

1 SITE PLAN
1/8" = 1'-0"



- SITE DEMO KEY NOTES:**
1. REMOVE STRUCTURE INCLUDING ALL FOUNDATIONS & SLABS
 2. REMOVE RETAINING WALL
 3. REMOVE STEPS & WALKWAYS
 4. DECOMMISSION AND REMOVE ABOVE GROUND OIL TANK

workshop AD

310 South Washington Street
Seattle, WA 98104
206.903.5414 T
206.682.0317 F
www.workshopad.com

3064 68TH AVE SE

BUILDING PERMIT SUBMITTAL

BUILDING PERMIT SUBMITTAL	JAN. 18, 2023
BUILDING PERMIT CORRECTION 1	JULY 7, 2023
BUILDING PERMIT CORRECTION 2	AUG. 8, 2023
POST PERMIT REVISION	NOV. 27, 2023
POST PERMIT REVISION 2	SEPT. 12, 2024

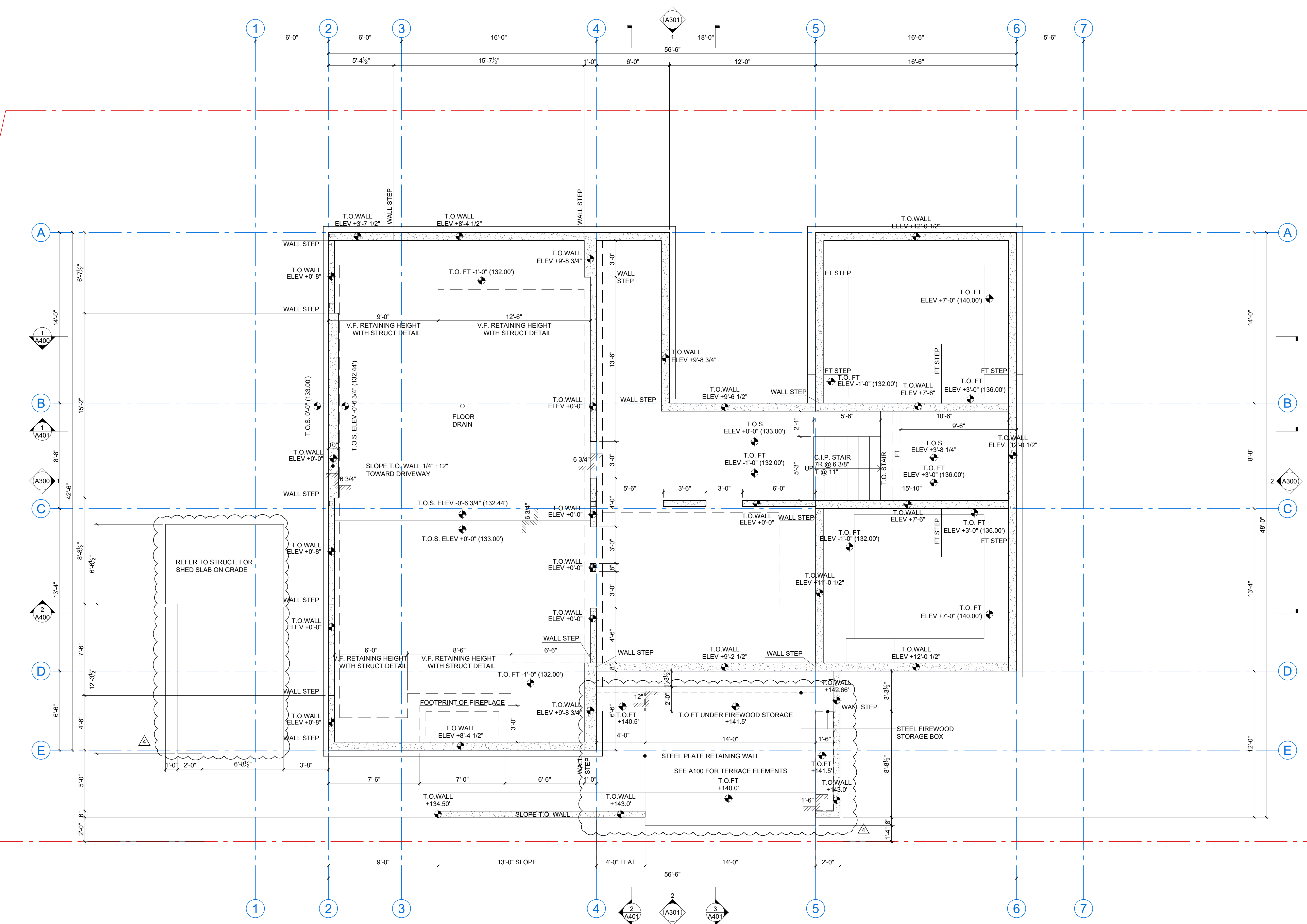
Jurisdiction Review

Owner Name
SAM FRANKLIN + JUNE CADENHEAD
Project Address
3064 68TH AVE SE
MERCER ISLAND, WA 98040

Sheet Information	
Job Number	2209
Drawn	DR / TL
Checked	SB
Title	SITE PLAN

Sheet

A100



BUILDING PERMIT SUBMITTAL	JAN 18, 2023
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1 FOUNDATION PLAN
1/4" = 1'-0"

GENERAL FOUNDATION NOTES

- DIMENSIONS TO F.O. CONCRETE. F.O. WALL SHEATHING ALIGNS WITH F.O. CONCRETE.
- SEE SHEET A000 FOR TYPICAL PARTITION ASSEMBLIES.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE TREATED.
- FOUNDATION DRAINAGE TO BE PROVIDED PER R405.1.
- FOUNDATION TO BE DAMP-PROOFED FROM TOP OF FOOTING TO FINISHED GRADE PER R406.1.
- PROVIDE CLASS I VAPOR RETARDER, LAPPED & SEALED JOINTS, EXTEND MIN 6" UP AND SEAL TO STEM WALL PROVIDE 5 CFM MIN CONTINUOUSLY OPERATING EX-HAUST FAN WITH DISCHARGE TO EXTERIOR PER R408.3
- GEOTECHNICAL ENGINEER TO BE ONSITE FULLTIME TO OBSERVE THE EXCAVATION FOR AND INSTALLATION OF THE TEMPORARY SHORING.

Sheet Information	
Job Number	2209
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Title	
FOUNDATION PLAN	

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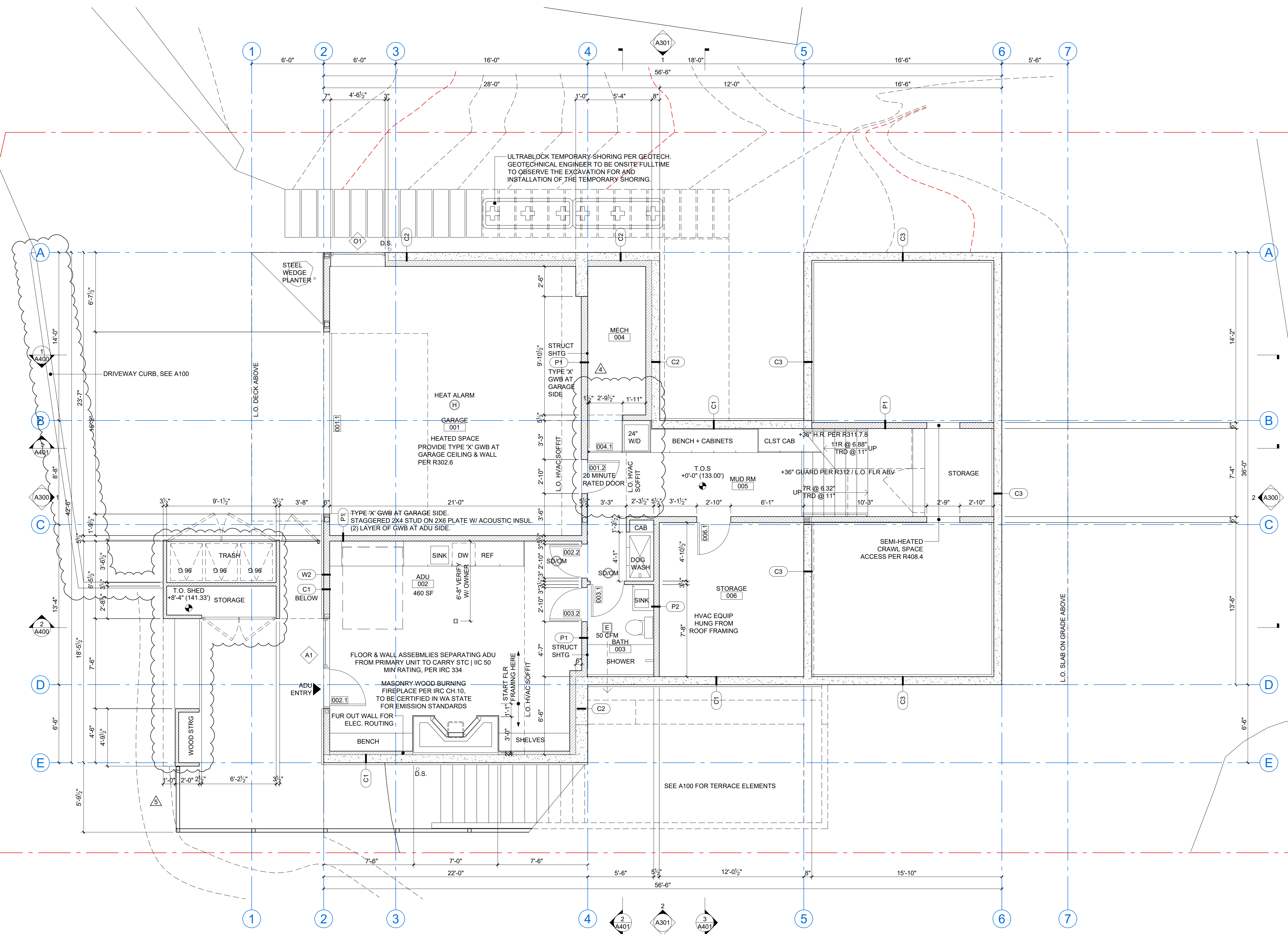
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Job Number	2209
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Title	BASEMENT PLAN

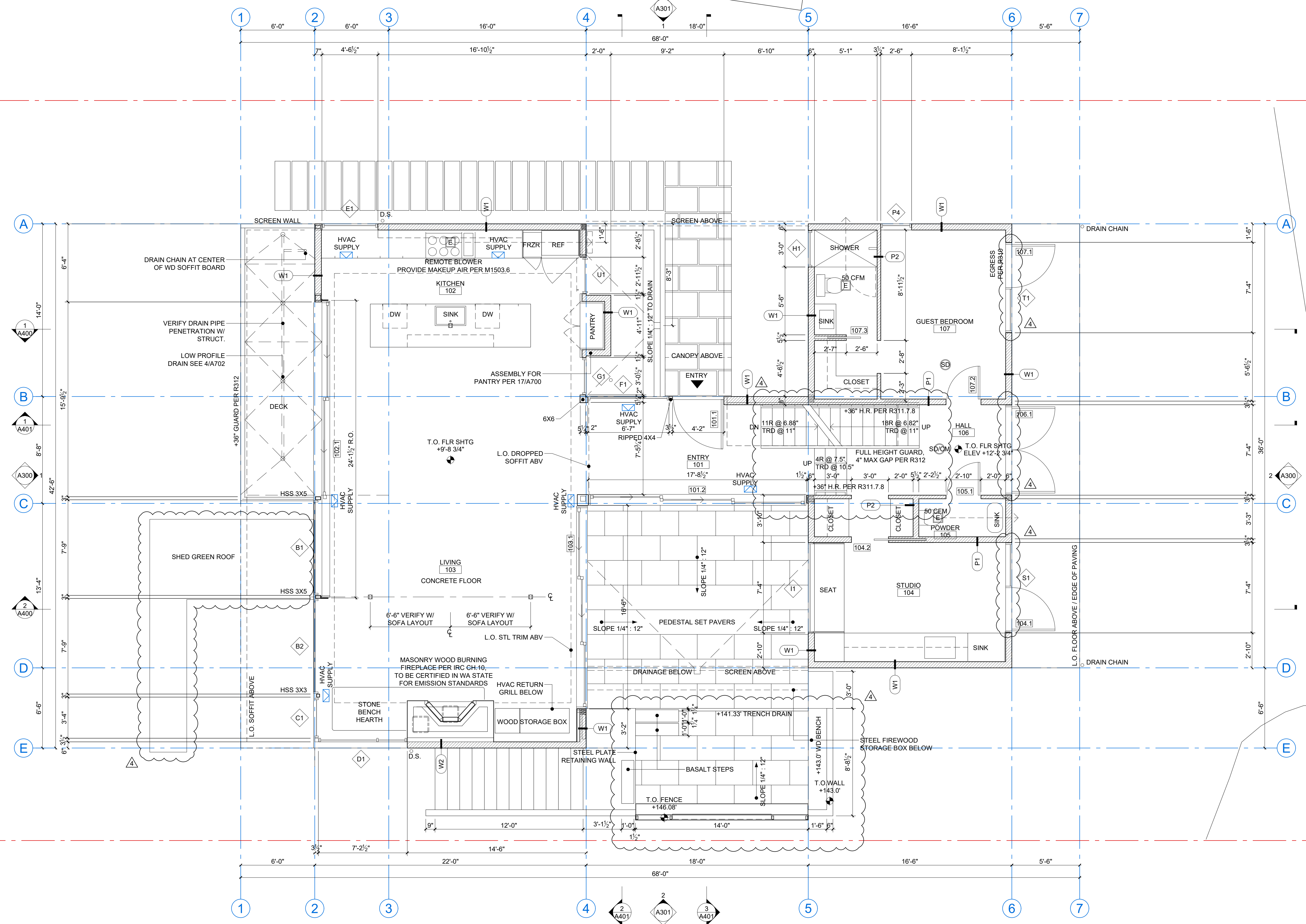
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1 BASEMENT PLAN
1/4" = 1'-0"

- GENERAL PLAN NOTES
- SEE SHEET A000 FOR TYPICAL PARTITION ASSEMBLIES
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE TREATED
 - DIMENSIONS TO F.O. CONCRETE, F.O. WALL SHEATHING ALIGNS WITH F.O. CONCRETE.
 - PROVIDE GFI OUTLETS AT ALL WET AREAS





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CONSTRUCTION SET - REV 1	MAY 20, 2024
POST PERMIT REVISION 2	SEPT. 12, 2024

Jurisdiction Review

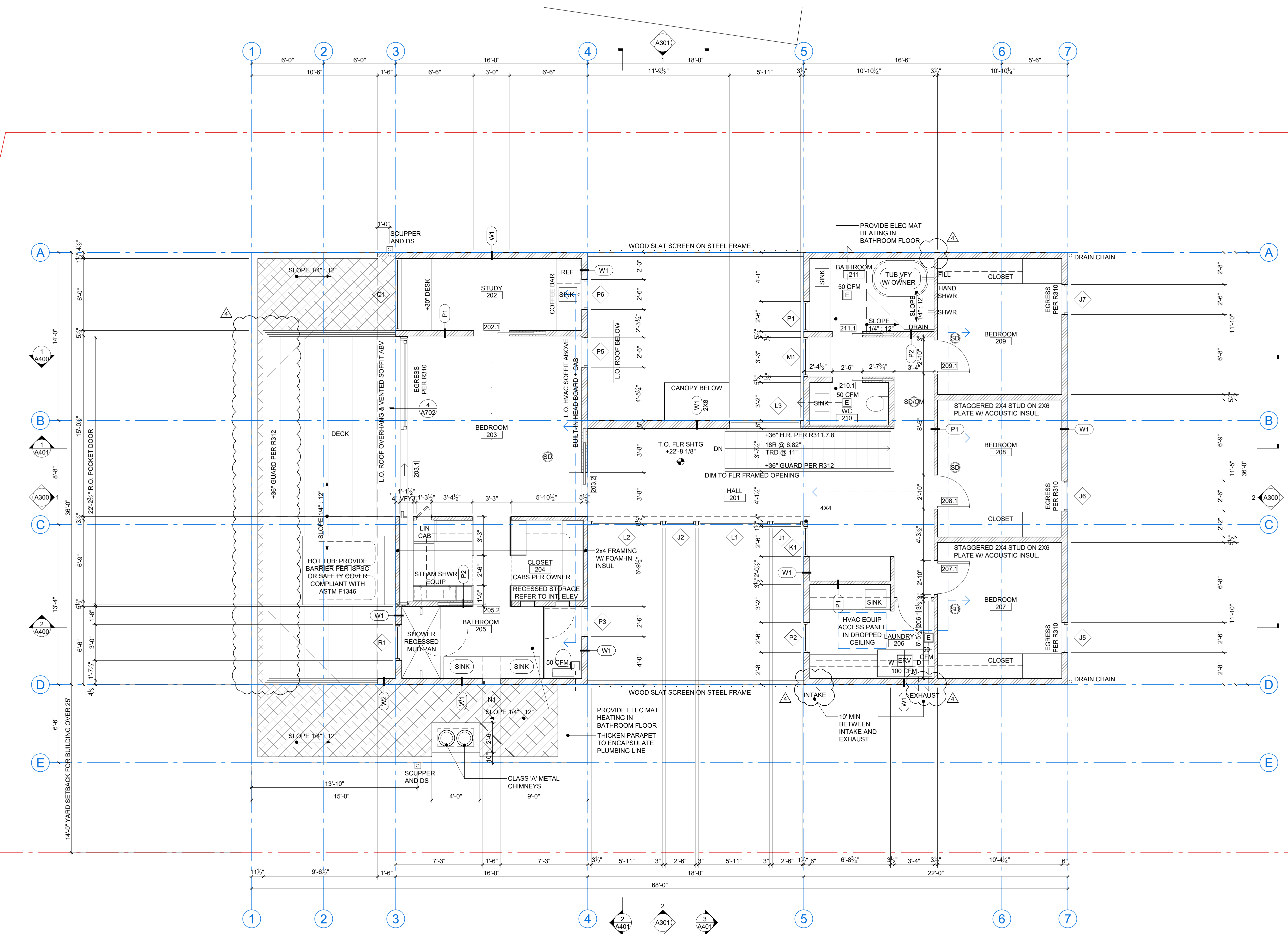
Owner Name
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Project Address
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MERCER ISLAND, WA 98040

1 LEVEL 1 PLAN
1/4" = 1'-0"

- GENERAL PLAN NOTES
- SEE SHEET A000 FOR TYPICAL PARTITION ASSEMBLIES
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE TREATED
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1 LEVEL 2 PLAN
1/4" = 1'-0"

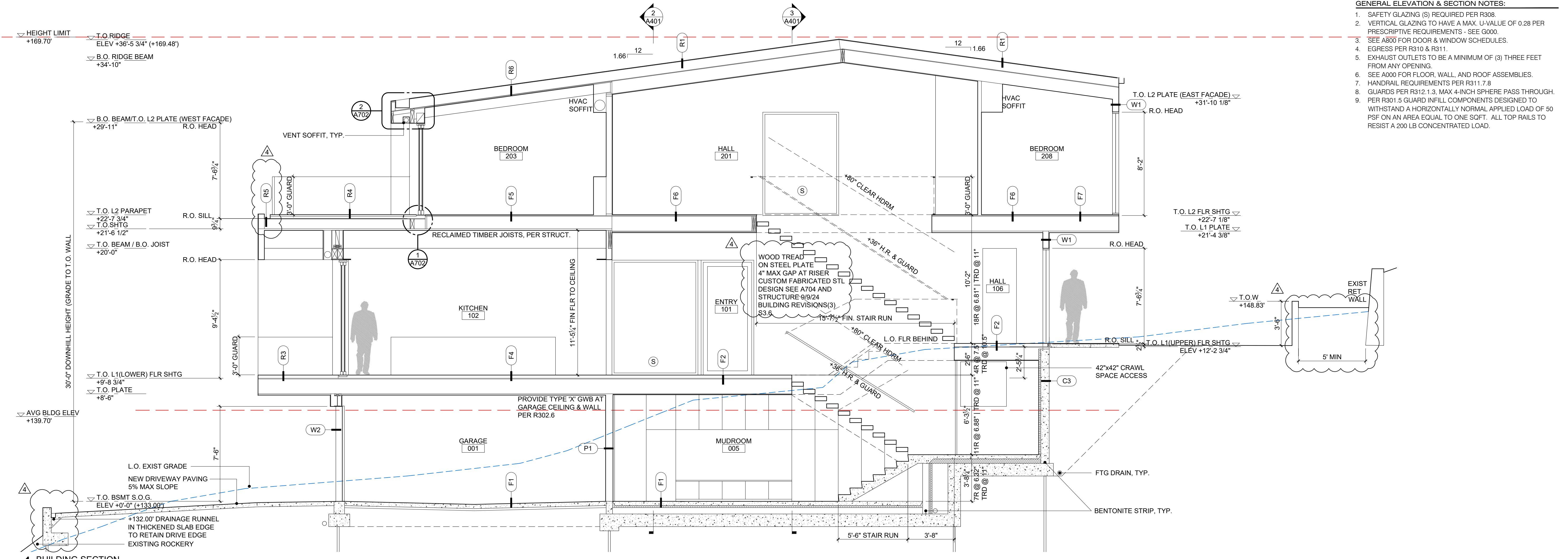
- GENERAL PLAN NOTES
- SEE SHEET A000 FOR TYPICAL PARTITION ASSEMBLIES
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE TREATED
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 - PROVIDE GFI OUTLETS AT ALL WET AREAS

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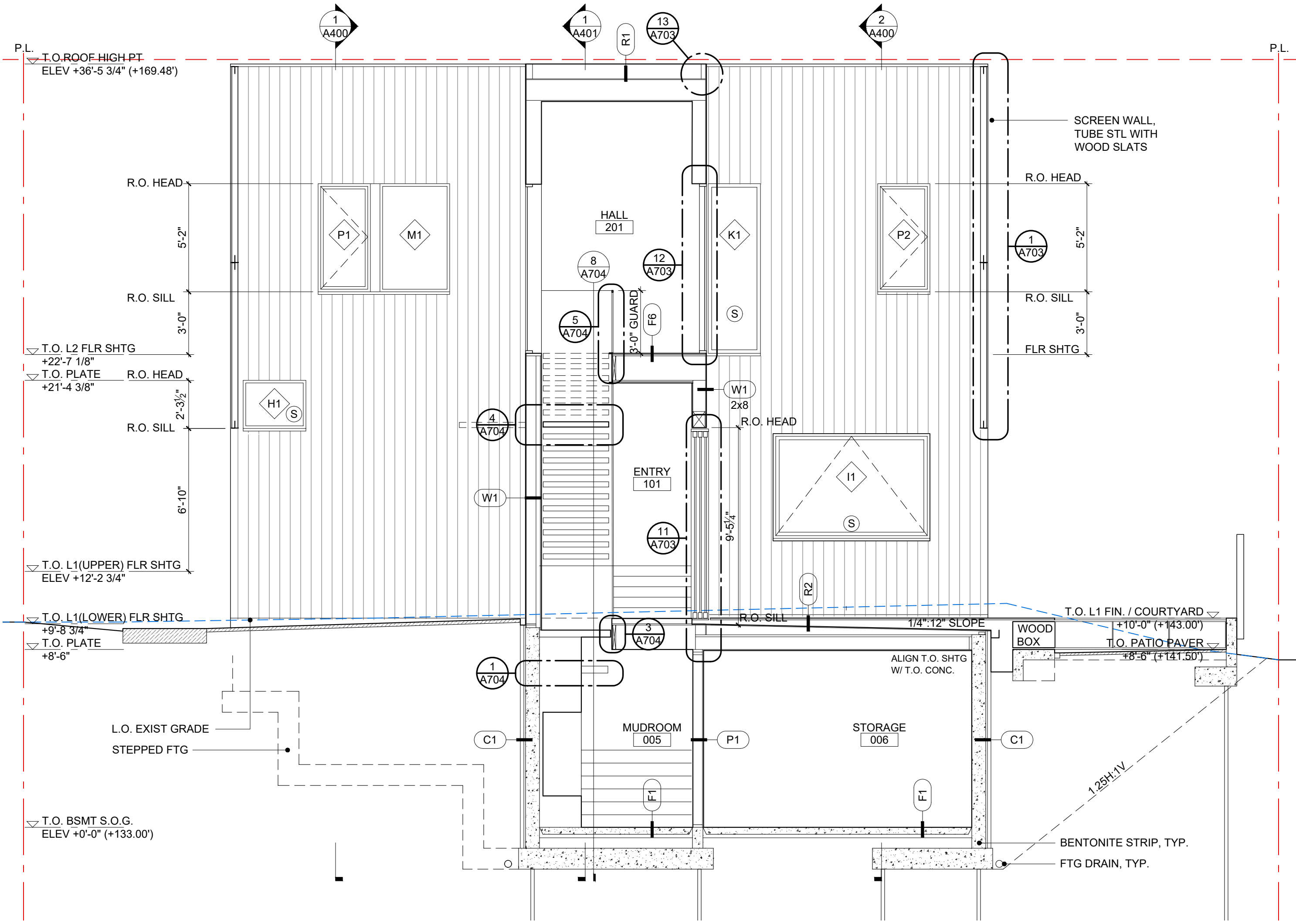
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GENERAL ELEVATION & SECTION NOTES:

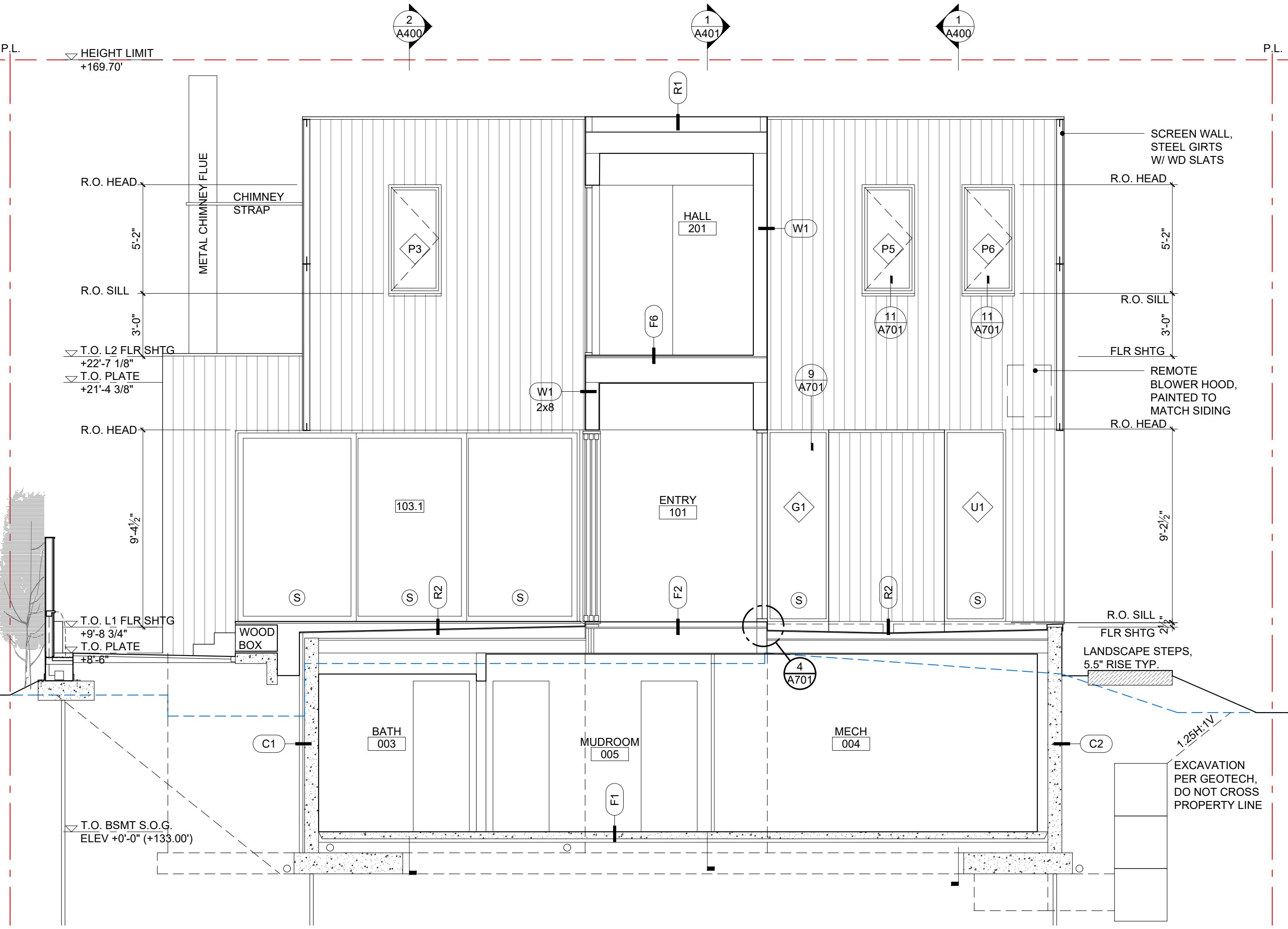
- SAFETY GLAZING (S) REQUIRED PER R308.
- VERTICAL GLAZING TO HAVE A MAX. U-VALUE OF 0.28 PER PRESCRIPTIVE REQUIREMENTS - SEE G000.
- SEE A800 FOR DOOR & WINDOW SCHEDULES.
- EGRESS PER R310 & R311.
- EXHAUST OUTLETS TO BE A MINIMUM OF (3) THREE FEET FROM ANY OPENING.
- SEE A000 FOR FLOOR, WALL, AND ROOF ASSEMBLIES.
- HANDRAIL REQUIREMENTS PER R311.7.8
- GUARDS PER R312.1.3. MAX 4-INCH SPHERE PASS THROUGH.
- PER R301.5 GUARD INFILL COMPONENTS DESIGNED TO WITHSTAND A HORIZONTALLY NORMAL APPLIED LOAD OF 50 PSF ON AN AREA EQUAL TO ONE SQFT. ALL TOP RAILS TO RESIST A 200 LB CONCENTRATED LOAD.



