

SPRINKLER SYSTEM NOTE:
 RESIDENTIAL SPRINKLER SYSTEM IS REQUIRED, THAT A TYPE 13-R, RESIDENTIAL SPRINKLER SYSTEM IS PROVIDED THROUGHOUT WITH FIRE ALARMS (MONITOR SPRINKLER WITH AUTO-DIALER). TREAT FROM ATTIC TO CRAWL SPACE WITH NO BURN FIRE RETARDANT OR EQUAL.
 NO GRADING WILL OCCUR OUT SIDE OF BUILDING FOOTPRINT

HEIGHT LIMITED CALCULATION:

A = 214	a = 18'-6"
B = 217	b = 29'-0"
C = 218.5	c = 8'-8"
D = 217	d = 21'-1"
E = 213.75	e = 10'-5"

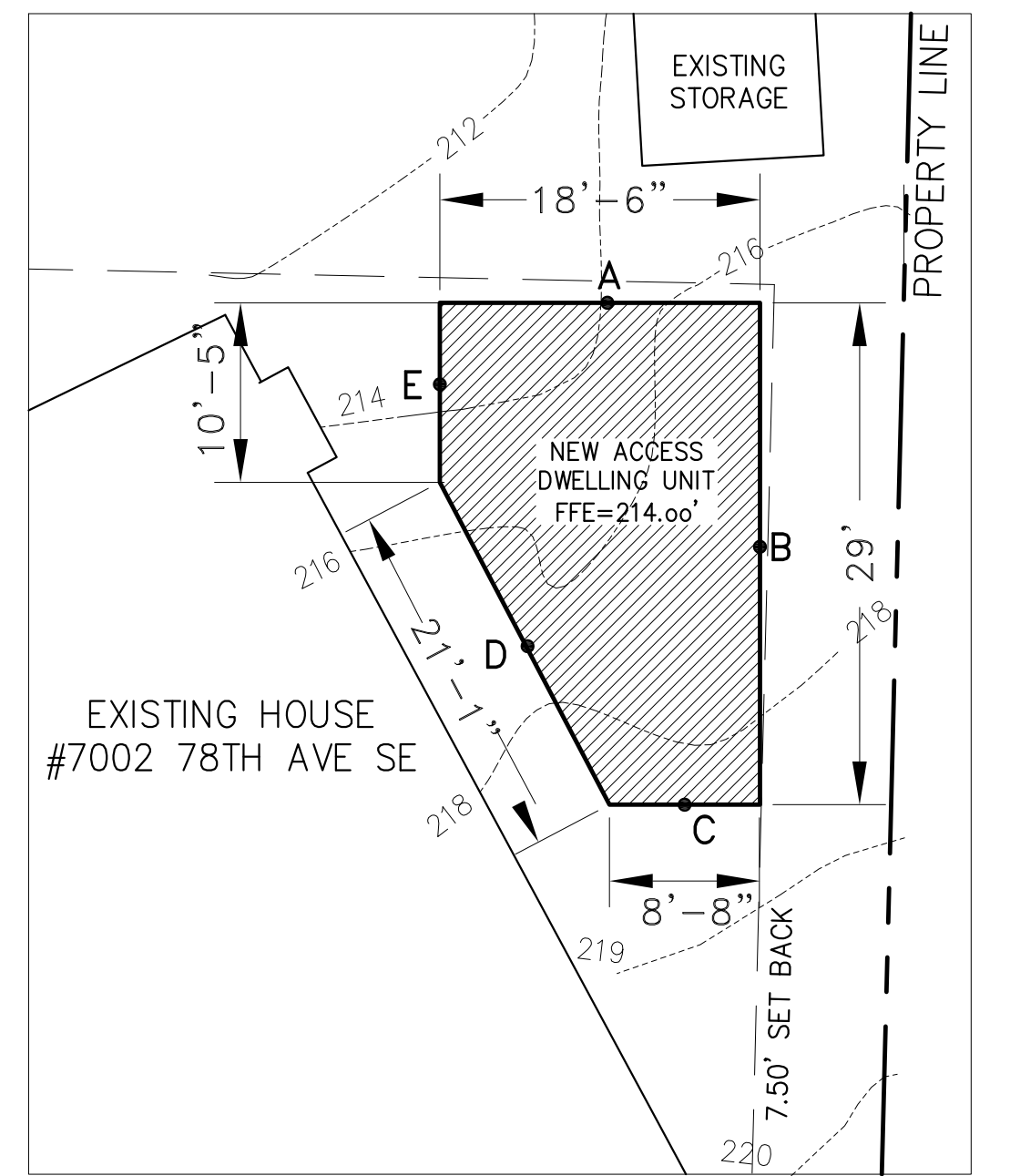
AVERAGE GRADE HEIGHT CALCULATION

$$\frac{(Axa)+(Bxb)+(Cxc)+(Dxd)+(Exe)}{a + b + c + d + e} =$$

$$\frac{(214 \times 18.5) + (217 \times 29) + (218.5 \times 8.75) + (217 \times 21) + (213.75 \times 10.5)}{(18.5 + 29 + 8.75 + 21.1 + 10.5)}$$

$$= \frac{18964}{87.85}$$
 (Average Grade = 215.87) SEE PLAN ELEVATION

BUILDING HEIGHT LIMITED: 30 feet
 MAXIMUM HEIGHT OF BUILDING: 245.87 (SEE ELEVATION PLAN)



PROJECT DATA:
 SITE ADDRESS: 7002 78th AVE. SE. MERCER ISLAND, WA 98040
 ZONE: R-15
 LEGAL DESCRIPTION:
 POR OF GL 2-BEG AT PT 2314.98 FT W & 520.93 FT N OF E 1/4 COR OF SEC TH S 88-48-22 E 458 FT TO TPOB TH N 01-26-23 E 130 FT TO S MGN OF SE 70TH ST TH N 88-48-22 W 115.39 FT TH S 01-26-23 W 130 FT TH S 88-48-22 E 115.39 FT TO TPOB
 LOT AREA: 15,001 SQ.FT.
 BUILDING COVERAGE:
 NEW BUILDING FOOTPRINT: 445 SQ.FT.
 EXISTING BUILDING FOOTPRINT: 2,388 SQ.FT.
 EXISTING SHED FOOTPRINT: 149 SQ.FT.
 TOTAL FOOTPRINT: 2,982 SQ.FT.
 RATIO COVERAGE: 2982/15001 = 19.87 %
 LOT COVERAGE AREA:
 ALLOW LOT COVERAGE: 30% of 15001 SF. OR 4500 SF.
 NEW BUILDING WITH OVERHANG: 460 SQ.FT.
 EX. BUILDING WITH OVERHANG: 2768 SQ.FT.
 EX. SHED WITH OVERHANG: 175 SQ.FT.
 EXISTING DRIVEWAY : 1063 SQ.FT.
 NEW PARKING: 32 SQ.FT.
 PROPOSED LOT CO.: 4498 SF.
 4498/15001 = 0.2999 or 29.99 %
 IMPERVIOUS AREA:
 NEW BUILDING WITH OVERHANG: 460 SQ.FT.
 EX. BUILDING WITH OVERHANG: 2768 SQ.FT.
 EX. SHED WITH OVERHANG: 175 SQ.FT.
 EXISTING DRIVEWAY : 1063 SQ.FT.
 EXISTING HARD SURFACE: 1107 SQ.FT.
 NEW SIDE WALK: 150 SQ.FT.
 NEW PARKING: 32 SQ.FT.
 TOTAL IMPERVIOUS: 5755 SF.
 5755/15001 = 0.3836 or 38.36 %
 GROSS FLOOR AREA:
 EXISTING MAIN FLOOR: 1840 SQ.FT.
 EXISTING SHED : 149 SQ.FT.
 NEW LOWER FLOOR: 400 SQ.FT.
 NEW UPPER FLOOR: 445 SQ.FT.
 TOTAL : 2830 SQ.FT.
 RATIO COVERAGE: 2830/15001 = 18.86 %
 EXISTING BASEMENT= 1700 SQ.FT. (UNCOUNT)
 HARDSCAPE CALCULATION:
 REQUIRED LANDSCAPE: 70% of 15001 sf. or 10500 sf.
 ALLOWED HARDSCAPE: 9% of 15001 sf. or 1350 sf.
 NEW SIDE WALK: +150 SQ.FT.
 EXISTING ROCK WALL: 120 SQ.FT.
 EXISTING HARD SURFACE: 1107 SQ.FT.
 TOTAL : 1289 SQ.FT.
 1289/15001 = 0.0859 or 8.59 %
 YARDS: REQUIRED ACTUAL
 FRONT-S 20'-0" 55'-0"
 SIDE E 7'-6" 7'-6"
 SIDE W 7'-6" 88'-7"
 REAR-N 25'-0" 26'-0"
 ALL EXISTING TREE ON SITE TO PROTECT

NO.	DATE	REVISIONS
01	10-19-20	REVISIONS
02	12-03-20	REVISIONS
03	12-28-20	REVISIONS

PREPARED BY:
YOUNG CHUNG RESIDENCE/ADU NEW CONSTRUCTION
 7002 78th AVE. SE, MERCER ISLAND 98040
 PARCEL NUMBER: 252404-9217

PREPARED FOR:
T & L HOME DESIGN
 Architectural - Design
 1721 E. 60th ST.
 TACOMA, WA, 98404
 PHONE: 253-441-1651
 Email: ttw@tlhomedesign.com

BY: T.N.
 DATE: 7/29/20
 CHECKED: T.N.
 SHEET NO.
A0.0
 JOB NO.
TL20-12

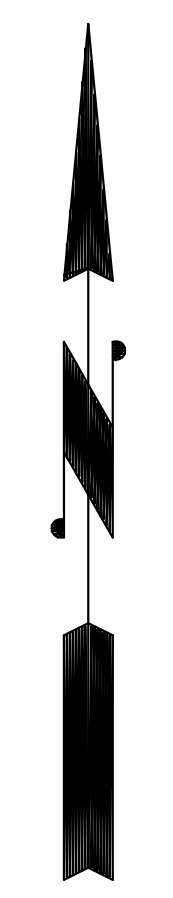
NOTE:
 TREE # 1,4,5,6,7,8 TO BE PROTECTED. REFER TO REPORT FROM CERTIFIED ARBORIST RM-7652AT, ISA QUALIFIED TREE RISK ASSESSOR SIGNED & DATED DEC. 02, 2020
 APPLICANT MUST PROVIDE TREE PROTECTION AREA SIGN BEFORE FIRST GROUND DISTURBANCE.
 BUILD TEMPORARY 4' HT. MIN. FENCE WITH 28' LONG, AWAY 10' FROM TRUNK OF TREE NUMBER 4 & 5, TURN TO EAST 10' & OTHER 20' LONG FENCE ALONG TH EXISTING DRIVEWAY WHERE THE TREES LOCATED IN THE WEST OF PROPERTY LINE.
 WITH TREE # 1,7,8 BUILD TEMPORARY 4' HT. MIN. AS DIMENSION ON PLAN.

