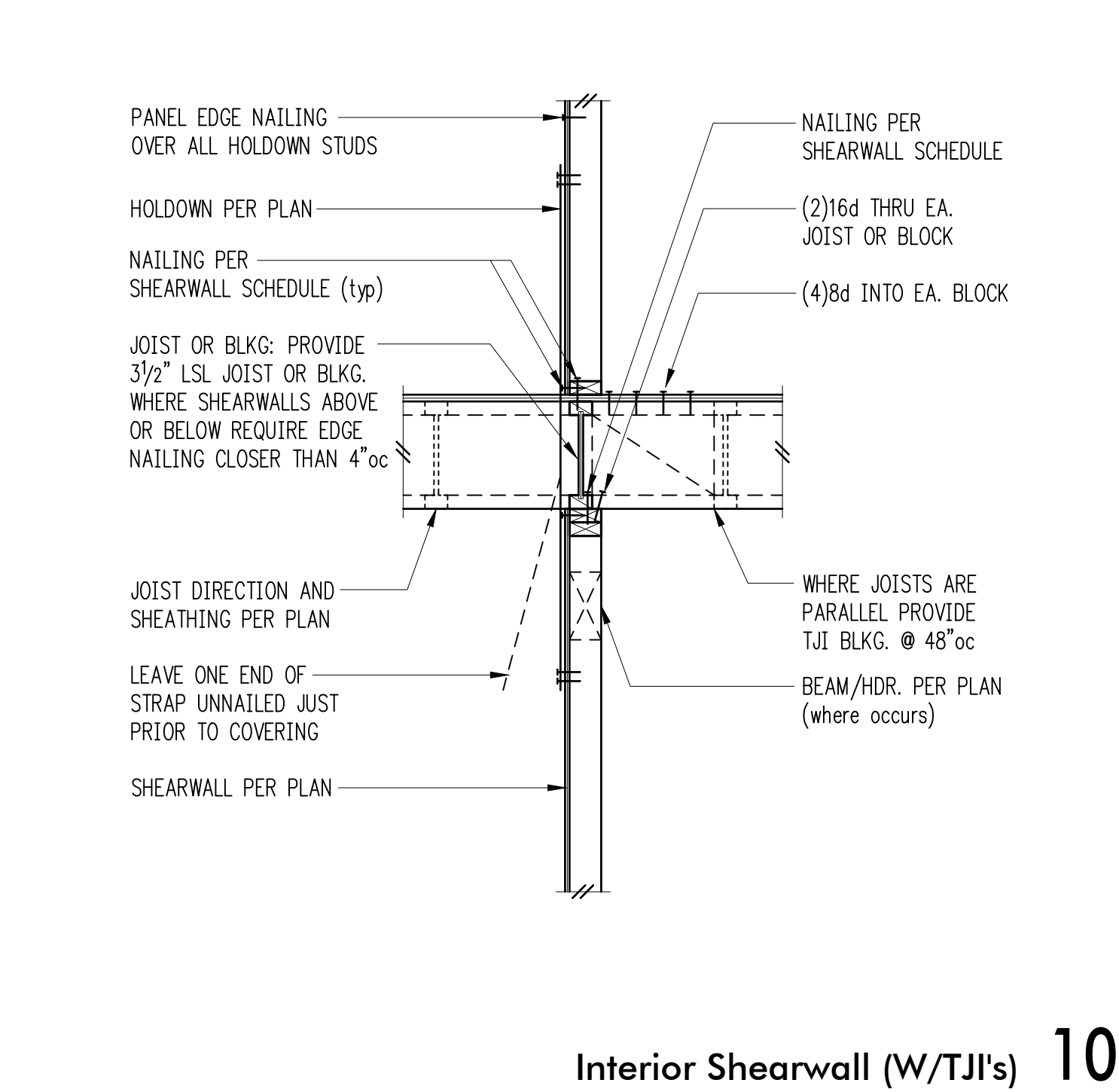
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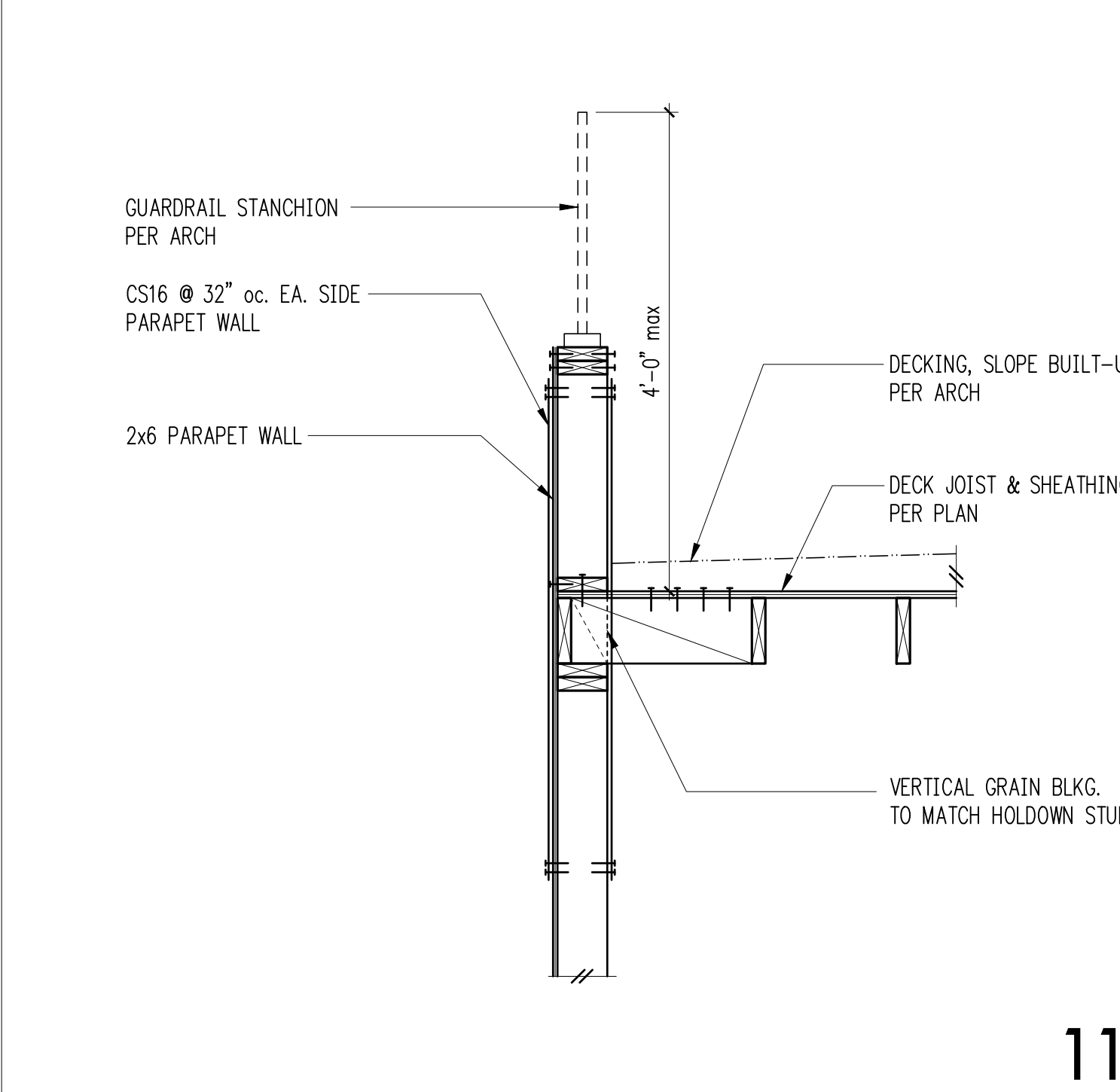