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



3 BUILDING SECTION | COURTYARD EAST ELEVATION
1/4" = 1'-0"



2 BUILDING SECTION | COURTYARD WEST ELEVATION
1/4" = 1'-0"

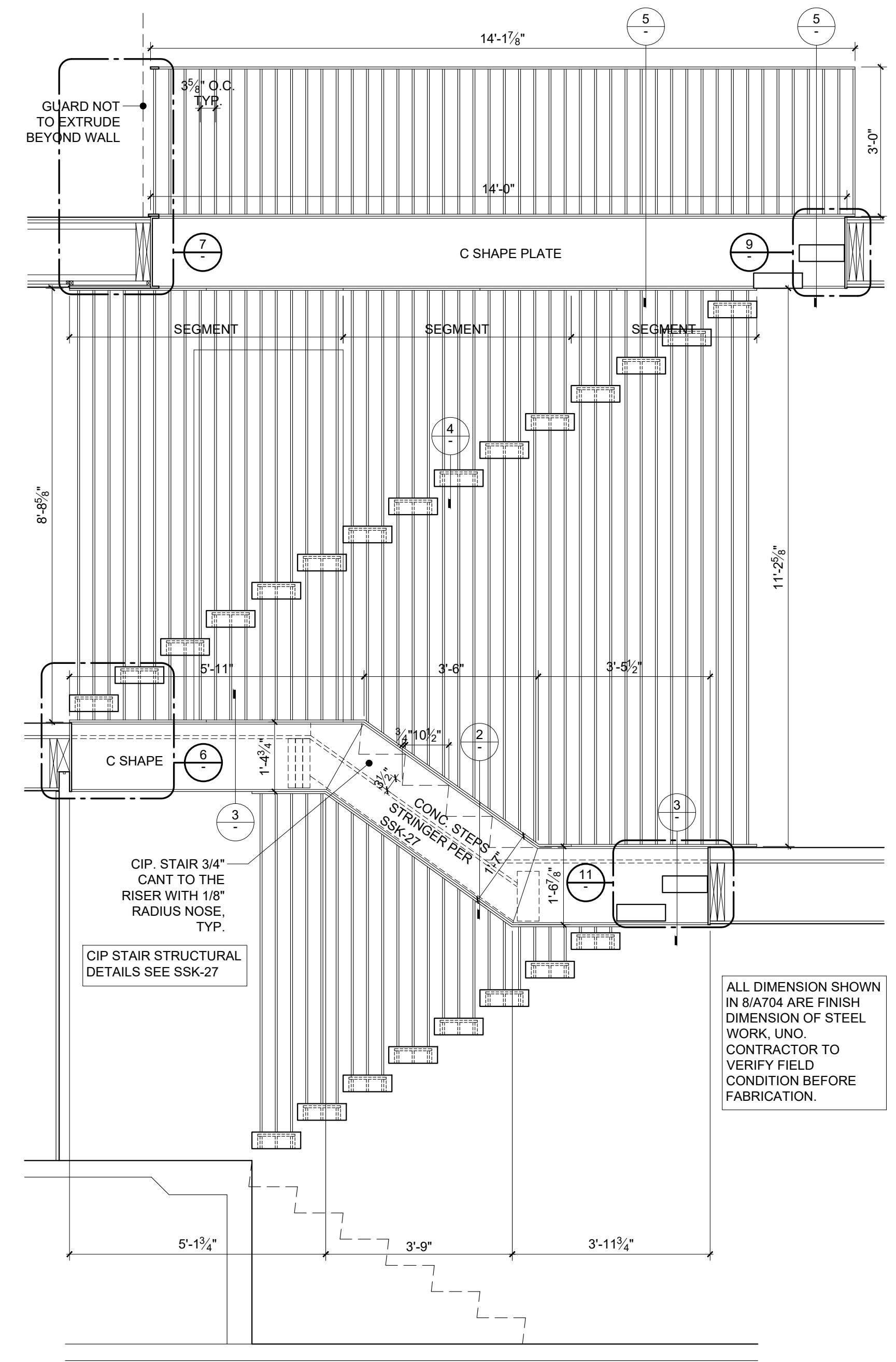
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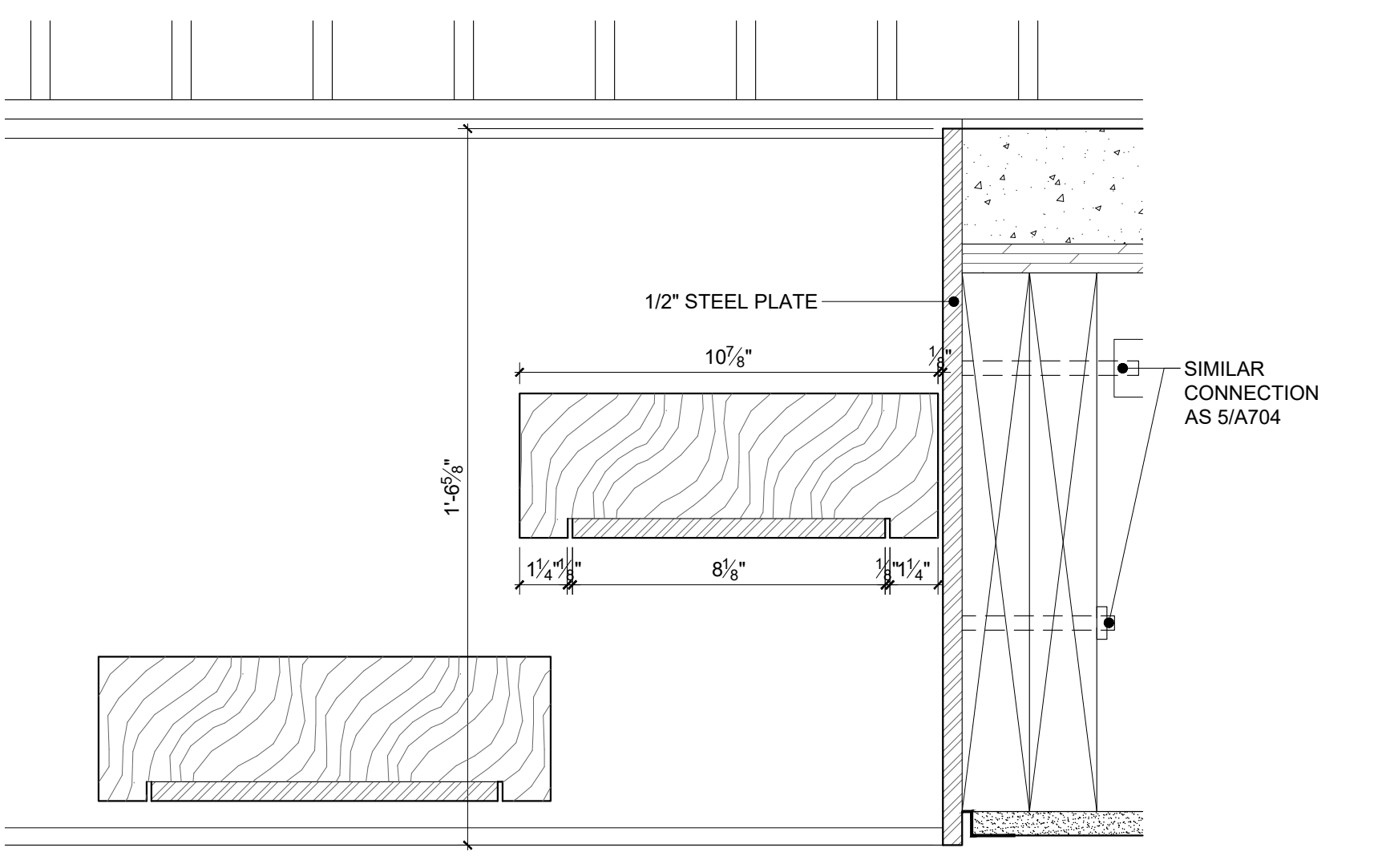
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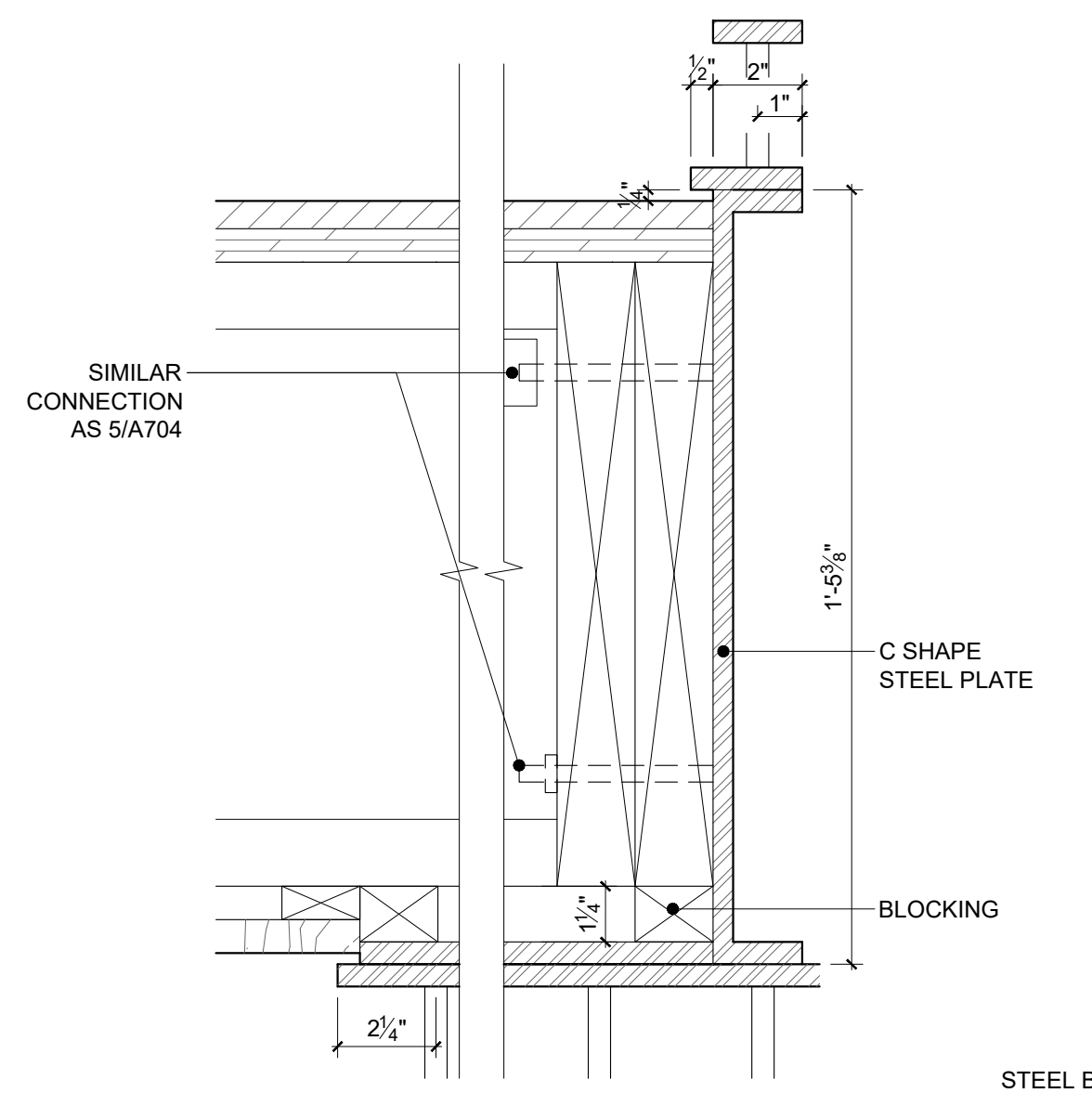
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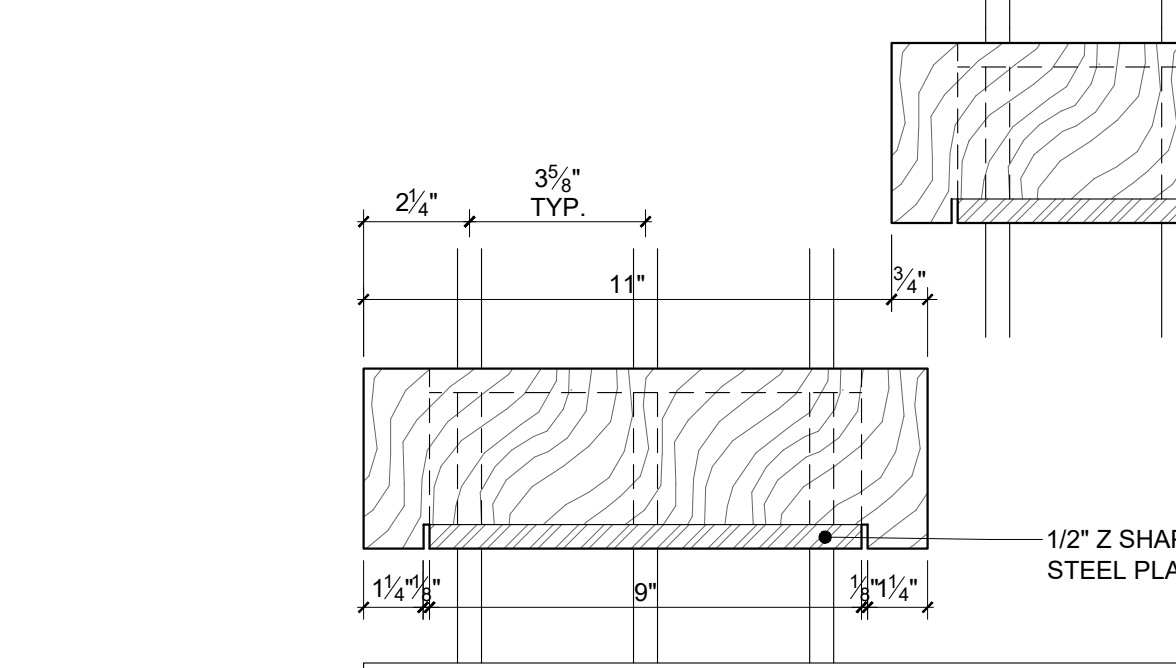
8 STAIR SECTION ELEVATION
1/2"=1'-0"



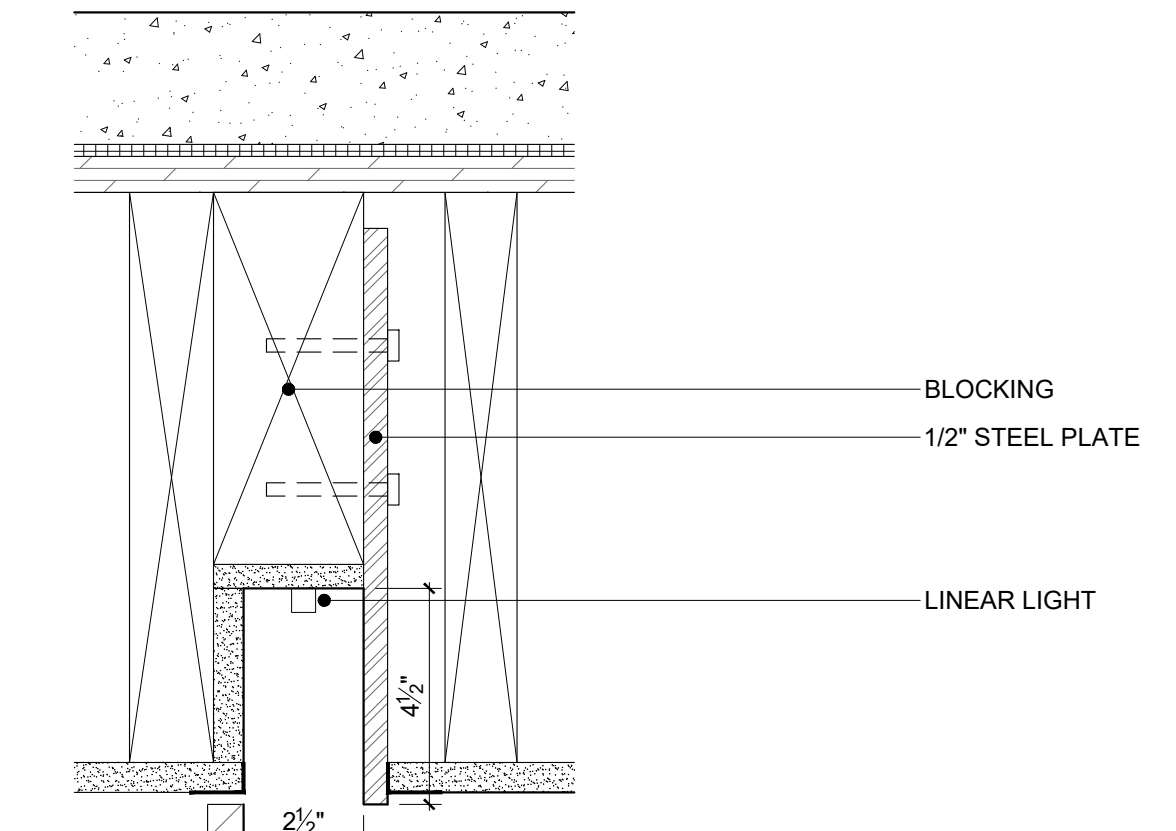
11 RIM - LV1 FLOOR
3"=1'-0"



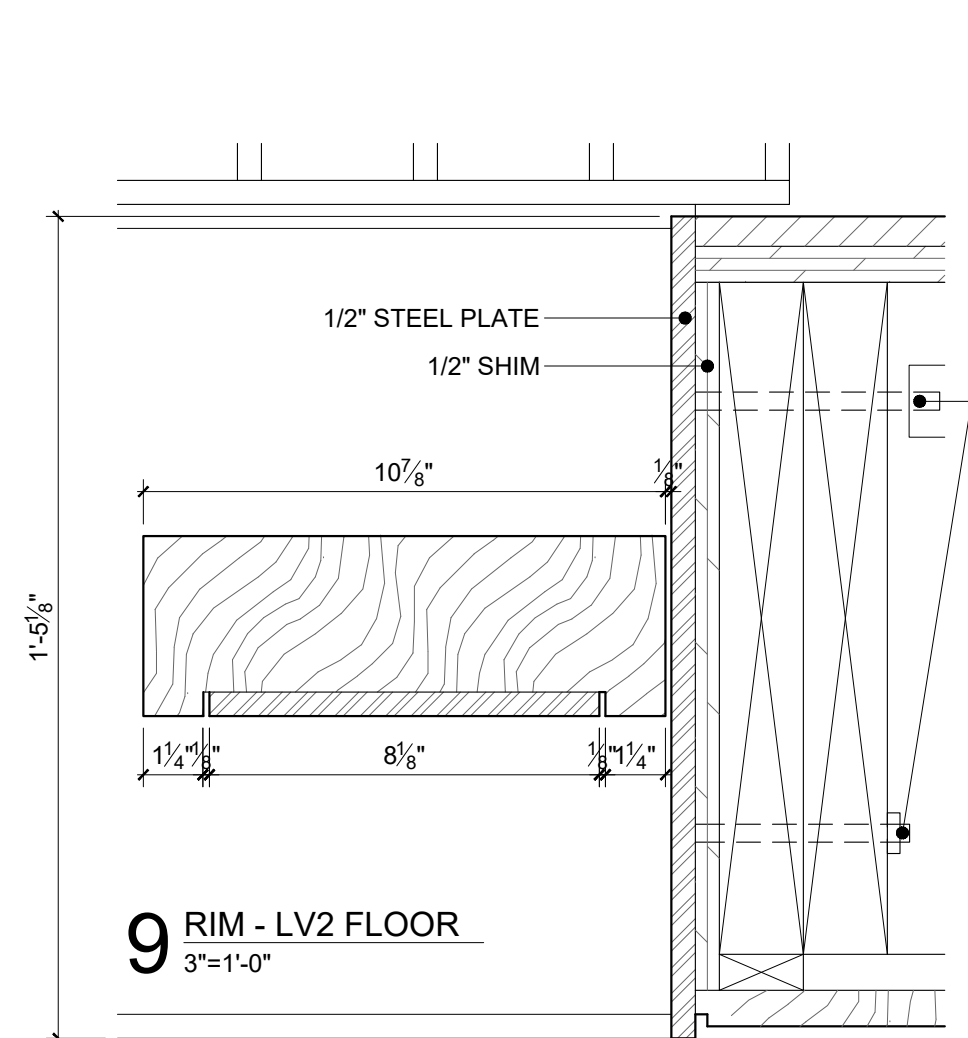
7 RIM - LV2 FLOOR
3"=1'-0"



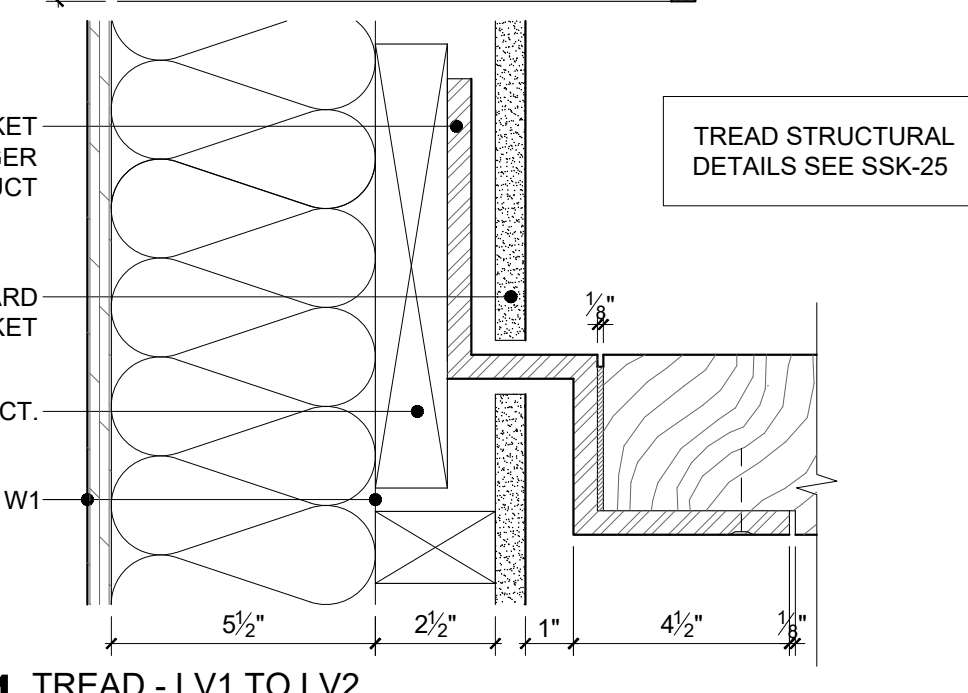
6 RIM - RECESSED LIGHT
3"=1'-0"



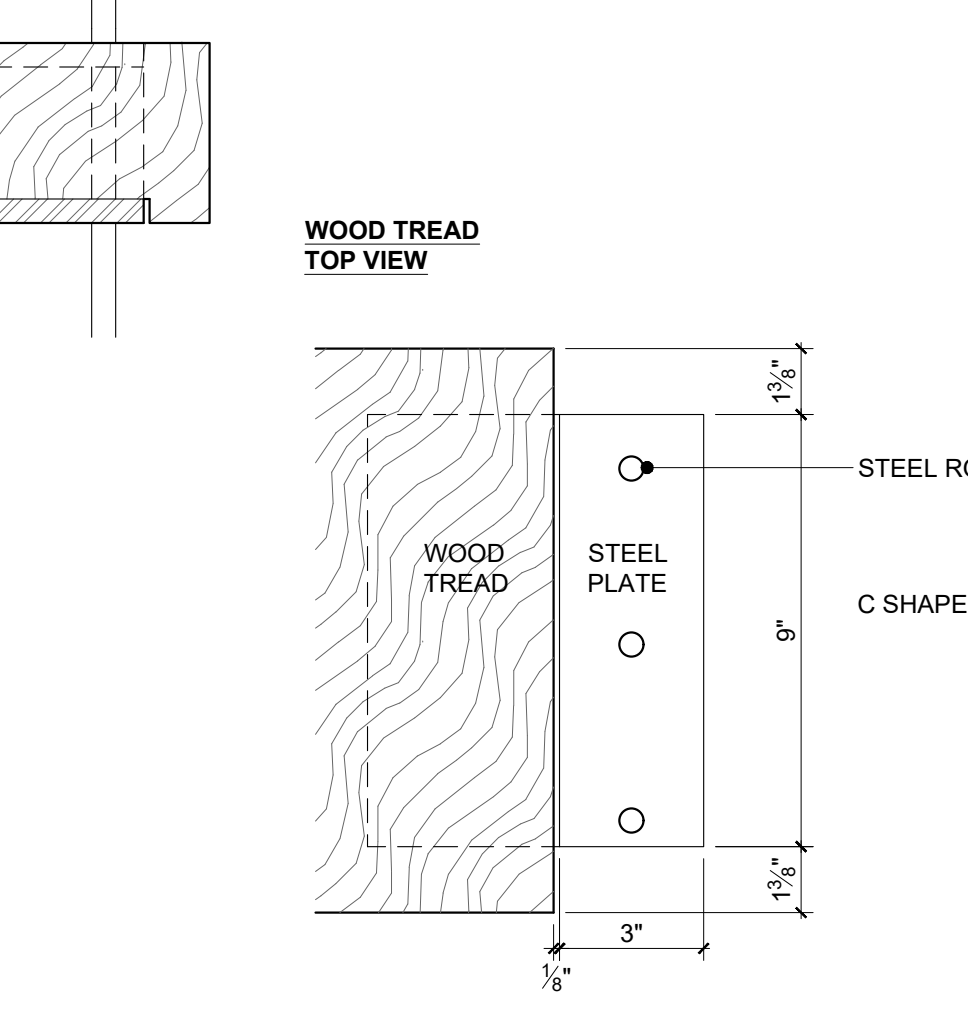
10 RECESSED LIGHT @ GYP BOARD CEILING
3"=1'-0"



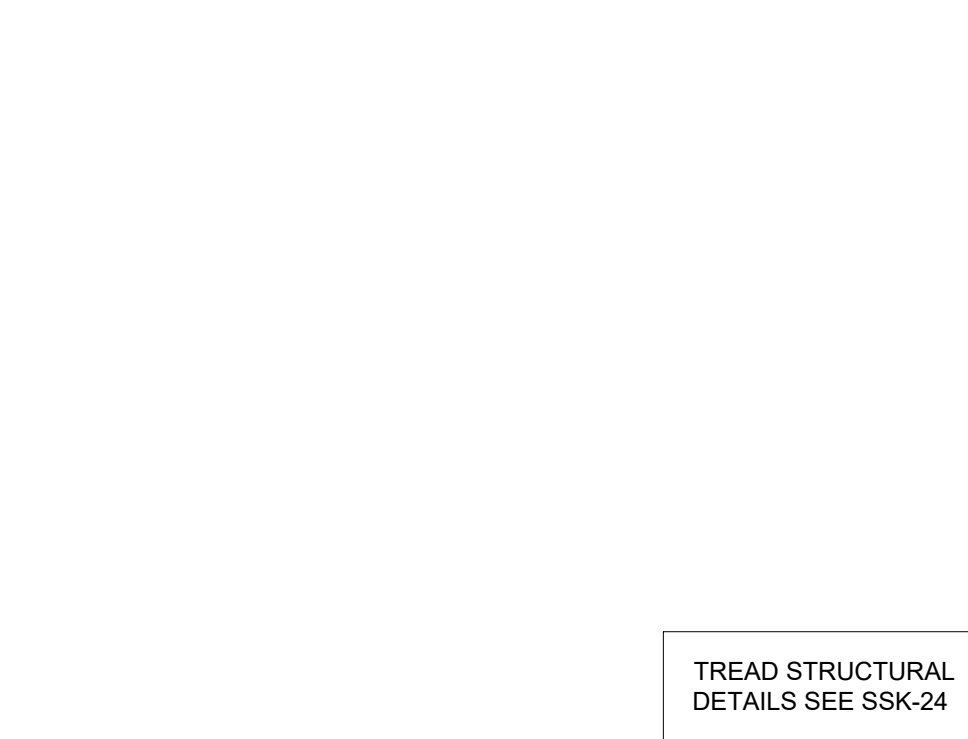
9 RIM - LV2 FLOOR
3"=1'-0"



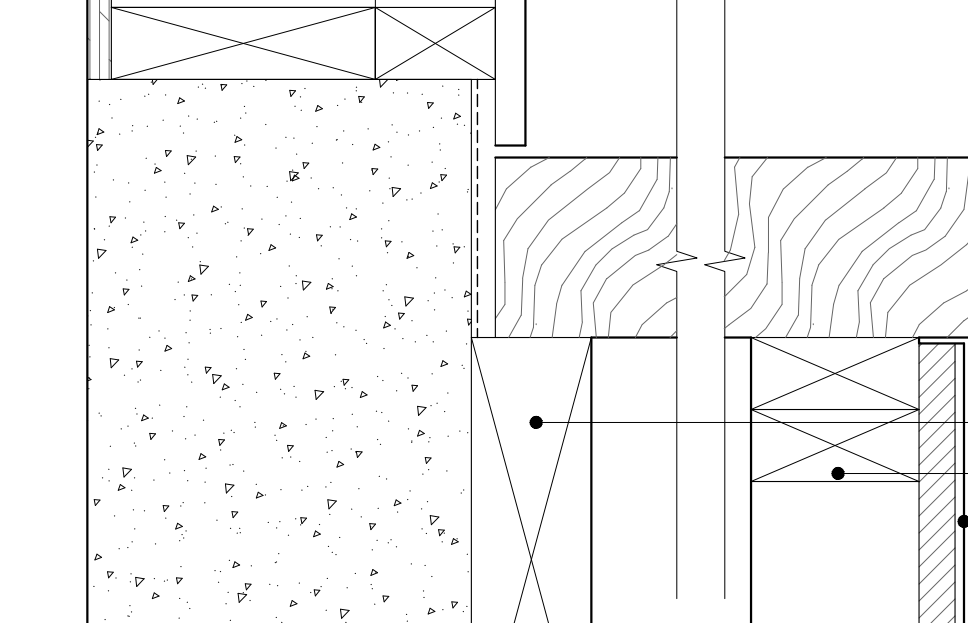
4 TREAD - LV1 TO LV2
3"=1'-0"



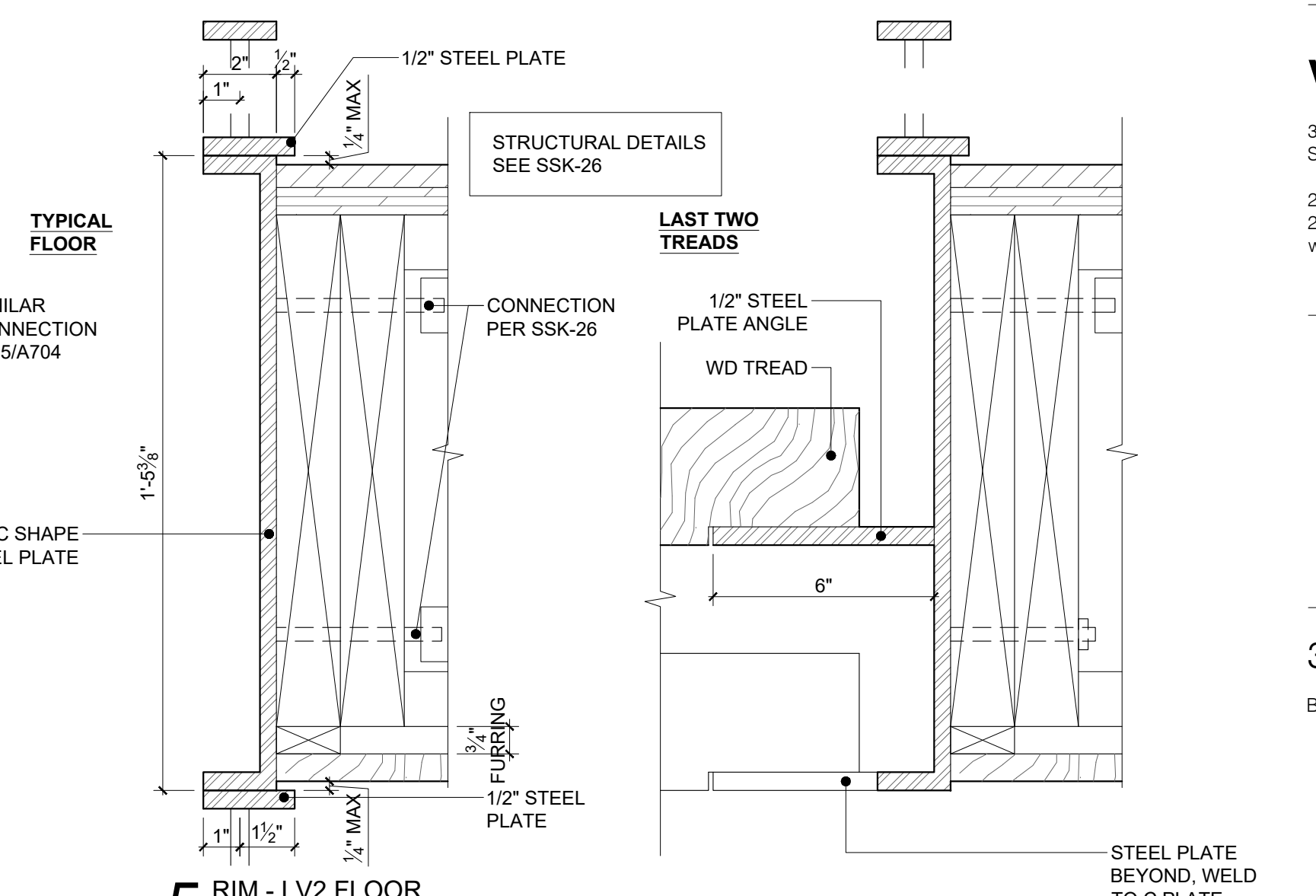
3 RIM - LV1 FLOOR
3"=1'-0"



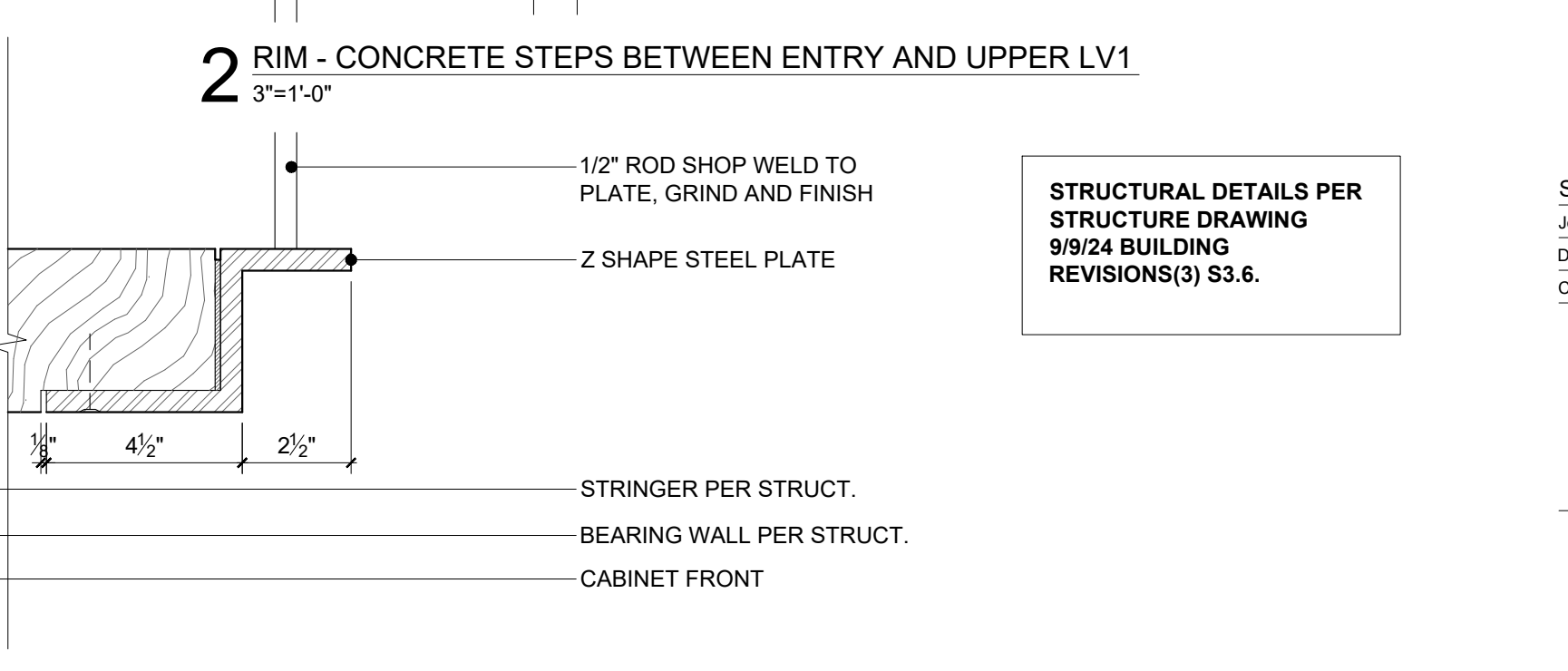
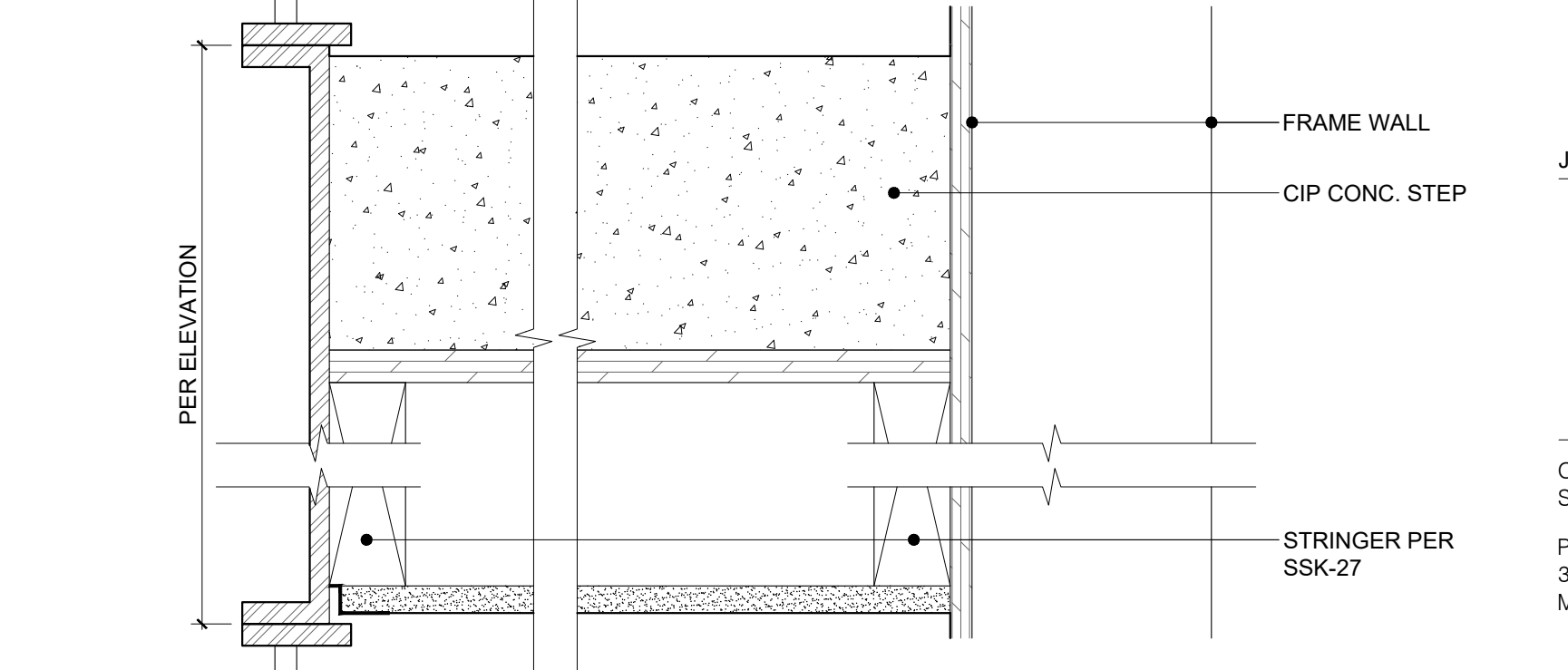
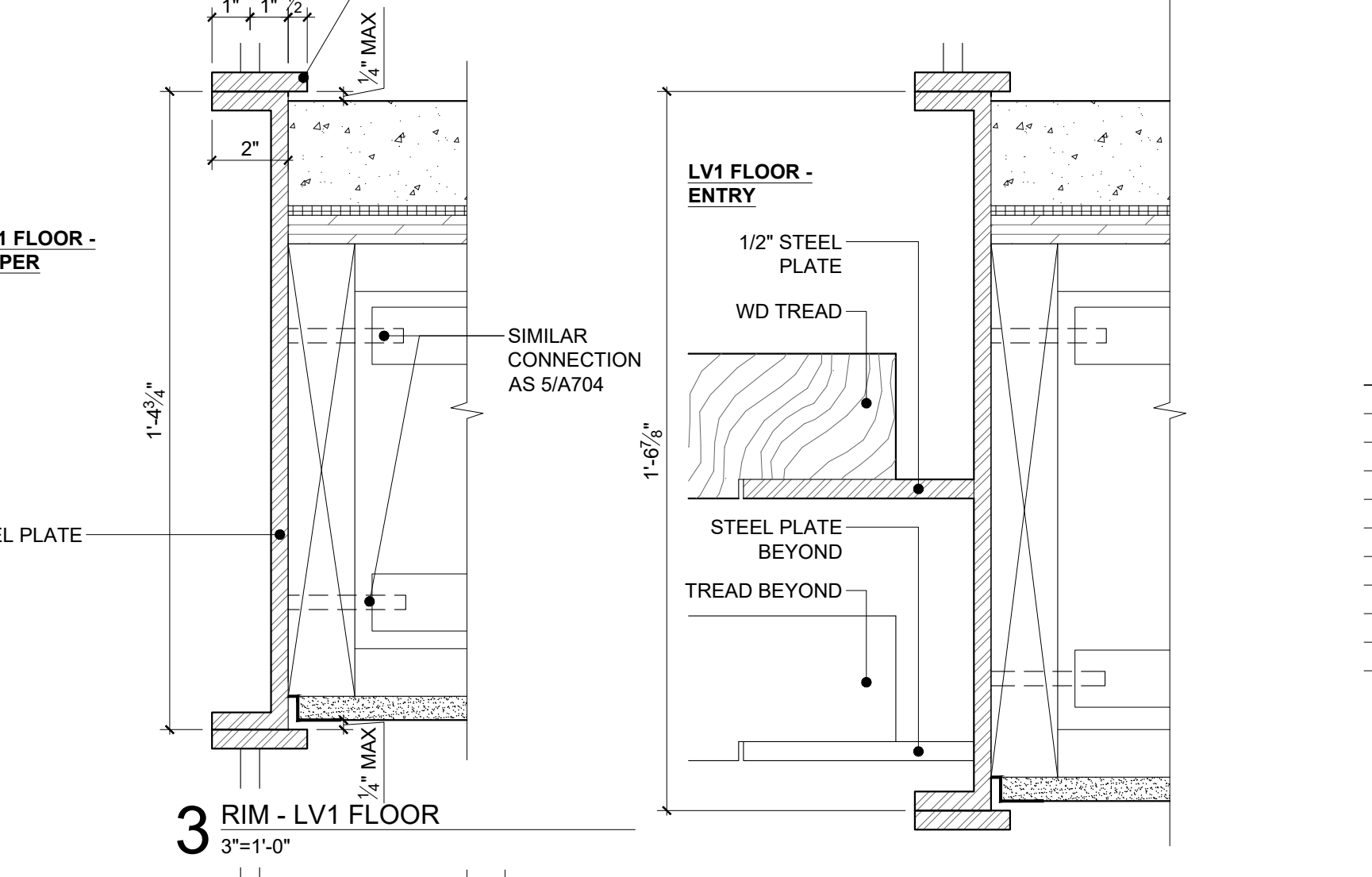
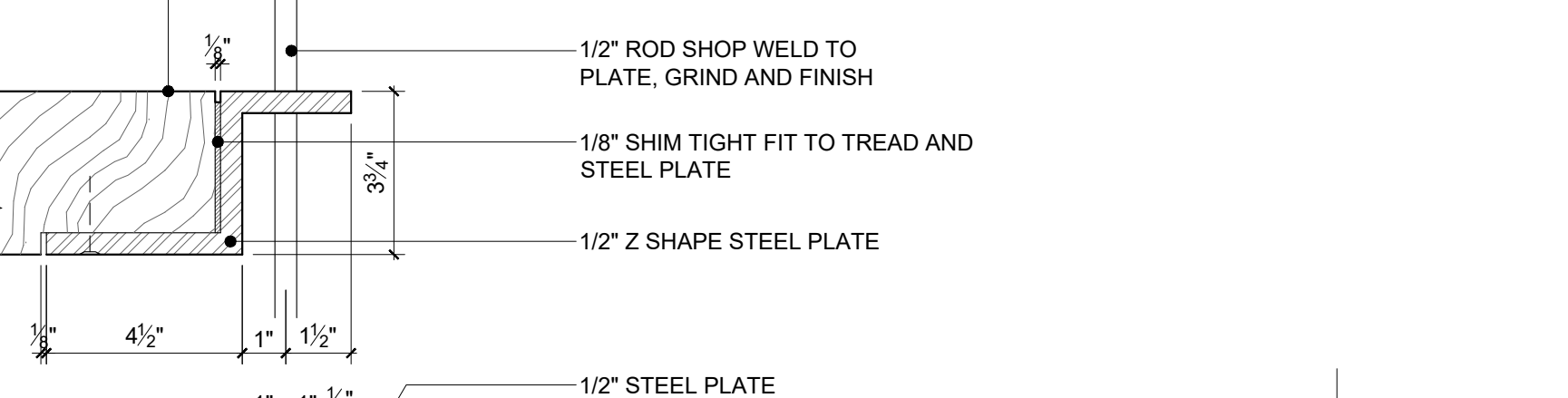
2 RIM - CONCRETE STEPS BETWEEN ENTRY AND UPPER LV1
3"=1'-0"



