

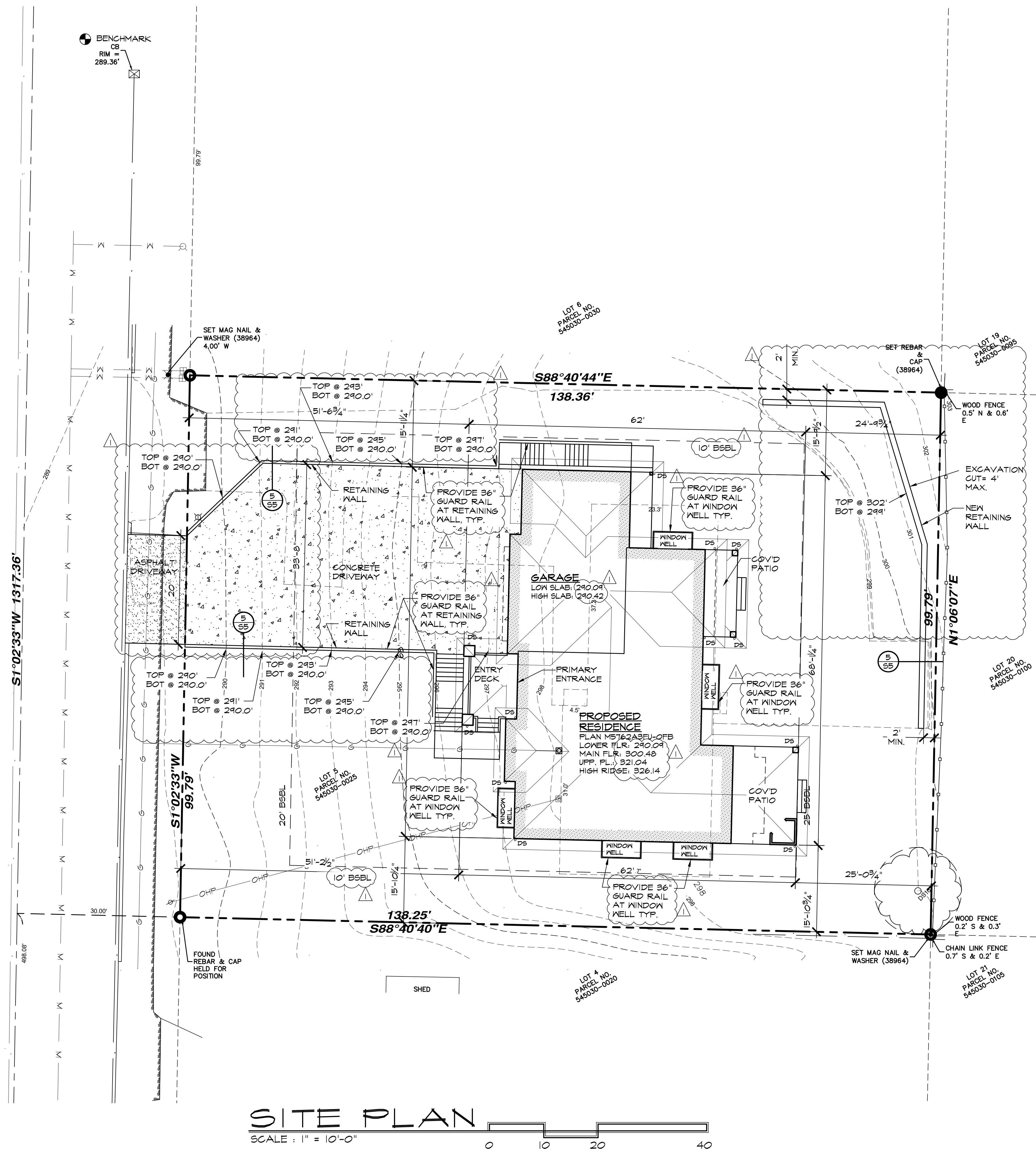
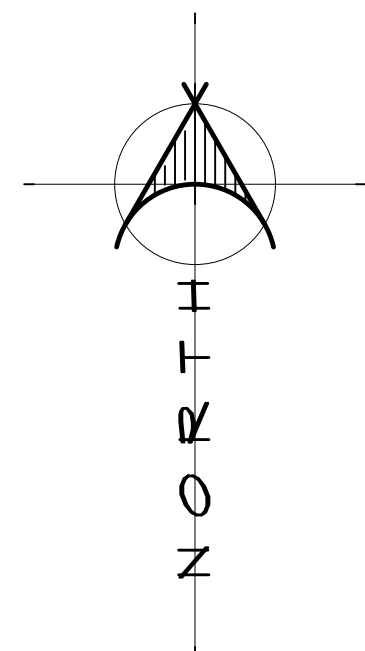
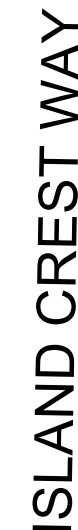
HIGHEST ELEVATION POINT OF LOT:	302.7 FT
LOWEST ELEVATION POINT OF LOT:	289.2 FT
ELEVATION DIFFERENCE:	13.5 FT
HORIZONTAL DIFFERENCE B/W HIGH AND LOW POINTS:	170.00 FT
LOT SLOPE	7.94 %

GROSS LOT AREA	13801 S.F.
NET LOT AREA	13801 S.F.
ALLOWED LOT COVERAGE AREA: 40%	5520 S.F.
EXISTING COVERAGE AREA	
ROOF AREA (HOUSE)	2610 S.F.
DRIVEWAY (EXCLUDING AREA UNDER ROOF)	3382 S.F.
TOTAL EXISTING COVERAGE AREA:	5992 S.F.
PROPOSED COVERAGE AREA	
ROOF AREA (HOUSE)	3195 S.F.
DRIVEWAY (EXCLUDING AREA UNDER ROOF)	1859 S.F.
TOTAL PROPOSED COVERAGE AREA:	5054 S.F.
	36.62%

GROSS LOT AREA	13801 S.F.
NET LOT AREA	13801 S.F.
ALLOWED LOT COVERAGE AREA: 40%	5520 S.F.
<u>DRIVEWAY IN FRONT SETBACK</u>	<u>590 S.F.</u>
MAXIMUM BUILDING PAD AREA:	4930 S.F.

GROSS LOT AREA	13801 S.F.
NET LOT AREA	13801 S.F.
AREA BORROWED FROM LOT COVERAGE	466 S.F.
ALLOWED HARDSCAPE AREA: 9% + AREA BORROWED	1708 S.F.
	12.38%
EXISTING HARDSCAPE	
	0.0 S.F.
TOTAL EXISTING HARDSCAPE:	0 S.F.
TOTAL HARDSCAPE REMOVED:	0.0 S.F.
PROPOSED HARDSCAPE	
STAIRS	260 S.F.
ROCKERIES AND RETAINING WALL	76 S.F.
TOTAL PROPOSED HARDSCAPE:	336 S.F.
TOTAL PROJECT HARDSCAPE:	336 S.F.
	2.44%

LOT AREA	13801 S.F.
MAX GROSS FLOOR AREA ALLOWED: 40% (R-9.6)	5520 S.F.
EXISTING FLOOR AREA	
MAIN FLOOR	1730 S.F.
REMOVED FLOOR AREA	1730 S.F.
PROPOSED FLOOR AREA	
LOWER FLOOR	1586 S.F.
GARAGE	704 S.F.
MAIN FLOOR	2308 S.F.
UPPER FLOOR	1868 S.F.
TOTAL PROPOSED FLOOR AREA:	6466 S.F.
MODIFIED FLOOR AREA	
BASEMENT AREA EXCLUDED	-1692 S.F.
ROOFED DECKS	116 S.F.
CEILING HEIGHT OVER 16FT (200%)	524 S.F.
STAIRCASE FOR 3 STORIES	104 S.F.
TOTAL PROPOSED BUILDING FLOOR AREA:	5518 S.F.
	39.98%



4102 ISLAND CREST WAY, MERCER ISLAND, WA 98040

545030-0025
13,801 S.F. (0.317 ACRES) AS SURVEYED

R-9.6

HIEN PHAN & TONY NGUYEN
6505 186TH ST SW / LYNNWOOD, WA 98037
PH: 206-350-4426 / EM: hein@southernbirch.com

ARCHITECTS NORTHWEST / SARAH WEIGHT, PM
18915-142ND AVE NE / #100; WOODINVILLE, WA 98072
PH: 425 485 4900 / EM: SARAH@ARCHITECTSNW.COM

ZVELT ENGINEERING DESIGN, PLLC / GABRIELA SIIA, P.E.
6619-132ND AVE NE / #126; KIRKLAND, WA 98033
PH: 425-242-8042 / EM: gabriela.siiia@outlook.com

LOT 5, BLOCK A, MERCER CREST, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME
42 OF PLATS, PAGE 26, RECORDS OF KING
COUNTY, WASHINGTON;

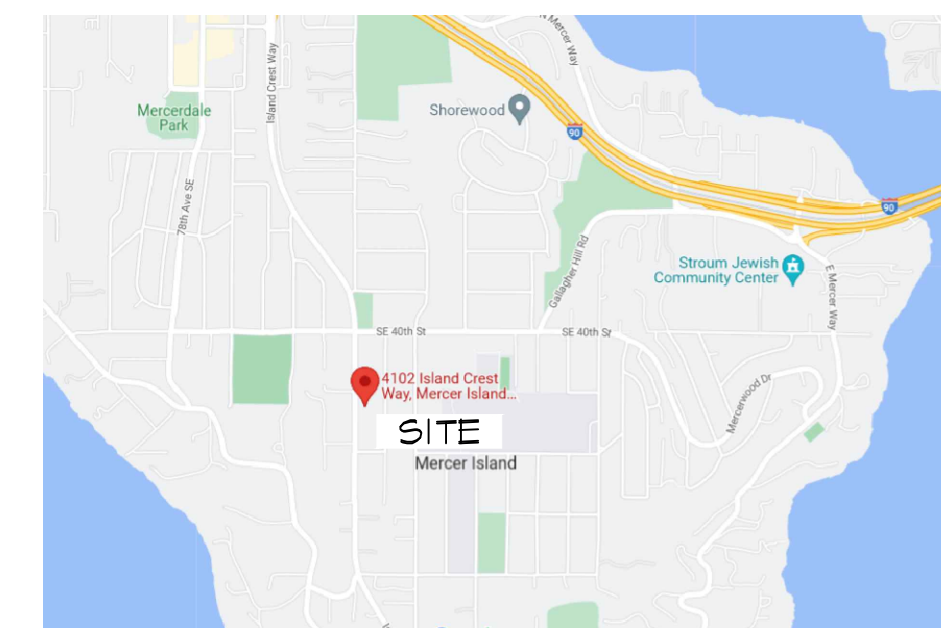
SITUATE IN THE CITY OF MERCER ISLAND,
COUNTY OF KING, STATE OF WASHINGTON.

ACCEPTED A BEARING OF N011°02'33"E FOR THE
CENTERLINE OF ISLAND CREST WAY BASED ON
FOUND MONUMENTS.
RECORD OF SURVEY BY TERRACE FOR JULIE
ROSS, RECORDED ON JULY 21, 2022 IN VOLUME
469 OF SURVEYS, PAGES 220 AND 221, UNDER
RECORDING NO. 20220721000022, RECORDS OF
KING COUNTY, WASHINGTON.

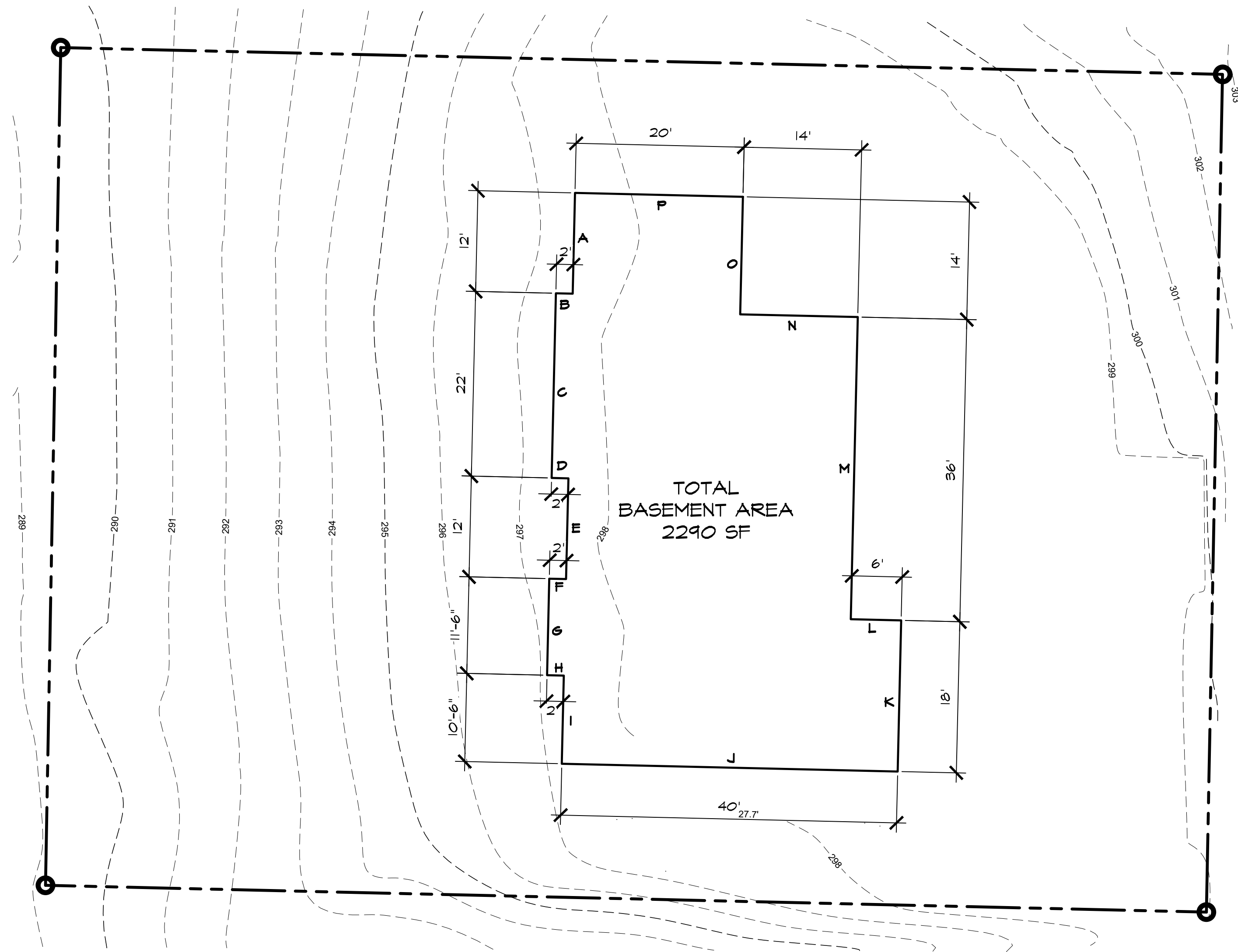
ELEVATIONS SHOWN ON THIS DRAWING WERE
DERIVED FROM GPS OBSERVATION USING THE WSRN

DATUM - NAVD 88

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL
ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL
OR PLUS / MINUS 0.5' FOR THIS PROJECT.



 VICINITY MAP (NTS)



BASEMENT EXCLUSION CALCULATION

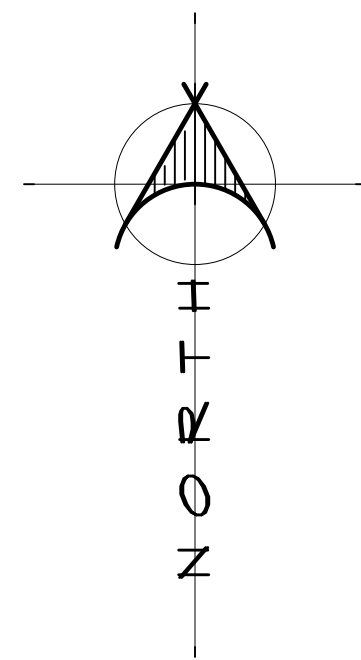
BASEMENT CALCULATION					
WALL SEGMENT	WALL LENGTH (FT)	WALL AREA @ 9' HT (SF)	COVERAGE AREA (SF)	COVERAGE = COVERAGE AREA / WALL AREA (%)	RESULT = LENGTH x COVERAGE (%)
A	12.00	108.00	0.00	0.00	0.00
B	2.00	18.00	0.00	0.00	0.00
C	22.00	198.00	0.00	0.00	0.00
D	2.00	18.00	0.00	0.00	0.00
E	12.00	108.00	41.42	0.38	4.60
F	2.00	18.00	12.43	0.69	1.38
G	11.50	103.50	85.15	0.82	9.46
H	2.00	18.00	15.13	0.84	1.68
I	10.50	94.50	79.41	0.84	8.82
J	40.00	360.00	331.25	0.92	36.81
K	18.00	162.00	162.00	1.00	18.00
L	6.00	54.00	54.00	1.00	6.00
M	36.00	324.00	324.00	1.00	36.00
N	14.00	126.00	126.00	1.00	14.00
O	14.00	126.00	126.00	1.00	14.00
P	20.00	180.00	132.68	0.74	14.74
TOTALS:	224.00				165.50

EXCLUDED BASEMENT AREA = TOTAL BASEMENT FLOOR AREA x (RESULT / TOTAL WALL LENGTH):

TOTAL BASEMENT FLOOR AREA =	2290.00	S.F.
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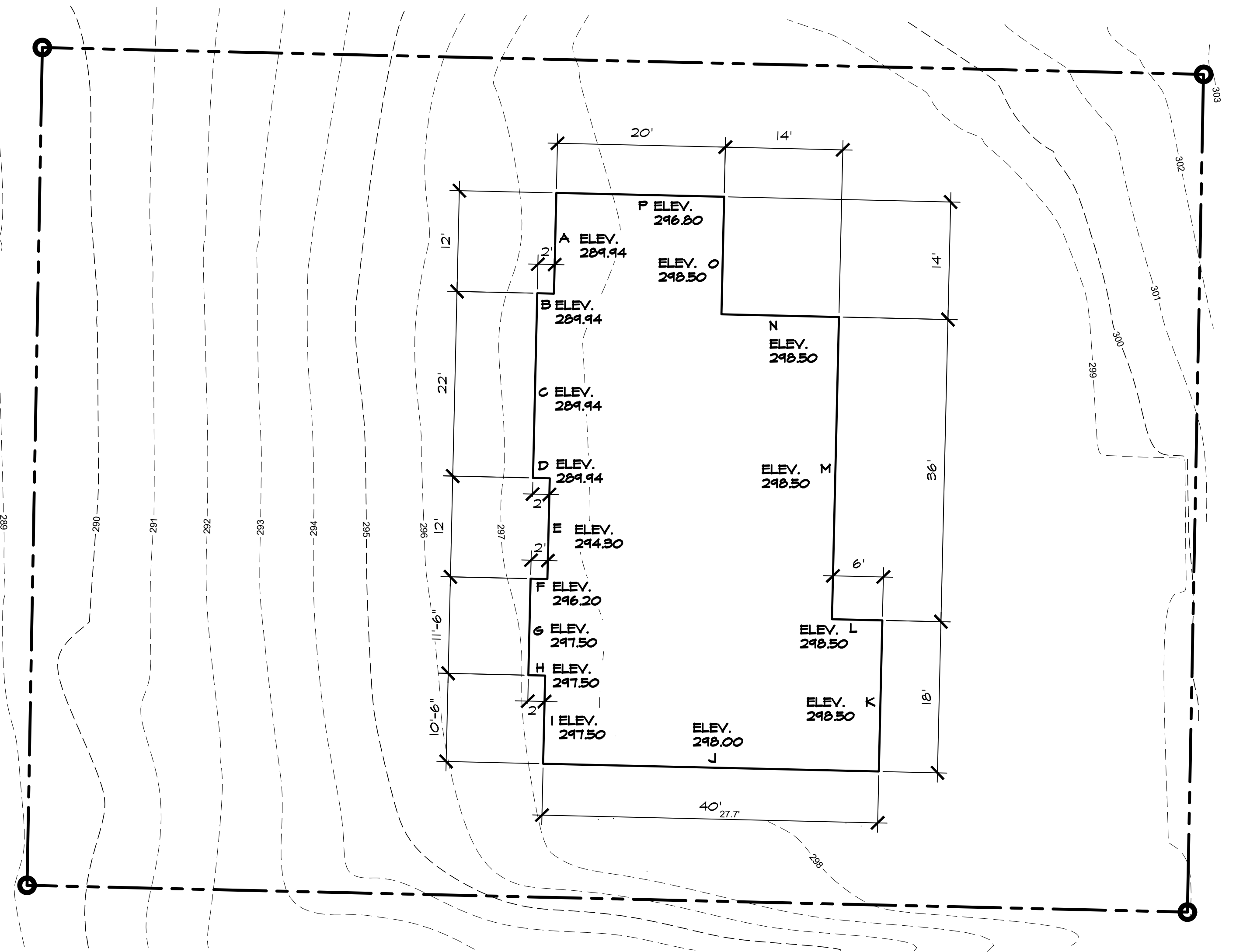
EXCLUDED BASEMENT AREA = 2290.00 x 165.50 / 224.00

EXCLUDED BASEMENT AREA =	1691.91	S.F.
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AREA DIAGRAMS

SCALE : 1" = 10'-0"

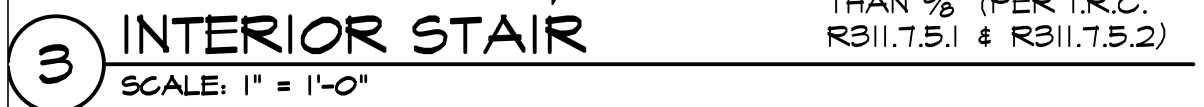


BUILDING HEIGHT CALCULATION

HEIGHT CALCULATION			
WALL SEGMENT	WALL LENGTH	MIDPOINT ELEVATION	PRODUCT
A	12.00	289.94	3479.28
B	2.00	289.94	579.88
C	22.00	289.94	6378.68
D	2.00	289.94	579.88
E	12.00	294.30	3531.60
F	2.00	296.20	592.40
G	11.50	297.50	3421.25
H	2.00	297.50	595.00
I	10.50	297.50	3123.75
J	40.00	298.00	11920.00
K	18.00	298.50	5373.00
L	6.00	298.50	1791.00
M	36.00	298.50	10746.00
N	14.00	298.50	4179.00
O	14.00	298.50	4179.00
P	20.00	296.80	5936.00
TOTALS:	224.00		66405.72

AVERAGE EXG GRADE = TOTAL PRODUCTS/ TOTAL WALL LENGTHS:

66405.7	/	224.00	=	296.45	AVG. BLDG ELEV.
MAX HT. ALLOWABLE =			+	30.00	
MAX ELEVATION @ RIDGE =				326.45	
PROPOSED RIDGE ELEVATION =			-	326.16	
PROPOSED RIDGE =				0.29	BELOW HT. LIMIT



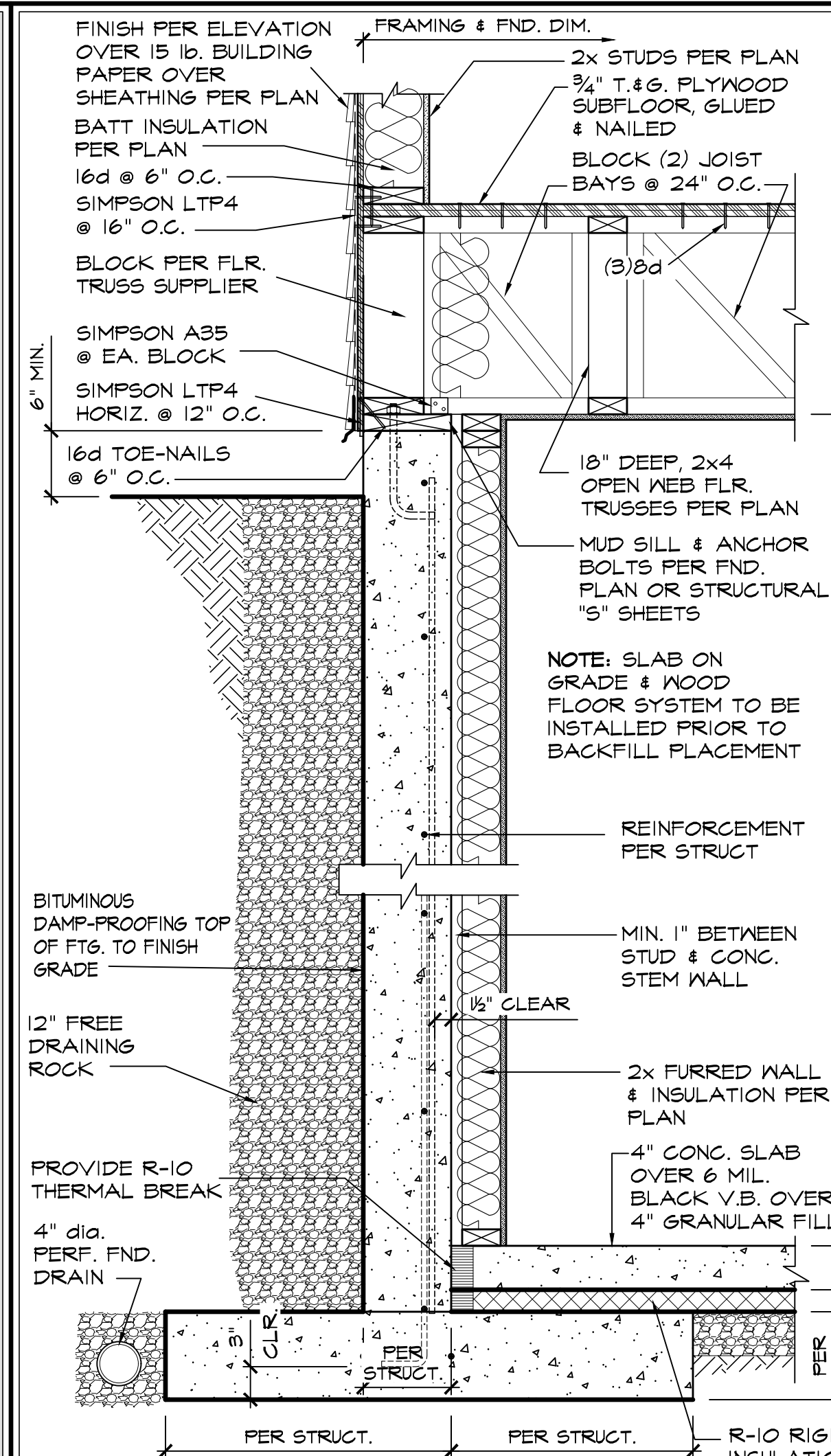
Minimum Ventilation Provided =	1257.09 s.i.	IS GREATER THAN :	1253.76 s.i. Req'd
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INTERMITTENT FLOW RATE 229.359 CFM

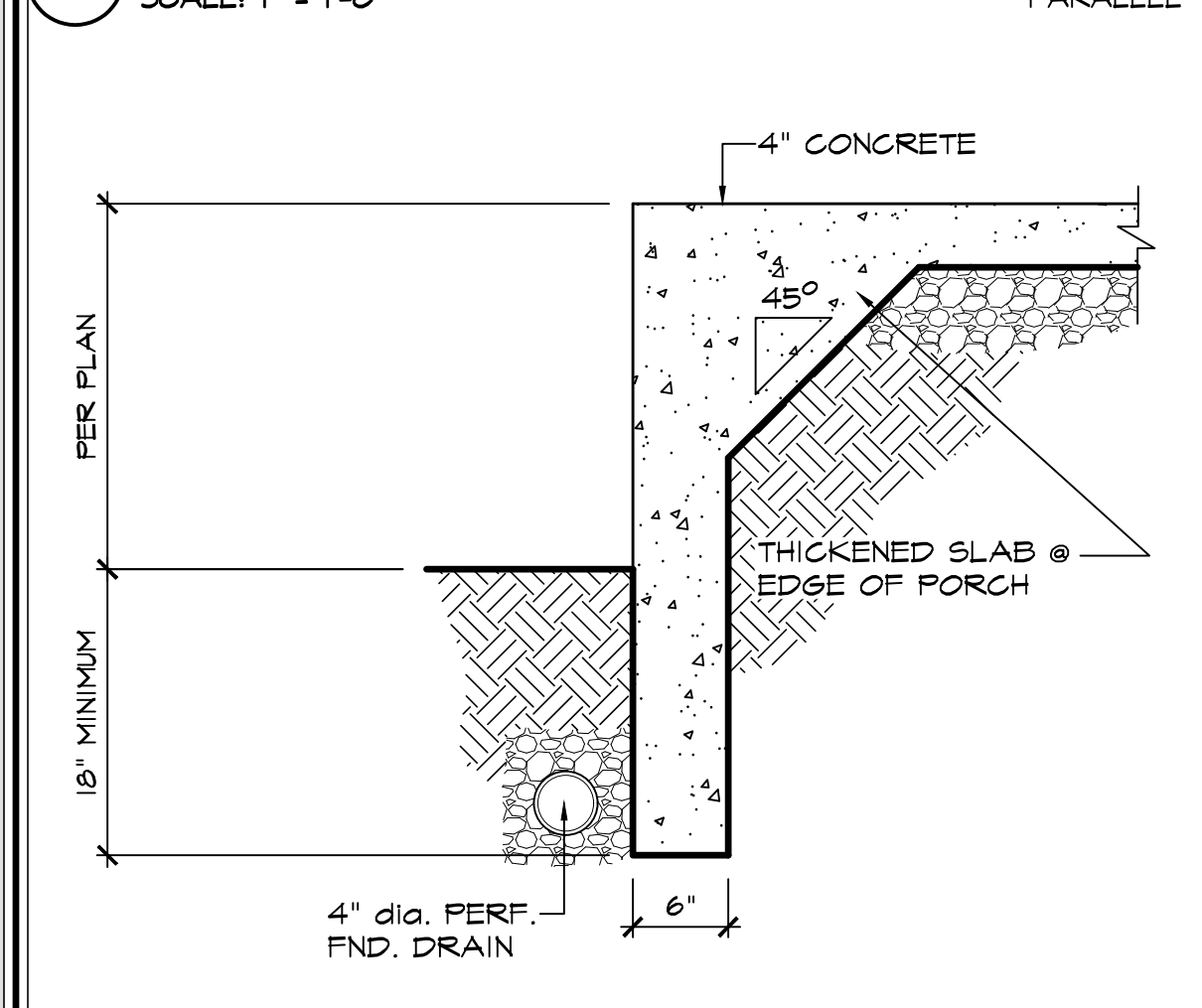
Use 1.25 for heat pump: Building & Duct Heat Loss x 1.25

