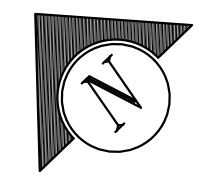
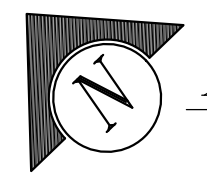
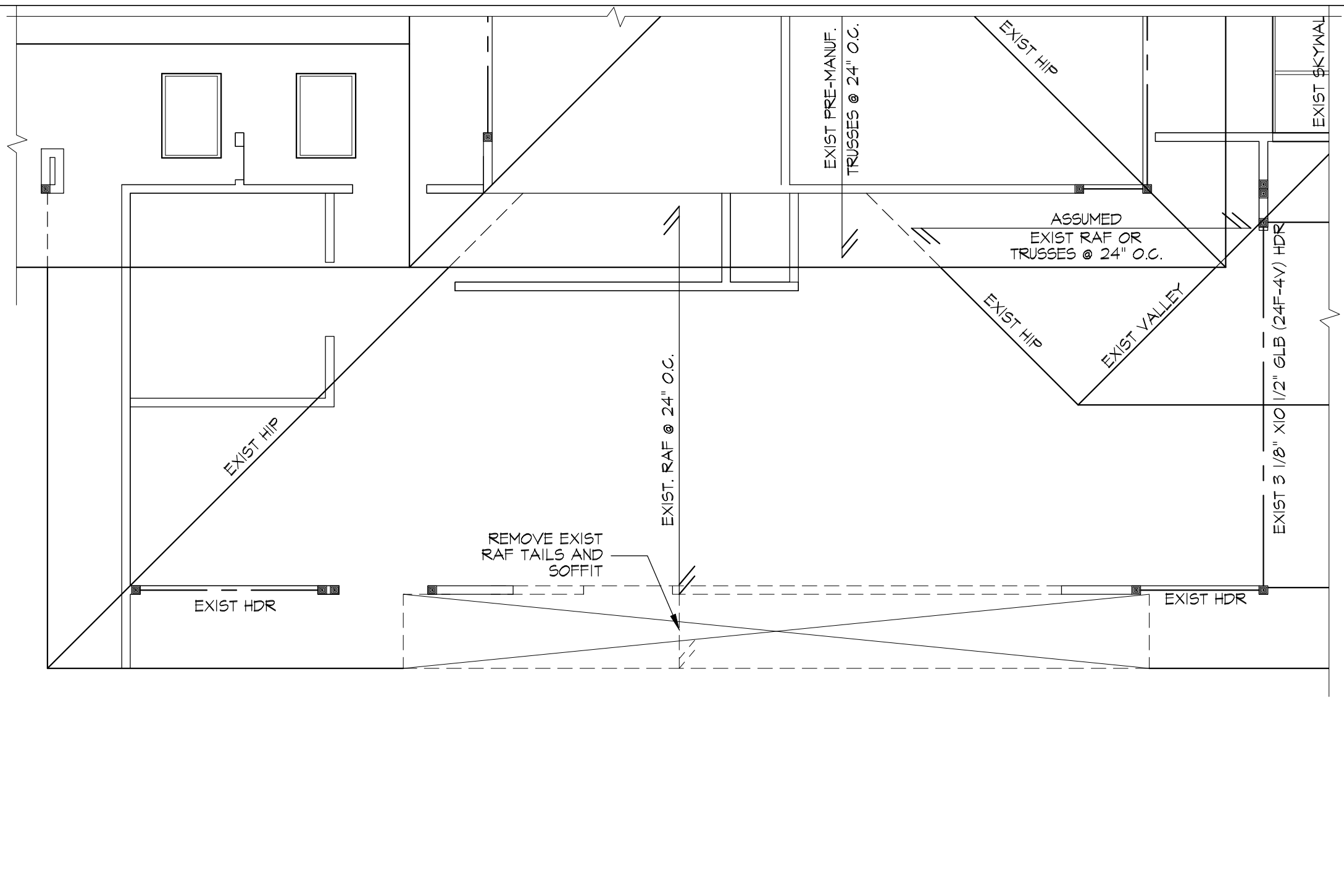


LEGEND
 - - - - - EXIST. WALL TO BE REMOVED
 = = = = = EXIST. WALL TO REMAIN
 // // // NEK 2X @ 16" O.C.



MAIN DEMO PLAN
 1/4"=1'-0"



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

ABBREVIATIONS

ABV	ABOVE FINISH FLOOR	MANUF	MANUFACTURER
AFF	ABOVE FINISH FLOOR	ML	MICROLLAM
BM	BEAM	N.I.C.	NOT IN CONTRACT
CANT	CANTILEVER	NTS	NOT TO SCALE
GAS	GASEMENT	O.C.	ON CENTER
CLG	CEILING	PL	PICTURE
CLR	CLEAR	PL	PLATE
CONC	CONCRETE	PBL	TRUS JOIST PARALLAM
DET	DETERMINED	PKT	POCKET
D.J.	DECK JOIST	P.T.	PRESSURE TREATED
DN	DOWN	RAF	RAFTER
DR	DOOR	REG'D	REQUIRED
DS	DOWNSPOUT	R.O.	ROUGH OPENING
E	EGRESS	SF	SQUARE FOOT
(E)	EXISTING	SS	SAFETY GLASS
EXIST	EXISTING	SH	SINGLE HUNG
FL	FLUSH	SLDR	SLIDER
FR	FRENCH	SPEC'S	SPECIFICATIONS
F.J.	FLOOR JOIST	T.O.W.	TOP OF WALL
HGR	HANGER	TRANS	TRANSOM
HT	HEIGHT	TRANSOM	(PICTURE U.N.O.)
LAM	LAMINATED	U.N.O.	UNLESS NOTED OTHERWISE
LOC	LOCATION	V.T.O.	VENT TO OUTSIDE
LSL	TRUS JOIST	W.N.D.W.	WINDOW
LVL	TRUS JOIST		

- GENERAL NOTES**
- PRIOR TO CONSTRUCTION CONTRACTOR AND ALL SUBCONTRACTORS SHOULD THOROUGHLY REVIEW PLANS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF WAKEFIELD ARCHITECTURE.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF DISCREPANCIES THAT AFFECT THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES.

ENERGY CODE SUMMARY
 FROM TABLE R402.1.1 2018 WSEC

HEATING SYSTEM TYPE	GAS
FENESTRATION U-FACTOR ^a	0.24
SKYLIGHT U-FACTOR ^a	0.50
GLAZED FENESTRATION SHGC	NR
CEILING	W/ ATTICS VAULTED ^a R-49
WALL (Int)	(Int) STND FRMG 16" O.C. W/ HDRS INSUL. MIN. R-10
WALL (Ext)	(Ext) STND FRMG 16" O.C. W/ HDRS INSUL. MIN. R-10
FLOOR	G/ CRAWL OR EXPOSED TO AMBIENT AIR CONDITIONS R-50 U=0.033
SLAB ON GRADE ^d	WATER RESIST. MANUF. FOR ITS INTENDED USE & INSTALL PER MANUF. SPEC'S R-10 2'-0" @ PERMITER

* 5TB - R-5 THERMAL BREAK BETWEEN THE SLAB EDGE & THE FOUNDATION.
^a R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE COMPRESSED R-VALUE OF THE INSULATION FROM APPENDIX TABLE A101.4 SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
^b THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS.
^c "10/15/21+TB" MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL OR R-15 CONT. INSULATION ON THE INTERIOR OF THE WALL, OR R-21 CAVITY INSULATION PLUS A THERMAL BREAK BETWEEN THE SLAB AND THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL. "10/15/21+TB" SHALL BE PERMITTED TO BE MET WITH R-15 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE WALL. "5TB" MEANS R-5 THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL.
^d R-10 CONT. INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOOR. SEE SECT. R402.2.4.1.
^e FULL INSULATION DEPTH TO EXTEND OVER THE TOP PLATE OF THE EXTERIOR WALL.

LUMBER STRENGTHS

FRAMING MEMBER TYPE	VALUES		
	FB	FV	E
STUDS AND MISC. LT. FRMG HEM-FIR STND OR BETTER	550	150	1,200,000
JOISTS AND RAFTERS: HEM-FIR #2	850	150	1,300,000
BEAMS AND HEADERS: 4" NOMINAL DOUG-FIR #2	850	180	1,600,000
6" NOMINAL DOUG-FIR #1	850	180	1,600,000
MANUFACTURED LUMBER MICROLAM (LVL) PARALLAM (PSL) BM	2,600	285	2,000,000
TIMBERSTRAND (LSL) GRADE 1.55E	2,325	310	1,550,000
GRADE 1.3E BM/COL	1,700	425	1,300,000
GLULAMINATED TIMBERS: 24F-V4	2,400	650	1,800,000
POSTS:	F _c	E	
4" NOM. DOUG-FIR #1	1,200	1,600,000	
6" NOM. DOUG-FIR #1	1,200	1,600,000	
2X STUDS HP "STUD"	650	1,200,000	
AFA RATED SHEATHING	EXPOSURE	SPAN RATING	
ROOF WALL	EXTERIOR	32/16	
FLOOR (T&G)	EXTERIOR	32/16	

APPLICABLE CODES:
 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES
 2018 WASHINGTON STATE RESIDENTIAL BUILDING CODE
 2018 INTERNATIONAL FUEL GAS CODE (NATURAL GAS)
 2018 NATIONAL FUEL GAS CODE 58 (PROPANE)
 2018 UNIFORM PLUMBING CODE
 2018 WA STATE ENERGY CODE-RESIDENTIAL PROV'S
 2018 WASHINGTON STATE FIRE CODE
 2017 WASHINGTON CITIES ELECTRICAL CODE
 MERCER ISLAND CITY CODE

BUILDING AREA SUMMARY

EXISTING HEATED	EXISTING HEATED AREA
LOWER LEVEL	1,786 S.F.
MAIN LEVEL	1,998 S.F.
UPPER LEVEL	1,486 S.F.
TOTAL EXIST HEATED:	5,270 S.F.
NEW HEATED	NEW HEATED AREA
MAIN LEVEL KITCHEN ADDITION	121 S.F.
TOTAL NEW HEATED:	121 S.F.
TOTAL PROPOSED HEATED AREA:	5,391 S.F.

GROSS FLOOR AREAS

EXISTING BUILDING AREA	EXISTING BUILDING AREA
UPPER LEVEL - INTERIOR	1,415 S.F.
MAIN LEVEL - INTERIOR	1,939 S.F.
LOWER LEVEL - INTERIOR	1,666 S.F.
MAIN LEVEL - GARAGE	716 S.F.
EXISTING AREA TOTAL:	5,736 S.F.
EXIST DECKS	873 S.F.
TOTAL EXISTING BUILDING AREA:	6,609 S.F.
EXISTING AREA REMOVED	EXISTING AREA REMOVED
EXIST DECKS REMOVED	112 S.F.
EXISTING AREA REMOVED TOTAL:	112 S.F.
NEW BUILDING AREA	NEW BUILDING AREA
MAIN LEVEL - INTERIOR	112 S.F.
NEW BUILDING AREA TOTAL:	112 S.F.
PROPOSED BUILDING AREA TOTAL:	6,609 S.F.

ENERGY CREDITS

PER 2018 WSEC PRESCRIPTIVE COMPLIANCE FORM ADDITION LESS THAN 500 S.F.: 15 CREDITS REQUIRED

HEATING OPTION:	CREDITS:
1 COMBUSTION HEATING MIN NAEGA	0.0
TOTAL HEATING CREDITS:	0.0
ENERGY OPTIONS:	
1.1 EFFICIENT BUILDING ENVELOPE	0.5
5.3 EFFICIENT WATER HEATING	1.0
TOTAL ENERGY CREDITS:	0.5
TOTAL CREDITS:	1.5

LOADING & DEFLECTION

TYPE OF CONSTRUCTION	LOADING (PSF)			DEFLECTION	
	LIVE LOAD	DEAD LOAD	TOTAL LOAD	LIVE LOAD	TOTAL LOAD
ROOF (wood shakes)	25	10	35	L/240	L/180
ROOF (conc. tile)	25	20	45	L/240	L/180
CEILING (attic above)	10	5	15	L/240	L/240
FLOOR	40	10	50	L/480	L/240
FLOOR (w/ ceiling)	40	15	55	L/480	L/240
DECK	60	10	70	L/480	L/240
DECK w/ 3 1/2" conc.	60	45	105	L/480	L/240
EXTERIOR WALL	-	10	10	-	-
INTERIOR WALL	-	10	10	-	-

MISC. LOADING

SEISMIC DESIGN CATEGORY	D
WIND EXPOSURE	C
ASSUMED SOIL BEARING PRESSURE	1,500 P.S.I.

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 P.O. BOX 127
 KIRKLAND, WA 98083
 425-260-4076 FAX 360-862-1351
 wakearch@frontier.com

STRUCTURAL ENGINEER: CK ENGINEERING LLC
 19105 56TH AVE N, SUITE 205
 LYNNWOOD, WA 98036
 206-417-0670
 PASKO@CKENGINEERINGLLC.NET

PROPERTY OWNER
 DAVID & JODY KRIS

SITE ADDRESS
 9825 SE 42ND PLACE
 MERCER ISLAND, WA 98040

ACCESSOR'S PARCEL NUMBER
 771670-0030

LEGAL DESCRIPTION
 LOT 6 SHOREWOOD ADDITION

ZONING
 R-15

SCOPE OF WORK
 ADD 121 S.F. TO THE EXISTING KITCHEN ON THE MAIN LEVEL AND REMODEL THE EXISTING KITCHEN AND ADJACENT MUDRM/DESK SPACE. THE ADDITION WILL BE BUILT ON A PORTION OF THE EXISTING WATERPROOF DECK STRUCTURE.

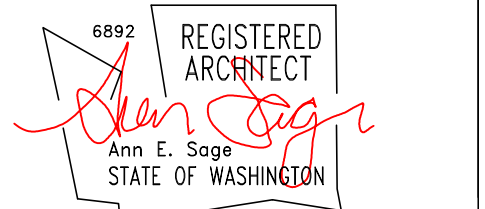
SHEET INDEX

A-1	PROJECT INFO, STRUCTURAL & ENERGY INFO, DEMO PLANS
A-2	SITE PLAN
A-3	FOUNDATION PLAN, LOWER LEVEL PLAN & MAIN LEVEL FRAMING PLAN
A-4	MAIN LEVEL PLAN & ROOF FRAMING PLAN
A-5	SOUTH, EAST & WEST ELEVATIONS, SECTIONS A & B

