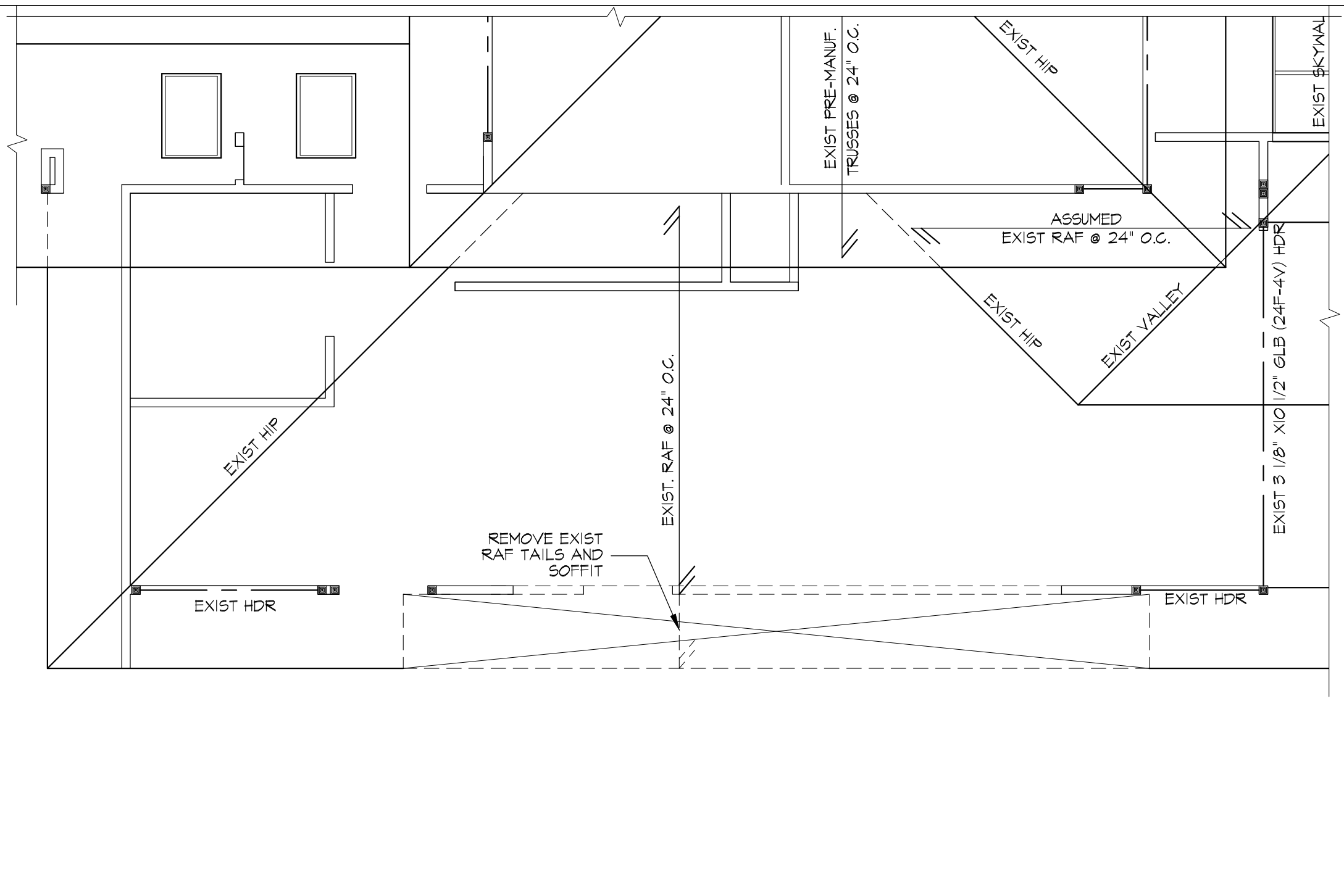


LEGEND
 - - - - - EXIST. WALL TO BE REMOVED
 = = = = = EXIST. WALL TO REMAIN
 // // // NEK 2X @ 16" O.C.

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
CAS	CASEMENT	O.C.	ON CENTER
CLG	CEILING	PICT	PICTURE
CLR	CLEAR	PL	PLATE
CONC	CONCRETE	PBL	TRUS JOIST
DET	DETERMINED	PKT	PARALLAM
D.J.	DECK JOIST	PKT	POCKET
DN	DOWN	P.T.	PRESSURE TREATED
DR	DOOR	RAF	RAFTER
DS	DOWNSPOUT	REG'D	REQUIRED
E	EGRESS	R.O.	ROUGH OPENING
(E)	EXISTING	SF	SQUARE FOOT
EXIST	EXISTING	SS	SAFETY GLASS
FR	FRENCH	SH	SINGLE HUNG
F.J.	FLOOR JOIST	SLDR	SLIDER
HGR	HANGER	SPEC'S	SPECIFICATIONS
HT	HEIGHT	T.O.W.	TOP OF WALL
LAM	LAMINATED	TRANS	TRANSOM
LOC	LOCATION	(PICTURE U.N.O.)	(PICTURE UNO.)
LSL	LOCATION	U.N.O.	UNLESS NOTED OTHERWISE
LVL	TRUS JOIST	V.T.O.	VENT TO OUTSIDE
	MICROLLAM	WNDW	WINDOW

- 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 ²	0.24
SKYLIGHT U-FACTOR ²	0.50
GLAZED FENESTRATION SHGC	NR
CEILING ¹	W/ ATTICS VAULTED ² R-49
WALL (Int)	(6+STND FRMS 16" O.C. W/ HRS INSL. MIN. R-10) R-21 Int
WALL (Ext)	(6+STND FRMS 16" O.C. W/ HRS INSL. MIN. R-10) 10/15/21 Int + 5TB*
FLOOR	(6+STND FRMS 16" O.C. W/ HRS INSL. MIN. R-10) R-10
SLAB ON GRADE ²	(6+STND FRMS 16" O.C. W/ HRS INSL. MIN. R-10) R-10 U=0.033

* 5TB - R-5 THERMAL BREAK BETWEEN THE SLAB EDGE & THE FOUNDATION.
 1 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.
 2 THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS.
 3 "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-13 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.
 4 R-10 CONT. INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOOR. SEE SECT. R402.2.9.1.
 5 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. FRMS HEM-FIR STD 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: PARALLAM (PSL) BM	2,600	285	2,000,000
TIMBERSTRAND (LSL) GRADE 1.5SE	2,900	290	2,000,000
GRADE 1.5SE	2,325	310	1,550,000
GRADE 1.5E	1,700	425	1,300,000
GLULAMINATED TIMBERS: 24F-V4	2,400	650	1,800,000
POSTS:	E		
4" NOM. DOUG-FIR #1	1,200	1,600,000	
6" NOM. DOUG-FIR #1	1,200	1,600,000	
2X STUDS HF "STUD"	650	1,200,000	
APA RATED SHEATHING	EXPOSURE	SPAN RATING	
ROOF WALL	EXTERIOR	32/16	
FLOOR (T&G)	EXTERIOR	32/16	
	EXTERIOR	24/06	

AVERAGE BUILDING ELEVATION

ELEV.	LENGTH	E X L	ELEV.	LENGTH	E X L
A 44.5	28.0	1246	J 44.5	6.0	267
B 44.5	25.5	1134.75	K 44.5	12.0	534
C 44.0	11.0	484	L 44.5	2.7	120.15
D 41.0	41.0	1681	M 44.5	9.5	422.75
E 35.5	49.0	1739.5	N 44.5	3.0	133.5
F 36.0	6.5	234	O 44.5	8.5	378.25
G 36.0	6.0	216	P 44.5	22.0	979
H 36.0	20.167	726			

MID PT ELEV X LENGTH TOTAL: 10,918.9
 TOTAL LENGTH OF ALL WALL SEGMENTS: 264.87
 10,918.9 / 264.87 = 41.22' AVE. BLG ELEVATION (ABE)

ALLOWABLE BUILDING HEIGHT

BUILDING HEIGHT LIMIT: 35'-0" ABOVE ABE
 MAX. BLG HT. = 40.87' + 30' = 70.87' ABOVE ABE
 PROPOSED BLG HT. = 65.37' ABOVE ABE

LOADING & DEFLECTION

TYPE OF CONSTRUCTION	LOADING (PSF)			DEFLECTION	
	LIVE	DEAD	TOTAL	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.

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 5B (PROPANE)
 2018 UNIFORM PLUMBING CODE
 2018 WA STATE ENERGY CODE-RESIDENTIAL PROVS
 2018 WASHINGTON STATE FIRE CODE
 2017 WASHINGTON CITIES ELECTRICAL CODE
 MERCER ISLAND CITY CODE

BUILDING AREA SUMMARY

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	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 AREA	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.
MAIN LEVEL - COVERED DECK	250 S.F.
TOTAL EXISTING GROSS AREA:	5,986 S.F.
NEW BUILDING AREA	AREA
MAIN LEVEL - INTERIOR	112 S.F.
NEW BUILDING AREA TOTAL:	112 S.F.
MAX ALLOW GROSS AREA = 40% LOT AREA 20,206 X .4 = 8,082 S.F. MAX ALLOW GROSS AREA	
PROPOSED GROSS AREA TOTAL:	6,098 S.F.

ENERGY CREDITS

PER 2018 WSEC PRESCRIPTIVE COMPLIANCE FORM ADDITION LESS THAN 500 S.F.: 1.5 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

CONTACT INFORMATION:
 ARCHITECT: WAKEFIELD ARCHITECTURE
 P.O. BOX 127
 KIRKLAND, WA 98083
 425-260-4076 FAX 360-862-1351
 wakearch@frontier.com
 STRUCTURAL ENGINEER: CK ENGINEERING LLC
 19105 36TH 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
 777670-0030

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 MIDRM/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