1 TREAD - BASEMENT TO LV1
3"=1'-0"



5 RIM - LV2 FLOOR
3"=1'-0"



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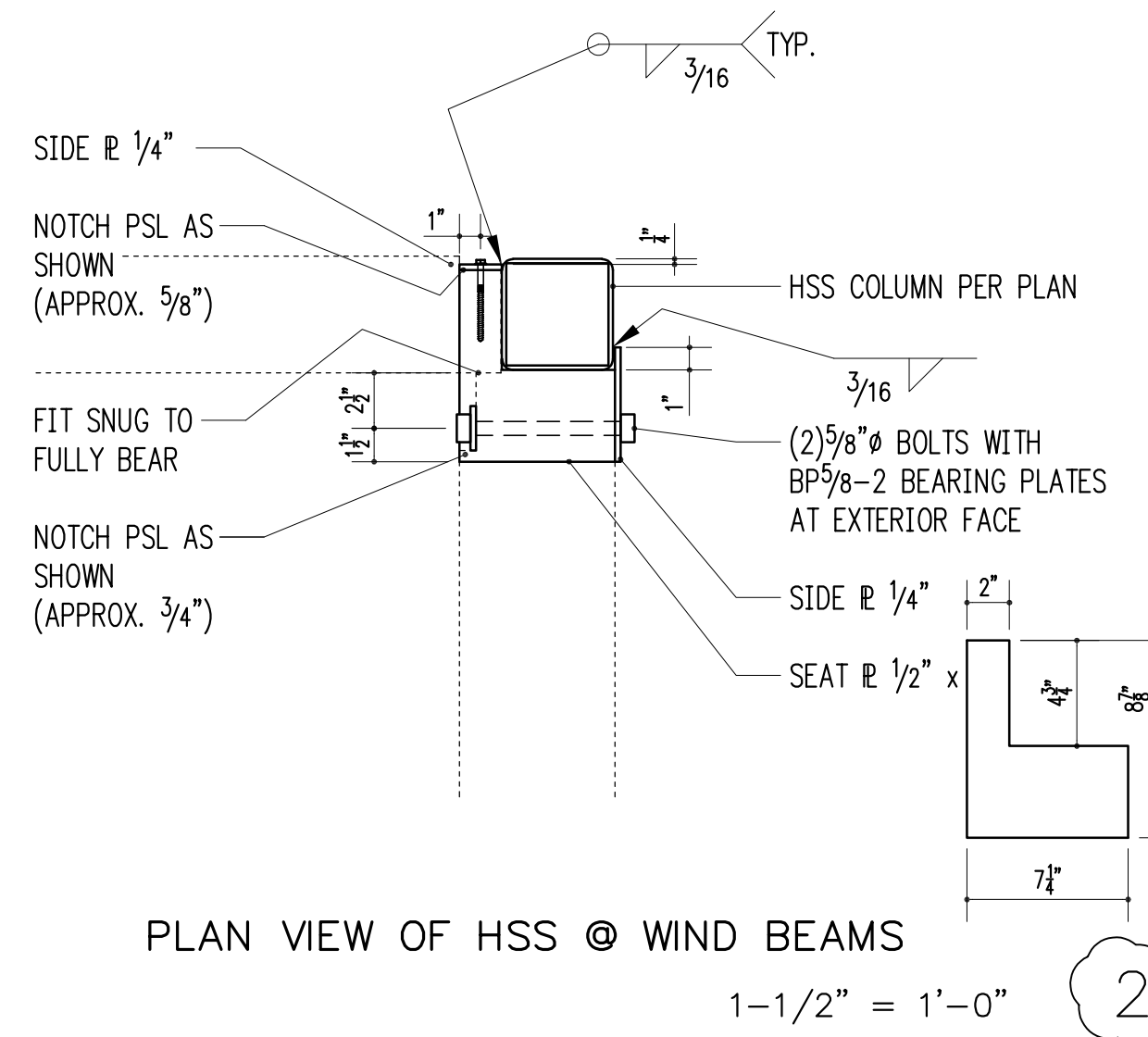
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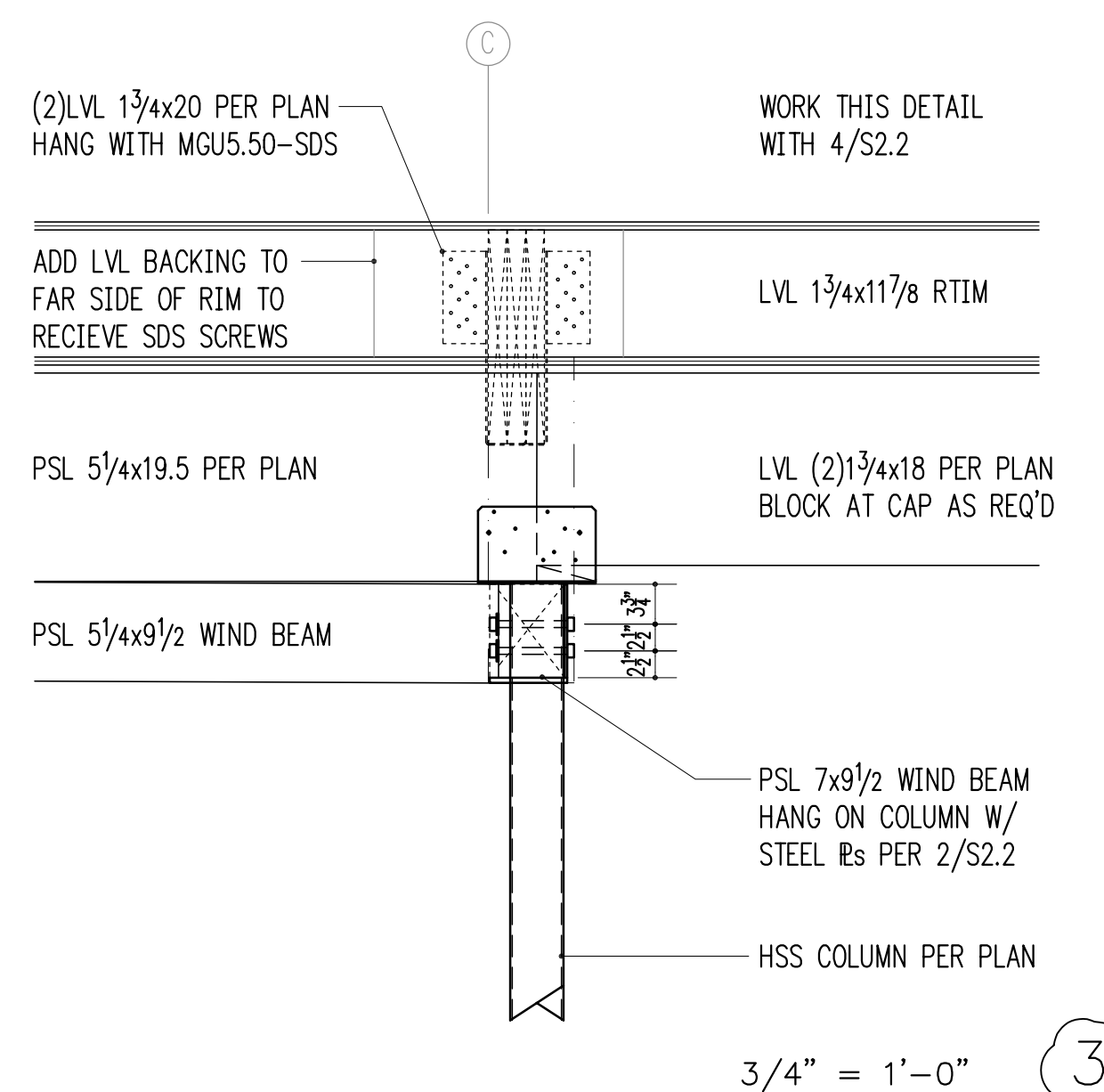
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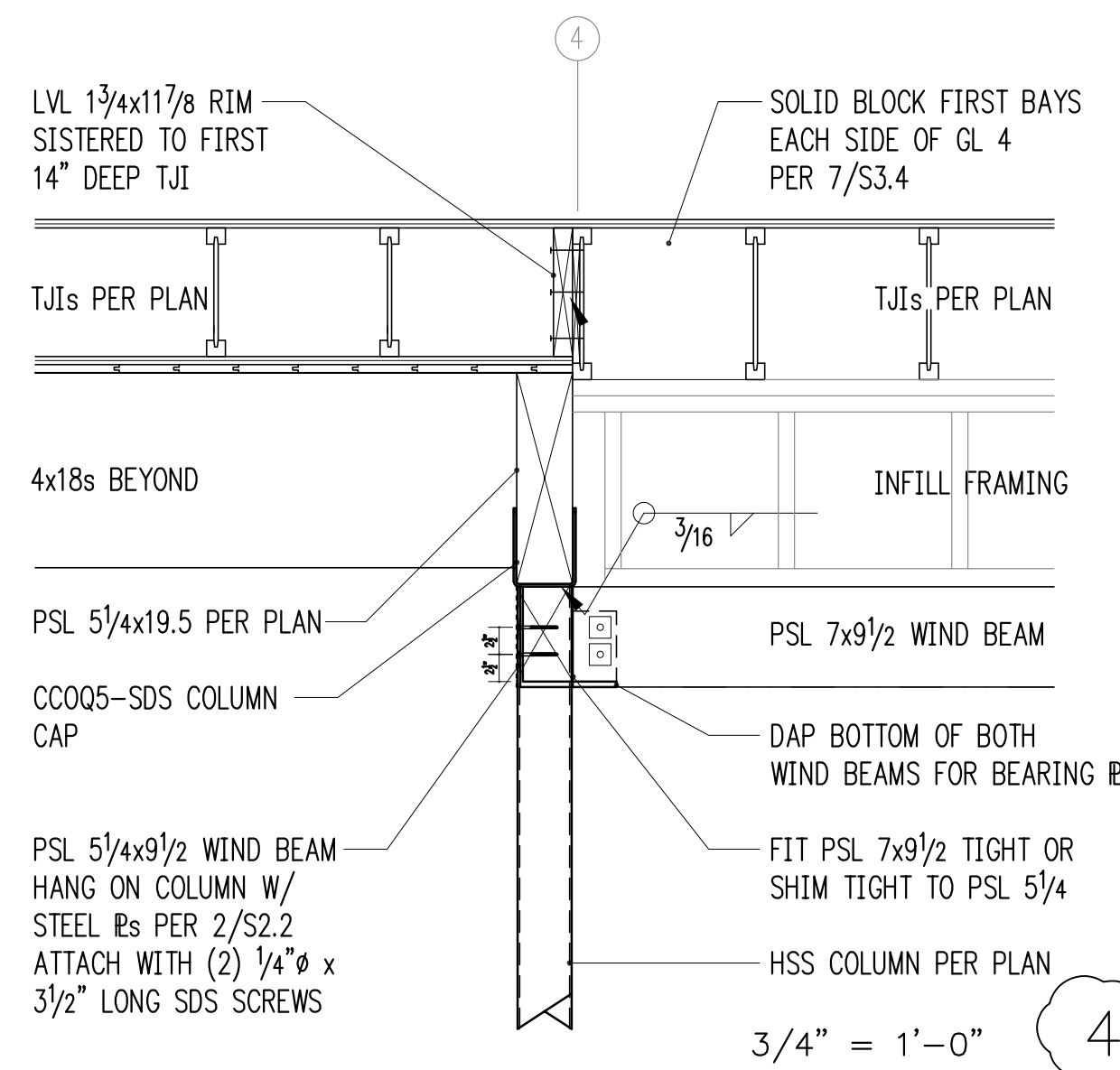
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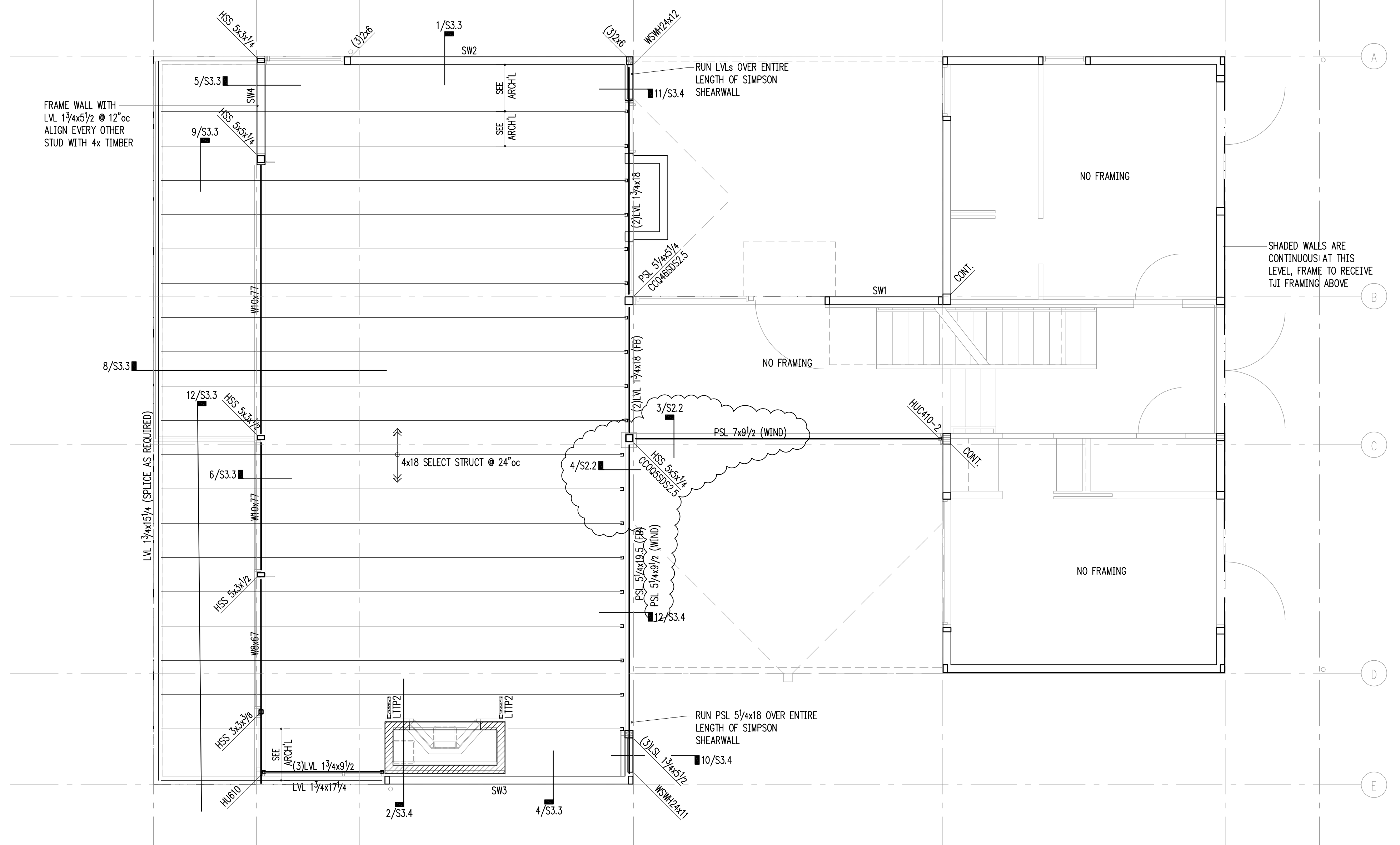
PLAN VIEW OF HSS @ WIND BEAMS
1-1/2" = 1'-0"



3/4" = 1'-0"



3/4" = 1'-0"



1 S2.2 MAIN FLOOR CEILING FRAMING PLAN (MAIN FLOOR WALLS)
scale: 1/4" = 1'-0"

FRAMING PLAN NOTES

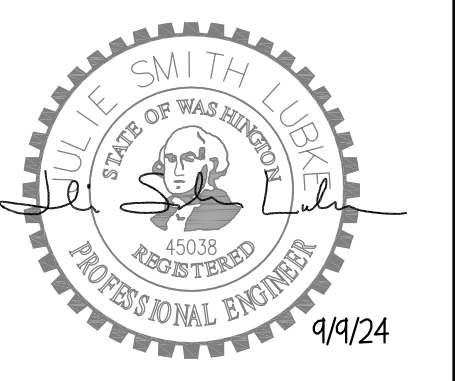
- SW___ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S3.2. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S3.2.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S3.2.

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	MEMBER FASTENERS	WEB STIFF REQUIRED
2x8	LU28	8-10d x 1 1/2	6-10d x 1 1/2	-
LVL 1 3/4x9 1/2	HUS1.81/10	30-10d x 1 1/2	10-10d	-
LVL 1 3/4x11 7/8	HUS1.81/10	30-10d x 1 1/2	10-10d	-
LVL 1 3/4x14	HUS1.81/10	30-10d x 1 1/2	10-10d	-
(2)LVL 1 3/4x14	U414	16-0.162 x 3 1/2	6-0.148 x 3	YES
9 1/2" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	-
11 7/8" TJI 210	IUS2.06/11.88	10-10dx1.5	2-STRONG GRIP	-
14" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 560	MIU3.56/14	22-10dx1.5	2-10dx1.5	YES
4x16	CJT5Z	10-1/4"x3" SDS	(5) 1/2" x 2 3/4" LONG JOIST PINS	-

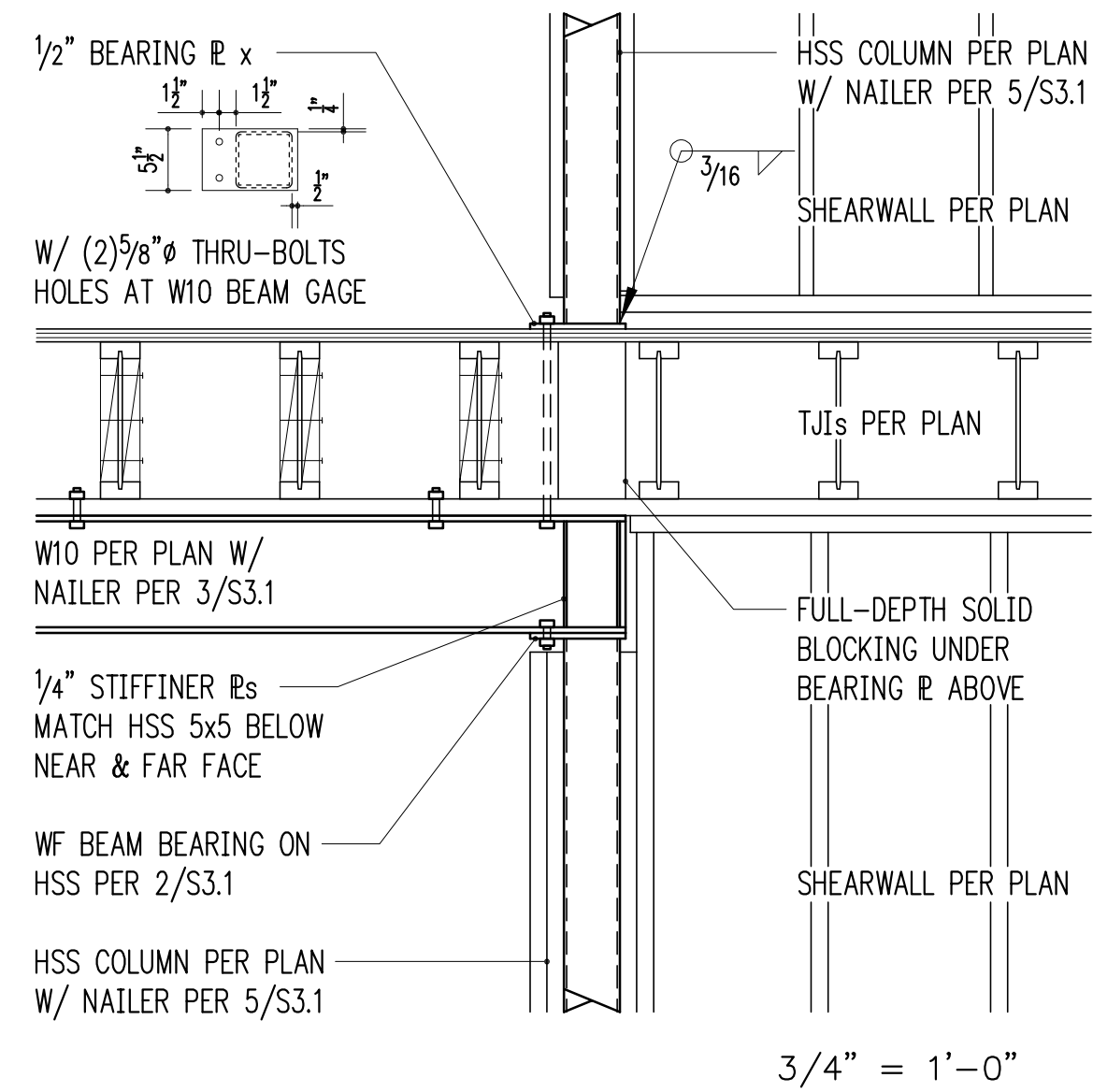
LEGEND

- SPAN
- EXTENT
- x/S3.0 SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- HANGER PER SCHEDULE UNLESS NOTED OTHERWISE
- ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- STRAP HOLDOWN AT END OF SHEARWALL ABOVE

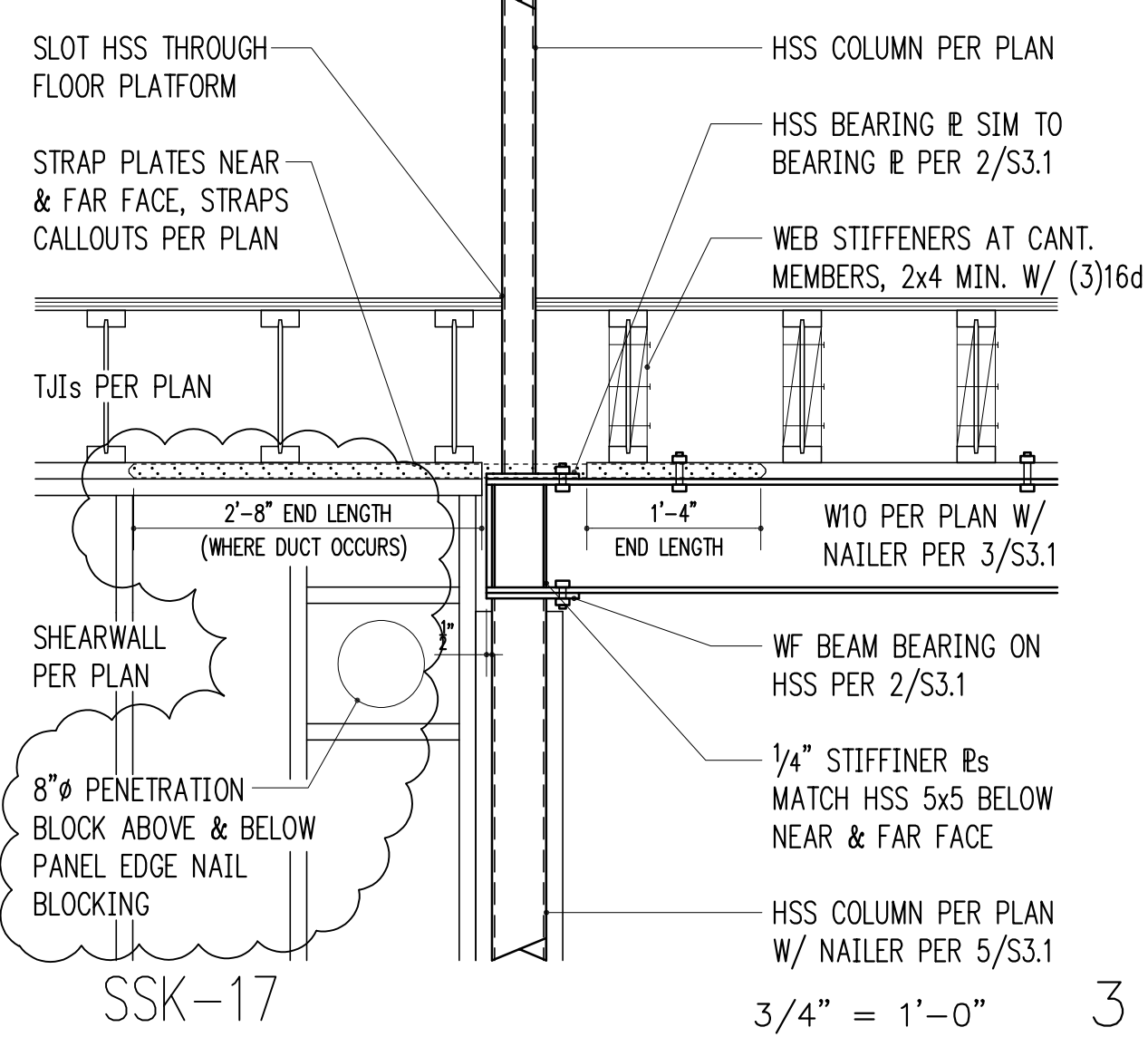


Issue Date	Issue Description
1/17/23	Permit
6/24/23	Building Revisions
8/7/23	Building Revisions(2)
11/29/23	Post Permit Revisions
2/29/24	Construction Set
9/9/24	Building Revisions(3)

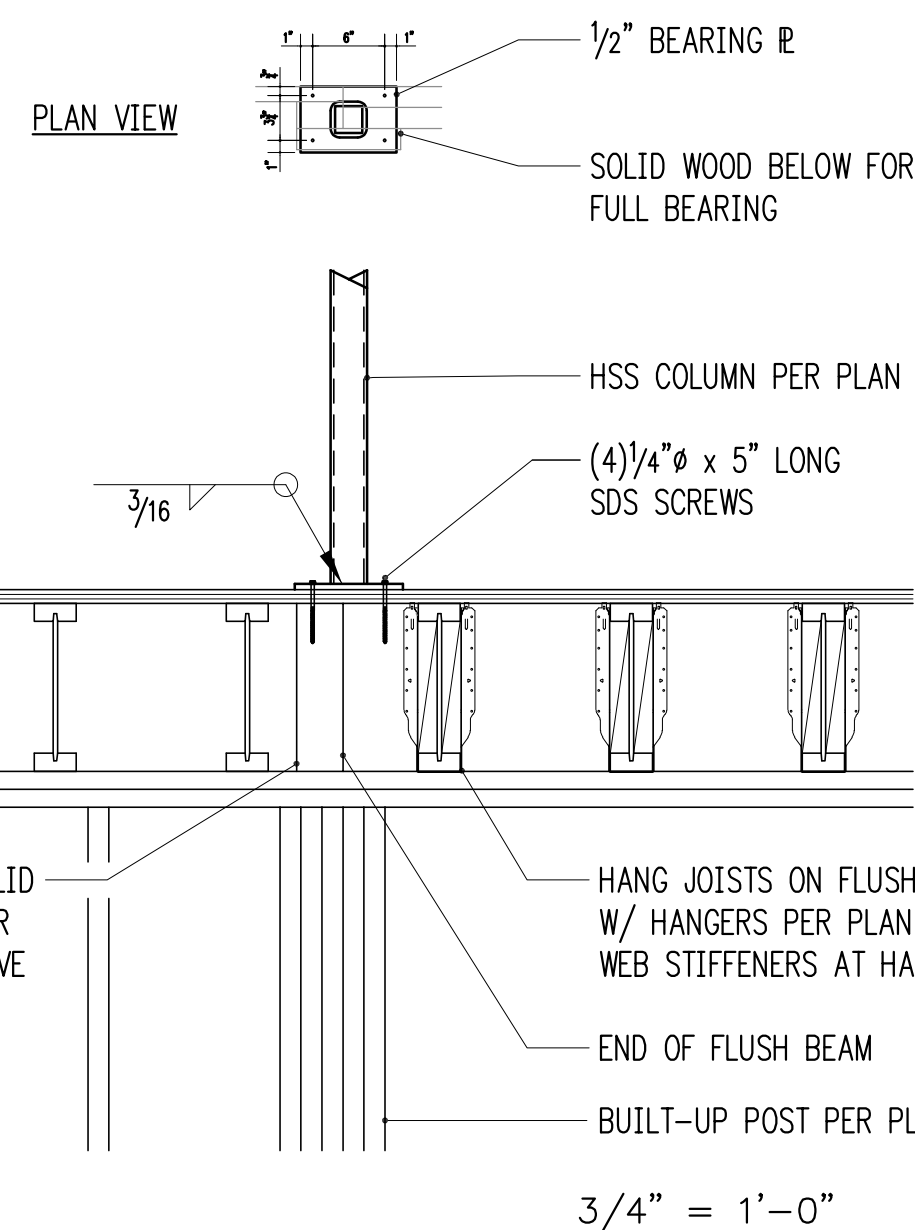
S2.2
MAIN FLOOR CEILING FRAMING PLAN



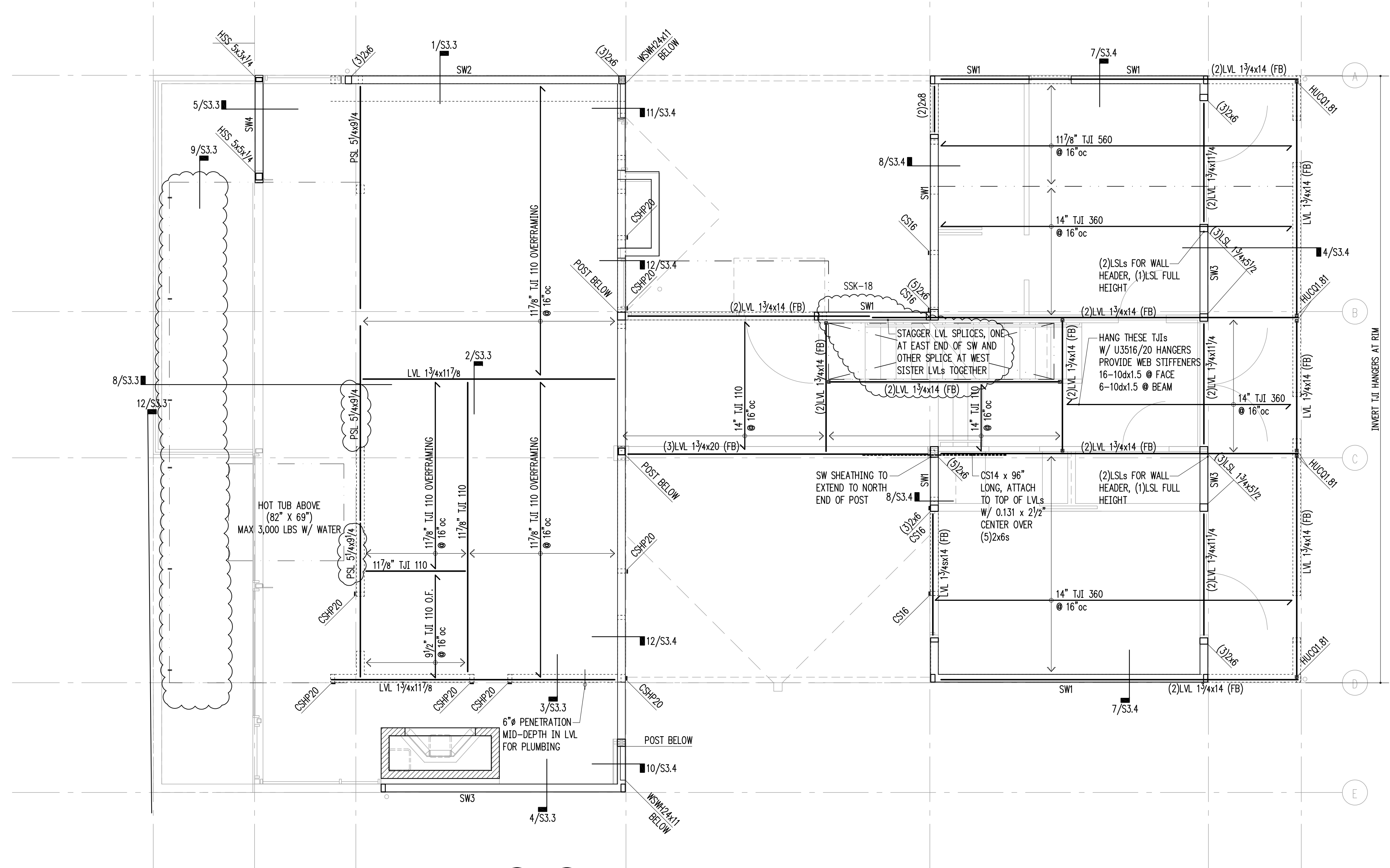
3/4" = 1'-0" 2



3/4" = 1'-0" 3



3/4" = 1'-0" 4



1 UPPER FLOOR FRAMING PLAN (MAIN FLOOR WALLS)
S2.3 scale: 1/4" = 1'-0"

FRAMING PLAN NOTES

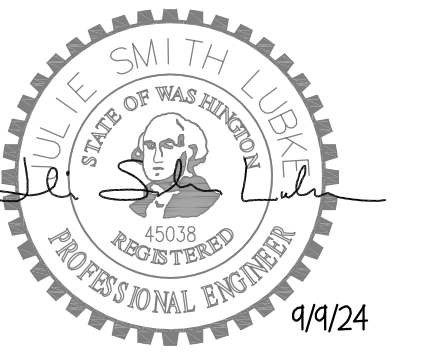
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HANGER SCHEDULE

