

GENERAL STRUCTURAL NOTES

BUILDING CODE:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
WASHINGTON STATE AMENDMENTS

DECK LOADS

DEAD LOAD: 10 psf
LIVE LOAD: 60 psf

GENERAL

1. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ERECTION BRACING, FORMWORK, AND TEMPORARY CONSTRUCTION SHORING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED IN WRITING PRIOR TO ERECTION.
4. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
6. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.
7. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS TO CONSTRUCTION DETAILS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.

FRAMING LUMBER

1. FRAMING LUMBER GRADE MINIMUMS PER PLAN. LUMBER TO BE GRADE MARKED PER WCLIB SPECIFICATIONS.
2. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
3. PROVIDE PROPERLY SIZED WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
4. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16" UNLESS NOTED OTHERWISE. LAG BOLT PILOT HOLES SHALL BE PRE-DRILLED TO 60% OF THE NOMINAL DIAMETER OF THE LAG BOLT UNLESS NOTED OTHERWISE.
5. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED, GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

CONCRETE FOUNDATIONS:

CONCRETE FOUNDATIONS SHALL BE DESIGNED IN ACCORDANCE WITH IRC CHAPTER 4.

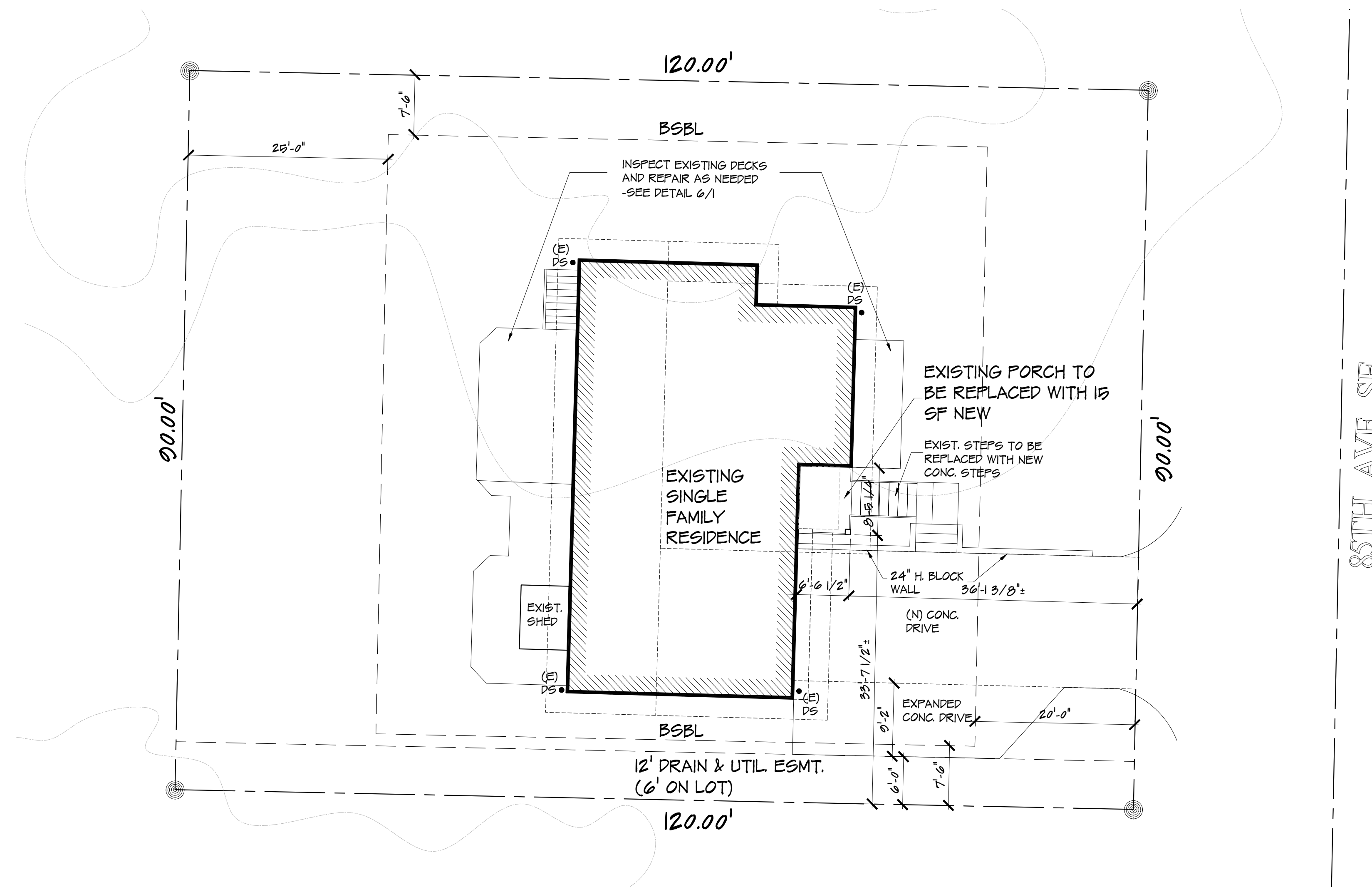
MIN. CONCRETE COMPRESSIVE STRENGTH (f'c): 3,000 PSI (R404.13.3.1)
MIN. YIELD STRENGTH OF STEEL REINFORCEMENT: 60,000 PSI (R404.13.3.7)
CONCRETE MIXING & DELIVERY SHALL COMPLY WITH ASTM C 94 OR ASTM C 605
MIN. REINFORCEMENT COVER: IF CAST AGAINST EARTH: 3" MIN COVER. IF CAST AGAINST REMOVABLE FORMS: 1 1/2" FOR NO. 5 BARS AND SMALLER, 2" FOR NO. 6 BARS OR LARGER. (R403.13.5.3 & R404.13.3.7.4)

FORMS SHALL BE MADE OF AN APPROVED MATERIAL. FORMS SHALL BE POSITIONED AND SECURED BEFORE PLACING CONCRETE AND SHALL PROVIDE SUFFICIENT STRENGTH TO CONTAIN CONCRETE DURING THE CONCRETE PLACEMENT OPERATION (IRC R404.13.3.6)

CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE WORKED AROUND EMBEDDED ITEMS AND REINFORCEMENT AND INTO CORNER OF FORMS (IRC 404.13.3.5)

VERTICAL AND HORIZONTAL WALL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH SHALL BE IN ACCORDANCE WITH TABLE R602.5.4(I) AND FIGURE R602.5.4(J). THE MAXIMUM GAP BETWEEN NON-CONTACT PARALLEL BARS AT A LAP SPICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES.