Wakefield Architecture
 P.O. Box 127
 Kirkland, WA 98083
 (425) 260-4076

KRIS KITCHEN REMODEL/ADDITION

9825 SE 42ND PL
 MERCER ISLAND, WA 98040

6882 REGISTERED ARCHITECT
 Ann E. Sage
 STATE OF WASHINGTON

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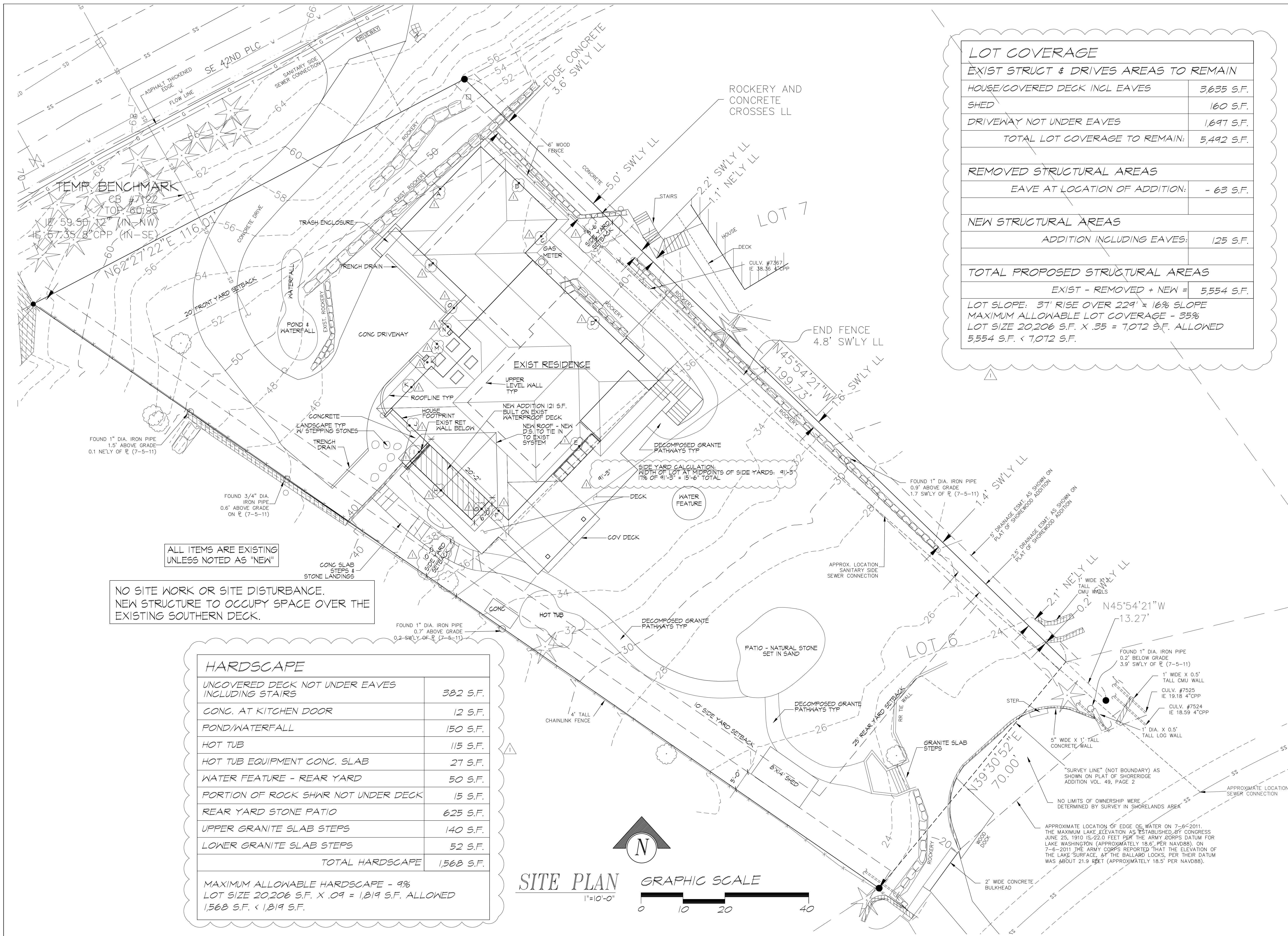
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SHEET NUMBER:
 A-1



LOT COVERAGE	
EXIST STRUCT & DRIVES AREAS TO REMAIN	
HOUSE/COVERED DECK INCL EAVES	3,635 S.F.
SHED	160 S.F.
DRIVEWAY NOT UNDER EAVES	1,697 S.F.
TOTAL LOT COVERAGE TO REMAIN:	5,492 S.F.
REMOVED STRUCTURAL AREAS	
EAVE AT LOCATION OF ADDITION:	- 63 S.F.
NEW STRUCTURAL AREAS	
ADDITION INCLUDING EAVES:	125 S.F.
TOTAL PROPOSED STRUCTURAL AREAS	
EXIST - REMOVED + NEW =	5,554 S.F.
LOT SLOPE: 37' RISE OVER 229' = 16% SLOPE	
MAXIMUM ALLOWABLE LOT COVERAGE - 35%	
LOT SIZE 20,206 S.F. X .35 = 7,072 S.F. ALLOWED	
5,554 S.F. < 7,072 S.F.	

ALL ITEMS ARE EXISTING UNLESS NOTED AS "NEW"

NO SITE WORK OR SITE DISTURBANCE. NEW STRUCTURE TO OCCUPY SPACE OVER THE EXISTING SOUTHERN DECK.

HARDSCAPE	
UNCOVERED DECK NOT UNDER EAVES INCLUDING STAIRS	382 S.F.
CONC. AT KITCHEN DOOR	12 S.F.
POND/WATERFALL	150 S.F.
HOT TUB	115 S.F.
HOT TUB EQUIPMENT CONC. SLAB	27 S.F.
WATER FEATURE - REAR YARD	50 S.F.
PORTION OF ROCK SHWR NOT UNDER DECK	15 S.F.
REAR YARD STONE PATIO	625 S.F.
UPPER GRANITE SLAB STEPS	140 S.F.
LOWER GRANITE SLAB STEPS	52 S.F.
TOTAL HARDSCAPE	1,568 S.F.
MAXIMUM ALLOWABLE HARDSCAPE - 9%	
LOT SIZE 20,206 S.F. X .09 = 1,819 S.F. ALLOWED	
1,568 S.F. < 1,819 S.F.	

SITE PLAN
1"=10'-0"

GRAPHIC SCALE
0 10 20 40

Wakefield Architecture
P.O. Box 127
Kirkland, WA 98083
(425) 260-4076

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

6892 REGISTERED ARCHITECT
Ann E. Sage
STATE OF WASHINGTON

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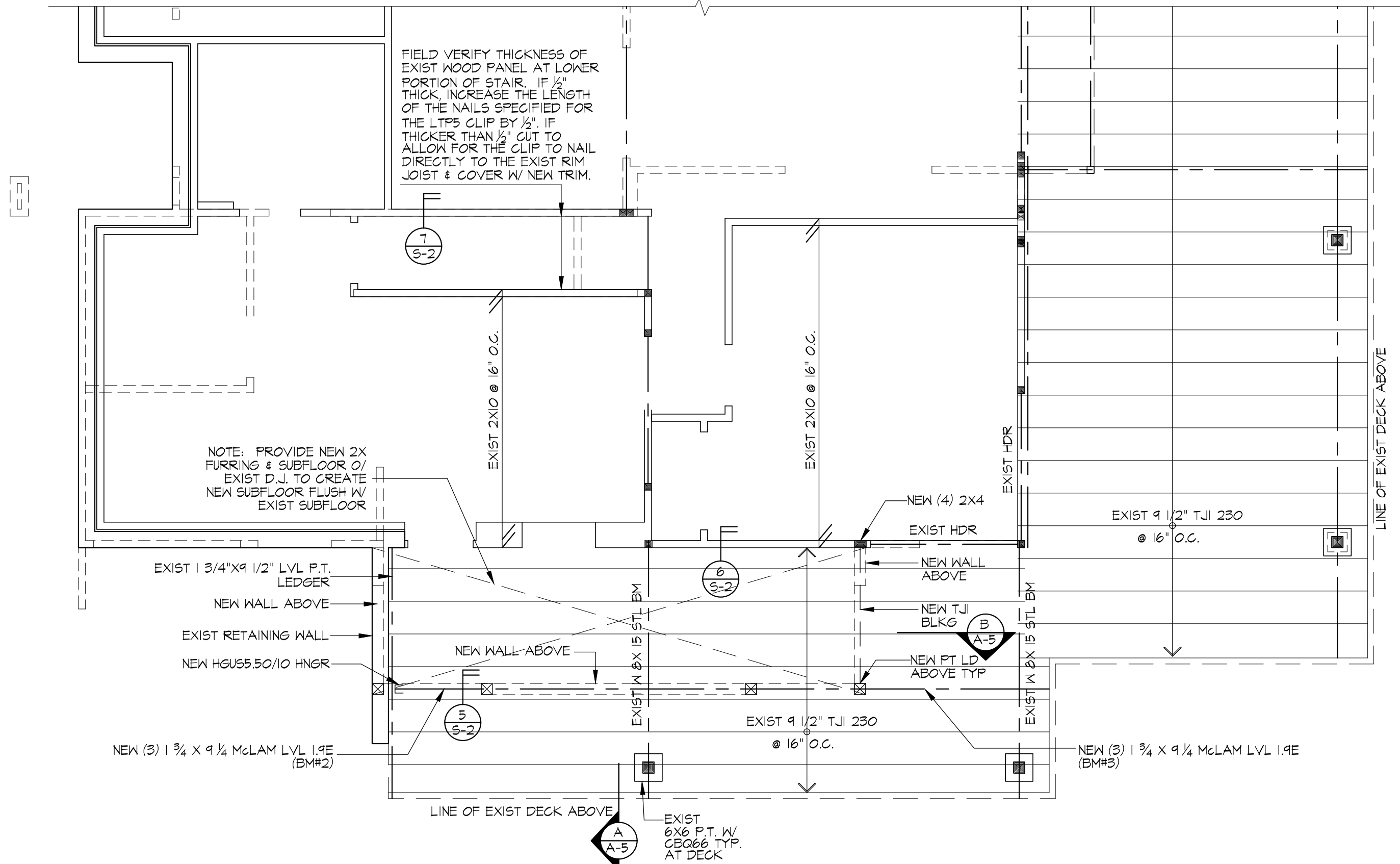
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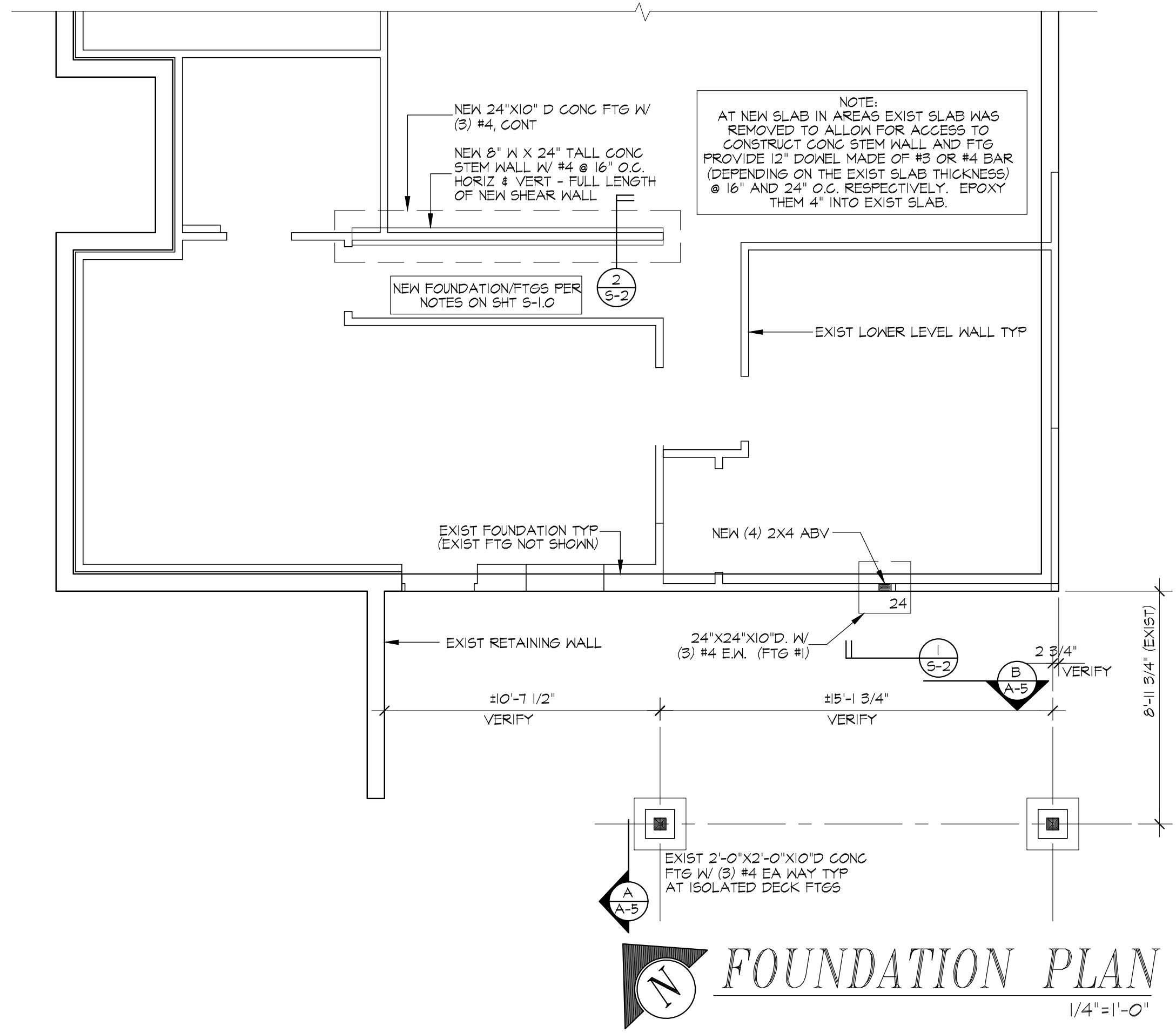
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GENERAL FRAMING NOTES