(not included in sum of all glazing above)

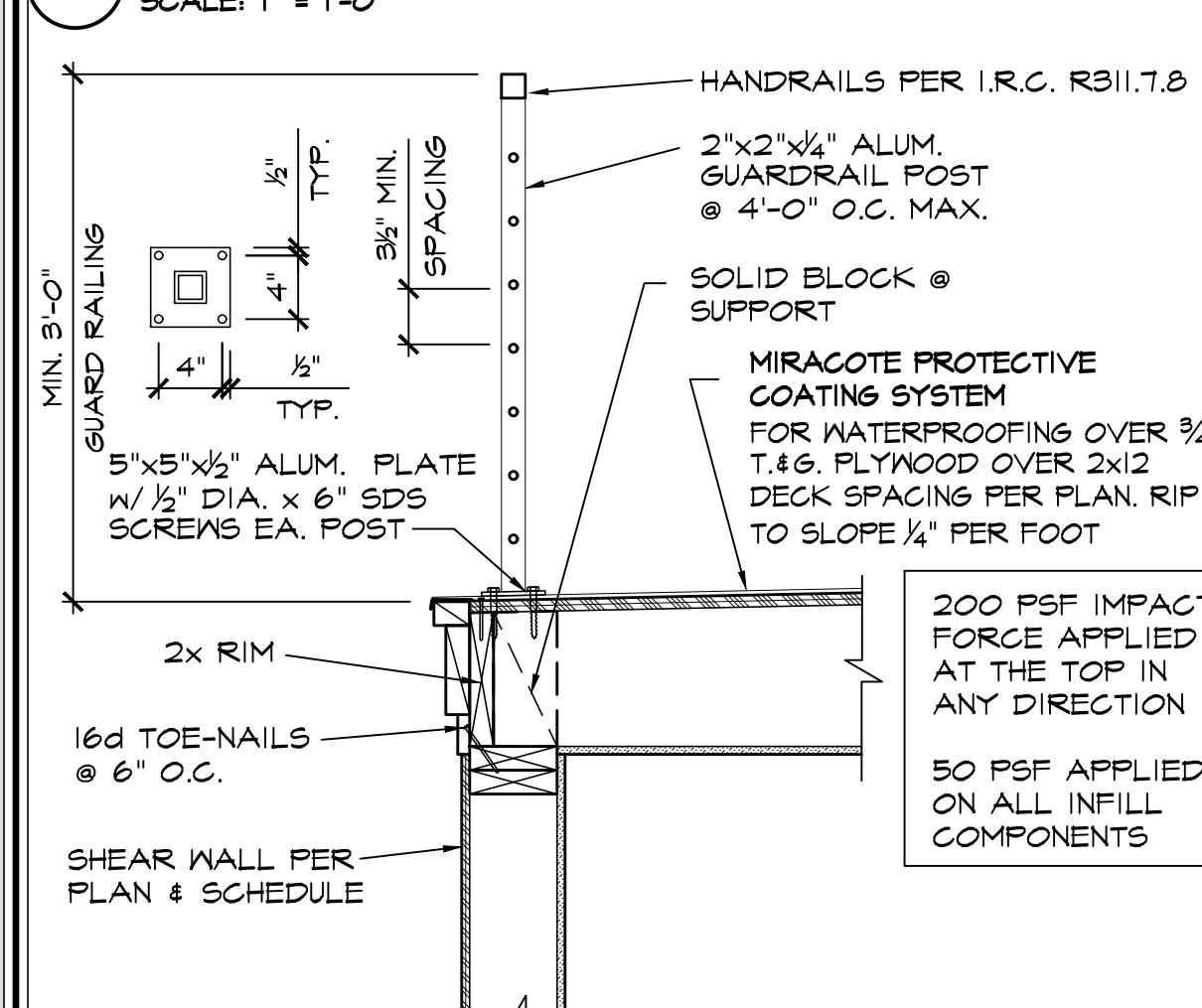
7.1	Appliances & Storage	0.0
Total Credits		7.0



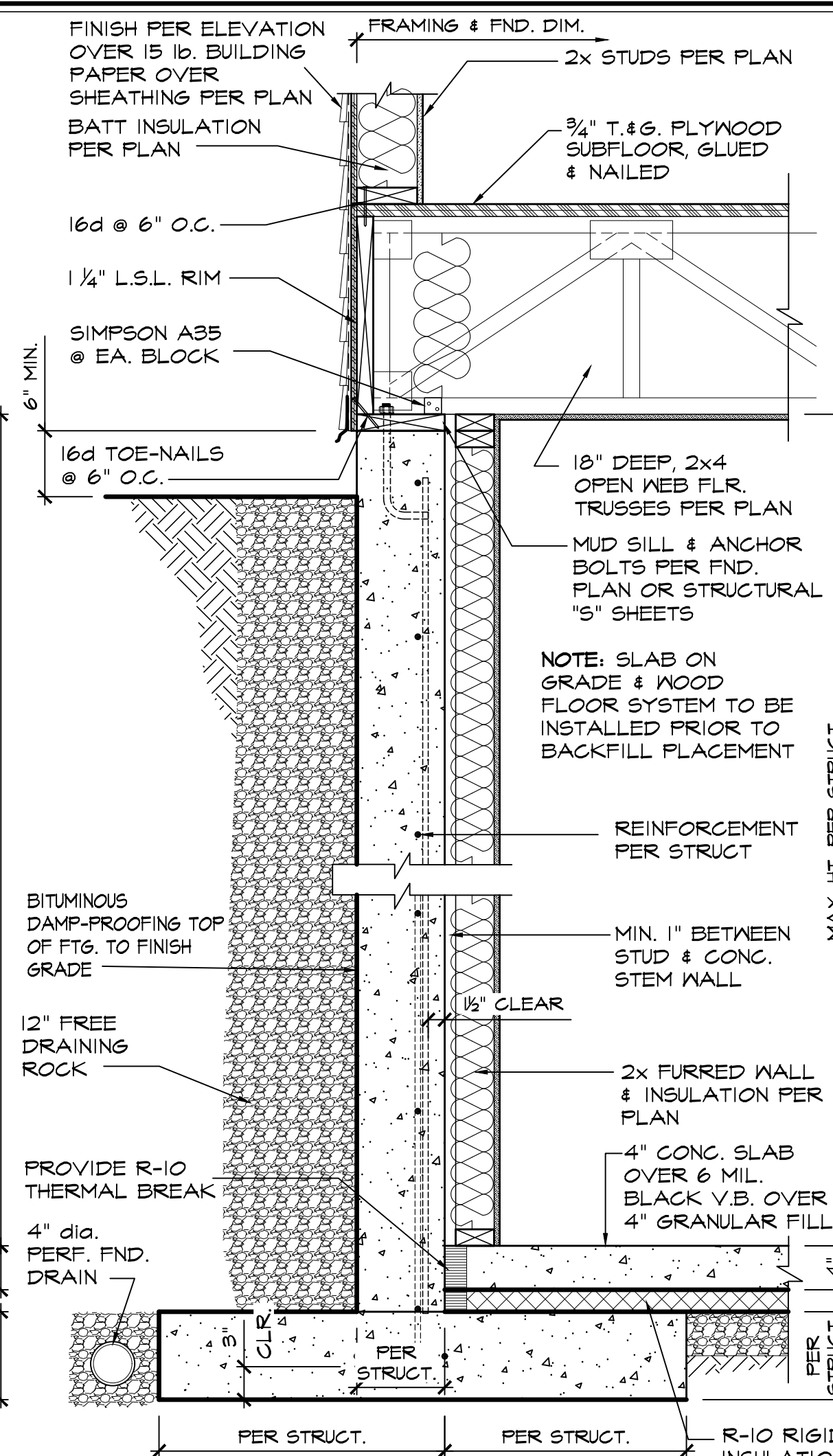
1 BASEMENT FND. WALL
SCALE: 1" = 1'-0"



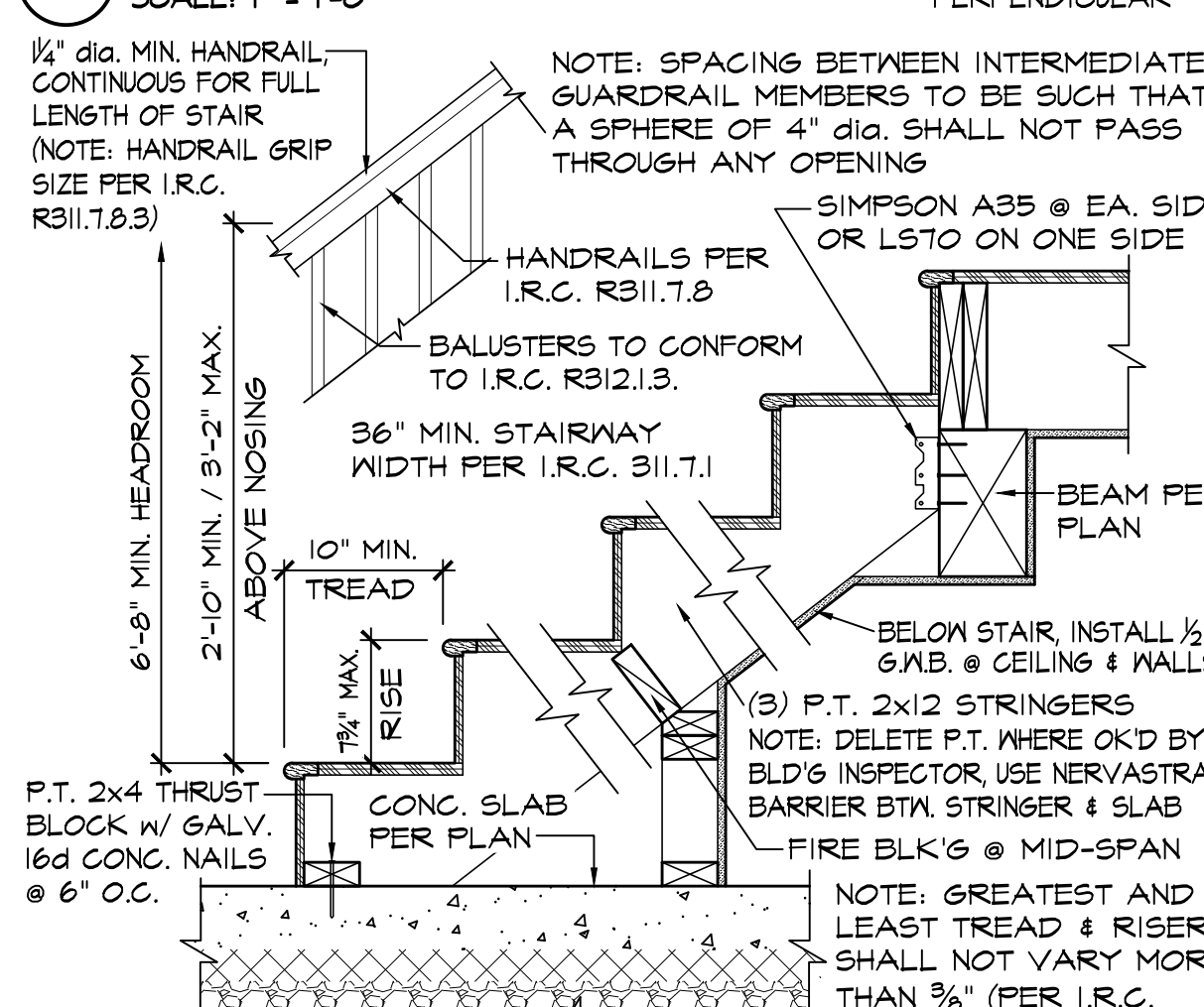
2 BASEMENT FND. WALL
SCALE: 1" = 1'-0"



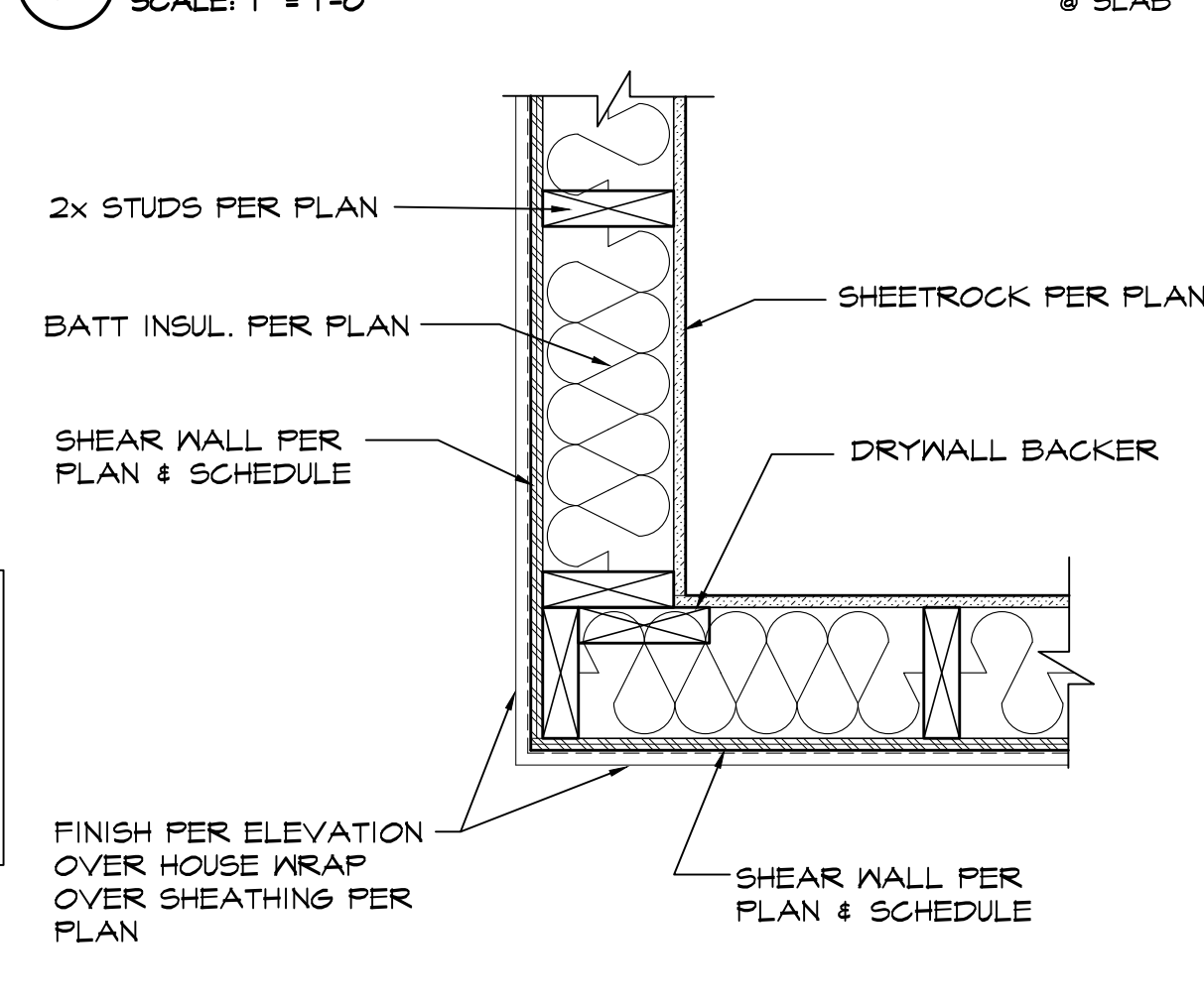
3 FND. WALL PORCH/PATIO
SCALE: 1" = 1'-0"



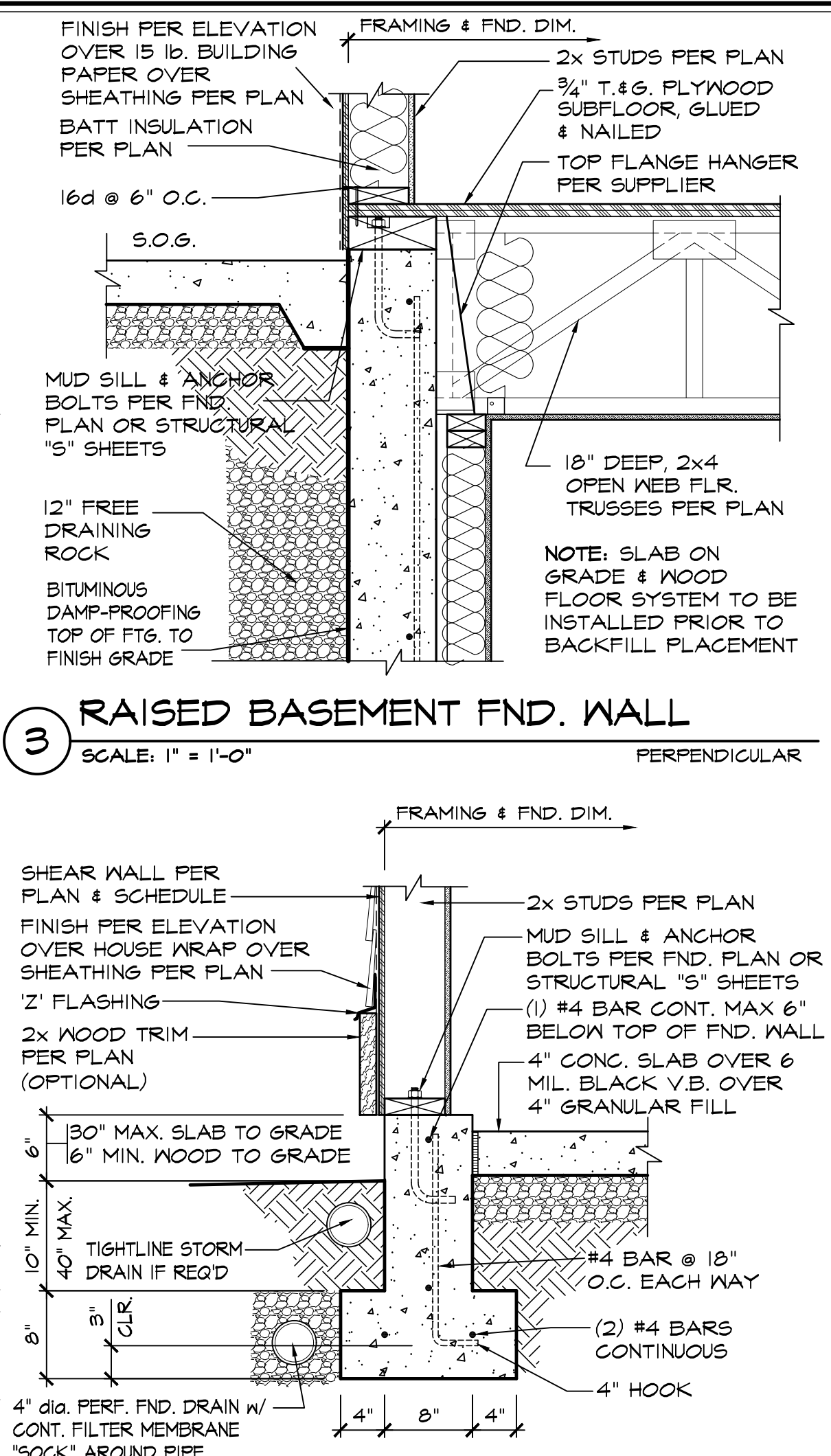
4 BASEMENT FND. WALL
SCALE: 1" = 1'-0"



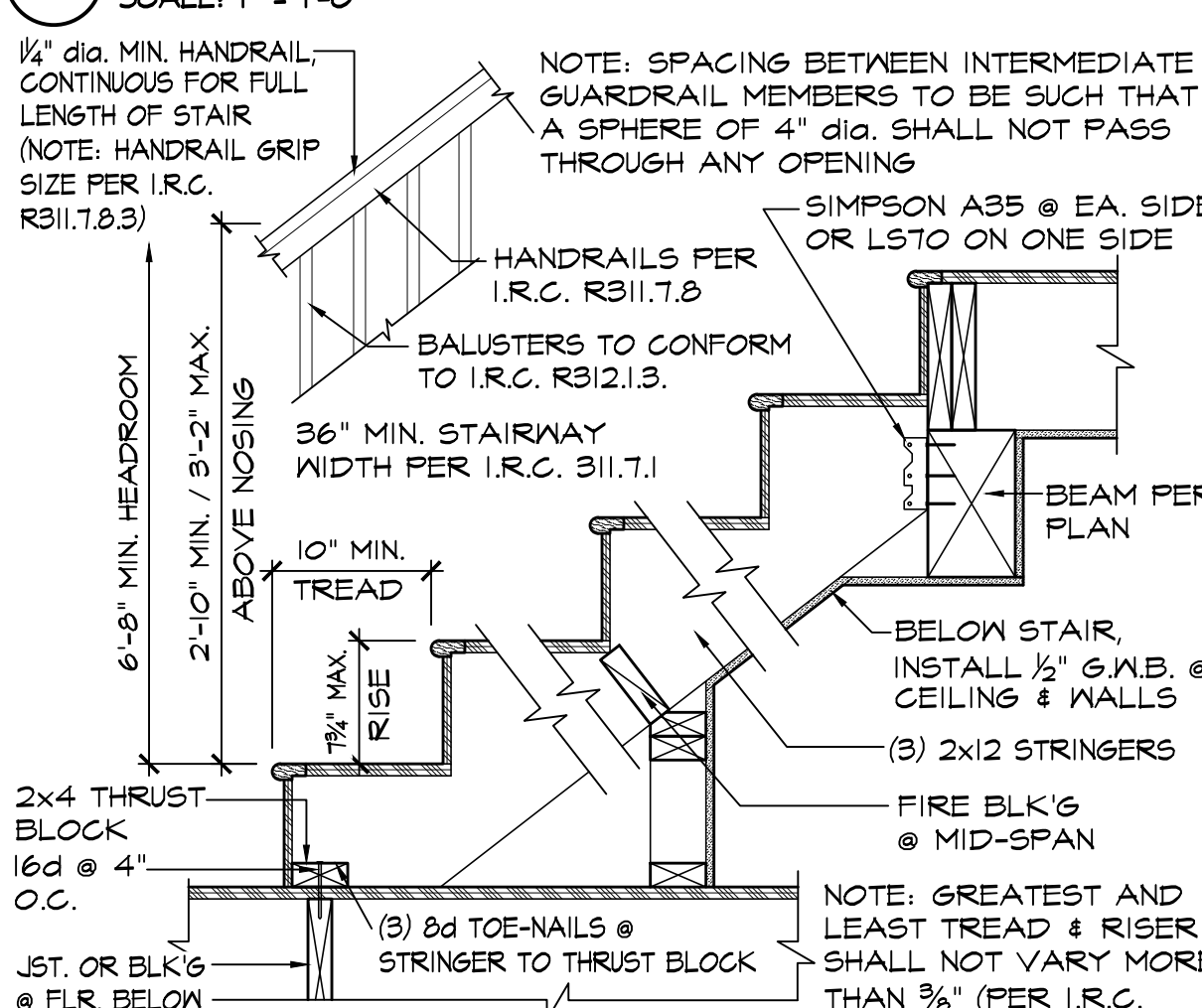
5 INTERIOR STAIR
SCALE: 1" = 1'-0"



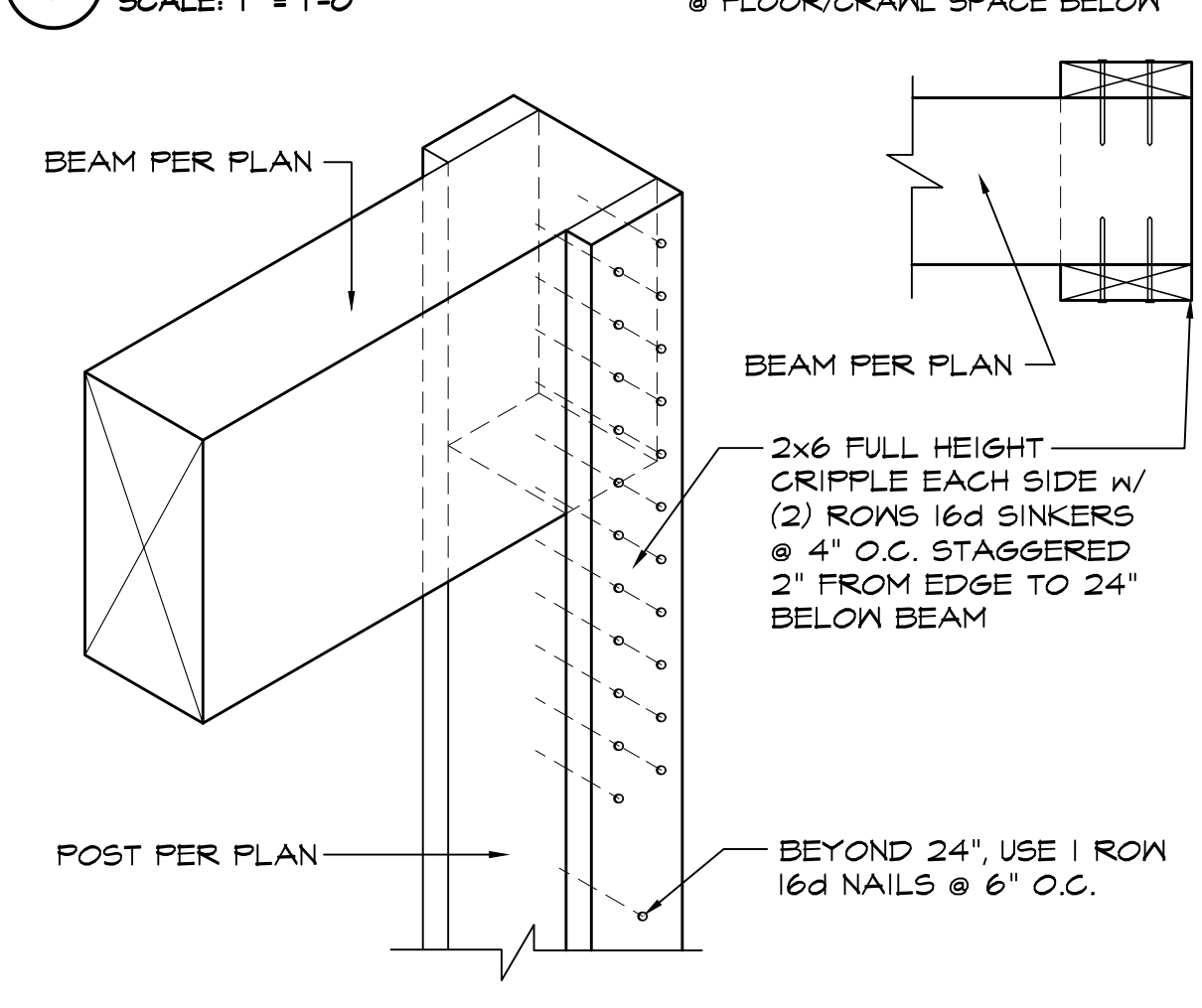
6 TYPICAL CORNER FRAMING
SCALE: NOT TO SCALE



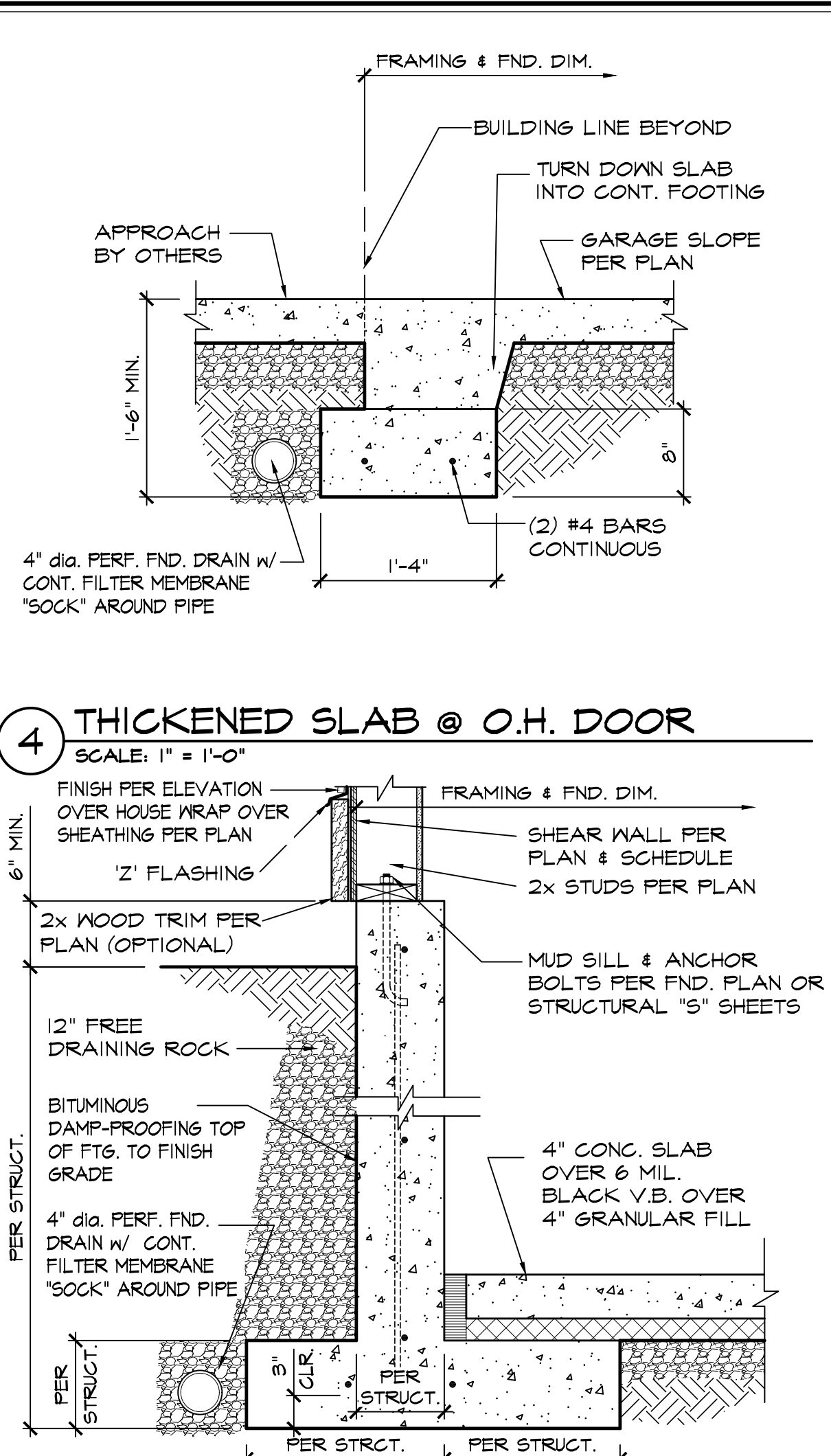
7 RAISED BASEMENT FND. WALL
SCALE: 1" = 1'-0"



