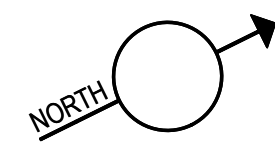
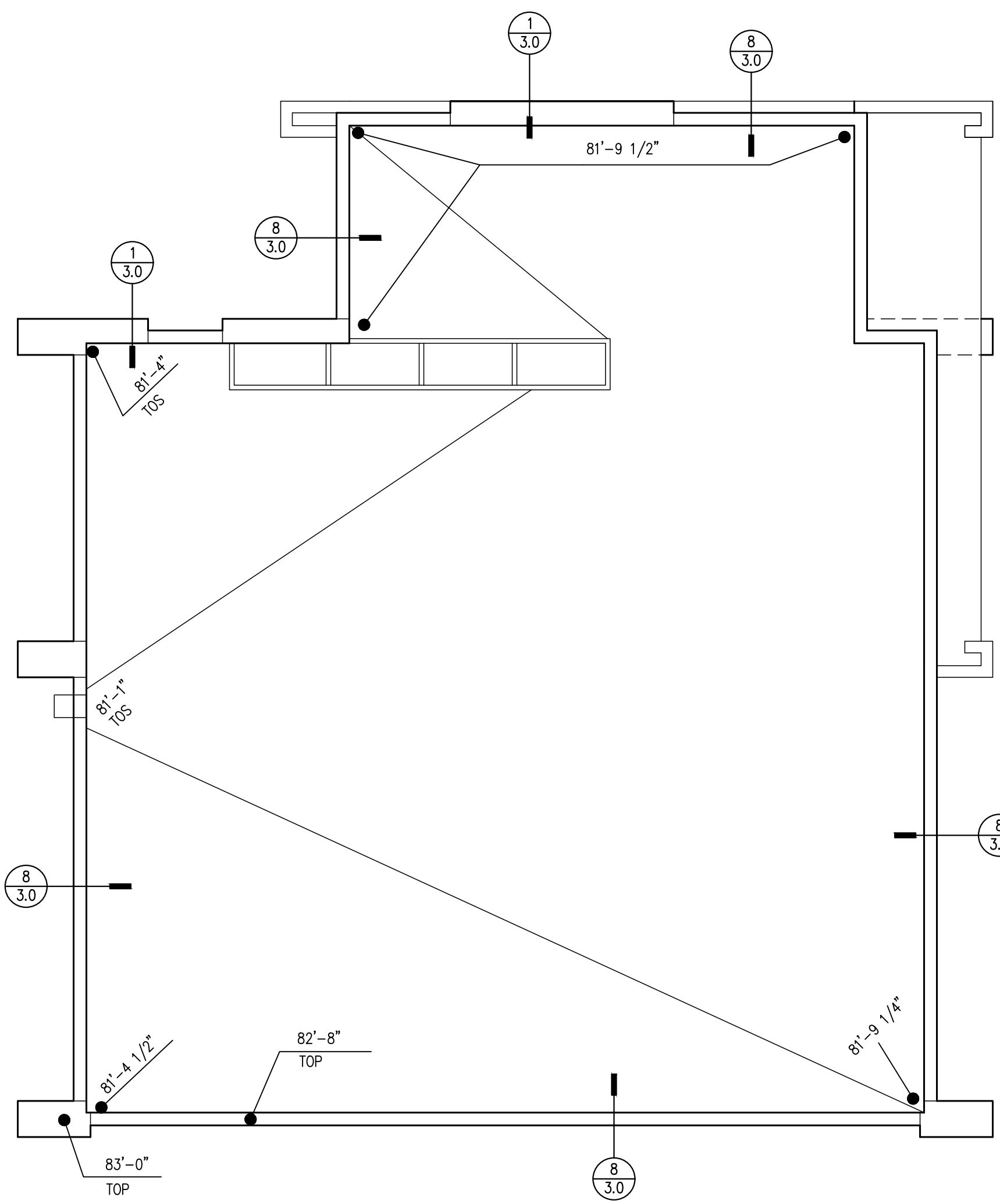




- FOUNDATION NOTES:**
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
  - ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
  - FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
  - HOLD DOWN INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

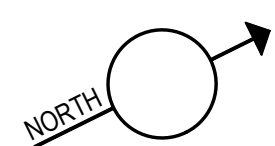
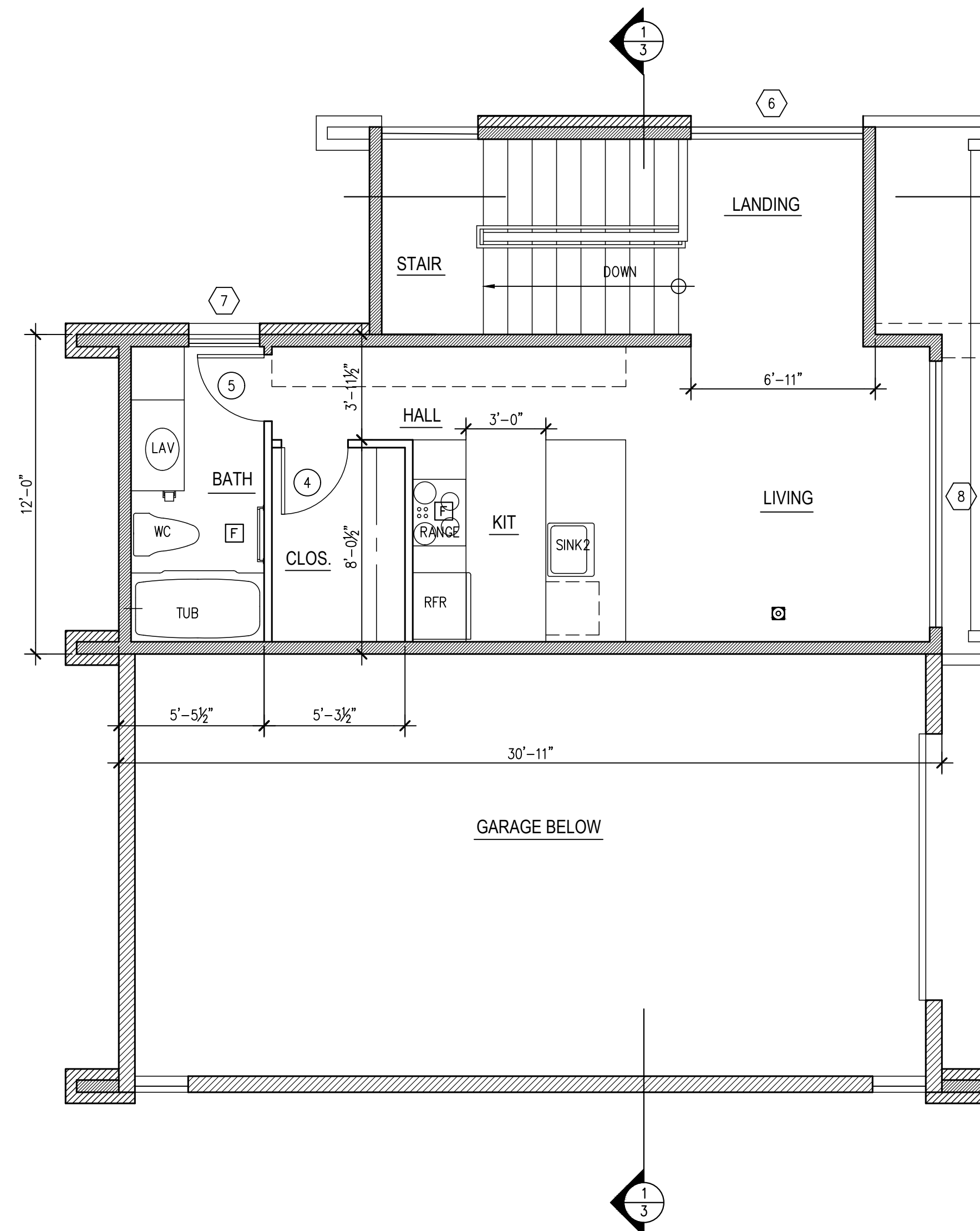
- ROOF FRAMING NOTES:**
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.5 FOR TYPICAL WOOD DETAILS.
  - TYPICAL ROOF JOIST SHALL BE 11 7/8" TJI @ 24" O.C., U.O.N. HANG JOISTS WITH IUS HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
  - NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131" x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. (UNBLOCKED). SEE DETAIL 6/S4.0.
  - SW-x INDICATES SHEAR WALL AT LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS.

- FLOOR FRAMING NOTES:**
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.2 FOR TYPICAL WOOD DETAILS.
  - TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 9 1/2" TJI 210 JOISTS AT 16" O.C. HANG TJI JOISTS WITH IUS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
  - NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131" x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. (UNBLOCKED). SEE DETAIL 6/S4.0.
  - SW-x INDICATES SHEAR WALL AT LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS.
  - CS16 INDICATES HOLDDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.



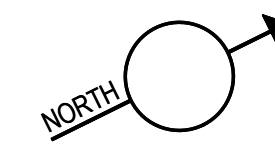
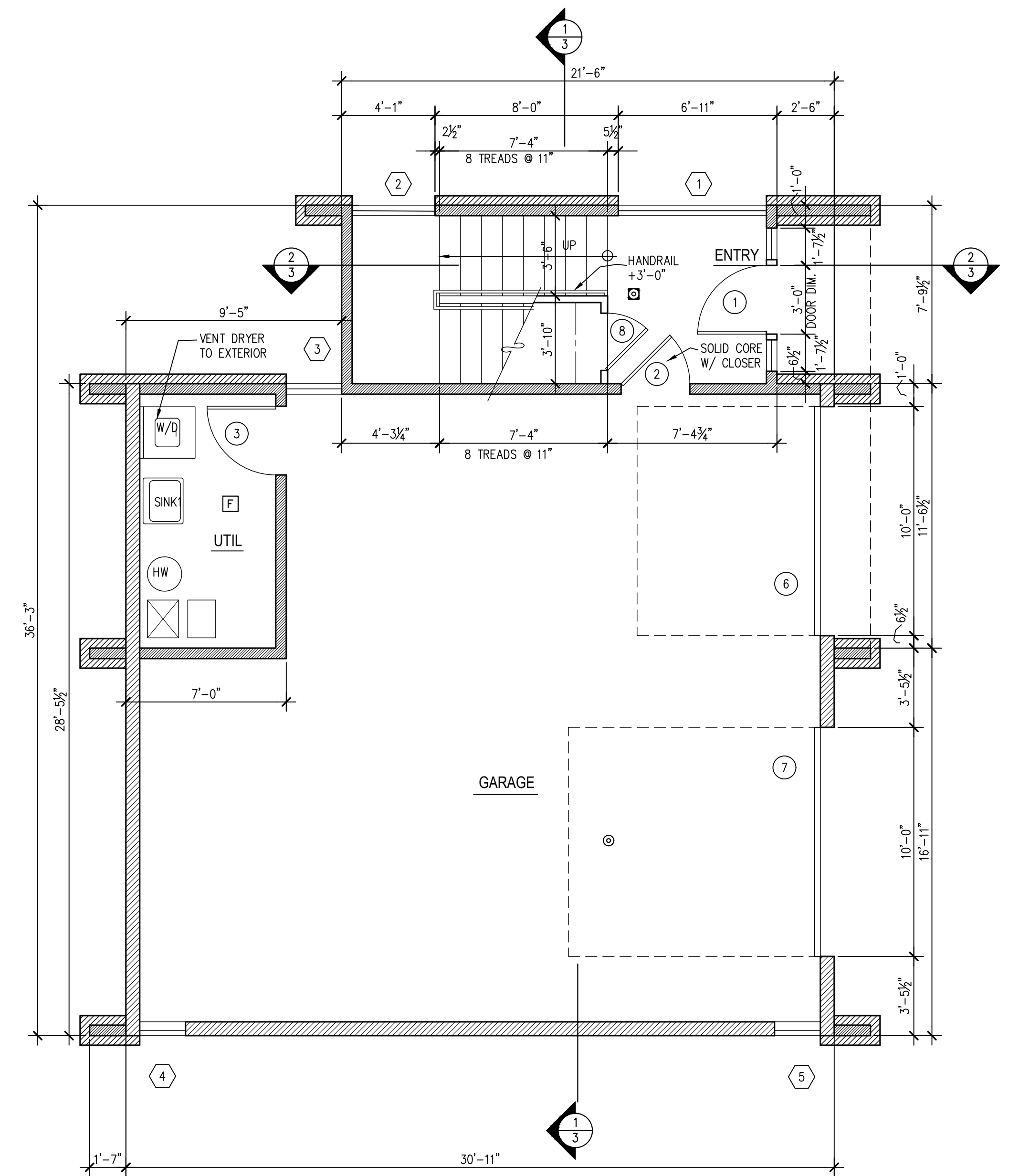
**ROOF PLAN**

1/4" = 1'-0"



**UPPER FLOOR**

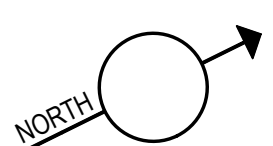
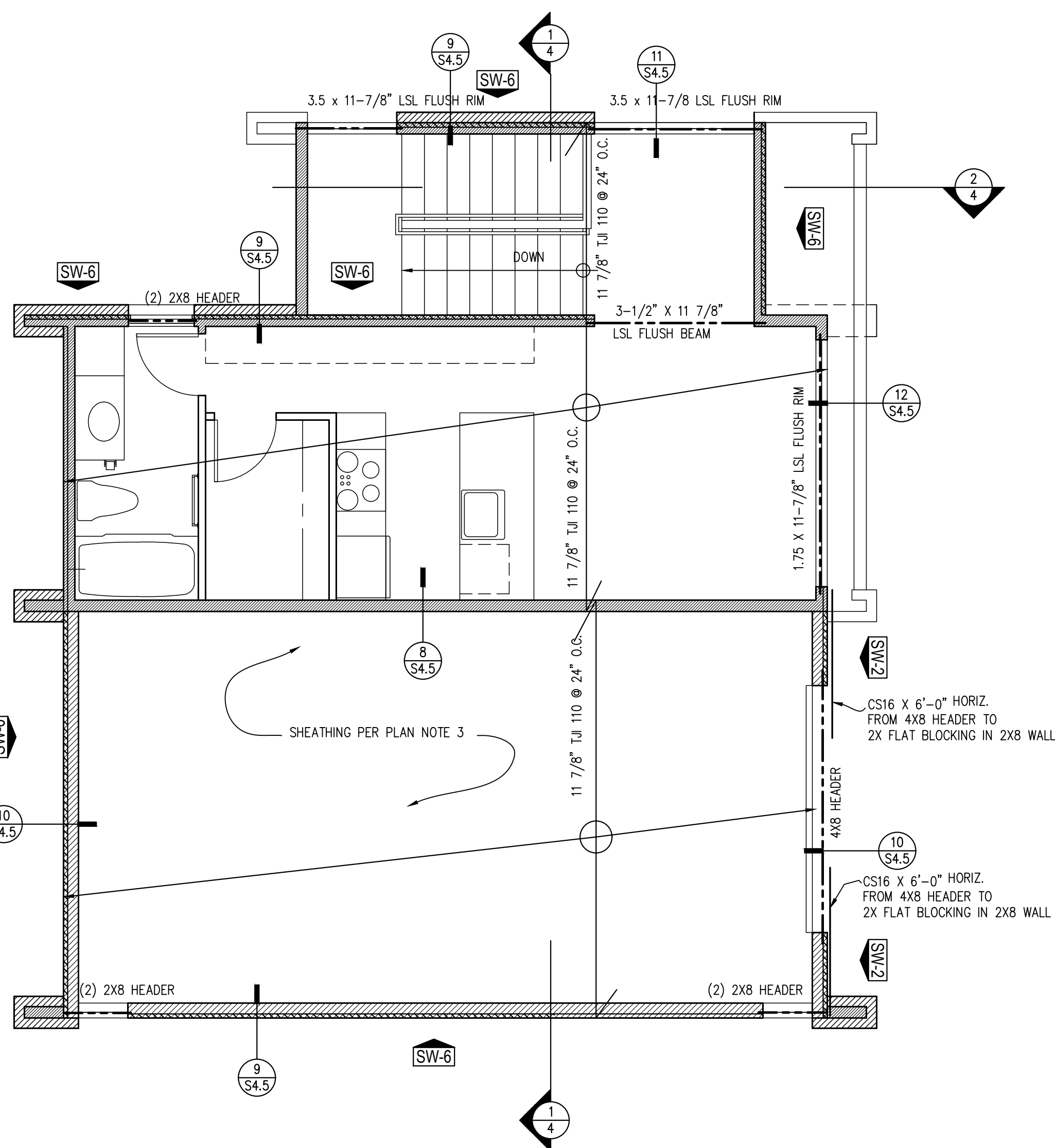
1/4" = 1'-0"



**MAIN FLOOR**

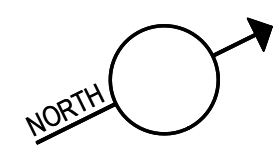
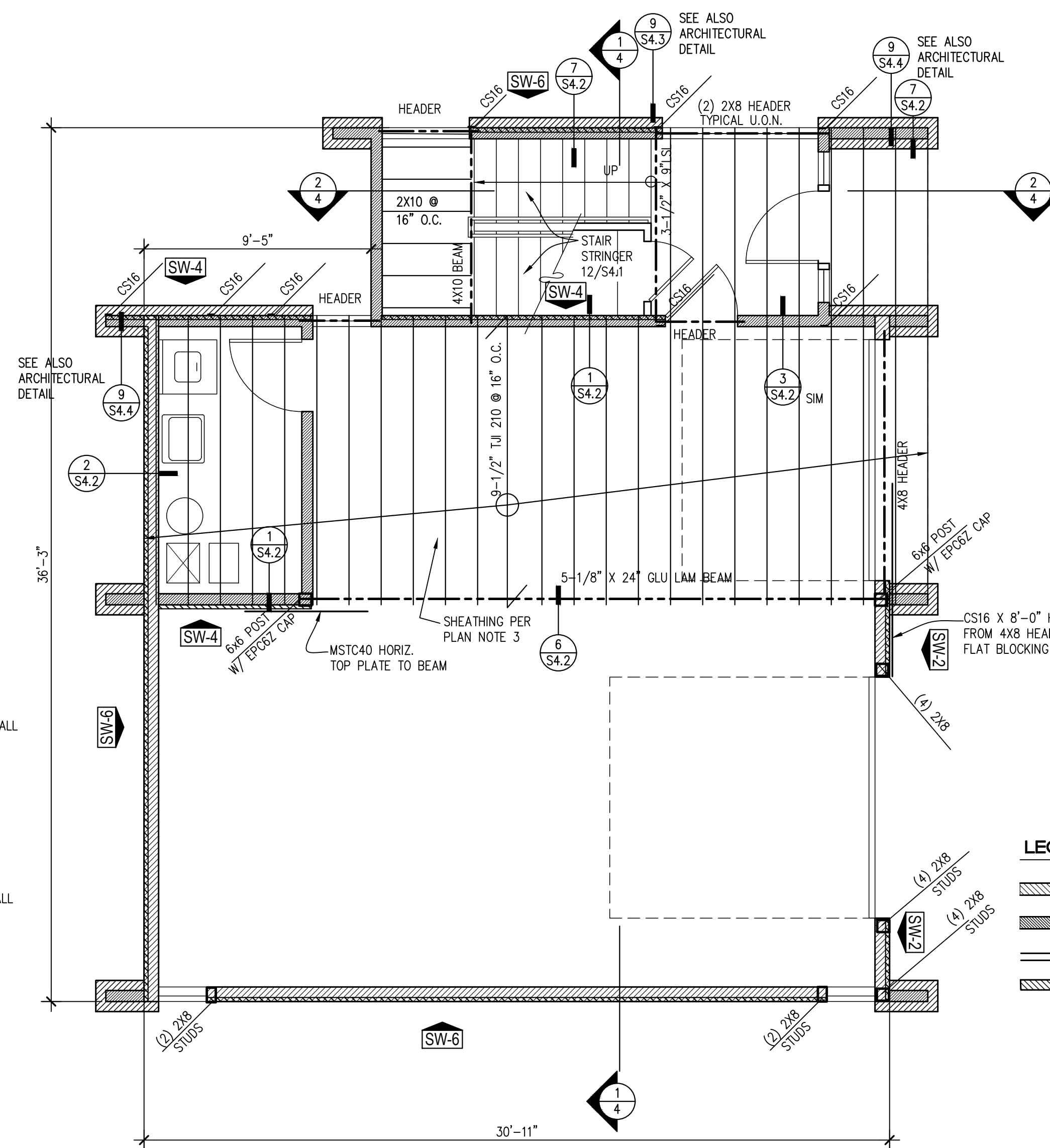
1/4" = 1'-0"

- ◻ COMBO-SMOKE/CARBON MONOXIDE DETECTOR (S/W/M)
- ⊙ HEAT DETECTOR
- ⊞ EXHAUST FAN (VENT TO EXTERIOR) 50 CFM, 100 CFM AT HOOD



**ADU ROOF FRAMING PLAN**

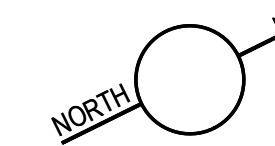
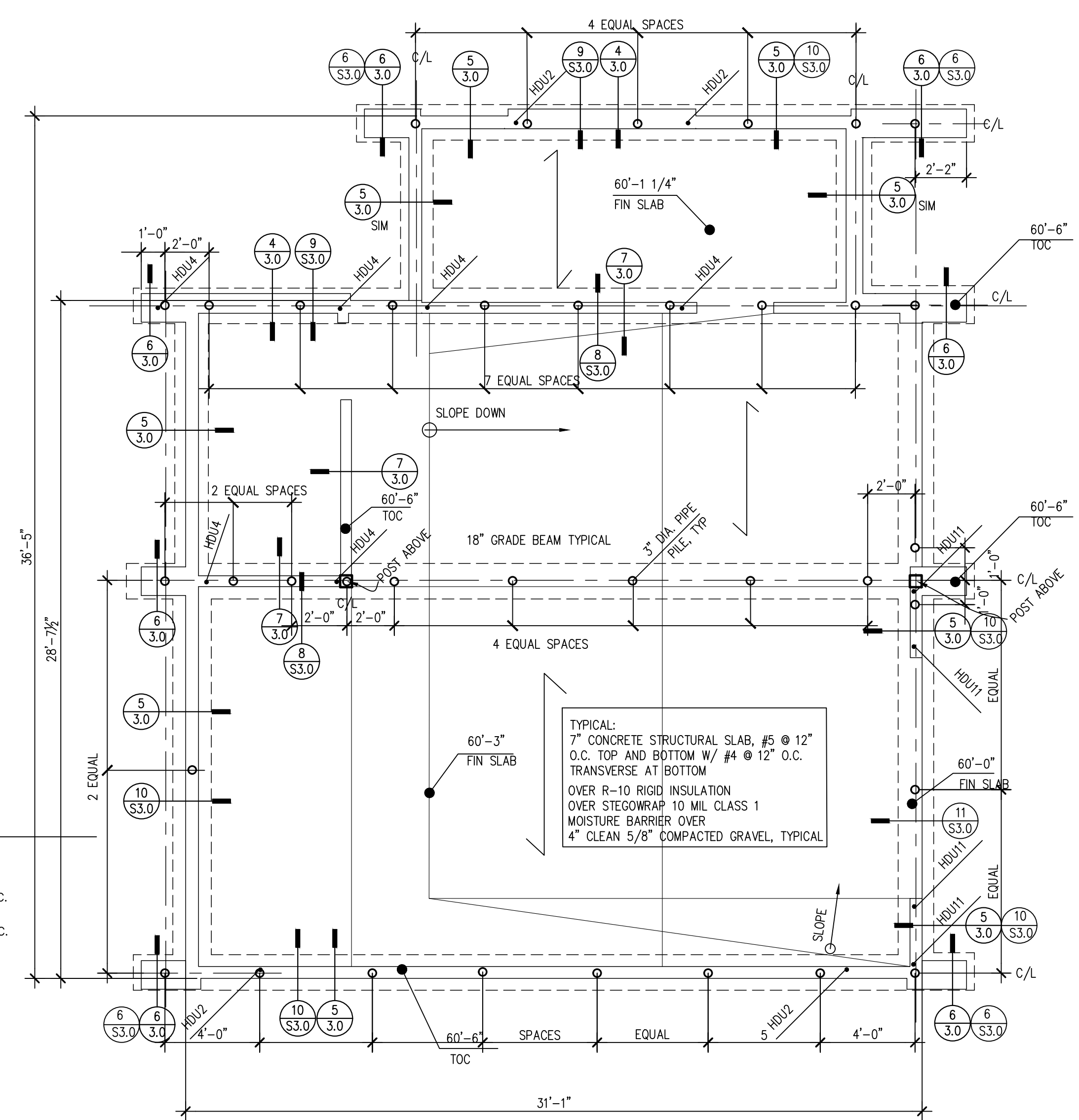
1/4" = 1'-0"



**ADU UPPER FLOOR FRAMING PLAN**

1/4" = 1'-0"

- LEGEND**
- NEW 2x8 STUD @ 16" O.C.
  - NEW 2x6 STUD @ 16" O.C.
  - NEW 2x4 STUD @ 16" O.C.
  - NEW BRICK VENEER



**FOUNDATION PLAN**

1/4" = 1'-0"

TOC - TOP OF CONCRETE  
FIN SLAB - FINISH SLAB ELEVATION



No. Date Revision

**DADU PLANS**

Sheet No. 2.0  
Project No. 2222  
Date: 7/16/23

ROOM FINISH SCHEDULE																				
ROOM NAME	MATERIAL										FINISH									REMARKS
	FLOOR	BASE		CASING		WALLS			CEILING			FLOOR	BASE		CASING		WALLS			
	MTL	DET.#/SHT.#	DR.	WNL	N	E	S	W	MTL	HEIGHT	FLOOR	BASE	DR.	WNL	N	E	S	W	CEILING	
ENTRY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
GARAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
UTILITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LANDING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LIVING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
KITCHEN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CLOSET	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BATH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

LEGEND	
W1	5/8" TYPE 'X' GYPSUM DRYWALL

**ENERGY:**

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).

WALLS: INSULATED WITH R-21 BATT

ROOF AND CEILING: INSULATED WITH R-49 BATT IN ATTICS. PROVIDE INSULATION IN CEILING WHERE POSSIBLE AND IN 2X12 RAFTERS R-38 IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE.

FLOORS: PROVIDE R-30 BATT INSULATION OVER UNHEATED SPACE (UNLESS NOTED OTHERWISE).

SLAB ON GRADE: PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION R-10. INSULATION TO PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM THE TOP OF THE SLAB TO THE BOTTOM OF THE FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-0" TO ALLOW FOR DOWELING TO TIE SLAB AND FOOTING TOGETHER.

VAPOR BARRIERS: AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS AND AT ALL ROOF DECKS, BELOW ENCLOSED JOIST SPACES WHERE CEILING FINISHES ARE DIRECTLY INSTALLED TO JOISTS, AND ANY OTHER WALL OR CEILING SURFACES WHICH RECEIVE INSULATION. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 96).

**SECTION R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS**

R406.3 SMALL DWELLING UNIT ..... 3.0 CREDITS REQUIRED

FUEL NORMALIZATION CREDITS  
SYSTEM TYPE 2 LISTED HEAT PUMP..... 1.0 CREDITS

2. AIR LEAKAGE CONTROL  
2.2 REDUCE AIR LEAKAGE TO 2.0 AIR CHANGES..... 1.0 CREDITS

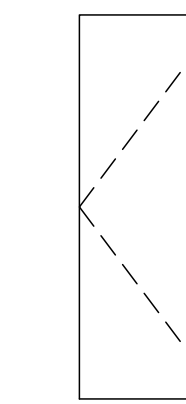
3. HIGH EFFICIENCY HVAC EQUIPMENT  
3.2 AIR SOURCE DUCTED HEAT PUMP MIN. HSPF 9.5..... 1.0 CREDITS

TOTAL PROVIDED..... 3.0 CREDITS

DOOR SCHEDULE																			
#	DOOR DIMENSION (NOTE: VERIFY DOOR HEIGHT)		TYPE	U-VALUE	DETAILS			LOCKSET	LATCHSET	DEADBOLT	PRIVACY	FLUSH BOLTS	KNOB PULL	CLOS. LATCH	PICK ROLLER	BUTTS	CLOSER	WEATHERST.	REMARKS
	WIDTH	HEIGHT			HEAD DET./SHT.	JAMB DET./SHT.	JAMB DET./SHT.												
1	3'-0"	8'-0"	-	A .30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	3'-0"	6'-8"	-	A -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	3'-0"	6'-8"	-	A -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	2'-6"	6'-8"	-	A -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	2'-6"	6'-8"	-	A -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	10'-0"	8'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GARAGE DOOR
7	10'-0"	11'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GARAGE DOOR
8	2'-6"	6'-8"	-	A -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**DOOR TYPES**

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

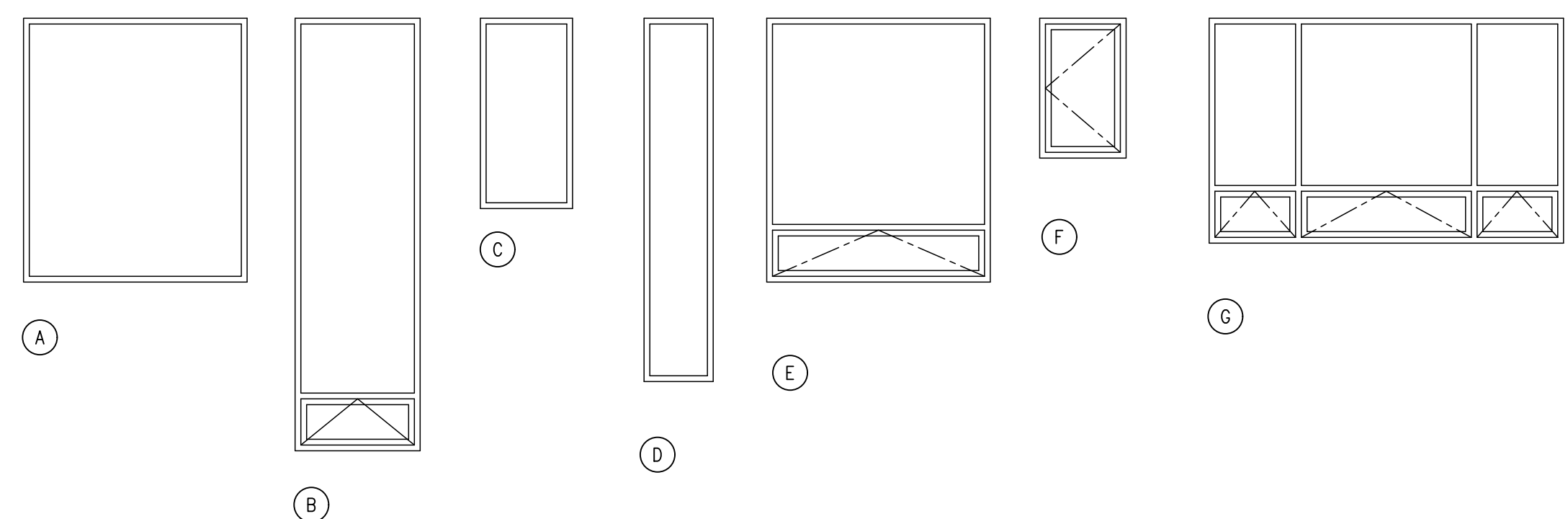


(A)

WINDOW SCHEDULE												WINDOWS BY: MARVIN ALUMINUM GLAZ FRAMES; INSULATED HIGH PERFORMANCE GLAZING	
#	ROUGH OPENING		ROUGH HEAD (FROM SUBFLOOR)	U-VALUE	DETAILS			REMARKS					
	WIDTH	HEIGHT			HEAD DET./SHT.	JAMB DET./SHT.	JAMB DET./SHT.		SILL DET./SHT.				
1	6'-5"	7'-8"	-	A .30	-	-	-	-					
2	3'-7"	12'-6"	-	B .30	-	-	-	-					
3	2'-5"	5'-6"	-	C .30	-	-	-	-					
4	2'-0"	10'-6"	-	D .30	-	-	-	-					
5	2'-0"	10'-6"	-	D .30	-	-	-	-					
6	6'-5"	7'-7"	-	E .30	-	-	-	-					
7	2'-8"	4'-0"	-	F .30	-	-	-	-					
8	10'-0"	6'-7"	-	G .30	-	-	-	-					
-	-	-	-	-	-	-	-	-					
-	-	-	-	-	-	-	-	-					

**WINDOW TYPES**

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



APPLIANCE SCHEDULE							O.P.C.I. = OWNER TO PROVIDE/CONTRACTOR TO INSTALL
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS	
DW	-	-	-	-	-	-	
RANGE	-	-	-	-	-	-	
REFER	-	-	-	-	-	-	
-	-	-	-	-	-	-	
-	-	-	-	-	-	-	

PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE	MANUFACTURER	MODEL NO.	FINISH/COLOR	FITTING	LOCATION	REMARKS
LAV	-	-	-	-	-	-	-
TUB	-	-	-	-	-	-	-
SINK1	-	-	-	-	-	-	-
SINK2	-	-	-	-	-	-	-
WC	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