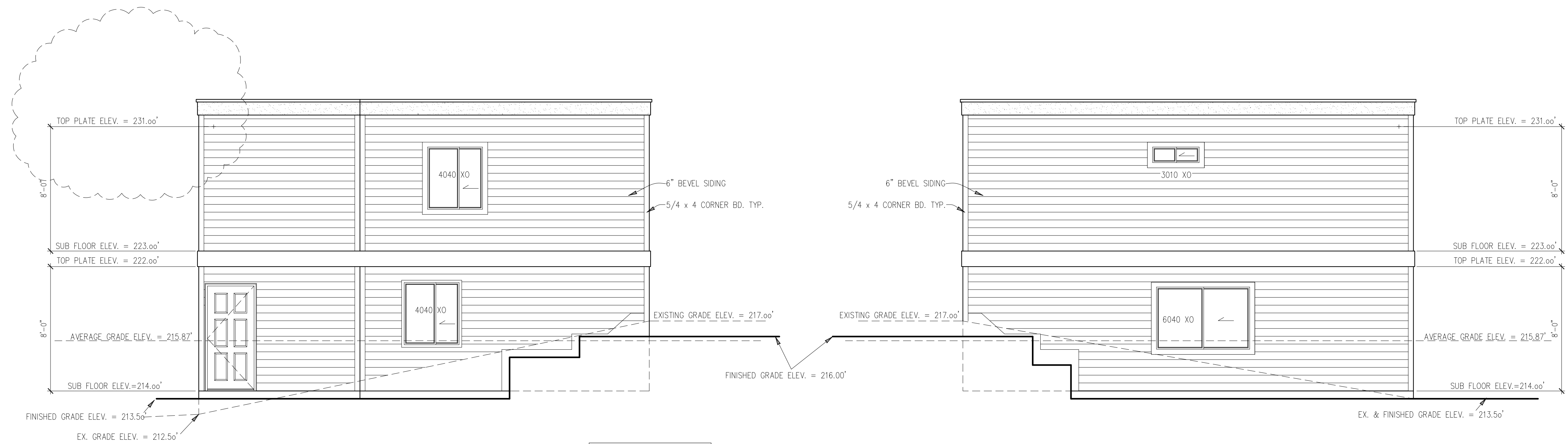
TWIN VIEW NO. 2
 VOL. 64/90-91

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BASIC SITE PLAN

SCALE 1" = 10'





WEST ELEVATION

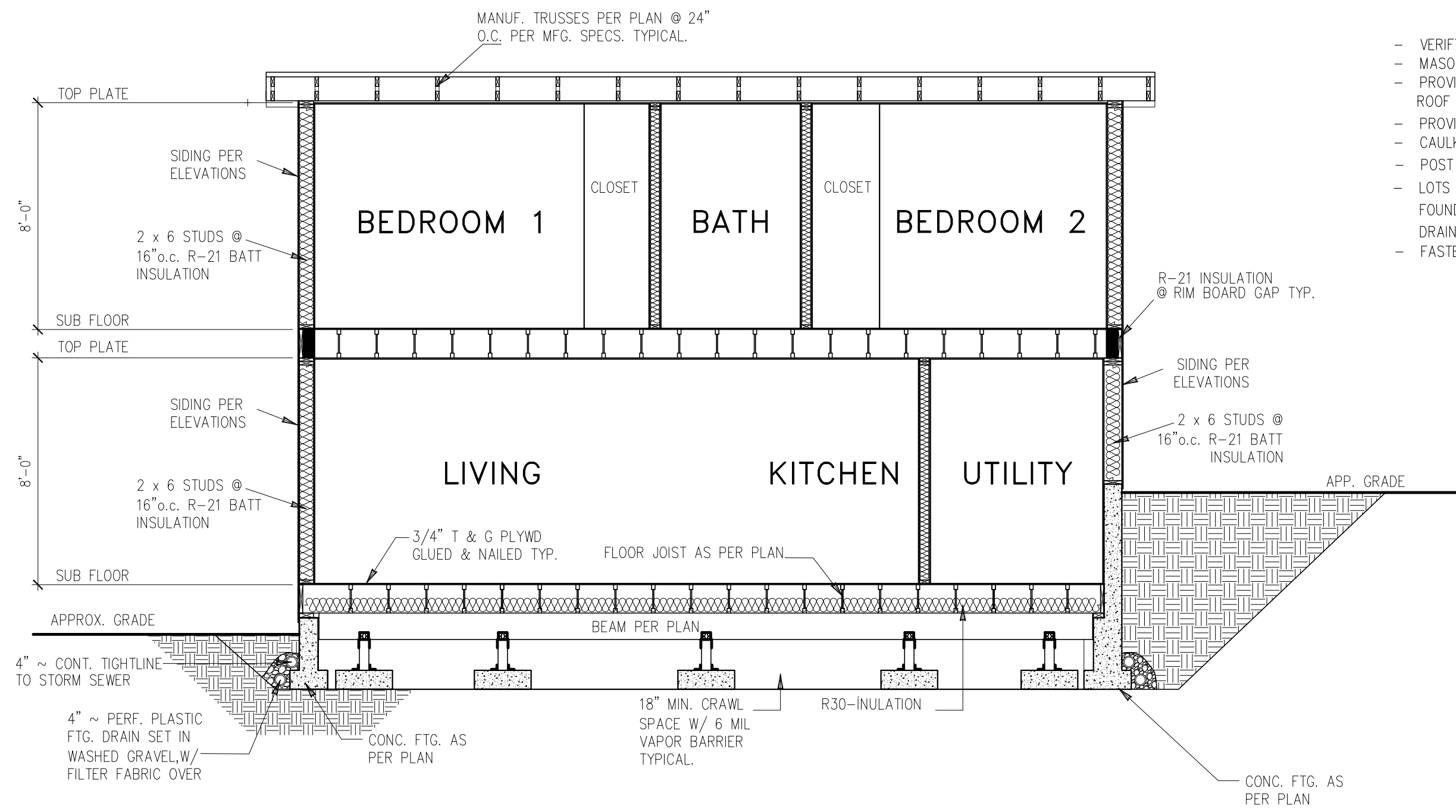
NOTE: PROVIDE CONTINUOUS PRE-PAINTED G.I. "Z" FLASHING AT ALL EXT. DOOR & WINDOW HEADERS.

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

EAST ELEVATION

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

- VERIFY SHEAR WALL NAILING AND HOLDOWNS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT, OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)



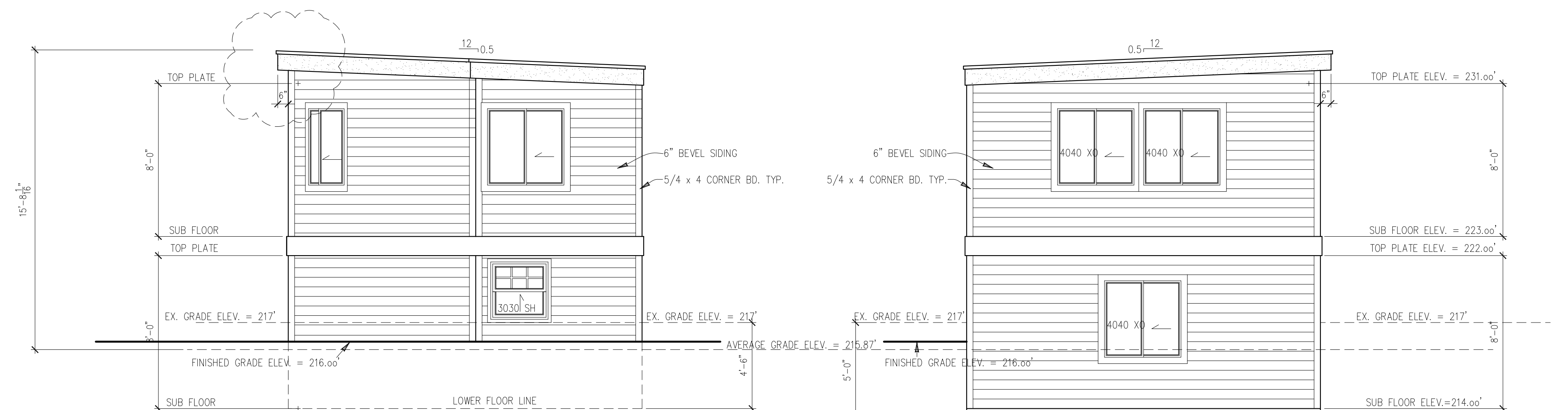
TYPICAL HOUSE SECTION (AA)

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

NOTE: REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN DETAIL REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN.

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

*** NO FIELD ALTERATIONS WILL BE AUTHORIZED UNLESS ACCOMPANIED BY REVISED DRAWINGS.**



SOUTH ELEVATION

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

NORTH ELEVATION

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

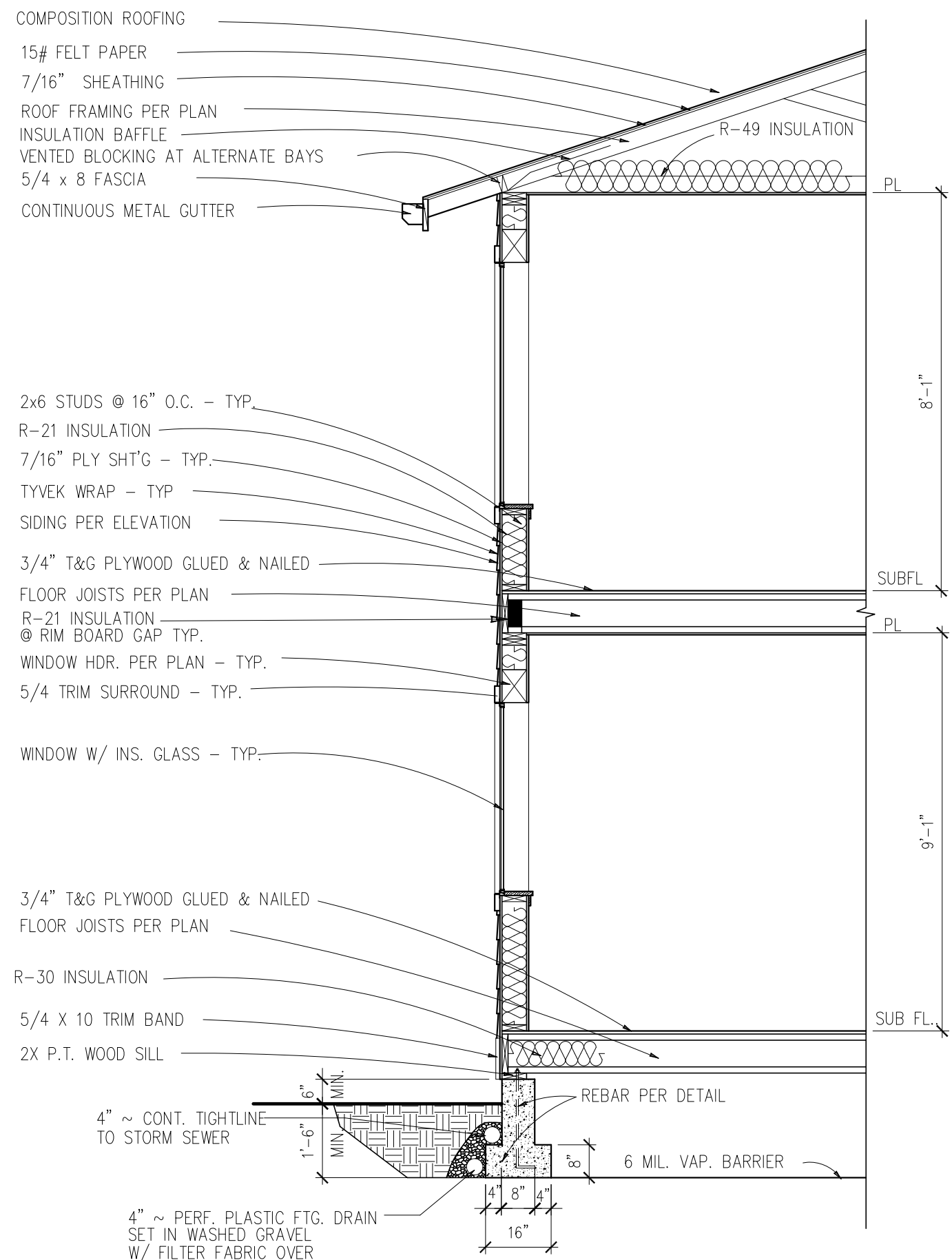
DATE	REVISION	REV. BY:

PREPARED BY:
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 ARCHITECTURAL-ENGINEERING-DESIGN
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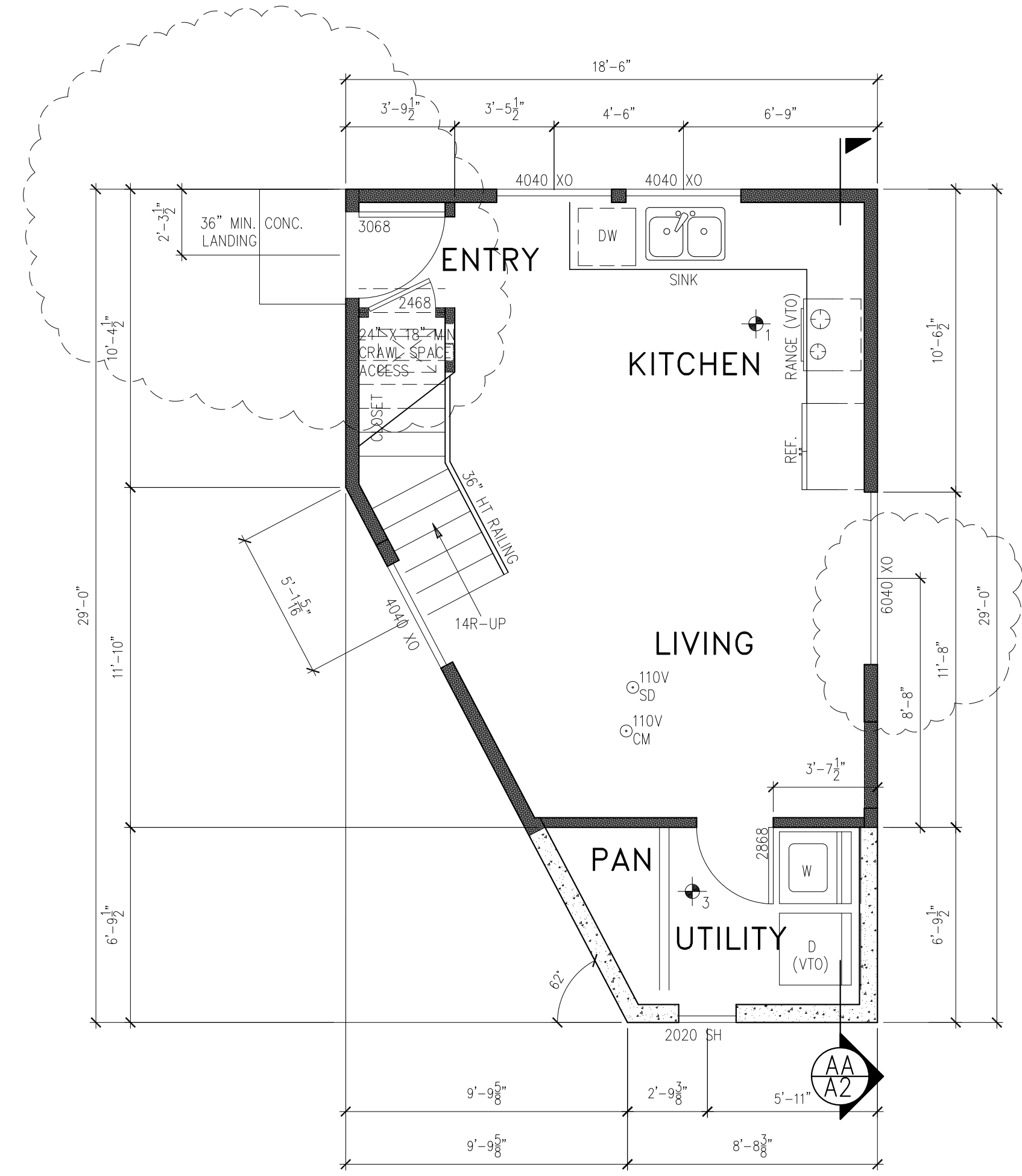
PAYMENT OF USES FEE IS DUE TO T & L HOME DESIGN PRIOR TO CONSTRUCTION FOR EACH STRUCTURE BUILT FROM THESE PLANS. THESE PLANS ARE COPYRIGHTED IN ACCORDANCE WITH FEDERAL STATUTES. REPRODUCTION BY ANY METHOD OF ALL OR PORTIONS OF THESE PLANS OR VARIATIONS THEREOF WITHOUT WRITTEN PERMISSION FROM T & L HOME DESIGN IS STRICTLY PROHIBITED. THESE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN TO THE PROPERTY OF T & L HOME DESIGN.

BY: T.N.	Elevations
DATE: 7-27-20	
CHECKED: T.N.	
SHEET # A2	
3	PROJECT # TL-20-12



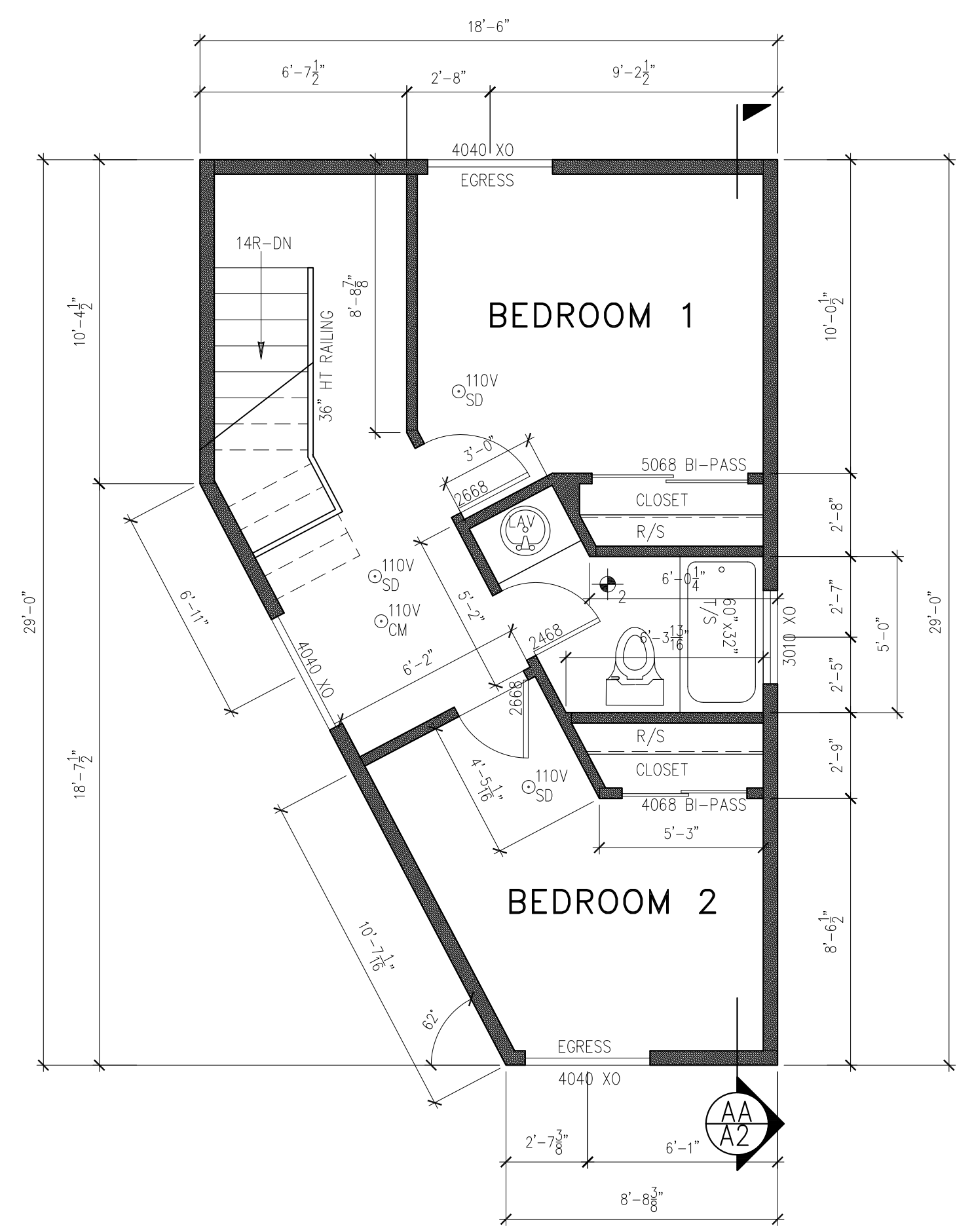
TYPICAL WALL SECTION AT HOUSE

N.T.S.



MAIN FLOOR PLAN = 400 SF

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



UPPER FLOOR PLAN = 445 SF.

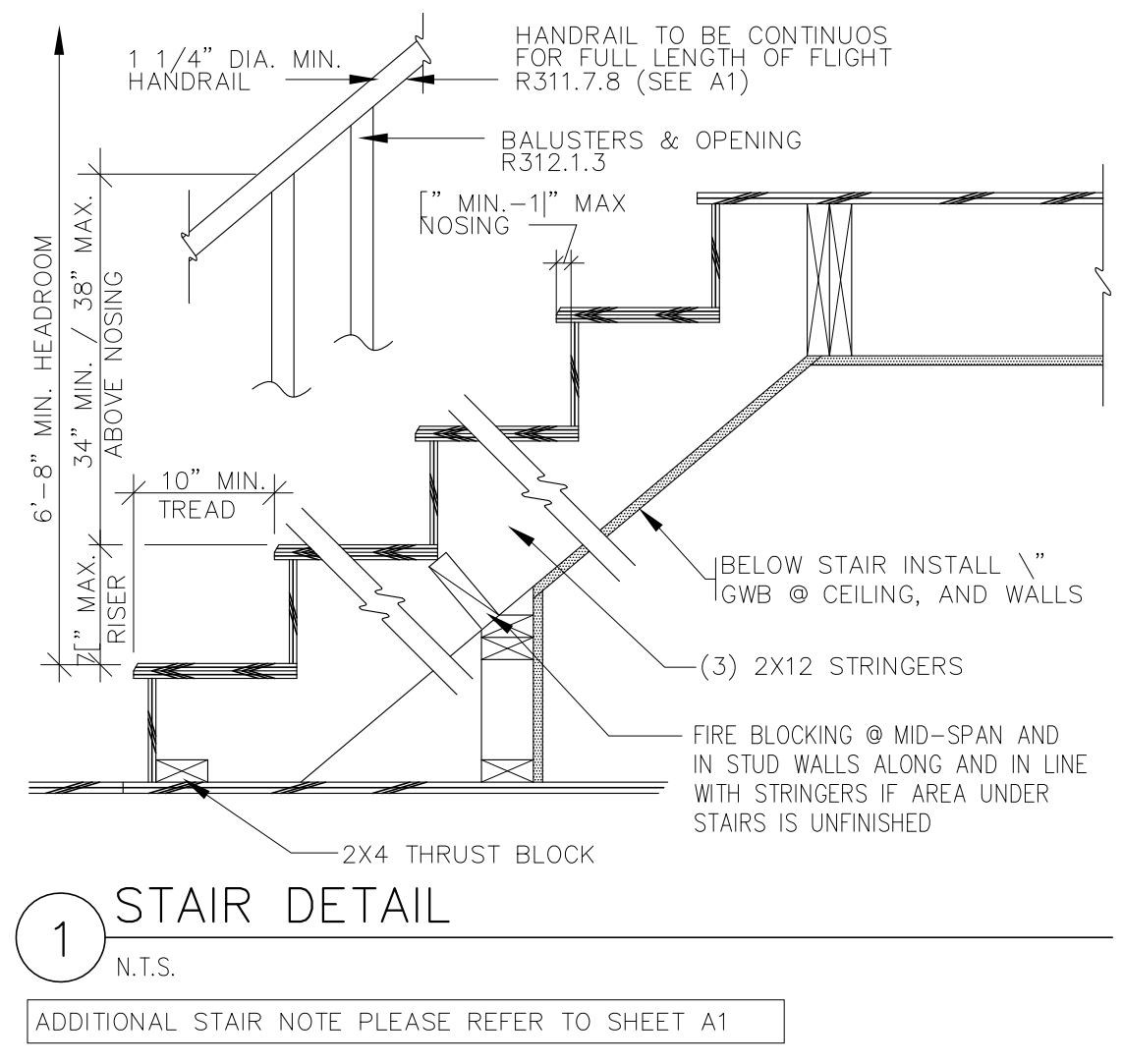
SCALE : 1/4" = 1'-0"

