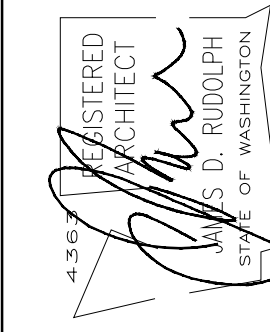




# Dann Residence

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

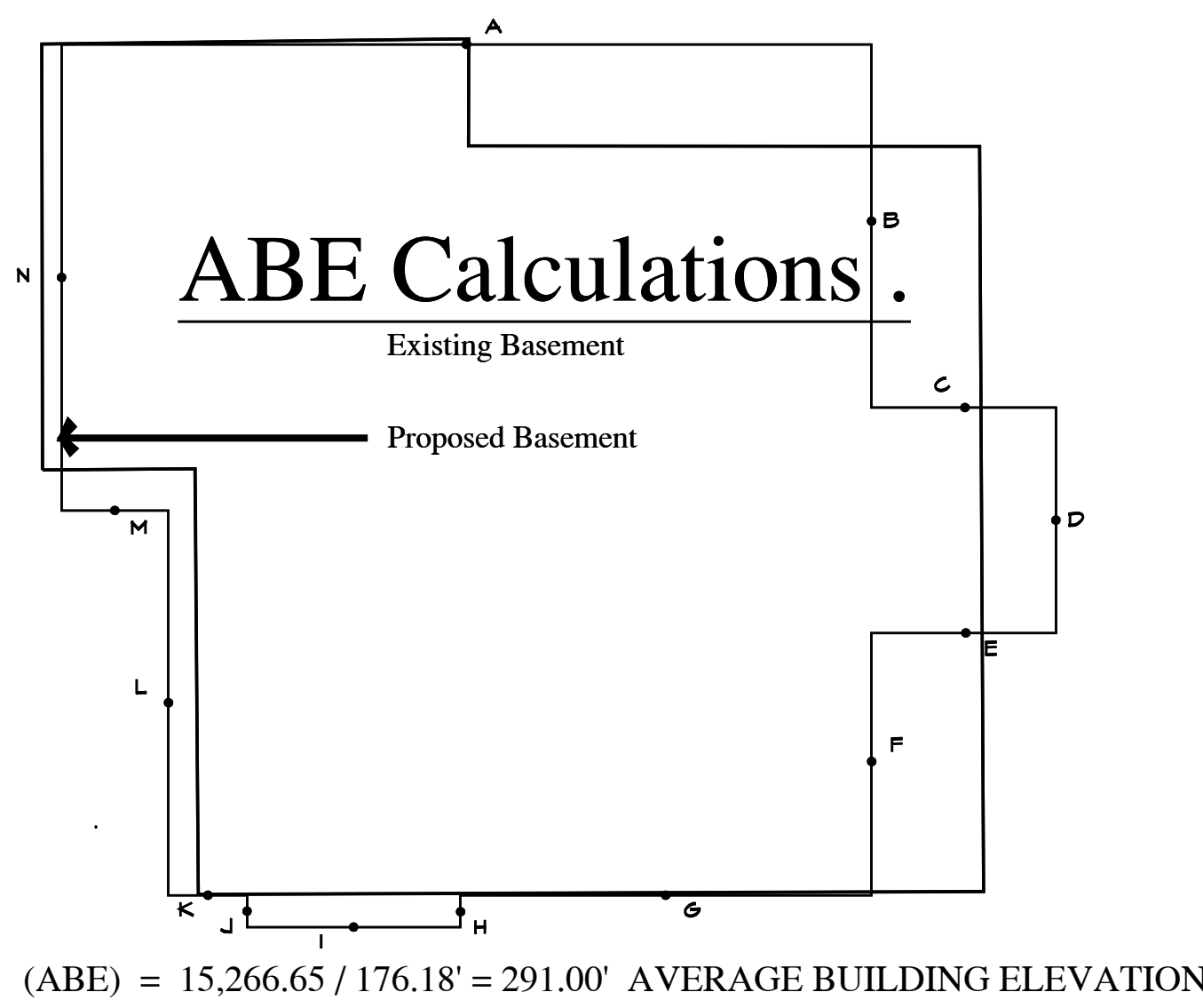


PERMIT SET 03/11/24  
REVISION 02/10/24  
REVISION xx/xx/xx  
REVISION xx/xx/xx

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

REGISTERED ARCHITECT  
XXX XXX XXX  
XXXX XXX XXX XX WW XXXX  
XXXX XXX XXX  
License # XXXXXXXXXX





## ABE Calculations

Dann Residence February 20, 2024

### Average Building Elevation Calculation Mercer Island

Mark	G = Lowest Grade El.	SL = Segment length	G x SL	SL = Segment length	SL Feet
Mark A	G Elev. = 292.90	38.00 Feet	11130.20	38.00	38.00
Mark B	G Elev. = 292.90	17.08 Feet	5002.73	17.08	17.08
Mark C	G Elev. = 292.90	8.66 Feet	2536.51	8.66	8.66
Mark D	G Elev. = 292.50	10.58 Feet	3094.65	10.58	10.58
Mark E	G Elev. = 292.90	8.66 Feet	2536.51	8.66	8.66
Mark F	G Elev. = 292.90	12.29 Feet	3599.74	12.29	12.29
Mark G	G Elev. = 292.90	19.29 Feet	5650.04	19.29	19.29
Mark H	G Elev. = 287.00	1.50 Feet	430.50	1.50	1.50
Mark I	G Elev. = 288.50	10.00 Feet	2885.00	10.00	10.00
Mark J	G Elev. = 288.50	1.50 Feet	432.75	1.50	1.50
Mark K	G Elev. = 288.15	3.70 Feet	1066.16	3.70	3.70
Mark L	G Elev. = 288.94	18.04 Feet	5212.48	18.04	18.04
Mark M	G Elev. = 292.75	5.00 Feet	1463.75	5.00	5.00
Mark N	G Elev. = 284.60	21.88 Feet	6225.63	21.88	21.88
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	=	291.00 ABE
			176.18		

## Lot Slope Calculation.

HIGH POINT ELEVATION SOUTH EAST CORNER = 291.70'  
 LOW POINT ELEVATION SOUTH WEST CORNER = 289.20'  
 LOT SLOPE =  $\frac{\text{ELEV. DIFFERENCE}}{\text{DIVIDED BY LENGTH}} = \frac{19.50'}{139.96'} = 13.95\%$   
 DISTANCE BETWEEN POINTS = 139.96'

### Note :

Gross Floor Area Allowed is adjusted. Zone R-8.4 40% Allowances 3.a. The Gross Floor Area for lots with an area of less than 7,500 sq.ft. or less may be the lesser of 3,000 sq.ft. or 45% of the Lot Area

## Lot Coverage Calculations.

AREA OF LOT:	5,971.00	SQ. FT.	
ASSESSORS PARCEL NUMBER:	# 174501315		
AREA OF LOT COVERAGE: 40% MAX ALLOWED	2,388.40	SQ. FT.	
ADJUSTED AREA OF LOT COVERAGE: 45% MAX ALLOWED	2,686.95	SQ. FT.	
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	%	
ACTUAL			
AREA OF HARDSCAPE:	9% MAX ALLOWED	537.41	SQ. FT.
AREA OF UN-USED LOT COVERAGE: 2.45% ALLOWED		145.90	SQ. FT.
AREA OF UNCOVERED DECKS		192.75	SQ. FT.
AREA OF WALKWAYS		302.75	SQ. FT.
AREA OF STAIRS		84.75	SQ. FT.
AREA OF RETAINING WALLS & ROCKERIES		158.00	SQ. FT.
AREA OF TOTAL HARDSCAPE COVERAGE		683.25	SQ. FT.
PERCENTAGE OF TOTAL HARDSCAPE COVERAGE		11.44	%
ACTUAL			
GROSS FLOOR AREA CALC: MUST BE LESS THAN 45% OF PROP			
AREA OF LOT 5971.00 x .45%	2,686.95	SQ. FT.	
FLOOR AREA TOTAL: 45% ALLOWED RD.4	2,686.95	SQ. FT.	
UPPER FLOOR AREA:	1,099.00	SQ. FT.	GROSS
MAIN FLOOR AREA:	1,483.75	SQ. FT.	GROSS
EXCLUDED STAIR AREA	-106.50	SQ. FT.	EXCLUDED
MAIN FLOOR AREA NET F.A.R.:	1,377.25	SQ. FT.	MAIN LESS STAIR NET
BASEMENT FLOOR AREA HEATED GARAGE:	481.50	SQ. FT.	GROSS
BASEMENT FLOOR AREA	478.00	SQ. FT.	GROSS
EXCLUDED BASEMENT AREA	-1,465.50	SQ. FT.	EXCLUDED
BASEMENT FLOOR AREA NET F.A.R.:	210.62	SQ. FT.	BASEMENT NET
TOTAL COMBINED FLOOR AREAS:	4,049.25	SQ. FT.	GROSS
TOTAL COMBINED FLOOR AREA NET F.A.R.:	2,686.95	SQ. FT.	F.A.R.
F.A.R. CALCULATION FLOOR AREA RATIO	44.94	%	ACTUAL

## Building Heights

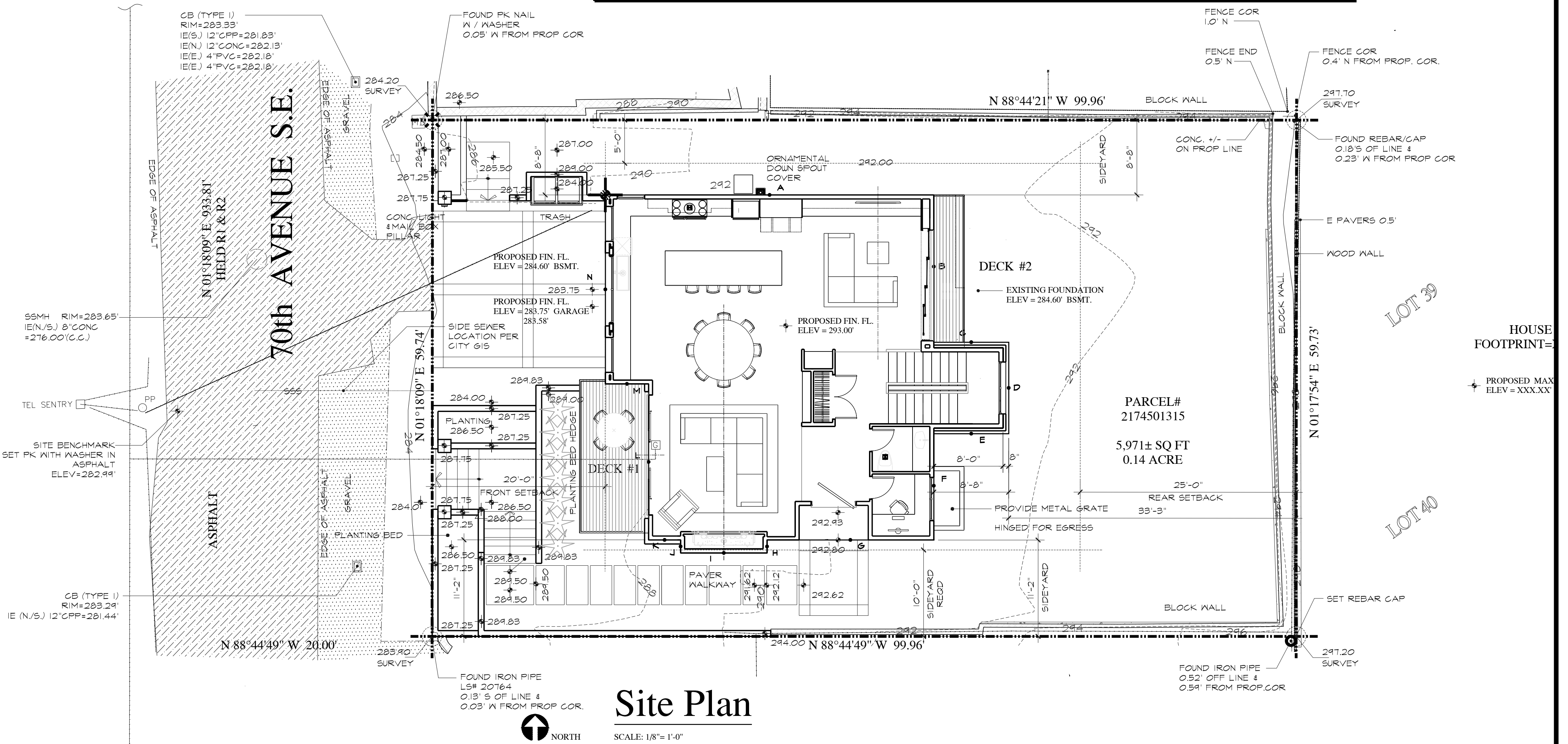
PROPOSED MAIN FLOOR ELEVATION	ELEV. 293.00'
AVERAGE BUILDING ELEVATION (M.I.)	ELEV. 291.00'
MAX RIDGE ALLOWED MERCER ISLAND	ELEV. 321.00'
PROPOSED TOP OF RIDGE	ELEV. 316.68'
MAX ALLOWED RIDGE DOWNSIDE 30 FT.	ELEV. 313.58'
PROPOSED PLATE DOWNSIDE 30 FT.	ELEV. 313.58'
BASEMENT SLAB ELEVATION	ELEV. 283.75'

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

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

## Legal Description

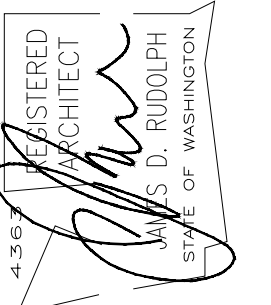
LOTS 19 AND 20, BLOCK 1, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON. DEED #20211206001056



### Note :

ALL RETAINING WALLS AND/OR ROCKERIES SHALL NOT EXCEED EITHER 12 INCHES IN HEIGHT FOR FILL SLOPES OF 1:44 INCHES IN HEIGHT FOR CUT SLOPES FROM EXISTING OR FINISHED GRADE TO THE TOP OF THE WALL AT ANY POINT WITHIN REQUIRED YARDS PER MICC 19.02.050(D).

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



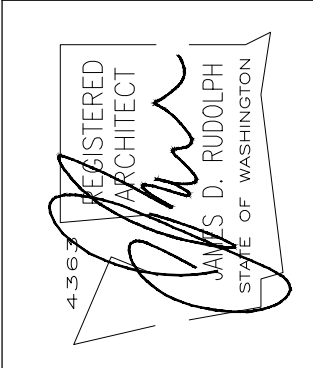
PERMIT SET 03/11/24  
 REVISION 02/10/24  
 REVISION xx/xx/xx  
 REVISION xx/xx/xx

A New Residence For  
**Teddy and Megan Dann**  
Mercer Island Washington 98040

GROSS FLOOR AREA  
XXX XXX XXX  
XXX XXX XXX  
XXX XXX XXX  
License # XXXXXXXXXX

**A1**

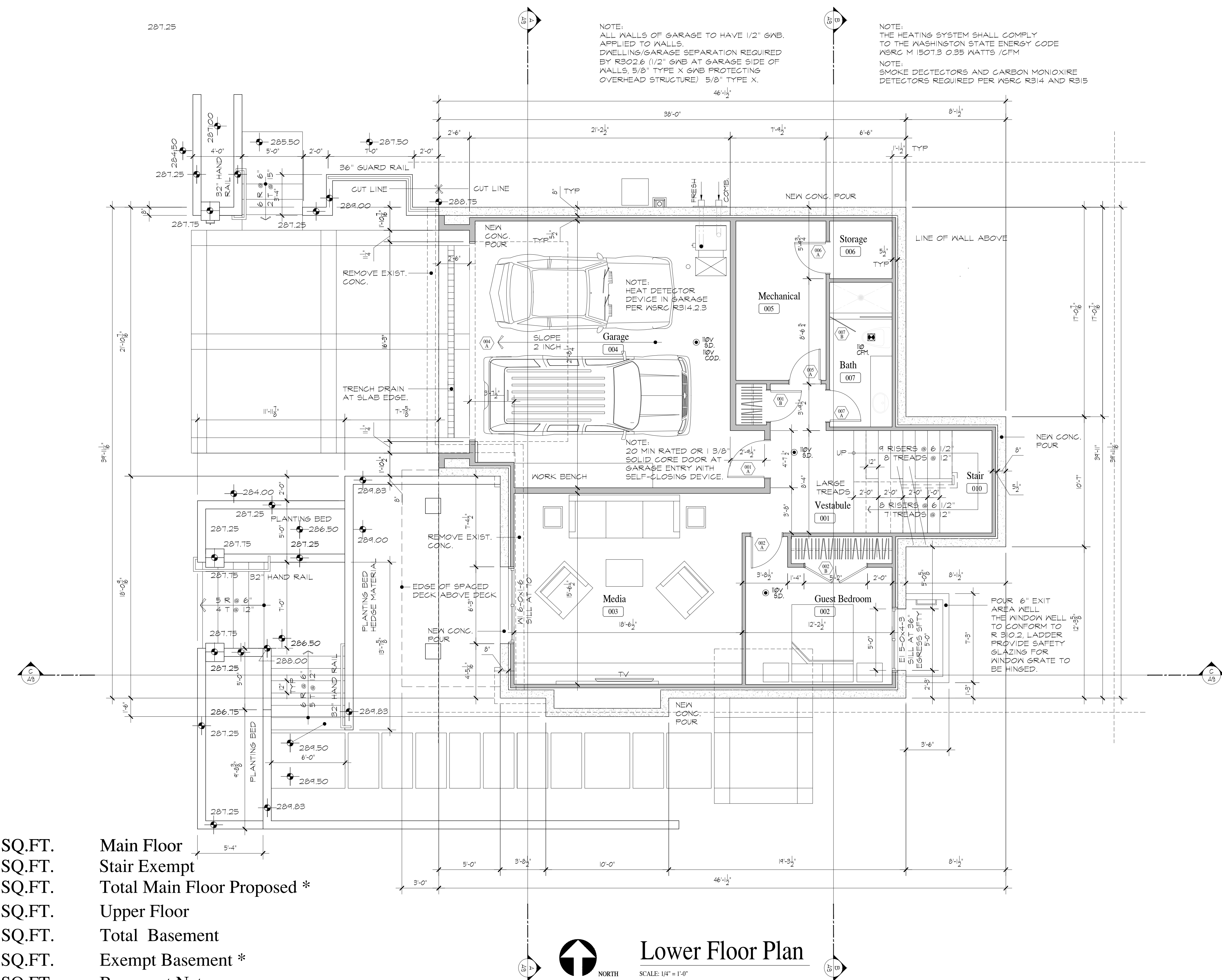




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REVISION 02/10/24  
REVISION xx/xx/xx  
REVISION xx/xx/xx

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 XXX  
License # XXXXXXXXX



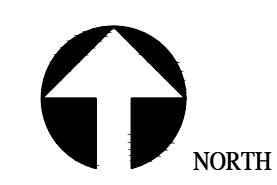
NOTE:  
ALL WALLS OF GARAGE TO HAVE 1/2" GMB.  
APPLIED TO WALLS.  
DWELLING/GARAGE SEPARATION REQUIRED  
BY R302.6 (1/2" GMB AT GARAGE SIDE OF  
WALLS, 5/8" TYPE X GMB PROTECTING  
OVERHEAD STRUCTURE) 5/8" TYPE X.

NOTE:  
THE HEATING SYSTEM SHALL COMPLY  
TO THE WASHINGTON STATE ENERGY CODE  
WSRC M 1507.3 0.35 WATTS /CFM  
NOTE:  
SMOKE DETECTORS AND CARBON MONOXIDE  
DETECTORS REQUIRED PER WSRC R314 AND R315

NOTE:  
HEAT DETECTOR  
DEVICE IN GARAGE  
PER WSRC R314.2.3

NOTE:  
20 MIN RATED OR 1 3/8"  
SOLID CORE DOOR AT  
GARAGE ENTRY WITH  
SELF-CLOSING DEVICE.

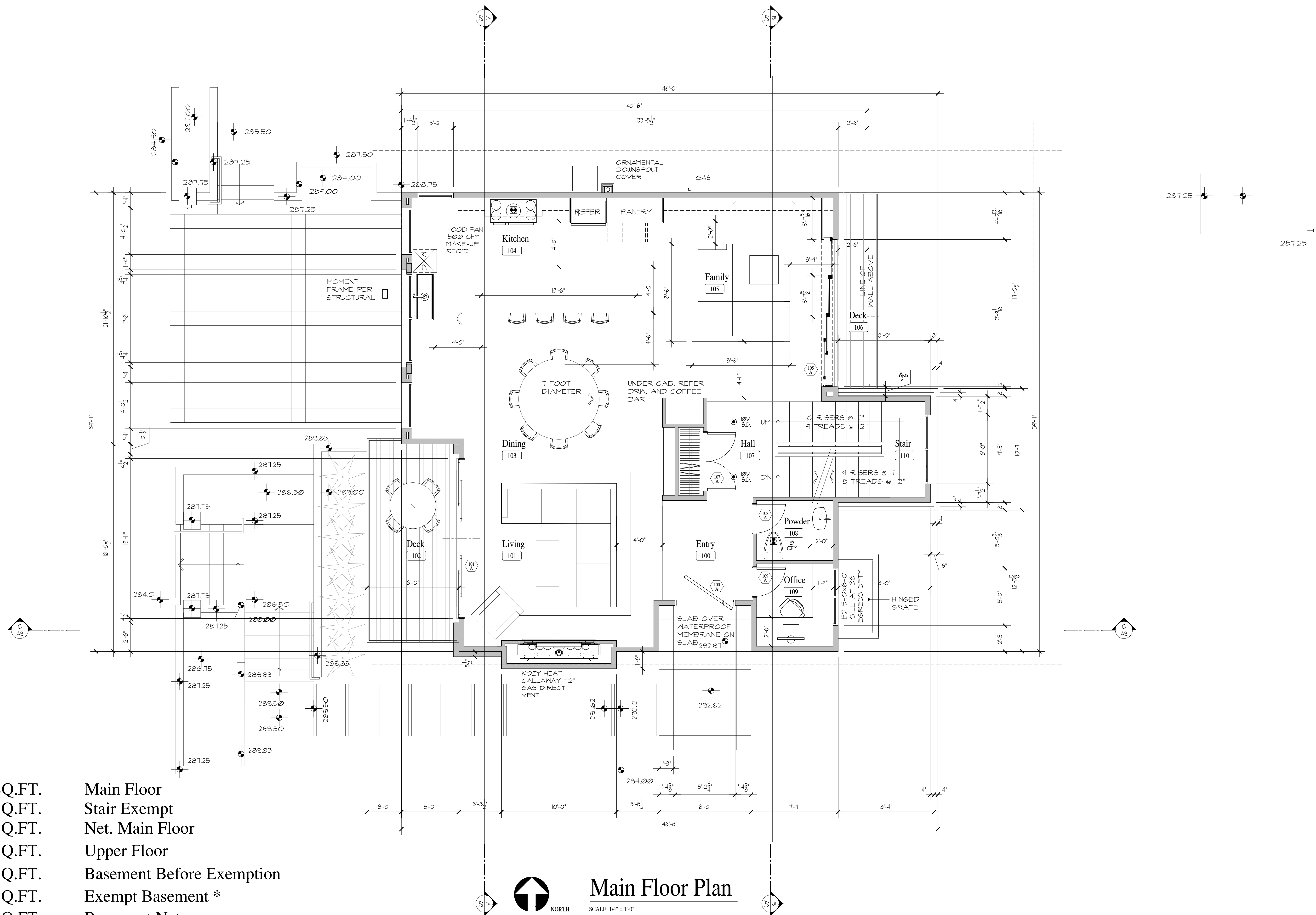
FOUR 6" EXIT  
AREA WELL  
THE WINDOW WELL  
TO CONFORM TO  
R 310.2, LADDER  
PROVIDE SAFETY  
GLAZING FOR  
WINDOW GRATE TO  
BE HINGED.



**Lower Floor Plan**

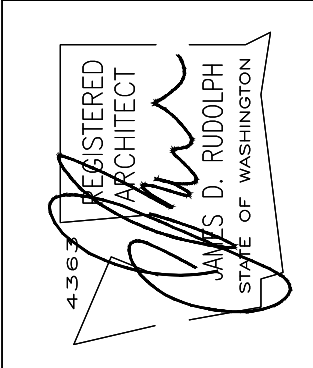
SCALE: 1/4" = 1'-0"

1483.75	SQ.FT.	Main Floor
106.50	SQ.FT.	Stair Exempt
1377.25	SQ.FT.	Total Main Floor Proposed *
1099.50	SQ.FT.	Upper Floor
1465.50	SQ.FT.	Total Basement
1254.88	SQ.FT.	Exempt Basement *
210.62	SQ.FT.	Basement Net
2686.88	SQ.FT.	Total FAR Actual
2686.95	SQ.FT.	Total FAR Allowed
- 0.07	SQ.FT.	Under FAR Allowed



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
1254.88	SQ.FT.	Exempt Basement *
210.62	SQ.FT.	Basement Net
2686.87	SQ.FT.	Total FAR Actual
2686.95	SQ.FT.	Total FAR Allowed
- 0.07	SQ.FT.	Under FAR Allowed

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

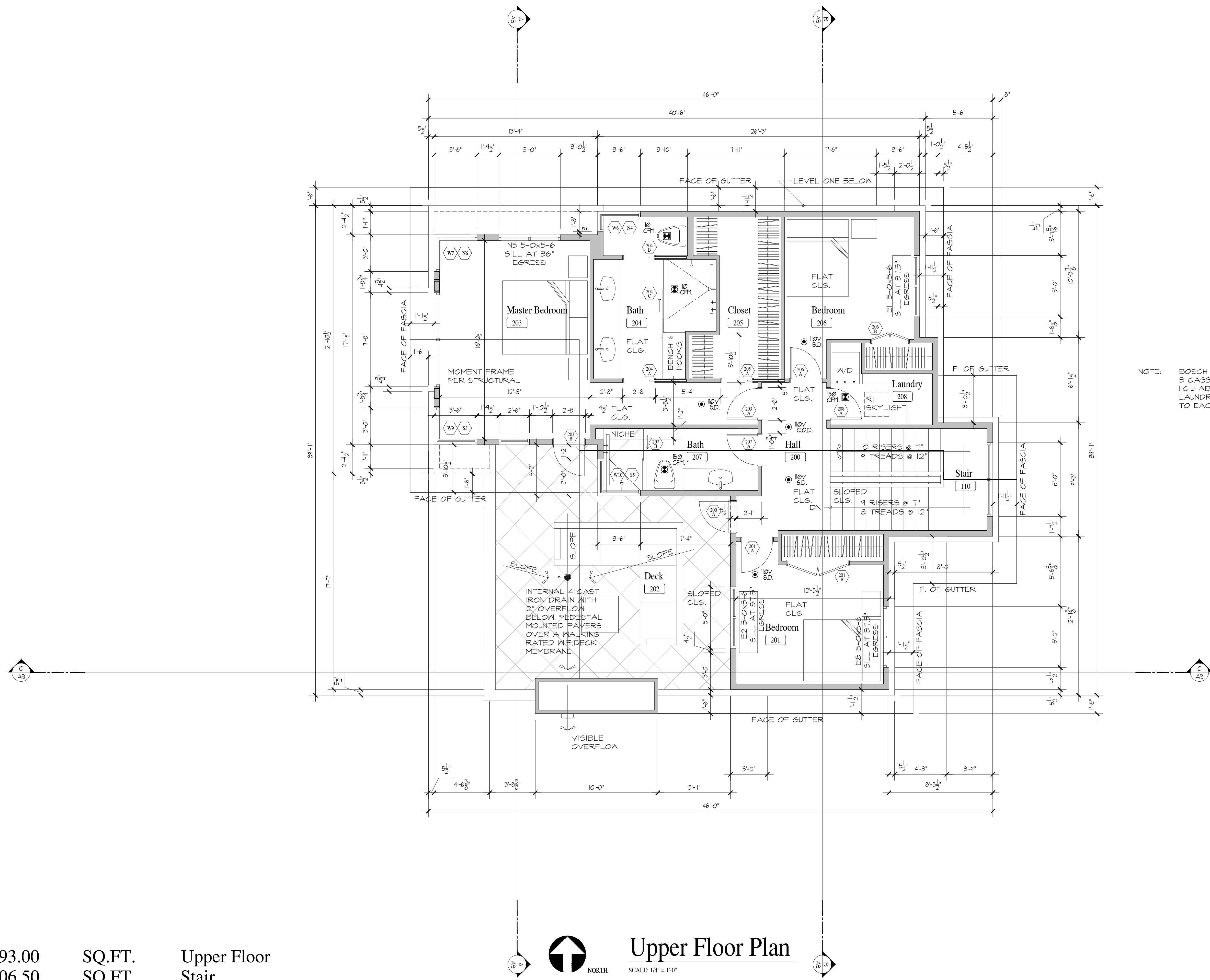


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 REVISION xx/xx/xx

A New Residence For  
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 3008 70th Avenue S.E. Mercer Island Washington 98040

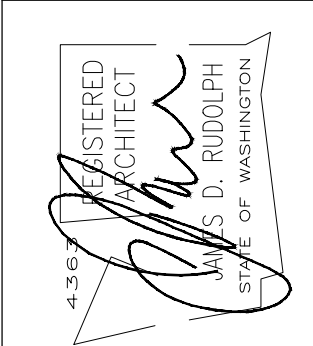
GENERAL CONTRACTOR  
 XXX XXX XXX  
 XXX XXX XXX XX WW XXXXX  
 (000) XXX-XXX-XXXX  
 License # XXXXXXXXXX

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



NOTE: BOSCH ZONED  
 8 CASSETTS  
 I.C.U ABOVE  
 LAUNDRY DUCTED  
 TO EACH BEDROOM

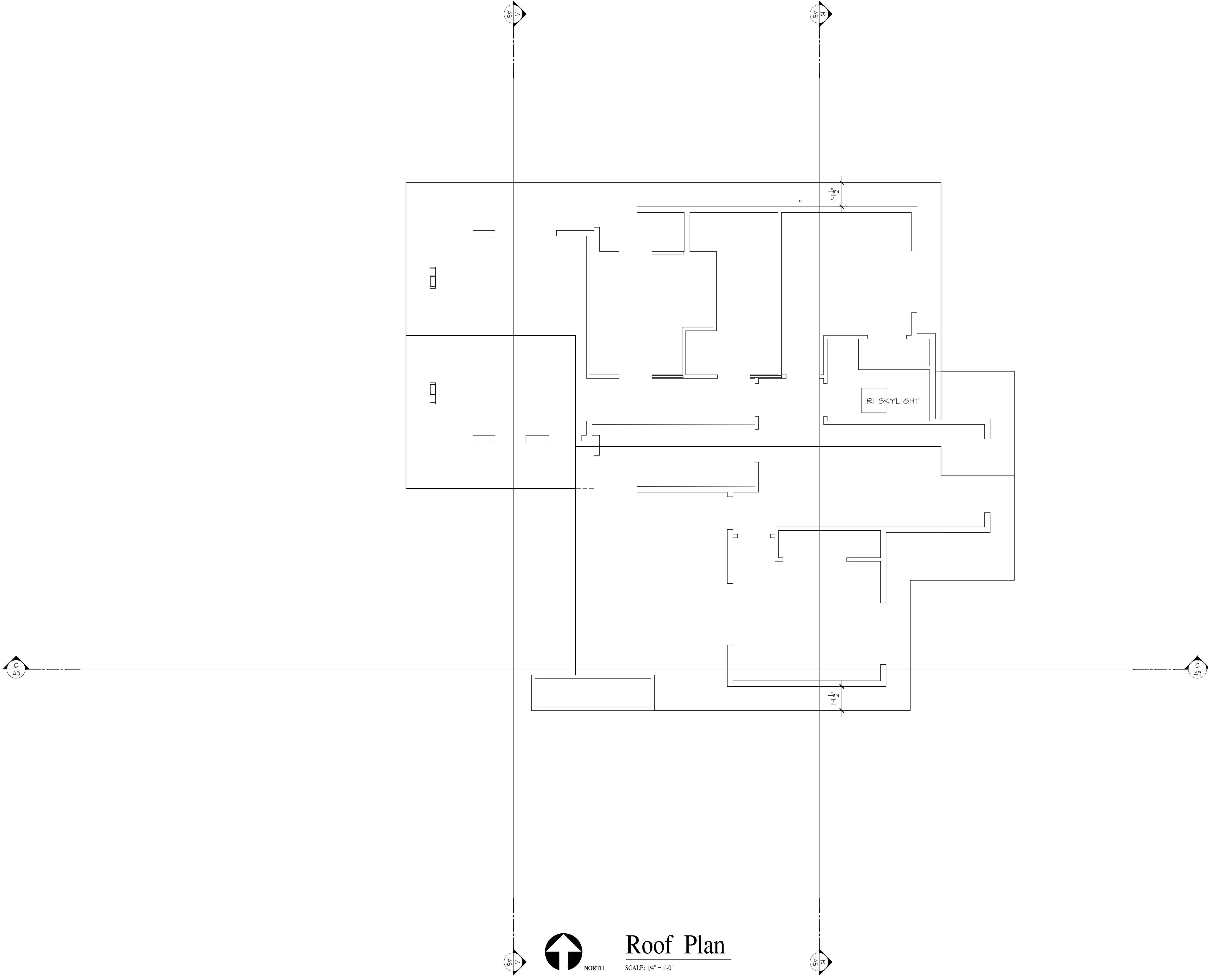
**Upper Floor Plan**  
 SCALE: 1/4" = 1'-0"



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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  
 XXX XXX XXX XXX XXX XXX  
 License # XXXXXXXXXX



NORTH

# Roof Plan

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

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

A6

A New Residence For

# Teddy and Megan Dann

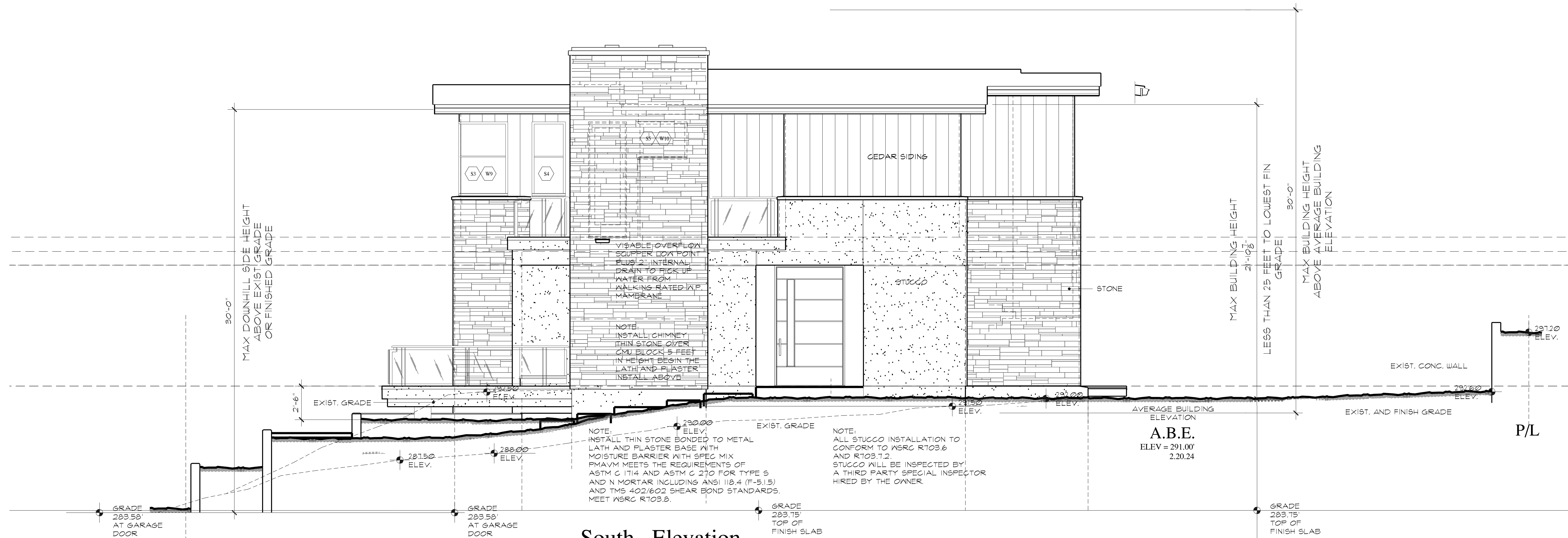
3008 70th Avenue S.E., Mercer Island Washington 98040

PERMIT SET 03/11/24  
 REVISION 02/10/24  
 REVISION xx/xx/xx  
 REVISION xx/xx/xx



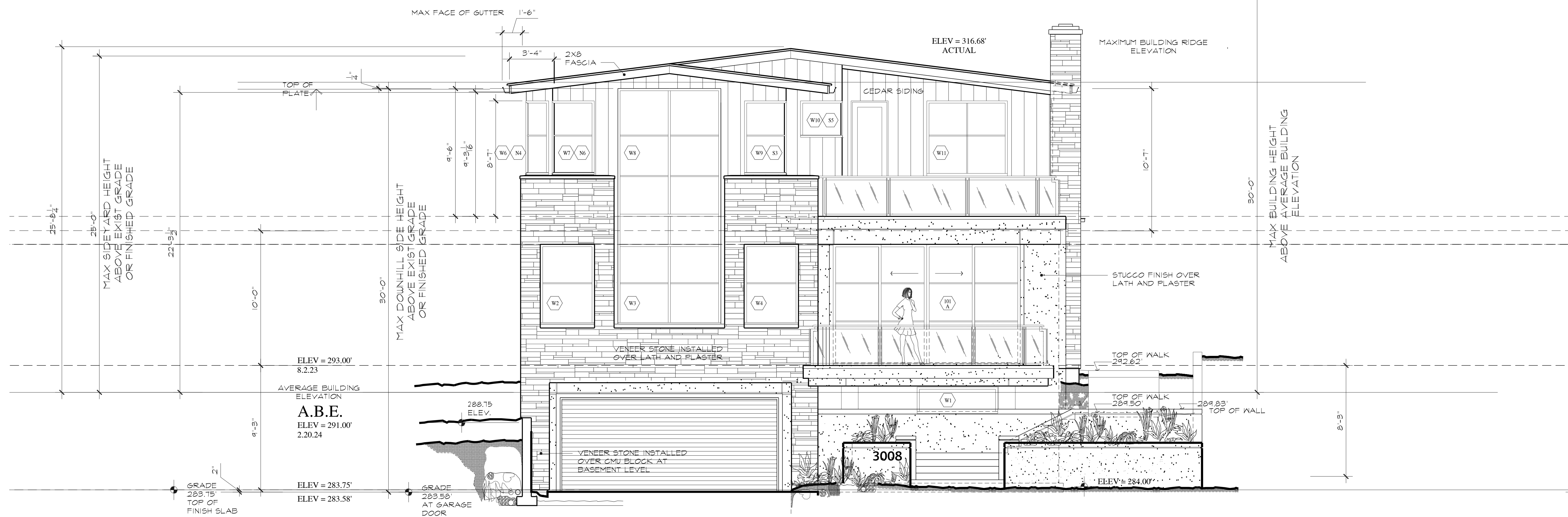
**RUDOLPH**

ARCHITECTS  
 915 Rucker Avenue Everett, Washington  
 206 226-5588



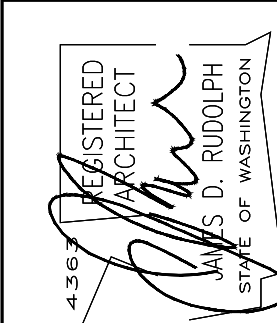
**South Elevation**

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



**West Elevation**

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

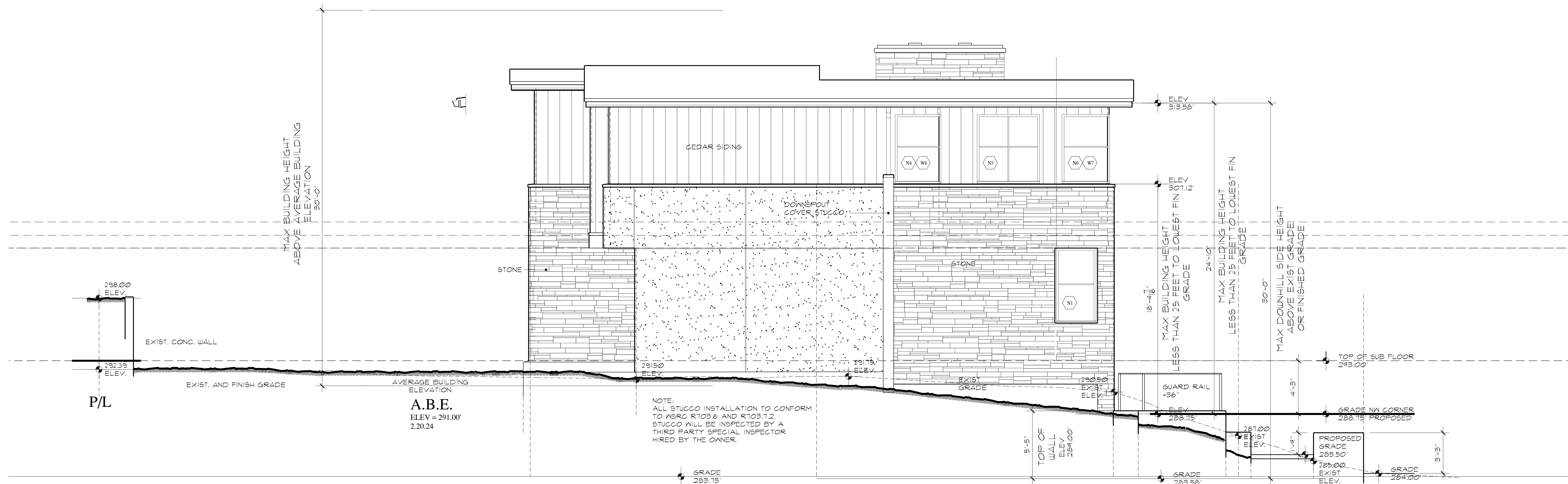


PERMIT SET	03/11/24
REVISION	02/10/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx

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

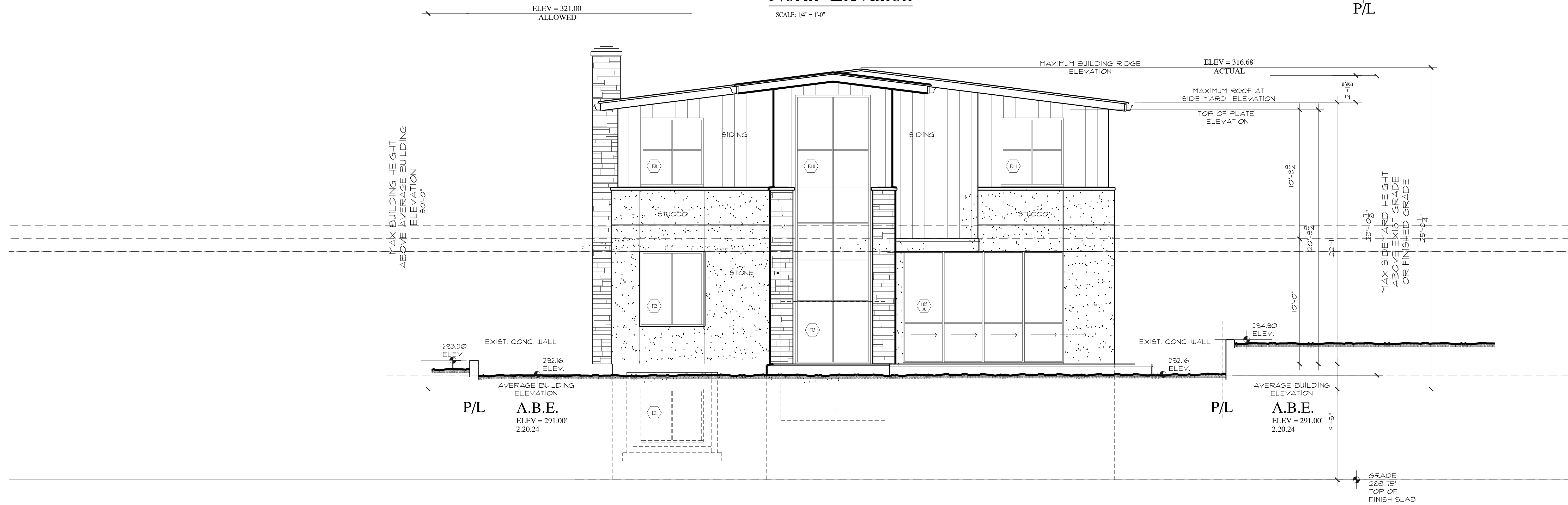
GENERAL CONTRACTOR  
XXX XXX XXX  
XXX XXX XXX XX XXXX  
(XXX) XXX-XXXX  
License # XXXXXXXXXX

**A7**



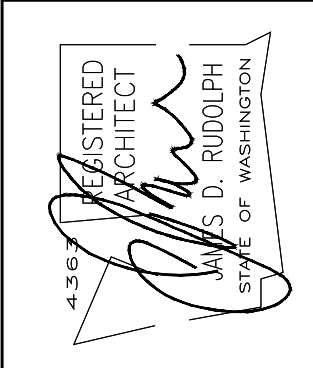
**North Elevation**

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



**East Elevation**

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



PERMIT SET	03/11/24
REVISION	02/10/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx

GENERAL CONTRACTOR  
XXX XXX XXX  
XXX XXX XXX  
License # XXXXXXXXXX





3/4" CEDAR SIDING

STONE VENEER

MASTER BEDROOM

VISTALUXE WD HEAD @ W8  
VERTICAL SECTION @ SIDING ABOVE

SEE SPANDREL  
SECTION

SUPPORT AT W8 SILL  
AT KITCHEN ALUM.  
ANGLE 3X4

KITCHEN COUNTER

STONE VENEER

VISTALUXE WD SILL @ W8  
VERTICAL SECTION @ STONE BELOW

STONE VENEER

VISTALUXE WD JAMB @ W8  
HORIZONTAL SECTION @ STONE

VISTALUXE WD @ TYPICAL HEAD  
VERTICAL SECTION

VISTALUXE WD @ PRECAST SILL  
VERTICAL SECTION

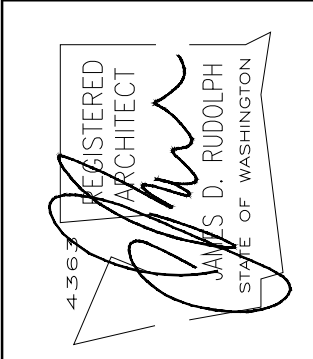
VISTALUXE WD @ HEAD KITCHEN  
VERTICAL SECTION

FRAME WIDTH

UNIT DIMENSION

FRAME WIDTH

VISTALUXE WD CORNER POST  
HORIZONTAL SECTION



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

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

GENERAL CONTRACTOR  
XXX XXX XXX  
XXX XXX XXX  
XXX XXX XXX XXX XXX  
XXX XXX XXX XXX  
License # XXXXXXXXXX

3/4" CEDAR SIDING

MASTER BEDROOM  
CEILING

VISTALUXE WD HEAD @ W8  
VERTICAL SECTION @ SIDING ABOVE

STONE VENEER

PRECAST SILL DETAIL BEYOND  
MASTER FLOOR

VISTALUXE WD SILL @ W8  
VERTICAL SECTION MASTER FLOOR

2 1/2" SPACE FOR  
HORZ. OUTLETS

MOMENT FRAME PER  
STRUCTURAL  
JOIST HANGER

SPANDREL GLASS  
BACK PAINTED IGL  
CERAMIC FLOOD COAT  
ON #4 SURFACE

SUPPORT WINDOW  
FRAMING JAMBS W/CLIPS  
AT 16" ON CENTER  
TOP AND BOTTOM

DOWN FRAMING @ KIT. CEILING

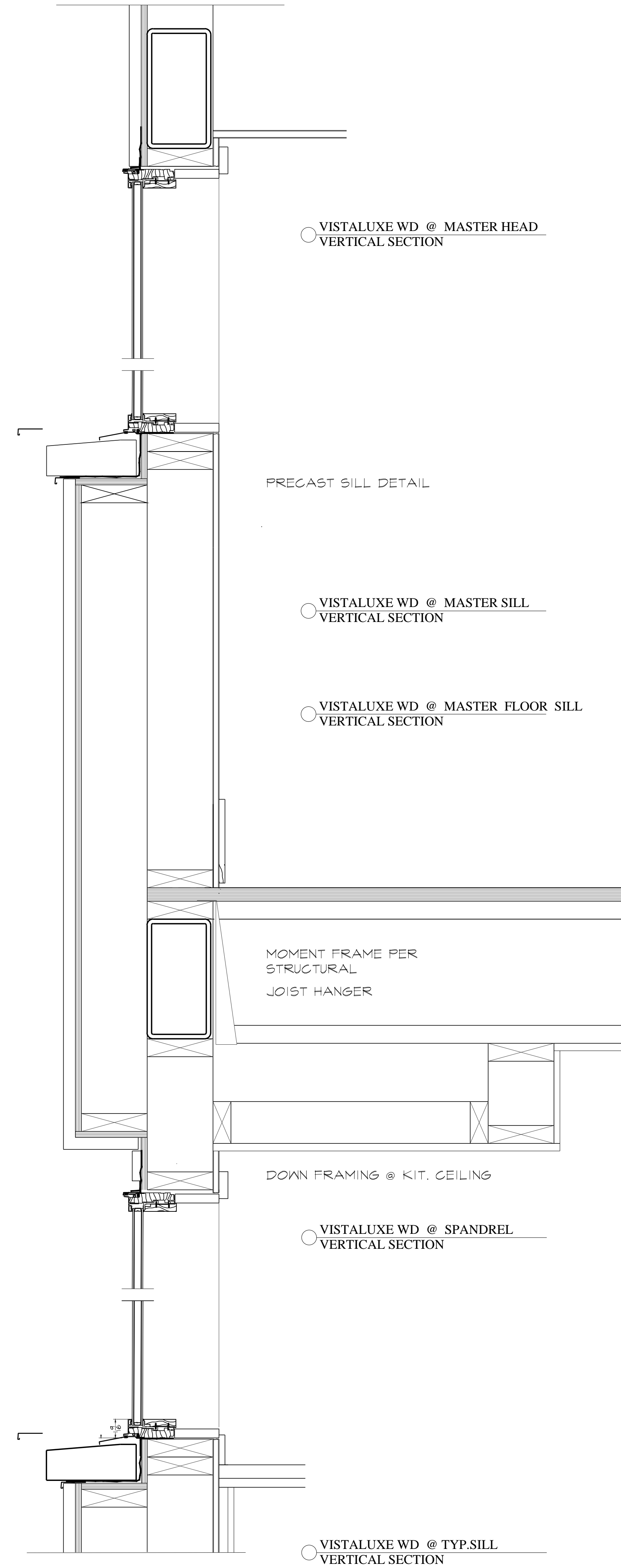
VISTALUXE WD HEAD @ W8 SPANDREL  
VERTICAL SECTION KITCHEN

SUPPORT AT W8 SILL  
AT KITCHEN ALUM.  
ANGLE 3X4

PRECAST SILL

STONE VENEER

VISTALUXE WD SILL @ PRECAST @ W8  
VERTICAL SECTION KITCHEN COUNTER



VISTALUXE WD @ MASTER HEAD  
VERTICAL SECTION

PRECAST SILL DETAIL

VISTALUXE WD @ MASTER SILL  
VERTICAL SECTION

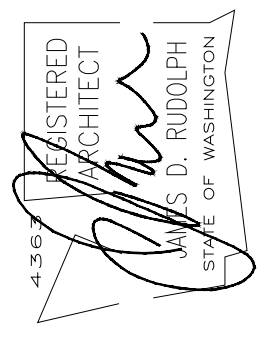
VISTALUXE WD @ MASTER FLOOR SILL  
VERTICAL SECTION

MOMENT FRAME PER  
STRUCTURAL  
JOIST HANGER

DOWN FRAMING @ KIT. CEILING

VISTALUXE WD @ SPANDREL  
VERTICAL SECTION

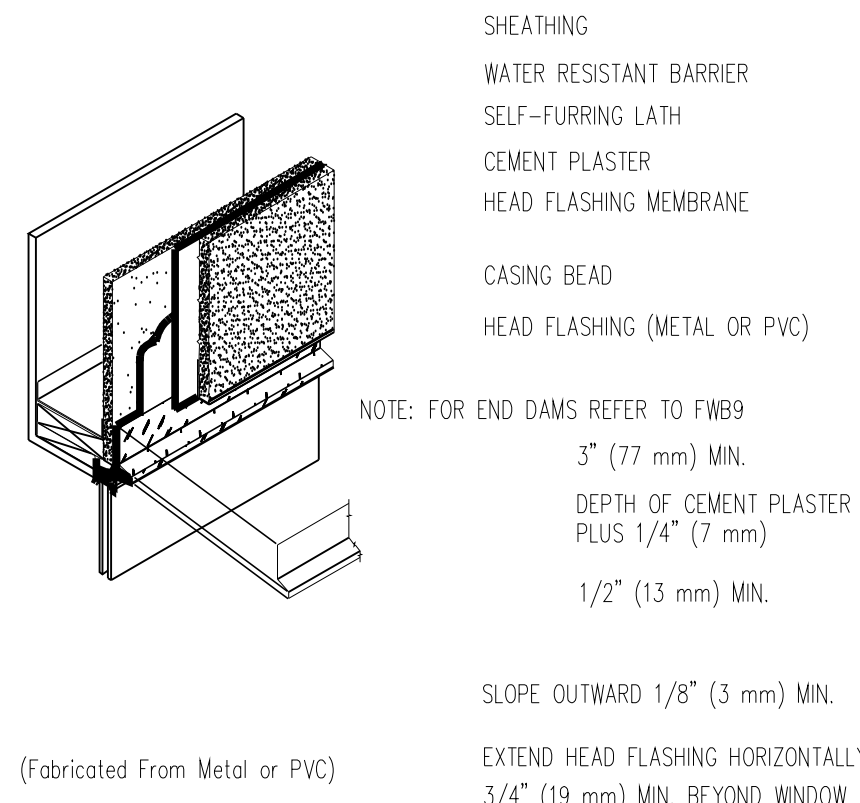
VISTALUXE WD @ TYP.SILL  
VERTICAL SECTION



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

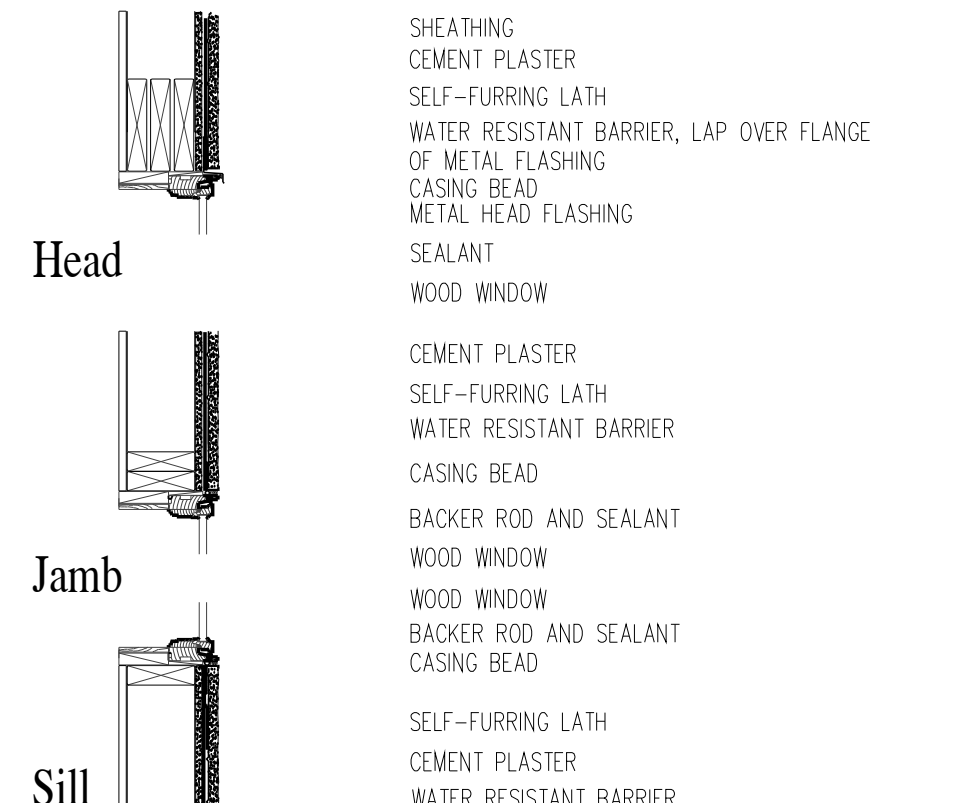
A New Residence For  
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GENERAL CONTRACTOR  
XXX XXX XXX  
XXX XXX XXX  
XXX XXX XXX  
License # XXXXXXXXXX



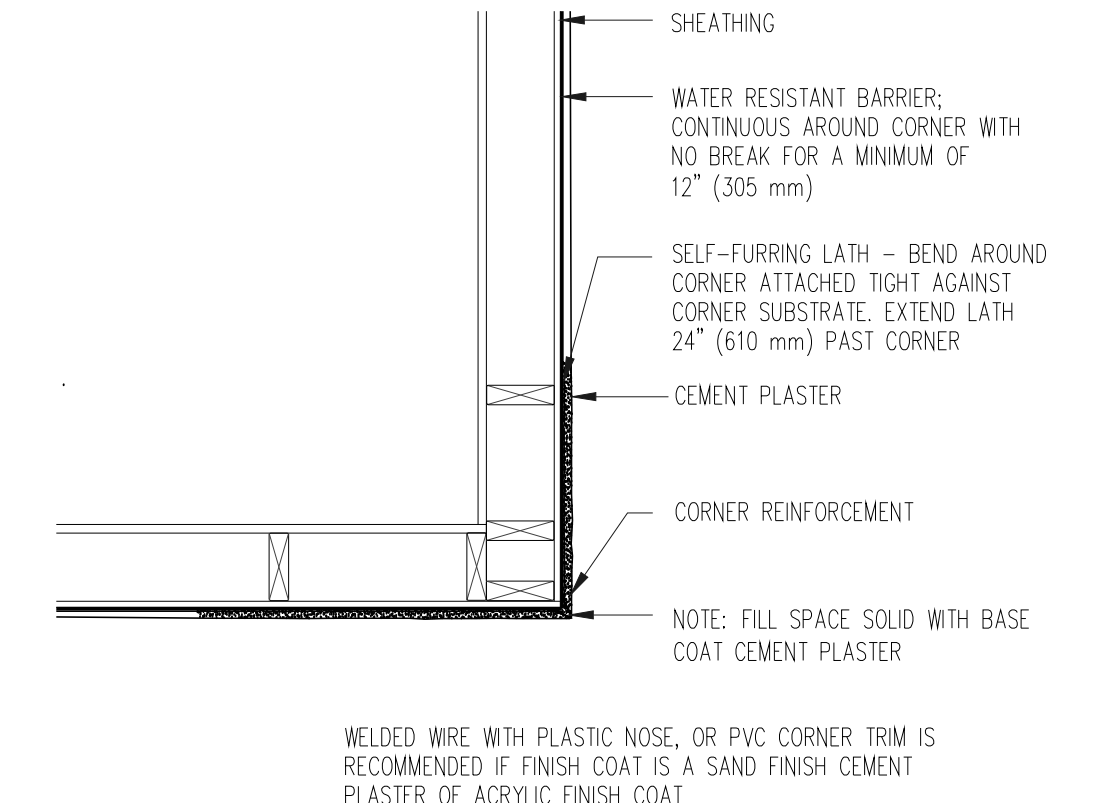
**43 Window Head Flashing**  
SCALE: 3/4" = 1'-0"

NOTE: FOR END DAMS REFER TO FWB9  
3" (77 mm) MIN.  
DEPTH OF CEMENT PLASTER PLUS 1/4" (7 mm)  
1/2" (13 mm) MIN.  
SLOPE OUTWARD 1/8" (3 mm) MIN.  
EXTEND HEAD FLASHING HORIZONTALLY 3/4" (19 mm) MIN. BEYOND WINDOW JAMB EACH SIDE.



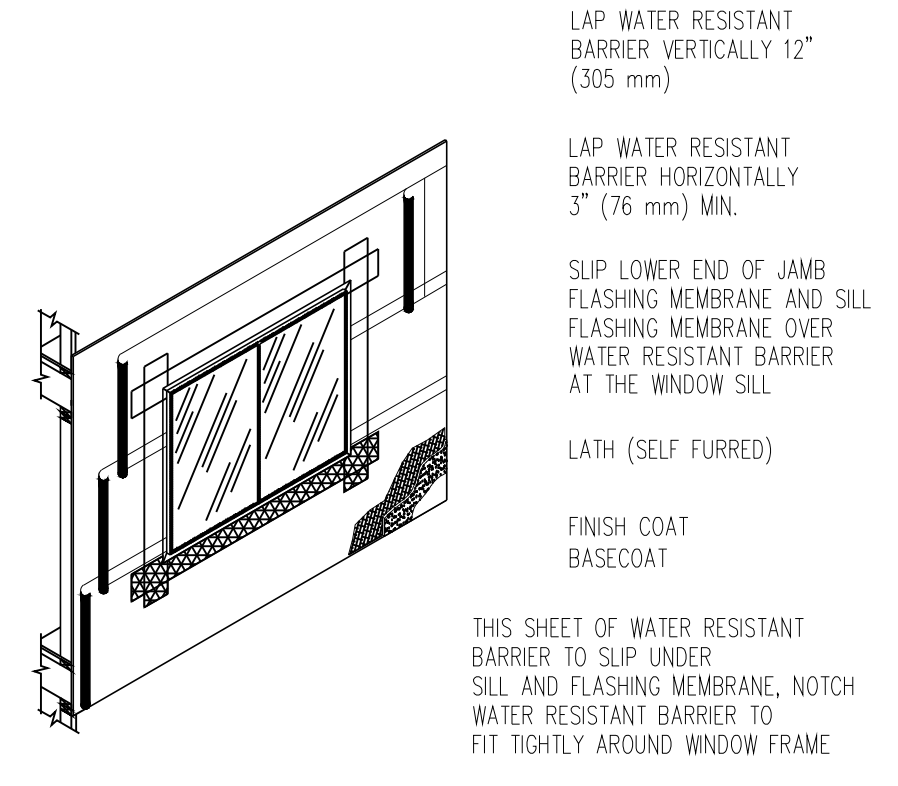
**44 Wood Window**  
SCALE: 3/4" = 1'-0"

SEALANT  
WOOD WINDOW  
CEMENT PLASTER  
SELF-FURRING LATH  
WATER RESISTANT BARRIER  
CASING BEAD  
BACKER ROD AND SEALANT  
WOOD WINDOW  
WOOD WINDOW  
BACKER ROD AND SEALANT  
CASING BEAD  
SELF-FURRING LATH  
CEMENT PLASTER  
WATER RESISTANT BARRIER



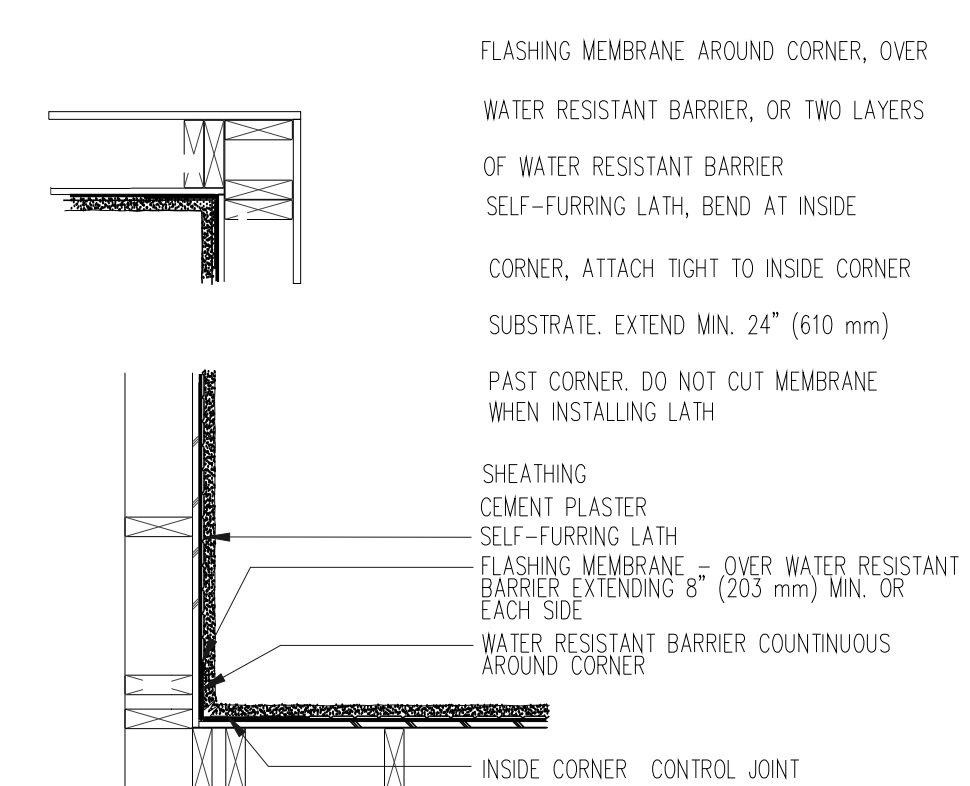
**45 Corner Trim for Fine Finish**  
SCALE: 3/4" = 1'-0"

WELDED WIRE WITH PLASTIC NOSE, OR PVC CORNER TRIM IS RECOMMENDED IF FINISH COAT IS A SAND FINISH CEMENT PLASTER OR ACRYLIC FINISH COAT



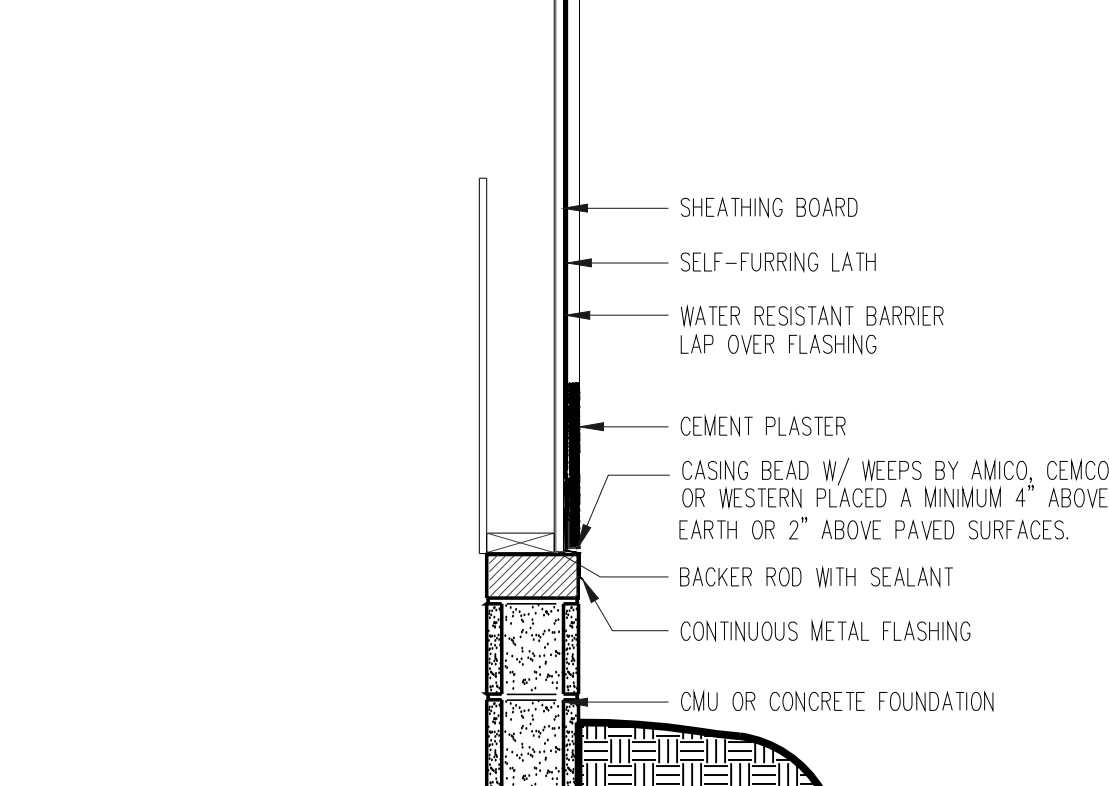
**48 Flashing Membrane and Water Resistant Barrier Application Sequence**  
SCALE: 3/4" = 1'-0"

LAP WATER RESISTANT BARRIER VERTICALLY 12" (305 mm)  
LAP WATER RESISTANT BARRIER HORIZONTALLY 3" (76 mm) MIN.  
SLIP LOWER END OF JAMB FLASHING MEMBRANE AND SILL FLASHING MEMBRANE OVER WATER RESISTANT BARRIER AT THE WINDOW SILL.  
LATH (SELF FURRED)  
FINISH COAT BASECOAT  
THIS SHEET OF WATER RESISTANT BARRIER TO SLIP UNDER SILL AND FLASHING MEMBRANE, NOTCH WATER RESISTANT BARRIER TO FIT TIGHTLY AROUND WINDOW FRAME  
ONE AND/OR TWO LAYERS OF WATER RESISTANT BARRIER PER BUILDING CODE REQUIREMENTS



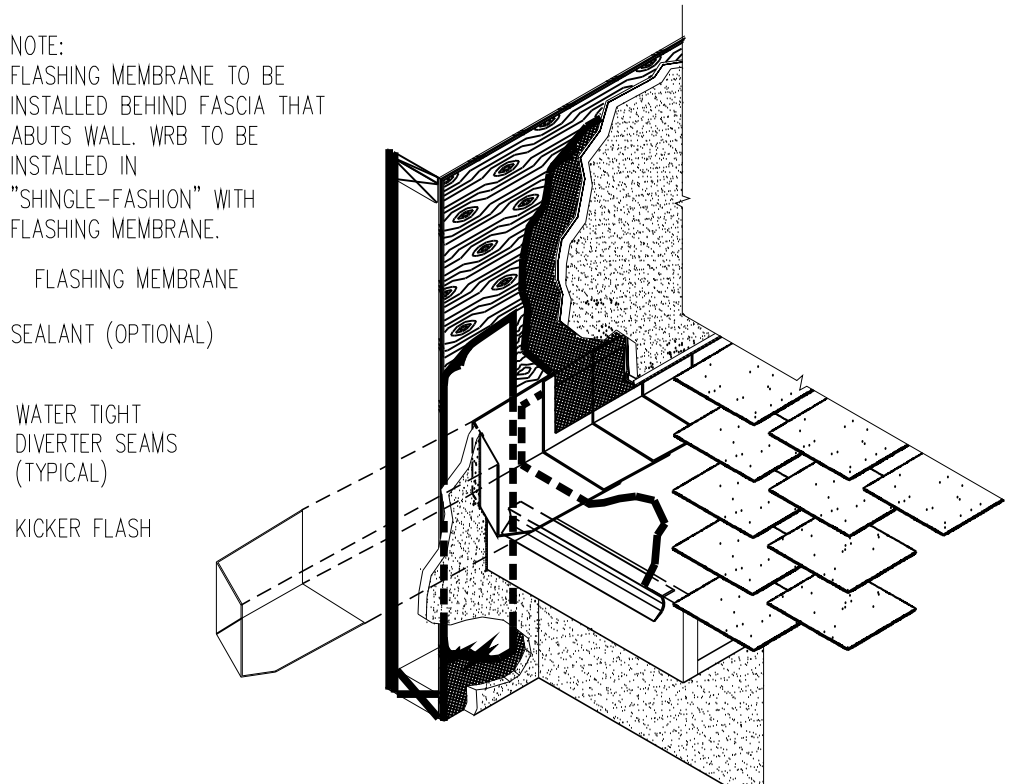
**49 Inside Corner Control Joint**  
SCALE: 3/4" = 1'-0"

FLASHING MEMBRANE AROUND CORNER, OVER WATER RESISTANT BARRIER, OR TWO LAYERS OF WATER RESISTANT BARRIER  
SELF-FURRING LATH, BEND AT INSIDE CORNER, ATTACH TIGHT TO INSIDE CORNER SUBSTRATE. EXTEND MIN. 24" (610 mm) PAST CORNER. DO NOT CUT MEMBRANE WHEN INSTALLING LATH  
SHEATHING  
CEMENT PLASTER  
SELF-FURRING LATH  
FLASHING MEMBRANE - OVER WATER RESISTANT BARRIER EXTENDING 8" (203 mm) MIN. OR EACH SIDE  
WATER RESISTANT BARRIER CONTINUOUS AROUND CORNER  
INSIDE CORNER CONTROL JOINT  
NOTE: AN INSIDE CORNER CONTROL JOINT IS NOT A STANDARD RECOMMENDATION WHEN FRAMING AND SUBSTRATE CONSTRUCTION THAT THE STUCCO ASSEMBLY IS ATTACHED TO ARE THE SAME



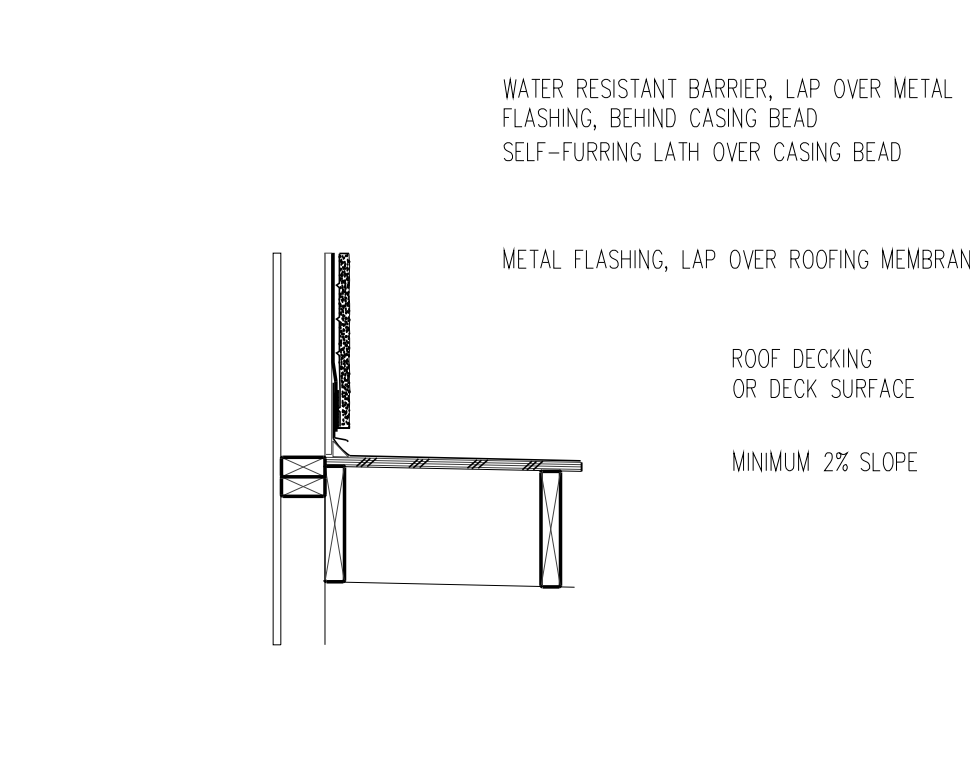
**50 Termination at Foundation**  
SCALE: 3/4" = 1'-0"

SHEATHING BOARD  
SELF-FURRING LATH  
WATER RESISTANT BARRIER LAP OVER FLASHING  
CEMENT PLASTER  
CASING BEAD W/ WEEPS BY AMCCO, CEMCO, OR WESTERN PLACED A MINIMUM 4" ABOVE EARTH OR 2" ABOVE PAVED SURFACES.  
BACKER ROD WITH SEALANT  
CONTINUOUS METAL FLASHING  
CMU OR CONCRETE FOUNDATION



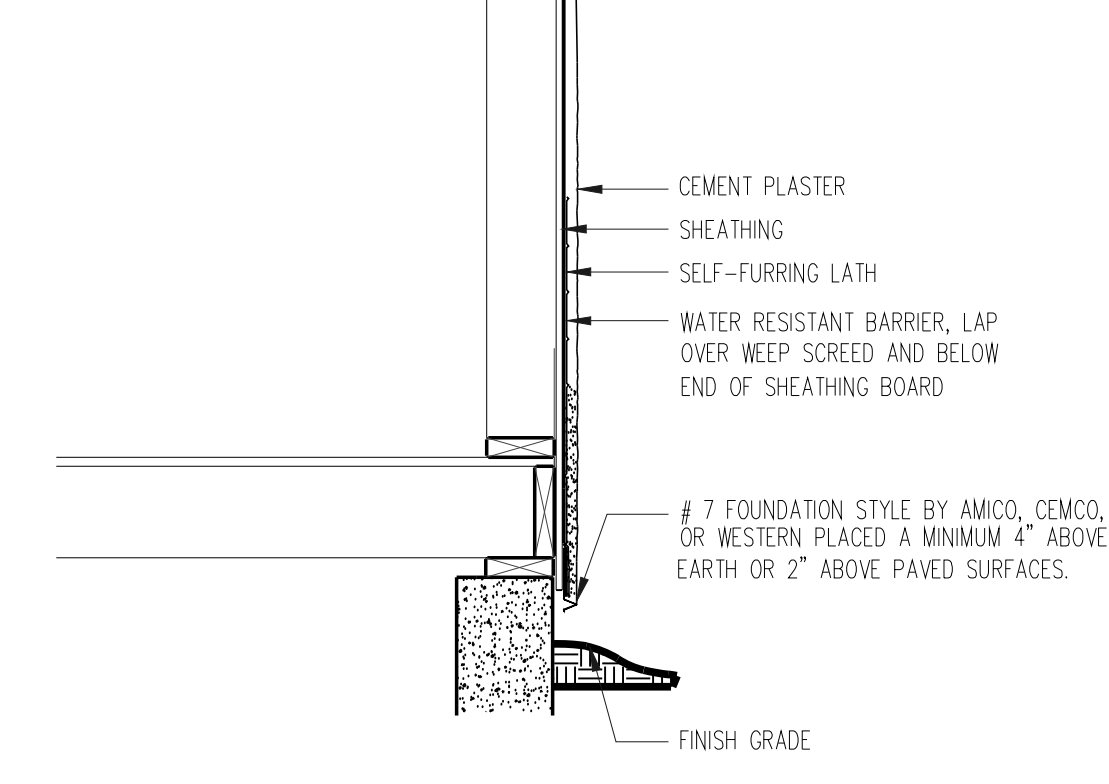
**53 Roof/Kicker Flashing Axonometric**  
SCALE: 3/4" = 1'-0"

NOTE: FLASHING MEMBRANE TO BE INSTALLED BEHIND FASCIA THAT ADJUTS WALL. WRB TO BE INSTALLED IN "SHINGLE-FASHION" WITH FLASHING MEMBRANE.  
FLASHING MEMBRANE  
SEALANT (OPTIONAL)  
WATER TIGHT DIVERTER SEAMS (TYPICAL)  
KICKER FLASH



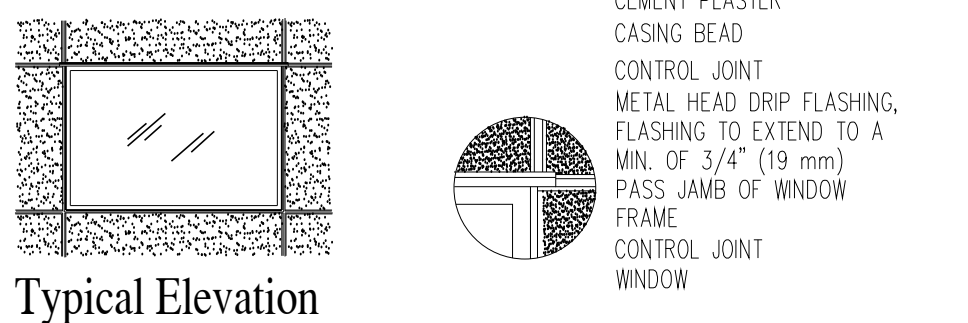
**54 Counter Flashing at Roofing/Deck Membrane**  
SCALE: 3/4" = 1'-0"

WATER RESISTANT BARRIER, LAP OVER METAL FLASHING, BEHIND CASING BEAD  
SELF-FURRING LATH OVER CASING BEAD  
METAL FLASHING, LAP OVER ROOFING MEMBRANE  
ROOF DECKING OR DECK SURFACE  
MINIMUM 2% SLOPE



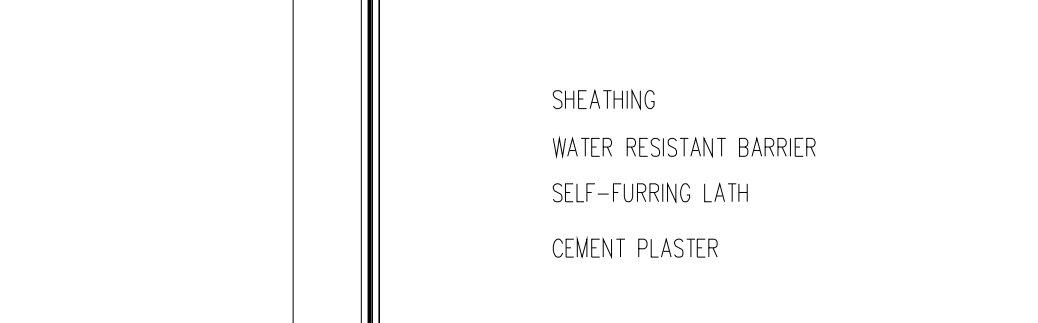
**55 Termination at Foundation/Finished Grade**  
SCALE: 3/4" = 1'-0"

CEMENT PLASTER  
SHEATHING  
SELF-FURRING LATH  
WATER RESISTANT BARRIER, LAP OVER WEEP SCREED AND BELOW END OF SHEATHING BOARD  
# 7 FOUNDATION STYLE BY AMCCO, CEMCO, OR WESTERN PLACED A MINIMUM 4" ABOVE EARTH OR 2" ABOVE PAVED SURFACES.  
FINISH GRADE



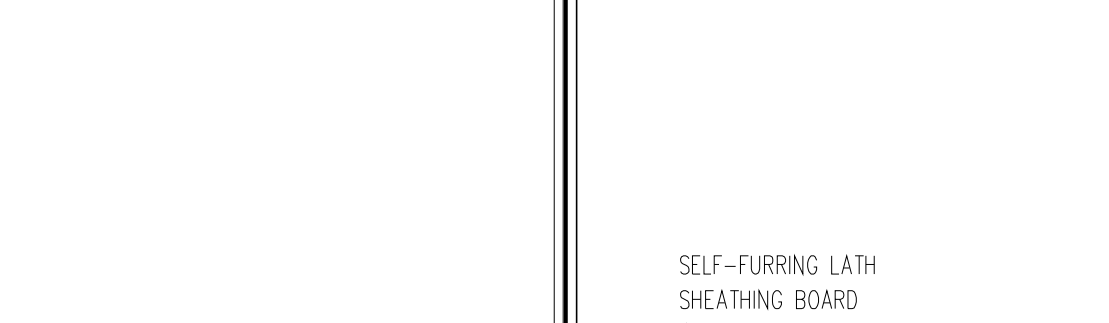
**58 Flashing/Control Joint at Window Head**  
SCALE: 3/4" = 1'-0"

CEMENT PLASTER  
CASING BEAD  
CONTROL JOINT  
METAL HEAD DRIP FLASHING, FLASHING TO EXTEND TO A MIN. OF 3/4" (19 mm) PAST JAMB OF WINDOW FRAME  
CONTROL JOINT WINDOW  
NOTE: THE CASING BEAD SHOULD BE HELD ABOVE THE WINDOW HEAD FLASHING 3/8" (10 mm) TO 3/4" (19 mm) DEPENDING ON THE NUMBER OF FLOORS AND DESIGN REQUIREMENTS  
WINDOW FLASHING PAPER  
SHEATHING  
CASING BEAD  
SELF-FURRING LATH  
WATER RESISTANT BARRIER, LAP OVER FLASHING  
VERTICAL CONTROL JOINT, SEE NOTE  
CEMENT PLASTER  
CONTROL JOINT  
EMBED CONTROL JOINT ENDS IN SEALANT



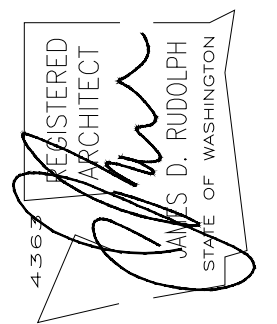
**59 Stucco Soffit/Fascia**  
SCALE: 3/4" = 1'-0"

SHEATHING  
WATER RESISTANT BARRIER  
SELF-FURRING LATH  
CEMENT PLASTER  
CASING BEADS  
3/8" (10 mm) RIB LATH INSTALL DIRECTLY AGAINST SOFFIT FRAMING 24" (609 mm) O.C.  
CEMENT PLASTER  
NOTES: FRAMING JOIST SPACED AT 24" (609 mm) REQUIRES 3/8" (10 mm) RIB LATH PERPENDICULAR TO JOINTS. LATH RIBS SHALL BE NESTED.