SPECIALTIES SCHEDULE						
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-



No. Date Revision

### ELECTRICAL SYMBOLS

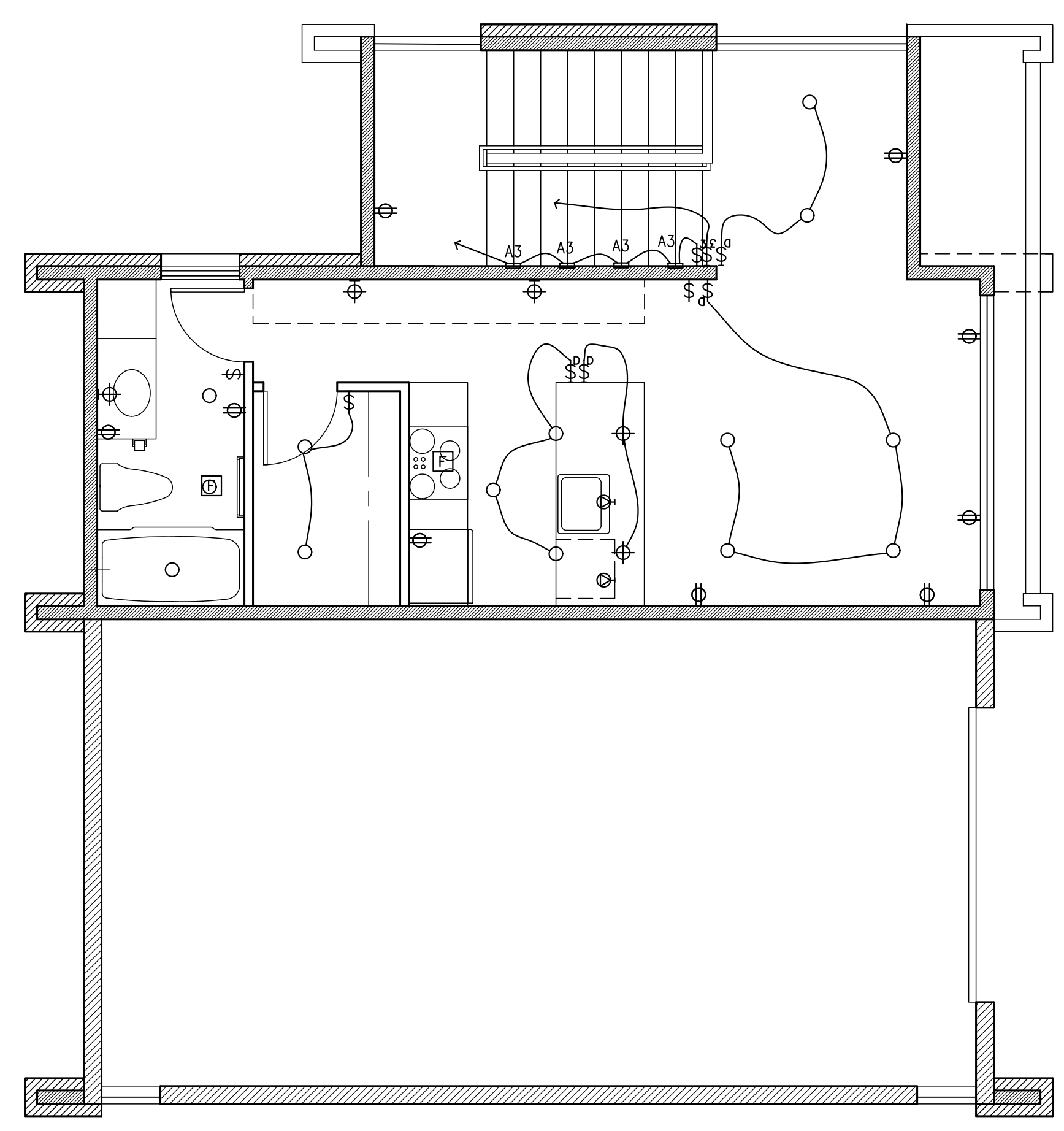
- RECESSED LIGHT/ROUND TRIM
- ◻ RECESSED LIGHT/SQUARE TRIM
- ⊕ WALL MOUNTED LIGHT
- ⊕ SURFACE/PENDANT LIGHT
- WALLWASH LIGHT
- ⊕ FLOOD LIGHT
- STRIP LIGHT
- ▬ STEP LIGHT
- ⊗ CERAMIC SOCKET
- ⊙ SMOKE DETECTOR (SD)
- ⊠ CARBON MONOXIDE DETECTOR (CM)
- ⊠ COMBO-SMOKE/CARBON MONOXIDE DETECTOR (S/CM)
- ⊙ HEAT DETECTOR
- ⊠ EXHAUST FAN (VENT TO EXTERIOR)
- ⊠ CENTRAL VACUUM WALL PORT
- ⊠ MOTION SENSOR
- ⊠ DOORBELL
- ⊠ THERMOSTAT
- ⊠ GARAGE DOOR CONTROL PANEL
- CIRCUIT BREAKER PANEL
- ⊠ METER
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ DIMMING SWITCH
- ⊕ SWITCH W/ TIMER
- ⊕ SWITCH W/ OCCUPANCY SENSOR
- ⊠ 6-BUTTON KEYPAD, LUTRON
- ⊠ SMART DIMMER SWITCH, LUTRON
- ⊕ DUPLEX RECEPTACLE
- ⊕ DUPLEX RECEPT./HALF-SWITCHED
- ⊕ DUPLEX RECEPT. W/ DUAL USB-C
- ⊕ FOURPLEX RECEPTACLE
- ⊕ FLOOR RECEPTACLE
- ⊕ CEILING/SOFFIT RECEPTACLE
- ⊕ 1xxV SPECIAL PURPOSE
- ⊕ 2xxV SPECIAL PURPOSE
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ TELEVISION/MULTI-FUNCTION CABLE
- ⊕ CAT 6 COMPUTER NETWORK/DATA
- ⊕ FIBER OPTIC OUTLET
- ⊕ SPEAKER OUTLET
- ⊕ SOUND SPEAKER
- ⊕ WINDOW SHADE

### ELECTRICAL LEGEND

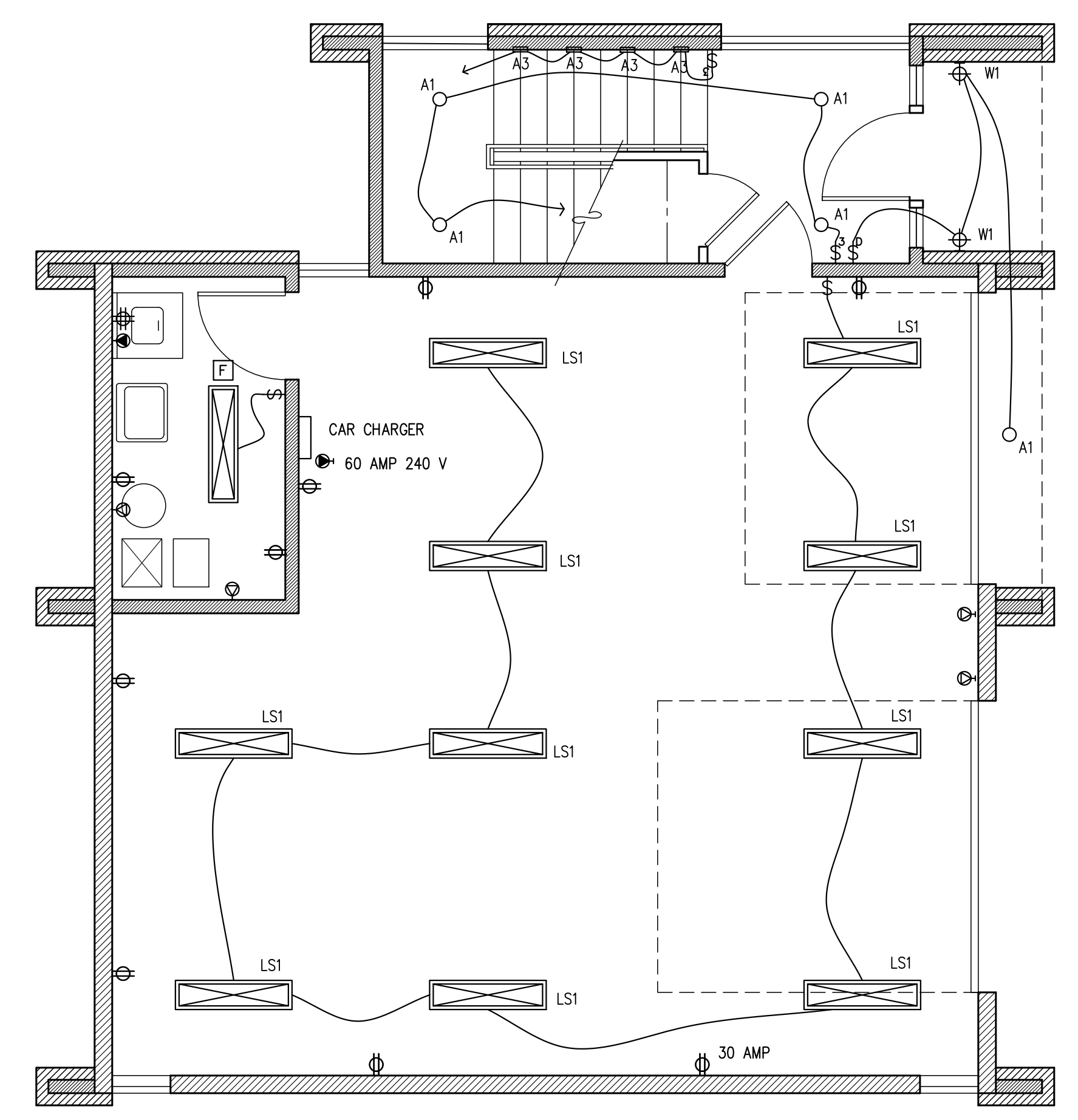
MARK	DESCRIPTION	MANUF.	MODEL NO.	FINISH / TRIM	LAMP
A1	DOWNLIGHT	NORA	NLCBS-4W51-85-30-MPW	NHSIC-485LE3LT	-
A2	SHOWER LIGHT	NORA	NL-427W-	NSERIC-407A1/20	20W/LED
A3	STEP LIGHT	NORA	NSW-851/32BN		3W/LED
F	FAN	PANASONIC	FV-0511VFC1	-	N/A
LS1	SURFACE	NORA	NLSTR-4L1334W		24W
W1	WALL LIGHT	BEGA	33817-K3	BLACK	-

NOTE:  
ALL SWITCHES AND OUTLETS TO BE LEVITON WHITE  
ALL SWITCHES TO BE LEVITON ROCKER ARM TYPE AND DIMMERS TO HAVE SLIDE BAR CONTROL

LAM48408R259730DE0103MB



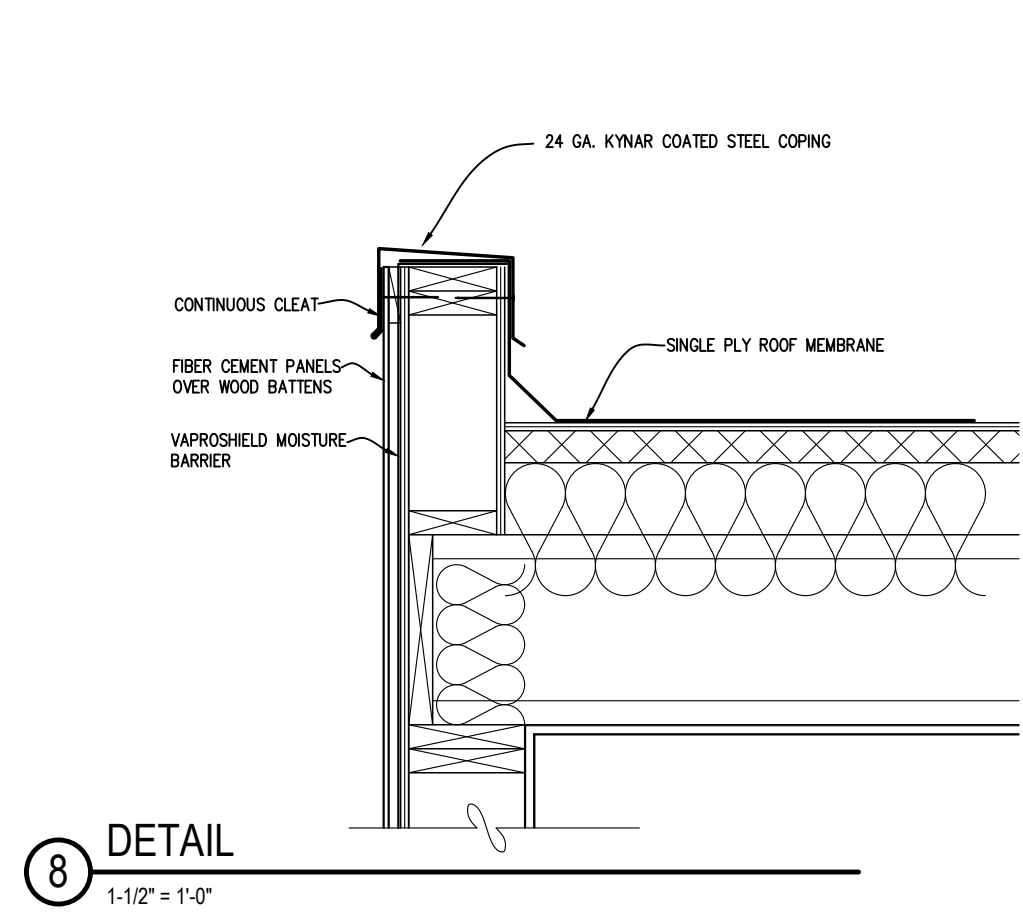
**UPPER FLOOR ELECTRICAL PLAN**  
1/4" = 1'-0"



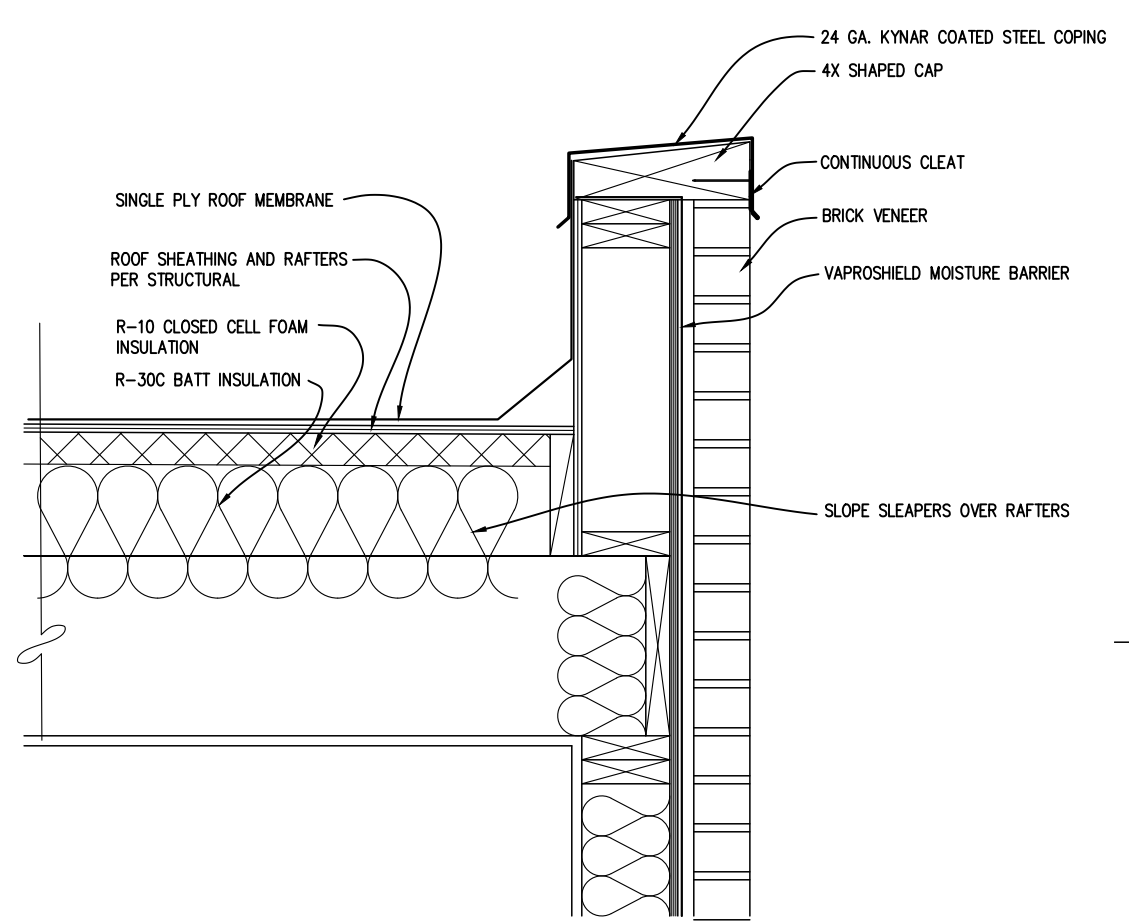
**MAIN FLOOR ELECTRICAL PLAN**  
1/4" = 1'-0"



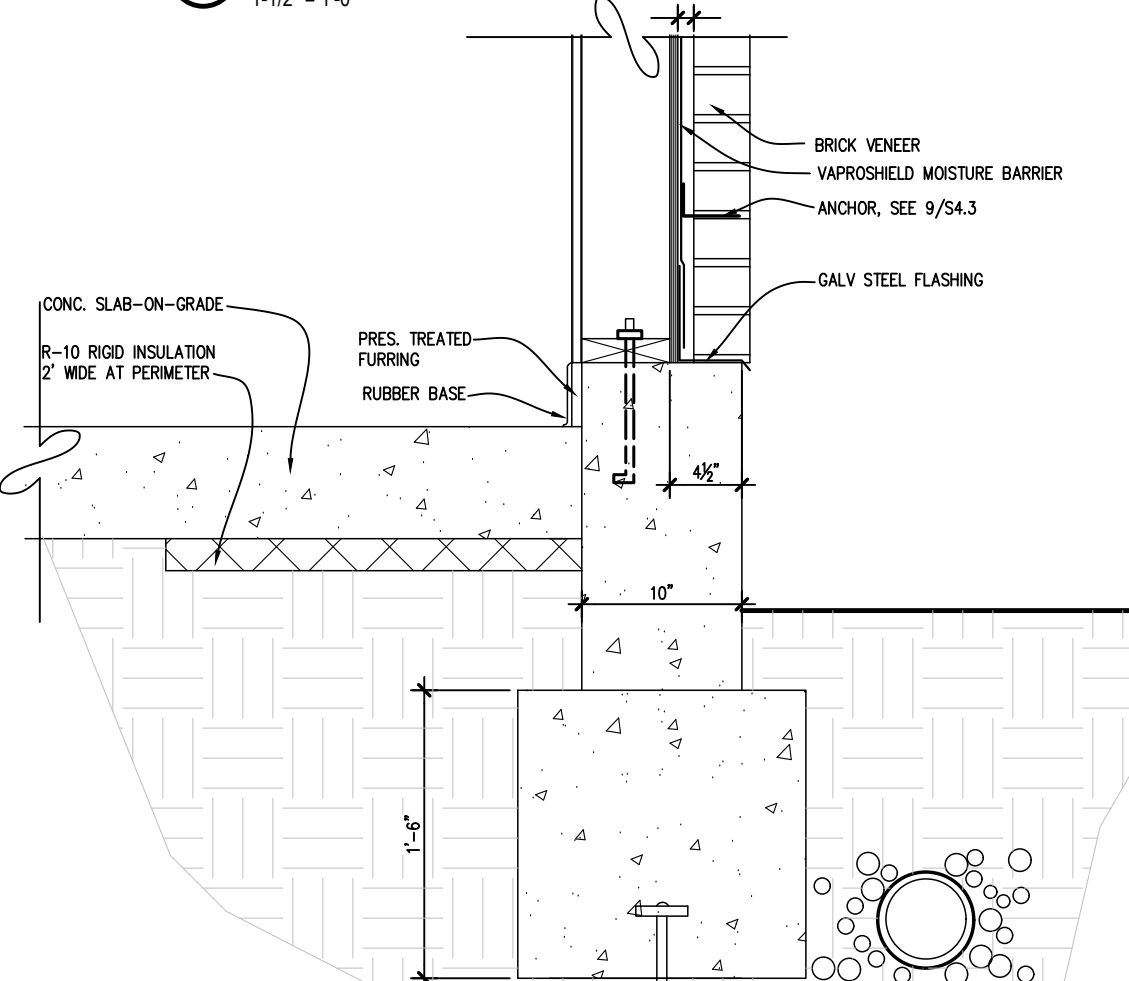
No. Date Revision



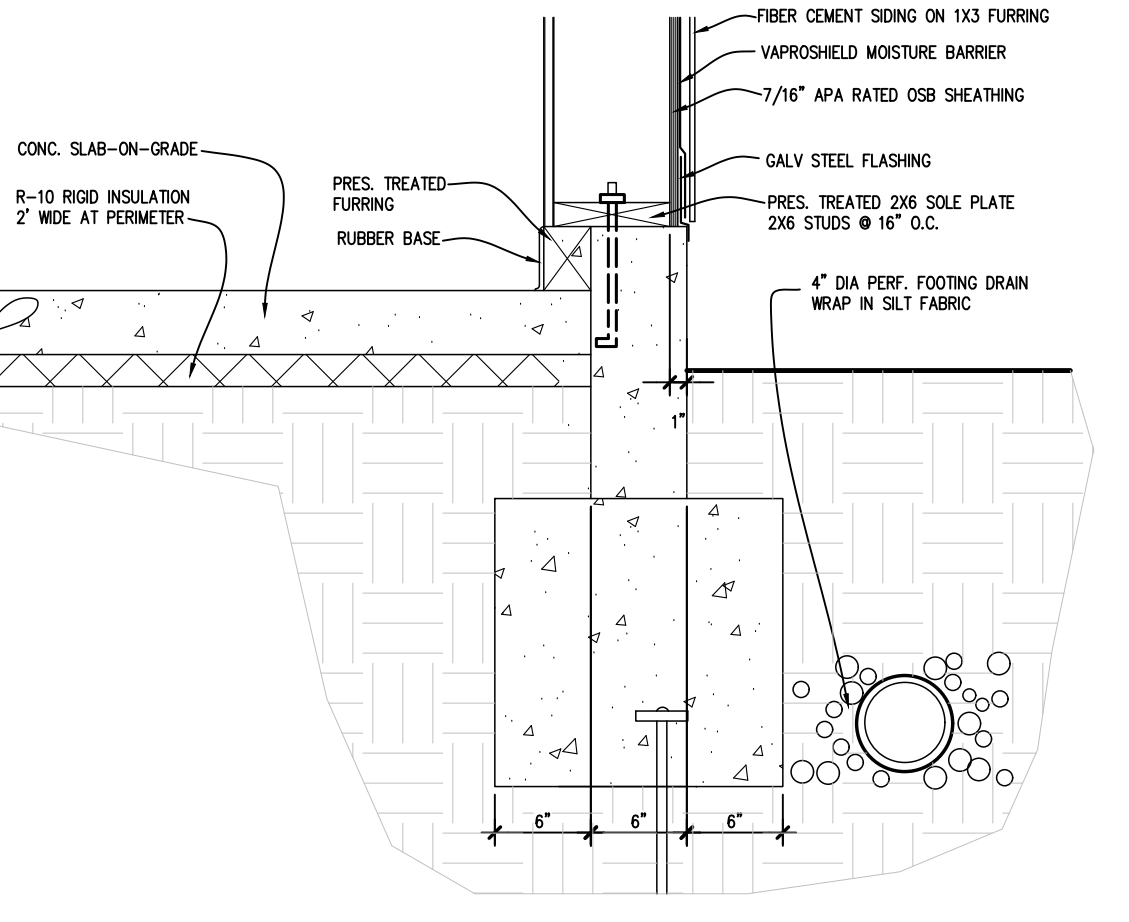
8 DETAIL  
1-1/2" = 1'-0"



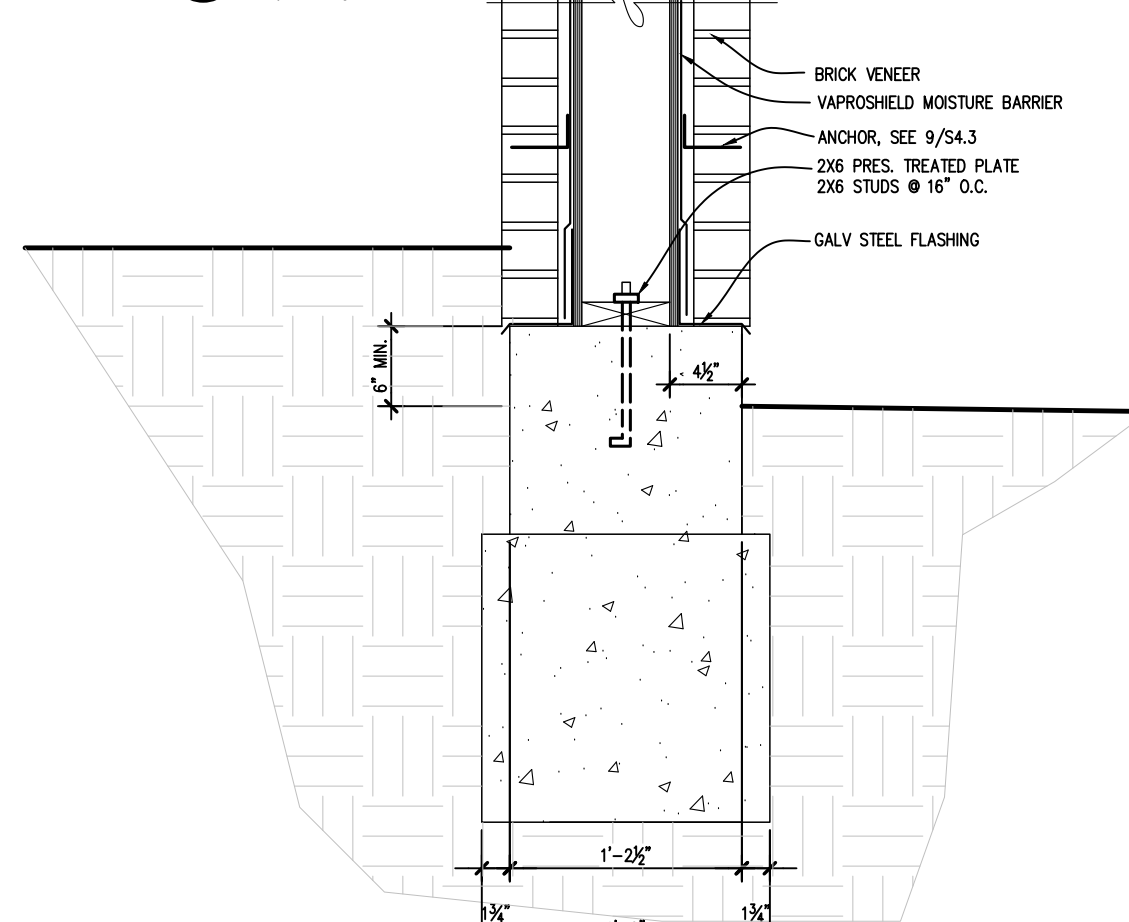
3 DETAIL  
1-1/2" = 1'-0"



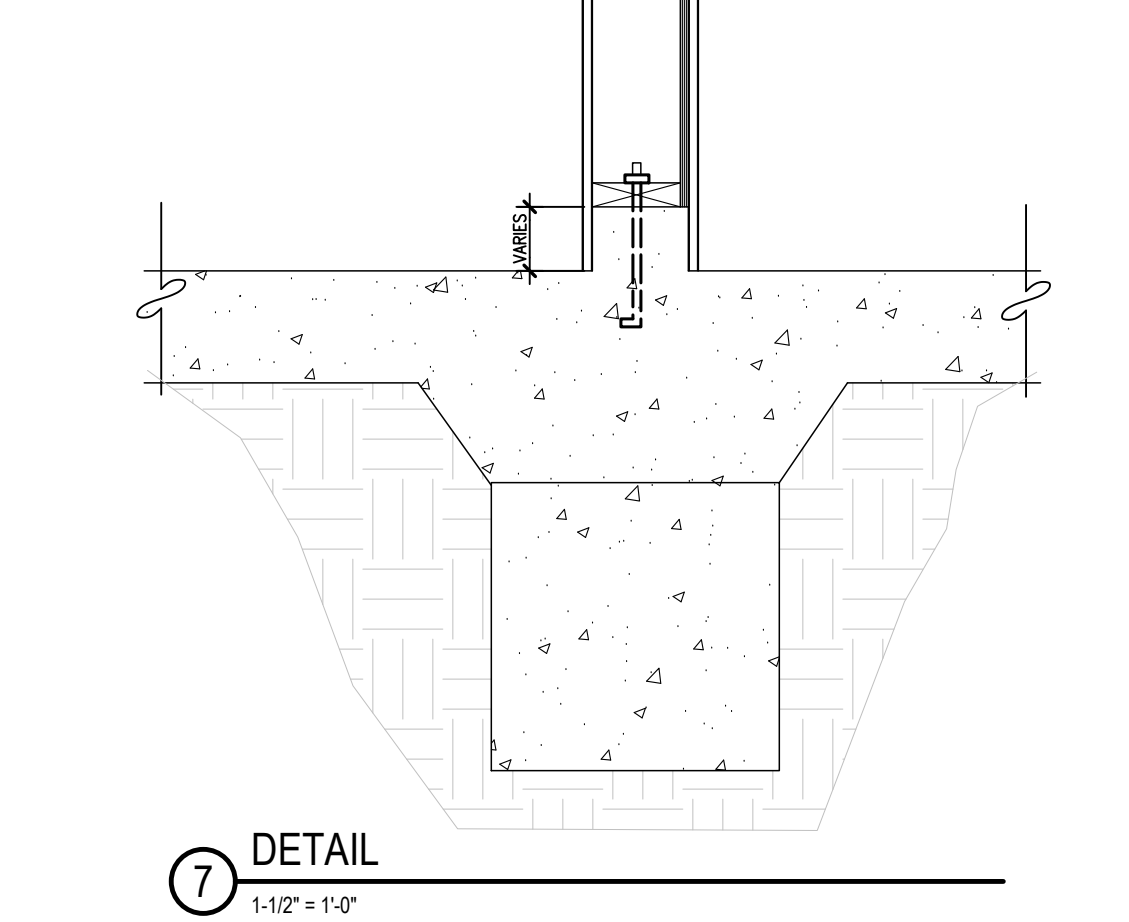
4 DETAIL  
1-1/2" = 1'-0"



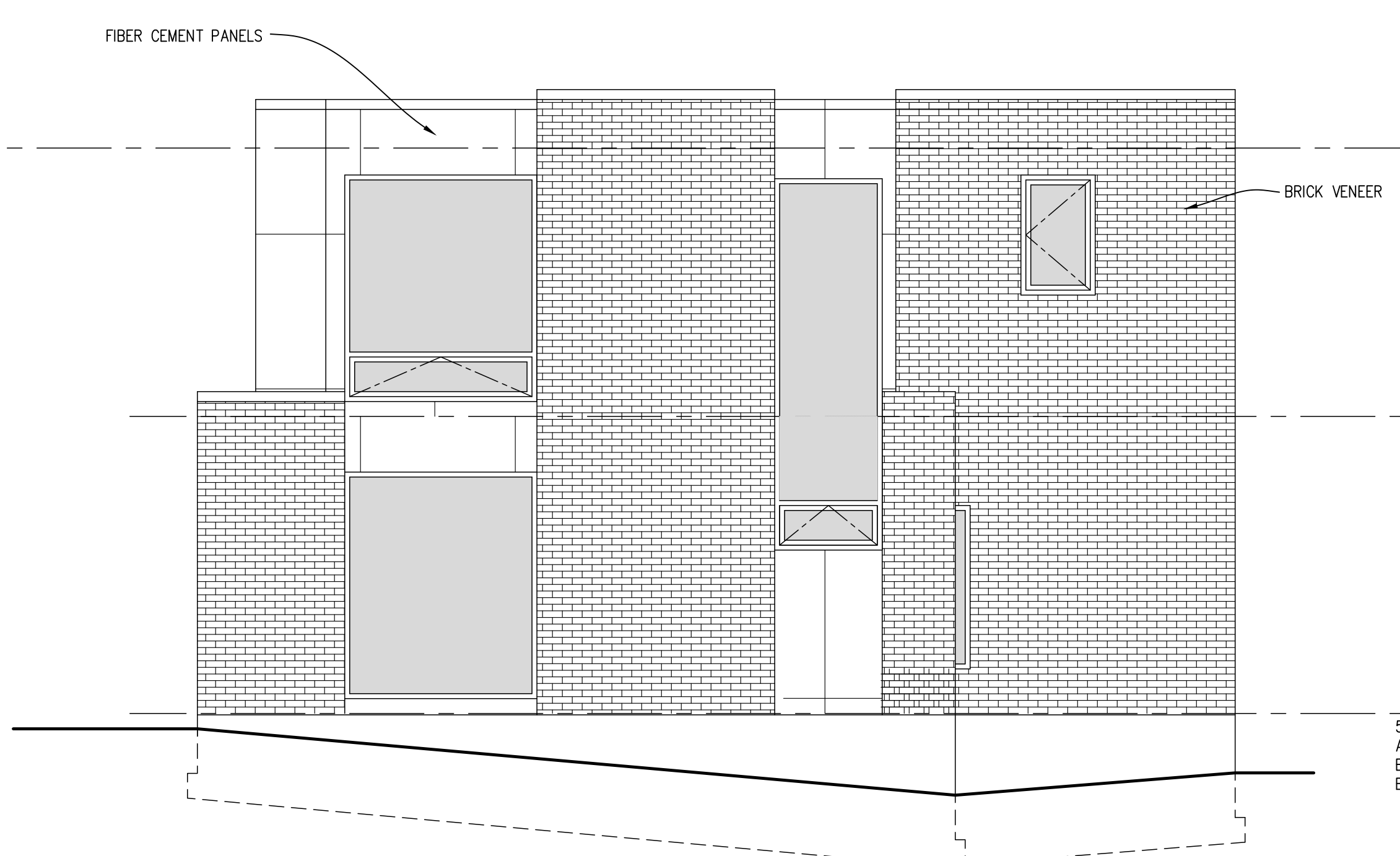
5 DETAIL  
1-1/2" = 1'-0"



