

GENERAL NOTES

1. CODE COMPLIANCE
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 IFC, 2018 UPC, 2018 IPCM, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
2. DIMENSIONS
A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
3. DOCUMENT REVIEW/VERIFICATION:
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
ROUGH OPENINGS/BACKING:
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
5. FURRING:
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
6. GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
7. FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
8. REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
9. DOORS:
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.
11. FRAMING:
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
12. VENTILATION:
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
13. FLUES: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
14. DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS. OTHER DOCUMENTATION
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
16. PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
17. PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
18. ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
19. EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
20. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
21. APPLIANCES:
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
22. WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
23. SMOKE DETECTORS:
NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM REQUIRED THROUGHOUT RESIDENCE. THIS SHALL BE INSTALLED PER NFPA AND COMI STANDARDS. A SEPARATE FIRE PERMIT IS REQUIRED.
24. FIRE BLOCKING:
FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND FORM A VERTICAL AND HORIZONTAL FIRE BARRIER BETWEEN STORIES AND THE TOP STORY TO ROOF SPACE PER NFPA 72 AND COMI 7 FIRE SPROKERS.
A NFPA 13D SPROKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED. SYSTEM REQUIRED MIN OF 1" WATER METER AND 1" WATER SUPPLY LINE.

DUTY OF COOPERATION

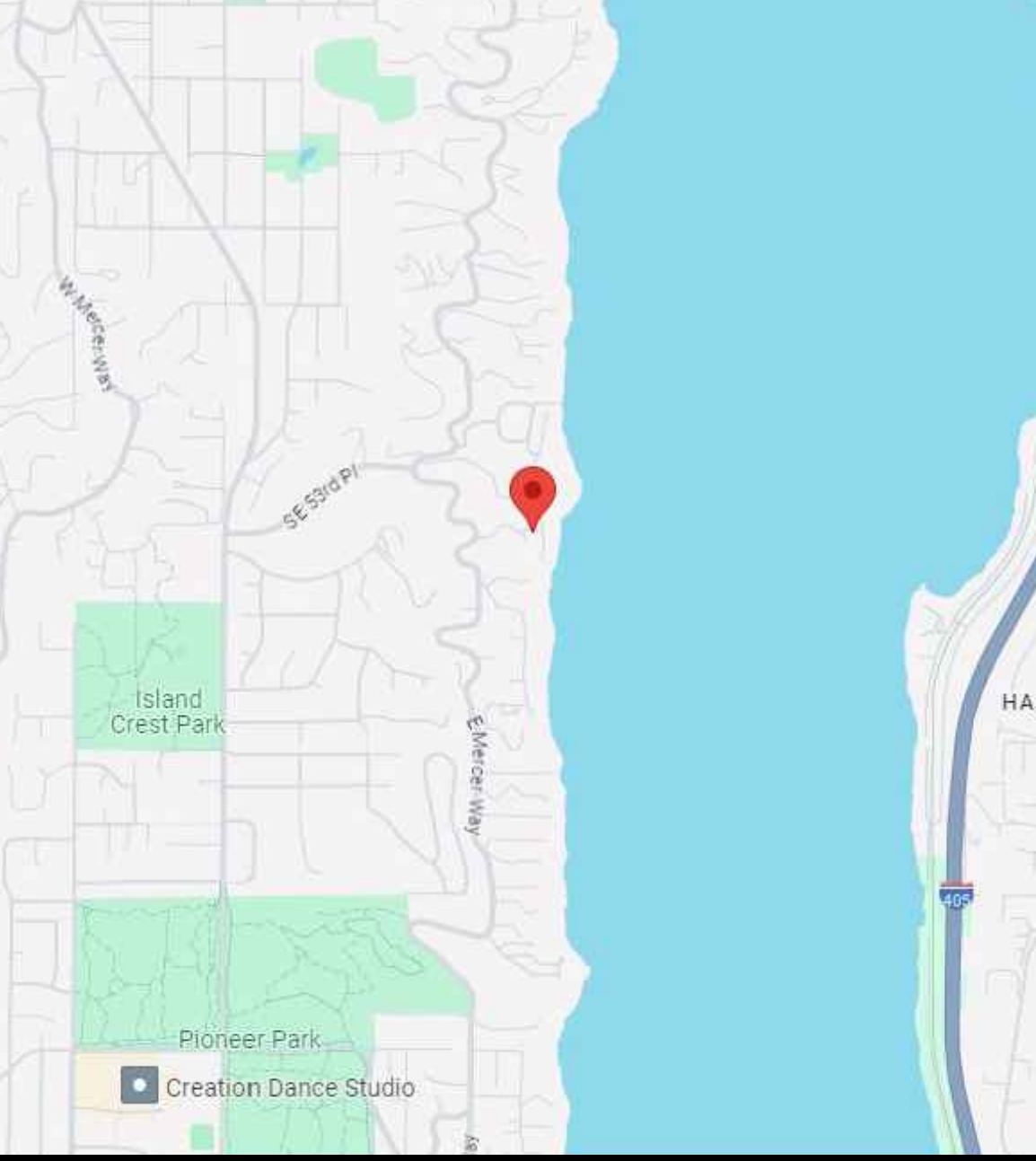
RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

LEGAL DESCRIPTION

CAY HILLS ADD & UND INT IN PRIVATE RD UND 1/5TH INT IN COMMUNITY TRACT
Plat Block:
Plat Lot: 12

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS: 5411 96TH AVE SE
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 143870-0120

SCOPE OF WORK: PROJECT IS AN ADDITION/REMODEL OF AN EXISTING 3,559 SF HOUSE. THE ADDITION/REMODEL WILL INCLUDE A NEW GARAGE EXPANSION NORTH INTO THE EXISTING DRIVEWAY, EXPANDING MAIN LEVEL OF THE HOUSE SOUTH TO CONNECT WITH THE GARAGE, AND A NEW UPPER FLOOR ABOVE THESE EXPANSIONS, WITH PORTIONS OF THE EXISTING LOWER MAIN/UPPER FLOORS REMODELED.

ZONING: R-15

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY + DAYLIGHT BASEMENT

FIRE PROTECTION: -

BUILDING HEIGHT: 30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF)
35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)

GROSS LOT AREA: 15,495 SF

SETBACKS: FRONT LOT LINE = 20 FT
REAR LOT LINE = 25 FT
SIDE LOT LINES = 17.4 FT TOTAL (MINIMUM 5.75 FT)

LOT COVERAGE: 35% MAX

PROJECT TEAM

OWNER: JAMES AND JESSICA EADIE
5411 96TH AVE SE
MERCER ISLAND, WA 98040
PHONE: -

ARCHITECT: STURMAN ARCHITECTS, INC.
9 - 103RD AVE NE, SUITE 203
BELLEVUE, WA 98004
PHONE: 425.451.7003
CONTACT: BRAD STURMAN

STRUCTURAL: L120 ENGINEERING & DESIGN
13150 91ST PL NE
KIRKLAND, WA 98034
PHONE: 425.636.3313
CONTACT: MANS THURFJELL

GEOTECH: GEOTECH CONSULTANTS, INC.
2401 10TH AVE E
SEATTLE, WA 98102
PHONE: 425.747.5618
CONTACT: MATT MCGINNIS

SURVEYOR: ALLIED LAND SURVEYING, INC.
17929 BOTHAM-EVERETT HWY UNIT-A
BOTHAM, WA 98012
PHONE: 425.482.0223
CONTACT: JAMES WATKINS

LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 15,495 SF							
LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	DRIVES/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE	HIGHEST EL: +180.1' LOWEST EL: +134.5' ELEVATION DIFFERENCE= 45.6'		
EXISTING LOT COVERAGE	2,089.3 SF	1,232.2 SF	3,321.5 SF	21.4 %	45.6' DIVIDED BY 152.5' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 299		
PROPOSED LOT COVERAGE	2,630.1 SF	1,248.2 SF	3,878.3 SF	25.0 %			
CHANGE	+ 540.8 SF	+ 16 SF	+ 556.8 SF	+ 3.6%	LOT SLOPE IS 29.9%, WHICH IS MORE THAN 15% BUT LESS THAN 30% THUS LOT COVERAGE ALLOWED IS 35%.		
% ALLOWED LOT COVERAGE			5,423.3 SF ALLOWABLE	35 %			
AREA BORROWED FROM LOT COVERAGE = 1,545 SF							
HARDSCAPE	UNCOVERED DECKS	UNCOVERED PATIOS	GRAVEL WALKWAYS	STAIRS	ROCKERIES/ RETAINING WALLS	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	102.2 SF	189.3 SF	2,055.0 SF	294.8 SF	541.6 SF	3,182.9 SF	20.5 %
PROPOSED HARDSCAPE	36.0 SF	74.9 SF	2,030.9 SF	276.5 SF	521.1 SF	2,939.4 SF	18.9 %
CHANGE	- 66.2 SF	- 114.4 SF	- 24.1 SF	- 18.3 SF	- 20.5 SF	- 243.5 SF	- 1.6%
% ALLOWED HARDSCAPE						2,939.6 SF ALLOWABLE	18.9 %

GROSS FLOOR AREA

LOT SIZE = 15,495 SF
GFA THRESHOLD = 12,000 SF OR 40% (6,198 SF) OF LOT AREA WHICHEVER IS LESS

EXISTING RESIDENCE GFA:
BASEMENT = 1,050.3 SF
MAIN FLOOR = 801.0 SF
UPPER FLOOR = 347.6 SF
12'-16" CEILING HEIGHT = 761.7 SF
16" + CEILING HEIGHT = 72.8 SF
ATTACHED GARAGE = 504.1 SF

TOTAL EXISTING:
EXISTING GFA IS 3,537.549 SF OR 22.8%

PROPOSED RESIDENCE GFA:
BASEMENT = 1,050.3 SF
MAIN FLOOR = 1,041.4 SF
UPPER FLOOR = 1,298.9 SF
12'-16" CEILING HEIGHT = 1,381.7 SF
16" + CEILING HEIGHT = 527.2 SF
ATTACHED GARAGE = 551.8 SF

TOTAL PROPOSED:
PROPOSED GFA IS 5,854.2 SF OR 37.7%
SEE A2.4 FOR COMPLETE BREAKDOWN OF SQUARE FOOTAGES.

2018 WSEC CREDITS

CREDITS REQUIRED:
ADDITIONS MORE THAN 1,500 SF BUT LESS THAN 5,000 SF.

1,509.7 SF NEW CONDITIONS SPACE
TOTAL CREDITS REQUIRED: 6.0 CREDITS

CREDITS	OPTION	DESCRIPTION
1.0	1	HEAT PUMP
0.5	1.3	VERTICAL FENESTRATION U=28 FLOOR R-38 OR R-10 FOR SLAB ON GRADE
1.5	3.5.1	HIGH EFFICIENCY HVAC
1.0	4.2	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM
1.5	5.5	EFFICIENT WATER HEATING
0.5	7.1	APPLIANCE PACKAGE
TOTAL CREDITS SELECTED		6.0

ENERGY NOTES

CODE: 2018 W.S.E.C. & 2018 IRC, WAC 51C-11R

CLIMATIC ZONE: ZONE #4C

SPACE HEAT TYPE: NATURAL GAS

INSULATION VALUES: WALLS: R-21
FLAT ATTICS/CEILINGS: R-49
VAULTED CEILINGS: R-38

PRESCRIPTIVE METHOD: FLOORS (OVER UNHEATED SPACES): R-30
SLAB-ON-GRADE: R-10

THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS, CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

MOISTURE CONTROL: WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)
ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE); INSTALL CONTINUOUSLY
CRAWL SPACE: 6 MIL POLYETHYLENE

VENTILATION: ATTICS WITH LOOSE FILL: N.A. Baffle vent openings to deflect air above insulation surface
ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION
EXISTING NATURAL GAS FURNACE

HEATING & COOLING: EXISTING NATURAL GAS FURNACE

TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH TABLE R403.3.1 OF THE WASHINGTON STATE ENERGY CODE.
a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-4. ALL SEAL JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.
ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOTCANDLES AT 30" ABOVE THE FLOOR

PIPE INSULATION: NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

WHOLE HOUSE VENTILATION

BEDROOMS	3
HEATED SQUARE FOOTAGE	4,565.4 SF
CFM = (0.01" 4565.4 SF) + (7.5" (3+1 BEDROOMS))	
AIRFLOW (CFM)	75.7 CFM MIN.

a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 76 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.3 (182). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.

b. SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.3.5.2.

c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.

d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.

e. AIRFLOW FOR WHOLE HOUSE VENTILATION FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.

f. WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC SECTIONS M1505.4.1.6 AND M1505.4.1.7.

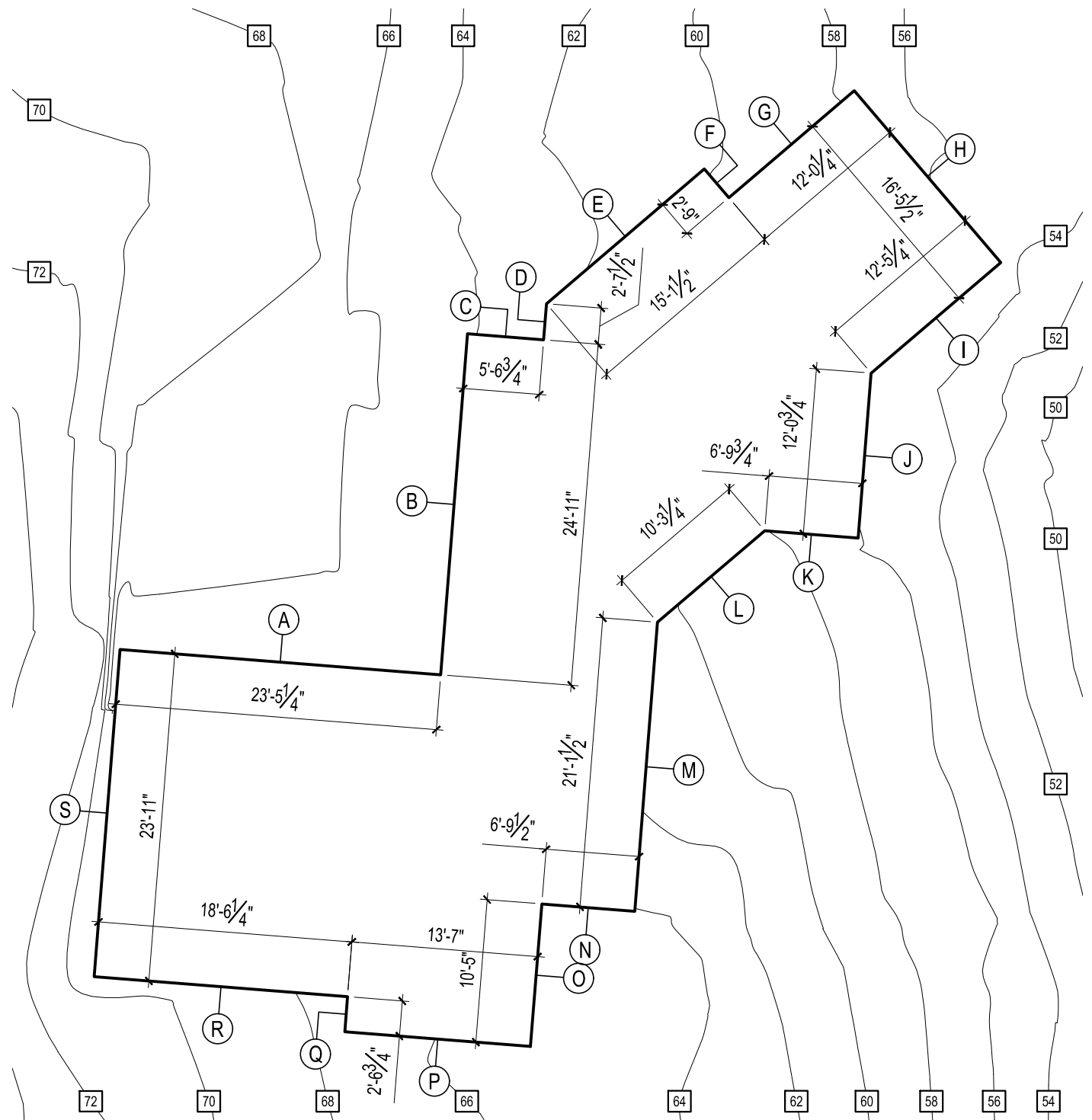
g. AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.

h. HRV/ERV SHALL HAVE A MINIMUM HRE OF .80

EXISTING WALL INSULATION

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

ABE CALCULATIONS NO SCALE



AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	23.40	66.00	1544.40
B	24.90	65.80	1638.42
C	5.60	63.70	356.72
D	2.60	62.80	163.28
E	15.10	61.70	931.67
F	2.80	59.90	167.72
G	12.00	58.80	705.60
H	16.50	56.10	925.65
I	12.40	55.00	682.00
J	12.10	55.50	671.55
K	6.80	57.20	388.96
L	10.30	59.20	609.76
M	21.10	59.90	1263.89
N	6.80	64.30	437.24
O	10.40	64.90	674.96
P	13.70	65.90	902.83
Q	2.60	67.30	174.98
R	18.50	68.70	1270.95
S	23.90	69.80	1668.22
	241.50	1182.50	15178.80
15178.80	62.85	Average Building Elevation	
241.50			

BUILDING AREA

	BASEMENT	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	ATTACHED GARAGE	COVERED DECK	GRAND TOTAL
EXISTING SF:	1,050.3 SF	1,251.2 SF	754.2 SF	3,055.7 SF	504.1 SF	0 SF	3,559.8 SF
PROPOSED HOUSE SF:	1,050.3 SF	1,492.3 SF	2,022.8 SF	4,565.4 SF	551.8 SF	276.9 SF	5,394.1 SF
CHANGE IN SF:	+0.0 SF	+241.1 SF	+1,268.6 SF	+1,509.7 SF	+47.7 SF	+276.9 SF	+1,834.3 SF

SHEET INDEX

A1.0 SITE PLAN AND PROJECT DATA A1.1 IMPERVIOUS SURFACE PLAN	A3.1 EXTERIOR ELEVATIONS A4.0 BUILDING SECTIONS A4.1 BUILDING SECTIONS A4.2 BUILDING SECTIONS A5.0 WALL SECTIONS A6.0 WINDOW SCHEDULE A7.0 DETAILS	S-0 COVER SHEET S-1 STRUCTURAL GENERAL NOTES S-2.1 FILE LAYOUT PLAN S-2.2 FOUNDATION PLAN S-3 ROOF PLAN AND ROOF VENT CALCULATIONS AND SHEAR WALL PLAN S-4 FIRST FLOOR FRAMING PLAN S-5 FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN S-6 SECOND FLOOR FRAMING PLAN	S-7 SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN S-8 ROOF FRAMING PLAN SD-1 STRUCTURAL DETAILS SD-2 STRUCTURAL DETAILS SD-3 STRUCTURAL DETAILS
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SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 1 SET 7/9/2024

STURMAN ARCHITECTS

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

9- 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

EADIE RESIDENCE

5411 96TH AVE SE
MERCER ISLAND, WA 98040

SITE PLAN

REVISIONS:
CORRECTION 1 2024-6-11

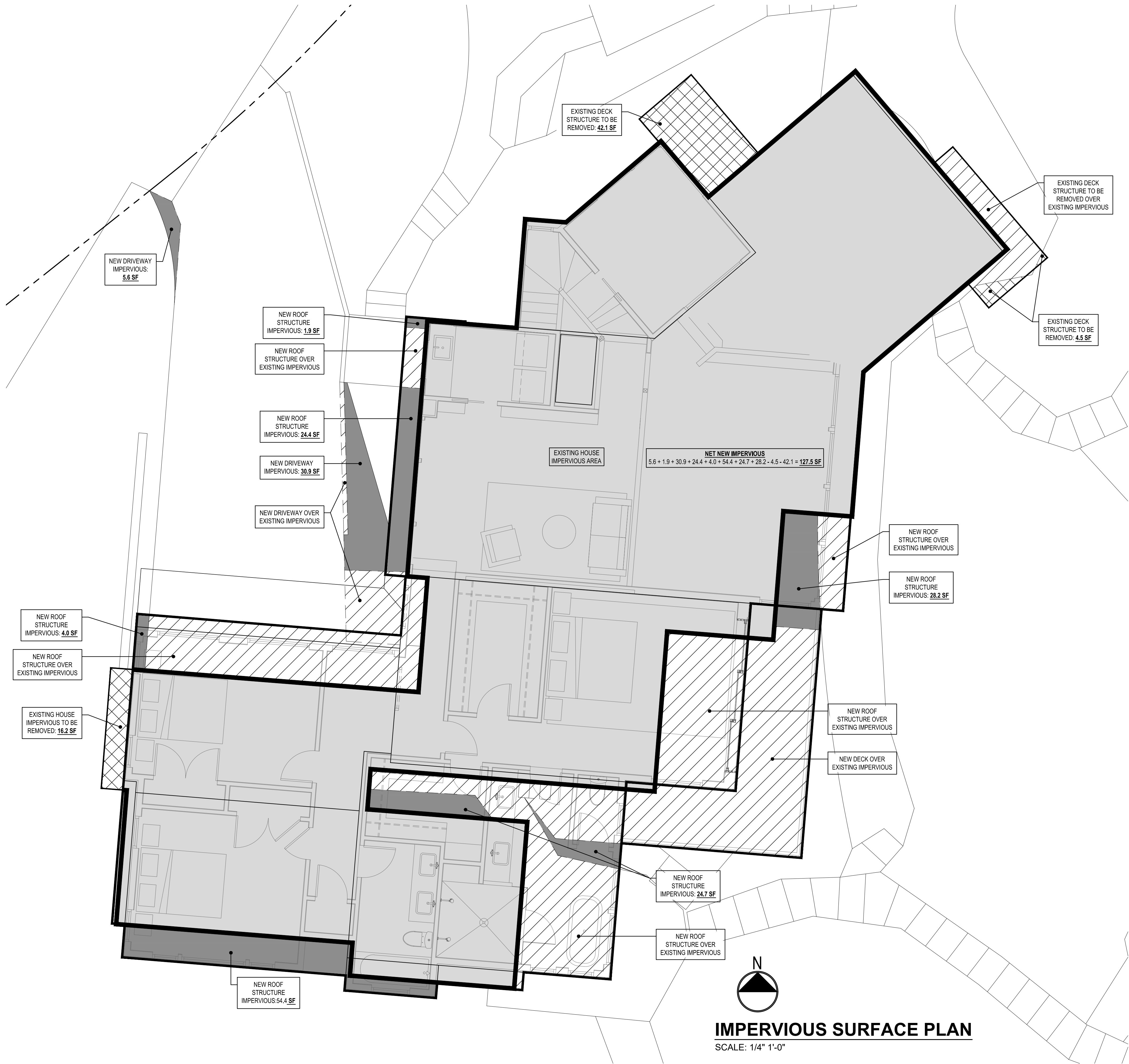
PLOT DATE: 7/9/2024

DRAWN BY: JM

CHECKED BY: BJS

SHEET

A1.0



IMPERVIOUS SURFACE PLAN
SCALE: 1/4" 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 1 SET 7/9/2024

STURMAN
ARCHITECTS

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
5592

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EADIE RESIDENCE

5411 96TH AVE SE
MERCER ISLAND, WA 98040

IMPERVIOUS SURFACE

REVISIONS:
CORRECTION 1 2024-6-11
PLOT DATE: 7/9/2024
DRAWN BY: JM
CHECKED BY: BJS
SHEET

A1.1

SYMBOL LEGEND

- SET 1/2" REBAR/CAP #40524
- × SET NAIL/WASHER #40524
- FOUND REBAR/CAP AS NOTED
- ⊞ WATER METER
- ⊙ HYDRANT
- ⊞ WATER VALVE
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ TELEPHONE RISER
- ⊞ GAS METER
- ⊞ POWER RISER
- ⊞ POWER METER

- ⊞ CATCH BASIN
- ⊞ SANITARY SEWER MANHOLE
- s- APPROX. SANITARY SEWER LINE LOCATION
- ⊞ STREET SIGN
- ⊞ DECIDUOUS TREE
- ⊞ CONIFEROUS TREE

CONTROL LEGEND

- Ⓐ FOUND 1/2" REBAR/CAP UNREADABLE SOUTH 0.06' x WEST 0.11' OF CALCULATED POSITION
- Ⓑ FOUND 1/2" REBAR AT CALCULATED POSITION
- Ⓒ FOUND 1/2" REBAR/CAP #13035 ON DEED LINE
- Ⓓ FOUND 3/4" IRON PIPE UP 0.50' SOUTH 0.09' x WEST 0.08'
- Ⓔ FOUND 1/2" REBAR/CAP #13035 SOUTH 0.07' x EAST 0.04' OF CALCULATED POSITION
- Ⓕ FOUND 1/2" REBAR/CAP #13035 AT CALCULATED POSITION
- Ⓖ FOUND 1" IRON PIPE NORTH 0.09' x WEST 0.08' OF CALCULATED POSITION

EASEMENT LEGEND

- (E1) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT RECORDING NO. 5496503
- (E2) TELEPHONE AND TELEGRAPH EASEMENT RECORDING NO. 5498347
- (E3) TELEPHONE AND TELEGRAPH EASEMENT RECORDING NO. 5536703
- (E4) UNDERGROUND SEWAGE PUMPING STATION AND TIMBER DOCK EASEMENT RECORDING NO. 5815833 (NOT PLOTTABLE)
- (E5) SEWER PIPE LINE EASEMENT RECORDING NO. 5876718

BASIS OF BEARINGS

PLAT OF CAY HILLS RECORDED IN VOLUME 70, PAGE(S) 95-96

REFERENCES

-PLAT OF CAY HILLS RECORDED IN VOLUME 70, PAGE(S) 95-96

-RECORD OF SURVEY RECORDING NUMBER 20031008900001

-STATUTORY WARRANTY DEED RECORDING NUMBER 20120430002095

DATUM

NAVD88 PER WGS SURVEY DATA WAREHOUSE

DESIGNATION: 1936

DB ID: 46995

DESCRIPTION: 3" SQUARE CONCRETE MONUMENT WITH 1/2" COPPER PLUG

LOCATION: POC MON ON BUTTERWORTH ROAD WEST OF HOUSE #5335

ELEVATION: 53.957

NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA 530R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090

ALL UTILITIES SHOWN WERE DERIVED FROM PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, OR OTHERWISE IF ANY.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

LEGAL DESCRIPTION

LOT 12, CAY HILLS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70 OF PLATS, PAGES 95 THROUGH 96, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF "PRIVATE ROAD" IMMEDIATELY IN FRONT OF AND ADJOINING SAID LOT, TO THE CENTERLINE OF SAID "PRIVATE ROAD" AND LYING WITHIN THE EXTENSION OF THE SIDE LINES OF SAID LOT 12;

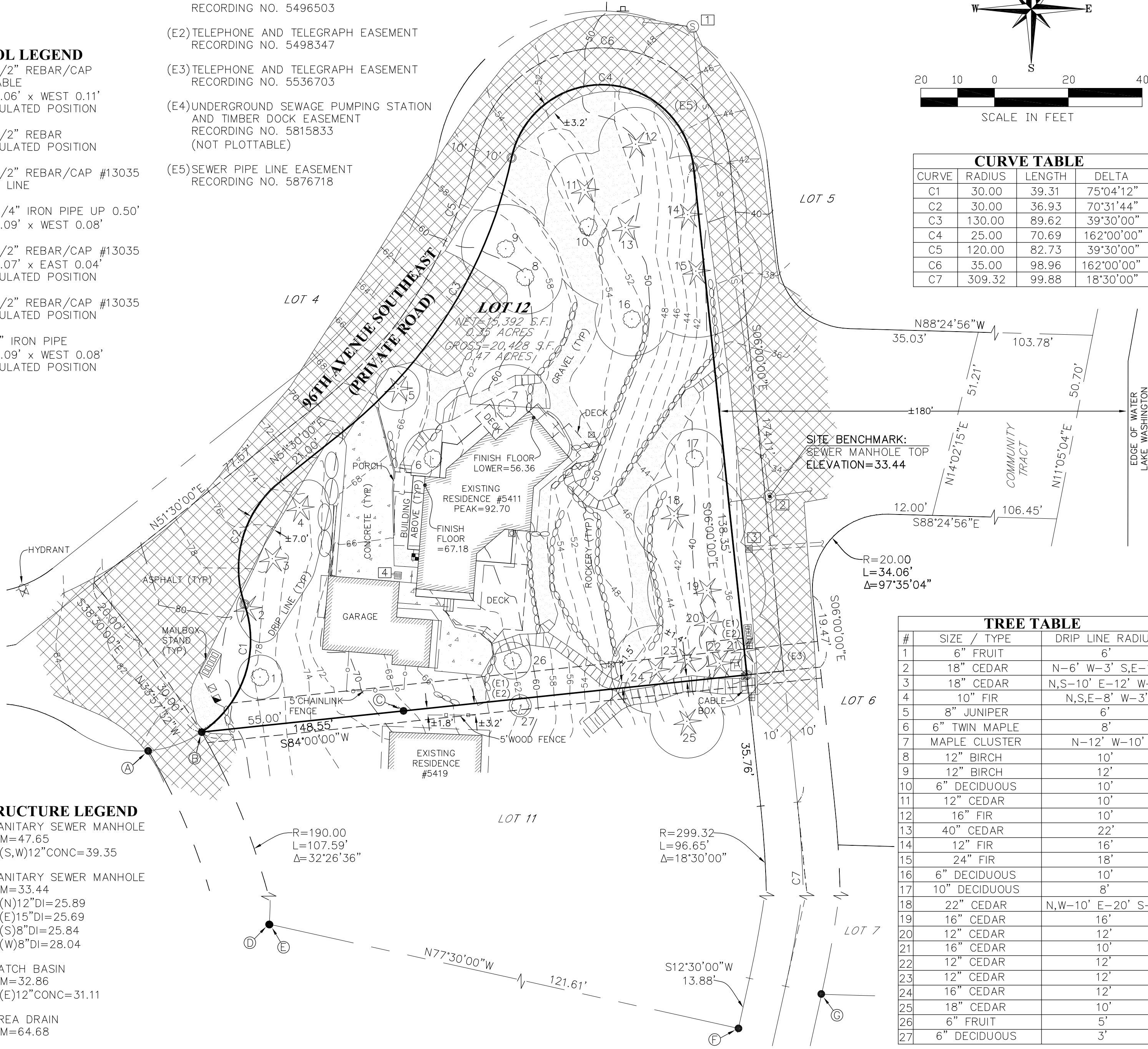
TOGETHER WITH AN UNDIVIDED ONE-FIFTH INTEREST IN AND TO THE COMMUNITY TRACT AS SHOWN ON THE PLAT;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DELINEATED AS "PRIVATE ROAD" ON SAID PLAT OF CAY HILLS.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD PER "EXHIBIT B" IN STATUTORY WARRANTY DEED RECORDING NUMBER 20120430002095.

PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 24N, RANGE 5E, WM



STRUCTURE LEGEND

- 1 SANITARY SEWER MANHOLE RIM=47.65 IE(S,W)12"CONC=39.35
- 2 SANITARY SEWER MANHOLE RIM=33.44 IE(N)12"DI=25.89 IE(E)15"DI=25.69 IE(S)8"DI=25.84 IE(W)8"DI=28.04
- 3 CATCH BASIN RIM=32.86 IE(E)12"CONC=31.11
- 4 AREA DRAIN RIM=64.68

RECORDING CERTIFICATE

Filed for record this day of _____ 20____ at ____ M in book _____ of Surveys at Page _____ Records of KING County, Washington at the request of _____

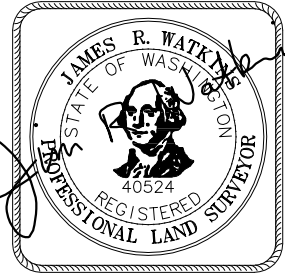
Auditor

Deputy Auditor

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MR. PATRICK HOOPER in SEPTEMBER, 2016

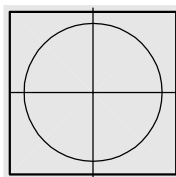
Certificate Number: 40524



BOUNDARY AND TOPOGRAPHIC SURVEY FOR

MR. PATRICK HOOPER

5411 96TH AVENUE SOUTHEAST
MERCER ISLAND, WA 98040



Allied Land Surveying, Inc.

