

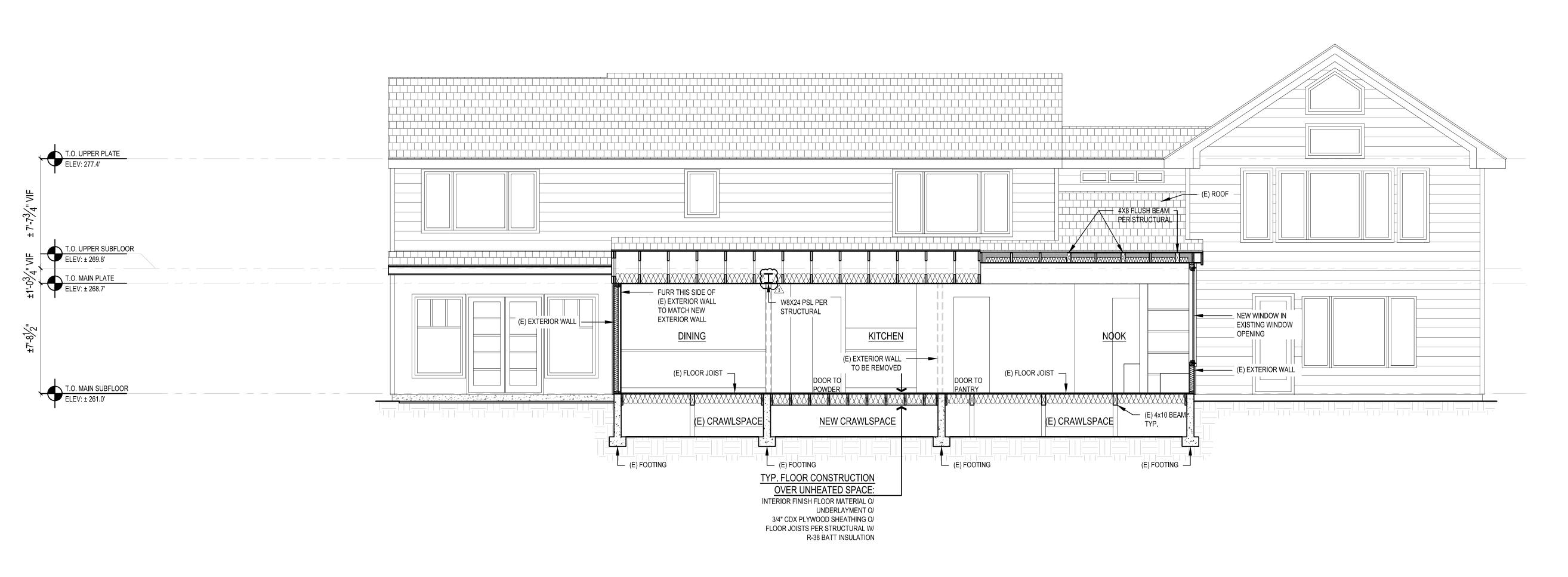
BUILDING SECTION
SCALE: 1/4" = 1'-0"

 \cong \equiv \supset \bigcirc \bigcirc All Rights Reserved © 2021 PIERCE RESIDENCE 5635 84TH AVE SE MERCER ISLAND, WA |#**|**@|@|@|@|@ PLOT DATE: 10/5/2022 DRAWN BY: CHECKED BY:

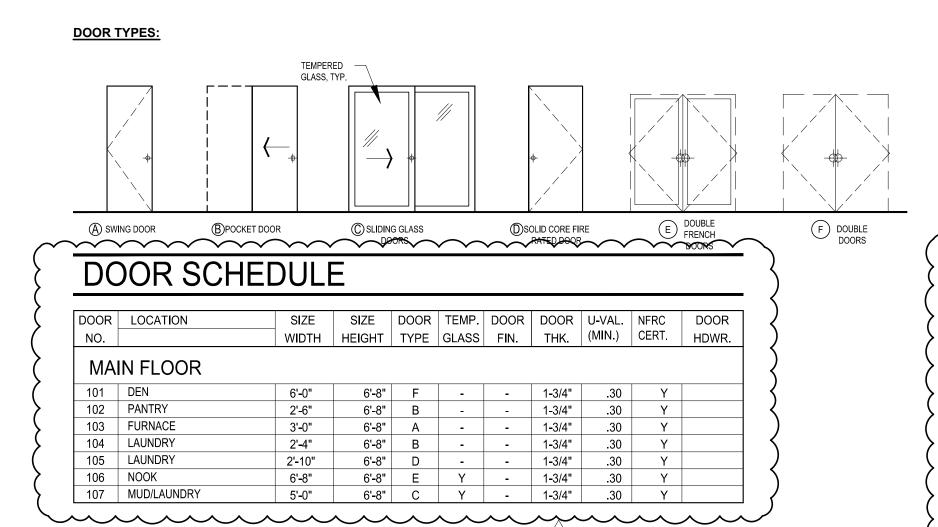
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

REVISION SET

10/5/2022



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



INDOW D	ESCRIPTION	R.O.	SIZE	TEMP.	QTY.	TOTAL AREA	U-VALUE	NFRC	GLAZING	REMARKS & NOTES
MARK		WIDTH	HEIGHT			(SF)	(MIN.)	CERT.		
A	PICTURE	3'- 6"	3'- 6 1/2"	_	2	24.8'	.28	Y	LOW E / CLEAR	_
В	PICTURE	5'- 0"	3'- 8"	-	2	36.7'	.28	Υ	LOW E / CLEAR	-
С	FIXED	2'- 11 1/2"	6'- 0"	-	1	17.8'	.28	Υ	LOW E / CLEAR	
D	FIXED	2'- 6"	7'- 5 1/2"	-	1	18.7'	.28	Υ	LOW E / CLEAR	
E	CASEMENT	3'- 0"	4'- 0"	-	1	12.0'	.28	Υ	LOW E / CLEAR	-
F	SKYLIGHT	3'- 6"	2'- 6"	-	2	17.5'	.28	Υ	LOW E / CLEAR	-

PIERCE RESIDENCE 5635 84TH AVE SE MERCER ISLAND, WA

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Щ S SECTION CHEDULE SCHEDULE BUILDING DOOR SCH WINDOW S

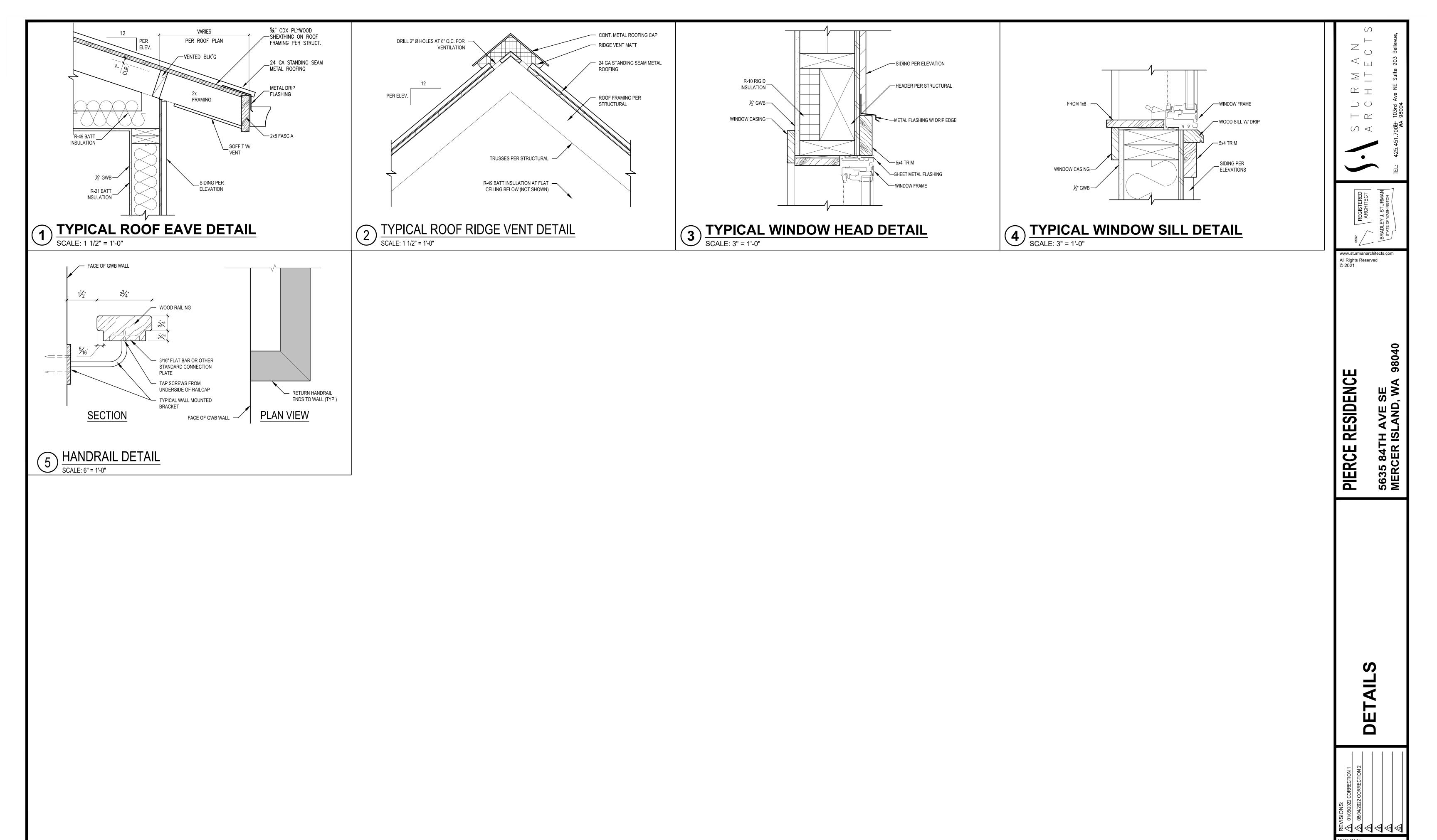
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SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

