

VICINITY MAP

PROJECT DATA

SITE ADDRESS: 4027 93RD AVE SE, MERCER ISLAND, WA 98040
 PARCEL: 003100-0095
 PROPERTY OWNER: SAM CHUNG
 PHONE NUMBER: 415-202-3226
 EMAIL: KATECHUNG@GMAIL.COM
 APPLICANT: STEVE JOO
 PHONE NUMBER: 206-306-6738
 EMAIL: STEVE.JOO@HOTMAIL.COM

LOT SIZE: 8,575 SQ. FT.

LEGAL DESCRIPTION:
 ACERSON PARK ADD 19 LESS N 28 FT & 42 FT OF 20
 Plat Block: A
 Plat Lot: 19-20

LOT ZONING: R-8.4
 MAXIMUM LOT COVERAGE (BUILDING AND DRIVING SURFACES):
 40% (LOT SLOPE LESS THAN 15%)
 MAXIMUM GROSS FLOOR AREA: 40%
 MAXIMUM BUILDING HEIGHT: 30 FEET
 PROPOSED PARKING: 1 COVERED AND 1 UNCOVERED
 1 COVERED STALL IS REQUIRED (UNDER 3,000 SQ. FT. GFA)

GROSS FLOOR AREA

LOT AREA	8,575 SQ. FT.
EXISTING FINISHED AREA	1,630 SQ. FT.
EXISTING GARAGE AREA CONVERGED TO LIVING AREA	480 SQ. FT.
PROPOSED ADDITION (DETACHED GARAGE)	318 SQ. FT.
NEW GROSS FLOOR AREA	2,428 SQ. FT.
2,428 / 8,575 X 100 = 28.3%	

LOT COVERAGE

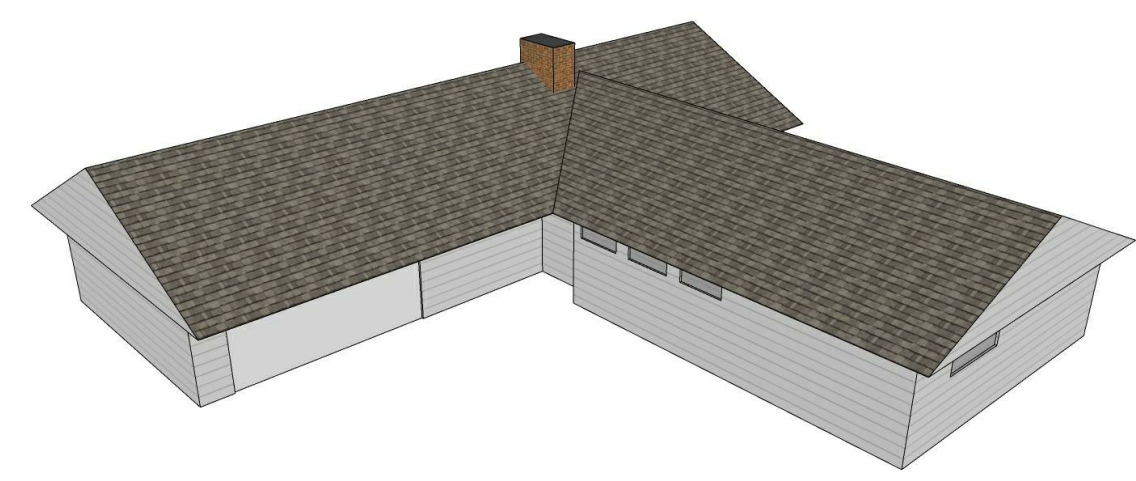
EXISTING (HOUSE BUILT IN YEAR 1954)

ALL ROOVES(INCLUDING EAVES)	2,619 SQ. FT.
DRIVEWAY(ASPHALT)	893 SQ. FT.
COVERED PATIO(CONCRETE)	0 SQ. FT.
TOTAL	3,512 SQ. FT.
3,512 / 8,575 X 100 = 40.96% (HOUSE BUILT IN YEAR 1954)	

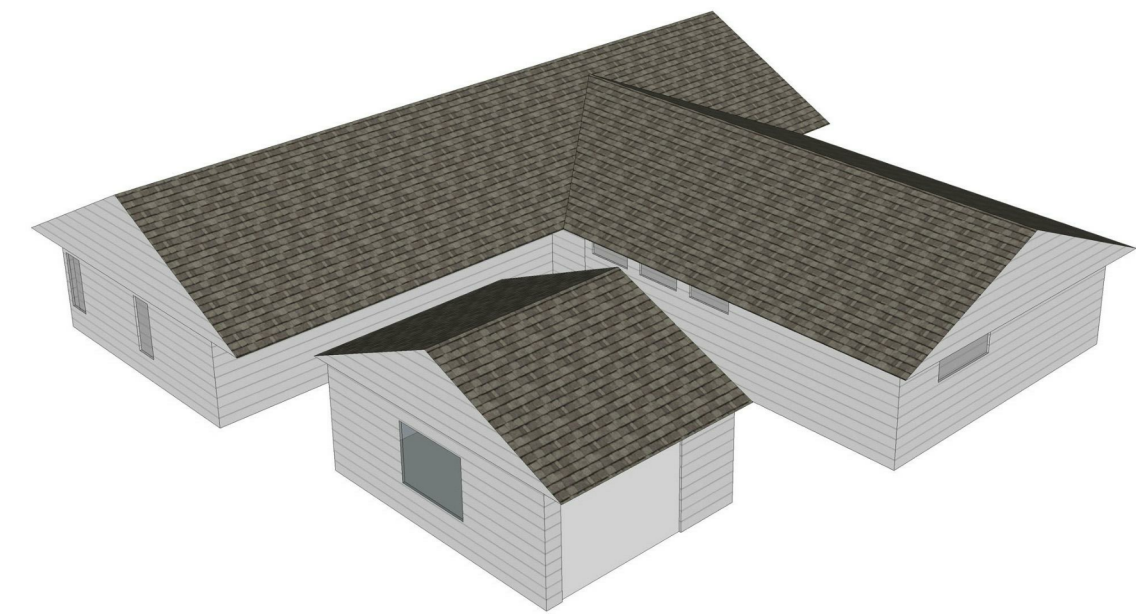
PROPOSED

ALL ROOVES(INCLUDING EAVES)	2,619 SQ. FT.
DRIVEWAY(ASPHALT)	465 SQ. FT.
DETACHED GARAGE ROOF WITHIN EXISTING DRIVEWAY FOOTPRINT	356 SQ. FT.
COVERED PATIO(CONCRETE)	0 SQ. FT.
TOTAL	3,440 SQ. FT.
3,440 / 8,575 X 100 = 40.12%	

NO NEW LOT COVERAGE IS PROPOSED. PROPOSED DETACHED GARAGE IS IN THE SAME FOOTPRINT OF THE EXISTING DRIVEWAY.



EXISTING HOUSE



PROPOSED ADDITION

HVAC, PLUMBING, ELECTRICAL ARE UNDER SEPARATE PERMITS

LINETYPE LEGEND

---	PROPERTY LINE
○	FILTER FABRIC FENCE
---	EXISTING GRADE LINE

**AVERAGE BUILDING ELEVATION 2 (ABE2)
PROPOSED DETACHED GARAGE**

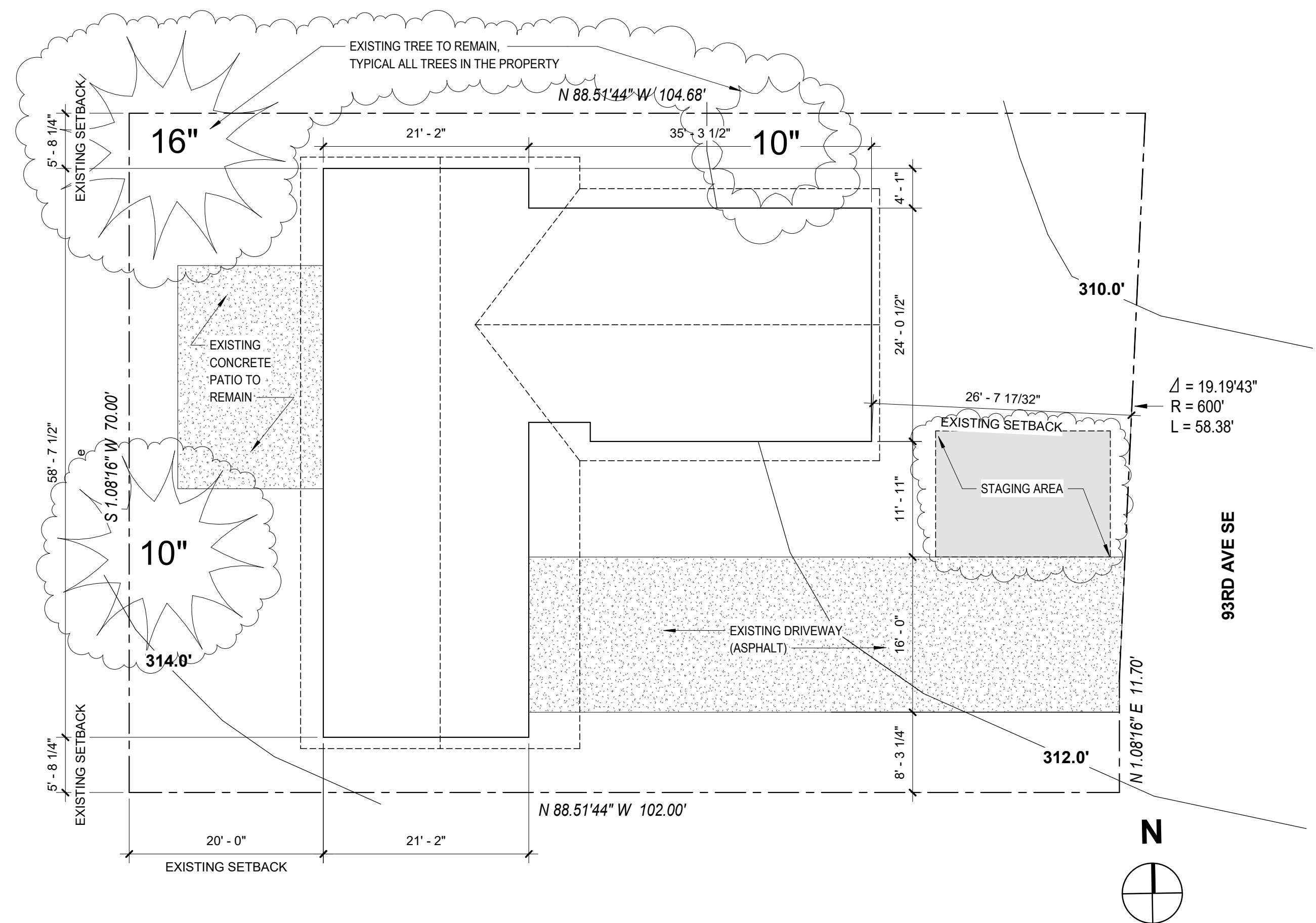
MIDPOINT ELEVATION	WALL SEGMENT LENGTH
J = 312.0 feet	j = 15.99 feet
K = 312.5 feet	k = 20.00 feet
M = 312.7 feet	m = 15.99 feet
N = 312.3 feet	n = 20.00 feet
$ABE = \frac{(312.0)(15.99) + (312.5)(20.00) + (312.7)(15.99) + (312.3)(20.00)}{(15.99+20.00+15.99+20.00)}$ = 22,484.95 / 71.98 = 312.38 feet	

**AVERAGE BUILDING ELEVATION 1 (ABE1)
EXISTING HOUSE**

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 311.5 feet	a = 24.04 feet
B = 312.4 feet	b = 35.29 feet
C = 313.0 feet	c = 30.50 feet
D = 313.6 feet	d = 21.16 feet
E = 313.3 feet	e = 58.63 feet
F = 312.7 feet	f = 21.16 feet
G = 312.5 feet	g = 4.08 feet
H = 312.2 feet	h = 35.29 feet
$ABE = \frac{(311.5)(24.04) + (312.4)(35.29) + (313.0)(30.50) + (313.6)(21.16) + (313.3)(58.63) + (312.7)(21.16) + (312.5)(4.08) + (312.2)(35.29)}{(24.04+35.29+30.50+21.16+58.63+21.16+4.08+35.29)}$ = 71,973.38 / 230.15 = 312.72 feet	

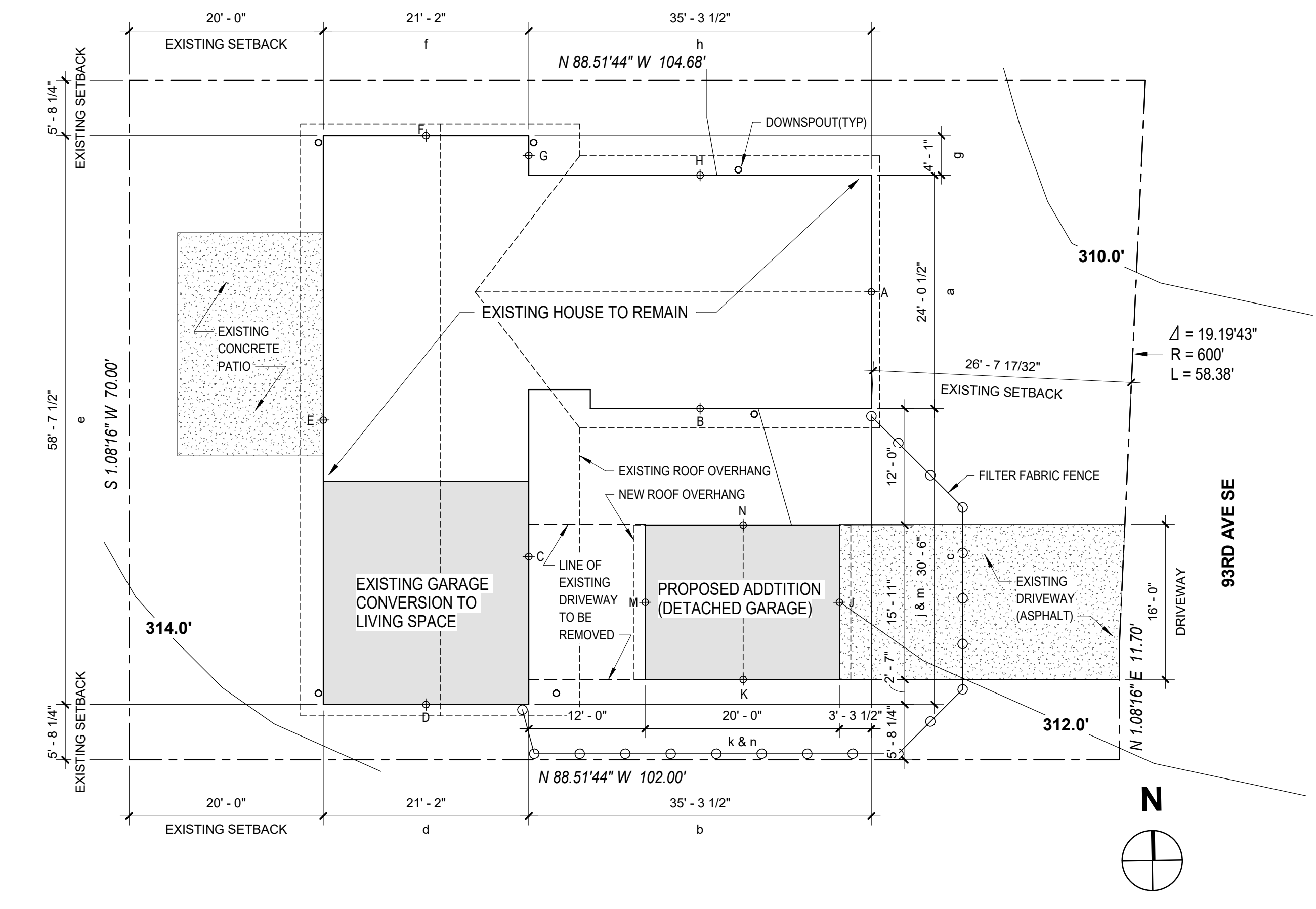
1 SITE PLAN PROPOSED

1" = 10'-0"



2 SITE PLAN EXISTING

1" = 10'-0"



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STRUCTURAL ENGINEER:
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CHUNG RESIDENCE ADDITION

4027 93RD AVE SE
 MERCER ISLAND WA
 98040

8419 REGISTERED ARCHITECT
 SEKWANG JOO
 STATE OF WASHINGTON
 EXPIRES 04 / 10 / 2021

ISSUE

MARK	DATE	DESCRIPTION
1	Date 1	Revision 1

DRAWN BY: PROJ ARCH:

PROJ. NO.:

DATE:

DWG.