17928 Bothell-Everett Hwy Unit-A
Bothell, Washington 98012
(P) 425-482-0223

DWN. BY: RJW

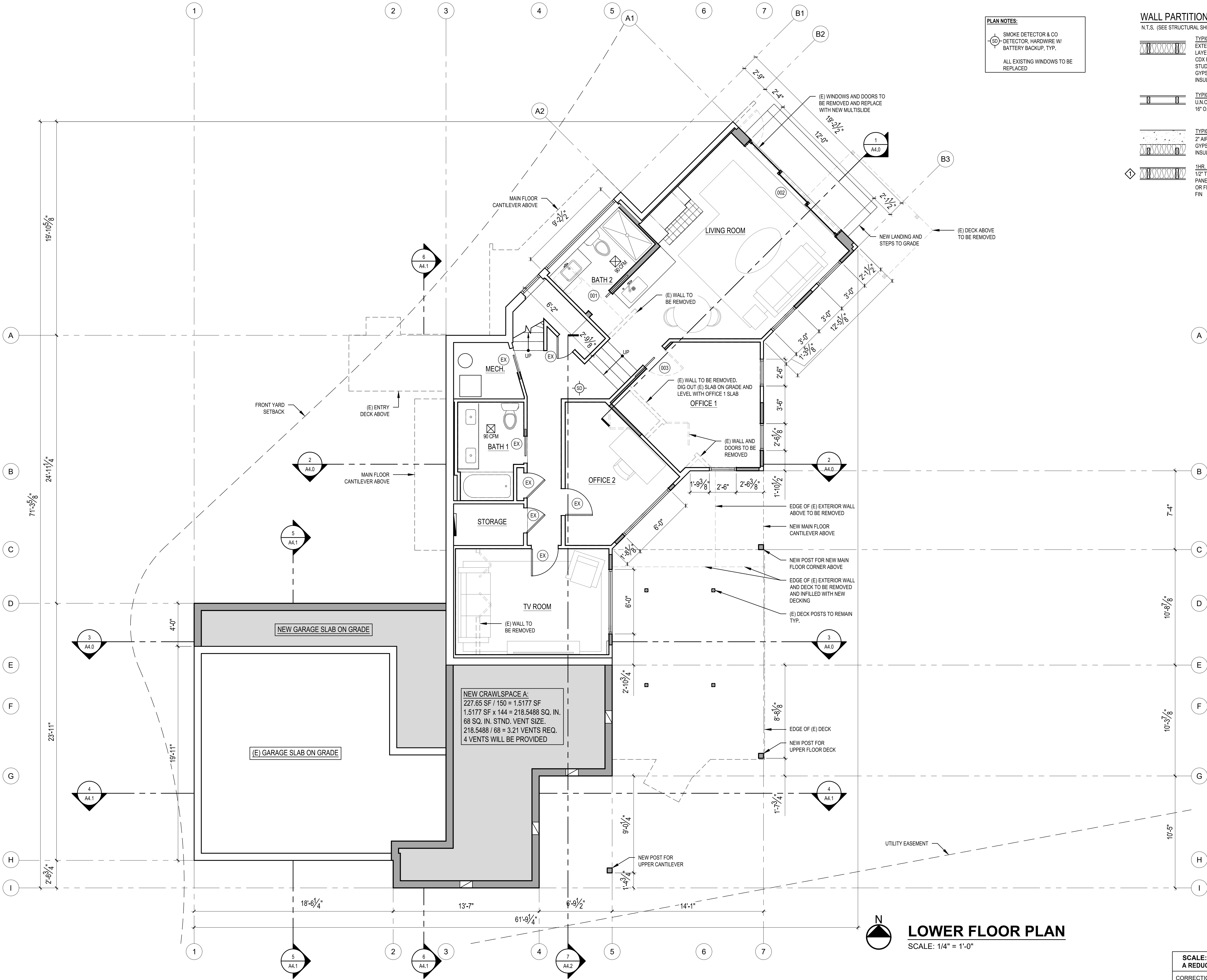
DATE: 11-10-2016

JOB NO. 16054

CHK. BY: JRW

SCALE: 1" = 20'

SHEET 1 OF 1



PLAN NOTES:

SMOKE DETECTOR & CO
DETECTOR, HARDWARE W/
BATTERY BACKUP, TYP.

ALL EXISTING WINDOWS TO BE
REPLACED

WALL PARTITION TYPES:
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEAR WALLS.)

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH @ (2)
LAYERS 60# BLDG. PAPER @ 1/2"
CDX PLYWOOD @ 2x6 WOOD
STUDS AT 16" O.C. w/ 1/2"
GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
INSULATION EXCEPT AROUND GARAGE.

TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @
16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

TYPICAL FURRED WALL
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"
GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
INSULATION.

1HR. FIRE RATED WALL
1/2" THK GWB, TYPE 'X' OI 2x6 WID STUDS @ 16" O.C.
PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP
OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS
FIN

LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 1 SET 7/9/2024

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MERCER ISLAND, WA 98040

LOWER FLOOR PLAN

REVISIONS:
CORRECTION 1 2024-05-11

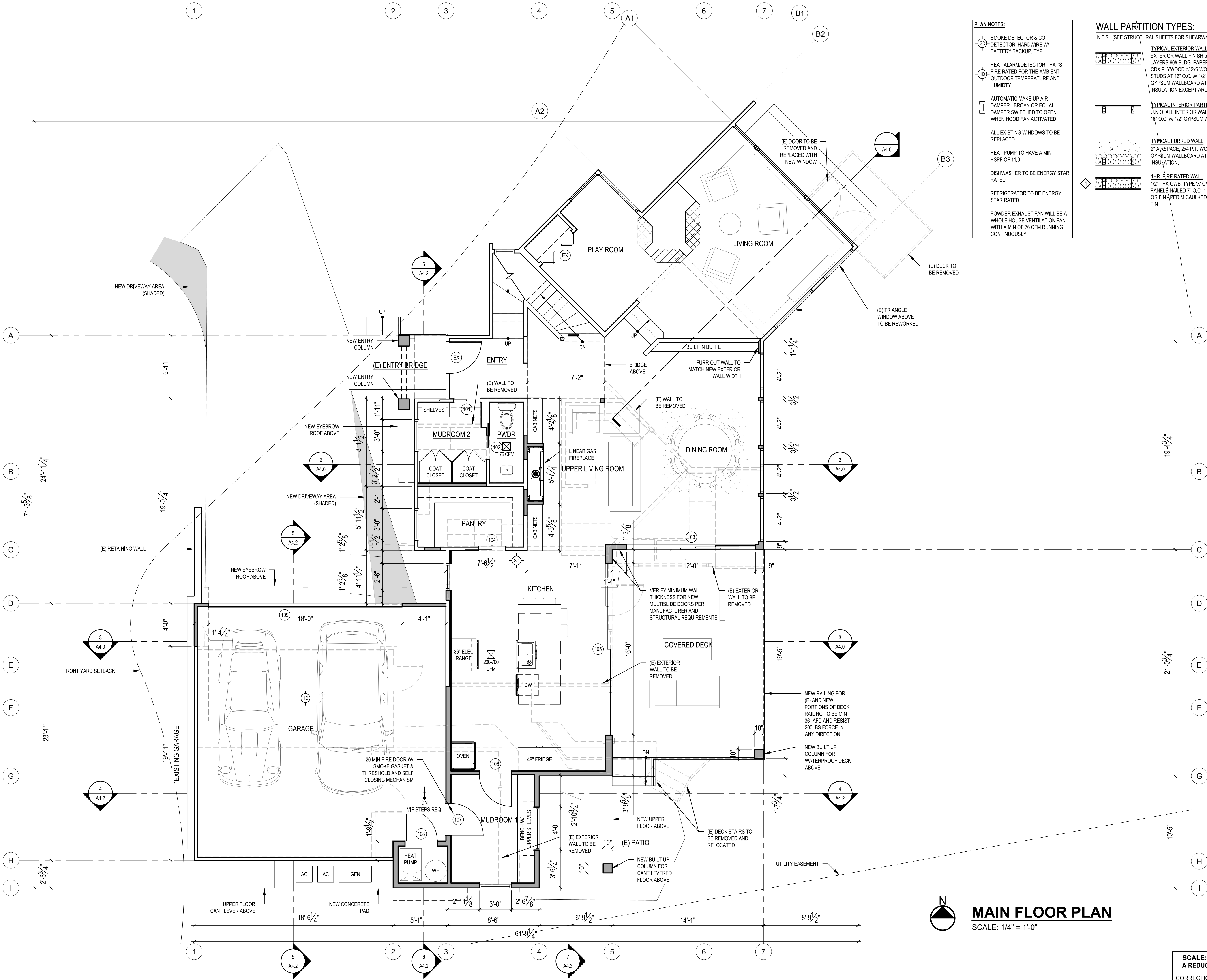
PLOT DATE: 7/9/2024

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CHECKED BY: BJS

SHEET

A2.0



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CORRECTION 1 2024-05-11

PLOT DATE: 7/9/2024

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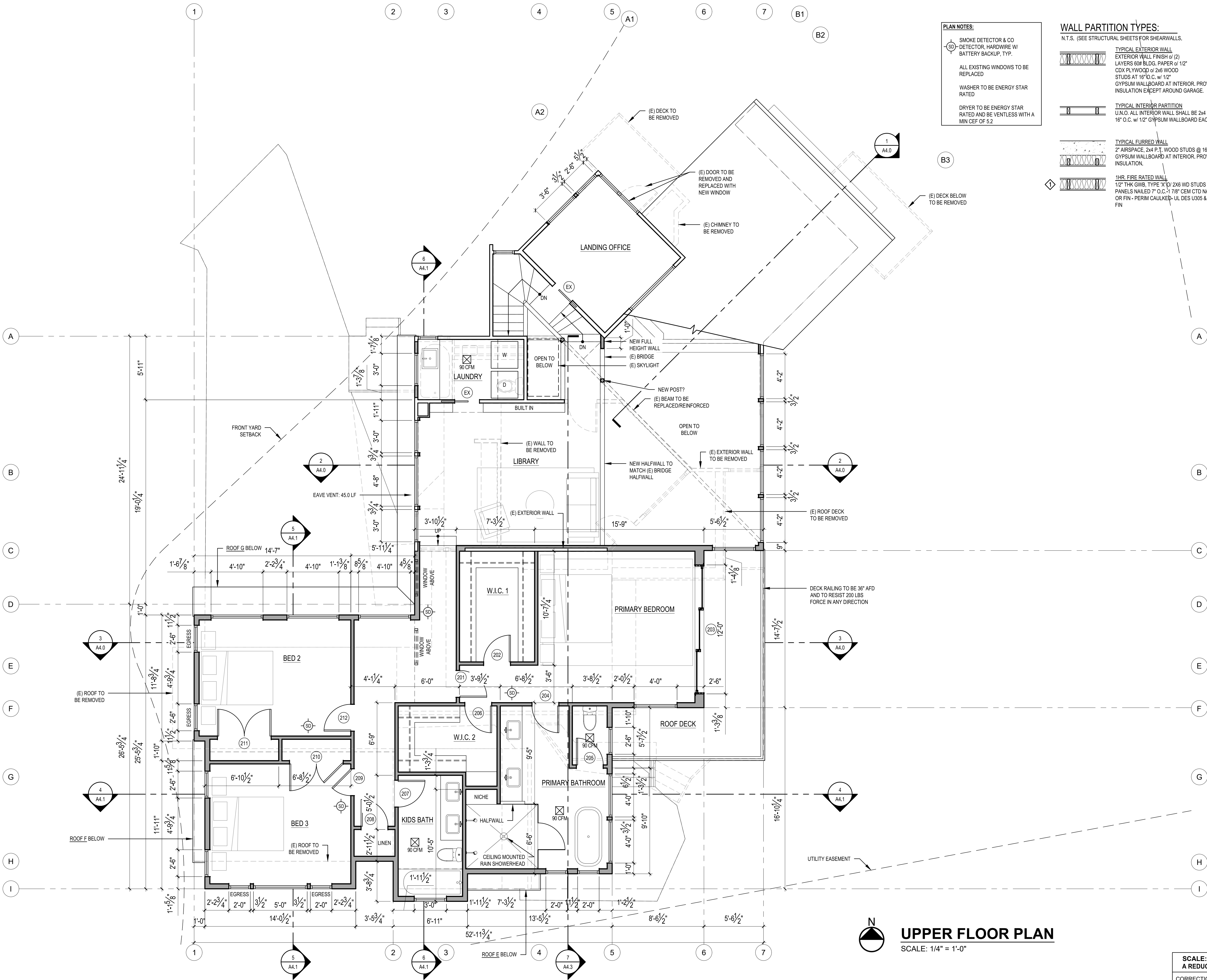
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SHEET

A2.1

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 1 SET 7/9/2024



PLAN NOTES:

- SMOKE DETECTOR & CO DETECTOR, HARDWARE W/ BATTERY BACKUP, TYP.
- ALL EXISTING WINDOWS TO BE REPLACED
- WASHER TO BE ENERGY STAR RATED
- DRYER TO BE ENERGY STAR RATED AND BE VENTLESS WITH A MIN CEF OF 5.2

WALL PARTITION TYPES:
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH (2) LAYERS 5/8" BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.

TYPICAL INTERIOR PARTITION
U.S.A.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT INSULATION.

TYPICAL FURRED WALL
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT INSULATION.

1HR. FIRE RATED WALL
1/2" THK GWB, TYPE X 5/8" 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C. 1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN



UPPER FLOOR PLAN

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION 1 SET

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UPPER FLOOR PLAN

REVISIONS:
CORRECTION 1 2024-05-11

PLOT DATE: 7/9/2024

DRAWN BY: JM

CHECKED BY: BUS

SHEET

A2.2



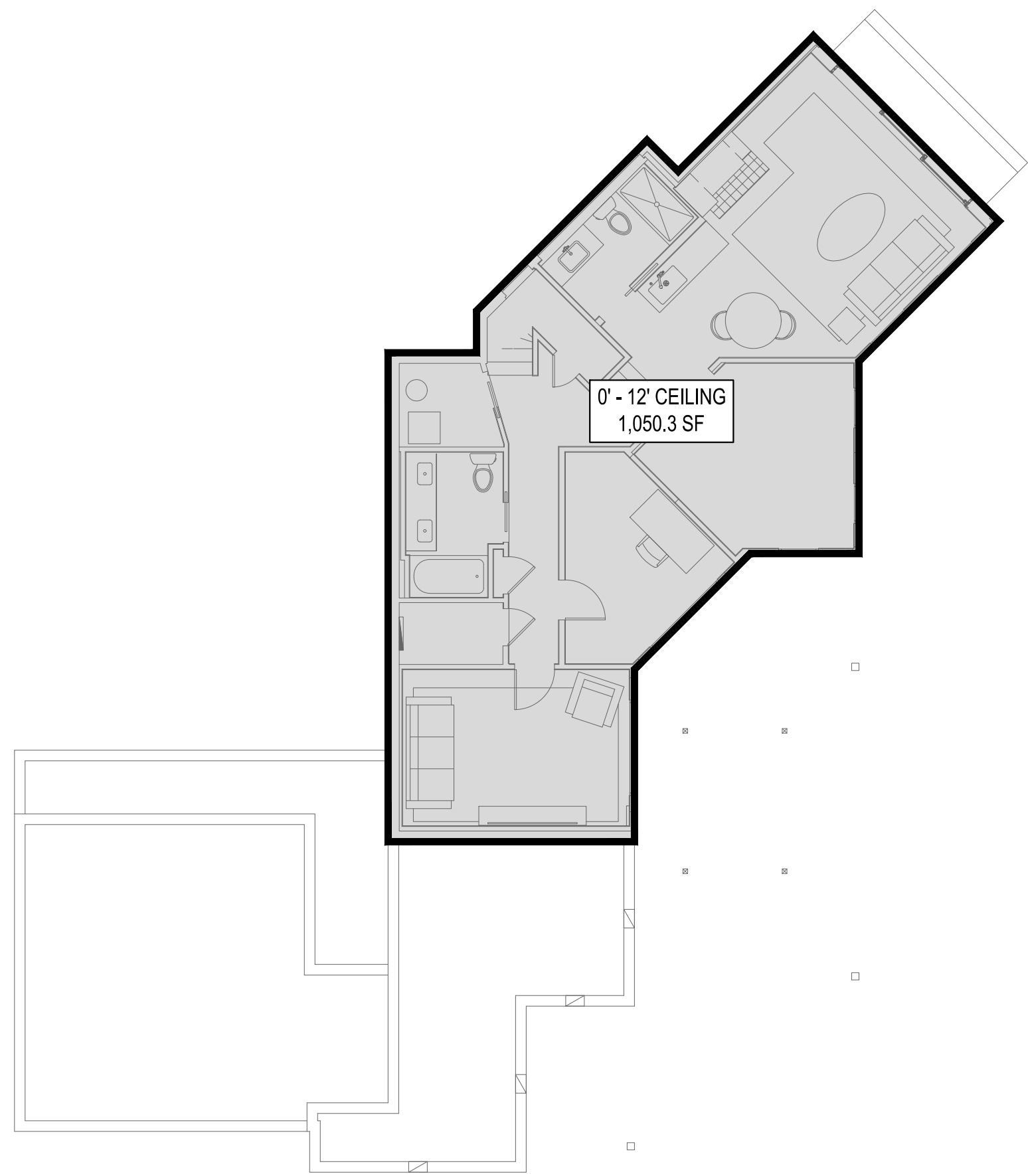
SCALE: 1/4" = 1'-0"

 1HR. FIRE RATED WALL
1 1/2" THK GWB, TYPE 'X' O/ 2X6 WD STUDS @ 16" O.C.
PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EX
OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS
FIN

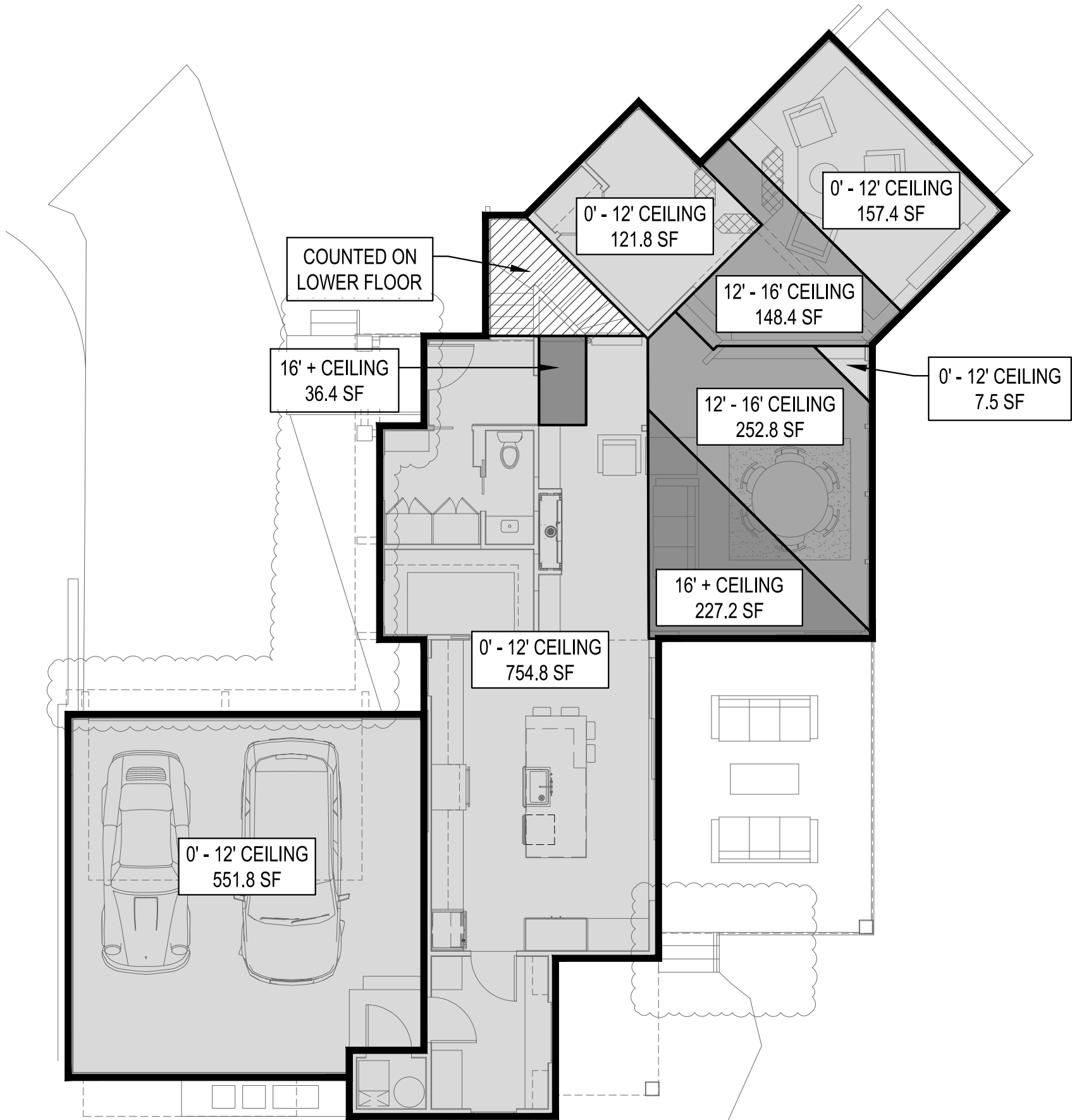
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CORRECTION 1 SET

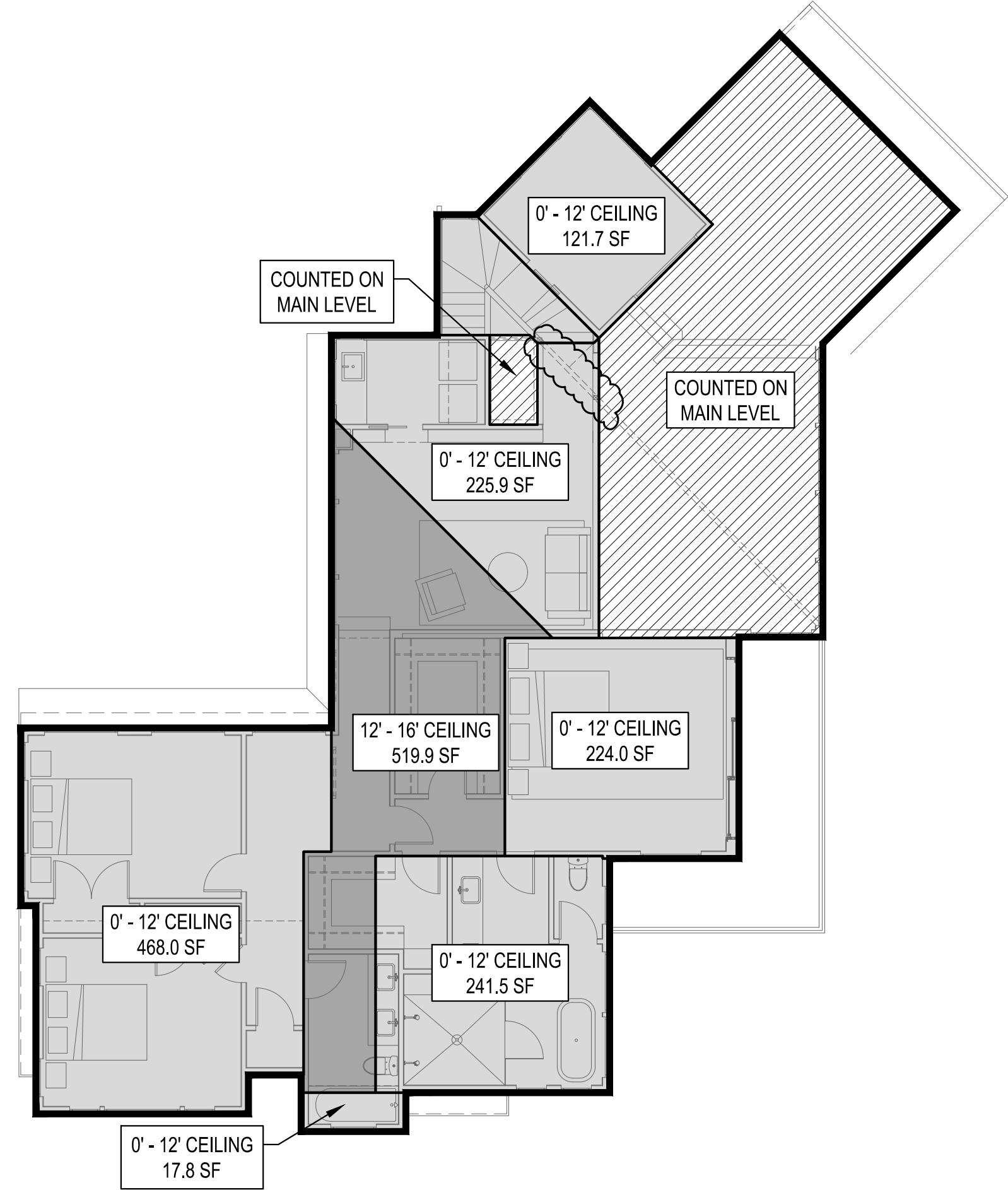
7/9/2024



LOWER FLOOR
SCALE: 1/8" = 1'-0"



MAIN FLOOR
SCALE: 1/8" = 1'-0"

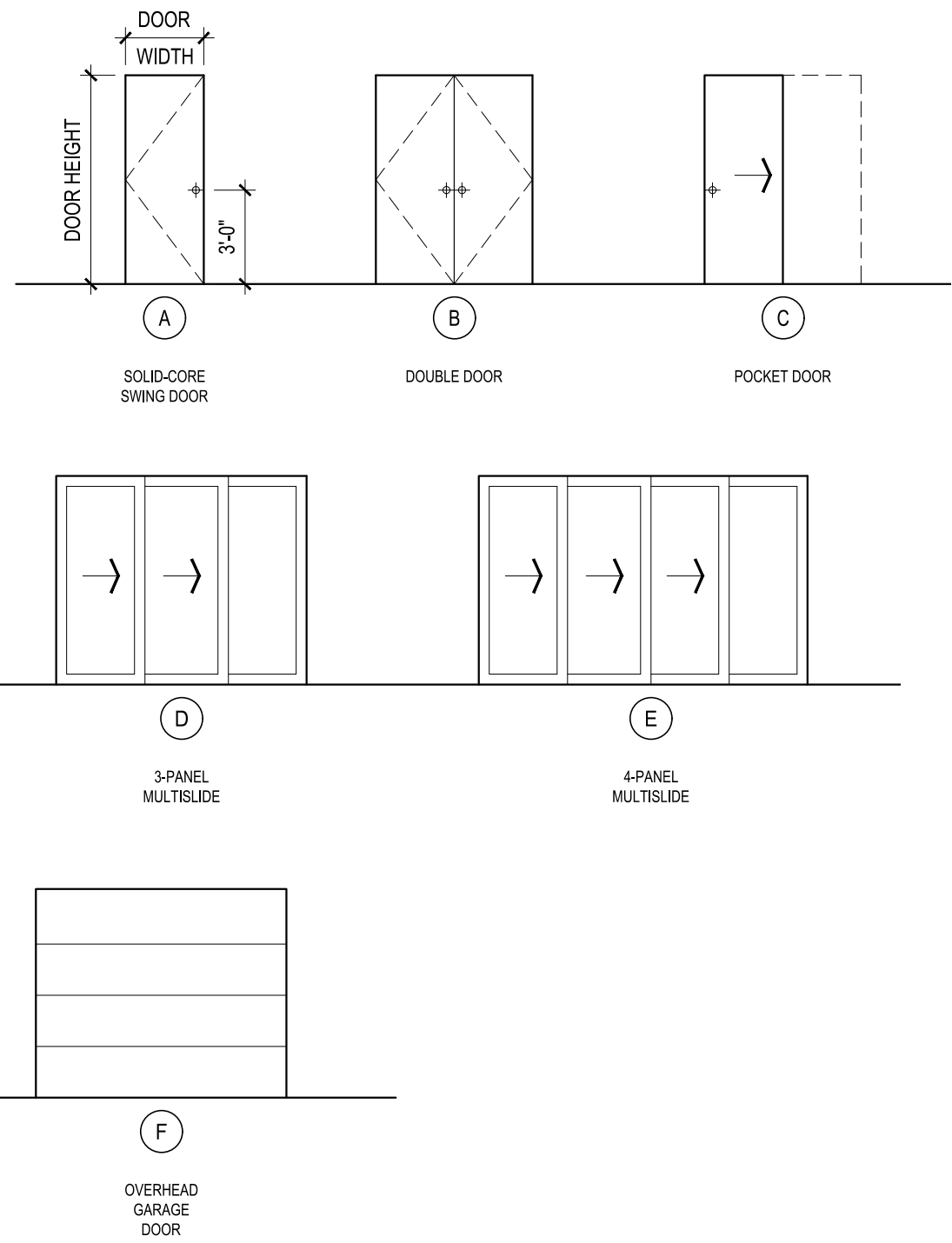


UPPER FLOOR
SCALE: 1/8" = 1'-0"

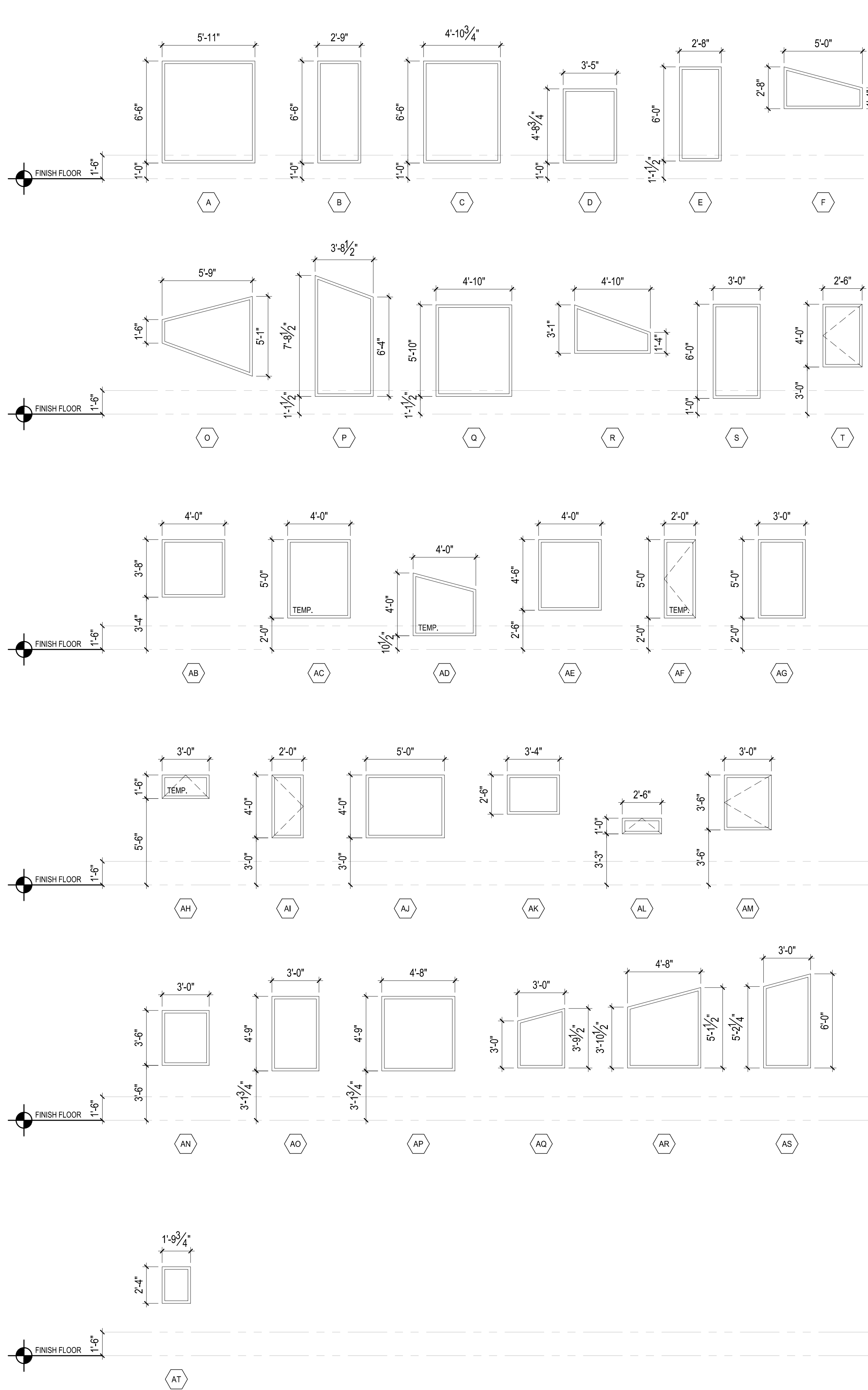
PROPOSED GROSS FLOOR AREA			
	PROPOSED FLOOR AREA	LOT SIZE GFA THRESHOLD	= 15,495 SF = 12,000 SF OR 40% (6,198 SF) WHICHEVER IS LESS
BASEMENT	1,050.3 SF	PROPOSED GFA	= 5,851.3 SF
MAIN FLOOR	1,041.4 SF	PROPOSED %GFA COVERAGE	= 37.7%
UPPER FLOOR	1,298.9 SF	PROPOSED GFA IS 5,851.3 SF OR 37.7%	
GARAGE	551.8 SF		
12' - 16' CEILING HEIGHT (x1.5 MULTIPLIER)	1,381.7 SF		
16'-0" + CEILING HEIGHT (x2 MULTIPLIER)	527.2 SF		
TOTAL	5,851.3 SF		