REVISION SET

10/5/2022



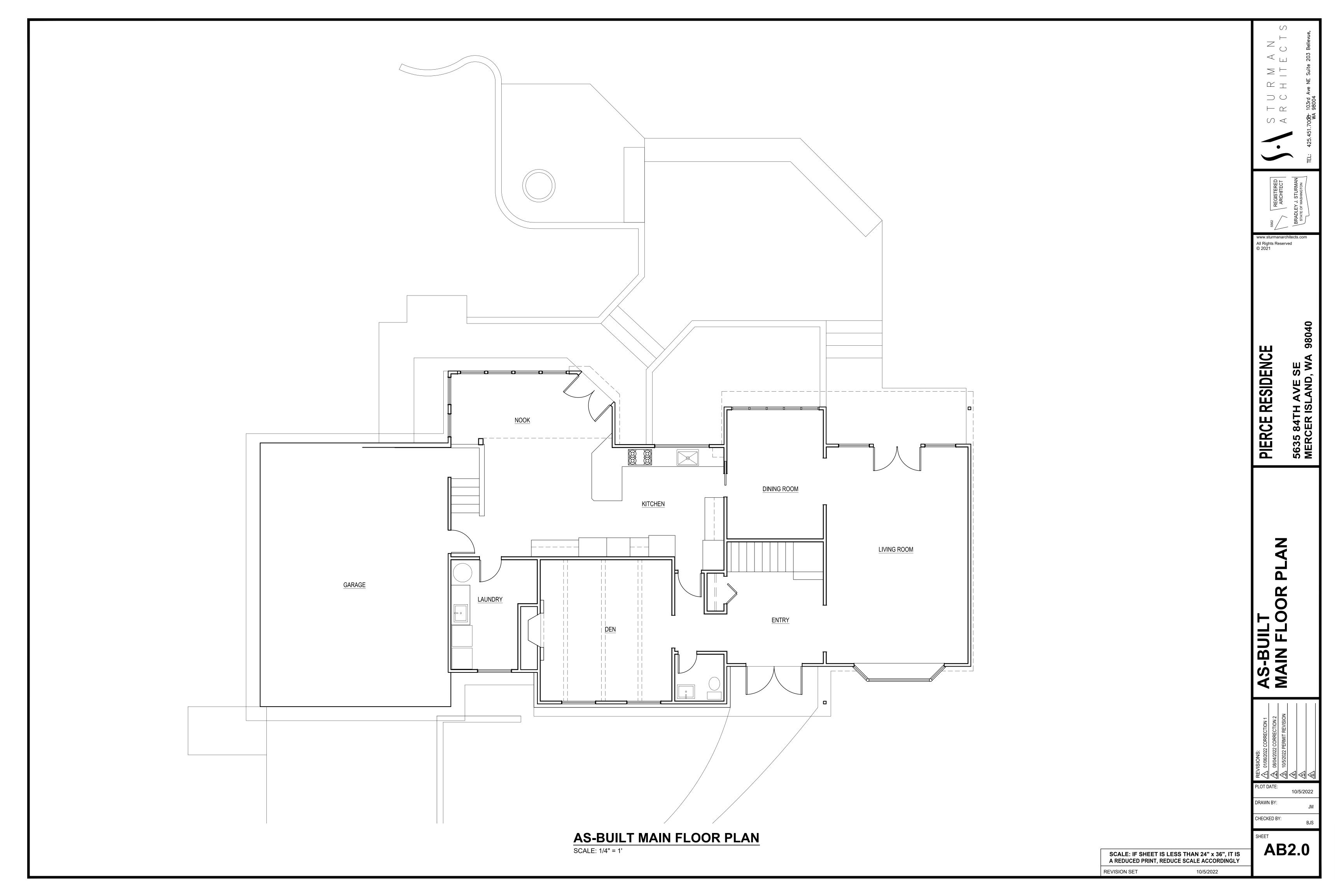
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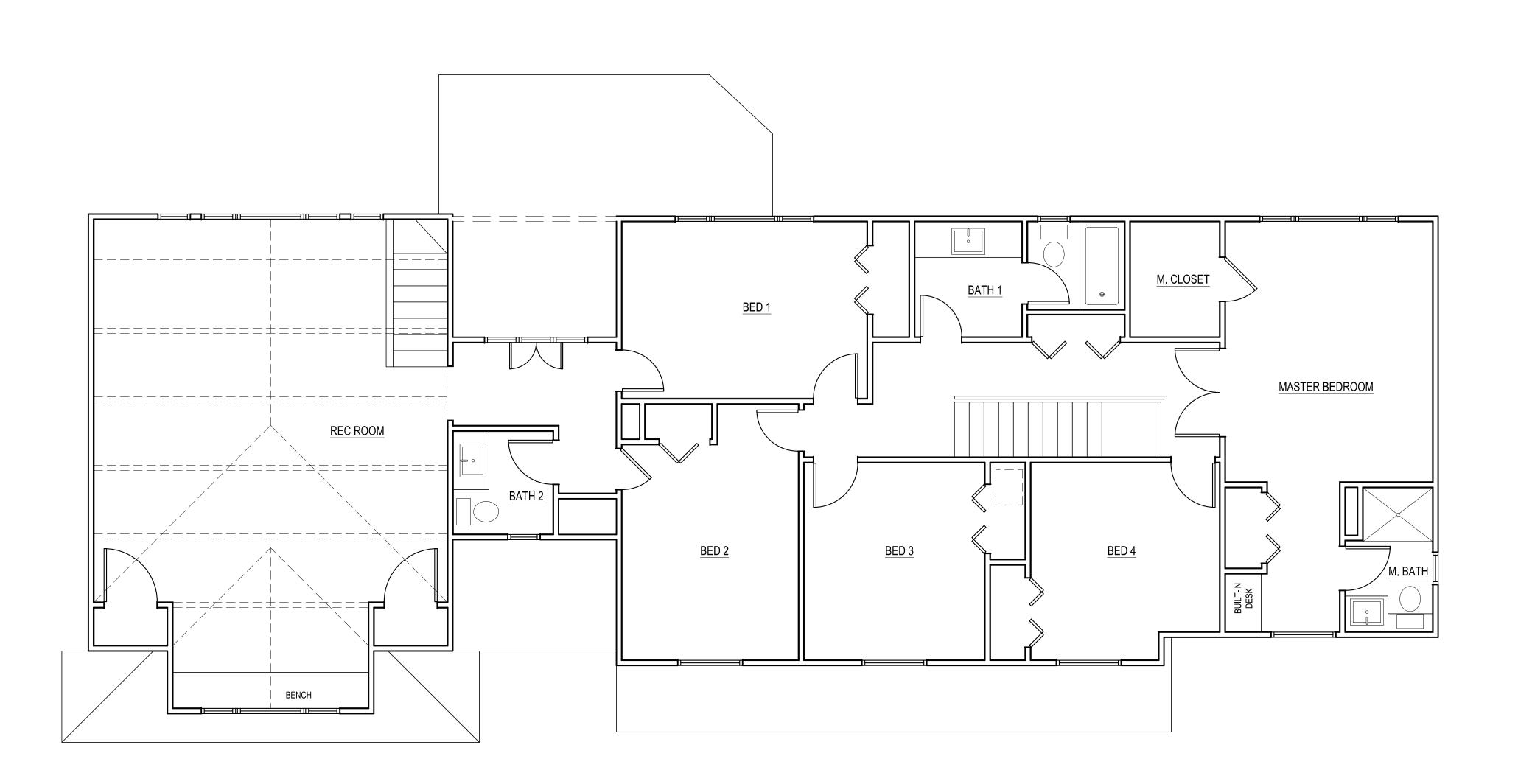
PERMIT CORRECTION SET

8/4/2022

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CHECKED BY:





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PIERCE RESIDENCE

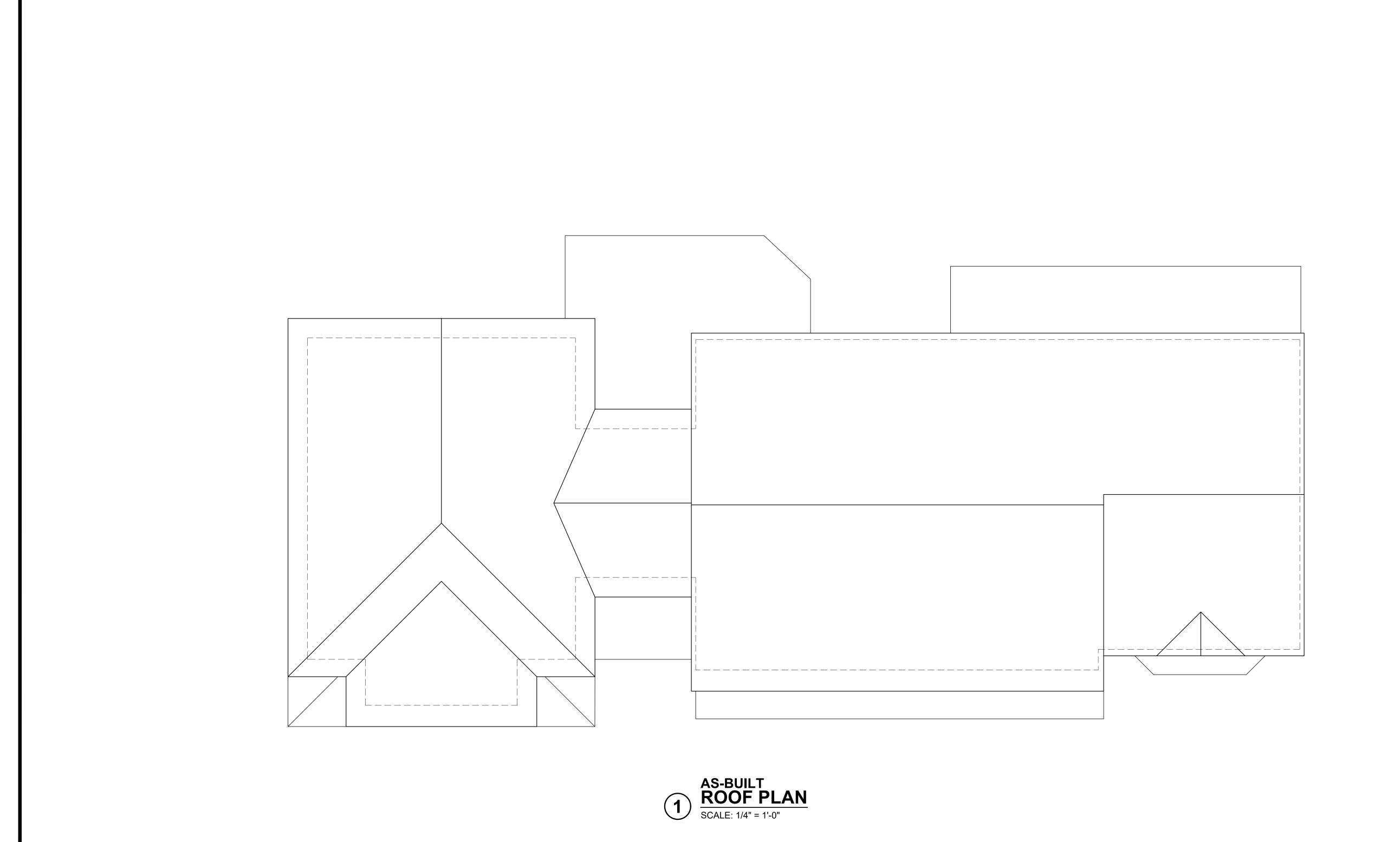
OOR AS BUILT UPPER FL

10/5/2022

DRAWN BY:

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AB2.1



PIERCE RESIDENCE 5635 84TH AVE SE MERCER ISLAND, WA

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DRAWN BY:

CHECKED BY:

AB2.2

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

REVISION SET 10/5/2022

GENERAL NOTES

1.0 GENERAL

- 1.1 Construction shall conform to the 2018 INTERNATIONAL RESIDENTIAL CODE and all other requirements of authorities having jurisdiction.
- 1.2 These drawings are the property of O.G. Engineering, PLLC ("Engineer"). These drawings and the information contained herein shall not be used for completion of or revisions to this project by others, extensions of this project or any other project without Engineer's express written permission.
- 1.3 Refer to Architectural Plans for all dimensions and elevations not shown. Do not scale drawings. The contractor shall verify all pertinent dimensions and existing conditions prior to beginning construction. Conflicts, differences in information, and omissions in drawings shall be brought to the attention of the Engineer for resolution prior to construction. Changes from the drawings shall be made only with the prior approval of the Engineer. All work is subject to review and approval by the local building department. All work shall conform to all permit and building department requirements. All details shall be considered typical at similar conditions. Details shall be used where applicable, unless otherwise noted. Details intend to show concepts that may not exactly match specific site conditions. All work shown on these drawings is new unless noted as existing.
- 1.4 The contractor shall be solely responsible for jobsite and construction safety and compliance with all current safety regulations. Jobsite visits performed by the Engineer do not include a review of the adequacy of the contractor's safety measures. The Engineer has no authority to exercise any control over any construction contractor or their employees in connection with their work or any health or safety precautions. Only the final, permanent structure is shown on these drawings. The contractor shall be solely responsible for the means and methods of construction, including but not limited to construction sequencing and providing all necessary shoring, bracing and other temporary supports during construction. The contractor shall be solely responsible for obtaining all necessary independent engineering reviews of all temporary conditions and support systems during construction.
- 1.5 Utility information is not shown on these drawings. The contractor shall be solely responsible for locating and protecting utilities prior to and during construction. The contractor shall be solely responsible for all damage to utilities resulting from their work, and all damage to utilities shall be repaired solely at the contractor's expense.
- 1.6 All waterproofing and drainage information shown on these drawings is for illustrative purposes only. Waterproofing and drainage are the design responsibility of others.

2.0 DESIGN BASIS - BUILDING STRUCTURES

2 1 \/audiaul auda (uaf)	Dand	1 :	C
2.1 Vertical Loads (psf)	Dead	Live	Snow
Existing (Upper) Roof	12	20	25
Addition (Low) Roof	13	20	25
Existing Upper Floor	13	40	
Existing Main Floor	12	40	
Addition Main Floor	10	40	

2.2 Seismic Design Data (per the 2018 IBC)

Risk Category: II Importance Factor: le=1.0

Site Coordinates: 47.5522°N, 122.2273°W

Mapped Spectral Response Acceleration: Ss=1.46, S1=0.51

Site Class: Default D Spectral Response Coefficients: Sds=1.17

Seismic Design Category: D

Main Seismic Force-Resisting System: Wood Structural Panel

Shear Walls

Response Modification Factor: R=6.5 Seismic Response Coefficient: Cs=0.18

Redundancy Factor: $\rho=1.3$

Over-strenath Factor: Ω =2.5

Analysis Procedure Used: Equivalent Lateral Force Procedure

2.3 Wind Design Data (per the 2018 IBC)

Risk Category: II Basic Wind Speed: 98 mph

Exposure Category: C Topographic Factor: 1.60 (Per Mercer Island Wind Load Map)

3.0 INSPECTIONS

The construction work shall be inspected as required by the IRC Section R106. The contractor is solely responsible for understanding the requirements of and coordinating all inspections, observations and testing and ensuring that all required work is performed to the satisfaction of the inspector.

4.0 FOUNDATIONS

- 4.1 The following foundation & retaining wall design criteria are assumed, have not been verified by a geotechnical engineer and therefore must be approved by the building official. If design criteria are found to be different than assumed, notify Engineer for additional requirements prior to construction:
- 2000 psf * Allowable Vertical Bearing Pressure:
- 4.2 Footing & Slab on Grade Excavations

Remove any deleterious, loose or softened material from footing & slab on grade excavations and compact sub-grades to a firm and unyielding condition. If loose sub-grades can not be adequately compacted, over—excavate loose material to competent soil and replace with properly compacted structural fill. Do not allow water to stand in excavations; if sub-grades become softened before concrete is cast, excavate softened material and replace with properly compacted structural fill at no additional cost to the owner. Structural fill and compaction requirements are the design responsibility of others.

5.0 MATERIALS

5.1 Wood:

5.1.1 All untreated sawn lumber shall be Douglas Fir grade number 2, U.O.N. Mudsills and all sawn lumber in contact with concrete, masonry, ground, exposed to weather or moisture, shall be P.T. Hem Fir or Doug Fir grade number 2, U.O.N. Preservative retention levels in P.T. wood shall meet the requirements of the applicable use category in accordance with AWPA U1-16, and shall not exceed those required to comply with AWPA Use Category UC4A. Do not use wood treated with ACZA. Field-cut ends. notches and drilled holes of P.T. wood shall be treated in the field in accordance with AWPA M4. P.T. is not required at naturally decay—resistant (i.e. redwood, cedar etc.) sawn lumber members.

- 5.1.2 Engineered Wood Framing Members and I-Joists shall be TrusJoist® or approved equal. 'PSL' denotes Parallam 2.2E for beams and 1.8E for posts.
- 5.1.3 Glulam framing members shall be DF/DF, stress class 24F-1.8E, combination symbol 24F-V8, U.O.N.

5.1.4 All wood framing members shall have 19% maximum moisture content at time of installation.

5.2 Concrete:

Hardrock, normal-weight, $5\frac{1}{2}$ -sack concrete mix with a minimum 28—day compressive strength equaling or exceeding 2,500 psi. Slump range shall be 3-5 inches. Maximum aggregate size shall be 1". Maximum water/cement ratio shall be 0.5.

5.3 Reinforcing Steel Bars:

ASTM A615, Grade 60

5.4 Post-Installed Dowels & Anchors into Existing Concrete & CMU

Epoxy: Simpson SET-3G (Installed & inspected per ICC No. ESR-4057)

5.5 Bolts and Threaded Rods:

5.5.1 Threaded Rod: ASTM F1554 Grade 36

5.5.2 Sill Anchor Bolts: ASTM A307

Bent bar "J" anchor bolts shall have a hook with a 90-degree bend with an inside diameter of three bolt diameters, plus an extension of one and one half bolt diameters at the free end.

5.5.3 Bolts in Timber Connections: ASTM A307

6.0 CONCRETE CONSTRUCTION

- 6.1 Concrete elements shall be constructed in single continuous pours, without construction joints, unless otherwise approved by the Engineer. Reinforcement shall be the longest lengths practical. Splices in rebar are not allowed in footings or walls less than 20 feet long. Lap splices shall be staggered at least 2 ft. in adjacent bars. Where reinforcement or anchor edge distances are noted on the drawings as "clear", the distance shall be taken from the face of reinforcement or anchor to edge of concrete. Cast-in-place reinforcement and anchor bolts shall be installed prior to concrete placement and shall not be "wet-set" into freshly poured concrete.
- 6.2 Reinforcement installation details, including rebar bends, hooks, splices and development lengths shall be in accordance with the requirements of IRC Section R608.5.4, U.O.N. Concrete materials, forms, mixing and delivery shall be in accordance with the requirements of the IRC Section R404.1.3.3.