**60 Casing Bead at Concrete Foundation**  
SCALE: 3/4" = 1'-0"

SELF-FURRING LATH  
SHEATHING BOARD  
WATER RESISTANT BARRIER, LAP OVER FLASHING BEHIND CASING BEAD  
CEMENT PLASTER  
CASING BEAD ( WITH WEEP HOLES )  
SEALANT  
FLASHING  
FOUNDATION WALL



PERMIT SET 03/11/24  
REVISION 02/10/24  
REVISION xx/xx/xx  
REVISION xx/xx/xx

PROJECT CREDENTIAL  
XXX XXX XXX  
XXX XXX XXX  
XXX XXX XXX XXX XXX  
XXX XXX XXX XXX XXX  
License # XXXXXXXXXX

**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:

<b>Live Loads (in accordance with SCB Table 1607.1)</b>			
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)

<b>Wind Design Data (ASCE 7-16, Chapter 28: Simplified Envelope Procedure)</b>		<b>Seismic Design Data (ASCE 7-16, Section 12.8: Equivalent Lateral Force Procedure)</b>	
Basic Design Wind Speed (3-sec gust), V	100 mph	Risk Category	II
Risk Category	II	Seismic Importance Factor, I <sub>s</sub>	1.0
Wind Exposure	B	Mapped Spect. Accel., Short Period, S <sub>s</sub>	1.405
Internal Pressure Coefficient	N/A	Mapped Spect. Accel., 1-Sec, S <sub>1</sub>	0.489
Exterior Components and Cladding	25-psf	Site Class	D
Topographical Factor, K <sub>zt</sub>	1.60	Spectral Response Coeff., Short Period, S <sub>DS</sub>	1.124
		Spectral Response Coeff., 1-Sec, S <sub>D1</sub>	0.590
		Seismic Design Category	D

<b>Snow Loads (ASCE 7-16, Chapter 7)</b>		<b>Basic Seismic-Force-Resistance System</b>	
Ground Snow Load, P <sub>g</sub>	25-psf	Response Modification Factor, R	6.5
Flat Roof Snow Load, P <sub>f</sub> = 0.7 C <sub>e</sub> C <sub>t</sub> I <sub>s</sub> P <sub>g</sub>	25-psf	Seismic Response Coefficient, C <sub>s</sub>	0.173
* Snow Exposure Factor, C <sub>e</sub>	1.0	Design Base Shear, V	20.8 Kips
* Snow Load Importance Factor, I <sub>s</sub>	1.0		
* Thermal Factor, C <sub>t</sub>	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 all retaining walls with free draining, granular fill and provide for subsurface drainage.

<b>Geotechnical Properties</b>	
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 <sub>c</sub>
Interior Slabs-on-Grade	2500-psi
Footings, Basement Walls, Foundation/Stem Walls	3000-psi <sup>1</sup>

<sup>1</sup>Specified compressive strength (f<sub>c</sub>) 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 <sub>y</sub> = 60,000-psi
#4 bar and smaller	Grade 40, f <sub>y</sub> = 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"

**STEEL:**

5.1 Structural Steel design, fabrication, and erection shall be based on the following documents:

- AISC 360-16: Specification for Structural Steel Buildings
- AISC 341-16: Seismic Provisions for Structural Steel Buildings
- AISC 303-16: Code of Standard Practice for Steel Buildings and Bridges
- Specification for Structural Joints using high strength bolts (dated June 11, 2020), prepared by research council on structural connections, RCSC Committee A.1

5.2 Structural Steel shall conform to the following requirements:

Type of Member	ASTM Specification	F <sub>y</sub>
Standard Shapes	A992	50 ksi
Plates, Angles & Rods	A36	36 ksi
Hollow Structural Sections (Tube Steel)	A500 (Grade B)	46 ksi
Anchor Bolts	F1554	36 ksi
Connection Bolts	A325-N or F1852-N	

5.3 Dimensional Tolerance for Structural Steel members shall be per the AISC 303-16, Section 6.4 and ASTM Specification A6/A6M. Unless specifically allowed by the Engineer, column members shall not be modified by the rotary straightening process.

5.4 All Welding shall be in conformance with AISC and AWS Standards and shall be performed by WABO certified welders using E70xx electrodes. Only prequalified welds (as defined by AWS) shall be used.

**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	Douglas Fir-Larch	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 <sub>bx</sub>	F <sub>by</sub>	F <sub>cx</sub>	F <sub>cy</sub>	E <sub>x</sub>
Beams	24F-V4	DF/DF	2400-psi	1850-psi	650-psi	265-psi	1800-ksi

Camber 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 <sub>b</sub>	F <sub>c⊥</sub>	F <sub>v</sub>	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:

<b>Roof Truss Design Loading</b>	
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

<b>Floor Truss Design Loading</b>	
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:

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

**WOOD (Continued):**

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

- 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.
- 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.
- 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.
- Solid blocking for wood columns shall be provided through floors to supports below.
- 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.
- 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.

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.

**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.

<b>SPECIAL INSPECTION AND TESTING REQUIREMENTS</b>			
Verification and Inspection	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	-	

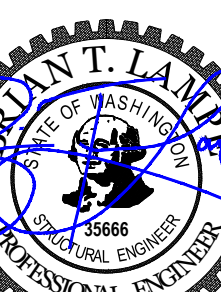
<b>Hanger Conversion Table</b>		
TYPE	SIMPSON STRONG-TIE PRODUCT #	USP CONNECTORS PRODUCT #
HOLDDOWNS	HDX-SDS2.5	PHDxA
	STD14/STD14RJ	STD14/STD14RJ
STRAPS	DT11Z	LTS18-TZ w/ 1"x1½" PLATE WASHER (TO ACCOMMODATE 3" LAG SCREW)
	MST48	KST248
	ST2215	KST216
	ST8224	KST224
	CS16	RS150
	MASA / MASAP	FA4
	CMSTC16	CMSTC16
	LG72	LUG72
	LTP4	MP4F
	LTP5	MP6F
ANGLES/TIES	A34	MP34
	A35	MPA1
	H1	RT15
	H2.5	RT7
	H2.5A	RT7A
POST CAPS	LPXZ	PBX6T2
	LCE4	PBE574
	EPCxx	EPCMxx
	CCQxxSDSS.5	KCCQxx
	ECCQxxSDSS.5	KECCQxx
POST BASES	ACx	PBSxx
	PBxx	WExx
	ABUxx	PAJUxx
DRAG STRUTS	ABAxx	PAxxE
	HTS30C	HTV30C
HANGERS	HTS30	HTV30
	DSC5	DSC4
	LUSxx	JUSxx
	IUSxx	THFx
	ITTx	THDxx
	HUxx / HUCxx	HDxx / HDxxIF
	MILxx	THFx
HUSxx	HUSxx	

**RUDOLPH**

ARCHITECTS

5273 140th Avenue N.E., Bellevue, Washington  
425 455-5588

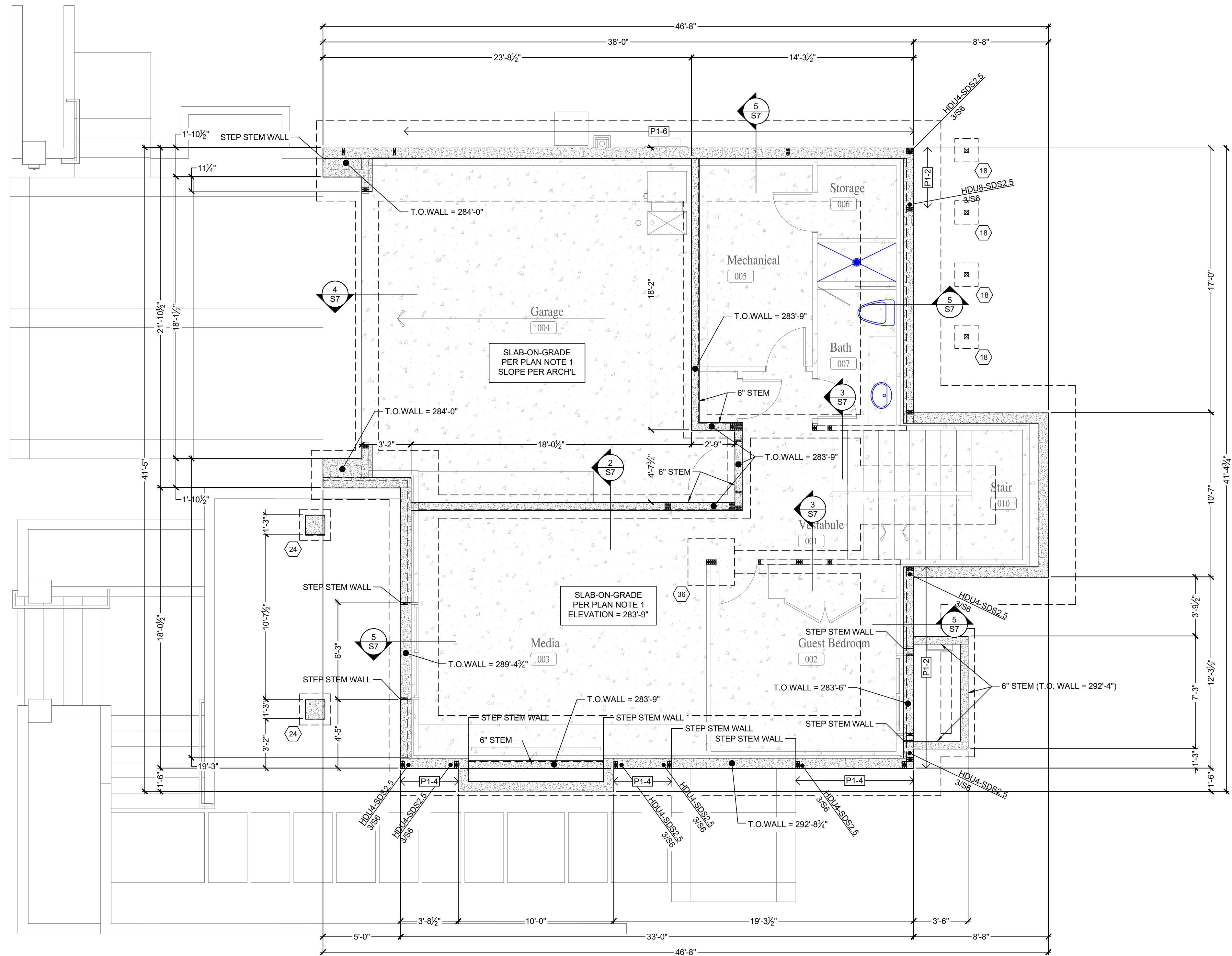
**BTL**  
ENGINEERING P.S.  
10000 WASHINGTON AVE. SUITE 1000  
SEASIDE, WA 98148  
PHONE: 206-465-8888 FAX: 206-465-8888



PERMIT 3/3/2024  
PERMIT UPDATE 10/1/2024  
PLAN REVIEW 01/09/2025

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

S1

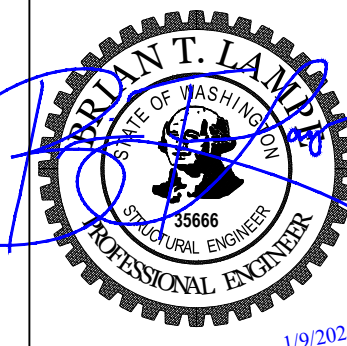
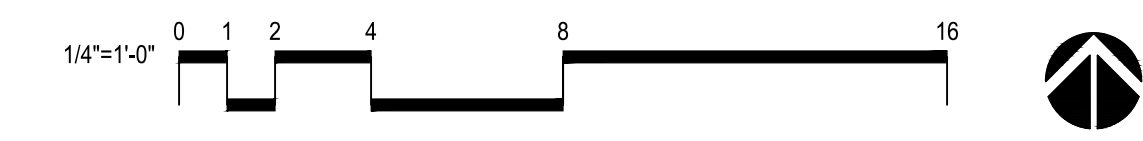


- FOUNDATION PLAN NOTES:**
1. SLAB-ON-GRADE SHALL BE 4" THICK WITH 6x6 W/ 4x14 W/M AT CENTER, U.O.N. SLAB SHALL BE POURED OVER BASE SOIL PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SLABS SHALL BE POURED OVER 10MIL VAPOR BARRIER PLACED OVER FREE-DRAINING GRANULAR FILL. SEE ARCHITECTURAL DRAWINGS FOR SLAB ELEVATION, DEPRESSION, AND SLOPE REQUIREMENTS. W/M MAY BE OMITTED IF SLAB CONCRETE MIX IS 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.
  3. BOTTOM OF FOOTINGS SHALL BE SET ON COMPETENT, PROPERLY COMPACTED BEARING SOIL BELOW FROST DEPTH. THE CONTRACTOR SHALL DETERMINE ACTUAL FOOTING ELEVATIONS BASED ON FINAL GRADES AND SITE CONDITIONS. CONSULT WITH THE GEOTECHNICAL ENGINEER AS REQUIRED.
  4. ANCHOR BOLTS FOR EXTERIOR STUD WALLS SHALL BE IN ACCORDANCE WITH P1-6 OF THE SHEAR WALL SCHEDULE OF 1/56, U.O.N.
  5. TOP OF STEM WALL ELEVATION SHALL BE 292'-9 1/2", U.O.N.

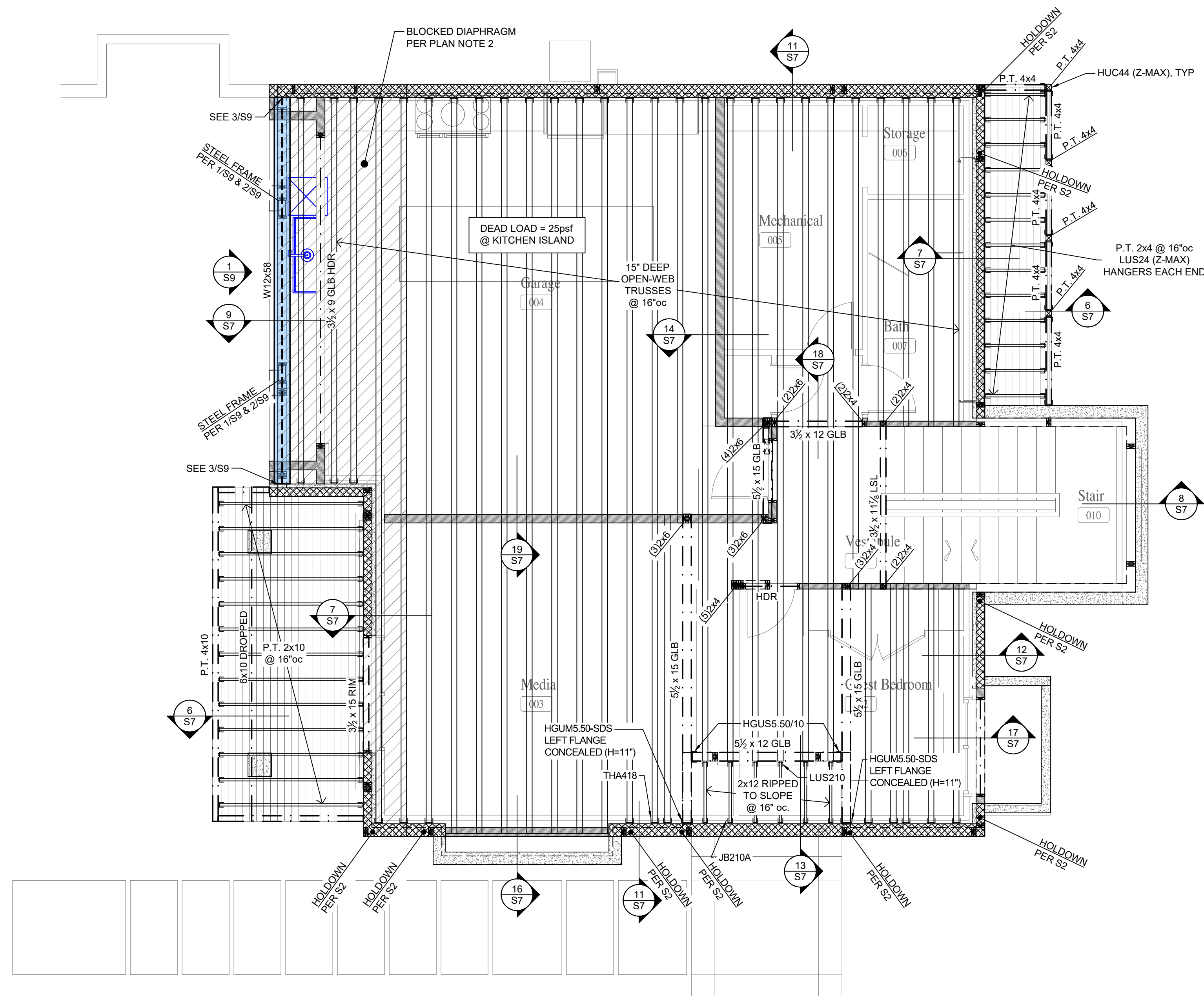
**LEGEND**

- DETAIL CALL-OUT
- ANCHOR BOLTS FOR SHEAR WALL ABOVE PER SCHEDULE OF 1/56
- SLAB-ON-GRADE PER PLAN NOTE 1
- FOUNDATION WALL AND FOOTING
- BEARING OR SHEAR WALL ABOVE
- FOOTING CALLOUT - SEE 4/56

FOUNDATION PLAN



PERMIT 3/3/2024  
PERMIT UPDATE 10/12/2024  
PLAN REVIEW 01/09/2025



**FLOOR FRAMING PLAN NOTES:**

1. FLOOR SHEATHING SHALL BE 7/8" THICK T&G (SINGLE FLOOR PANEL SPAN RATING 48" OC). GLUE SHEATHING TO ALL FRAMING MEMBERS AND BLOCKING BELOW WITH ADHESIVE CONFORMING TO A.P.A. SPECIFICATION AFG-01. FASTEN SHEATHING TO FRAMING WITH WSV212 SUBFLOOR SCREWS (#9 x 2") or 0.131"Ø x 2 1/2" NAILS AS FOLLOWS:

FRAMING, EDGES	6" oc
FRAMING, EDGES @ BLOCKED DIAPHRAGM	4" oc
FRAMING, FIELD	10" oc
BOUNDARIES, BLOCKING, STRUTS	5" 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 WSV212 SUBFLOOR SCREWS (#9 x 2 1/2") or 0.131"Ø x 2 1/2" NAILS AS FOLLOWS:

SEE DRAWINGS FOR OTHER SHEATHING NAILING REQUIREMENTS.

2. AT AREAS INDICATED AS BLOCKED DIAPHRAGM, PROVIDE 2x FLAT BLOCKING (PER GENERAL STRUCTURAL NOTES) AT ALL UNFRAMED SHEATHING PANEL EDGES.

3. FLOOR FRAMING SHALL BE 15" DEEP 4x2" CONNECTOR-PLATE TRUSSES @ 16" oc, U.O.N. 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/900 or 7/8". 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.

**WALL FRAMING PLAN NOTES:**

4. EXTERIOR WALLS SHALL BE SHEAR WALL TYPE P1-5 WITH 2x6 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 13/S6. SEE 1/S6 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.

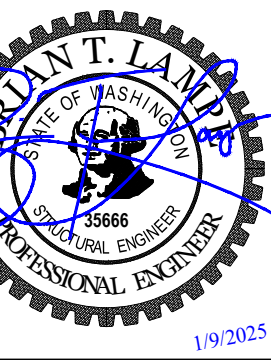
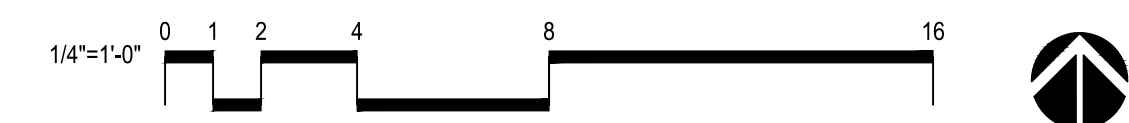
6. HEADERS SHALL BE 4x8, U.O.N. SEE DETAIL 19/S6.

7. 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**

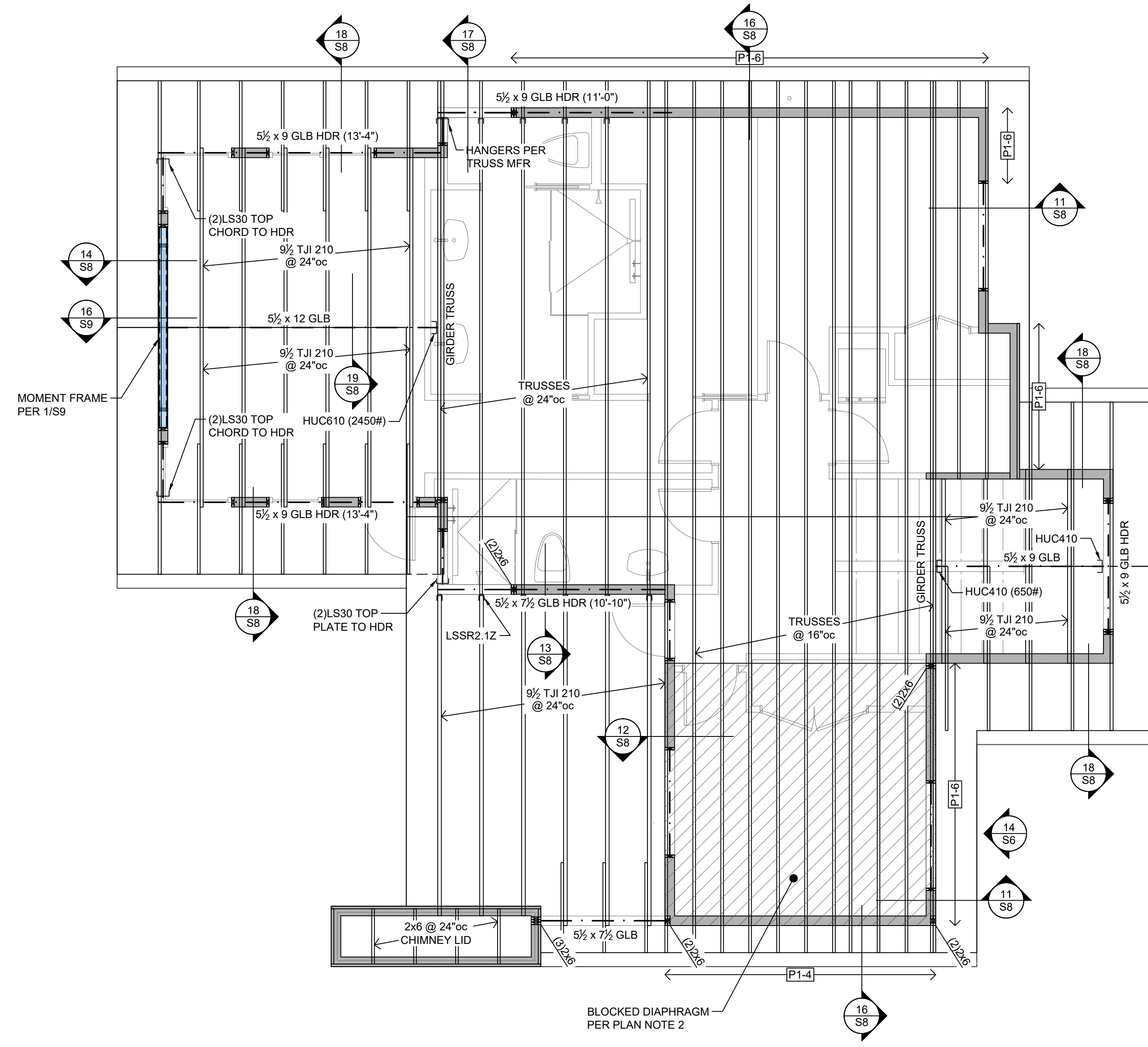
- DETAIL CALL-OUT
- SHEAR WALL BELOW PER SCHEDULE OF 1/S6
- BEARING OR SHEAR WALL BELOW
- MUDSILL BELOW
- BEARING OR SHEAR WALL ABOVE
- BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
- POST BELOW
- FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
- HEADER PER PLAN NOTE 5

LOWER WALL/MAIN FLOOR FRAMING PLAN



PERMIT	3/3/2024
PERMIT UPDATE	10/1/2024
PLAN REVIEW	01/09/2025





**ROOF FRAMING PLAN NOTES:**

- ROOF SHEATHING SHALL BE 3/4" THICK (PANEL SPAN RATING 32/16), FASTEN SHEATHING TO FRAMING WITH 0.1317" 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.

- AT AREAS INDICATED AS BLOCKED DIAPHRAGM, PROVIDE 2x FLAT BLOCKING (PER GENERAL STRUCTURAL NOTES) AT ALL UNFRAMED SHEATHING PANEL EDGES.

3. ROOF FRAMING SHALL BE CONNECTOR PLATE TRUSSES. U.O.N. LOADING SHALL BE AS FOLLOWS:

TOP CHORD SNOW LOAD	25-psf
TOP CHORD DEAD LOAD	10-psf
BOTTOM CHORD LIVE LOAD	N/A
BOTTOM CHORD DEAD LOAD	5-psf

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:**

- 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.

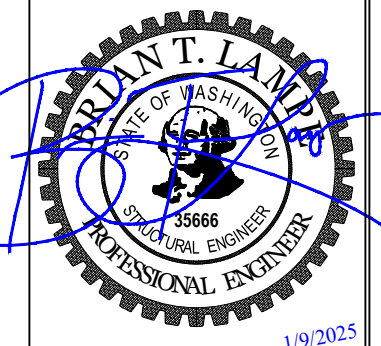
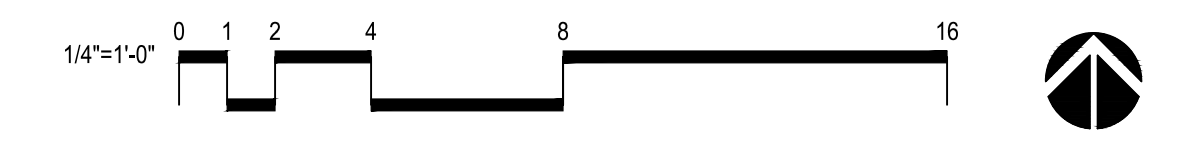
WHERE ADJACENT SHEAR WALLS ARE IN CONTACT, NAIL STUDS TOGETHER PER 13/S6. SEE 1/S6 FOR SPECIAL STUD REQUIREMENTS AT SHEAR WALL TYPES P1-3, P1-2, P2-4, P2-3, AND P2-2.

- TOP PLATE ELEVATION SHALL BE 8'-10 1/2" U.O.N.
- HEADERS SHALL BE 5 1/2 x 7 1/2 GLB, U.O.N. T.O. HEADER ELEVATION SHALL BE 9'-3", U.O.N. SEE DETAIL 20/S6. NO HEADERS @ GABLE ENDS. DO NOT SPLICE TOP CHORD @ OPENINGS.
- 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**

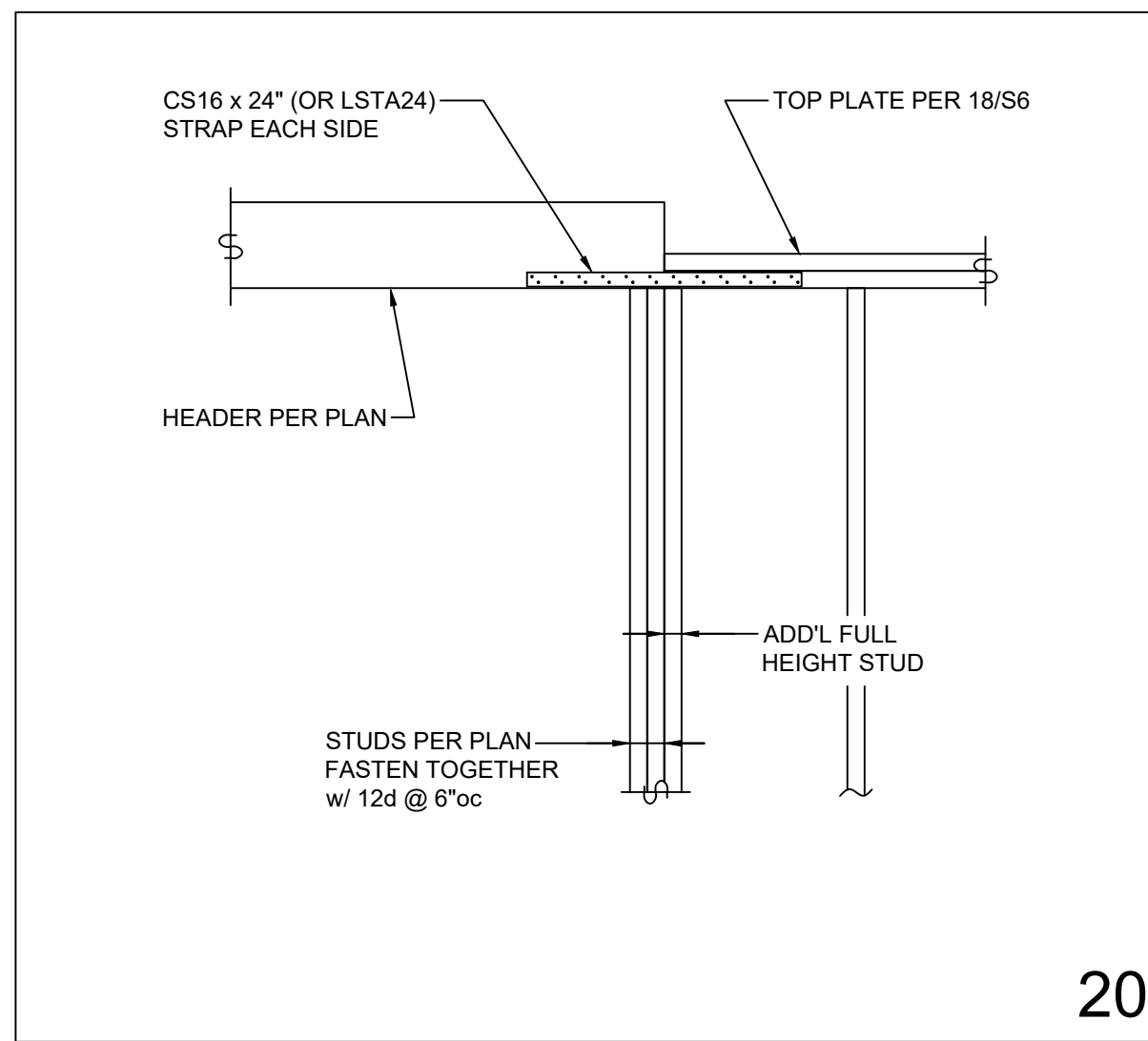
- DETAIL CALL-OUT
- SHEAR WALL BELOW PER SCHEDULE OF 1/S6
- BEARING OR SHEAR WALL BELOW
- POST BELOW
- FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
- HEADER PER PLAN NOTE 5