DOOR SCHEDULE								
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS
LOWER FLOOR								
001	BATH 2	2'-8"	6'-8"	C	-	1-3/4"	-	VERIFY FINAL HEIGHT
002	OFFICE 1	2'-6"	6'-8"	C	-	1-3/4"	-	VERIFY FINAL HEIGHT
003	LIVING ROOM	12'-0"	7'-0"	D	Y	1-3/4"	0.28	MANUFACTURER TBD
MAIN FLOOR								
101	MUDROOM 2	2'-6"	7'-0"	C	-	1-3/4"	-	VERIFY FINAL HEIGHT
102	POWDER	2'-6"	7'-0"	C	-	1-3/4"	-	VERIFY FINAL HEIGHT
103	DINING ROOM	12'-0"	7'-0"	D	Y	1-3/4"	0.28	MANUFACTURER TBD
104	PANTRY	2'-6"	7'-0"	C	-	1-3/4"	-	-
105	KITCHEN	16'-0"	7'-0"	E	Y	1-3/4"	0.28	MANUFACTURER TBD
106	MUDROOM 1	3'-0"	7'-0"	A	-	1-3/4"	-	-
107	MUDROOM 1	3'-0"	7'-0"	A	-	1-3/4"	-	20 MIN FIRE DOOR
108	GARAGE	3'-0"	7'-0"	A	-	1-3/4"	-	-
109	GARAGE	18'-0"	8'-0"	F	-	1-3/4"	-	-
UPPER FLOOR								
201	PRIMARY BEDROOM	2'-6"	7'-0"	A	-	1-3/4"	-	-
202	W.I.C. 1	2'-6"	7'-0"	A	-	1-3/4"	-	-
203	PRIMARY BEDROOM	12'-0"	7'-0"	D	Y	1-3/4"	0.28	MANUFACTURER TBD
204	PRIMARY BATHROOM	2'-6"	7'-0"	A	-	1-3/4"	-	-
205	TOILET ROOM	2'-6"	7'-0"	A	-	1-3/4"	-	-
206	W.I.C. 2	2'-6"	7'-0"	A	-	1-3/4"	-	-
207	KIDS BATH	2'-6"	7'-0"	A	-	1-3/4"	-	-
208	LINEN	2'-6"	7'-0"	A	-	1-3/4"	-	-
209	BED 3	2'-6"	7'-0"	A	-	1-3/4"	-	-
210	BED 3	2'-6" PR	7'-0"	B	-	1-3/4"	-	-
211	BED 2	2'-6" PR	7'-0"	B	-	1-3/4"	-	-
212	BED 2	2'-6"	7'-0"	A	-	1-3/4"	-	-

DOOR TYPES:

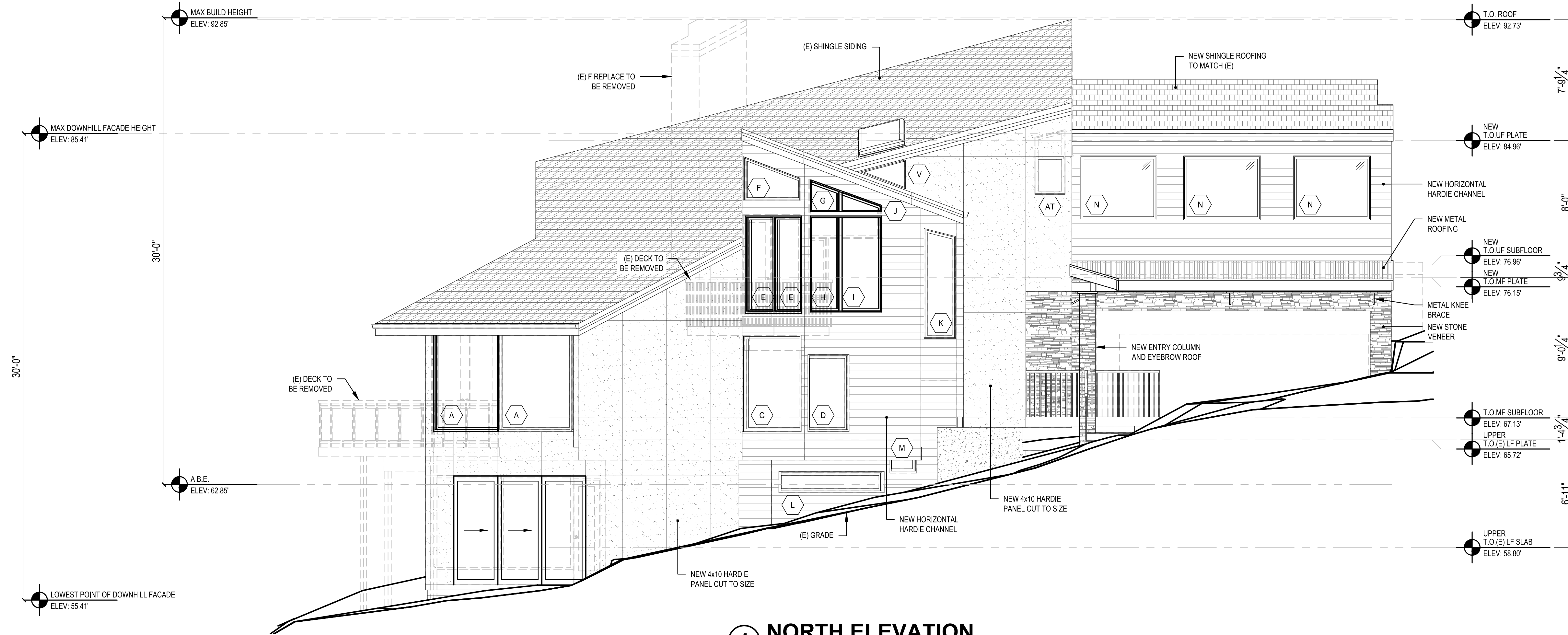


SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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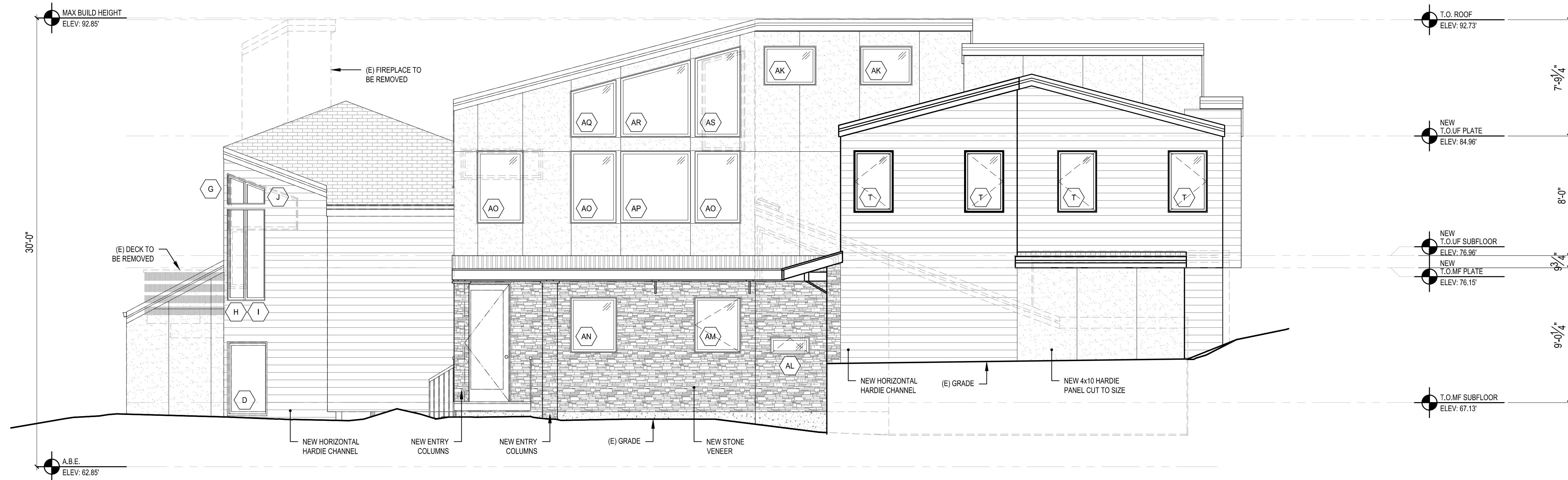


WINDOW SCHEDULE									
TAG.	DESCRIPTION	WINDOW SIZE		TEMP.	QTY.	AREA (SF)	U-VAL (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT						
A	PICTURE	5'-11"	6'-6"	-	2	76.9	0.28	LOW E / CLEAR	-
B	PICTURE	2'-9"	6'-6"	-	1	17.9	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
C	PICTURE	4'-10 3/4"	6'-6"	-	1	31.8	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
D	PICTURE	3'-5"	4'-8 3/4"	-	1	16.2	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
E	PICTURE	2'-8"	6'-8"	-	2	32	0.28	LOW E / CLEAR	-
F	PICTURE	5'-0"	2'-8"	-	1	10	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
G	PICTURE	2'-6"	1'-10"	-	1	3.8	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
H	PICTURE	2'-6"	6'-0"	-	1	15	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
I	PICTURE	3'-6"	6'-0"	-	1	21	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
J	PICTURE	2'-6"	1'-2"	-	1	2.5	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
K	PICTURE	1'10 3/4"	6'-11"	-	1	12.7	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
L	PICTURE	9'-0 1/2"	1'-2"	-	1	10.5	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
M	PICTURE	2'-4"	1'-2"	-	1	2.7	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
N	PICTURE	4'-10"	4'-0"	-	3	58	0.28	LOW E / CLEAR	-
O	PICTURE	5'-9"	5'-1"	-	1	18.9	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
P	PICTURE	3'-8 1/2"	7'-8 1/2"	-	1	26	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
Q	PICTURE	4'-10"	5'-10"	-	1	28.2	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
R	PICTURE	4'-10"	3'-1"	-	1	10.7	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
S	PICTURE	3'-0"	6'-0"	-	2	32	0.28	LOW E / CLEAR	-
T	CASEMENT	2'-6"	4'-0"	-	8	80	0.28	LOW E / CLEAR	EGRESS IN SOME LOCATIONS
U	PICTURE	4'-2 1/2"	6'-0"	-	4	101	0.28	LOW E / CLEAR	-
V	PICTURE	4'-2 1/2"	1'-10"	-	1	3.9	0.28	LOW E / CLEAR	NEW WINDOW IN EXISTING OPENING. VERIFY EXISTING WINDOW SIZE
W	PICTURE	4'-2 1/2"	6'-8 1/4"	-	1	25.8	0.28	LOW E / CLEAR	VERIFY SLOPED PORTION OF WINDOW WITH SLOPE OF ROOF
X	PICTURE	4'-2 1/2"	5'-6"	-	1	20.8	0.28	LOW E / CLEAR	VERIFY SLOPED PORTION OF WINDOW WITH SLOPE OF ROOF
Y	PICTURE	4'-2 1/2"	4'-3 3/4"	-	1	15.8	0.28	LOW E / CLEAR	VERIFY SLOPED PORTION OF WINDOW WITH SLOPE OF ROOF
Z	PICTURE	4'-2 1/2"	3'-1 1/2"	-	1	10.8	0.28	LOW E / CLEAR	VERIFY SLOPED PORTION OF WINDOW WITH SLOPE OF ROOF
AA	SLIDER	6'-0"	3'-6"	-	2	21	0.28	LOW E / CLEAR	-
AB	PICTURE	4'-0"	3'-8"	-	1	14.7	0.28	LOW E / CLEAR	-
AC	PICTURE	4'-0"	5'-0"	Y	2	40	0.28	LOW E / CLEAR	-
AD	PICTURE	4'-0"	4'-0"	Y	1	16	0.28	LOW E / CLEAR	VERIFY SLOPED PORTION OF WINDOW WITH SLOPE OF ROOF
AE	PICTURE	4'-0"	4'-6"	-	1	18	0.28	LOW E / CLEAR	-
AF	CASEMENT	2'-0"	5'-0"	Y	2	20	0.28	LOW E / CLEAR	-
AG	PICTURE	3'-0"	5'-0"	-	1	15	0.28	LOW E / CLEAR	-
AH	AWNING	3'-0"	1'-6"	Y	1	4.5	0.28	LOW E / CLEAR	-
AI	CASEMENT	2'-0"	4'-0"	-	2	16	0.28	LOW E / CLEAR	EGRESS
AJ	PICTURE	5'-0"	4'-0"	-	1	20	0.28	LOW E / CLEAR	-
AK	PICTURE	3'-4"	2'-6"	-	2	16.7	0.28	LOW E / CLEAR	-
AL	AWNING	2'-6"	1'-0"	-	1	2.5	0.28	LOW E / CLEAR	-
AM	CASEMENT	3'-0"	3'-6"	-	1	10.5	0.28	LOW E / CLEAR	-
AN	PICTURE	3'-0"	3'-6"	-	1	10.5	0.28	LOW E / CLEAR	-
AO	PICTURE	3'-0"	4'-9"	-	3	42.8	0.28	LOW E / CLEAR	-
AP	PICTURE	4'-8"	4'-9"	-	1	22.2	0.28	LOW E / CLEAR	-
AQ	PICTURE	3'-0"	3'-9 1/2"	-	1	10.2	0.28	LOW E / CLEAR	VERIFY SLOPED PORTION OF WINDOW WITH SLOPE OF ROOF
AR	PICTURE	4'-8"	5'-1 1/2"	-	1	21	0.28	LOW E / CLEAR	VERIFY SLOPED PORTION OF WINDOW WITH SLOPE OF ROOF
AS	PICTURE	3'-0"	6'-0"	-	1	16.8	0.28	LOW E / CLEAR	VERIFY SLOPED PORTION OF WINDOW WITH SLOPE OF ROOF
AT	PICTURE	1'-9 3/4"	2'-4"	-	1	4.2	0.28	LOW E / CLEAR	-

SCALE: IF SHEET IS LESS THAN 24" x 36". IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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1 NORTH ELEVATION
SCALE: 1/4" = 1'



2 WEST ELEVATION
SCALE: 1/4" = 1'

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STURMAN
ARCHITECTS

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
State of Washington
0002

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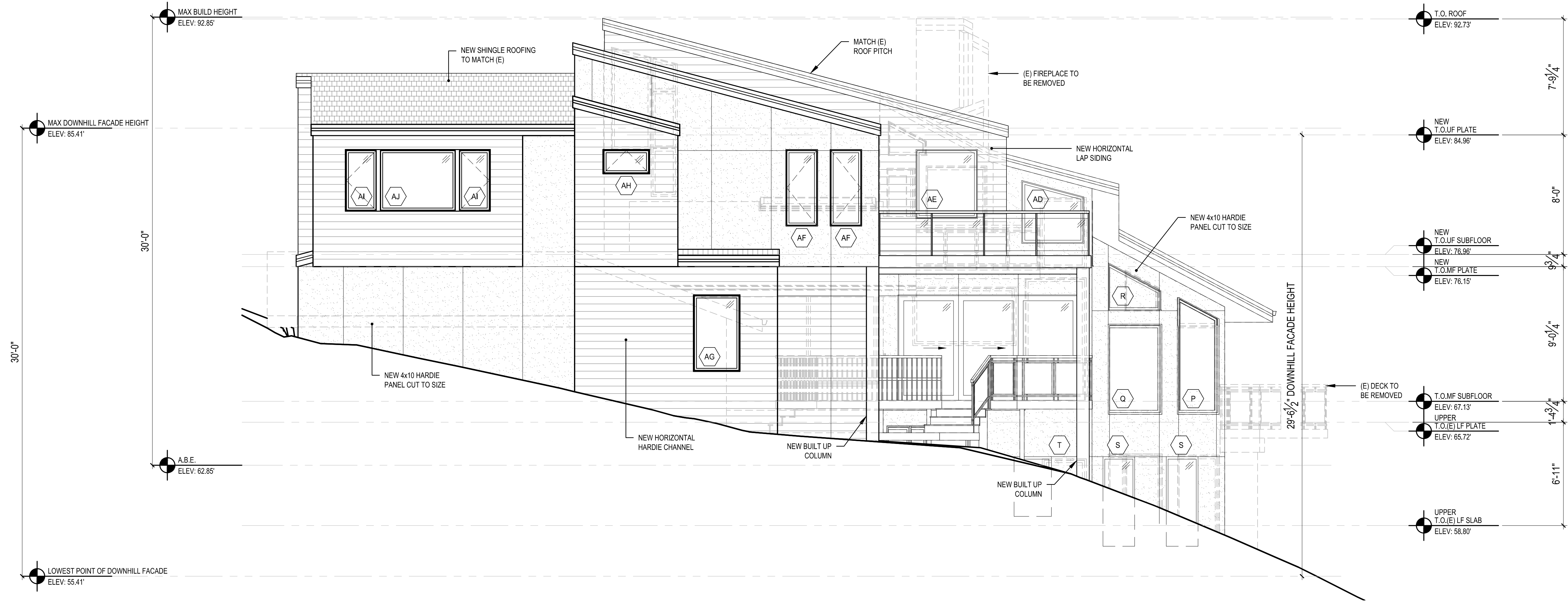
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MERCER ISLAND, WA 98040

BUILDING ELEVATIONS

REVISIONS:
CORRECTION 1 2024-05-11
PLOT DATE: 7/9/2024
DRAWN BY: JM
CHECKED BY: BJS
SHEET

A3.0

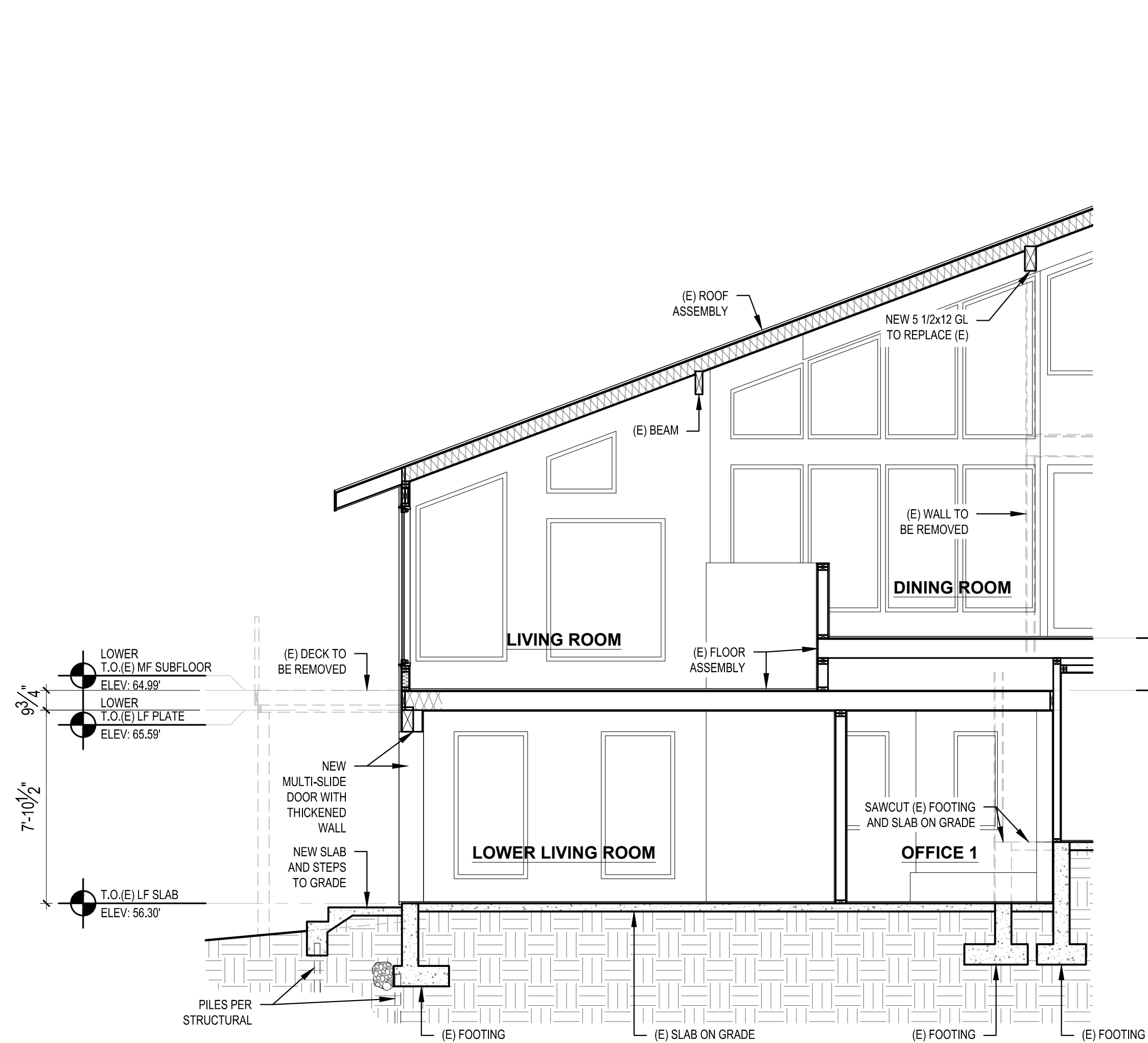


3 SOUTH ELEVATION
SCALE: 1/4" = 1'

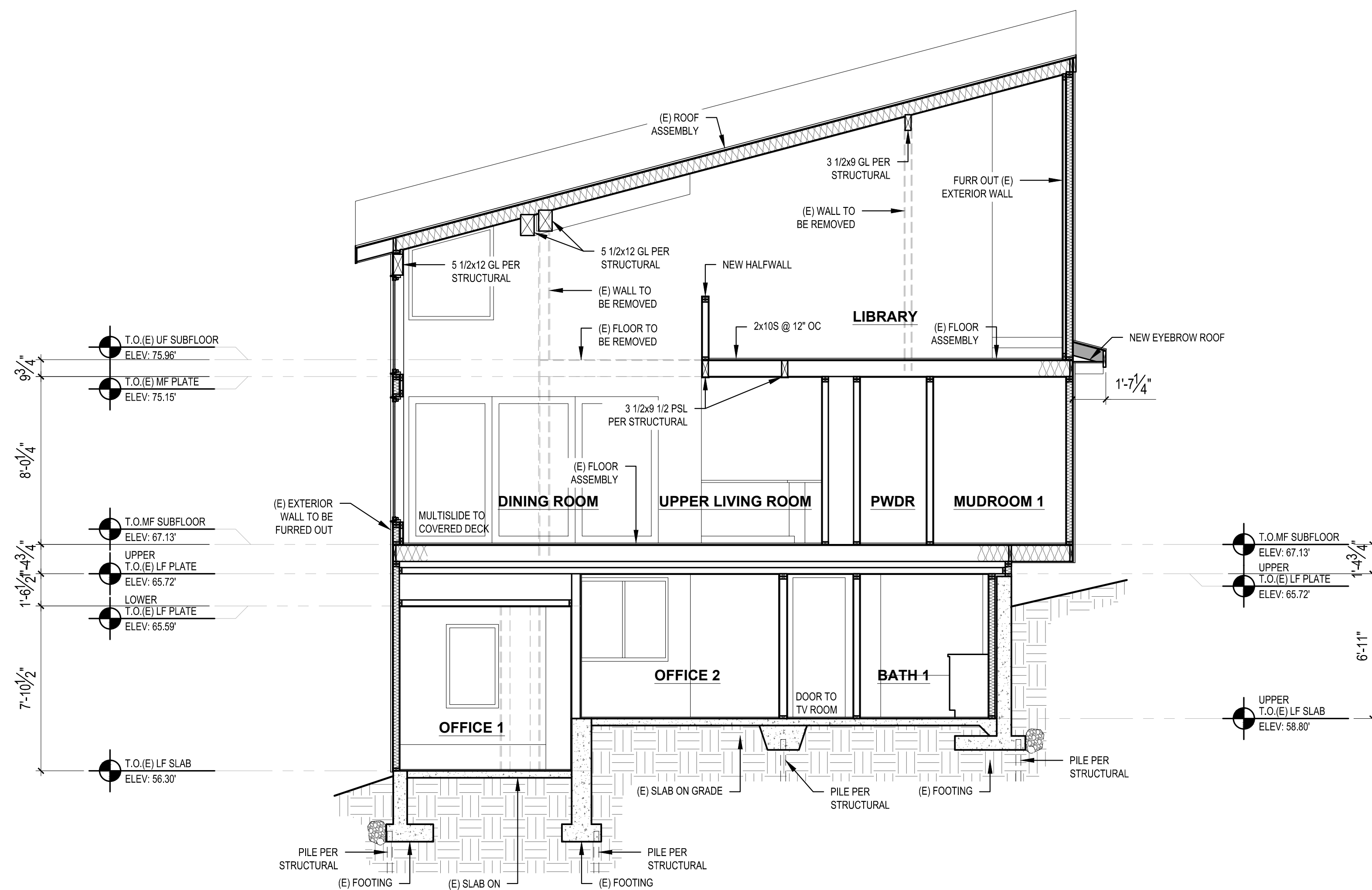


4 EAST ELEVATION
SCALE: 1/4" = 1'

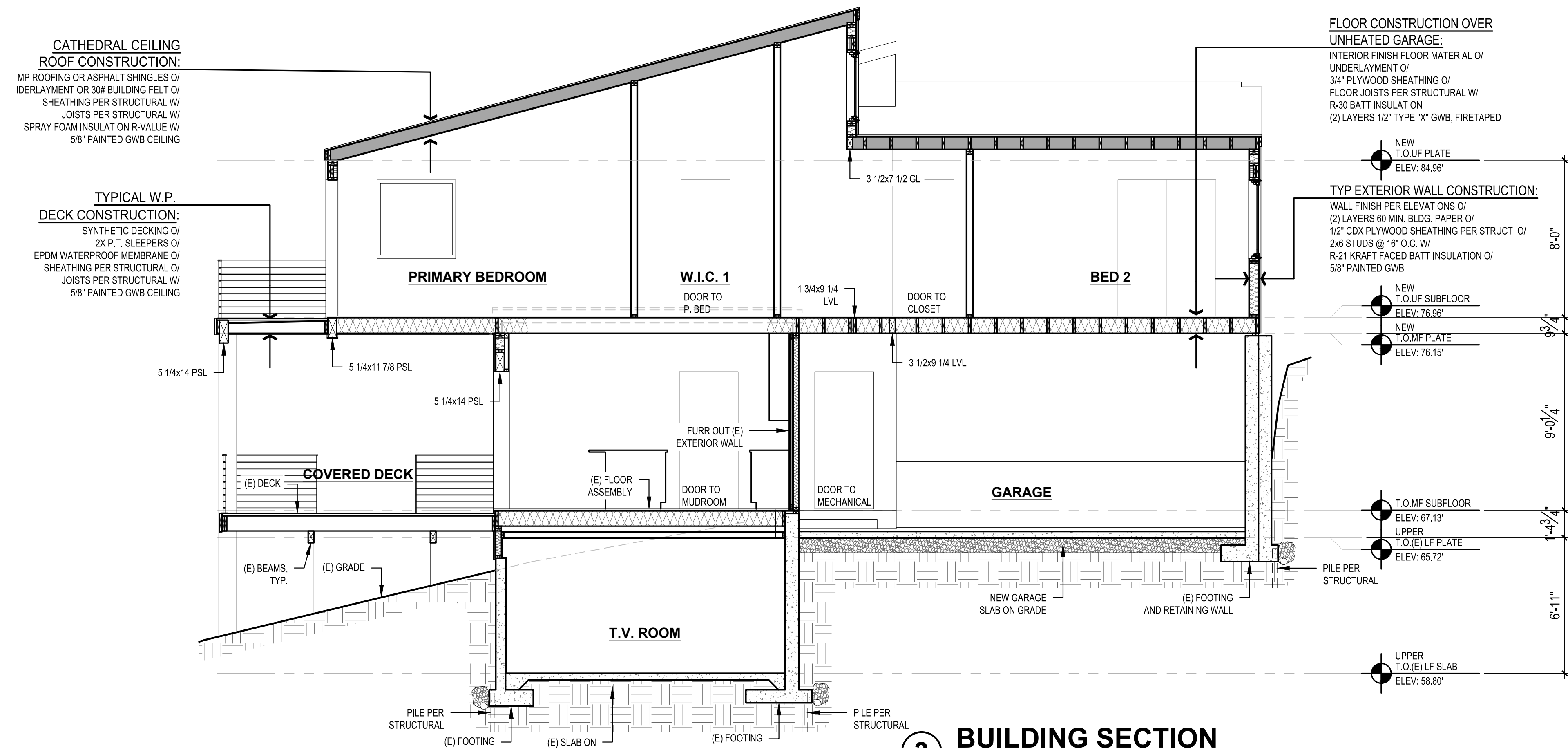
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CORRECTION 1 SET 7/9/2024