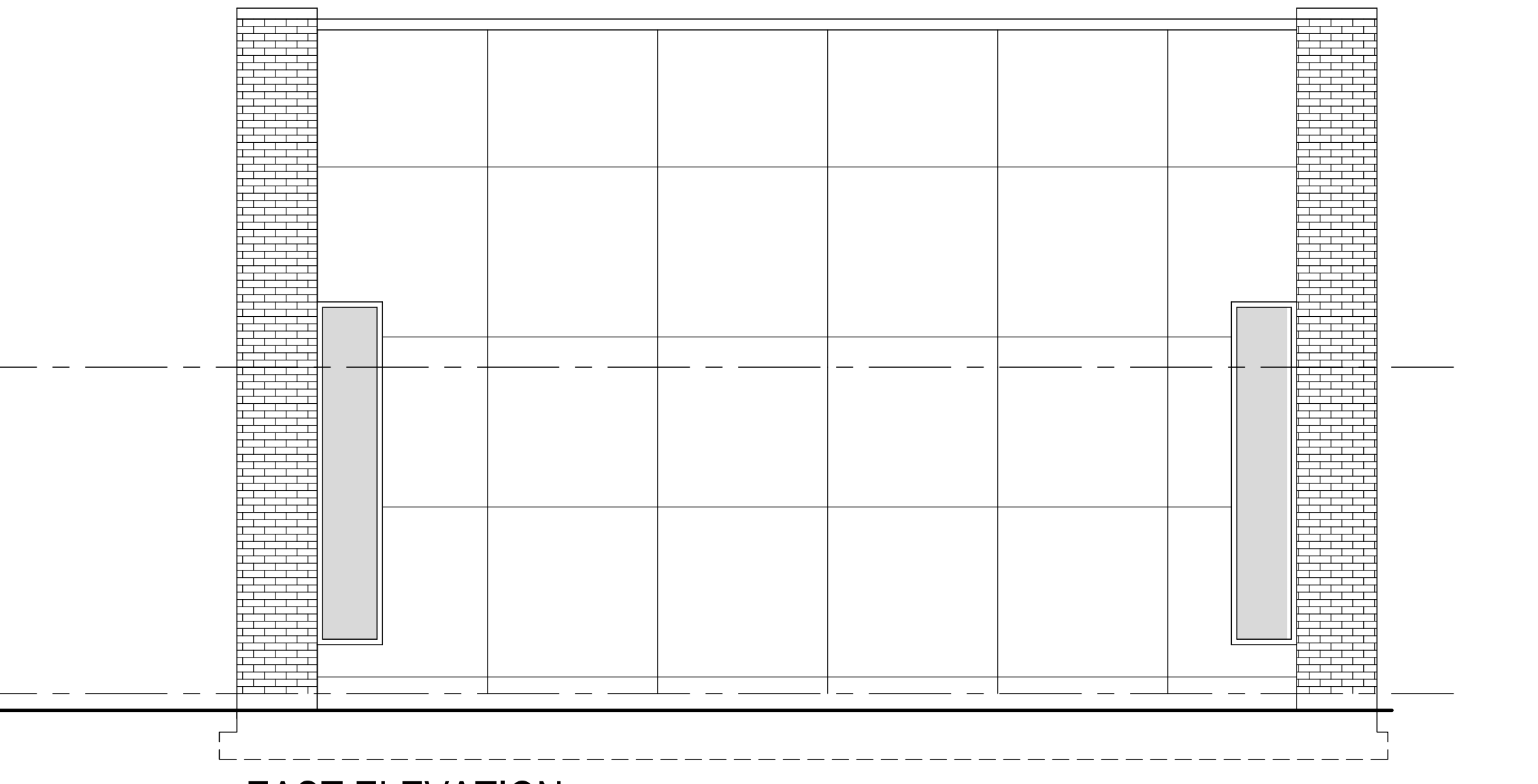
6 DETAIL  
1-1/2" = 1'-0"



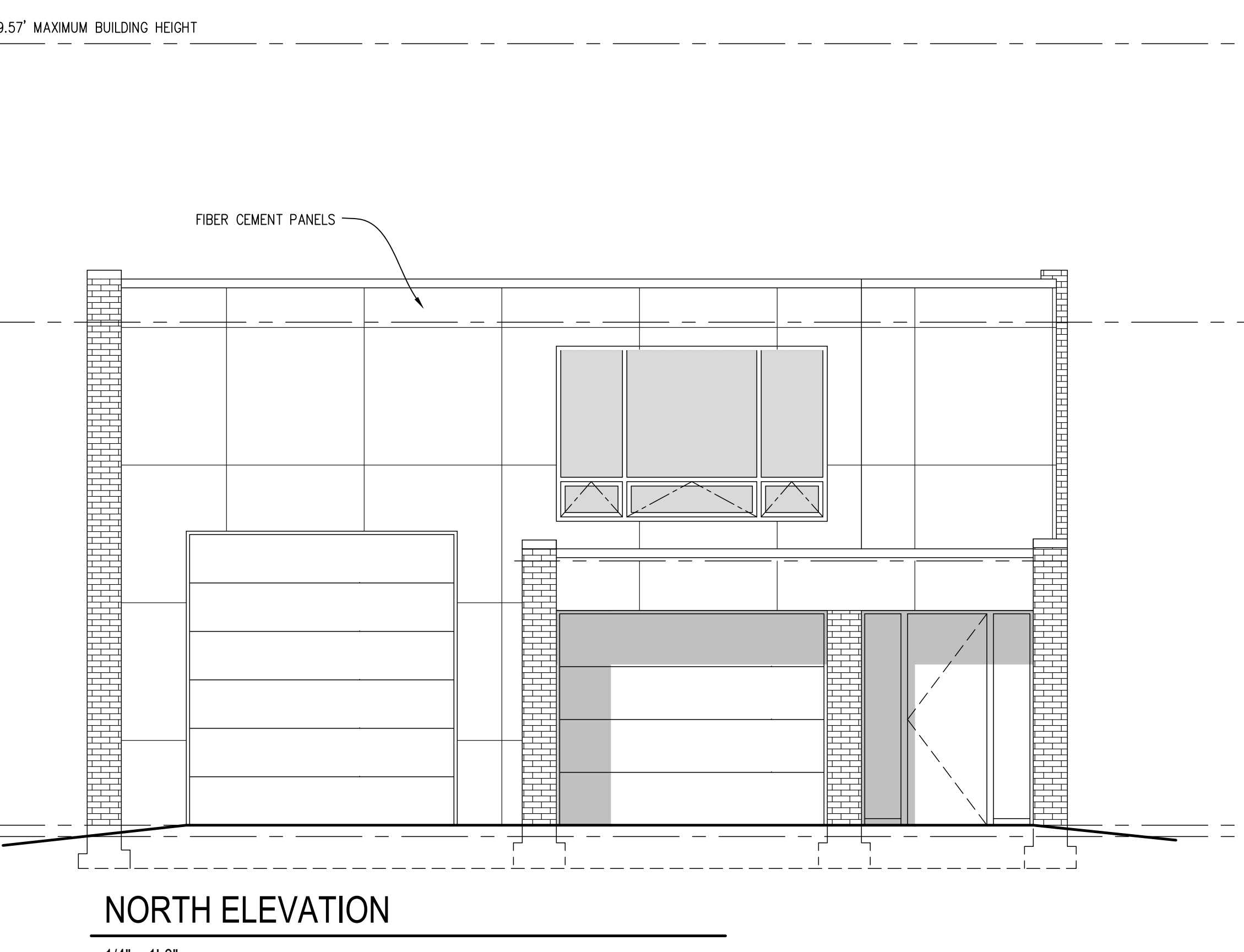
7 DETAIL  
1-1/2" = 1'-0"



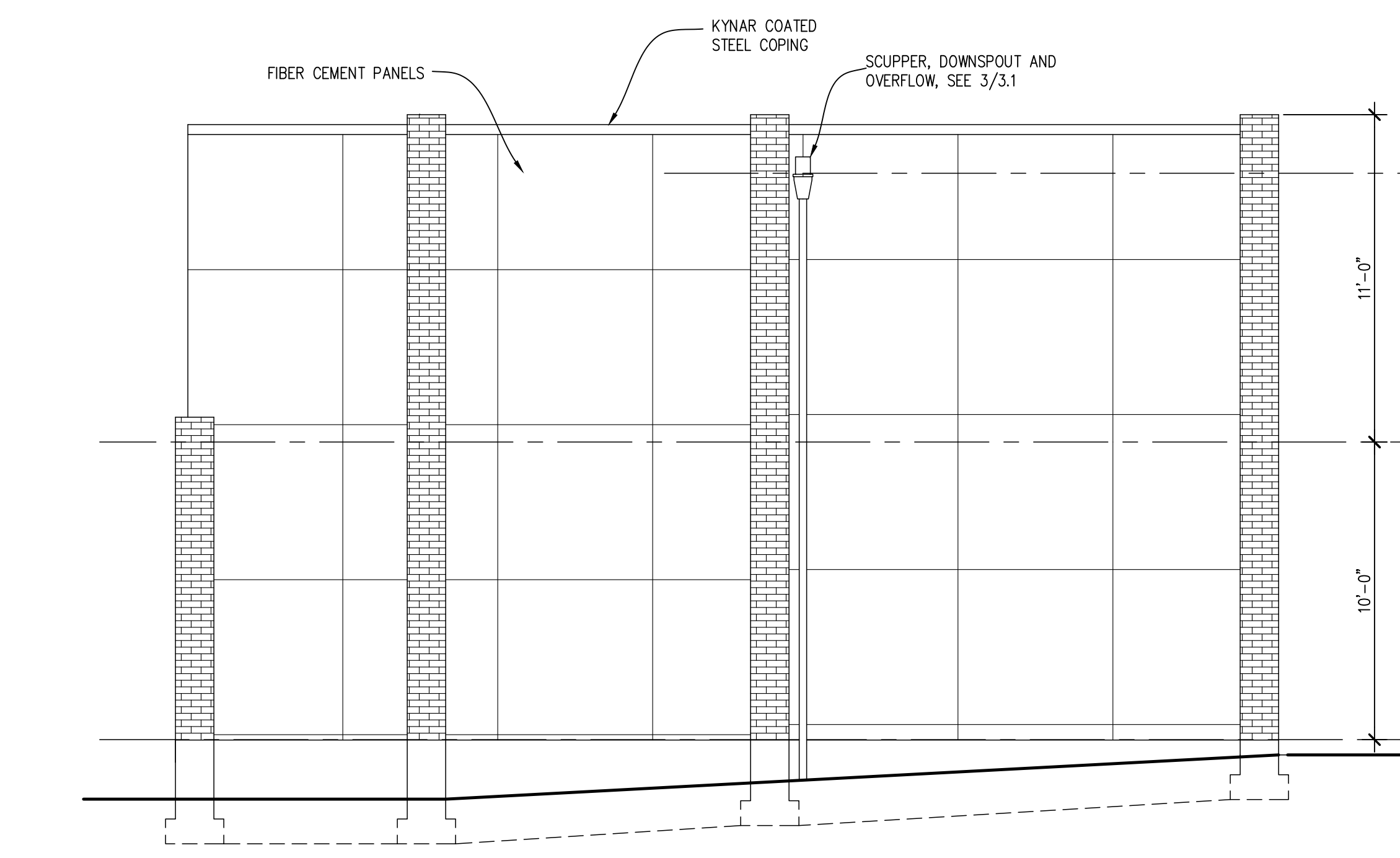
WEST ELEVATION  
1/4" = 1'-0"



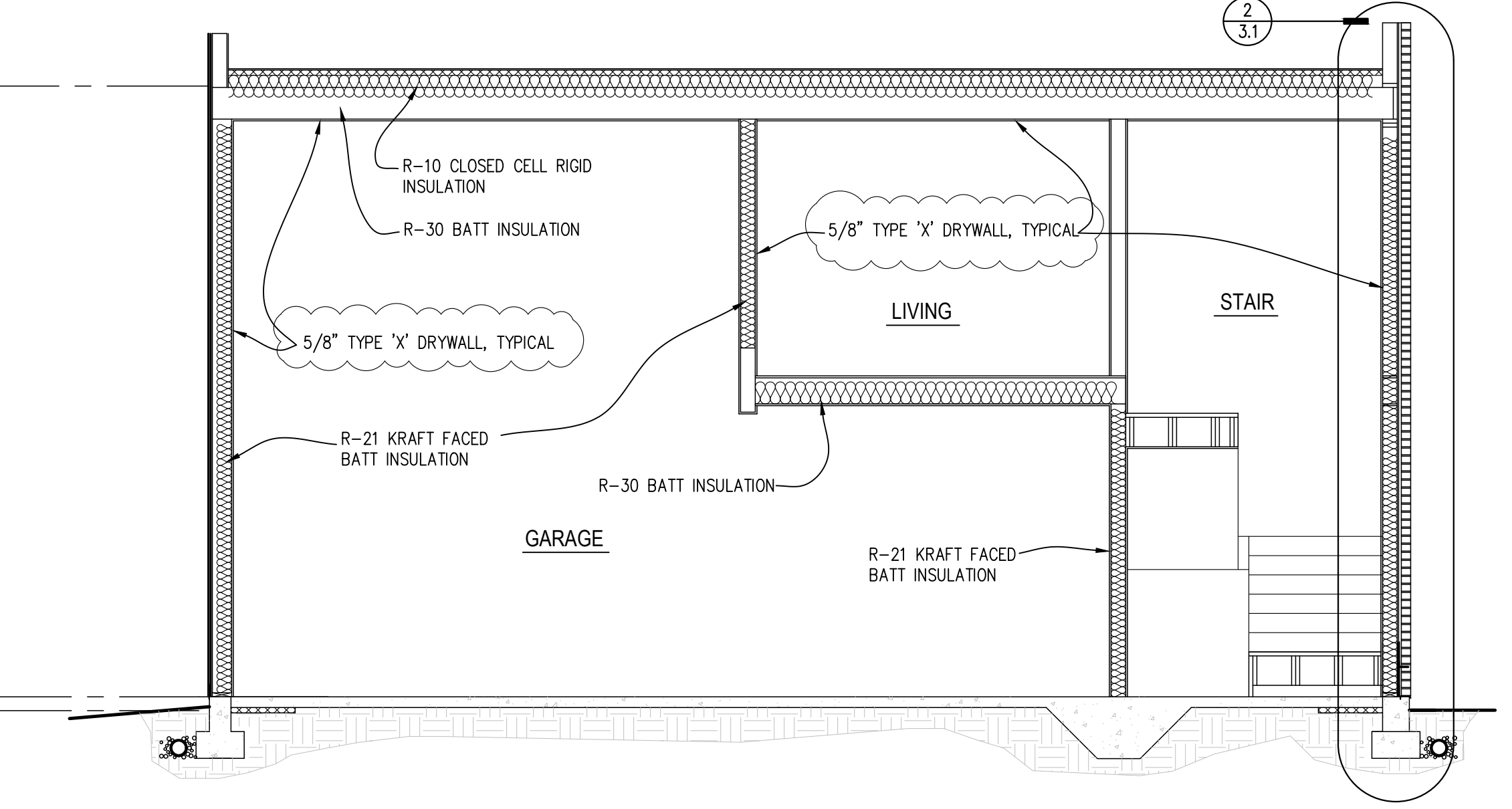
EAST ELEVATION  
1/4" = 1'-0"



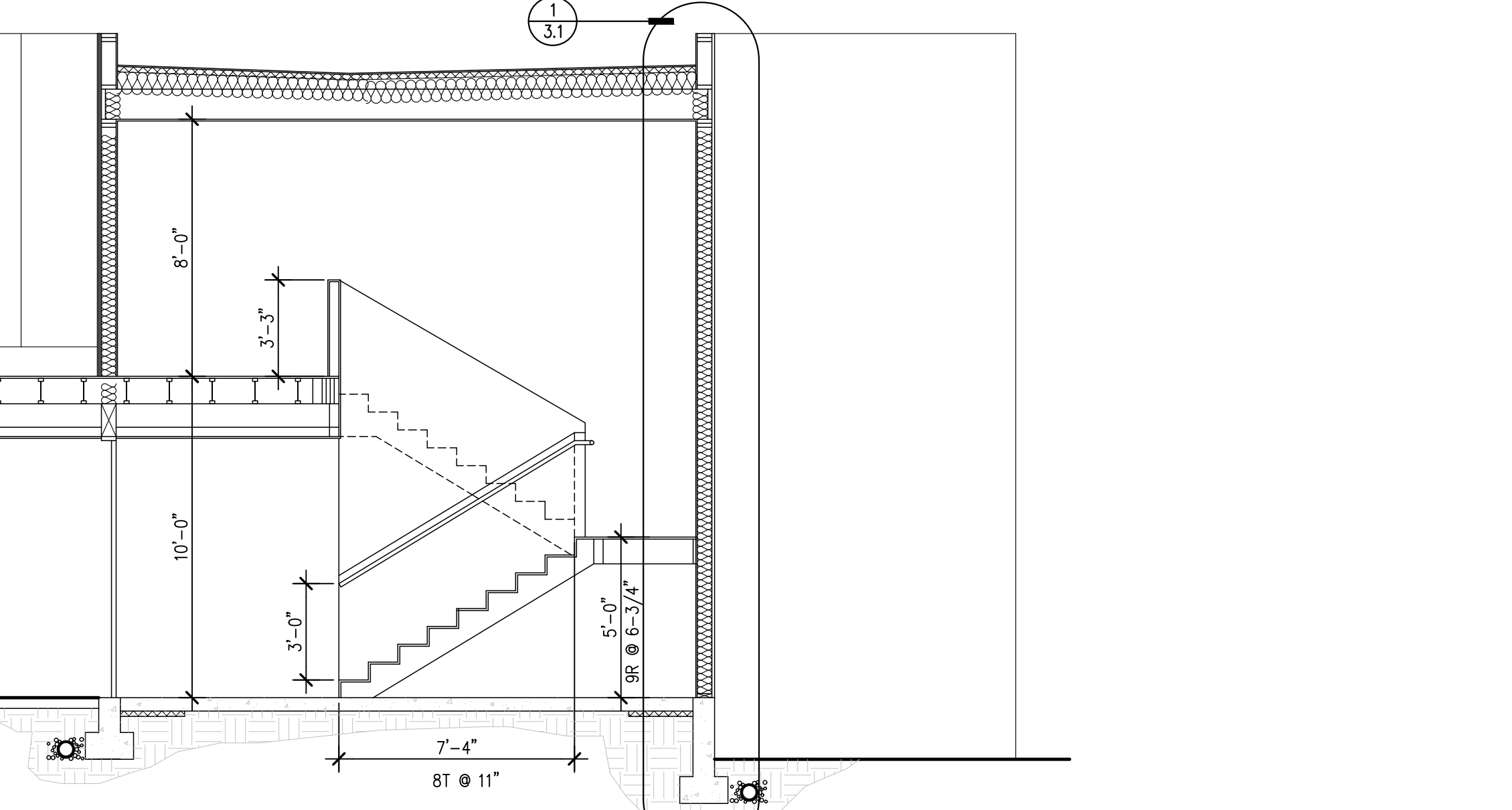
NORTH ELEVATION  
1/4" = 1'-0"



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



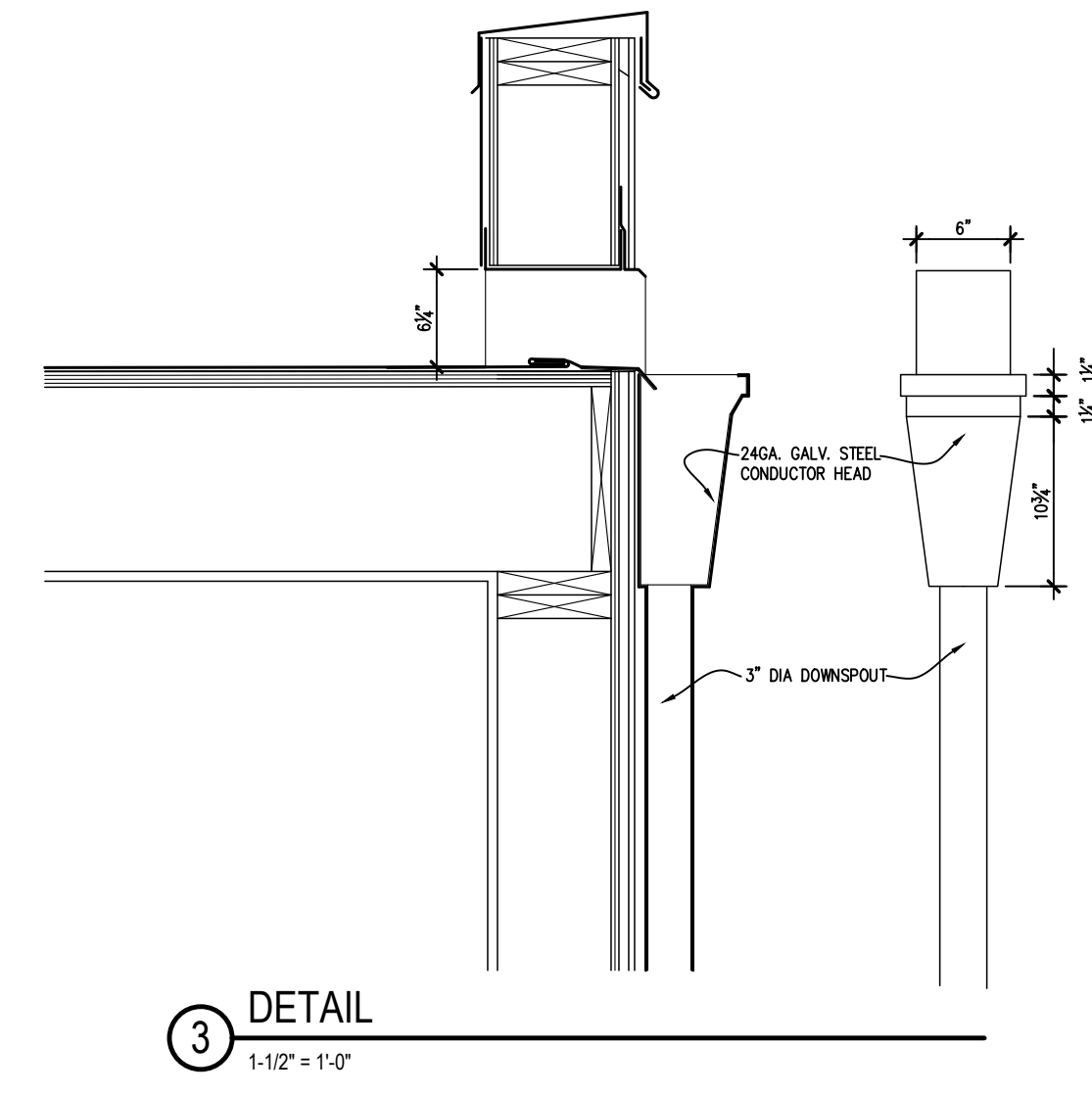
1 BUILDING SECTION  
1/4" = 1'-0"



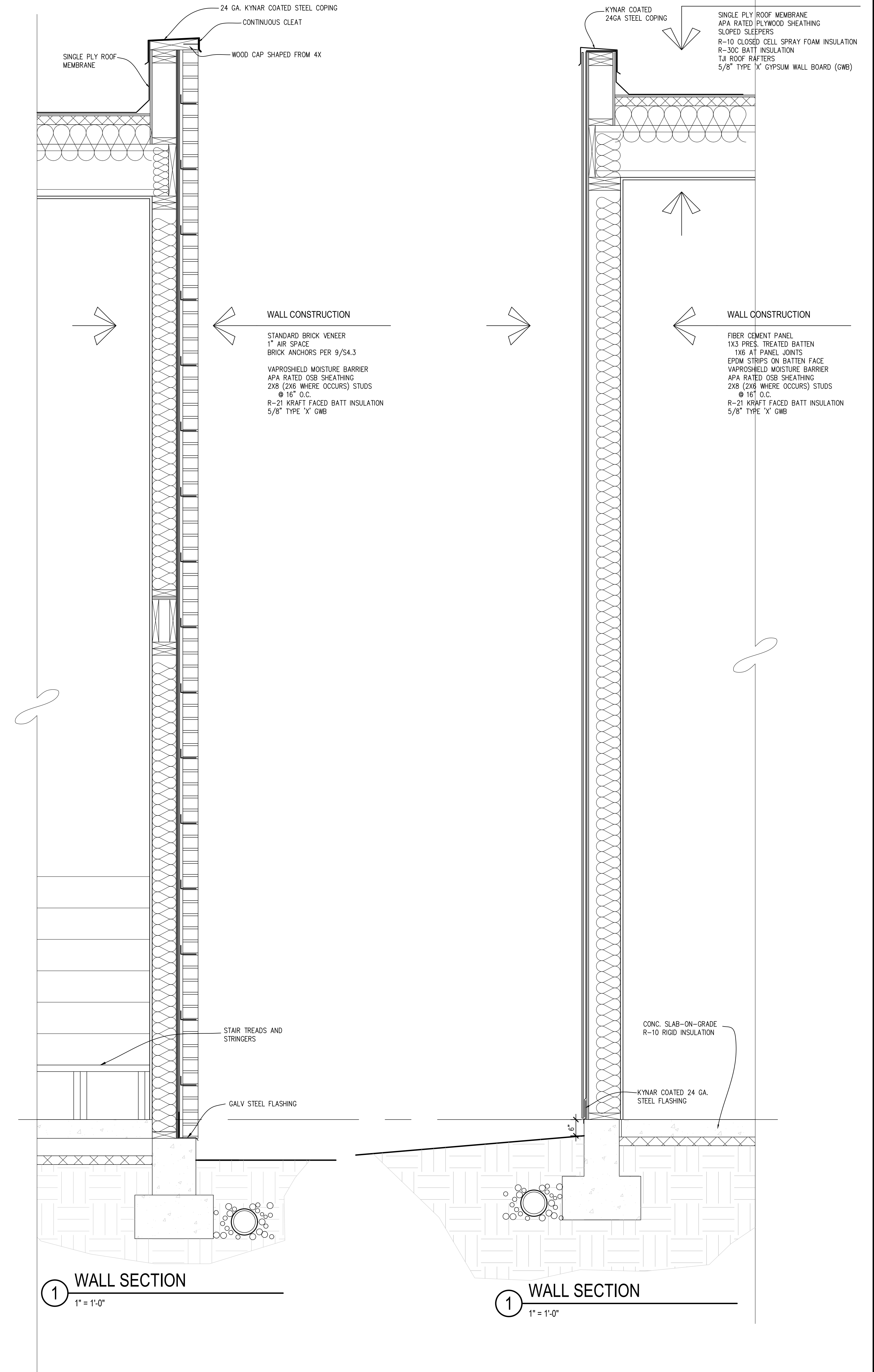
2 BUILDING SECTION  
1/4" = 1'-0"



No. Date Revision



3  
1:1/2" = 1'-0"



1  
1" = 1'-0"

1  
1" = 1'-0"



No.	Date	Revision



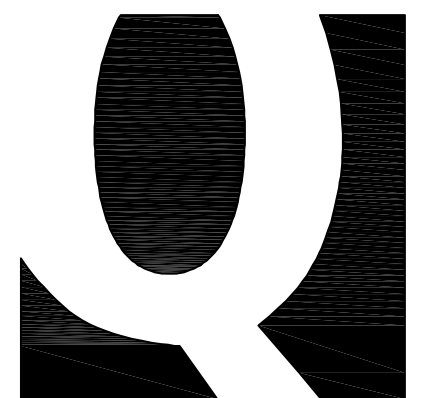




# GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

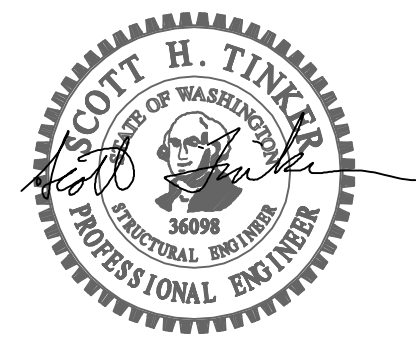
ABBREVIATIONS			
@	At	L	Angle
d	Penny (Nails)	LB.	Found
φ	Diameter	LL	Live Load
°	Degrees	LLH	Long Leg Horizontal
..#	Founds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. WT.	Lightweight
(A)	Above		
A.B.	Anchor Bolt	MAX.	Maximum
ADDL	Additional	MECH.	Mechanical
ALT.	Alternate	MEZZ.	Mezzanine
APPROX.	Approximate	MF	Moment Frame
ARCH.	Architect	MFR.	Manufacturer
A.S.D.	Allowable Stress Design	MIN.	Minimum
		MISC.	Miscellaneous
		MK.	Mark
(B)	Below		
B/	Bottom of		
BF	Braced Frame	(N)	New
BLKG.	Blocking	N.	North
BLDG.	Building	N.S.	Near Side
BM.	Beam	NOM.	Nominal
BOT.	Bottom	NTS	Not to Scale
BRG.	Bearing		
BTWN.	Between	O.C.	On Center
		O.D.	Outside Diameter
CL or C	Centerline	O.F.	Outside Face
C	Camber	O.H.	Overhang
CIP	Cast in Place	OPNG.	Opening
C.J.	Construction Joint or Control Joint	OPP.	Opposite
C.J.P	Complete Joint Penetration		
CLG.	Celling	PAF	Powder Actuated Fastener
CLR.	Clear	PC	Precast
CMU	Concrete Masonry Unit	PERM.	Permanent
COL.	Column	PERP.	Perpendicular
CONC.	Concrete	P.J.P	Partial Joint Penetration
CONN.	Connections	PL or P	Plate
CONST.	Construction	PLF	Pounds per linear Foot
CONT.	Continuous	PLYWD	Plywood
CSK.	Countersink	PREFAB.	Prefabricated
		PSF	Pounds per Square Foot
DBA	Deformed Bar Anchor	PSI	Pounds per Square Inch
DBL.	Double	P.T. or FT	Post-Tensioning
DEG.	Degree	P/T	Pressure-Treated
DF	Doug Fir-Larch		
DIA.	Diameter	RAD.	Radius
DIAG.	Diagonal	REF.	Reference
DIAPHR.	Diaphragm	REINF.	Reinforce or Reinforcement
DIM.	Dimension	REQD.	Required
DN.	Down	REV.	Revise
DO	Ditto	R.O.	Rough Opening
DTL.	Detail		
DTP	Double Top Plate	S.	South
DWG.	Drawing	SCH. or SCHED.	Schedule
		SECT.	Section
(E)	Existing	SHT.	Sheet
E.	East	SIM.	Similar
EA.	Each	SOG	Slab On Grade
E.F.	Each Face	SPEC.	Specification
EL.	Elevation	SQ.	Square
ELEV.	Elevator	SQ. FT.	Square Feet
EMBED.	Embedment Length	SQ. IN.	Square Inch(es)
ENGR.	Engineer	SFF	Spruce-Pine-Fir
EQ.	Equal	S.S.	Stainless Steel
E.W.	Each Way	STD.	Standard
EXP.	Expansion	STIFF.	Stiffener
EXT.	Exterior	STL.	Steel
		STR.	Structural
FDN.	Foundation	SUB.	Substitute
FIN.	Finish	SYM.	Symmetrical
FLR.	Floor		
FRP	Fiber Reinforced Polymer	T/	Top of
F.S.	Far Side	T&B	Top and Bottom
FT.	Foot or Feet	T&G	Tongue & Groove
FTG.	Footing	TEMP.	Temporary
		THRU	Through
GA.	Gauge	T.O.C.	Top of Concrete
GALV.	Galvanized	T.O.S.	Top of Steel
GL.	Glue Laminated	T.O.W.	Top of Wall
GWB	Gypsum Wall Board	TRANS.	Transverse
		TS	Tube Steel
		TYP.	Typical
HDR.	Header		
HFR.	Hem Fir	U.O.N.	Unless Otherwise Noted
HGR.	Hanger		
HORIZ.	Horizontal	VERT.	Vertical
HSS	Hollow Structural Section	VIF	Verify in Field
HT.	Height		
		W.	West
I.D.	Inside Diameter	W/ or w/	With
I.F.	Inside Face	W.H.S.	Welded Headed Stud
IN.	Inch	W/O	Without
INFO.	Information	W.P.	Work Point
INT.	Interior	W.T.S.	Welded Threaded Stud
		WNF	Welded Wire Fabric
JT.	Joint		
		X SECT.	Cross Section
K	Kips	X-STR	Extra Strong
KSF	Kips per Square Foot	XX-STR	Double Extra Strong
KSI	Kips per Square Inch		