SITE PLAN & TESC PLAN

DWG.

A-1

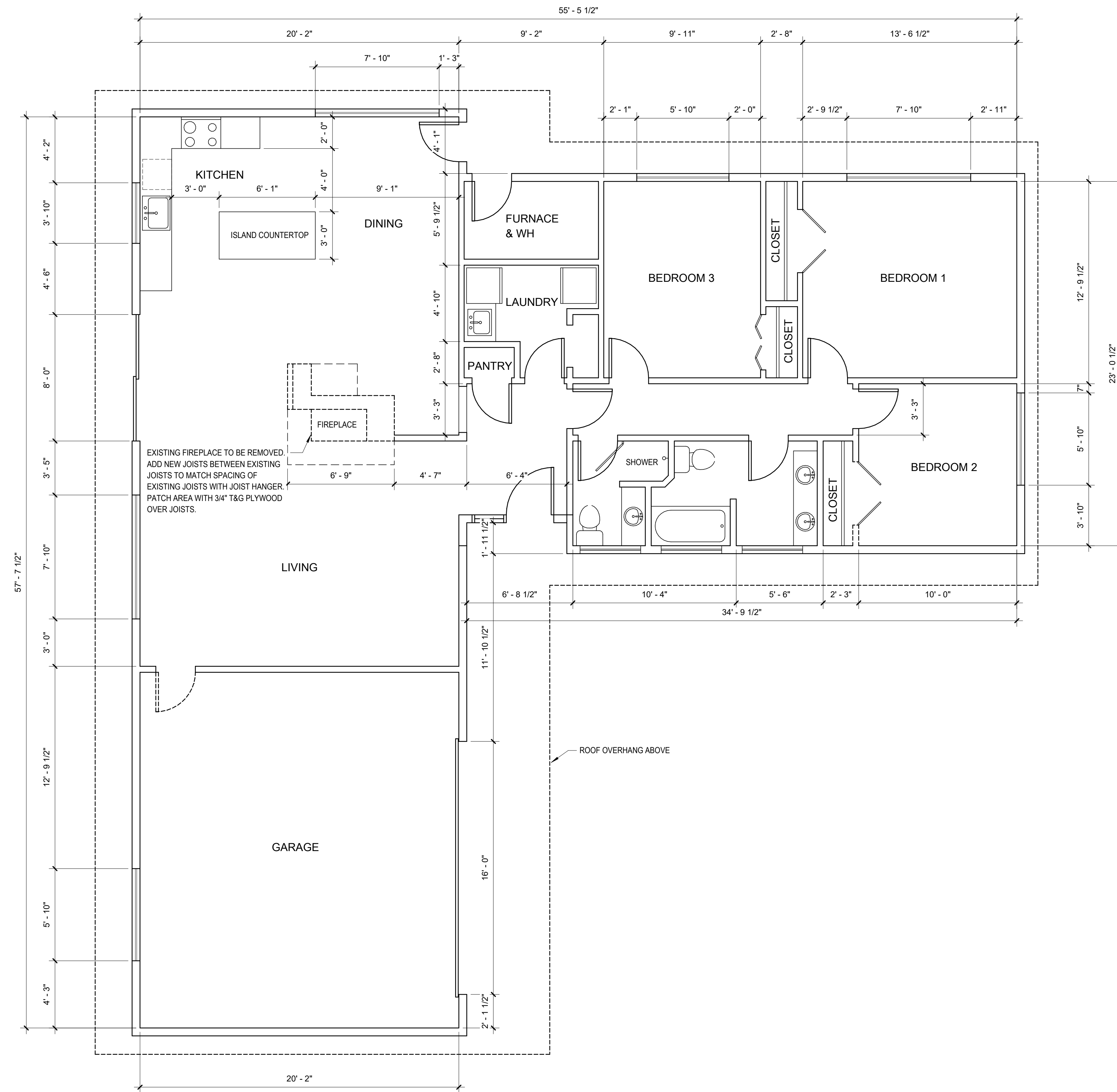
NOTE:
THE CONSTRUCTION DOCUMENTS REPRESENTED HEREIN ARE BASED ON NON-INVASIVE SITE OBSERVATION OF THE EXISTING STRUCTURAL CONDITIONS OF THE PROPOSED PROJECT. AS A RESULT, IN CERTAIN INSTANCES, DESIGN ASSUMPTIONS WERE USED TO FORMULATE THE COMPATIBILITY OF THE NEW CONSTRUCTION WITH THE EXISTING STRUCTURAL ELEMENTS. DURING THE COURSE OF CONSTRUCTION, IT IS POSSIBLE THAT CONDITIONS MAY BE ENCOUNTERED THAT DO NOT COINCIDE WITH THE DESIGN ASSUMPTIONS AND MAY REQUIRE FURTHER STRUCTURAL REVIEW TO DETERMINE ADEQUACY. THE BUILDER SHALL BE OBSERVANT OF THESE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING FURTHER WITH THE WORK.

GENERAL NOTES

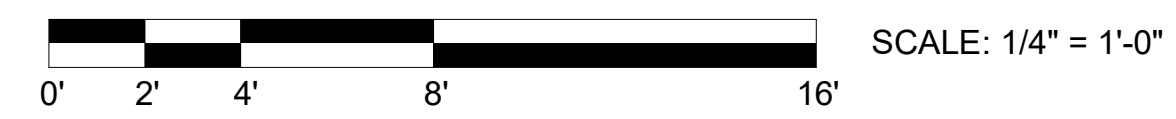
- VERIFY IN THE FIELD ALL DIMENSIONS OF EXISTING CONDITION
- CONSTRUCTION TO COMPLY WITH THE 2015 IRC
- NEW 2X6 EXTERIOR STUD WALLS @ 24" O.C. STACKED FRAMED
- NEW 2X4 INTERIOR STUD WALLS @ 16" O.C. UNLESS NOTED OTHERWISE
- BEARING AND HEADERS TO BE 6X8 #2 DF OR 4X10 #2 DF FURRED-OUT
- FIREBLOCK ALL PLUMBING PENETRATIONS
- PROVIDE SOLID BLOCKING OVER BEAMS & BEARING WALLS
- ALL HANGER TO BE SIMPSON OR EQUAL
- BEDROOMS TO HAVE AT LEAST ONE OPERABLE WINDOW NET CLEAR OPENING OF 5.7 SQ. FT. MIN. WITH A NET CLEAR OPENING HT. OF 24" MIN. AND NET CLEAR OPENING WIDTH OF 20" MIN. AND A FINISHED SILL HEIGHT OF NOT MORE THAN 44" ABOVE FINISH FLOOR.
- FIREPLACES AND STOVES MUST BE D.O.E. APPROVED AND BE TESTED, CERTIFIED & LABELED AS SUITABLE FOR USE DURING A FIRST STAGE BURN BAN
- ALL LUMBER EXPOSED TO WEATHER OR CONCRETE TO BE PRESSURE TREATED OR CEDAR

PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING WALL TO REMAIN
- EXISTING WALLS AND WINDOWS TO BE REMOVED AND OR MODIFIED
- NEW DOOR
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED AND OR MODIFIED



1 EXISTING FLOOR PLAN
1/4" = 1'-0"



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Sekwang Joo
SEKWANG JOO
STATE OF WASHINGTON
EXPIRES 04/10/2021

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DRAWN BY: _____ PROJ. ARCH: _____

PROJ. NO.: _____
DATE: **12/17/2016**

DWG.
EXISTING FLOOR PLAN

DWG.
A-2

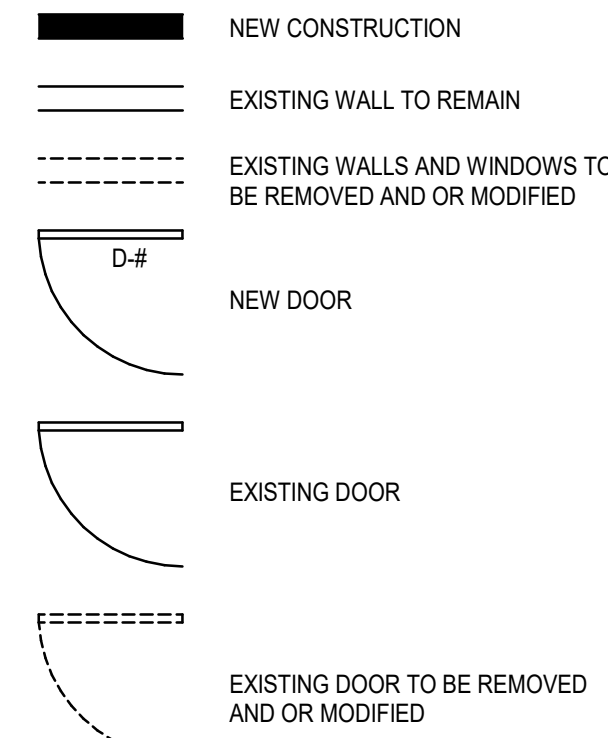
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PLAN LEGEND



SQUARE FOOTAGE

	EXISTING			PROPOSED		
	LIVING AREA	GARAGE	SUBTOTAL	LIVING AREA	GARAGE	SUBTOTAL
1ST FLOOR	1,630	480	2,110	2,110	318	2,428

SHEAR WALL SCHEDULE

MARK	SHEATHING COMMON	STUDS AT BUTTING PANEL EDGES*	PANEL EDGE NAILING **	RIM JOIST OR BLOCKING ATTACHMENT TO TOP PLATE		2X BOTTOM PLATE ATTACHMENT		SILL PLATE ATTACHMENT	
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW**	ANCHOR BOLT TO CONCRETE ***	SILL PLATE AT FOUND.	
SW1	7/16" OSB ONE SIDE	2X	8d @ 6" O.C.	A35 @ 24" O.C.	16d @ 6" O.C.	16d @ 6" O.C.	5/8" DIA. @ 48" O.C.	2X	

* INTERMEDIATE FRAMING TO BE 2x STUDS. TWO 2x STUDS MAY BE USED IN PLACE OF 3x STUDS; NAIL TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
 ** 8d NAILS SHALL BE 0.131" DIA X 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIA X 3 1/2" (BOX).
 *** USE ANCHOR BOLT WITH 7" MIN. EMBED OR EXPANSION BOLTS WITH 4" EMBED. AT ALL ANCHOR BOLTS USE 3"X3"X1/4" PLATE WASHERS (SIMPSON BP5/8-3 OR EQUAL).
 **** TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF SHEARWALLS. END STUD SHALL RECEIVE PANEL EDGE NAILING.

WSEC - ENERGY EFFICIENCY CREDITS

SELECTED OPTIONS	DESCRIPTION	CREDIT
EFFICIENT BUILDING ENVELOPE 1a:	VERTICAL PENETRATION U=0.28, FLOOR R=38	0.5
HIGH EFFICIENCY HVAC EQUIPMENT 3a:	GAS FURNACE W/ MINIMUM AFUE OF 94%	1.0
EFFICIENT WATER HEATING 5a:	KITCHEN SINK FAUCET AND SHOWERHEAD AT 1.75 GPM OR LESS	0.5
EFFICIENT WATER HEATING 5c:	GAS WATER HEATER W/ MINIMUM EF 0.91	1.5

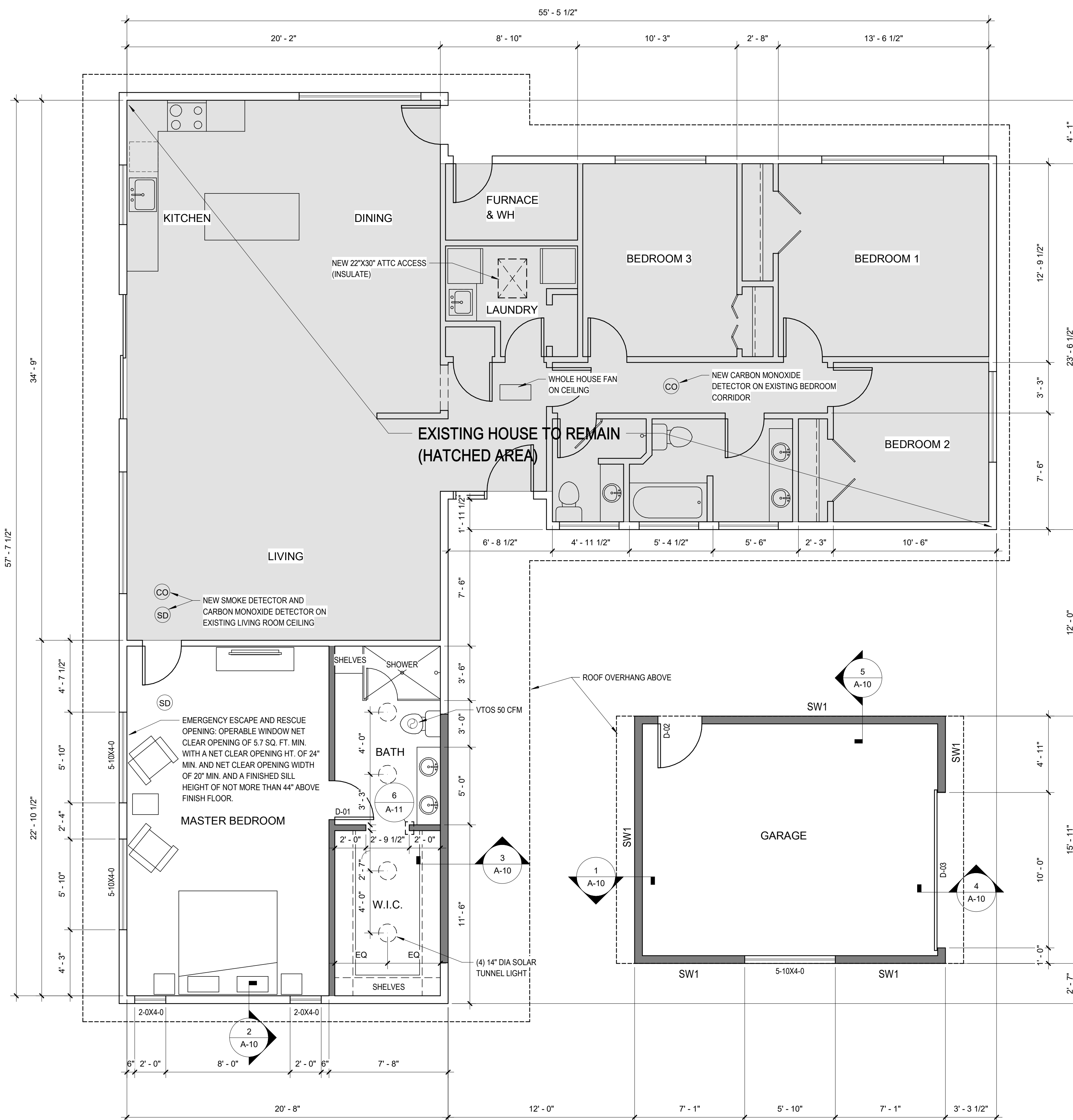
WHOLE HOUSE FAN

ROOM	AREA (sq. ft.)	CFM
BATHROOM (3)	.25 w.g.	50 CFM
LAUNDRY	.25 w.g.	50 CFM
KITCHEN	.10 w.g.	100 CFM
BEDROOM (4)	.25 w.g.	50 CFM

PROVIDE 150 CFM W.H.F. WITH A 24 HOUR TIMER TO CONTROL EXHAUST FAN. INTERMITTENT AIR FLOW AT 50% RUN TIME. VENTILATION PATH THROUGH UNDERCUT DOOR.

