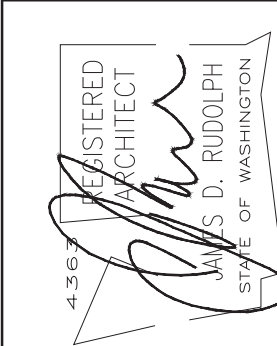




Dann Residence

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



PERMIT SET 03/11/24
REVISION 02/10/24
REVISION 04/13/25
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
XXXX XXX XXX XX WW XXXX
(XXX) XXX-XXX-XXXX
License # XXXXXXXXXX

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

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.

NOTE :
PER MICC A107.1 all new construction requires a NFPA 13d Fire Sprinkler System. In addition due to roadway width deficiency a NFPA 72-Chapter 29 Monitored Fire Alarm System will be required per NFPA and CoMI Standards. Note this may take the place of a "line voltage" smoke detection system per IRC 314

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

September 27, 2024

WINDOW SCHEDULE

MARK	SIZE	S.F.	DESCRIPTION	MANUFACTURER & u Value	ROOM	COMMENTS
NORTH						
N1	3'-2" x 6'-0"	3.16	6.00	18.96	Fixed TDL	
N4 / W6	3'-6" x 5'-6" X 1'-8" x 5'-6"	3.50	5.50	19.25	Fixed Corner TDL	
N5	5'-0" x 5'-6"	5.00	5.50	27.50	French Casement TDL	
N6 / W7	3'-6" x 5'-6" X 3'-0" x 5'-6"	3.50	4.41	29.44	Fixed Corner TDL	Egress
		95.15			Sub Total	
EAST						
E1	5'-0" x 4'-3"	5.00	4.25	21.25	French Casement TDL	Egress
E2	5'-0" x 6'-0"	5.00	6.00	30.00	French Casement TDL	Egress
E3	6'-0" x 4'-0" Verify	6.00	4.00	24.00	Fixed	S.G.
E8	5'-0" x 5'-6"	5.00	5.50	27.50	French Casement TDL	Egress
E10	6'-0" x 16'-6"	6.00	16.50	99.00	Fixed TDL Verify	S.G.
E11	5'-0" x 5'-6"	5.00	5.50	27.50	French Casement TDL	Egress
		178.00			Sub Total	
SOUTH						
S3 / W9	3'-6" x 5'-6" X 3'-0" x 5'-6"	3.50	5.50	19.25	Fixed Corner TDL	
S4	2'-6" x 5'-6"	3.00	5.50	16.50	Casement TDL	
S5 / W10	3'-6" x 2'-8 1/2" X 3'-0" x 2'-8 1/2"	3.50	2.70	9.45	Fixed Corner Align Match Mullion Layout	
		45.20			Sub Total	
WEST						
W1	6'-0" x 1'-6"	6.00	1.50	9.00	Awning	
W2	4'-0" x 6'-0"	4.00	6.00	24.00	Fixed TDL	
W3	7'-8" x 8'-5"	7.66	6.00	45.96	Fixed TDL Full Height Mullied With Spandral Glass W8 At Upper Floor Line	
W4	4'-0" x 6'-0"	4.00	6.00	24.00	Fixed TDL	
W6 / N4	1'-8" x 5'-6" X 3'-6" x 5'-6"	3.50	5.50	19.25	Fixed Corner TDL	
W7 / N6	3'-0" x 5'-6" X 3'-6" x 5'-6"	3.50	8.41	29.44	Fixed Corner TDL	
W8	7'-8" x 10'-7" S.G.	7.66	10.58	81.04	Fixed TDL Full Height Mullied With Spandral Glass W3 At Upper Floor Line	
W9 / S3	3'-0" x 5'-6" X 3'-6" x 5'-6"	3.50	8.41	29.44	Fixed Corner TDL	
W10 / S5	3'-0" x 2'-8 1/2" X 3'-6" x 2'-8 1/2"	3.00	2.70	8.10	Fixed Corner Align Match Mullion Layout	
W11	5'-0" x 5'-6"	5.00	5.50	27.50	French Casement TDL	Egress
		194.76			Sub Total	
SKYLIGHTS						
R1	2'-0" x 2'-0"	2.00	2.00	4.00	Opberahl	
		4.00			Sub Total	
					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

September 20, 2024

DOOR SCHEDULE

LOWER FLOOR						
MARK	SIZE	DESCRIPTION	MATERIAL	FINISH	STOPS	RATING HDW.
001 A	3'-0" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Lockset Automatic Hinge
001 B	2'-6" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Passage
002 A	2'-6" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Passage
002 B	2'-6" x 7'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Dummy W/ Roller Catch
004 A	16'-0" x 7'-0" x 1 3/4"	Custom Four Section Carage Door	Wood Clad	P3	Wall	Horizontal 1x5 Clear Re-Sawn Cedar Graded Vjoint Exposure Stain
005 A	2'-6" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Passage
006 A	2'-6" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Lockset
007 A	2'-2" x 7'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Privacy
007 B	5'-0" x 7'-10" x 1/2"	Agglite Bronson Estate Series Swing	Glass	Wax	Temp.	1/2" Rimless Estate Series
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	Wood Solid Core W/ Glass	P3	Floor	Temp.
101 A	13'-11" x 9'-0" x 1 3/4"	XOOX Kolbe Vistalux Sliding Glass Door	Wood /Glass Alu Clad	P3	Wall	Temp.
105 A	13'-11" x 9'-0" x 1 3/4"	Kolbe Vistalux Pocked 4 Panel Sliding Glass Door	Wood Solid Core	P3	Wall	Factory Hardware
107 A	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
109 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Lockset
UPPER FLOOR						
MARK	SIZE	DESCRIPTION	MATERIAL	FINISH	STOPS	RATING HDW.
200 A	2'-6" x 7'-0" x 1 3/4"	Store Door Kolbe Vistalux Patio Mullied To A Transom 2'-8" x 2'-8"	Wood /Glass Alu Clad	P3	Wall	Temp.
201 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Passage
201 B	2'-6" x 8'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Dummy W/ Roller Catch
203 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Lockset
203 B	2'-8" x 7'-0" x 1 3/4"	Store Door Kolbe Vistalux Patio Mullied To A Transom 2'-10" x 2'-8"	Wood /Glass Alu Clad	P3	Wall	Temp.
204 A	2'-6" x 8'-0" x 1 3/4"	Store Door Pocket	Wood Solid Core	P3	Wall	Lockset 3 Point Latch
204 B	2'-6" x 8'-0" x 1 3/4"	Store Door Pocket	Wood Solid Core	P3	Wall	Privacy Heavy Duty Pocket Track Obscure Milk Glass
204 C	6'-0" x 9'-0" x 1/2"	Agglite Bronson Estate Series Barn	Glass	Wax	Temp.	1/2" Rimless 1'-9" Corner Estate Series
205 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Passage Heavy Duty Pocket Track Obscure Milk Glass
206 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Passage
206 B	1'-6" x 8'-0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Dummy W/ Roller Catch
207 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Privacy
207 B	5'-0" x 9'-0" x 1/2"	Agglite Bronson Estate Series Barn	Glass	Wax	Temp.	1/2" Rimless Estate Series
208 A	2'-6" x 8'-0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall	Passage

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Applicable Codes

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 International Fire Code (IFC)
- Washington State Energy Code (WCEC)
- ICC/ANSI A117.1-09,
- Accessible and Usable Buildings and
- Facilities, with statewide and City amendments

NOTE :
Air leakage control WSRC M1507.3 Option 2.3
Efficient Ventilation

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
<i>(work in waters of the United States, including adjacent wetlands, piers, bulkheads, fills, etc.)</i>		
US Soil Conservation Service	(Local)	206-764-3325
<i>(soils testing)</i>		
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

KING COUNTY		
Department of Assessments		206-296-7300
Department of Public Health		206-296-4932
Division of Records and Elections		206-296-1570

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

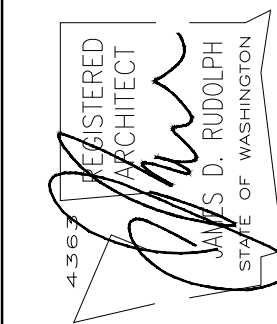
GENERAL CONTRACTOR
XXX XXX XXX
XXX XXX XXX XX XXX
XXX XXX XXX XXX
Licence # XXXXXXXXXX

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
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REVISION xx/xx/xx



RUDOLPH

ARCHITECTS
915 Rucker Avenue Everett Washington
206 226-5588

The diagram illustrates the calculation of Average Building Elevation (ABE) for a building with an existing basement and a proposed basement. The existing basement is shown as a solid black line, and the proposed basement is shown as a dashed black line. The building footprint is defined by points A through N. The existing basement is at a higher elevation than the proposed basement. The calculation for ABE is based on the existing basement elevation.

ABE Calculations

Existing Basement

Proposed Basement

ABE = 15,266.65 / 176.18' = 291.00' AVERAGE BUILDING ELEVATION

ABE Calculations .

February 20, 2024

Mark		G = Lowest Grade EL		SL = Segment length	G x SL	SL = Segment length			
Mark	A	G Elev. =	292.90	=	38.00 Feet	=	11130.20	38.00	Feet
Mark	B	G Elev. =	292.90	=	17.08 Feet	=	5002.73	17.08	Feet
Mark	C	G Elev. =	292.90	=	8.66 Feet	=	2536.51	8.66	Feet
Mark	D	G Elev. =	292.50	=	10.58 Feet	=	3094.65	10.58	Feet
Mark	E	G Elev. =	292.90	=	8.66 Feet	=	2536.51	8.66	Feet
Mark	F	G Elev. =	292.90	=	12.29 Feet	=	3599.74	12.29	Feet
Mark	G	G Elev. =	292.90	=	19.29 Feet	=	5650.04	19.29	Feet
Mark	H	G Elev. =	287.00	=	1.50 Feet	=	430.50	1.50	Feet
Mark	I	G Elev. =	288.50	=	10.00 Feet	=	2885.00	10.00	Feet
Mark	J	G Elev. =	288.50	=	1.50 Feet	=	432.75	1.50	Feet
Mark	K	G Elev. =	288.15	=	3.79 Feet	=	1066.16	3.79	Feet
Mark	L	G Elev. =	288.94	=	18.04 Feet	=	5212.48	18.04	Feet
Mark	M	G Elev. =	292.75	=	5.00 Feet	=	1463.75	5.00	Feet
Mark	N	G Elev. =	284.60	=	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

HIGH POINT ELEVATION SOUTH EAST CORNER 297.70'
LOW POINT ELEVATION SOUTH WEST CORNER - 283.20
LOT SLOPE = ELEV. DIFFERENCE 13.50'
 DIVIDED BY LENGTH
DISTANCE BETWEEN POINTS 99.96'
13.50
99.96 = 13.50 %

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.

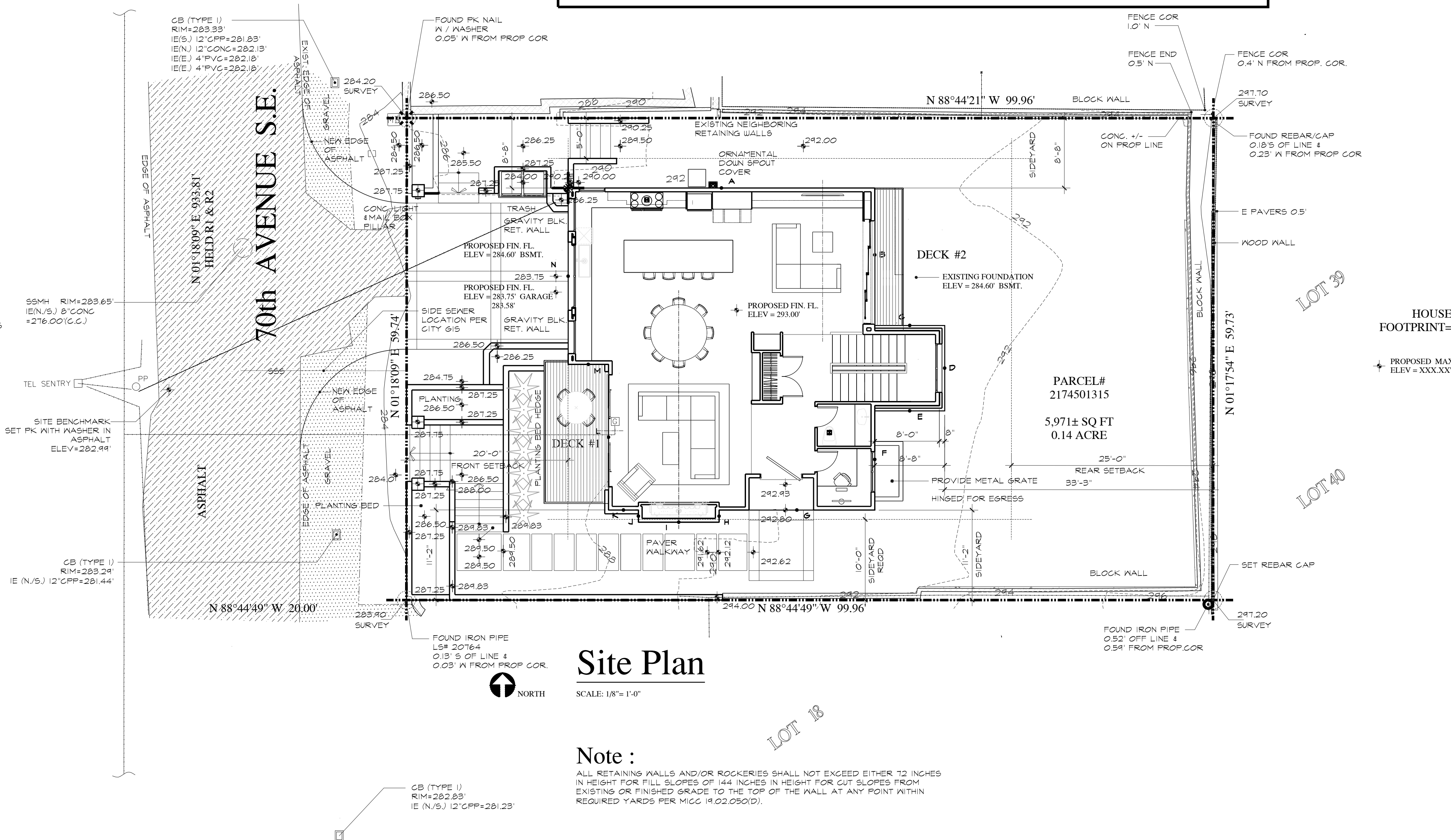
AREA OF LOT:	5,971.00	SQ. FT.
ASSESSORS PARCEL NUMBER:	# 174501315	
AREA OF LOT COVERAGE: 40% MAX ALLOWED	2,388.40	SQ. FT.
AREA OF MAIN STRUCTURE ROOF AREA	1819.00	SQ. FT.
AREA OF VEHICULAR USE PAVED	362.50	SQ. FT.
AREA COVERED PATIOS AND DECKS	61.00	SQ. FT.
AREA OF TOTAL LOT COVERAGE	2,242.50	SQ. FT.
PERCENTAGE OF TOTAL LOT COVERAGE	37.55	%
AREA OF HARDSCAPE: 9% MAX ALLOWED	537.34	SQ. FT.
AREA OF UN-USED LOT COVERAGE: 2.45% ALLOWED	146.24	SQ. FT.
AREA OF UNCOVERED DECKS	132.75	SQ. FT.
AREA OF WALKWAYS	302.75	SQ. FT.
AREA OF STAIRS	84.75	SQ. FT.
AREA OF RETAINING WALLS & ROCKERIES	150.00	SQ. FT.
AREA OF TOTAL HARDSCAPE COVERAGE	683.25	SQ. FT.
PERCENTAGE OF TOTAL HARDSCAPE COVERAGE	11.44	%

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 SLATE DOWNSIDE 30 FT.	ELEV.	313.58'
BASMENT FLOOR ELEVATION	ELEV.	283.75'

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

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

LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN
KING COUNTY, WASHINGTON. DEED #20211206001056



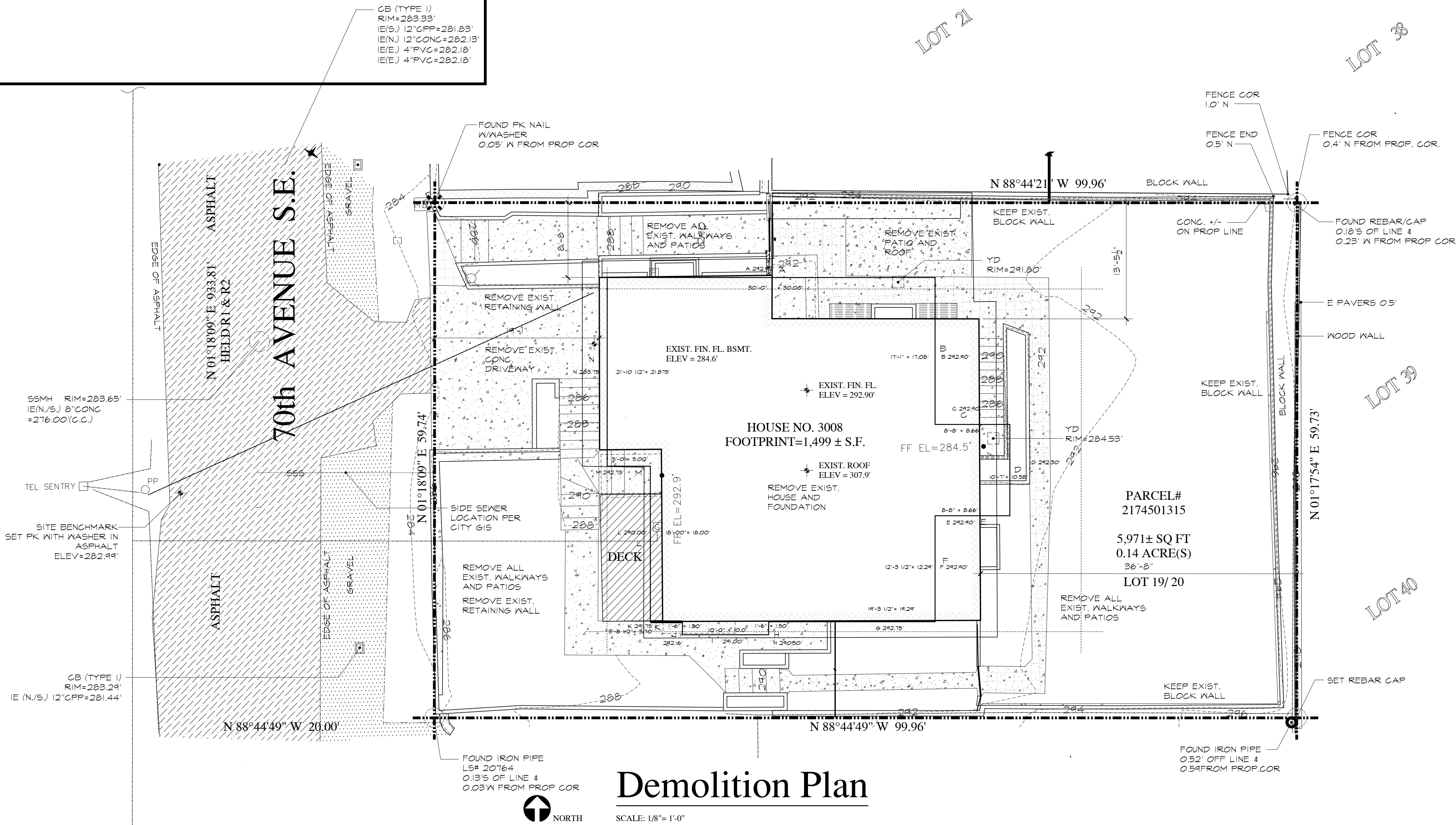
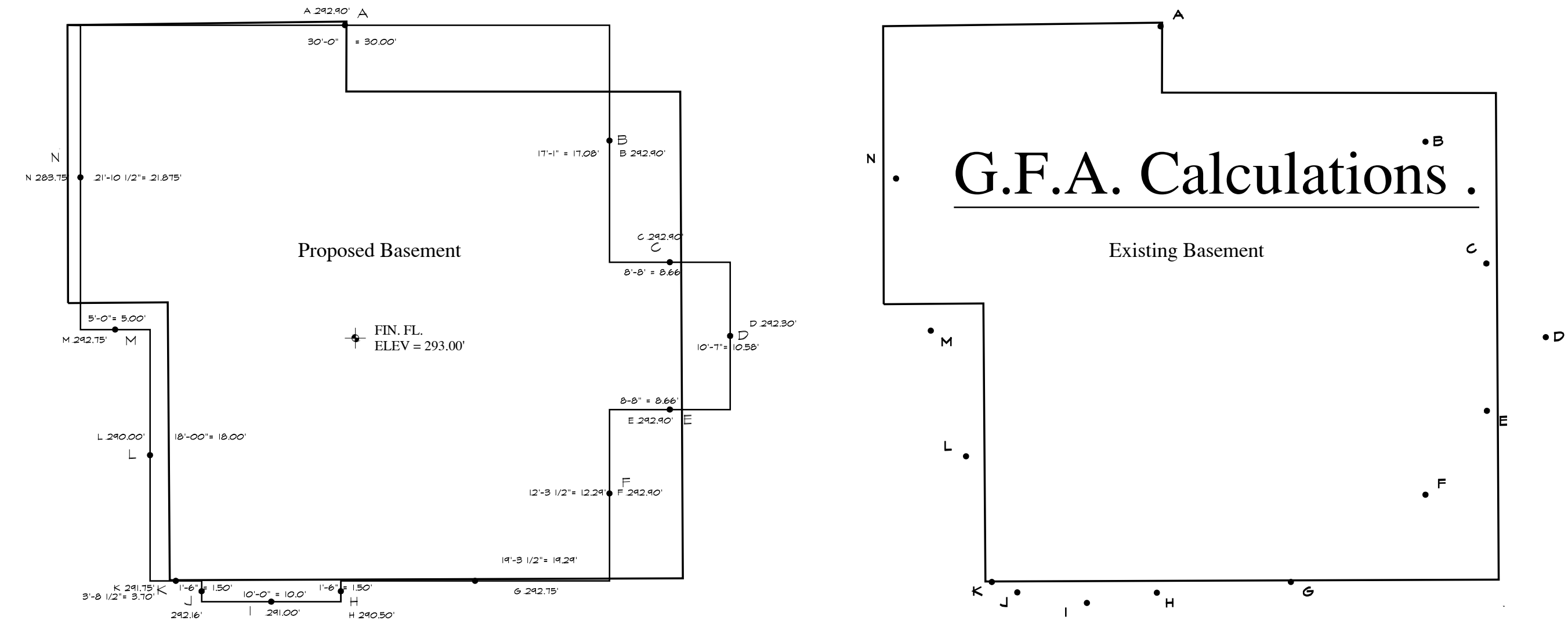
SCALE: 1/8"= 1'-0"

ALL RETAINING WALLS AND/OR ROCKERIES SHALL NOT EXCEED EITHER 72 INCHES IN HEIGHT FOR FILL SLOPES OF 144 INCHES IN HEIGHT FOR CUT SLOPES FROM EXISTING OR FINISHED GRADE TO THE TOP OF THE WALL AT ANY POINT WITHIN REQUIRED YARDS PER MGC 19.02.050(D).