UPPER WALL/ROOF FRAMING PLAN

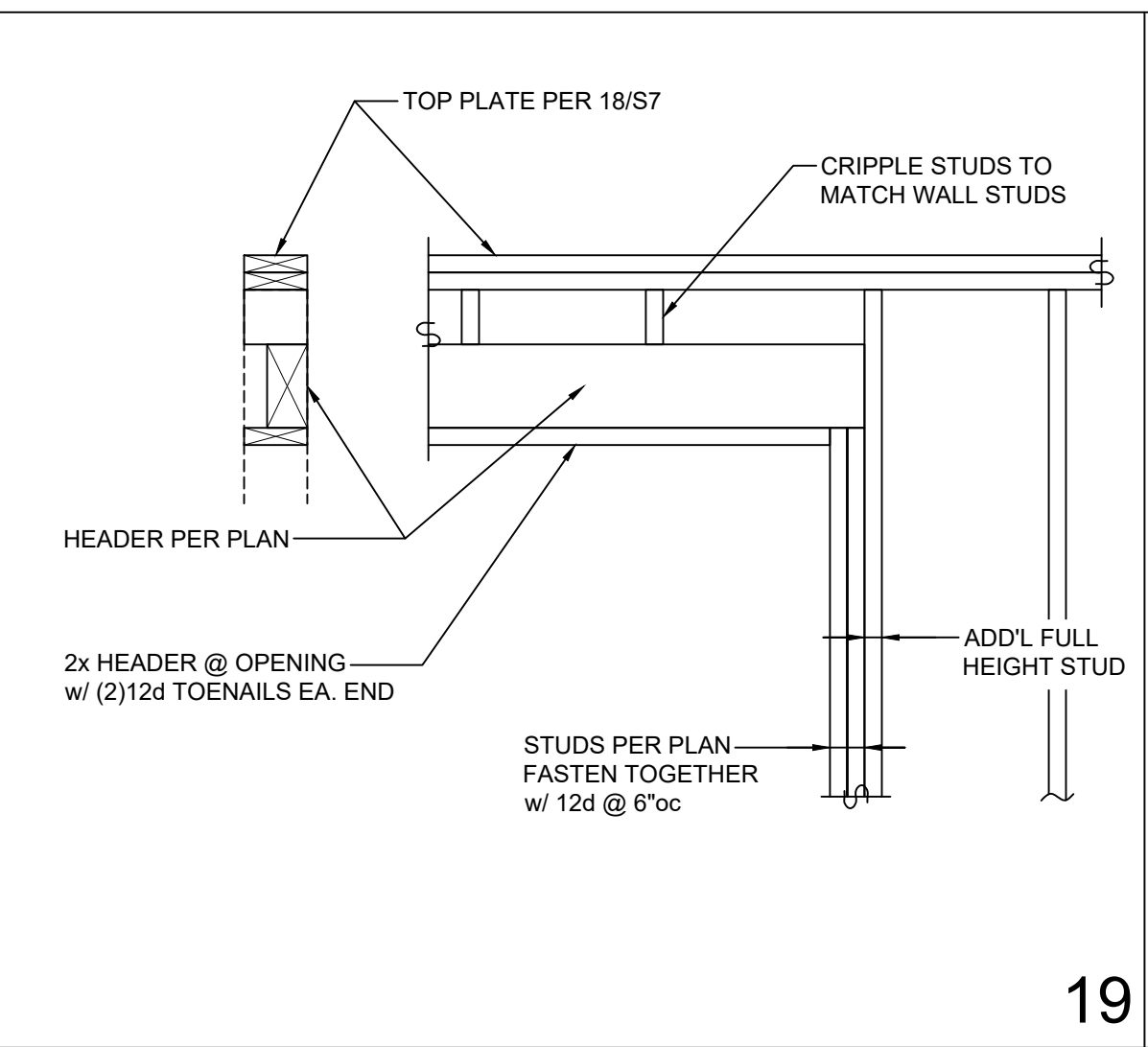


PERMIT	3/3/2024
PERMIT UPDATE	10/1/2024
PLAN REVIEW	01/09/2025

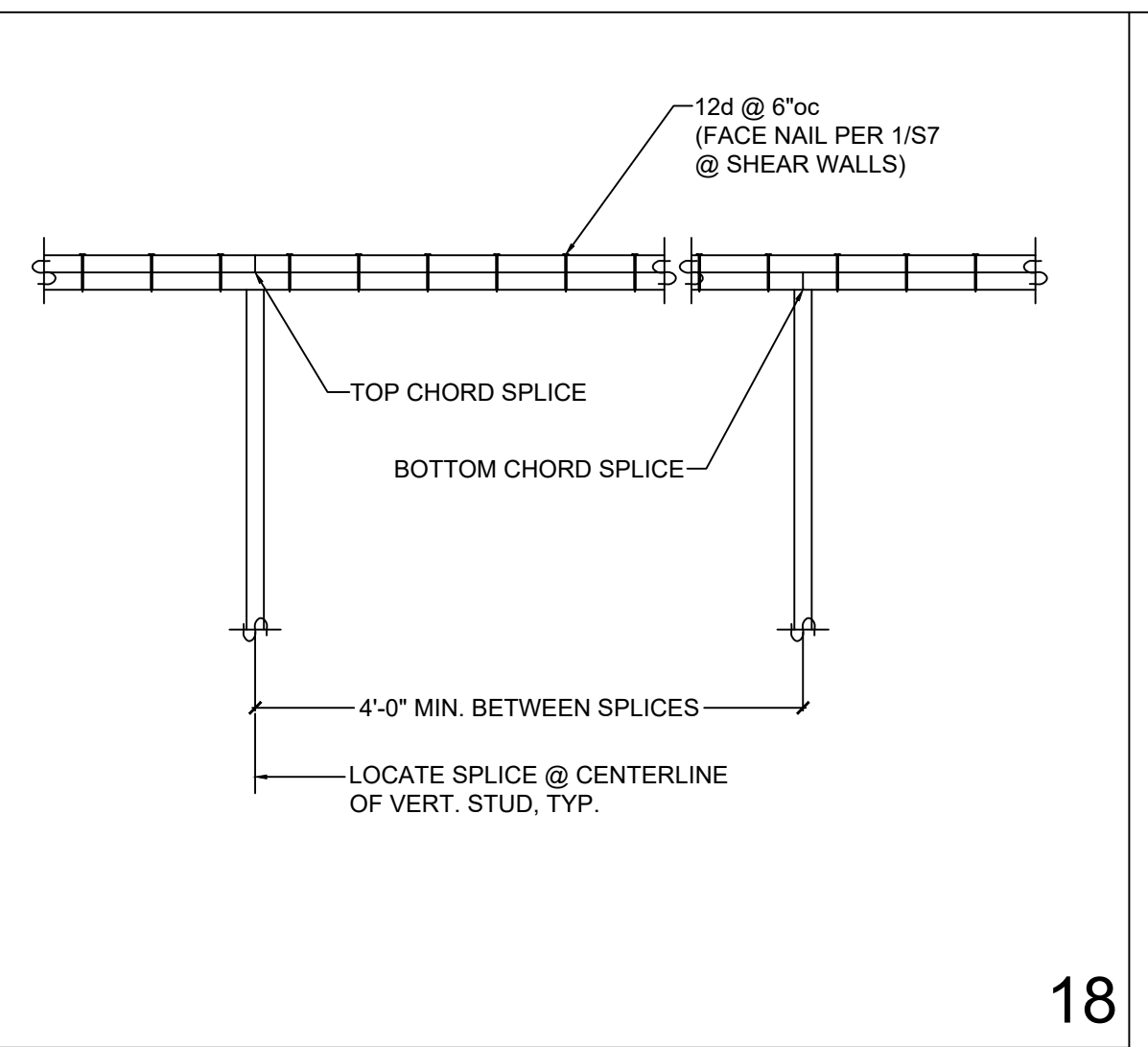
Revisions To A New Residence for  
**Teddy and Megan Dann**  
3008 70th Avenue S.E. - Mercer Island, WA 98040



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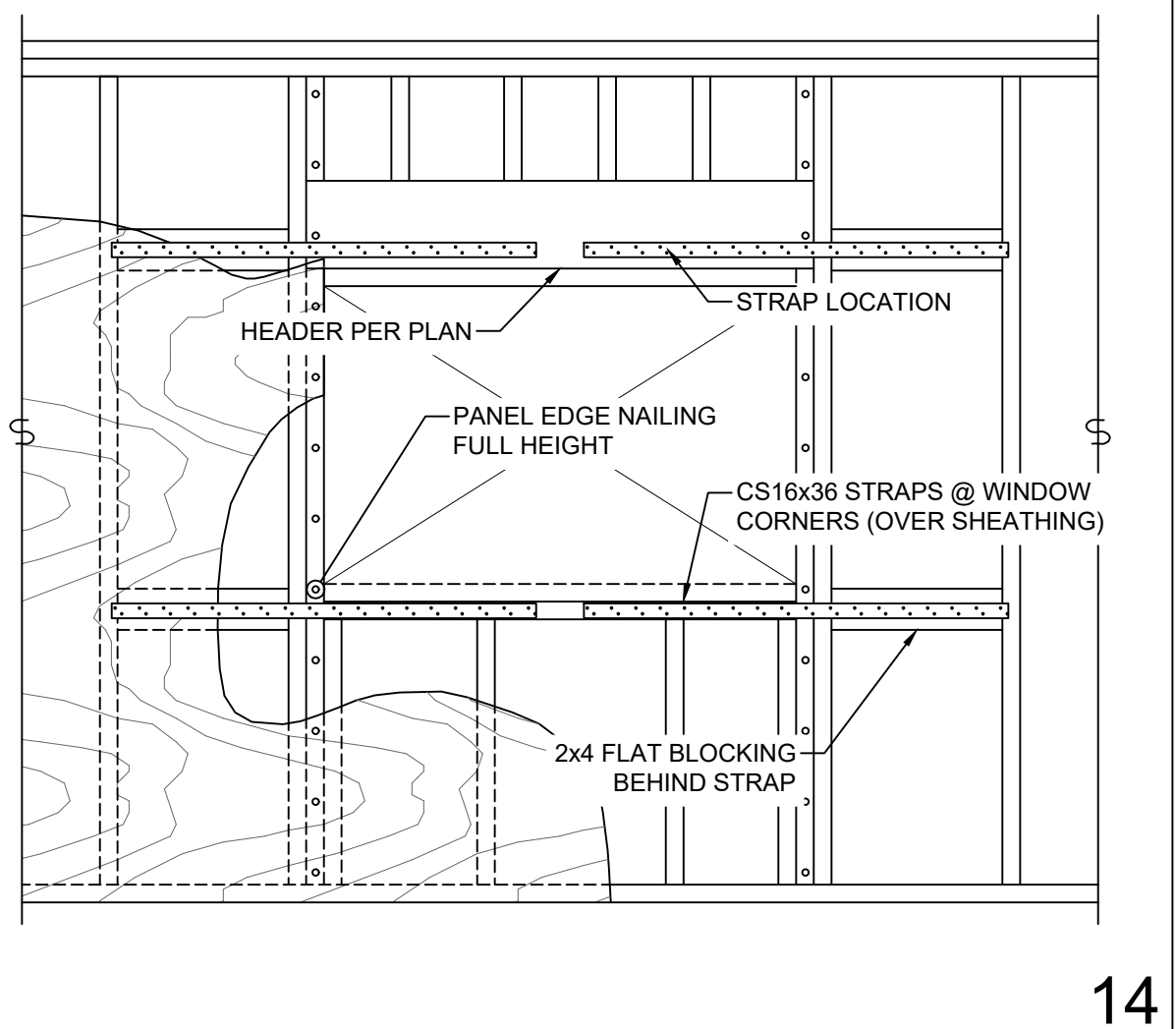
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**SHEAR WALL SCHEDULE**  
(IN ACCORDANCE W/ ANSI/AF&PA SDPWS-2021 SECTION 4.3)  
Updated 4/1/2024

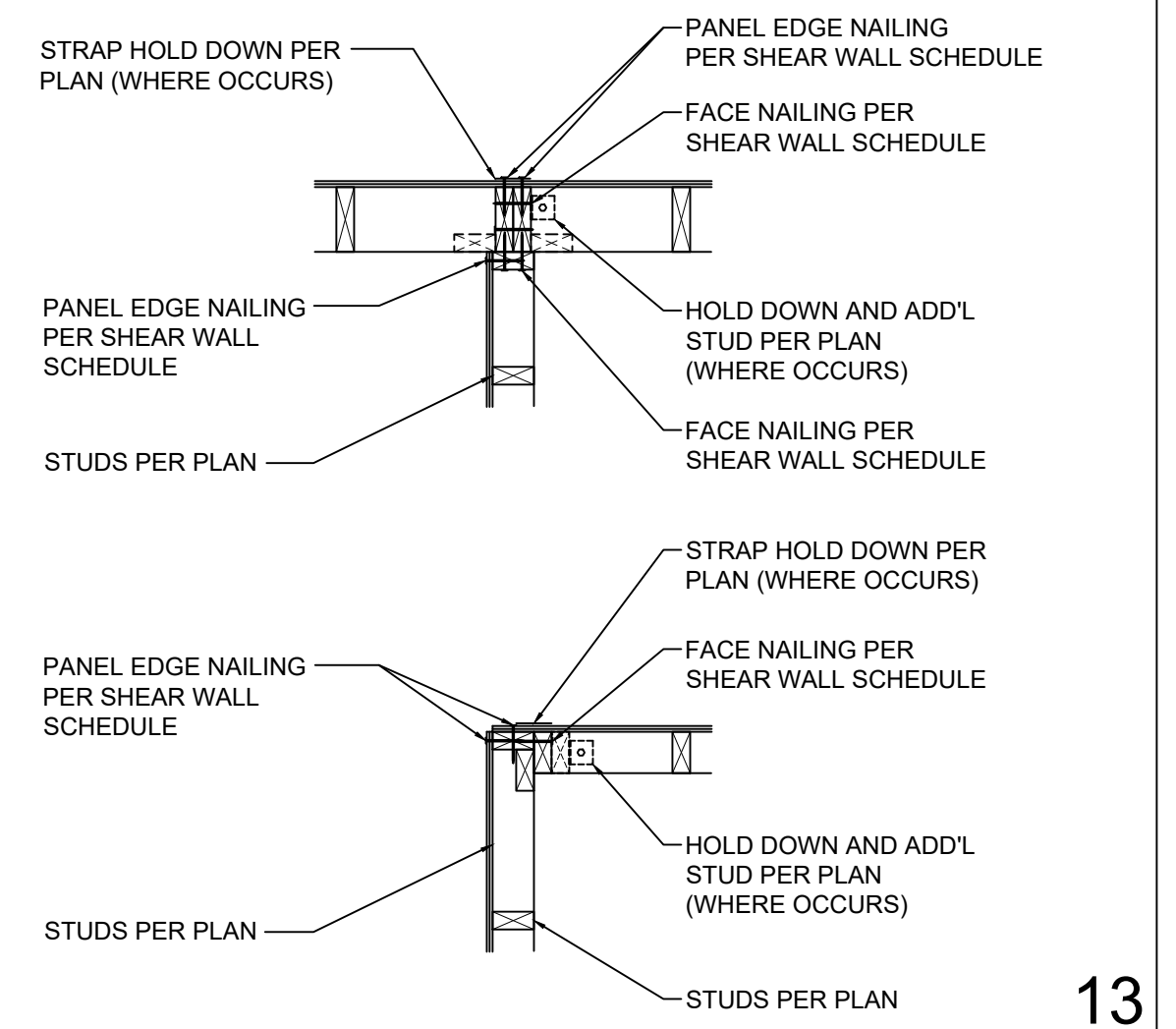
WALL TYPE	SHEATHING (1)	PANEL EDGE NAILING (2)	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES (3)		MUDSILL PLATE	FACE NAILING (4)	FRAMING CLIPS (5)	ANCHORAGE TO CONCRETE (6)		SEISMIC CAPACITY h/b = 2 h/b = 3.5	WIND CAPACITY h/b = 2 h/b = 3.5
			SINGLE MEMBER	BUILT-UP MEMBER				ANCHOR BOLTS	MUDSILL ANCHORS		
P1-6	1 SIDE	6" oc	2x	2x	2x	6" oc	A35 @ 28" oc or LTP4 @ 28" oc	5/8" @ 60" oc	MASAP @ 52" oc	240-pf 194-pf	240-pf 194-pf
P1-4	1 SIDE	4" oc	2x	2x	2x	4" oc	A35 @ 19" oc or LTP4 @ 19" oc	5/8" @ 46" oc	MASAP @ 36" oc	350-pf 284-pf	350-pf 284-pf
P1-3	1 SIDE	3" oc	3x	(2)2x	2x	3" oc	A35 @ 14" oc or LTP4 @ 14" oc	5/8" @ 36" oc	MASAP @ 28" oc	450-pf 366-pf	450-pf 366-pf
P1-2	1 SIDE	2" oc	3x	(2)2x	2x	2" oc	A35 @ 8" oc or LTP4 @ 8" oc	5/8" @ 20" oc	MASAP @ 18" oc	590-pf 478-pf	820-pf 669-pf
P2-2	2 SIDES	2" oc	3x	(2)2x	3x	(2) Rows, 2" oc	A35 @ 8" oc and LTP4 @ 8" oc	5/8" @ 12" oc	MASAP @ 7" oc	1180-pf 957-pf	1640-pf 1338-pf



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14



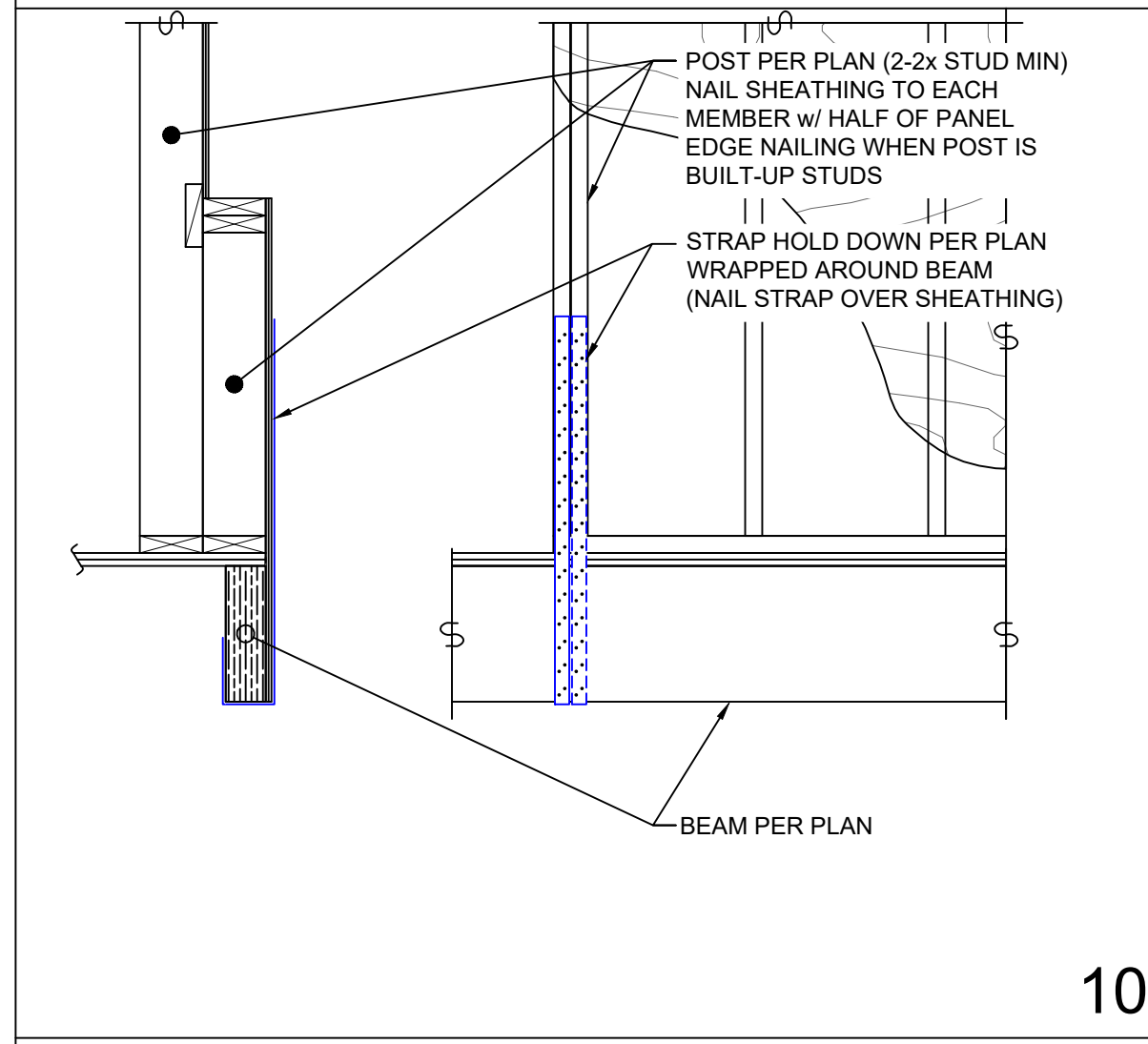
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**SHEAR WALL SCHEDULE NOTES**

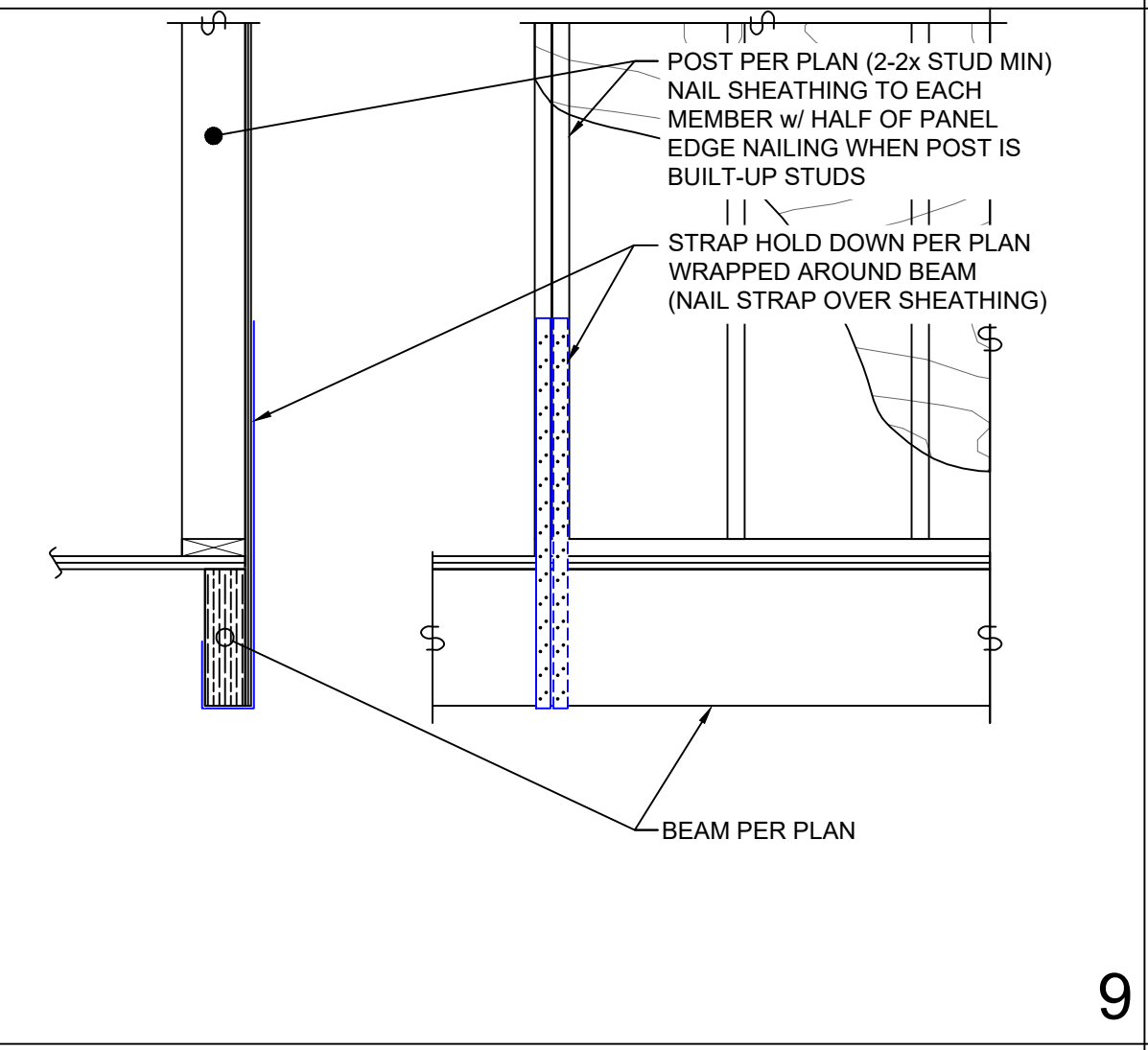
(1) SECTION 4.3.7.1.1  
1/2" OSB or 5/8" PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (2/4)0. PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

(2) SECTION 4.3.7.1.2 & SECTION 4.3.7.1.3  
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.

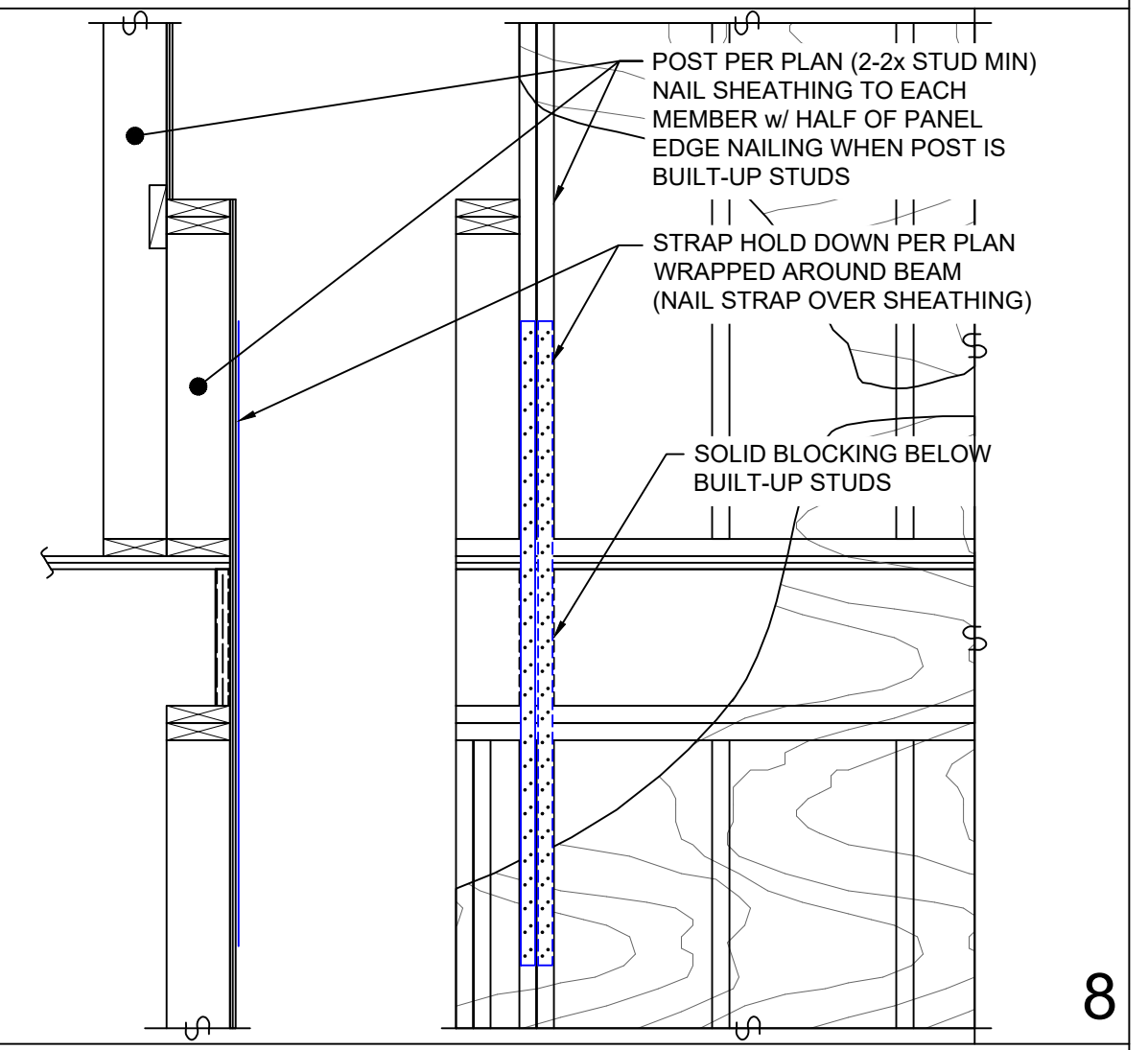
(3) SECTION 4.3.7.1.4  
THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.



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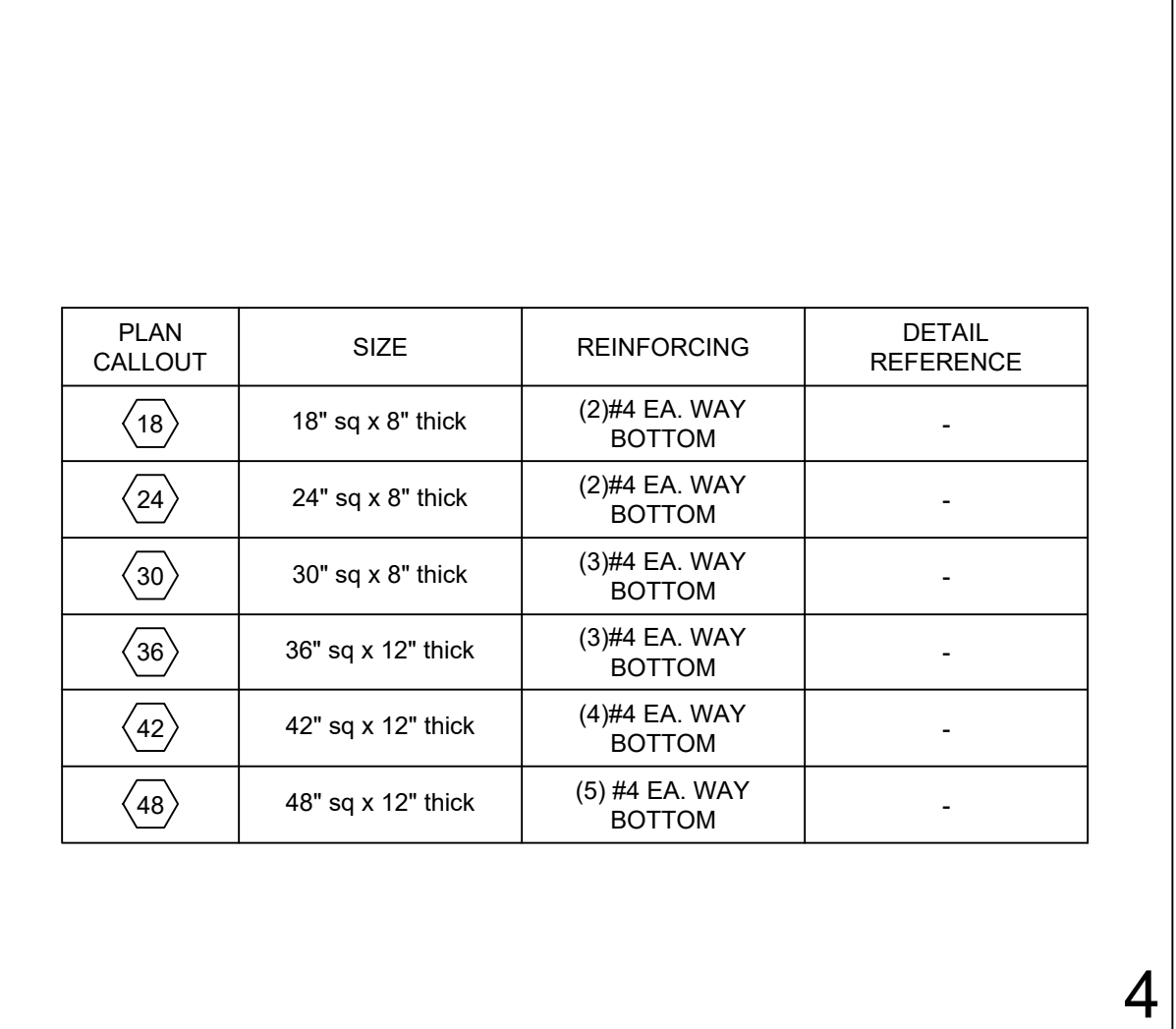


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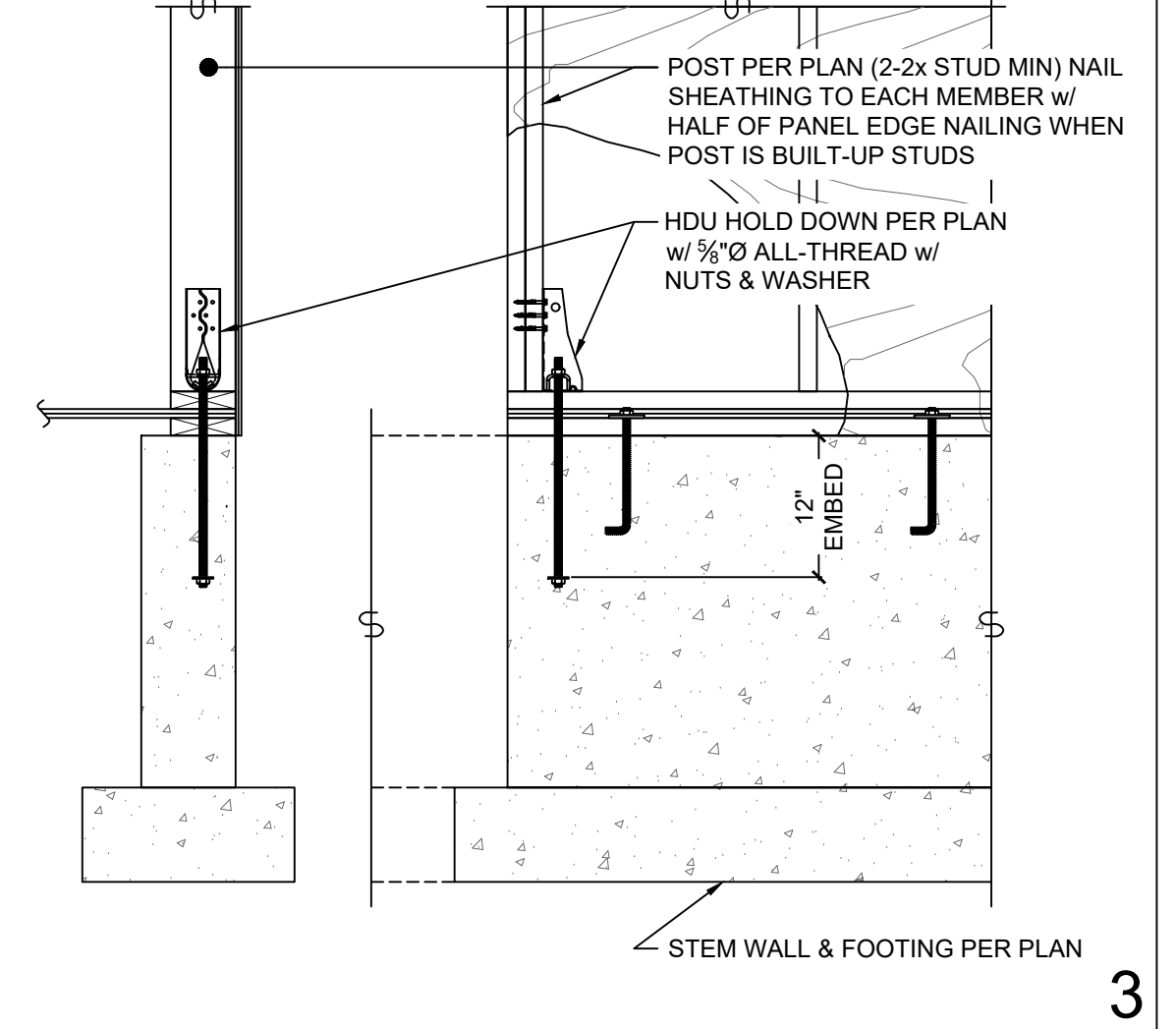
PLAN CALLOUT