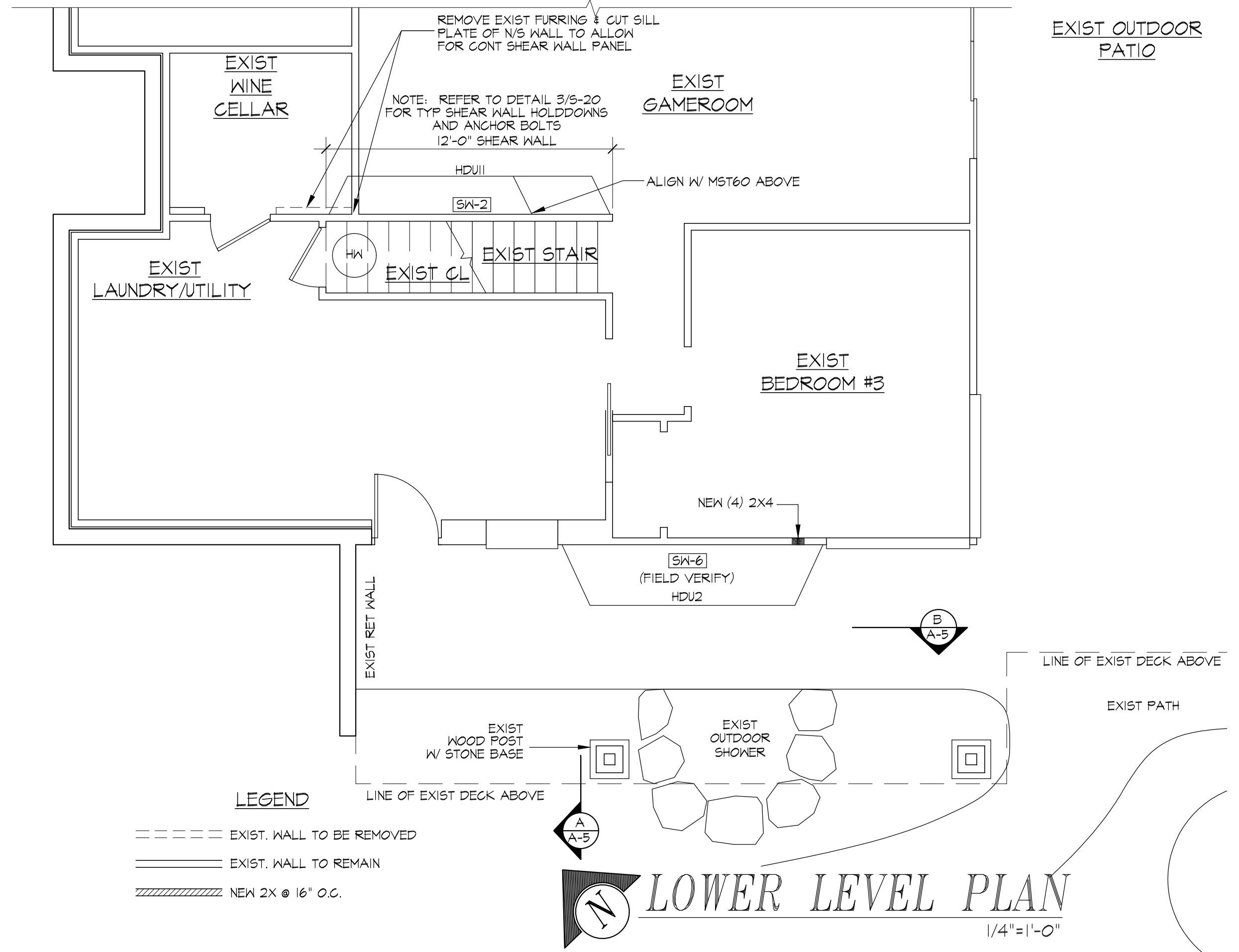
1. PROVIDE TEMPORARY BRACING AS REQ'D. UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.
2. ALL HEADERS TO BE 4X8 DF #2 U.N.O. PROVIDE (1) 2X POST MIN @ ALL HDRS U.N.O. PROVIDE R-10 INSUL.
3. BUILT-UP 2X BEAMS NAIL TOGETHER W/ 20d AT 32" O.C. TOP AND BOT. STAGGERED AND (2) 20d AT ENDS 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"

