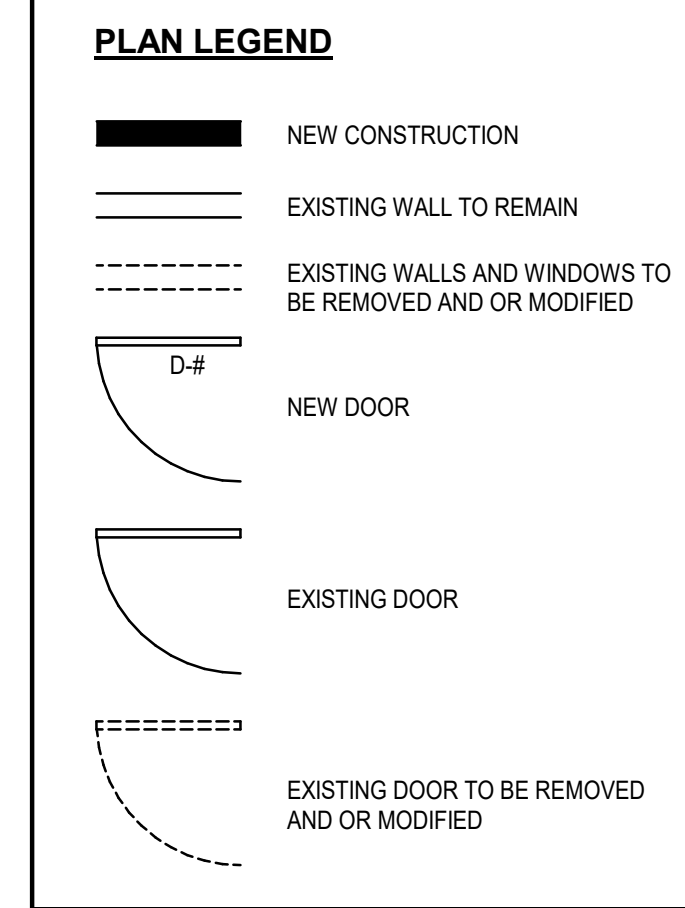


- GENERAL NOTES**
- VERIFY IN THE FIELD ALL DIMENSIONS OF EXISTING CONDITION
 - CONSTRUCTION TO COMPLY WITH THE 2015 IRC
 - NEW 2X6 EXTERIOR STUD WALLS @ 16" O.C. STACKED FRAMED
 - NEW 2X4 INTERIOR STUD WALLS @ 16" O.C. UNLESS NOTED OTHERWISE
 - BEARING AND HEADERS TO BE 6X8 #2 DF OR 4X10 #2 DF FURRED-OUT
 - FIREBLOCK ALL PLUMBING PENETRATIONS
 - PROVIDE SOLID BLOCKING OVER BEAMS & BEARING WALLS
 - ALL HANGER TO BE SIMPSON OR EQUAL
 - BEDROOMS TO HAVE AT LEAST ONE OPERABLE WINDOW NET CLEAR OPENING OF 5.7 SQ. FT. MIN. WITH A NET CLEAR OPENING HT. OF 24" MIN. AND NET CLEAR OPENING WIDTH OF 20" MIN. AND A FINISHED SILL HEIGHT OF NOT MORE THAN 44" ABOVE FINISH FLOOR.
 - ALL LUMBER EXPOSED TO WEATHER OR CONCRETE TO BE PRESSURE TREATED OR CEDAR
 - BASEMENT CEILING TO MATCH EXISTING