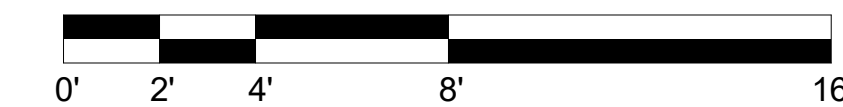
DOOR SCHEDULE

DOOR NUMBER	TYPE	SIZE		MATERIAL	DETAIL		U-VALUE
		WIDTH	HEIGHT		HEAD	JAMB	
D-01	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD	4/A-14	5/A-14	
D-02	SWING / SINGLE / PANEL	2'-10"	6'-8"	WOOD			
D-03	OVERHEAD GARAGE DOOR	10'-0"	7'-0"	STEEL			



1 PROPOSED FLOOR PLAN

1/4" = 1'-0"



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

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PROJ. NO.: _____

DATE: **12/17/2016**

DWG. _____

PROPOSED FLOOR PLAN

DWG. _____

A-3

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STRUCTURAL DESIGN NOTES:

- 1. LIVE LOAD
ROOF LIVE LOAD = 25 PSF (SNOW)
FLOOR LIVE LOAD = 40 PSF
- 2. DEAD LOAD
ROOF TRUSS DEAD LOAD = 10 PSF TOP CHORD + 5 PSF BOTTOM CHORD
- 3. WIND LOAD: WIND LOADS SHALL BE IN ACCORDANCE WITH THE IBC SECTION 1609 & ASCE 7-10, CHAPTER 26 THRU 31.

WIND IMPORTANCE FACTOR (W) = 1.0,
WIND EXPOSURE "B"
BASIC WIND SPEED (V3S) = 110 mph
TOPOGRAPHIC EFFECT (KZT) = 1.0
- 4. SEISMIC LOAD: EARTHQUAKE LOADS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1613) & ASCE 7-10, CHAPTER 12.

SEISMIC IMPORTANCE FACTOR (IE) = 1.0,
SITE CLASS "D", R = 6.5
SS = 1.398g, S1 = 0.537g,
SDS = 0.932g, SS1 = 0.537g
SEISMIC DESIGN CATEGORY = "D"

WOOD:

- 1. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
 - JOISTS & RAFTERS: HF#2 OR BETTER
 - BEAMS: DF#1 OR BETTER
 - STUDS, PLATES & MISC. FRAMING: HF STUD GRADE
- 2. STRUCTURAL WOOD PANEL SHEATHING (PLYWOOD) SHALL BE APA RATED SHEATHING WITH EXPOSURE 1 CLASSIFICATION.
 - ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.
 - FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 40/20.
 - WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.
 - REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.
- 3. 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.
- 4. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR LATEST CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES JOIST HANGERS.

CAST-IN-PLACE CONCRETE:

- 1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f_c = 3,500$ 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 3" TO 5".
- 2. THE MINIMUM AMOUNTS OF CEMENTITIOUS MATERIAL MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES, AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
- 3. SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE PROJECT ARCHITECT/ENGINEER BEFORE POURING. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER.
- 4. WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND ROUGHENED TO A MINIMUM 1/4" AMPLITUDE. PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CONCRETE EDGES, UNLESS NOTED OTHERWISE.
- 5. VERIFY ALL BLOCKOUTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS.

REINFORCING STEEL:

- 1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, INCLUDING S1, GRADE 60, FOR DEFORMED BARS AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF), UNLESS OTHERWISE NOTED. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. COLUMN SPIRALS SHALL BE PLAIN OR DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 ANNEALED IRON WIRE.
- 2. BARS IN SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE. MSP-1. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315. SHOP DRAWINGS SHALL INCLUDE ELEVATIONS OF ALL COLUMNS SHOWING BAR LOCATIONS. LAP ALL REINFORCING BARS AT SPLICES 36 DIAMETERS, WITH A MINIMUM LAP OF 18", EXCEPT AS NOTED.
- 3. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

CAST AGAINST EARTH..... 3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER 2 IN.
#5 AND SMALLER & WWF 1 1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALL 3/4 IN.
BEAMS AND COLUMNS 1 1/2 IN.

FOUNDATION NOTES:

- CONCRETE TO BE 5 SACK $f_c = 3,000$ PSI @ 28 DAYS
- REINFORCING STEEL TO BE ASTM A-615 GRADE 40 OR BETTER
- FOOTINGS TO REST ON 1,500 PSI UNDISTURBED SOIL
- MIN. CONCRETE COVERAGE OF STEEL TO BE:
3" CLEAR @ BOTTOM OF FOOTINGS
1 1/2" CLEAR @ SIDE OF WALLS
- ALL LUMBER IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED
- PROVIDE SOLID BLOCKING OVER SUPPORTS
- ALL ROOF DRAIN DOWNSPOUTS SHALL EMPTY INTO A 4" TIGHTLINE THAT SHALL RUN THE PERIMETER OF THE FOUNDATION AND EMPTY IN AN APPROVED MANNER
- FOOTINGS LOCATED INSIDE OF CRAWL SPACE WILL BE 8" BELOW GRADE. EXTERIOR FOOTINGS TO BE 18" MIN. BELOW GRADE, U.N.O.

EXISTING 18"x24" CRAWL SPACE ACCESS ON FOUNDATION WALL TO REMAIN

EXISTING FOUNDATION AND FLOOR JOISTS TO REMAIN (HATCHED AREA)

EXISTING GARAGE SLAB ON GRADE TO REMAIN

4" THICK CONCRETE SLAB ON GRADE WITH W.W.F 6X6-W6X6

1 FOUNDATION PLAN
1/4" = 1'-0"

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ISSUE

MARK	DATE	DESCRIPTION
1	04/29/2017	STRUCTURAL REVIEW

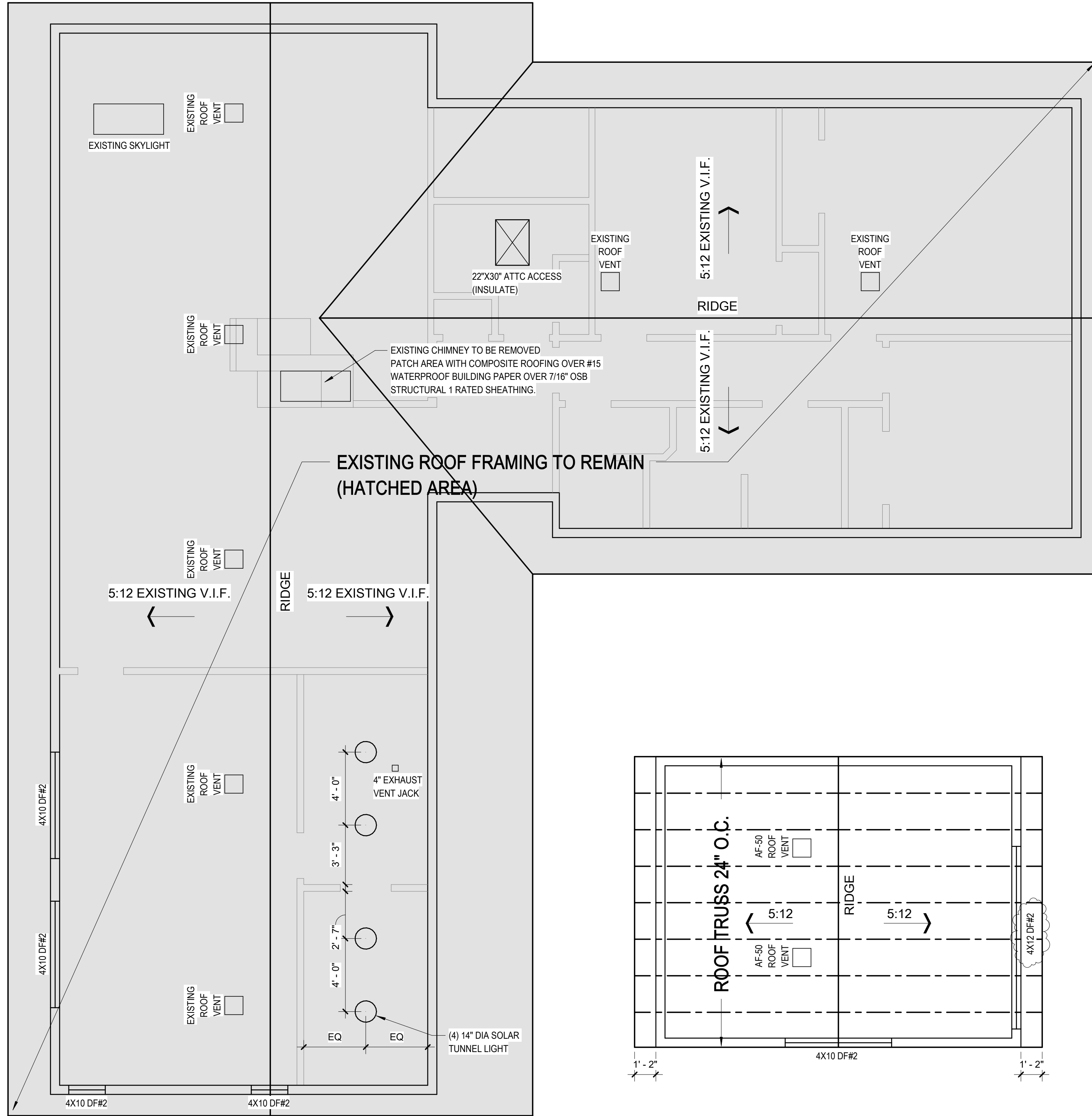
DRAWN BY: PROJ. ARCH:

DATE: 3/15/2017

FOUNDATION PLAN

DWG. **A-4**

- GENERAL NOTES:**
- VERIFY IN THE FIELD ALL DIMENSIONS FOR EXISTING CONDITION
 - ALL HEADERS TO BE 6X8 DF#2 OR 4X10 DF#2 UNLESS NOTED OTHERWISE.
 - ALL LUMBER EXPOSED TO WEATHER TO BE PRESSURE TREATED OR CEDAR.
 - SKYLIGHTS IN HEATED ENVELOP TO BE INSULATED PER WSEC.
 - MIN. 22"X30" ATTIC ACCESS W/ 36" MIN. HEAD ROOM. INSULATE AND WEATHERSTRIP.
 - FIREBLOCK ALL VOIDS.
- TRUSS NOTES:**
- SHALL HAVE MANUFACTURER'S STAMP.
 - SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S INSTRUCTIONS.
 - WILL NOT BE FIELD ALTERED WITHOUT BUILDING DEPARTMENT APPROVAL OF THE ENGINEERING CALCULATIONS.
 - SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE.
- TRUSS HOLDDOWN:**
SIMPSON H8 HURRICANE TIE-G90 GALVANIZED AT EACH TRUSS
- ROOF NOTES:**
MATERIAL: COMP ROOFING
PITCH: 5:12
OVERHANG: SEE DIMENSIONS ON PLAN
FASCIA: 1"X6" PRIMED AND PAINTED SPRUCE FASCIA BOARD,
1"X8" PRIMED AND PAINTED SPRUCE FASCIA BOARD AT GABLE
- ATTIC VENTILATION:**
EXISTING HOUSE:
EXISTING ATTIC VENTS TO REMAIN.
- NEW GARAGE:**
356 SQ. FT. (ATTIC SPACE) X 144/300 = 170.88 SQ. IN. (REQUIRED NET AREA)
PROVIDE (10) 7.85 SQ. IN. VENT BLOCKS = 78.5 SQ. IN.
PROVIDE (2) AF-50 ROOF JACKS = 100 SQ. IN.
IRC SECTION R806.2



1 ROOF FRAMING PLAN
1/4" = 1'-0"

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8419 REGISTERED ARCHITECT
Sehwang Joo
SEHWANG JOO
STATE OF WASHINGTON
EXPIRES 04 / 10 / 2021

ISSUE

MARK	DATE	DESCRIPTION
1	Date 1	Revision 1

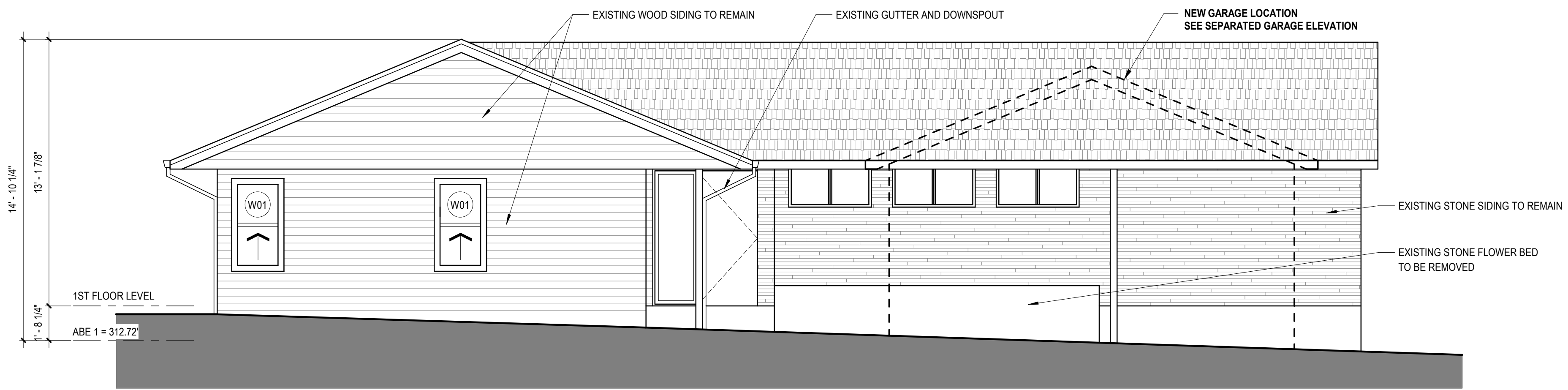
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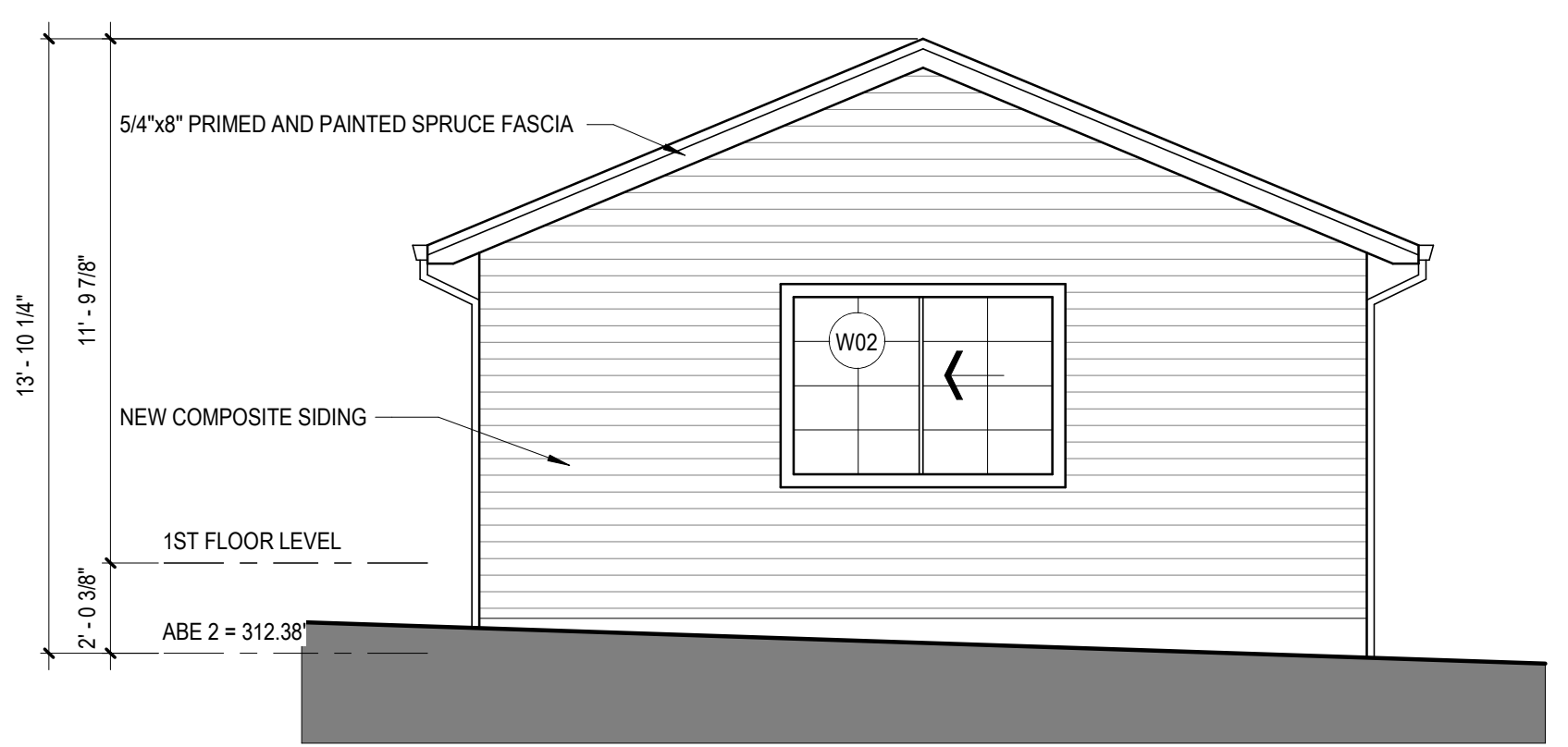
DATE: **12/17/2016**

