EXISTING HOUSE

PROPOSED ALTERATIONS

## GENERAL CONVENTIONS

### DRAWING NUMBERING SYSTEM

**PREFIX**
THE DRAWING SET IS BROKEN AS FOLLOWS:

A - ARCHITECTURE
S - STRUCTURAL

**SHEET TYPE**
A NUMBER THAT REPRESENTS THE TYPE OF DRAWINGS THAT ARE ON THE SHEET

0 - REFERENCE
1 - PLANS
2 – ELEVATIONS AND SECTIONS
3 – COMPONENTS
4 – CONSTRUCTION DETAILS
5 – JOINERY SCHEDULES
6 – CABINETRY DETAILS

**SEQUENCE NUMBERS**
ARE NUMBERS THAT SIMPLY PLACE THE SHEETS IN ORDER.

**A1.02**

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| A3.04 | CONSTRUCTION DETAILS | 01 | 5/4/23 |
| A3.05 | CONSTRUCTION DETAILS | 01 | 5/4/23 |
| A3.06 | CONSTRUCTION DETAILS | 01 | 5/4/23 |
| A3.07 | CONSTRUCTION DETAILS | 01 | 5/4/23 |
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Ponting Fitzgerald
Architects


# MOBLEY RESIDENCE

7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

# PROPERTY DATA

## SITE ADDRESS
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

## LOT AREA
12,160 SF (0.28 ACRES)

## ASSESSOR'S TAX NUMBER
5315100050

## LEGAL DESCRIPTION
THE SOUTHWESTERLY 152.00 FEET, AS MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINES, LOT 10, BLOCK 1, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORD IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON

## PLANNING / ZONING
| | |
|---|---|
| **JURISDICTION** | CITY OF MERCER ISLAND |
| **ZONING** | R-12 CITY'S UNIFIED DEVELOPMENT CODE (TITLE 19) |

## SCOPE OF WORK
ADDITIONS AND ALTERATIONS TO AN EXISTING 1970'S SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

# VACINITY PLAN

# LOCATION PLAN

# PROJECT TEAM

## OWNER
| | |
|---|---|
| OWNER | ERIKA MOBLEY |
| POSTAL ADDRESS | 1544 ALTURAS DR, BURLINGAME, CA |
| T | 650 576 2206 |
| E | AMOBLEY@APPLE.CO |

## ARCHITECT
| | |
|---|---|
| ARCHITECT: | PONTING FITZGERALD ARCHITECTS LLC |
| POSTAL ADDRESS | 19037 W 57 DR GOLDEN CO |
| T | 720 363 7951 |
| E | MATTHEWSULLIVANFITZGERALD@GMAIL.COM |

## GEOTECHNICAL ENGINEER
| | |
|---|---|
| ENGINEER: | PANGEO, INC |
| POSTAL ADDRESS | 3213 EASTLAKE AVE EAST, SUITE B, SEATTLE, WA |
| T | *206-371-6249* |
| E | sharrington@pangeoinc.com |

## STRUCTURAL ENGINEER
| | |
|---|---|
| ENGINEER: | QUANTUM CONSULTING ENGINEERS LLC |
| POSTAL ADDRESS | 1511 THIRD AVENUE, SUITE 323 SEATTLE, WA 98101 |
| T | 206.919.8853 |
| E | SKODAMA@QUANTUMCE.COM |

## CONTRACTOR
| | |
|---|---|
| CONTRACTOR: | LUCAS CONSTRUCTION |
| T | 415 509 8925 |
| E | JOHN_LUCAS@ATT.NET |

## SURVEYOR
| | |
|---|---|
| SURVEYED BY: | TERRANE |
| PHYSICAL ADDRESS: | 10801 MAIN ST #102, BELLEVUE, WA 98004 |
| T | 425 458 4488 |
| E | support@terrane. |

# PROJECT NARRATIVE
THE EXISTING LOT IS A 12,160 SQ FT FRONT LOT WITH AN ACCESS AND UTILITY EASEMENT LOCATED ON THE NORTHERN BOUNDARY. THE LOT IS CURRENTLY OCCUPIED BY A 3,808 SQ/FT 1970'S RANCH STYLED TWO LEVEL SINGLE FAMILY RESIDENCE. THE PROPOSAL INCLUDES:

- DEMOLITION AND RECONSTRUCTION OF THE UPPER FLOOR AND ROOF OF A 3,808 SQ/FT 1970'S RANCH STYLED TWO LEVEL SINGLE FAMILY RESIDENCE. ALL WORK IS WITHIN THE FOOTPRINT OF THE EXISTING HOUSE. THE ADDITIONS INCLUDE A SMALL 59 SQ/FT ADDITION THE KITCHEN (UNDER THE LINE OF THE EXISTING EAVE) AND A SMALL 13 SQ/FT CANTILEVER ADDITION TO THE SOUTH EASTERN CORNER OF THE HOME. DESPITE OF THE SLIGHT INCREASE IN FLOOR AREA. THE OVERALL COVERAGE OF THE PROPOSED HOME IS LESS THAN THAT OF THE EXISTING HOUSE.
- THE PROPOSED ROOF IS HIGHER THAN THE EXISTING ROOF BUT WELL WITHIN THE HEIGHT RESTRICTIONS – REFER TO ELEVATIONS A2.01-4 AND BUILDING HEIGHT CALCULATIONS ON SHEET A1.04
- THE ALTERATIONS OF THE BASEMENT ARE LIMITED TO PLASTERING OVER THE EXISTING PLYWOOD SIDING, FORMING A NEW LARGER OPENING TO THE RECREATION ROOM, THE NEW ACCESS STAIR TO THE UPPER LEVEL, NEW METAL SIDING TO THE EXTERNAL WALL OF THE RECREATION ROOM, AND INSTALLATION OF A NEW GAS FIREPLACE.
- THE PROPOSAL ALSO INVOLVES LIFTING THE EXISTING GARAGE FLOOR 14" AND REGRADING OF EXISTING DRIVEWAY IMMEDIATELY IN FRONT OF THE GARAGE TO PERMIT EASIER VEHICULAR ACCESS INTO THE GARAGE.
- THE EXISTING LARGE PAVED AREA OUTSIDE THE ENTRY IS TO BE REMOVED AND A NEW SMALLER ENTRY PATH AND PAVED AREA IS PROPOSED TO CREATE A MORE ATTRACTIVE ENTRY AND ACCOMMODATE PEDESTRIAN ENTRY FROM THE RAISED DRIVEWAY IMMEDIATELY OUTSIDE THE GARAGE DOOR. THE RESULT IS A REDUCED 42 SQ/FT REDUCTION IN HARDSCAPE.
- WE INTEND TO RETAIN THE EXISTING FREE DRAINING DECK LOCATED ON THE EASTERN SIDE OF THE HOUSE AND FORM A NEW BUILT-IN BBQ AREA TO THE NORTHERN END OF THE DECK.
- THE PROPOSED MATERIALS INCLUDE:
  UPPER FLOOR: VERICAL CEDAR SIDING ON A DRAINED BATTEN SYSTEM,
  LOWER FLOOR: VERTICAL SEAMED METAL SIDING TO THE RECREATION ROOM, AND NEW PLASTER OVER THE EXISTING PLYWOOD SIDING.
  LOWER ROOF (OVER THE GARAGE/BEDROOM): MEMBRANE WITH A STONE BALLAST
  UPPER ROOF (OVER THE LIVING ROOMS): SEAMED METAL ROOFING

# GROSS FLOOR AREAS
| AREA | EXISTING | REMOVED | NEW | TOTAL |
|---|---|---|---|---|
| MAIN FLOOR | 1,565 | - | 54 | 1,618 |
| GROSS BASEMENT AREA | 1,565 | - | 8 | 1,573 |
| GARAGE | 504 | - | - | 504 |
| **TOTAL** | **3,634** | **-** | **61** | **3,695** |

# FLOOR AREAS
| | |
|---|---|
| MAIN FLOOR | 1,618 SQ FT |
| GROUND FLOOR | 1573 SQ FT |
| GARAGE | 504 SQ FT |
| **SUBTOTAL** | 389 SQ FT |
| EXISTING DECK | 281 SQ FT |
| PROPOSED DECK | 48 SQ FT |
| **SUBTOTAL** | 329 SQ FT |

# GENERAL DRAWING CONVENTIONS

## DRAWING PRECEDENCE
DETAILED DRAWINGS TAKE PRECEDENCE OVER LARGER SCALE DRAWINGS. IF THERE IS ANY CONFUSION OR DISCREPANCY, PLEASE CONTACT PONTING FITZGERALD ARCHITECTS LLC

## REDUCED LEVELS
**FINISHED FLOOR LEVEL (FFL)**
DENOTES TOP OF STRUCTURAL LEVEL. EG. CONCRETE SLAB OR TIMBER/PLY FLOOR SUBSTRATE. FFL IS NOT THE TOP OF FLOOR LINING (STONE, TILES, TIMBER OVERLAY, ETC.). THESE WILL BE NOTED AS RL.

**REDUCED LEVEL (RL)**
LEVELS RELATIVE TO SURVEY DATA. EG. DECK RL, TERRACE RL, TILE RL, TIMBER OVERLAY RL, STUD RL, CEILING RL, PARAPET RL, ETC.

**CEILING RL**
DENOTES THE UNDERSIDE OF THE STRUCTURE OR BATTEN, NOT THE UNDERSIDE OF THE CEILING LINING.

## DIMENSIONS
USE ANNOTATED DIMENSIONS ONLY. VERIFY EXISTING "AS-BUILT" DIMENSIONS AS REQUEST. NOTIFY ARCHITECT OF ANY OMISSIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK IN QUESTION.

ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.

CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.

CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND APPLICABLE CODES PRIOR TO PROCEEDING WITH WORK.

CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.

REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL. REPETITIVE NOTES MAY BE CALLED OUT ONLY ONCE AND INDICATED AS TYPICAL OR SIMILAR.

# DRAWING LABLES AND REFERENCING

1 — — — —
92'-1 1/8"

**GRIDLINE**

**VERTICAL DATUM DIMENSION**

4 EJ.03 JAMB DETAIL
A1-10 SCALE 1:5

**DRAWING TITLE**
DRAWING NUMBER
DRAWING TITLE
IS A NUMBER THAT REPRESENTS THE TYPE OF DRAWINGS THAT ARE ON THE SHEET
DRAWING SCALE
SHEET BACK REFERENCE
WHERE THE DETAIL RELATES TO MORE THAN ONE SHEET THE BACK REFERENCE REFERS TO THE FIRST INSTANCE THAT IT OCCURS IN THE DRAWING SET. — REFERS TO A BACK REFERENCE TO THE SAME SHEET

**ELEVATION MARKER**
N
A2.01
DRAWING TITLE
N - NORTH
S - SOUTH
E - EAST
W - WEST
SHEET BACK REFERENCE

**SECTION/DETAIL MARKER**
10
A4.03
DRAWING NUMBER
ARROW INDICATES DIRECTION OF CUT
SOLID ARROW = ARCHITECTURAL REFERENCE
EMPTY ARROW = ENGINEERING REFERENCE
SHEET BACK REFERENCE
A = ARCHITECTURAL REFERENCE
S = STRUCTURAL REFERENCE
--- = INDICATES SAME SHEET

**DETAIL MARKER (PLAN)**
11
A3.01
DRAWING NUMBER
REFERENCE SHAPE
CIRCULAR = ARCHITECTURAL REFERENCE
HEXAGOLAN = ENGINEERING REFERENCE
SHEET BACK REFERENCE
A = ARCHITECTURAL REFERENCE
S = STRUCTURAL REFERENCE
--- = INDICATES SAME SHEET

# ABBREVIATIONS

**A**
| | |
|---|---|
| **AB** | ANCHOR BOLT |
| **A/C** | AIR CONDITIONING |
| **ADJ** | ADJUSTABLE |
| **ADJ-S** | ADJUSTABLE SHELF |
| **ADJ-SW** | ADJUSTABLE SHELF WITHIN |
| **AFF** | ABOVE FINISH FLOOR |
| **AGG** | AGGREGATE |
| AHJ | AUTHORITY HAVING JURISDICTION |
| **ALUM** | ALUMINUM |
| **APPR** | APPROXIMATE |
| **ARCH** | ARCHITECT/ARCHITECTURAL |
| **ASPH** | ASPHALT |

**B**
| | |
|---|---|
| **BD** | BOARD |
| **BEL** | BELOW |
| **BLKG** | BLOCKING |
| **BM** | BEAM |
| **BOF** | BOTTOM OF FOOTING |
| **BOT** | BOTTOM |
| **BOW** | BOTTOM OF WALL |
| **BRG** | BEARING |
| BTW | BETWEEN |

**C**
| | |
|---|---|
| **CAB** | CABINET |
| **CJ** | CONTROL JOINT |
| **CL** | CENTER LINE |
| **CL** | CEILING |
| **CLKG** | CAULKING |
| **CLR** | CLEAR |
| **CMU** | CONCRETE MASONRY UNIT |
| **CO** | CLEAN OUT |
| **COL** | COLUMN |
| **CONC** | CONCRETE |
| **COS** | CHECK ON SITE |
| **CRS** | CENTRES |
| **CSMT** | CASEMENT |
| **CY** | CUBIC YARD |

**D**
| | |
|---|---|
| **DBL** | DOUBLE |
| **DIA** | DIAMETER |
| **DIAG** | DIAGONAL |
| **DIM** | DIMENSION |
| **DN** | DOWN |
| **DR** | DRAWER |
| **DRY** | DRYER |
| **DS** | DOWNSPOUT (EXTERIOR) |
| **DTL** | DETAIL |
| **DW** | DISHWASHER |
| **DWG** | DRAWING |

**E**
| | |
|---|---|
| **E** | EAST |
| **EA** | EACH |
| **EJ** | EXPANSION JOINT |
| **ENCL** | ENCLOSURE |
| **ENG** | ENGINEER |
| **EQ** | EQUAL |
| **EQUIP** | EQUIPMENT |
| **EW** | EACH WAY |
| **EXIST** | EXISTING |
| **EXT** | EXTERNAL / EXTERIOR |

**F**
| | |
|---|---|
| **F** | FIXED |
| **FB** | FLAT BAR |
| **FD** | FLOOR DRAIN |
| **F/F** | FRIGE/FREEZER |
| **FFL** | FINISH FLOOR LEVEL |
| **FIN** | FINISH |
| **FOC** | FACE OF CONCRETE |
| **FOF** | FACE OF FINISH |
| **FOS** | FACE OF STUD |
| **FT** | FOOT/FEET |
| **FTG** | FOOTING |

**G**
| | |
|---|---|
| **GA** | GAUGE |
| **GAL** | GALLON |
| **GALV** | GALVANIZED |
| **GFI** | GROUND FAULT INTERRUPTER |
| **GL** | GLASS |
| **GLB** | GLU-LAMINATED BEAM |
| **GYP** | GYPSUM |

**H**
| | |
|---|---|
| **HB** | HOSE BIBB |
| **HC** | HOLLOW CORE |
| **HD** | HEAVY DUTY |
| **HG** | HORIZONTAL GRAIN |
| **HDR** | HEADER |
| **HORZ** | HORIZONTAL |
| **H.T.R** | HEATED TOWEL RAIL |
| **HWT** | HOT WATER TANK |

**I**
| | |
|---|---|
| **ID** | INSIDE DIAMETER |
| **IDS** | INTERIOR DOWNSPOUT |
| **IN** | INCH |
| **INSUL** | INSULATION |
| **INT** | INTERNAL / INTERIOR |

**J**
| | |
|---|---|
| **JST** | JOIST |
| **JT** | JOINT |

**K**
| | |
|---|---|
| **KD** | KILN DRIED |

**L**
| | |
|---|---|
| **LAM** | LAMINATED |
| **LB** | POUNDS |
| **LF** | LINEAL FOOT |
| **LSL** | LAMINATED STRAND LUMBER |

**M**
| | |
|---|---|
| **MAX** | MAXIMUM |
| **MB** | MACHINE BOLT |
| **MIN** | MINIMUM |
| **MIR** | MIRROR |
| **MISC** | MISCELLANEOUS |

**N**
| | |
|---|---|
| **N** | NORTH |
| **N/A** | NOT APPLICABLE |
| **NOM** | NOMINAL |
| **NTS** | NOT TO SCALE |

**O**
| | |
|---|---|
| **O/** | OVER |
| **OBSC** | OBSCURE |
| **OD** | OUTSIDE DIAMETER |
| **OFD** | OVERFLOW DRAIN |
| **OH** | OVERHEAD |

**P**
| | |
|---|---|
| **PBD** | PARTICLE BOARD |
| **PL** | PLATE |
| **PP** | POWER POINT |
| **PSF** | POUNDS PER SQUARE FOOT |
| **PSI** | POUNDS PER SQUARE INCH |
| **PT** | PRESSURE TREATED |

**Q**
| | |
|---|---|
| **QTY** | QUANTITY |

**R**
| | |
|---|---|
| **R** | RADIUS |
| **RD** | ROOF DRAIN |
| **REINF** | REINFORCING |
| **REQD** | REQUIRED |
| **RH** | RIGHT HAND |
| **RL** | REDUCED LEVEL |
| **RJ** | ROOF JACK/VENT |
| **RO** | ROUGH OPENING RIDGE VENT |

**S**
| | |
|---|---|
| **S** | SOUTH |
| **SDE** | STRUCTURAL DESIGN ENGINEER |
| **SF** | SQUARE FOOT |
| **SHGC** | SOLAR HEAT GAIN COEFFICIENT |
| **SIM** | SIMILAR |
| **SPEC** | SPECIFICATIONS |
| **SQ** | SQUARE |
| **SS** | STAINLESS STAINLESS |
| **STD** | STEEL STANDARD |
| **SV** | SOFFIT VENT |

**T**
| | |
|---|---|
| **T.B.H** | TOILET BRUSH HOLDER |
| **TEL** | TELEPHONE |
| **T.H.T** | THERMOSAT |
| **T&G** | TONGUE AND GROOVE |
| **THK** | THICK |
| **TOB** | TOP OF BEAM |
| **BOB** | BOTTOM OF BEAM |
| **TOP** | TOP OF PLATE |
| **TOS** | TOP OF SLAB |
| **TOW** | TOP OF WALL |
| **TRH** | TOILET ROLL HOLDER |
| **TV** | TELEVISION |
| **TYP** | TYPICAL |

**U**
| | |
|---|---|
| **UBC** | UNIFORM BUILDING CODE |
| **UL** | UNDERWRITERS LABORATORIES |
| **UNO** | UNLESS NOTED OTHERWISE |
| **UPC** | UNIFORM PLUMBING CODE |

**V**
| | |
|---|---|
| **VTE** | VENTED TO EXTERIOR VERIFY |
| **VERT** | VERTICAL |
| **VG** | VERTICAL GRAIN |

**W**
| | |
|---|---|
| **W** | WEST |
| **WP** | WATERPROOF |
| **WR** | WATER RESISTANT |
| **WS** | WOOD SCREW |
| **WSC** | WASHINGTON STATE CODE |

**Ponting Fitzgerald Architects**

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant building codes. This drawing is the property of Ponting Fitzgerald LLC and must not be used, copied or reproduced in whole or part without prior written permission. ph 720 363 7951

| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | PROJECT DATA | SHEET **A0.01** |
| DRAWN BY PFA | SCALE 1:5 @ A1 | |
| PRINT DATE 10/10/23 | | REV 01 |

# FIRE PROTECTION

02

## FIRE SPRINKLERS
A NEW NFPA 13R AND MONITORED NFPA 72 SHALL BE INSTALLED AS PER CoMI AND NFPA STANDARDS, AND APPLIED FOR UNDER SEPARATE PERMITS

## DWELLING-GARAGE FIRE SEPARATION
THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5.

**TABLE R302.6**
**DWELLING-GARAGE SEPARATION**

| SEPARATION | MATERIAL |
|---|---|
| FROM THE RESIDENCE AND ATTICS | NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE |
| FROM HABITABLE ROOMS ABOVE THE GARAGE | NOT LESS THAN $^{5}/_{8}$-INCH TYPE X GYPSUM BOARD OR EQUIVALENT |
| STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION. | NOT LESS THAN $^{1}/_{2}$-INCH GYPSUM BOARD OR EQUIVALENT |
| GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT | NOT LESS THAN $^{1}/_{2}$-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA |

**OPENINGS IN GARAGE WALLS** SHALL COMPLY WITH SECTION R302.5.1 THROUGH R302.5.3. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICKNESS, OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING DEVICE.

**DWELLING-GARAGE FIRE SEPARATION** SHALL COMPLY WITH SECTION R302.6. IE 1/2" TYPE "X" GYP. BOARD TO GARAGE SIDE OF WALLS AND CEILING, FIXED IN ACCORDANCE WITH TABLE R702.35

**DUCT PENETRATION.** DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

**OTHER PENETRATIONS** PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

02

## SMOKE ALARMS
SHALL MEET 2018 IFC 907.2.11.2. SMOKE ALARMS SHALL BE HARDWIRED, PROVIDED A BATTERY BACKUP, AND INTERCONNECTED WITHIN EACH DWELLING UNIT. IN ORDER TO REDUCE THE CHANCES OF NUISANCE ACTIVATIONS, SMOKE ALARMS SHOULD NOT BE LOCATED NEAR KITCHEN APPLIANCES.

## SMOKE DETECTORS
SHALL BE AUDIBLE IN ALL SLEEPING ROOMS, AND OUTSIDE EACH SLEEPING AREA
IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

A MINIMUM OF (1) SMOKE DETECTOR SHALL BE INSTALLED ON EACH FLOOR INCLUDING THE GARAGE.

## CARBON MONOXIDE ALARMS
CARBON MONOXIDE ALARMS SHALL MEET 2015 IFC 908.7. USE OF COMBINATION SMOKE ALARM/CARBON MONOXIDE ALARM DEVICES IS ACCEPTABLE.

## FIRE-STOPPING
FIRE-STOPPING AND DRAFT-STOPPING SHALL CONSIST OF 2" NOMINAL LUMBER. FIRE-STOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES:

A. CONCEALED SPACES AT ALL FLOOR AND CEILING LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
B. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.

## EGRESS
EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:
CLEAR OPEN WIDTH CLEAR OPEN HEIGHT CLEAR OPEN AREA SILL HEIGHT
20" (Minimum) 24" (Minimum) 5.7 s.f. (Minimum) 44" (Maximum)

# ENERGY NOTES
ALL WORK SHALL COMPLY WITH THE RESIDENTIAL PROVISIONS OF THE 2018 WASHINGTON STATE ENERGY CODE (WSEC)

CLIMATE ZONE: 4C

COMPLIANCE PATH: PRESCRIPTIVE COMPLIANCE INSULATION & FENESTRATION
REQUIREMENTS SECTIONS R401 THROUGH R404. IN ADDITION, *DWELLING UNITS* AND *SLEEPING UNITS* IN A *RESIDENTIAL BUILDING* SHALL COMPLY WITH SECTION R406.

PROVIDE MIN BUILDING THERMAL ENVELOPE OR BETTER PER SECTION R402 TABLE 402.1.1

| | T R402.1.1 | TR402.1.3 |
|---|---|---|
| FENESTRATION U-FACTOR[b] | 0.30 | (U-FACTOR: 0.30) |
| SKYLIGHT[b] U-FACTOR | 0.50 | (U-FACTOR: 0.50) |
| CEILING R-VALUE[a] | 49 | (U-FACTOR: 0.026) |
| WOOD FRAMED WALL[a,h] R-VALUE | 21 | (U-FACTOR: 0.056) |
| FLOOR R-VALUE | 30 | (U-FACTOR: 0.029) |
| BELOW GRADE WALL R-VALUE | 10 if continuous exterior | >2'(U-FACTOR: 0.042) |
| | 15 if continuous interior | >3.5'(U-FACTOR: 0.040) |
| | 21 cavity insulation + 5 thermal break btw slab and wall | |
| SLAB R-VALUE & DEPTH | 10,2FT | |

## ADDITIONS, ALTERATIONS, OR REPAIRS. (R501.1.1)
ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH SECTIONS R502, R503 OR R504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.

## ADDITIONAL ENERGY EFFICIENCY CREDIT REQUIREMENTS (R406)
EACH DWELLING UNIT IN ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES, AS DEFINED IN SECTION 101.2 OF THE IRC SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE R406.2 SO AS TO ACHIEVE THE FOLLOWING MINIMUM # OF CREDITS.

CATEGORY: **1.5 CREDITS**

## HEATING
HEATING UNIT(S) SHALL MAINTAIN 70 DEGREES FAHRENHEIT AT 36" ABOVE FLOOR WHEN OUTSIDE TEMPERATURE IS 24 DEGREES FAHRENHEIT, OR CURRENT REQUIREMENTS.

AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED FOR THE REGULATION OF TEMPERATURE. PROVIDE NIGHT SETBACK THERMOSTAT.

## SHOWER FLOW CONTROL
SHALL BE LIMITED TO 2.5 GALLONS PER MINUTE, OR CURRENT REQUIREMENTS.

## FIREPLACE(S)
SHALL HAVE TIGHT FITTING DAMPERS AND SHALL BE PROVIDED WITH A MINIMUM OF 6 SQUARE INCHES OF OUTSIDE COMBUSTIBLE AIR SUPPLY.

METAL DUCTS OUTSIDE THE CONDITIONED SPACE SHALL BE INSULATED TO R-8 MINIMUM PER THE 2012 SEC, SECTION R403.2.1. PROVIDE WEATHER BARRIER IF LOCATED ON THE EXTERIOR OF THE BUILDING.

HOT WATER PIPES SHALL BE WRAPPED WITH INSULATION (R-4 MINIMUM) PER THE 2015 WSEC, SECTION R403.4.2.

WATER HEATER(S) SHALL MEET 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.

VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED ROOM SIDE OF THE INSULATION.

## AIR LEAKAGE
**CAULK ALL JOINTS** AROUND EXTERIOR OPENINGS AND ALL JOINTS IN SIDING AND FLASHING WHERE INFILTRATION MAY BE POSSIBLE.

SEAL ALL TEARS AND JOINTS IN INSULATION WITH APPROVED TAPE.

**BLOWER DOOR TESTING**: AIR LEAKAGE SHALL NOT EXCEED 4 AIR CHANGES/HOUR, AND SHALL BE TESTED PER THE 2015 WSEC, SECTION R402.4.1.2. PROVIDE A WRITTEN BUILDING
REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY, TO THE INSPECTOR, PRIOR TO APPROVED FINAL INSPECTION.

**LUMINAIRES**
75% MIN. OF LUMINAIRES TO BE HIGH EFFICACY LUMINARIES PER THE 2015 WSEC, SECTION R404.1. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES.
16. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED, OR WITH DAMAGED INSULATION, SHALL BE FILLED WITH R15 INSULATION AT 2X4 FRAMING AND R21 INSULATION AT 2X6 FRAMING PER SEC R101.4.3- EXCEPTION 3
17. DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.

# VENTILATION

## SYSTEM DESIGN
THIS SYSTEM IS DESIGN/BUILD. VENTILATION AND EXHAUST SYSTEMS TO COMPLY WITH THE REQUIREMENTS OF THE 2018 IRC WITH STATE AND CITY AMENDMENTS.

## SYSTEM CRITERIA
PER 2018 IRC TABLE M1507.3.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS: PROVIDE 135 CFM AIRFLOW

PER 2015 IRC TABLE M1507.3.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS, RUN TIME % IN EACH 4-HOUR SEGMENT TO BE 75% WITH A FACTOR OF 1.3: 135 CFM X 1.3 = 175.5 CFM

MIN OF 0.35 AND MAX OF 0.50 AIR EXCHANGES PER HOUR FOR ALL HABITABLE ROOMS

## SYSTEM COMPONENTS
TIMER, INTAKE GRILL & DUCTING (EXTERIOR), MOTORIZED DAMPER, INTAKE BLOWER, ELECTRIC AIR TAMPERING, EXHAUST DUCTING & PORT WITH BACK DRAFT DAMPER, DISTRIBUTION DUCTING & GRILLS (HABITABLE ROOMS), ELECTRIC EXHAUST FAN

SOURCE SPECIFIC FANS
SHALL BE LOCATED IN ALL KITCHENS, BATHROOMS, WATER CLOSETS, AND LAUNDRY FACILITIES IN COMPLIANCE WITH THE 2018 IRC, SECTION M1507.4 VENTILATION CAPACITY SHALL BE AT LEAST 50 C.F.M. FOR BATHROOMS, WATER CLOSETS, AND LAUNDRY ROOMS (Intermittent use) AND 100 C.F.M. FOR KITCHENS (INTERMITTENT USE). RANGE HOODS SHALL BE EXHAUSTED IN ACCORDANCE WITH SECTION M1503.

CLOTHES DRYERS
SHALL BE EXHAUSTED IN ACCORDANCE WITH THE 2018 IRC, SECTION M1502.3. DUCT LENGTH SHALL NOT EXCEED 35 FEET, PLUS THE LENGTH OF THE TRANSITION DUCT, LESS THE EQUIVALENT LENGTH OF FITTINGS PER TABLE M1502.4.4.1.

INTERMITTENT WHOLE HOUSE VENTILATION SYSTEM SHALL COMPLY WITH THE 2018 IRC, SECTION M1507.3. INTERMITTENT VENTILATION SHALL OCCUR AT LEAST 25% OF EACH 4-HOUR SEGMENT. VENTILATION RATE SHALL BE NOT LESS THAN AS SPECIFIED BY TABLE M1507.3.3(1), MULTIPLIED BY THE RATE FACTOR INDICATED ON TABLE M1507.3.3(2). FAN SHALL HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE. OUTDOOR AIR SHALL BE PROVIDED TO ALL HABITABLE ROOMS.

DUCTS
EXHAUST DUCT WORK SHALL CONFORM TO THE 2018 IRC, CHAPTER 16. EXHAUST DUCTING TERMINATIONS SHALL BE OUTSIDE THE BUILDING, SHALL BE LOCATED IN COMPLIANCE WITH SECTION M1506.2, AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.

SUPPLY DUCTS WITHIN CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-4.

PROVIDE A MINIMUM NET AREA OF 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 150 SQUARE FEET OF ATTIC AREA. PROVIDE A CONTINUOUS 1 INCH MINIMUM AIR SPACE ABOVE INSULATION FOR CROSS VENTILATION.

ATTIC VENTS
ALL ATTIC VENTS SHALL BE PROVIDED WITH 1/4" NON-CORROSIVE WIRE MESH OR APPROVED SOFFIT VENTS

# SHOP DRAWINGS
THE MAIN CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING.

STRUCTURAL STEEL, PRECAST PANELS AND JOINERY ITEMS ARE SHOWN DIAGRAMMATIC AND NOT TO BE USED AS SHOP DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEASURE AND MARK OUT ON SITE, CHECK AND ENSURE THE DIMENSIONAL ACCURACY OF ALL OF THE THESE COMPONENTS.

THE CONTRACTOR MUST MAKE DUE ALLOWANCE IN THE CONTRACT FOR THE PREPARATION, REVIEW AND SUBSEQUENT CORRECTION AND RE-REVIEW OF A FULL SET OF SHOP DRAWINGS.

ALLOWANCE MUST BE MADE IN THE CONTRACTORS PROGRAMME FOR THE ARCHITECTS REVIEW OF THE SHOP DRAWINGS WHICH WILL BE LIMITED TO EXAMINATION FOR GENERAL APPEARANCE SETOUT OF THE STEELWORK. ALLOWANCE MUST ALSO BE MADE FOR THE ENGINEERS REVIEW OF THE SHOP DRAWINGS FOR STRUCTURAL ADEQUACY.

THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER

SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY. THE ARCHITECTURAL REVIEW DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, AND FOR ENSURING THE CORRECTNESS OF THE SHOP DRAWINGS.

SEE STRUCTURAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING:

INSITU CONCRETE
STRUCTURAL STEEL WORK
ALUMINIUM JOINERY
EXTERIOR TIMBER WINDOWS

Ponting Fitzgerald
Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: GENERAL NOTES | | SHEET: A0.02 |
| DRAWN BY: PFA | SCALE: @ A1 | |
| PRINT DATE: 3/19/24 | | REV: 02 |

# KEYNOTES

**00** **KEYNOTE NUMBERING - CSI**
THE KEYNOTE CLASSIFICATIONS BELOW ARE BASED ON THE CONSTRUCTION SPECIFICATION INSTITUTE (CSI) MASTERFORMAT DIVISIONS AND RELATE DIRECTLY TO THE SPECIFICATION SECTIONS. THE INFORMATION CONTAINED ON THIS SHEET IS IN SUMMARY FORM ONLY AND MUST BE READ IN CONJUNCTION WITH THE -WRITTEN SPECIFICATIONS - IF FURTHER INFORMATION IS REQUIRED CONTACT PONTING FITZGERALD LIMITED. REFER TO ENGINEERS DRAWINGS AND SPECIFICATIONS FOR ALL STUCTURAL INFORMATION.

**01 25 00** **SUBSTITUTION**
CONTRACTOR TO INVESTIGATE PROPOSED PRODUCTS AND DETERMINE THAT THEY ARE EQUAL OR SUPERIOR IN ALL RESPECTS TO PRODUCTS SPECIFIED. COORDINATE INSTALLATION OF ACCEPTED SUBSTITUTIONS INTO THE WORK, MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS. MEET WITH CLIENTS AND GET CHANGE ORDER REQUEST SIGNED

## 01 30 00 SPECIAL PROCEDURES

**01 35 29** **JOB SITE SAFETY**
1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS. THE GC IS SOLEY RESPONSIBLE FOR ALL JOB SITE SAFETY.

2. PERIODIC SITE VISITS PERFORMED BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS AND SHALL NOT ALLEVIATE THE GC OF THEIR RESPONSIBILITY FOR JOB SITE SAFETY.

3. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.

4. HEALTH AND SAFETY: COMPLY WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEATH ACT IN GENERAL, CHAPTER 296-155 WAC, AND IS 4130

## 01 40 00 QUALITY REQUIREMENTS

**01 41 13** **CODE COMPLIANCE**
1. ALL WORK TO COMPLY WITH 2018 IRC WITH WASHINGTON AND CITY AMENDMENTS.

2. ALL APPLICABLE CODES, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK, EXCEPT FOR THE BUILDING PERMIT WHICH IS THE RESPONSIBILITY OF THE ARCHITECT

4. BEFORE FINAL DRAWINGS AND SPECIFICATIONS AND ISSUED FOR CONSTRUCTION THEY SHALL BE SUBMITTED TO ALL GOVERNING BUILDING AGENCIES TO ENSURE THEIR INTENT COMPLIES WITHH ALL ENFORCED APPLICABLE LOCAL, STATE AND NATIONAL CODES ENFORCED BY BUILDING OFFICIALS OF THE GOVERNING MUNICIPALITY

5. IF CODE DISCREPANCIES APPEAR IN DRAWINGS AND/OR SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCREPANCIES IN WRITING, BY THE CONTRACTOR OR GOVERNING MUNICIPALITY, AND SHALL BE ALLOWED TO REVISE DRAWINGS AND SPECIFICATIONS TO COMPLY WITH GOVERNING CODES PRIOR TO CONSTRUCTION.

6. UPON WRITEN RECEIPT OF APPROVAL FROM THE GOVERNING MUNICIPALITY 'APPROVED' FINAL DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CONTRACTOR BY THE ARCHITECT.

7. ALL WORK PERFORMED SHALL COMPLY WITH ALL ENFORCED, APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, ORDINANCES AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

8. IF CODE DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND SHALL BE ALLOWED AMPLE TIME TO REMEDY THE STATED DISCREPANCIES.

9. SOUND ATTENUATION (IF APPLICABLE) THE CONTRACTOR SHALL COMPLY WITH STANDARD AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY.

**01 43 00** **QUALITY ASSURANCE**
CONTRACTOR'S PROFESSIONAL DESIGN SERVICES: PROVIDE ENGINEERING DESIGN SERVICES FOR CONSTRUCTION ASSEMBLIES, BASED ON PREFORMANCE AND/OR DESIGN CRITERIA. THE ENGINEER MUST BE EXPERIENCED IN DESIGN OF THE TYPE OF WORK SPECIFIED AND LICENCED IN THE STATE IN WHICH THE PROJECT IS LOCATED.

THE SCOPE OF WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISHES WITH ALL WORKING PARTS AND MATERIALS NECESSARY TO MAKE A COMPLETE, IN-PLACE, PROPERLY WORKING, AND FINISHED INSTALLATION, WHETHER OR NOT SHOWN ON TH EDRAWINGS.

WORKMANSHIP - WORKMANSHIP SHALL CONFORM TO THE BEST AND HIGHEST STANDARDS OF QUALITY IN EACH TRADE AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. ALL WORK SHALL BE COMPLETED BY SKILLED TRADESMEN AND MECHANICS. INSTALLATION OF ALL EQUIPMENT AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

## 01 51 00 TEMPORARY UTILITIES

**01 51 01** **TEMPORARY UTILITIES**
EXISTING SERVICES DISCONNECT AND SEAL OFF SERVICES BEFORE WORK COMMENCES. PROTECT SERVICES ADJACENT TO THE AREA BEING DEMOLISHED. MAINTAIN SERVICES TO OCCUPIED AREAS OF THE BUILDING, PARTICULARLY FIRE SERVICES.

**01 54 00** **CONSTRUCTION SCAFFOLDING AND PLATFORMS**
THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FOR DURATION OF WORK ALL REQUIRED TEMPORARY STANDING SCAFFOLDING IN ACCORDANCE WITH LOCAL STATE CODE HEALTH & SAFETY REQUIREMENTS

**01 56 00** **TEMPORARY BARRIERS AND ENCLOSURE**
TEMPORARY SCREENS AND SHELTER - ERECT APPROVED TEMPORARY SCREENS AND SHELTER TO PROTECT FROM WEATHER AND DAMAGE, AND TO PREVENT DUST AND DIRT PENETRATING THOSE PARTS OF THE EXISTING BUILDING, OTHER BUILDINGS AND THE REMAINDER OF THE SITE BEING RETAINED IN THEIR PRESENT CONDITION.

BARRIERS AND ENCLOSURES - THE CONTRACTOR SHALL PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY INTO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS AND DEMOLITION. INSTALL BARRICADES AND COVERED WALKWAYS REQUIRED BY GOVERNING AUTHORITIES FOR PUBLIC RIGHT OF WAYS. WHEN NECESSARY INSTALL CHAIN LINK FENCE AROUND JOB SITE.

## 01 60 PRODUCT REQUIREMENTS

**01 60 00** **PRODUCT REQUIREMENTS**
ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR MATERIAL'S INSTITUTE STANDARDS. WHERE THE MANUFACTURER'S RECOMMENDED DETAILS ARE USED, THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT. ALL ITEMS NOT SPECIFICALLY MENTIONED THAT ARE REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.

INSTALLATION AND STORAGE - ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. MATERIAL STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

**01 63 00** **PRODUCT SUBSTITUTION PROCEDURES**
CONTRACTOR TO INVESTIGATE PROPOSED PRODUCTS AND DETERMINE THAT THEY ARE EQUAL OR SUPERIOR IN ALL RESPECTS TO PRODUCTS SPECIFIED. COORDINATE INSTALLATION OF ACCEPTED SUBSTITUTIONS INTO THE WORK, MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS. MEET WITH CLIENTS AND GET CHANGE ORDER REQUEST SIGNED.

**01 64 00** **OWNER FURNISHED PRODUCTS**
CONTRACTOR IS NOT RESPONSIBLE FOR PRODUCTS FURNISHED BY THE OWNER THAT ARE DAMAGED PRIOR TO OPENING OR RECEIVING. ADDITIONAL WORK REQUIRED TO INSTALL OWNER FURNISHED PRODUCTS WILL BE CHARGED TO THE OWNER AND DUE UPON INSTALLATION.

## 01 70 EXECUTION & CLOSEOUT

**01 70 00** **EXECUTION REQUIREMENTS**
THE EXECUTION OF ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND MANUFACTURER'S WRITTEN SPECIFICATIONS OR MATERIAL'S INSTITUTE STANDARDS. WHERE THE MANUFACTURER'S RECOMMENDED DETAILS ARE USED, THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT. ALL WORK NOT SPECIFICALLY MENTIONED THAT IS REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.

CODES - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO INSURE COMPLIANCE WITH SAID CODES AND MODIFY THE SPECIFICATIONS AS NEEDED TO COMPLY WITH SUCH CODES.

MEASUREMENTS - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.

WORKMANSHIP - WORKMANSHIP SHALL CONFORM TO THE BEST AND HIGHEST STANDARDS OF QUALITY IN EACH TRADE AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. ALL WORK SHALL BE COMPLETED BY SKILLED TRADESMEN AND MECHANICS. INSTALLATION OF ALL EQUIPMENT AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

INSURANCE - BUILDERS RISK INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL BONDING AND INSURANCE REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING CONSTRUCTION. ALL CONTRACTORS SHALL PROVIDE AND BE SOLELY RESPONSIBLE FOR NECESSARY BARRICADES AND SAFETY PRECAUTIONS, AND STRICTLY ADHERE TO ALL GOVERNING CODES ON SAFETY, INCLUDING THE OSHA ACT.

**01 71 00** **EXAMINATION AND PREPARATION**

**01 74 00** **CLEANING AND WASTE MANAGEMENT**
CONSTRUCTION SITE TO BE IN A CLEAN AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. CLEAN INTERIOR SPACES PRIOR TO THE START OF FINISH PAINTING AND THE APPLICATION OF OTHER FINISHES. AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE PROPERLY CLEANED. THIS SHOULD INCLUDE BUT NOT BE LIMITED TO; CLEANING THE INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACE AREAS, SWEEP AND MOP ALL TILED SURFACES, ETC. REPLACE FILTERS OF OPERATING EQUIPMENT. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION. CLEAN EXTERIOR SUCH AS DEBRIS FROM ROOF, GUTTERS, LANDSCAPE AREAS, DRIVEWAYS AND WALKS, ETC. REMOVE ALL WASTE AND SURPLUS MATERIALS.

**01 76 00** **PROTECTION OF INSTALLED CONSTRUCTION**
CONTRACTOR TO PROTECT ALL INSTALLED CONSTRUCTION. IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNTIL CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE ANY ITEMS THAT BECOME DEFECTIVE OR DAMAGED.

**02 00 00** **GENERAL**
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE NECESSARY SITE WORK, EXCAVATION AND GRADING AS REQUIRED TO CONSTRUCT SAID PROJECT.

**02 20 00** **SITE PREPARATION**
THE AREA OF CLEARING SHALL BE MAINTAINED WITHIN THE LIMITS SHOWN ON THE APPROPRIATE SITE PLANS. REMOVE STUMPS AND MATTED ROOTS TO A DEPTH OF 24 INCHES BELOW EXISTING GROUND SURFACE. DISPOSE OF TREES AND SHRUBS IN ACCORDANCE WITH APPLICABLE GARBAGE, REFUSE OR WEEDS ORDINANCE. DO NOT BURN MATERIALS ON SITE.

**02 22 00** **EXISTING CONDITIONS ASSESSEMENT**
CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.

**02 26 00** **HAZARDOUS MATERIAL ASSESSEMENT**
CONTRACTOR TO ABATE ANY HAZARDOUS MATERIAL OR SUBSTANCE BEFORE BEGINNING CONSTRUCTION. REMOVE AND DISPOSE OF ANY HAZARDOUS MATERIAL BEFORE BEGINNING CONSTRUCTION. CONTACTOR SHALL CONTRACT WITH A PROPERLY LICENSED AND QUALIFIED HAZARDOUS MATERIAL CONTRACTOR.

**02 41 00** **DEMOLITION**
PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO PERFORM THE REQUIRED DEMOLITION OF EXISTING UTILITIES AND STRUCTURES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION.

SITE INSPECTION
VISIT AND CHECK THE SITE, THE BUILDING OR STRUCTURAL WORK BEING DEMOLISHED AND ANY CONTENTS FOR LIKELY HAZARDS.

SUITABLY EXPERIENCED PERSON: CARRY OUT DEMOLITION
• ONLY UNDER THE SUPERVISION OF A SUITABLY EXPERIENCED PERSON, USING ONLY OPERATORS AND DRIVERS TRAINED FOR THIS WORK
• USING ONLY EXPERIENCED CERTIFIED/LICENSED CONSTRUCTION BLASTERS FOR EXPLOSIVES DEMOLITION
• CALLING UPON ENGINEERING EXPERTISE IN THOSE AREAS OF DEMOLITION

HAZARDOUS MATERIAL OR SUBSTANCE: CONTRACTOR TO ABATE ANY HAZARDOUS MATERIAL OR SUBSTANCE BEFORE BEGINNING CONSTRUCTION. REMOVE AND DISPOSE OF ANY HAZARDOUS MATERIAL BEFORE BEGINNING CONSTRUCTION. CONTACTOR SHALL CONTRACT WITH A PROPERLY LICENSED AND QUALIFIED HAZARDOUS MATERIAL CONTRACTOR.

**03 20 00** **CONCRETE REINFORCING**
REFER TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION

**03 31 00** **STRUCTURAL CONCRETE**
REFER TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION

**03 33 00** **BOARD FORMED INSITU CONCRETE**
THICKNESS: 5"
STRENGTH: REFER TO ENGINEERS SPEC
REINFORCING: REFER TO ENGINEERS SPEC
SEALER:

**03 47 00** **4" THK CONCRETE SLAB**
THICKNESS: 4"
STRENGTH: REFER TO ENGINEERS DRAWINGS/SPECIFICATIONS
REINFORCING: REFER TO ENGINEERS DRAWINGS/SPECIFICATIONS
CONTROL JOINTS: REFER TO ENGINEERS DRAWINGS/SPECIFICATIONS
FINISH:
THERMAL INSULATION: 2" XPS
DPM: 6 MIL VAPOUR BARRIER
BASE COURSE: REFER TO ENGINEERS DRAWINGS/SPECIFICATIONS

**05 10 00** **STRUCTURAL METAL FRAMING**
REFER TO STRUCTURAL ENGINEERING DRAWINGS & SPECIFICATIONS

## 05 52 00 METAL RAILINGS

**05 52 13** **Ø1" STEEL SUSPENSION ROD**
Ø1" STEEL SUSPENSION ROD TO ENGINEERS SPECIFICATIONS
FINISH: HAND RUBBED DARK OIL TO BE SELECTED

**05 52 14** **Ø1 1/2" O.D S/STEEL HANDRAIL**
SIZE: Ø1.5" O.D
MATERIAL: STAINLESS STEEL
FINISH: HAND RUBBED DARK OIL TO BE SELECTED

## 06 10 00 ROUGH CARPENTRY

GENERAL: CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT EXCLUSIVE TO IRC CHTS THROUGH 9.

PRESSURE TREATED LUMBER: SHALL BE USED WHERE ANY LUMBER SHALL COME INTO CONTRACT WITH CONCRETE, MASONRY BLOCK OR SOIL AND WHEN USING AS SUPPORT MEMBERS FOR DECKS, PORCHES OR BALCONIES, N ACCORDANCE WITH R317.1.

CLEARANCES: PROVIDE A MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.
PROVIDE A MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS.

MOISTURE CONTENT: LUMBER FOR USE AT EXTERIOR SHALL HAVE A MAXIMUM 12 PERCENT MOISTURE CONTENT. PROVIDE ADEQUATE BRACING AND SHORING DURING THE CONSTRUCTION PROCESS.

**06 10 02** **2x4" FRAMING**
LOCATION: SELECTED INTERIOR WALLS ONLY - REFER TO PLAN
SPECIES: DOUGLAS FIR-LARCH, SOUTHERN PINE, OR SPRUCE
SIZE: 2x4" @ 16" (CO)
GRADE: STANDARD OR STUD GRADE (R602.2)
FASTNINGS: IN ACCORANCE WITH R602.3(1) THROUGH R602.3(4)

**06 10 03** **2x4" HORZ BATTENS**
SPECIES: DOUGLAS FIR-LARCH, SOUTHERN PINE, OR SPRUCE
SIZE: 2x4" @ 16" (CO)
GRADE: STANDARD OR STUD GRADE (R602.2)
TREATMENT: PRESSURE TREATED LUMBER

## 06 16 00 SHEATHING

ALL SHEATHING SHALL COMPLY IRC CHAPTERS 6,8 & 9 AND THE STRUCTURAL ENGINEERS SPECIFICATIONS

**06 16 33 -1** **5/8" THK PLY BACKER**
SHALL COMPLY IRC CHAPTER 8, LINING MANUFACTURES REQUIREMENTS AND STRUCTURAL ENGINEERS SPECIFICATIONS

## 06 17 00 SHOP-FABRICATED WOOD TRUSSES

DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1

**06 17 53 -3** **SHOP-FABRICATED WOOD TRUSSES**
DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
DRAWINGS: PROVIDE THE BUILING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1

## 06 18 00 GLUE-LAMINATED CONSTRUCTION

**06 18 13** **GLUE-LAMINATED BEAMS**
REFER TO ENGINEERS SPECIFICATIONS

**06 22 00** **MILLWORK - INTERIOR TRIM**
ALL ARCHITECTURAL TRIM AND WOODWORK SHALL BE NO. 1 GRADE MATERIAL SUITABLE FOR APPROPRIATE FINISHES. WOOD THAT WILL BE STAINED SHALL BE CLEAR OF KNOTS WITH CONCEALED JOINTS.

MOISTURE CONTEN: FOR INTERIOR WOODWORK SHALL BE 8-10 PERCENT TO REDUCE EXCESS SHRINKING. PROVIDE AND INSTALL INTERIOR WOOD TRIM AS SHOWN IN CONSTRUCTION DOCUMENTS.

BASE MOLDING: TBC
CROWN MOLDING: NONE - SQUARE STOP
WINDOW CASING: REFER TO DETAILS

**06 41 00** **INTERIOR CABINETRY**
INSTALL CUSTOM CABINETRY AS SPECIFIED IN THE SERIES 6 DRAWINGS.

**06 42 13** **T&G CEDAR PANELLING**
BRAND: RESAWN TIMBER CO. ABODO CONTACT TJ PETERSON MOBILE IS : 435-703-0313 AND EMAIL TJ@RESAWNTIMBERCO.COM
SPECIES: THERMALLY MODIFIED RADIATA PINE
PROFILE (PRODUCT PATTERN) : 1x6" WITH 1/4" SQUARED GROOVE
FINISH: FINE BANDSAWN

**06 43 00** **SOLID WOOD TREADS**
LAMINATED SOILD OAK TREADS, LENGTHS OF RISERS AND OVERALL WIDTH OF STAIRS SHALL COMPLY WITH APPLICABLE BUILDING CODES - REFER TO SHEET A4.01-2 FOR DETAILS

**06 73 00** **COMPOSITE DECKING**

## 07 21 00 THERMAL INSULATION

REFER TO MINIMUM REQUIREMENTS SHOWN IN ENERGY NOTE ON SHEET A0.02 FOR THERMAL INSULATION REQUIREMENTS.

EFFECTIVE R VALUES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE ENERGY CODES. FLOOR, WALLS AND CEILINGS INSULATION SHALL BE CONSTRUCTED WITH: BATT, BLANKET, LOOSE FILL, BLOWN, REFLECTIVE FOIL, INSULATION.

ALL PLUMBING CHASES IN INTERIOR AND EXTERIOR WALLS SHALL BE INSULATED WITH BATT INSULATION FOR SOUND ATTENUATION.

EXTERIOR WALLS - WALL INSULATION SHALL BE (5 1/2"= R-21).

INTERIOR WALLS - INSTALL 3 1/2", R-11 (5 1/2"= R-19) BATT INSULATION AROUND BATHS, LAUNDRY ROOMS AND OTHERWISE SPECIFIED FOR SOUND ATTENUATION.

FLOORS - BETWEEN CRAWLSPACE AND FIRST FLOOR, INSTALL 3 1/2" BATT INSULATION WITH AN R VALUE OF 11 (5 1/2"= R-19). INSTALL 3 1/2" BATT INSULATION N FLOOR SYSTEM BETWEEN FIRST AND SECOND FLOOR TO PROVIDE AN R VALUE OF 11 (5 1/2"= R-19) FOR SOUND ATTENUATION.

CEILINGS - LIVING ROOF INSULATION SHALL BE BATT WITH AN R VALUE OF 49. FLAT ROOF CEILING SHALL BE SPRAY FOAM R49

FOUNDATION - FOR CONCRETE SLAB FOUNDATION, PROVIDE 2"THICK X 24"HIGH AND 24"WIDE X 2"THICK L-SHAPED R-7 STYROFOAM FROST BARRIER AROUND PERIMETER OF STRUCTURE IF REQUIRED. SLOPE AWAY FROM BUILDING AT 1" PER FOOT. INSTALL FROST WALL 48" BELOW FINISHED GRADE, ALONG GARAGE/OVERHEAD DOOR OPENING.

**07 21 13** **3" THK KOOLTHERM K9 INSULATION**
BRAND: KINGSPAN
FIXING ADHESIVE FIXED
R-VALUE: R21

**07 21 16** **R23 MINERAL WOOL BLANKET INSULATION**
OWENS CORNING THERMAFIBER ULTRABATT FORMELDEHYDE-FREE INSULATION
R-VALUE: R23
SIZE: 5.5" X 15 x 47"

**07 21 16 -1** **R21 FIBERGLASS BLANKET INSULATION**
OWENS CORNING
FIBERGLAS PINK NEXT GEN
R-VALUE: R21
SIZE: 5.5" X 15 x 47"

**07 21 16 -2** **R49 14" THK FIBERGLASS INSULATION**
OWENS CORNING
FIBERGLAS PINK NEXT GEN
R-VALUE: R49
SIZE: 14"

**07 21 29** **SPRAY FOAM INSULATION**
R-VALUE: R49
SIZE: CLOSED CELL 8"

## 07 25 00 WEATHER BARRIERS

ALL WRB SHALL COMPLY WITH IRC SECTION 703 AND WITH MANUFACTURERS SPECIFICATIONS

**07 25 01** **DUPONT TYVEK DRAINWRAP**
BRAND: DUPONT
PRODUCT: TYVEK DRAINWRAP / WEATHERMATE PLUS HOUSE WRAP
TYPE: NON-WOVEN FIBER GROOVED AIR AND WATER BARRIER
INSTALLATION: CONTINUOUS TO THE TOP OF THE WALL AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

## 07 28 00 UNDERLAYMENT

**07 28 01** **TMP PROTECT HT UNDERLAYMENT**
BRAND: TAYLOR METAL PRODUCTS
PRODUCT: TMP PROTECT HT UNDERLAYMENT
TYPE: 45 MILS, SELF-ADHERING HIGH TEMPERATURE WATERPROOFING UNDERLAYMENT
INSTALLATION: IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

## 07 46 00 SIDING

PROVIDE AND INSTALL SIDING EXTERIOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND MANUFACTURERS GUIDELINES.

WOOD SIDING - INSTALL 30,50 YEAR WARRANTY HORIZONTAL OR VERTICAL WOOD SIDING AS SPECIFIED IN CONSTRUCTION DOCUMENTS. SIDING SHALL BE KILN-DRIED, STRAIGHT GRAIN AND SEALED AT ALL ENDS. IF REQUIRED, INSTALL A POLYETHYLENE VAPOR BARRIER BETWEEN THE SHEATHING AND SIDING AT EXTERIOR WALLS. WHEN INSTALLING SIDING HORIZONTALLY, JOINTS SHOULD BE BLOCKED AND BUTT JOINTS CAULKED OR CONCEALED WITH BATTEN STRIPS.

**07 46 16** **ALUMINUM SIDING**
METAL SIDING - INSTALL 30,50 YEAR WARRANTY HORIZONTAL OR VERTICAL METAL SIDING AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. IF REQUIRED, INSTALL A POLYETHYLENE VAPOR BARRIER BETWEEN THE SHEATHING AND SIDING AT EXTERIOR WALLS. PROVIDE ALL NECESSARY STARTER STRIPS, DRIP CAP, CORNER DETAILING, ETC. REQUIRED BY MANUFACTURER AND AS STATED IN CONSTRUCTION DOCUMENTS.

BRAND: TAYLERS
PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY
THICKNESS: 22 GAUGE
MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792
COLOUR: BLACK (TBC)
FIXING: PROPRIETARY CONSEALED CLIPS

**07 46 23** **CEDAR VERTICAL SIDING**
BRAND: TBC
SPECIES: WESTERN RED CEDAR OR THERMALLY MODIFIED RADIATA PINE
PROFILE (PRODUCT PATTERN): VERTICAL LAP SLIDING PATTERN WP12 - 5 7/16" X 13/16" WITH 1/4" GROOVE
LENGTHS: SELECTED LENGTHS TO AVOID HORIZONTAL JOINTS.
FINISH: WOOD OIL (FACTORY APPLIED).
COLOUR: TBC
CONTROL SAMPLE: ALLOW FOR CONTROL SAMPLE TO BE APPROVED PRIOR TO ORDER.

## 07 50 00 MEMBRANE ROOFING

**07 52 00** **TPO ROOFING SYSTEM WITH STONE BALLAST**
BRAND: FIRESTONE
THICKNESS:
COLOUR:
FIXING:
SUBSTRATE:
ASTM D6878/D6878M-21

## 07 60 00 FLASHINGS AND SHEET METAL

**07 61 13** **1.5" X 16" STANDING SEAM SHEET METAL**
BRAND: TAYLERS
PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY
THICKNESS: 22 GAUGE
MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792
COLOUR: BLACK (TBC)

**07 62 00** **HEAD FLASHING**
PROFILE: REFER TO DRAWING
THICKNESS: 22 GAUGE
MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792
COLOUR: BLACK (TBC)
FIXING: PROPRIETARY CONSEALED CLIPS

**07 62 00 -1** **CUSTOM FOLDED METAL COPING**
PROFILE: REFER TO DRAWING A3.02 DETAIL 22
THICKNESS: 22 GAUGE
MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792
COLOUR: BLACK (TBC)
JOINTING: 8" WIDE SPLICE PLATES WITH DUAL NON-CURING SEALANT STRIPS AT EACH JOINT
FIXING: PROPRIETARY CONSEALED CLIPS

**07 62 00 -2** **LIGHT GAUGE FOLDED METAL FASCIA**
PROFILE: REFER TO DRAWING A3.01 DETAIL 11 (FOR GUTTER PROFILE
REFER TO DRAWING A3.07 DETAIL 60 (FOR FASCIA
PROFILE)
THICKNESS: 14 GAUGE ?
MATERIAL: ALUMINIUM
COLOUR: BLACK (TBC)

**07 62 00 -3** **ALUMINUM COVER FLASHING**
PROFILE: REFER TO DRAWING
THICKNESS: 22 GAUGE
MATERIAL: ALUMINIUM
COLOUR: BLACK (TBC)

**07 62 00 -4** **ALUMINUM HEAD FLASHING**
PROFILE: REFER TO DRAWING
THICKNESS: 22 GAUGE
MATERIAL: ALUMINIUM
COLOUR: BLACK (TBC)

**07 92 00** **1/2" AIR BARRIER SEALANT ON PF ROD**

**08 00 00** **GENERAL**
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO THE DOORS AND WINDOWS AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES. IN ALL SLEEPING AREAS PROVIDE AN OPERABLE EGRESS STANDARD WINDOW OR DOOR DIRECTLY TO EXTERIOR.

CONFIRM ALL OPENINGS ARE COMPLIANT WITH ALL APPLICABLE BUILDING CODES CONCERNING EGRESS, LIGHTING AND VENTILATION REQUIREMENTS. TEMPER ALL GLASS LOCATED WITHIN 2'-0" FROM EXTERIOR DOORS, ALL GLASS IN DOORS AND ABOVE TUB ENCLOSURES. PROVIDE AND INSTALL NECESSARY WINDOWS AND APPROPRIATE HARDWARE TO OPERATE AND LOCK WINDOWS.

BEDROOM WINDOWS SHALL COMPLY WITH CODE REQUIREMENTS FOR EMERGENCY ESCAPE WITH APPROPRIATE EGRESS HARDWARE. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ.FT., MINIMUM NET CLEAR WIDTH SHALL BE 20", MINIMUM NET CLEAR HEIGHT SHALL BE 24" AND SILL HEIGHT SHALL NOT EXCEED 24" ABOVE FLOOR.

CAULK ALL JOINTS AROUND EXTERIOR OPENINGS AND ALL JOINTS IN SIDING AND FLASHING WHERE INFILTRATION MAY BE POSSIBLE. ALL JOINTS, SEAMS, PENETRATIONS, SITE BUILT WINDOWS, DOORS, AND SKYLIGHTS; OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING; AND OTHER SOURCES OF AIR LEAKAGE (INFILTRATION AND EXFILTRATION) THROUGH THE BUILDING THERMAL ENVELOPE SHALL BE CAULKED, CASKETED, WEATHERSTRIPPED, WRAPPED, OR OTHERWISE SEALED TO LIMIT UNCONTROLLED AIR MOVEMENT.

BLOWER DOOR TESTING: AIR LEAKAGE SHALL NOT EXCEED 4 AIR CHANGES/HOUR, AND SHALL BE TESTED PER THE 2015 WSEC, SECTION R402.4.1.2. PROVIDE A WRITTEN BUILDING. REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY, TO THE INSPECTOR, PRIOR TO APPROVED FINAL INSPECTION.

INSTALLATION ALL WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTUERES SPECIFICATIONS AND TO (ASTM) E2112-19C

**08 14 00** **LA CANTINA SLIDING DOOR**
SYSTEM: ALUMINUM THERMALLY CONTROLLED
REFER TO WINDOW AND DOOR SCHEDULE FOR DETAILS - SHEET A5.01-2

**08 14 01** **MARVIN JOINERY**
MARVIN SIGNITURE COLLECTION MODERN
REFER TO WINDOW AND DOOR SCHEDUL

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

THE SOUTHWESTERLY 152.00 FEET, AS MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINES, LOT 10, BLOCK 1, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.

## BASIS OF BEARINGS

N 41°12'00" W BETWEEN FOUND CENTERLINE MONUMENTATION ALONG N MERCER WAY – AS CALCULATED PER PLAT & R2

## REFERENCES

R1. SHORT PLAT MI-79-07-22, AFN. 7910035097, RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 255, PG. 253, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD88 PER MERCER ISLAND BENCHMARK #10178
DB ID: 47604
ELEV: 67.625

## SURVEYOR'S NOTES

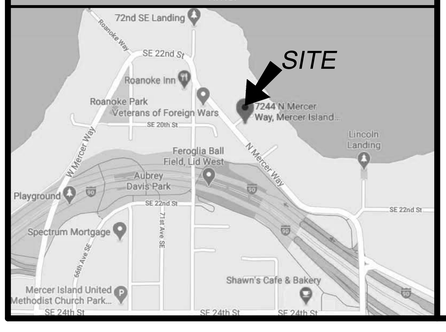
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MARCH OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 5315100050.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,160± S.F. (0.28 ACRES).
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0205683-ETU, WITH AN EFFECTIVE DATE OF MARCH 5, 2021 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

## LEGEND

- BRASS DISC (FOUND)
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- RETAINING WALL
- ACCESS & UTILITY EASEMENT
- SEWER EASEMENT
- GAS LINE
- GAS METER
- GAS VALVE
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER (OVERHEAD)
- REBAR AS NOTED (FOUND)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- SIZE TYPE TREE (AS NOTED)
- WATER LINE
- WATER METER
- DECK

## VICINITY MAP

N.T.S.




