

Standard Site Plan Notes

1. THE CITY SHALL INSPECT THE INSTALLATION OF ALL WATER, SEWER, STORM AND FOOTING DRAINS PRIOR TO CONTRACTOR BACKFILLING TRENCHES.
2. ROOF AND FOOTING DRAINS ARE TO BE CONNECTED SEPARATELY TO THE STORM DRAIN SYSTEM UNLESS OTHERWISE ALLOWED IN ACCORDANCE WITH THE PLAT CONDITIONS AND THE KING COUNTY SURFACE WATER DESIGN MANUAL OR AS APPROVED BY THE CITY IN WRITING.
3. ALL ROCKERY OR RETAINING WALL DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, DISCHARGED APPROPRIATELY PER KCSUDM, OR AS APPROVED BY THE CITY IN WRITING.
4. ANY CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY IN WRITING.
5. NOTE: ANY WALL OVER 4 FEET IN HEIGHT, OR WITH A BURCHARGED LATERAL LOAD, MUST BE ACCOMPANIED BY AN ENGINEER'S STAMP. WALLS SHALL NOT BE USED TO SUPPORT DRIVEWAYS OR SIDEWALKS UNLESS ACCOMPANIED BY AN ENGINEER'S STAMP.
6. CONSTRUCTION HOURS ARE 7:00 AM TO 8:00 PM ON WEEKDAYS AND 9:00 AM TO 6:00 PM ON SATURDAYS & HOLIDAYS. WORK IS NOT ALLOWED ON SUNDAYS.
7. NO MATERIALS OR EQUIPMENT SHALL BE PLACED OR STORED ON PUBLIC STREETS AT ANY TIME.
8. NO WORK IS ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT HAS BEEN ISSUED AND THE CITY HAS BEEN NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF STARTING WORK WITHIN THE RIGHT-OF-WAY PERMIT.
9. ALL PROJECTS ARE REQUIRED TO SUBMIT REQUESTS FOR VARIANCES TO THE CITY INTERIM PUBLIC WORKS STANDARDS (WITH RESPECT TO DRIVEWAY SLOPE, WIDTH AND LOCATION) IN WRITING. DETAILED DRAWING SHALL ACCOMPANY REQUESTS IF NECESSARY.

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Permit Number

XXXX-XXXX-XXXX

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NOTE :
Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2).
Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule.
Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed.
Per WSEC R404.1, A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.



Dann Residence
3008 70th Avenue S.E.
Mercer Island WA 98040

February 24, 2024

WINDOW SCHEDULE

MARK	SIZE	S.F.	DESCRIPTION	MANUFACTURER & u Value	ROOM	COMMENTS
NORTH						
N1	5'-0" x 8'-5"	5.00	8.41	42.05	Fixed Over Fixed Bath With Door	
N2/W1	3'-0" x 8'-5" X 6'-0" x 8'-5"	3.50	8.41	29.44	Fixed Corner Over Fixed Corner	
N3	1'-9" x 9'-0"	1.50	9.00	13.50	Fixed Over Fixed Bath With Door = 112 A	
N4	2'-6" x 8'-5"	2.33	8.41	19.60	Casement Over Fixed	Egress
N5	5'-0" x 8'-5"	2.33	8.41	19.60	Casement Over Fixed	
N6/W2	3'-0" x 8'-5" X 1'-2 1/2" x 8'-5"	3.50	8.41	29.44	Fixed Corner Over Fixed Corner	
N7	2'-4" x 8'-5"	2.33	8.41	19.60	Fixed Over Casement	Obscure
N8	5'-0" x 6'-6"	5.00	6.50	32.50	Fixed	
		205.71		Sub Total		
EAST						
E1/S11	6'-0" x 8'-5" X 4'-0" x 8'-5"	6.00	8.41	50.46	Fixed Corner Over Fixed Corner	
E2	6'-0" x 8'-5"	6.00	8.41	50.46	Fixed Over Fixed	
E3	6'-0" x 8'-5"	6.00	8.41	50.46	Fixed Over Fixed	S.G.
E4	6'-0" x 8'-5"	6.00	8.41	50.46	Fixed Over Fixed	S.G.
E5	7'-5" x 8'-5"	7.41	8.41	62.32	Casement Casement Over Fixed Fixed	S.G.
E6	3'-2" x 9'-0"	3.16	1.58	4.99	Store Door 3'-0" Door = 116 B	S.G. Obscure
E7	2'-6" x 8'-5"	2.33	8.41	19.60	Casement Over Fixed	S.G. Obscure
E8	2'-6" x 8'-5"	2.33	8.41	19.60	Casement Over Fixed	S.G.
E9	2'-6" x 8'-5"	2.33	8.41	19.60	Casement Over Fixed	S.G. Egress
E10/S3	4'-0" x 8'-5" X 3'-6" x 8'-5"	4.00	8.41	33.64	Fixed Corner Over Fixed Corner	
E11	4'-0" x 5'-3"	5.00	5.25	26.25	French Casement	S.G. Egress
E12	4'-0" x 5'-3"	5.00	5.25	26.25	French Casement	S.G. Egress
		414.08		Sub Total		
SOUTH						
S1/W9	3'-6" x 6'-6" X 4'-0" x 6'-6"	3.50	6.50	22.75	Fixed Corner Over Fixed Corner	
S2	9'-10 1/2" x 6'-6"	9.88	6.50	64.19	Casement	
S3/E10	3'-6" x 6'-6" X 3'-0" x 6'-6"	3.50	6.50	22.75	Fixed Corner	
S4	3'-0" x 6'-6"	3.00	6.50	19.50	Casement	
S5	13'-0" x 6'-6"	13.00	6.50	84.50	Casement Fixed Casement	
S6	1'-9" x 9'-0"	1.50	9.00	13.50	Fixed Over Fixed Built with Door = 100 A	
S7/W10	4'-0" x 8'-5" X 4'-6" x 8'-5"	4.00	8.41	33.64	Fixed Corner Over Fixed Corner	
S8	3'-0" x 8'-5"	2.00	8.50	17.00	Fixed Over Fixed	
S9	9'-0" x 8'-5"	9.50	8.41	79.90	Casement Over Fixed Fixed Over Fixed Casement Over Fixed	
S10	3'-0" x 8'-5"	3.00	8.41	25.23	Fixed Over Fixed	
S11/E1	4'-0" x 8'-5" X 6'-0" x 8'-5"	4.00	8.41	33.64	Fixed Corner Over Fixed Corner	
		416.59		Sub Total		
WEST						
W1/N2	6'-0" x 8'-5" X 3'-6" x 8'-5"	6.00	8.41	50.46	Fixed Corner Over Fixed Corner	
W2/N6	11'-2 1/2" x 8'-5" X 3'-6" x 8'-5"	1.20	8.41	10.09	Fixed Corner Over Fixed Corner	
W3	2'-6" x 8'-5"	2.00	8.41	16.82	Casement Over Fixed	Egress
W4	2'-6" x 8'-5"	2.00	8.41	16.82	Casement Over Fixed	Egress
W5	2'-9" x 2'-0"	2.75	2.00	5.50	Casement	
W6	9'-0" x 2'-0"	9.00	2.00	18.00	Fixed	
W7	2'-9" x 2'-0"	2.75	2.00	5.50	Casement	
W8	2'-4" x 6'-6"	2.33	6.50	15.15	Casement	Egress
W9/S1	4'-0" x 6'-6" X 3'-6" x 6'-6"	4.00	6.50	26.00	Fixed Corner Over Fixed Corner	
W10/S7	4'-0" x 8'-5" X 3'-0" x 8'-5"	4.50	8.41	37.85	Fixed Corner Over Fixed Corner	
		202.18		Sub Total		
		1238.56		TOTAL S.F. GLASS WINDOW		
SKYLIGHTS						
R1	2'-0" x 8'-0"	2.00	8.00	16.00	Operable Skylight	S.G.
R2	4'-0" x 8'-0"	4.00	8.00	32.00	Ridge Skylight	S.G.
R3	2'-0" x 4'-0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.
R4	2'-0" x 4'-0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.
R5	2'-0" x 4'-0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.
R6	2'-0" x 4'-0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.
R7	2'-0" x 4'-0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.
		88.00		Sub Total		
		88.00		TOTAL S.F. GLASS SKYLIGHT		

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Note: See Section For Mullion Placement

Dann Residence
3008 70th Avenue S-E>
Mercer Island WA 98040

March 14, 2024

DOOR SCHEDULE

LOWER FLOOR

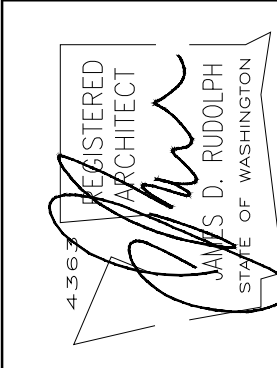
MARK	SIZE	DESCRIPTION	MATERIAL	FINISH	STOPS	RATING	HDW.
001 A	18'-0" x 8'-0" x 1 3/4"	Custom Five Section Carage Door	Aluminum Glass	P3	Temp.	Temp.	Temp 1/4" Obscure Milk Glass
002 A	3'-0" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Lockset Automatic Hinge
003 A	2'-6" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
004 A	2'-6" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
005 A	3'-0" x 7'-0" x 1 3/4"	Pair Store Door Pocket	Wood Solid Core	P3	Wall	Temp.	Passage Heavy Duty Pocket Track Obscure Milk Glass
006 A	3'-0" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
007 A	2'-4" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage

MAIN FLOOR

MARK	SIZE	DESCRIPTION	MATERIAL	FINISH	STOPS	RATING	HDW.
100 A	5'-0" x 9'-0" x 2 1/4"	Custom Pivot 10 Panel W/ One Vertical Glass Panel & Side Lite	Wood Solid Core/Side Lite	P3	Floor	Temp.	Morticed Lockset W/ Dead Bolt Inslu Glass and SS Accents See Details
100 B	2'-4" x 8'-0" x 1 3/4"	Pair Five Flat Panel No Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
100 C	2'-4" x 8'-0" x 1 3/4"	Five Flat Panel No Stops	Wood Solid Core	P3	Wall		Passage
101 A	2'-6" x 8'-0" x 1 3/4"	Pair Store Door	Wood Solid Core	P3	Wall	Temp.	Lockset W/ Roller Catch Slide Bolt Obscure Milk Glass
103 A	2'-6" x 8'-0" x 1 3/4"	Pair Five Flat Panel No Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch Slide Bolt
104 A	2'-4" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
105 A	2'-0" x 8'-0" x 1 3/4"	Pair Store Door Pocket	Wood Solid Core	P3	Wall	Temp.	Passage Heavy Duty Pocket Track Obscure Milk Glass
105 B	2'-4" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
105 C	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
106 A	2'-6" x 8'-0" x 1 3/4"	Store Door Pocket	Wood Solid Core	P3	Wall	Temp.	Passage Heavy Duty Pocket Track Obscure Milk Glass
107 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
107 B	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
107 C	2'-6" x 8'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
107 D	2'-6" x 8'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
108 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
108 B	5'-0" x 7'-6" x 1 1/2"	Agglite Bronson Estate Series Swing	Glass	Wax	Temp.	1/2" Rimless Estate Series	Privacy
109 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
109 B	5'-0" x 7'-6" x 1 1/2"	Agglite Bronson Estate Series Swing	Glass	Wax	Temp.	1/2" Rimless Estate Series	Passage
110 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Lockset W/ Roller Catch Slide Bolt
110 B	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
110 C	2'-6" x 8'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage Hidden Closure
111 A	2'-10" x 8'-0" x 3/4"	Custom Cabinetry	Wood Solid Core	P3	Wall		Passage
112 A	5'-0" x 9'-0" x 2 1/4"	Custom Pivot Store Door W/ Side Lite	Wood Solid Core/Side Lite	P3	Wall	Temp.	Morticed Lockset W/ Dead Bolt Inslu Glass Old World Door Co
113 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
114 A	2'-6" x 8'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
114 B	2'-0" x 8'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
114 C	2'-0" x 8'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
115 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
115 B	5'-0" x 7'-6" x 1 1/2"	Agglite Bronson Estate Series Swing	Glass	Wax	Temp.	1/2" Rimless Estate Series	Passage
116 A	3'-0" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
116 B	3'-0" x 9'-0" x 1 3/4"	Store Door See Window Schedule	Fiberglass Solid Core	P3	Wall	Temp.	Lock Set W/ Dead Bolt Inslu Glass Obscure
117 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage

RUDOLPH
architects

RUDOLPH
ARCHITECTS
915 Rucker Avenue Everett, Washington
206 226-5588



PERMIT SET 03/11/24
REVISION xx/xx/xx
REVISION xx/xx/xx
REVISION xx/xx/xx

A New Residence For
Teddy and Megan Dann
3008 70th Avenue S.E., Mercer Island, Washington 98040

Other Agencies Phone and Contact Information

FEDERAL GOVERNMENT		
General Information	(Toll Free)	800-726-4995
Environmental Protection Agency	(Toll Free)	800-424-4EPA
	(Local)	206-553-1200
US Army Corps of Engineers	(Regulatory Branch)	206-764-3495
(work in waters of the United States, including adjacent wetlands, piers, bulkheads, fills, etc.)		
US Soil Conservation Service	(Local)	206-764-3325
(soils testing)		
STATE OF WASHINGTON		
General Information	(Toll Free)	800-321-2808
Contractor's License	(Bellevue)	425-990-1400
	(Olympia)	360-956-5226

Contractor Information	(Toll Free)	800-647-0982
Department of Ecology	(Local)	425-649-7000
Department of Fish and Wildlife	(Regional)	425-775-1311
Fisheries Hotline		206-976-3200
Receptionist	(Olympia)	206-902-2200
Department of Labor and Industries	(Electrical)	425-990-1400
South of Renton/Maple Valley Highway		206-248-6630
North of Renton/Maple Valley Highway		206-453-6589
Elevator Permits	(Olympia)	360-902-2200
Department of Natural Resources	(Toll Free)	800-562-6010

UTILITIES		
Mercer Island Sewer and Water District		206-xxx-xxxx
OTHER		
Utilities Underground Location Center	(Toll Free)	800-424-5555
PLEASE call 2 business days before you dig, utilities mark their lines!		
Puget Sound Air Pollution Control Agency		206-343-8800
Burn Ban Information	(24 Hour Recording)	800-595-4341

KING COUNTY		
Department of Assessments		

Basement Exemption Calculations .

Dann Residence February 15, 2024

Basement Exemption Calculation Mercer Island

g = Ceiling El.	G = Lowest Grade El.	Elev. y = Reduced Height	H = Wall Height	h / H = dp	Wall Height Net	decimal %	SC Segment Coverage %	SL Segment Length	SL Feet
Mark A	g Elev 292.16 - G Elev. = 292.00 = Elev. y = 0.16	H Feet = 8.56 - y = h = 8.40	h / H = dp	0.98 = dp x	100 = D = 98.13 %	SC x SL = 25.13 Feet = 2465.54			
Mark B	g Elev 292.16 - G Elev. = 292.00 = Elev. y = -0.7	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 4.88 Feet = 535.22			
Mark C	g Elev 292.16 - G Elev. = 292.90 = Elev. y = -0.7	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 10.38 Feet = 1139.05			
Mark D	g Elev 292.16 - G Elev. = 292.90 = Elev. y = -0.7	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 6.70 Feet = 735.58			
Mark E	g Elev 292.16 - G Elev. = 292.90 = Elev. y = -0.7	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 5.08 Feet = 557.72			
Mark F	g Elev 292.16 - G Elev. = 292.90 = Elev. y = 7.16	H Feet = 7.56 - y = h = 0.40	h / H = dp	0.05 = dp x	100 = D = 5.29 %	SC x SL = 5.38 Feet = 28.44			
Mark G	g Elev 292.16 - G Elev. = 285.00 = Elev. y = -0.7	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 3.58 Feet = 393.04			
Mark H	g Elev 292.16 - G Elev. = 292.90 = Elev. y = -0.74	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 10.58 Feet = 1161.56			
Mark I	g Elev 292.16 - G Elev. = 292.90 = Elev. y = -0.74	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 8.66 Feet = 950.77			
Mark J	g Elev 292.16 - G Elev. = 292.90 = Elev. y = -0.74	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 12.29 Feet = 1349.30			
Mark K	g Elev 292.16 - G Elev. = 292.90 = Elev. y = -0.74	H Feet = 7.56 - y = h = 8.30	h / H = dp	1.10 = dp x	100 = D = 109.79 %	SC x SL = 33.00 Feet = 3623.02			
Mark L	g Elev 292.16 - G Elev. = 290.00 = Elev. y = 2.16	H Feet = 7.56 - y = h = 5.40	h / H = dp	0.71 = dp x	100 = D = 71.43 %	SC x SL = 18.04 Feet = 1288.57			
Mark M	g Elev 292.16 - G Elev. = 292.75 = Elev. y = -0.59	H Feet = 8.56 - y = h = 9.15	h / H = dp	1.07 = dp x	100 = D = 106.89 %	SC x SL = 2.50 Feet = 267.23			
Mark N	g Elev 292.16 - G Elev. = 283.60 = Elev. y = 8.56	H Feet = 8.56 - y = h = 0.00	h / H = dp	0.00 = dp x	100 = D = 0.00 %	SC x SL = 21.91 Feet = 0.00			

Total Basement Area = 1441.75 S.F. = Sum of (SC Segment Coverage x SL Segment Length)
 Sum of (Wall Segment)

Exempted Basement Area = 14495.04
 168.09 = 86.23 % X 1441.75 = 1243.28 Sq.Ft.

Exempted Basement Area = 1441.75 Sq.Ft. - 1243.28 = 198.47 GFA Basement
 Basement Grose Exempted Net Basement GFA

ABE Calculations .

Dann Residence February 20, 2024

Average Building Elevation Calculation Mercer Island

Mark	G Elev.	SL = Segment length	G. x SL.	SL = Segment length
Mark A	292.90 = 38.00 Feet = 11130.20	38.00 Feet	11130.20	38.00 Feet
Mark B	292.90 = 17.08 Feet = 5002.73	17.08 Feet	5002.73	17.08 Feet
Mark C	292.90 = 8.66 Feet = 2536.51	8.66 Feet	2536.51	8.66 Feet
Mark D	292.50 = 10.58 Feet = 3094.65	10.58 Feet	3094.65	10.58 Feet
Mark E	292.90 = 8.66 Feet = 2536.51	8.66 Feet	2536.51	8.66 Feet
Mark F	292.90 = 12.29 Feet = 3599.74	12.29 Feet	3599.74	12.29 Feet
Mark G	292.90 = 19.29 Feet = 5650.04	19.29 Feet	5650.04	19.29 Feet
Mark H	287.00 = 1.50 Feet = 430.50	1.50 Feet	430.50	1.50 Feet
Mark I	288.50 = 10.00 Feet = 2885.00	10.00 Feet	2885.00	10.00 Feet
Mark J	288.50 = 1.50 Feet = 432.75	1.50 Feet	432.75	1.50 Feet
Mark K	288.15 = 3.70 Feet = 1066.16	3.70 Feet	1066.16	3.70 Feet
Mark L	288.94 = 18.04 Feet = 5212.48	18.04 Feet	5212.48	18.04 Feet
Mark M	292.75 = 5.00 Feet = 1463.75	5.00 Feet	1463.75	5.00 Feet
Mark N	284.60 = 21.88 Feet = 6225.63	21.88 Feet	6225.63	21.88 Feet

Total Wall Segments Length = 176.18 = 51266.65 = 176.18

Total Elevation Height x Length = 51266.65 H.S.L. = Sum of (G Grade Lowest x SL Segment Length)
 Sum of (Wall Segments)

Average Building Elevation = 51266.65 / 176.18 = 291.00 ABE

Lot Coverage Calculations.

AREA OF LOT: 5,971.32 SQ. FT.
 ASSESSORS PARCEL NUMBER: # 174501315

AREA OF LOT COVERAGE: 40% MAX ALLOWED	2,388.50 SQ. FT.	ACTUAL
AREA OF MAIN STRUCTURE ROOF AREA	1,819.00 SQ. FT.	
AREA OF VEHICULAR USE PAVED	362.50 SQ. FT.	
AREA COVERED PATIOS AND DECKS	61.00 SQ. FT.	
AREA OF TOTAL LOT COVERAGE	2,242.50 SQ. FT.	
PERCENTAGE OF TOTAL LOT COVERAGE	37.55 %	

AREA OF HARDSCAPE: 9% MAX ALLOWED	537.41 SQ. FT.	716.55 SQ.FT. = 12%
AREA OF UN-USED LOT COVERAGE: 2.45% ALLOWED	146.00 SQ. FT.	

AREA OF UNCOVERED DECKS	175.00 SQ. FT.	
AREA OF WALKWAYS	321.25 SQ. FT.	
AREA OF STAIRS	90.75 SQ. FT.	
AREA OF RETAINING WALLS & ROCKERIES	150.25 SQ. FT.	
AREA OF BONUS UN-USED LOT COVERAGE	-146.24 SQ. FT.	
AREA OF TOTAL HARDSCAPE COVERAGE	486.46 SQ. FT.	
PERCENTAGE OF TOTAL HARDSCAPE COVERAGE	8.14 %	

GROSS FLOOR AREA CALC. MUST BE LESS THAN 45% OF PROP	2,686.95 SQ. FT.	
AREA OF LOT 5976.92 x .45%	2,686.95 SQ. FT.	
FLOOR AREA TOTAL 5% ALLOWED R.O.4		

UPPER FLOOR AREA:	1094.00 SQ. FT.	GROSS
MAIN FLOOR AREA:	1,483.15 SQ. FT.	GROSS
EXCLUDED STAIR AREA	106.50 SQ. FT.	EXCLUDED
MAIN FLOOR AREA NET F.A.R.:	1,376.65 SQ. FT.	GROSS
BASEMENT FLOOR AREA:	1,465.50 SQ. FT.	GROSS
EXCLUDED BASEMENT AREA	1,269.75 SQ. FT.	EXCLUDED
BASEMENT FLOOR AREA NET F.A.R.:	201.75 SQ. FT.	GROSS
GARAGE:	478.00 SQ. FT.	INCLUDED IN BSMT.
TOTAL COMBINED FLOOR AREAS:	4,049.25 SQ. FT.	GROSS
TOTAL COMBINED FLOOR AREA NET F.A.R.:	2,678.50 SQ. FT.	F.A.R.
F.A.R. CALCULATION FLOOR AREA RATIO	44.85 %	ACTUAL

Building Heights

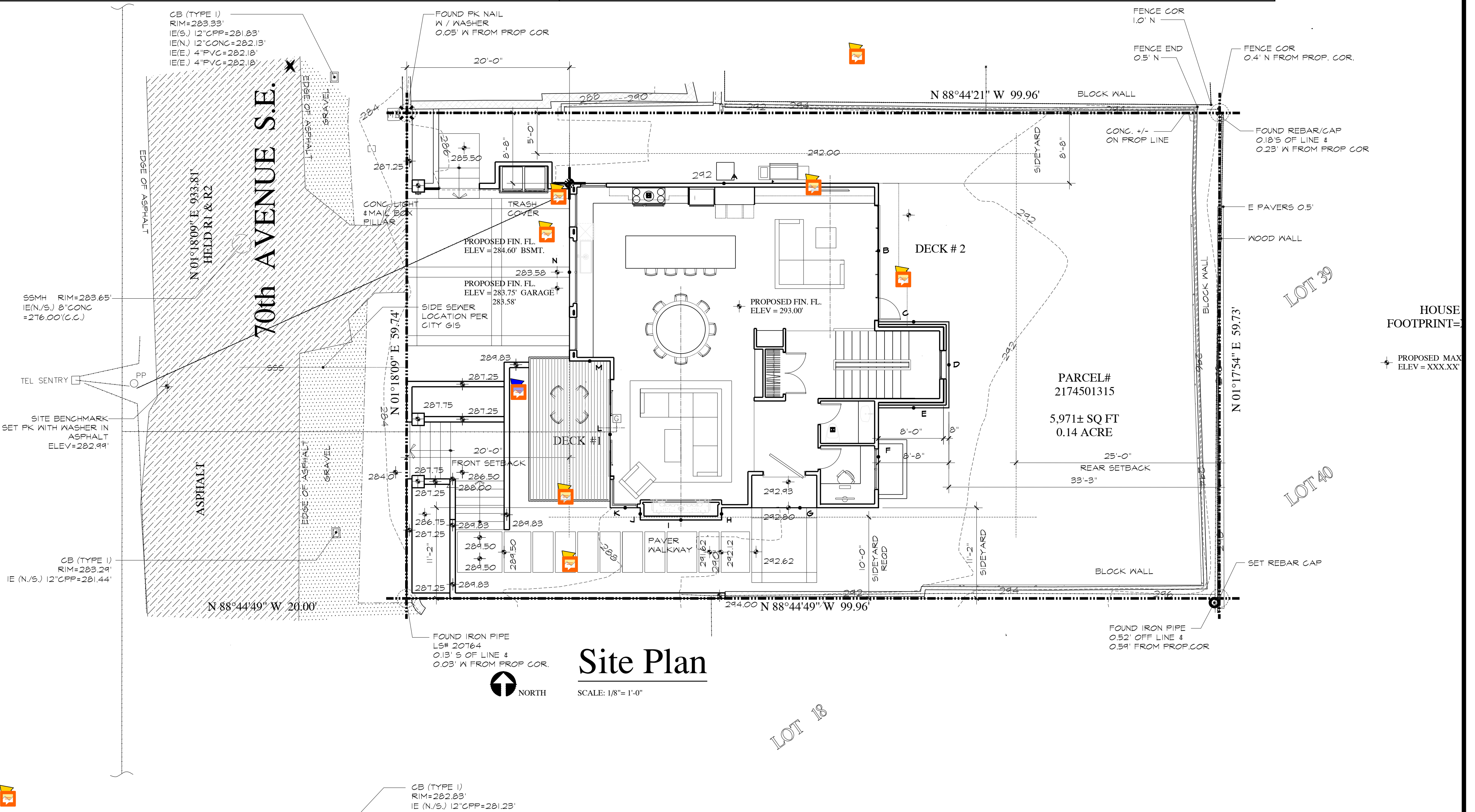
PROPOSED MAIN FLOOR ELEVATION	ELEV. 293.00'
AVERAGE BUILDING ELEVATION (M.)	ELEV. 291.00'
MAX RIDGE ALLOWED MERCER ISLAND	ELEV. 321.00'
PROPOSED TOP OF RIDGE	ELEV. 316.68'
MAX ALLOWED RIDGE DOWNSIDE 30 FT.	ELEV. 313.58'
PROPOSED PLATE DOWNSIDE 30 FT.	ELEV. 313.58'
BASMENT SLAB ELEVATION	ELEV. 283.75'

SEE HEIGHT TABLE A.B.E. CALCULATION UPPER RIGHT THIS PAGE

PROPOSED MAIN FLOOR EL. 293.00' TOP OF SUB FL.

Legal Description

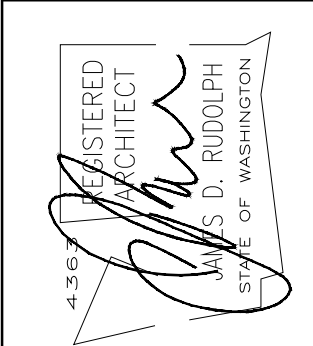
LOTS 19 AND 20, BLOCK 1, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON. DEED #20211206001056



Site Plan

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

RUDOLPH
 ARCHITECTS
 915 Rucker Avenue Everett, Washington
 206 226-5588

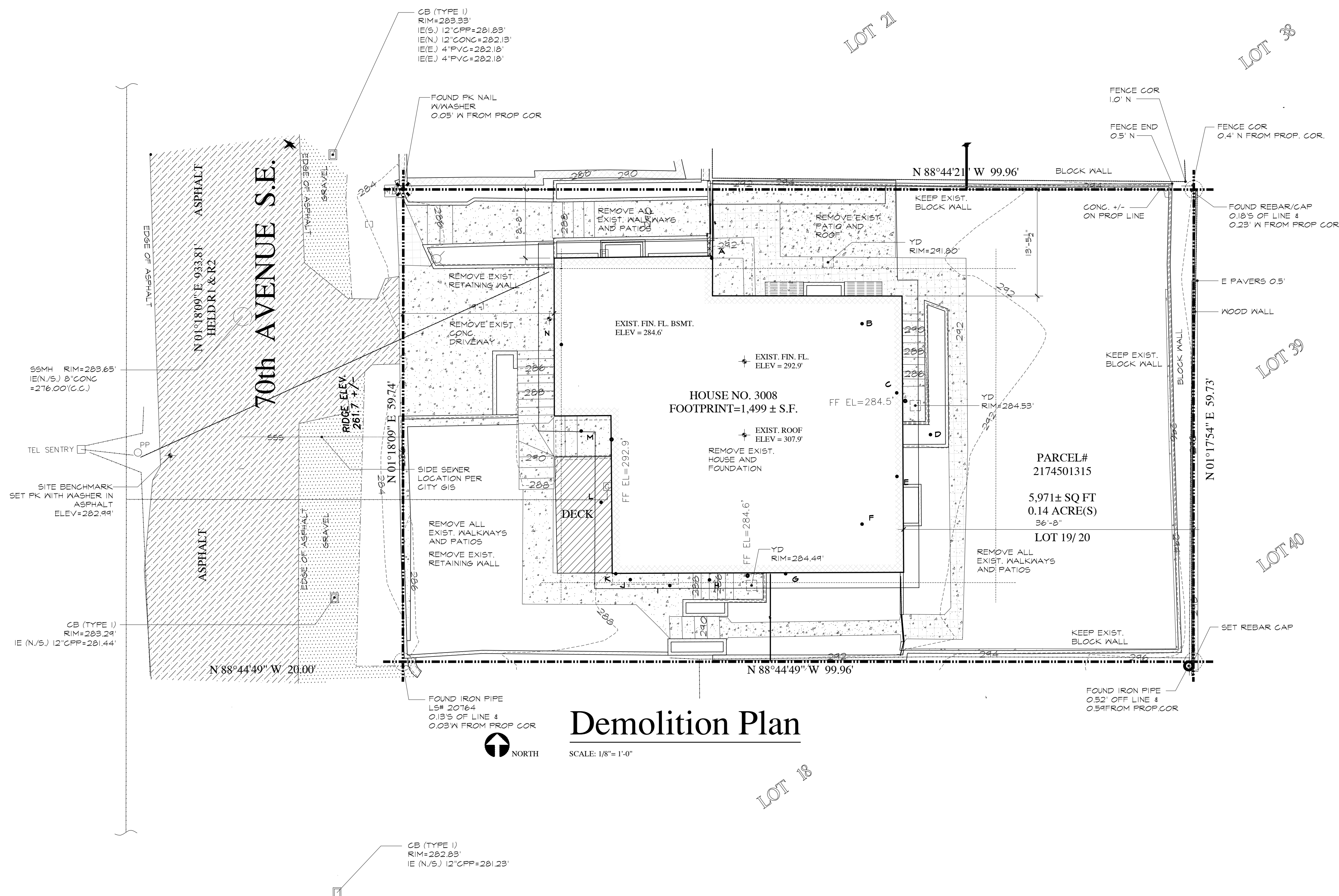
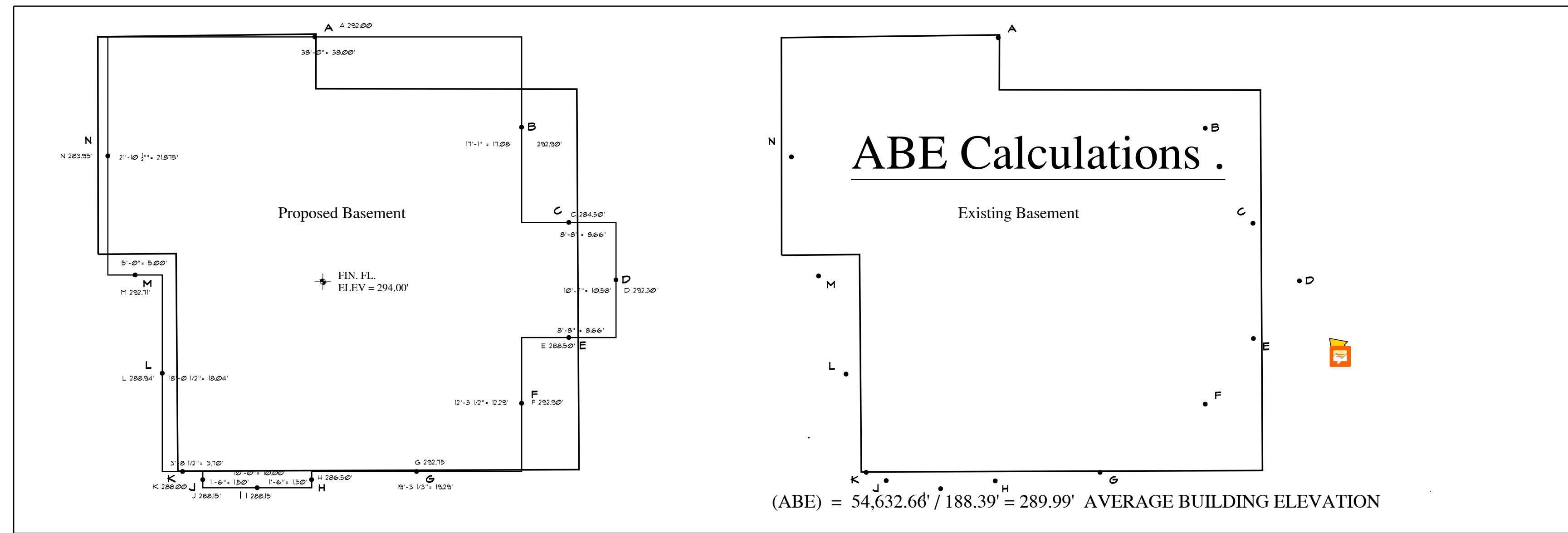


PERMIT SET 03/11/24
 REVISION xx/xx/xx
 REVISION xx/xx/xx
 REVISION xx/xx/xx

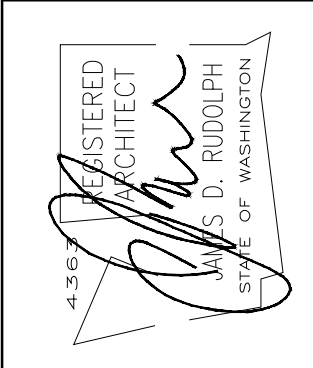
A New Residence For
Teddy and Megan Dann
 3008 70th Avenue S.E., Mercer Island, Washington 98040