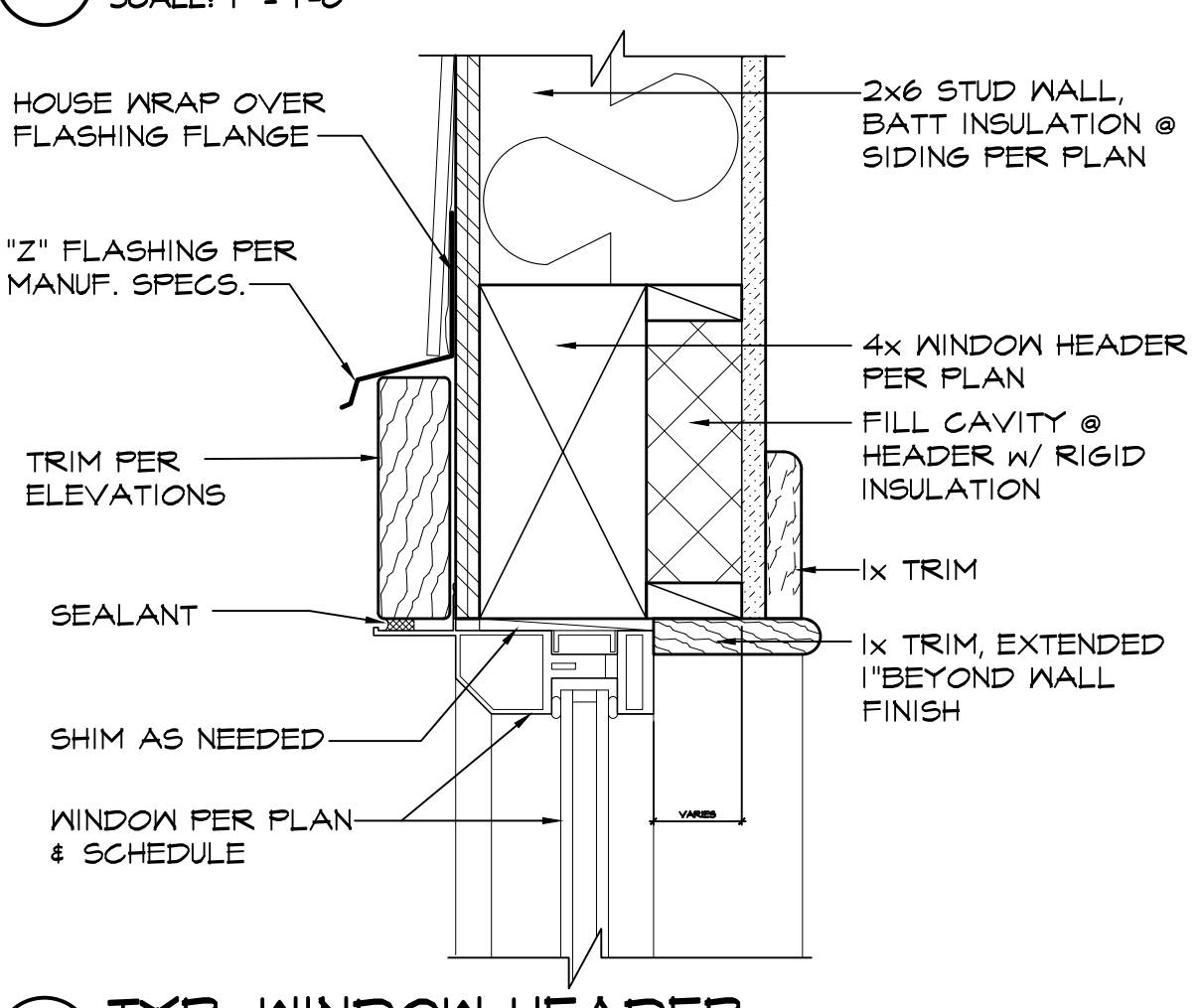
8 INTERIOR STAIR
SCALE: 1" = 1'-0"



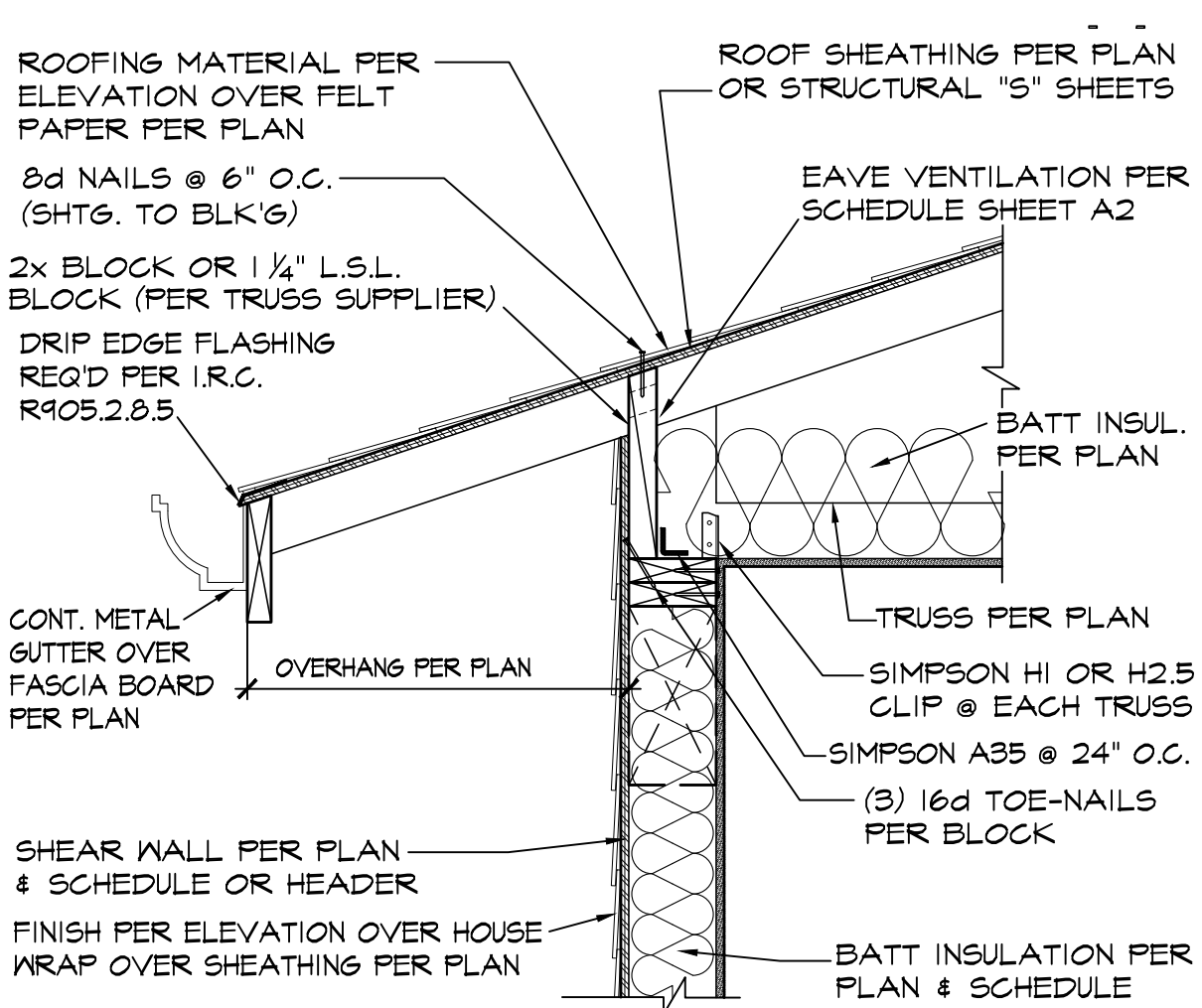
9 BEAM DETAIL
SCALE: NOT TO SCALE



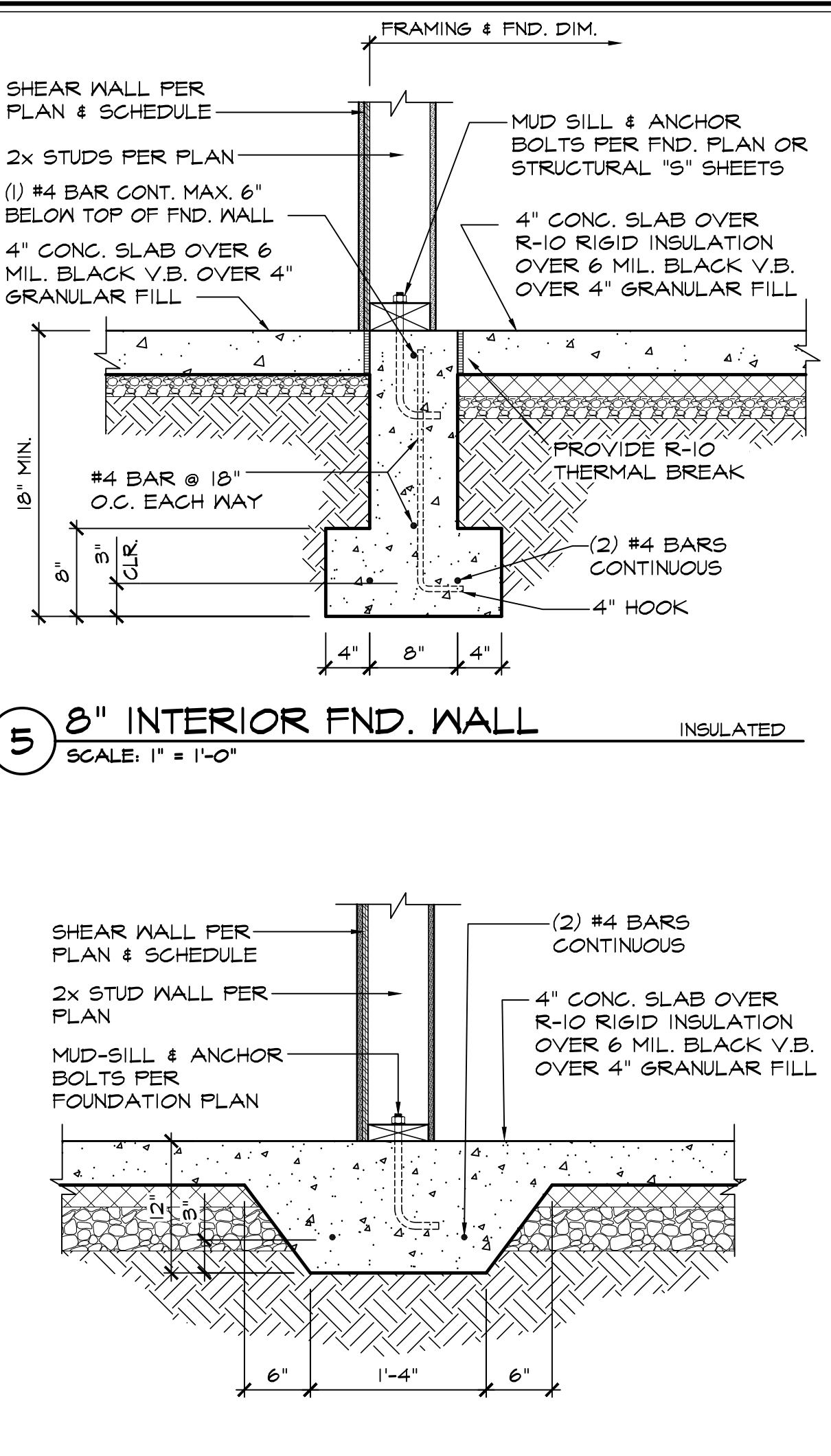
10 THICKENED SLAB @ O.H. DOOR
SCALE: 1" = 1'-0"



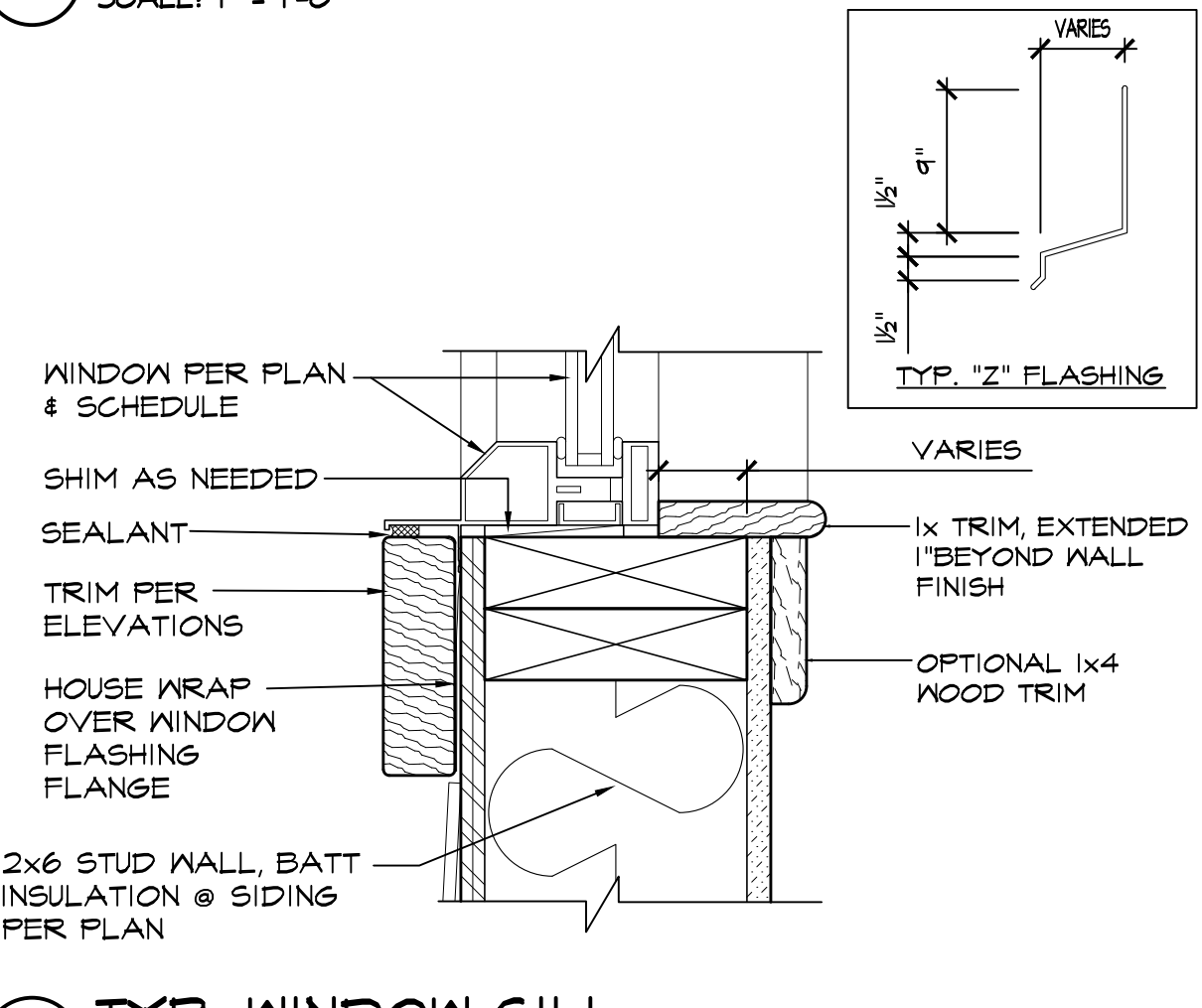
11 CANT'L RETAINING WALL
SCALE: 1" = 1'-0"



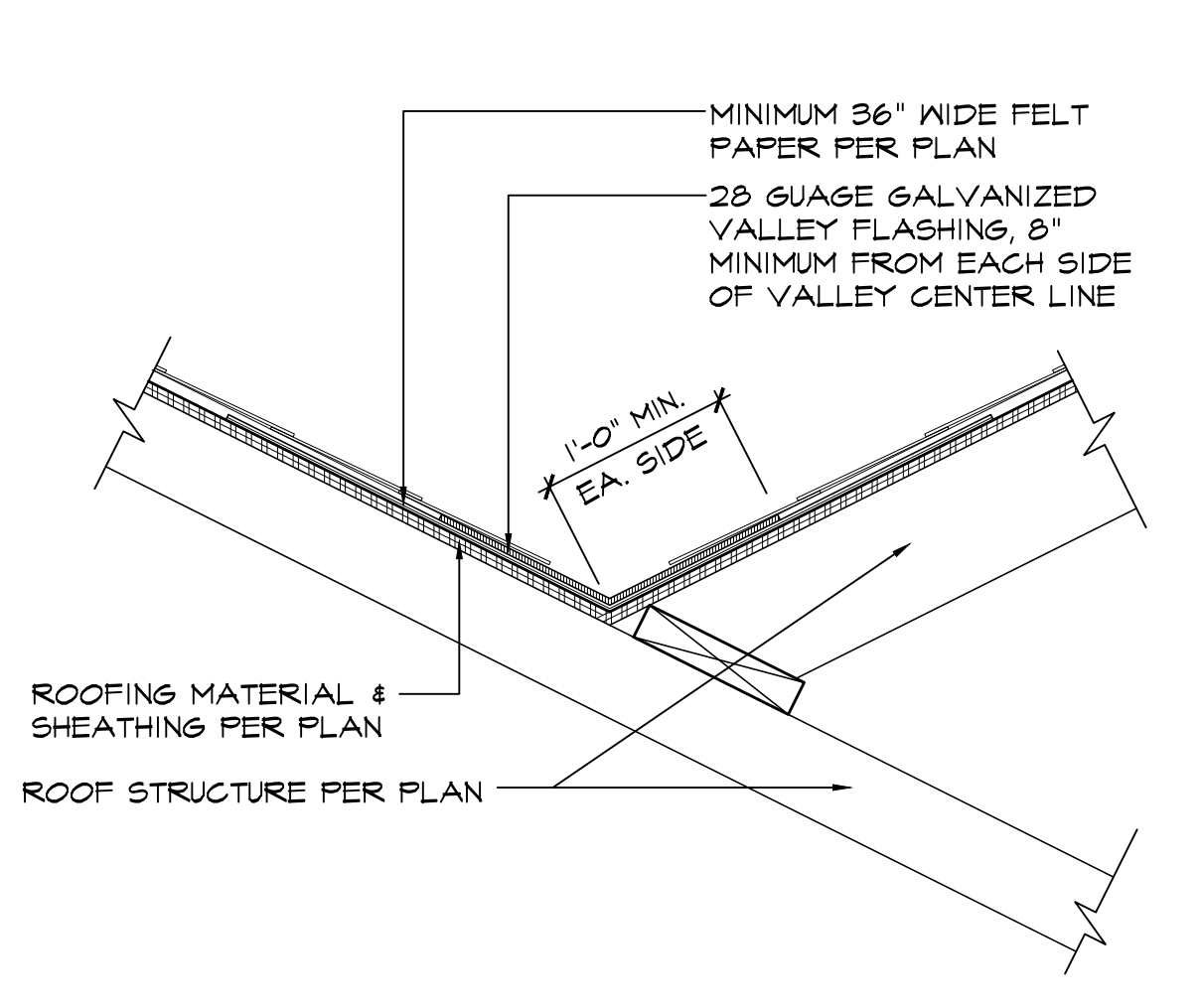
12 TRUSS HEEL @ FLAT CEILING/EAVE
SCALE: 1" = 1'-0"



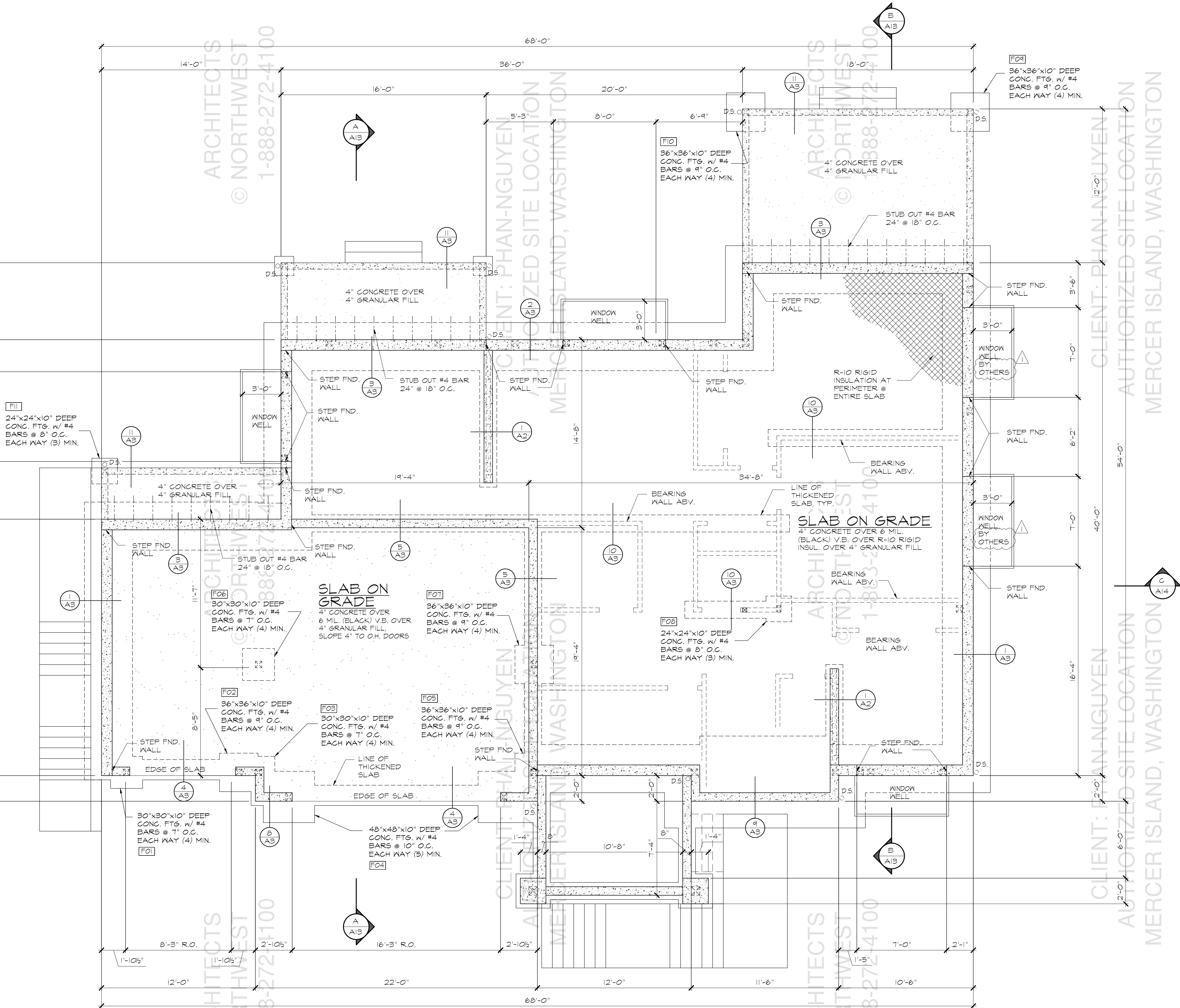
13 8" INTERIOR FND. WALL
SCALE: 1" = 1'-0"



14 THICKENED SLAB
SCALE: 1" = 1'-0"



15 TYP. WINDOW HEADER
SCALE: NOT TO SCALE

CLIENT: PHAN-NGUYEN
AUTHORIZED SITE LOCATION
MERCER ISLAND, WASHINGTON

FOUNDATION PLAN

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

NOTE: SEE 'S' SHEETS FOR
LATERAL INFORMATION &
ENGINEERING DETAILS

FOUNDATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
3. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
4. SOFFIT, VENT & INSULATE CANTILEVERED AREAS.
5. STEP FOUNDATION PER SITE CONDITIONS.
6. 1500 P.S.F. ASSUMED SOIL BEARING CAPACITY SHALL BE VERIFIED IN FIELD.
7. SEE SHEET A1 FOR ADDITIONAL NOTES.
8. SEE SHEET A2 FOR FOUNDATION VENTILATION CALCULATION.

PHAN-NGUYEN RESIDENCE

4102 ISLAND CREST WAY, MERCER ISLAND, WA 98040

PLAN M5762A3FU-OFB

ARCHITECTS
NORTHWEST

18915-142nd AVENUE NE SUITE 100 WOODINVILLE, WA 98072

OFFICE: (425) 485-4900 FAX: (425) 487-6585

WWW.ARCHITECTSNW.COM

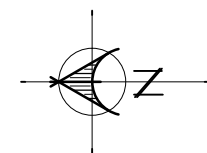
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REGISTERED ARCHITECT
1/8/14

A4

A14

AWN WOODINVILLE OFFICE
JOB NUMBER:
220185

CLIENT: PHAN-NGUYEN
AUTHORIZED SITE LOCATION
MERCER ISLAND, WASHINGTONCLIENT: PHAN-NGUYEN
AUTHORIZED SITE LOCATION
MERCER ISLAND, WASHINGTON

MAIN FLOOR FRAMING PLAN

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

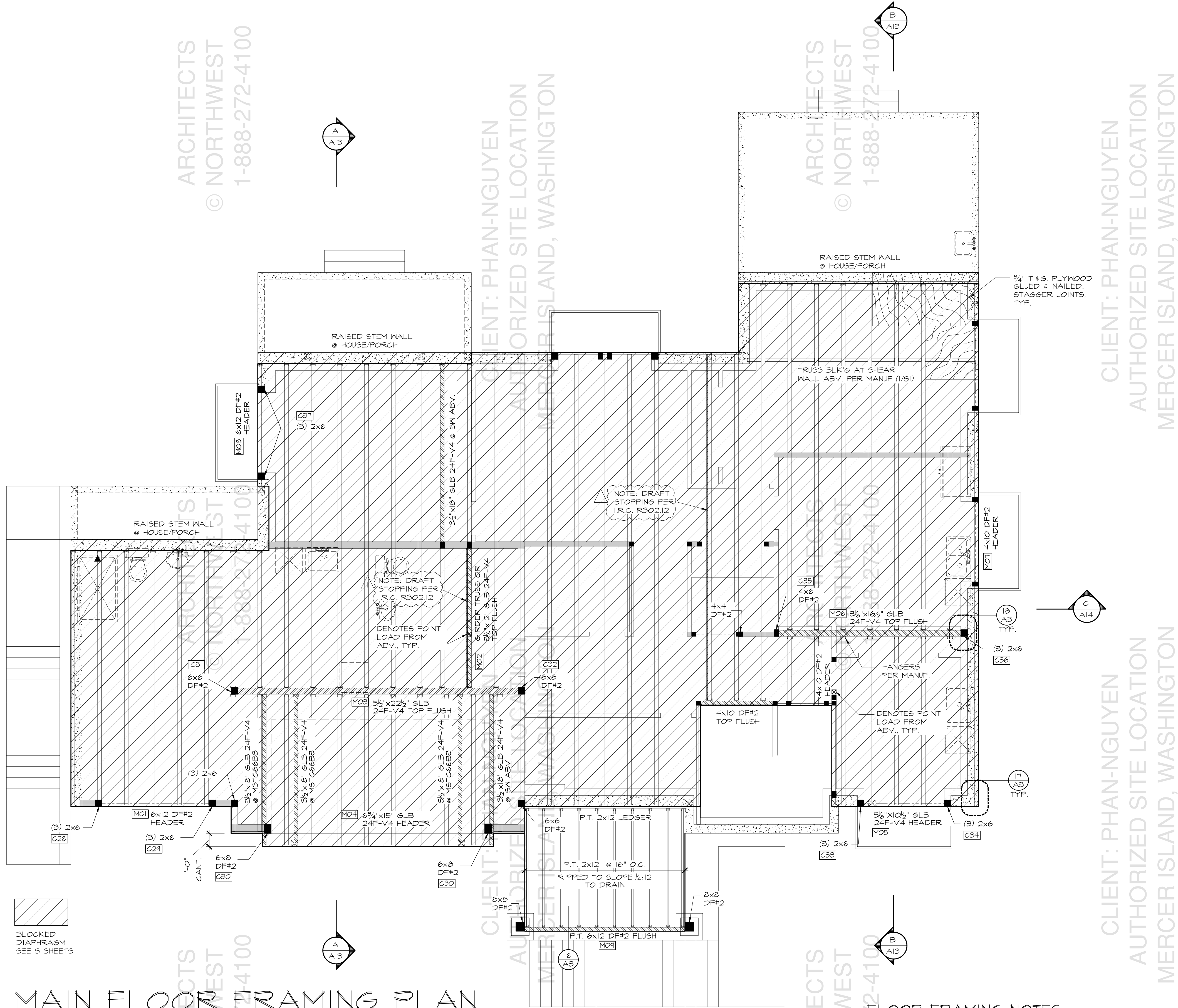
NOTE: ROOF EAVES THAT ARE WITHIN 5'-0" OF THE PROPERTY LINE TO HAVE FIRE-BLOCKING FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING. PER I.R.C. TABLE R302.1(1) FOOTNOTE 'a'.