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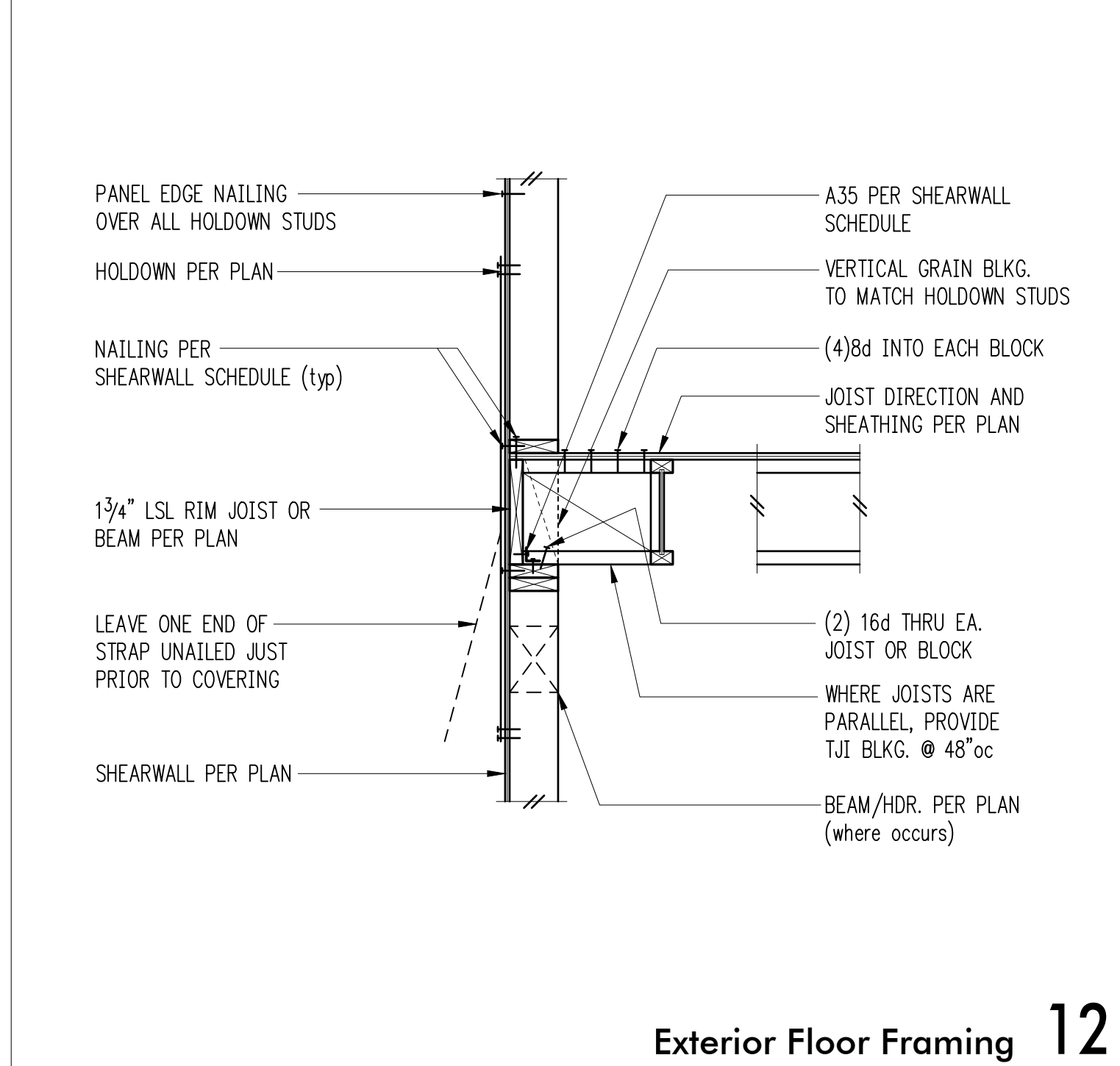
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