NOTES:
 A WRITTEN REPORT OF THE TEST RESULTS BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR, PRIOR TO CALL FOR INSPECTION. THE AIR LEAKAGE TEST RESULT SHALL BE DOCUMENTED ON THE FORM WHICH IS AVAILABLE ON-LINE AT: [HTTP://WWW.ENERGY.SMU.EDU/BUILDINGEFFICIENCY/ENERGYCODE.ASPX](http://www.energy.smu.edu/buildingefficiency/energycode.aspx).
 BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN THE DWELLING UNIT.

NOTE:
 REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN DETAIL REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN.

AREA SUMMARY	
UPPER LEVEL:	445 SF.
LOWER LEVEL:	400 SF.
TOTAL:	845 SF.

LIGHTING SECTION		
(IECC/WSEC R404)	A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN ALL LIGHTING	
LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES		
SMOKE DETECTORS		
110V SD	INSTALL SMOKE DETECTORS PER CODE, 110V/9V INTERCONNECTED	
110V CM	CARBON MONOXIDE ALARM NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, SEE SECTION R315	
VENTILATION SCHEDULE		
MINIMUM SOURCE SPECIFIC VENTILATION CAPACITY REQ. TABLE M1507.4		
SYMBOL	ROOMS	VENTILATION REQUIREMENTS
1	KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
2	BATHROOMS, TOILET ROOMS AND LAUNDRY/UTILITY ROOM	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS
3	WHOLE HOUSE FAN	60 CF. CONTINUOUS (WHOLE HOUSE FAN LOCATED INSIDE LAUNDRY/UTILITY U.N.O.)



STAIR DETAIL
 N.T.S.
 ADDITIONAL STAIR NOTE PLEASE REFER TO SHEET A1

2015 STATE ENERGY CODE (WSEC)
 ENERGY CREDIT OPTION SHALL BE USE FOR THIS PROJECT:

OPTION 5a -Kitchen Sink and Showerhead < 1.75 GPM, lavatory faucets < 1.0 GPM = 0.5 CREDITS
OPTION 5c -Gas water heater > 0.91EF OR electric water heater > 2.0 EF = 1.0 CREDITS
TOTAL = 1.5 CREDITS

NOTE:
 HEATING EQUIPMENT SIZE FORM TO BE SUBMITTED TO INSPECTOR, SEPARATELY UPLOADED FROM PLAN SET.

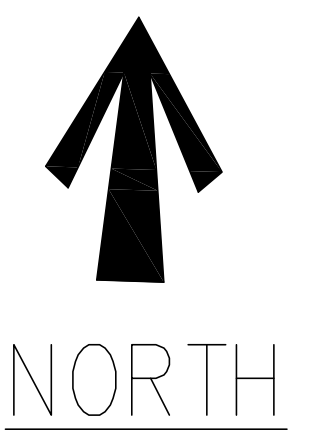
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NOTE:
 EXHAUST PAN VENTS SHALL TERMINATE OUTDOOR AND NOT IN ATTIC, SOFFITS, RIDGE VENT OR IN CRAWL SPACE. EXHAUST VENT CLEARANCES MUST BE 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKE.

NOTE:
 PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN THE DWELLING UNIT.

NOTE:
 BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.

* NO FIELD ALTERATIONS WILL BE AUTHORIZED UNLESS ACCOMPANIED BY REVISED DRAWINGS.



DATE	REVISION	REV. BY:

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GENERAL NOTES

BUILDING CODE

2015 IBC EDITION OF THE INTERNATIONAL BUILDING CODE AS AMENDED BY LOCAL JURISDICTION.
 ROOF LIVE LOAD = 25 PSF (SNOW)
 ROOF DEAD LOAD = 15 PSF
 FLOOR LIVE LOAD = 40 PSF (REDUCIBLE)
 FLOOR DEAD LOAD = 12 PSF
 FLOOR LIVE LOAD = 60 PSF FOR DECK/BALCONY
 WIND LOAD = 110 MPH WIND SPEED, EXPOSURE "C"
 SOIL SITE CLASS "D"
 CONSTRUCTION TYPE: V-B
 OCCUPANCY GROUP: R-3

DEFERRED SUBMITTAL ITEMS

THE FOLLOWING IS A LIST OF ITEMS THAT ARE NOT INCLUDED IN THIS PLAN AND SHOULD BE PROVIDED BY THE BUILDER AT TIME OF APPLICATION FOR PERMIT OR AS A DEFERRED SUBMITTAL ITEM:
 - ALTERNATIVE I-JOIST/BEAM MANUFACTURER PLANS.
 - TRUSS DESIGN FOR ROOF FRAMING
 - ELECTRICAL PLANS & SPECIFICATIONS (IF REQUIRED)

SITE WORK

GENERAL

UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN AVERAGE SOIL BEARING OF 2000 PSF PER SOILS REPORT. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.

BOLTS HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.

FOUNDATION SILL BOLTS TO BE 5/8" DIAMETER AT 5'-0" O.C. U.N.O. WITH MIN. 7" EMBEDMENT METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON OR APPROVED EQUAL.

CONCRETE

MINIMUM CONCRETE COMPRESSIVE STRENGTH (f'c) AT 28 DAYS TO BE 2,500 PSI WITH 6% AIR ENTRAINED +/- 1% (FOR WEATHERING) WITH 6-1/2 MIX SACK CONCRETE "BATCH TICKET" SHALL BE AVAILABLE ON SITE PER BUILDING INSPECTOR REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 40 OR BETTER.

LUMBER GRADES

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN PRODUCTS ASSOCIATION OR THE WEST COST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE

FOLLOWING UNADJUSTED DESIGN MINIMUM PROPERTIES:

JOISTS:	WOOD TYPE:
2X4	HF #2 - Fb=975 psi, Fv=150 psi, Fc=1300 psi, E=1300000psi
2X6 OR LARGER	HF #2 - Fb=975 psi, Fv=150 psi, Fc=1300 psi, E=1300000psi
BEAM	
4X	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6X OR LARGER	DF-L #2 - Fb=875 psi, Fv=170 psi, Fc=600 psi, E=1300000psi
STUDS	
2X4	HF #2 - Fb=975 psi, Fv=150 psi, Fc=1300 psi, E=1300000psi
2X6 OR LARGER	HF #2 - Fb=975 psi, Fv=150 psi, Fc=1300 psi, E=1300000psi
POSTS	
4X4	HF #2 - Fb=975 psi, Fv=150 psi, Fc=1300 psi, E=1300000psi
4X6 OR LARGER	HF #2 - Fb=975 psi, Fv=150 psi, Fc=1300 psi, E=1300000psi
6X6 OR LARGER	DF-L #2 - Fb=750 psi, Fv=170 psi, Fc=700 psi, E=1300000psi

GLUED-LAMINATED BEAM (GLB)

SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:
 Fb = 2,400 PSI, Fv = 165 PSI, Fc = 650 PSI (PERPENDICULAR), E = 1,800,000 PSI.

ENGINEERED WOOD BEAMS AND I-JOIST

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL, DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT.

PARALLAM (PSL) BEAMS SHALL HAVE THE MINIMUM PROPERTIES:
 Fb = 2,900 PSI, Fv = 290 PSI, Fc = 750 PSI (PERPENDICULAR), E = 2,000,000 PSI.
 MICROLAM (LVL) BEAMS SHALL HAVE THE MINIMUM PROPERTIES:
 Fb = 2,600 PSI, Fv = 285 PSI, Fc = 750 PSI (PERPENDICULAR), E = 1,900,000 PSI.

CALCULATION SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMITED AS FOLLOWS:
 FLOOR LIVE LOAD MAXIMUM = L/480, FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES:

PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED WASHINGTON STATE PROFESSIONAL ENGINEER AND FABRICATED FROM ONLY THOSE DESIGNS.

NONBEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH AN APPROVED FASTENER (SUCH AS SIMPSON STC) TO ENSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

APPROVED HANGERS SHALL BE USED AT ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TRUSS.

MANUFACTURER-DESIGNED AND APPROVED DIAGONAL AND SWAY BRACING SHALL BE INSTALLED AS REQUIRED.