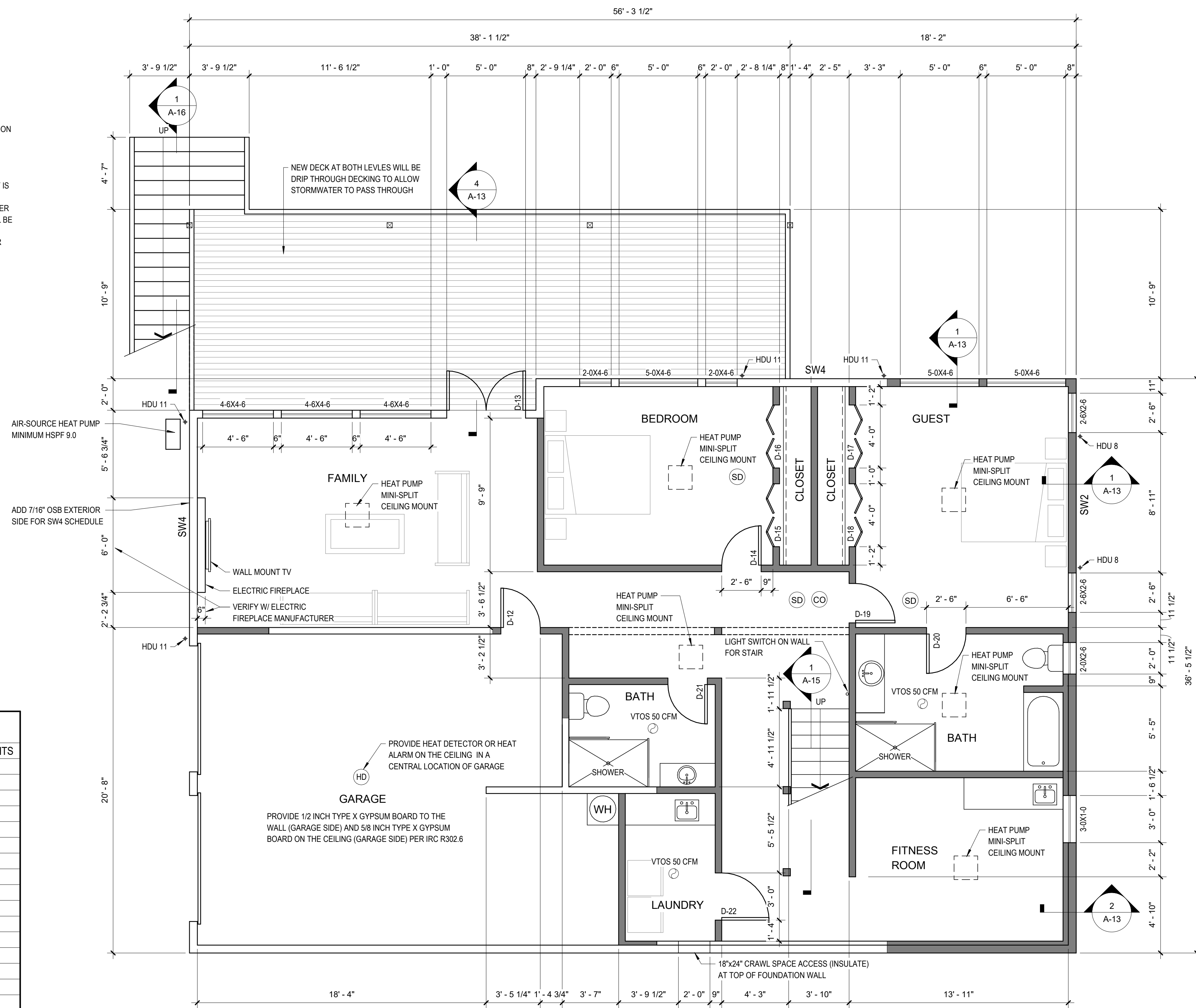
NOTE FOR EXISTING CONDITION

THE CONSTRUCTION DOCUMENTS REPRESENTED HEREIN ARE BASED ON NON-INVASIVE SITE OBSERVATION OF THE EXISTING STRUCTURAL CONDITIONS OF THE PROPOSED PROJECT. AS A RESULT, IN CERTAIN INSTANCES, DESIGN ASSUMPTIONS WERE USED TO FORMULATE THE COMPATIBILITY OF THE NEW CONSTRUCTION WITH THE EXISTING STRUCTURAL ELEMENTS. DURING THE COURSE OF CONSTRUCTION, IT IS POSSIBLE THAT CONDITIONS MAY BE ENCOUNTERED THAT DO NOT COINCIDE WITH THE DESIGN ASSUMPTIONS AND MAY REQUIRE FURTHER STRUCTURAL REVIEW TO DETERMINE ADEQUACY. THE BUILDER SHALL BE OBSERVANT OF THESE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING FURTHER WITH THE WORK.



