GENERAL NOTES

1. Contractor shall comply with the building codes as noted on drawings.
2. Contractor shall be responsible for providing all work and materials in accordance with all applicable city, county, and local building and fire codes as required.
3. Contractor shall obtain and pay for all necessary permits other than the building permit. Additionally, pay for all other charges, fees or costs associated with the work and charged by the municipality, utilities, or private companies
4. Contractor shall visit job site and verify all existing conditions and field dimensions prior to commencing work. Notify Architect if site conditions and/or Building Department require any modifications to these drawings.
5. Contractor is responsible for maintaining a safe and clean construction site.
6. Contractor is responsible for providing temporary bracing as required until all permanent structural assemblies and connections are secured.
7. Contractor shall establish an agreement with the Owner regarding allowable days and hours of work. Contractor shall not permit any construction activity to commence, or allow employees to cause noise on site, outside of the agreed-upon work periods.
8. Contractor shall coordinate all equipment or systems to be salvaged and given to the Owner, with the Owner. The Owner shall direct the Contractor as to the location of a storage area for salvaged items. The Contractor will be responsible for removing from the building and the construction site all construction debris and/or items not retained by the owner's representative.
9. No storage or use of flammable or combustible liquids, torch cutting or welding operations, open flame work, grinding that produces sparks, roofing operations, or use of flammable gas for temporary heating or drying shall be conducted on any construction site without first having obtained a specific permit from the City Fire Department for these hazardous activities. This includes demolition work. Please call the Fire Department permit information and application.
10. Egress, separation, fire protection systems, and emergency access shall meet the requirements of 2018 International Fire Code (IFC) chapter 33 during construction. Contractor materials and activities shall not block any exit, restrict emergency access, or impair fire separation in any building while the building is occupied. This includes demolition work and also applies to neighboring areas, spaces, and buildings.
11. The existing fire safety (fire alarm/sprinkler) system(s) shall remain online in the building(s) during the remediation project.
12. Deferred submittals may be required for any modification of the existing fire sprinkler and/or fire alarm system(s). Any and all proposed modifications must meet NFPA 13 and Municipal Code requirements.
13. If any of the fire safety (fire alarm/sprinkler) systems are offline during the course of the project, then a fire watch shall be posted while the system(s) are offline.

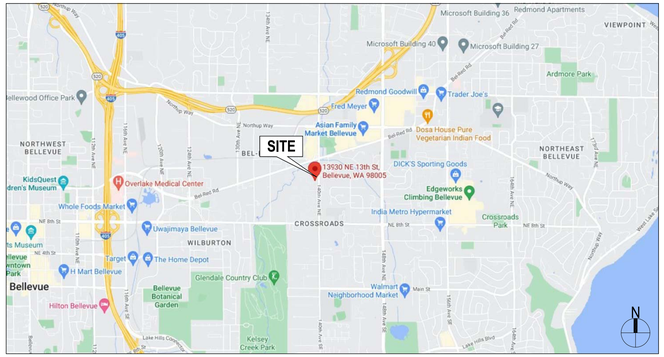
EXISTING BUILDING CODE

Existing Building Code Compliance: The work shall be in accordance with 2018 International Existing Building Code (IEBC), Chapter 7 & 8, Alteration Level 2 (Chapter 8) and Addition (Chapter 11) 4

CONSTRUCTION TYPE (assumed): Type V-B per 2018 IBC
1-story (2216 sf plus mezzanine 920 sf), non-sprinklered, occupancies A-3 and B 4

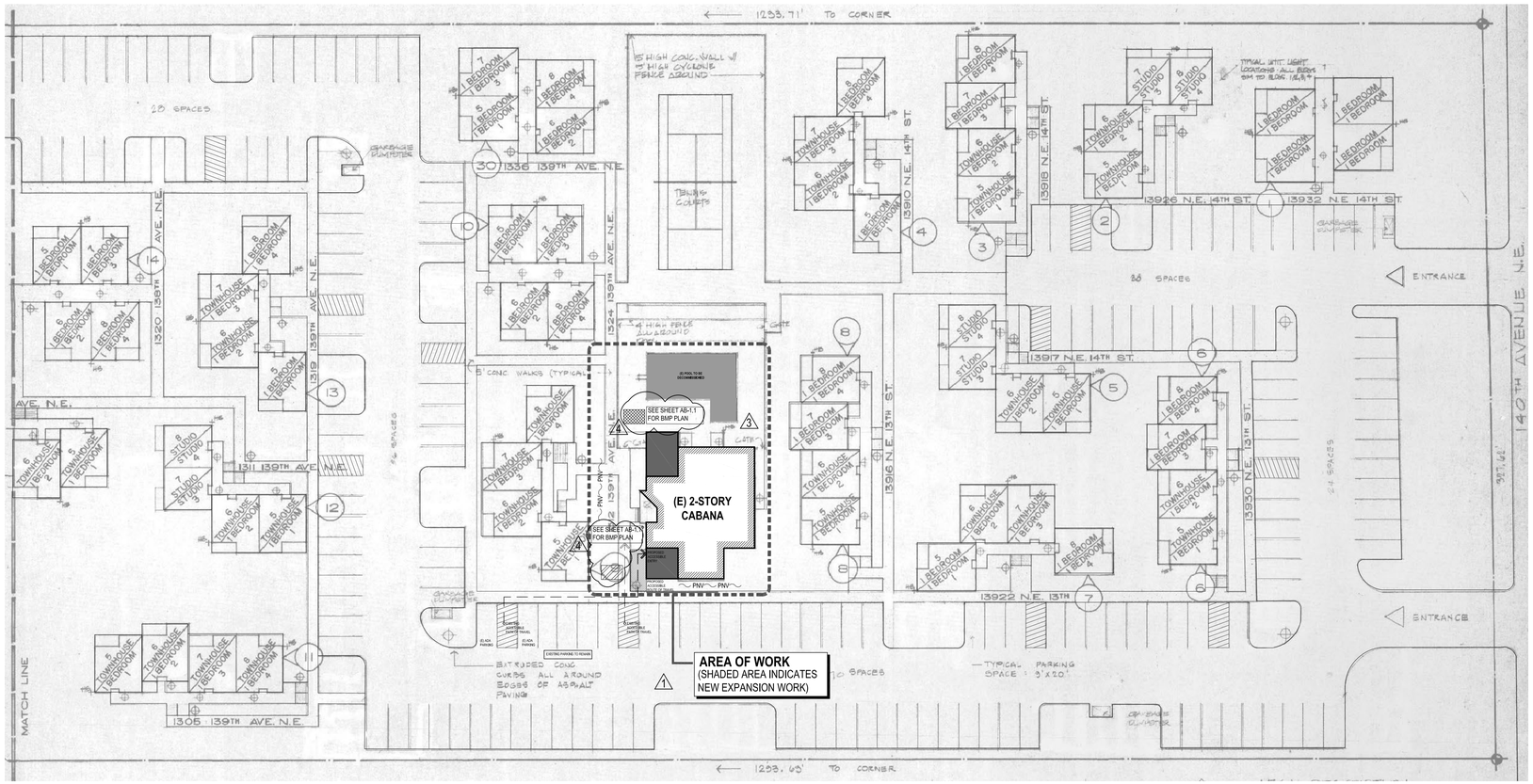
2018 WSEC ENERGY CREDITS:
Windows/Doors to be U = 0.25 [per credit 1.4 from Table 406.3 - 2018 WSEC]
Energy Star rated gas or propane water heater with a minimum UEF of 0.91 [per credit 5.3]
Washer/Dryer machine to be Energy Star rated, ventless dryer with a minimum CEF rating of 5.2 [per credit 7.1] 2
3 Additional efficiency credits required for the office addition - enhanced envelope performance C406.10 4

VICINITY PLAN



IMPERVIOUS CALCULATION

Lot size:	424,473 SF
Existing Impervious surfaces:	
Existing Buildings:	32,672 SF
Parking/Hardscaping:	65,450 SF
Existing Cabana:	1,945 SF
Proposed:	
ADA Ramp:	132 SF
Office Addition:	192 SF
Total Impervious Surfaces:	100,391 / 424,473 SF = **24%** < 65% Allowed 2



1 **SITE PLAN (FOR REFERENCE ONLY)**
SCALE: 1" = 30' - 0"

N

PROJECT DATA

PROJECT DESCRIPTION: Proposed office (183 SF) addition to the South of the existing cabana, which includes new entry door and new windows. Proposed new garage(265 SF) addition to the North of the existing cabana, which includes new roll-up door and man door. Existing pool to be decommissioned, and filled with gravel and covered with vapor barrier and slab.

PROPERTY ADDRESS:	1312 139th Ave NE Bellevue, WA 98005 3
PARCEL NUMBER:	272505-9014
LEGAL DESCRIPTION:	N 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 LESS CO RD
Q-S-T-R:	SW-27-25-5
LOT SIZE:	424,473 sq. ft. (9.74 Acres)
YEAR BUILT:	1974
BUILDINGS:	30 (no change)
DWELLING UNITS:	224 (no change)
STORIES:	2 (no change)
ZONING:	R-20 (no change)
USE:	Multiple Family (Low-Rise) (352) (no change)
JURISDICTION:	City of Bellevue
CLASS:	V - Wood Frame (no change)

SHEET INDEX

PROJECT TEAM

CLIENT / OWNER
KING COUNTRY HOUSING AUTHORITY (Main office)
600 Andover Park W.
Tukwila, WA 98188
t - 206.574.1100
f - 206.574.1104

STRUCTURAL ENGINEER
DIBBLE ENGINEERS, INC.
1029 Market St #200
Kirkland, WA 98033
contact: Robb Dibble, PE
robb@dibbleengineers.com
t - 425.828.4200

ARCHITECT
KILBURN ARCHITECTS, LLC
135 Lake Street South, Suite 250
Kirkland, WA 98033
contact: H Todd Kilburn, AIA
todd@kilburnarchitects.com
t - 206.682.5211

GENERAL CONTRACTOR
TBD

BUILDING ENCLOSURE DOCS. STATEMENT

The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of RCW 64.55.005 through 64.55.090.

7302 REGISTERED ARCHITECT
H. TODD KILBURN
STATE OF WASHINGTON

BUILDING ENCLOSURE INSPECTOR

Kilburn Architects, LLC will fulfill the role of the qualified building enclosure inspector required per RCW 64.55.03 statement below:

"All multiunit residential buildings shall have the building enclosure inspected by a qualified inspector during the course of initial construction and during rehabilitative construction."

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7302 REGISTERED ARCHITECT
H. TODD KILBURN
STATE OF WASHINGTON

Sandpiper East -

New Garage & New Office Addition to Cabana

1312 139th Ave NE
Bellevue, WA 98005

Release	Date
permit	11. 2. 2022
REV. 1	12.12.2022
REV. 2	01.12.2023
REV. 3	01.30.2023
REV. 4	02.15.2023

Cover and Site Plan

A-0.1

BMP LEGEND : NOTE: VEGETATION RESTORATION/PEMANENT STABILIZATION FOR THE DISTURBED AREAS REQUIRED

- DIRECTION OF DRAINAGE
- CLEARING LIMITS — PRESERVATION OF NATURAL VEGETATION BMP C101 — HIGH VISIBILITY FENCE BMP C103
- CONSTRUCTION ACCESS — STABILIZE CONSTRUCTION ENTRANCE/EXIT BMP C105
- CONTROL FLOW RATES — *NONE NEEDED (FLAT GRADE/NO SLOPE)*
- SEDIMENT CONTROLS — WATTLES BMP C235 — *- NEAR STORM DRAINS OR WHERE APPROPRIATE (FLAT GRADE/NO SLOPE)*
- STABILIZE SOILS — MULCHING BMP C121
- PROTECT SLOPES — *NONE NEEDED - FLAT GRADE/NO SLOPE*
- PROTECT DRAIN INLETS — STORM DRAIN INLET PRETECTION BMP C220
- STABILIZE CHANNELS AND OUTLETS — *NONE NEEDED - NO DRAINS NEARBY (FLAT GRADE/NO SLOPE)*
- CONTROL POLLUTANTS — MATERIAL DELIVERY, STORAGE AND CONTAINMENT BMP C153
- CONTROL DEWATERING — *NONE NEEDED - EXISTING SITE (FLAT GRADE/NO SLOPE)*
- PROTECT LOW IMPACT DEVELPMENT (LID) BMP's — HIGH VISIBILITY FENCE BMP C103

4

NOTES:

1. Verify all conditions in the field.

WALL KEY:

- DEMO (E) WALL
- EXISTING WALL TO REMAIN

1 / A-2.3

(E) POOL (TO BE DECOMMISSIONED)

POOL TO BE DECOMMISSIONED AND TO BE FILLED WITH ROCK, COVERED WITH A VAPOR BARRIER AND SLAB.

EXISTING NON-CONFORMING RAMP FOR MAINTENANCE STAFF ONLY TO BE DEMOLISHED. CONCRETE PAVING TO BE POURED FLUSH.

3

PATIO

1 / A-2.4

RAMP DOWN

EXISTNG TO REMAIN (NOT A PART OF SCOPE)

(E) SHOP

SHOWER

(E) MEN's BATHROOM

BENCH

REF.

(E) EQUIP. ROOM

RELOCATE EXISTING REGISTER CONTRACTOR TO VERIFY IN FIELD

BAR

(E) SHED

REMOVE EXISTING WALL TO INSTALL NEW WINDOW

EQ

DN

(E) LOUNGE

EXISTNG TO REMAIN (NOT A PART OF SCOPE)

EXISTNG TO REMAIN (NOT A PART OF SCOPE)

1 / A-2.2

WALKWAY

PARKING

REMOVE EXISTING SCREEN WALL

(E) WOMEN's BATHROOM

UP

RELOCATE EXISTING REGISTER CONTRACTOR TO VERIFY IN FIELD

EXISTNG TO REMAIN (NOT A PART OF SCOPE)

(E) FOYER

REMOVE EXISTING DOOR AND WALL

(E) OFFICE

1'-6"

5'-3 1/2"

RELOCATE EXISTING HOSE BIBB

REMOVE EXISTING TREES

REMOVE EXISTING NON-ACCESSIBLE RAMP. CONCRETE WALKWAY USED FOR MAINTENANCE ONLY

REMOVE EXISTING FENCE

RAMP DOWN

SHOWER

BEAM ABOVE

REMOVE EXISTING DOOR AND WINDOWS

6'-5"

2'-4"

REMOVE EXISTING WALL AND WINDOW

RELOCATE EXISTING WATER METER

BMP C103

BMP C121

BMP C235

BMP C220 (WHERE APPLICABLE)

BMP C105

REMOVE EXISTING WALKWAY, TYP.

WALKWAY

MAIN ENTRY

EXISTING ACCESSIBLE PATH OF TRAVEL

BMP C153

EXISTING FENCE

BMP C101 PNV PNV

1 / A-2.1

BMP C121

BMP C103

BMP C101 PNV PNV

1 **Main Floor Plan**
SCALE: 1/4" = 1' - 0"

N

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7302 REGISTERED ARCHITECT
H. TODD KILBURN
STATE OF WASHINGTON

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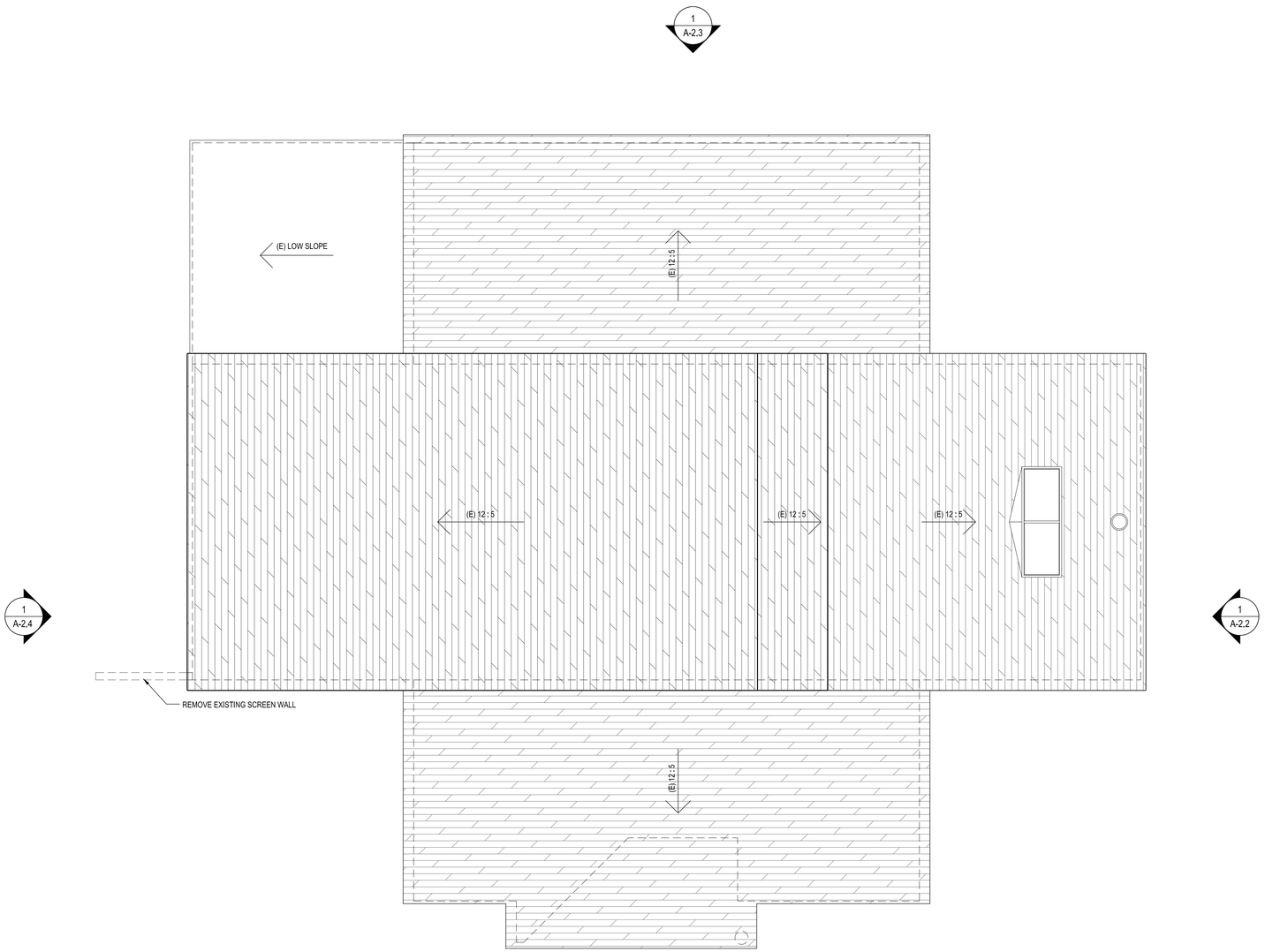
REV. 4	02.15.2023

Existing Floor Plan

AB-1.1

NOTES:
1. Verify all conditions in the field.

WALL KEY:
- DEMO (E) WALL
- EXISTING WALL TO REMAIN



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

N

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STATE OF WASHINGTON

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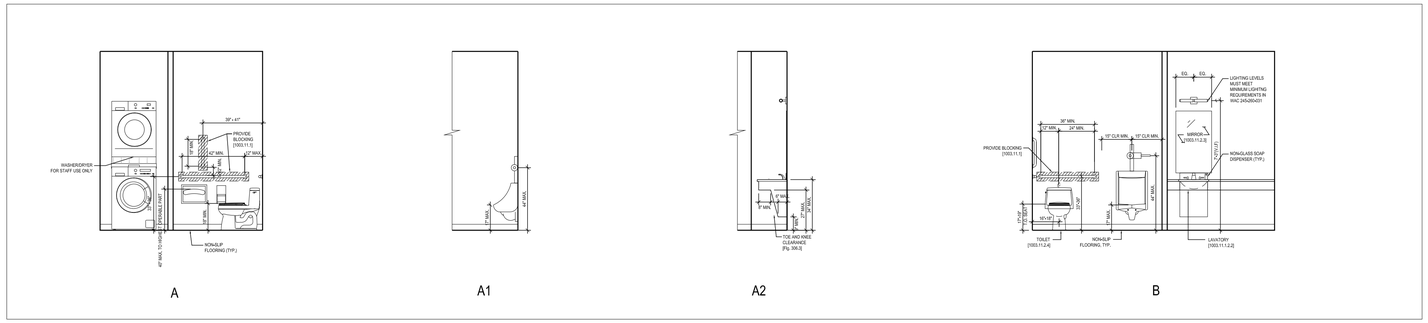
Release	Date
permit	11. 2. 2022

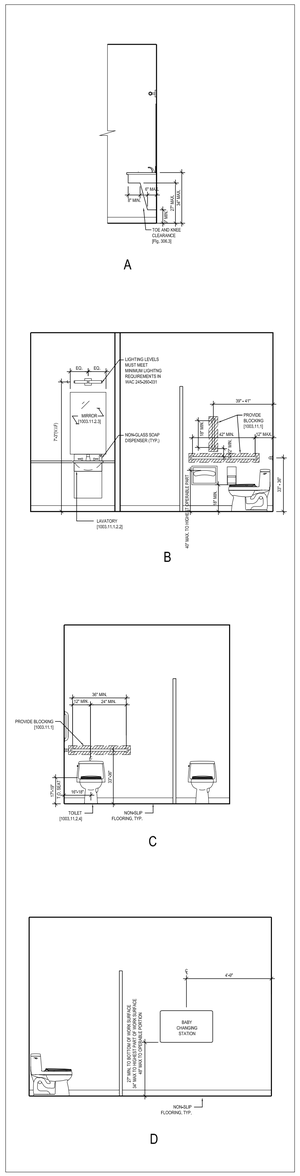
Existing Roof Plan

AB-1.2



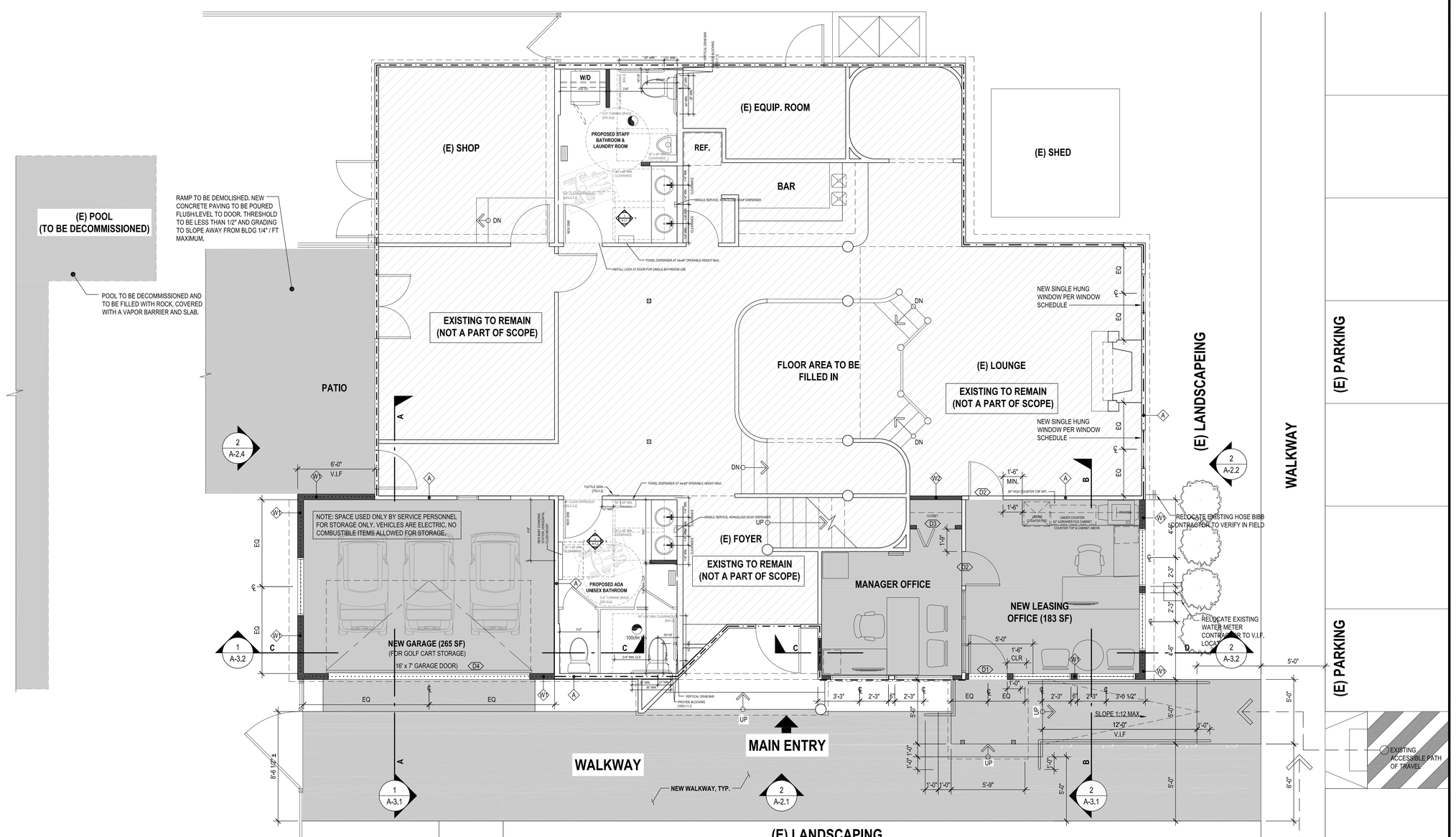
3 Interior Elevations - Staff Bathroom

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



2 Interior Elevations - Unisex Bathroom

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



2018 WSEC ENERGY CREDITS:
Windows/Doors to be U = 0.25 [per credit 1.4 from Table 406.3 - 2018 WSEC]
Energy Star rated gas or propane water heater with a minimum UEF of 0.91 [per credit 5.3]
Washer/Dryer machine to be Energy Star rated, ventless dryer with a minimum CEF rating of 5.2 [per credit 7.1]

1 Main Floor Plan

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

N

NOTE: CABANA CLOSED TO PUBLIC AFTER HOURS.
IN CASE OF A SPECIAL EVENT, ACCESS WILL BE GIVEN THROUGH THE OFFICE WHEN RESERVED FOR AFTER HOURS.