6.3 Concrete Coverage over Reinforcing Steel

Unless otherwise noted, maintain the minimum concrete cover to face of reinforcement or anchors as follows:

- 1) 3" Where concrete is cast against and permanently exposed to earth except slab on grade.
- 2) 2" Where concrete is exposed to earth but formed, or exposed to weather.
- 3) $1\frac{1}{2}$ Where concrete is not exposed to earth or weather.

6.4 Slabs on Grade

6.4.1 Crack Control Joints

Cut crack control joints in top of slab @10'-0"o.c. (max.) each way. Joint depth shall be $\frac{1}{4}$ of the slab depth or 1", whichever is greater. Joints shall be conventional saw-cut within 4 to 12 hrs of concrete placement, or early-entry saw-cut within 1 to 4 hrs of concrete placement. Jointed panels shall be rectangular, as square as possible, with a max length—to—width ratio of $1\frac{1}{2}$:1.

6.4.2 Slab Sub-Base

Slab sub-base shall be $\frac{5}{8}$ " to $\frac{3}{4}$ " clean, crushed drain rock, compacted to a firm and unyielding condition.

7.0 WOOD CONSTRUCTION

7.1 General Framing

Connections not specified on these drawings shall conform to the IRC fastening schedule, refer to Table R602.3(1). Depth of all posts in walls shall match stud depth, U.O.N. Block floor joist space solid under posts and cripple studs supporting headers and continue support to foundation. Face nail all plies of multi-ply studs with 10d@6"o.c. Obtain approval from engineer prior to ripping or creating notches or holes in framing members, U.O.N. Install double joists below all new interior walls parallel to floor joists and solid blocking below all new interior walls perpendicular to floor joists (NSFC on plan), U.O.N. All beams shall be continuous across supports unless explicitly shown as multiple pieces. Install full depth blocking between framing members over supports, unless otherwise noted. Bevel-cut ends of framing members in skewed hangers, U.O.N.

7.2 Engineered Wood Framing

See TrusJoist "Installation Guide for Floor and Roof Framing" (TJ-9001) for allowable holes in engineered wood beams.

7.3 Fasteners

Nails specified on these drawings are common nails, U.O.N. Fasteners in contact with P.T. wood, exposed to weather or in contact with ground shall be hot-dipped galvanized per IRC Section 317.3, or shall have equivalent corrosion resistance. Dissimilar metals & coatings shall not be in contact. Bolt holes shall be a minimum of $\frac{1}{32}$ " to a maximum of $\frac{1}{16}$ " larger than the bolt diameter. Bolts shall not be forcibly driven, and shall be tightened to the snug—tight condition. Install standard cut washers under all bolt heads and nuts bearing against wood.

7.4 Connectors

Connectors specified on these drawings are manufactured by the SIMPSON STRONG-TIE® Company, U.O.N. Refer to latest catalog for information not specifically noted herein. Connectors in contact with P.T. wood, exposed to weather or in contact with ground shall be ZMAX or HDG galvanized. All connectors shall receive the maximum number of fasteners, U.O.N. Dissimilar metals & coatings shall not be in contact. Shim gaps in connectors for different framing sizes with plywood as required. Non-field-adjustable hangers specified as sloped or skewed shall be manufactured sloped or skewed.

7.5 Wood Structural Panels

WSPs shall bear the APA trademark and shall meet the requirements of the latest edition of USDOC PS1 or PS2. Use 10d common wire nails to fasten panels with $1\frac{1}{2}$ minimum penetration into framing at all panel edge and field nailing, U.O.N. Nails shall be located at least $\frac{3}{8}$ " from panel ends and edges. Stagger nails at adjoining panel edges. Drive nail heads flush with panel surface. Maintain $\frac{1}{8}$ " gap between all adjoining panel edges. Center interior panel joints on framing members or blocking. Provide $\frac{1}{2}$ " space between untreated panel and concrete or masonry. Minimum panel dimension shall be 2'-0". Panel storage and handling during transport and construction shall be in accordance with APA recommendations and shall protect the panels from prolonged exposure to moisture from rain, snow, ground or other sources. WSPs permanently exposed to weather shall be exterior grade.

7.6 Shear Walls and Exterior Wall Sheathing

7.6.1 Shear walls are noted on the plans. Shear walls shall be sheathed with $\frac{1}{2}$ " APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $\frac{32}{16}$. Panels shall not be less than 4'-0"x8'-0", except at boundaries and changes in framing. Panels shall be laid with strength axis vertical. Install 2x blkg under all unsupported panel edges: all panel edges shall be supported by and fastened to min. 2x common study or blocking, U.O.N. on shear wall schedule. Edge nail panels to posts within shear walls. Install double stud or min. 4x post at the ends of all shear walls. Provide solid blocking under double studs & posts between floors and continue support to foundation. See shear wall schedule for more information.

7.6.2 WSP Wall Nailing, U.O.N.:

Panel Edge Nailing: 10d@6"o.c. maximum. Intermediate (Field) Nailing: 10d@12"o.c. maximum.

7.6.3 All new exterior walls not called out as shear walls shall be sheathed on their exterior face with $\frac{1}{2}$ " APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $\frac{32}{16}$ and nailing per note 7.6.2., U.O.N. All other fasteners & requirements shall conform to the shear wall schedule for wall type (1).

7.7 Holdowns and Tiedown Straps

Holdowns and tiedown straps shall be attached to double studs or min. 4x posts, U.O.N. See latest Simpson Catalog for additional requirements not noted herein. See holdown schedule for anchor bolt sizes and additional specifications. Refer to note 7.1 for nailing and framing requirements at holdown/tiedown posts. Install solid post at shear wall corners or intersections where holdowns/tiedowns occur. All holdowns/tiedowns shall have the maximum number of fasteners.

7.8 Sill Anchor Bolts

There shall be a minimum of two sill anchor bolts per piece with one bolt located not more than 12" or less than $4\frac{1}{2}$ " from each end of each piece. Holes in sills for bolts shall not be oversized. Sill anchor bolts shall be $\frac{5}{8}$ " with 7" min. embed. into concrete. Sill anchor bolts into existing concrete shall be all—thread rod, drill and epoxy. See shear wall schedule for spacing of sill anchor bolts in shear walls. Maximum sill anchor bolt spacing at non-shear-walls shall be 6'-0"o.c. at interior walls and 4'-0"o.c. at exterior walls. All sill anchor bolts at shear walls and mudsills shall be installed with 0.229"x3"x3" steel plate washers. Edge of sill anchor bolt plate washers shall be located $\frac{1}{2}$ " max. from inside face of wall sheathing or rim joist where occurs.

7.9 Floor and Roof Sheathing

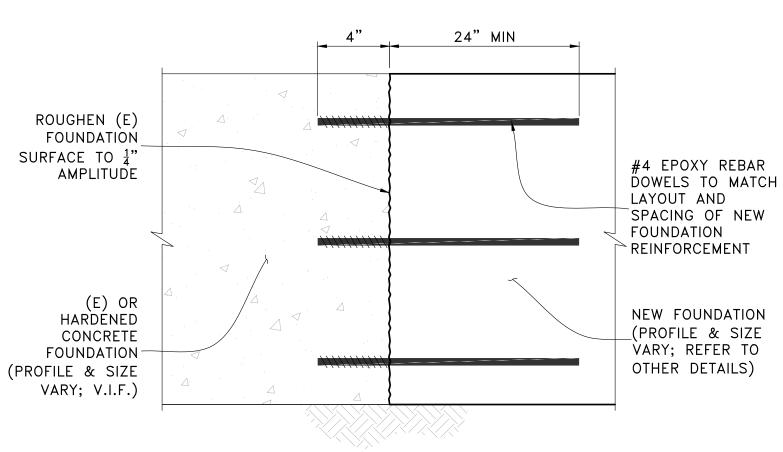
7.9.1 Wood structural panel sheets at floors and roofs shall be laid with strength axis perpendicular to supports and continuous over two or more spans, unless otherwise noted on drawings. Stagger adjacent panels 4'-0"o.c. lengthwise.

7.9.2 Unless otherwise noted, typical roof sheathing shall be unblocked §" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $^{40}\!\!/_{20}$. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. intermediate (field) nailing. Install 'PSCL' sheathing clips (one mid-way between each support) at all unsupported panel

7.9.3 Unless otherwise noted, typical floor sheathing shall be unblocked $\frac{3}{4}$ " APA RATED STURD-I-FLOOR EXPOSURE 1 WSPs with a span rating of $^{48}\!\!/_{24}$ and T&G edges. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. field nailing. Glue sheathing to all supports (including blocking) with $\frac{1}{4}$ " minimum beads of approved adhesive meeting APA specification AFG-01.

