

PROJECT INFORMATION

ZONING DISTRICT R-8.6
 PROPERTY OWNER HUANG DONGDONG
 PARCEL NUMBER 531510-0281
 LOT AREA 7,909 S.F.
 OCCUPANCY CLASSIFICATION R-3 / U
 CONSTRUCTION TYPE V-B

LEGAL DESCRIPTION

MC GILVRAS ISLAND ADD E 119.70 FT LESS N 66 FT
 Plat Block: 4
 Plat Lot: 12

STRUCTURAL LOT COVERAGE

NO CHANGE TO LOT COVERAGE

IMPERVIOUS SURFACE COVERAGE

NO CHANGE TO IMPERVIOUS SURFACE

FLOOR AREA SUMMARY

(E) LOWER FLOOR 1,040 SF
 (E) UPPER FLOOR 1,152 SF
 CONVERT (E) SHOP TO ADU 794 SF
 TOTAL FLOOR AREA 2,986 SF

ADU FLOOR AREA

ALLOWED ADU FLOOR AREA 220-900 SF
 PROPOSED ADU 794 SF

PARKING SUMMARY

REQUIRED PARKING < 3000 SF 2 STALLS
 PROVIDED PARKING 2 STALLS

BUILDING HEIGHT

NO CHANGE TO BUILDING HEIGHT

TREE TABLE

NO TREE PROPOSED TO BE REMOVED

SCOPE OF WORK

1. CREATE NEW BEDROOM FROM EXISTING LIVING ROOM (UPPER FLOOR) AND EXISTING FAMILY ROOM (LOWER FLOOR), TWO NEW BEDROOMS ADDED
2. RELOCATE MAIN ENTRY TO MIDDLE OF THE BUILDING
3. CONVERT EXISTING WORKSHOP TO ADU

CODE COMPLIANCE

2018 INTERNATIONAL RESIDENTIAL CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 UNIFORM PLUMBING CODE
 2018 INTERNATIONAL FIRE CODE
 2018 NATIONAL ELECTRICAL CODE
 2018 WASHINGTON STATE ENERGY CODE
 (ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

ABBREVIATIONS

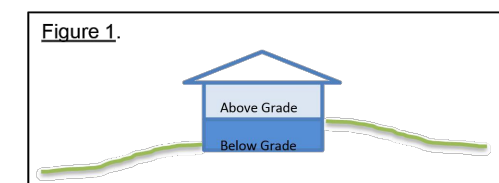
BLKG	BLOCKING	HORIZ	HORIZONTAL
CL	CENTER LINE	MAX	MAXIMUM
CLR	CLEAR	MFR	MANUFACTURER
CONT	CONTINUOUS	MIN	MINIMUM
CS	CASEMENT WINDOW	OF	OVER
DBL	DOUBLE	O.C.	ON CENTER
DS	DOWNSPOUT	SD	SMOKE DETECTOR
EL	ELEVATION	SG	SAFETY GLASS
EQ	EQUAL	SF	SQUARE FEET
EXIST / (E)	EXISTING	SIM	SIMILAR
FTG	FOOTING	SLD	SLIDING WINDOW
FX	FIXED WINDOW	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HDWD	HARDWOOD	w/	WITH
HGR	HANGER		

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information		Contact Information	
2273 Home Remodel 2273 74th Ave Se Mercer Island 98040		Mei Yang meiyang173@gmail.com	
Heating System Type: <input type="radio"/> All Other Systems <input checked="" type="radio"/> Heat Pump			
To see detailed instructions for each section, place your cursor on the word "Instructions"			
Design Temperature		Design Temperature Difference (ΔT) 45	
Instructions: Mercer Island		1.7° Indoor (70 degrees) - Outdoor Design Temp	
Area of Building			
Conditioned Floor Area		Conditioned Floor Area (sq ft) 794	
Instructions: Conditioned Floor Area (sq ft)			
Average Ceiling Height		Average Ceiling Height (ft) 8.0	
Instructions: Average Ceiling Height (ft)		Conditioned Volume 6,352	
Glazing and Doors			
Instructions: U-Factor X Area = UA			
U-Factor X Area = UA		0.250 142 35.50	
Instructions: U-Factor X Area = UA		0.50 0 ---	
Skylights			
Instructions: U-Factor X Area = UA			
U-Factor X Area = UA		0.028 794 20.64	
Instructions: U-Factor X Area = UA		No selection ---	
Insulation			
Attic		U-Factor X Area = UA	
Instructions: R-49		0.028 794 20.64	
Instructions: U-Factor X Area = UA		No selection ---	
Single Rafter or Joist Vaulted Ceilings			
Instructions: U-Factor X Area = UA		No selection ---	
Instructions: U-Factor X Area = UA		0.056 782 43.79	
Instructions: U-Factor X Area = UA		0.025 ---	
Above Grade Walls (see Figure 1)			
Instructions: U-Factor X Area = UA		0.025 ---	
Instructions: U-Factor X Area = UA		No selection ---	
Floors			
Instructions: U-Factor X Area = UA		No selection ---	
Instructions: U-Factor X Area = UA		No selection ---	
Below Grade Walls (see Figure 1)			
Instructions: U-Factor X Area = UA		No selection ---	
Instructions: U-Factor X Area = UA		No selection ---	
Slab Below Grade (see Figure 1)			
Instructions: U-Factor X Area = UA		0.360 782 281.52	
Instructions: U-Factor X Area = UA		0.360 782 281.52	
Location of Ducts			
Instructions: Duct Leakage Coefficient 1.00		Conditioned Space	
Instructions: Duct Leakage Coefficient 1.00		Conditioned Space	
Sum of UA 381.46		Envelope Heat Load 17,166 Btu / Hour	
Sum of UA x ΔT 3,087 Btu / Hour		Air Leakage Heat Load 20,253 Btu / Hour	
Volume x 0.6 x ΔT x 0.018 20,253 Btu / Hour		Building Design Heat Load 20,253 Btu / Hour	
Air leakage + envelope heat loss 20,253 Btu / Hour		Building and Duct Heat Load 25,318 Btu / Hour	
Building and Duct Heat Load 25,318 Btu / Hour		Ducts in unconditioned space: sum of building heat loss x 1.10	
Ducts in unconditioned space: sum of building heat loss x 1.10		Maximum Heat Equipment Output 25,318 Btu / Hour	
Building and duct heat loss x 1.40 for forced air furnace		Building and duct heat loss x 1.25 for heat pump	



Alterations Worksheet - 2018 Washington State Energy Code

Project Information		Contact Information	
2273 Home Remodel (Primary Residence) 2273 74th Ave Se Mercer Island 98040		MEI YANG MEIYANG173@GMAIL.COM	

The WSEC requirements for alterations are located in Chapter 5 of the code text. Alterations (remodels) do not need to obtain energy credits from Table R406.3

Additions must meet the requirements for new construction. This includes nonconditioned space being altered to become conditioned space.

Will the wall cavities be exposed? Yes No
 If yes: Exposed wall cavities must be insulated -
 2 X 4 wall studs require R-15 insulation
 2 X 6 wall studs require R-21 insulation

Will the roof/ceiling framing cavities or attic be exposed? Yes No
 If yes: Exposed roof/ceiling assemblies must be insulated -
 Vaulted ceilings: Insulate to the full depth of the framing member while allowing for the minimum 1" ventilated space
 Flat ceilings: Install R-49 insulation or what the attic space can accommodate based on the roof pitch

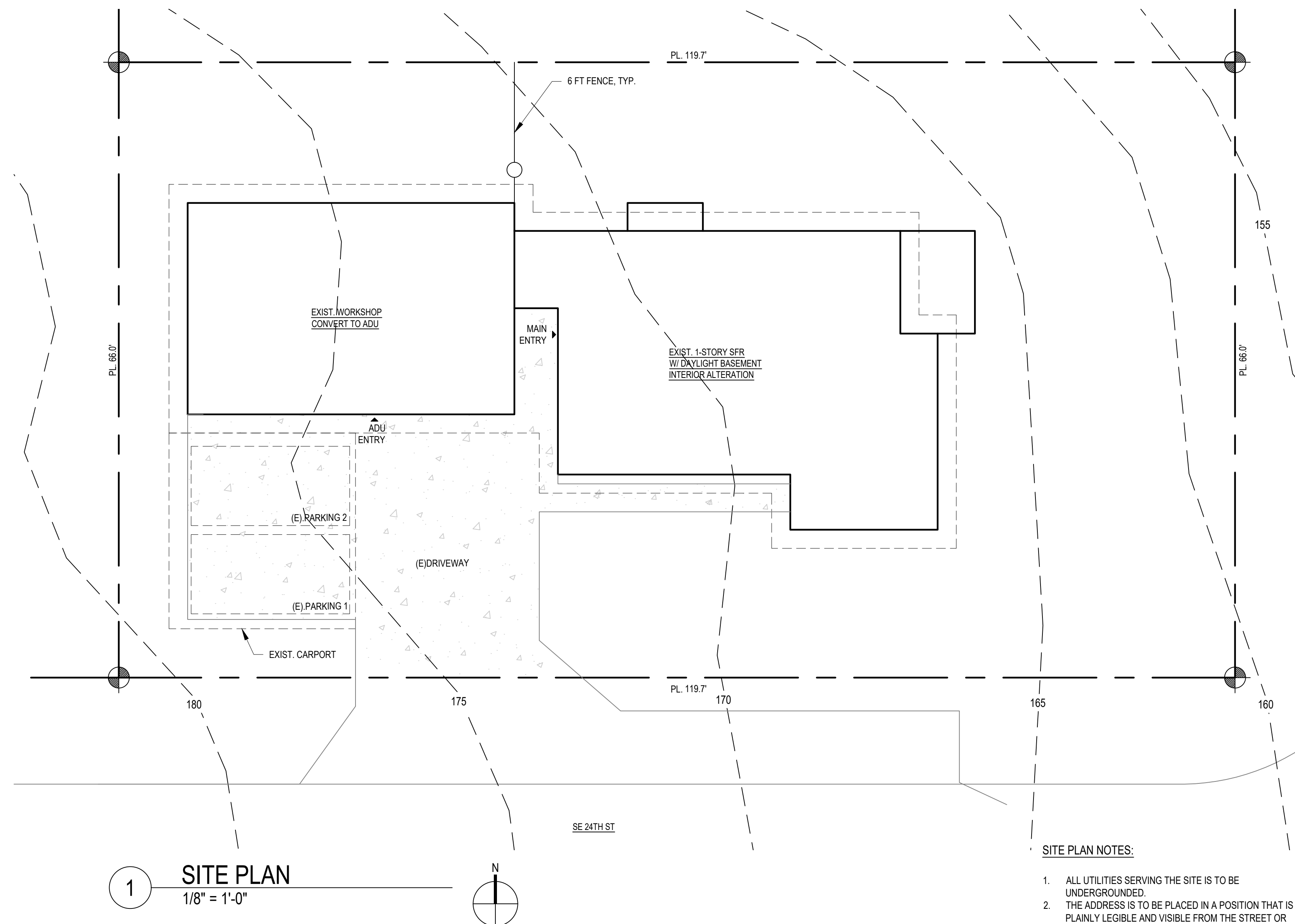
Will the floor framing cavities be exposed? Yes No
 If yes: Exposed floor cavities must be insulated to R-30

Are the windows and/or doors being replaced? Yes No
 (includes both window or door and frames)
 If yes: New windows and doors must have an area weighted average U-factor of <=0.30