DOOR SCHEDULE

DOOR NUMBER	TYPE	SIZE		MATERIAL	DETAIL		NOTE
		WIDTH	HEIGHT		HEAD	JAMB	
D-01	SWING / SINGLE	3'-0"	6'-10"	WOOD + GLASS	2/A-16	3/A-16	W/ TRANSOM & SIDELIGHTS
D-02	SWING / SINGLE / PANEL	2'-8"	6'-8"	WOOD	2/A-16	3/A-16	
D-03	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD			
D-04	NOT USED						
D-05	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD			
D-06	BIFOLD / SINGLE / PANEL	2'-6"	6'-8"	WOOD	4/A-16	5/A-16	
D-07	NOT USED						
D-08	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD	2/A-16	3/A-16	
D-09	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD	2/A-16	3/A-16	
D-10	BIFOLD / DOUBLE / PANEL	4'-0"	6'-8"	WOOD	4/A-16	5/A-16	
D-11	SWING / DOUBLE	5'-0"	6'-8"	WOOD + GLASS	2/A-16	3/A-16	W/ TRANSOM
D-12	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD	2/A-16	3/A-16	20 MIN FIRE RATING
D-13	SWING / DOUBLE	5'-0"	6'-8"	WOOD + GLASS	2/A-16	3/A-16	
D-14	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD	2/A-16	3/A-16	
D-15	BIFOLD / DOUBLE / PANEL	4'-0"	6'-8"	WOOD	4/A-16	5/A-16	
D-16	BIFOLD / DOUBLE / PANEL	4'-0"	6'-8"	WOOD	4/A-16	5/A-16	
D-17	BIFOLD / DOUBLE / PANEL	4'-0"	6'-8"	WOOD	4/A-16	5/A-16	
D-18	BIFOLD / DOUBLE / PANEL	4'-0"	6'-8"	WOOD	4/A-16	5/A-16	
D-19	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD	2/A-16	3/A-16	
D-20	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD	2/A-16	3/A-16	
D-21	SWING / SINGLE / PANEL	2'-6"	6'-8"	WOOD	2/A-16	3/A-16	
D-22	SWING / SINGLE / PANEL	3'-0"	6'-8"	WOOD	2/A-16	3/A-16	



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8419 REGISTERED ARCHITECT
SEKWANG JOO
STATE OF WASHINGTON
EXPIRES 04 / 10 / 2023

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MARK	DATE	DESCRIPTION
1	Date 1	Revision 1

DRAWN BY: PROJ. ARCH:
DATE: 12/26/21

DWG. **PROPOSED BASEMENT PLAN**

DWG. **A-4**

1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

GENERAL NOTES

- VERIFY IN THE FIELD ALL DIMENSIONS OF EXISTING CONDITION
- CONSTRUCTION TO COMPLY WITH THE 2015 IRC
- NEW 2X6 EXTERIOR STUD WALLS @ 16" O.C. STACKED FRAMED
- NEW 2X4 INTERIOR STUD WALLS @ 16" O.C. UNLESS NOTED OTHERWISE
- BEARING AND HEADERS TO BE 6X8 #2 DF OR 4X10 #2 DF FURRED-OUT
- FIREBLOCK ALL PLUMBING PENETRATIONS
- PROVIDE SOLID BLOCKING OVER BEAMS & BEARING WALLS
- ALL HANGER TO BE SIMPSON OR EQUAL
- BEDROOMS TO HAVE AT LEAST ONE OPERABLE WINDOW NET CLEAR OPENING OF 5.7 SQ. FT. MIN. WITH A NET CLEAR OPENING HT. OF 24" MIN. AND NET CLEAR OPENING WIDTH OF 20" MIN. AND A FINISHED SILL HEIGHT OF NOT MORE THAN 4" ABOVE FINISH FLOOR.
- ALL LUMBER EXPOSED TO WEATHER OR CONCRETE TO BE PRESSURE TREATED OR CEDAR
- 1ST FLOOR CEILING AT 12 FEET A.F.F. UNLESS NOTED OTHERWISE

