

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

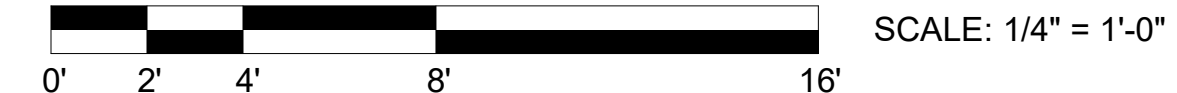
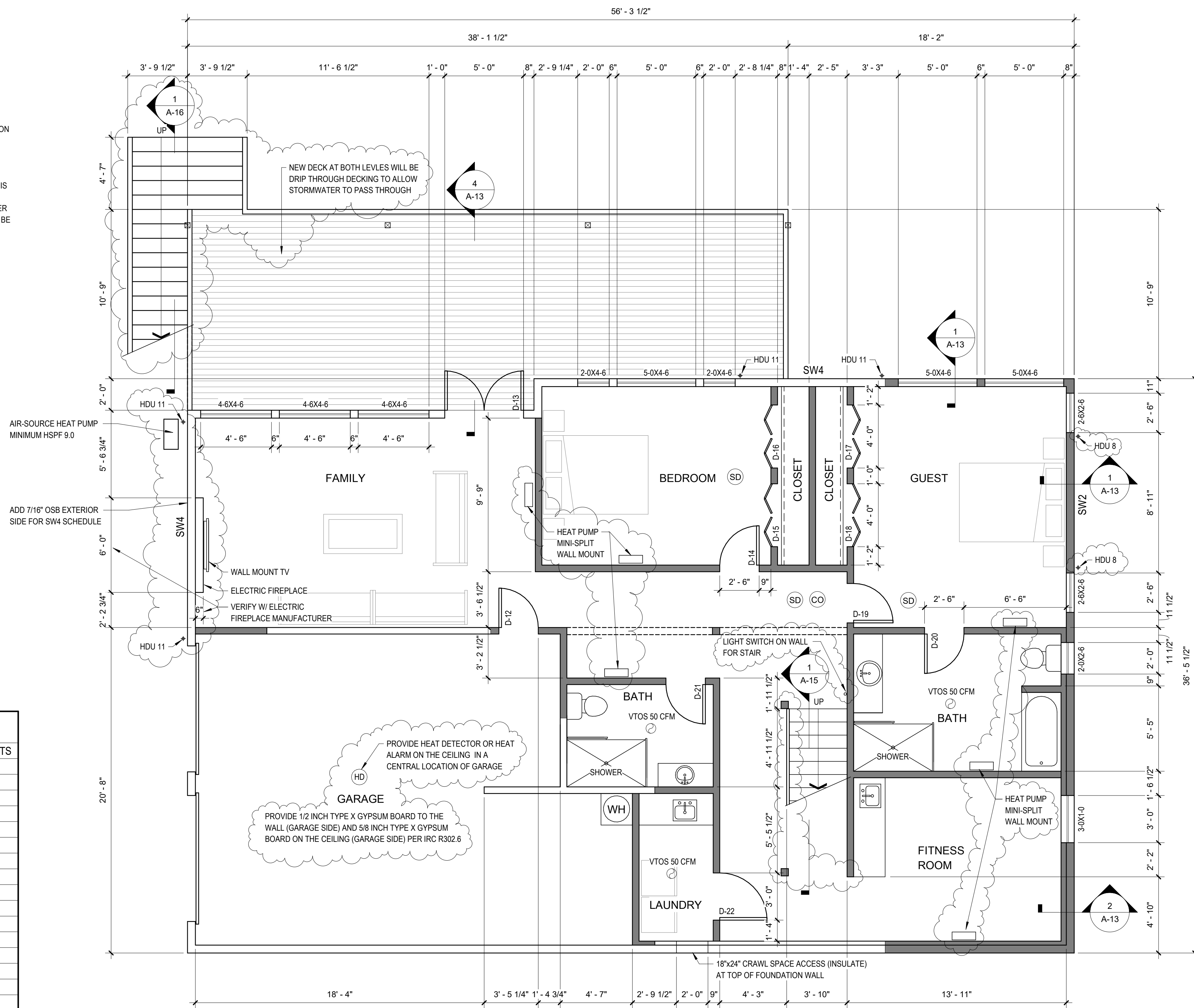
THE CONSTRUCTION DOCUMENTS REPRESENTED HEREIN ARE BASED ON NON-INVASIVE SITE OBSERVATION OF THE EXISTING STRUCTURAL CONDITIONS OF THE PROPOSED PROJECT. AS A RESULT, IN CERTAIN INSTANCES, DESIGN ASSUMPTIONS WERE USED TO FORMULATE THE COMPATIBILITY OF THE NEW CONSTRUCTION WITH THE EXISTING STRUCTURAL ELEMENTS. 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.