OWNER CERTIFICATE
 XXX XXX XXX
 XXX XXX XXX NW XXXX
 XXX XXX XXX
 License # XXXXXXXXX

A1



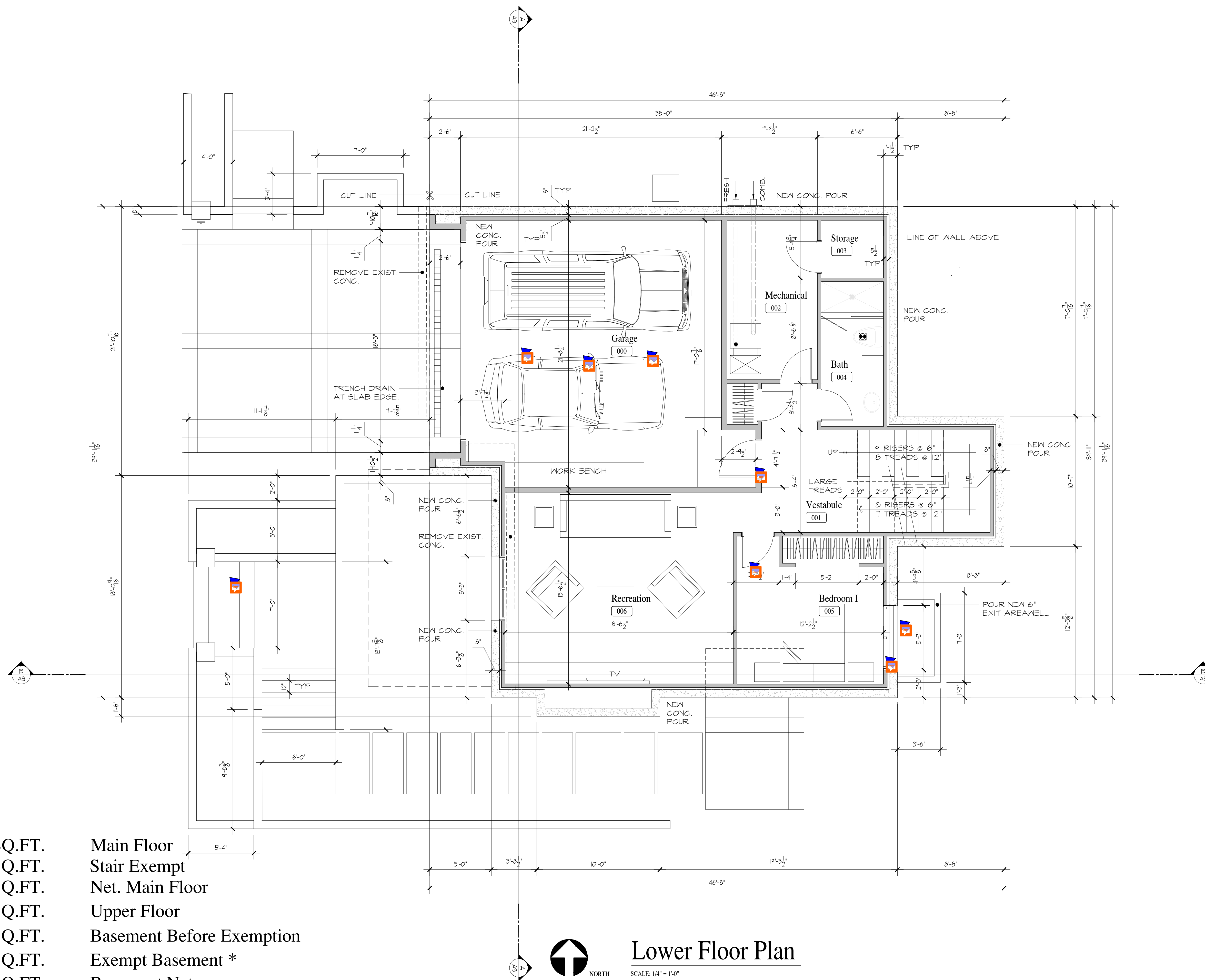
03-28-12
 0.1' N OF CORNER



PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

A New Residence For
Teddy and Megan Dann
 3008 70th Avenue S.E., Mercer Island, Washington 98040

GENERAL CONTRACTOR
 XXX XXX XXX
 XXX XXX XXX
 License # XXXXXXXXXX



1483.75	SQ.FT.	Main Floor
106.50	SQ.FT.	Stair Exempt
1377.25	SQ.FT.	Net. Main Floor
1099.50	SQ.FT.	Upper Floor
1465.50	SQ.FT.	Basement Before Exemption
1263.75	SQ.FT.	Exempt Basement *
201.75	SQ.FT.	Basement Net
2678.50	SQ.FT.	Total FAR Actual
2686.95	SQ.FT.	Total FAR Allowed
8.45	SQ.FT.	Under FAR Allowed

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

A New Residence For

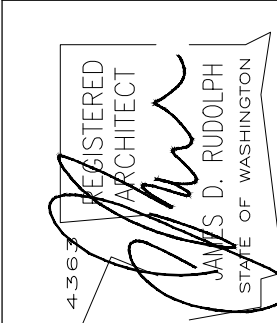
Teddy and Megan Dann

3008 70th Avenue S.E., Mercer Island, Washington 98040

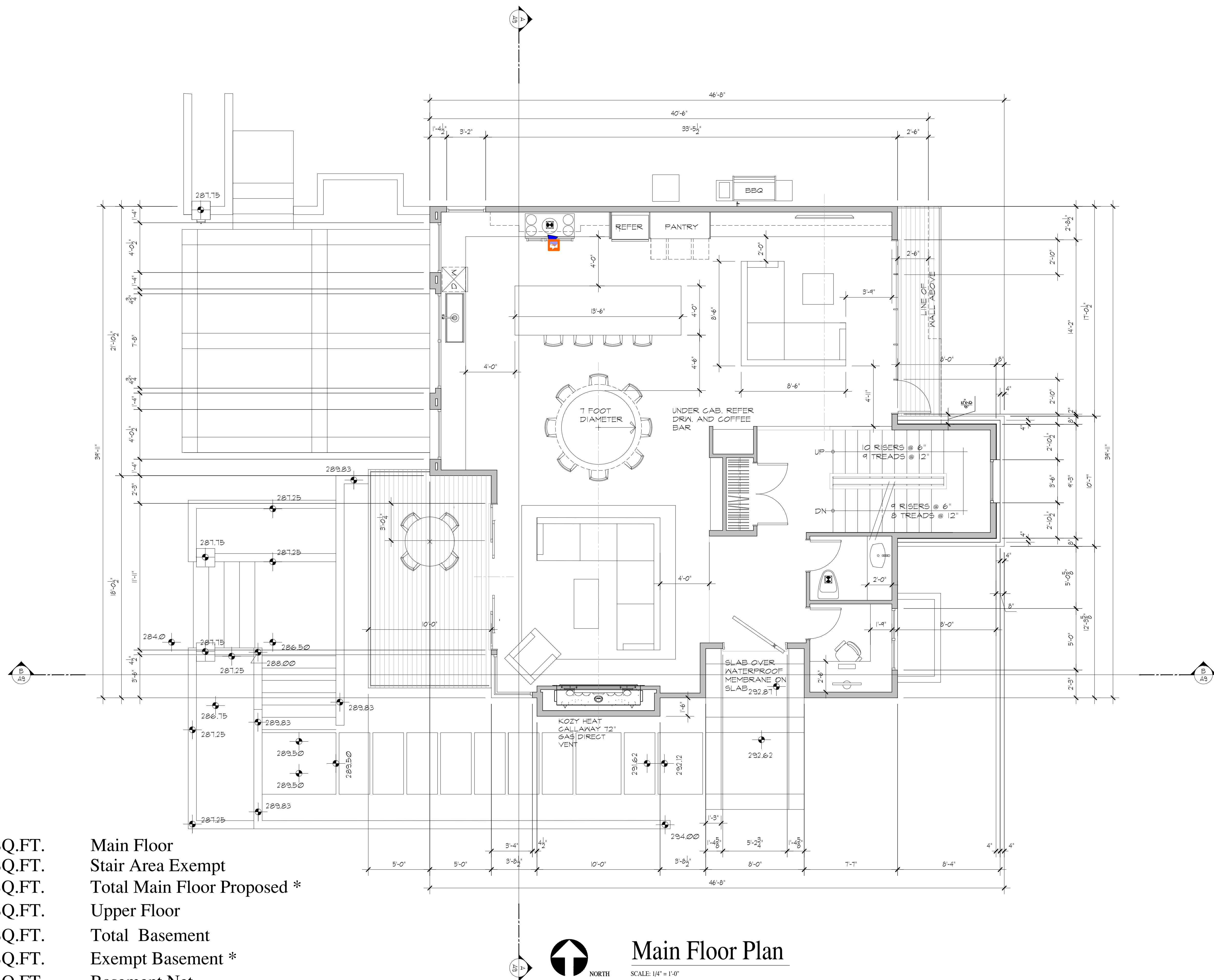
GENERAL CONTRACTOR
 XXX XXX XXX
 XXX XXX XXX XX XX XXXX
 (XXX) XXX XXX
 License # XXXXXXXXXX

A3

RUDOLPH
 ARCHITECTS
915 Rucker Avenue Everett, Washington
206 226-5588

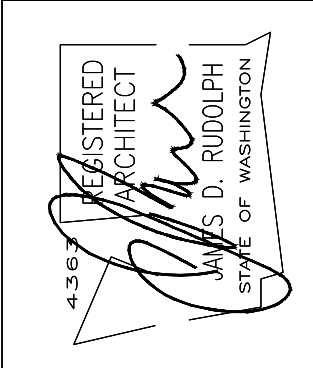


PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx



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

1483.75	SQ.FT.	Main Floor
106.50	SQ.FT.	Stair Area Exempt
1377.25	SQ.FT.	Total Main Floor Proposed *
1099.50	SQ.FT.	Upper Floor
1465.50	SQ.FT.	Total Basement
1263.75	SQ.FT.	Exempt Basement *
201.75	SQ.FT.	Basement Net
2678.50	SQ.FT.	Total FAR Actual
2686.95	SQ.FT.	Total FAR Allowed
8.45	SQ.FT.	Under FAR Allowed

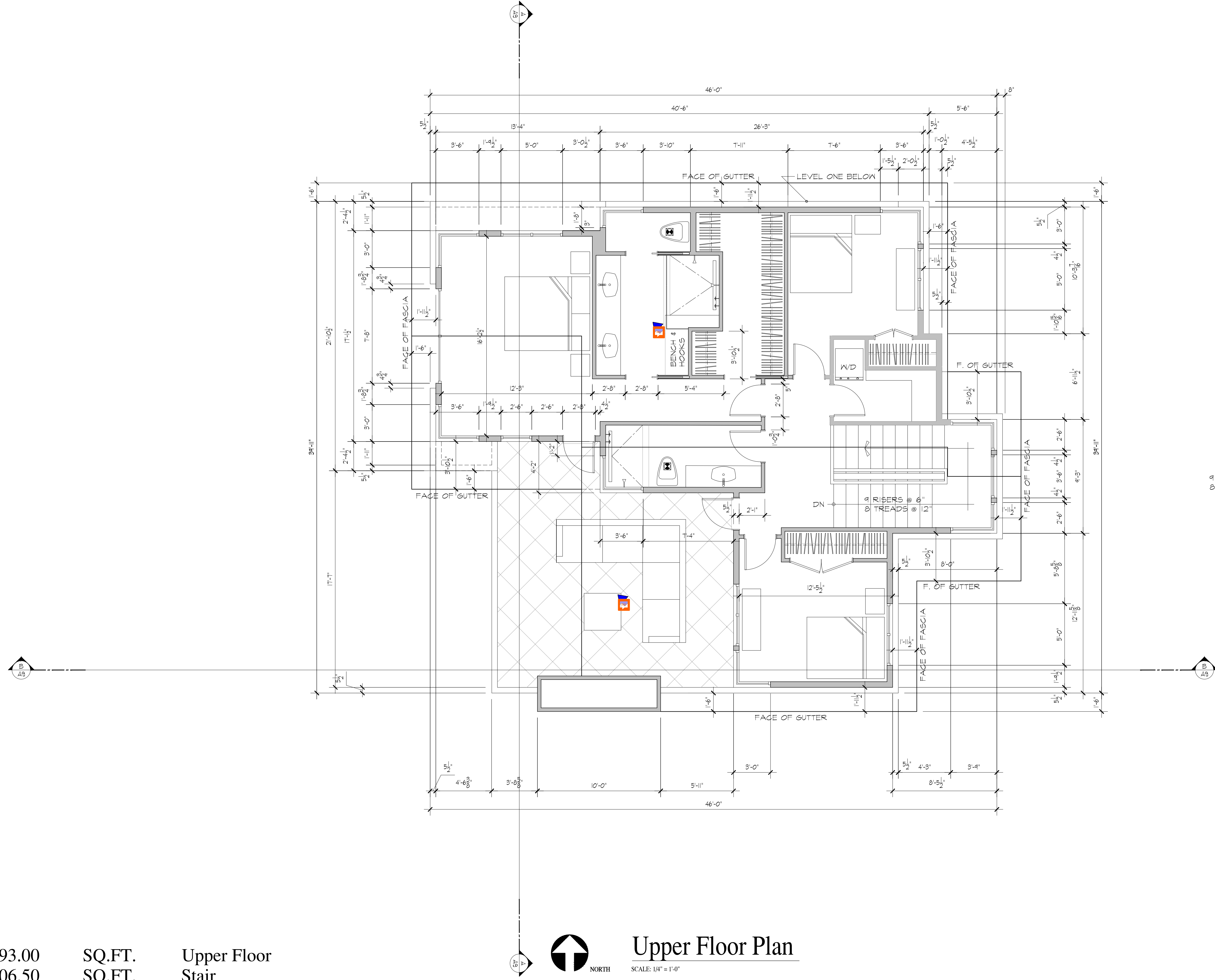


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 REVISION xx/xx/xx
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 REVISION xx/xx/xx

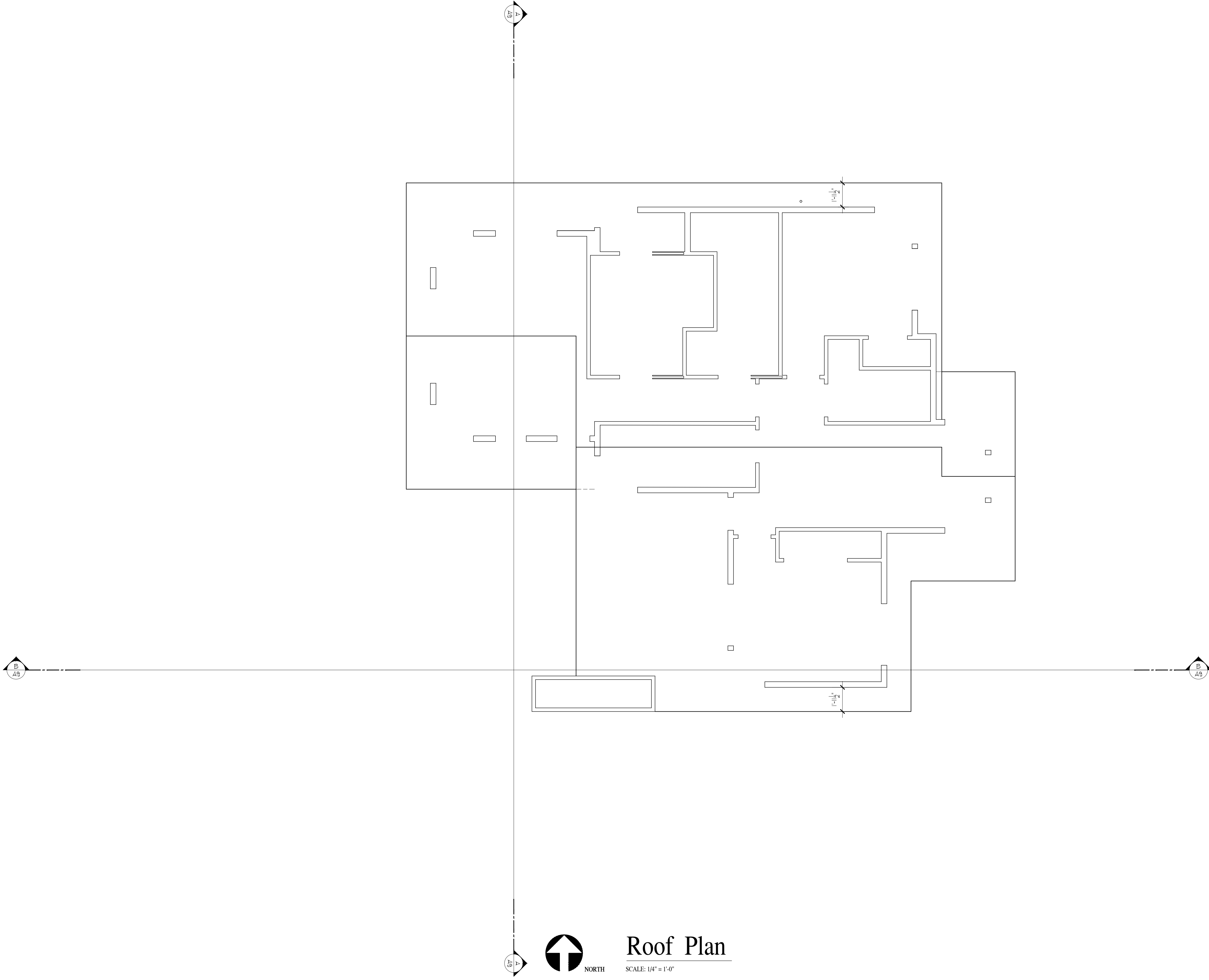
A New Residence For
Teddy and Megan Dann
 3008 70th Avenue S.E. Mercer Island Washington 98040

GENERAL CONTRACTOR
 XXX XXX XXX
 XXX XXX XXX XX WW XXXX
 (XXX) XXX-XXX-XXXX
 License # XXXXXXXXXX

993.00 SQ.FT. Upper Floor
 106.50 SQ.FT. Stair
 1099.50 SQ.FT. Total Upper Floor



Upper Floor Plan
 SCALE: 1/4" = 1'-0"
 NORTH



Roof Plan

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

GENERAL CONTRACTOR
 XXX XXX XXX
 XXX XXX XXX
 XXX XXX XXX XX WW XXXX
 (XXX) XXX XXX
 License # XXXXXXXXXX

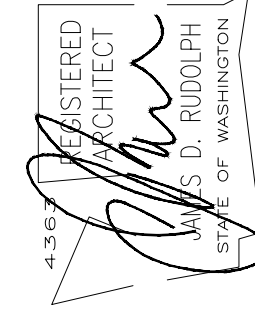
A6

A New Residence For

Teddy and Megan Dann

3008 70th Avenue S.E., Mercer Island Washington 98040

PERMIT SET 03/11/24
 REVISION xx/xx/xx
 REVISION xx/xx/xx
 REVISION xx/xx/xx

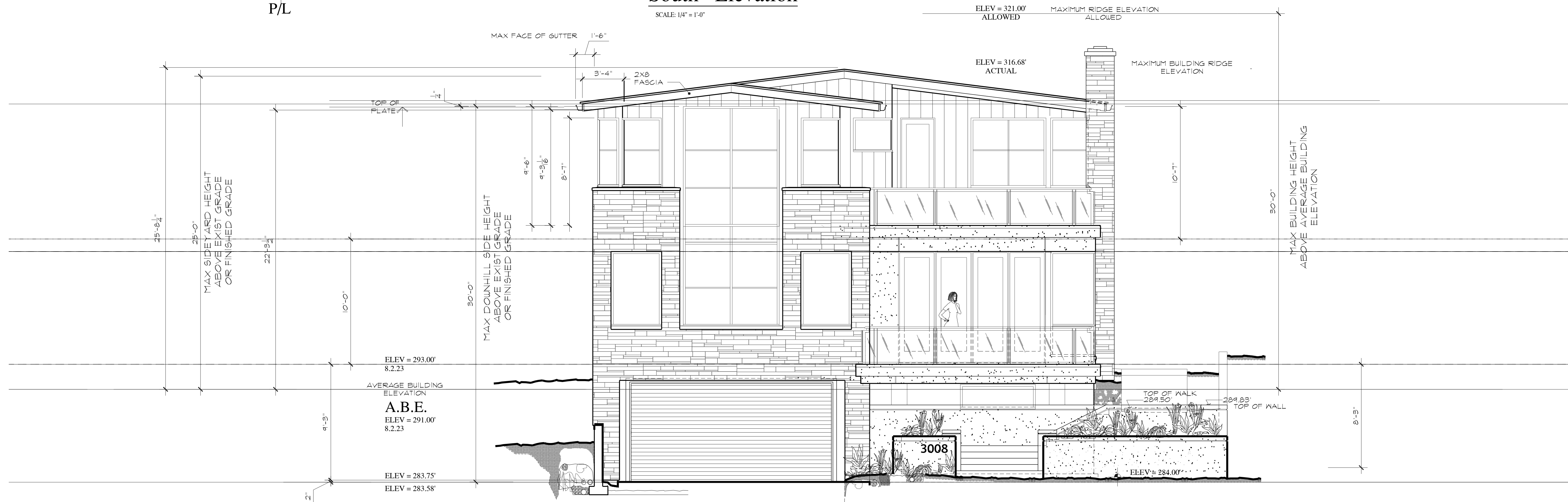


RUDOLPH
 ARCHITECTS
 915 Rucker Avenue Everett, Washington
 206 226-5588



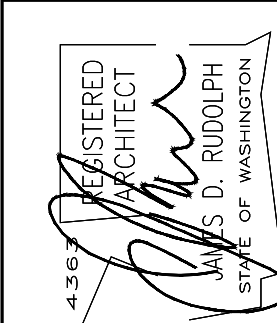
South Elevation

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



West Elevation

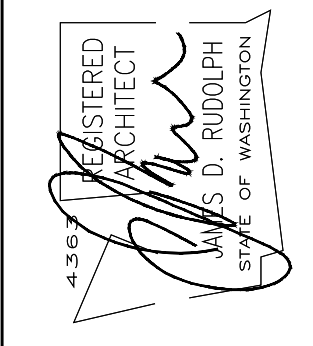
SCALE: 1/4" = 1'-0"



PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

A New Residence For
Teddy and Megan Dann
3008 70th Avenue S.E. Mercer Island Washington 98040

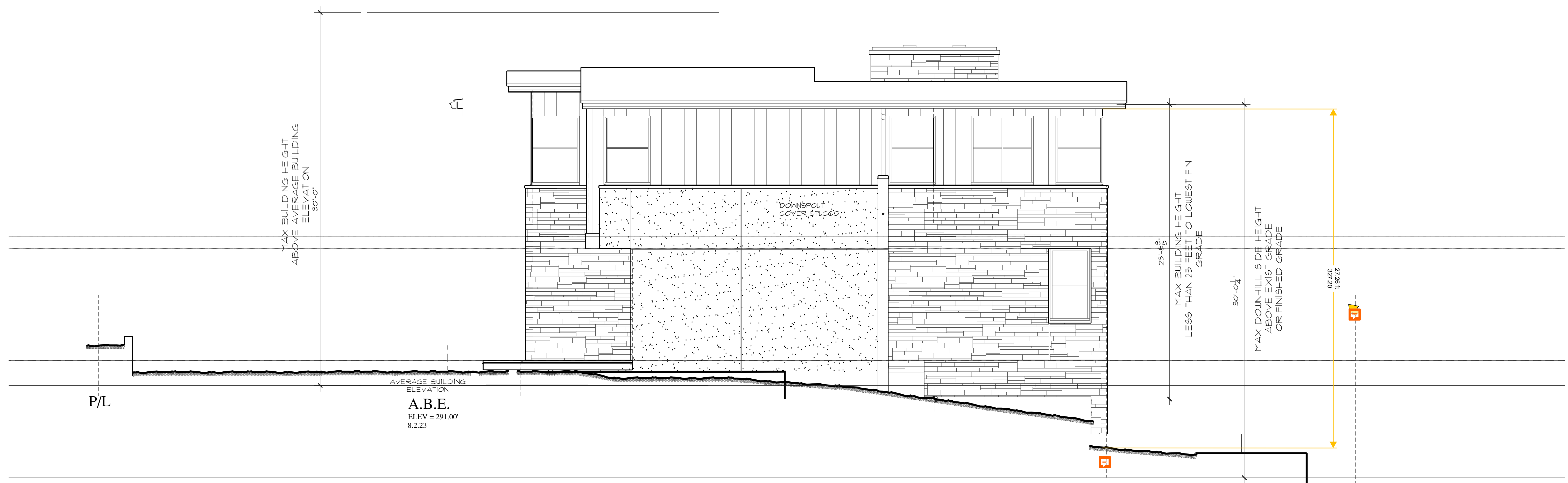
GENERAL CONTRACTOR
XXX XXX XXX
XXX XXX XXX WW XXXX
XXX XXX XXX
License # XXXXXXXXX



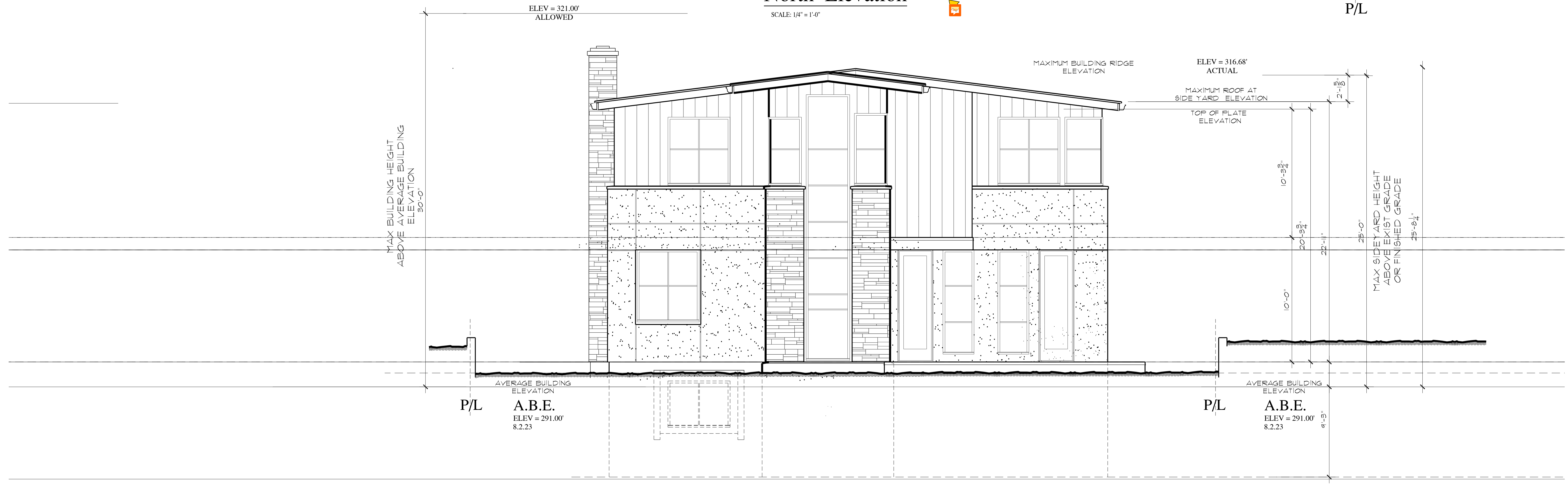
PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

A New Residence For
Teddy and Megan Dann
3008 70th Avenue S.E., Mercer Island, Washington 98040

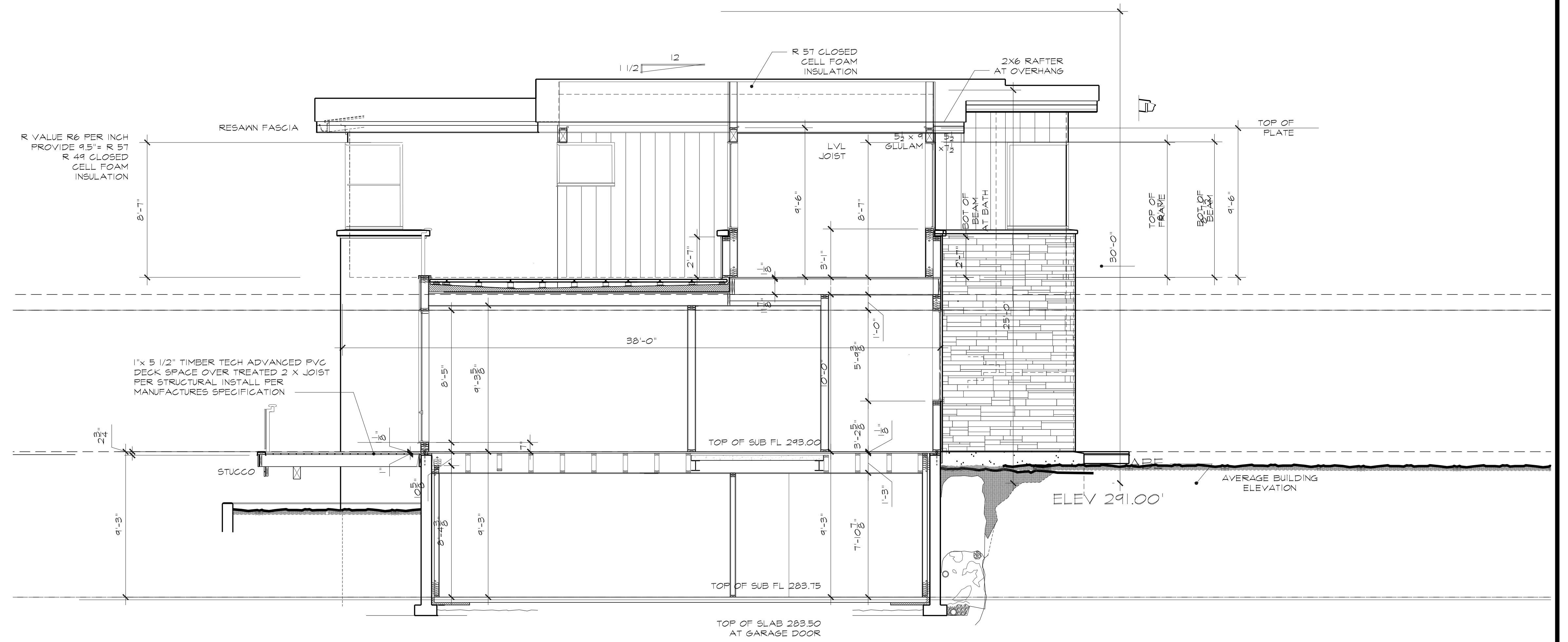
GENERAL CONTRACTOR
XXX XXX XXX
XXX XXX XXX XX XXXX
(XXX) XXX-XXXX
License # XXXXXXXXXX



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

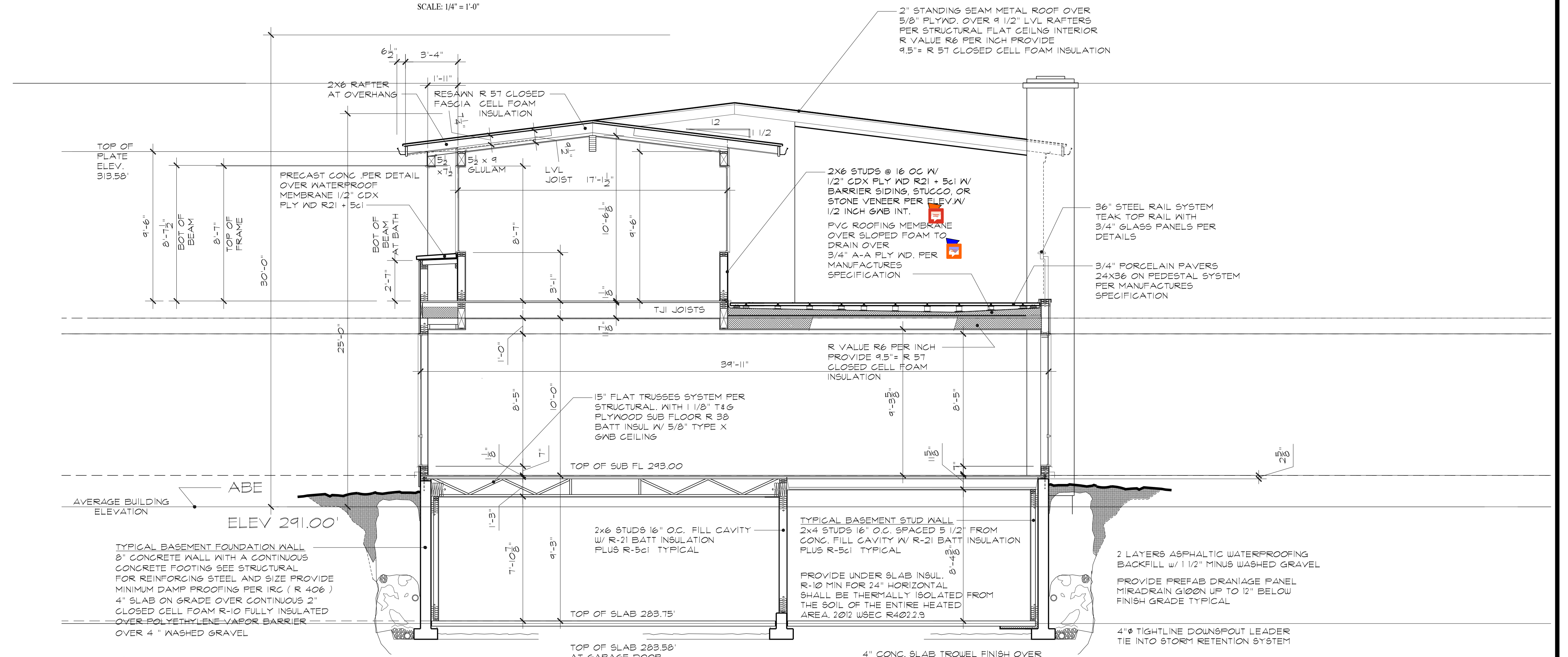


East Elevation
SCALE: 1/4" = 1'-0"