NOTE: SEE 'S' SHEETS FOR LATERAL INFORMATION & ENGINEERING DETAILS

BEAM SCHEDULE

PLAN VIEW	DESCRIPTION
---	DROPPED BEAM DESIGNATED ON FLOOR PLANS.
----	DROPPED BEAM DESIGNATED ON FRAMING PLANS.
=====	FLUSH AND TOP FLUSH BEAM DESIGNATED ON FRAMING PLANS.

BLOCKED
DIAPHRAGM
SEE S SHEETS



FLOOR FRAMING NOTES:

- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- ALL FLOOR JOISTS TO BE 18" DEEP, 2x4 OPEN WEB FLOOR TRUSSES @ 24" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.)
- ALL BEAMS & HEADERS TO BE 4x10 DF#2 U.N.O.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- BEARING WALLS ARE SHADED.
- PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
- INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- SEE SHEET A1 FOR ADDITIONAL NOTES.

PHAN-NGUYEN RESIDENCE

4102 ISLAND CREST WAY, MERCER ISLAND, WA 98040

PLAN M5762A3FU-OFB

DESIGNED BY: SW DATE: 12/20/22
DRAWN BY: JSC DATE: 3/2/23

PROJECT MANAGER: SARAH WEIGHT
REVISED BY: JSC DATE: 10/15/24
LATERAL JOB NUMBER: 23-111

LATERAL BY: ZED DATE: 3/2/23
LATERAL JOB NUMBER: 23-111

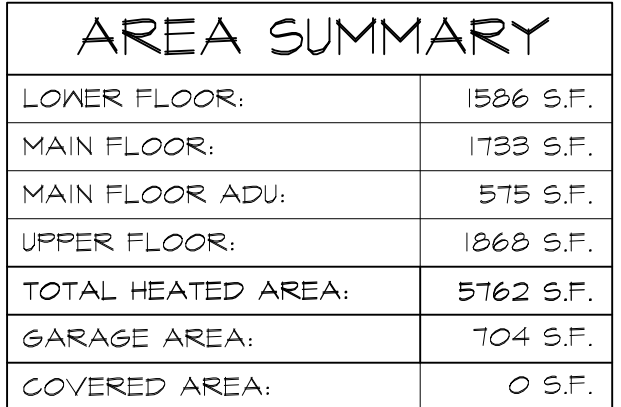
A6
A14

AWN WOODVILLE OFFICE
JOB NUMBER:
220185

ARCHITECTS
NORTHWEST
18915-142nd AVENUE NE SUITE 100 WOODINVILLE, WA 98072
OFFICE: (425) 485-4900 FAX: (425) 487-6585
WWW.ARCHITECTSNW.COM

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REGISTERED
ARCHITECT
1/8/14



GFA SUMMARY	
LOWER FLOOR:	1586 S.F.
GARAGE:	704 S.F.
MAIN FLOOR:	2308 S.F.
MAIN FLOOR (200% MOD)	524 S.F.
UPPER FLOOR:	1868 S.F.
UPPER COV'D DECK:	116 S.F.
UPPER STAIRS:	104 S.F.
TOTAL GFA:	7210 S.F.
BASEMENT EXCLUDED:	-1692 S.F.
TOTAL GFA:	5518 S.F.

2018 W.S.E.C. CREDITS

FUEL NORMALIZATION
(SYSTEM TYPE 2)
FOR AN INITIAL HEATING SYSTEM
USING A HEAT PUMP THAT MEETS
FEDERAL STANDARDS FOR THE
EQUIPMENT LISTED IN TABLE
C403.3.2(1)C OR C403.3.2(2)

EFFICIENT BUILDING ENVELOPE:
(PER OPTION 1.3)
PRESCRIPTIVE COMPLIANCE IS
BASED ON R402.1.1 WITH THE
FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION
U=0.28, FLOOR R-38, SLAB ON
GRADE R-10

AIR LEAKAGE CONTROL AND
EFFICIENT VENTILATION
OPTIONS:
(PER OPTION 2.2)
COMPLIANCE BASED ON
SECTION R402.4.1.2:
REDUCE THE TESTED AIR
LEAKAGE TO 2.0 AIR CHANGES
PER HOUR MAXIMUM AT 50
PASCALS.

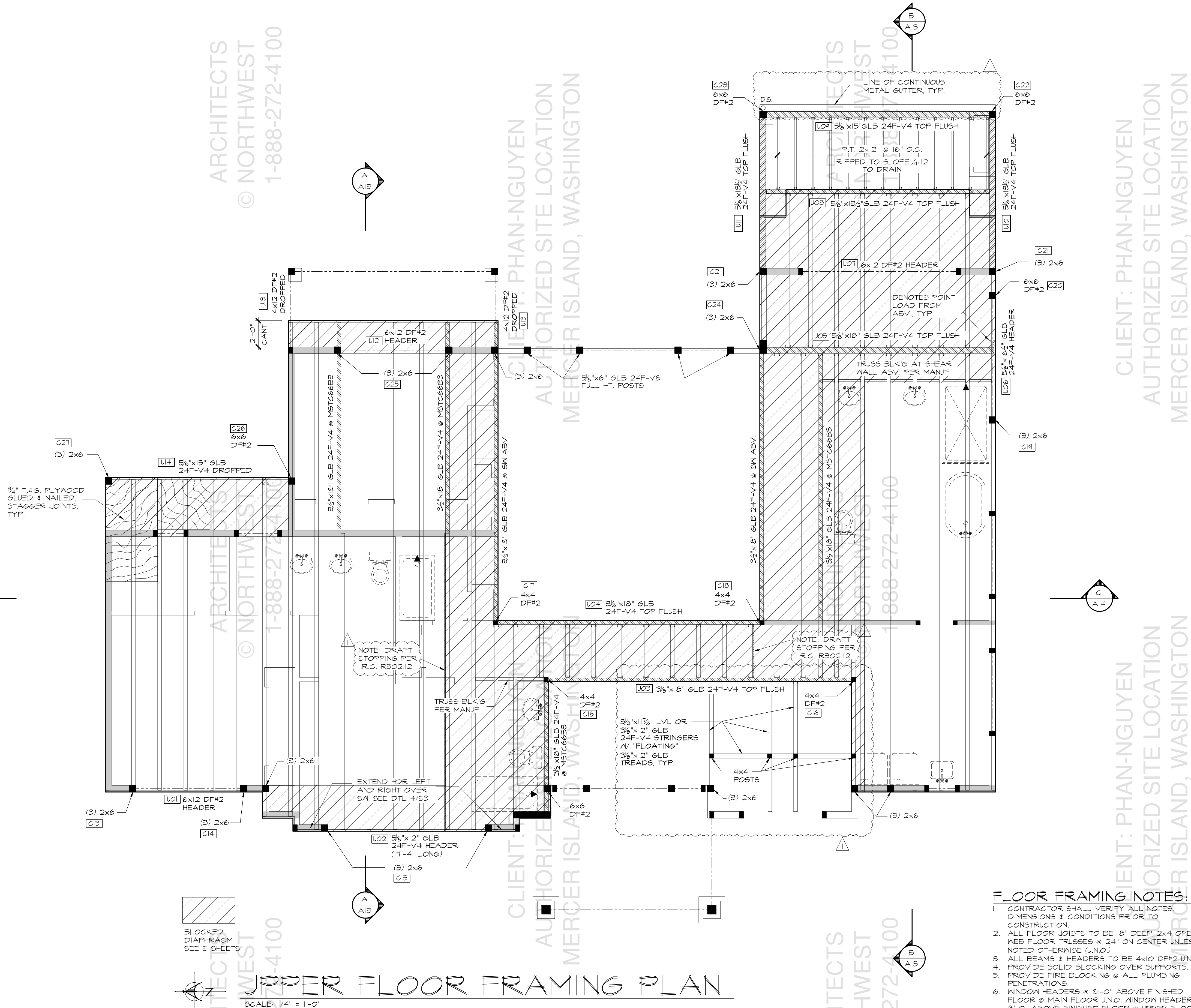
HIGH EFFICIENCY HVAC EQUIPMENT
(PER OPTION 3.5)
AIR-SOURCE, CENTRALLY DUCTED
HEAT PUMP WITH MINIMUM HSPF OF 10

HIGH EFFICIENCY HVAC
DISTRIBUTION SYSTEM OPTIONS:
(PER OPTION 4.1)
ALL SUPPLY AND RETURN DUCTS
LOCATED IN AN UNCONDITIONED ATTIC
SHALL BE DEEPLY BURIED IN CEILING
INSULATION IN ACCORDANCE WITH
SECTION R403.3.7.

EFFICIENT WATER HEATING
OPTIONS:
(PER OPTION 5.5)
ELECTRIC HEAT PUMP WATER
HEATER MEETING THE STANDARD
FOR TIER III OF NEEA'S ADVANCED
WATER HEATING SPECIFICATION

APPLIANCE PACKAGE OPTION:
(SEE SPECIFICATIONS)

APPLIANCES SHALL BE NEW AND
INSTALLED IN THE DWELLING UNIT
AND SHALL MEET THE FOLLOWING
STANDARDS:
DISHWASHER -ENERGY STAR
RATED
REFRIGERATOR (IF PROVIDED) -
ENERGY STAR RATED
WASHING MACHINE -ENERGY STAR
RATED
DRYER -ENERGY STAR RATED,
VENTLESS DRYER WITH A MINIMUM
CEE RATING OF 5.2.

CLIENT: PHAN-NGUYEN
AUTHORIZED SITE LOCATION
MERCER ISLAND, WASHINGTONCLIENT: PHAN-NGUYEN
AUTHORIZED SITE LOCATION
MERCER ISLAND, WASHINGTON

UPPER FLOOR FRAMING PLAN

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

NOTE: SEE 'S' SHEETS FOR
LATERAL INFORMATION &
ENGINEERING DETAILS

BEAM SCHEDULE

PLAN VIEW	DESCRIPTION
----	DROPPED BEAM DESIGNATED ON FLOOR PLANS.
----	DROPPED BEAM DESIGNATED ON FRAMING PLANS.
////	FLUSH AND TOP FLUSH BEAM DESIGNATED ON FRAMING PLANS.

FLOOR FRAMING NOTES:

- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- ALL FLOOR JOISTS TO BE 18" DEEP, 2x4 OPEN WEB FLOOR TRUSSES @ 24" ON CENTER UNLESS NOTED OTHERWISE (U.O.)
- ALL BEAMS & HEADERS TO BE 4x10 DF#2 U.O.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ MAIN FLOOR U.O. WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ UPPER FLOOR U.O.
- BEARING WALLS ARE SHADED.
- PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
- INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.O.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- ROOF EAVES THAT ARE WITHIN 5'-0" OF THE PROPERTY LINE TO HAVE FIRE-BLOCKING FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING, PER I.R.C. TABLE R302.1(1) FOOTNOTE 'a'.
- SEE SHEET A1 FOR ADDITIONAL NOTES.

PHAN-NGUYEN RESIDENCE

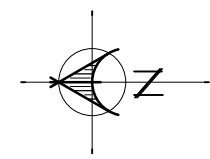
4102 ISLAND CREST WAY, MERCER ISLAND, WA 98040

PLAN M5762A3FU-OFB

DESIGNED BY: SW DATE: 12/2022
DRAWN BY: JSC DATE: 3/2/23PROJECT MANAGER: SARAH HEIGHT
REVISED BY: JSC DATE: 10/15/24LATERAL BY: ZED DATE: 3/2/23
LATERAL JOB NUMBER: 23-111A8
A14ANW WOODINVILLE OFFICE
JOB NUMBER:
220185ARCHITECTS
NORTHWEST
18915-142nd AVENUE NE SUITE 100 WOODINVILLE, WA 98072
OFFICE: (425) 485-4900 FAX: (425) 487-6585
WWW.ARCHITECTSNW.COM

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REGISTERED
ARCHITECT
JSC
1/2/14

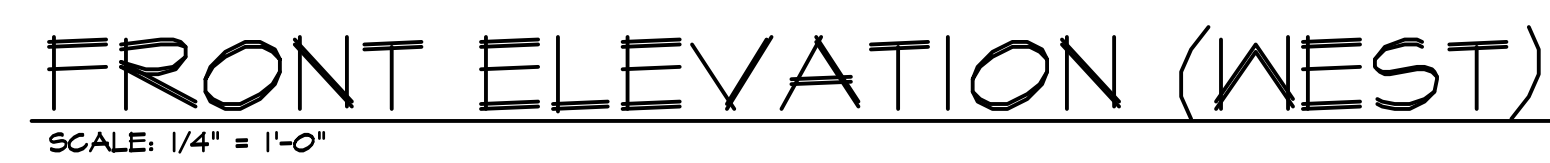


SCALE: 1/4" = 1'-0"

ANW WOODINVILLE OFFICE
JOB NUMBER:
220185

BEAM SCHEDULE	
PLAN VIEW	DESCRIPTION
	DROPPED BEAM DESIGNATED ON FLOOR SLABS.
	DROPPED BEAM DESIGNATED ON FRAMING SLABS.
	FLUSH AND TOP FLUSH BEAM DESIGNATED ON FRAMING SLABS.

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL BEAMS & HEADERS TO BE 4X10 D#2 U.N.O.
3. PROVIDE VENTED BLOCKING OVER SUPPORTS.
4. BEARING WALLS ARE SHADEN.
5. WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ MAIN FLOOR U.N.O. WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ UPPER FLOOR U.N.O.
6. ALL TRUSSES:
 - * SHALL CARRY MANUFACTURER'S STAMP
 - * SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS
 - * SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
 - * SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERS CALCULATIONS.
 - * TRUSS HANGERS SHOULD BE SPECIFIED BY THE TRUSS ENGINEER.
7. ROOF EAVES THAT ARE WITHIN 5'-0" OF THE PROPERTY LINE TO HAVE FIRE-BLOCKING FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING, PER I.R.C. TABLE R302.(1) FOOTNOTE a.
8. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
9. INSTALL SHEAR WALLS &/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING TRUSS ROOFING.
10. SEE SHEET A1 FOR ADDITIONAL NOTES.
11. SEE SHEET A2 FOR ROOF VENTILATION CALCULATIONS(S).



1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER IRC CHAPTER 10.
3. CALC. ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE EXTERIOR FINISH DESIGN AND INSTANT FLASHING AT EXTERIOR WALL ENVELOPE PER IRC R703.B
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R403.2 & R403.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOOR THRESHOLDS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. NUMBERS TO BE MIN. 4" HIGH WITH 1/2" WIDE STROKE & CONTRASTING COLOR.
9. PROVIDE STAIRWAY ILLUMINATION PER R303.T & R303.B
10. SEE COVER SHEET FOR ADDITIONAL NOTES.





ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER IRC CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER IRC R703.8
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2 & R903.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. NUMBERS TO BE MIN. 4" HIGH WITH 1/2" WIDE STROKE & CONTRASTING BACKGROUND.
9. PROVIDE STAIRWAY ILLUMINATION PER IRC R303.1 & R303.8
10. SEE COVERSHEET FOR ADDITIONAL NOTES.



REGISTERED ARCHITECT
1/2/14

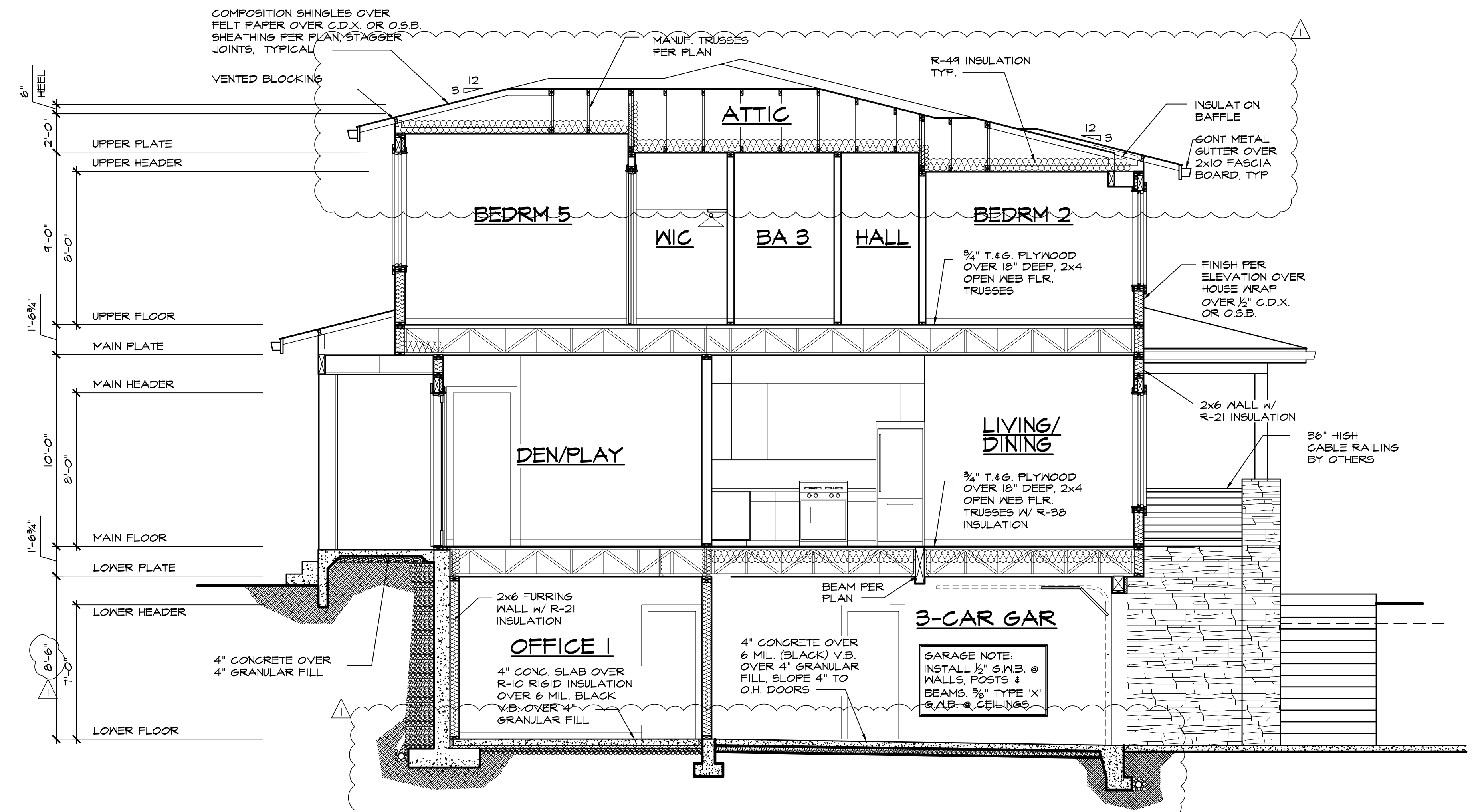
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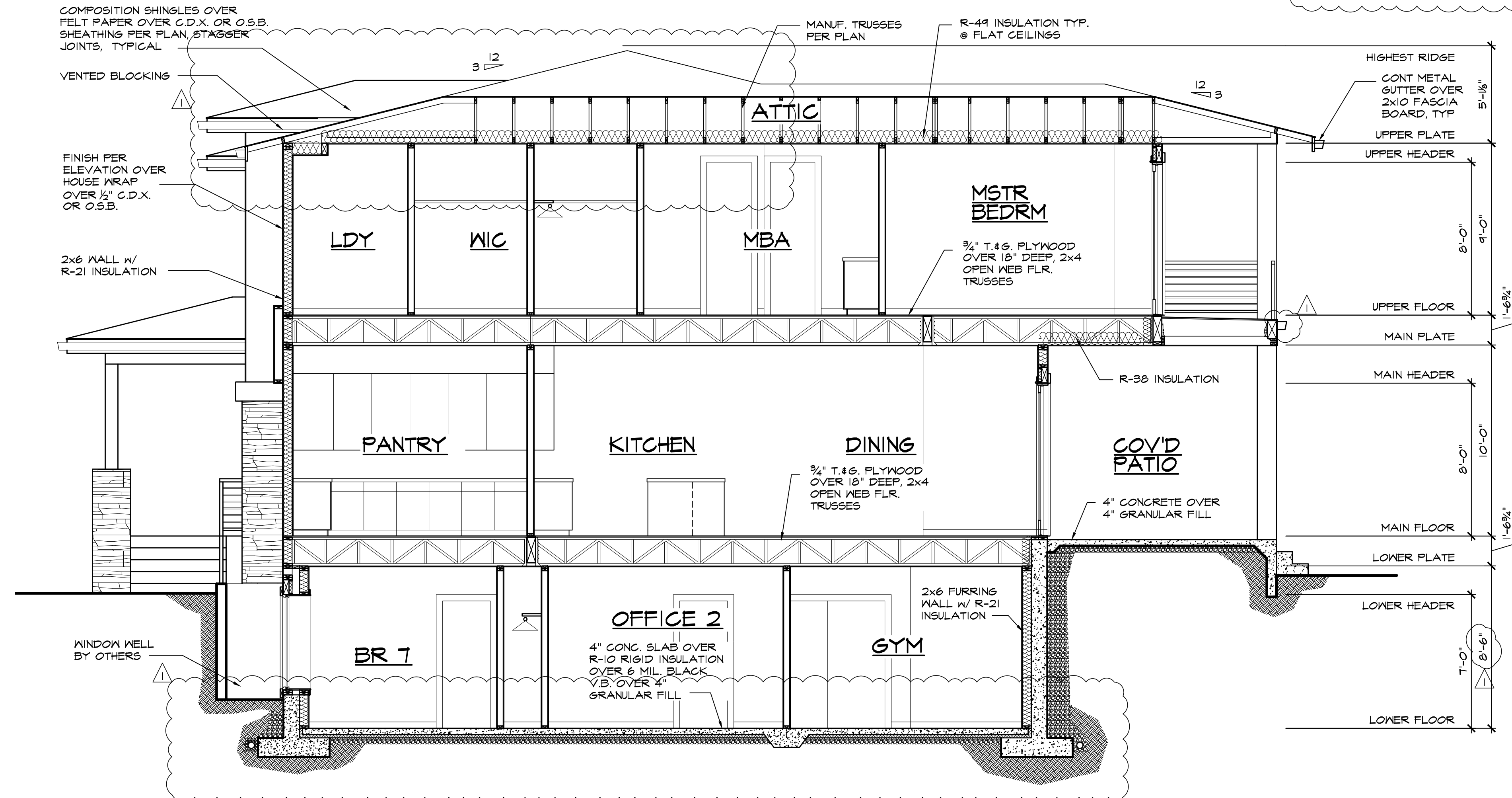
PHAN-NGUYEN RESIDENCE
4102 ISLAND CREST WAY, MERCER ISLAND, WA 98040
PLAN M5762A3FU-OFB

DESIGNED BY: SW DATE: 12/2022
DRAWN BY: JSC DATE: 3/21/23
PROJECT MANAGER: SARAH WEIGHT
REVISED BY: JSC DATE: 10/15/24
LATERAL BY: ZED DATE: 3/2/23
LATERAL JOB NUMBER: 23-111

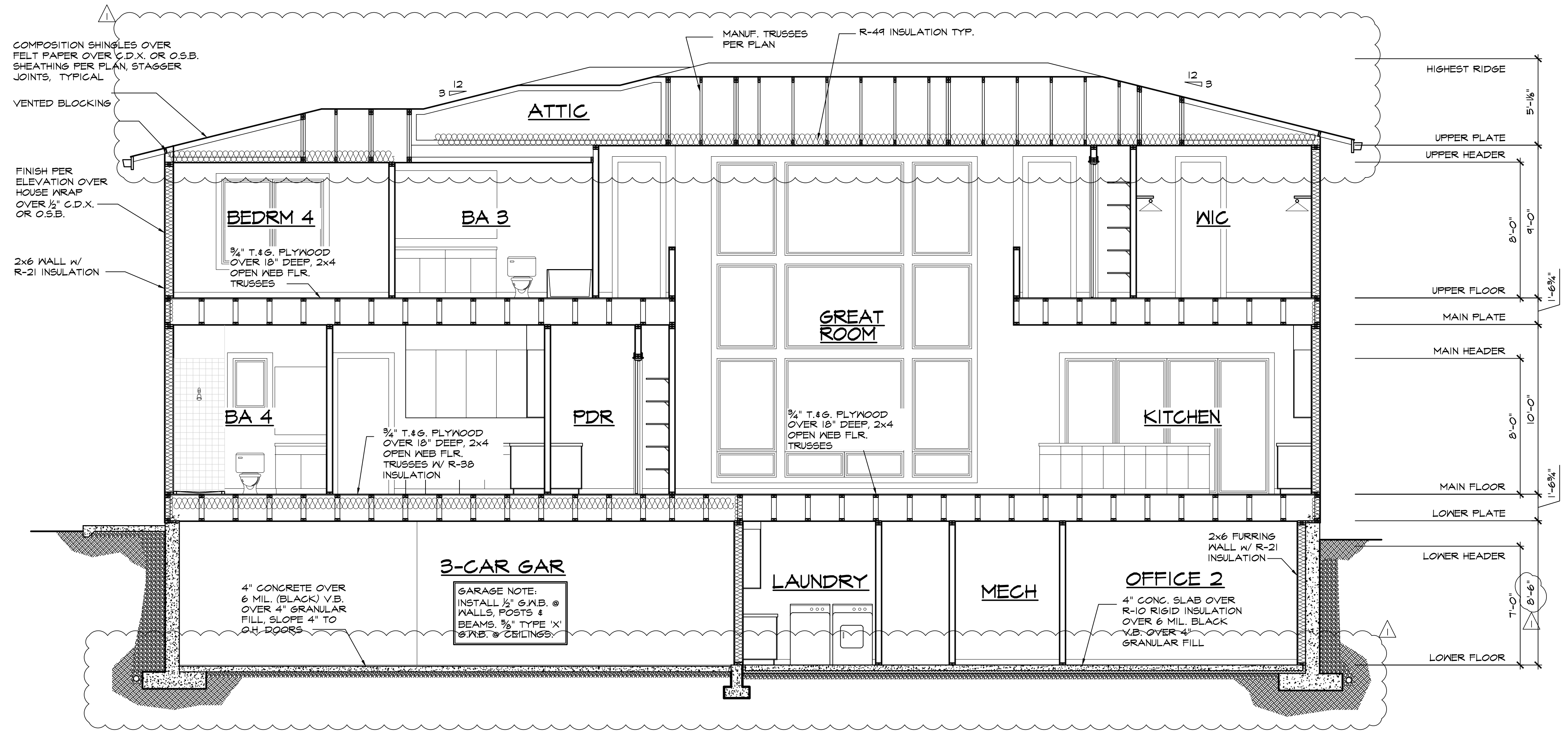
A12
A14
AWN WOODINVILLE OFFICE
JOB NUMBER:
220185



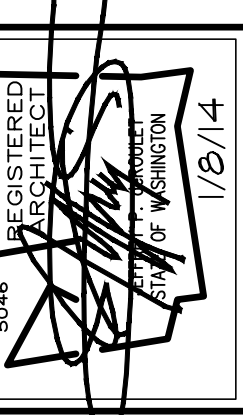
A BUILDING SECTION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