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	-

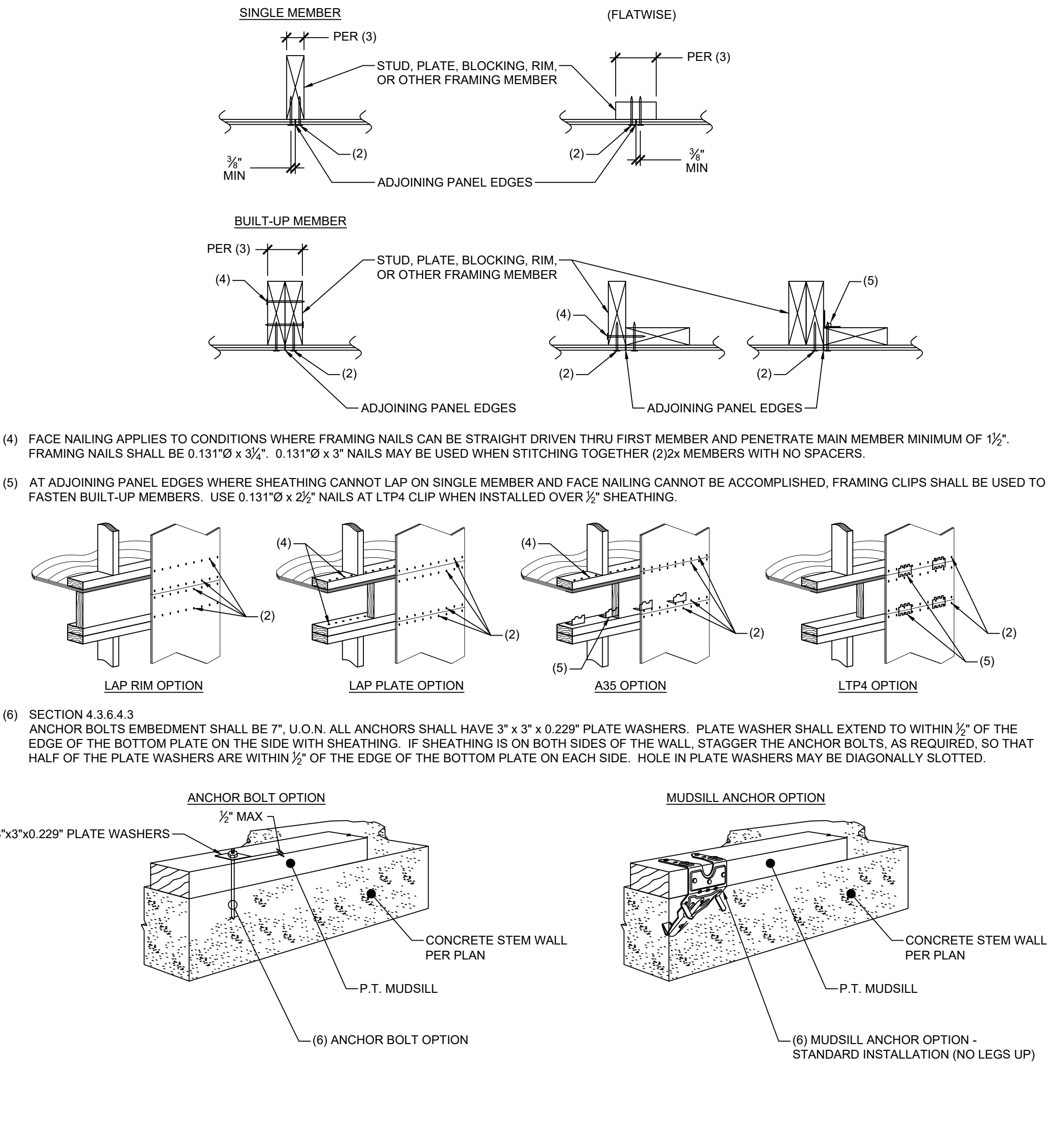
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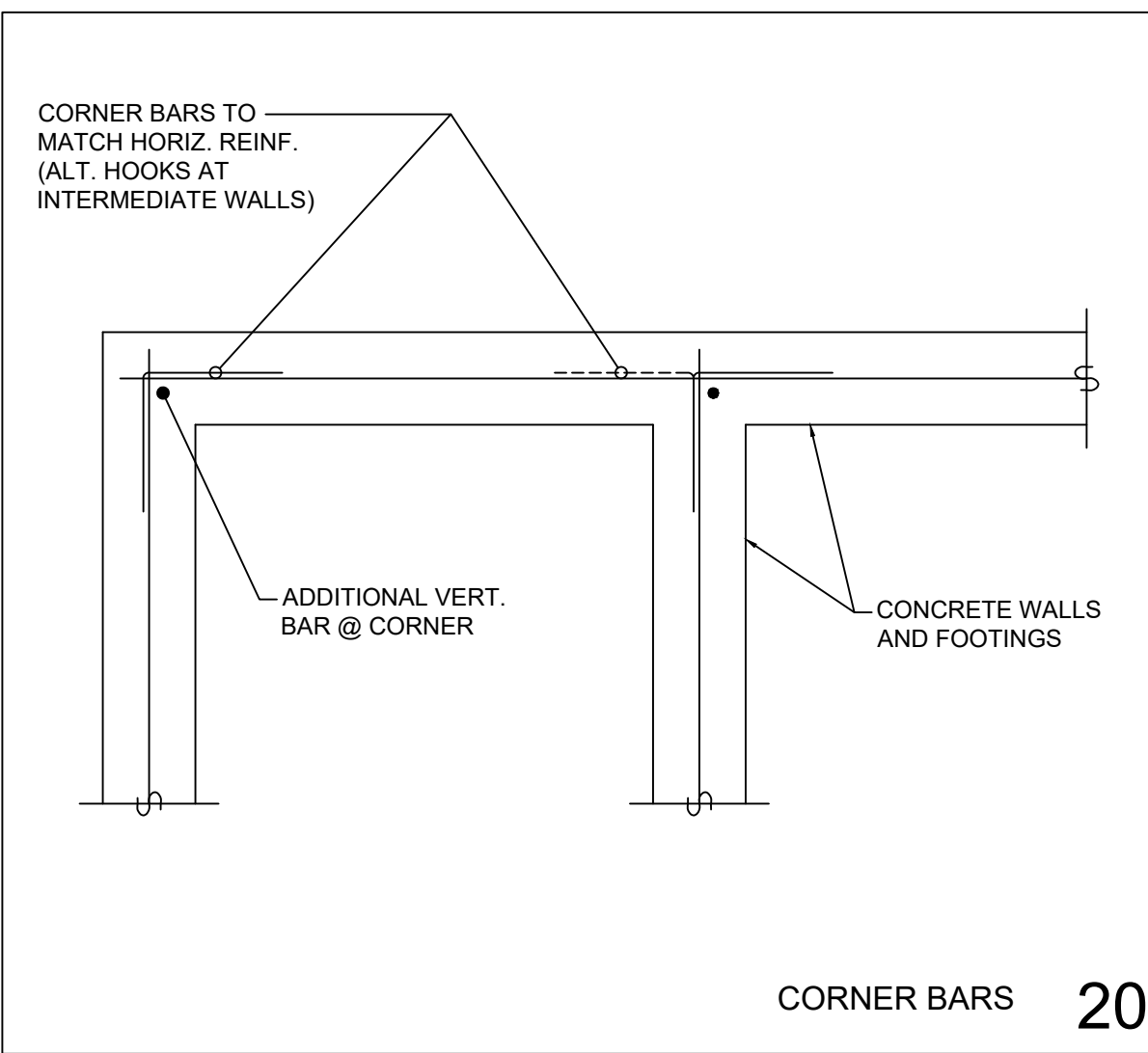
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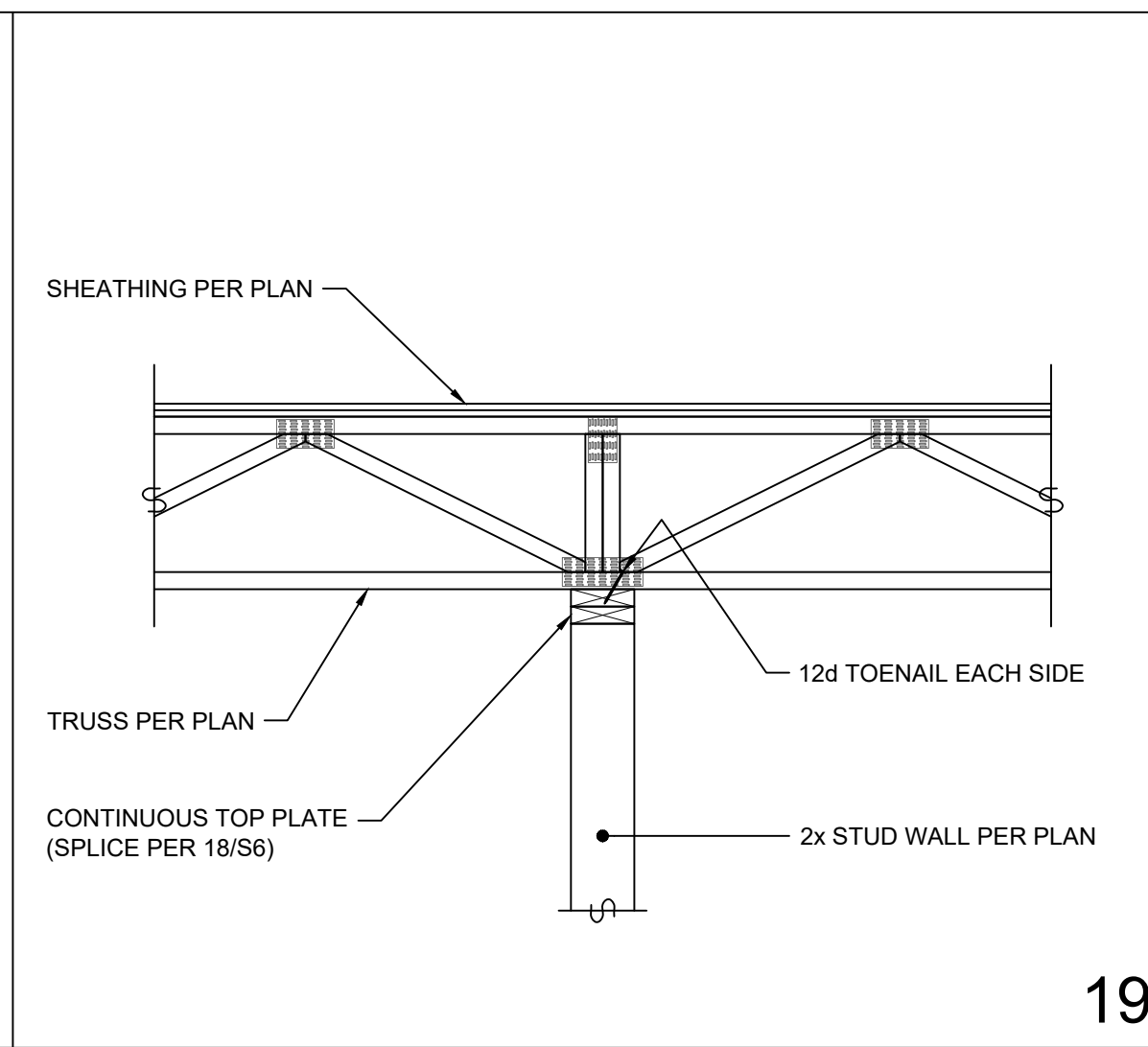
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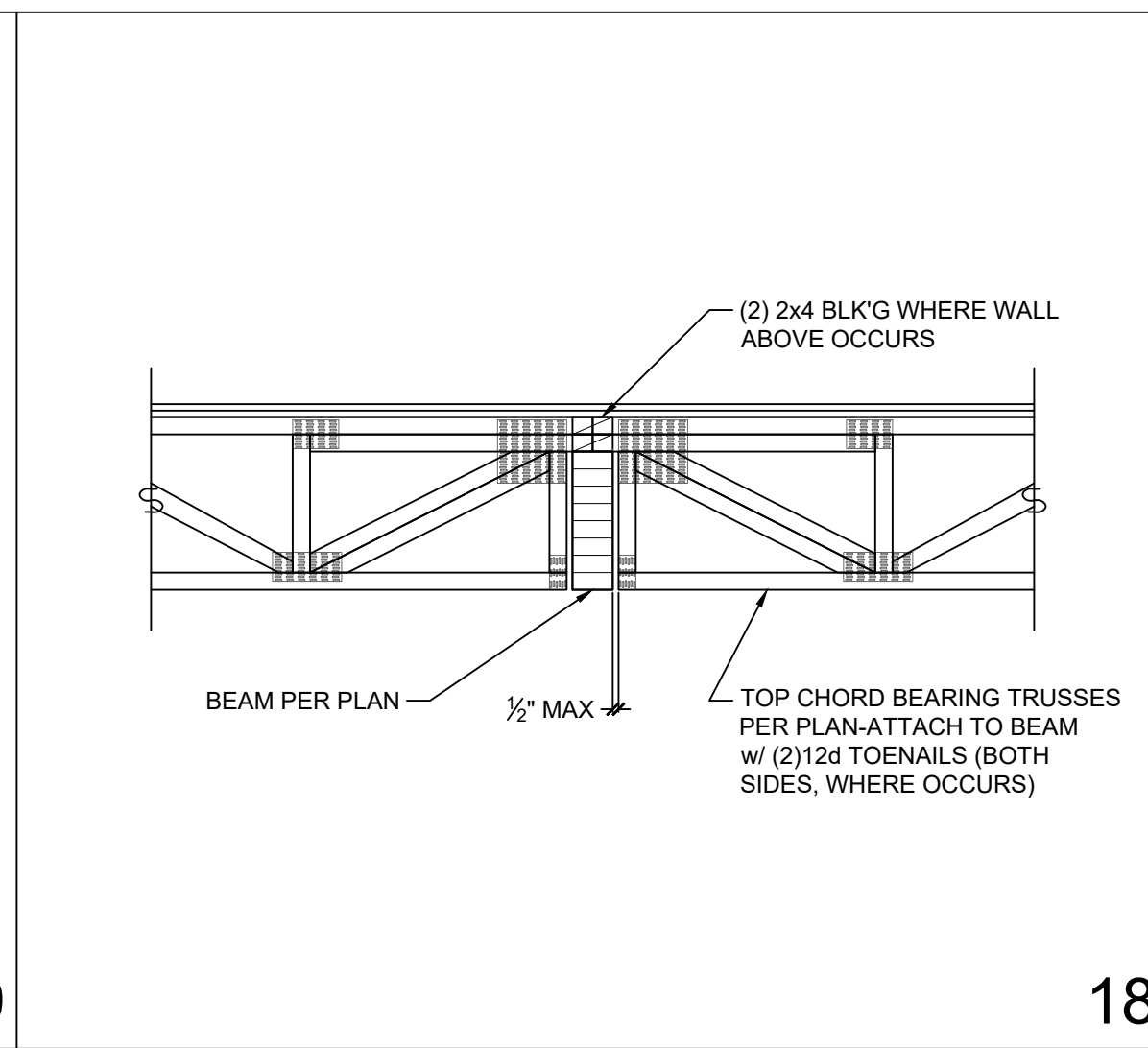
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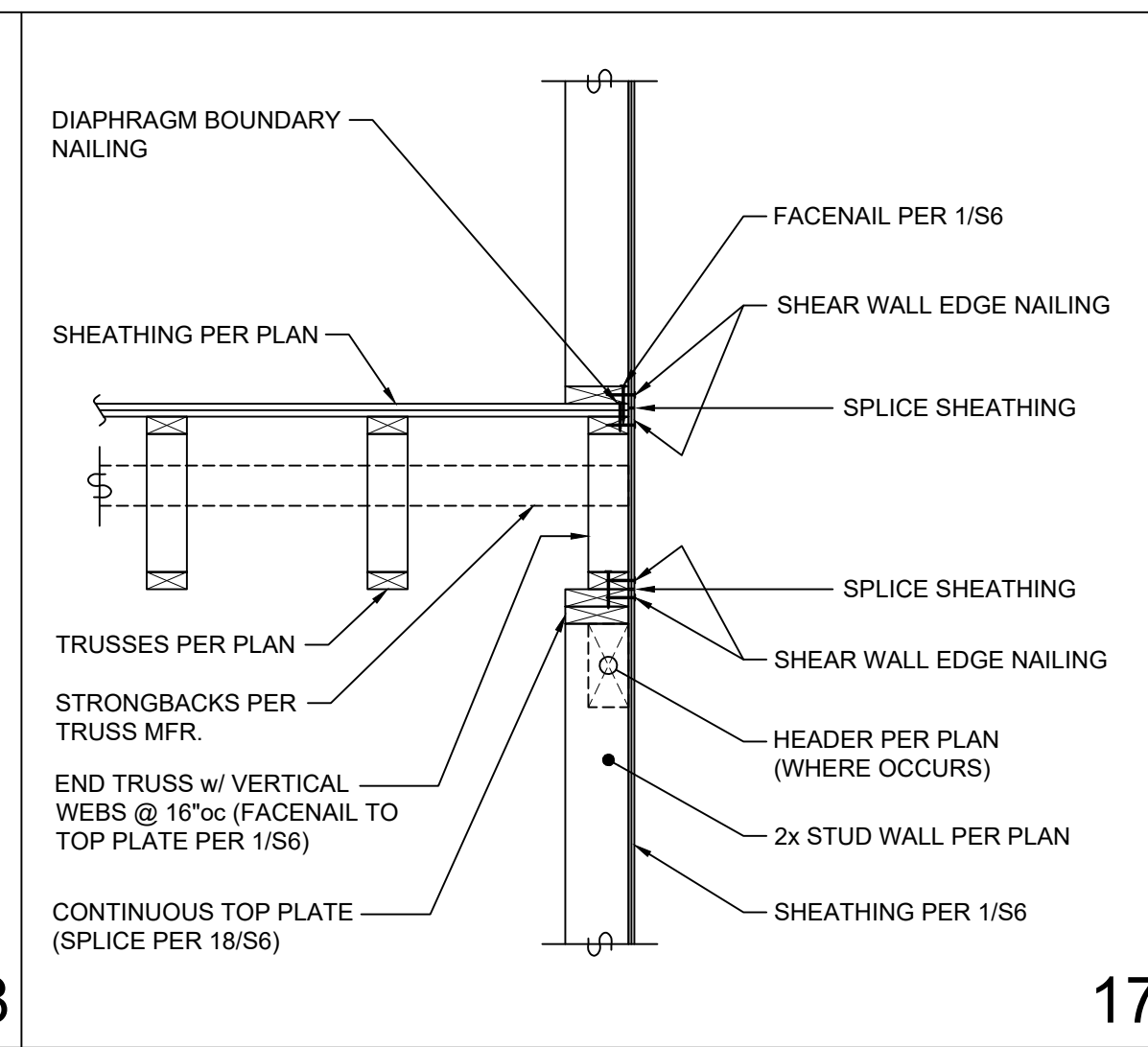
CORNER BARS 20



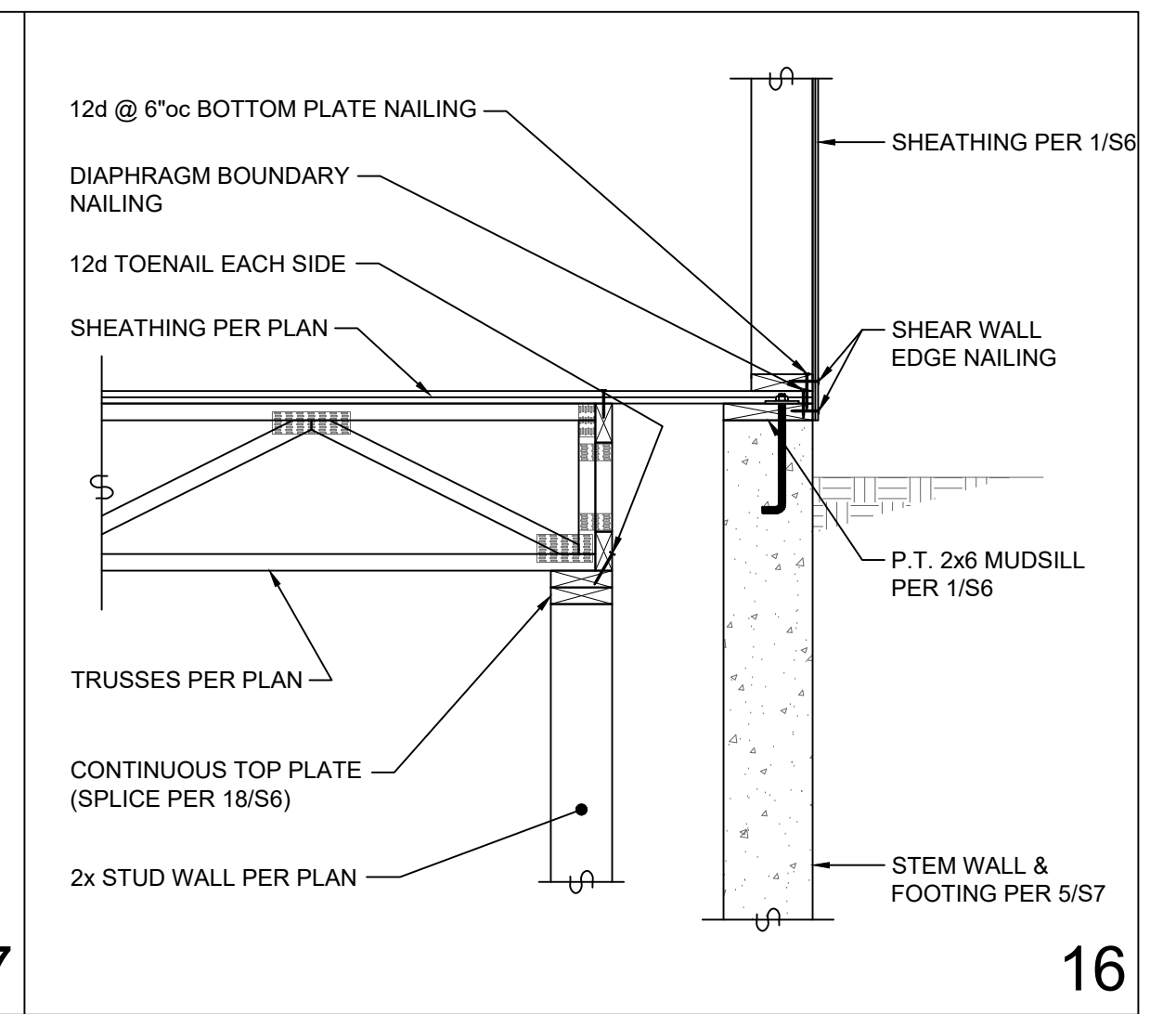
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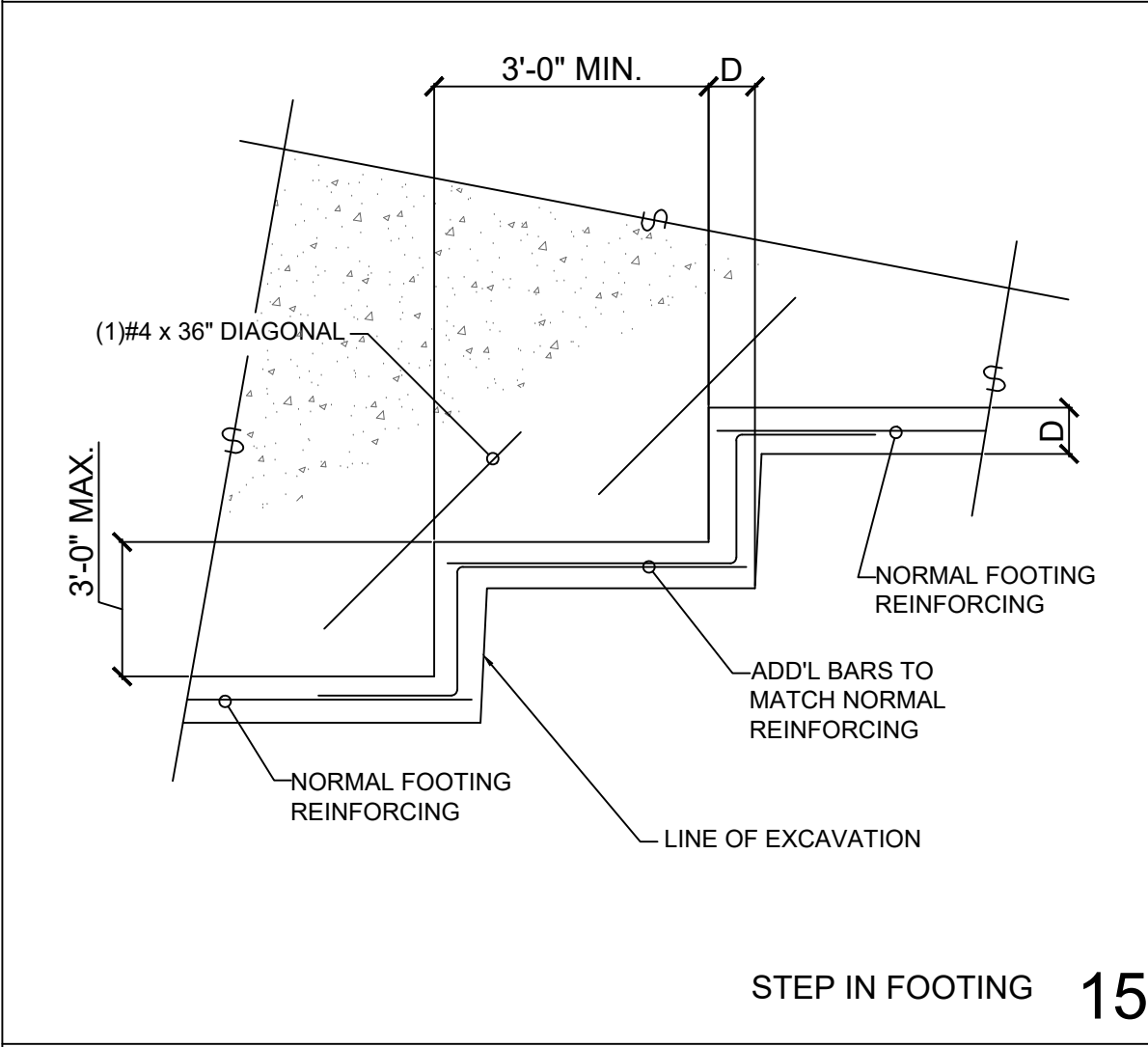
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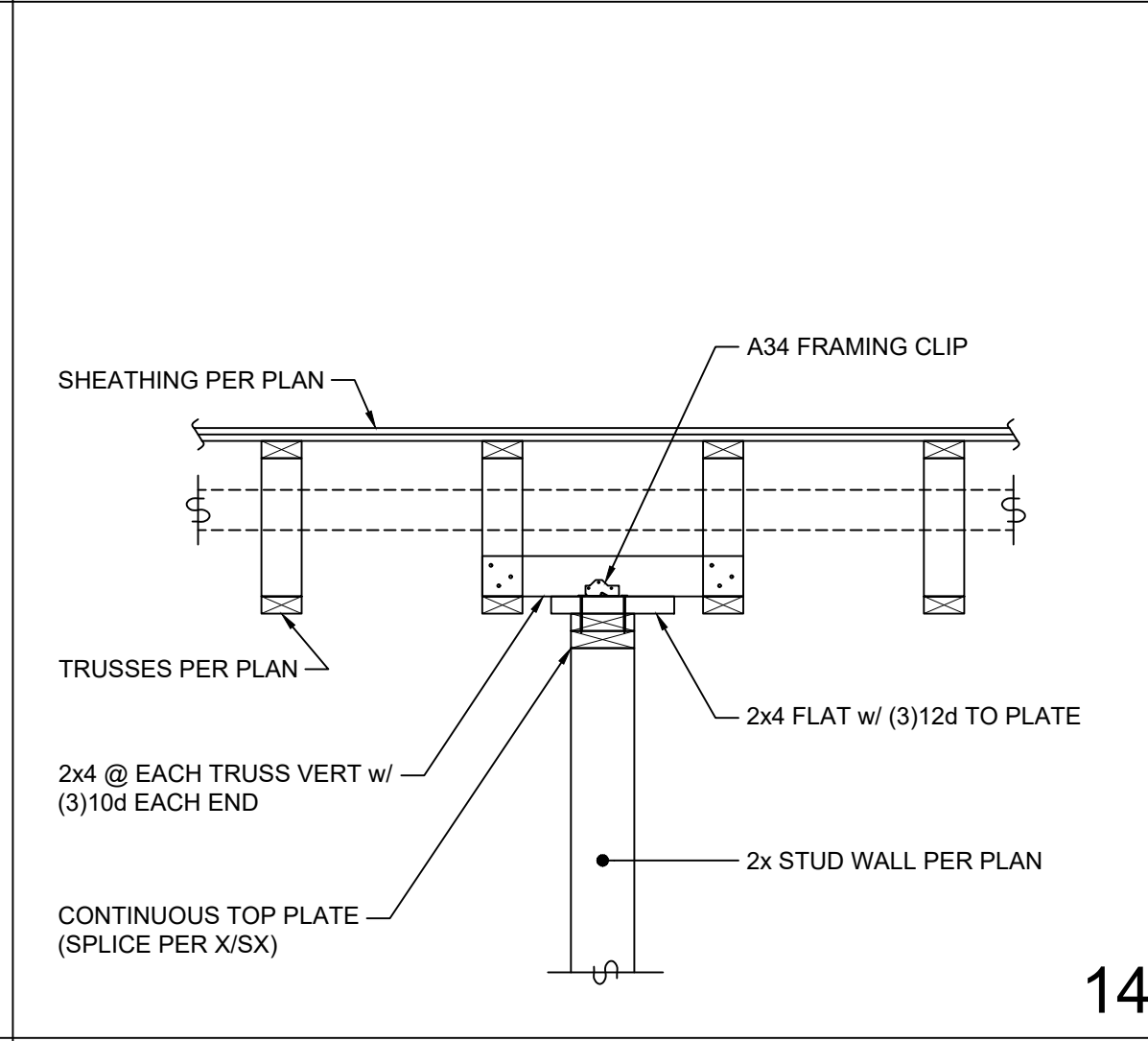
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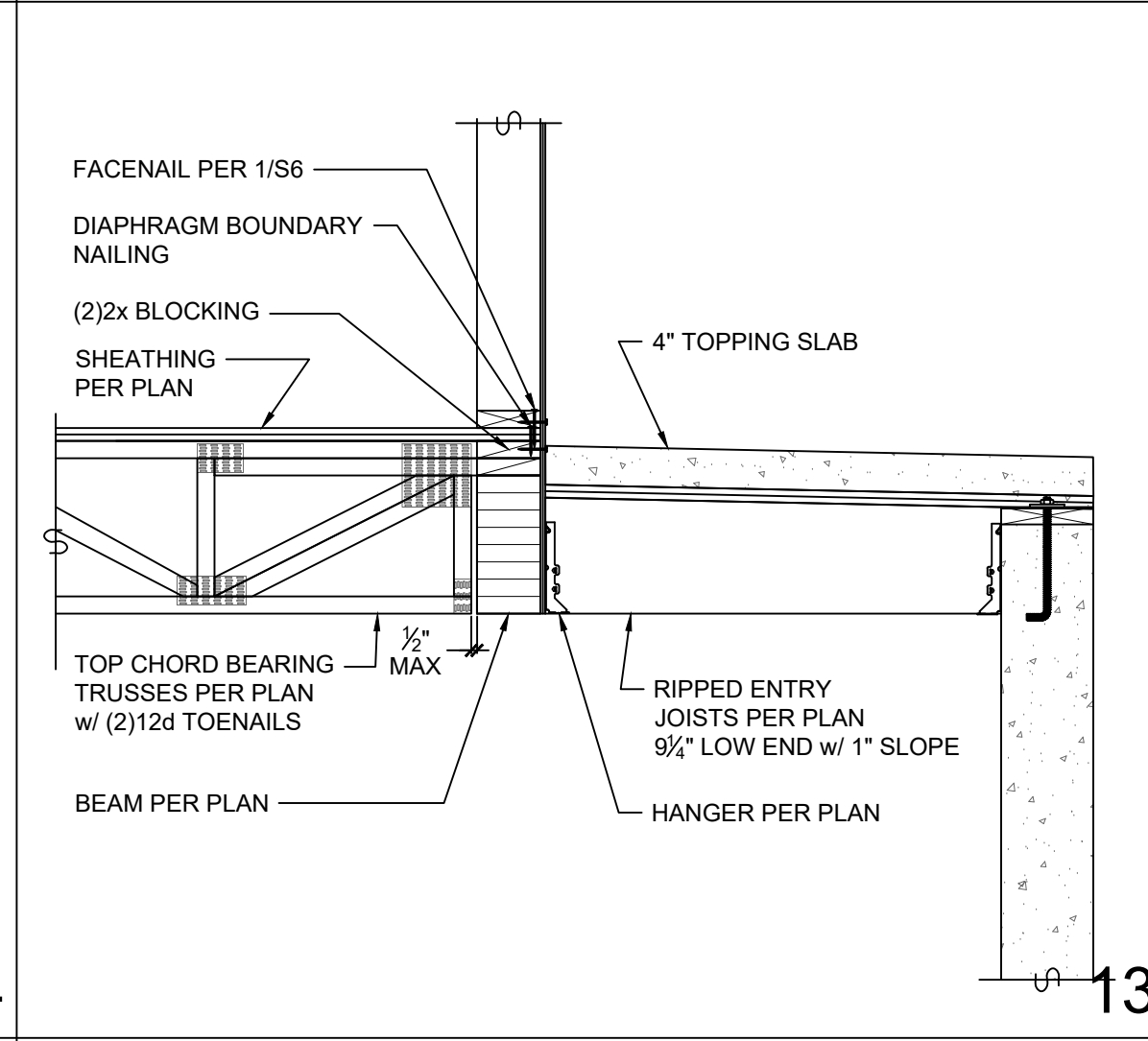
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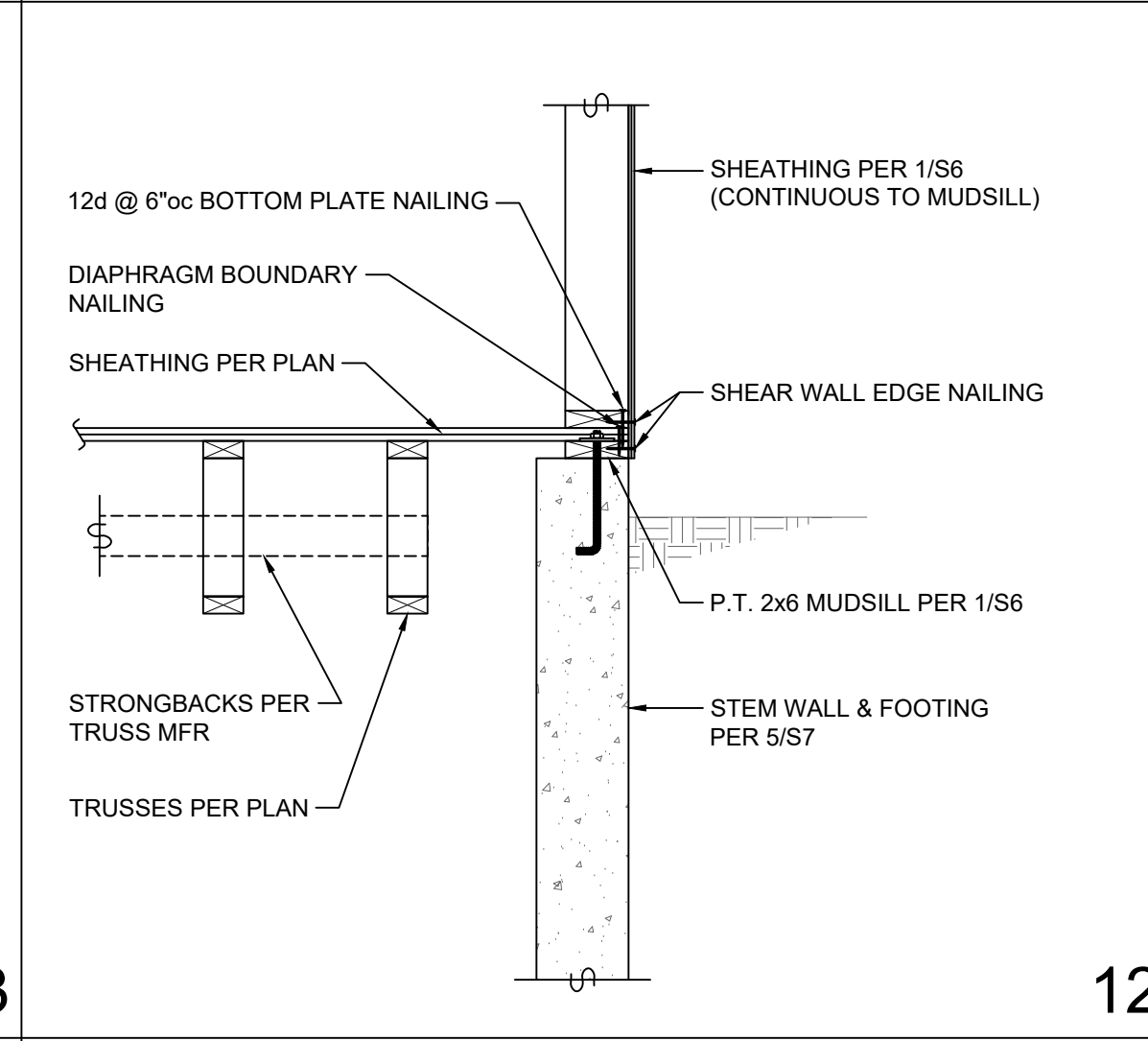
STEP IN FOOTING 15