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

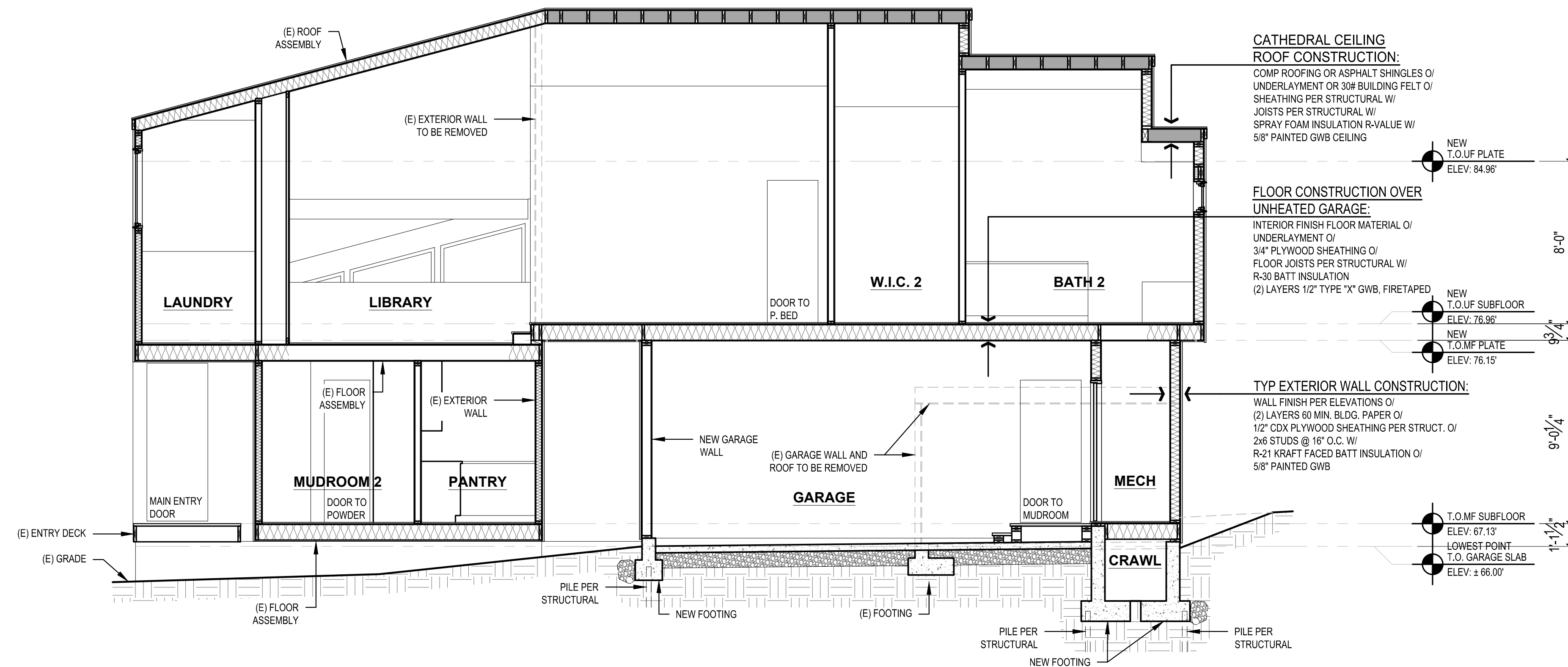
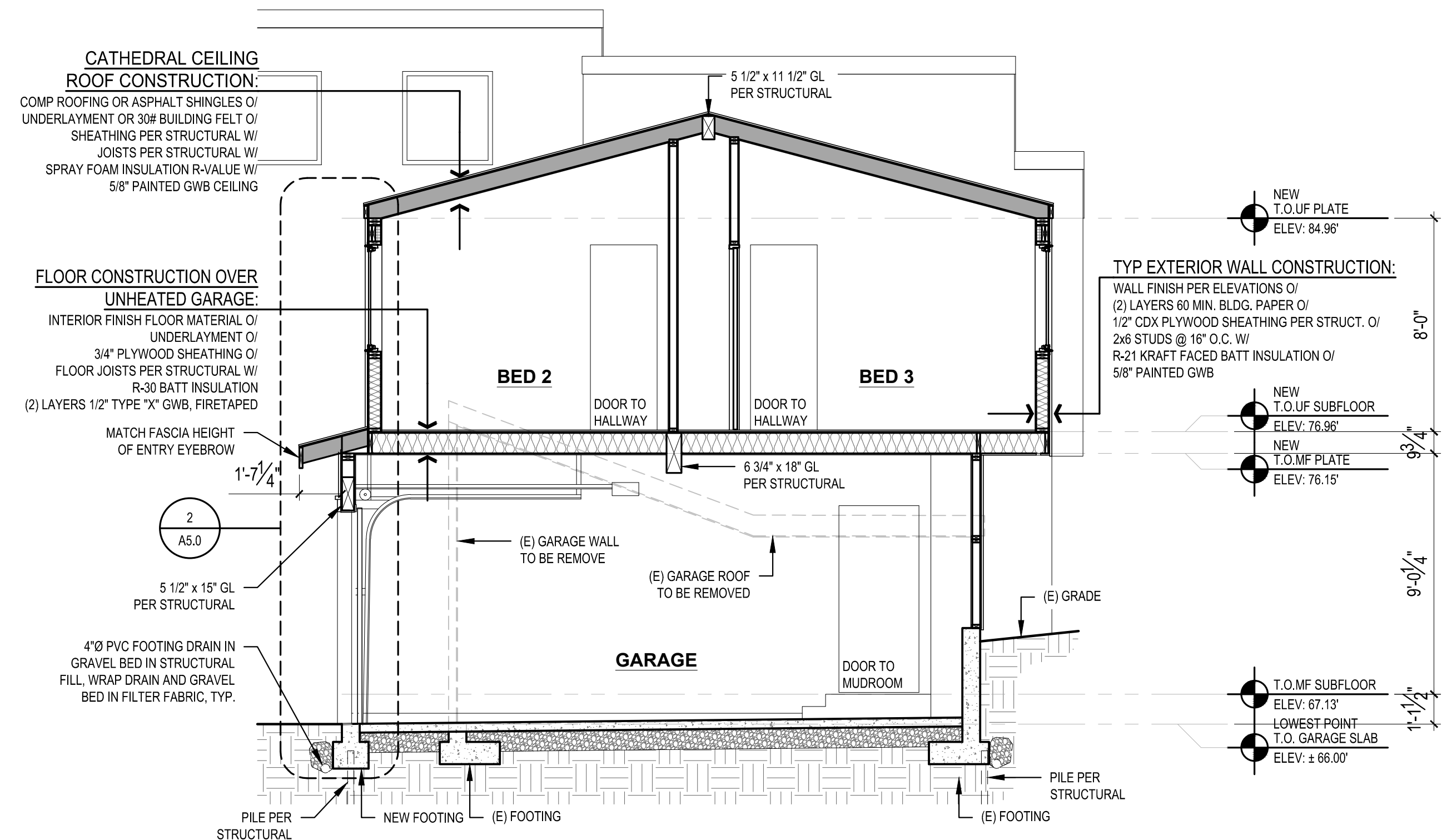
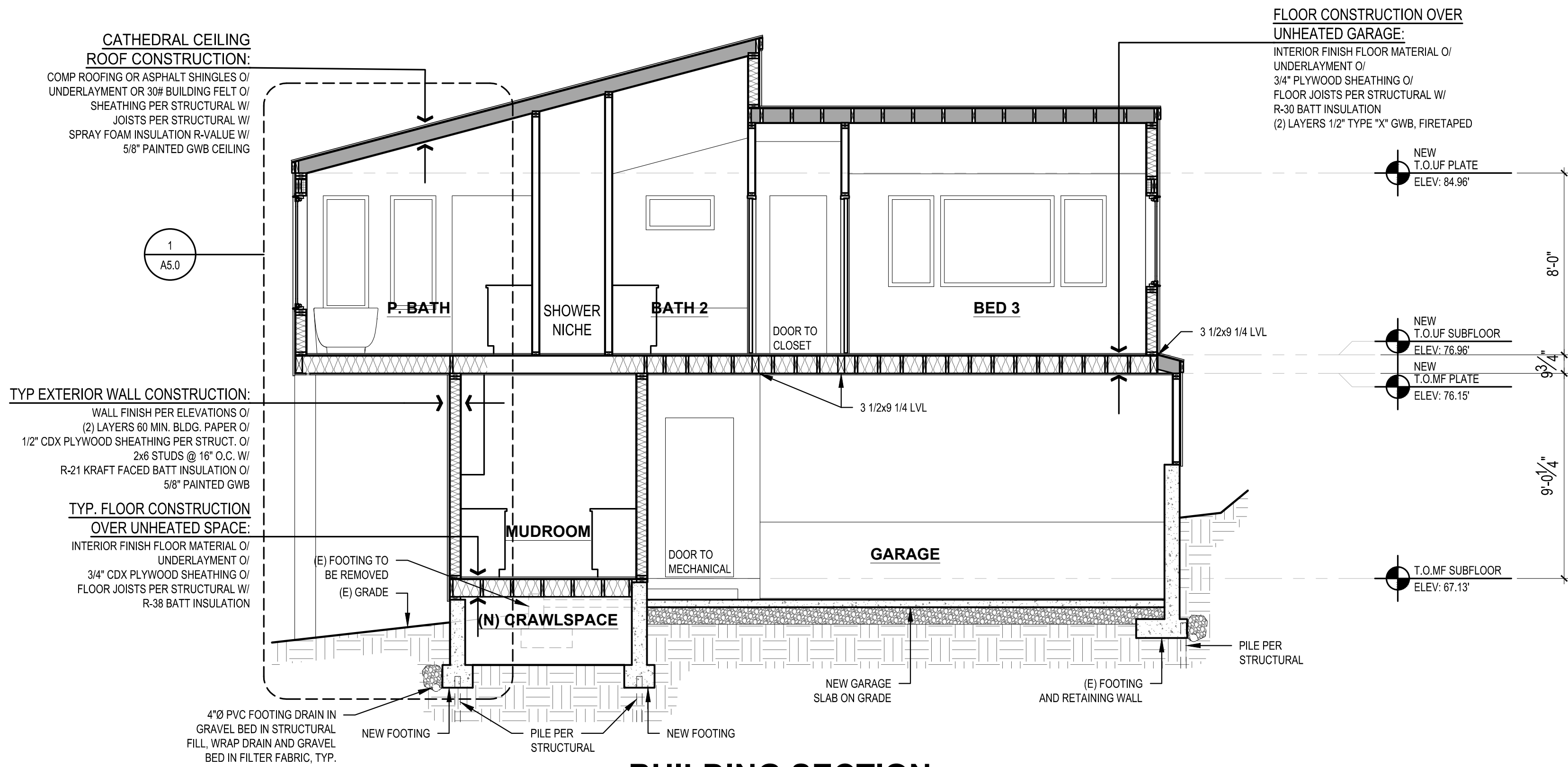


2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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REGISTERED ARCHITECT

BRADLEY J. STURMAN

STATE OF WASHINGTON

9- 103rd Ave NE Suite 203

Bellevue, WA 98004

TEL: 425.451.7003

EADIE RESIDENCE

5411 96TH AVE SE

MERCER ISLAND, WA 98040

BUILDING SECTIONS

REVISIONS:

CORRECTION 1 2024-05-11

PLOT DATE:

7/9/2024

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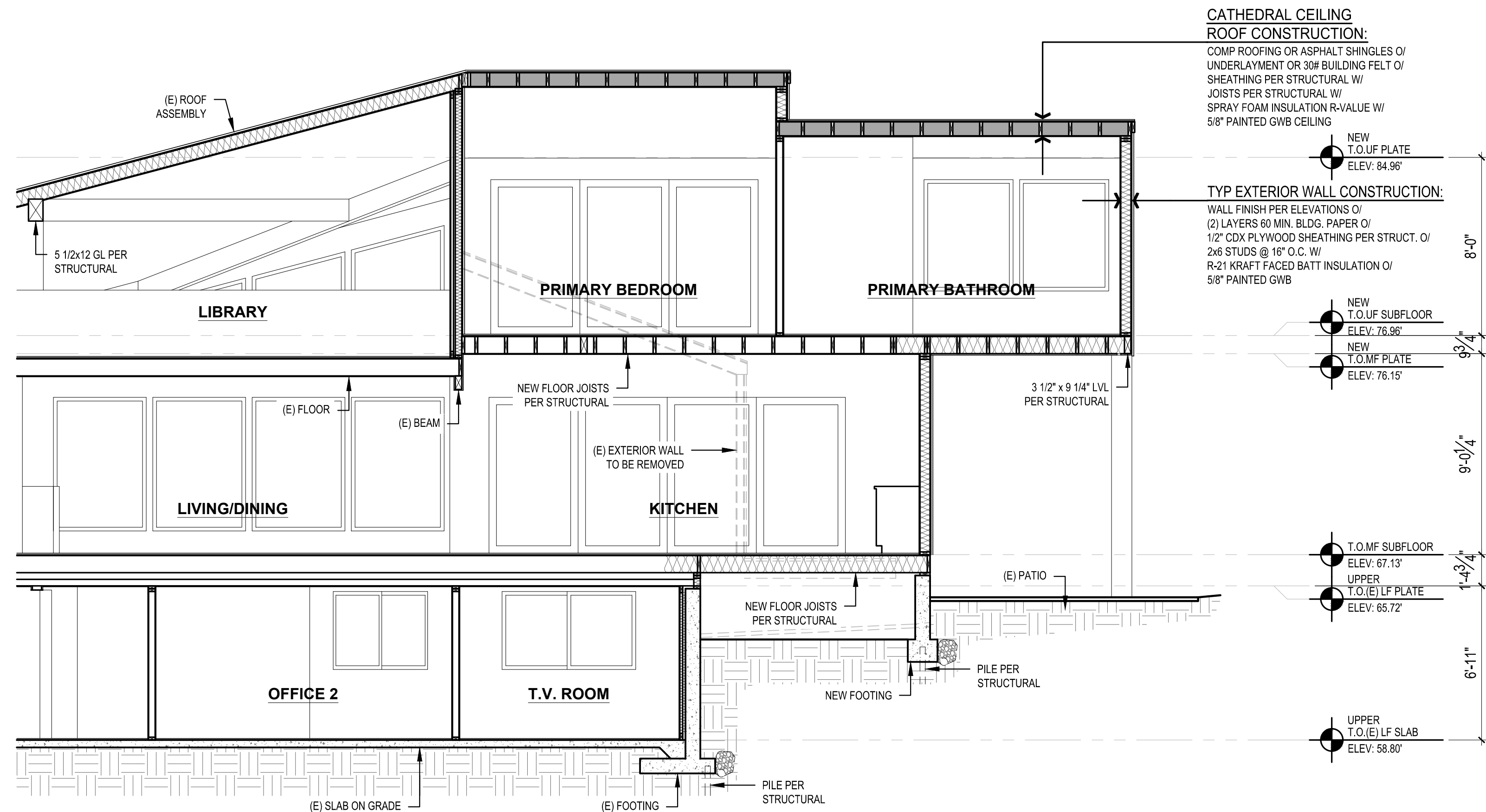
JM

CHECKED BY:

BJS

SHEET

A4.1



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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION 1 SET

7/9/2024

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△	CORRECTION 1 2024-6-11
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PLOT DATE: 7/9/2024

DRAWN BY: JM

CHECKED BY: BJS

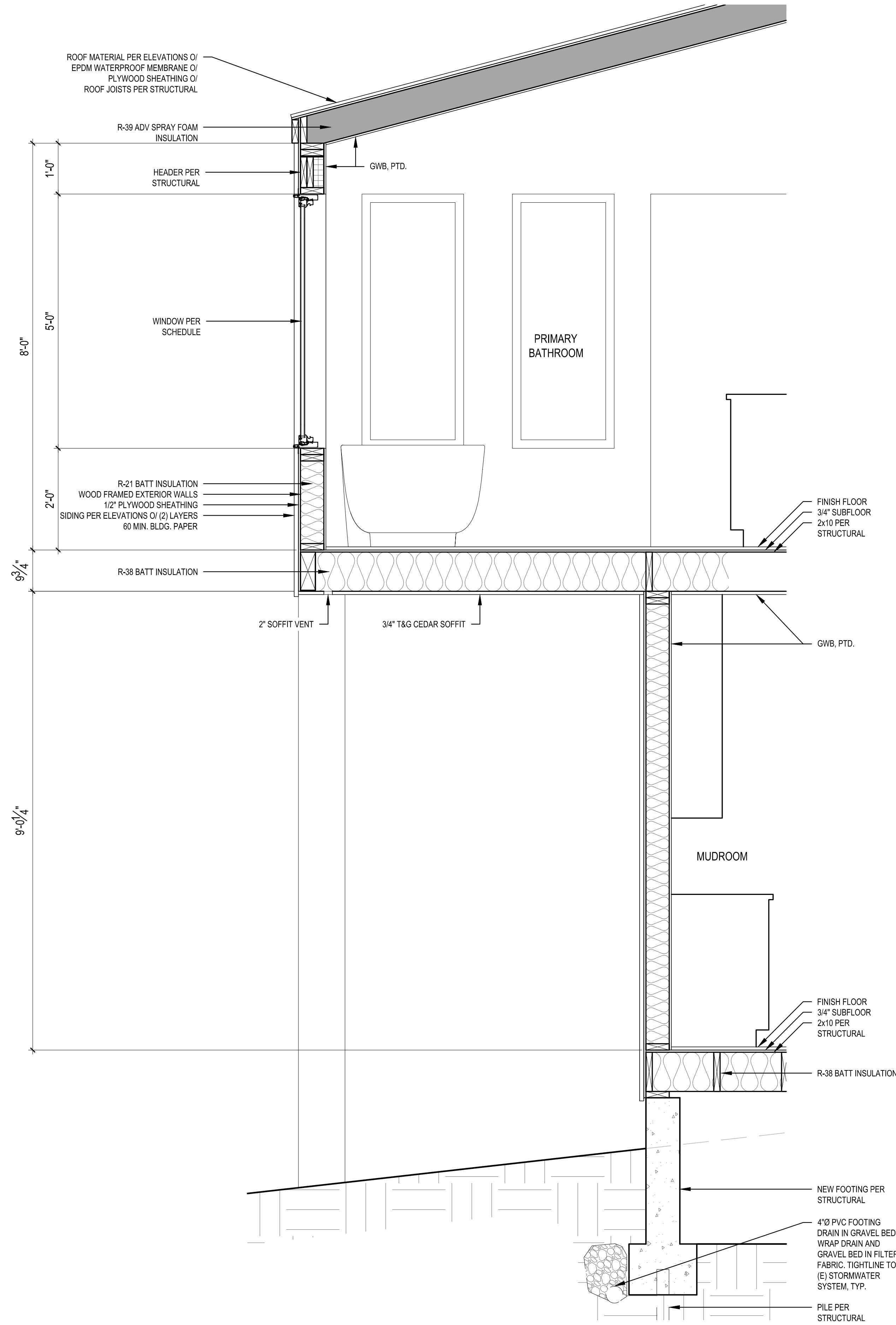
SHEET

A4.2

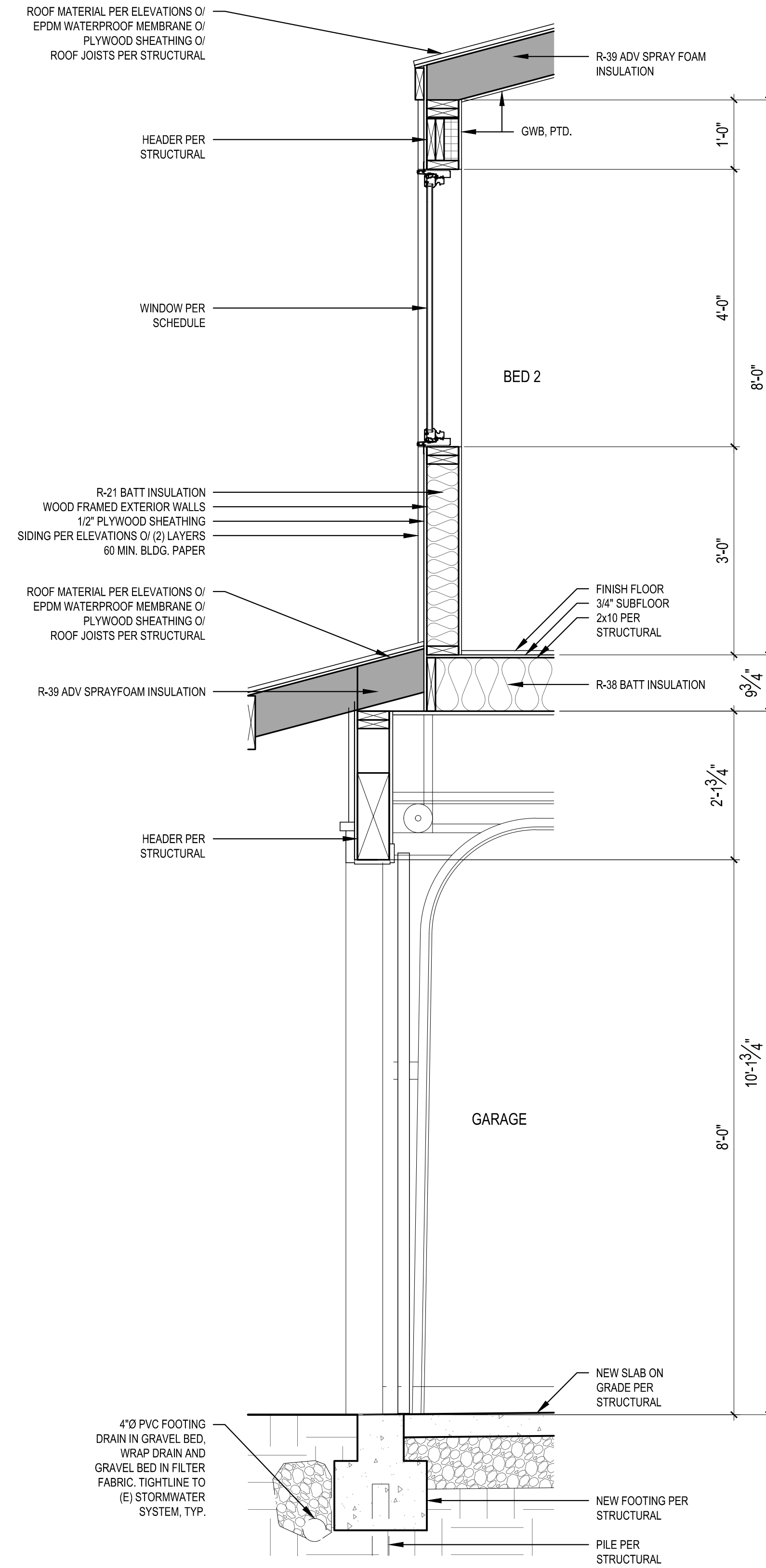
BUILDING SECTIONS

EADIE RESIDENCE

**5411 96TH AVE SE
MERCER ISLAND, WA 98040**



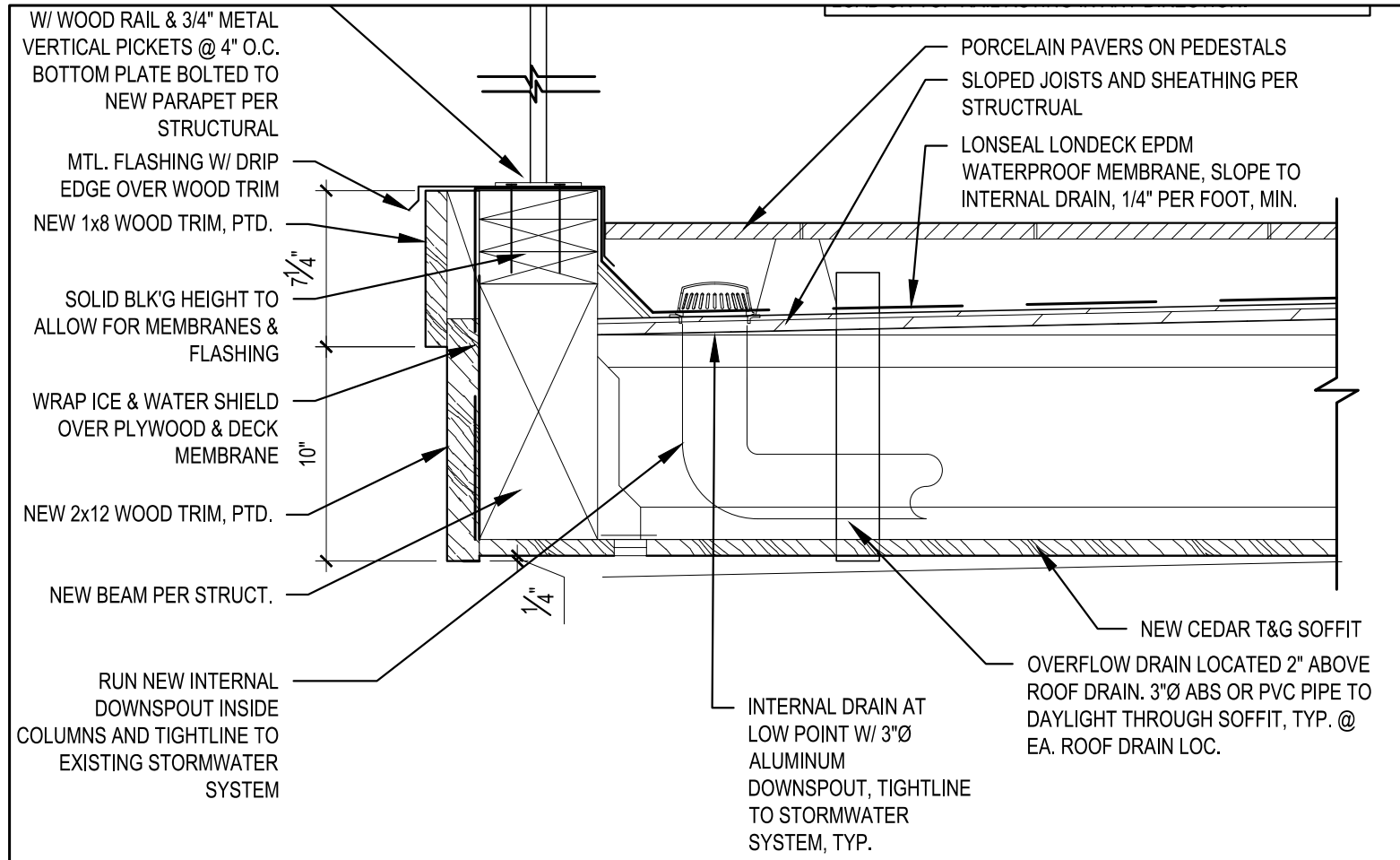
1 WALL SECTION
SCALE: 3/4" = 1'-0"



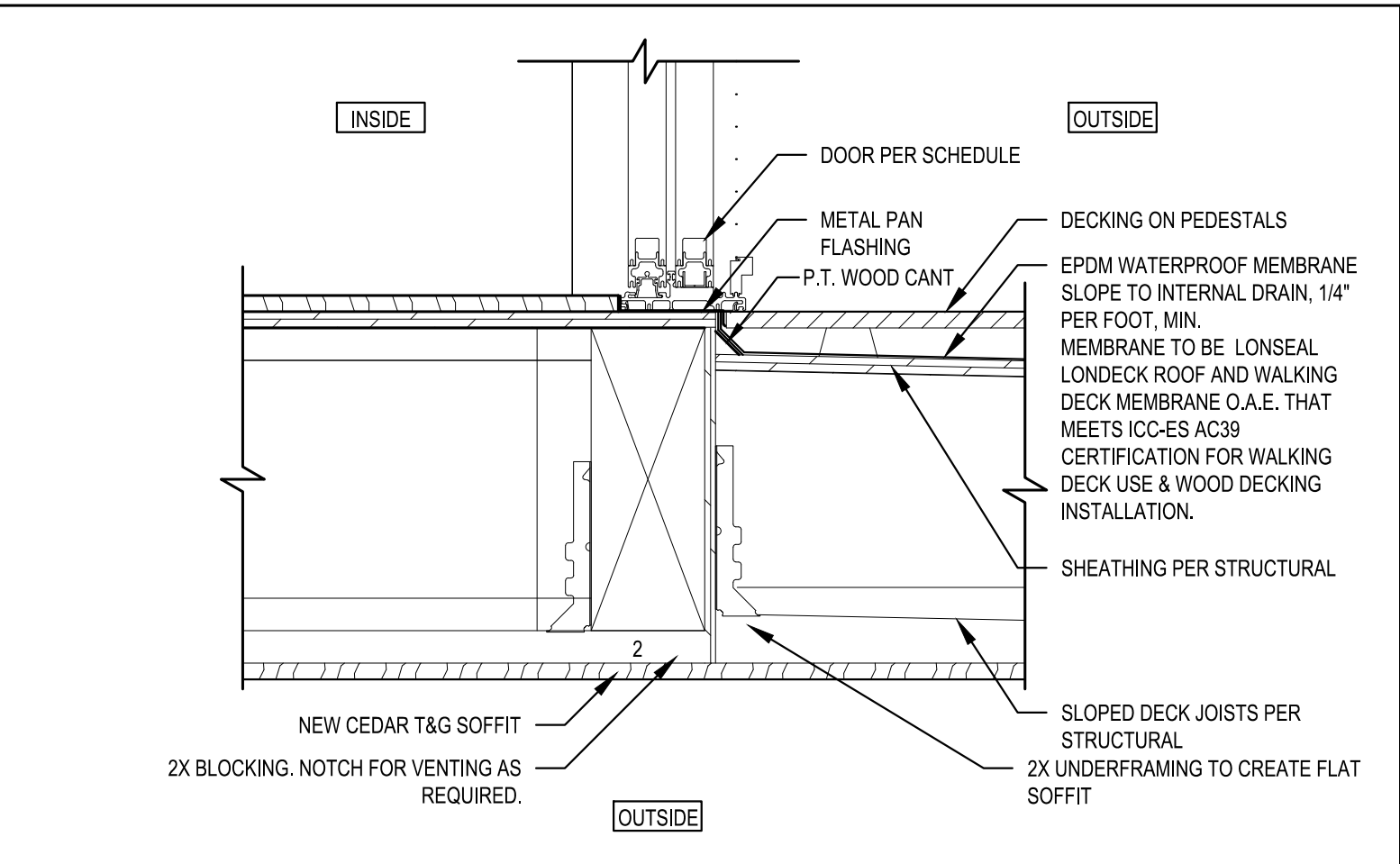
2 WALL SECTION
SCALE: 3/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

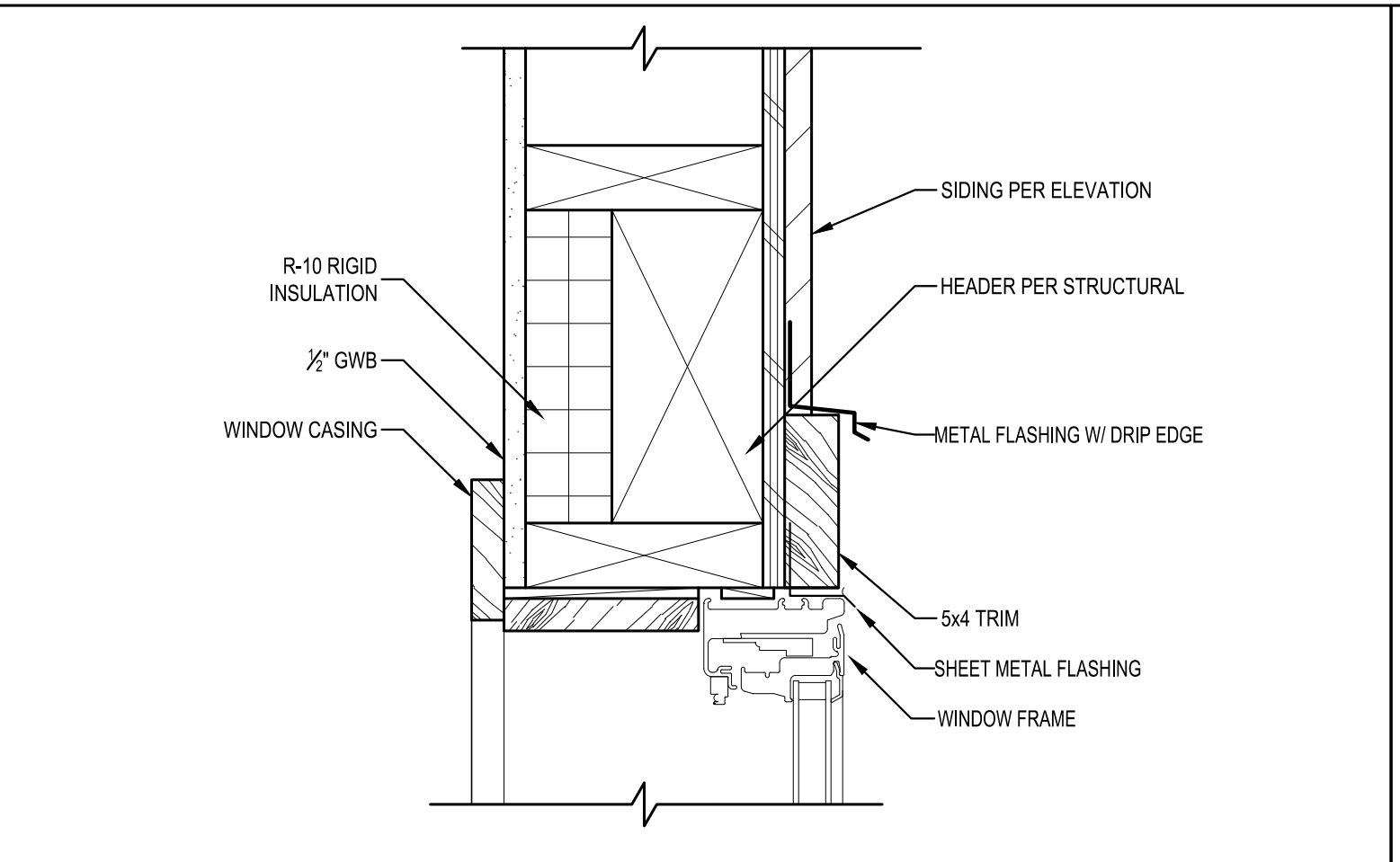
CORRECTION 1 SET 7/9/2024



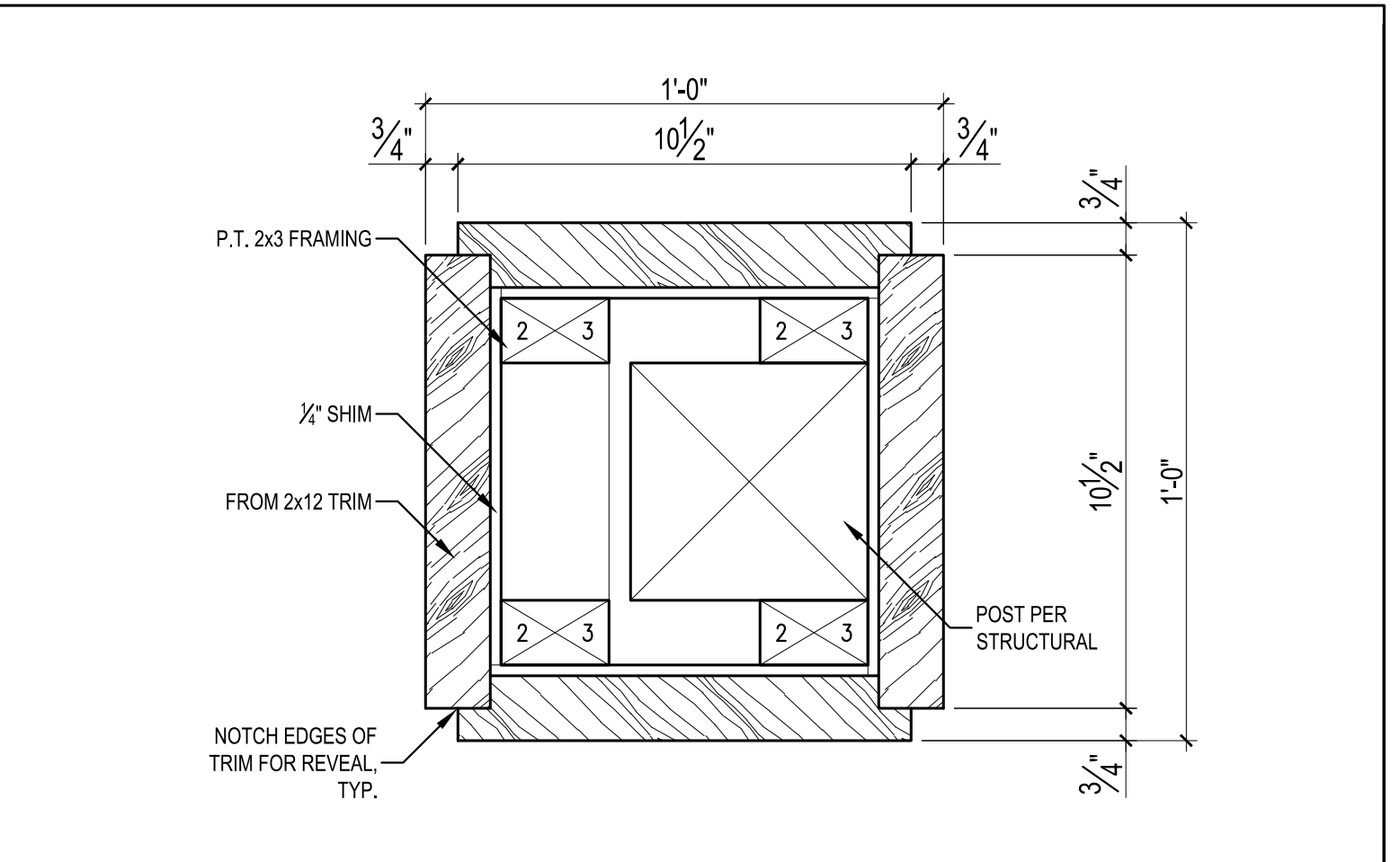
1 DECK RAILING ATTACHMENT & DRAIN
SCALE: 1-1/2" = 1'-0"



