

WISENTEINER RESIDENCE ADDITION

2967 74th AVE SE, Mercer Island, WA 98040



303 Nickerson Street | Seattle, WA
ryanrhodesdesigns.com | 206.632.1818

PROJECT INFORMATION CONTACT INFORMATION

ADDRESS:
2967 74th AVE SE
MERCER ISLAND, WA 98040
TAX I.D. #: 531510-0786

LEGAL DESCRIPTION:
MC GILVRAS ISLAND ADD POR N OF S 72.2 FT
& ELY OF A LN BEG SE COR TH OF TH W 160 FT
TH NELY TO A PT 20 FT S & 150 FT W OF NE
COR TH N 20 FT & TERMINUS SD LN
PLAT BLOCK: 9, PLAT LOT: 8

SCOPE OF WORK: SECOND STORY ADDITION

ZONING: R-9.6

LOT SIZE: 11,448 SF (.26 ACRES)

OWNER:
DAVID & LORI WISENTEINER
2967 74th AVE SE
MERCER ISLAND, WA 98040

DESIGNER:
RYAN RHODES DESIGNS, INC.
CONTACT: RYAN RHODES
303 NICKERSON STREET
SEATTLE, WA 98109
(206) 632-1818 -phone
ryan@ryanrhodesdesigns.com

STRUCTURAL ENGINEER:
SWENSON SAY FAGET
CONTACT: CHRIS POTTER
334 BROADWAY, SUITE 100
TACOMA, WA 98402
(253) 284-9470
cpotter@swensonsayfaget.com

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VENTILATION NOTES

ATTIC AREA: 625 SF
S.F. REQUIRED: 625/150 = 4.2 SF
PROPOSED: (6) vents @ 1.3 SF = 7.8 SF

TOTAL = 7.8 SF

PROJECT/CODE SUMMARY

ALL WORK TO BE COMPLETED IN COMPLIANCE WITH THE NEWEST VERSION OF THE FOLLOWING CODES AND REGULATIONS AS REQUIRED:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 UNIFORM PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE

TABLE R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	5 AND MARINE 4
FENESTRATION U-FACTOR*	0.30
SKYLIGHT* U-FACTOR	0.50
GLAZED FENESTRATION SHGC*	NR
CEILING R-VALUE*	49
WOOD FRAME WALL, 8" MIN R-VALUE	21 in1
Mass Wall R-Value†	21/21
FLOOR R-VALUE	30
BELOW-GRADE** WALL R-VALUE	10/15/21 in1 + TB
SLAB* R-VALUE & DEPTH	10, 2 ft

ENERGY CREDITS

SMALL DWELLING UNIT .5 CREDITS REQUIRED
PER SEC R406.2, ENERGY CREDITS MEET BY
OPTION 1a.

Table 406.2
Energy Credits (2015 Code)

OPTION	DESCRIPTION	CREDITS	Estimated Cost
1a	EFFICIENT BUILDING ENVELOPE 1a: Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.28 Floor R-18 Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab or Compliance based on Section R402.1.4. Reduce the Total UA by 5%.	0.5	

GENERAL NOTES

- Any specific reference to codes, rules, regulations, standards, manufacturer's instructions or requirements of regulatory agencies shall mean the latest printed edition of each is in effect at the date of submission or bid unless the document is shown dated.
- A copy of the approved plan must be on site whenever construction is in progress.
- Paved surfaces including roadways, sidewalks, and curbs that are damaged by new construction shall be repaired as required by the street use inspector.
- All locations of existing utilities shown herein have been established by a field survey or obtained from available records and should be considered approximate only and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations shown and to further discover and void any other utilities not shown herein which may be affected by the implementation of this plan.
- The Contractor shall locate and protect all castings and utilities during construction and shall contact the underground utilities locator service (1-800-424-5555) at least 48 hours prior to construction.
- Utility Service connections shown on this plan are to be maintained privately.
- The Contractor shall provide and maintain temporary sedimentation collection facilities to insure that sediment-laden water doesn't enter the natural or public drainage system. As construction progresses and unexpected (seasonal) conditions dictate, more siltation control facilities may be required to insure complete siltation control of the project. Therefore, during the course of construction it shall be the obligation and responsibility of the contractor to address any new conditions that may be created by his/her activity and to provide additional facilities that may be needed to protect adjacent properties.
- The Contractor shall keep off-site streets clean at all times by sweeping. Washing of these streets will not be allowed without prior approval.
- All work performed by public utility entities to remove or relocate existing utilities shall be done at the permittee's expense.
- Interpretations:
-These documents are in part diagrammatic and subject to interpretation.
-They do not necessarily show complete details of construction, work, or materials, performance or installation, and do not necessarily show how construction details of other items of the work may affect any particular installation.
-These must be ascertained by the contractor and correlated to bring the parts together as a completed whole.
-Any detail, dimension, or statement not completely clear to the Contractor shall be referred to the Architect for interpretation.
- Dimensions:
-The drawings may not be drawn to scale in some instances; follow dimensions but do not scale drawings.
-Where dimensions are noted "confirm" or "verify", consult the Architect for critical dimension criteria before proceeding with the work.
-All dimensions are given to the face of existing finish materials, and to the face of studs or concrete, top of plate and plywood sub-floor at new construction, unless noted otherwise.

PROJECT NOTES

- CARBON MONOXIDE & SMOKE DETECTOR NOTES:**
- All new detectors to be COMBINATION smoke AND carbon monoxide detectors.
 - All new detectors to be hard-wired with battery back-up.
 - Dwelling Units that are used for sleeping purposes shall be provided with detectors.
 - Detectors shall be installed in accordance with UL217 and NFPA 72.
 - Detectors shall be interconnected such that when one alarm is activated, all remaining alarms are activated.
- STAIR NOTES:**
- Walls and soffits of enclosed usable space underneath the stair shall be protected on the enclosed side as required for one-hour fire-resistive construction.
 - Guardrails shall be no less than 36 inches in height with a maximum spacing between intermediate rails to prevent passage of a 4 inch sphere.
 - Handrails shall be continuous, located between 34" - 38" above stair nosing with grasp dimensions between 1.25" and 2". Handrails shall terminate at either a newel post or safety terminal.
 - Treads shall be a minimum of 10" deep and risers shall be a maximum of 7 3/4".
 - Clear space between open risers shall be 3/8" maximum.
 - Stairways shall have a minimum clear width of 36" and ceiling shall be a minimum of 6'-8" vertically above nosing.
 - Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.
- GLAZING NOTES:**
- Window schedule is for planning purposes only. GC to verify Locations, Rough Openings, Swing Directions and Lamination / Tempering requirements prior to fabrication.
 - U-factors of fenestration products (windows, doors and skylights) shall be determined in accordance with NFRC 100 by an accredited, independent laboratory, and labeled and certified by the manufacturer.
 - Provide Laminated / Tempered glazing per code at the following locations: windows/sidelights where the nearest vertical edge is within a 24" arc, of the door and whose bottom edge is less than 60" above the nearest walking surface, glazing that is 18" or less above adjacent walking surface, sloped glazing acting as skylights and all other locations required by applicable codes
- WHOLE HOUSE VENTILATION NOTES:**
- Follow all applicable requirements of the 2015 IRC Chapter 15.
 - Follow prescriptive whole house ventilation system for intermittent whole house ventilation using exhaust fans (section M1507).
 - Exhaust fans operating as "Whole House Ventilation" to be activated by one overriding 24 hour timer with the capability of continuous operation, manual and automatic control.
 - All exhaust ducts shall terminate outside the building.
 - Outdoor air shall be distributed to each habitable room by individual outdoor air inlets per 1507.3.5.3.
 - Calculations: Per Table M1507.3.3.(1) - 2,500 SF, 3 bedroom 60 cfm required. Per exception of M1507.3.3 - 25% factor (4) - 240 cfm required for 1 hr every 4 hrs.
 - Fan within Guest Bath- 130 cfm
 - Fan within Laundry- 130 cfm
 - Total 260 cfm shall act as the ventilation system and operate in unison for 1 hour every 4 hours per M1507.3.4
- ADDITIONAL ENERGY CODE NOTES:**
- A Residential Energy Compliance Certificate complying with WSEC R401.5 is required to be completed by the builder and permanently posted within 3' of the electrical panel prior to Final Inspection.
 - Each dwelling unit is required to be provided with at least one programmable thermostat for the regulation of temperature in compliance with WSEC R403.1.1.
 - A signed affidavit documenting the duct leakage test results in compliance with WSEC R403.2.2 shall be provided to the building inspector prior to an approved final inspection.
 - A minimum of 75% of permanently installed lamps in lighting fixtures shall be high-efficiently luminaires.
 - A signed affidavit documenting blower door test results in compliance with WSEC R402.4.1.2 shall be provided to the building inspector prior to an approved final inspection.

IMPERVIOUS SURFACE CALCULATIONS

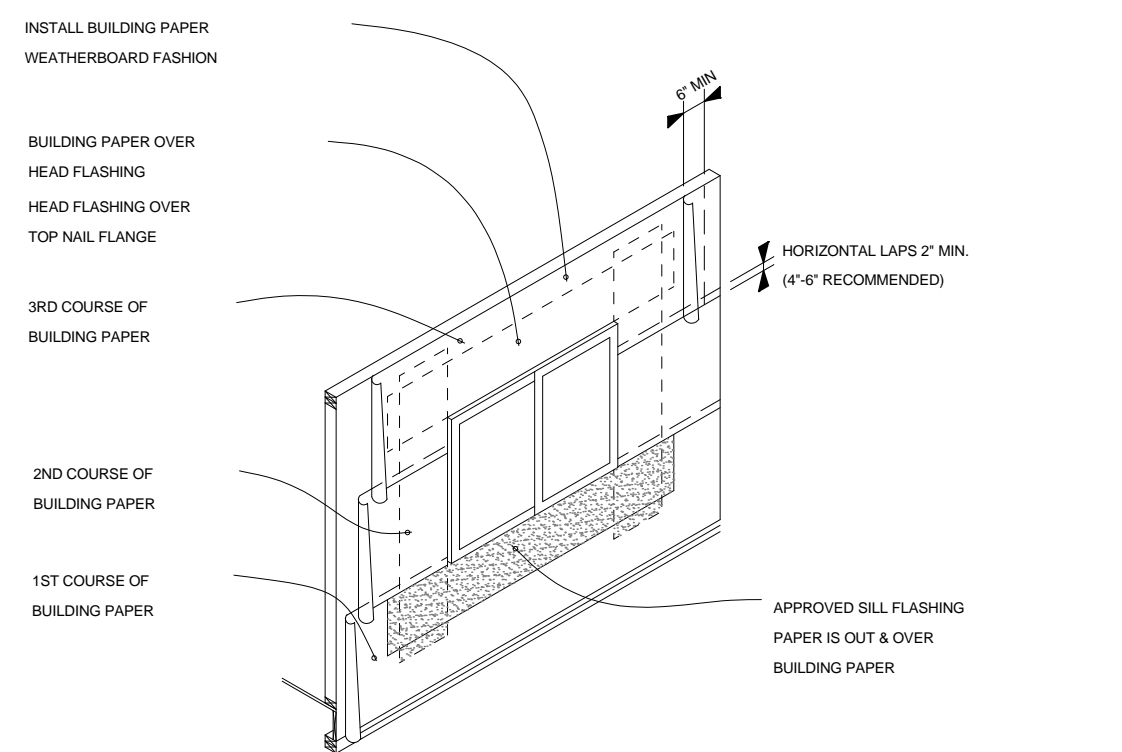
LOT AREA:	11,448.0 SF
STRUCTURES & DRIVEWAY:	3,896.5 SF
HARDSCAPE:	626.7 SF
TOTAL:	4,523.2 / 11,448 = 39.5%