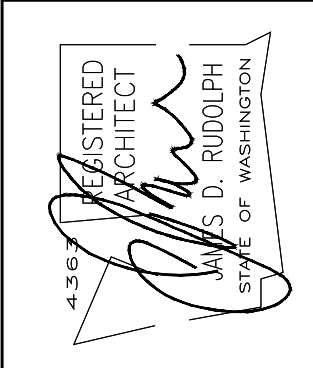
Section B-B

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



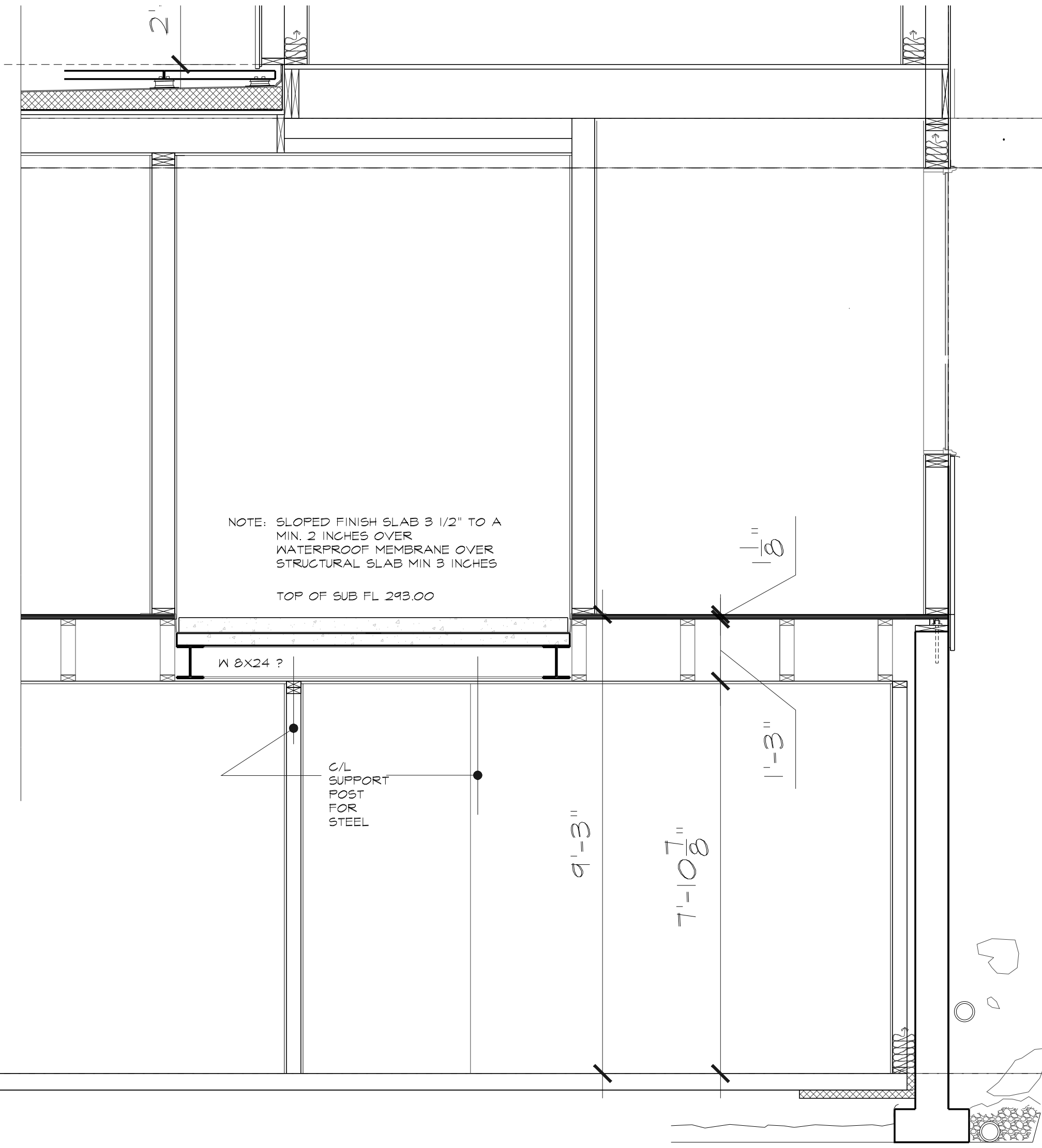
Section A-A Stick Framed Roof

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



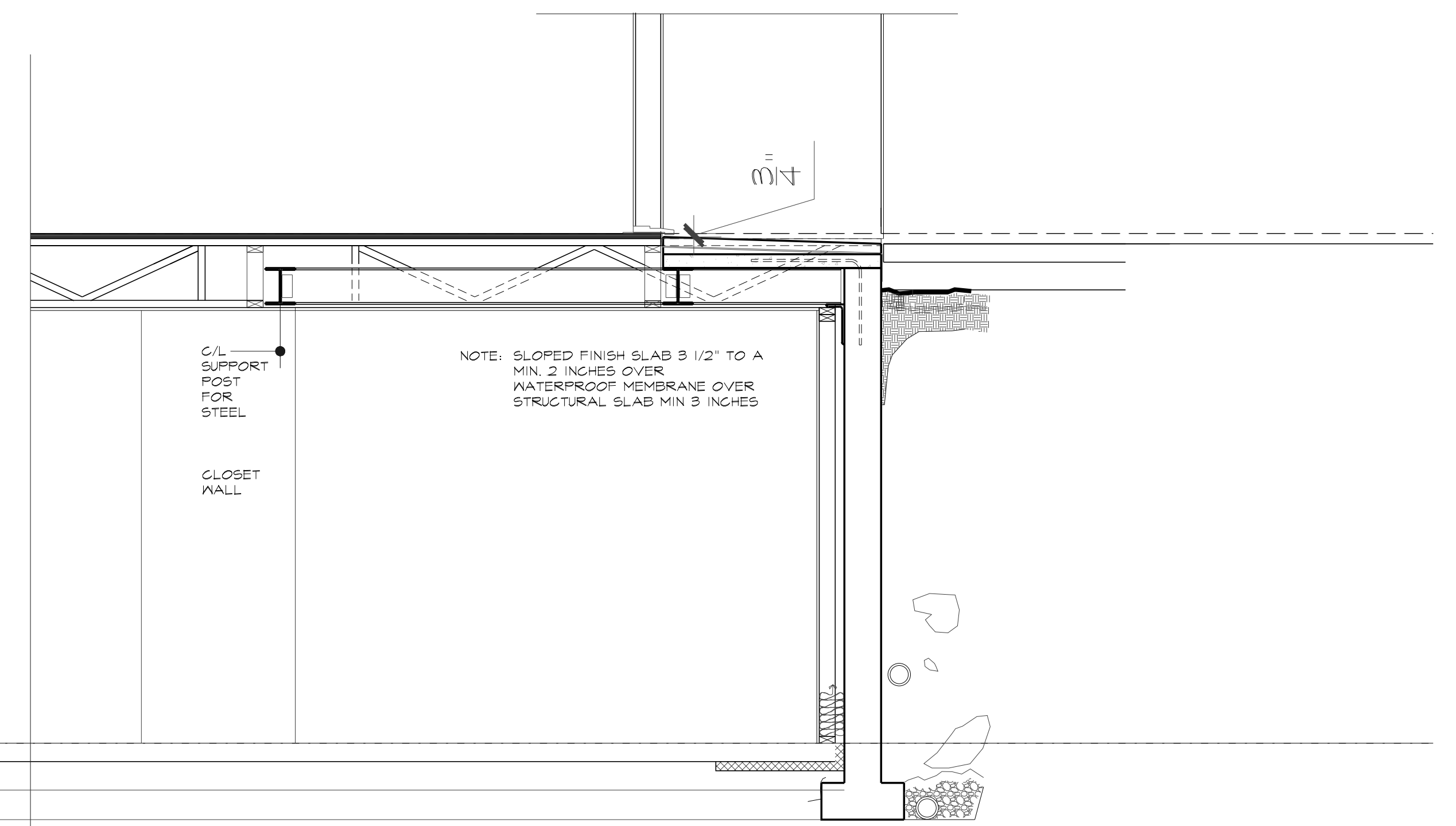
PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

GENERAL CONTRACTOR
XXX XXX XXX
XXX XXX XXX XX XXXX
XXX XXX XXX XXX
License # XXXXXXXXXX



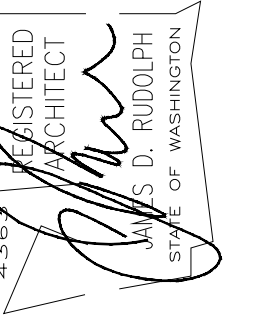
Section Entry Slab Looking North

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

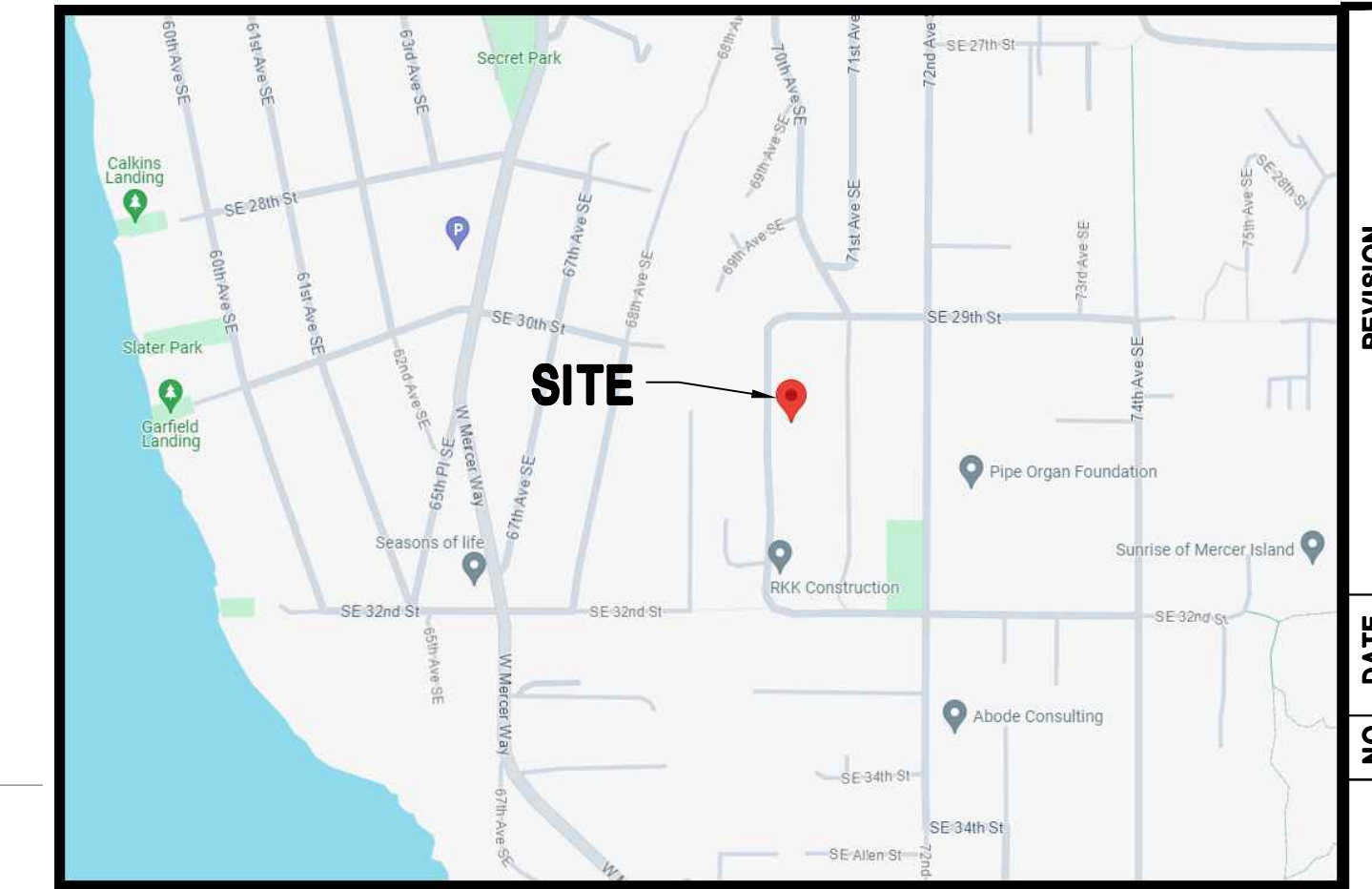
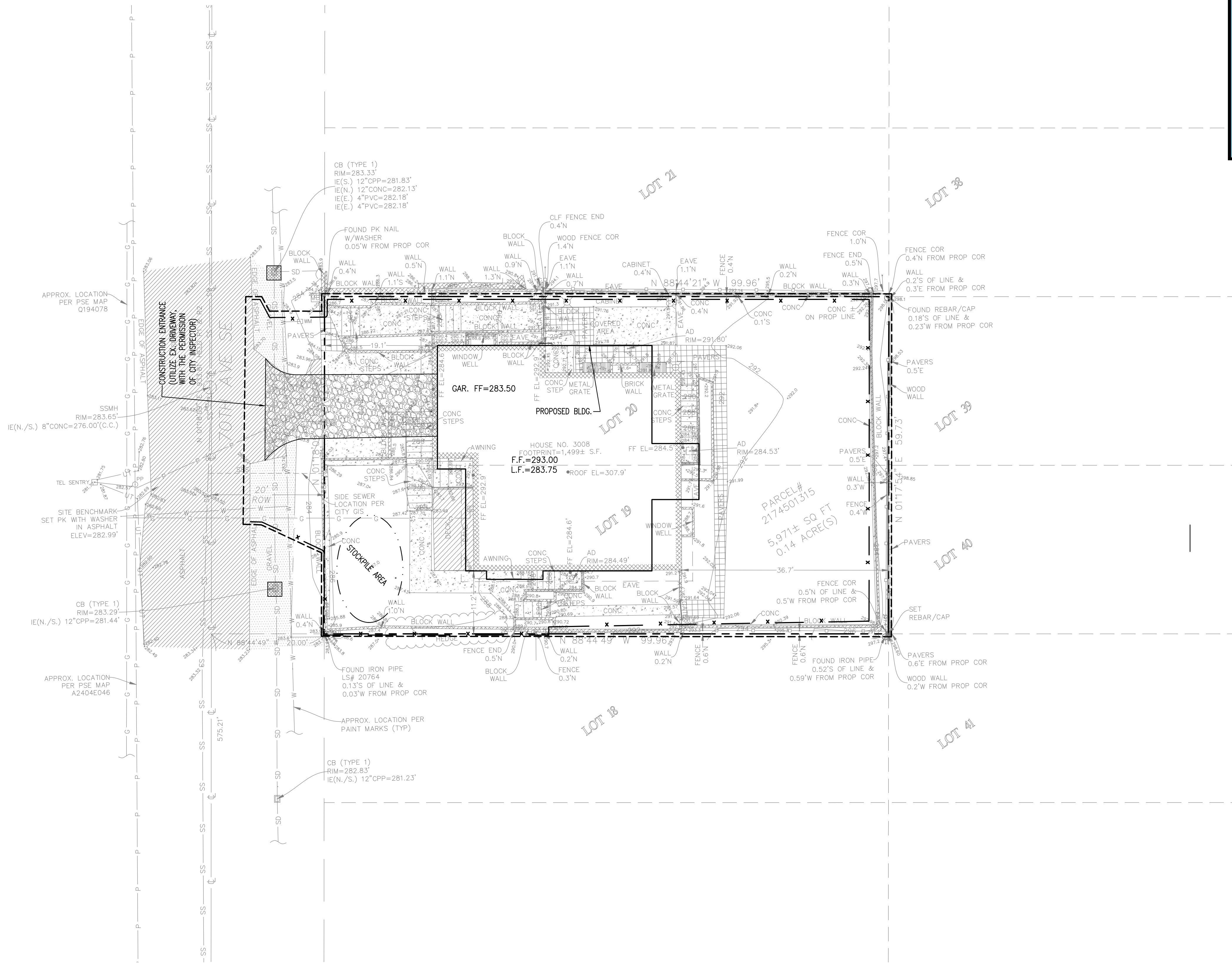


Section Entry Slab Looking East

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



PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx



NO.	DATE	REVISION

C2MY
 C2MY ENGINEERS, LLC
 PO BOX 52883
 BELLEVUE, WA 98015
 (206) 922-9376
 cmchin.c2my@gmail.com

LEGEND:

- TEMPORARY CONSTRUCTION ENTRANCE (USING EX. ASP. DRWY.)
- SILT FENCE/CLEARING LIMITS
- DISTURBANCE LIMITS
- PROPOSED BUILDING

SURVEY LEGEND:

- | | |
|---------------------------|---------------------------|
| ASPHALT SURFACE | NAIL AS NOTED |
| BENCHMARK | POWER METER |
| BUILDING | POWER (OVERHEAD) |
| CENTERLINE ROW | POWER POLE |
| CONCRETE SURFACE | REBAR & CAP (SET) |
| CULVERT PIPE | REBAR / IRON PIPE (FOUND) |
| DECK | RETAINING WALL |
| FENCE LINE (CHAIN LINK) | ROCKERY |
| FENCE LINE (WOOD) | SEWER LINE |
| GAS LINE | SEWER MANHOLE |
| GAS METER | STORM DRAIN LINE |
| GRAVEL SURFACE | TELEPHONE (OVERHEAD) |
| HEDGE FOLIAGE LINE | TREE (AS NOTED) |
| INLET (TYPE 1) | WATER LINE |
| INLET (TYPE 2) | WATER METER |
| MONUMENT (IN CASE, FOUND) | WATER VALVE |

LEGAL DESCRIPTION

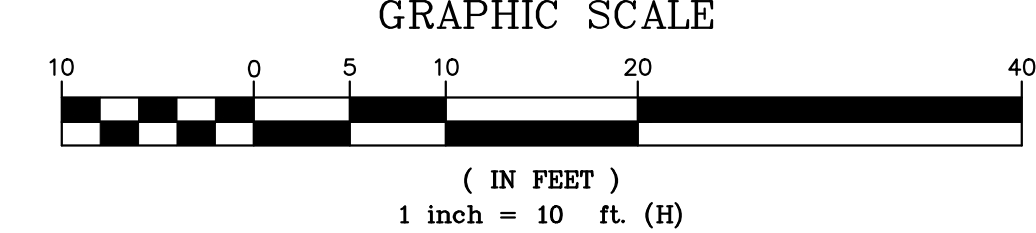
(PER STATUTORY WARRANTY DEED RECORDING# 20211206001056)
 LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK AND DATUM PER SURVEY

NAD 83(2011) WASHINGTON NORTH STATE PLANE
 COORDINATES PER GPS OBSERVATIONS
 NAVD 88 PER GPS OBSERVATIONS

EARTHWORK QUANTITIES:

CUT = 70 CY.
 FILL = 50 CY.



DATE:
 03-11-24

PROJECT: DANN RESIDENCE
 3008 10TH AVENUE SE
 MERCER ISLAND, WA 98040

TESC PLAN

FILE NO:
 2405
 DWS

SHEET
 C1.0

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20211206001056)
 LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

REFERENCES

- R1. RECORD OF SURVEY, VOL. 72, PG. 15, RECORDS OF KING COUNTY, WASHINGTON.
- R2. BREAKDOWN OF BLOCKS 7 & 8 IN PLAT OF EAST SEATTLE FROM THE FILES OF BOB JONES.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

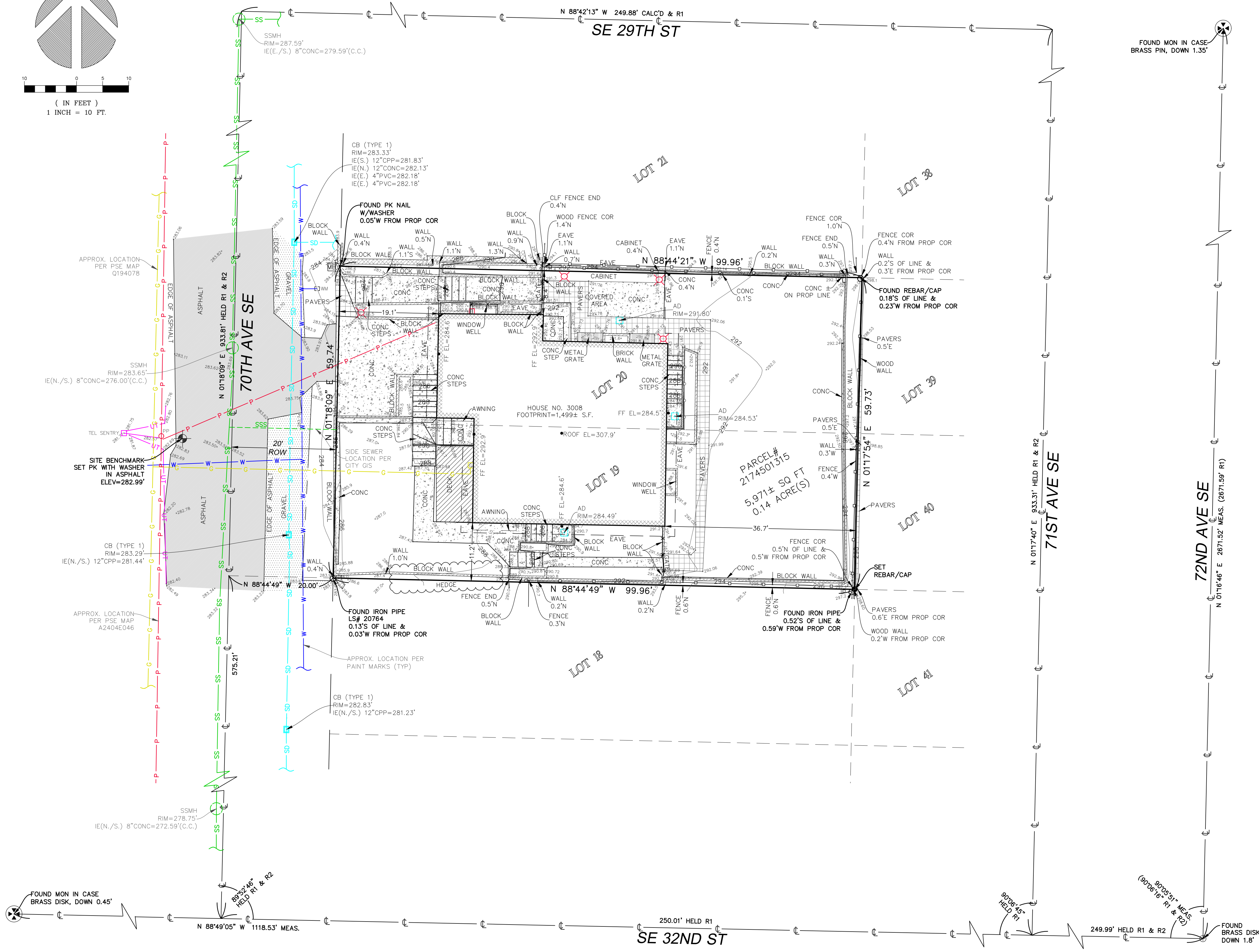
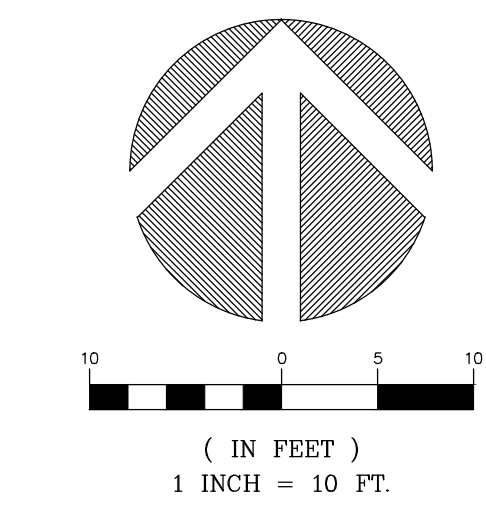
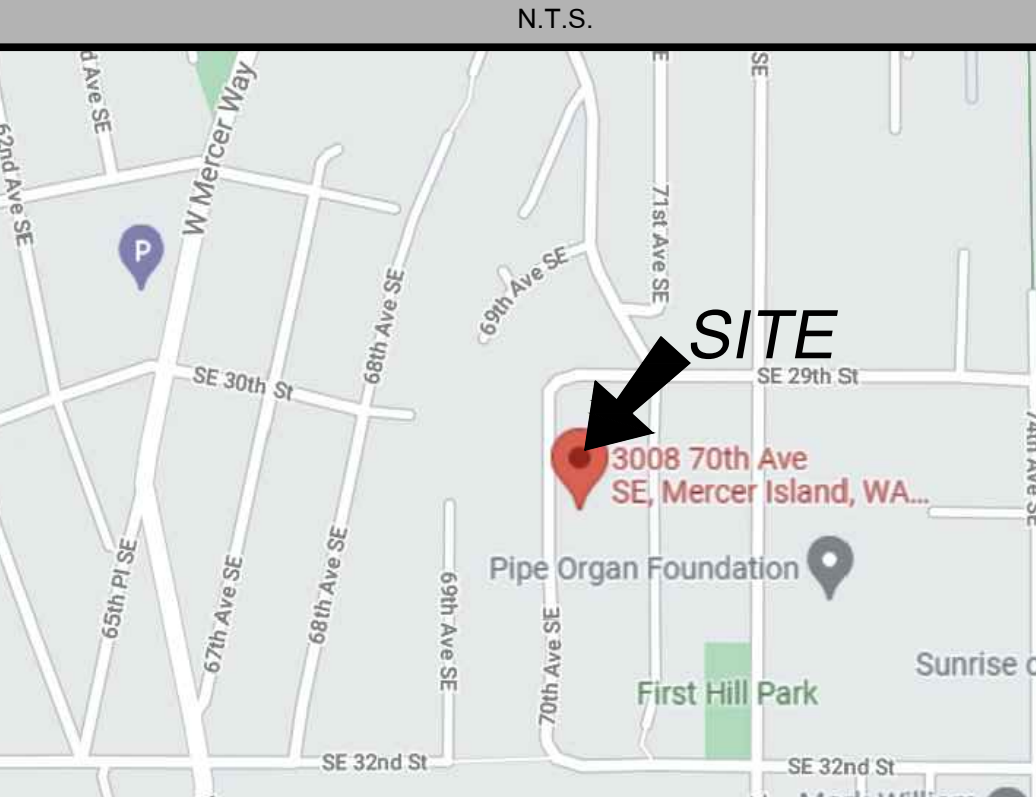
SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2022. 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.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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).
- SUBJECT PROPERTY TAX PARCEL NO. 2174501315.
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,971± S.F. (0.14 ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- 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

	AREA DRAIN		NAIL AS NOTED
	ASPHALT SURFACE		PAVER SURFACE
	BRASS DISC (FOUND)		POWER METER
	BUILDING		POWER (OVERHEAD)
	CENTERLINE ROW		POWER POLE
	CULVERT PIPE		RETAINING WALL
	CONCRETE SURFACE		REBAR AS NOTED (FOUND)
	DECK		REBAR & CAP (SET)
	FENCE LINE (CHAIN LINK)		ROCKERY
	FENCE LINE (WOOD)		SEWER LINE
	GAS LINE		SEWER MAINHOLE
	GAS METER		STORM DRAIN LINE
	GRAVEL SURFACE		TELEPHONE SENTRY
	HAND RAIL FENCE		TREE (AS NOTED)
	HEDGE FOLIAGE LINE		UTILITY LINE
	INLET (TYPE 1)		WATER LINE
	IRON PIPE (FOUND)		WATER METER
	MAILBOX (RESIDENTIAL)		YARD LIGHT
	MONUMENT IN CASE (FOUND)		BENCHMARK

VICINITY MAP

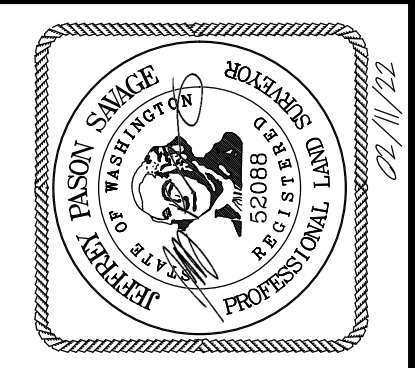


STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY 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	
	SW 1/4 NW 1/4
	SECTION: 12
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 2174501315

DANN RESIDENCE
 3008 70TH AVE SE
 MERCER ISLAND, WA 98040



TERRANE
 10801 Main Street, Suite 102
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	212624
DATE:	02/11/2022
DRAFTED BY:	JAK
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

We are the measure | terrane.net

GENERAL STRUCTURAL NOTES:

CRITERIA:

1.1 All Materials, workmanship, design, and construction shall conform to the drawings, specifications, and the Seattle Building Code (SBC), 2018 Edition.

1.2 Design Loading Criteria
The Design Loading of the Structure is as follows:

Live Loads (In accordance with SCB Table 1607.1)			
Occupancy or Use	Uniform Live Load	Concentrated Live Load	Notes
Floor, Residential	40-psf	-	
Balconies & Decks	60-psf	-	1.5 x Occupancy Load
Uninhabitable attic, with storage	20-psf	-	Concurrent with Snow Loads
Uninhabitable attic, without storage	10-psf	-	Non-concurrent with Snow Loads
Handrails and Guards	-	200-lbs	Any point, any direction (ASCE 7-16, Section 4.5.1)

Wind Design Data ASCE 7-16, Chapter 28: Simplified Envelope Procedure		Seismic Design Data ASCE 7-16, Section 12.8: Equivalent Lateral Force Procedure	
Basic Design Wind Speed (3-sec gust), V	100 mph	Risk Category	II
Risk Category	II	Seismic Importance Factor, I _s	1.0
Wind Exposure	B	Mapped Spect. Accel., Short Period, S _s	1.550 (use 1.550)
Internal Pressure Coefficient	N/A	Mapped Spect. Accel., 1-Sec, S ₁	0.600 (use 0.600)
Exterior Components and Cladding	25-psf	Site Class	D
Topographical Factor, K _{zt}	2.00 (use 2.00)	Spectral Response Coeff., Short Period, S _{DS}	1.240
		Spectral Response Coeff., 1-Sec, S _{D1}	0.680

Snow Loads (ASCE 7-16, Chapter 7)		Seismic Design Category	
Ground Snow Load, P _g	25-psf	Basic Seismic-Force-Resistance System	Ply. Shear Walls
Flat Roof Snow Load, P _f = 0.7 C _e C _i I _s P _g	25-psf	Response Modification Factor, R	6.5
* Snow Exposure Factor, C _e	1.0	Seismic Response Coefficient, C _s	0.19
* Snow Load Importance Factor, I _s	1.0	Design Base Shear, V	0.19 x Weight
* Thermal Factor, C _t	1.2		

Do not adjust for slope or drift unless noted on the Drawings.
See Drawings for Additional Loading Criteria.

1.3 Structural Drawings shall be used in conjunction with all other project documents for bidding and construction. Contractor shall verify dimensions and conditions for compatibility and shall notify architect of all discrepancies prior to construction.

1.4 Contractor shall provide Temporary Bracing for the structure and structural components until all final connections have been completed in accordance with the drawings.

1.5 Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.

1.6 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.

1.7 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.

1.8 All structural systems composed of components to be field erected shall be supervised by the Supplier during manufacturing, delivery, handling, storage and erection in accordance with instructions prepared by the Supplier.

GEOTECHNICAL:

2.1 Allowable Soil Pressure, Lateral Earth Pressure, and Soil Profile Type are assumed and therefore must be verified. If soils are found to be other than assumed, notify the Structural Engineer for possible foundation redesign. Footings shall bear on firm, undisturbed earth at least 18" below adjacent finished grade. Unless otherwise noted, footings shall be centered below columns or walls above. Backfill behind retaining walls with free draining, granular fill and provide for subsurface drainage.

Geotechnical Properties	
Soil Site Class	D
Allowable Soil Bearing Pressure	1500-psf
Active Lateral Earth Pressure (Restrained)	60-pcf
Active Lateral Earth Pressure (Unrestrained)	35-pcf
Seismic Lateral Earth Pressure	6H-psf
Passive Lateral Earth Pressure	300-pcf
Base Friction Coefficient	0.35

CONCRETE:

3.1 Concrete shall be mixed, proportioned, conveyed and placed in accordance with SBC Chapter 19 and ACI 318-14. Mix shall be proportioned to produce a slump of 5" or less. All concrete with surfaces exposed to standing water shall be air-entrained with an air-content conforming to ACI 318-14 Table 19.3.3.1. Concrete Strength, based on SBC Section 1904.1, shall be as follows:

Type or Location of Concrete Construction (Moderate Exposure)	Min. 28-Day Compressive Strength, f _c
Interior Slabs-on-Grade	2500-psi
Footings, Basement Walls, Foundation/Stem Walls	3000-psi ¹

¹Specified compressive strength (f_c) specifications address serviceability requirements. Design strength of concrete is 2500-psi, therefore, strength tests are not required. Provided concrete mix tickets verifying strength specifications.

3.2 Reinforcing Steel shall conform to ASTM A615/A615M-18e1 and the following:

Bar Size	Steel Grade
#5 bar and larger	Grade 60, f _y = 60,000-psi
#4 bar and smaller	Grade 40, f _y = 40,000-psi

Welded Wire Fabric shall conform to ASTM A1064/A1064M-18a

3.3 Reinforcing Steel shall be detailed (including hooks and bends) in accordance with ACI 318-14. Lap all continuous reinforcement (#5 and smaller) 2'-0" minimum. Laps of larger bars (#6 and #7) shall be 3'-0", min. Provide corner bars at all wall and footing intersections and lap 2'-0" minimum. Lap adjacent mats of welded wire fabric a minimum of 8" at sides and ends.

No bars partially embedded in hardened concrete shall be field bent unless otherwise noted on the drawings or approved by the structural engineer.

3.4 Concrete Protection (cover) for Reinforcing Steel shall be as follows:

Condition	Clear Cover
Footings and Unformed Surfaces cast against and permanently exposed to Earth	3"
Formed Surfaces exposed to Earth or Weather (#6 bars or larger)	2"
Formed Surfaces exposed to Earth or Weather (#5 bars or smaller)	1½"
Slabs and Walls, interior face (#11 bars and smaller)	¾"
Column Ties or Spirals and Beam Stirrups	1½"

WOOD:

6.1 Framing Lumber shall be kiln dried or MC-19, and graded and marked in conformance with WCLB Standard Grading Rules for West Coast Lumber No. 17. Unless otherwise noted, furnish to the following minimum standards:

Member Use	Size	Species	Grade
Studs	2x, 3x	Hem-Fir or SPF	STUD
Joists/Rafters	2x, 3x	Hem-Fir	No. 2
Plates/Misc.	2x, 3x	Hem-Fir	No. 2
Beams	4x	Douglas Fir-Larch	No. 2
Posts	4x	Douglas Fir-Larch	No. 2
Timber, Beams	6x & Larger	Douglas Fir-Larch	No. 2
Timber, Posts	6x & Larger	Douglas Fir-Larch	No. 2

6.2 Glued Laminated Members shall be fabricated in conformance with ASTM and AITC Standards. Each member shall bear an AITC Identification Mark and shall be accompanied by an AITC certificate of conformance. Furnish to the following minimum standards:

Member Use	Combination	Species	F _{bx}	F _{by}	F _{cx}	F _{cy}	E _x
Beams	24F-V4	DF/DF	2400-psi	1850-psi	650-psi	265-psi	1800-ksi

Cambr all glulam beams to 3,500' radius, unless otherwise noted. Glued laminated members exposed to weather or moisture shall be treated with an approved preservative.

6.3 Engineered Wood shown on the drawings are based on product manufactured by Weyerhaeuser in accordance with ICC Report No. ES ESR-1387. Alternate manufacturers may be used subject to review and approval by the Architect and Structural Engineer. All hangers and other hardware not shown shall be designed and supplied by the Joist Manufacturer. Each piece shall bear a stamp or stamps noting the name and plant number of the manufacturer, the grade, the ICC report number, and the quality control agency. Furnish to the following minimum standards:

Member Use	Product	F _b	F _{c⊥}	F _v	E
Beams	1.55E Laminated Strand Lumber (LSL)	2325-psi	800-psi	310-psi	1550-ksi
Beams	2.0E Laminated Veneer Lumber (LVL)	2600-psi	750-psi	285-psi	2000-ksi
Beams	2.0E Parallel Strand Lumber (PSL)	2900-psi	750-psi	290-psi	2000-ksi
Rim Boards	Laminated Strand Lumber (LSL)	1700-psi	680-psi	400-psi	1300-ksi

6.4 Engineered Wood I-Joists shown on the drawings are based on joists manufactured by Weyerhaeuser in accordance with ICC Report No. ES ESR-1153. Alternate Engineered Wood I-Joists manufacturers may be used subject to review and approval by the Architect and Structural Engineer.

6.5 Prefabricated Connector Plate Wood Trusses shall be designed by the manufacturer in accordance with TPI 1-2014 for the spans and conditions shown on the drawings. Wood trusses shall utilize approved connector plates (MITEK, ITW or other approved Truss Plate Manufacturer).

Unless otherwise noted, loading shall be as follows:

Roof Truss Design Loading	
Member	Uniform Load
Top Chord Snow Load	25-psf
Top Chord Wind Load (Uplift)	15-psf
Top Chord Dead Load	7-psf
Bottom Chord Live Load	10-psf
Bottom Chord Dead Load	5-psf

Floor Truss Design Loading	
Member	Uniform Load
Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Dead Load	5-psf

Submit shop drawings and design calculations prior to fabrication. Submitted documents shall bear the stamp and signature of a registered Professional Engineer, State of Washington. Truss design drawings shall include, at a minimum, the following:

- A. Slope or Depth, Span and Spacing
- B. Location of all Joints and Support Locations
- C. Number of Plies if greater than one
- D. Required Bearing Widths
- E. Design Loads and Locations: Include Top and Bottom Chord Live and Dead Loads, Girder Loads, and Environmental Loads (Seismic, Wind, Snow, etc.)
- F. Other Lateral Loads, including Drag Strut Loads
- G. Adjustments to Wood and Metal Connector Plate Design Value for Conditions of Use
- H. Maximum Reaction Force and Direction (including Maximum Uplift)
- I. Metal-Connector-Plate Type, Size, Thickness, and Location
- J. Size Species and Grade for each Member
- K. Truss-to-Truss Connections and Truss Field Assembly Requirements
- L. Calculated Span-to-Deflection Ratio and maximum Vertical and Horizontal Deflection for Live and Total Loads
- M. Maximum Axial Tension and Compression Forces in each Truss Member
- N. Required Permanent Individual Truss Member Restraint Location and the Method and Details of Restraint Bracing to be used
- O. Placement Layout including Bearing Points, Intersections, Hips, Valleys, etc.
- P. Truss-to-Truss and Truss-to-Beam Connection Details and Hardware

6.6 Roof Floor & Wall Sheathing shall be APA Rated, Exterior or Exposure 1 Plywood or OSB manufactured under the provisions of Voluntary Product Standards DOC PS-1 or DOC PS-2, or APA PRP-108 Performance Standards and Policies for Structural Use Panels. See Drawings for thickness, span rating, and nailing requirements. Unless otherwise noted, wall sheathing shall be ½" (nominal) with Span Rating of 24/0. Glue floor sheathing to all supporting members with adhesive conforming to APA Specification AFG-01.

6.7 Wood members shall be protected against decay and termites in accordance with SBC Section 2304.12. Where required, members shall be naturally durable species or shall be treated with waterborne preservatives wood in accordance with American Wood Protection Association specification AWPA U1. Members shall be clearly labeled. Modified treated members (ripped or end cut) shall be field treated in accordance with specification AWPA M4.