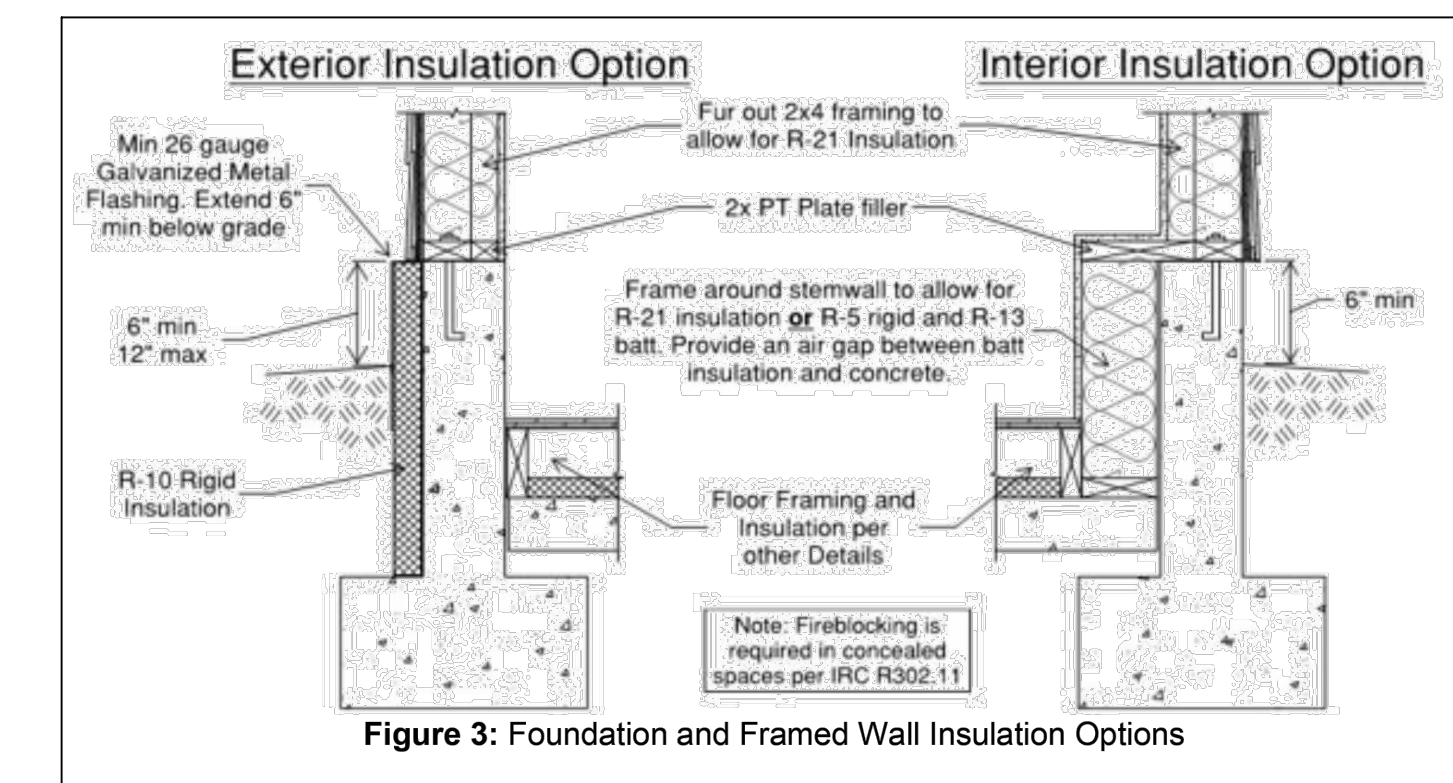
Will the heating or cooling system be replaced? Yes No
 If yes: New equipment must meet current requirements and ducts need to be tested

Will the hot water system be altered? Yes No
 If yes: New water heating equipment must meet current code requirements

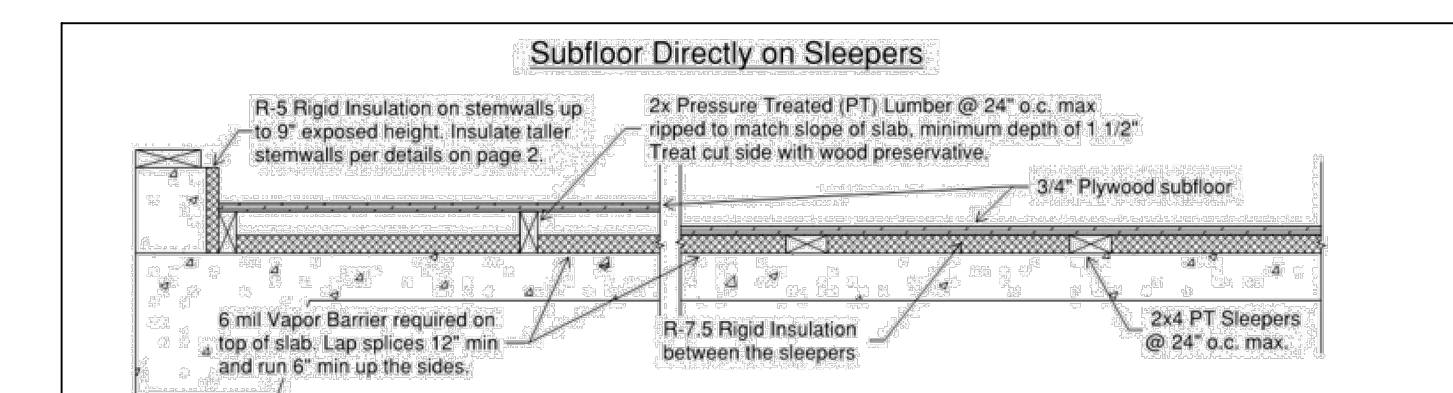
Are more than 50% of the light fixtures being changed? Yes No
 If yes: 90% of all lamps must be high efficacy (LED or CFL)



CONTRACTOR TO VERIFY ALL OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT TO ARCHITECT FOR ANY DISCREPANCIES FOUND.



1 WALL ASSEMBLY NTS



1 FLOOR ASSEMBLY NTS

2273 HOME REMODEL
 2273 74TH AVE SE
 MERCER ISLAND WA 98040

MJZ DESIGN
 425.922.5926
 mjz.design.wa@gmail.com

NO.	DATE	DESCRIPTION OF REVISIONS
014/2024		PERMIT SET

SITE PLAN

- SITE PLAN NOTES:**
1. ALL UTILITIES SERVING THE SITE IS TO BE UNDERGROUND.
 2. THE ADDRESS IS TO BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

SHEET NUMBER **A1.0**

PLAN NOTES:

1. USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
2. ALL EXTERIOR WALLS TO BE 2x6 FRAMING U.N.O.
3. ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.
4. ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
5. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
6. ALL WINDOW HEADS TO BE 8'-0" TO FINISH FLOOR AT THIS FLOOR, U.N.O.
7. ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
8. DOOR HT. AT THIS FLOOR IS 6'-8", TYP.
9. ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED.
10. CEILING HEIGHT = 88"
11. ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. w/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
12. ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
13. A MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING MUST BE HIGH-EFFICIENCY LAMPS WA ENERGY CODE R404.1

ENERGY REQUIREMENTS (PERSPECTIVE):

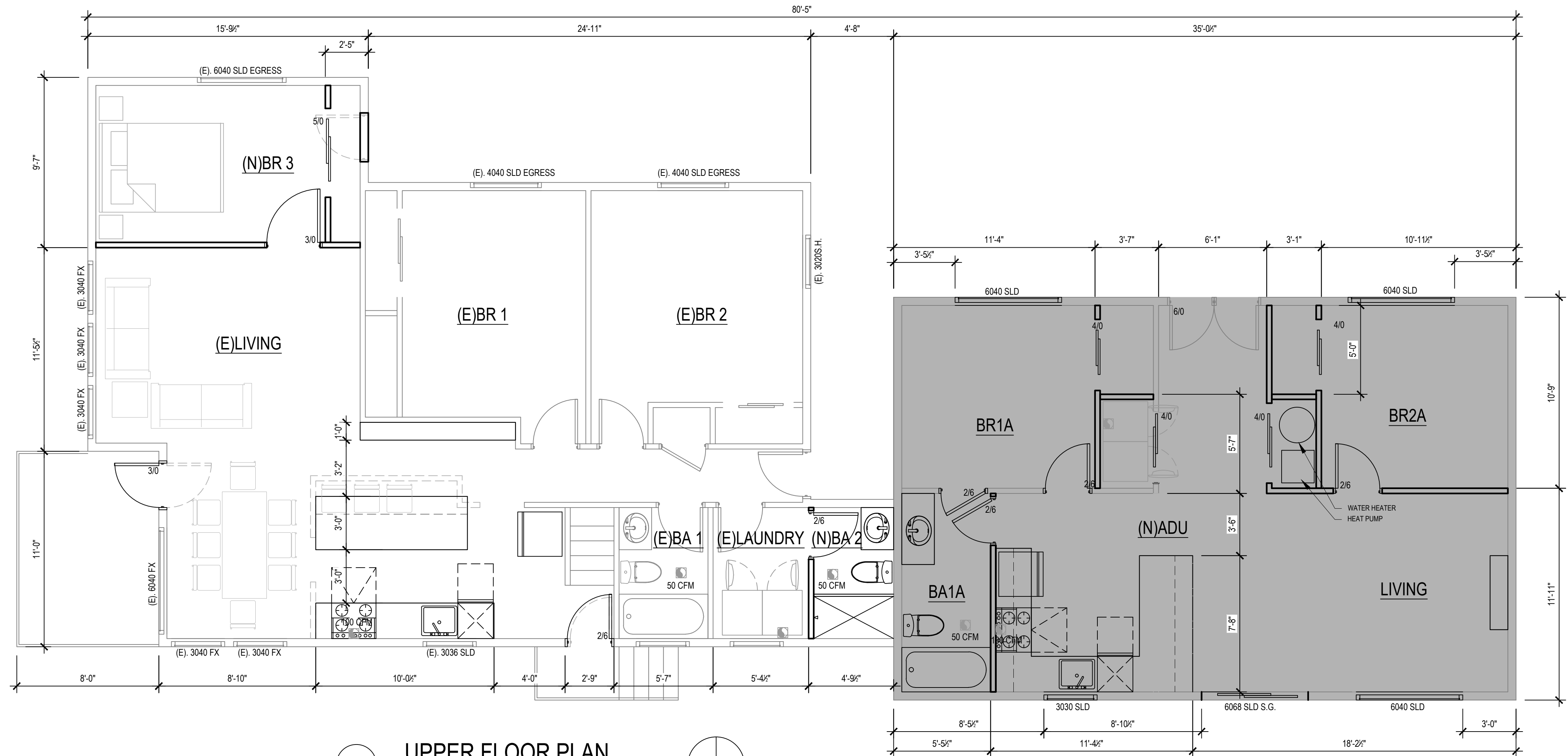
ADDITIONS LESS THAN 1500 SQUARE FEET 3.0 CREDIT REQUIRED

3.0 ENERGY CREDITS AS SELECTED AND LISTED BELOW:

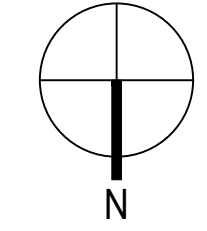
4. FUEL NORMALIZATION CREDITS : 0.5 CREDIT FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN ACCORDANCE WITH SECTION R403.7.1 INCLUDING THE EXCEPTION

1.4 EFFICIENT BUILDING ENVELOPE: 1 CREDIT PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
 VERTICAL FENESTRATION U = 0.25
 WALL R-21 PLUS R-4 CI
 FLOOR R-39
 BASEMENT WALL R-21 INT PLUS R-5 CI
 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
 BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

3.4 HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS: 1.5 CREDIT DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10.0 SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT.