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REVISIONS

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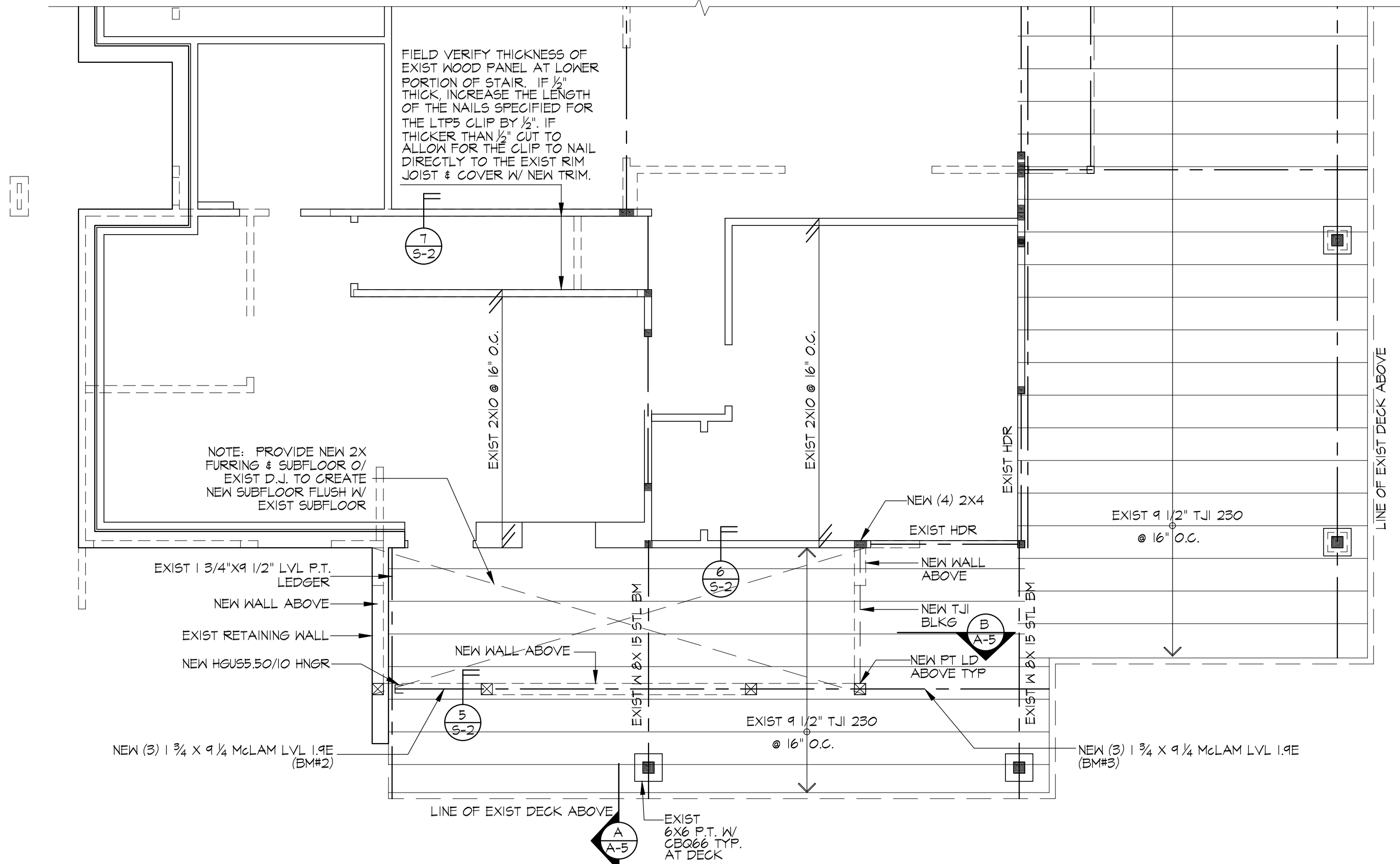
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 DRAWN BY: Ann

PROJECT NUMBER:
 2203

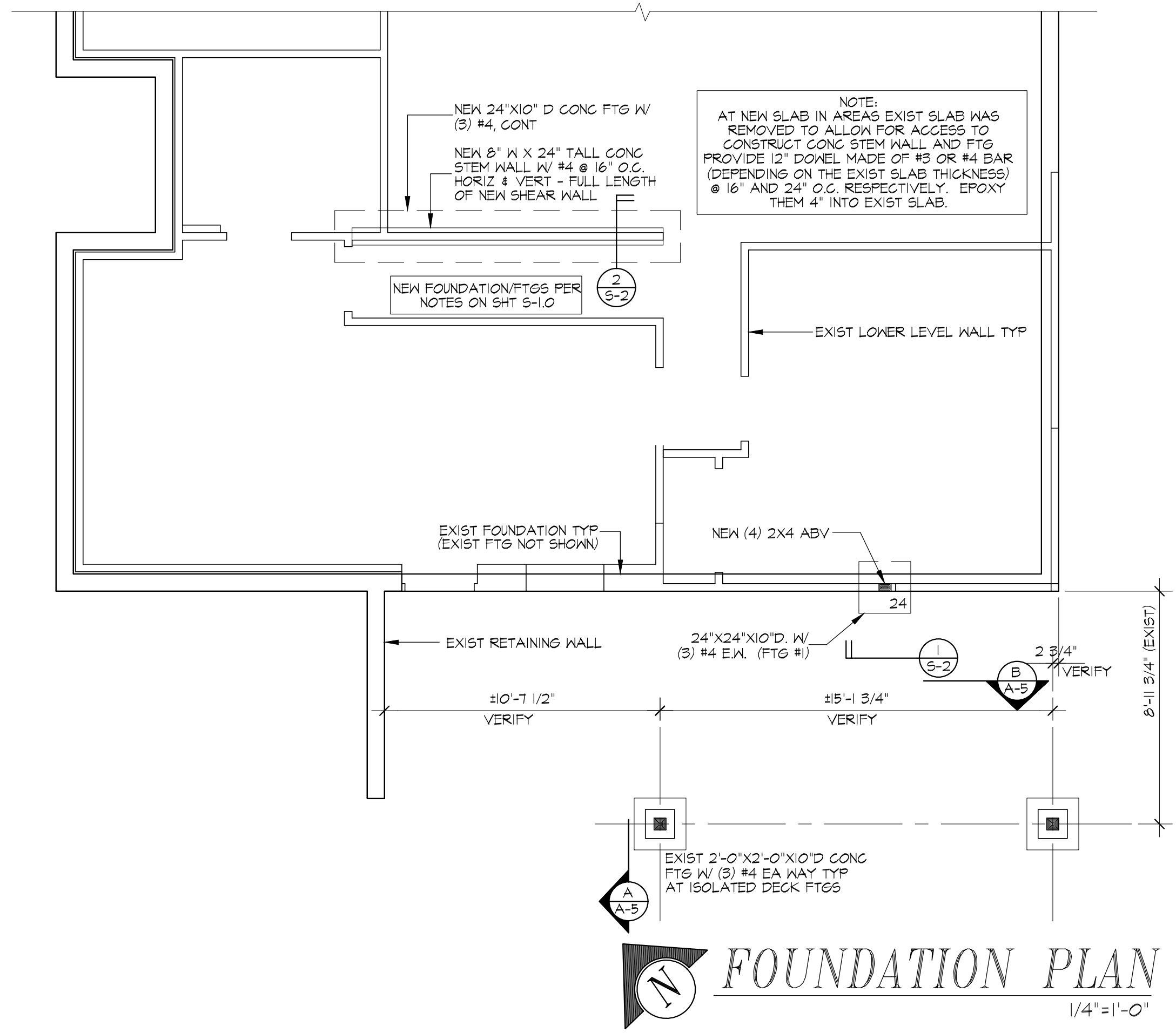
SHEET NUMBER:
 A-1

GENERAL FRAMING NOTES

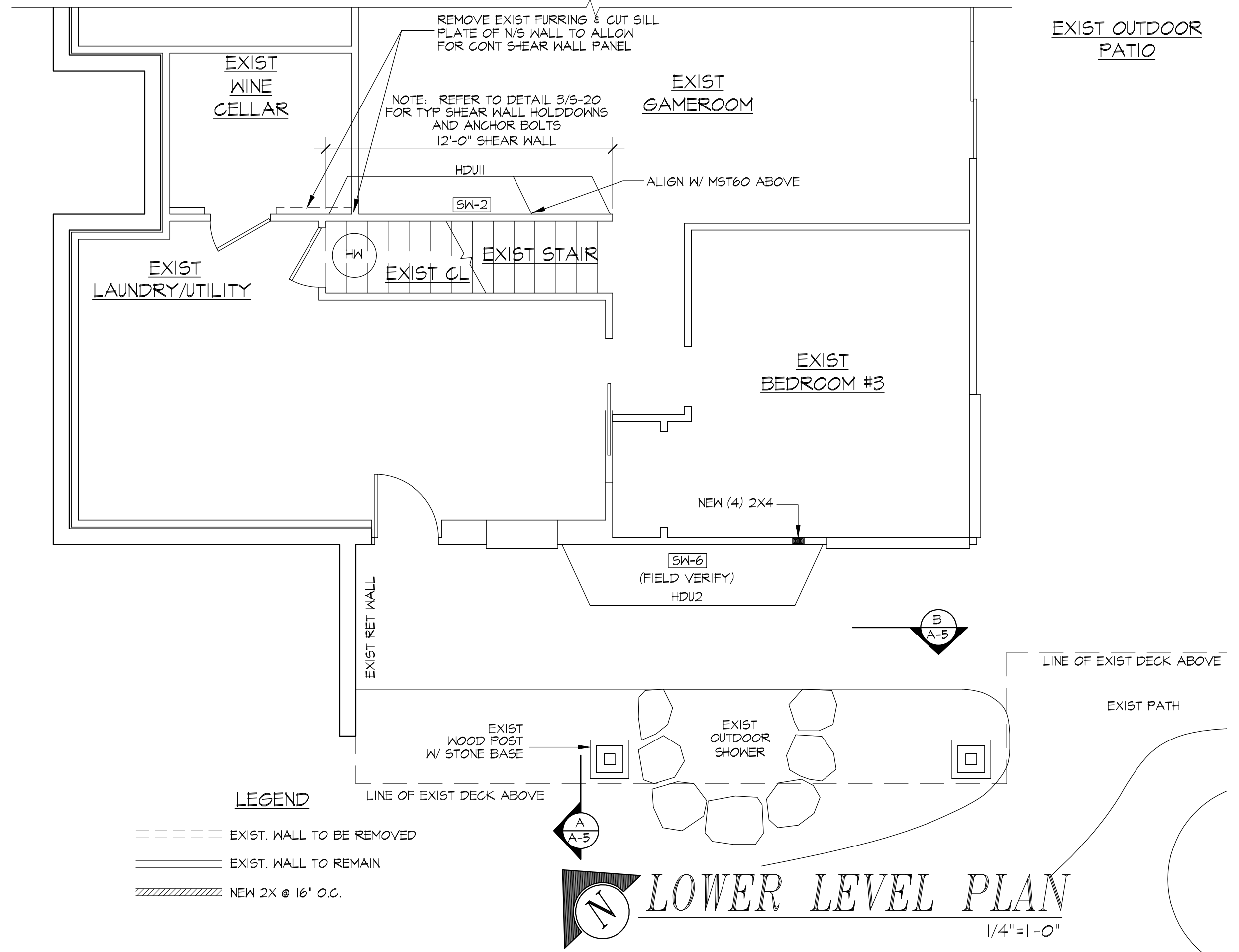
1. PROVIDE TEMPORARY BRACING AS REQ'D. UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.
2. ALL HEADERS TO BE 4X8 DF #2 U.N.O. PROVIDE (1) 2X POST MIN @ ALL HDRS U.N.O. PROVIDE R-10 INSUL.
3. BUILT-UP 2X BEAMS NAIL TOGETHER W/ 20d AT 32" O.C. TOP AND BOT. STAGGERED AND (2) 20d AT ENDS AND SPLICES.
4. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS ABOVE SHALL BE DOUBLED U.N.O. PROVIDE 2X SOLID BLOCKING BELOW BEARING PARTITIONS WHEN PERPENDICULAR TO JOISTS U.N.O. INSTALL WOOD I-JOISTS PER MANUFACTURER'S RECOMMENDATIONS.
5. PROVIDE 2X SOLID BLOCKING AT JOISTS OVER SUPPORTS. SEE MFG. RECOMMENDATION FOR WOOD I-JOISTS.
6. ALL NEW EXTERIOR WALLS TO BE FRAMED W/ 2X6 HF#2 STUDS OR BETTER. PROVIDE R-21 INSULATION MIN. AT HEATED SPACES.
7. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MIN. STANDARDS OF THE INTERNATIONAL BUILDING CODE. ALL FRAMING NAILING TO SATISFY AT A MIN. TABLE 2304.10.1 OF THE IBC U.N.O. ON THE PLANS.
8. STUD SIZE, HEIGHT AND SPACING PER TABLE 602.2(5) & (6) - 2018 IRC. WALL FRAMING: INTERIOR - 2X4 @ 16" O.C. AND EXTERIOR - 2X6 @ 16" O.C. U.N.O. TWO STUDS MIN. SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS.
9. ALL DOUBLE STUDS SHALL BE NAILED TOGETHER W/ MIN. 10d @ 24" O.C. FACE NAIL. (TRIPLE STUDS, NAIL EA SIDE OF END STUDS)
10. FLOOR SHEATHING PER STRUCTURAL NOTES SHT S-1.0. GLUE & NAIL ALL SUPPORTED EDGES & BOUNDARIES. SEE FLR FRMG PLANS FOR ADDITIONAL INFO.
11. ■ DENOTES SOLID & FULL BEARING UNDER CONCENTRATED LOADS. PROVIDE (2) 2X POST AT ALL BEAMS U.N.O. □ DENOTES POINT LOAD FROM ABOVE PROVIDE NECESSARY BEARING BELOW IN JOIST SPACE TO FOUNDATION
12. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED STRESS VALUES INDICATED ON SHT A-1. INSTALL PER SPECIFICATIONS. THESE DWGS ONLY SHOW SIZE, SPAN, AND SPACING.
13. METAL FRAMING CONNECTORS SPECIFIED ARE MFG. BY THE SIMPSON COMPANY. FOR PRESSURE TREATED MEMBERS, CONNECTORS SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. IN ACCORDANCE W/ ASTM A-153 AND PER R311.3



MAIN LEVEL FRAMING PLAN
1/4"=1'-0"



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



LOWER LEVEL PLAN
1/4"=1'-0"

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Ann E. Sage
Ann E. Sage
STATE OF WASHINGTON

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DRAWN BY: Ann

PROJECT NUMBER:
2203

SHEET NUMBER:
A-3

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ROOF FRAMING NOTES

- ROOF PITCH AS NOTED ON PLANS.
- ROOF OVERHANG: AS NOTED ON PLANS.
- HEADERS: 4X8 DF #2 U.N.O. - PROVIDE MIN (1) 2X POST AT ALL HDRS U.N.O.
- DENOTES SOLID & FULL BEARING UNDER CONCENTRATED LOADS. PROVIDE (2) 2X POST AT ALL BEAMS U.N.O.
 □ DENOTES POINT LOAD FROM ABOVE PROVIDE NECESSARY BEARING BELOW IN JOIST/STUD SPACE TO FOUNDATION
- CONTRACTOR TO VERIFY LOCATION OF ALL ROOF SUPPORT BRACING AND POSTING AND PROVIDE ADEQUATE BEARING TO FOUNDATION.
- PROVIDE VENTED BLOCKING AT EAVES.
- ATTIC ACCESS PER R807.1
 PROVIDE AN ATTIC ACCESS OPENING FOR ANY ATTIC AREA THAT EXCEEDS 30 SQ. FT. AND HAS A VERTICAL HEIGHT OF 30" OR GREATER. (VERTICAL HEIGHT IS MEASURED FROM TOP OF CEILING FRAMING TO UNDERSIDE OF ROOF FRAMING).
 THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 21" X 30" AND SHALL BE LOCATED IN A WALL OR OTHER EASILY ACCESSIBLE LOCATION. WHEN IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22" WIDE X 30" HIGH. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT THE LOCATION OF THE ACCESS.
 SEE M1305.1.2 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTIC.
- ROOF FRAMING PER INFORMATION FOUND ON STRUCTURAL SHEET S-10.
 FLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
- DIAGONAL HATCHED SHADED AREAS DENOTE OVERFRAMING OVER ROOF FRAMING BELOW.
- ENGINEERED TRUSSES SHALL CARRY MFGR. STAMP & SHALL BE INSTALLED AND BRACED PER MFGR. SPECIFICATIONS. NOTE: PROVIDE (2) 2X POST @ ALL HIP MASTERS & GIRDER TRUSSES U.N.O. DO NOT ALTER TRUSS WITHOUT PRIOR BLDG DEPT APPROVAL OF ENGINEERING CALCULATIONS. DESIGN DETAILS AND DRAWINGS SHALL BE ON SITE FOR FRAMING INSPECTION.
- ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED STRESS VALUES INDICATED ON SHT A-1. INSTALL PER SPECIFICATIONS. THESE DWGS ONLY SHOW SIZE, SPAN, AND SPACING.
- ROOF VENTILATION:
 ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. PROVIDE CORROSION-RESISTANT WIRE MESH W/ 1/16" MIN. TO 1/4" MAX. OPENINGS AT EACH VENTILATION OPEN'G. THE TOTAL NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 150 OF THE SPACE VENTILATED

EXCEPTIONS:
 MAY BE REDUCED TO 1/300 PROVIDED:
 NOT LESS THAN 40% AND NOT MORE THAN 50% OF REQ'D AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