ADDITIONAL LOT
COVERAGE PROPOSED: 0 SF

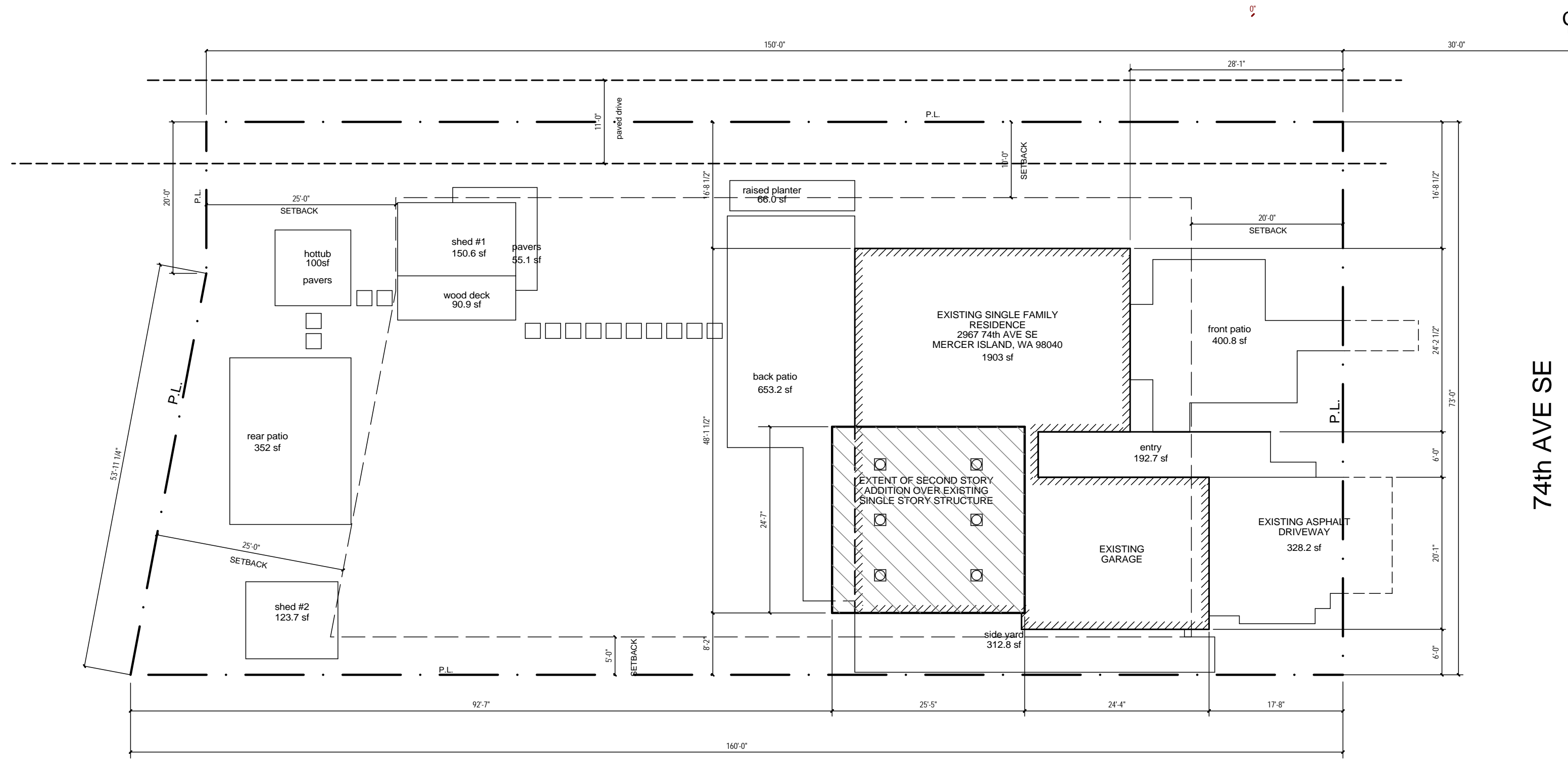
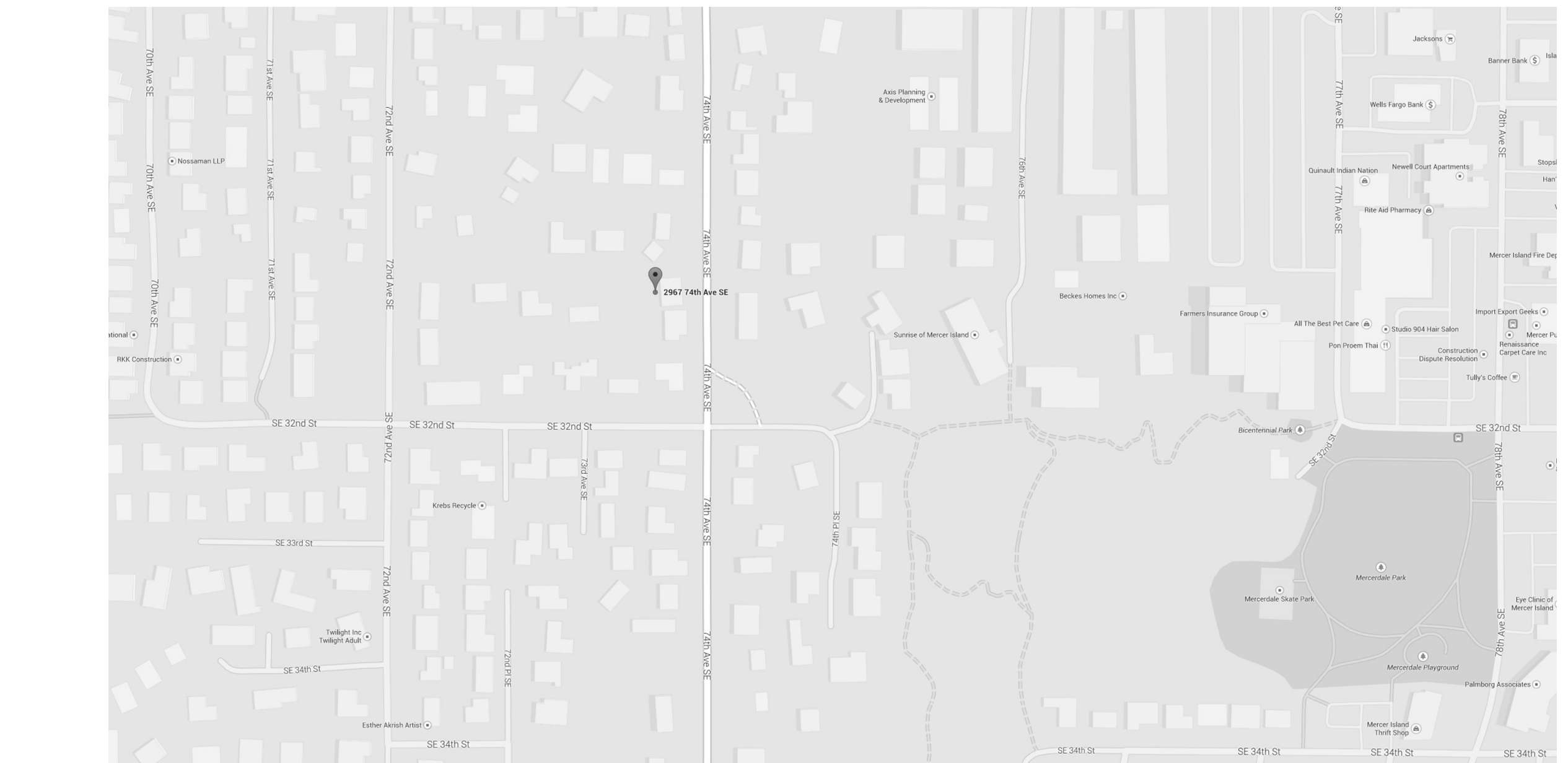
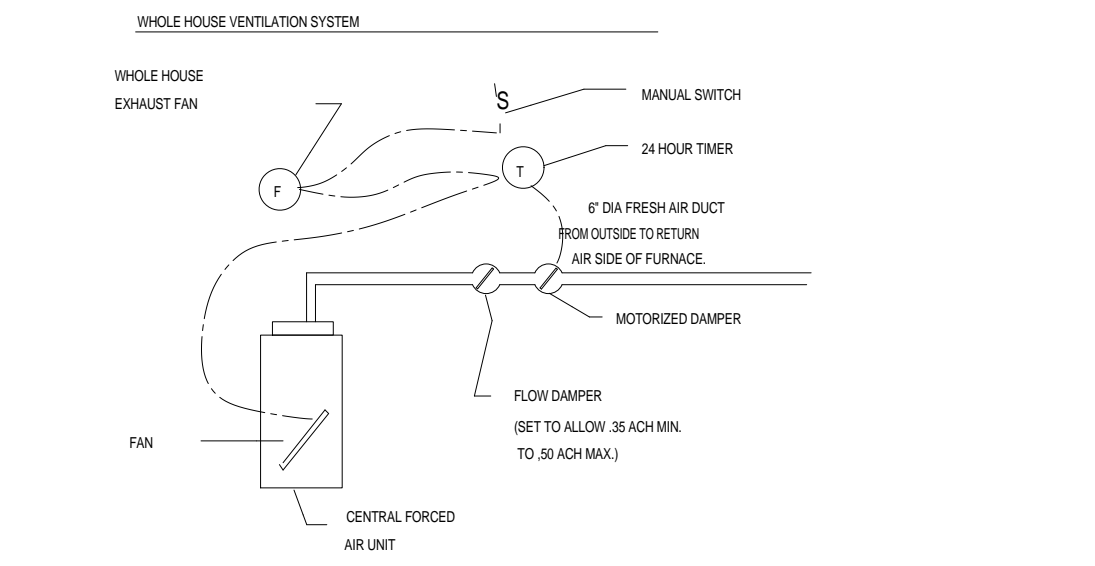
ALLOWABLE COVERAGE

LOT AREA	11,448.0 SF
LOT COVERAGE ACTUAL:	5,553.2 SF
STRUCTURES & DRIVES:	3,896.5 SF
TOTAL HARDSCAPE	1,656.7 SF
HARDSCAPE ALLOWANCE:	5,553.2 X 9% = 1030.3
EXCESS	1,656.7 - 1,030.3 = 626.4
TOTAL ALLOWANCES:	3,896.5 + 626.4
	4,522.9 / 11,448
LOT COVERAGE %:	39.5%

TYPICAL WINDOW INSTALLATION DETAIL



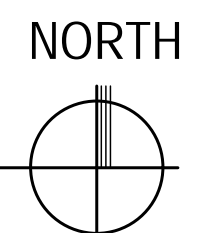
WHOLE HOUSE VENTILATION DIAGRAM



VICINITY MAP
NTS



SITE
1" = 10'