NOTES:
1. Verify all conditions in the field.

WALL KEY:

EXISTING WALL TO REMAIN

PROPOSED NEW WALL

LEGEND:

PROPOSED AREAS OF WORK

RETROFIT (E) WALL PER STRUCTURAL

NEW 1-HOUR FIRE RATE WALL

EXISTING 1-HOUR FIRE RATE WALL

NOTES:
NON-SEPARATED OCCUPANCIES A-3/S-2 AND B PER IBC 508.

ALL EXTERIOR WALLS WITH FIRE SEPARATION DISTANCE . 20'

NO FIRE RATED CONSTRUCITON IS REQUIRED FOR THIS PROJECT

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7302 REGISTERED ARCHITECT H. TODD KILBURN STATE OF WASHINGTON

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REV. 4	02.15.2023

Proposed Floor Plan

A-1.1

ELECTRICAL LEGEND:

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE / SMOKE DETECTOR
- EXHAUST FAN W.H. = WHOLE HOUSE
- FAN
- GFCI OUTLET
- OUTLET
- LIGHT SWITCH
- RECESSED FIXTURE
- TRACK LIGHTING

NOTES:
1. Verify all conditions in the field.

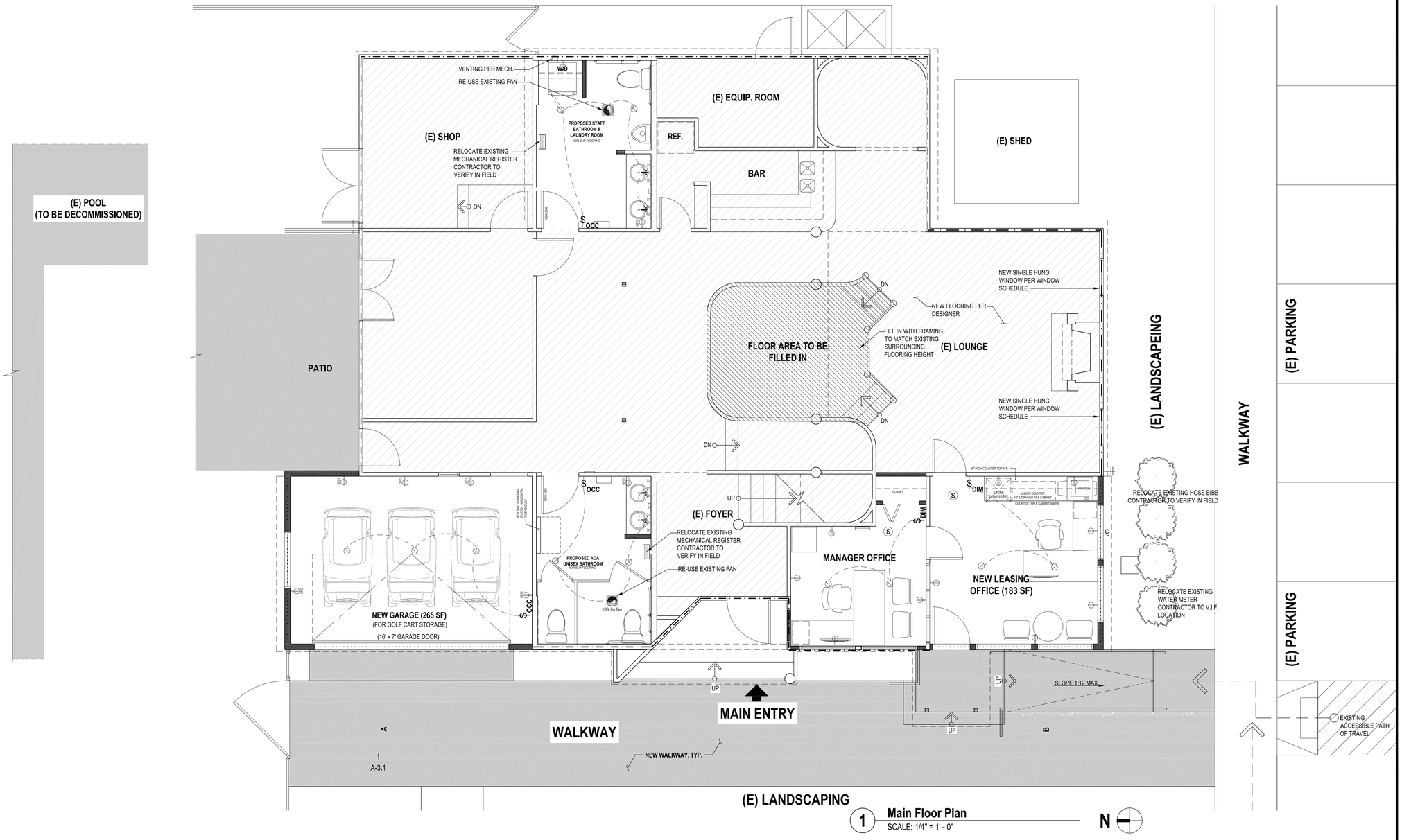
WALL KEY:
- EXISTING WALL TO REMAIN
- PROPOSED NEW WALL

LEGEND:
- PROPOSED AREAS OF WORK
- RETROFIT (E) WALL PER STRUCTURAL
- NEW 1-HOUR FIRE RATE WALL
- EXISTING 1-HOUR FIRE RATE WALL

NOTES:
NON-SEPARATED OCCUPANCIES A-3/S-2 AND B PER IBC 508.

ALL EXTERIOR WALLS WITH FIRE SEPARATION DISTANCE . 20'

NO FIRE RATED CONSTRUCITON IS REQUIRED FOR THIS PROJECT



1 **Main Floor Plan**
SCALE: 1/4" = 1' - 0"

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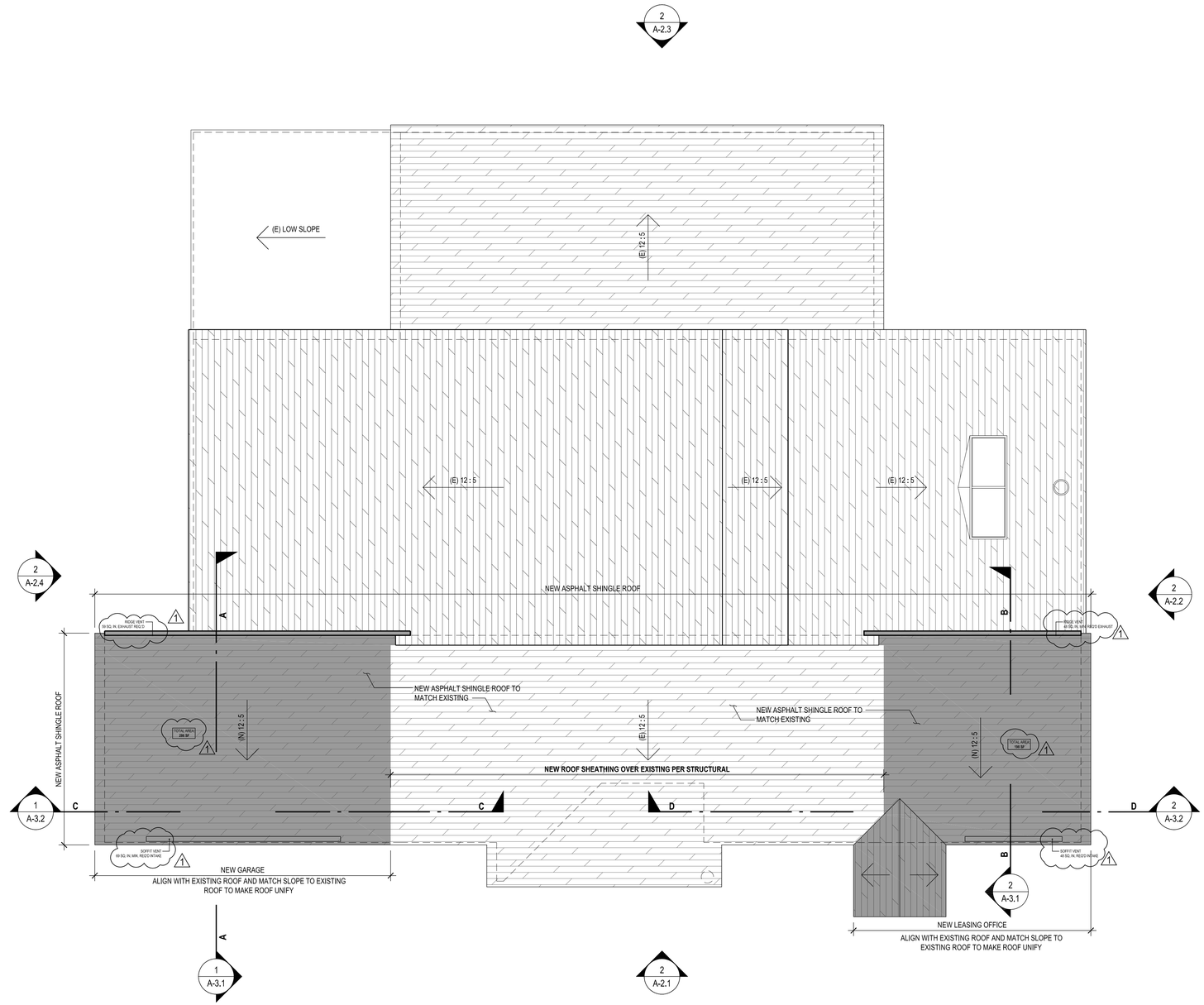
Proposed Reflected Ceiling Plan

A-1.3

NOTES:
1. Verify all conditions in the field.

LEGEND:

PROPOSED WORK



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

N

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Proposed Roof Plan

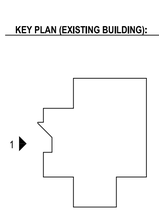
A-1.2

NOTES:
1. Verify all conditions in the field.

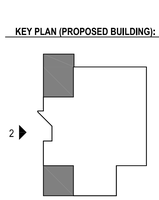
LEGEND:

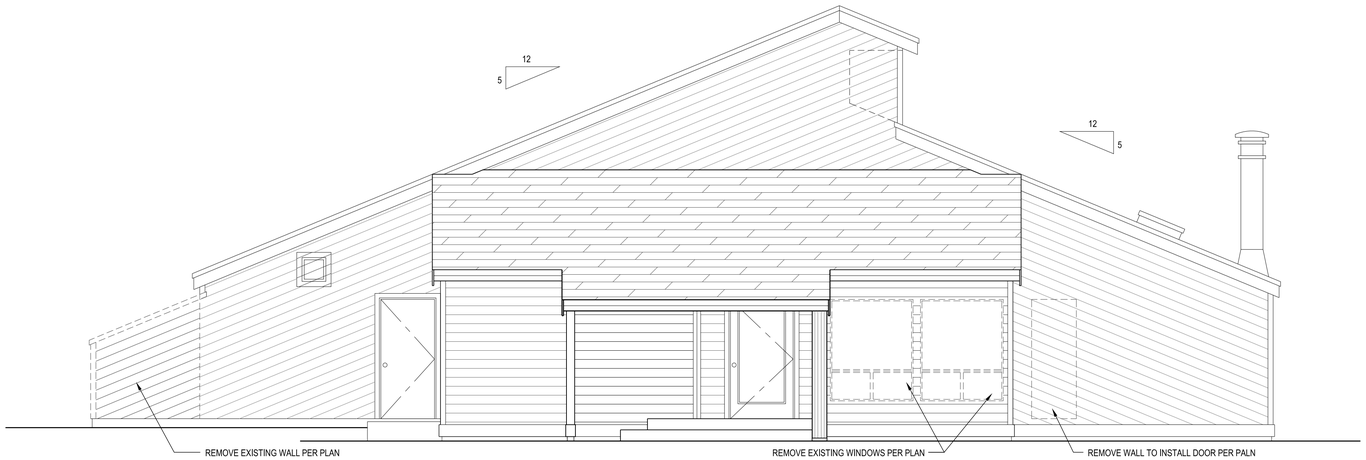
SHADED AREA INDICATES PROPOSED WORK

KEY PLAN (EXISTING BUILDING):

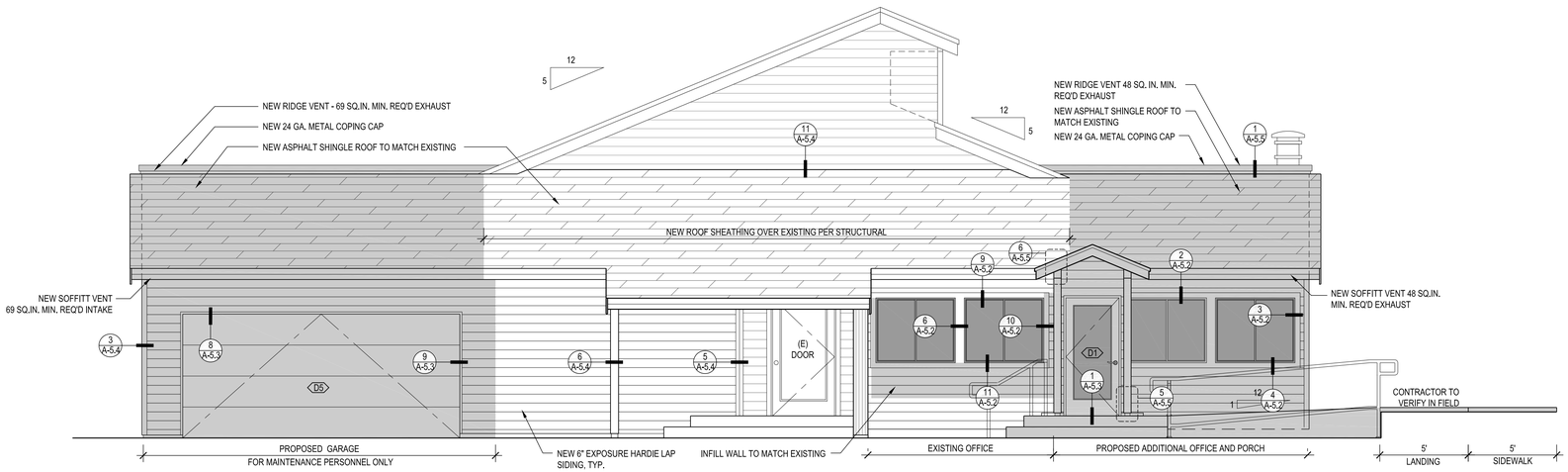


KEY PLAN (PROPOSED BUILDING):





1 Existing West Elevation
SCALE: 1/4" = 1' - 0"



2 Proposed West Elevation
SCALE: 1/4" = 1' - 0"

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West Elevations

A-2.1

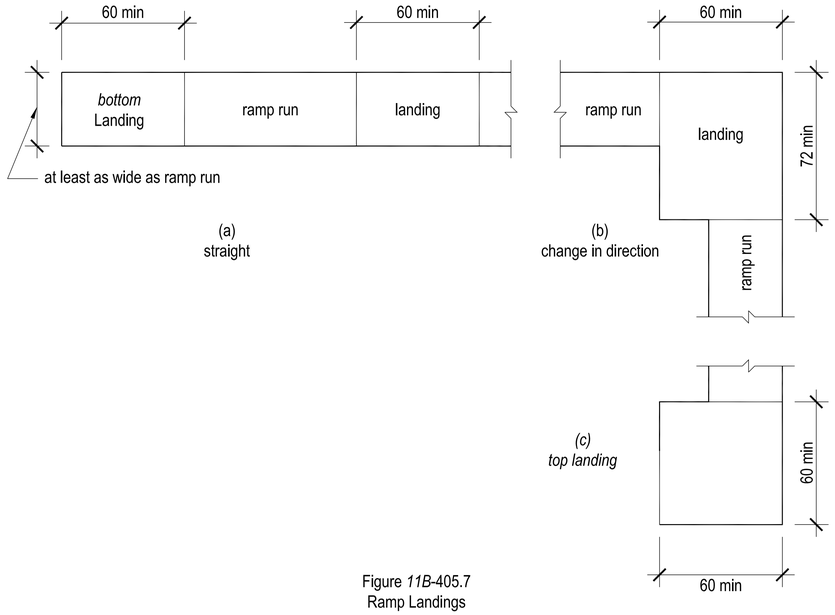
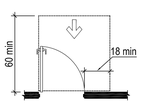
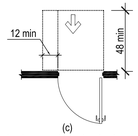


Figure *11B*-405.7
Ramp Landings



(a)
front approach, pull side



(c)
front approach, push side, door provided with both closer and latch

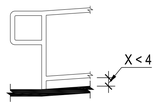


Figure *11B*-405.9.2
Curb or Barrier Edge Protection

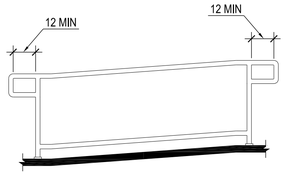
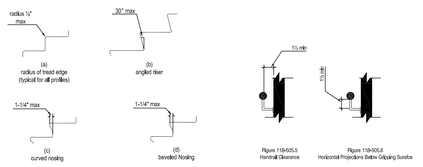


Figure *11B*-505.10.1
Top and Bottom Handrail Extension at Ramps



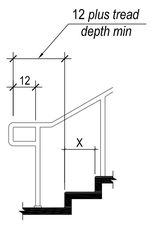


Figure *11B*-505.10.3
Bottom Handrail Extension at Stairs

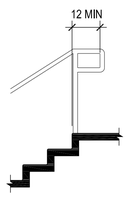


Figure *11B*-505.10.2
Top Handrail Extension at Stairs

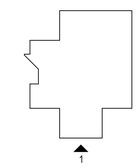
3 **ADA Requirements**
N.T.S.

NOTES:
1. Verify all conditions in the field.

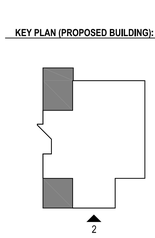
LEGEND:

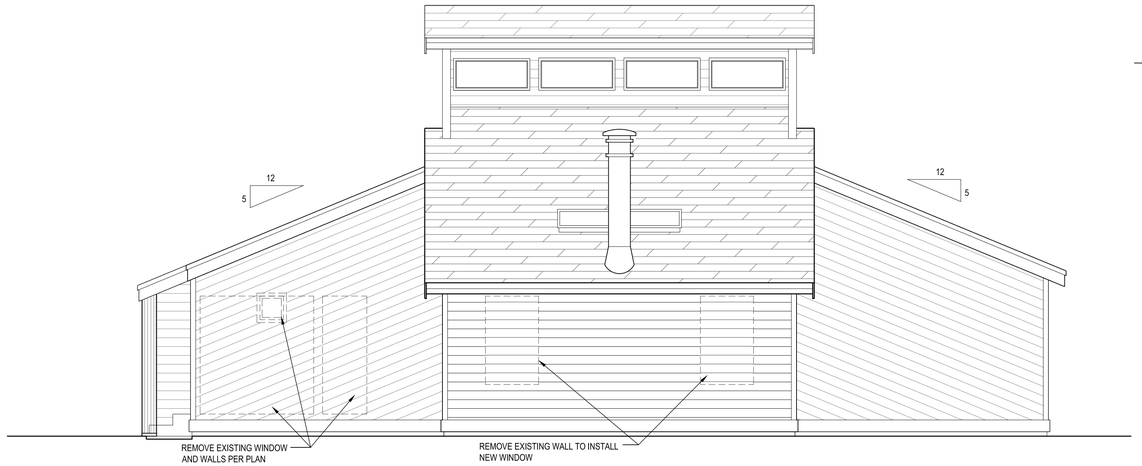
SHADED AREA INDICATES PROPOSED WORK

KEY PLAN (EXISTING BUILDING):

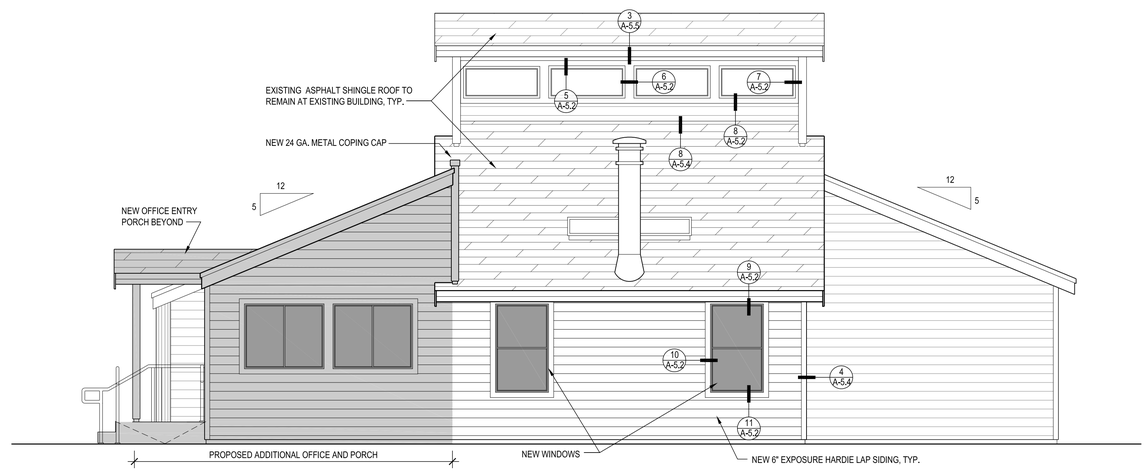


KEY PLAN (PROPOSED BUILDING):





1 **Existing South Elevation**
SCALE: 1/4" = 1' - 0"



2 **Proposed South Elevation**
SCALE: 1/4" = 1' - 0"

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7302 REGISTERED ARCHITECT
H. TODD KILBURN
STATE OF WASHINGTON

Sandpiper East -

New Garage & New Office Addition to Cabana

1312 139th Ave NE
Bellevue, WA 98005

Release	Date
permit	11. 2. 2022
REV. 1	12.12.2022
REV. 2	01.12.2023
REV. 3	01.30.2023
REV. 4	02.15.2023

South Elevations

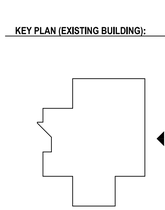
A-2.2

NOTES:
1. Verify all conditions in the field.