FOR GRADE 60 STEEL #4 BAR (TABLE R602.5.4(I)):
-LAP SPICE LENGTH-TENSION = 30 INCHES
-TENSION DEVELOPMENT LENGTH FOR STRAIGHT BAR = 23 INCHES
-TENSION DEVELOPMENT LENGTH FOR 90-DEGREE AND 180-DEGREE WITH NOT LESS THAN 2.5 INCHES OF SIDE COVER PERPENDICULAR TO PLANE OF HOOK AND 90-DEGREE STANDARD HOOKS WITH NOT LESS THAN 2 INCHES OF COVER ON THE BAR EXTENSION BEYOND HOOK = 9 INCHES
-TENSION DEVELOPMENT LENGTH FOR BAR WITH 90-DEGREE AND 180 DEGREE STANDARD HOOK HAVING LESS COVER THAN REQUIRED ABOVE = 12 INCHES.

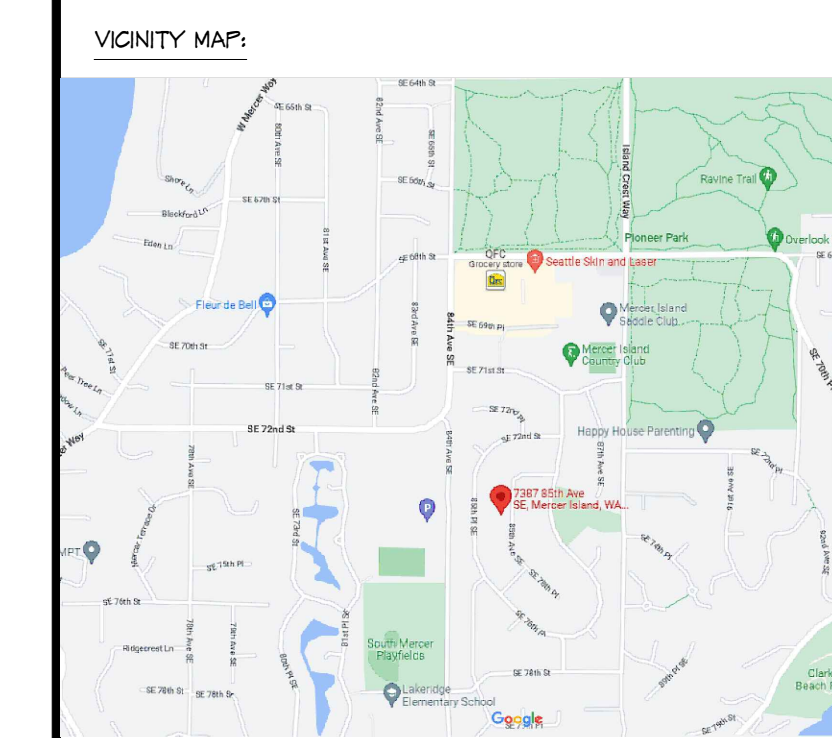


PROJECT INFORMATION		
ADDRESS	7307 85TH AVE SE, MERCER ISLAND, WA 98040, USA	
PARCEL NUMBER	040120-0600	
OWNER	DIPELUS ROBERT C & TANG WE	
LEGAL DESCRIPTION	MERCER ISLAND ESTATES #1 LOT #60	
SCOPE OF WORK		
15 SF PORCH ADDITION, NEW FRONT ENTRY CONCRETE STEPS, REPLACING EXISTING WITH NEW CONCRETE DRIVEWAY AND 237 SF DRIVEWAY EXPANSION		
LOT SLOPE		
HIGHEST ELEVATION FT. OF LOT	332	
LOWEST ELEVATION FT. OF LOT	320	
ELEVATION DIFF.	4	
HORIZONTAL DISTANCE	90	
LOT SLOPE	4%	
ZONING		
ZONE	R-26	
SETBACKS	FRONT: 20', SIDE: 5'/10', REAR: 20'	
LOT AREA	10000	
LOT COVERAGE	40%	
HARDSCAPE	5%	
HEIGHT LIMIT	30'	
LOT COVERAGE		
LIMIT	40%	
ALLOWED	4320	
BUILDING FOOTPRINT + DRIVE + SHED + IS	3147	
ACTUAL	0.20	
HARDSCAPE		
LIMIT (SF)	572	
PECKS, PORCH, STEPS (SF)	542	
COVERAGE	0.05	
IMPERVIOUS SURFACE		
ACTUAL		
SURFACE	EXIST. TO REMAIN	NEW
HOUSE + SHED + O.H.	2242	0
DRIVE - O.H.	632	257
DECK - O.H.	491	
STEPS	0	33
TOTAL	3325	290
EXIST + NEW	3615	
PERCENTAGE	0.33	
HEIGHT CALCULATION		
NO CHANGE TO EXIST. MAX. BUILDING HEIGHT		