## SCHEDULE B ITEMS

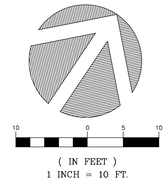
1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MCGILVRA'S ISLAND ADDITION:
   RECORDING NO: 520803
   (BLANKET IN NATURE)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   PURPOSE: SEWER
   RECORDING DATE: JANUARY 30, 1956
   RECORDING NO.: 4659052
   AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS
   (AS CONSTRUCTED – SAID SEWER LINE LIES NE OF NE ADJOINING PARCEL)
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
   RECORDING DATE: AUGUST 3, 1967
   RECORDING NO.: 6213446
   (DOES NOT AFFECT – APPLIES TO NE ADJOINING PARCEL)

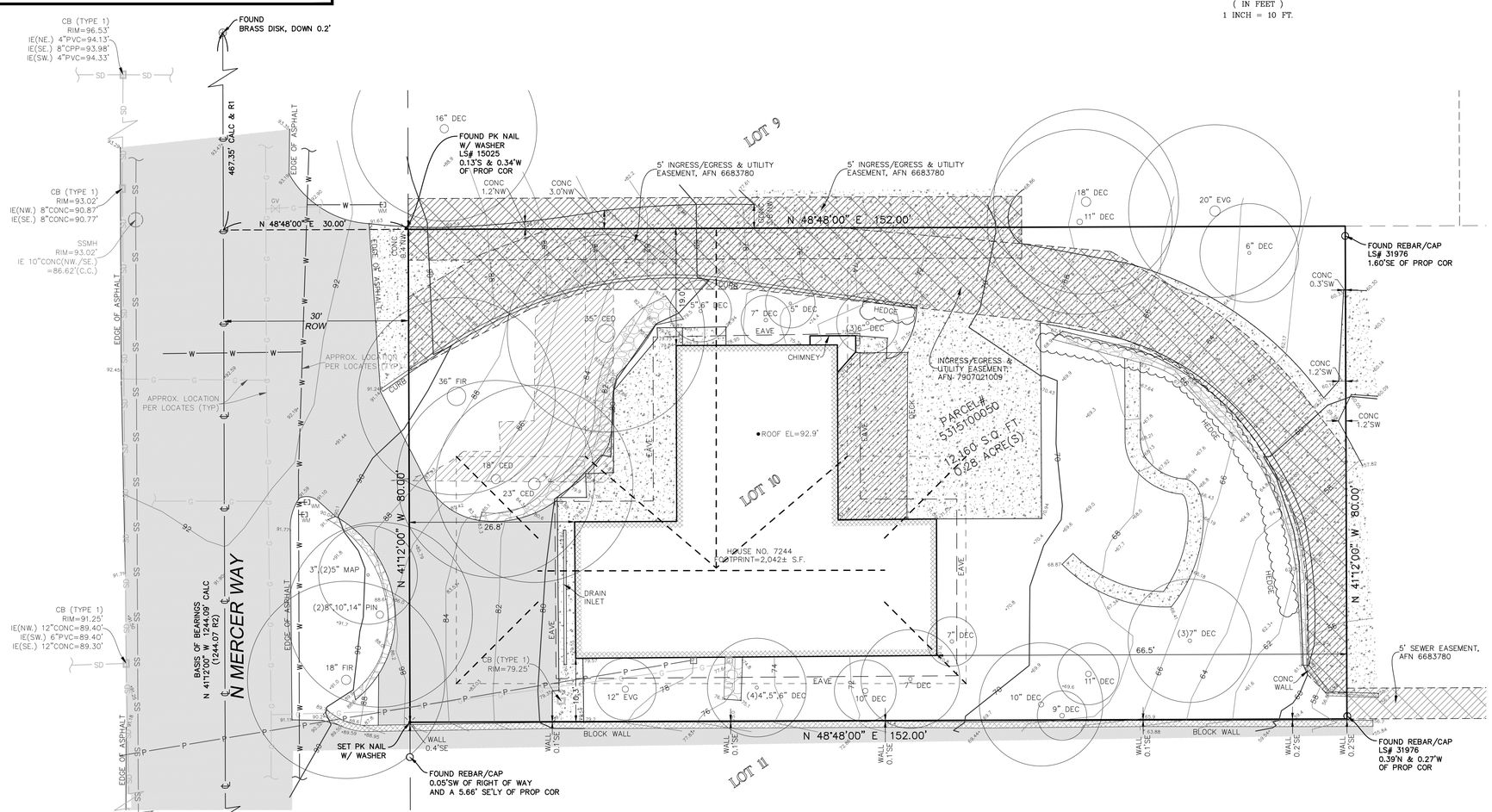
## SCHEDULE B ITEMS

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: CITY OF SEATTLE
   PURPOSE: UTILITIES
   RECORDING DATE: FEBRUARY 4, 1969
   RECORDING NO.: 6466525
   AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS
   (DOES NOT AFFECT – APPLIES TO NE ADJOINING PARCEL)
5. EASEMENTS AS DISCLOSED BY REAL ESTATE CONTRACT AND THE TERMS AND CONDITIONS THEREOF:
   RECORDING DATE: AUGUST 18, 1970
   RECORDING NO.: 6683780
   (PLOTTED)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   PURPOSE: INGRESS, EGRESS AND UTILITIES
   RECORDING DATE: JULY 2, 1979
   RECORDING NO.: 7907021009
   AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS
   (PLOTTED)

### STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.




## INDEXING INFORMATION

NE 1/4 SW 1/4
SECTION: 01
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5315100050

MOBLEY RESIDENCE
7244 N MERCER WAY
MERCER ISLAND, WA 98040

GOODMAN MILLER NORTHWEST LAND SURVEYOR REGISTERED PROFESSIONAL LAND SURVEYOR 22794 STATE OF WASHINGTON 7/26/21


Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

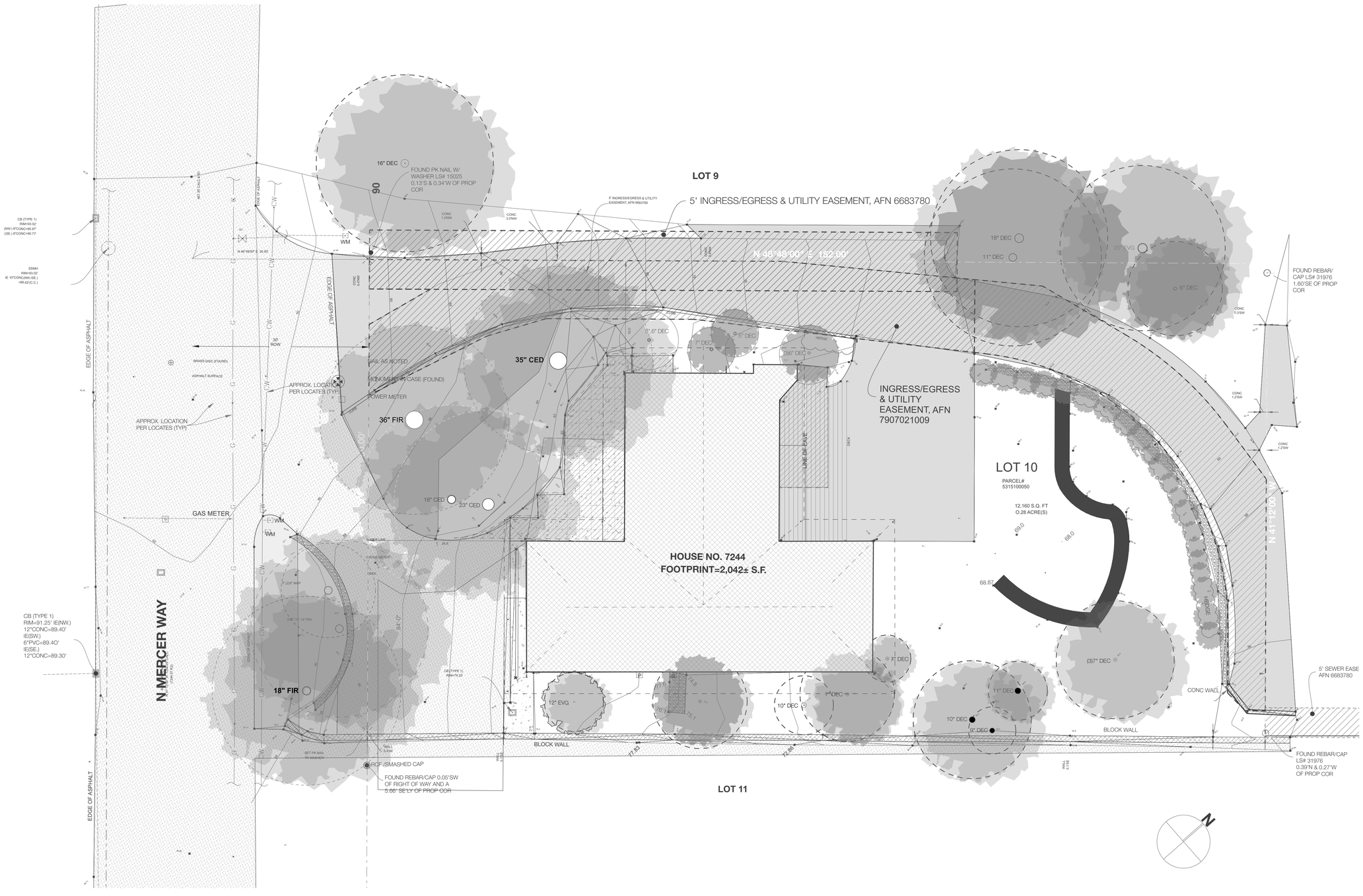

| | |
|---|---|
| JOB NUMBER: | 210449 |
| DATE: | 03/26/21 |
| DRAFTED BY: | RSN |
| CHECKED BY: | JGM/CSP |
| SCALE: | 1" = 10' |

REVISION HISTORY

SHEET NUMBER
1 OF 1

Ponting Fitzgerald
Architects

MOBLEY RESIDENCE 7244 N MERCER WAY, MERCER WAY



**VICINITY PLAN** NTS

**LOCATION PLAN** NTS

## PROPERTY DATA

SITE ADDRESS 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040
PARCEL 531510-0050
LOT 10
PLAT BLOCK / BUILDING NUMBER 1

### LEGAL DESCRIPTION

THE SOUTHWESTERLY 152.00 FEET, AS MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINES, LOT 10, BLOCK 1, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORD IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON

### ASSESSOR'S TAX NUMBER

5315100050

### LOT AREA

GROSS LOT AREA: 12,160 SF (0.28 ACRES)
NET LOT AREA 9,983 SQ FT
(GROSS LOT AREA 12,160 - VEHICULAR EASEMENTS 2,177.30)

**Ponting Fitzgerald Architects**

# ADDITIONS & ALTERATIONS TO 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant building codes. This drawing is the property of Ponting Fitzgerald LLC and must not be used, copied or reproduced in whole or part without prior written permission. ph 720 363 7951

| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | SITE PLAN - EXISTING | SHEET A1.01 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/8" = 1'-0", 1/4" = 1'-0" @ A1 |
| REV | | 01 |

## STORMWATER DESIGN REQUIREMENTS MICC15.09.050

NEW OR REPLACED HARD SURFACE AREA

| | | |
|---|---|---|
| **ALLOWABLE:** | 2,000 SQ/F | |
| **PROPOSED:** | | |
| FEATHERING OF DRIVEWAY AND REPLACEMENT OF ENTRY COURT = | 687 SQ/F | |
| WALLS DOWN TO SLAB AND BASEMENT WALLS | 1277 SQ/F | |
| NEW BBQ FOOTING = | 26 SQ/F | |
| **TOTAL NEW OR REPLACED SURFACE =** | 1,990 SQ/F | **COMPLIES** |

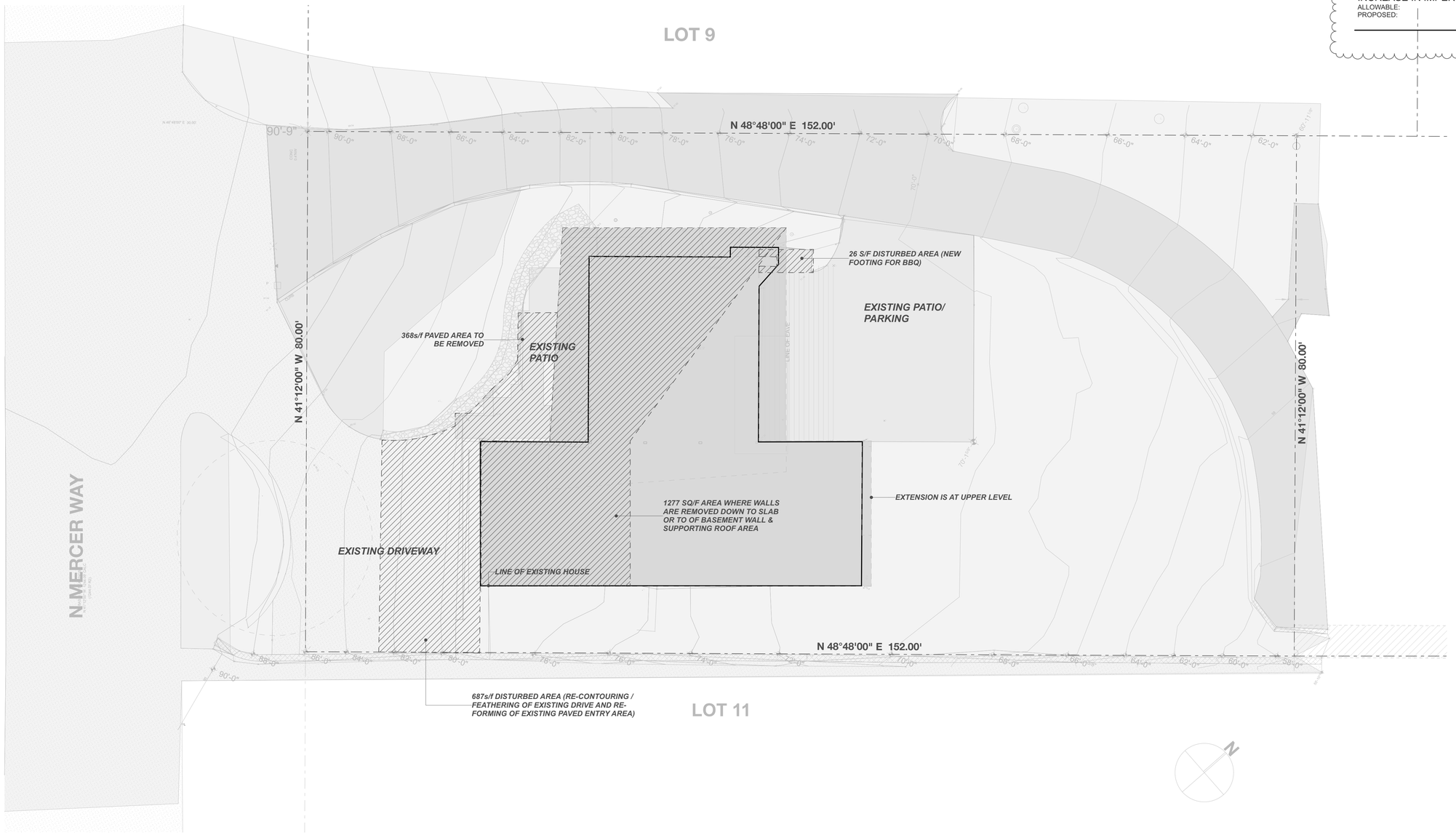
LAND DISTURBING ACTIVITY

| | | |
|---|---|---|
| **ALLOWABLE:** 7,000 SQ/F | | |
| **PROPOSED:** | | |
| REPLACED DRIVEWAY AND ENTRY COURT = | 687 SQ/F | |
| NEW BBQ FOOTING = | 26 SQ/F | |
| **TOTAL LAND DISTURBING ACTIVITY =** | 713 SQ/F | **COMPLIES** |

INCREASE IN IMPERVIOUS SURFACE AREA

| | | |
|---|---|---|
| ALLOWABLE: | 500 SQ/F | |
| PROPOSED: | REDUCTION OF 166 SQ/F | **COMPLIES** |

02




# Ponting Fitzgerald Architects

## ADDITIONS & ALTERATIONS TO
## 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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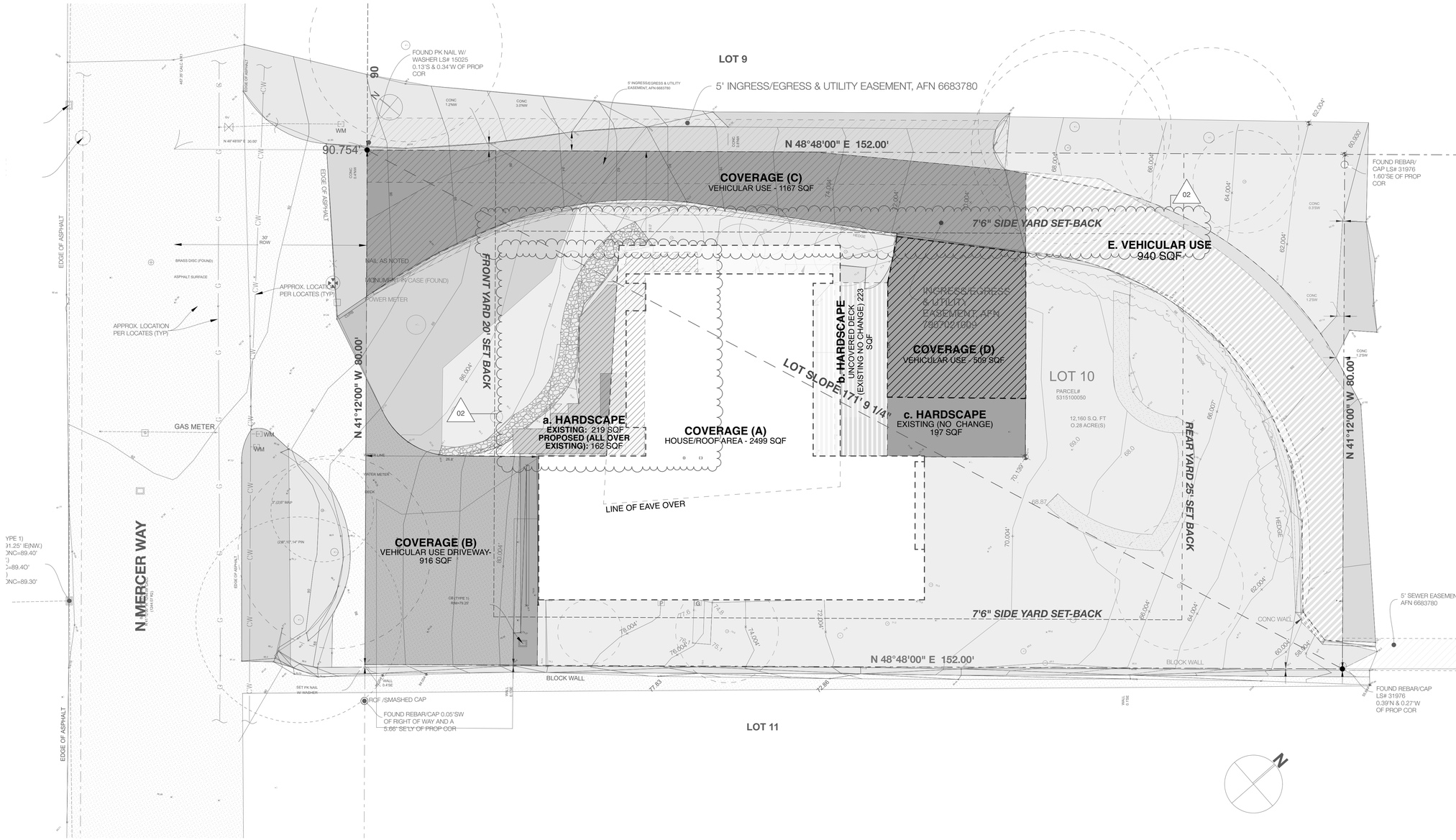
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | SITE PLAN - PROPOSED (STORMWATER) | SHEET **A1.02** |
| DRAWN BY PFA | SCALE | |
| PRINT DATE 11/28/23 | 1/8" = 1'-0", 1/4" = 1'-0" @ A1 | |

REV 02




## ZONING DESIGNATION

| | |
|---|---|
| **JURISDICTION** | CITY OF MERCER ISLAND |
| **ZONING** | R-12 CITY'S UNIFIED DEVELOPMENT<br>MERCER ISLAND CITY CODE (MICC)<br>TITLE 19 |

## LOT AREAS MICC19.02.020A

| | |
|---|---|
| GROSS LOT AREA | 12,160 SQ FT |
| NET LOT AREA | |
| GROSS LOT AREA 12,160 - VEHICULAR EASEMENTS 940 = | 11,220 SQ FT |

## LOT SLOPE CALCULATION

| | |
|---|---|
| HIGHEST ELEVATION POINT | 90.75' |
| LOWEST ELEVATION POINT ON LOT | 57.29' |
| ELEVATION DIFFERENCE | 33.46' |
| HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS | 171.77' |
| LOT SLOPE | 19.5% |

## LOT COVERAGE MICC19.02.020F,3,a

ALLOWABLE (INCLUDES HOUSE DRIVING SURFACES, EAVES AND ACCESSORY BUILDINGS)

| NET LOT AREA | | 35% | | ALLOWABLE COVERAGE |
|---|---|---|---|---|
| 11,220 | x | 0.35 | = | 3,927 SQ FT |

## LOT COVERAGE CALCULATION

**EXISTING**

| *DESIGNATION (REFER TO PLAN)* | | *AREAS* |
|---|---|---|
| AREA 'A' MAIN STRUCTURE ROOF AREA (INCLUDING EAVES) | | 2,762 |
| VEHICULAR USE INGRESS/EGRESS/PARKING: | | |
| AREA 'B' | 916 | |
| AREA 'C' | 1,167 | |
| AREA 'D' | 509 | |
| AREA 'E' (940 SQ FT NOT INCLUDE AS USE FOR ACCES ANOTHER LOT) | 0 | |
| | | 2,592 |
| **TOTAL** | | 5,354 SQ FT |
| **INFRINGES** | | 1,427 OVER |

**PROPOSED**

| *DESIGNATION (REFER TO PLAN)* | | *AREAS* |
|---|---|---|
| AREA 'A' MAIN STRUCTURE ROOF AREA | | 2,499 |
| VEHICULAR USE: | | |
| AREA 'B' | 916 | |
| AREA 'C' | 1,167 | |
| AREA 'D' | 509 | |
| AREA 'E' (940 SQ FT NOT INCLUDE AS USE FOR ACCES ANOTHER LOT) | 0 | |
| | | 2,592 |
| **TOTAL** | | 5,091 SQ FT |
| **INFRINGES** | | 1,164 OVER |

NOTE: 263 SQ FT REDUCTION FROM EXISTING NO NEW AREA IS ADDED OUTSIDE OF THE STRUCTURE

## HARDSCAPE

### ALLOWABLE HARDSCAPE

| *NET LOT AREA* | | *9%* | | *ALLOWABLE HARDSCAPE* |
|---|---|---|---|---|
| 11,220 | x | 0.09 | = | 1,010 SQ FT |

### HARDSCAPE CALCULATIONS

**EXISTING HARDSCAPE**

| *DESIGNATION (REFER TO PLAN)* | *AREAS* |
|---|---|
| UNCOVERED DECKS (AREA 'b') | 223 |
| UNCOVERED PATIOS (AREA 'a'+AREA 'c') | 416 |
| ROCKERIES | 145 |
| WALKWAYS | 0 |
| RETAINING WALLS | 0 |
| **TOTAL EXISTING HARDSCAPE AREAS** | 784 SQ FT |
| **HARDSCAPE AREA REMOVED** | 219 SQ FT |
| EXISTING PAVING OUTSIDE ENTRY AREA 'a' | |

**NEW HARDSCAPE**

| *DESIGNATION (REFER TO PLAN)* | *AREAS* |
|---|---|
| UNCOVERED DECKS (AREA 'b') | 0 |
| UNCOVERED PATIOS(AREA 'a') NOTE: THIS IS ALL FORMED WITHIN THE FOOTPRINT OF THE EXISTING HARDSCAPE | 162 |
| ROCKERIES | 0 |
| WALKWAYS | 0 |
| RETAINING WALLS | 0 |
| **TOTAL NEW HARDSCAPE AREAS** | 162 SQ FT |
| TOTAL PROJECT HARDSCAPE | 727 SQ FT |
| | 283 UNDER COMPLIES |

NOTE: 57 SQ FT REDUCTION FROM EXISTING

## SETBACKS MICC19.02.020C

| | |
|---|---|
| FRONT YARD 20" | COMPLIES |
| REAR YARD 25" | COMPLIES |

SIDE YARD SIDE YARD DETERMINATION PER MICC 19.02.020C
SIDE YARD (TOTAL) LOT WIDTH LESS THAN 90 = 15'
SIDE YARD WIDTH (MIN) 5' OR 33% (4.95') AGGREGATE SIDE YARD

COMBINED 17% OF 94'-10' = 16.12'

(MICC19.02.020C(1)(C)(ii), LARGEST DIAMETER OF LOT WIDTH CIRCLE)

02

**Ponting Fitzgerald Architects**

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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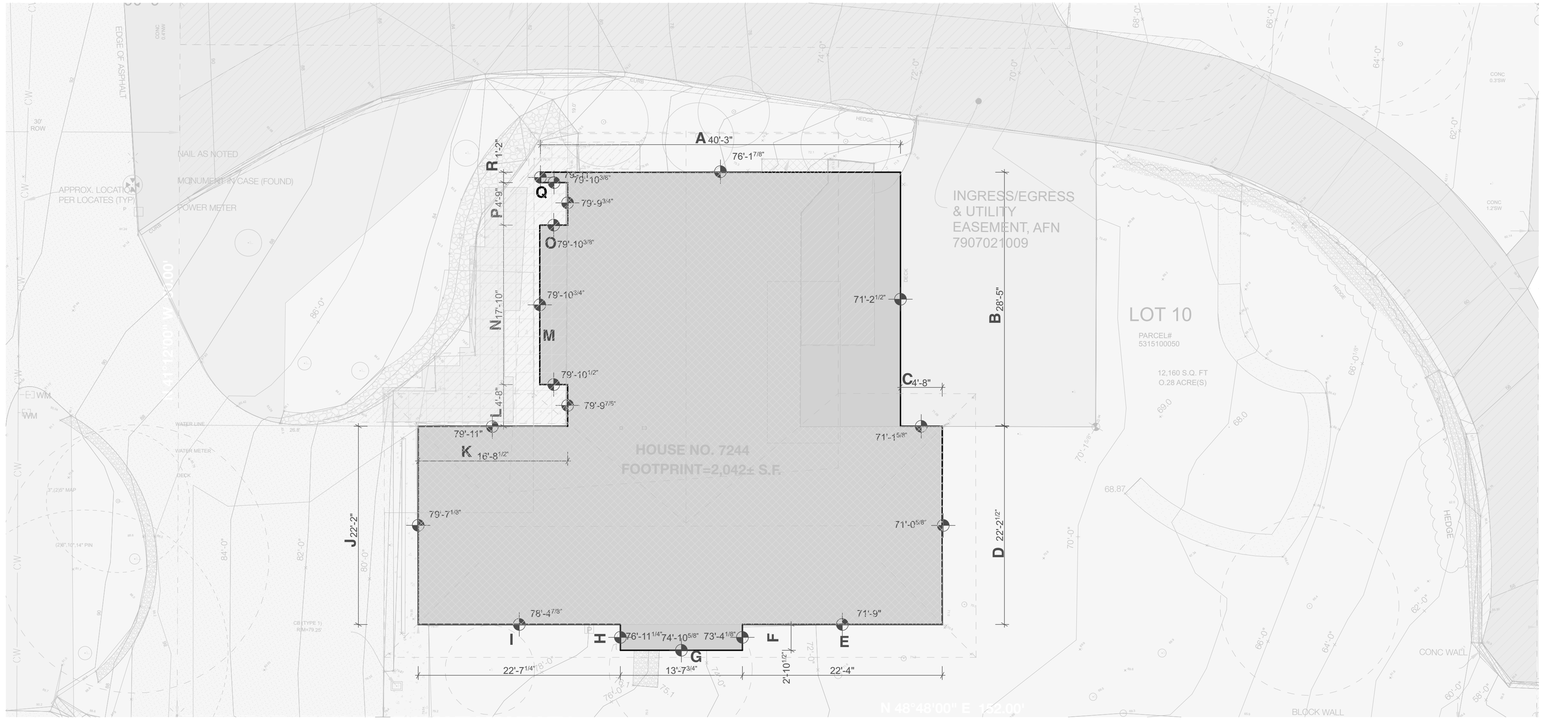
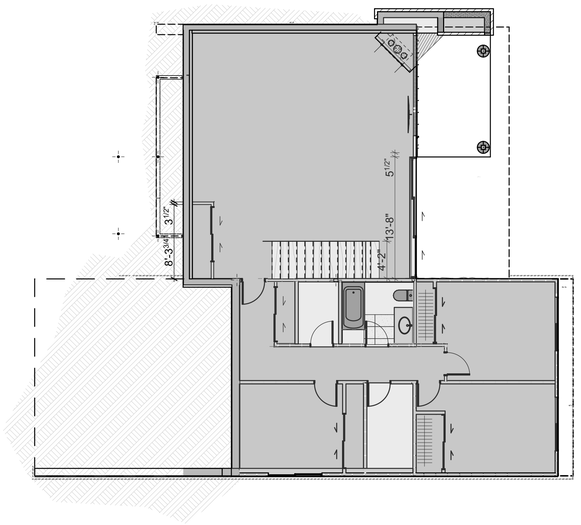
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: SITE PLAN - PLANNING | | SHEET: A1.03 |
| DRAWN BY: PFA | SCALE: 1/8" = 1'-0", 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 3/19/24 | | |

REV 02



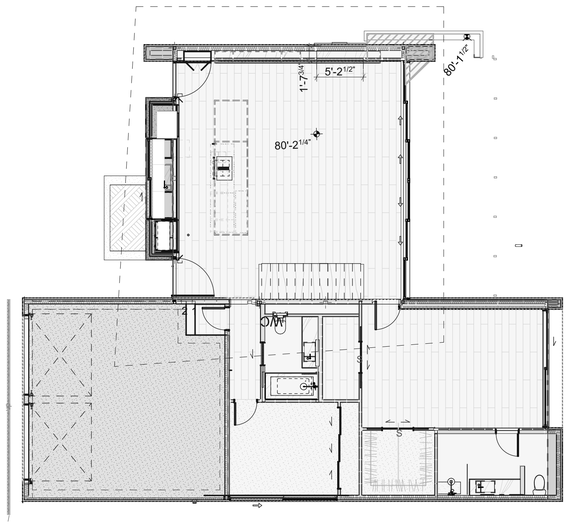

1 - Scale 1/8" = 1'-0"

## AVERAGE BUILING ELEVATION CALCULATION




2 - Scale 1/8" = 1'-0"

## LOWER FLOOR PLAN - GFA




3 - Scale 1/8" = 1'-0"

## MAIN FLOOR PLAN - GFA

## BUILDING HEIGHT LIMIT MICC19.02.020E

1. MAXIMUM BUILDING HEIGHT. NO BUILDING SHALL EXCEED 30 FEET IN HEIGHT ABOVE THE AVERAGE BUILDING ELEVATION TO THE HIGHEST POINT OF THE ROOF - COMPLIES (REFER TO ELEVATIONS AND CALCULATION BELOW)

### AVERAGE BUILDING ELEVATION CALCULATION (A.B.E)

| MARKER | MIDPOINT ELEVATION (FT) | WALL SEGMENT MARKER | LENGTH (FT) | WEIGHTED SUM OF MID-POINT ELEVATIONS |
|---|---|---|---|---|
| A | 76.2' | a | 40.25 | 3067 |
| B | 71.2' | b | 28.41 | 2022.08 |
| C | 71.1' | c | 4.67 | 332.0 |
| D | 71.0' | d | 22.20 | 1576.2 |
| E | 71.8' | e | 22.33 | 1603.3 |
| F | 73.3' | f | 2.86 | 209.64 |
| G | 74.9' | g | 13.65 | 1022.4 |
| H | 76.9' | h | 2.86 | 219.9 |
| I | 78.4' | i | 22.60 | 1771.8 |
| J | 79.6' | j | 22.16 | 1763.9 |
| K | 79.9' | k | 16.70 | 1334.3 |
| L | 79.8' | l | 4.66 | 371.9 |
| M | 79.9' | m | 3.13 | 250.0 |
| N | 79.9' | n | 17.83 | 1424.6 |
| O | 79.9' | o | 3.13 | 250.0 |
| P | 79.8' | p | 4.66 | 371.9 |
| Q | 79.9' | q | 3.13 | 250.0 |
| R | 79.9' | r | 1.17 | 93.5 |
| **TOTALS** | | | 236.4 | 17,935.14 |

**A.B.E = 17,935.14 / 236.4 = 79.9'**

2. MAXIMUM BUILDING HEIGHT ON DOWNHILL BUILDING FACADE. THE MAXIMUM BUILDING FACADE HEIGHT ON THE DOWNHILL SIDE OF A SLOPING LOT SHALL NOT EXCEED 30 FEET IN HEIGHT. COMPLIES (REFER TO ELEVATIONS)

## GROSS FLOOR AREA MICC19.02.020D

### ALLOWABLE GFA

10,000 SQUARE FEET OR 40% OF THE LOT AREA, WHICHEVER IS LESS

| NET LOT AREA | | 40% | | ALLOWABLE COVERAGE |
|---|---|---|---|---|
| 11,220 | x | 0.4 | = | 4,488 SQ FT |

### GROSS FLOOR AREAS

| AREA | EXISTING | REMOVED | NEW | TOTAL |
|---|---|---|---|---|
| MAIN FLOOR | 1,565 | - | 53 | 1,618 |
| GROSS BASEMENT AREA | 1,565 | - | 8 | 1,573 |
| GARAGE | 504 | - | - | 504 |
| **TOTAL** | **3,808** | **-** | **61** | **3,869** |

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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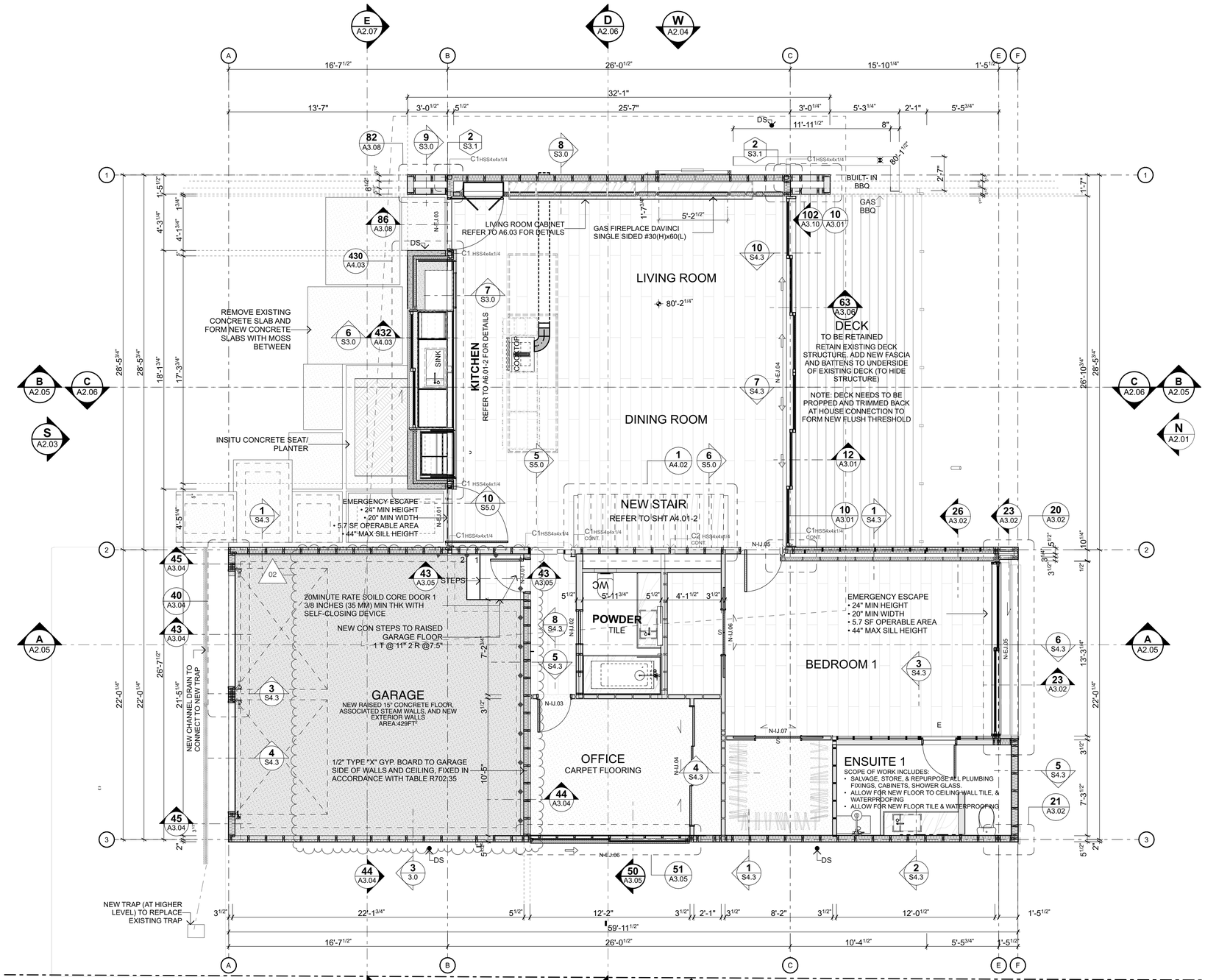
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | SITE PLAN - BUILDING HEIGHT | SHEET A1.04 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/8" = 1'-0", 1/4" = 1'-0" @ A1 |
| REV | | 01 |




1 / - MAIN FLOOR PLAN - PROPOSED
Scale 1/4" = 1'-0"

## GENERAL NOTES

### OTHER DRAWINGS
THIS DRAWING MUST BE READ IN CONJUNCTION WITH:
A1.06 MAIN FLOOR FRAMING PLAN
A1.09 MID FLOOR STRUCTURE PLAN
A1.// PLUMBING & DRAINAGE

### ENGINEERING
REFER TO ENGINEER'S PLANS FOR ALL STRUCTURAL ELEMENTS, EXACT BEAM SIZES, LOCATIONS, FINISHES, BRACING, AND CONNECTION DETAILS.

### SLAB REBATES / SERVICES & PENETRATIONS
IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES AND SET-DOWNS ARE ALLOWED FOR IN THE FORMING AND POURING OF THE SLAB.

COORDINATE WITH JOINER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

## LEGEND - WALL STRUCTURE

SYMBOL / DESCRIPTION

**EXISTING TIMBER FRAME**
GENERALLY: INTERIOR WALLS 2x4" @ 16"CRS

**EXISTING INSITU CONCRETE WALLS**

**TIMBER FRAME TO BE REMOVED**

**TIMBER FRAME**
GENERALLY: EXTERIOR WALL 2x6" FRAMING @ 16"CRS
INTERIOR WALLS 2x4"
NON-INSULATED
INSULATED WITH R21 FIBREGLASS BATTS

**INSITU CONCRETE WALLS** (SINGLE SKIN)
PROFILE: 6" THICK
FINISH: 4" ROUGH-SAWN SHUTTERING (HORIZONTAL) TO ALL EXPOSED FACES
EDGING: SQUARE EDGES I.E NO CHAMFERS

## WALL FINISHES

SYMBOL / DESCRIPTION

**PLASTER**

**SIDING**
PROFILE: VERTICAL SHIPLAP WEATHER BOARD SYSTEM: EX 6x1"
GRADE: GRADE PREMIUM CLEAR (PC1) 1/4 SAWN.
SURFACE FINISH: BAND SAWN.
CAVITY: 1" CASTILATED BATTENS

## FLOOR FINISHES

SYMBOL / DESCRIPTION

**ENGINEERED FLOORING**
**PROFILE:** 9x1" (6MM WEAR LAYER)
**MATERIAL:** ENGINEERED FRENCH OAK
**FINISH:** PREFINISHED
**FIXING:** DIRECT FIXED (ALLOW FOR GRINDING AND SEALING OF SLAB)

**FLOOR TILES**
**TYPE:** PORCELAIN TO BE SELECTED (EXACT SPEC TO BE CONFIRMED)
**SIZE:** LARGE SHEET FORMAT IE 4x2' SLABS
**WATERPROOFING:** MAPELASTIC AQUADEFENSE (ALLOW TO SEAL ALL BATHROOM FLOORS & WALLS)
**GROUT & ADHESIVES:** ALLOW FOR MAPEI SYSTEM

**CARPET**
STYLE: ALLOW FOR HIGH QUALITY
MATERIAL: WOOL
UNDERLAY: HIGH QUALITY

**EXPOSED AGGREGATE CONCRETE**
**THICKNESS:** 4' THK EXPOSED AGGREGATE CONCRETE SLAB
**AGGREGATE:** TBC

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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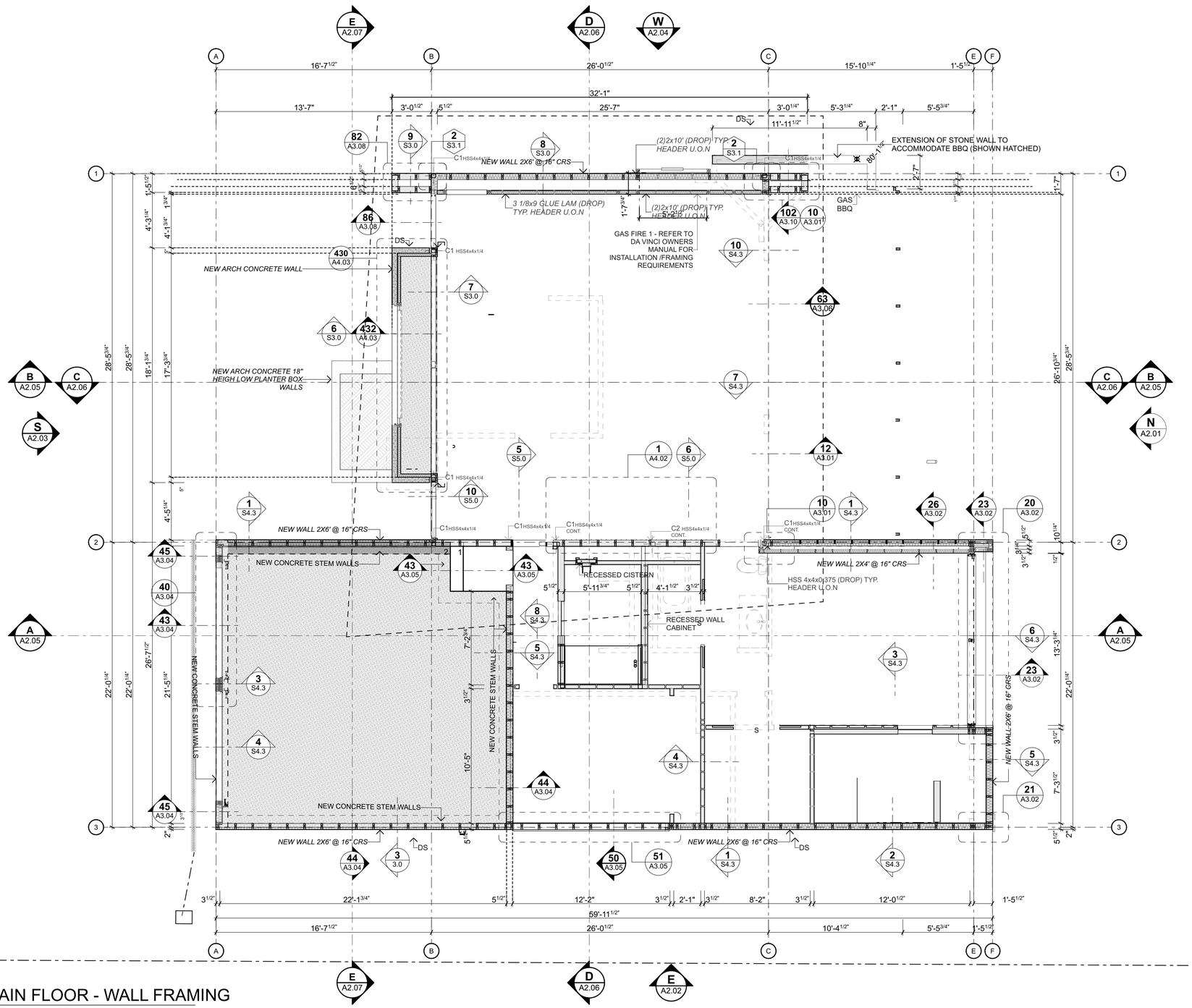
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: MAIN FLOOR PLAN - PROPOSED | | SHEET: A1.05 |
| DRAWN BY: PFA | SCALE: 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 3/19/24 | | REV 02 |




1 / - MAIN FLOOR - WALL FRAMING
Scale 1/4" = 1'-0"

## GENERAL NOTES

### OTHER DRAWINGS
STRUCTURE IS SHOWN INDICATIVELY ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR CONFIRMATION OF STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION.

### COMPLIANCE
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT EXCLUSIVE TO IRC CHAPTER 6

### QUALITY
ALL LUMBER SHALL BE OF LIVE, SOUND STOCK, TRUE AND STRAIGHT, AND PROPERLY DRIED.

### PRESSURE TREATMENT
PRESSURE TREATED LUMBER SHALL BE USED WHERE ANY LUMBER SHALL COME INTO CONTRACT WITH CONCRETE, MASONRY BLOCK OR SOIL AND WHEN USING AS SUPPORT MEMBERS FOR DECKS, PORCHES OR BALCONIES.

### MOISTURE CONTENT
LUMBER FOR USE AT EXTERIOR SHALL HAVE A MAXIMUM 12 PERCENT MOISTURE CONTENT

### TIMBER FRAMING SETOUT
THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE AND ENSURE FRAMING COMPLIES WITH SHEATHING & BRACING REQUIREMENTS.

### WALL BRACING
REFER TO STRUCTURAL ENGINEERS DOCUMENTS

### SERVICES & PENETRATIONS
IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES, RECESSED CABINETS, STAIR SUPPORTS, BENCH BRACKETS, APPLIANCE, AND SET-DOWNS ARE ALLOWED FOR IN THE FRAMING ASSEMBLY.

COORDINATE WITH JOINER, CABINET MAKER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

STUDS AND JOISTS CUT TO INSTALL PLUMBING AND/OR WIRING SHALL BE REINFORCED BY ADDING METAL OR WOOD STRUCTURAL REINFORCING TO STRENGTHEN MEMBER BACK TO ORIGINAL CAPACITY AND MAINTAIN STRUCTURAL INTEGRITY. REFER TO (R602.6)

### THERMAL INSULATION
REFER TO MINIMUM REQUIREMENTS SHOWN IN ENERGY NOTE ON SHEET A0.02 FOR THERMAL INSULATION REQUIREMENTS.

### STUD SPACING
### EXTERIOR STUDS
ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH, 2"X 6" WOOD STUDS AT 16"ON CENTER (OC), WITH SINGLE BOTTOM PLATES (R02.3.4) AND DOUBLE TOP PLATES THROUGHOUT (R602.3.2). PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS. FOR EXTERIOR CORNER JOINTS, INSTALL (3), 2"X 6"S NAILED TOGETHER. WHERE INTERIOR PARTITIONS MEET EXTERIOR WALLS, INSTALL 2 STUDS FASTENED TOGETHER WITH , 2"X 6" BLOCKS APPROXIMATELY ONE FOOT LONG. ONE BLOCK IS PLACED AT THE BOTTOM, ONE AT THE TOP AND ONE ABOUT CENTER OF THE STUDS.

WHERE EXTERIOR OPENINGS OCCUR ON 2"X 6" EXTERIOR WALLS, PROVIDE STRUCTURAL HEADERS AS PER STRUCTURAL ENGINEERS SPECIFICATIONS.

### INTERIOR STUDS
ALL INTERIOR WALLS SHALL BE WOOD STUDS, WITH SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS WHICH EXCEED 9'-0" IN HEIGHT. 2"X 4" STUDS PLACED 16"ON CENTER (OC) - TYPICAL

## LEGEND - WALL STRUCTURE

SYMBOL | DESCRIPTION

**TIMBER FRAME**
GENERALLY: EXTERIOR WALL 2x6" FRAMING @ 16"CRS
INTERIOR WALLS 2x4"
NON-INSULATED
INSULATED WITH R21 FIBREGLASS BATTS

EXISTING 2x4" FRAMING TO BE RETAINED

EXISTING 2x4" FRAMING TO BE DEMOLISHED

**INSITU CONCRETE WALLS** (SINGLE SKIN)
PROFILE: 6" THICK
FINISH: 4" ROUGH-SAWN SHUTTERING (HORIZONTAL) TO ALL EXPOSED FACES
EDGING: SQUARE EDGES I.E NO CHAMFERS

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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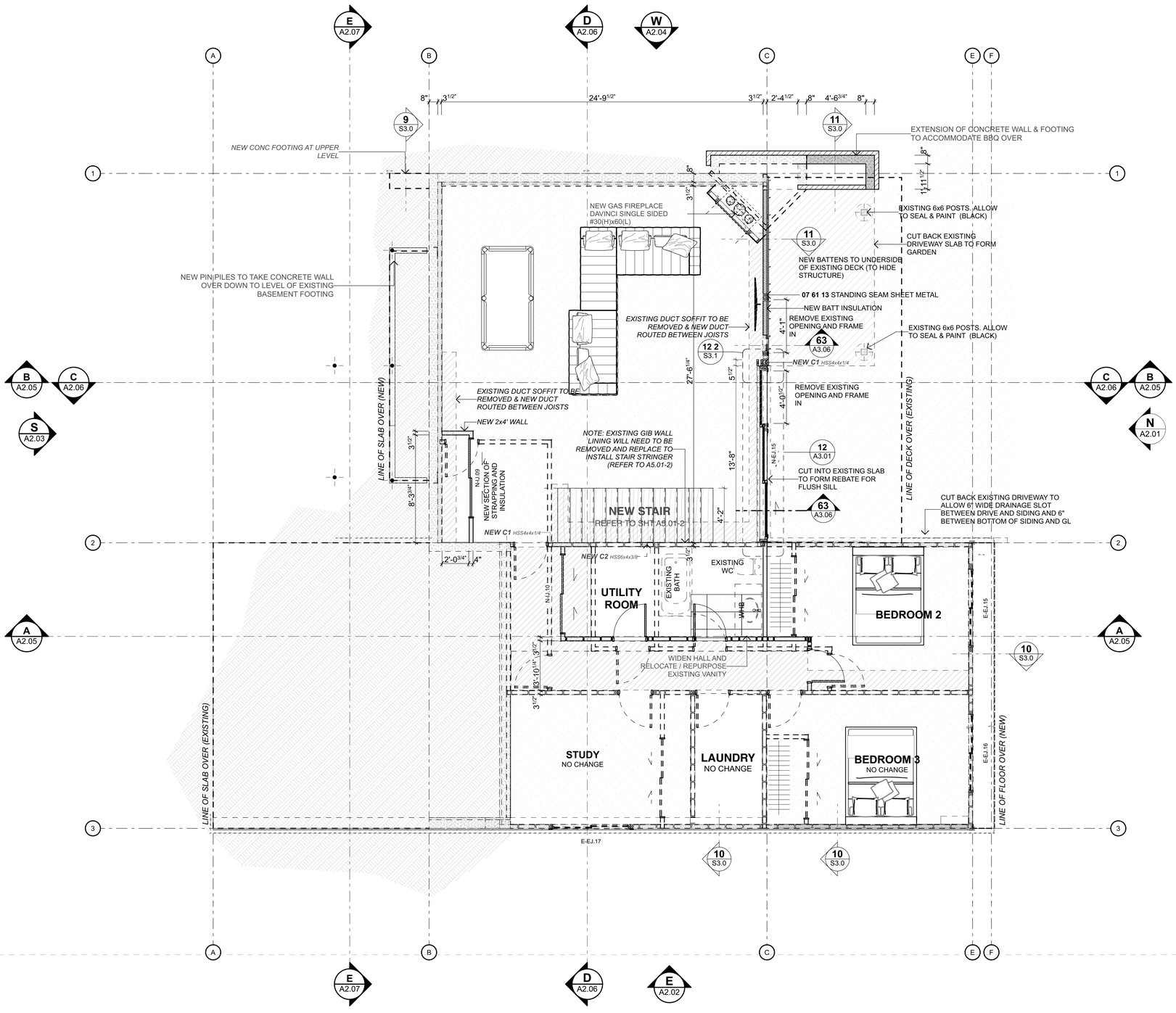
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: MAIN FLOOR - WALL FRAMING | | SHEET: A1.06 |
| DRAWN BY: PFA | SCALE: 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | REV: 01 |




## GENERAL NOTES

### DIMENSIONS
ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY

### STRUCTURE
ALL STRUCTURER SHOWN IS FOR GENERAL INFORMATION ONLY AND THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL DESIGN ENGINEERS DRAWINGS WHICH DETAIL ALL STRUCTURAL REQUIREMENTS WITH ALSO INCLUDE ADDITIONAL HOLD DOWN AND BRACING REQUIREMENTS

## LEGEND - WALL STRUCTURE

SYMBOL | DESCRIPTION

**EXISTING TIMBER FRAME**
GENERALLY: INTERIOR WALLS 2x4" @ 16"CRS

**EXISTING INSITU CONCRETE WALLS**

**TIMBER FRAME TO BE REMOVED**

**TIMBER FRAME**
GENERALLY: EXTERIOR WALL 2x6" FRAMING @ 16"CRS
INTERIOR WALLS 2x4"
NON-INSULATED
INSULATED (NOTE USE ACOUSTIC INSULATION TO INTERNAL WALLS)

**INSITU CONCRETE WALLS** (SINGLE SKIN)
PROFILE: 6" THICK
FINISH: 4" ROUGH-SAWN SHUTTERING (HORIZONTAL) TO ALL EXPOSED FACES
EDGING: SQUARE EDGES I.E NO CHAMFERS

## WALL FINISHES

SYMBOL | DESCRIPTION

**CEDAR SIDING (RAINSCREEN)**
SPECIES: WESTERN RED CEDAR OR THERMALLY MODIFIED RADIATA PINE
PROFILE (PRODUCT PATTERN): VERTICAL LAP SLIDING PATTERN WP12 - 5 7/16" X 13/16" WITH 1/4" GROOVE
LENGTHS: SELECTED LENGTHS TO AVOID HORIZONTAL JOINTS.
FINISH: WOOD OIL (FACTORY APPLIED),
COLOUR: TBC
CONTROL SAMPLE: ALLOW FOR CONTROL SAMPLE TO BE APPROVED PRIOR TO ORDER.

**FLATPAN SIDING**
BRAND: TAYLERS
PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY
THICKNESS: 22 GAUGE
MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792
COLOUR: BLACK (TBC)
FIXING: PROPRIETARY CONSEALED CLIPS

**CEMENT PLASTER (ON EXISTING PLY**
INTEGRAL COLOR MINIMUM (3) COATS
THICKNESS: 7/8" MIN

## FLOOR FINISHES

SYMBOL | DESCRIPTION

**ENGINEERED FLOORING**
**PROFILE:** 9x1" (6MM WEAR LAYER)
**MATERIAL:** ENGINEERED FRENCH OAK
**FINISH:** PREFINISHED
**FIXING:** DIRECT FIXED (ALLOW FOR GRINDING AND SEALING OF SLAB)

**FLOOR TILES**
**TYPE:** PORCELAIN TO BE SELECTED (EXACT SPEC TO BE CONFIRMED)
**SIZE:** LARGE SHEET FORMAT IE 4x2' SLABS
**WATERPROOFING:** MAPELASTIC AQUADEFENSE (ALLOW TO SEAL ALL BATHROOM FLOORS & WALLS)
**GROUT & ADHESIVES:** ALLOW FOR MAPEI SYSTEM

**CARPET**
STYLE: ALLOW FOR HIGH QUALITY
MATERIAL: WOOL
UNDERLAY: HIGH QUALITY

**EXPOSED AGGREGATE CONCRETE**
**THICKNESS:** 4' THK EXPOSED AGGREGATE CONCRETE SLAB
**AGGREGATE:** TBC

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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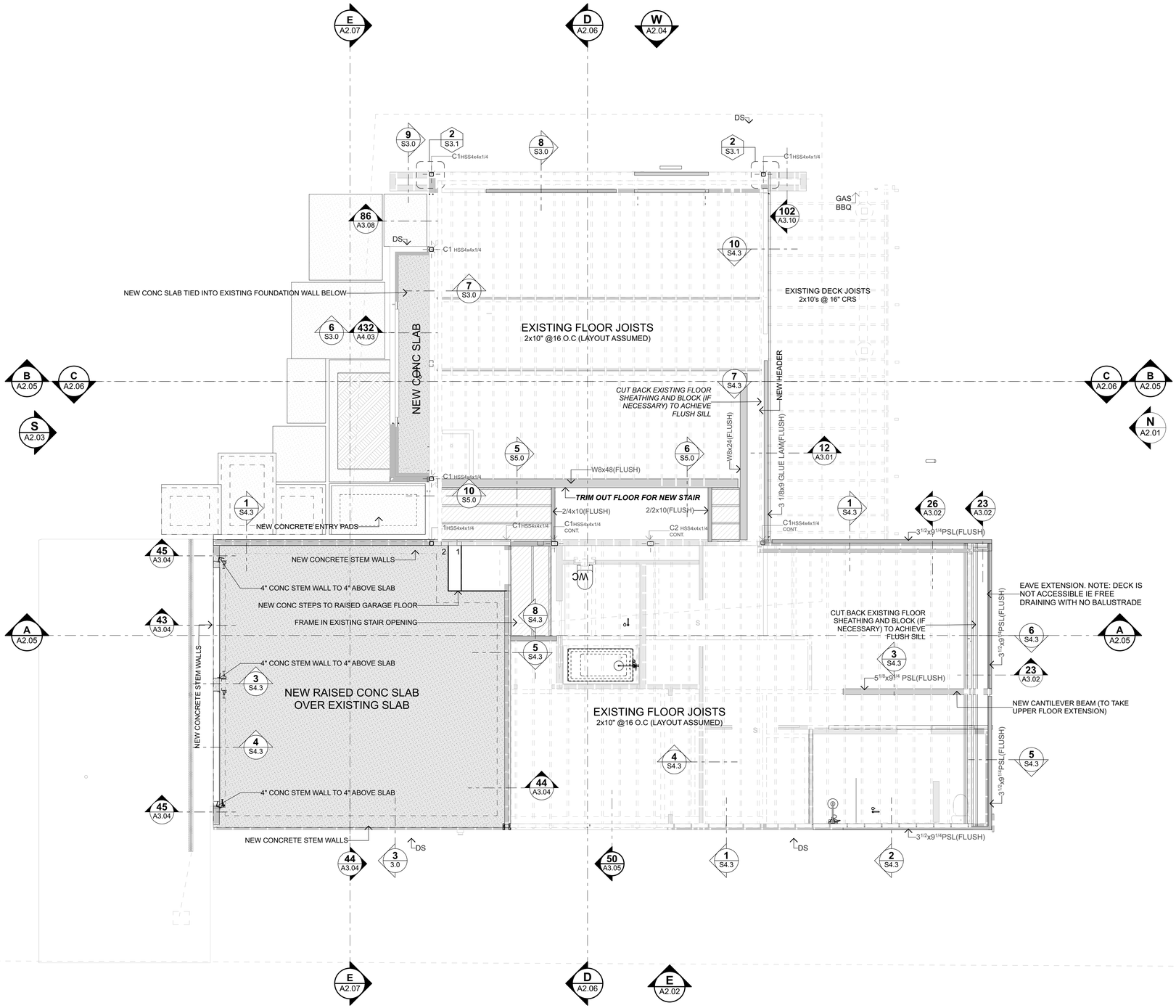
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | LOWER LEVEL - PROPOSED | SHEET A1.07 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/4" = 1'-0" @ A1 |
| | | REV 01 |




## MID FLOOR FRAMING NOTES

### DIMENSIONS
ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY

### STRUCTURE
ALL STRUCTURE SHOWN IS FOR GENERAL INFORMATION ONLY AND THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL DESIGN ENGINEERS DRAWINGS WHICH SHOWS ALL STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.

### OTHER DRAWINGS
STRUCTURE IS SHOWN INDICATIVELY ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR CONFIRMATION OF STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY
THIS DRAWING MUST BE READ IN CONJUNCTION WITH:

A1.06 MAIN FLOOR WALL FRAMING PLAN
A1.19 UTILITIES PLAN

### COMPLIANCE
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT EXCLUSIVE TO IRC CHAPTER 6 AND THE STRUCTURAL ENGINEERS SPECIFICATIONS.

### ENGINEERING
REFER TO ENGINEER'S PLANS FOR ALL STRUCTURAL ELEMENTS, EXACT BEAM SIZES, LOCATIONS, FINISHES, BRACING, AND CONNECTION DETAILS.

### REBATES / SERVICES & PENETRATIONS
IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES AND FLOOR SET-DOWNS ARE ALLOWED FOR IN THE FORMING OR THE FLOOR PLATFORM.

COORDINATE WITH JOINER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB/FLOOR REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

### STEEL BASE PLATES
WHERE NECESSARY TO CONCEAL FIXINGS, FIXED STEEL BASE PLATES BELOW SLAB LEVEL. WHERE BASE PLATES ARE SET INTO OR ALONG SIDE JOINERY REBATES SET BASE PLATES LOWER THAN LEVEL OF JOINERY REBATE TO ALLOW CLEARANCE OF BOLT FIXING. PACK OVER BASE PLATE WITH SIKA 212 GROUT UP TO REBATE LEVEL PRIOR TO APPLICATION OF MEMBRANE SILL TRAY.

## STEEL SETOUT & SHOP DRAWINGS
THESE STRUCTURAL DRAWINGS ARE DIAGRAMMATIC AND NOT TO BE USED AS SHOP DRAWINGS. IT IS THE CONSTRUCTORS SOLE RESPONSIBILITY IS TO MEASURE AND MARK OUT ON SITE, CHECK AND ENSURE THE DIMENSIONAL ACCURACY OF ALL OF THE STEEL.

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THESE REVIEWS DO NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, AND FOR ENSURING THE CORRECTNESS OF THE SHOP DRAWINGS.

## LEGEND - FLOOR FRAMING PLAN

SYMBOL | DESCRIPTION

**STRUCTURAL SLAB**
SLAB ON GRADE
THICKNESS/REINFORCING: REFER TO SDE SPECIFICATIONS

EXTERIOR PAVING SLAB
THICKNESS/REINFORCING: REFER TO SDE SPECIFICATIONS
FINISH: EXPOSED AGGREGATE

NEW PLY PLATEFORM

**STRUCTURAL STEEL BEAM**
RB#1 W8x35
REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, CONNECTIONS, SPECIFICATIONS & DETAILS.

**NOMINAL WEB HEIGHT x PER FOOT WEIGHT**

**BEAM DESCRIPTION**
S = STANDARD BEAM (TAPERED FLANGE)
W = WIDE BEAM (PARALLEL FLANGE)
H = PILE BEAM
PFC = PARALLEL FLANGE CHANNEL
FB = FLITCH BEAM
HYSPAN = HYSPAN

**BEAM REFERENCE ID**
RB# = ROOF BEAM
FB# = FLOOR BEAM

**STRUCTURAL WOOD BEAMS**
3 1/2x9 1/4 PSL
REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, SPECIFICATIONS & DETAILS.