LEGEND:

SHADED AREA INDICATES PROPOSED WORK

KEY PLAN (EXISTING BUILDING):



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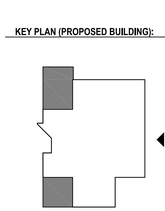
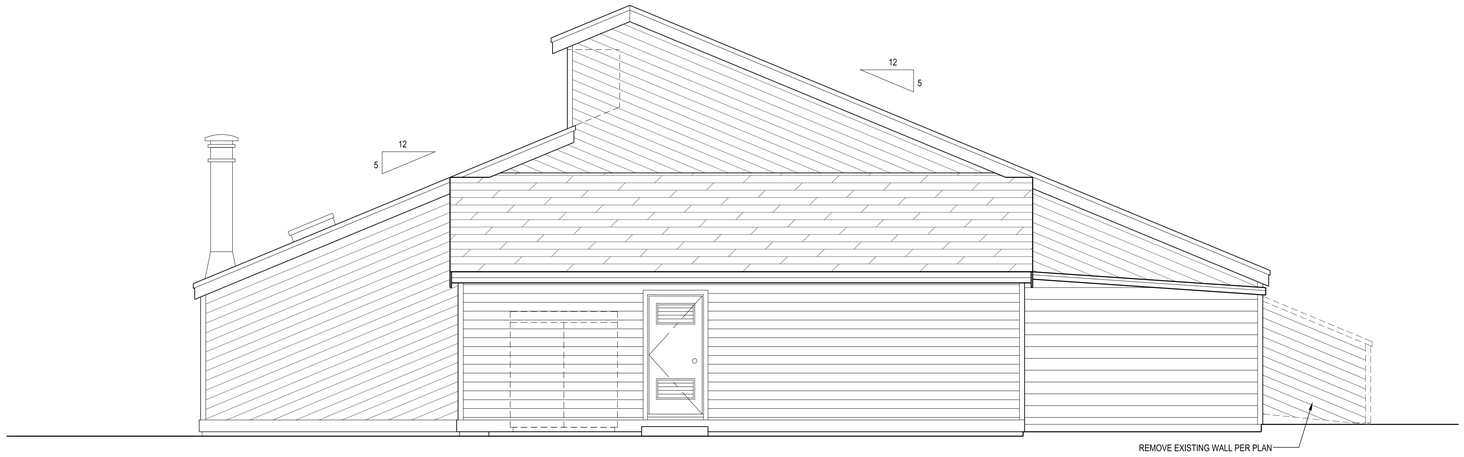
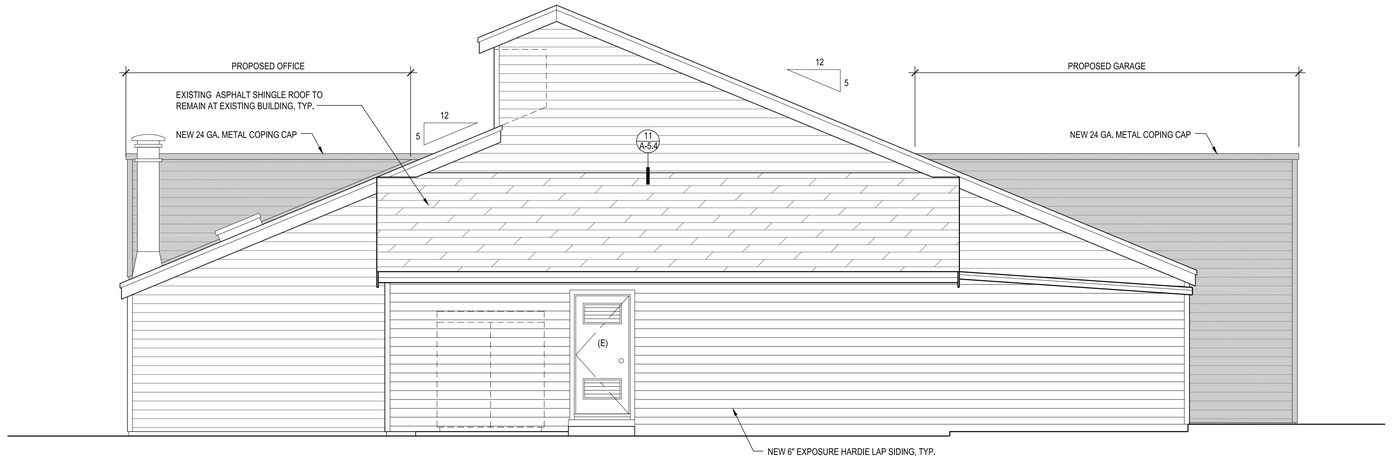




1 Existing East Elevation
SCALE: 1/4" = 1' - 0"



2 Proposed East Elevation
SCALE: 1/4" = 1' - 0"

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permit	11. 2. 2022

East Elevations

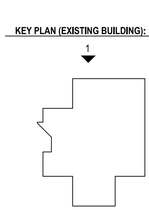
A-2.3

NOTES:
1. Verify all conditions in the field.

LEGEND:

SHADED AREA INDICATES PROPOSED WORK

KEY PLAN (EXISTING BUILDING):



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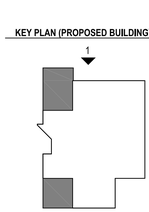
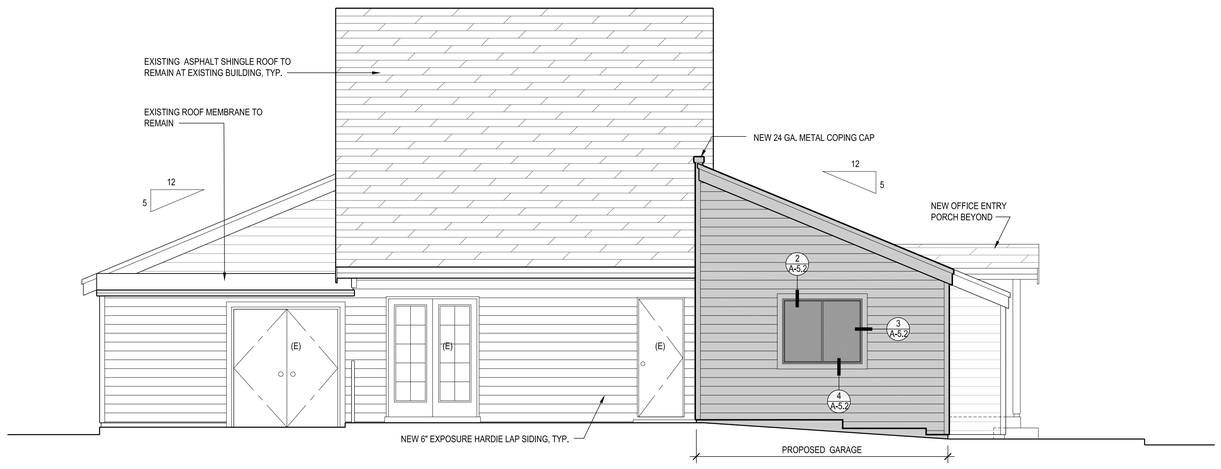


1 Existing North Elevation
SCALE: 1/4" = 1' - 0"



2 Proposed North Elevation
SCALE: 1/4" = 1' - 0"

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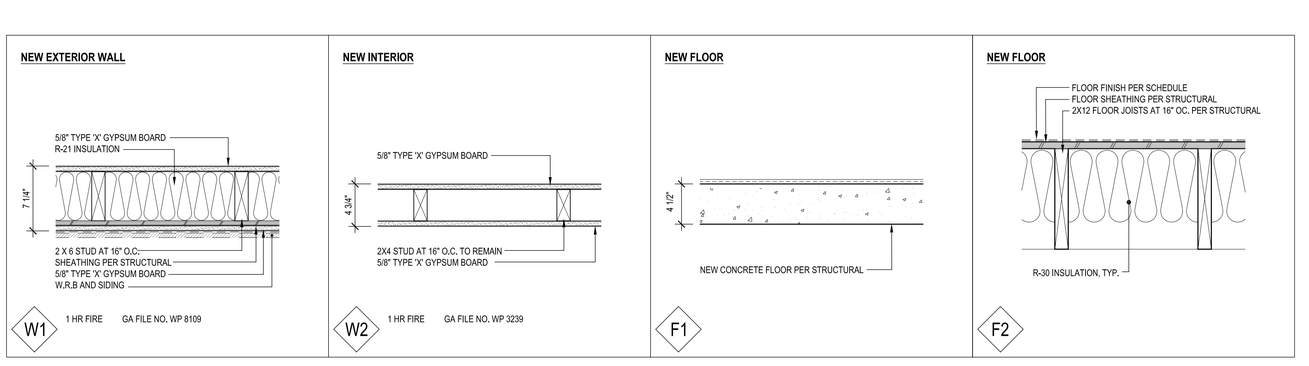
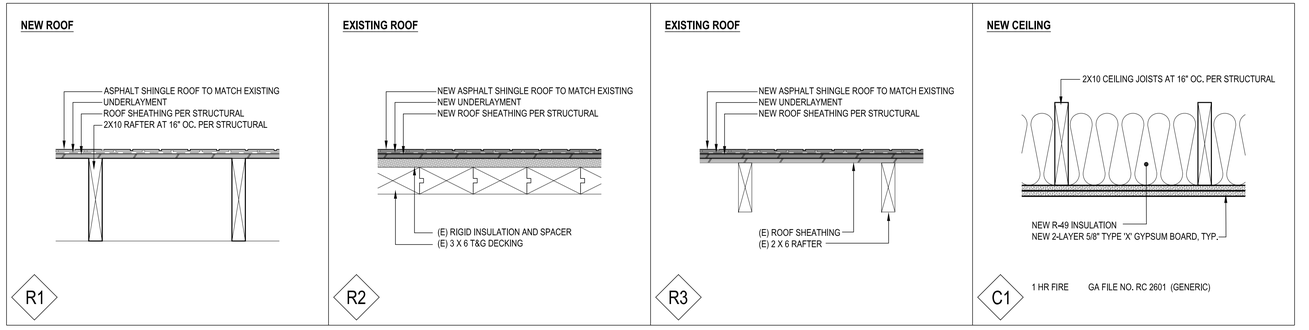
North Elevations

A-2.4



1 **Wall & Floor Assembly**
SCALE: 1 1/2" = 1' - 0"



2 **Roof and Ceiling Assembly**
SCALE: 1 1/2" = 1' - 0"

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permit	11. 2. 2022

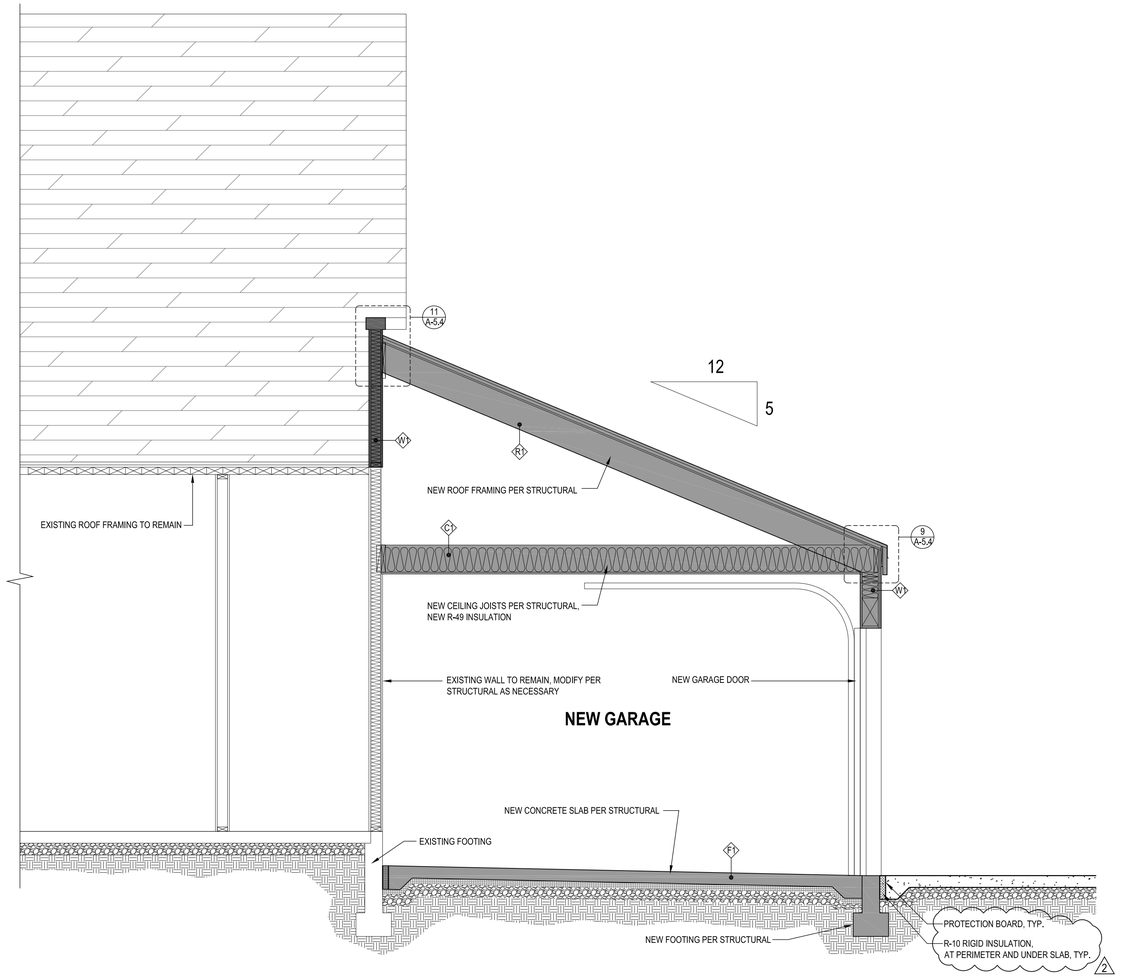
Wall, Floor, Roof, & Ciling Assembly

A-3.0

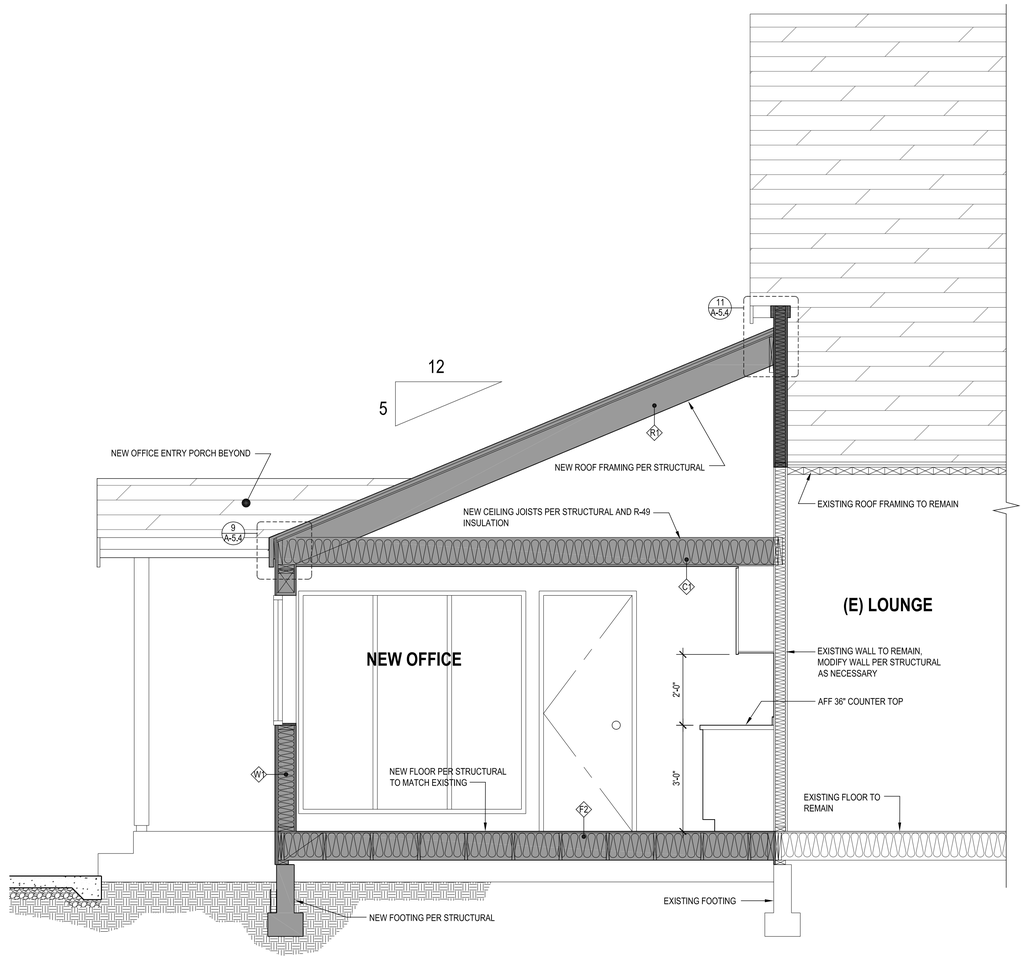
NOTES:
1. Verify all conditions in the field.

LEGEND:

SHADED AREA INDICATES PROPOSED WORK



1 Section A-A
SCALE: 1/2" = 1' - 0"



2 Section B-B
SCALE: 1/2" = 1' - 0"

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REV. 2	01.12.2023

Building Sections

A-3.1

NOTES:
1. Verify all conditions in the field.

LEGEND:

SHADED AREA INDICATES PROPOSED WORK

1 **Section C-C**
SCALE: 1/2" = 1' - 0"

2 **Section D-D**
SCALE: 1/2" = 1' - 0"

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Building Sections

A-3.2

WINDOW SCHEDULE

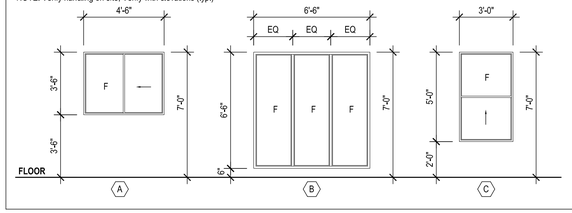
ITEM	LOCATION(S)	DESCRIPTION	SIZE (WIDTH X HEIGHT)	MANUFACTURER	SERIES - MODEL	CONSTRUCTION	DECORATIVE GRID	COLOR	EGRESS WINDOW	SHGC	U-VALUE	LOW E	ARGON FILLED	REMARKS
A	OFFICE, GARAGE	HORIZONTAL SLIDER	4'-6" X 3'-6"	VPI	ENDURANCE	VINYL	NO	WHITE	NO	0.35 MAX	0.30 OR BETTER	YES	YES	
B	OFFICE	FIXED	6'-6" X 6'-6"	VPI	ENDURANCE	VINYL	NO	WHITE	NO	0.35 MAX	0.30 OR BETTER	YES	YES	
C	LOUNGE	VERTICAL SLIDER	3'-0" X 5'-0"	VPI	ENDURANCE	VINYL	NO	WHITE	NO	0.35 MAX	0.30 OR BETTER	YES	YES	

WINDOW SCHEDULE NOTES

1. VERIFY ALL CONDITIONS IN FIELD.
2. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
3. ALL EXTERIOR OPENINGS ARE SECURITY OPENINGS. PROVIDE WINDOW LOCKS.
4. PROVIDE INSECT SCREENS AT ALL OPENABLE WINDOWS.
5. ALL WINDOWS AND GLAZING SHALL COMPLY WITH LATEST EDITION OF THE IBC AS WELL AS ALL APPLICABLE CODES AND REGULATIONS.
6. PROVIDE STOPS AT ALL OPENABLE WINDOWS.
7. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND THE HEIGHT OF 36 INCHES SHALL BE FIXED OR SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE.
8. EGRESS WINDOWS: CLEAR OPENING OF 5.7 SF AND A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION OF 24 INCHES AND OPENING WIDTH DIMENSION OF 20 INCHES. [1029.2]
9. VERIFY IN FIELD ALL WINDOW DIMENSIONS PRIOR TO ORDERING.
10. EXISTING DOORS TO REMAIN
11. REVIEW ALL EXISTING WINDOWS FOR EXISTING WINDOW FRAME TRICKLE VENTS. AT A MINIMUM, PROVIDE TRICKLE VENTS IN ALL REPLACEMENT WINDOWS TO MATCH EXISTING.

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

NOTE: Verify handling on site, Verify with elevations (typ.)



DOOR SCHEDULE

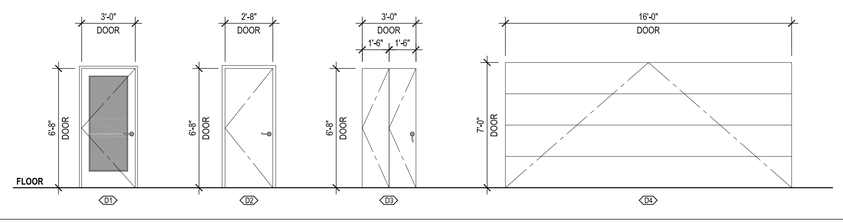
DOOR #	DESCRIPTION	SIZE (WIDTH X HEIGHT)	CONSTRUCTION	FINISH / COLOR	LOCATION(S)	MANUFACTURER	MODEL	EXTERIOR / EGRESS / FIRE DOOR	GLAZING	U-VALUE	SHGC	LOW E	ARGON FILLED	SELF-CLOSING & LATCHING	AUTOMATIC SENSOR	FULL WEATHER STRIP	LOCKSET	BARRIER FREE HARDWARE	PANIC HARDWARE
D1	SWING DOOR (EXTERIOR)	3'-0" X 6'-8"	SOLID CORE AND TEMPERED GLASS	WHITE	OFFICE	TRIMLITE	6'8" SF20F	EXTERIOR	TEMPERED	0.31 (0.30 OR BETTER)	0.21 (0.23 OR BETTER)	YES	YES	X		X	X	X	
D2	SWING DOOR (INTERIOR)	2'-8" X 6'-8" (DOOR)	SOLID CORE	WHITE	OFFICE	TRIMLITE	2868138PRI8402	INTERIOR	-	-	-	-	-			-	X	X	
D3	BI-FOLD (INTERIOR)	3'-0" X 6'-8"	MDF	WHITE	MANAGER OFFICE	TRIMLITE	3068138PRI8402BF	INTERIOR	-	-	-	-	-					X	
D4	GARAGE DOOR	16'-0" X 7'-0"	METAL AND INSULATED	-	GARAGE	-	-	EXTERIOR	-	-	-	-	-			X	X	X	1
										0.32 OR BETTER	0.25	-	-			1			

DOOR SCHEDULE NOTES

1. VERIFY ALL CONDITIONS IN FIELD.
2. VERIFY IN FIELD ALL DOORS DIMENSIONS PRIOR TO ORDERING.

DOOR TYPE (Scale : 1/4" = 1' - 0")

NOTE: Verify handling on site.