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COVER SHEET

JOB # 22-045
DATE: 10-05-22
SHEET # C

SHEET INDEX	
C	COVER-GENERAL NOTES
I	PLANS, ELEVATION & DETAILS

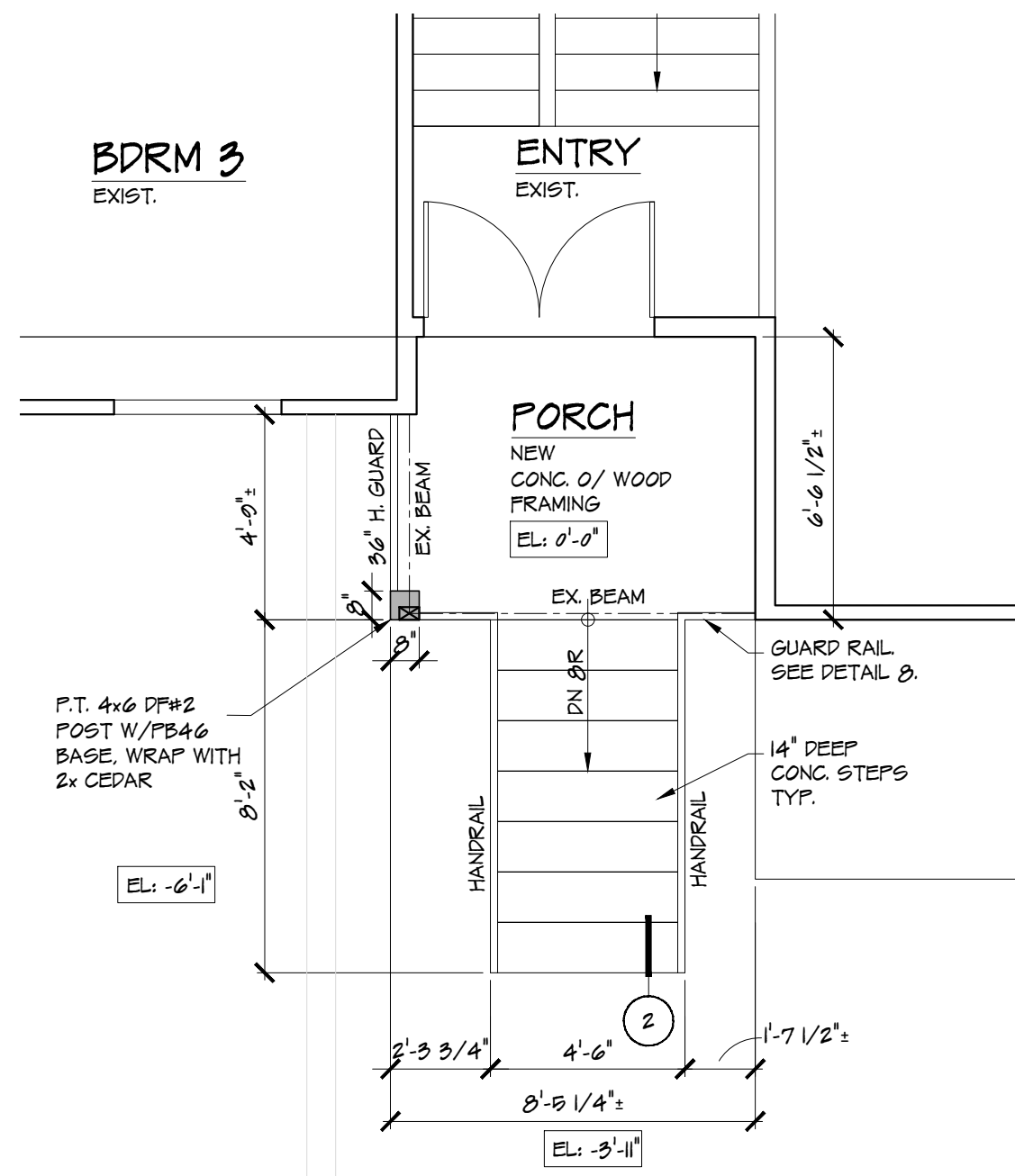
Scale: 1" = 10'

REGISTERED ARCHITECT
Neil Jorgensen, Architect
11702 88th Ave NE #105, Kirkland, WA 98034
www.jarchitects.com • 425.242.0369