Wakefield Architecture
P.O. Box 127
Kirkland, WA 98083
(425) 260-4076

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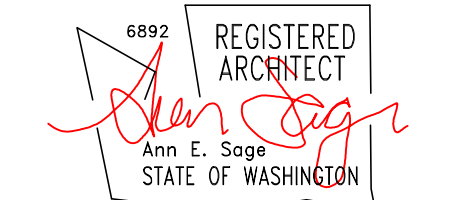
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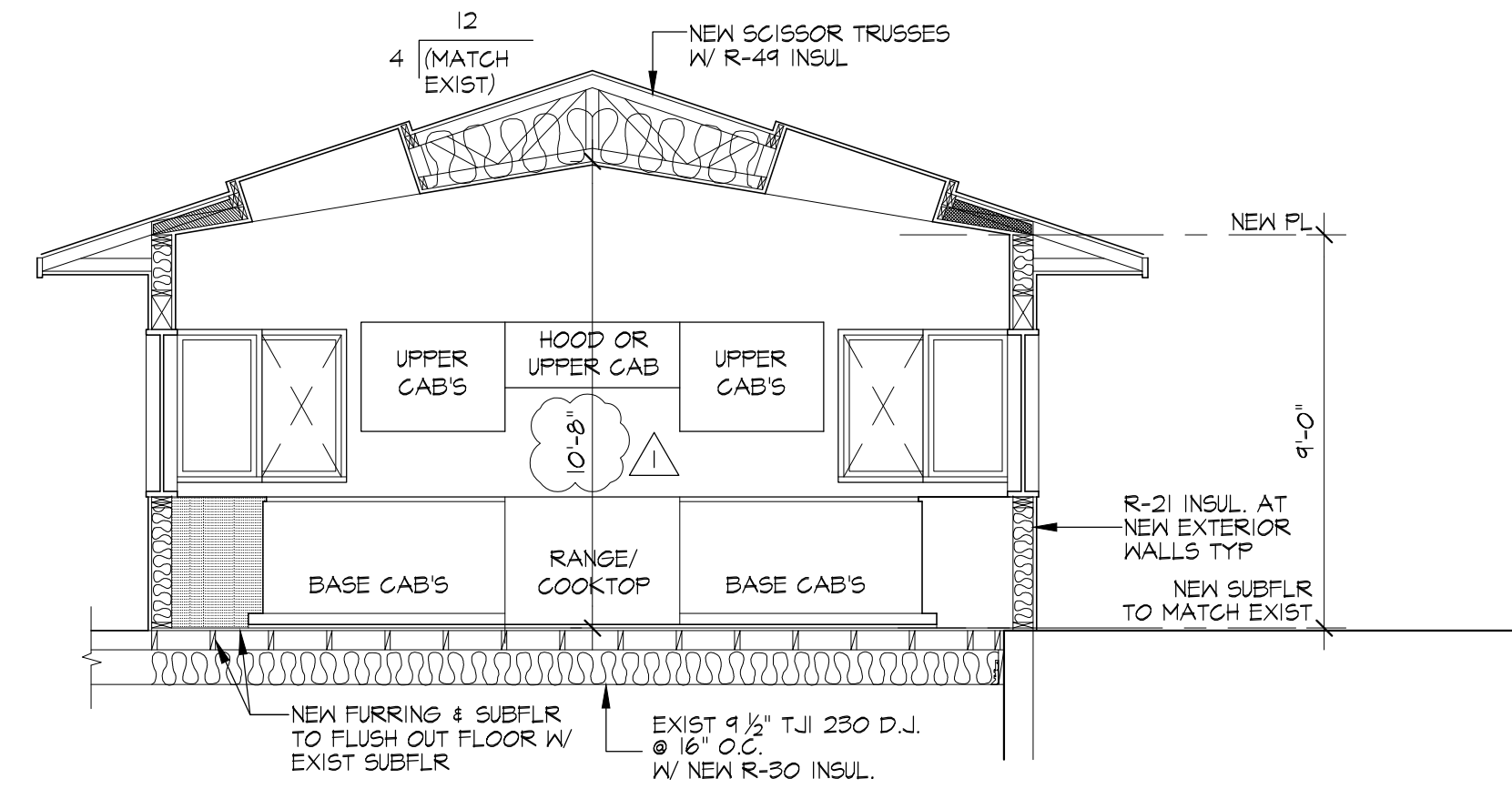
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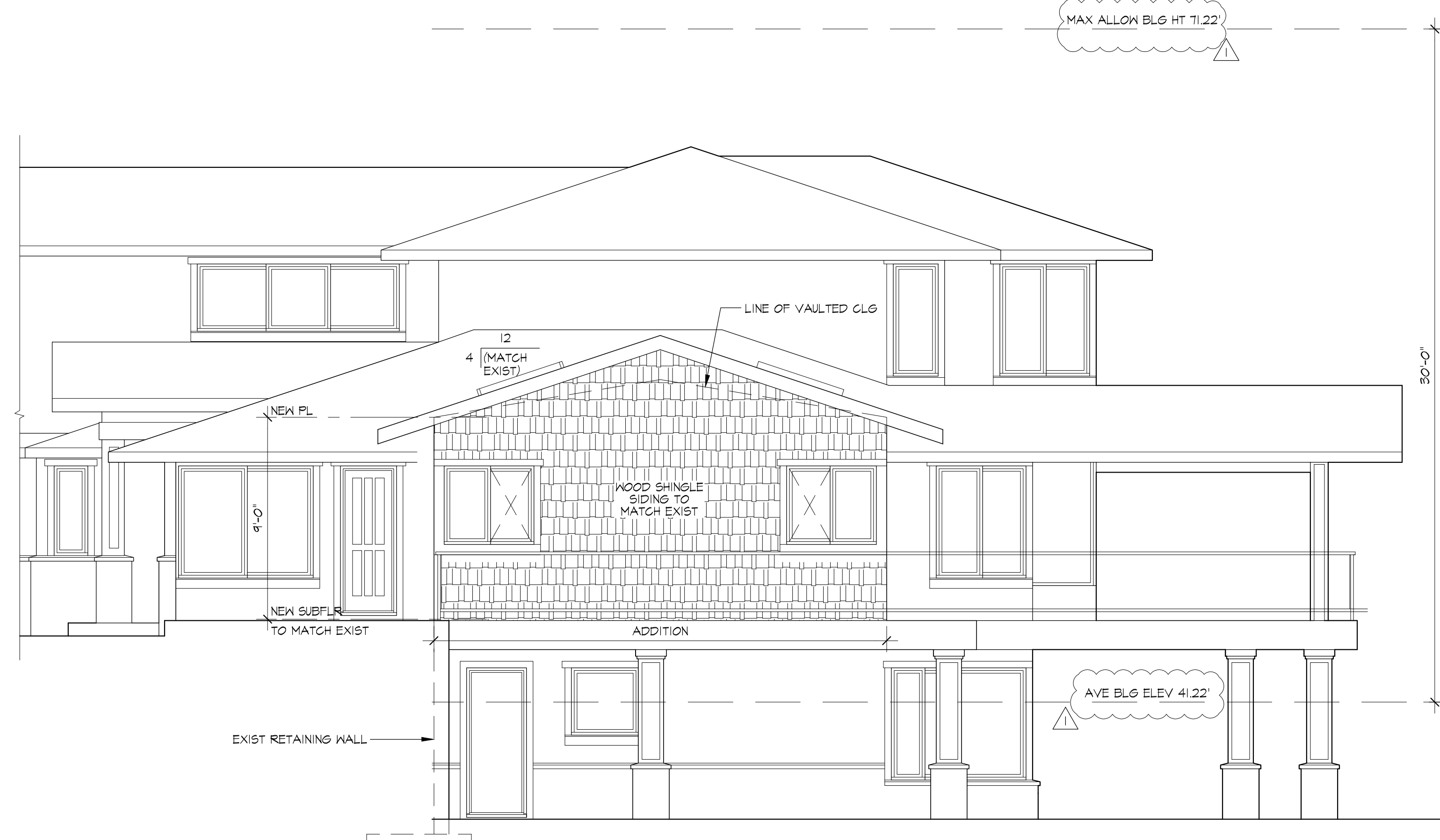
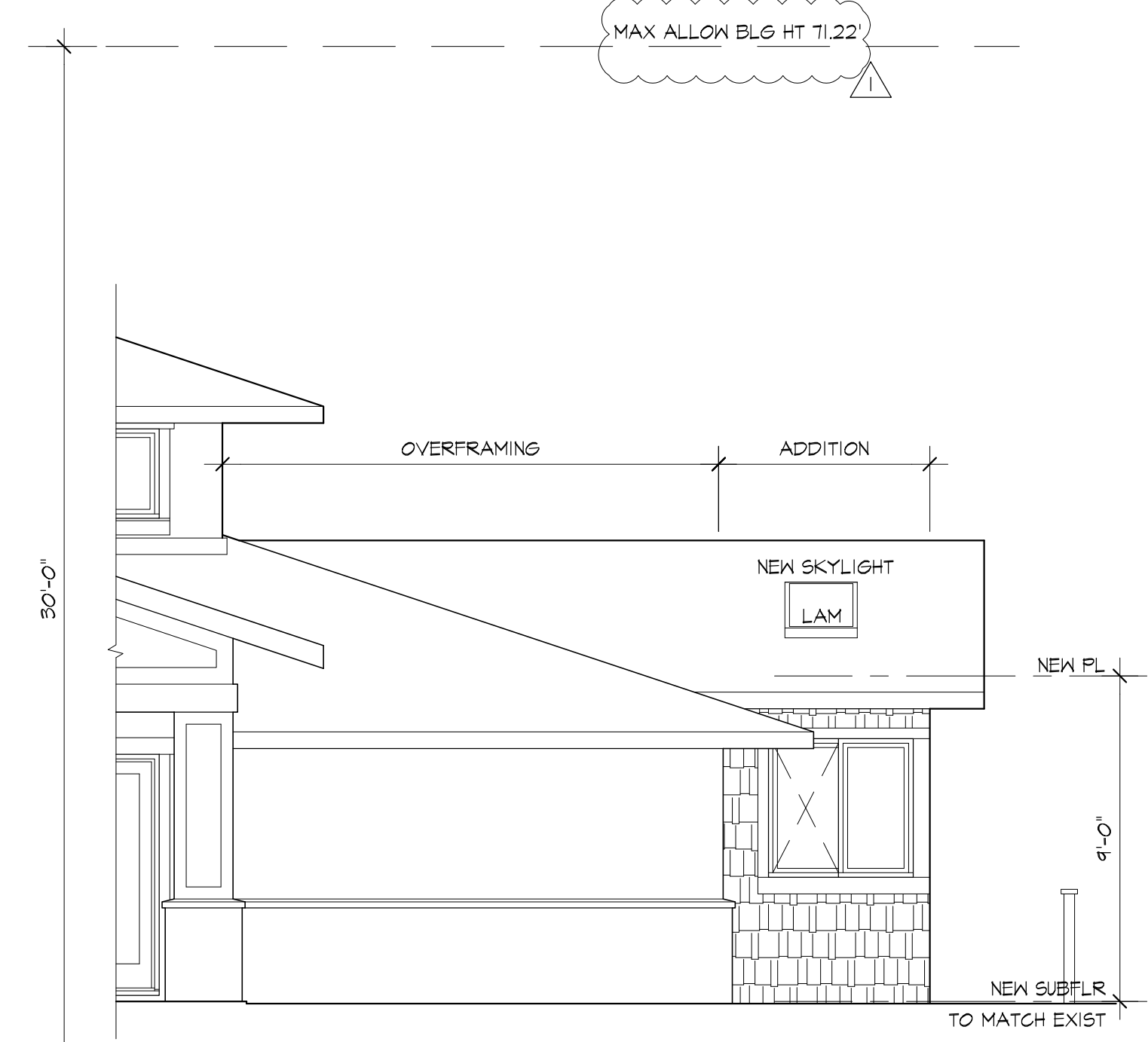
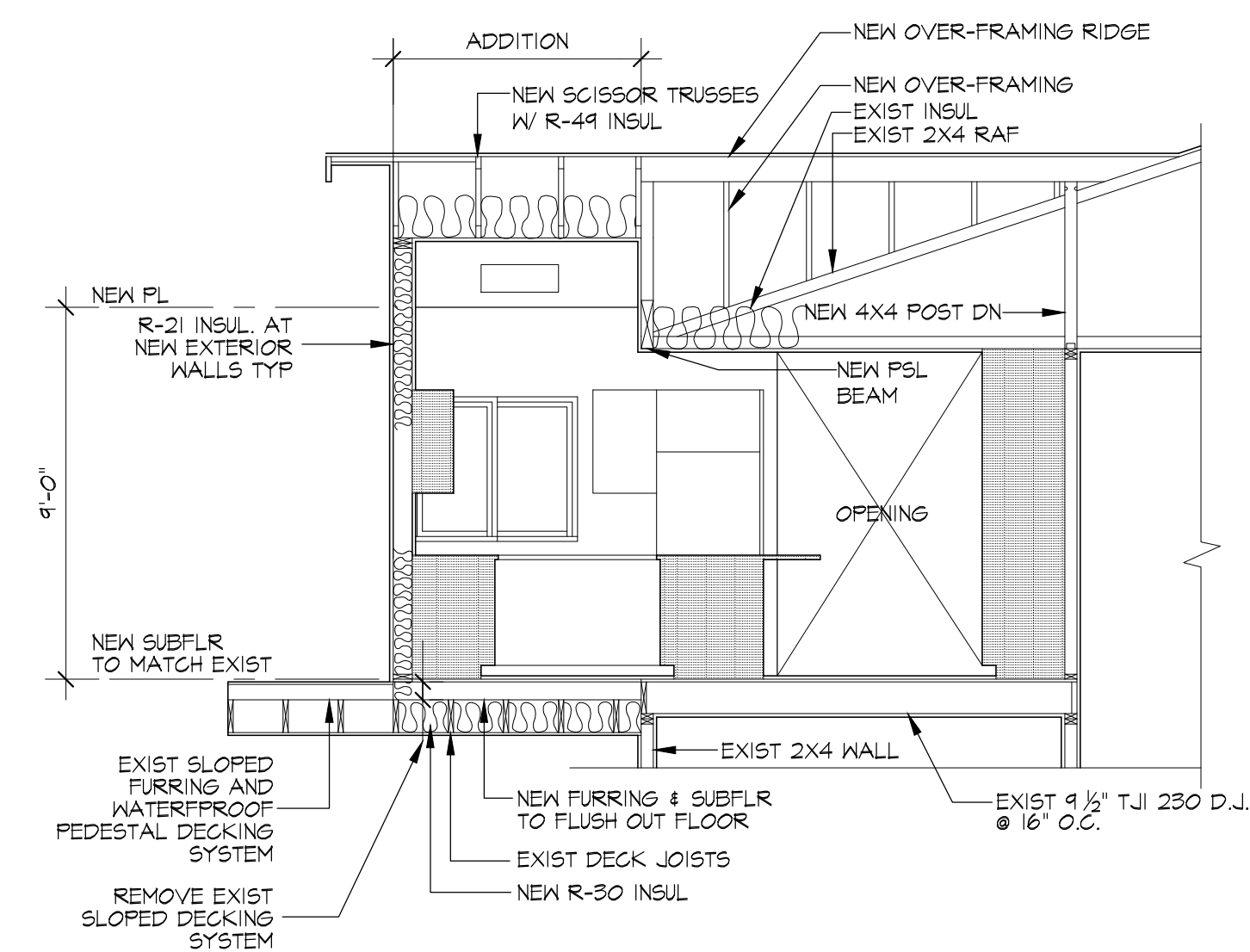
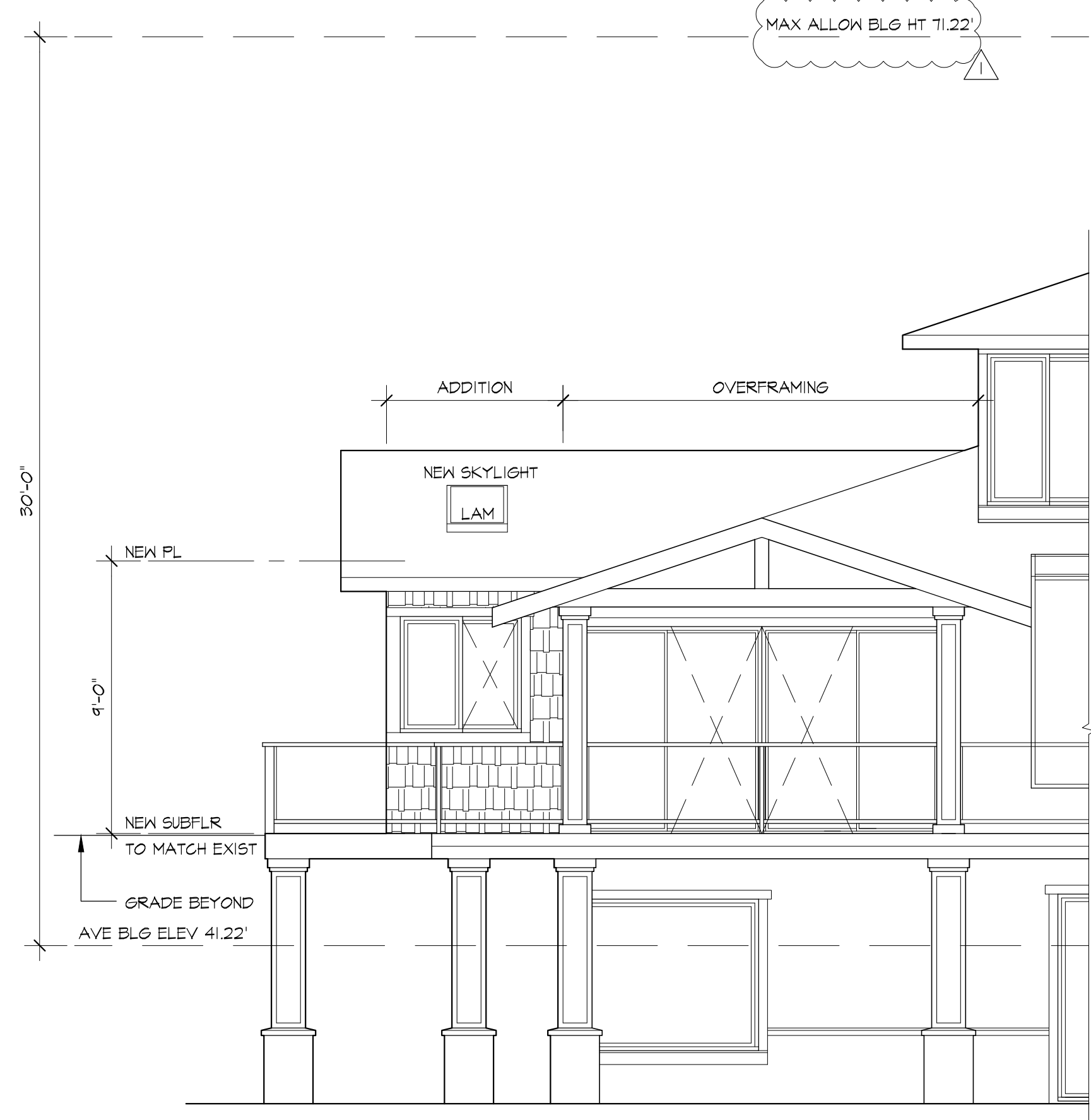
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- ROOF CONSTRUCTION**
- * NEW ROOFING TO MATCH EXIST UNDERLAYMENT/ PER MANUF. SPEC'S
 - * SHEATHING PER SHT S-1.0
 - * RAFTERS/TRUSSES/CEILING JOISTS PER PLAN
 - * R-44 INSULATION
 - * 5/8" GYPSUM WALL BOARD
- WALL CONSTRUCTION**
- * SIDING PER ELEVATIONS
 - * 15# 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.