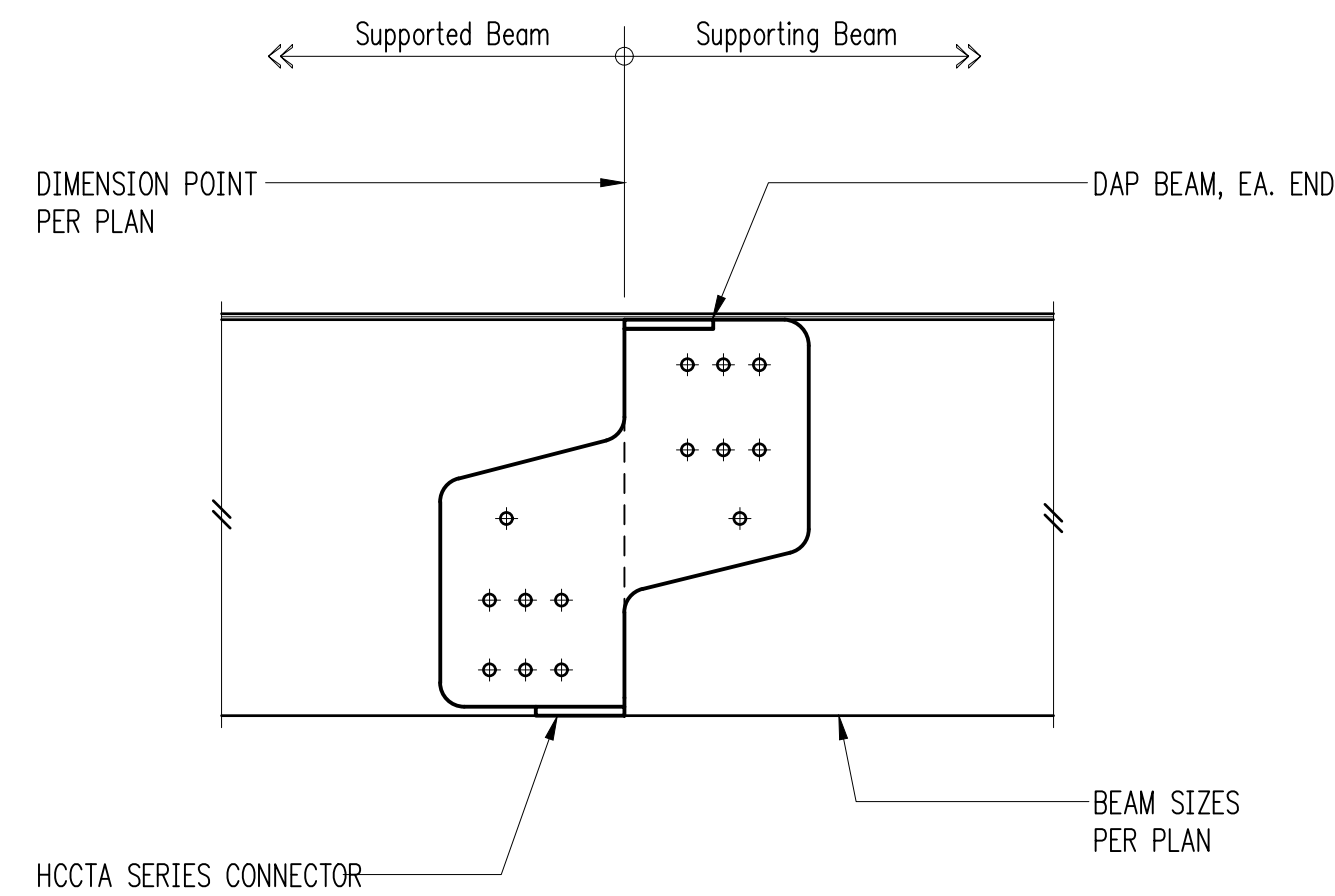
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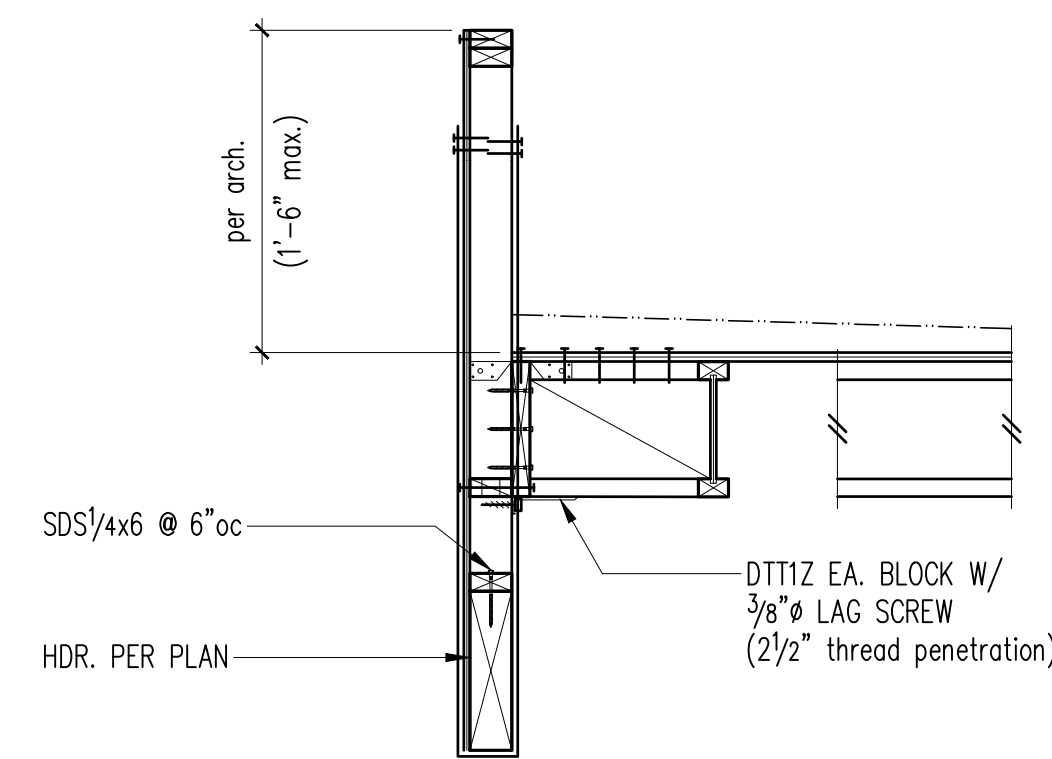