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Bellevue, WA 98005

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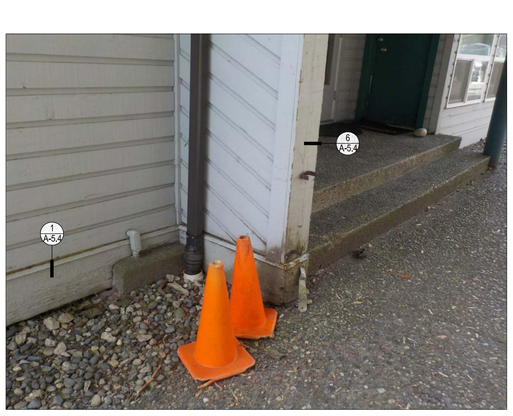
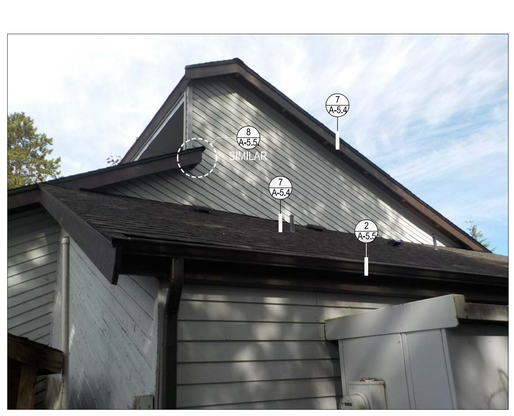
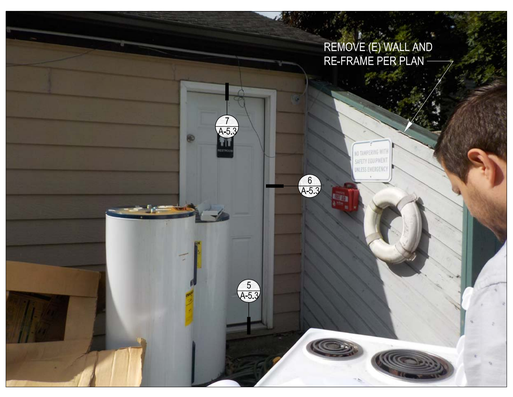
permit	11. 2. 2022
REV. 1	12.12.2022

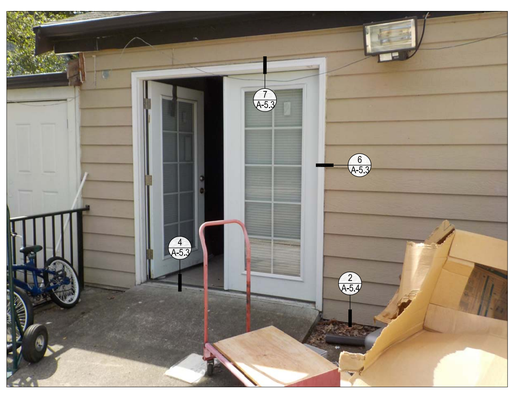
Window & Door Schedule

A-4.1









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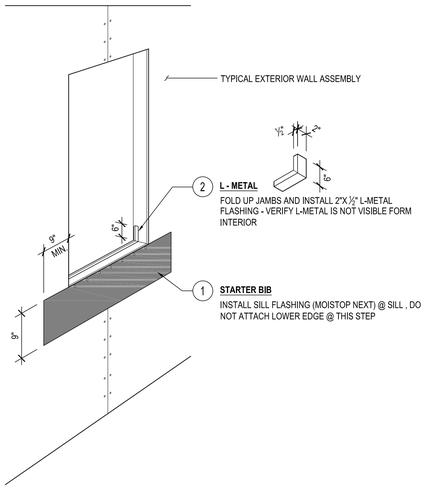
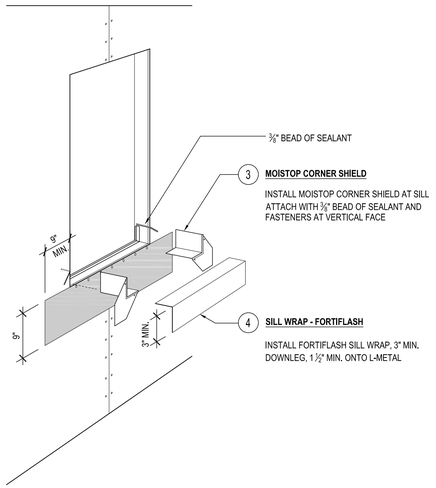
Key Photos

A-5.0



1 Window Sequence 1 of 8
N.T.S.



2 Window Sequence 1 of 8
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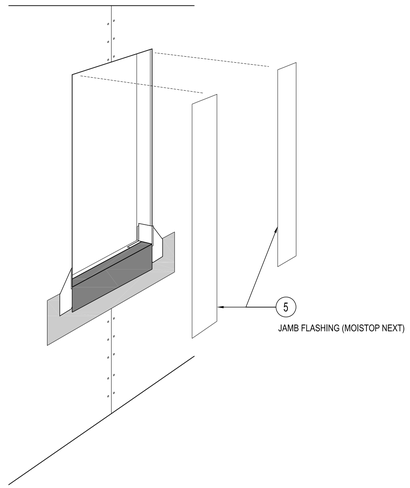

3 Window Sequence 3 of 8
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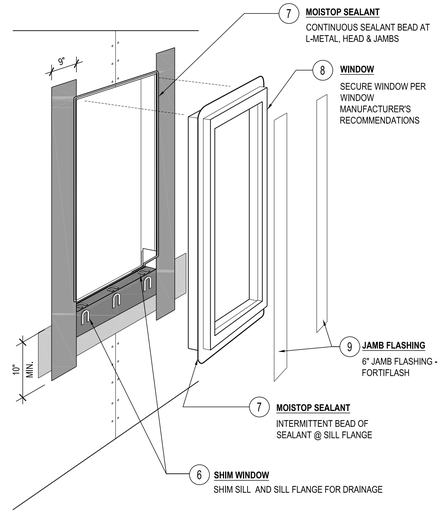

4 Window Sequence 4 of 8
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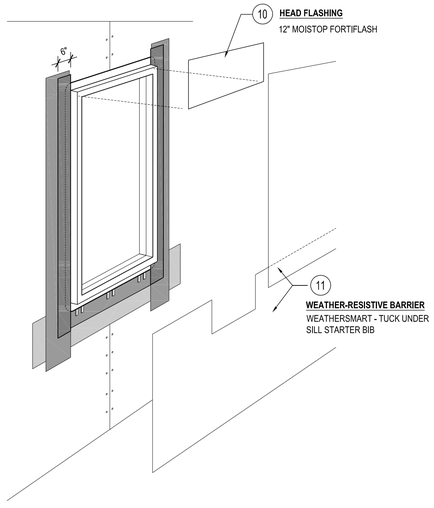

5 Window Sequence 5 of 8
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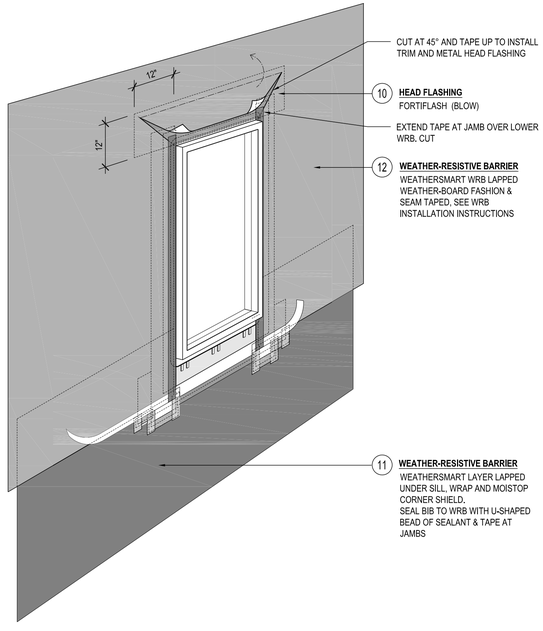

6 Window Sequence 6 of 8
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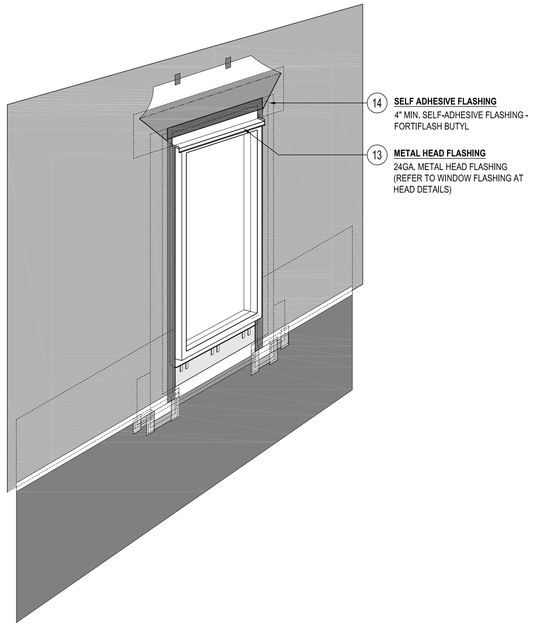

7 Window Sequence 7 of 8
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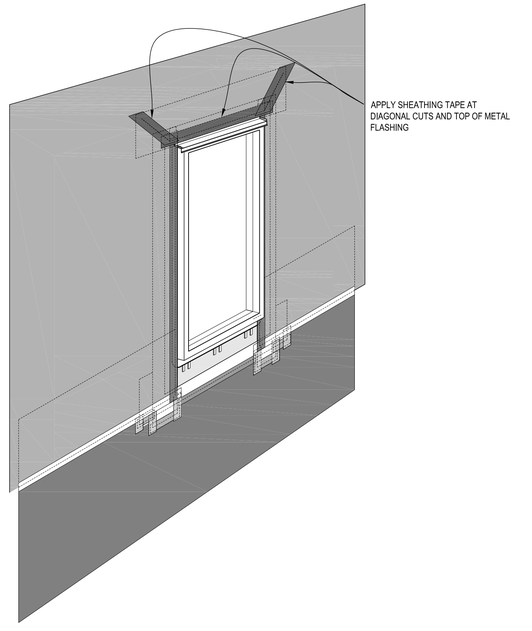

8 Window Sequence 8 of 8
N.T.S.

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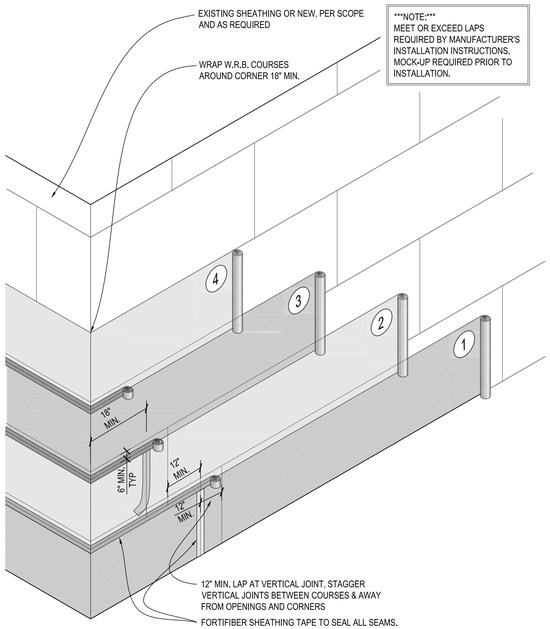
Detail - Window Opening Flashing

A-5.1



INSTALLATION NOTES:

STEP 1. PENETRATIONS

1. PRE-FLASH PENETRATIONS AS DETAILED. DISTANCE FROM PENETRATION TO EDGE OF WRB "SKIRT" MINIMUM 12".

2. SEAL TOP OF HEAD FLASHING TO SHEATHING AS DETAILED.

STEP 2. INSTALLATION

1. STARTING AT BASE OF WALL, UNROLL WRB HORIZONTALLY ACROSS WALL. PLACE A CONTINUOUS BEAD OF NONSKINNING BUTYL SEALANT ON FOUNDATION WALL AND SEAL WRB TO IT.

2. EXTEND 18" MINIMUM OVER STARTING CORNER.

3. FASTEN AT TOP AND BOTTOM OF ROLL WIDTH WITHIN 2" FROM EDGE OF WRB TO CENTER OF FASTENER.

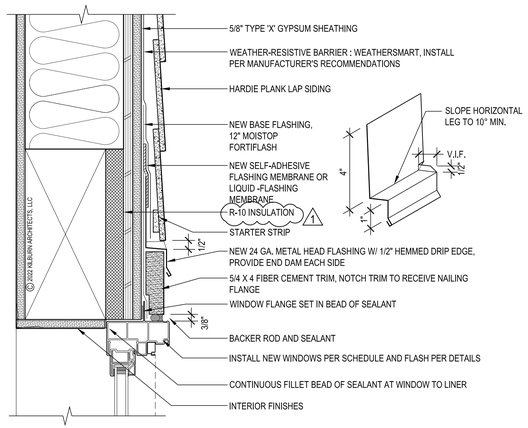
4. FASTEN AT MAXIMUM 2'-0" ON CENTER

5. SHINGLE NEXT LAYERS OF WRB ENSURING MINIMUM 6" HORIZONTAL AND MINIMUM 12" VERTICAL LAPS. DO NOT PLACE VERTICAL LAPS ABOVE OR BELOW WINDOWS OR WITHIN 12" OF VERTICAL LAP IN LAYER BELOW OR 18" OF CORNER.

6. TAPE ALL VERTICAL AND HORIZONTAL SEAMS, APPLY TAPE IN WEATHERBOARD FASHION BOTTOM TO TOP

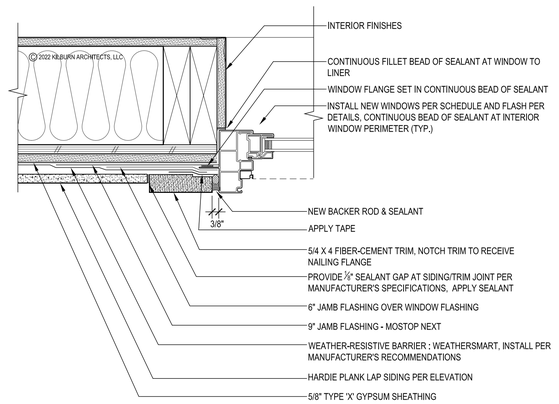
7. FOR DELAYED INSTALLATION OF SIDING/MASONRY DETERMINE FASTENERS AND REDUCED FASTENER SPACING FOR WIND EXPOSURE(I.E. CAP NAILS, BRICK TIES, OR BATTENS)

1 Weather Resistive Barrier Installation
N.T.S.

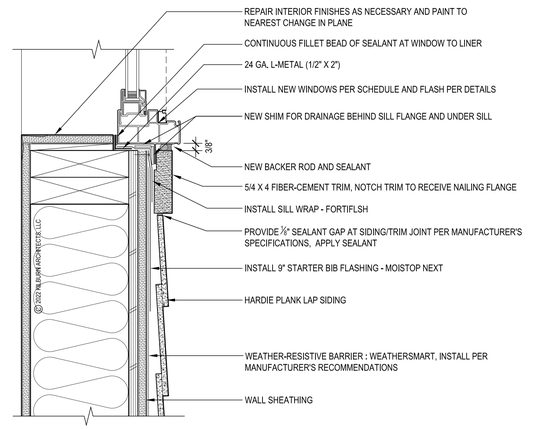


NOTE:
1. DO NOT CUT OR PUNCTURE FLASHING AT FOLD. CONFIRM THERE IS NO CONFLICT BETWEEN NEW FLASHING WITH NEW WINDOW OPERATION.

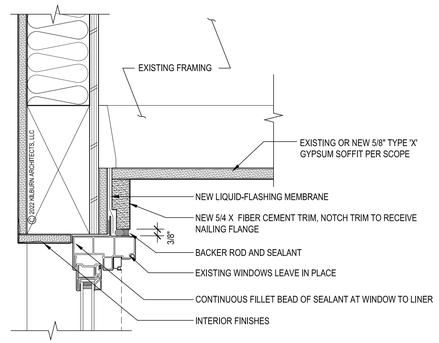
2 Window Head Flashing - at New Wall
Scale: 3" = 1' - 0"



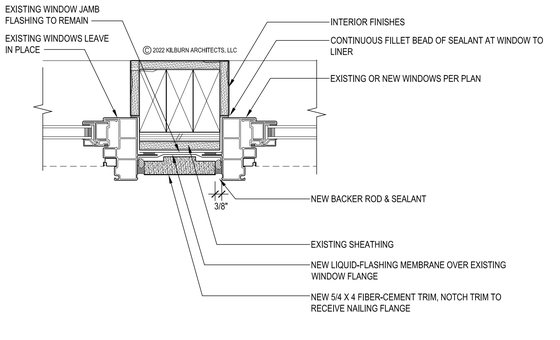
3 Window Jamb Flashing - at New Wall
Scale: 3" = 1 '- 0"



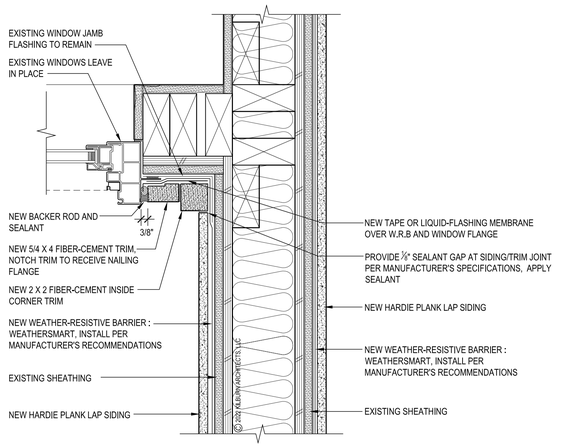
4 Window Sill Flashing - at New Wall
Scale: 3" = 1 '- 0"



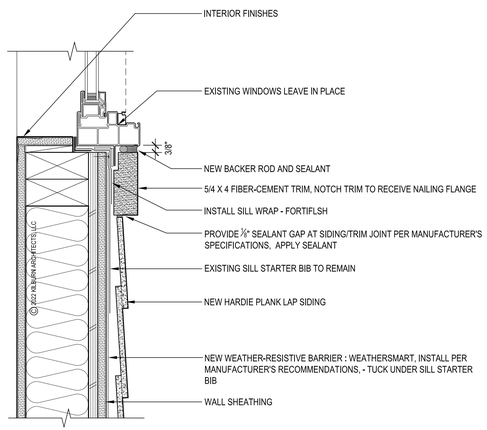
5 Window Head Flashing - (E) Window to Remain
Scale: 3" = 1' - 0"



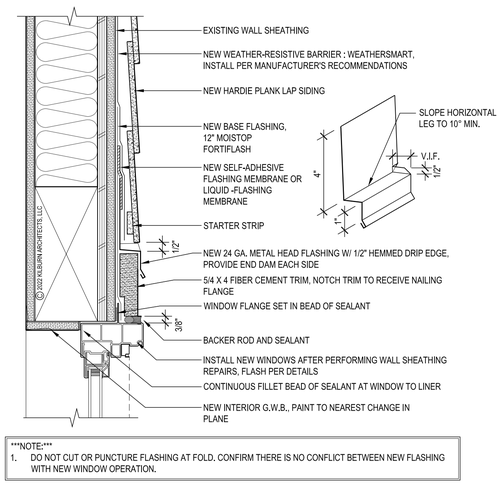
6 Window to Window - (E) Window to Remain
Scale: 3" = 1' - 0"



7 Window Jamb Flashing at Inside Corner - (E) Window to Remain
Scale: 3" = 1' - 0"

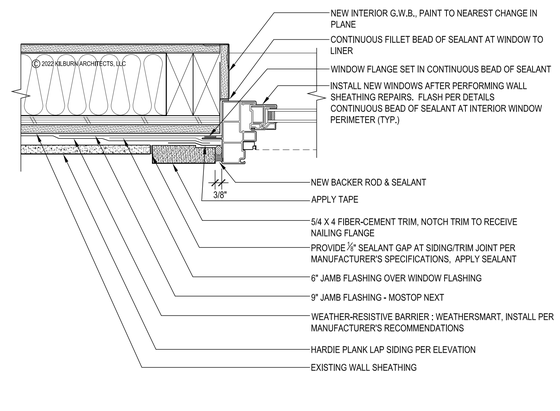


8 Window Sill Flashing - (E) Window to Remain
Scale: 3" = 1'-0"

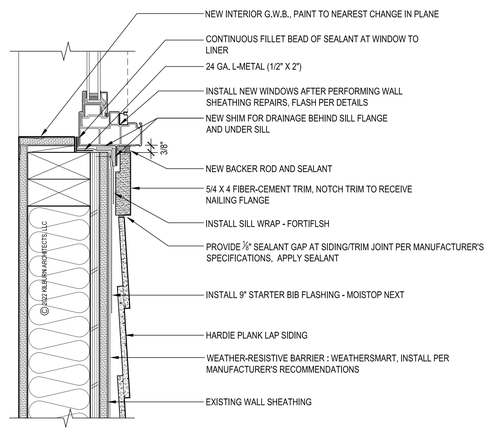


NOTE:
1. DO NOT CUT OR PUNCTURE FLASHING AT FOLD. CONFIRM THERE IS NO CONFLICT BETWEEN NEW FLASHING WITH NEW WINDOW OPERATION.

9 Window Head Flashing - New Window at (E) Wall
Scale: 3" = 1'-0"



10 Window Jamb Flashing - New Window at (E) Wall
Scale: 3" = 1'-0"



11 Window Sill Flashing - New Window at (E) Wall
Scale: 3" = 1'-0"

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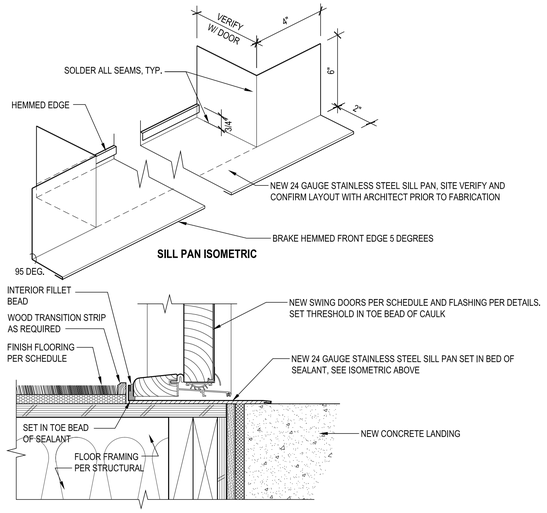
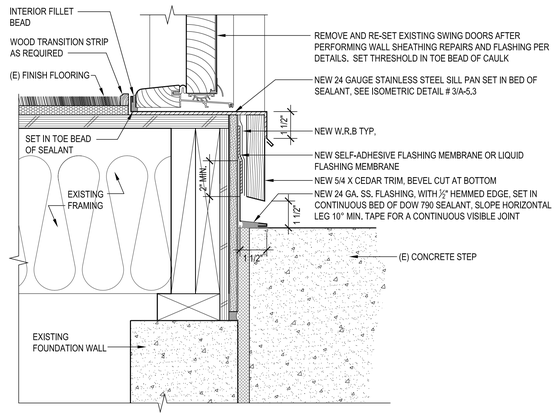


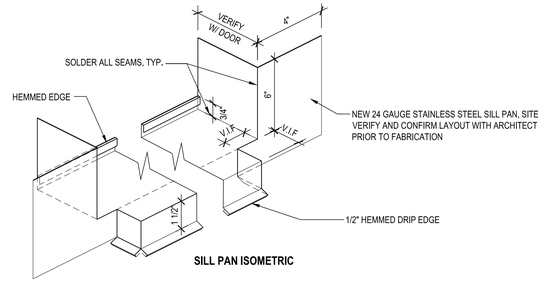
1 Swing Door Sill Pan Flashing at Entry

Scale: 3" = 1'-0"



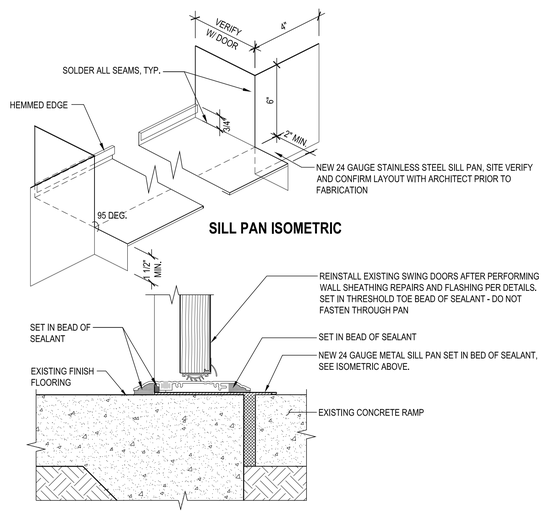
2 Swing Door Sill Pan Flashing at Equip.