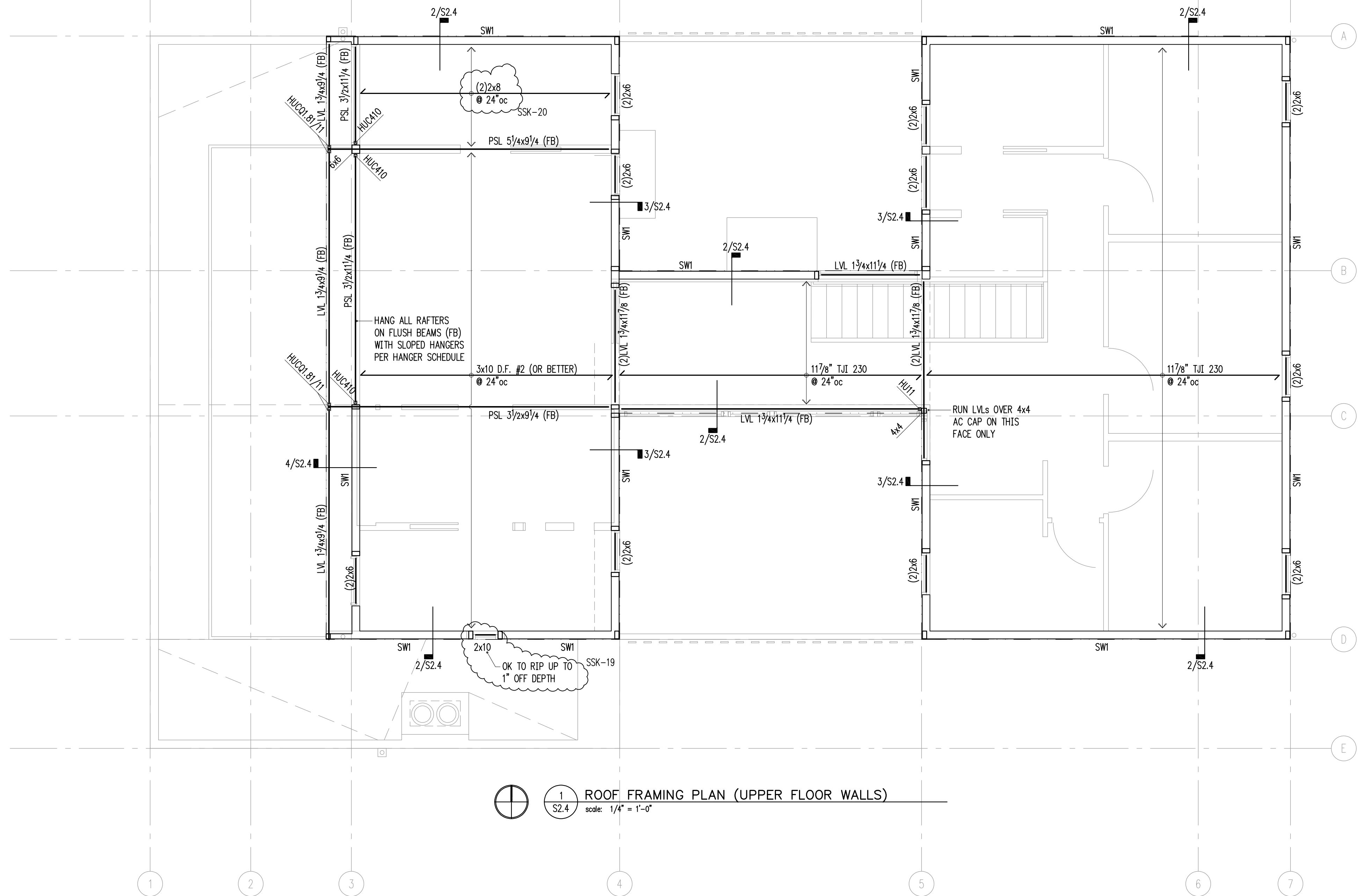
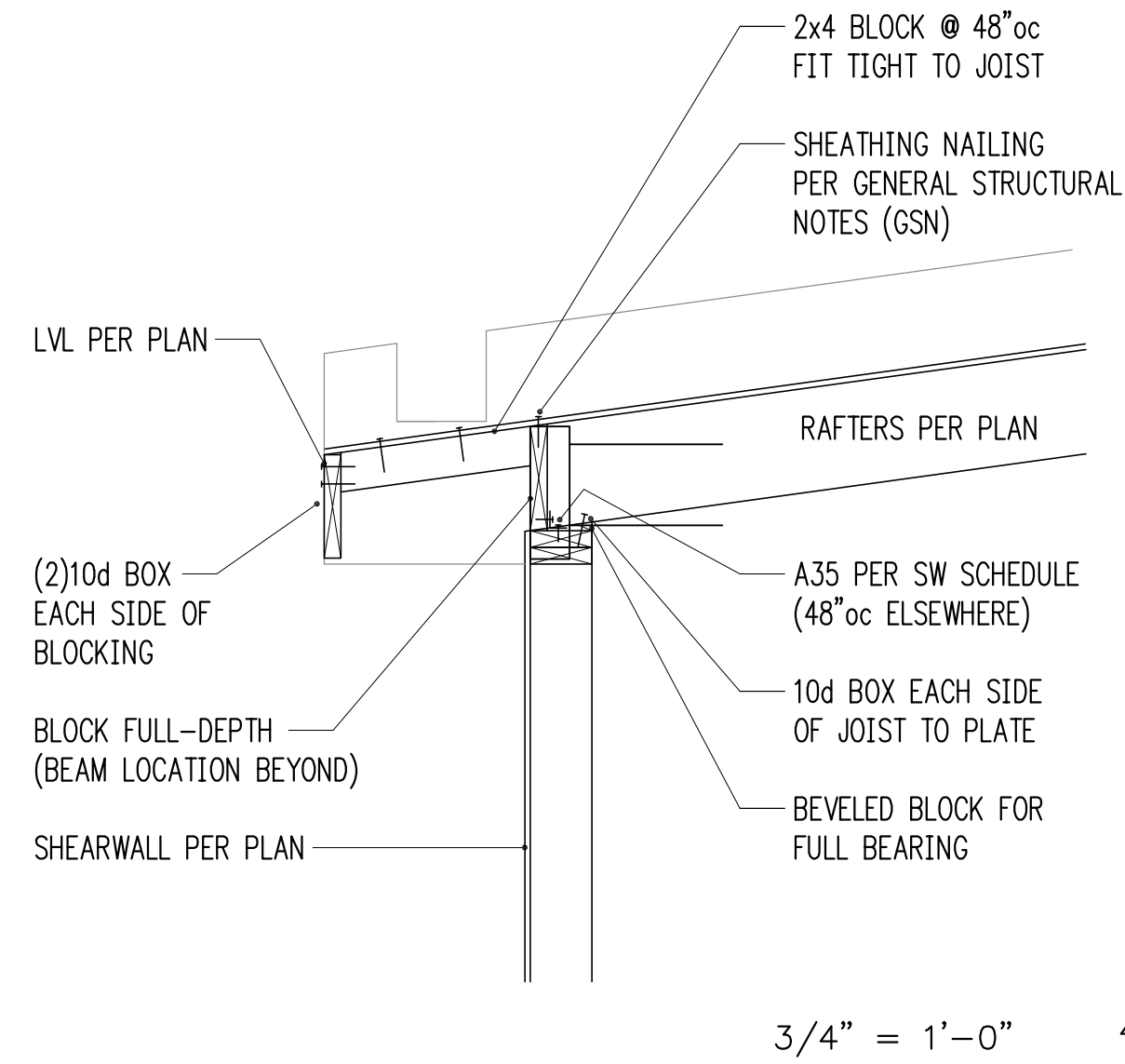
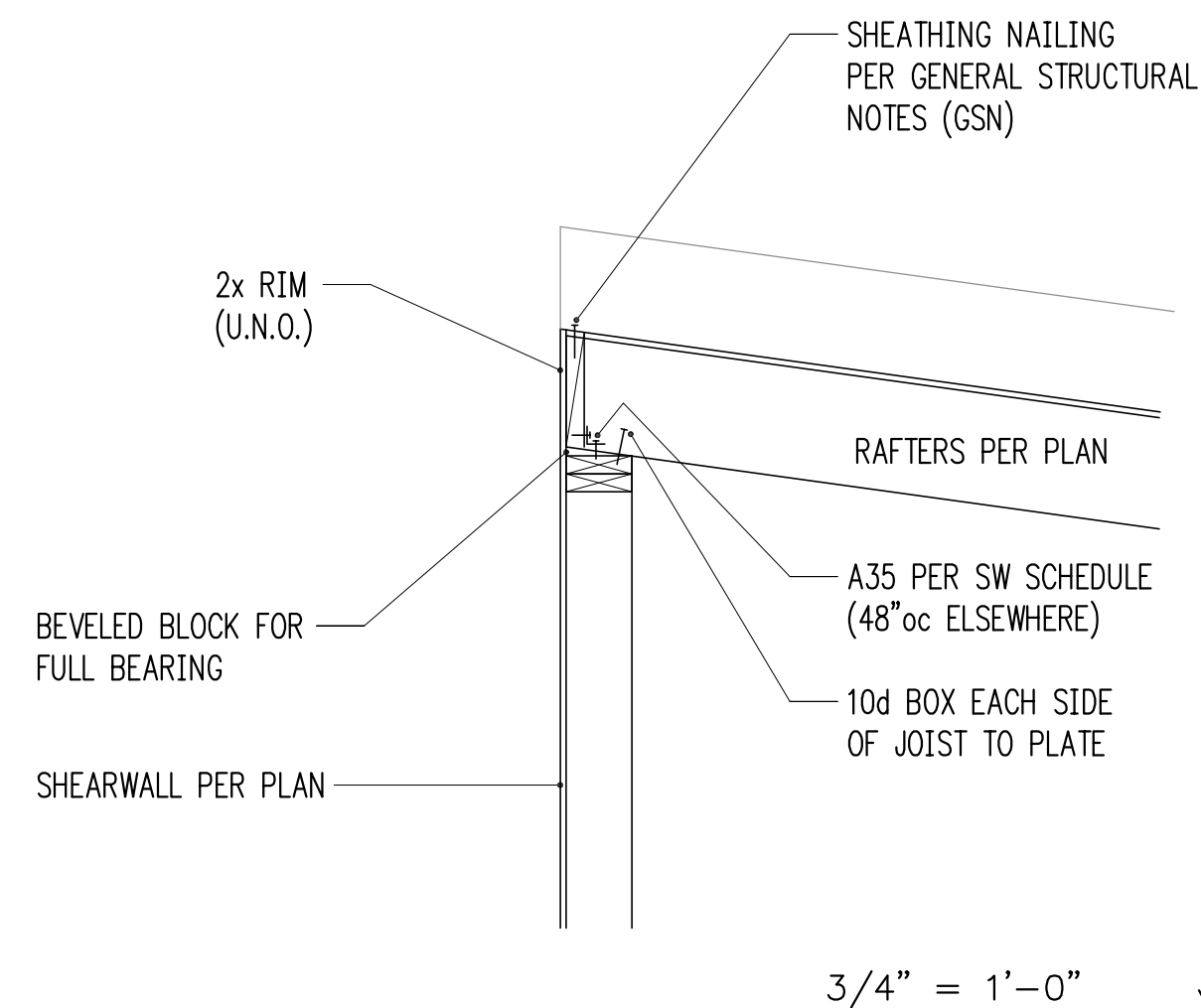
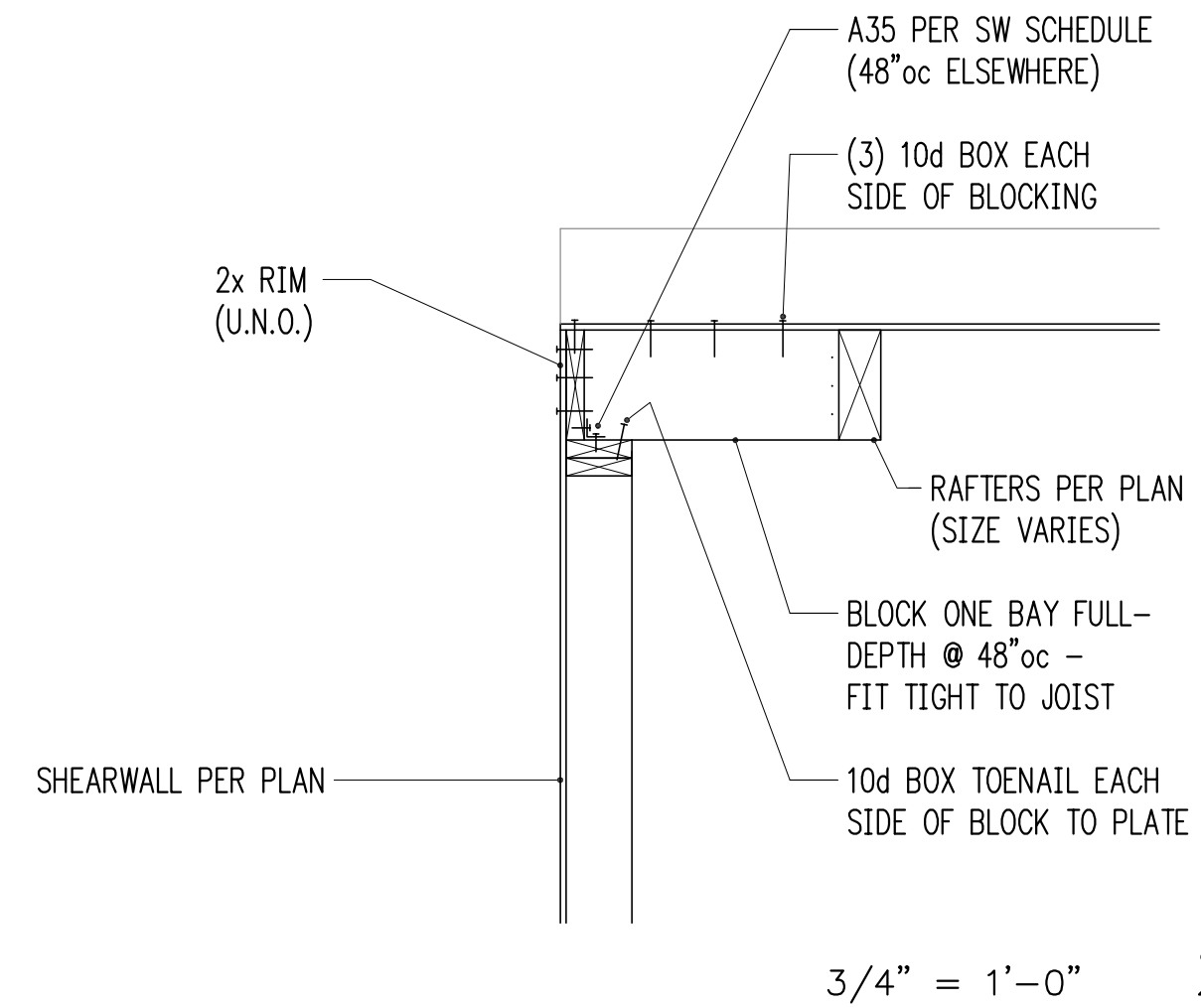
MEMBER (FLAT ONLY)	HANGER	FACE NAILING	MEMBER FASTENERS	WEB STIFF REQUIRED
2x8	LU28	8-10d x 1 1/2	6-10d x 1 1/2	-
LVL 1 3/4 x 9 1/2	HUS1.81/10	30-10d x 1 1/2	10-10d	-
LVL 1 3/4 x 11 7/8	HUS1.81/10	30-10d x 1 1/2	10-10d	-
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(2)LVL 1 3/4 x 14	U414	16-0.162 x 3/2	6-0.148 x 3	YES
9 1/2" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	-
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14" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 560	MIUS.56/14	22-10dx1.5	2-10dx1.5	YES
4x16	CJT5Z	10-1/4"x3" SDS	(5) 1/2" x 2 3/4" LONG JOIST PINS	-

LEGEND

- SPAN
- EXTENT
- x/S3.0 SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- HANGER PER SCHEDULE UNLESS NOTED OTHERWISE
- ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- STRAP HOLDOWN AT END OF SHEARWALL ABOVE



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6/24/23	Building Revisions
8/7/23	Building Revisions(2)
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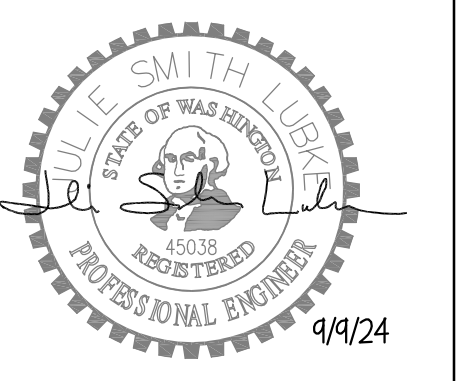
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LVL 1 3/4x14	HUS1.81/10	30-10d x 1 1/2	10-10d	-
(2)LVL 1 3/4x14	U414	16-0.162 x 3/2	6-0.148 x 3	YES
9/2" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	-
117/8" TJI 210	IUS2.06/11.88	10-10dx1.5	2-STRONG GRIP	-
14" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 560	MIU3.56/14	22-10dx1.5	2-10dx1.5	YES
4x16	CJT5Z	10-1/4"x3" SDS	(5) 1/2" x 2 3/4" LONG JOIST PINS	-

MEMBER (SLOPED ONLY)	HANGER	FACE NAILING	MEMBER FASTENERS	WEB STIFF REQUIRED
2x12	U210	10-0.162 x 3/2	6-0.148 x 1/2	-
3x10	U310	14-0.162 x 3/2	6-0.148 x 1/2	-

LEGEND

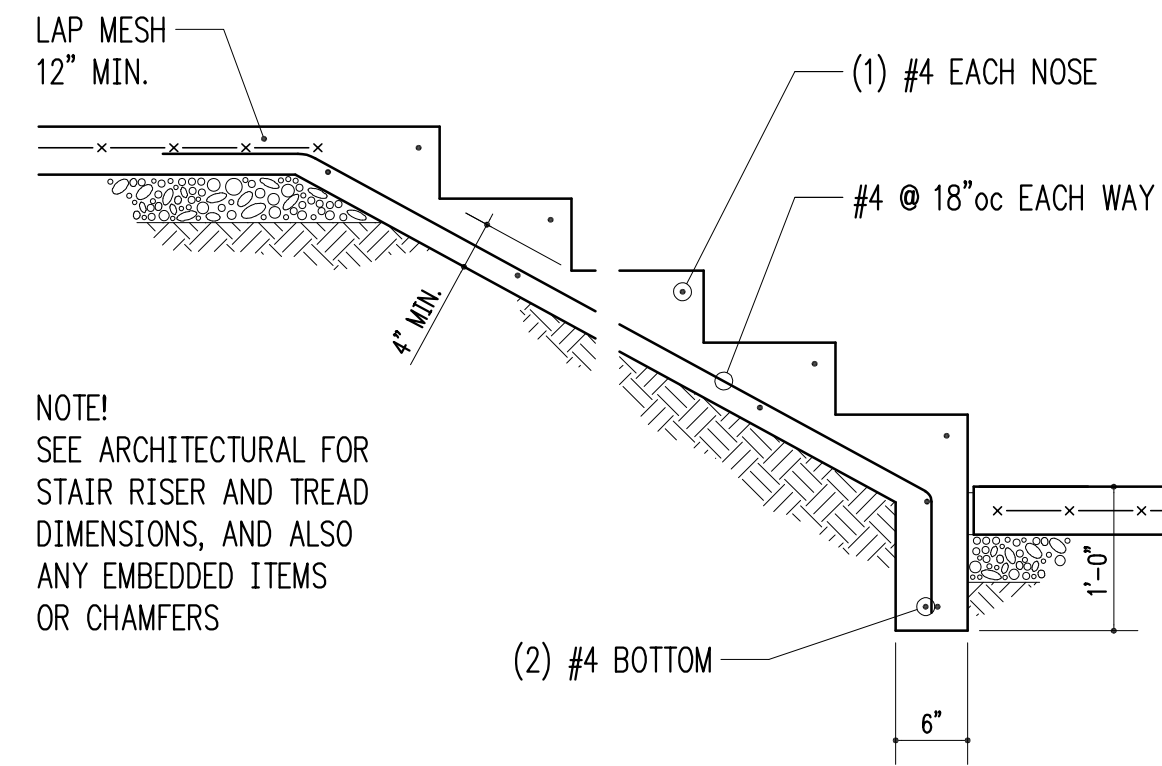
- SPAN
- EXTENT
- SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- ⋈ HANGER PER SCHEDULE UNLESS NOTED OTHERWISE
- HOX ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- CSX STRAP HOLDOWN AT END OF SHEARWALL ABOVE



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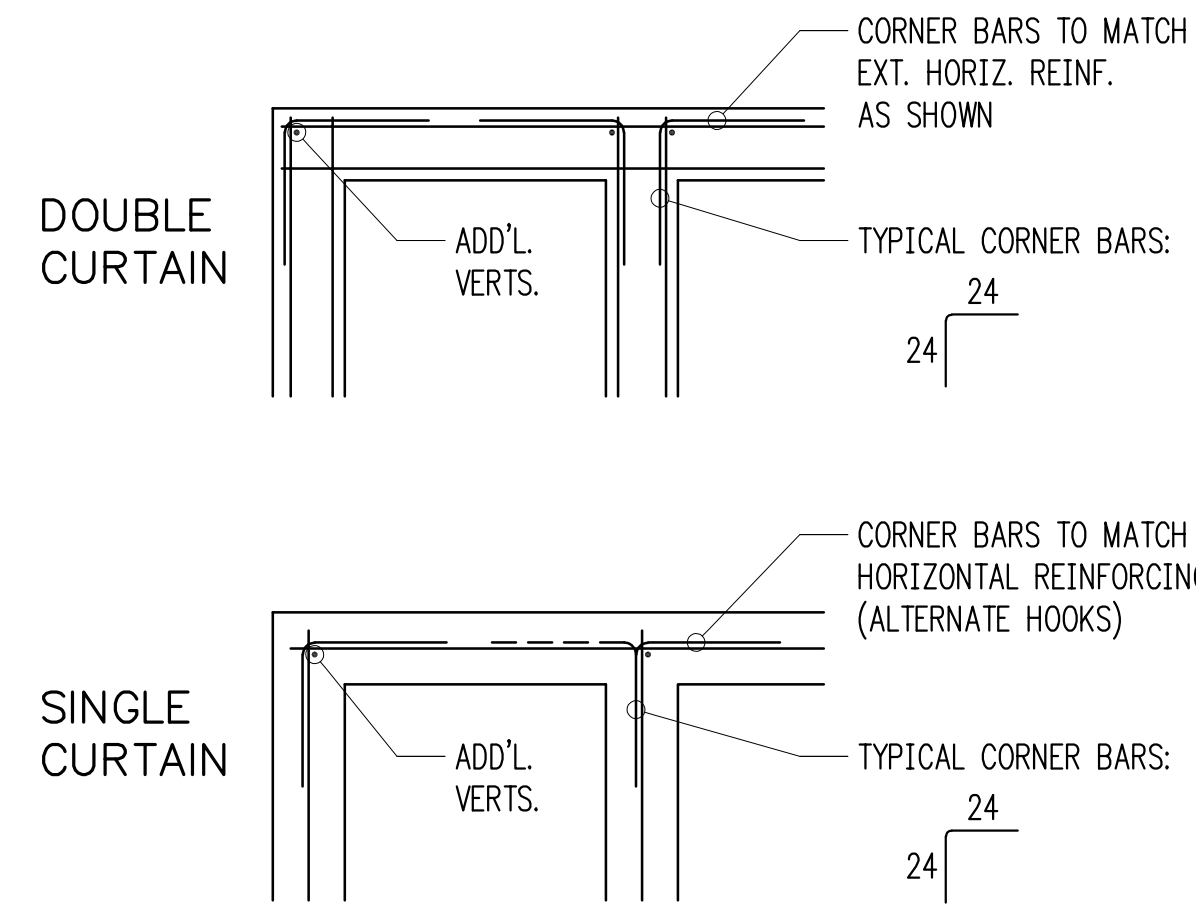
Issue Date	Issue Description
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2/29/24	Construction Set
9/9/24	Building Revisions(3)

S2.4
ROOF FRAMING PLAN

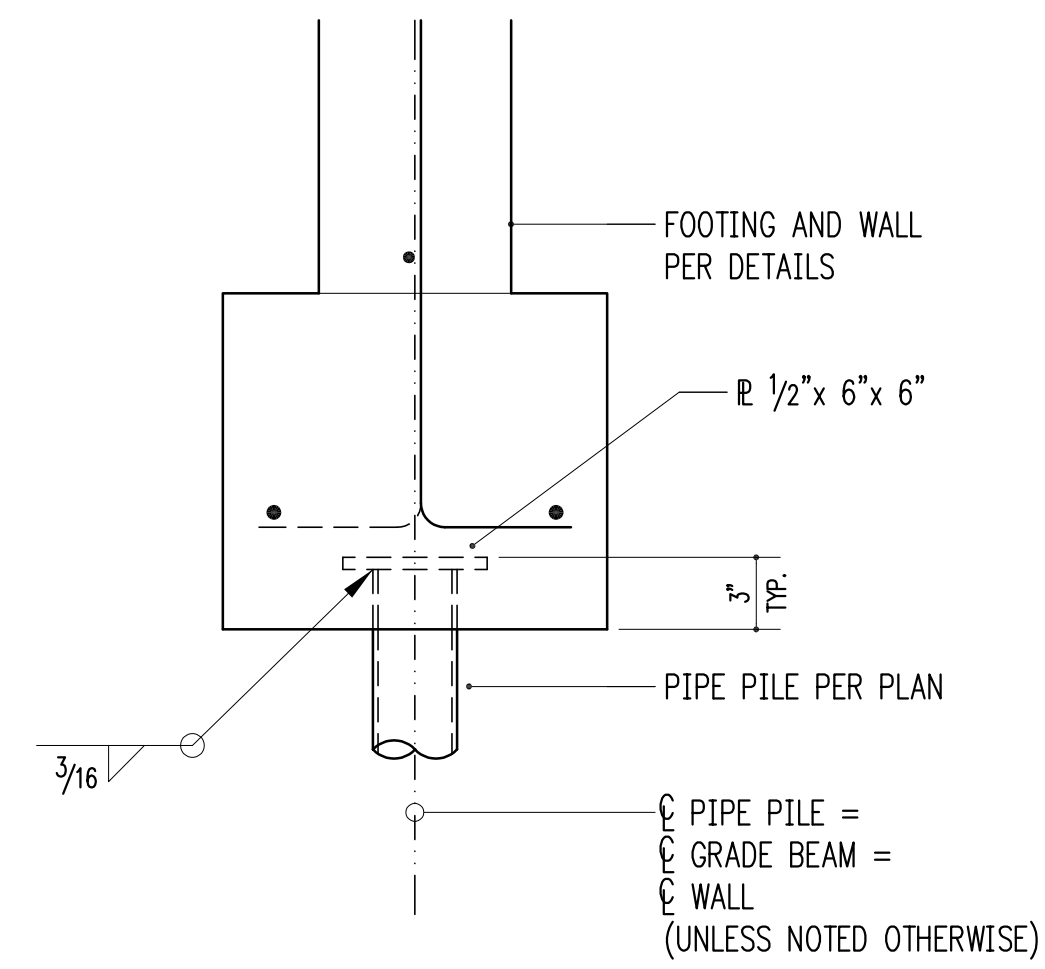


NOTE!
SEE ARCHITECTURAL FOR
STAIR RISER AND TREAD
DIMENSIONS, AND ALSO
ANY EMBEDDED ITEMS
OR CHAMFERS

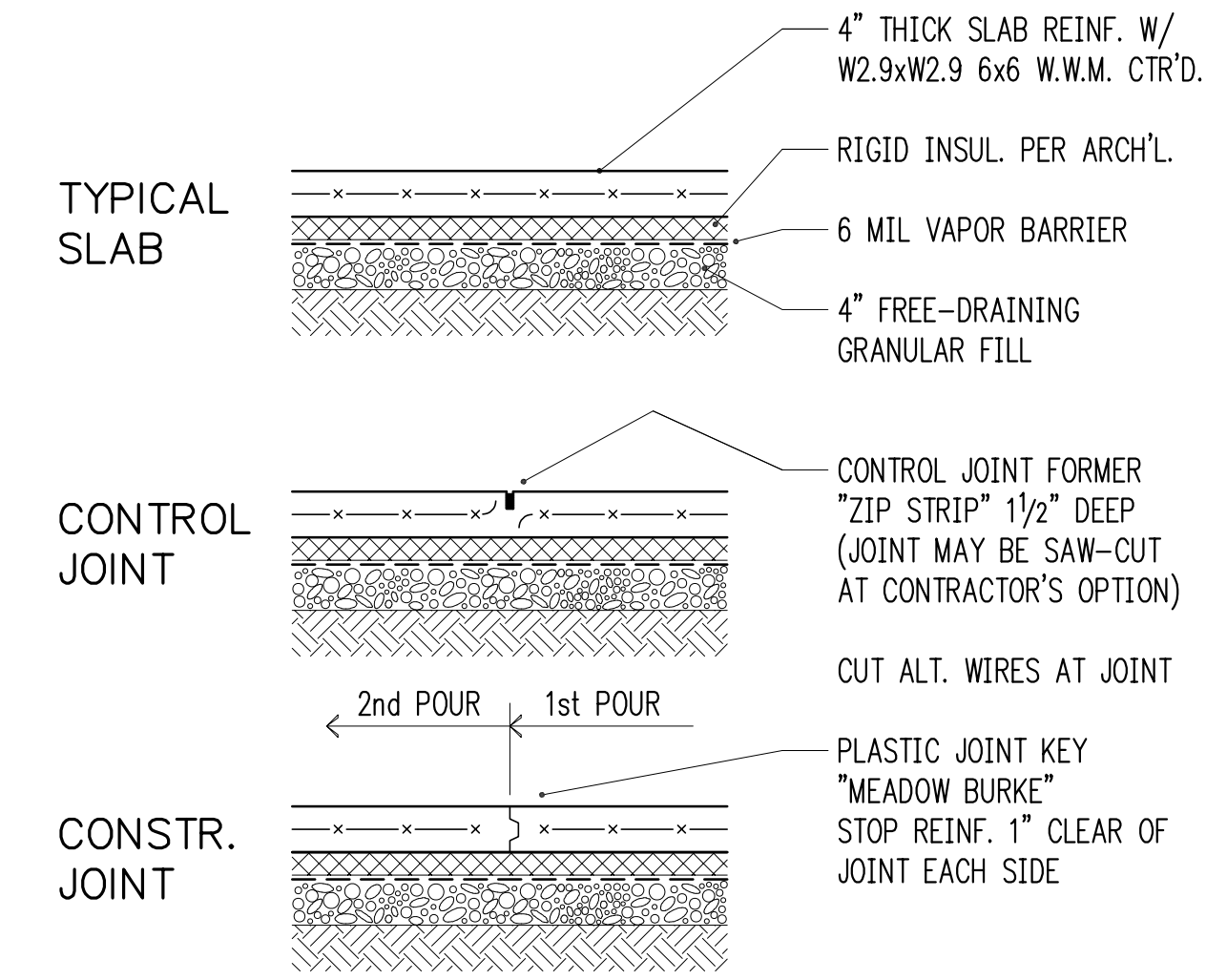
TYPICAL STAIR-ON-GRADE
3/4" = 1'-0" 1



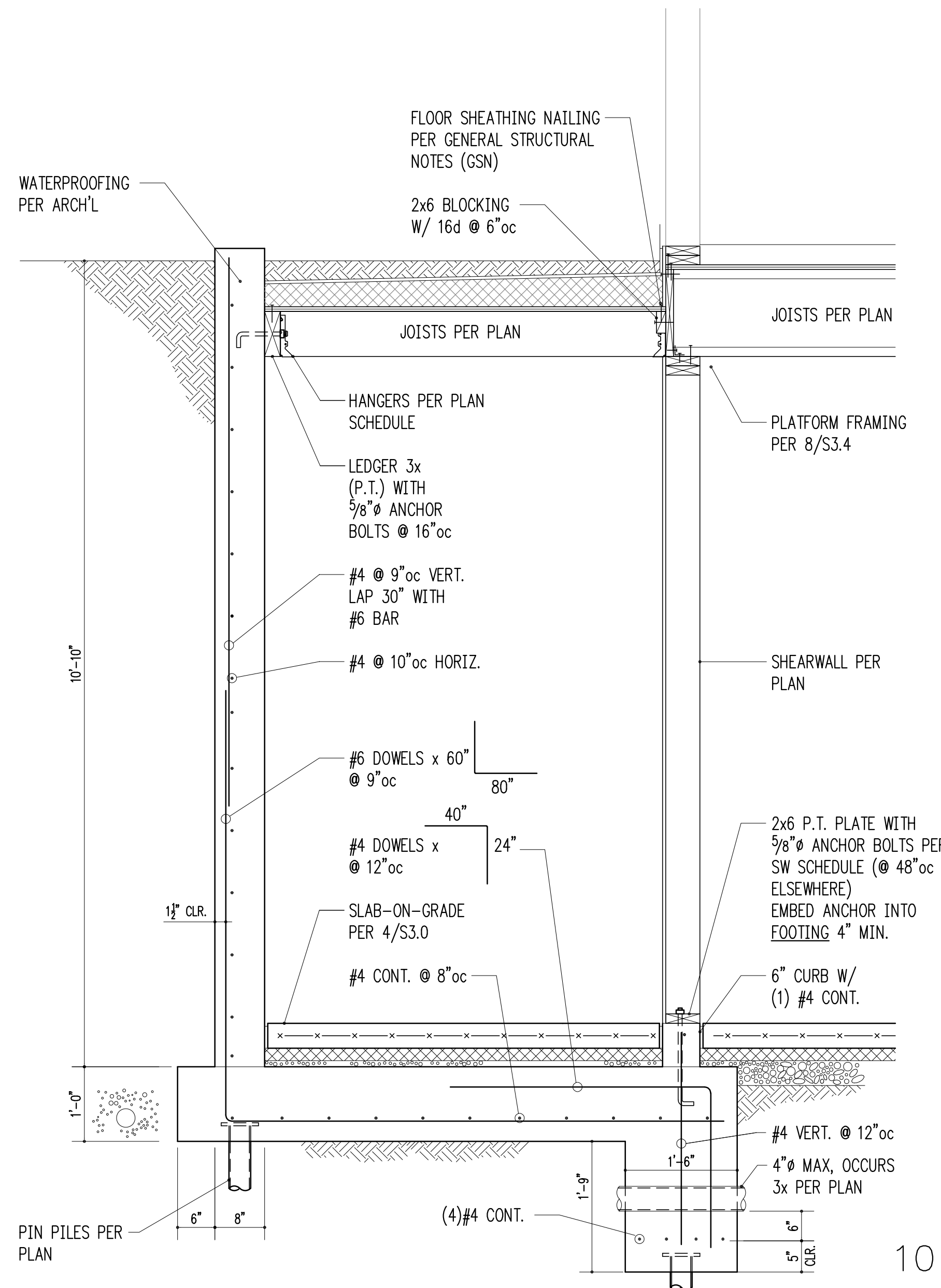
TYPICAL CORNER BARS AT CONCRETE WALLS
3/4" = 1'-0" 2



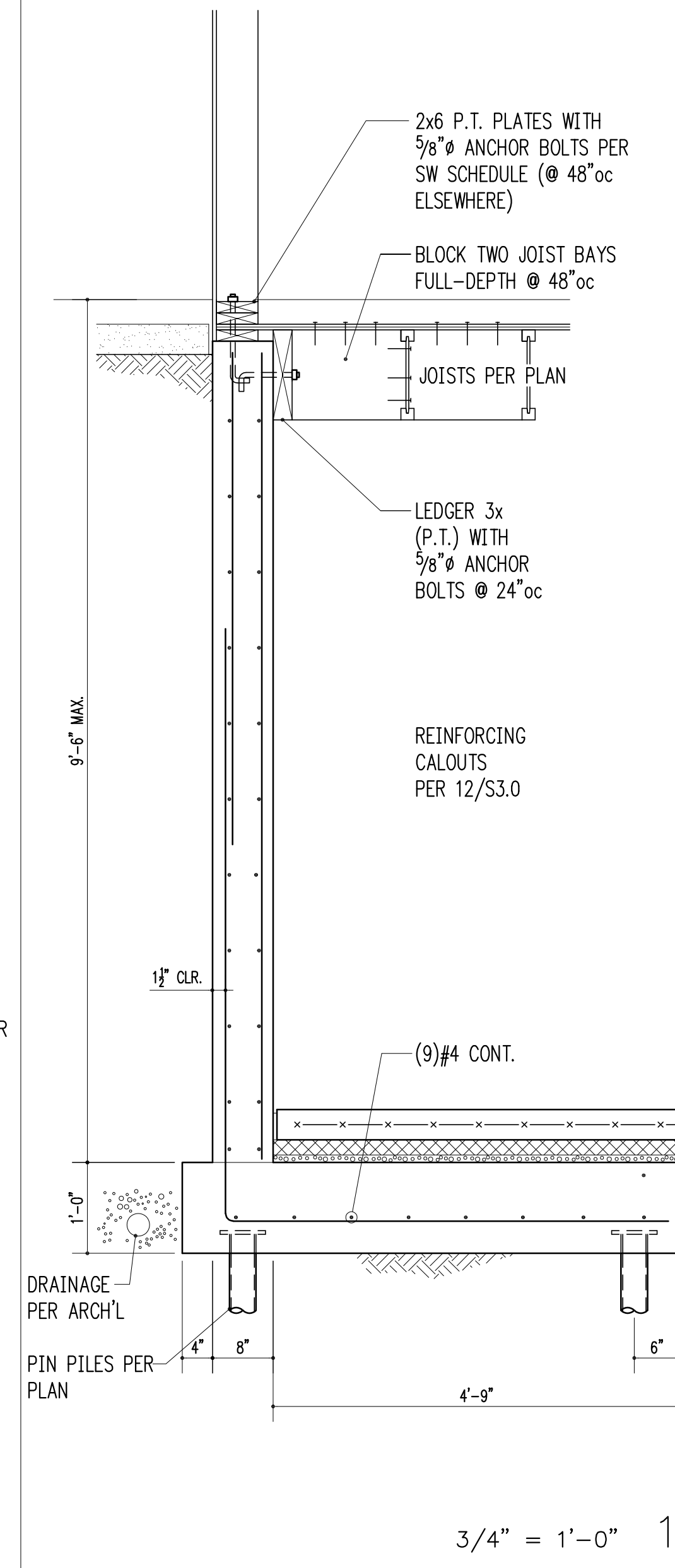
TYPICAL PIPE PILE EMBEDMENT
1-1/2" = 1'-0" 3