Basement Exemption Calculations

Dann Residence
26-May-25
Basement Exemption Calculation Mercer Island
SC Segment Coverage X SL Segment Length

		SC	SL		SC*SL			
Mark	A	100.0%	38.00		3800.0	Basement Exclusion %	84.86	%
Mark	B	100.0%	17.13		1713.0	Basement Gross	1465.50	
Mark	C	100.0%	8.66		866.0	Excluded Basement	1243.64	
Mark	D	100.0%	10.50		1050.0			
Mark	E	100.0%	8.66		866.0			
Mark	F	100.0%	12.29		1229.0	Upper Floor	1099.00	
Mark	G	100.0%	19.29		1929.0	Main Floor	1483.75	
Mark	H	81.4%	1.50		122.0	Excluded Stair	-117.75	
Mark	I	87.0%	10.00		869.7	Basement	1465.5	
Mark	J	100.0%	1.50		150.0	Excluded basement	1243.64	
Mark	K	95.4%	3.70		352.9	Net Basement Area	221.86	
Mark	L	78.0%	18.00		1404.0	Gross Floor Area FAR	2686.86	
Mark	M	87.0%	5.00		435.0	FAR Allowed	2686.95	
Mark	N	7.2%	21.88		158.2	Under FAR Allowed	-0.09	
			176.11		14944.9			

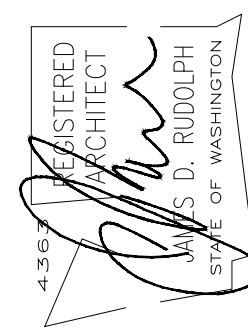


Demolition Plan

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

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915 Rucker Avenue Everett Washington
206 226-5588

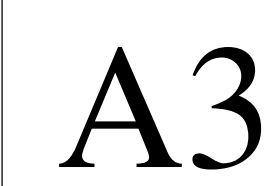


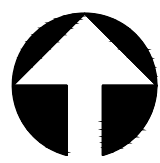
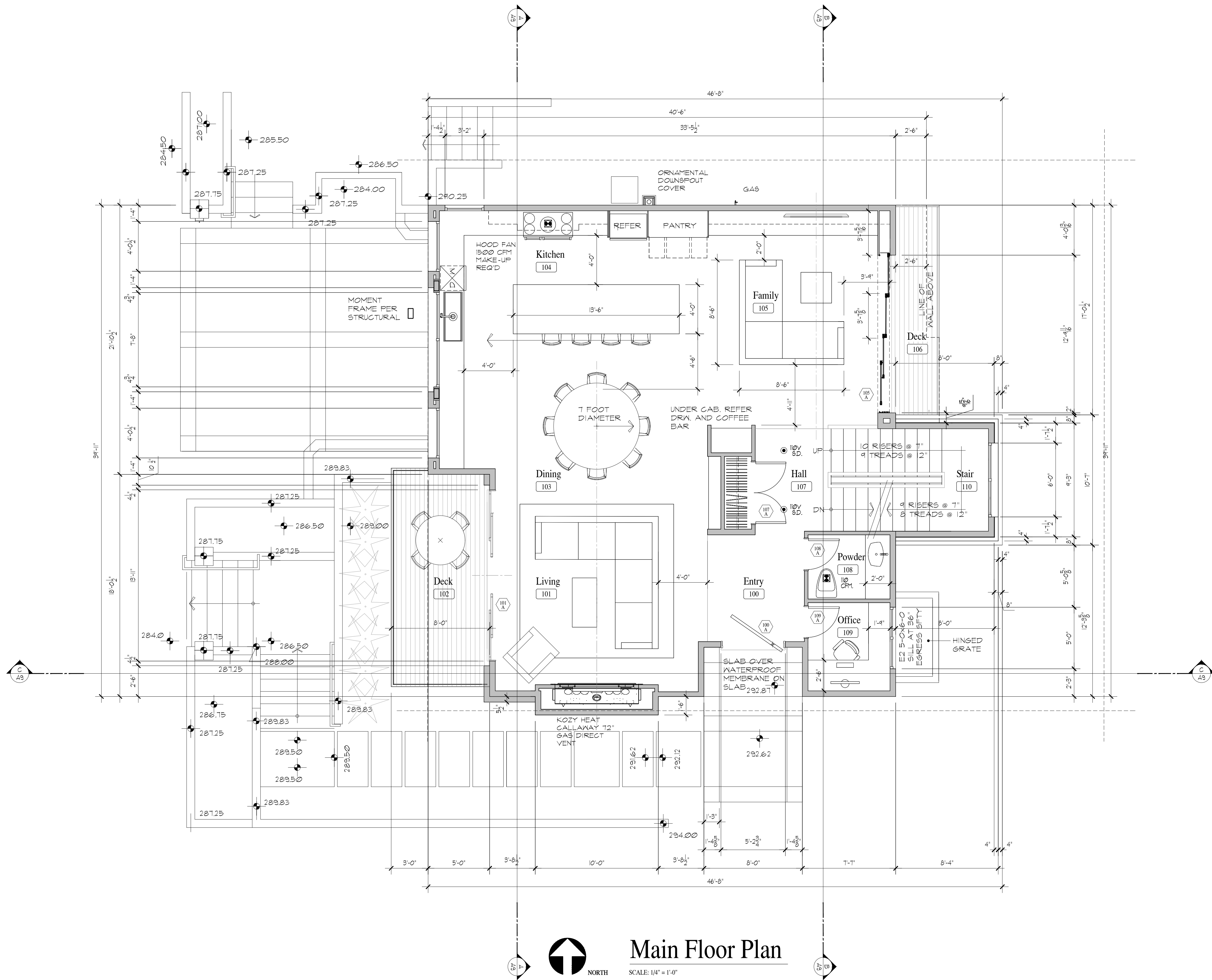
PERMIT SET 03/11/24
REVISION 02/10/24
REVISION 05/26/25
REVISION xx/xx/xx

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

General Contractor
XXX XXX XXX
XXXX XXX XXX XX XXX XXX
Licence # XXXXXXXXXX

A2





NORTH

Main Floor Plan

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

GENERAL CONTRACTOR

XXX XXX XXX

XXXX XXX XXX XX WW XXXX

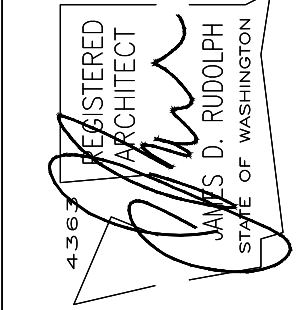
(XXX) XXX-XXX

Licence # XXXXXXXXXX

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

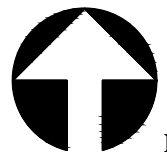
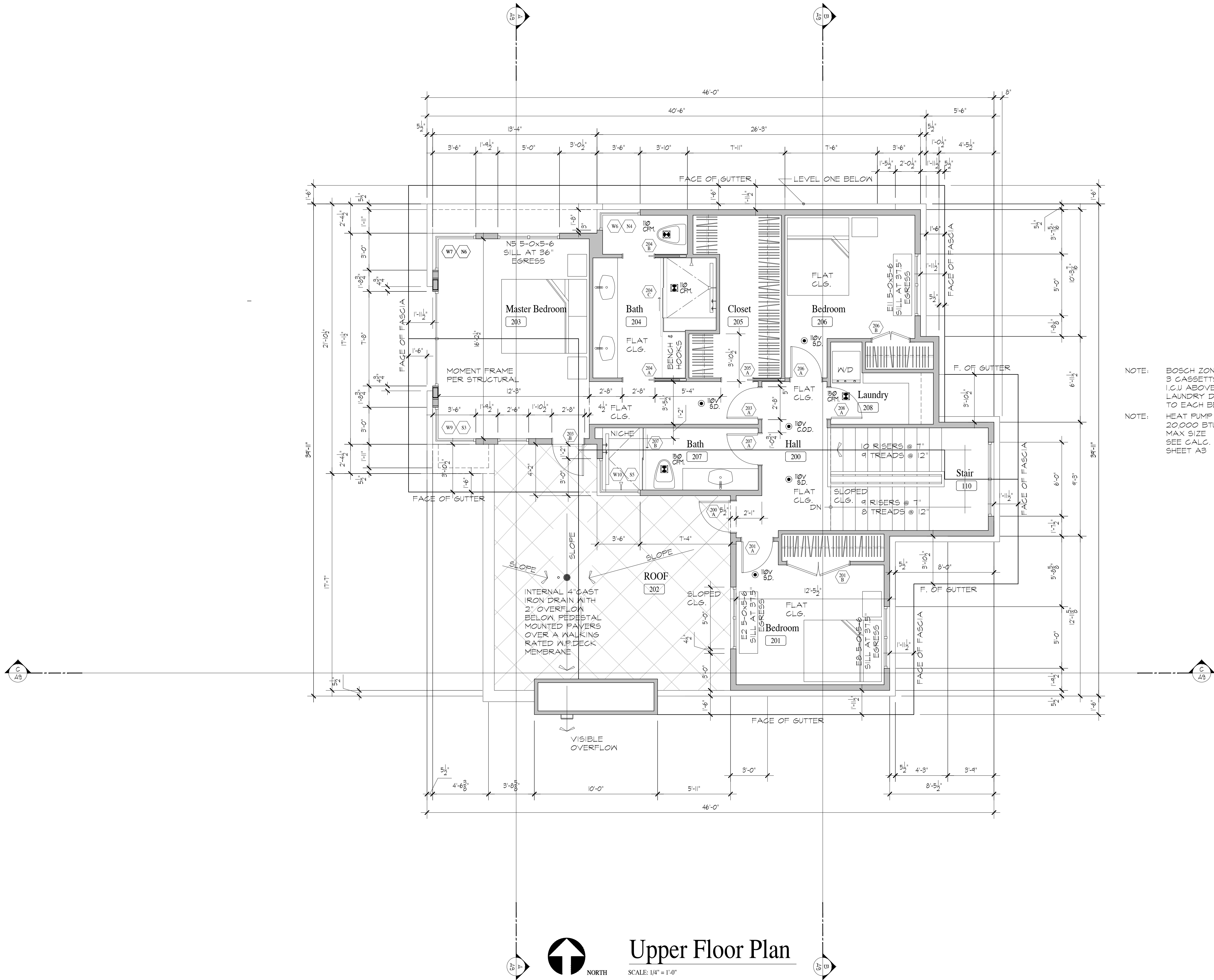


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REVISION 05/26/25
REVISION xx/xx/xx

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ARCHITECTS
915 Rucker Avenue Everett, Washington
206 226-5588

A4



NORTH

Upper Floor Plan

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

- NOTE: BOSCH ZONED
3 CASSETTS
I.C.U. ABOVE
LAUNDRY DUCTED
TO EACH BEDROOM
- NOTE: HEAT PUMP
20000 BTU/HR
MAX SIZE
SEE CALC. NOTE ON
SHEET A3

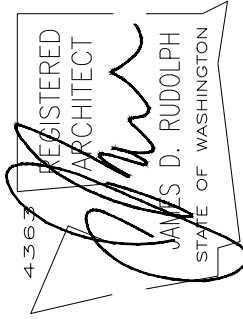
General Contractor
XXX XXX XXX
XXXX XXX XXX XX WW XXXX
(XXX) XXX-XXX
Licence # XXXXXXXXXX

A5

A New Residence For
Teddy and Megan Dann

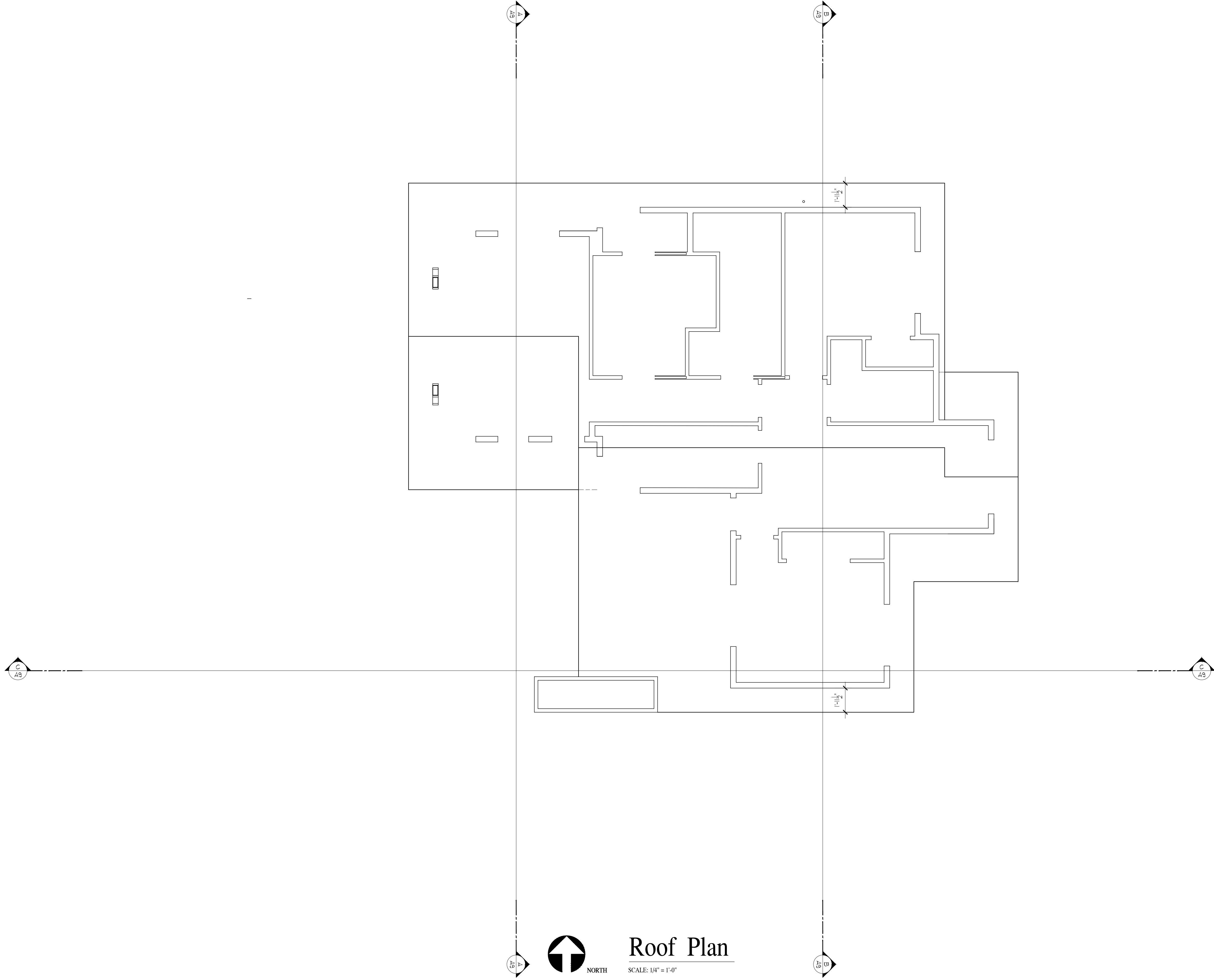
3008 70th Avenue S.E. Mercer Island Washington 98040

PERMIT SET	03/11/24
REVISION	02/10/24
REVISION	05/26/25
REVISION	xx/xx/xx



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206 226-5588

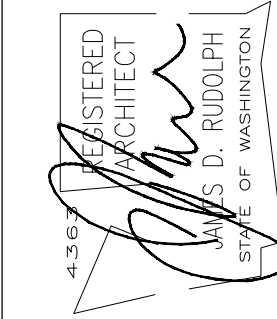


A6

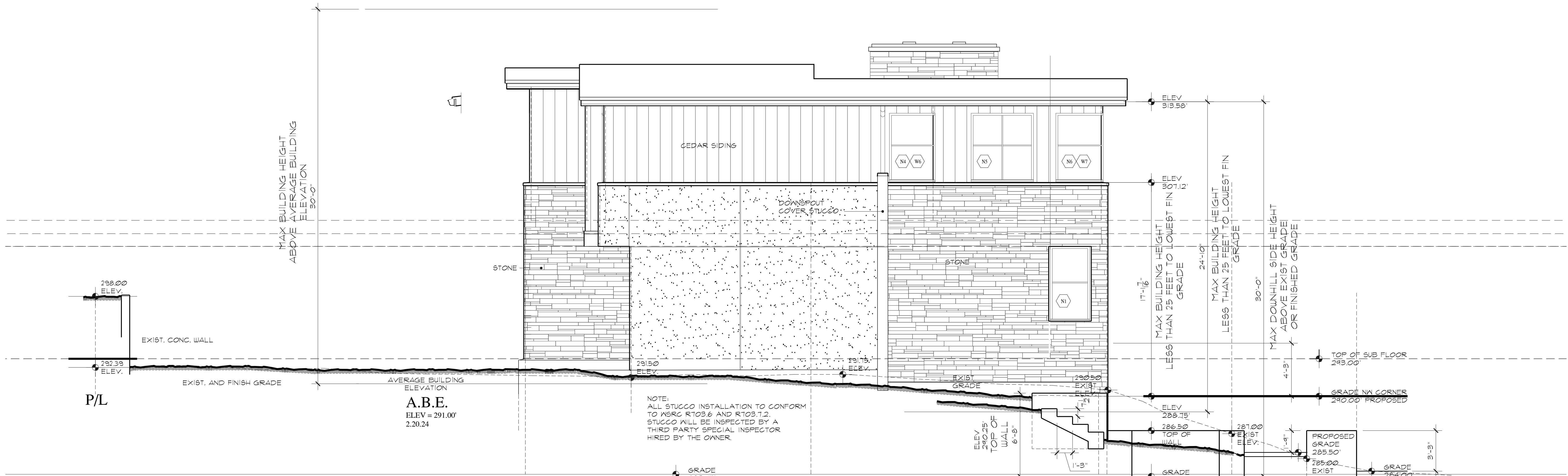
GENERAL CONTRACTOR
XXX XXX XXX
XXXX XXX XXX XX WW XXXX
(XXX) XXX-XXX
Licence # XXXXXXXXX