6.8 Timber Connectors and Proprietary Fasteners shall be "Strong-Tie" by Simpson Company, as specified in their current catalog. Provide number and size of fasteners as specified by manufacturer. Connectors shall be installed in accordance with the manufacturer's instructions. Where connector straps connect two members, center strap on joint and provide number and size of fasteners as specified by manufacturer, with equal number and size of fasteners in each member.

Alternate hardware manufacturer substitutions, such as USP Connectors, shall be ICC approval for equal or greater load capacities. All joint hangers and other hardware shall be compatible in size with specified framing members. See Hanger Conversion Table for pre-approved substitutions.

Timber Connectors and their fasteners shall be protected from corrosion in accordance with manufacturer's recommendations or ASTM A 653, Type G185.

6.9 Dowel-Type Fasteners (Bolts, Lag Screws, Wood Screws and Nails) shall conform to Sections 11 and 12 of the ANSI/AWC NDS-2018.

Dowel Type Fastener	Grade	Requirements at Exterior Use or when in Contact w/ Treated Lumber	Installation
Bolts	ASTM A307	ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.3 Hole = Bolt Ø + (1/32" to 1/16") Washer @ Bolt Head and @ Nut
All-Thread/Threaded Rod	ASTM F1554	ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.3 Hole = Rod Ø + (1/32" to 1/16") Washer @ Each Nut
Lag Screws	ASTM A307	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.4 Lead Hole = 0.5 x Shank Ø; Shank Hole = Shank Ø Washer @ Lag Head
Wood Screws		ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.5 Pilot Hole = 0.75 x Root Ø (Unless Self-Boring)
Nails	ASTM F1667	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.6 Avoid Overdriving or Underdriving; Avoid Wood Splitting Toenails 30°, 1/3 Nail Length from Joint

Nails specified on the drawings shall be as follows:

Nail Use	Penny Weight	Grade
Framing Nails	12d Box	0.131"Ø x 3¼"
Sheathing Nails	8d Common	0.131"Ø x 2½"

All Metal Fasteners exposed to weather or in contact with treated wood shall be protected from corrosion according to table above. Nuts and bolts exposed to weather or in contact with treated wood shall be galvanized in accordance with ASTM A153/A153M-16a or Stainless Steel. See above for Proprietary Fastener requirements. Do not substitute standard Dowel-Type Fasteners for Proprietary Fasteners unless specifically allowed.

WOOD (Continued):

6.10 Wood Framing Notes: The following apply unless otherwise noted on the drawings:

- A. All wood framing details shall be constructed to the minimum standards of the IBC. Nailing not specified on the drawings shall conform to IBC Table 2304.10.1 or ICC ES ESR-1539. Coordinate the size and location of all openings with Mechanical and Architectural Drawings.
- B. Wall Framing: Stud wall size and spacing shall be in accordance with the plan notes. Two studs minimum shall be provided at the ends of all walls, at each side of all openings, and at the ends of all beams and headers. All stud bearing walls on wood framing shall have their lower wood plates attached to framing or concrete below per P1-6 of the shear wall schedule.
- C. Individual members of Built-Up stud posts shall be nailed to each other with framing nails @ 12"oc, staggered. Individual members of Built-Up joist beams shall be nailed to each other with framing nails @ 12"oc, staggered.
- D. Solid blocking for wood columns shall be provided through floors to supports below.
- E. Floor and Roof Framing: Provide solid blocking at all bearing points. Toenail joists to supports with two framing nails. Attach timber joists to flush headers or beams with metal joist hangers in accordance with notes above.
- F. Roof and floor sheathing shall be laid up with grain perpendicular to supports and nailed per plan notes. Allow 1/8" spacing at all panel edges and ends of floor and roof sheathing. Provide approved panel edge clips centered between joists/trusses at unblocked roof sheathing edges. All floor sheathing edges shall have approved tongue-and-groove joints. Toenail blocking to supports with framing nails @ 12"oc. At blocked floor and roof diaphragms, provide flat 2x blocking at all unframed panel edges and nail with edge nailing specified.

QUALITY ASSURANCE:

7.1 See Special Inspection and Testing Requirements Table for inspection and testing requirements. Special Inspection shall be in accordance with SBC Section 1704.2. Standard inspections shall be in accordance with SBC Section 110.

7.2 Structural Observation is not required.

Verification and Inspection	SPECIAL INSPECTION AND TESTING REQUIREMENTS		
	Continuous	Periodic	Comments
Soils	-	-	Refer to Geotechnical Report
Concrete	-	-	Provide Batch Mix Tickets
Concrete Retaining Walls Basement Walls	-	X	
Post-Installed Anchors in Concrete	X	-	

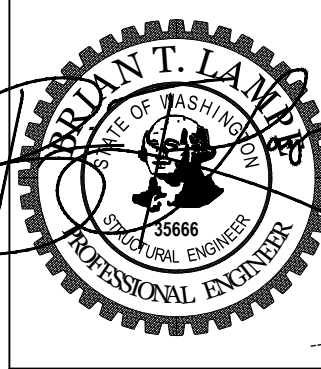
Hanger Conversion Table

TYPE	SIMPSON STRONG-TIE PRODUCT #	USP CONNECTORS PRODUCT #	
HOLDOWNS	HDX-SDS2.5	PHDxA	
	STHD14/STHD14RJ	STAD14/STAD14RJ	
	DTT1Z	LTS19-TZ w/ 1"x1"x2" PLATE WASHER (TO ACCOMMODATE 3/8" LAG SCREW)	
STRAPS	MST48	KST248	
	ST2215	KST216	
	ST6224	KST224	
	CS16	RS150	
	MASA / MASAP	FA4	
	CMSTC16	CMSTC16	
ANGLES/TIES	LG2	LUG2	
	LTP4	MP4F	
	LTP5	MP6F	
	A34	MP34	
	A35	MPA1	
	H1	RT15	
	H2.5	RT7	
	H2.5A	RT7A	
	POST CAPS	LPCxZ	PBxx-6TZ
		LCE4	PBES74
EPSxx		EPCMxx	
CCQxxSDS5.5		KCCQxx	
ECCQxxSDS5.5		KECCQxx	
POST BASES	ACx	PBSxx	
	PBxx	WExx	
	ABUxx	PAUxx	
DRAG STRUTS	ABAx	PAXxE	
	HTS30C	HTW30C	
	HTS30	HTW30	
HANGERS	DSC5	DSC4	
	LUSxx	JUSxx	
	IUSxx	THFxx	
	ITxx	THOxx	
	HUxx / HUCxx	HDxx / HDxxIF	
	MUxx	THFxx	
	HUSxx	HUSxx	

RUDOLPH
ARCHITECTS

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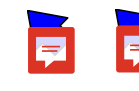
BTL
ENGINEERING P.S.
10000 WASHINGTON AVE. W. WASHINGTON, WA 98040
PHONE: 206-835-1212 FAX: 206-835-1210

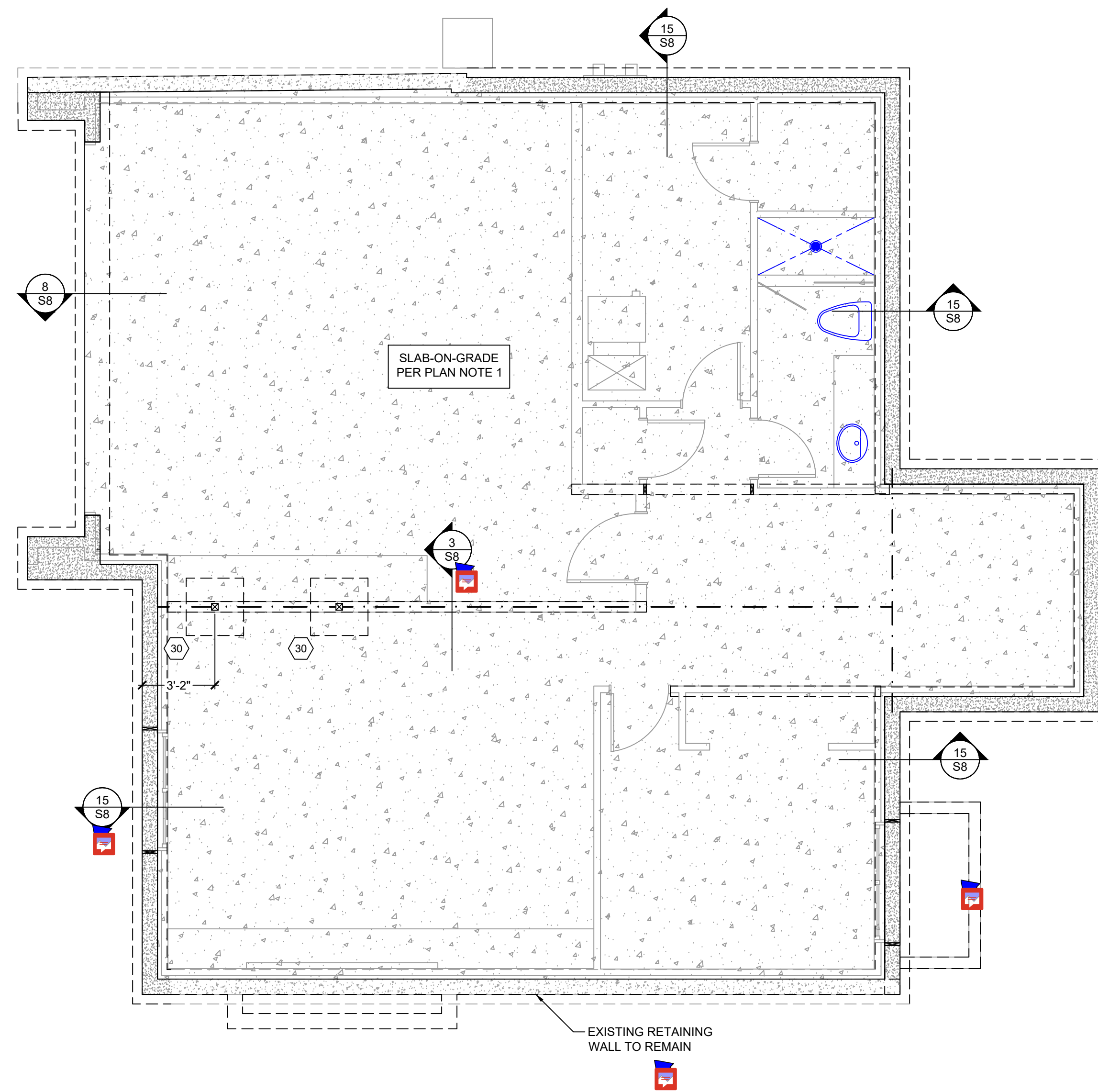


PERMIT 3/5/2024

Revisions To A New Residence for
Teddy and Megan Dann
3008 70th Avenue S.E. - Mercer Island, WA 98040

S1





FOUNDATION PLAN NOTES:

1. Slab-on-Grade shall be 4" thick with 6x6 W1.4xW1.4 WWM at center, u.o.n. Slab shall be poured over base soil prepared in accordance with the Geotechnical Report. Slab shall be poured over 10mil Vapor Barrier placed over Free-Draining Granular Fill. See Architectural Drawings for Slab Elevation, Depression, and Slope requirements. WWM may be omitted if Slab concrete mix includes Fibrous Reinforcement per General Structural Notes.
2. Provide Construction/Control Joint in Slab per Architectural Drawings. Areas shall be approximately square and 400-sf or less. [See 16/S6.]
3. Bottom of Footings shall be set on competent, properly compacted Bearing Soil below Frost Depth. Footing Elevations shown are estimated and for bidding purposes only. The Contractor shall determine actual footing elevations based on final grades and site conditions. Consult with the Geotechnical Engineer as required.
4. Footings may be lowered or modified per 11/S6 to avoid below grade pipes and conduits.
5. Anchor Bolts for Exterior Stud Walls shall be in accordance with P1-6 of the Shear Wall Schedule of 1/S7, u.o.n.

FLOOR FRAMING PLAN NOTES:

6. Floor Sheathing shall be 3/4" thick T&G (Panel Span Rating 48/24). Glue Sheathing to all Framing Members and Blocking below with adhesive conforming to A.P.A. Specification AFG-01. Fasten Sheathing to Framing with WSV2S Subfloor Screws (#9 x 2") or 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	6"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

At areas indicated as Blocked Diaphragm, provide 2x Flat Blocking (per General Structural Notes) at all Unframed Sheathing Panel Edges. Fasten Sheathing to Framing and Blocking with WSV2S Subfloor Screws (#9 x 2") or 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	6"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

See Drawings for other Sheathing Nailing requirements.

7. Floor Joists shall be 1 1/2" TJI 210 @ 16"oc, u.o.n.
Deck Joists shall be P.T. 2x10 @ 16"oc, u.o.n.
Floor Framing shall be 18" Deep "4x2" Connector-Plate Trusses @ 19.2"oc, u.o.n. Change spacing to 16"oc, as required, to meet the deflection requirements. Loading shall be as follows, u.o.n.:

Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Live Load	N/A
Bottom Chord Dead Load	5-psf

Maximum Live Load deflection shall be the smaller of L/720 or 3/8". Refer to General Structural Notes for other requirements.

Layout shown is for illustrative purposes only. Girder and beam locations shown shall not be changed without approval from the Structural Engineer. Other framing layout shown may be modified to accommodate crawlspace access, HVAC or other fixtures.

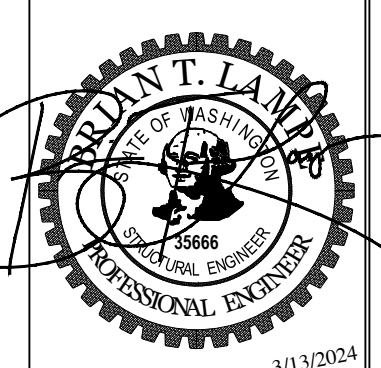
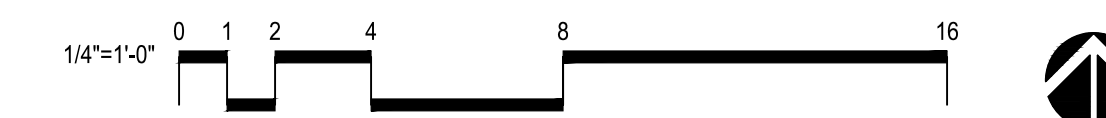
8. Allowance has been made for 1/2" Gypcrete Topping.

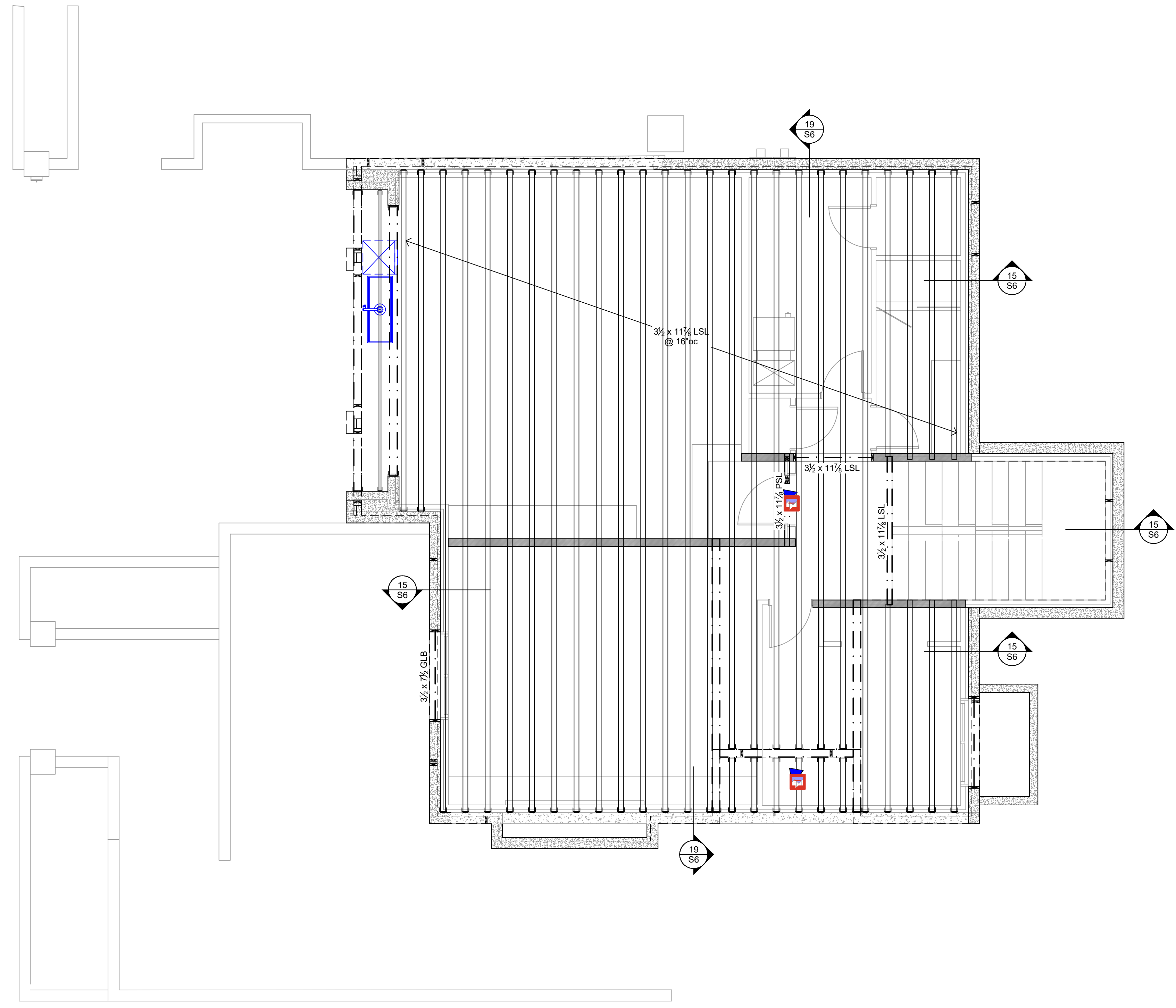
LEGEND

- DETAIL CALL-OUT
- ANCHOR BOLTS FOR SHEAR WALL ABOVE PER SCHEDULE OF 1/S7
- SHEAR WALL BELOW PER SCHEDULE OF 1/S7
- SLAB-ON-GRADE PER PLAN NOTE 1
- FOUNDATION WALL AND FOOTING
- FOUNDATION WALL AND SILL PLATE BELOW
- BEARING OR SHEAR WALL ABOVE
- HOLD-DOWN TO WALL ABOVE PER 13/S7
- BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
- POST BELOW
- CRAWL SPACE POST BELOW
- FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
- FOOTING CALLOUT - SEE 9/S7

FOUNDATION PLAN

REFERENCE ELEVATION 0'-0" = xx.xx'





FLOOR FRAMING PLAN NOTES:

1. Floor Sheathing shall be 3/4" thick T&G (Panel Span Rating 48/24). Glue Sheathing to all Framing Members and Blocking below with adhesive conforming to A.P.A. Specification AFG-01. Fasten Sheathing to Framing with WSV2S Subfloor Screws (#9 x 2") or 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	6"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

At areas indicated as Blocked Diaphragm, provide 2x Flat Blocking (per General Structural Notes) at all Unframed Sheathing Panel Edges. Fasten Sheathing to Framing and Blocking with WSV2S Subfloor Screws (#9 x 2 1/2") or 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	4"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	4"oc

See Drawings for other Sheathing Nailing requirements.

2. Floor Joists shall be 1 1/2" TJI 210 @ 16"oc, u.o.n.
Deck Joists shall be P.T. 2x10 @ 16"oc, u.o.n.
Floor Framing shall be 18" Deep "4x2" Connector-Plate Trusses @ 19.2"oc, u.o.n. Change spacing to 16"oc, as required, to meet the deflection requirements. Loading shall be as follows, u.o.n.:

Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Live Load	N/A
Bottom Chord Dead Load	5-psf

Maximum Live Load deflection shall be the smaller of L/720 or 3/8". Refer to General Structural Notes for other requirements.

Layout shown is for illustrative purposes only. Girder and beam locations shown shall not be changed without approval from the Structural Engineer. Other framing layout shown may be modified to accommodate access, HVAC or other fixtures.

3. Allowance has been made for 1 1/2" Gypcrete Floor Topping.

WALL FRAMING PLAN NOTES:

4. Exterior Walls shall be Shear Wall type P1-6 with 2x6 Studs @ 16"oc, u.o.n.
Interior Walls shall be 2x4 Studs @ 16"oc, u.o.n.
Demising Walls shall be (2) wall with 1" Air Space. Each wall shall be 2x4 Studs @ 16"oc, u.o.n.
Demising Walls shall be 2x6 Plates with 2x4 Studs @ 8"oc, staggered on each face of Plate, u.o.n.

Where adjacent Shear Walls are in contact, nail studs together per 4/S7. See 1/S7 for special stud requirements at Shear Wall types P1-3, P1-2, P2-4, P2-3, and P2-2.

5. Top Plate Elevation shall be per Architectural Drawings.

6. Headers shall be 4x8, u.o.n. See Detail 19/S7.

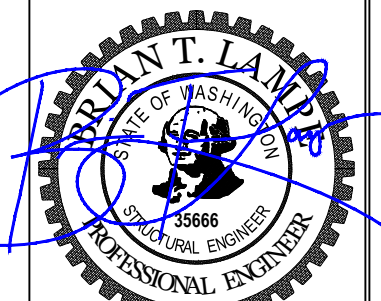
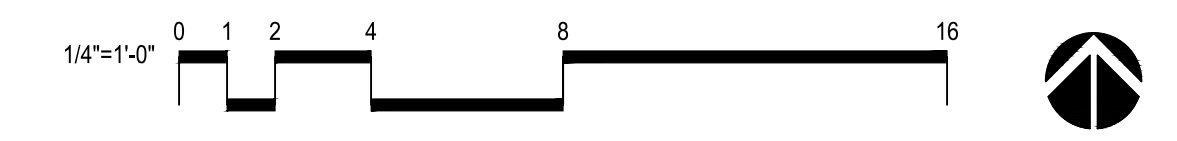
7. Headers shall be 4x8, u.o.n. Headers shall be supported by (1) Jamb Stud and (1) Full-Height Stud, u.o.n. Number of Studs at header support specified on Plan indicates number of Jamb Studs below Header plus (1) Full-Height Stud.

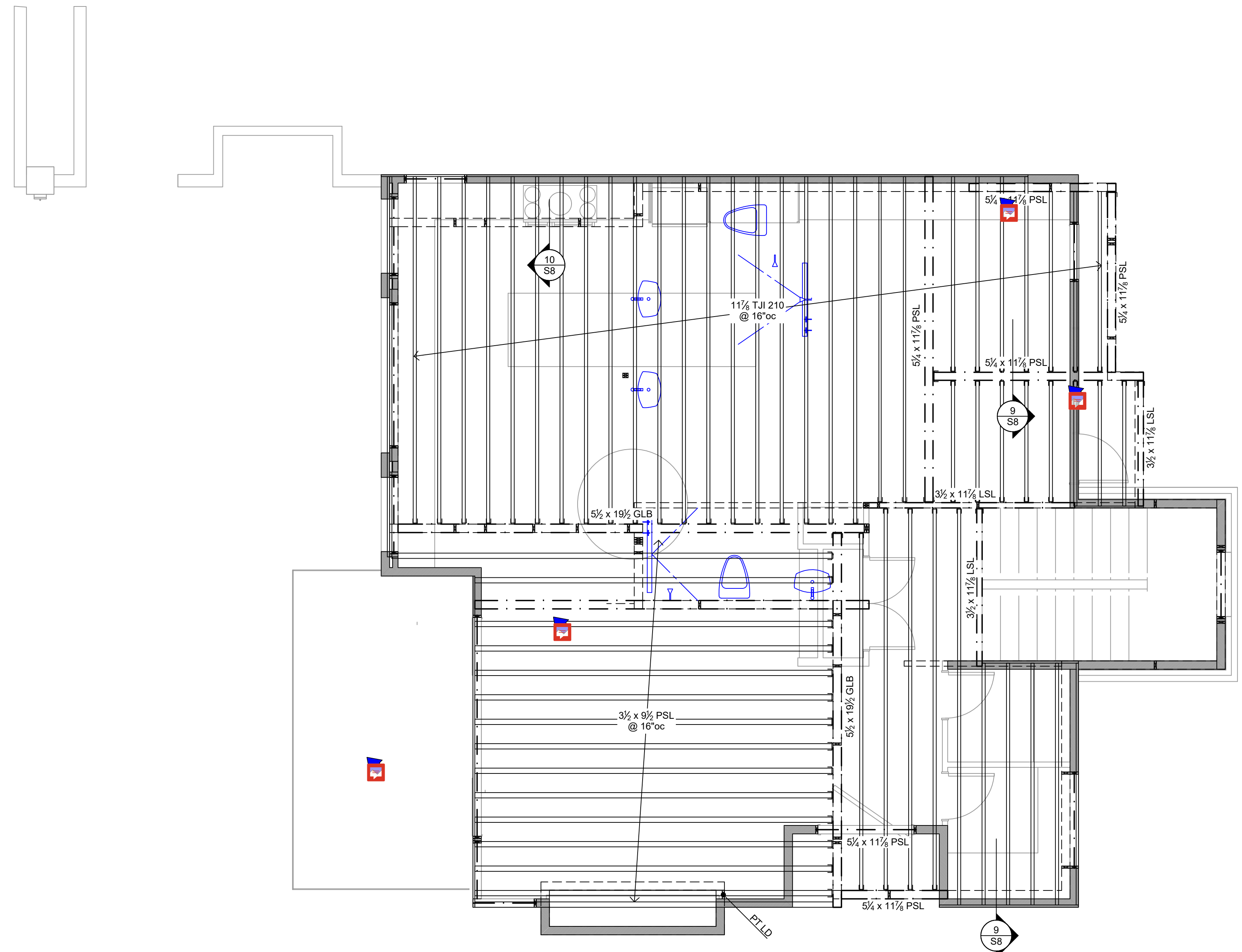
8. Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

LEGEND

- DETAIL CALL-OUT
- SHEAR WALL BELOW PER SCHEDULE OF 1/S7
- BEARING OR SHEAR WALL BELOW
- BEARING OR SHEAR WALL ABOVE
- HOLD-DOWN TO WALL ABOVE PER 1/S7
- BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
- POST BELOW
- FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
- HDR HEADER PER PLAN NOTE 6

LOWER WALL/MAIN FLOOR FRAMING PLAN
REFERENCE ELEVATION 0'-0" = xx.xx'





FLOOR FRAMING PLAN NOTES:

1. Floor Sheathing shall be 3/4" thick T&G (Panel Span Rating 48/24). Glue Sheathing to all Framing Members and Blocking below with adhesive conforming to A.P.A. Specification AFG-01. Fasten Sheathing to Framing with WSV2S Subfloor Screws (#9 x 2") or 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	8"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

At areas indicated as Blocked Diaphragm, provide 2x Flat Blocking (per General Structural Notes) at all Unframed Sheathing Panel Edges. Fasten Sheathing to Framing and Blocking with WSV2S Subfloor Screws (#9 x 2 1/2") or 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	4"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	4"oc

See Drawings for other Sheathing Nailing requirements.

2. Floor Joists shall be 1 1/4" TJI 210 @ 16"oc, u.o.n.
Deck Joists shall be P.T. 2x10 @ 16"oc, u.o.n.
Floor Framing shall be 18" Deep "4x2" Connector-Plate Trusses @ 19.2"oc, u.o.n. Change spacing to 16"oc, as required, to meet the deflection requirements. Loading shall be as follows, u.o.n.:

Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Live Load	N/A
Bottom Chord Dead Load	5-psf

Maximum Live Load deflection shall be the smaller of L/720 or 3/8". Refer to General Structural Notes for other requirements.
Layout shown is for illustrative purposes only. Girder and beam locations shown shall not be changed without approval from the Structural Engineer. Other framing layout shown may be modified to accommodate access, HVAC or other fixtures.

3. Allowance has been made for 1 1/2" Gypcrete Floor Topping.

WALL FRAMING PLAN NOTES:

4. Exterior Walls shall be Shear Wall type P1-6 with 2x6 Studs @ 16"oc, u.o.n.
Interior Walls shall be 2x4 Studs @ 16"oc, u.o.n.
Demising Walls shall be (2) wall with 1" Air Space. Each wall shall be 2x4 Studs @ 16"oc, u.o.n.
Demising Walls shall be 2x6 Plates with 2x4 Studs @ 8"oc, staggered on each face of Plate, u.o.n.

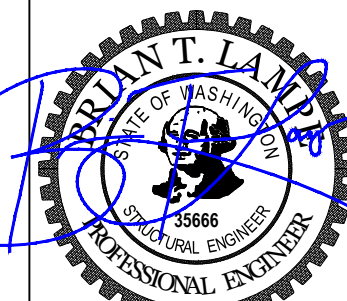
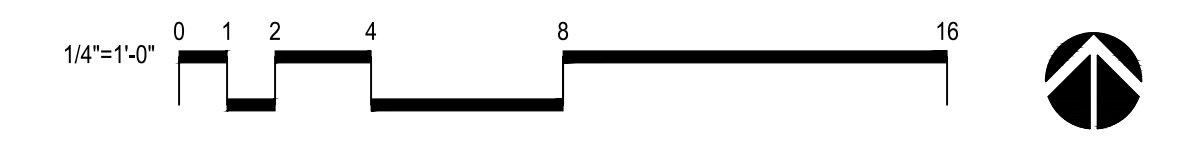
Where adjacent Shear Walls are in contact, nail studs together per 4/S7. See 1/S7 for special stud requirements at Shear Wall types P1-3, P1-2, P2-4, P2-3, and P2-2.

- 5. Top Plate Elevation shall be per Architectural Drawings.
- 6. Headers shall be 4x8, u.o.n. See Detail 19/S7.
- 7. Headers shall be 4x8, u.o.n. Headers shall be supported by (1) Jamb Stud and (1) Full-Height Stud, u.o.n. Number of Studs at header support specified on Plan indicates number of Jamb Studs below Header plus (1) Full-Height Stud.
- 8. Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

LEGEND

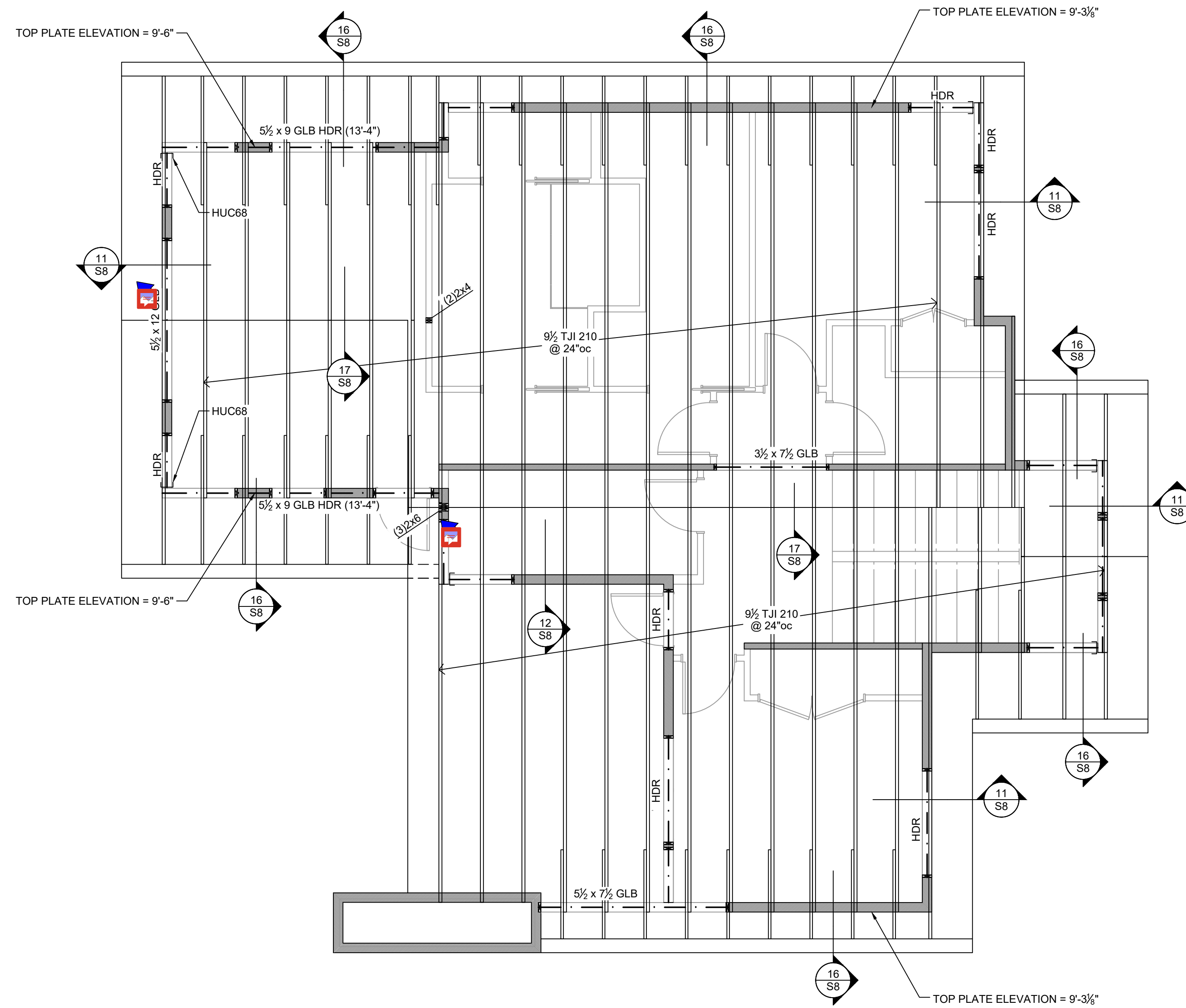
- DETAIL CALL-OUT
- SHEAR WALL BELOW PER SCHEDULE OF 1/S7
- BEARING OR SHEAR WALL BELOW
- BEARING OR SHEAR WALL ABOVE
- HOLD-DOWN TO WALL ABOVE PER 1/S7
- BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
- POST BELOW
- FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
- HEADER PER PLAN NOTE 6

MAIN WALL/UPPER FLOOR FRAMING PLAN
REFERENCE ELEVATION 0'-0" = xx.xx'



PERMIT 3/5/2024

Revisions To A New Residence for
Teddy and Megan Dann
3008 70th Avenue S.E. - Mercer Island, WA 98040



ROOF FRAMING PLAN NOTES:

1. Roof Sheathing shall be 3/4" thick (Panel Span Rating 32/16) [or 1/2" thick (Panel Span Rating 24/16)]. Fasten Sheathing to Framing with 0.131"Ø x 2 1/2" Nails as follows:

Framing, Edges	6" oc
Framing, Field	12" oc
Boundaries, Blocking, Struts	6" oc

At Unframed Panel Edges, provide PSCA Framing Clips centered between each Framing Member. See Drawings for other Sheathing Nailing requirements.

2. Roof Joists shall be 9 1/2" TJI 210 @ 24" oc, u.o.n.

Layout shown is for illustrative purposes only. Girder and beam locations shown shall not be changed without approval from the Structural Engineer. Other framing layout shown may be modified to accommodate attic access, skylights, HVAC or other fixtures.

WALL FRAMING PLAN NOTES:

3. Exterior Walls shall be Shear Wall type P1-6 with 2x8 Studs @ 16" oc, u.o.n.
Interior Walls shall be 2x4 Studs @ 16" oc, u.o.n.

Where adjacent Shear Walls are in contact, nail studs together per 4/S7. See 1/S7 for special stud requirements at Shear Wall types P1-3, P1-2, P2-4, P2-3, and P2-2.