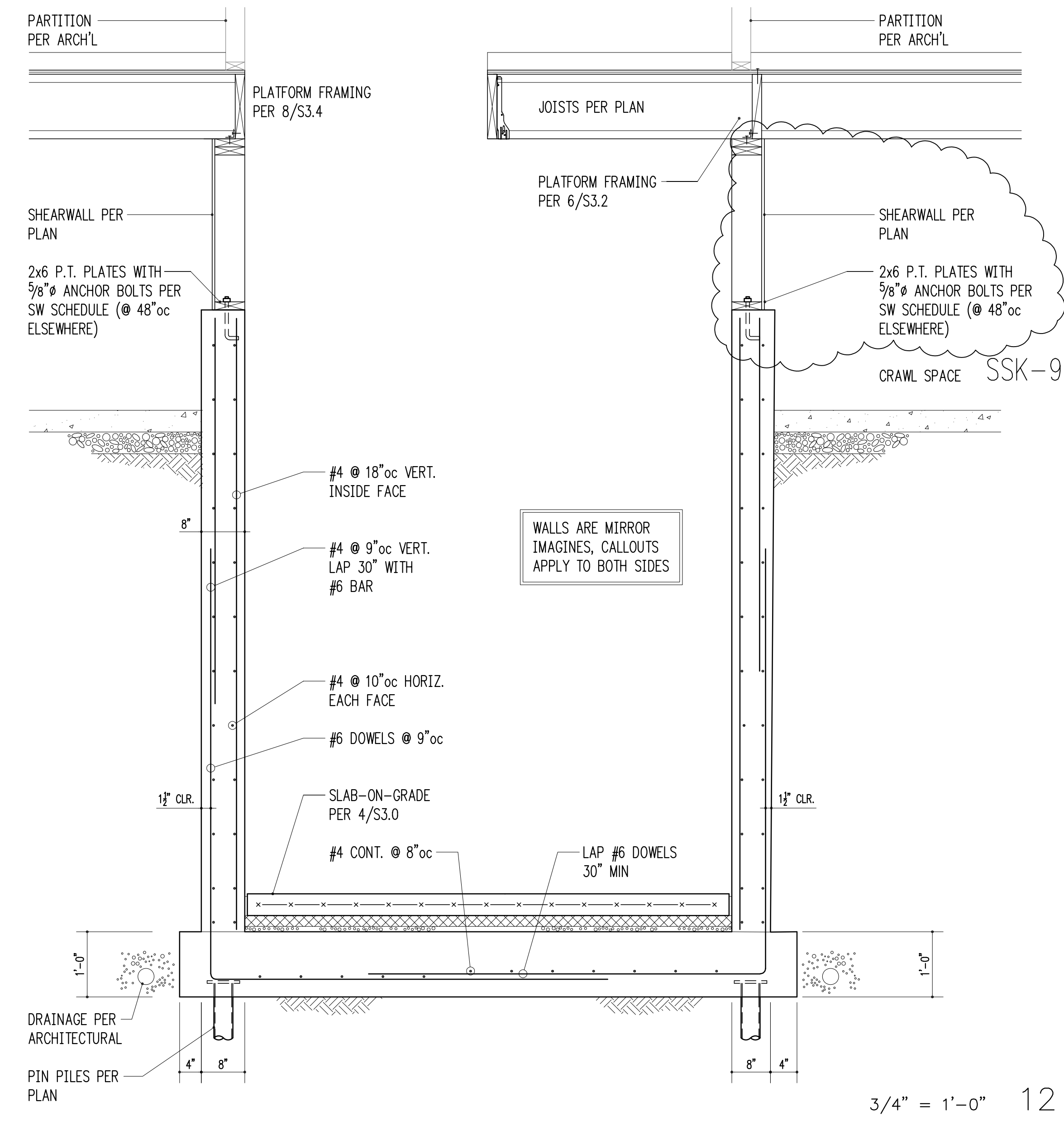
SLAB-ON-GRADE (INSULATED)
3/4" = 1'-0" 4



10



3/4" = 1'-0" 11

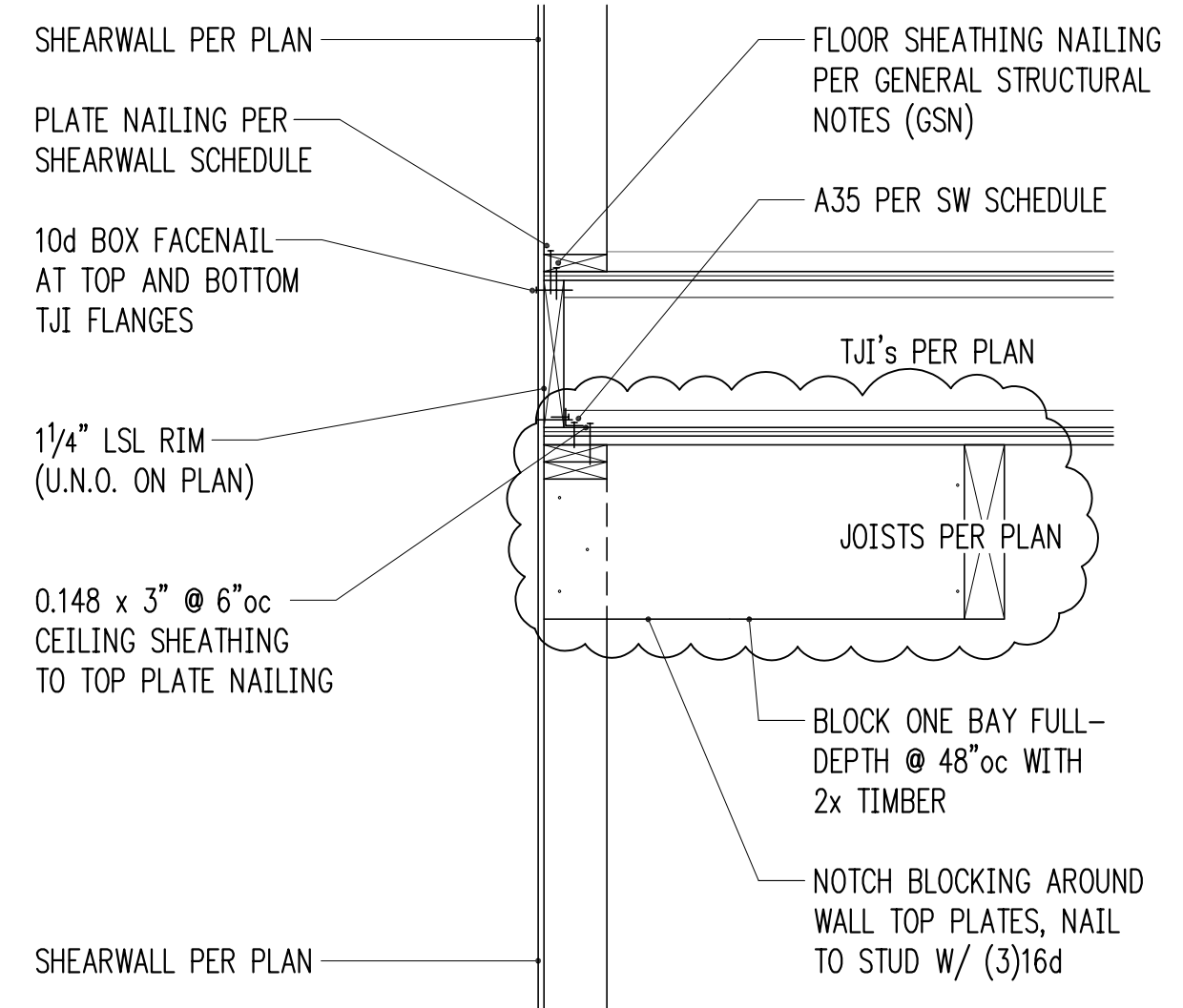
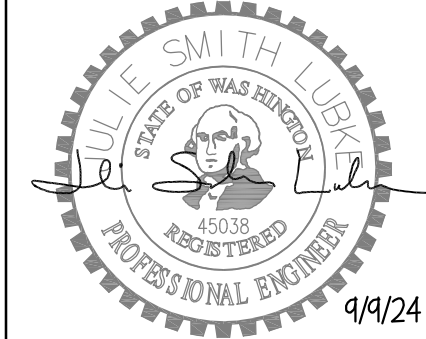


3/4" = 1'-0" 12

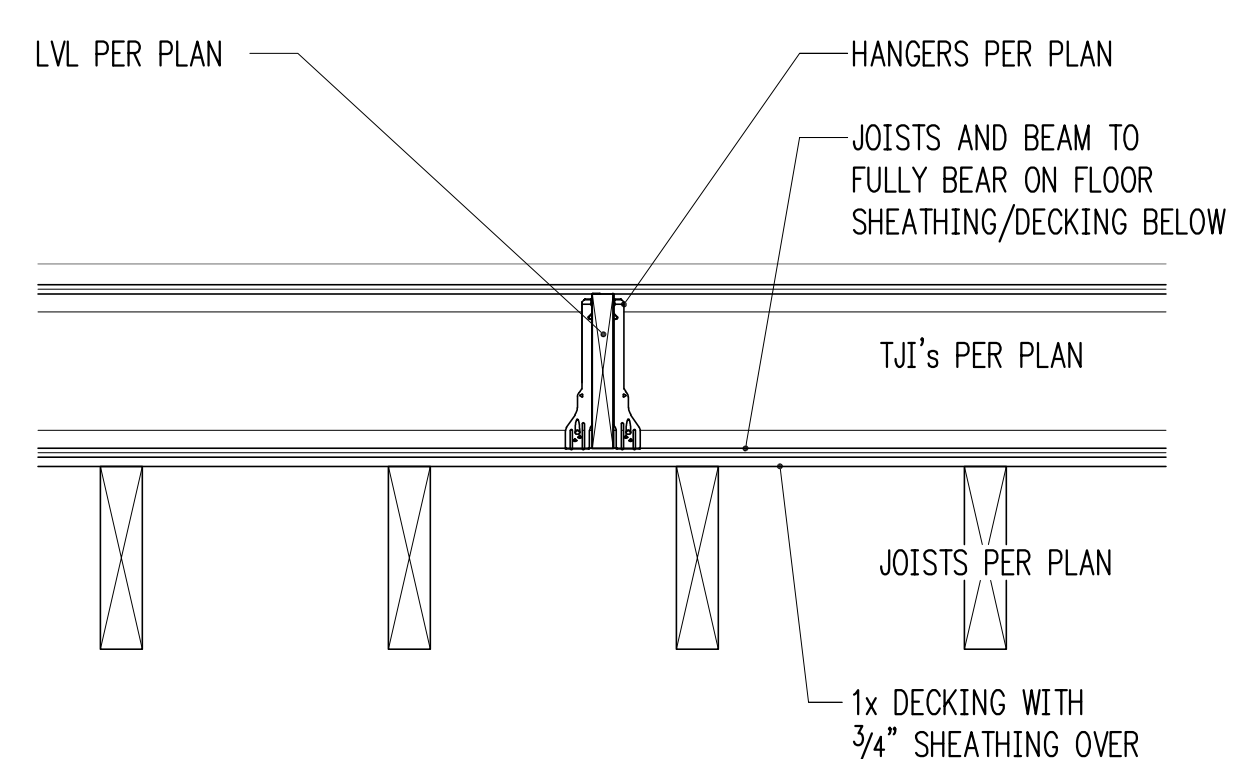
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9/9/24	Building Revisions(3)