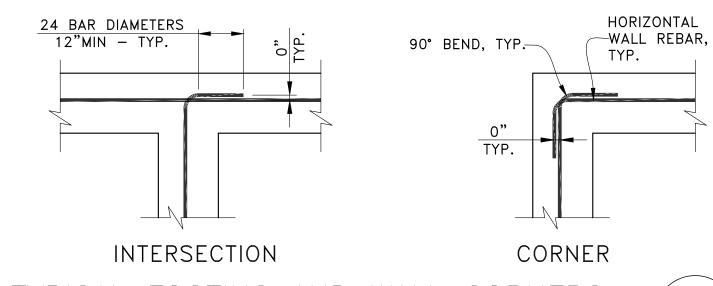
7.9.4 Existing Lumber Floor & Roof Board Sheathing

Where new edge nailing of existing lumber board sheathing is specified on these plans, that nailing shall be 10d, (2) at each 1x6 lumber board, or (3) at each 1x8 board.



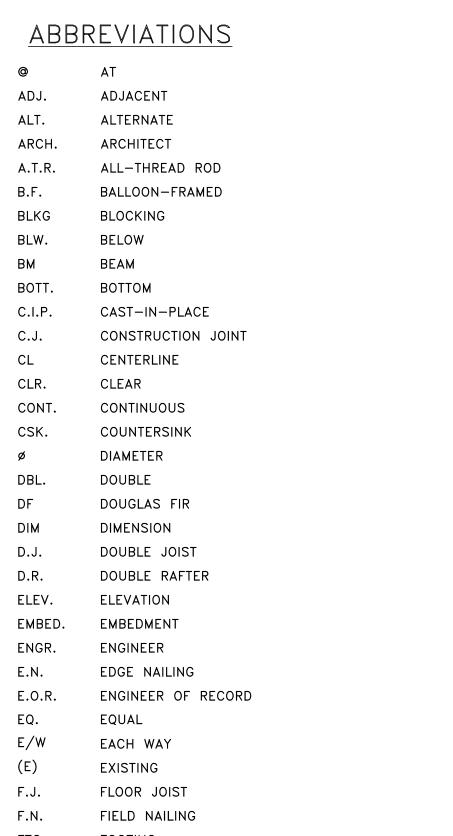
TYPICAL NEW TO EXISTING FOUNDATION

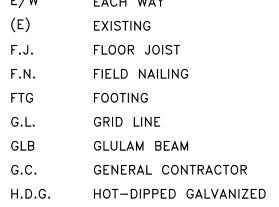
SCALE: NTS

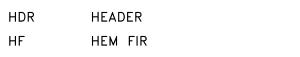


TYPICAL FOOTING AND WALL CORNERS

SCALE: NTS







INV. INVERTED

2018 INTERNATIONAL BUILDING CODE®

2018 INTERNATIONAL RESIDENTIAL CODE® K.D. KILN-DRIED LUMBER LOCATION

MAX. MAXIMUM MANUF. MANUFACTURER M.B. MACHINE BOLT

LOCN

MIN.

PSF

NSFC NOT SHOWN FOR CLARITY NOT TO SCALE

MINIMUM

0/ OVER ON CENTER o.c. 0/H OPPOSITE HAND

OPENING OPNG PL PLATE

PΤ PRESSURE-PRESERVATIVE-TREATED QUADRUPLE REQUIRED

RETROFIT R.R. ROOF RAFTER REDWOOD R.W.

S.A.D. SEE ARCHITECTURAL DRAWINGS SLAB ON GRADE

POUNDS PER SQUARE FOOT

SIM. SIMILAR SQ. SQUARE STD STANDARD

SHEAR WALL SCHEDULE T.B.D. TO BE DETERMINED

TOP & BOTTOM T&G TONGUE & GROOVE T.O. TOP OF

TRPL. TRIPLE **TYPICAL**

UNLESS OTHERWISE NOTED U/S UNDERSIDE u/ UNDER VERIFY IN FIELD

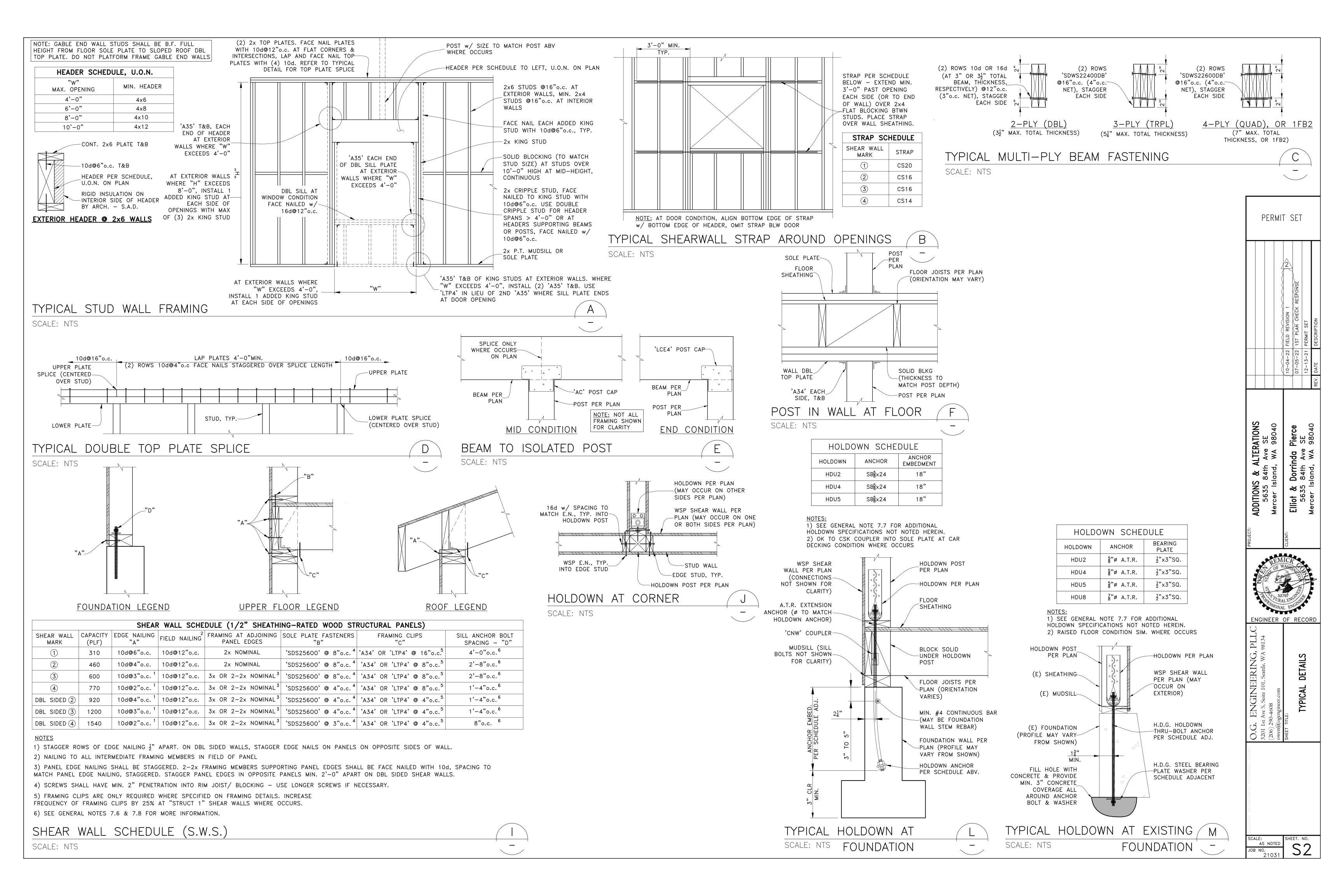
WESTERN RED CEDAR WOOD STRUCTURAL PANEL

PERMIT SET

Dorr 84th sland **%** 84† Elliot 56



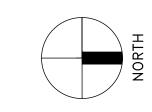
NOTES DETAIL



PLAN	LEGEND				DATION SCH		
CONCRETE FOUNDATION WALL PER FOUNDATIONSCHEDULE ADJACENT				(F1)	INTERIOR PAD FOOTING PE	R C	
(E) CONCRETE FOUNDATION WALL PER FOUNDATION SCHEDULE ADJACENT				F2>	8" INTERIOR CRAWLSPACE WALL w/ 12" WIDE STRIP	FOUNDATION B FOOTING PER S7	
CONCRETE SPREAD FOOTING PER FOUNDATION SCHEDULE ADJACENT				(F3)	8" EXTERIOR CRAWLSPACE WALL w/ 15" WIDE STRIP	FOUNDATION A FOOTING PER S7	
(E) CONCRETE SPREAD FOOTING PER FOUNDATION SCHEDULE ADJACENT							
POST ABOVE FOUNDATION PER C S7							
EPOXY REBAR DOWEL NEW A TO (E) FOUNDATION PER S1		PT POST PER PLAN FR MAIN FLOOR BEAM w/	OM T.O. FOOTING TOE TO U/S 'H8Z' EACH SIDE OF BEAM & ½"ø " EMBED. INTO CONCRETE STEM	Œ1>	(E) 24"Ø INTERIOR PAD F QUANTITY SHOWN ARE API	OOTING (LOCNS & PROXIMATE, V.I.F.)	
	BPF	WALL 6" FROM T.O. PO CENTER VERT. ANCHOR CONCRETE WALL CORNE TO POST CENTER AS P	"EMBED. INTO CONCRETE STEM — DST & @12"o.c. VERT. BTWN. ROW 3" MEASURED HORIZ. FROM ER WHERE OCCURS & AS CLOSE OSSIBLE. PLACE W.P. BARRIER TREATED WOOD AND CONCRETE	E2>	(E) 8" CRAWLSPACE FOUN WIDE STRIP FOOTING (V.I.I ENGR FOR ADDITIONAL REGULATION (E) 8" SLAB ON GRADE FOOTING (V.I.I ENGR FOR ADDITIONAL REGULATION (C) 1.1.1 ENGR FOR ADDITIONAL REGULATION (E) 8" CREATER FOR ADDITIONAL REGULATION (C) 1.1.1 ENGR FOR ADDITIONAL REGULATION (E) 1.1.1 ENGR FOR ADDITIONAL REGULATION (C) 1.1.1 ENGR FOR ADDITIONAL REGULATION (E) 1.1.1 ENGR FOR E) 1.1 EN	F. FOOTING WIDTH; NOTIFY QUIREMENTS IF LESS) OUNDATION WALL w/ 15" F. FOOTING WIDTH; NOTIFY	
	CAF	CAST NEW STRIP FTG A OVERLAP WHERE OCCUI DOWEL, HOOKED w/ 53 (E) FTG & LAP w/ ST	AROUND (E) PAD FOOTING AT RS & INSTALL #4x30" EPOXY PERPENDICULAR EMBED. INTO RIP FTG BOTT. BARS. EPOXY RS w/ 4" EMBED. INTO (E) PAD	·	ENGR FOR ADDITIONAL REG	QUINEMENTS IF LESS)	
	CAO	SAWCUT ACCESS OPNG WALL (S.A.D. FOR DIMS	IN (E) FOUNDATION S). ADJUST LOCN AS				
	EPF	FOOTING WHERE OCCUR	POST BEARING ON NEW PS SHALL HAVE 'ABAZ' BASE				
	VO	VENT OPENING (S.A.D.	FOR DIMS)				
			€2>		(F3)		
			E2	CRA	A O O O	O	F3
	E3>				E2	A A A	E2>
					CAO A A A A A A A A A A A A A A A A A A		
			TYP	_	3/2- 1	—EPF \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
	3		TYPE1		37+51 PSI FI	EXISTING CRAWL	TYP.