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 05/26/25
REVISION XX/XX/XX

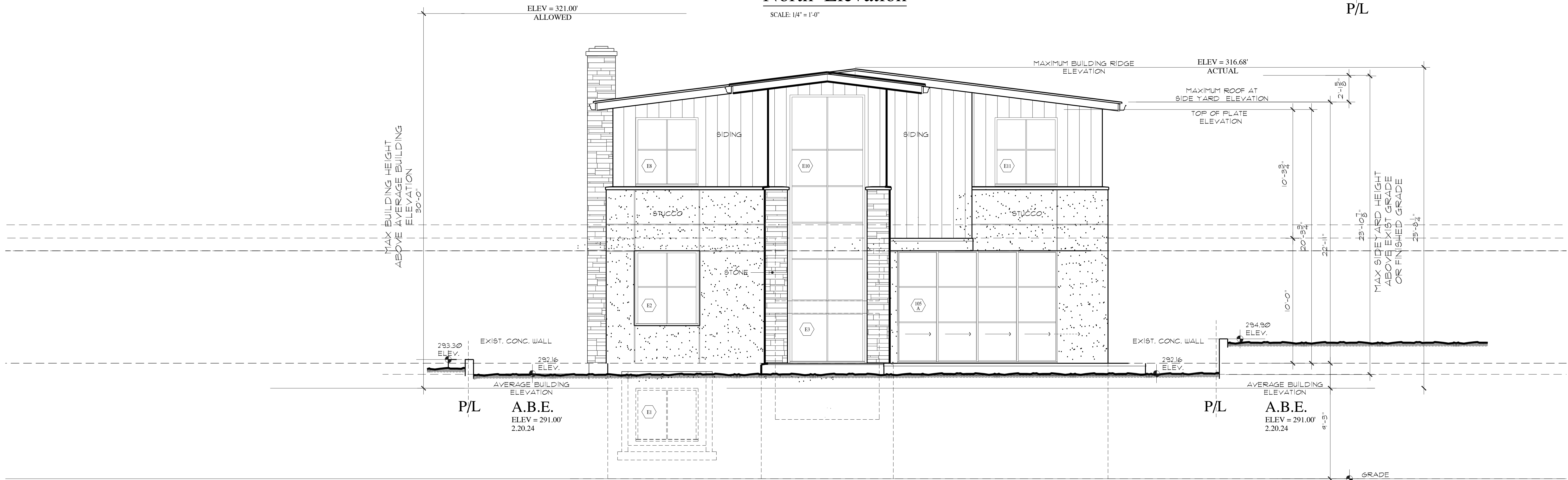


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206 226-5588



North Elevation

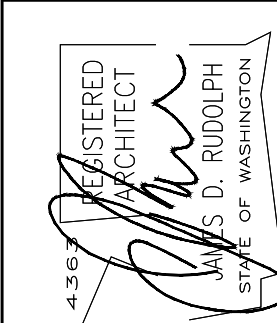
SCALE: 1/4" = 1'-0"



East Elevation

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

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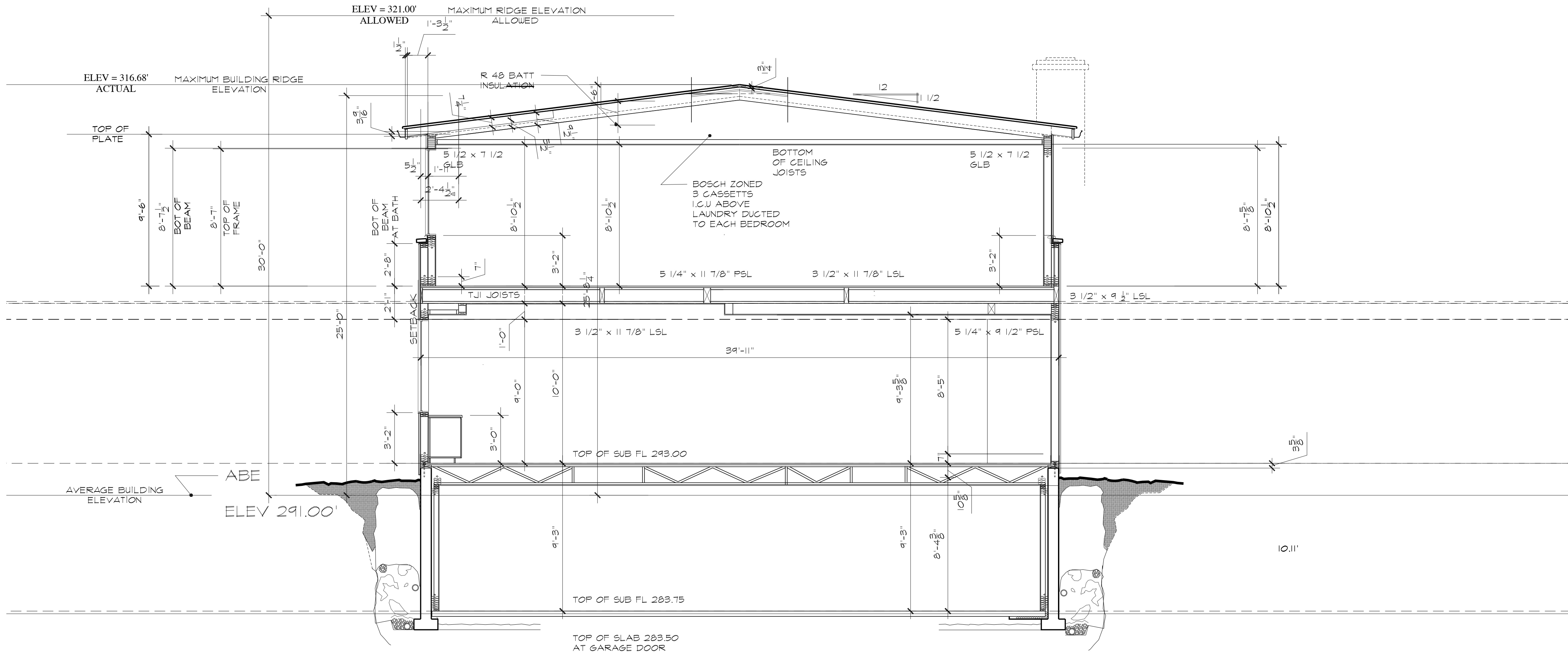


PERMIT SET 03/11/24
REVISION 02/10/24
REVISION 05/26/25
REVISION xx/xx/xx

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

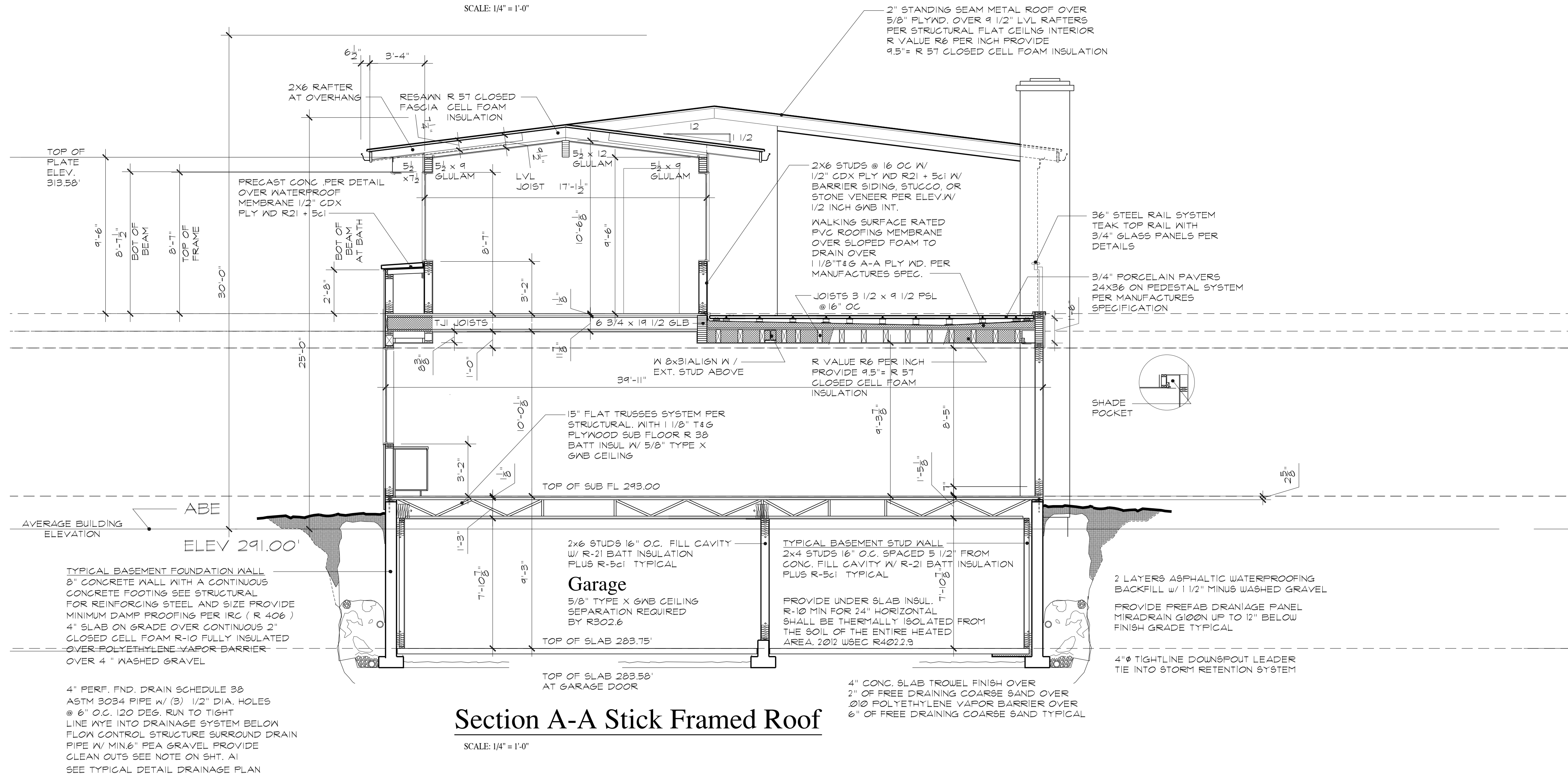
General Contractor
XXX XXX XXX
XXX XXX XXX
Licence # XXXXXXXXXX

A8



Section B-B Stick Framed Roof

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

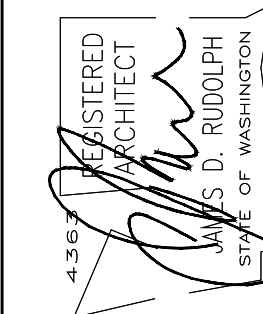


Section A-A Stick Framed Roof

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

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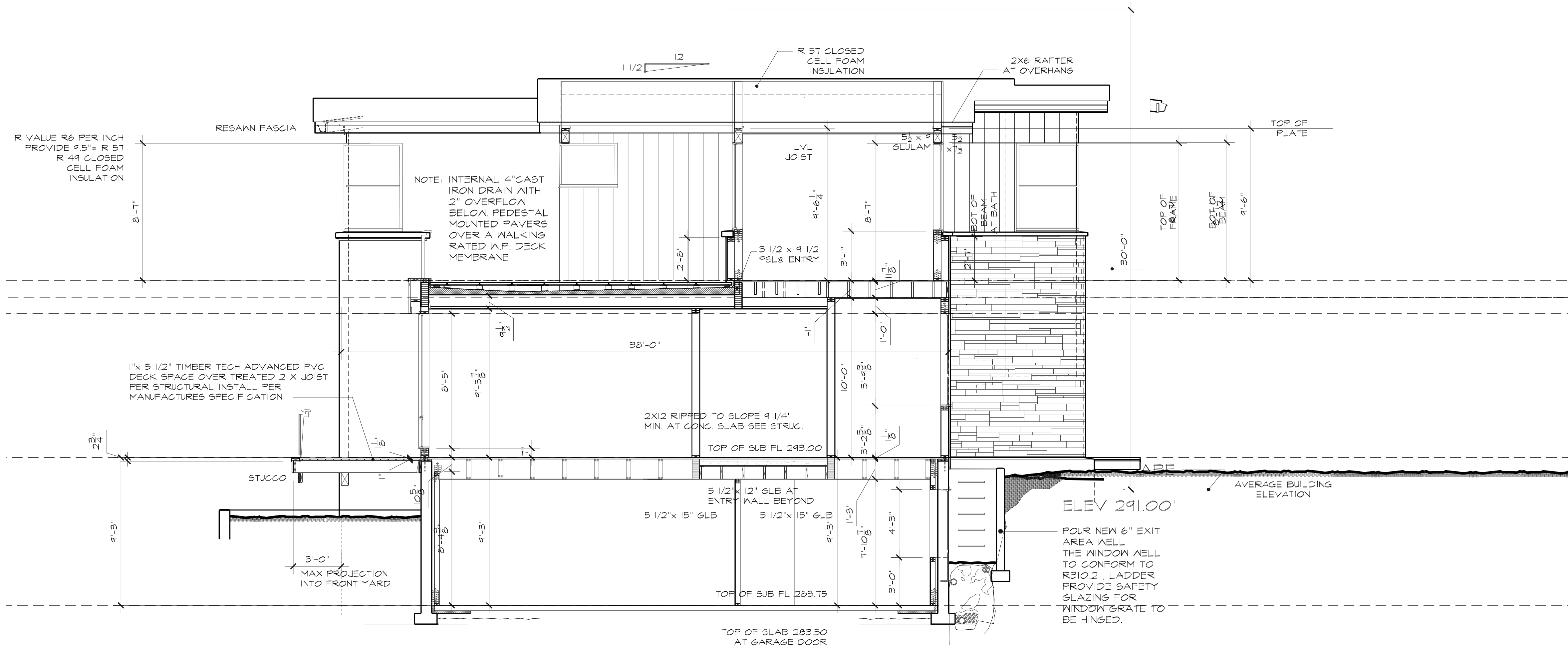


PERMIT SET 03/11/24
REVISION 02/10/24
REVISION 04/13/25
REVISION xx/xx/xx

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
XXX XXX XXX
Licence # XXXXXXXX

A9



Section C-C

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

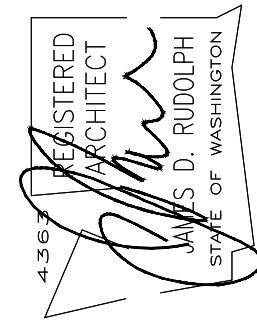
ENERGY CREDIT CALCULATION

SEE 2018 W.S.E.C. PRESCRIPTIVE ENERGY CODE COMPLIANCE SINGLE FAMILY

HEATING OPTION SELECTED	CREDITS
OPTION # 2 HEAT PUMP	1.0 CREDITS
ENERGY OPTIONS SELECTED	
OPTION # 1.4 EFFICIENT BUILDING ENVELOPE	1.0 CREDITS
AIR LEAKAGE CONTROL EFFICIENT VENTILATION	
OPTION # 2.3	1.5 CREDITS
HIGH EFFICIENCY H.V.A.C.	
OPTION # 3.2	1.0 CREDITS
HIGH EFFICIENCY H.V.A.C. DISTRIBUTION SYSTEM	
OPTION # 4.2	1.0 CREDITS
EFFICIENT WATER HEATING	
OPTION # 5.2	0.5 CREDITS
TOTAL CREDITS	6.0 CREDITS

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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
xxxx xxx xxx xx xx xxx
(xxx) xxx-xxx
License # XXXXXXXXXX

A10

3/4" CEDAR SIDING

STONE VENEER

MASTER BEDROOM

VISTALUXE WD HEAD @ W8
VERTICAL SECTION @ SIDING ABOVE

SEE SPANDREL
SECTION

KITCHEN COUNTER

SUPPORT AT W8 SILL
AT KITCHEN ALUM.
ANGLE 3X4

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

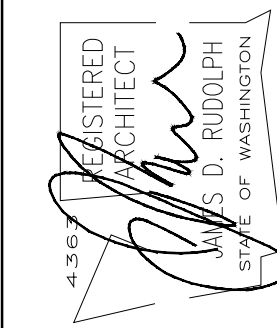
VISTALUXE WD @ HEAD KITCHEN
VERTICAL SECTION

UNIT DIMENSION

VISTALUXE WD CORNER POST
HORIZONTAL SECTION

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915 Rucker Avenue Everett, Washington
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PERMIT SET 03/11/24
REVISION 02/10/24
REVISION 04/13/25
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
XXXX XXX XXX XX WW XXXX
(XXX) XXX-XXX-XXXX
License # XXXXXXXXXX

A11

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

R 21 BATT INSUL AT ALL EXTERIOR
WALL LOCATIONS TYP.

2 1/2" SPACE FOR
HORZ. OUTLETS 7" FRAMING HEIGHT
AT SILL TYP.

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

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

MOMENT FRAME PER
STRUCTURAL
JOIST HANGER

DOWN FRAMING @ KIT. CEILING

VISTALUXE WD HEAD @ W8 SPANDREL
VERTICAL SECTION KITCHEN

R 21 BATT INSUL AT ALL EXTERIOR
WALL LOCATIONS TYP.

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

R 21 BATT INSUL AT ALL EXTERIOR
WALL LOCATIONS TYP.

MOMENT FRAME PER
STRUCTURAL
JOIST HANGER

DOWN FRAMING @ KIT. CEILING

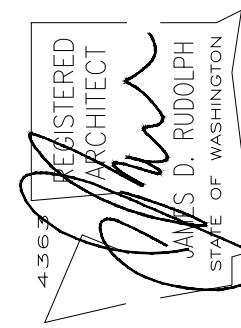
VISTALUXE WD @ SPANDREL
VERTICAL SECTION

R 21 BATT INSUL AT ALL EXTERIOR
WALL LOCATIONS TYP.