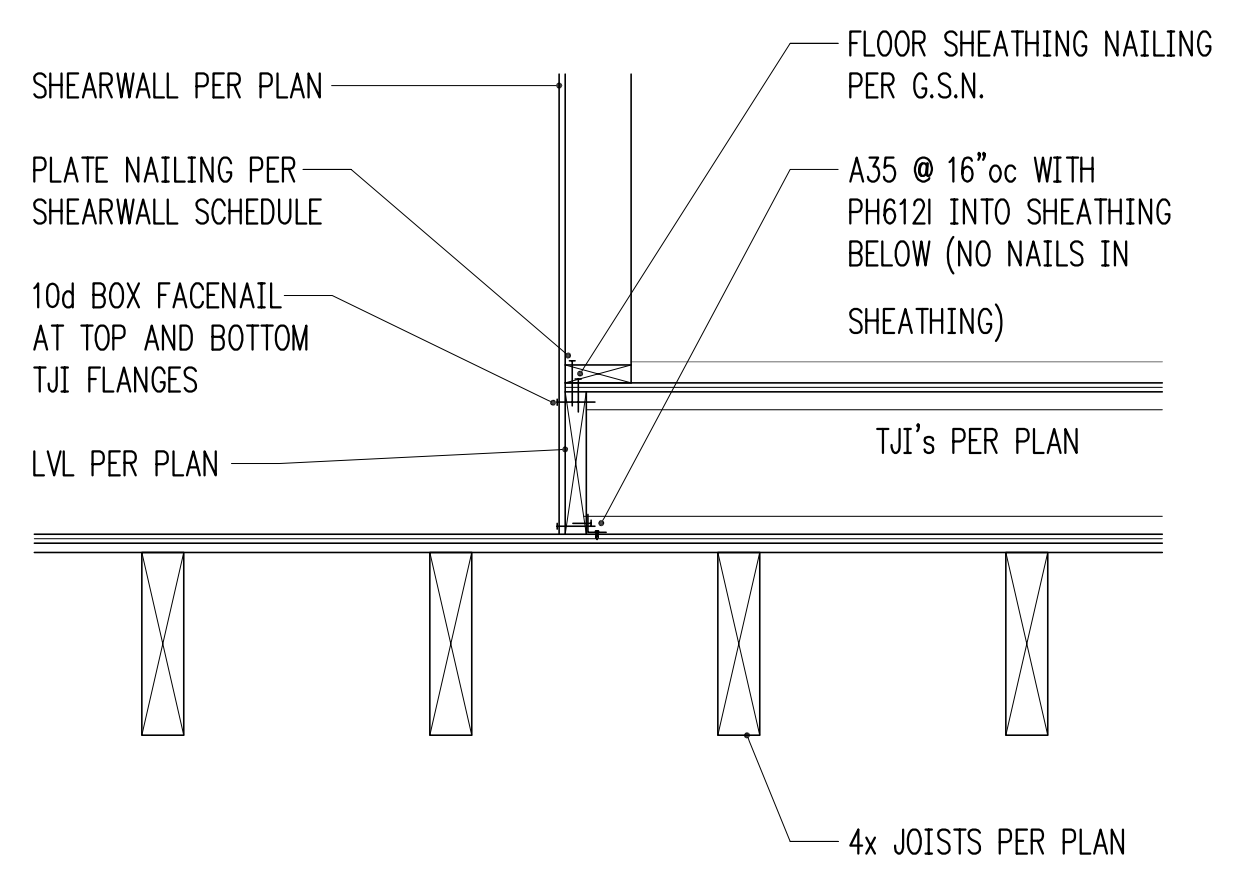
S3.0
STRUCTURAL DETAILS



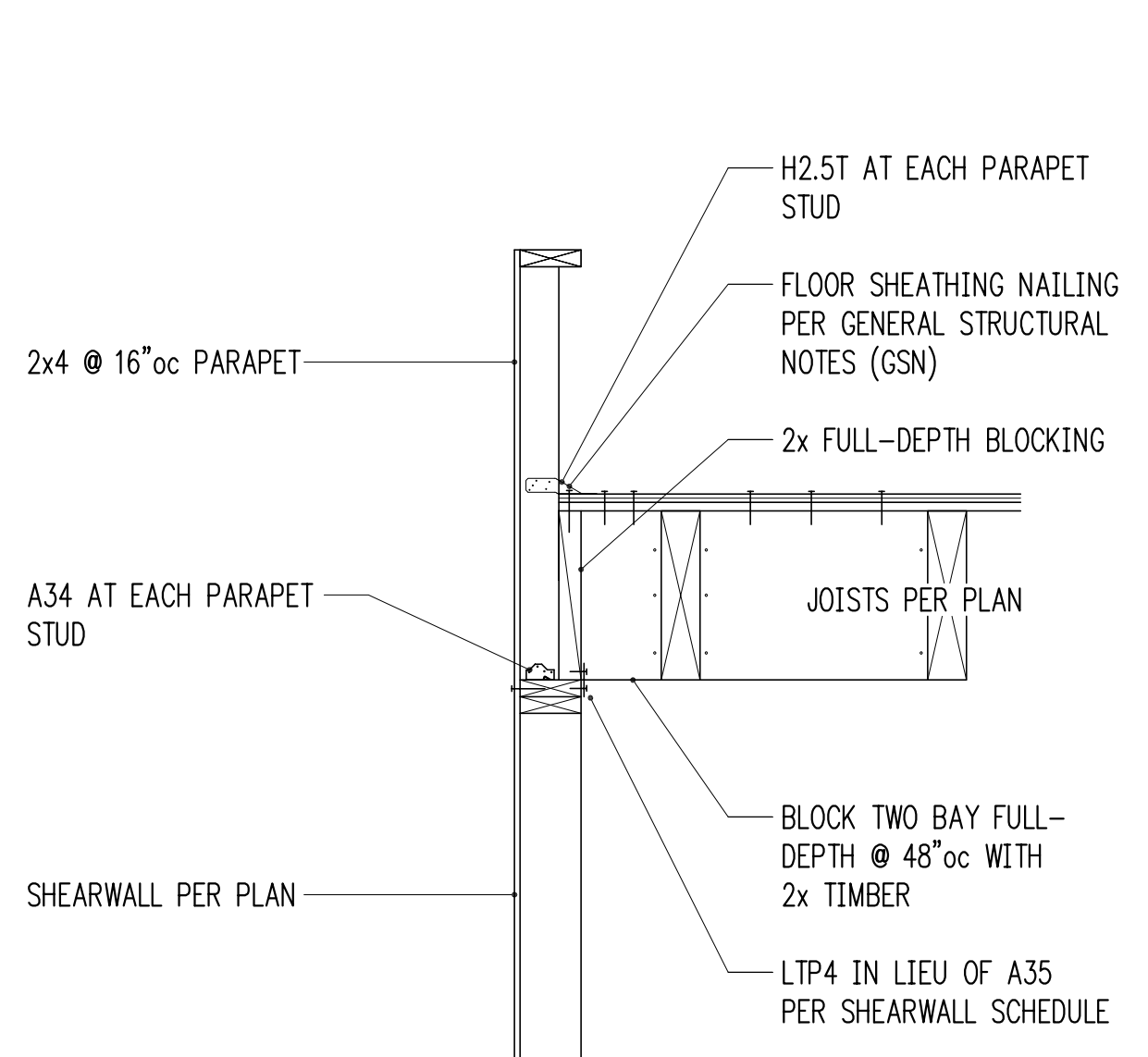
3/4" = 1'-0" 1



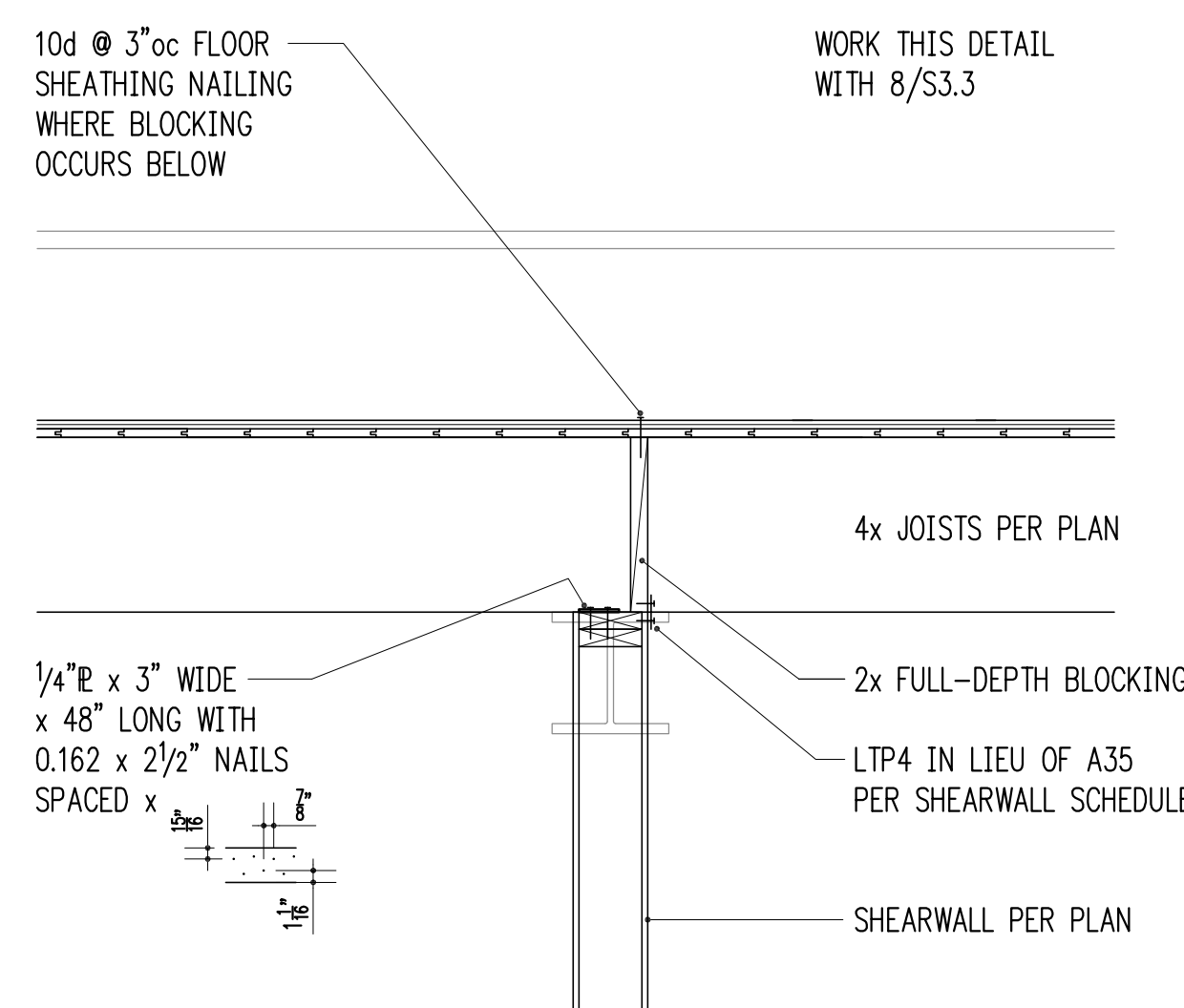
3/4" = 1'-0" 2



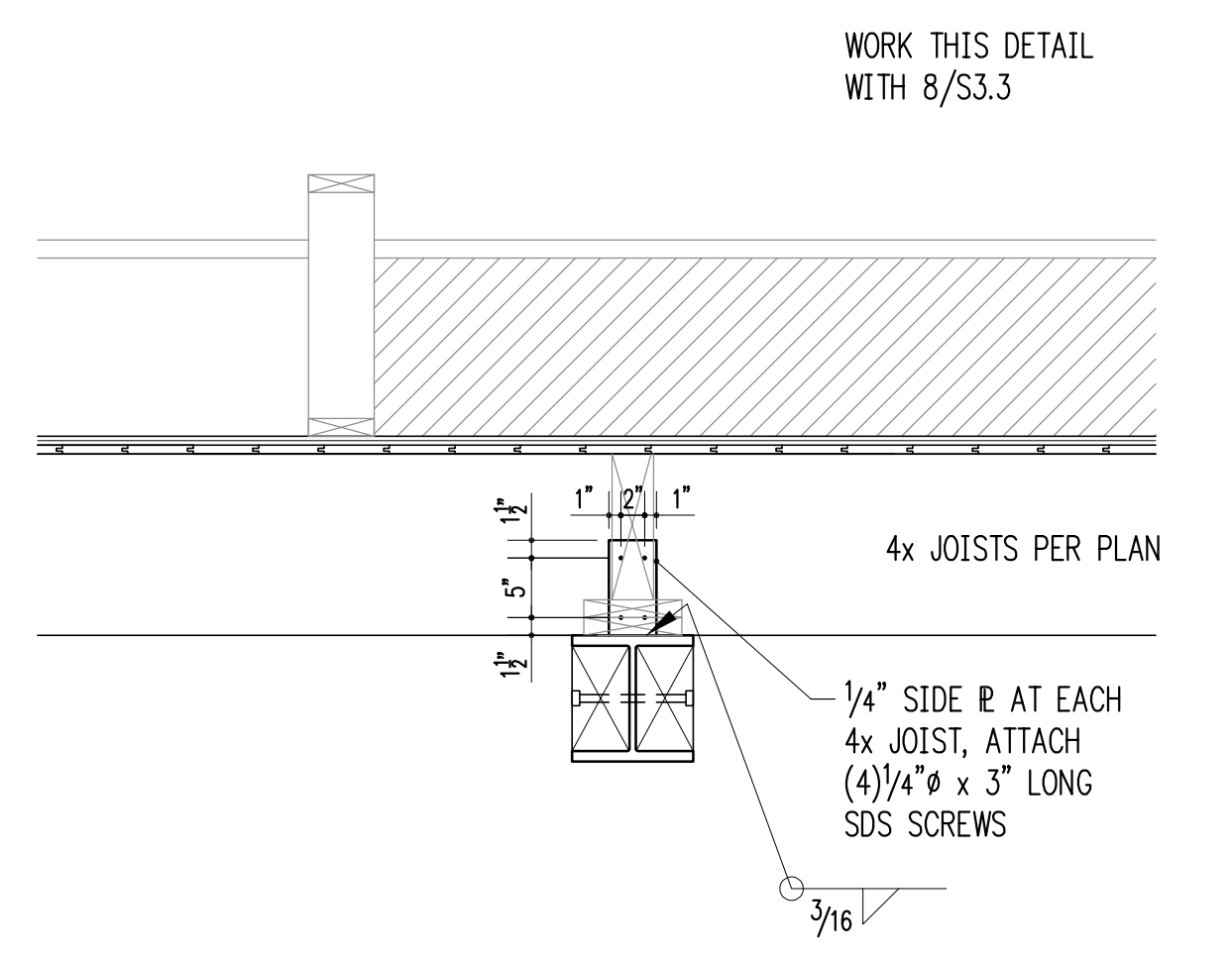
3/4" = 1'-0" 3



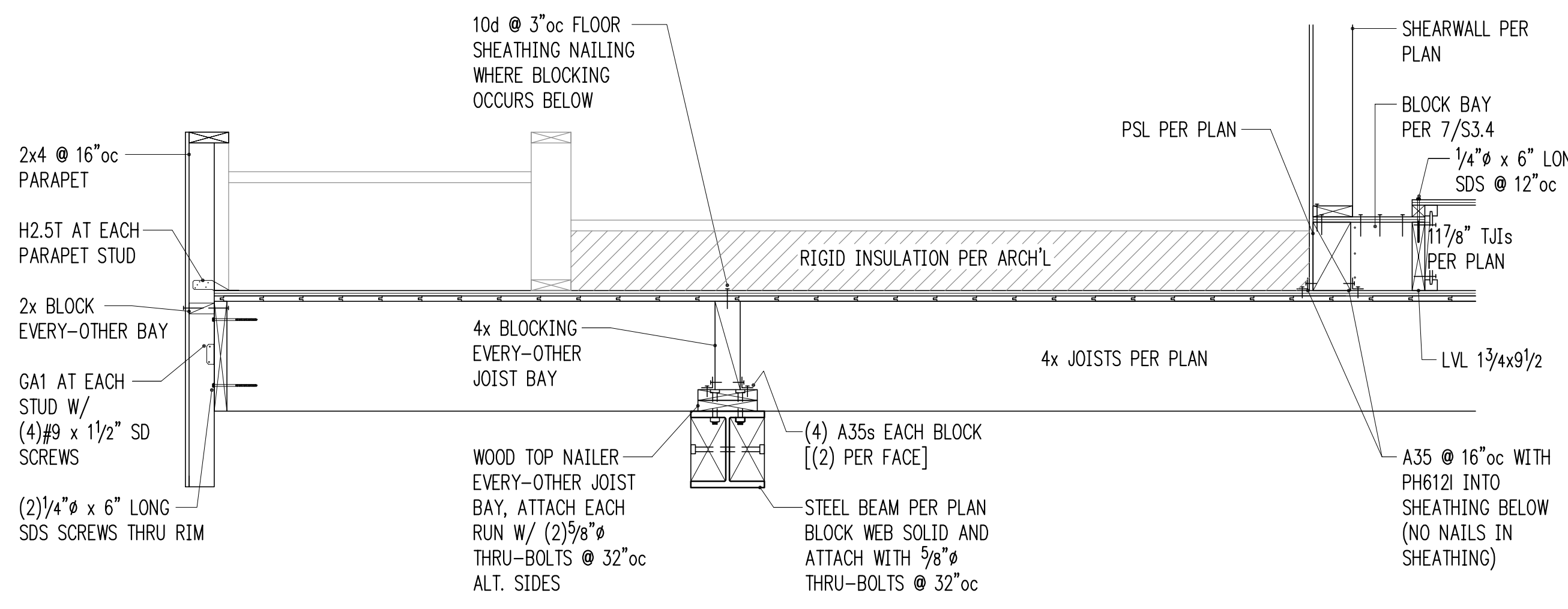
3/4" = 1'-0" 4



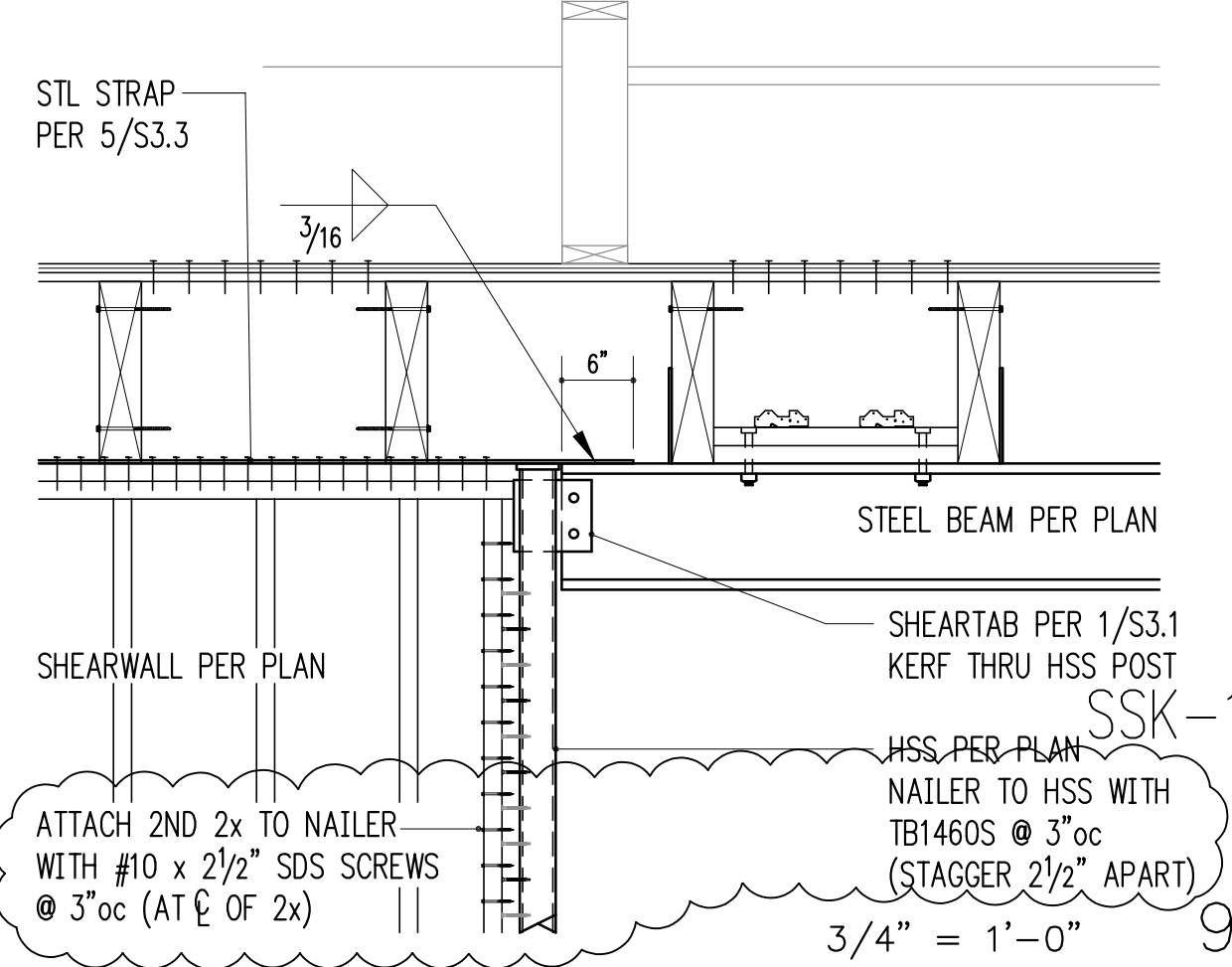
3/4" = 1'-0" 5



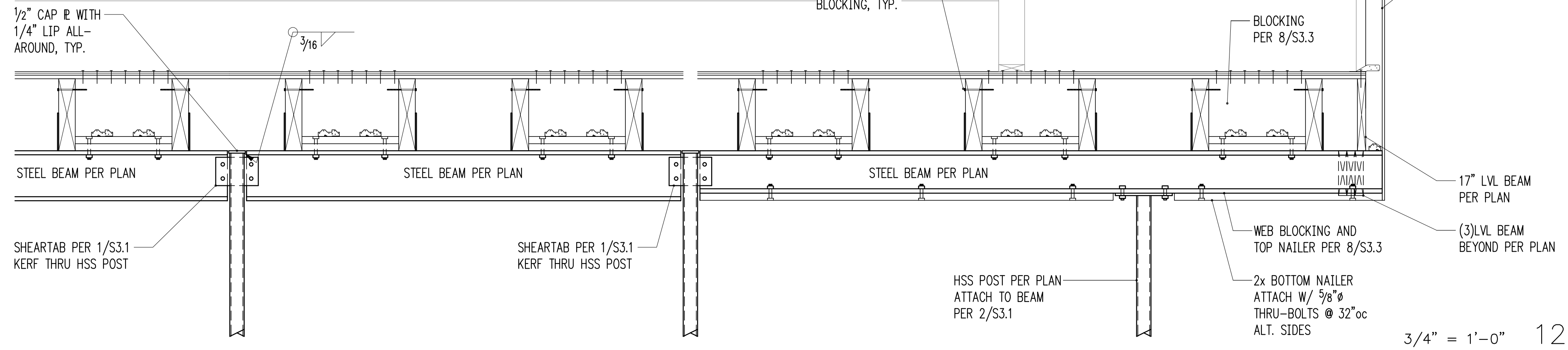
3/4" = 1'-0" 6



3/4" = 1'-0" 8



3/4" = 1'-0" 9

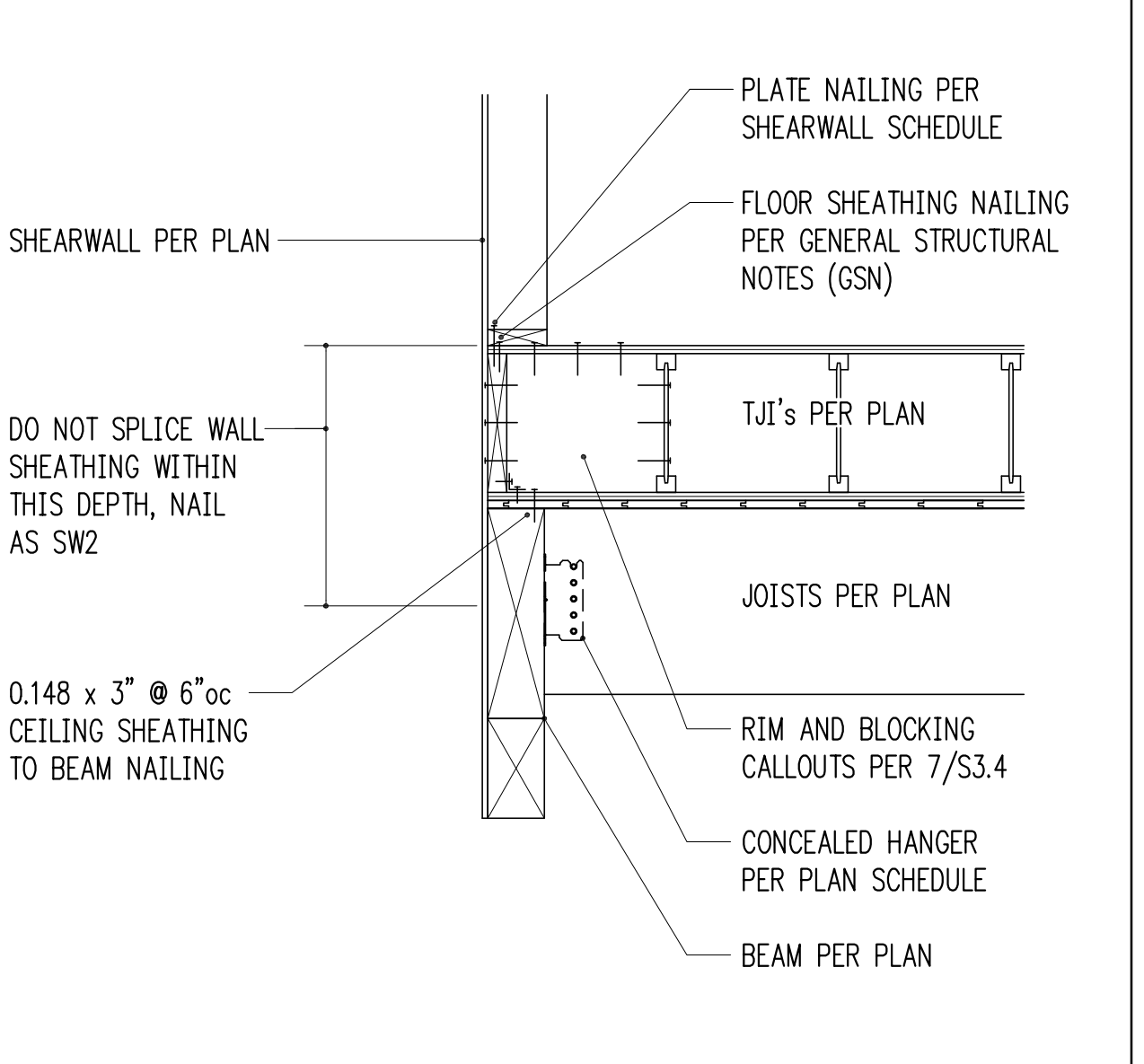
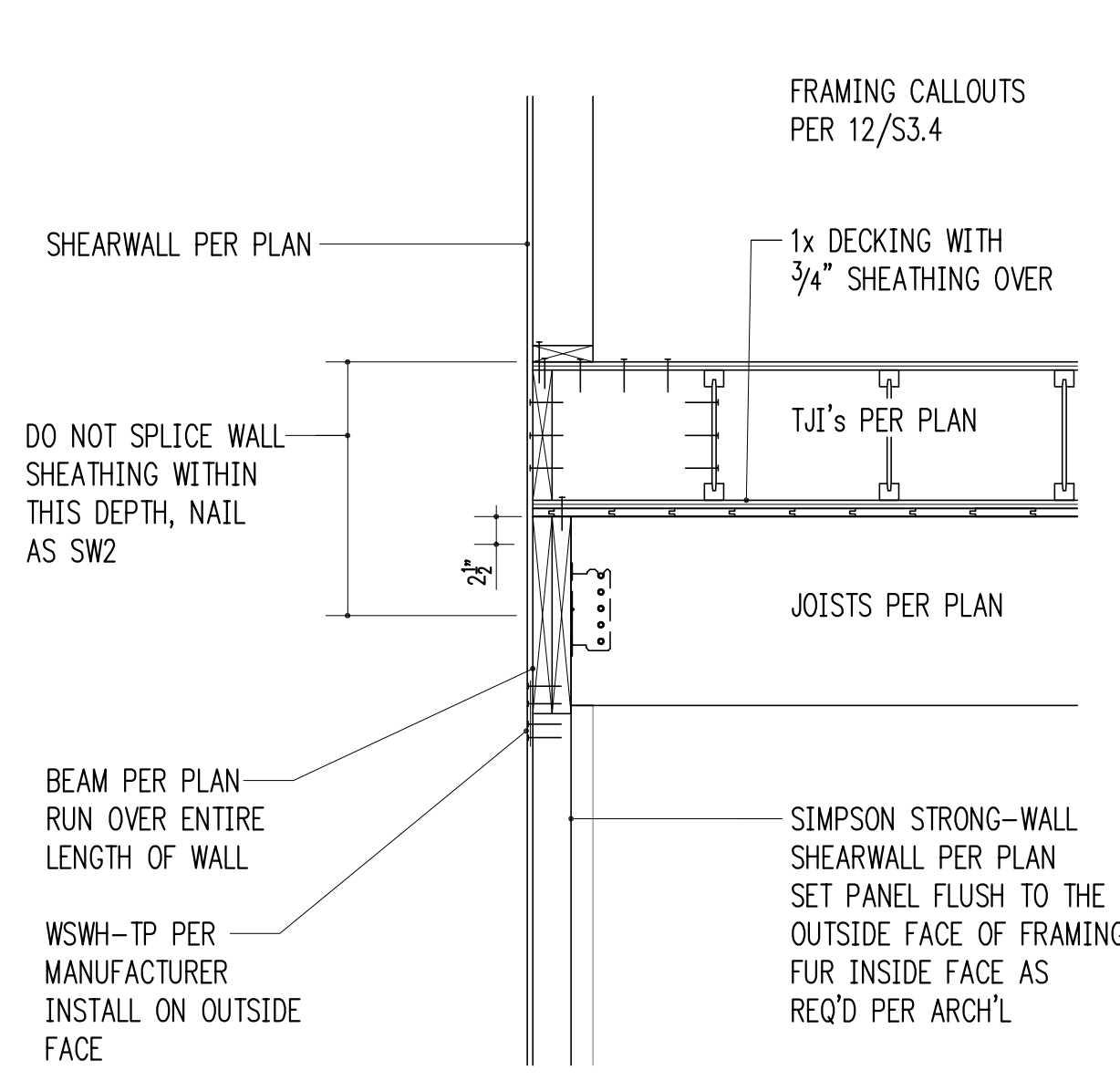
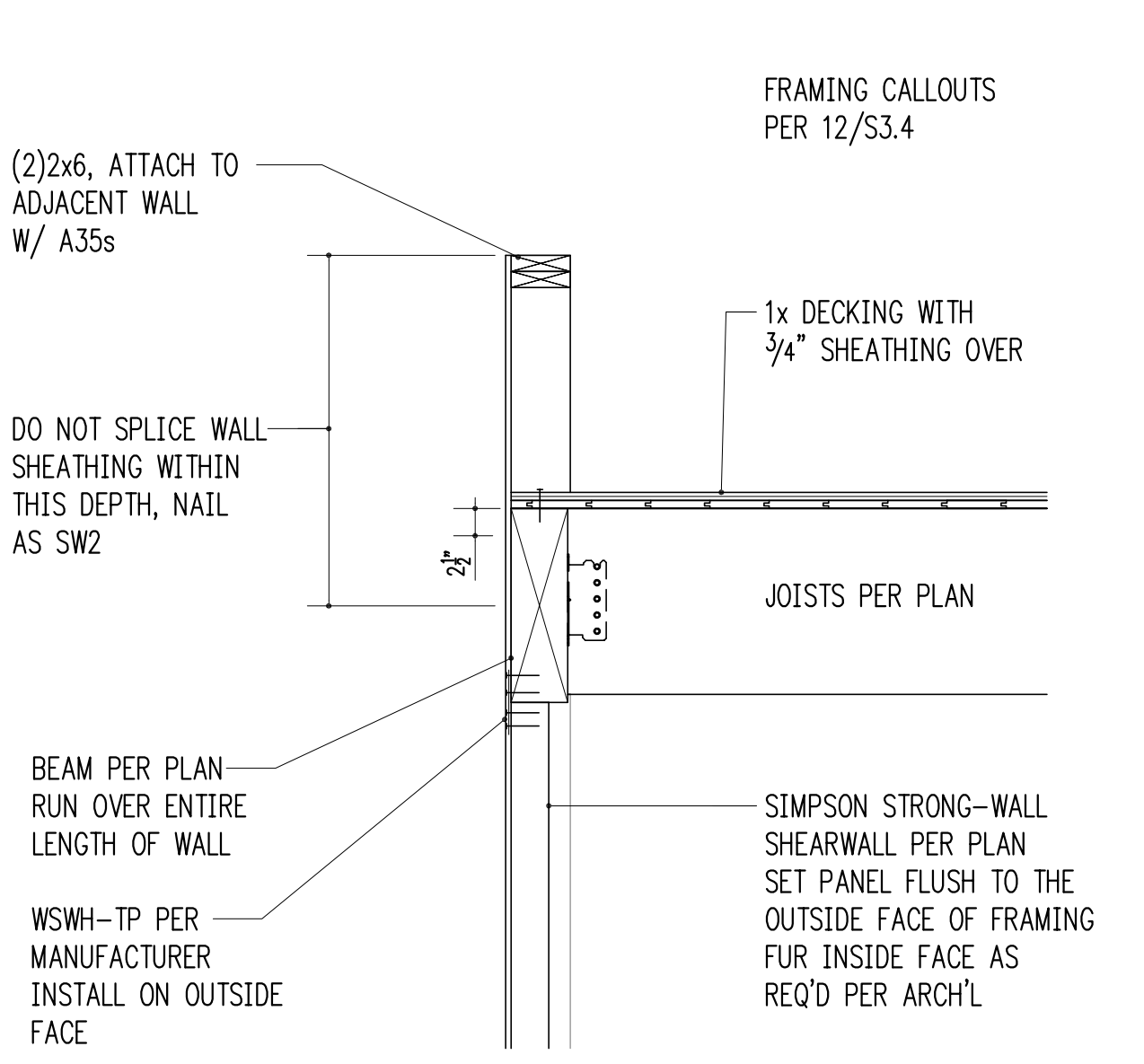
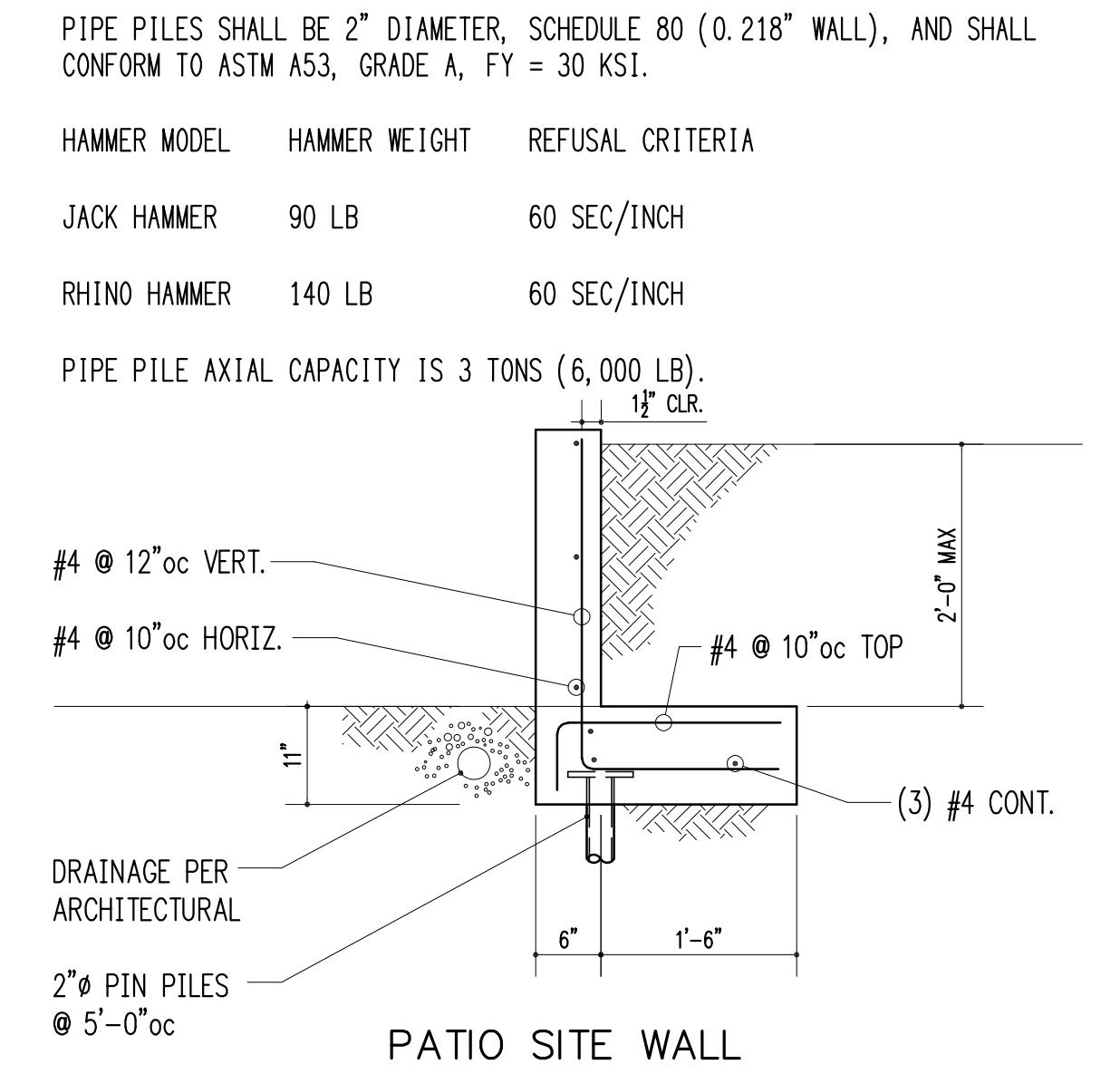
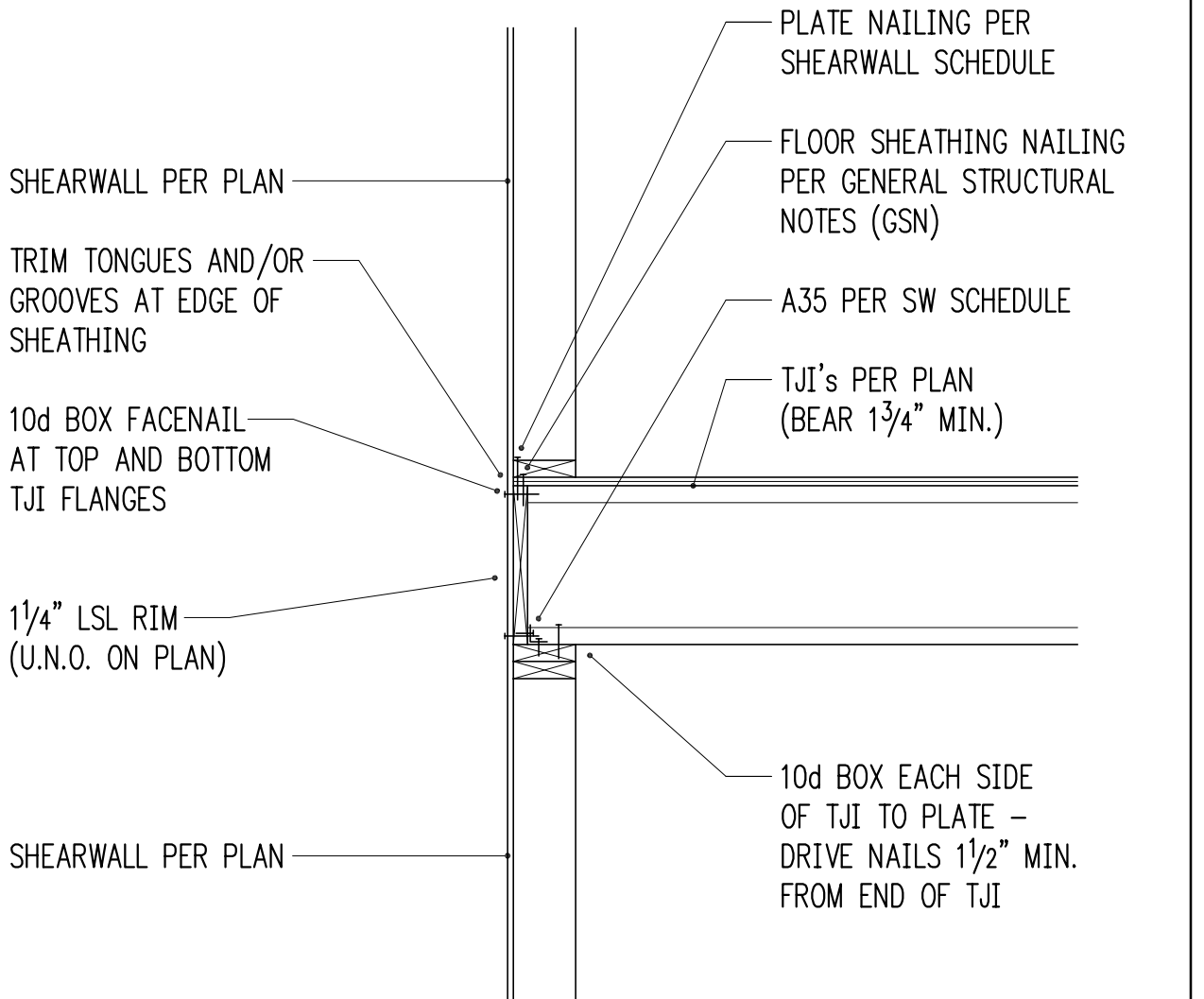
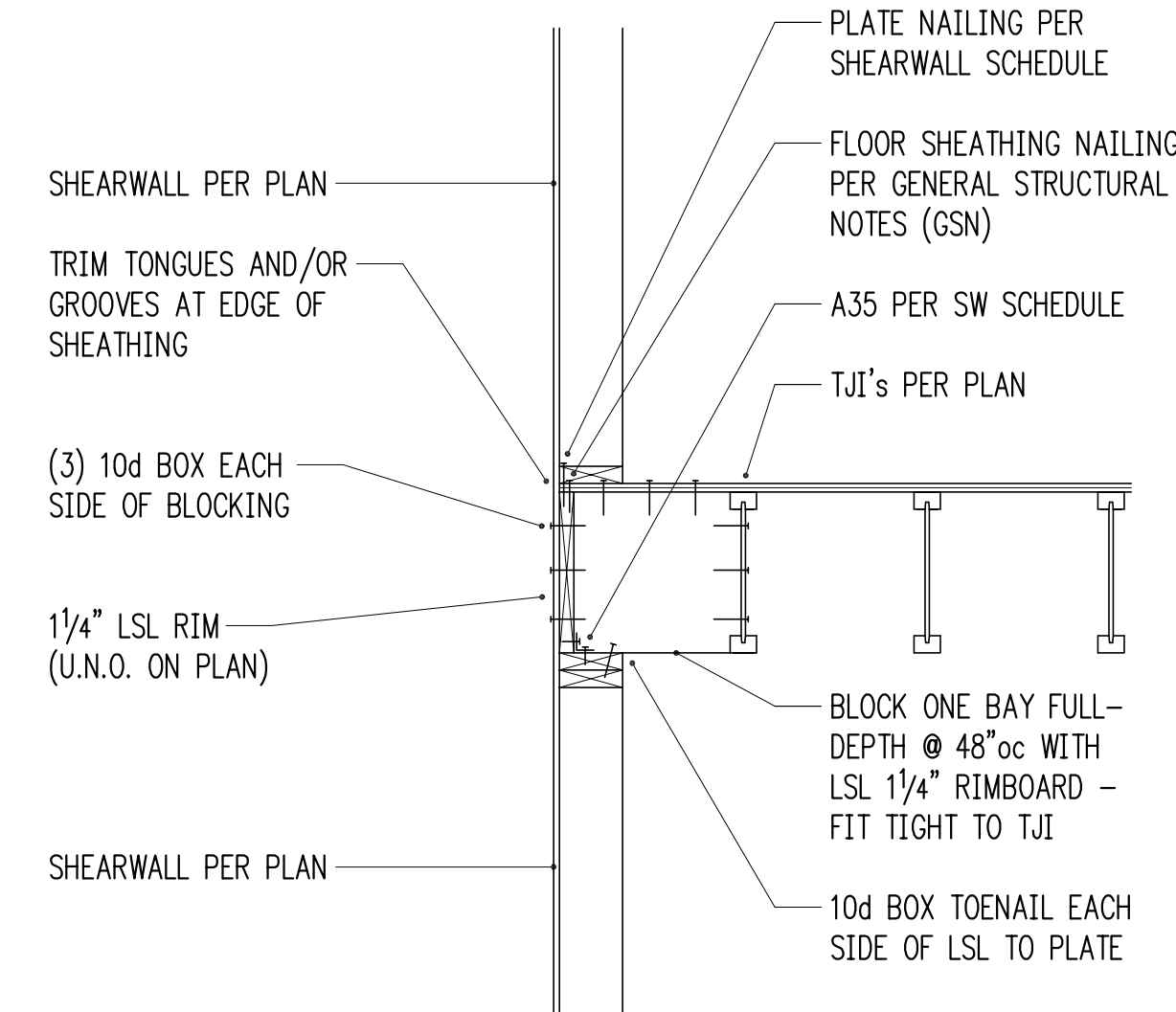
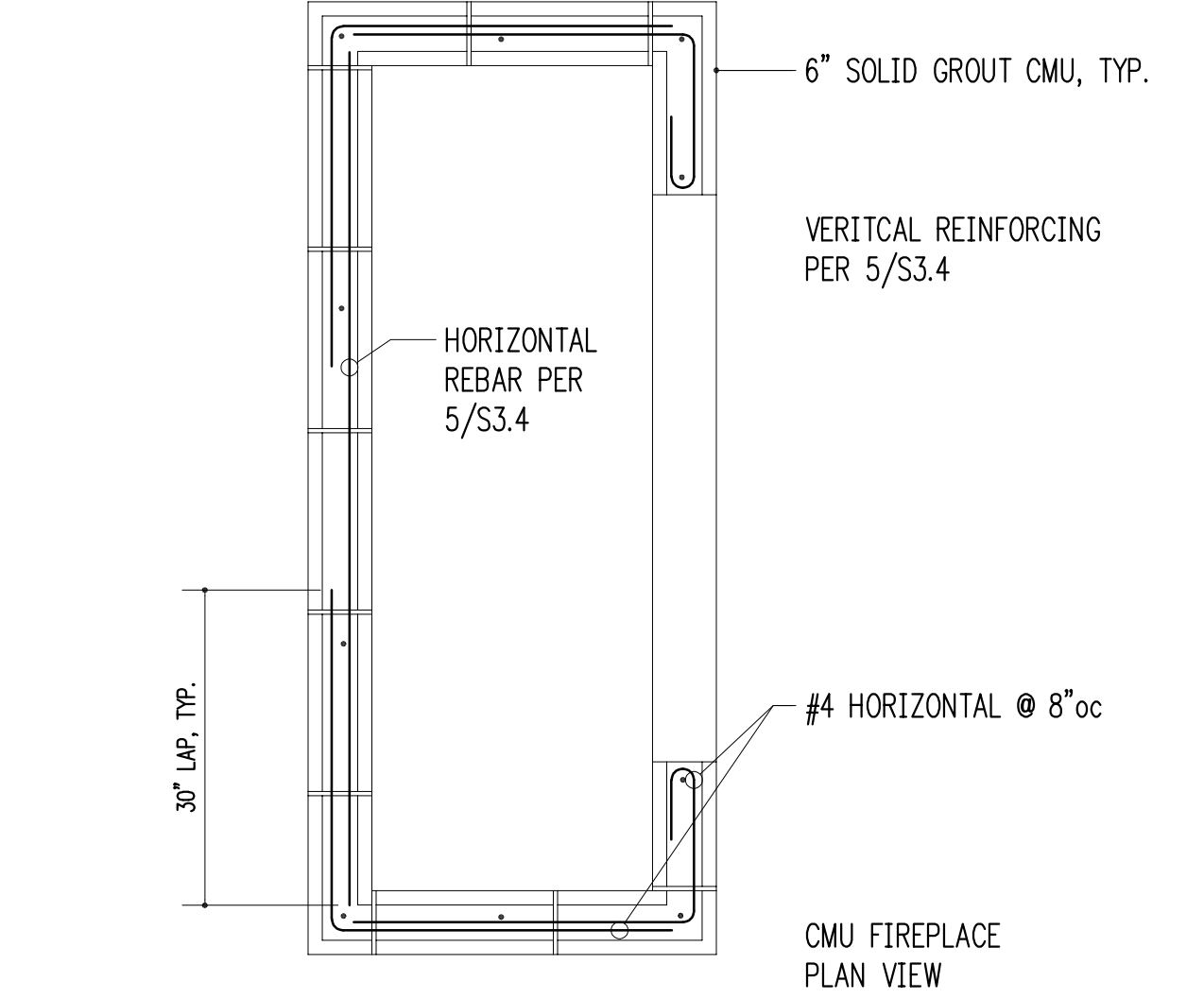
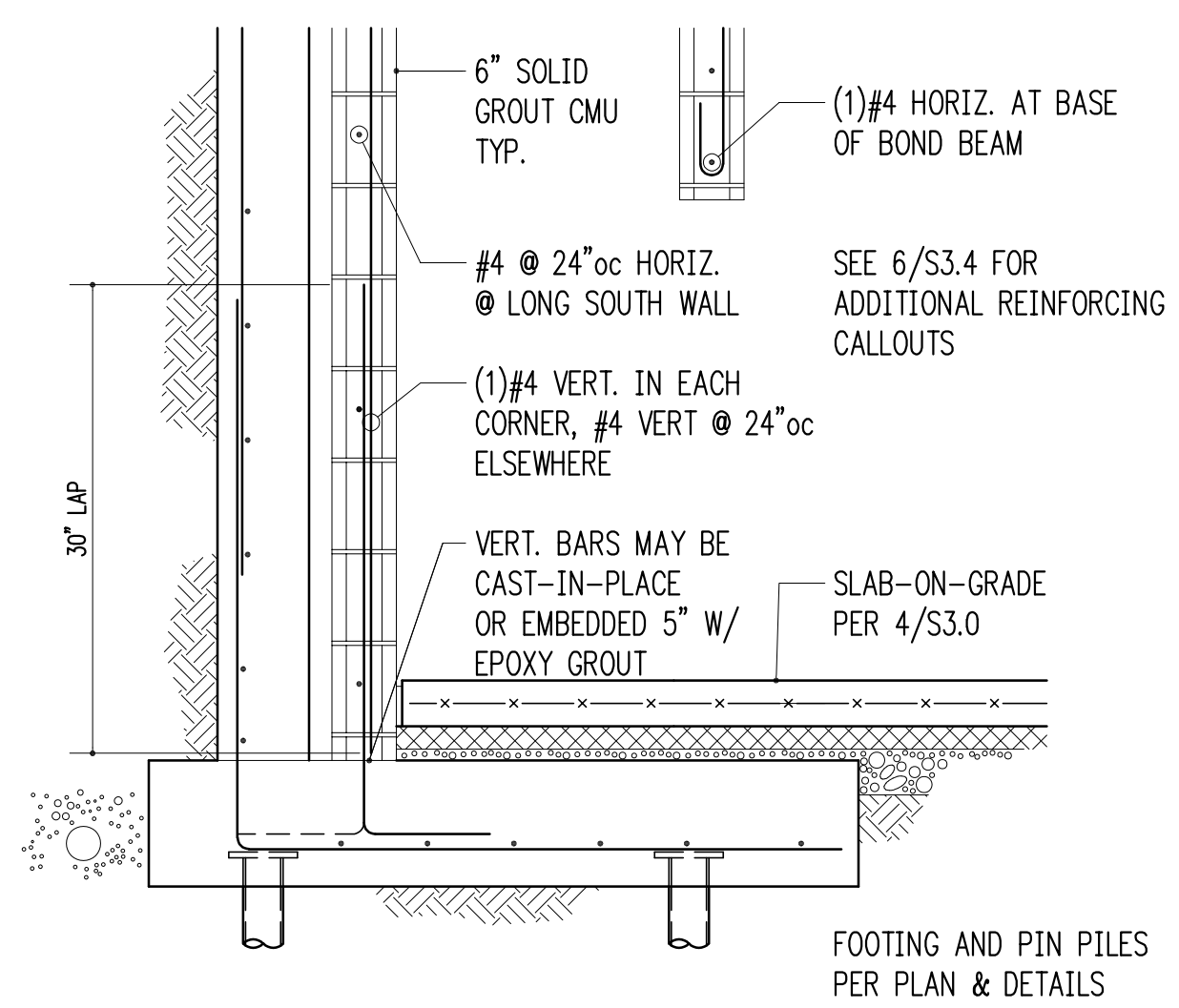
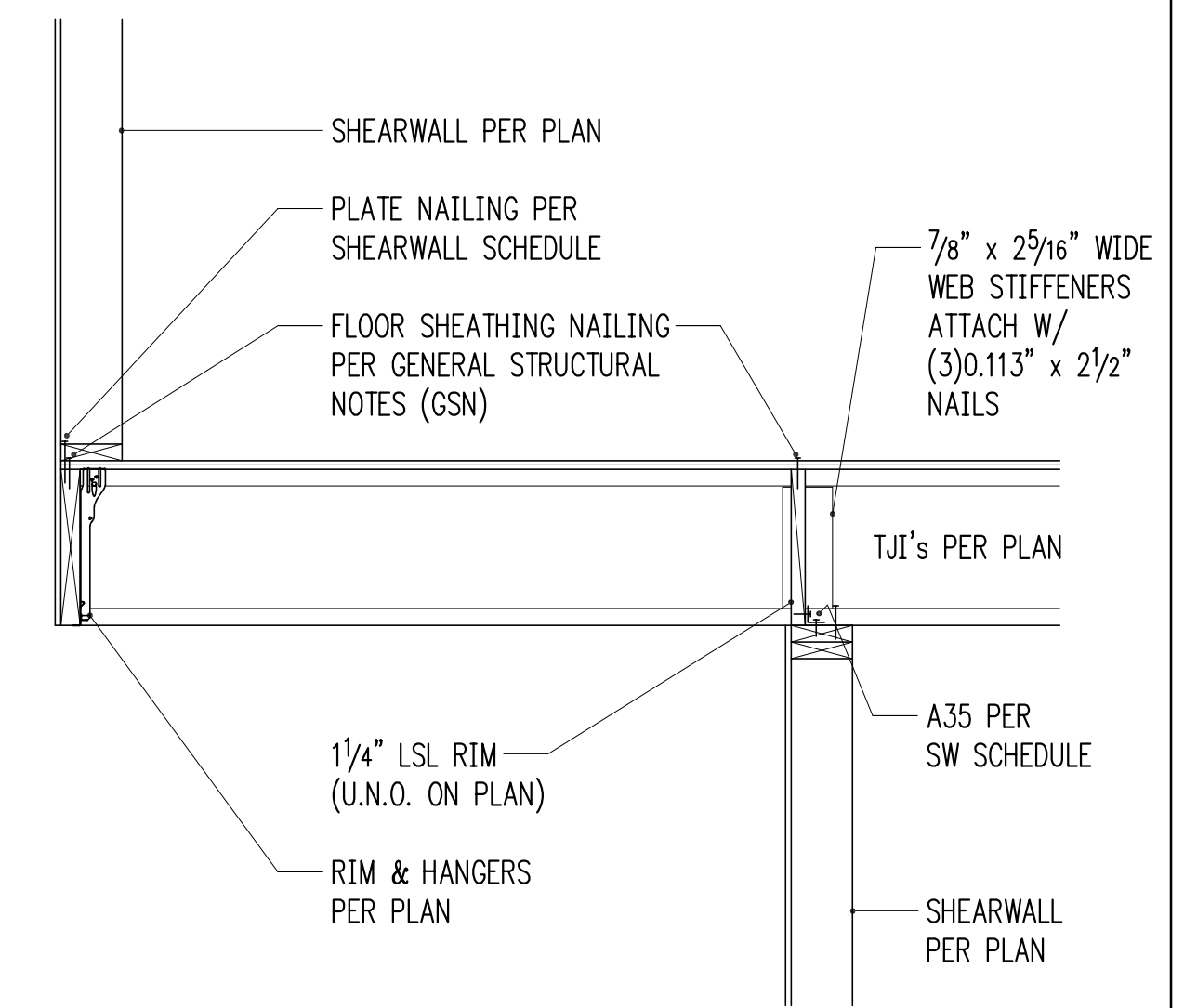
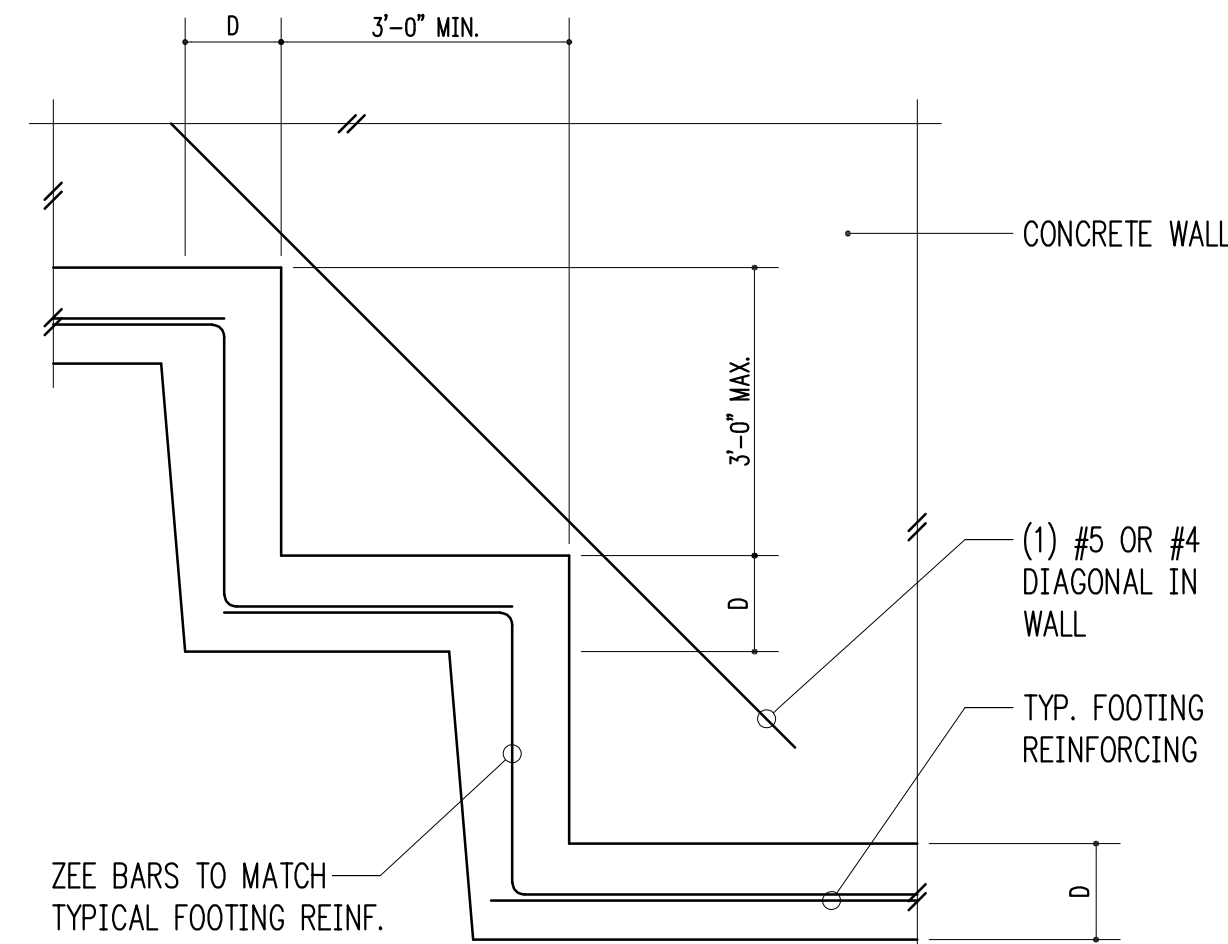
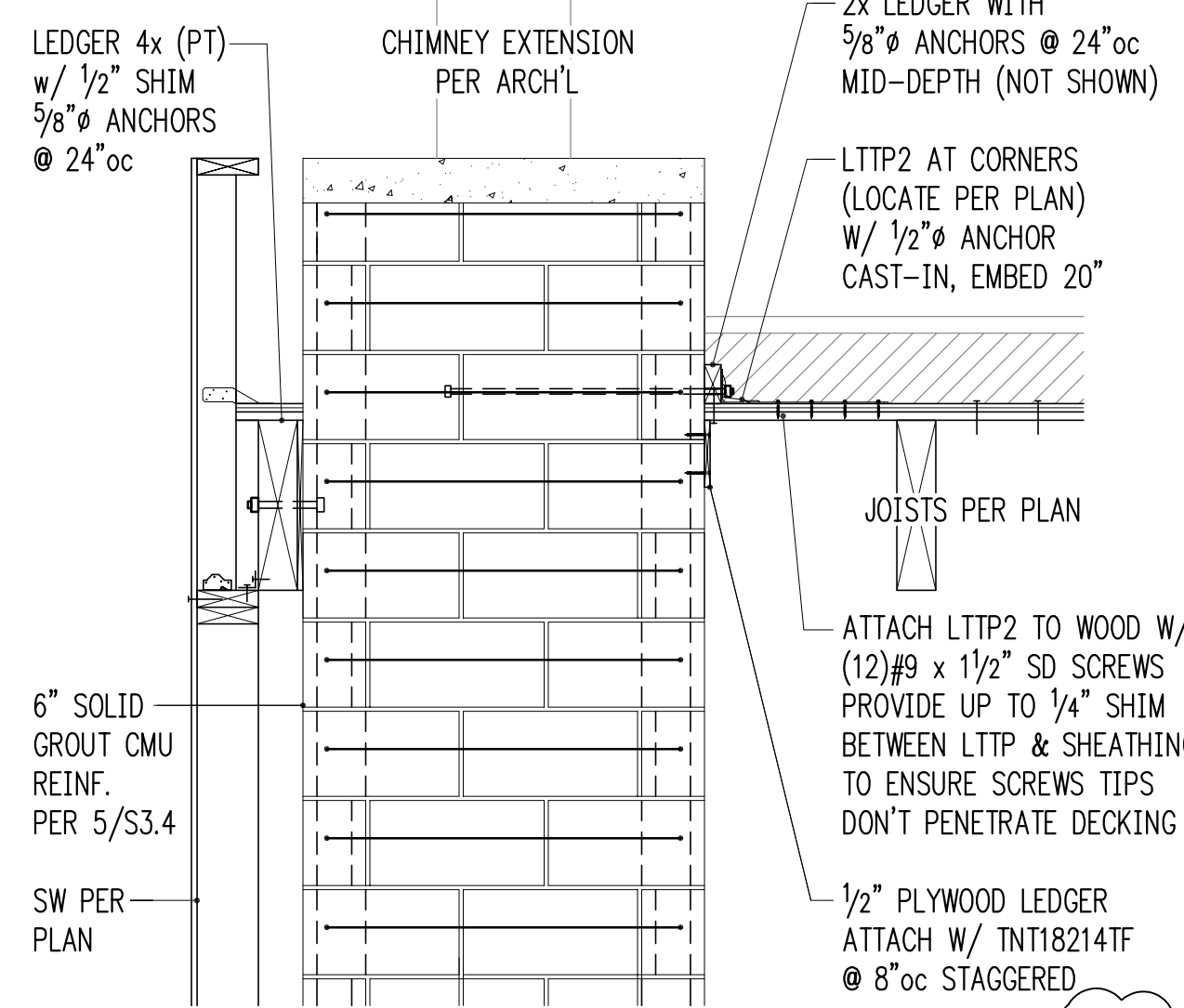
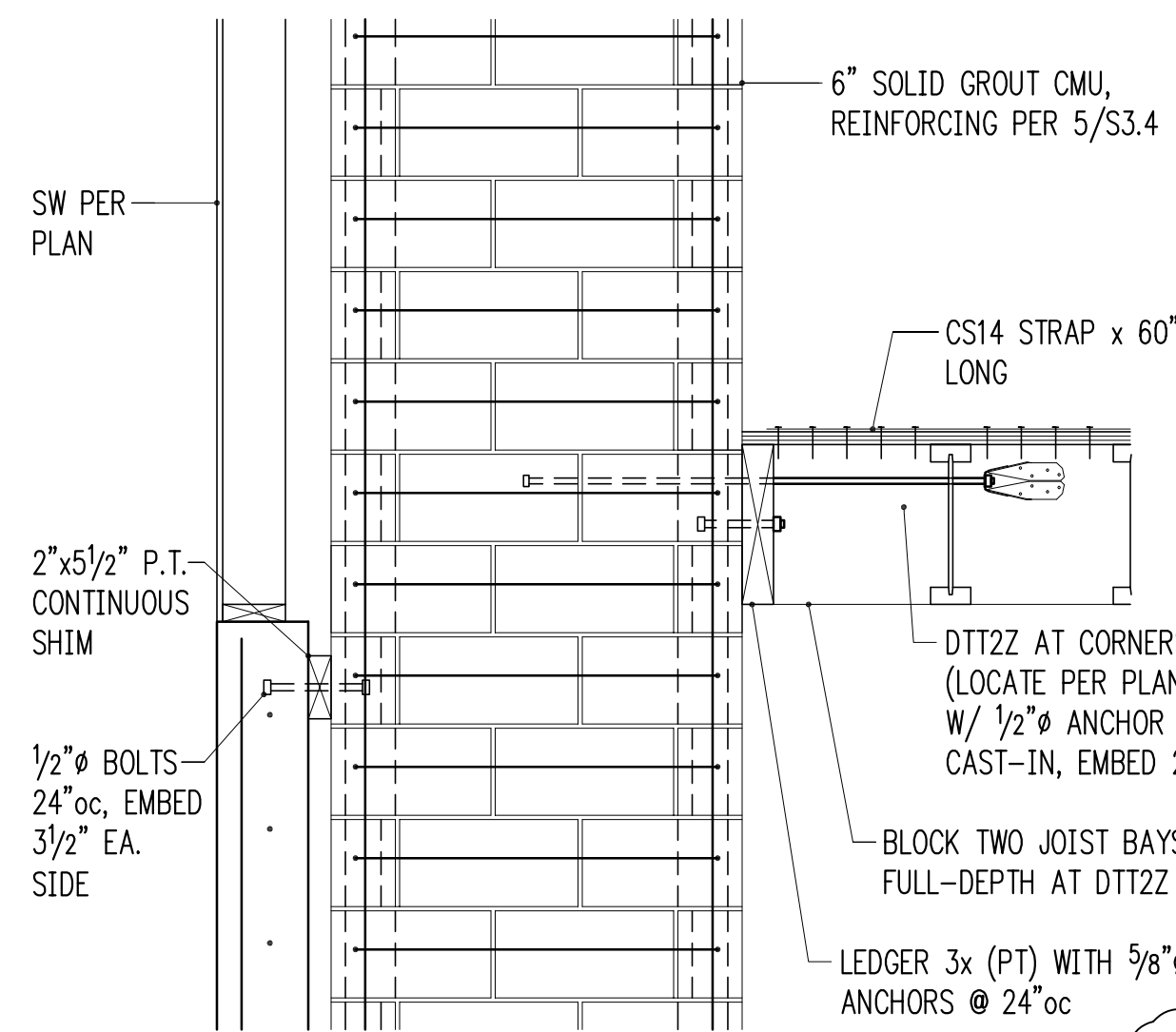