NOTE FOR EXISTING CONDITION

THE CONSTRUCTION DOCUMENTS REPRESENTED HEREIN ARE BASED ON NON-INVASIVE SITE OBSERVATION OF THE EXISTING STRUCTURAL CONDITIONS OF THE PROPOSED PROJECT. AS A RESULT, IN CERTAIN INSTANCES, DESIGN ASSUMPTIONS WERE USED TO FORMULATE THE COMPATIBILITY OF THE NEW CONSTRUCTION WITH THE EXISTING STRUCTURAL ELEMENTS. DURING THE COURSE OF CONSTRUCTION, IT IS POSSIBLE THAT CONDITIONS MAY BE ENCOUNTERED THAT DO NOT COINCIDE WITH THE DESIGN ASSUMPTIONS AND MAY REQUIRE FURTHER STRUCTURAL REVIEW TO DETERMINE ADEQUACY. THE BUILDER SHALL BE OBSERVANT OF THESE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING FURTHER WITH THE WORK.

PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING WALL TO REMAIN
- EXISTING WALLS AND WINDOWS TO BE REMOVED AND OR MODIFIED
- NEW DOOR
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED AND OR MODIFIED

SHEAR WALL SCHEDULE

MARK	SHEATHING COMMON	STUDS AT ABUTTING PANEL EDGES*	PANEL EDGE NAILING**	RIM JOIST OR BLOCKING ATTACHMENT TO TOP PLATE		2X BOTTOM PLATE ATTACHMENT		SILL PLATE ATTACHMENT	
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW**	ANCHOR BOLT TO CONCRETE***	SILL PLATE AT FOUND.	
SW1	7/16" OSB ONE SIDE	2X	8d @ 6" O.C.	A35 @ 24" O.C.	16d @ 6" O.C.	16d @ 6" O.C.	5/8" DIA @ 48" O.C.	2X	
SW2	7/16" OSB ONE SIDE	2X	8d @ 4" O.C.	A35 @ 15" O.C.	16d @ 4" O.C.	16d @ 4" O.C.	5/8" DIA @ 32" O.C.	2X	
SW3	7/16" OSB ONE SIDE	3X	8d @ 3" O.C.	A35 @ 12" O.C.	NA - USE SOLID RIM	16d @ 3" O.C.	5/8" DIA @ 16" O.C.	2X	
SW4	7/16" OSB ONE SIDE	3X	8d @ 2" O.C.	A35 @ 9" O.C.	NA - USE SOLID RIM	16d @ 2" O.C.	5/8" DIA @ 12" O.C.	2X	

* INTERMEDIATE FRAMING TO BE 2x STUDS. TWO 2x STUDS MAY BE USED IN PLACE OF 3x STUDS, NAIL TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
 ** 8d NAILS SHALL BE 0.131" DIA X 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIA X 3 1/2" (BOX).
 *** USE ANCHOR BOLT WITH 7" MIN. EMBED OR EXPANSION BOLTS WITH 4" EMBED. AT ALL ANCHOR BOLTS USE 3"x3"x1/4" PLATE WASHERS (SIMPSON BP5/8-3 OR EQUAL).
 **** TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF SHEARWALLS. END STUD SHALL RECEIVE PANEL EDGE NAILING.