MAX ALLOW BLG HT 71.22'

MAX ALLOW BLG HT 71.22'

MAX ALLOW BLG HT 71.22'

AVE BLG ELEV 41.22'

AVE BLG ELEV 41.22'

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.

Table with 2 columns: LIVE LOADS and values for ROOF (LIVE), ROOF (SNOW), RESIDENTIAL FLOOR, RESIDENTIAL DECK.

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.

Table with 2 columns: DESIGN SOIL VALUES and values for ALLOWABLE BEARING PRESSURE (ASSUMED), PASSIVE LATERAL PRESSURE, ACTIVE LATERAL PRESSURE (UNRESTRAINED), ACTIVE LATERAL PRESSURE (RESTRAINED), COEFFICIENT OF SLIDING FRICTION.

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:

- 1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.
2) 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.
3) 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.

- (4) SLUMP: CONFORM TO ACI 301 SEC 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.
(5) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50F 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 3.2.2 "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."

SPLICING: 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.

Table with 2 columns: CONCRETE COVER and values for CONCRETE CAST AGAINST EARTH, CONCRETE EXPOSED TO EARTH OR WEATHER (#5 & SMALLER) BARS IN SLABS AND WALLS.

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:

- (1) IBC CHAPTER 23 "WOOD",
(2) NDS AND NDS SUPPLEMENT - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION",
(3) 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.
- 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.
- 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).

Table with 5 columns: LOCATION, THICKNESS, SPAN RATING, PLYWOOD GRADE, EXPOSURE.

- 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:

Table with 4 columns: SIZE, LENGTH, DIAMETER, and values for 8d, 10d, (8d & 10d ALTERNATIVE) PASLODE TETRAGRIP NAILS, 12d (16d SINKER), 16d.

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.

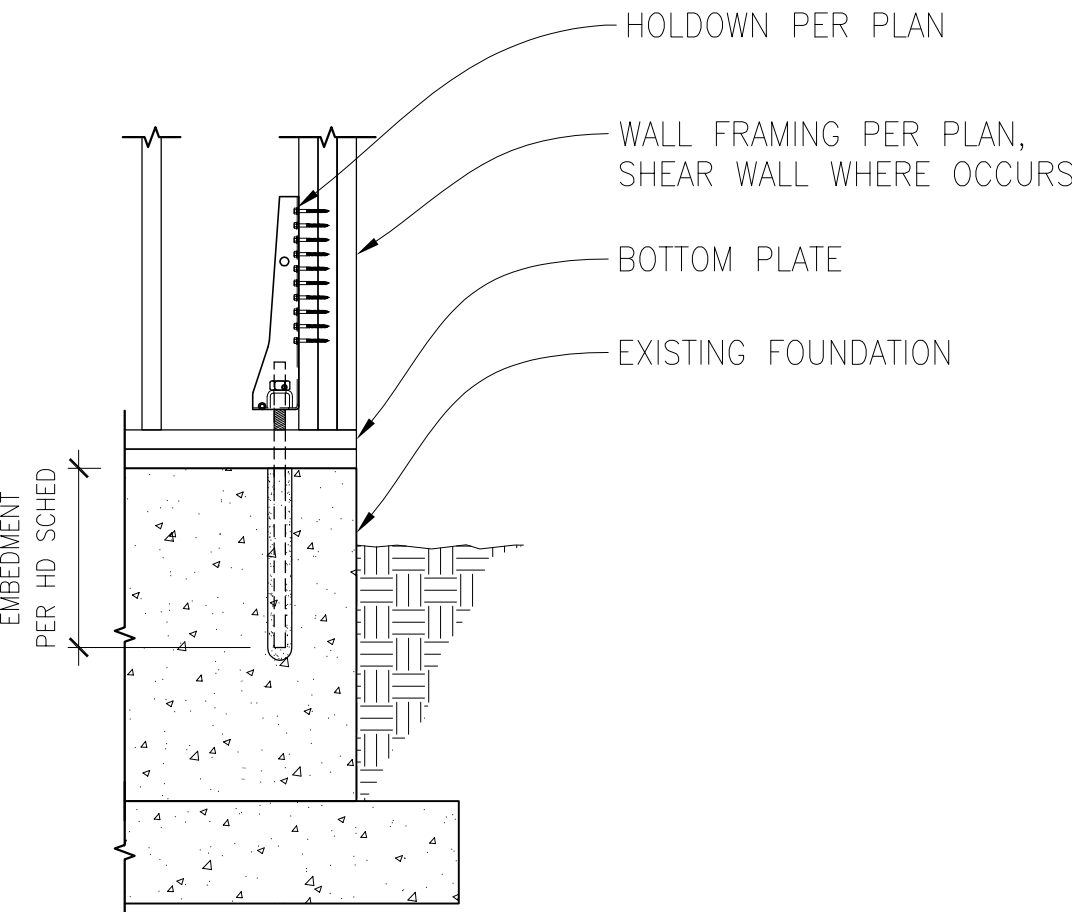
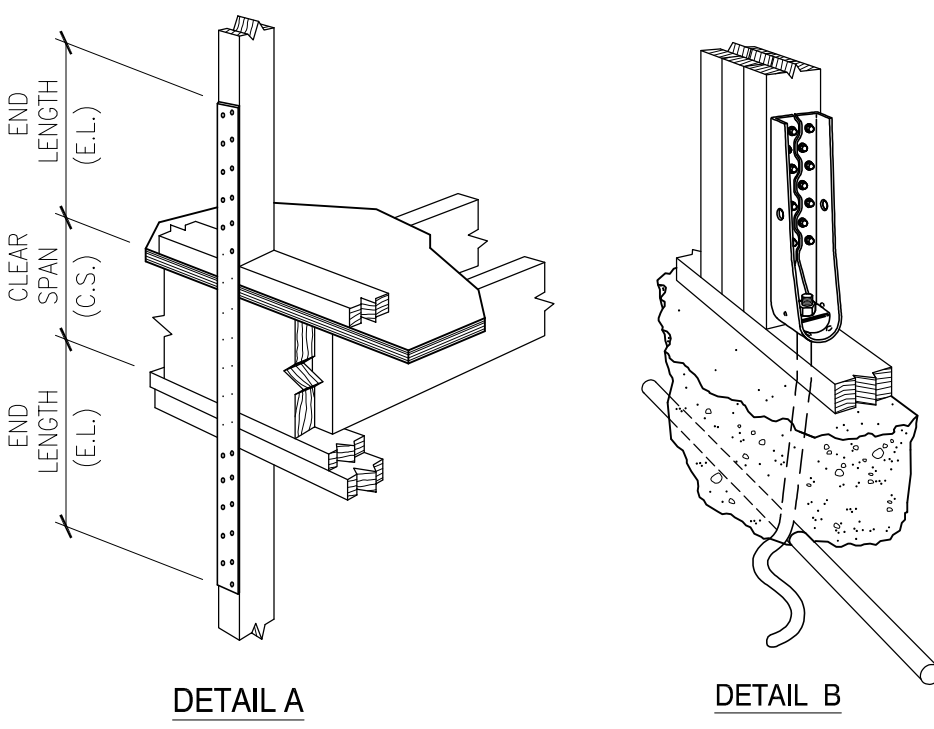
STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IBC SEC 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IBC SEC 2304 "GENERAL CONSTRUCTION REQUIREMENTS."

- (1) 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 (2) 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.
(2) 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 UNDER ROOF/FLOOR PARTITIONS. UNO, MULTIPLE JOISTS/RAFTERS SHALL BE STITCH-NAILED 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

Table with columns: SW TYPE, SW SHEATHING, NAIL SIZE & SPACING, RIM JOIST OR BLOCKING ATTACHMENT, BOTTOM PLATE & EDGE MEMBER REQUIREMENTS, SILL PLATE REQUIREMENTS, SHEAR LOAD CAPACITY (PLF).

NOTES:

- 1. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY
2. 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.
3. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
4. 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.
5. SHEAR WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING, SHEAR WALL NAILING, ETC. ABOVE AND BELOW ALL OPENINGS.
6. 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.
7. INTERMEDIATE FRAMING TO BE 2X MINIMUM MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH 0.148"Ø x 2 1/2" NAILS AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND 0.148"Ø x 2 1/2" NAILS AT 8"OC WHERE STUDS ARE SPACED AT 24"OC.
8. BASED ON 0.131"Ø x 1 1/2" NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131"Ø x 2 1/2" NAILS WHERE INSTALLED OVER SHEATHING.
9. FRAMING CLIPS: SIMPSON "A35" OR "L1P5" OR APPROVED EQUIVALENT.

WOOD-FRAMED SHEAR WALL SCHEDULE

SCALE: N.T.S.

Table with columns: MODEL #, ANCHORAGE TYPE, FASTENERS, END STUD REQUIRED, CAPACITY (LBS).

NOTES:

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

HOLDOWN SCHEDULE

SCALE: N.T.S.

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CK ENGINEERING LLC
PROFESSIONAL STRUCTURAL ENGINEERING SERVICES
19103 36th Ave W, Suite 205
Lynnwood, WA 98036
Phone: (206) 417-0670



12/12/2022

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

Table with 2 columns: REVISION #, DESCRIPTION.