**BEAM DESCRIPTION**
PSL = PARALLEL-STAND LUMBER
LVL = LAMINATED VENEER LUMBER
HYSPAN = HYSPAN

**SIZE**

**JOIST/RAFTER**
2x10 @ 16" O.C
REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, SPECIFICATIONS & DETAILS.

**SPACING**

**SIZE**

**WALLS BELOW** (SHOWN DASHED)

**STRUCTURAL POST**
WHERE POSTS ARE NOT HIDDEN IN WALL FRAMES OR ARE IMMEDIATELY ADJACENT

Ponting Fitzgerald Architects

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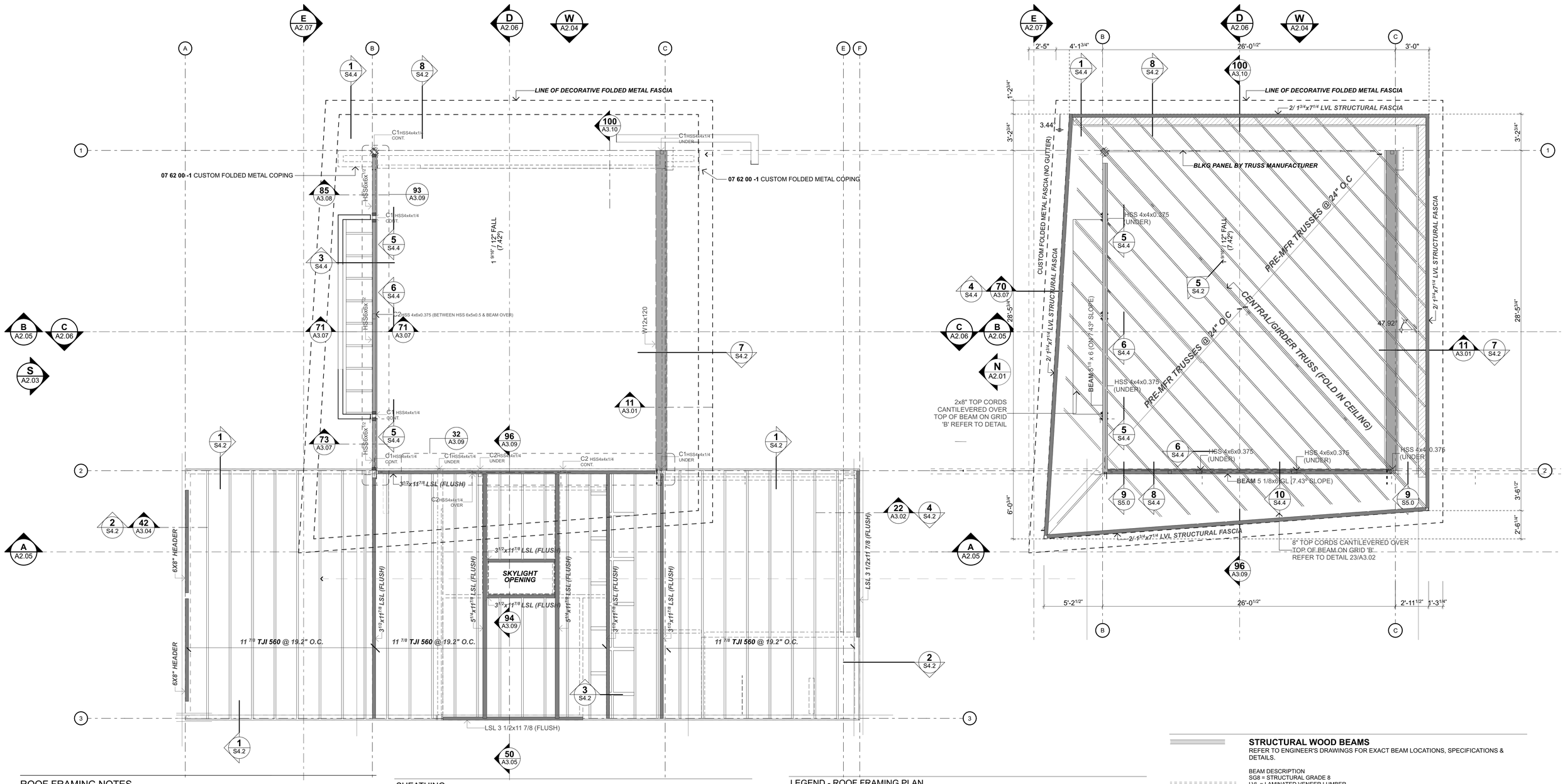
| NO. | NAME | ISSUED |
|---|---|---|
| 01 | | 10/10/23 |

DRAWING: MID FLOOR STRUCTURE
SHEET: A1.10
DRAWN BY: PFA
SCALE: 1/4" = 1'-0" @ A1
PRINT DATE: 10/10/23
REV: 01




## ROOF FRAMING NOTES

### OTHER DRAWINGS
THIS DRAWING IS INCLUDED FOR INFORMATION ONLY REFER TO ENGINEER'S PLANS FOR ALL STRUCTURAL ELEMENTS, EXACT BEAM SIZES, LOCATIONS, FINISHES, BRACING, AND CONNECTION DETAILS.

### STEEL SETOUT
CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING. SHOP DRAWINGS ARE REQUIRED IN ACCORDANCE WITH THE SPECIFICATIONS AND TERMS LAYED OUT ON SHEET A0.01

### TRUSSES
DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1

### WOOD FRAMING
THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE AND ENSURE FRAMING COMPLIES WITH ROOF SHEATHING AND MEMBRANE REQUIREMENTS. ALL FRAMING SHALL COMPLY WITH SHALL COMPLY IRC CHAPTER 8

## SHEATHING
SHALL COMPLY IRC CHAPTER 8, LINING MANUFACTURES REQUIREMENTS AND STRUCTURAL ENGINEERS SPECIFICATIONS

## SERVICES & PENETRATIONS
IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, VENTS, AND SET-DOWNS ARE ALLOWED FOR IN FRAMING

## BLOCK FOR WINDOW TREATMENTS
CONFIRM WITH OWNER ALL WINDOW TREATMENTS PRIOR TO BATTENING CEILINGS. ALLOW TO NOG FOR CURTAINS / BLINDS AS APPROPRIATE. CONFIRM LOCATIONS WITH CLIENTS.

## LEGEND - ROOF FRAMING PLAN

SYMBOL — DESCRIPTION

RB#1 W8x35

**STRUCTURAL STEEL BEAM**
REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, CONNECTIONS, SPECIFICATIONS & DETAILS.

**NOMINAL WEB HEIGHT x PER FOOT WEIGHT**

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PFC = PARALLEL FLANGE CHANNEL
FB = FLITCH BEAM
HYSPAN = HYSPAN

**BEAM REFERENCE ID**
RB# = ROOF BEAM
FB# = FLOOR BEAM

**STRUCTURAL WOOD BEAMS**
REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, SPECIFICATIONS & DETAILS.

BEAM DESCRIPTION
SG8 = STRUCTURAL GRADE 8
LVL = LAMINATED VENEER LUMBER
HYSPAN = HYSPAN

SIZE

**JOIST/RAFTER**
REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, SPECIFICATIONS & DETAILS.

**WALLS BELOW** (SHOWN DASHED)

**STRUCTURAL POST**
WHERE POSTS ARE NOT HIDDEN IN WALL FRAMES OR ARE IMMEDIATELY ADJACENT JOINERY ALLOW TO SET BASE PLATE & BOLTS SET DOWN INTO DEPTH OF SLAB TO ALLOW CLEARANCE OF FLOORING / JOINERY REBATE

C1 — HSS = HOLLOW STEEL SECTION
DS = DOUBLE STUD

Ponting Fitzgerald Architects

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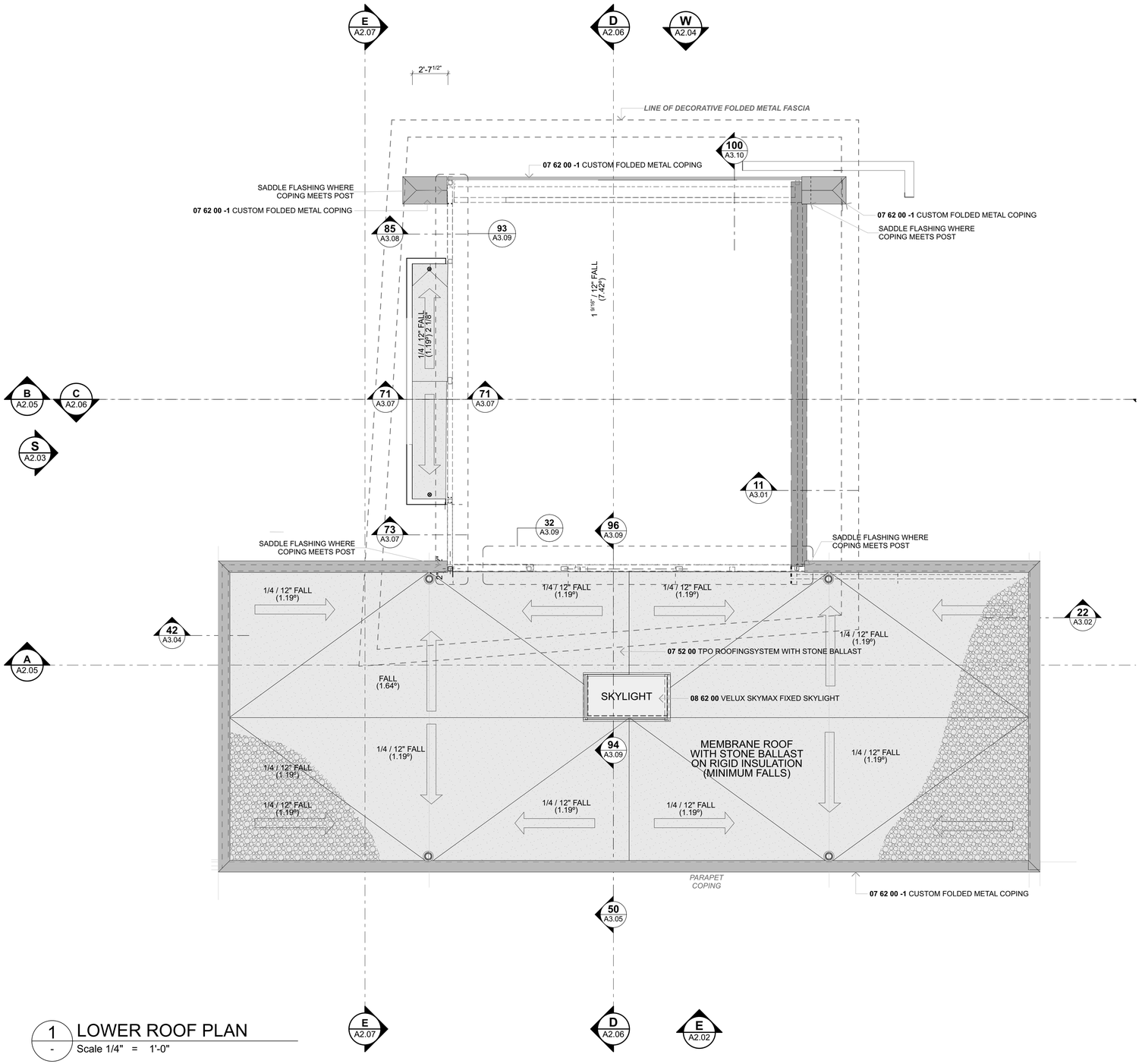
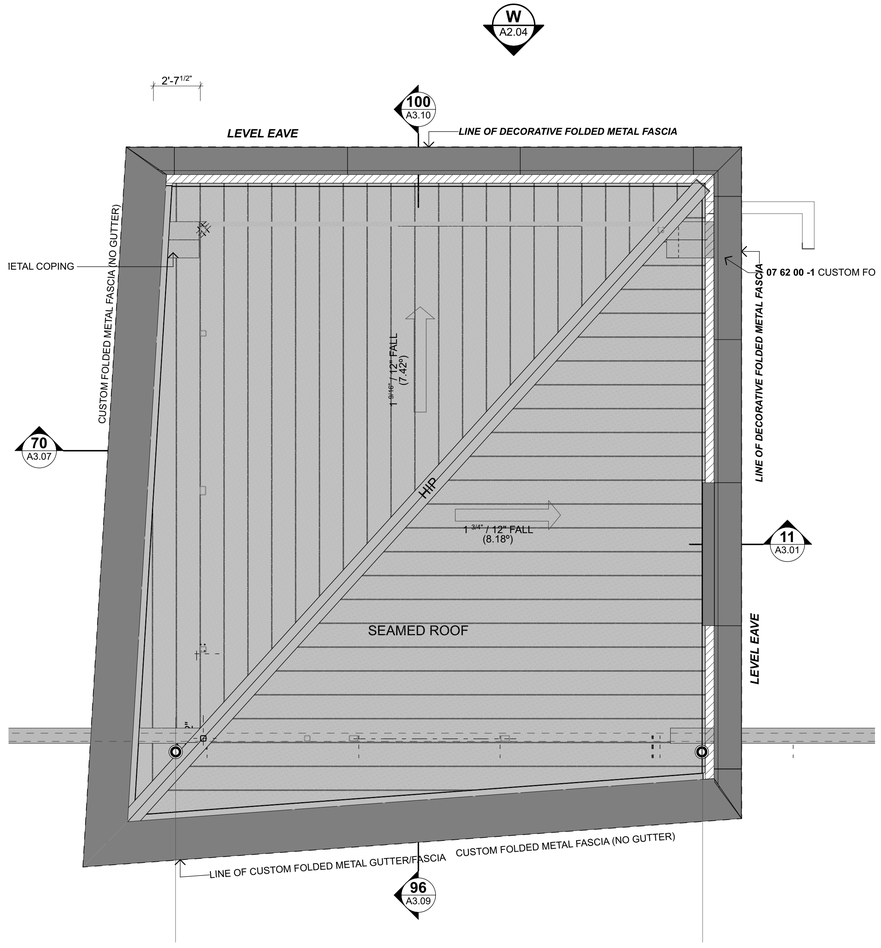
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | ROOF - FRAMING LAYOUT | SHEET A1.11 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/4" = 1'-0" @ A1 |
| | | REV 01 |




1 - Scale 1/4" = 1'-0"
# LOWER ROOF PLAN




2 - Scale 1/4" = 1'-0"
# UPPER ROOF PLAN

## ROOFING NOTES

WIND ZONE:
EXPOSURE ZONE:

## LEGEND - ROOF FRAMING PLAN

SYMBOL DESCRIPTION

**07 52 00 TPO ROOFINGSYSTEM WITH STONE BALLAST**
BRAND: FIRESTONE
THICKNESS:
COLOUR:
FIXING:
SUBSTRATE:

**07 61 13 STANDING SEAM SHEET METAL**
BRAND: TAYOR METAL PRODUCTS
PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY
THICKNESS: 22 GAUGE
MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792
COLOUR: BLACK (TBC)
FIXING: PROPRIETARY CONSEALED CLIPS
SUBSTRATE:

**GUTTERS**
GUTTERS LAID TO A GUTTERS LAID TO (1:60 OR 16.5MM PER METRE). MINIMUM FALL. GUTTERS SHALL HAVE NO MEMBRANE LAPS ACROSS THEIR FALL. USE 25x25MM (MIN) FILLETS TO ALL INTERNAL CORNERS.

DP Ø80 **DOWN PIPES OUTLETS**
ALLOW FOR AQUAKNIGHT ROOF DRAIN. EXPOSED DOWN PIPES: TO SIZE SHOWN ON DRAWINGS, OF MATERIAL TREATMENT TO MATCH ROOFING MATERIAL. COLOUR TO BE SELECTED.

OF Ø80 **OVERFLOWS**
ALLOW FOR AQUAKNIGHT ROOF DRAIN. EXPOSED DOWN PIPES: TO SIZE SHOWN ON DRAWINGS, OF MATERIAL TREATMENT TO MATCH ROOFING MATERIAL. COLOUR TO BE SELECTED.

←SC Ø80 **OVERFLOWS**
ALLPROOF STAINLESS STEEL SOFFIT COVER (FOR STAND PIPE OVERFLOWS)

RT **ROOF TERMINAL**
FOR BATHROOM EXTRACTOR FANS

**Ponting Fitzgerald Architects**

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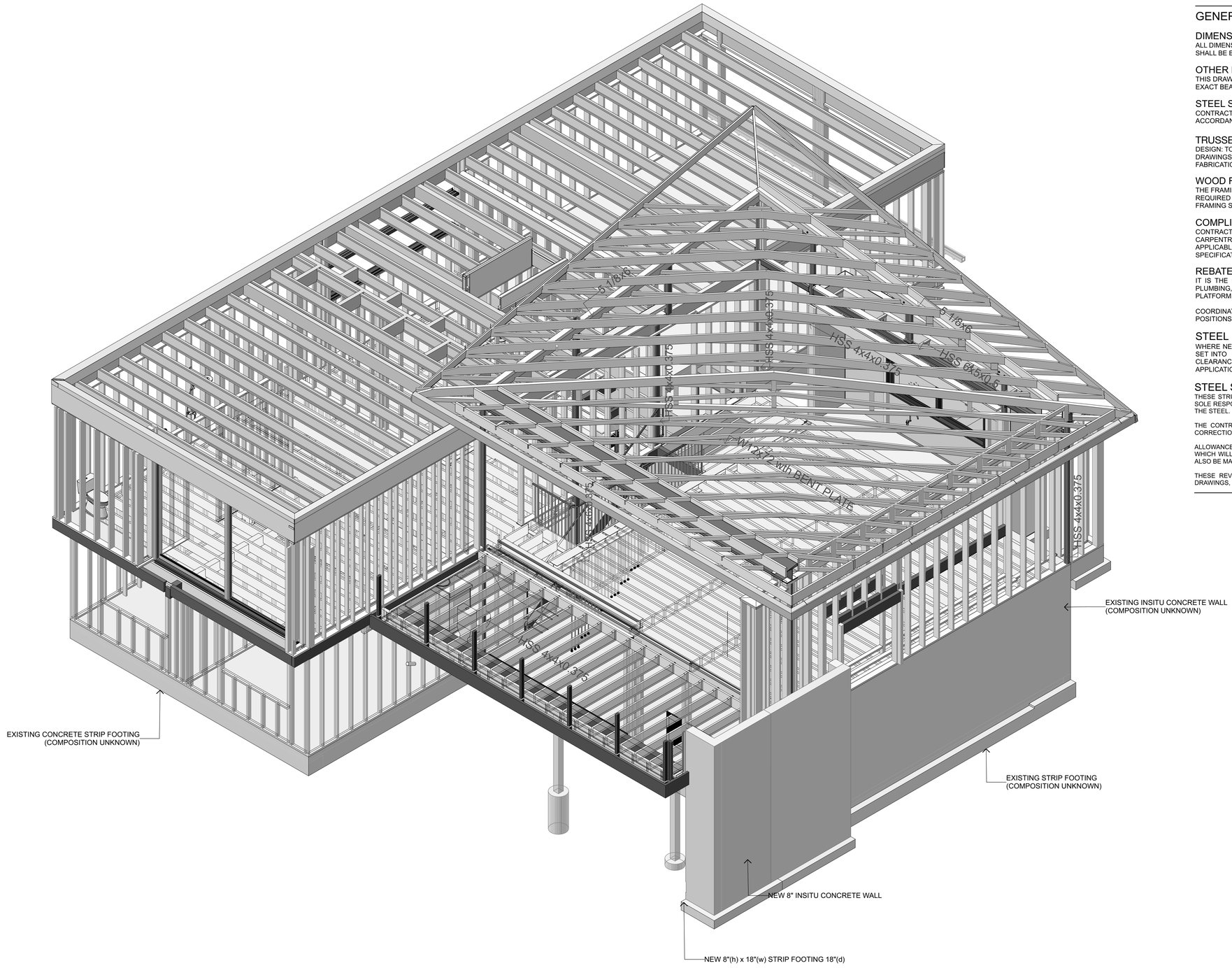
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | ROOF PLAN - PROPOSED | SHEET A1.12 |
| DRAWN BY | PFA | SCALE 1/4" = 1'-0" @ A1 |
| PRINT DATE | 10/10/23 | |

REV 01




B
-
NW AXONOMETRIC
Scale 1/4" = 1'-0"

## GENERAL FRAMING NOTES

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### TRUSSES
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Ponting Fitzgerald
Architects

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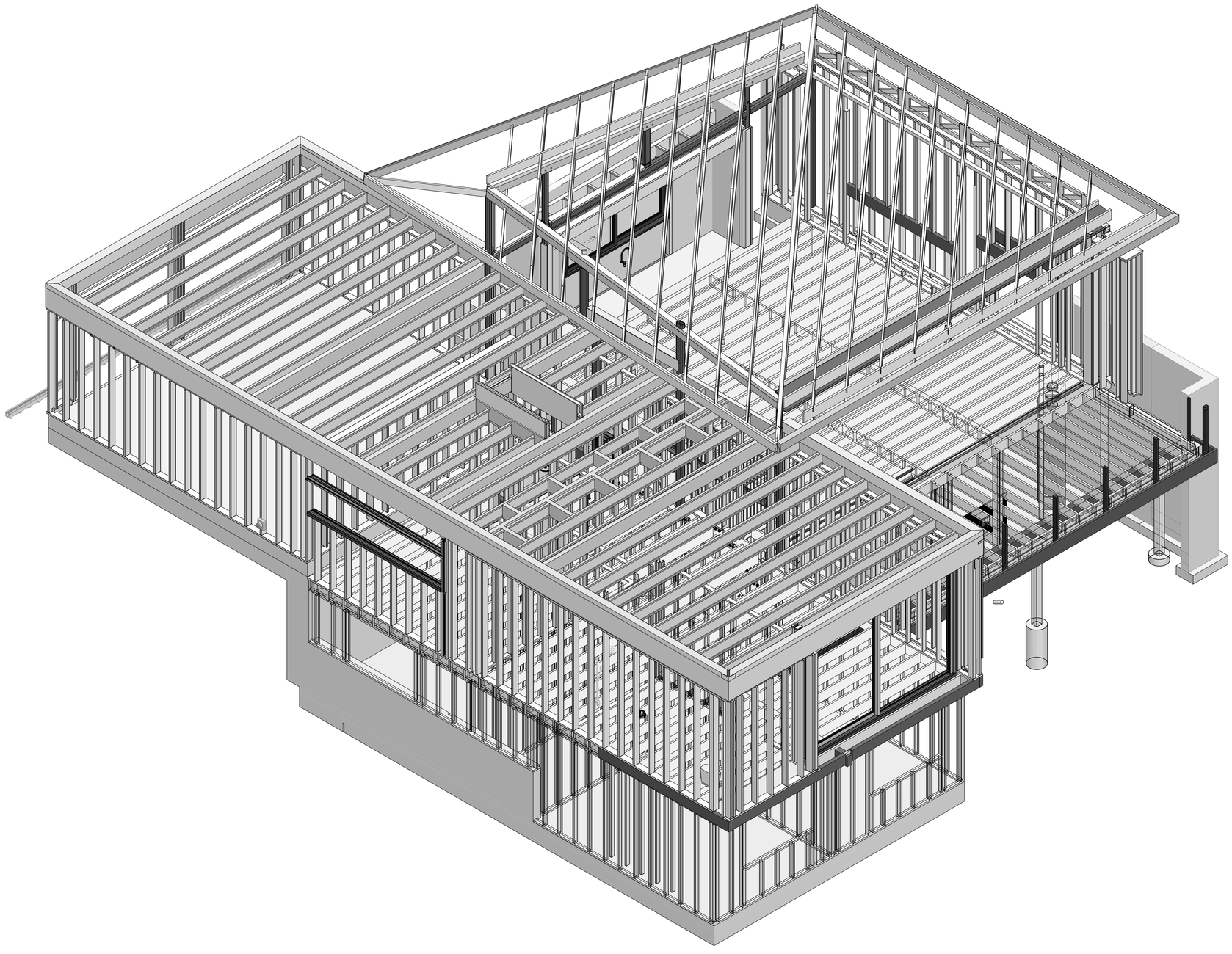
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | STRUCTURAL ANONOMETRIC - NORTH WEST | SHEET A1.13 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/4" = 1'-0" @ A1 |
| REV | | 01 |



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### TRUSSES
DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
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Architects

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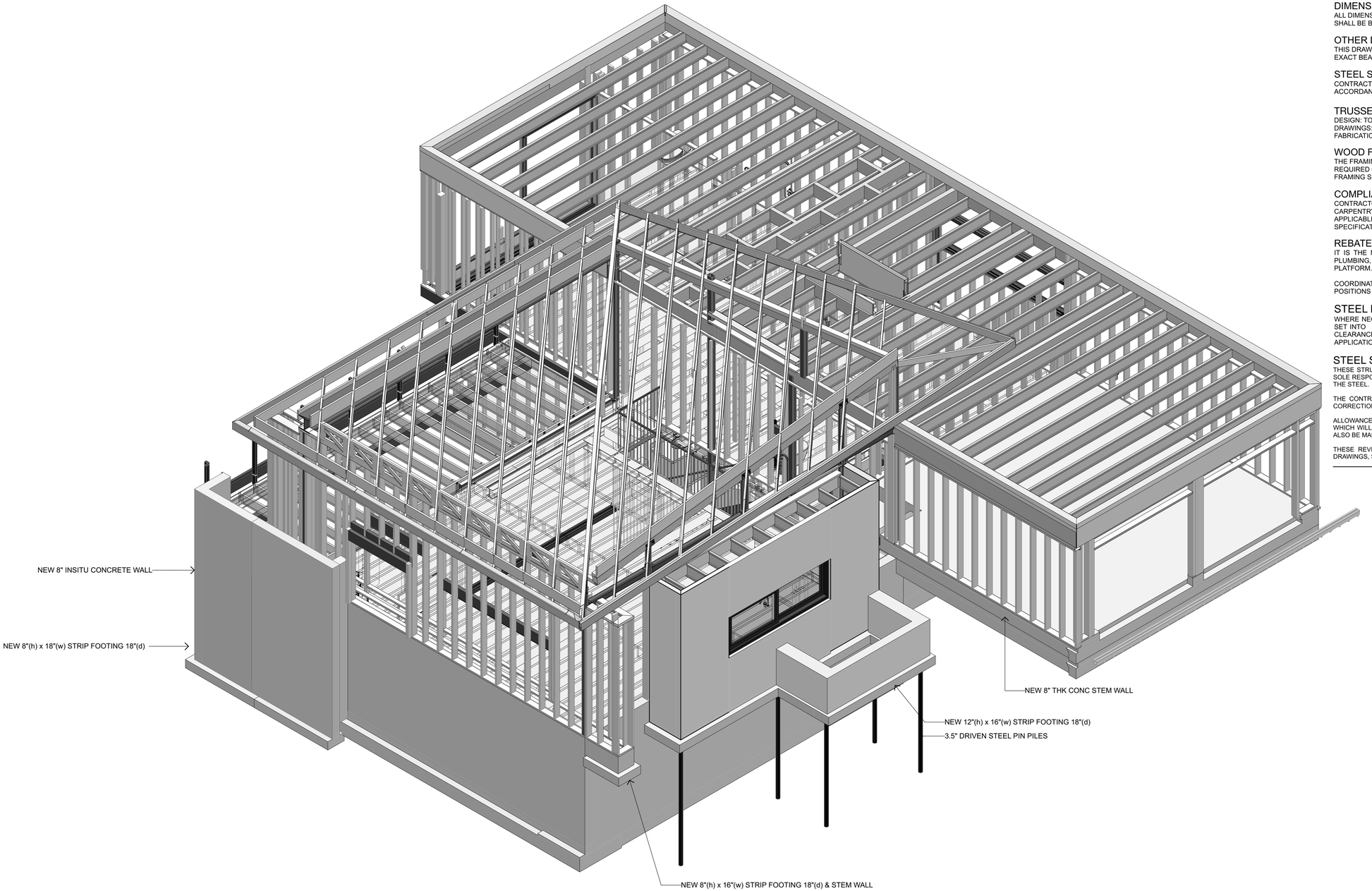
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | STRUCTURAL ANONOMETRIC - NORTH EAST | SHEET A1.14 |
| DRAWN BY PFA | SCALE 1/4" = 1'-0" @ A1 | |
| PRINT DATE 10/10/23 | | |

REV 01

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COORDINATE WITH JOINER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB/FLOOR REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

### STEEL BASE PLATES
WHERE NECESSARY TO CONCEAL FIXINGS, FIXED STEEL BASE PLATES BELOW SLAB LEVEL. WHERE BASE PLATES ARE SET INTO OR ALONG SIDE JOINERY REBATES SET BASE PLATES LOWER THAN LEVEL OF JOINERY REBATE TO ALLOW CLEARANCE OF BOLT FIXING. PACK OVER BASE PLATE WITH SIKA 212 GROUT UP TO REBATE LEVEL PRIOR TO APPLICATION OF MEMBRANE SILL TRAY.

### STEEL SETOUT & SHOP DRAWINGS
THESE STRUCTURAL DRAWINGS ARE DIAGRAMMATIC AND NOT TO BE USED AS SHOP DRAWINGS. IT IS THE CONSTRUCTORS SOLE RESPONSIBILITY IS TO MEASURE AND MARK OUT ON SITE, CHECK AND ENSURE THE DIMENSIONAL ACCURACY OF ALL OF THE STEEL.

THE CONTRACTOR MUST MAKE DUE ALLOWANCE IN THE CONTRACT FOR THE PREPARATION, REVIEW AND SUBSEQUENT CORRECTION AND RE-REVIEW OF A FULL SET OF SHOP DRAWINGS.

ALLOWANCE MUST BE MADE IN THE CONTRACTORS PROGRAMME FOR THE ARCHITECTS REVIEW OF THE SHOP DRAWINGS WHICH WILL BE LIMITED TO THE EXAMINATION FOR GENERAL APPEARANCE SETOUT OF THE STEELWORK. ALLOWANCE MUST ALSO BE MADE FOR THE ENGINEERS REVIEW OF THE SHOP DRAWINGS FOR STRUCTURAL ADEQUACY.

THESE REVIEWS DO NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, AND FOR ENSURING THE CORRECTNESS OF THE SHOP DRAWINGS.

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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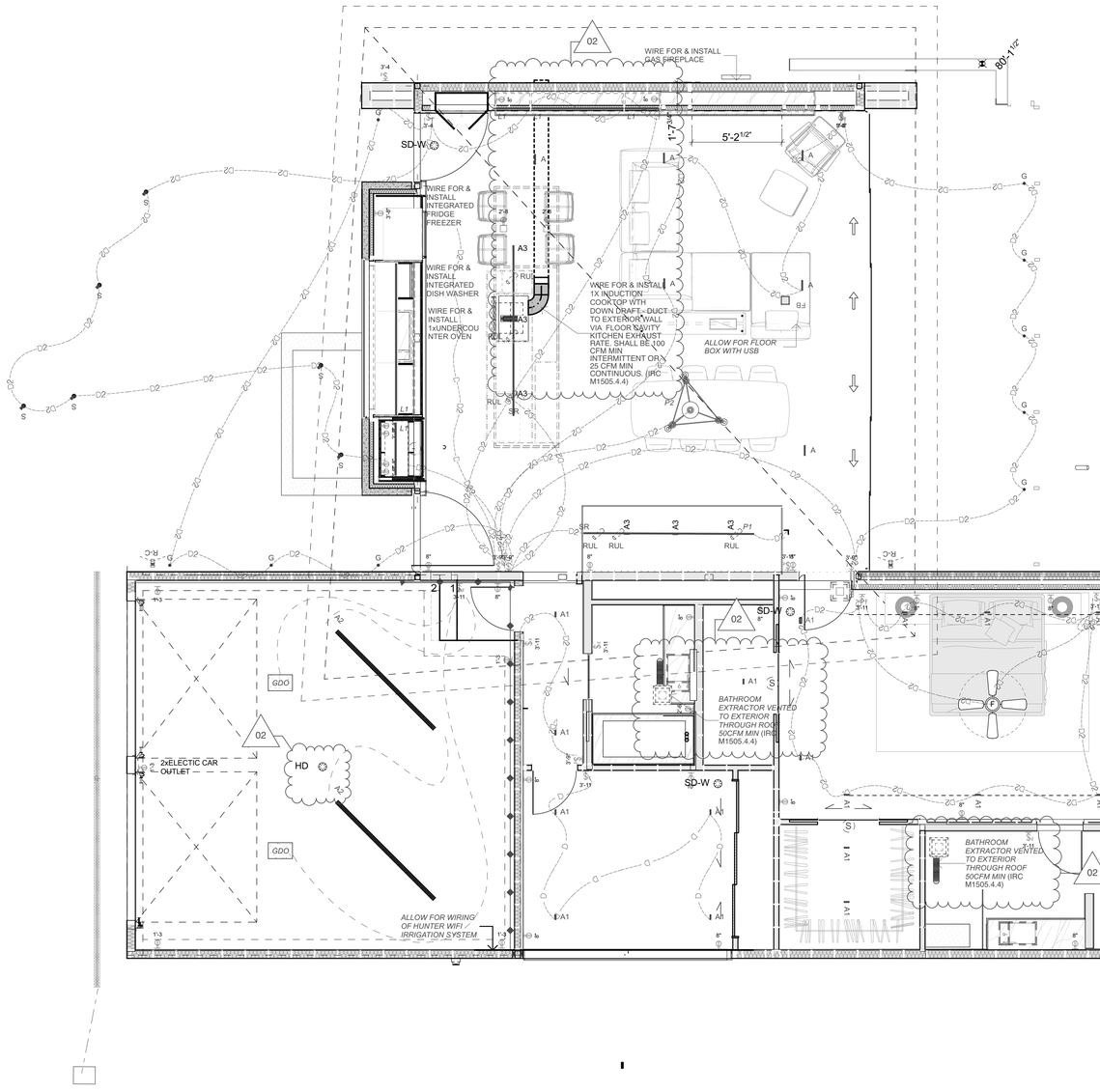
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | STRUCTURAL ANONOMETRIC - SOUTH WEST | SHEET A1.15 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/4" = 1'-0" @ A1 |
| | | REV 01 |




## ELECTRICAL NOTES

### FITTINGS & HARDWARE
CONFIRM SELECTIONS OF ALL OUTLET FITTINGS AND HARDWARE WITH THE OWNER IN WRITING BEFORE ORDERING

### PREWIRING MEETING - SET OUT
ALLOW IN YOUR PROGRAM TO COORDINATED AN ONSITE PREWIRING MEETING WITH THE ELECTRICIAN, OWNER, AND ARCHITECT TO CONFIRM LOCATIONS OF ALL VISIBLE FITTINGS / EQUIPMENT PRIOR TO PRE-WIRING/INSTALLATION.

### DETAIL PLANS
THIS DRAWING MUST BE READ IN CONJUNCTION WITH SERIES 6 CABINETRY DRAWINGS WHICH SHOW DETAILED LOCATIONS OF SWITCHES & FITTINGS. ELECTRICIAN MUST ALLOW FOR ALL FITTING SHOWN ON DETAILED PLANS.

### SWITCHES & OUTLETS
ALLOW FOR LEGRAND ADORNE COLLECTION
SWITCH TYPE: PADDLE SWITCHES MAGNESIUM
WALL PLATES: MAGNESIUM SCREWLESS WALL PLATES

CONFIRM EXACT GROUPING, COLOR, AND CONFIGURATION OF SWITCHES WITH OWNER
ALL SWITCHES TO BE MOUNTED AT 42" AFF UNLESS NOTED OTHERWISE

### WATER HEATING
ALLOW TO SUPPLY POWER TO AN INTERNAL MOUNTED (AND DUCTED) CONTINUOUS FLOW WATER HEATERS

### TELEPHONE
ALL TELEPHONE OUTLETS TO BE RUN IN CATEGORY 5 CABLE.

### MIRROR DE-MISTERS
ALLOW FOR MIRROR DE-MISTERS AS SHOWN ON THE BATHROOM / ENSUITE DRAWINGS.

### SECURITY SYSTEM
ALLOW FOR A RING SECURITY SYSTEM WITH CAMERAS AS SHOWN ON THE PLANS

ALL VISIBLE FITTINGS TO BE CONFIRMED WITH PONTING FITZGERALD LTD PRIOR TO INSTALLATION.

### DOOR BELL
ALLOW FOR 1X RING WIRED VIDEO DOOR BELL WITH CHIME

### SMOKE ALARMS
ALL SMOKE DETECTORS MUST BE INTERCONNECTED, CONNECTED TO ELECTRICAL SYSTEM, AND HAVE A BACK-UP BATTERY, PER 2012 IRC R314.

### CARBON MONOXIDE ALARMS
SHALL COMPLY WITH IRC SECTION R315

### APPLIANCE (TO BE CLIENT SUPPLIED)
ALLOW FOR THE INSTALLATION, WIRING AND DUCTING OF:
2 X UNDERBENCH OVENS
2 X COOKTOPS
1 X DOWNDRAFT
1 X INTERGRATED DISHWASHER
1 X INTERGRATED FRIDGE FREEZERS
2 X GAS FIREPLACES

### AUDIO
TO BE CONFIRMED - ALLOW A SUM FOR A SONOS AUDIO SYSTEM TO THE MAIN LIVING AREA AND RECREATION ROOM

### AIRCONDITIONING
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH AIR CONDITIONING PROPOSAL. ENSURE ALL SUPPORTING SERVICES / ACCESS PANELS AND REQUIREMENTS ARE MEET.

## ELECTRICAL LEGEND

| SYMBOL | CODE | DESCRIPTION | MANUF. | Qty. |
|---|---|---|---|---|
| | | ADORNE DOUBLE OUTLET | LEGRAND | 37 |
| | | ADORNE SOFT TAP | LEGRAND | 51 |
| A | A | LASER BLADE XS 10 CELL / HIGH CONTRAST / 42° BEAM ANGLE / FRAMED / 3000K / BLACK/BLACK FINISH/ TRIMLESS | IGUZZINI | 6 |
| A1 | A1 | LASER BLADE XS 5 CELL / HIGH CONTRAST / 42° BEAM ANGLE / FRAMED / 3000K / BLACK/BLACK FINISH/TRIMLESS | IGUZZINI | 16 |
| | A2 | 8' LED LINEAR CEILING MOUNTED LED STRIP LIGHT WARELIGHT (OR SIMILAR) | | 2 |
| A3 | A3 | SUPERRAIL LASER BLADE XS TRACK MODULE (FOR USE WITH SUPERRAIL UPDOWN) / 5 CELL / HIGH CONTRAST / 42° BEAM ANGLE / FRAMED / 3000K / BLACK/ BLACK FINISH | IGUZZINI | 6 |
| | BATHROOM EXTRACTOR FAN | DUCTED TO EXTERIOR - PANASONIC WHISPER CEILING SMARTFLOW 50-80-110CFM, WTH FITTES FLUSH EXHAUST MOUNT LUXE | | 3 |
| | CL1 | 2" CEILING RECESSED LED CAN LIGHT/ 3000K | | 19 |
| | F | CEILING FAN (MODEL TBC) | - | 1 |
| G | G | INGROUND DECK LIGHT/ 2" IN GROUND S/STEEL PATHWAY LIGHT 2 CUT-OUTS 3000 | WAC | 9 |
| | HEAT DETECTOR | HEAT DETECTOR TO R314.2.3 | - | 1 |
| | LED1 | RECESSED CABINET STRIP LED/ TBO | | 5 |
| R-C | R-C | SPOTLIGHT CAMERA | RING | 3 |
| | RUL | SUPERRAIL ROBIN UPLIGHT /Ø37/ FLOOD/ 3000K / BLACK | | 6 |
| S | S | EXTERIOR INGROUND SPIKE / TBO | TBO | 6 |
| | SMOKE DETECTOR | WIRED SMOKE DETECTOR TO R3.14 | - | 5 |
| | SR | SUPERRAIL UP/DOWN /MOUNTING - TRACK PENDAND MOUNT (WITH SUSPENSION CABLES)/ LENGTH - 118" / CANOPY - SQUARE/ ALL FITTINGS TO BE BLACK | | 2 |

## EXHAUST SYSTEMS (IRC CHT 15)

### CLOTHES DRYER EXHAUST (M1502)
EXISTING SYSTEM

### DOMESTIC COOKING EXHAUST EQUIPMENT ( M1503)
**LABELLING** -DOMESTIC COOKING APPLIANCES WITH INTEGRATED DOWNDRAFT EXHAUST EQUIPMENT SHALL BE LISTED AND LABELLED IN ACCORDANCE WITH ANSI Z21.1 OR UL 858. (M1503.2.3)
EXHAUST DISCHARGE SHALL BE DISCHARGED TO THE OUTDOORS THROUGH A DUCT. THE **DUCTS** SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIRTIGHT, SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER, AND BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. (M1503.3)
**DUCT MATERIAL** SHALL BE CONSTRUCTED OF GALV STEEL, STAINLESS STEEL OR COPPER.
**KITCHEN EXHAUST RATE.** SHALL BE 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS IN ACCORDANCE WITH (M1503.5, TABLE M1505.4.4)
**MAKEUP AIR REQUIRED** (M1503.6)
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 M3/S) SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.
**LOCATION** (M1503.6.1)
KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.

### EXHAUST DUCTS AND OPENINGS (M1504)
**DUCT LENGTHS** SHALL NOT EXCEED LENGTHS IN TABLE M1504.2
**EXHAUST TERMINATIONS** (M1504.3) AIR EXHAUST OPENINGS SHALL TERMINATE AS FOLLOWS:
1. NOT LESS THAN 3FT FROM PROPERTY LINES
2. NOT LESS THAN 3FT FROM GRAVITY AIR INTAKE OPENINGS EXCEPT WHERE THE EXHAUST
3. NOT LESS THAN 10 FT FROM MECHANICAL AIR INTAKE OPENINGS EXCEPT WHERE EXHAUST OPENING IS LOCATED NOT LESS THAN 3 FT ABOVE AIR INTAKE OPENING.
OPENINGS SHALL COMPLY EITH SECTIONS R303.5.2 AND R303.6

### BATHROOM EXHAUST (M1505.2)
**ALL BATHROOM-TOILET ROOMS** SHALL BE FURNISHED WITH AN EXTRACTOR FAN AND EXHAUSTS DIRECTLY TO THE OUTDOORS.
**BATHROOM EXHAUST RATE.** SHALL BE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS IN ACCORDANCE WITH (M1503.5, TABLE M1505.4.4)

## LEGEND - ELECTRICAL

| SYMBOL | DESCRIPTION |
|---|---|
| | **CIRCUIT** |
| 2 | 2 = TWO WAY |
| 3 | 3 = THREE WAY |
| D | D = DIMMER CONTROL |
| | **FITTINGS** |

**Ponting Fitzgerald Architects**

# ADDITIONS & ALTERATIONS TO 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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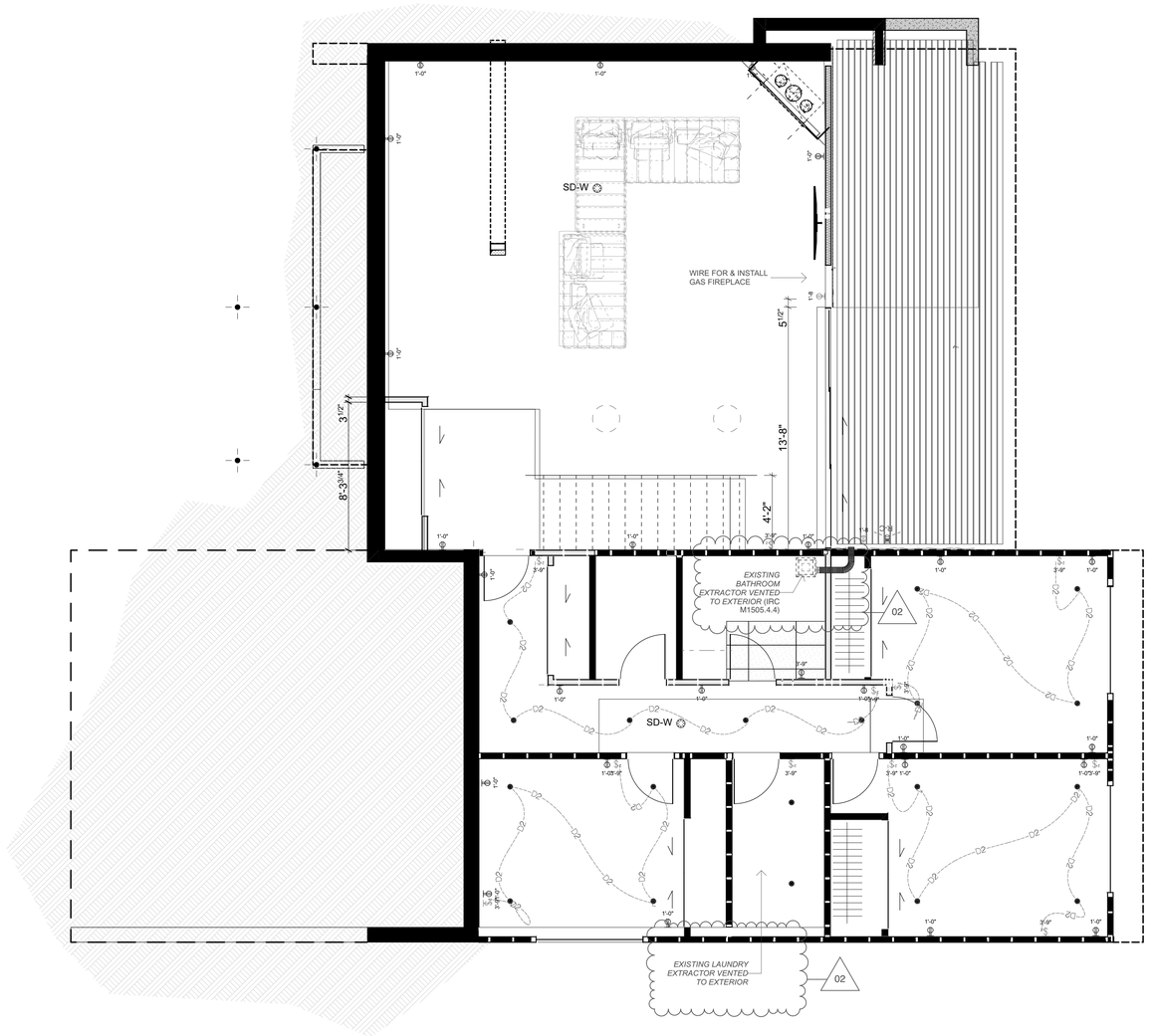
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | ELECTRICAL - MAIN FLOOR PLAN | SHEET A1.16 |
| DRAWN BY | PFA | SCALE 1/4" = 1'-0", 1' = 1'-0" @ A1 |
| PRINT DATE | 3/19/24 | |
| | | REV 02 |




## ELECTRICAL NOTES

### FITTINGS & HARDWARE
CONFIRM SELECTIONS OF ALL OUTLET FITTINGS AND HARDWARE WITH THE OWNER IN WRITING BEFORE ORDERING

### PREWIRING MEETING - SET OUT
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ALLOW FOR LEGRAND ADORNE COLLECTION
SWITCH TYPE: PADDLE SWITCHES MAGNESIUM
WALL PLATES: MAGNESIUM SCREWLESS WALL PLATES

CONFIRM EXACT GROUPING, COLOR, AND CONFIGURATION OF SWITCHES WITH OWNER
ALL SWITCHES TO BE MOUNTED AT 42" AFF UNLESS NOTED OTHERWISE

### WATER HEATING
ALLOW TO SUPPLY POWER TO AN INTERNAL MOUNTED (AND DUCTED) CONTINUOUS FLOW WATER HEATERS

### TELEPHONE
ALL TELEPHONE OUTLETS TO BE RUN IN CATEGORY 5 CABLE.

### MIRROR DE-MISTERS
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### SECURITY SYSTEM
ALLOW FOR A RING SECURITY SYSTEM WITH CAMERAS AS SHOWN ON THE PLANS

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### DOOR BELL
ALLOW FOR 1X RING WIRED VIDEO DOOR BELL WITH CHIME

### SMOKE ALARMS
ALL SMOKE DETECTORS MUST BE INTERCONNECTED, CONNECTED TO ELECTRICAL SYSTEM, AND HAVE A BACK-UP BATTERY, PER 2012 IRC R314.

### CARBON MONOXIDE ALARMS
SHALL COMPLY WITH IRC SECTION R315

### APPLIANCE (TO BE CLIENT SUPPLIED)
ALLOW FOR THE INSTALLATION, WIRING AND DUCTING OF:
2 X UNDERBENCH OVENS
2 X COOKTOPS
1 X DOWNDRAFT
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1 X INTERGRATED FRIDGE FREEZERS
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## ELECTRICAL LEGEND

| SYMBOL | CODE | DESCRIPTION | MANUF. | Qty. |
|---|---|---|---|---|
| 1'-3 | | ADORNE DOUBLE OUTLET | LEGRAND | 37 |
| 3'-4 | | ADORNE SOFT TAP | LEGRAND | 51 |
| A | A | LASER BLADE XS 10 CELL / HIGH CONTRAST / 42º BEAM ANGLE / FRAMED / 3000K / BLACK/BLACK FINISH/ TRIMLESS | IGUZZINI | 6 |
| A1 | A1 | LASER BLADE XS 5 CELL / HIGH CONTRAST / 42º BEAM ANGLE / FRAMED / 3000K / BLACK/BLACK FINISH/TRIMLESS | IGUZZINI | 16 |
| | A2 | 8' LED LINEAR CEILING MOUNTED LED STRIP LIGHT WARELIGHT (OR SIMILAR) | | 2 |
| A3 | A3 | SUPERRAIL LASER BLADE XS TRACK MODULE (FOR USE WITH SUPERRAIL UPDOWN) / 5 CELL / HIGH CONTRAST / 42º BEAM ANGLE / FRAMED / 3000K / BLACK/ BLACK FINISH | IGUZZINI | 6 |
| | BATHROOM EXTRACTOR FAN | DUCTED TO EXTERIOR - PANASONIC WHISPER CEILING SMARTFLOW 50-80-110CFM, WTH FITTES FLUSH EXHAUST MOUNT LUXE | | 3 |
| | CL1 | 2" CEILING RECESSED LED CAN LIGHT/ 3000K | | 19 |
| | F | CEILING FAN (MODEL TBC) | - | 1 |
| G | G | INGROUND DECK LIGHT/ 2" IN GROUND S/STEEL PATHWAY LIGHT 2 CUT-OUTS 3000 | WAC | 9 |
| | HEAT DETECTOR | HEAT DETECTOR TO R314.2.3 | - | 1 |
| | LED1 | RECESSED CABINET STRIP LED/ TBO | | 5 |
| R-C | R-C | SPOTLIGHT CAMERA | RING | 3 |
| | RUL | SUPERRAIL ROBIN UPLIGHT /Ø37/ FLOOD/ 3000K / BLACK | | 6 |
| | S | EXTERIOR INGROUND SPIKE / TBO | TBO | 6 |
| | SMOKE DETECTOR | WIRED SMOKE DETECTOR TO R3.14 | - | 5 |
| | SR | SUPERRAIL UP/DOWN /MOUNTING - TRACK PENDAND MOUNT (WITH SUSPENSION CABLES)/ LENGTH - 118" / CANOPY - SQUARE/ ALL FITTINGS TO BE BLACK | | 2 |

02

**EXHAUST SYSTEMS (IRC CHT 15)**

### CLOTHES DRYER EXHAUST (M1502)
EXISTING SYSTEM

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**LABELLING** -DOMESTIC COOKING APPLIANCES WITH INTEGRATED DOWNDRAFT EXHAUST EQUIPMENT SHALL BE LISTED AND LABELLED IN ACCORDANCE WITH ANSI Z21.1 OR UL 858. (M1503.2.3)
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**MAKEUP AIR REQUIRED** (M1503.6)
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**LOCATION** (M1503.6.1)
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3. NOT LESS THAN 10 FT FROM MECHANICAL AIR INTAKE OPENINGS EXCEPT WHERE EXHAUST OPENING IS LOCATED NOT LESS THAN 3 FT ABOVE AIR INTAKE OPENING. OPENINGS SHALL COMPLY EITH SECTIONS R303.5.2 AND R303.6

### BATHROOM EXHAUST (M1505.2)
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**BATHROOM EXHAUST RATE.** SHALL BE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS IN ACCORDANCE WITH (M1503.5, TABLE M1505.4.4)

## LEGEND - ELECTRICAL

SYMBOL — DESCRIPTION

**CIRCUIT**

2 = TWO WAY
3 = THREE WAY

D = DIMMER CONTROL

**FITTINGS**

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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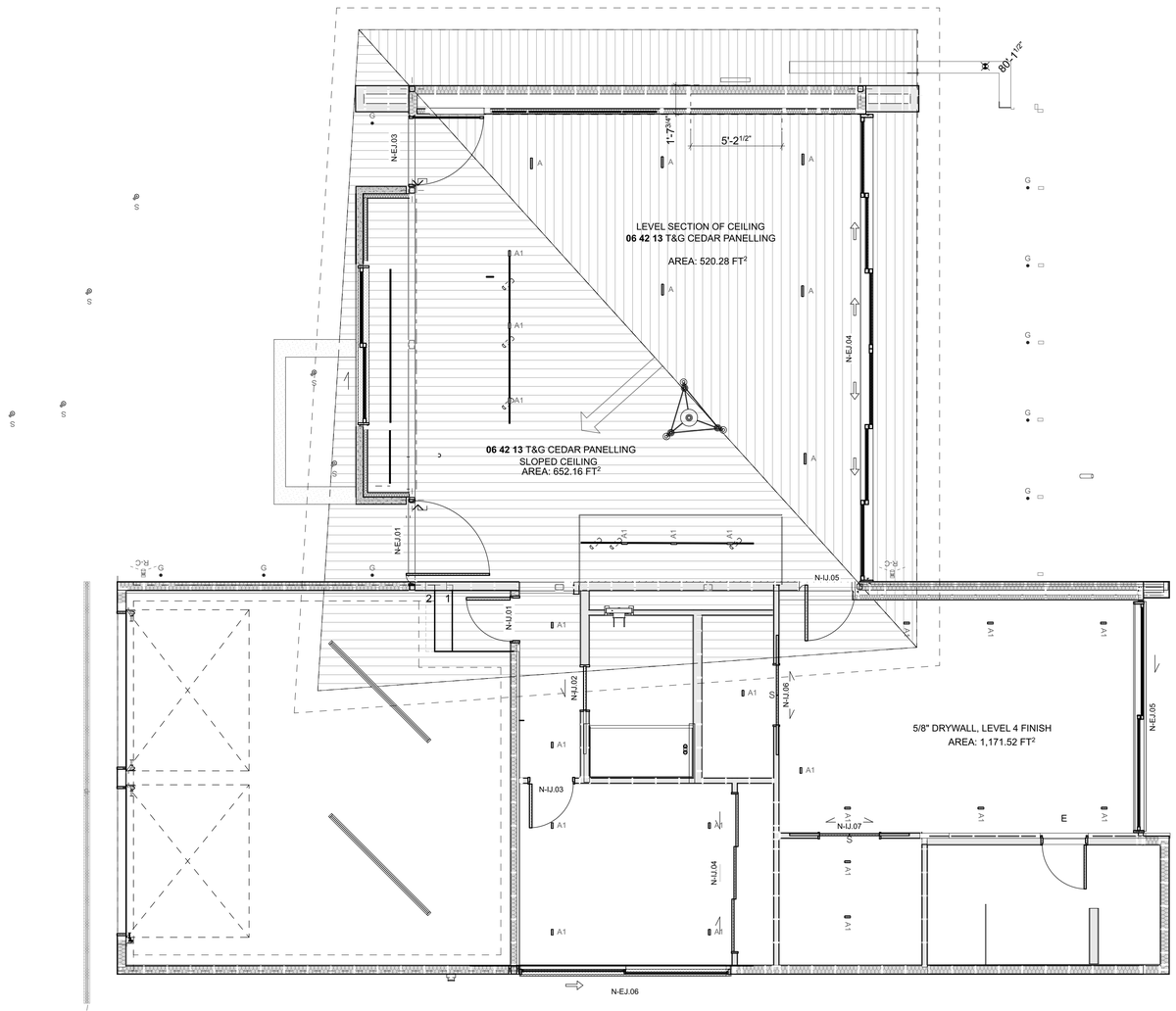
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | ELECTRICAL - LOWER FLOOR PLAN | SHEET A1.17 |
| DRAWN BY | PFA | SCALE 1/4" = 1'-0", 1' = 1'-0" @ A1 |
| PRINT DATE | 3/19/24 | |
| REV | 02 | |

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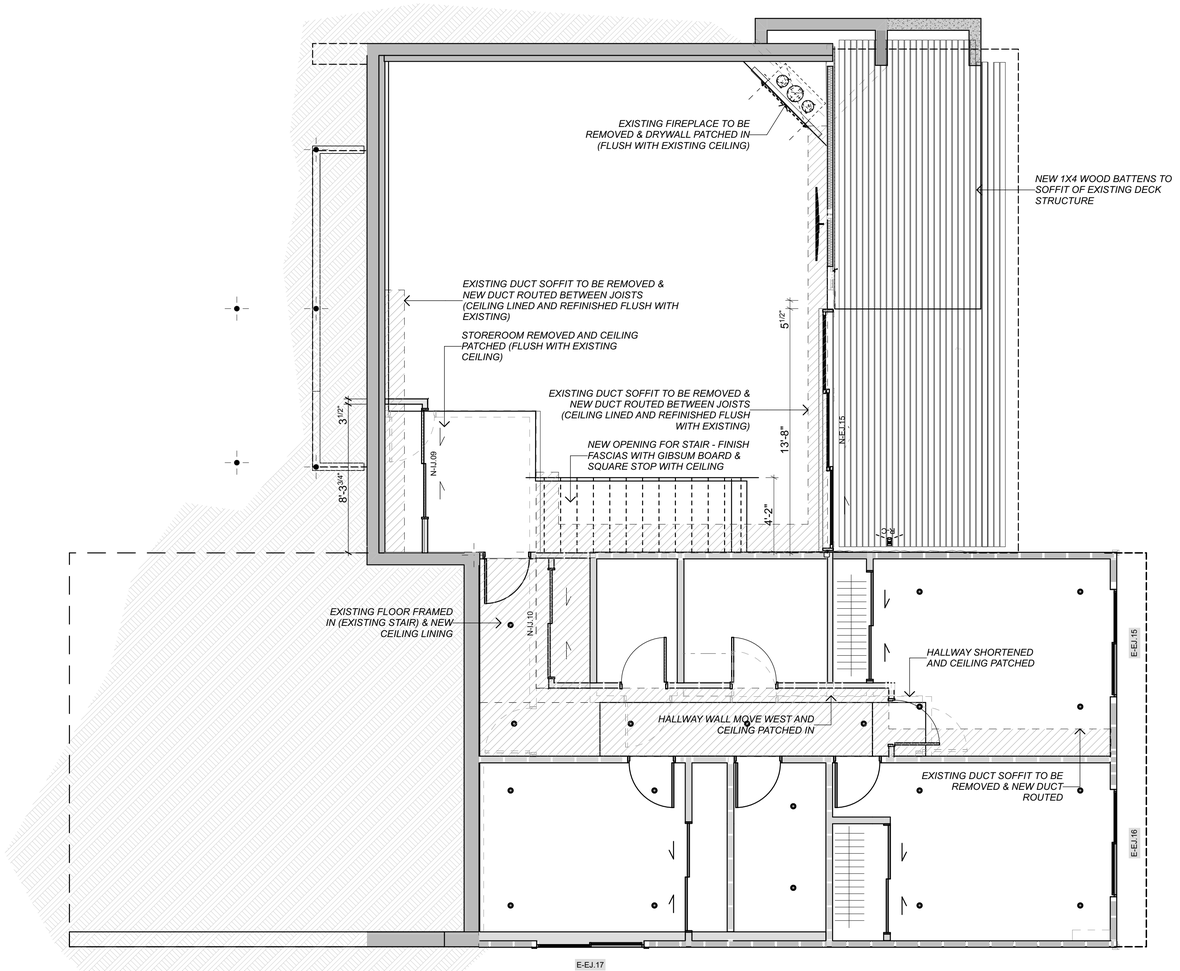
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | CEILING PLAN - MAIN FLOOR | SHEET **A1.18** |
| DRAWN BY PFA | SCALE 1/4" = 1'-0" @ A1 | |
| PRINT DATE 10/10/23 | | |

REV 01

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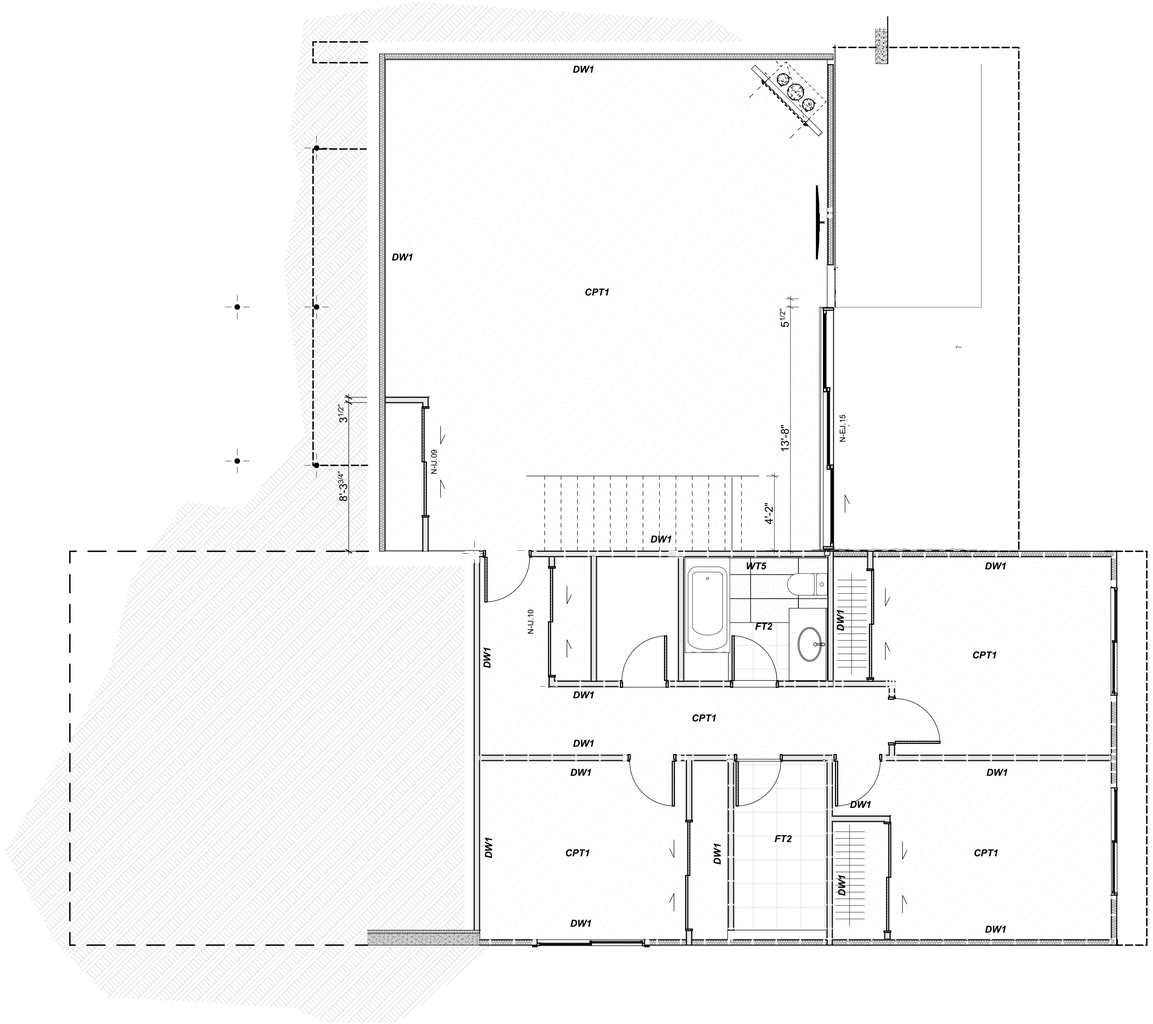
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | CEILING PLAN - LOWER FLOOR | SHEET A1.20 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/4" = 1'-0" @ A1 |
| REV | | 01 |

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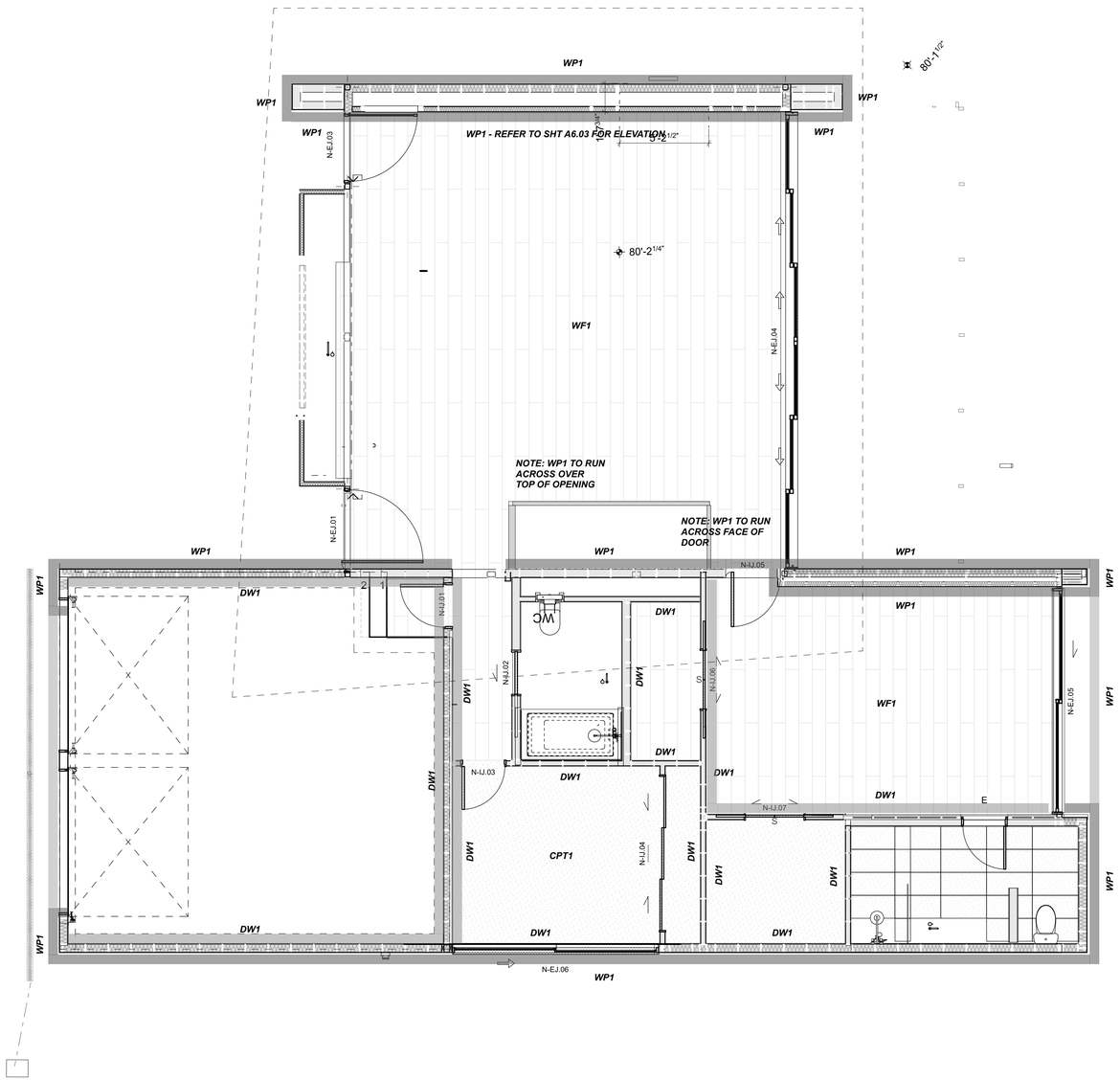
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | FINISHES - LOWER FLOOR | SHEET A1.21 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/4" = 1'-0" @ A1 |
| | | REV 01 |




**Ponting Fitzgerald Architects**

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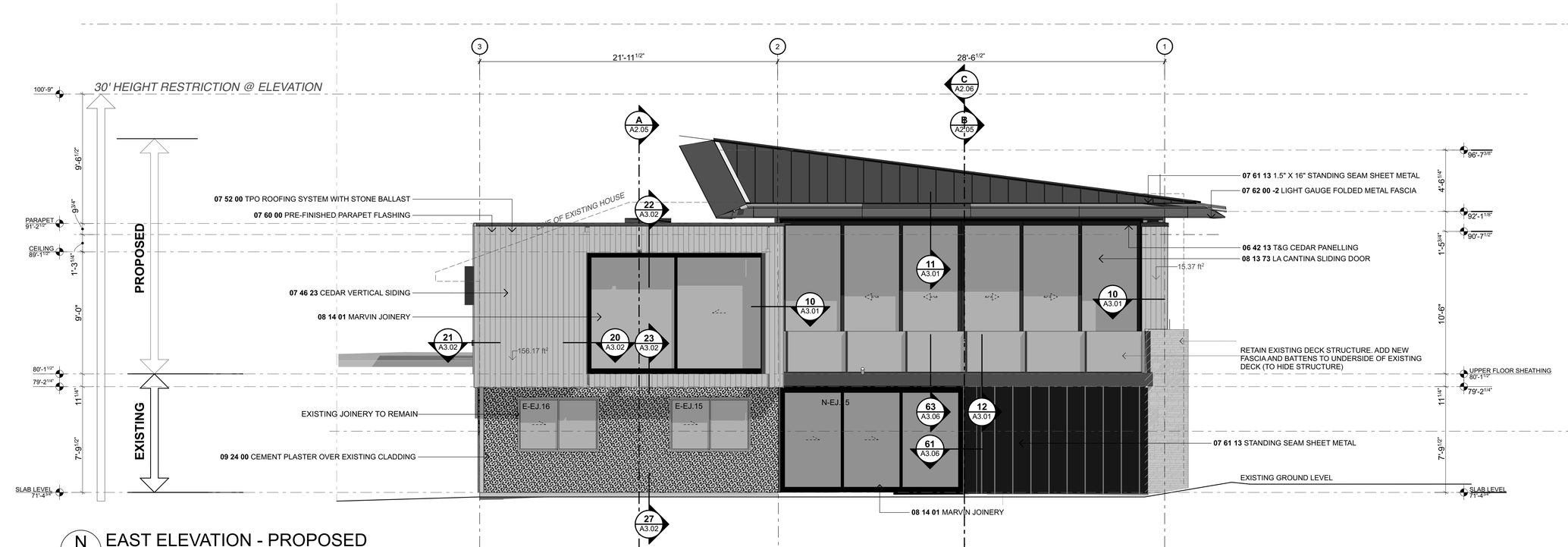
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: FINISHES - UPPER FLOOR | | SHEET: A1.22 |
| DRAWN BY: PFA | SCALE: 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | |

REV 01

N
-

# EAST ELEVATION - EXISTING

Scale 1/4" = 1'-0"




N
-

# EAST ELEVATION - PROPOSED

Scale 1/4" = 1'-0"

## GENERAL NOTES

### OTHER DRAWINGS

SLOPE THE FINISHED GRADE AWAY FROM THE BUILDING 6" MINIMUM FOR THE FIRST 10'

### SIDING FINISHES

| SYMBOL | DESCRIPTION |
|---|---|

**FLATPAN SIDING**
**BRAND:** TAYLERS
**PROFILE:** MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY
**THICKNESS:** 22 GAUGE
**MATERIAL:** ZINCALUMINIUMAZ-50 PER ASTM A-792
**COLOUR:** BLACK (TBC)
**FIXING:** PROPRIETARY CONSEALED CLIPS

**WOOD SIDING**
**BRAND:** TBC
**SPECIES:** WESTERN RED CEDAR OR THERMALLY MODIFIED RADIATA PINE
**PROFILE (PRODUCT PATTERN):** VERTICAL LAP SLIDING PATTERN WP12 - 5 7/16" X 13/16" WITH 1/4" GROOVE
**LENGTHS:** SELECTED LENGTHS TO AVOID HORIZONTAL JOINTS.
**FINISH:** WOOD OIL (FACTORY APPLIED),
**COLOUR:** TBC
**CONTROL SAMPLE:** ALLOW FOR CONTROL SAMPLE TO BE APPROVED PRIOR TO ORDER.