DWG.
ROOF FRAMING PLAN

DWG.
A-5

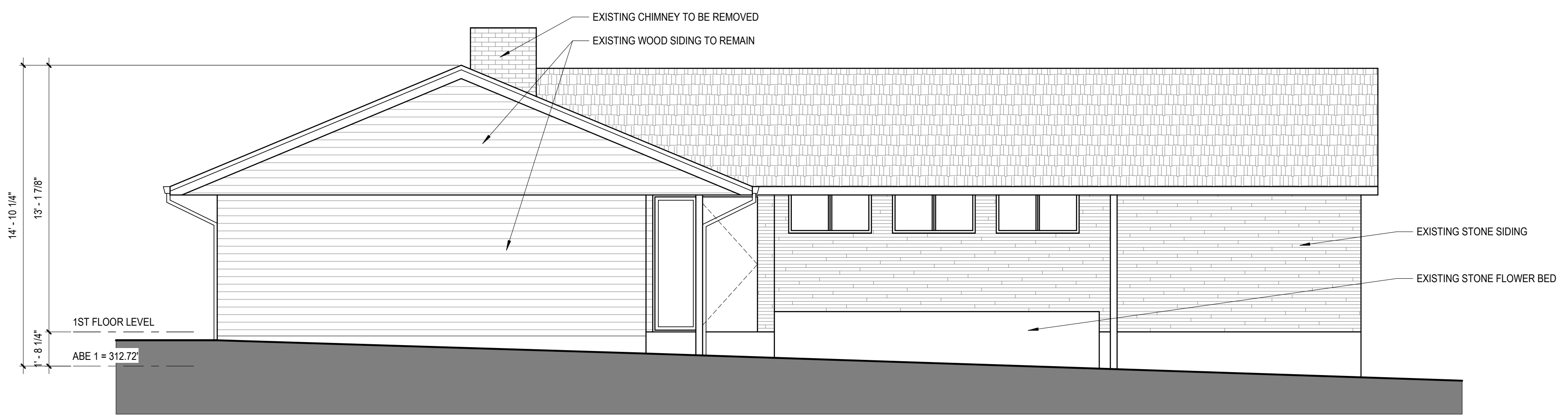


HOUSE ELEVATION



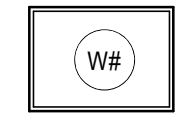
GARAGE ELEVATION


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



1 BUILDING ELEVATION SOUTH - EXISTING
1/4" = 1'-0"

WINDOW LEGEND

 NEW WINDOW

 EXISTING WINDOW

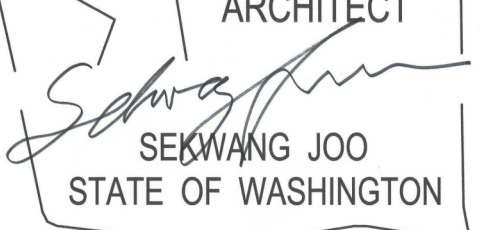
NOTE:
1. SEE SHEET A-1 FOR AVERAGE BUILDING ELEVATION CALCULATION.
2. SEE SHEET A-14 FOR WINDOW SCHEDULE

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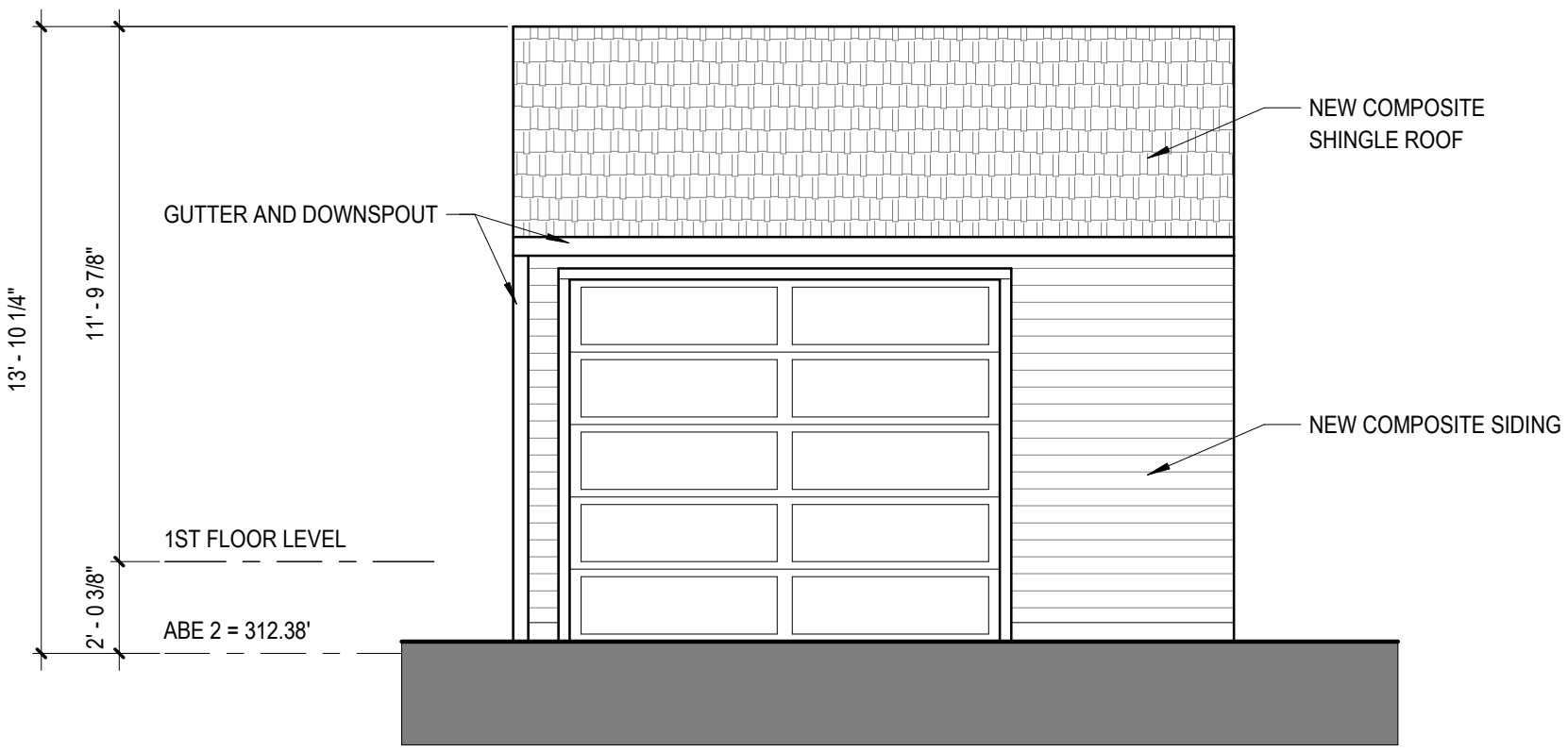
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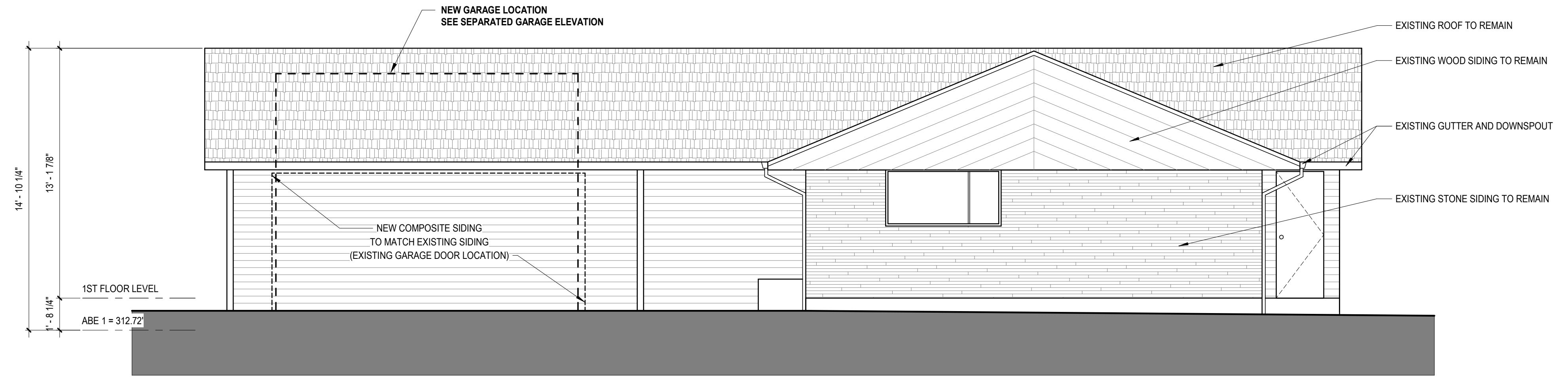
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DATE: **12/17/2016**

DWG.
BUILDING ELEVATIONS - SOUTH

DWG.
A-6



GARAGE ELEVATION



HOUSE ELEVATION

2 BUILDING ELEVATION EAST - PROPOSED
1/4" = 1'-0"

WINDOW LEGEND

NEW WINDOW

EXISTING WINDOW

NOTE:
1. SEE SHEET A-1 FOR AVERAGE BUILDING ELEVATION CALCULATION.
2. SEE SHEET A-14 FOR WINDOW SCHEDULE



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

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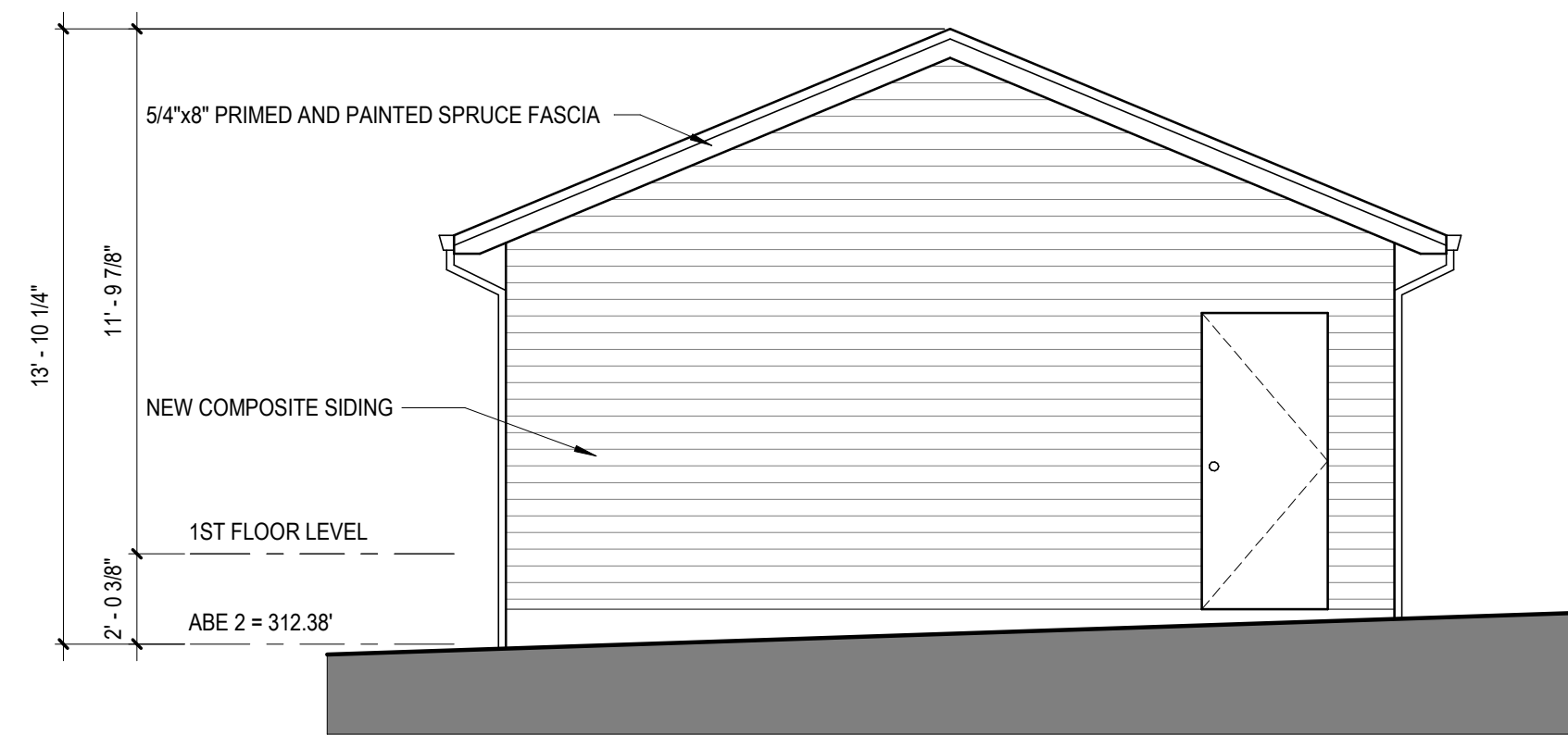
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PROJ. NO.: _____