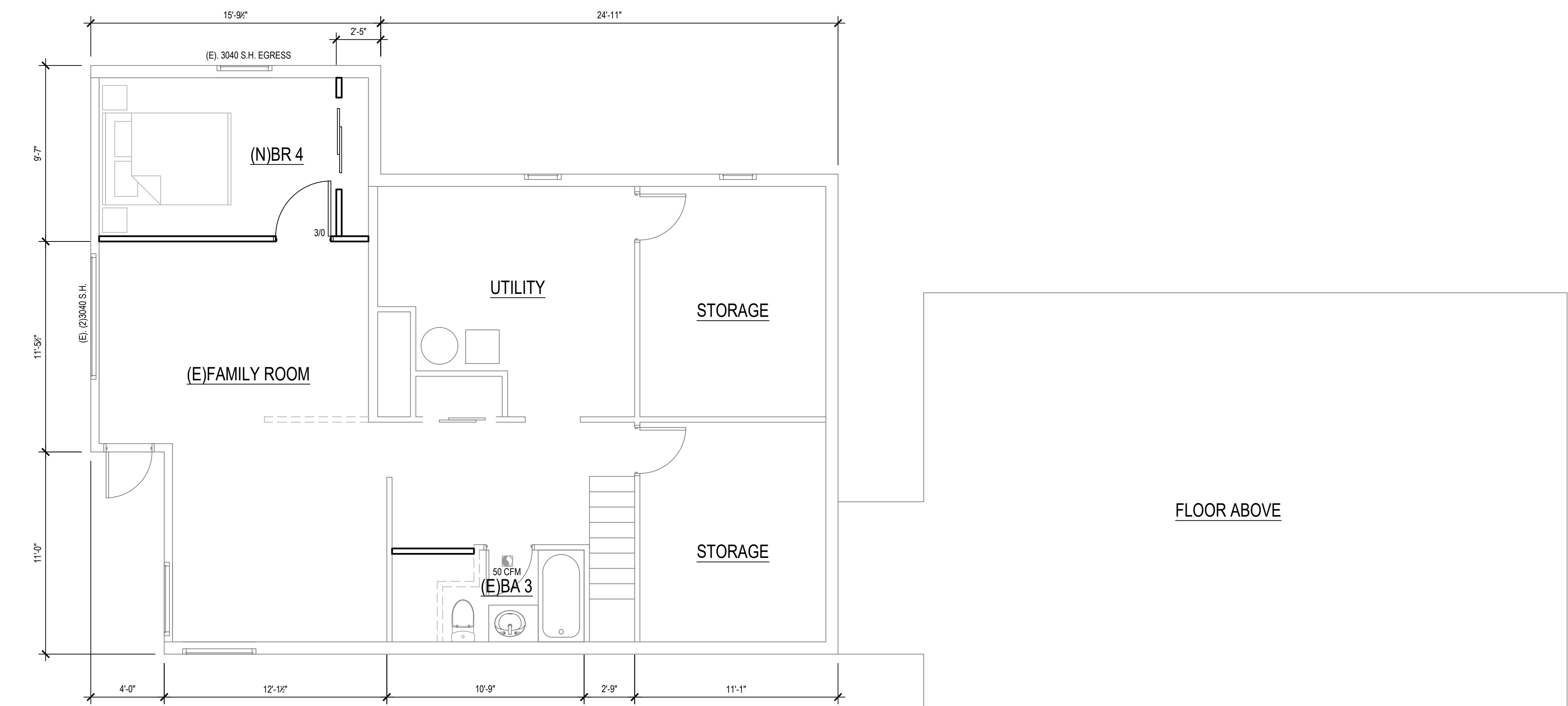
1 UPPER FLOOR PLAN
1/4" = 1'-0"



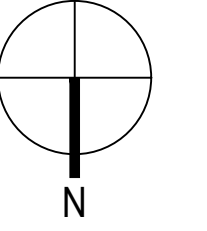
WHOLE HOUSE VENTILATION SYSTEM CONTROLS:
 ALL VENTILATION SYSTEM CONTROLS SHALL BE READILY ACCESSIBLE. INTERMITTENTLY OPERATED SYSTEMS SHALL HAVE A MANUAL CONTROL, AS WELL AS AN AUTOMATIC CONTROL, SUCH AS A CLOCK TIMER. THE AUTOMATIC CONTROL TIMER SHALL BE SET TO OPERATE THE WHOLE HOUSE FAN SYSTEM FOR AT LEAST 8 HOURS A DAY, IRC M1507.3.2

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.



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



- SYMBOL**
- EXHAUST VENT
 - SMOKE DETECTOR
 - SMOKE/CO1 ALARM
 - NEW WALL
 - EXIST WALL
 - DEMO WALL
 - ADU

2273 HOME REMODEL
 2273 74TH AVE SE
 MERCER ISLAND WA 98040

**MJZ
DESIGN**

425.922.5926
 mjz.design.wa@gmail.com

NO.	DATE	DESCRIPTION OF REVISIONS
	01/4/2024	PERMIT SET

MAIN FLOOR PLAN

SHEET NUMBER
A2.0

GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.)

A. GENERAL

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, AS AMENDED BY LOCAL JURISDICTION.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS 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. THE CONTRACTOR SHALL VERIFY, TO THE SATISFACTION OF HIMSELF AND THE OWNER, THE ABILITY OF THE STRUCTURE TO RESIST ALL ERECTION LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES OF THE MATERIALS USED. WHERE ERECTION LOADS WOULD OVERSTRESS THE STRUCTURE, THE CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR TEMPORARY BRACING AND STRENGTHENING, INCLUDING FABRICATION AND ERECTION DRAWINGS, TO THE ARCHITECT FOR REVIEW. THESE DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON. THE CONTRACTOR SHALL PROVIDE, INSTALL AND IF NECESSARY, REMOVE SUCH TEMPORARY WORK AS REQUIRED.

4. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

6. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

7. INSPECTIONS: INSPECTIONS OF THE WOOD FRAMING, THE STEEL REBAR AND WOOD FORMS FOR CONCRETE FOOTINGS & FOUNDATIONS, AND CONCRETE SLABS ARE REQUIRED PER IBC SECTION 109.3.

8. PRE-MANUFACTURED, PRE-ENGINEERED STRUCTURAL COMPONENTS SHALL BE DESIGNED BASED ON THE CRITERIA PRESENT IN THE CONTRACT DOCUMENTS. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE, TEMPORARY AND PERMANENT BRACING AND ALL NECESSARY CONNECTIONS, INCLUDING CONNECTIONS TO THE PRIMARY STRUCTURE, NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE THE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON THE PRIMARY STRUCTURE. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED AS NOTED PREVIOUSLY.

B. DESIGN CRITERIA

1. DESIGN LOADS	
- ROOF SNOW LOAD	25 PSF
- RESIDENTIAL FLOOR LIVE LOAD	40 PSF
- BEDROOM FLOOR LIVE LOAD	30 PSF
- EXTERIOR BALCONY & DECK LIVE LOAD	60 PSF

- WIND (IBC)	110 MPH (LRFD)
- EARTHQUAKE (ASCE7)	EXPOSURE B, Kzt = 1.0 SITE CLASS D SEISMIC USE GROUP 1 (Ie = 1.0) SEISMIC DESIGN CATEGORY D Ss = 1.391 g, S1 = 0.484 g Sds = 1.112 g

- ALLOWABLE SOIL PRESSURE	1500 PSF AT 1'-6" DEPTH
- ALLOWABLE LATERAL PRESSURE	50 PCF / 35 PCF (RESTRAINED / UNRESTRAINED)
- ALLOWABLE PASSIVE PRESSURE	300 PCF (F.S. OF 1.5 INCLUDED)
- COEFFICIENT OF FRICTION	0.4 (F.S. OF 1.5 INCLUDED)
- TRAFFIC SURCHARGE PRESSURE	70 PSF (AS APPLICABLE)
- SEISMIC SURCHARGE PRESSURE	7H PSF (AS APPLICABLE)

- ALLOWABLE SOIL PRESSURE	1500 PSF AT 1'-6" DEPTH
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- TRAFFIC SURCHARGE PRESSURE	70 PSF (AS APPLICABLE)
- SEISMIC SURCHARGE PRESSURE	7H PSF (AS APPLICABLE)

FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE E.O.R. FOR POSSIBLE FOUNDATION REDESIGN.

2. LATERAL FORCE RESISTANCE SYSTEM	
LIGHT-FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, R = 6.5	

C. FOUNDATION

1. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION AND DIRECTION OF THE GEOTECHNICAL ENGINEER.

2. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. MATERIAL TO BE COMPACTED TO 95% MINIMUM OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

3. FOOTINGS MAY BE POURED IN NEAT EXCAVATIONS PROVIDED SIZE IS INCREASED 3" AT EACH INTERFACE WITH SOIL.

4. ALL FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACING CONCRETE.

5. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

6. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN EXCAVATIONS.

7. BACKFILL BEHIND ALL WALLS WITH WELL DRAINING, GRANULAR FILL MATERIAL, AND PROVIDE PERFORATED DRAINS AS DESCRIBED IN THE SOILS REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALL IS PROPERLY SUPPORTED BY THE FLOOR SLAB, OR TEMPORARY BRACING. ALL FOOTINGS SHALL BE CENTERED BELOW CENTERLINE OF COLUMNS OR WALLS ABOVE, UNLESS NOTED OTHERWISE.

D. CONCRETE

1. ULTIMATE STRENGTH DESIGN PER INTERNATIONAL BUILDING CODE AND ACI 318-14

2. CONCRETE FOR FOOTINGS AND SLABS-ON-GRADE SHALL CONFORM TO A 28- DAY STRENGTH OF $f_c = 2500$ PSI, SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD, AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A 28-DAY STRENGTH OF $f_c = 3000$ PSI. THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE DESIGN MIX IS SUBMITTED TO THE ENGINEER AND THE BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACEMENT OF CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATES, WATER AND ADMIXTURES AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318, SECTION 5.3. CONTRACTOR MAINTAINS RESPONSIBILITY FOR SPECIFIED PERFORMANCE OF CONCRETE PRODUCTS. ALL CONCRETE EXPOSED TO FREEZING TEMPERATURES WHILE CURING AND ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO IBC SECTION 1904.2. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE. NO ADMIXTURES, OTHER THAN FOR AIR-ENTRAINMENT AS NOTED ABOVE, SHALL BE USED WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN ELEVATED STRUCTURAL SLABS AND BEAMS SHALL BE POURED MONOLITHICALLY UNLESS SHOWN OTHERWISE OR APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.

3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, $f_y = 60,000$ PSI. EXCEPTIONS: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS GRADE 40, $f_y = 40,000$ PSI. WELDED WIRE FABRIC: ASTM A82 AND ASTM A185, SPLICE WITH AT LEAST ONE FULL MESH. PLACE AT MID-DEPTH, OR SLIGHTLY ABOVE, OF SLAB. MATERIAL TO BE SUPPLIED IN FLAT SHEETS.