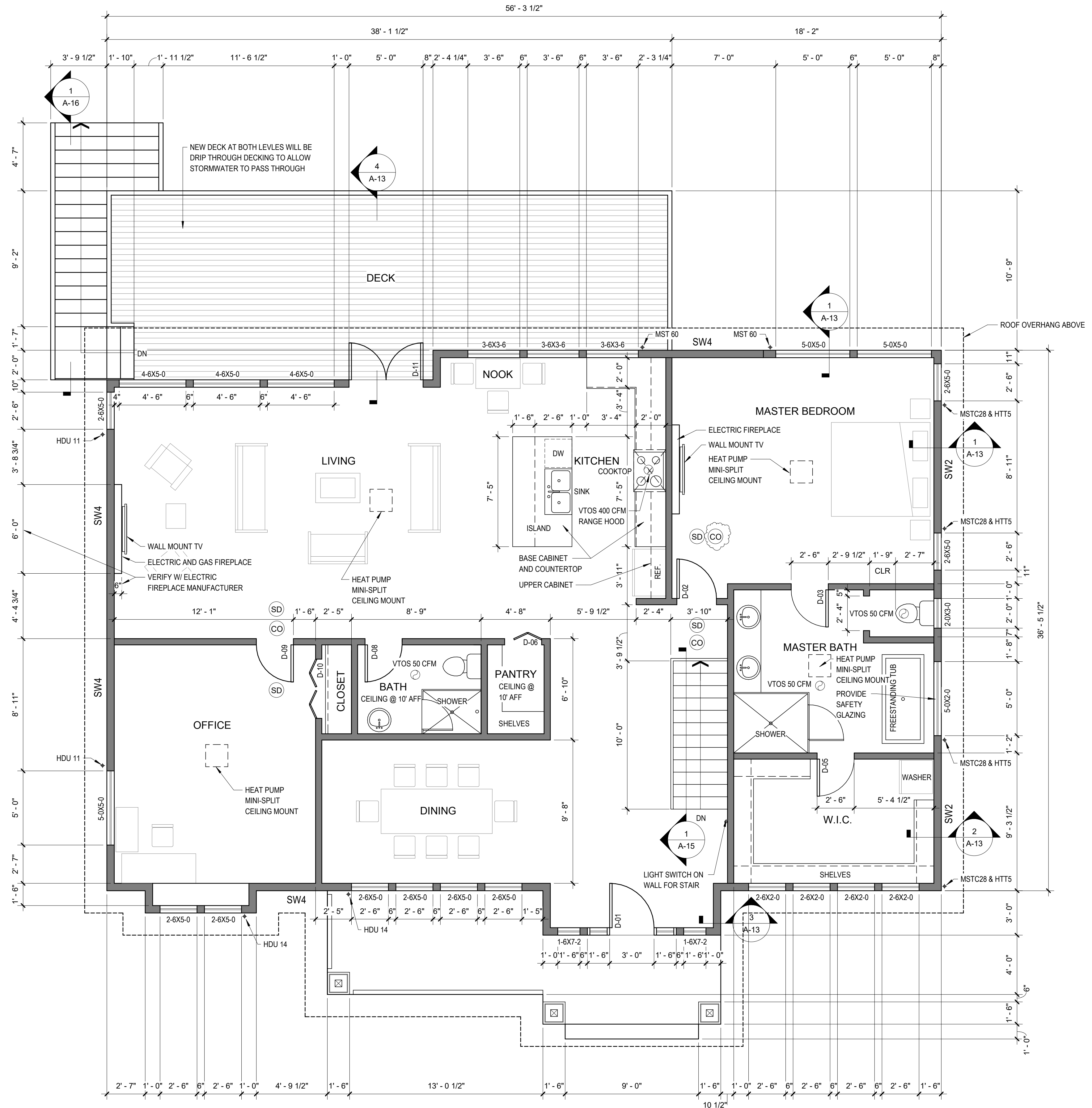
WSEC - ENERGY EFFICIENCY CREDITS

SELECTED OPTIONS	DESCRIPTION	CREDIT
HEATING OPTION 1	HEAT PUMP	1.0
EFFICIENT BUILDING ENVELOPE 1.3	VERTICAL PENETRATION U=0.28, FLOOR R=38	0.5
AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2.3	1.5 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCLAS	1.5
HIGH EFFICIENCY HVAC EQUIPMENT 3.4	DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM	1.5
EFFICIENT WATER HEATING 5.3	GAS WATER HEATER W/ MINIMUM UEF OF 0.91	1.0
APPLIANCE PACKAGE OPTION 7.1	DISHWASHER, REFRIGERATOR, WASHING MACHINE - ENERGY STAR RATED DRYER - ENERGY STAR RATED DRYER WITH MINIMUM CEF RATING OF 5.2	0.5
TOTAL		6.0

WHOLE HOUSE FAN

BATHROOM (3)	.25 w.g.	50 CFM
LAUNDRY	.25 w.g.	50 CFM
KITCHEN	.10 w.g.	100 CFM
BEDROOM (4)	.25 w.g.	50 CFM

PROVIDE 150 CFM W.H.F. WITH A 24 HOUR TIMER TO CONTROL EXHAUST FAN. INTERMITTENT AIR FLOW AT 50% RUN TIME. VENTILATION PATH THROUGH UNDERCUT DOOR.