Scale: 3" = 1'-0"



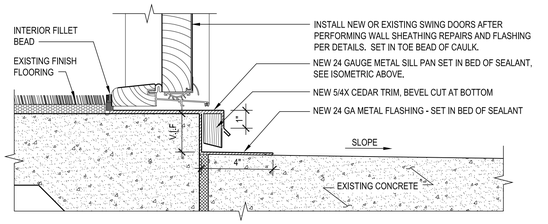
3 Sill Pan Flashing Detail

Scale: N.T.S



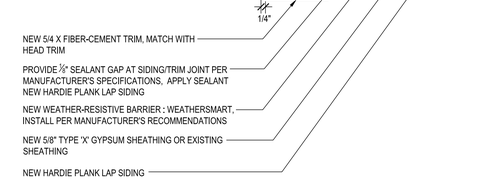
4 Swing Door Sill Pan Flashing

Scale: 3" = 1 '- 0"



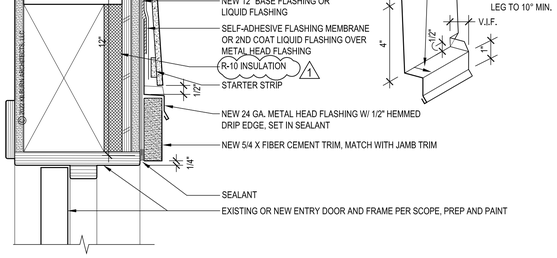
5 Swing Door Sill Pan Flashing

Scale: 3" = 1' - 0"



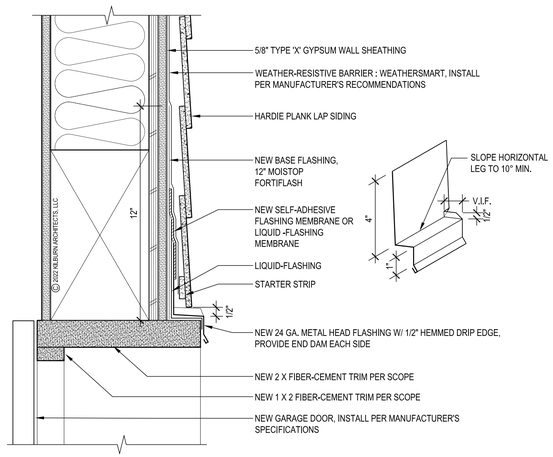
6 Swing Door Jamb Flashing

Scale: 3" = 1' - 0"



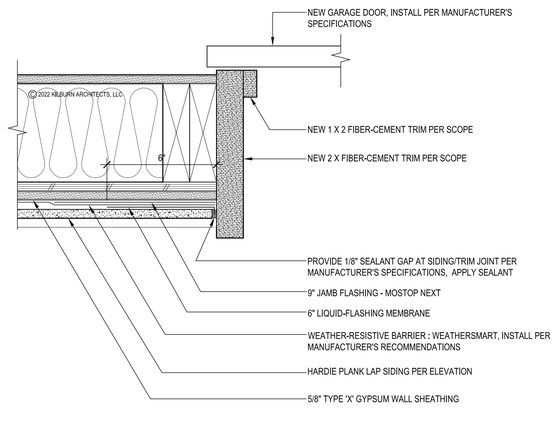
7 Swing Door Head Flashing

Scale: 3" = 1' - 0"



8 Garage Door Head Flashing

Scale: 3" = 1'-0"



9 Garage Door Jamb Flashing

Scale: 3" = 1'-0"

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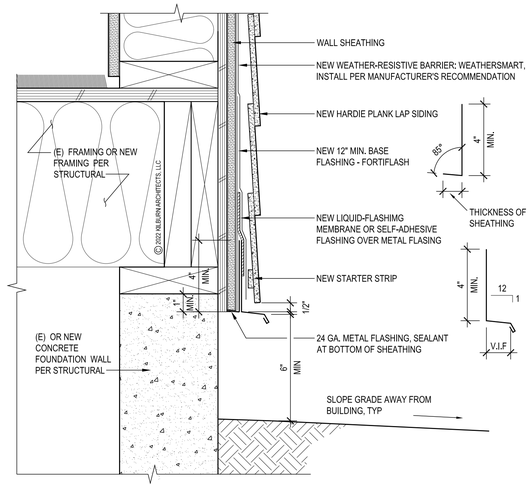
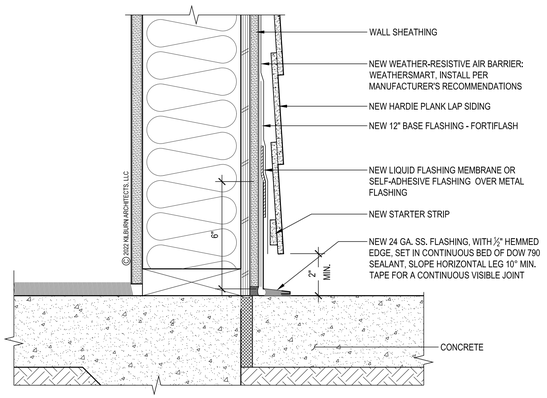
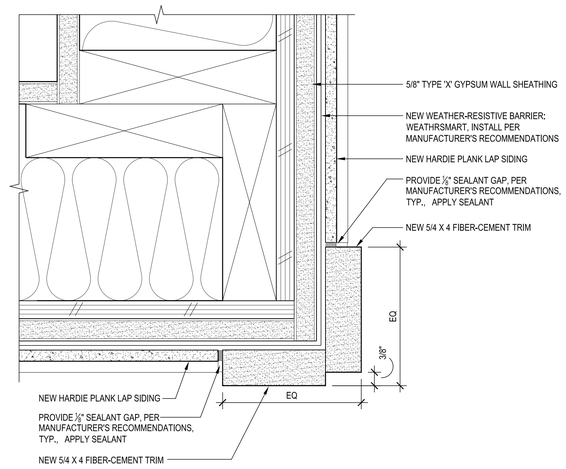


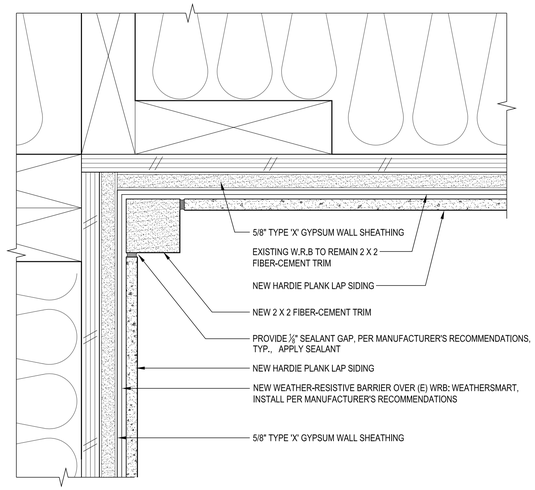
1 Siding Termination at Foundation Wall
Scale: 3" = 1' - 0"



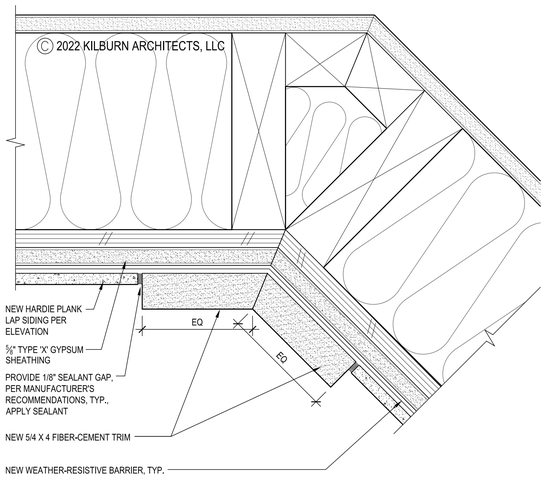
2 Siding Termination at Concrete Slab
Scale: 3" = 1' - 0"



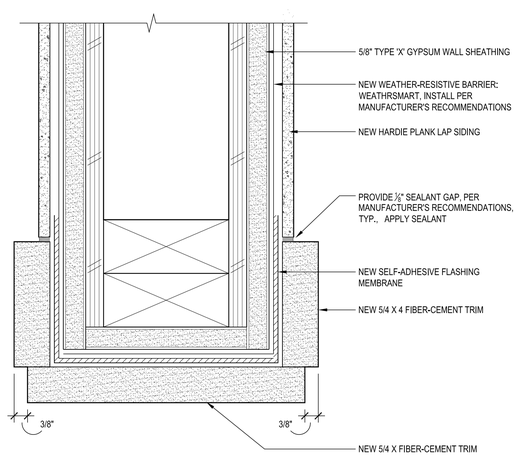
3 Siding Outside Corner
Scale: 6" = 1 '- 0"



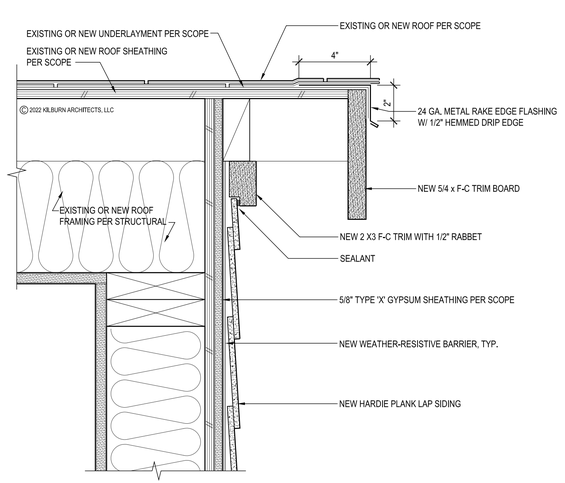
4 Siding Inside Corner
Scale: 6" = 1 '- 0"



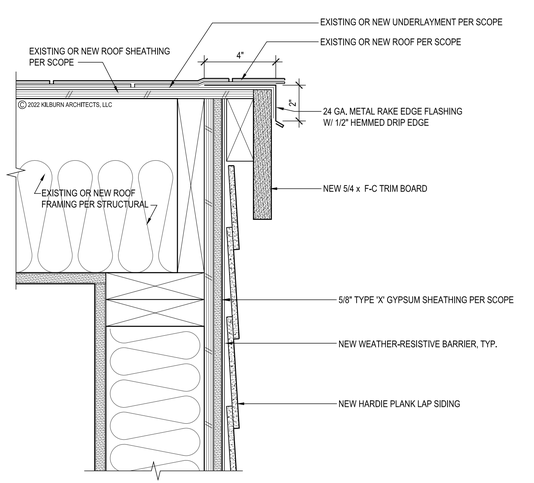
5 Siding Inside Corner
Scale: 6" = 1' - 0"



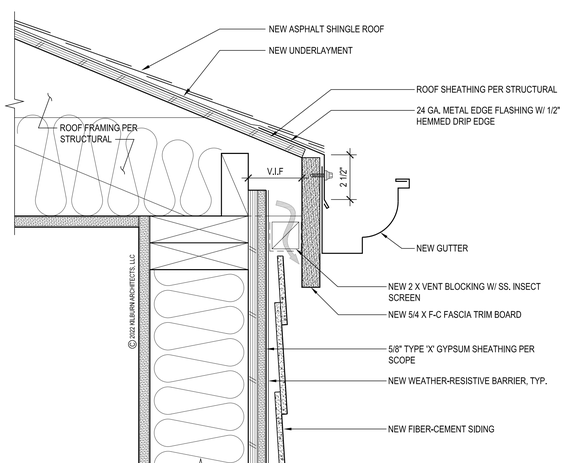
6 Trim at End Wall
Scale: 6" = 1' - 0"



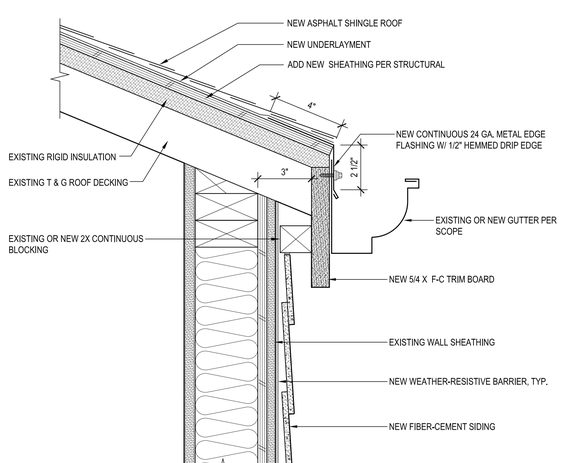
7 Siding Terminatin at Roof Rake
Scale: 3" = 1' - 0"



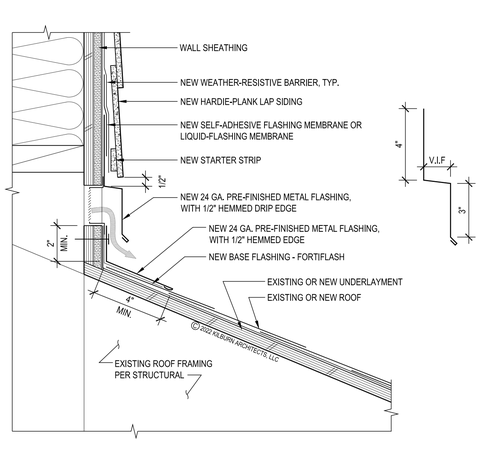
8 Siding Termination at Roof Rake
Scale: 3" = 1' - 0"



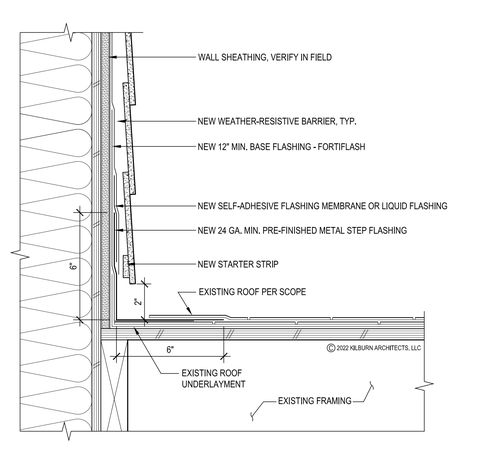
9 Siding Termination at Eave
Scale: 3" = 1'-0"



10 Siding Termination at Eave - Existing Roof
Scale: 3" = 1'-0"



11 Siding Termination at Roof to Wall
Scale: 3" = 1'-0"



12 Window Sill Flashing - New Window at (E) Wall
Scale: 3" = 1'-0"

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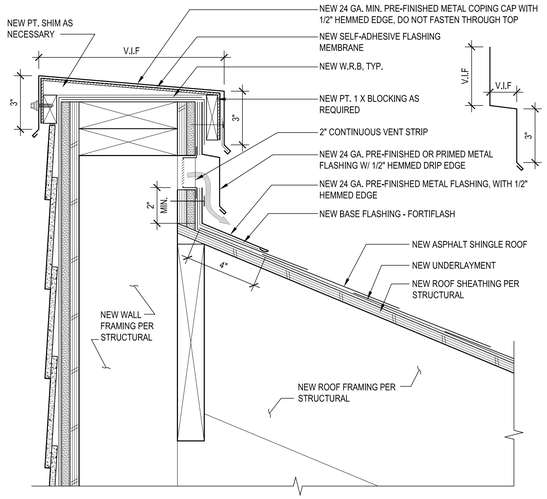
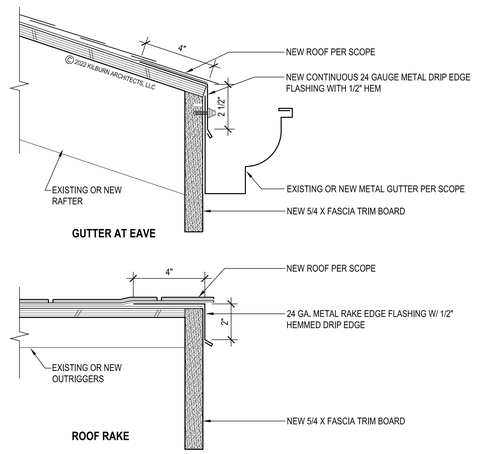


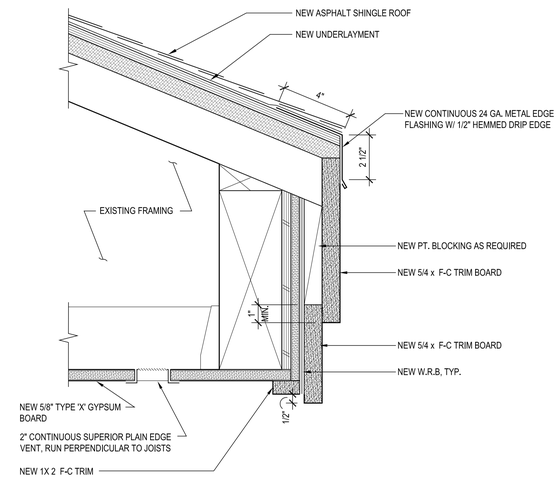
1 Siding Termination at

Scale: 3" = 1'-0"



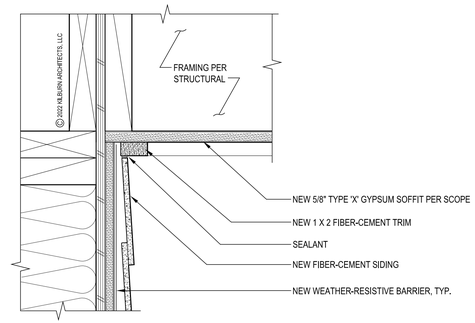
2 Typical Roof Eave and Rake

Scale: 3" = 1'-0"



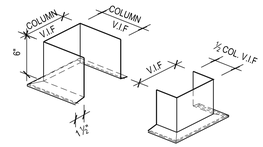
3 Fascia Trim Board at Eave

Scale: 3" = 1'- 0"

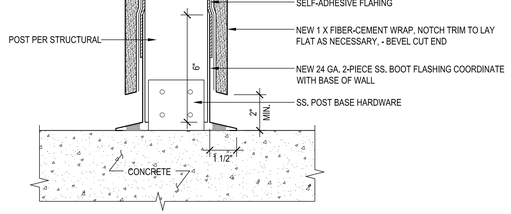


4 Siding Termination at Soffit

Scale: 3" = 1 '- 0"

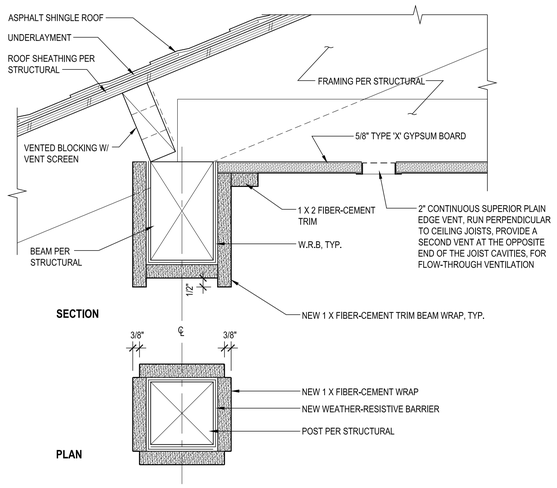


2-PIECE FLASHING ISOMETRIC



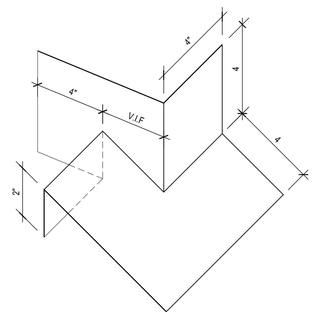
5 Column Base

Scale: 3" = 1'- 0"



6 Column & Beam Wrap

Scale: 3" = 1 '- 0"



NOTE:
- 24 GA. FULLY SOLDERED METAL FLASHING
- SADDLE FLASHING AT ROOF INTERSECTION WITH ADJACENT WALL
- VERIFY DIMENSION IN FIELD, MOCK UP FOR APPROVAL

7 Saddle Flashing - Isometric

Scale: N.T.S

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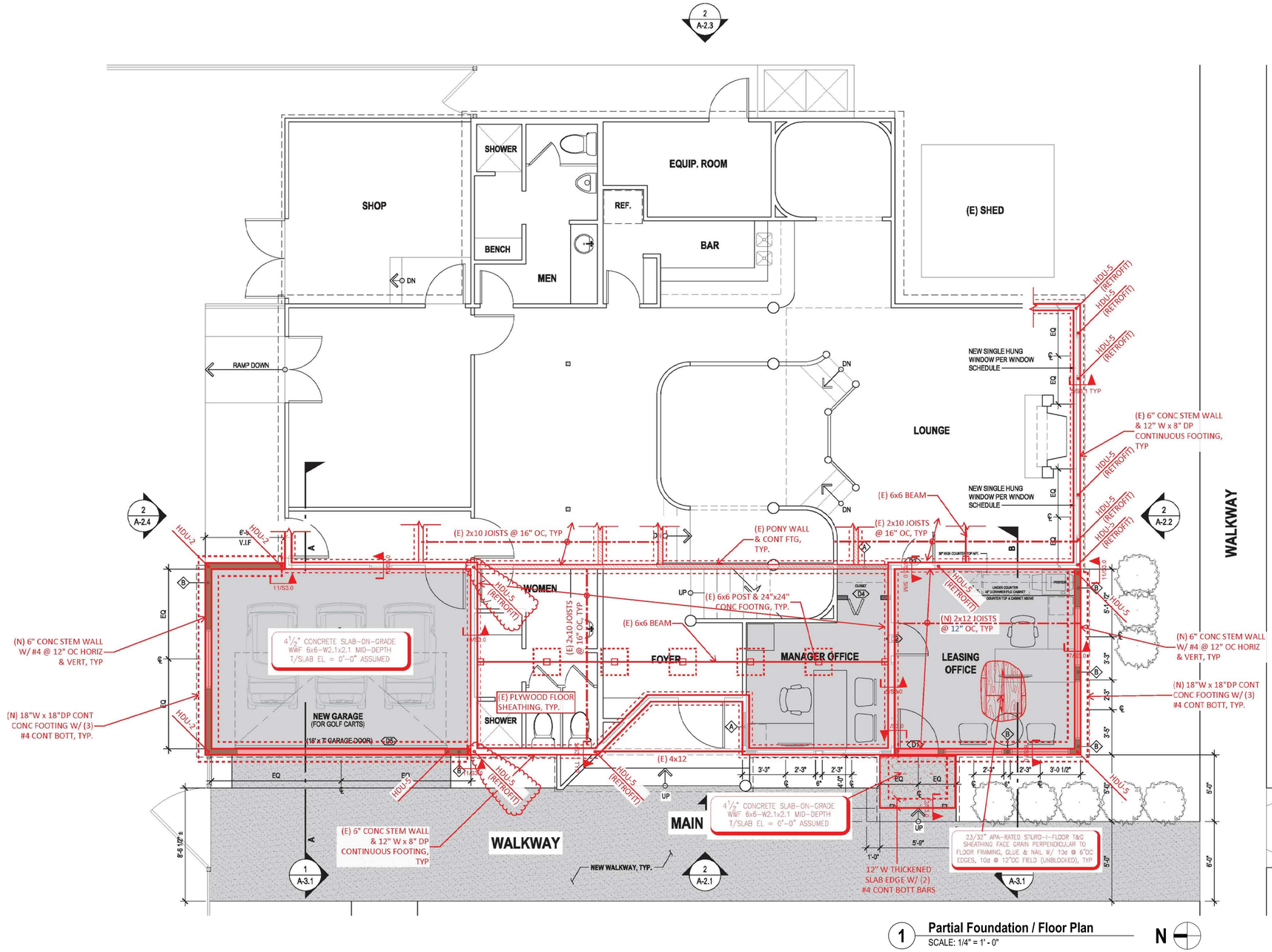
NOTES:

1. PROVIDE PANEL EDGE NAILING AT ALL HOLDOWNS, POSTS/BUNDLED STUDS.
2. THE BOTTOM OF ALL FOOTINGS SHALL BE 18-" MINIMUM BELOW GRADE AND BEAR UPON FIRM, UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL.
3. FULLY BLOCK FLOOR CAVITY AT ALL POINT LOADS. POINT LOADS SHALL BE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
4. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.