**CEMENT PLASTER OVER EXISTING CLADDING**
**TYPE:** INTEGRAL COLOR MINIMUM (3) COATS
**THICKNESS:** 7/8" MIN (3) COATS PER TABLE R702.1(1) & R703.6, ON
**METAL LATH:** 17 GA. CORROSION-RESISTANT WOVEN WIRE ATTACHED WITH 1 1/2" LONG, 11 GAGE NAILS HAVING 7/16" HEAD, OR 7/8" LONG, 16 GAGE STAPLES, SPACED NOT MORE THAN 6", OR AS OTHERWISE APPROVED
(R703.6.1), ON
**WATER-RESISTIVE BARRIER:** PER IRC TABLE R703.2 & R703.6.3

**Ponting Fitzgerald Architects**

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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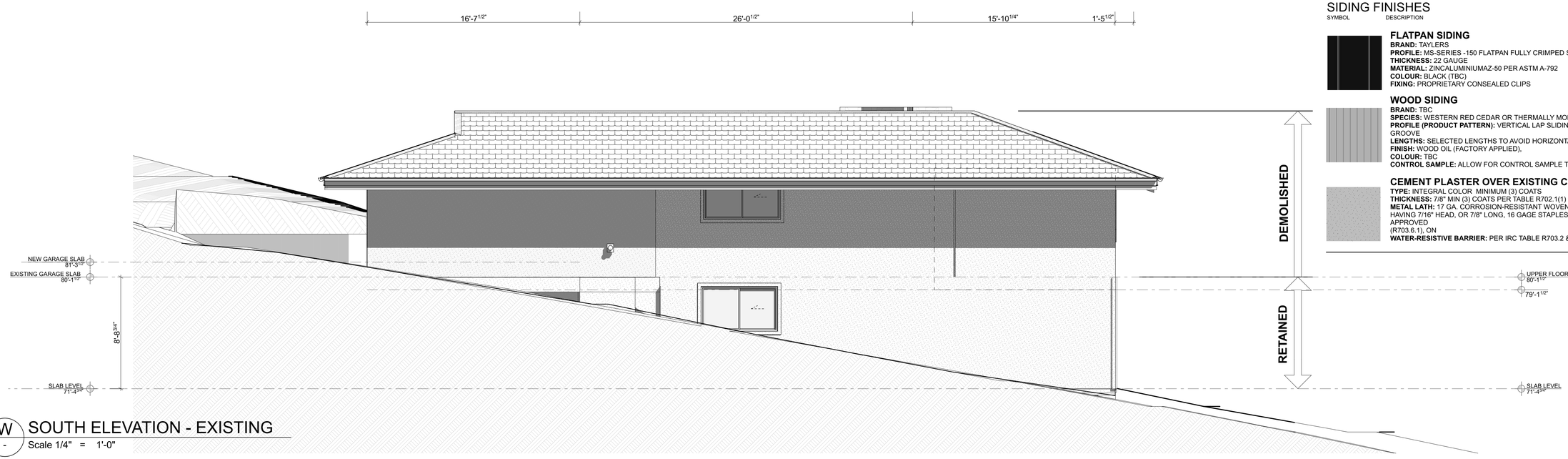
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: EAST ELEVATION | | SHEET: A2.01 |
| DRAWN BY: PFA | SCALE: 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | REV: 01 |




W / - SOUTH ELEVATION - EXISTING

Scale 1/4" = 1'-0"

## GENERAL NOTES

### OTHER DRAWINGS

SLOPE THE FINISHED GRADE AWAY FROM THE BUILDING 6" MINIMUM FOR THE FIRST 10'

## SIDING FINISHES

SYMBOL DESCRIPTION

### FLATPAN SIDING

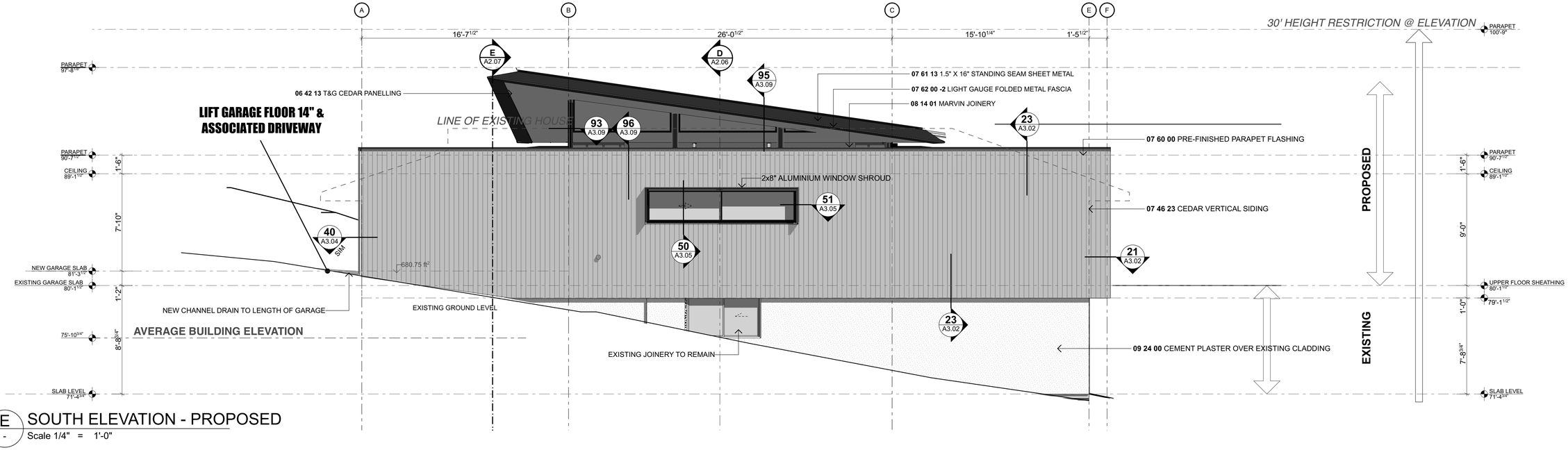
**BRAND:** TAYLERS
**PROFILE:** MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY
**THICKNESS:** 22 GAUGE
**MATERIAL:** ZINCALUMINIUMAZ-50 PER ASTM A-792
**COLOUR:** BLACK (TBC)
**FIXING:** PROPRIETARY CONSEALED CLIPS

### WOOD SIDING

**BRAND:** TBC
**SPECIES:** WESTERN RED CEDAR OR THERMALLY MODIFIED RADIATA PINE
**PROFILE (PRODUCT PATTERN):** VERTICAL LAP SLIDING PATTERN WP12 - 5 7/16" X 13/16" WITH 1/4" GROOVE
**LENGTHS:** SELECTED LENGTHS TO AVOID HORIZONTAL JOINTS.
**FINISH:** WOOD OIL (FACTORY APPLIED),
**COLOUR:** TBC
**CONTROL SAMPLE:** ALLOW FOR CONTROL SAMPLE TO BE APPROVED PRIOR TO ORDER.

### CEMENT PLASTER OVER EXISTING CLADDING

**TYPE:** INTEGRAL COLOR MINIMUM (3) COATS
**THICKNESS:** 7/8" MIN (3) COATS PER TABLE R702.1(1) & R703.6, ON
**METAL LATH:** 17 GA. CORROSION-RESISTANT WOVEN WIRE ATTACHED WITH 1 1/2" LONG, 11 GAGE NAILS HAVING 7/16" HEAD, OR 7/8" LONG, 16 GAGE STAPLES, SPACED NOT MORE THAN 6", OR AS OTHERWISE APPROVED
(R703.6.1), ON
**WATER-RESISTIVE BARRIER:** PER IRC TABLE R703.2 & R703.6.3




E / - SOUTH ELEVATION - PROPOSED

Scale 1/4" = 1'-0"

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: SOUTH ELEVATIONS | | SHEET: A2.02 |
| DRAWN BY: PFA | SCALE: 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | REV: 01 |

## GENERAL NOTES

### OTHER DRAWINGS

SLOPE THE FINISHED GRADE AWAY FROM THE BUILDING 6" MINIMUM FOR THE FIRST 10'

## SIDING FINISHES

SYMBOL DESCRIPTION

**FLATPAN SIDING**
**BRAND:** TAYLERS
**PROFILE:** MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY
**THICKNESS:** 22 GAUGE
**MATERIAL:** ZINCALUMINIUMAZ-50 PER ASTM A-792
**COLOUR:** BLACK (TBC)
**FIXING:** PROPRIETARY CONSEALED CLIPS

**WOOD SIDING**
**BRAND:** TBC
**SPECIES:** WESTERN RED CEDAR OR THERMALLY MODIFIED RADIATA PINE
**PROFILE (PRODUCT PATTERN):** VERTICAL LAP SLIDING PATTERN WP12 - 5 7/16" X 13/16" WITH 1/4" GROOVE
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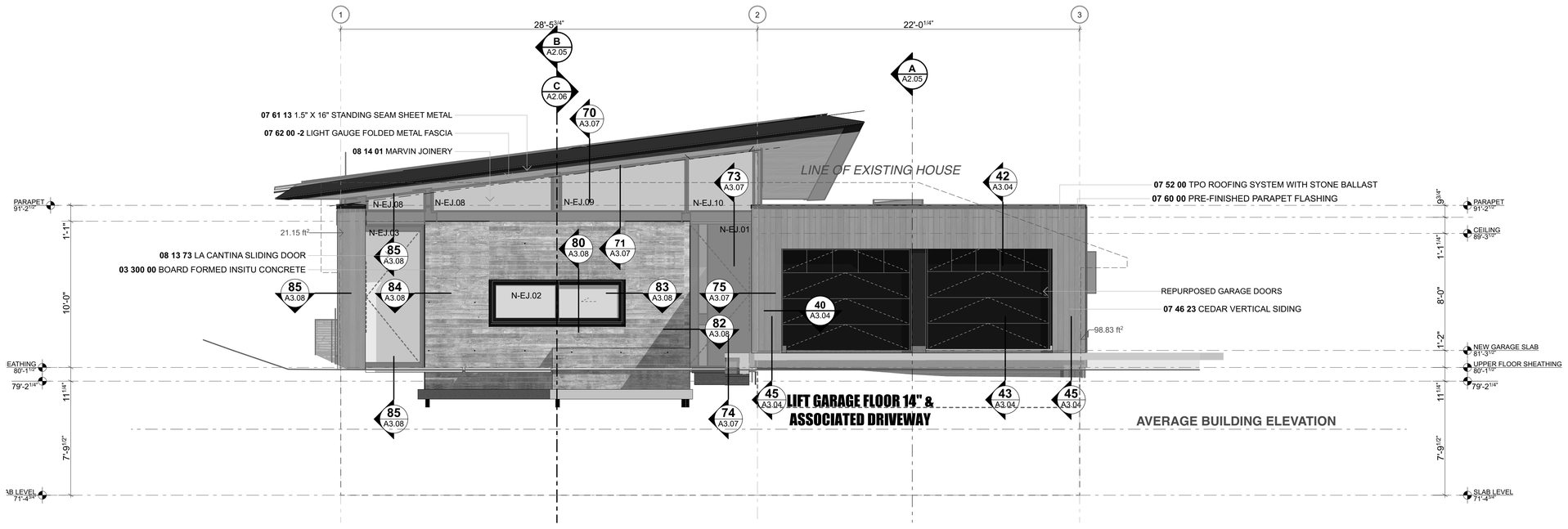
**COLOUR:** TBC
**CONTROL SAMPLE:** ALLOW FOR CONTROL SAMPLE TO BE APPROVED PRIOR TO ORDER.

**CEMENT PLASTER OVER EXISTING CLADDING**
**TYPE:** INTEGRAL COLOR MINIMUM (3) COATS
**THICKNESS:** 7/8" MIN (3) COATS PER TABLE R702.1(1) & R703.6, ON
**METAL LATH:** 17 GA. CORROSION-RESISTANT WOVEN WIRE ATTACHED WITH 1 1/2" LONG, 11 GAGE NAILS HAVING 7/16" HEAD, OR 7/8" LONG, 16 GAGE STAPLES, SPACED NOT MORE THAN 6", OR AS OTHERWISE APPROVED
(R703.6.1), ON
**WATER-RESISTIVE BARRIER:** PER IRC TABLE R703.2 & R703.6.3

*ABE 30' HEIGHT RESTRICTION*




W / - WEST ELEVATION - PROPOSED
Scale 1/4" = 1'-0"

**Ponting Fitzgerald Architects**

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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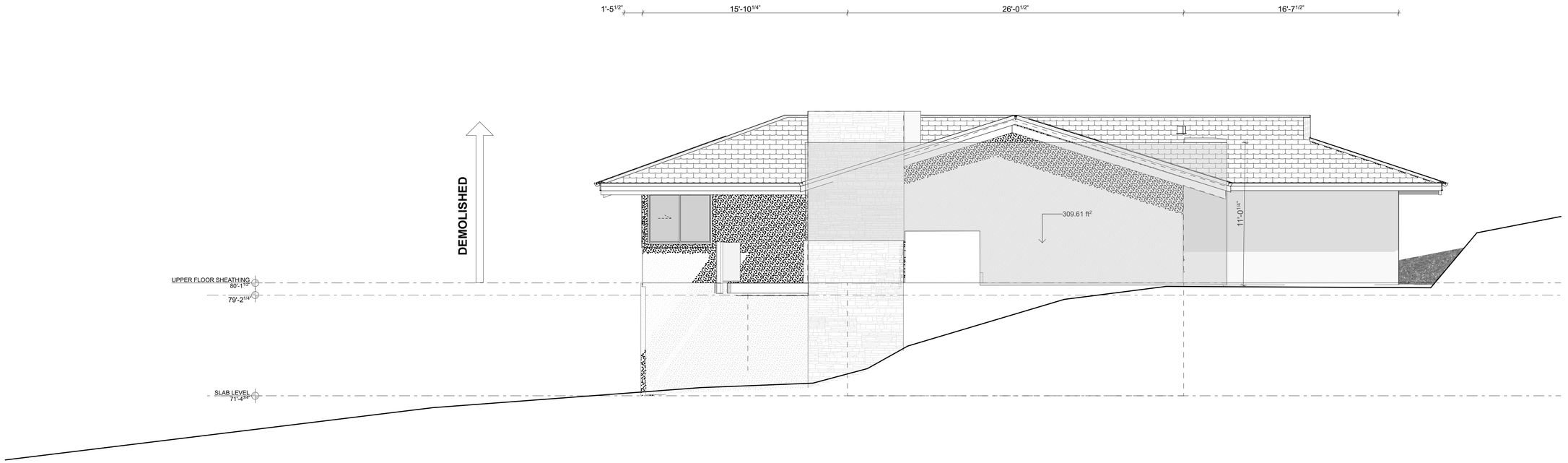
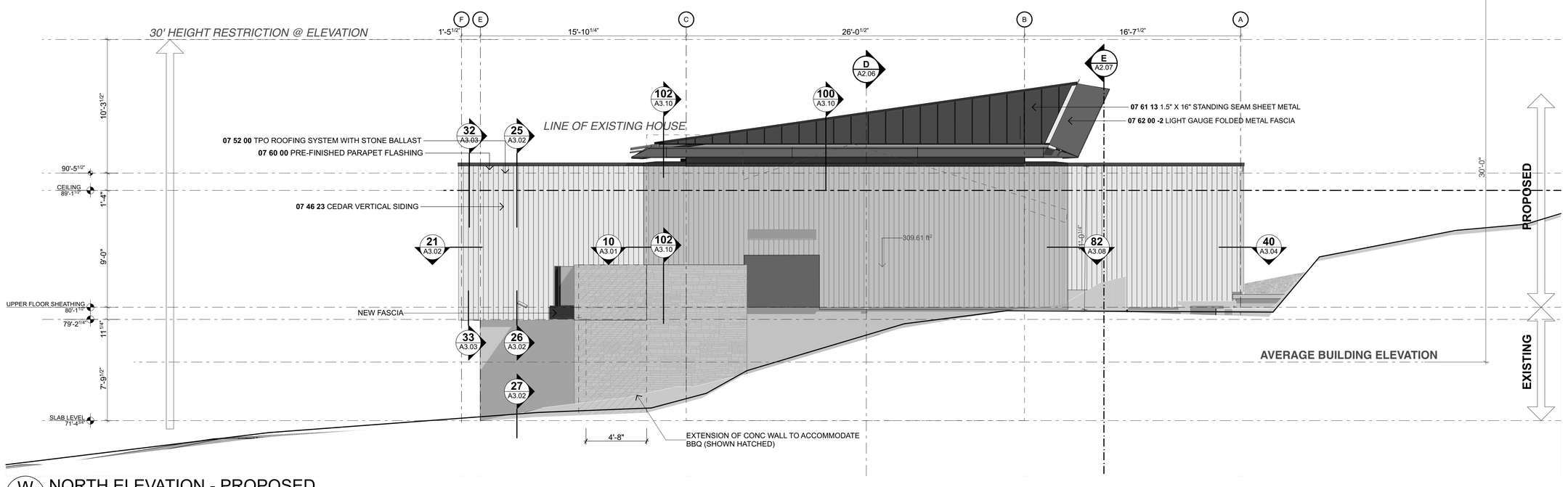
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: WEST ELEVATIONS | | SHEET: A2.03 |
| DRAWN BY: PFA | SCALE: 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | REV: 01 |




W / - NORTH ELEVATION - EXISTING

Scale 1/4" = 1'-0"

*ABE 30' HEIGHT RESTRICTION*




W / - NORTH ELEVATION - PROPOSED

Scale 1/4" = 1'-0"

**Ponting Fitzgerald Architects**

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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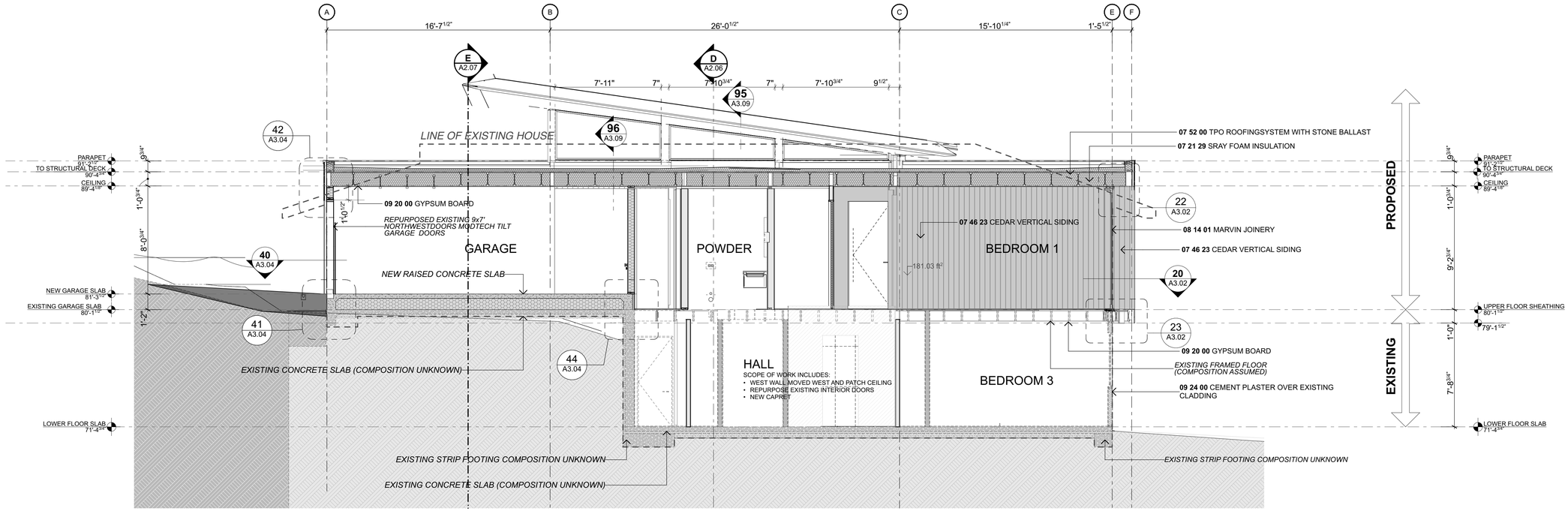
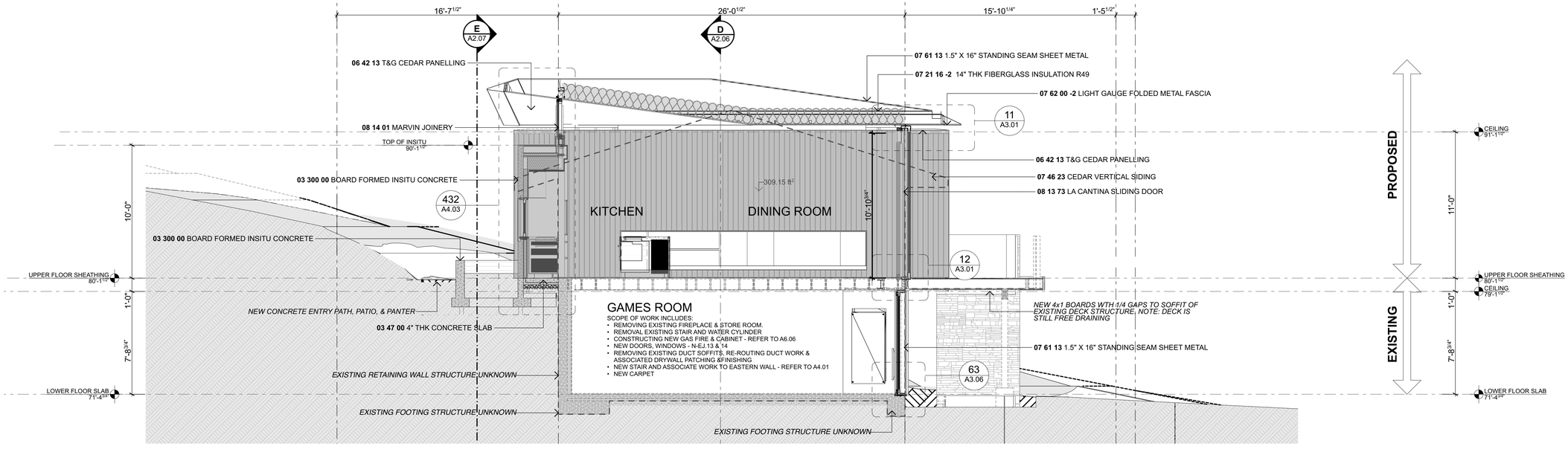
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: NORTH ELEVATIONS | | SHEET: A2.04 |
| DRAWN BY: PFA | SCALE: 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | |

REV 01




A - SECTION - PROPOSED

Scale 1/4" = 1'-0"




B - SECTION - PROPOSED

Scale 1/4" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
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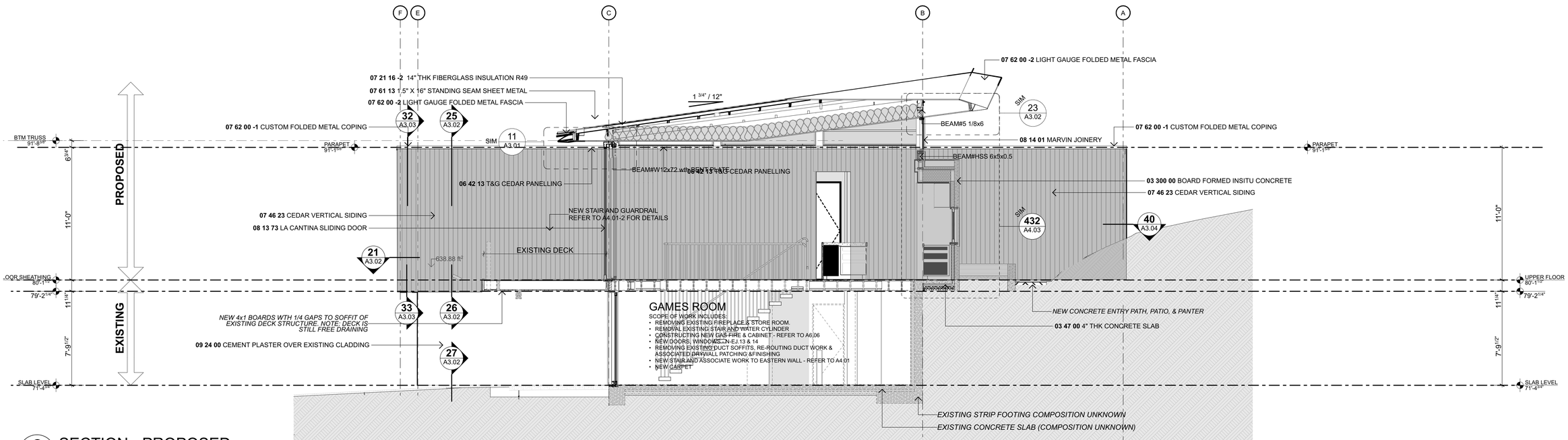
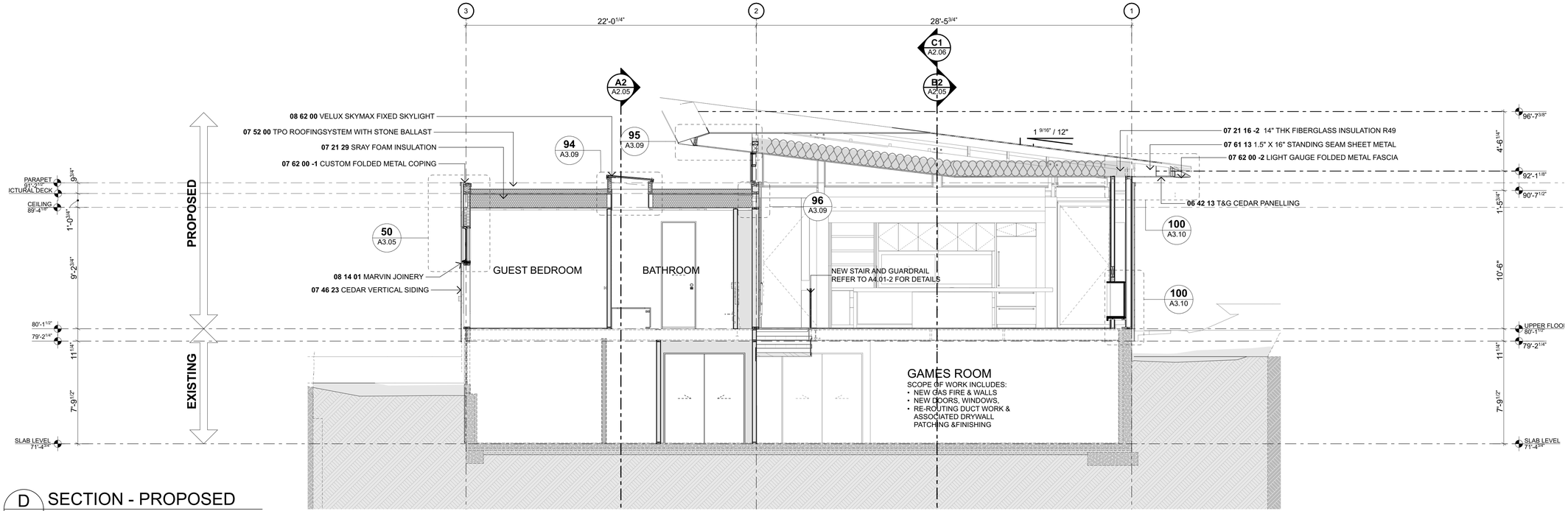
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: SECTION A&B | | SHEET: A2.05 |
| DRAWN BY: PFA | SCALE: 1/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | |

REV 01




C SECTION - PROPOSED
Scale 1/4" = 1'-0"




D SECTION - PROPOSED
Scale 1/4" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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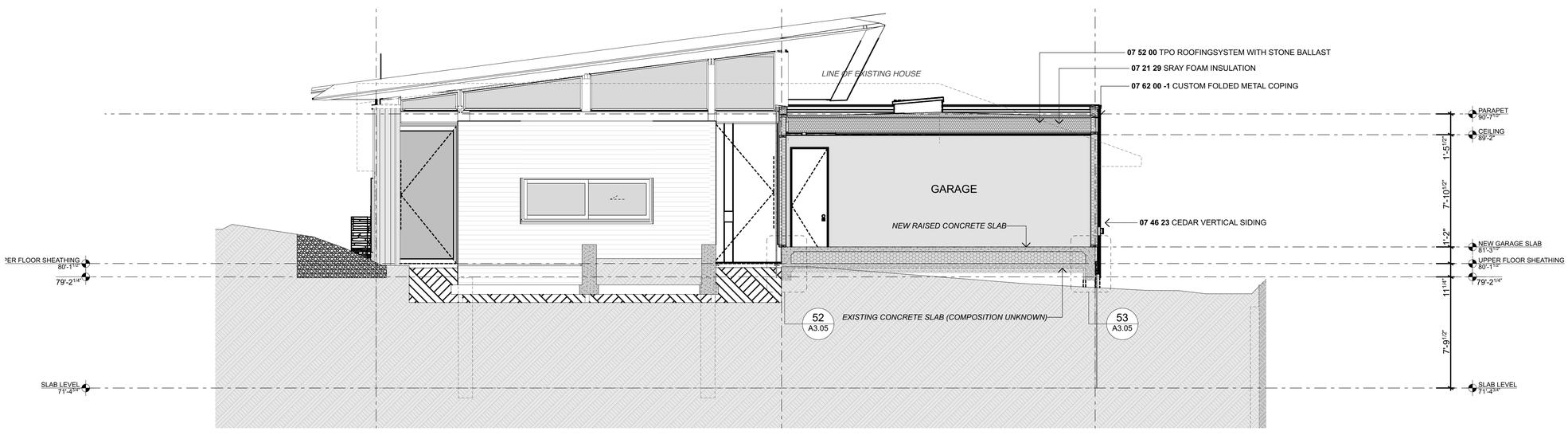
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | SECTION C&D | SHEET A2.06 |
| DRAWN BY | PFA | SCALE 1/4" = 1'-0" @ A1 |
| PRINT DATE | 10/10/23 | |

REV 01




E
-
SECTION - E
Scale 1/4" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
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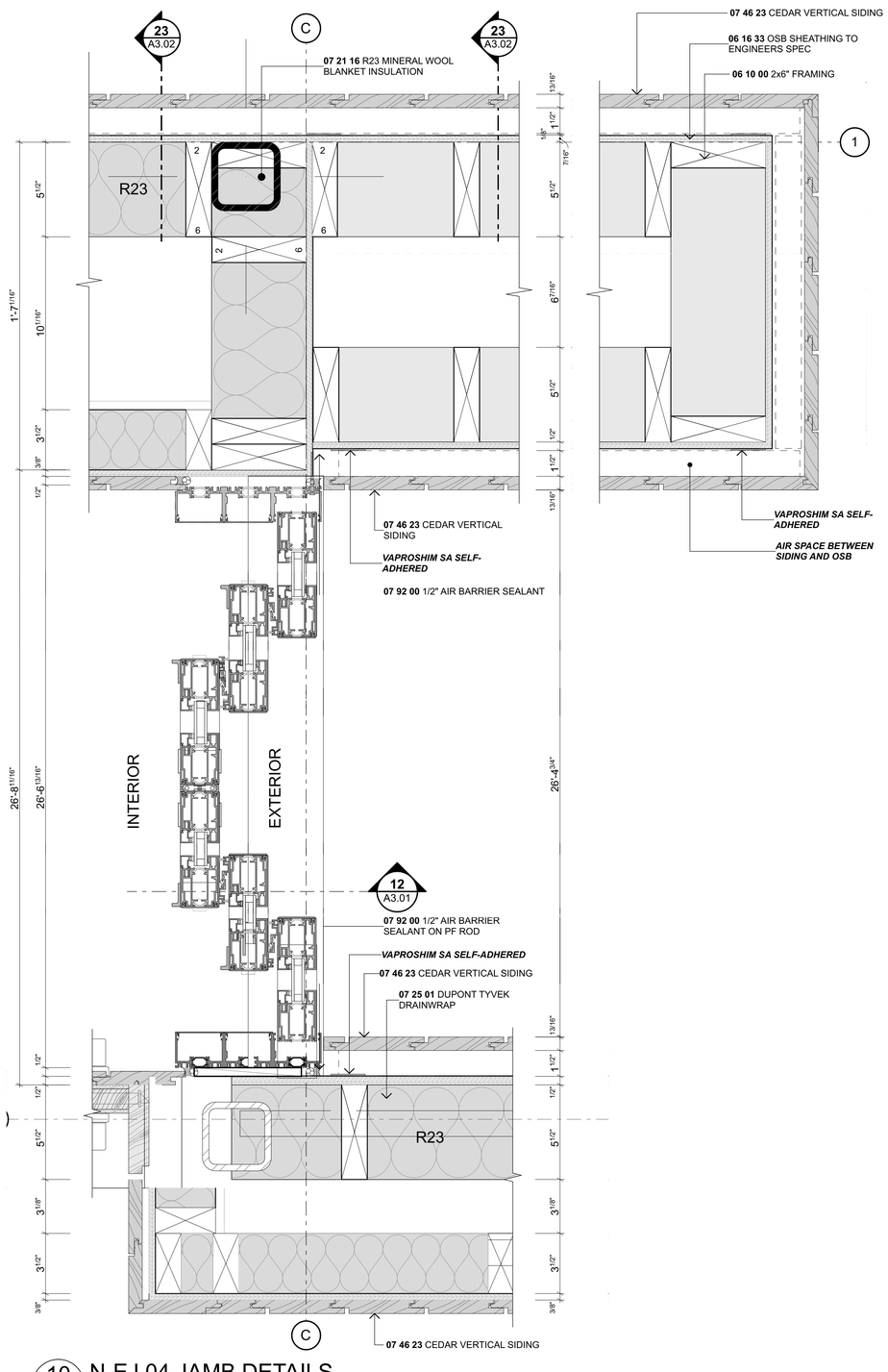
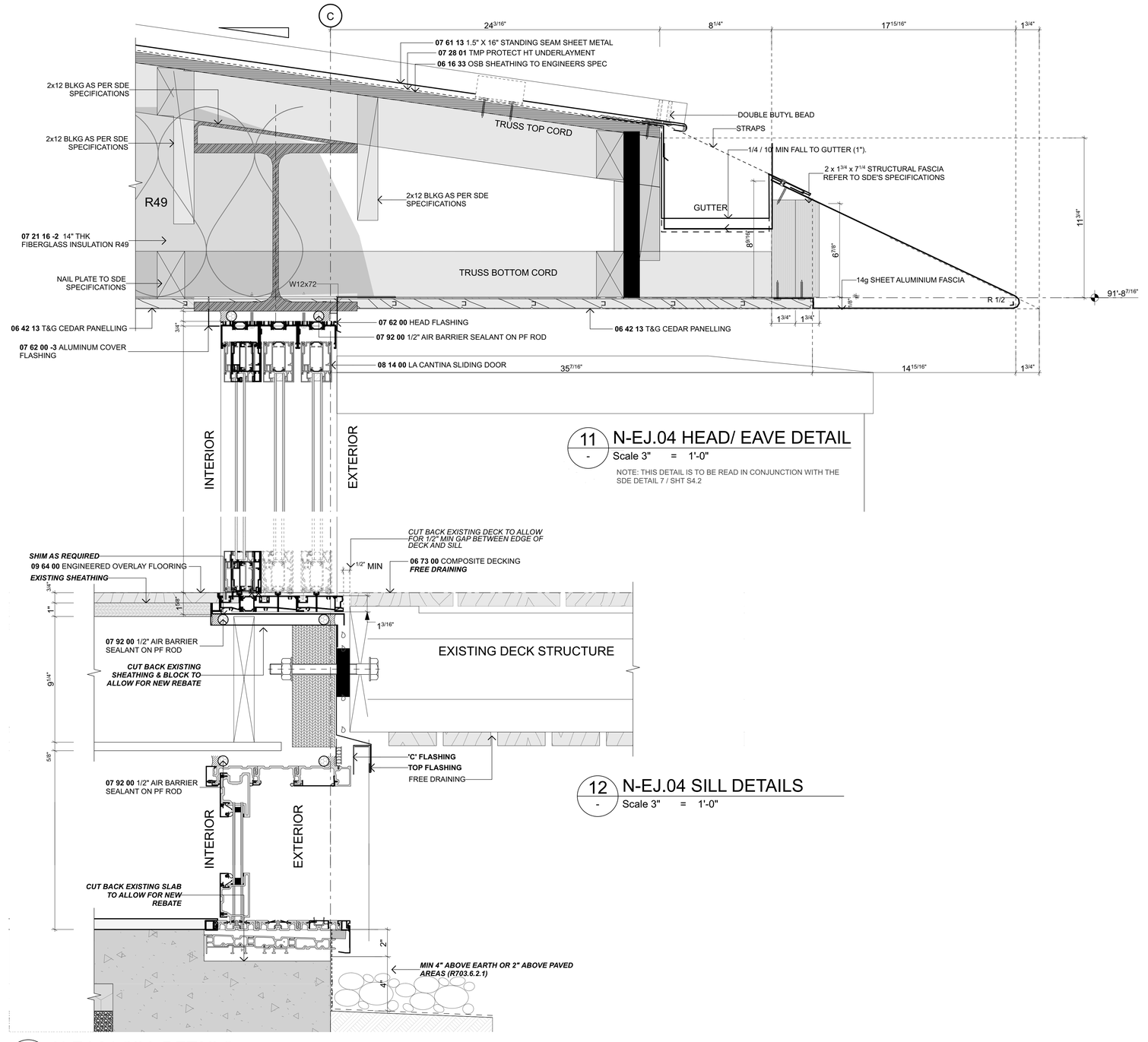
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | SECTION E | SHEET A2.07 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1/4" = 1'-0" @ A1 |

REV 01




10 N-EJ.04 JAMB DETAILS
- Scale 3" = 1'-0"




11 N-EJ.04 HEAD/ EAVE DETAIL
- Scale 3" = 1'-0"

NOTE: THIS DETAIL IS TO BE READ IN CONJUNCTION WITH THE SDE DETAIL 7 / SHT S4.2




12 N-EJ.04 SILL DETAILS
- Scale 3" = 1'-0"

13 N-EJ.04 SILL DETAILS
- Scale 3" = 1'-0"

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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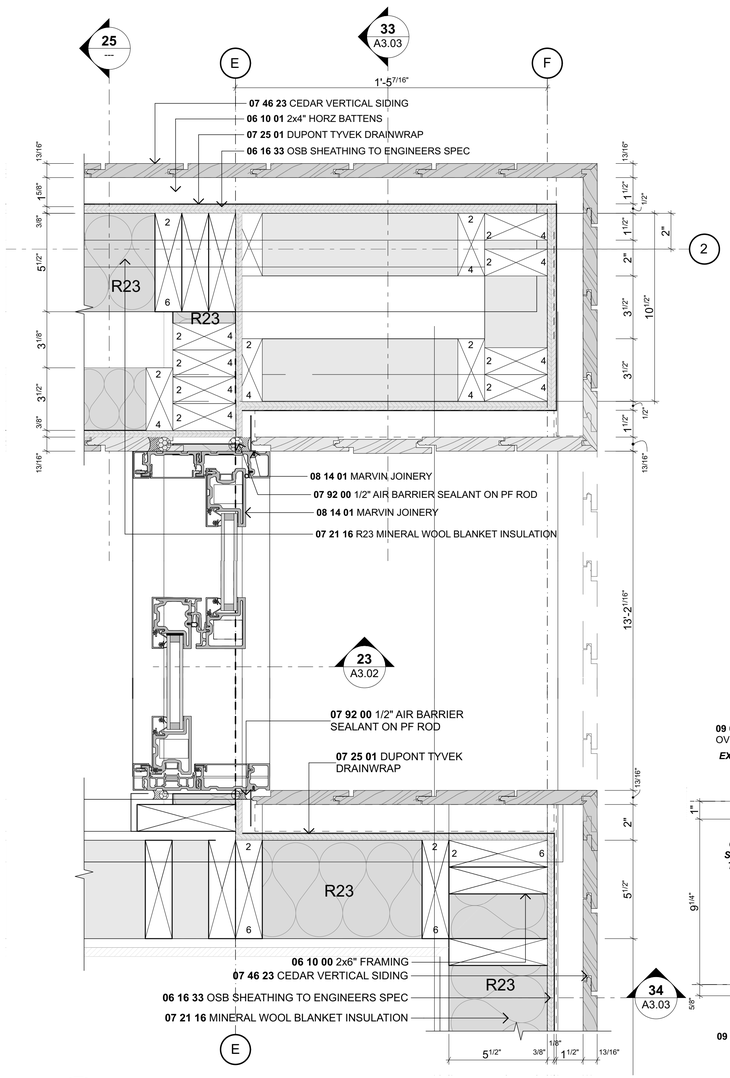
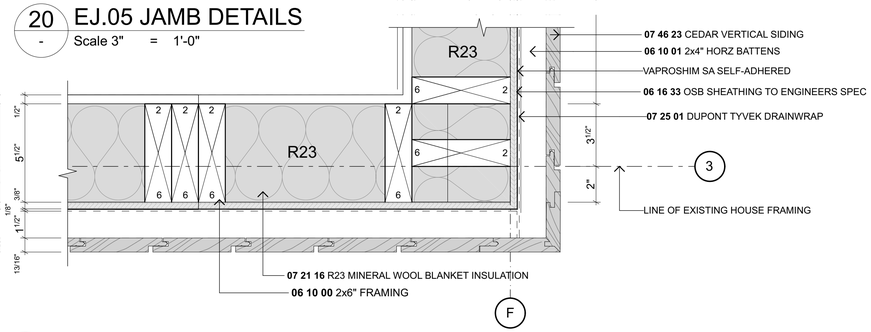
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: CONSTRUCTION DETAILS | | SHEET: A3.01 |
| DRAWN BY: PFA | SCALE: 3" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | |

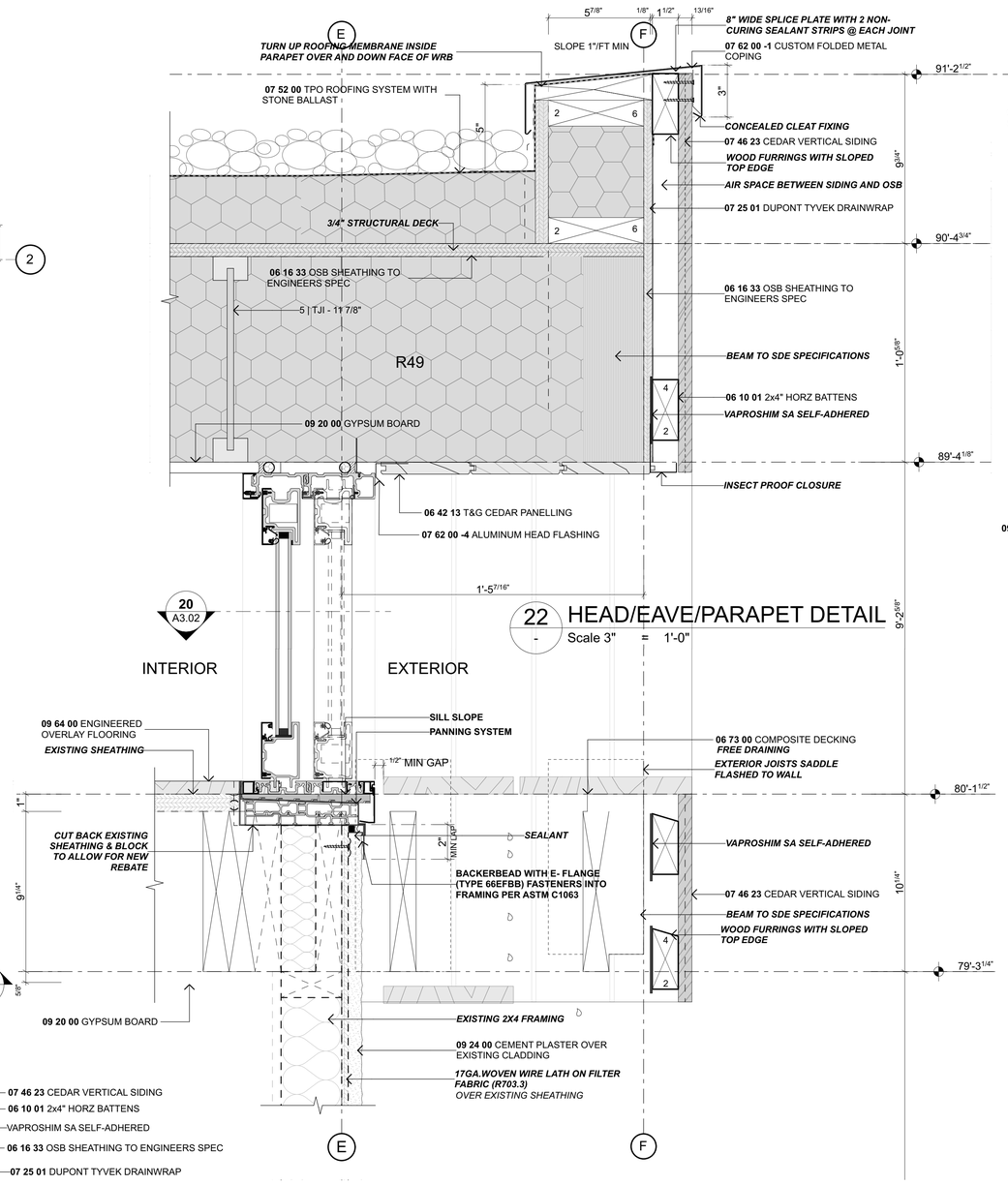
REV 01




## 20 EJ.05 JAMB DETAILS
Scale 3" = 1'-0"

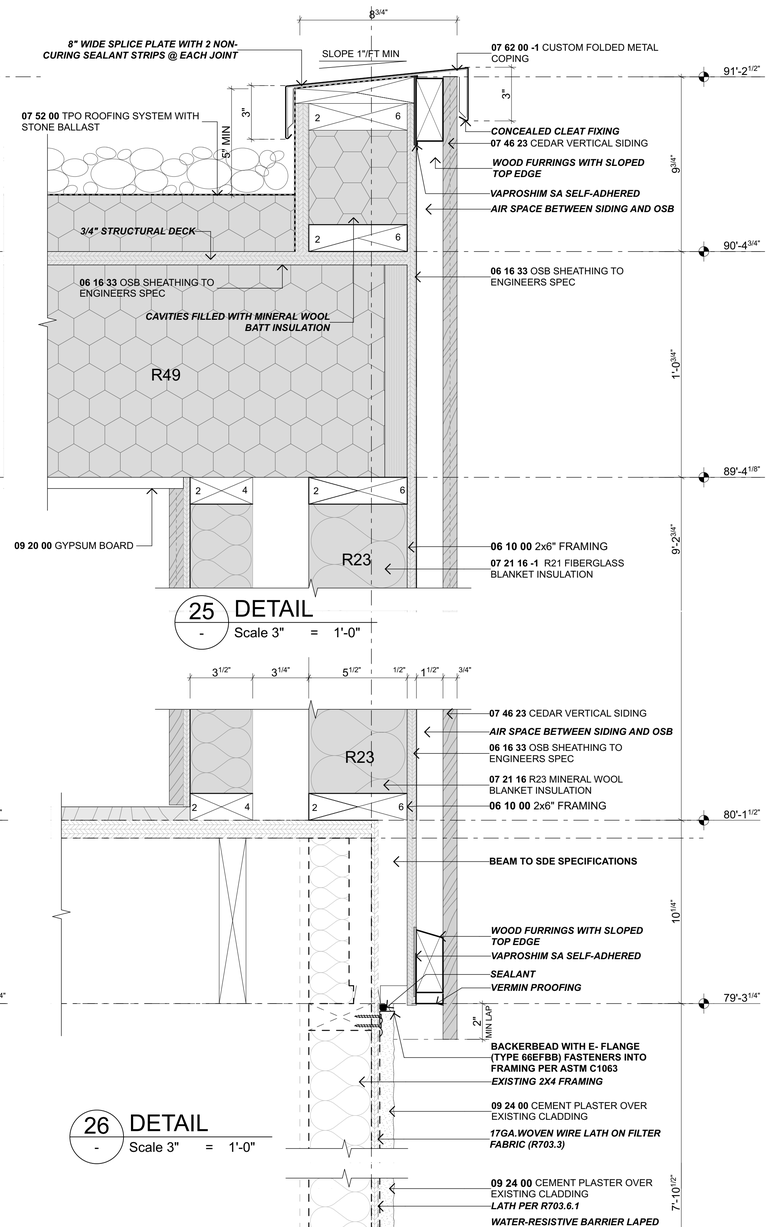



## 21 EJ.05 JAMB DETAILS
Scale 3" = 1'-0"

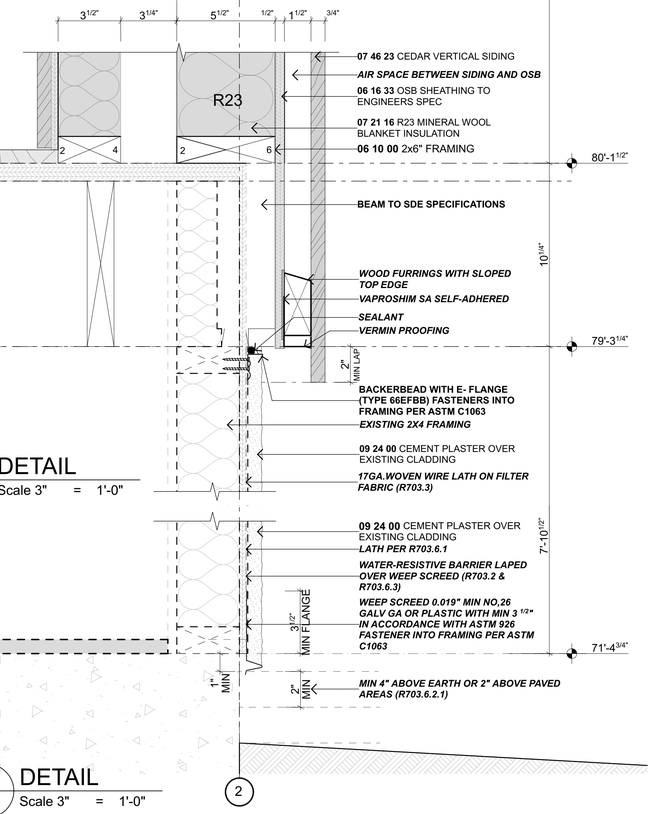



## 22 HEAD/EAVE/PARAPET DETAIL
Scale 3" = 1'-0"

## 23 EJ.05 HEAD/SILL DETAILS
Scale 3" = 1'-0"




## 25 DETAIL
Scale 3" = 1'-0"




## 26 DETAIL
Scale 3" = 1'-0"

## 27 DETAIL
Scale 3" = 1'-0"

**Ponting Fitzgerald Architects**

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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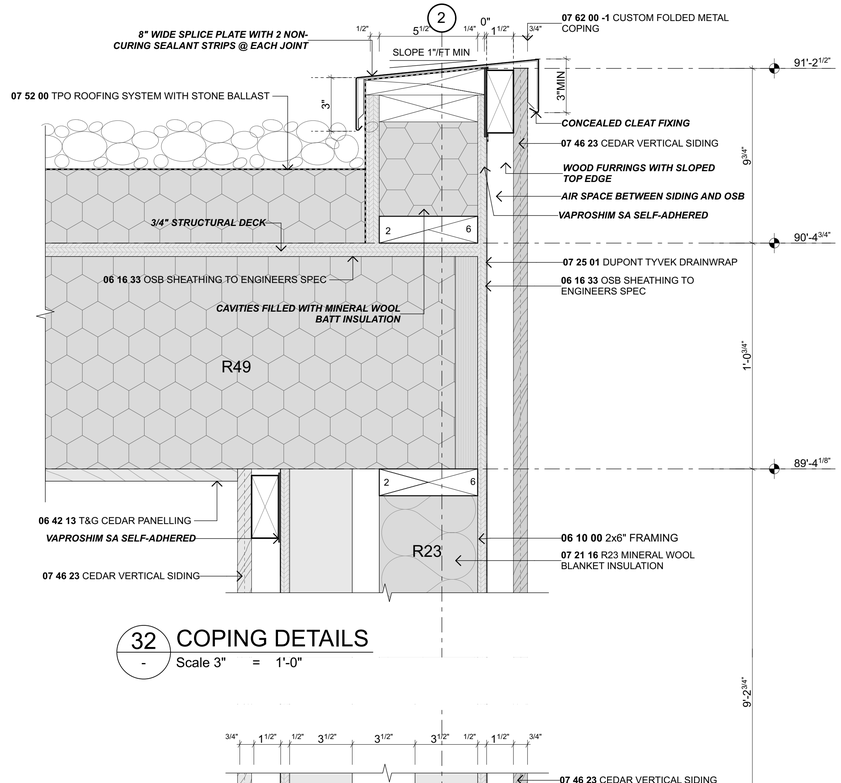
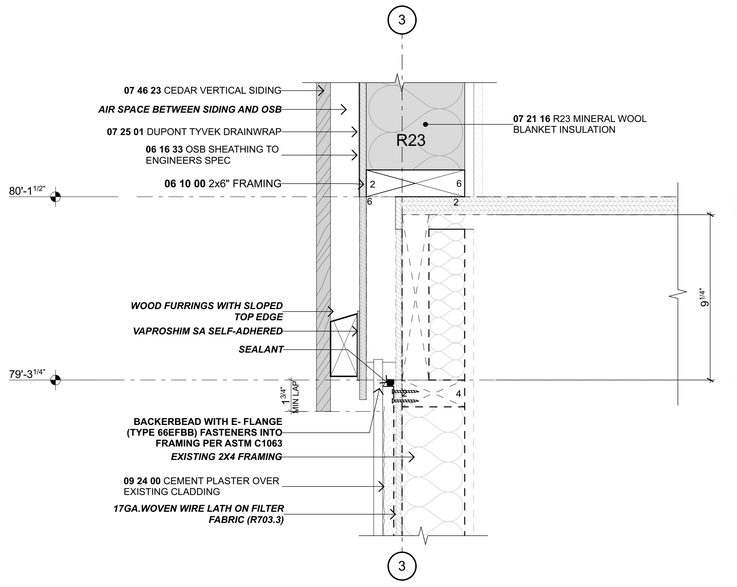
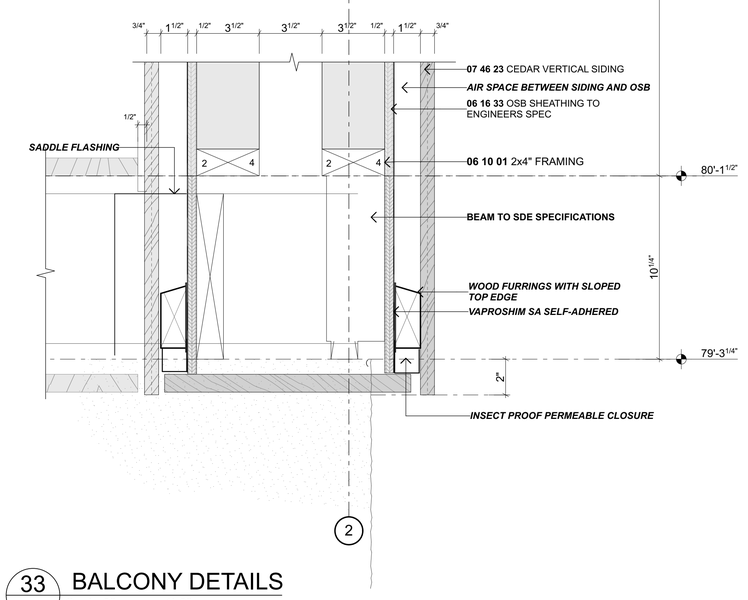
DRAWING: CONSTRUCTION DETAILS
SHEET: A3.02
DRAWN BY: PFA
SCALE: 3" = 1'-0" @ A1
PRINT DATE: 10/10/23
REV: 01