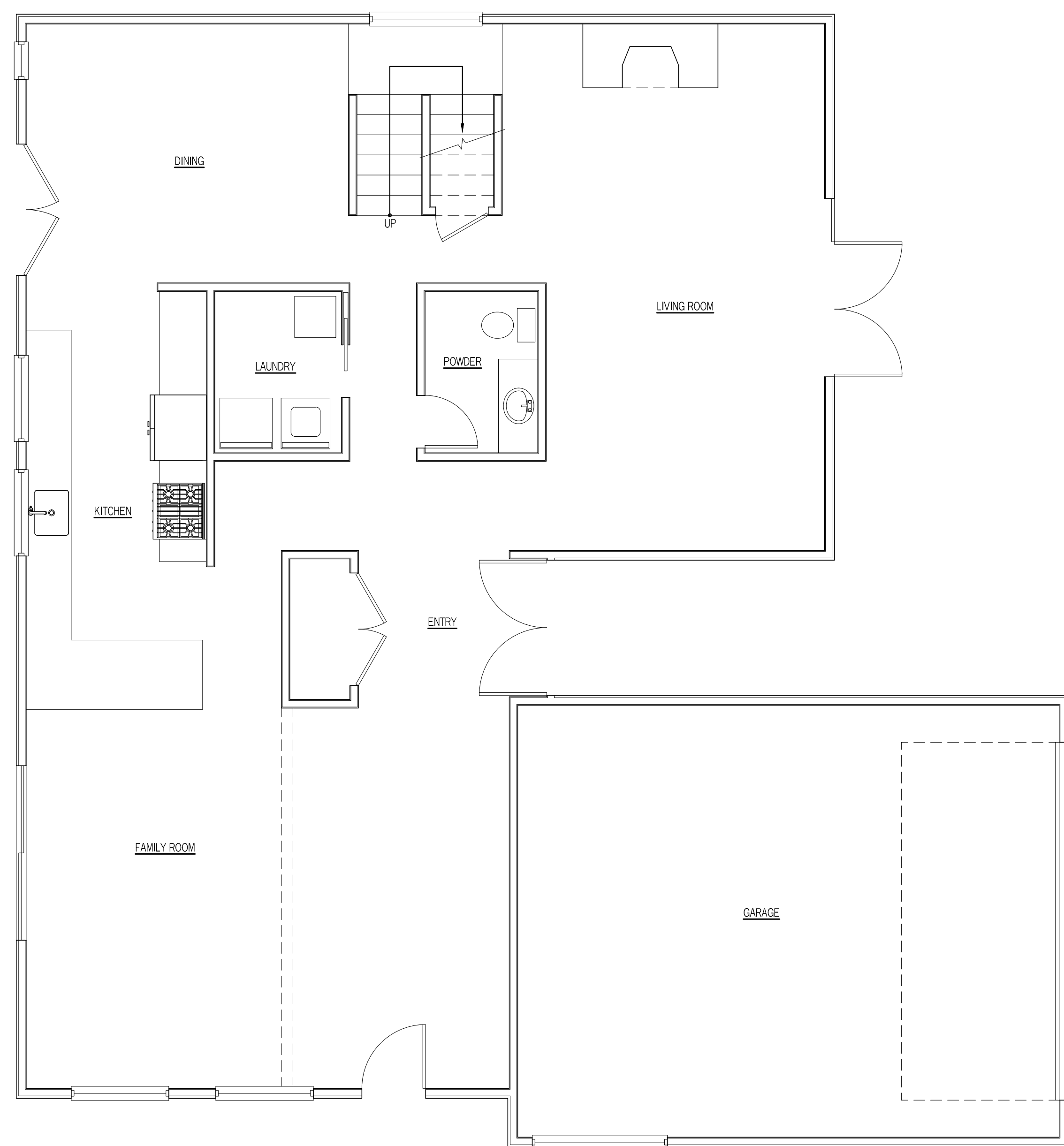
project number
14-11

Remodel for:
WISENTEINER RESIDENCE
2967 74th AVE SE
MERCER ISLAND, WA 98040

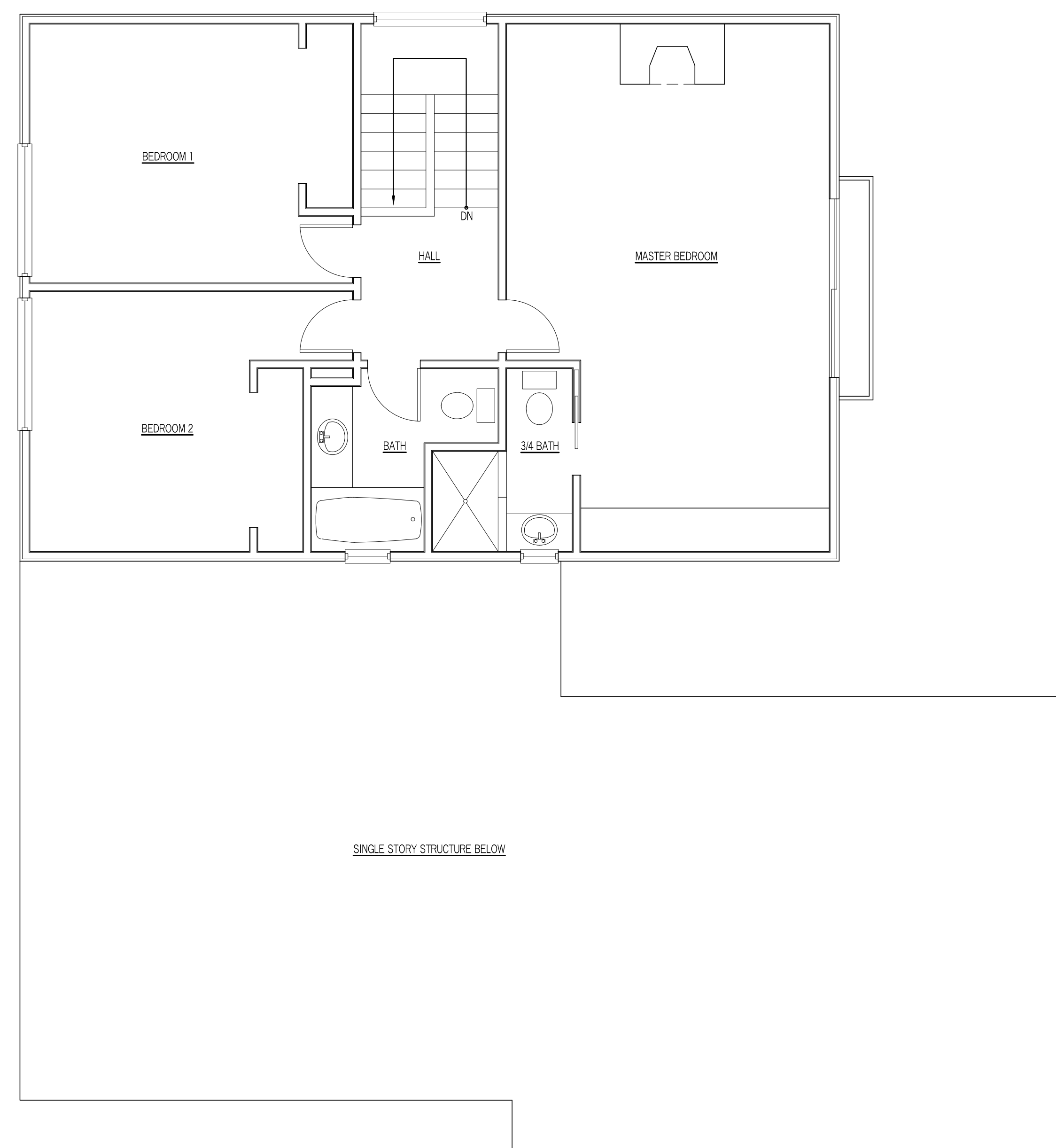
ISSUE	REVISION	DATE

Permit Set
GENERAL PROJECT NOTES & SITE PLAN

07/08/2020
sheet
A0.0
number



AS-BUILT LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



AS-BUILT UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

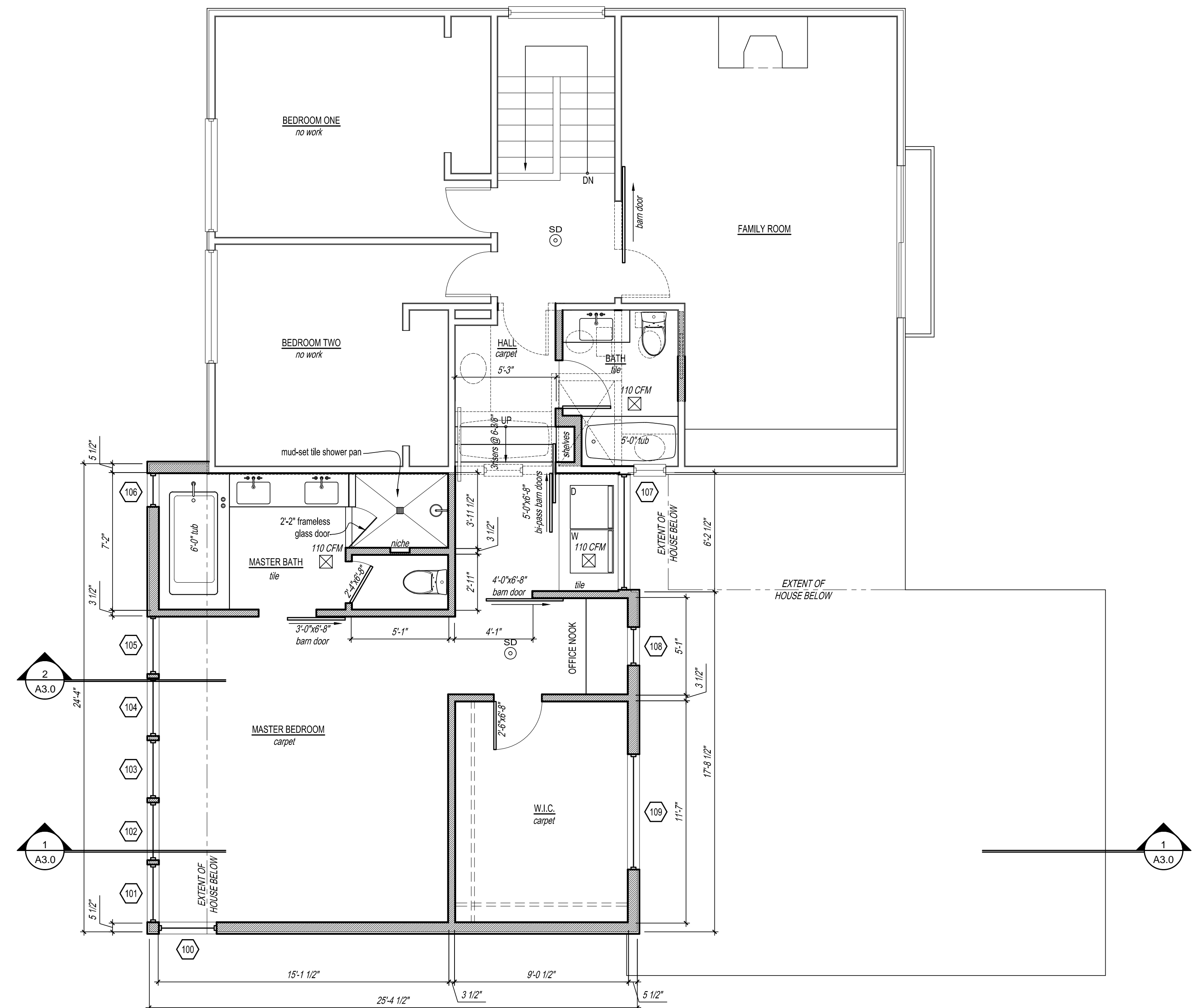
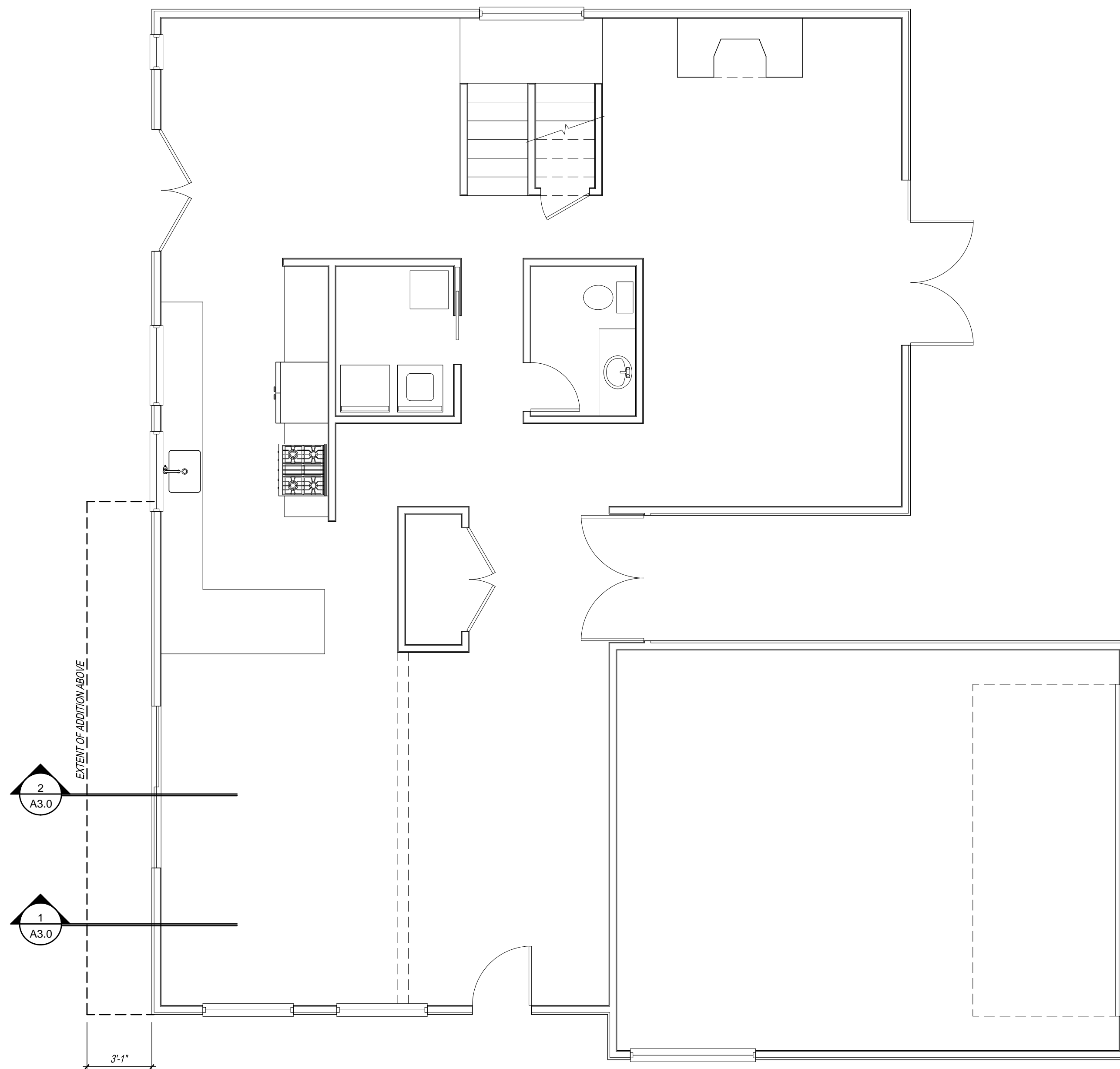