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Foundation / Floor Plan

S0.1

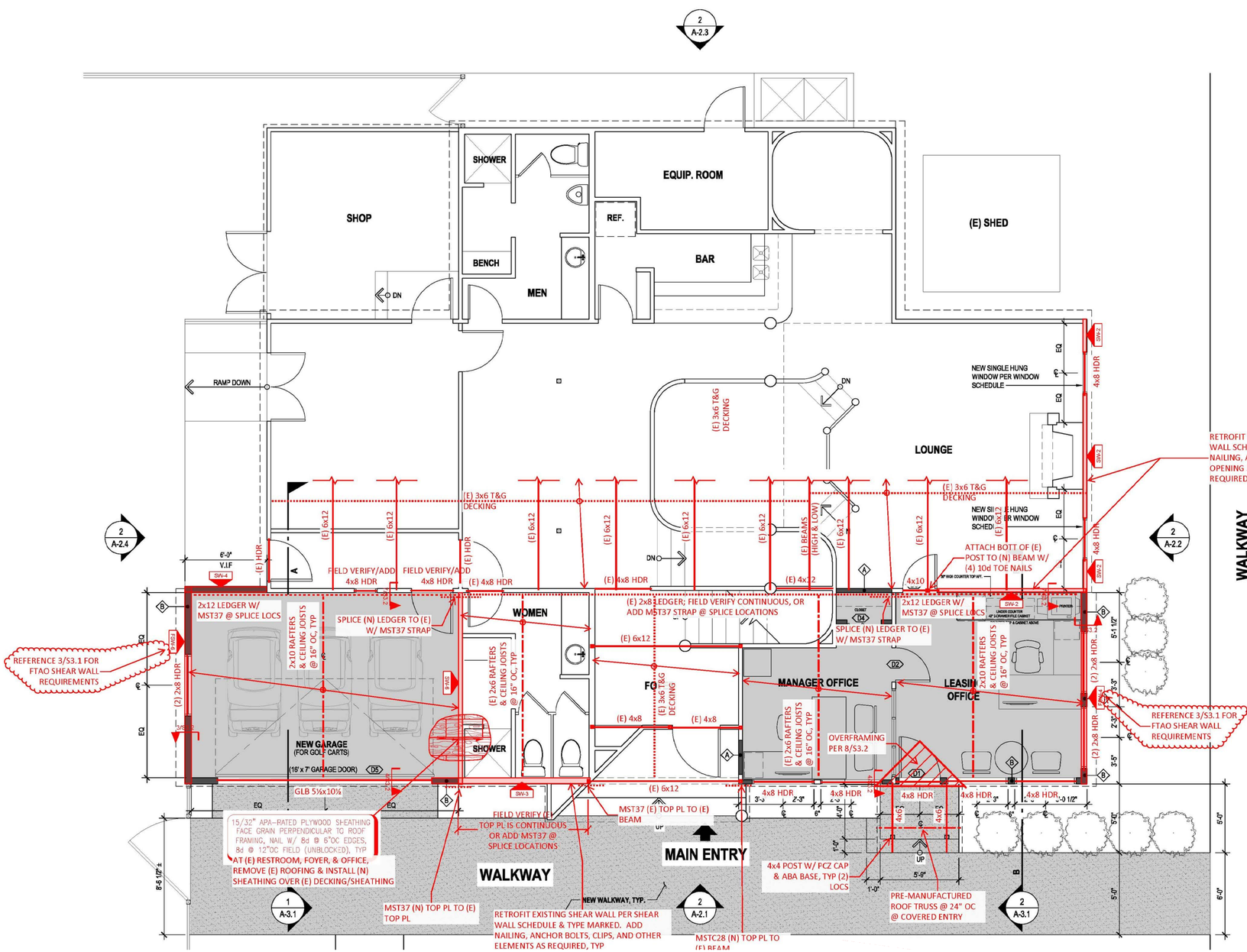
NOTES:

1 SW-# INDICATES WOOD FRAMED SHEAR WALL. REFER TO 12/S3.1 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE STRUCTURAL GENERAL NOTES FOR WOOD GRADE. ALL EXTERIOR WALLS TO BE SW-6, UNO. REFER TO 12/S3.1 FOR TYPICAL SCHEDULES.

2 FSW-# INDICATES FTAO SHEAR WALL PER 3/S3.1 & 4/S3.1.

3. PROVIDE (2) TRIM AND (1) KING STUD AT EACH END OF EACH SAWN LUMBER BEAM OR HEADER, UNO. AT GLULAM & MANUFACTURED LUMBER BEAMS, PROVIDE (3) TRIM AND (2) KING STUDS AT EACH END, UNO.

4. PROVIDE SHEATHING & FASTENERS PER SHEAR WALL TYPE SW-6 TYP @ BUILDING EXTERIOR, UNO.



1 Partialr Roof Framing & 1st Floor Wall Plan
SCALE: 1/4" = 1' - 0"

N

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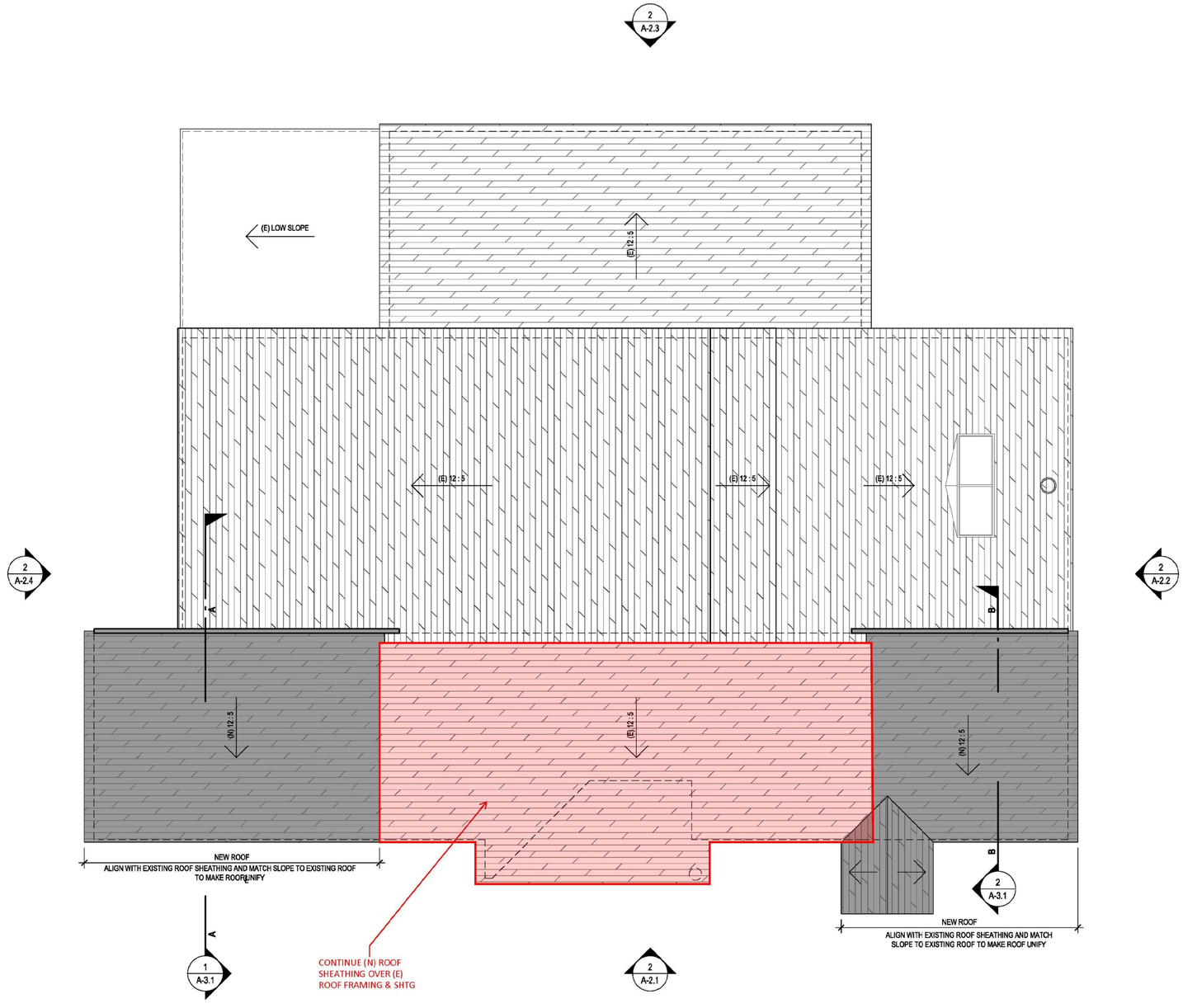
Partial Roof Framing & 1st Wall Plan

S0.2



1 **Roof Plan**
SCALE: 1/4" = 1' - 0"

N

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Roof Plan

S0.3

STRUCTURAL NOTES

GENERAL REQUIREMENTS

BUILDING CODE & REFERENCE STANDARDS: The "International Building Code" (IBC), 2018 Edition, as adopted and modified by the City of Bellevue, governs the design and construction of this project. Reference to a specific section in the Code does not relieve the contractor from compliance with the entire materials reference standards noted below. The latest edition of the materials reference standards shall be used.

SCOPE OF STRUCTURAL WORK: Design for a small office addition and small garage addition to an existing apartment cabana building.

DEFINITIONS: The following definitions apply to these general notes:

- "Structural Engineer of Record" (EOR) - The Structural Engineer who is legally responsible for stamping & signing the structural documents for the project. The EOR is responsible for the design of the Primary Structural System.
- "Specialty Structural Engineer" (SSE) - A licensed professional Engineer, not the EOR, who performs specialty structural engineering services necessary to complete the structure, who has experience and training in the specific specialty. The General Contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements shall retain the SSE. Submittals shall be stamped and signed by the SSE. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE with a PE or SE license issued by the State of Washington.
- "Deferred Submittals - Deferred Submittal is engineering work to be designed-by-others or bidder-designed.

NOTE PRIORITIES: Notes on the individual drawings shall govern over these general notes.

SPECIFICATIONS: Refer to the contract specifications for information in addition to that contained in these notes and the structural drawings. Refer to these notes, structural drawings, and architectural drawings which serve as specifications for this project.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work.

ARCHITECTURAL DRAWINGS: Refer to the Architectural drawings for information including, but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, curtain walls, stairs, curbs, drains, depressions, railings, waterproofing, finishes and other nonstructural items.

STRUCTURAL RESPONSIBILITIES: The EOR is responsible for the strength and stability of the Primary Structure in its completed state.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction and all job-related safety standards such as OSHA and WISHA. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is completed. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

DISCREPANCIES: In case of discrepancies between these general notes, the contract drawings, and specifications, and/or reference standards, the EOR shall determine which shall govern. Discrepancies shall be brought to the attention of the EOR before proceeding with the work. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site prior to fabrication and/or construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the EOR before proceeding with the work. All underground utilities shall be located by the Contractor prior to excavation or drilling.

DESIGN CRITERIA

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads or the capacity of the partially completed construction.

DEAD LOAD:
Wood Floor = 15 psf
Wood Roof = 15 psf

SNOW LOAD:
Roof Snow Load = 25 psf

WIND DESIGN: Wind load is determined using Chapter 26 to 30 of ASCE 7-16 in accordance with IBC Section 1609 with the following factors:

Basic Wind Speed (3-Second Gust)	V = 98 MPH (Ultimate) / 76 MPH (ASD)
Wind Importance Factor Iw = 1.0	Risk Category = II
Exposure Category = B	Kzt = 1.0

For Components & Cladding as Deferred Submittal, the design wind pressures for determining forces on components and cladding shall determined using Chapter 30 of ASCE 7-16 in accordance with IBC Section 1609 by the Registered Professional Engineer who is responsible for the design of such elements.

SEISMIC DESIGN: Earthquake design is determined using Chapter 12 ASCE 7-16 in accordance with IBC Chapter 16 with the following factors:

Importance Factor Ie = 1.0	
Risk Category= II	
Ss = 1.307 g	Sds = 1.046 g
S1 = 0.456 g	Site Class = D
Seismic Design Category = D	Horizontal Irregularities: N/A
Vertical Irregularities: N/A	

Wood Structure
- Basic Seismic Force Resisting System: A-15 (Bearing Wall Systems) Light-framed walls with wood structural panels rated for shear resistance
- Analysis Procedure: Equivalent lateral force procedure, per ASCE 7-16, Section 12.8
- R = 6.5
- Cd = 4
- Ω = 2.5 (includes reduction for ASCE7 Table 12.2-1 footnote b)

Seismic demands on nonstructural components, structural components engineered as part of deferred submittals, and connections of those components to the primary structure shall be designed in accordance with the aforementioned building code, the general seismic criteria listed above, and the requirements of ASCE 7-16.

DEFLECTIONS:

Floor Total Load Deflection Limit:	L/360
Floor Live load Deflection Limit:	L/480
Roof Total Load Deflection Limit:	L/240
Roof Live load Deflection Limit:	L/360

LIVE LOADS:

Roof (Live)	20 PSF
Roof (Snow)	25 PSF
Offices	50 PSF + 15 PSF PARTITION
Attic (Uninhabitable-Limited Storage)	20 PSF
Garages	40 PSF OR 3,000# (4.5"x4.5" SQR.)

DEFERRED SUBMITTAL LOADS: All pre-engineered, pre-fabricated, pre-manufactured, or other products designed by others shall be designed for the tributary dead and live loads plus wind, earthquake, and component, and cladding loads when applicable. Design shall conform to the project drawings and specifications, reference standards, and governing code.

SUBMITTALS

SUBMITTALS: Shop Drawings shall be submitted to the Architect/EOR prior to any fabrication or construction for all structural items. The contractor shall review and place a shop drawings stamp on the submittal before forwarding to the EOR. Submittals shall be made in time to provide a minimum of one week for review by the EOR. Additional submittals required for this project are specified in the specific sections below. Reference the individual material section for specific information to be included in the submittal.

If the shop drawings differ from or add to the design of the Structural drawings, they shall bear the seal and signature of the Washington State Registered Professional Engineer who is responsible for the design..

ALTERNATES: Product or manufacturer components specified in these drawings are used as the basis of design for this project. Alternates for specified items may be submitted to the EOR for review. However, contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

SHOP DRAWING REVIEW: Review by the Architect/EOR is for general compliance with the design concept and the contract documents. Dimensions and quantities are not reviewed by the EOR, and therefore, must be verified by the General Contractor. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures therefrom. The contractor remains responsible for details and accuracy; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a secure manner. When shop drawings (component design drawings) differ from or add to the requirements of the Structural drawings they shall be designed and stamped by the responsible SSE. Allow one week for EOR review time.

DEFERRED SUBMITTALS: Per IBC Section 107.3.4.1, drawings, calculations, and product data for the design and fabrication of items that are designed-by-others shall bear the seal and signature of the Washington State Registered Professional Engineer (SSE) who is responsible for the design and shall be submitted to the Architect/EOR and the building department for review prior to fabrication. Allow one week for EOR review time.

The SSE shall submit stamped and signed calculations and shop drawings to the EOR for review. Review of the SSE's shop drawings is for general compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, and proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. Submitted drawings shall indicate all reaction forces imparted to the primary structure. The design of the connection to the primary structure is the responsibility of the supplier and SSE. Submitted calculations are for cursory review only and will generally not be returned.
Deferred submittals include but are not limited to the following:
Prefabricated Wood Roof Trusses/Joists

NON-STRUCTURAL COMPONENTS: Design, detailing and anchorage of all nonstructural components shall be in accordance with ASCE 7-16, Chapter 13 and the project specifications. Nonstructural components designed by others shall not induce torsional loading into supporting steel structural members without additional bracing of those members to eliminate torsional forces. Torsional bracing shall be designed by the nonstructural component designer and approved by the EOR. Anchorage to the primary structure is per the bidder-design contractor or supplier.

TESTS & INSPECTIONS

INSPECTIONS: All construction is subject to inspection by the Building Official in accordance with IBC Sec 110. The contractor shall coordinate all required inspections with the Building Official. Submit copies of all inspection reports to the Architect/EOR for review. The Building Official may accept inspection of and reports by approved inspection agencies in lieu of Building Official's inspections. The contractor shall obtain approval of Building Official to use the third-party inspection agency and contractor shall alert the Architect/EOR as such.

SPECIAL INSPECTIONS: In addition to the inspections required by IBC Sec 110, a Special Inspector shall be hired by the Owner as an independent third-party inspector to perform the special inspections per IBC Ch. 17. Special inspections shall be performed by an approved testing agency as outlined in the Special Inspection Schedule, the contract documents, and/or the project specification. Special Inspections shall meet the requirements outlines in the specific materials sections of IBC Sec 1705. The contractor is responsible for scheduling the inspections, per the city/Building Official requirements.

Special Inspections shall be performed for the following:
Concrete
Periodic inspection of reinforcing steel and cast-in-place anchors
Periodic verification of the use of the required design mix.
Continuous inspection during the sampling of fresh concrete and during slump, air content and temperature determinations.
Continuous inspection during the placing of reinforced concrete.
Periodic inspection of post-installed anchors.
Wood
Periodic inspection of anchor bolts, hold-downs, drag strut connections, nailing size & spacing.
Periodic verification of moisture content of wood studs, plates, beams, and joists.

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to the inspection requirements of the same material or construction type used for this project.

STRUCTURAL OBSERVATIONS: When required by the provisions of Section 1704.6.1, 1704.6.2, or 1704.6.3, the Owner or the Owner's authorized agent shall employ the EOR to perform structural observations. Structural observations do not include or waive the responsibility for the inspections in IBC Section 110 or the special inspections in Section 1705 or other sections in the code.

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: Conform to IBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL INSPECTION: Site soil conditions, fill placement, and load-bearing requirements shall be as required by IBC Section 1705.6 and Table 1705.6. Assumed values shall be field verified by the Building Official or a Geotechnical Engineer prior to placing concrete.

DESIGN SOIL VALUES: (Assumed)
Allowable Soil Bearing Pressure
1500 PSF DL + LL
2000 PSF DL + LL + Seismic/wind

SLABS-ON-GRADE & FOUNDATIONS: All slabs-on-grade and foundations shall bear on structural compacted fill or competent native soil per the Geotechnical report or as noted in these documents. Exterior perimeter footings shall bear not less than 18 inches below finish grade, or as required by the Geotechnical Engineer and the Building Official. Interior footings shall bear not less than 12 inches below finish floor.

FOUNDATION STEM WALLS: Unless otherwise noted on the drawings, the maximum unbalanced soil condition for all foundation stem walls (difference in elevation between interior and exterior soil grades) shall be 2'-6". Maintain a minimum 8" separation between finish grade and untreated wood framing.

COMPACTION: Unless otherwise specified by a Geotechnical Engineer, footings shall be placed on compacted material and shall be well-graded granular material with no more than 5% passing a #200 sieve. Fills placed shall be in maximum 8" lifts and all bearing soils shall be compacted to 95% maximum density at optimum moisture content using the Modified Proctor Test.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conforms to the latest editions of the following:
(1) ACI 318 "Building Code Requirements for Structural Concrete and Commentary",
(2) IBC Chapter 19.

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 318 Chapter 19 "Concrete: Design and Durability Requirements."

MATERIALS: Conform to ACI 318 Chapters 19 & 20.

SUBMITTALS: Provide all submittals required by ACI 301 Sec 4.1.2. Submit mix designs for each mix in the table below.

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate	Exposure Classification	Max W/C Ratio	Minimum Air Content
Foundations	3500	28	1"	F1, C0	0.45	4.5%
Slabs-on-Grade	4500	28	1"	F3, C2	0.40	6.0%

MIX DESIGN NOTES:
(1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Ratios not shown in the table above are controlled by strength requirements.
(2) Cementitious Content: The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 301 Sec 4.2.1 "Materials". Maximum amount of fly ash shall be 20% of total cementitious content unless reviewed and approved otherwise by EOR.
(3) Air Content: Conform to ACI 301 Sec 4.2.2.4. Horizontal exterior surfaces in contact with the soil require entrained air. Use Exposure Category F0, S0, W0, and C0 unless noted otherwise. Tolerance is +/- 1.5%. Air content shall be measured at point of placement.
(4) Exposure Classification: The mix design provided shall meet the requirements of ACI 318 Chapter 19, based on the exposure classification indicated in the table above.
(5) Slump: Unless otherwise specified or permitted, concrete shall have at the point of delivery, a slump of 4" +/- 1". For additional criteria, reference ACI 301 Sec 4.2.2.2.

FORMWORK: Conform to ACI 301 Sec 2 "Formwork and Form Accessories." Removal of Forms shall conform to Sec 2.3.2 except strength indicated in Sec 2.3.2.5 shall be 0.75 f'c.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Sec 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING: Conform to ACI 301 Sec 5.

CONSTRUCTION & CONTROL JOINTS: Conform to ACI 301 Sec 2.2.2.5, 5.1.2.3a, 5.2.2.1, and 5.3.2.6. Concrete joints shall be located and detailed as on the construction drawings. Use of an acceptable adhesive, surface retarder, Portland cement grout, or roughening the surface is not required unless specifically noted on the drawings. Where shear bond is required, roughen surfaces to 1/4" amplitude.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing, and architectural drawings and coordinate all other embedded items.

GROUT: Use 7000 PSI non-shrink grout

JOINT COMPOUND: Provide acid resistant silicone caulk where noted on the drawings. Submit product data for review.

TESTING AND ACCEPTANCE:
Testing: Obtain samples and conduct tests in accordance with ACI 301 Sec 1.6.4.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.
- Cure 4 cylinders for 28-day test age. Test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the EOR directs. After 56 days, unless notified by the EOR to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.

Acceptance: Strength is satisfactory when:
- The average of all tests equals or exceeds the specified strength. No individual test falls below the specified strength by more than 500 psi.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301 "Standard Specifications for Structural Concrete, Sec 3 "Reinforcement, and Reinforcement Supports."
(2) IBC Chapter 19, Concrete.
(3) ACI 318 and ACI 318R.
(4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
(5) CRSI MSP-2 "Manual of Standard Practice."

SUBMITTALS: Conform to ACI 301 Sec 3.1.1 "Submittals, data, and drawings." Submit placing drawings showing fabrication dimensions and locations for placement of reinforcement and reinforcement supports.

MATERIALS:

Reinforcing Bars	ASTM A615, Grade 60, deformed bars.
Weldable Reinforcing Bars	ASTM A706, Grade 60, deformed bars.
Smooth Welded Wire Fabric	ASTM A185
Bar Supports	CRSI MSP-2, Chapter 3 "Bar Supports."
Tie Wire	16.5 gage or heavier, black annealed.