4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-18. LAP ALL CONTINUOUS REINFORCEMENT PER NOTE D.5. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS PER NOTE D.5. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

5. REINFORCING STEEL LAPS AND EMBEDMENT SHALL BE AS NOTED BELOW, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE "STANDARD" IN ACCORDANCE WITH ACI 318. REINFORCING SHALL NOT BE TACK WELDED:

- DEVELOPMENT LENGTH	48 BAR DIAM.
- DEVELOPMENT LENGTH, top bar*	64 BAR DIAM.
- LAP SPLICE LENGTH	64 BAR DIAM.
- LAP SPLICE LENGTH, top bar*	80 BAR DIAM.

*TOP BARS ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

6. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

- FOOTING AND OTHER UNFORMED SURFACE, EARTH FACE	3"
- FORMED SURFACE EXPOSED TO EARTH (i.e. WALL BELOW GROUND) OR WEATHER	2"
- SLAB AND WALL (INTERIOR FACE)	1-1/2"
- CONCRETE NOT EXPOSED TO WEATHER OR EARTH	3/4"
- PRIMARY REINFORCEMENT, TIES, STIRRUP, SPIRALS	1-1/2"

7. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

- 6" WALLS #4 @ 16" HORIZ. #4 @ 18" VERTICAL 1 CURTAIN @ CENTER	
- 8" WALLS #5 @ 18" HORIZ. #5 @ 18" VERTICAL 1 CURTAIN @ CENTER	

8. EPOXY GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP ADHESIVE BY SIMPSON STRONG TIE, PER ESR-2508, FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

E. CARPENTRY

1. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1. EACH MEMBER SHALL BEAR AN AITC OR APA EVIS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA EVIS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, $F_b = 2,400$ PSI, $F_v = 240$ PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, $F_b = 2,400$ PSI, $F_v = 265$ PSI. CAMBER ALL GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

2. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

MEMBER	SIZE	SPECIES GRADE	MIN. BASIC DESIGN STRESS
- JOISTS AND RAFTERS	2x, 3x	DF#2	$F_b = 875$ PSI
- BEAMS AND STRINGERS	4x	DF#1	$F_b = 1000$ PSI
	6x/LARGER	DF#1	$F_b = 1350$ PSI
- POSTS AND TIMBERS	4x	DF#2	$F_c = 1350$ PSI
	6x/LARGER	DF#1	$F_c = 1000$ PSI
- TOP AND BOTTOM PLATE @ SHEAR AND BEARING WALLS	2x, 3x	DF#1	$F_b = 1000$ PSI
- STUDS, PLATES & MISC. LIGHT FRAMING	ALL SIZES	DF#2	$F_b = 875$ PSI

ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED SURFACE-GREEN AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.

3. MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST MacMILLAN OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC-ES EVALUATION REPORT EQUIVALENT TO ESR-1387 FOR PARALLEL STRAND LUMBER (PSL), LAMINATED STRAND LUMBER (LSL), AND LAMINATED VENEER LUMBER (LVL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS:

- PSL (2.0E)	$F_b = 2,900$ PSI; $F_v = 290$ PSI; E = 2,200,000 PSI
- LVL (2.0E)	$F_b = 2,600$ PSI; $F_v = 285$ PSI; E = 2,000,000 PSI
- LSL (1.55E)	$F_b = 2,325$ PSI; $F_v = 310$ PSI; E = 1,550,000 PSI

4. SHEATHING SHALL BE APA PERFORMANCE RATED PANELS PER APA "PLYWOOD DESIGN SPECIFICATION", INCLUDING APPLICABLE SUPPLEMENTS, UNLESS NOTED OTHERWISE. PLYWOOD PANELS SHALL BE GRADE C-D AND ALSO CONFORM TO DOC PS-1 OR PS-2. ALL PANELS SHALL BE IDENTIFIED AS EXPOSURE 1 UNLESS NOTED OTHERWISE. PANEL RATING TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- ROOF	19/32" THICK, 32/16, (OR 5/8" THICK), 32/16
- WALLS	15/32" THICK, 32/16, (OR 1/2" THICK), 24/0
- FLOORS	23/32" (OR 3/4") THICK, TONGUE & GROOVE, 48/24

UNLESS NOTED OTHERWISE ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6"oc TO FRAMED PANEL EDGES AND OVER STUD WALLS SHOWN ON PLANS AND @ 12"oc (10"oc AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED SHEATHING EDGE CLIPS @ 16"oc AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS, UNLESS NOTED OTHERWISE.

UNLESS NOTED OTHERWISE ON THE PLANS, WALL SHEATHING MAY BE LAID UP HORIZONTALLY OR VERTICALLY, UNSUPPORTED EDGES SHALL BE BLOCKED AND ALL EDGES SHALL BE NAILED WITH 8d @ 6"oc, NAIL WITH 8d @ 12"oc AT INTERMEDIATE SUPPORTS. NAIL SHEAR WALL SHEATHING TO ALL HOLD-DOWN STUDS USING EDGE NAIL SPACING WHEN HOLD-DOWN STUD DOES NOT OCCUR AT PANEL EDGES.

SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

5. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE TWO LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY. ALL METAL CONNECTORS TO PRESERVE TREATED LUMBER SHALL BE HOT DIP GALVANIZED, INCLUDING WASHERS, NAILS, SCREWS, AND SIMPSON STRONG-TIE HANGERS, STRAPS, AND PLATES, AND BOLTS LESS THAN 1/2" DIAMETER. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPMA M4.

6. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. SUBMIT MANUFACTURER'S CATALOG AND ICC REPORTS TO ARCHITECT AND ENGINEER FOR REVIEW WHEN REQUESTING SUBSTITUTIONS. ALL SPECIFIED FASTENERS MUST BE USED AND PROPER INSTALLATION PROCEDURES MUST BE OBSERVED IN ORDER TO OBTAIN ICC APPROVED LOAD CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

7. STRUCTURAL CONNECTORS

ALL STRUCTURAL CONNECTORS TO BE BY SIMPSON STRONG TIE OR EQUAL. USE ZMAX/HDG HOT DIPPED GALVANIZED OR STAINLESS STEEL CONNECTORS AS A MINIMUM. USE FASTENERS GALVANIZED PER ASTM A153. ALL PRESERVE TREATED LUMBER USED SHALL BE COMPATIBLE WITH ZMAX GALV. CONNECTORS, RE: SIMPSON STRONG-TIE CORROSION INFORMATION.

8. WOOD TRUSSES

TRUSSES ARE TO BE METAL PLATED CONNECTED WOOD TRUSSES FABRICATED IN ACCORDANCE WITH THE IBC. TRUSS FABRICATOR TO PROVIDE ALL REQUIRED BRIDGING AND BLOCKING, BOTH FOR ERECTION AND PERMANENT LOADING. SHOP DRAWINGS STAMPED BY A WASHINGTON STATE LICENSED PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA SHALL MEET OF EXCEED THE FOLLOWING:

- ROOF TRUSSES	TOP CHORD = 25 PSF LIVE LOAD, 10 PSF DEAD LOAD, 5 PSF WIND UPLIFT
	BOTTOM CHORD = 10 PSF LIVE LOAD, 5 PSF DEAD LOAD (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)
	TOTAL LOAD = 40 PSF
- DEFLECTION LIMIT	TOTAL LOAD L/240, LIVE LOAD L/360
- OTHER LOADS SPECIFIED ON DRAWINGS	

TRUSS SUPPLIERS NOTE: THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES, SHOWN ON THE DRAWINGS INDICATE THE DESIRED TRUSS CONFIGURATIONS AND ARE TO BE COMPLIED WITH WHERE POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE TRUSS CONFIGURATION INDICATED, HE IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO VERIFY THE WEIGHT AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW. THE DESIGN LOADS LISTED ABOVE SHALL BE APPLIED SIMULTANEOUSLY.

9. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16"oc AT INTERIOR WALLS AND 2x6 STUDS @ 16"oc AT EXTERIOR WALLS. 2x6 STUDS @ 12"oc AT EXTERIOR BALLOON FRAMED WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS AND UNDER THE ENDS OF ALL BEAMS. UNLESS NOTED OTHERWISE A (2) 2x8 HEADER SHALL BE PROVIDED OVER ALL OPENINGS IN 2x4 STUD WALLS AND A (2) 2x10 HEADER OVER ALL OPENINGS IN 2x6 WALLS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORT BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 8' IN HEIGHT. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL HAVE THEIR LOWER PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12"oc STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc, EMBEDDED 7", UNO REFER TO THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8'-0"oc AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. TOENAIL JOISTS TO BEARING SUPPORTS WITH 16d NAILS. UNLESS NOTED OTHERWISE.

JOIST, BEAM AND HEADER SHALL BE CONNECTED TO FLUSH MEMBER WITH THE FOLLOWING SIMPSON SERIES HANGER, U.N.O. ON PLAN, SKEW AND SLOPE ALL CONNECTORS AS REQUIRED:

- 2x JOIST, "LUS" SERIES: DOUBLE 2x JOIST/HEADER, "HU7"/"HUS" SERIES
- T-J JOIST, "TTS" SERIES: DOUBLE T-J JOIST, "MIT" SERIES
- 4x MEMBER, "HU" SERIES: 6x MEMBER, "HWP"/"HWPH" SERIES
- 3-1/2" GLB, "HB" SERIES: 5-1/2" GLB, "HWPH" SERIES, 6-3/4" GLB, "HGLTV" SERIES
- 1-3/4" SCL, "IUS" SERIES; 3-1/2" SCL, "HB" SERIES, 5-1/4" SCL, "HWPH" SERIES, 7" SCL, "HGLTV" SERIES

FACE-NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d SPIKES @ 24"oc STAGGERED.

NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES AS FOLLOWS, UNLESS NOTED OTHERWISE:

PNEUMATIC NAILING - PLAIN SHANK, COATED OR GALVANIZED

- 8d .131 DIAMETER x 2-1/2" MINIMUM LENGTH
- 10d .131 DIAMETER x 3" MINIMUM LENGTH
- 16d .131 DIAMETER x 3-1/2" MINIMUM LENGTH

F. SPECIAL CONDITIONS

CONTRACTOR TO COORDINATE ALL TRADES AND VERIFY DIMENSIONS IN THE FIELD. OBTAIN OWNERS APPROVAL PRIOR TO ALL FIELD CHANGES. SEE ARCHITECTURAL DRAWINGS FOR ALL FLOOR AND WALL OPENING DIMENSIONS AND LOCATIONS, FLOOR AND WALL FINISHES, ETC.