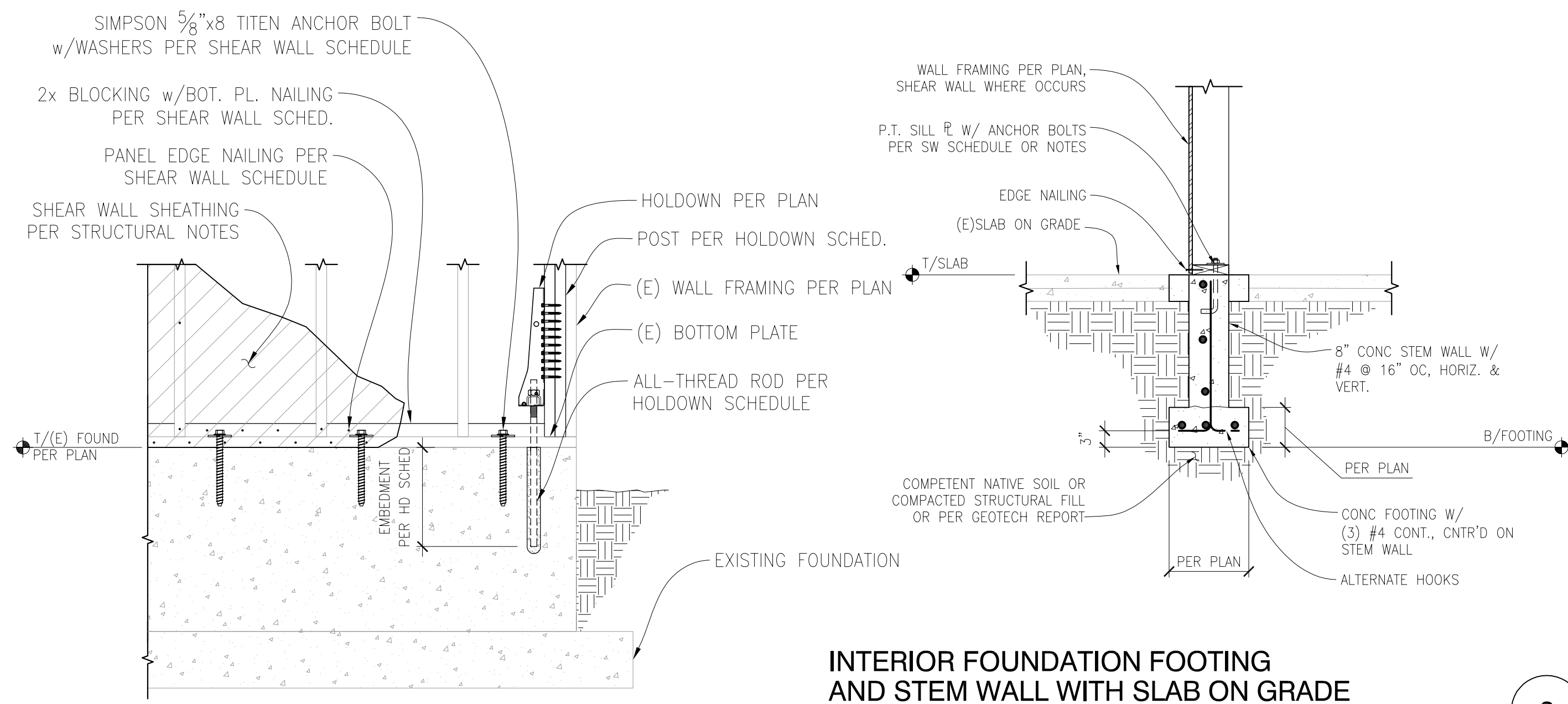
Drawn By: PK
Checked By: SC
Date: 12-12-2022

CK JOB NO.
22-058

STRUCTURAL
NOTES/SCHED.

S-1.0

12



NEW SHEAR WALL TO EXISTING FOUNDATION CONNECTION

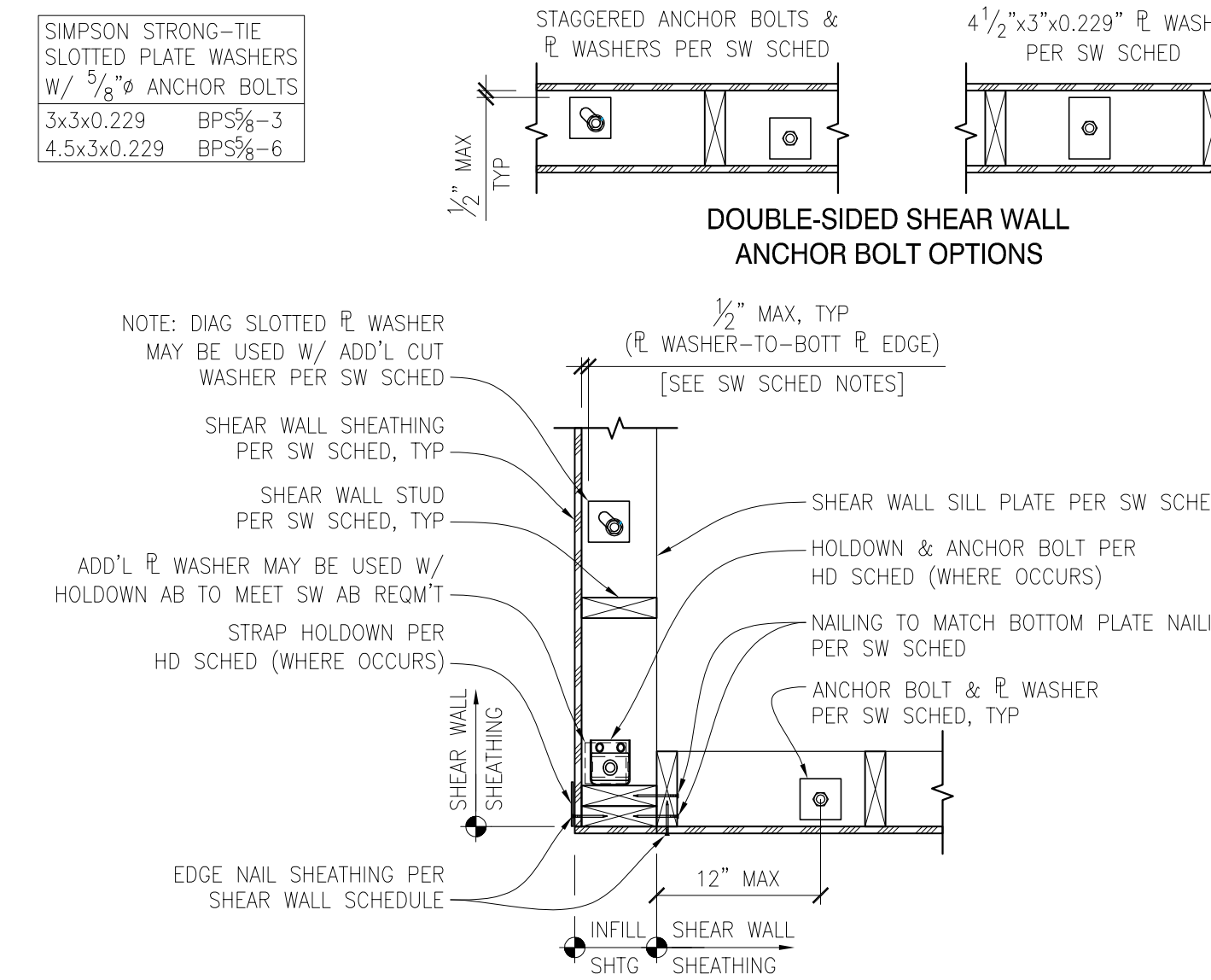
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INTERIOR FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE

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

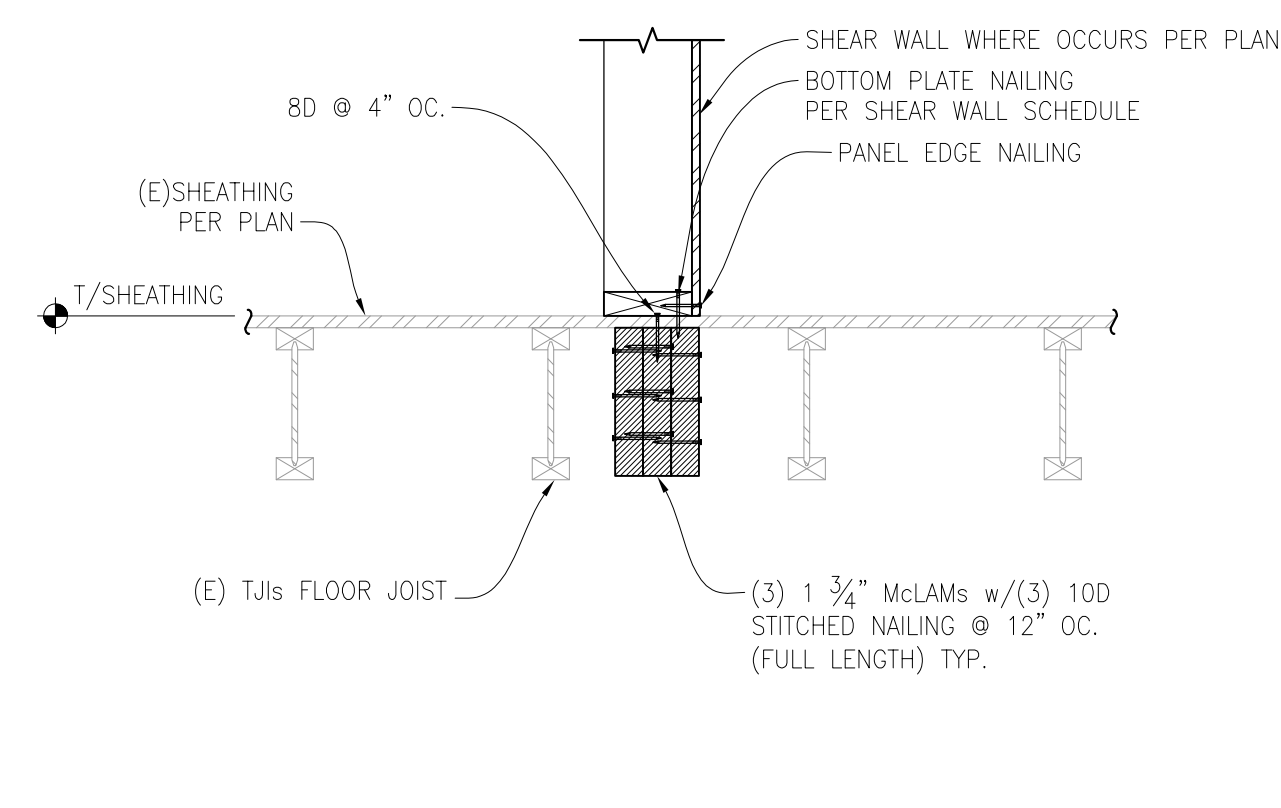
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TYPICAL PLAN VIEW - SHEAR WALL HOLDOWNS & ANCHOR BOLTS

SCALE: 1" = 1'-0"

3



EXTERIOR UPPER FL. SHEAR WALL/BEAM CON.