FABRICATION: Conform to ACI 301, Sec 3.2.2 "Fabrication," and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded.

PLACING: Conform to ACI 301, Sec 3.3.2 "Placement." Placing tolerances shall conform to Sec 3.3.2.1 "Tolerances."

CONCRETE COVER: Conform to the following cover requirements from ACI 301, Table 3.3.2.3.

Concrete cast against earth	3"
Concrete exposed to earth or weather (#5 & smaller)	1-1/2"
Concrete exposed to earth or weather (#6 & larger)	2"

SPLICES & DEVELOPMENT LENGTH: Conform to ACI 301, Sec 3.3.2.7. Refer to "Lap Splice & Development Schedule" on plans for typical splices. Lap all continuous reinforcement and corner bars per Schedule. The splices and development lengths indicated on individual sheets control over the schedule. Use Class B splices unless otherwise noted. Mechanical connections may be used when approved by the EOR. WWF to be lapped a minimum 8" on all sides and edges.

FIELD BENDING: Conform to ACI 301 Sec 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Other bars require preheating. Do not twist bars.

CORNERS BARS: Provide matching-sized "L" corner bars for all horizontal wall and footing bars with the appropriate splice length, UNO.

WOOD FRAMING

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 23 "WOOD."
(2) NDS and NDS Supplement - "National Design Specification for Wood Construction."
(3) ANSI/TPI 1 "National Design Standard for Metal-Plate-Connected Wood Truss Construction."
(4) BCSI 2013 "Building Component Safety Information."

DEFERRED SUBMITTALS: Submit product data and proof of ICC-ESR/IAPMO-ER approval for framing members and fasteners that have been designed by others. Submit calculations prepared by the SSE (or Manufacturer's Professional Engineer) in the state of Washington for all members and connections designed by others along with shop drawings. All necessary bridging, blocking, blocking panels and web stiffeners shall be detailed and furnished by the supplier. Temporary and permanent bridging shall be installed in conformance with the manufacturer's specifications. Deflection limits shall be as noted under DESIGN LOADS section. Products included are:
Metal plate connected roof trusses (prefabricated roof trusses): shop drawings shall provide for shapes, bearing points, intersections, hips, and valleys shown on the drawings. The manufacturer shall provide special hip, valley and intersection areas (step down trusses, jack trusses and girder trusses) unless specifically indicated on the plans. Provide all truss-to-truss and truss-to-support connection details and required connection materials. Specify temporary and permanent bracing and connections on the shop drawings. Provide all truss reactions over 1000# on shop drawings.

ALTERNATES: Alternates for specified item may be submitted to the EOR for review. Contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

Sawn Lumber: Conform to grading rules of WWPA, WCLIB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

Member Use	Size	Species	Grade
Studs & Plates	2x, 3x	HF	No. 2
Posts	4x	HF	No. 2
Joists	2x	HF	No. 2
Beams	4x	HF	No. 2
Beams	6x	DF	No. 1
Posts	6x, 8x	DF	No. 1

Glued Laminated Timber: Conform to AITC 117 "Standard Specifications for Structural Glued Laminated Timber of Softwood Species, Manufacturing and Design" and ANSI/AITC A190.1 "Structural Glued Laminated Timber." Glued laminated member beams shall not be cambered other than the stock camber of 5000', unless shown otherwise on the plans or specifications.

Member Use	Sizes	Species	Stress Class	Uses
Beams	All	DF/DF	24F-V4	Simple Spans

Metal Plate Connected Wood Roof Trusses: Reference DEFERRED SUBMITTAL section above. Conform to IBC Sec 2303.4 "Trusses."

Wood Structural Sheathing (Plywood): Wood APA-rated structural sheathing includes: all veneer plywood, oriented strand board, waferboard, particleboard, T1-11 siding, and composites of veneer and wood-based material. Conform to Product Standards PS-1 and PS-2 of the U.S. Dept. of Commerce and the American Plywood Association (APA)

	Minimum APA Rating			
Location	Thickness	Span Rating	Plywood Grade	Exposure
Roof	15/32"	24/16	C-D	1
Floor	23/32" T&G	24 OC	Sturd-I-Floor	1
Walls	15/32"	32/16	C-D	1

Joist Hangers and Connectors: Simpson Strong-Tie Company Inc. as specified in their latest catalogs was used as the basis of design for this project. Alternate connectors by other manufacturers may be substituted provided they have current ICC-ESR/IAPMO-ER approval for equivalent or greater load capacities and are reviewed and approved by the EOR prior to ordering. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place 1/2 of the nails or bolts in each member. Unless noted otherwise all nails shall be full length common. Nail straps to wood framing as late as possible in the framing process to allow the wood to shrink and the building to settle.

Nails and Staples: Conform to IBC Sec 2303.6 "Nails and Staples." Unless noted on plans, nail per IBC Table 2304.10.1. Unless noted otherwise all nails shall be common. Nail sizes specified on the drawings are based on the following specifications:

COMMON NAILS

Size	Length	Diameter
8d	2-1/2"	0.131"
10d	3"	0.148"
16d	3-1/2"	0.162"
16d Sinker	3-1/4'	0.148"

Lag Bolts/Thru-Bolts/Anchor Bolts: Conform to ASTM A307. Provide plate washers/BPS washers under the heads and nuts of all bolts and lag screws bearing on wood.

Wood Holdowns: Holdowns specified are as manufactured by Simpson Strong-Tie Company Inc. Additional framing members shall be provided per the manufacturer's requirements. Acceptable equivalent product substitutions are available from other manufacturers with EOR approval. Do not countersink holdown bolts.

NAILING REQUIREMENTS: Provide minimum nailing in accordance with IBC Table 2304.10.1 "Fastening Schedule" except as noted on the drawings. Nailing for roof/floor diaphragms/shear walls shall be per drawings. Nails shall be driven flush and shall not fracture the surface of sheathing.

STANDARD LIGHT-FRAME CONSTRUCTION: Unless noted on the drawings, construction shall conform to IBC Sec 2308 "Conventional Light-Frame Construction" and IBC Sec 2304 "General Construction Requirements."

(1) Wall Framing (Unless noted otherwise on plans and details) All interior walls shall be 2x4 @ 16"OC and all exterior walls shall be 2x6 @ 16"OC. Provide (2) bundled studs min at wall ends and each side of all openings. All solid sawn lumber beams and headers shall be supported by a minimum of (2) trim and (1) king stud and all glulam or engineered wood beams and headers by (3) trim and (2) king studs. Provide minimum (2) 2x8 headers at all interior and exterior wall openings unless noted otherwise on plans and details. Stitch-nail bundled studs with (2) 10d @ 12"OC. Provide solid blocking thru floors to supports below for bearing walls and posts. Attach bottom plates of stud walls to wood framing below with 16d @ 12"OC or to concrete with 5/8"-dia. anchor bolts x 7" embedment at 48"OC. Refer to shear wall schedule for specific sheathing, stud, and nailing requirements at shear walls. Provide gypsum sheathing on interior surfaces and plywood sheathing on exterior surfaces.

(2) Roof/Floor Framing: (Unless noted otherwise on plans and details) Provide double joists/rafters under all parallel bearing partitions and solid blocking at all bearing points. Provide double joists around all roof/floor openings. Multi-joists/rafters shall be stitch-nailed together with (2)10d @ 12"OC, Provide roof sheathing edge clips centered between framing at unblocked plywood edges. All floor sheathing shall have tongue and groove joints or be supported by solid blocking. Allow 1/8" spacing at all panel edges and ends of roof/floor sheathing. Roof/floor sheathing shall be laid face grain perpendicular to framing members.

(3) Blocking: (Unless noted otherwise on plans and details) All blocking shall be full-height 2x at solid sawn framing systems or a full-height I-joist or roof truss.

MOISTURE CONTENT: Wood material used for this project shall have maximum moisture content of 19% except for the pressure-treated wood sill plate

PRESERVATIVE TREATMENT: Wood materials are required to be "treated wood" under certain conditions in accordance with IBC Sec 2304.12 "Protection against decay and termites." Conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles, and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark. Coat all ends of cut pressure treated framing with treatment complying with AWPA U1.

METAL CONNECTORS/PT WOOD: All metal hardware and fasteners in contact with pressure treated lumber shall be stainless steel Type 316L. At the Owner's risk and discretion, hot-dipped galvanized metal hardware and fasteners may be investigated for use in lieu of stainless steel provided that the finish has a minimum zinc content of at least 1.85 oz./SF and its use is coordinated by the Contractor and Wood Supplier for the expected environment and moisture exposure for appropriate use based on the method of preservative treatment of the wood.

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ADD'L	ADDITIONAL
ALT	ALTERNATE
ARCH	ARCHITECT(URAL)
ATR	ALL-THREADED ROD
B/	BOTTOM OF
BN	BOUNDARY NAILING
BLDG	BUILDING
BLKG	BLOCKING
BOTT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
℄	CENTERLINE
CJ	CONSTRUCTION or CONTROL JOINT
CLR	CLEAR(ANCE)
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTRD	CENTERED
CTSK	COUNTERSINK
DBL	DOUBLE(R)
DET	DETAIL
DF	DOUGLAS FIR
DIAG	DIAGONAL
DN	DOWN
DP	DEPTH
DWL	DOWEL
DWG	DRAWING
EA	EACH
EF	EACH FACE
EN	EDGE NAILING
EL	ELEVATION
EMBED	EMBEDMENT
ENGR	ENGINEER
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
(E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/	FACE OF
FLR	FLOOR
FNDN	FOUNDATION
FRT	FIRE RETARDANT TREATED
FTAO	FORCED TRANSFER AROUND OPENING
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GLB	GLUE LAMINATED BEAM
GR	GRADE
GT	GIRDER TRUSS
GWB	GYPSUM WALL BOARD
HD	HOLDDOWN
HDR	HEADER
HF	HEM-FIR
HGR	HANGER
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
INT	INTERIOR
Ld	DEVELOPMENT LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONGIT	LONGITUDINAL
Ls	SPLICE LENGTH
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OWWJ	OPEN WEB WOOD JOIST
PL	PLATE
PC	PRECAST
PERM	PERIMETER
PERP	PERPENDICULAR
PLY	PLYWOOD
PRE-MFR	PRE-MANUFACTURED
PSL	PARALLEL STRAND LUMBER
P-T	POST-TENSIONED
PT	PRESERVATIVE/PRESSURE-TREATED
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
RET	RETAINING
SCHED	SCHEDULE
SECT	SECTION
SHTG	SHEATHING
SIM	SIMILAR
SMS	SHEET METAL SCREW
SOG	SLAB-ON-GRADE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STRUCT	STRUCTURAL
SUPPL	SUPPLEMENT
SW	SHEAR WALL
SYM	SYMMETRICAL
T/	TOP OF
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
THK, THK'N	THICK, THICKENED
THRU	THROUGH
TRANSV	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WHS	WELDED HEADED STUD
WTS	WELDED THREADED STUD
WWF	WELDED WIRE FABRIC

DEI
DIBBLE ENGINEERS INC
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1029 Market Street, Kirkland, WA 98033
425.828.4200

SEAL:

11/2/22

SANDPIPER EAST CABANA
REMODEL
1312 139TH AVENUE
BELLEVUE, WA 98005

PROJECT #:	22-285
DRAWN BY:	TLT
DESIGNED BY:	JM
DATE:	DESCRIPTION
11.02.2022	PERMIT

JURISDICTIONAL STAMP:

SHEET TITLE:
STRUCTURAL GENERAL NOTES & ABBREVIATIONS

SHEET NUMBER:
S 1.0

LAP SPLICE & DEVELOPMENT SCHEDULE					
BAR SIZE	DEVELOPMENT LENGTH, Ld		CLASS B SPLICE, Ls		Ldh
	STANDARD	TOP (3)	STANDARD	TOP (3)	
f'c = 2500 psi					
#3	18	24	24	32	9
#4	24	32	32	42	12
#5	30	39	39	51	15
#6	36	47	47	62	18
#7	53	69	69	90	21
#8	60	78	78	102	24
#9	68	88	89	115	28
#10	77	100	101	130	31
#11	85	110	111	143	34

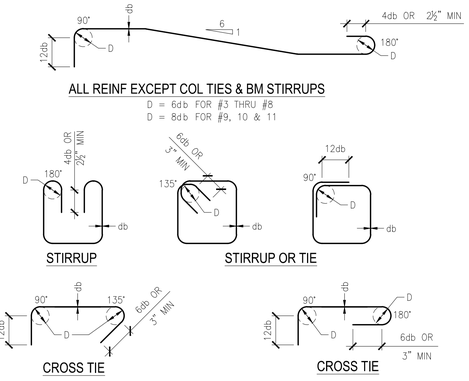
NOTES:
1. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
2. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
3. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
4. UNO, ALL LAPS SHALL BE MINIMUM CLASS B.
5. ALL TABULATED VALUES ARE IN INCHES.
6. Ldh = HOOKED BAR DEVELOPMENT LENGTH.

TYPICAL LAP SPLICE & DEVELOPMENT LENGTH SCHEDULE

SCALE: N.T.S.

1131x

1



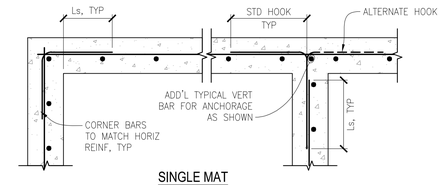
NOTE:
db = BAR DIAMETER, D = BEND DIAMETER

TYPICAL REBAR BEND SCHEDULE

SCALE: NTS

1301a

2



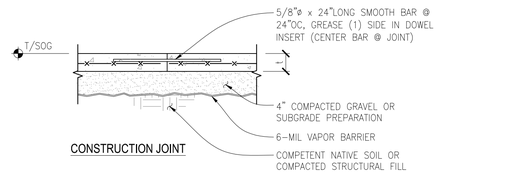
NOTES:
1. MEMBER SIZE & REINFORCING PER PLAN.

TYPICAL CONCRETE MEMBER INTERSECTIONS

SCALE: NTS

3001x

5



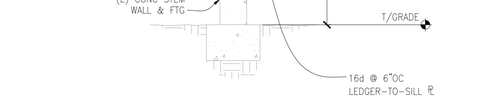
NOTES:
1. REFERENCE PLAN FOR SLAB THICKNESS (t, IN INCHES) AND REINFORCING.
2. CONTROL JOINTS TO BE SPACED BETWEEN 2t AND 3t FEET ON CENTER, EACH WAY, UNLESS NOTED OTHERWISE. RATIO OF LONG, SIDE TO SHORT SIDE OF ADJACENT JOINTS SHALL NOT EXCEED 1:1.25.
3. USE "SOFTCUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

TYPICAL SLAB-ON-GRADE JOINT DETAILS

SCALE: NTS

3151x

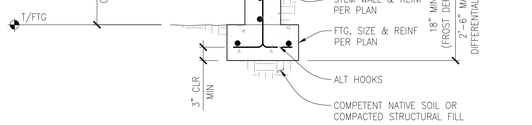
4



NEW FLOOR FRAMING TO EXISTING

SCALE: NTS

5

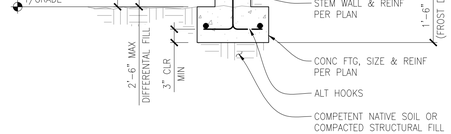


CRAWL SPACE AT EXTERIOR SHEAR WALL WITH JOIST (PARALLEL)

SCALE: NTS

6107x

6

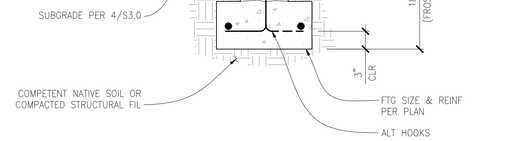


CRAWL SPACE AT EXTERIOR SHEAR WALL WITH JOISTS (PERPENDICULAR)

SCALE: NTS

6106s

7

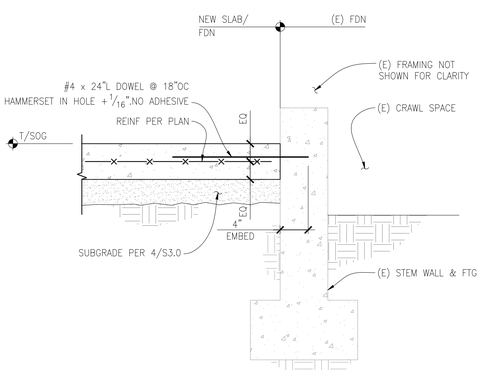


TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SOG

SCALE: NTS

3041x

8

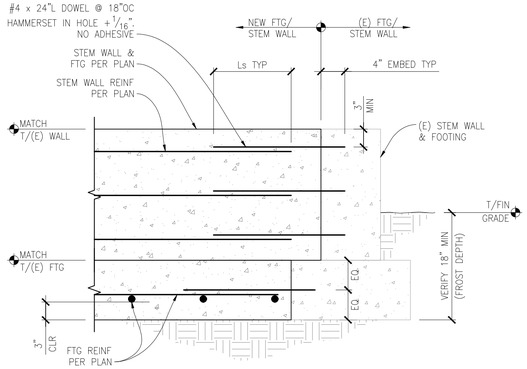


NEW SLAB ON GRADE CONNECTION AT EXISTING SLAB

SCALE: NTS

2002x

10



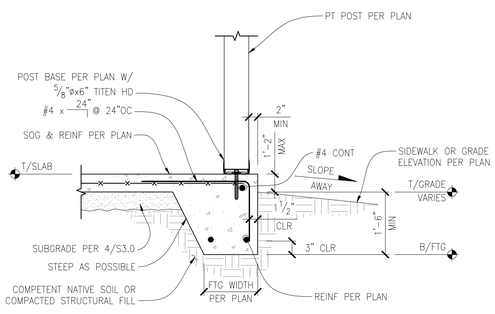
NOTE:
VERTICAL STEM WALL REINFORCING NOT SHOWN FOR CLARITY.

NEW FOUNDATION CONNECTION TO EXISTING

SCALE: NTS

2003x

11



PORCH SLAB & POST CONNECTION

SCALE: NTS

6752x M00

12

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PROFESSIONAL ENGINEER
11/2/22

SANDPIPER EAST CABANA
REMODEL
1312 139TH AVENUE
BELLEVUE, WA 98005

PROJECT #: 22-285
DRAWN BY: TLT
DESIGNED BY: JM

DATE:	DESCRIPTION
11.02.2022	PERMIT

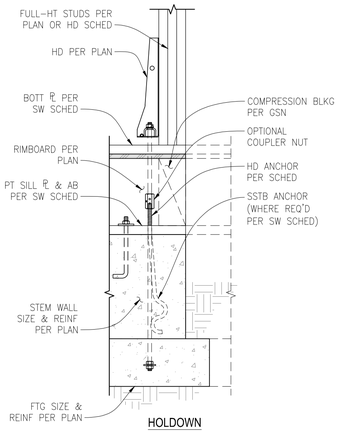
JURISDICTIONAL STAMP:

SHEET TITLE:

CONCRETE SECTIONS & DETAILS

SHEET NUMBER:

S3.0



SHEAR WALL HOLDOWN CONNECTION (WITH RIM)

SCALE: NTS

1273r

1

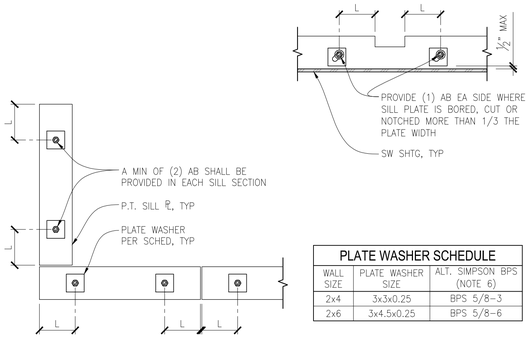


PLATE WASHER SCHEDULE		
WALL SIZE	PLATE WASHER SIZE	ALT. SIMPSON BPS (NOTE 6)
2x4	3x3x0.25	BPS 5/8-3
2x6	3x4.5x0.25	BPS 5/8-6

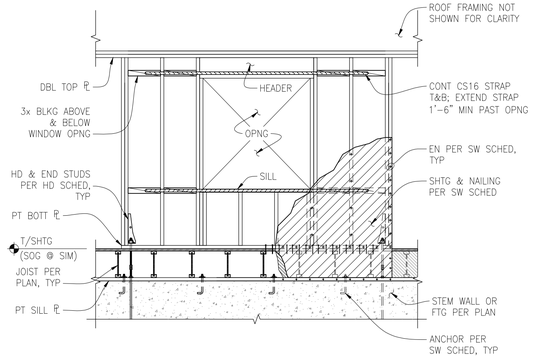
NOTES:
1. L = 6" MIN, 12" MAX
2. 5/8"ø AB W/ MIN 7" EMBED TYP, SEE STUD WALL OR SHEAR WALL SCHEDULE FOR SPACINGS & EMBED.
3. SILL PLATES TO BE PRESSURE TREATED, REFER TO GENERAL NOTES FOR GALV REQUIREMENTS FOR CONNECTORS & FASTENERS.
4. HOLES IN SILL PLATES SHALL BE A MIN 1/32" TO MAX 1/16" LARGER THAN BOLT DIAMETER.
5. HOLES, CUTS AND NOTCHES IN TREATED SILL PLATES SHALL BE COATED W/ FIELD APPLIED P.T. LIQUID.
6. BPS BEARING PLATES W/ SLOTTED HOLES SHALL BE PLACED W/ STANDARD CUT WASHER & NUT.

PLAN VIEW - TYPICAL ANCHOR BOLT INSTALLATION

SCALE: NTS

1271x

2



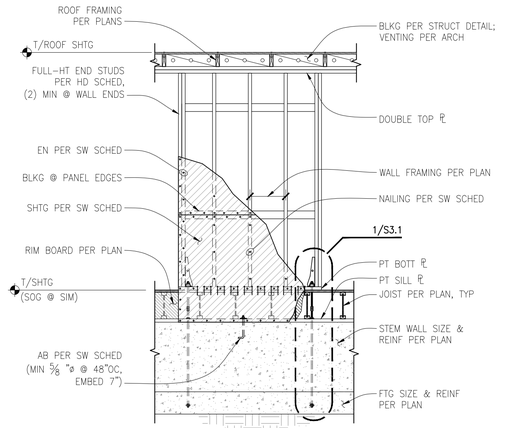
NOTES:
1. STRAP ABOVE AND BELOW WINDOWS TO BE ON BOTH SIDES AT DOUBLE-SIDED SHEAR WALLS.
2. REFERENCE DETAIL 4/S3.1 FOR ADDITIONAL INFO.

TYPICAL FTAO SHEAR WALL ELEVATION

SCALE: N.T.S.

1265x

3



TYPICAL WOOD-FRAMED SHEAR WALL ELEVATION

SCALE: NTS

1261r

4

HOLDOWN RETROFIT SECTION

SCALE: NTS

2011x

5

HOLDOWN SCHEDULE (HF-SEISMIC)					
MARK/MODEL #(1)	ALLOWABLE UPLIFT (LBS)		MIN END STUDS(2)	STUD FASTENERS	CONCRETE ANCHOR(3)
	MID WALL	CORNER / END WALL			
HDU2	2215		(2) 2x	(6) ¼"ø x 2½" SDS	SSTB16
HDU4	3145	2960	(2) 2x	(10) ¼"ø x 2½" SDS	SSTB20
HDU5	3740	3325	(2) 2x	(14) ¼"ø x 2½" SDS	SSTB24
HDU5 (RETROFIT)	4340				5/8"ø ATR W/ 12" MIN EMBED REF 5/S3.1 (4)

NOTES:
1. HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. FOLLOW ALL MANUFACTURER GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCURS.
3. HOLDOWN SHALL BE INSTALLED TIGHT TO STUDS WITHOUT FILLERS OR NOTCHING. DO NOT BEND ANCHORS.
4. PROVIDE 1/4"x3"SQ PLATE WASHER IN BETWEEN STANDARD DOUBLE NUTS. EMBED LENGTH EQUAL TO TOP OF CONCRETE DOWN TO TOP OF PLATE WASHER.