PROPOSED PORCH FOR:
TANG RESIDENCE
7307 85TH AVE SE
MERCER ISLAND 98040

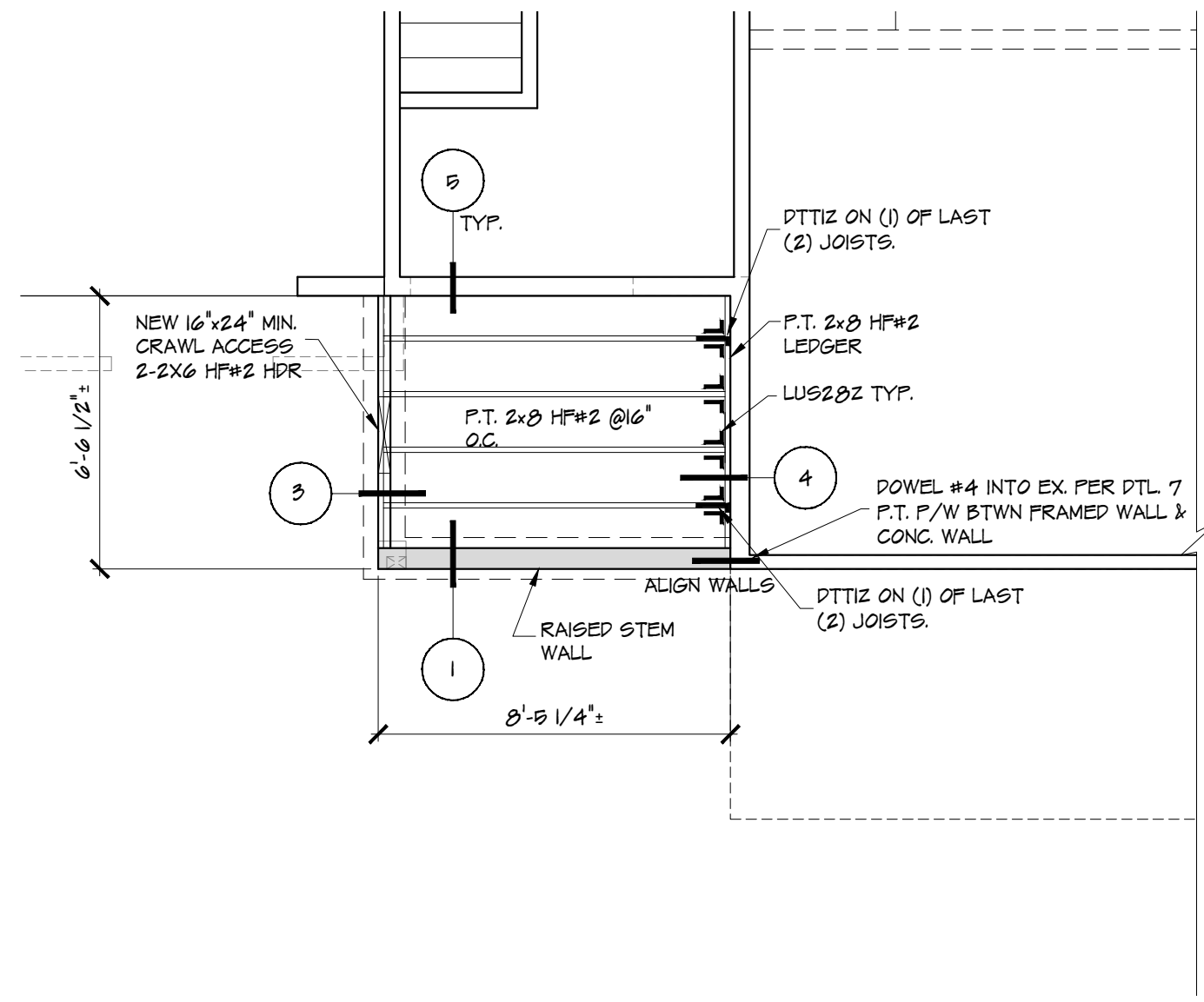
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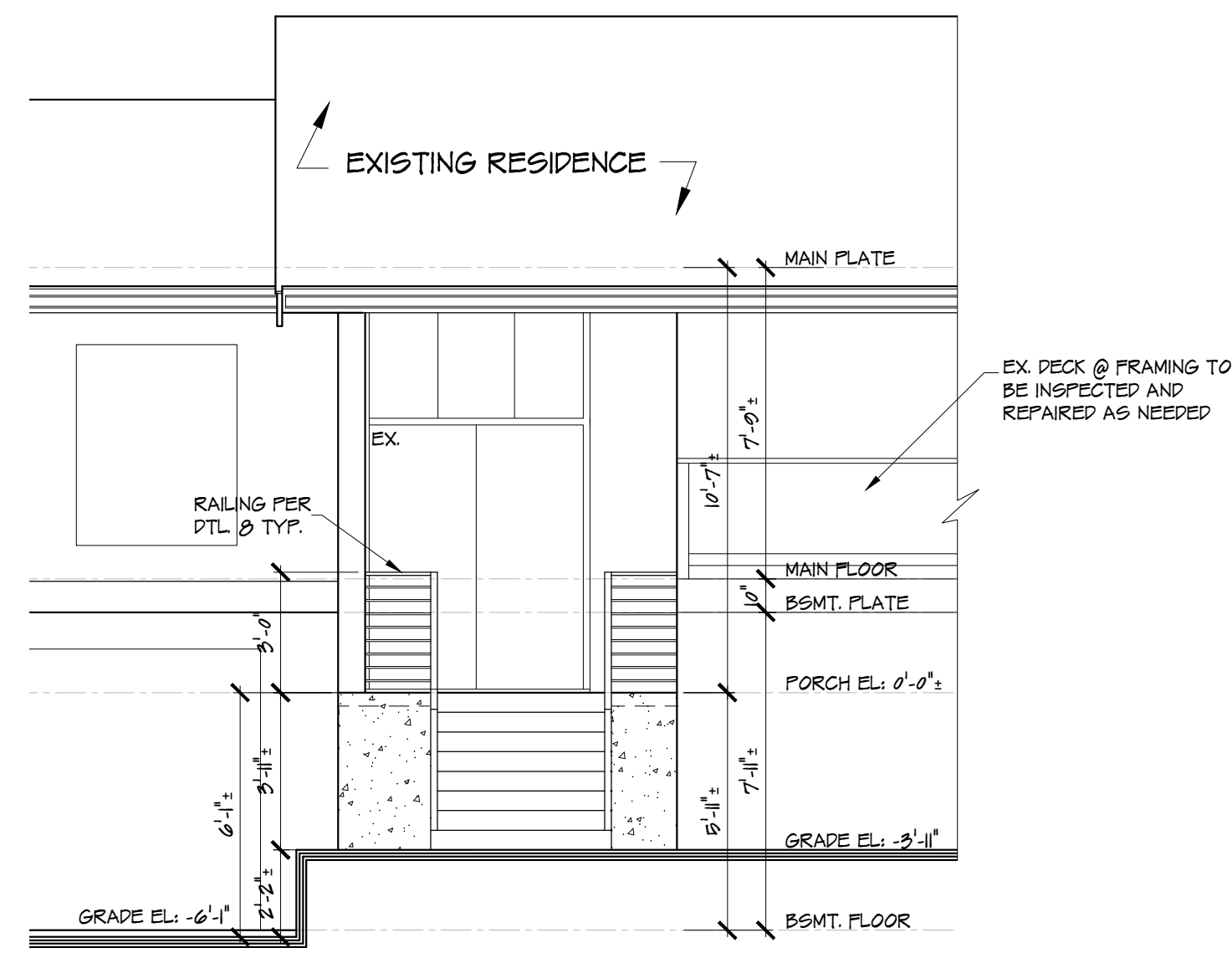
MAIN FLOOR PLAN

Scale: 1/4" = 1'