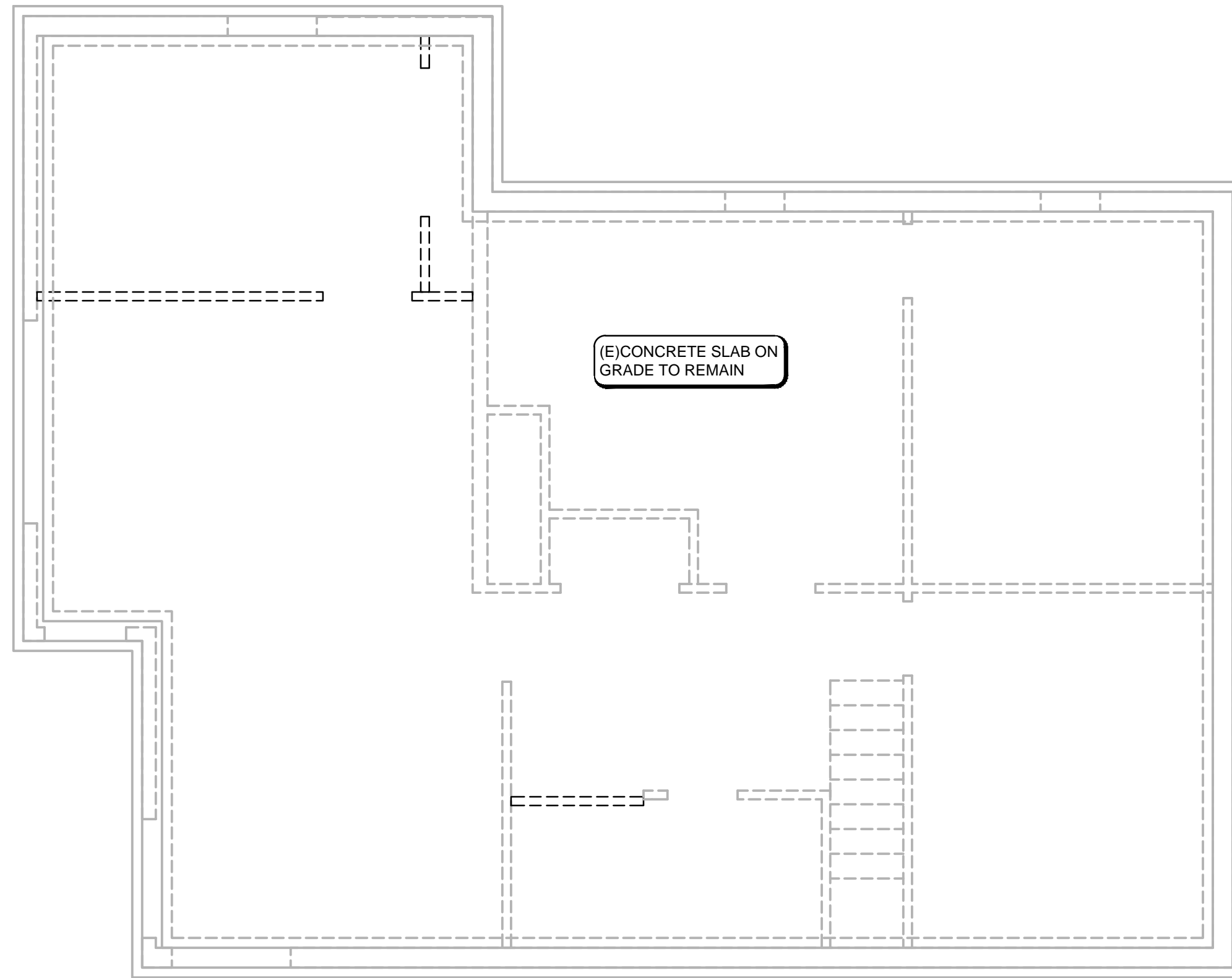
DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND CONFIRM ALL POST CAPS AND POST BEARING CONNECTIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL DRAWING. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 6" CANTILEVER MAY DEFLECT 3/4"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

LEGEND

	CONCRETE WALL	(DS)	DRAG STRUT- NAIL THRU SHEATHING w/ 8d @ 4"oc FOR ENTIRE LENGTH OF MEMBER
	INTERIOR STUD WALL BELOW; EXTERIOR BEARING STUD WALL BELOW	(2) CS16	(2) SIMPSON CS16 x 30" DRAG STRAP, U.N.O.
	STUD WALL ABOVE		HEADER, BEAM OR JOIST END HANGER
	COLUMN CONTINUOUS		
	COLUMN BELOW FRAMING LEVEL		PROVIDE 2x BLOCKING AT ALL PLYWOOD DIAPHRAGM EDGES w/ EDGE NAILING
	COLUMN ABOVE FRAMING LEVEL		FLOOR STEP PER ARCH.
	COLUMN SIZE / SIMPSON CAP *NOTE, PROVIDE SIMPSON PC POST CAP, TYP. U.N.O.		SHEAR WALL ABOVE FRAMING LEVEL
	SHEAR WALL HOLDOWN AT FRAMING LEVEL		

(THIS IS A COMPREHENSIVE LIST OF ABBREVIATIONS, SOME OF WHICH MAY NOT APPEAR ON THESE DRAWINGS.)

AB	ANCHOR BOLT	CL	CENTERLINE	(E)
ACI	AMERICAN CONCRETE INSTITUTE	CLR	CLEAR	EA
ADDL	ADDITIONAL	CMU	CONCRETE MASONRY UNIT	EF
ADJ	ADJACENT	COL	COLUMN	ELC
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	ELEV
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	CONN	CONNECTION, CONNECT	EMB
ALT	ALTERNATE	CONSTR	CONSTRUCTION	ENGR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	CONT	CONTINUOUS	EQUIP
APA	AMERICAN PLYWOOD ASSOCIATION	CONTR	CONTRACTOR	ES
APPROX	APPROXIMATE; APPROXIMATELY	COORD	COORDINATE	EW
ARCH	ARCHITECT; ARCHITECTURAL	CP	COMPLETE PENETRATION	EXP
ASSY		CSK	COUNTERSINK; COUNTERSUNK	EXP JT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	CTR	CENTER	EXT
AWS	AMERICAN WELDING SOCIETY	CU FT	CUBIC FOOT	
		CU IN	CUBIC INCH	
		CY	CUBIC YARD	
BD	BUILDING	FD	FLOOR DRAIN	(N)
BLDG	BLOCKING	FDN	FOUNDATION	NEW
BLKG		FF	FAR FACE, FINISHED FLOOR	NORTH
BM	BRICK MASONRY UNIT(S)	FLG	FLOOR; FLOOR LINE	NEAR FACE
BMU	BOTTOM OF SLAB	FT	FEET; FOOT	NATIONAL FOREST PRODUCTS ASSOC
BOS		DET	DETAIL	NOT IN CONTACT
BOT	BOTTOM	DIA	DIAMETER (SEE SYMBOLS)	NIC
BRG	BEARING	DIAG	DIAGONAL	NOMINAL
		DIAPH	DIAPHRAGM	NS
		DIC	DRILLED-IN CONCRETE ANCHOR	NOT TO SCALE
		DIM	DIMENSION	LAB
		DN	DOWN	LB
		DN	DOWN	LB
		DO	DITTO	LF
		DWG	DRAWING	LLB
		DWL	DOWELS	LLH
				LLV
				GA
				GALV
				LOC
				LONGIT
				LONGITUDINAL

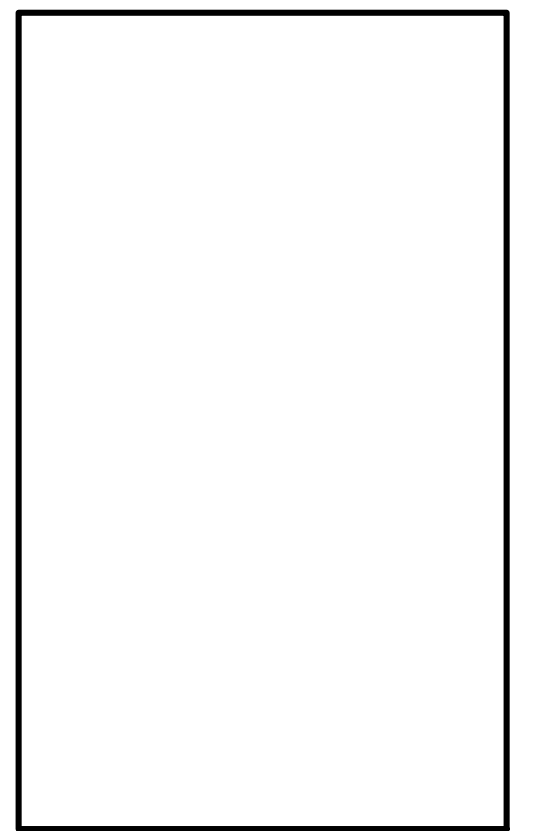
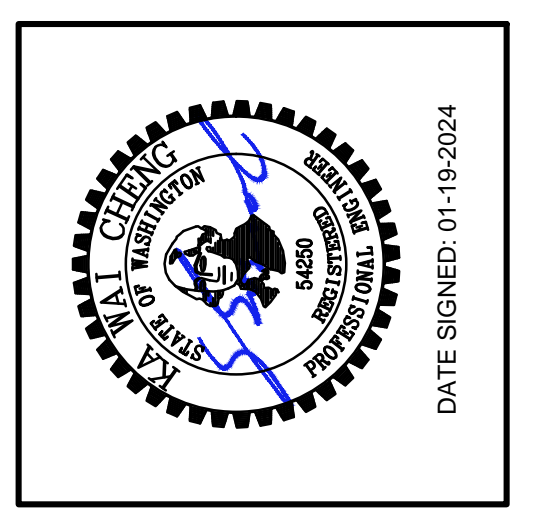


FOUNDATION AND LOWER FLOOR PLAN 

1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
4. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O.
5. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

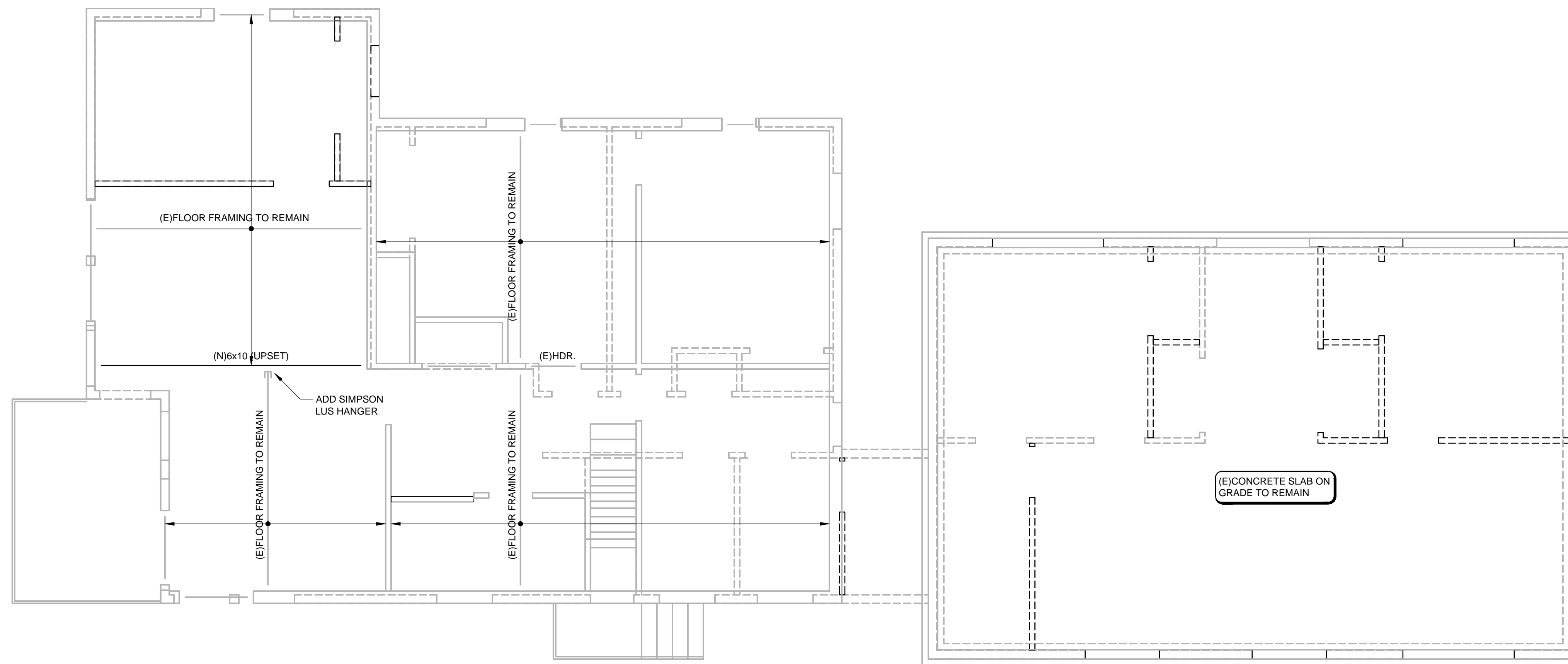
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	SUBMIT FOR PERMIT	01-19-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