VISTALUXE WD @ TYP. SILL
VERTICAL SECTION

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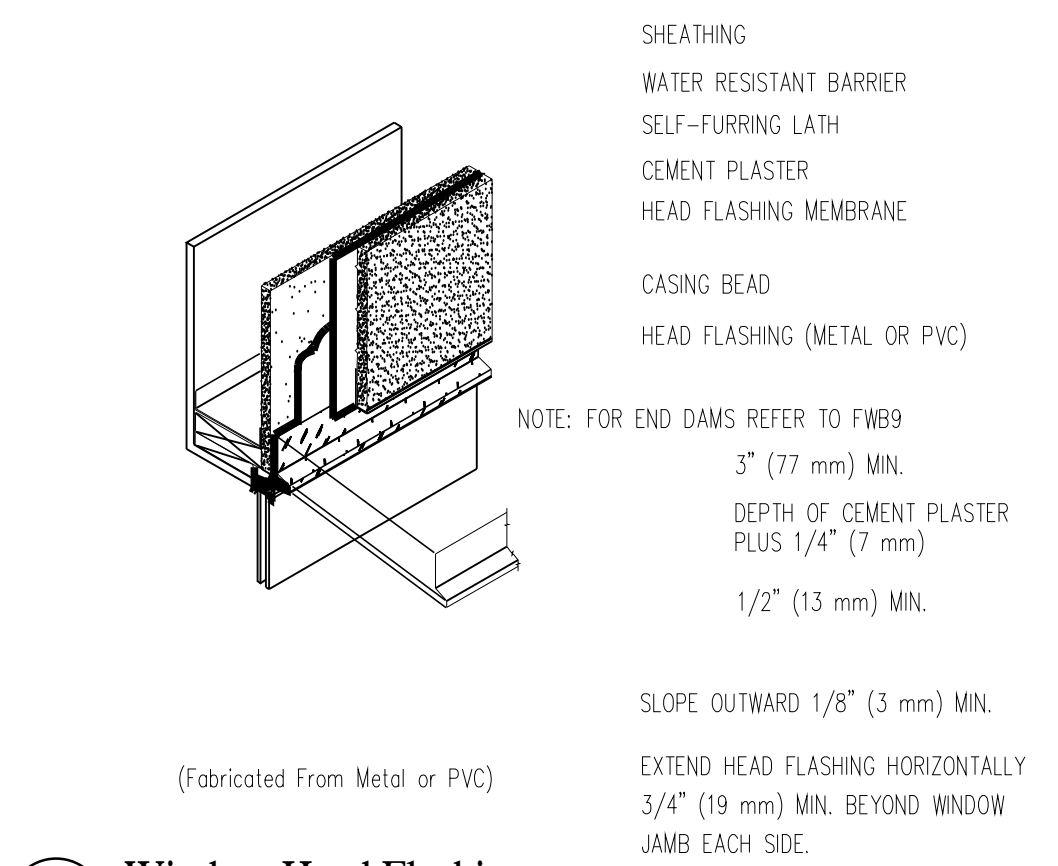


PERMIT SET 03/11/24
REVISION 02/10/24
REVISION 04/13/25
REVISION xx/xx/xx

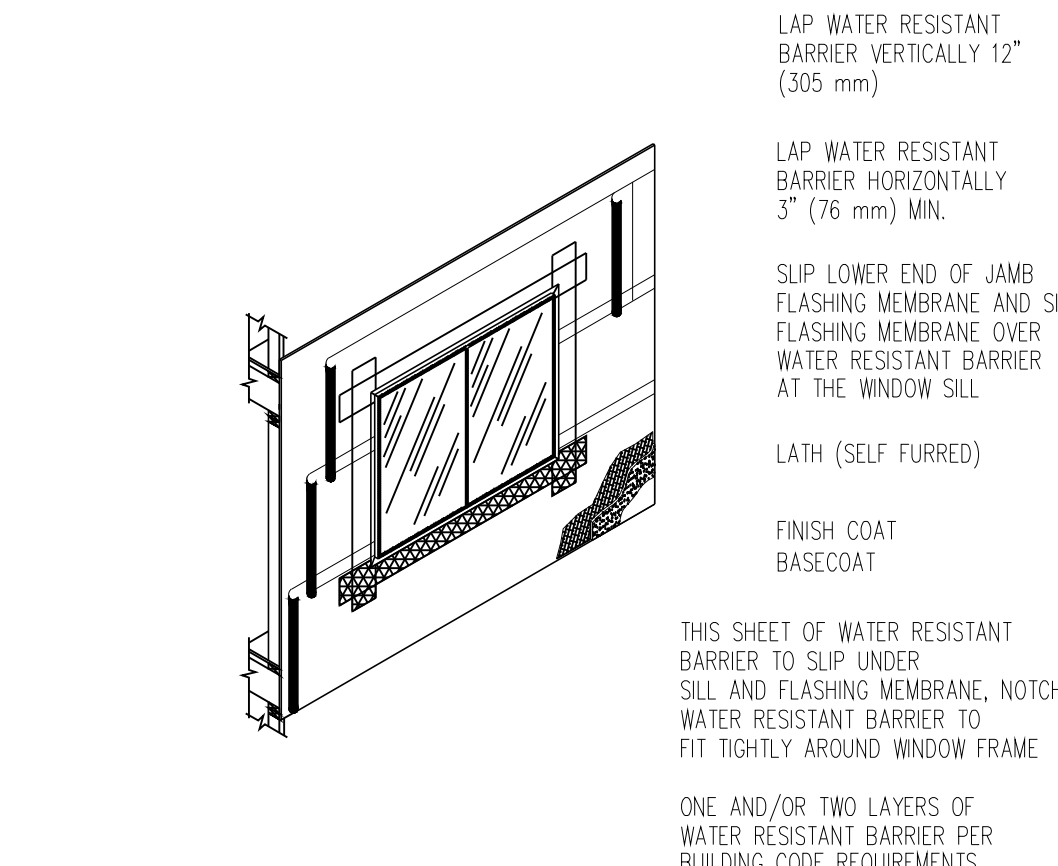
A New Residence For
Teddy and Megan Dann
3008 70th Avenue S.E., Mercer Island Washington 98040

General Contractor
XXX XXX XXX
XXX XXX XXX XX XXX
Licence # XXXXXXXXXX

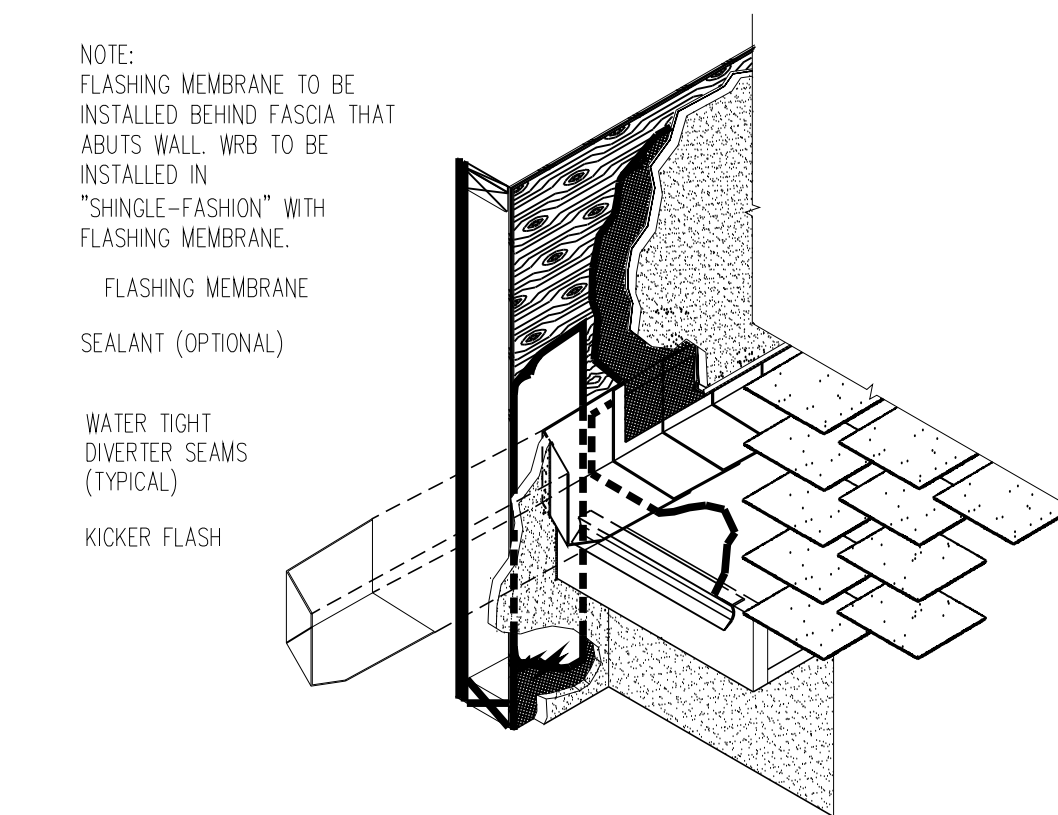
A12



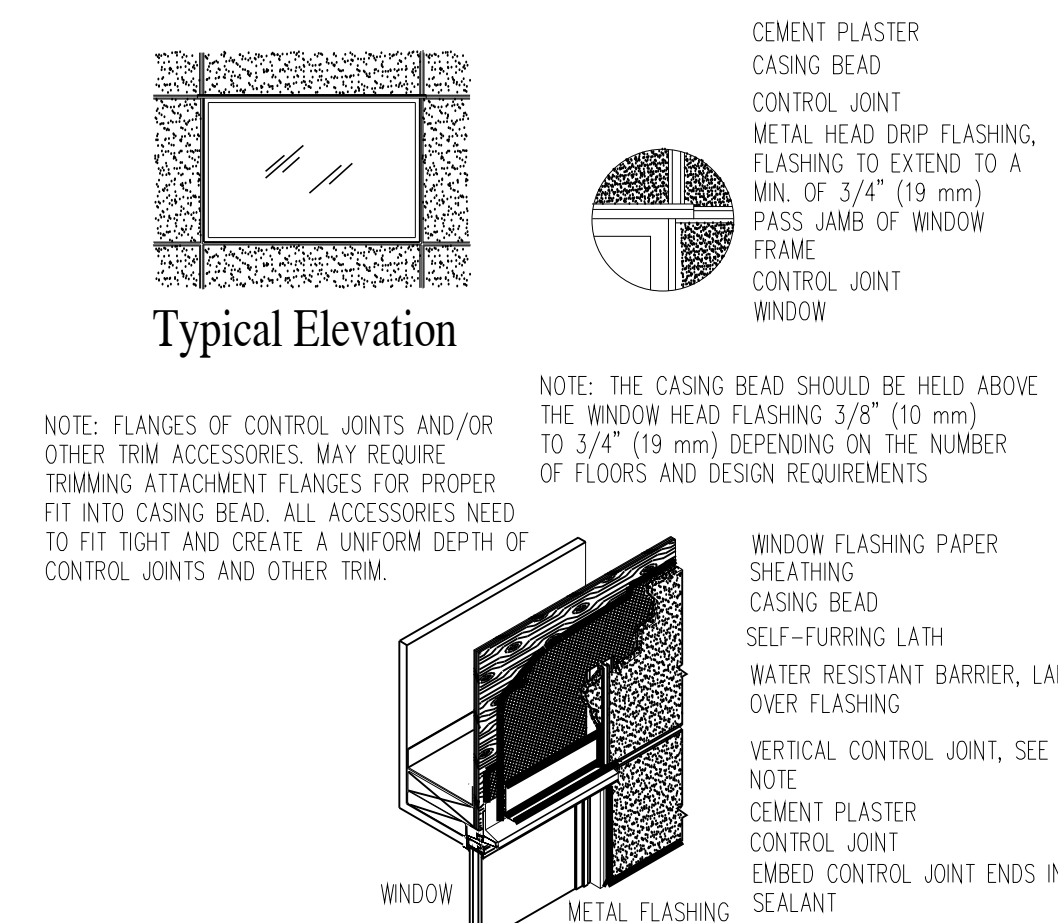
43 Window Head Flashing
SCALE: 3/4" = 1'-0"



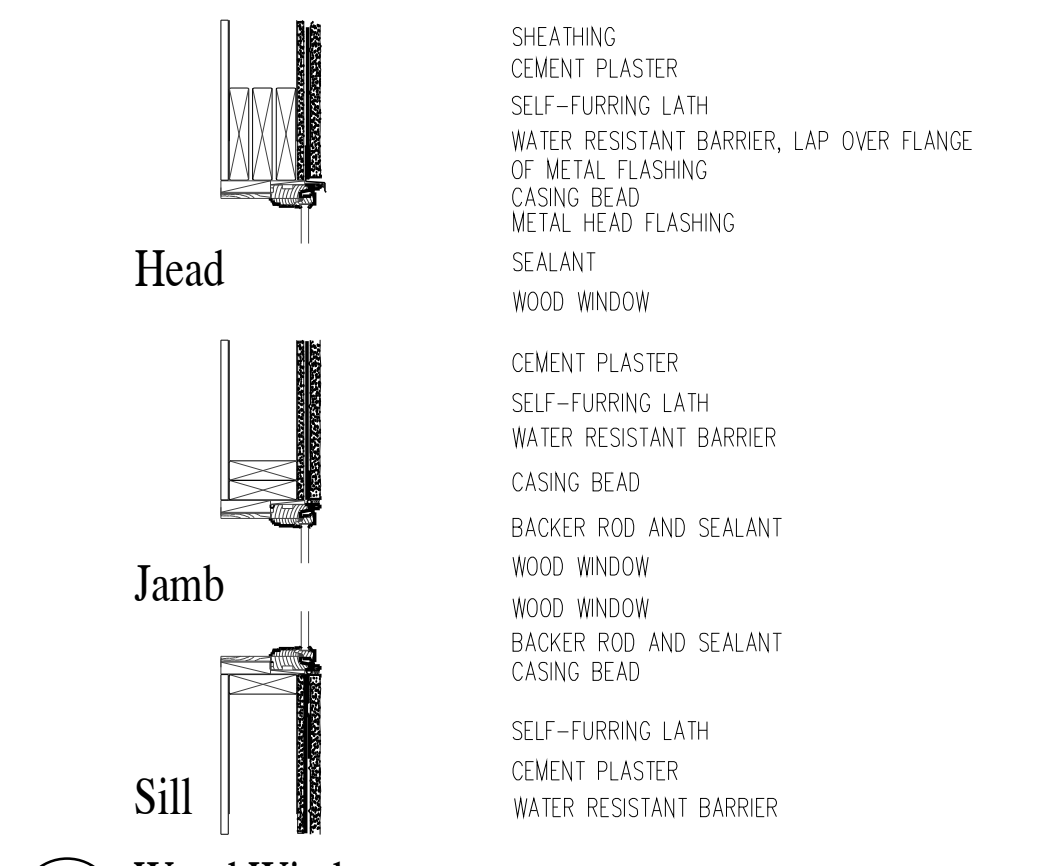
48 Flashing Membrane and Water Resistant Barrier Application Sequence
SCALE: 3/4" = 1'-0"



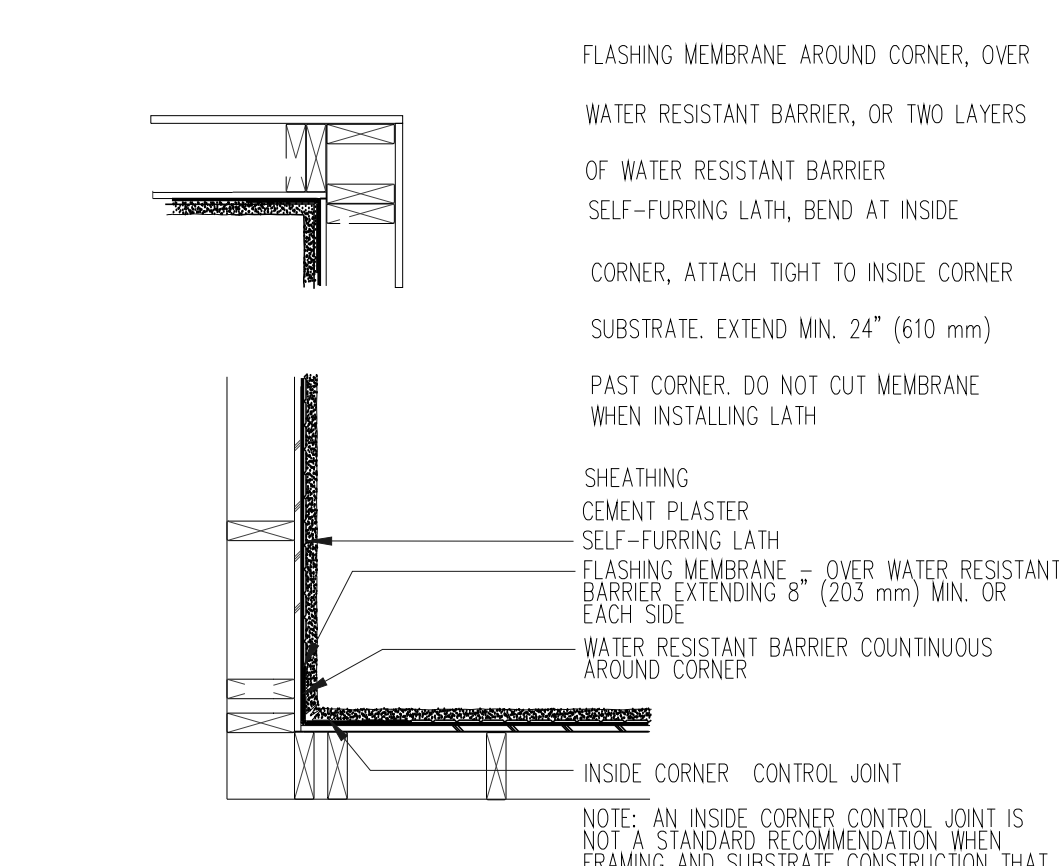
53 Roof/Kicker Flashing Axonometric
SCALE: 3/4" = 1'-0"



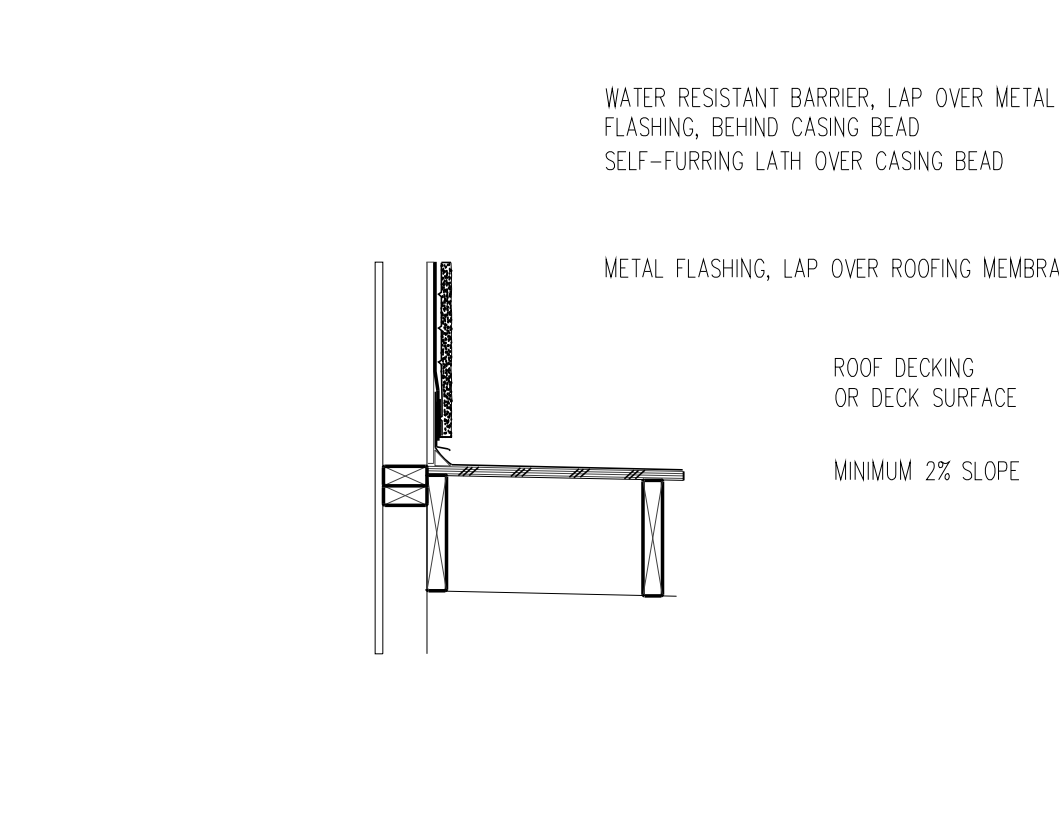
58 Flashing/Control Joint at Window Head
SCALE: 3/4" = 1'-0"



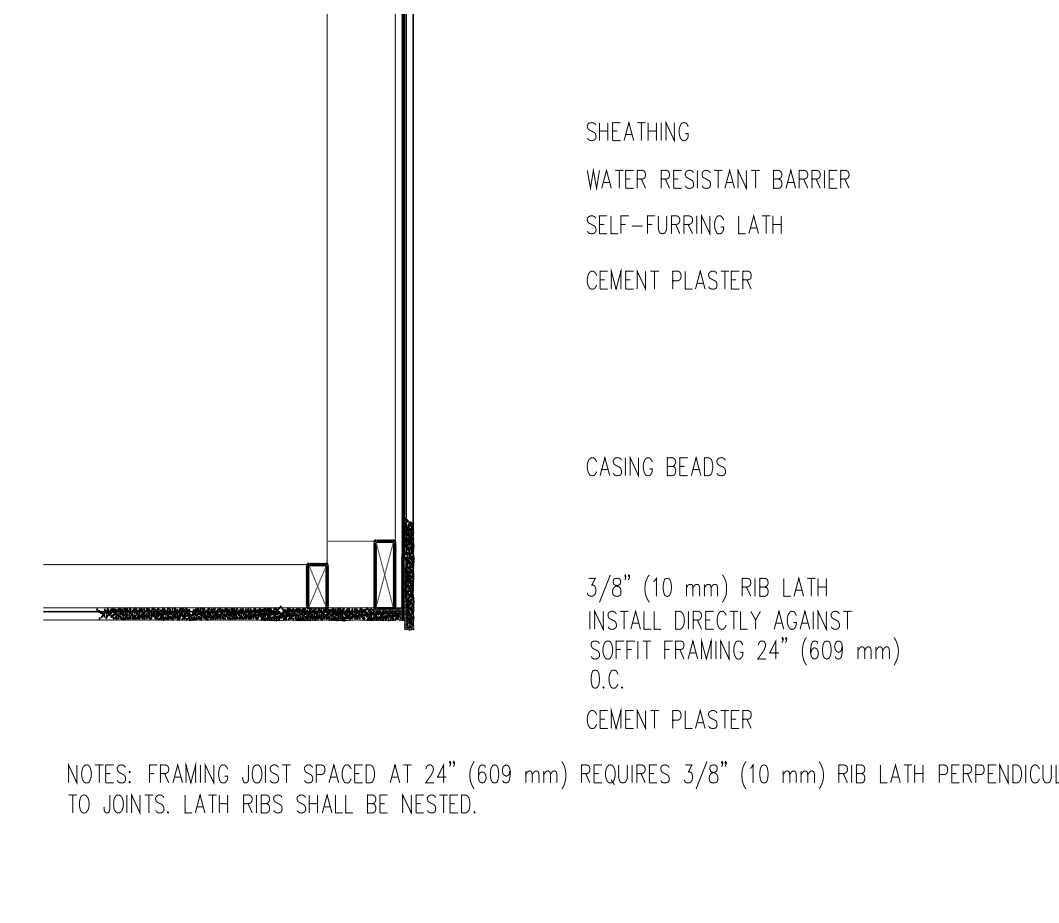
44 Wood Window
SCALE: 3/4" = 1'-0"