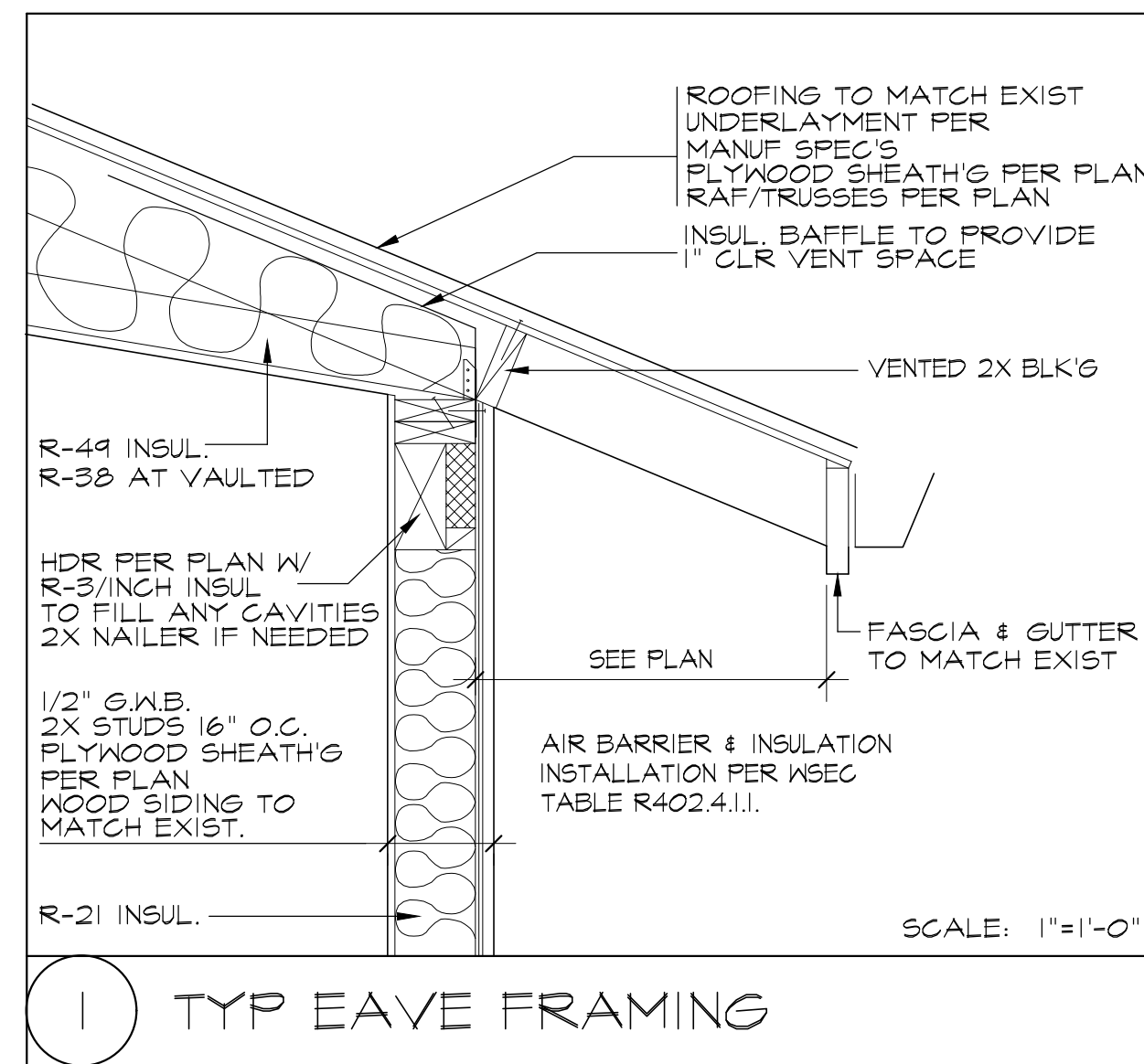
-OR-
 IN CLIMATE ZONES 6, 7 & 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

ROOF VENTILATION CALCULATIONS:

121 SF. TOTAL NEW ATTIC AREA
 $121 / 300 = .4 \times 144 = 58 \text{ SQ. IN. REQ'D (TOTAL)}$
 $58 / 2 = 29 \text{ SQ. IN. NEEDED IN UPPER PORTION OF ROOF AND } 29 \text{ SQ. IN. AT LOWER PORTION}$

EXAMPLE:
 > UPPER ROOF AREA VENTING: 29 SQ. IN. NEEDED
 ~ CONT RIDGE VENT W/ 24 SQ/IN. MIN CLR VENT

> LOWER ROOF VENTING: 29 SQ. IN. SPLIT BETWEEN NORTH AND WEST EAVES.
 EXAMPLE: 2"Ø SCREENED VENT PROVIDES 2.35 SQ. IN. CLR / VENT.
 $29 / 2.35 = 12 \text{ VENTS NEEDED. MAX. 3 VENTS PER BLOCK}$

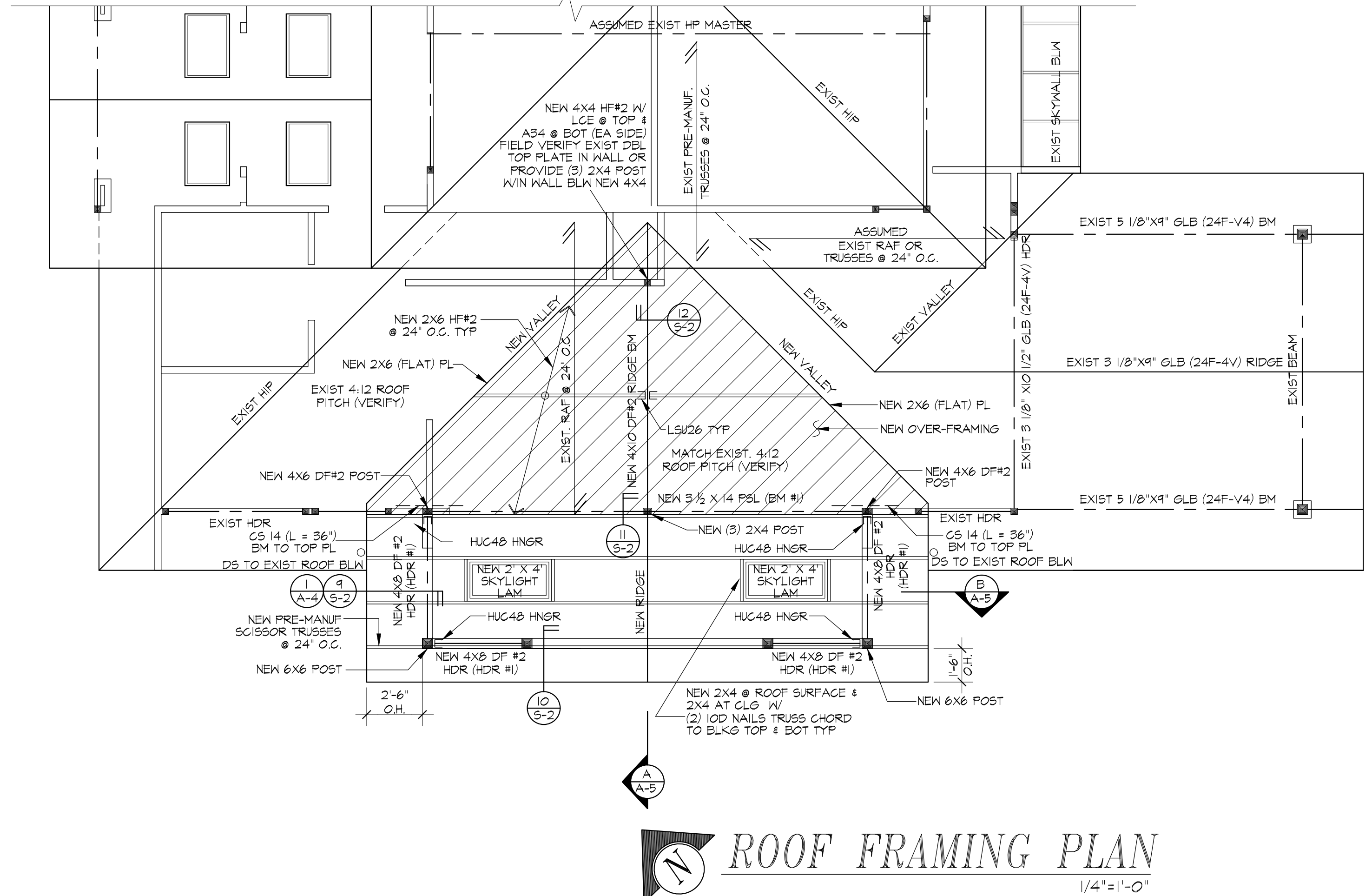


GENERAL FLOOR PLAN NOTES

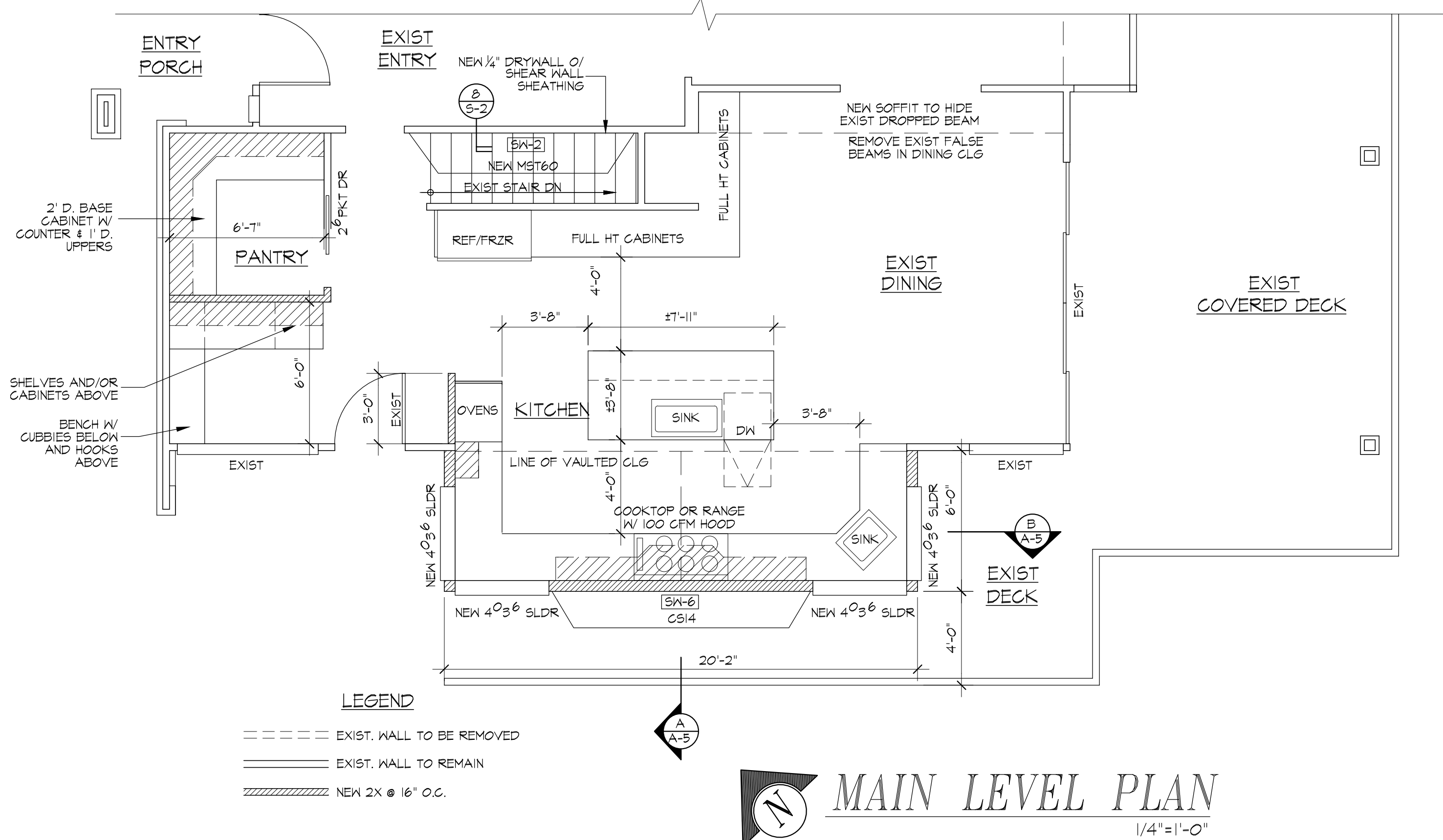
- WINDOWS SPECIFIED ARE MFGR. BY: TO BE DETERMINED - MEETING ENERGY CRITERIA ON SHEET A-1. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS. PROVIDE APPROPRIATE GLAZING IN HAZARDOUS LOCATIONS AS LISTED IN IRC SECTION R308.4
- FINISH ALL CEILINGS WITH 5/8" G.W.B. WHERE JOISTS ARE GREATER THAN 16" O.C.
- PROVIDE 26-GAUGE GALVANIZED SHEET METAL FLASHING ABOVE WINDOWS AND DOORS. LAP BUILDING PAPER OVER.
- HOLD SIDING 8" ABOVE FINISH GRADE.
- ALL EXTERIOR DOORS SHALL BE WEATHER-STRIPPED.
- ALL CONCEALED VOIDS TO BE DRAFT STOPPED PER SEC. R302.12
- ALL CONCEALED VOIDS TO BE FIRE BLOCKED PER SEC. R302.11
- FIREBLOCKING OF CHIMNEYS AND FIREPLACES PER R1003.19
- PROVIDE FIREBLOCKING AT ALL PLUMBING PENETRATIONS.
- MAXIMUM FLOW RATES FOR PLUMBING FIXTURES:
 * LAVATORY FAUCET - 1.0 GPM
 * SHOWER HEAD - 1.75 GPM
 * KITCHEN SINK FAUCET - 1.75 GPM
 * WATER CLOSET - 1.6 GALLONS PER FLUSH
- HOSE BIBS TO HAVE APPROVED BACKFLOW PREVENTION.
- WATER HEATERS HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE GARAGE FLR. WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE LOWER 1/3 OF THE APPLIANCE TO RESIST A HORIZ. FORCE EQUAL TO 1/3 OF THE OPERATING WEIGHT OF THE HEATER, ACTING IN ANY DIRECTION, OR IN ANY HORIZ. DIRECTION, OR IN ACCORDANCE WITH THE MANUR. RECOM.
- APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE FASTENED OR ANCHORED IN AN APPROVED MANNER. ANCHOR OR STRAP THE UPPER 1/3 AND THE LOWER 1/3 OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MIN. DISTANCE OF 4" ABOVE THE CONTROLS.
- INSTALLATION OF APPLIANCES SHALL CONFORM TO THE CONDITIONS OF THEIR LISTING AND LABEL AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE MANUFACTURER'S OPERATING AND INSTALLATION INSTRUCTIONS SHALL REMAIN ATTACHED TO THE APPLIANCE. SEE IRC M1307.1.

ENERGY RELATED NOTES:

- PROVIDE AIR BARRIER AND INSULATION INSTALLATION PER WSEC TABLE R402.4.1.1.
- INSULATION MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUF. R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.
- INSULATE COLD WATER PIPING IN UNHEATED SPACE TO MINIMUM R-3 & HOT WATER PIPING TO A MIN. OF R-3.
- PIPING CAPABLE OF CARRYING LIQUID ABOVE 105°F OR BELOW 55°F, SHALL BE INSULATED TO A MIN. R-6.
- DUCTS SHALL BE INSULATED TO A MIN. OF R-8, UNLESS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.
- A MIN. OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- RECESSED LIGHT FIXTURES SHALL COMPLY WITH WSEC 402.4.5.
- ALTERATIONS TO AN EXISTING BUILDING SHALL CONFORM TO THE PROVISIONS OF THE WSEC AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING TO COMPLY. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING USES NO MORE ENERGY THAN THE EXISTING BUILDING PRIOR TO THE ALTERATION.
- EXPOSED CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED W/ INSULATION. 2X4 FRAMED WALLS TO MIN. R-15, 2X6 WALLS TO R-21.



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



LEGEND

--- EXIST. WALL TO BE REMOVED

— EXIST. WALL TO REMAIN

/// NEW 2X @ 16" O.C.