REGISTERED ARCHITECT
STATE OF WASHINGTON
12/14

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4102 ISLAND CREST WAY, MERCER ISLAND, WA 98040
PLAN M5762A3FU-OFB

DESIGNED BY: SW DATE: 12/2022
DRAWN BY: JSC DATE: 3/21/23

PROJECT MANAGER: SARAH WEIGHT
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LATERAL JOB NUMBER: 23-111

A14
A14

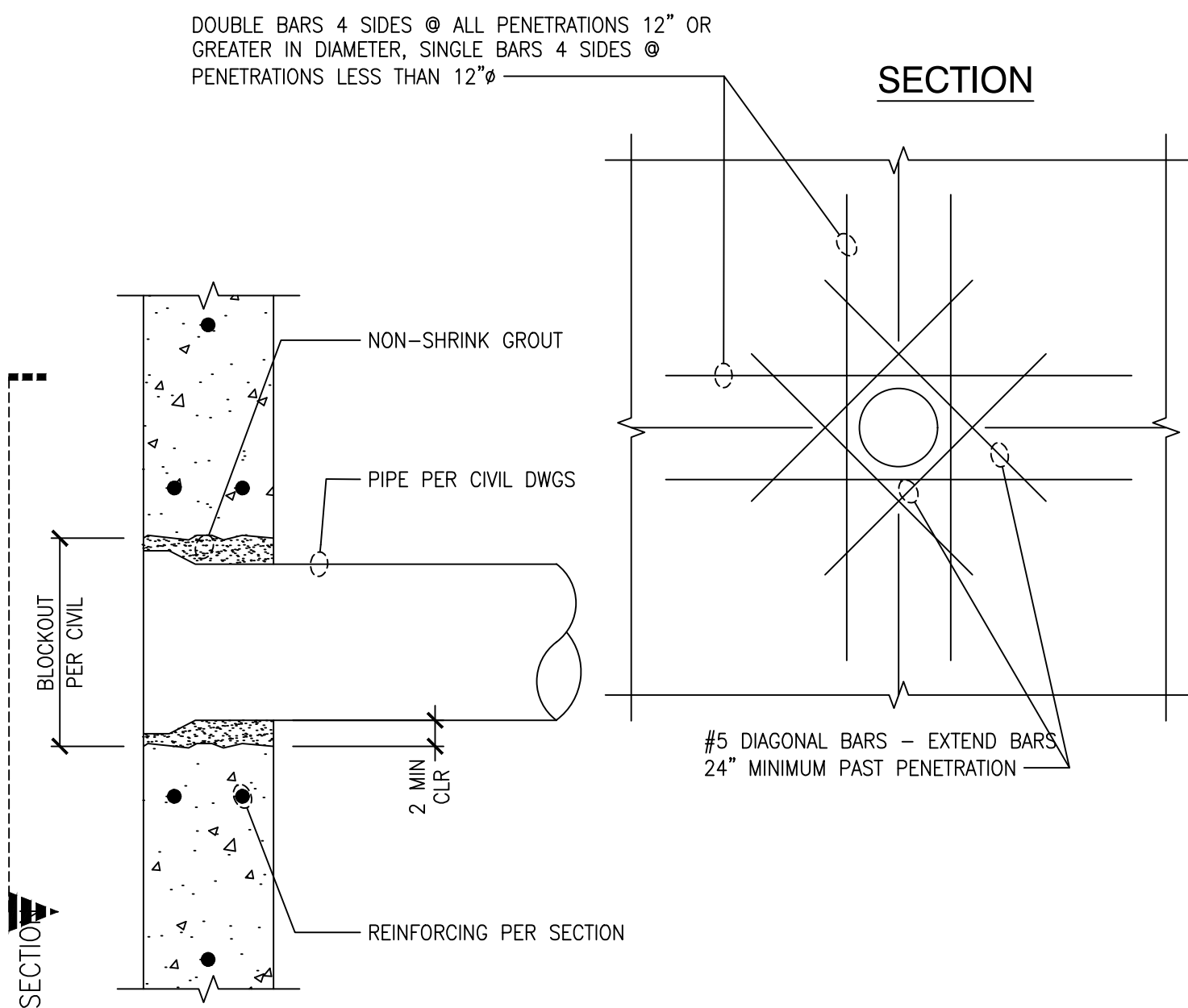
AWN WOODINVILLE OFFICE
JOB NUMBER:
220185

LAP SPLICE $f_c'=3000$ PSI $f_y=40000$ PSI				
BAR SIZE	MISCELLANEOUS BARS		TOP BARS	
	Ld	LAP SPLICE	Ld	LAP SPLICE
#3	12"	16"	16"	21"
#4	15"	20"	20"	26"
#5	20"	26"	26"	34"
#6	24"	31"	31"	41"

LAP SPLICE $f_c'=3000 \text{ PSI}$ $f_y=60000 \text{ PSI}$				
BAR SIZE	MISCELLANEOUS BARS		TOP BARS	
	Ld	LAP SPLICE	Ld	LAP SPLICE
#3	16"	21"	21"	28"
#4	22"	28"	28"	37"
#5	27"	36"	36"	46"
#6	33"	43"	43"	56"

HOOK BARS						
BAR SIZE	DIA	STANDARD 180 DEGREE HOOK			STANDARD 90 DEGREE HOOK	
		D	A OR G	J	D	A OR G
#3	6db	2 $\frac{1}{4}$ "	5"	3"	2 $\frac{1}{4}$ "	6"
#4	6db	3"	6"	4"	3"	8"
#5	6db	3 $\frac{3}{4}$ "	7"	5"	3 $\frac{3}{4}$ "	10"

- 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 AROUND 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 OR CLASS B (TOP BARS).
 5. ALL TABULATED VALUES ARE IN INCHES.



TYPICAL REINFORCEMENT AT WALL PENETRATIONS

SOLID LUMBER PROPERTIES			
MEMBER SIZE	SIZE	SPECIES	GRADE
WALL STUD, BLOCKING	2X4, 3X4, 2X6, 3X6	HEMLOCK-FIR SPURCE-PINE-FIR	NR 2
SILL PLATE	2X4, 3X4, 2X6, 3X6	P.T. HEMLOCK-FIR	NR 2
TOP PLATES	2X4, 3X4, 2X6, 3X6	HEMLOCK-FIR SPURCE-PINE-FIR	NR 2
POST	4X4, 4X6, 4X8	DOUGLAS FIR-LARCH	NR 2
FLOOR JOIST OR ROOF RAFTER	2X8 THROUGH 2X12	HEMLOCK-FIR SPURCE-PINE-FIR	NR 2
BEAM	4X6 THROUGH 4X12	DOUGLAS FIR-LARCH	NR 2
BEAM	6X6 THROUGH 6X12	DOUGLAS FIR-LARCH	NR 1
POST OR TIMBER	6X6, 6X8	DOUGLAS FIR-LARCH	NR 1
LEDGER	2X AND 3X	DOUGLAS FIR-LARCH	NR 2
LEDGER	4X	DOUGLAS FIR-LARCH	NR 1

NOTES:
1. USE MINIMUM THICKNESS AND MINIMUM APA RATING.

GLUELAM TIMBER PROPERTIES				
MEMBER	SIZE	SPECIES	COMB	USES
BEAMS	ALL	DF/DF	24F-V4	SIMPLE SUPPORT
BEAMS	ALL	DF/DF	24F-V8	CONTINUOUS OR WITH CANTILEVER END
COLUMNS	ALL	DF	C-D	POST OR TIMBER MEMBER

NOTES:

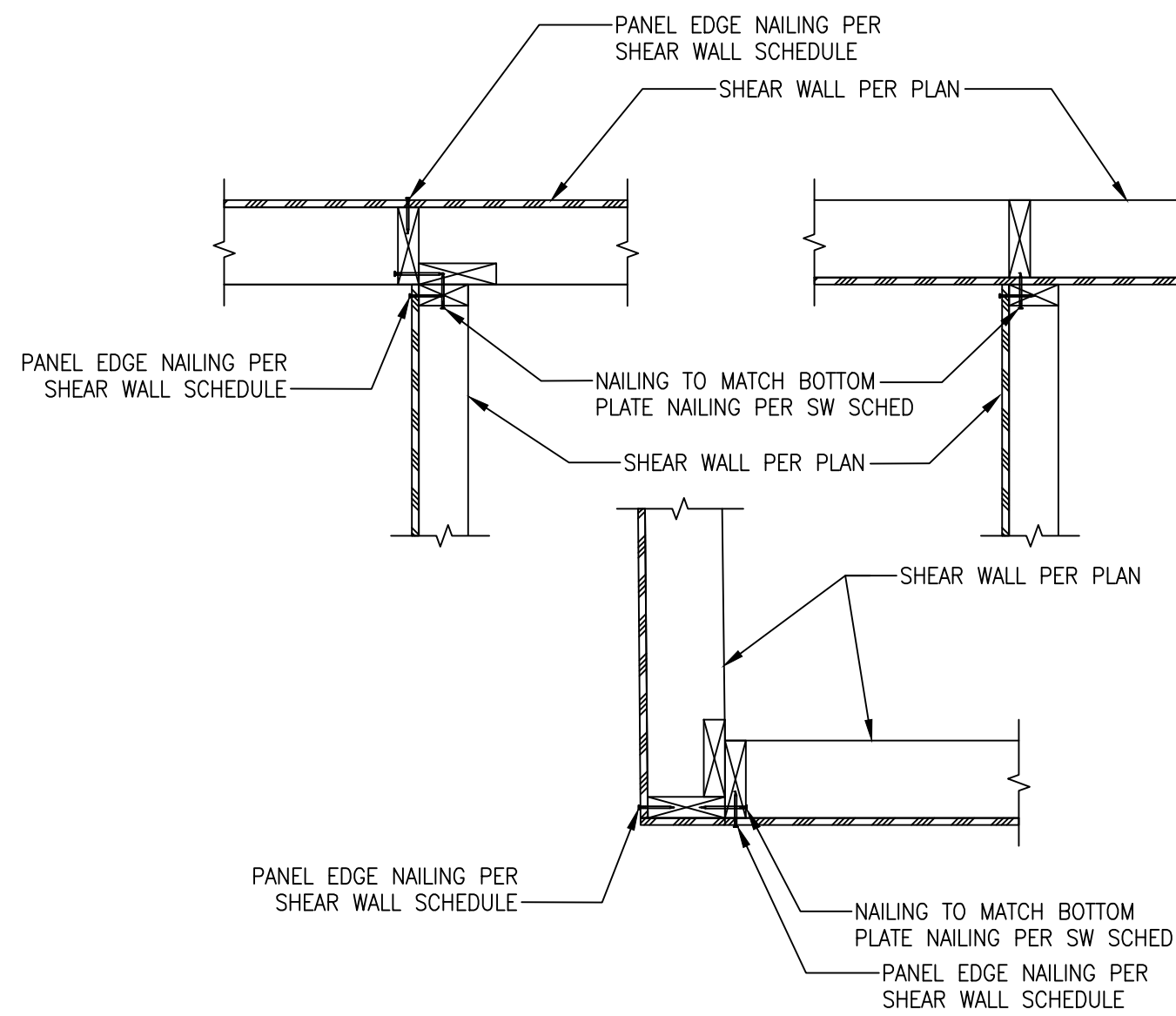
1. USE MINIMUM THICKNESS AND MINIMUM APA RATING.
2. ALL WEATHER EXPOSED MEMBERS TO BE PRESSURE TREATED
3. PRESSURE TREATED WOOD INCLUDES PRESERVATIVE AND FIRE TREATED

SHEATHING PROPERTIES				
LOCATION	THICKNESS	SPAN RATING	PLYWOOD GRADE	EXPOSURE
ROOF	15/32	32/16	C-D	1
FLOOR	23/32 T&G	24 OC	STURD-I FLOOR	1
WALLS	15/32	32/16	C-D	1

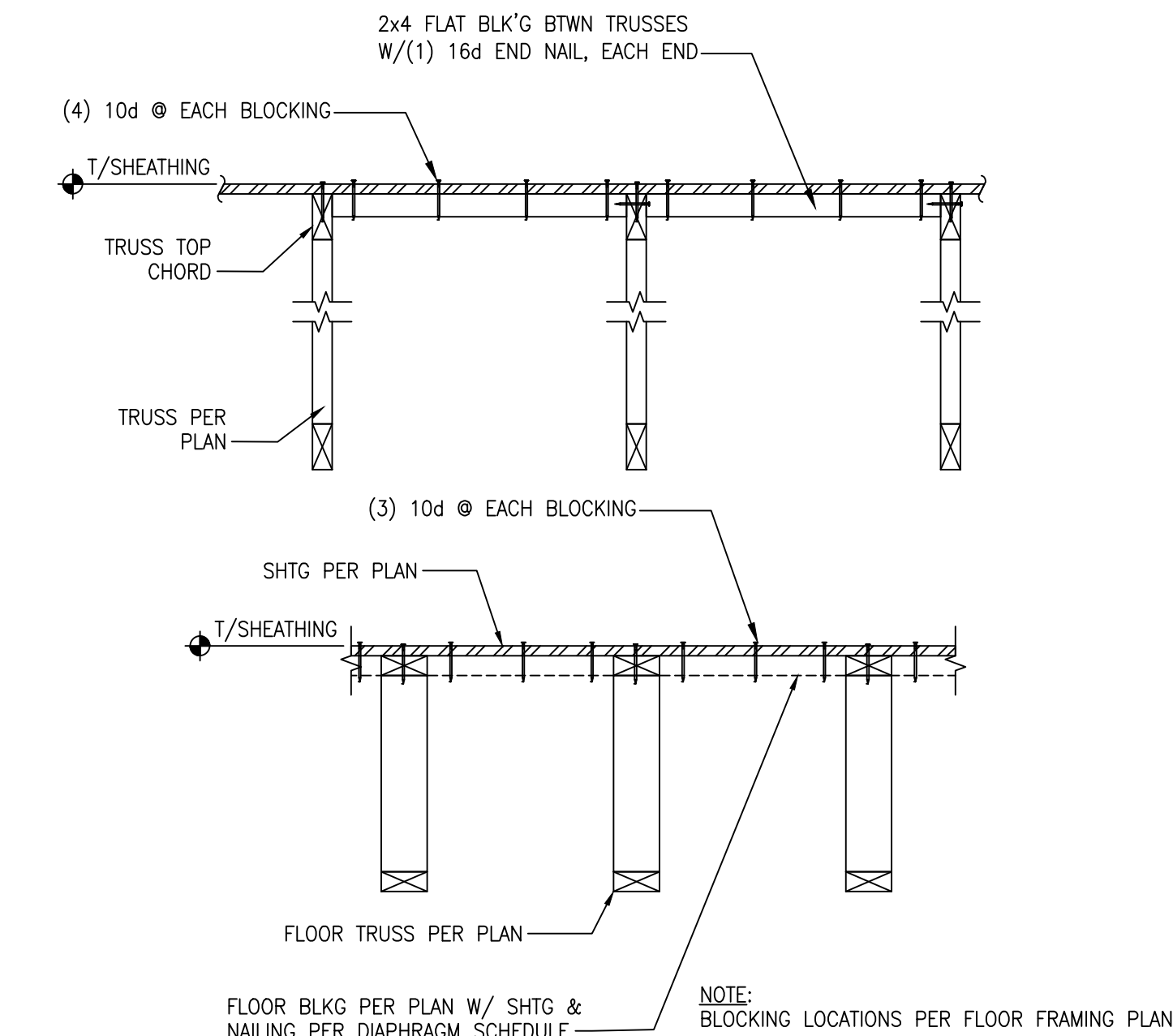
NOTES:
1. USE MINIMUM THICKNESS AND MINIMUM APA RATING.

COMMON WIRE NAILS PROPERTIES					
PENNY WEIGHT	8d	10d	12d	16d	20d
DIAMETER (IN)	0.131	0.148	0.148	0.162	0.192
LENGHT (IN)	2 $\frac{1}{2}$	3	3 $\frac{1}{4}$	3 $\frac{1}{2}$	4

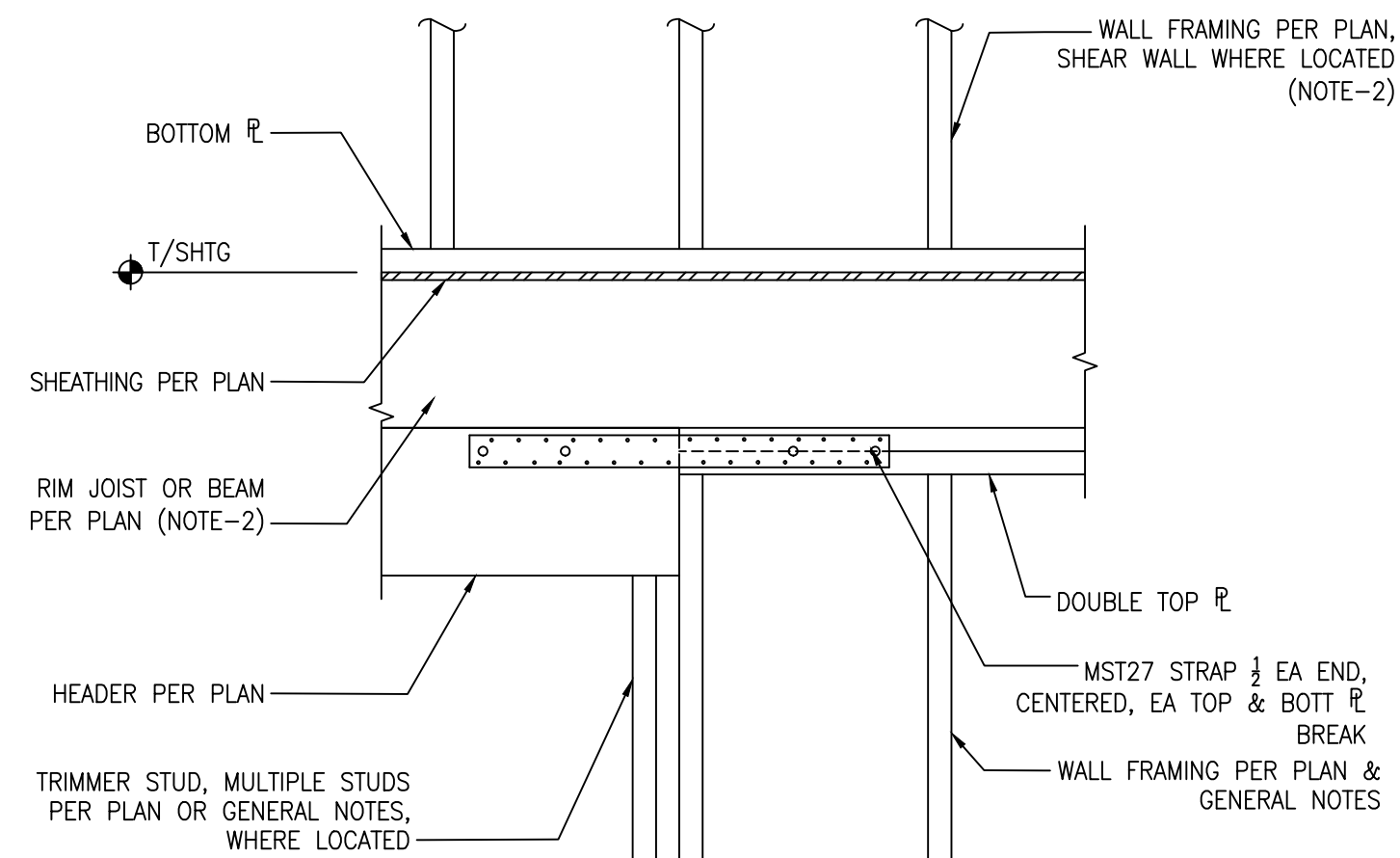
NOTES:
1. ALL COMMON WIRE AND BOX NAILS SHALL CONFORM TO NOMINAL SIZES SPECIFIED IN ASTM F1667.



1 TYPICAL SHEAR WALL INTERSECTIONS



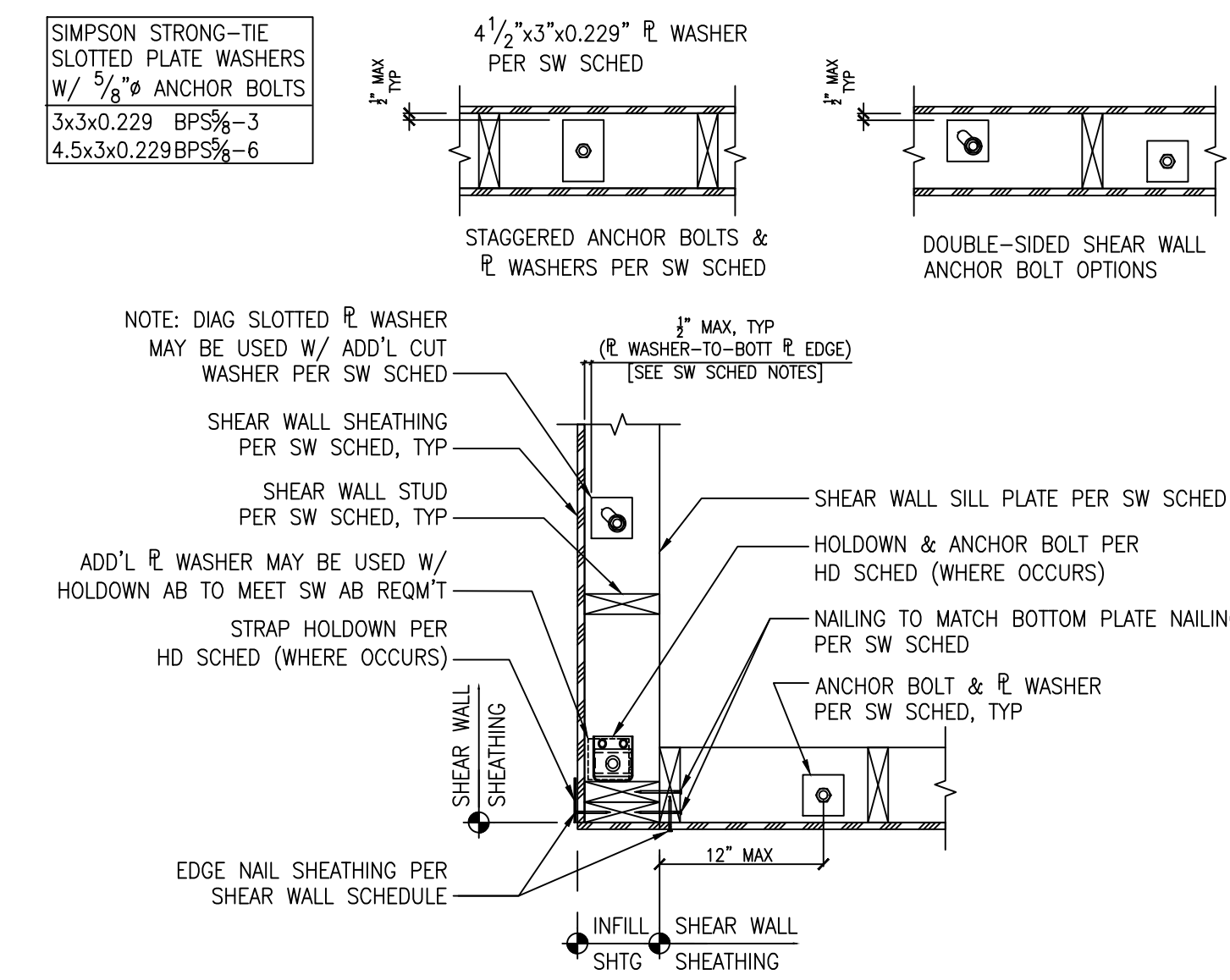
3 BLOCKING BETWEEN FLOOR JOISTS



NOTES:

1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. WHERE ROOF ABOVE. RAFTERS OR PRE-MANUFACTURED TRUSSES PER PLAN REPLACES RIM JOIST

2 TYPICAL HEADER FRAMING FLUSH WITH BOTTOM OF JOIST



4 TYPICAL PLAN VIEW-SW HOLDDOWNS & ANCHOR BOLTS

WOOD-FRAMED SHEAR WALL SCHEDULE											
FOR HEM-FIR STUD FRAMING W/ 8d SHEATHING NAILS											
	SW TYPE	SW SHEATHING APA-RATED	EDGE NAILING	BASE PLATE NAILING	RIM JOIST OR BLOCKING ATTACHMENT TO PLATE BELOW	FRAMING AT PANEL EDGES	BLOCKING AT PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION	SILL PLATE AT FOUNDATION	SHEAR WALL CAPACITY (PLF) (SEISMIC)	SHEAR WALL CAPACITY (PLF) (WIND)
SINGLE-SIDED	SW-1	1 ⁵ / ₃₂ " CD-EXT	0.131"ø x 2 ¹ / ₂ " @ 6"OC	0.162"ø x 3 ¹ / ₂ " @ 5"OC	CLIP @ 16"OC	2x	2x	5 ⁸ / ₁₆ "ø @ 44"OC 5 ⁸ / ₁₆ "ø @ 44"OC	P.T. 2x P.T. 3x	242	339
	SW-2	1 ⁵ / ₃₂ " CD-EXT	0.131"ø x 2 ¹ / ₂ " @ 4"OC	0.162"ø x 3 ¹ / ₂ " @ 4"OC	CLIP @ 12"OC	2x	3x or FLAT 2x	5 ⁸ / ₁₆ "ø @ 28"OC 5 ⁸ / ₁₆ "ø @ 48"OC	P.T. 2x P.T. 3x	349	495
	SW-3	1 ⁵ / ₃₂ " CD-EXT	0.131"ø x 2 ¹ / ₂ " @ 3"OC STAGGERED	0.162"ø x 3 ¹ / ₂ " @ 3"OC	CLIP @ 8"OC	2x	3x or FLAT 2x	5 ⁸ / ₁₆ "ø @ 20"OC 5 ⁸ / ₁₆ "ø @ 32"OC	P.T. 2x P.T. 3x	456	637
	SW-4	1 ⁵ / ₃₂ " CD-EXT	0.131"ø x 2 ¹ / ₂ " @ 2"OC, STAGGERED	0.162"ø x 3 ¹ / ₂ " @ 2"OC	CLIP @ 6"OC	3x OR STAGGERED 2x	3x or FLAT 2x	5 ⁸ / ₁₆ "ø @ 19"OC 5 ⁸ / ₁₆ "ø @ 24"OC	P.T. 2x P.T. 3x	595	832
	SW-5	1 ⁵ / ₃₂ " CD-EXT BOTH SIDES	0.131"ø x 2 ¹ / ₂ " @ 4"OC, STAGGERED	0.162"ø x 3 ¹ / ₂ " @ 4"OC STAGGERED	CLIP @ 5"OC	3x OR STAGGERED 2x	3x	5 ⁸ / ₁₆ "ø @ 24"OC	P.T. 3x	707	990
	SW-6	1 ⁵ / ₃₂ " CD-EXT BOTH SIDES	0.131"ø x 2 ¹ / ₂ " @ 3"OC, STAGGERED	0.162"ø x 3 ¹ / ₂ " @ 3"OC STAGGERED	CLIP @ 8"OC BOTH SIDES, STAGGERED	3x OR STAGGERED 2x	3x	5 ⁸ / ₁₆ "ø @ 16"OC	P.T. 3x	911	1274

NOTE:
READ SHEAR WALL NOTES FOR ADDITIONAL INFORMATION.