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

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	BARN / SINGLE / FLUSH	2'-6"	6'-8"	WOOD			
D-04	NOT USED						
D-05	BARN / SINGLE / FLUSH	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	



OWNER:
TAE PARK
8244 SE 30TH ST
MERCER ISLAND WA 98040

ARCHITECT:
STEVE JOO
206-306-6738
steve.joo@hotmail.com

STRUCTURAL ENGINEER:
SUNG CHO
206-235-8886
sung.cho@cs2engineers.com

CIVIL ENGINEER:
TANDEM ENGINEERING
tandemengineering@outlook.com

GEOTECH ENGINEER:
COBALL GEOSCIENCES, LLC
coballgeo@gmail.com

PARK'S RESIDENCE ADDITION
8244 SE 30TH ST
MERCER ISLAND WA 98040



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

ISSUE

MARK	DATE	DESCRIPTION
1	Date 1	Revision 1

DRAWN BY: PROJ. ARCH:
PROJ. NO.:
DATE: 12/26/21

PROPOSED BASEMENT PLAN

DWG. A-4

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- 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

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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 ***
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 BP58-3 OR EQUAL)
 **** TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF SHEARWALLS. END STUD SHALL RECEIVE PANEL EDGE NAILING.

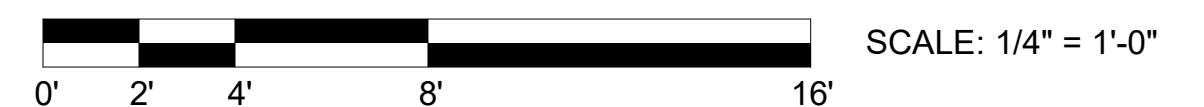
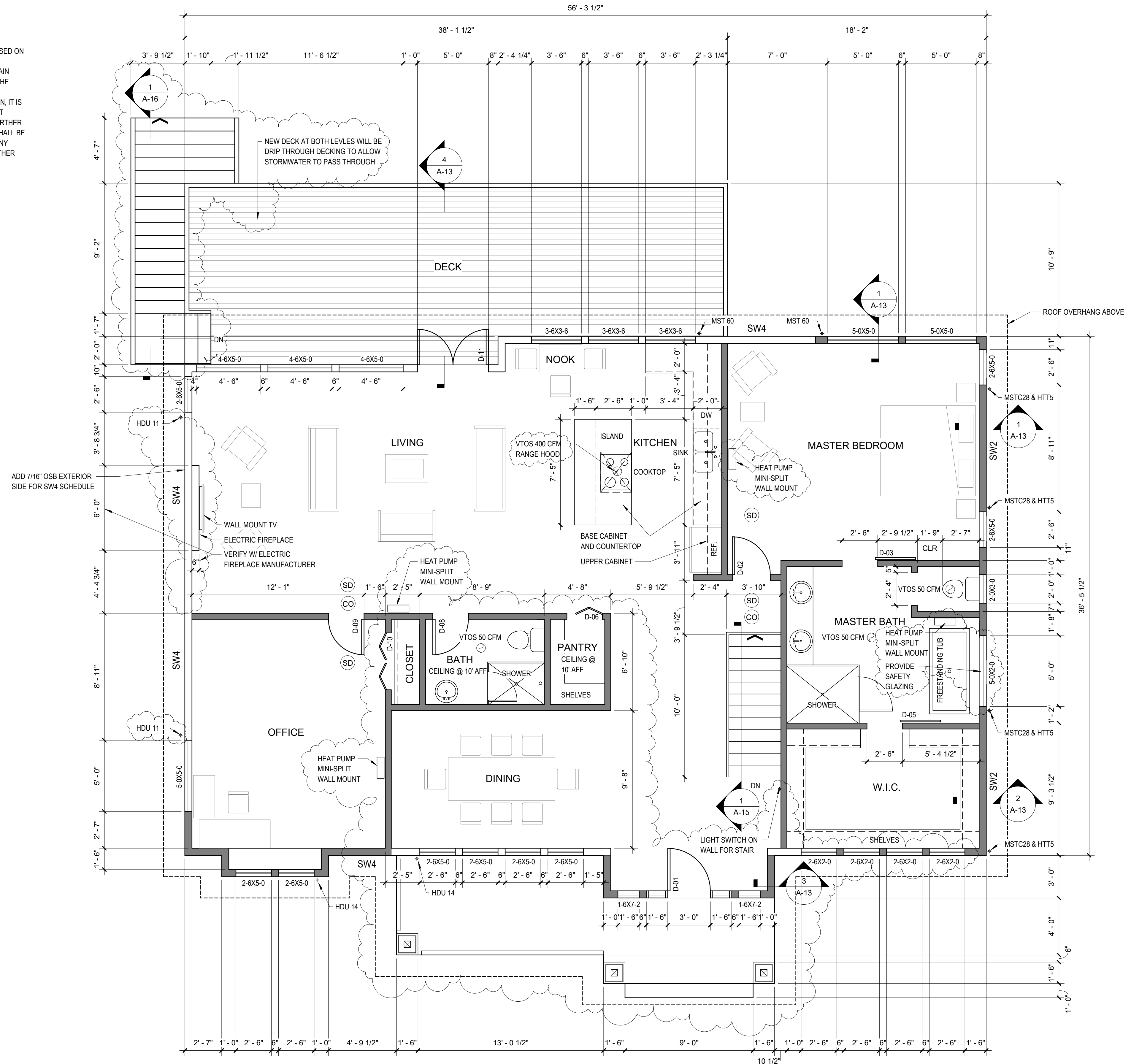
WSEC - ENERGY EFFICIENCY CREDITS