MAIN LEVEL PLAN
 1/4"=1'-0"

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REVISIONS		
NO.	DESCRIPTION	DATE

ISSUE DATE: 2-16-2023 PERMIT
 ISSUE DATE:
 DRAWN BY: Ann

PROJECT NUMBER:
 2203

SHEET NUMBER:
 A-4

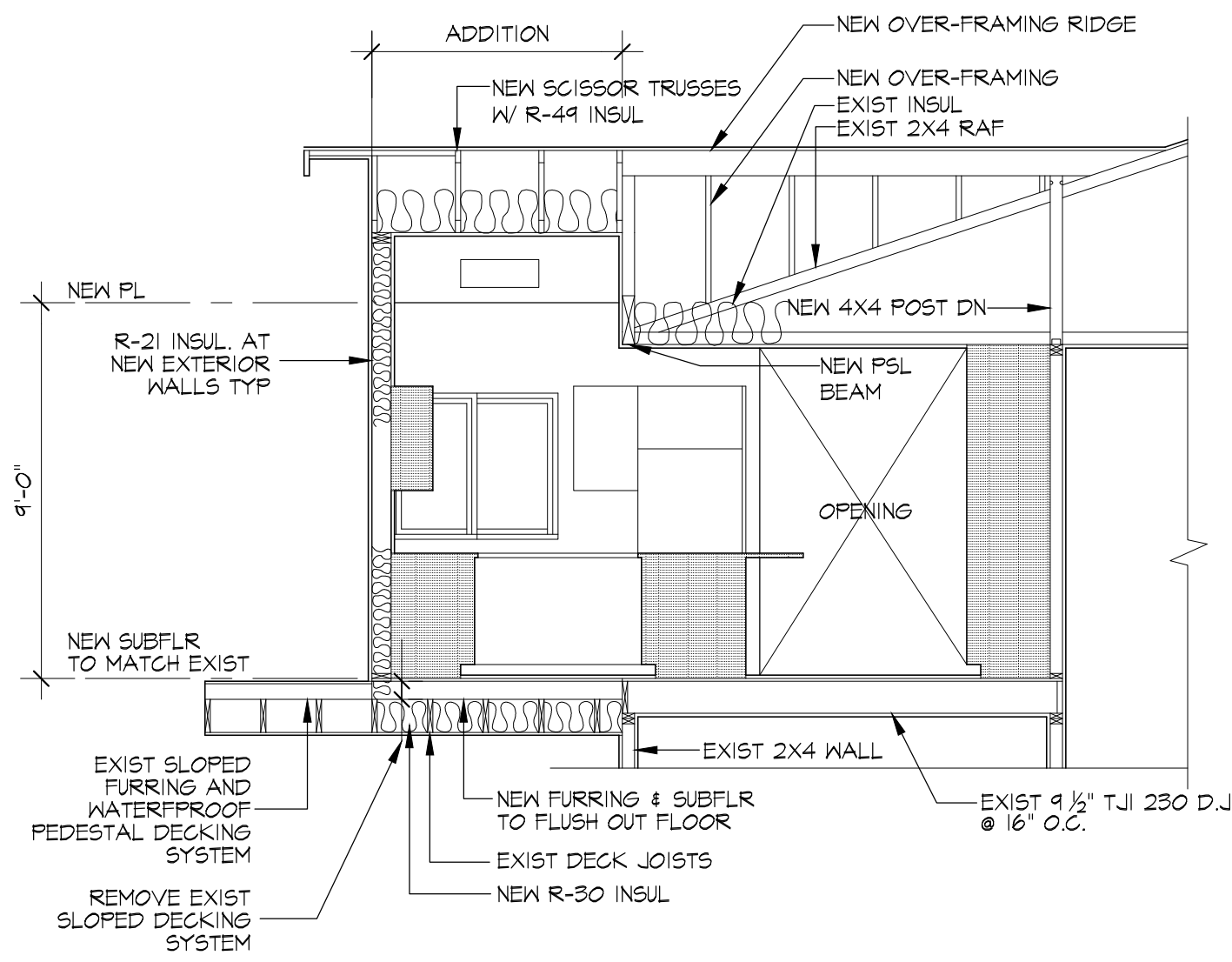
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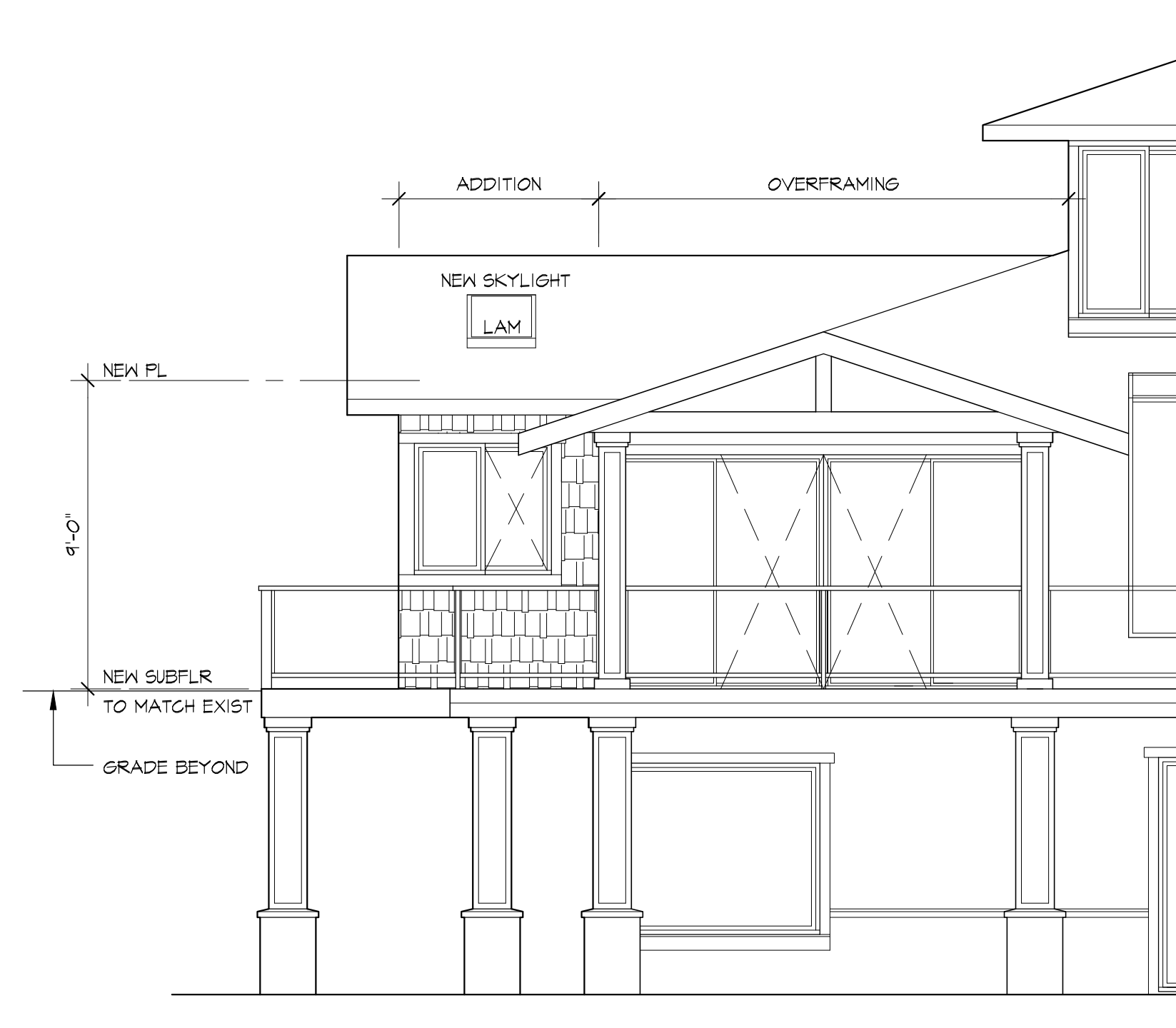
ISSUE DATE: 2-16-2023 PERMIT
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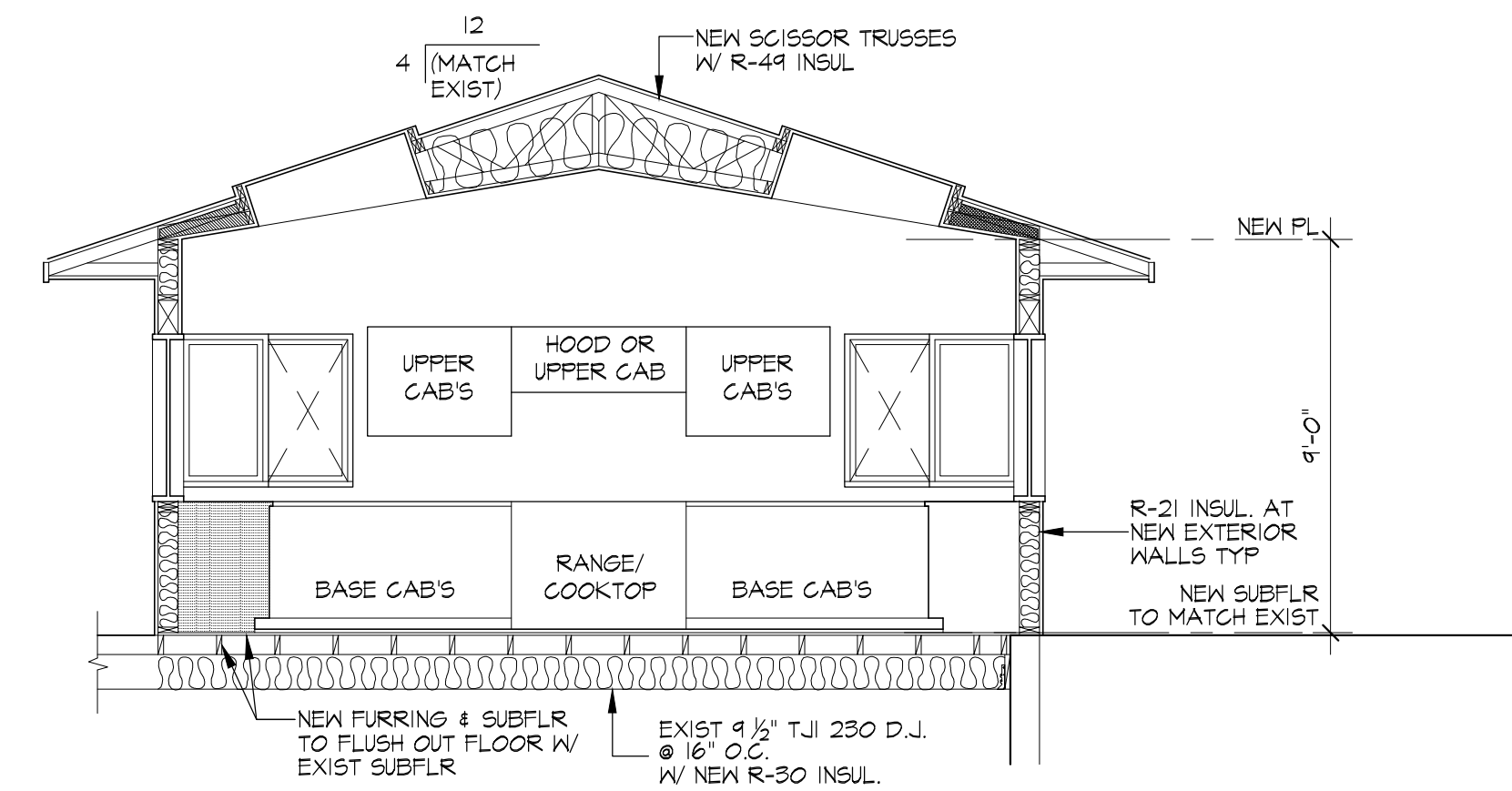
SHEET NUMBER:
A-5



SECTION A
1/4"=1'-0"



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



SECTION B
1/4"=1'-0"

ROOF CONSTRUCTION

- * NEW ROOFING TO MATCH EXIST UNDERLAYMENT/ PER MANUF. SPEC'S
- * SHEATHING PER SHT S-1.0
- * RAFTERS/TRUSSES/CEILING JOISTS PER PLAN
- * R-49 INSULATION
- * 5/8" GYPSUM WALL BOARD

WALL CONSTRUCTION

- * SIDING PER ELEVATIONS
- * 1/2" BUILDING PAPER OR EQUIV.
- * SHEATHING PER SHT S-1.0
- * 2X6 STUDS AT 16" O.C. TYP.
- * R-21 INSULATION WITH V.B.
- * 1/2" GYPSUM WALL BOARD