3/4" = 1'-0" 12

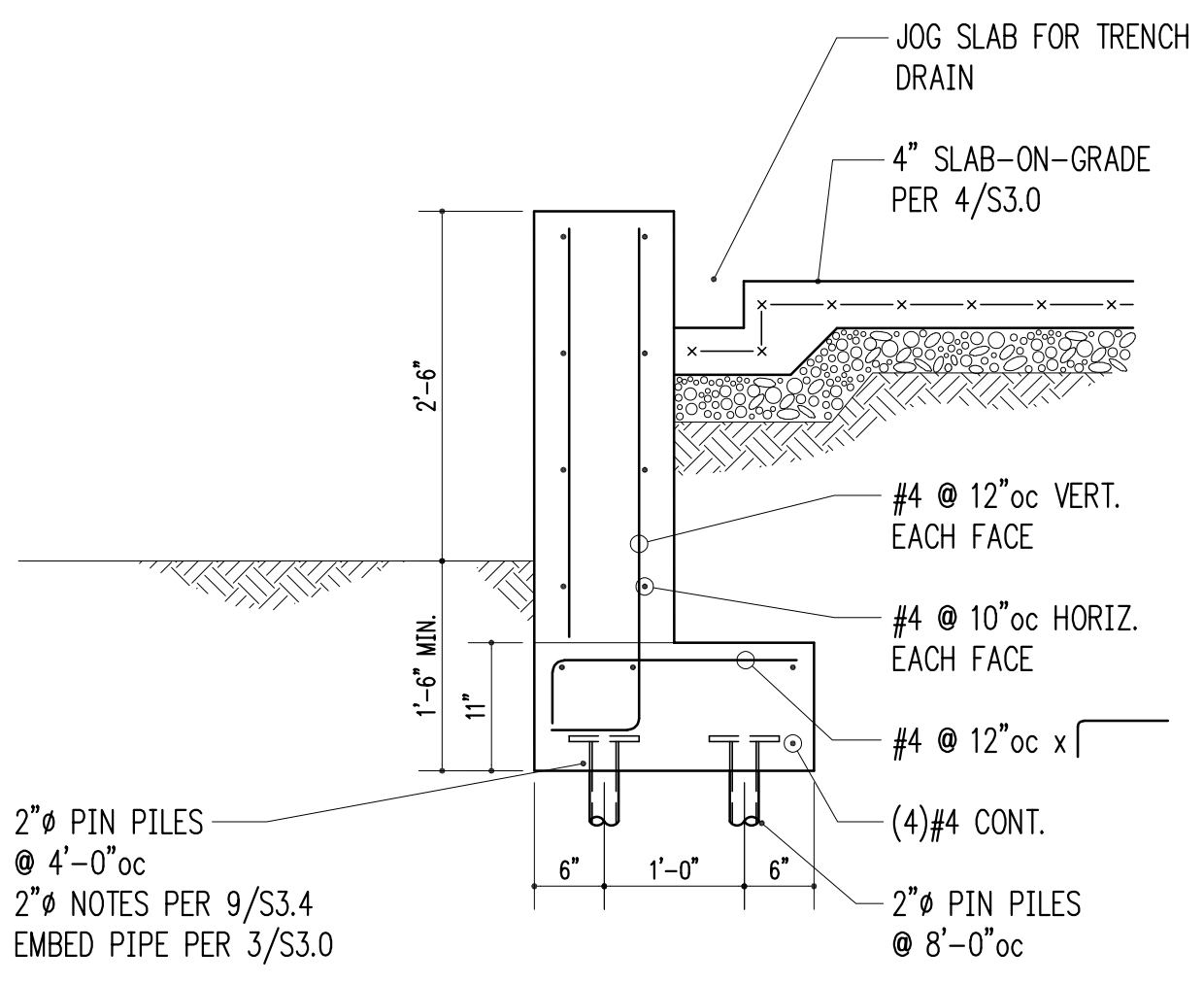
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S3.3
STRUCTURAL DETAILS



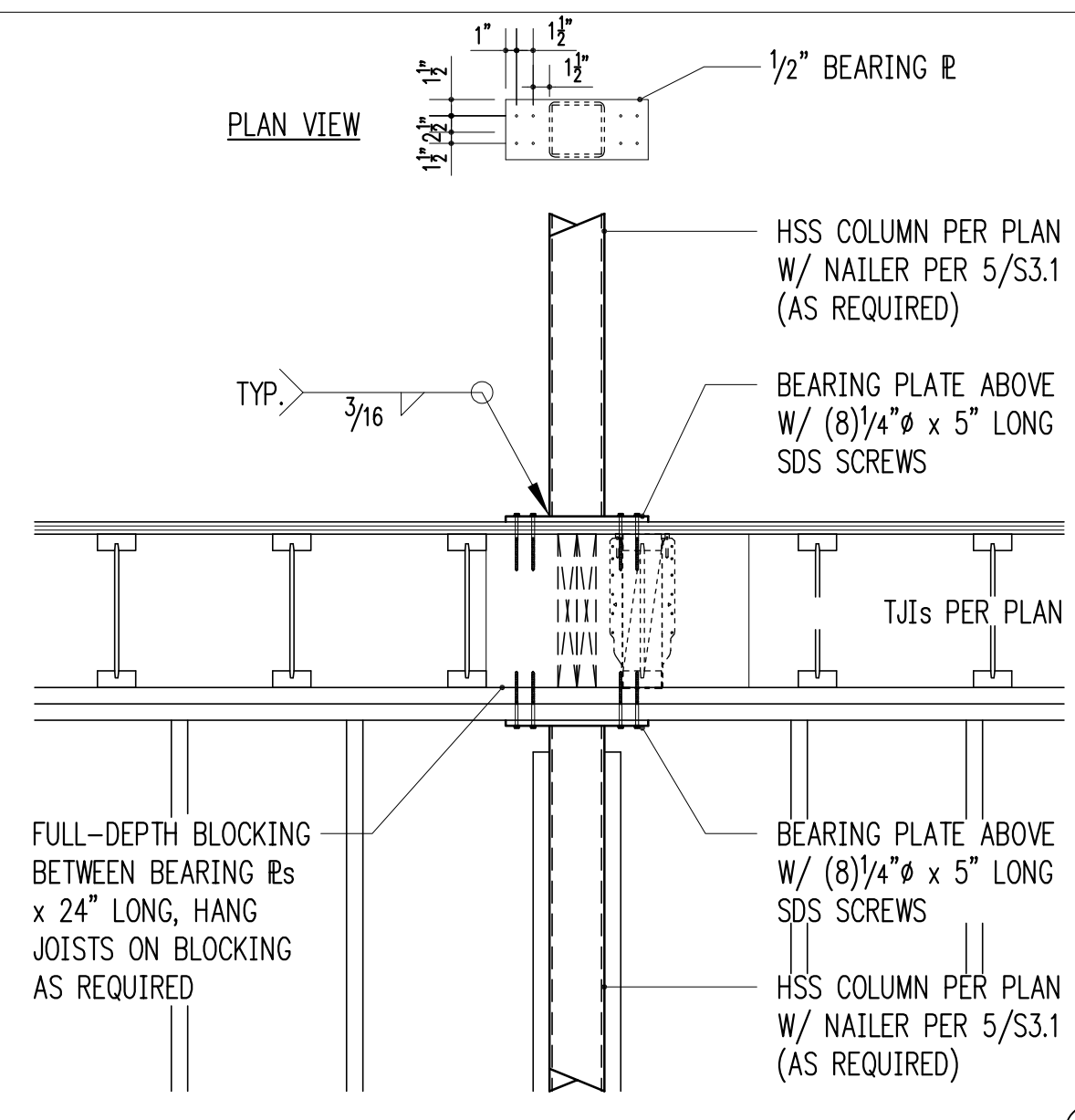
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DRIVEWAY SITE WALL

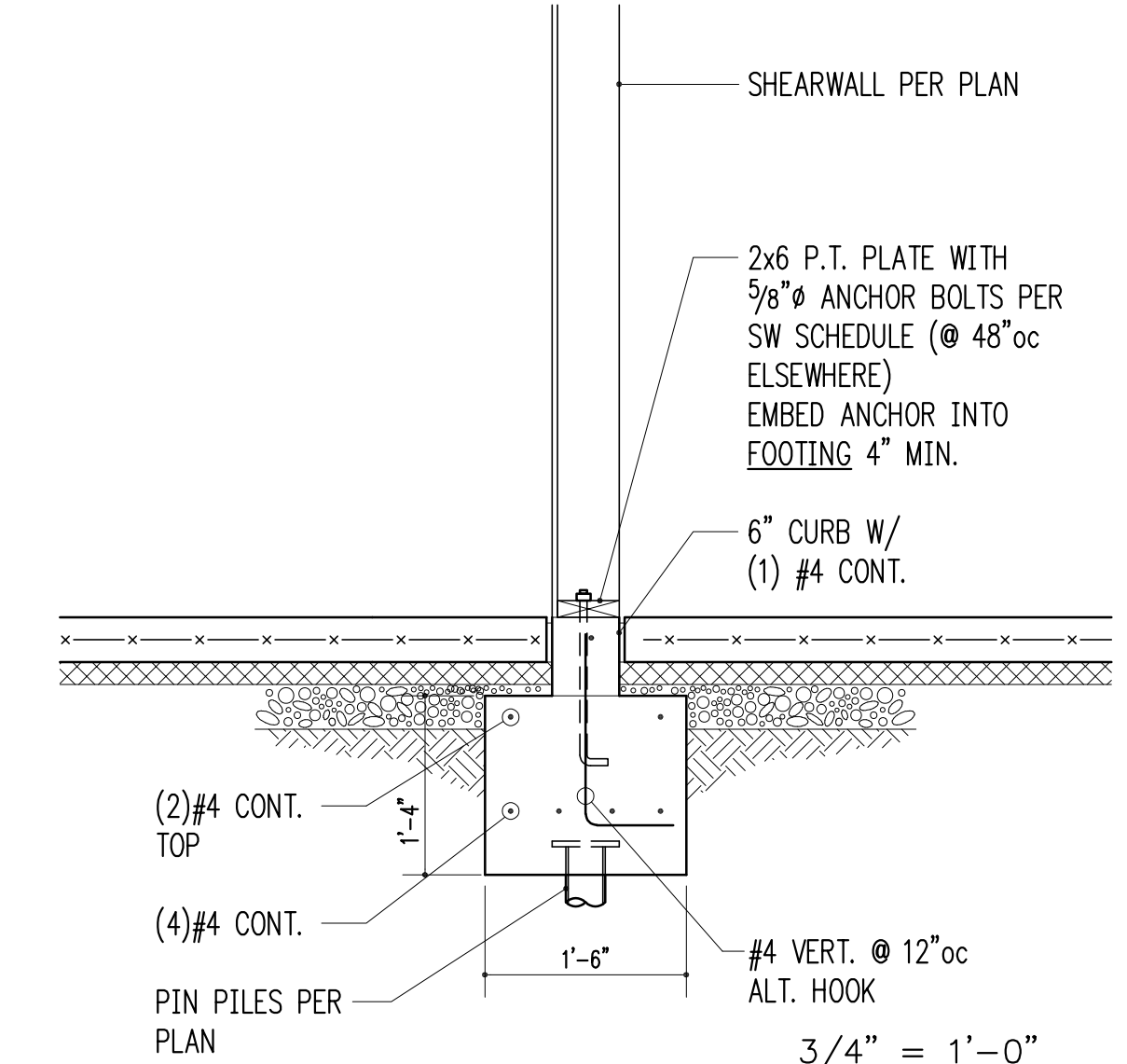
3/4" = 1'-0"

1



3/4" = 1'-0"

2

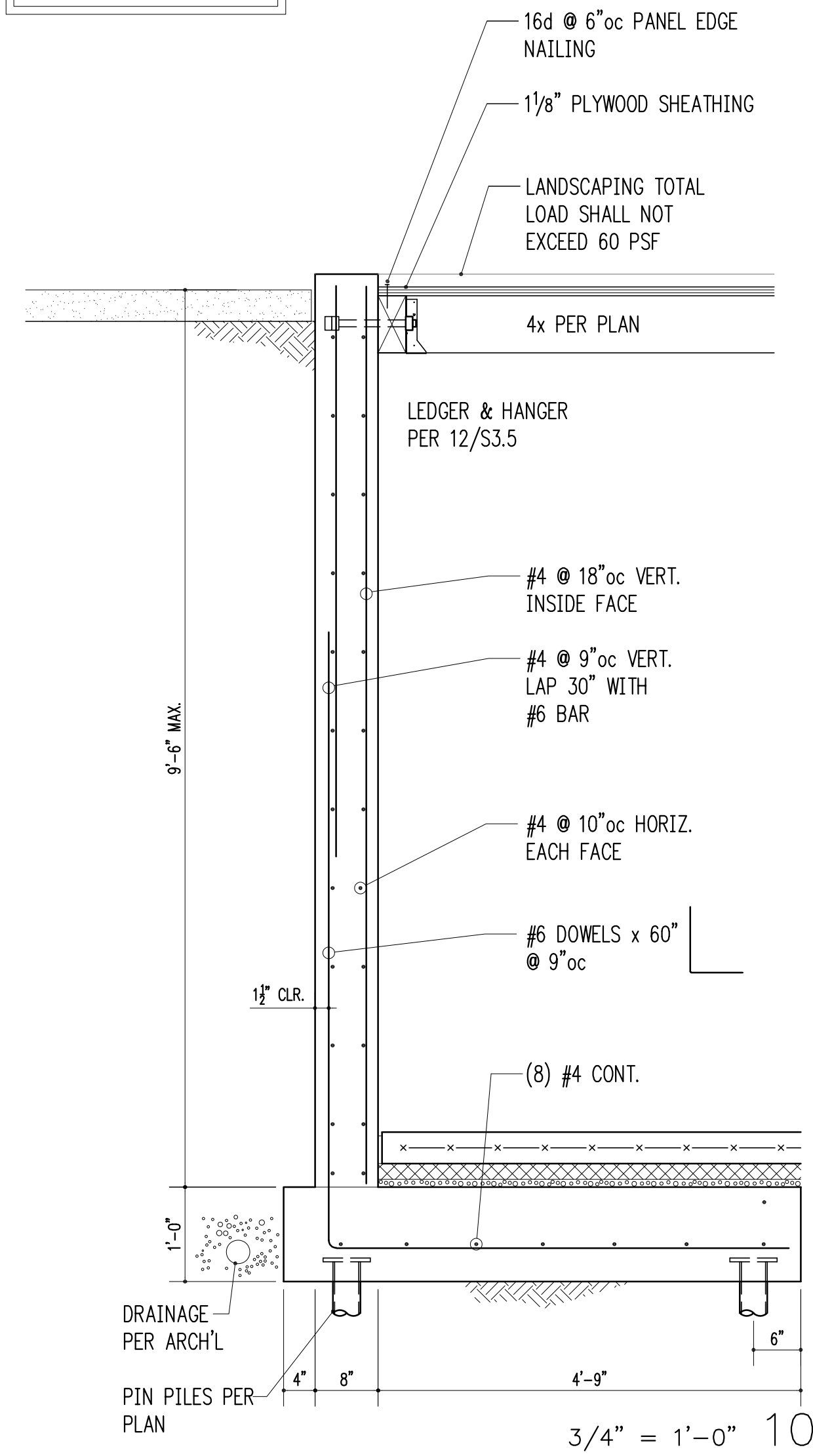


1-1/2" = 1'-0"

3

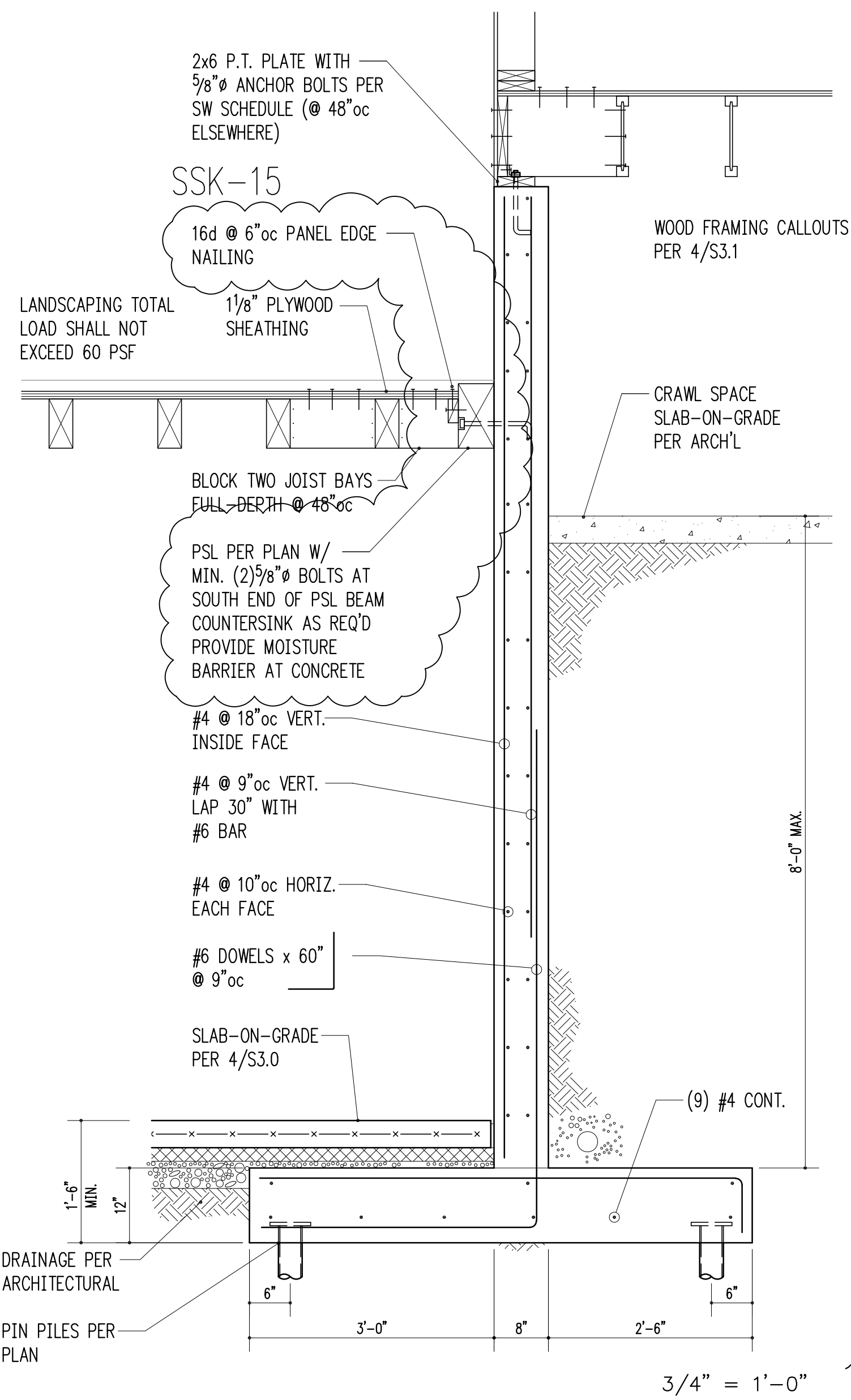
4

ALL LUMBER SHALL BE PROTECTED FROM MOISTURE PER ARCH'L



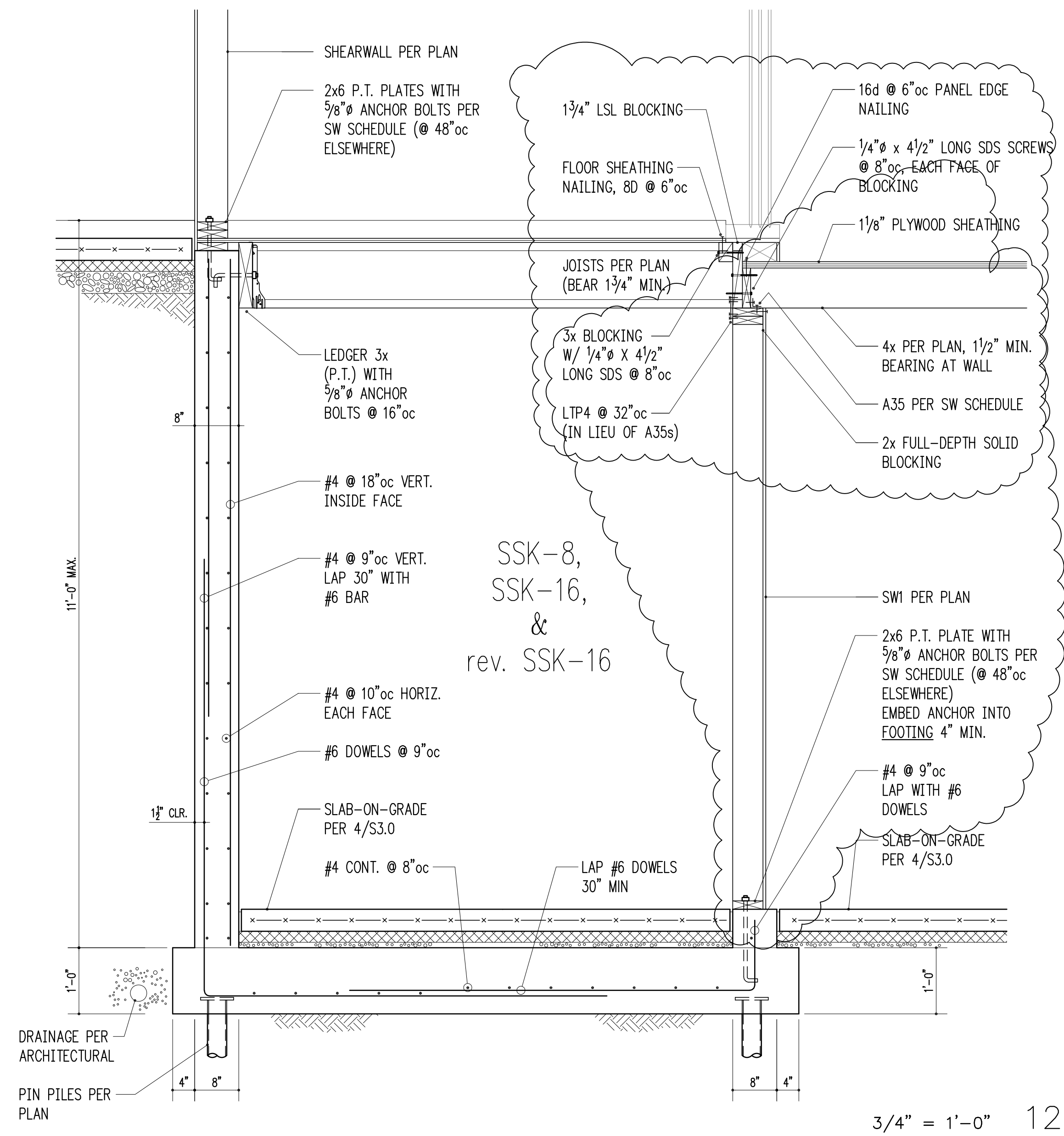
3/4" = 1'-0"

10



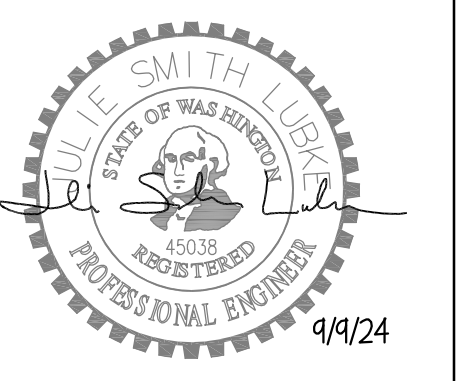
3/4" = 1'-0"

11



3/4" = 1'-0"