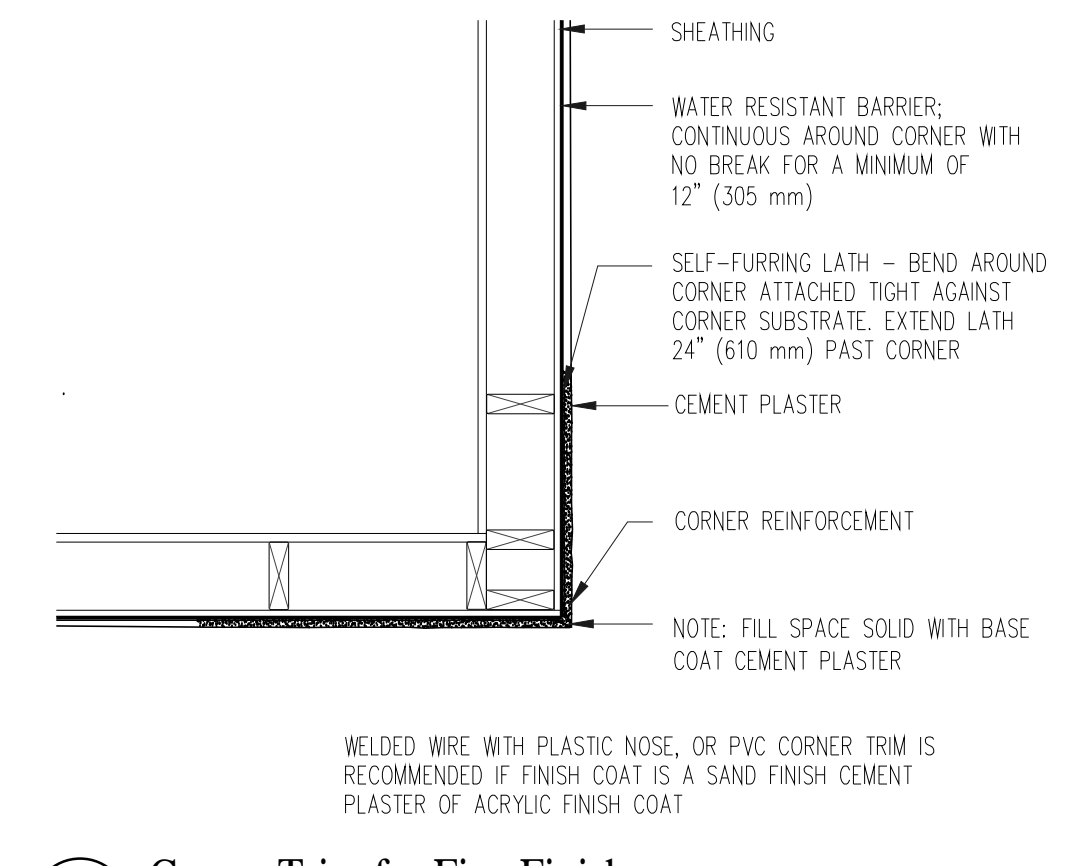
49 Inside Corner Control Joint
SCALE: 3/4" = 1'-0"



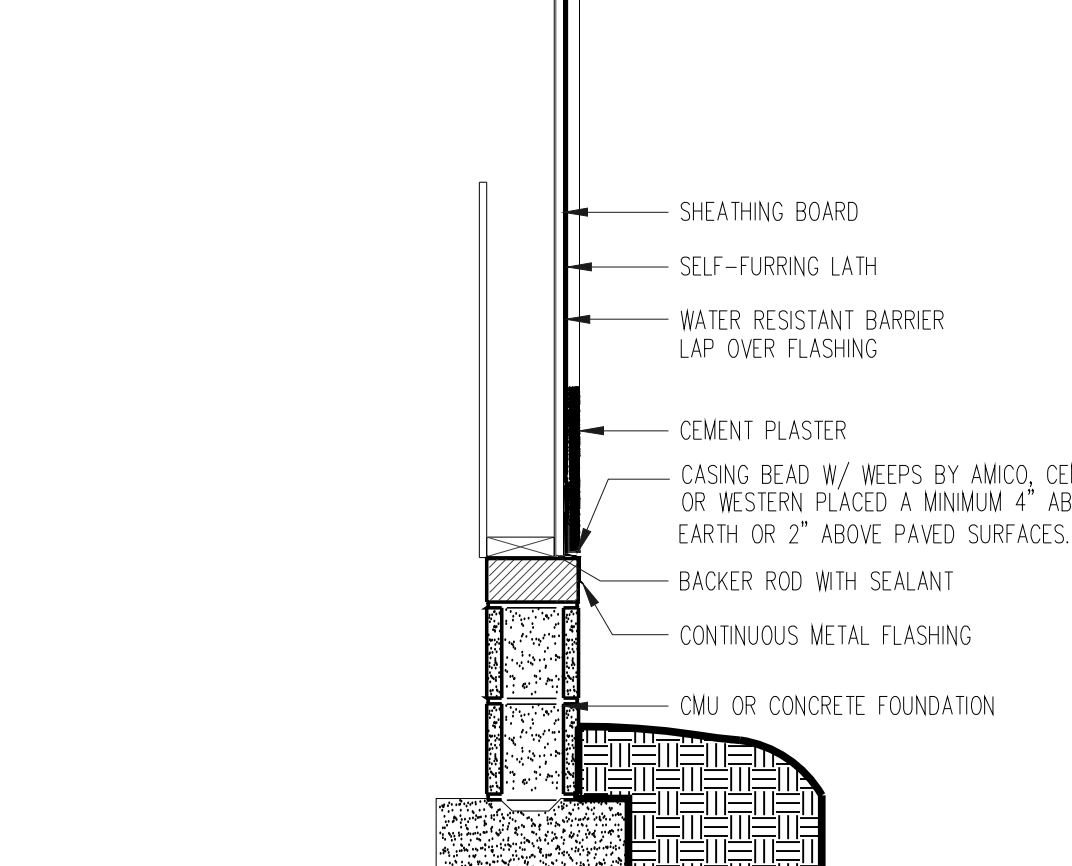
54 Counter Flashing at Roofing/Deck Membrane
SCALE: 3/4" = 1'-0"



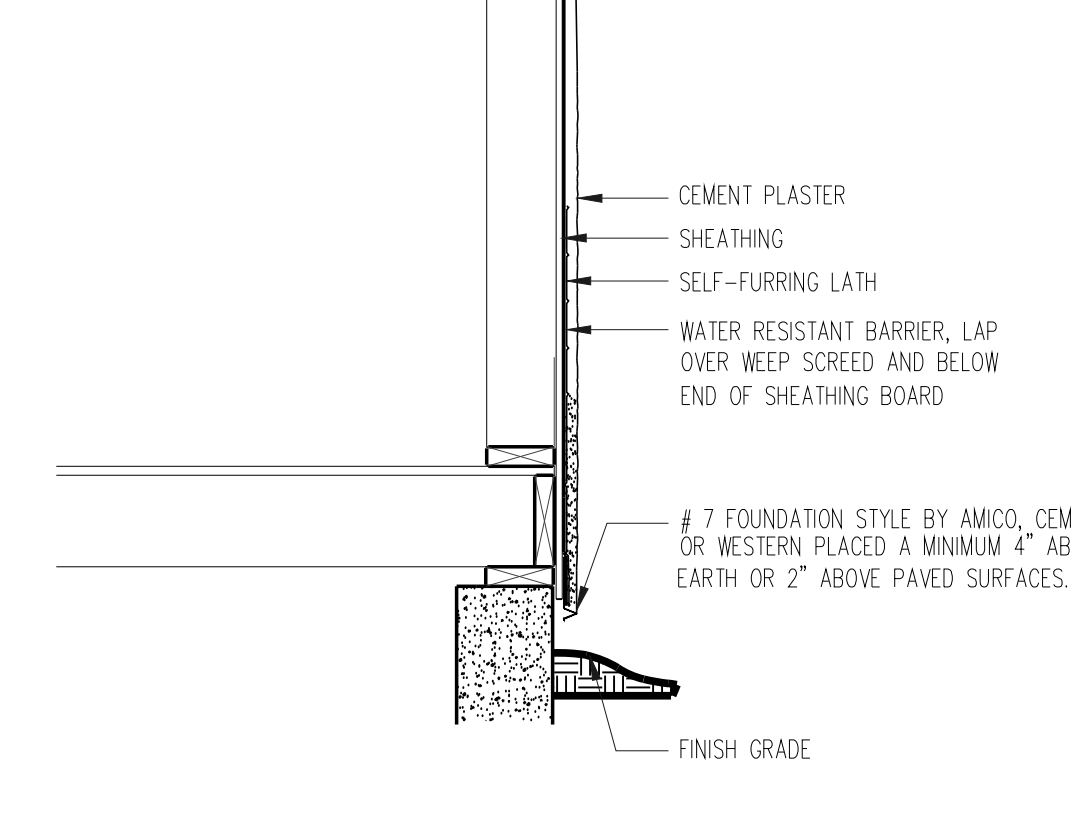
59 Stucco Soffit/Fascia
SCALE: 3/4" = 1'-0"



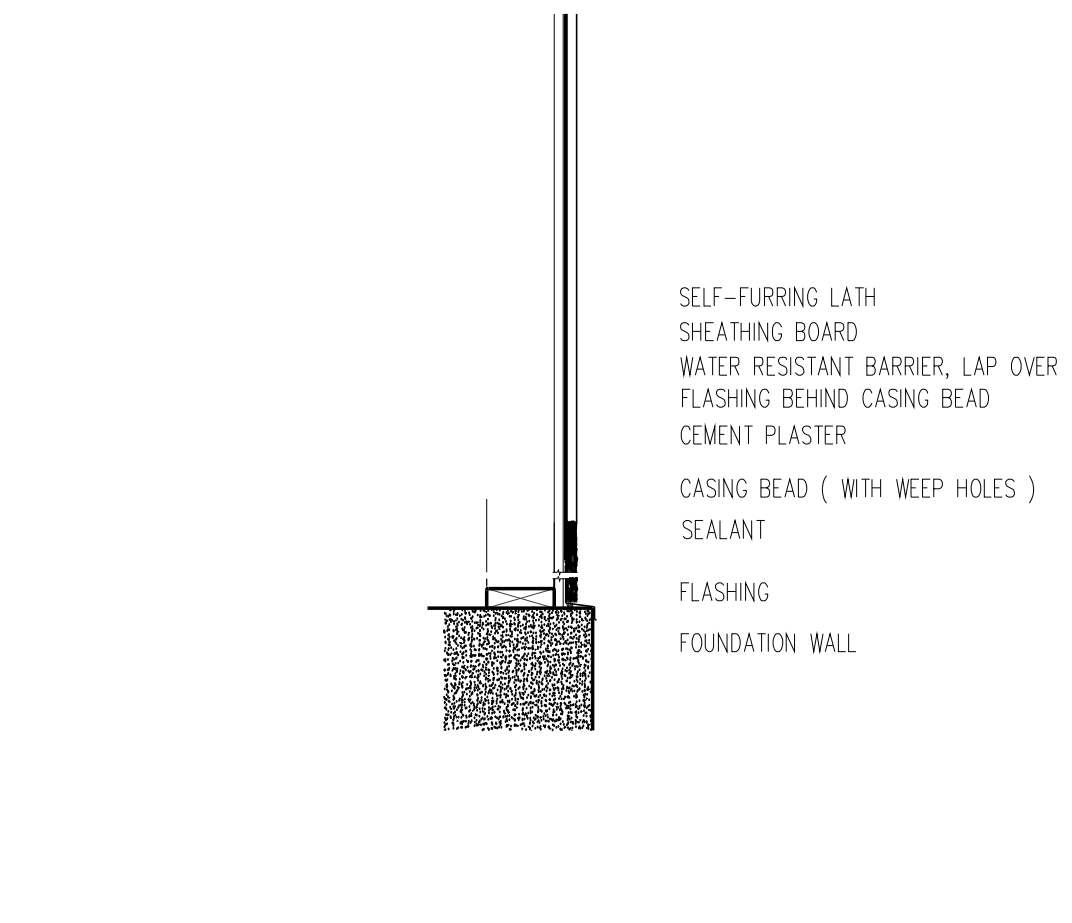
45 Corner Trim for Fine Finish
SCALE: 3/4" = 1'-0"



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



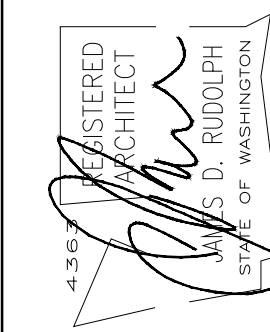
55 Termination at Foundation/Finished Grade
SCALE: 3/4" = 1'-0"



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

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206 226-5588

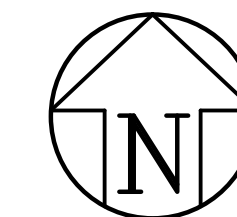
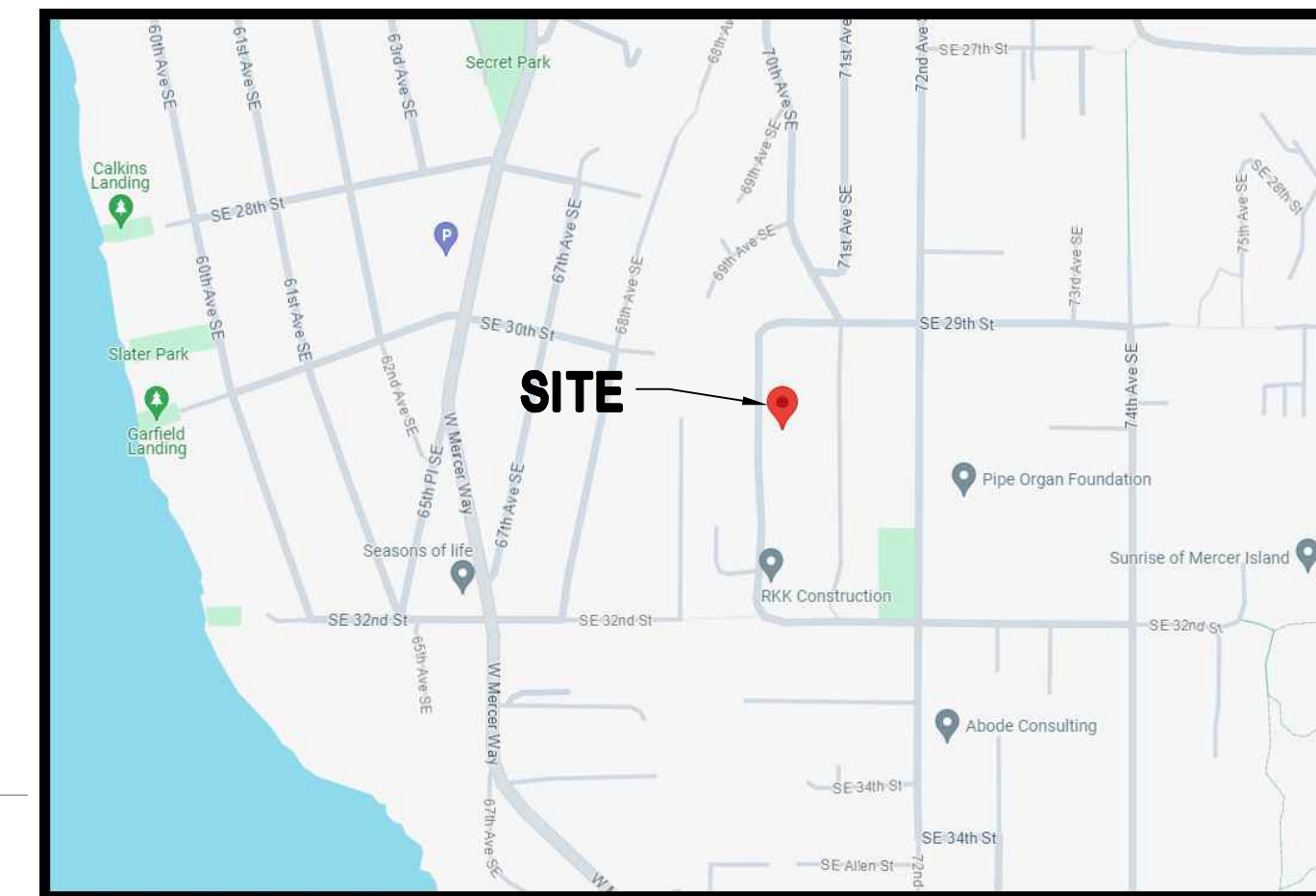


PERMIT SET 03/11/24
REVISION 02/10/24
REVISION 04/13/25
REVISION xx/xx/xx

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-XXXX
Licence # XXXXXXXXXX

A13



VICINITY MAP

 TEMPORARY CONSTRUCTION
ENTRANCE (USING EX. ASP.
DRWY.)

 SILT FENCE/CLEARING LIMITS

 DISTURBANCE LIMITS

 PROPOSED BUILDING

	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

(PER STATUTORY WARRANTY DEED RECORDING# 20211206001056)

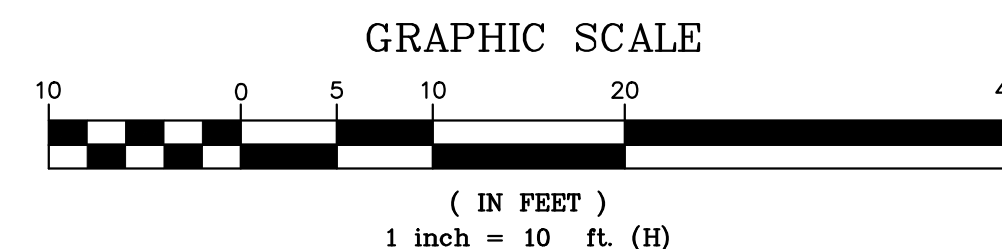
LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

NAVD 88 PER GPS OBSERVATIONS

CUT = 70 C.Y.
FILL = 50 C.Y.

[illegible]

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

DATE: 03-11-24

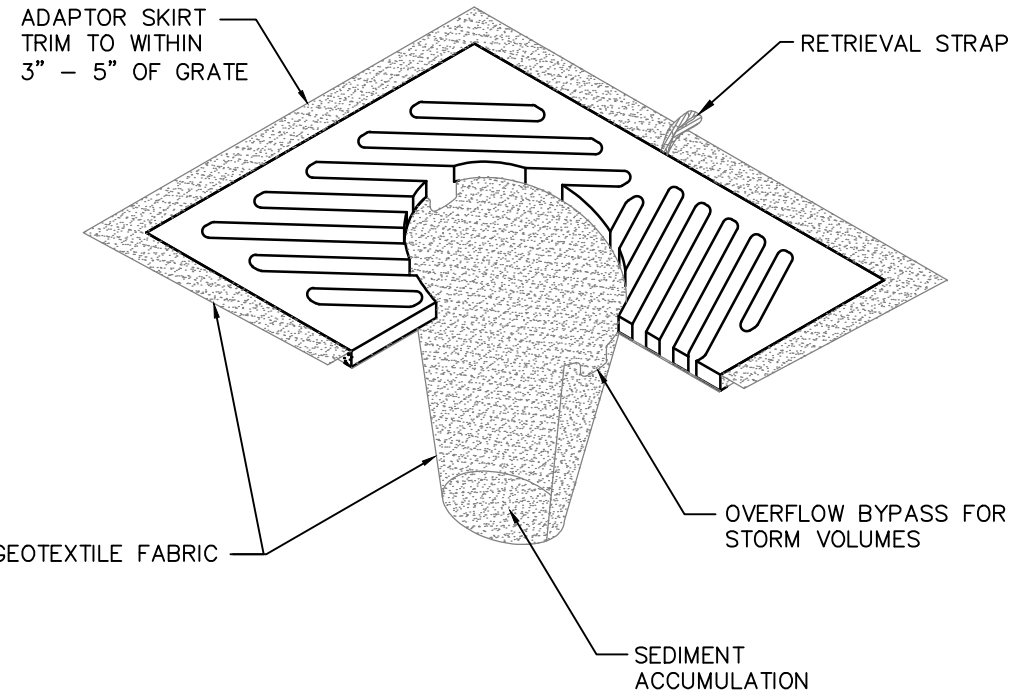
IN RESIDENCE
870TH AVENUE SE
SEASIDE, WA 98040
TUESDAY

2405
.DWG

SHEET
C1.0



Know what's **below**.
Call before you dig.