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PROJECT:

## HONG AND KAO RESIDENCE

5425 W. MERCER WAY  
MERCER ISLAND, WA 98040

APPROVAL:


PERMIT SET	6/7/23		
NO.	DESCRIPTION	DATE	BY
ISSUES: ○	REVISIONS: △		
P.M.	SHT		
P.E.	MKS		
DRAWN BY:	TA		
SCALE:	AS SHOWN		
DATE:	6/7/23		
JOB NO.	23127.01		
SHEET TITLE:			

## GENERAL STRUCTURAL NOTES

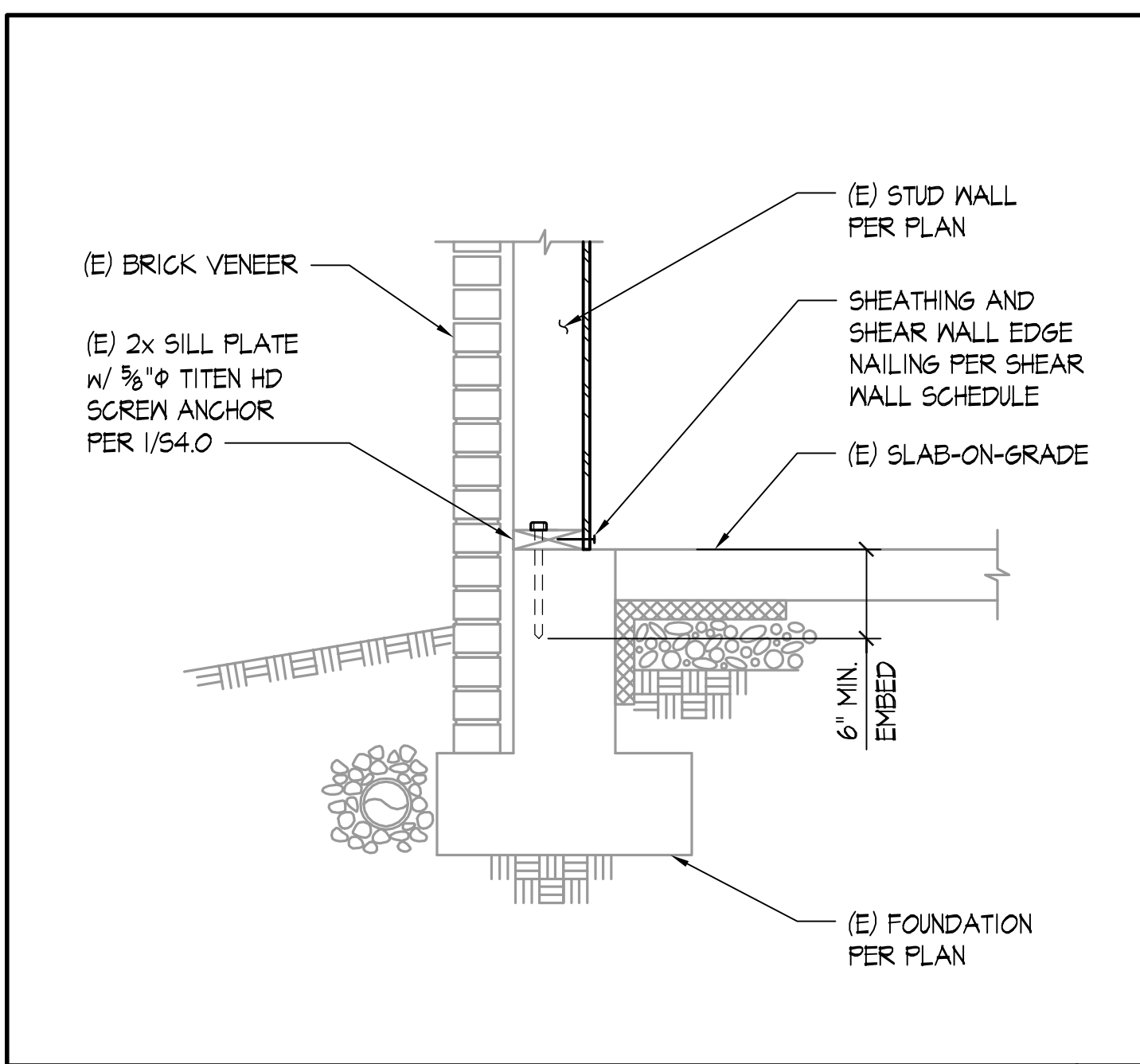
SHEET NO.

**S1.2**

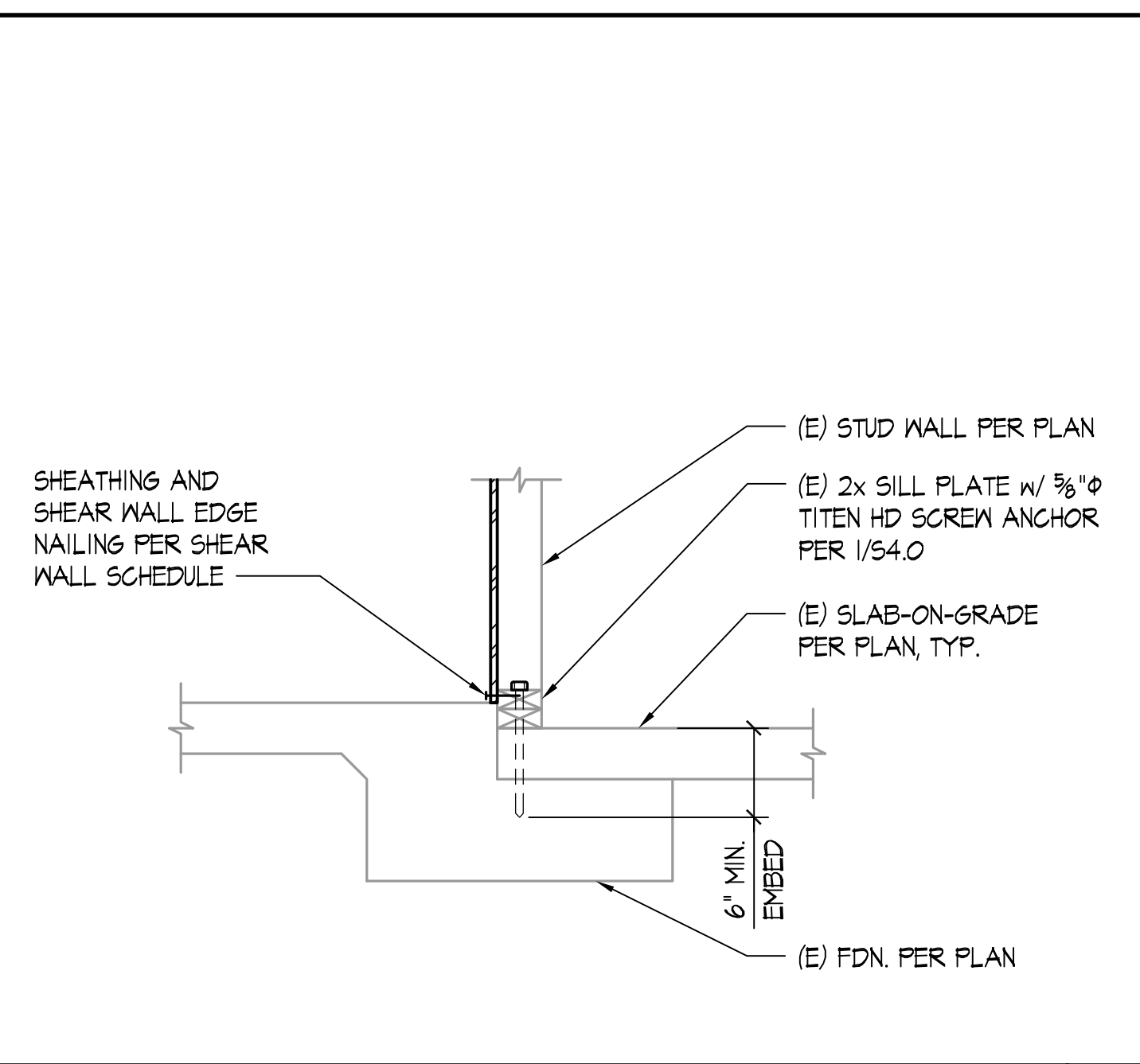
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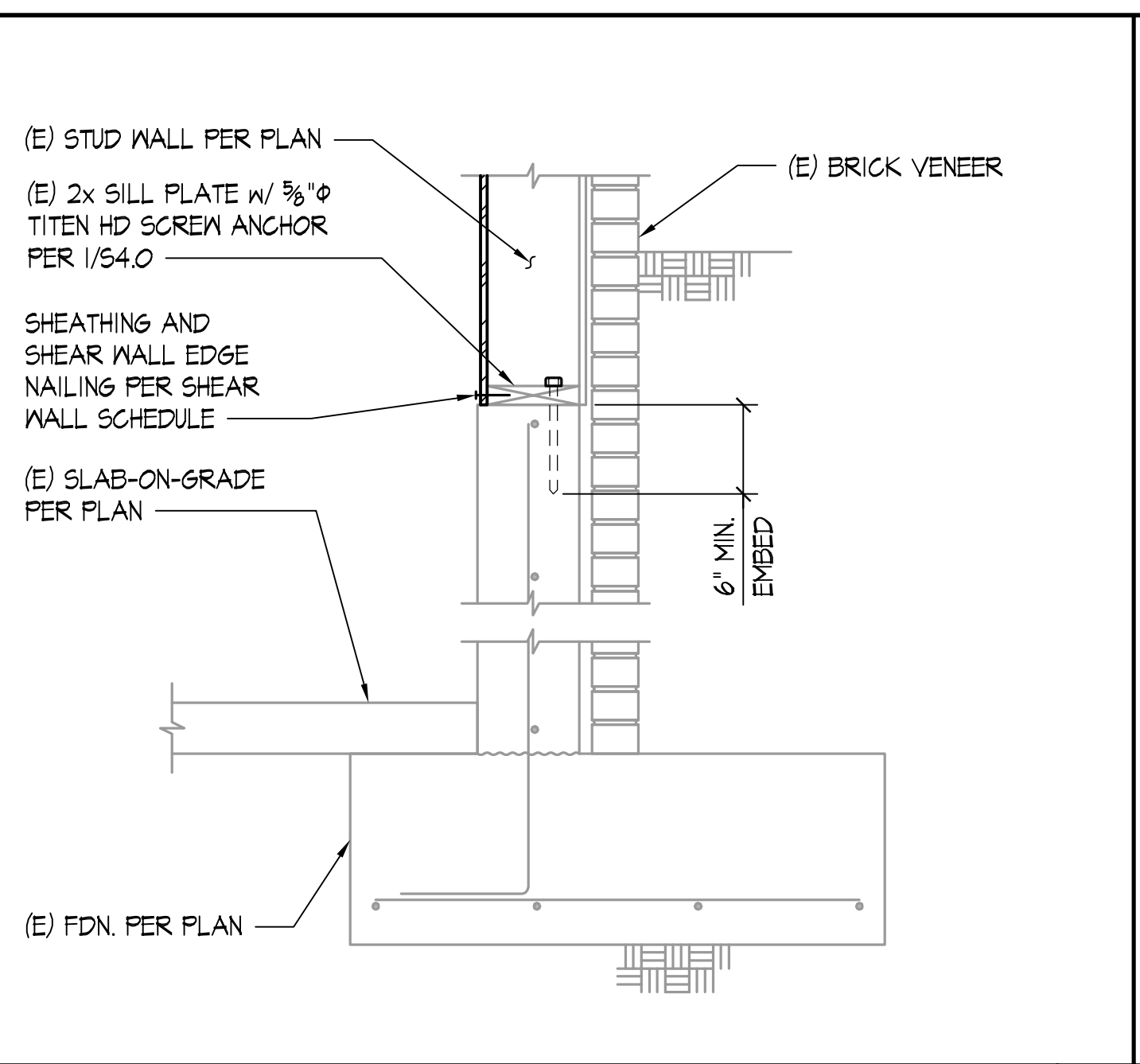
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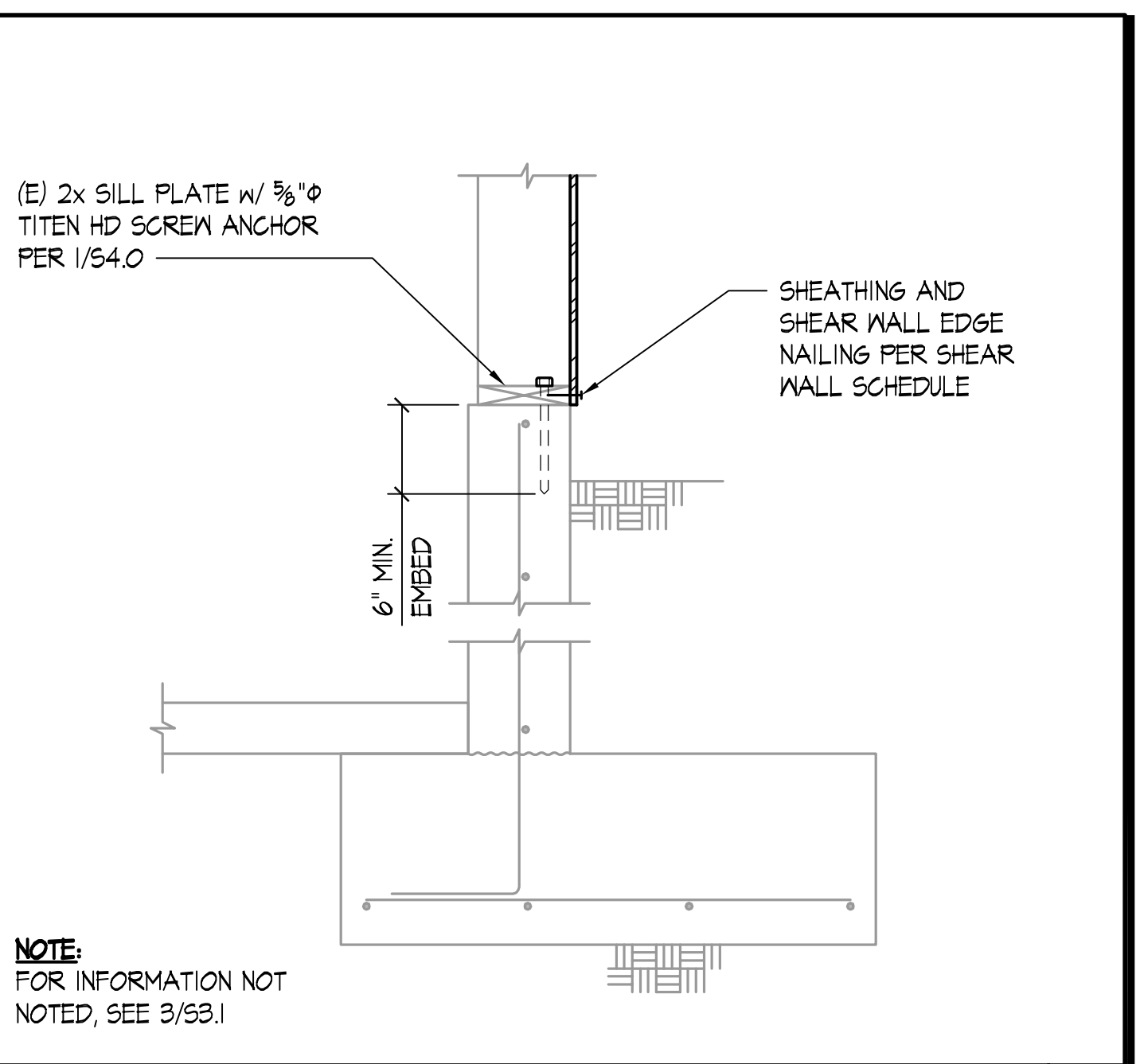
TYPICAL PERIMETER WALL FOUNDATION AT SLAB-ON-GRADE SCALE: 1"=1'-0"



INTERIOR WALL AT EXISTING FOUNDATION STEP SCALE: 1"=1'-0"

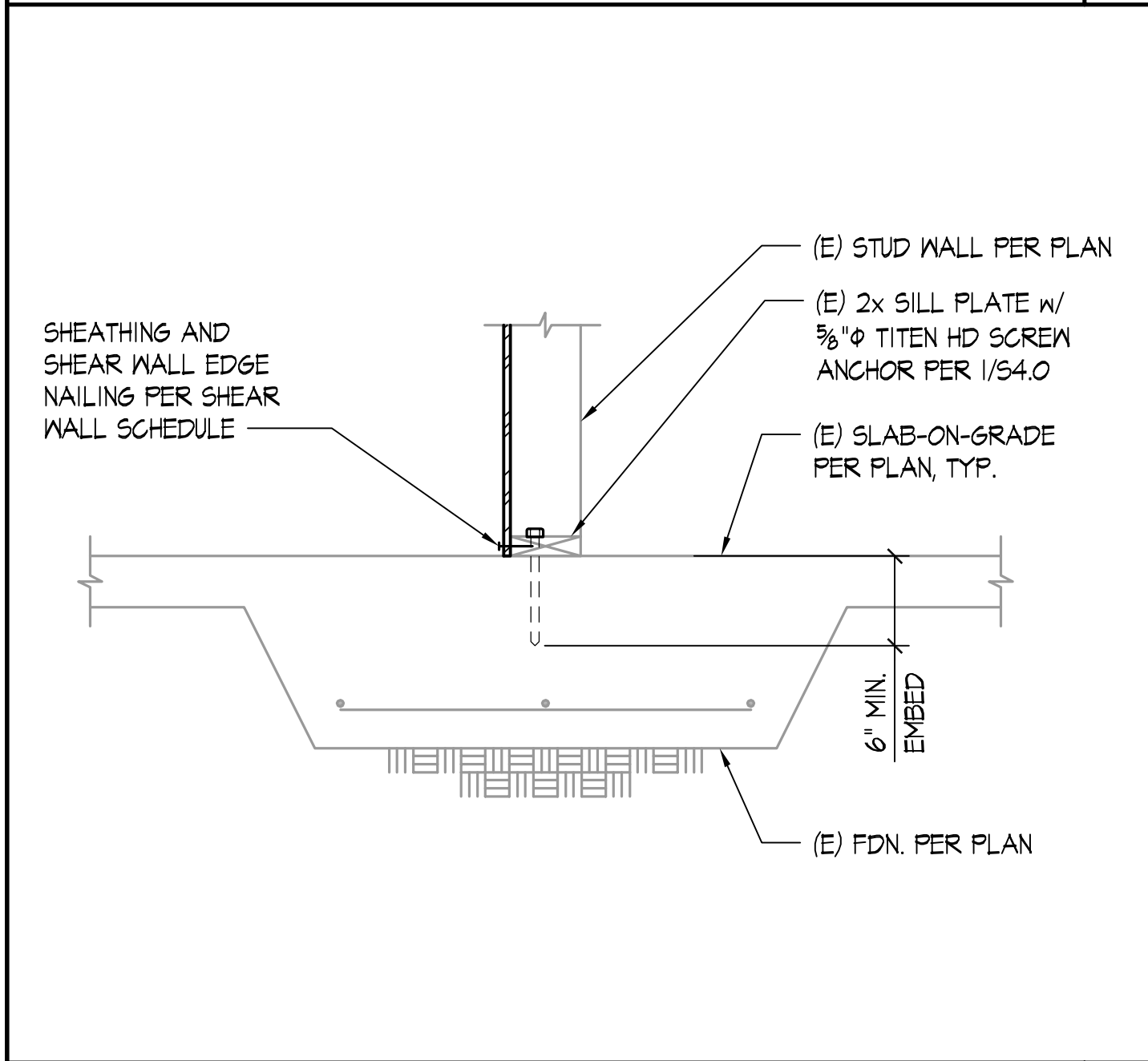


EXTERIOR WALL AT EXISTING RETAINING WALL SCALE: 1"=1'-0"

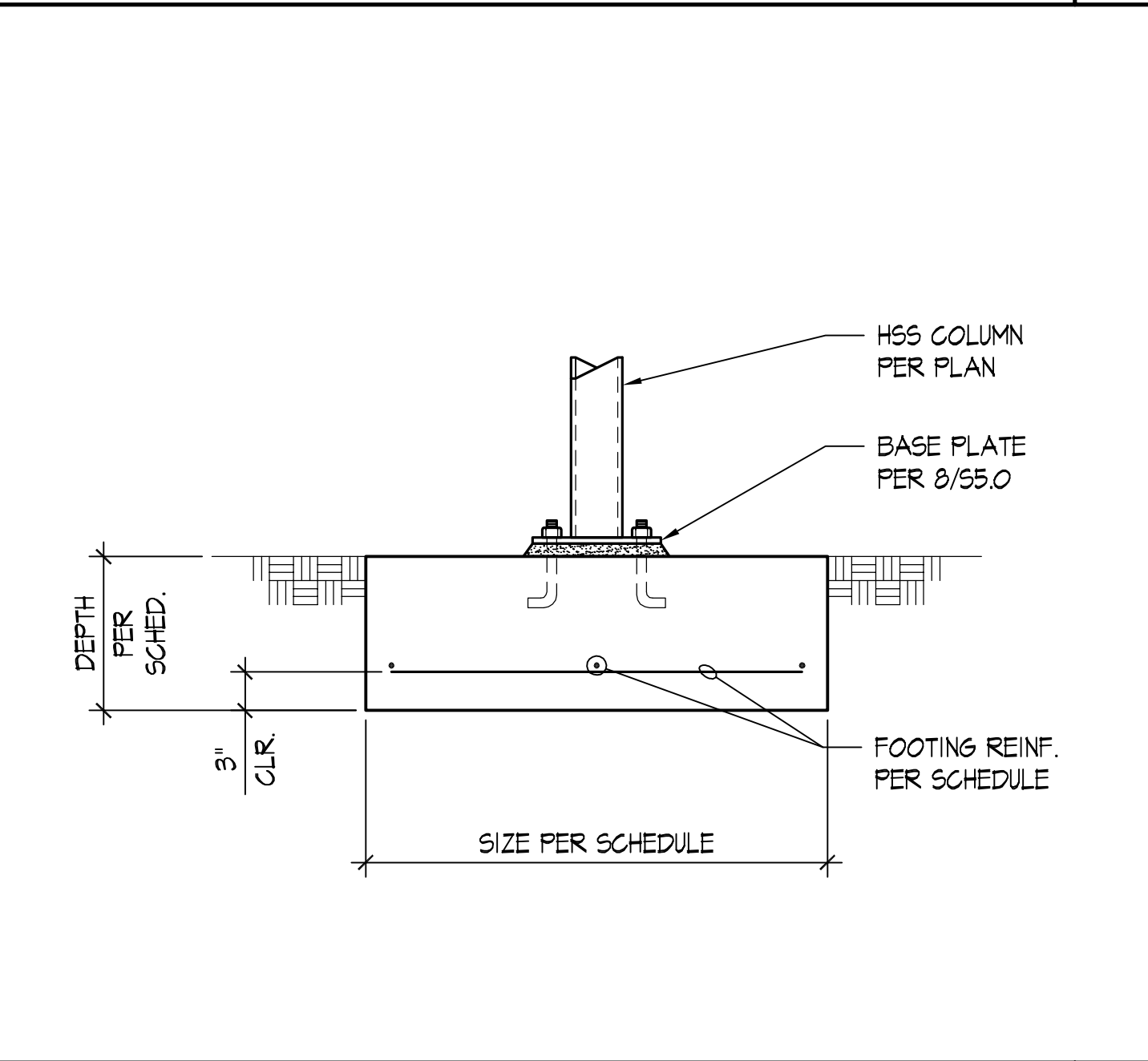


INTERIOR WALL AT EXISTING RETAINING WALL SCALE: 1"=1'-0"

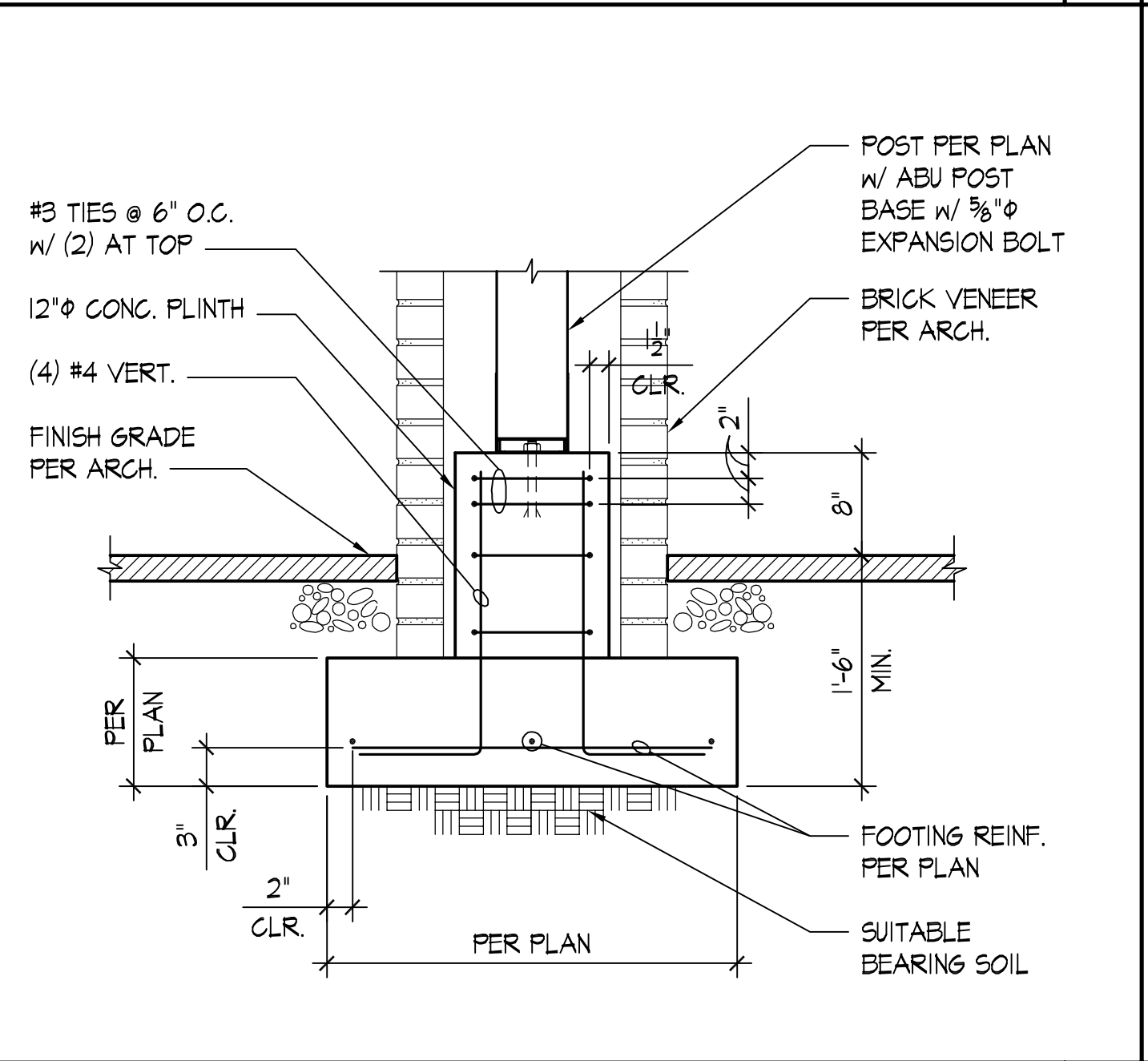
NOTE:  
FOR INFORMATION NOT NOTED, SEE 3/53.1



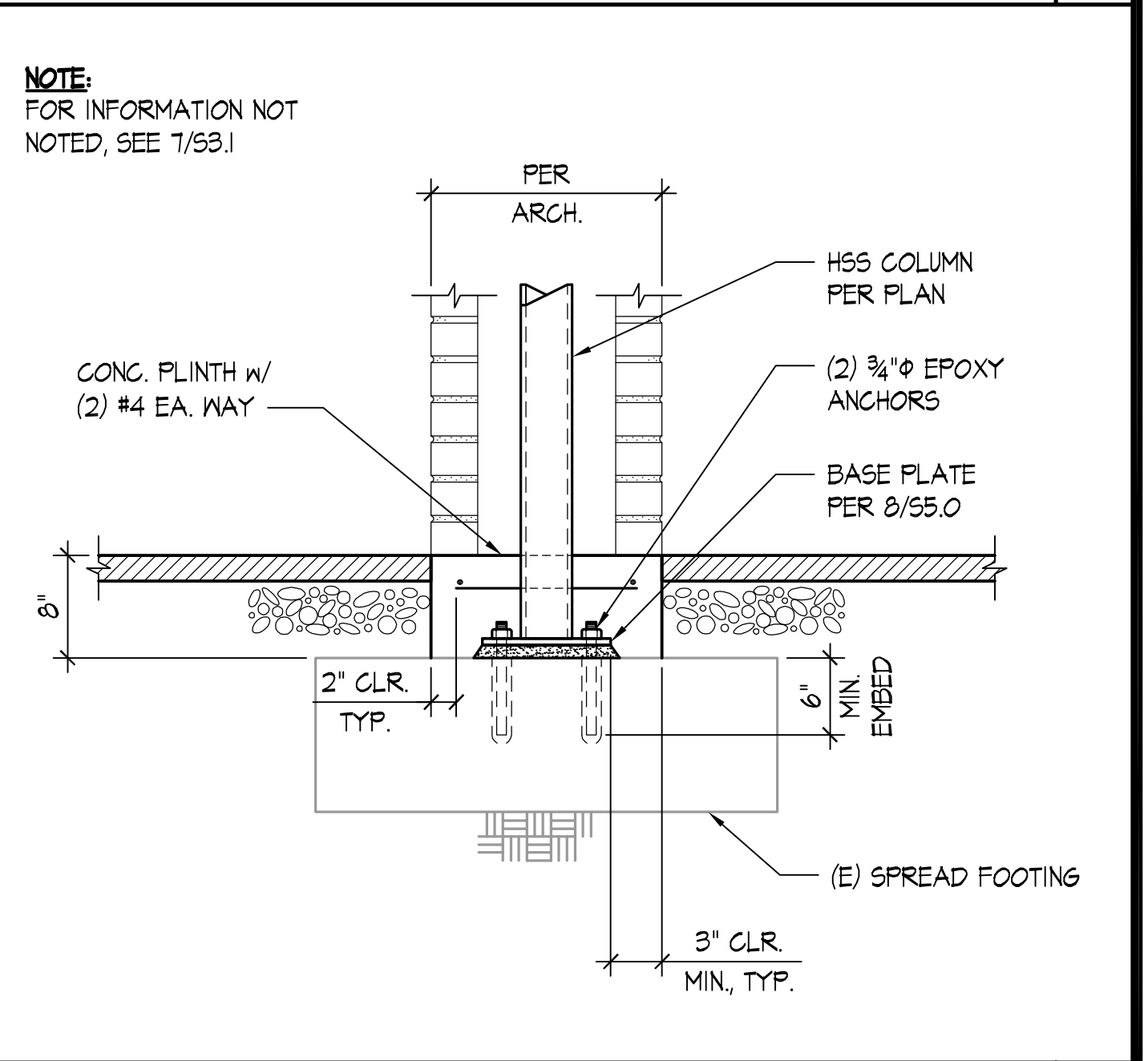
INTERIOR WALL AT EXISTING THICKENED SLAB SCALE: 1"=1'-0"



CRAWL SPACE FOOTING AT HSS COLUMN SCALE: 1"=1'-0"