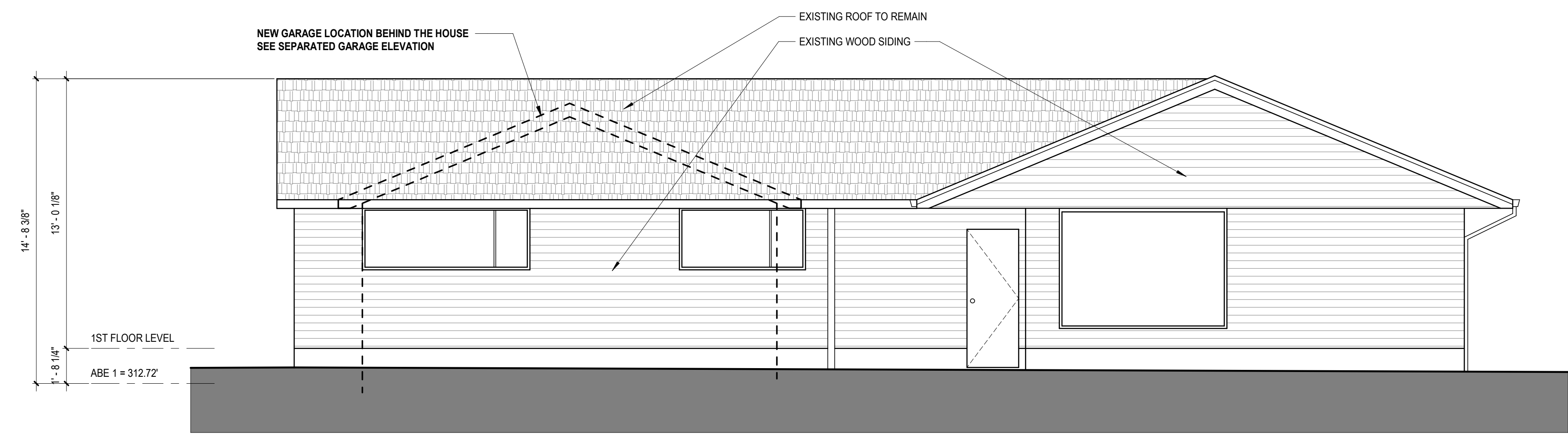
DATE: **12/03/16**

DWG.
BUILDING ELEVATIONS - EAST

DWG.
A-7




GARAGE ELEVATION




HOUSE ELEVATION

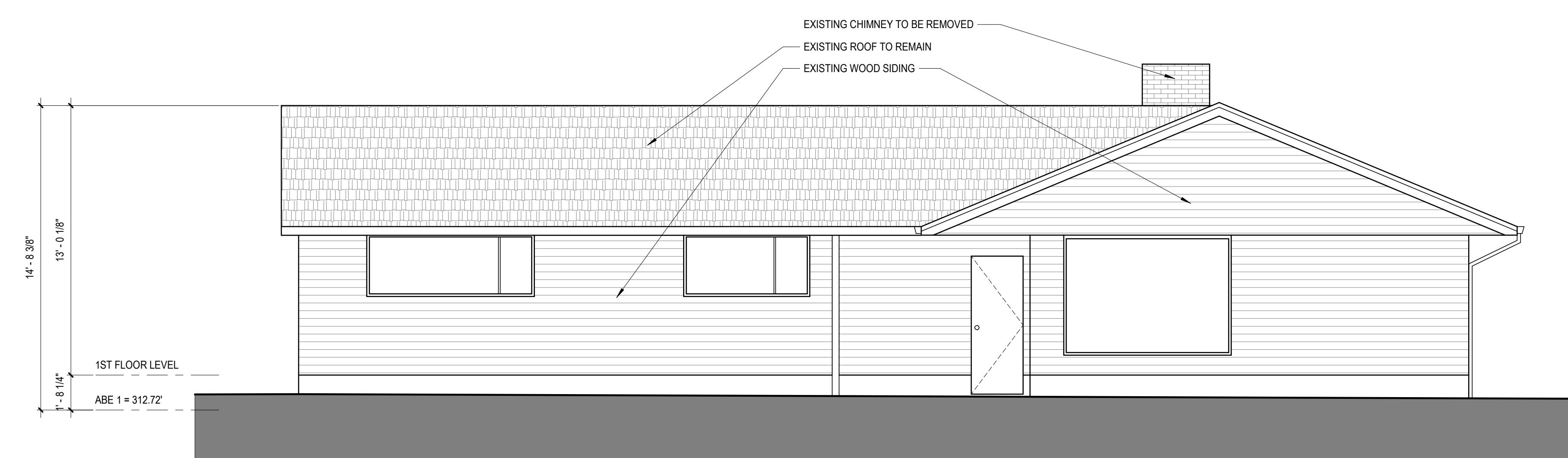
2 BUILDING ELEVATION NORTH - PROPOSED
1/4" = 1'-0"

WINDOW LEGEND

 NEW WINDOW

 EXISTING WINDOW

NOTE:
1. SEE SHEET A-1 FOR AVERAGE BUILDING ELEVATION CALCULATION.
2. SEE SHEET A-14 FOR WINDOW SCHEDULE



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

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Signature

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STATE OF WASHINGTON

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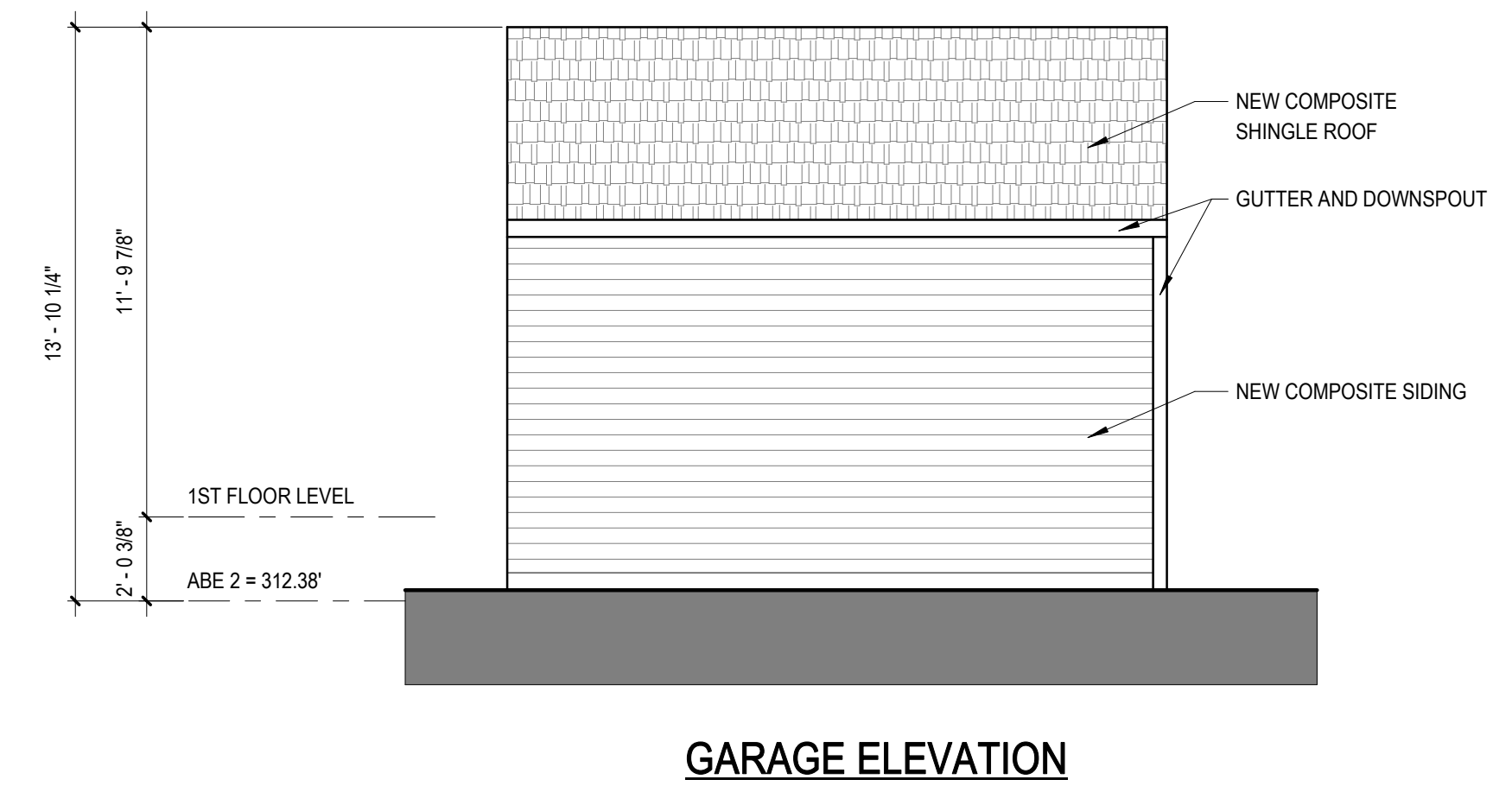
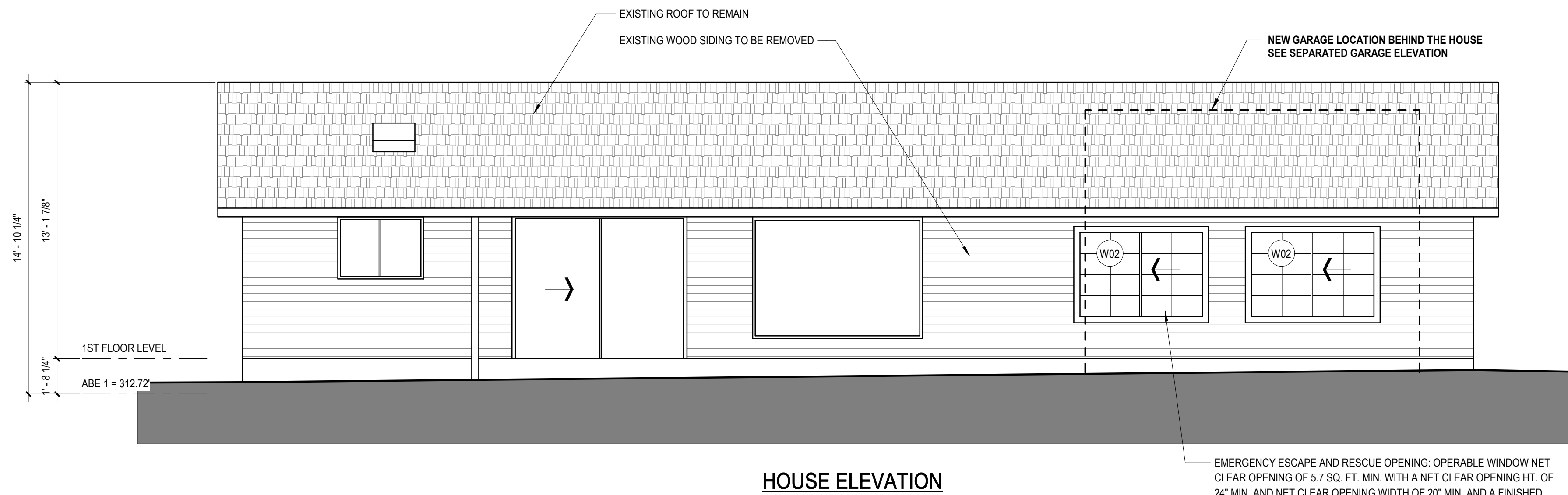
DATE: **08/27/19**

DWG.

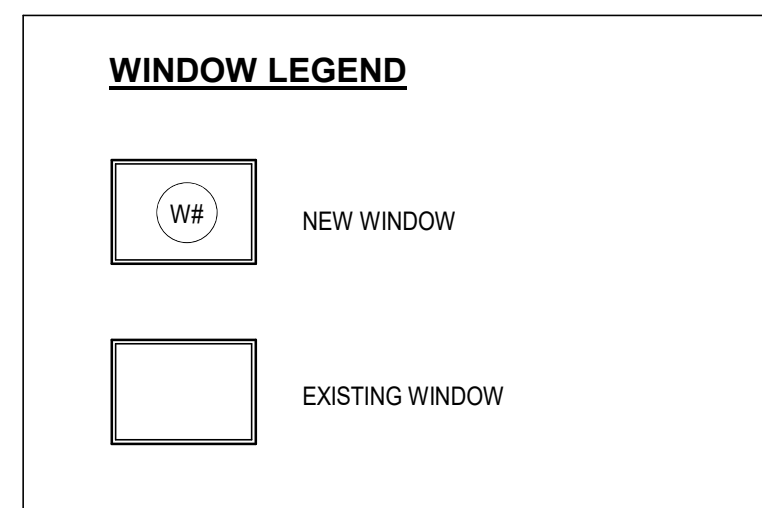
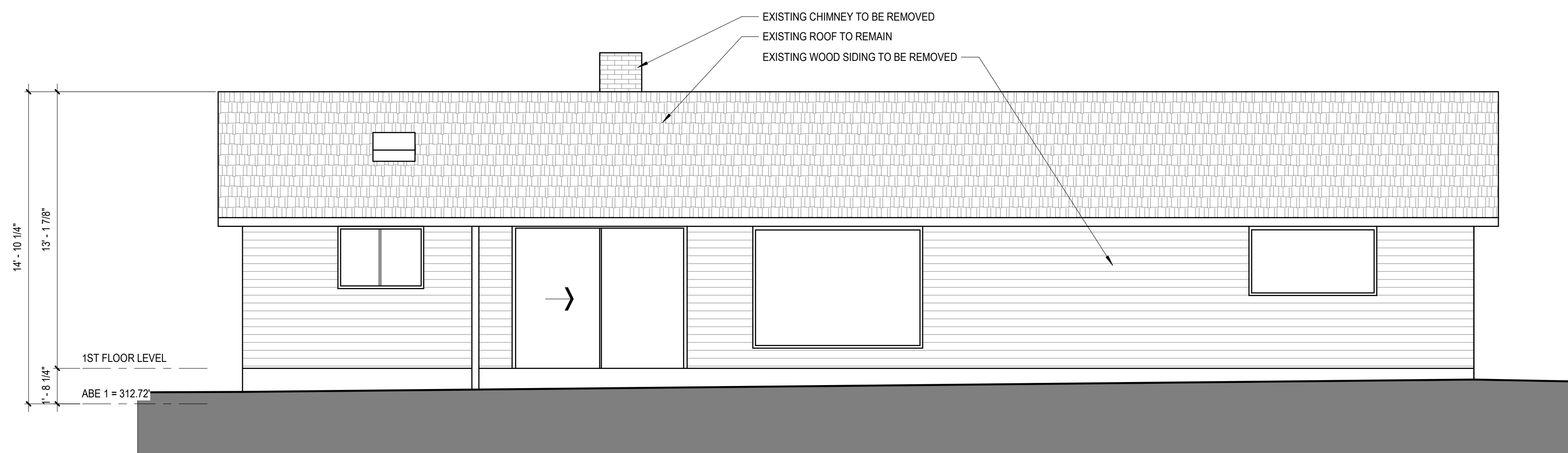
BUILDING ELEVATIONS - NORTH

DWG.

A-8



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



NOTE:
1. SEE SHEET A-1 FOR AVERAGE BUILDING ELEVATION CALCULATION.
2. SEE SHEET A-14 FOR WINDOW SCHEDULE.