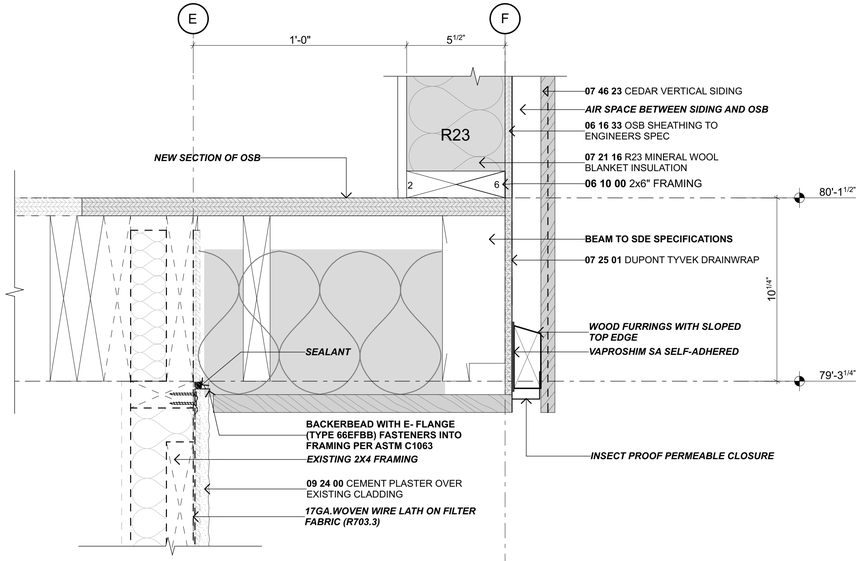

## 32 COPING DETAILS
- Scale 3" = 1'-0"




## 31 UPPER TO LOWER FLOOR DETAIL
- Scale 3" = 1'-0"




## 33 BALCONY DETAILS
- Scale 3" = 1'-0"




## 34 LOWER ROOF PLAN
- Scale 3" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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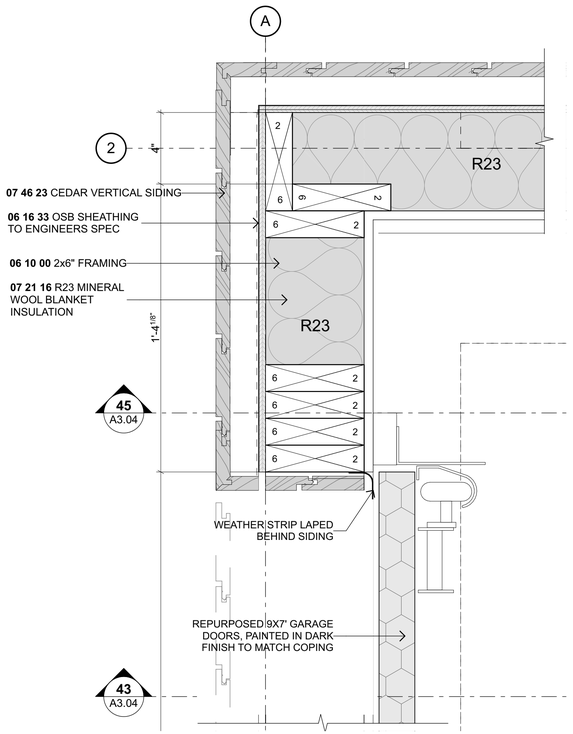
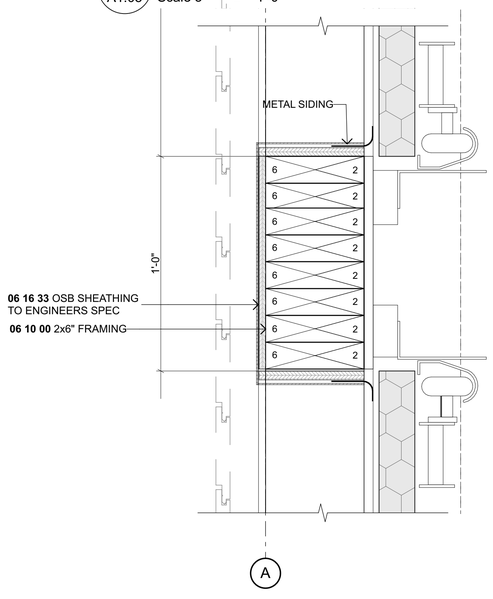
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | CONSTRUCTION DETAILS | SHEET A3.03 |
| DRAWN BY PFA | SCALE | |
| PRINT DATE 10/10/23 | 3" = 1'-0" @ A1 | |
| | | REV 01 |



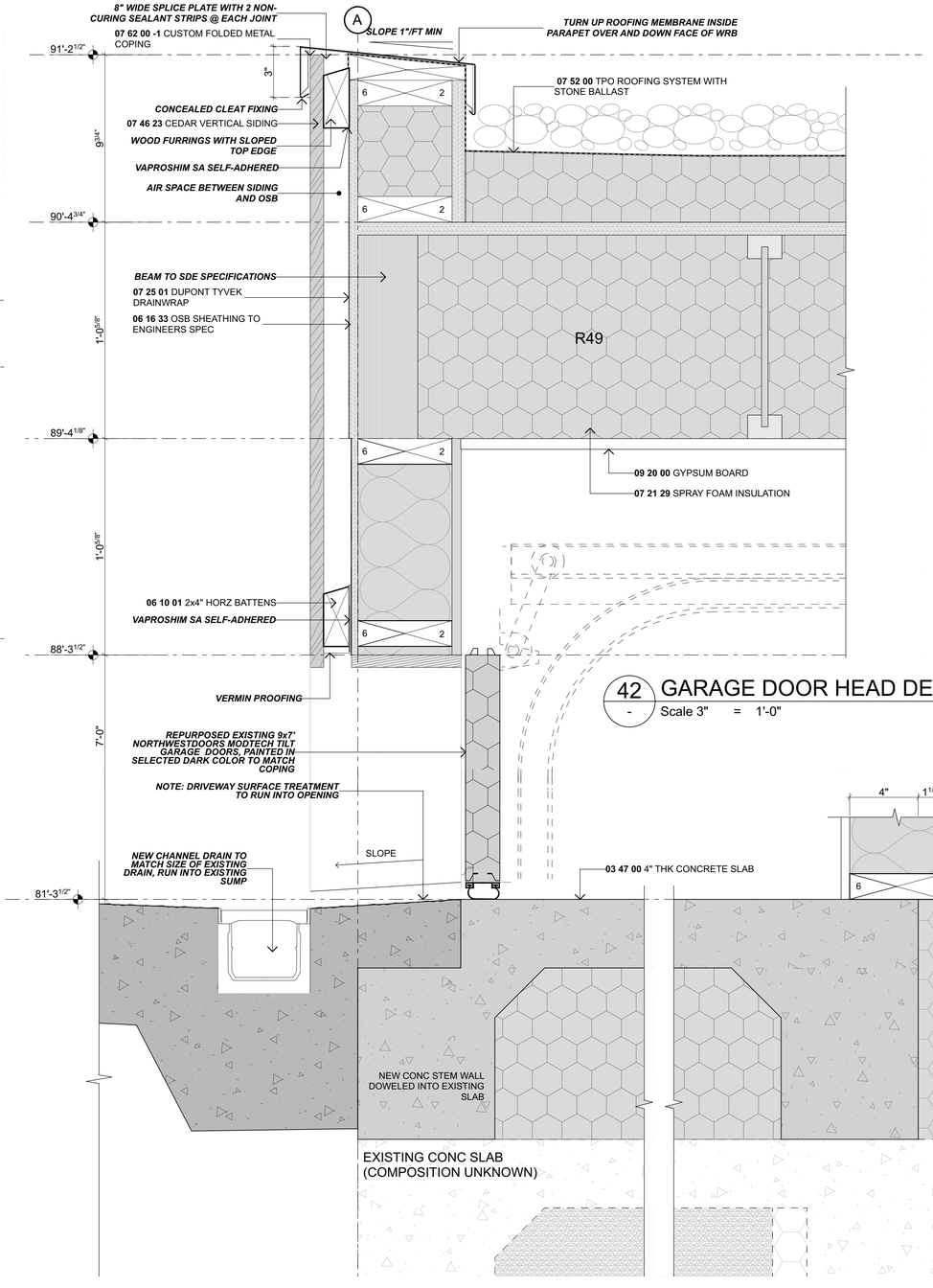

## 40 GARAGE DOOR JAMB DETAILS

A1.05 Scale 3" = 1'-0"




## 41 GARAGE DOOR JAMB DETAILS

A1.05 Scale 3" = 1'-0"




## 42 GARAGE DOOR HEAD DETAIL

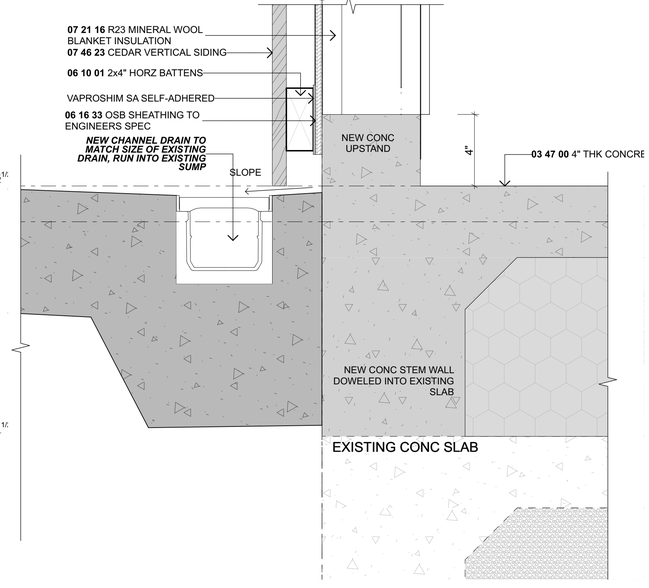
- Scale 3" = 1'-0"

## 43 GARAGE DOOR SILL DETAIL

- Scale 3" = 1'-0"

## 44 DETAILS

- Scale 3" = 1'-0"




## 45 GARAGE NIB WALL DETAIL

- Scale 3" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
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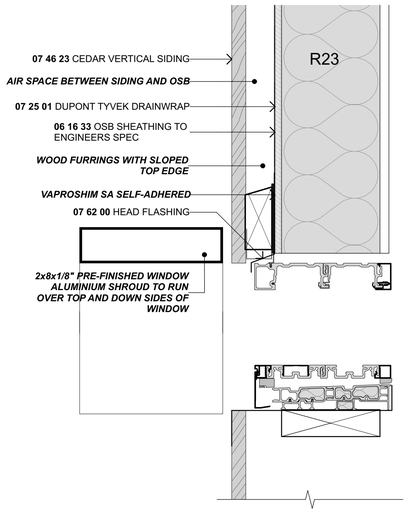
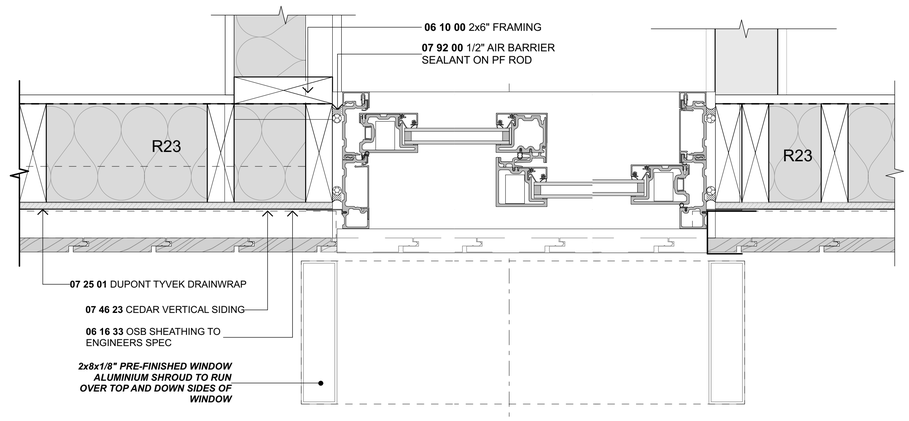
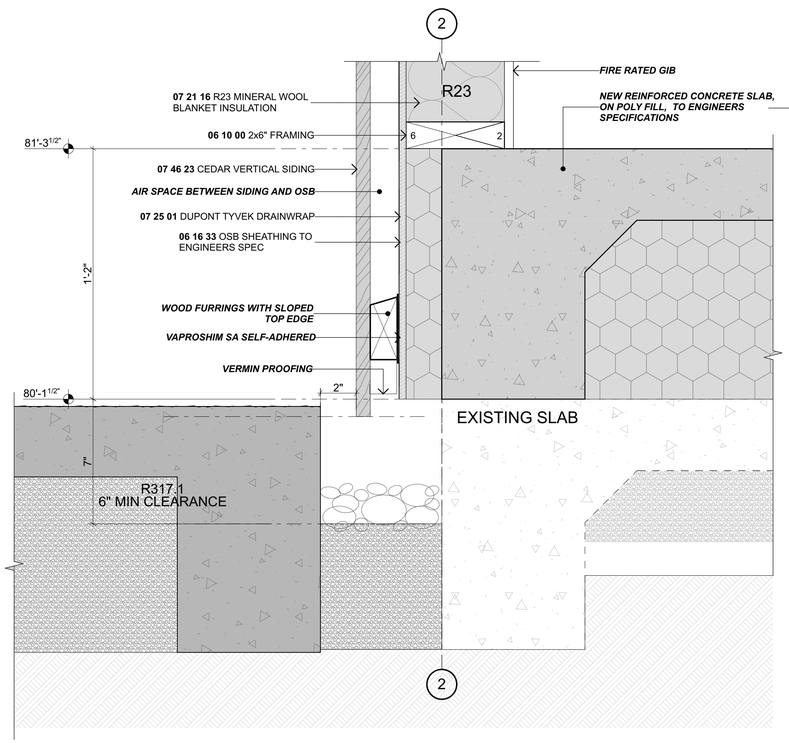
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: CONSTRUCTION DETAILS | | SHEET: A3.04 |
| DRAWN BY: PFA | SCALE: 3" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | REV: 01 |



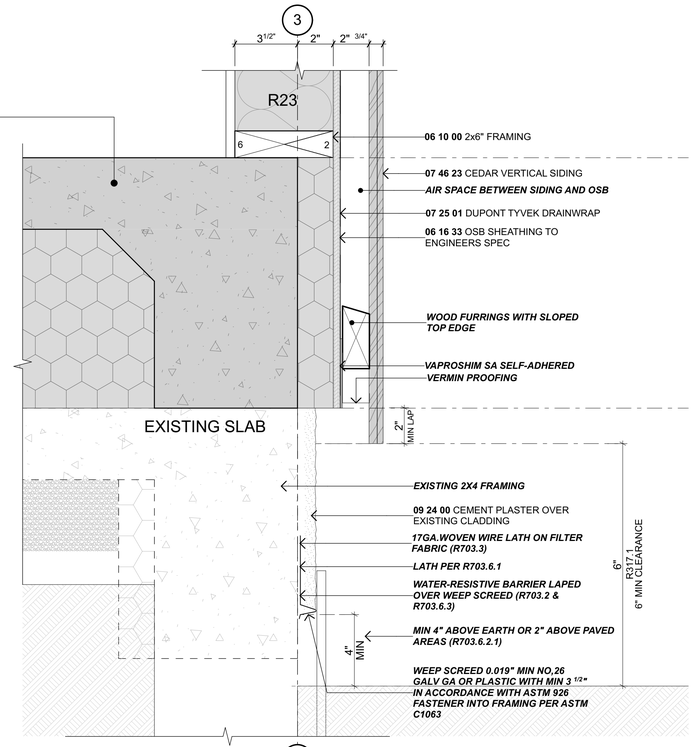

50 - N-EJ.06 SILL DETAILS
Scale 3" = 1'-0"



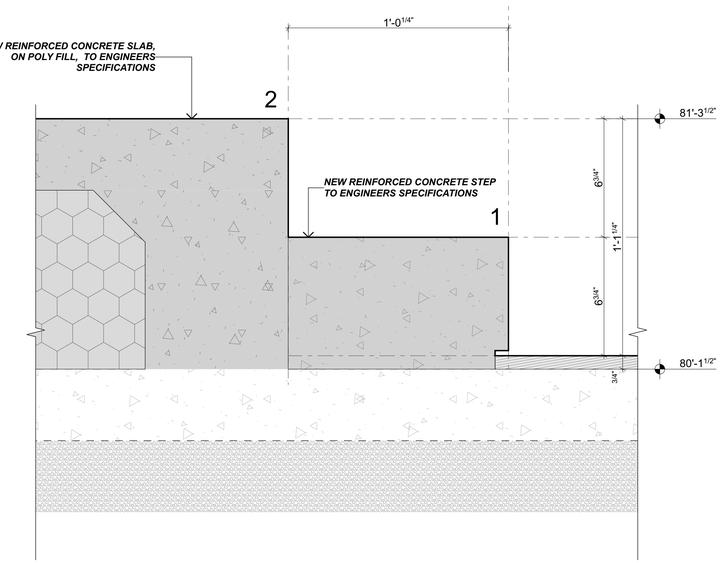

51 - N-EJ.06 JAMB DETAILS
Scale 3" = 1'-0"




52 - STEM WALL DETAIL
Scale 3" = 1'-0"




53 - STEM WALL DETAIL
Scale 3" = 1'-0"




54 - GARAGE STEP
Scale 3" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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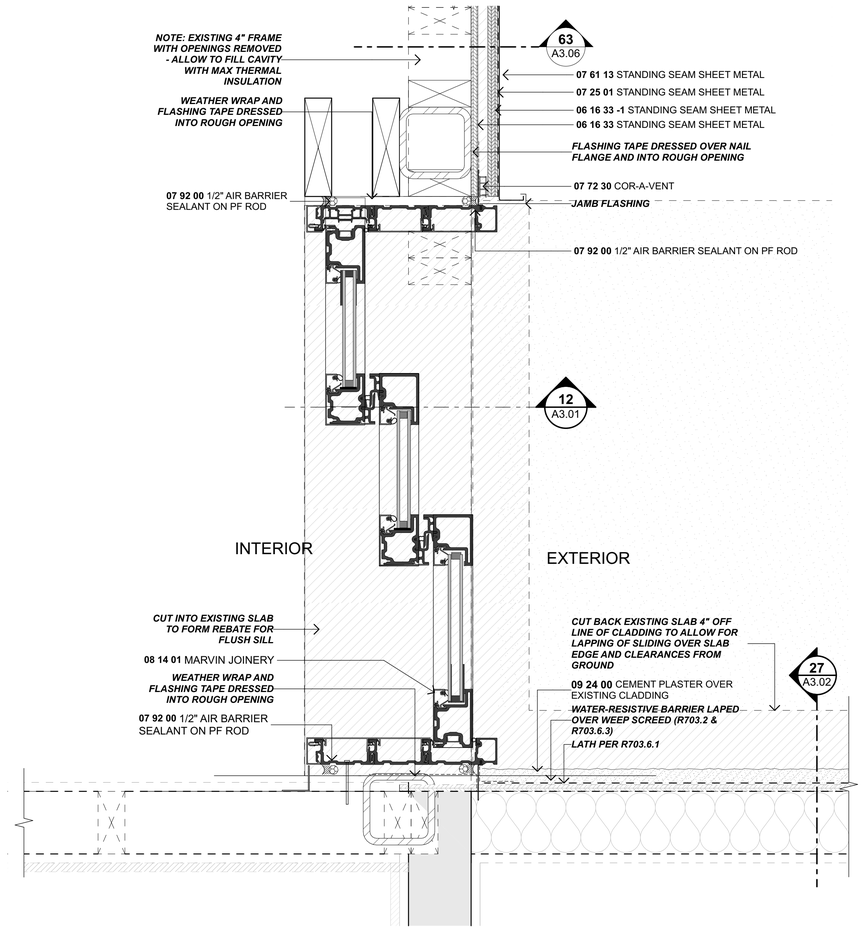
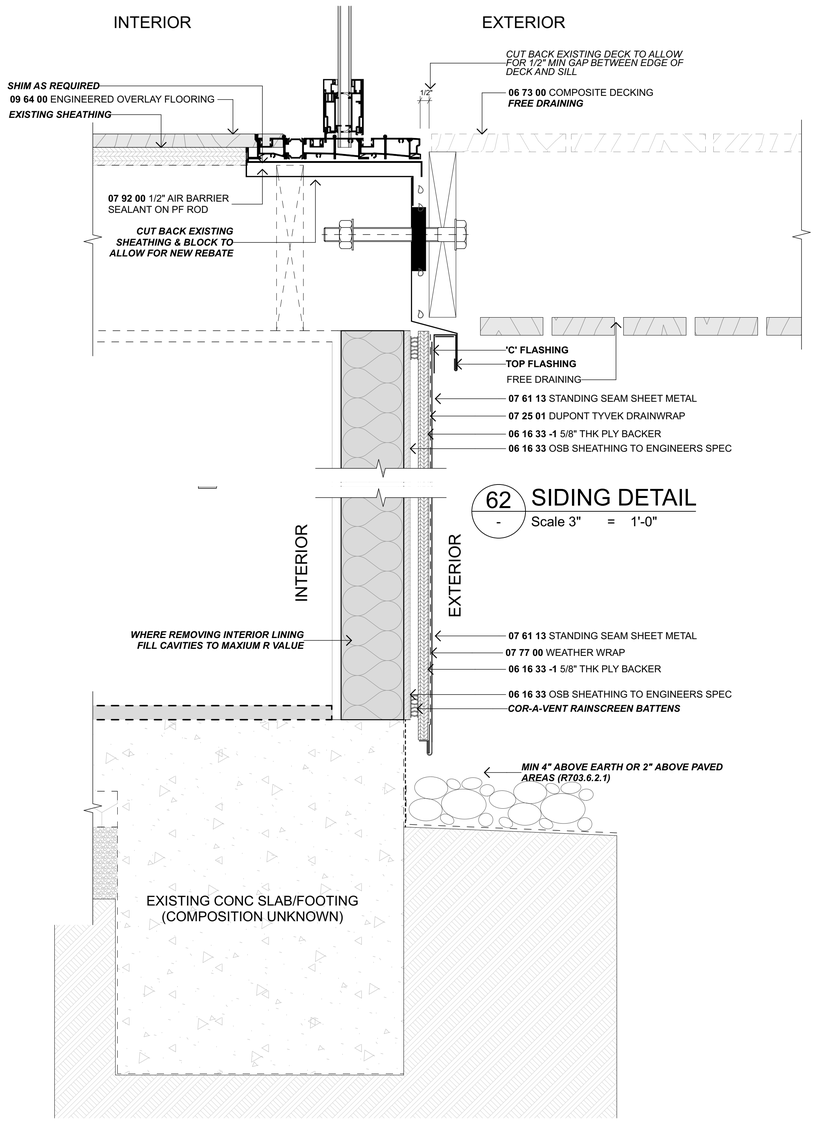
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: CONSTRUCTION DETAILS | | SHEET: A3.05 |
| DRAWN BY: PFA | SCALE: 3" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | |

REV 01




61 N-EJ.14 JAMB DETAILS
- Scale 3" = 1'-0"




62 SIDING DETAIL
- Scale 3" = 1'-0"

63 SIDING DETAIL
- Scale 3" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
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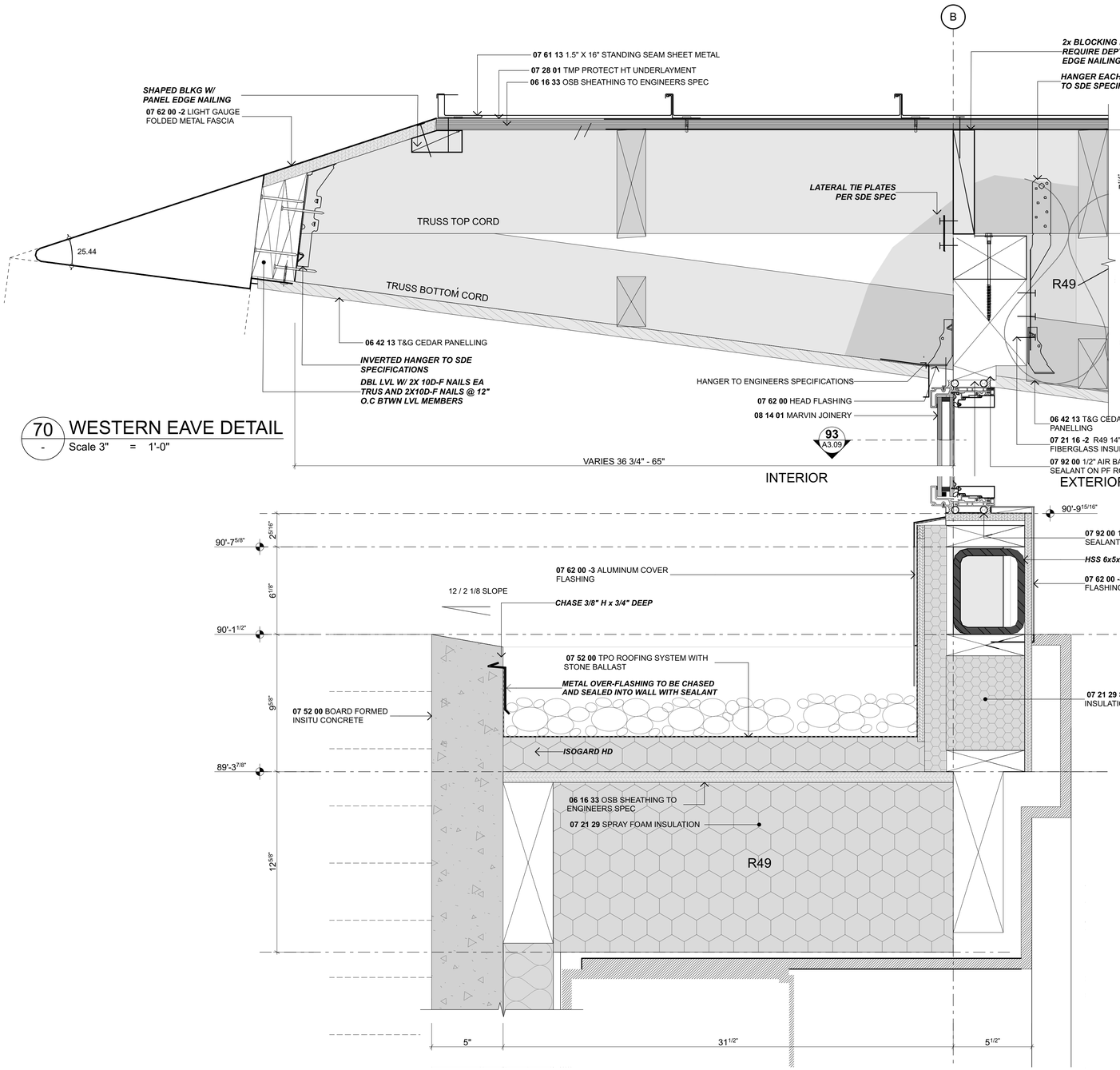
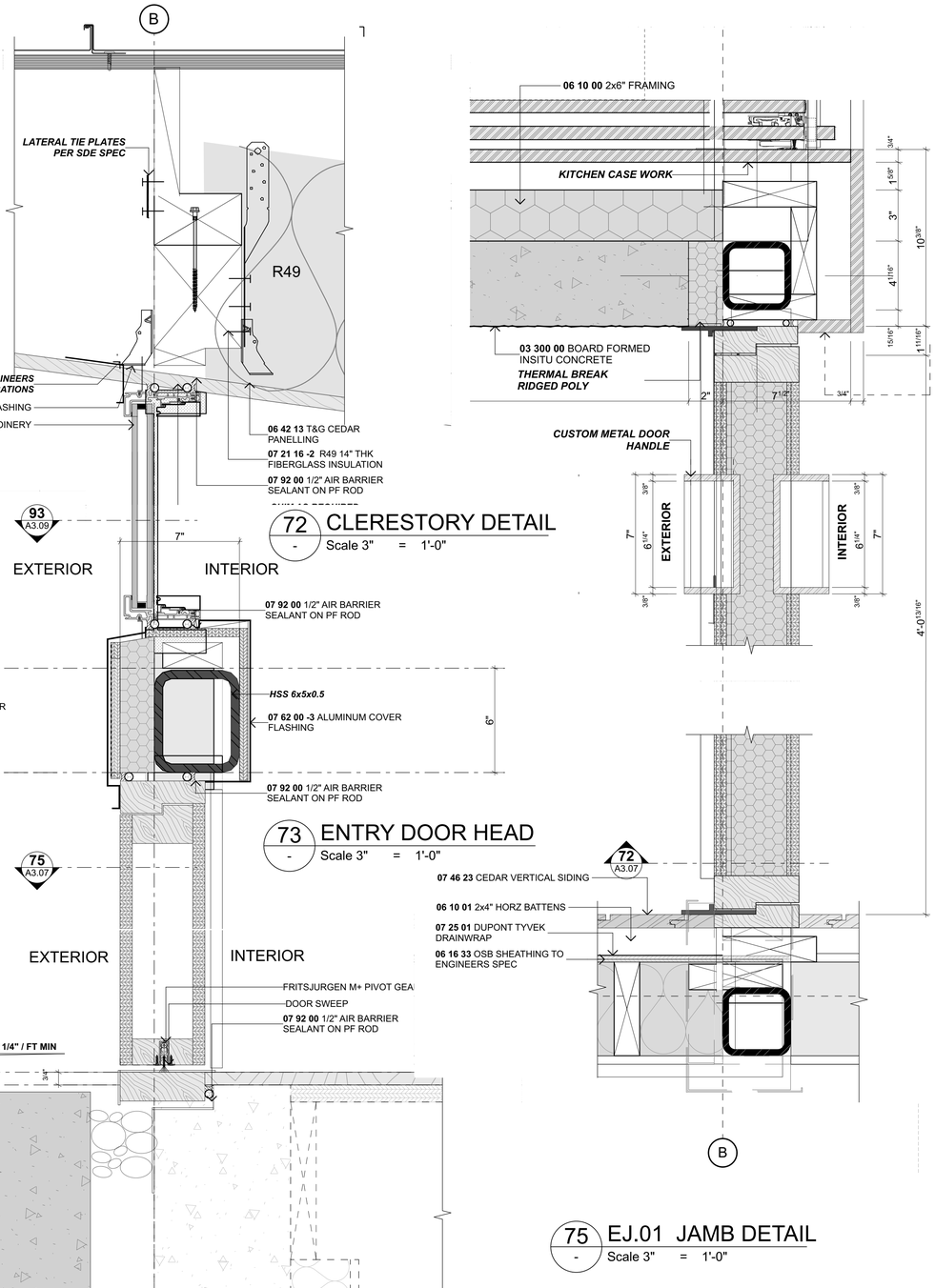
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: CONSTRUCTION DETAILS | | SHEET: A3.06 |
| DRAWN BY: PFA | SCALE: 3" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | |

REV 01




## 70 - WESTERN EAVE DETAIL

Scale 3" = 1'-0"




## 72 - CLERESTORY DETAIL

Scale 3" = 1'-0"

## 73 - ENTRY DOOR HEAD

Scale 3" = 1'-0"

## 74 - ENTRY DOOR SILL

Scale 3" = 1'-0"




## 75 - EJ.01 JAMB DETAIL

Scale 3" = 1'-0"

## 71 - KITCHEN ROOF TO CLERESTOREY

Scale 3" = 1'-0"

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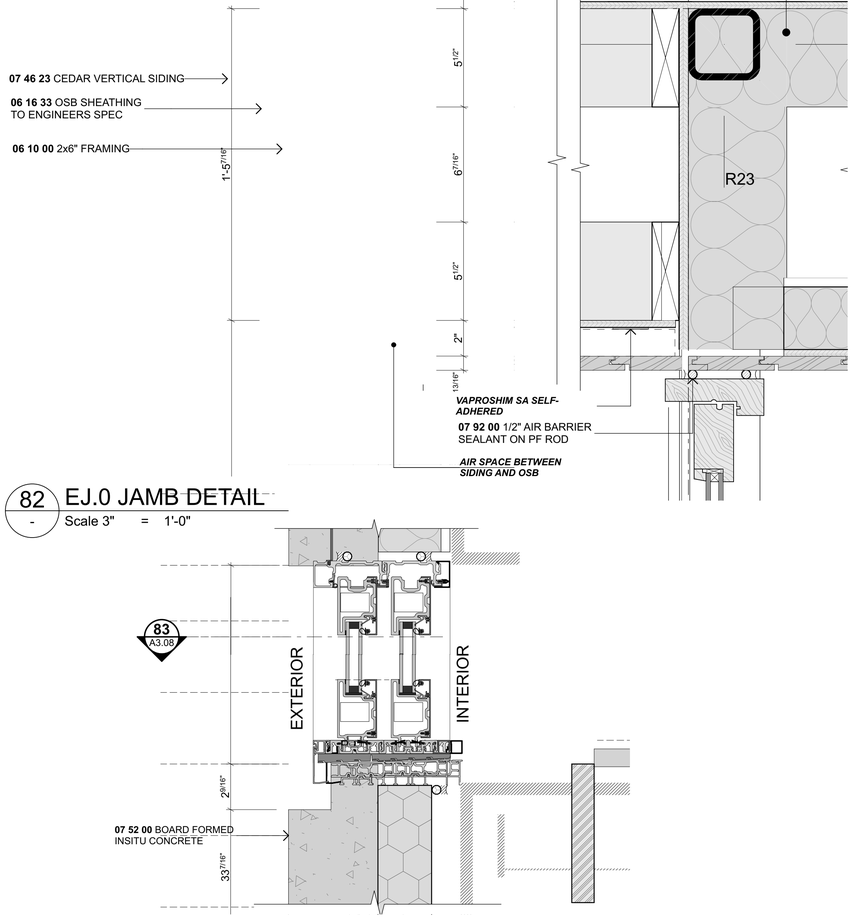
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | CONSTRUCTION DETAILS | SHEET A3.07 |
| DRAWN BY PFA | SCALE | |
| PRINT DATE 10/10/23 | 3" = 1'-0" @ A1 | |
| | | REV 01 |



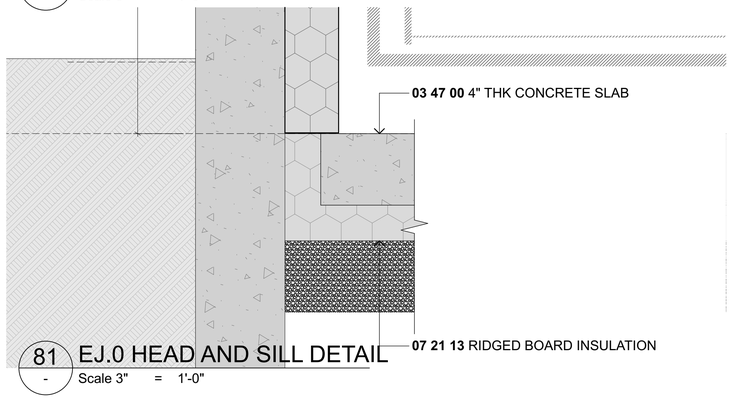

82 - Scale 3" = 1'-0"

## EJ.0 JAMB DETAIL



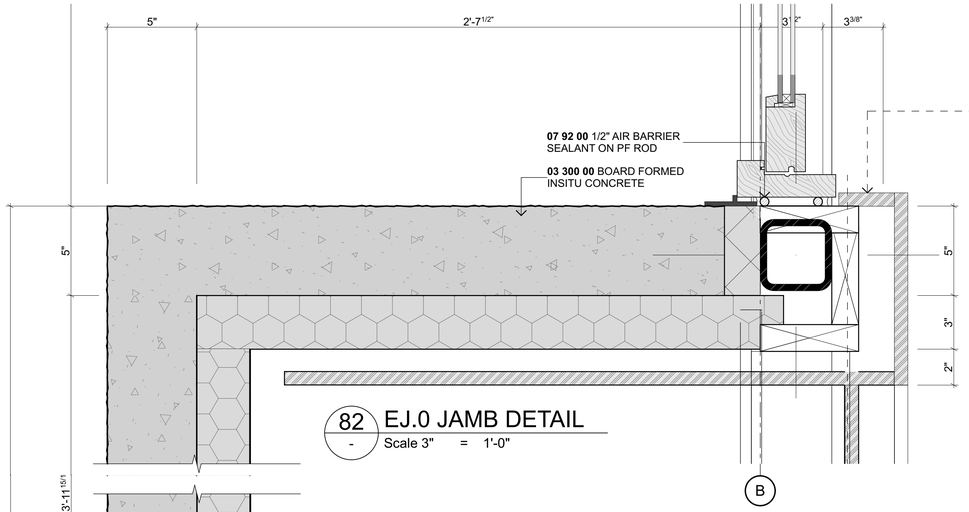

80 - Scale 3" = 1'-0"

## N-EJ.02 HEAD AND SILL DETAIL



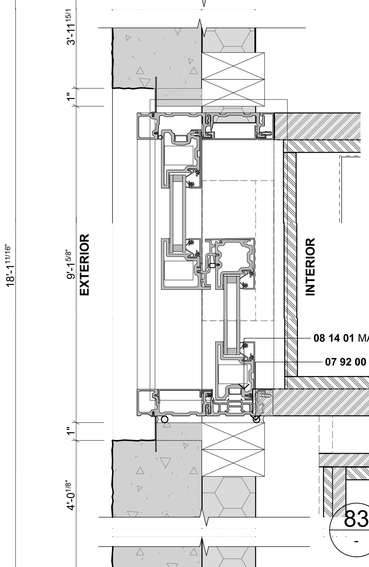

81 - Scale 3" = 1'-0"

## EJ.0 HEAD AND SILL DETAIL



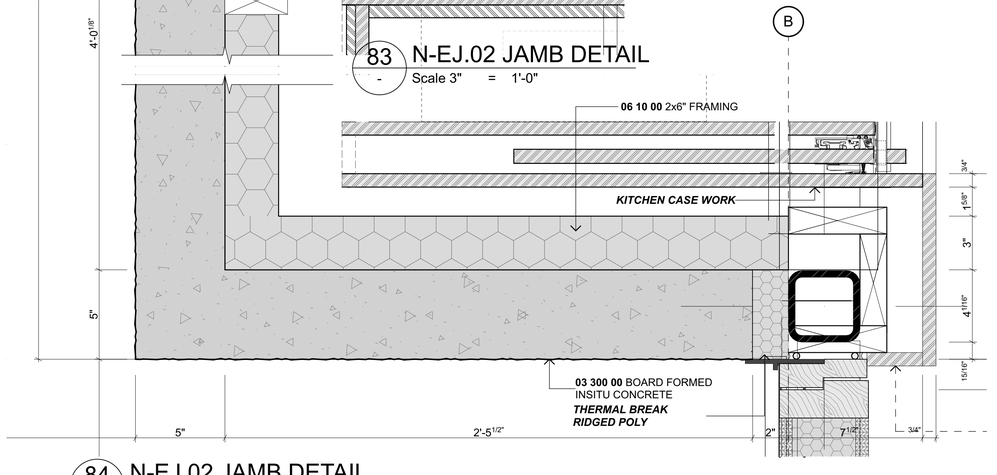

82 - Scale 3" = 1'-0"

## EJ.0 JAMB DETAIL



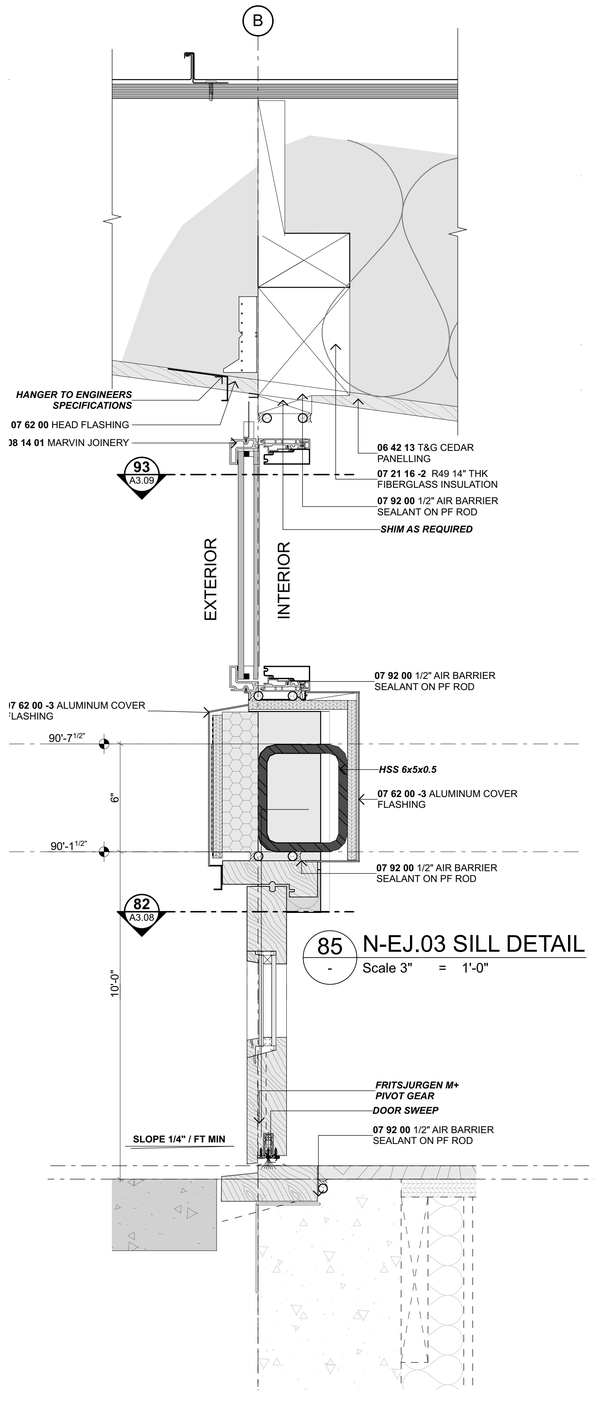

83 - Scale 3" = 1'-0"

## N-EJ.02 JAMB DETAIL




84 - Scale 3" = 1'-0"

## N-EJ.02 JAMB DETAIL




85 - Scale 3" = 1'-0"

## N-EJ.03 SILL DETAIL

86 - Scale 3" = 1'-0"

## N-EJ.03 SILL DETAIL

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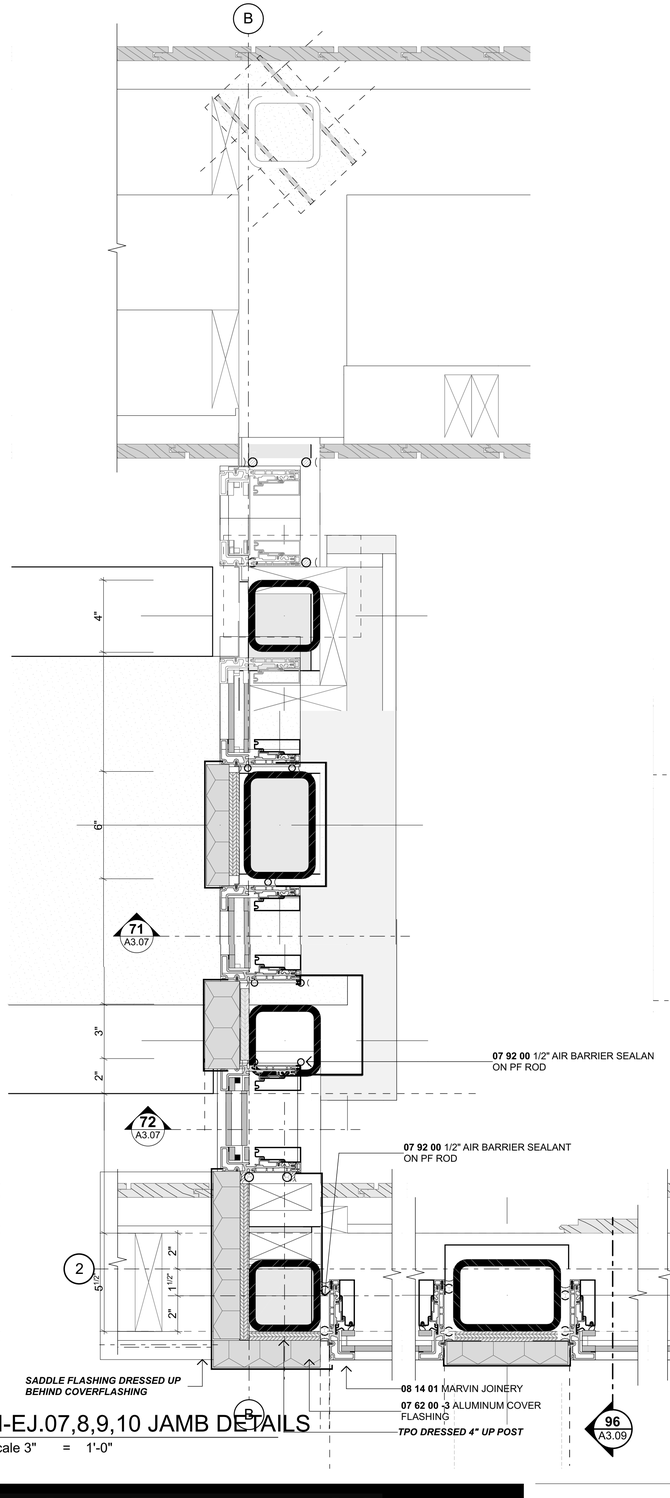
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | CONSTRUCTION DETAILS | SHEET |
| | | **A3.08** |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 3" = 1'-0" @ A1 |

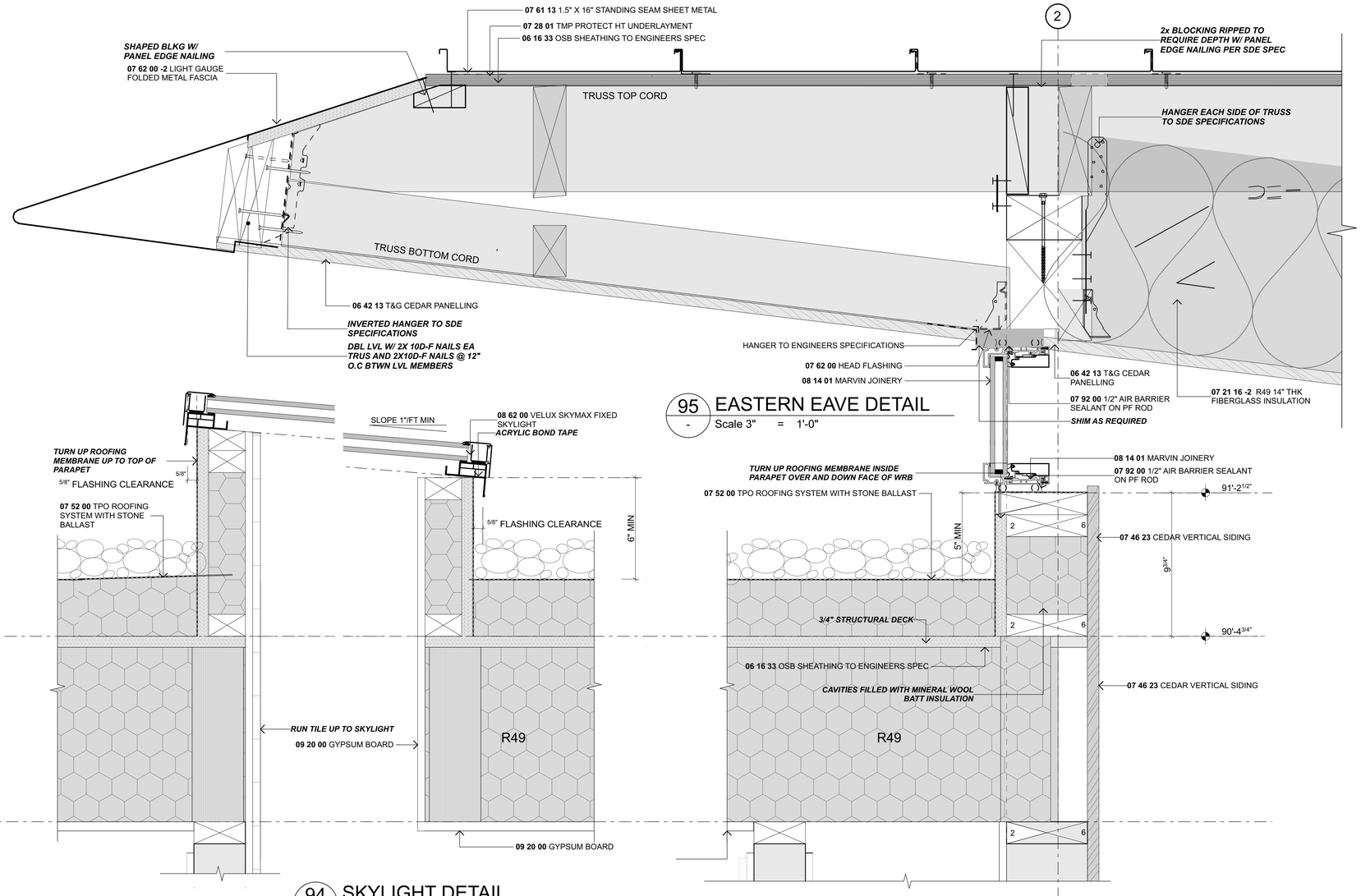
REV 01




93 - N-EJ.07,8,9,10 JAMB DETAILS
Scale 3" = 1'-0"




94 - SKYLIGHT DETAIL
Scale 3" = 1'-0"




95 - EASTERN EAVE DETAIL
Scale 3" = 1'-0"




96 - ROOF TO CLERSTOREY DETAIL
Scale 3" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
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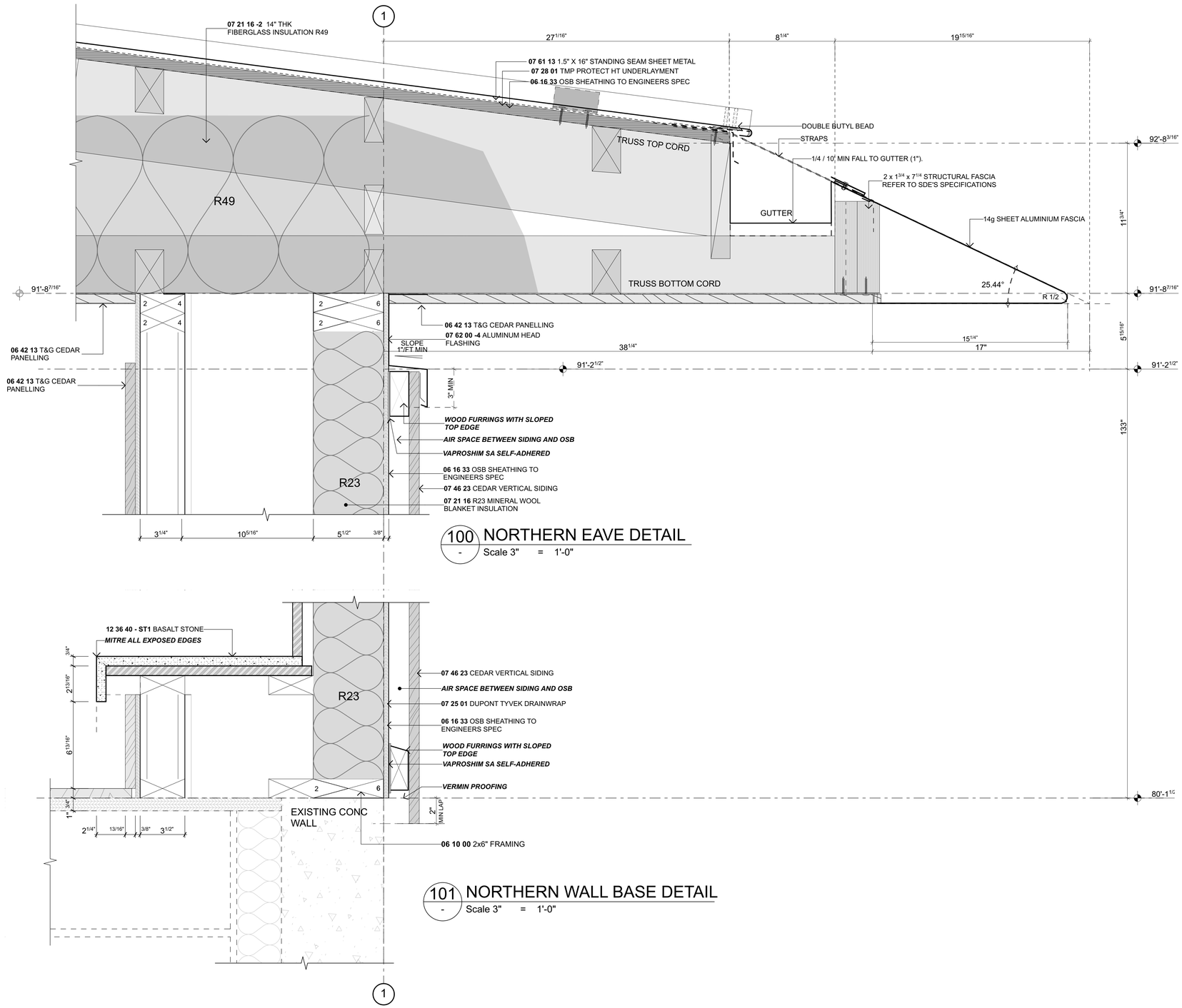
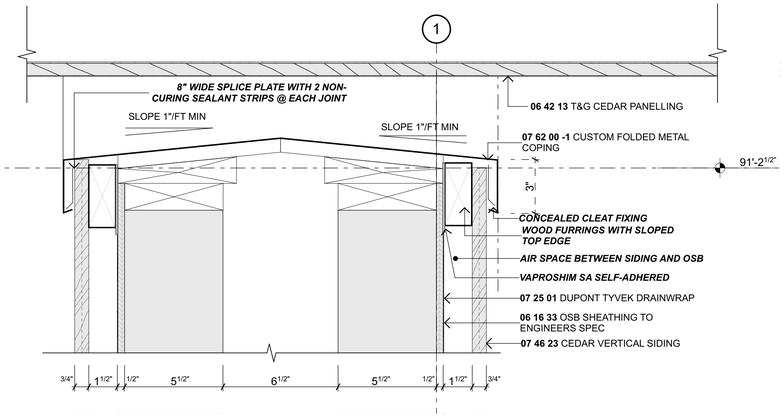
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | CONSTRUCTION DETAILS | SHEET A3.09 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 3" = 1'-0" @ A1 |

REV 01




100 - NORTHERN EAVE DETAIL
Scale 3" = 1'-0"

101 - NORTHERN WALL BASE DETAIL
Scale 3" = 1'-0"




102 - NIB WALL FLASHING
Scale 3" = 1'-0"

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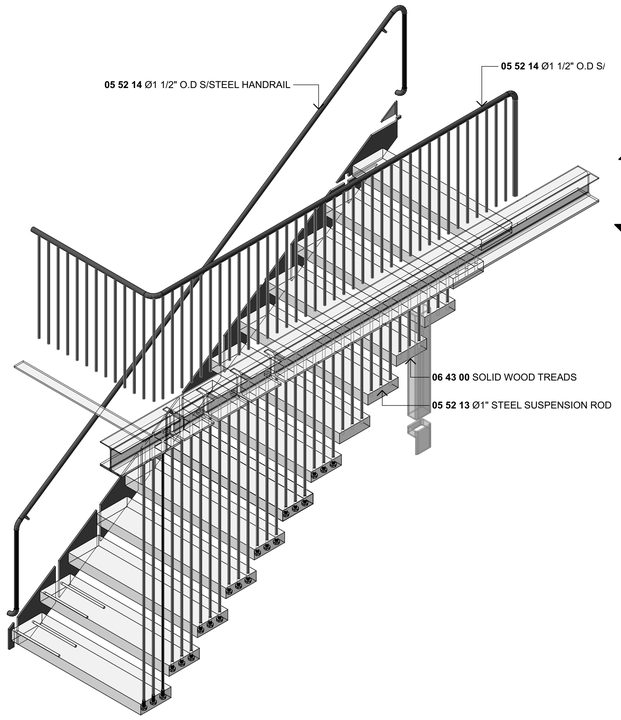
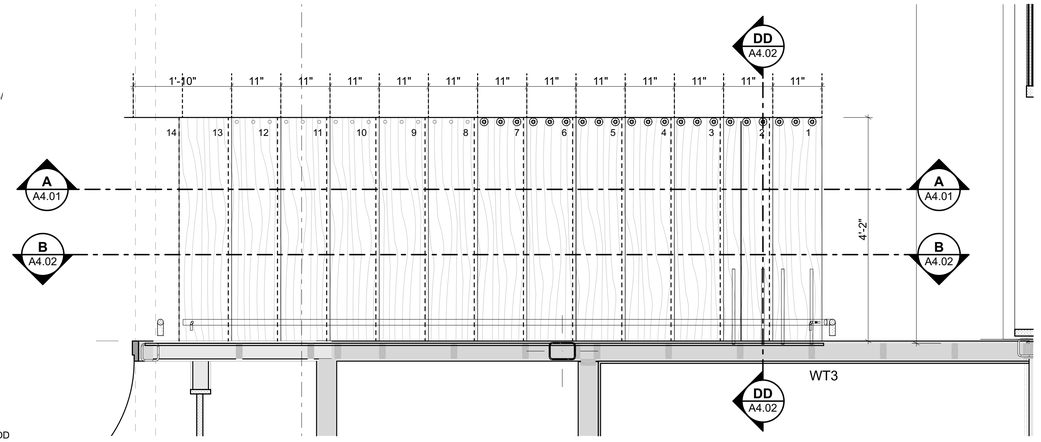
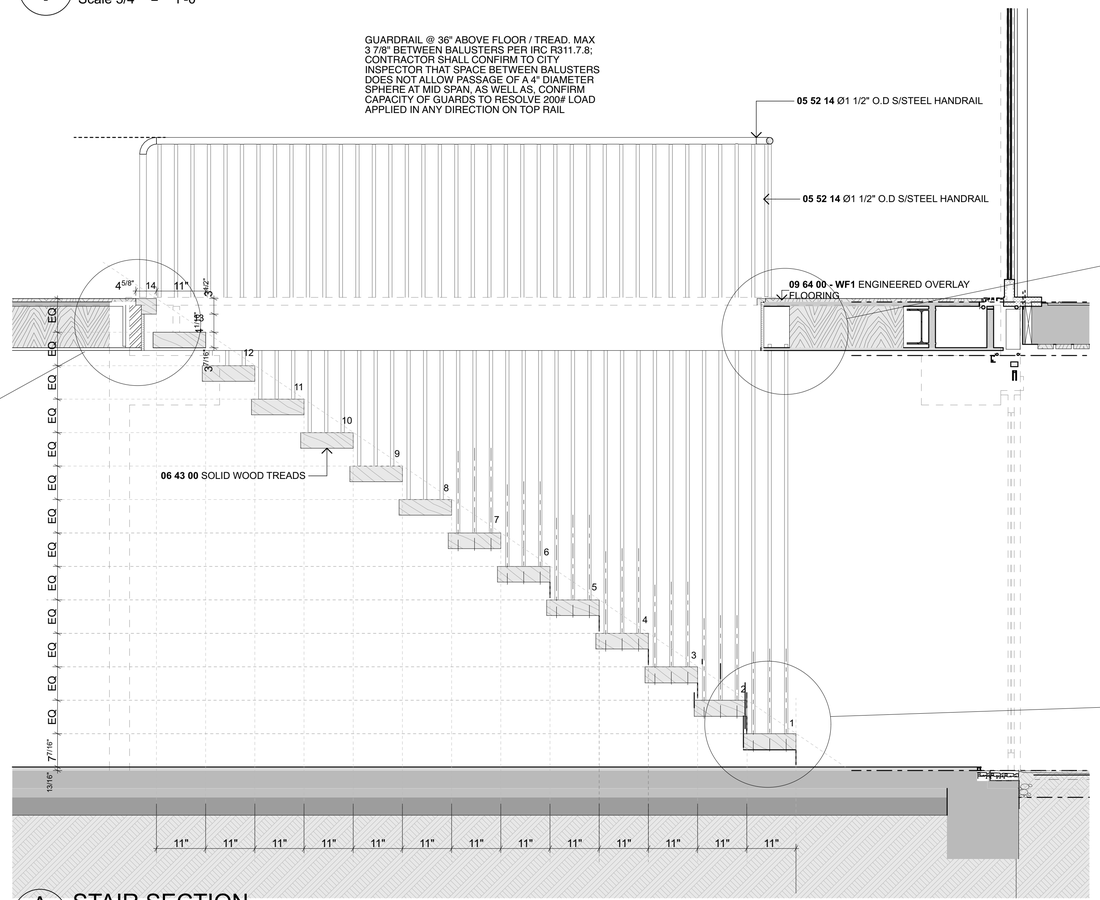
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | CONSTRUCTION DETAILS | SHEET A3.10 |
| DRAWN BY PFA | SCALE 3" = 1'-0" @ A1 | |
| PRINT DATE 10/10/23 | | REV 01 |



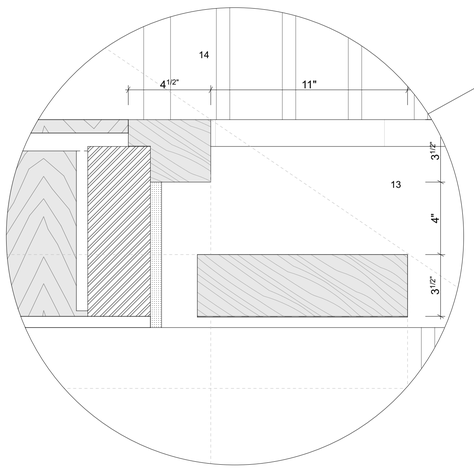

1 - STAIR AXONOMETRIC
Scale 1/2" = 1'-0"




3 - STAIR PLAN - LOWER FLOOR
Scale 3/4" = 1'-0"




A - STAIR SECTION
Scale 3/4" = 1'-0"




2 - LANDING DETAIL
Scale 3" = 1'-0"

## GENERAL STAIR NOTES

ALL STAIRS SHALL COMPLY WITH SECTION R311.7 STAIRWAYS WHICH IS SUMMARIZED BELOW

**WIDTH** (R311.7)
CLEAR WIDTH ABOVE HANDRAIL 36"

**HEADROOM** (R11.7.2)
MINMIUM HEADROOM: 80"

**VERTICAL RISE** (R311.7.3)
151" MAX BETWEEN LANDINGS

**RISERS** (R311.7.5.1)
MAXIMUM RISE: 7 3/4
OPEN RISERS SHALL NOT PERMIT PASSAGE OF 4" DIAM SPHERE

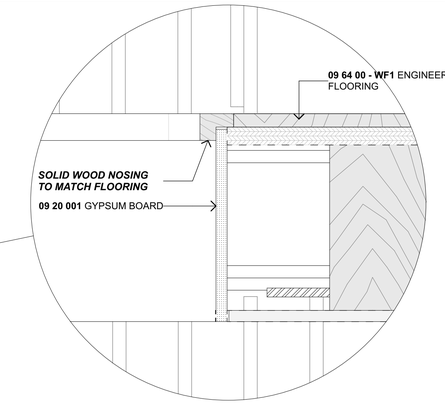
**TREADS** (R311.7.5.2)
MINIMUM GOING : 10"

**NOSING** (R311.7.5.3)
MINIMUM 3/4" MAXIMUM 1 1/4 MAX
RADIUS: MAXIMIUM 9/16"

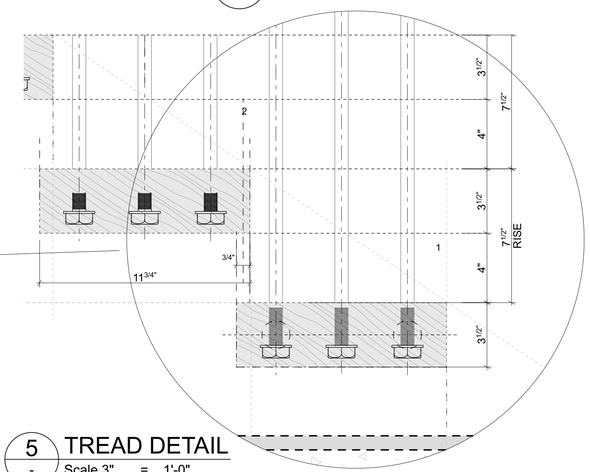
**LANDINGS** (R311.7.6)
WIDTH: NOT LESS THAN WIDTH OF THE STAIR
LENGTH: MINIUM 36"

**STAIRWAY WALKING SURFACE** (R311.7.8)
MAXIMUM SLOPE OF 1:48 (2%)

**HANDRAILS** (R311.7.8)
STRENGTH: SHALL BE PROVIDE ON ONE SIDE FOR ALL STAIRS WITH FOUR OR MORE RISERS TO BE CAPABLE OF WITHSTANDING A #200 FORCE AT ANY POINT IN ANY DIRECTION
HEIGHT: 34"MIN 38M MAX (R311.7.8.1)
HANDRAIL PROJECTION: MAXIMUM PROJECTION 4 1/2 MAX (R311.7.8.2)
HANDRAIL CLEARANCE: 1 1/2 IN MIN (R311.7.8.3)
CONTINUITY (R311.7.8.4)
GRIP SIZE: 1 1/2" Ø MIN 2" MAX (R311.7.8.5)
ILLUMINATION:STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.7 AND R303.8
GUARDRAILS: TO BE MINIMUM OF 36" ABOVE FINISHED FLOOR LEVEL