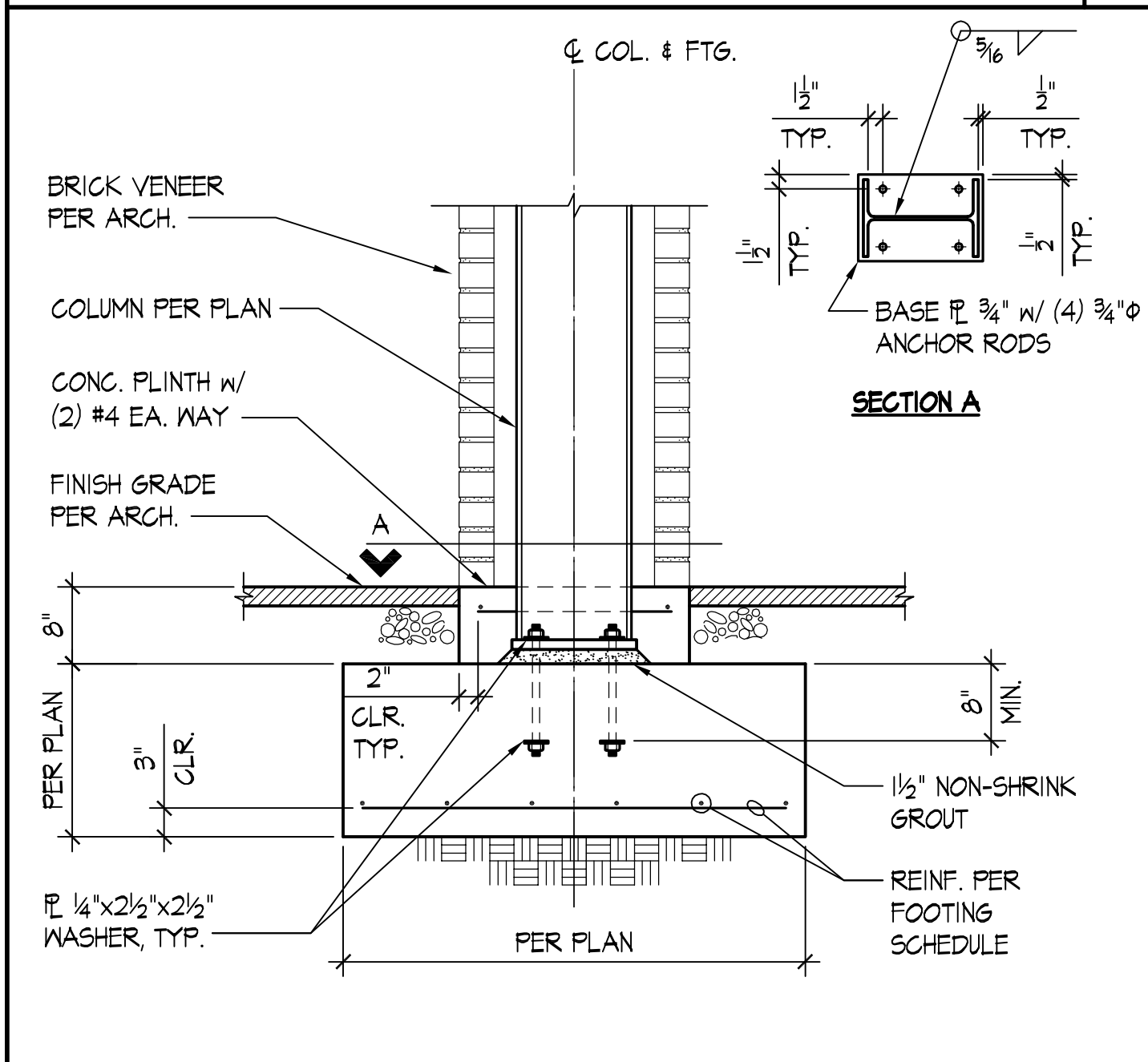


TYPICAL EXTERIOR POST FOOTING SCALE: 1"=1'-0"

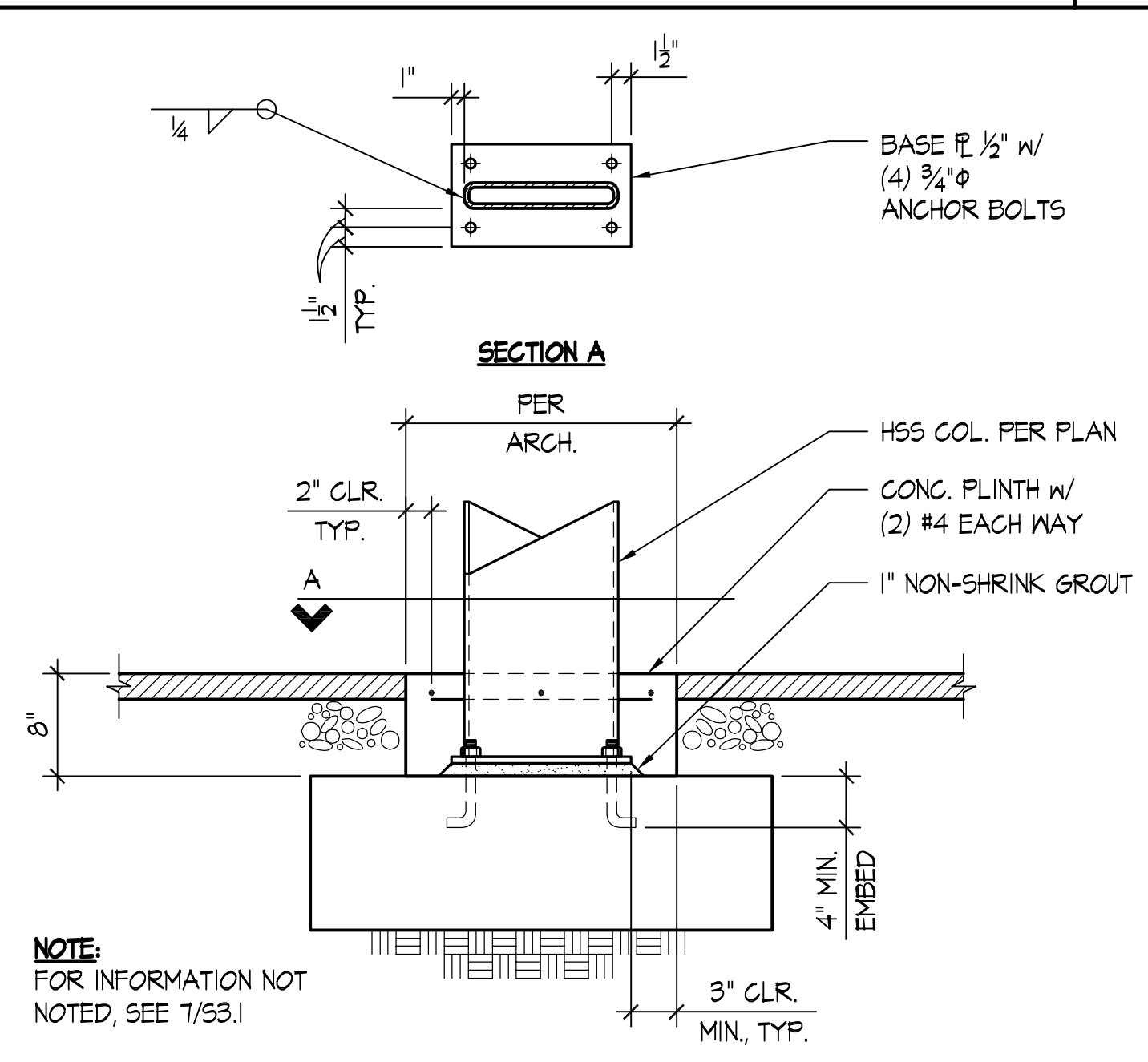


EXISTING SPREAD FOOTINGS AT HSS COLUMN SCALE: 1"=1'-0"

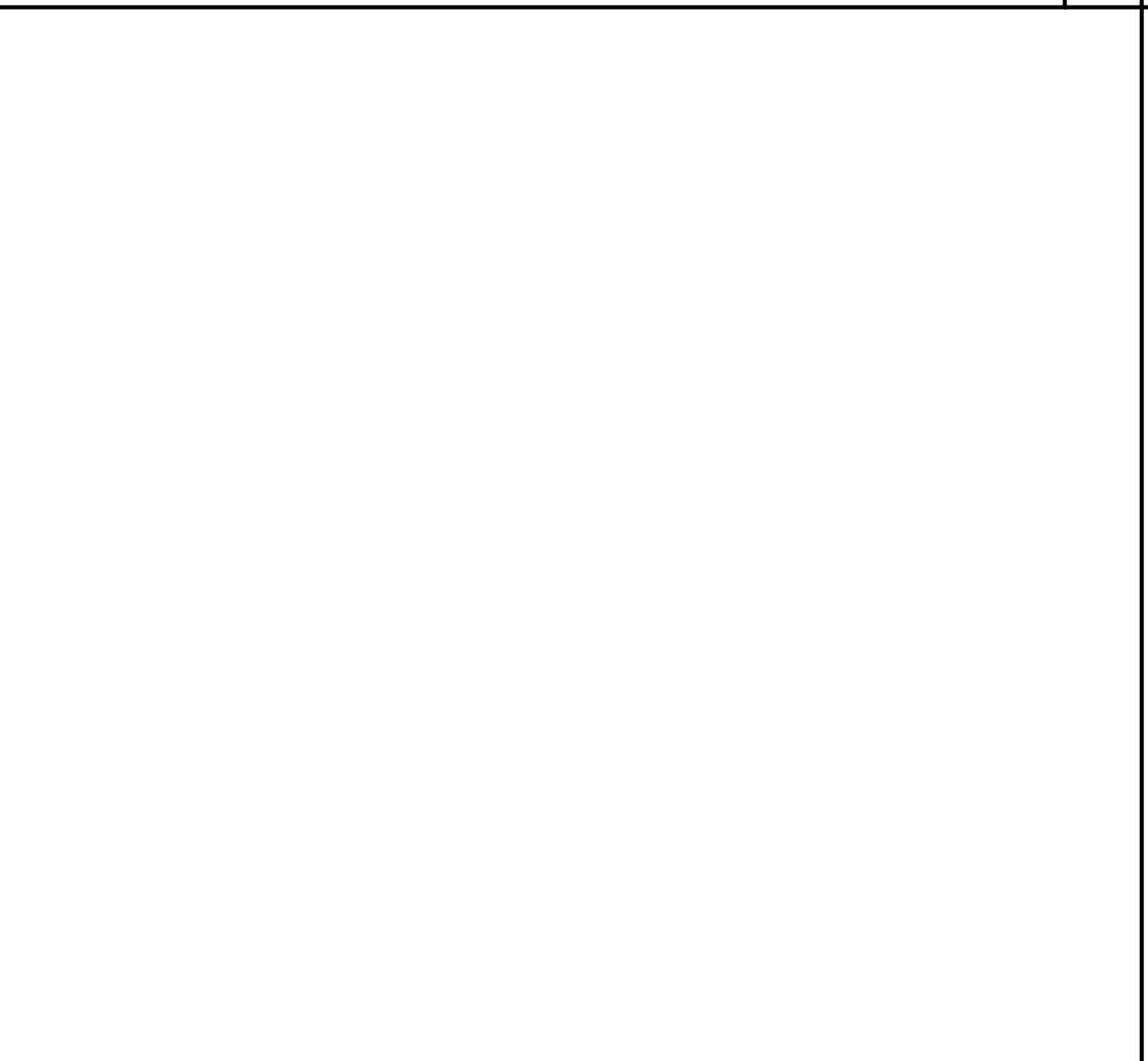
NOTE:  
FOR INFORMATION NOT NOTED, SEE 1/53.1



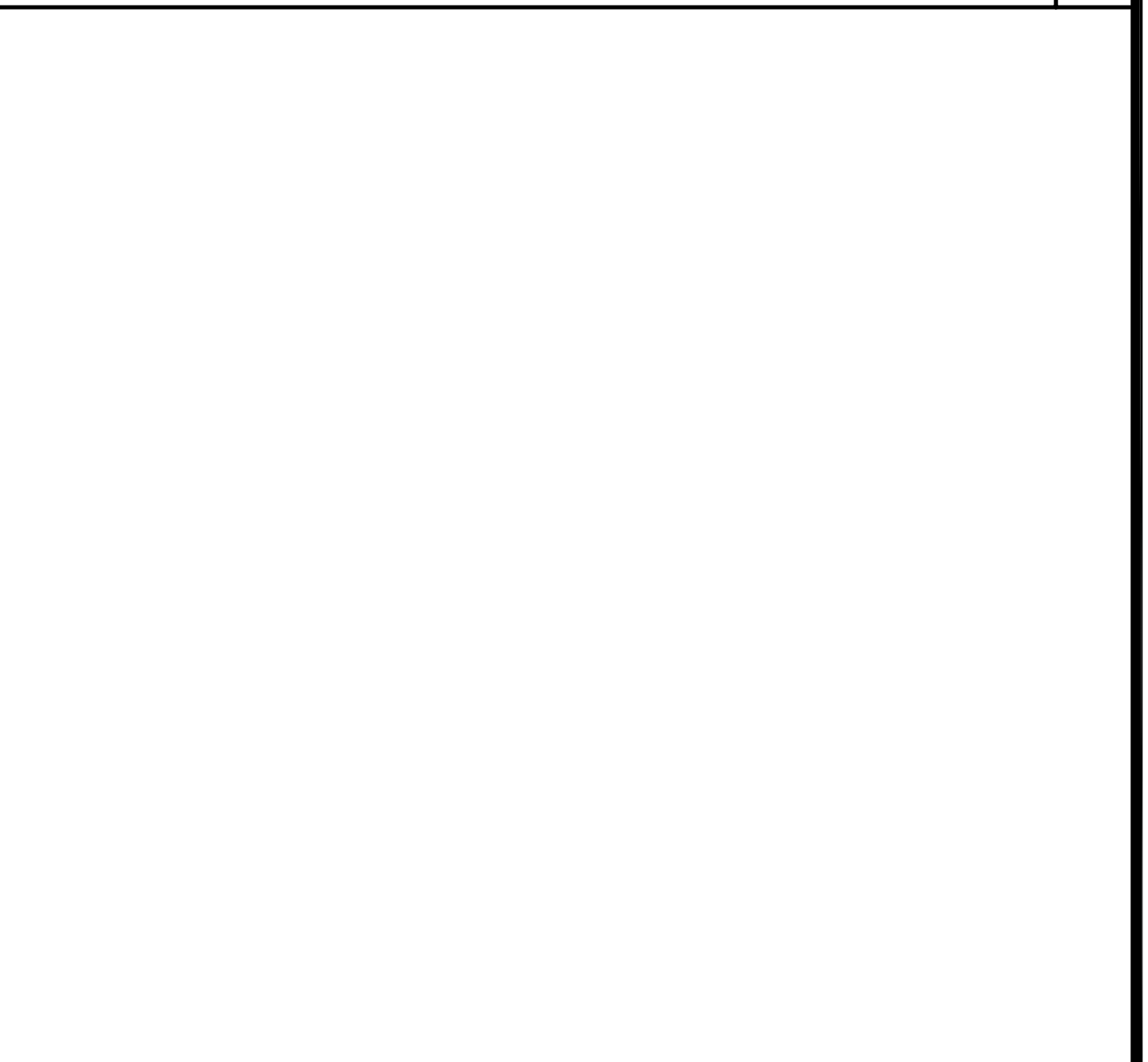
TYPICAL SPREAD FOOTING SUPPORTING MF COLUMN SCALE: NONE



EXTERIOR SPREAD FOOTING AT HSS COLUMN SCALE: 1"=1'-0"



DETAIL SCALE: 1"=1'-0"



DETAIL SCALE: 1"=1'-0"



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APPROVAL:

NO.	DESCRIPTION	DATE	BY

PERMIT SET	6/7/23
NO. ISSUES	REVISIONS: 1
P.M.	SHT
P.E.	MKS
DRAWN BY:	TA
SCALE:	AS SHOWN
DATE:	6/7/23
JOB NO.	23127.01
SHEET TITLE:	FOUNDATION DETAILS

FOUNDATION  
DETAILS

SHEET NO.

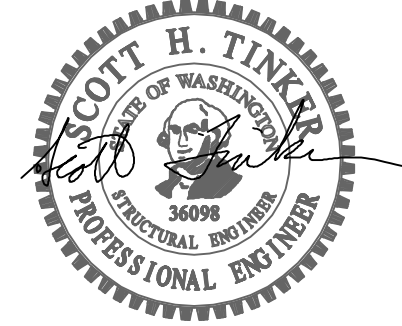
S3.1



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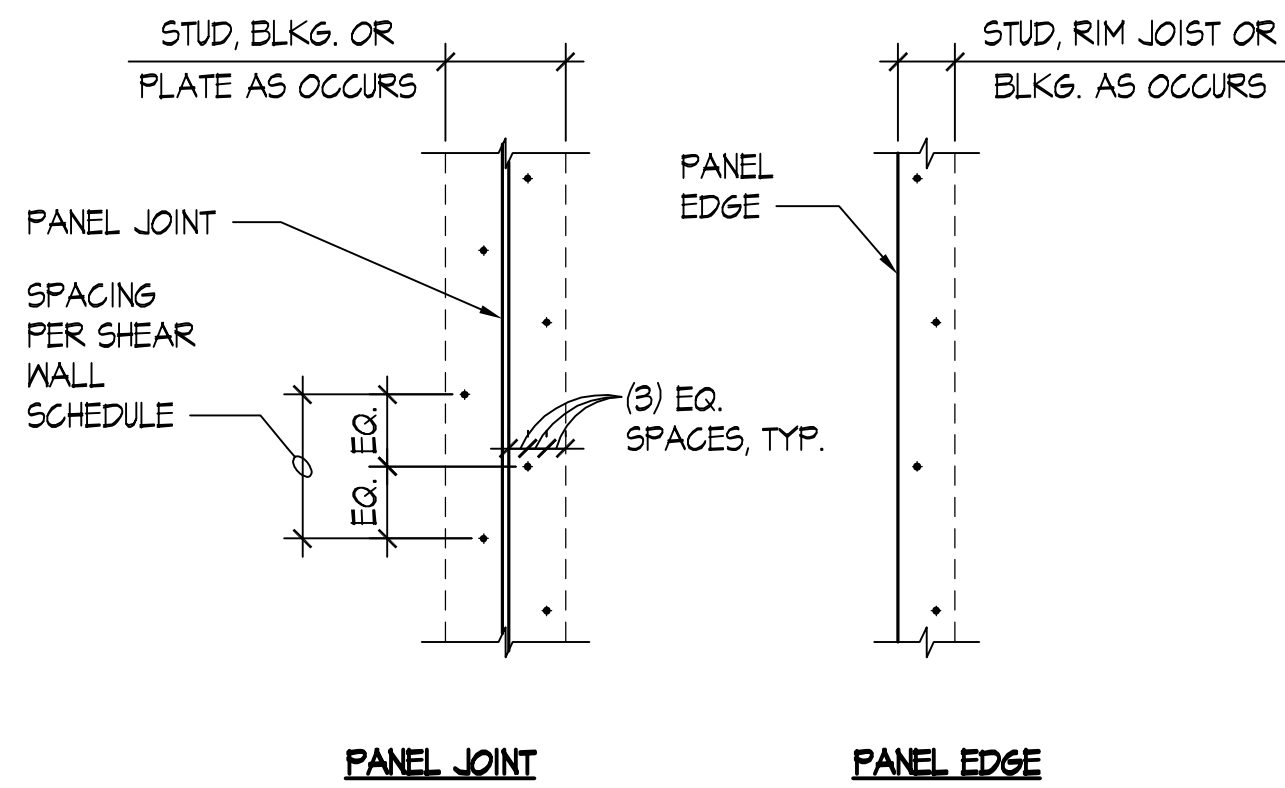
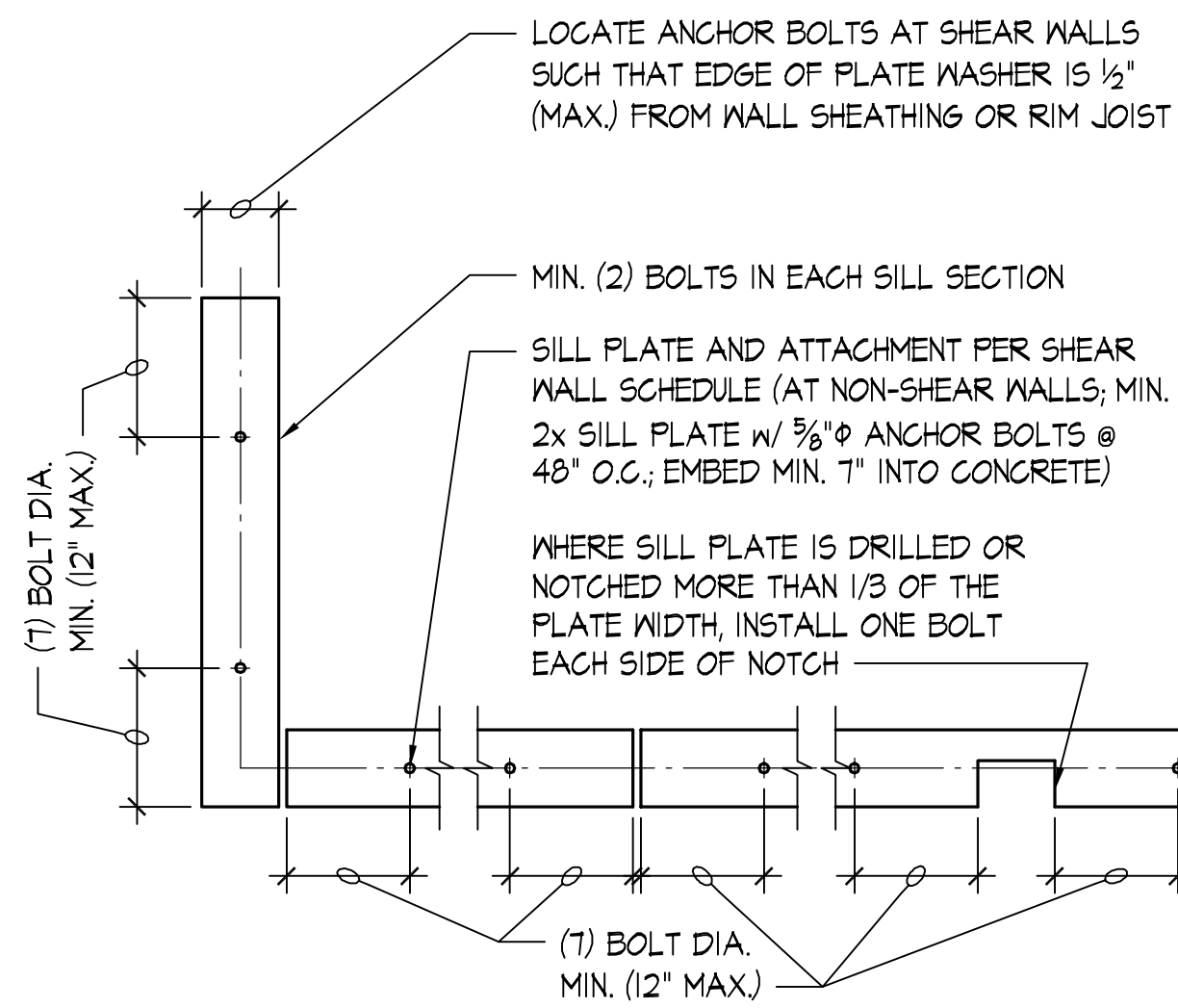
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APPROVAL:

SHEAR WALL TYPE	SHEAR WALL SHEATHING (1)	PANEL EDGE FRAMING (2,7)	PANEL EDGE NAILING (3)	BOTTOM PLATE ATTACHMENT		TOP PLATE ATTACHMENT	
				ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4,5)		RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6)	
				2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	3x PLATE / 2x PLATE	INTERIOR WALL	EXTERIOR WALL
SW-6	7/16" APA ONE-SIDE SHTG.	2x	0.148"φx2 1/4" @ 6" O.C.	0.148"φx3 1/4" @ 6" O.C. (9)	3/8"φ @ 48" O.C. / 3/8"φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-4	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.148"φx2 1/4" @ 4" O.C. (8)	0.148"φx3 1/4" @ 4" O.C. (9)	3/8"φ @ 32" O.C. / 3/8"φ @ 24" O.C.	A35 @ 12" O.C.	LTP4 @ 12" O.C.
SW-3	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.148"φx2 1/4" @ 3" O.C. (8)	0.148"φx3 1/4" @ 3" O.C. (9)	3/8"φ @ 32" O.C. / 3/8"φ @ 24" O.C.	A35 @ 8" O.C.	LTP4 @ 8" O.C.
SW-2	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.148"φx2 1/4" @ 2" O.C. (8)	(2) ROWS 0.148"φx3 1/4" @ 4" O.C. (10)	3/8"φ @ 24" O.C. / 3/8"φ @ 16" O.C.	A35 @ 6" O.C.	LTP4 @ 8" O.C.

**NOTES:**

- (1) INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.
- (2) ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
- (3) PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS W/ 0.148"φ x 2-1/4" @ 12" O.C.
- (4) EMBED CAST-IN-PLACE 5/8"φ ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/54.0 FOR OTHER REQUIREMENTS.
- (5) PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- (6) PROVIDE 0.131"φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/54.1 FOR TOP PLATE SPLICE.
- (7) ALTERNATIVE TO 3x STUDS IS (2) 2x STUDS NAILED TOGETHER WITH 0.148"φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
- (8) STAGGER THE PANEL EDGE NAILS PER 2/54.0.
- (9) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.
- (10) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4" AT EXTERIOR WALLS, 3/2" AT INTERIOR WALLS. STAGGER NAILS SIMILAR TO 2/54.0.



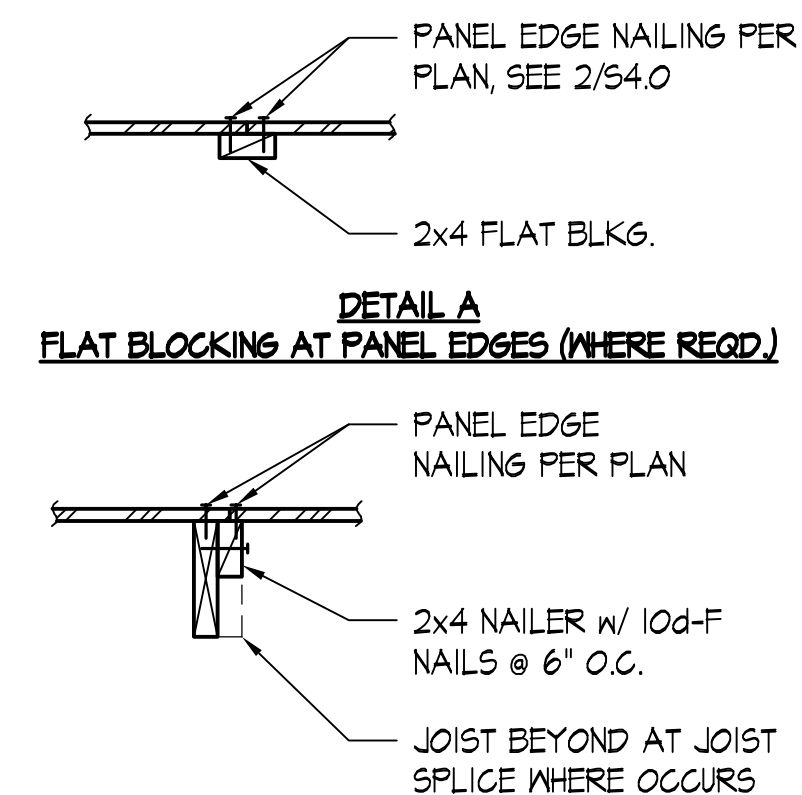
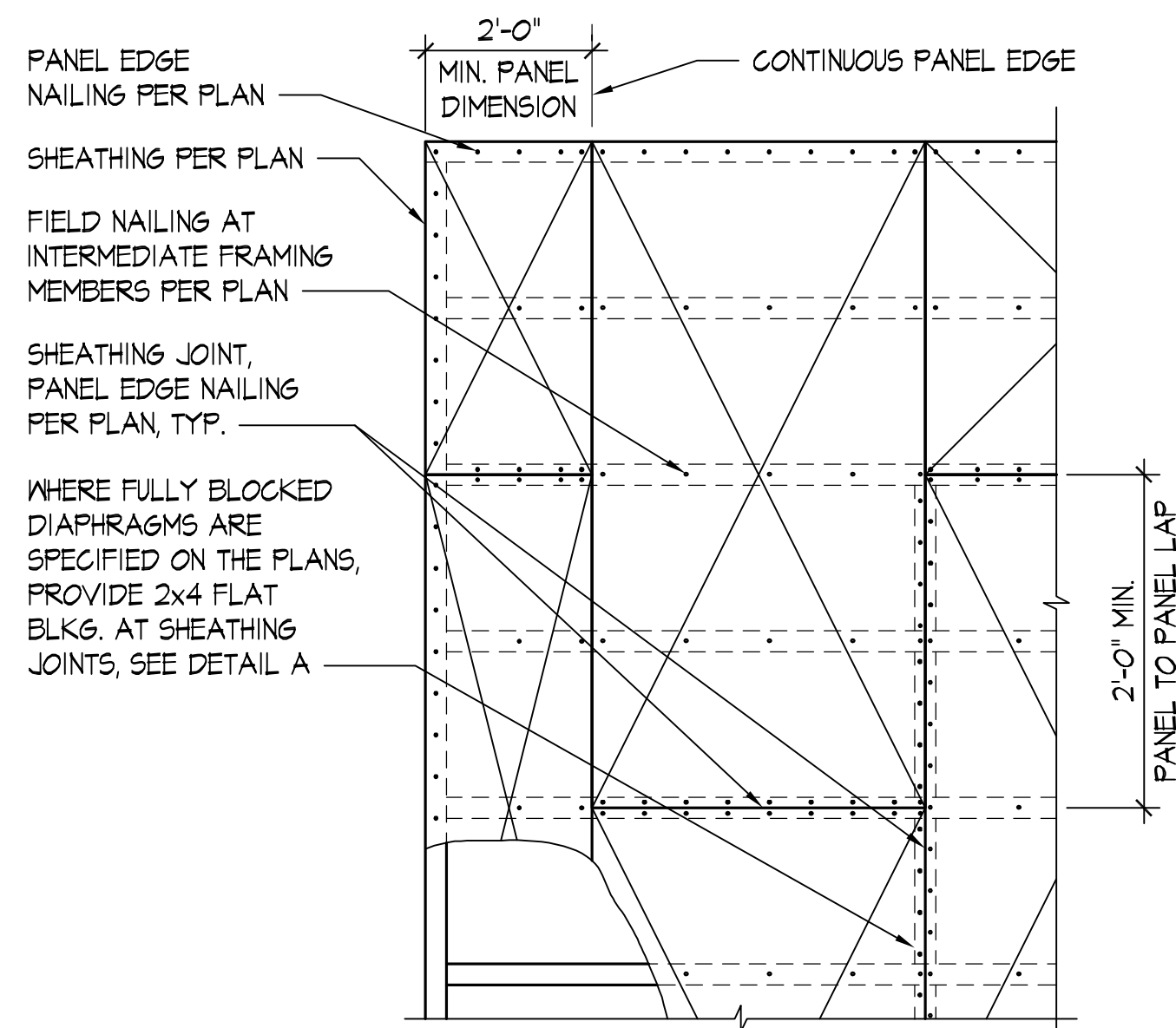
TYPICAL SILL PLATE BOLTING - PLAN VIEW