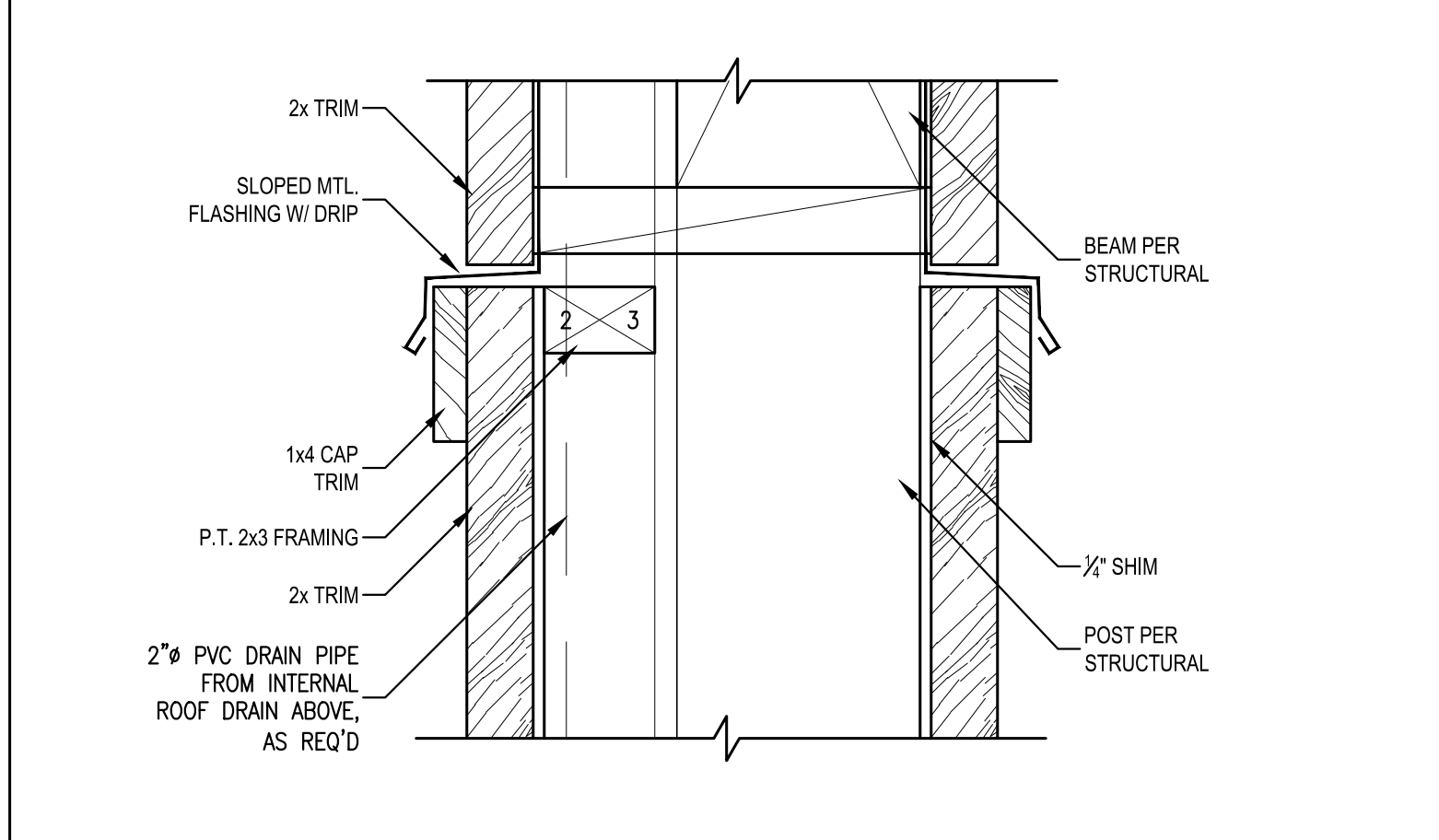
2 TYP. UPPER DECK DETAIL AT DOOR
SCALE: 1 1/2" = 1'-0"



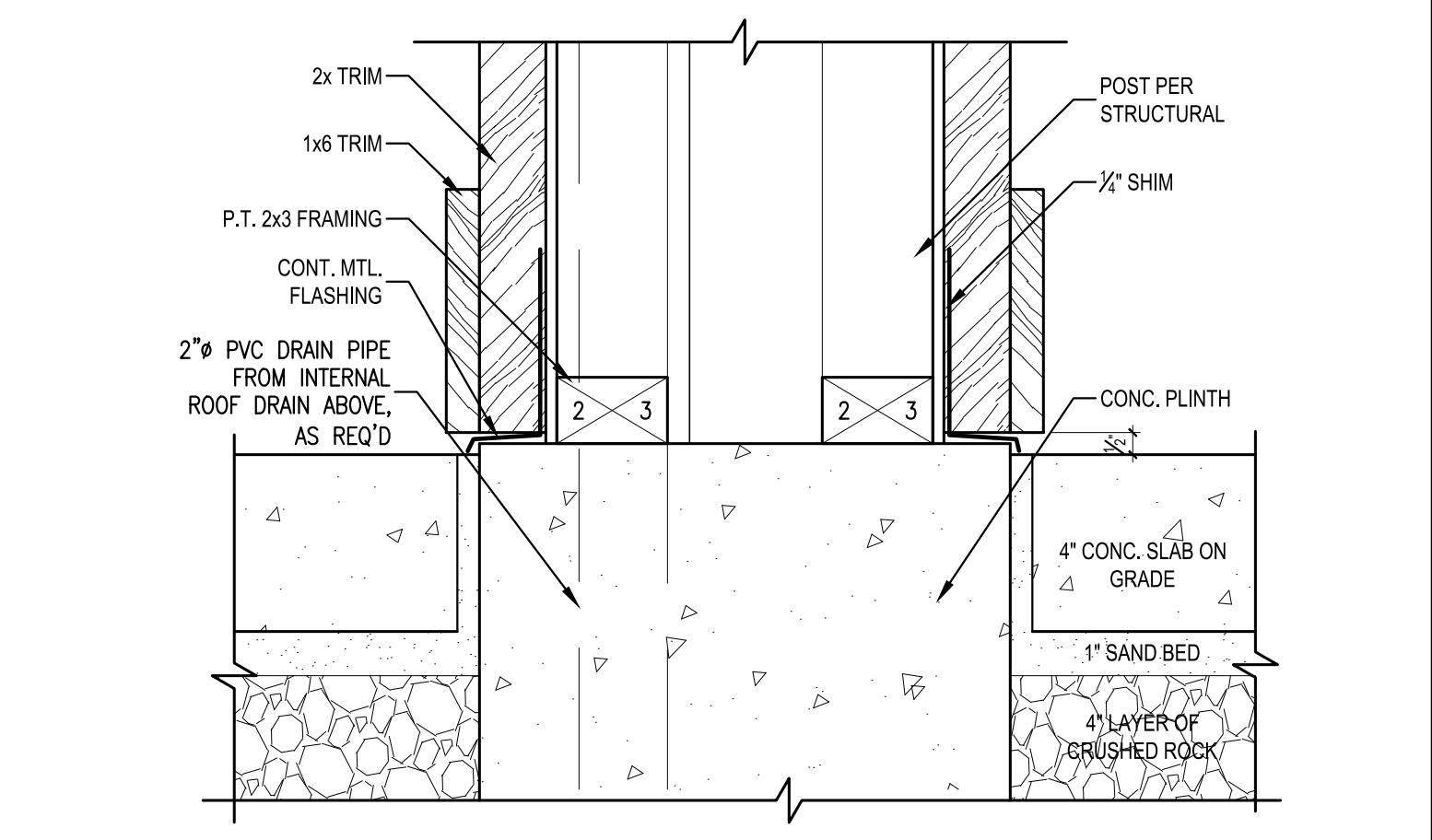
3 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



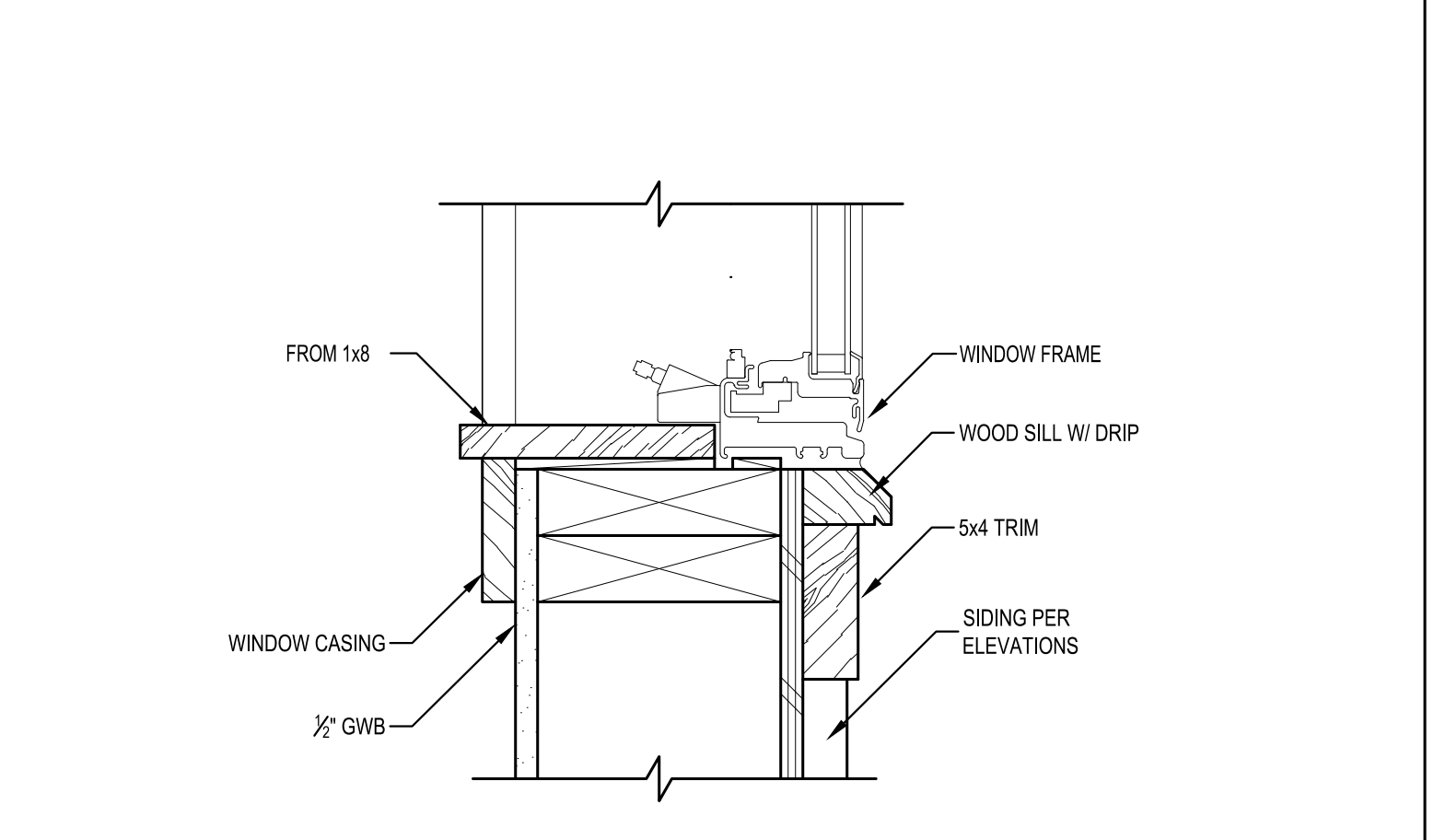
5 TYP. COLUMN PLAN DETAIL
SCALE: 3" = 1'-0"



6 TYP. COLUMN CAP SECTION DETAIL
SCALE: 3" = 1'-0"

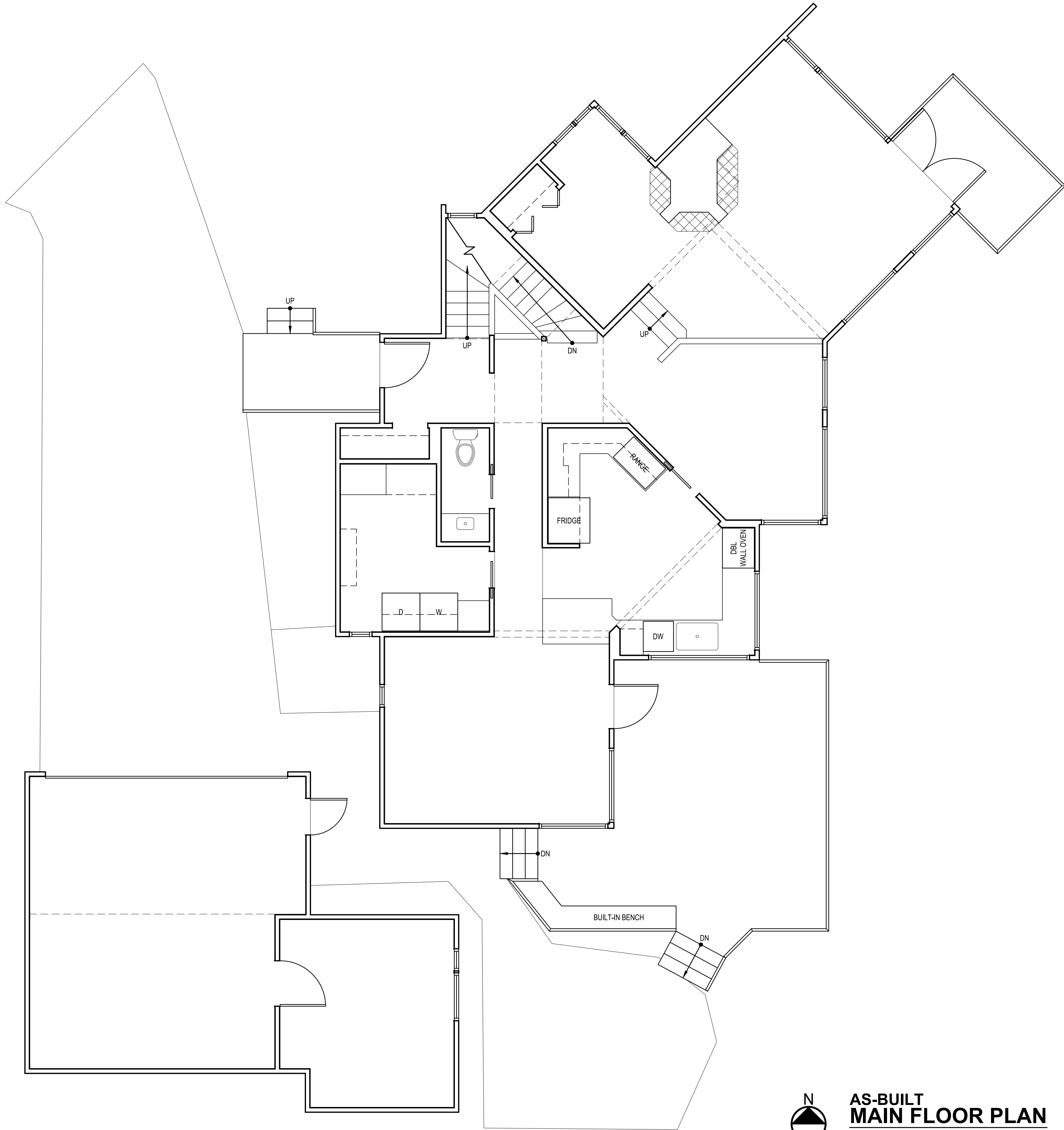


7 COLUMN BASE DTL. WITH CONC. PLINTH
SCALE: 3" = 1'-0"



4 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36". IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION 1 SET 7/9/2024



**AS-BUILT
MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION 1 SET 7/9/2024

REVISIONS:	
△	CORRECTION 1 2024-05-11
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PLOT DATE: 7/9/2024

DRAWN BY: JM

CHECKED BY: BJS

SHEET

AB2

EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA 98040

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**STURMAN
ARCHITECTS**
TEL: 425.451.7003
9- 103rd Ave NE Suite 203
Bellevue, WA 98004



**AS-BUILT
UPPER FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION 1 SET 7/9/2024

REVISIONS:	
△ CORRECTION 1 2024-6-11	
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PLOT DATE: 7/9/2024
DRAWN BY: JM
CHECKED BY: BJS

SHEET
AB3

EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA 98040

**AS BUILT
UPPER FLOOR PLAN**



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ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

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

7/9/2024

A

7/9/2024

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B.

AB4

EADIE RESIDENCE

AS BUILT ROOF PLAN

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BRADLEY J. STURMAN
STATE OF WASHINGTON

S. I. STURMAN
ARCHITECTS

TEL: 425.451.7003 9-103rd Ave NE Suite 203

EADIE RESIDENCE

S240119-2

PROJECT INFORMATION

CLIENT
EADIE FAMILY

PROJECT ADDRESS
5411 96TH AVE SE
MERCER ISLAND, WA 98040

ARCHITECT
STURMAN ARCHITECTS, INC
9-103RD AVE NE, SUITE 203
BELLEVUE, WA 98004
PHONE: (425)-451-7003
CONTACT: BRAD STURMAN

STRUCTURAL ENGINEER
L120 ENGINEERING & DESIGN
13150 91ST PL NE
KIRKLAND, WA 98034
PHONE: (425) 636-3313
EMAIL: MTHURFJELL@L120ENGINEERING.COM
CONTACT: MANS THURFJELL, PE

CODES

ENGINEERED PER:
2018 (IRC) INTERNATIONAL RESIDENTIAL CODE
2018 (IBC) INTERNATIONAL BUILDING CODE

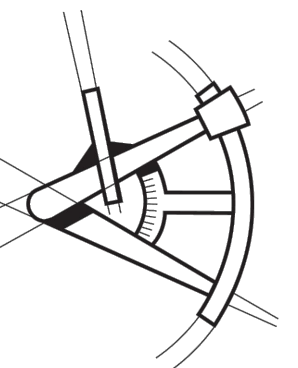
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SECOND FLOOR FRAMING PLAN...S-6
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-7
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STRUCTURAL DETAILS...SD-1
STRUCTURAL DETAILS...SD-2
STRUCTURAL DETAILS...SD-3



LONGITUDE
ONE TWENTY°
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	B
BDC RESPONSE	6/13/24	

PROJECT NAME

EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

PROJECT NUMBER

6240119-2

DRAWN BY - SS

CHECKED BY - HK

SHEET DATE - 07/03/2024

SCALE

24X36 SHEET: 1/4"=1'-0'

COVER SHEET

SHEET / S-0

DESIGN CRITERIA	
CODE: 2018 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY	
ROOF	.25 PSF SNOW (GROUND)
FLOORS	
RESIDENTIAL.....	.40 PSF
BALCONY/DECK.....	.60 PSF
BASIC WIND SPEED	100 MPH, EXPOSURE C, $C_{Ez} = 1.0$
SEISMIC	
MAPPED SPECTRAL ACCELERATION, S_s	1.44
MAPPED SPECTRAL ACCELERATION, S_1	0.5
SOIL SITE CLASS.....	D

1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
3. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
5. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
6. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
10. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
11. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
12. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
13. DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

1. FOUNDATION DESIGN PARAMETERS PER GEOTECH REPORT FROM GEOTECH CONSULTANTS INC. DATED FEB. 13, 2024

FOOTING BEARING PRESSURE: 2000 PSF (COMPETENT NATIVE SOIL)

INSIDE PILE DIAMETER	FINAL DRIVING RATE (850-pound hammer)	FINAL DRIVING RATE (1,100-pound hammer)	FINAL DRIVING RATE (2,000-pound hammer)	ALLOWABLE COMPRESSIVE CAPACITY
3 inches	10 sec/inch	6 sec/inch	2 sec/inch	6 tons
4 inches	16 sec/inch	10 sec/inch	4 sec/inch	10 tons

LATERAL EARTH PRESSURE:

ACTIVE: 35 PCF (FREE) 10H (RESTRAINED)

PASSIVE: 350 PCF

COEFFICIENT OF BASE FRICTION: 0.5

2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.

3. ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

1. REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
MINIMUM CONCRETE STRENGTH (28 DAYS):
FOOTINGS AND STEM WALLS.....2,500 PSI - 5 SACK MIX
BASEMENT FOUNDATION RETAINING WALLS.....2,500 PSI - 5.5 SACK MIX
SLAB-ON-GRADE.....2,500 PSI - 5 SACK MIX
SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.....3,000 PSI - 5.5 SACK MIX
AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
2. MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
3. PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
4. SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
5. CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
6. JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
7. WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
8. WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

1. REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
2. MATERIALS:
 REINFORCING STEEL: ASTM A615, GRADE 60
3. SPLICES:
 LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
4. COVER:
 FOOTINGS 3 INCHES
 SLABS.....2 INCHES
5. FORMED SURFACES:
 WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER
 INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

1. REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. MATERIALS:
 - BOLTS - ASTM A307, UNLESS OTHERWISE NOTED
 - WF BEAMS - ASTM A572-50 (Fy = 50,000 PSI)
 - HSS ROUND COLUMNS - ASTM A500 Gr. B (Fy = 42,000 PSI)
 - HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (Fy = 46,000 PSI)
 - ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

1. CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPFA.
2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:

WALL STUDS:	2x, HF STUD GRADE, 3x HF #2
WALL PLATES:	2x HF STANDARD GRADE
	2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION
JOISTS:	2x6 HF STUD GRADE
	2x8 AND UP HF #2
BEAMS, HEADERS:	6x DF#2; 4x DF#2, WWPFA GRADING.
POSTS:	4x, 6x, DF #2

LUMBER NOT NOTED TO BE HF #2.
3. PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
5. CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT IT ANCHORS EMBED 7", OR APPROVED ALTERNATE.
6. ROIS IS IN WOOD BEAMS SHALL NOT BE IFSS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 ¼"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 ½"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 ¾", 3 ½"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X6	1 ½"
(1.5E)	WALL STUD > 2X6	1 ½"
MICROLLAM LVL (2.0E)	HEADER, BEAM	1 ¾"
PARALLAM PSL (2.2E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

1. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

1. D/A 2135 SEISMIC VENEER ANCHORS BY HOHMANN & BARNARD OR APPROVED EQUAL AT WOOD STUD WALL.
2. D/A 5213 SEISMIC VENEER ANCHORS BY HOHMANN & BARNARD OR APPROVED EQUAL AT CONCRETE WALL.
3. PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE . ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
4. AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
5. USE TYPE N MORTAR COMPLYING WITH ASTM C270

1. GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET-USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
2. MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

1. ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
2. FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
3. WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
4. NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

1. SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:
 - A) REINFORCING STEEL
 - B) MISCELLANEOUS STEEL
 - C) GLU-LAMINATED BEAMS
 - D) PRE-MANUFACTURED WOOD TRUSSES
2. SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:
 - A) CONCRETE DESIGN MIX
 - B) CONCRETE INSERTS
 - C) EPOXY ADHESIVES

1. REFERENCE STANDARDS: IBC 110.
INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
2. SOIL: VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
3. CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI.
TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
4. REINFORCING: VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS.
CHECK FOR REQUIRED COVER, SIZE AND GRADE.
5. WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

1. ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

1. DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

1. THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

	ANCHOR BOLT	GLB	GLULAM BEAM
ABV	ABOVE	GR	GRADE
AFF	ABOVE FINISH FLOOR	GYP	GYPSUM WALL BOARD
ALT	ALTERNATE	HGD	HOT-DIPPED GALVANIZED
ALUM	ALUMINUM	HDR	HEADER
APPROX	APPROXIMATE	HF	HEM FIR
AYC	ALASKAN YELLOW CEDAR	HGT	HEIGHT
BB	BOX BEAM	HT	HEIGHT
BF	BOTTOM FLUSH	IN	INCH
BLDG	BUILDING	JT	JOINT
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BP	BOTTOM PLATE	NB	NON-BEARING
BRG	BEARING	NO	NUMBER
BTWN	BETWEEN	OC	ON CENTER
BSMT	BASEMENT	PL	PLATE
B/W	BOTTOM OF WALL	PSF	POUNDS PER SQUARE FOOT
CANT	CANTILEVER	PSI	POUNDS PER SQUARE INCH
CJ	CONTROL JOINT	PT	PRESSURE TREATED
CLG.	CEILING	RAF	RAFTER
CLJ	CEILING JOIST	REF	REFERENCE
CLR	CLEAR	REINF	REINFORCEMENT
CMU	CONCRETE MASONRY UNIT	REQD	REQUIRED
COL	COLUMN	REQS	REQUIREMENTS
CONC	CONCRETE	SF	SQUARE FOOT
CONN	CONNECTION	SHTG	SHEATHING
CONST	CONSTRUCTION	SIM	SIMILAR
CONT	CONTINUOUS	SPF	SPRUCE PINE FIR
CTR	CENTER	STD	STANDARD
DET	DETAIL	SYP	SOUTHERN YELLOW PINE
DF	DOUGLAS FIR (SOUTH)	T/	TOP OF
DFL	DOUGLAS FIR LARCH	T/BM	TOP OF BEAM
DIM	DIMENSION	T/CONC	TOP OF CONCRETE
DJ	DOUBLE JOIST	T/PL	TOP OF PLATE
DIA	DIAMETER	T/SLAB	TOP OF SLAB
DN	DOWN	T/ST	TOP OF STEEL
DS	DOWN SPOUT	T/W	TOP OF WALL
EA	EACH	TF	TOP FLUSH
EF	EACH FACE	TJ	TRIPLE JOIST
EJ	EXPANSION JOINT	TP	TOP PLATE
ELEV	ELEVATION	TR	THREADED ROD
EN	EDGE NAILING (PANEL)	TYP	TYPICAL
EOR	ENGINEER OF RECORD	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	UPA	UNDER POST ABOVE
ES	EACH SIDE	UWA	UNDER WALL ABOVE
EW	EACH WAY	VCB (V.C.B.)	VERTICAL CRUSH BLOCKING
FB	FLUSH BEAM	VERT	VERTICAL
FIN	FINISH	VIF	VERIFY IN FIELD
FL	FLOOR	W/	WITH
FLSHG	FLASHING	WC	WESTERN CEDAR
FND	FOUNDATION	WP	WATERPROOF
FP	FIREPLACE	WWF	WELDED WIRE FABRIC
FT	FOOT		
FTG	FOOTING		
GA	GAUGE		
GALV	GALVANIZED		



△	DESCRIPTION	DATE
△	BDC RESPONSE	6/13/2

EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

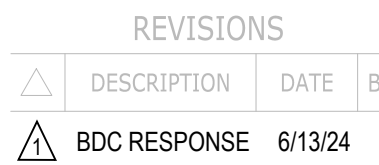
S240119-2

SCALE

24X36 SHEET: 1/4"=1'

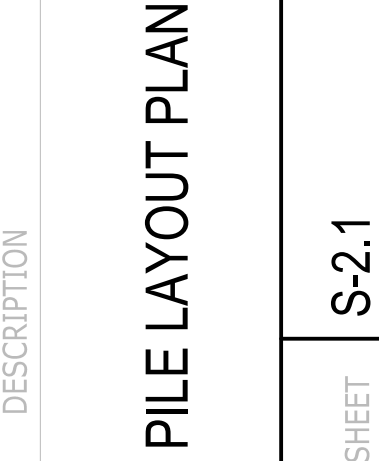
DESCRIPTION

SHEET
S-1



S240119-2

SCALE



NOTES:

- MINIMUM AND MAXIMUM INSTALLATION TORQUE FOR HELICAL ASSEMBLIES SHALL BE SPECIFIED BY THE PILE MANUFACTURER. THE MINIMUM INSTALLATION TORQUE SHALL BE HIGH ENOUGH TO ACHIEVE THE REQUIRED BEARING CAPACITY LOADING, INCLUDING A SAFETY FACTOR NO LESS THAN 2. THE MAXIMUM INSTALLATION TORQUE SHALL NOT EXCEED THE ALLOWABLE TORSIONAL CAPACITY OF THE PILE SHAFTS OR ANY PART OF THE PILE ASSEMBLY.
- PILE OR ANCHOR LOADS NOT TO EXCEED MAXIMUM CAPACITY AS DETERMINED BY THE MANUFACTURER FOR ANY PART OF THE ASSEMBLY.
- MAXIMUM ON-CENTER SPACING LISTED FOR TYPICAL PILE INSTALLATION UNLESS NOTED OTHERWISE ON PLAN.
- MAXIMUM ALLOWABLE CAPACITY OF PIN PILES HAS BEEN DETERMINED PER GEOTECHNICAL REPORT. REFERENCE GEOTECH REPORT FOR MINIMUM PIN PILE INSTALLATION REQUIREMENTS. CONTRACTOR TO BE RESPONSIBLE FOR ALL PILE INSTALLATION AND FINAL SPACING.