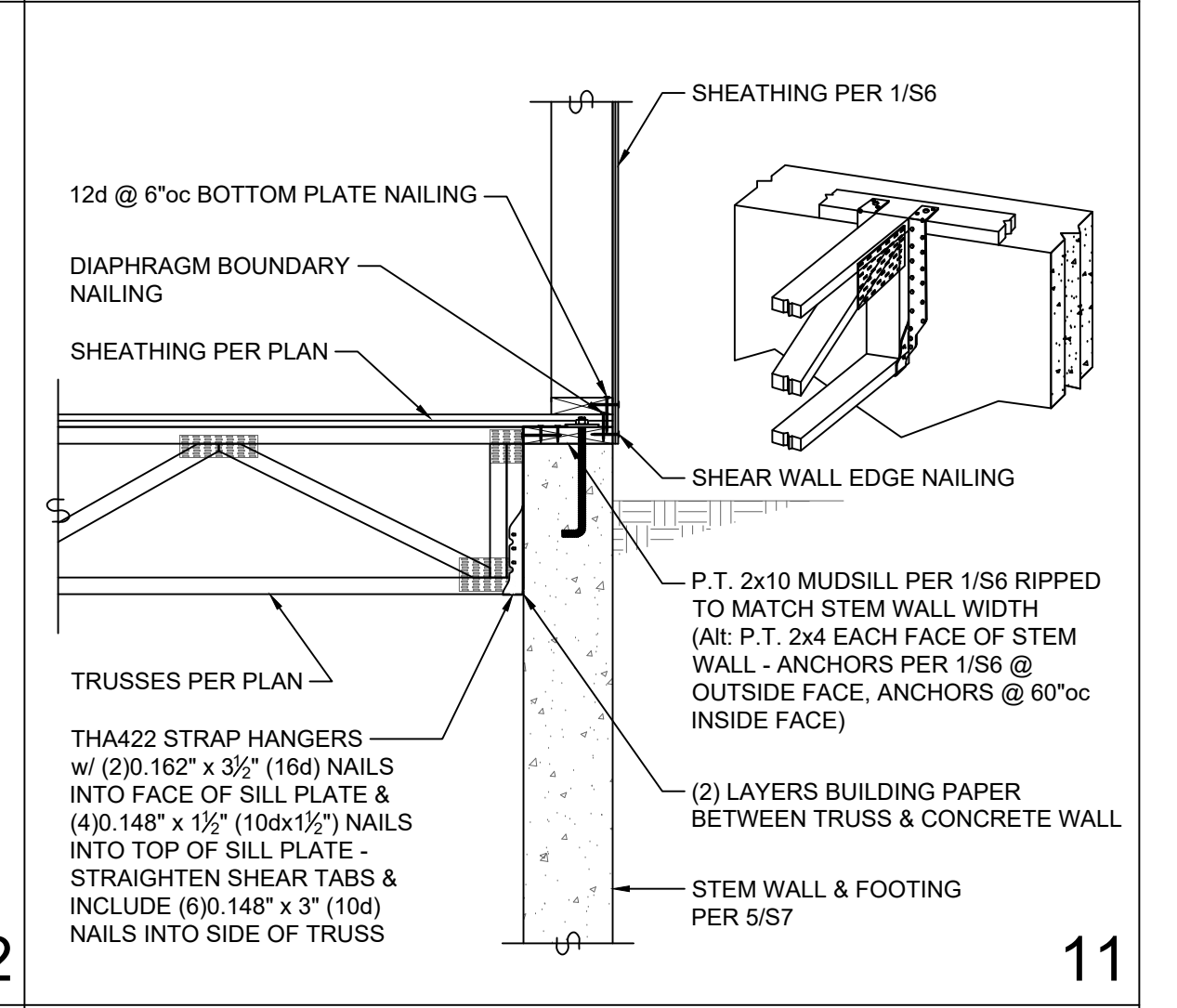
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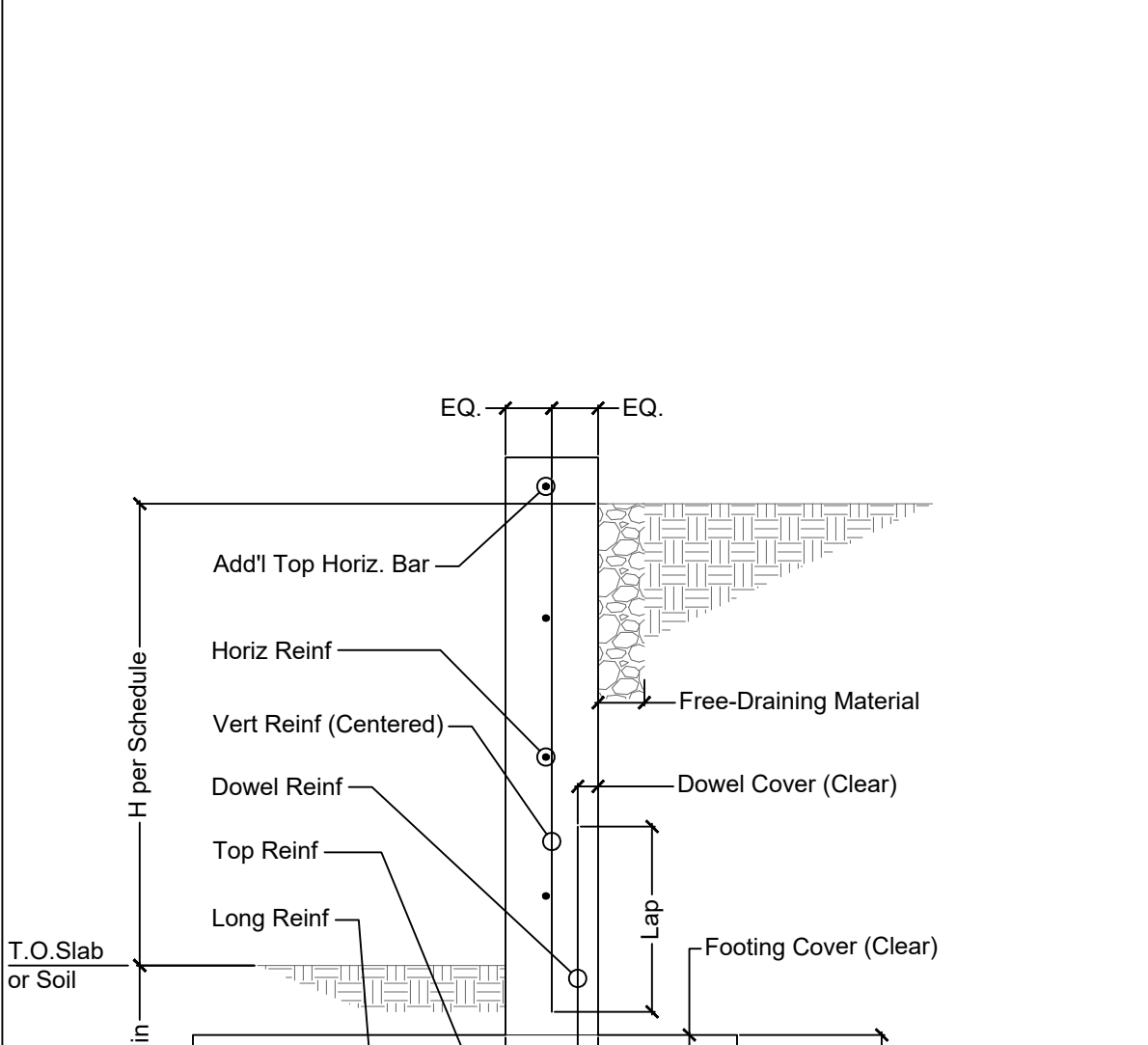
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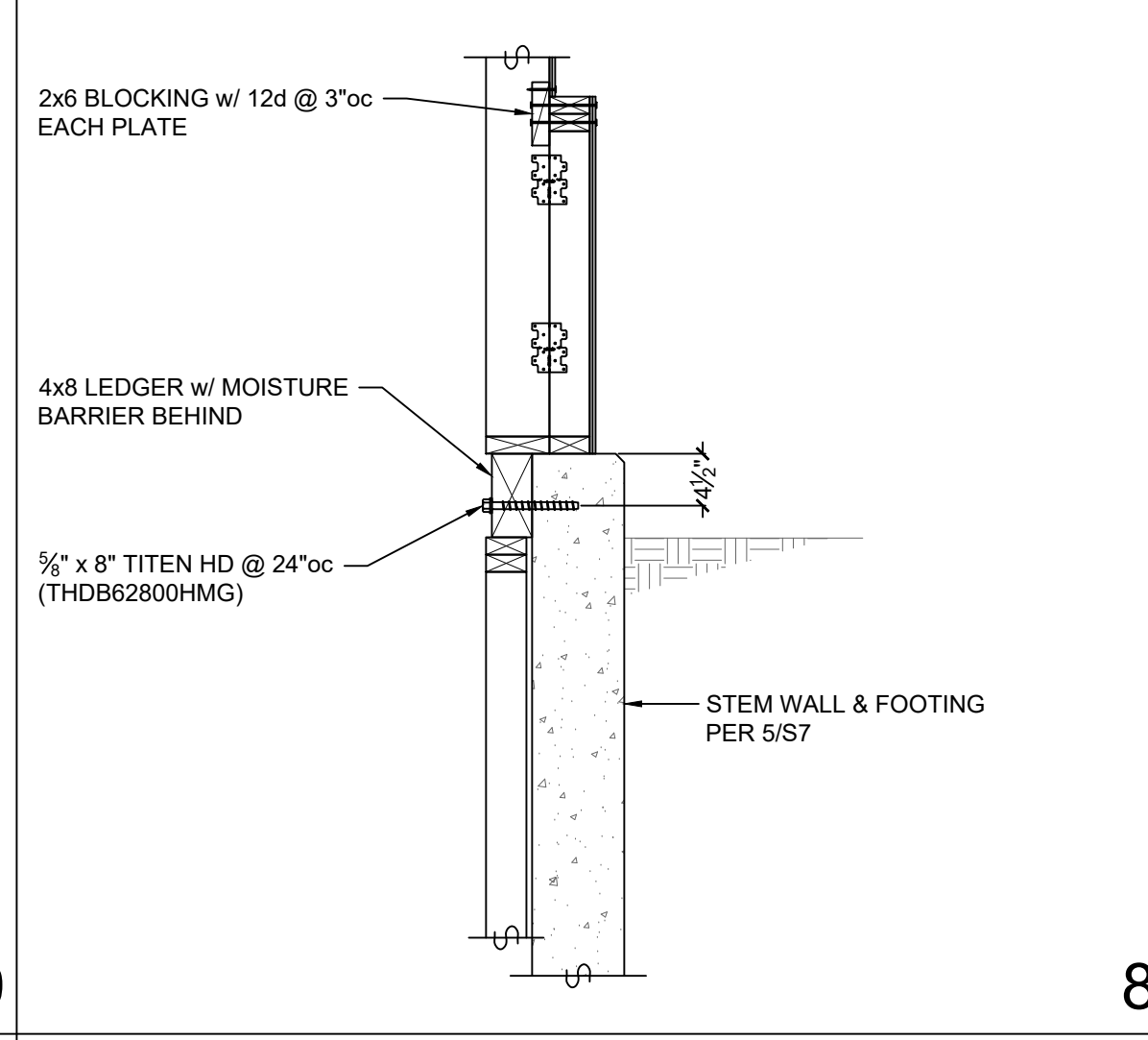
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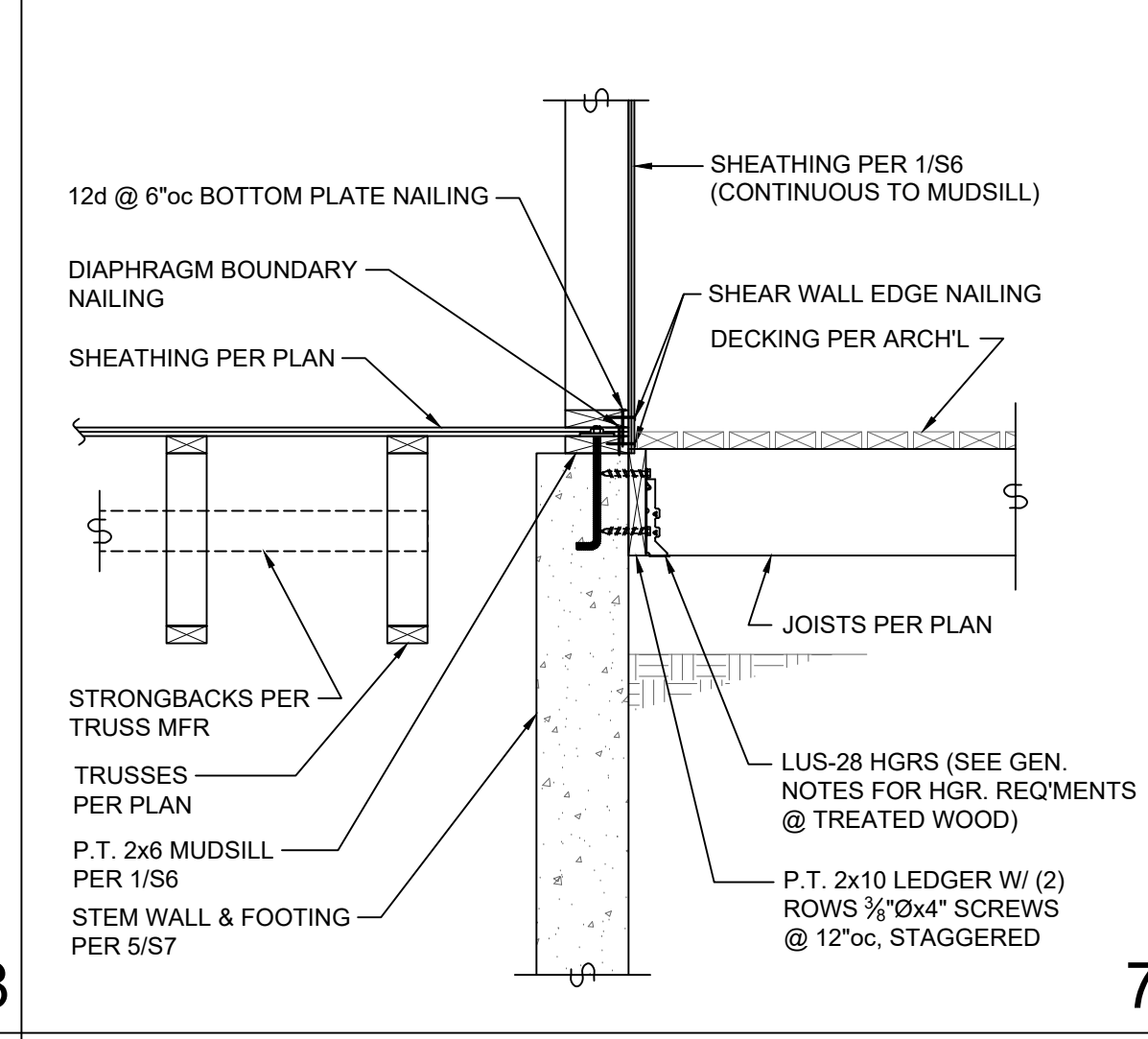
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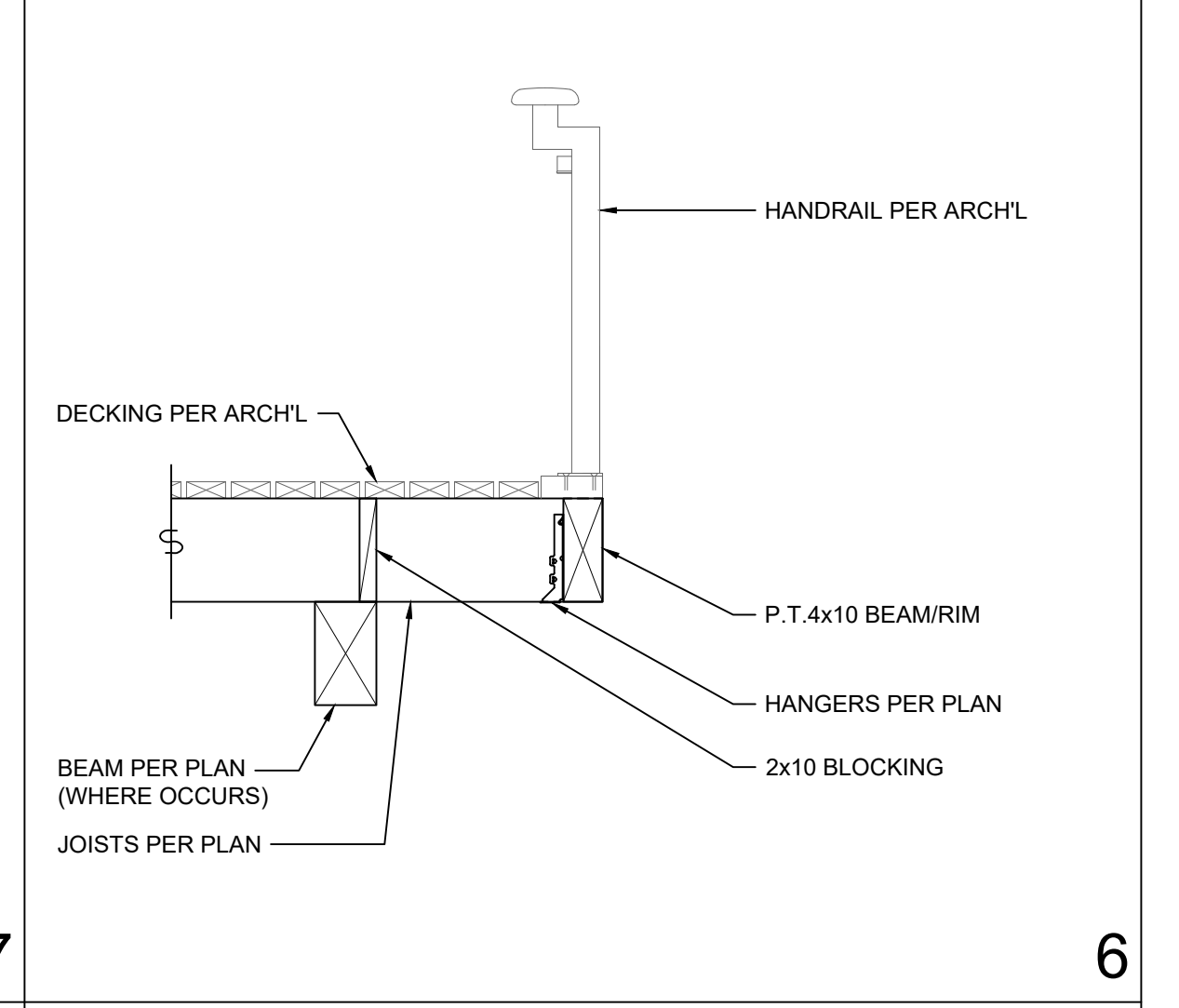
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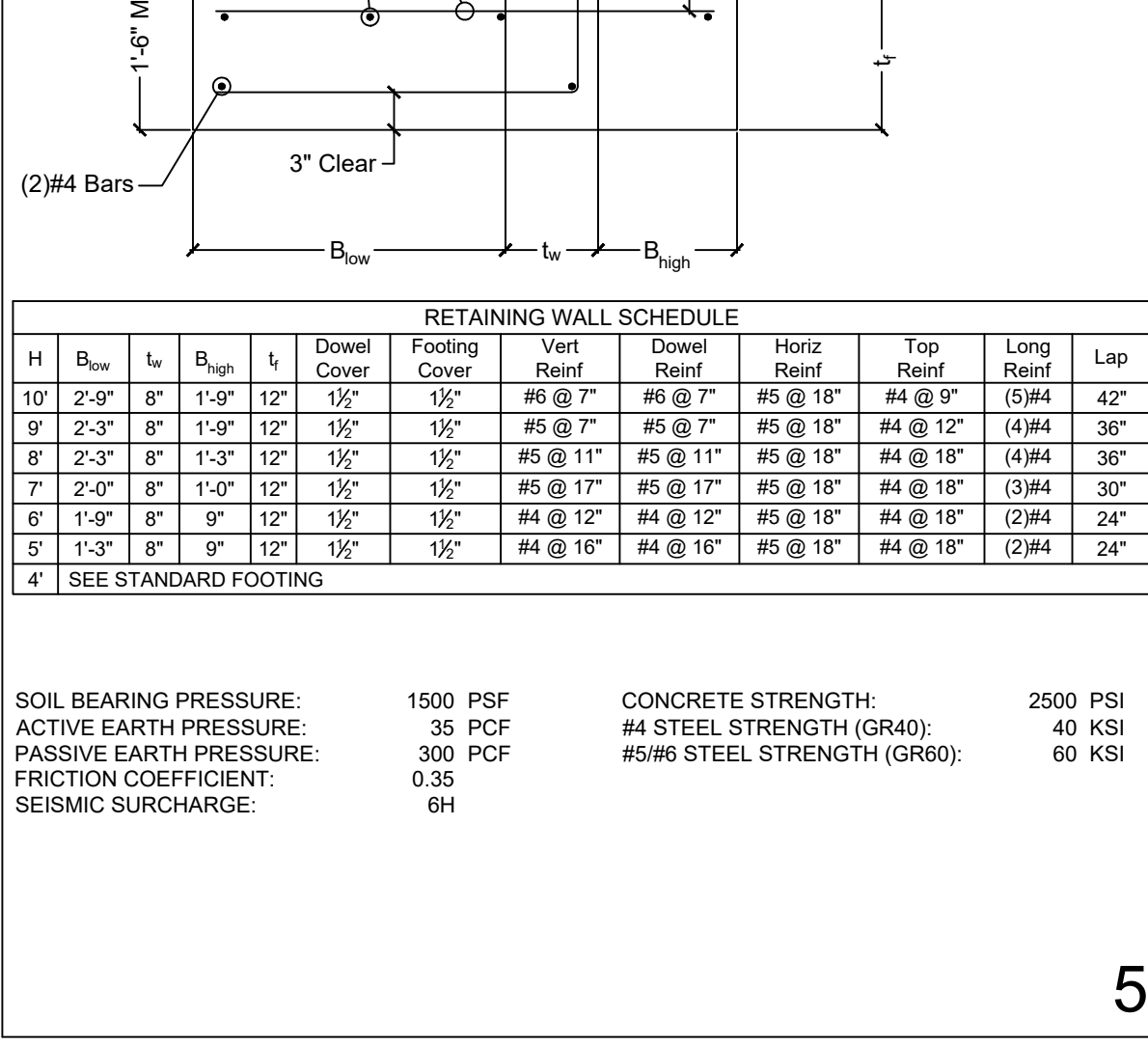
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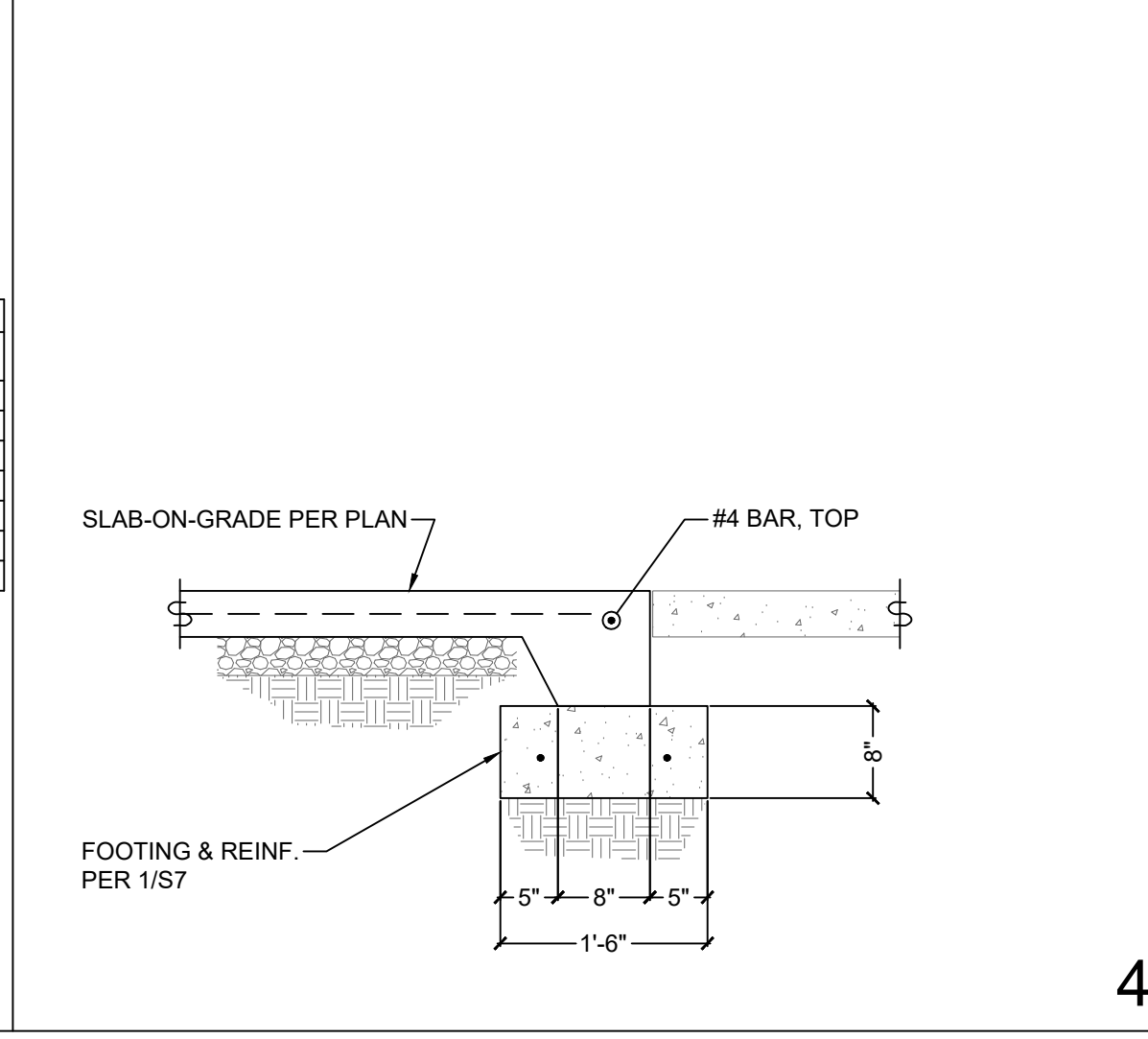
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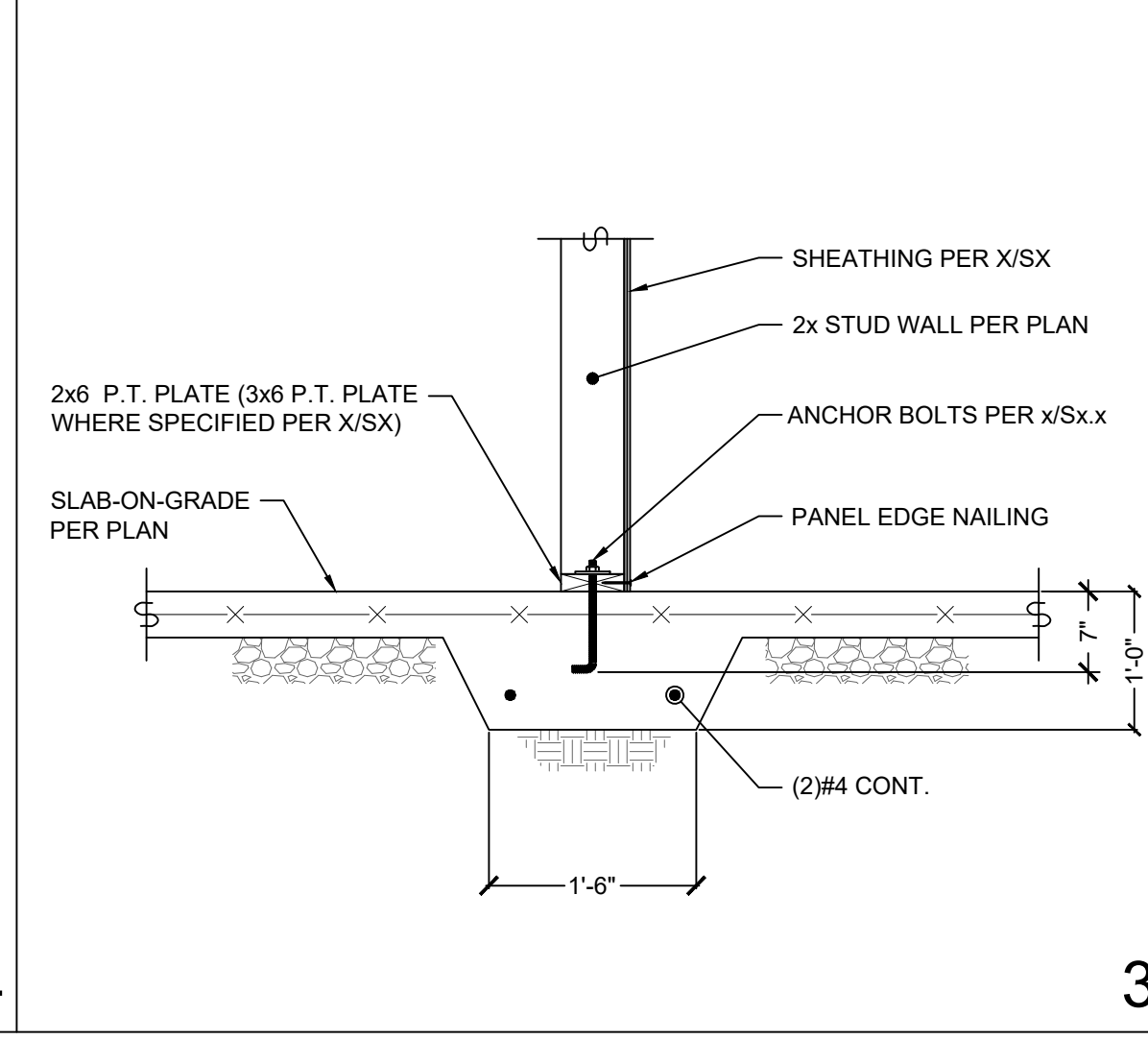
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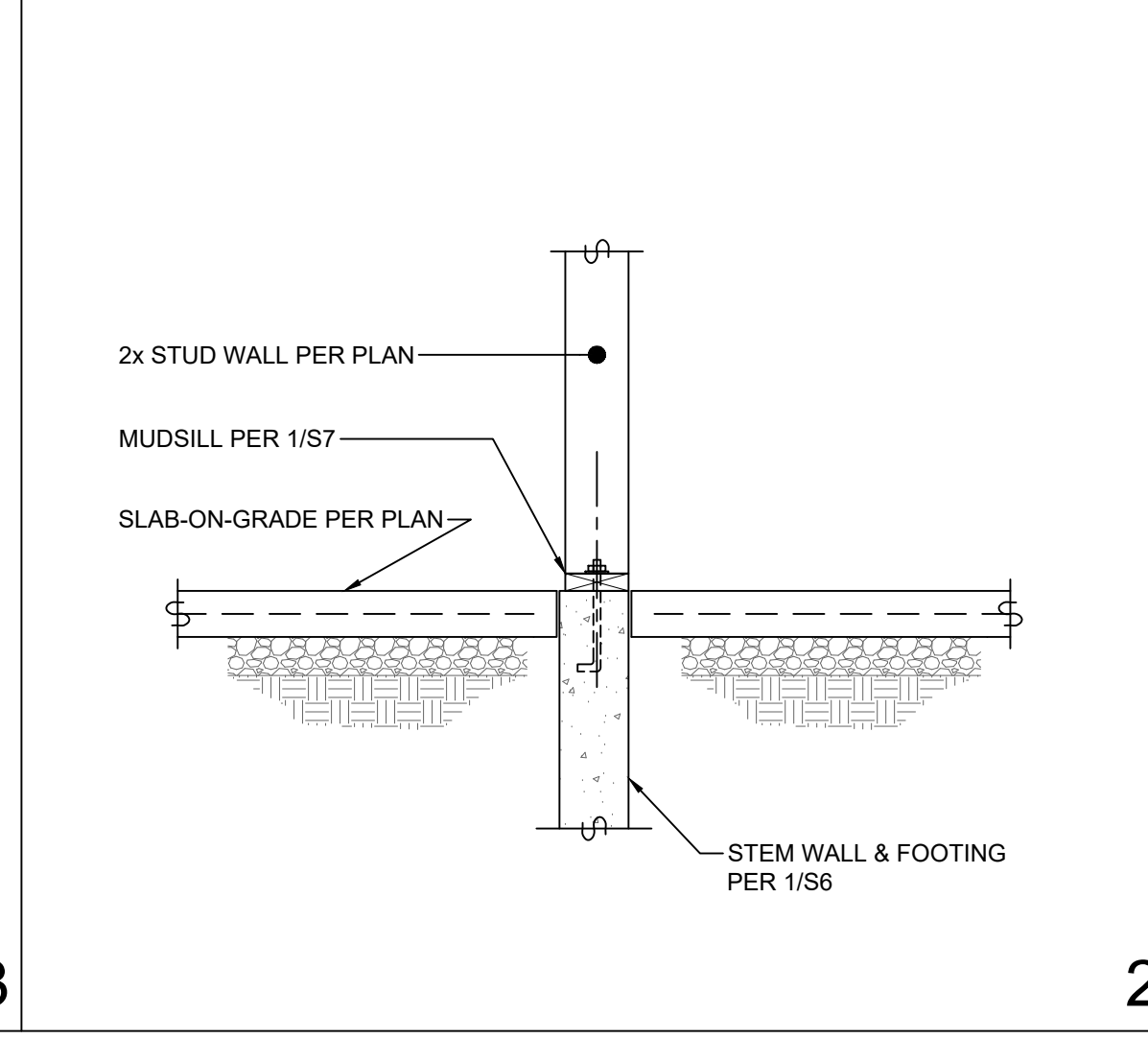
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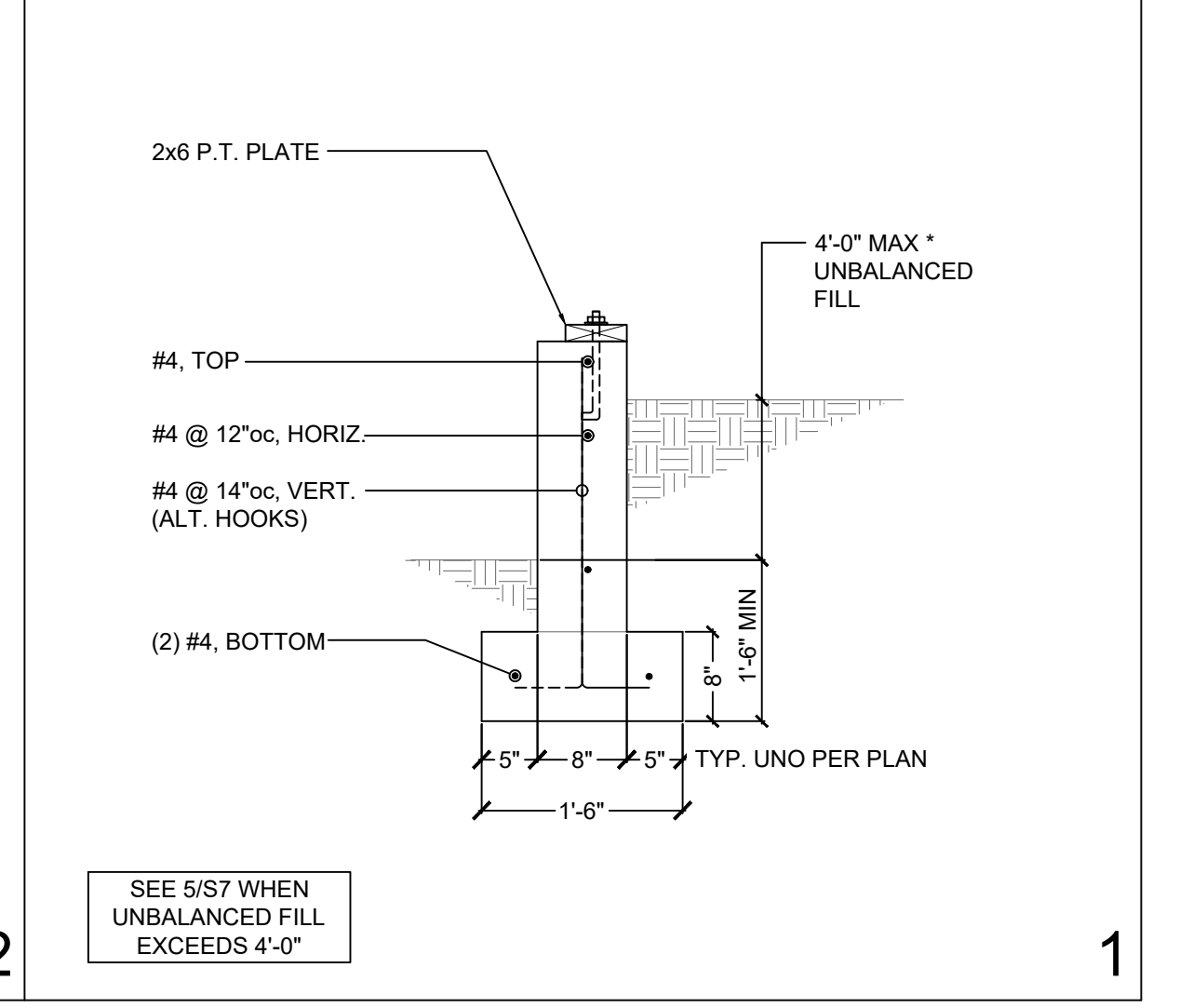
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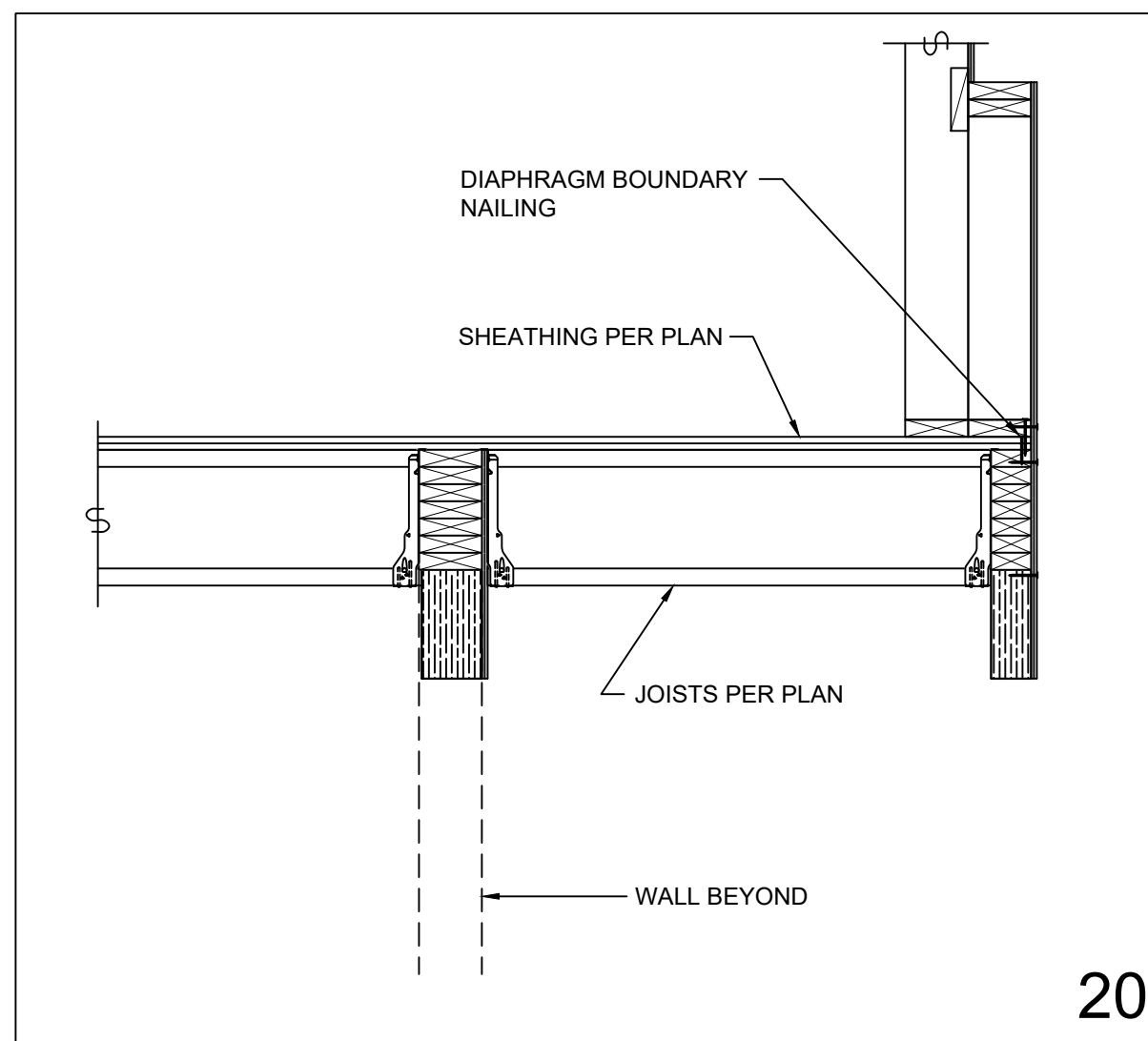
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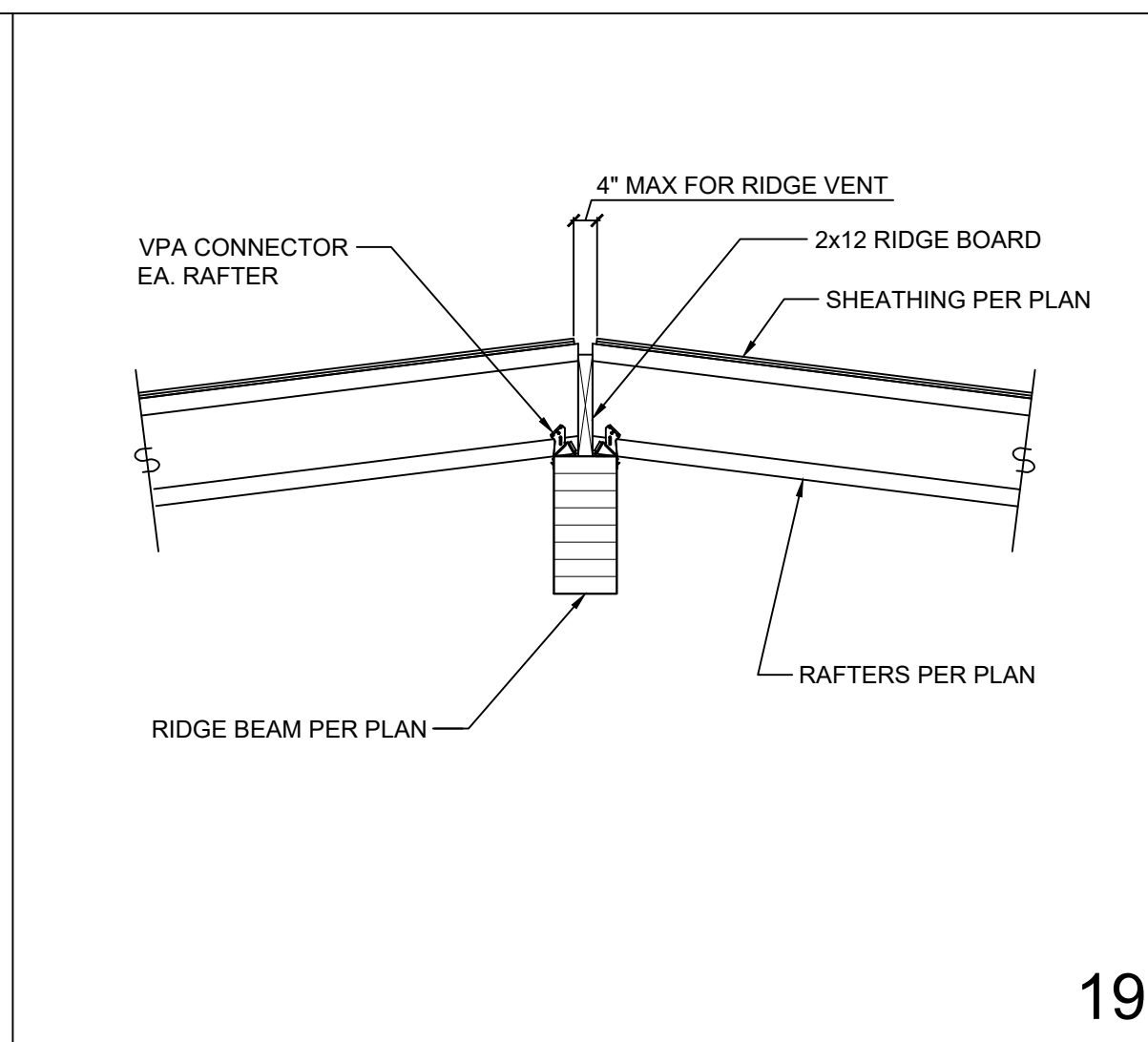
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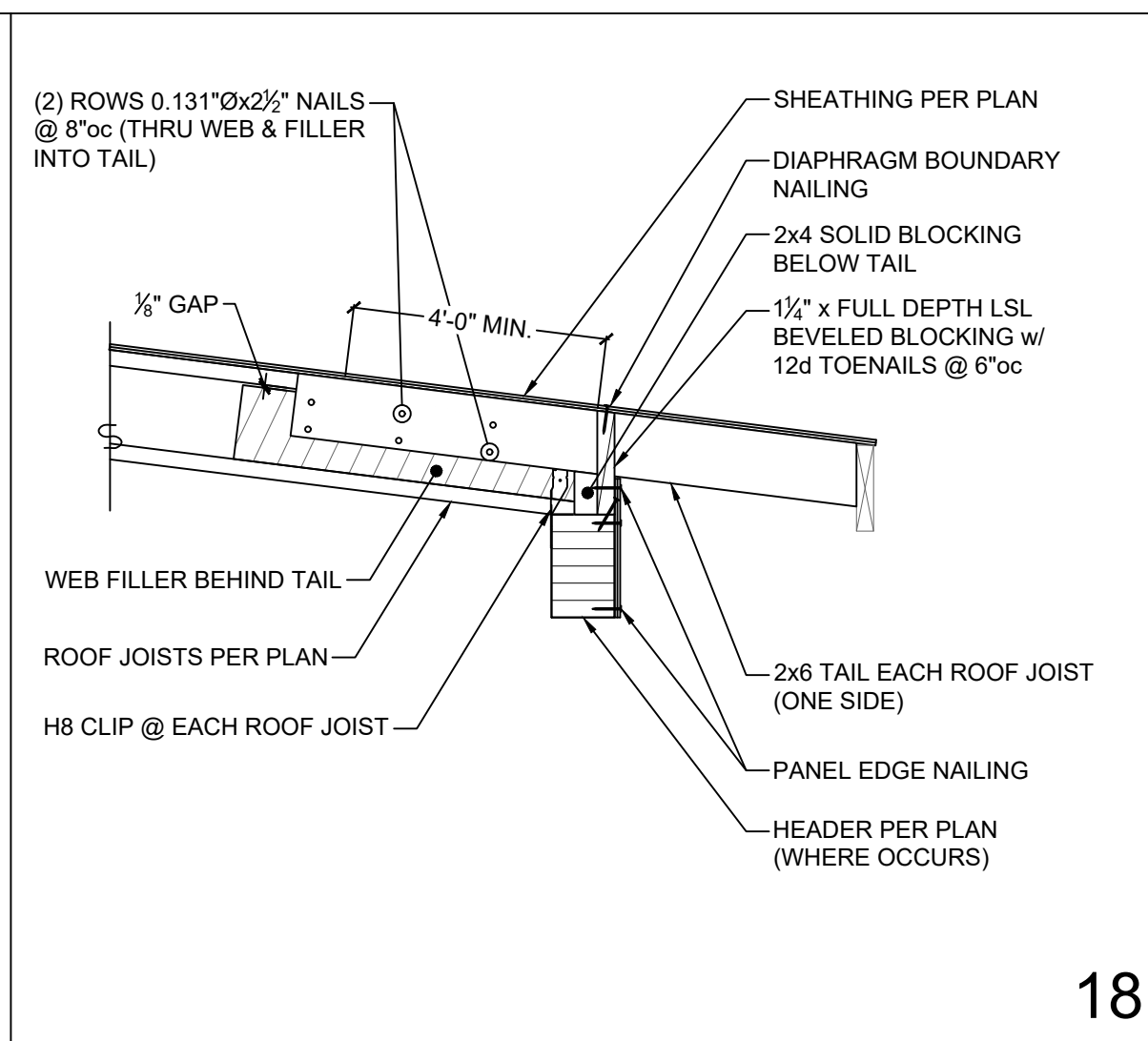
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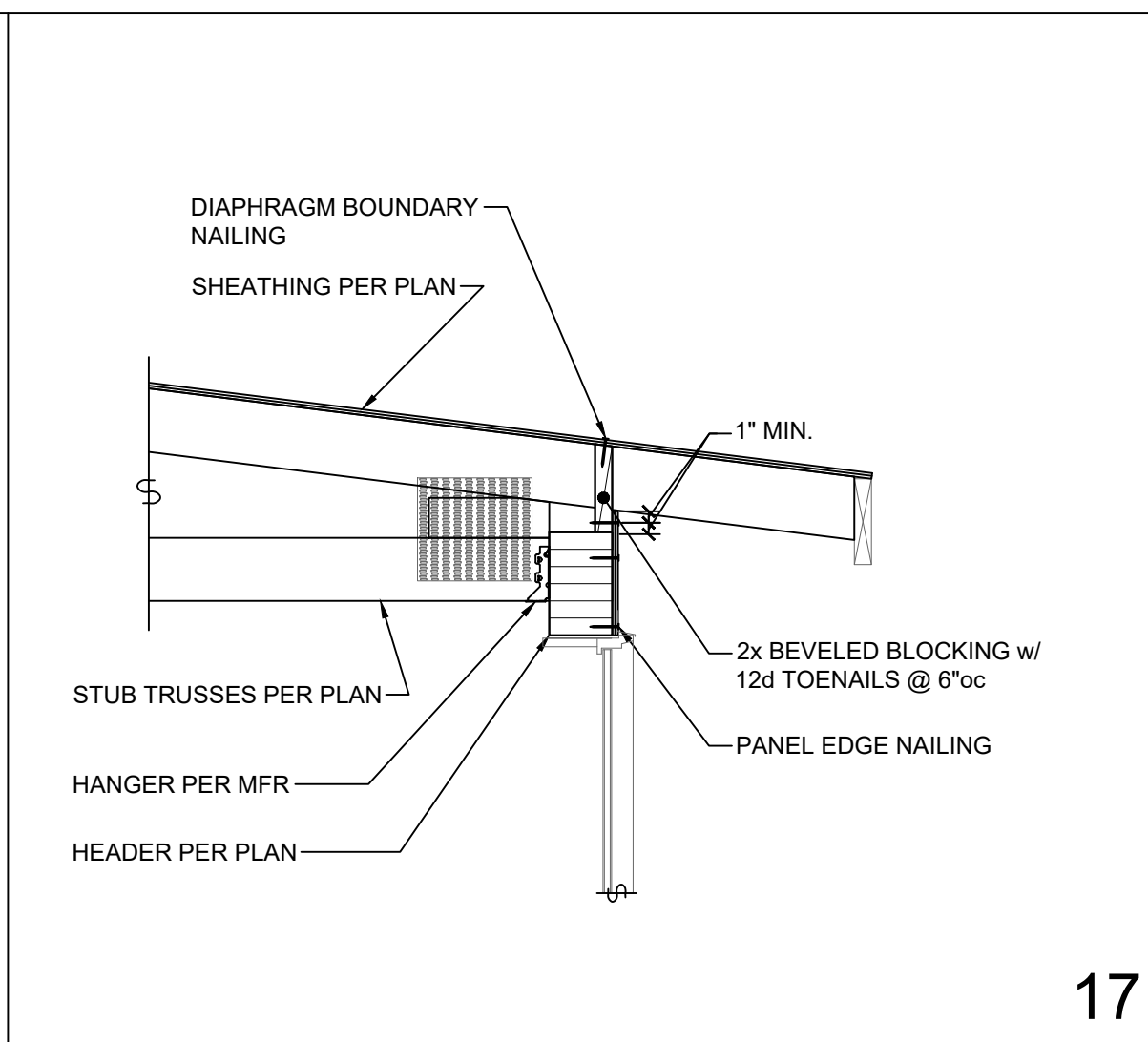
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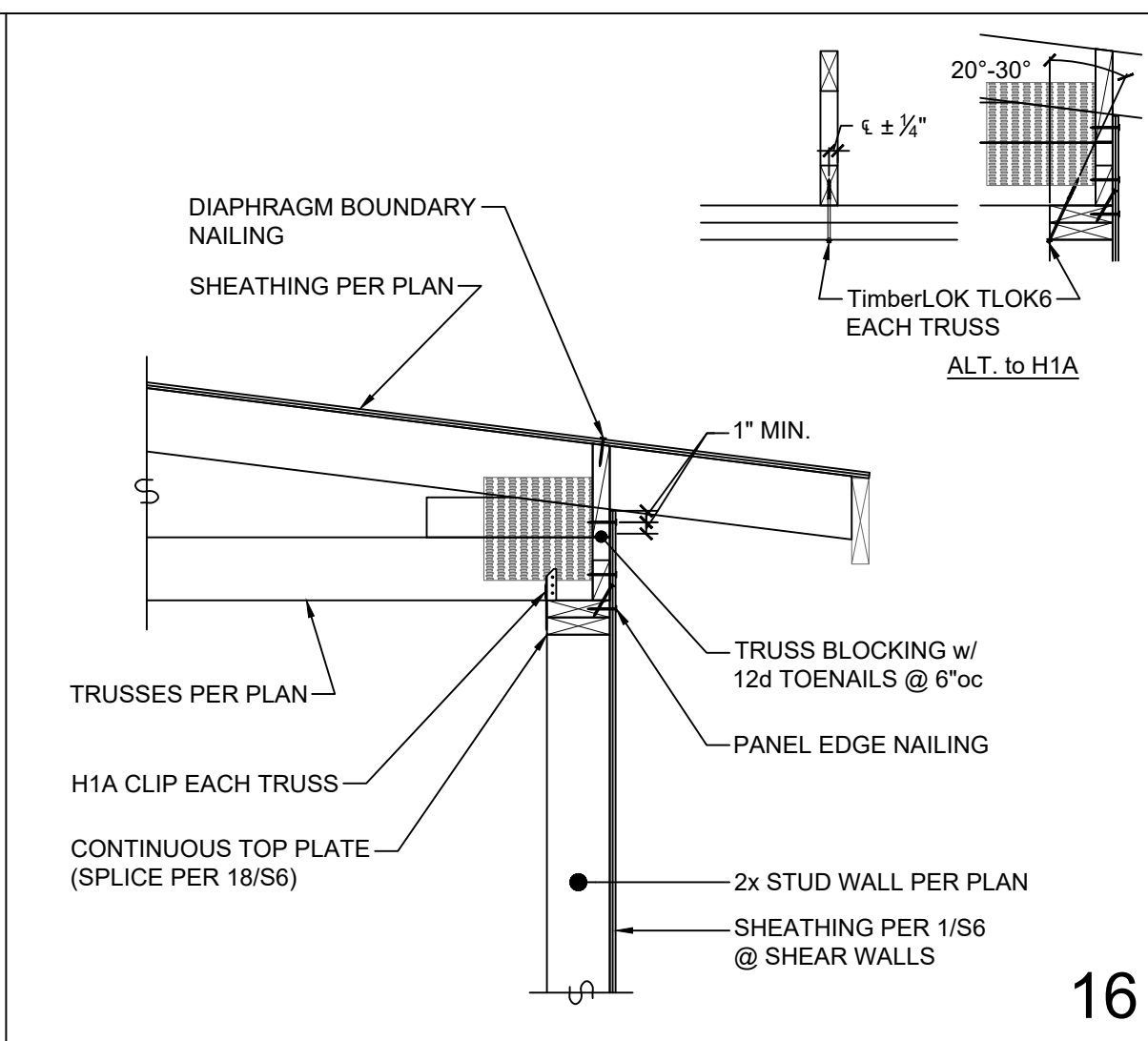
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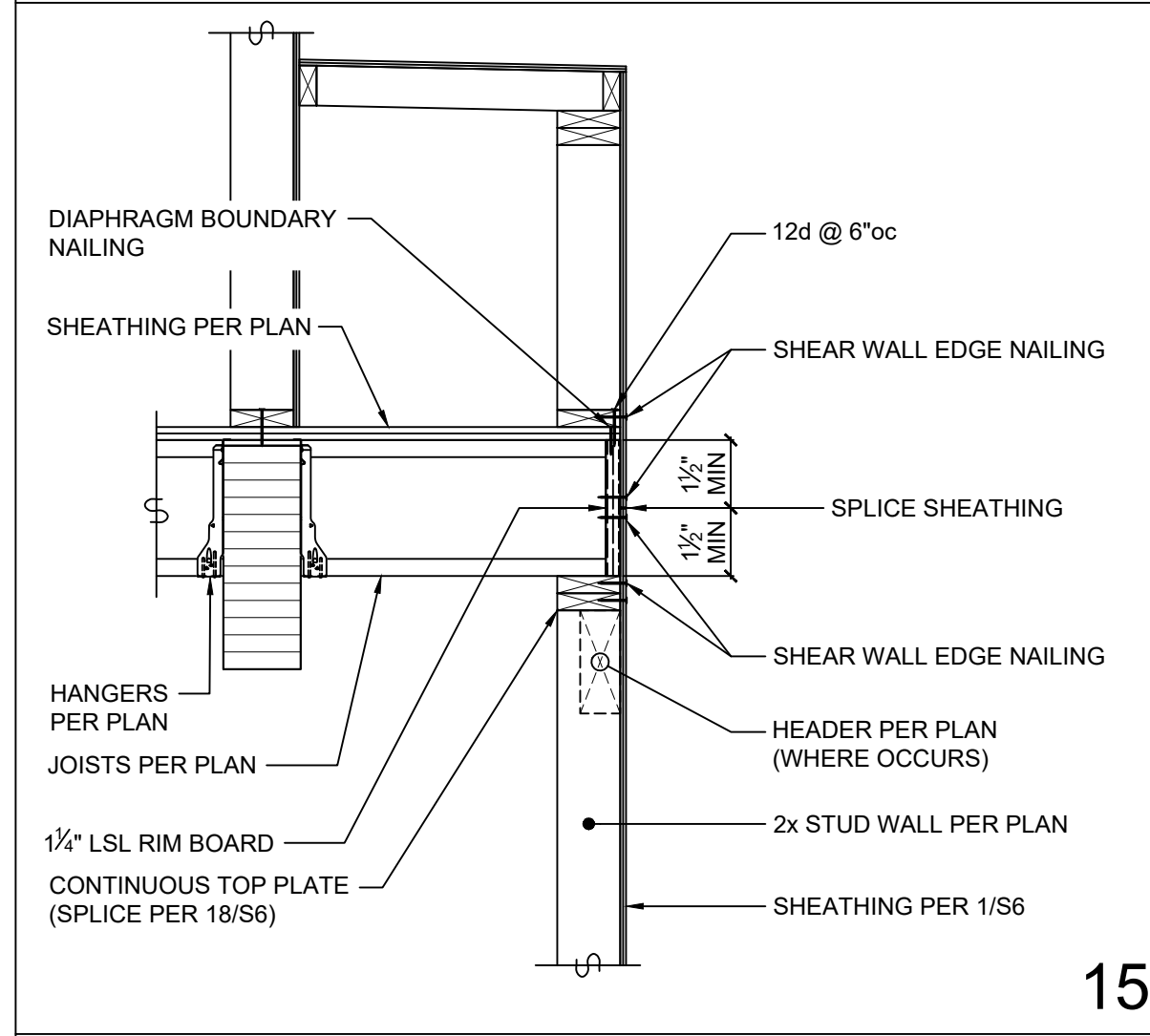