FOUNDATION AND LOWER FLOOR PLAN

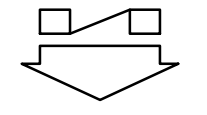
HUANG RESIDENCE REMODEL
 2273 74TH AVE. SE,
 MERCER ISLAND, WA 98040

CHECKED: KWC
 DATE: 01-08-2024
 SHEET NO:
S1.1



CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING, INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

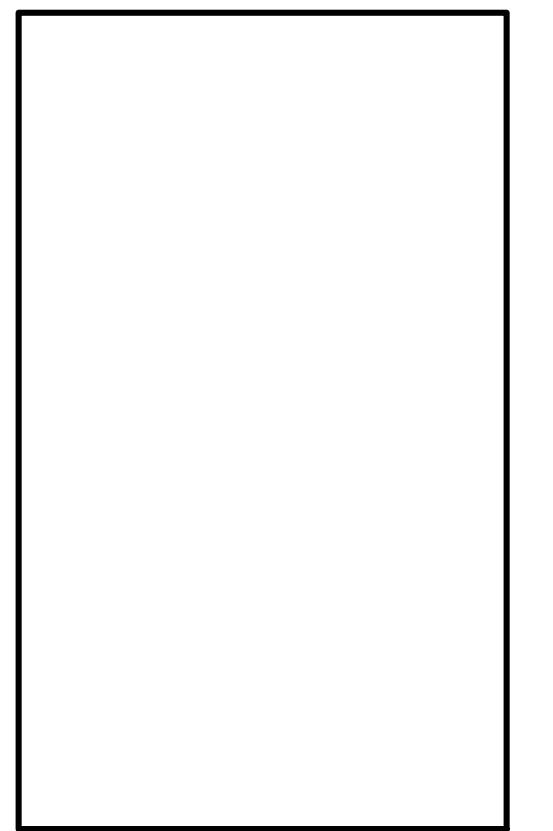
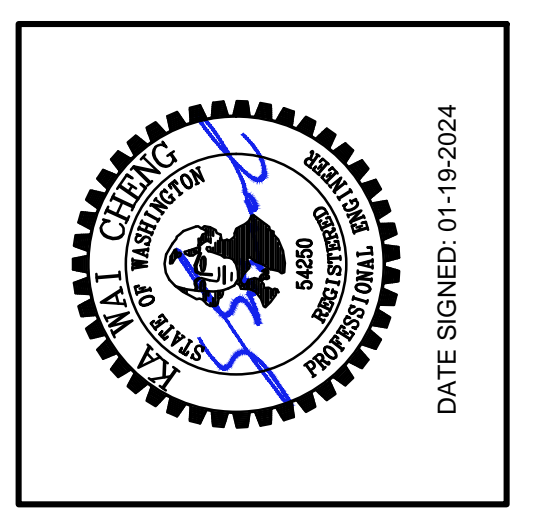
MAIN FLOOR FRAMING PLAN



1/4" = 1'-0"

- DO NOT SCALE DRAWINGS
- VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc. PROVIDE BLOCKING FOR ALL EDGES.
- TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
- TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.
- TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
- ALL WOOD FRAMING USED IN EXTERIOR APPLICATIONS AND EXPOSE TO THE WEATHER SHALL BE PRESSURE TREATED.

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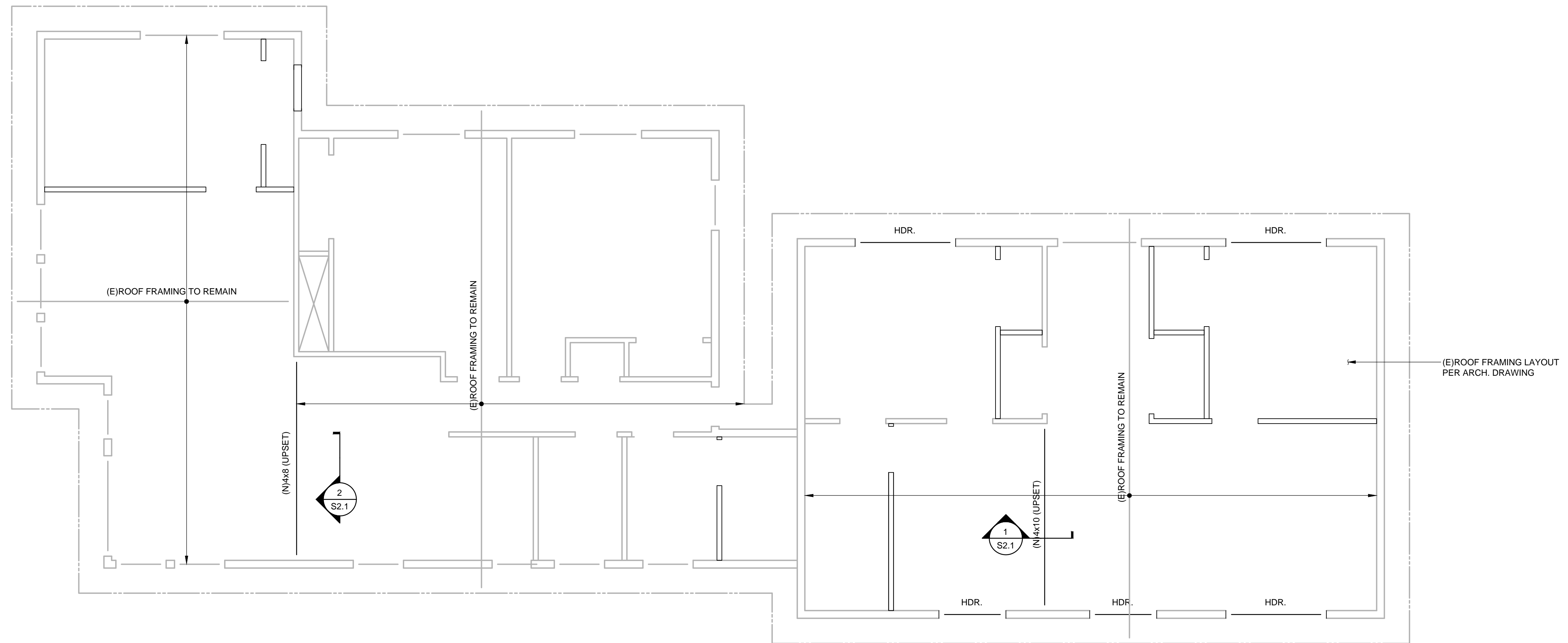
MAIN FLOOR FRAMING PLAN

SHEET CONTENTS:

HUANG RESIDENCE REMODEL

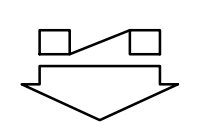
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MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 01-08-2024
SHEET NO:
S1.2



CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING, INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

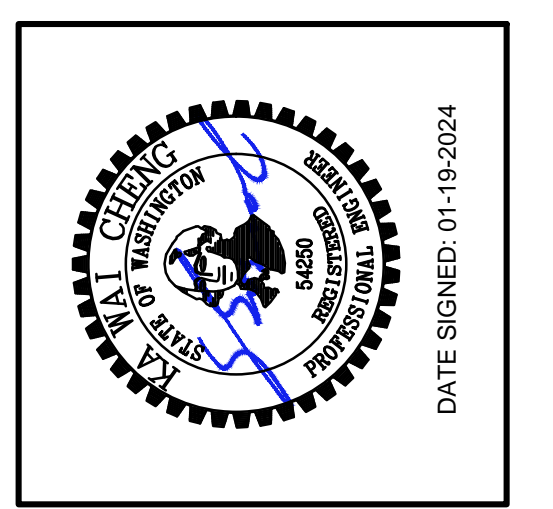
ROOF FRAMING PLAN



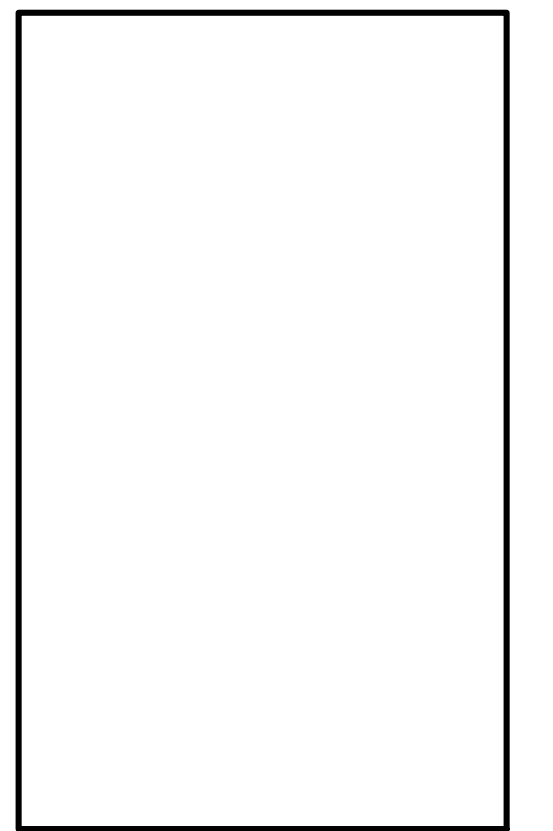
1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. TYPICAL ROOF FRAMING CONSISTS OF 5/8" PLYWOOD ON ENGINEERED WOOD TRUSSES OR RAFTERS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc
4. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
5. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.
6. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

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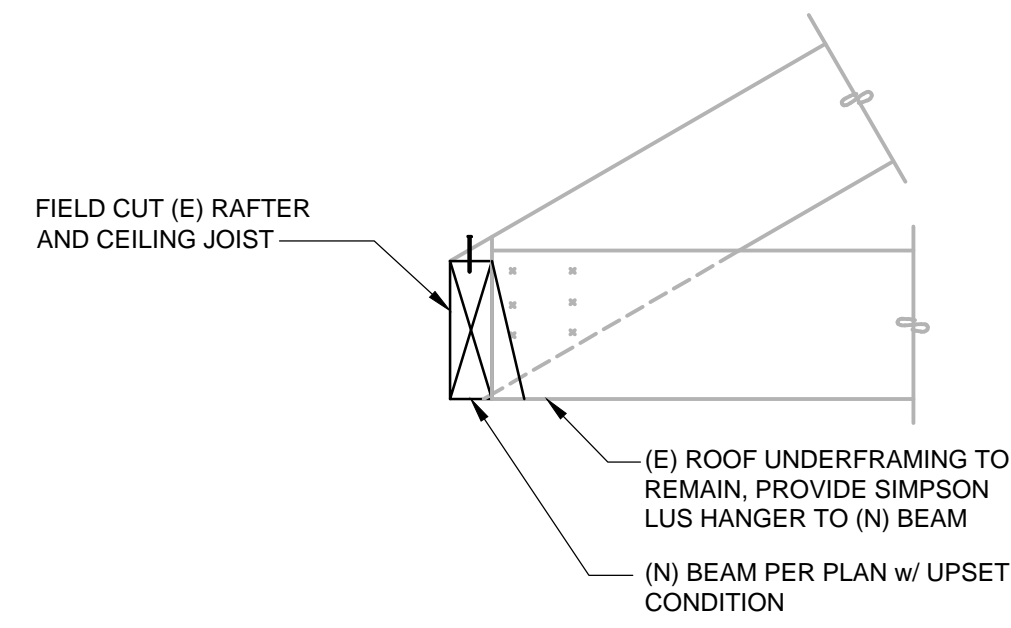