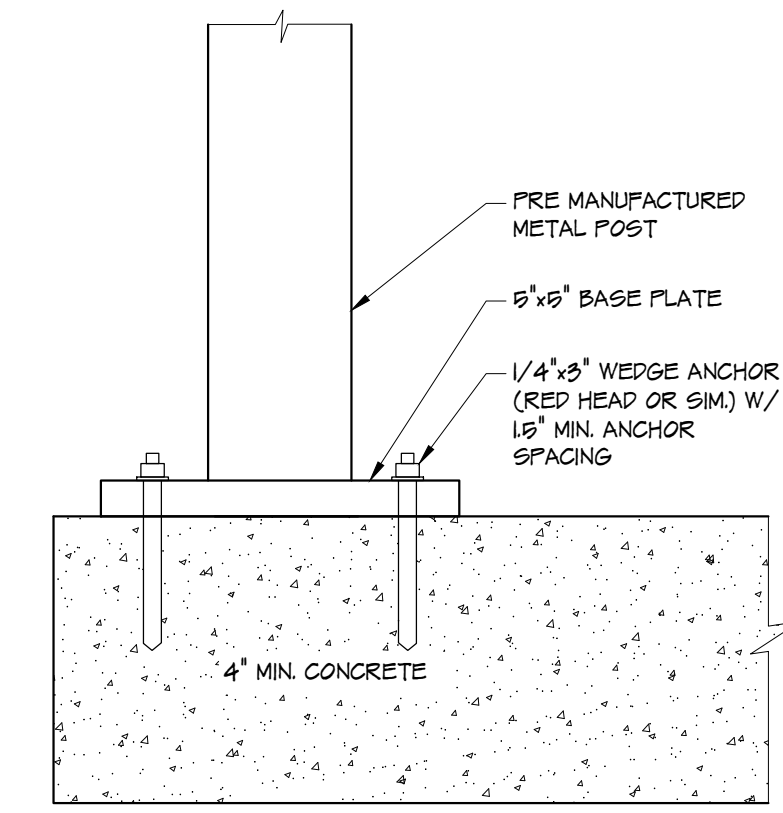
MAIN FLOOR FRAMING PLAN

Scale: 1/4" = 1'



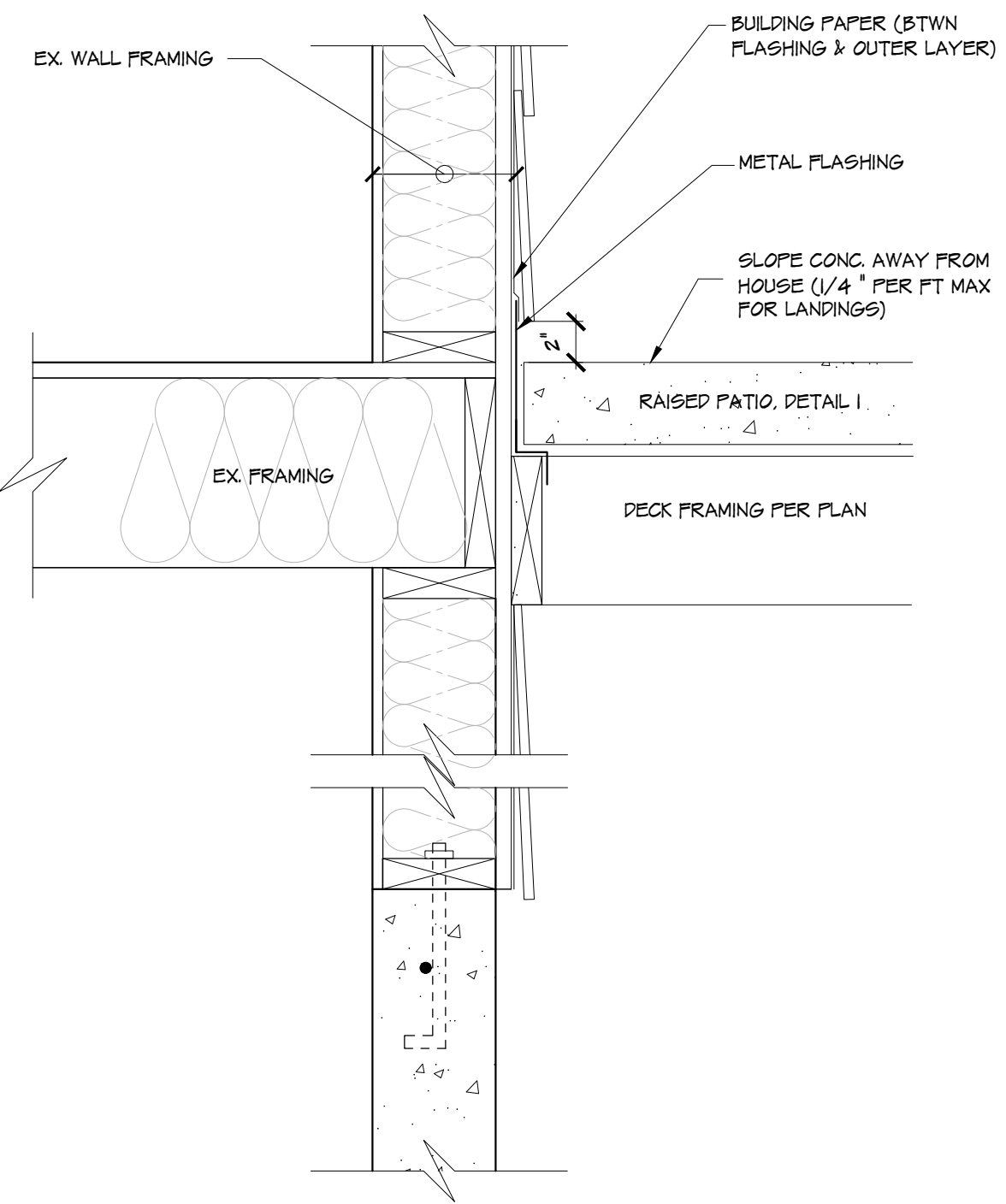
FRONT ELEVATION

Scale: 1/4" = 1'