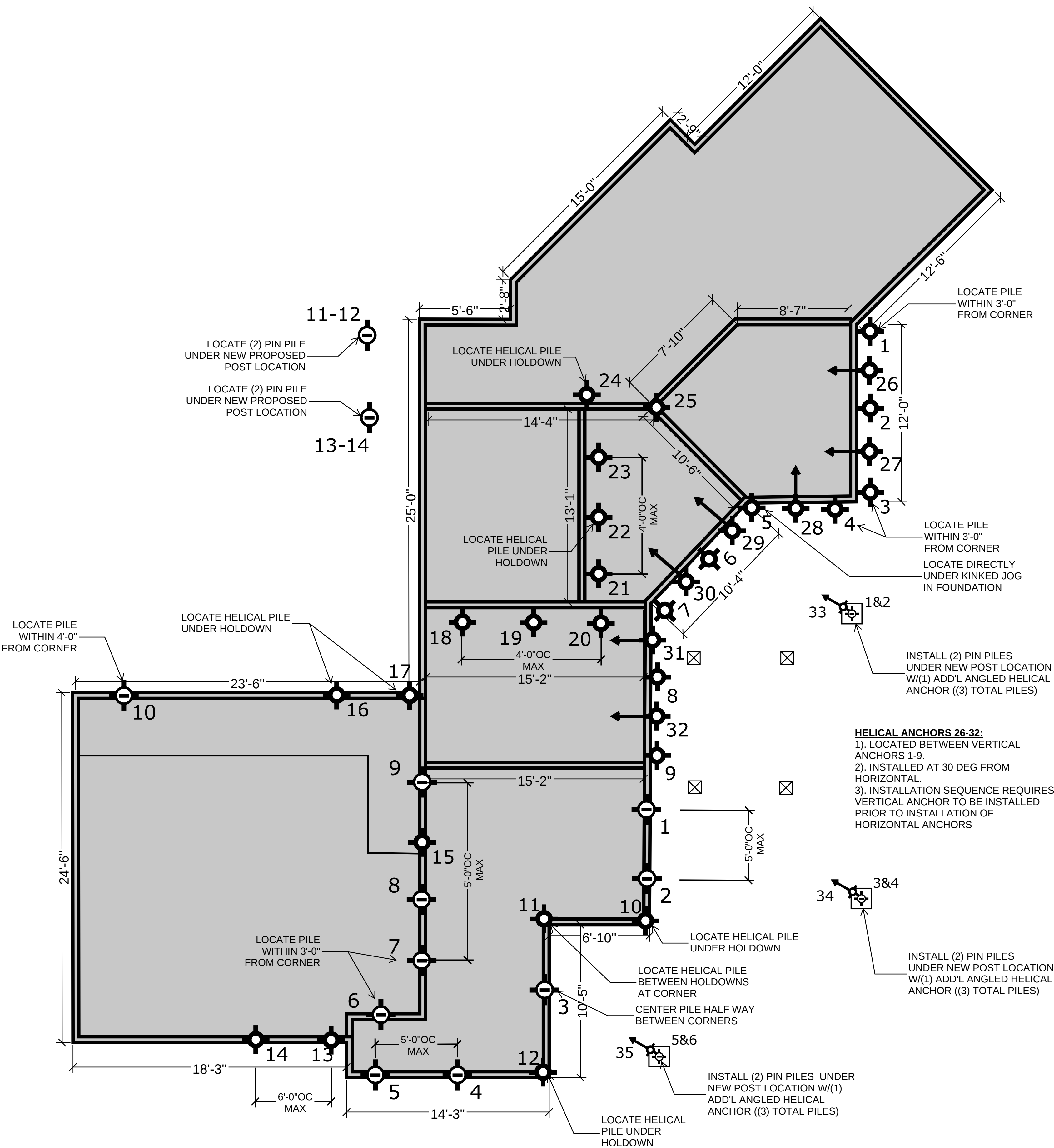
1. VERIFY ALL DIMENSIONS ON SITE.
2. FOUNDATION DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE STEM WALL.
3. REFER TO THE FOLLOWING DETAILS FOR ADDITIONAL INFORMATION:
 - HELICAL PILE 16/SD-1
 - HELICAL PILE W/ CAP 17/SD-1
 - PIN PILE 18/SD-1, 19/SD-1
4. REFER TO *STRUCTURAL CALCULATIONS PACKAGE* DATED JUNE 13TH, 2024, FOR ADDITIONAL INFORMATION, SPECIFICATIONS, AND REQUIREMENTS.
5. MINIMUM PILE DIAMETER SHALL BE 2-7/8".
6. IT IS ACCEPTABLE TO INSTALL PILES AT THE SPACING SHOWN WITH $\pm$ 0'-6" TOLERANCE TO ALLOW FOR UNEXPECTED OBSTRUCTIONS ENCOUNTERED DURING PILE INSTALLATION PROVIDED THAT NO TWO ADJACENT SPANS EXCEED THE SPACING LIMITATION AS INDICATED.
7. FIELD VERIFY ALL EXISTING STEM WALLS AT AND BETWEEN PILE ATTACHMENT LOCATIONS ARE 8" THICK MINIMUM WITH 2'-8" HEIGHT (MEASURED FROM B/FTG TO T/CONC) MINIMUM.
8. SITE FEATURES AND EXISTING STRUCTURES ON ADJACENT PARCELS NOT SHOWN FOR CLARITY.
9. PILES SHALL BE INSTALLED TO A MINIMUM EMBEDMENT OF 8'-0" (UNO PER GEOTECHNICAL REPORT).

HELICAL PILE REFUSAL CRITERIA:

TORQUING OF THE PILE SHALL CONTINUE UNTIL A HYDRAULIC PRESSURE IS ACHIEVED TO PROVIDE THE SPECIFIED MINIMUM VERTICAL CAPACITY WITH A SAFETY FACTOR OF NO LESS THAN TWO. ADVANCEMENT SHALL BE HALTED IMMEDIATELY IF THE STRUCTURE BEGINS TO EXPERIENCE UPLIFT FLEXURE.

- EXISTING RESIDENCE STRUCTURE
- EXISTING ADJACENT STRUCTURE
- AREA OF PROPOSED WORK
- PROPERTY LINE
- APPROXIMATE DIMENSION
- HELICAL PILE
- HELICAL PILE (ANGLED)
- HELICAL PILE W/ CAP
- PIN PILE
- EXISTING SUPPORT

GENERAL PILE PLAN



A diagram of a vernier scale. The main scale has markings every 1 degree. The vernier scale has markings every 5 minutes (0.1 degrees). The zero mark of the vernier scale is aligned with the 1 degree mark of the main scale.

△	DESCRIPTION	DATE	BY
△1	BDC RESPONSE	6/13/24	

EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

DRAWN BY -SS

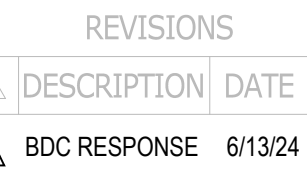
SHEET DATE - 07

SHEET S-2.2

- NOTES:**
- 1). SEE SHEET S-2.1 FOR PILE LAYOUT AND GENERAL SPECIFICATIONS AND INSTALLATION REQUIREMENTS
 - 2). HELICAL ANCHORS ARE SPECIFIED UNDER EXISTING FOUNDATION ELEMENTS
 - 3). PIN PILES ARE TYPICALLY SPECIFIED UNDER NEW FOUNDATION ELEMENTS UNLESS SPECIFICALLY NOTED OTHERWISE ON PILE PLAN
 - 4). HOLLOW ANCHORS INSTALLED INTO EXISTING CONCRETE ASSUME MINIMUM 8" WIDE CONCRETE FOUNDATION ELEMENTS. DRILL & EPOXY WIMSPON SET-3G EPOXY AND MAINTAIN MINIMUM 1 1/2" CLR EDGE DISTANCE FROM FACE OF CONCRETE. 5" EMBED FOR HDJ5 & LOWER, 8" EMBED FOR HDJ8 & ABOVE

-  - INDICATES STEP AT T/FOUNDATION
-  - INDICATES STEP AT B/FOUNDATION
-  - TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
-  - HOLDOWN BY SIMPSON (STD/HDU/HD/HTT, TYP)
-  - FOOTING CENTERED ON POST (L X W X T)
- 





PROJECT NAME
EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

PROJECT NUMBER
S240119-2

AWN BY -SS

ECKED BY - HK

HEET DATE - 07/03/2024

SCALE

4X36 SHEET: 1/4" = 1' -

BASEMENT WALL FRAMING AND SHEAR WALL PLAN	C 3
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3-5

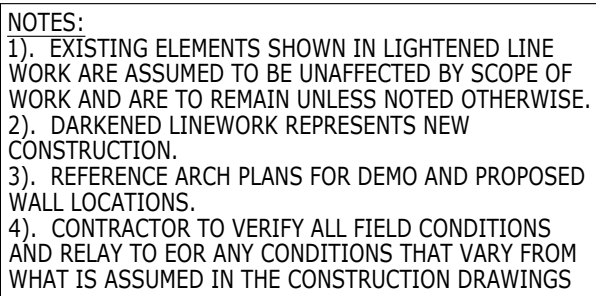
SHEET

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
5. EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. ($\leq 10'$), 2X6 @ 12" O.C. ($> 10'$) UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
6. PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
8. ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS, OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
10. SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d COMMON NAILS (131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (148X 1.5").
12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
13. STDH HOLD-DOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HDH HOLD-DOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
14. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"x3"x1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
15. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
17. TYPICAL DETAILS:

- 11/SD-1 TYP HOLDOWN INSTALLATION
- 12/SD-1 TYP PONY WALL DETAIL

- 11/SD-2 TYP NON-BEARING WALL FRAMING
- 16/SD-2 TYP TOP PLATE SPLICE
- 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
- 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
- 3/SD-2 TYP HEADER FRAMING

	- HOLDOWN BY SIMPSON (STDH/MST/HDU/HD, TYP)
	- INTERIOR BEARING WALL
#K	
#J	- INDICATES THE NUMBER OF KING AND JACK STUDS
	- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
CS16	- HORIZONTAL STRAP (EXAMPLE)
	- HEADER
SW6 (A.1)	- SHEAR WALL CALLOUT
	REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
GLB (FH-5)	REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
	EXAMPLE
	REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
	BEAM OR TRUSS MEMBER



SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4)
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C

FLOOR FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
5. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
6. ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
8. STUD QUANTITIES, POST SIZE, HOLDDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
9. ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
11. ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. TYPICAL DETAILS:
 - 15/SD-2 TYP FRAMING AT EXTERIOR WALL

FRAMING LEGEND

W10X15

GT

3 1/8" X 9" GLB (FH-5)

- BLOCKED FLOOR DIAPHRAGM

- STEEL BEAM (EXAMPLE)

- GIRDER TRUSS

- FLOOR BEAM

- INTERIOR BEARING WALL

- STRAP

- LOW ROOF

- BEAM/HEADER CALL OUT (EXAMPLE)

REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE

BEAM OR TRUSS MEMBER

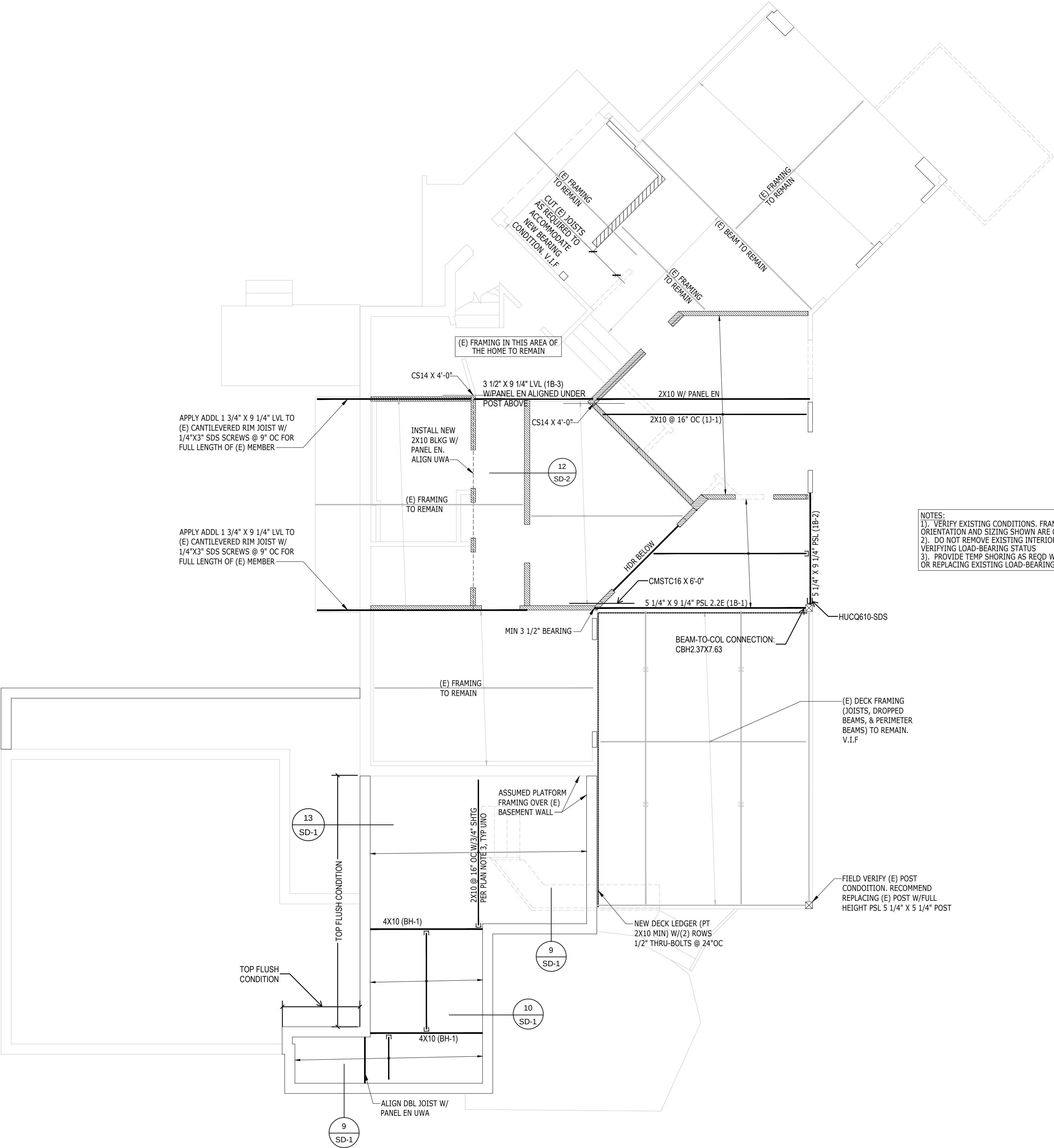
- HANGER AS REQD

JOIST SPAN DIRECTION

FLOOR/ROOF TRUSS

EXTENTS OF SIMILAR JOISTS OR TRUSSES

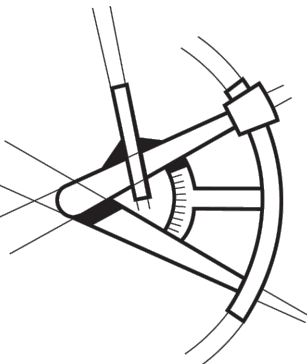
TYPICAL JOIST HANGER SCHEDULE				
TJI210				
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"	
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14	
2X10				
1-PLY		2-PLY		
LUS210		LUS210-2		
TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
9 1/4"	HUS1.81/10	HHUS410	HGUS5.50/10	HGUS7.25/10
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14



FIRST FLOOR FRAMING PLAN



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS			
Δ	DESCRIPTION	DATE	BY
Δ	BDC RESPONSE	6/13/24	

PROJECT NAME
EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

PROJECT NUMBER
S240119-2

DRAWN BY - SS

CHECKED BY - HK

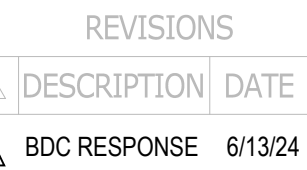
SHEET DATE - 07/03/2024

SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION

FIRST FLOOR FRAMING PLAN

SHEET S-4



5411 96TH AVE SE
MERCER ISLAND, WA

4X36 SHEET: 1/4" = 1'-0"

S-5 SHEET

STHD-14 (EXAMPLE)	- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYPE)
	- INTERIOR BEARING WALL
#K	
#J	- INDICATES THE NUMBER OF KING AND JACK STUDS
---	- INDICATES SHEARWALL LOCATION (SW # - SHEAR WALL MARK)
CS16	- HORIZONTAL STRAP (EXAMPLE)
---	- HEADER
SW6 (A.1)	- SHEAR WALL CALLOUT
	REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
	REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
GLB (FH-5)	- EXAMPLE
	REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
	BEAM OR TRUSS MEMBER

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C

A diagram of a sector instrument, which is a type of analog measuring device. It features a curved scale with markings, and a sliding marker or pointer that can be moved along the scale to indicate a measurement.

△	DESCRIPTION	DATE	BY
△1	BDC RESPONSE	6/13/24	

EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

CHECKED BY - HK

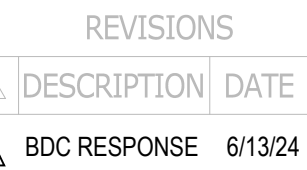
SCALE

24X36 SHEET: 1/4"=1'-0"

SHEET
S-6

-

TYPICAL JOIST HANGER SCHEDULE				
TJ1210				
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"	
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14	
2X10				
1-PLY				2-PLY
LUS210				LUS210-2
TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
9 1/4"	HUS1.81/10	HHUS410	HGUS5.50/10	HGUS7.25/10
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

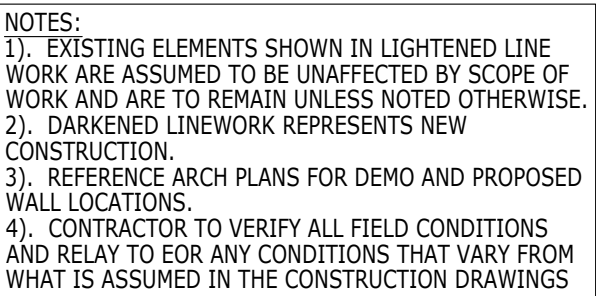


5411 96TH AVE SE
MERCER ISLAND, WA

4X36 SHEET: 1/4" = 1'-0"

SHEET 5-7

STHD14 (EXAMPLE)	- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYPE)
	- INTERIOR BEARING WALL
#K	
#J	- INDICATES THE NUMBER OF KING AND JACK STUDS
---	- INDICATES SHEARWALL LOCATION (SW # - SHEAR WALL MARK)
CS16	- HORIZONTAL STRAP (EXAMPLE)
	- HEADER
SW6 (A.1)	- SHEAR WALL CALLOUT REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
GLB (FH-5)	- EXAMPLE REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE BEAM OR TRUSS MEMBER



SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV.) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C

△	DESCRIPTION	DATE
1	BDC RESPONSE	6/13/2

EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

S240119-2

CHECKED BY - HK

SCALE

24X36 SHEET: 1/4"=1'

SHEET
S-8

- 7/SD-2 TYP INTERIOR SHEAR TRUSS
- 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS

 - GIRDER OR GABLE END TRUSS
 - INTERIOR BEARING WALL
 - ROOF OVERFRAMING

⌈ - HANGER AS REQD

FLOOR TRUSS OR DIRECTION	EXTENTS OF SIMILAR JOISTS OR TRUSSES	
	FROM	TO
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FLOOR/ROOF	JOIST SPAN
1	12'-0"
2	12'-0"
3	12'-0"
4	12'-0"
5	12'-0"
6	12'-0"
7	12'-0"
8	12'-0"
9	12'-0"
10	12'-0"
11	12'-0"
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13	12'-0"
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15	12'-0"
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91	12'-0"
92	12'-0"
93	12'-0"
94	12'-0"
95	12'-0"
96	12'-0"
97	12'-0"
98	12'-0"
99	12'-0"
100	12'-0"