HOLDOWN SCHEDULE (8" MIN STEM WALL)

SCALE: NTS

1615H

6

WOOD-FRAMED SHEAR WALL SCHEDULE FOR HEM-FIR FRAMING W/ 10d COMMON NAILS (2018 IBC) & SIMPSON CATALOG 2021-2023											
	SW TYPE (3)	WALL SHEATHING APA RATED (10,11,12)	EDGE NAILING (4,5)	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW (6)	MINIMUM RIM BOARD THICKNESS	FRAMING AT PANEL EDGES (1,2,7)	BLOCKING AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION (8,9)	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF) SEISMIC	ALLOWABLE SHEAR WALL CAPACITY (PLF) WIND
SINGLE-SIDED	SW-6	15/32"	10d @ 6"OC	16d SINKER @ 4"OC	LTP5 @ 14"OC	1 1/4"	2x	2x	5/8"ø @ 40"OC	P.T. 2x	288	404
									5/8"ø @ 50"OC	P.T. 3x		
	SW-4	15/32"	10d @ 4"OC	(2) ROWS 16d SINKER @ 6"OC, STAGGERED	LTP5 @ 8"OC	1 3/4"	2x	2x	5/8"ø @ 26"OC	P.T. 2x	427	599
									5/8"ø @ 34"OC	P.T. 3x		
	SW-3	15/32"	10d @ 3"OC STAGGERED	(2) ROWS 16d SINKER @ 5"OC, STAGGERED	LTP5 @ 6"OC	1 3/4"	3x	3x -OR- FLAT 2x	5/8"ø @ 20"OC	P.T. 2x	558	781
									5/8"ø @ 26"OC	P.T. 3x		
	SW-2	15/32"	10d @ 2"OC STAGGERED	(3) ROWS 16d SINKER @ 5"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3 1/2"	3x	3x -OR- FLAT 2x	5/8"ø @ 16"OC	P.T. 2x	716	1002
									5/8"ø @ 20"OC	P.T. 3x		

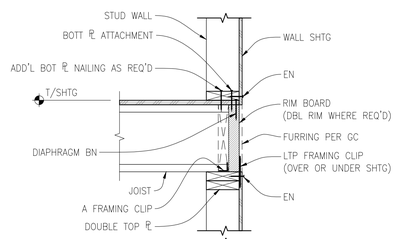
NOTES:
1. ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
2. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
3. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
4. EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
5. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH FIELD NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND FIELD NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
6. SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5." "LTP5" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131"ø x 1½" NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE 0.131"ø x 2½" WHERE CLIPS ARE INSTALLED OVER SHEATHING.
7. (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
8. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER 2/S3.1. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE. PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FROM THE ENDS OF THE PLATE, BUT NOT MORE THAT 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALT: 5/8"ø x 8" TITEN HD ANCHOR SCREWS OR SIMPSON URFP MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
9. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
10. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
11. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE WITH EDGE NAILING. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
12. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE WITH EDGE NAILING.
13. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
14. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.
15. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3x OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
16. FSW-X INDICATES FORCE TRANSFER AROUND OPENING (FTAO) SHEAR WALL. NAILING PER CORRESPONDING SHEAR WALL REQUIREMENTS ON SCHEDULE. REFERENCE 3/S3.1 FOR ADDITIONAL DETAIL REQUIREMENTS.

WOOD-FRAMED SHEAR WALL SCHEDULE

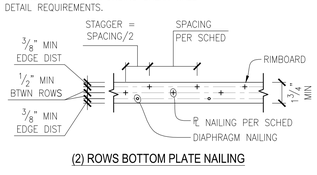
SCALE: NONE

1608i

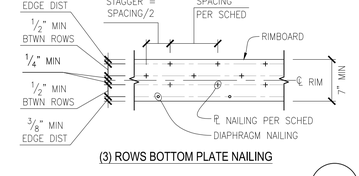
12



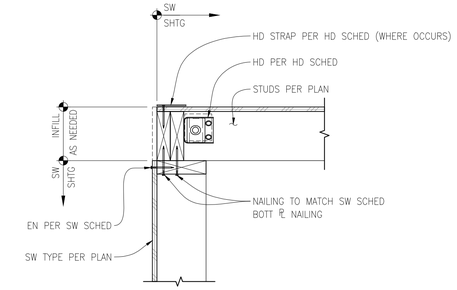
SHEAR WALL KEY DETAIL



(2) ROWS BOTTOM PLATE NAILING



(3) ROWS BOTTOM PLATE NAILING

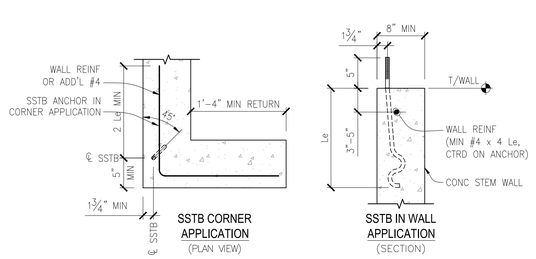


PLAN VIEW - SHEAR WALL HOLDOWNS AT CORNER

SCALE: NTS

1269x

9



NOTE: Le = EMBED LENGTH PER HD SCHED

TYPICAL HOLDOWN ANCHOR INSTALLATION

SCALE: NTS

1272x

10

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SANDPIPER EAST CABANA
REMODEL
1312 139TH AVENUE
BELLEVUE, WA 98005

PROJECT #:	22-285
DRAWN BY:	TLT
DESIGNED BY:	JM
DATE:	DESCRIPTION
11.02.2022	PERMIT

JURISDICTIONAL STAMP:

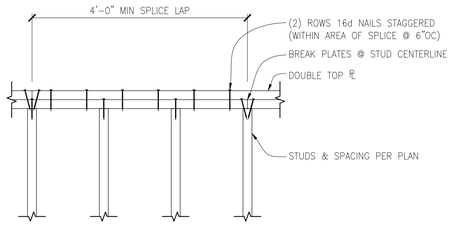
SHEET TITLE:

STRUCTURAL SECTIONS & DETAILS

SHEET NUMBER:

S3.1

J:\2022 Projects\22-285 Sandpiper East Cabana Remodel\CAD\22-285 S3.1 (Details).dwg, 11/2/2022 9:56:09 AM, tajohnson



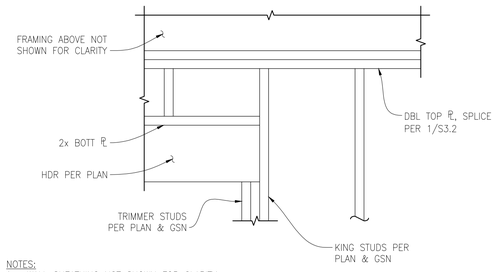
NOTE:
FLOOR/ROOF JOISTS NOT SHOWN FOR CLARITY.

TYPICAL TOP PLATE SPLICE DETAIL

SCALE: NTS

1701x

1



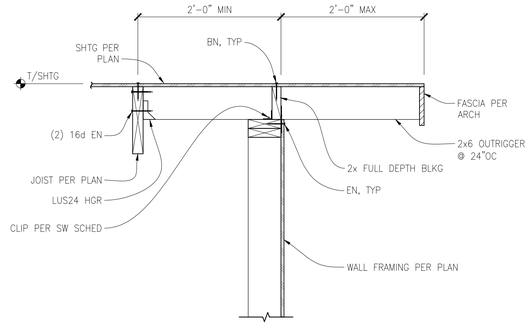
NOTES:
1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. SIM AT ROOF.

TYPICAL HEADER FRAMING (DROPPED)

SCALE: NTS

6601x M00

2

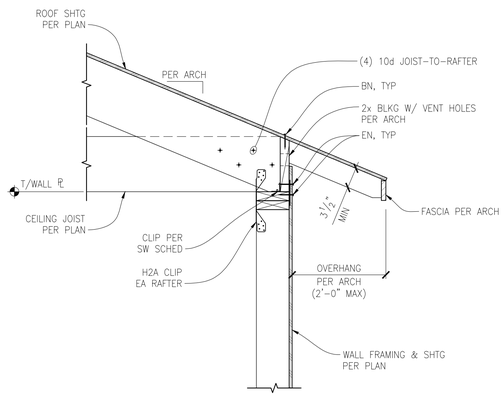


TYPICAL OUTRIGGER AT GABLE END (BALLOON FRAMED WALL)

SCALE: NTS

6504x

3

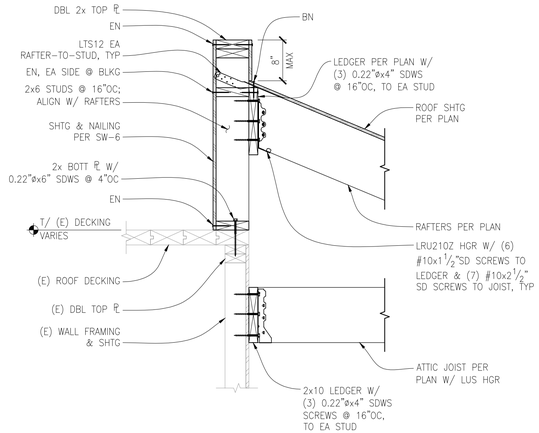


EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF RAFTER

SCALE: NTS

6513xM00

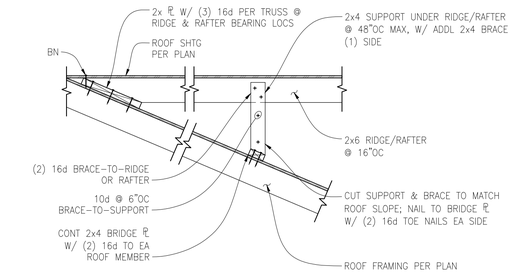
4



TYPICAL NEW ROOF TO EXISITNG ROOF

SCALE: NTS

7



NOTE:
RIDGE BEAM & RAFTER TO BEAR ON 2x ℄ TYP.
DO NOT BEAR RIDGE OR RAFTERS DIRECTLY ON ROOF SHTG.

TYPICAL ROOF OVERFRAMING DETAIL

SCALE: NTS

6581y M00

8

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11/2/22

SANDPIPER EAST CABANA
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PROJECT #:	22-285
DRAWN BY:	TLT
DESIGNED BY:	JM

DATE:	DESCRIPTION
11.02.2022	PERMIT

JURISDICTIONAL STAMP:

SHEET TITLE:

WOOD
SECTIONS & DETAILS

SHEET NUMBER:

S3.2

SANDPIPER - CABANA REMODEL

FIXTURE SCHEDULE

Component	Manufacturer	Style	Color/Finish	Remarks	Links
Flooring					
at Bathrroom and Office Addition	Evoke	Samara	Pillar	commercial grade, glue down	
at Lounge	per property manager				
Bathroom Fixtures					
Toilet	American Standard	Champion	Ceramic White	Elongated Bowl, ADA Compliance with grab bars (See permit for minimum ADA requirements), automatic flush/touchless flushometer, white, 1.28gpf maximum, tankless	
	Kohler				
Faucet	Kohler	Geomteric	polished chrome	ADA compliant, touchless faucet sensor, 0.5 gpm maximum flow rate	
	Kohler	Sculpted	polished chrome		
	Chicago Faucets	Etronic 80 series or Hytronic Series			
	American Standard				
	or similar style				
Sink	Kohler		Ceramic White	Rectangular, ADA Compliance, wall mounted, white, ceramic, modern, contemporary style, 23" x 17"x 6" minimum,	
	Cerastyle	Nameeks Mona or Nameeks Elite	Ceramic White		
	Kohler	Greenwich	Ceramic White		
Paper Towel Dispenser + Waste Receptacle	American Specialties	Traditional	Stainless Steel	recessed	
	*Or re-use existing - install per ADA code				
Toilet Roll Dispenser	Bobrick	Classic Series	Stainless Steel		
Seat Cover Dispenser	Bobrick	Classic Series	Stainless Steel		
Soap Dispenser	Bobrick	Classic Series	Stainless Steel	non-glass, ADA compliant	
(*Or re-use existing)					
Grab Bars			Stainless Steel	vertical and horizontal per drawings and ADA minimum requirements, provide blocking per plans and manufacturer recommendations, typ.	
Door hardware					
Office Entry	Kwikset	lever with deadbolt	Brushed Nickel	with smartkey	
Lighting					
Bathroom vanity/wall mounted	WAC lighting	Brink	BN - Brushed Nickel	LED, occupancy/dimmer switch	
	*Or Re-use existing fixtures				
Recessed can lights (in Bathroom and Garage)			White	6in, LED	
Ceiling Mount (in Office)	Modern Forms	Kind	BN - Brushed Nickel	8in, contact Kilburn, have qty 4 fixtures in office	
	Design Classics	Flair	White	9in, white, LED	

SECTION 07311 - FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Fiberglass based asphalt shingles
2. Felt underlayment
3. Smart Vent eave vent at perimeter
4. Smart Vent ridge vent
5. Hip and ridge shingles.
6. Starter shingles.
7. Shingle underlayment.
8. Fasteners.
9. Fall Arrest/Fall Restraint
10. Accessories

1.2 SUBMITTALS

A. Product Data: For each product.

1.3 WARRANTY

A. Manufacturer's standard form in which manufacturer agrees to repair or replace asphalt shingles that fail in materials within specified warranty period.

1. Material Warranty Period: 30 years from date of Final Acceptance, prorated, with first three years non-prorated.

B. Workmanship: Roofing contractor shall provide, in writing, the full coverage warranty (100 percent) against defects and resulting damage to other materials and building contents, including labor and materials, for two (2) years from date of Final Acceptance.

PART 2 - PRODUCTS

2.1 GLASS-FIBER-REINFORCED ASPHALT SHINGLES

A. Fiber glass-based asphalt shingles complying with ASTM specifications E 108 Class A or UL 790 Class A, D 3462, D 3161 Class “F”, D3161 Class “A” D 7158 (UL2390/D6381) Class H, D 3018 Type 1, D 3018, CSA A123.5, UL 2218, Cool Roof Rating Council (CRRC), Energy Star, Florida Building Code (FBC), Miami-Dade County Approved and International Code Council (ICC) Evaluation Report.

B. Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingles.

C. Acceptable Products: Owens Corning TruDefinition Duration, CertainTeed Corporation Landmark, Malarkey or approved equal.

1. Color to be selected by Owner from manufacturer’s standard range. Obtain written approval prior to purchase or installation of material.

2. Continuous ridge vent providing free flow ventilation along the entire ridge line.

2.2 UNDERLAYMENT MATERIALS

A. Felts: ASTM D 226 Type I, 15 lb. asphalt-saturated organic felts, non-perforated, approved for use with shingles.

2.3 ACCESSORIES

A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.

B. Roofing Nails: ASTM F 1667; aluminum, stainless-steel, copper, or hot-dip galvanized steel wire shingle nails, minimum 0.120-inch diameter, barbed shank, sharp-pointed, with a minimum 3/8-inch diameter flat head and of sufficient length to penetrate 3/4 inch into solid wood decking or extend at least 3/8 inch through OSB or plywood sheathing.

1. Where nails are in contact with metal flashing, use nails made from same metal as flashing.

C. Felt Underlayment Nails: Aluminum, stainless-steel, or hot-dip galvanized steel wire with low profile capped heads or disc caps, 1-inch minimum diameter.

2.4 FALL ARREST/FALL RESTRAINT SYSTEM

A. “RIDGE-IT” as manufactured by Guardian Metal Products, Inc., 4050 Auburn Way North, Suite #4, Auburn, WA 98002 or other approved equal complying with all regulations, including but not limited to WISHA, OSHA, ANSI fall arrest and fall restraint, anchor point standards.

B. Description: 2” x 24” x 20 GA. ASTM B-504 Stainless Steel Strap doubled and one drop forged Zinc Chromate “D” ring installed at each end. Doubled straps are secured to each other by spot welding and a minimum of 8 - 1/4” holes are punched for use in attaching the anchor to the roof rafter or substrate Finished size is 2” x 12”.

1. Steel Eyelet (“D” Ring): ASTM F-887-84; Drop Forged, 5000 lbs. proof load, 3/8” x 2” Steel, Zinc Plated.

PART 3 - EXECUTION

3.1 DEMOLITION

A. Remove shingles, felts, metal drip edging, cap flashing, vents, penetration flashing, gutters, downspouts, nails and fasteners and any other covering required to accomplish all of the roof work specified. Removal and the preparation of substrate shall be in accordance with the ARMA Residential Asphalt Roofing Manual.

3.2 UNDERLAYMENT INSTALLATION

A. Felt Underlayment: Install single layer of felt underlayment on roof deck perpendicular to roof slope in parallel courses. Lap sides a minimum of 2-inches over underlying course. Lap ends a minimum of 4-inches. Stagger end laps between succeeding courses at least 72-inches. Fasten with felt underlayment nails.

3.3 FALL ARREST/FALL RESTRAINT SYSTEM

A. Install fall arrest/restraint system according to manufacturer's written instructions. Secure roof top tie down strap through structural plywood deck and into dimensional lumber rafter with 8 each (4 each side) 16d Ardos/Spiral nails driven in at an angle to ensure proper penetration.

3.4 ASPHALT SHINGLE INSTALLATION

A. Install asphalt shingles according to manufacturer's written instructions, recommendations in ARMA's "Residential Asphalt Roofing Manual," asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual" and the City of Shoreline.

B. Install starter strip along lowest roof edge, consisting of an asphalt shingle strip with tabs removed at least 7-inches wide with self-sealing strip face up at roof edge.

1. Extend asphalt shingles 1-inch over fascia at eaves and rakes.
2. At roof rakes, no shingle tab shall be cut less than three inches.

END OF SECTION 07311

SECTION 02751 - CEMENT CONCRETE PAVEMENT

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes cement concrete deck and accessories.

PART 2 - PRODUCTS

2.1 STEEL REINFORCEMENT

A. Plain-Steel Welded Wire Fabric or #3 rebar 18-inches on center.

2.2 CONCRETE MATERIALS

A. Ready-Mixed Concrete: Comply with requirements of these specifications and the requirements of the color admixture manufacturer, and with ASTM C 94 and ASTM C 1116.

1. Slump of concrete shall be consistent throughout Project at 4-inches or less. At no time shall slump exceed 5-inches.
2. Do not add calcium chloride to mix.
3. Supplemental admixtures shall not be used unless approved by manufacturer.
4. Do not add water to the mix in the field.
5. Expansion joints.

PART 3 - EXECUTION

3.1 DEMOLITION

A. Remove and legally dispose off site.

1. All items as necessary to complete pool deck removal and pool vessel decommission.

B. Protect existing utilities not related to the pool during removal of concrete deck. Replace all damaged materials.

3.2 INSTALLATION

A. Summary: Concrete deck is to be installed in the same location as the existing according to plan.

B. Provide sub grade with adequate and uniform load bearing characteristics.

C. Forms: Set, brace, and secure edge forms, bulkheads, and intermediate screed guides for pavement to required lines, grades, and elevations.

D. Reinforcement: Accurately position and support reinforcement, and secure against displacement. Set wire ties with ends directed into concrete.

E. Joints: Install construction, isolation, contraction, and expansion joints as necessary to prevent cracking. Seal expansion joints.

1. Maximum joint spacing to be 10-feet.

F. Concrete Placement: Provide a uniform 4-inch thick material. Concrete shall have a 28-day compressive strength of 3000 psi in accordance with ASTM C 94. Comply with recommendations in ACI 304R for measuring, mixing, transporting, and placing concrete. Place concrete in a continuous operation within planned joints or sections.

1. Moisten subbase to provide a uniform dampened condition at time concrete is placed.
2. Screed and initial-float concrete surfaces with darby or bull float before excess moisture or bleed water appears on the surface.
3. Protect concrete from cold or hot weather during mixing, placing, and curing.

G. Pavement Tolerances: Slope deck to drain at 1/8-inch per foot.

H. Special Inspections: Notify owner no less than 1 week prior to placing concrete to allow for coordination with owner provided special inspections and observation of placement.

3.3 FINISHES AND CURING

A. Float Finish: Begin the second floating operation when bleed-water sheen has disappeared and the concrete surface has stiffened sufficiently to permit operations. Float surfaces to true planes with gaps below 10-foot long, unleveled straightedge not to exceed 1/8-inch. Cut down high spots, and fill low spots. Refloat surface immediately to uniform granular texture.

Medium-to-Coarse-Textured Broom Finish: Provide a coarse finish by striating float-finished concrete surface 1/16 to 1/8 inch deep with a stiff-bristled broom, in uniform direction.

3.4 SAW CUTTING

A. Saw cut with a walk behind machine no less than seven days after pouring. Scores (2’x 2’ grid pattern) shall be chalked and approved prior to cutting. Dimensions shall be 1/8-inch to 3/16-inch wide and a minimum of 3/4-inch deep.

3.5 REPAIRS AND PROTECTION

A. Protect materials from damage. Exclude traffic from pavement for at least 2 days after placement. Repair any damage that occurred due to lack of protection.

End of Section 2751

ADDENDUM 1

1. Water main, hose bibb, and light pole (next to parking lot) to be relocated away from proposed building footprint.

2. Existing front entrance to remain. New/proposed entrance to be ADA accessible.

3. Pool walls to be demoed about 3 feet below finished grade. Holes punched in bottom for drainage. Crushed rock placed in 12" lifts and compacted to rough grade. New concrete slab with #3 rebar and 24" o.c. both ways/grid. Expansion joints at 12' max. or industry standard for 6" slab.

4. For 6" slab concrete walkway specifications, use: #3 rebar at 24" o.c both ways with 4' control joints, or per industry standards.

5. New GWB at new spaces (garage, offices, bathrooms, some second floor areas at main cabana) including all labor, materials equipment and mark up for Level 3 finish with light "orange peel" texture. Provide a $5,000 allowance for GWB repair and finish of existing GWB. If cost of repair and finish of existing GWB is greater than $5,000 submit invoices with all labor, materials and equipment costs including mark up as allowed in contract. All new and existing areas to be primed and painted as part of base bid.

6. Roof spec options = Malarkey Vista AR, Malarkey Legacy with Scotchgaurd, or Certainteed product lines, or better.

7. Washer/Dryer connections to be included in base bid. Owner to supply and install appliances.

8. See fixture list for flooring and other bathroom fixtures to be included in base bid (provide and install all fixtures, besides washer/dryer combo).

9. Chimney to be removed, it is an electric fireplace.

10. The existing short rockery on the South will need to be modified slightly.

11. The accessible ramp will be sloping down slightly. Contractor to verify slope/grade. Contact Architect with any discrepancies.

12. Both bathrooms have 2 fans that will be replaced with new. These should be relocated and reused.

13. Both bathrooms have floor registers (forced air) that will need to be relocated appropriately and replaced with new.

14. New mirrors and light fixtures can be reused in both bathrooms.

15. Add a floor register to the new office.

16. Electrically, no internet currently in office. Just to code minimum and near desks per layout. See plans.

14. New mirrors and light fixtures can be reused in both bathrooms.
15. Add a floor register to the new office.
16. Electrically, no internet currently, in office. Just to code minimum and near desks per layout. See plans.

17. Provide in base bid, framed in level with the existing floor to allow at the sunken area in the center, as it needs to be an accessible route to the bathroom from the office and overall use of the space.

18. The existing floor has tile and is very uneven. It is recommended to use a self-leveler and carpet to cover. The existing kitchen cabinets with the 4" toe kick should be able to accommodate it.

19. Provide an allowance of $30K for sheathing and framing repair at the exterior walls/roof. If the amount is greater than $30k submit T&M invoices with all labor and material costs along with mark up as allowed in Contract per Change Order process in Contract.

END OF ADDENDUM ONE