4. Top Plate Elevation shall be per Architectural Drawings.

5. Headers shall be 4x8, u.o.n. See Detail 19/S7.

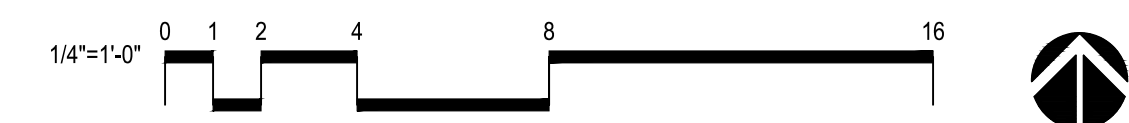
6. Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

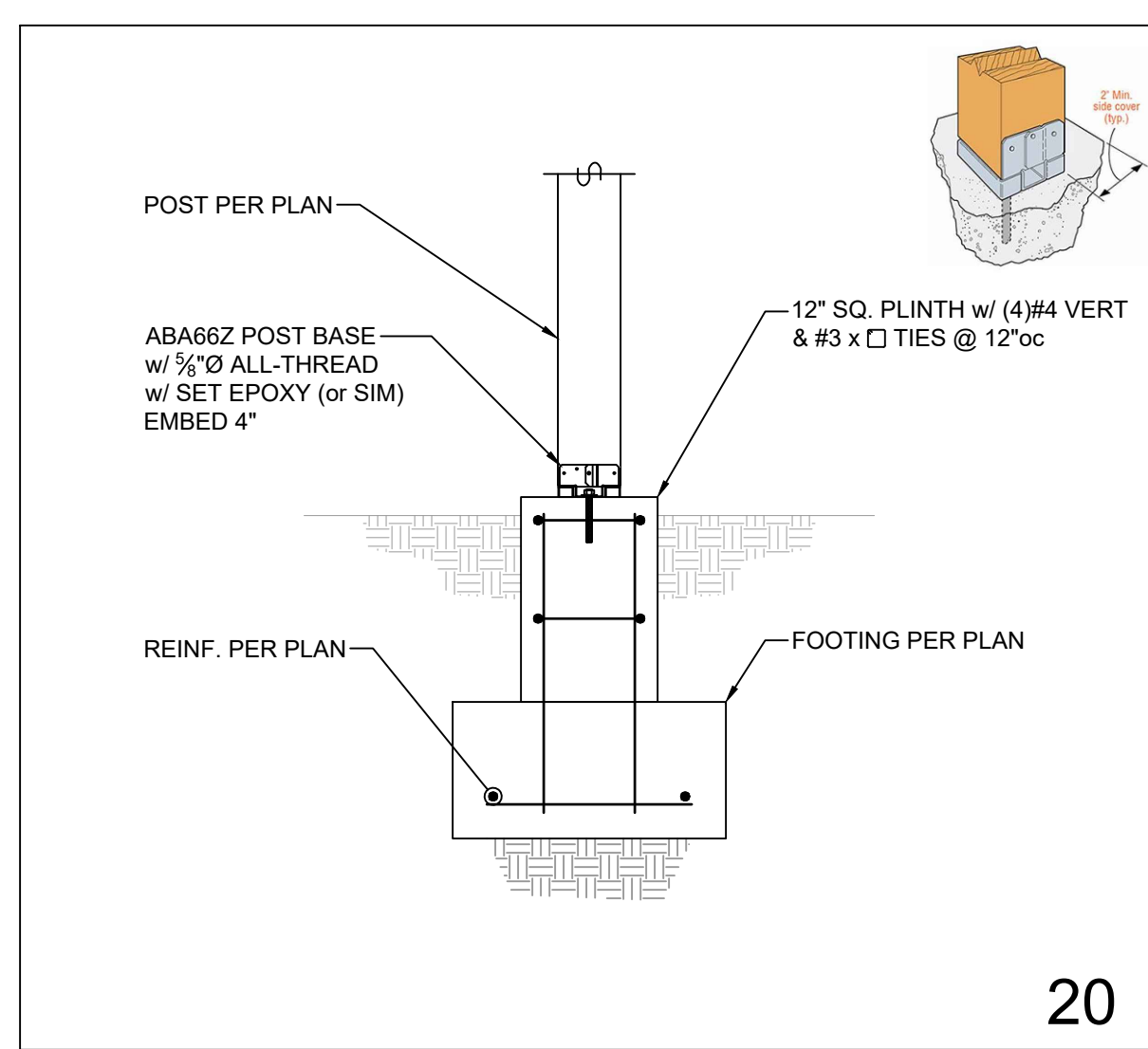
LEGEND

- DETAIL CALL-OUT
- SHEAR WALL BELOW PER SCHEDULE OF 1/S7
- BEARING OR SHEAR WALL BELOW
- POST BELOW
- (F) FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
- HDR HEADER PER PLAN NOTE 6

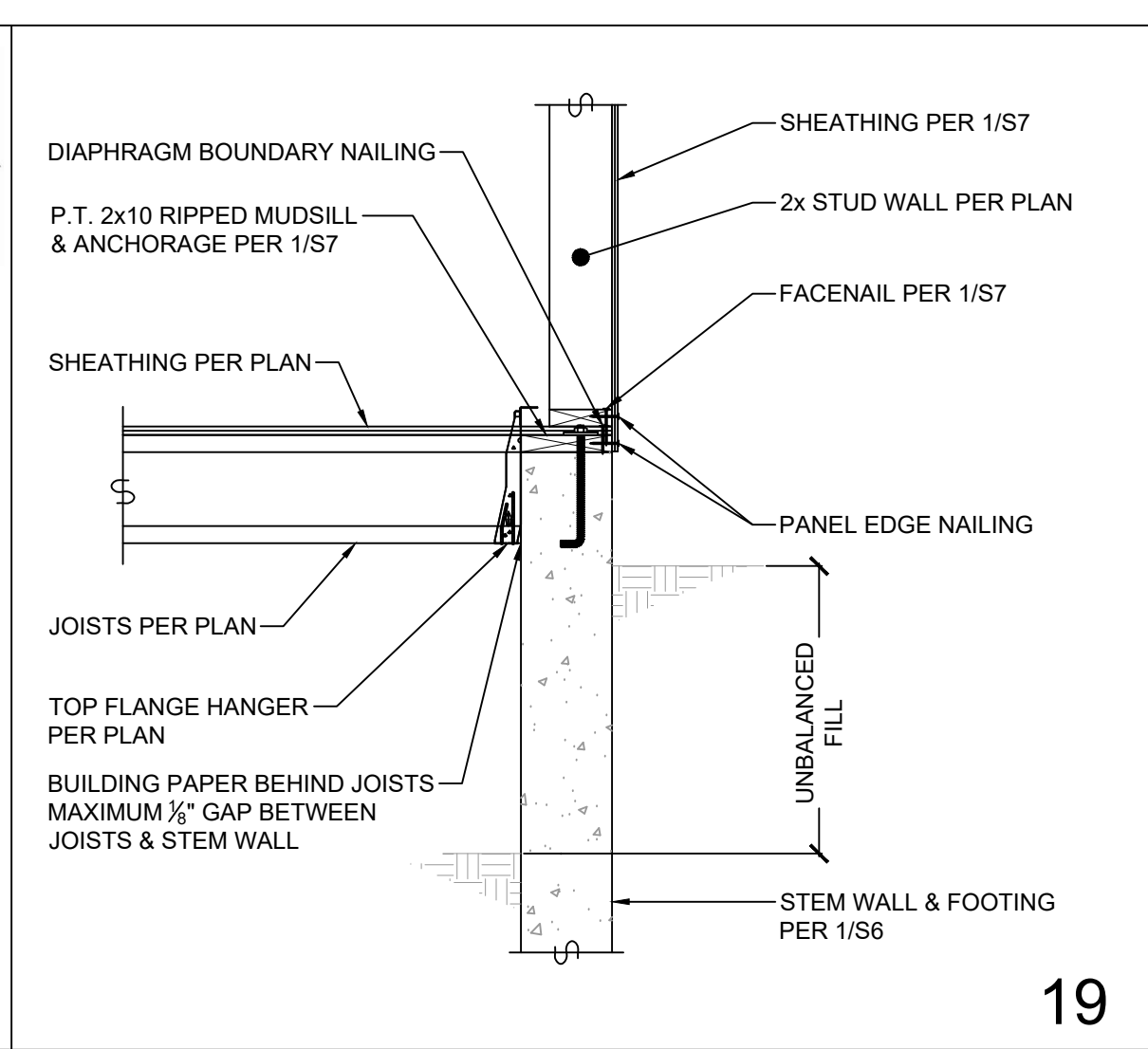
UPPER WALL/ROOF FRAMING PLAN

REFERENCE ELEVATION 0'-0" = xx.xx'

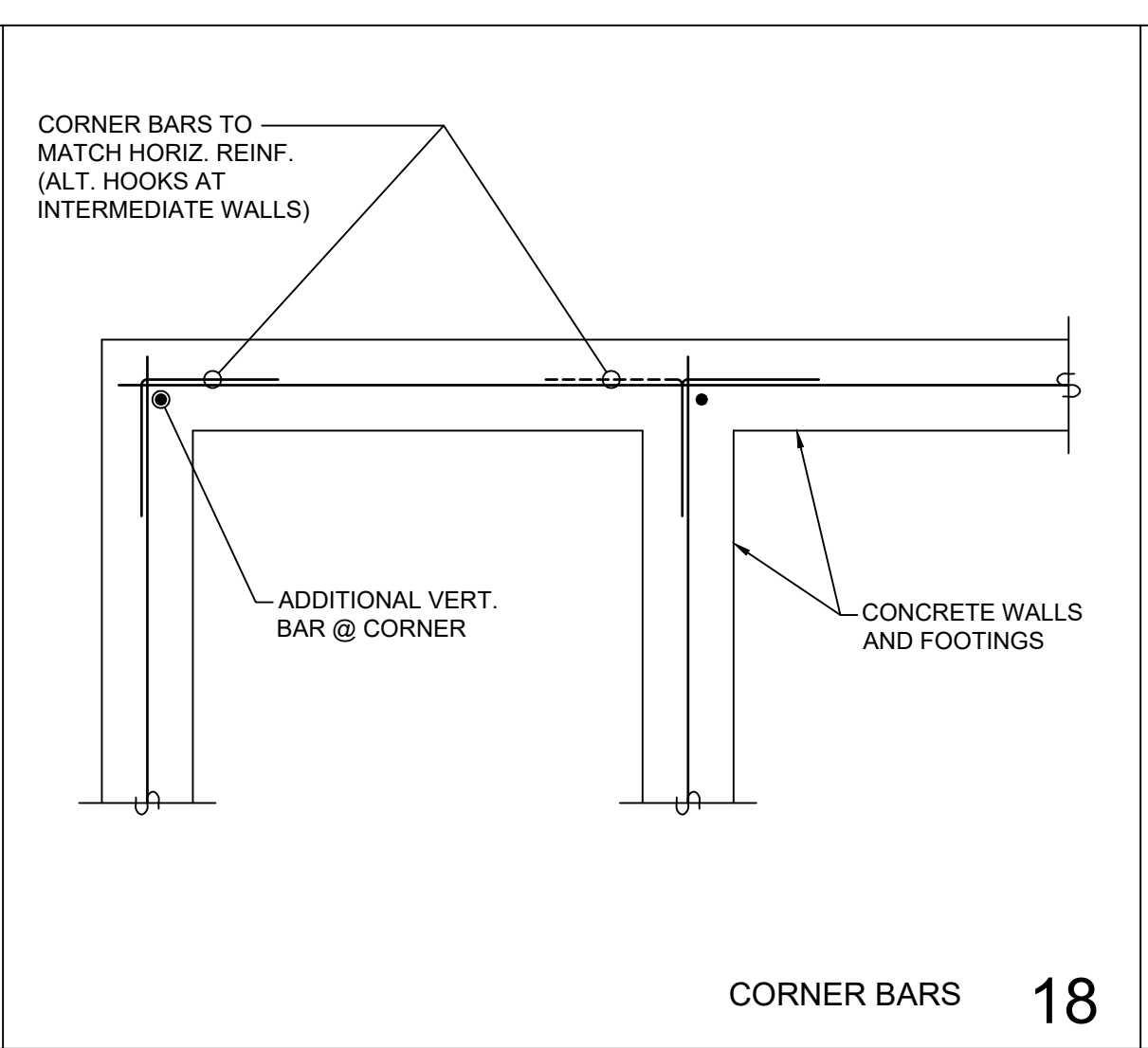




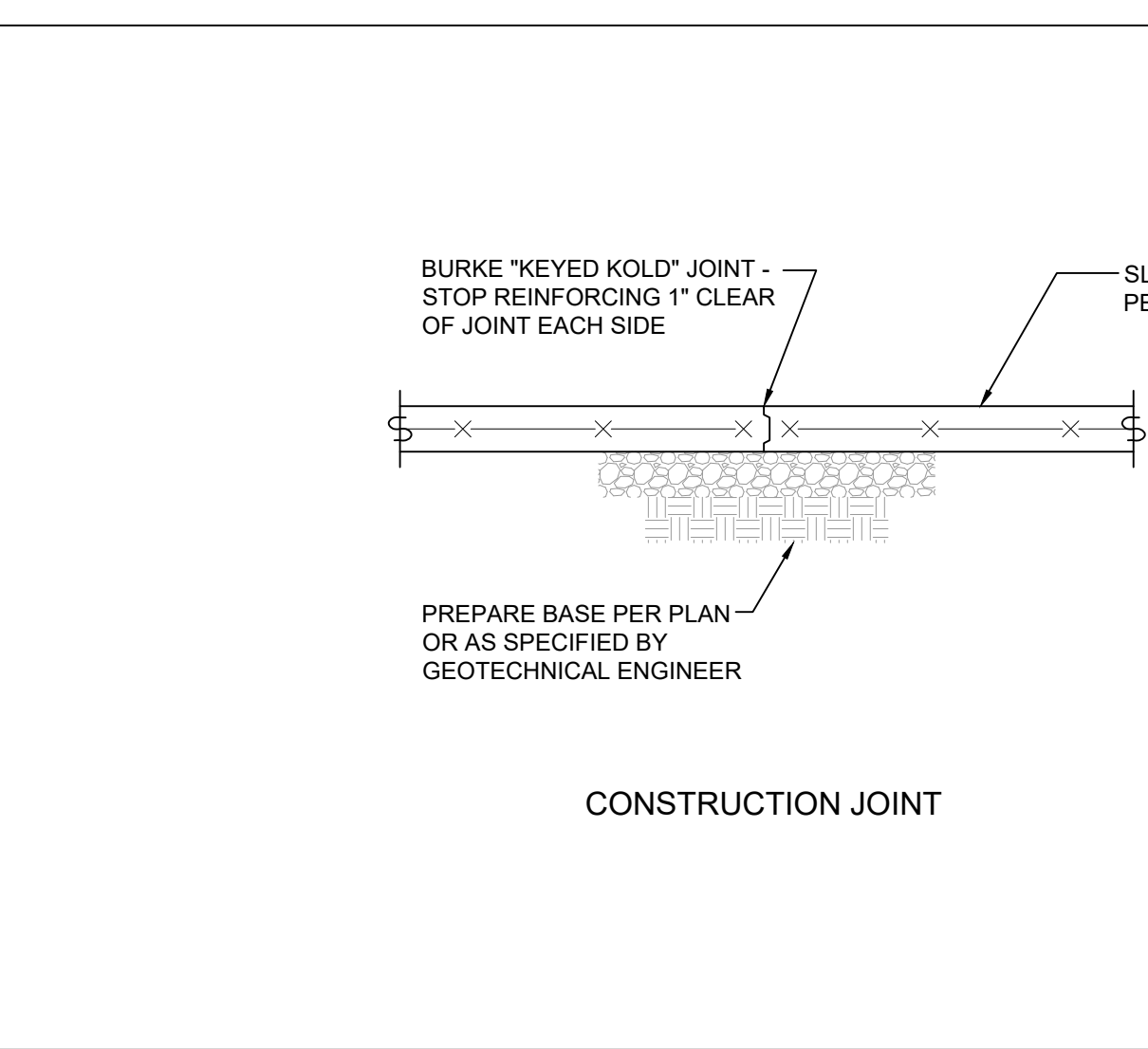
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19



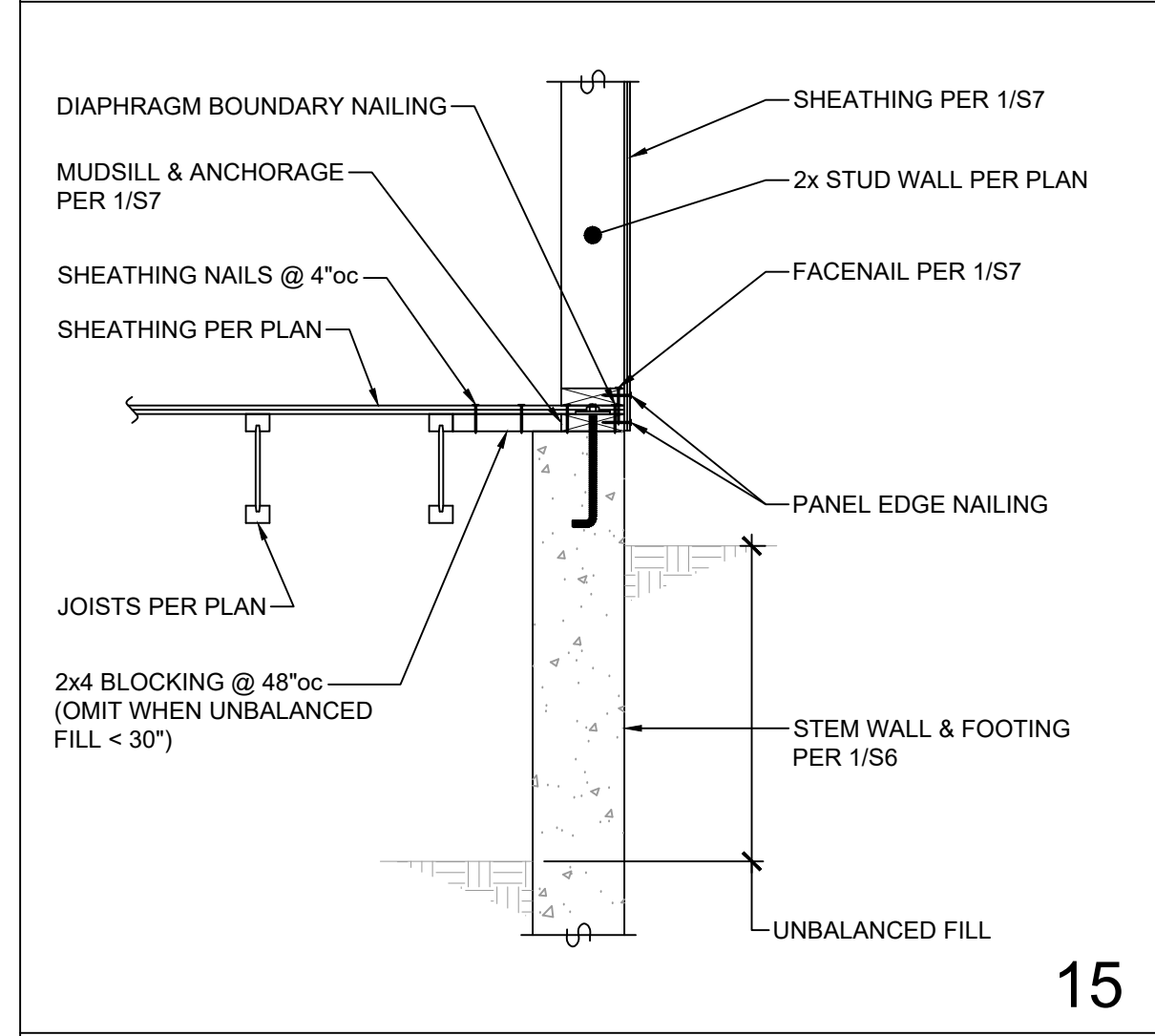
CORNER BARS 18



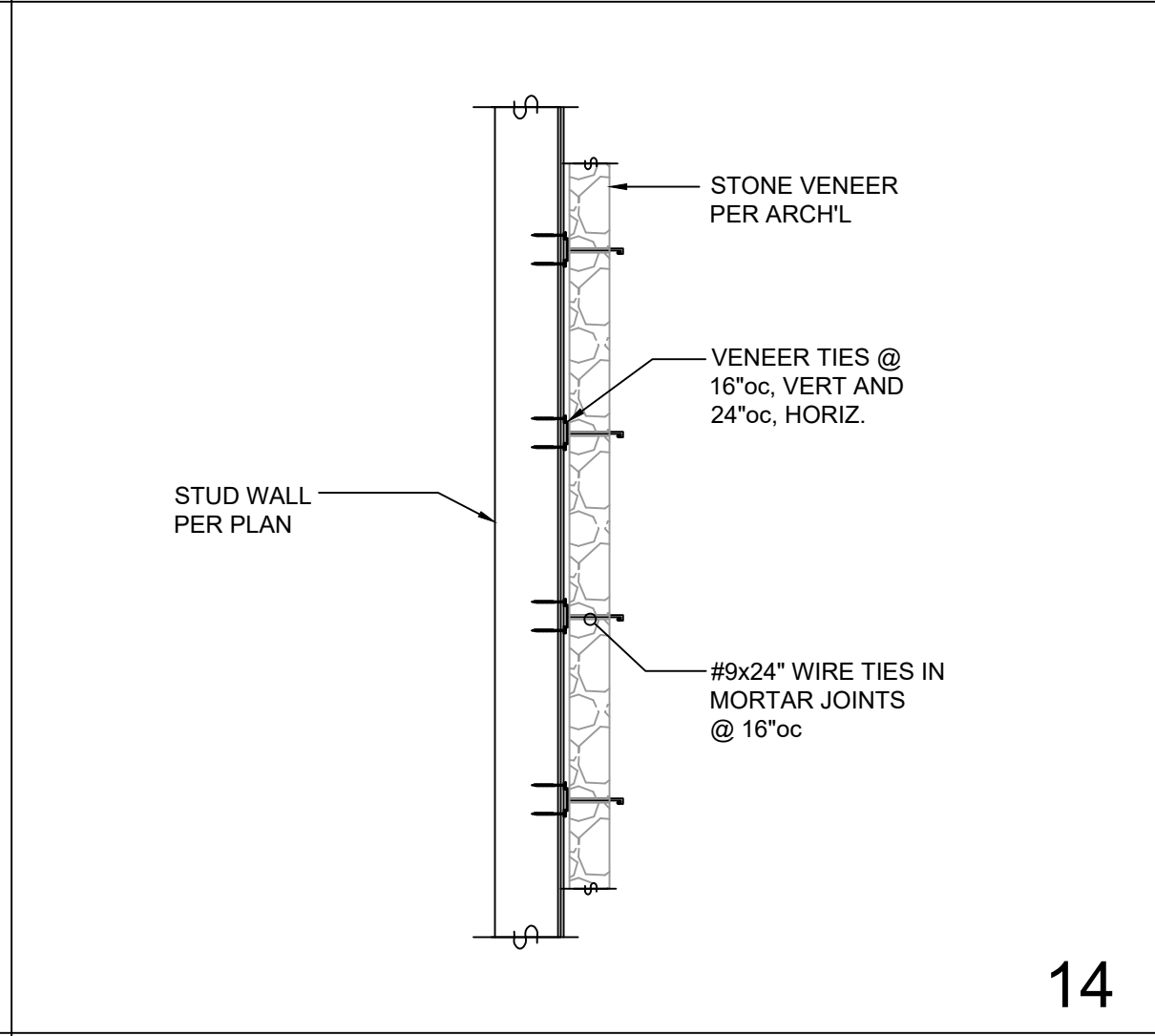
CONSTRUCTION JOINT

CONTROL JOINT

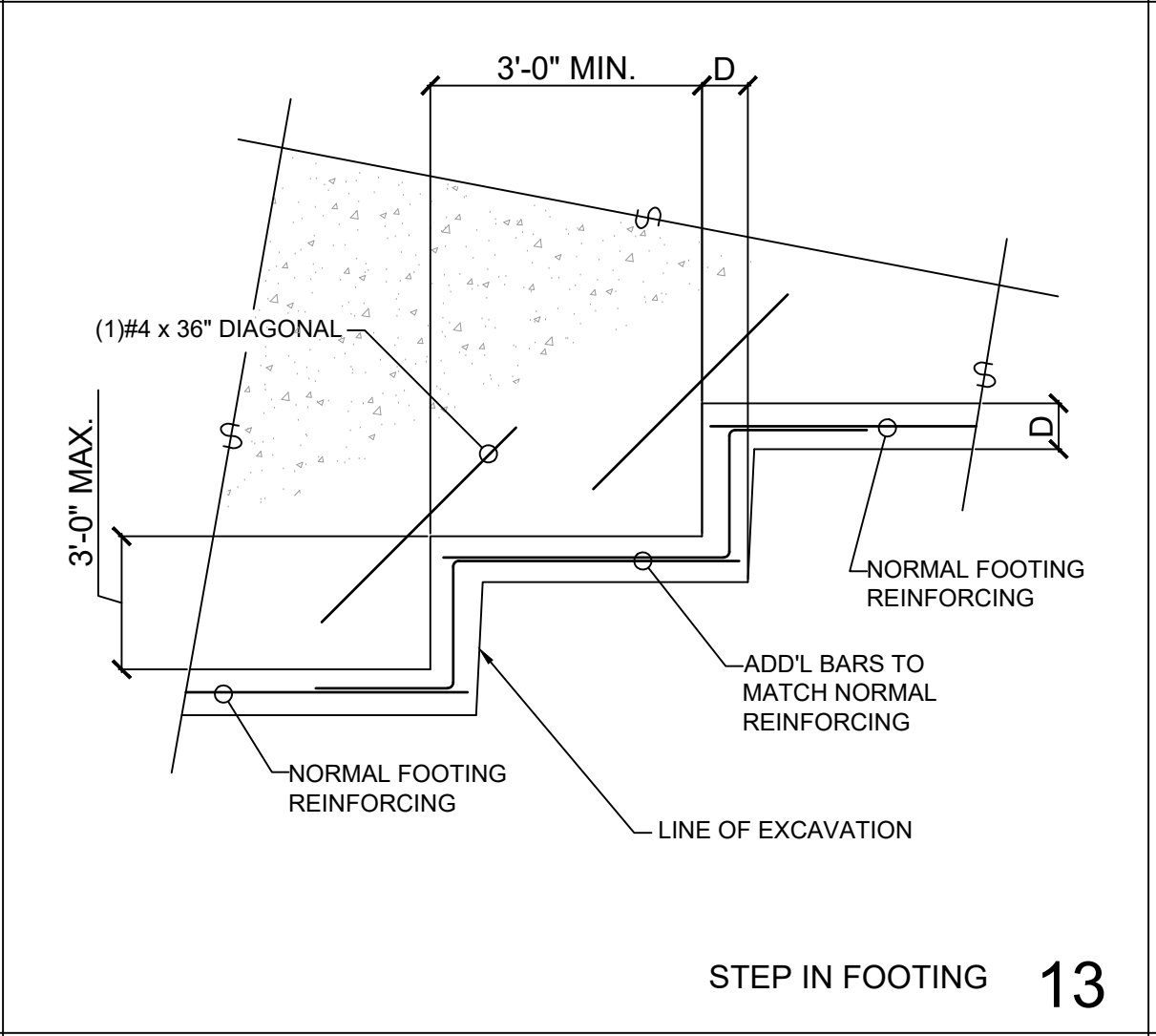
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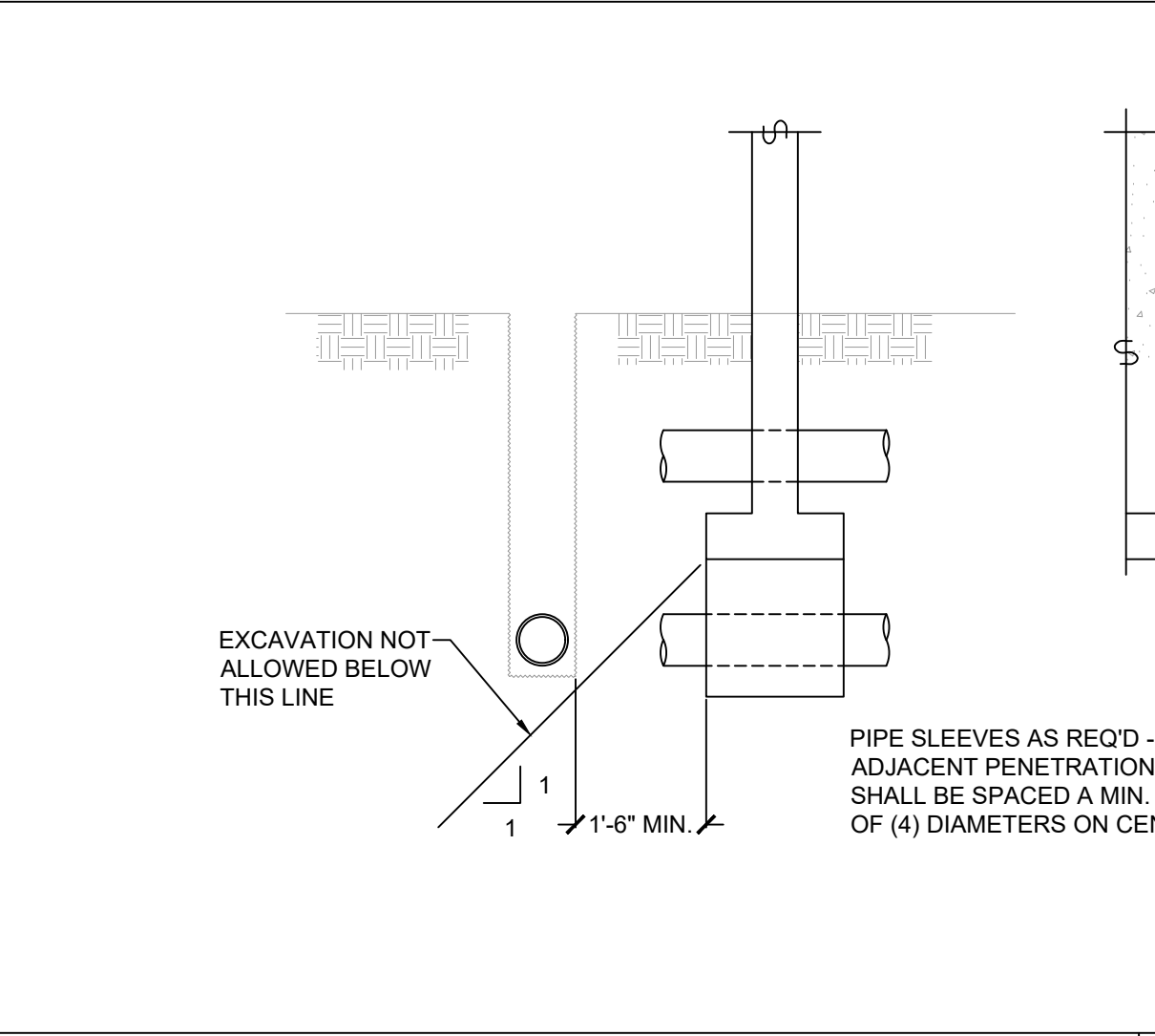
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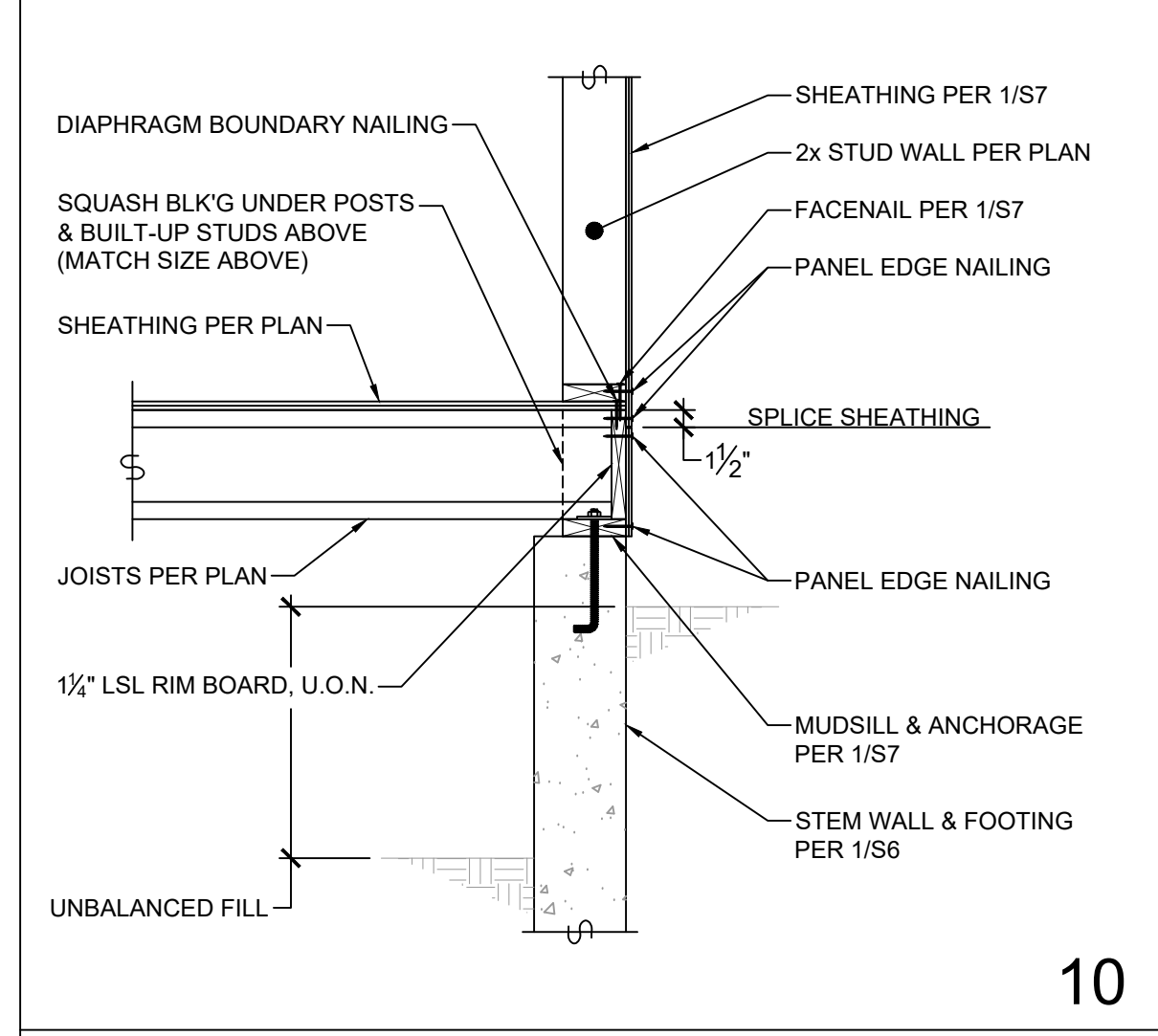