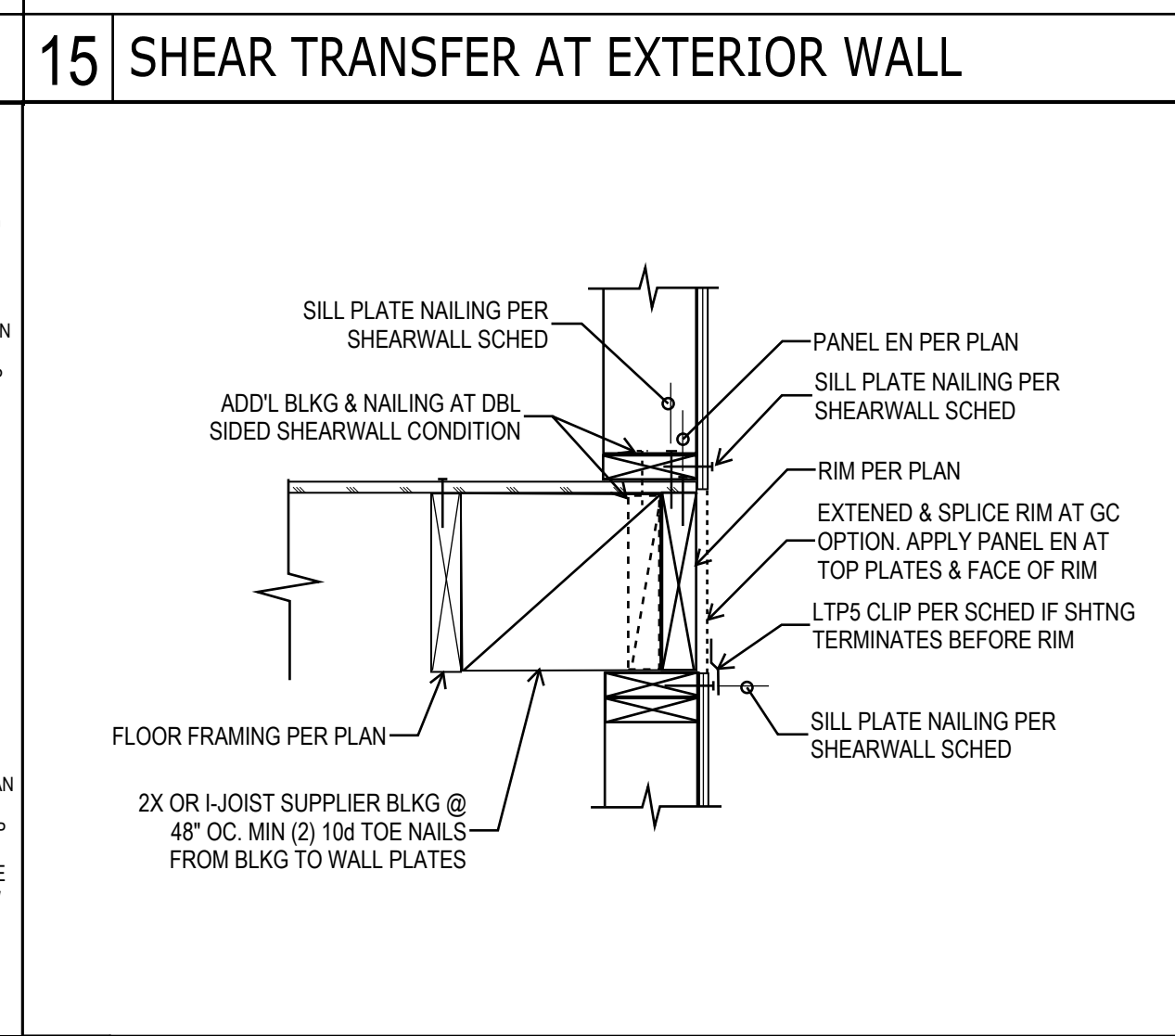
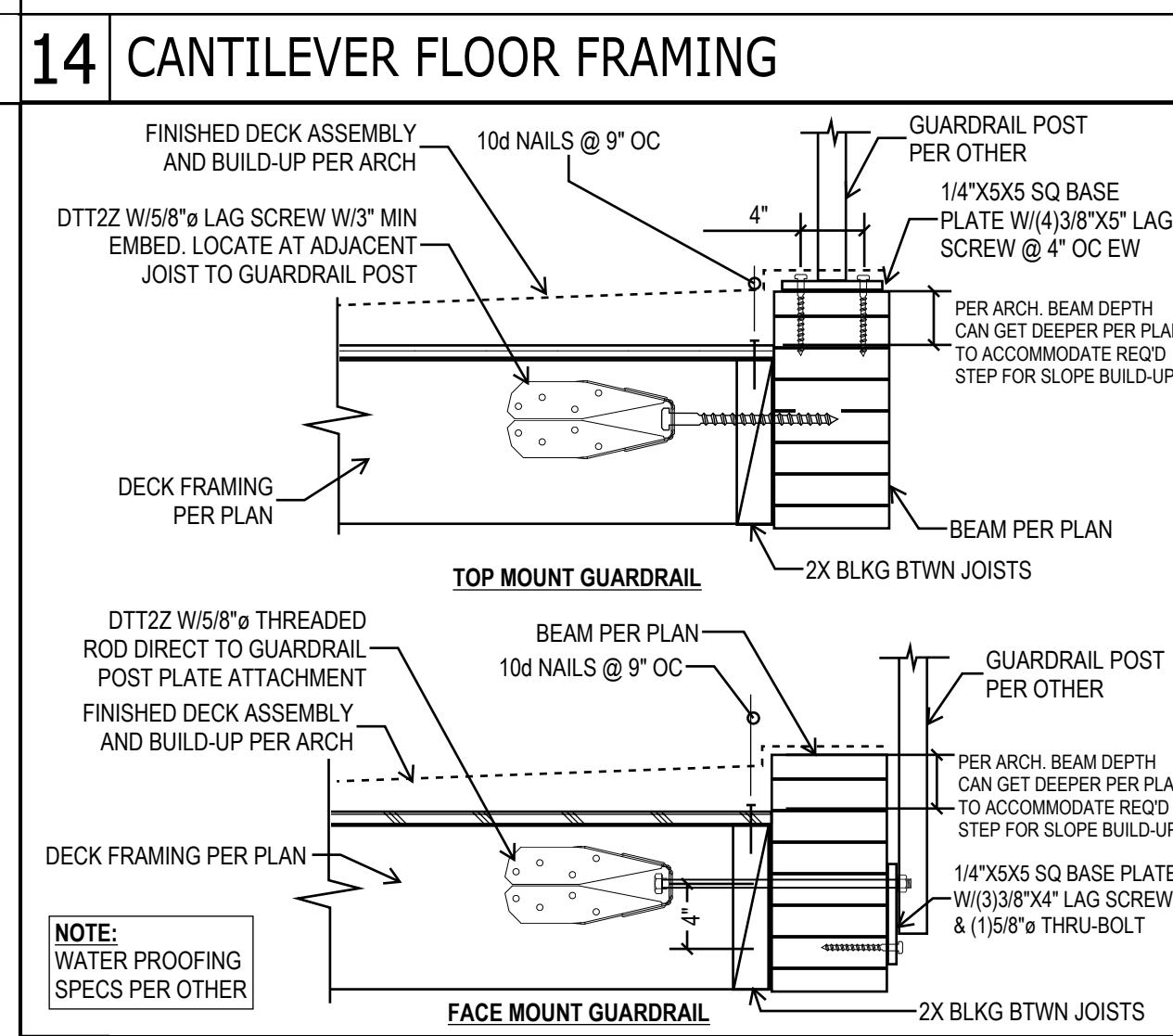
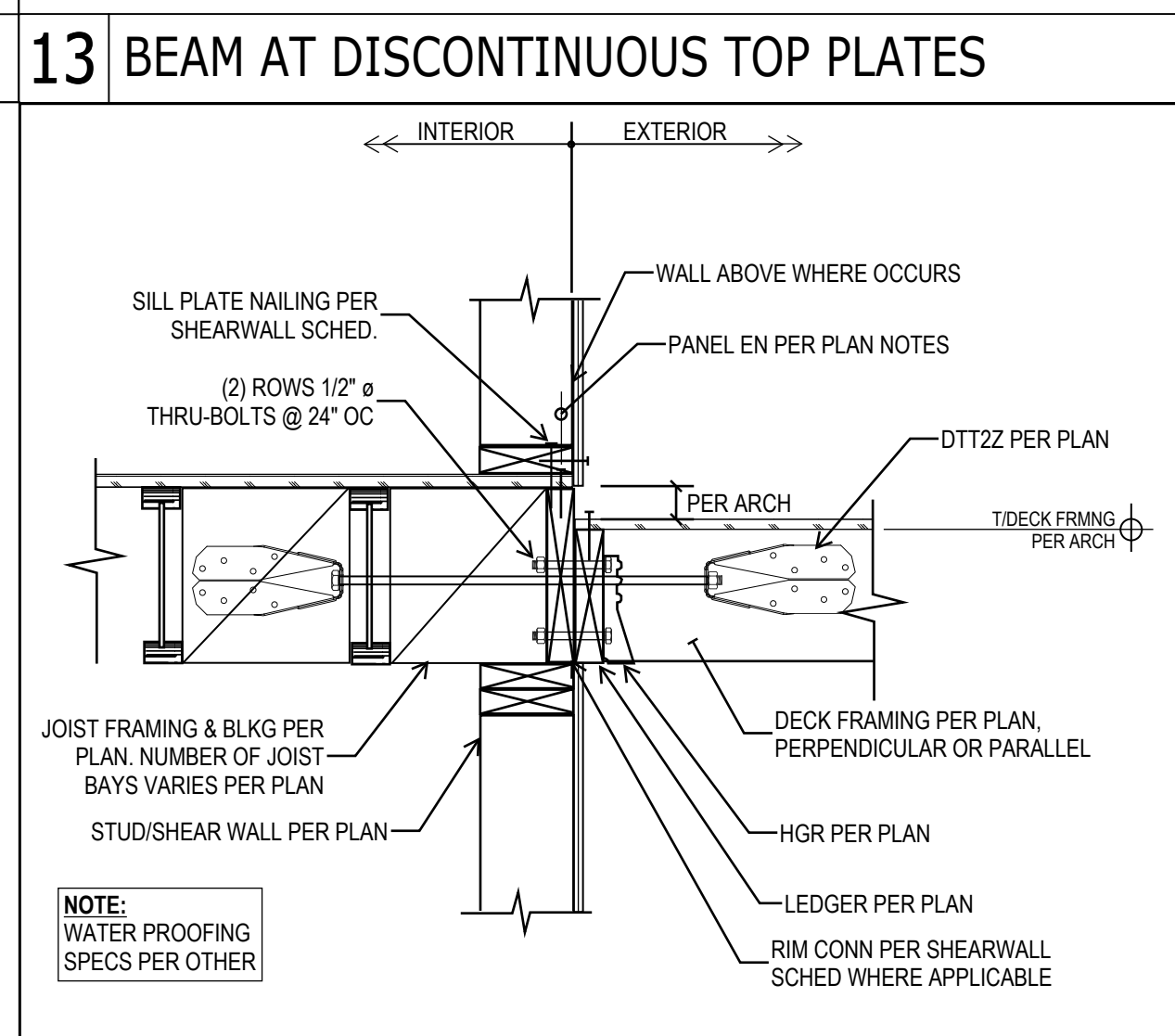
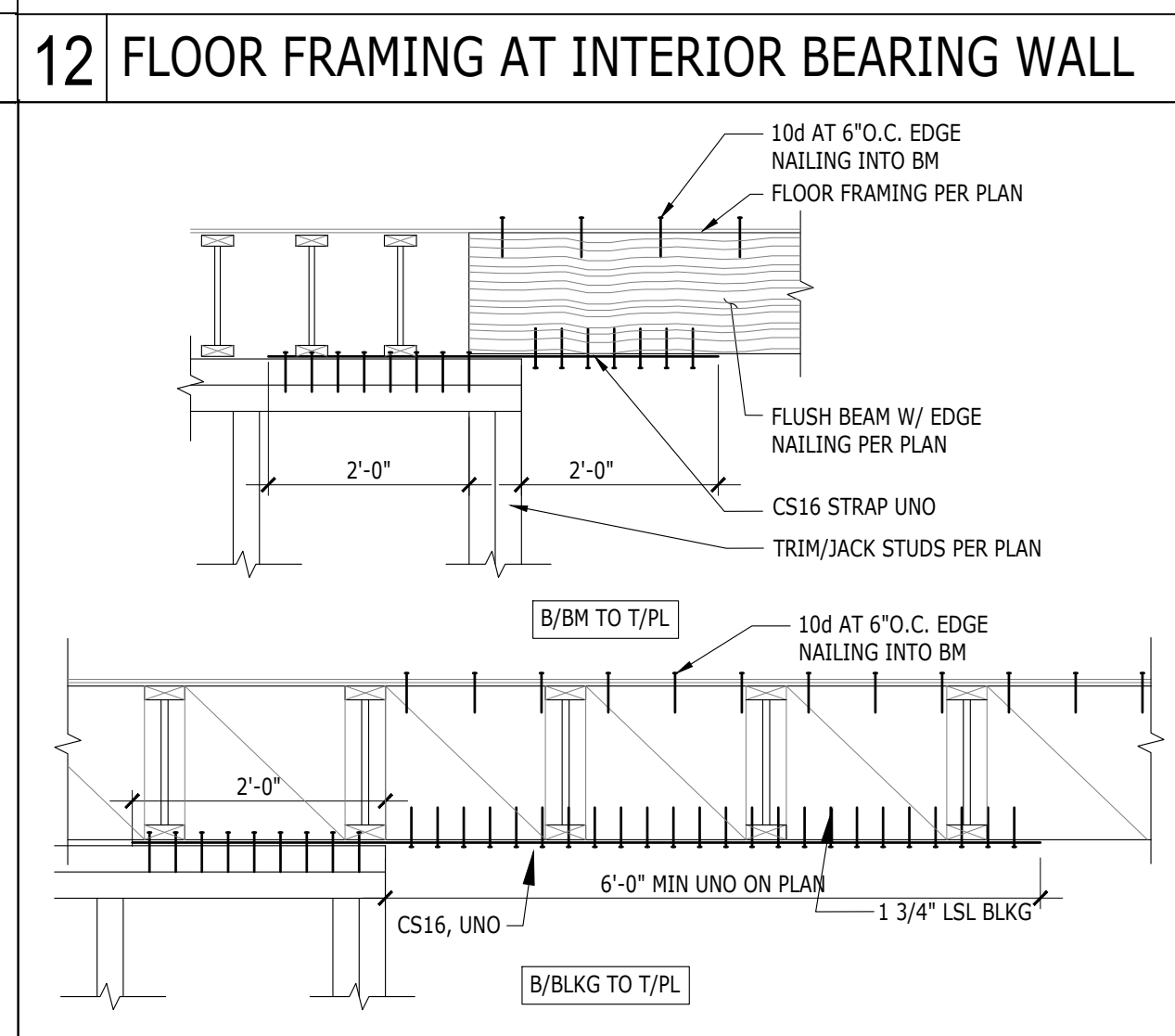
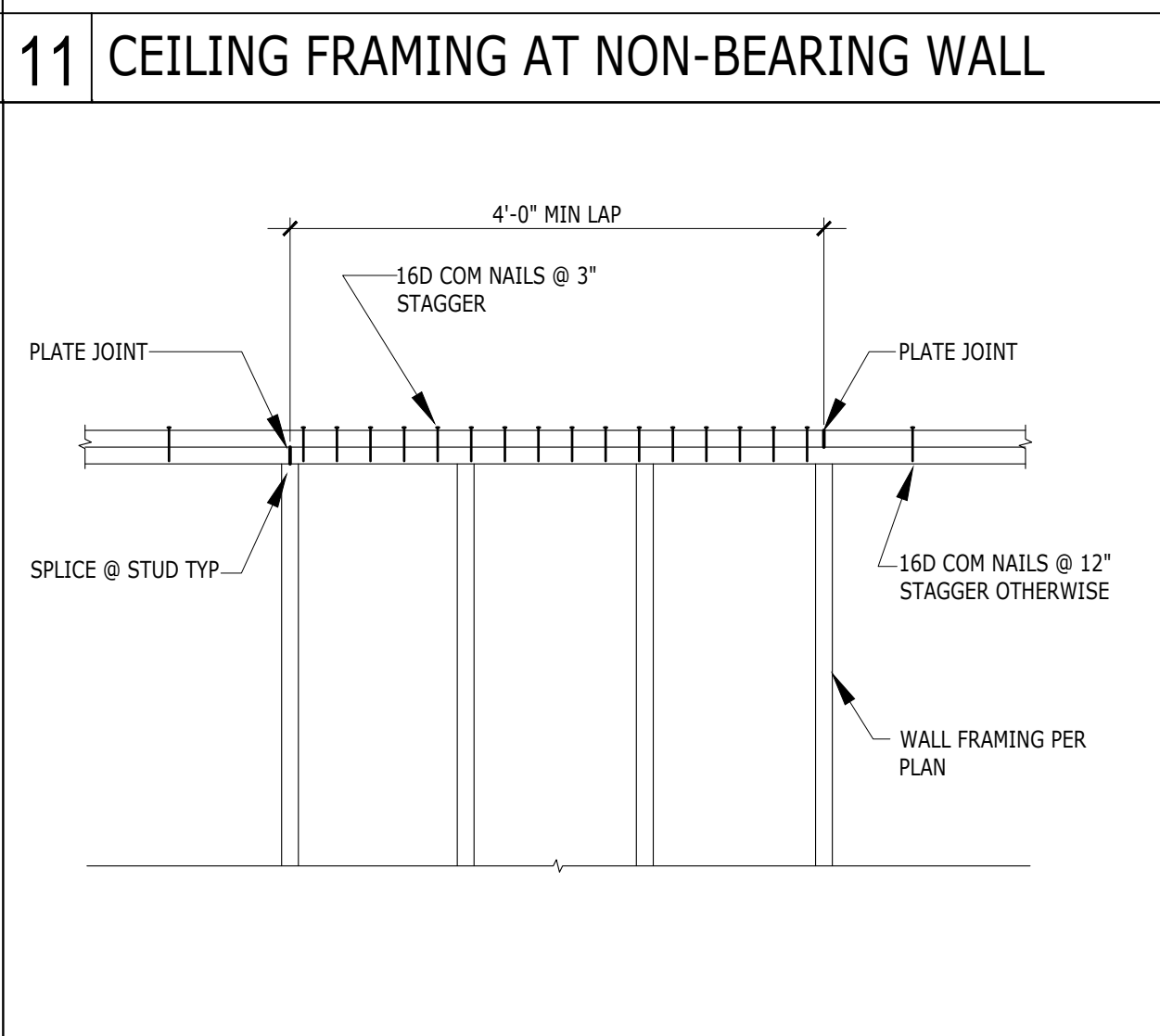
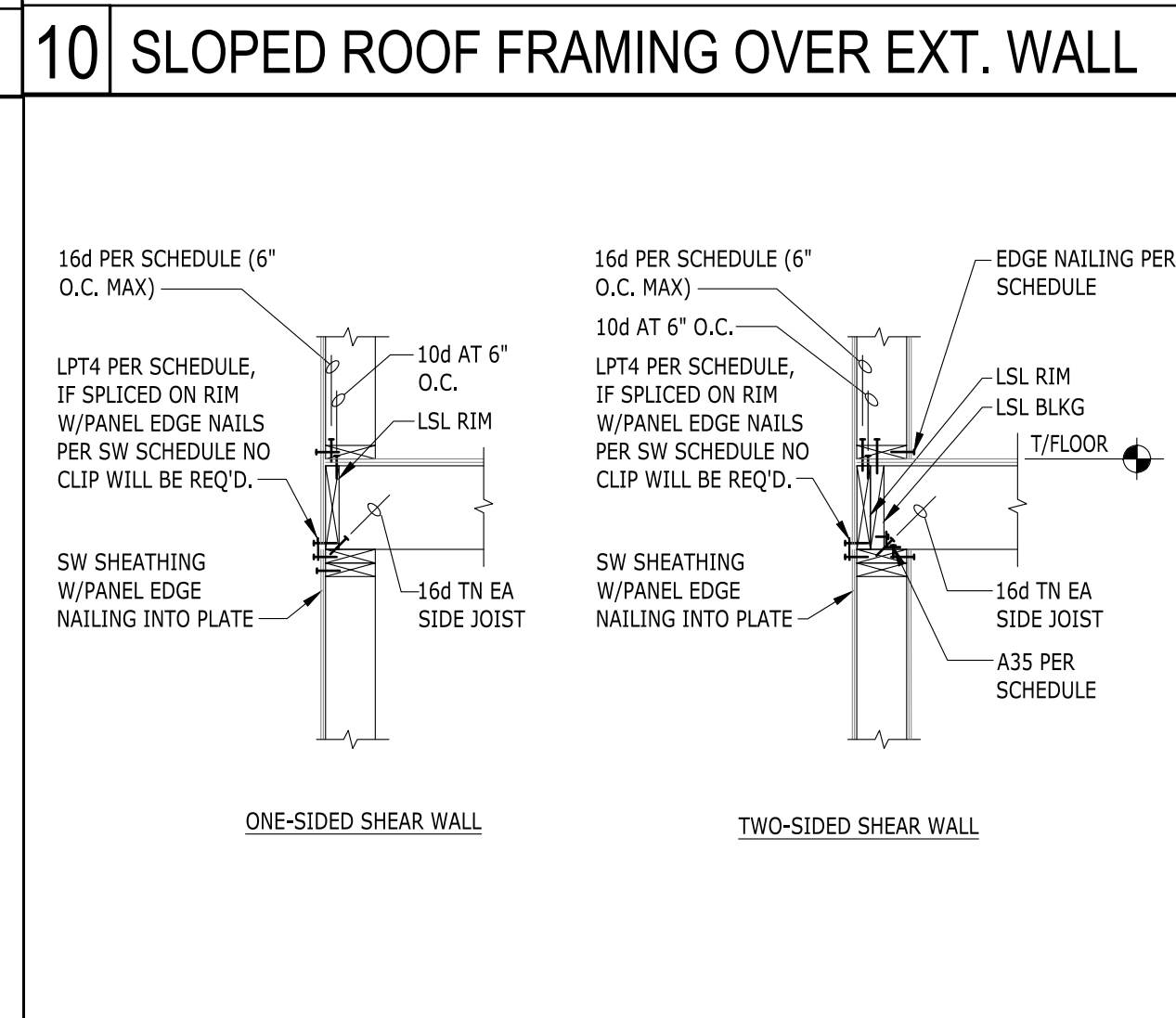
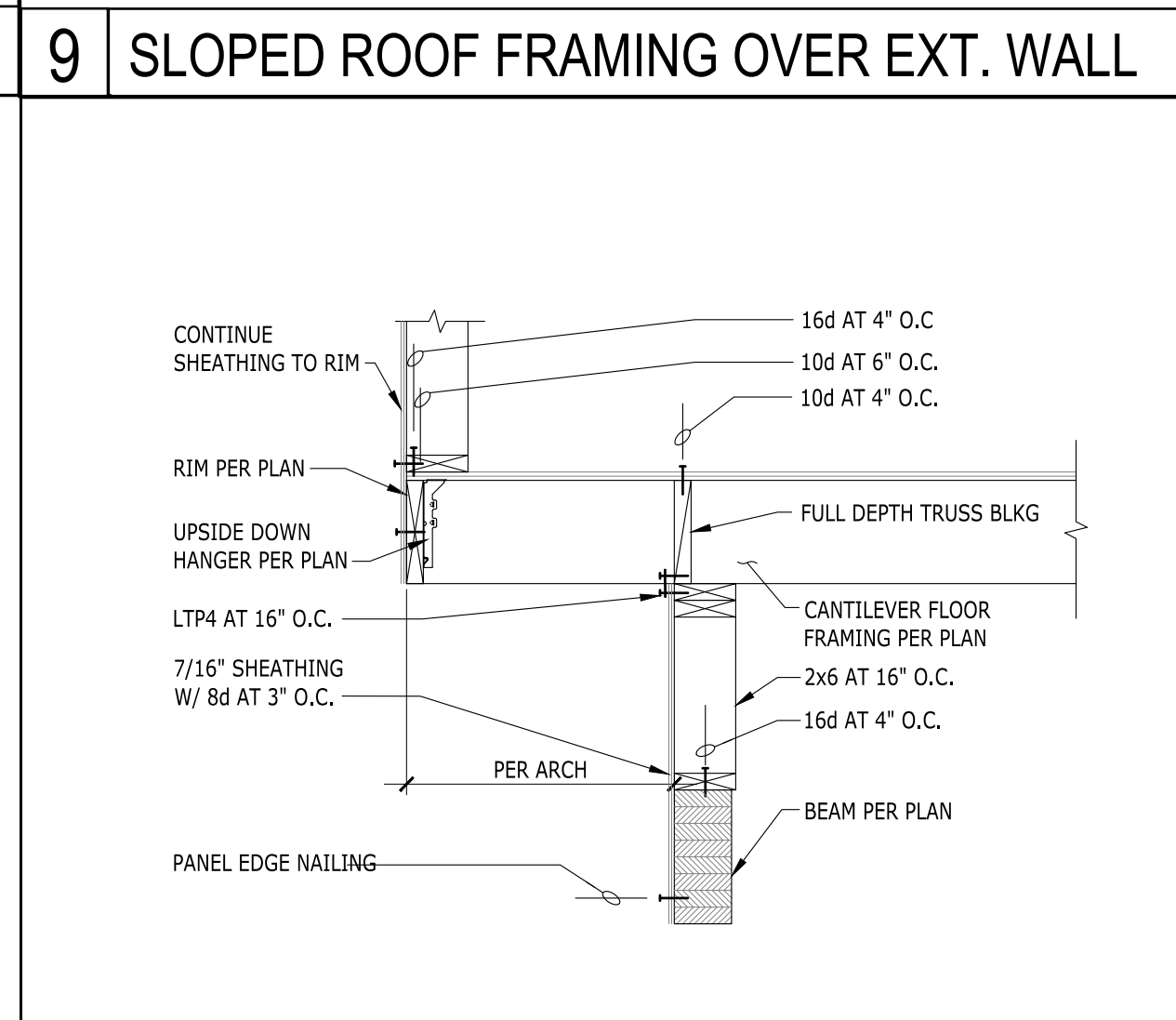
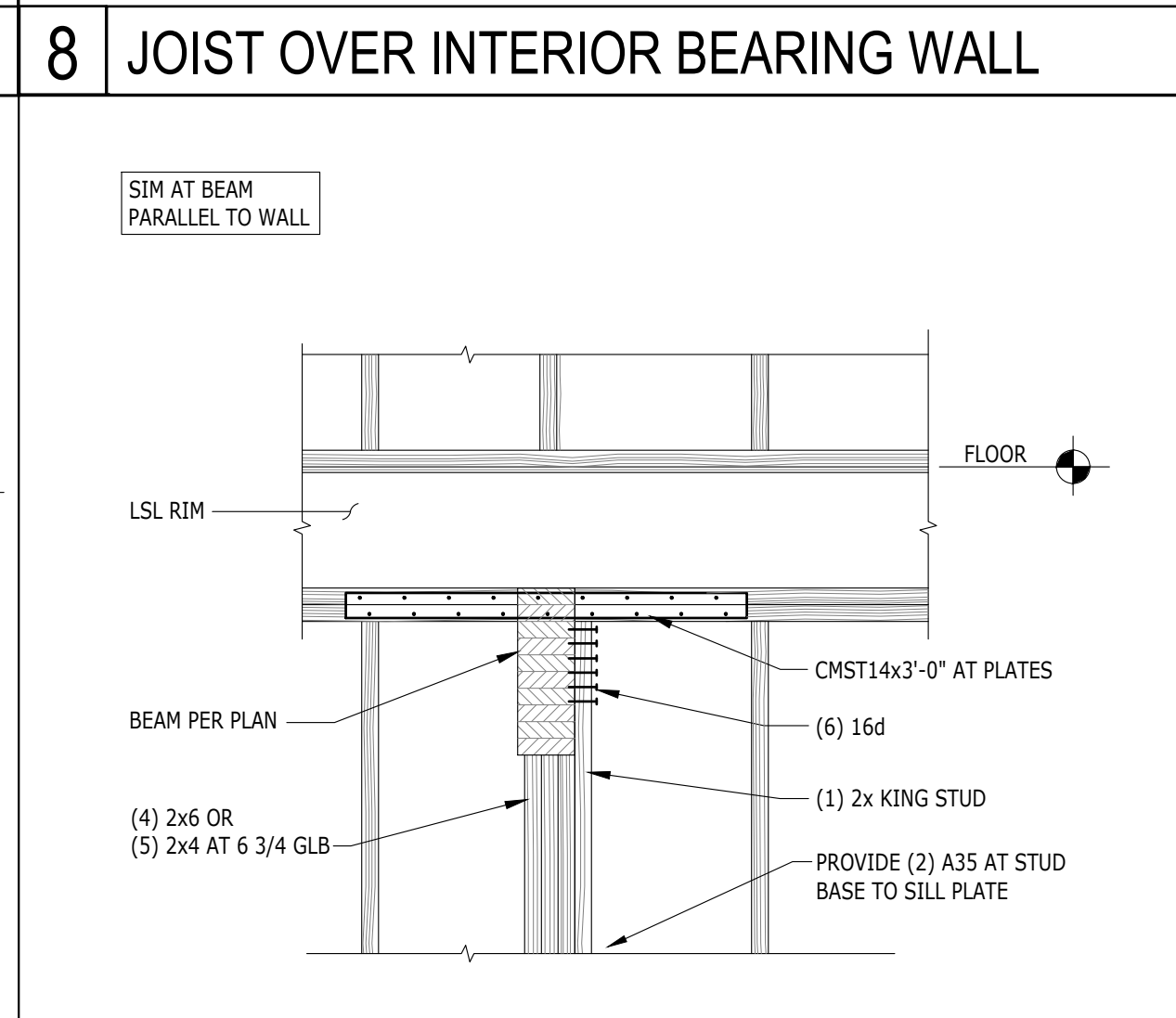
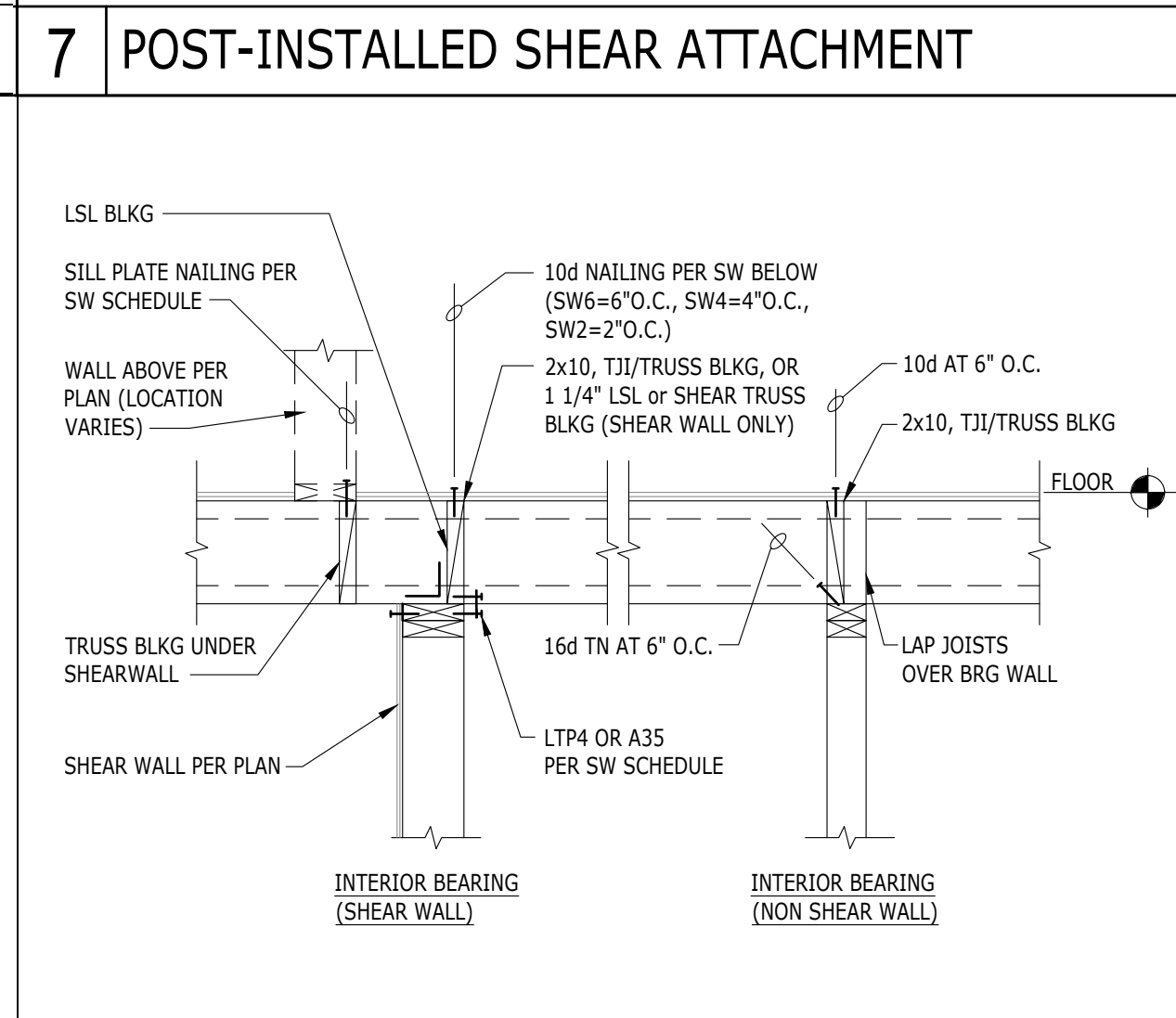
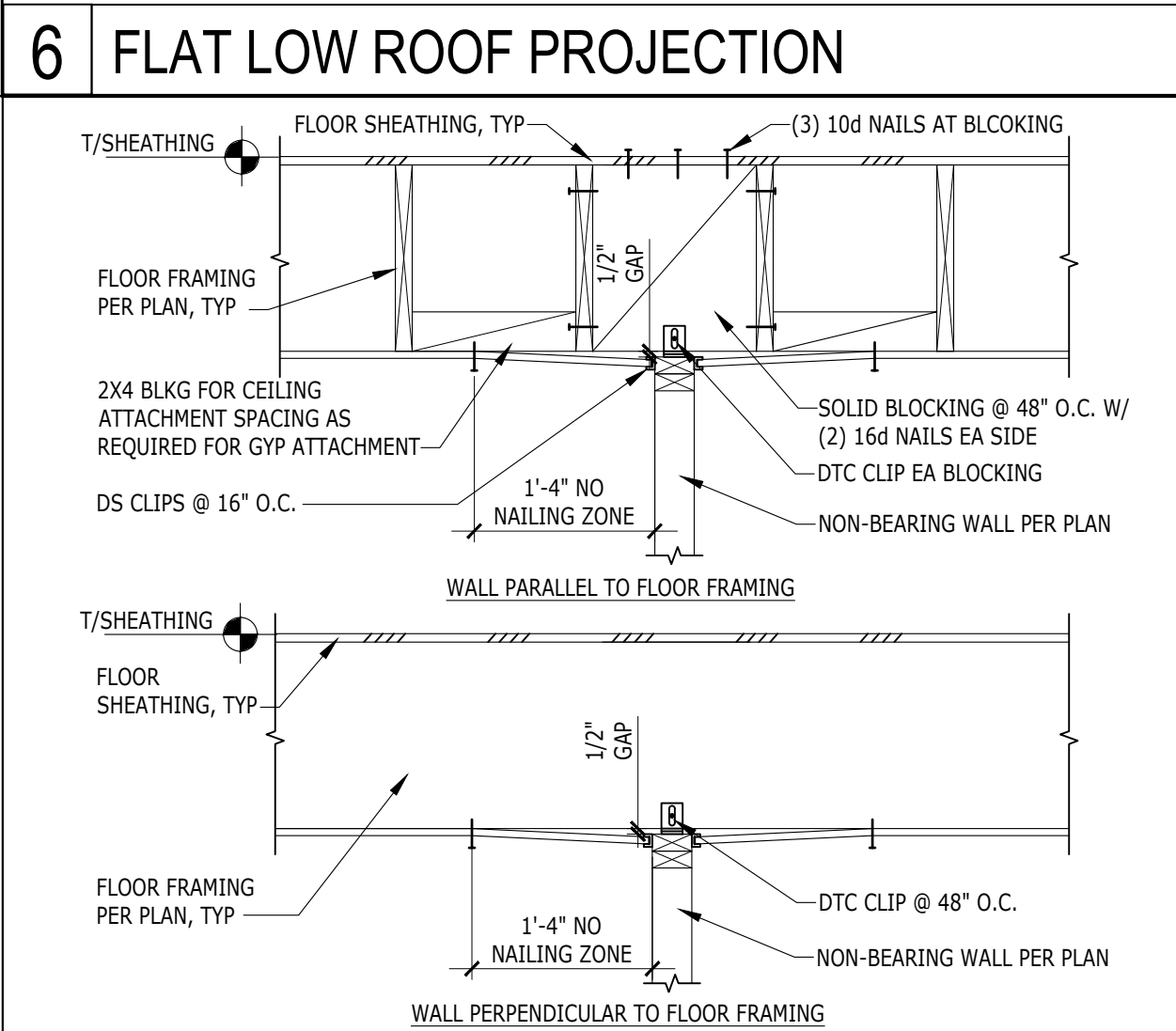
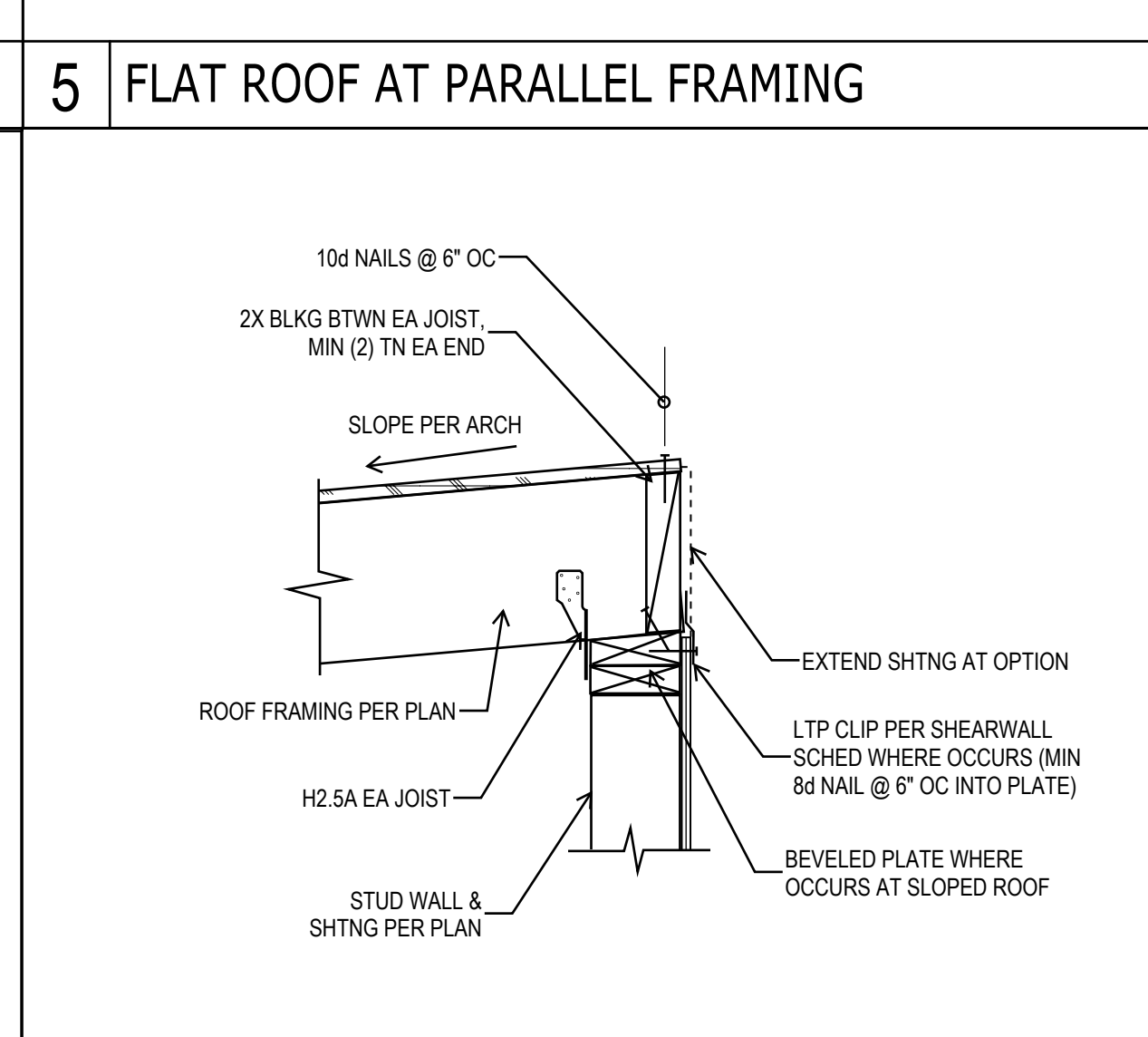
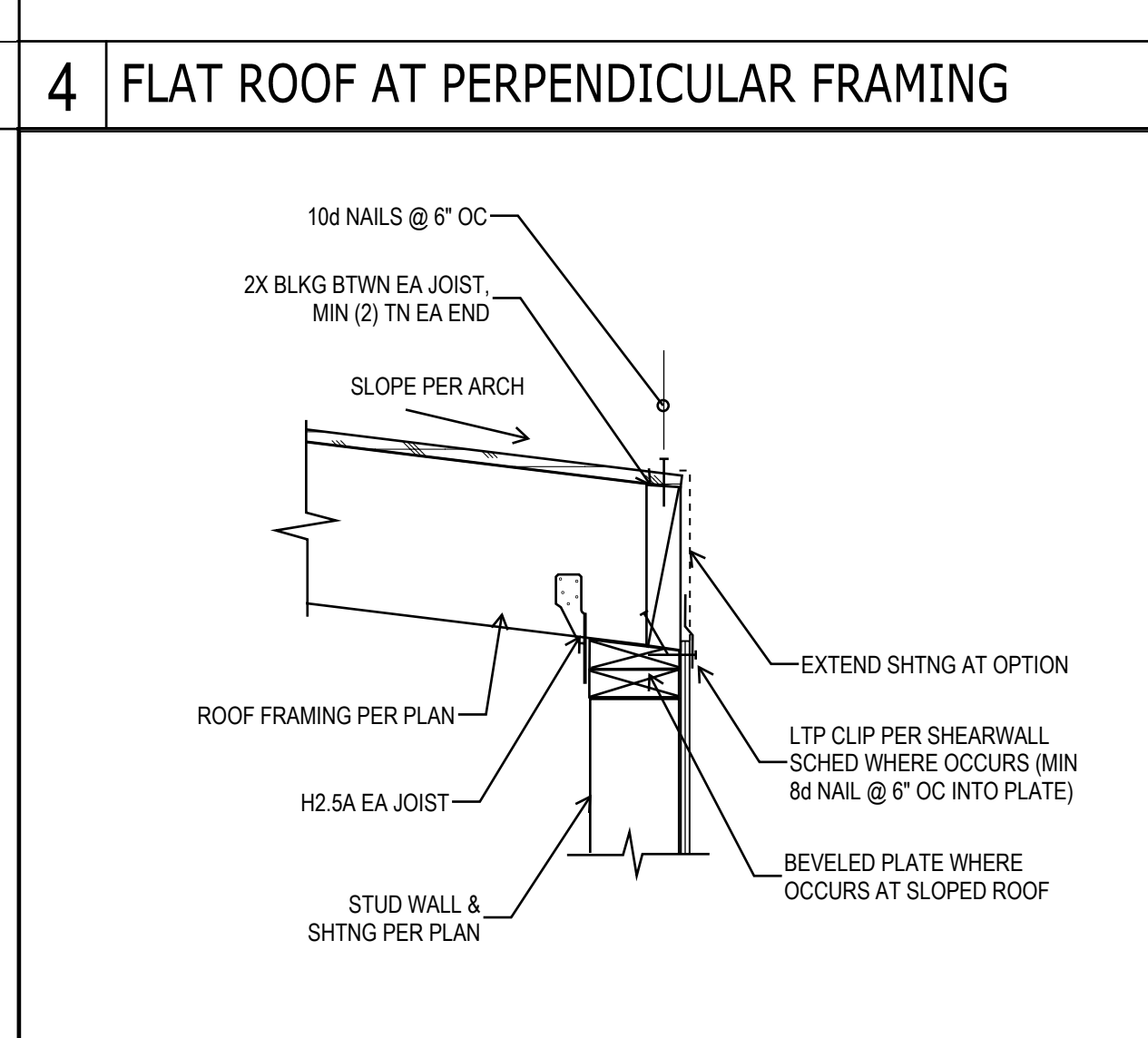
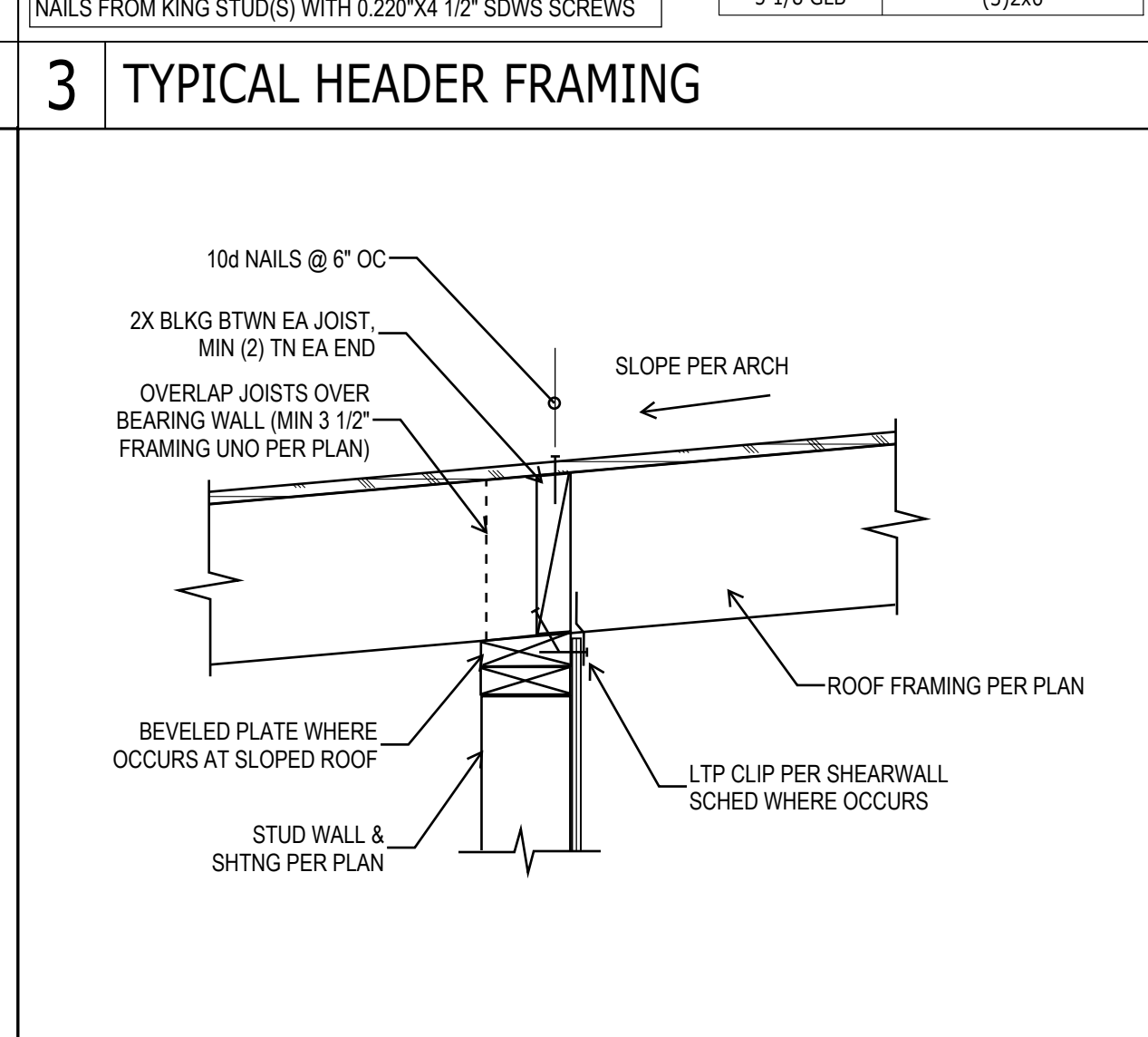
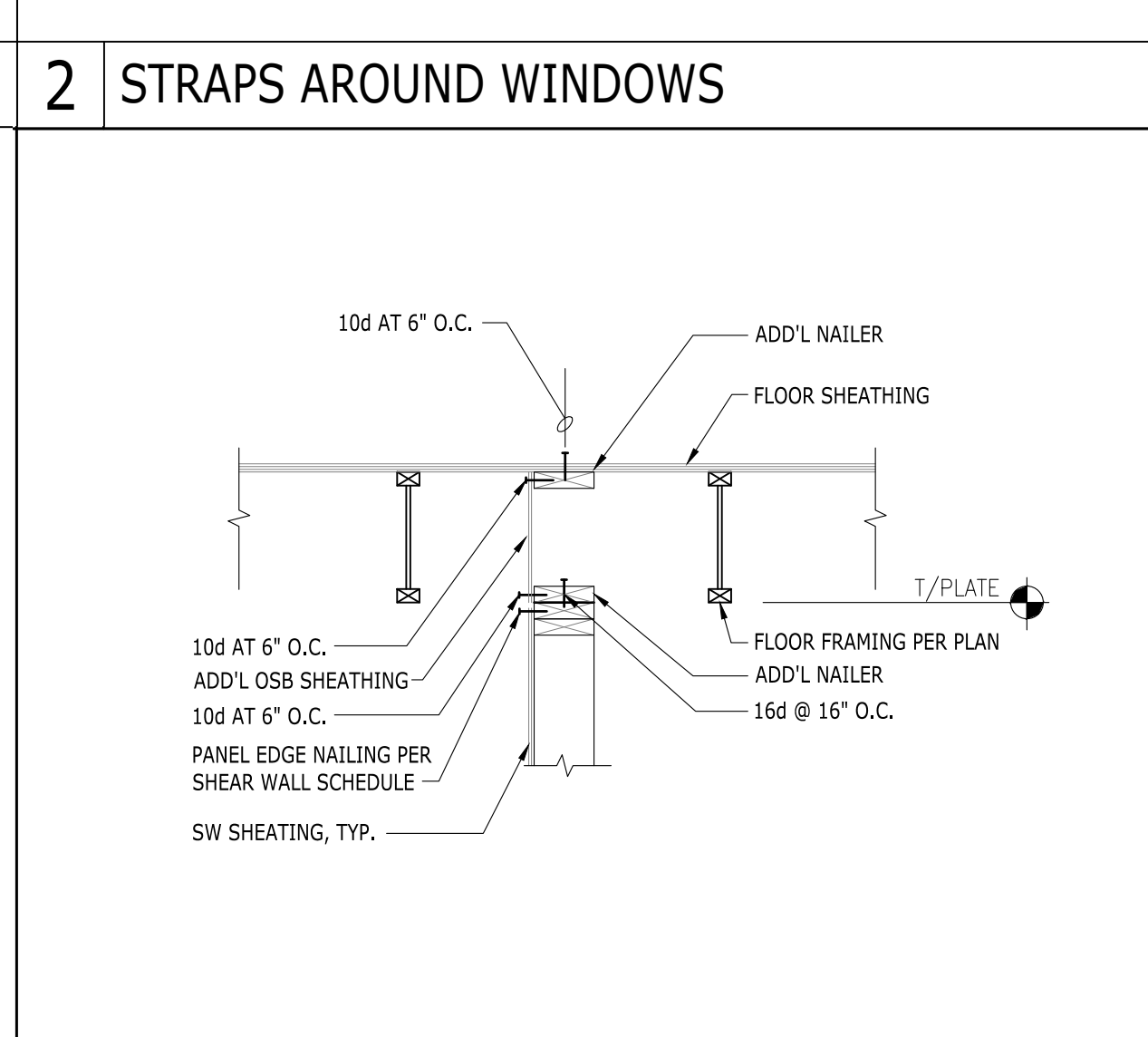
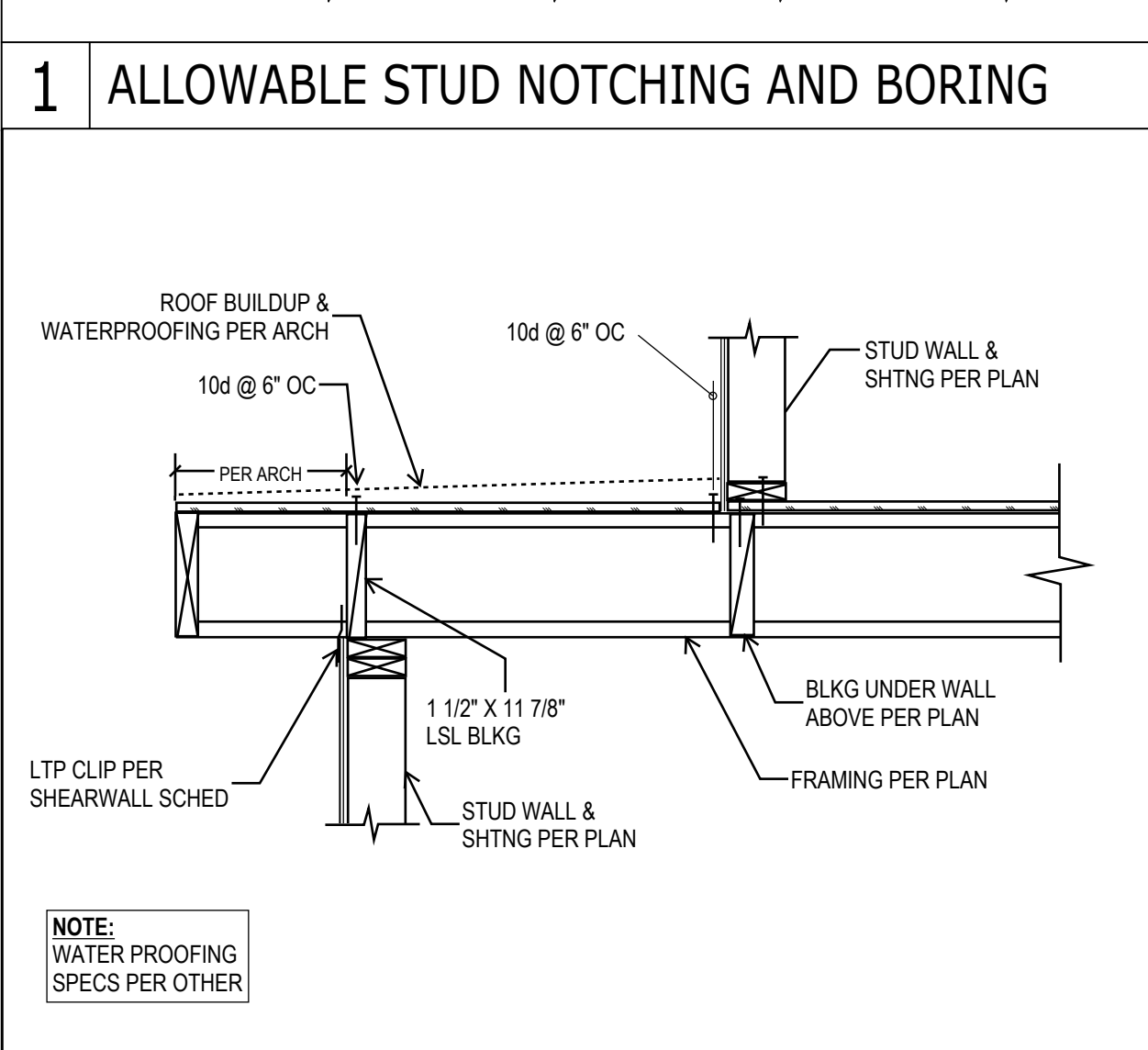
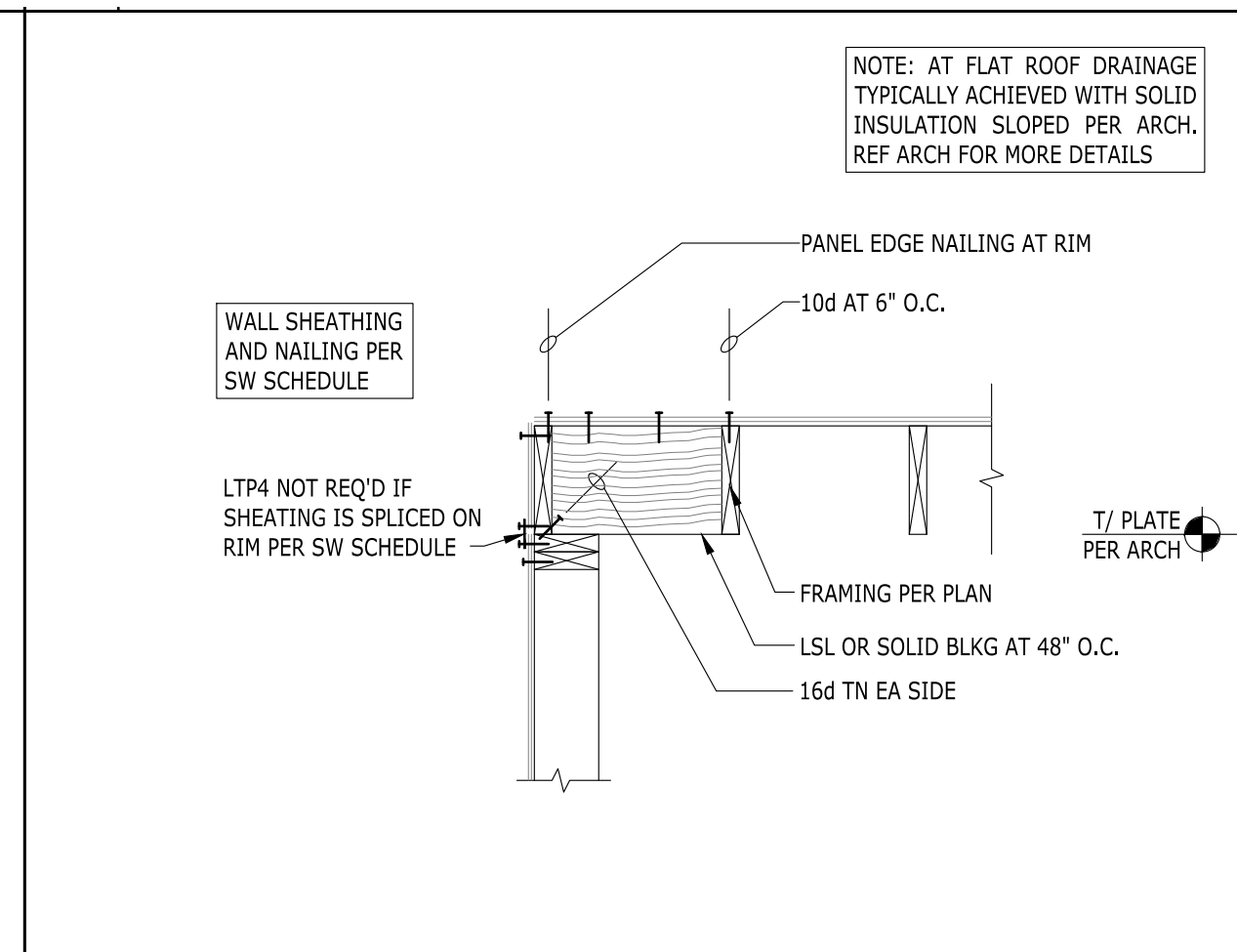
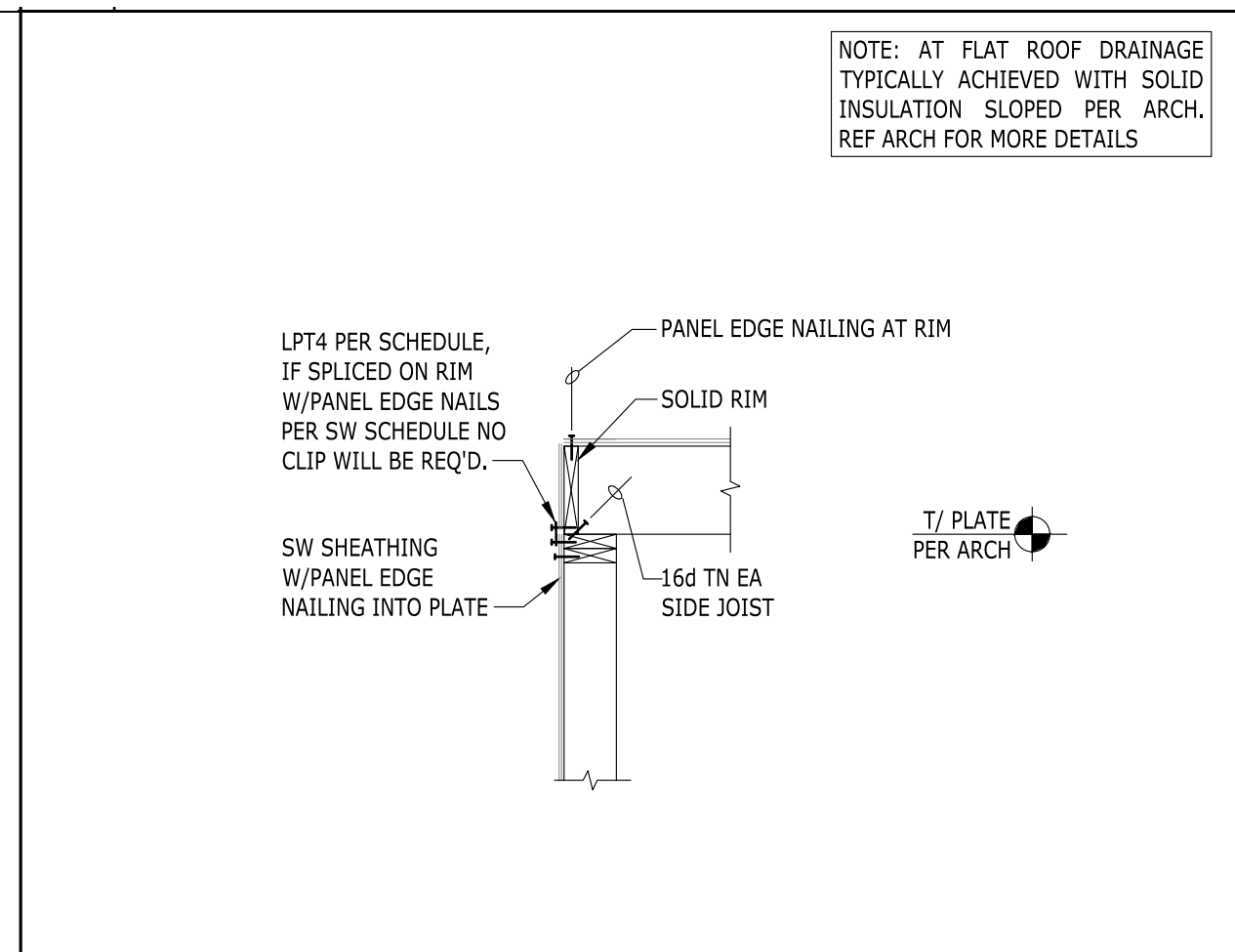
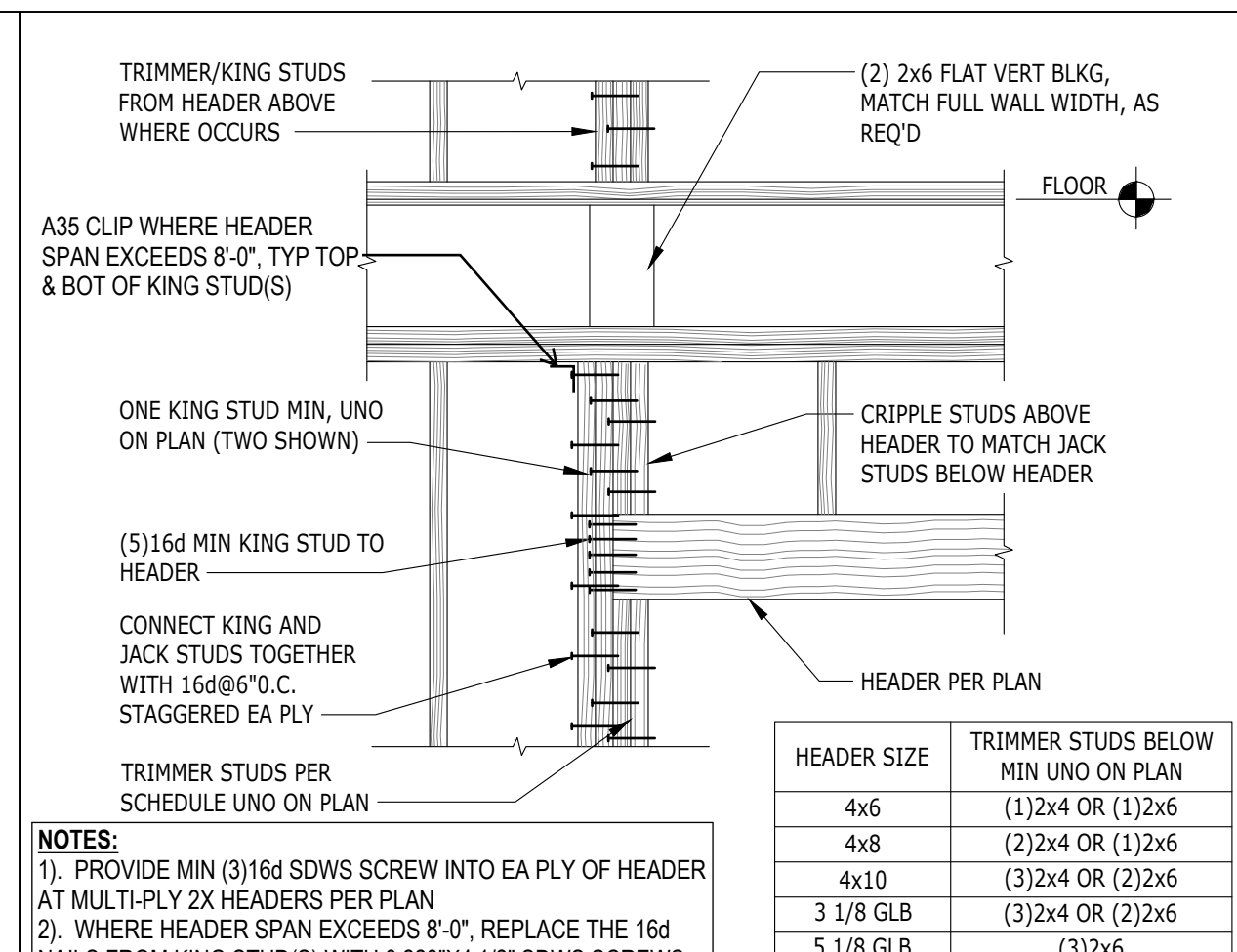
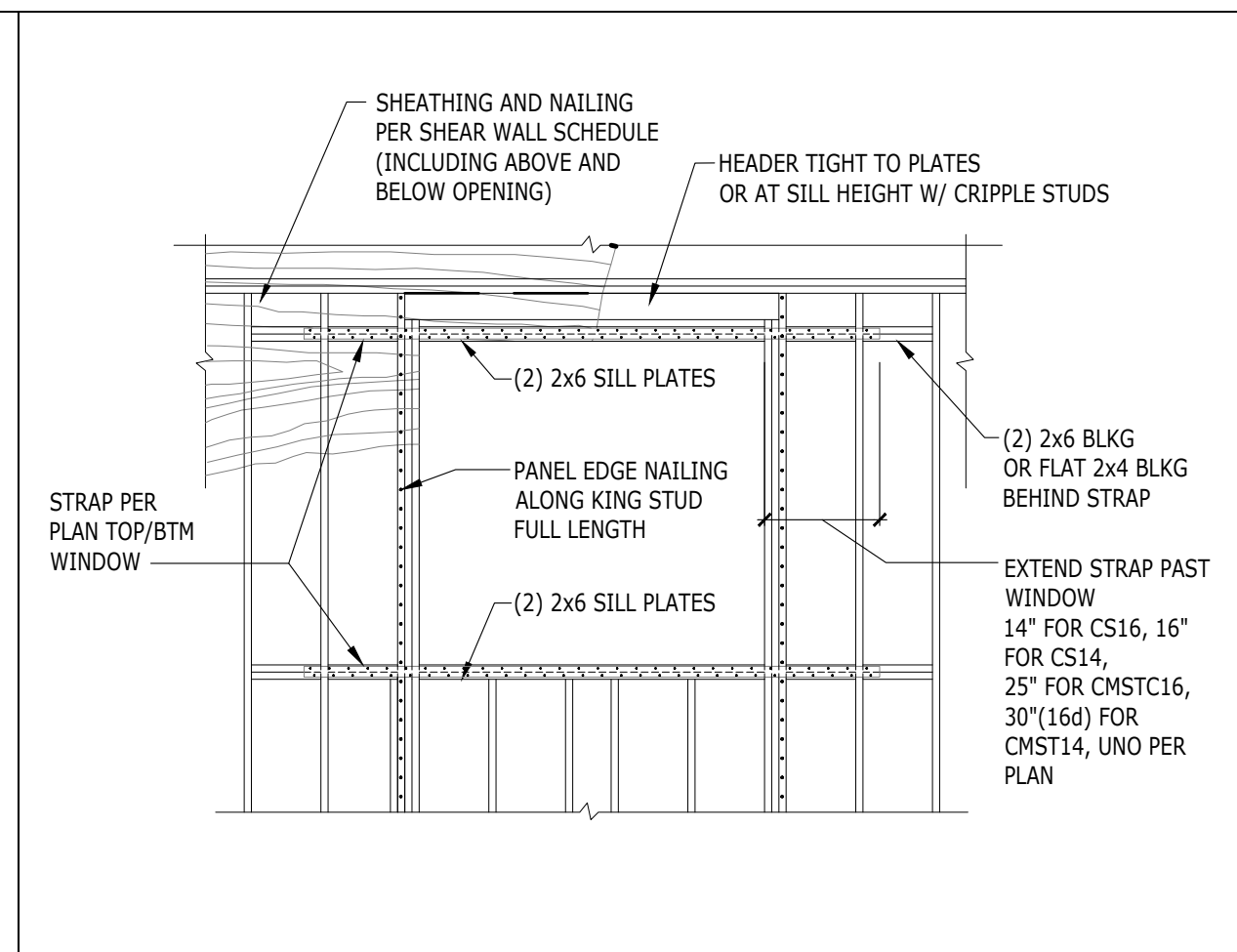
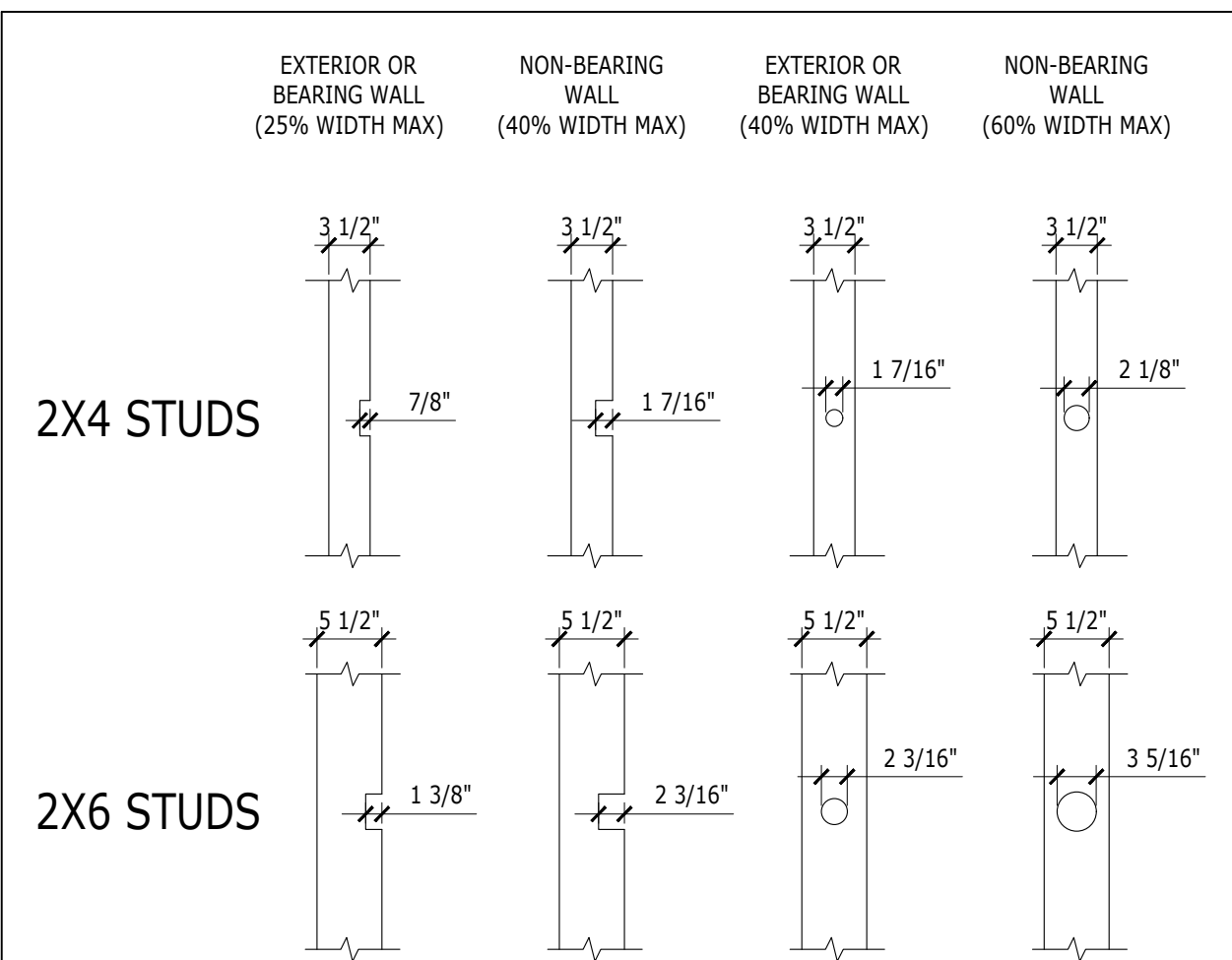
EXTENTS OF SIMILAR JOISTS OR TRUSSES