SCALE: NONE

TYPICAL STAGGERED NAILING

SCALE: NONE

2



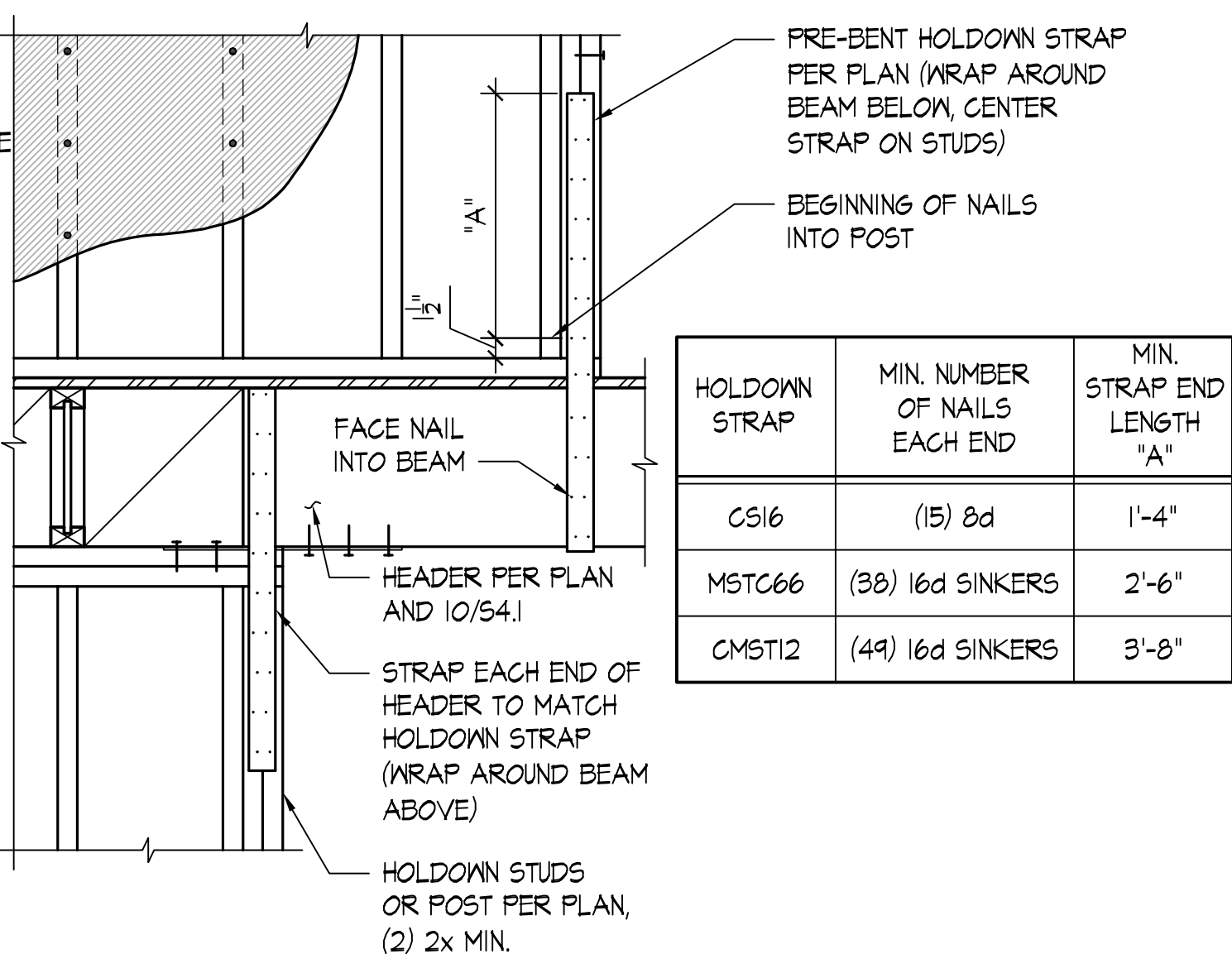
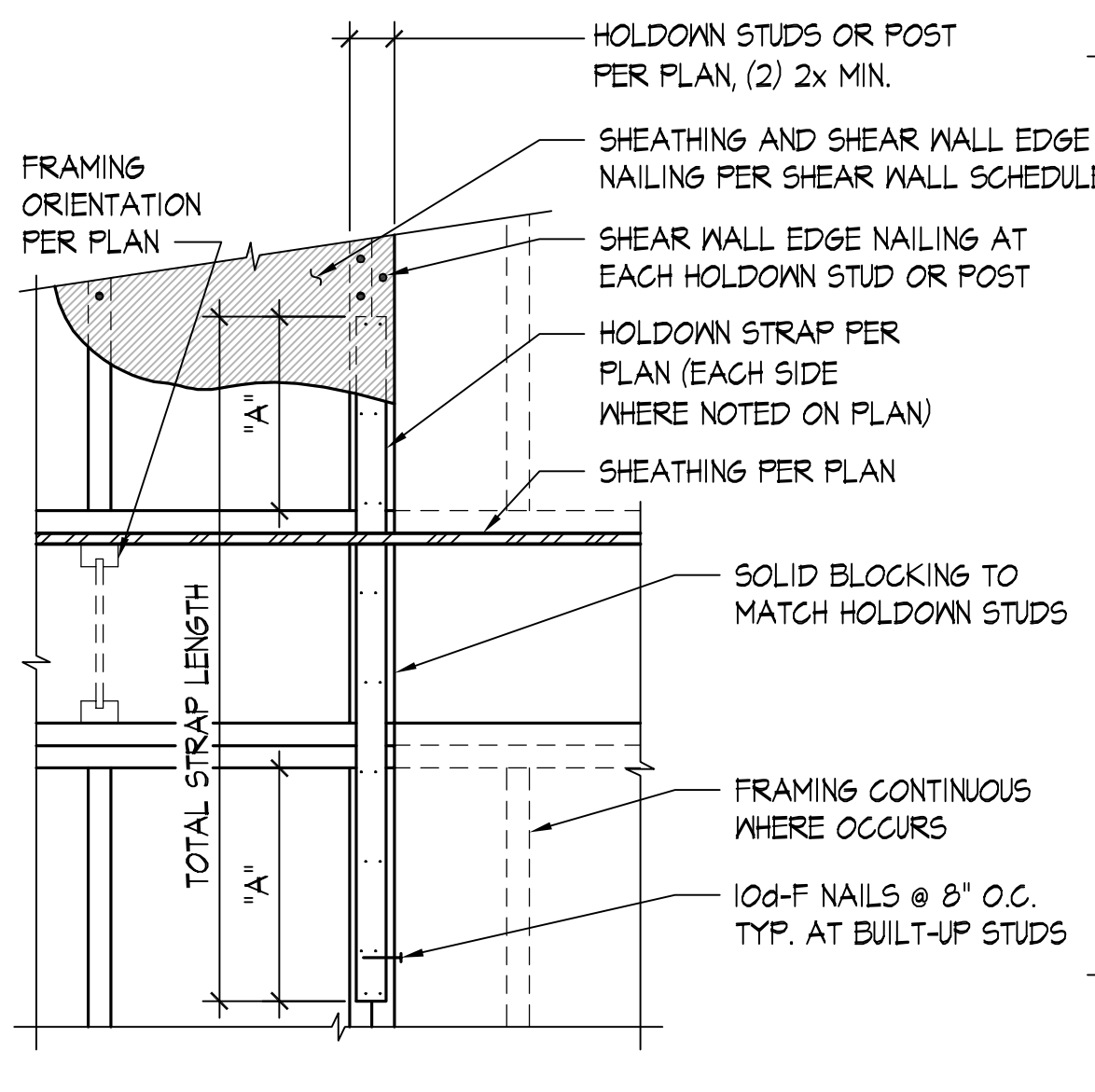
DETAIL B  
PANEL EDGE NAILING AT JOIST SPLICE

- NOTES:**
- 1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
  - 2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.

TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING

SCALE: NONE

6



TYPICAL FLOOR TO FLOOR HOLDOWN STRAP & FLOOR TO HEADER HOLDOWN STRAP

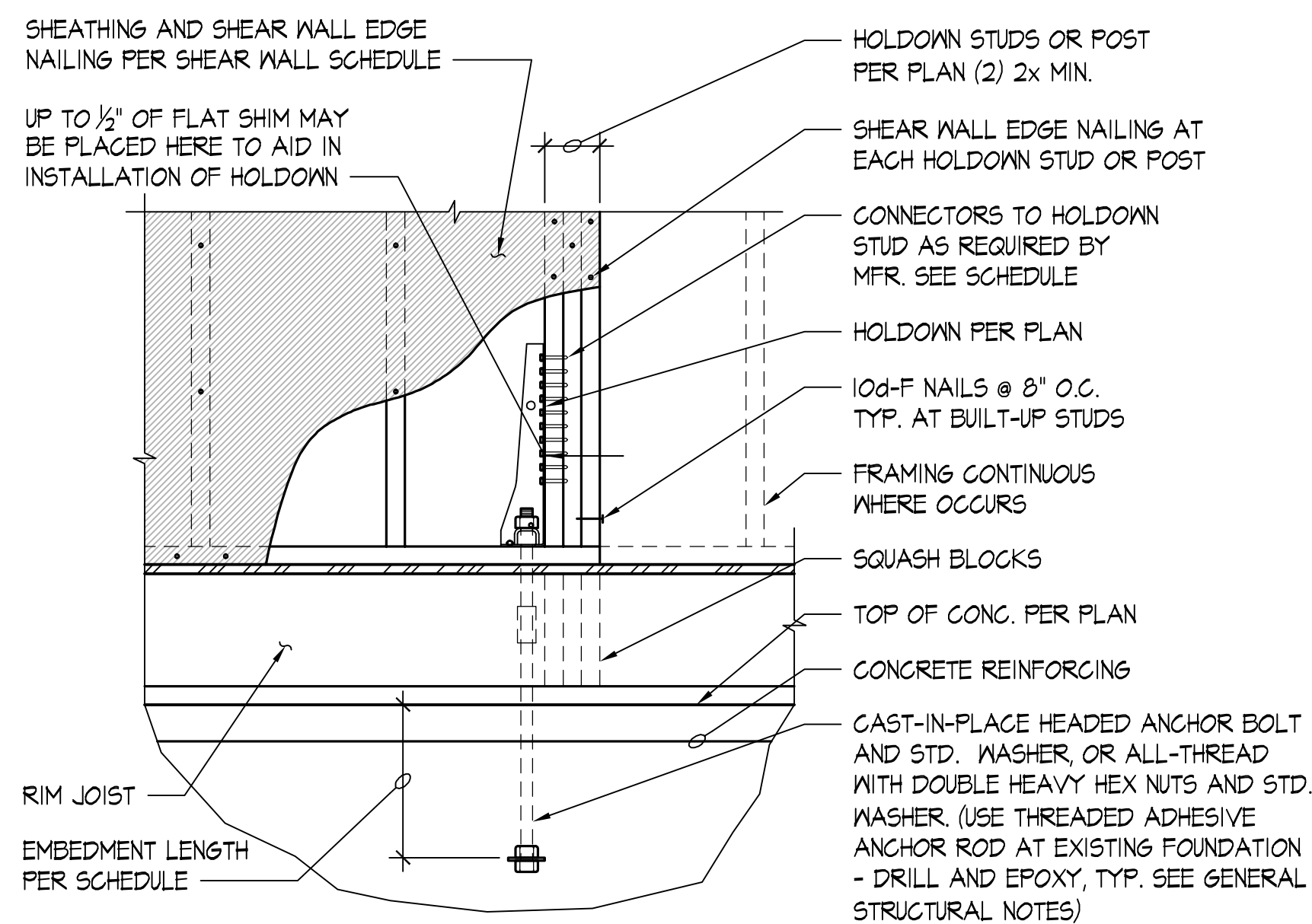
SCALE: NONE

10

SHEAR WALL SCHEDULE - 10d NAILS

SCALE: NONE

8



HOLDOWN	ANCHOR BOLT φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDOWN STUDS
HDU2	5/8"φ	13"	(6) 1/4"x2 1/2" SDS
HDU4	5/8"φ	13"	(10) 1/4"x2 1/2" SDS
HDU5	5/8"φ	13"	(14) 1/4"x2 1/2" SDS
HDU6	7/8"φ	18"	(20) 1/4"x2 1/2" SDS
HDU11	1"φ	20"	(30) 1/4"x2 1/2" SDS

**NOTE:**  
PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

TYPICAL HOLDOWN TO CONCRETE AT RIM JOIST

SCALE: NONE

12

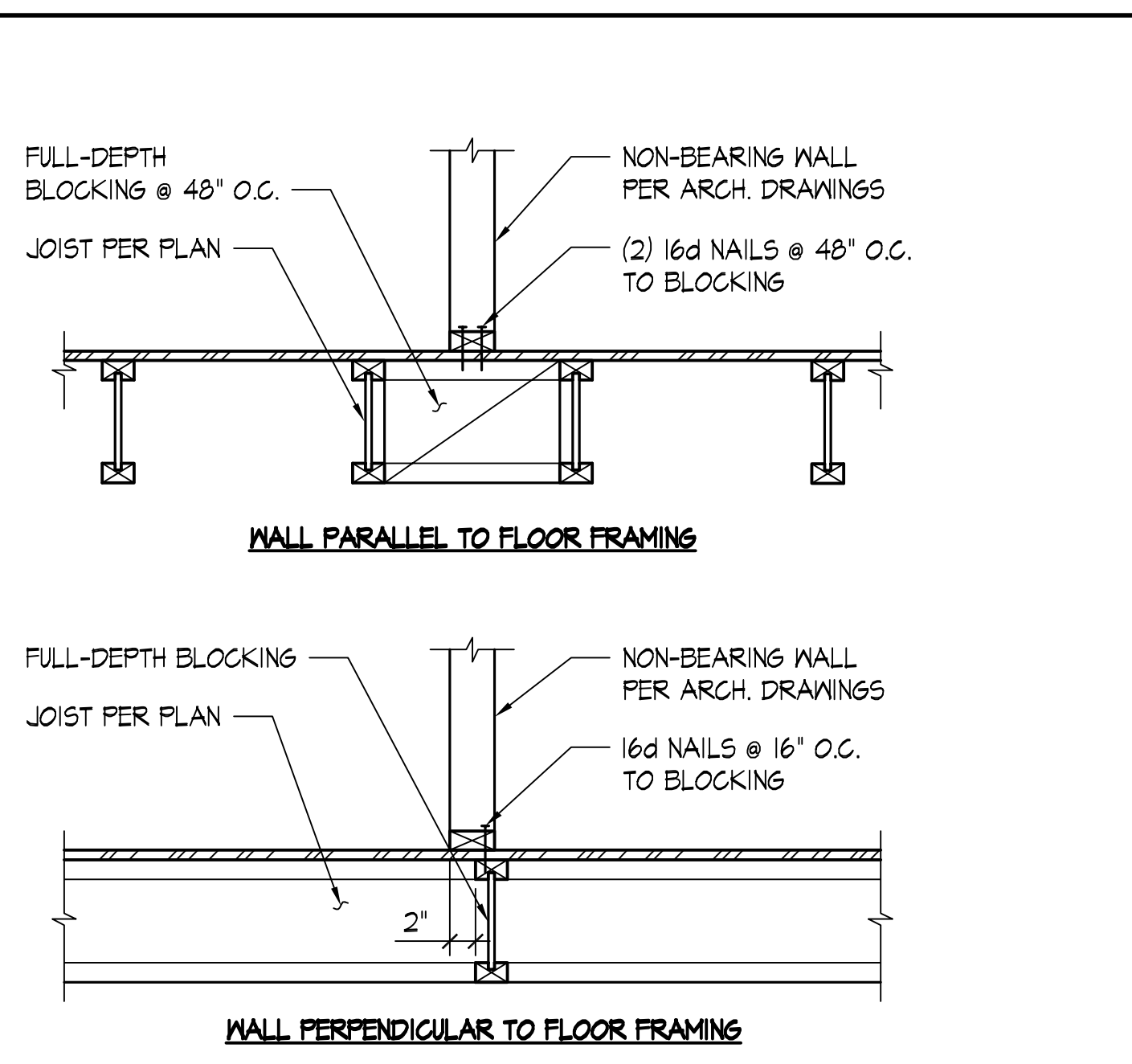
NO.	DESCRIPTION	DATE	BY

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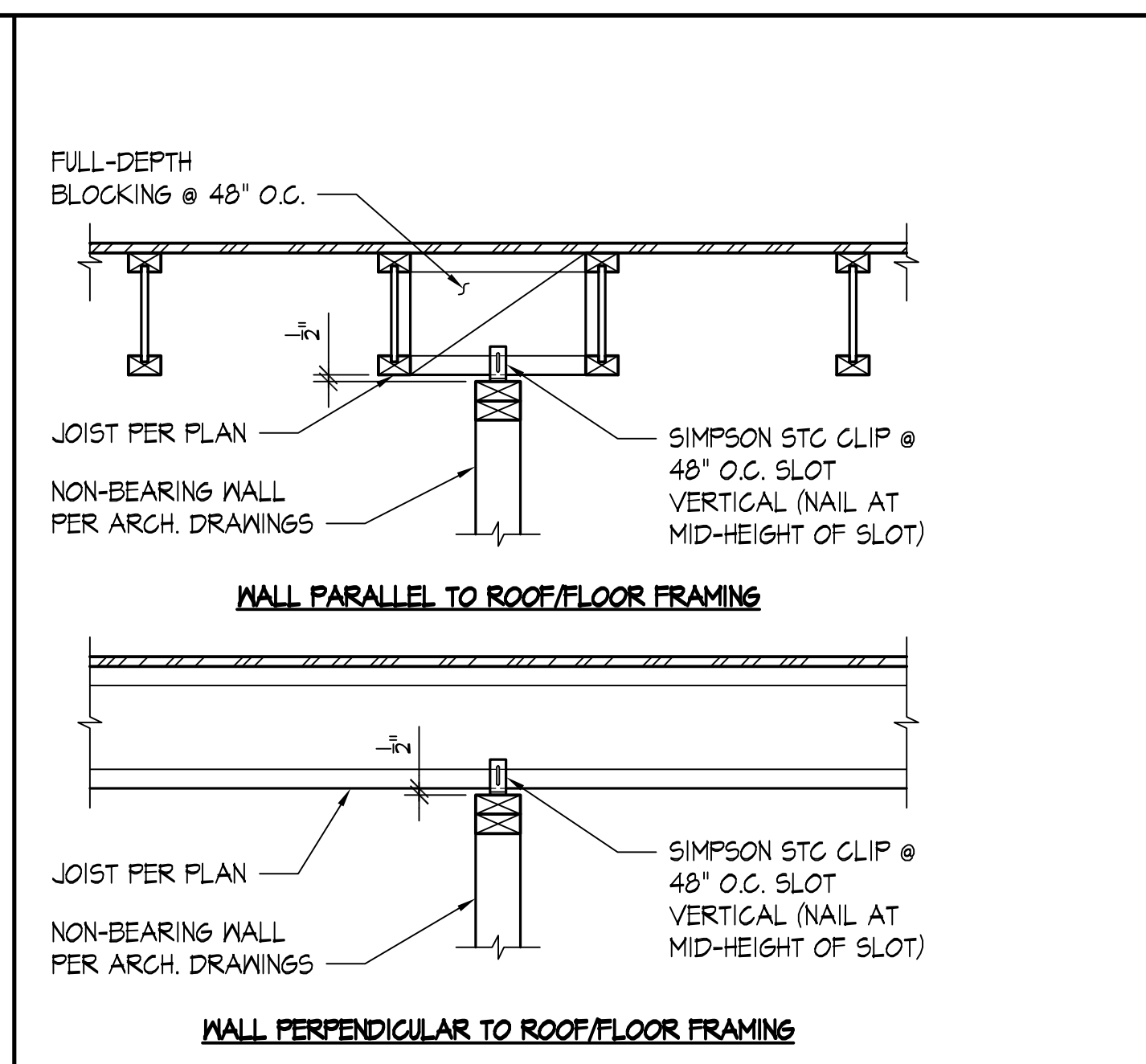
### TYPICAL WOOD DETAILS

SHEET NO.

S4.0



TYPICAL NON-BEARING WALL SUPPORT (BOTTOM) - I-JOIST SCALE: NONE

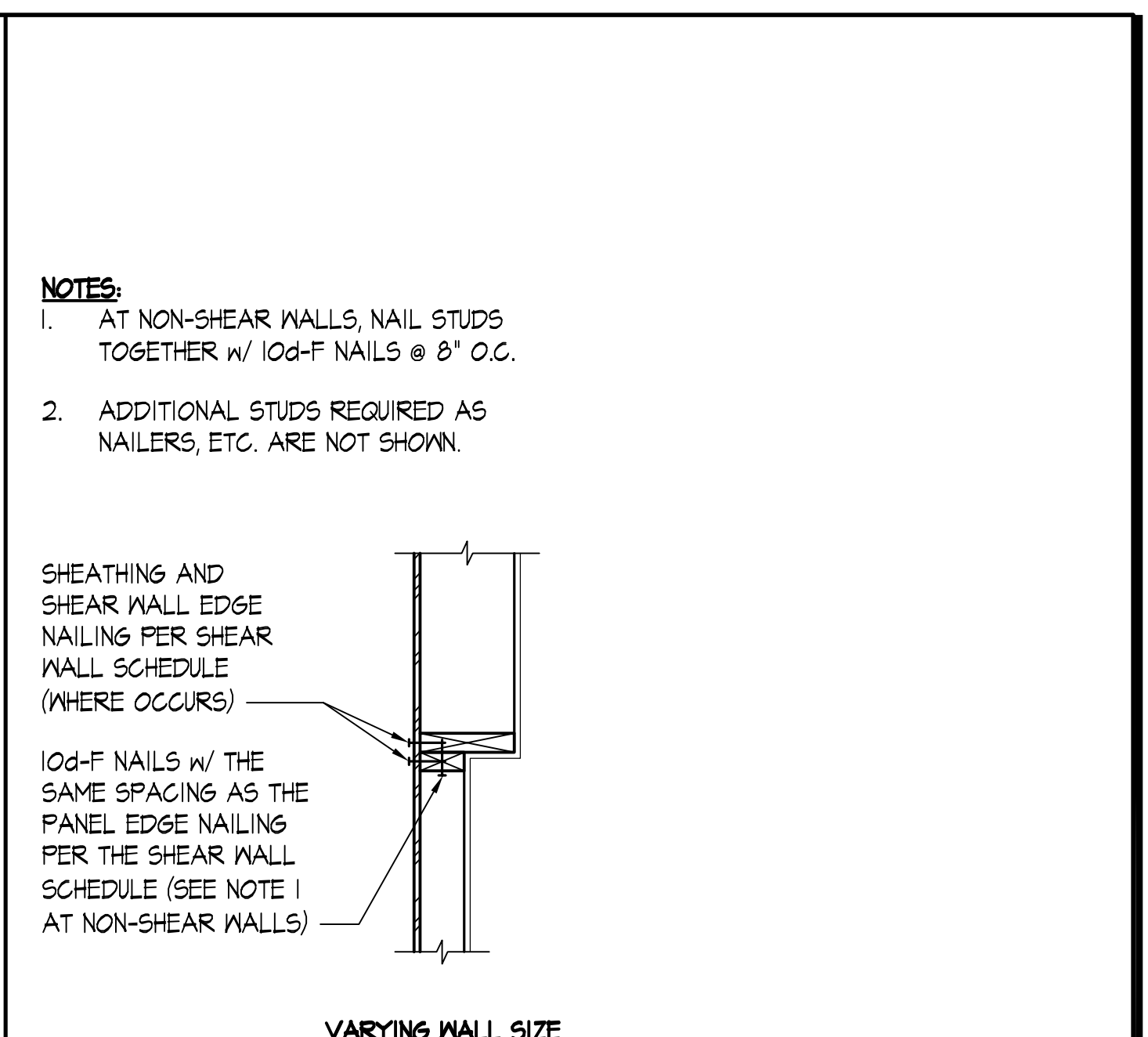


TYPICAL NON-STRUCTURAL WALL SUPPORT (TOP) - I-JOIST SCALE: NONE

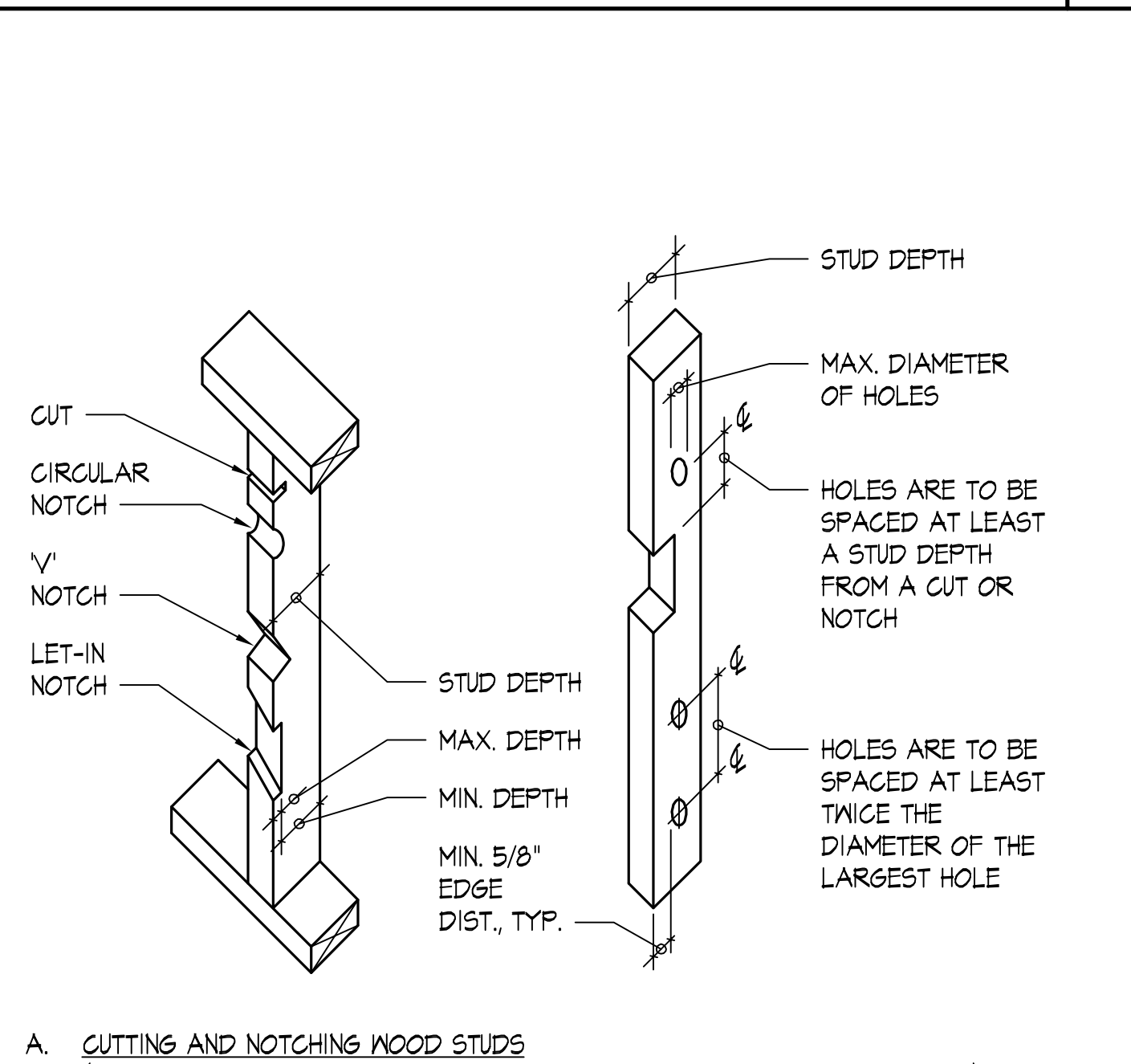
CEILING JOIST SCHEDULE	
SIZE	MAX. SPAN
2x4 @ 24" O.C. 2x4 @ 16" O.C.	8'-0" 9'-2"
2x6 @ 24" O.C. 2x6 @ 16" O.C.	12'-6" 14'-4"
2x8 @ 24" O.C. 2x8 @ 16" O.C.	16'-6" 19'-0"
2x10 @ 24" O.C. 2x10 @ 16" O.C.	21'-2" 24'-3"

**NOTES:**  
 CEILING JOIST TABLE BASED ON  
 HF #2, F<sub>b</sub> = 850 PSI (REPETITIVE MEMBER USE), F<sub>v</sub> = 150 PSI  
 E = 1.3x10<sup>6</sup> PSI, DEFL. < L/240  
 ATTIC LIVE LOAD = 10.0 PSF  
 CEILING DEAD LOAD = 5.0 PSF

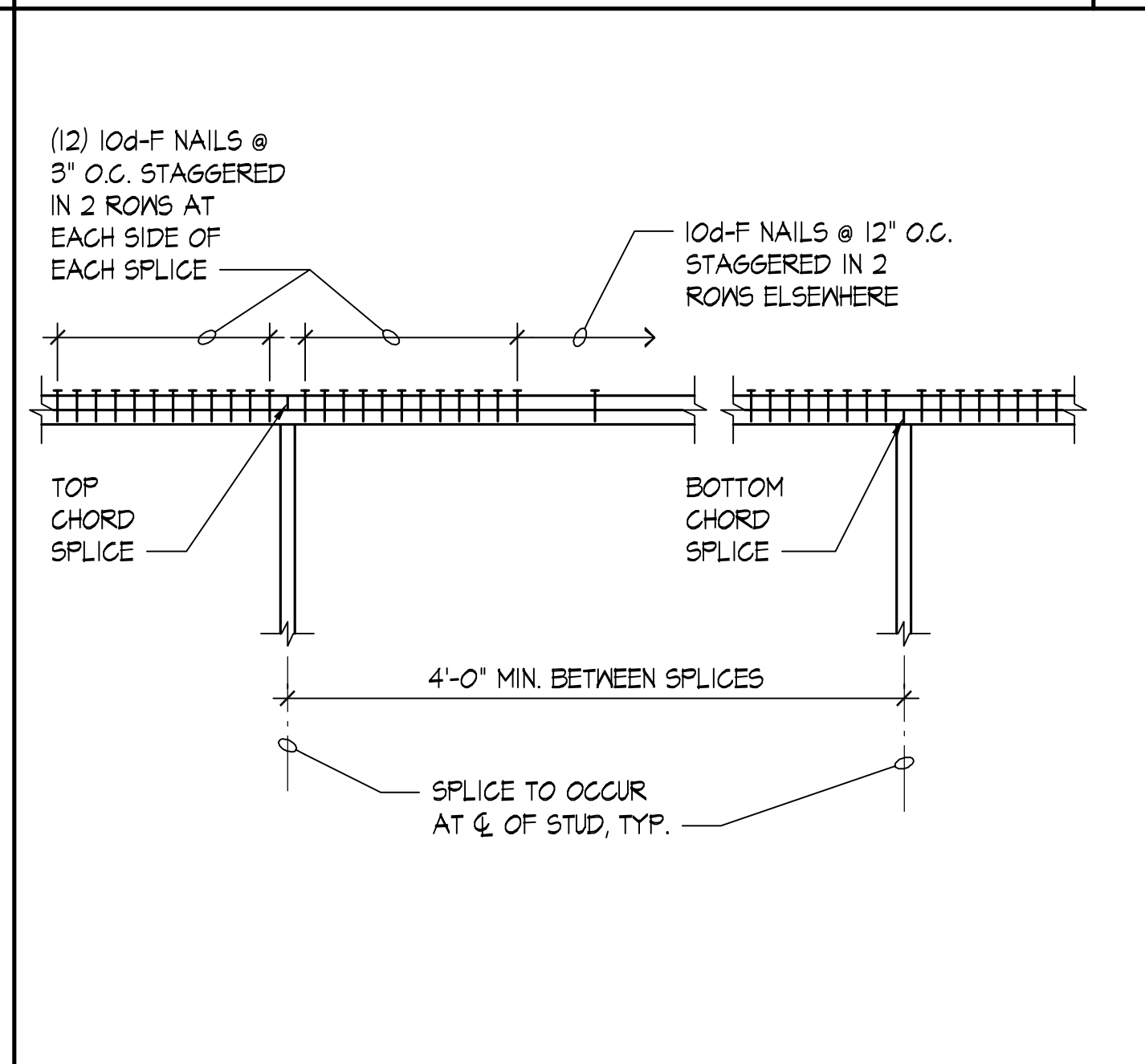
CEILING JOIST SCHEDULE SCALE: NONE



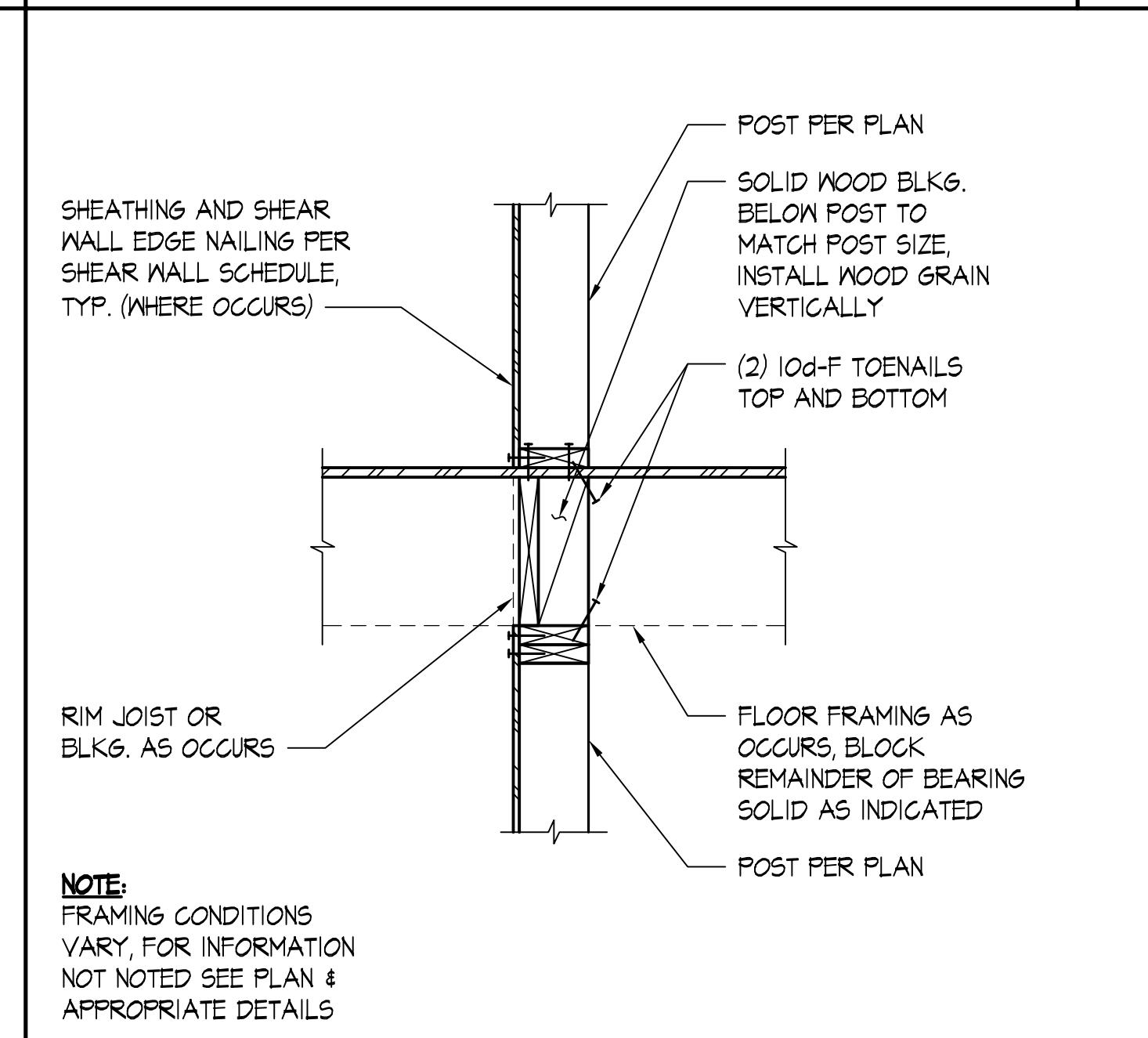
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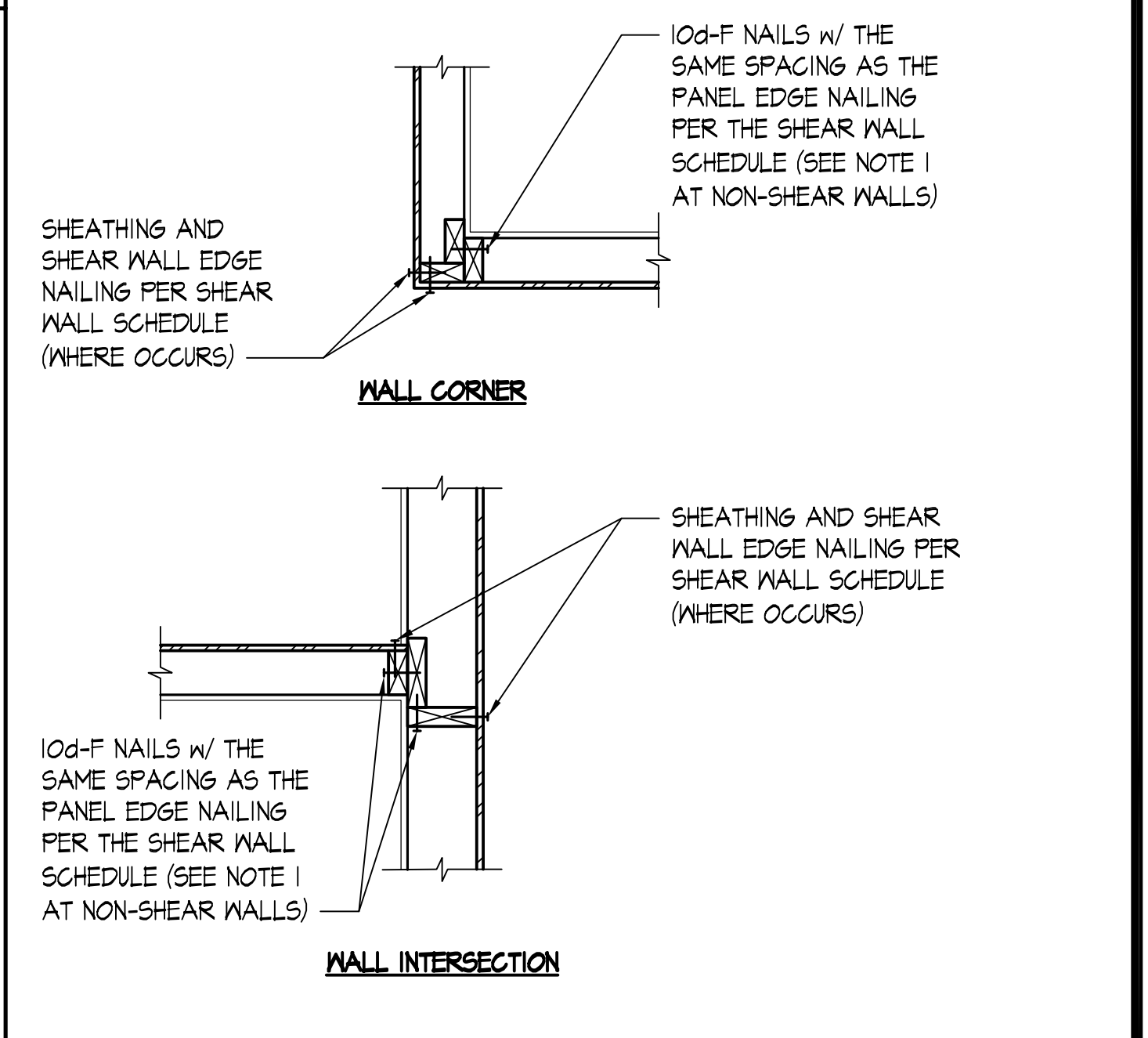
TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE



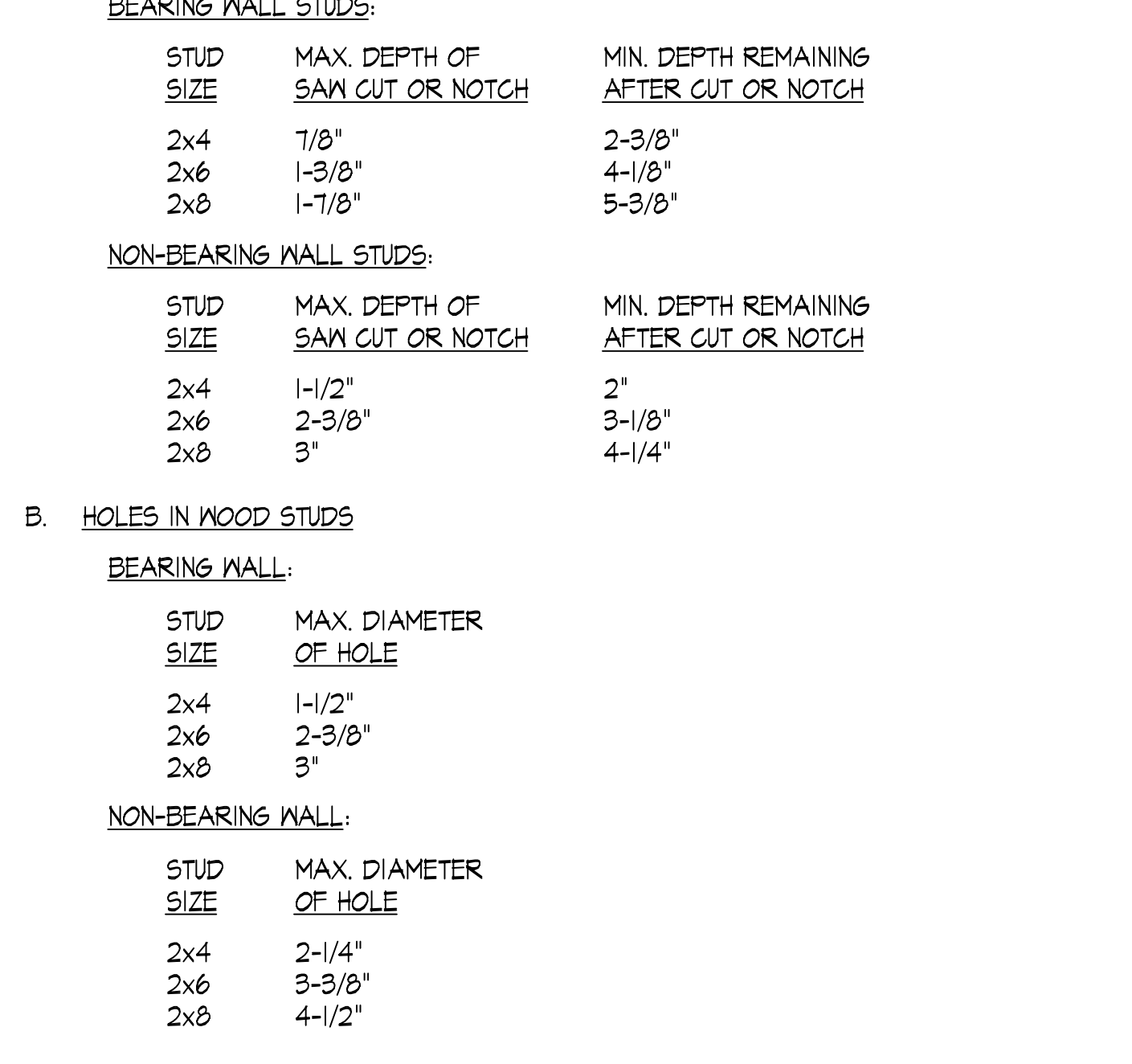
TYPICAL TOP PLATE SPLICE SCALE: NONE



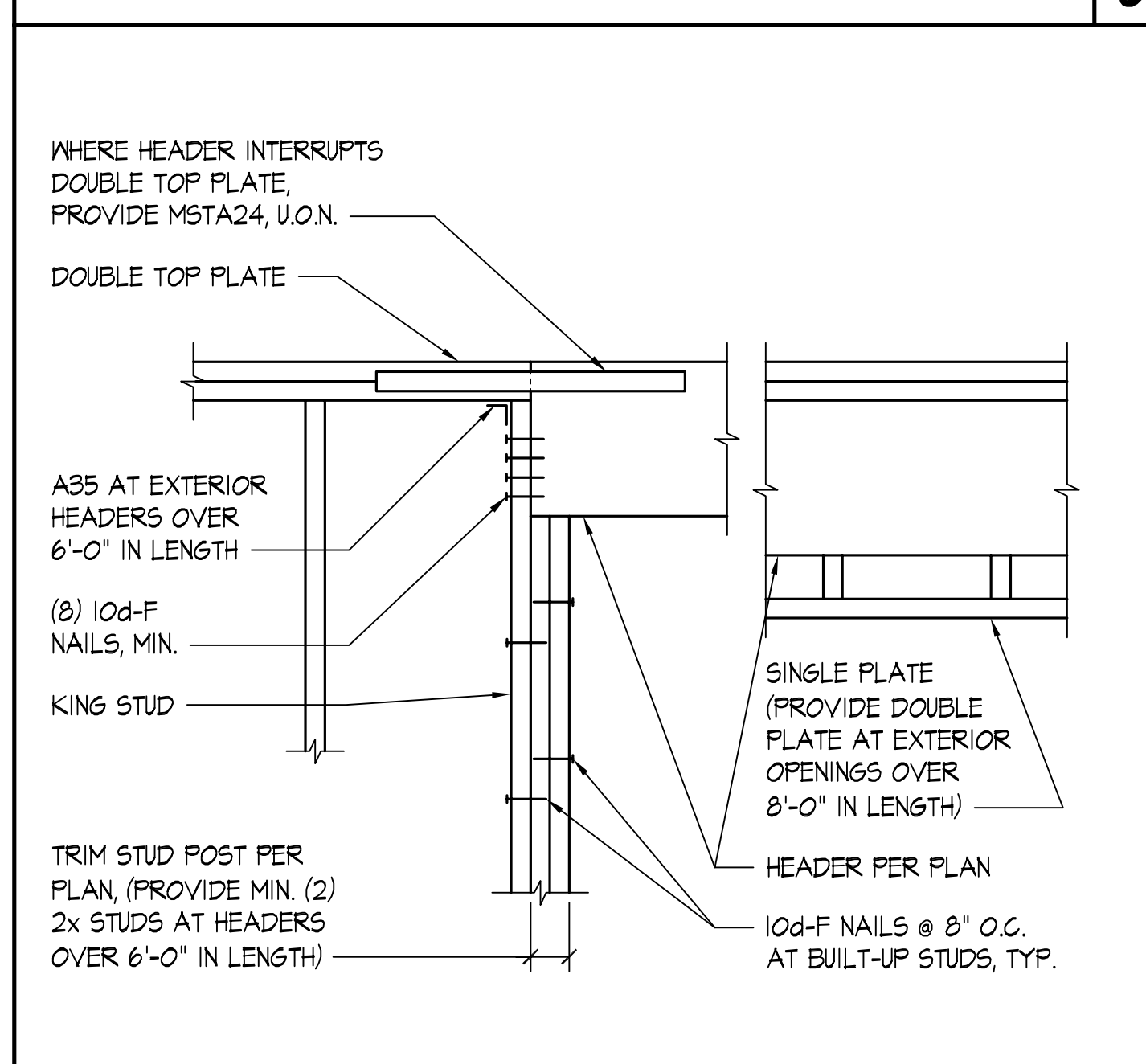
TYPICAL POST AT FLOOR SCALE: NONE



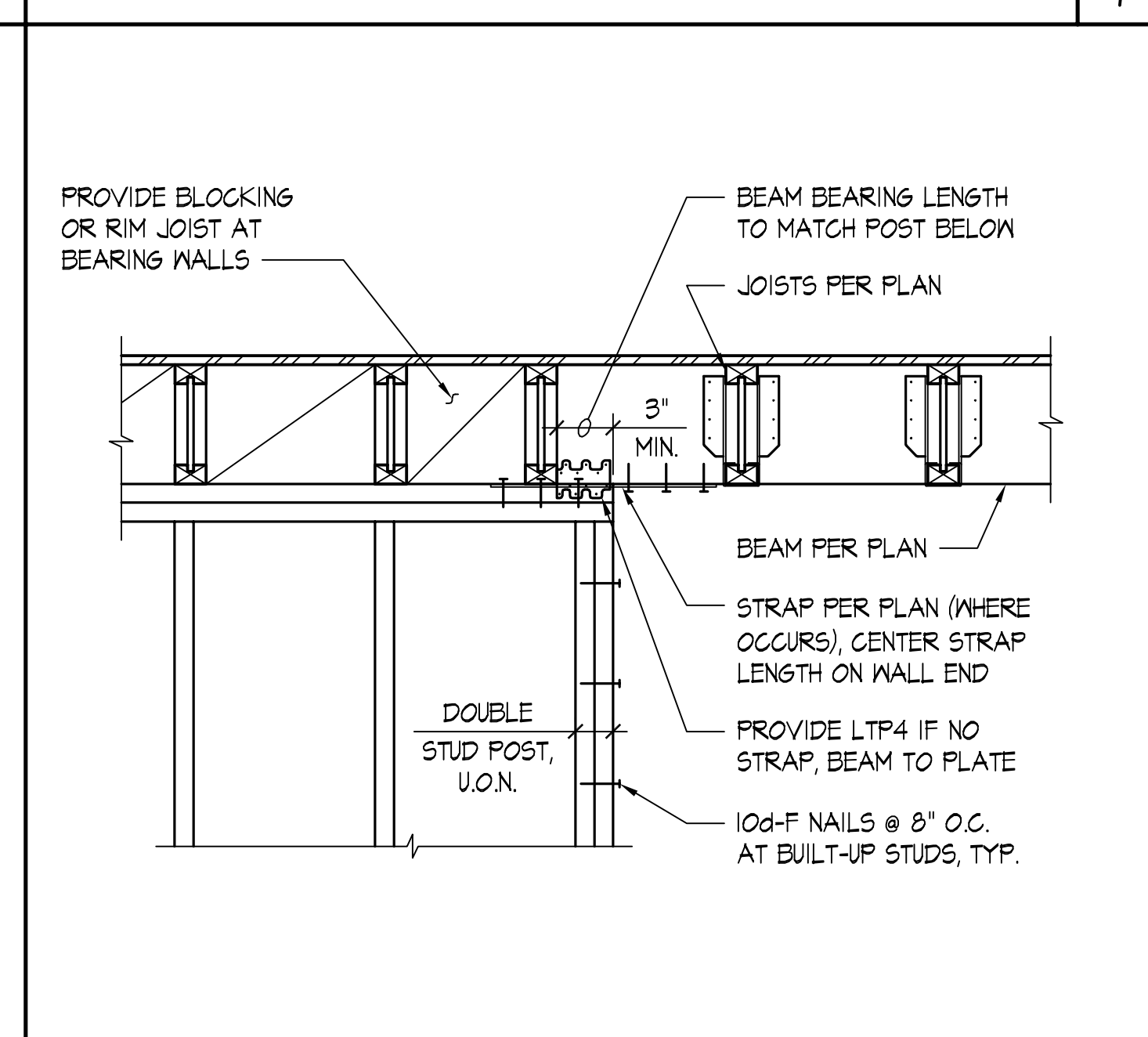
TYPICAL WALL INTERSECTIONS - RESIDENTIAL SCALE: NONE



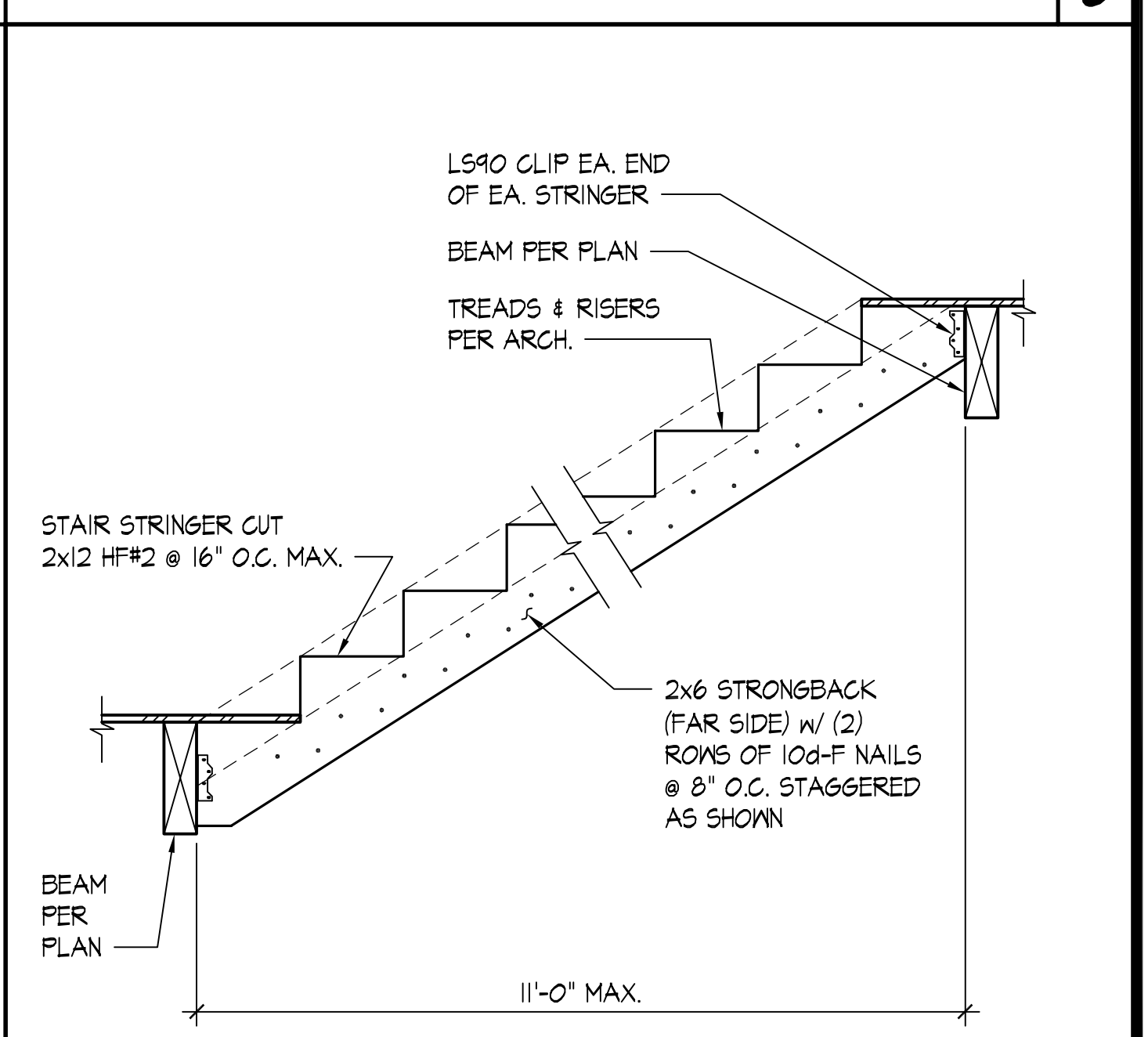
TYPICAL HEADER SCALE: NONE



TYPICAL FLUSH BEAM SCALE: NONE



TYPICAL STAIR STRINGER SCALE: NONE



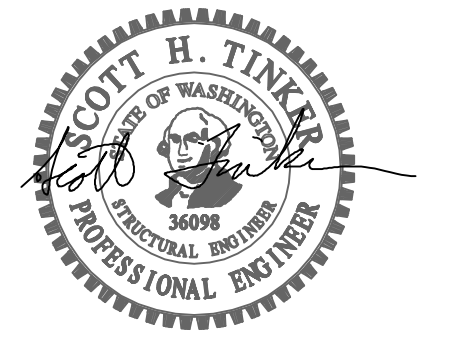
TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE



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PROJECT:

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APPROVAL:

NO.	DESCRIPTION	DATE	BY

ISSUES:	REVISIONS:

PERMIT SET 6/7/23  
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 ISSUES: SHT  
 P.M. SHT  
 P.E. MKS  
 DRAWN BY: TA  
 SCALE: AS SHOWN  
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 SHEET TITLE:

SHEET NO.

**TYPICAL WOOD DETAILS**

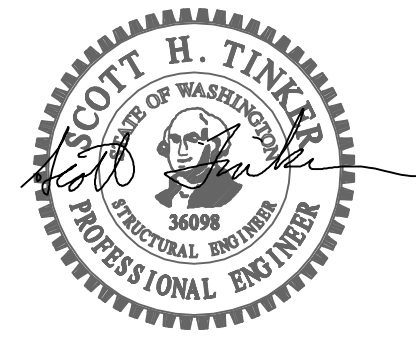
**S4.1**



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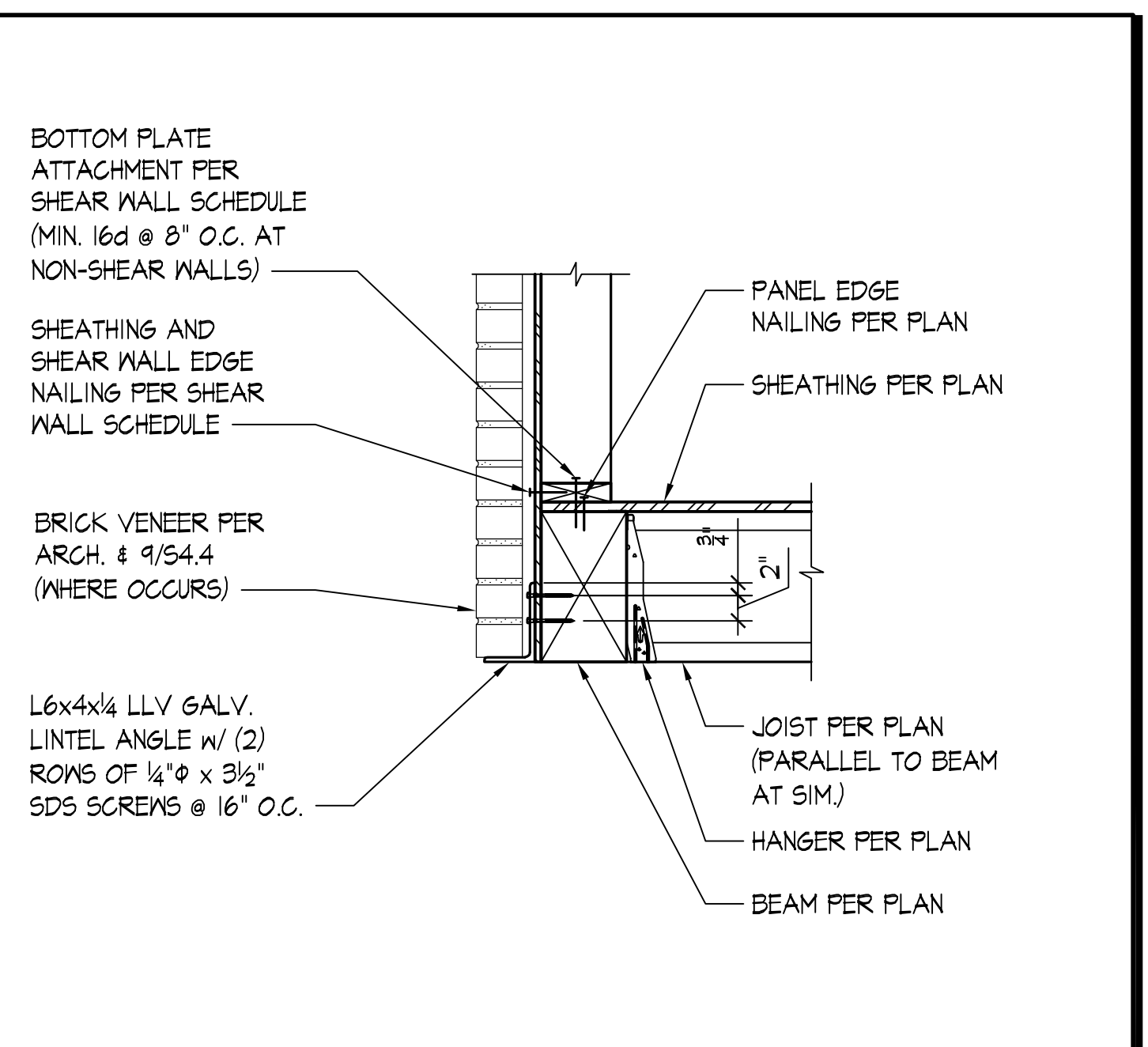
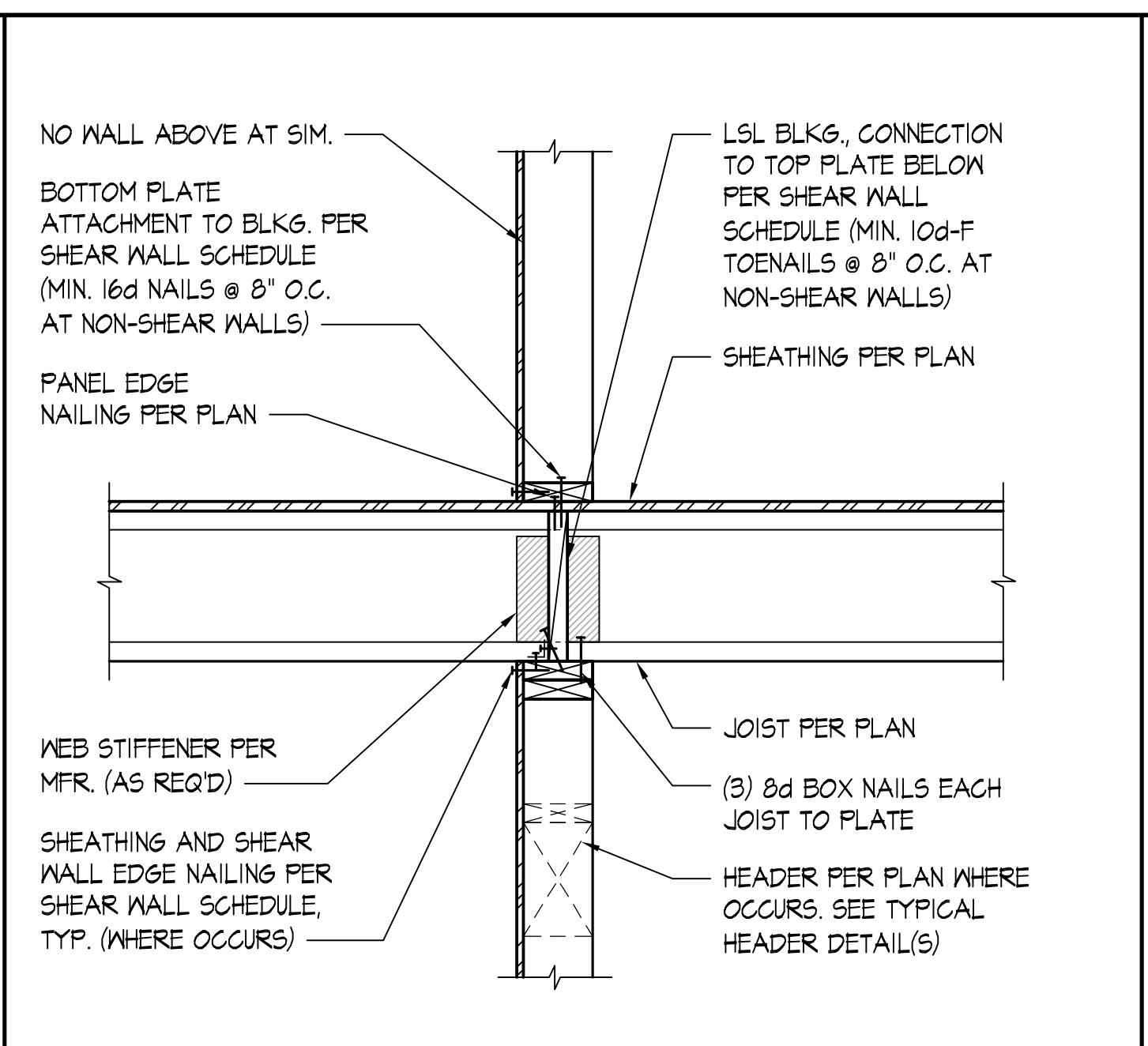
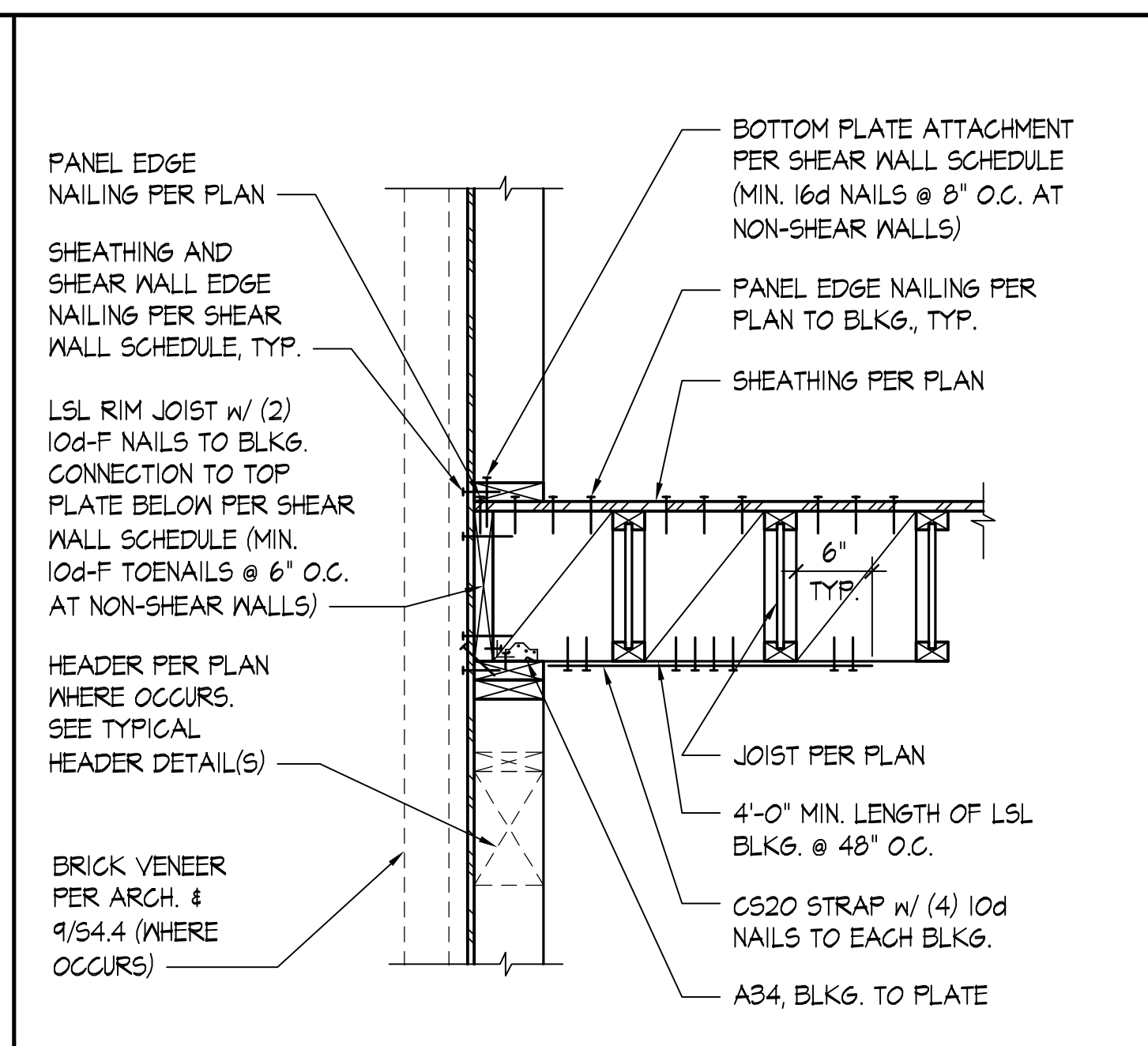
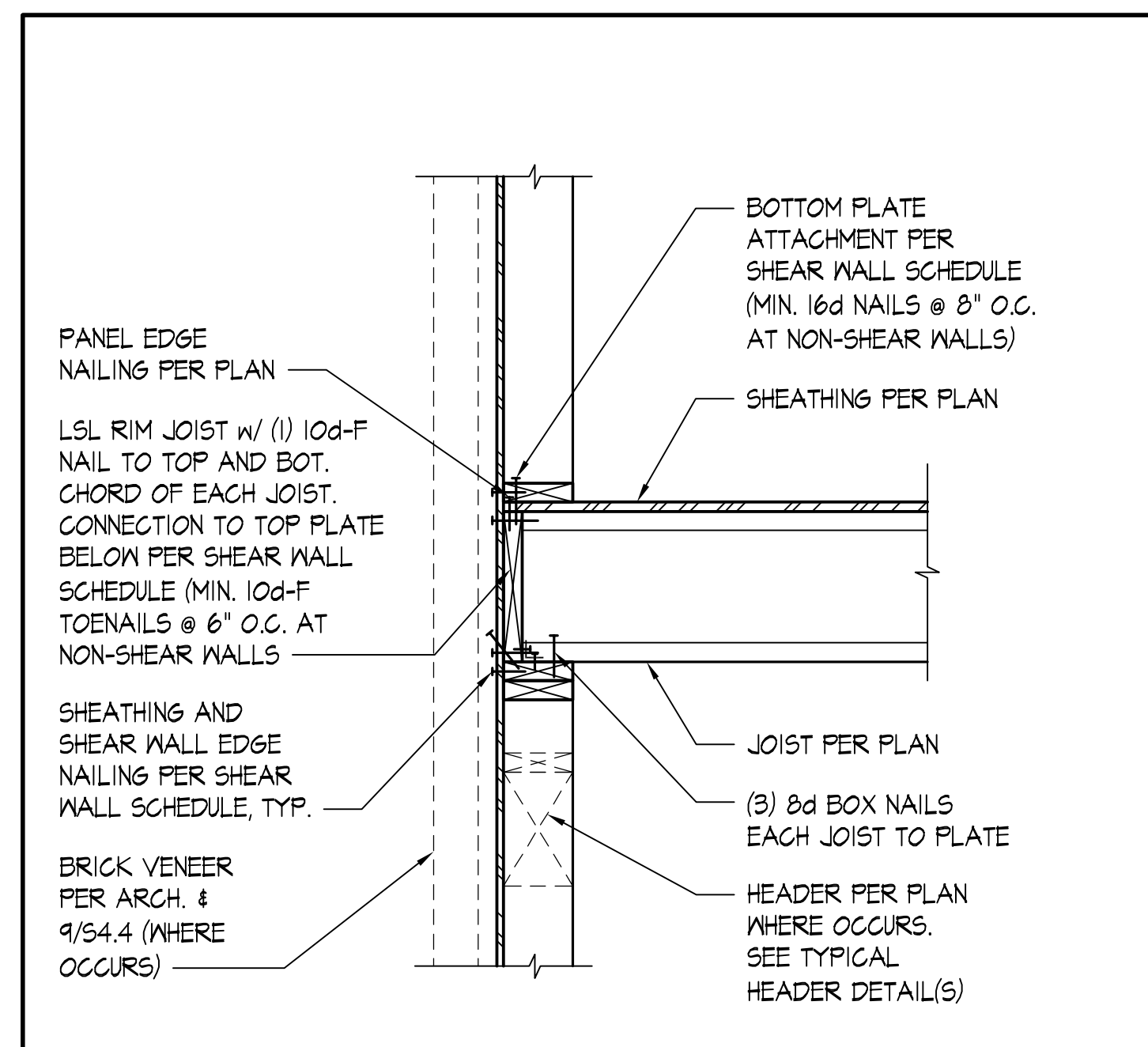
APPROVAL:


PERMIT SET	6/7/23		
NO.	DESCRIPTION	DATE	BY
ISSUES: ○	REVISIONS: △		
P.M.	SHT		
P.E.	MKS		
DRAWN BY:	TA		
SCALE:	AS SHOWN		
DATE:	6/7/23		
JOB NO.	23127.01		
SHEET TITLE:			

**FLOOR DETAILS**

SHEET NO.