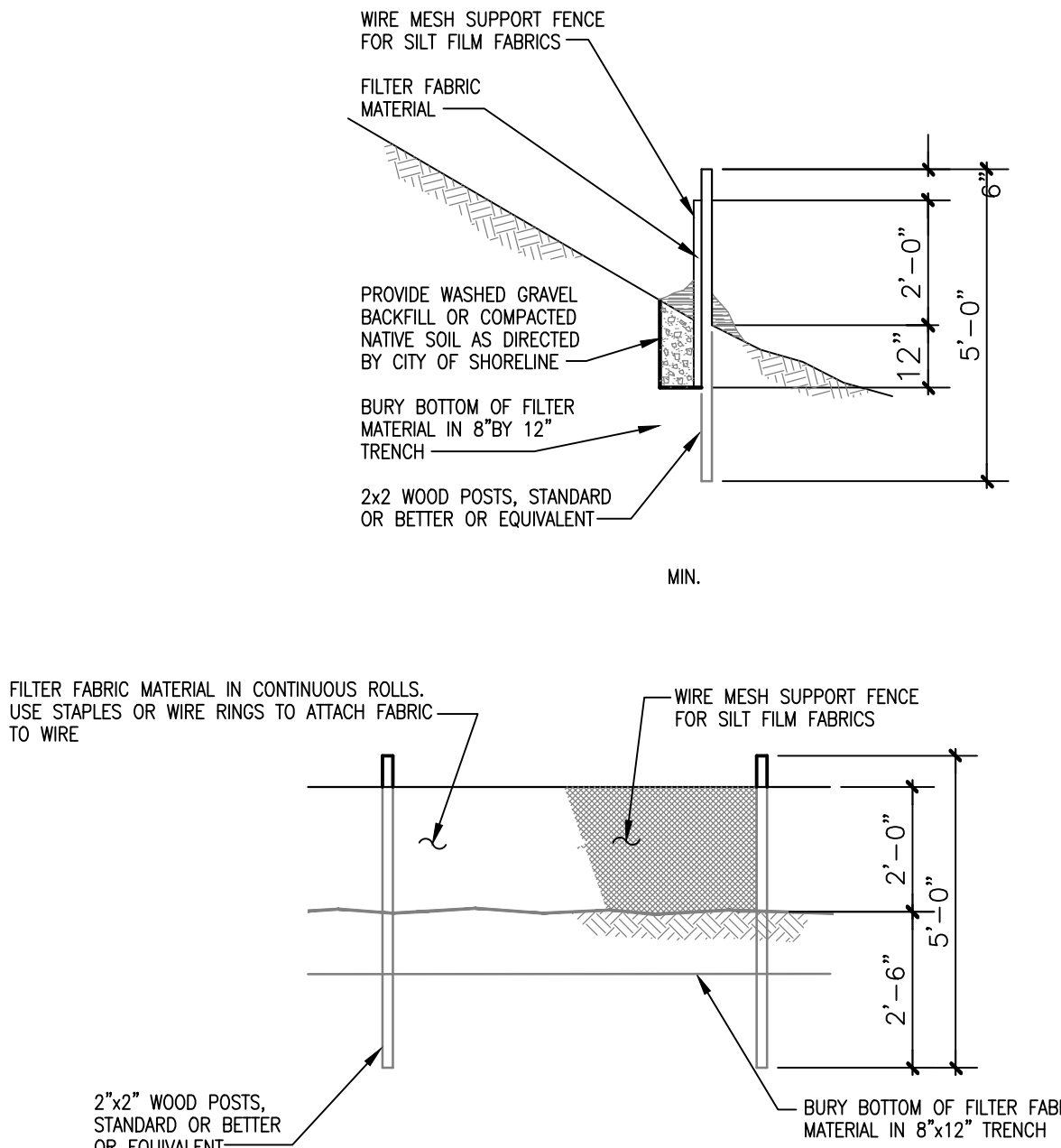
SW $\frac{1}{4}$, NW $\frac{1}{4}$, SEC 12, TWP. 24N., RGE 4E., W.M.

- NOTES
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
 2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
 3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CATCH BASIN INLET

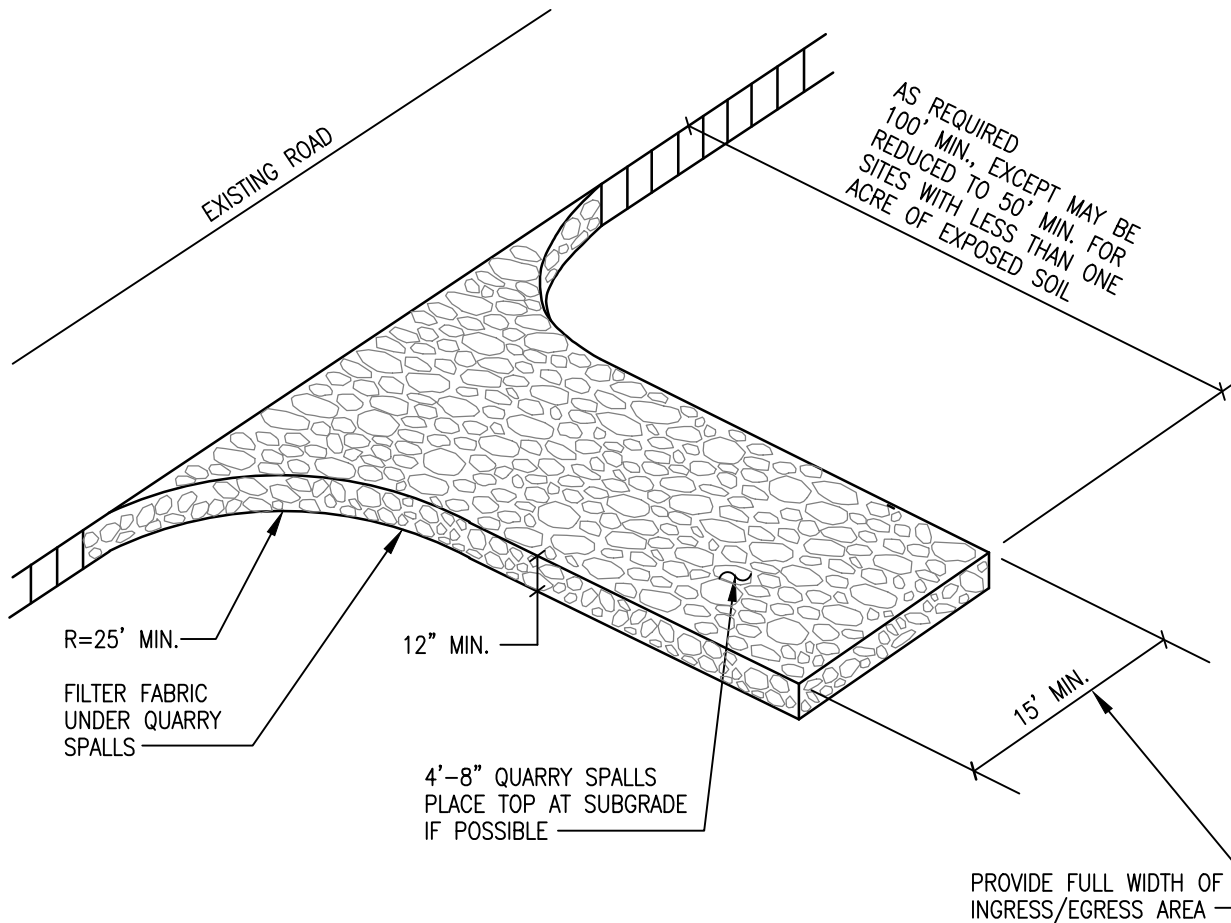
PROTECTION INSERT

NTS



SILT FENC

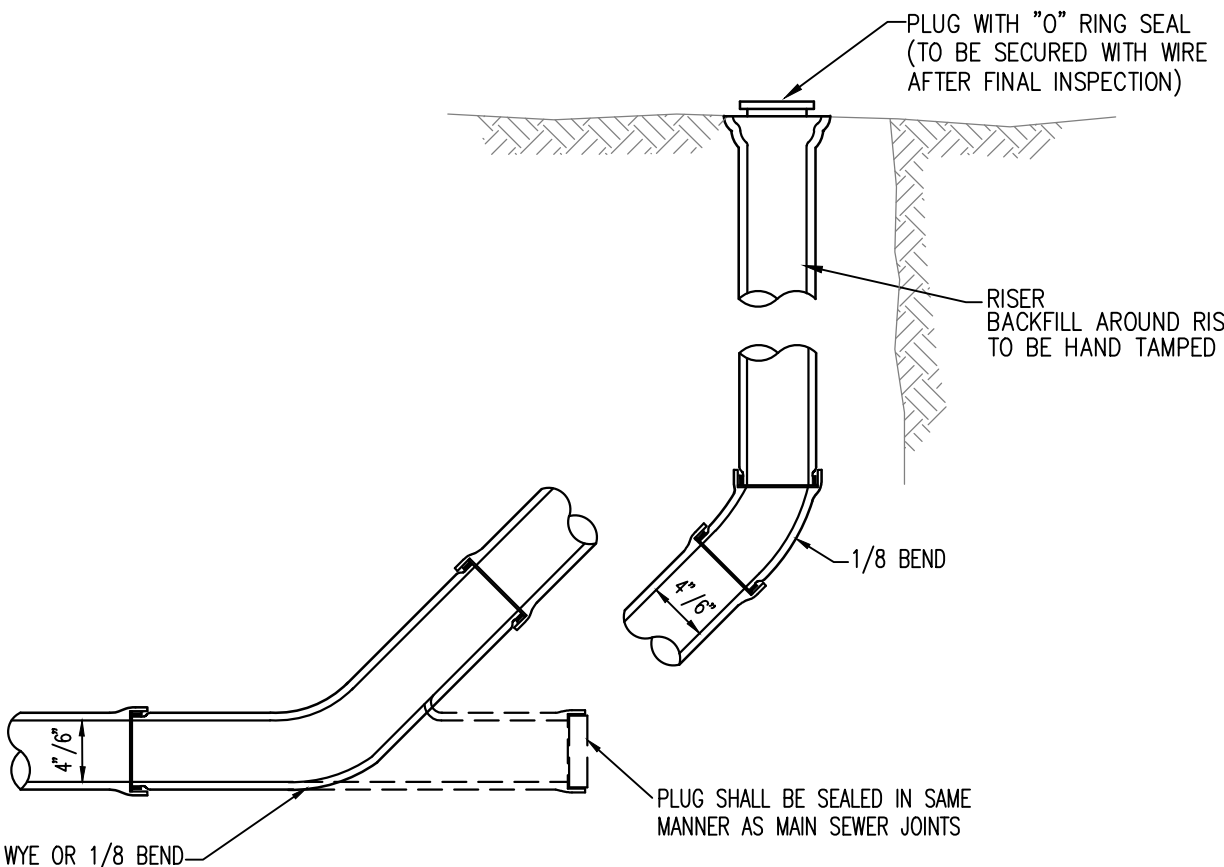
NO SCALE



STABILIZED CONSTRUCTION ENTRANC

NO SCALE

- NOTES:**
1. STONE SIZE – USE 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS – NOT LESS THAN 12"
 4. WIDTH – 15 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
 6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A DRAINAGE DITCH WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



NOTE:
1. FOR SIDE SEWER AND SERVICE DRAINS ON UNPAVED AREA

CLEANOUT DETAIL

NIS

[illegible]

DATE:
03-11-24

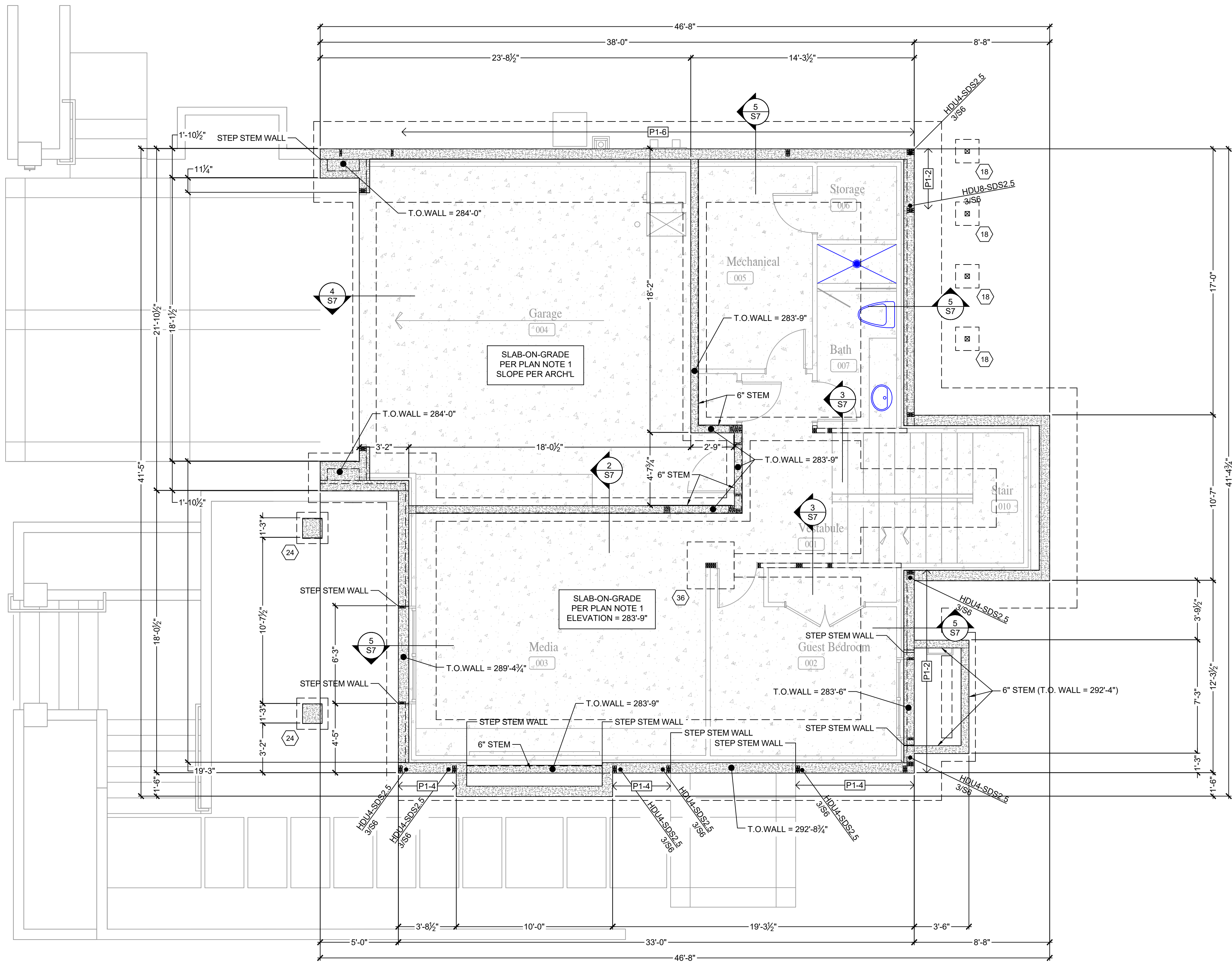
TO: DANN RESIDENCE
3008 10TH AVENUE SE
MERCER ISLAND, WA 98040

FILE NO:
2405
.DWG

SHEET
C1.1



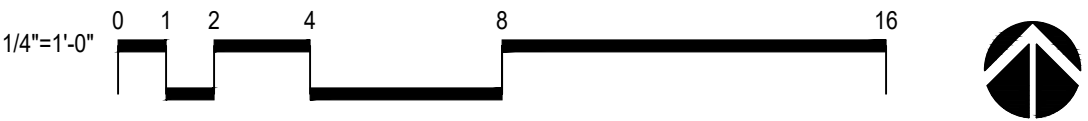
C2MY
C2MY ENGINEERS, LLC
PO BOX 52883
BELLEVUE, WA 98015
(206) 922-9376
cmchin.c2my@gmail.com



- FOUNDATION PLAN NOTES:**
1. SLAB-ON-GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 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/S6, 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/S6
 - SLAB-ON-GRADE PER PLAN NOTE 1
 - FOUNDATION WALL AND FOOTING
 - BEARING OR SHEAR WALL ABOVE
 - FOOTING CALLOUT - SEE 4/S6

FOUNDATION PLAN



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

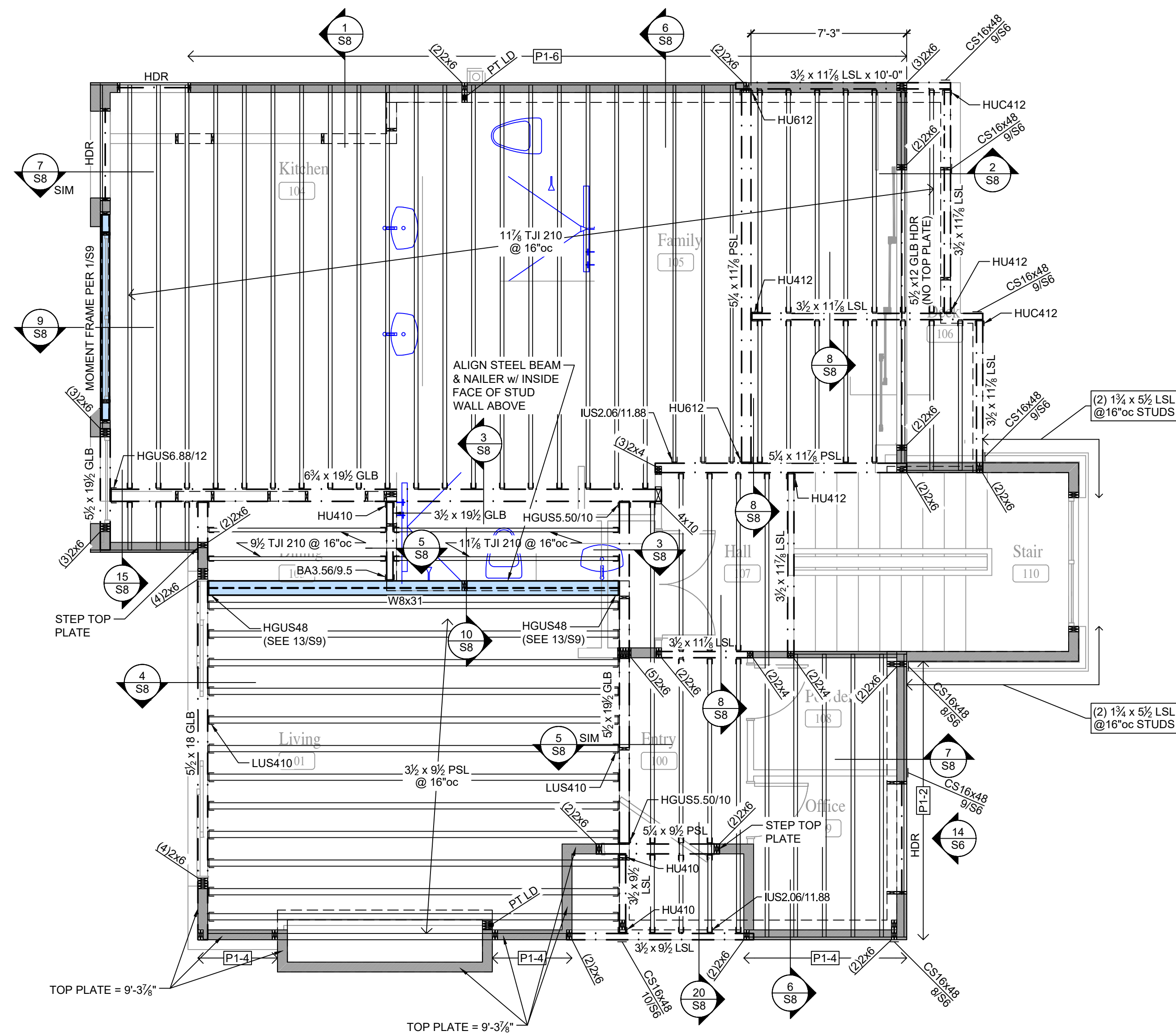
S2



PERMIT	3/3/2024
PERMIT UPDATE	10/1/2024
PLAN REVIEW	01/09/2025
PLAN REVIEW 2	04/17/2025

BTL
ENGINEERING P.S.
3008 70th Avenue S.E.
Mercer Island, WA 98040
PHONE: 206.444.4444 FAX: 206.444.3130