1 PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

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PROPOSED 1ST FLOOR PLAN

DWG. **A-5**

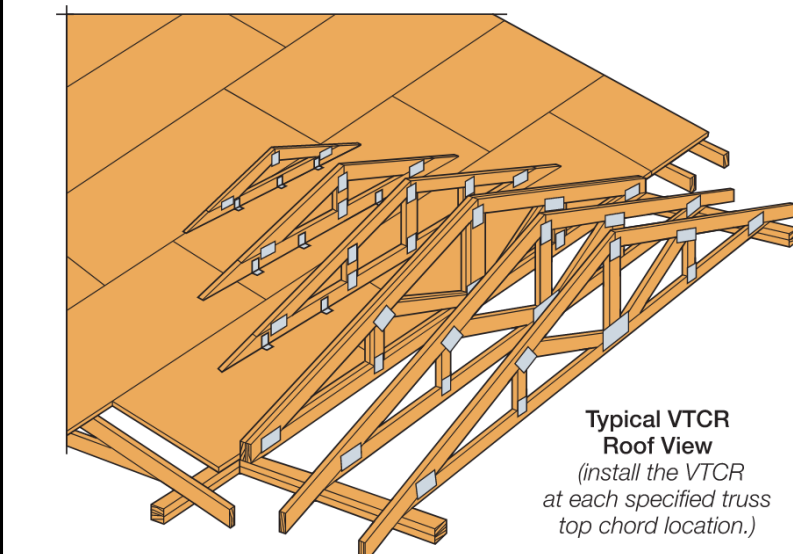
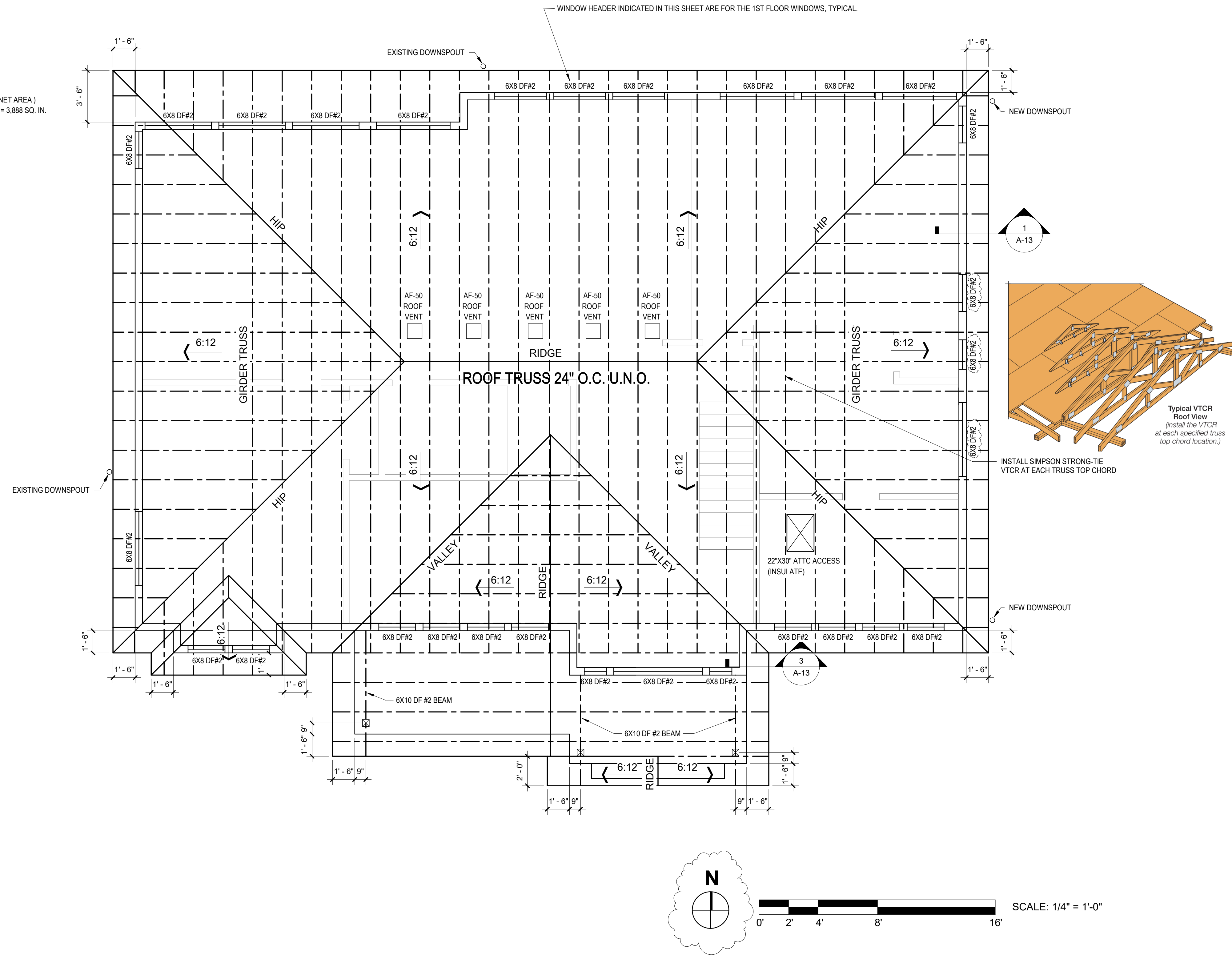
- GENERAL NOTES:**
- VERIFY IN THE FIELD ALL DIMENSIONS FOR EXISTING CONDITION
 - ALL HEADERS TO BE 6X8 DF#2 OR 4X10 DF#2 UNLESS NOTED OTHERWISE.
 - ALL LUMBER EXPOSED TO WEATHER TO BE PRESSURE TREATED OR CEDAR.
 - SKYLIGHTS IN HEATED ENVELOPE TO BE INSULATED PER WSEC.
 - MIN. 22"X30" ATTIC ACCESS W/ 36" MIN. HEAD ROOM. INSULATE AND WEATHERSTRIP.
 - FIREBLOCK ALL VOIDS.