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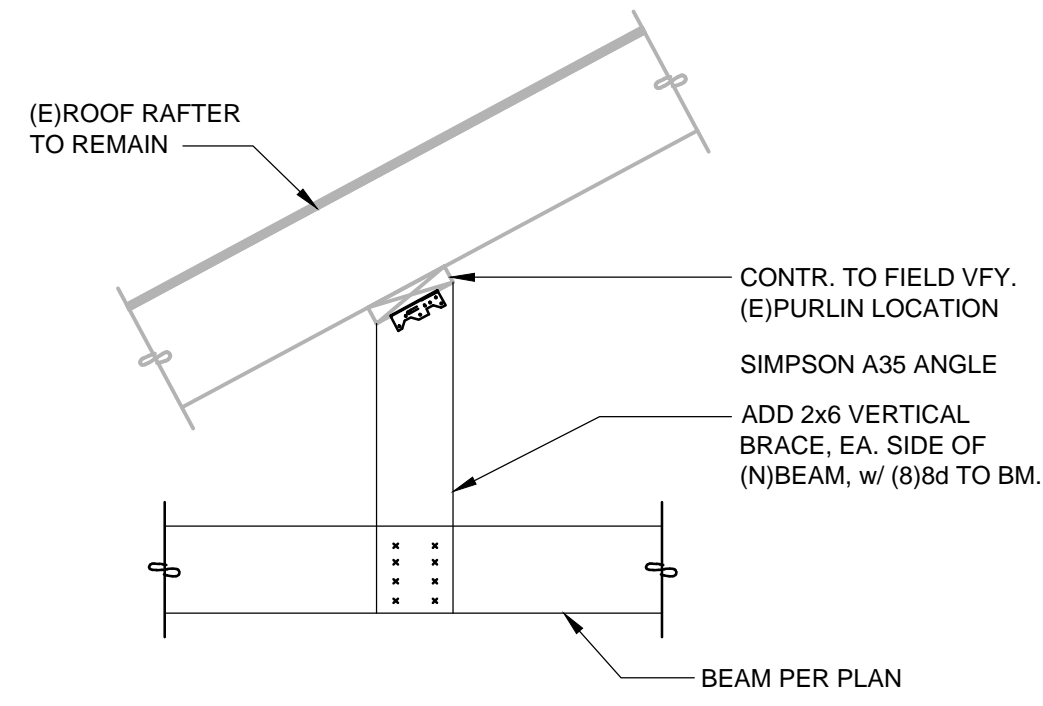


ROOF FRAMING PLAN
HUANG RESIDENCE REMODEL
 2273 74TH AVE. SE,
 MERCER ISLAND, WA 98040

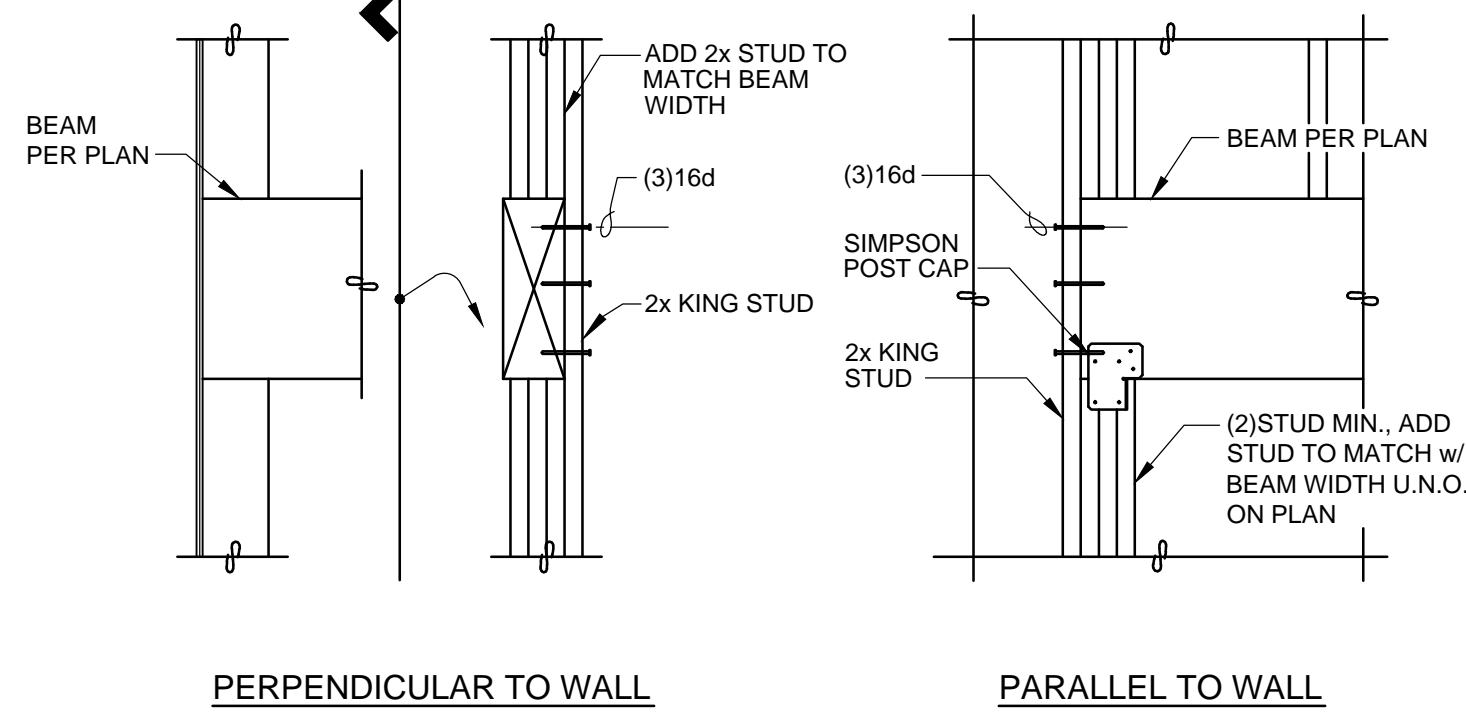
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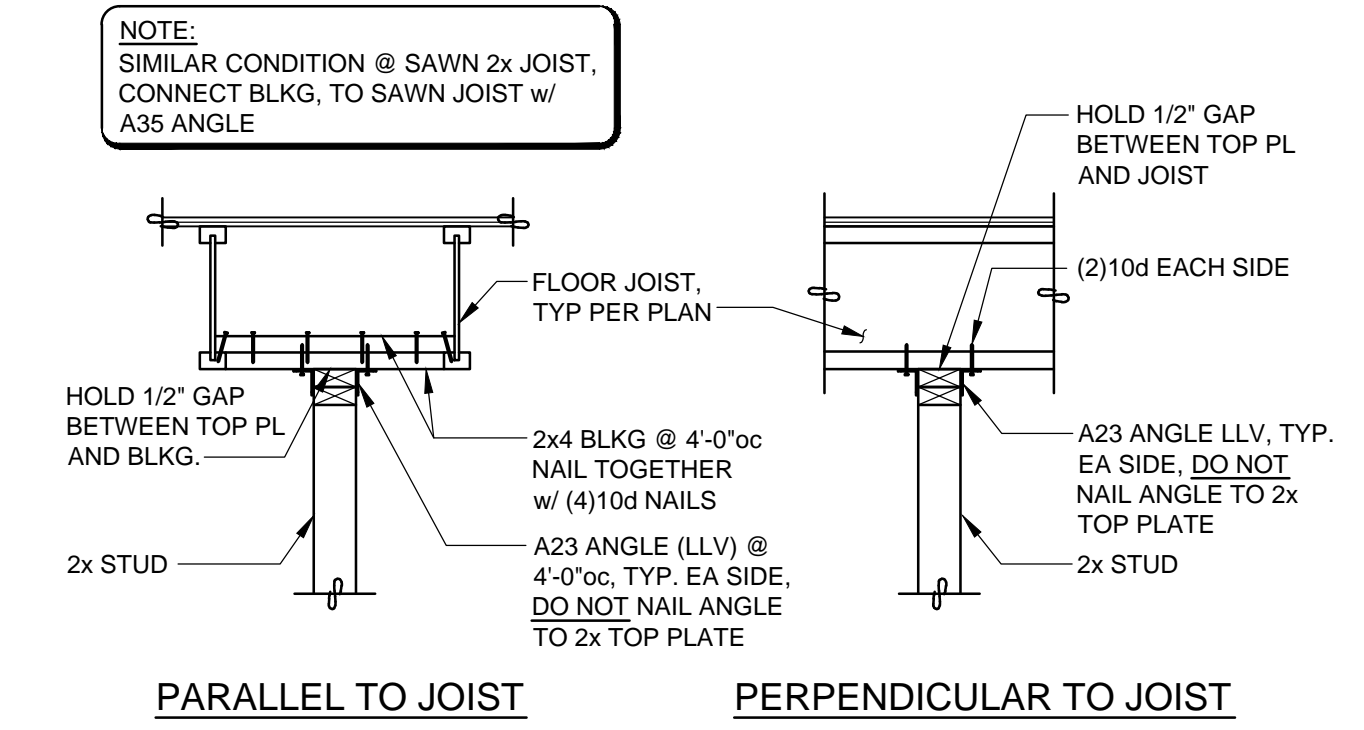
1 SECTION 3/4" = 1'-0"