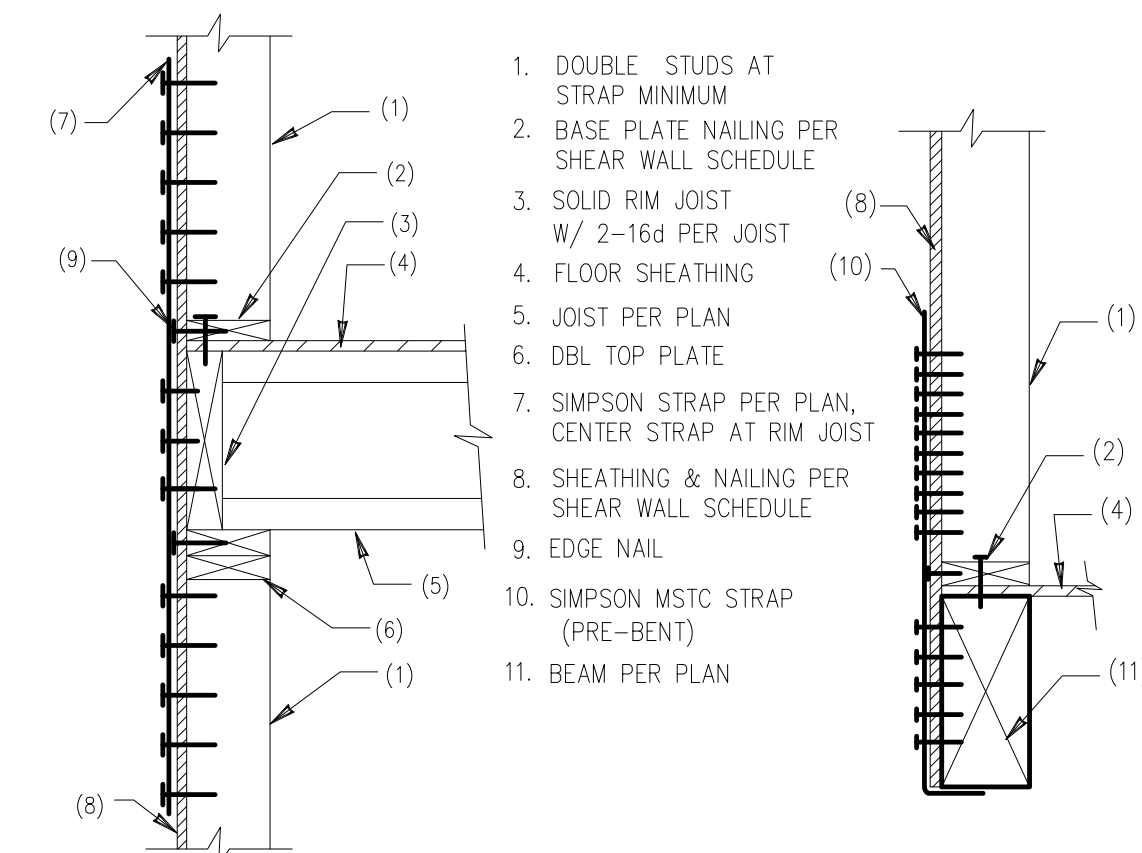
ROOF/WALL SHEATHING

TYPICAL WALL SHEATHING SHALL BE 7/16" AND ROOF SHEATHING SHALL BE 7/16" UNLESS OTHERWISE SPECIFIED. MINIMUM NAILING SHALL BE 8d @ 6" O.C. @ PANEL EDGES AND 12" O.C. IN FIELD. U.N.O. ON SHEARWALL SCHEDULE. SPAN INDEX SHALL BE 24/0. PLYWOOD FLOOR SHEATHING SHALL BE 3/4" T&G SHEATHING, UNLESS OTHERWISE SPECIFIED. MINIMUM NAILING SHALL BE 8d COMMON OR 6d RING SHANK AT 6" O.C. @ PANEL EDGES AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 40/20. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING. OSB SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOWED.

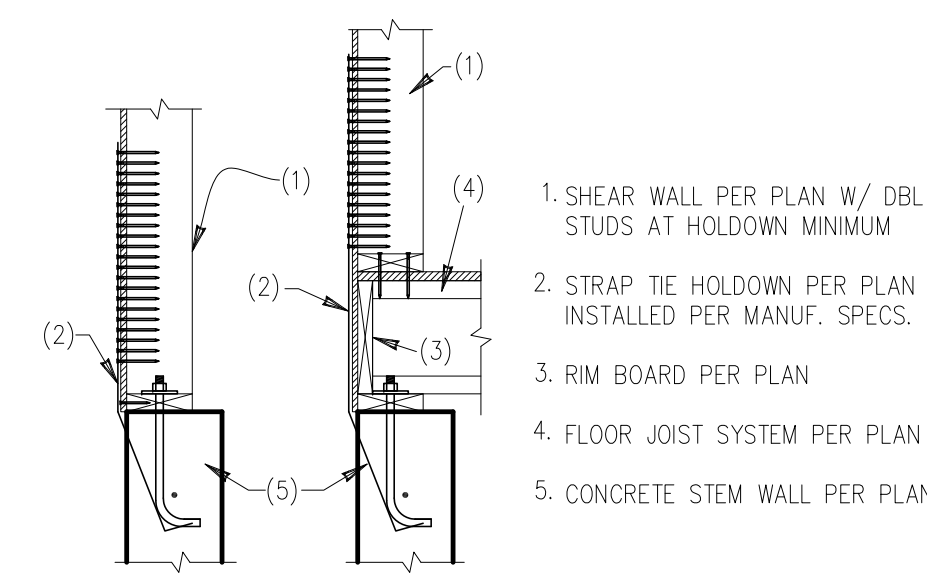
SHEAR WALL SCHEDULE

WALL MARK	SHEATHING TYPE	SIDES	SHEAR PANEL EDGE NAILING	FIELD NAILING	PANEL EDGES	BASE PLATE NAILING	ANCHOR BOLT DIA. & SPACING	SILL PLATE SIZE	HOLDOWN TYPES
P1-6	7/16"	ONE	8d @ 6" O.C.	12" O.C.	2X	16d NAILS @ 12" O.C.	5/8" @ 60" O.C.	2X	PER PLAN
P1-4	7/16"	ONE	8d @ 4" O.C.	12" O.C.	2-2X	16d NAILS @ 4" O.C.	5/8" @ 48" O.C.	2X	PER PLAN
P1-3	7/16"	ONE	8d @ 3" O.C.	12" O.C.	2-2X	16d NAILS @ 3" O.C.	5/8" @ 29" O.C.	2-2X	PER PLAN
P2-3	7/16"	ONE	8d @ 2" O.C.	12" O.C.	2-2X	16d NAILS @ 2.3" O.C. STAGGER	5/8" @ 20" O.C.	2-2X	PER PLAN

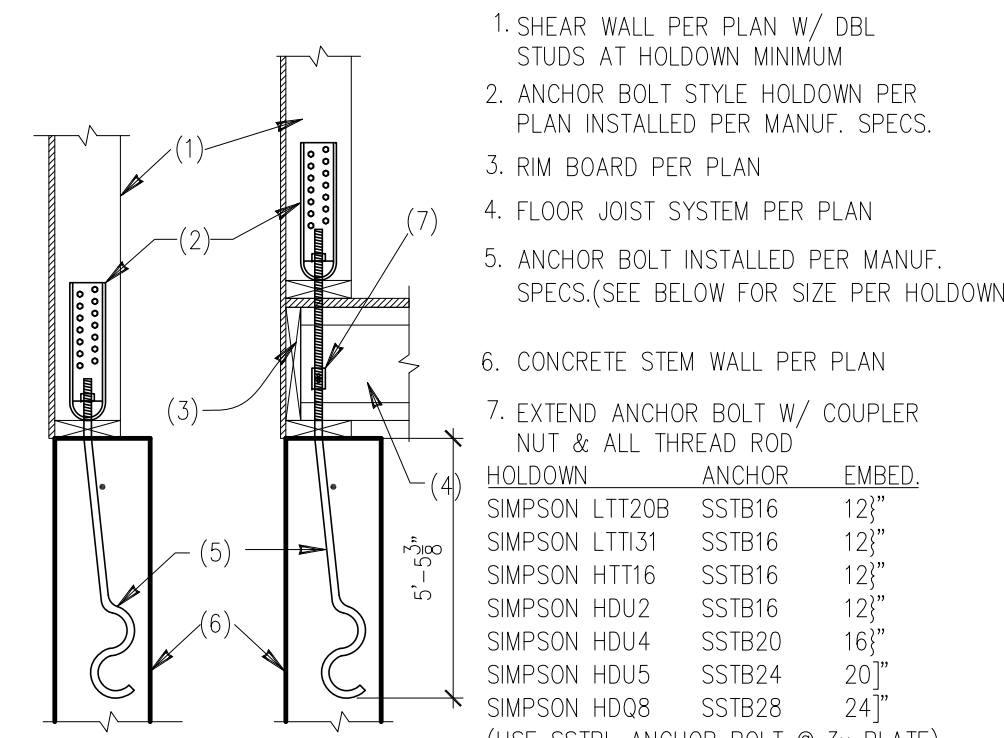
- FRAMING SHALL BE HEM-FIR #2 @ 16" O.C. MAX (U.N.O.). THICKNESS OF STUDS TO BE 2x UNLESS NOTED IN SCHEDULE.
- SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES W/ 2x OR 3x BLOCKING PER SCHEDULE (U.N.O.)
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING OR ALL VENER PLYWOOD SIDING OF EQUIVALENT THICKNESS AT POINT OF FASTENING ON PANEL EDGES, FULLY BLOCKED WITH MINIMUM NAILING OF 8d @ 6" O.C. EDGE, 12" O.C. FIELD.
- NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED PER IBC TABLE 2306.3, NOTE (e).
- ANCHOR BOLT SPACING IS 6'-0" O.C. UNLESS NOTED OTHERWISE IN SCHEDULE. MINIMUM OF 2 ANCHOR BOLTS PER PIECE OF FOUNDATION PLATE. ANCHOR BOLTS SPACED NO GREATER THAN 12" AND NO LESS THAN 7 TIMES THE ANCHOR BOLT DIAMETER AT ENDS AND SPLICES. PROVIDE 1/2"x3"x3" WASHERS AT ANCHOR BOLTS. DO NOT RECESS BOLTS.
- ALL NAILS FOR SHEAR WALLS SHALL BE COMMON OR GALVANIZED BOX NAILS (U.N.O.) PER IBC TABLE 2306.3. ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING DIMENSIONS: 8d COMMON (0.131" DIA., 2 1/2" LONG), 8d BOX (0.113" DIA., 2 1/2" LONG), 10d COMMON (0.148" DIA., 3" LONG), 10d BOX (0.128" DIA., 3" LONG), 16d COMMON (0.162" DIA., 3 1/2" LONG), 16d SINKER (0.148" DIA., 3 1/2" LONG), 5d COOLER (0.086" DIA., 1 3/8" LONG), 6d COOLER (0.092" DIA., 1 3/8" LONG)
- 1 1/2" No. 6 DRYWALL SCREWS (TYPE W OR S) MAY BE SUBSTITUTED FOR NAILS LISTED AS 5d COOLER OR 6d COOLER FOR GYPSUM WALL BOARD SHEARWALLS PER IBC TABLE 2306.7.
- IN LIEU OF 3x VERTICALS AND BLOCKING AT PANEL EDGES, 2-2x's W/ 10d FACE NAILS STAGGERED AT THE SAME SPACING AS PANEL EDGE NAILING MAY BE SUBSTITUTED. PLYWOOD EDGES TO BE CENTERED BETWEEN THE 2-2x MEMBERS (THIS ALTERNATIVE DOES NOT APPLY TO WALLS WITH 8d EDGE NAILING AT 2" O.C. OR 10d EDGE NAILING AT 3" OR 2" O.C. OR WALLS SHEATHED ON BOTH SIDES)
- HOLDDOWNS AND STRAPS OF EQUIVALENT UPLIFT CAPACITY MAY BE SUBSTITUTED FOR THOSE LISTED IN THE SHEARWALL SCHEDULE. COORDINATE WITH MANUFACTURER TO VERIFY APPLICABILITY AND PROPER INSTALLATION METHODS OF SUBSTITUTED HARDWARE.
- SQUASH BLOCKS REQUIRED AT ENDS OF SHEAR WALLS WHERE FULL BEARING IS NOT PROVIDED BY THE FRAMING BELOW.
- SIMPSON MASP MUDDSILL ANCHORS, EVENLY SPACED, MAY BE SUBSTITUTED (2) FOR (1) FOR THE 3/8" DIA. SILL PLATE ANCHOR BOLTS SPECIFIED. (I.E. (2) MASP REPLACE (1) 3/8" DIA ANCHOR BOLT)