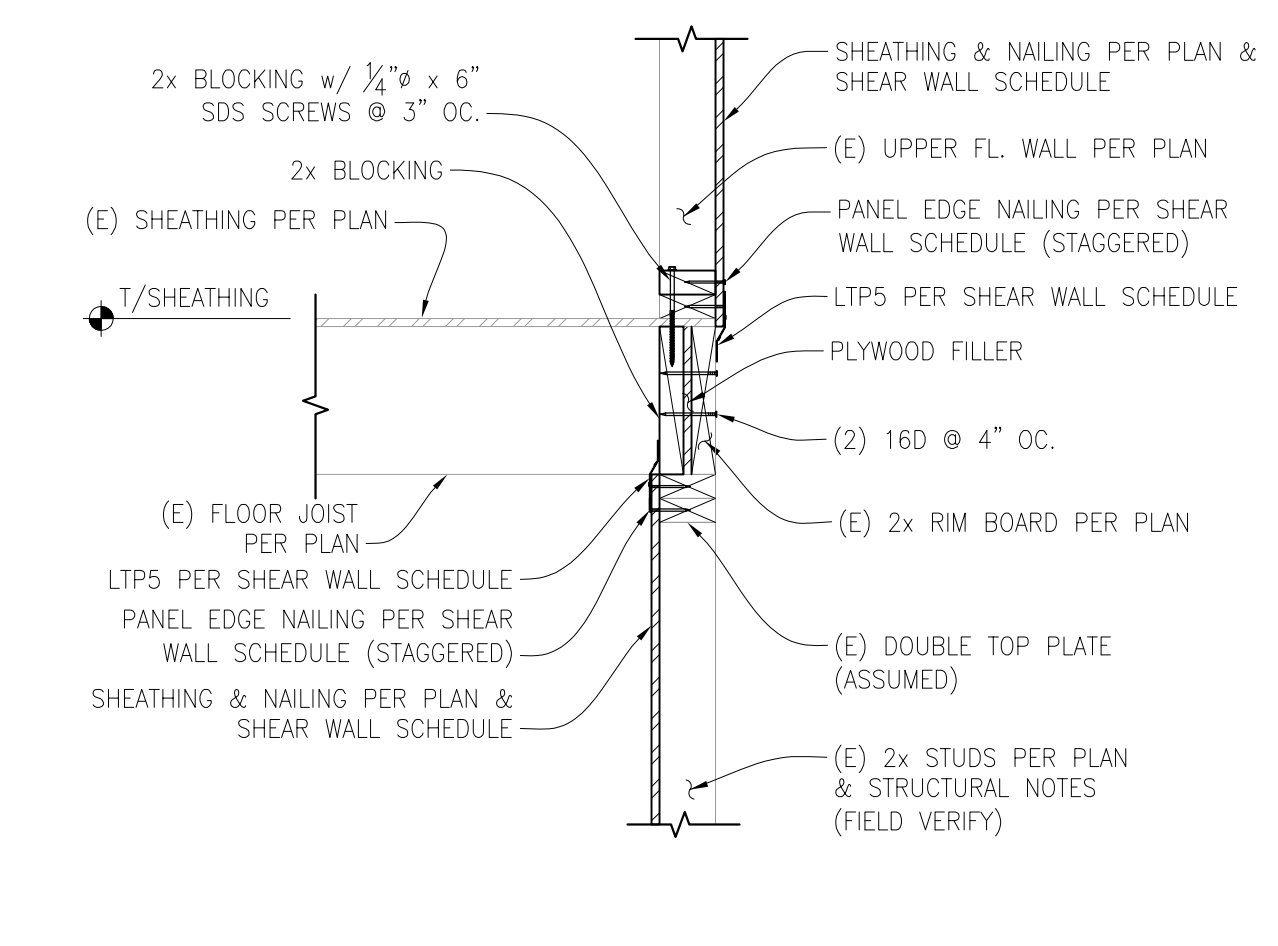
SCALE: 1" = 1'-0"

5

MAIN FLOOR EXTERIOR SHEAR WALL/ FLOOR CON.

SCALE: 1" = 1'-0"

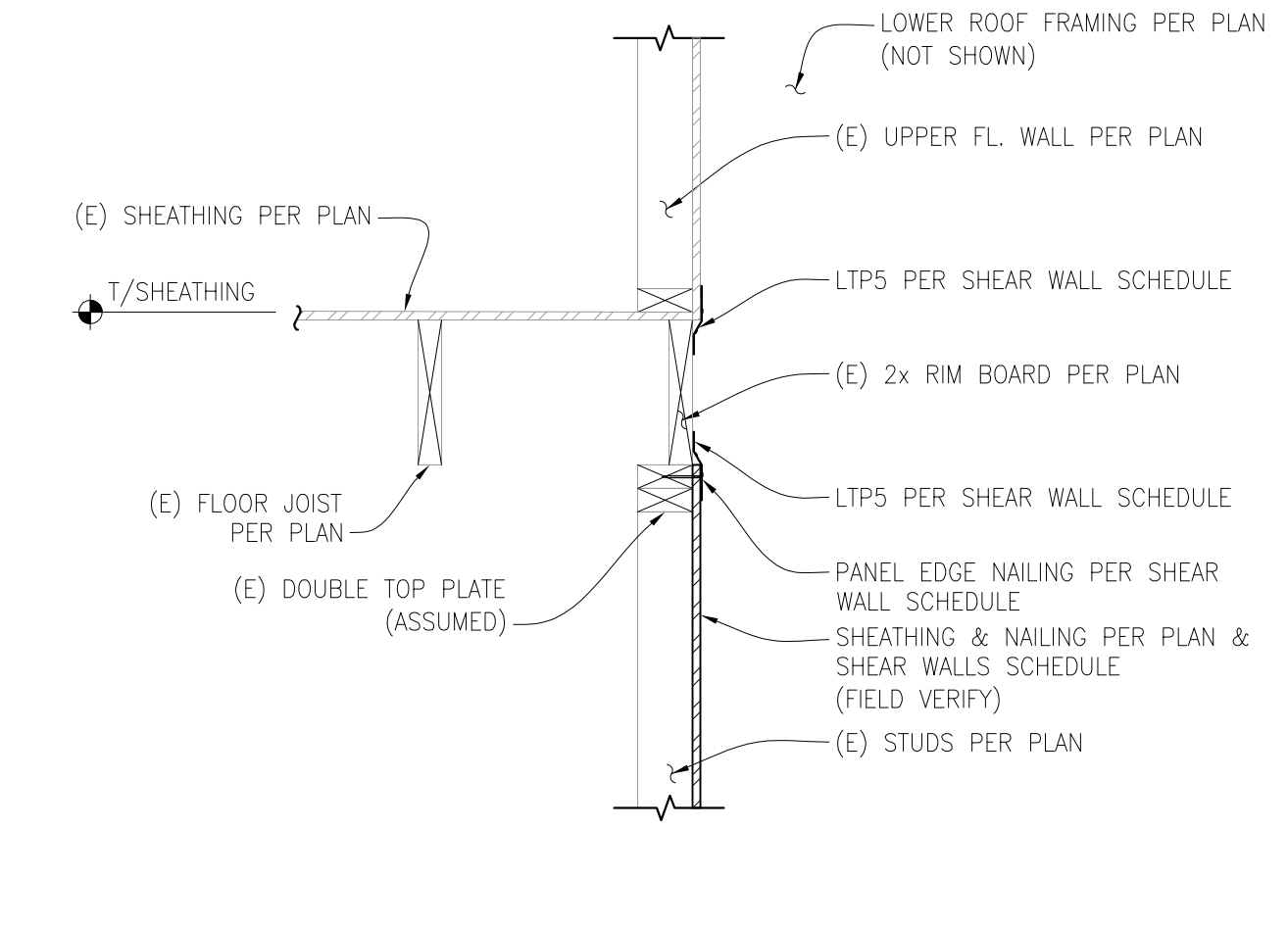
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MAIN FLOOR SHEAR WALL TO LOWER FLOOR SHEAR WALL CONNECTION

SCALE: 1" = 1'-0"

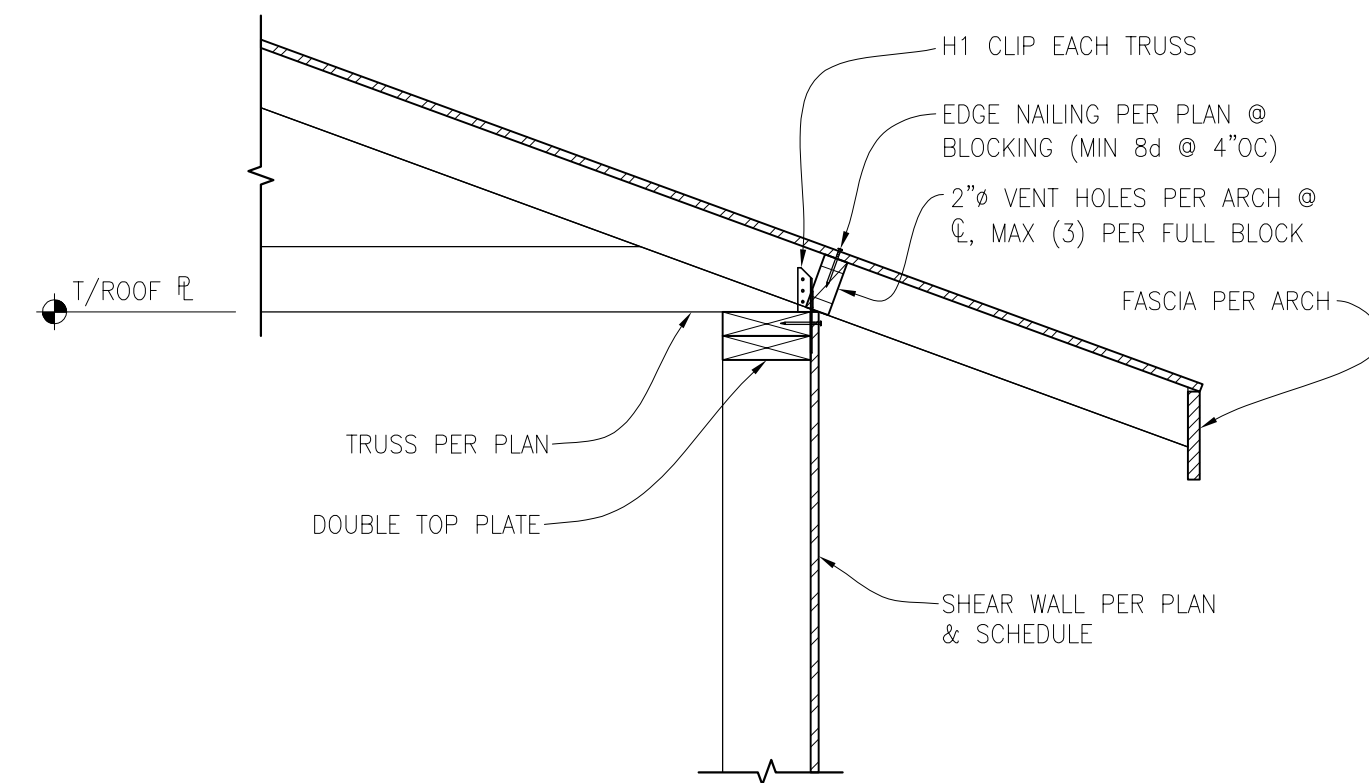
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UPPER FLOOR SHEAR WALL TO MAIN FLOOR SHEAR WALL CONNECTION

SCALE: 1" = 1'-0"