RUDOLPH
ARCHITECTS
5273 140th Avenue N.E., Bellevue, Washington
425.558.5588

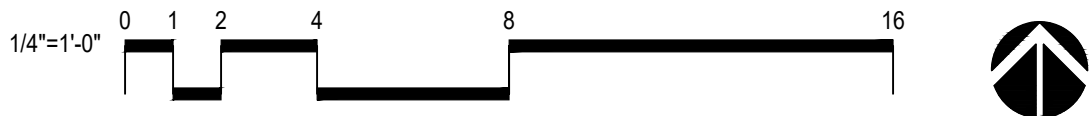


MAIN WALL/UPPER FLOOR FRAMING PLAN

- FLOOR FRAMING PLAN NOTES:**
1. FLOOR SHEATHING SHALL BE 1/2" 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 | 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 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. FLOOR JOISTS SHALL BE 11 1/2" TJI 210 @ 16"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 ACCESS, HVAC OR OTHER FIXTURES.
- WALL FRAMING PLAN NOTES:**
3. 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.
4. TOP PLATE ELEVATION SHALL BE 10'-0" U.O.N.
5. HEADERS SHALL BE 3 1/2" x 9", U.O.N. SEE DETAIL 19/S6.
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/S6
- BEARING OR SHEAR WALL BELOW
- BEARING OR SHEAR WALL ABOVE
- BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
- POST BELOW
- (F) FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
- HDR HEADER PER PLAN NOTE 5



Revisions To A New Residence for

Teddy and Megan Dann

3008 70th Avenue S.E. - Mercer Island, WA 98040

RUDOLPH

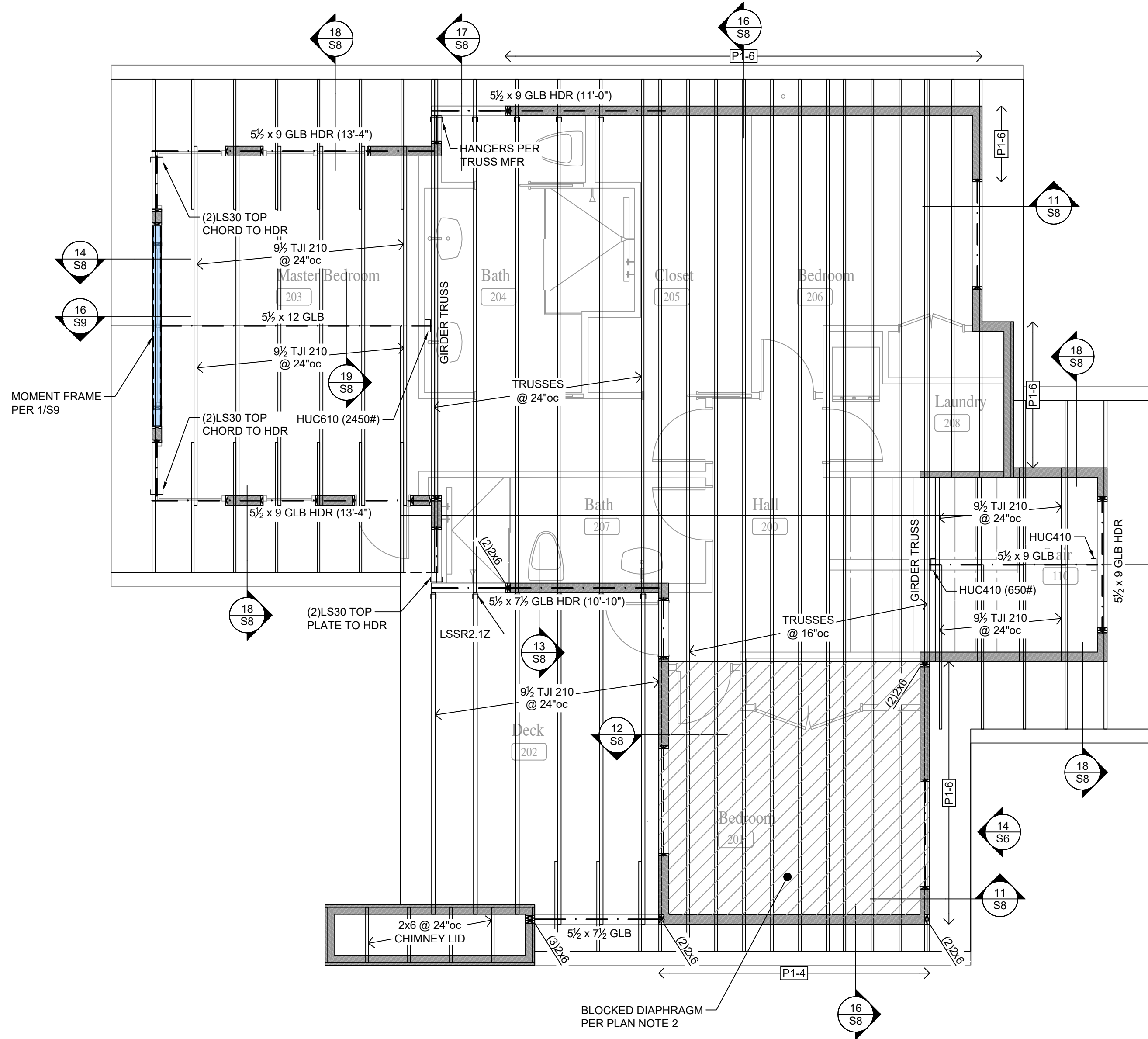
ARCHITECTS
5273 140th Avenue N.E., Bellevue, Washington
425-558-5588

BTL
ENGINEERING P.S.
WASHINGTON STATE LICENSE NO. 10000000000000000000
PRINCIPAL, CIVIL ENGINEER



PERMIT 3/3/2024
PERMIT UPDATE 10/1/2024
PLAN REVIEW 01/09/2025
PLAN REVIEW 2 04/17/2025

S4



ROOF FRAMING PLAN NOTES:

1. ROOF SHEATHING SHALL BE 3/4" THICK (PANEL SPAN RATING 32/16). 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. 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:

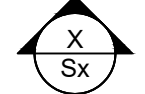
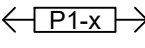
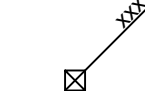
4. EXTERIOR WALLS SHALL BE SHEAR WALL TYPE P1-6 WITH 2x6 STUDS @ 16"oc, U.O.N. INTERIOR WALLS SHALL BE 2x4 STUDS @ 16"oc, U.O.N.

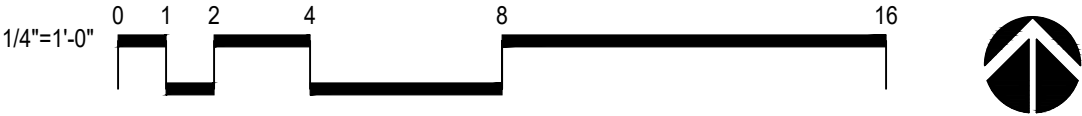
WHERE ADJACENT SHEAR WALLS ARE IN CONTACT, NAIL STUDS TOGETHER PER 13/S6. SEE 1/S6 FOR SPECIAL STUD REQUIREMENTS AT SHEAR WALL TYPES P1-3, P1-2, P2-4, P2-3, AND P2-2.

5. TOP PLATE ELEVATION SHALL BE 8'-10 1/2" U.O.N.

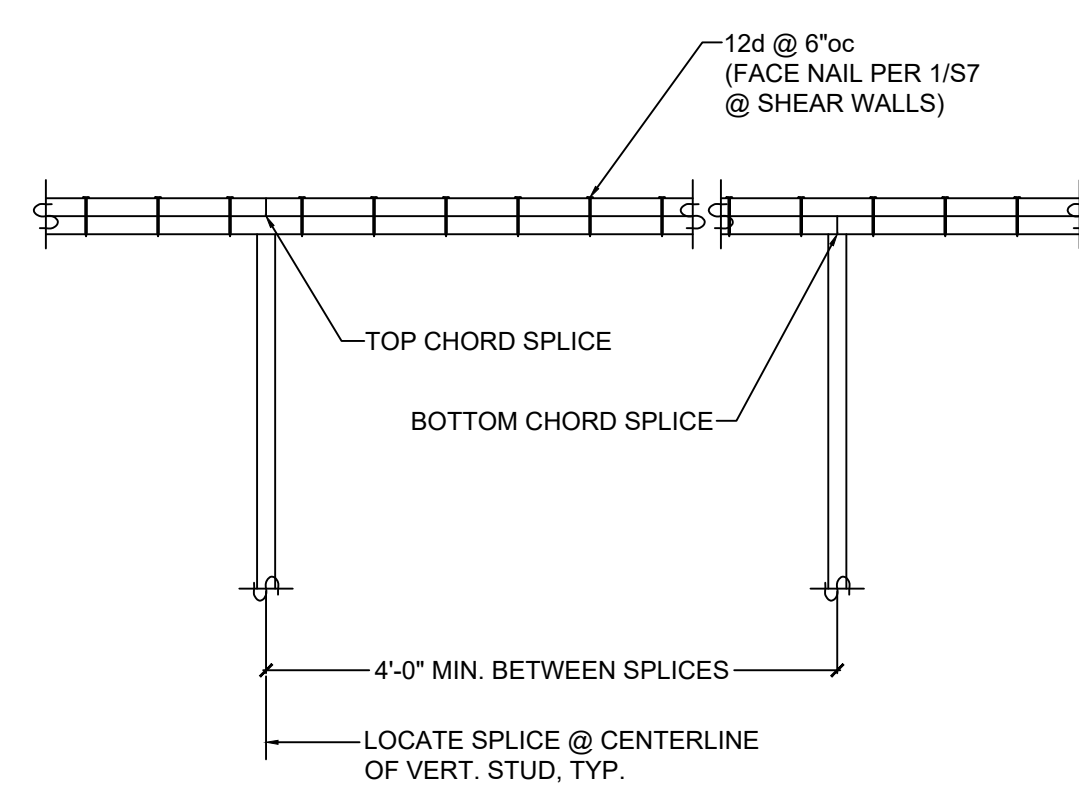
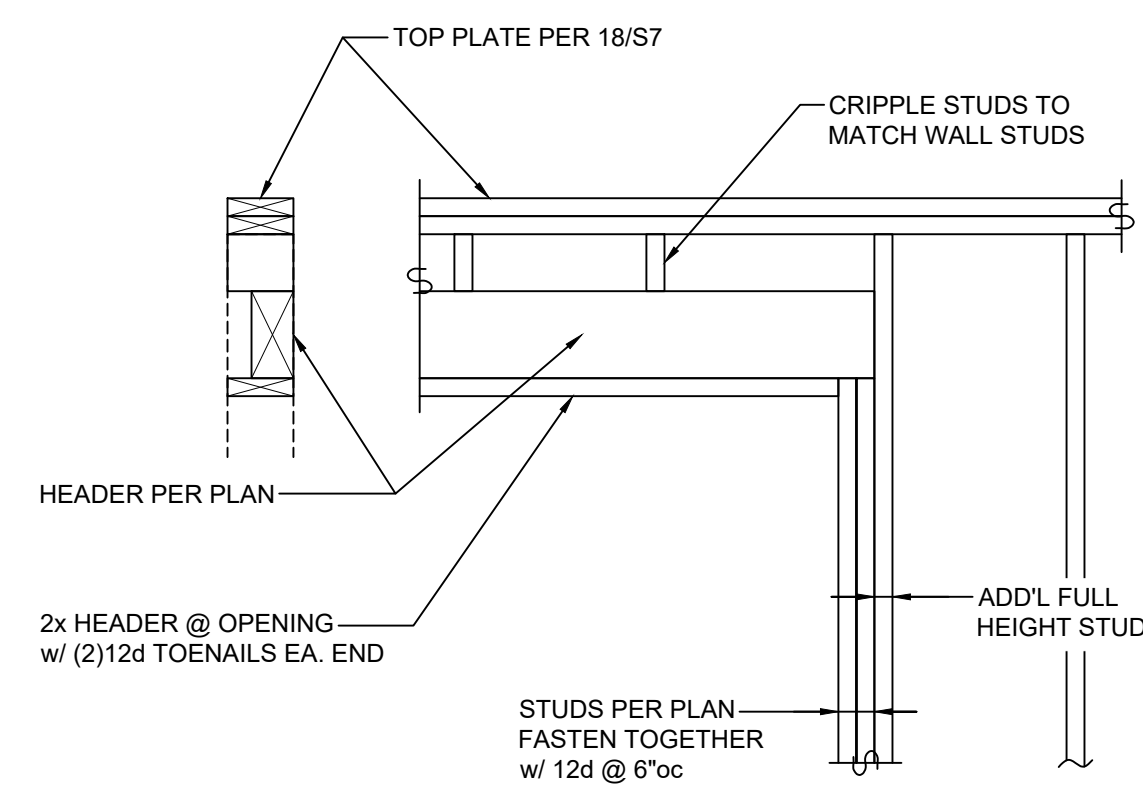
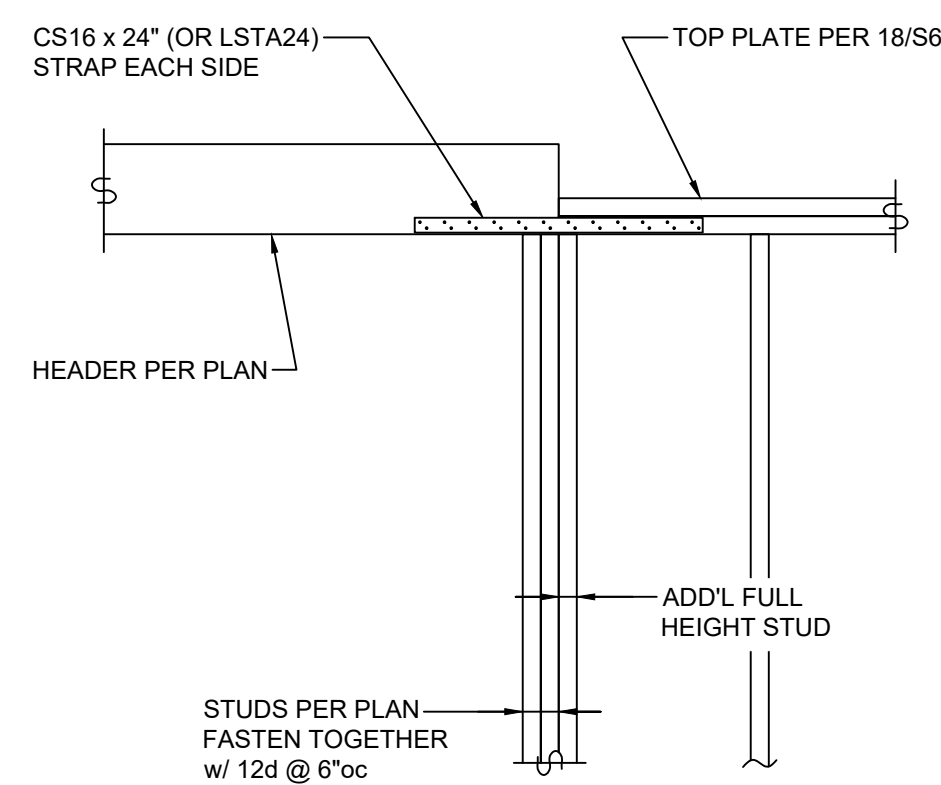
6. HEADERS SHALL BE 5 1/2 x 7 1/2 GLB, U.O.N. T.O. HEADER ELEVATION SHAL BE 9'-3", U.O.N. SEE DETAIL 20/S6. NO HEADERS @ GABLE ENDS. DO NOT SPLICE TOP CHORD @ OPENINGS.

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
-  POST BELOW
- (F) FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
- HDR HEADER PER PLAN NOTE 5



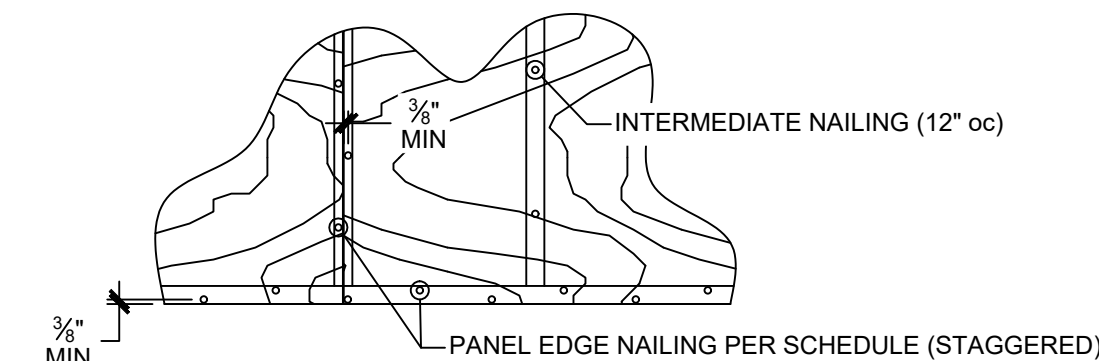
UPPER WALL/ROOF FRAMING PLAN



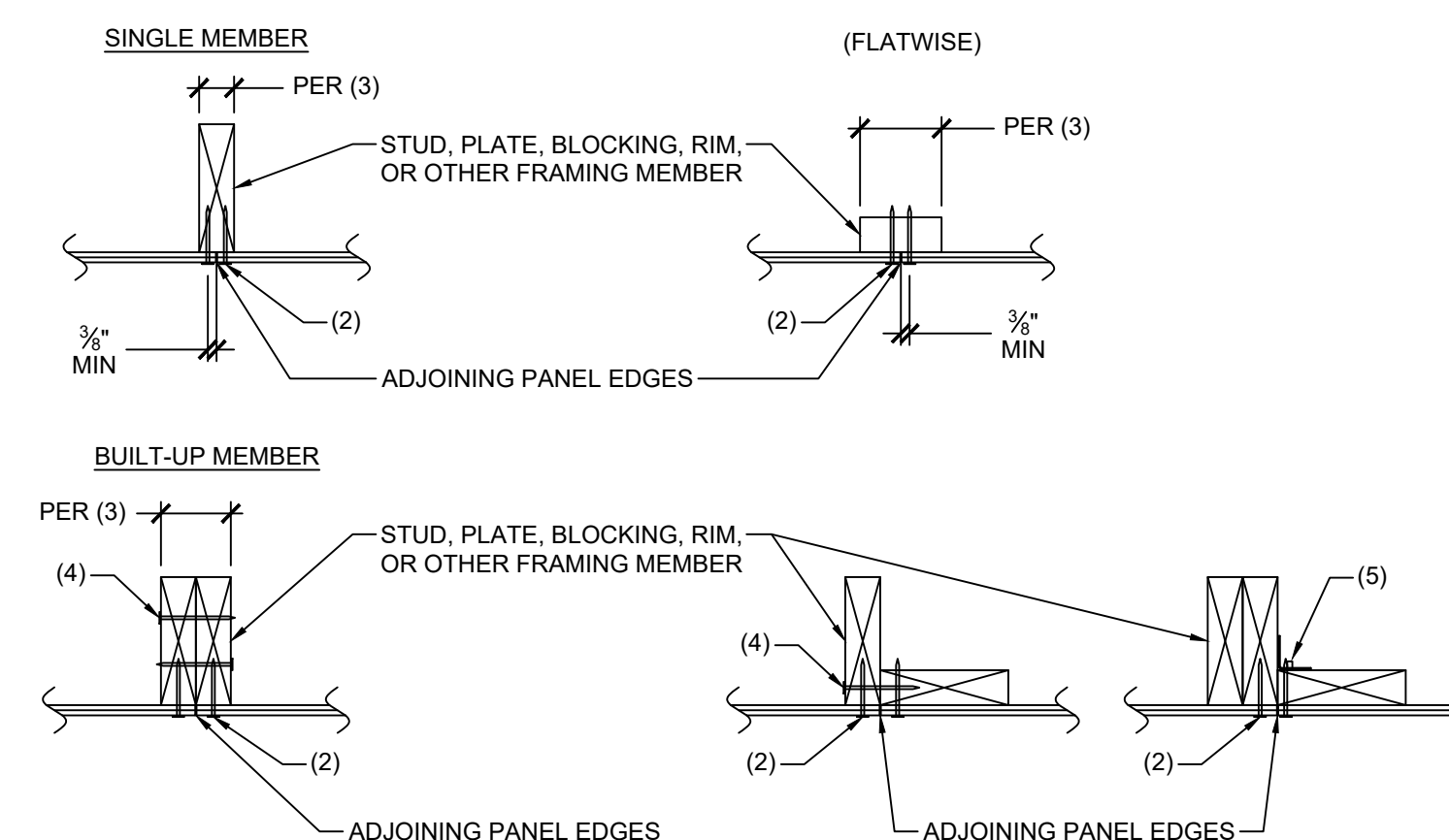
SHEAR WALL SCHEDULE											
(IN ACCORDANCE w/ ANSI/AF&PA SDPWS-2021 SECTION 4.3)											
Updated 4/1/2024											
WALL TYPE	SHEATHING (1)	PANEL EDGE NAILING (2)	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES (3)		MUDSILL PLATE	FACE NAILING (4)	FRAMING CLIPS (5)	ANCHORAGE TO 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 LTP4 @ 28" oc	%Ø @ 60" oc	MASAP @ 52" oc	240-plf 194-plf	240-plf 194-plf
P1-4	1 SIDE	4" oc	2x	2x	2x	4" oc	A35 @ 19" oc or LTP4 @ 19" oc	%Ø @ 46" oc	MASAP @ 36" oc	350-plf 284-plf	350-plf 284-plf
P1-3	1 SIDE	3" oc	3x	(2)2x	2x	3" oc	A35 @ 14" oc or LTP4 @ 14" oc	%Ø @ 36" oc	MASAP @ 28" oc	450-plf 366-plf	450-plf 366-plf
P1-2	1 SIDE	2" oc	3x	(2)2x	2x	2" oc	A35 @ 8" oc or LTP4 @ 8" oc	%Ø @ 20" oc	MASAP @ 18" oc	590-plf 478-plf	820-plf 669-plf
P2-2	2 SIDES	2" oc	3x	(2)2x	3x	(2) Rows, 2" oc	A35 @ 8" oc and LTP4 @ 8" oc	%Ø @ 12" oc	MASAP @ 7" oc	1180-plf 957-plf	1640-plf 1338-plf