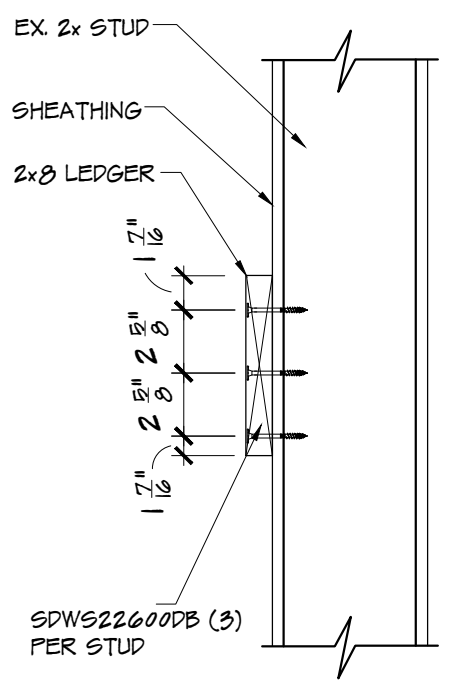
TYP. SURFACE MOUNT POST TO CONCRETE CONNECTION

SCALE: NTS



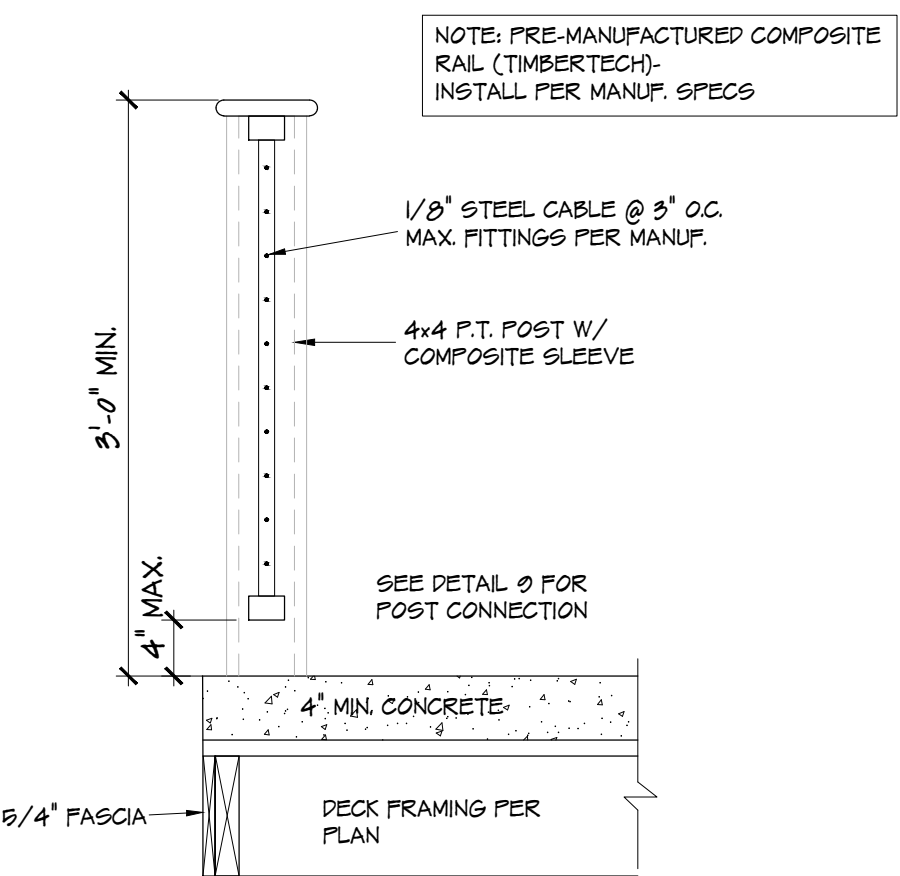
5 TYPICAL PATIO

SCALE: 1/2" = 1'-0"