SMOKE DETECTOR NOTES:

- DWELLING UNITS THAT ARE USED FOR SLEEPING PURPOSES SHALL BE PROVIDED WITH SMOKE DETECTORS.
- ALL SMOKE DETECTORS TO BE HARD-WIRED WITH BATTERY BACK-UP.
- DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTION AND IN ACCORDANCE WITH APPLICABLE CODES
- ALL DETECTORS TO BE COMBINATION SMOKE / CARBON MONOXIDE DETECTORS.

GENERAL PLAN NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. COMMENCEMENT OF WORK SHALL BE DEEMED AS THE GC'S ACKNOWLEDGMENT OF ALL WORK TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT DOCUMENTS AND SCHEDULE.
- GENERAL CONTRACTOR TO REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN IN DRAWINGS. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN QUESTION OR ORDERING MATERIALS FOR WORK.
- JOB SITE SHALL BE KEPT CLEAN AND SAFE DURING ALL PHASES OF CONSTRUCTION.
- PROTECT BUILDING FROM WATER DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY UTILITIES, NOT COVERED IN THE CONSTRUCTION/DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETING THE WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT, GENERAL CONTRACTOR SHALL INSPECT, TEST, AND DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO SOURCE AND CAP.
- ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FLOOR FINISHES.
- DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, UNLESS OTHERWISE NOTED (TYP. 4 1/2" FROM WALL TO ALLOW FOR FULL UN-RIPPED JAMB LEG TRIM).
- DIMENSIONS SHOWN AS V.L.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYS AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
- VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.
- COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4", UNLESS OTHERWISE NOTED.
- ALL MECHANICAL AND ELECTRICAL SCOPE OF WORK IS DESIGN/BUILD BY RESPECTIVE SUBCONTRACTORS. FIXTURE, GRILLE, SWITCH, AND OUTLET LOCATIONS SHOULD BE CONSIDERED DURING FRAMING - AND FINAL LOCATIONS SHOULD BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- ALL STAIRS SHALL HAVE A HANDRAIL WITH 2" DIA. GRIP 36" ABOVE NOSING OF TREAD.
- ALL NEW EXTERIOR WALLS TO BE 2x6 FRAMING U.N.O.
- ALL NEW INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.



DRAWING KEY:

- NEW WALLS
- - - EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

project
14-11
number

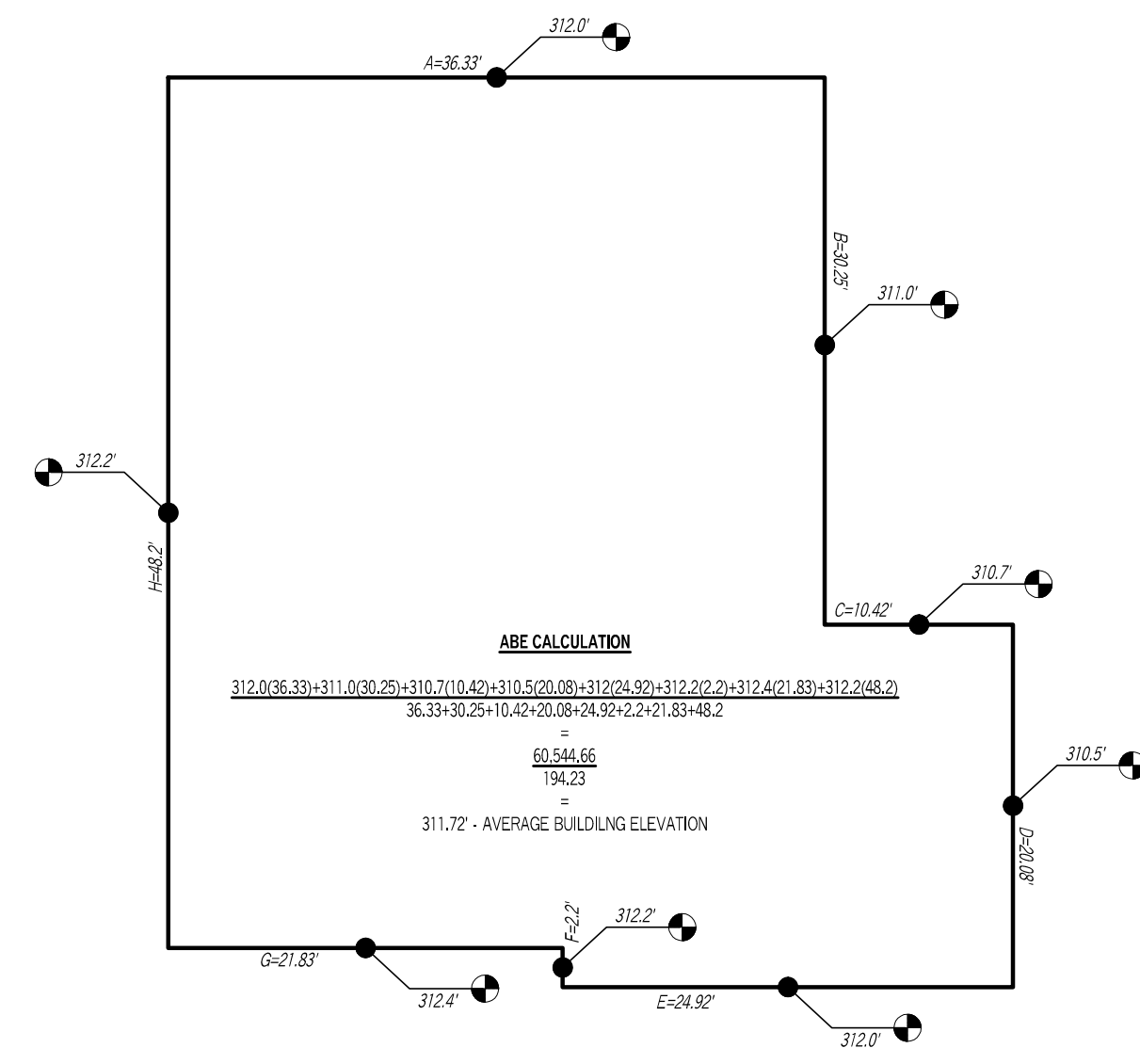
Remodel for
WISENTEINER RESIDENCE
2867 74th Avenue SE
Mercer Island, WA

ISSUE PERMIT SUBMITTAL
DATE JULY 17 2020

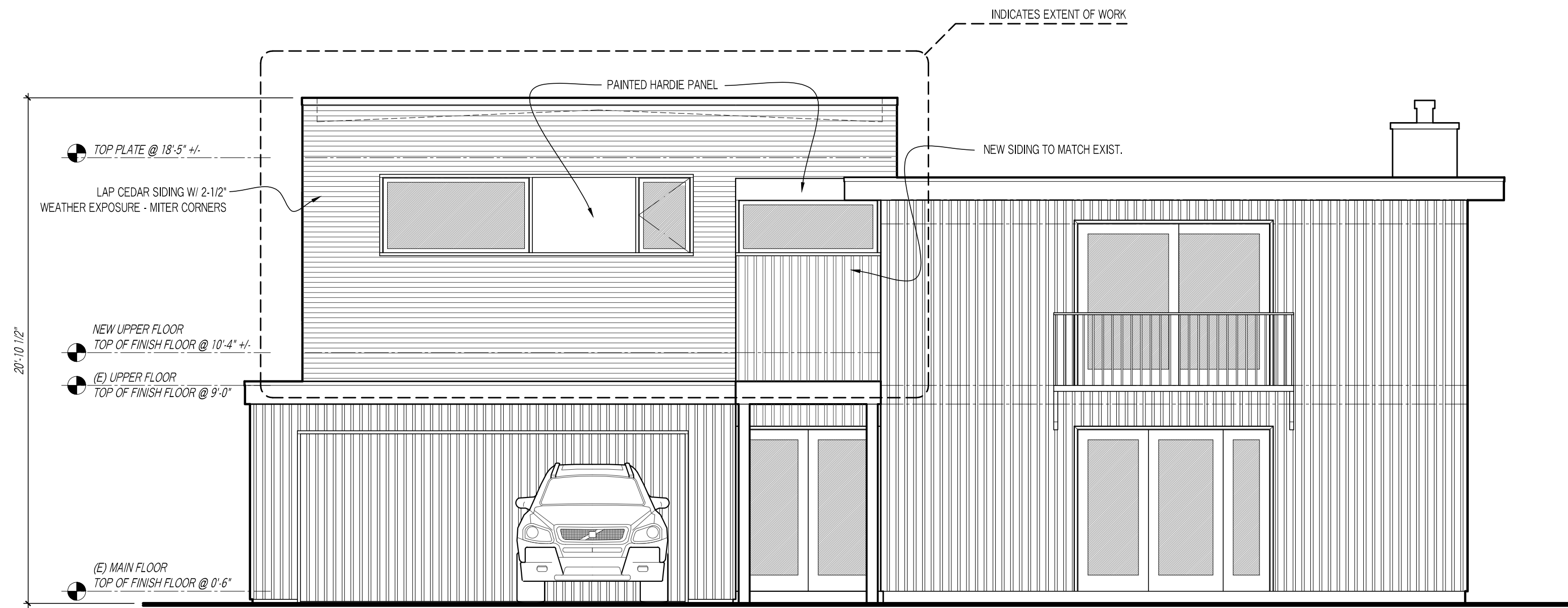
PROPOSED FLOOR PLANS @ 1/4" = 1'-0"