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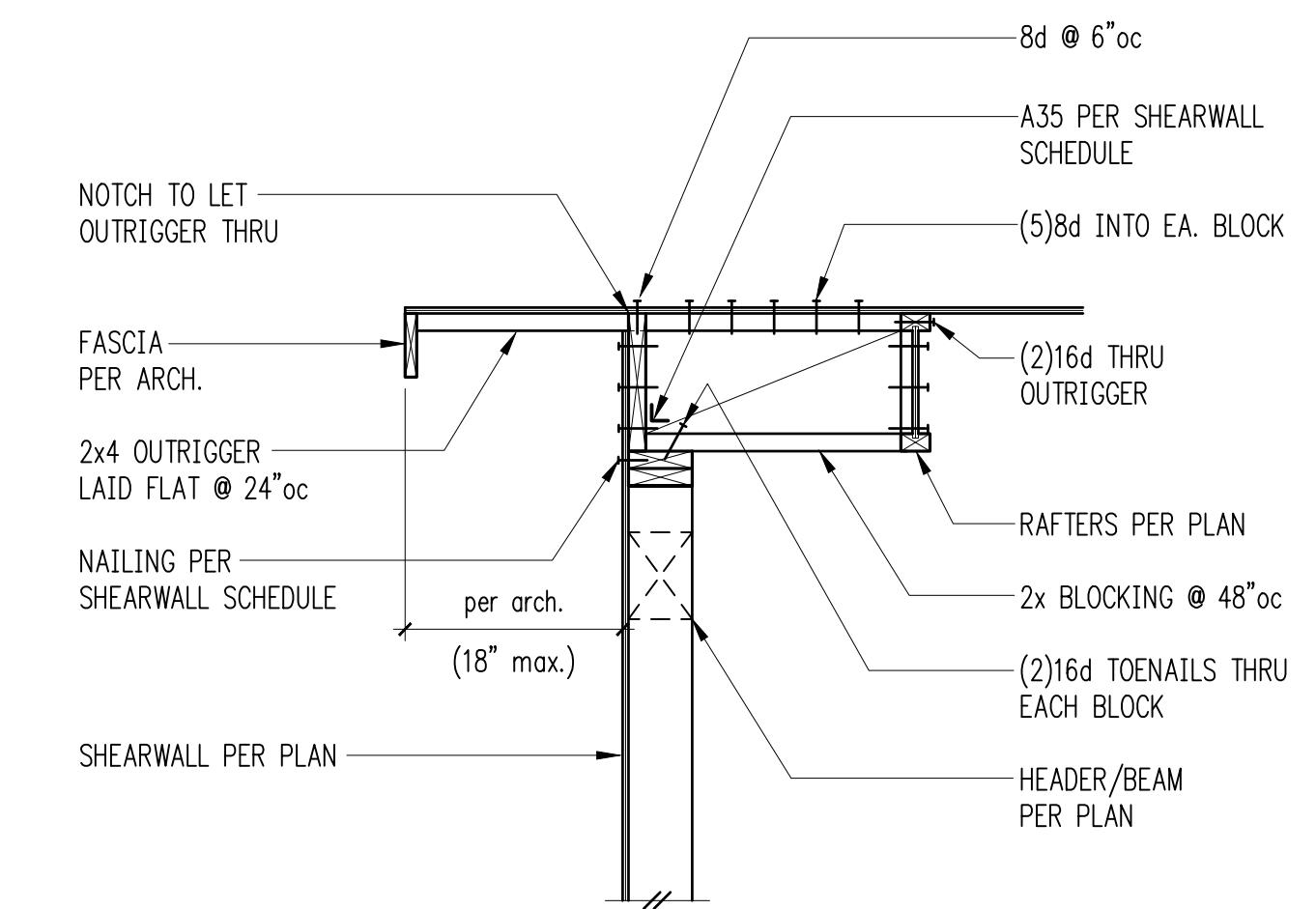
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Hinge Connector 2