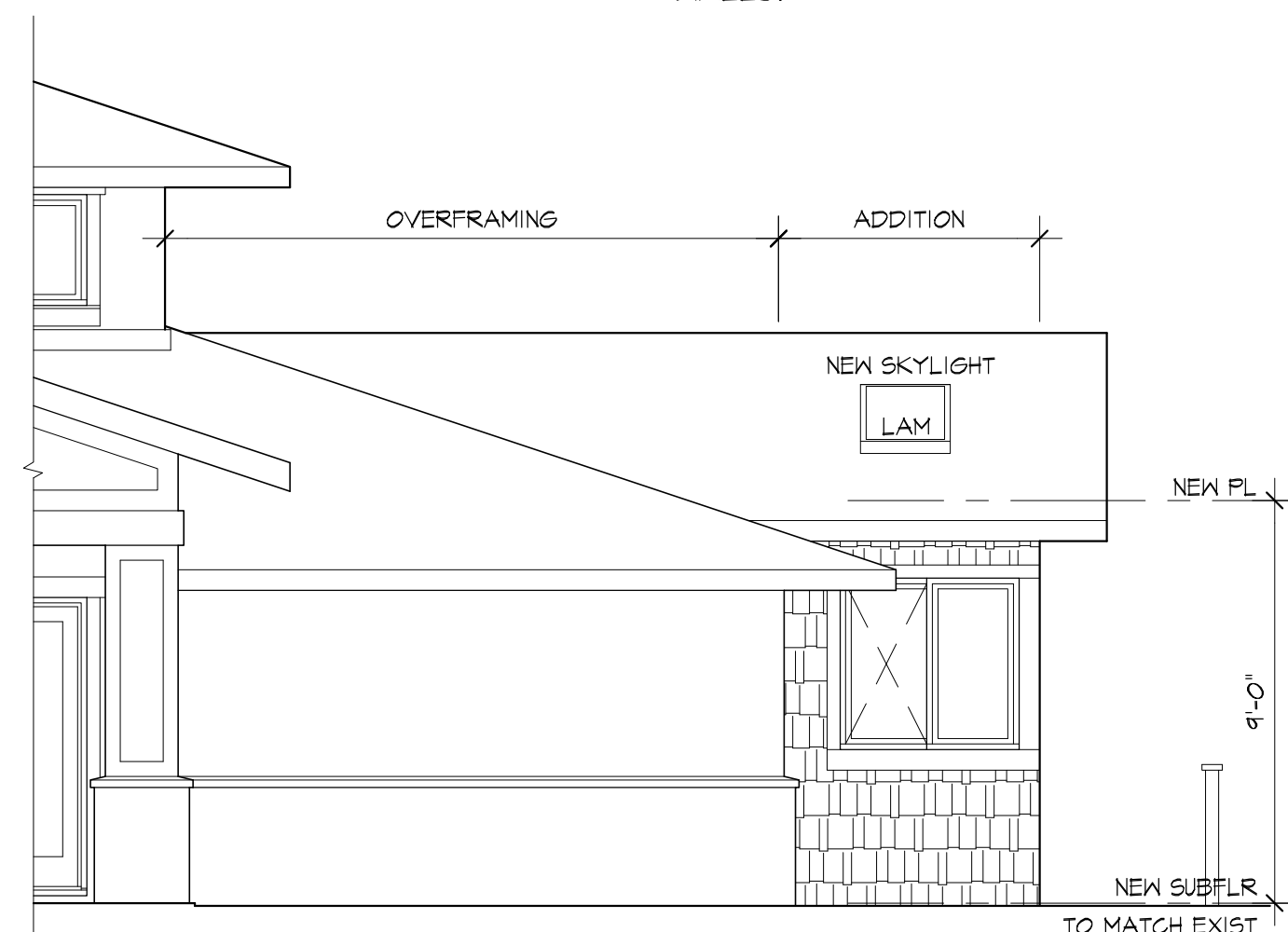
FLOOR CONSTRUCTION

- * FLOOR SHEATHING PER SHT S-1.0
- * FLOOR JOISTS PER PLAN
- * R-30 INSULATION OVER UNHEATED SPACES

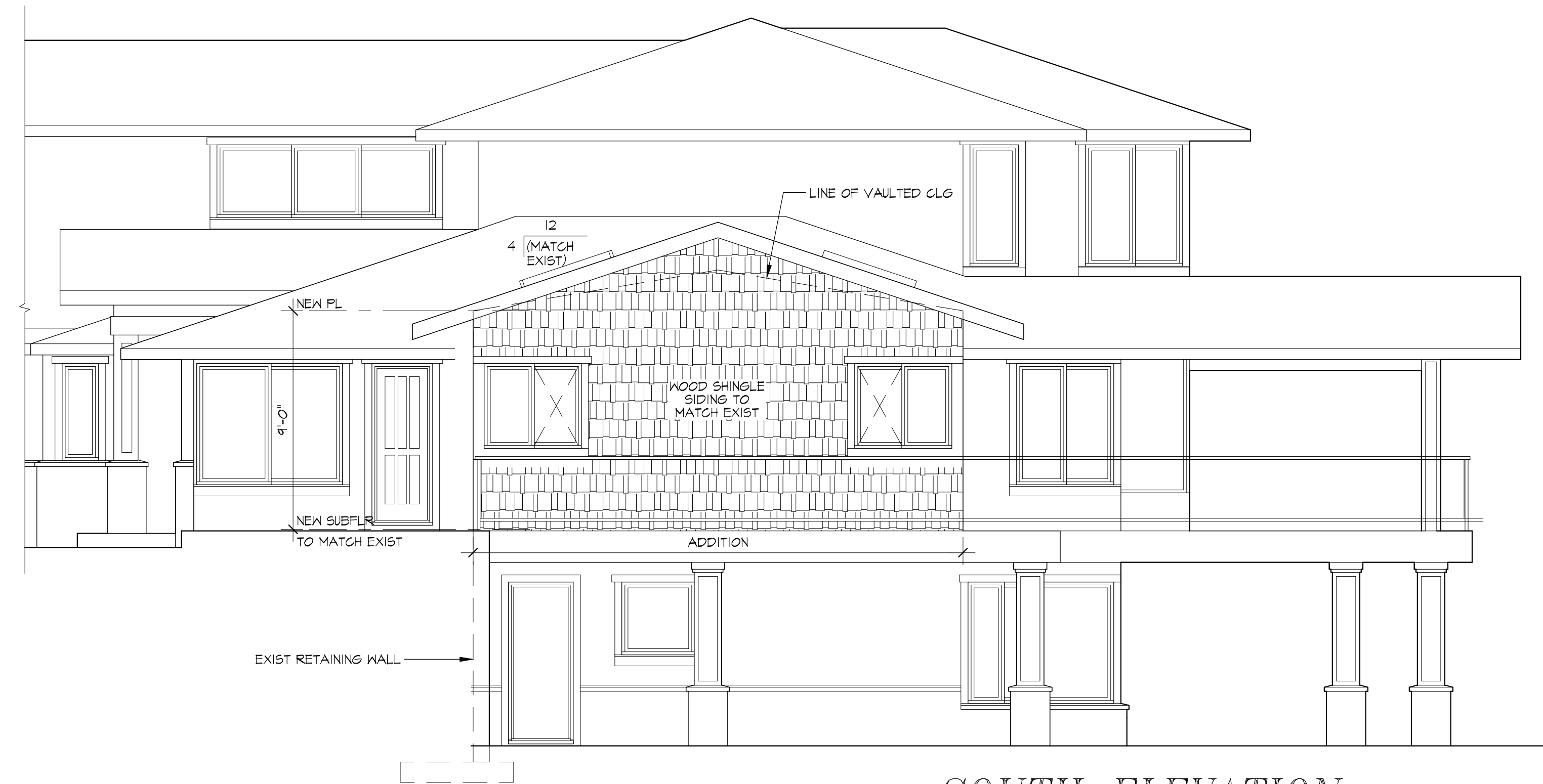
NOTE: AIR BARRIER & INSULATION INSTALLATION PER WSEC TABLE R402.4.11

GENERAL ELEVATION NOTES

1. PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS INCLUDING CHIMNEYS.
2. PROVIDE WEATHERSTRIPPING AT ALL DOORS AND WINDOWS. CAULK ALL JOINTS AND PENETRATIONS IN EXTERIOR WALLS.



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



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

STRUCTURAL NOTES

GENERAL REQUIREMENTS & DESIGN CRITERIA

BUILDING CODE & REFERENCE STANDARDS: THE "INTERNATIONAL BUILDING CODE", 2018 EDITION, GOVERNS THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS NOTED BELOW. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED.

ARCHITECTURAL DRAWINGS: REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, STAIRS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES AND OTHER NONSTRUCTURAL ITEMS.

STRUCTURAL RESPONSIBILITIES: THE PE IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED STATE.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND WSHA. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR DRILLING.

WIND DESIGN: BASIC WIND SPEED (3-SECOND GUST), V = 85 MPH(ASD); WIND IMPORTANCE FACTOR, IW = 1.0; OCCUPANCY CATEGORY = II; EXPOSURE CATEGORY = C;

SEISMIC DESIGN: SEISMIC IMPORTANCE FACTOR IE = 1.0; OCCUPANCY CATEGORY = II; SS = 1.480G; S1 = 0.510G; SITE CLASS = D; SDS = 1.184G; SD1 = 0.510G; SEISMIC DESIGN CATEGORY = D; BASIC SEISMIC FORCE RESISTING SYSTEM = A-13 (BEARING WALL SYSTEMS) LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE; CS = 0.128; R = 6.5; ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7, SEC 12.8.

SNOW LOAD: GROUND SNOW LOAD, PG = 25 PSF; FLAT ROOF SNOW LOAD, PF = 25 PSF (DRIFT LOADS CONSIDERED PER ASCE 7 WHERE APPLICABLE); SNOW EXPOSURE FACTOR, CE = 1.0; SNOW IMPORTANCE FACTOR, IS = 1.0; THERMAL FACTOR, CT = 1.0.

LIVE LOADS:	ROOF (LIVE)	20 PSF
	ROOF (SNOW)	25 PSF
	RESIDENTIAL FLOOR	40 PSF
	RESIDENTIAL DECK	60 PSF

DEFERRED SUBMITTALS: ITEMS DESIGNED BY OTHERS SHALL INCLUDE CALCULATIONS, SHOP DRAWINGS AND PRODUCT DATA. DESIGN SHALL BE PREPARED BY THE SSE AND SUBMITTED TO THE ARCHITECT AND SER FOR REVIEW PRIOR TO SUBMISSION TO THE JURISDICTION FOR APPROVAL. THE SSE SHALL SUBMIT TO THE ENGINEER FOR REVIEW CALCULATIONS AND SHOP DRAWINGS THAT ARE STAMPED AND SIGNED BY THE SSE. REVIEW OF THE SSE'S SHOP DRAWINGS IS FOR GENERAL COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, AND PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS.

INSPECTIONS: ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IBC SEC 109. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.

PREFABRICATED CONSTRUCTION: ALL PREFABRICATED CONSTRUCTION SHALL CONFORM TO IBC SEC 1703.6.

GEOTECHNICAL INSPECTION: THE GEOTECHNICAL ENGINEER OR BUILDING OFFICIAL SHALL INSPECT ALL PREPARED SOIL BEARING SURFACES PRIOR TO PLACEMENT OF CONCRETE AND REINFORCING STEEL AND PROVIDE A LETTER TO THE OWNER STATING THAT SOILS ARE ADEQUATE TO SUPPORT THE "ALLOWABLE FOUNDATION PRESSURE" SHOWN BELOW. SOIL VALUES SHALL BE FIELD VERIFIED BY THE BUILDING OFFICIAL OR THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

GEOTECHNICAL INSPECTION: THE GEOTECHNICAL ENGINEER OR BUILDING OFFICIAL SHALL INSPECT ALL PREPARED SOIL BEARING SURFACES PRIOR TO PLACEMENT OF CONCRETE AND REINFORCING STEEL AND PROVIDE A LETTER TO THE OWNER STATING THAT SOILS ARE ADEQUATE TO SUPPORT THE "ALLOWABLE FOUNDATION PRESSURE" SHOWN BELOW. SOIL VALUES SHALL BE FIELD VERIFIED BY THE BUILDING OFFICIAL OR THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

DESIGN SOIL VALUES:	
ALLOWABLE BEARING PRESSURE (ASSUMED)	1500 PSF
PASSIVE LATERAL PRESSURE	150 PSF/FT
ACTIVE LATERAL PRESSURE (UNRESTRAINED)	35 PSF/FT
ACTIVE LATERAL PRESSURE (RESTRAINED)	50 PSF/FT
COEFFICIENT OF SLIDING FRICTION	0.25

SLABS-ON-GRADE & FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL PER THE GEOTECHNICAL REPORT. ALL SLABS-ON-GRADE SHALL BE FOUNDED ON APPROPRIATE SUB-GRADE PREPARATION AS NOTED IN THE GEOTECHNICAL REPORT. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE, OR BY THE GEOTECHNICAL ENGINEER AND THE BUILDING OFFICIAL. INTERIOR FOOTINGS SHALL BEAR NOT LESS THAN 12 INCHES BELOW FINISH FLOOR.

COMPACTION: UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER, FOOTINGS SHALL BE PLACED ON COMPACTED MATERIAL AND SHALL BE WELL-GRADED GRANULAR MATERIAL WITH NO MORE THAN 5% PASSING A #2 SIEVE. FILLS PLACED SHALL BE IN MAXIMUM 8" LIFTS AND ALL BEARING SOILS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT USING THE MODIFIED PROCTOR TEST.

CAST-IN-PLACE CONCRETE & REINFORCEMENT

REFERENCE STANDARDS: CONFORM TO:
 (1) ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY".
 (2) IBC CHAPTER 19.
 (3) ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SEC 3 "REINFORCEMENT AND REINFORCEMENT SUBSTITUTIONS."

FIELD REFERENCE: THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES."

CONCRETE MIXTURES: CONFORM TO ACI 318 CHAPTER 5 "CONCRETE QUALITY, MIXING, AND PLACING."

MATERIALS: CONFORM TO ACI 318 CHAPTER 3 "MATERIALS" FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.
REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS.
DEFORMED WELDED WIRE FABRIC: ASTM A497
BAR SUPPORTS: CRSI MSP-2, CHAPTER 3 "BAR SUPPORTS."
TIE WIRE: 16.5 GAGE OR HEAVIER, BLACK ANNEALED.

MIX DESIGNS: PROVIDE A 5-SACK MINIMUM, 28-DAY COMPRESSIVE STRENGTH F'c = 2,500 PSI CONCRETE MIX WITH MAXIMUM 3/4" AGGREGATE AND 0.50 W/C RATIO FOR ALL ISOLATED POST AND CONTINUOUS WALL FOOTINGS, SLABS-ON-GRADE, AND BASEMENT WALLS EXTENDING NO MORE THAN 8" ABOVE FINISH GRADE. ELEVATION FOR BASEMENT WALLS EXTENDING MORE THAN 8" ABOVE FINISH GRADE AND ALL SITE WALLS, PROVIDE A 5-1/2" SACK MINIMUM F'c = 3,000 PSI CONCRETE MIX WITH MAXIMUM 3/4" AGGREGATE AND 0.50 W/C RATIO.

MIX DESIGN NOTES:

- W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.
- CEMENTITIOUS CONTENT: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2.2.5. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
- AIR CONTENT: CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE". VERTICAL EXTERIOR SURFACES REQUIRE "MODERATE EXPOSURE". TOLERANCE IS +/- 1-1/2%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.

- SLUMP: CONFORM TO ACI 301 SEC 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.
- NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50°F AT THE CONTRACTOR'S OPTION.

FORMWORK: CONFORM TO ACI 301 SEC 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC 2.3.2 EXCEPT STRENGTH INDICATED IN SEC 2.3.2.5 SHALL BE 0.75 F'c.

MEASURING, MIXING, AND DELIVERY: CONFORM TO ACI 301 SEC 4.3.

HANDLING, PLACING, CONSTRUCTING AND CURING: CONFORM TO ACI 301 SEC 5.

REBAR FABRICATION & PLACING: CONFORM TO ACI 301, SEC 3.3.2.2 "FABRICATION," AND ACI SP-66 "ACI REBAR MANUAL," CONFORM TO ACI 301, SEC 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC 3.3.2.1 "TOLERANCES."

SPLICES: CONFORM TO ACI 301, SEC 3.3.2.7. REFER TO PLANS FOR TYPICAL SPLICES.

FIELD BENDING: CONFORM TO ACI 301 SEC 3.3.2.8. "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

CORNER BARS: PROVIDE MATCHING-SIZED "L" CORNER BARS FOR ALL HORIZONTAL WALL AND FOOTING BARS WITH THE APPROPRIATE SPLICE LENGTH, UNO.

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3:	
CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER (#5 & SMALLER)	1-1/2"
BARS IN SLABS AND WALLS	3/4"

CONSTRUCTION JOINTS: CONFORM TO ACI 301 SEC 2.2.2.5, 5.1.2.3A, 5.2.2.1, AND 5.3.2.6. CONSTRUCTION JOINTS SHALL BE LOCATED AND DETAILED AS ON THE CONSTRUCTION DRAWINGS. USE OF AN ACCEPTABLE ADHESIVE, SURFACE RETARDER, PORTLAND CEMENT GROUT, OR ROUGHENING THE SURFACE IS NOT REQUIRED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. WHERE SHEAR BOND IS REQUIRED, ROUGHEN SURFACES TO 1/4" AMPLITUDE.

WOOD FRAMING

REFERENCE STANDARDS: CONFORM TO:

- IBC CHAPTER 23 "WOOD".
- NDS AND NDS SUPPLEMENT - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".
- ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".

DEFERRED SUBMITTALS: SUBMIT PRODUCT DATA AND PROOF OF ICC APPROVAL FOR FRAMING MEMBERS AND FASTENERS THAT HAVE BEEN DESIGNED BY OTHERS. SUBMIT CALCULATIONS PREPARED BY THE SSE IN THE STATE OF WASHINGTON FOR ALL MEMBERS AND CONNECTIONS DESIGNED BY OTHERS ALONG WITH SHOP DRAWINGS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS AND WEB STIFFENERS SHALL BE DETAILED AND FURNISHED BY THE SUPPLIER. TEMPORARY AND PERMANENT BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECTION LIMITS SHALL BE AS NOTED UNDER DESIGN LOADS SECTION.

IDENTIFICATION: ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

MATERIALS:

- **SAWN LUMBER:** CONFORM TO GRADING RULES OF WMPA, WCLIB OR NLGA. FINGER JOINTED STUDS ACCEPTABLE AT INTERIOR WALLS ONLY.

MEMBER USE	SIZE	SPECIES	GRADE
STUDS & POSTS	2x, 4x	HEM-FIR	NO. 2
RAFTERS	2x4 - 2x10	HEM-FIR	NO. 2
BEAMS	4x8 - 4x12	HEM-FIR	NO. 2
BEAMS	6x8 - 6x12	HEM-FIR	NO. 2
POSTS & TIMBERS	6x, 8x	DOUG-FIR	NO. 2

- **GLUED LAMINATED TIMBER:** CONFORM TO AITC 117 "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE-LAMINATED TIMBER OF SOFTWOOD SPECIES, MANUFACTURING AND DESIGN" AND ANSI/AITC A190.1 "STRUCTURAL GLUED LAMINATED TIMBER," CAMBER ALL GLUED LAMINATED MEMBERS BEAMS TO 2000" RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

MEMBER USE	SIZES	SPECIES	STRESS CLASS	USES
BEAMS	ALL	DF/DF	24F-1.8E	SIMPLE SPANS
	ALL	DF/DF	24F-1.8E [(-FB)=(+FB)]	CANTILEVER SPANS

- **METAL PLATE CONNECTED WOOD ROOF TRUSSES:** CONFORM TO IBC SEC 2303.4 "TRUSSES."