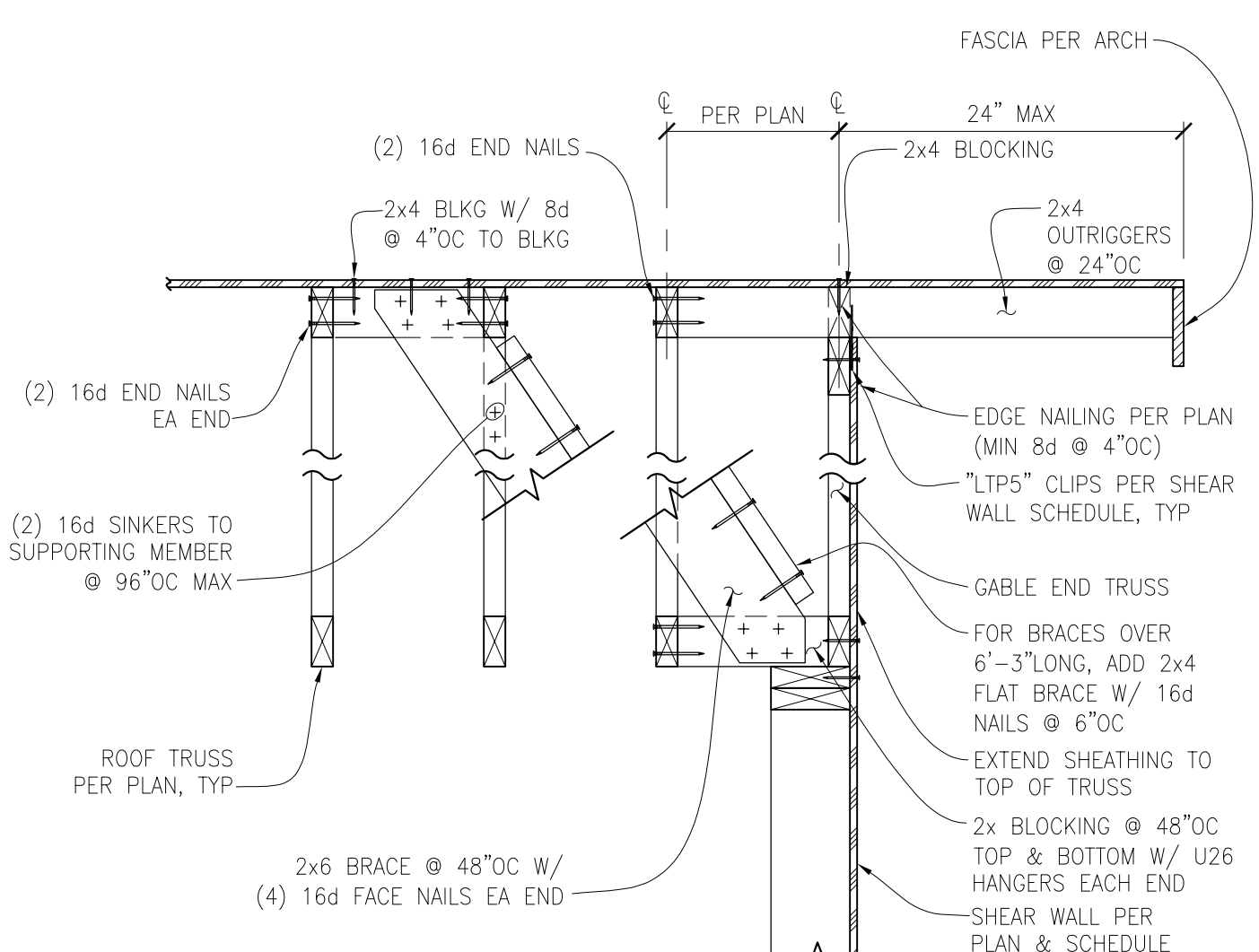
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EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS

SCALE: 1" = 1'-0"

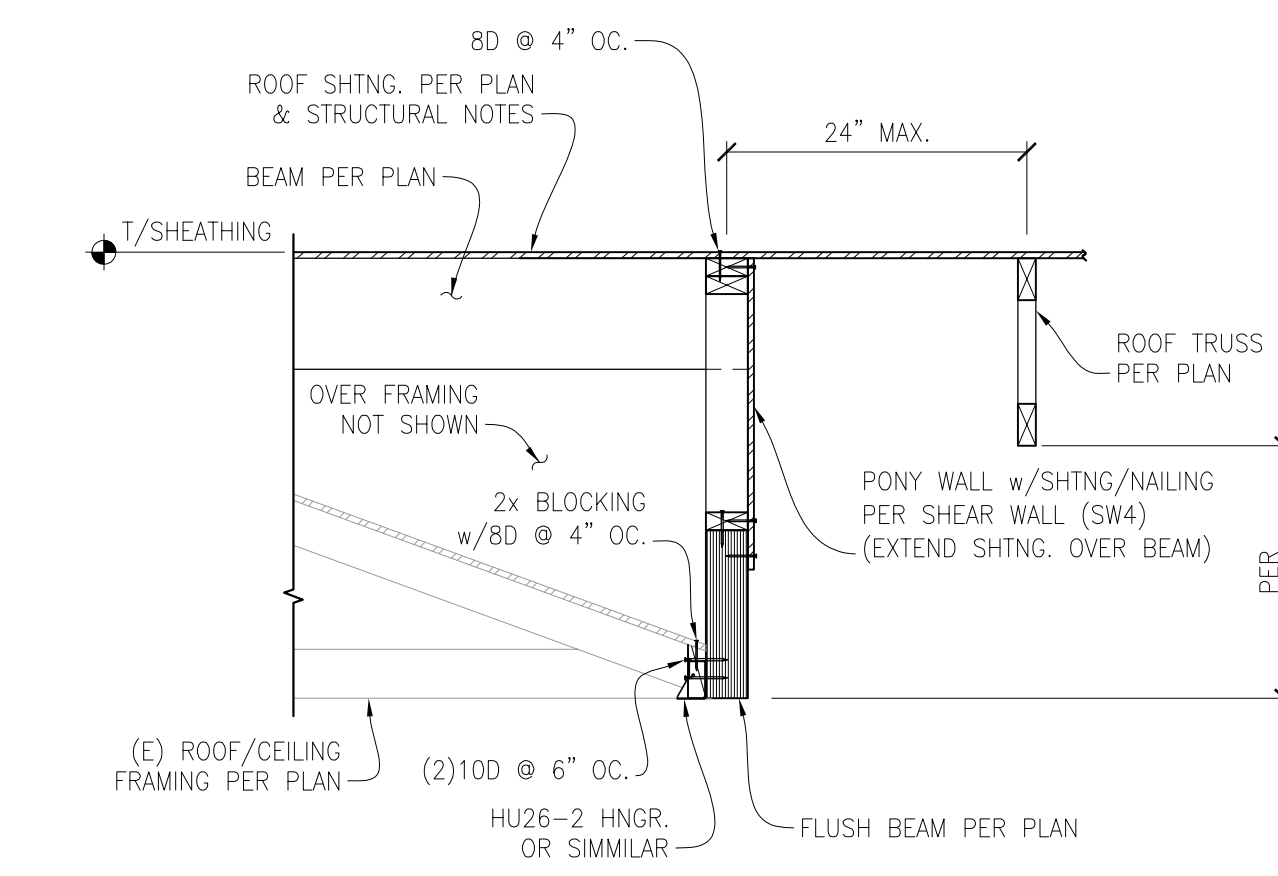
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EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS

SCALE: N.T.S.

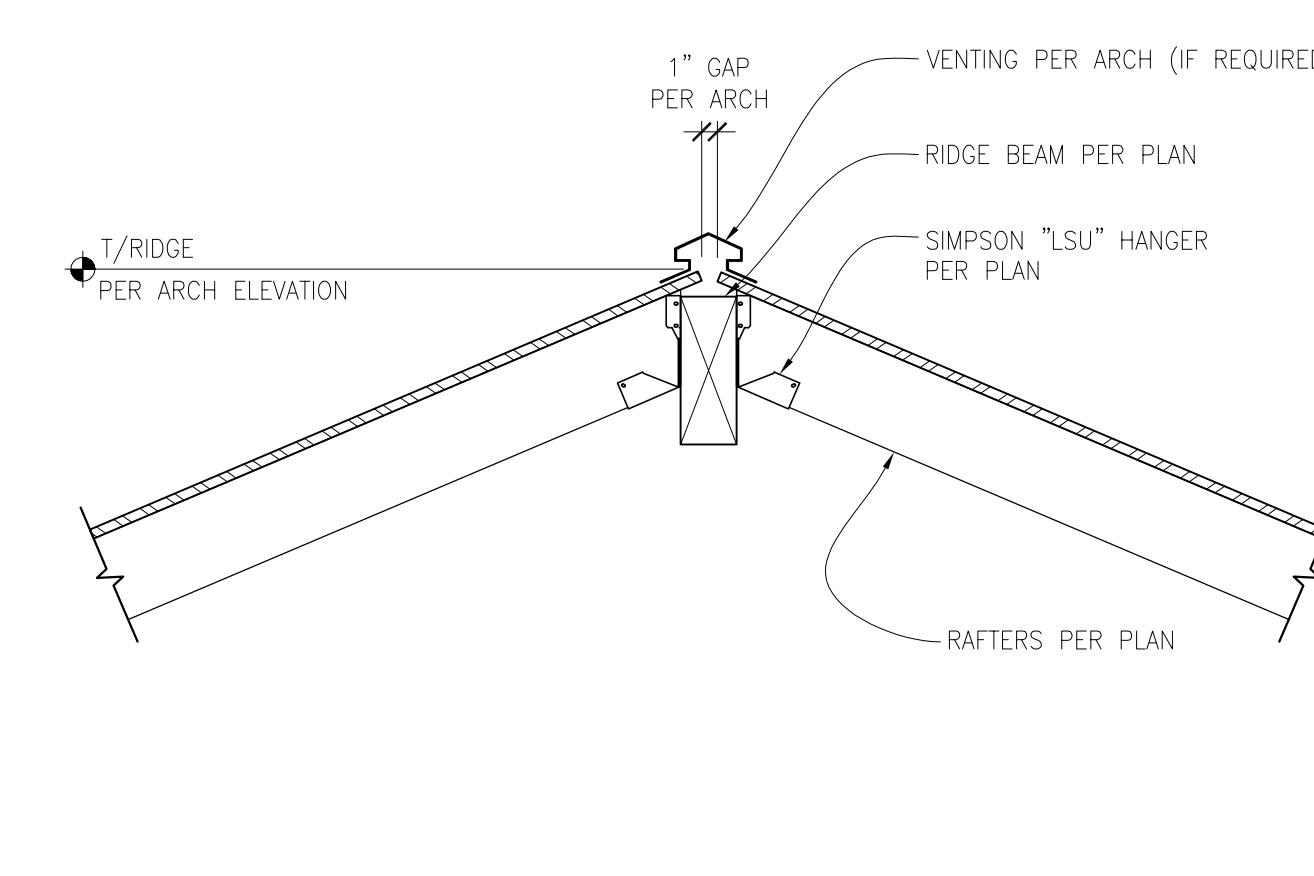
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EXISTING ROOF FRAMING TO NEW BEAM & ROOF TRUSS CONNECTION

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

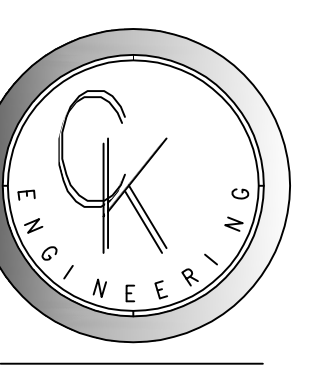
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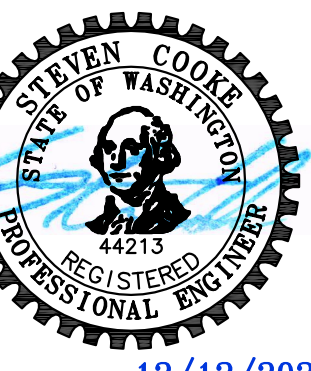
ROOF RAFTERS TO RIDGE BEAM CONNECTION

SCALE: 1" = 1'-0"

12



CK ENGINEERING LLC
PROFESSIONAL STRUCTURAL ENGINEERING SERVICES
19105 36th Ave. W. Suite 205
Lynnwood, WA 98036
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

STRUCTURAL
DETAILS

S-2.0