1 BUILDING ELEVATION WEST - EXISTING
1/4" = 1'-0"

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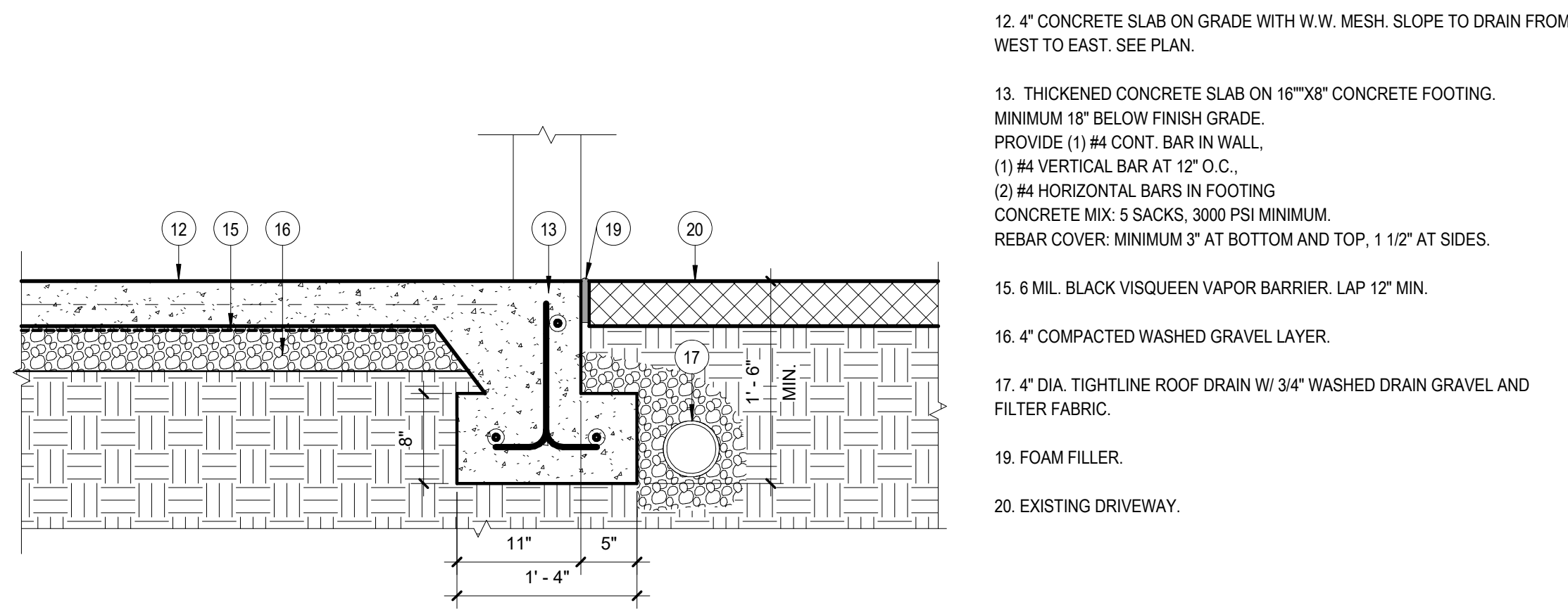
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DATE: **08/27/19**

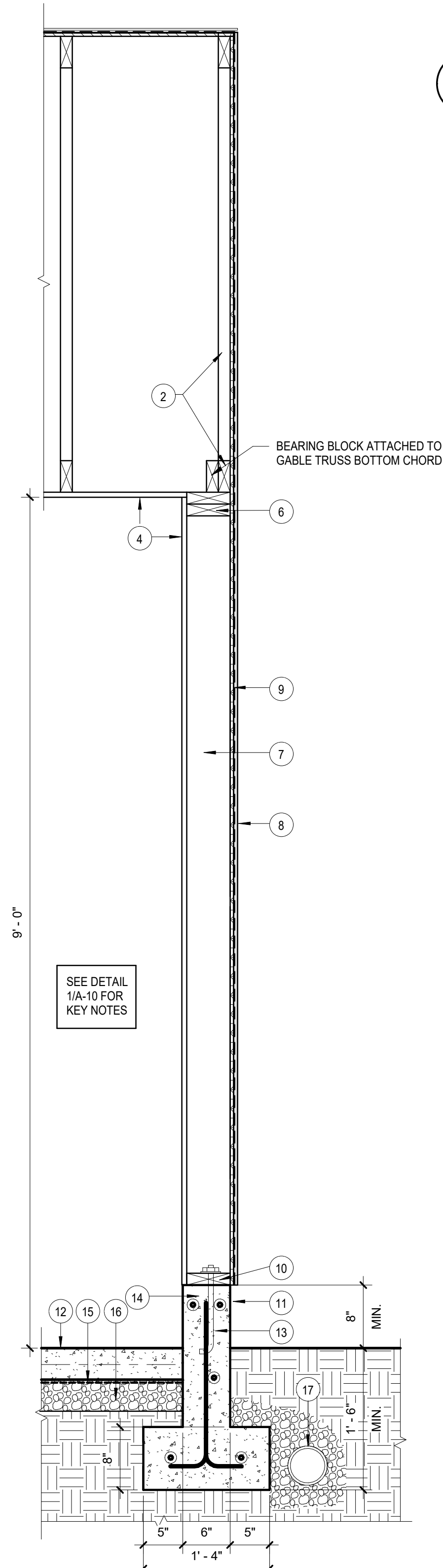
DWG.
**BUILDING
ELEVATIONS -
WEST**

DWG.
A-9

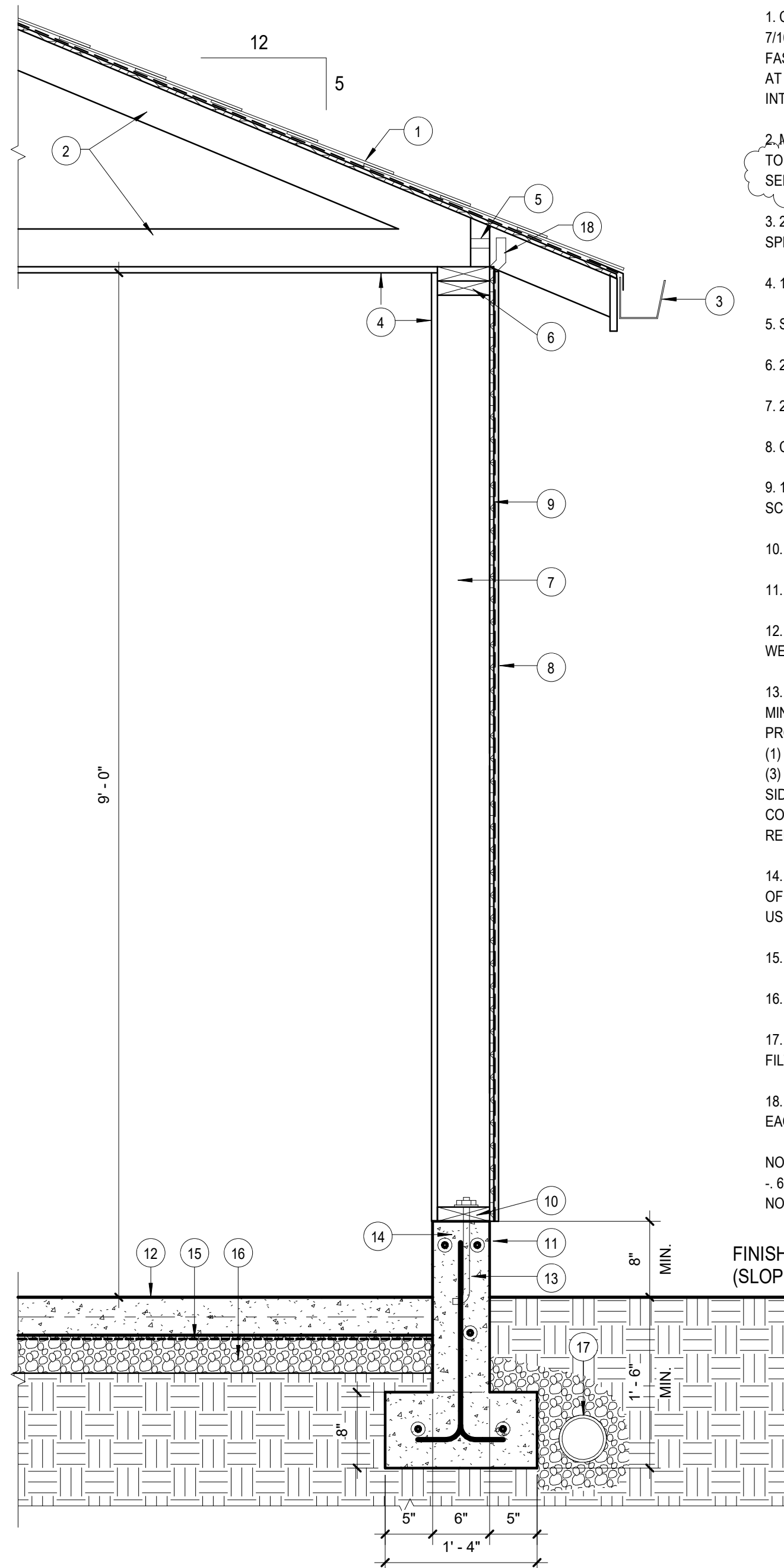


4 SECTION AT NEW GARAGE ENTRANCE
1" = 1'-0"

- 12. 4" CONCRETE SLAB ON GRADE WITH W.W. MESH. SLOPE TO DRAIN FROM WEST TO EAST. SEE PLAN.
- 13. THICKENED CONCRETE SLAB ON 16"x8" CONCRETE FOOTING. MINIMUM 18" BELOW FINISH GRADE. PROVIDE (1) #4 CONT. BAR IN WALL. (1) #4 VERTICAL BAR AT 12" O.C., (2) #4 HORIZONTAL BARS IN FOOTING. CONCRETE MIX: 5 SACKS, 3000 PSI MINIMUM. REBAR COVER: MINIMUM 3" AT BOTTOM AND TOP, 1 1/2" AT SIDES.
- 15. 6 MIL. BLACK VISQUEEN VAPOR BARRIER. LAP 12" MIN.
- 16. 4" COMPACTED WASHED GRAVEL LAYER.
- 17. 4" DIA. TIGHTLINE ROOF DRAIN W/ 3/4" WASHED DRAIN GRAVEL AND FILTER FABRIC.
- 19. FOAM FILLER.
- 20. EXISTING DRIVEWAY.



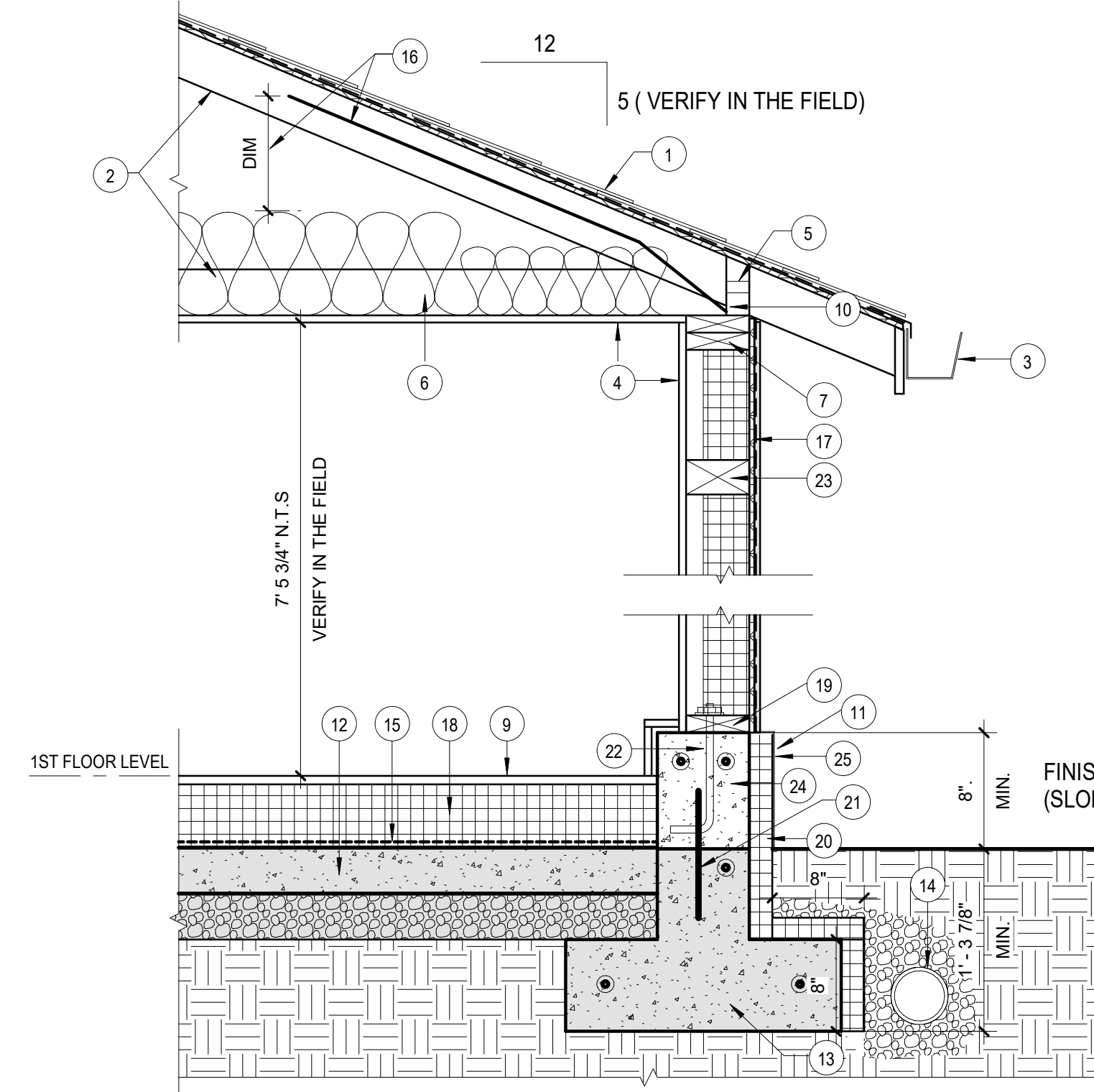
5 WALL SECTION AT NEW GARAGE GABLE END
1" = 1'-0"



1 WALL SECTION AT NEW GARAGE
1" = 1'-0"

- 1. COMPOSITE ROOFING OVER #15 WATERPROOF BUILDING PAPER OVER 7/16" OSB STRUCTURAL 1 RATED SHEATHING. FASTEN SHEATHING WITH A MINIMUM #8 COMMON NAILS. MAXIMUM 6" O.C. AT SUPPORTED SHEATHING ENDS AND EDGES. MAXIMUM 12" O.C. AT INTERMEDIATE SUPPORTS.
- 2. MANUFACTURED TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. TOP CHORD = 25 PSF. BOTTOM CHORD = 20 PSF. SEE SHEET A-5 FOR TRUSS NOTES.
- 3. 26 GA. PRE-PAINTED METAL GUTTERS ON 1"x6" PRIMED AND PAINTED SPRUCE FASCIA BOARD.
- 4. 1/2" GWB FINISH ON INTERIOR WALLS AND 5/8" GWB ON THE CEILING.
- 5. SCREENED BLOCKING (TYPICAL).
- 6. 2X6 TOP PLATES
- 7. 2X6 STUDS @ 24" O.C.
- 8. COMPOSITE SIDING OVER HOUSEWRAP. SEE ELEVATIONS
- 9. 1/2" CDX PLYWD OR 7/16" OSB SHEATHING. REFER TO SHEAR PANEL SCHEDULE FOR ADDITIONAL NAILING REQUIREMENTS.
- 10. PRESSURE TREATED 2X6 SILL PLATE.
- 11. 8" MIN. CLEAR TO DIRT.
- 12. 4" CONCRETE SLAB ON GRADE WITH W.W. MESH. SLOPE TO DRAIN FROM WEST TO EAST. SEE PLAN.
- 13. 6" THICK CONCRETE WALL ON 16"x8" THICK CONCRETE FOOTING. MINIMUM 18" BELOW FINISH GRADE. PROVIDE (2) #4 CONT. BARS IN FOOTING. (1) #4 VERTICAL BAR AT 18" O.C., (3) #4 HORIZONTAL BARS IN WALL - (1) AT SIDE AND (2) AT TOP. ONE EACH SIDE OF ANCHOR BOLT. CONCRETE MIX: 5 SACKS, 3000 PSI MINIMUM. REBAR COVER: MINIMUM 3" AT BOTTOM AND TOP, 1 1/2" AT SIDES.
- 14. 5/8" DIA. ANCHOR BOLTS W/ 7" EMBEDMENT @ 4'-0" O.C. AND WITHIN 1'-0" OF PRESSURE TREATED 2X6 SILL ENDS, JOINTS, CORNERS, OPENINGS, ETC. USE 3"x3"x1/4" SQUARE PLATE WASHERS @ EACH BOLT
- 15. 6 MIL. BLACK VISQUEEN VAPOR BARRIER. LAP 12" MIN.
- 16. 4" COMPACTED WASHED GRAVEL LAYER.
- 17. 4" DIA. TIGHTLINE ROOF DRAIN W/ 3/4" WASHED DRAIN GRAVEL AND FILTER FABRIC.
- 18. TRUSS HOLDDOWN: SIMPSON H8 HURRICANE TIE-G90 GALVANIZED AT EACH TRUSS