STEP IN FOOTING 13

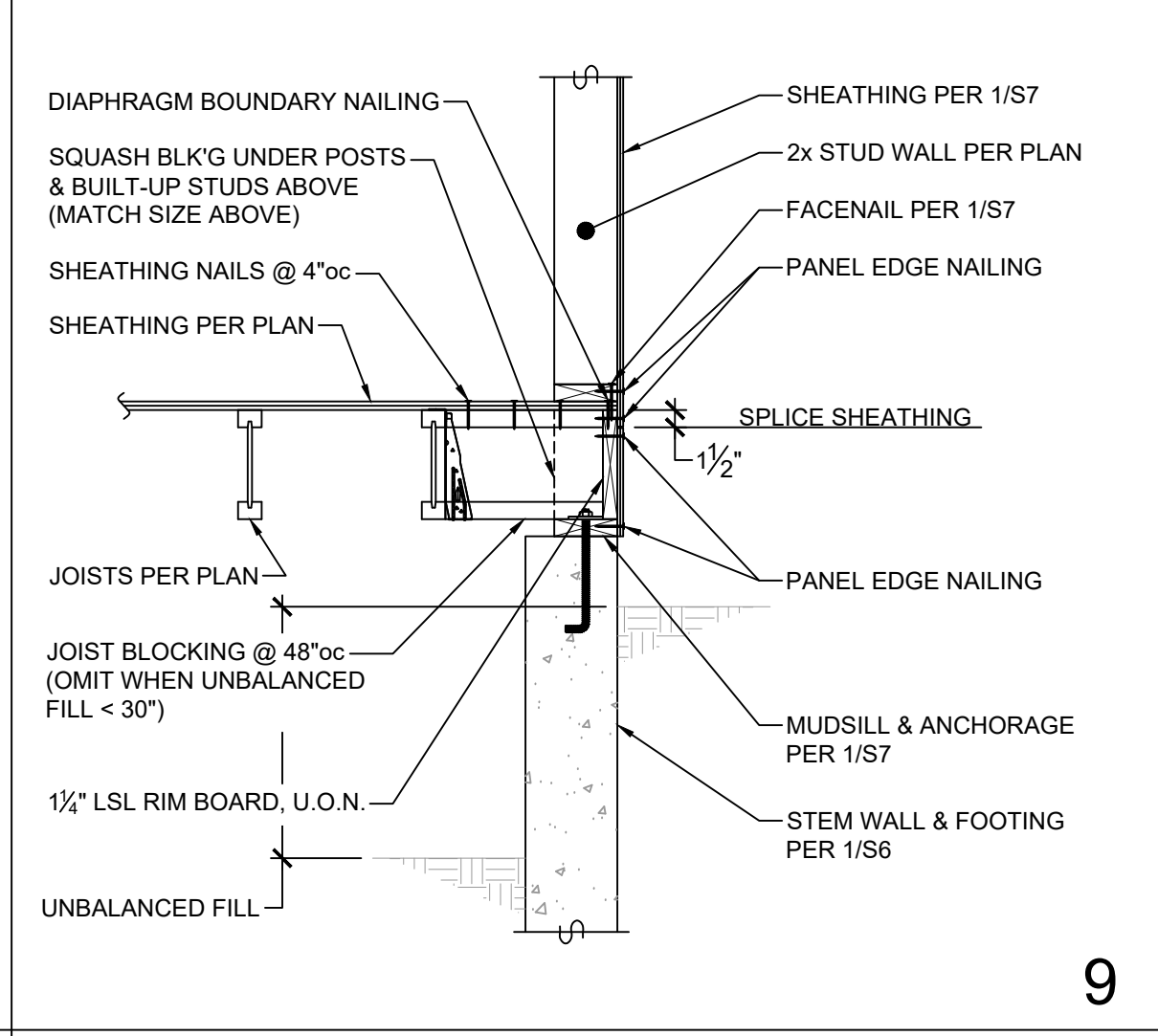


PIPES PENETRATING FOOTINGS

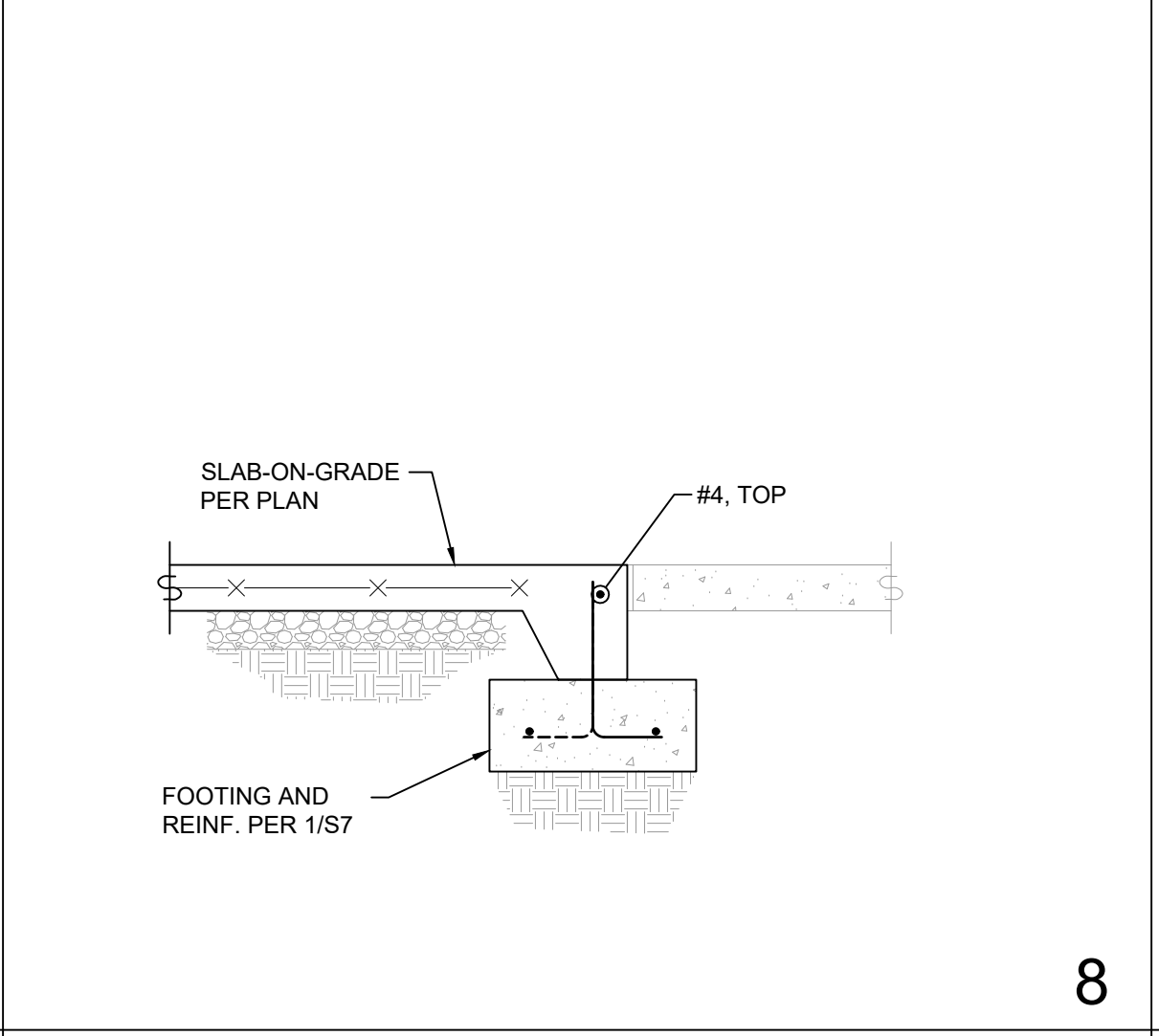
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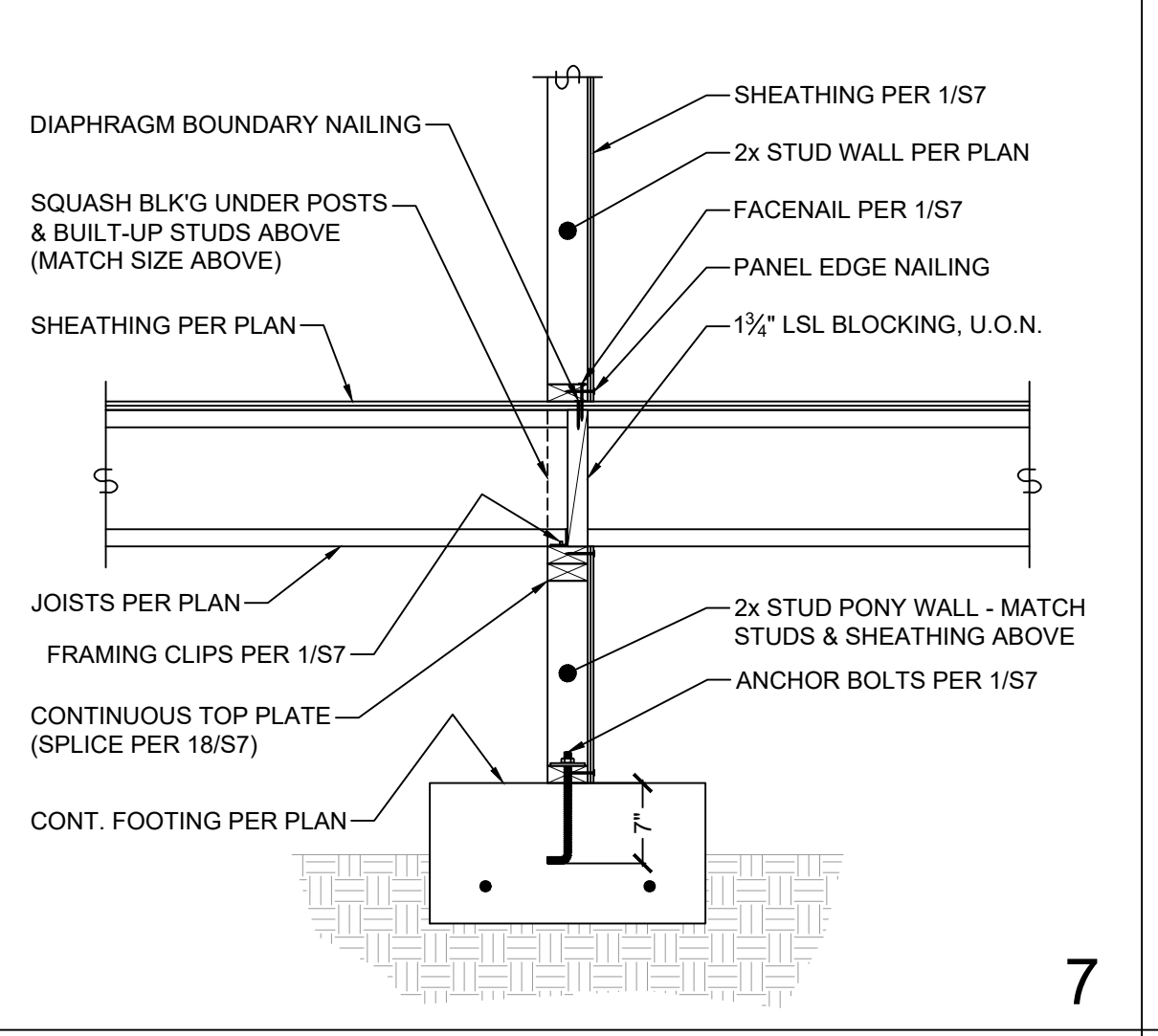
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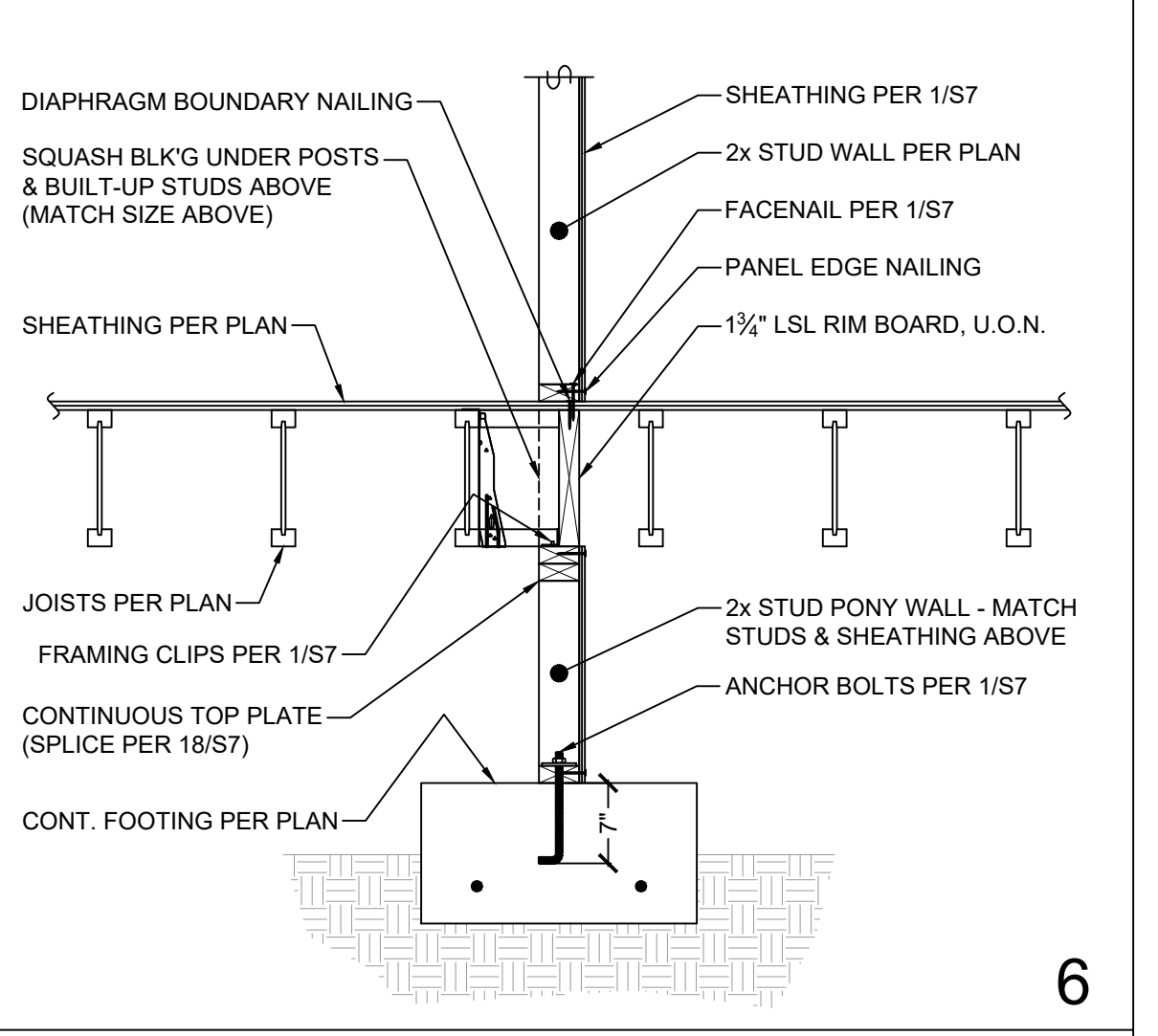
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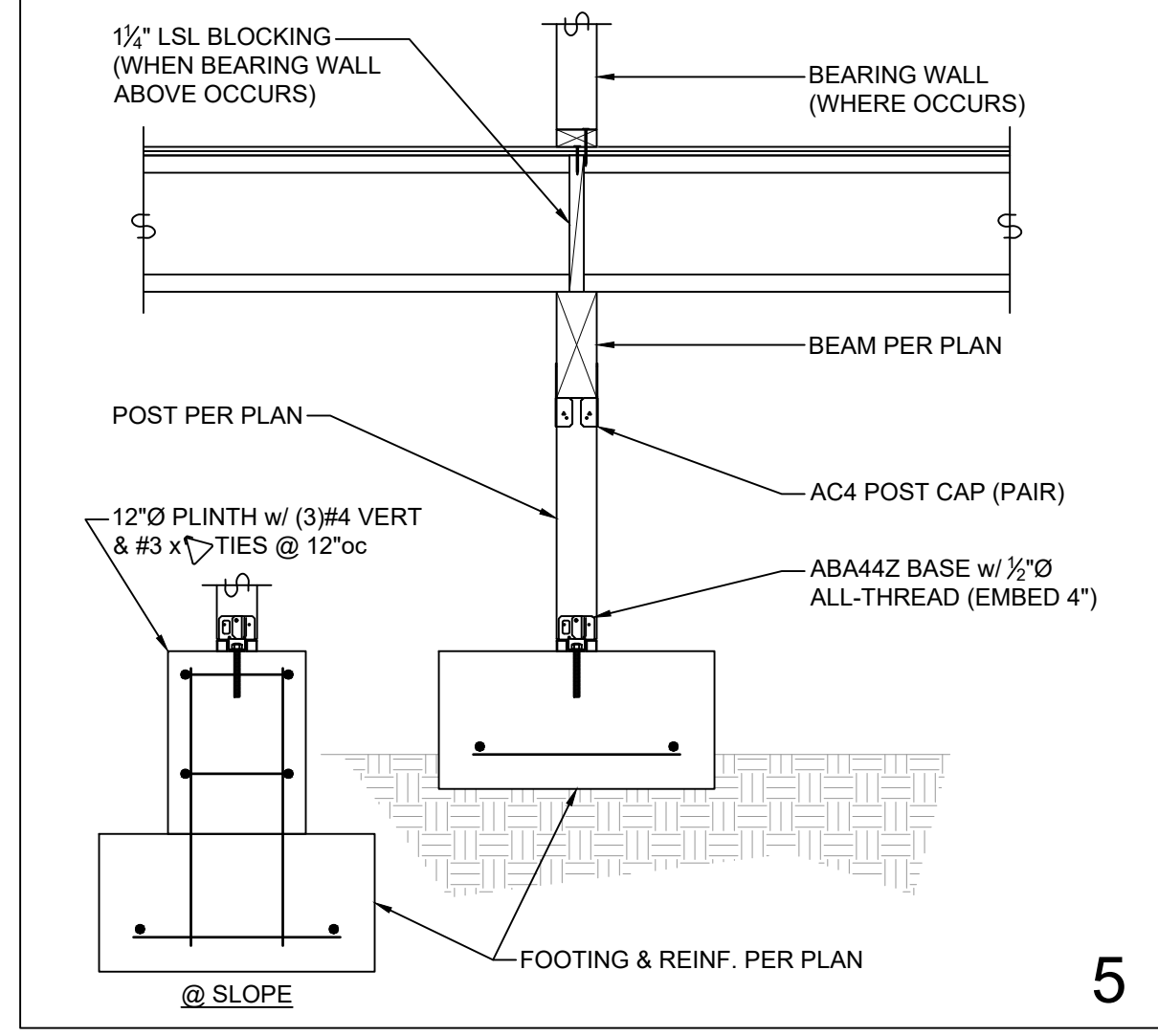
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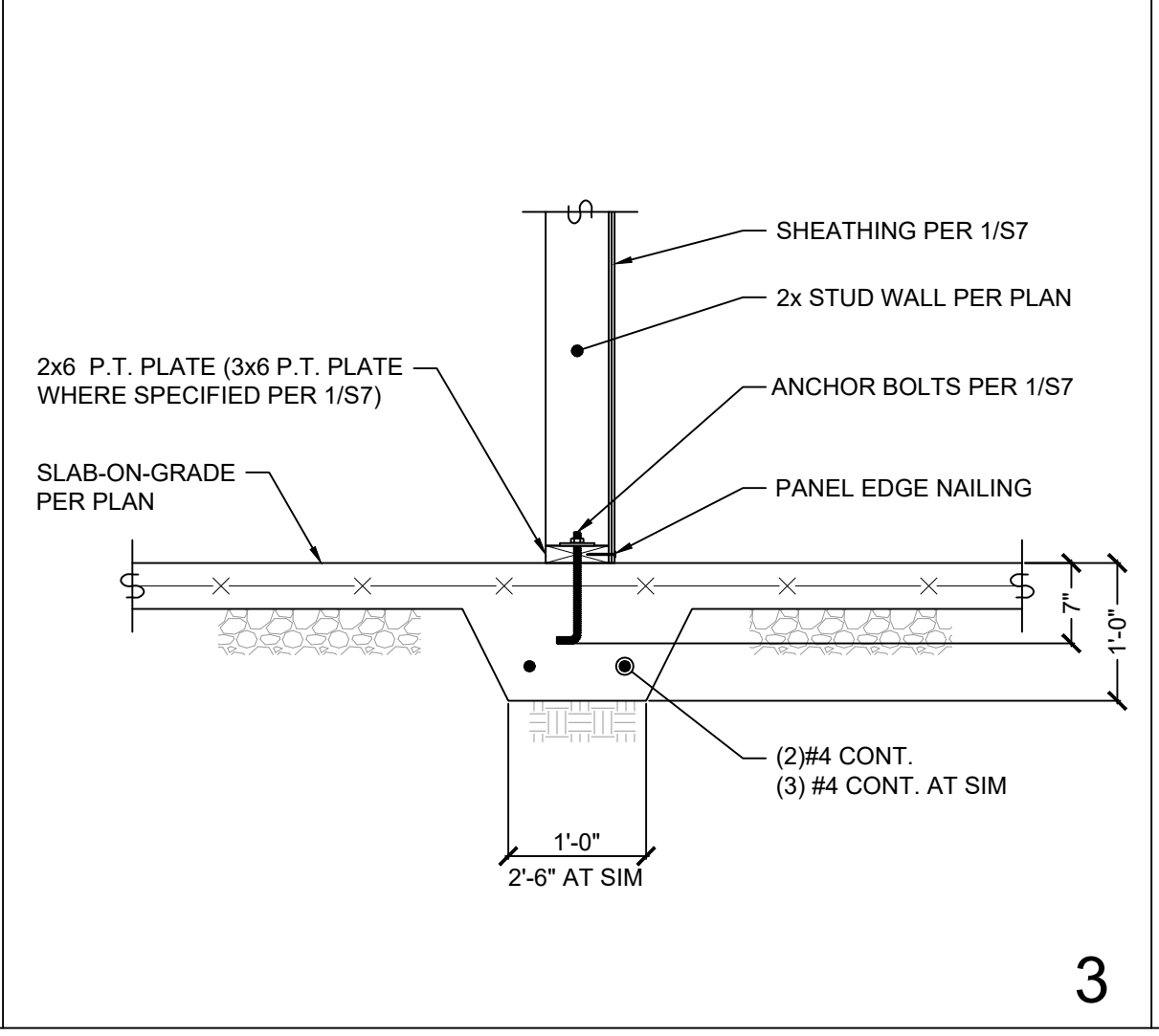
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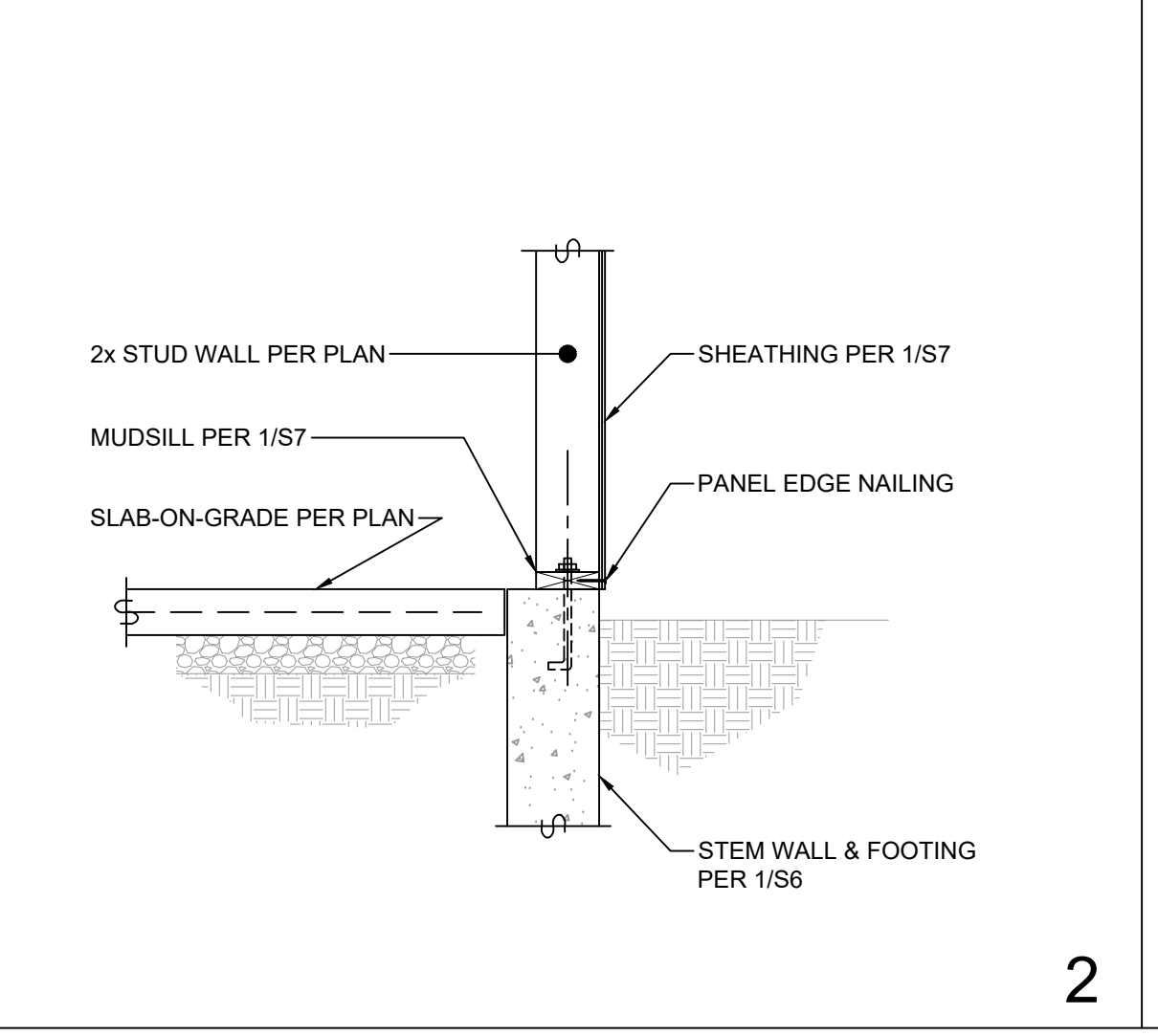
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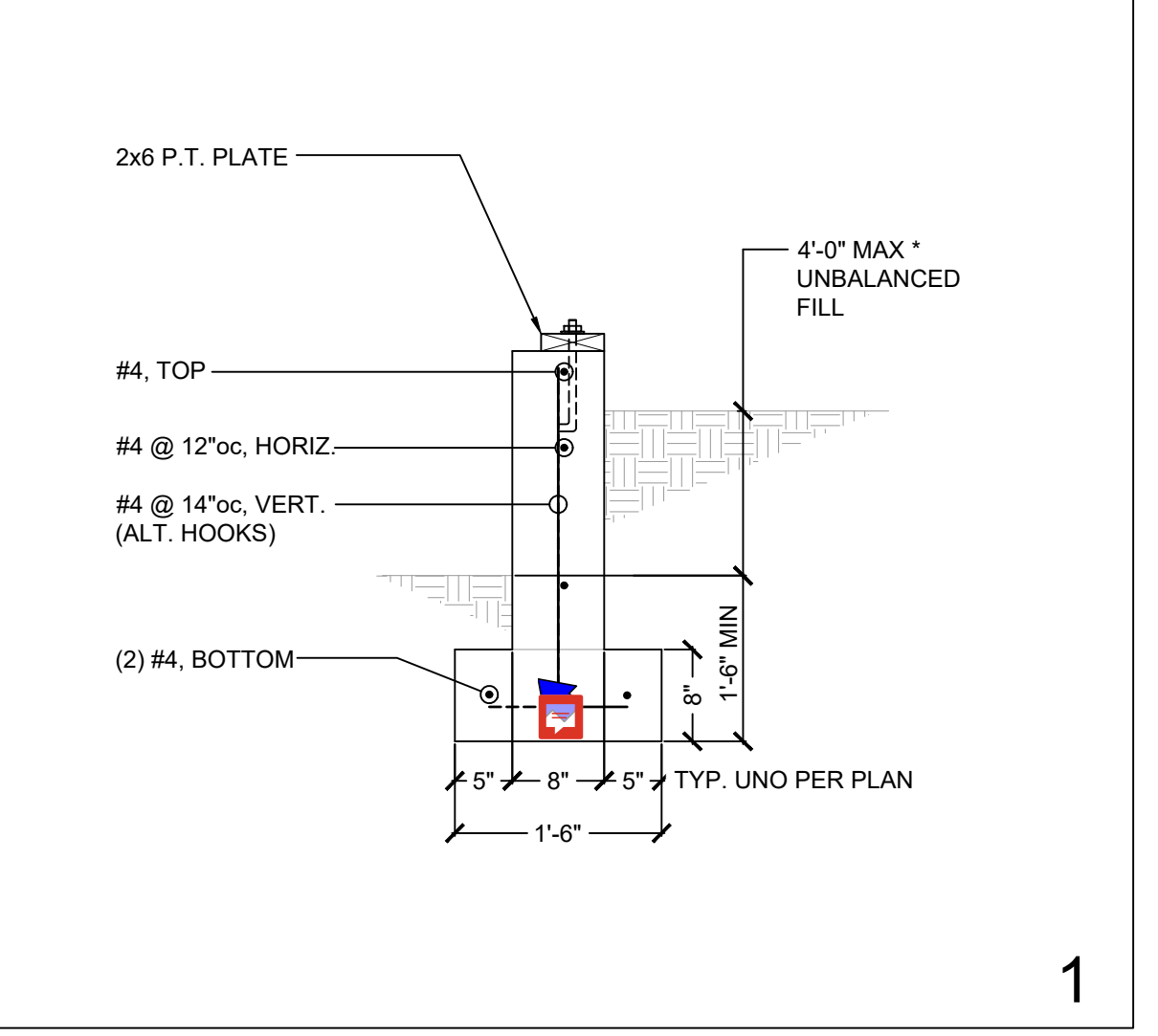
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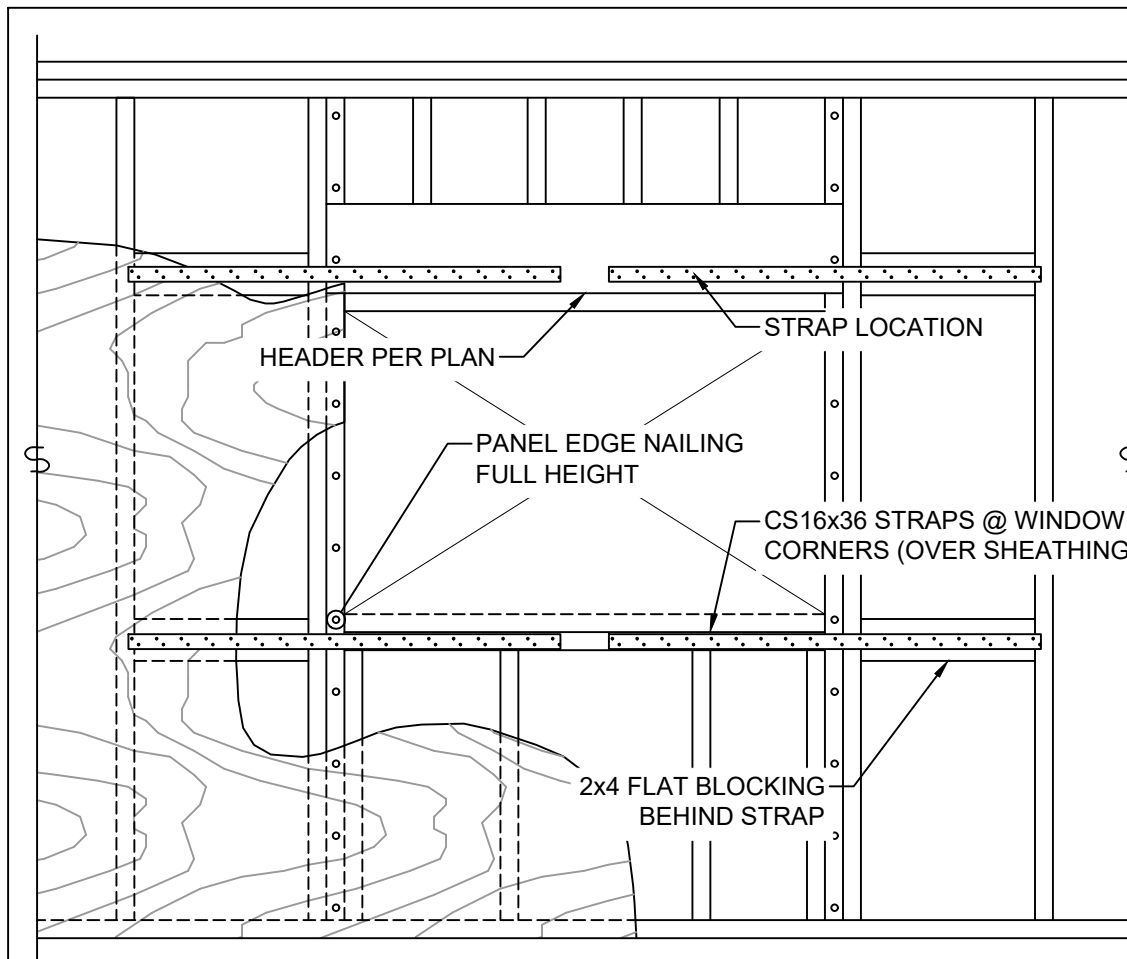
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Revisions To A New Residence for
Teddy and Megan Dann
 3008 70th Avenue S.E. - Mercer Island, WA 98040

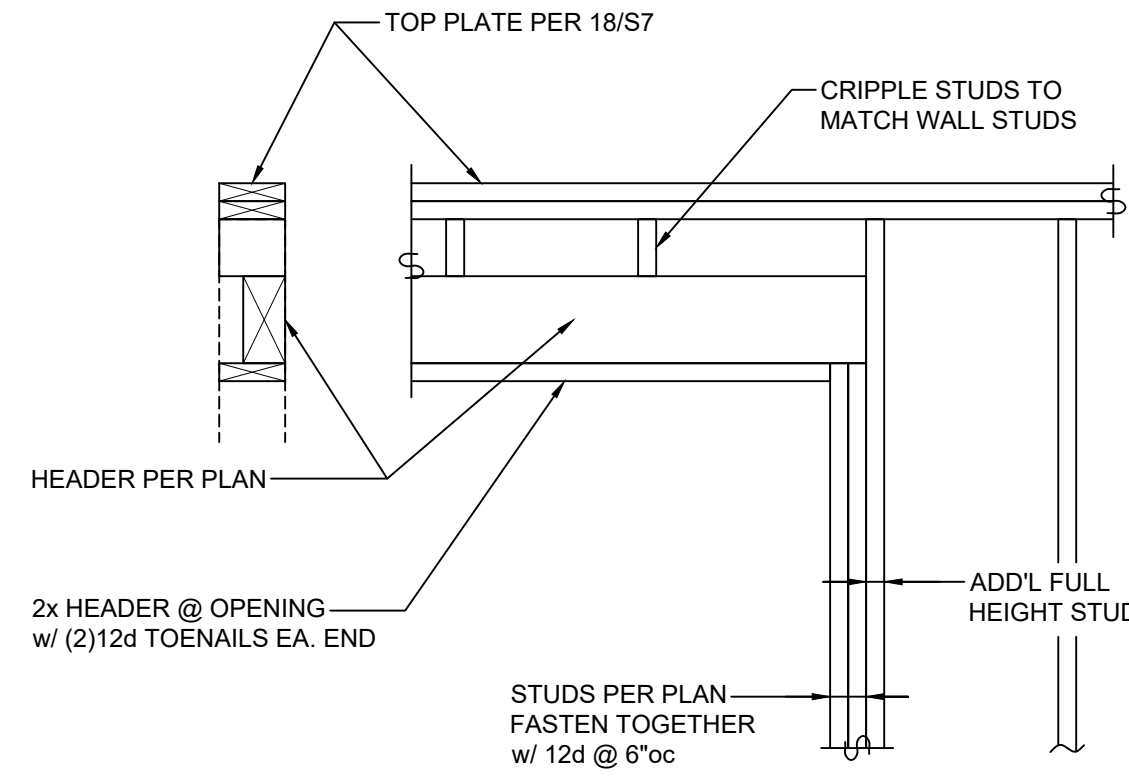
BTL
 ENGINEERING P.S.
 10000 WOODMONT AVENUE, WASHINGTON, WA 98040
 PERMIT: 3/5/2024