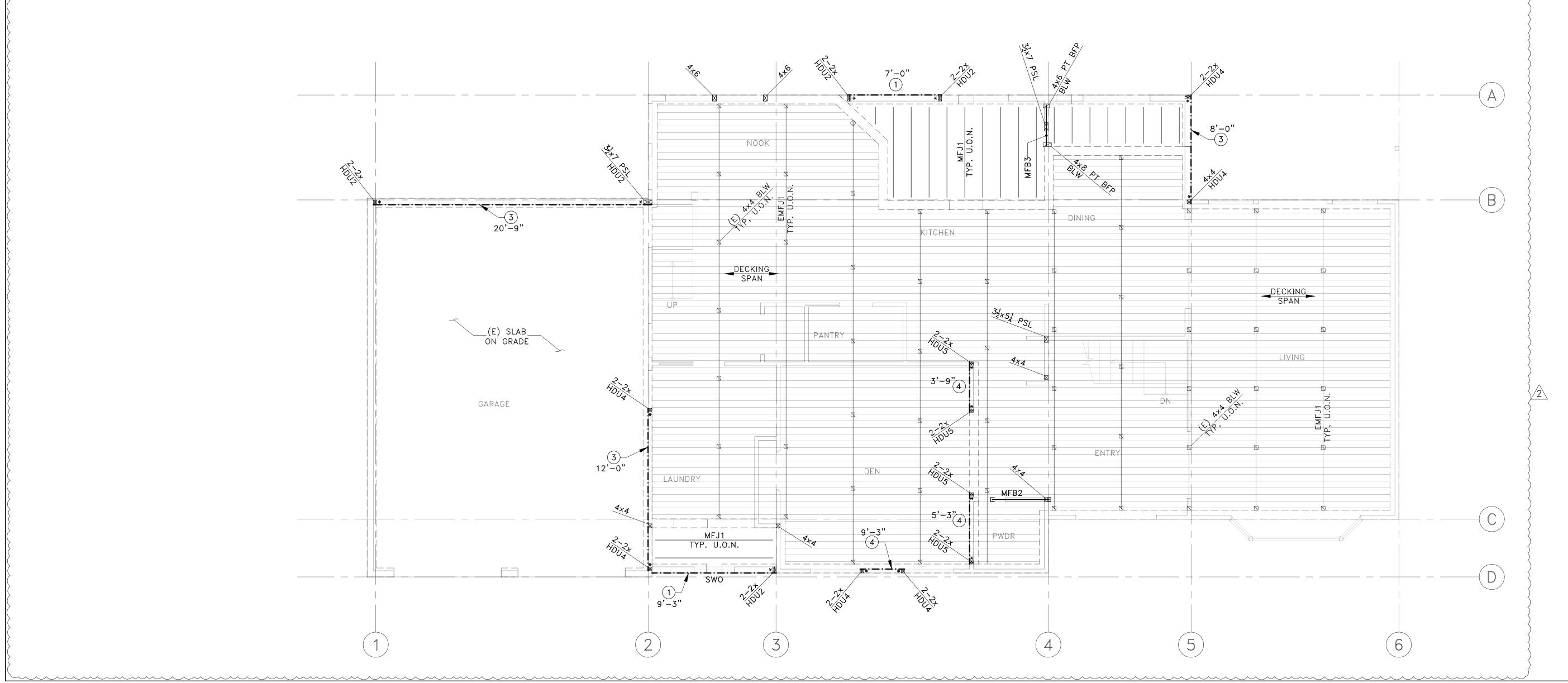
(E) FIREPLACE FOUNDATION TO REMAIN

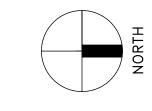
CRAWL



	P	'ER	ΜI¯	Γ ;	SET	-	
				$\sqrt{10-04-22}$ FIELD REVISION 1	07-05-22 1ST PLAN CHECK RESPONSE	12-13-21 PERMIT SET	
SINCITABLIA & SINCITIONA	ADDITIONS & ALIERATIONS	Moroor Joland WA 08040	Mercer Island, WA 90040		Elliot & Dorrinda Pierce	Soss 84th Ave SE	Mercer Island, WA 30040
PROJECT:	NGII	REE NEE	EM OF W 522 VVRA VONA	CLIENT:	1	COF	218
DING DEPARTMENT APPROVAL STAMP: O.G. ENGINFERING, PLLC &	3201 1st Ave S. Suire 101. Seattle. WA 98134	(206) 290-4608	owen@ogengineer.com	SHEET TITLE:	CRAWLSPACE	FOUNDATION PLAN	
DING DEPARTMENT APPROVAL STAMP:		3		1.7			

	PLAN L	EGEND			FRAMING	SCHE	DULE
	NEW OR EXISTING STUD WALL ABOVE FLOOR			CALLOUT	JOIST/BEAM		
	NEW OR EXISTING WALL BELOW FLOOR			MFJ1	2x10 @16"o.c. 10	3210A (OR USE)d TOE NAILS OI WHERE SKEWED	$VLY \mid \frac{C}{C7} \mid \frac{C}{C7} \mid$
	NEW OR EXISTING WINDOW BY ARCH (S.A.D.)	BFP	SEE SHEET S3 PLAN LEGEND	MFB2	4×10 (FLUSH w/ EMFJ1)	HU410	N/A
X 'L'	½" W.S.P. SHEAR WALL TYPE X I A-B D S2 S7 S7	SWO	STRAP AROUND OPENING IN SHEAR WALL PER B S2	МҒВ3	$5\frac{1}{4} \times 9\frac{1}{4}$ PSL (FLUSH w/ MFJ1)	N/A	SHALL HAVE FULL BEARING OVER BFP
OR BLW	POST ABOVE <u>OR</u> BELOW FLOOR PER <u>E-F</u> C S2 S7			EMFJ1	4×10 @ ±5'-0"o.c.	N/A	SPACING & LAYOUT SHOWN IS APPROXIMATE; V.I.F.
2-2 ¹ /10 ¹ / ₁	POST & HOLDOWN PER (S2)						
DECKING	(E) 2× CAR DECKING SPANNING IN INDICATED DIRECTION						
		BEAM_ HANGER	FLUSH-FRAMED JOIST OR BEAM CONNECTION; SEE FRAMING SCHEDULE FOR HANGERS, U.O.N. ON PLAN OR DETAILS (JOIST HANGERS NOT SHOWN ON PLAN FOR CLARITY)				
		5	JOIST OR BEAM BEARING ON DROPPED BEAM OR HEADER (BEARING WALL SIM). POST DOWN TO HEADER WHERE OCCURS (POST WIDTH TO MATCH BEAM, NOT SHOWN FOR CLARITY). INSTALL FULL-DEPTH BLKG EACH SIDE OF JOIST OR BEAM OVER SUPPORT				