PROJECT #:

23-111

DRAWN BY: GS
REVIEWED BY: GS

DATE: 3/2/23

ZVELT

ENGINEERING DESIGN PLLC

STRUCTURAL ENGINEERING

6619 132ND AVE NE, #126
KIRKLAND, WA 98033

Zvelt.Eng@outlook.com



PROJECT NAME:

Phan-Nguyen Residence
4102 Island Crest Way
Mercer Island, WA 98040

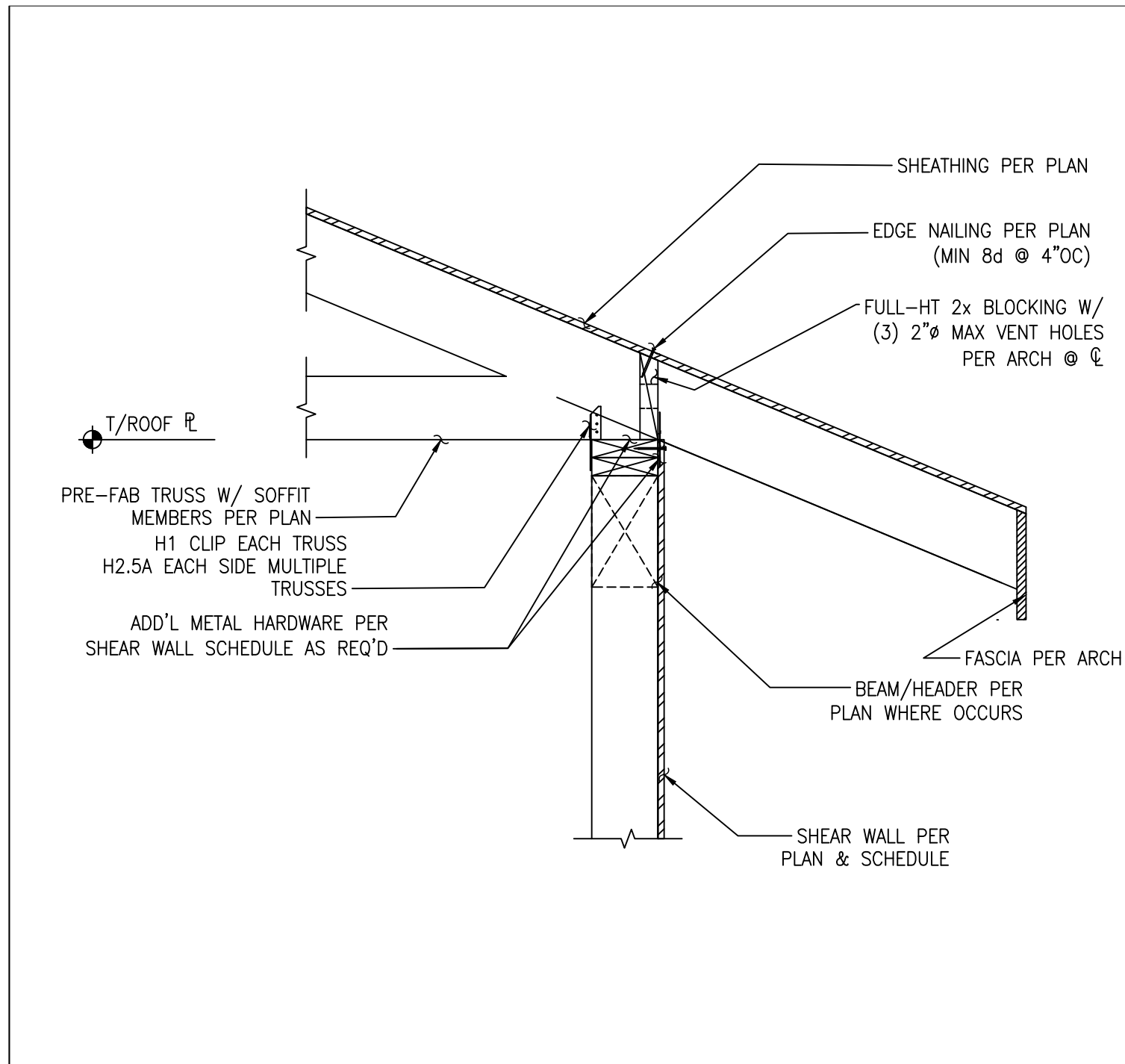
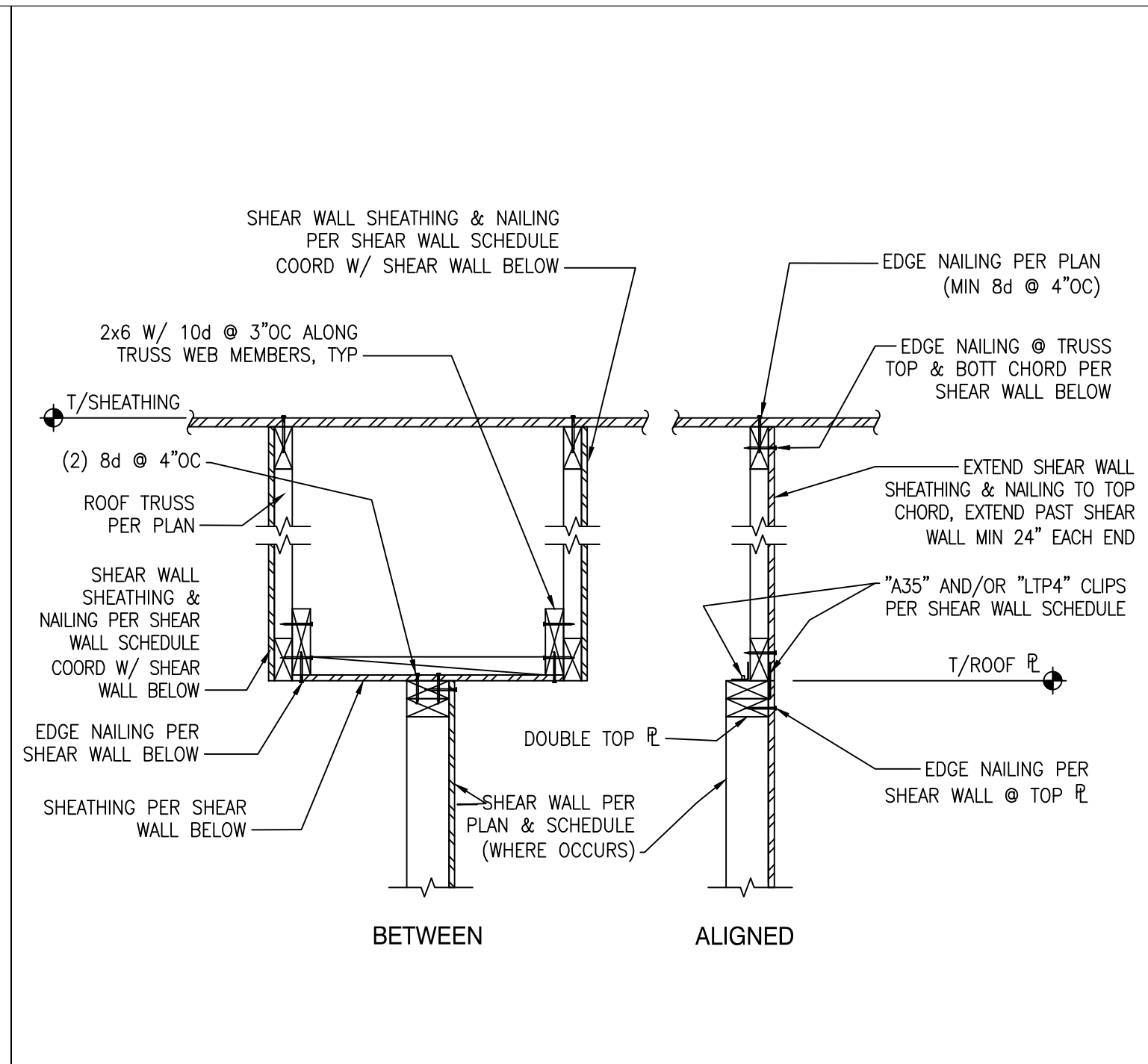
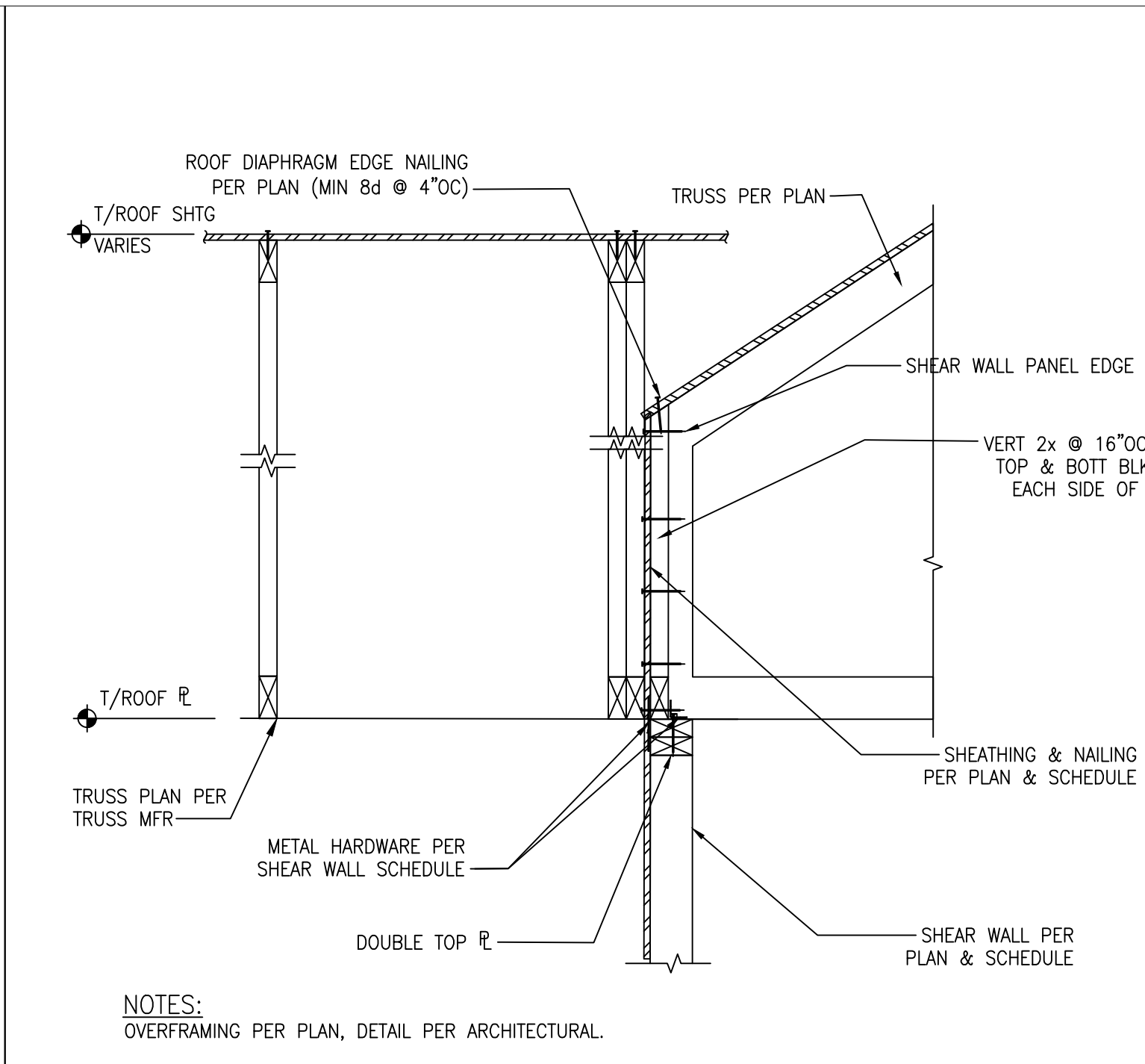
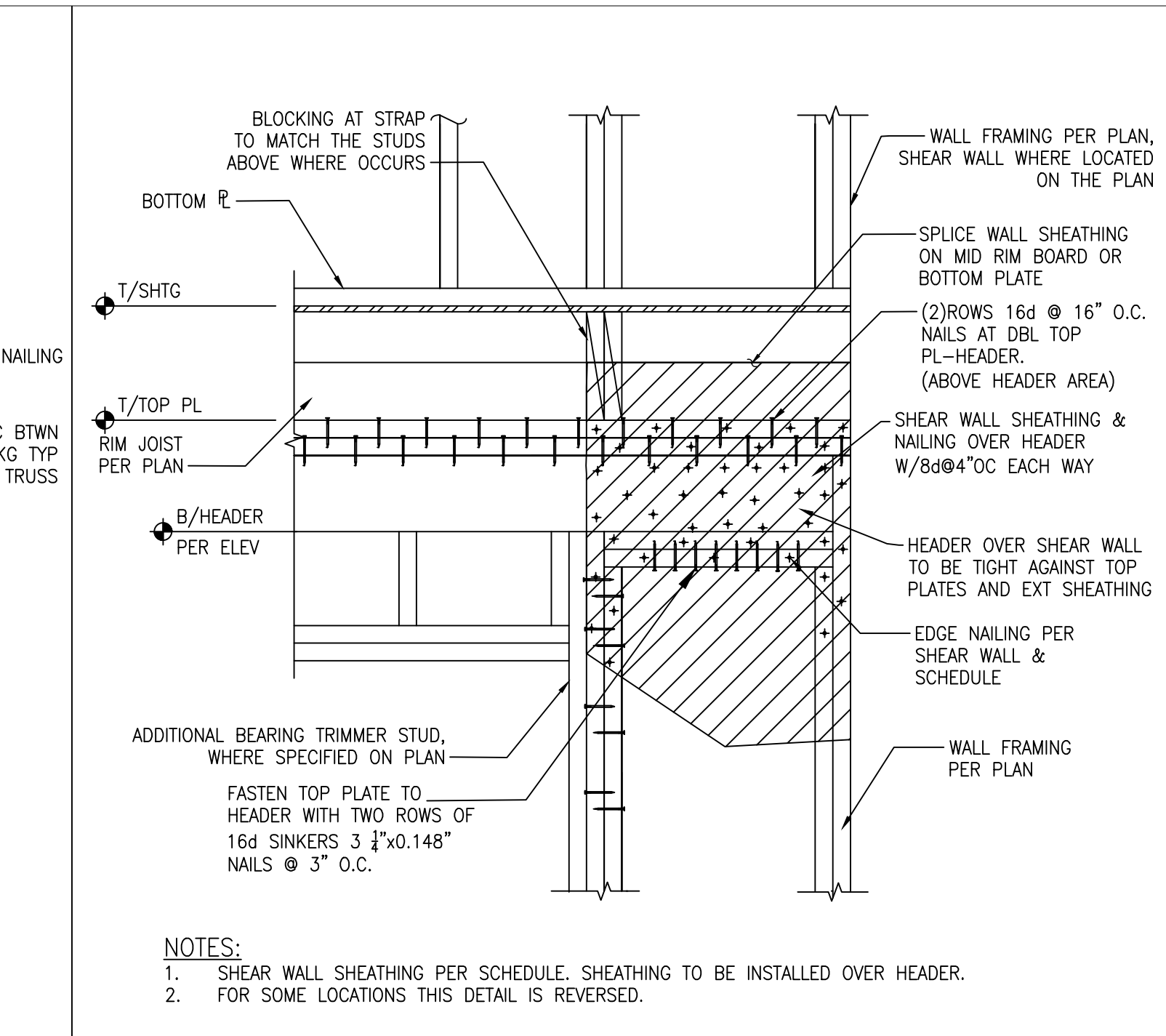
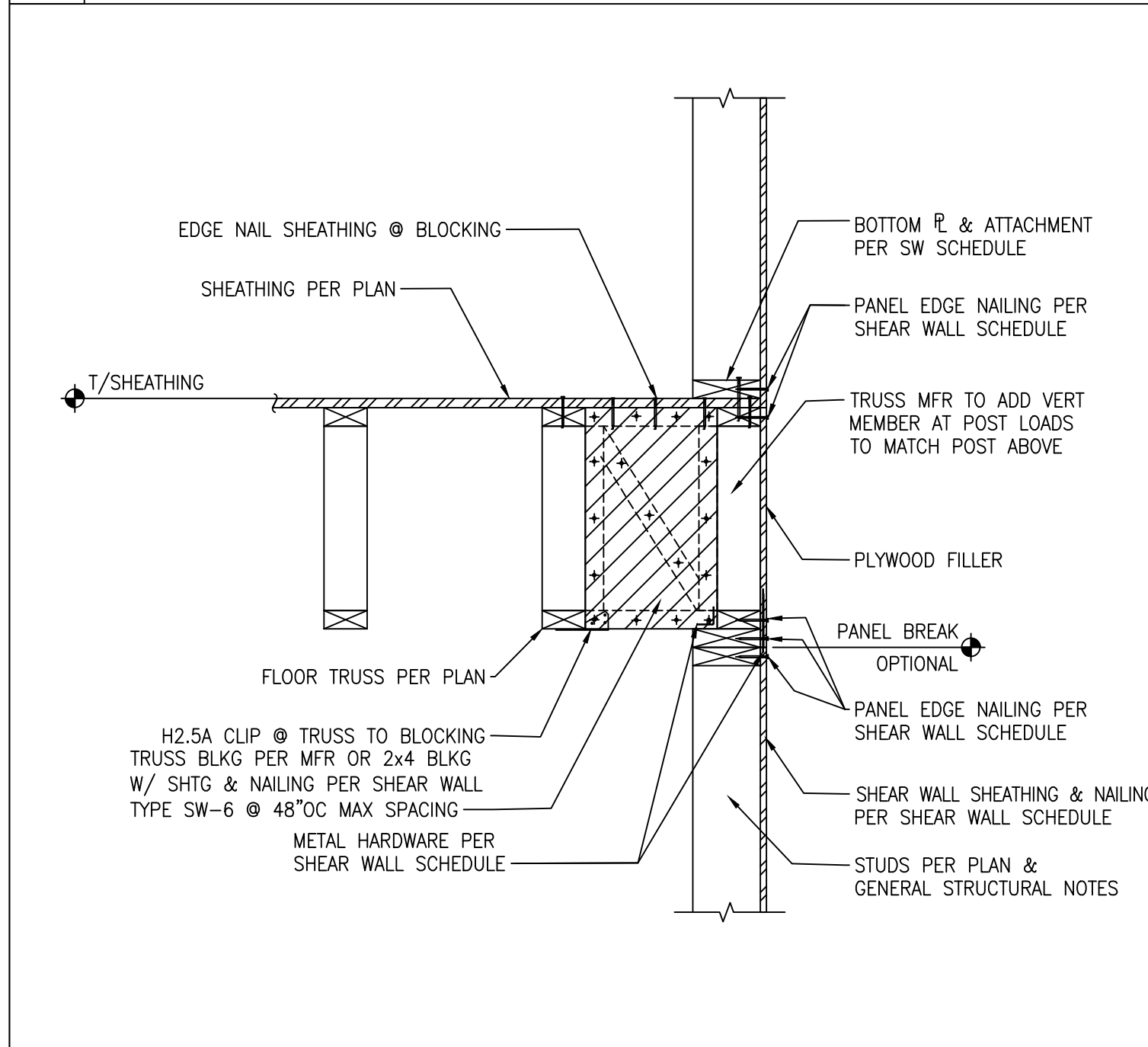
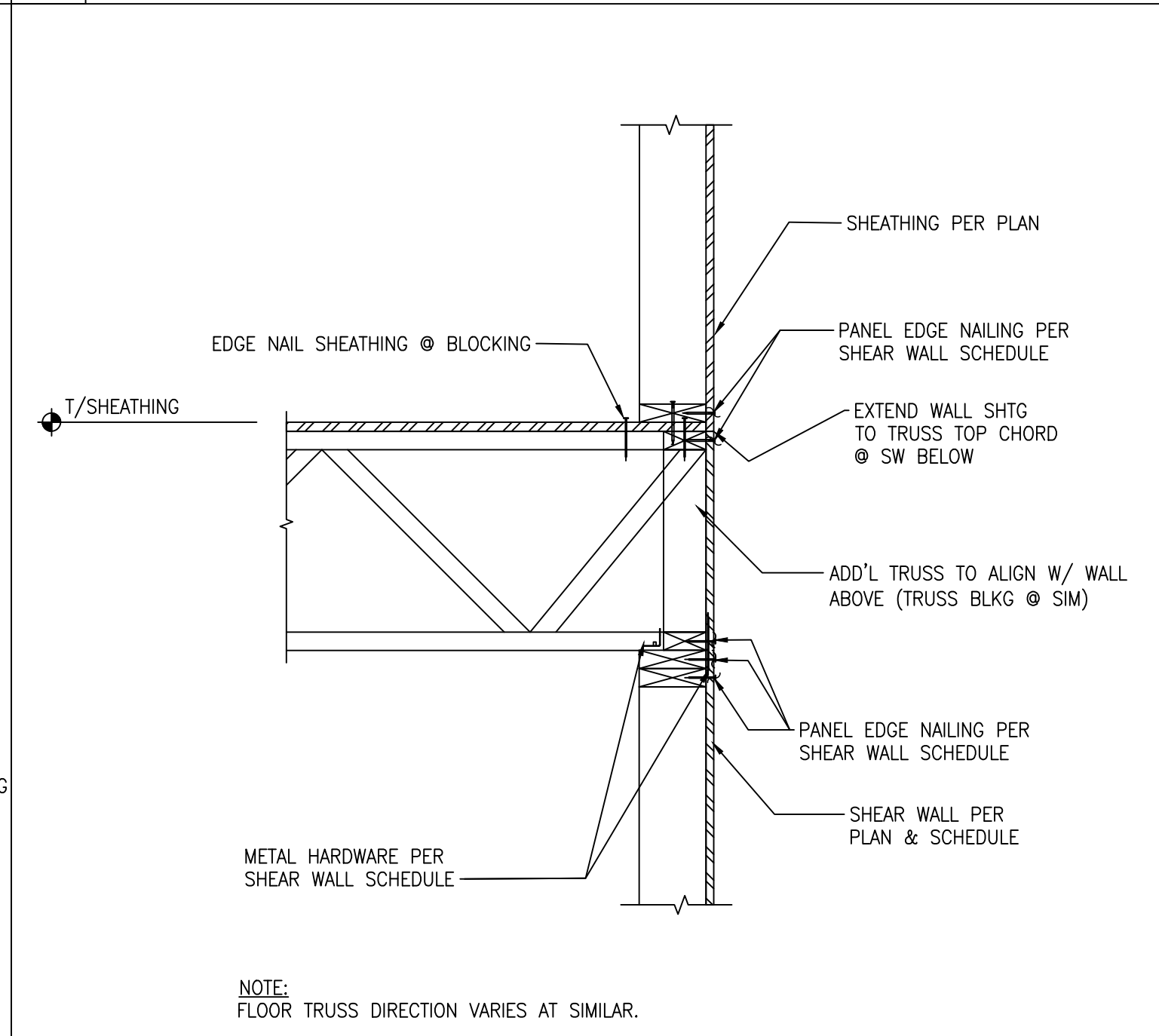
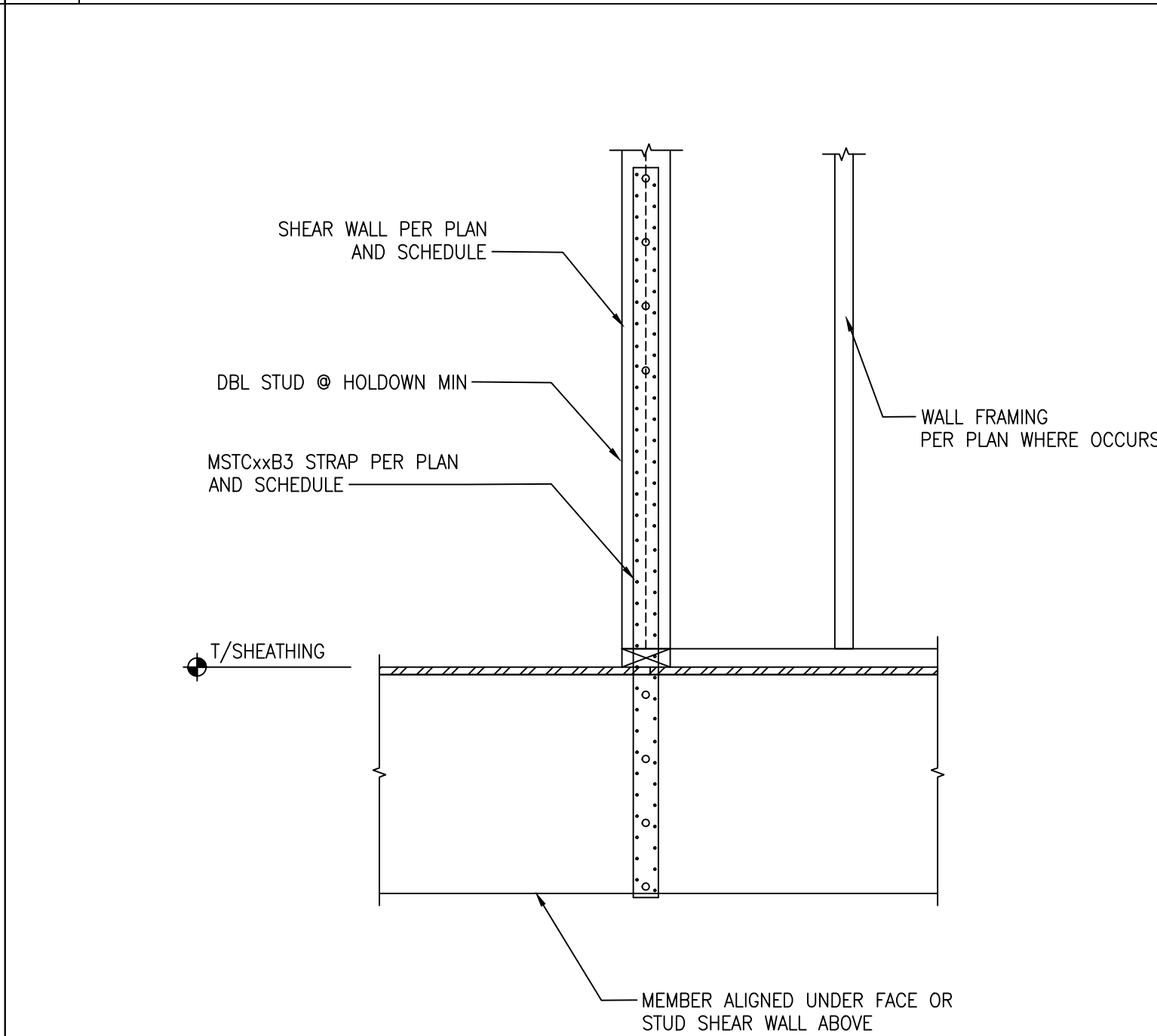
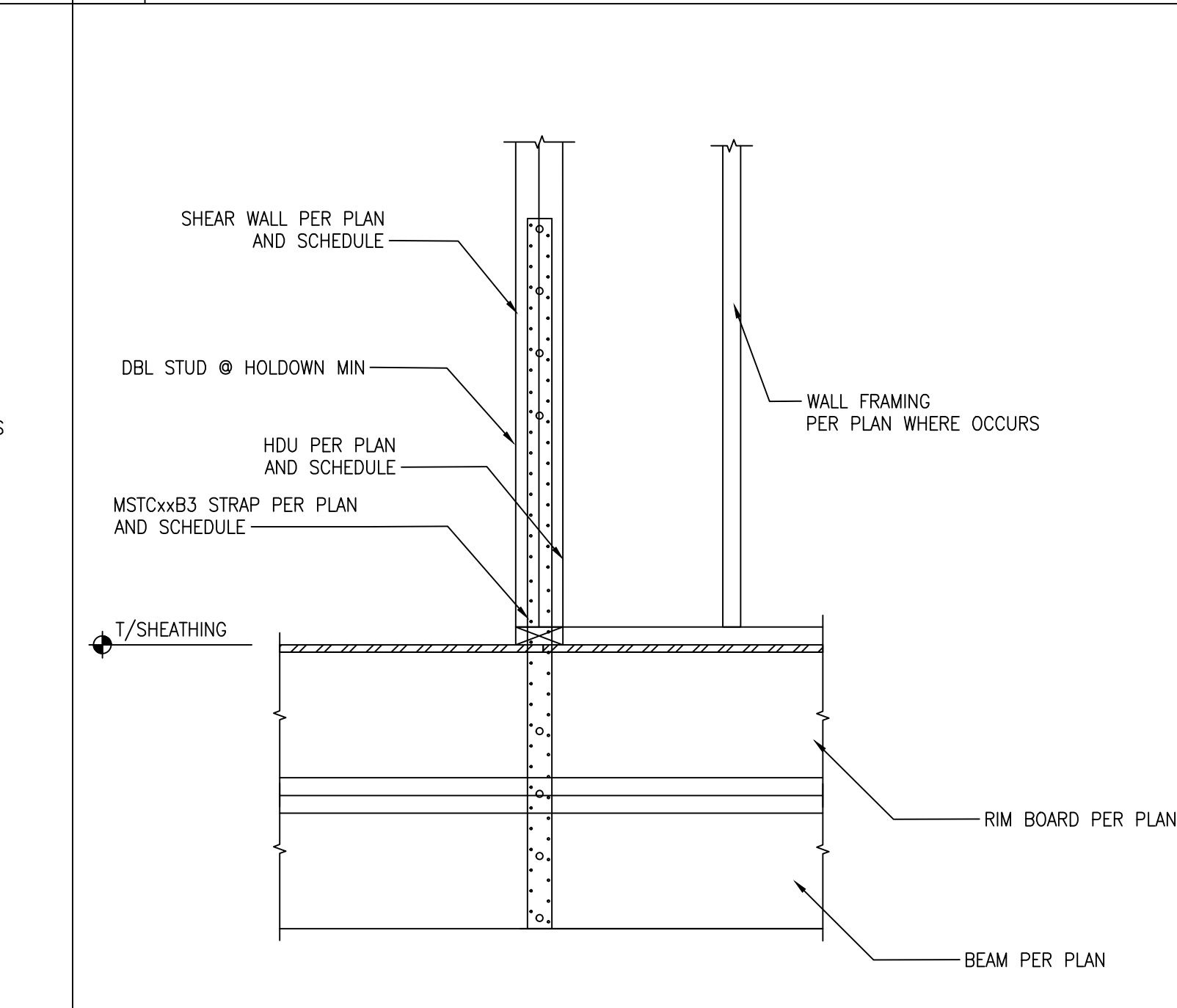
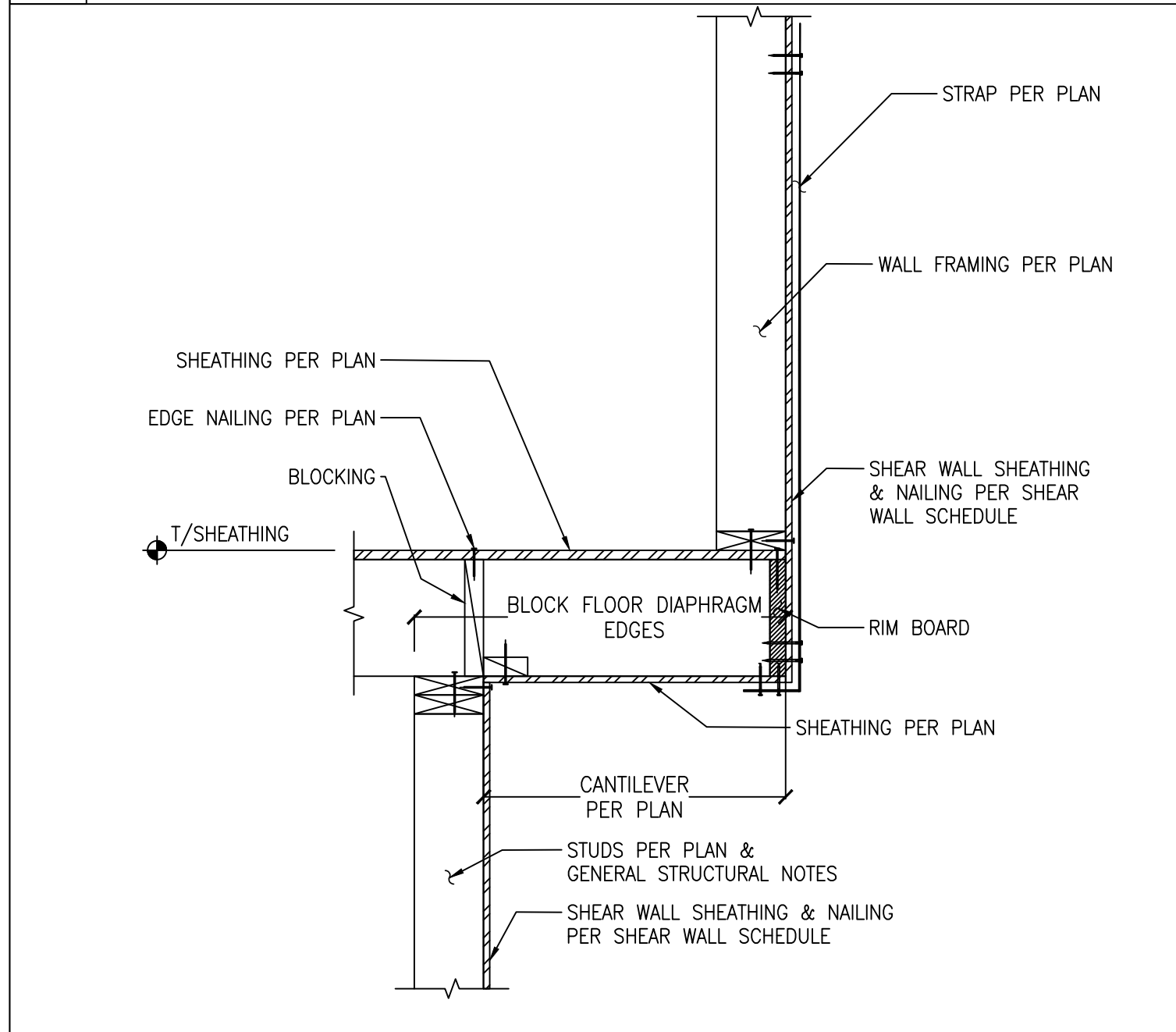
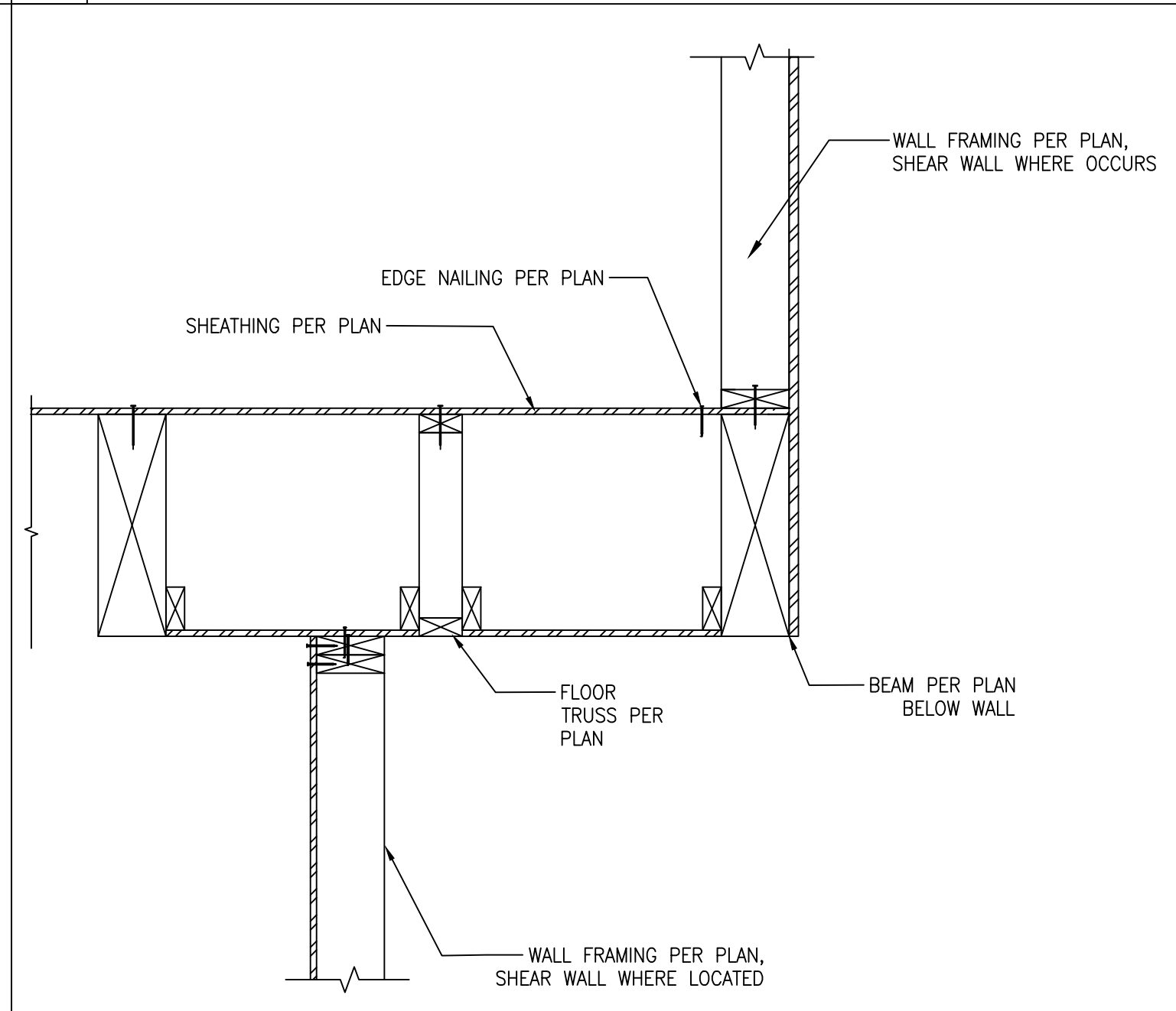
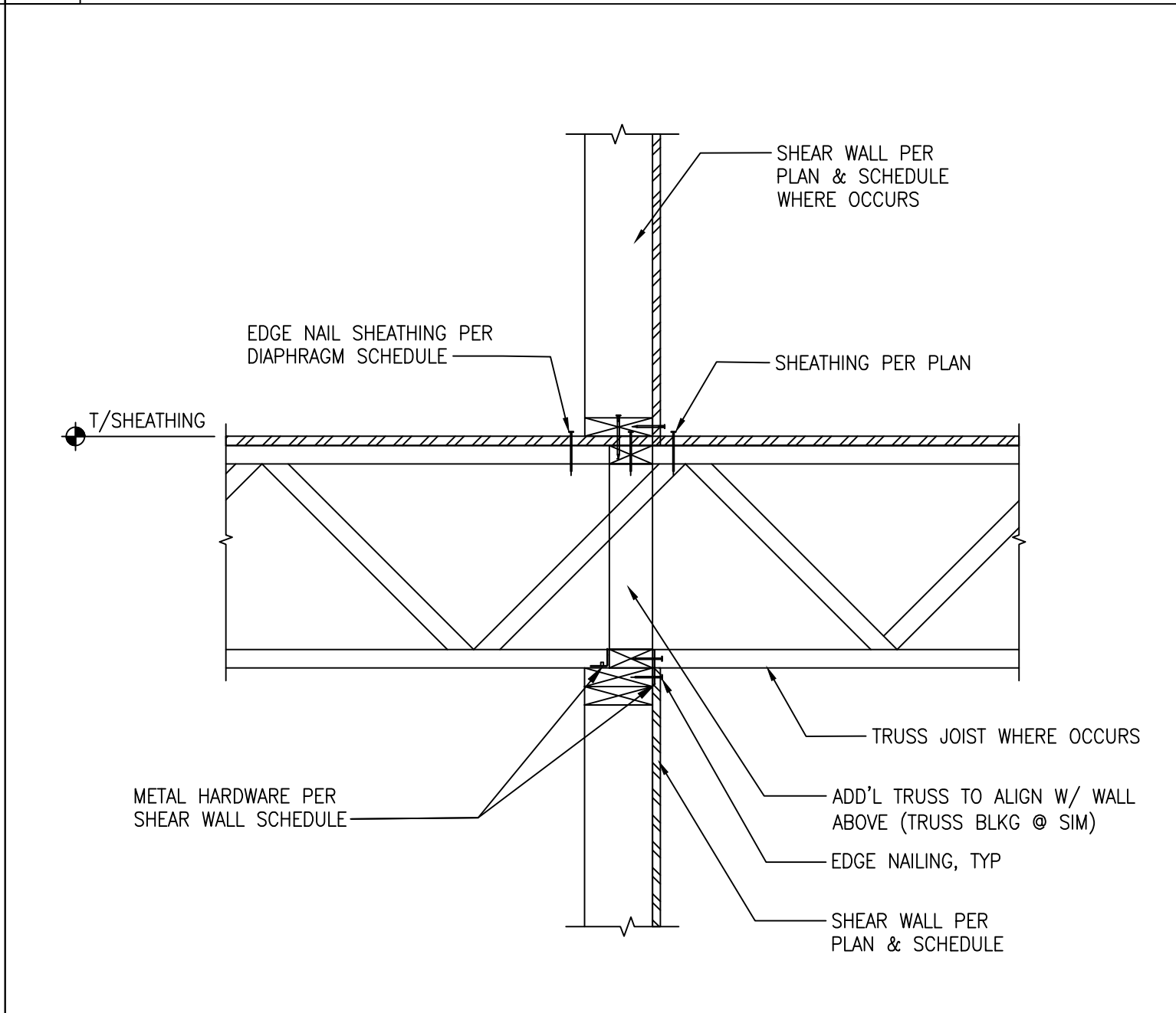
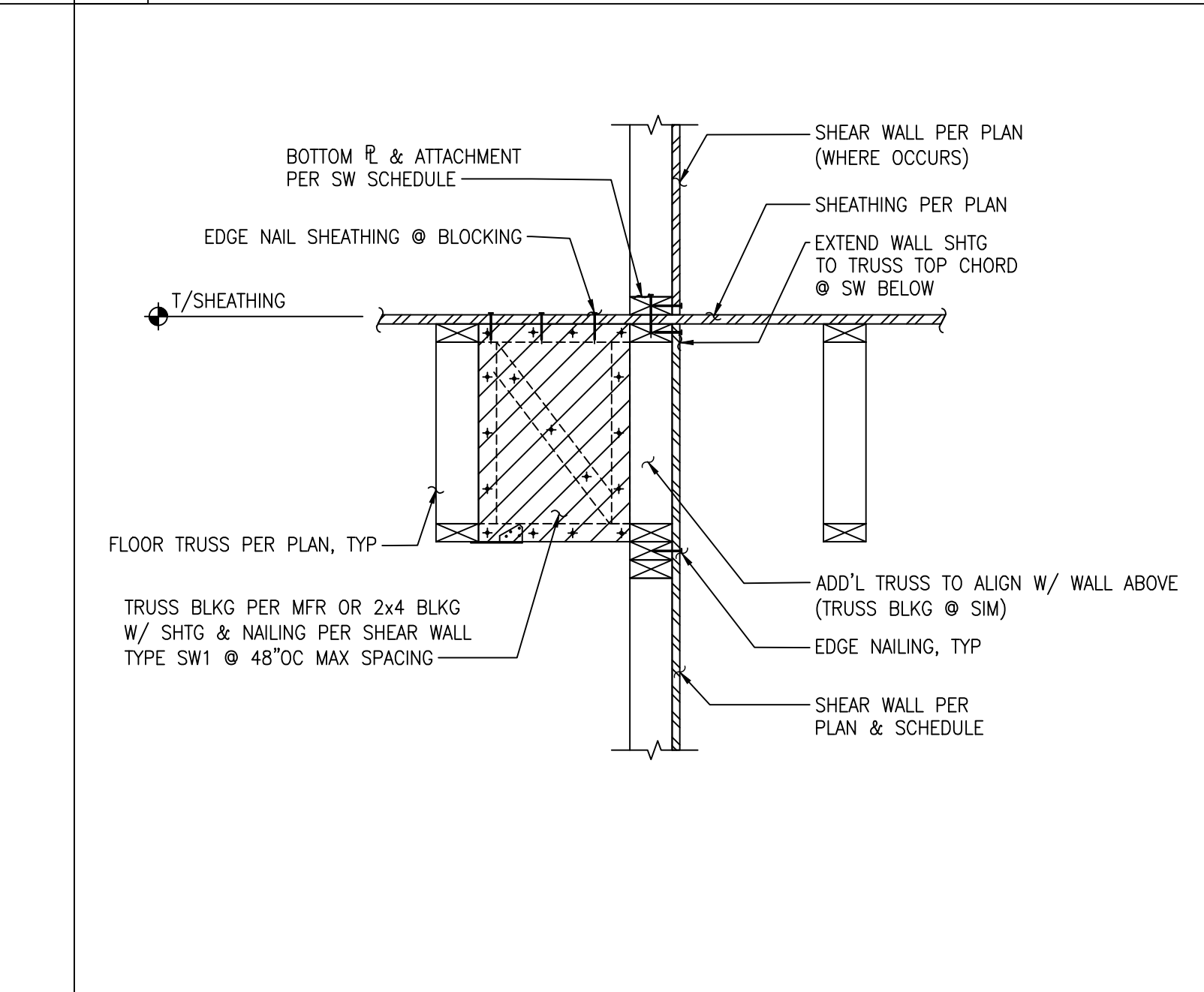
IBC 2018