**S4.2**

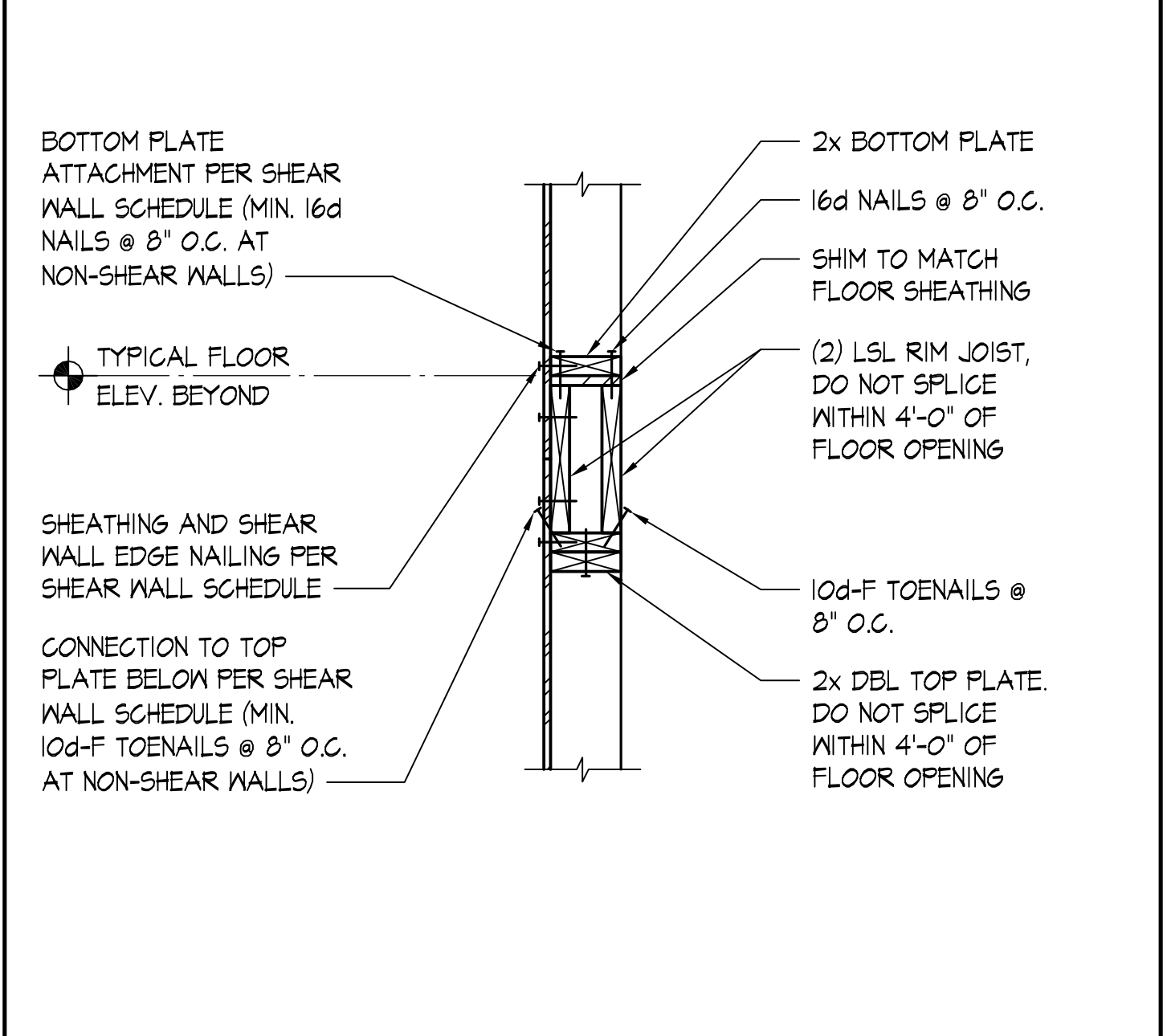
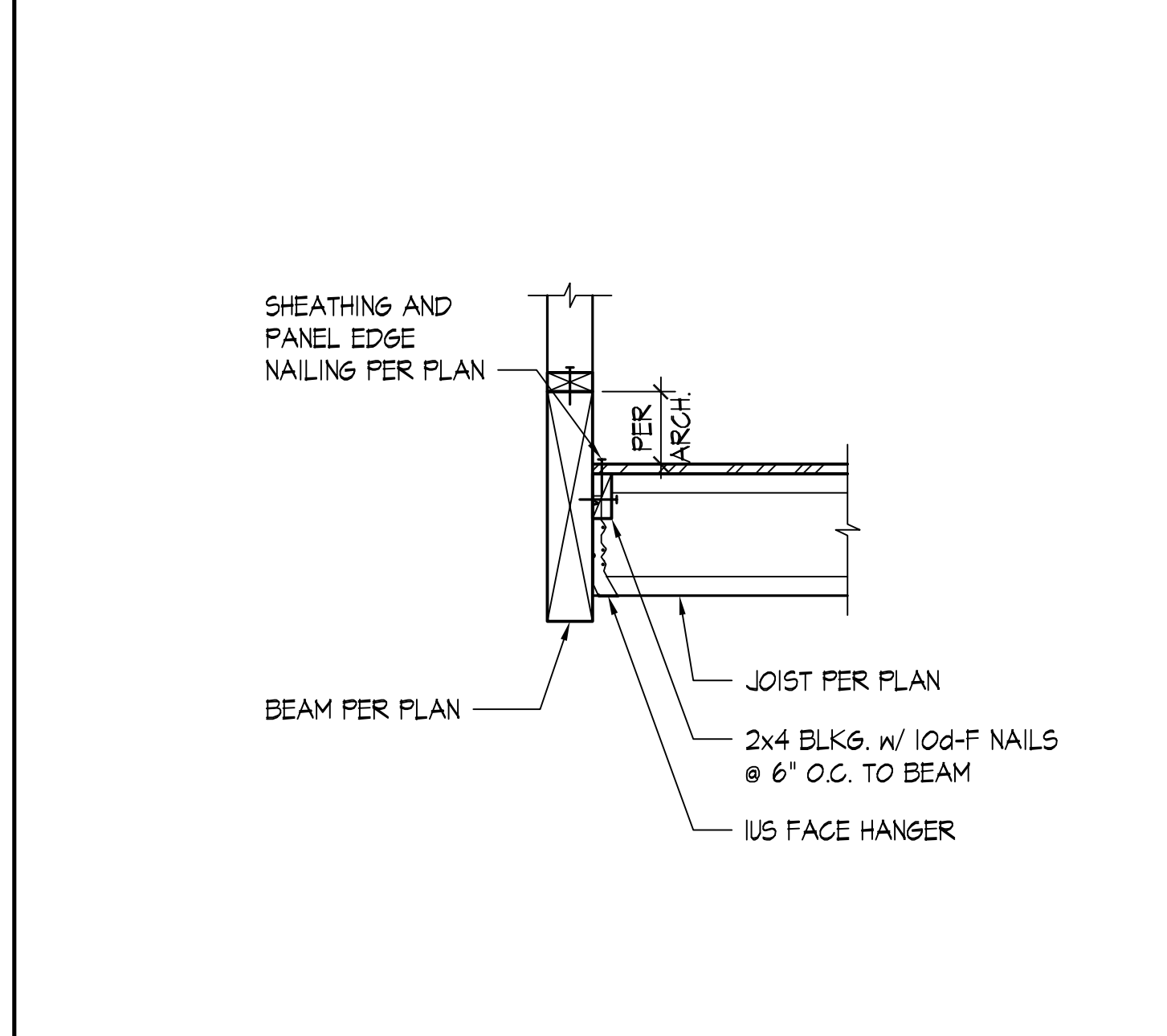
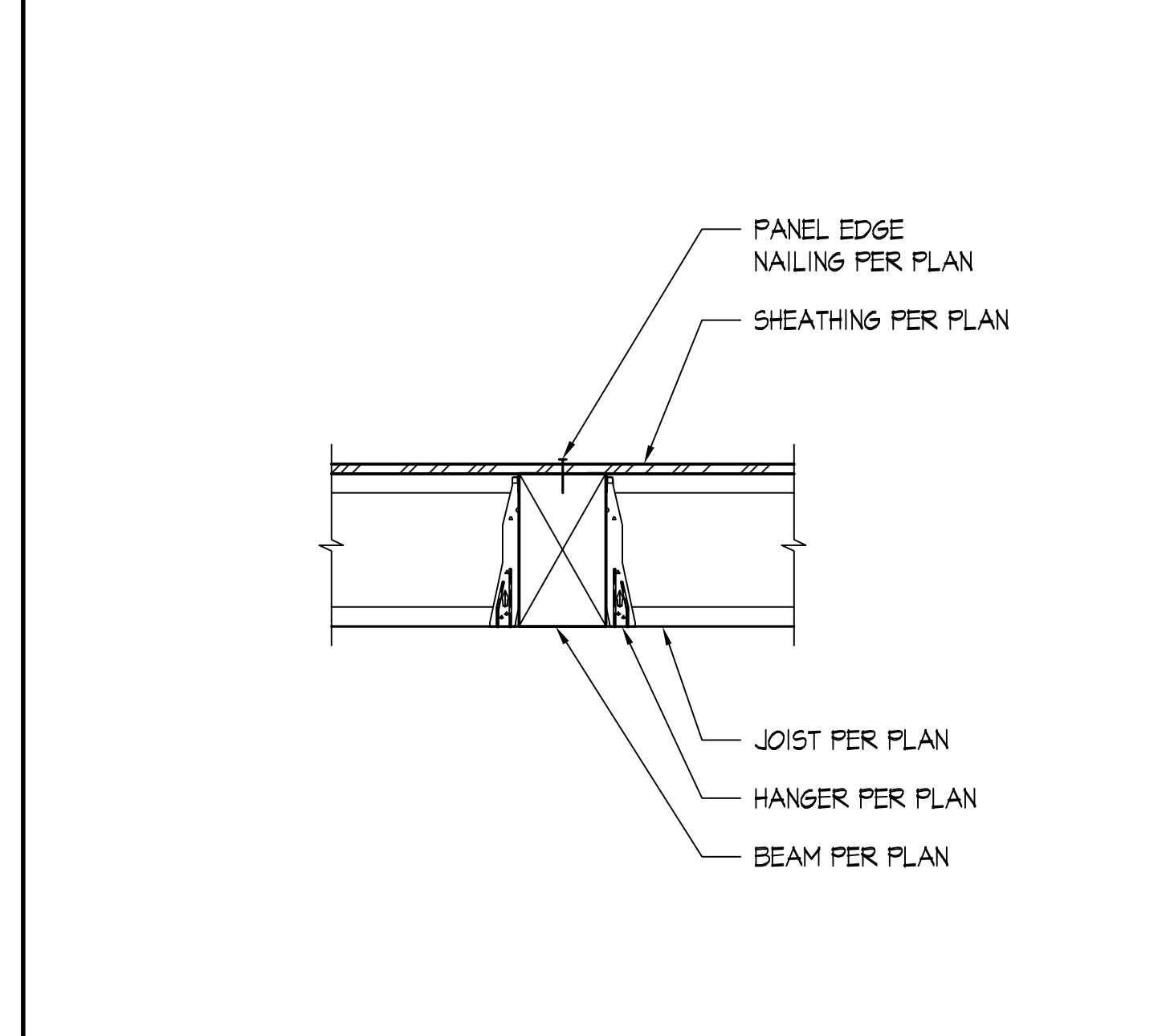


TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE |

TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: NONE | 2

TYPICAL INTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE | 3

TYPICAL STRUCTURAL WALL TO PARALLEL PERIMETER BEAM BELOW - I-JOIST PERPENDICULAR SCALE: NONE | 4

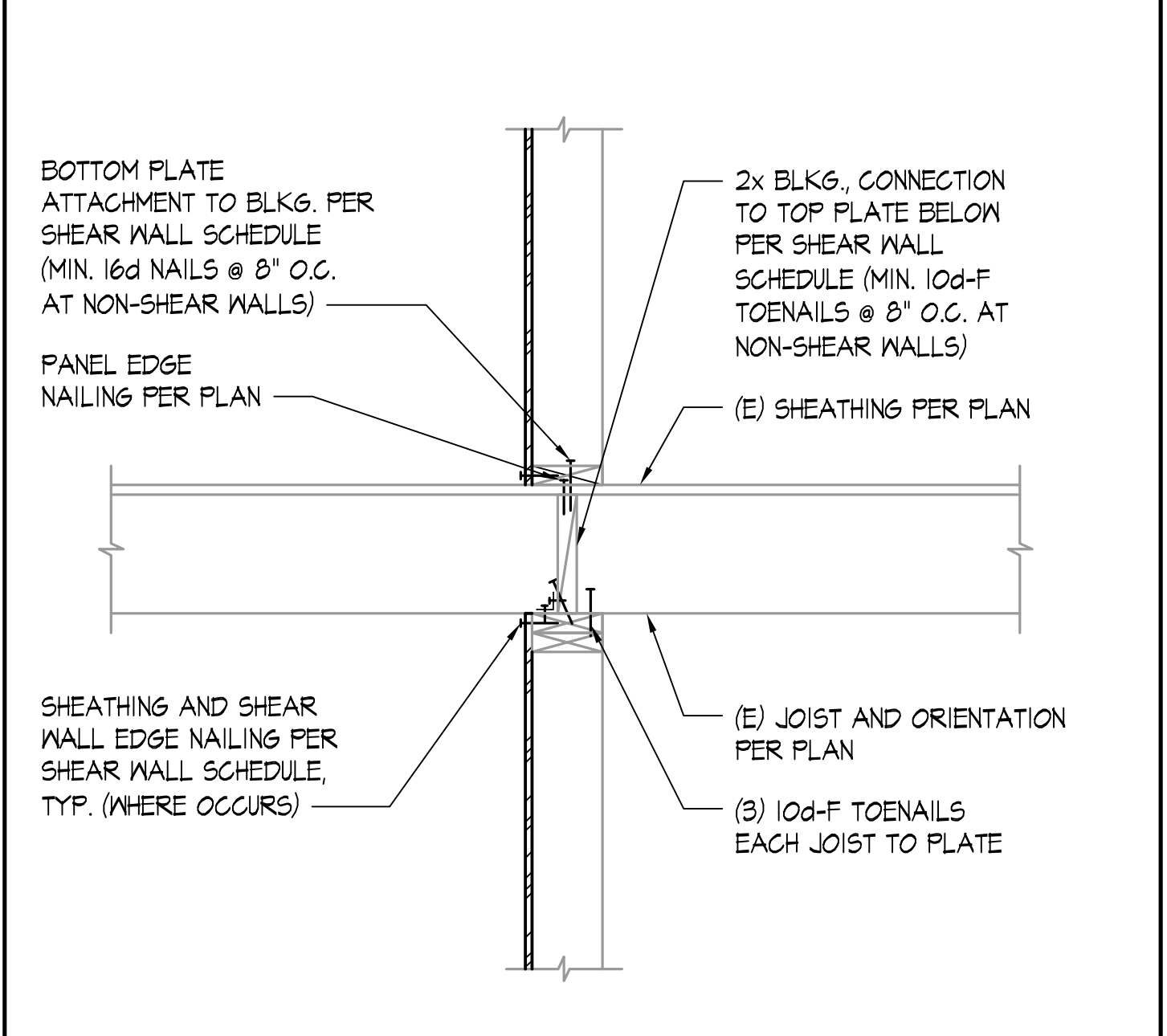
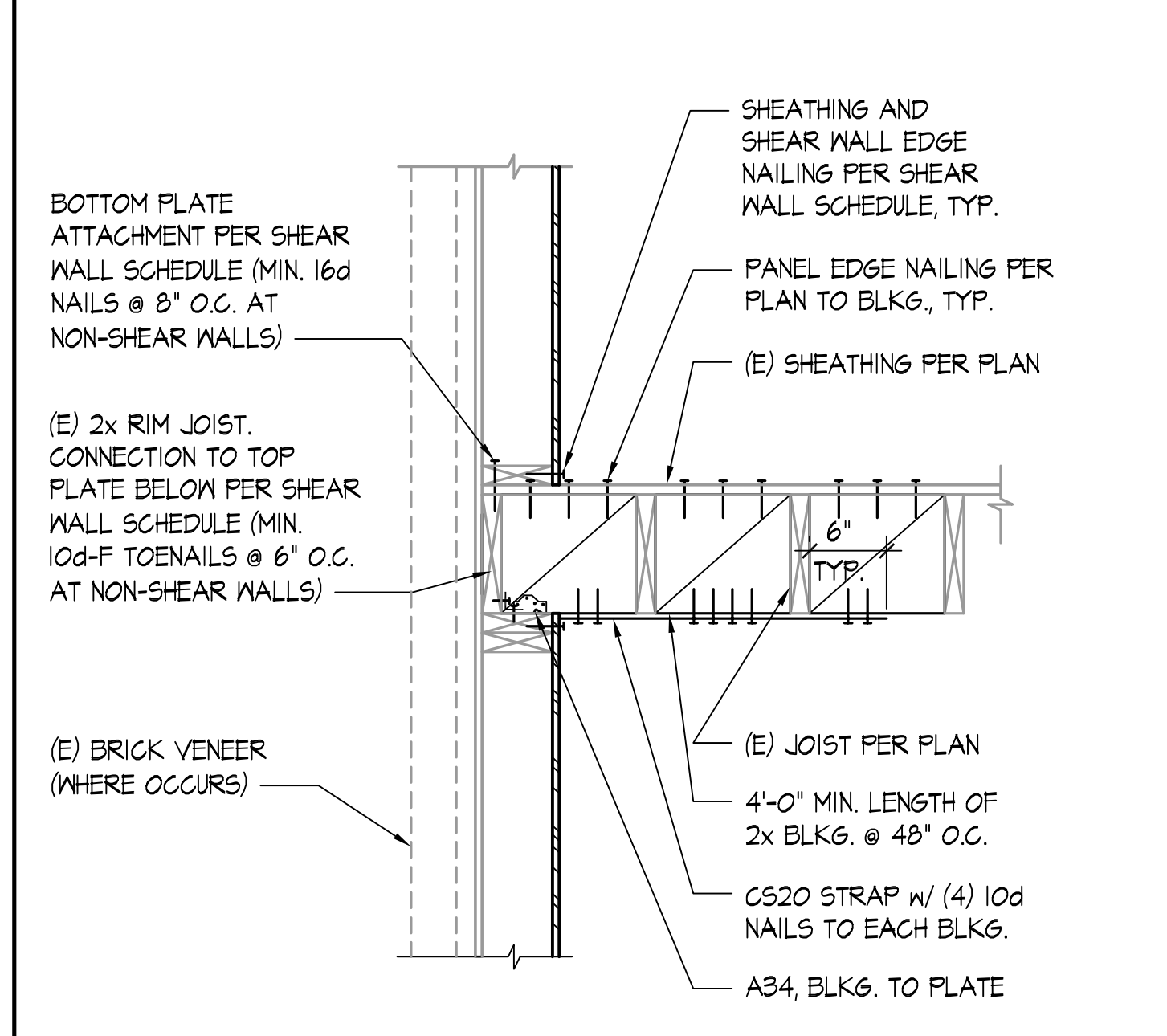
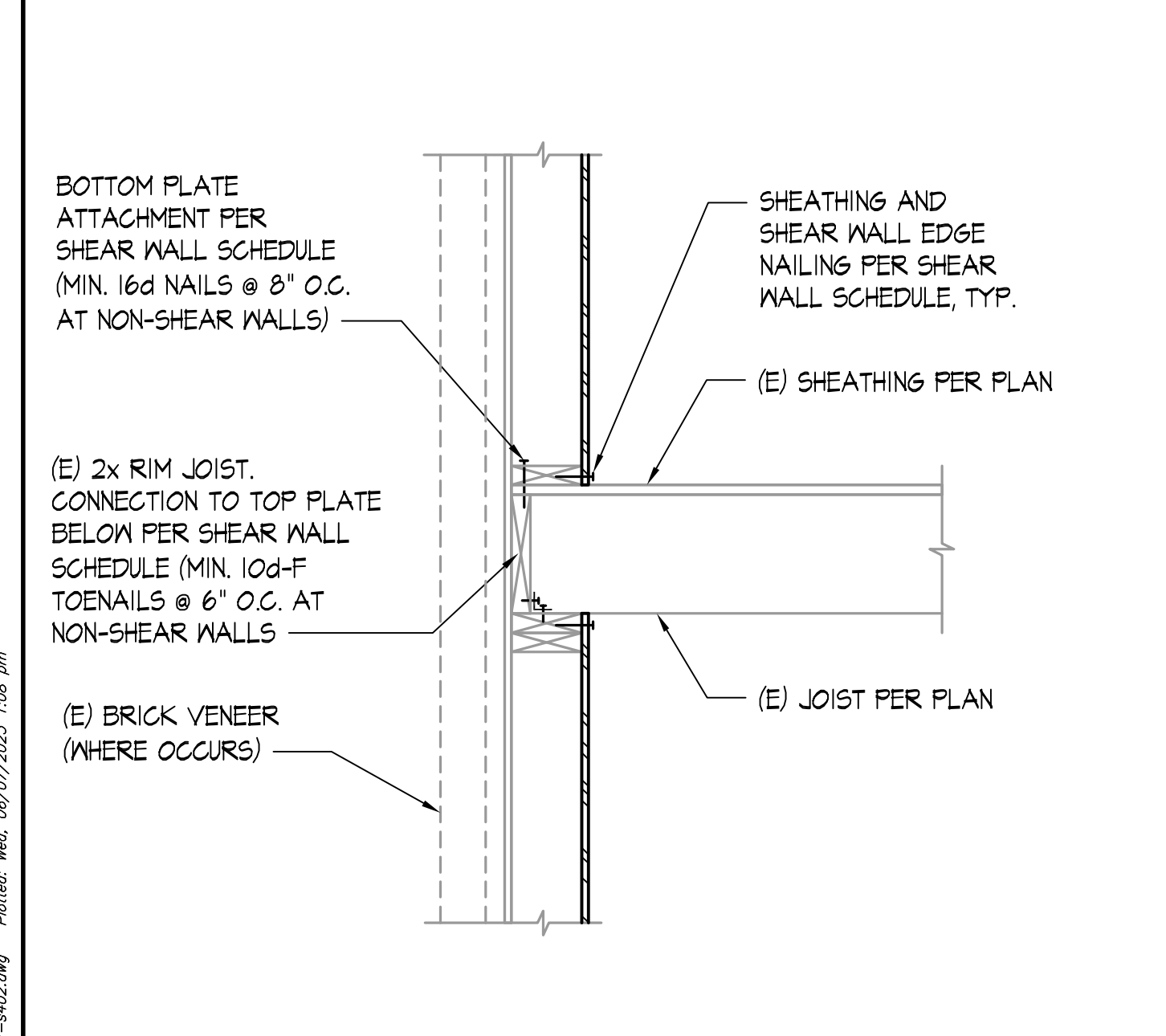


DETAIL SCALE: NONE | 8

TYPICAL I-JOIST TO FLUSH BEAM CONNECTION SCALE: NONE | 5

FLOOR JOIST TO UP-SET BEAM CONNECTION SCALE: NONE | 6

EXTERIOR WALL AT FLOOR OPENING - I-JOIST SCALE: NONE | 7



DETAIL SCALE: NONE | 12

TYPICAL EXTERIOR WALL - (E) 2x JOIST PERPENDICULAR SCALE: NONE | 9

TYPICAL EXTERIOR WALL - (E) 2x JOIST PARALLEL SCALE: NONE | 10

TYPICAL INTERIOR WALL - (E) 2x JOIST PERPENDICULAR SCALE: NONE | 11

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SEAL:



PROJECT:

**HONG AND KAO RESIDENCE**

5425 W. MERCER WAY  
MERCER ISLAND, WA 98040

APPROVAL:


PERMIT SET	6/7/23		
NO.	DESCRIPTION	DATE	BY
ISSUES: 0			
REVISIONS: 1			
P.M.	SHT		
P.E.	MKS		
DRAWN BY:	TA		
SCALE:	AS SHOWN		
DATE:	6/7/23		
JOB NO.	23127.01		
SHEET TITLE:			

**DECK DETAILS**

SHEET NO.

**S4.3**

<p>RAILING AND CONNECTION PER ARCH. PANEL EDGE NAILING PER PLAN TO BEAM FEDESTAL PAVERS PER ARCH. RIPPED 2x w/ (2) 10d-F TOENAILS @ 16" O.C. WATERPROOF MEMBRANE PER ARCH. SHEATHING PER PLAN JOIST PER PLAN LUS HANGER BEAM PER PLAN</p> <p>TYPICAL DECK EDGE - JOIST PERPENDICULAR TO BEAM SUPPORT SCALE: 1"=1'-0"</p>	<p>RAILING AND CONNECTION PER ARCH. PANEL EDGE NAILING PER PLAN TO BEAM FEDESTAL PAVERS PER ARCH. RIPPED 2x w/ (2) 10d-F TOENAILS @ 16" O.C. WATERPROOF MEMBRANE PER ARCH. SHEATHING PER PLAN JOIST PER PLAN BEAM PER PLAN LSTAIRS TOP AND BOTTOM ALIGNED w/ BLKG. WRAP AROUND BEAM 2x BLKG. @ 24" O.C. w/ A35 EACH END 1'-0" MIN.</p> <p>TYPICAL DECK EDGE - JOIST PARALLEL SCALE: 1"=1'-0"</p>	<p>PEDESTAL PAVERS PER ARCH. WATERPROOF MEMBRANE PER ARCH. PANEL EDGE NAILING PER PLAN SHEATHING PER PLAN RIPPED 2x w/ (2) 10d-F TOENAILS @ 16" O.C.</p> <p>TYPICAL FLUSH BEAM AT DECK SCALE: 1"=1'-0"</p> <p>NOTE: FOR INFORMATION NOT NOTED, SEE 5/54.2</p>	<p>PANEL EDGE NAILING TO BLKG. FLOOR JOIST PER PLAN DECK JOIST PER PLAN 2x BLKG. @ 24" O.C.</p> <p>DETAIL SCALE: 1"=1'-0"</p> <p>NOTE: FOR INFORMATION NOT NOTED, SEE 8/54.3</p>
<p>2x PLATE w/ 5/8"φ x 1/2" W.T.S. @ 32" O.C., CTSK. NUT &amp; WASHER 3/4" MAX. FLUSH BEAM PER PLAN JOIST PER PLAN LUS48 HANGER w/ (6) 0.148"φ x 1/2" NAILS TO LEDGER, TYP. 2x LEDGER w/ 5/8"φ x 1/2" W.T.S. @ 32" O.C., CTSK. NUT &amp; WASHER 3/4" MAX.</p> <p>DECK EDGE AT STEEL BEAM - JOIST PERPENDICULAR SCALE: 1"=1'-0"</p> <p>NOTE: FOR INFORMATION NOT NOTED, SEE 1/54.3</p>	<p>2x PLATE w/ 5/8"φ x 1/2" W.T.S. @ 32" O.C., CTSK. NUT &amp; WASHER 3/4" MAX. FLUSH BEAM PER PLAN JOIST PER PLAN LUS48 HANGER w/ (6) 0.148"φ x 1/2" NAILS TO LEDGER, TYP. 2x LEDGER w/ 5/8"φ x 1/2" W.T.S. @ 32" O.C., CTSK. NUT &amp; WASHER 3/4" MAX.</p> <p>DECK EDGE AT STEEL BEAM - JOIST PARALLEL SCALE: 1"=1'-0"</p> <p>NOTE: FOR INFORMATION NOT NOTED, SEE 2/54.3</p>	<p>PANEL EDGE NAILING PER PLAN 2x LEDGER EA. SIDE OF BEAM w/ 5/8"φ x 1/2" W.T.S. @ 32" O.C., CTSK. NUT &amp; WASHER 3/4" MAX. FLUSH BEAM PER PLAN JOIST PER PLAN, TYP. (PARALLEL TO BEAM AT SIM.) LUS48 HANGER w/ (6) 0.148"φ x 1/2" NAILS TO LEDGER, TYP.</p> <p>FLUSH STEEL BEAM AT DECK SCALE: 1"=1'-0"</p> <p>NOTE: FOR INFORMATION NOT NOTED, SEE 3/54.3</p>	<p>PANEL EDGE NAILING PER PLAN, TYP. SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE FEDESTAL PAVERS PER ARCH. WATERPROOF MEMBRANE PER ARCH. RIPPED 2x w/ (2) 10d-F TOENAILS @ 16" O.C. DECK JOIST PER PLAN (PARALLEL TO BEAM AT SIM.) 2x LEDGER w/ (2) ROWS OF 1/4"φ x 3/2" SDS SCREWS @ 16" O.C. NO WALL ABOVE AT SIM. BOTTOM PLATE ATTACHMENT PER SHEAR WALL SCHEDULE (MIN. 16d NAILS @ 8" O.C. AT NON-SHEAR WALLS) SHEATHING PER PLAN, TYP. FLOOR JOIST PER PLAN FLUSH BEAM PER PLAN</p> <p>TYPICAL FLUSH BEAM AT DECK - DECK JOIST PARALLEL SCALE: 1"=1'-0"</p>
<p>DETAIL SCALE: 1"=1'-0"</p>	<p>DETAIL SCALE: 1"=1'-0"</p>	<p>DETAIL SCALE: 1"=1'-0"</p>	<p>DETAIL SCALE: 1"=1'-0"</p>

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