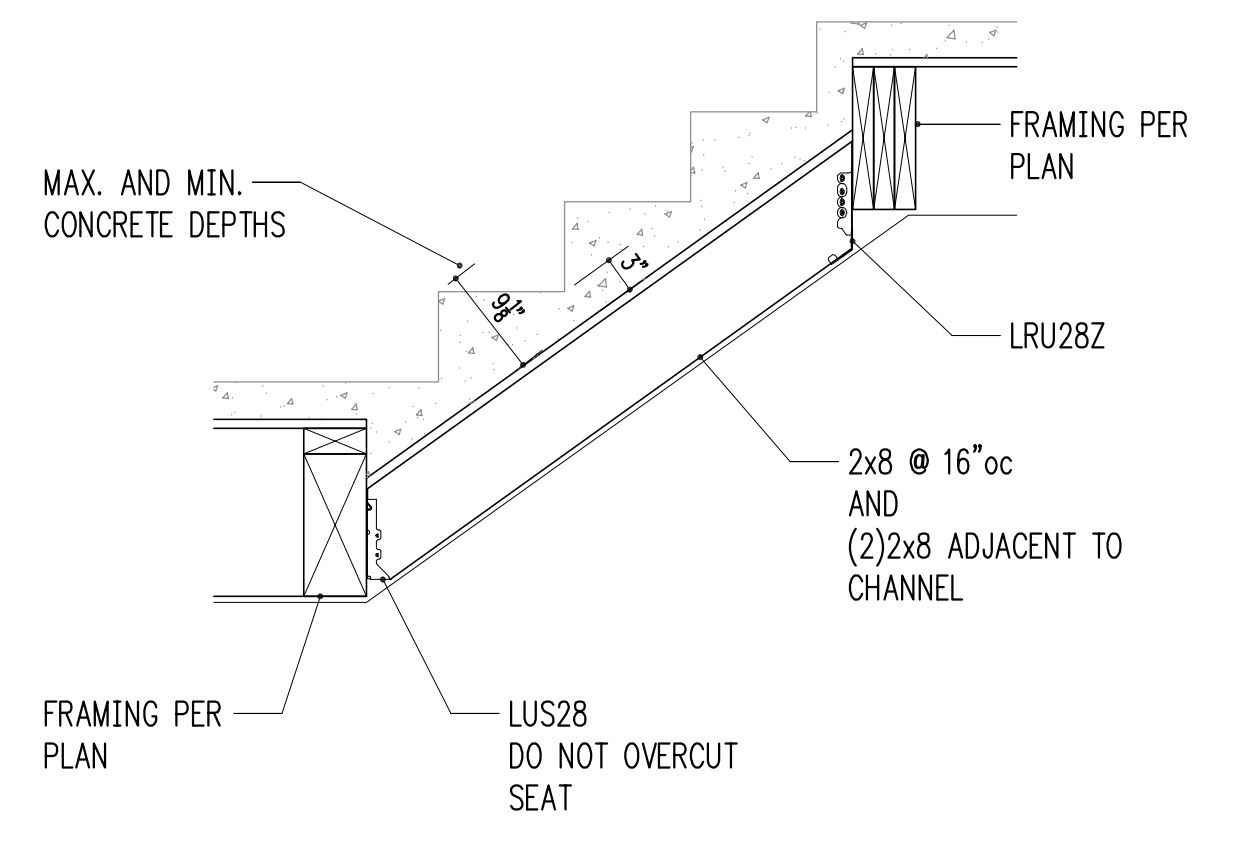
12



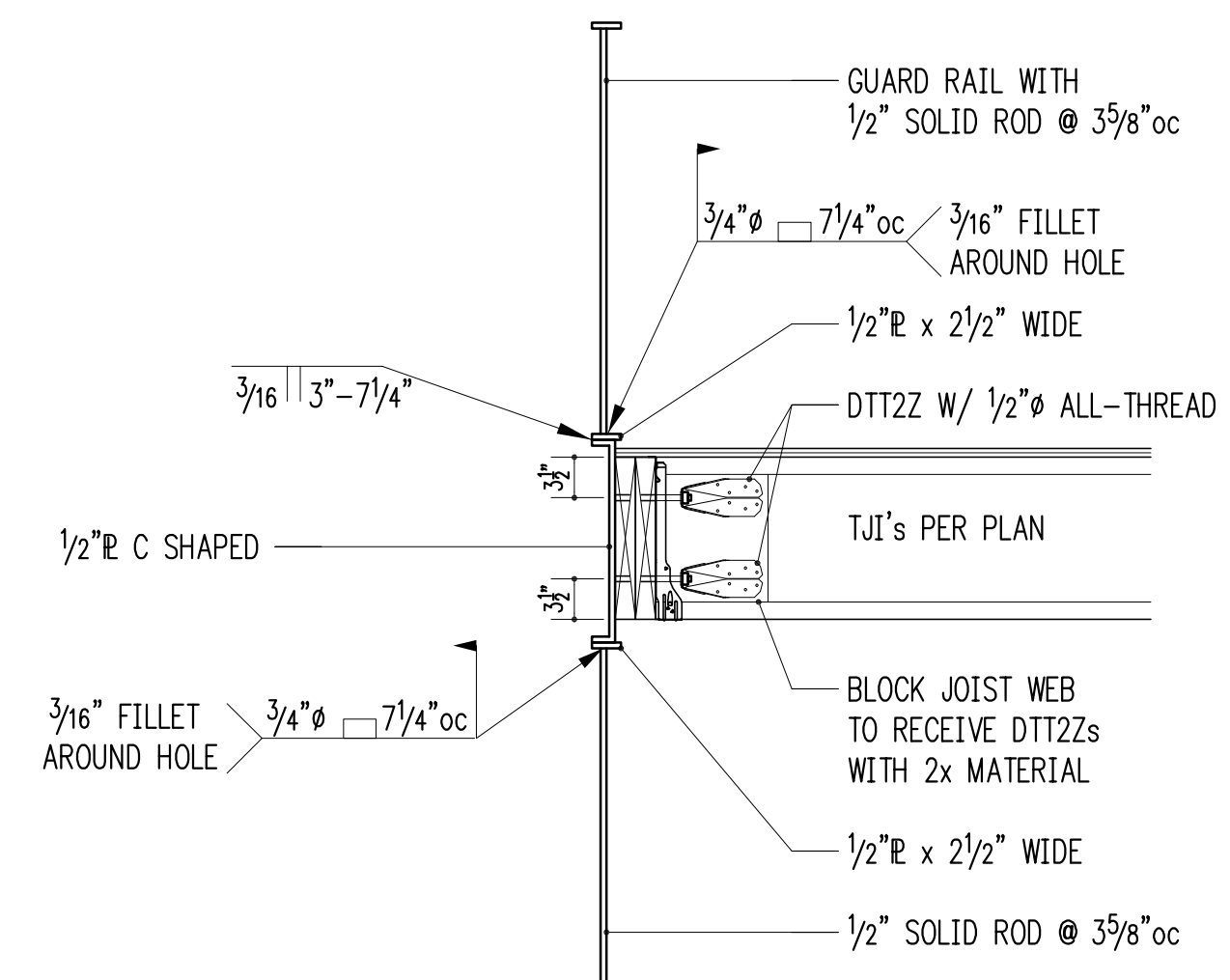
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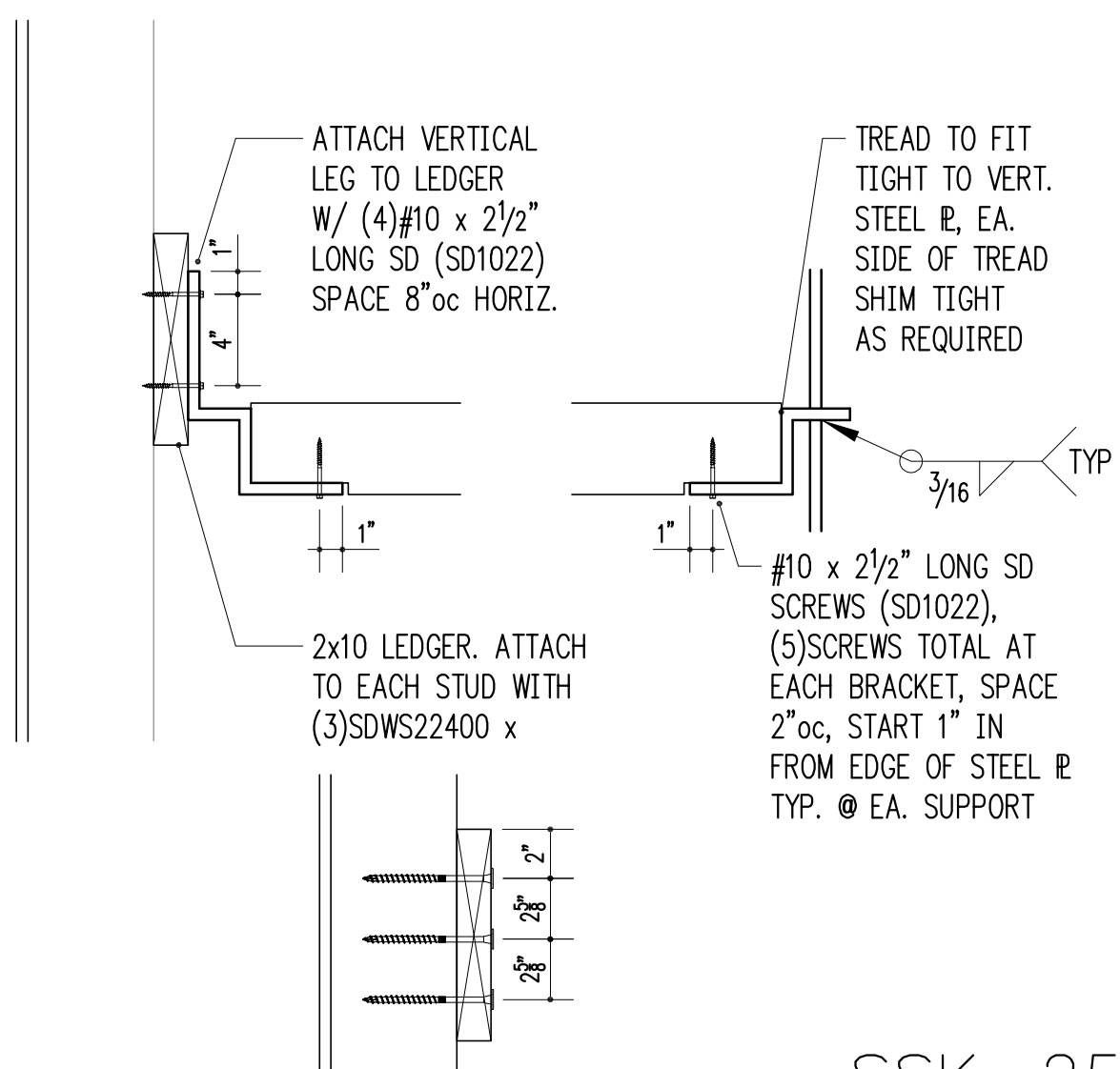
S3.5
STRUCTURAL DETAILS



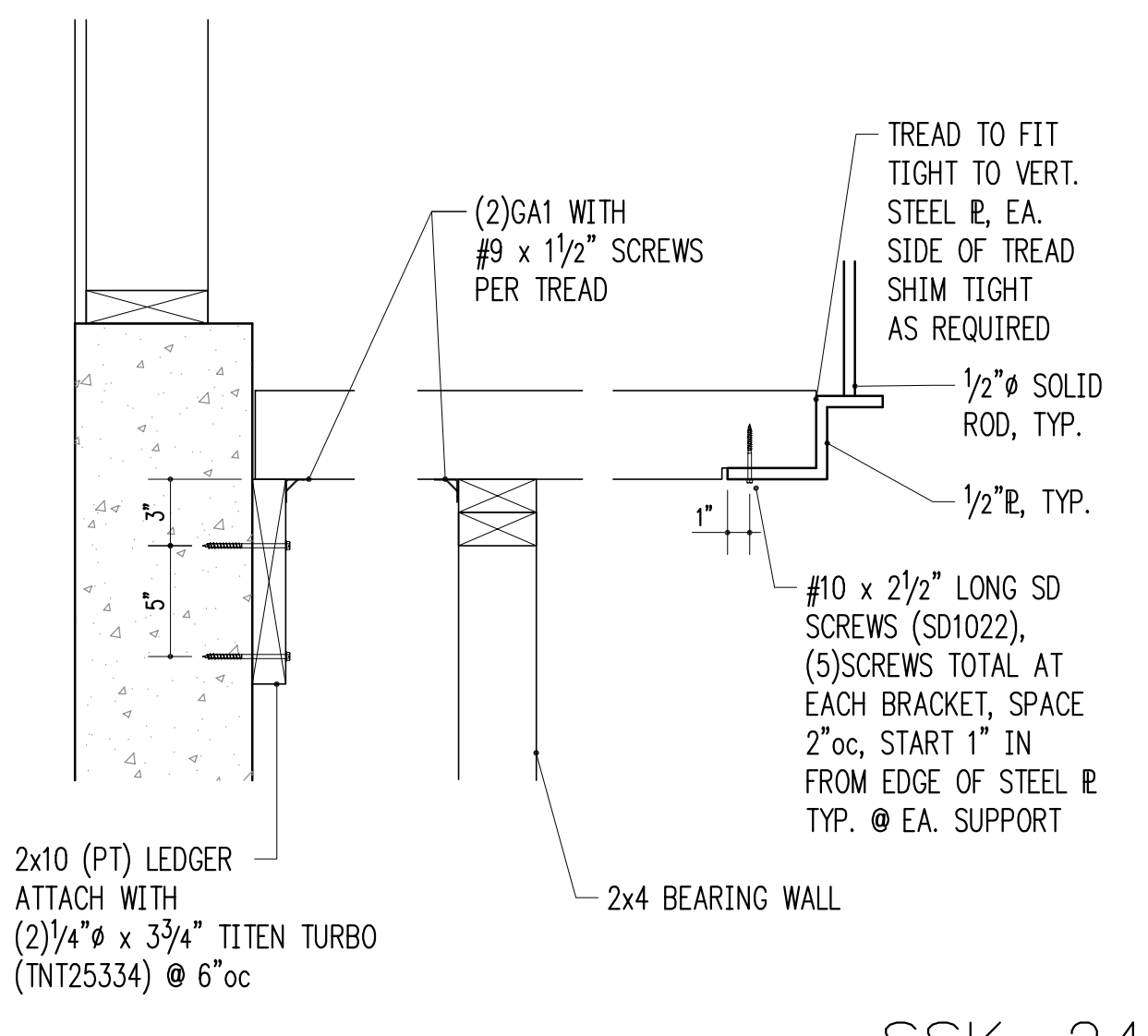
3/4" = 1'-0" SSK-27



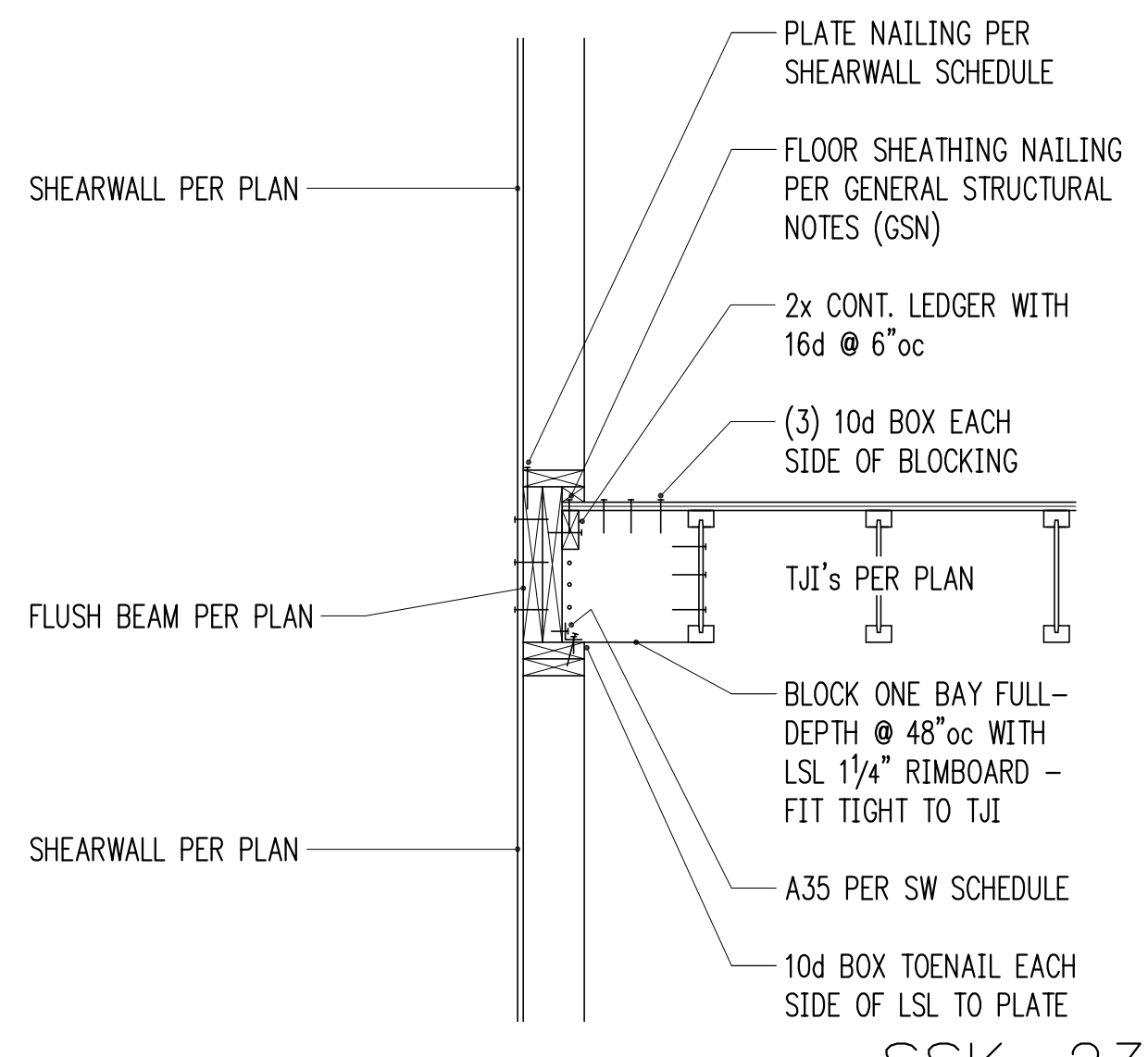
3/4" = 1'-0" SSK-26



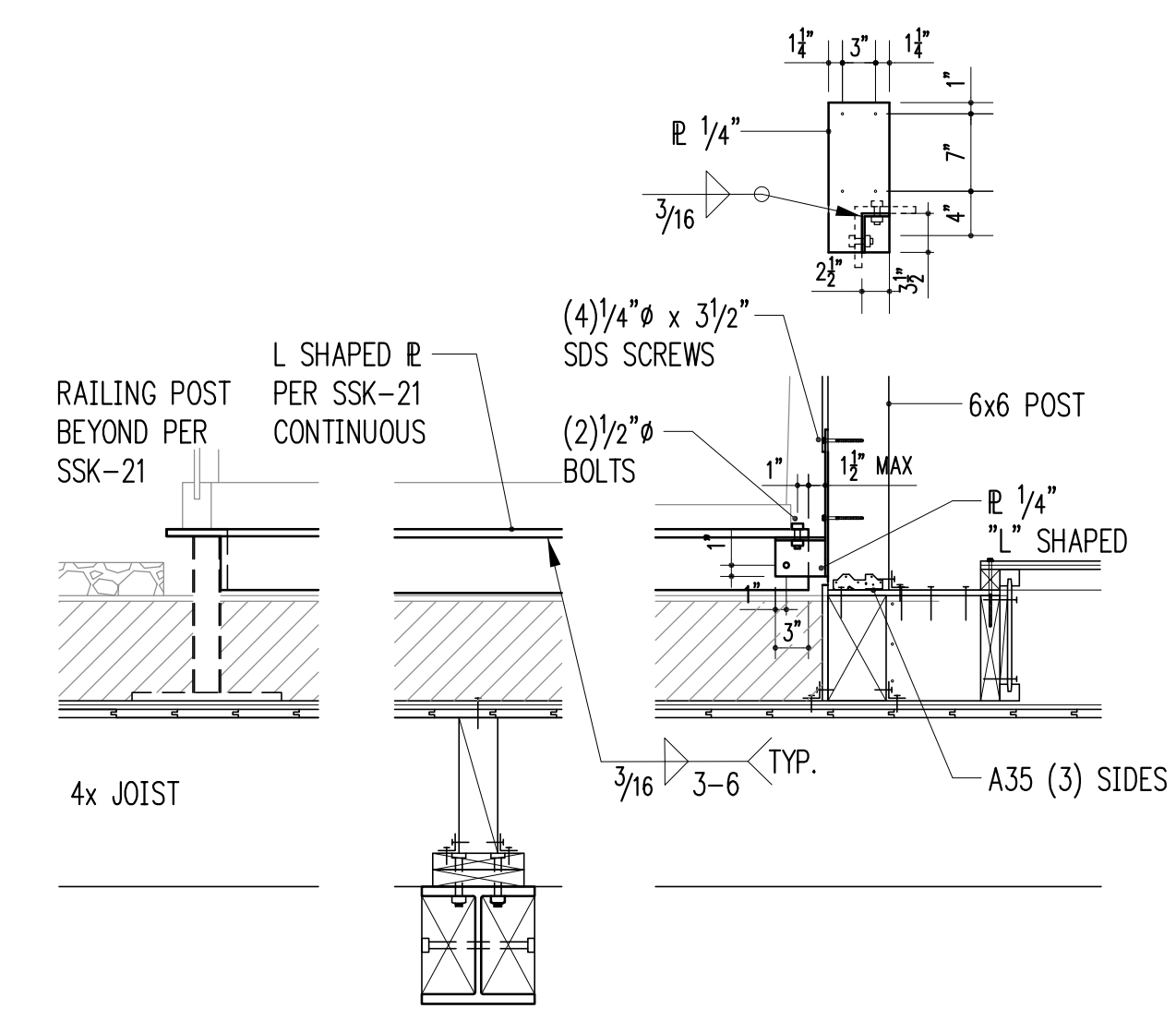
1-1/2" = 1'-0" SSK-25



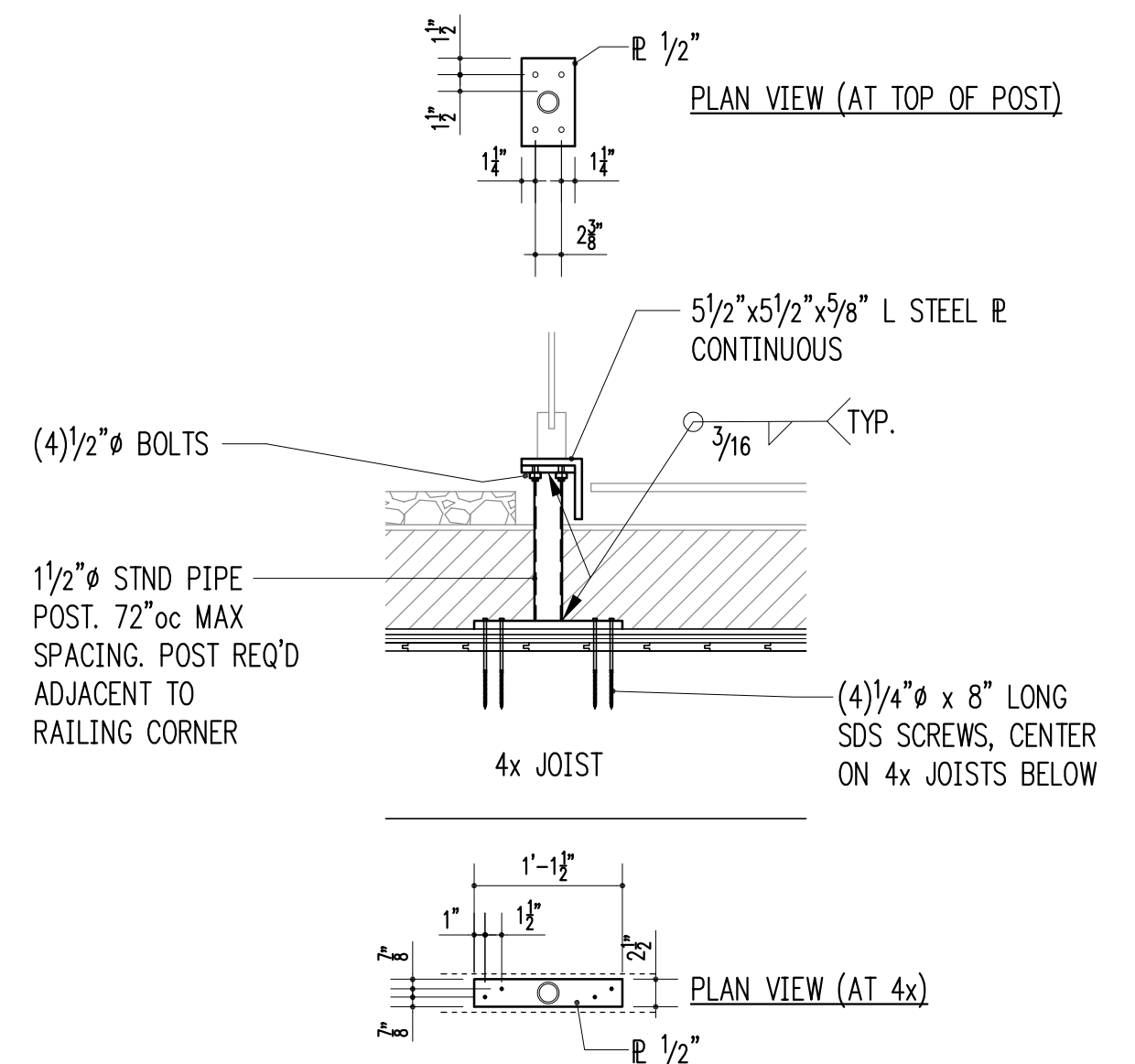
1-1/2" = 1'-0" SSK-24



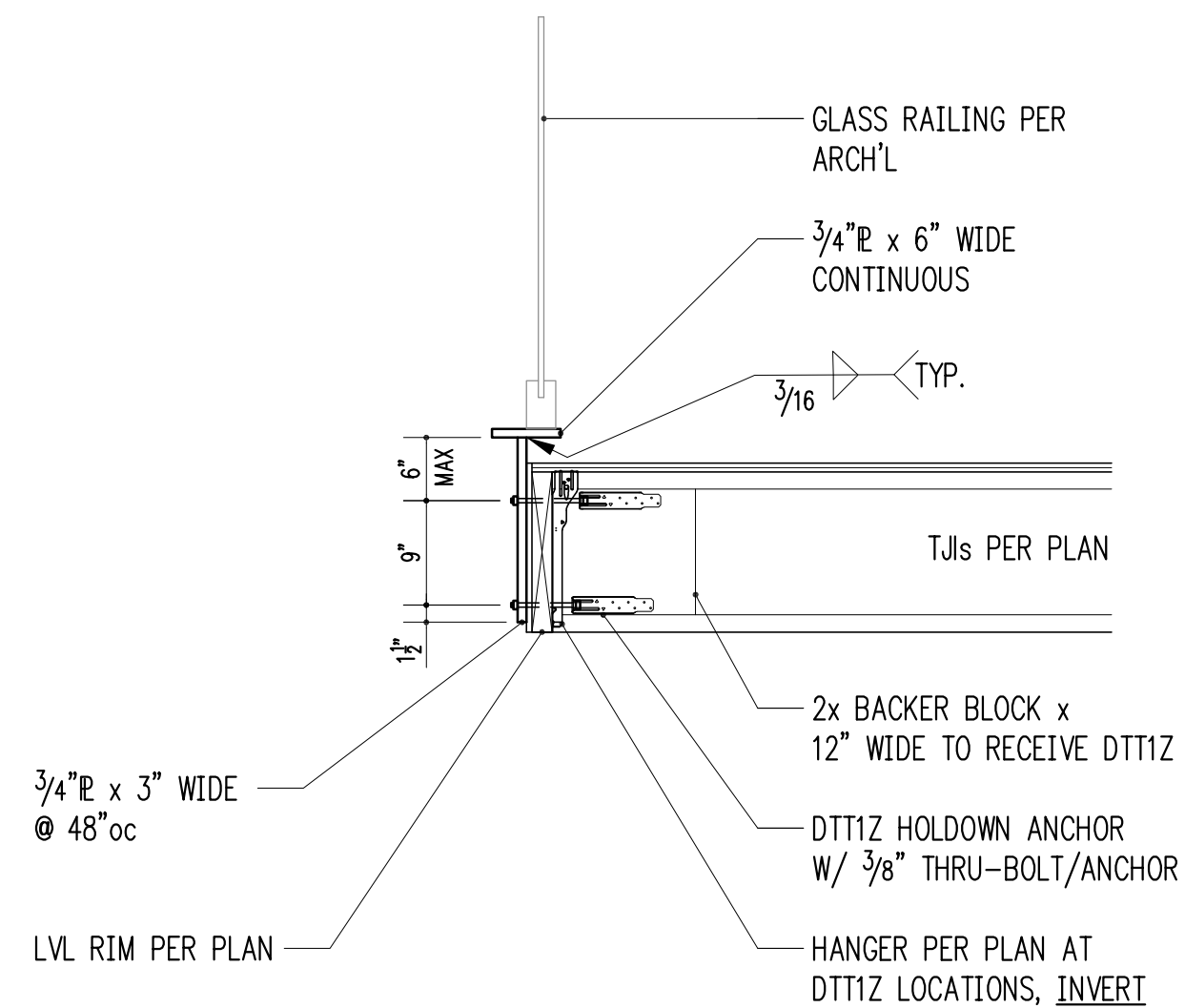
3/4" = 1'-0" SSK-23



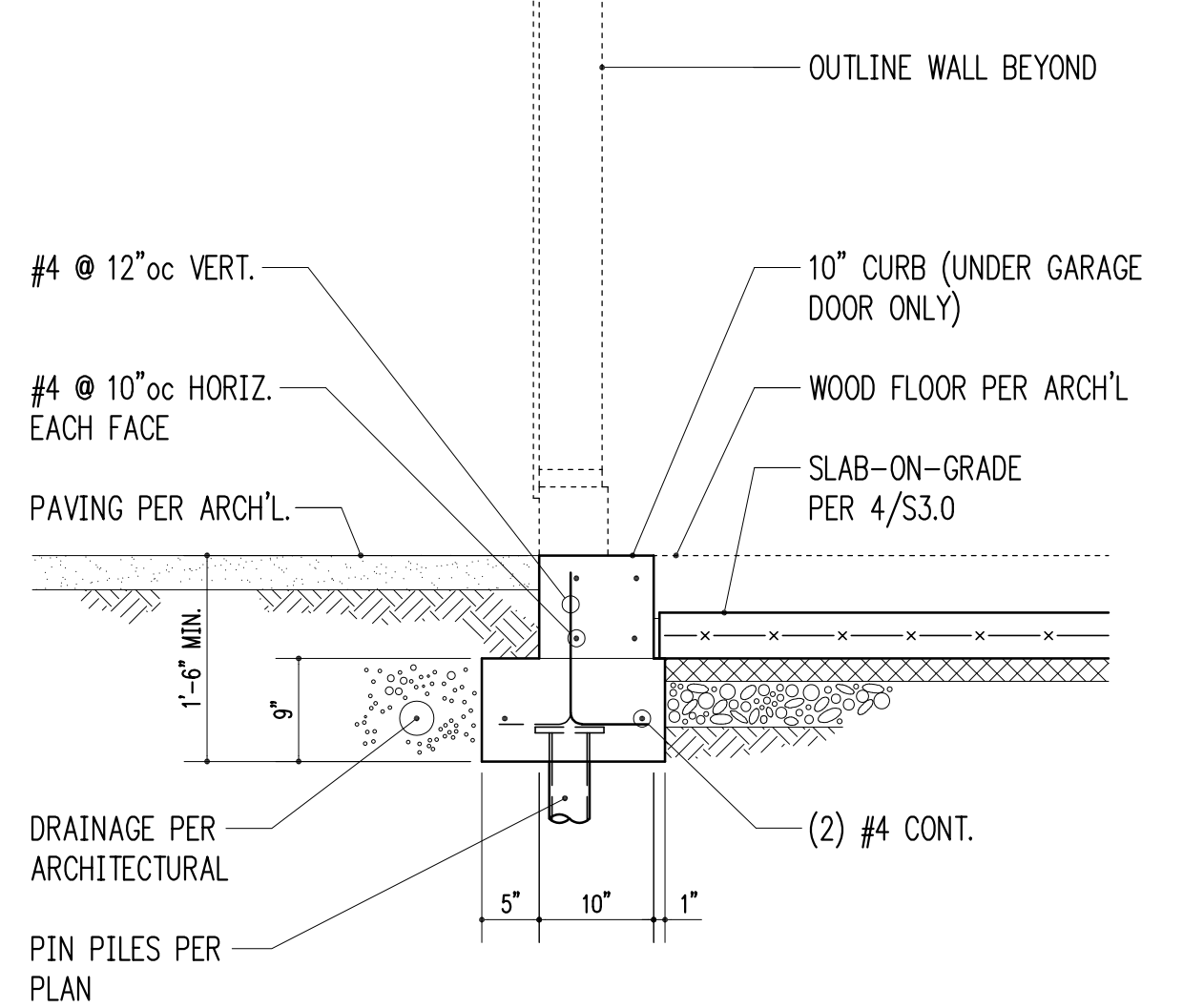
3/4" = 1'-0" SSK-22



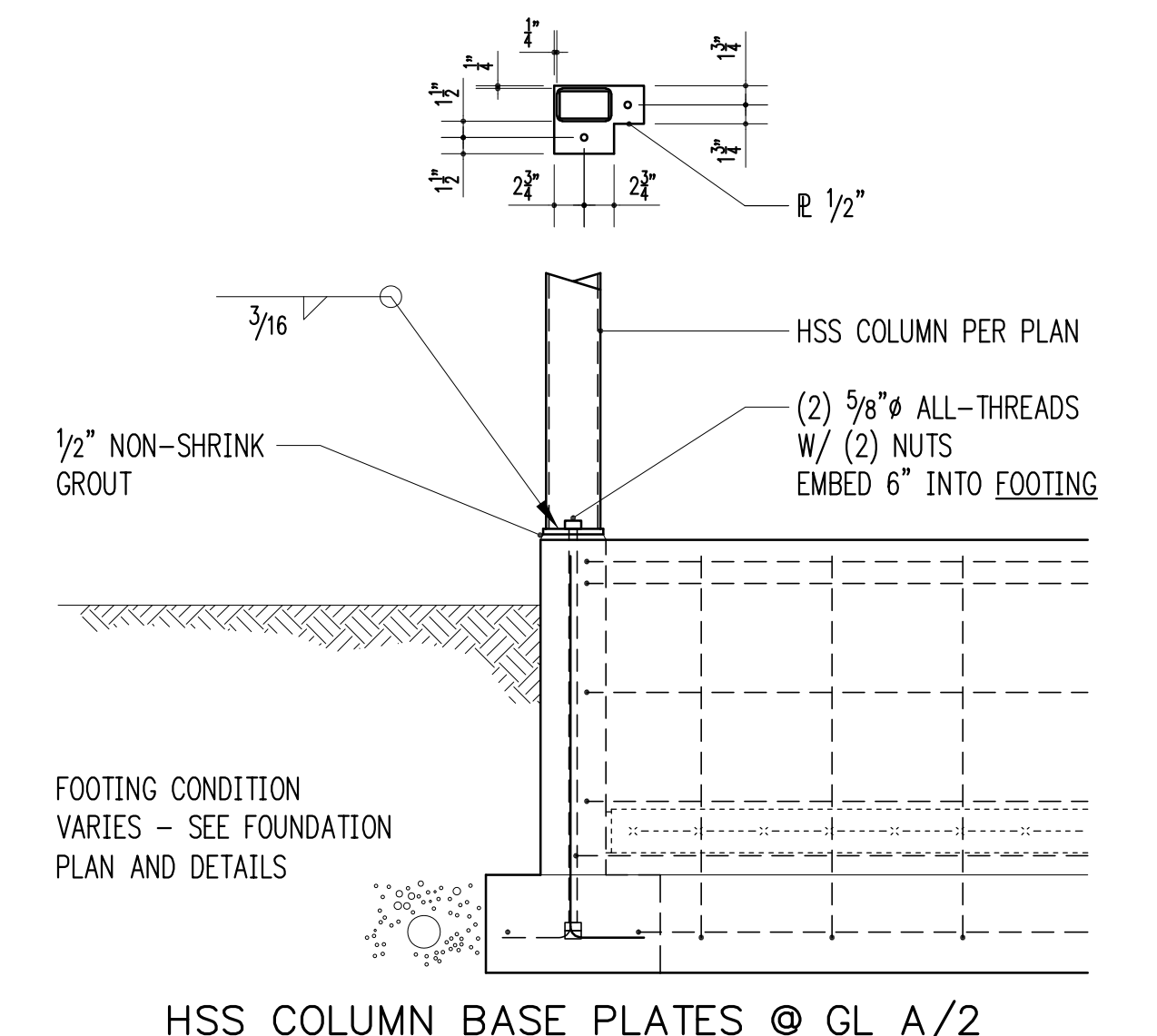
3/4" = 1'-0" SSK-21



3/4" = 1'-0" SSK-12



3/4" = 1'-0" SSK-10



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

HSS COLUMN BASE PLATES @ GL A/2

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S3.6
STRUCTURAL SKETCHES