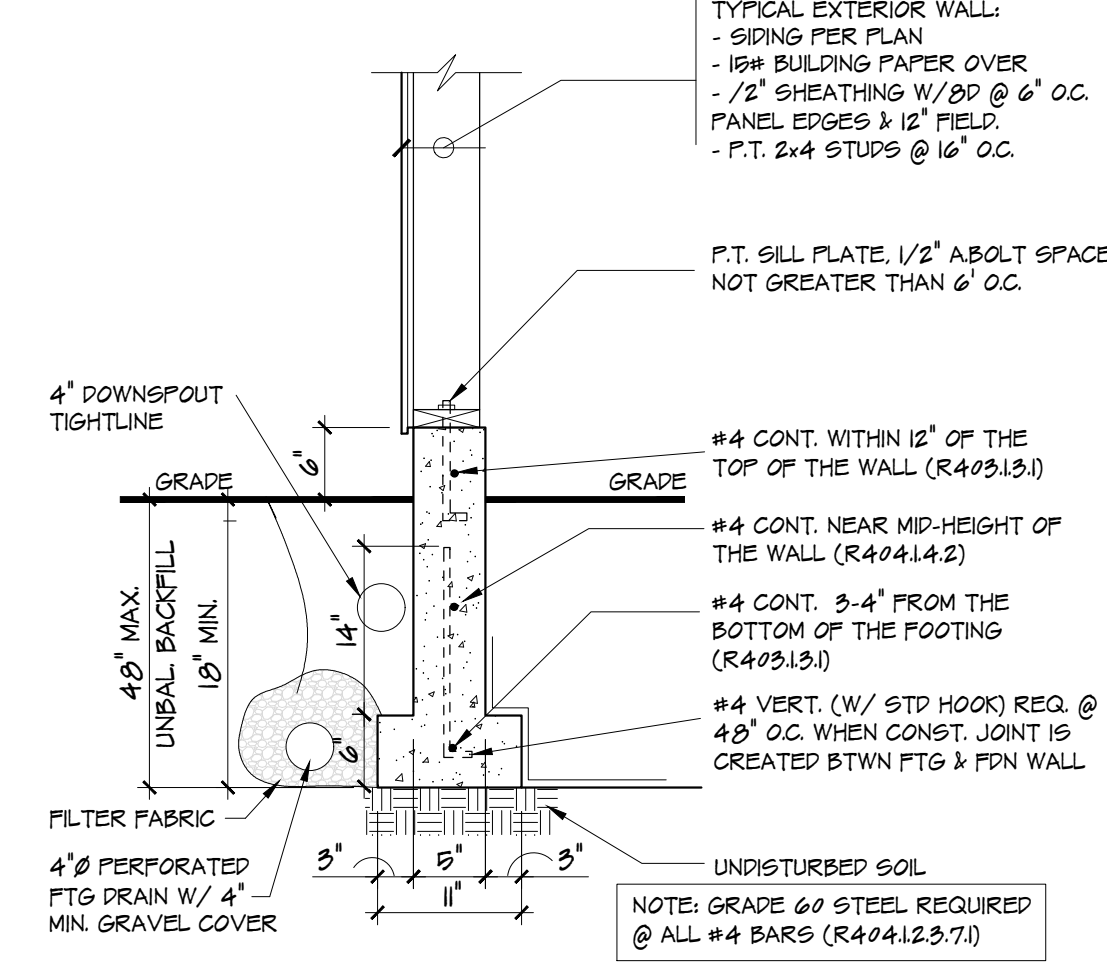
4 LEDGER TO STUD CONNECTION

SCALE: 1" = 1'-0"



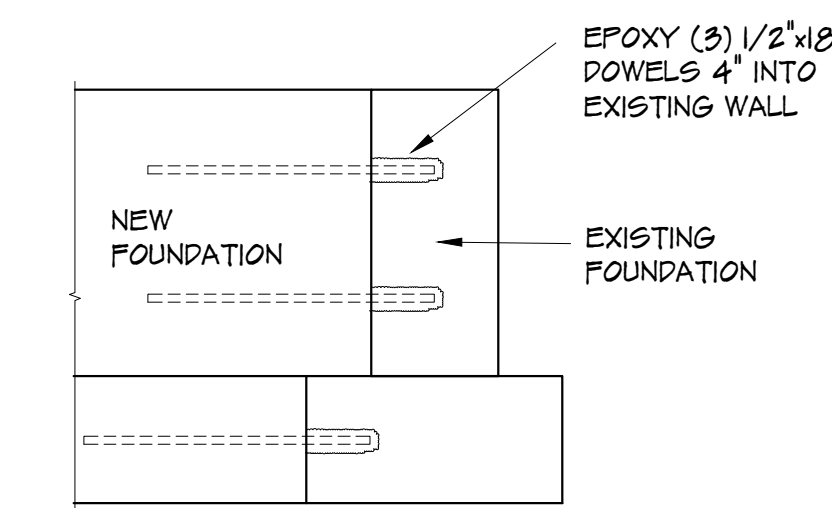
8 MANUF. RAIL DETAIL

SCALE: 1" = 1'-0"



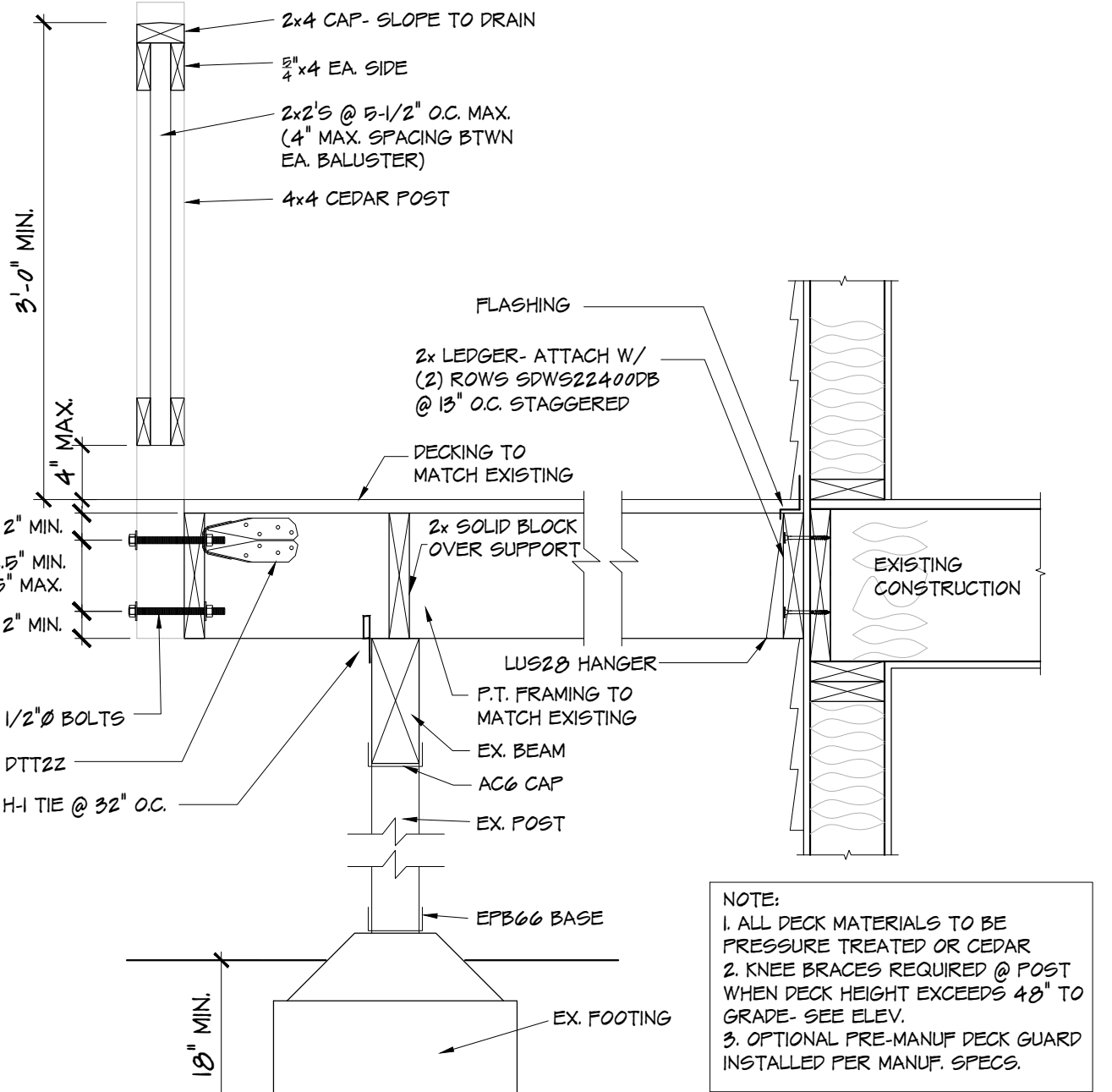
3 TYPICAL STEM WALL

SCALE: 3/4" = 1'-0"