RUDOLPH
 ARCHITECTS
 5273 140th Avenue N.E., Bellevue, Washington
 425 558-5588

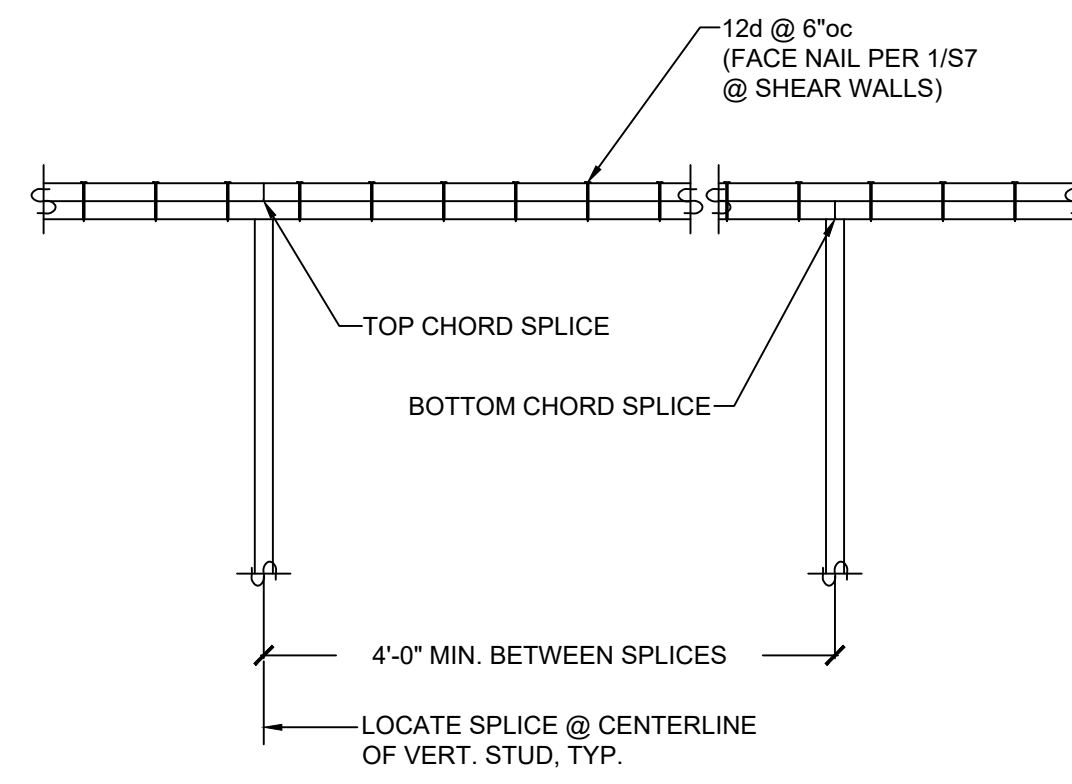
S6



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19



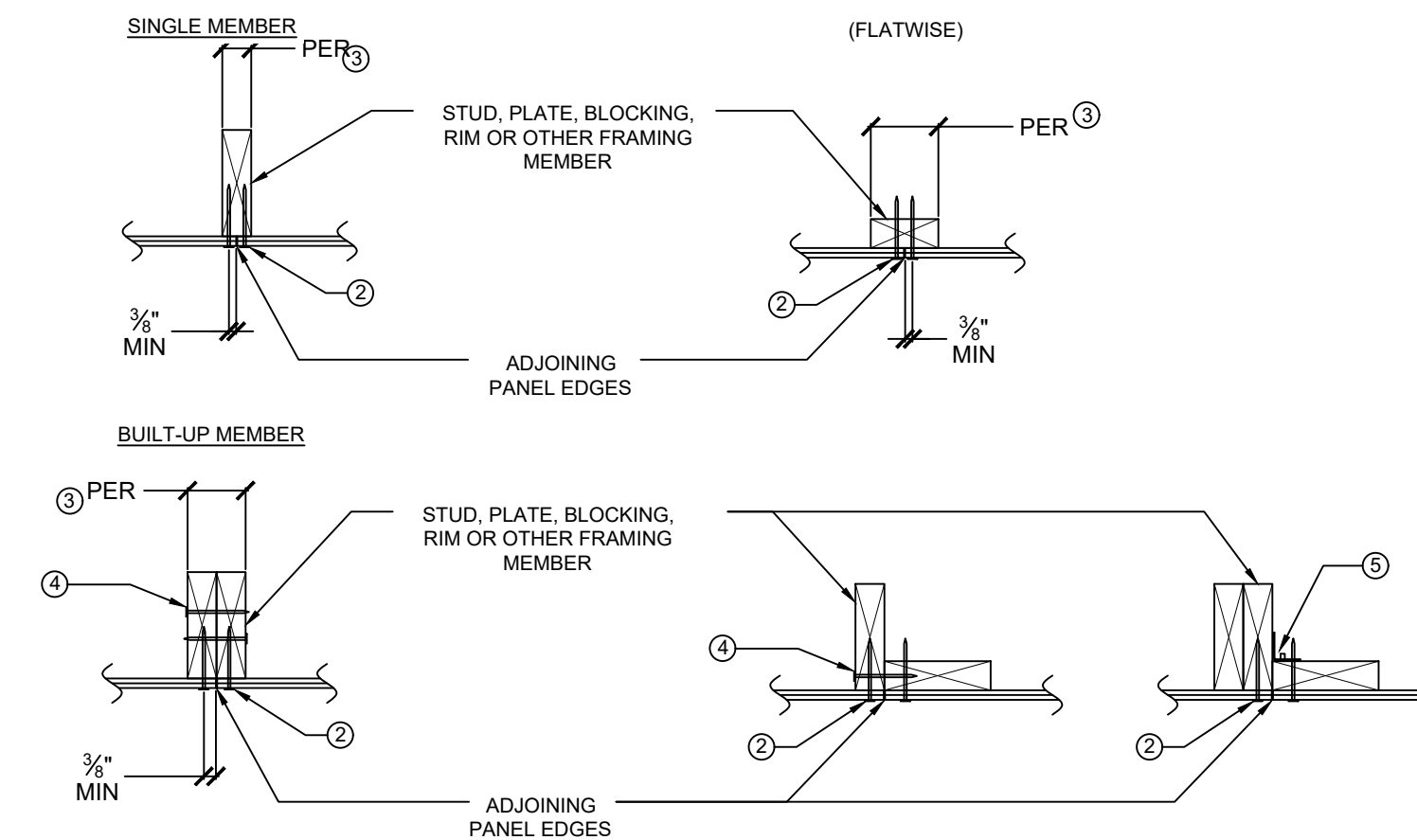
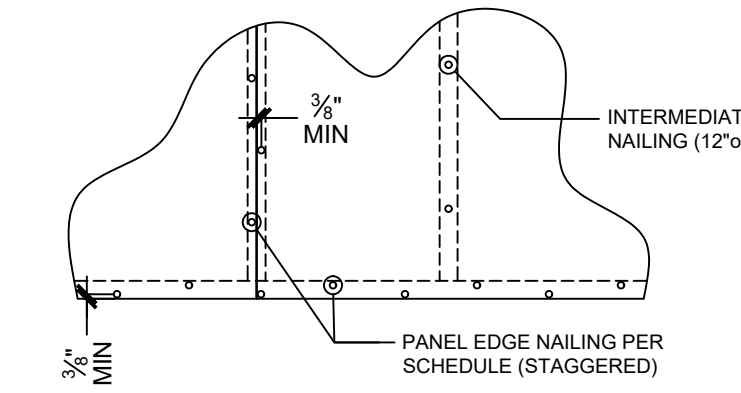
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SHEAR WALL SCHEDULE
(IN ACCORDANCE W/ ANSIAF&PA SDPWS-2015 SECTION 4.3)

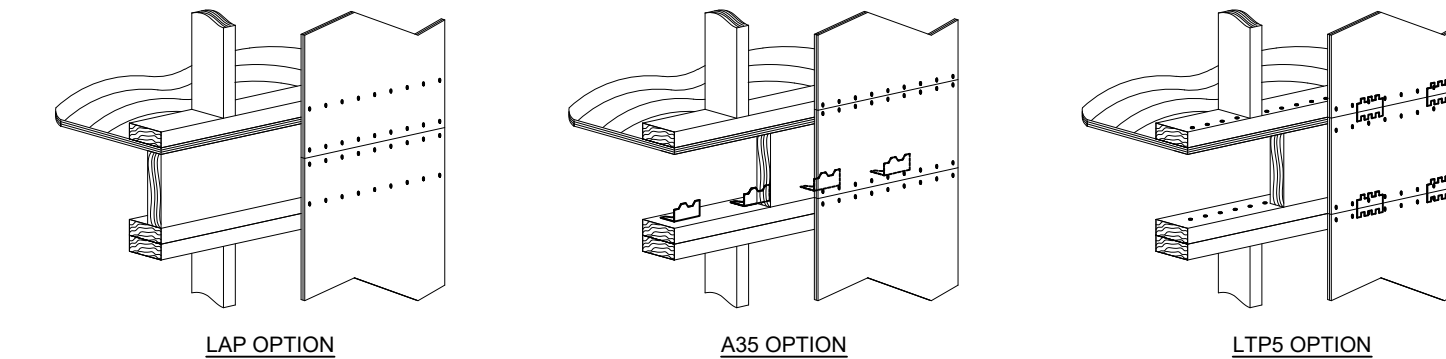
WALL TYPE	① SHEATHING	② PANEL EDGE NAILING	③ MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES		④ FACE NAILING	⑤ FRAMING CLIPS	⑥ ANCHORAGE TO CONCRETE		SEIS/WIND CAPACITY (PLF)
			SINGLE MEMBER	BUILT-UP MEMBER			ANCHOR BOLTS	MUDSILL ANCHORS	
P1-6	1-SIDE	6"oc	2x	-	6"oc	A35 @ 27"oc or LTP4 @ 27"oc	5/8" @ 60"oc	MASAP @ 52"oc	240
P1-4	1-SIDE	4"oc	2x	-	4"oc	A35 @ 18"oc or LTP4 @ 18"oc	5/8" @ 46"oc	MASAP @ 36"oc	350
P1-3	1-SIDE	3"oc	3x	(2)2X	3"oc	A35 @ 14"oc or LTP4 @ 14"oc	5/8" @ 36"oc	MASAP @ 28"oc	450
P1-2	1-SIDE	3"oc	3x	(2)2X	2"oc	A35 @ 7 1/2"oc or LTP4 @ 7 1/2"oc	5/8" @ 28"oc	MASAP @ 18"oc	590

SHEAR WALL SCHEDULE NOTES

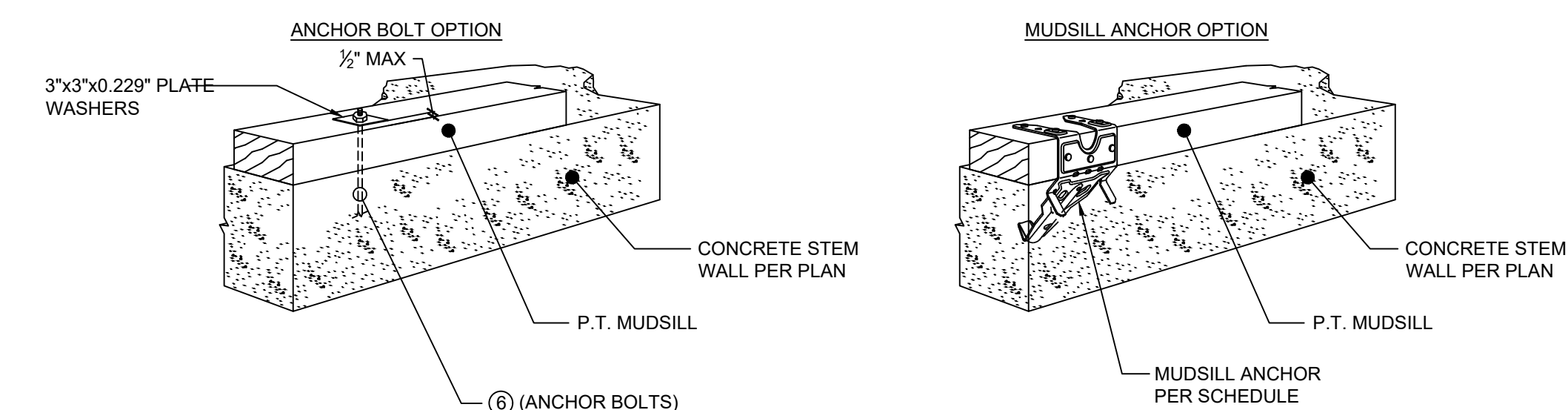
- 1/2" OSB or 1/2" PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (24/0). PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING. (SECTION 4.3.7.1.1)
- PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH SHEATHING NAILS @ 12"oc. MAXIMUM STUD SPACING SHALL BE 16"oc. SHEATHING NAILS SHALL BE 0.131"Ø x 2 1/2". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES. (SECTION 4.3.7.1.2 & SECTION 4.3.7.1.3)
- THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE. (SECTION 4.3.7.1.4)



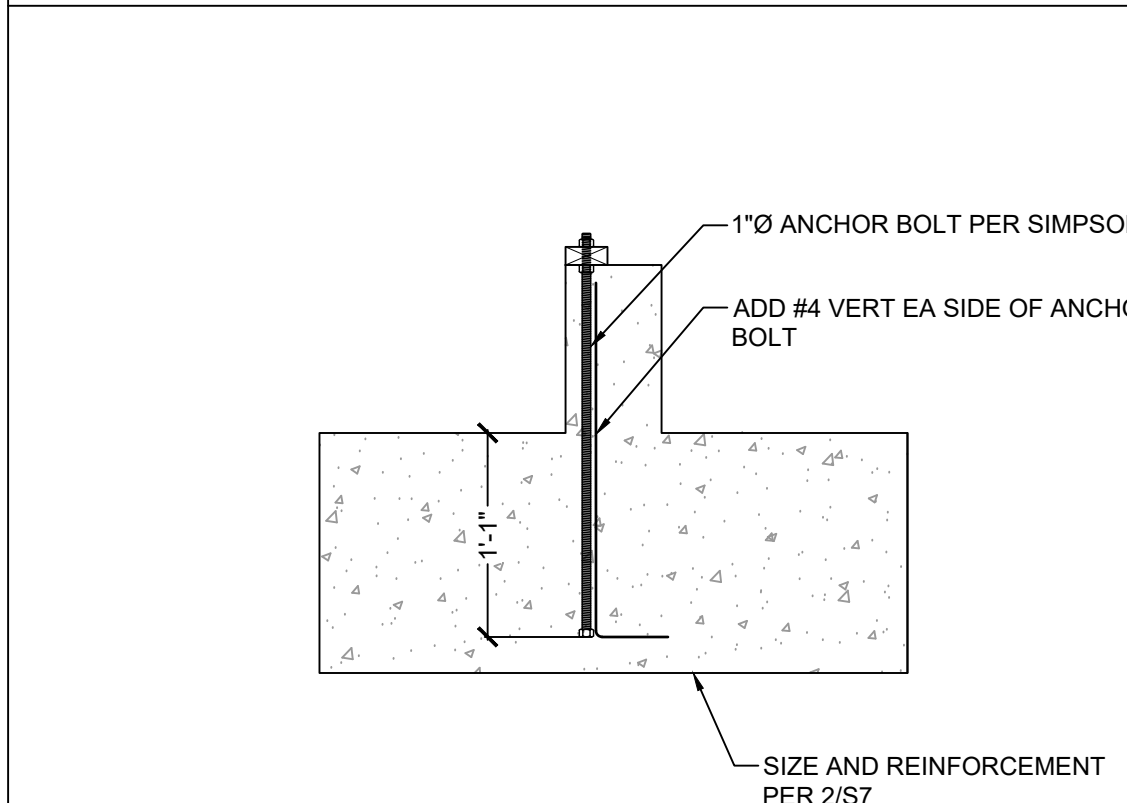
- FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1/2". FRAMING NAILS SHALL BE 0.131"Ø x 3 1/4". 0.131"Ø x 3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.
- AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS.



- ANCHOR BOLTS EMBEDMENT SHALL BE 7". U.O.N. ALL ANCHORS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. IF SHEATHING IS ON BOTH SIDES OF THE WALL, STAGGER THE ANCHOR BOLTS, AS REQUIRED, SO THAT HALF OF THE PLATE WASHERS ARE WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON EACH SIDE. HOLE IN PLATE WASHERS MAY BE DIAGONALLY SLOTTED. (SECTION 4.3.6.4.3)



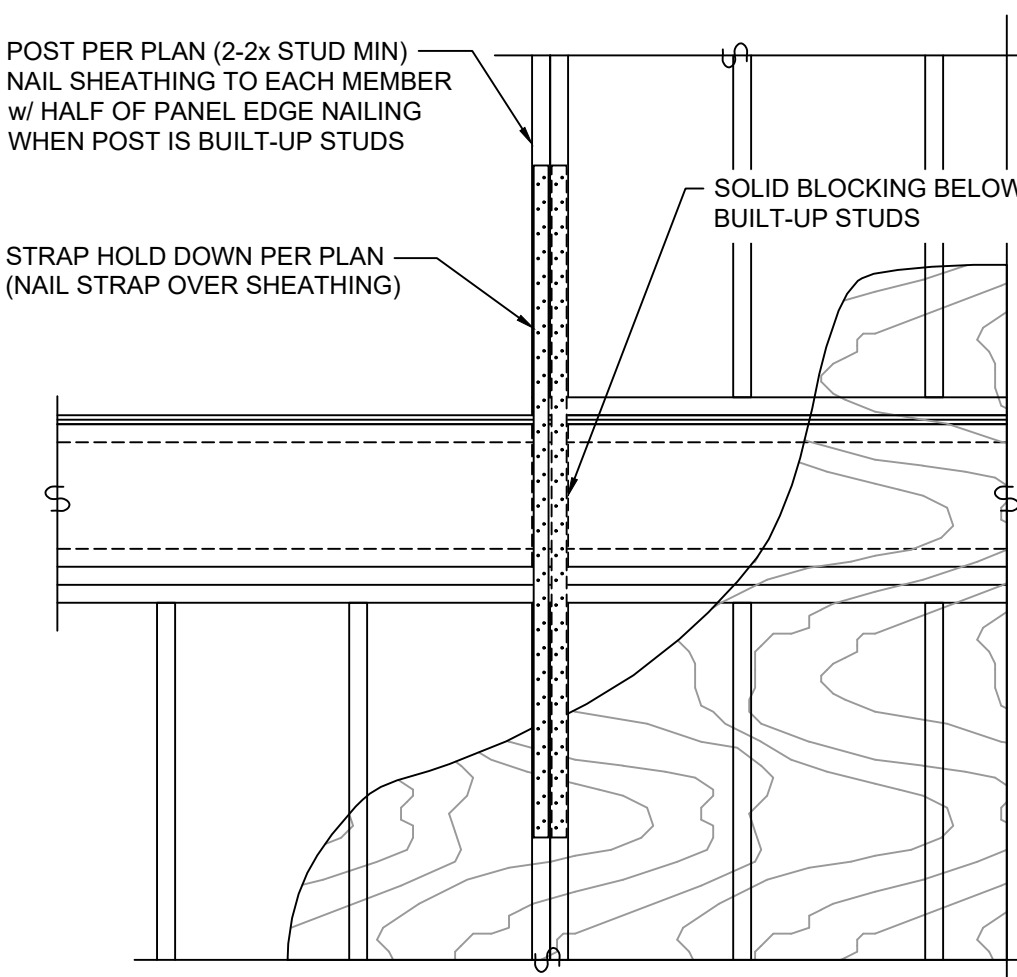
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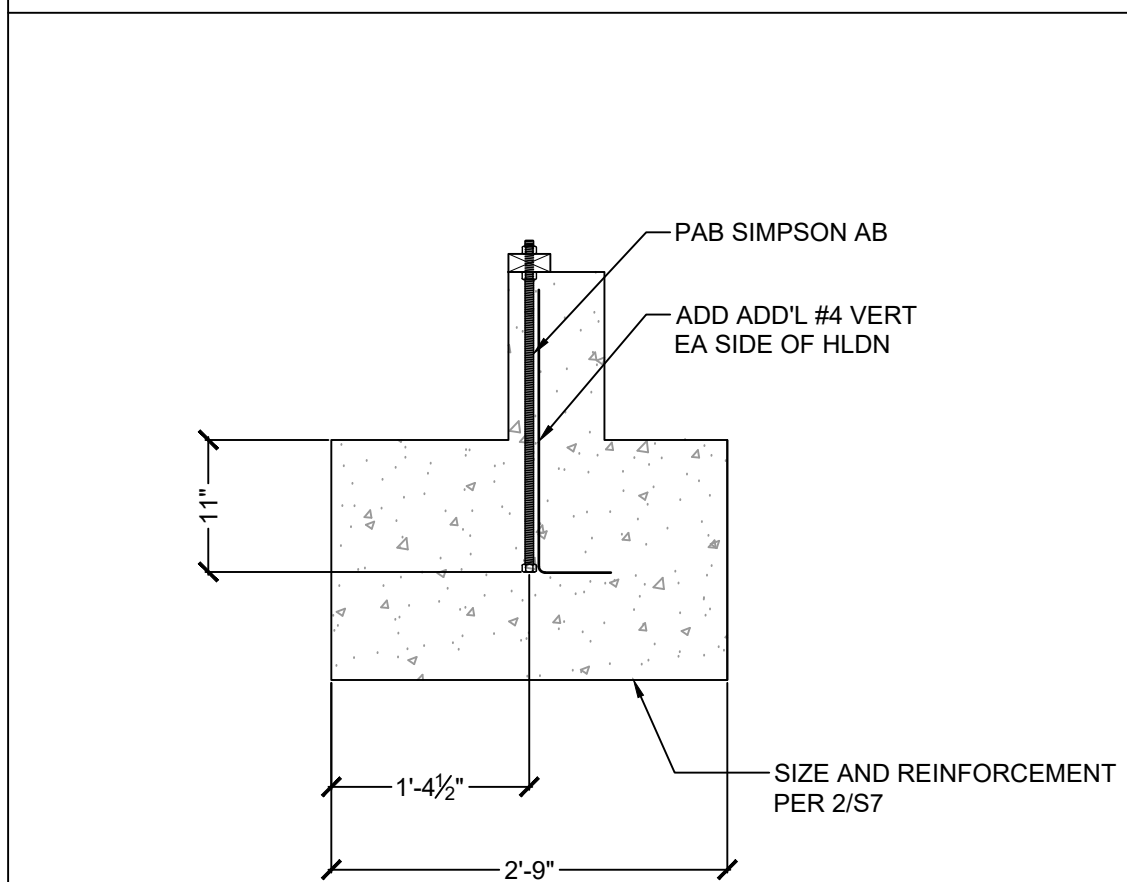
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HOLDOWN	ANCHOR BOLT	EMBEDMENT INTO STEM WALL	MIN POST SIZE REQ'D
HDU2-SDS2.5	SSTB16	13"	(2)2x
HDU4-SDS2.5	SSTB24	21"	(2)2x
HDU8-SDS2.5	SSTB28	25"	4x6
HDU11-SDS2.5	PAB8	SEE 6/S7	4x6

14



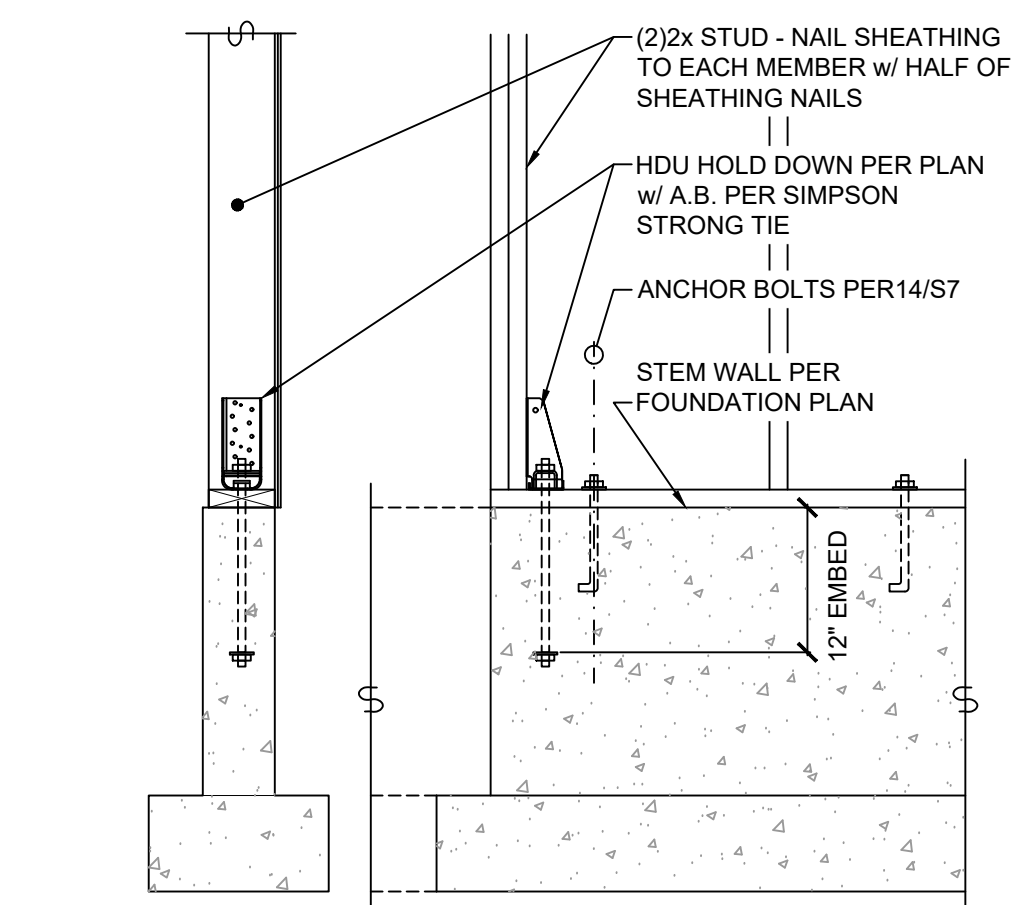
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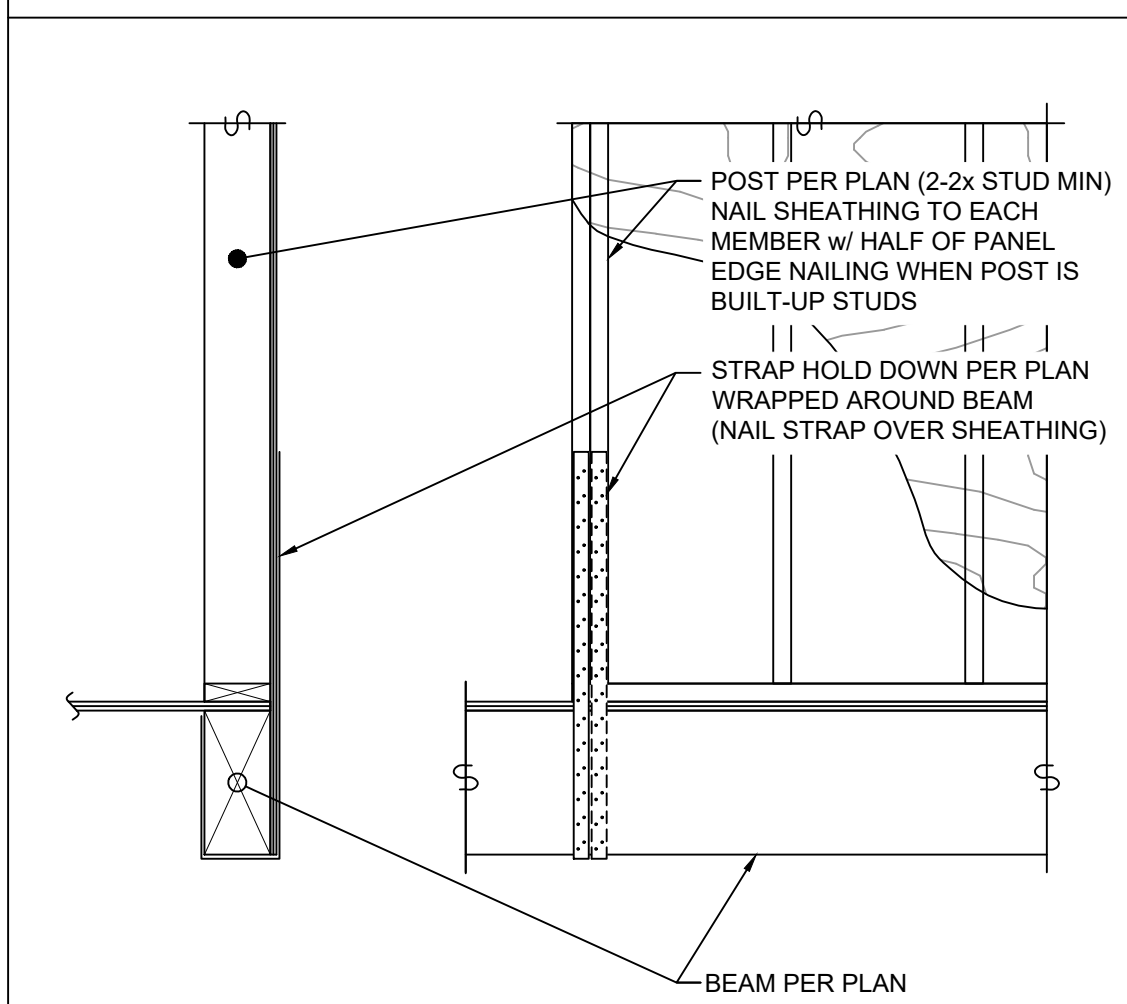
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PLAN CALLOUT	SIZE	REINFORCING	DETAIL REFERENCE
18	18" sq x 8" thick	(2)#4 EA. WAY BOTTOM	-
24	24" sq x 8" thick	(2)#4 EA. WAY BOTTOM	-
30	30" sq x 8" thick	(3)#4 EA. WAY BOTTOM	-
36	36" sq x 12" thick	(3)#4 EA. WAY BOTTOM	-
42	42" sq x 12" thick	(4)#4 EA. WAY BOTTOM	-
48	48" sq x 12" thick	(5)#4 EA. WAY BOTTOM	-