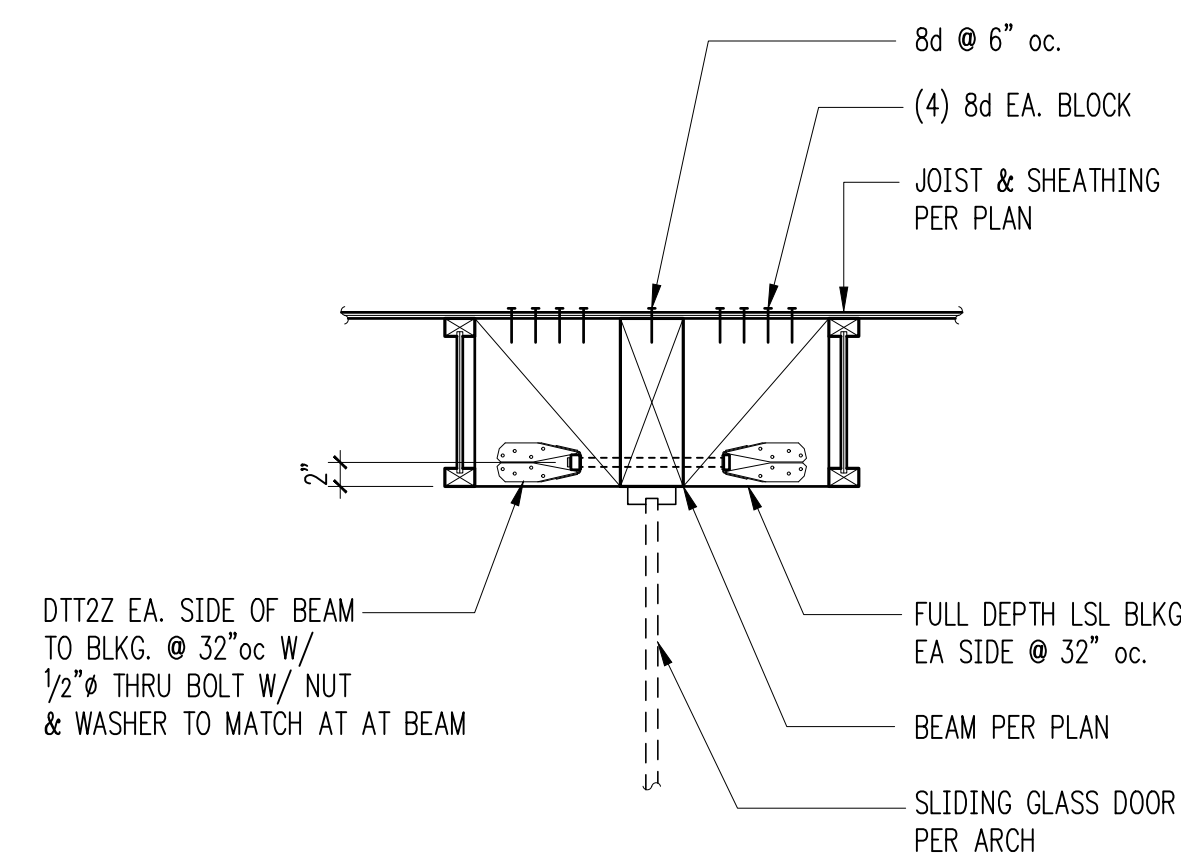


FOR CALLOUTS  
IN COMMON  
REFER 2/S4.2

Parapet Over Door 3

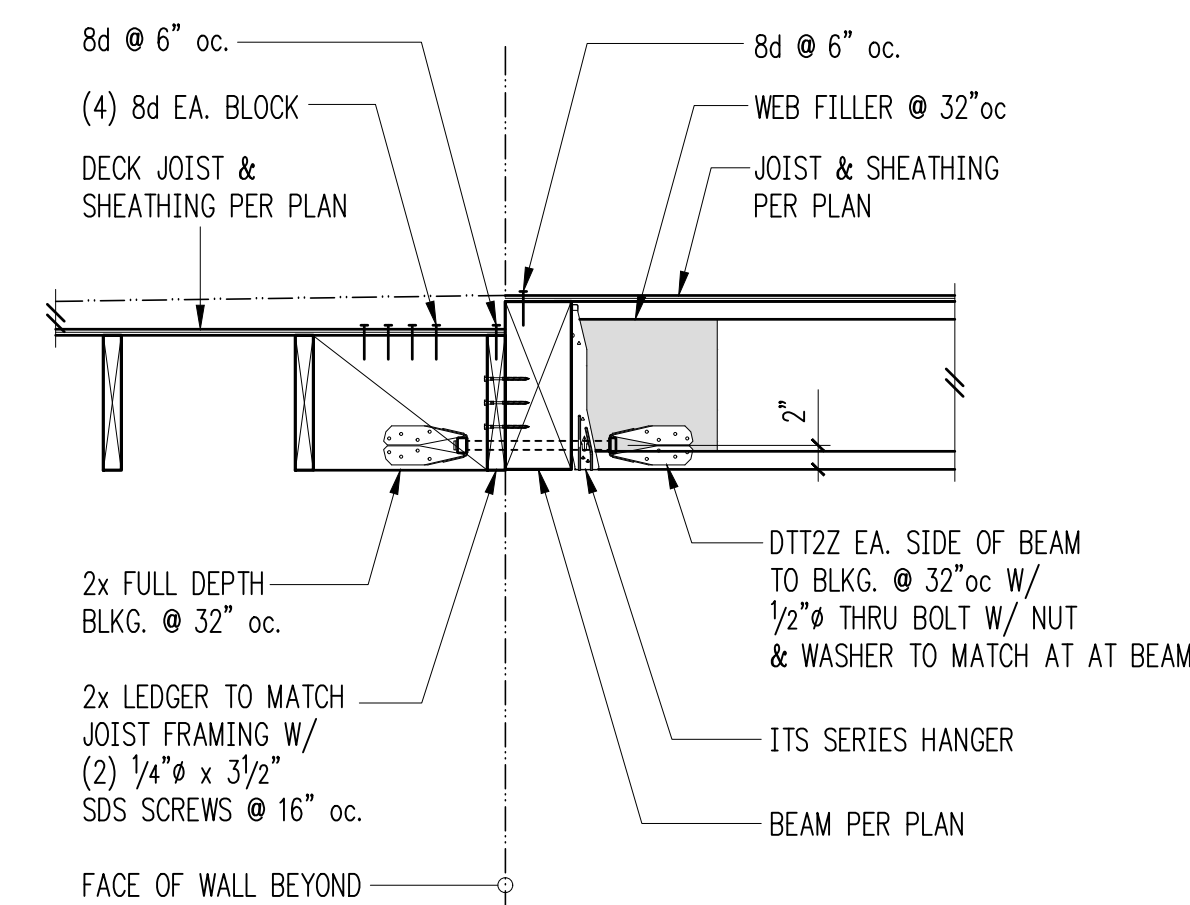


Exterior Non-Bearing Wall 4