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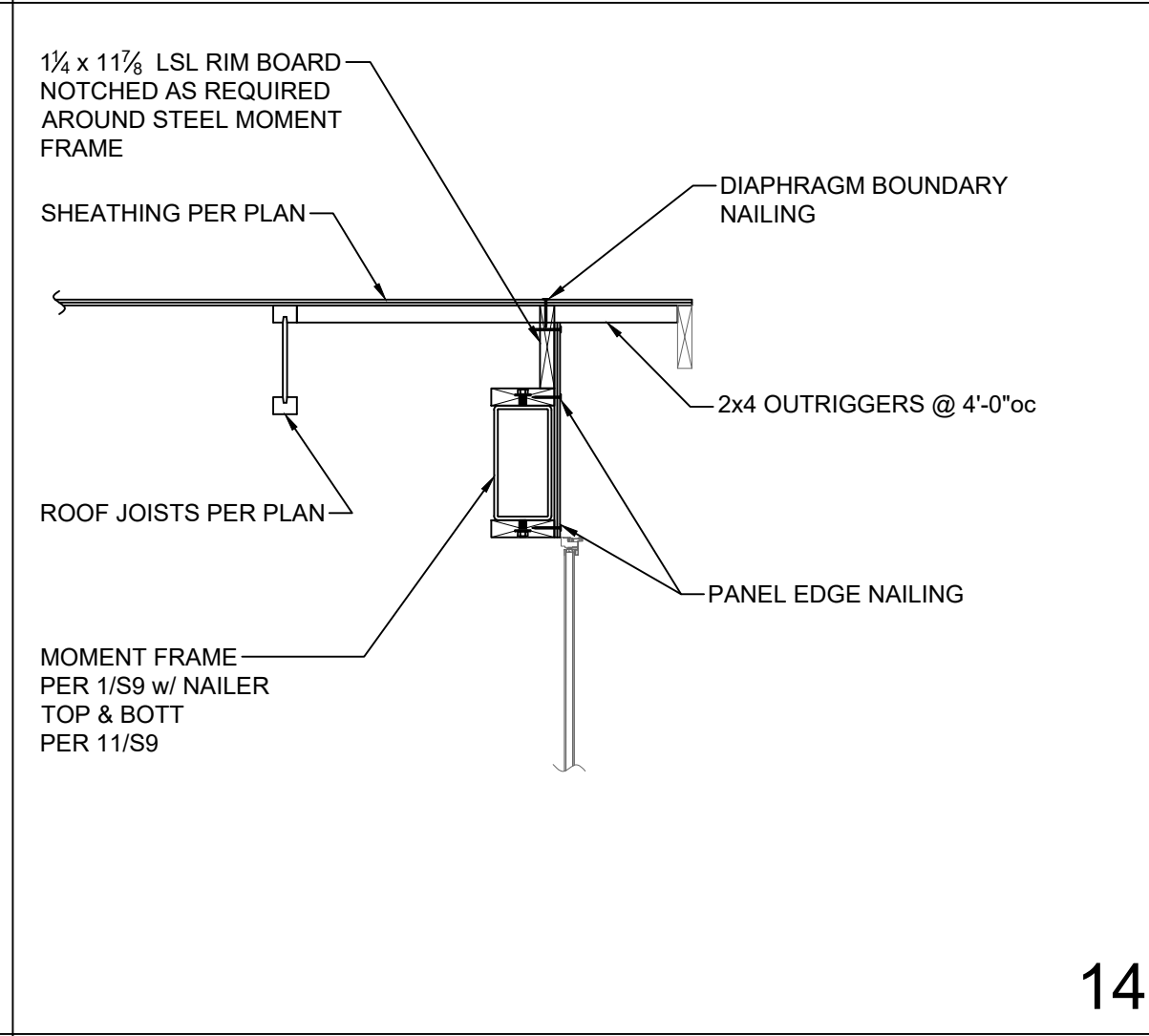
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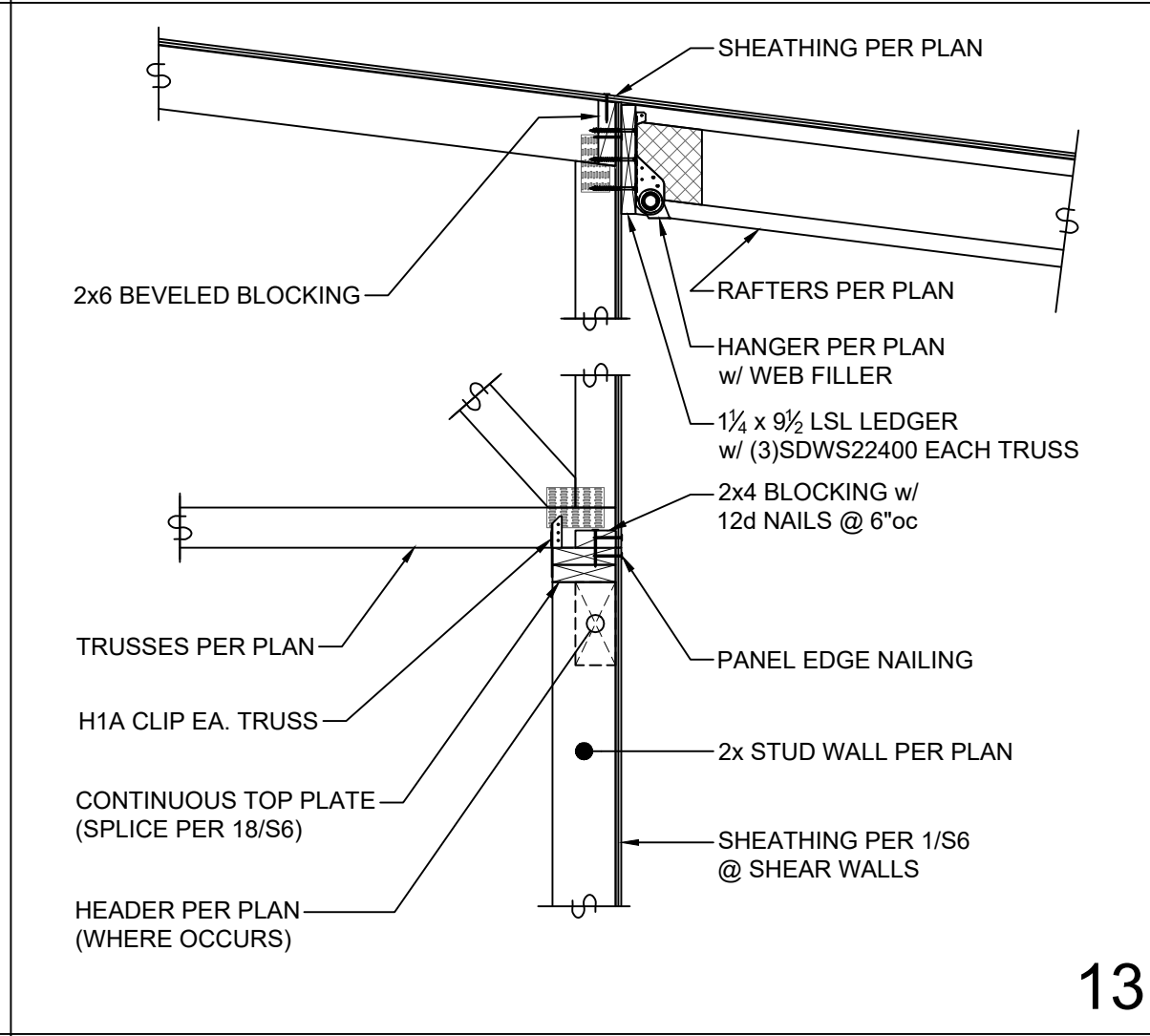
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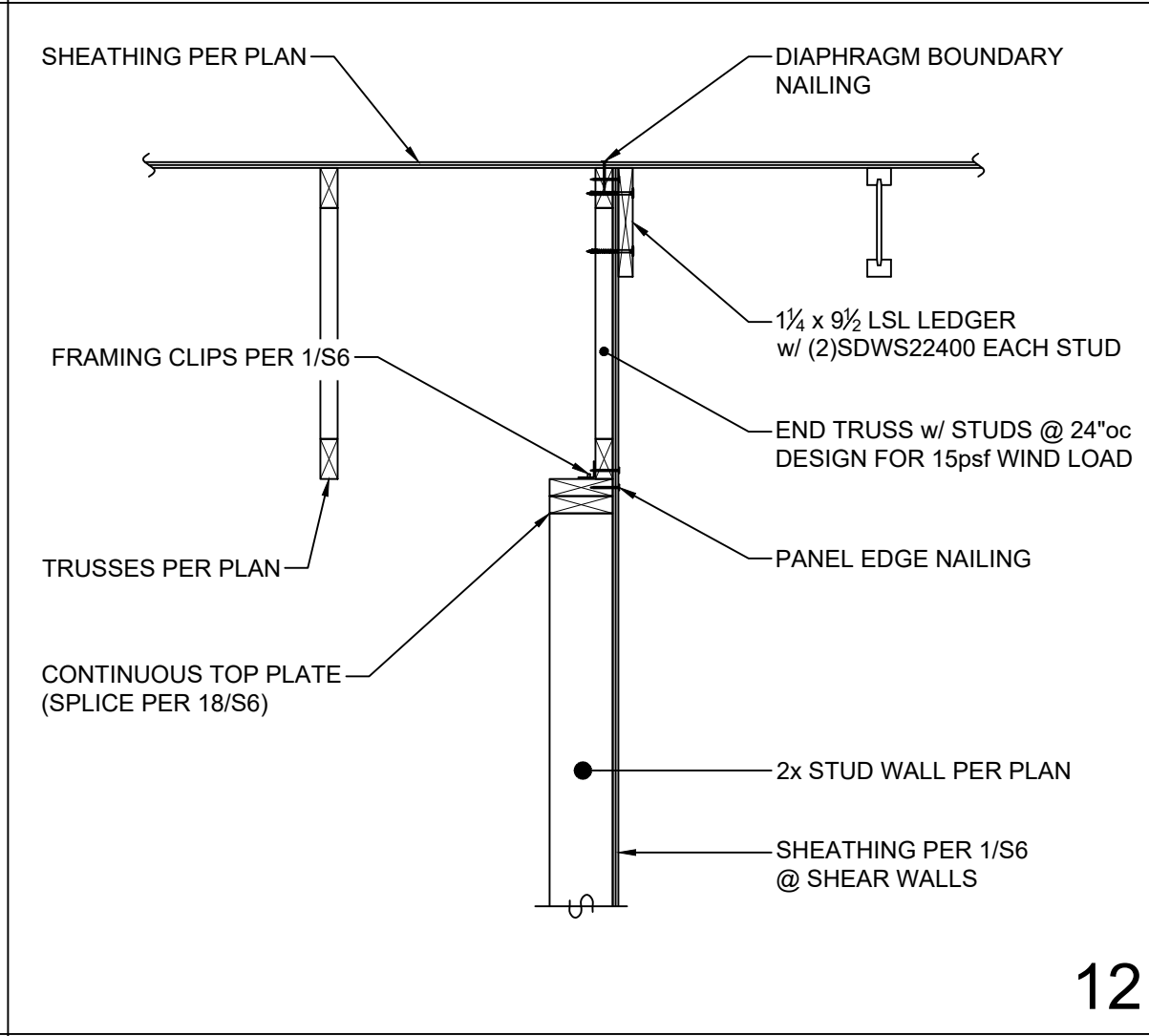
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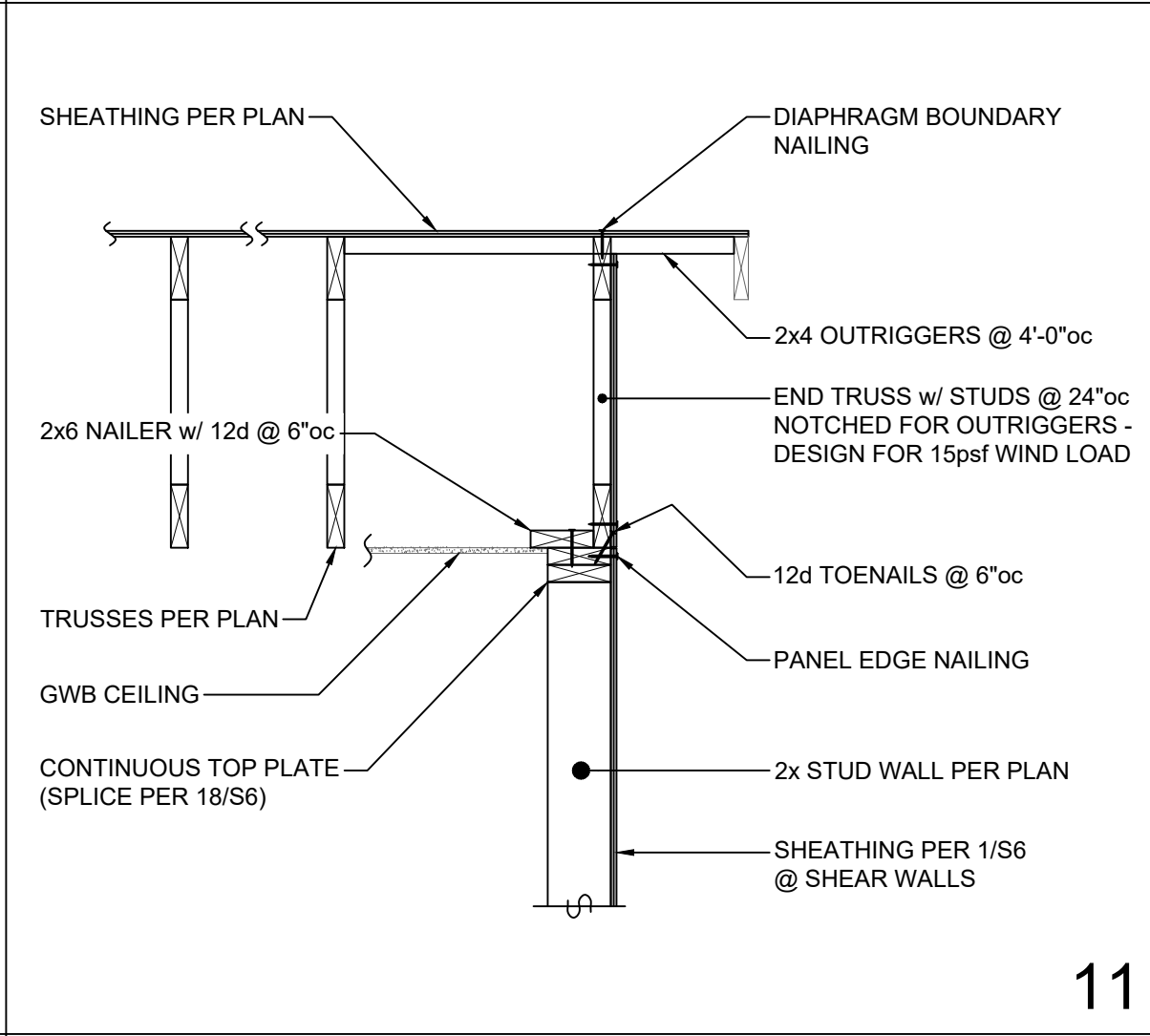
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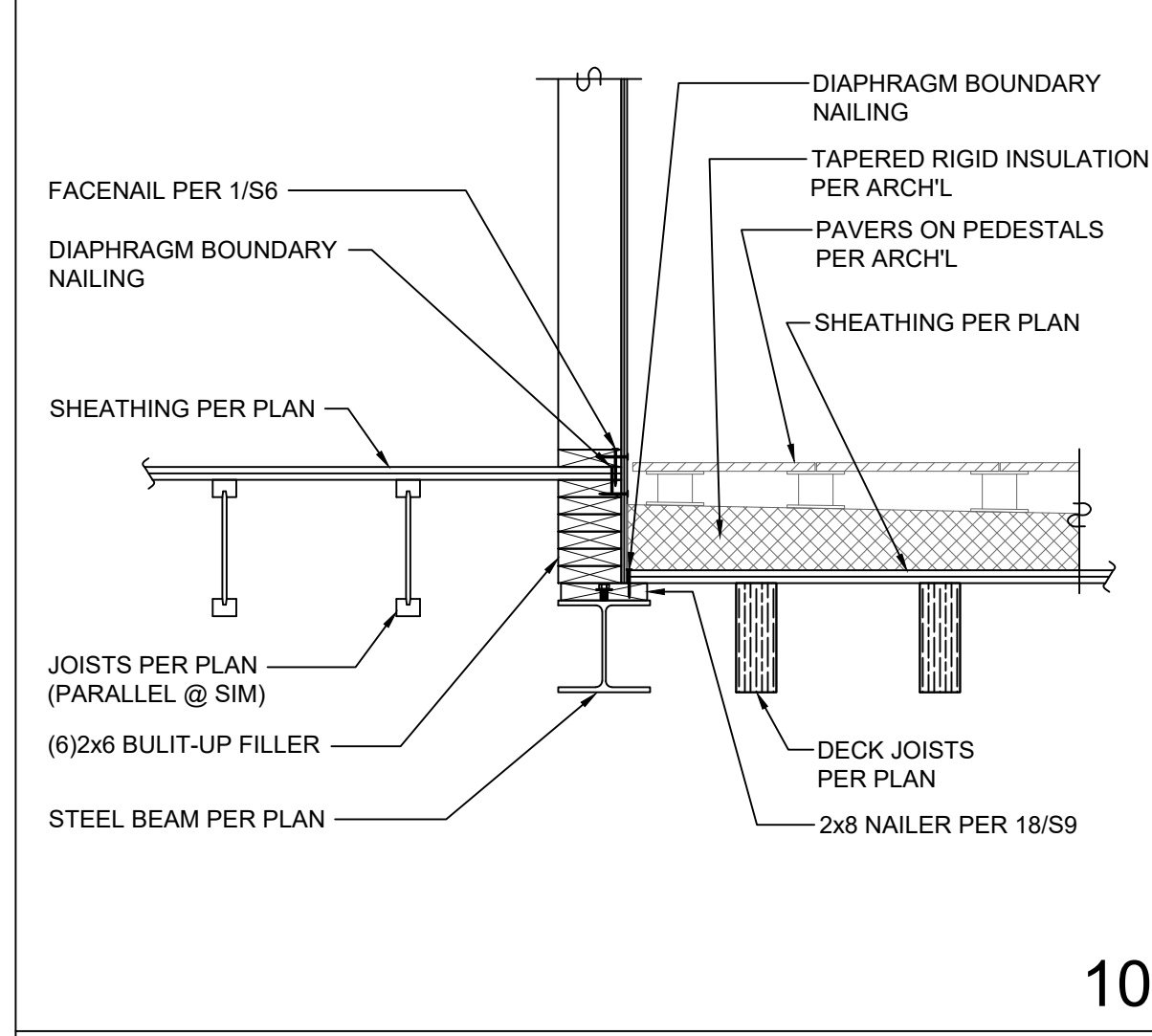
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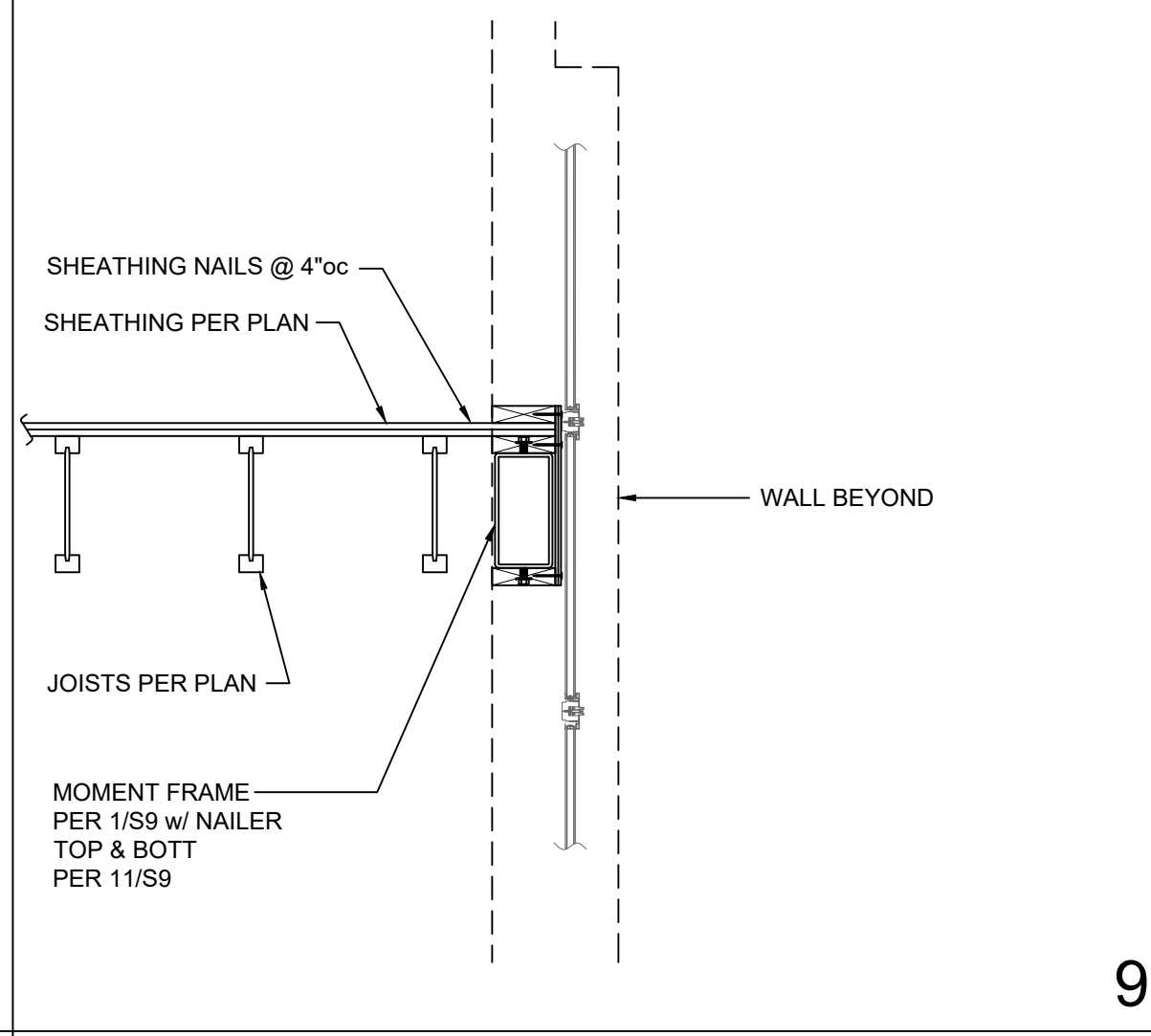
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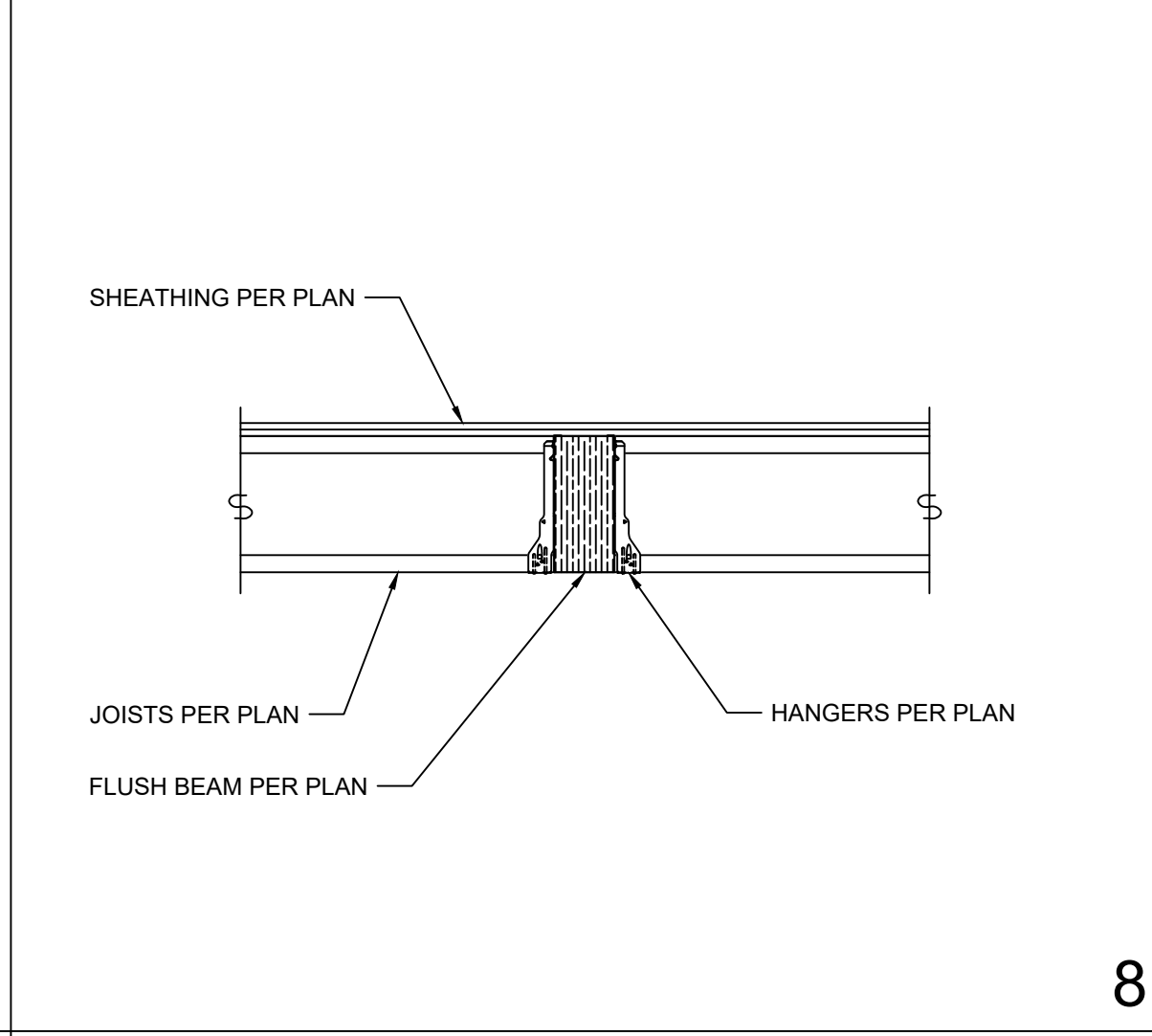
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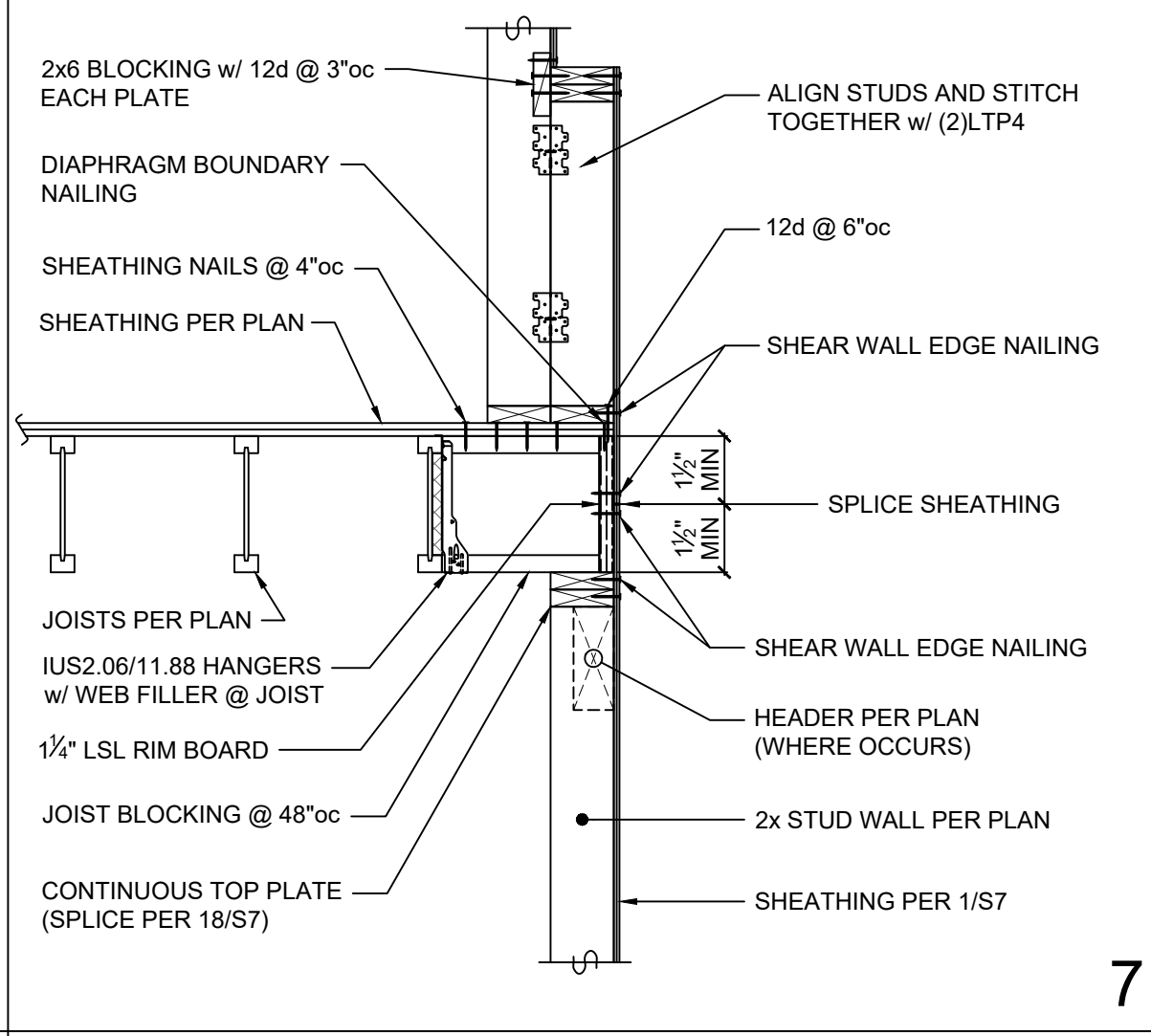
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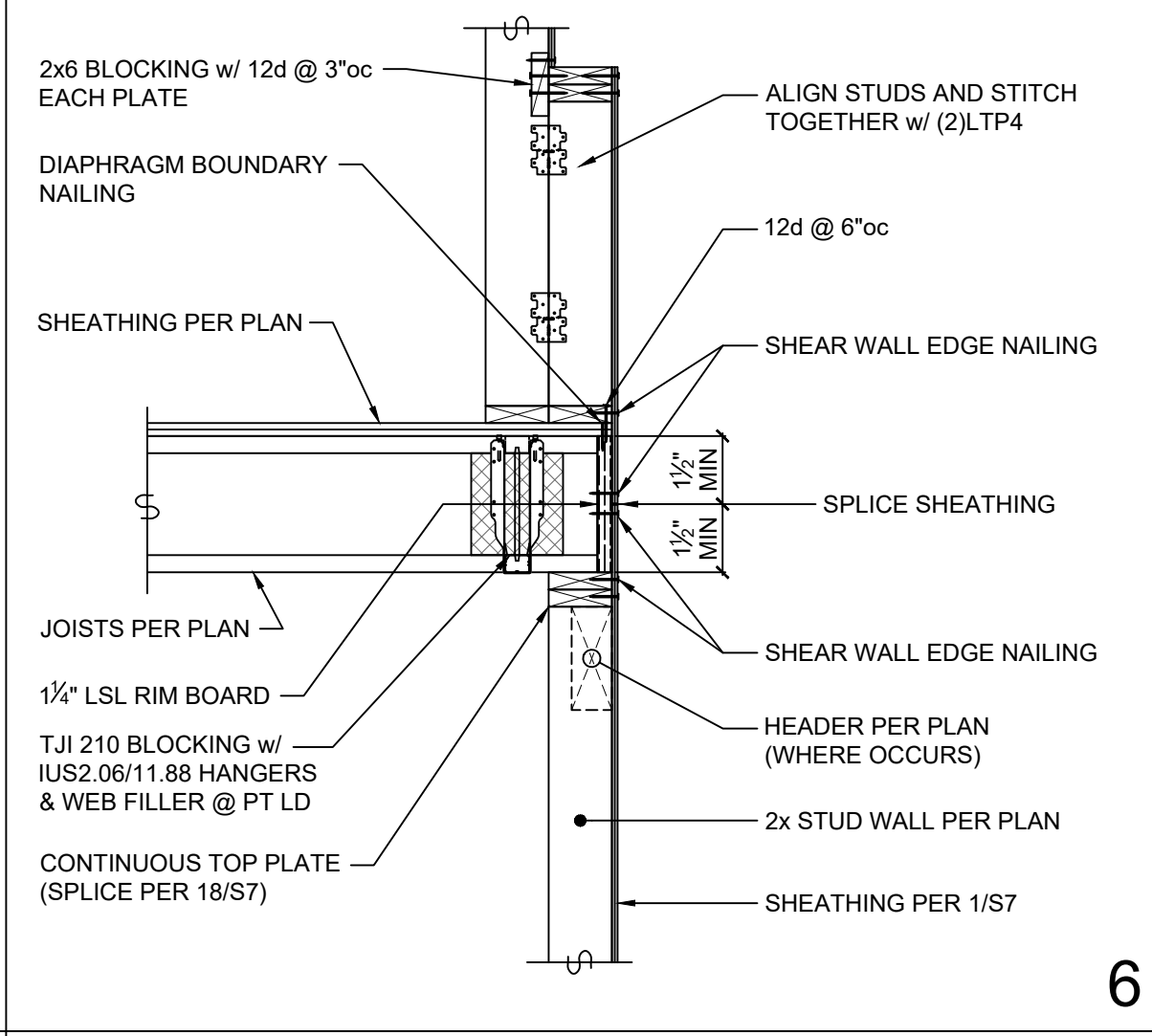
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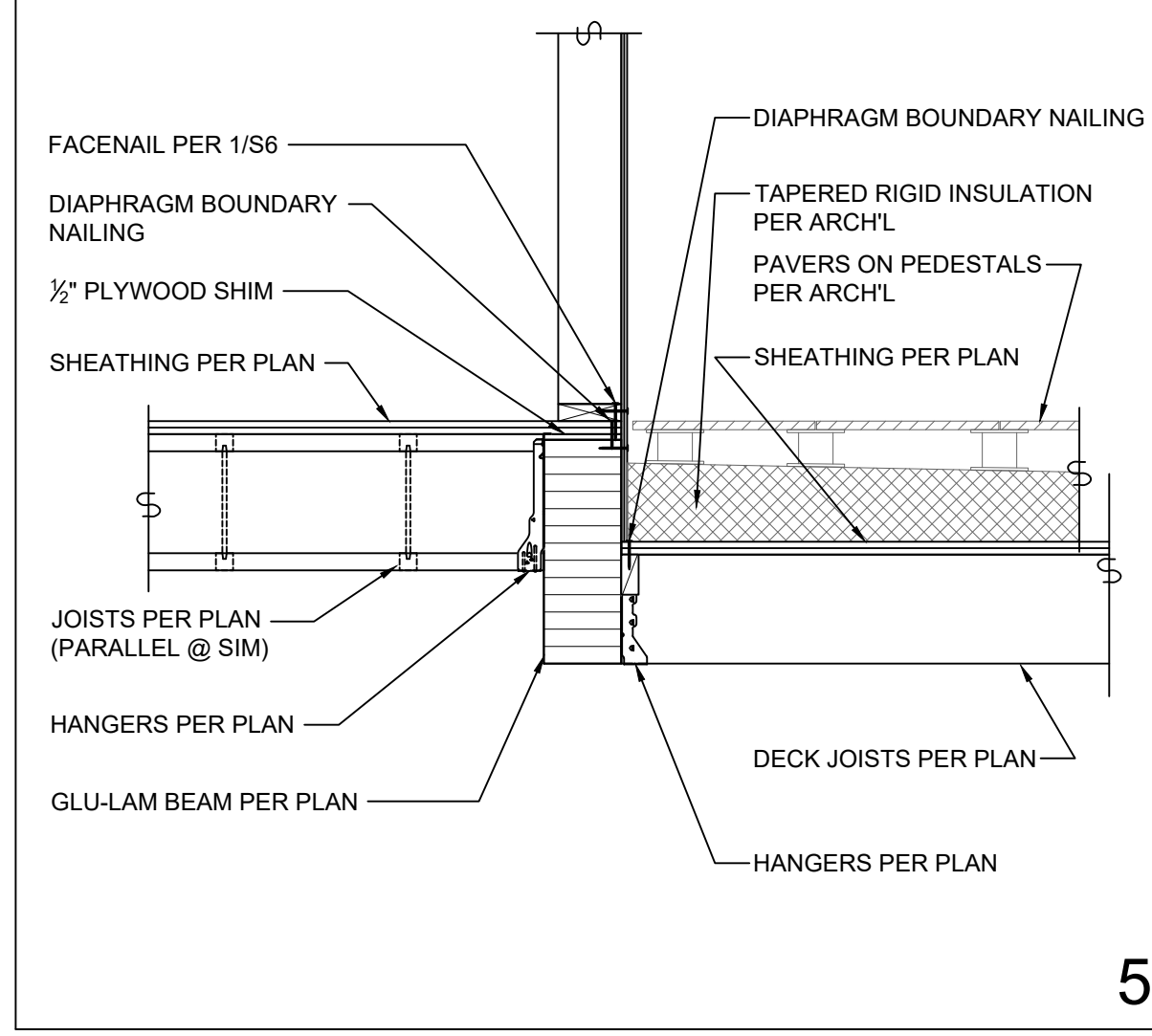
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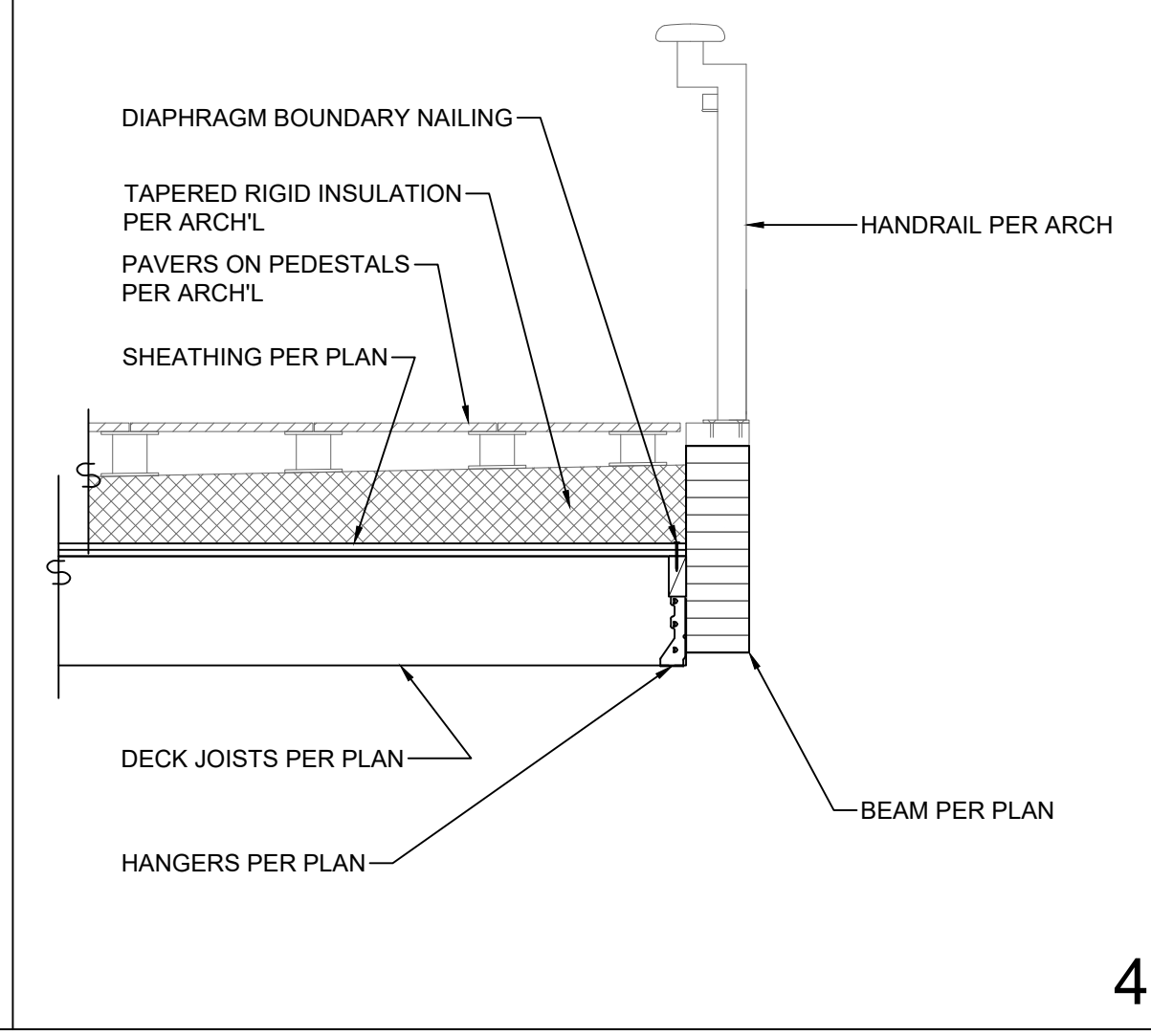
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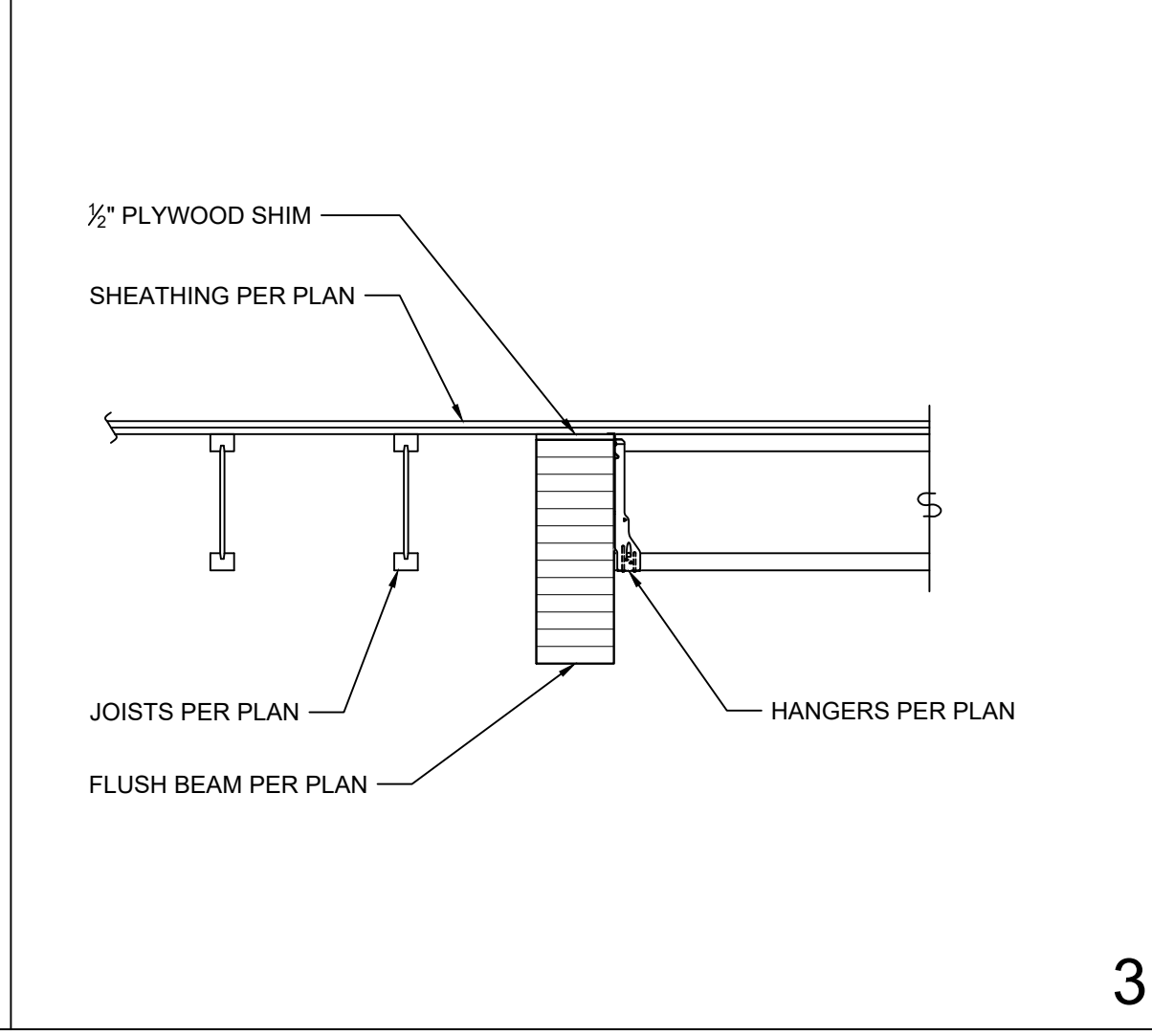
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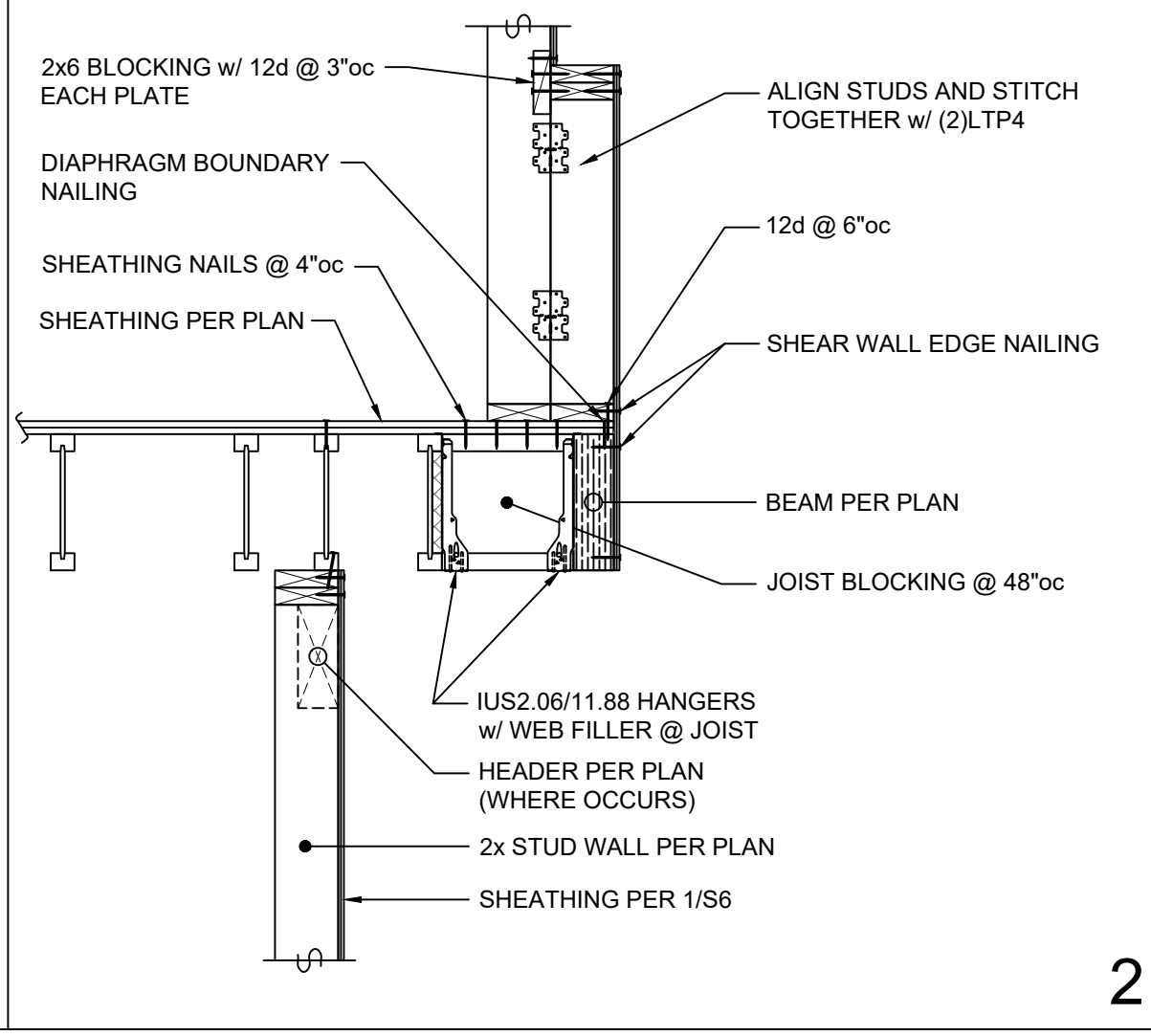
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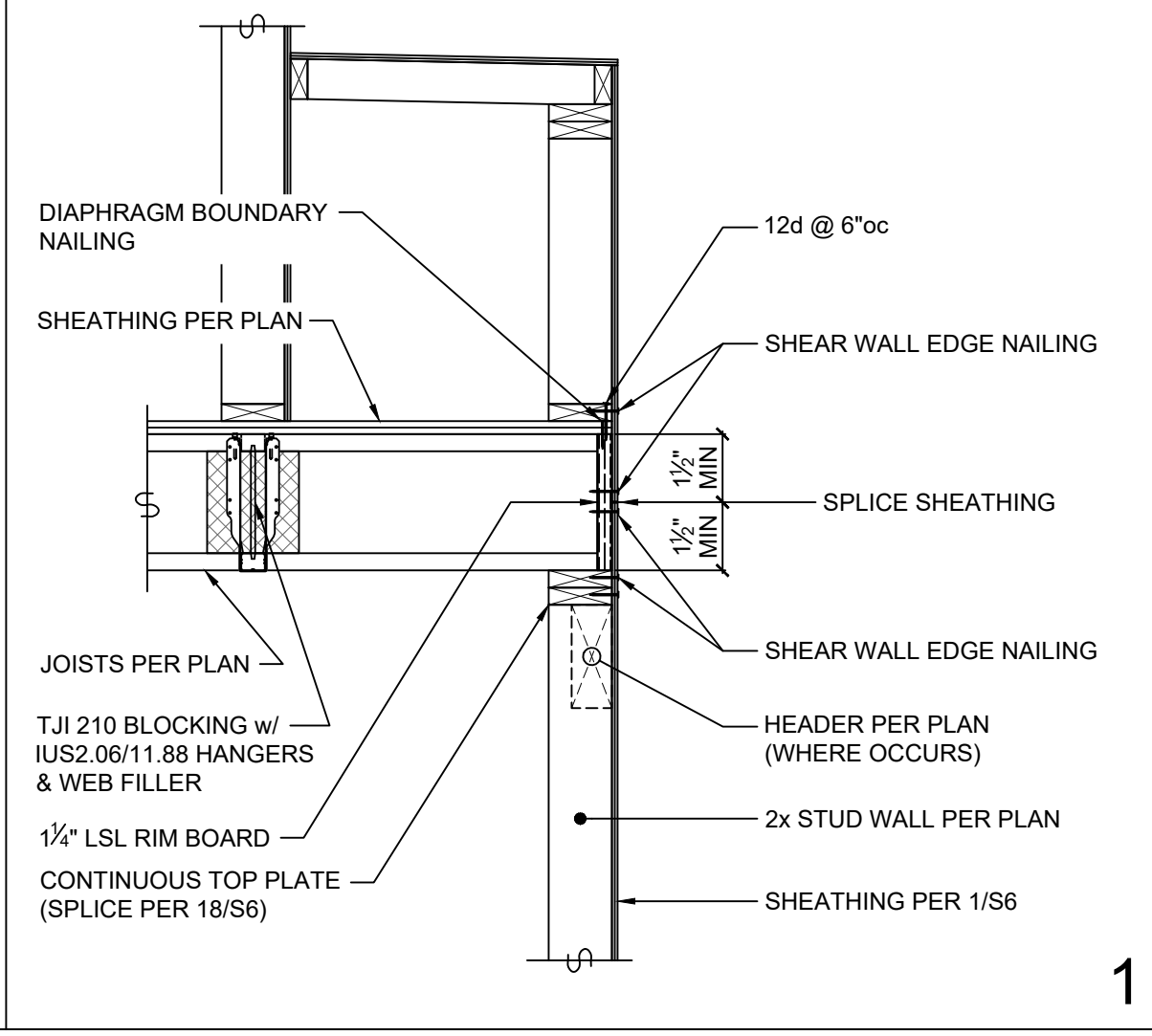
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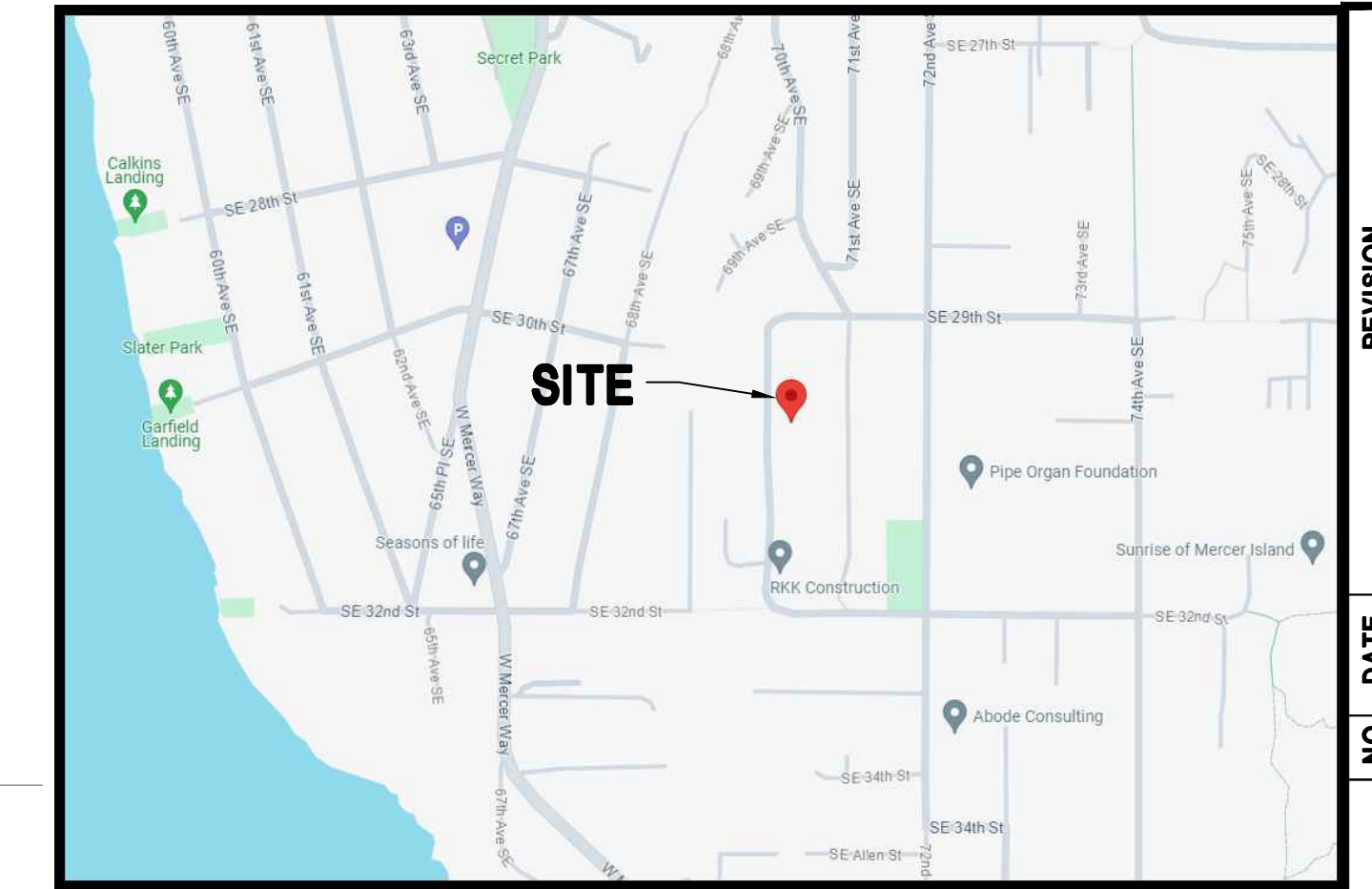
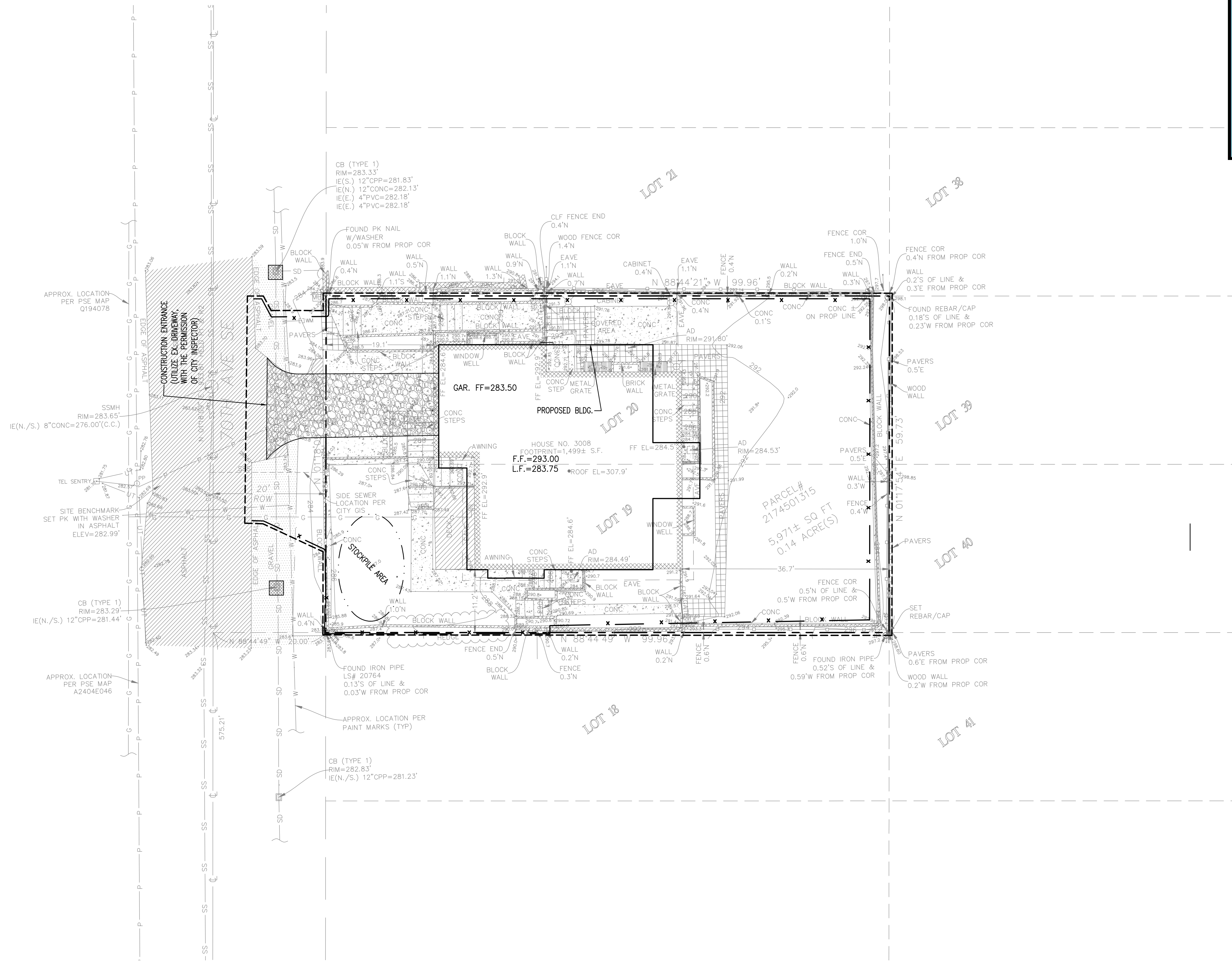