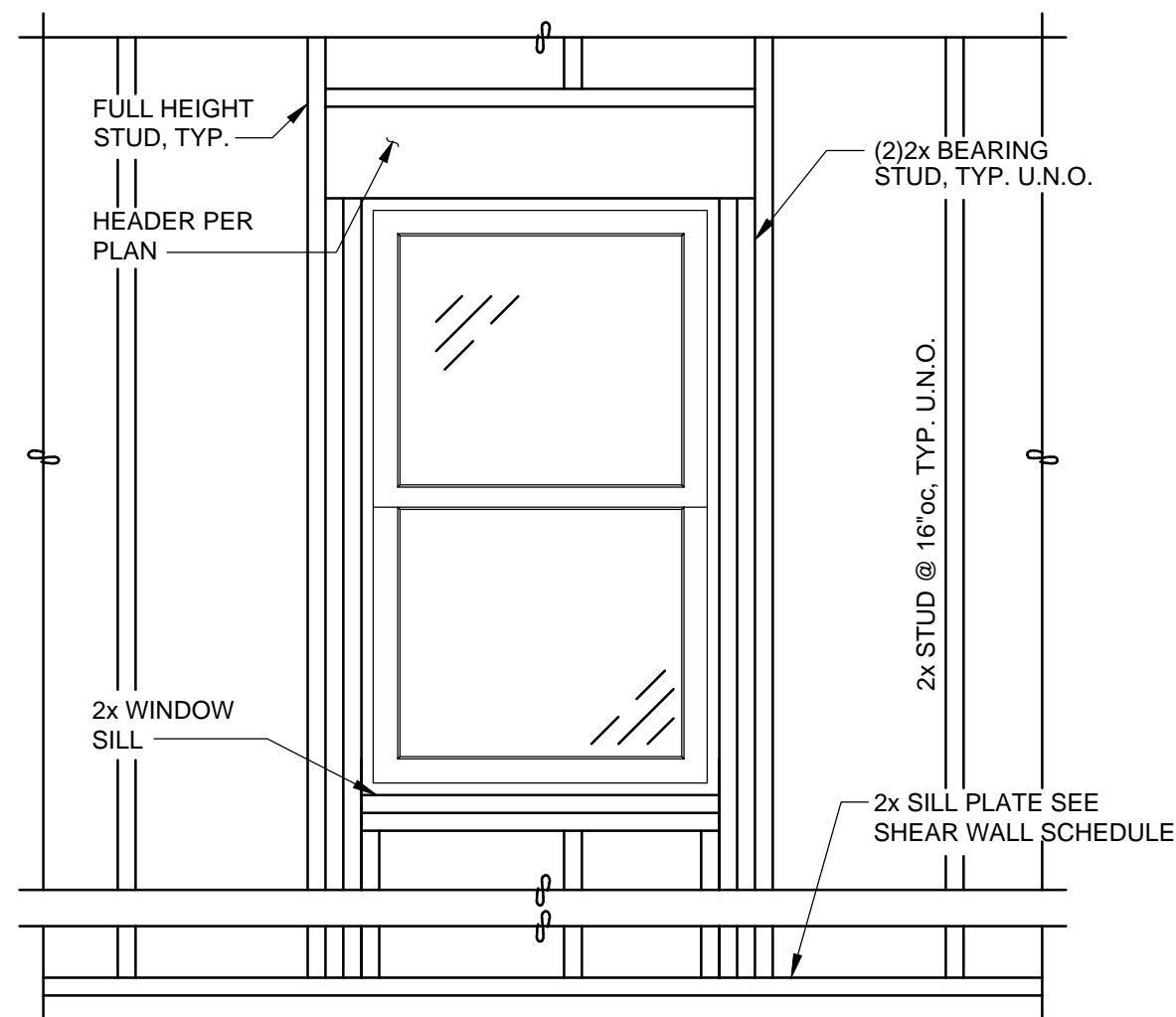
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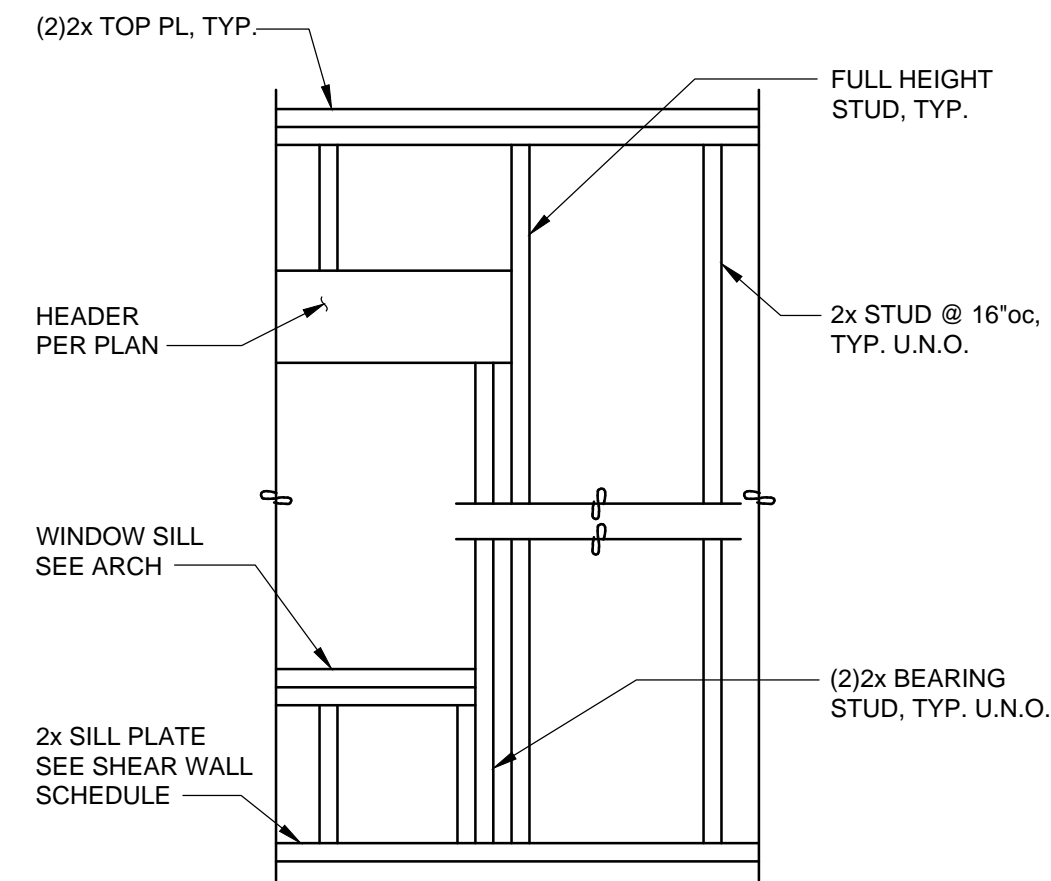
3 SECTION 3/4" = 1'-0"



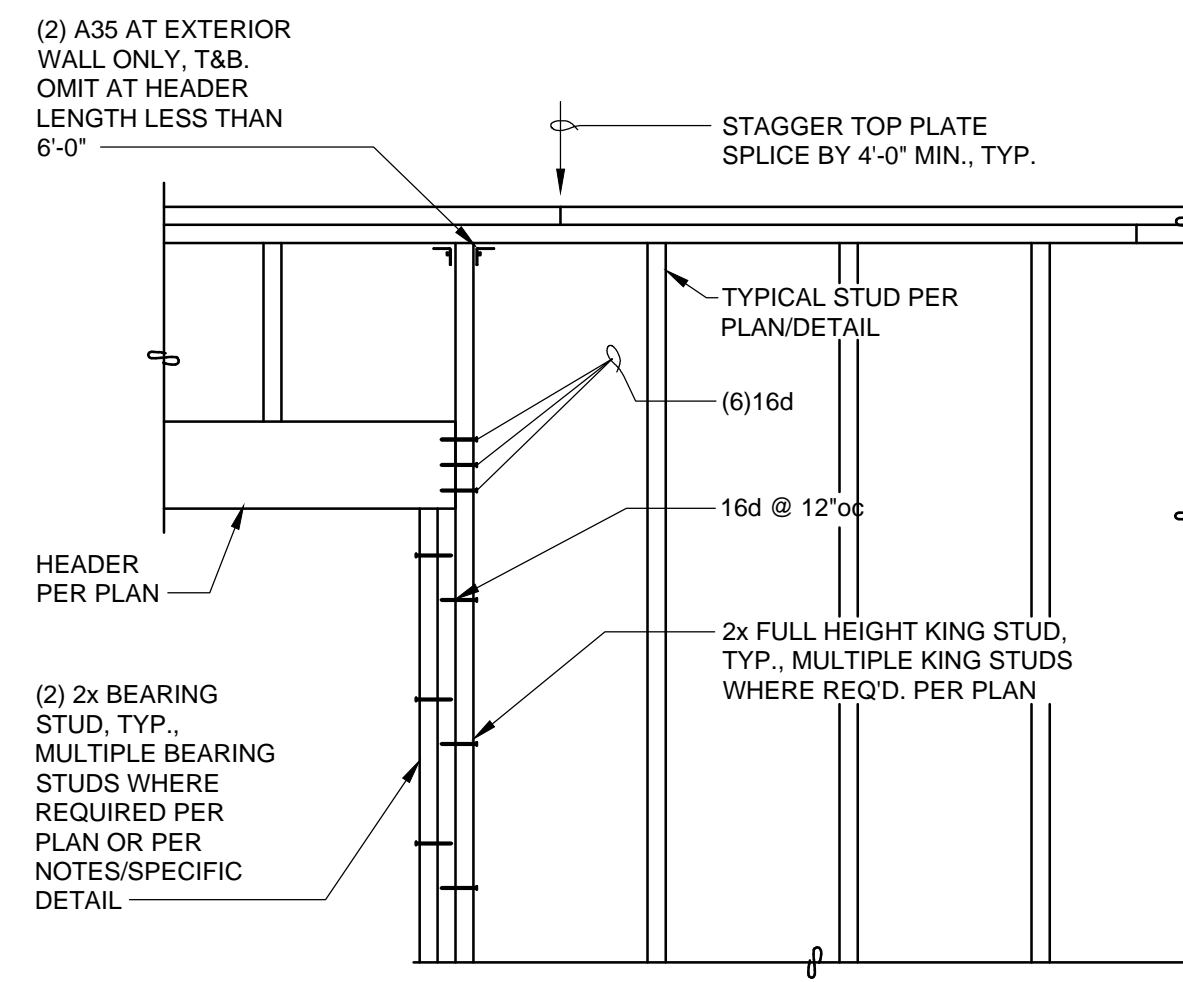
4 SECTION 3/4" = 1'-0"



5 SECTION 3/4" = 1'-0"



6 SECTION 3/4" = 1'-0"

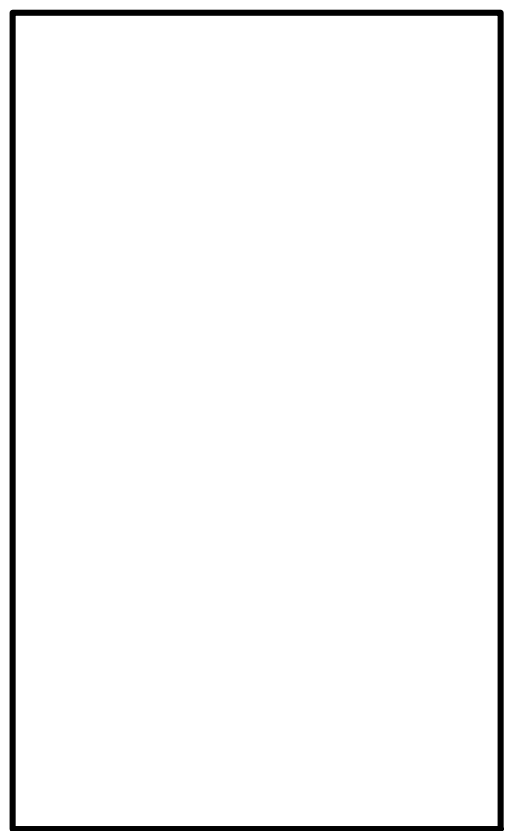


7 SECTION 3/4" = 1'-0"

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	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	



DATE SIGNED: 01-19-2024



STRUCTURAL SECTIONS

HUANG RESIDENCE REMODEL
 2273 74TH AVE. SE.
 MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 01-08-2024
SHEET NO:
S2.1