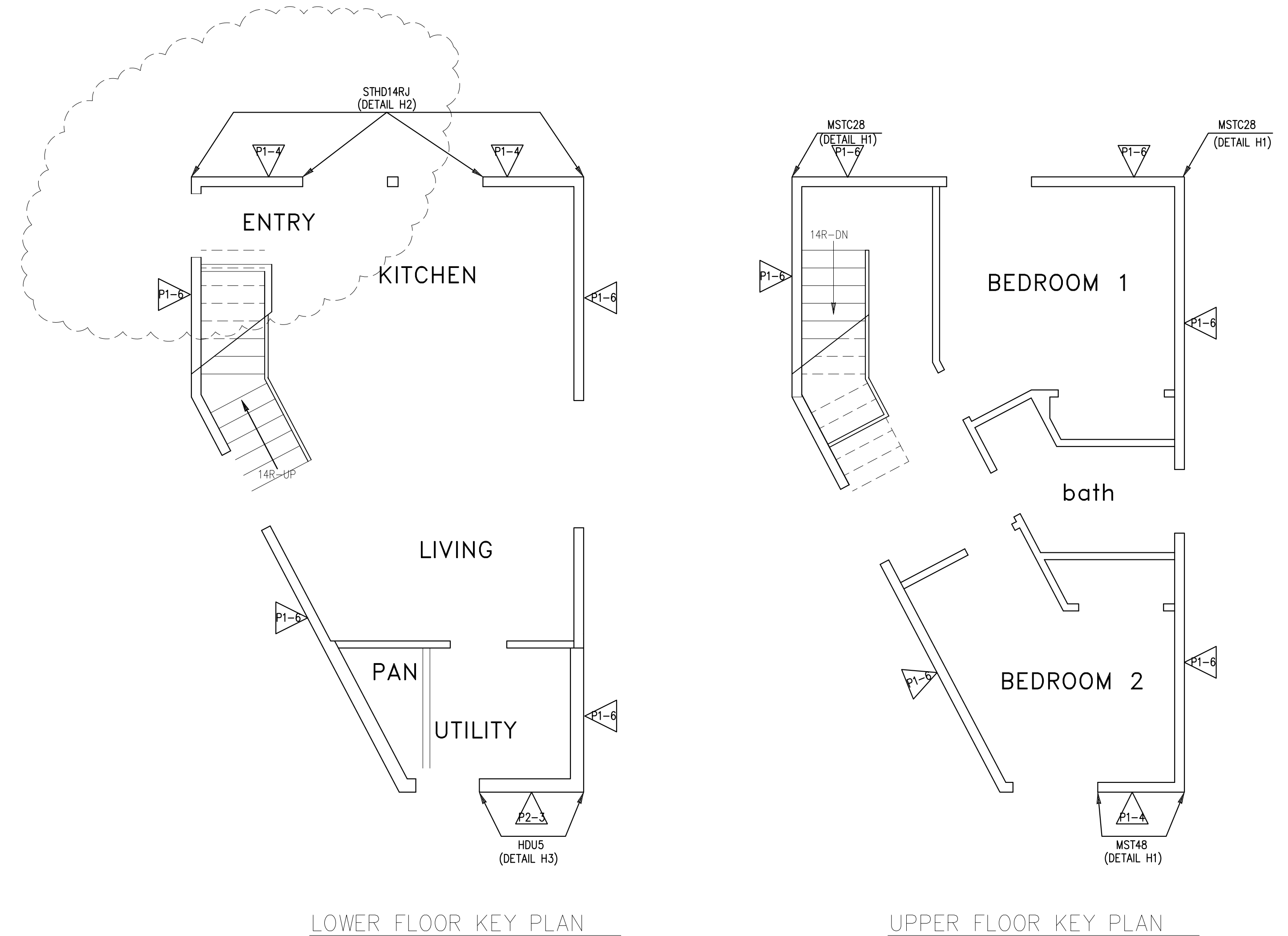
H1
T.N.S.
TYPICAL SIMPSON STRAP WALL TO WALL AND WALL TO BEAM HOLDDOWN



H2
T.N.S.
TYPICAL STRAP TIE HOLDDOWN @ FOUNDATION



H3
T.N.S.
TYPICAL ANCHOR BOLT HOLDDOWN



DATE	REVISION	REV. BY:	
10-19-2020	REVISION	T.N.	INTAKE COMMENTS

PREPARED BY:




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PREPARED FOR:

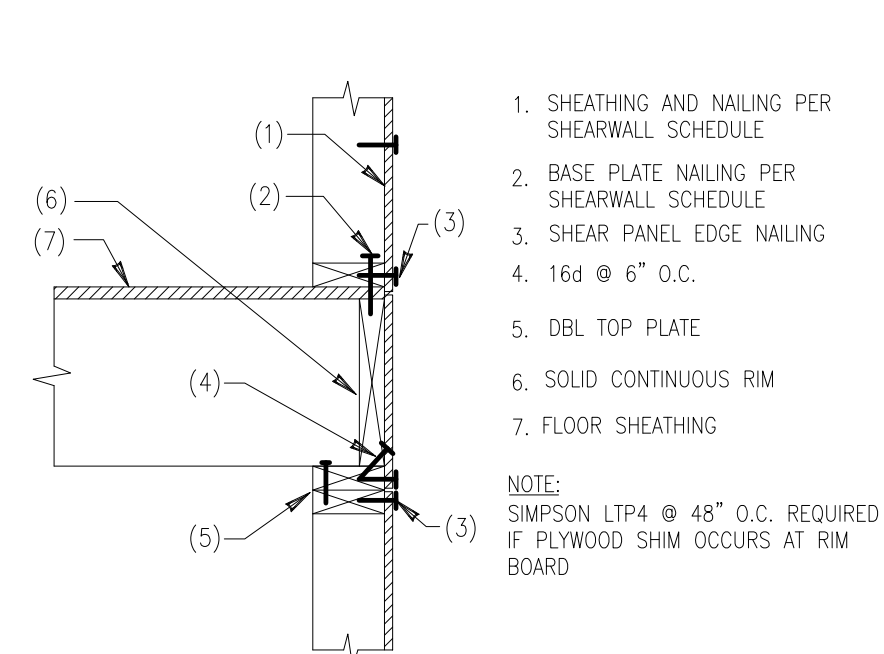
YOUNG CHUNG RESIDENCE/ADU
NEW CONSTRUCTION
 7002 78th AVE. SE. MERCER ISLAND 98040
 PARCEL NUMBER: 252404-9217

BY: T.N.
 DATE: 07/25/20
 CHECKED: BT
 SHEET # **S1**
2

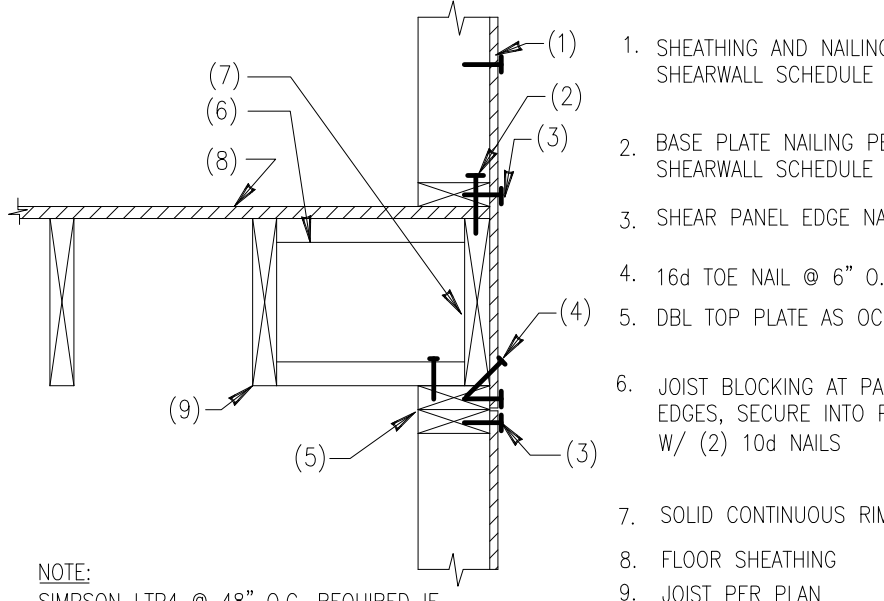


10/05/2020

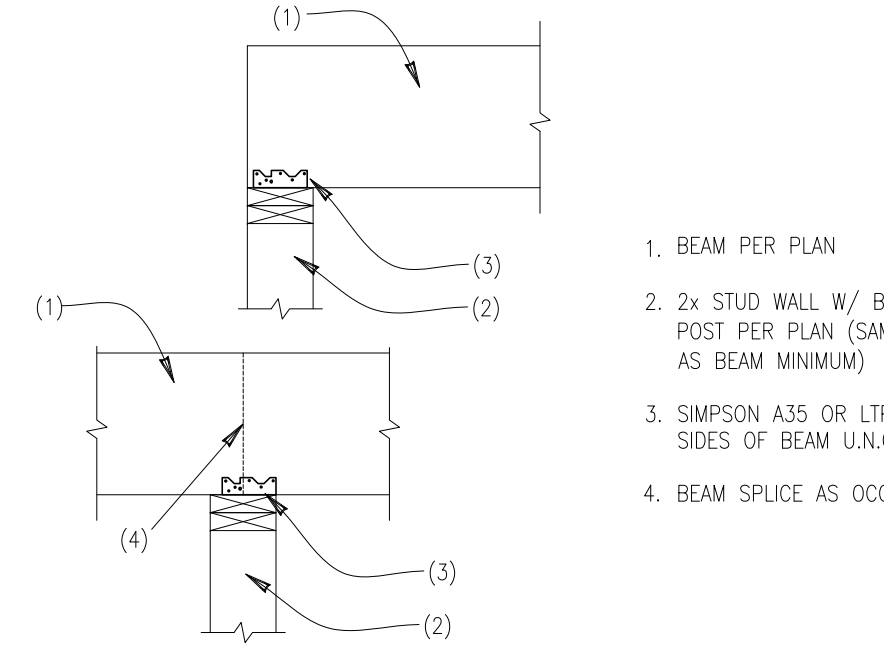
Engineering Key plans
 PROJECT # **20-29E**



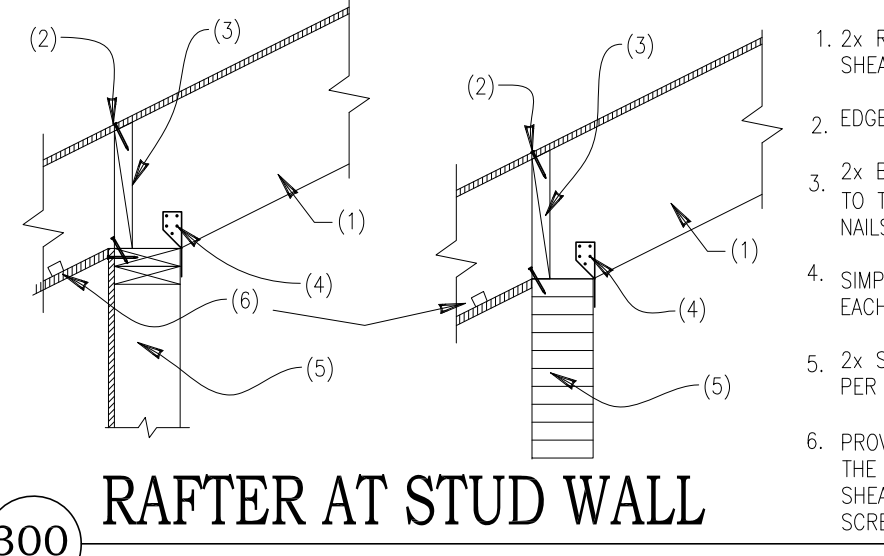
200 FLOOR JOIST AT STUD WALL
SCALE: N.T.S.