NOTES SCHEDULES AND DETAILS

ANW 220185
LATERAL DETAILS

SHEET NUMBER:

S 2

 Labels: T/ROOF, PRE-FAB TRUSS W/ SOFFIT MEMBERS PER PLAN, H1 CLIP EACH TRUSS, H2.5A EACH SIDE MULTIPLE TRUSSES, ADD'L METAL HARDWARE PER SHEAR WALL SCHEDULE AS REQ'D, SHEATHING PER PLAN, EDGE NAILING PER PLAN (MIN 8d @ 4"OC), FULL-HT 2x BLOCKING W/ (3) 2" MAX VENT HOLES PER ARCH @, FASCIA PER ARCH, BEAM/HEADER PER PLAN WHERE OCCURS, SHEAR WALL PER PLAN & SCHEDULE.		 Labels: SHEAR WALL SHEATHING & NAILING PER SHEAR WALL SCHEDULE COORD W/ SHEAR WALL BELOW, 2x6 W/ 10d @ 3"OC ALONG TRUSS WEB MEMBERS, TYP, T/SHEATHING, (2) 8d @ 4"OC, ROOF TRUSS PER PLAN, SHEAR WALL SHEATHING & NAILING PER SHEAR WALL SCHEDULE COORD W/ SHEAR WALL BELOW, EDGE NAILING PER SHEAR WALL BELOW, DOUBLE TOP, SHEAR WALL PER PLAN & SCHEDULE (WHERE OCCURS), T/ROOF, EDGE NAILING PER PLAN (MIN 8d @ 4"OC), EDGE NAILING @ TRUSS TOP & BOTT CHORD PER SHEAR WALL BELOW, EXTEND SHEAR WALL SHEATHING & NAILING TO TOP CHORD, EXTEND PAST SHEAR WALL MIN 24" EACH END, "A35" AND/OR "LTP4" CLIPS PER SHEAR WALL SCHEDULE, T/ROOF, EDGE NAILING PER SHEAR WALL @ TOP, SHEATHING PER SHEAR WALL BELOW. BETWEEN ALIGNED		 Labels: T/ROOF SHTG, VARIES, ROOF DIAPHRAGM EDGE NAILING PER PLAN (MIN 8d @ 4"OC), TRUSS PER PLAN, SHEAR WALL PANEL EDGE NAILING, VERT 2x @ 16"OC BTWN TOP & BOTT BLKG TYP EACH SIDE OF TRUSS, T/ROOF, TRUSS PLAN PER TRUSS MFR, METAL HARDWARE PER SHEAR WALL SCHEDULE, DOUBLE TOP, SHEATHING & NAILING PER PLAN & SCHEDULE, SHEAR WALL PER PLAN & SCHEDULE. NOTES: OVERFRAMING PER PLAN, DETAIL PER ARCHITECTURAL.		 Labels: BLOCKING AT STRAP TO MATCH THE STUDS ABOVE WHERE OCCURS, BOTTOM, T/SHTG, T/TOP PL, RIM JOIST PER PLAN, B/HEADER PER ELEV, ADDITIONAL BEARING TRIMMER STUD, WHERE SPECIFIED ON PLAN, FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16d SINKERS 3 1/4"x0.148" NAILS @ 3" O.C., WALL FRAMING PER PLAN, SHEAR WALL WHERE LOCATED ON THE PLAN, SPLICE WALL SHEATHING ON MID RIM BOARD OR BOTTOM PLATE, (2)ROWS 16d @ 16" O.C. NAILS AT DBL TOP PL-HEADER. (ABOVE HEADER AREA), SHEAR WALL SHEATHING & NAILING OVER HEADER W/8d@4"OC EACH WAY, HEADER OVER SHEAR WALL TO BE TIGHT AGAINST TOP PLATES AND EXT SHEATHING, EDGE NAILING PER SHEAR WALL & SCHEDULE, WALL FRAMING PER PLAN. NOTES: 1. SHEAR WALL SHEATHING PER SCHEDULE. SHEATHING TO BE INSTALLED OVER HEADER. 2. FOR SOME LOCATIONS THIS DETAIL IS REVERSED.	
1	TYPICAL EXT SHEAR WALL PERPENDICULAR TO ROOF TRUSS	2	INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS	3	TYPICAL INT SHEAR WALL PERP. TO ROOF TRUSS	4	TYPICAL HEADER EXTENDED OVER SHEAR WALL
 Labels: EDGE NAIL SHEATHING @ BLOCKING, SHEATHING PER PLAN, T/SHEATHING, BOTTOM & ATTACHMENT PER SW SCHEDULE, PANEL EDGE NAILING PER SHEAR WALL SCHEDULE, TRUSS MFR TO ADD VERT MEMBER AT POST LOADS TO MATCH POST ABOVE, PLYWOOD FILLER, PANEL BREAK OPTIONAL, FLOOR TRUSS PER PLAN, H2.5A CLIP @ TRUSS TO BLOCKING TRUSS BLKG PER MFR OR 2x4 BLKG W/ SHTG & NAILING PER SHEAR WALL TYPE SW-6 @ 48"OC MAX SPACING, METAL HARDWARE PER SHEAR WALL SCHEDULE, PANEL EDGE NAILING PER SHEAR WALL SCHEDULE, SHEAR WALL SHEATHING & NAILING PER SHEAR WALL SCHEDULE, STUDS PER PLAN & GENERAL STRUCTURAL NOTES.		 Labels: EDGE NAIL SHEATHING @ BLOCKING, SHEATHING PER PLAN, T/SHEATHING, PANEL EDGE NAILING PER SHEAR WALL SCHEDULE, EXTEND WALL SHTG TO TRUSS TOP CHORD @ SW BELOW, ADD'L TRUSS TO ALIGN W/ WALL ABOVE (TRUSS BLKG @ SIM), PANEL EDGE NAILING PER SHEAR WALL SCHEDULE, SHEAR WALL PER PLAN & SCHEDULE, METAL HARDWARE PER SHEAR WALL SCHEDULE. NOTE: FLOOR TRUSS DIRECTION VARIES AT SIMILAR.		 Labels: SHEAR WALL PER PLAN AND SCHEDULE, DBL STUD @ HOLDOWN MIN, MSTCxxB3 STRAP PER PLAN AND SCHEDULE, T/SHEATHING, WALL FRAMING PER PLAN WHERE OCCURS, MEMBER ALIGNED UNDER FACE OR STUD SHEAR WALL ABOVE.		 Labels: SHEAR WALL PER PLAN AND SCHEDULE, DBL STUD @ HOLDOWN MIN, HDU PER PLAN AND SCHEDULE, MSTCxxB3 STRAP PER PLAN AND SCHEDULE, T/SHEATHING, WALL FRAMING PER PLAN WHERE OCCURS, RIM BOARD PER PLAN, BEAM PER PLAN.	
5	TYPICAL EXTERIOR WALL PARALLEL TO FLOOR JOISTS	6	TYPICAL EXTERIOR WALL PERPENDICULAR TO FLOOR JOISTS	7	TYPICAL SHEAR WALL HOLDOWN AT FLOOR MEMBER	8	TYPICAL SHEAR WALL HOLDOWN AT FLOOR MEMBER
 Labels: STRAP PER PLAN, WALL FRAMING PER PLAN, SHEATHING PER PLAN, EDGE NAILING PER PLAN, BLOCKING, T/SHEATHING, BLOCK FLOOR DIAPHRAGM EDGES, RIM BOARD, SHEATHING PER PLAN, CANTILEVER PER PLAN, STUDS PER PLAN & GENERAL STRUCTURAL NOTES, SHEAR WALL SHEATHING & NAILING PER SHEAR WALL SCHEDULE.		 Labels: WALL FRAMING PER PLAN, SHEAR WALL WHERE OCCURS, EDGE NAILING PER PLAN, SHEATHING PER PLAN, FLOOR TRUSS PER PLAN, BEAM PER PLAN BELOW WALL, WALL FRAMING PER PLAN, SHEAR WALL WHERE LOCATED.		 Labels: T/SHEATHING, EDGE NAIL SHEATHING PER DIAPHRAGM SCHEDULE, SHEATHING PER PLAN, TRUSS JOIST WHERE OCCURS, METAL HARDWARE PER SHEAR WALL SCHEDULE, ADD'L TRUSS TO ALIGN W/ WALL ABOVE (TRUSS BLKG @ SIM), EDGE NAILING, TYP, SHEAR WALL PER PLAN & SCHEDULE.		 Labels: BOTTOM & ATTACHMENT PER SW SCHEDULE, EDGE NAIL SHEATHING @ BLOCKING, T/SHEATHING, SHEAR WALL PER PLAN (WHERE OCCURS), SHEATHING PER PLAN, EXTEND WALL SHTG TO TRUSS TOP CHORD @ SW BELOW, ADD'L TRUSS TO ALIGN W/ WALL ABOVE (TRUSS BLKG @ SIM), FLOOR TRUSS PER PLAN, TYP, TRUSS BLKG PER MFR OR 2x4 BLKG W/ SHTG & NAILING PER SHEAR WALL TYPE SW1 @ 48"OC MAX SPACING, SHEAR WALL PER PLAN & SCHEDULE, EDGE NAILING, TYP.	
9	TYPICAL LOAD TRANSFER AT OFFSET SHEAR WALL	10	TYPICAL LOAD TRANSFER AT OFFSET SHEAR WALL	11	TYPICAL INTERIOR WALL PERPENDICULAR TO FLOOR JOISTS	12	TYPICAL INTERIOR SHEAR WALL PARALLEL TO FLOOR JOIST

PROJECT #:
23-111

DRAWN BY: GS
REVIEWED BY: GS

DATE:
3/2/23

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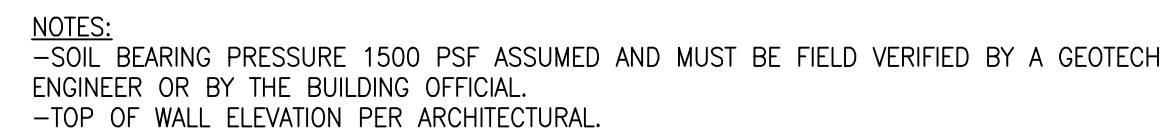
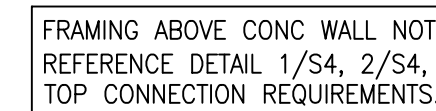
PROJECT NAME:
Phan-Nguyen Residence
4102 Island Crest Way
Mercer Island, WA 98040

IBC 2018

LATERAL DETAILS

ANW 220185
LATERAL DETAILS

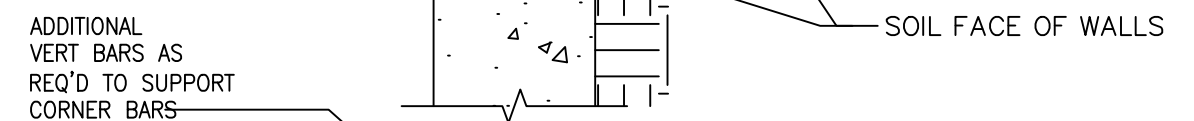
SHEET NUMBER:
S 3



DESIGN PARAMETERS (ASSUMED)

- 50 PCF/FT EQUIVALENT FLUID PRESSURE
- 130 PCF SOIL WEIGHT
- 1500 PSF SOIL BEARING PRESSURE
- PASSIVE PRESSURE 300 PCF
- SEISMIC SURCHARGE 10H
- 70 PSF/FT SURCHARGE
- FRICITION COEFFICIENT 0.35
- CONCRETE 3000 PSI W/6 SACK CEMENT PER CUBIC YARD AND 6 GALLONS WATER PER SACK
- GRADE 40 STEEL FOR #4 & SMALLER
GRADE 60 STEEL FOR #5 & GREATER
- BACKFILL W/ POROUS MATERIAL; PROVIDE TEMPORARY BRACINGS AS REQ'D

SPECIAL INSPECTION
REQUIRED FOR WALLS
HIGHER THAN 8 FT.