- **WOOD STRUCTURAL SHEATHING (PLYWOOD):** WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WATERBOARD, PARTICLEBOARD, T1-11 SIDING, AND COMPOSITES OF VENEER AND WOOD BASED MATERIAL. CONFORM TO PRODUCT STANDARDS PS-1 AND PS-2 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA).

LOCATION	THICKNESS	SPAN RATING	PLYWOOD GRADE	EXPOSURE
ROOF	15/32"	32/16	C-D	1
FLOOR	23/32" T&G	24 OC	STURO-I-FLOOR	1
WALLS	15/32"	32/16	C-D	1
WALLS(ALT)	7/16" OSB	24/16	C-D	1

- **JOIST HANGERS AND CONNECTORS:** SHALL BE "STRONG TIE" BY SIMPSON COMPANY OR USP EQUIVALENT AS SPECIFIED IN THEIR LATEST CATALOGS. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE SER PRIOR TO ORDERING. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE 1/2 OF THE NAILS OR BOLTS IN EACH MEMBER. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE FULL LENGTH COMMON. NAIL STRAPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE.

- **NAILS AND STAPLES:** CONFORM TO IBC SEC 2303.6 "NAILS AND STAPLES." UNLESS NOTED ON PLANS, NAIL PER IBC TABLE 2304.9.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
10d	3"	0.148"
(8d & 10d ALTERNATIVE)	2-3/8"	0.113"
12d (16d SINKER)	3-1/4"	0.148"
16d	3-1/2"	0.162"

- **LAG BOLTS/BOLTS:** CONFORM TO ASTM A307.

NAILING REQUIREMENTS: PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IBC TABLE 2304.9.1 "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

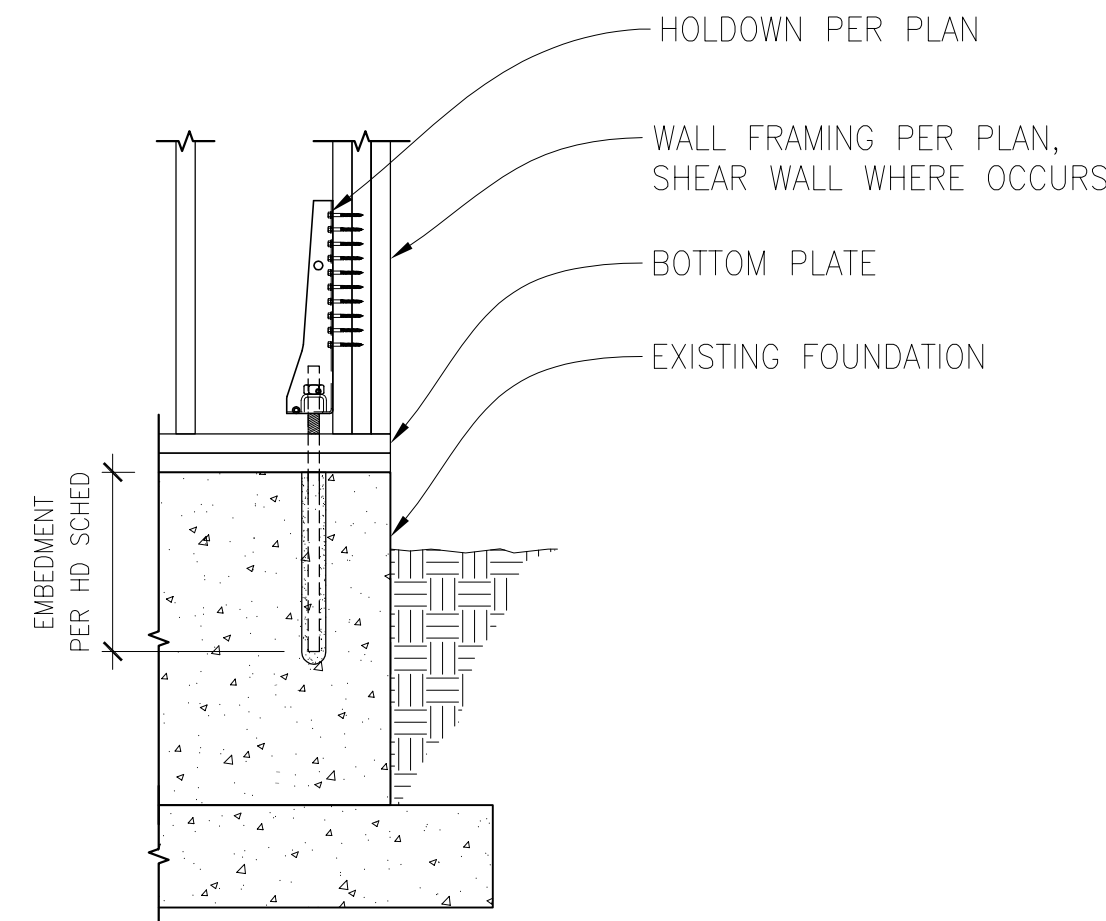
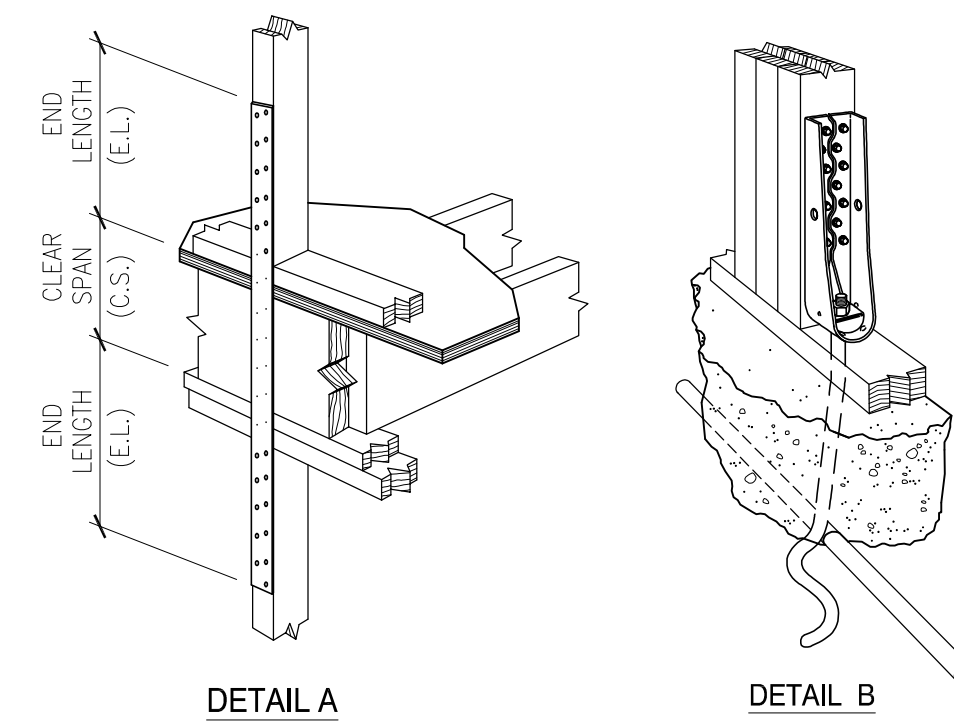
STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IBC SEC 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IBC SEC 2304 "GENERAL CONSTRUCTION REQUIREMENTS."

- WALL FRAMING:** UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS SHALL BE 2X4 @ 16"OC AND ALL EXTERIOR WALLS SHALL BE 2X6 @ 16"OC. PROVIDE (2)BUNDLED STUDS MIN AT WALL ENDS AND EACH SIDE OF ALL OPENINGS. UNO, ALL SOLID SAWN LUMBER HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1)TRIM AND (1)KING STUD AND ALL GULUM OR ENGINEERED WOOD HEADERS BY (2)TRIM AND (2)KING STUDS. AT FRAMED WALLS, UNO, ALL SOLID SAWN LUMBER BEAMS SHALL BE SUPPORTED ON A MINIMUM OF (2) BUNDLED 2X STUDS AND ALL GULUM OR ENGINEERED WOOD BEAMS ON A MINIMUM OF (3) BUNDLED 2X STUDS. STITCH-NAIL BUNDLED STUDS WITH (2)100 @ 12"OC. UNO, ALL INTERIOR AND EXTERIOR HEADERS SHALL BE 4X6. PROVIDE SOLID BLOCKING THRU FLOORS TO SUPPORTS BELOW FOR BEARING WALLS AND POSTS. UNO, ATTACH BOTTOM BLOCKS OF STUD WALLS TO WOOD FRAMING BELOW WITH 160 @ 12"OC OR TO CONCRETE WITH 5/8"-DIA. ANCHOR BOLTS X 7" EMBEDMENT AT 48"OC. REFER TO SHEAR WALL SCHEDULE FOR SPECIFIC SHEATHING, STUD, AND NAILING REQUIREMENTS AT SHEAR WALLS. UNO, PROVIDE GYPSUM SHEATHING ON INTERIOR SURFACES AND PLYWOOD SHEATHING ON EXTERIOR SURFACES.
- ROOF/FLOOR FRAMING:** UNLESS OTHERWISE NOTED, PROVIDE DOUBLE JOISTS/RAFTERS UNDER ALL PARALLEL BEARING PARTITIONS AND SOLID BLOCKING AT ALL BEARING POINTS. PROVIDE DOUBLE JOISTS BUNDLED ALL ROOF/FLOOR FRAMING. UNO, MULTIPLE JOISTS/RAFTERS SHALL BE STITCH-NAIL TOGETHER WITH (2)100 @ 12"OC. PROVIDE ROOF SHEATHING EDGE CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED PLYWOOD EDGES. ALL FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE JOINTS OR BE SUPPORTED BY SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF/FLOOR SHEATHING. ROOF/FLOOR SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.

MOISTURE CONTENT: WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE-TREATED WOOD SILL PLATE.

PRESERVATIVE TREATMENT: WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" UNDER CERTAIN CONDITIONS IN ACCORDANCE WITH IBC SEC 2304.11 "PROTECTION AGAINST DECAY AND TERMITES." CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD PILES AND MARINE PILES. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK.

METAL CONNECTORS/PT WOOD: CK ENGINEERING LLC RECOMMENDS THAT ALL METAL HARDWARE AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER BE STAINLESS STEEL TYPE 316L AT THE OWNER'S RISK AND DISCRETION. HOT-DIPPED GALVANIZED METAL HARDWARE AND FASTENERS MAY BE INVESTIGATED FOR USE IN LIEU OF STAINLESS STEEL PROVIDED THAT THE FINISH HAS A MINIMUM ZINC CONTENT OF AT LEAST 1.85 OZ/SF AND ITS USE IS COORDINATED BY THE CONTRACTOR AND WOOD SUPPLIER FOR THE EXPECTED ENVIRONMENT AND MOISTURE EXPOSURE FOR APPROPRIATE USE BASED ON THE METHOD OF PRESERVATIVE TREATMENT OF THE WOOD.



ALL-THREAD ROD INSTALLATION INTO EXISTING FOUNDATION

SCALE: N.T.S.

7

WOOD-FRAMED SHEAR WALL SCHEDULE								
FOR HEM-FIR/DOUG-FIR STUD FRAMING								
SW TYPE	SW SHEATHING APA-RATED	NAIL SIZE & SPACING @ PANEL EDGES	RIM JOIST OR BLOCKING ATTACHMENT TO TOP PLATE BELOW	BOTTOM PLATE & EDGE MEMBER REQUIREMENTS [3, 7, 13]		SILL PLATE REQUIREMENTS		SHEAR LOAD CAPACITY (PLF)
				SHEAR NAILING TO WOOD FRAMING BELOW	BOTTOM P AT FRAMING	ANCHOR BOLT TO CONCRETE FOUNDATION [10]	SILL P AT FOUNDATION [11]	
SW-6	15/32" CD-EXT	0.131" @ x 2 1/2" @ 6"OC	CLIP @ 18"OC	0.148" @ x 3 1/4" @ 6"OC	2x	5/8" @ 48"OC	P.T. 2x	242
SW-4	15/32" CD-EXT	0.131" @ x 2 1/2" @ 4"OC	CLIP @ 14"OC	0.148" @ x 3 1/4" @ 4"OC	2x	5/8" @ 32"OC	P.T. 2x	353
SW-2	15/32" CD-EXT	0.131" @ x 2 1/2" @ 2"OC, STAGGERED	CLIP @ 8"OC	0.148" @ x 3 1/4" @ 4"OC & CLIP @ 16"OC	3x	5/8" @ 16"OC	P.T. 2x	595
						5/8" @ 24"OC	P.T. 3x	

NOTES:

- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY
- WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
- BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. HOLDOWN REQUIREMENTS PER PLANS.
- SHEAR WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING, SHEAR WALL NAILING, ETC. ABOVE AND BELOW ALL OPENINGS.
- SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. ADDITIONAL INFORMATION PER HOLDOWN SCHEDULE & DETAILS.
- INTERMEDIATE FRAMING TO BE 2X MINIMUM MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH 0.148" @ x 2 1/2" NAILS AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND 0.148" @ x 2 1/2" NAILS AT 8"OC WHERE STUDS ARE SPACED AT 24"OC.
- BASED ON 0.131" @ x 1 1/2" NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131" @ x 2 1/2" NAILS WHERE INSTALLED OVER SHEATHING.
- FRAMING CLIPS: SIMPSON "A35" OR "LTP5" OR APPROVED EQUIVALENT.

WOOD-FRAMED SHEAR WALL SCHEDULE

SCALE: N.T.S.

MODEL # (9)	ANCHORAGE TYPE (AS3)	FASTENERS	END STUD REQUIRED (2,8)	CAPACITY (LBS)	
				DOUG-FIR	HEM-FIR
CS14	FLR-TO-FLR STRAP (E.L.=19")	(30) 10d COMMON	2x STUD	2,490	2,490
MST60	FLR-TO-FLR STRAP (CNTR'D ON C.S.)	(46) 16d COMMON	(2) 2x STUDS	4,830	4,830
HDU2	5/8" @ ALL-THREAD ROD W/ 8" EPOXY EMBED INTO CONC.	(6) 1/4" @ x2 1/2" SDS WOOD SCREWS	(2) 2x STUDS	1,600	1,600
HDU11	SBIx30	(30) 1/4" @ x2 1/2" SDS WOOD SCREWS	4x6 MINIMUM	9,535	6,865

NOTES:

- HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON ANCHOR TIE DOWN CO., INC; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH SER APPROVAL.
- LOCATE ALL HOLDOWNS AT ENDS OF ALL SHEAR WALLS & FASTEN TO BUNDLED END STUDS.
- BUNDLED END STUDS SHOULD BE STITCH-NAILED TOGETHER USING MINIMUM (2) 16d @ 10"OC, UNO.
- LOCATE "HDU#", "LSTD#", "LSTDH#" & "STDH#" HOLDOWNS AT CONCRETE FOUNDATION LEVEL. (DETAIL B & C)
- LOCATE "CS#", "MST", "MSTC" & "MSTF" STRAPS AT FLOOR-TO-FLOOR CONNECTIONS. (DETAIL A)
- ALL HOLDOWN ANCHOR BOLTS SHALL BE MIN 5" FROM CONCRETE WALL ENDS.
- USE "SSTB" FOR 2X SILL PLATES & "SSTBL" FOR 3X SILL PLATES.
- ADDITIONAL END STUD REQUIRED TO MEET MINIMUM 1 1/2" EDGE DISTANCE FROM CONCRETE CORNER TO "STDH" STRAP. USE "TR" STYLE WITH "STDH" WHERE RIM JOIST IS PRESENT.
- INSTALL ALL HOLDOWN HARDWARE PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
- USE SIMPSON SET-XP EPOXY FOR ANCHOR BOLT TO EXISTING CONCRETE INSTALLATION.

HOLDOWN SCHEDULE

SCALE: N.T.S.