PERMIT SET

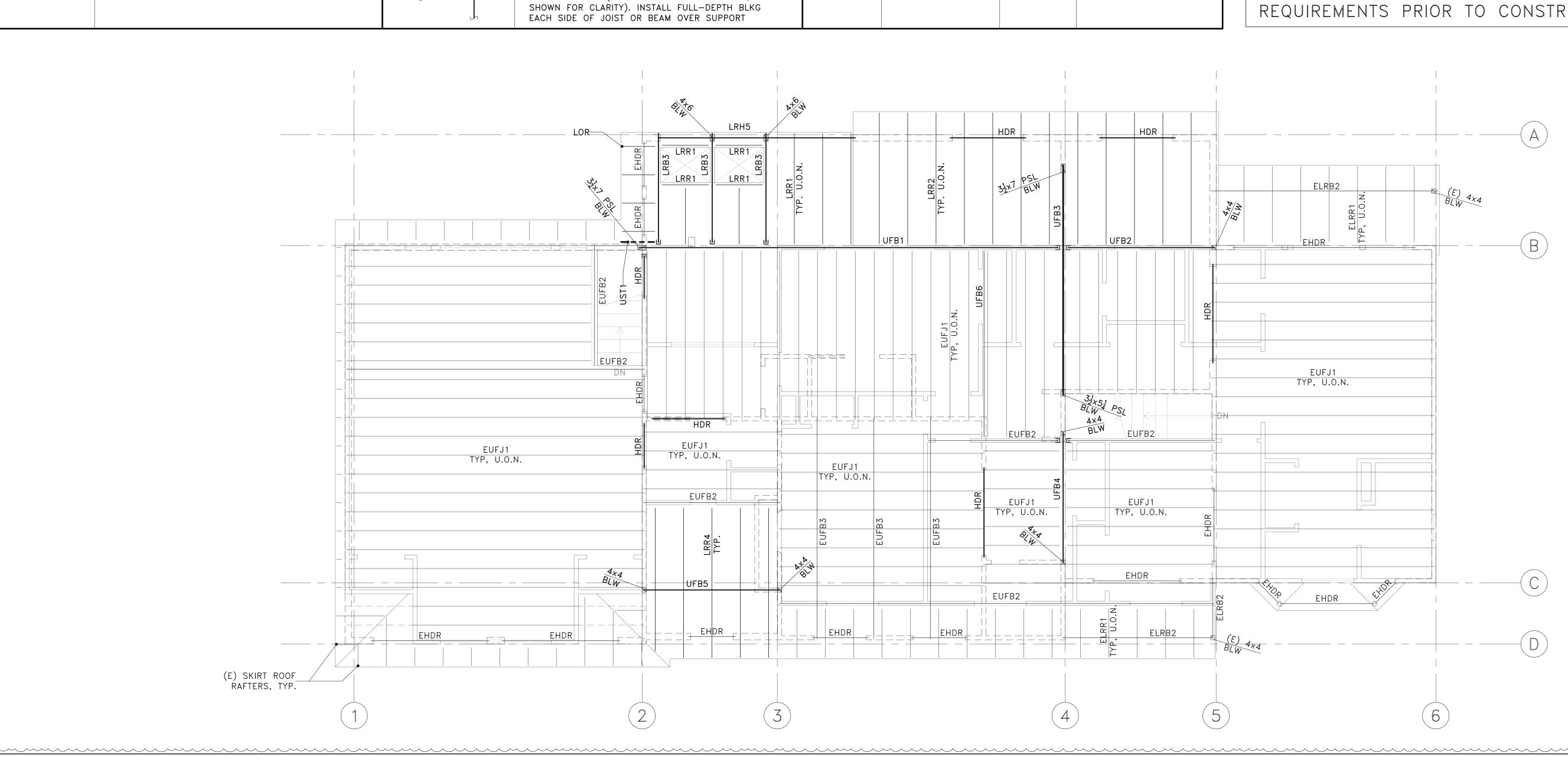
				10-04-22 FIELD REVISION 1	07-05-22 1ST PLAN CHECK RESPONSE	12-13-21 PERMIT SET
OT: ADDITIONS & ALTEDATIONS	u	u	Mercel 18181, AV 50040	- : : L		Soss 84th Ave SE
PROJECT:	NGII	P	EM DF W 527 URA ONA	TO THE LEW	-	COF
O.G. ENGINEERING PLLC	3201 Ist Ave S, Suite 101, Seattle, WA 98134		owen@ogengineer.com	SHEET TITLE:	MAIN FLOOR	FRAMING PLAN
DEPARTMENT APPROVAL STAMP:	. ,		-	<u> </u>		

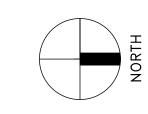
	PLAN LEGEND					FRAMING SCHEDULE						
	NEW OR EXISTING STUD WALL ABOVE FLOOR	HDR	DROPPED HEADER OVER WALL OPENING BELOW PER (USE 'HUC' HANGER TO FULL-HEIGHT POST WHERE OCCURS, MATCH BEAM DEPTH)	CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)	CALLOUT	JOIST/BEAM	HANGER (U.O.N. ON PLAN)	REFER TO DETAIL(S) (OR SEE NOTES BLW)	
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	NEW OR EXISTING WALL BELOW FLOOR	LOR	LOOKOUT RAFTERS PER S7	UFB1	$3\frac{1}{2}$ x24 PSL (U/S FLUSH w/ U/S EUFJ1)	CUSTOM (SEE DETAIL)	L-M B S7 S8	EUFJ1	(E) 2x10 @16"o.c.	LUS210 (TO NEW BEAMS ONLY)	V.I.F. HANGER FIT PRIOR TO PURCHASE	
	NEW OR EXISTING WINDOW BY ARCH (S.A.D.)			UFB2	3½×9¼ PSL (FLUSH)	CUSTOM (SEE DETAIL)	M B S7 S8	EUFB2	(E) 4×10 (FLUSH)	HU410 (TO NEW BEAMS ONLY)	V.I.F. HANGER FIT PRIOR TO PURCHASE	
A7AN BLW	POST BELOW FLOOR PER E-F 0 S2 S7			UFB3	W8x28 (FLUSH)	N/A	E 0 B S7 S7 S8	EUFB3	(E) 4x8 (DROPPED)	N/A	N/A	
	METAL STRAP PER PLAN			UFB4	$3\frac{1}{2} \times 9\frac{1}{4}$ PSL (FLUSH)	N/A	N/A	ELRR1	(E) OVERHANG RAFTERS	N/A	N/A	
UST1	'MSTC40' STRAP U/S BEAM TO T.O. ABUTTING DBL TOP PLATE PER S8			UFB5	4×10 (DROPPED)	N/A	N S7	ELRB2	(E) LOW ROOF RAFTERS	N/A	N/A	
				- UFB6	2×10 (FLUSH DRAG STRUT)	LUS210	'A35' w/ 'PH612I' @24"o.c. TO U/S SUBFLOOR, LAP MIN. 18" o/ DBL TOP PLATE @ EAST END & ATTACH w/ (4) 'LTP5'					
		EHDR	(E) DROPPED HEADER OVER WALL OPENING BELOW	LRR1	2x8 @24"o.c.	LRU28Z	G I-J L S7 S7 S7		NOTES: 1) NO WORK ABOVE UPPER FLOOR;			
				LRR2	2x8 @24"o.c.	LRU28Z	G H K S7 S7 S7	FLOOR WALL LAYOUT SHOWN FOR REFERENCE ONLY 2) CONTRACTOR SHALL FIELD—VERIF				
}				LRB3	4x8 (FLUSH)	LSSR410Z (SHIM GAP IN SEAT)	G I S7 S7				IELD-VERIFY	
\{		BEAM_ HANGER	FLUSH-FRAMED JOIST OR BEAM CONNECTION; SEE FRAMING SCHEDULE FOR HANGERS, U.O.N. ON PLAN	LRR4	2x8 @24"o.c.	LRU28Z	G H N S7 S7 S7	EXIS	TING UPPER	FLOOR F	RAMING CONDITIO	
			OR DETAILS (JOIST HANGERS NOT SHOWN ON PLAN FOR CLARITY)	LRH5	4x6 (TOP FLUSH w/ ADJ. DBL TOP PLATE)	N/A	A S2 SIM		SHOWN ON THIS PLAN PRIOR TO COMMENCING FRAMING WORK &			
1									ILDA IL DICE			