2



1





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**

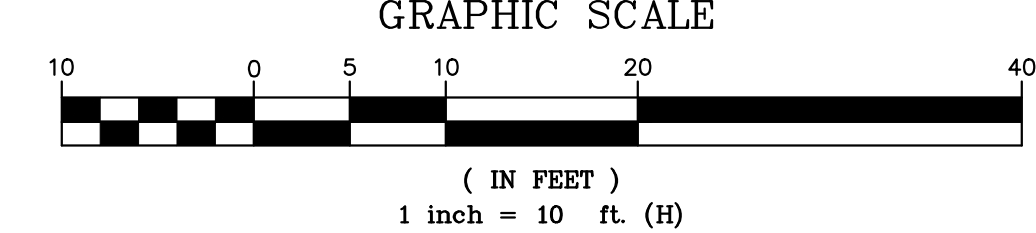
(PER STATUTORY WARRANTY DEED RECORDING# 20211206001056)  
 LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**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

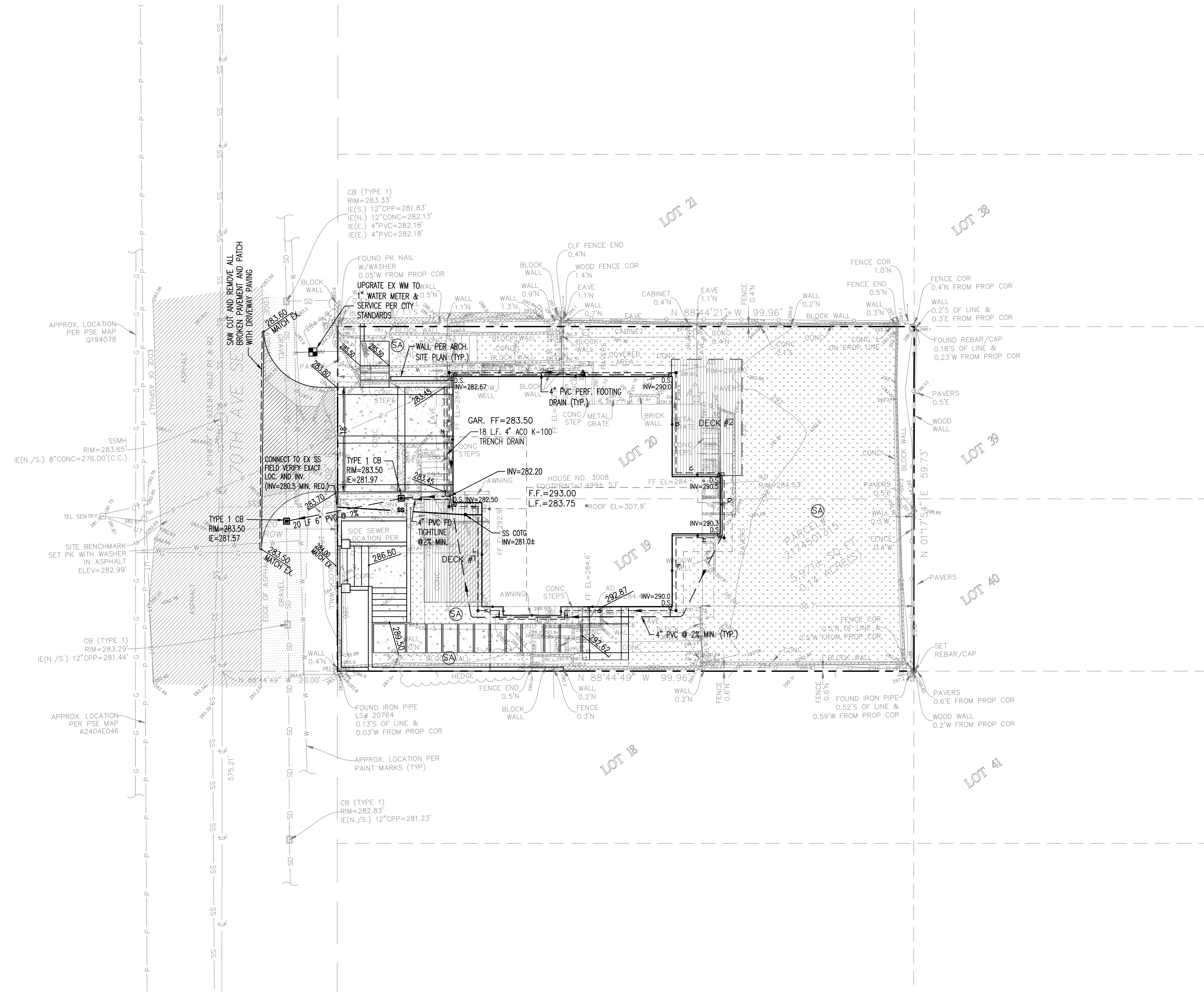
**PROJECT:** DANN RESIDENCE  
 3008 10TH AVENUE SE  
 MERCER ISLAND, WA 98040

**TESC PLAN**

**FILE NO:**  
 2405  
 DWS

**SHEET**  
 C1.0





**SITE IMPERVIOUS AREA SUMMARY:**

EXISTING LOT AREA = 5,971 S.F.  
 EXISTING BUILDING ROOF: 2,129 S.F.  
 EXISTING DRIVEWAY: 294 S.F.  
 EXISTING DECK: 72 S.F.  
 EXISTING WALKWAY: 674 S.F.  
 TOTAL EXISTING HARD SURFACES AREA = 3,169 S.F.  
 EXISTING IMPERVIOUS IS 53.1% > 35% (REDEVELOPMENT FLOW CHART)

PROPOSED DRIVEWAY WITHIN ROW: 279 S.F.  
 PROPOSED DRIVEWAY WITHIN PROPERTY: 363 S.F.  
 PROPOSED WALKWAY: 418 S.F.  
 PROPOSED BUILDING ROOF: 1,833 S.F.  
 PROPOSED DECK: 65+166=233 S.F.  
 TOTAL NEW HARD SURFACES AREA: 2,847 S.F. < 5000 S.F.

PER FIGURE I-3.2 FLOW CHART FOR DETERMINING REQUIREMENT FOR REDEVELOPMENT:  
 MINIMUM #1 TO #5 APPLIED TO NEW AND REPLACED HARD SURFACES AND THE LAND DISTURBED

NET DECREASE IN IMPERVIOUS AREA ON-SITE = 322 S.F.

**LEGEND**

- EX. SANITARY SEWER ——— SS ———
- EX. WATER LINE ——— W ———
- EX. STORM DRAIN ——— SD ———
- CONCRETE DRIVEWAY [Pattern]
- GRASS LAWN (SOIL AMENDMENT-SA) [Pattern]
- SAW CUT LINE [Symbol]
- ROOF DRAIN TIGHTLINE WITH C.O.T.G.(4\"/>

**NOTES:**

1. SEE ARCHITECTURE SITE PLAN FOR OTHER PROPOSED INFORMATION NOT SHOWN ON THIS SHEET.

**DRAINAGE GENERAL NOTES:**

1. DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE WHICH DRAINS TO AN APPROVED STORM SYSTEM
2. PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
3. ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLEED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.
4. FOOTING DRAINS SHALL BE INSTALLED AROUND ALL NEW FOUNDATIONS AND SHALL BE TIGHTLINED TO DISCHARGE TO THE SPLASH BLOCK. FOOTING DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE AT THE BASE OF THE FOOTING, AND SHALL MEET MATERIAL STANDARDS OF D2729 FOR PVC PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. PLACE GRANULAR BACKFILL AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. PROVIDE FILTER FABRIC WRAP AROUND BETWEEN THE GRANULAR BACKFILL AND THE NATIVE SOIL.

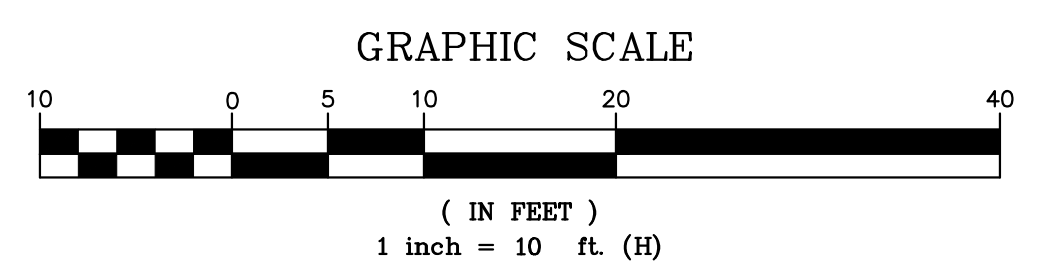
**BENCHMARK AND DATUM PER SURVEY**

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

NAVD 88 PER GPS OBSERVATIONS



Know what's below.  
 Call before you dig.



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**DATE:**  
 03-11-24

**PROJECT:** DANN RESIDENCE  
 3008 10TH AVENUE SE  
 MERCER ISLAND, WA 98040  
**Paving, Grading, Drainage Plan**

**FILE NO:**  
 2405  
 DWS

**SHEET**  
 C2.0