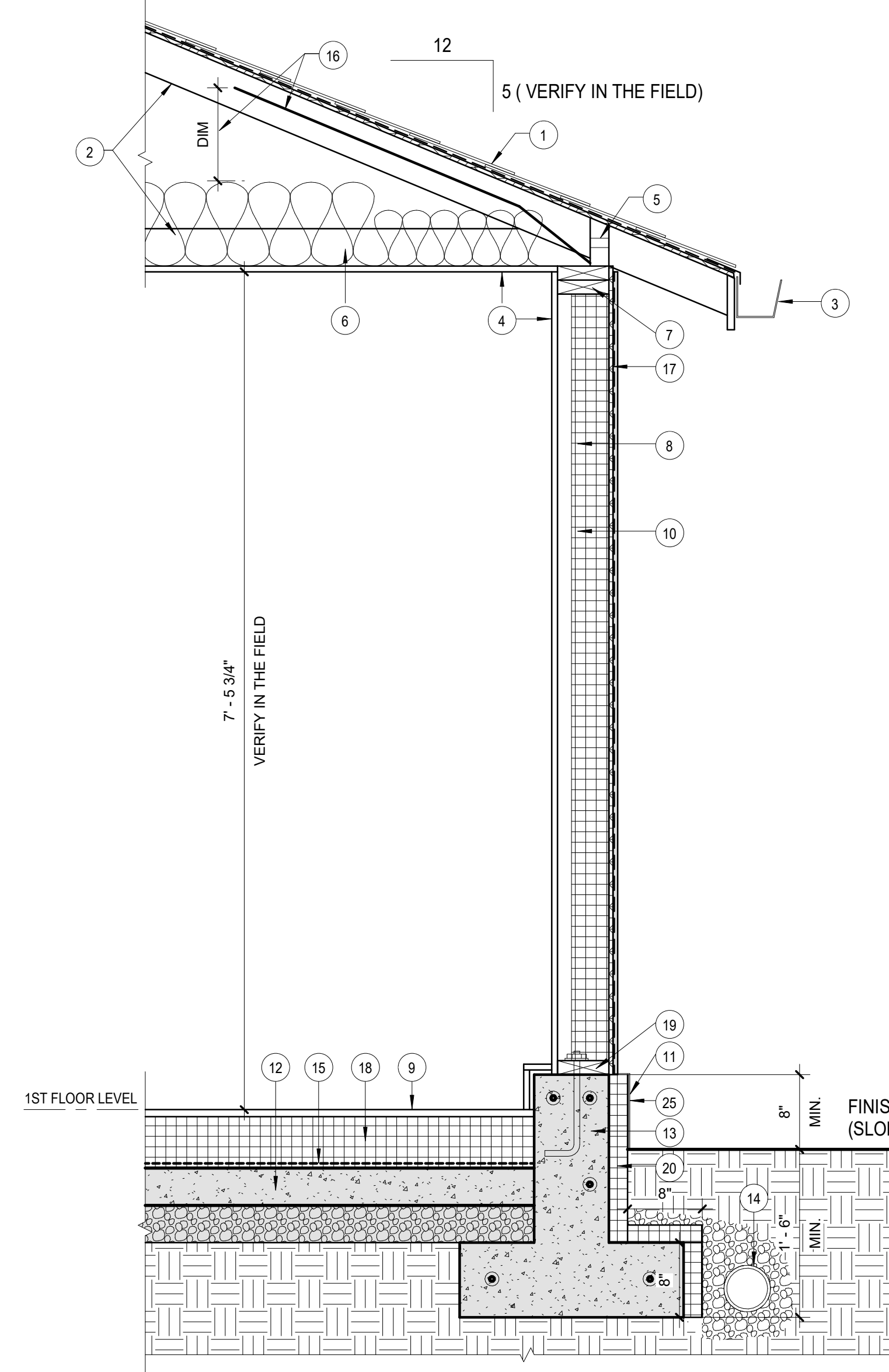
NOTE:
- 6X8 OR 4X10 DF NO. 2 HEADERS AT DOORS AND WINDOWS UNLESS NOTED OTHERWISE.



3 WALL SECTION AT EXISTING GARAGE DOOR OPENING INFILL
1" = 1'-0"

- 5 (VERIFY IN THE FIELD)
- 19. NEW PRESSURE TREATED 2X4 SILL PLATE.
- 21. NEW #4 BAR AT 12" O.C. EMBED 6" INTO EXISTING FOOTING. STRONG-TIE SET-XP EPOXY
- 22. NEW 5/8" DIA. ANCHOR BOLTS W/ 7" EMBEDMENT @ 4'-0" O.C. AND WITHIN 1'-0" OF PRESSURE TREATED 2X4 SILL ENDS, JOINTS, CORNERS, OPENINGS, ETC. USE 3"x3"x1/4" SQUARE PLATE WASHERS @ EACH BOLT
- 23. EXISTING GARAGE DOOR HEADER
- 24. NEW 8" THICK AND 8" TALL CONCRETE WALL ON EXISTING CONCRETE FOOTING. PROVIDE (1) #4 VERTICAL BAR AT 18" O.C., (2) #4 HORIZONTAL BARS IN WALL - (2) AT TOP, ONE EACH SIDE OF ANCHOR BOLT. CONCRETE MIX: 5 SACKS, 3000 PSI MINIMUM. REBAR COVER: MINIMUM 3" AT BOTTOM AND TOP, 1 1/2" AT SIDES.
- 25. PAINTED METAL FLASHING OVER RIGID INSULATION.

NOTE:
- SEE DETAIL 2/A-10 FOR OTHER NOTES
- NEW 6X8 OR 4X10 DF NO. 2 HEADERS AT DOORS AND WINDOWS UNLESS NOTED OTHERWISE.



2 WALL SECTION AT EXISTING GARAGE
1" = 1'-0"

- 1. EXISTING COMPOSITE ROOFING OVER OSB SHEATHING.
- 2. EXISTING TRUSSES.
- 3. EXISTING METAL GUTTERS ON FASCIA BOARD.
- 4. NEW 1/2" GWB FINISH ON INTERIOR WALLS AND 5/8" GWB ON THE CEILING.
- 5. EXISTING SCREENED BLOCKING (TYPICAL).
- 6. NEW R-49 BATT INSULATION AT CEILINGS. INSURE 1" CONTINUOUS AIR SPACE OVER BATTS, VENTS EAVES, AND RIDGES.
- 7. EXISTING 2X4 TOP PLATES
- 8. EXISTING 2X4 STUDS
- 9. NEW 3/4" UL GRADE T&G PLYWOOD.
- 10. NEW R-21 RIGID INSULATION.
- 11. 8" MIN. CLEAR TO DIRT.
- 12. EXISTING CONCRETE SLAB ON GRADE (GRAY HATCHED).
- 13. EXISTING CONCRETE FOUNDATION WALL ON CONCRETE FOOTING (GRAY HATCHED).
- 14. EXISTING ROOF DRAIN.
- 15. NEW 6 MIL. BLACK VISQUEEN VAPOR BARRIER. LAP 12" MIN.
- 16. NEW WIND BAFFLE BETWEEN EACH TRUSS SPACE. (12" ABOVE BLOWN AND 6" ABOVE BATT)
- 17. EXISTING WOOD SIDING.
- 18. NEW PRESSURE TREATED 2X8 AT 16" O.C. W/ RIGID INSULATION IN BETWEEN. R-28 MINIMUM AT THE HIGHEST ELEVATION OF EXISTING SLAB, R-42 AT THE LOWEST. CUT 2X8 AND MATCH SLOPE OF EXISTING SLAB FOR LEVELING PLYWOOD FLOOR.
- 19. EXISTING PRESSURE TREATED 2X4 SILL PLATE.
- 20. NEW R-10 RIGID INSULATION, 24" IN LENGTH MINIMUM
- 25. PAINTED METAL FLASHING OVER RIGID INSULATION.

NOTE:
- NEW 6X8 OR 4X10 DF NO. 2 HEADERS AT DOORS AND WINDOWS UNLESS NOTED OTHERWISE.

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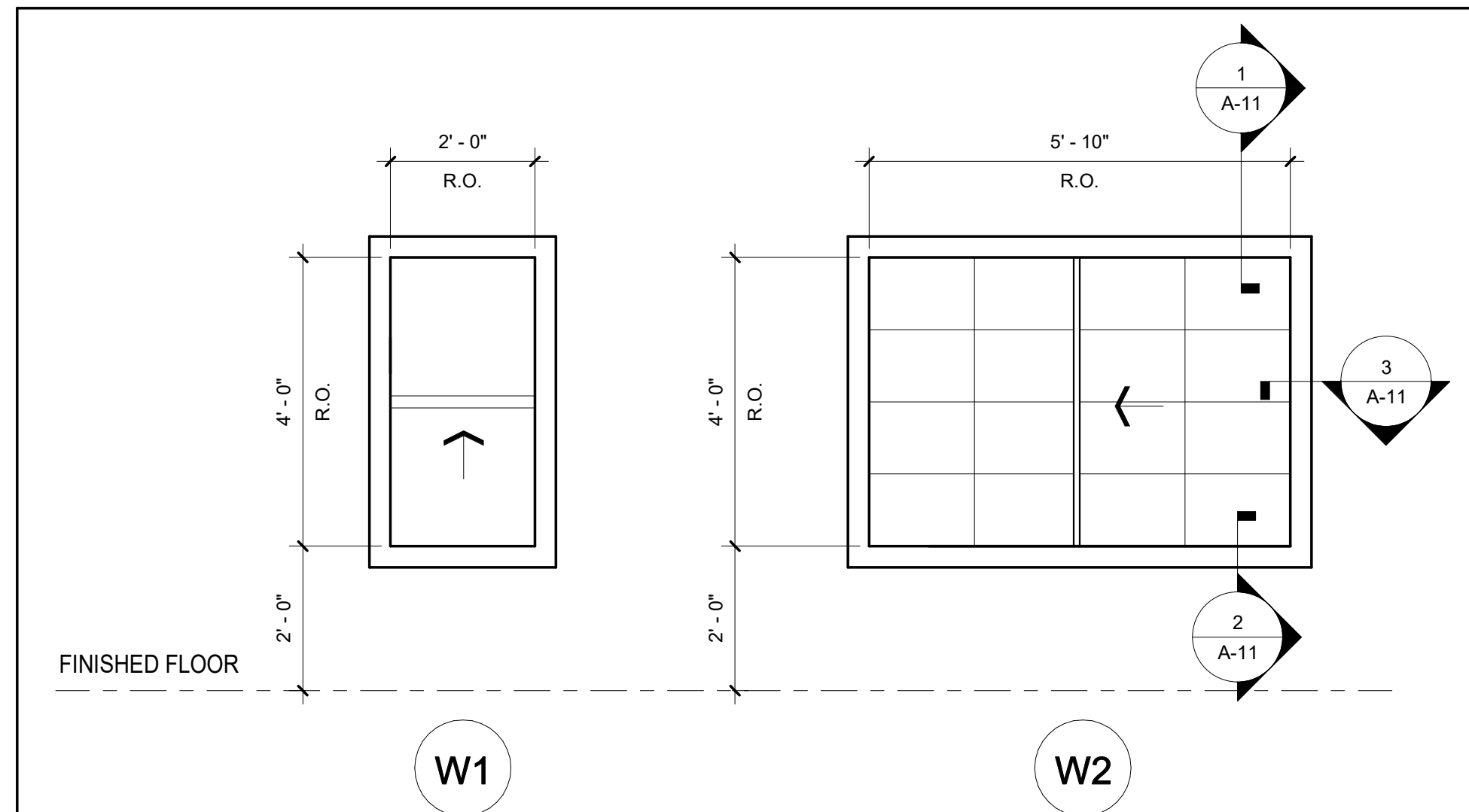
ISSUE		
MARK	DATE	DESCRIPTION
1	04/29/2017	STRUCTURAL REVIEW

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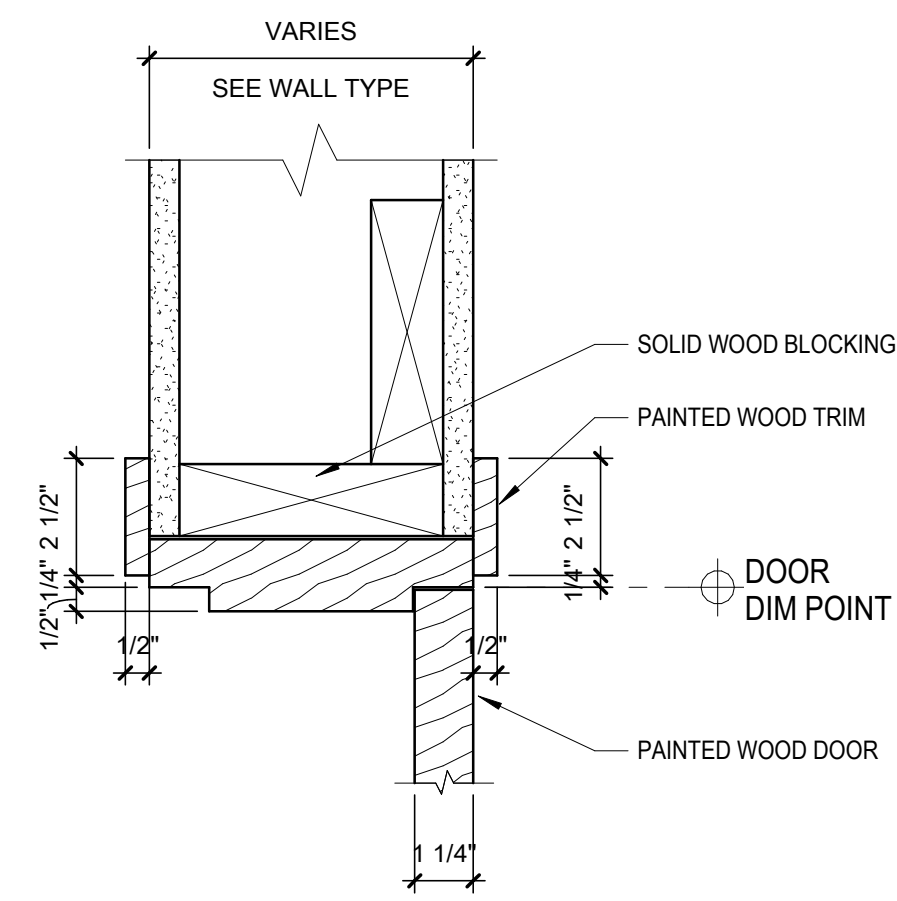
DWG. **WALL SECTIONS**