4 - LANDING DETAIL
Scale 3" = 1'-0"




5 - TREAD DETAIL
Scale 3" = 1'-0"

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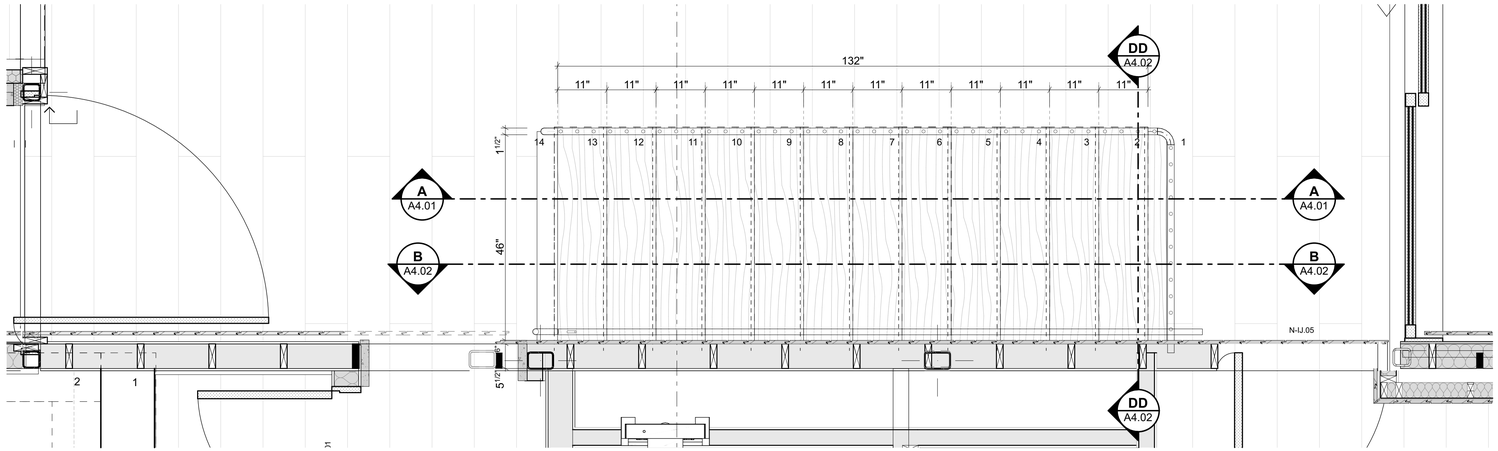
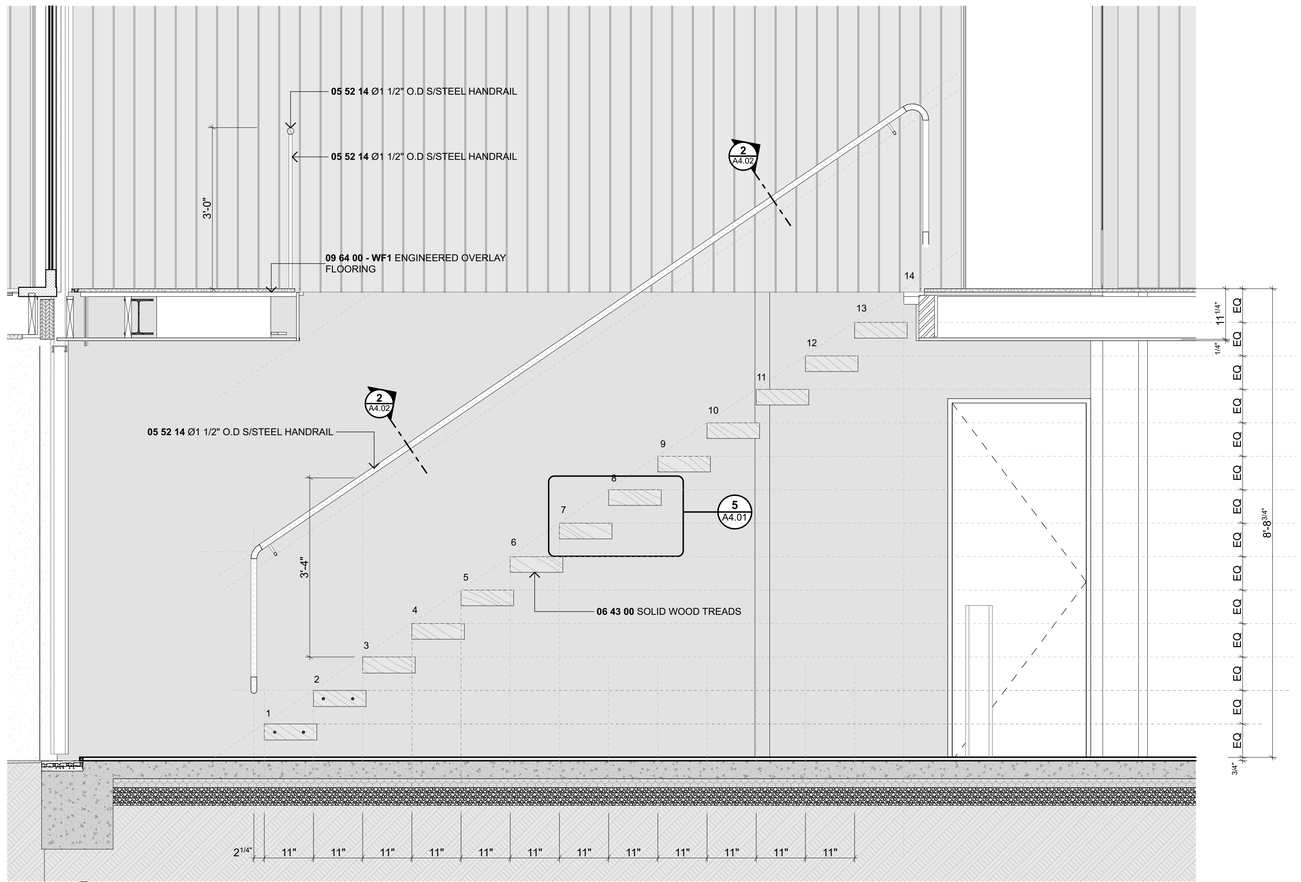
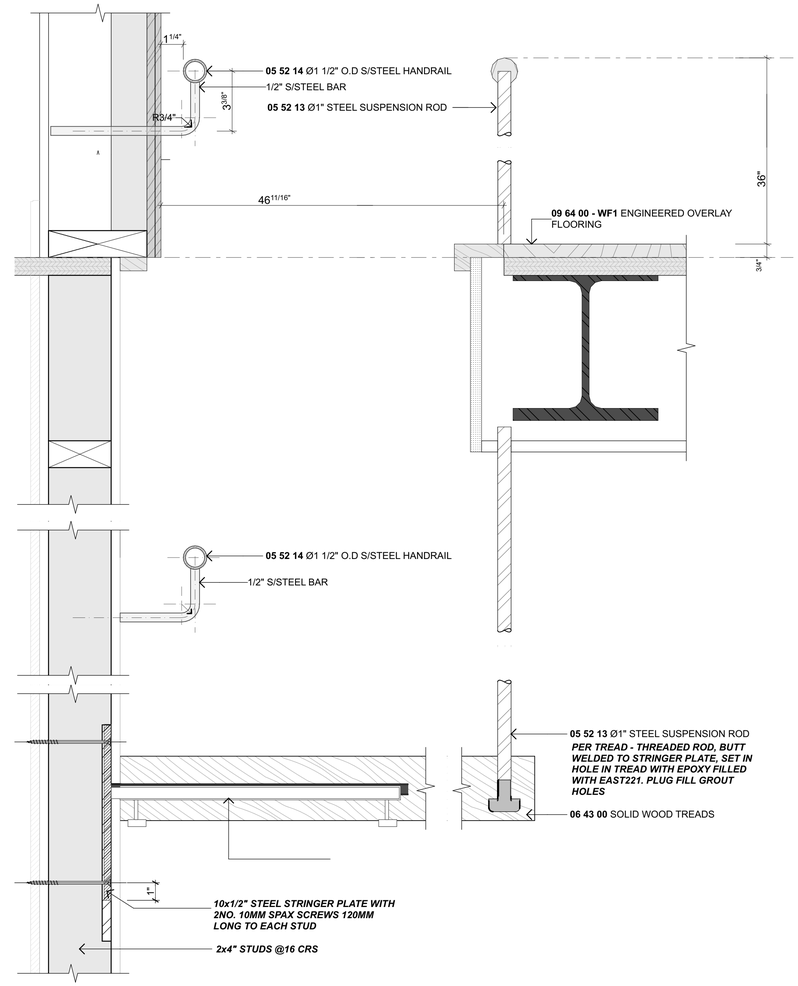
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | ENLARGED STAIR PLANS & SECTIONS | SHEET A4.01 |
| DRAWN BY PFA | SCALE 3/4" = 1'-0", 3" = 1'-0", 1/2" = 1'-0", 1/4" = 1'-0" @ A´ | |
| PRINT DATE 10/10/23 | | REV 01 |




1 - STAIR PLAN - MAIN FLOOR
Scale 3/4" = 1'-0"




B - STAIR SECTION
Scale 3/4" = 1'-0"




2 - TREAD DETAIL
Scale 3" = 1'-0"

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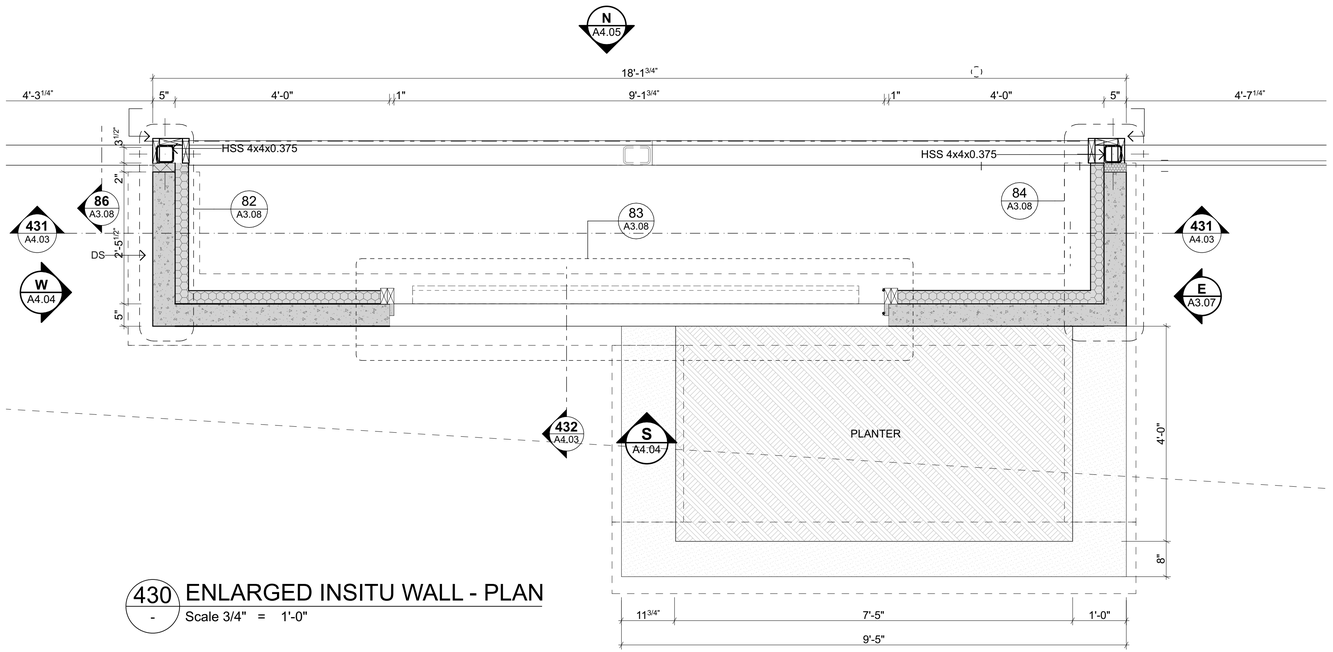
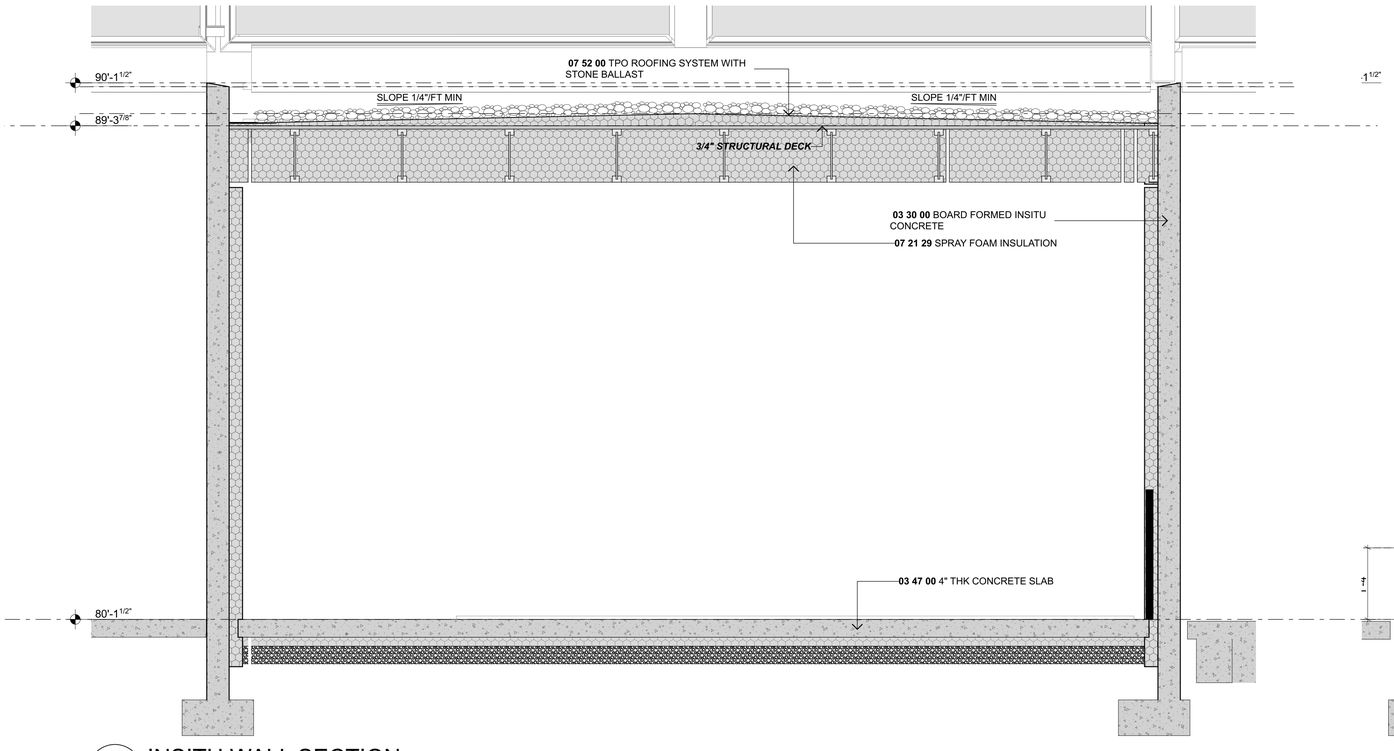
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | ENLARGED STAIR PLANS & SECTIONS | SHEET A4.02 |
| DRAWN BY PFA | SCALE 3" = 1'-0", 3/4" = 1'-0" @ A1 | |
| PRINT DATE 10/10/23 | | |

REV 01



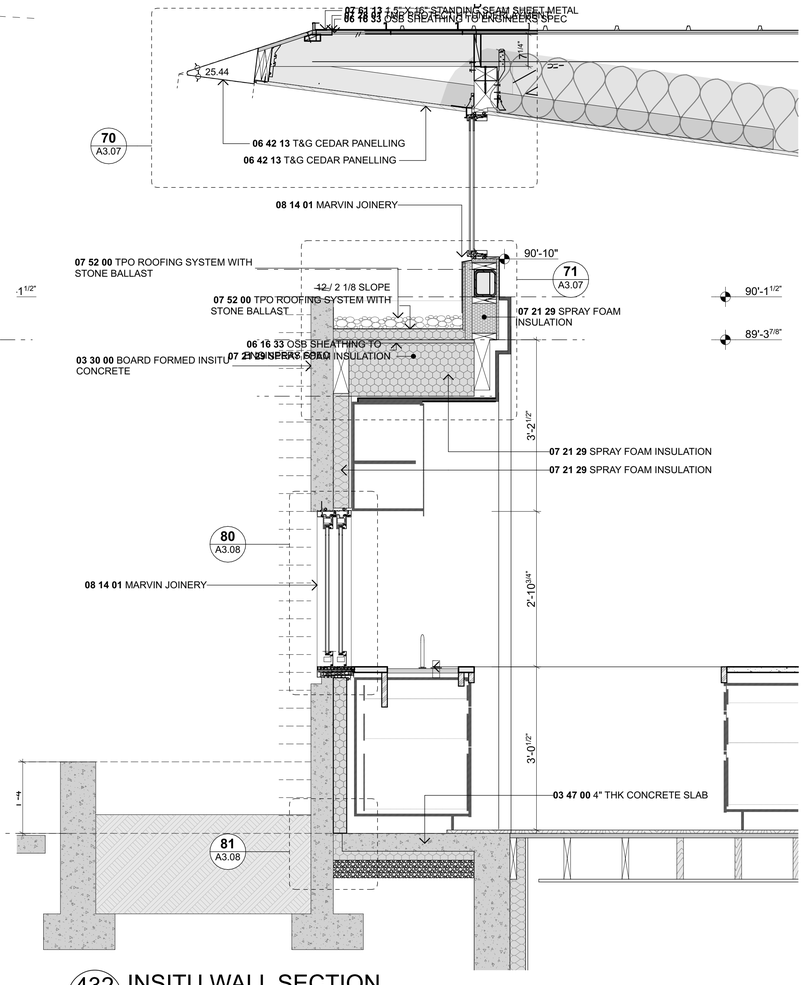

## 430 - ENLARGED INSITU WALL - PLAN

Scale 3/4" = 1'-0"




## 431 - INSITU WALL SECTION

Scale 3/4" = 1'-0"




## 432 - INSITU WALL SECTION

Scale 3/4" = 1'-0"

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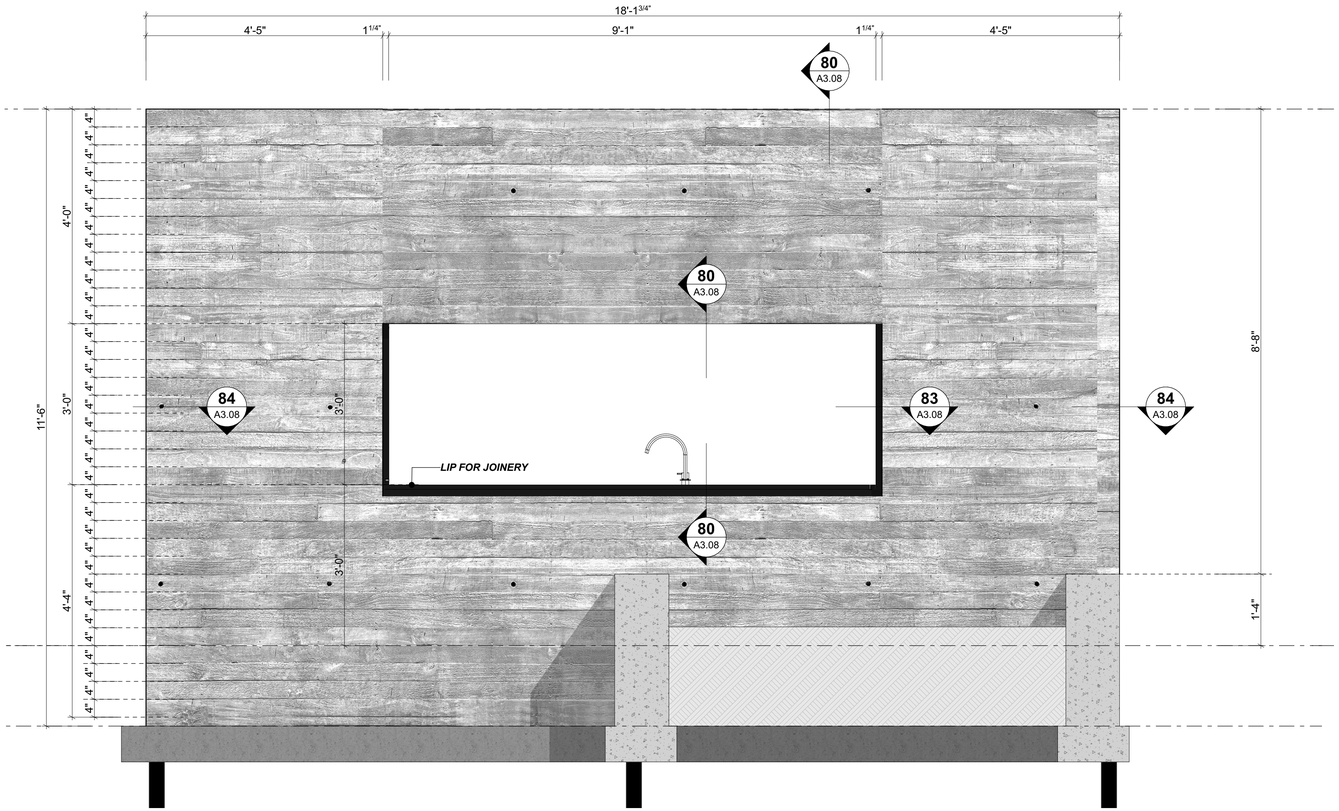
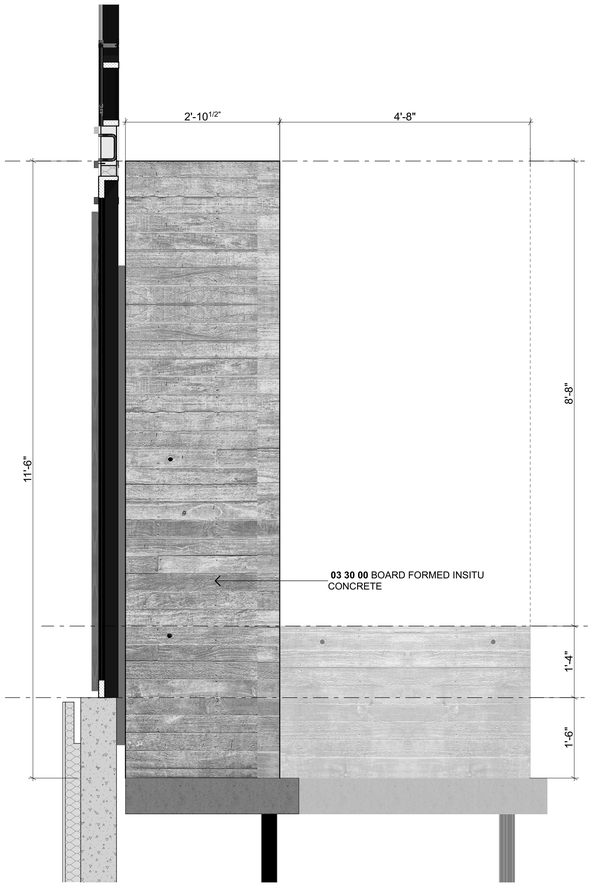
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: ENLARGED INSITU WALL PLAN | | SHEET: **A4.03** |
| DRAWN BY: PFA | SCALE: 3/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | |

REV 01




440 - INSITU WALL - WEST ELEVATION

Scale 3/4" = 1'-0"




441 - INSITU WALL - NORTH ELEVATION

Scale 3/4" = 1'-0"

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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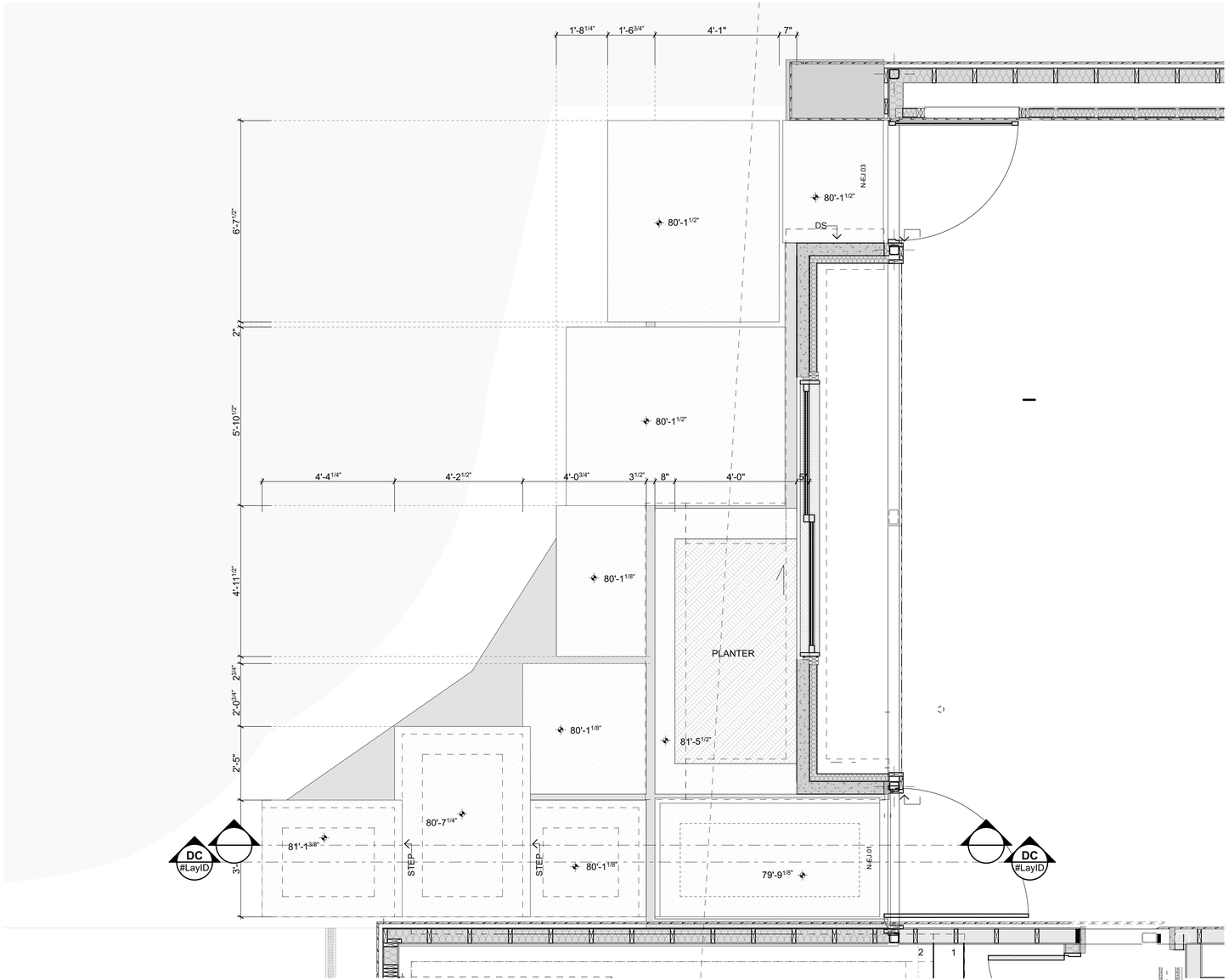
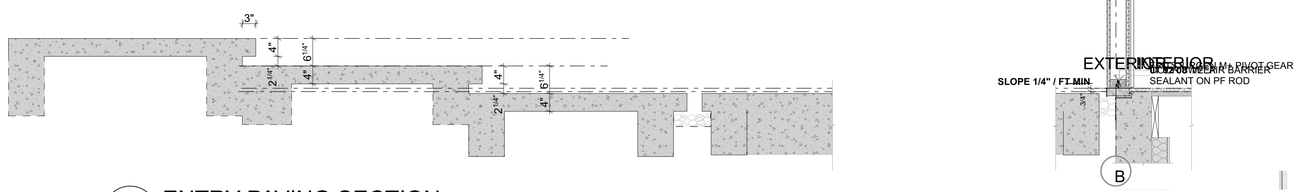
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | ENLARGED INSITU WALL PLAN | SHEET A4.04 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 3/4" = 1'-0" @ A1 |

REV 01




450 - ENTRY PAVING

Scale 1/2" = 1'-0"




451 - ENTRY PAVING SECTION

Scale 3/4" = 1'-0"

# Ponting Fitzgerald Architects

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## 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: ENTRY PAVING | | SHEET: A4.05 |
| DRAWN BY: PFA | SCALE: 1/2" = 1'-0", 3/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | REV: 01 |

| | | | | |
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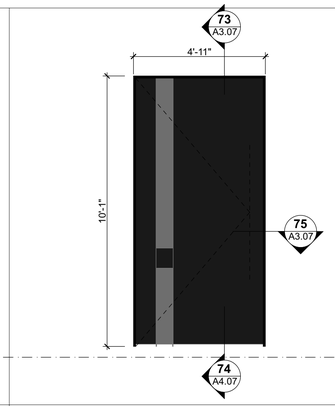
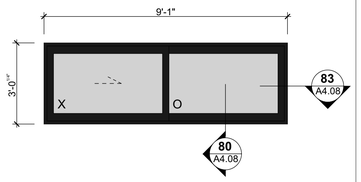
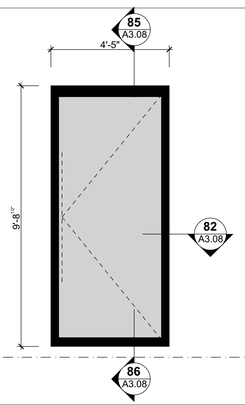
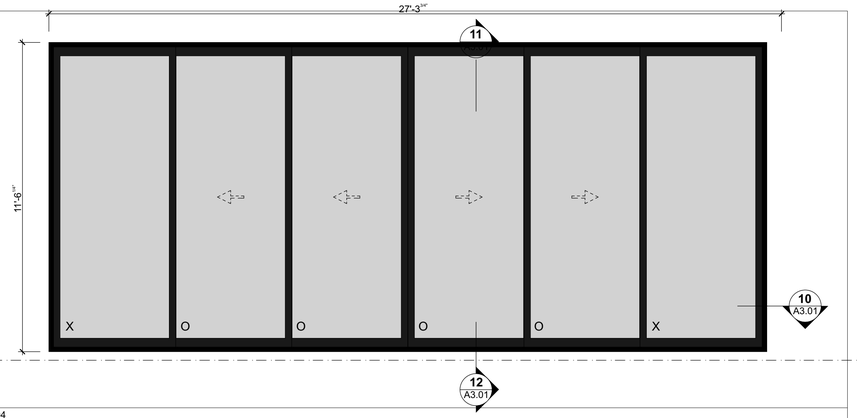
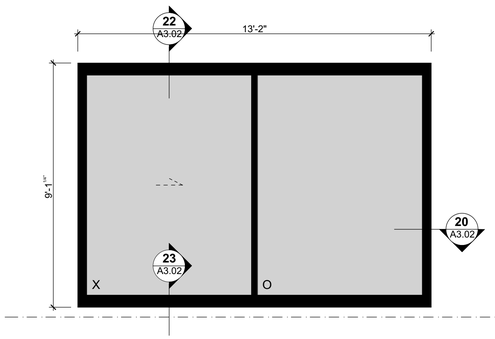
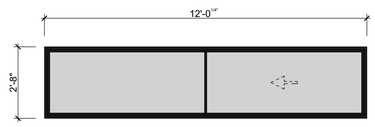
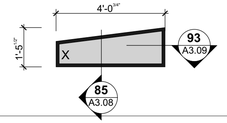
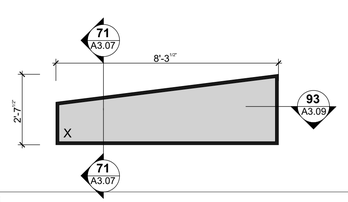
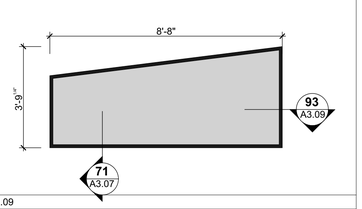
| **EXTERIOR ELEVATION** |  |  |  |  |
| **ID** | N-EJ.01 | N-EJ.02 | N-EJ.03 | N-EJ.04 |
| **LOCATION** | ENTRY | KITCHEN | KITCHEN | LIVING ROOM |
| **DESCRIPTION/OPERATION** | PIVOT DOOR | HINGED DOOR | PIVOT DOOR | HINGED DOOR |
| **MANUFACTURER** | TBC | MARVIN | TBC | LACINTINA |
| **JOINERY SUITE** | N/A | MARVIN SIGNITURE COLLECTION MODERN MUILTI-SLIDE WITH HIGH PERFORMANCE SILL | N/A | LACANTINA ALUMINUM THERMALLY CONTROLLED MULTI SLIDE WITH WEATHER RESISTANT SILL |
| **JOINERY FINISH** | TO BE CONFIRMED | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | TO BE CONFIRMED | LACANTINA - MIDNIGHT BRONZE |
| **HARDWARE SET** | FRITSJURGEN M+ PIVOT GEAR | Undefined | FRITSJURGEN M+ PIVOT GEAR | LACANTINA - MULTI SLIDE INTERIOR AND EXTERIOR - FINISH: BLACK |
| **U-value** | --- | --- | --- | --- |
| **Egress** | No | No | No | No |
| **Safety Glazing** | --- | --- | --- | --- |
| **SHGC** | TBC | TBC | 0.31 | 0.31 |

| | | | | | |
|---|---|---|---|---|---|
| **EXTERIOR ELEVATION** |  |  |  |  |  |
| **ID** | N-EJ.05 | N-EJ.06 | N-EJ.07 | N-EJ.08 | N-EJ.09 |
| **LOCATION** | BEDROOM 1 | GUEST BEDROOM | KITCHEN CLERESTORY | KITCHEN CLERESTORY | KITCHEN |
| **DESCRIPTION/OPERATION** | 2 PANEL MUILTI SLIDE DOOR - OX | 2 PANEL MUILTI SLIDE DOOR - XO | FIXED TRAPEZOID RIGHT HAND | FIXED TRAPEZOID RIGHT HAND | FIXED TRAPEZOID RIGHT HAND |
| **MANUFACTURER** | MARVIN | MARVIN | MARVIN | MARVIN | MARVIN |
| **JOINERY SUITE** | MARVIN SIGNITURE COLLECTION MODERN MUILTI-SLIDE WITH HIGH PERFORMANCE SILL | MARVIN SIGNITURE COLLECTION MODERN MUILTI-SLIDE WITH HIGH PERFORMANCE SILL | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED |
| **JOINERY FINISH** | LACANTINA - MIDNIGHT BRONZE | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | LACANTINA - MIDNIGHT BRONZE | LACANTINA - MIDNIGHT BRONZE |
| **HARDWARE SET** | Undefined | Undefined | N/A | Undefined | Undefined |
| **U-value** | --- | --- | --- | --- | --- |
| **Egress** | No | No | No | No | No |
| **Safety Glazing** | --- | --- | --- | --- | --- |
| **SHGC** | TBC | TBC | TBC | TBC | TBC |

**Ponting Fitzgerald Architects**

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# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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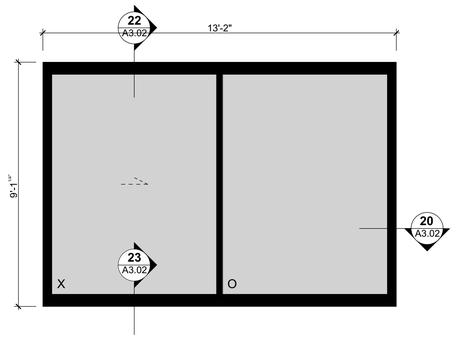
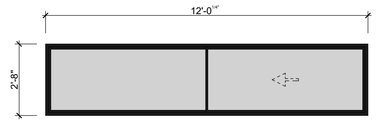
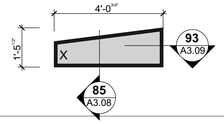
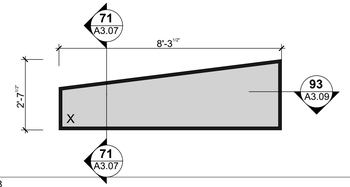
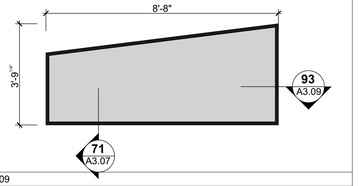
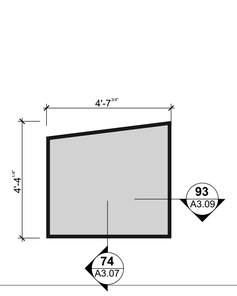
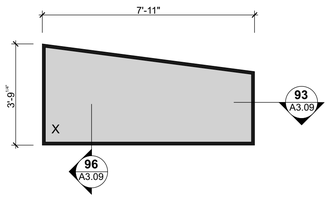
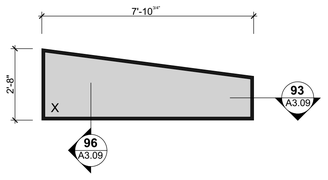
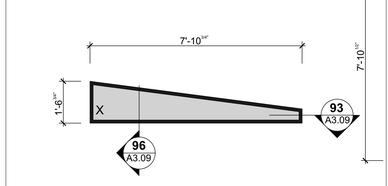
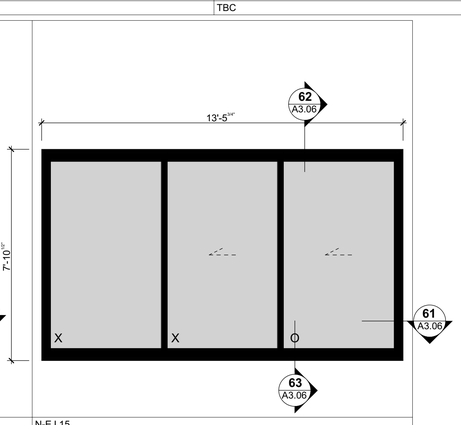
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | EXTERIOR JOINERY SCHEDULE | SHEET **A5.01** |
| DRAWN BY PFA | SCALE | |
| PRINT DATE 10/10/23 | 1' = 1'-0" @ A1 | |
| | | REV 01 |

| | | | | | |
|---|---|---|---|---|---|
| **EXTERIOR ELEVATION** |  |  |  |  |  |
| **ID** | N-EJ.05 | N-EJ.06 | N-EJ.07 | N-EJ.08 | N-EJ.09 |
| **LOCATION** | BEDROOM 1 | GUEST BEDROOM | KITCHEN CLERESTORY | KITCHEN CLERESTORY | KITCHEN |
| **DESCRIPTION/OPERATION** | 2 PANEL MUILTI SLIDE DOOR - OX | 2 PANEL MUILTI SLIDE DOOR - XO | FIXED TRAPEZOID RIGHT HAND | FIXED TRAPEZOID RIGHT HAND | FIXED TRAPEZOID RIGHT HAND |
| **MANUFACTURER** | MARVIN | MARVIN | MARVIN | MARVIN | MARVIN |
| **JOINERY SUITE** | MARVIN SIGNITURE COLLECTION MODERN MUILTI-SLIDE WITH HIGH PERFORMANCE SILL | MARVIN SIGNITURE COLLECTION MODERN MUILTI-SLIDE WITH HIGH PERFORMANCE SILL | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED |
| **JOINERY FINISH** | LACANTINA - MIDNIGHT BRONZE | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | LACANTINA - MIDNIGHT BRONZE | LACANTINA - MIDNIGHT BRONZE |
| **HARDWARE SET** | Undefined | Undefined | N/A | Undefined | Undefined |
| **U-value** | --- | --- | --- | --- | --- |
| **Egress** | No | No | No | No | No |
| **Safety Glazing** | --- | --- | --- | --- | --- |
| **SHGC** | TBC | TBC | TBC | TBC | TBC |

| | | | | | |
|---|---|---|---|---|---|
| **EXTERIOR ELEVATION** |  |  |  |  |  |
| **ID** | N-EJ.10 | N-EJ.11 | N-EJ.12 | N-EJ.13 | N-EJ.15 |
| **LOCATION** | ENTRY | CLERESTOREY | D | D | RECREATION ROOM |
| **DESCRIPTION/OPERATION** | FIXED TRAPEZOID RIGHT HAND | FIXED TRAPEZOID LEFT HAND | FIXED TRAPEZOID LEFT HAND | FIXED TRAPEZOID LEFT HAND | 2 PANEL MUILTI SLIDE DOOR - OX |
| **MANUFACTURER** | MARVIN | MARVIN | MARVIN | MARVIN | MARVIN |
| **JOINERY SUITE** | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED | MARVIN SIGNITURE COLLECTION MODERN DIRECT GLAZED | MARVIN SIGNITURE COLLECTION MODERN MUILTI-SLIDE WITH HIGH PERFORMANCE SILL |
| **JOINERY FINISH** | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY | LACANTINA - MIDNIGHT BRONZE |
| **HARDWARE SET** | N/A | N/A | N/A | N/A | Undefined |
| **U-value** | --- | --- | --- | --- | --- |
| **Egress** | No | No | No | No | No |
| **Safety Glazing** | --- | --- | --- | --- | --- |
| **SHGC** | TBC | TBC | TBC | TBC | TBC |

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# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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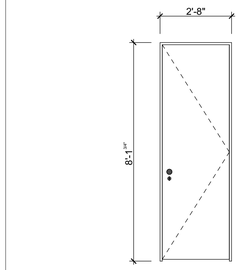
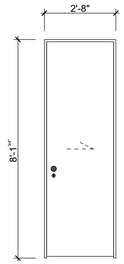
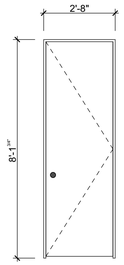
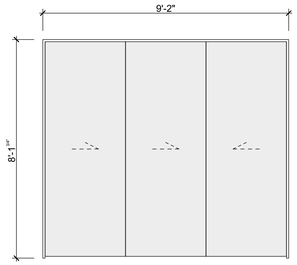
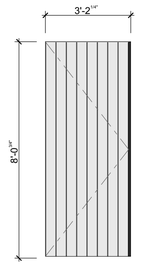
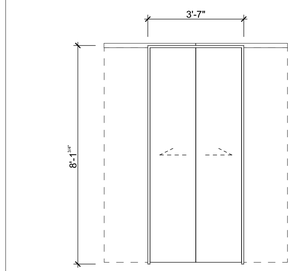
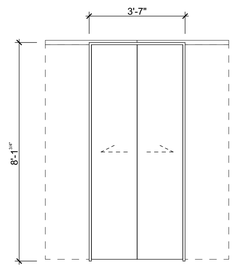
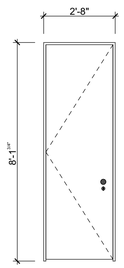
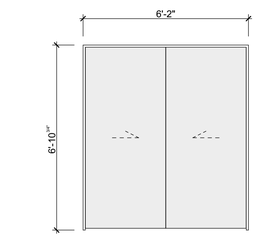
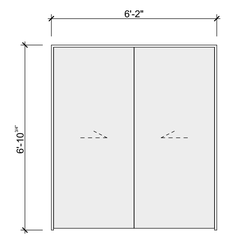
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | EXTERIOR JOINERY SCHEDULE | SHEET **A5.02** |
| DRAWN BY PFA | SCALE 1' = 1'-0" @ A1 | |
| PRINT DATE 10/10/23 | | |
| REV 01 | | |

| | | | | | |
|---|---|---|---|---|---|
| **ELEVATION** |  |  |  |  |  |
| **ID** | **N-IJ.01** | **N-IJ.02** | **N-IJ.03** | **N-IJ.04** | **N-IJ.05** |
| **LOCATION** | **GARAGE** | **POWDER ROOM** | **GUEST BEDROOM** | **GUEST BEDROOM WARDROBE** | **BEDROOM 1** |
| **DESCRIPTION/OPERATION** | **HINGED DOOR** | **HINGED SLAB DOOR - 1 3/4"THK** | **HINGED SLAB DOOR - 1 3/4"THK** | **FACE SLIDER** | **CONSEALLED - FLUSH MOUNTED DOORS** |
| **HARDWARE SET** | **---** | **Undefined** | **Undefined** | **Undefined** | **---** |
| **Egress** | **---** | **No** | **No** | **No** | **---** |
| **DOOR FINISH** | **---** | **---** | **---** | | **---** |
| **JAMBS** | **PINE CLEARS PAINT FINISHED** | **PINE CLEARS PAINT FINISHED** | **PINE CLEARS PAINT FINISHED** | **PINE CLEARS PAINT FINISHED** | **FRAMELESS** |
| **Core Type** | **SOLID PARTICLE CORE (SC)** | **SOLID PARTICLE CORE (SC)** | **SOLID PARTICLE CORE (SC)** | **SOLID PARTICLE CORE (SC)** | **SOLID PARTICLE CORE (SC)** |
| **Accesories** | **LOCKSET- DESIGNER DOORWAREKEY/SNIB EURO PROFILE WITH NARROW ESCUTCHEON** | **PRIVACY SNIB - DESIGNER DOORWARE NARROW STILE CONSEALED PRIVACY SET** | **N/A** | **N/A** | |

| | | | | | |
|---|---|---|---|---|---|
| **ELEVATION** |  |  |  |  |  |
| **ID** | **N-IJ.06** | **N-IJ.07** | **N-IJ.08** | **N-IJ.09** | **N-IJ.10** |
| **LOCATION** | **BEDROOM 1 WARDROBE** | **BEDROOM 1 WARDROBE** | | **RECREATION ROOM** | |
| **DESCRIPTION/OPERATION** | **CAVITY SLIDER** | **CAVITY SLIDER** | **HINGED DOOR** | **HINGED DOOR** | **HINGED DOOR** |
| **HARDWARE SET** | **---** | **Undefined** | **Undefined** | **Undefined** | **Undefined** |
| **Egress** | **---** | **No** | **No** | **No** | **No** |
| **DOOR FINISH** | **---** | **---** | **---** | **---** | **---** |
| **JAMBS** | **PINE CLEARS PAINT FINISHED** | **PINE CLEARS PAINT FINISHED** | **PINE CLEARS PAINT FINISHED** | **PINE CLEARS PAINT FINISHED** | **PINE CLEARS PAINT FINISHED** |
| **Core Type** | **SOLID PARTICLE CORE (SC)** | **SOLID PARTICLE CORE (SC)** | **SOLID PARTICLE CORE (SC)** | **SOLID PARTICLE CORE (SC)** | **SOLID PARTICLE CORE (SC)** |
| **Accesories** | **PRIVACY SNIB - DESIGNER DOORWARE NARROW STILE CONSEALED PRIVACY SET** | **PRIVACY SNIB - DESIGNER DOORWARE NARROW STILE CONSEALED PRIVACY SET** | **PRIVACY SNIB - DESIGNER DOORWARE NARROW STILE CONSEALED PRIVACY SET** | | |

Ponting Fitzgerald Architects

# ADDITIONS & ALTERATIONS TO
# 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | INTERIOR JOINERY SCHEDULE | SHEET **A5.03** |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1' = 1'-0" @ A1 |
| | | REV 01 |

# BATHROOM NOTES

## SPACIAL REQUIREMENTS

### ENTRY DOOR
• MINIMUM CLEAR OPENING FOR AT LEAST ONE BATHROOM DOOR FOR NEW HOMES IS NOW 29-INCHES, WHICH MEANS IT MUST BE AT LEAST A 30-INCH DOOR (IRC R320.2.1).

### CEILING HEIGHT
BATHROOMS AND TOILET ROOMS MUST HAVE A MINIMUM CEILING HEIGHT OF 6-FEET 8-INCHES (IRC R305.1).

THE CEILING HEIGHT ABOVE BATHROOM FIXTURES MUST ENOUGH FOR THE FIXTURE TO BE USED FOR ITS INTENDED PURPOSE [IRC R305.1(2)]

A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6-FEET 8-INCHES ABOVE AN AREA THAT IS 30-INCHES SQUARE [IRC R305.1(2)]

• A MIN CLEAR SPACE OF AT LEAST 21" IN FRONT OF LAVATORY,WC, BIDET, AND TUB

• A MIN CLEAR SPACE OF AT LEAST 24" IN FRONT OF A SHOWER ENTRY (IRC P2705.1.5)

A MINIMUM DISTANCE OF 15-INCHES EACH WAY OF A LAVATORY TO A WALL (IRC IPC 405.3.1).

A MINIMUM DISTANCE OF 30-INCHES BETWEEN CENTERLINES OF TWO LAVATORIES (IRC IPC 405.3.1).

### SHOWER SIZE
A MINIMUM OF 30" X 30" IN WHICH A DISK OF 30" DIA MUST FIT (IRC P2708.1, IPC 417.4)

• A SHOWER MUST BE MINIMUM 30-INCHES SQUARE, WITH 24-INCHES CLEARANCE IN FRONT OF SHOWER OPENING (IRC FIGURE R307.1).

### TOILET/BIDET CLEARANCE
A MINIMUM DISTANCE OF 15" IS REQUIRED FRON THE CENTERLINE OF A TOILET AND/OR BIDET TO ANY BATH FIXTURE, WALL OT OTHER OBSTACLE (IRC R 307.2, IRC P 2705.1.5,IPC 405.3.1)

## WATERPROOFING

ALLOW TO APPLY WATERPROOFING UNDER ALL TILED AREAS INCLUDE WALLS AND FLOORS.
ALLOW TO SEAL UNDER ALL TILED FLOORS AND FLASH 3" UP THE WALLS OUTSIDE THE SHOWER AREAS AND THE FULL HEIGHT OF THE WAY WALL WITHIN THE SHOWER AREAS. IRC I (CHAPTER 27, SECTION P2708),

NOTE: THE WALL AREA ABOVE A TUB OR SHOWER PAN MUST BE COVERED IN A WATERPROOF MATERIAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FINISHED FLOOR (IRC R 307.2, IPC 417.4.1)

**WATERPROOFING** - ALLOW FOR MAPELASTIC AQUADEFENSE LIQUID APPLIED WATERPROOFING SYSTEM, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

**SEALANT** . ALL TRANSITIONS AND PENETRATIONS IN THE ROOM MUST BE SEALED WITH AN ASTM C920 SEALANT.
- ALLOW FOR MAPEI MAPESIL AC, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS

**ADHESIVE** - ALLOW FOR MAPEI KERABOND PLUS ADHESIVE, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.. REFER TO KEYNOTES PAGE FOR WATERPROOFING SPECIFICATIONS.

## LININGS/SUBSTRATE
**GENERAL:** ALL LININGS AND FINISHES TO COMPLY WITH IRC CHAPTER 7 WALL COVERINGS.

**GIBBOARD** AREAS: USE WATER-RESISTANT GYPSUM BACKING BOARD IN ACCORANCE WITH IRC R702.3.7

USE OF WATER-RESISTANT GYPSUM BACKING BOARD IS ALLOWED ON CEILINGS WHERE FRAMING SPACING IS 12 INCHES OR LESS ON CENTER FOR ½-INCH THICK OR 16 INCHES FOR 5/8-INCH THICK GYPSUM BOARD.

WATER-RESISTANT GYPSUM BOARD CANNOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES MUST SEALED PER MANUFACTURER'S RECOMMENDATIONS.

SECTION R702.3.8.1 (R702.3.7.1 IN 2015, 2018, AND 2021 IRC) LIMITATIONS. WATER-RESISTANT GYPSUM BOARD CANNOT BE USED WHERE IT WILL BE IN DIRECT WATER EXPOSURE OR HIGH-HUMIDITY AREAS.

## TILES
**SUBSTRATE:** ALLOW FOR FIBRE CEMENT SHEET UNDER ALL TILED AREAS, FIXED & FINISHED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & REQUIREMENTS AND IRC R702.4

**LAYOUT** - NOTE - LAYOUTS ARE SHOWN INDICATIVELY ONLY. THE MAIN CONTRACTOR SHALL CO-ORDINATE WITH THE TILING SUBCONTRACTOR, AND ARCHITECT TO MEET ON-SITE AND CONFIRM LAYOUT OF ALL TILES (SET OUT POINT), GROUT SPACINGS, GROUT COLOURS, PRIOR TO COMMENCEMENT OF THE WORK. ALLOW FOR MAPIE EPOXY GROUT.

**SAMPLES** - ALLOW TO PROVIDE THREE SAMPLES OF GROUT AGAINST THE SELECTED TILES FOR OWNER/ ARCHITECT APPROVAL.

**FLOOR** - ALLOW FOR TILES AS NOTED WITH 1/8" TILE SPACINGS, CONFIRM SPECIFICATIONS WITH ARCHITECT PRIOR TO ORDERING. ALL TILES SHALL HAVE A COEFFICENT OF FRICTION (COF) "WET" RATING OF 0.5 OR MORE.

**WALL** - ALLOW FOR TILES AS NOTED WITH 1/8" TILE SPACINGS, CONFIRM SPECIFICATIONS WITH ARCHITECT PRIOR TO ORDERING.

## VENTILATION
BATHROOMS MUST VENTILATION EXHAUST FAN THAT IS RATED AT A MINIMUM OF 50 CFM (CUBIC FEET PER MINUTE), OR A CONTINUOUS FAN THAT PRODUCES 20 CFM OR MORE (IRC R303.3, M1507.4)

## PLUMBING

### SPECIFICATIONS
REFER TO THE PLUMBING SCHEDULE FOR SPECIFICATIONS AND CODES

### PLUMBING FIXTURES
ALL PLUMBING FIXTURES, FAUCETS AND FIXTURE FITTINGS SHALL COMPLY WITH IRC CHAPTERS 25- 33 AND WITH SECTION P2701.1 AND SHALL CONFORM WITH THE STANDARDS INDICATED IN TABLE P2701

PLUMBING FIXTURES, EXCEPT TOILETS, MUST HAVE AN APPROVED STRAINER AT DRAIN (IRC P2702.1).

HOT WATER FAUCET HANDLE MUST BE ON THE LEFT AS YOU FACE THE SPIGOT (IRC P2722.2), EXCEPT FOR SINGLE-HANDLE MIXING VALVES.

CONTROL VALVES AT SHOWERS AND TUB/SHOWER COMBINATIONS MUST BE SINGLE-HANDLE THERMOSTATIC OR PRESSURE-BALANCE MIXING TYPE (IRC 2708.4).

A BATHROOM SINK, SHOWER OR BATHTUB MUST BE PROVIDED WITH HOT AND COLD WATER (IRC R306.4).

BATHROOM PLUMBING FIXTURES MUST BE CONNECTED TO A SANITARY SEWER OR APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM (IRC 306.3).

CONTROL VALVES AT SHOWERS AND TUB/SHOWER COMBINATIONS MUST BE SINGLE-HANDLE THERMOSTATIC OR PRESSURE-BALANCE MIXING TYPE (IRC 2708.4).
ALL EQUIPMENT, INCLUDING ACCESS PANELS, MUST BE INSTALLED AS PER THE MANUFACTURERS' SPECIFICATIONS (IRC M 1307.1)

ALL MANUFACTURERS' INSTRUCTIONS MUST BE AVAILABLE FOR INSTALLERS AND INSPECTORS AND LEFT WITH THE HOMEOWNERS (IRC P 2720.1)

WASTE FITTINGS SHALL COMPLY WITH ASME A112.18.2/CSA B125.2.

### PRE-PLUMBING AND WIRING MEETING
THE MAIN CONTRACTOR SHALL CO-ORDINATE WITH THE OWNER & ARCHITECT TO MEET ON-SITE AND CONFIRM LOCATIONS AND SPECIFICATIONS OF ALL FIXTURES PRIOR TO PRE-PLUMBING.

### CO-ORDINATE WITH THE CABINET MAKER
TO ALLOW FOR ALL PLUMBING REQUIREMENTS

### PLUMBING CODES
REFER TO PLUMBING SCHEDULE FOR ALL CODES/SPECIFICATIONS

**TYPE** REFERS TO BLUM LEGRABOX SPECIFICATIONS
BS= BASIN
BTH= BATH
FW=FLOOR WASTE
HTR=HEATER TOWEL RAIL
MX = MIXER
SHR = SHOWER
SK = SINK
ZIP = BOILER/COOLER TAP

**CODE** - REFER TO SCHEDULES FOR SPECIFICATION DESCRIPTION

## ELECTRICAL

### PRE-WIRING MEETING
THE MAIN CONTRACTOR SHALL CO-ORDINATE WITH THE OWNER & ARCHITECT TO MEET ON-SITE AND CONFIRM LOCATIONS AND SPECIFICATIONS OF ALL FIXTURES PRIOR TO PRE-PLUMBING.

### CO-ORDINATE WITH THE CABINET MAKER
TO ALLOW FOR ALL ELECTRICAL/LIGHTING/ MIRRIOR DEMISTER REQUIREMENTS

### UNDER TILE HEATING
ALLOW FOR UNDER TILE HEATING MATS TO TILED ALL BATHROOMS. CONFIRM THE LOCATION AND CONTROL WITH OWNER. LOCATE CONTROL PANEL WITHIN VANITY DRAWER WHERE POSSIBLE.

### HEATED TOWEL RAIL CONNECTION
ENSURE HEATED TOWEL RAIL ISOLATION SWITCHES ARE ADDED ONTO A NEARBY POWERPOINT RATHER THAN IT'S OWN VISIBLE PLATE.

### GFCI
ALL RECEPTACLES MUST BE PROTECTED BY GROUND-FAULT-CIRCUIT-INTERRUPTERS (GFCI) (IRC 3802.1)

ALLOW FOR AT LEAST ONE GFCI PROTECTED RECEPTACLE INSTALLED WITHIN 36" OF THE OUTSIDE EDGE OF THE LAVATORY (IRC E 3801.6)

• MINIMUM ONE RECEPTACLE WITHIN THREE FEET OF EACH SINK ON AN ADJACENT WALL, OR INSIDE OR ON THE FACE OF THE SINK CABINET NOT MORE THAN 12 INCHES BELOW COUNTERTOP [NEC 210.52(D)].