JOIST OR BEAM BEARING ON DROPPED BEAM OR HEADER (BEARING WALL SIM). POST DOWN TO HEADER

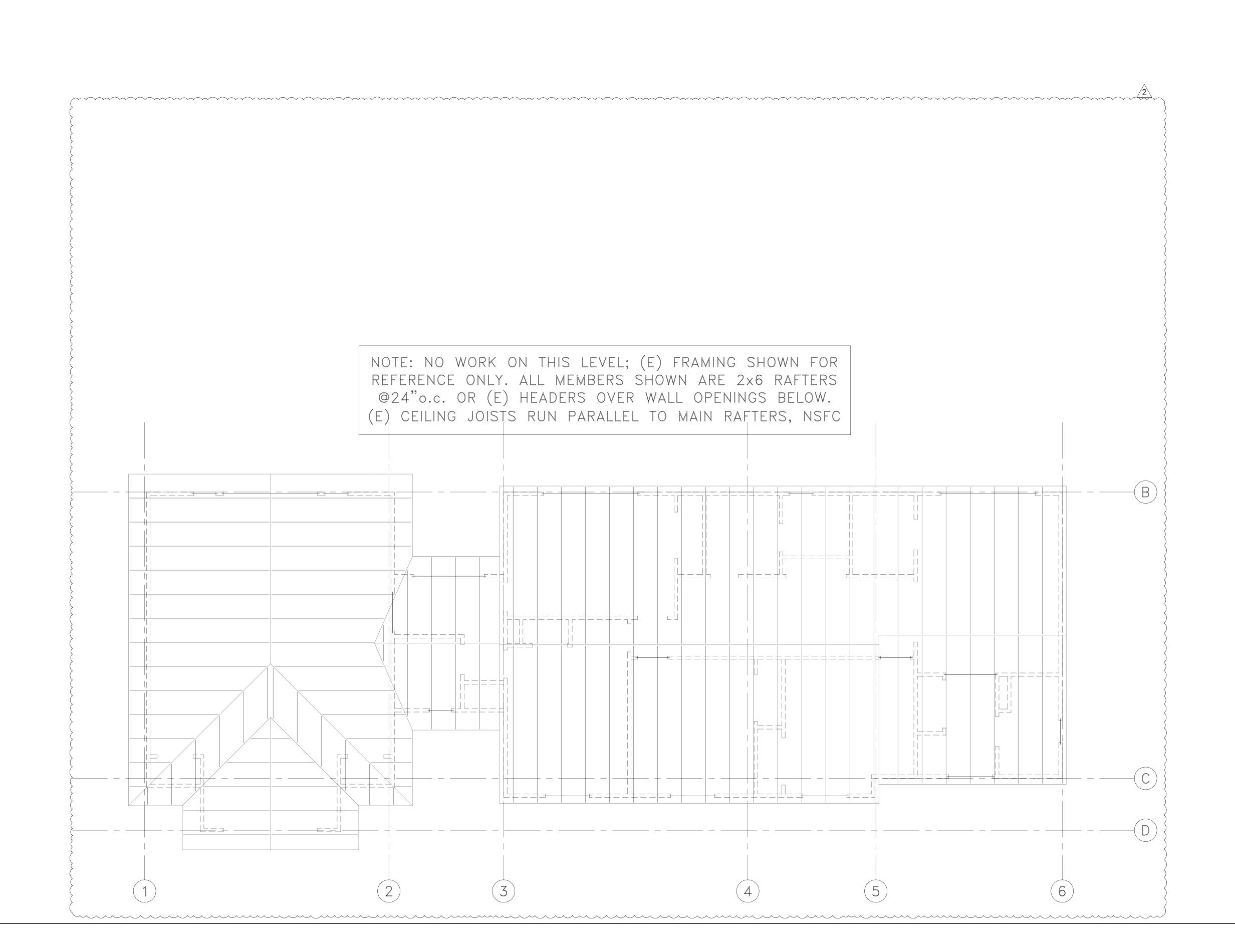
WHERE OCCURS (POST WIDTH TO MATCH BEAM, NOT

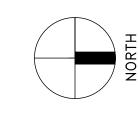
- JPPER FLOOR; UPPER SHOWN FOR
- L FIELD-VERIFY OR FRAMING CONDITIONS PRIOR TO WORK & FABRICATION OF UFB3. IF DIFFERENT THAN SHOWN HEREIN, NOTIFY ENGINEER FOR ADDITIONAL REQUIREMENTS PRIOR TO CONSTRUCTION.



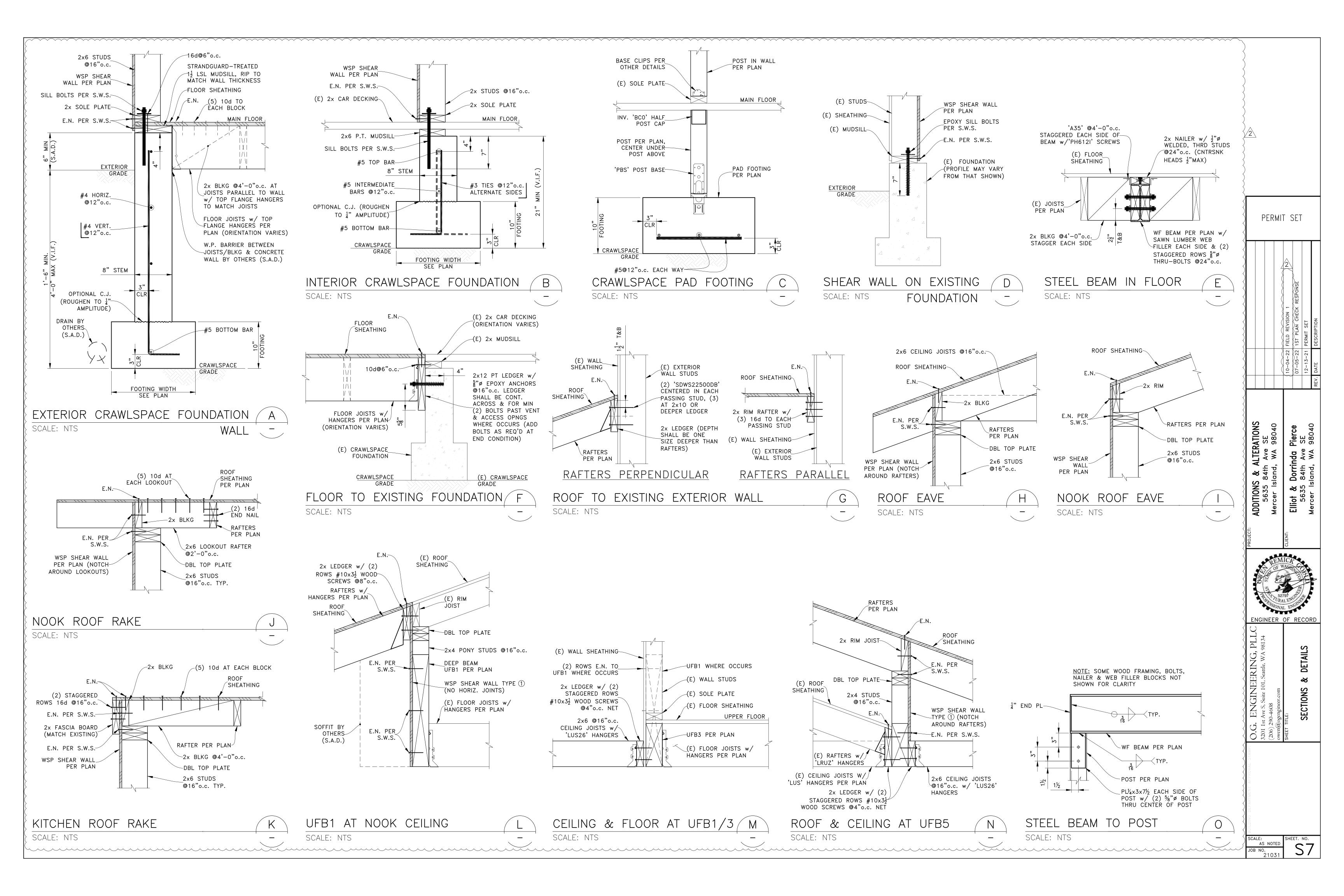


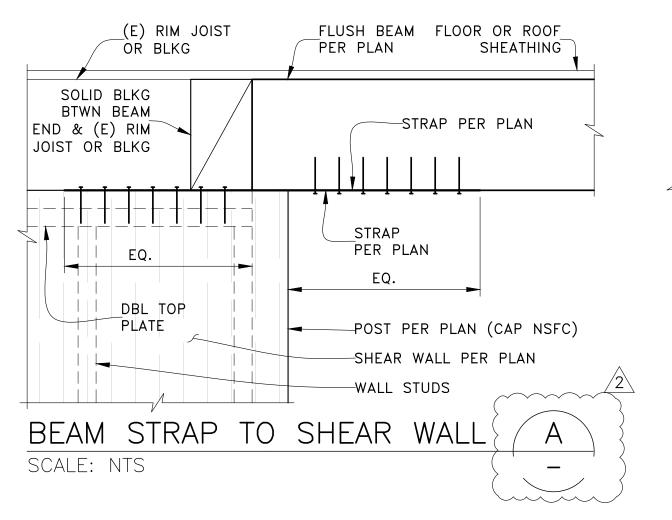
PERMIT SET

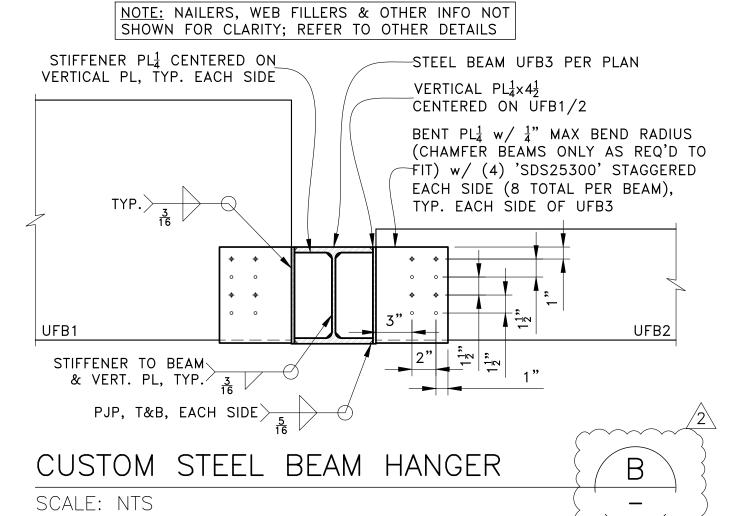




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		10-04-22 FIELD REVISION 1	07-05-22 1ST PLAN CHECK RESPONSE	12-13-21 PERMIT SET
TER/	5655 84th Ave SE Mercer Island, WA 98040	'	Elliot & Dorrinda Pierce	5655 84th Ave SE
PROJECT:		CLIENT:		
ENG	REA OF ORESSION NEER	MIC/ WASA 2797 AL EN AL E	RE	CO
DEPARTMENT APPROVAL STAMP: O.G. ENGINEERING, PLLC Z	$(206) 290{-}4608$ owen $(206) 290{-}4608$	SHEET TITLE:	UPPER ROOF	FRAMING PLAN
PARTMENT APPROVAL STAMP:				







ADDITIONS & ALTERATIONS

5635 84th Ave SE

Mercer Island, WA 98040

CLIENT:

Elliot & Dorrinda Pierce

5635 84th Ave SE

Mercer Island, WA 98040

REV. DATE

ADDITIONS & ALTERATIONS

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THE DATE

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PROJEC		CLIENTS	
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G. ENGINEERING, PLLC on 1st Ave S, Suite 101, Seattle, WA 98134
36) 290-4608
en@ogengineer.com
EET TITLE:

SECTIONS & DETAILS

SCALE:
AS NOTED

JOB NO.
21031

SHEET. NO.
21031