07/09/2020
sheet
A1.1
number

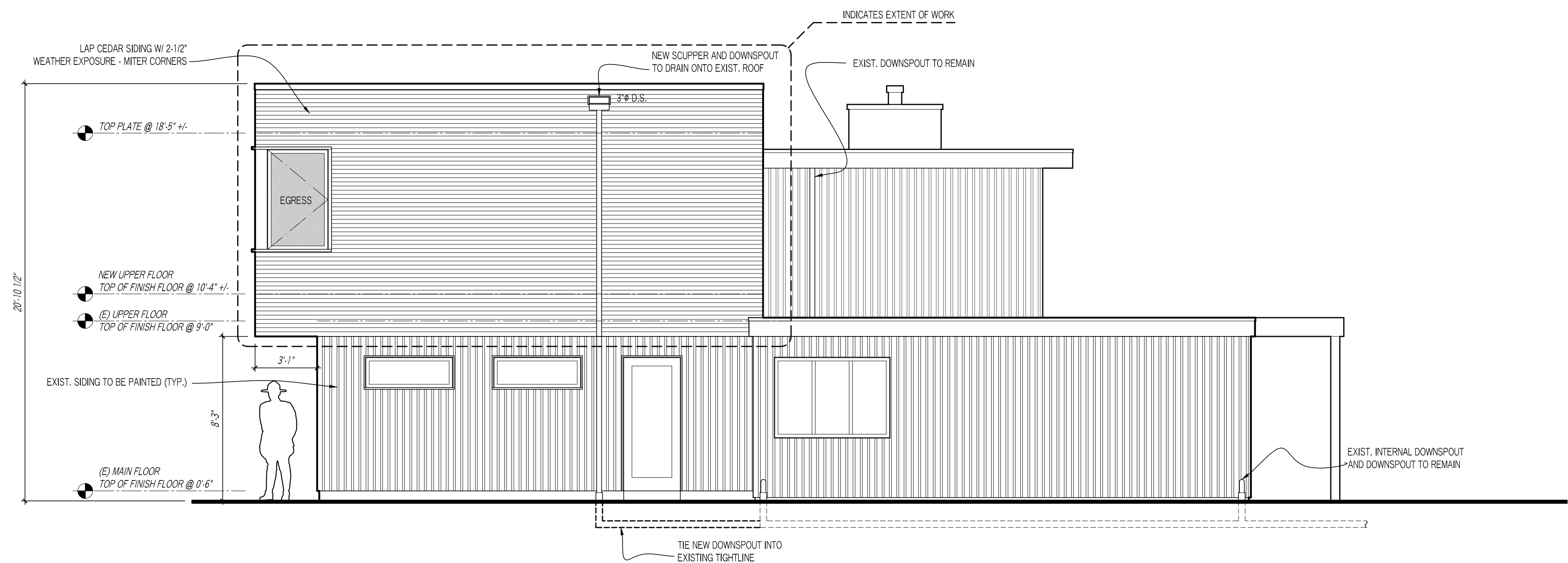
HEIGHT LIMIT = 341.72'