### LIGHTING
AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHT MUST BE PROVIDED. A SWITCH MUST BE PLACED AT THE ENTRANCE (IRC E 3901.6, IRC E 3803.2)

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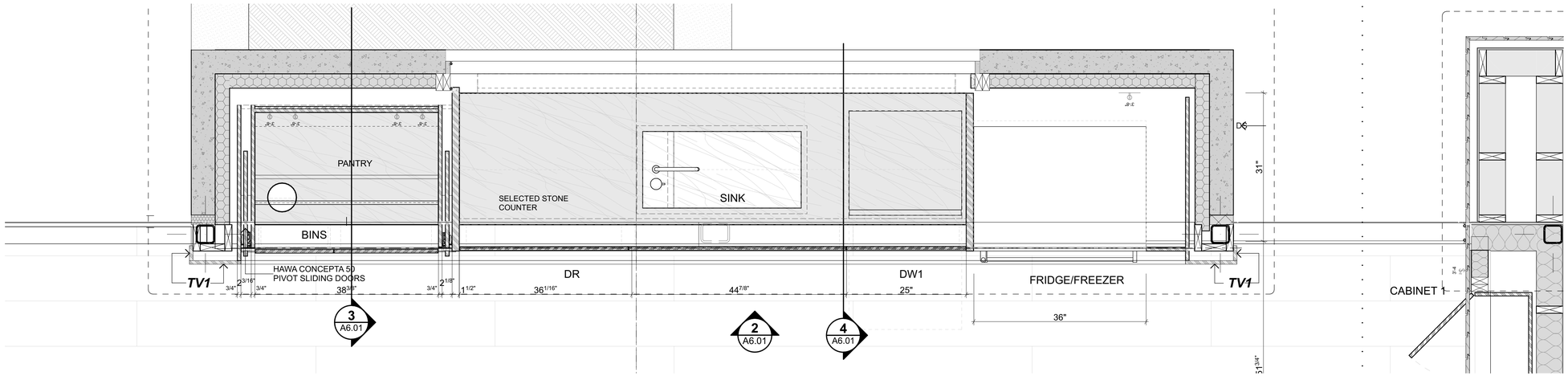
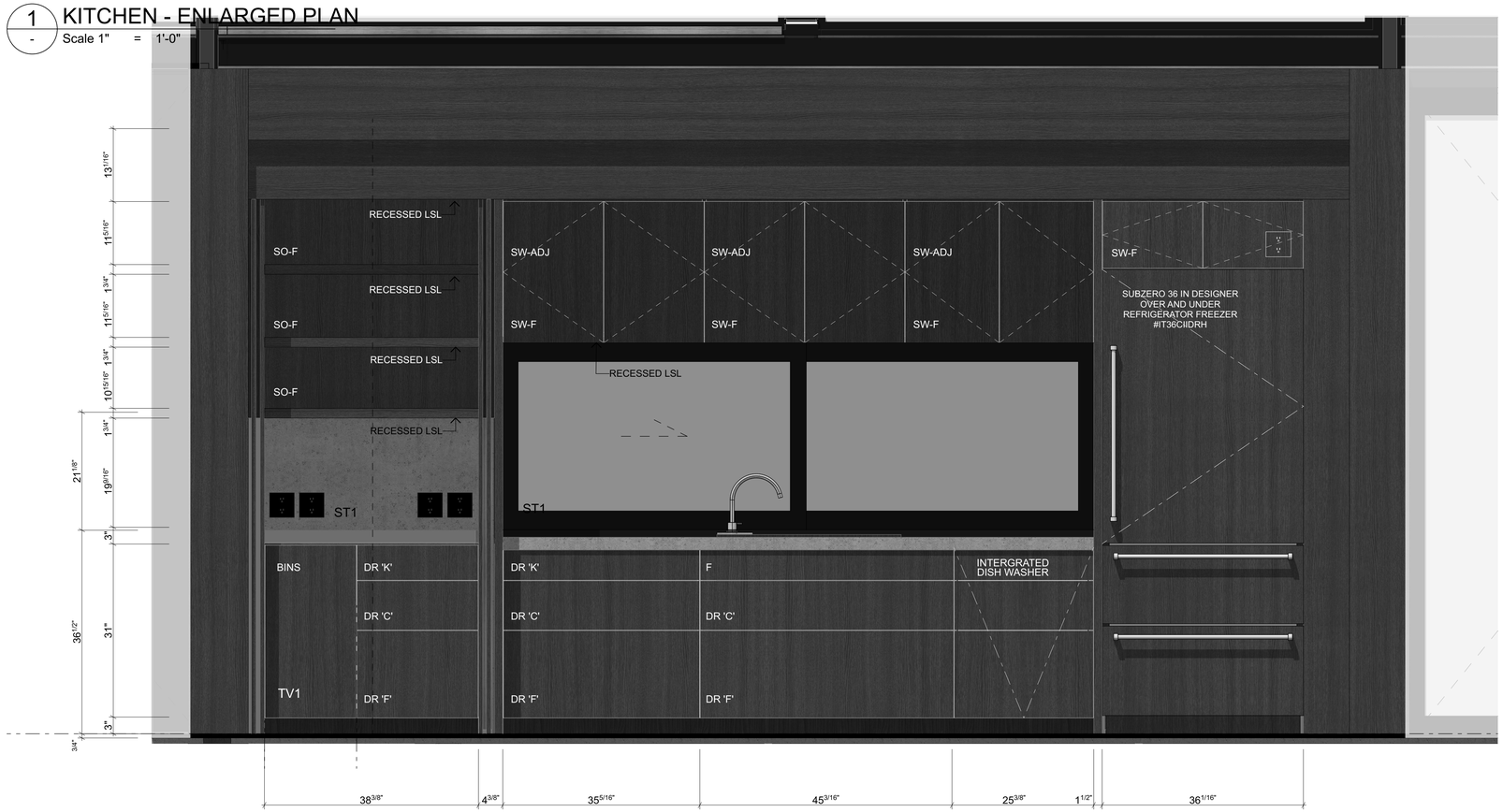
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING NOTES | | SHEET A6.00 |
| DRAWN BY PFA | SCALE | |
| PRINT DATE 10/10/23 | 3/4" = 1'-0" @ A1 | |

REV 01




## 1 - KITCHEN - ENLARGED PLAN

Scale 1" = 1'-0"




## 2 - KITCHEN ELEVATION

Scale 1" = 1'-0"

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# ADDITIONS & ALTERATIONS TO
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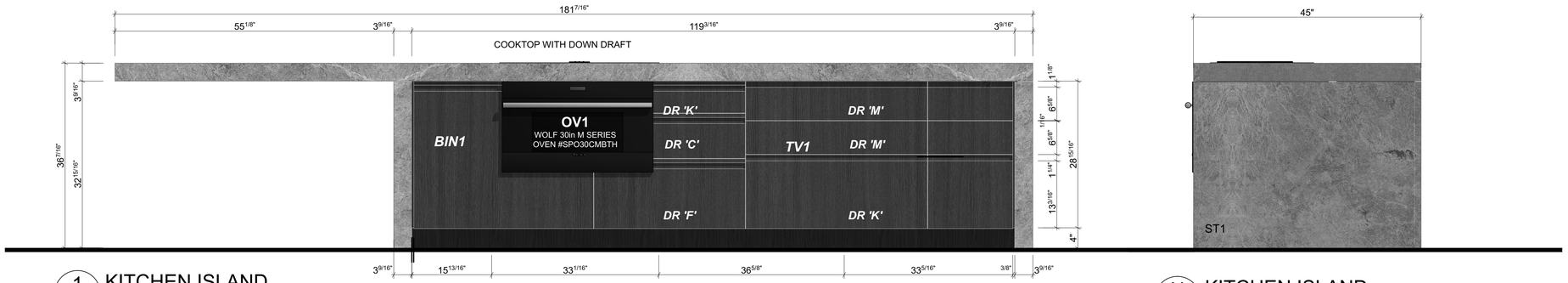
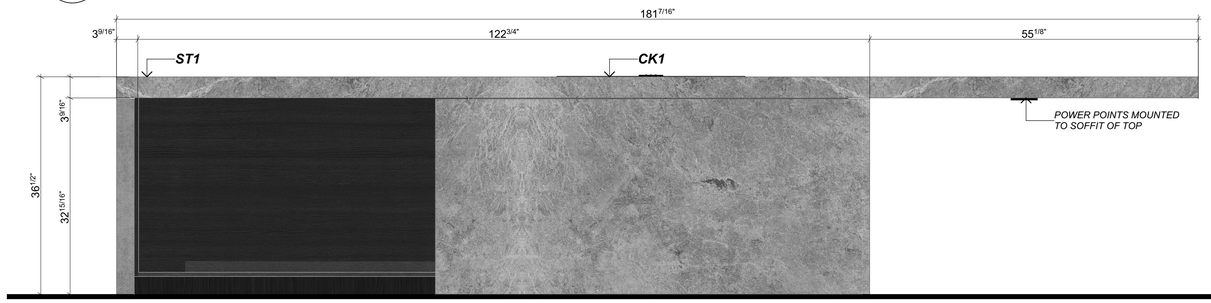
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING: KITCHEN - INTERIOR ELEVATIONS | | SHEET: A6.01 |
| DRAWN BY: PFA | SCALE: 1" = 1'-0", 3" = 1'-0", 3/4" = 1'-0" @ A1 | |
| PRINT DATE: 10/10/23 | | REV: 01 |

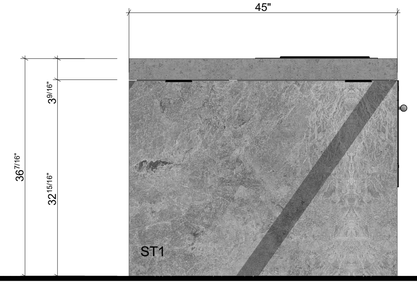


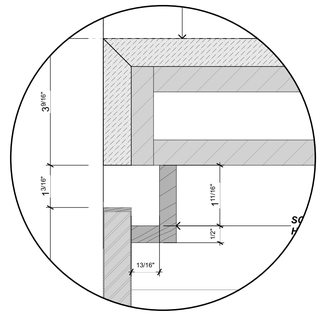

## 1 KITCHEN ISLAND
A6.01 Scale 1" = 1'-0"



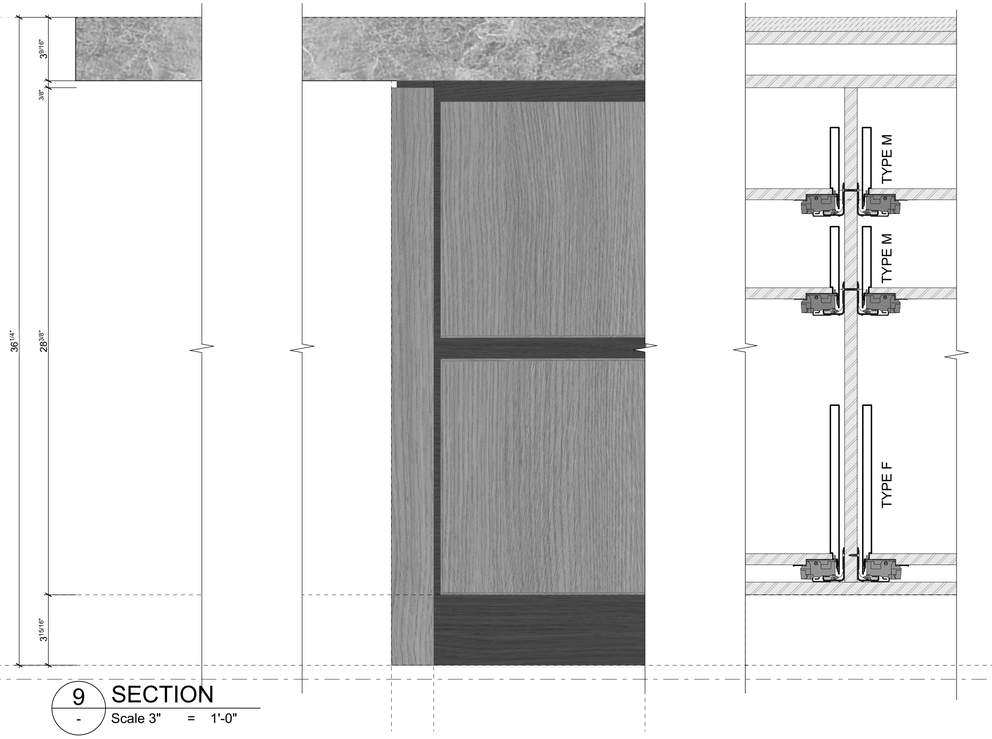

## N KITCHEN ISLAND
- Scale 1" = 1'-0"



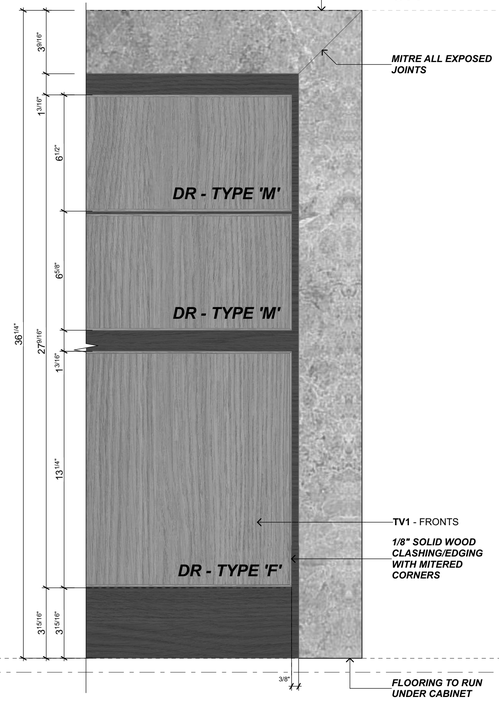



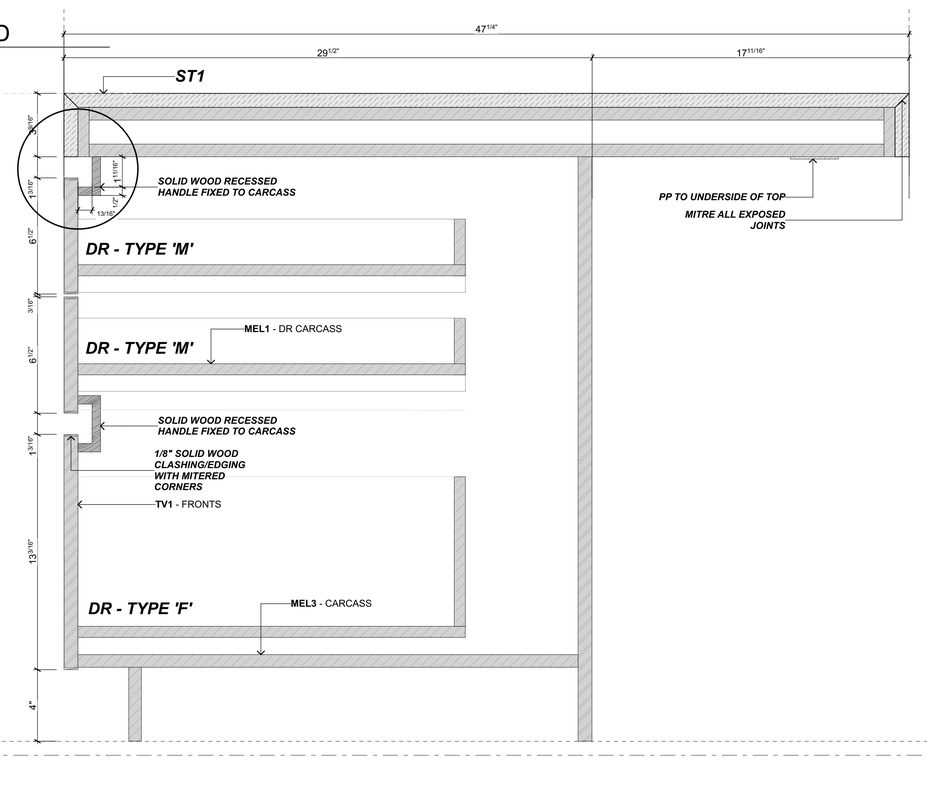

## 7 KITCHEN ISLAND
- Scale 1" = 1'-0"




## 9 SECTION
- Scale 3" = 1'-0"

## 8 KITCHEN ISLAND
- Scale 1" = 1'-0"

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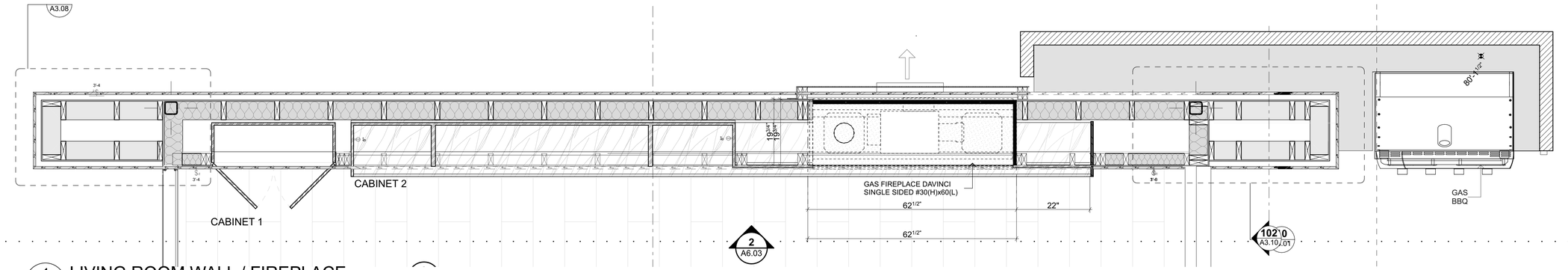
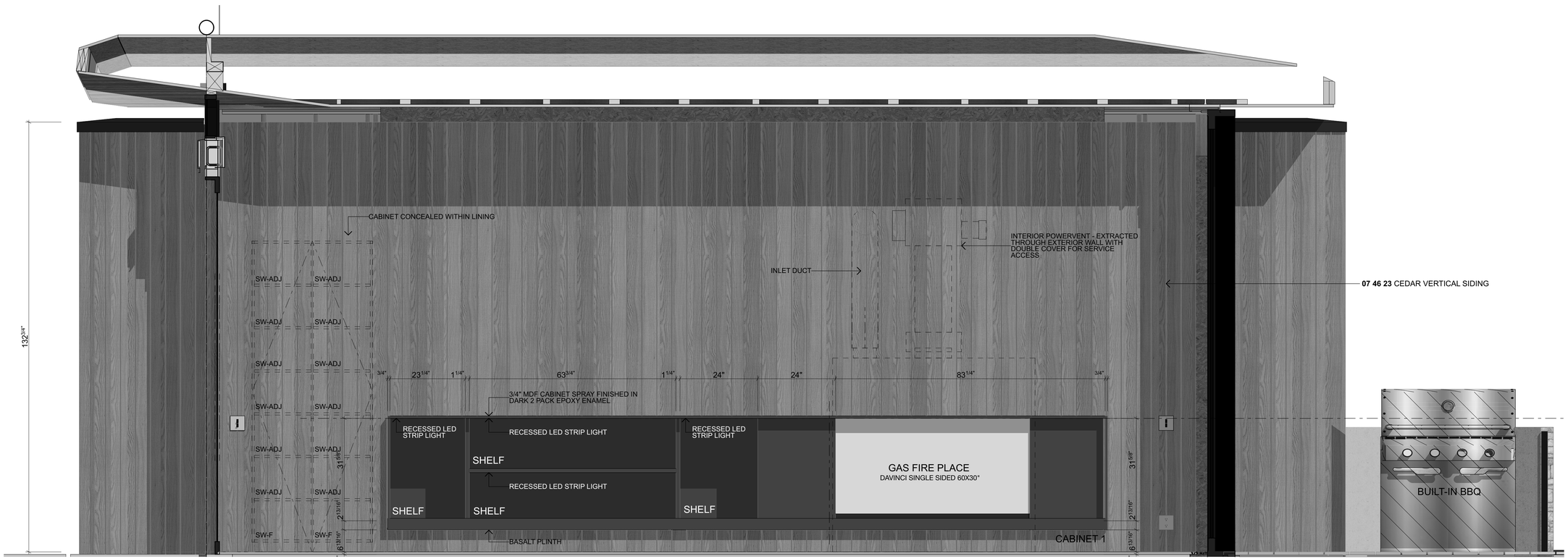
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | KITCHEN - INTERIOR ELEVATIONS | SHEET A6.02 |
| DRAWN BY PFA | SCALE 1" = 1'-0", 3" = 1'-0", 6" = 1'-0" @ A1 | |
| PRINT DATE 10/10/23 | | REV 01 |




1 LIVING ROOM WALL / FIREPLACE
Scale 3/4" = 1'-0"




2 LIVING ROOM WALL / FIREPLACE
Scale 3/4" = 1'-0"

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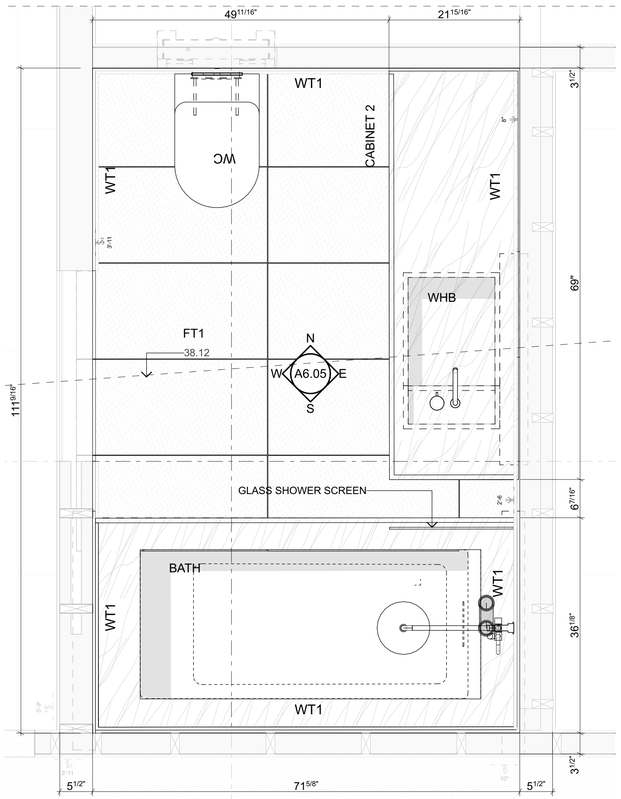
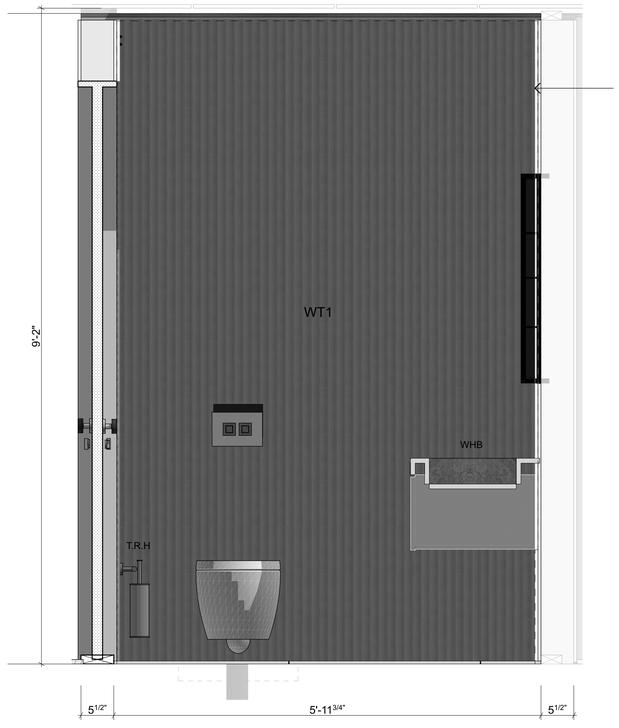
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | LIVING ROOM | SHEET A6.03 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 3/4" = 1'-0" @ A1 |

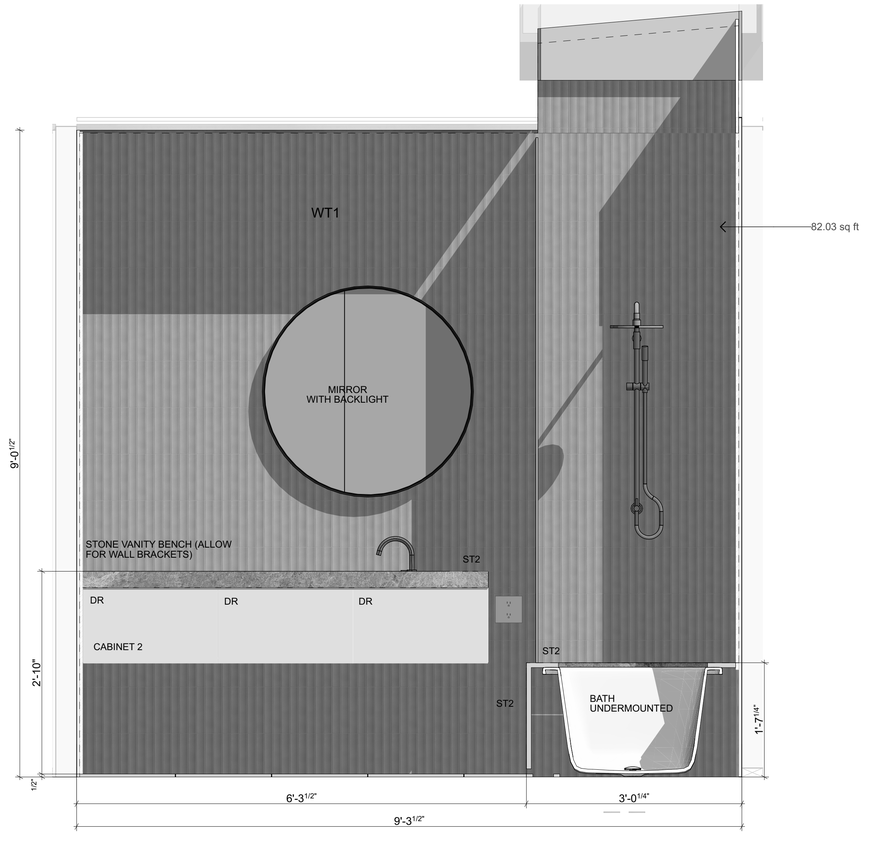
REV 01




1 BATHROOM PLAN - ENLARGED
Scale 1" = 1'-0"




N BATHROOM - NORTH ELEVATION
Scale 1" = 1'-0"




E BATHROOM - EAST ELEVATION
Scale 1" = 1'-0"

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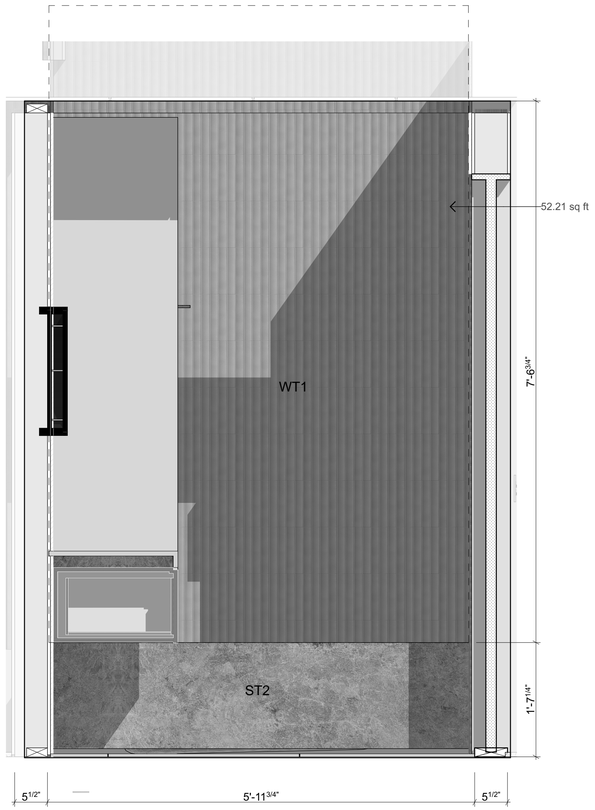
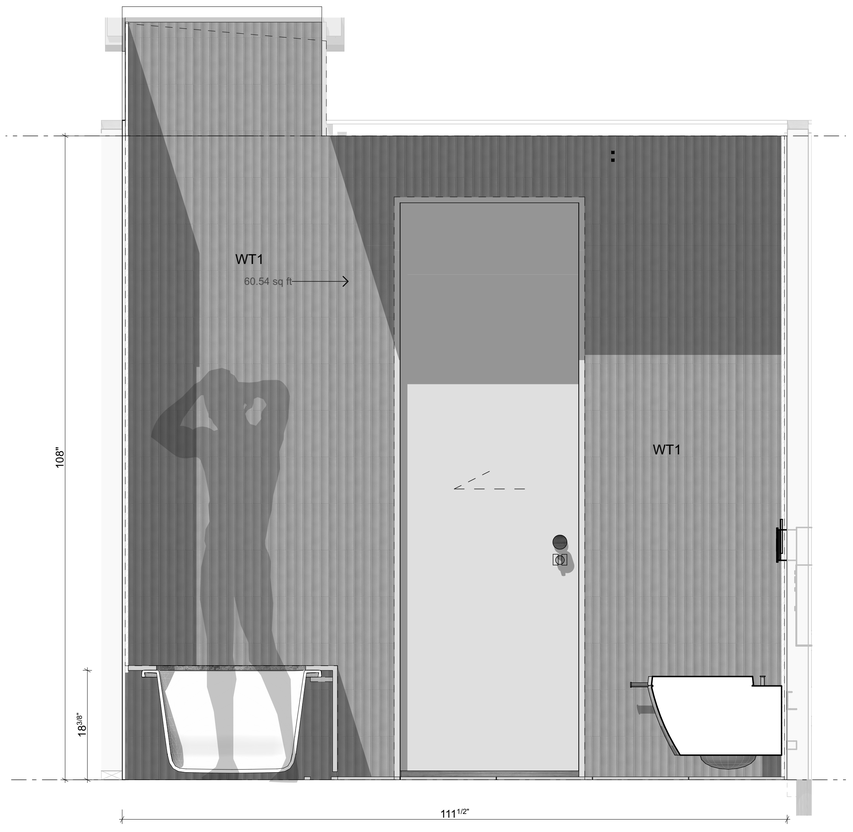
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | BATHROOM - INTERIOR ELEVATIONS | SHEET A6.05 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 1" = 5', 1" = 1'-0", 1/4" = 1'-0" @ A1 |
| | | REV 01 |




S — BATHROOM - SOUTH ELEVATION
Scale 1" = 1'-0"




W — BATHROOM - WEST ELEVATION
Scale 1" = 1'-0"

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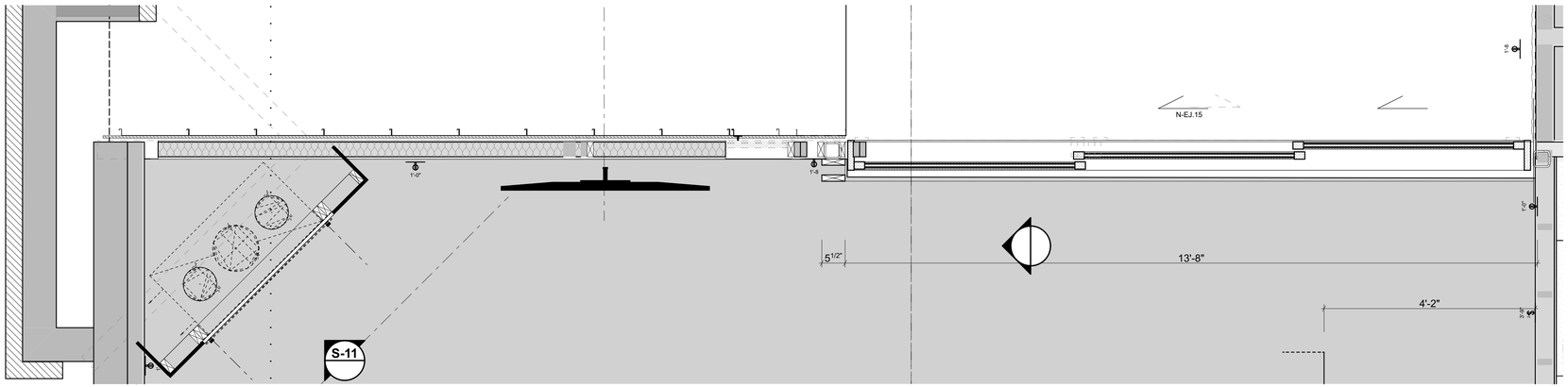
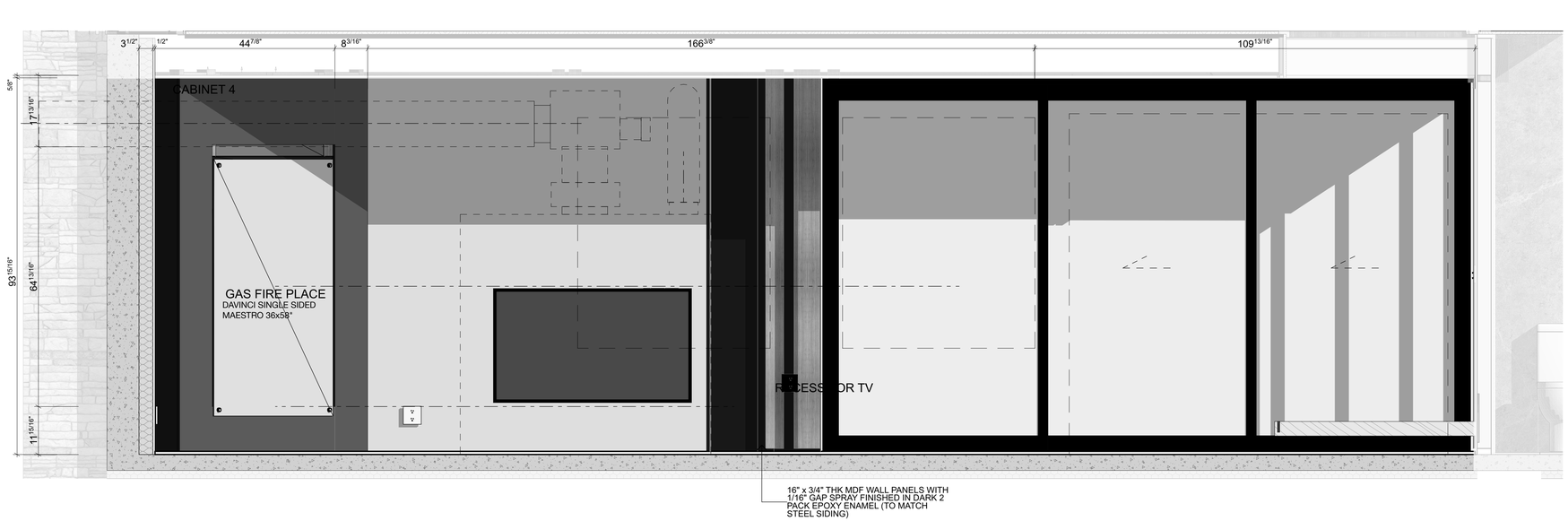
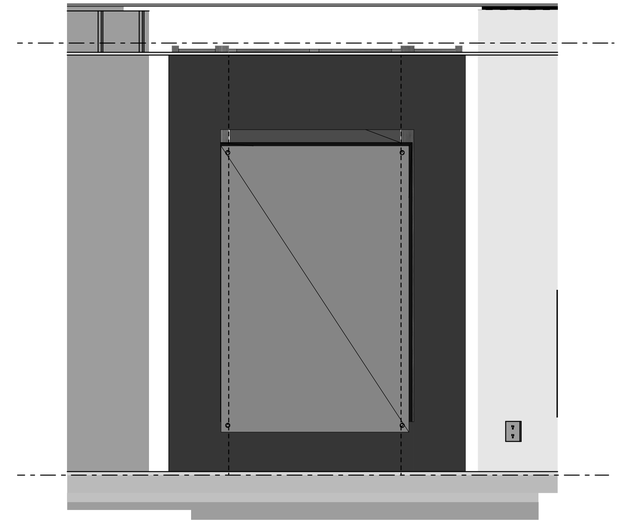
| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | BATHROOM - INTERIOR ELEVATIONS | SHEET A6.06 |
| DRAWN BY PFA | SCALE 1" = 1'-0" @ A1 | |
| PRINT DATE 10/10/23 | | |
| | | REV 01 |




1 - RECREATION ROOM - PLAN
Scale 3/4" = 1'-0"




2 - RECREATION ROOM - ELEVATION
Scale 3/4" = 1'-0"



83 - RECREATION ROOM - ELEVATION
Scale 3/4" = 1'-0"

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| NO. | NAME | ISSUE DATE |
|---|---|---|
| DRAWING | RECREATION ROOM | SHEET A6.08 |
| DRAWN BY | PFA | SCALE |
| PRINT DATE | 10/10/23 | 3/4" = 1'-0" @ A1 |

REV 01

# GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

## CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

2. DESIGN LOADING CRITERIA

| | |
|---|---|
| ROOF SNOW LOAD | 25 PSF |
| ROOF DEAD LOAD ALLOWANCE FOR PV PANELS (IN DESIGNATED AREAS) | 5 PSF |
| FLOOR LIVE LOAD (RESIDENTIAL) | 40 PSF |
| FLOOR LIVE LOAD (NEW RESIDENTIAL EXTERIOR DECKS AND BALCONIES) | 60 PSF |
| GUARDRAILS/BALCONY RAILS (ONE OR TWO UNIT DWELLING) | 200 LBS |

WIND : ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART 1 - BUILDINGS OF ALL HEIGHTS"
RISK CATEGORY II
98 MPH
EXPOSURE "C"
TOPOGRAPHIC FACTOR Kzt = 1.0

| | |
|---|---|
| CLADDING / WINDOW DESIGN PRESSURE (MAX.) | 35 PSF |
| ROOFING DESIGN PRESSURE NOT AT A CORNER (MAX.) | 44 PSF |
| ROOFING DESIGN PRESSURE AT CORNER (MAX.) | 67 PSF |

THE DESIGN WIND PRESSURES LISTED ABOVE ARE INWARD OR OUTWARD AND ARE BASED ON AN EFFECTIVE WIND AREA OF 10 SQUARE FEET NEAR A BUILDING CORNER, U.O.N. CORNER AND OTHER ZONES ARE DEFINED BY FIGURE 30.3-1, 30.3-2A TO 2I AND 30.3-5A TO 5B IN ASCE 7-16. REDUCED DESIGN PRESSURES MAY BE CALCULATED USING ASCE 7. NOTE THAT THE DESIGN WIND PRESSURES NOTED ABOVE ARE ULTIMATE VALUES PER THE 2018 IBC AND SHALL BE MULTIPLIED BY 0.6 FOR ALLOWABLE STRESS DESIGN.

EARTHQUAKE : ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"
SEISMIC DESIGN CATEGORY (SDC) = D
RISK CATEGORY = II
SEISMIC SITE CLASS = D
IMPORTANCE FACTOR Ie = 1.0
MAPPED MCE Ss = 1.38; $S_1$ = 0.48
DESIGN ACCELERATION Sds = 1.11; $S_{d1}$ = 0.58
SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5
SEISMIC RESPONSE COEFFICIENT: Cs = 0.17

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

8. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

10. ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

11. SHOP DRAWINGS FOR REINFORCING STEEL, STRUCTURAL STEEL, CONNECTOR PLATE WOOD ROOF TRUSSES, AND PLYWOOD WEB JOISTS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

12. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR REVIEW.

13. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

14. DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP.

THE FOLLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:
EXTERIOR CLADDING, WINDOW SYSTEMS, RAILINGS, TRUSSES

15. EXTERIOR CLADDING PANELS, GLAZING SYSTEMS, AND CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE LOADS AND CONDITIONS SHOWN ON THE PLANS. MANUFACTURER SHALL SUBMIT DETAIL DRAWINGS AND CALCULATIONS BEARING THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER. MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR DESIGN, CODE CONFORMANCE, AND CONNECTION OF EXTERIOR CLADDING PANELS TO BASIC STRUCTURE. ENGINEER OF RECORD TAKES NO RESPONSIBILITY FOR PRODUCT DESIGN, MANUFACTURE, DELIVERY AND HANDLING, OR CONNECTION TO BASIC STRUCTURE. SHOP DRAWINGS SHALL BEAR THE REVIEW STAMP OF THE DESIGNING ENGINEER'S FIRM PRIOR TO REVIEW BY THE ENGINEER OF RECORD. ALL NECESSARY BRACING, TIES, ANCHORAGE, DISTRIBUTION MEMBERS, AND SIMILAR ELEMENTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH SUBMITTED DRAWINGS AND CALCULATIONS.

16. MECHANICAL UNIT CONNECTIONS TO THE BUILDING SHALL BE DESIGNED BY THE MANUFACTURER FOR THE DESIGN CRITERIA AND CONDITIONS SHOWN ON THE STRUCTURAL DRAWINGS.° MANUFACTURER SHALL SUBMIT DETAIL DRAWINGS AND CALCULATIONS, BOTH OF WHICH BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER.° MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR DESIGN, CODE CONFORMANCE, AND CONNECTION OF THE UNIT TO THE BASIC STRUCTURE.° ALL NECESSARY BRACING, TIES, ANCHORAGE, DISTRIBUTION MEMBERS, AND SIMILAR ELEMENTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH SUBMITTED DRAWINGS AND CALCULATIONS.

17. SPECIAL INSPECTION: CONCRETE CONSTRUCTION, STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING), EXPANSION BOLTS AND THREADED EXPANSION INSERTS, AND EPOXY GROUTED INSTALLATIONS, SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

## GEOTECHNICAL

18. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED IN THE FIELD. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ASSUMED VALUES:

| | |
|---|---|
| ALLOWABLE SOIL PRESSURE | 1,500 PSF |
| LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) | 55 PCF/35 PCF |
| SEISMIC SURCHARGE PRESSURE (RESTRAINED/UNRESTRAINED) | 8H PSF/5H PSF |
| PASSIVE SOIL PRESSURE | 350 PCF |
| SOIL COEFFICIENT OF FRICTION | 0.35 |
| SOIL DENSITY | 120 PCF |

## RENOVATION

19. DEMOLITION: VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
B. VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, REBAR DOWELS EPOXIED INTO THE EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

20. CHECK FOR DRYROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

## CONCRETE

21. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL ATTAIN A 28-DAY STRENGTH f'c OF 4,500 PSI IN ACCORDANCE WITH IBC SECTION 1904.1. AND ACI 318 TABLE 19.3.2.1 THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

22. REINFORCING STEEL (FOR RESIDENTIAL) SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, fy = 40,000 PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

23. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

| | |
|---|---|
| FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH | 3" |
| FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER | 2" |
| COLUMN TIES OR SPIRALS AND BEAM STIRRUPS | 1-1/2" |
| SLABS AND WALLS (INTERIOR FACE) | 1" |

CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

| WALL THICKNESS | VERTICAL BARS | HORIZONTAL BARS |
|---|---|---|
| 6" WALLS | #4 @ 18" (1 CURTAIN) | #4 @ 12" (1 CURTAIN) |
| 8" WALLS | #4 @ 16" (1 CURTAIN) | #4 @ 10" (1 CURTAIN) |

24. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

25. NON-SHRINK GROUT SHALL BE NON-METALLIC CONFORMING TO ASTM C1107 AND BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (5000 PSI MINIMUM).

## ANCHORAGE

26. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

27. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

28. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-XP" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2508, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

## STEEL

29. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:

A. AISC - STEEL CONSTRUCTION MANUAL, 15TH EDITION
B. AISC 303-16 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
C. 2014 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS.

30. STRUCTURAL STEEL, WIDE FLANGE (W AND WT) SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI; ALL OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PLATE SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, Fy = 50 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36, Fy = 36 KSI.

31. ALL A325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. ALL NUTS SHALL CONFORM TO ASTM A563. ALL WASHERS SHALL CONFORM TO ASTM F436 OR ASTM F954 TYPE 325. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.


QUANTUM
CONSULTING ENGINEERS
1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com


SEAL:

SANDRO K. KODAMA — STATE OF WASHINGTON — 36613 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

PROJECT:

**MOBLEY RESIDENCE**

**7244 N MERCER WAY**
**MERCER ISLAND,**
**WASHINGTON 98040**

APPROVAL:

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | PERMIT SUBMITTAL | 5/01/23 | |

ISSUES: ○ REVISIONS: △

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| P.M. | SKK |
| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

SHEET TITLE:

**GENERAL STRUCTURAL NOTES**

SHEET NO.

**S1.0**

File: 050-s100.dwg Plotted: Mon, 05/01/2023 1:06 pm

# GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

32. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. ALL WELDING OF STAINLESS STEEL SHALL USE E309 ELECTRODES WITH A GMAW PROCESS. ALL WELDING SHALL BE PERFORMED BY WELDERS WITH AWS / W.A.B.O. CERTIFICATION WITH THE MATERIAL AND METHOD REQUIRED.

    SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. WELDS SHOWN ON DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON PLATE THICKNESS. MINIMUM WELDING SHALL BE 3/16-INCH. THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS. FIELD WELD ARROWS ARE SHOWN WHERE A FIELD WELD IS REQUIRED BY THE STRUCTURAL DESIGN; THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL DELIVERY AND ERECTION.

## WOOD

33. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

| | |
|---|---|
| JOISTS (2X, 3X, AND 4X MEMBERS) | DOUGLAS FIR NO. 2 |
| BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) | DOUGLAS FIR NO. 1 |
| POSTS AND TIMBERS | DOUGLAS FIR NO. 1 |
| STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS) | DOUGLAS FIR NO. 2 |

34. LAMINATED VENEER LUMBER (LVL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED VENEER LUMBER SHALL BE MANUFACTURED USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    Fb = 2600 PSI, E = 2.0 x $10^6$ PSI, Fv = 285 PSI

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

35. LAMINATED STRAND LUMBER (LSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED STRAND LUMBER SHALL BE MANUFACTURED USING A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    RIM JOISTS AND BLOCKING (1-1/4" MINIMUM THICKNESS AT NON-SHEAR WALLS; SEE SCHEDULE FOR MINIMUM THICKNESS AT SHEAR WALLS):

    Fb = 1700 PSI, E = 1.3 x $10^6$ PSI, Fv = 400 PSI

    BEAMS AND HEADERS:
    Fb = 2325 PSI, E = 1.55 x $10^6$ PSI, Fv = 310 PSI

    STUDS:
    2x4 & 2x6 Fb = 1700 PSI, E = 1.3 x $10^6$ PSI, Fv = 400 PSI
    > 2x6 Fb = 2425 PSI, E = 1.6 x $10^6$ PSI, Fv = 400 PSI

    COLUMNS:
    Fb = 1700 PSI, E = 1.3 x $10^6$ PSI, Fv = 400 PSI

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

36. PARALLEL STRAND LUMBER (PSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL PARALLEL STRAND LUMBER SHALL BE MANUFACTURED USING DOUGLAS FIR STRANDS GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    Fb = 2900 PSI, E = 2.2x $10^6$ PSI, Fv = 290 PSI
    Fb = 2400 PSI, E = 1.8x $10^6$ PSI, F'c = 2500 PSI (COMMERCIAL COLUMNS)

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

37. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. CITY INSPECTION IS REQUIRED PRIOR TO COVERING GLUED LAMINATED MEMBERS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. CONTRACTOR SHALL VERIFY AVAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES.

38. WOOD I-JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE I-JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH WOOD JOIST PROVIDED. GLUE FLOOR JOISTS TO SHEATHING AS REQUIRED BY THE JOIST MANUFACTURER.

39. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH IBC SECTION 2303.4 AND ANSI/TPI 1-2014 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. TRUSSES SHALL BE HANDLED, INSTALLED, AND BRACED PER "HIB 91" PER THE TRUSS PLATE INSTITUTE. LOADING SHALL BE AS FOLLOWS:

| | |
|---|---|
| TOP CHORD SNOW LOAD | 25 PSF |
| TOP CHORD DL ALLOWANCE FOR PV PANELS | 5 PSF |
| TOP CHORD DEAD LOAD | 5 PSF |
| BOTTOM CHORD LIVE LOAD | 10 PSF (NOT INCLUDED IN TOTAL) |
| BOTTOM CHORD DEAD LOAD | 5 PSF |
| TOTAL LOAD | 40 PSF |
| | |
| NET WIND UPLIFT (TOP CHORD) | 10 PSF |

    SNOW LOAD DUE TO DRIFTING AND UNBALANCED LOADS SHALL BE INCLUDED PER THE IBC. TOP CHORDS SHALL BE DF LUMBER. UTILIZE A MINIMUM CREEP FACTOR OF 2.0 FOR DEAD AND SUSTAINED LIVE LOADS IN DETERMINING THE TRUSS DEFLECTIONS. MAXIMUM TOTAL DEFLECTION SHALL BE LESS THAN OR EQUAL TO L/240 OF THE TOTAL SPAN AND MAXIMUM LIVE LOAD DEFLECTION SHALL BE LESS THAN OR EQUAL TO L/360 OF THE TOTAL SPAN. PROVIDE ADEQUATE PLIES AND/OR METAL BRACKETS TO ADEQUATELY DISTRIBUTE THE BEARING PRESSURE AT THE ENDS OF THE GIRDER TRUSSES TO THE TOP PLATES OF THE BEARING WALLS SUCH THAT THE BEARING PRESSURE DOES NOT EXCEED 405 PSI. PROVIDE ADDITIONAL TRUSSES (AS REQUIRED) TO CARRY ALL CONCENTRATED LOADS AND MECHANICAL UNITS.

    WOOD TRUSSES SHALL UTILIZE I.C.C. OR IAPMO UES APPROVED CONNECTOR PLATES. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

40. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

    UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

41. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION U1 AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AMPA OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

42. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD, UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

43. CONTINUOUS ROD HOLDOWN SYSTEM SHALL BE DESIGNED FOR THE LOADS AND CONDITIONS SHOWN ON THE STRUCTURAL PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS.° THE SYSTEM SHALL BE FULLY SELF-TIGHTENING AND BE DESIGNED TO ACCOMMODATE 3/8" OF SHRINKAGE PER FLOOR, ACCOMMODATING A MINIMUM OF 1" OF TRAVEL FOR WOOD LEVELS ONE THROUGH THREE AND A MINIMUM OF 2" OF TRAVEL FOR LEVELS FOUR AND ABOVE.° SYSTEM ELONGATION SHALL BE LESS THAN 0.20" PER STORY UNDER DESIGN LOAD. RODS SHALL BE ASTM A36 (58 KSI ULTIMATE) AND SHALL ELONGATE NO MORE THAN 0.125" PER STORY UNDER DESIGN LOAD.° THE SYSTEM SHALL ACCOMMODATE A MINIMUM OUT-OF-PLUMB ROD OF 3" IN 10'-0". DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER, AND SHALL INDICATE THE LOAD CAPACITIES AND SELF-TIGHTENING DEVICES OF EACH HOLDOWN RUN.°

    DESIGN SHOWN ON PLANS IS BASED ON A SYSTEM MANUFACTURED BY THE EARTHBOUND CORPORATION USING THE "SLACKJACK" SHRINKAGE COMPENSATING DEVICE (IAPMO UES REPORT NO. ER-424).° ALTERNATE HOLDOWN MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

44. WOOD FASTENERS:

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

| DRAWING ID | NAIL NAME | NAIL DIAMETER | NAIL LENGTH |
|---|---|---|---|
| "6d" | 6d Common | 0.113" | 2" |
| "8d Box" | 8d Box | 0.113" | 2-1/2" |
| "8d" | 8d Common | 0.131" | 2-1/2" |
| "10d-F" | 10d Framer | 0.131" | 3" |
| "10d" | 10d Shear | 0.148" | 2-1/4" |
| "16d" | 16d Sinker | 0.148" | 3-1/4" |

    IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

    B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

    D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.

45. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

    B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

    ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4 " W #6 SCREWS FOR 1/2" GNB AND 5/8" GNB WHERE OCCURS. USE 1-1/4" W #6 GALVANIZED SCREWS FOR 1/2" GNB AND 5/8" EXTERIOR GYPSUM SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

    D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.


QUANTUM
CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com


SEAL:

SANDRO K. KODAMA — STATE OF WASHINGTON — 36613 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

PROJECT:

**MOBLEY RESIDENCE**

**7244 N MERCER WAY**
**MERCER ISLAND,**
**WASHINGTON 98040**

APPROVAL:

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | PERMIT SUBMITTAL | 5/01/23 | |

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| P.M. | SKK |
| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

SHEET TITLE:

**GENERAL STRUCTURAL NOTES**

SHEET NO.

**S1.1**

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# GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

## ABBREVIATIONS

| | |
|---|---|
| @ | At |
| d | Penny (Nails) |
| ϕ | Diameter |
| ° | Degrees |
| ...# | Pounds |
| #... | Number |
| | |
| (A) | Above |
| A.B. | Anchor Bolt |
| ADD'L | Additional |
| ALT. | Alternate |
| APPROX. | Approximate |
| ARCH. | Architect |
| A.S.D. | Allonable Stress Design |
| | |
| (B) | Below |
| B/ | Bottom of |
| BF | Braced Frame |
| BLKG. | Blocking |
| BLDG. | Building |
| BM. | Beam |
| BOT. | Bottom |
| BRG. | Bearing |
| BTWN. | Between |
| | |
| CL or ℄ | Centerline |
| C | Camber |
| CIP | Cast In Place |
| C.J. | Construction Joint or Control Joint |
| CJP | Complete Joint Penetration |
| CLG. | Ceiling |
| CLR. | Clear |
| CMU | Concrete Masonry Unit |
| COL. | Column |
| CONC. | Concrete |
| CONN. | Connections |
| CONST. | Construction |
| CONT. | Continuous |
| CSK. | Countersink |
| | |
| DBA | Deformed Bar Anchor |
| DBL. | Double |
| DEG. | Degree |
| DF | Doug Fir-Larch |
| DIA. | Diameter |
| DIAG. | Diagonal |
| DIAPH. | Diaphragm |
| DIM. | Dimension |
| DN. | Down |
| DO | Ditto |
| DTL. | Detail |
| DTP | Double Top Plate |
| DWG. | Draning |
| | |
| (E) | Existing |
| E. | East |
| EA. | Each |
| E.F. | Each Face |
| EL. | Elevation |
| ELEV. | Elevator |
| EMBED. | Embedment Length |
| ENGR. | Engineer |
| EQ. | Equal |
| E.W. | Each Way |
| EXP. | Expansion |
| EXT. | Exterior |
| | |
| FDN. | Foundation |
| FIN. | Finish |
| FLR. | Floor |
| FRP | Fiber Reinforced Polymer |
| F.S. | Far Side |
| FT. | Foot or Feet |
| FTG. | Footing |
| | |
| GA. | Gauge |
| GALV. | Galvanized |
| GL | Glue Laminated |
| GWB | Gypsum Wall Board |
| | |
| HDG | Hot Dipped Galvanized |
| HDR. | Header |
| HF | Hem Fir |
| HGR. | Hanger |
| HORIZ. | Horizontal |
| HSS | Hollow Structural Section |
| HT. | Height |
| | |
| I.D. | Inside Diameter |
| I.F. | Inside Face |
| IN. | Inch |
| INFO. | Information |
| INT. | Interior |
| | |
| JT. | Joint |
| | |
| K | Kips |
| KSF | Kips per Square Foot |
| KSI | Kips per Square Inch |

| | |
|---|---|
| L | Angle |
| LB. | Pound |
| LL | Live Load |
| LLH | Long Leg Horizontal |
| LLV | Long Leg Vertical |
| LONGIT. | Longitudinal |
| LT. WT. | Lightweight |
| | |
| MAX. | Maximum |
| MECH. | Mechanical |
| MEZZ. | Mezzanine |
| MF | Moment Frame |
| MFR. | Manufacturer |
| MIN. | Minimum |
| MISC. | Miscellaneous |
| MK. | Mark |
| | |
| (N) | New |
| N. | North |
| N.S. | Near Side |
| NOM. | Nominal |
| NTS | Not to Scale |
| | |
| O.C. | On Center |
| O.D. | Outside Diameter |
| O.F. | Outside Face |
| O.H. | Overhang |
| OPNG. | Opening |
| OPP. | Opposite |
| | |
| PAF | Ponder Actuated Fastener |
| PC | Precast |
| PERM. | Permanent |
| PERP. | Perpendicular |
| PJP | Partial Joint Penetration |
| PL or ℗ | Plate |
| PLF | Pounds per linear Foot |
| PLYWD | Plywood |
| PREFAB. | Prefabricated |
| PSF | Pounds per Square Foot |
| PSI | Pounds per Square Inch |
| P.T. or PT | Post-Tensioning |
| P/T | Pressure-Treated |
| | |
| RAD. | Radius |
| REF. | Reference |
| REINF. | Reinforce or Reinforcement |
| REQD. | Required |
| REV. | Revise |
| R.O. | Rough Opening |
| | |
| S. | South |
| SCH. or SCHED. | Schedule |
| SECT. | Section |
| SHT. | Sheet |
| SIM. | Similar |
| SOG | Slab On Grade |
| SPEC. | Specification |
| SQ. | Square |
| SQ. FT. | Square Feet |
| SQ. IN. | Square Inch(es) |
| SPF | Spruce-Pine-Fir |
| S.S. | Stainless Steel |
| STD. | Standard |
| STIFF. | Stiffener |
| STL. | Steel |
| STR. | Structural |
| SUB. | Substitute |
| SYM. | Symmetrical |
| | |
| T/ | Top of |
| T&B | Top and Bottom |
| T&G | Tongue & Groove |
| TEMP. | Temporary |
| THRU | Through |
| T.O.C. | Top of Concrete |
| T.O.S. | Top of Steel |
| T.O.W. | Top of Wall |
| TRANS. | Transverse |
| TS | Tube Steel |
| TYP. | Typical |
| | |
| U.O.N. | Unless Otherwise Noted |
| | |
| VERT. | Vertical |
| VIF | Verify in Field |
| | |
| W. | West |
| W/ or w/ | With |
| W.H.S. | Welded Headed Stud |
| W/O | Without |
| W.P. | Work Point |
| W.T.S. | Welded Threaded Stud |
| WWF | Welded Wire Fabric |
| | |
| X SECT. | Cross Section |
| X-STR | Extra Strong |
| XX-STR | Double Extra Strong |


QUANTUM
CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com


SEAL:

PROJECT:

## MOBLEY RESIDENCE

7244 N MERCER WAY
MERCER ISLAND,
WASHINGTON 98040

APPROVAL:

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| P.M. | SKK |
| P.E. | FRU |
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SHEET TITLE:

## GENERAL STRUCTURAL NOTES

SHEET NO.

# S1.2


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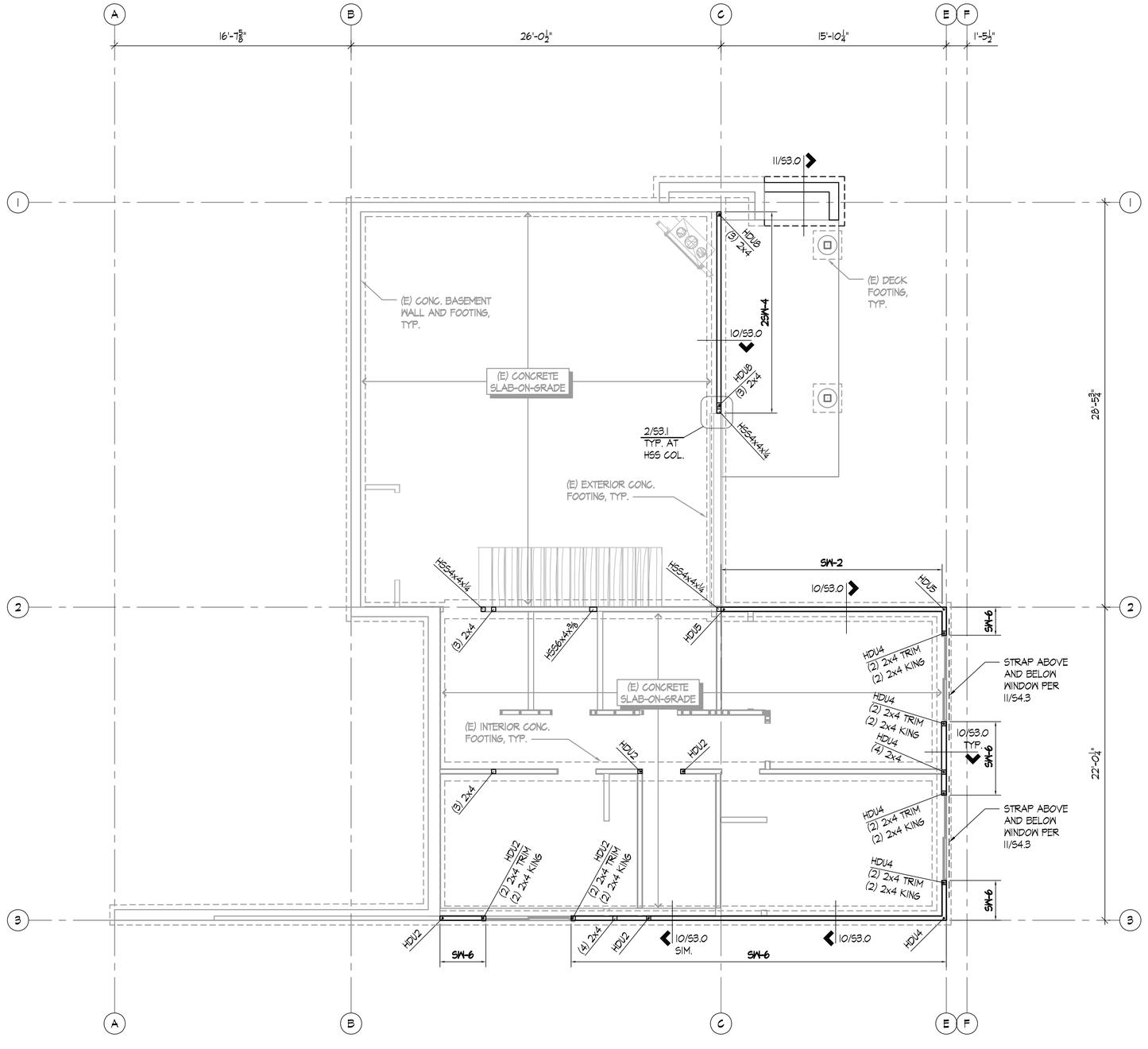


## FOUNDATION/LOWER LEVEL PLAN

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

**FOUNDATION / LOWER LEVEL PLAN NOTES:**

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0, S1.1 AND S1.2 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
3. SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 16" O.C. EACH WAY AT MID-DEPTH, U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC. THE SLAB-ON-GRADE IS A STRUCTURAL DIAPHRAGM AND PART OF THE LATERAL FORCE RESISTING SYSTEM.
4. FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 2/S3.0.
5. WHERE NEW CONCRETE IS CAST AGAINST EXISTING CONCRETE FOUNDATIONS, DRILL AND EPOXY #4 DOWELS x 3'-0" LONG TO LAP WITH THE NEW FOOTING LONGITUDINAL REINFORCING (5" MINIMUM EMBEDMENT).
6. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
7. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
8. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
9. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
10. SW-x — INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA U.O.N.
11. HDUx — INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

**LEGEND:**

- INDICATES FOOTING
- INDICATES FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 10
- INDICATES WOOD BEARING WALL OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 8 & 10
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE 1/S4.0 AND 2/S4.1 FOR CONNECTION DETAILS
- (#)2x — INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE 9
- XX — INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 11


QUANTUM
CONSULTING ENGINEERS
1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com


SEAL:

SANDRO K. KODAMA — STATE OF WASHINGTON — 36613 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

PROJECT:

# MOBLEY RESIDENCE

7244 N MERCER WAY
MERCER ISLAND,
WASHINGTON 98040

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| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

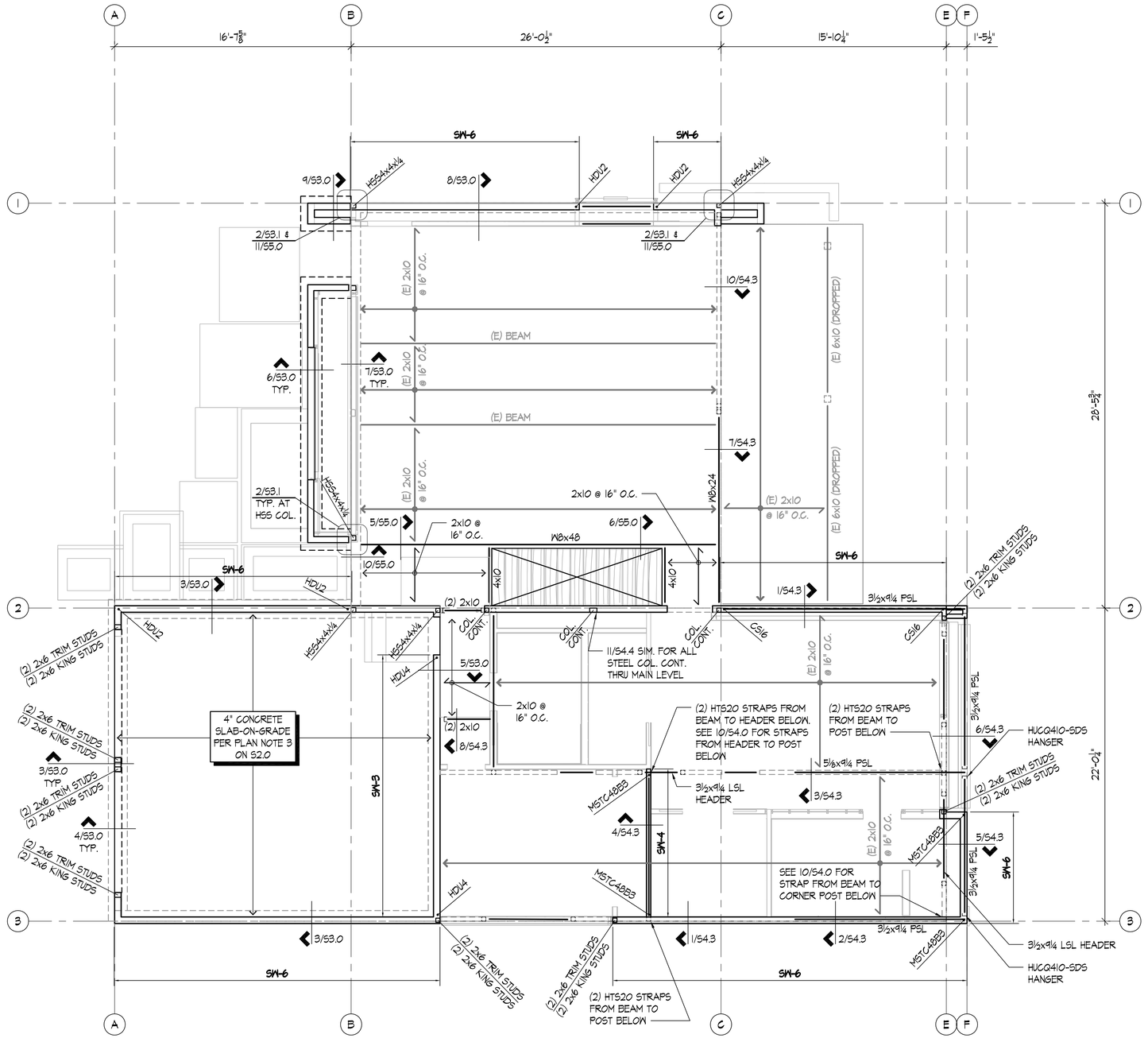
SHEET TITLE:

## FOUNDATION/LOWER LEVEL PLAN

SHEET NO.