DWG. **A-10**

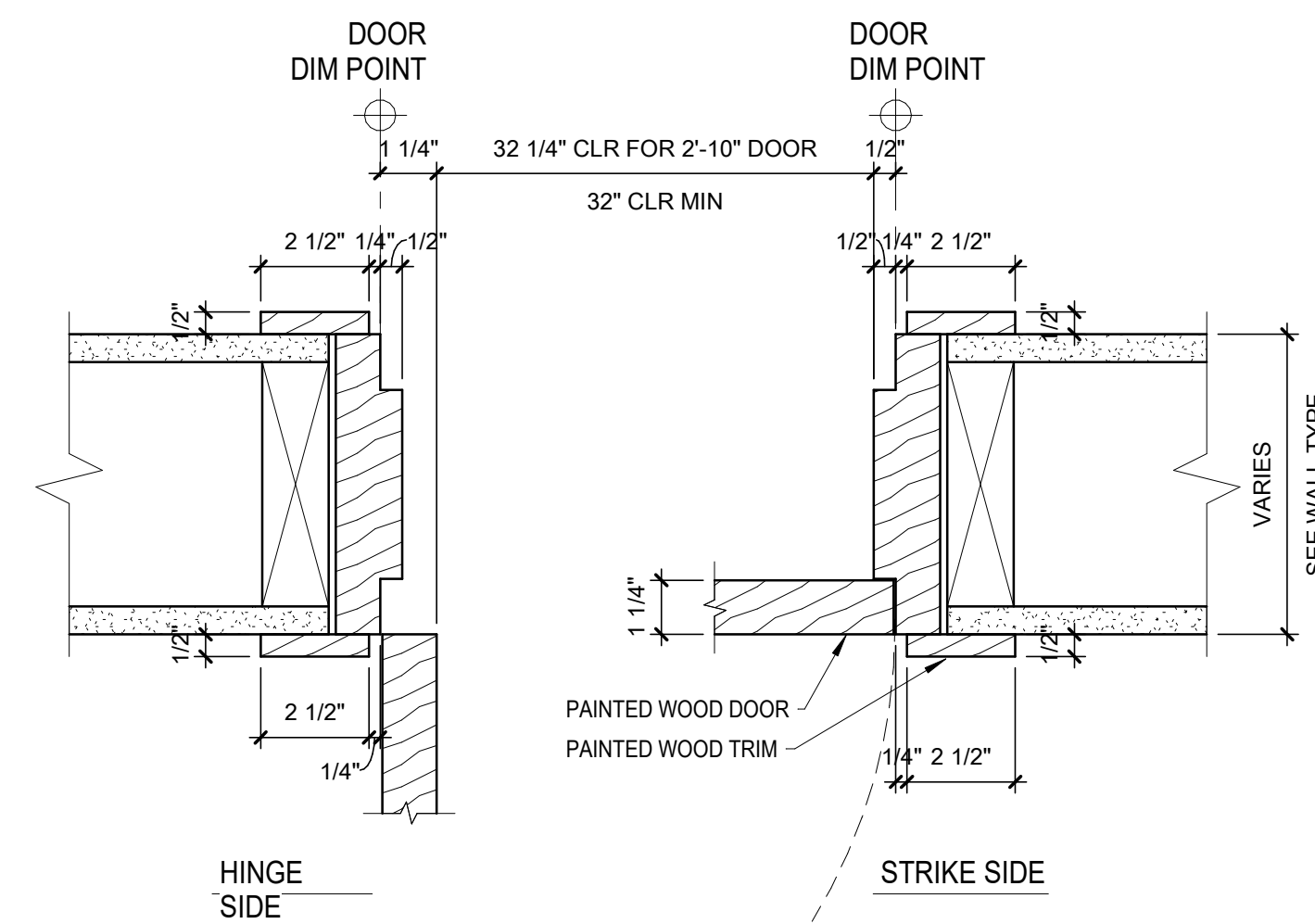
WINDOW SCHEDULE



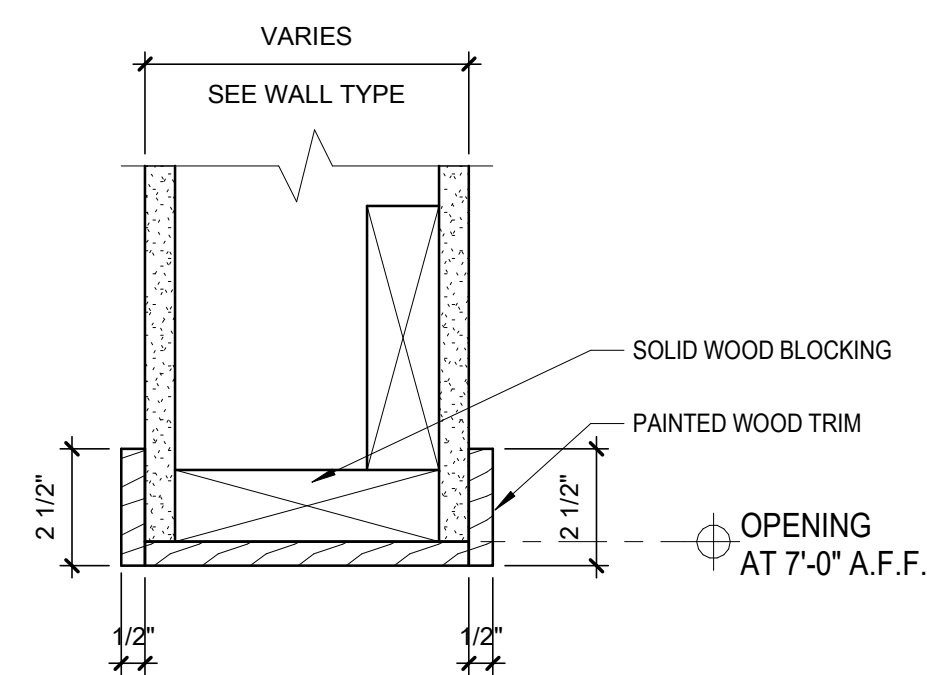
NOTE:
 1. VINYL FRAME WINDOWS, JELD-WEN V-4500 SERIES, INSULATED LOW-E CLEAR FLOAT, DOUBLE PANE, AIR FILLED, FRAME COLOR: WHITE, TARGET U-VALUE < 0.3 SEE 5, 6 & 7 A-11 FOR WINDOW DETAILS
 2. TEMPERED GLASS REQUIREMENT: PER IRC R308.4.3 GLAZING IN WINDOWS, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET, AND
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE



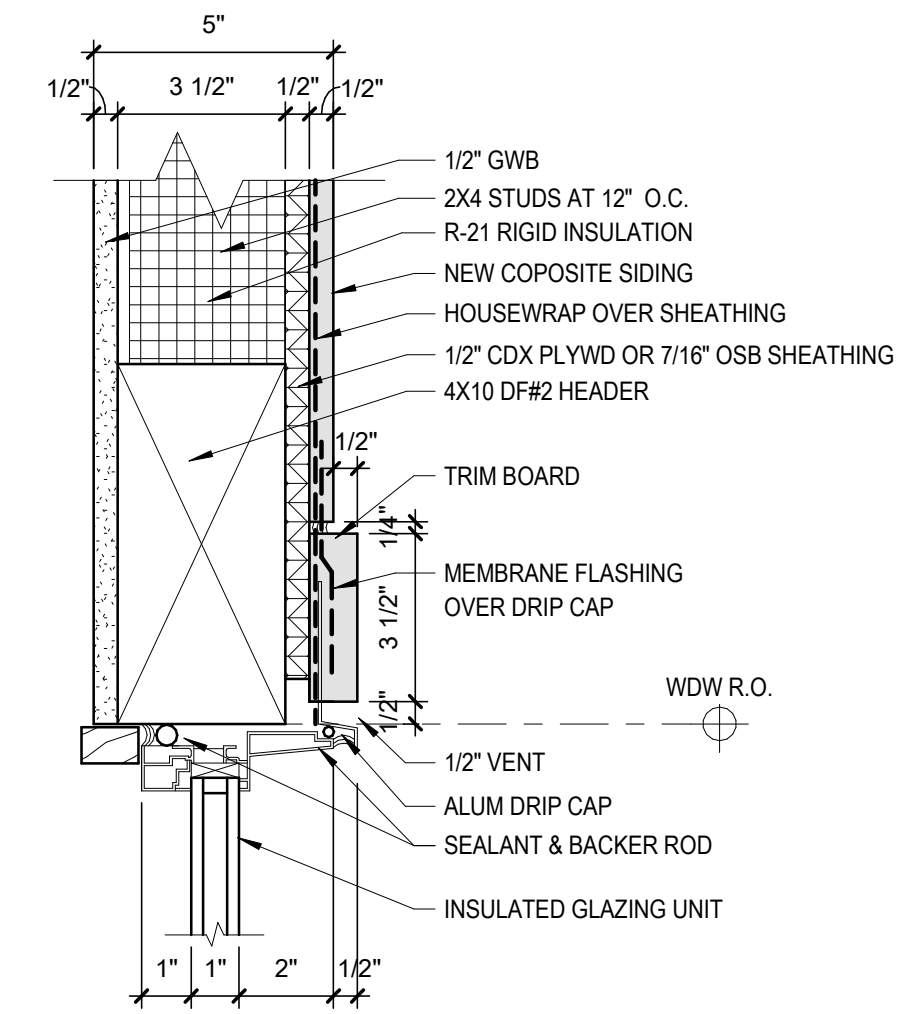
4 INTERIOR DOOR HEAD
 3" = 1'-0"



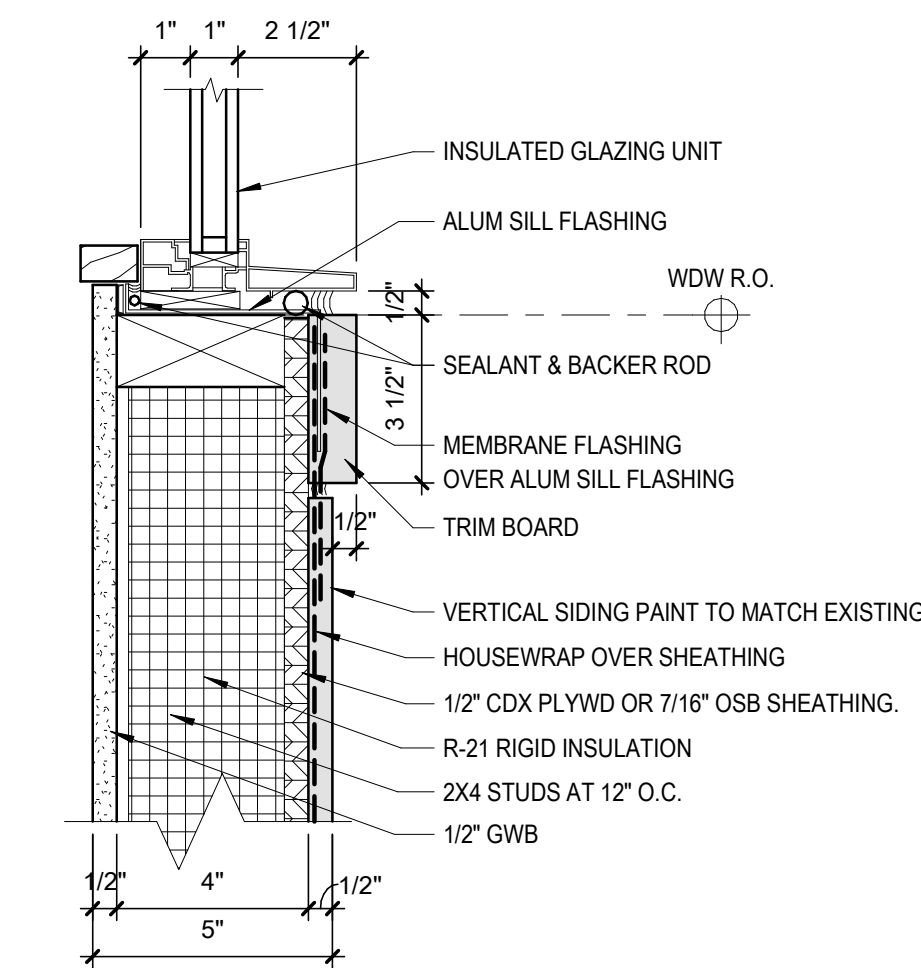
5 INTERIOR DOOR JAMB
 3" = 1'-0"



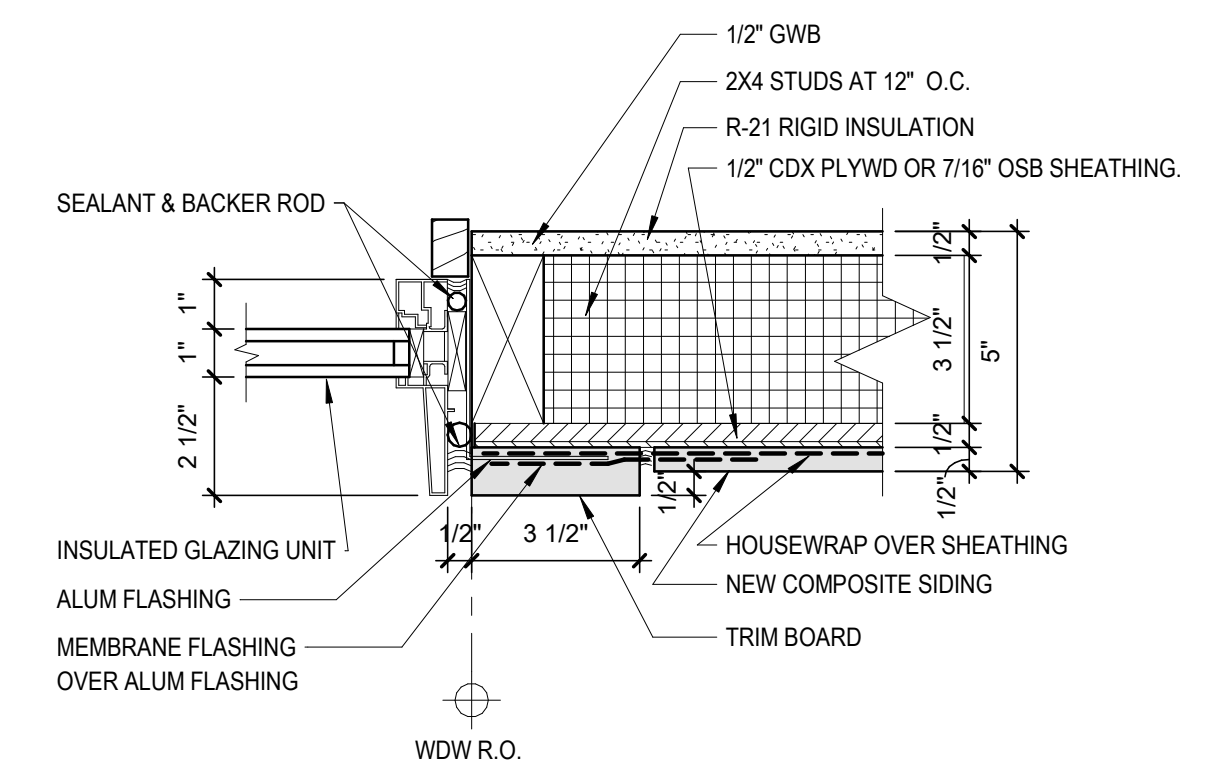
6 WALL OPENING HEAD & JAMB
 3" = 1'-0"



1 WDW HEAD AT EXTERIOR WALL
 3" = 1'-0"



2 WDW SILL AT EXTERIOR WALL
 3" = 1'-0"



3 WDW JAMB AT EXTERIOR WALL
 3" = 1'-0"

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DATE: **01/04/17**

DWG.

DETAILS

DWG.

A-11