SELECTED OPTIONS	DESCRIPTION	CREDIT
EFFICIENT BUILDING ENVELOPE 1.3	VERTICAL PENETRATION U=0.28, FLOOR R=38	0.5
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

WHOLE HOUSE FAN

ROOM	CFM	W.G.
BATHROOM (3)	50	.25
LAUNDRY	50	.25
KITCHEN	100	.10
BEDROOM (4)	50	.25

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"

OWNER:
TAE PARK
 8244 SE 30TH ST
 MERCER ISLAND WA 98040

ARCHITECT:
STEVE JOO
 206-306-6738
 steve.joo@hotmail.com

STRUCTURAL ENGINEER:
SUNG CHO
 206-235-8886
 sung.cho@cs2engineers.com

CIVIL ENGINEER:
TANDEM ENGINEERING
 tandemengineering@outlook.com

GEOTECH ENGINEER:
COBALT GEOSCIENCES, LLC
 cobaltgeo@gmail.com

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 MERCER ISLAND WA 98040



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DRAWN BY: PROJ. ARCH.
 PROJ. NO.:
 DATE: 12/17/2016

DWG. **PROPOSED 1ST FLOOR PLAN**

DWG. **A-5**



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



2 BUILDING ELEVATION EAST - PROPOSED
1/4" = 1'-0"

WINDOW LEGEND

NEW WINDOW
 EXISTING WINDOW

NOTE:
1. SEE SHEET A-1 FOR AVERAGE BUILDING ELEVATION CALCULATION.
2. SEE SHEET A-14 FOR WINDOW SCHEDULE

WINDOW LEGEND

NEW WINDOW
 EXISTING WINDOW

NOTE:
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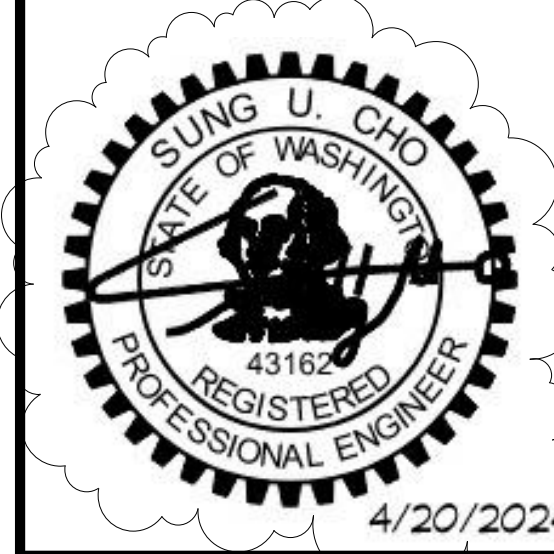
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DWG. **BUILDING ELEVATIONS - EAST**

DWG. **A-10**