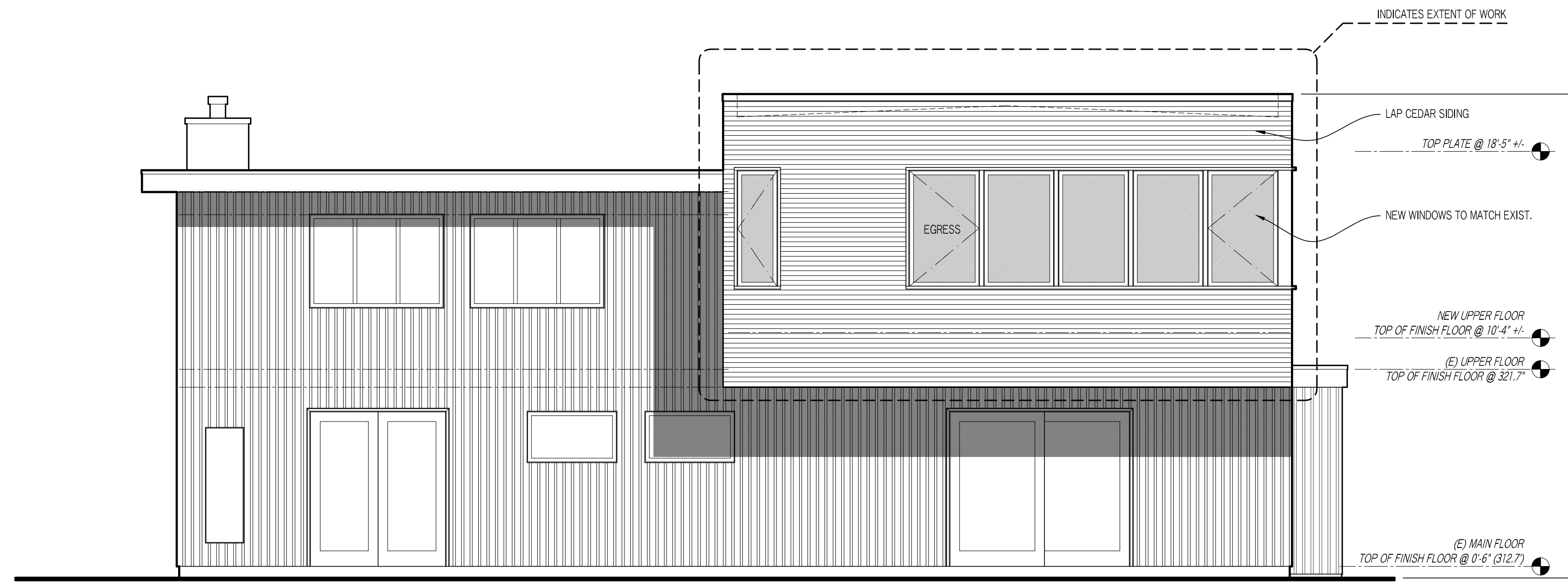
AVERAGE BUILDING HEIGHT CALCULATION



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

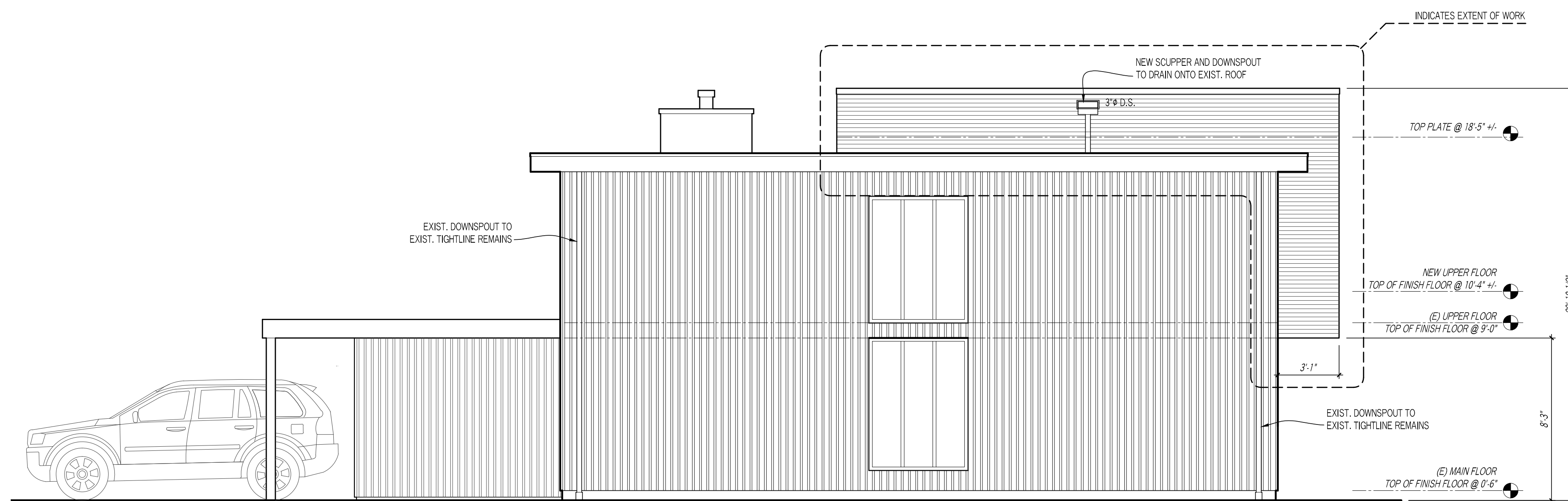


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



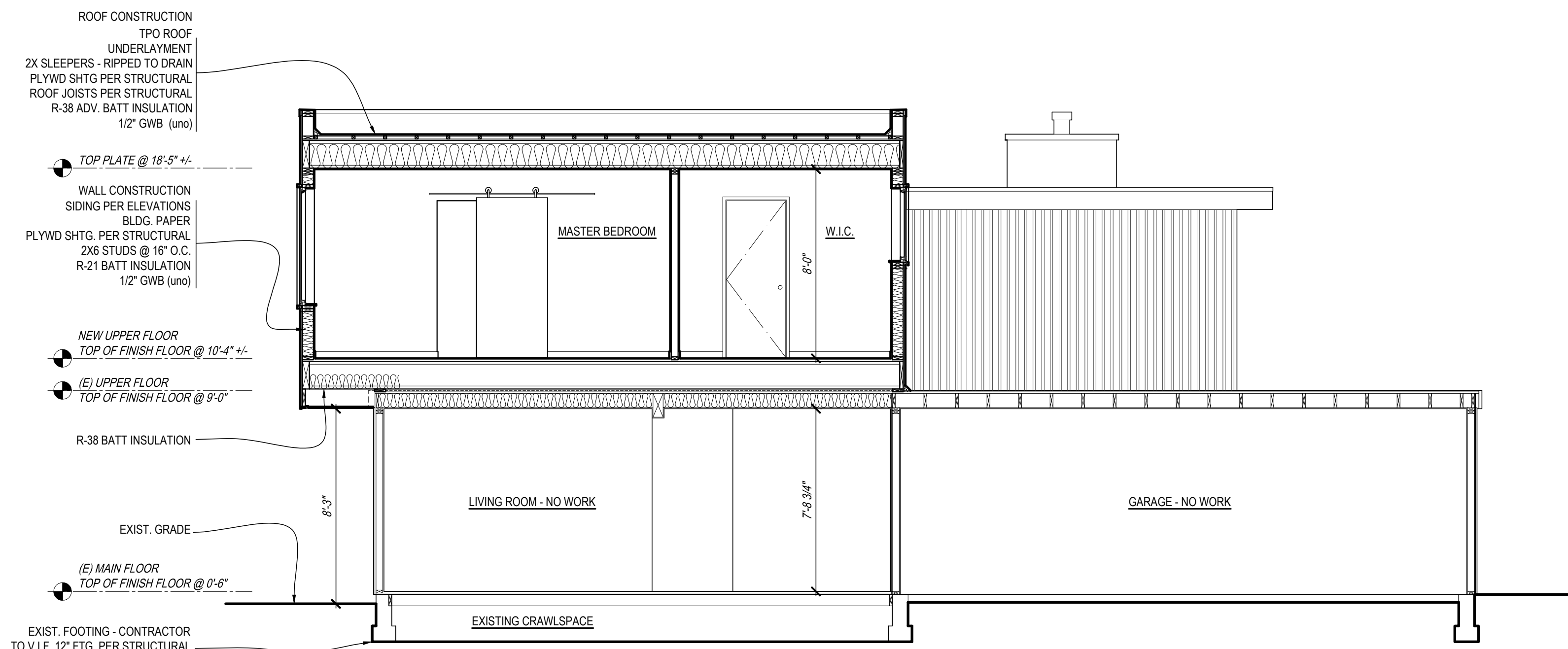
WEST ELEVATION

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

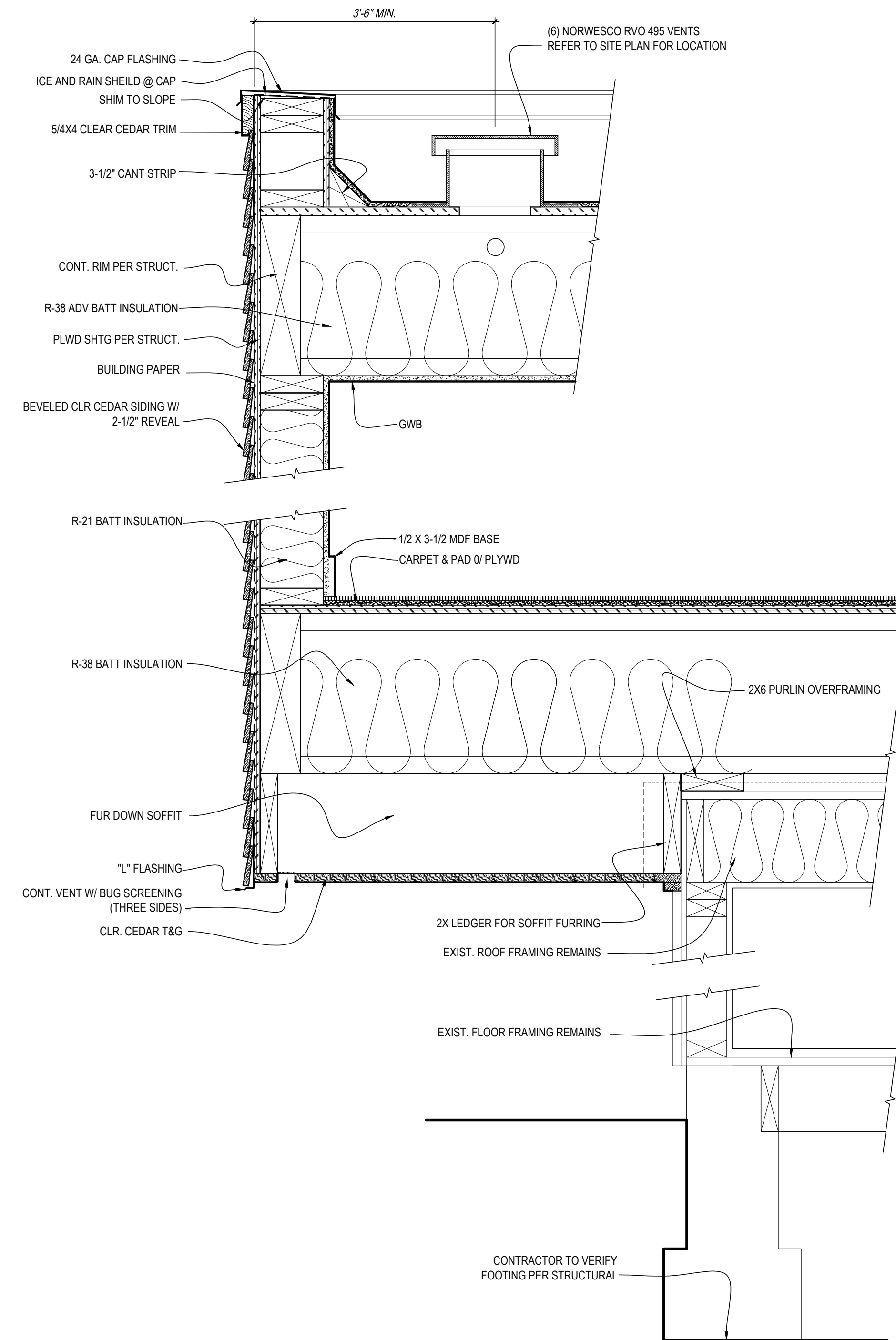


NORTH ELEVATION

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



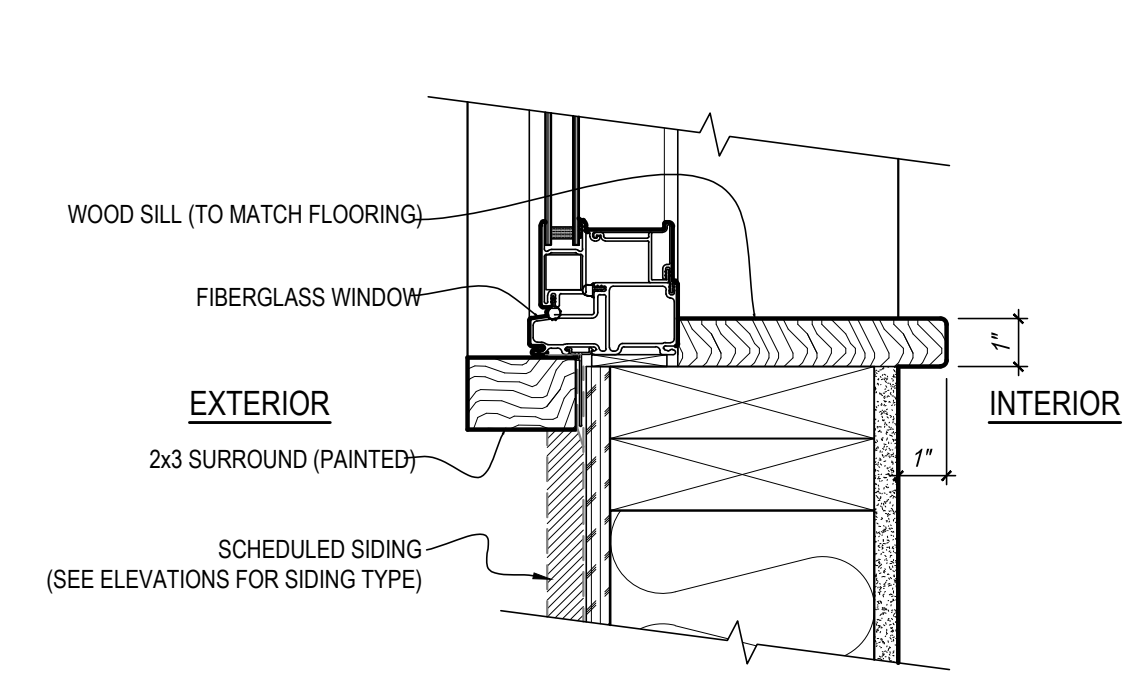
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



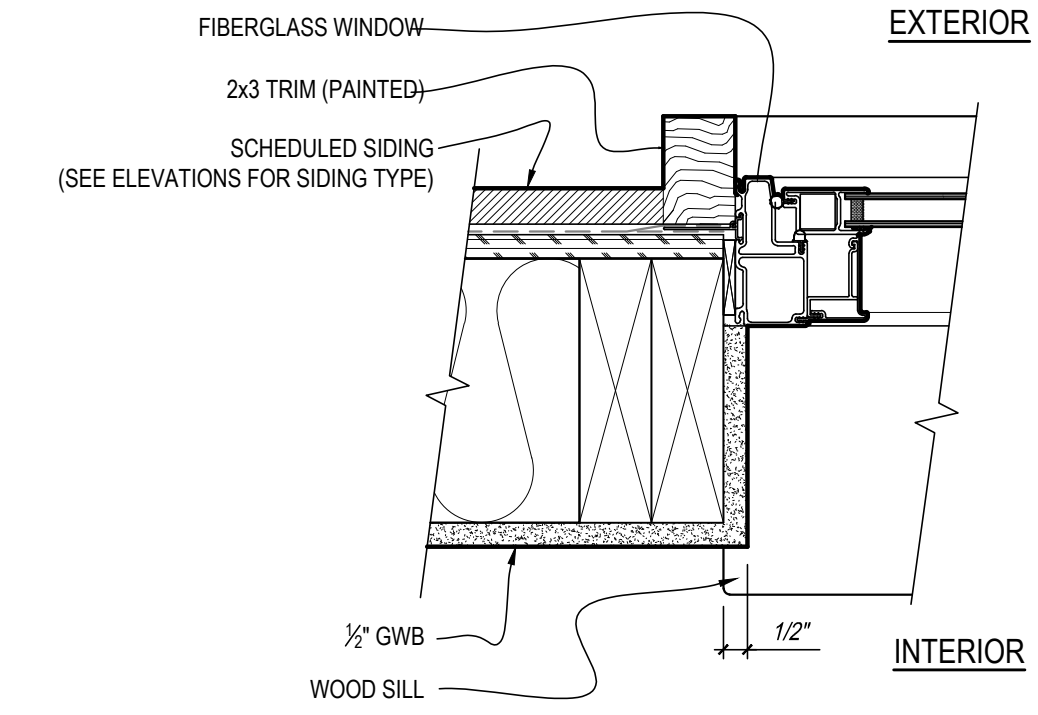
2 TYPICAL WALL SECTION
SCALE: 1/12" = 1'-0"

WINDOW SCHEDULE						
Wisenteiner Residence						
WINDOW	ROOM	FRAME WIDTH	FRAME HEIGHT	HEAD	GLAZING	NOTES
Main Level						
100	Master Bedroom	36	60	84		CASEMENT - EGRESS
101	Master Bedroom	36	60	84		CASEMENT - EGRESS
102	Master Bedroom	36	60	84		PICTURE
103	Master Bedroom	36	60	84		PICTURE
104	Master Bedroom	36	60	84		PICTURE
105	Master Bedroom	36	60	84		CASEMENT - EGRESS
106	Master Bathroom	24	60	84	safety	CASEMENT
107	Laundry	68	26	80 +/-		PICTURE
108	Hall Office	24	36	84		CASEMENT
109	W.I.C.	72	36	84		PICTURE

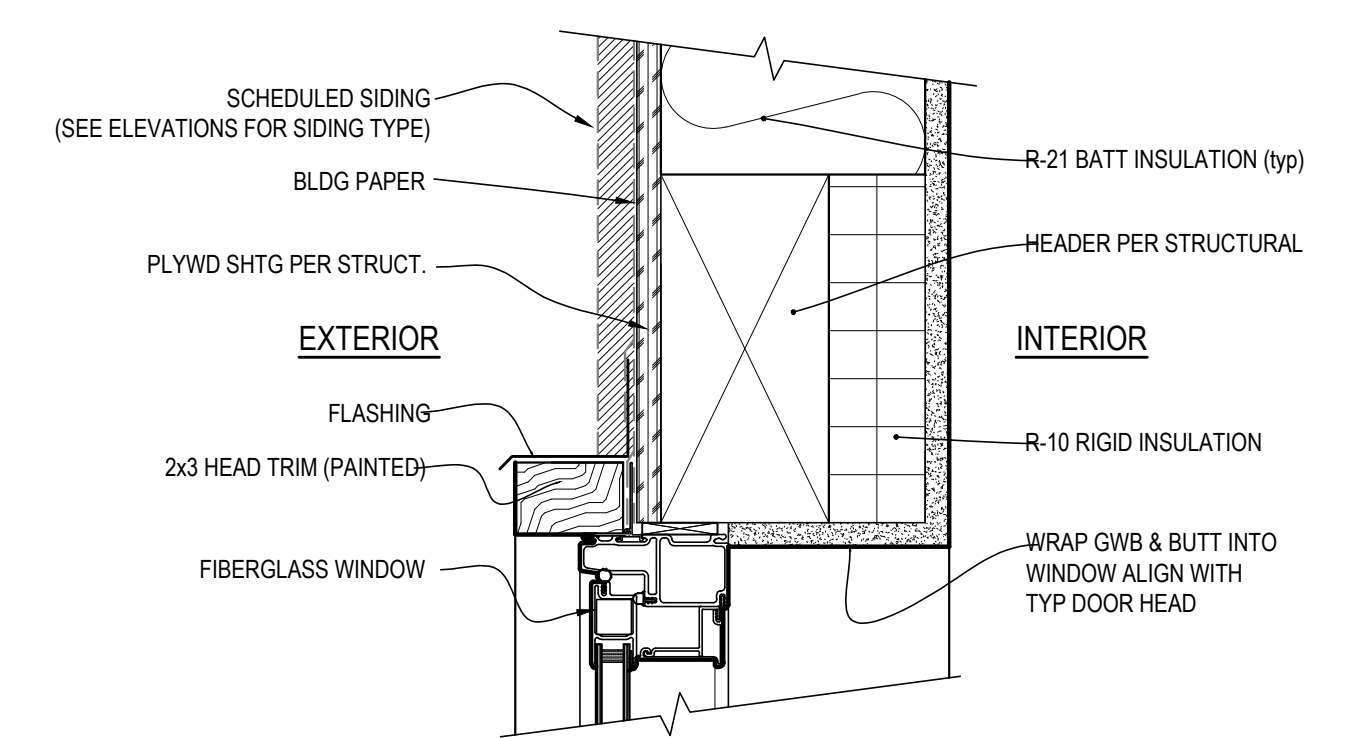
Note: Unit sizes are based off Milgard Styleline Vinyl Window Standards
Note: Field Measure and Verify all dimensions. R.O.'s listed in this schedule are for energy code purposes.
Note: All exterior doors and windows to meet or exceed U values on Sheet G1.0 (Maximum Windows U= .3 Doors U=.2)
Note: All units to be NFRC certified - Model and CPD numbers shall be submitted and approved by Architect / Designer