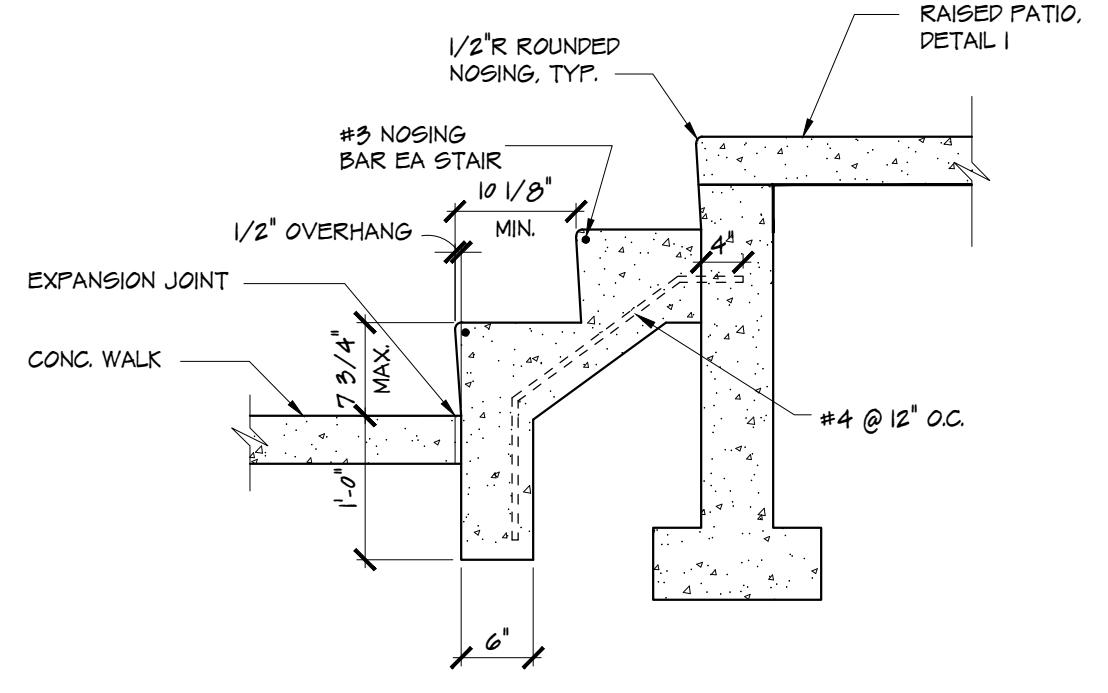
7 DETAIL @ NEW/EXIST. FDN

SCALE: 1" = 1'-0"



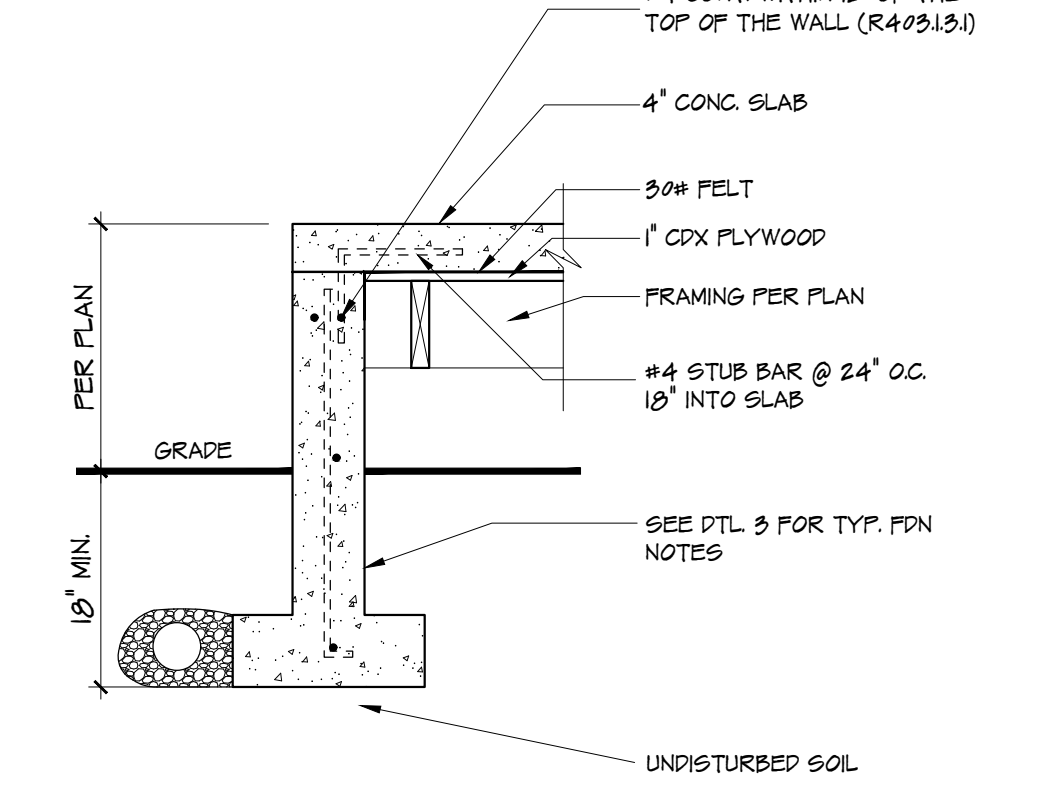
6 EXIST. DECK REPAIR DETAIL

SCALE: 1" = 1'-0"



2 CONCRETE STAIRS

SCALE: 3/4" = 1'-0"



1 RAISED PATIO STEM WALL

SCALE: 3/4" = 1'-0"