- TRUSS NOTES:**
- SHALL HAVE MANUFACTURER'S STAMP.
 - SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S INSTRUCTIONS.
 - WILL NOT BE FIELD ALTERED WITHOUT BUILDING DEPARTMENT APPROVAL OF THE ENGINEERING CALCULATIONS.
 - SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE.

TRUSS HOLDDOWN:
SIMPSON H1 HURRICANE TIE-G90 GALVANIZED AT EACH TRUSS

ROOF NOTES:
MATERIAL: COMPOSITE ROOFING
PITCH: 6:12
OVERHANG: SEE DIMENSIONS ON PLAN
FASCIA: 1"X6" PRIMED AND PAINTED SPRUCE FASCIA BOARD,
1"X8" PRIMED AND PAINTED SPRUCE FASCIA BOARD AT GABLE

ATTIC VENTILATION:
2,592 SQ. FT. (NEW ATTIC SPACE) X 144/300 = 1,244.2 SQ. IN. (REQUIRED NET AREA)
PROVIDE CONTINUOUS SOFFIT VENT 2"X(36" + 36" + 56" + 6" + 12" + 12" + 4") = 3,888 SQ. IN.
PROVIDE (5) AF-50 ROOF JACKS = 250 SQ. IN.
TOTAL 4,138 SQ. IN. PROVIDED
IRC SECTION R806.2



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PROJ. NO.:
DATE: 12/17/2016

DWG. **ROOF FRAMING PLAN**

DWG. **A-8**

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