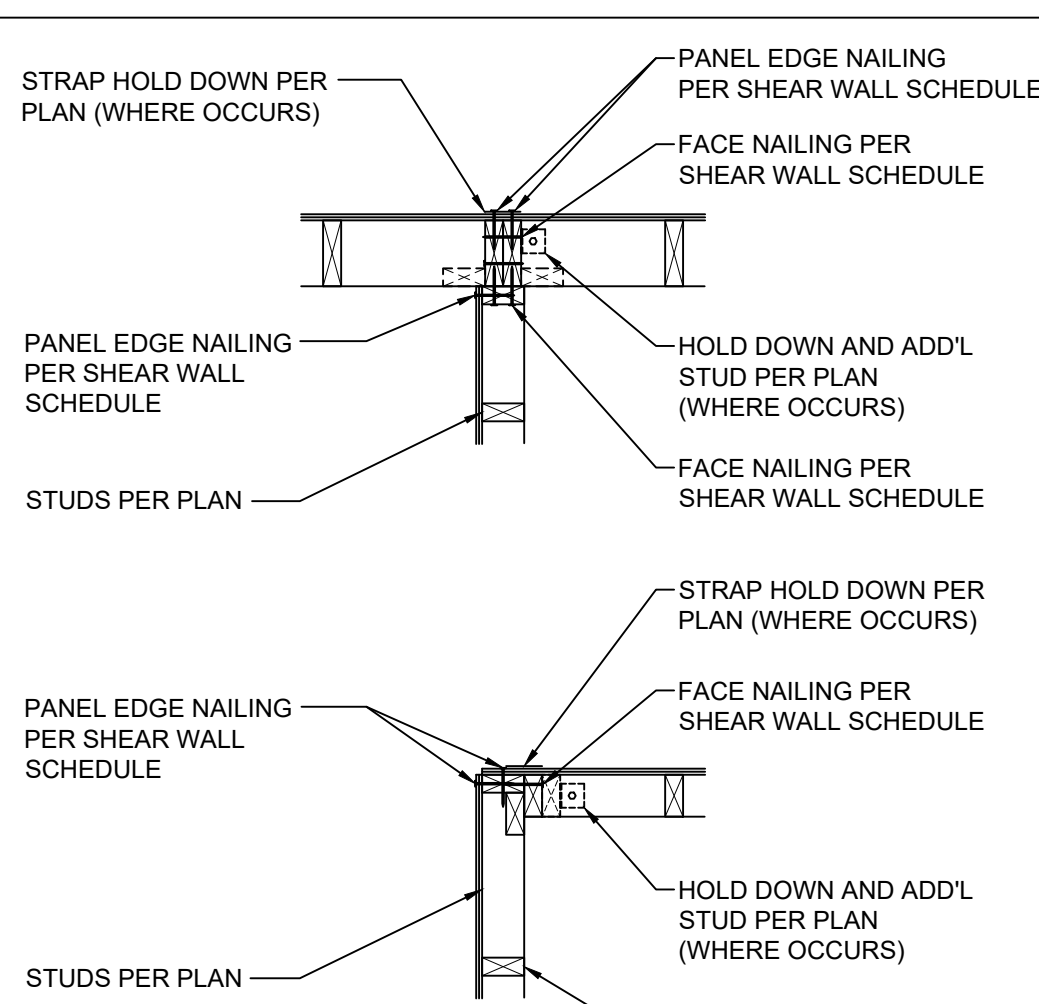
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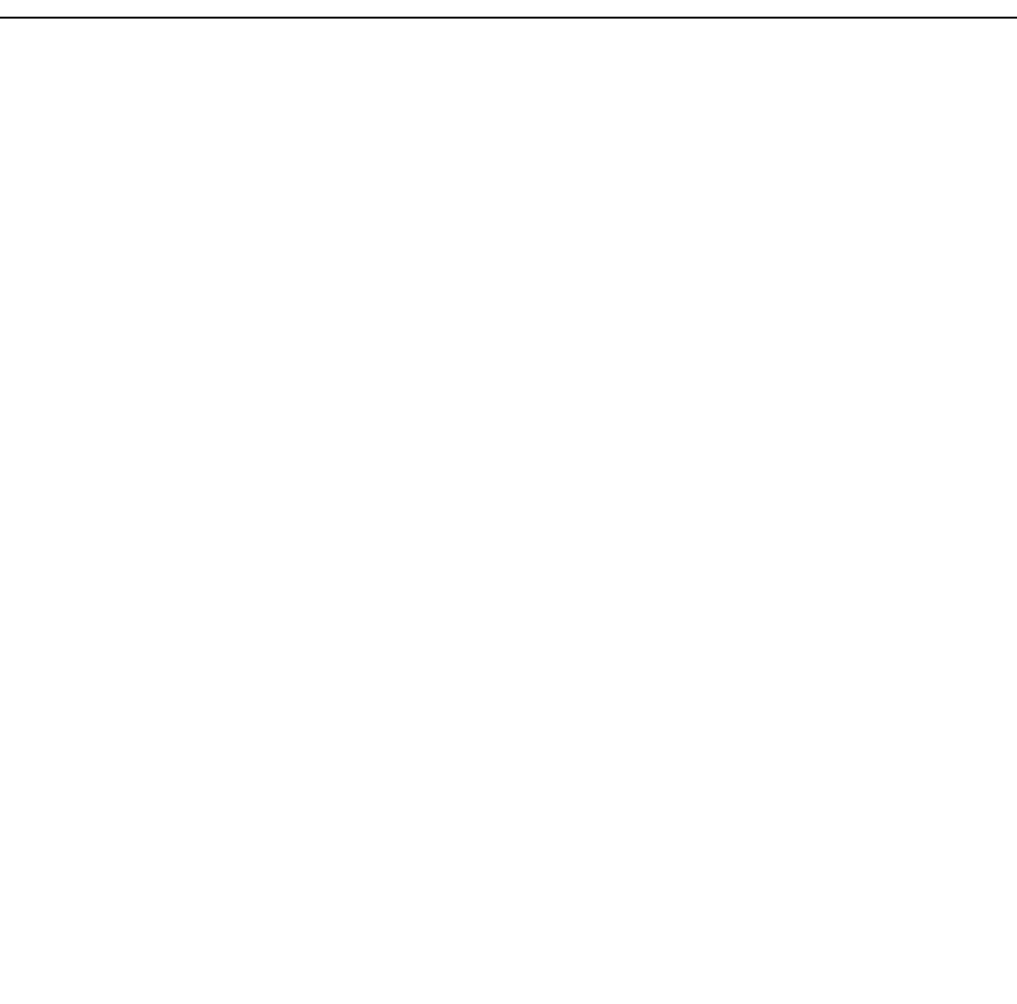
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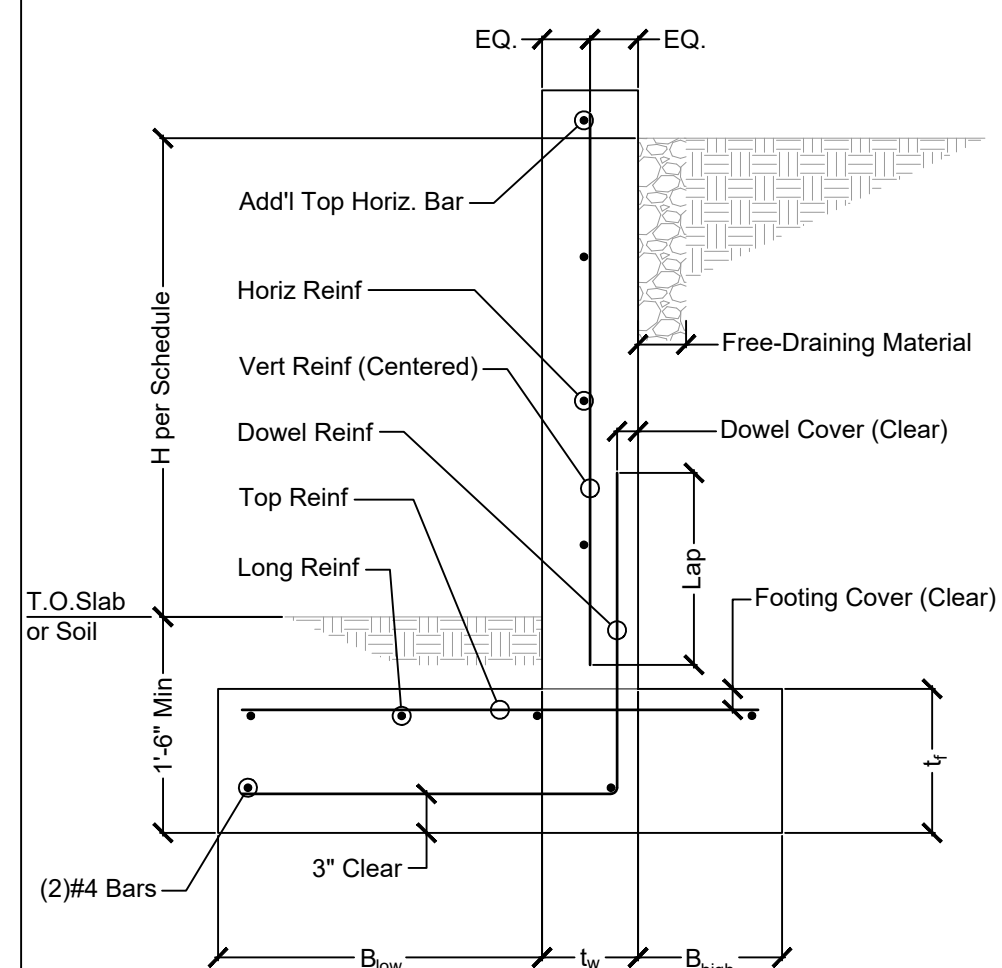
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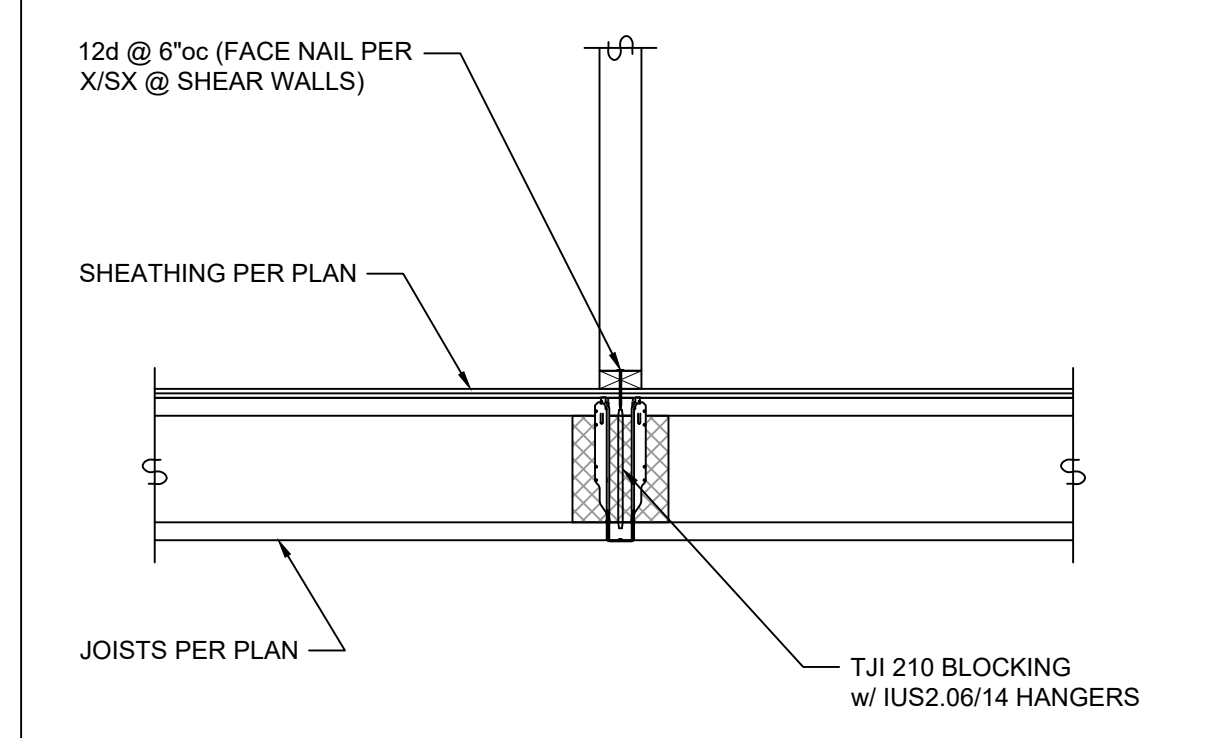
H	B _{low}	t _w	B _{high}	t _f	Dowel Cover	Footing Cover	Vert Reinf	Dowel Reinf	Horiz Reinf	Top Reinf	Long Reinf	Lap
10'	3'-0"	8"	1'-6"	12"	1 1/2"	1 1/2"	#6 @ 7"	#6 @ 7"	#5 @ 18"	#4 @ 9"	(5)#4	42"
9'	2'-6"	8"	1'-6"	12"	1 1/2"	1 1/2"	#5 @ 7"	#5 @ 7"	#5 @ 18"	#4 @ 12"	(4)#4	36"
8.5'	2'-6"	8"	1'-3"	12"	1 1/2"	1 1/2"	#5 @ 9"	#5 @ 9"	#5 @ 18"	#4 @ 15"	(4)#4	36"
8'	2'-3"	8"	1'-3"	12"	1 1/2"	1 1/2"	#5 @ 11"	#5 @ 11"	#5 @ 18"	#4 @ 18"	(4)#4	36"
7.5'	2'-3"	8"	1'-0"	12"	1 1/2"	1 1/2"	#5 @ 13"	#5 @ 13"	#5 @ 18"	#4 @ 18"	(3)#4	30"
7'	2'-0"	8"	1'-0"	12"	1 1/2"	1 1/2"	#5 @ 17"	#5 @ 17"	#5 @ 18"	#4 @ 18"	(3)#4	30"
6'	1'-9"	8"	9"	12"	1 1/2"	1 1/2"	#4 @ 12"	#4 @ 12"	#5 @ 18"	#4 @ 18"	(2)#4	24"
5'	1'-3"	8"	9"	12"	1 1/2"	1 1/2"	#4 @ 16"	#4 @ 16"	#5 @ 18"	#4 @ 18"	(2)#4	24"

4" SEE STANDARD FOOTING

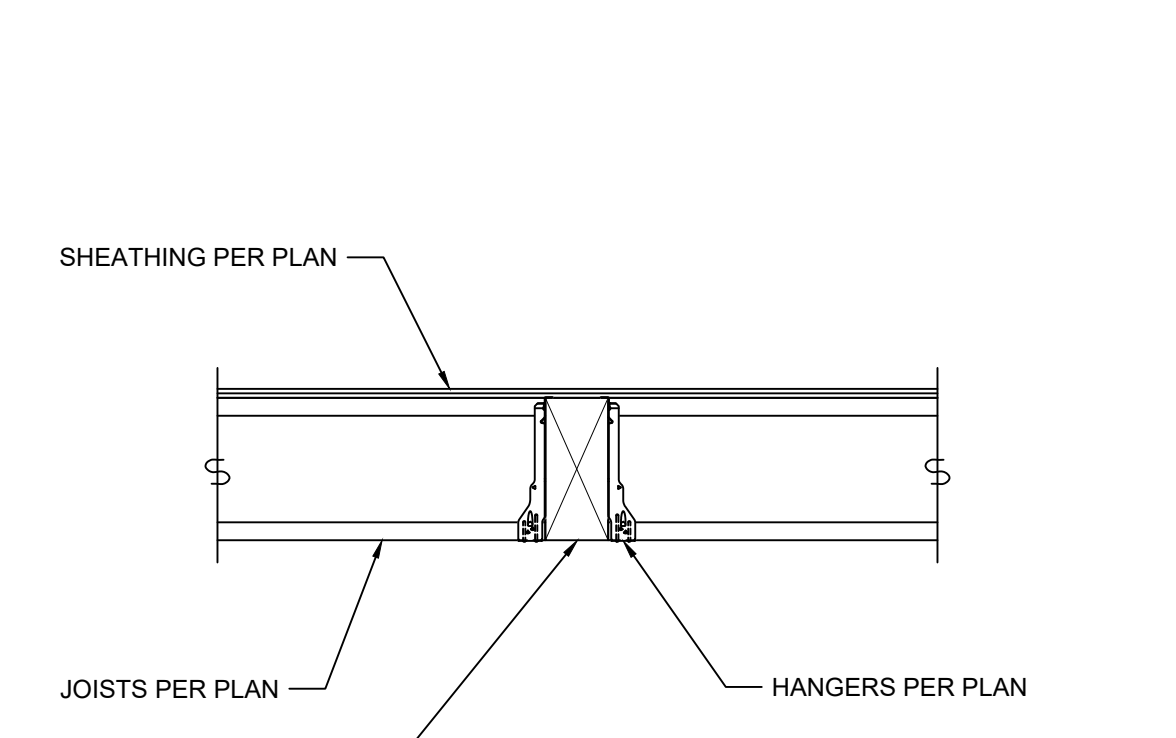
SOIL BEARING PRESSURE: 1500 PSF
 ACTIVE EARTH PRESSURE: 35 PCF
 PASSIVE EARTH PRESSURE: 300 PCF
 FRICTION COEFFICIENT: 0.35
 SEISMIC SURCHARGE: 6H

CONCRETE STRENGTH: 2500 PSI
 #4 STEEL STRENGTH (GR40): 40 KSI
 #5/#6 STEEL STRENGTH (GR60): 60 KSI

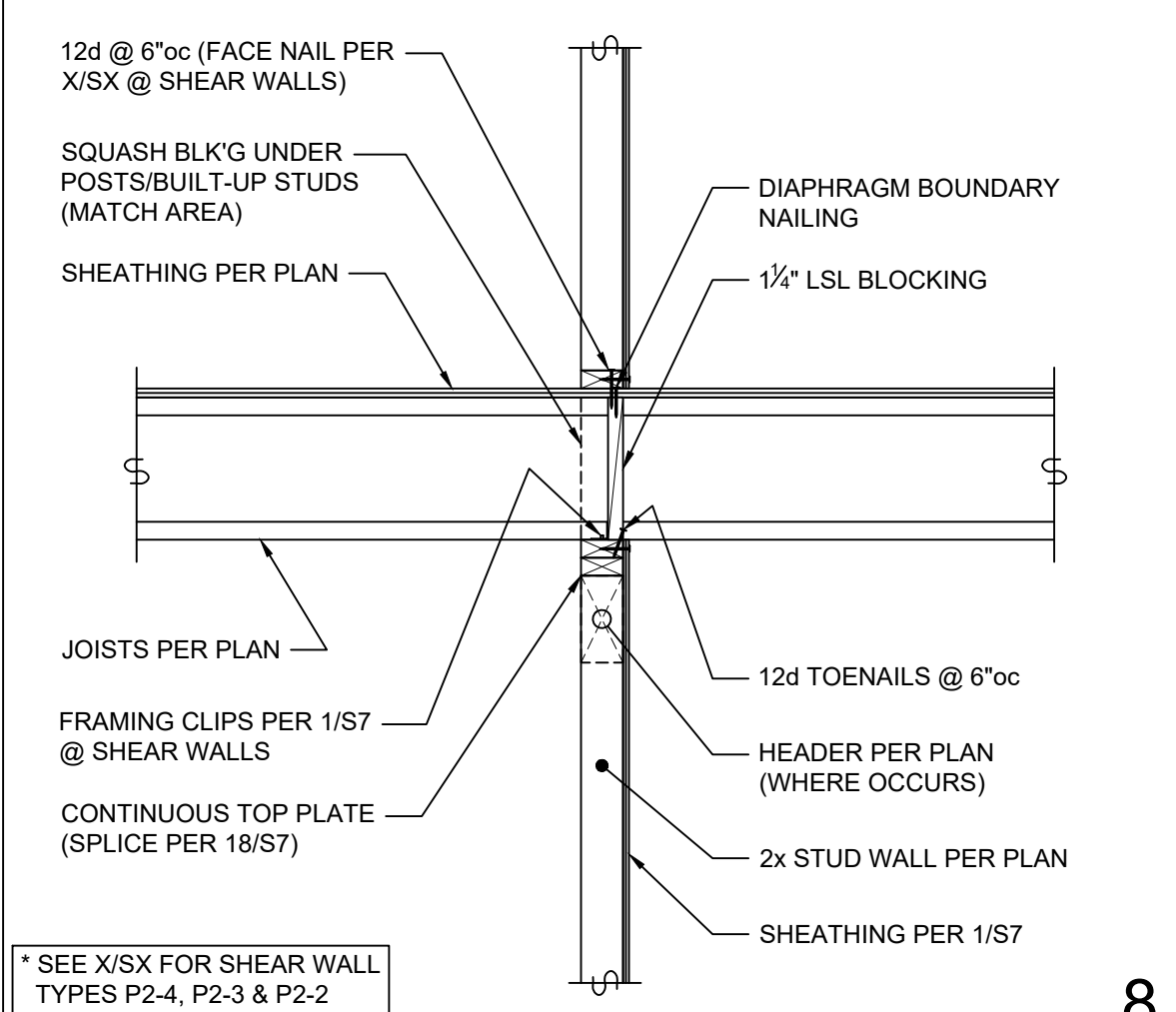
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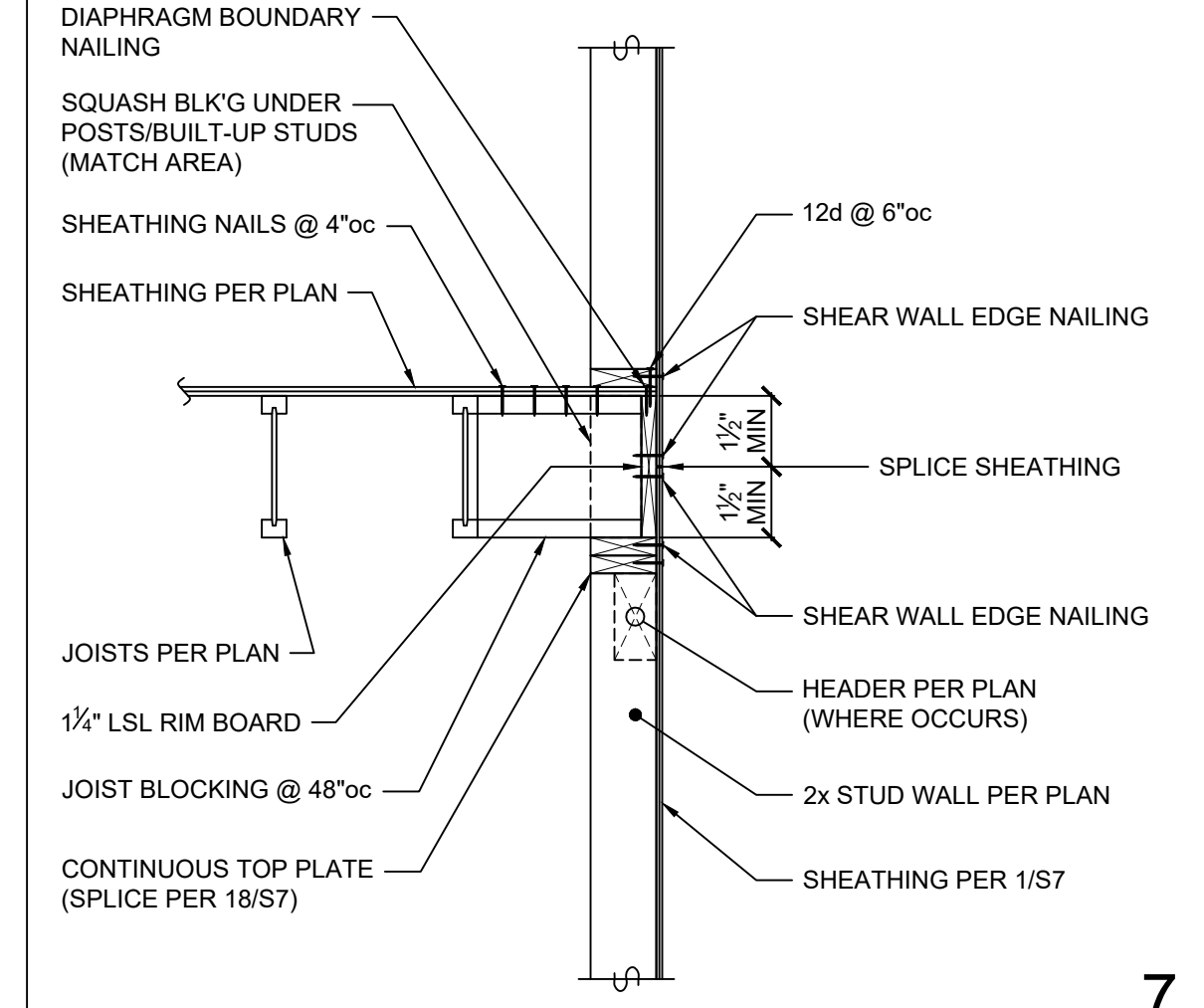


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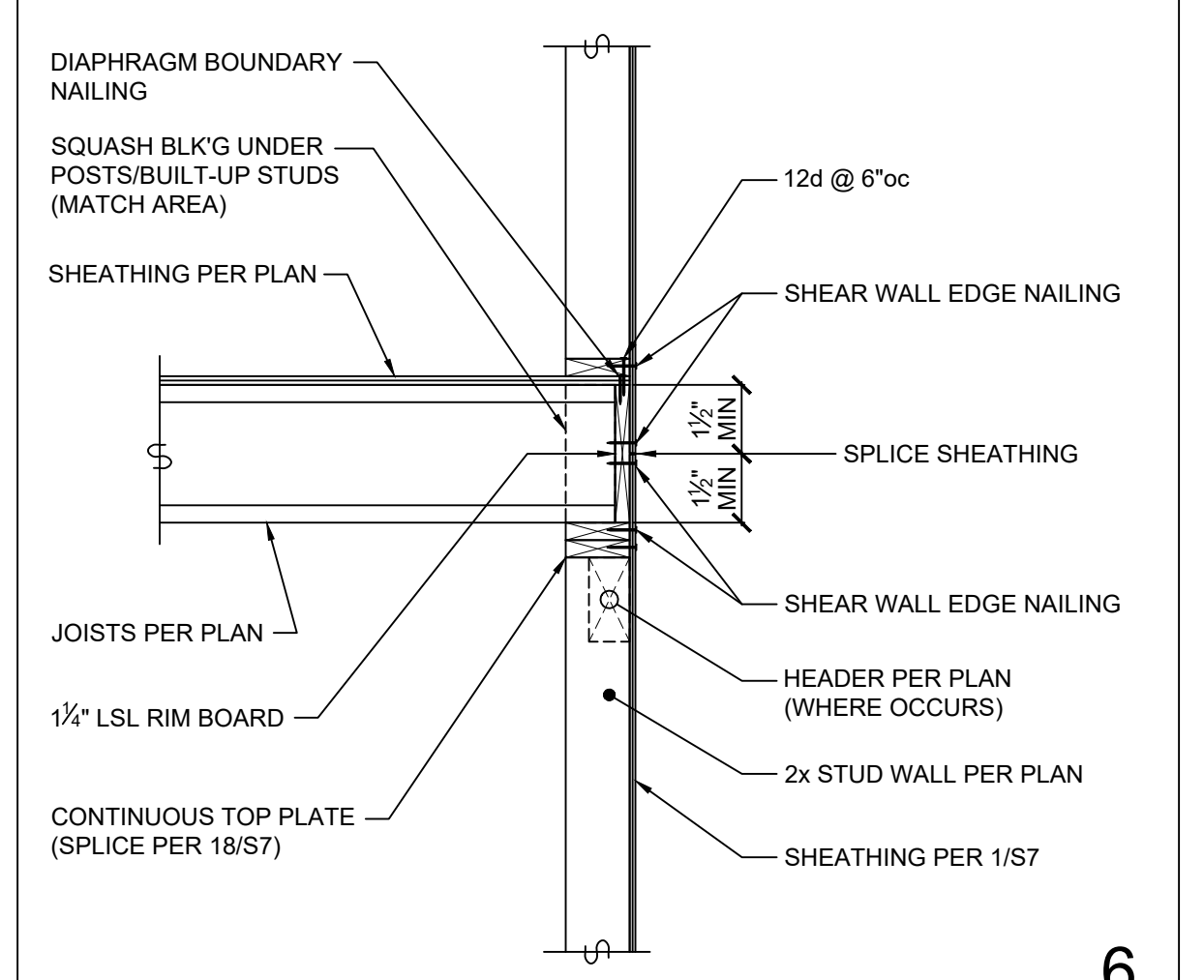


* SEE X/SX FOR SHEAR WALL TYPES P2-4, P2-3 & P2-2

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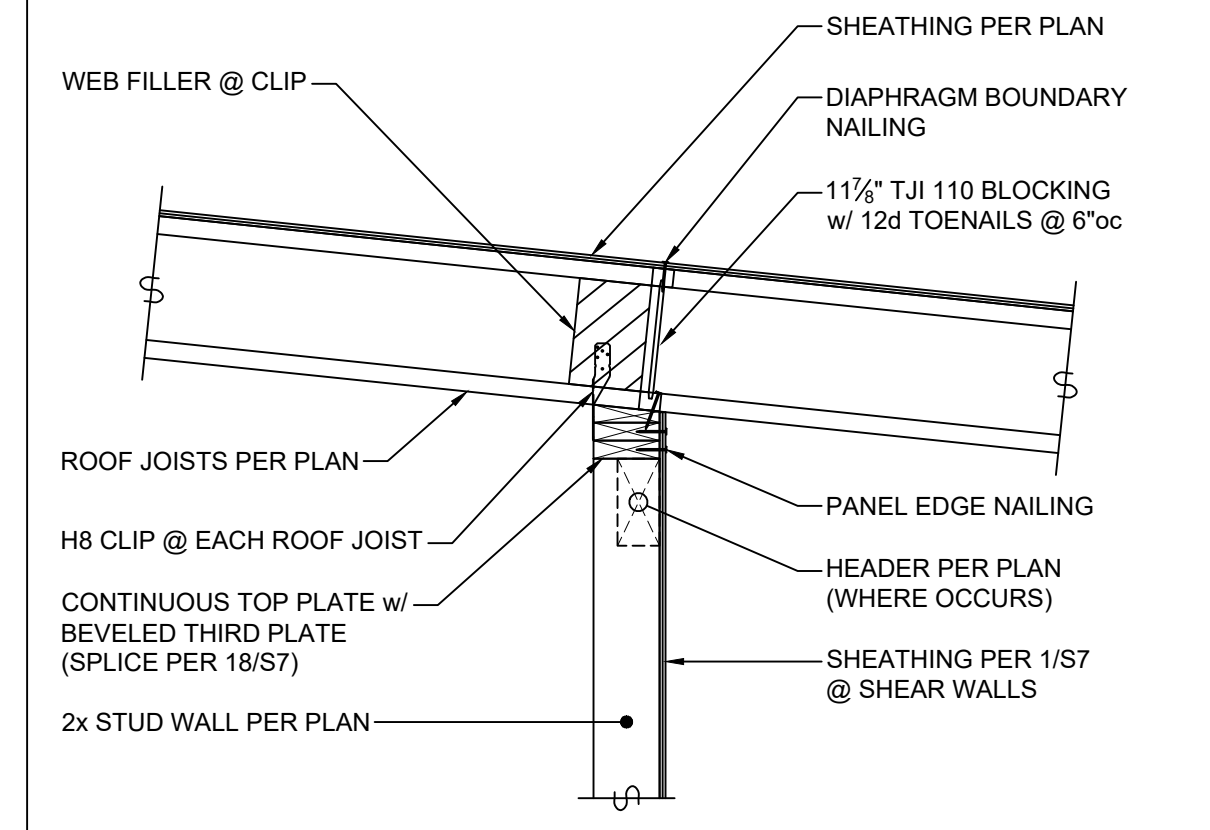
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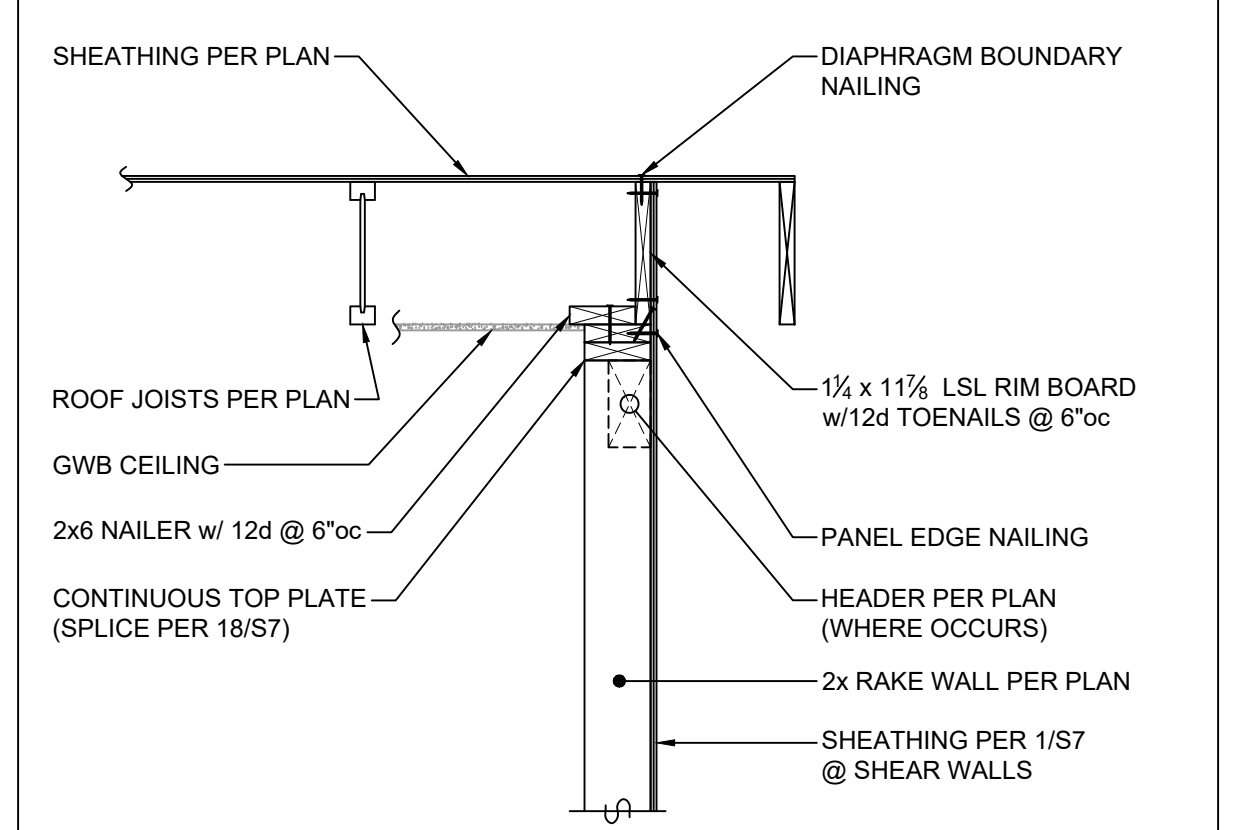
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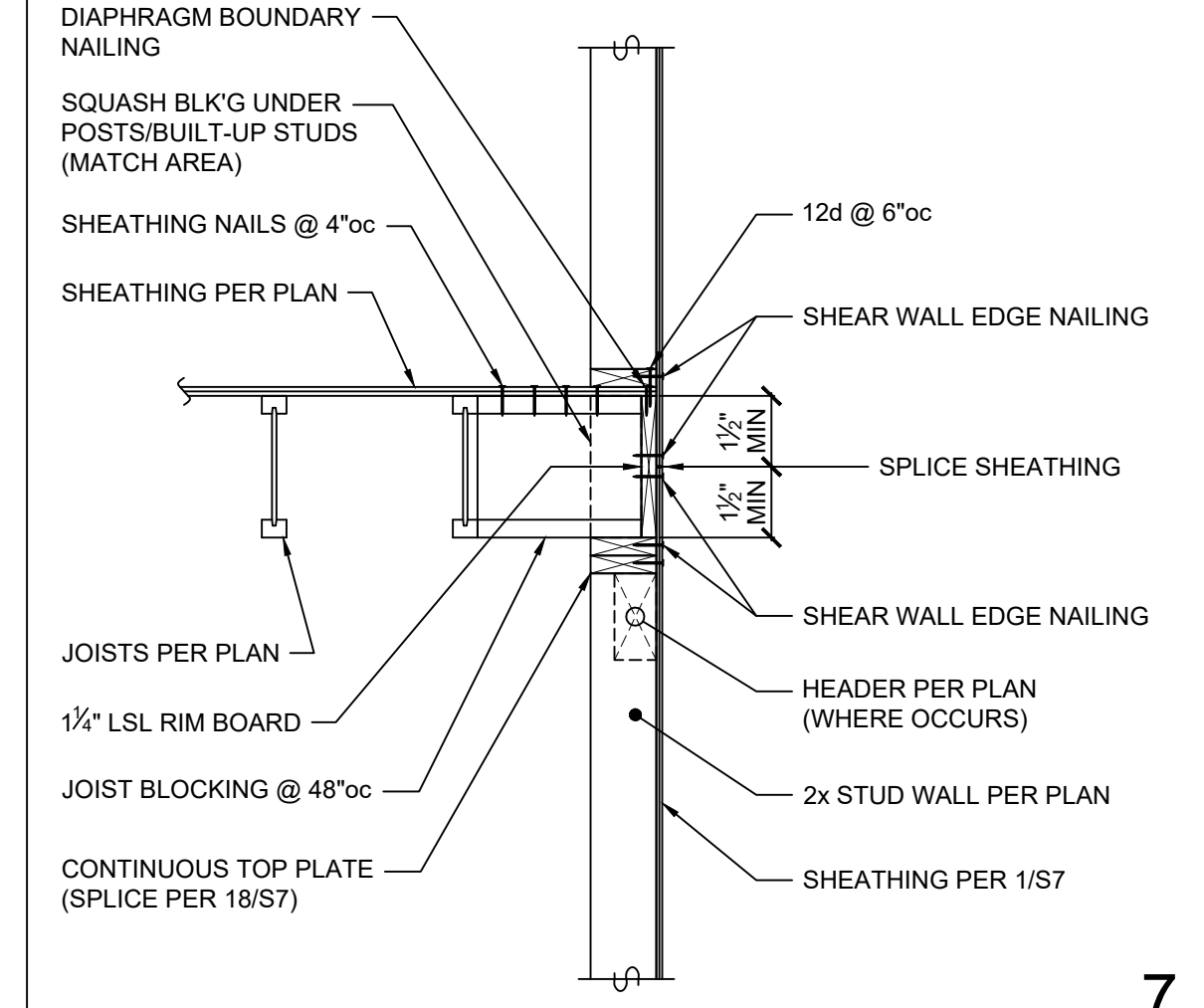
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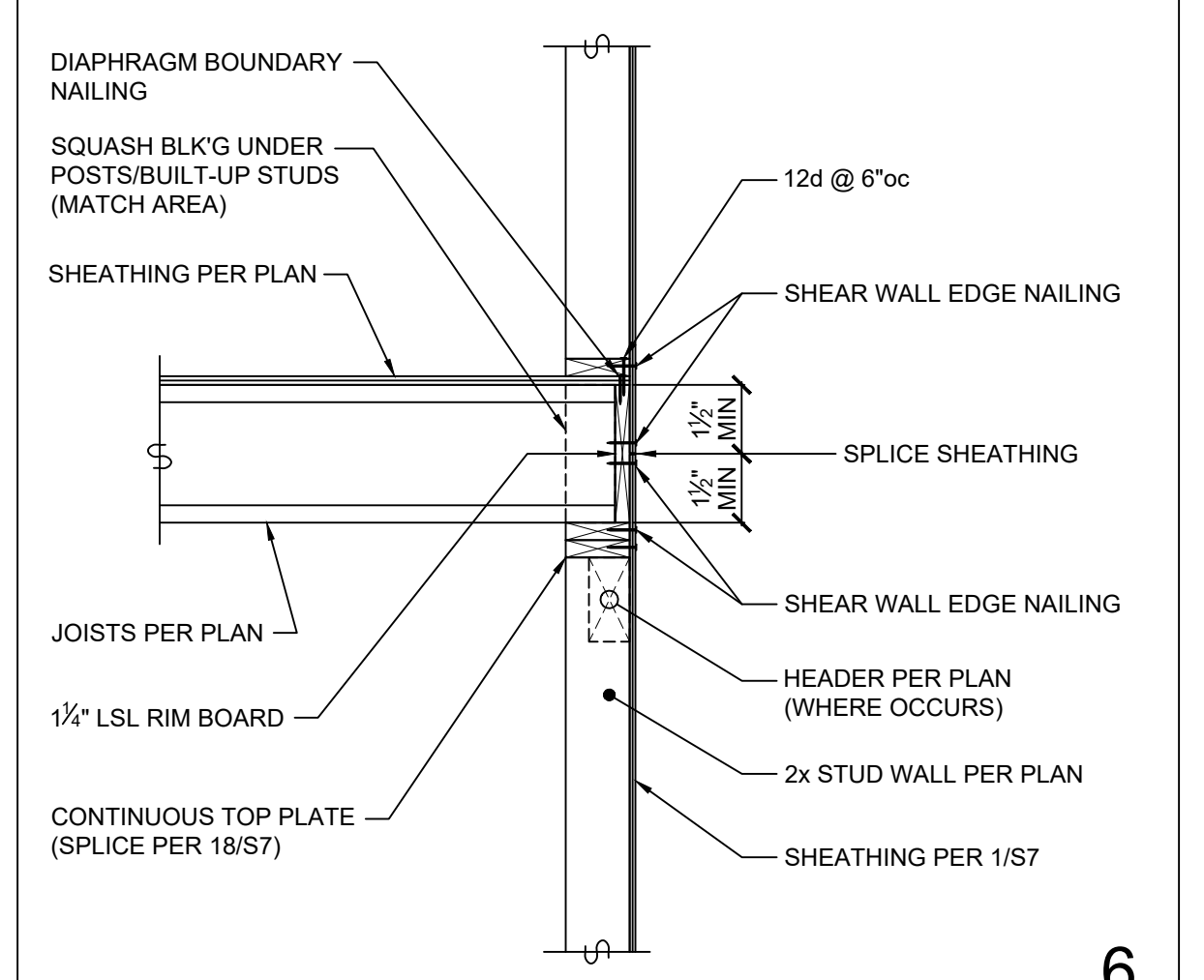
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