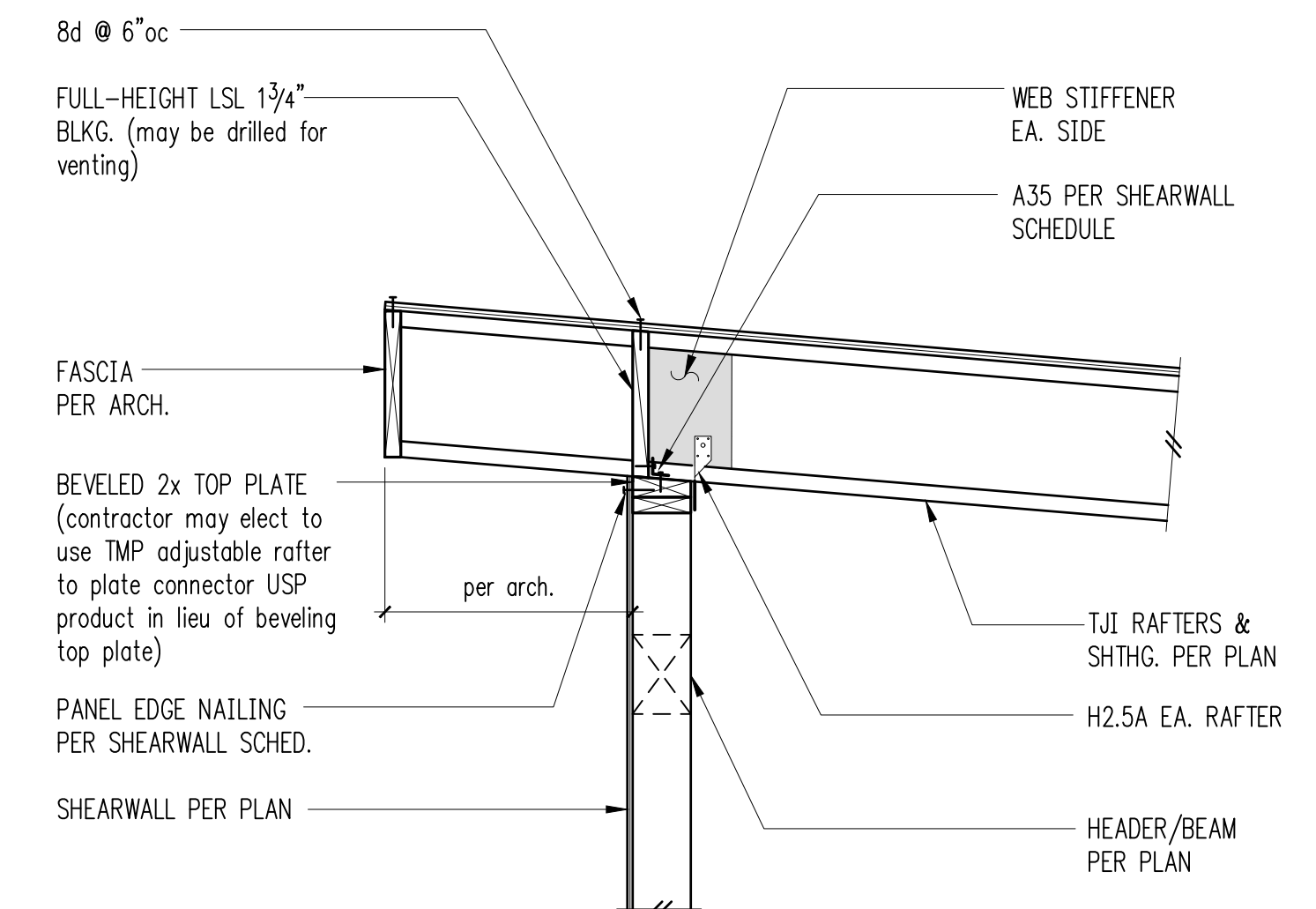


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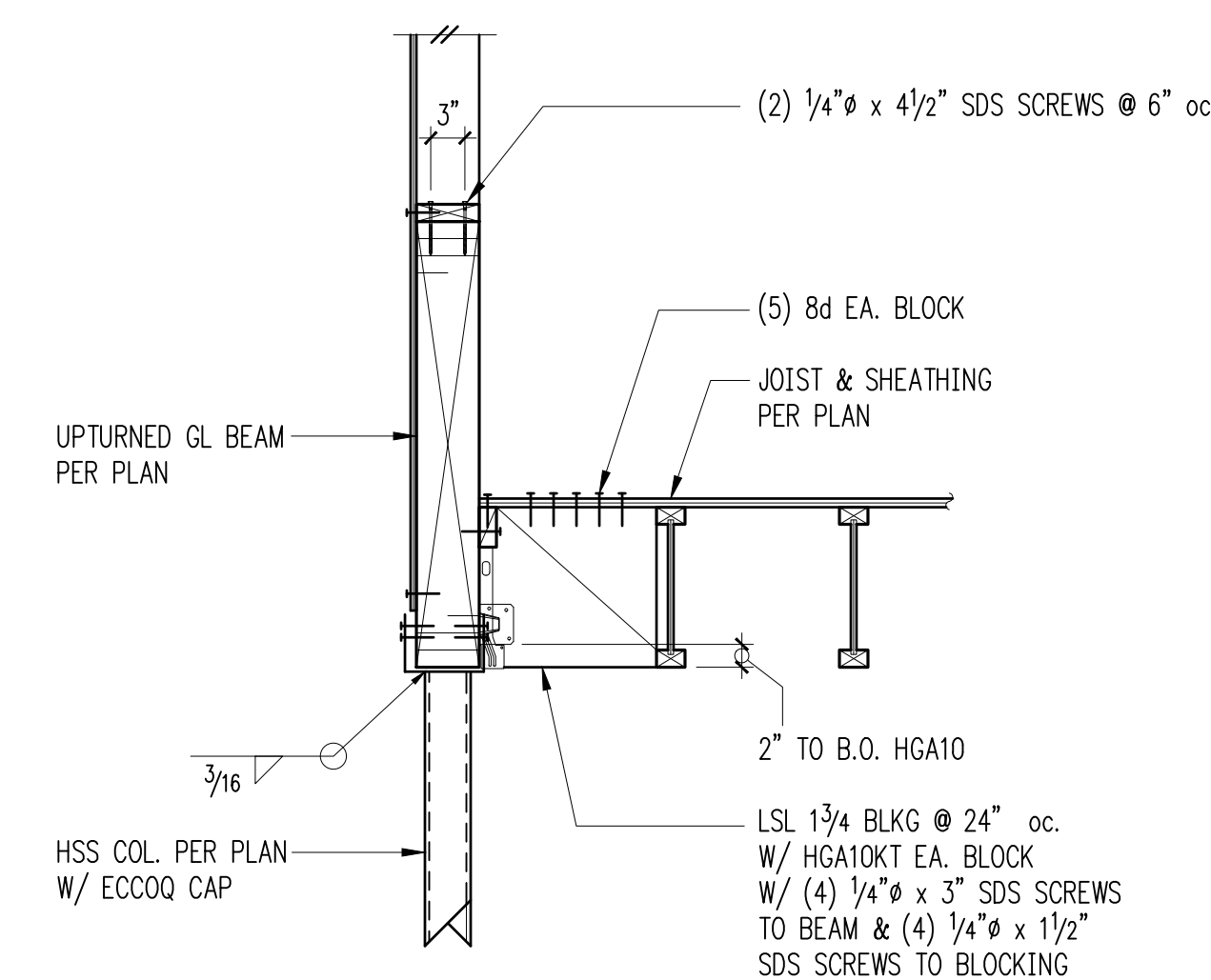
Beam Over Nana Wall 6