NOTES:

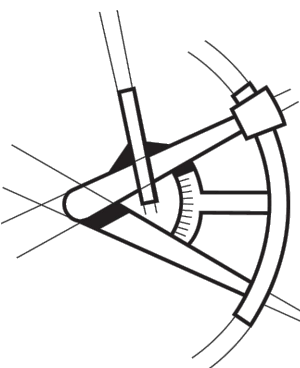
- 1). VERIFY EXISTING CONDITIONS. FRAMING ORIENTATION AND SIZING SHOWN ARE ONLY ASSUMED
- 2). DO NOT REMOVE EXISTING INTERIOR WALLS WITHOUT VERIFYING LOAD-BEARING STATUS
- 3). PROVIDE TEMP SHORING AS REQD WHEN REMOVING OR REPLACING EXISTING LOAD-BEARING ELEMENTS

4X8 (LOW) ALIGNED UNDER
WALL ABOVE (RB-10)——

9
SD-2



LONGITUDE
ONE TWENTY°
ENGINEERING & DESIGN



REVISIONS	
DESCRIPTION	DATE
BDC RESPONSE	6/13/24

PROJECT NAME
EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

PROJECT NUMBER
S240119-2

AWN BY -SS

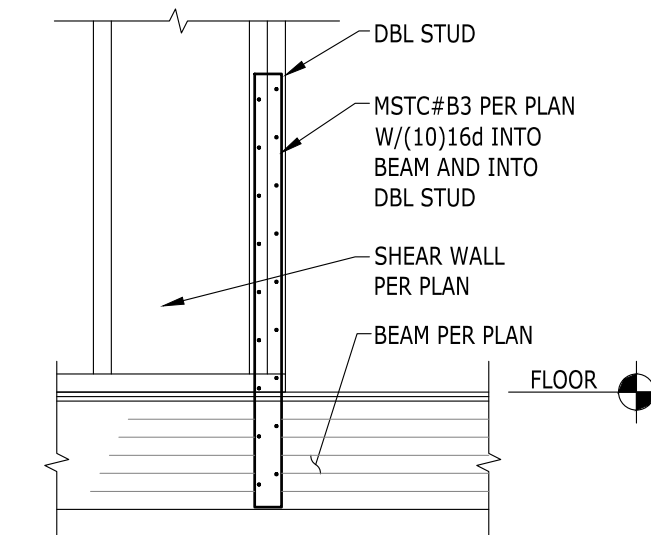
HECKED BY - HK

HEET DATE - 07/03/202

SCALE

4X36 SHEET: 1/4" = 1'

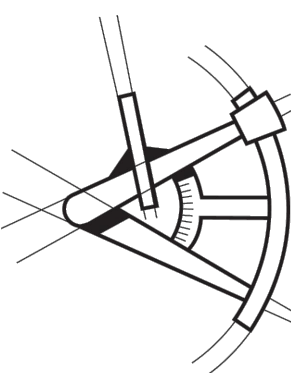
STRUCTURAL DETAILS



5	MSTC HOLDOWN AT BEAM
---	----------------------



LONGITUDE
ONE TWENTY°
ENGINEERING & DESIGN



REVISIONS

△	DESCRIPTION	DATE	BY
△1	BDC RESPONSE	6/13/24	

PROJECT NAME

EADIE RESIDENCE
5411 96TH AVE SE
MERCER ISLAND, WA

PROJECT NUMBER

S240119-2

DRAWN BY -SS

CHECKED BY - HK

SHEET DATE - 07/03/2024

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

STRUCTURAL DETAILS

SHEET
SD-3