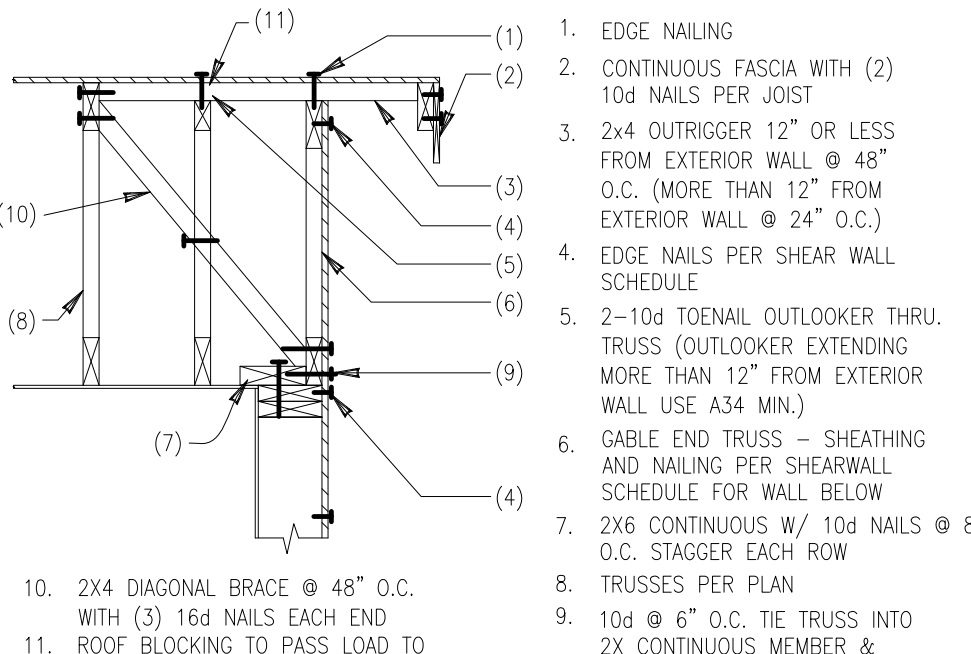
201 FLOOR JOIST AT STUD WALL
SCALE: N.T.S.



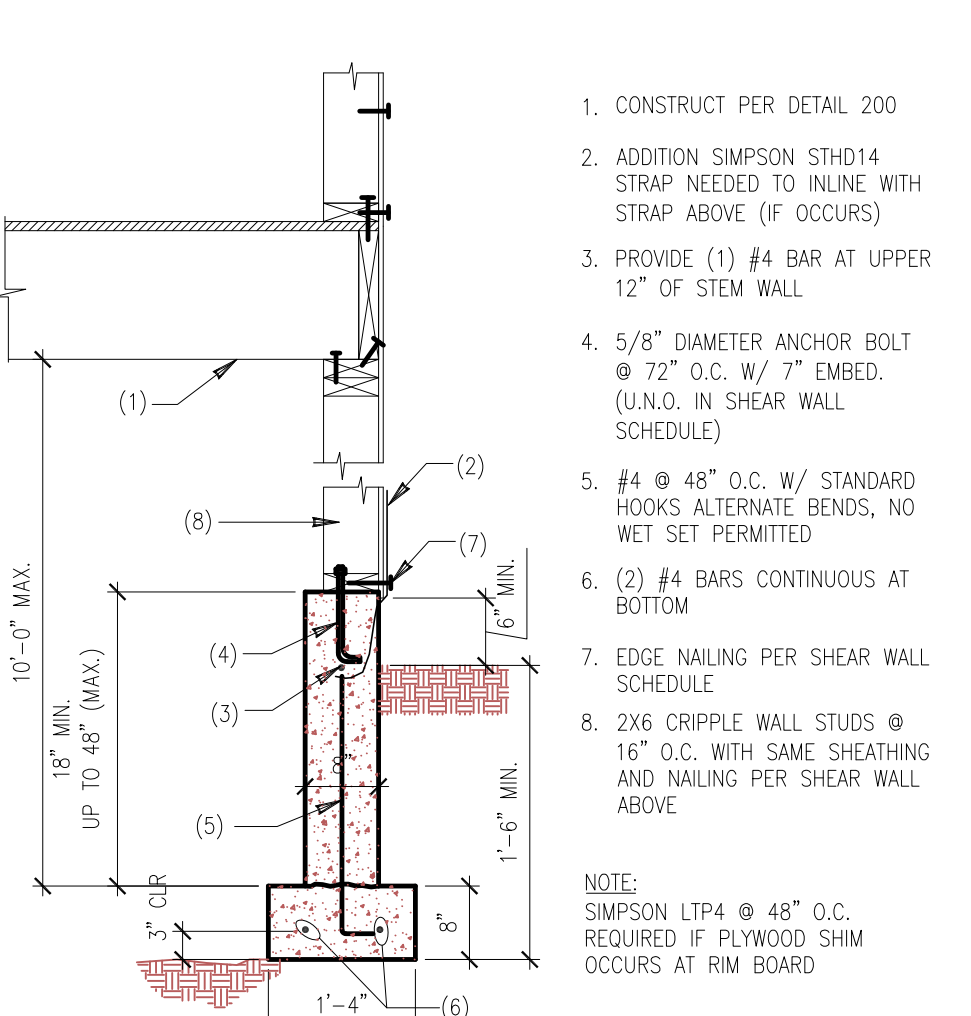
207 BEAM AT BEARING WALL
SCALE: N.T.S.



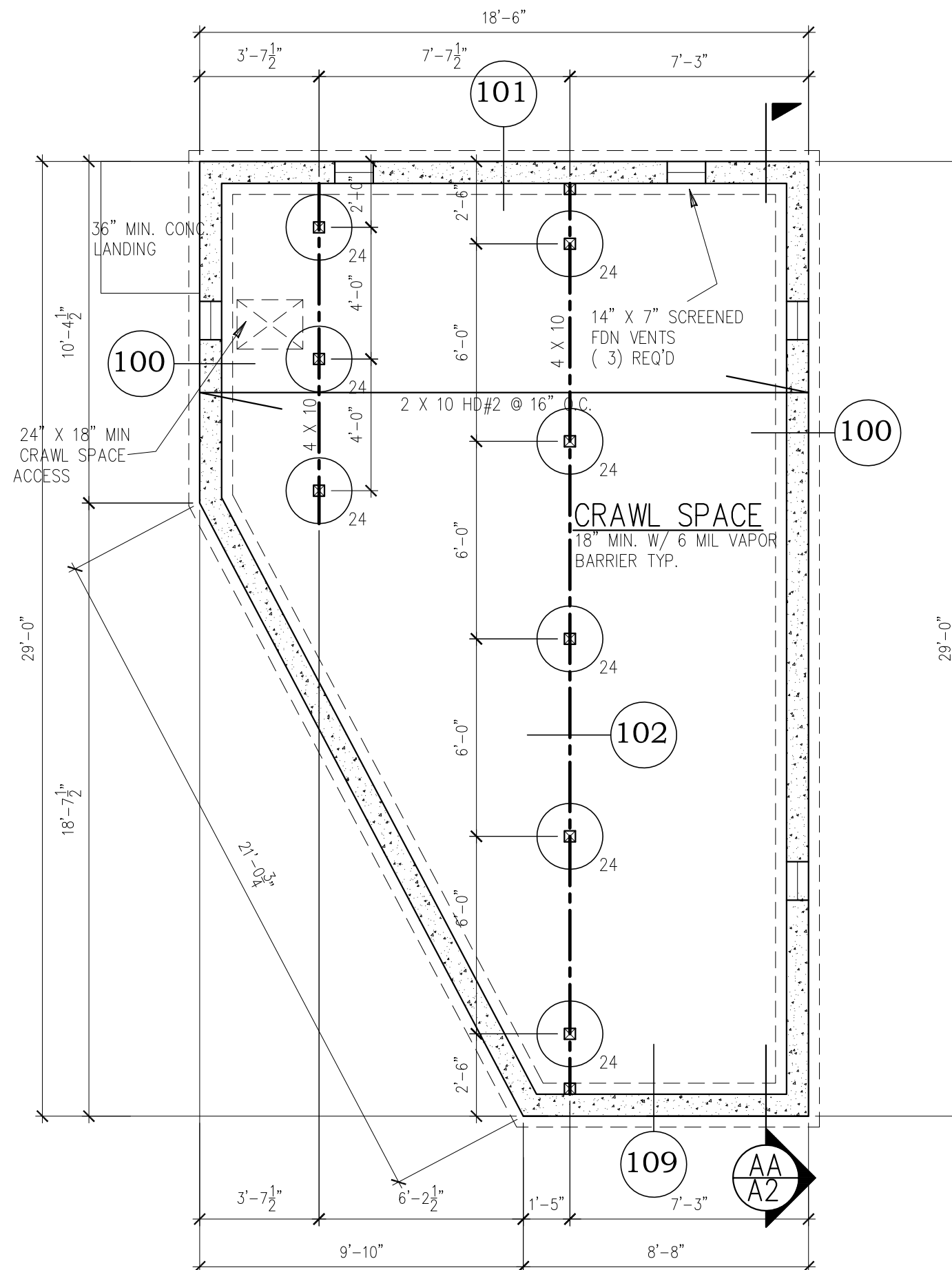
300 RAFTER AT STUD WALL
SCALE: N.T.S.