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 Phone: (206) 417-0670



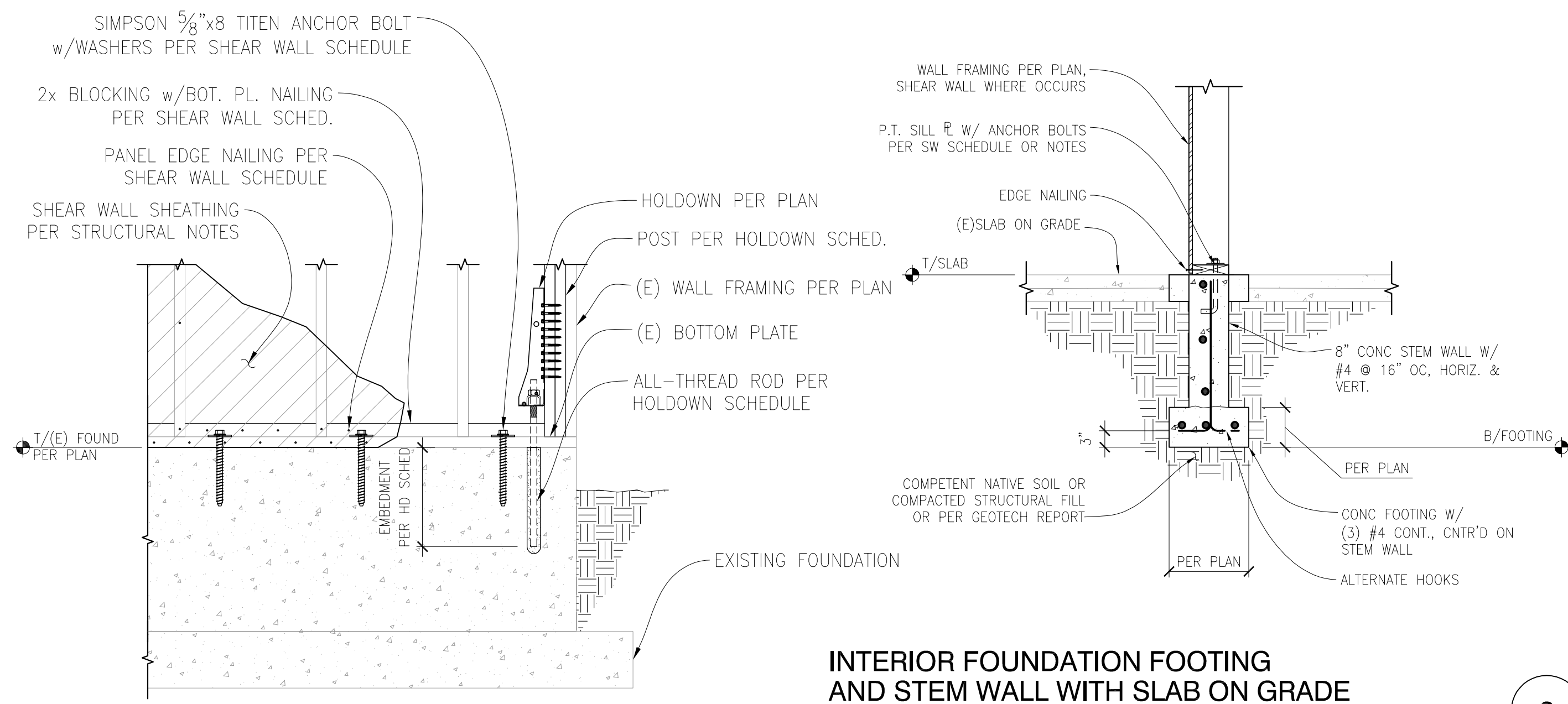
12/12/2022

KRIS ADDITION
 9825 SE 42ND PL
 MERCER ISLAND, WA 98040

REVISION #	DATE	DESCRIPTION:

Drawn By: PK
 Checked By: SC
 Date: 12-12-2022

CK JOB NO.
22-058

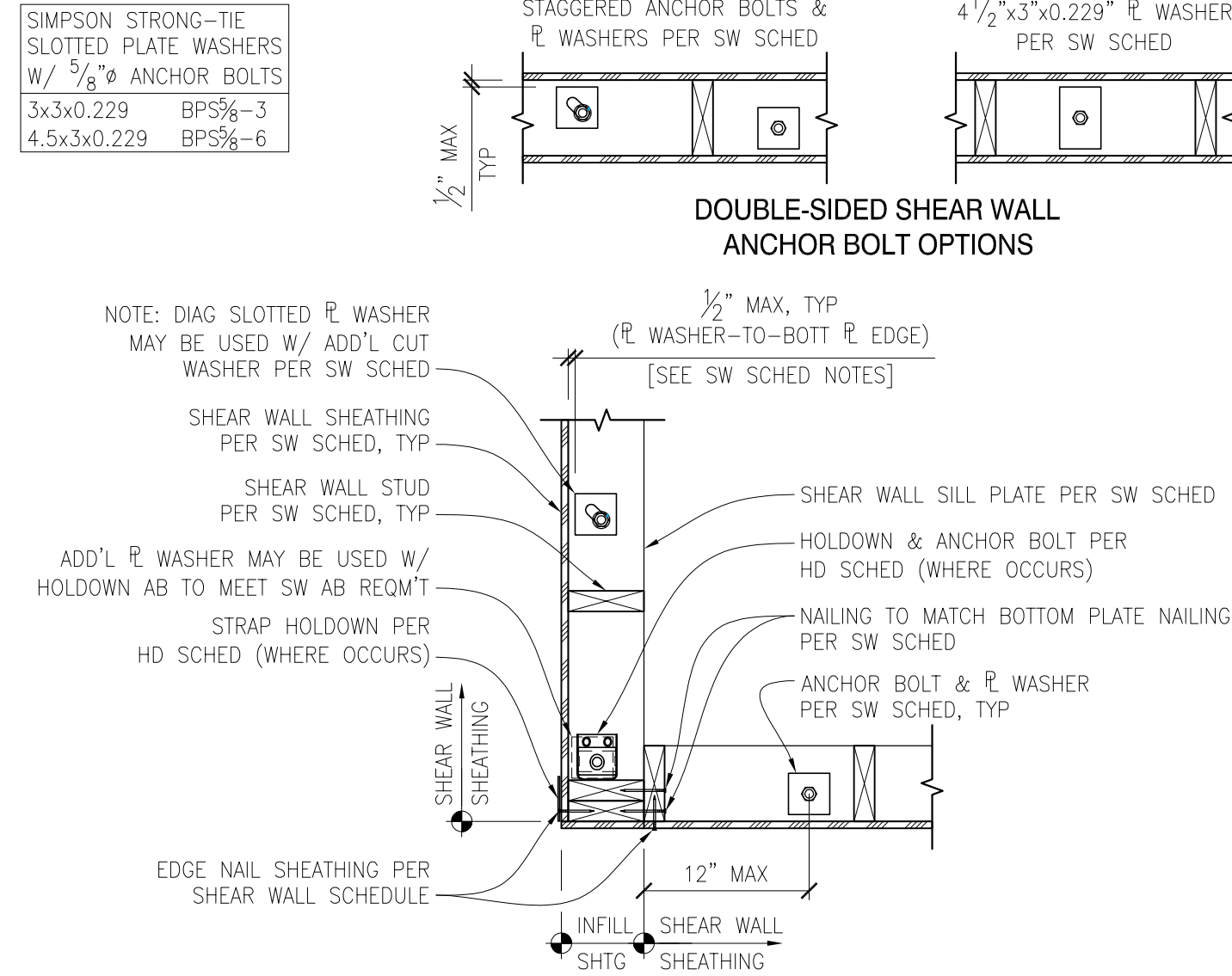


NEW SHEAR WALL TO EXISTING FOUNDATION CONNECTION

SCALE: N.T.S.

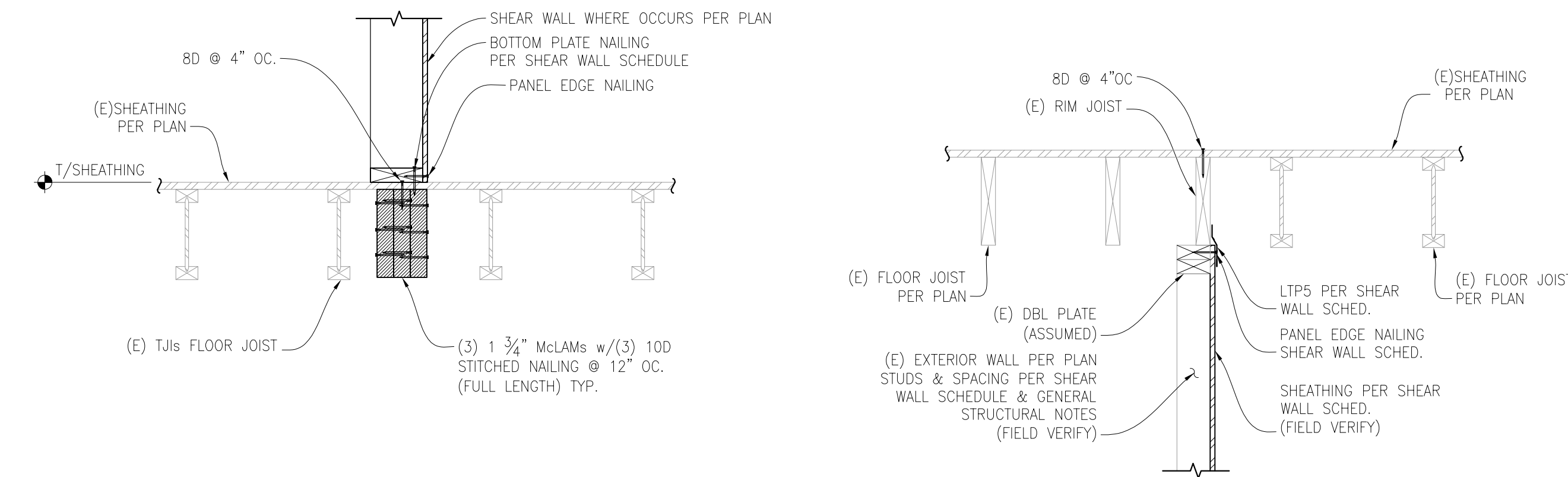
INTERIOR FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE

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



TYPICAL PLAN VIEW - SHEAR WALL HOLDOWNS & ANCHOR BOLTS

SCALE: 1" = 1'-0"

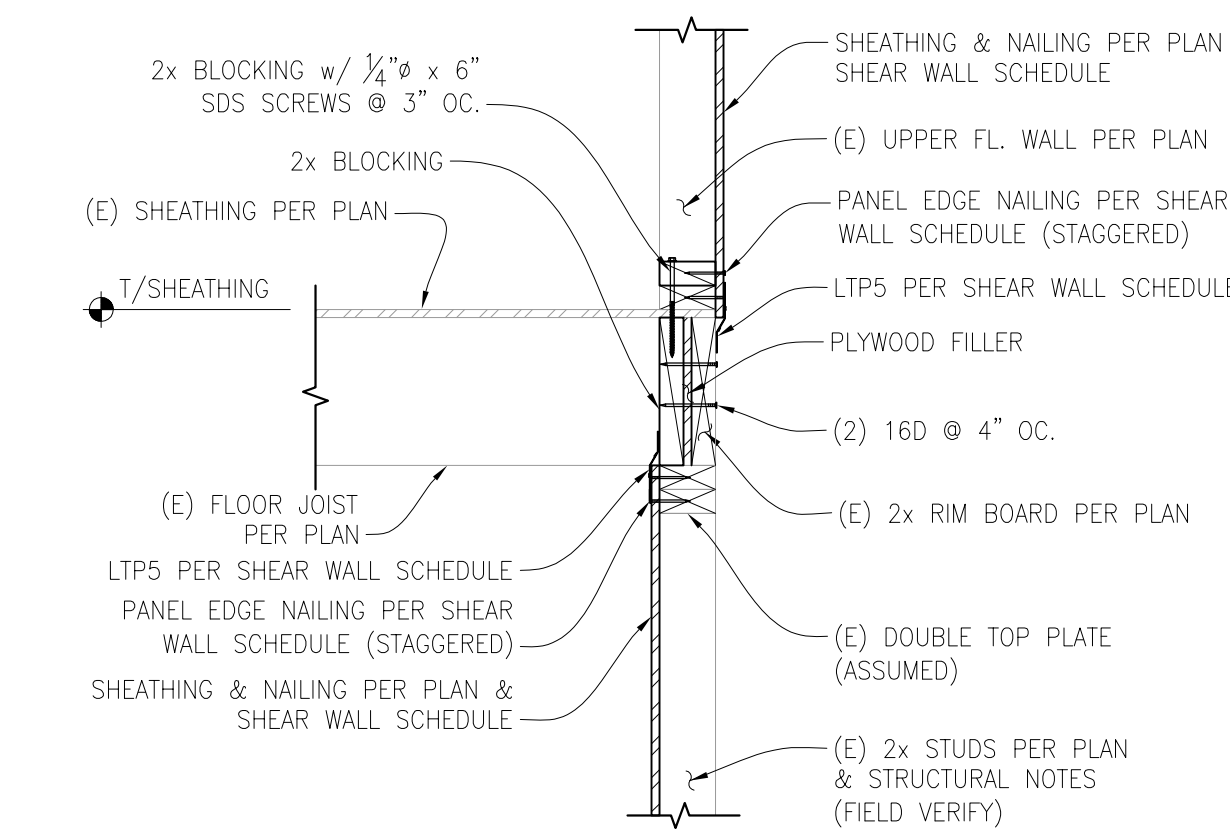


EXTERIOR UPPER FL. SHEAR WALL/BEAM CON.

SCALE: 1" = 1'-0"

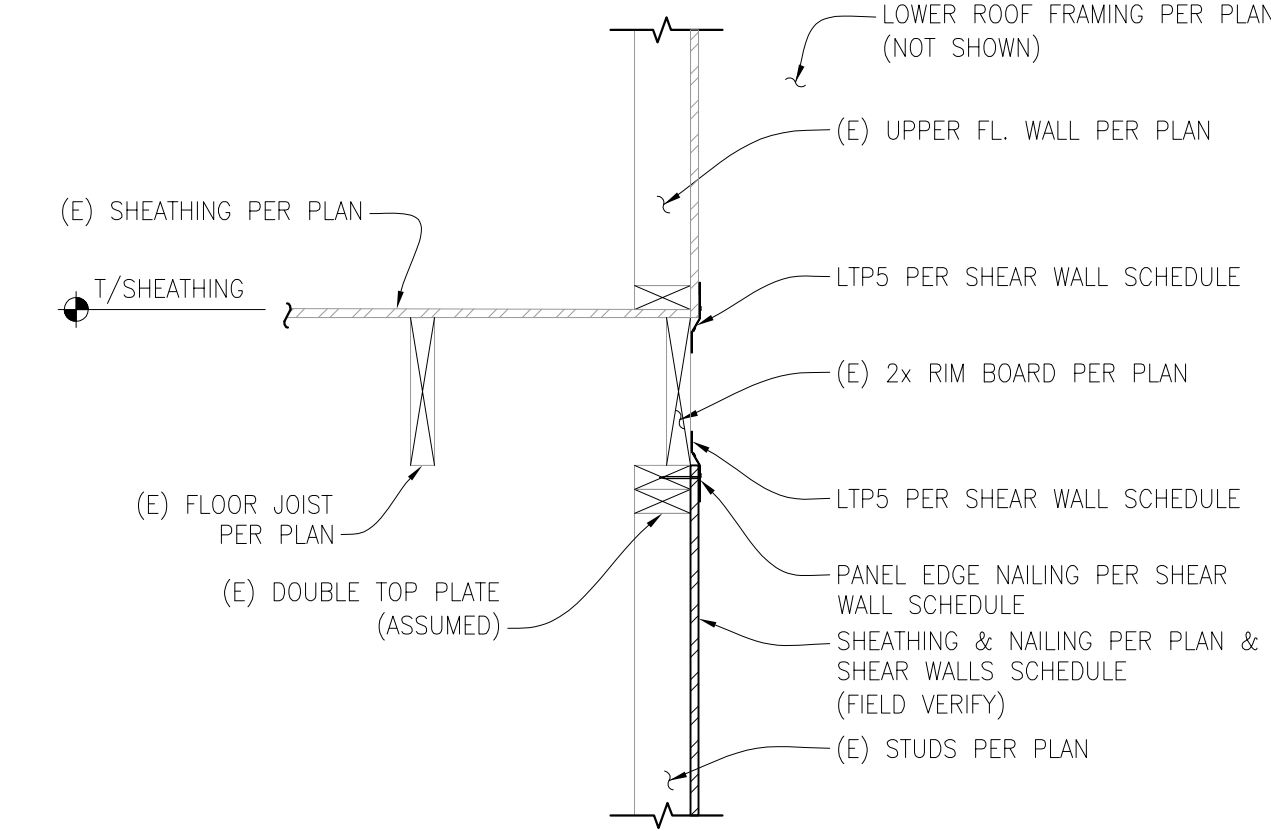
MAIN FLOOR EXTERIOR SHEAR WALL/ FLOOR CON.