# S2.0

File: 050-s2000.dwg Plotted: Mon, 05/01/2023 1:06 pm




## MAIN FLOOR FRAMING PLAN

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

**MAIN FLOOR FRAMING PLAN NOTES:**

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0, S1.1 AND S1.2 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0 AND S4.1 FOR TYPICAL WOOD DETAILS. SEE S55.0 FOR TYPICAL STEEL DETAILS.
3. TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 2x10 DF#2 JOISTS AT 16" O.C. HANG JOISTS WITH LUS FACE MOUNT HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
4. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"Φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/S4.0.
5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
6. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
7. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 7/S4.1.
8. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL.
9. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.
10. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/S4.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
11. SW-x — INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
12. HDUx — INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.
13. CMSTxx — INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

**LEGEND:**

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 11
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 5 & 11
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE 1 & 2/S4.1 FOR CONNECTION DETAILS
- INDICATES HEADER MEMBER. SEE PLAN NOTE 8
- (#)2x — INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTES 6 & 7
- # — INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTES 12 & 13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CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com


SEAL:

SANDRO K. KODAMA — STATE OF WASHINGTON — 36613 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

PROJECT:

# MOBLEY RESIDENCE

7244 N MERCER WAY
MERCER ISLAND,
WASHINGTON 98040

APPROVAL:

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
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| P.M. | SKK |
| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

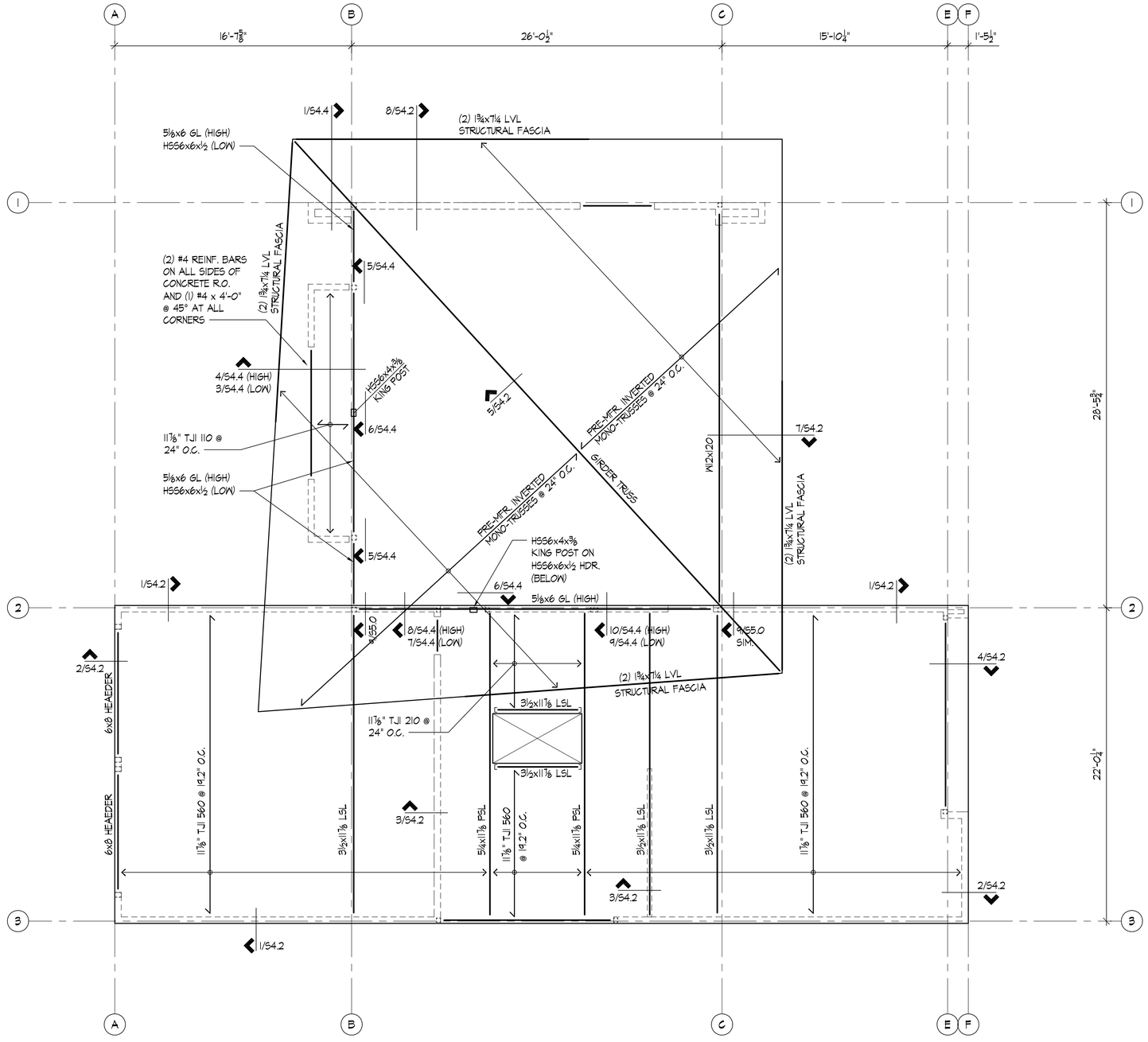
SHEET TITLE:

## MAIN LEVEL FRAMING PLAN

SHEET NO.

# S2.1

File: 050-s201.dwg Plotted: Mon, 05/01/2023 1:06 pm




## ROOF FRAMING PLAN

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

**ROOF FRAMING PLAN NOTES:**

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0, S1.1 AND S1.2 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.2 FOR TYPICAL WOOD DETAILS. SEE S5.0 FOR TYPICAL STEEL DETAILS.
3. TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/16), LAID FACE GRAIN PERPENDICULAR OVER 11⅞" TJI 210 JOISTS @ 24" O.C., U.O.N. (SEE THE STRUCTURAL GENERAL NOTES FOR TRUSS DESIGN CRITERIA).
4. TYPICAL ROOF JOIST SHALL BE 11⅞" TJI 210 JOISTS @ 24" O.C., U.O.N. HANG JOISTS WITH ITS TOP FLANGE HANGERS, TYPICAL AT FLUSH BEAMS, U.O.N.
5. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"ø x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/S4.0.
6. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST OR TRUSS AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
7. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL.
8. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR FULL BEARING.
9. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.

**LEGEND:**

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- INDICATES HEADER MEMBER. SEE PLAN NOTE 7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CONSULTING ENGINEERS
1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com


SEAL:

SANDRO K. KODAMA
STATE OF WASHINGTON
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

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MERCER ISLAND,
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SHEET TITLE:

# ROOF FRAMING PLAN

SHEET NO.

# S2.2

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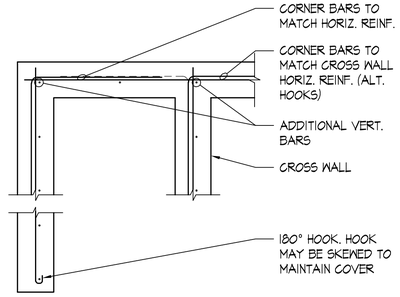
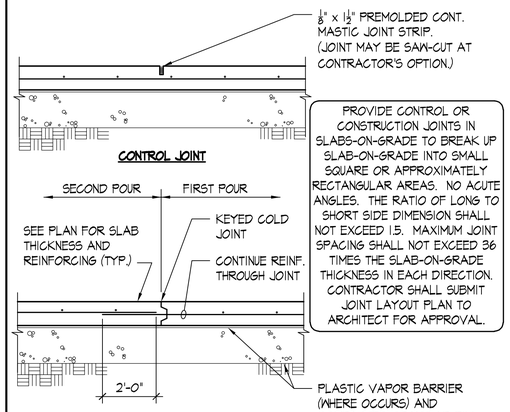



SINGLE CURTAIN

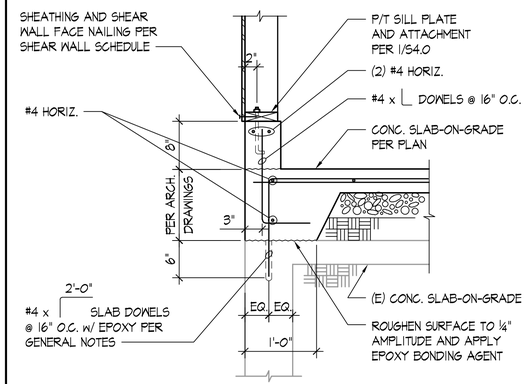
PLAN VIEW

**TYPICAL CORNER BAR AND WALL END BAR ARRANGEMENT AT CONCRETE WALLS OR FOOTINGS** SCALE: NONE | 1

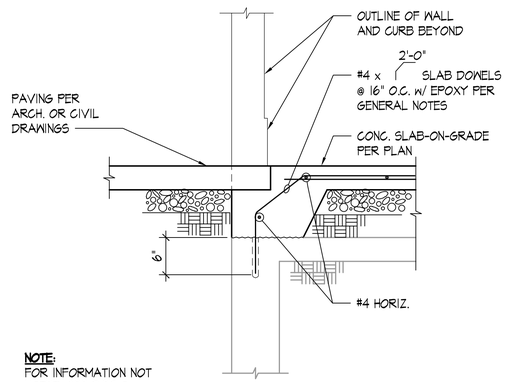



CONSTRUCTION JOINT

**TYPICAL SLAB-ON-GRADE JOINTS** SCALE: NONE | 2

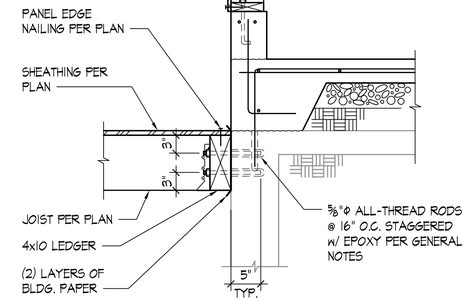



**DETAIL** SCALE: 1"=1'-0" | 3

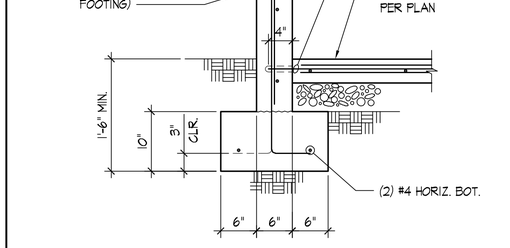



**NOTE:**
FOR INFORMATION NOT NOTED, SEE 3/S3.0

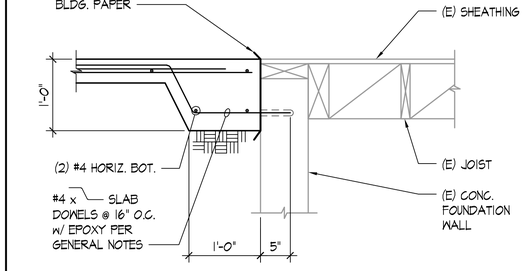
**DETAIL** SCALE: 1"=1'-0" | 4



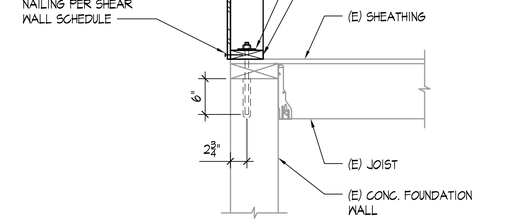

**DETAIL** SCALE: 1"=1'-0" | 5



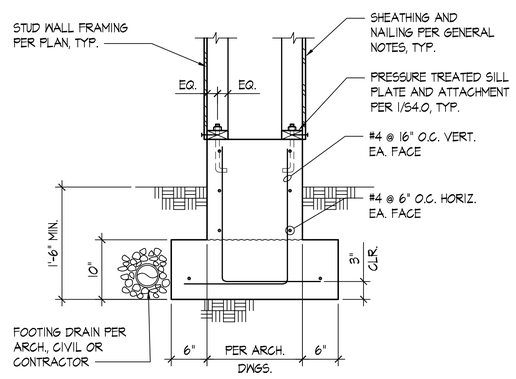

**DETAIL** SCALE: 1"=1'-0" | 6



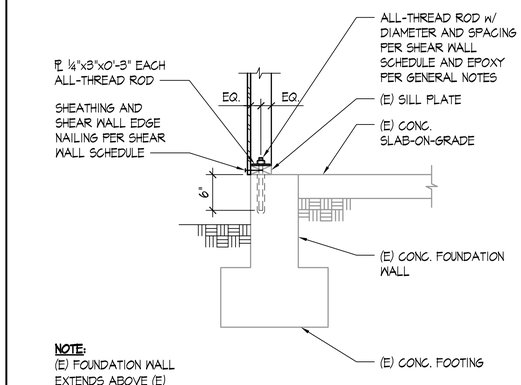

**DETAIL** SCALE: 1"=1'-0" | 7




**DETAIL** SCALE: 1"=1'-0" | 8

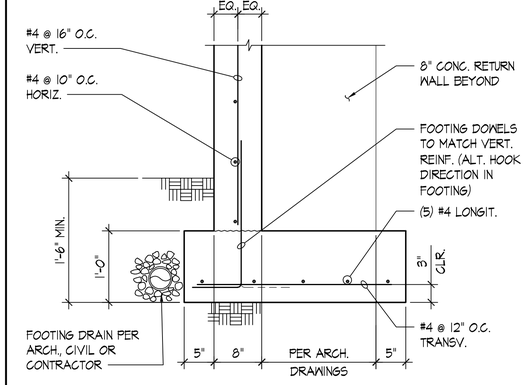



**DETAIL** SCALE: 1"=1'-0" | 9




**NOTE:**
(E) FOUNDATION WALL EXTENDS ABOVE (E) SLAB-ON-GRADE AT SIM.

**DETAIL** SCALE: 1"=1'-0" | 10




**DETAIL** SCALE: 1"=1'-0" | 11

**DETAIL** SCALE: 1"=1'-0" | 12

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CONSULTING ENGINEERS
1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com

SEAL:

PROJECT:

# MOBLEY RESIDENCE

**7244 N MERCER WAY**
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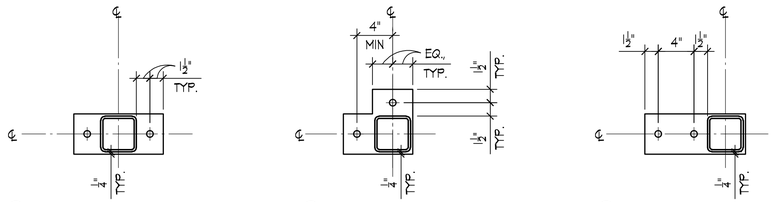
SHEET TITLE:

## TYPICAL FOUNDATION/SLAB DETAILS

SHEET NO.

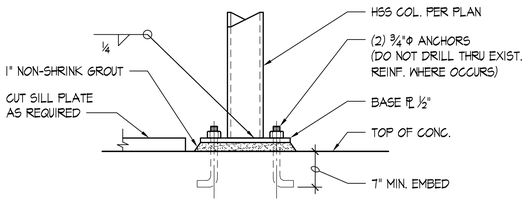
# S3.0




Ⓐ PLAN VIEW AT CONTINUOUS WALL

Ⓑ PLAN VIEW AT WALL CORNER

Ⓒ PLAN VIEW AT WALL END




TYPICAL HSS COLUMN BASE PLATES — SCALE: NONE — 2

DETAIL — SCALE: 1"=1'-0" — 3

DETAIL — SCALE: 1"=1'-0" — 4

DETAIL — SCALE: 1"=1'-0" — 5

DETAIL — SCALE: 1"=1'-0" — 6

DETAIL — SCALE: 1"=1'-0" — 7

DETAIL — SCALE: 1"=1'-0" — 8

DETAIL — SCALE: 1"=1'-0" — 9

DETAIL — SCALE: 1"=1'-0" — 10

DETAIL — SCALE: 1"=1'-0" — 11

DETAIL — SCALE: 1"=1'-0" — 12

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SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com

SEAL:

SANDRO K. KODAMA
STATE OF WASHINGTON
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
36413

PROJECT:

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MERCER ISLAND,
WASHINGTON 98040

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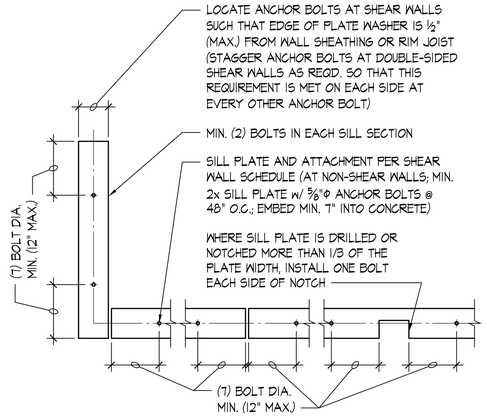
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

SHEET TITLE:

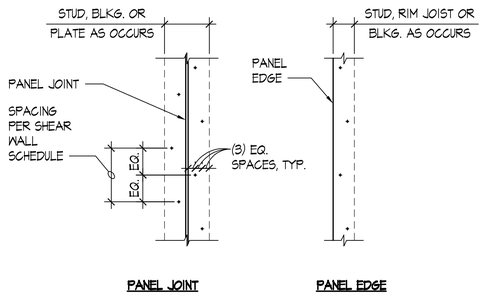
## DETAILS

SHEET NO.

# S3.1




**TYPICAL SILL PLATE BOLTING - PLAN VIEW** SCALE: NONE




**PANEL JOINT** **PANEL EDGE**

**NOTE:**
STAGGER EACH LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

**TYPICAL STAGGERED NAILING** SCALE: NONE | 2

| SHEAR WALL TYPE | SHEAR WALL SHEATHING (1) | PANEL EDGE FRAMING (2)(7) | PANEL EDGE NAILING (3) | BOTTOM PLATE ATTACHMENT: 2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW | BOTTOM PLATE ATTACHMENT: ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5) — 3x PLATE | BOTTOM PLATE ATTACHMENT: ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5) — 2x PLATE | TOP PLATE ATTACHMENT: RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) — INTERIOR WALL | TOP PLATE ATTACHMENT: RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) — EXTERIOR WALL |
|---|---|---|---|---|---|---|---|---|
| SHEAR WALL SCHEDULE | | | | | | | | |
| SW-6 | 7/16" APA ONE-SIDE SHTG. | 2x | 0.131"Φx2½" @ 6" O.C. | 0.148"Φx3¼" @ 6" O.C. (9) | ⅝"Φ @ 48" O.C. | ⅝"Φ @ 48" O.C. | A35 @ 16" O.C. | LTP4 @ 16" O.C. |
| SW-4 | 7/16" APA ONE-SIDE SHTG. | 3x OR (2) 2x | 0.131"Φx2½" @ 4" O.C. (8) | 0.148"Φx3¼" @ 4" O.C. (9) | ⅝"Φ @ 48" O.C. | ⅝"Φ @ 32" O.C. | A35 @ 16" O.C. | LTP4 @ 16" O.C. |
| SW-3 | 7/16" APA ONE-SIDE SHTG. | 3x OR (2) 2x | 0.131"Φx2½" @ 3" O.C. (8) | 0.148"Φx3¼" @ 3" O.C. (9) | ⅝"Φ @ 32" O.C. | ⅝"Φ @ 24" O.C. | A35 @ 12" O.C. | LTP4 @ 12" O.C. |
| 2SW-4 | 7/16" APA (11) TWO-SIDES SHTG. | 3x OR (2) 2x | 0.131"Φx2½" @ 4" O.C. (8) | (2) ROWS 0.148"Φx3¼" @ 4" O.C. (10) | ⅝"Φ @ 16" O.C. | N/A | A35 @ 8" O.C. | LTP4 @ 8" O.C. |

**NOTES:**

(1) INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.

(2) ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.

(3) PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS w/ 0.131"Φ x 2-1/2" @ 12" O.C.

(4) EMBED CAST-IN-PLACE 5/8"Φ ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/S4.0 FOR OTHER REQUIREMENTS.

(5) PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

(6) PROVIDE 0.131"Φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"Φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/S4.1 FOR TOP PLATE SPLICE.

(7) ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKG. NAILED TOGETHER WITH 0.148"Φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).

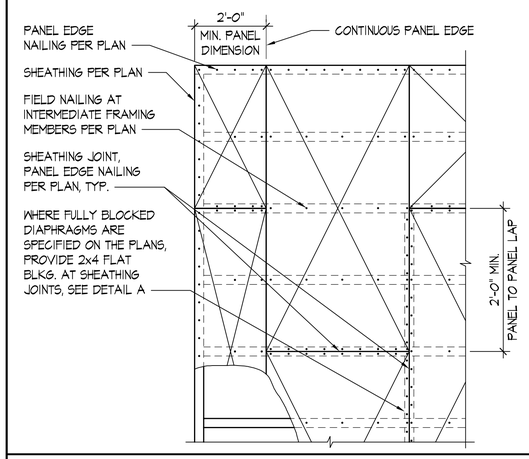
(8) STAGGER NAILS PER 2/S4.0.

(9) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¾". STAGGER NAILS PER 2/S4.0 WHERE SPACING IS LESS THAN 6" O.C.

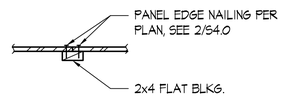
(10) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¾" AT EXTERIOR WALLS, 3½" AT INTERIOR WALLS. STAGGER NAILS PER 2/S4.0.

(11) STAGGER PANEL EDGE JOINTS AT DOUBLE-SIDED SHEAR WALLS SO THAT JOINTS ON OPPOSITE SIDES ARE NOT AT THE SAME STUD.

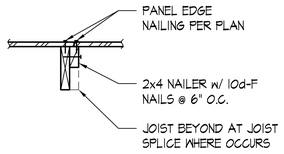
**SHEAR WALL SCHEDULE - 8d NAILS** SCALE: NONE | 8




**TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING** SCALE: NONE | 6

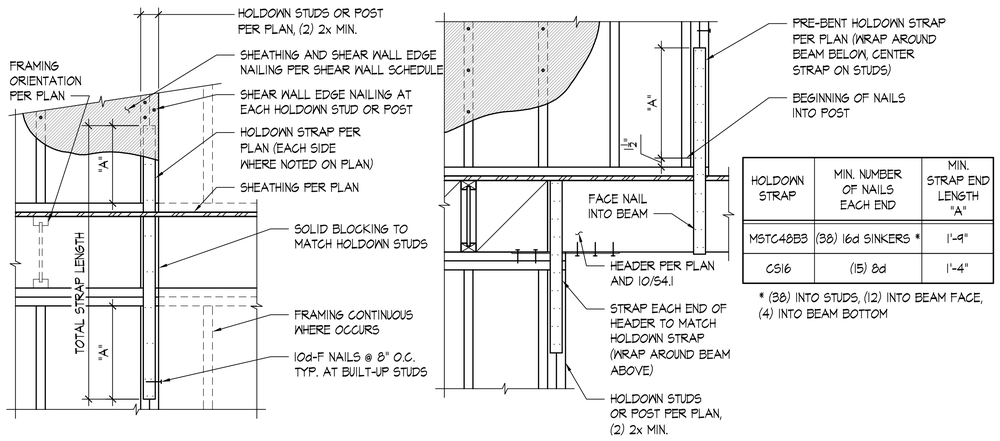



**DETAIL A**
**FLAT BLOCKING AT PANEL EDGES (WHERE REQD.)**




**DETAIL B**
**PANEL EDGE NAILING AT JOIST SPLICE**

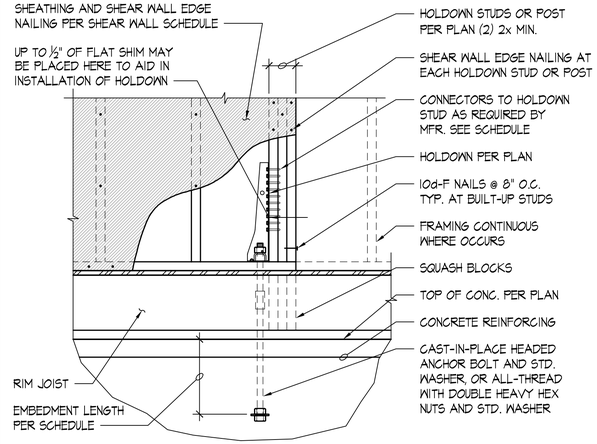
**NOTES:**
1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.




| HOLDOWN STRAP | MIN. NUMBER OF NAILS EACH END | MIN. STRAP END LENGTH "A" |
|---|---|---|
| MSTC48B3 | (38) 16d SINKERS * | 1'-9" |
| CS16 | (15) 8d | 1'-4" |

* (38) INTO STUDS, (12) INTO BEAM FACE, (4) INTO BEAM BOTTOM

**TYPICAL FLOOR TO FLOOR HOLDOWN STRAP & FLOOR TO HEADER HOLDOWN STRAP** SCALE: NONE | 10




| HOLDOWN | ANCHOR BOLT Φ | ANCHOR BOLT IN CONCRETE EMBED LENGTH | CONNECTORS TO HOLDOWN STUDS |
|---|---|---|---|
| HDU2 | ⅝"Φ | 13" | (6) ¼"x2½" SDS |
| HDU4 | ⅝"Φ | 13" | (10) ¼"x2½" SDS |
| HDU8 | ⅞"Φ | 18" | (20) ¼"x2½" SDS |

**NOTES:**
1. PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
2. FOR HOLDOWNS AT (E) CONCRETE FOUNDATIONS USE ALL-THREAD ROD WITH DIAMETER AND EMBEDMENT INTO CONCRETE PER SCHEDULE ABOVE AND EPOXY PER GENERAL NOTES.

**TYPICAL HOLDOWN TO CONCRETE AT RIM JOIST** SCALE: NONE | 12

QUANTUM
CONSULTING ENGINEERS
1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com

SEAL:

PROJECT:

# MOBLEY RESIDENCE

7244 N MERCER WAY
MERCER ISLAND,
WASHINGTON 98040

APPROVAL:

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | PERMIT SUBMITTAL | 5/01/23 | |

ISSUES: ◯ REVISIONS: △

| | |
|---|---|
| P.M. | SKK |
| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

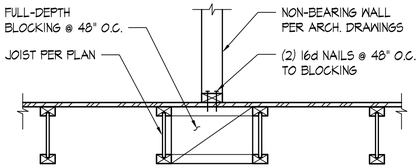
SHEET TITLE:

# TYPICAL WOOD DETAILS

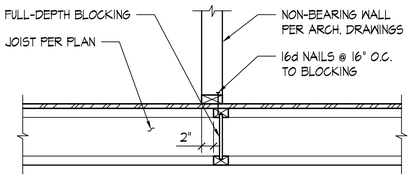
SHEET NO.

# S4.0

File: 050-s400.dwg Plotted: Mon, 05/01/2023 1:07 pm

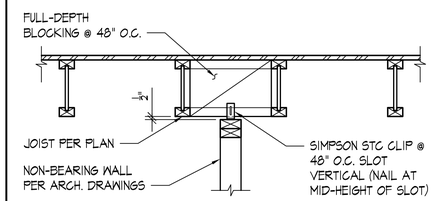



WALL PARALLEL TO FLOOR FRAMING

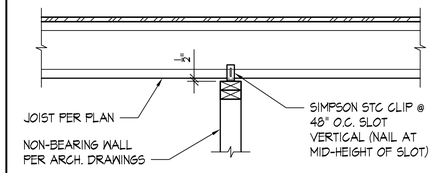



WALL PERPENDICULAR TO FLOOR FRAMING

TYPICAL NON-BEARING WALL SUPPORT (BOTTOM) - I-JOIST SCALE: NONE | 1




WALL PARALLEL TO ROOF/FLOOR FRAMING



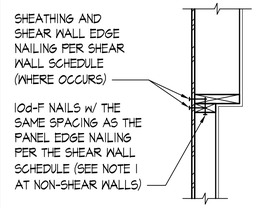

WALL PERPENDICULAR TO ROOF/FLOOR FRAMING

TYPICAL NON-STRUCTURAL WALL SUPPORT (TOP) - I-JOIST SCALE: NONE | 2

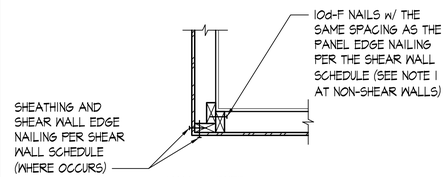
DETAIL SCALE: NONE | 3

**NOTES:**

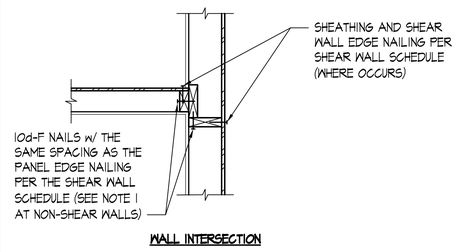
1. AT NON-SHEAR WALLS, NAIL STUDS TOGETHER w/ 10d-F NAILS @ 8" O.C.
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.




VARYING WALL SIZE

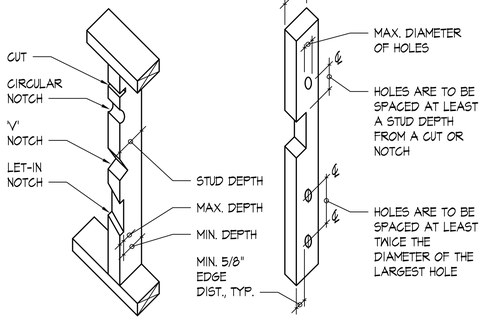



WALL CORNER




WALL INTERSECTION

TYPICAL WALL INTERSECTIONS - RESIDENTIAL SCALE: NONE | 8




A. CUTTING AND NOTCHING WOOD STUDS
(DO NOT NOTCH MORE THAN 3 ADJACENT STUDS w/o REVIEW BY ENGINEER)

BEARING WALL STUDS:

| STUD SIZE | MAX. DEPTH OF SAW CUT OR NOTCH | MIN. DEPTH REMAINING AFTER CUT OR NOTCH |
|---|---|---|
| 2x4 | 1" | 2-3/8" |
| 2x6 | 1-3/8" | 4-1/8" |
| 2x8 | 1-7/8" | 5-3/8" |

NON-BEARING WALL STUDS:

| STUD SIZE | MAX. DEPTH OF SAW CUT OR NOTCH | MIN. DEPTH REMAINING AFTER CUT OR NOTCH |
|---|---|---|
| 2x4 | 1-1/2" | 2" |
| 2x6 | 2-3/8" | 3-1/8" |
| 2x8 | 3" | 4-1/4" |

B. HOLES IN WOOD STUDS

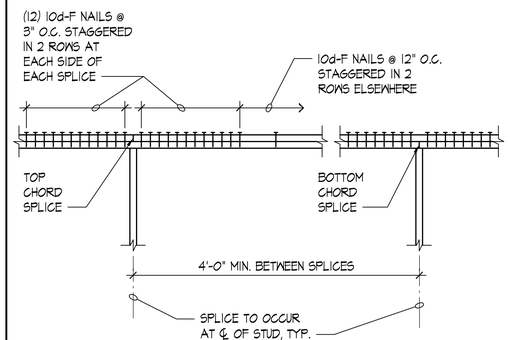
BEARING WALL:

| STUD SIZE | MAX. DIAMETER OF HOLE |
|---|---|
| 2x4 | 1-1/2" |
| 2x6 | 2-3/8" |
| 2x8 | 3" |

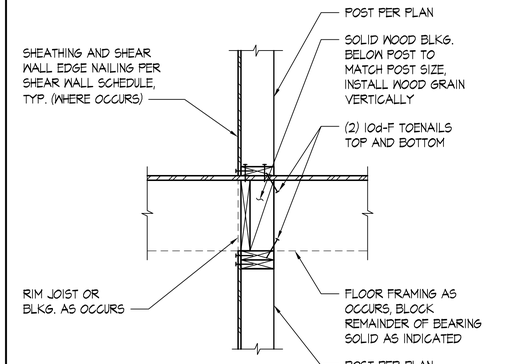
NON-BEARING WALL:

| STUD SIZE | MAX. DIAMETER OF HOLE |
|---|---|
| 2x4 | 2-1/4" |
| 2x6 | 3-3/8" |
| 2x8 | 4-1/2" |

TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE | 9

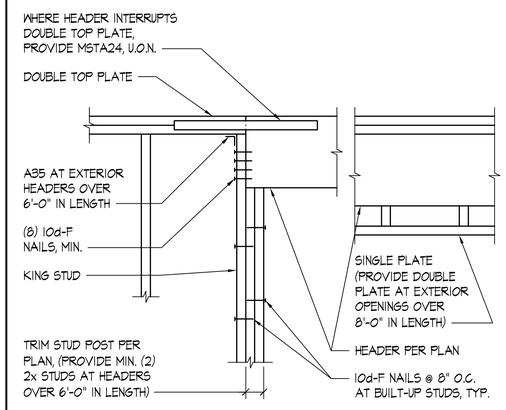



TYPICAL TOP PLATE SPLICE SCALE: NONE | 6

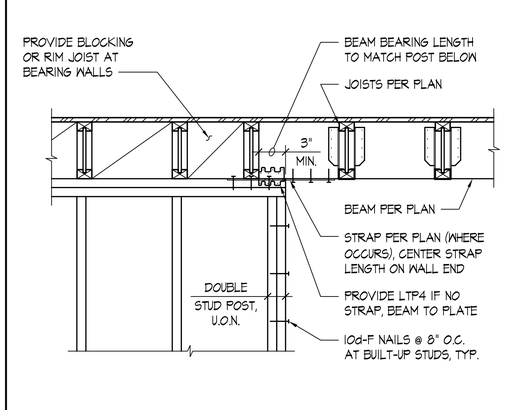



**NOTE:**
FRAMING CONDITIONS VARY, FOR INFORMATION NOT NOTED SEE PLAN & APPROPRIATE DETAILS

TYPICAL POST AT FLOOR SCALE: NONE | 7




TYPICAL HEADER SCALE: NONE | 10




TYPICAL FLUSH BEAM SCALE: NONE | 11

DETAIL SCALE: NONE | 12

QUANTUM
CONSULTING ENGINEERS

1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com

SEAL:

SANDRO K. KODAMA
STATE OF WASHINGTON
36613
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PROJECT:

# MOBLEY RESIDENCE

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MERCER ISLAND,
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|---|---|
| P.M. | SKK |
| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

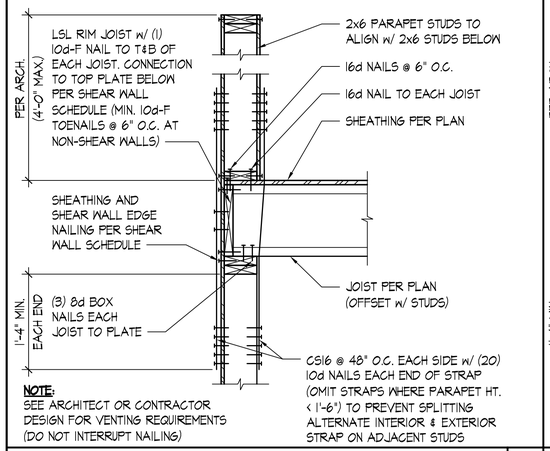
SHEET TITLE:

## TYPICAL WOOD DETAILS

SHEET NO.

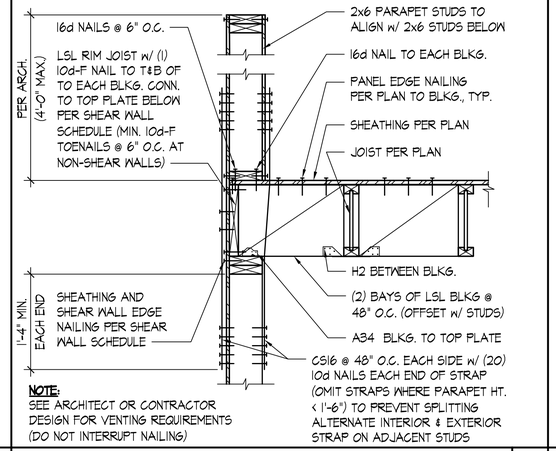
# S4.1

File: 050-4401.dwg Plotted: Mon, 05/01/2023 1:07 pm



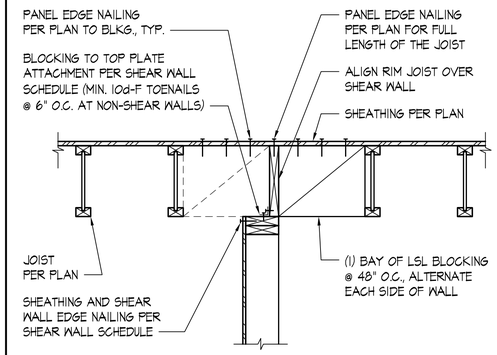

**NOTE:**
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENTS (DO NOT INTERRUPT NAILING)

**TYPICAL PARAPET - I-JOIST PERPENDICULAR** SCALE: NONE | 1

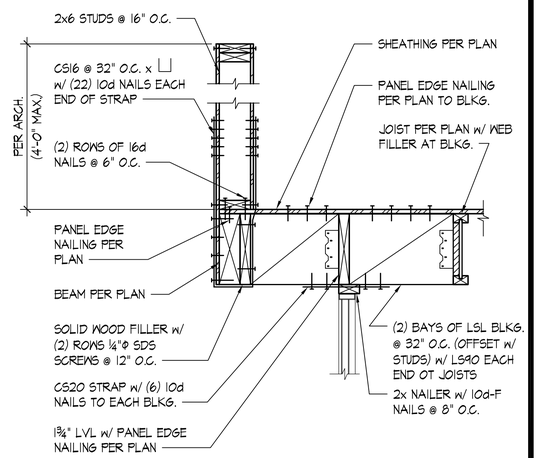



**NOTE:**
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENTS (DO NOT INTERRUPT NAILING)

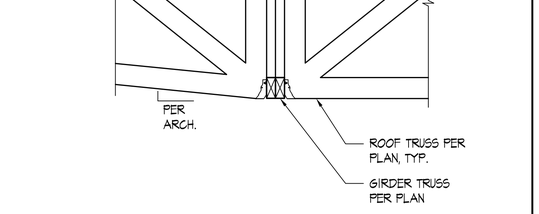
**TYPICAL PARAPET - I-JOIST PARALLEL** SCALE: NONE | 2



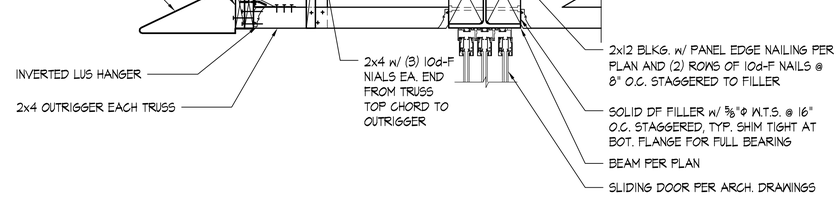

**TYPICAL INTERIOR STRUCTURAL WALL AT ROOF - I-JOIST PARALLEL** SCALE: NONE | 3




**DETAIL** SCALE: NONE | 4

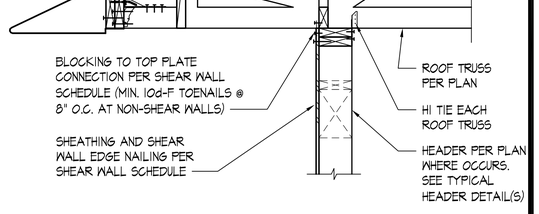



**DETAIL** SCALE: NONE | 5




**DETAIL** SCALE: NONE | 7

**NOTE:**
FOR INFORMATION NOT NOTED, SEE 7/S4.2




**DETAIL** SCALE: NONE | 8

**DETAIL** SCALE: NONE | 9

**DETAIL** SCALE: NONE | 10

**DETAIL** SCALE: NONE | 11

**DETAIL** SCALE: NONE | 12


QUANTUM
CONSULTING ENGINEERS
1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com


SEAL:

SANDRO K. KODAMA — STATE OF WASHINGTON — 36613 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

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| P.M. | SKK |
| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

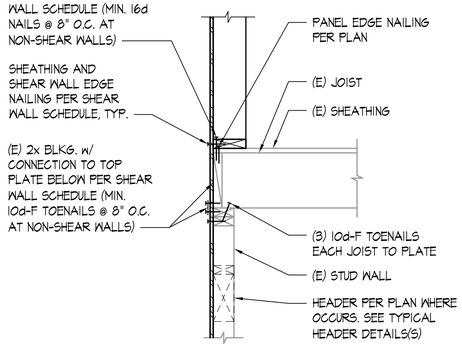
SHEET TITLE:

## TYPICAL PARAPET & FLAT TJI ROOF DETAILS

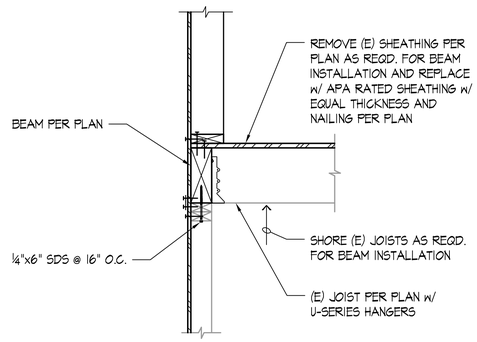
SHEET NO.

# S4.2

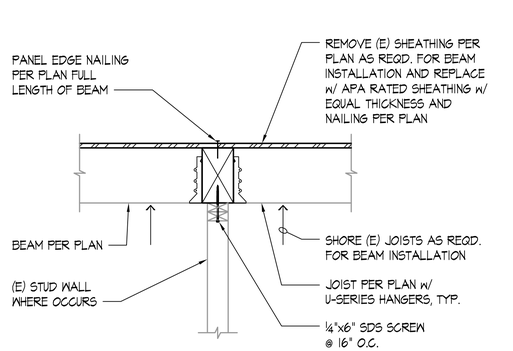
File: 050-s402.dwg Plotted: Mon, 05/01/2023 1:07 pm



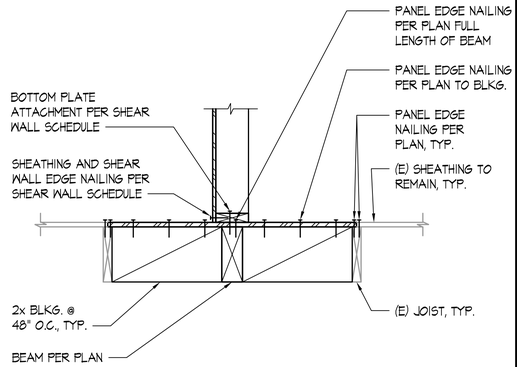

DETAIL SCALE: 1"=1'-0" | 1



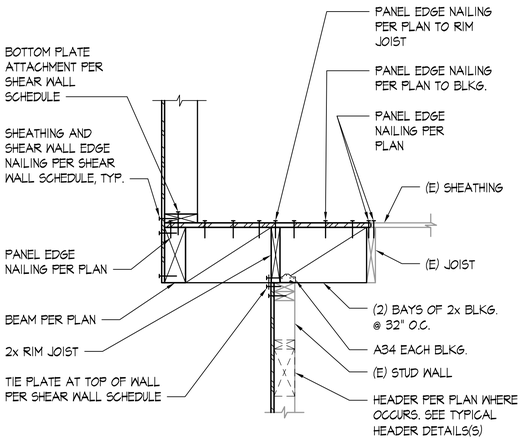

DETAIL SCALE: 1"=1'-0" | 2



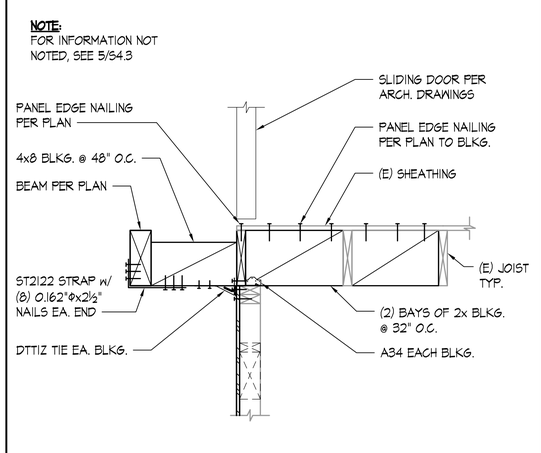

DETAIL SCALE: 1"=1'-0" | 3



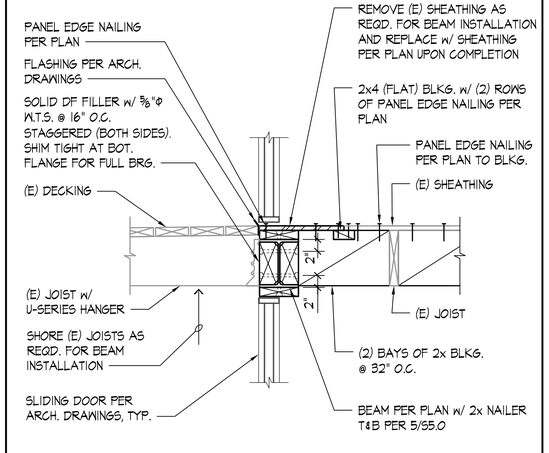

DETAIL SCALE: 1"=1'-0" | 4



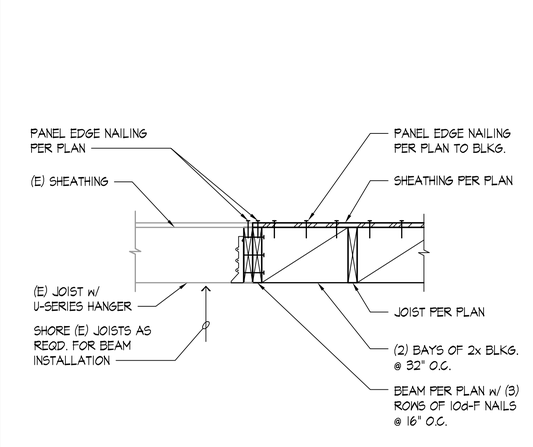

DETAIL SCALE: 1"=1'-0" | 5



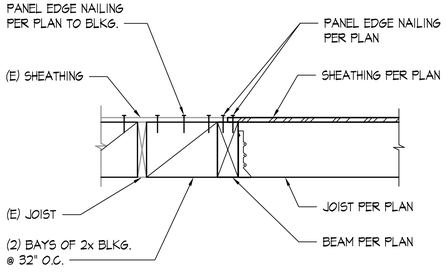

DETAIL SCALE: 1"=1'-0" | 6



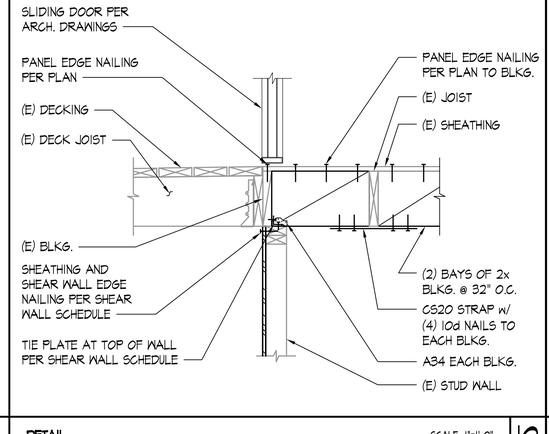

DETAIL SCALE: 1"=1'-0" | 7



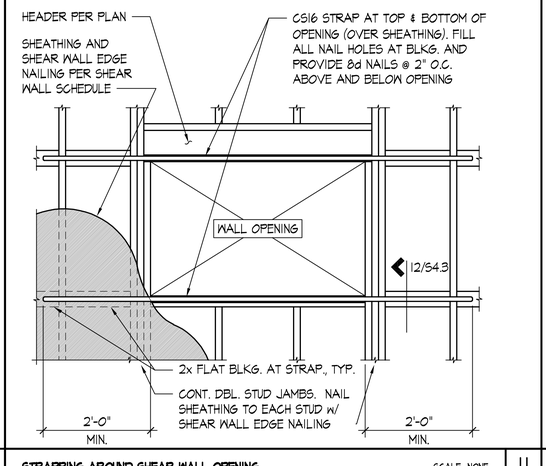

DETAIL SCALE: 1"=1'-0" | 8



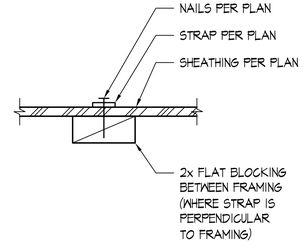

DETAIL SCALE: 1"=1'-0" | 9




DETAIL SCALE: 1"=1'-0" | 10




STRAPPING AROUND SHEAR WALL OPENING SCALE: NONE | 11




STRAP TO BLOCKING DETAIL SCALE: NONE | 12

QUANTUM
CONSULTING ENGINEERS
1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
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| | |
|---|---|
| P.M. | SKK |
| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

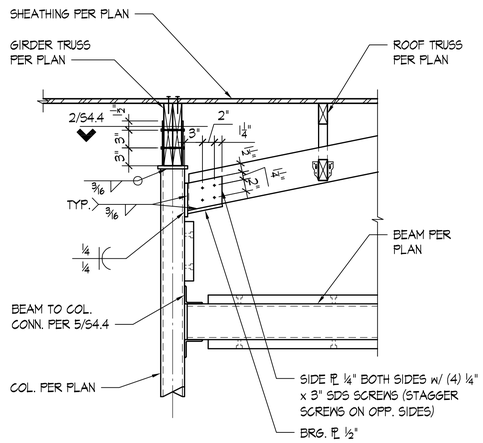
SHEET TITLE:

## DETAILS

SHEET NO.

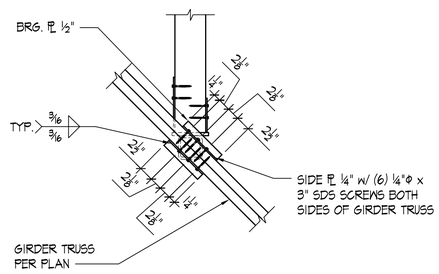
# S4.3

File: 050-s403.dwg Plotted: Mon, 05/01/2023 1:07 pm



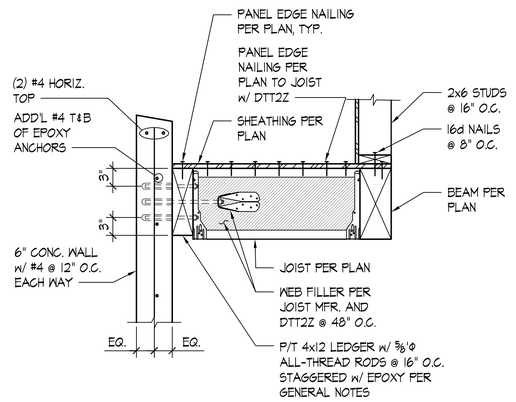

DETAIL SCALE: 1"=1'-0" | 1

**NOTE:**
FOR INFORMATION NOT NOTED, SEE 1/S4.4

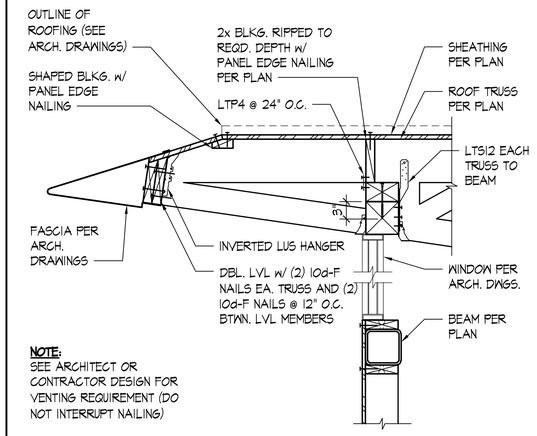



**PLAN VIEW**

DETAIL SCALE: 1"=1'-0" | 2

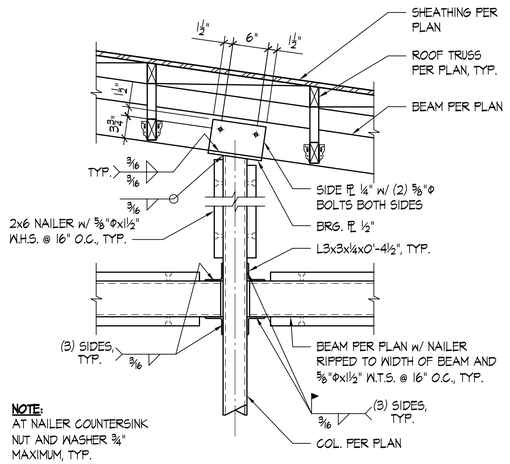



DETAIL SCALE: 1"=1'-0" | 3



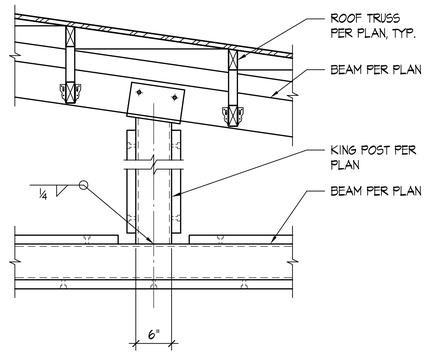

**NOTE:**
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENT (DO NOT INTERRUPT NAILING)

DETAIL SCALE: 1"=1'-0" | 4



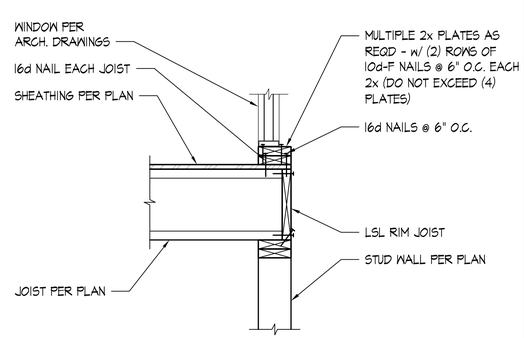

**NOTE:**
AT NAILER COUNTERSINK NUT AND WASHER ¾" MAXIMUM, TYP.

DETAIL SCALE: 1"=1'-0" | 5



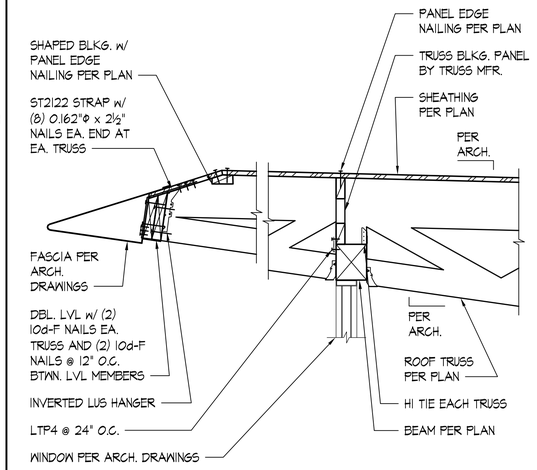

**NOTE:**
FOR INFORMATION NOT NOTED, SEE 5/S4.4

DETAIL SCALE: 1"=1'-0" | 6

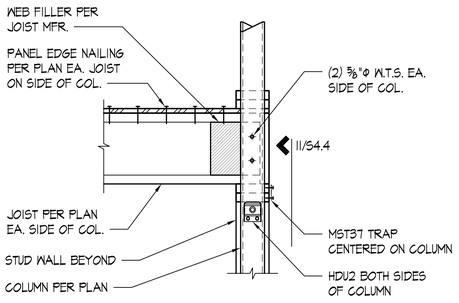



**NOTE:**
FOR INFORMATION NOT NOTED, SEE 1/S4.2

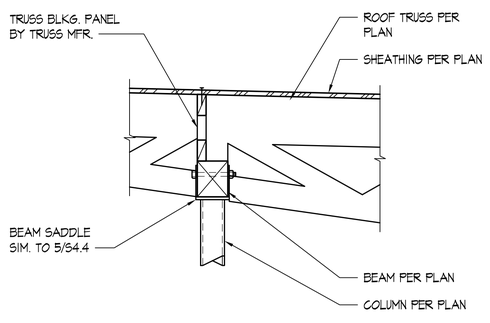
DETAIL SCALE: 1"=1'-0" | 7



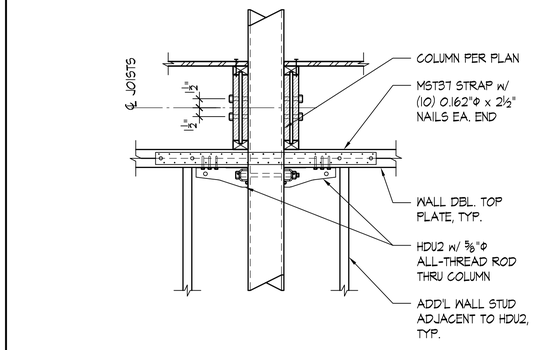

DETAIL SCALE: 1"=1'-0" | 8




DETAIL SCALE: 1"=1'-0" | 9




DETAIL SCALE: 1"=1'-0" | 10




**NOTE:**
(E) 2x JOISTS AT SIM.

DETAIL SCALE: 1"=1'-0" | 11

DETAIL SCALE: 1"=1'-0" | 12


QUANTUM
CONSULTING ENGINEERS
1511 THIRD AVENUE
SUITE 323
SEATTLE, WA 98101
TEL 206.957.3900
FAX 206.957.3901
www.quantumce.com


SEAL:

SANDRO K. KODAMA
STATE OF WASHINGTON
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER
36613

PROJECT:

# MOBLEY RESIDENCE

7244 N MERCER WAY
MERCER ISLAND, WASHINGTON 98040

APPROVAL:

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | PERMIT SUBMITTAL | 5/01/23 | |

ISSUES: ◯ REVISIONS: △

| | |
|---|---|
| P.M. | SKK |
| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

SHEET TITLE:

## ROOF DETAILS

SHEET NO.

# S4.4

File: 050-s404.dwg Plotted: Mon, 05/01/2023 1:07 pm

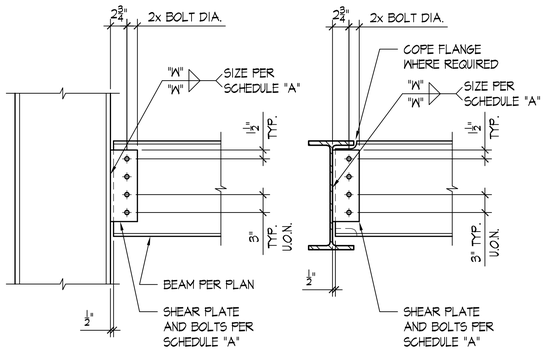
| SCHEDULE "A" | | | |
|---|---|---|---|
| BEAM SIZE | BOLTS (1) | PLATE THICKNESS (1) | WELD SIZE "W" |
| W8, C8 | (2) ⅞"Φ | ¼" | 3/16" |
| W10, C10 (2) | (2) ⅞"Φ | ¼" | 3/16" |
| W12, W14, C12 | (3) ⅞"Φ | ⅜" | ¼" |

**NOTES:**

(1) BOLT TYPE = A325N, U.O.N.
PL MATERIAL = A36, U.O.N.

(2) BOLTS SHALL BE AT 4" O.C. SPACING FOR W10 BEAMS/C10 CHANNELS

(3) SEE 4/S5.0 FOR BEAM TO HSS COLUMN CONNECTION

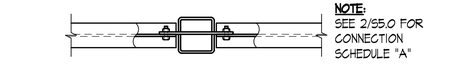



BEAM TO COLUMN

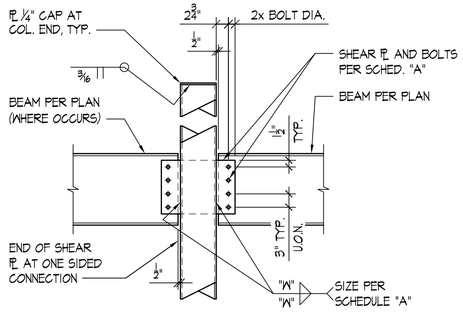



BEAM TO BEAM

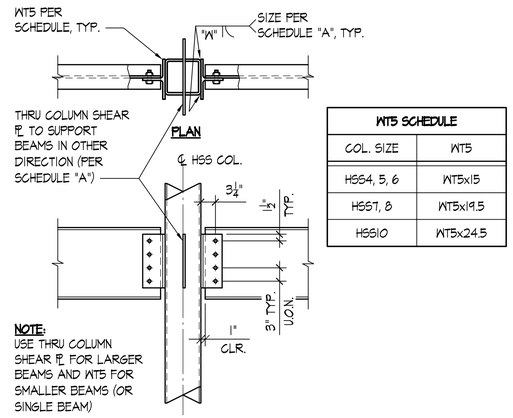
TYPICAL BOLTED BEAM CONNECTION — SCALE: NONE — 2




PLAN



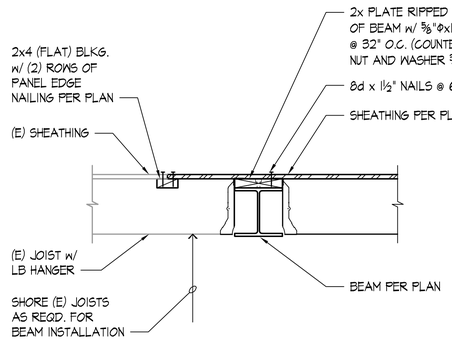

BEAM TO HSS COLUMN (1 OR 2 BEAMS)



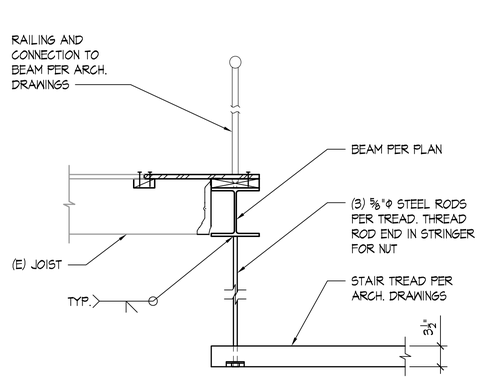

| WT5 SCHEDULE | |
|---|---|
| COL. SIZE | WT5 |
| HSS4, 5, 6 | WT5x15 |
| HSS7, 8 | WT5x19.5 |
| HSS10 | WT5x24.5 |

BEAM TO HSS COLUMN (3 OR 4 BEAMS)

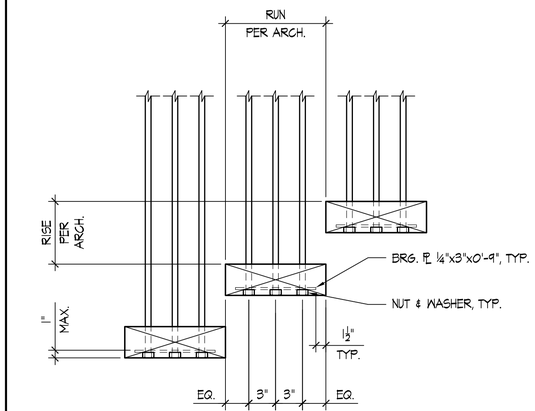
TYPICAL BEAM TO HSS COLUMN — SCALE: NONE — 4



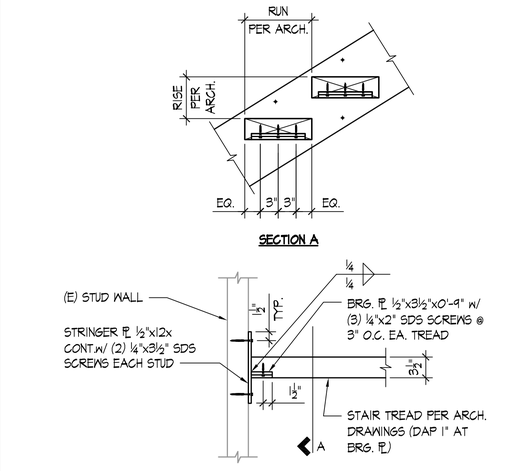

DETAIL — SCALE: 1"=1'-0" — 5




DETAIL — SCALE: 1"=1'-0" — 6



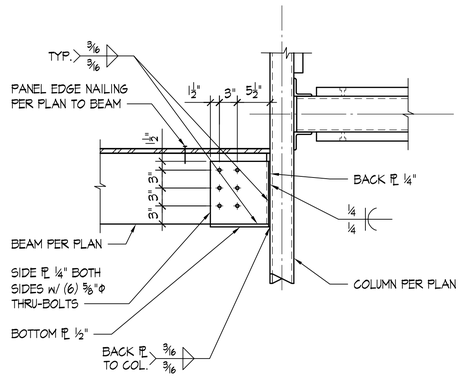

DETAIL — SCALE: 1 1/2"=1'-0" — 7



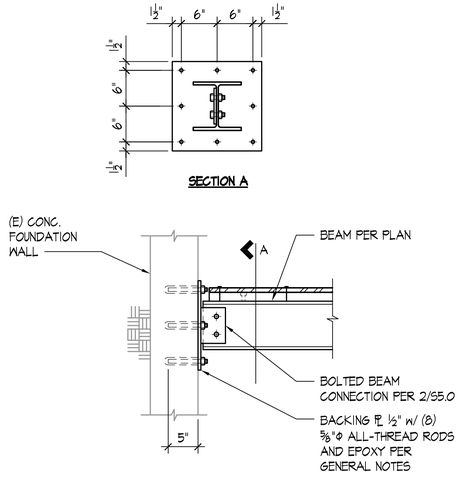

SECTION A




DETAIL — SCALE: 1"=1'-0" — 8



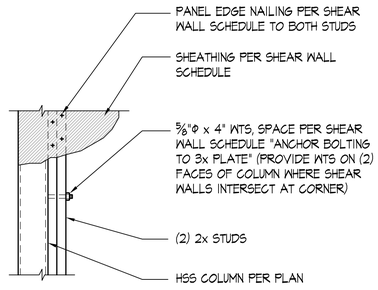

DETAIL — SCALE: 1"=1'-0" — 9




SECTION A




DETAIL — SCALE: 1"=1'-0" — 10




TYPICAL SHEAR WALL AT HSS COLUMN — SCALE: NONE — 11

DETAIL — SCALE: 1"=1'-0" — 12


QUANTUM
CONSULTING ENGINEERS
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SUITE 323
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| P.E. | FRU |
| DRAWN BY: | TA |
| SCALE: | AS SHOWN |
| DATE: | 5/01/23 |
| JOB NO. | 22050.01 |

SHEET TITLE:

## TYPICAL STEEL DETAILS

SHEET NO.

# S5.0

File: S50-s500.dwg Plotted: Mon, 05/01/2023 1:07 pm