301 GABLE END TRUSS
SCALE: N.T.S.

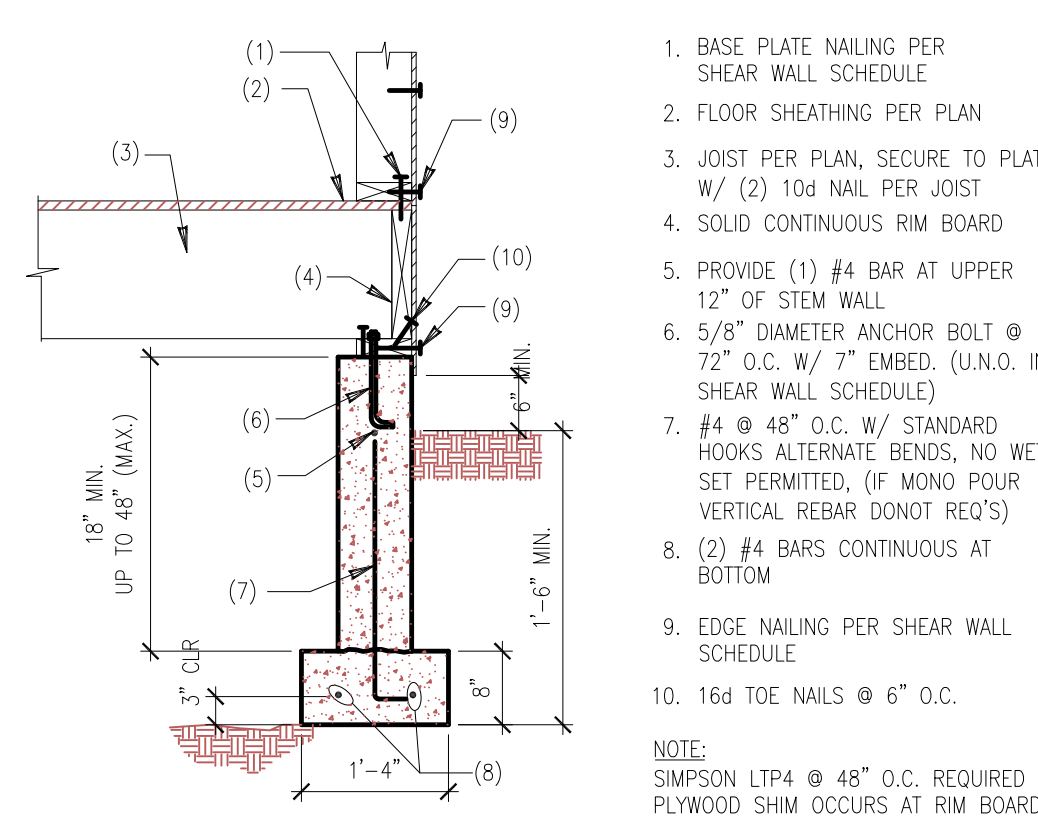


109 CRIPPLE WALL FOR SLOPED LOTS
SCALE: N.T.S.

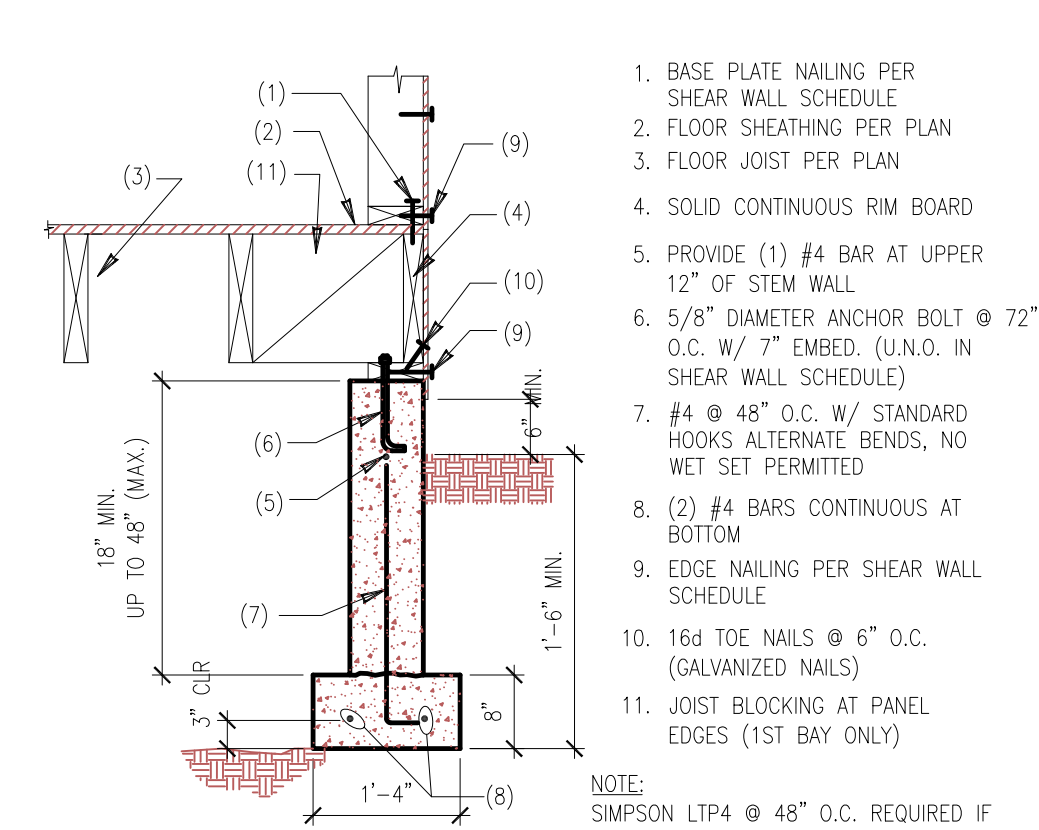


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

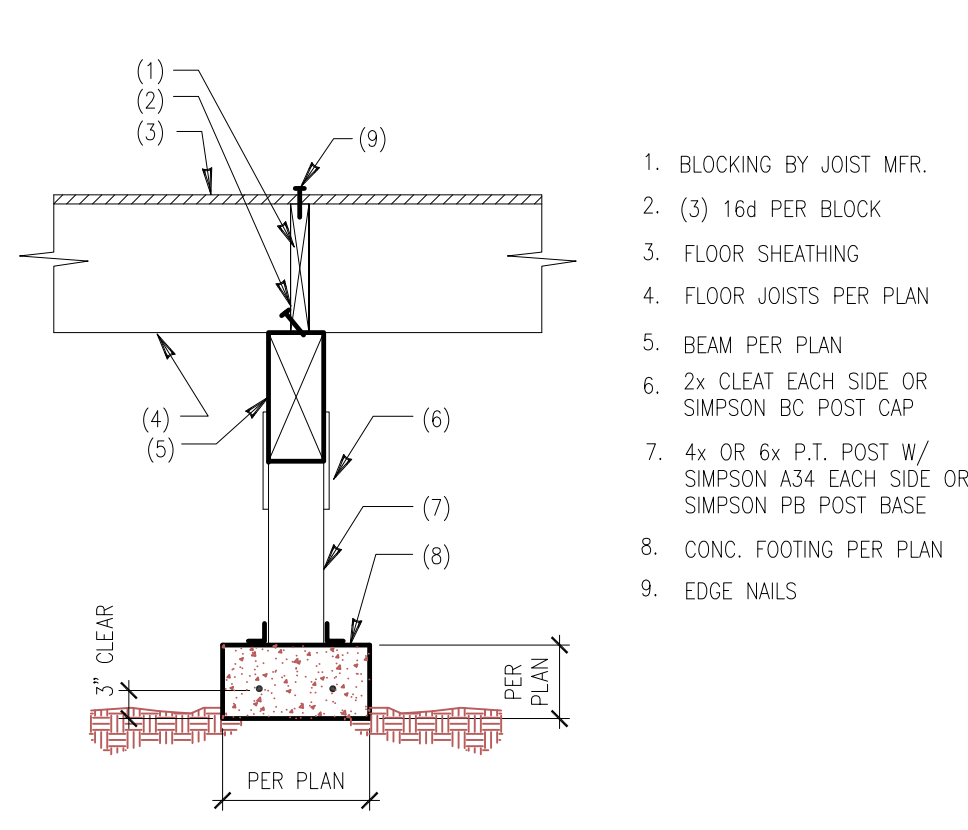
ROOF VENTS CAL:
CONT. RIDGE VENT REQ'S:
= 445 / 300 = 1.84 SQ.FT.
CONT. RIDGE VENT APPLY:
1.84 / (1.25" / 12) = 14.24 LF



100 CRAWL SPACE FOUNDATION.
SCALE: N.T.S.



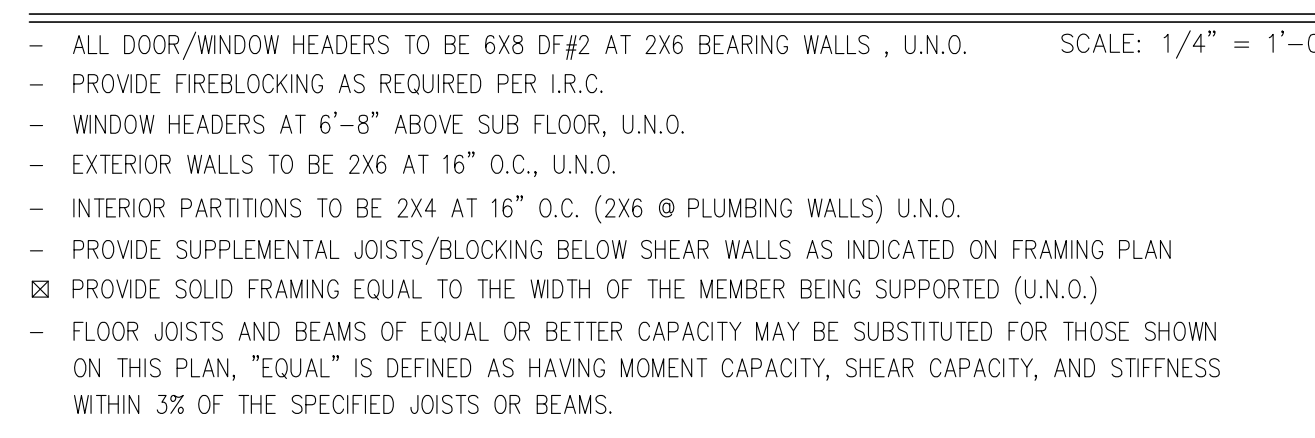
101 CRAWL SPACE FOUNDATION.
SCALE: N.T.S.



102 TYPICAL INTERIOR SPREAD FOOTING
SCALE: N.T.S.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

UPPER FLOOR FRAMING PLAN



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

ROOF FRAMING PLAN

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

- ALL BEAMS AND HEADERS TO BE 6X8 DF #2 AT BEARING WALLS, U.N.O.
- SHADDED AREAS INDICATE OVERFRAMING, 2X6 @ 24" O.C., U.N.O.
- BEARING WALLS ARE INDICATED AS SHADDED WALLS
- PROVIDE VENTED BLOCKING AT REQUIRED TRUSS/RAFTER BAYS
- ALL MANUFACTURED TRUSSES:
 - * SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S APPROVAL
 - * SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
 - * SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATION
 - * SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS
- IF AN ENGINEERED ROOF FRAMING LAYOUT IS PROVIDED BY THE TRUSS SUPPLIER, THAT TRUSS LAYOUT SHALL SUPERCEDE THE TRUSS LAYOUT INDICATED IN THE PLANS. PROVIDE TRUSS LAYOUT AND SPECS ON SITE FOR INSPECTION.
- ▣ PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)

FOUNDATION VENTILATION

USE 14" x 7" SCREENED FDN. VENTS
(1) VENT = .52 SQ. FT. NET FREE VENT AREA

FDN. AREA	NET VENT AREA REQ'D (N.V.A.)
300	
$\frac{N.V.A.}{.52}$	QTY. OF VENTS REQUIRED
$\frac{444}{300} = 1.48$	$\frac{1.48}{.52} = 2.85$ VENTS REQ'D

(3) VENTS REQUIRED

FOUNDATION FOOTING SCHEDULE

NOTE: USE MIN. 6" WIDE POST BELOW BEAM SPLICES
USE P.T. 4 X 4 POSTS BELOW 4 X 4 BEAMS U.N.O.
USE P.T. 6 X 6 POST BELOW 6 X 6 BEAMS U.N.O.

24	P.T. POST ON 24" DIA. X 10" THICK CONC. FOOTING
24	P.T. POST ON 24" DIA. X 10" THICK CONC. FOOTING W/ (3) #4 BARS EACH WAY
30	P.T. POST ON 30" X 30" X 12" THICK CONC. FOOTING W/ (3) # 5 BARS EACH WAY
36	P.T. POST ON 36" X 36" X 12" THICK CONC. FOOTING W/ (4) # 5 BARS EACH WAY
42	P.T. POST ON 42" X 42" X 12" THICK CONC. FOOTING W/ (4) # 5 BARS EACH WAY
48	P.T. POST ON 48" X 48" X 12" THICK CONC. FOOTING W/ (5) # 5 BARS EACH WAY

FOOTING SIZES BASED ON 1500 psf SOIL BEARING CAPACITY

DATE	REVISION	REV. BY:	
10-19-2020	REVISION	T.N.	INTAKE COMMENTS

PREPARED BY:

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NEW CONSTRUCTION
7002 78th AVE. SE. MERCER ISLAND 98040
PARCEL NUMBER: 252404-9217

BY: T.N.
DATE: 07/25/20
CHECKED: BT
SHEET # **S2**
PROJECT # **2**

Framing plans
PROJECT # **20-29E**

10/05/2020