SCALE: 1" = 1'-0"



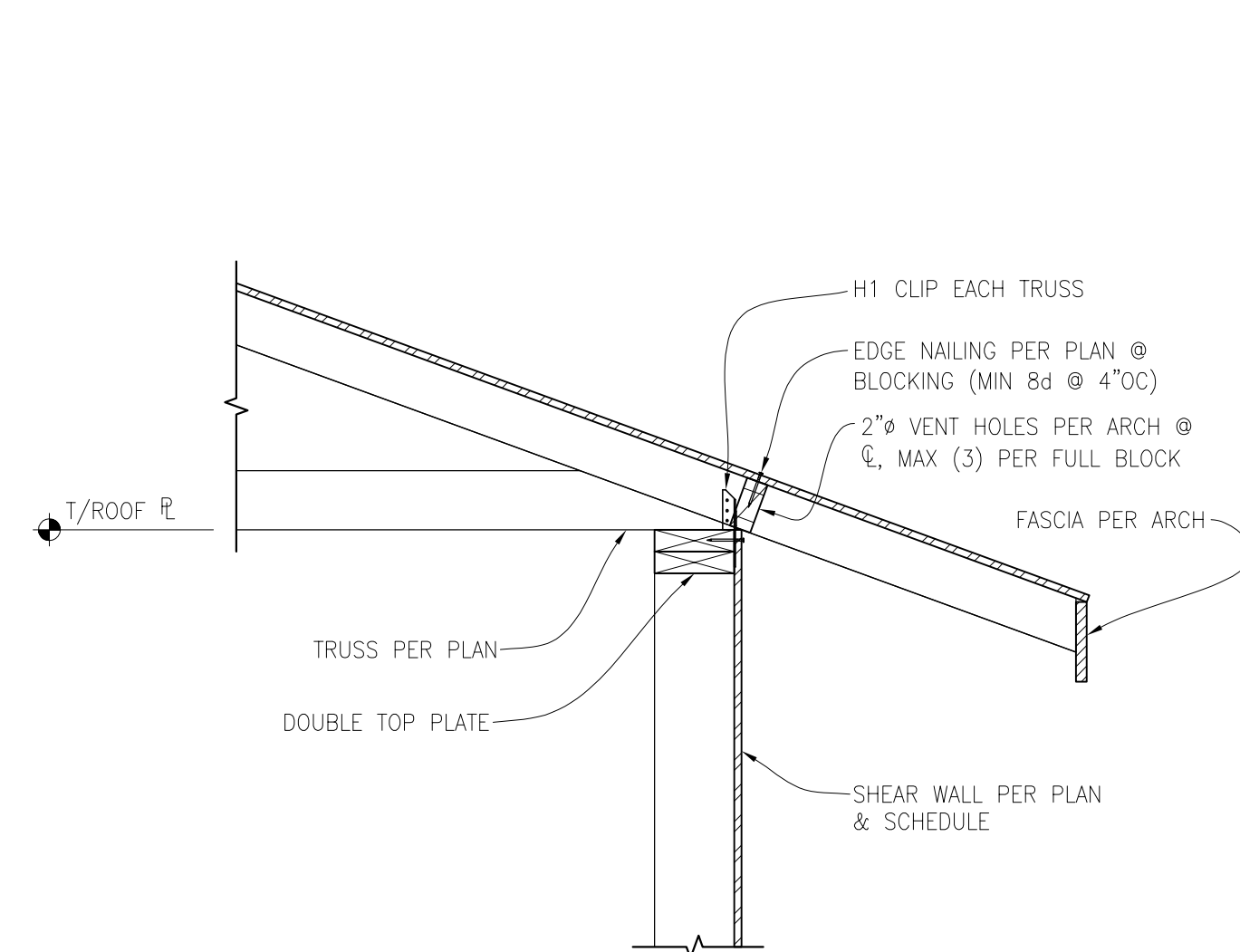
MAIN FLOOR SHEAR WALL TO LOWER FLOOR SHEAR WALL CONNECTION

SCALE: 1" = 1'-0"



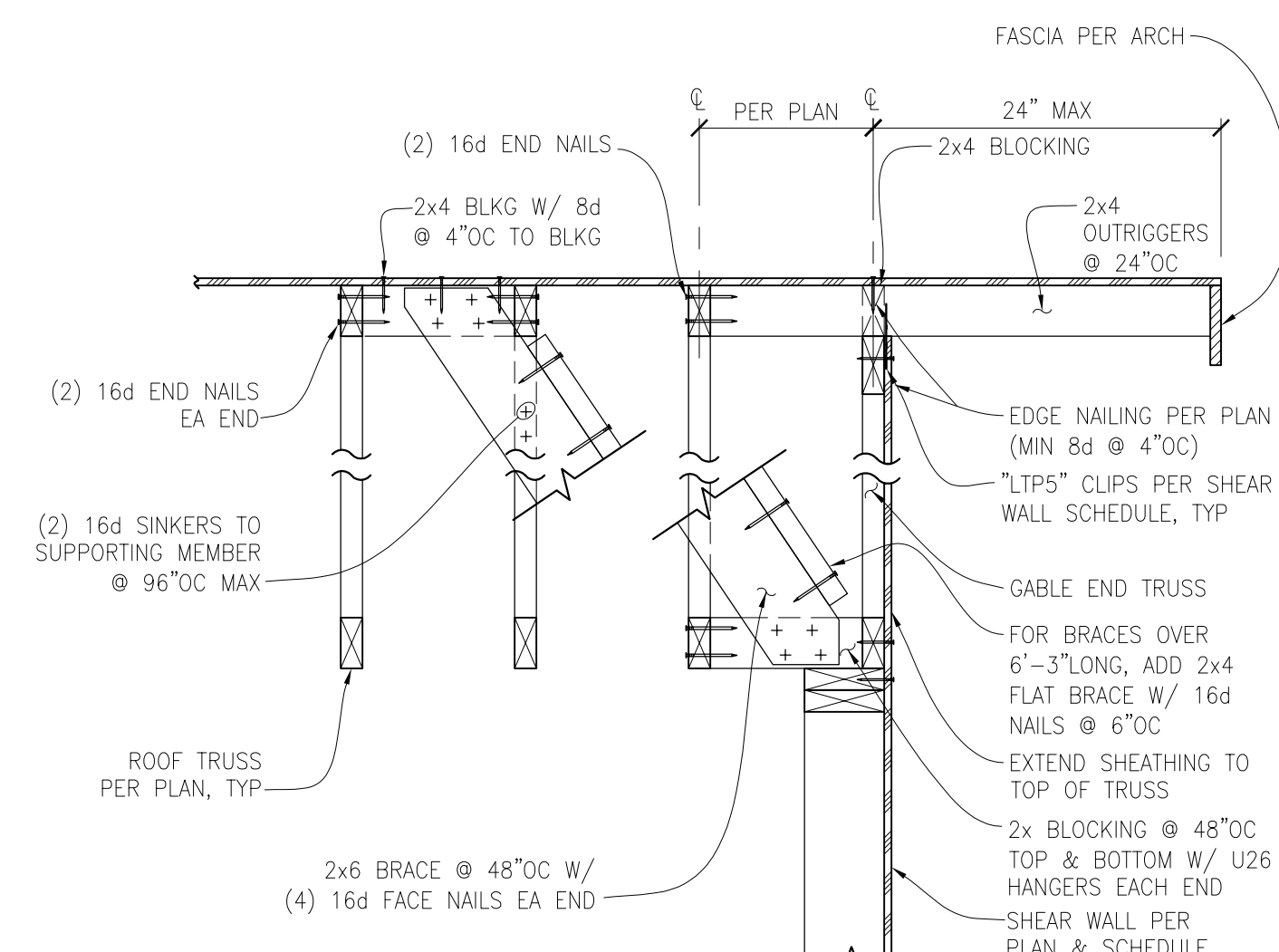
UPPER FLOOR SHEAR WALL TO MAIN FLOOR SHEAR WALL CONNECTION

SCALE: 1" = 1'-0"



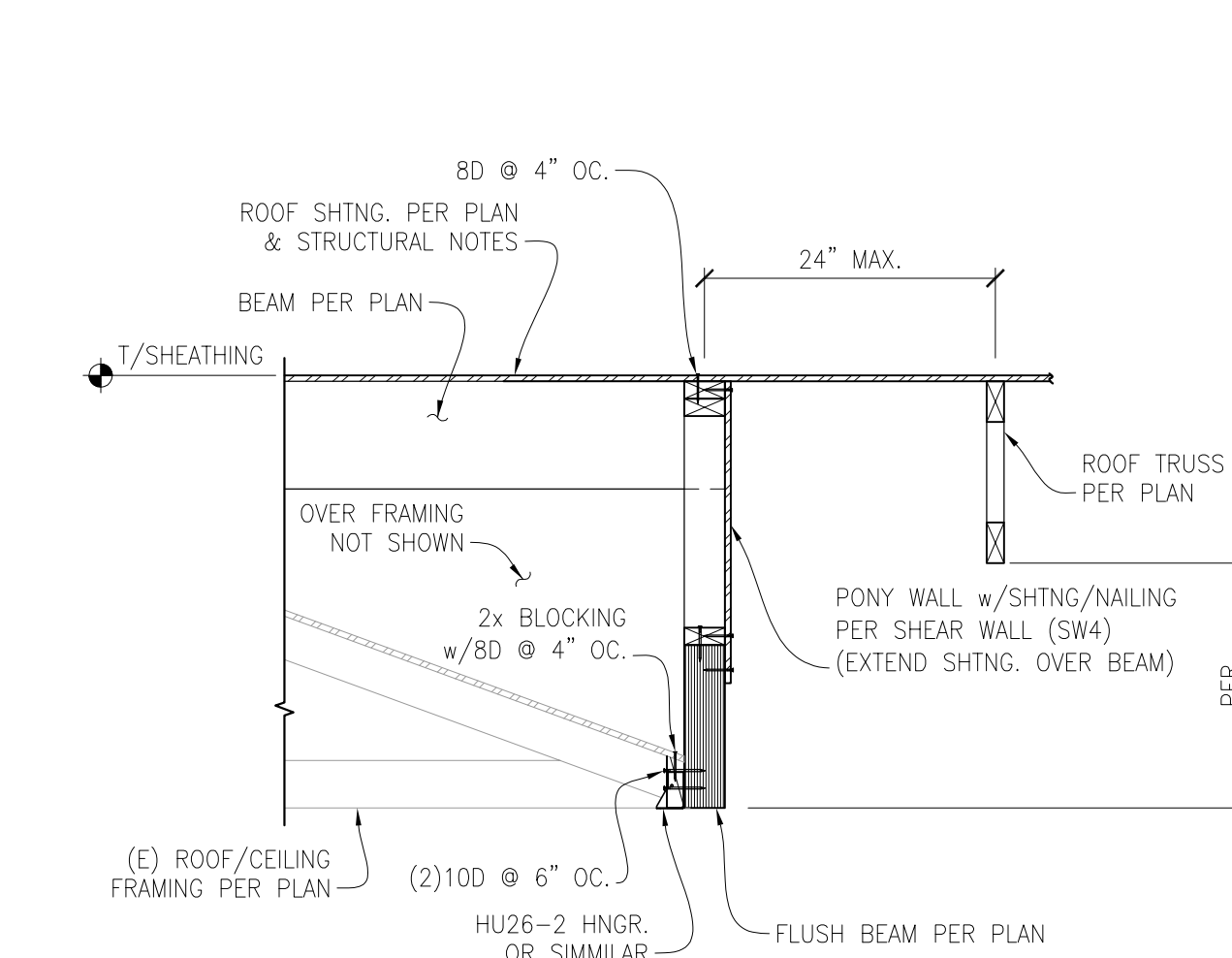
EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS

SCALE: 1" = 1'-0"



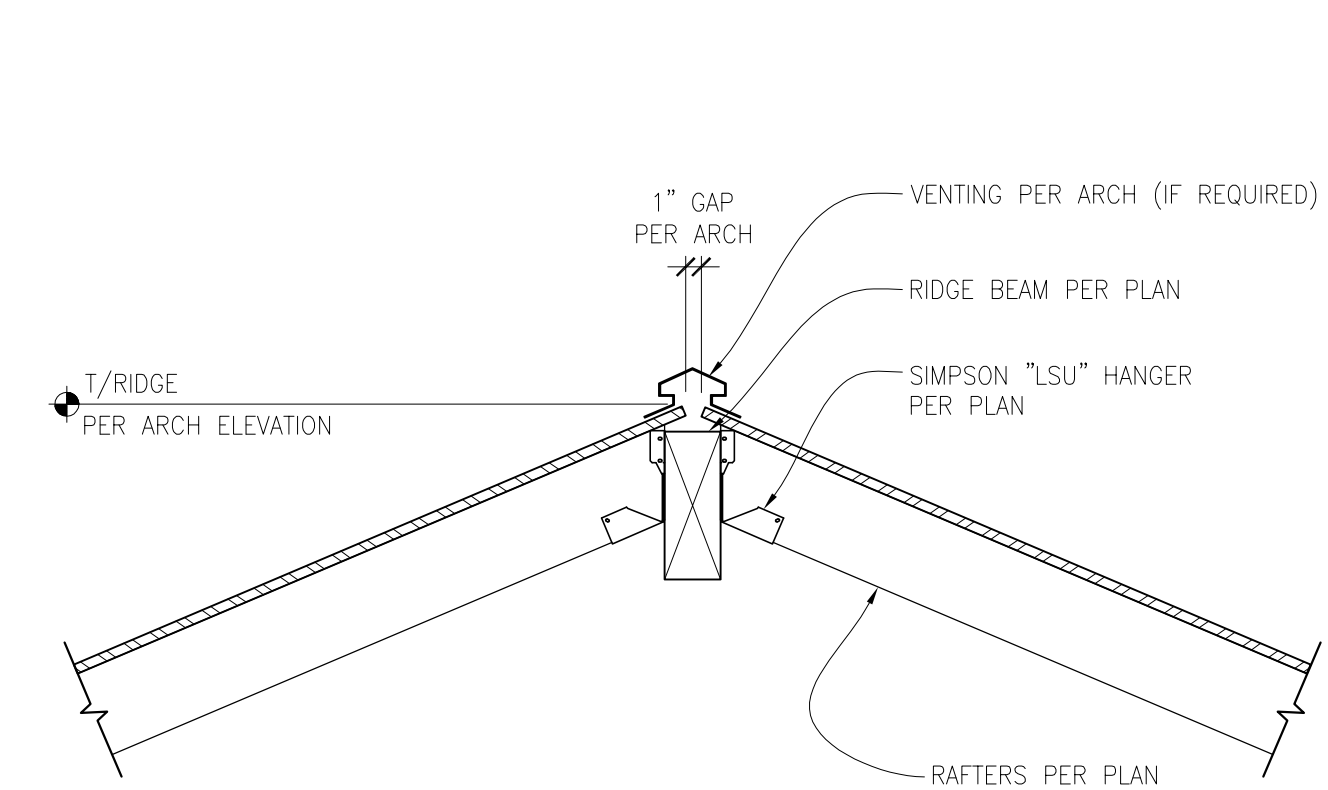
EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS

SCALE: N.T.S.



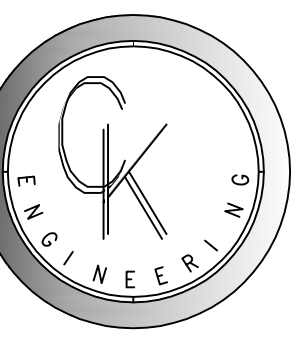
EXISTING ROOF FRAMING TO NEW BEAM & ROOF TRUSS CONNECTION

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



ROOF RAFTERS TO RIDGE BEAM CONNECTION

SCALE: 1" = 1'-0"



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STRUCTURAL
DETAILS

S-2.0