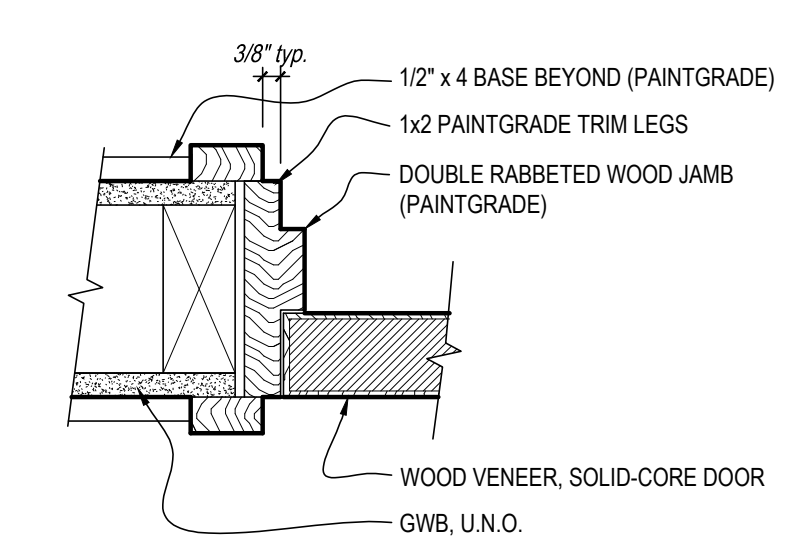
TYPICAL WINDOW DETAILS SILL
SCALE: 3" = 1'-0"



JAMB

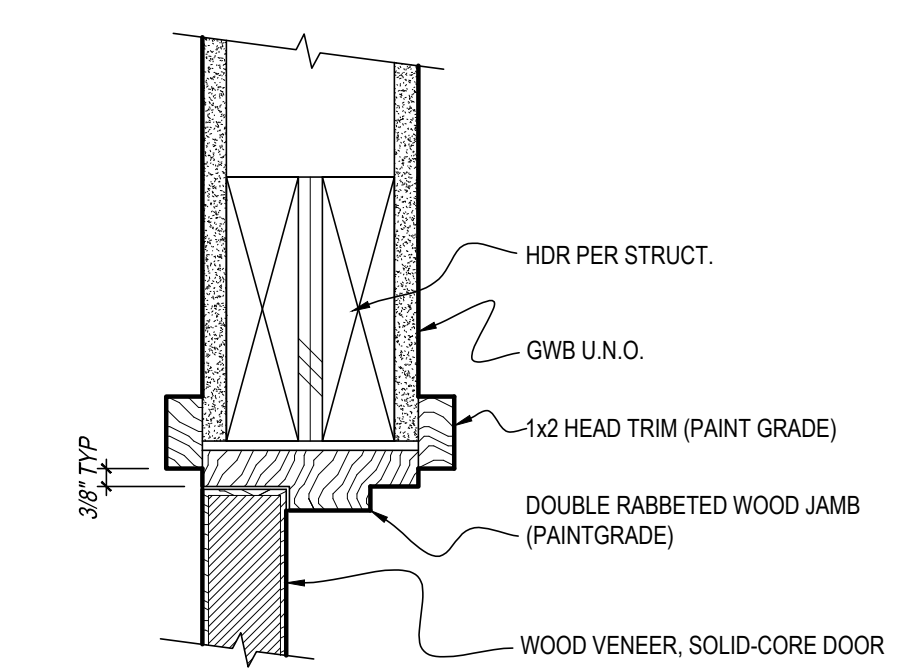


HEAD



JAMB

TYPICAL INT. DOOR DETAILS
SCALE: 3" = 1'-0"



HEAD

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION).
- DESIGN LOADING CRITERIA:
RESIDENTIAL
FLOOR LIVE LOAD (UPPER LEVEL SLEEPING AREA). 40 PSF
ENVIRONMENTAL LOADS
SNOW Ce=1.0, Is=1.0, Ct=1.1, Pg=25 PSF, Pf=20 PSF
WIND GCp1=0.18, 110 MPH, RISK CATEGORY II, EXPOSURE "B"
EARTHQUAKE . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, SITE CLASS=D
Ss=150, Sds=100, S1=50, SD1=33, Cs=0.154, SDC D, Ie=1.0, R=6.5
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-02 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

GEOTECHNICAL

- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE IS 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. 2000 PSF

WOOD

- 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. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS:	(2X & 3X MEMBERS)	DOUGLAS FIR-LARCH NO. 2	MINIMUM BASE VALUE, Fb = 900 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS:	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS:	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2	MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH NO. 2	
- MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. ALL BIG BEAM LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1940 WITH A WATERPROOF ADHESIVE MEETING ALL REQUIREMENTS OF ASTM D2559. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI
LVL (1.9E)	Fb = 2600 PSI, E = 1900 KSI, Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI
BIG BEAM (2.1E)	Fb = 3000 PSI, E = 2100 KSI, Fv = 300 PSI

DESIGN SHOWN ON PLANS FOR PSL, LVL, AND LSL IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER CORPORATION. DESIGN SHOWN ON PLANS FOR BIG BEAMS ARE BASED ON LUMBER MANUFACTURED BY ROSBORO. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

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.
- 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 JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

- 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 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.
- 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.
- PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. PRESSURE 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.

FASTENERS AND TIMBER CONNECTORS USED WITH WOOD TREATED WITHOUT AMMONIA CARRIERS AND USED IN INTERIOR, DRY CONDITIONS (WOOD MOISTURE CONTENT LESS THAN 19%) SHALL BE G90 GALVANIZED (MINIMUM).

FASTENERS AND TIMBER CONNECTORS USED WITH WOOD TREATED WITH AMMONIA CARRIERS AND USED IN INTERIOR, DRY CONDITIONS (WOOD MOISTURE CONTENT LESS THAN 19%) SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653.

FASTENERS AND TIMBER CONNECTORS USED WITH WOOD TREATED WITH AMMONIA CARRIERS AND USED WHERE WOOD MOISTURE CONTENT EXCEEDS 19% (EXTERIOR DRY AND EXTERIOR WET CONDITIONS) OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2013. 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 "IUS" 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.
- WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	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.

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 (2005 EDITION) 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.
- 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.
- 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 2304.9.1. 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. TOENAIL 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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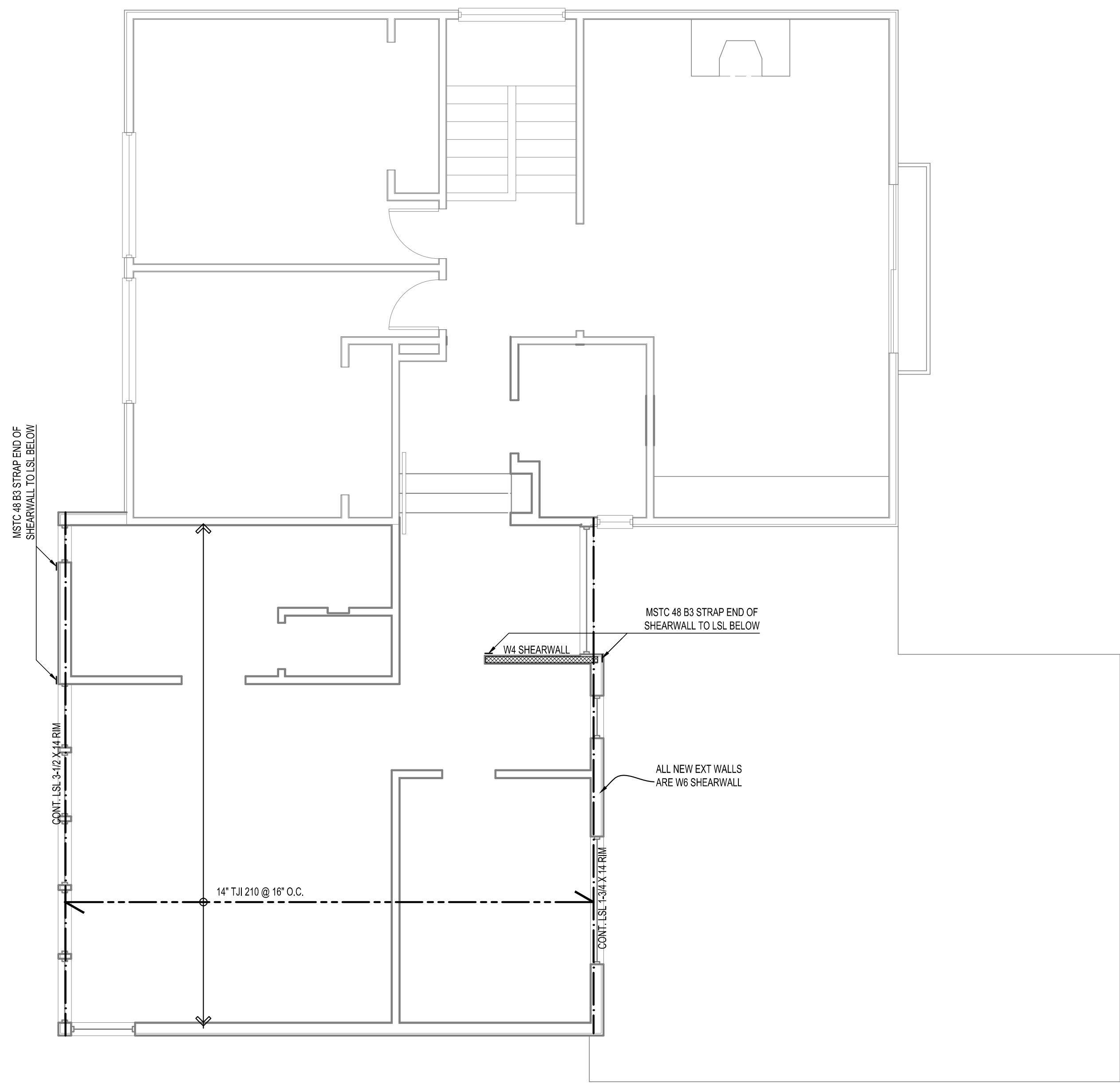
Remodel for:
WISENTEINER RESIDENCE
2967 74th AVE SE
MERCER ISLAND, WA 98040