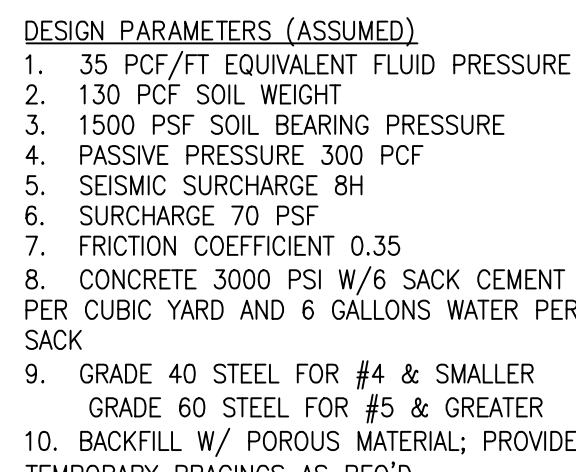
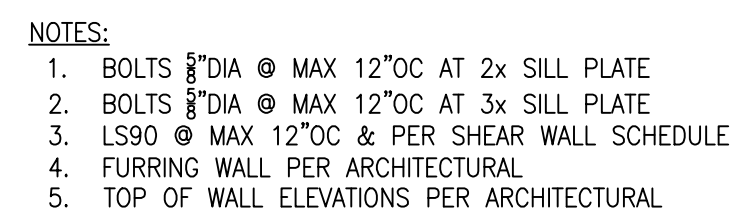


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Phan-Nguyen Residence
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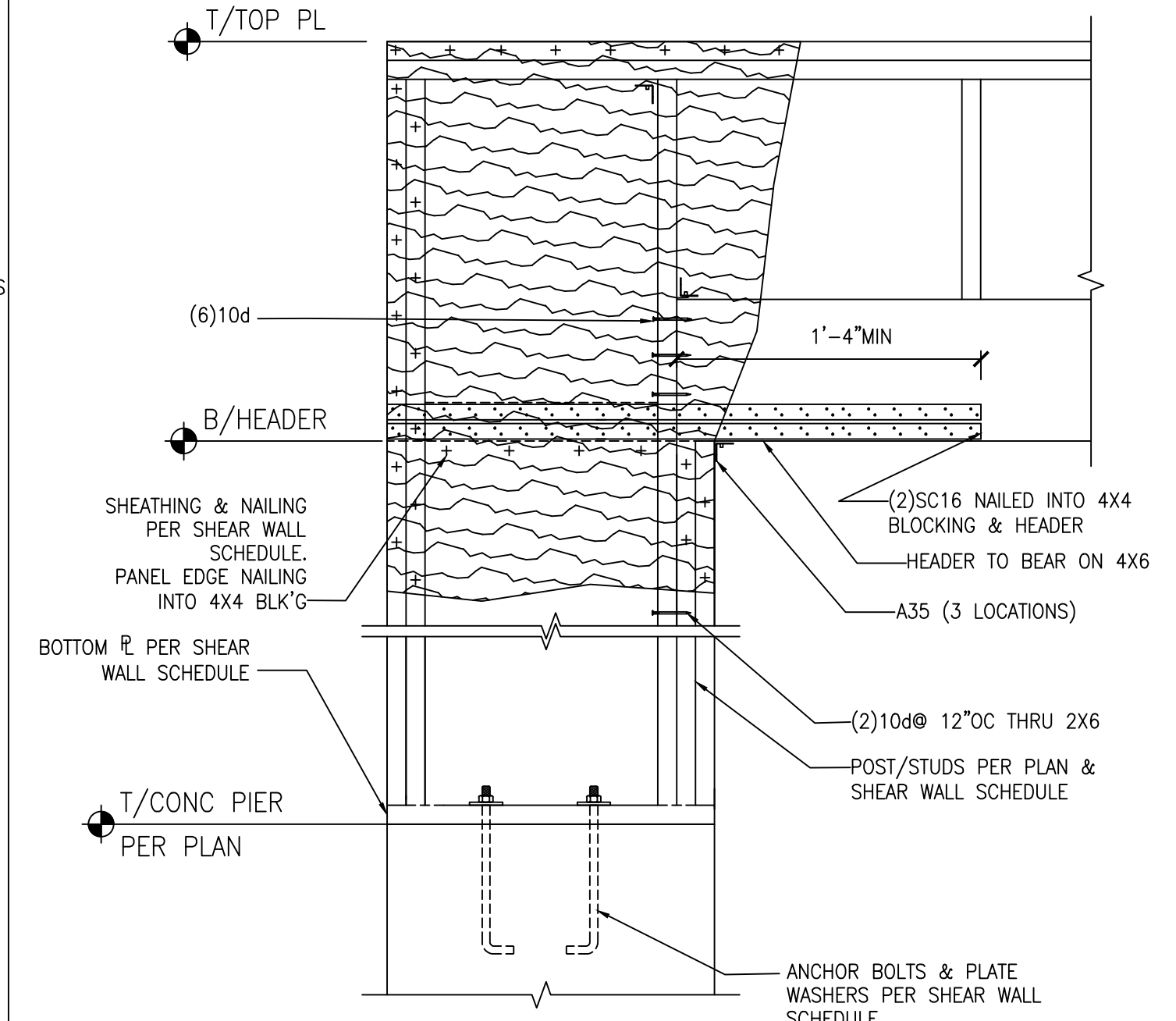
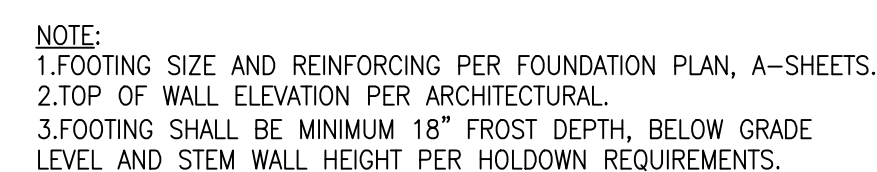
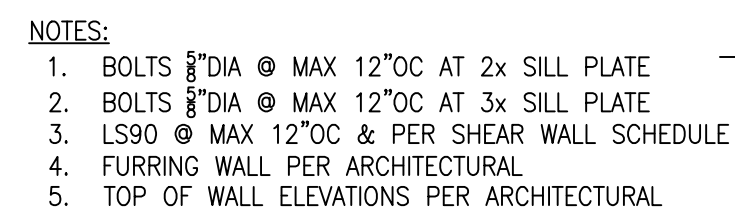
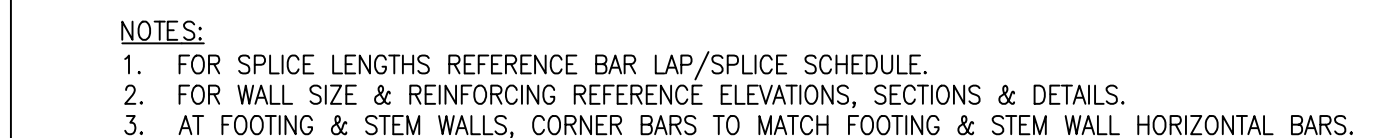
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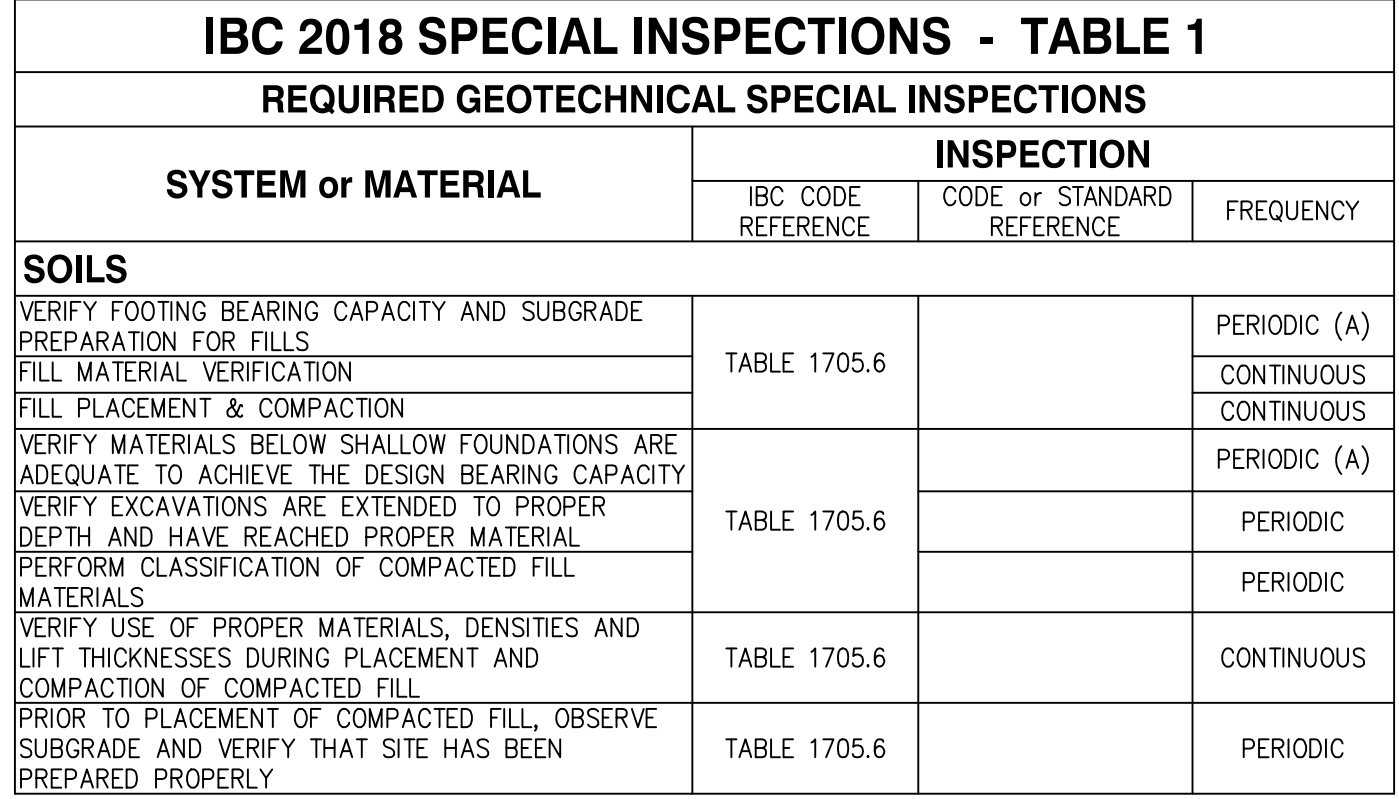
10	TYPICAL STRAPPING WALL/HEADER AT GARAGE
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NOTES:
-SOIL BEARING PRESSURE 1500 PSF ASSUMED AND MUST BE FIELD VERIFIED BY A GEOTECH ENGINEER OR BY THE BUILDING OFFICIAL.
-TOP OF WALL ELEVATION PER ARCHITECTURAL.

SPECIAL INSPECTION
REQUIRED FOR WALL
HIGHER THAN 8 FT.





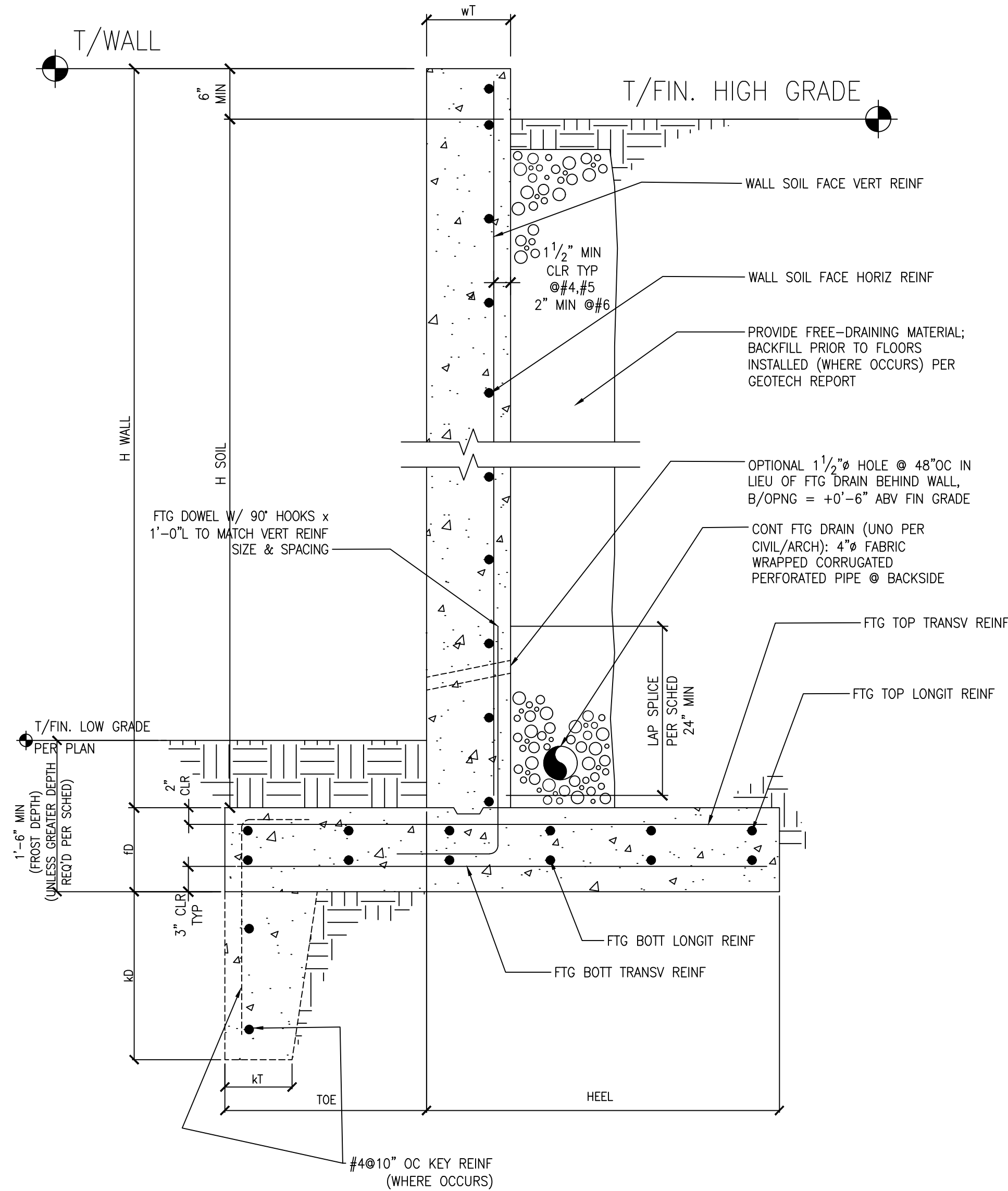
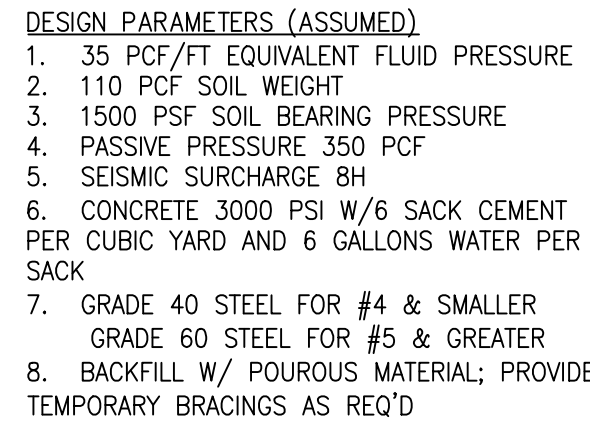
IBC 2018 SPECIAL INSPECTIONS - TABLE 2			
WOOD			
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY
FABRICATION OF PREFABRICATED STRUCTURAL ELEMENTS	1704.2, 1705.5	—	PERIODIC
A. VERIFY STRUCTURAL PANEL GRADE AND THICKNESS	1705.5.1, 1704.10.1, TABLE 2306.2(2)	—	PERIODIC
B. VERIFY NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES	1705.5.1, TABLE 2306.2(2)	—	PERIODIC
C. VERIFY NAIL OR STAPLE DIAMETER AND LENGTH, NUMBER OF FASTENER LINES AND SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS	1704.1, 1705.5.1, TABLE 2306.2(2)	—	PERIODIC
PREFABRICATED WOOD SHEAR PANELS	1705.11.3	ICC EVALUATION REPORT	PERIODIC

IBC 2018 SPECIAL INSPECTIONS - TABLE 2			
REQUIRED STRUCTURAL SPECIAL INSPECTIONS			
FABRICATORS			
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY
FABRICATORS			PERIODIC
CONCRETE			
REINFORCING STEEL	TABLE 1705.3		PERIODIC
WELDING REINFORCING STEEL (WABO—CERTIFIED SPECIAL AGENCY IS REQUIRED)			CONTINUOUS
1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706	TABLE 1705.3		PERIODIC
2) REINFORCING STEEL IN WALLS OF CONCRETE	—		CONTINUOUS (B)
4) OTHER REINFORCING STEEL	TABLE 1705.3		PERIODIC
PLACEMENT OF BOLTS & HOLDOWNS INSTALLED IN CONCRETE			CONTINUOUS
VERIFYING USE OF REQUIRED MIX DESIGN(S)			PERIODIC
CONCRETE PLACEMENT	TABLE 1705.3		CONTINUOUS
VERIFICATION OF IN-SITU CONCRETE PRIOR TO REMOVAL OF FORMS AND SHORES FROM ELEVATED BEAMS AND STRUCTURAL SLABS	TABLE 1705.3	ACI 318: 6.2	PERIODIC (A)
VERIFICATION OF FORMWORK	TABLE 1705.3	ACI 318: 6.1.1	PERIODIC (A)
VERIFYING WELDER QUALIFICATIONS	1705.2.1	ASW D1.3	PERIODIC

WALL TYPE			FOOTING SCHEDULE				
	SIZE					REINFORCING	
	KEY					TRANSVERSAL	LONGITUDINAL
	KEY(KT)	KEY(KD)	TOE	HEEL	THK (fD)	TOP	BOTT
RW-3	0'-10"	1'-6"	1'-3"	1'-9"	0'-10"	#5 @ 12"OC	(6) #4
RW-5	0'-10"	1'-6"	1'-6"	2'-0"	0'-10"	#5 @ 12"OC	(6) #4
RW-7	0'-10"	1'-6"	2'-6"	2'-9"	1'-0"	#5 @ 12"OC	(4) #4

NOTE:
CONTRACTOR TO COORDINATE FOOTING SIZES
WITH RETAINED SOIL HEIGHT AT WALL.

WALL TYPE	WALL SCHEDULE			
	SIZE		REINFORCING	
	H	WIDTH (wT)	SOIL FACE	
			VERTICAL	HORIZONTAL
RW-3	3'-0"	0'-8"	#5 @ 12"OC	#4 @ 11"OC
RW-5	5'-0"	0'-8"	#5 @ 12"OC	#4 @ 9"OC
RW-7	7'-0"	0'-8"	#5 @ 12"OC	#4 @ 9"OC



5	TYPICAL SITE RETAINING WALL
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PROJECT #:

23-111

DRAWN BY: GS

REVIEWED BY: GS

DATE: 3/2/23

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PROJECT NAME

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4102 Island Crest Way
Mercer Island, WA 98040

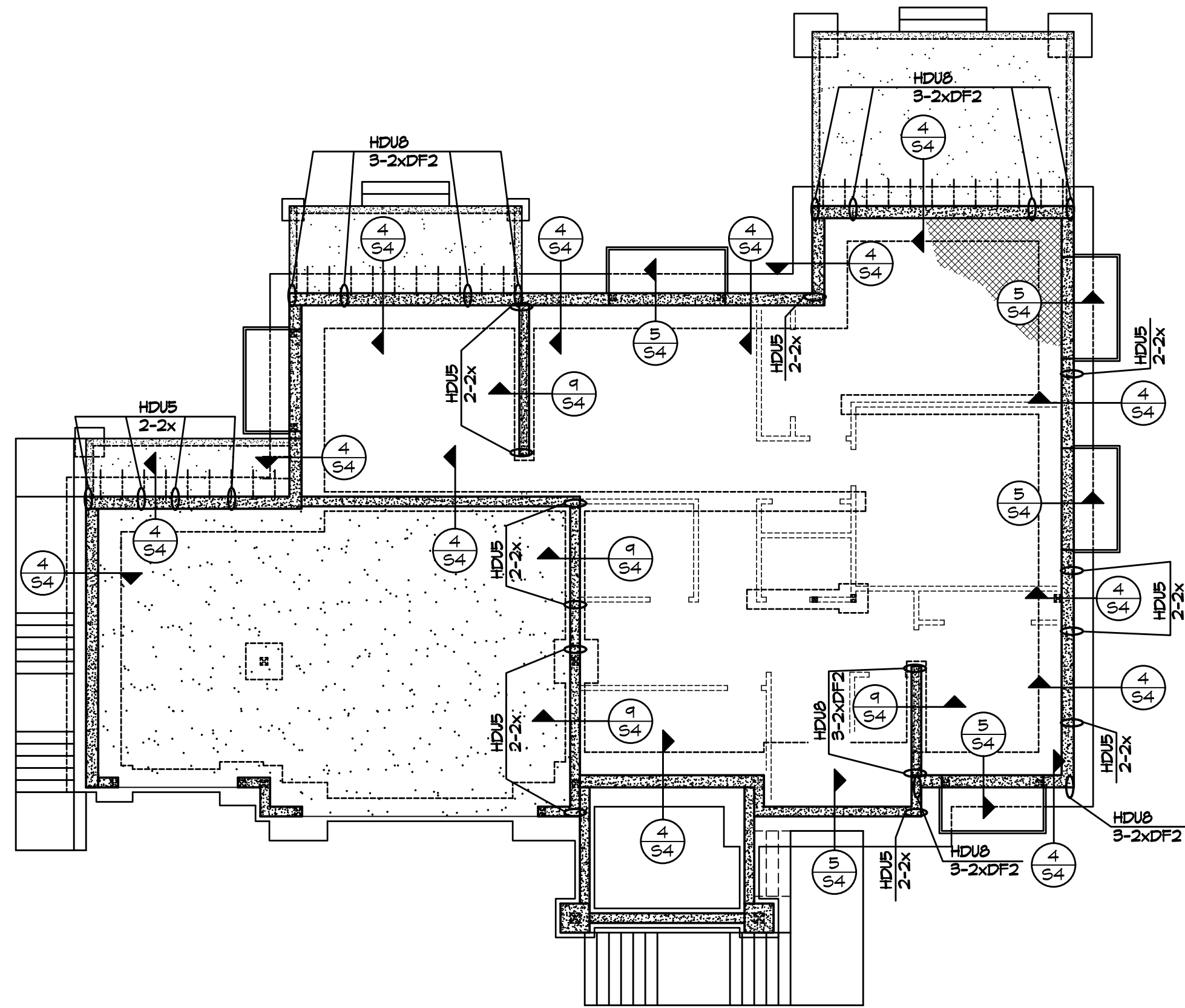
IBC 2018

DETAILS

ANW 220185
LATERAL DETAILS

SHEET NUMBER

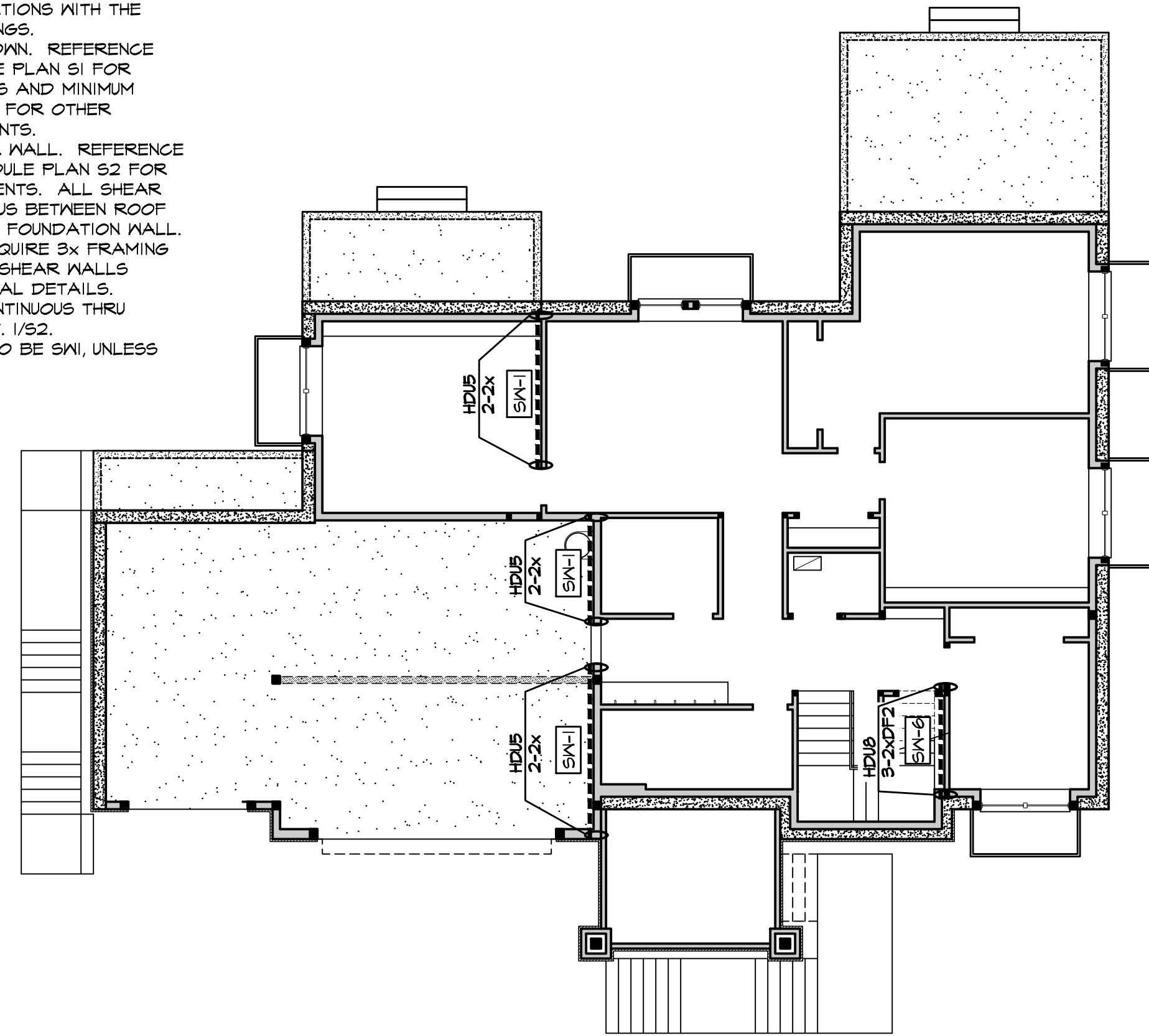
S 5



1 FOUNDATION (WALLS & HARDWARE)
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES:

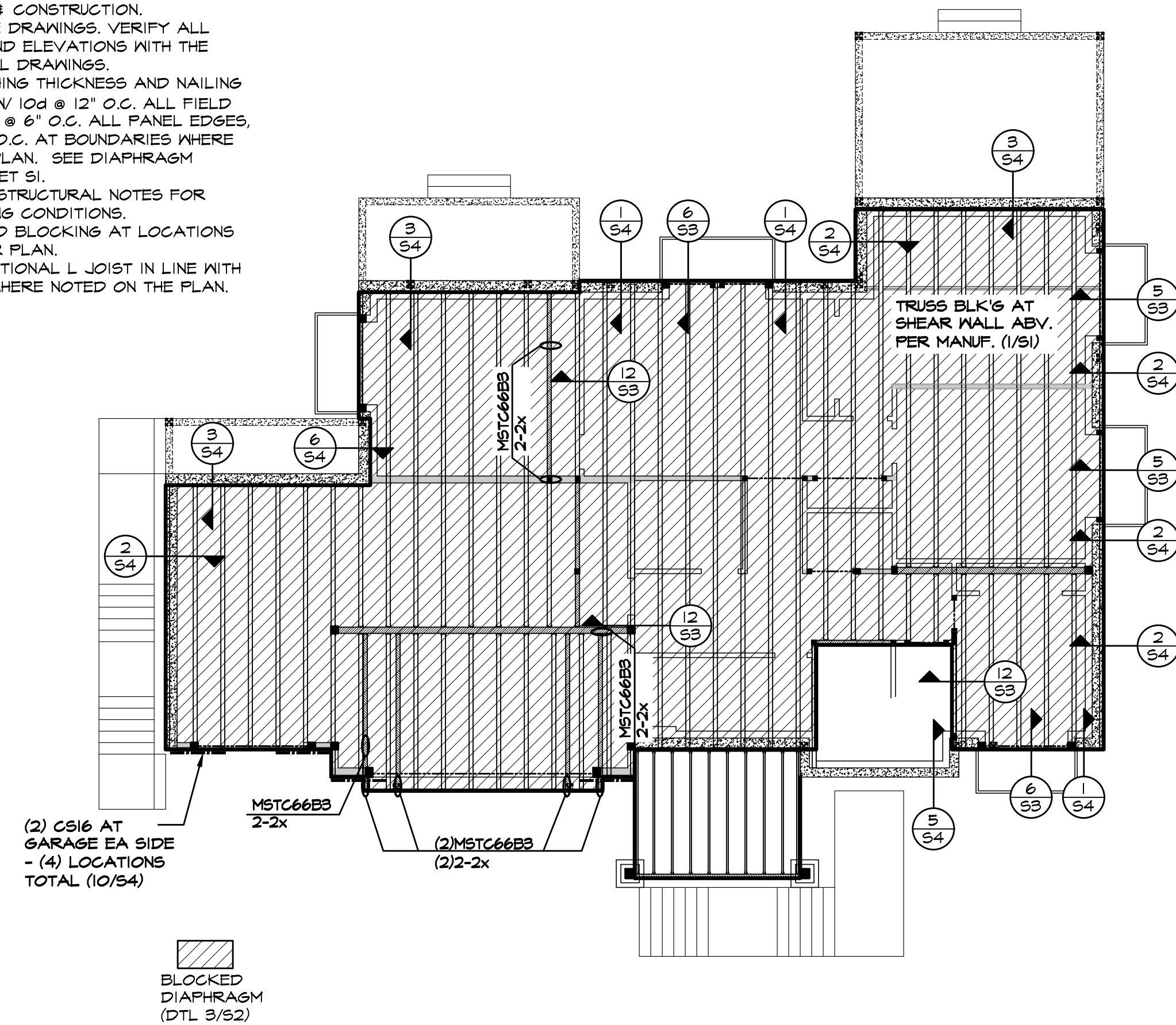
1. VERIFY ALL EXISTING CONDITIONS PRIOR TO FABRICATION & CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. HD INDICATES A HOLDDOWN. REFERENCE THE HOLDOWN SCHEDULE PLAN S1 FOR HOLDOWN REQUIREMENTS AND MINIMUM STUDS/POST. SEE PLAN FOR OTHER STUDS/POST REQUIREMENTS.
4. SW INDICATES A SHEAR WALL. REFERENCE THE SHEAR WALL SCHEDULE PLAN S2 FOR SHEAR WALL REQUIREMENTS. ALL SHEAR WALLS TO BE CONTINUOUS BETWEEN ROOF SHEATHING AND TOP OF FOUNDATION WALL. SOME SHEAR WALLS REQUIRE 3x FRAMING AT PANEL EDGES. SEE SHEAR WALLS SCHEDULE ON STRUCTURAL DETAILS. SHEAR WALL TO BE CONTINUOUS THRU INTERSECTION. SEE DET. 1/S2.
5. ALL EXTERIOR WALLS TO BE SWI, UNLESS NOTED ON THE PLAN.



2 LOWER FLOOR - SHEAR WALLS & HARDWARE
SCALE: 1/8" = 1'-0"

FLOOR FRAMING NOTES:

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO FABRICATION & CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. FLOOR SHEATHING THICKNESS AND NAILING SHALL BE 3/4" W/ 10d @ 12" O.C. ALL FIELD SUPPORTS, 10d @ 6" O.C. ALL PANEL EDGES, AND 10d @ 6" O.C. AT BOUNDARIES WHERE SHADED PER PLAN. SEE DIAPHRAGM SCHEDULE, SHEET S1.
4. SEE GENERAL STRUCTURAL NOTES FOR FLOOR LOADING CONDITIONS.
5. PROVIDE SOLID BLOCKING AT LOCATIONS INDICATED PER PLAN.
6. PROVIDE ADDITIONAL L JOIST IN LINE WITH SHEAR WALL WHERE NOTED ON THE PLAN.



3 MAIN FLOOR - FRAMING & DETAILS
SCALE: 1/8" = 1'-0"