Deck/Balcony Framing 7

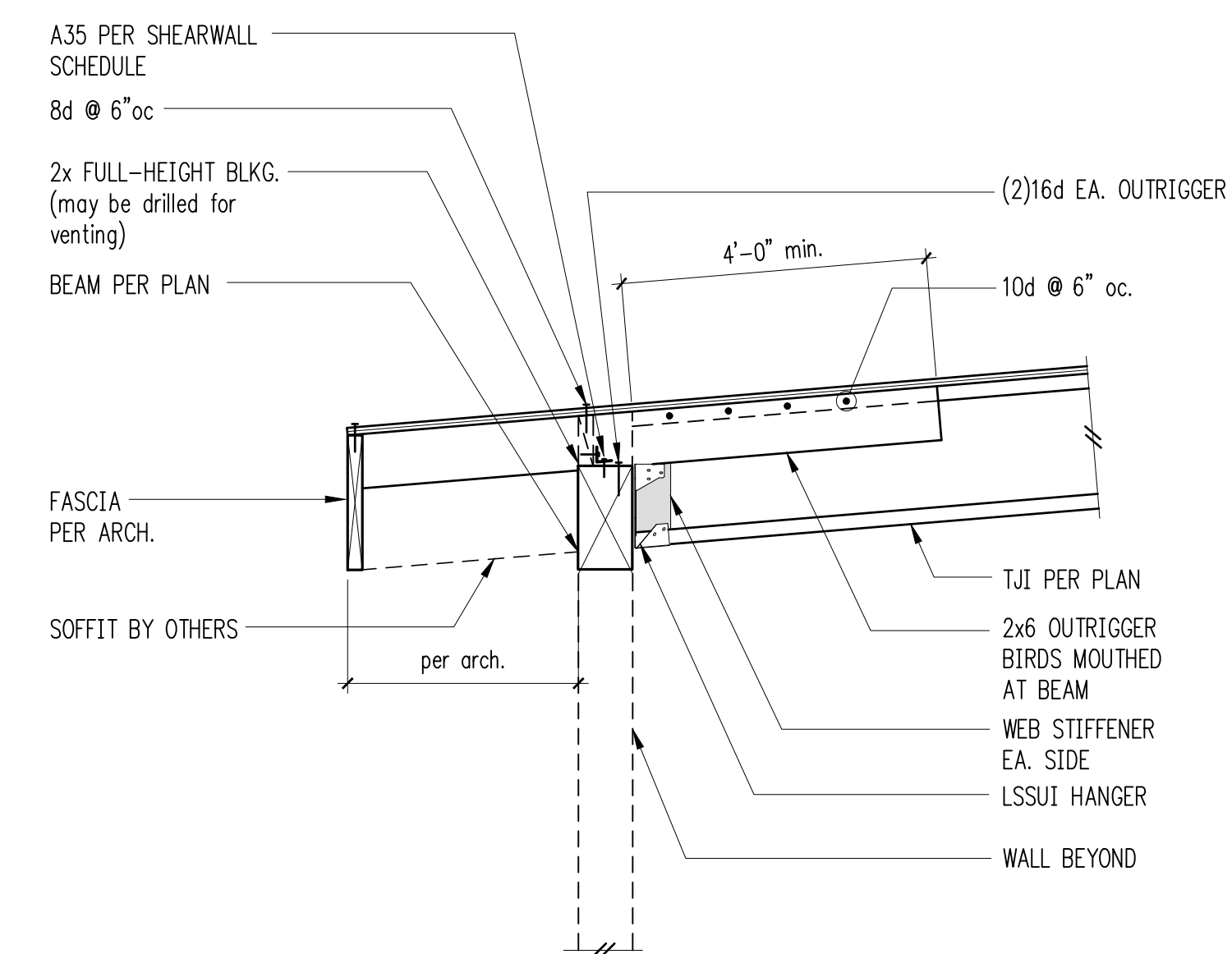


Exterior Bearing Wall 8

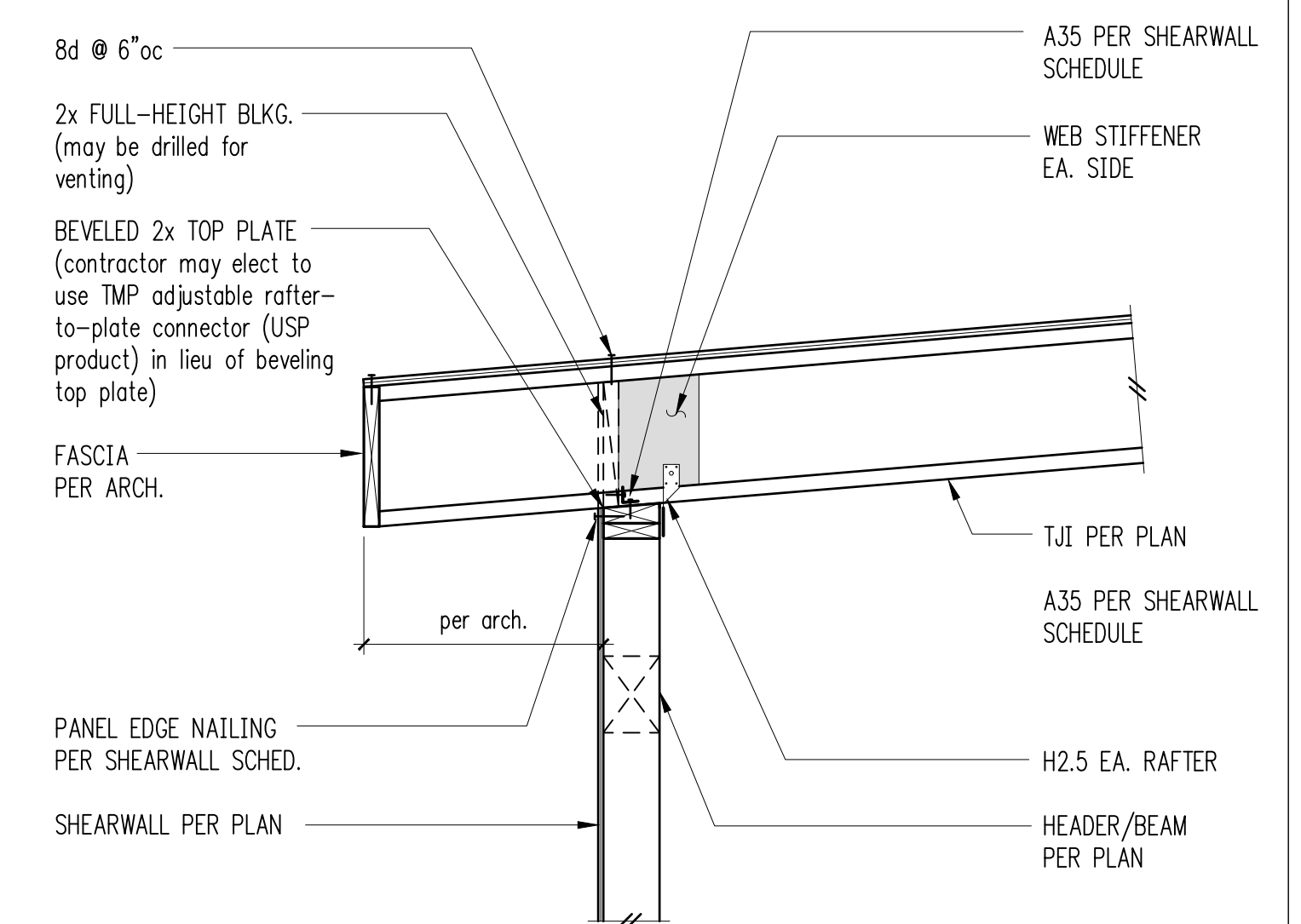


9

Uprturned Beam 10



Exterior Wall at Opening 11



Exterior Bearing Wall 12



DRAWN: SJB  
DESIGN: JRC  
CHECKED: RJA  
APPROVED: ABB

REVISIONS:

NO.	DESCRIPTION

DPD:

PROJECT TITLE:

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ISSUE:

Permit

SHEET TITLE:

Wood Framing  
Sections & Details

SCALE: 3/4 = 1'-0" U.N.O.

DATE: Sept. 4, 2018

PROJECT NO: 10604-2018-01-00

SHEET NO:



DRAWN: SJB  
 DESIGN: JRC  
 CHECKED: RJA  
 APPROVED: ABB

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SHEET TITLE:

Wood Framing Sections & Details

SCALE: 3/4" = 1'-0" U.N.O.

DATE: Sept. 4, 2018

PROJECT NO: 10604-2018-01-00

SHEET NO:

S4.4

1

2

Shear Plate Schedule

Beam Size	No. of Bolts	Bolt Size	Plate Thickness	Weld Size
W12	3	3/4"φ	1/4"	3/16"

NOTES:  
 1. STANDARD OR SLOTTED HOLES MAY BE USED.  
 2. BOLT TYPE A325N.  
 3. PLATE MATERIAL - A36  
 4. SEE EXTENDED PLATE DETAIL FOR COLUMN WEB CONNECTIONS.

Typical Single Shear Plate Connection and Schedule 3

5

6

CC/CCQ Series Connection at Steel Column 7

Steel Beam (w/TJI) Parallel to Framing 8

9

10

Typical Beam Bearing on HSS or Pipe Column 11

Joists Hung from Steel Beam 12