ISSUE	REVISION	DATE

Permit Set
GENERAL STRUCTURAL NOTES

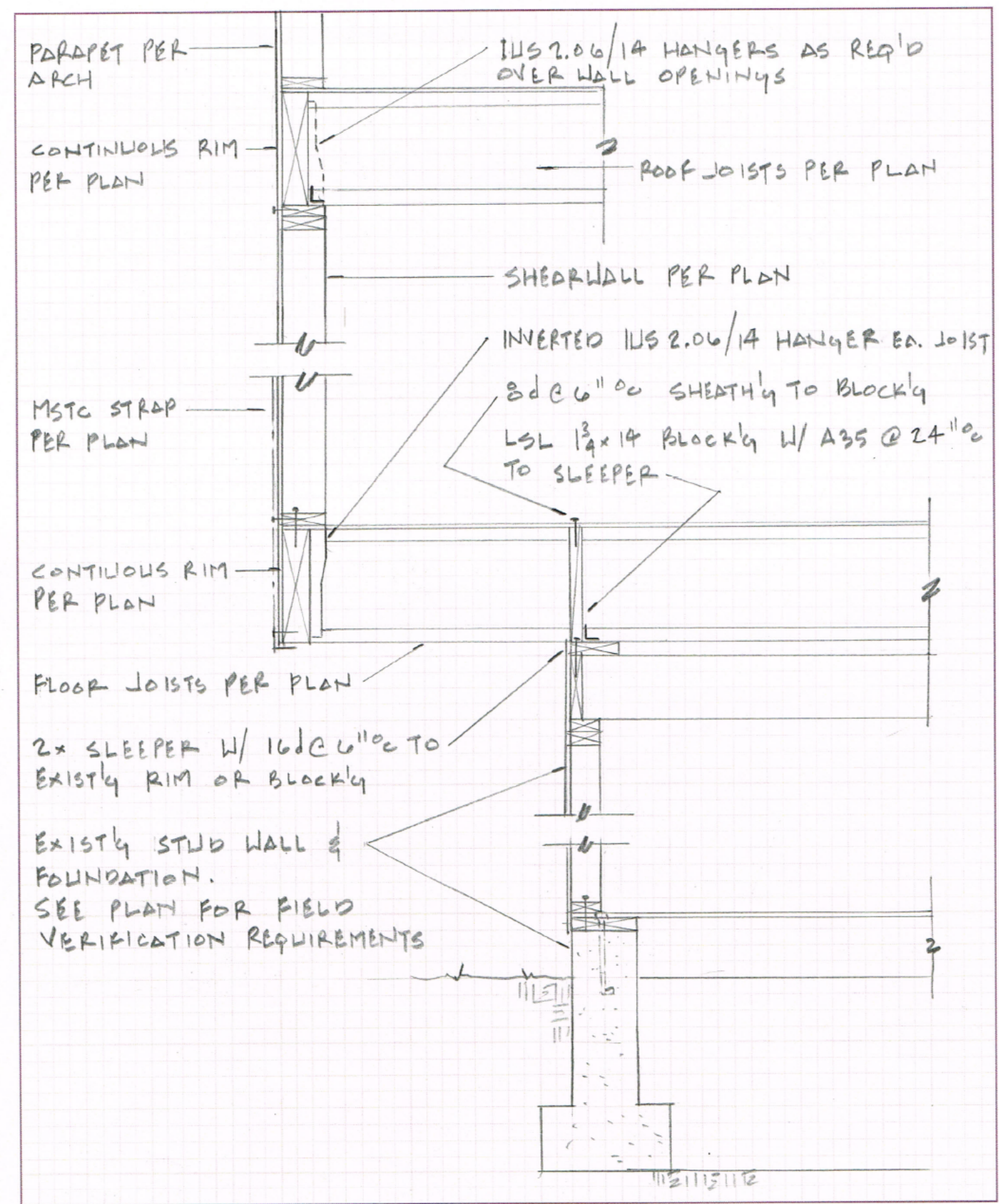


UPPER FLOOR FRAMING PLAN



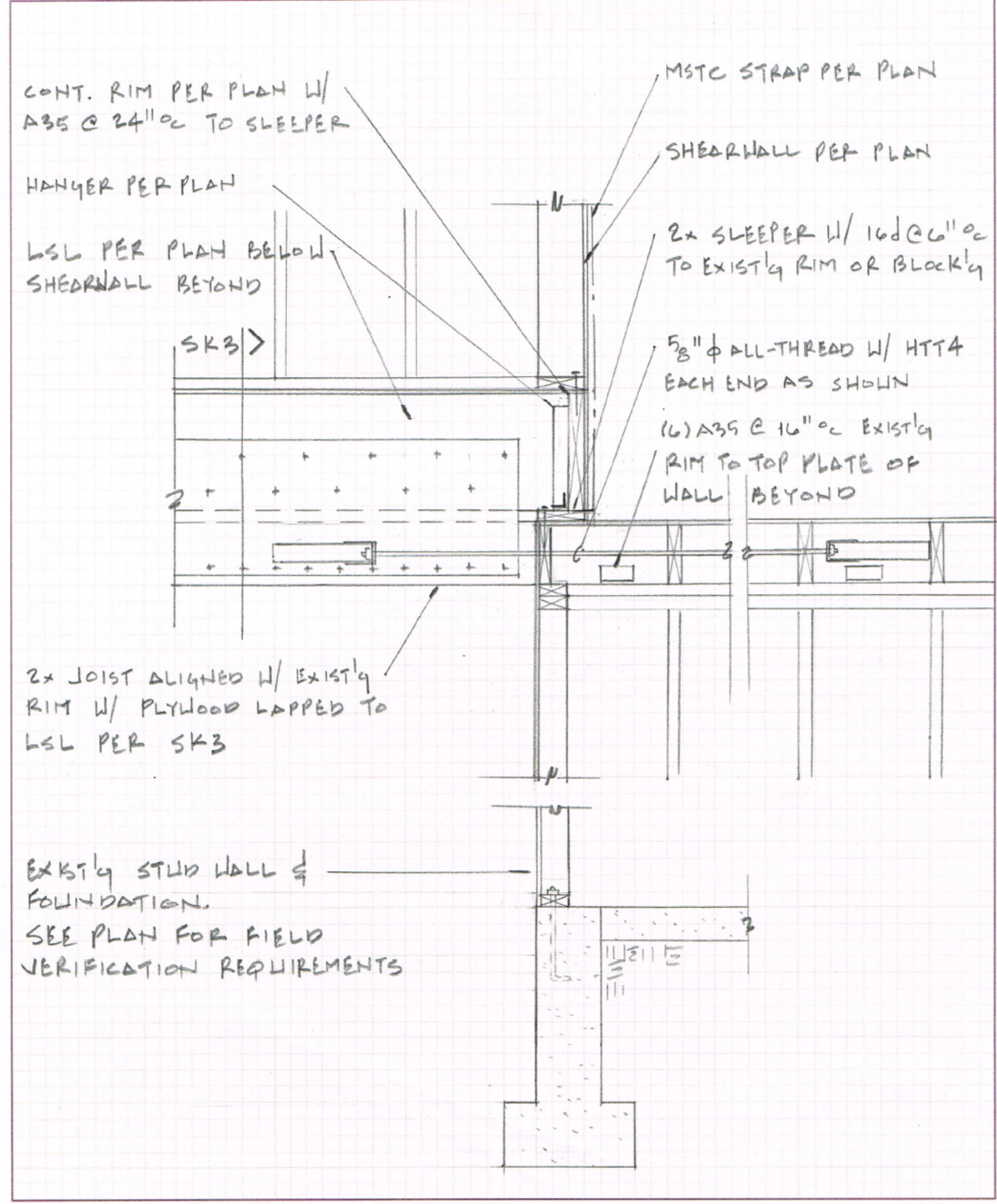
PROPOSED UPPER FLOOR PLAN





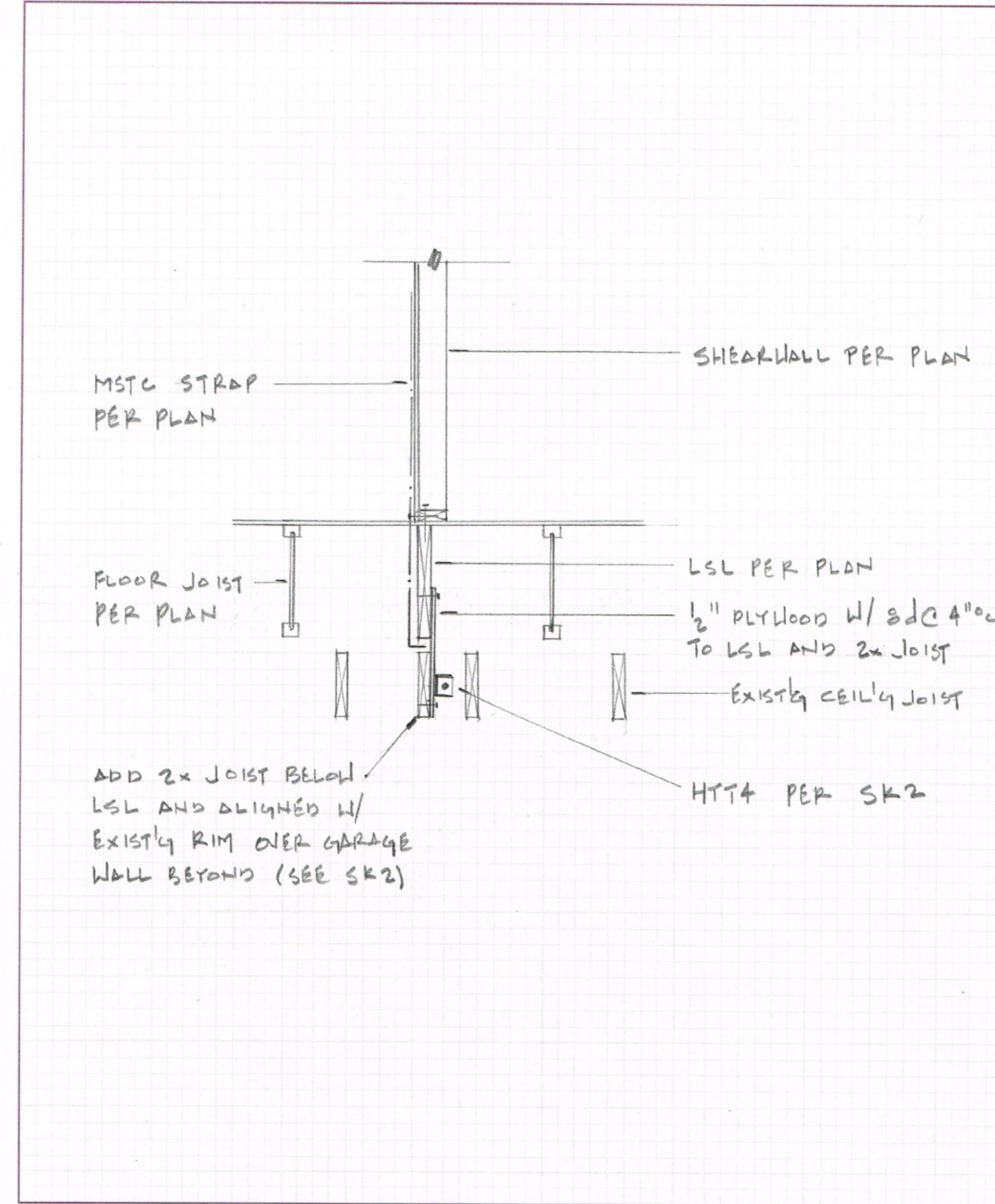
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 Design: _____ Sheet: **SK3**

Project
 14-11
 number

Remodel for:
WISENTEINER RESIDENCE
 2967 74th AVE SE
 MERCER ISLAND, WA 98040

ISSUE	REVISION	DATE

Permit Set
STRUCTURAL DETAILS

07/08/2020
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