SHEAR WALL SCHEDULE NOTES

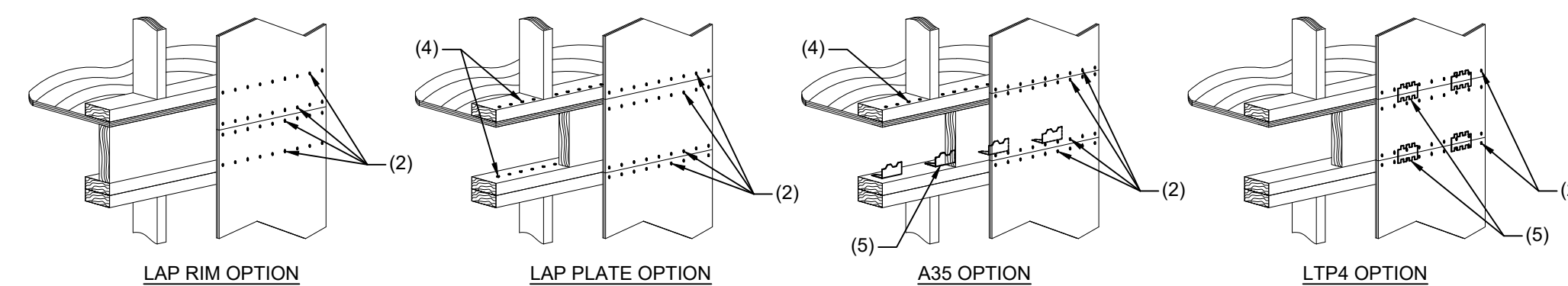
- (1) SECTION 4.3.7.1.1
 $\frac{3}{8}$ " OSB OR $\frac{1}{2}$ " PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (24/0). PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
- (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 $\frac{1}{2}$ ". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST $\frac{3}{8}$ " FROM THE PANEL EDGES.



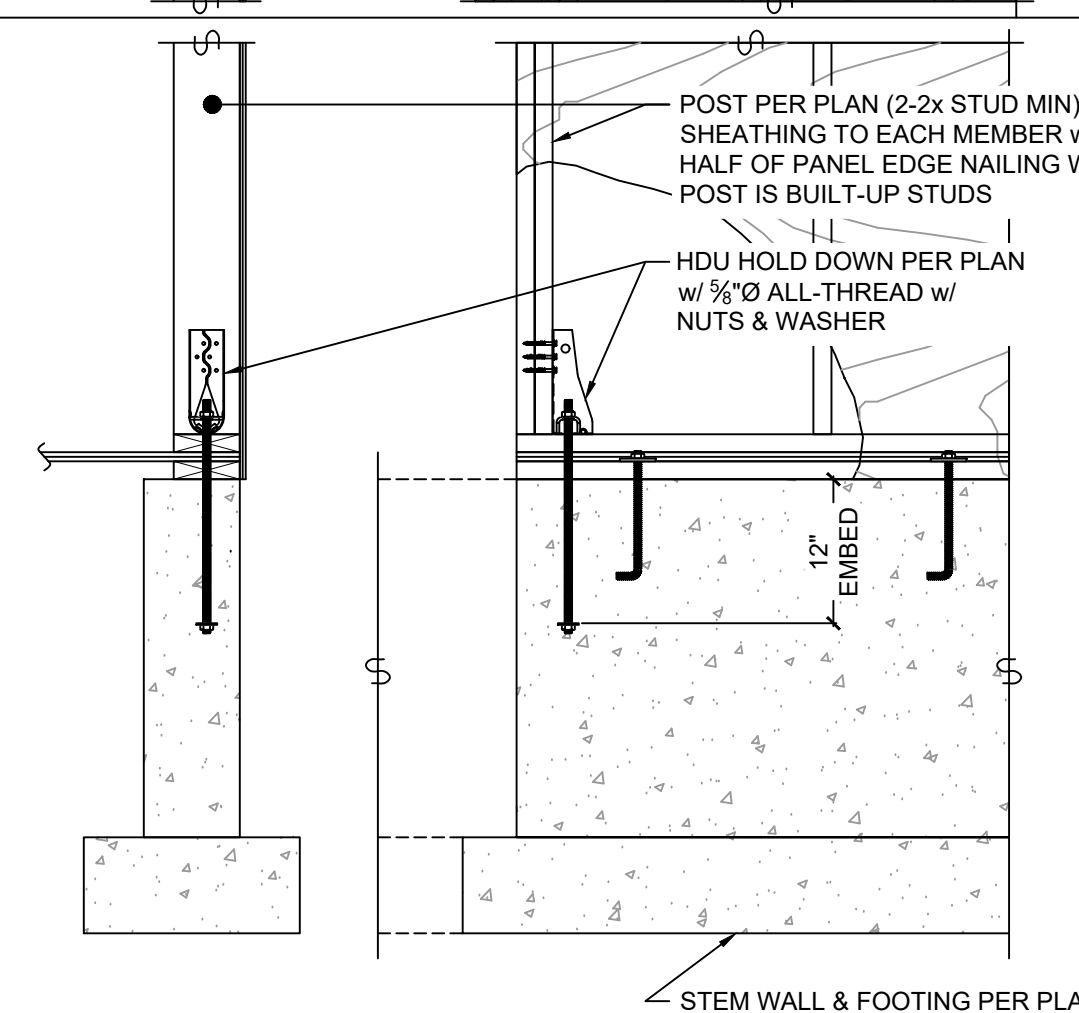
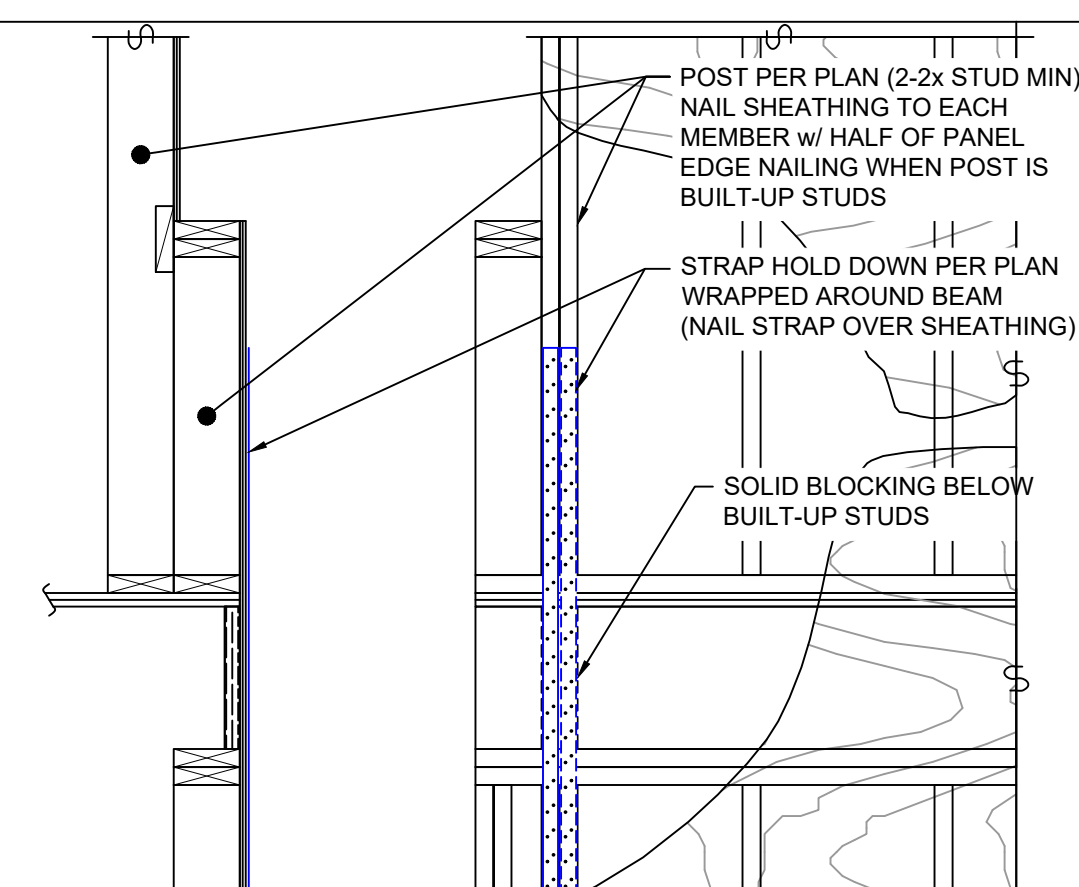
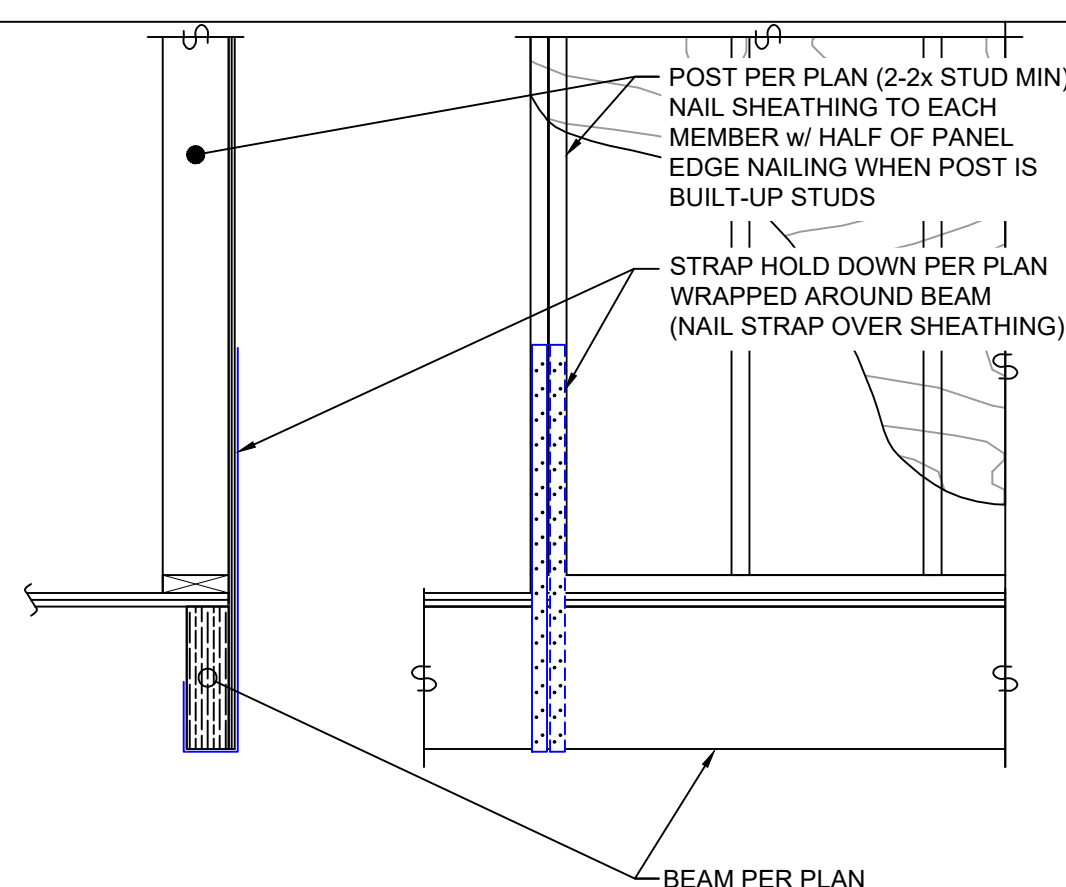
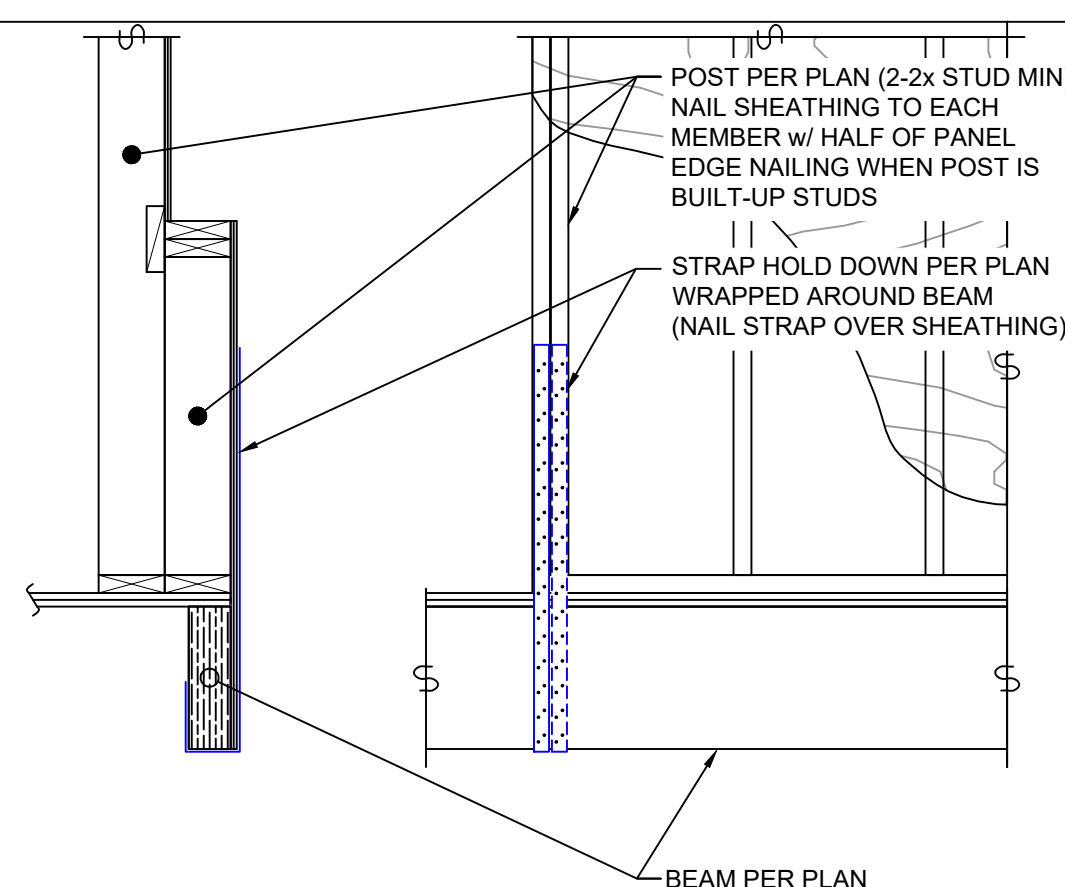
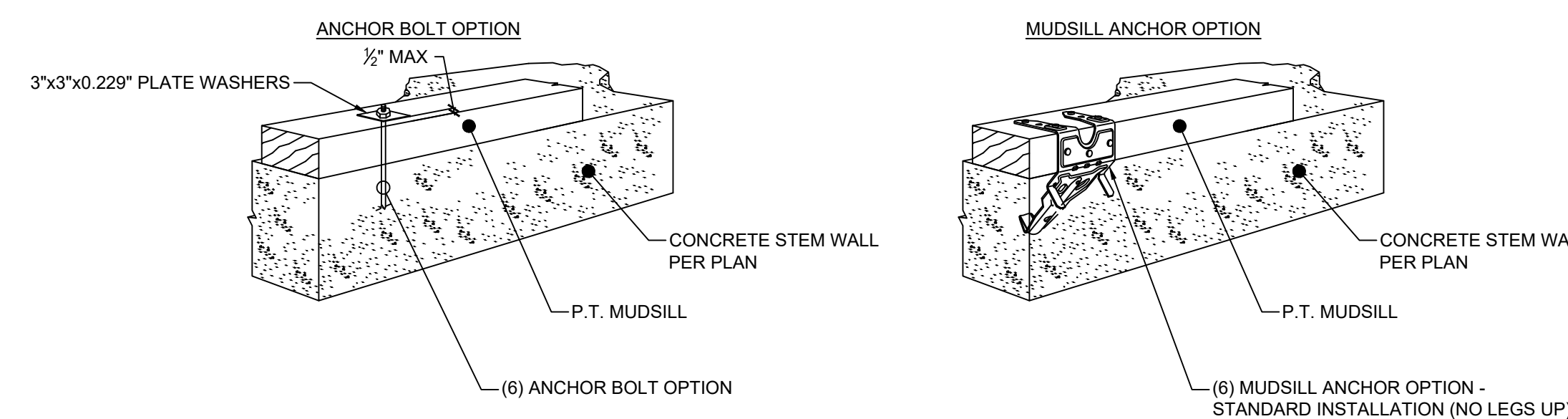
- (3) SECTION 4.3.7.1.4
THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.



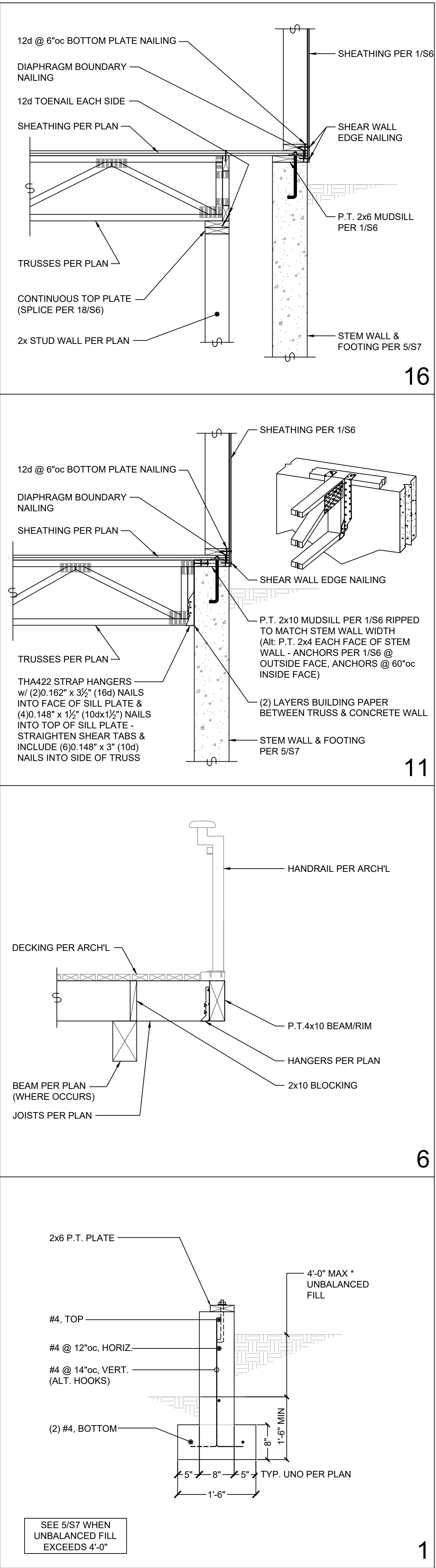
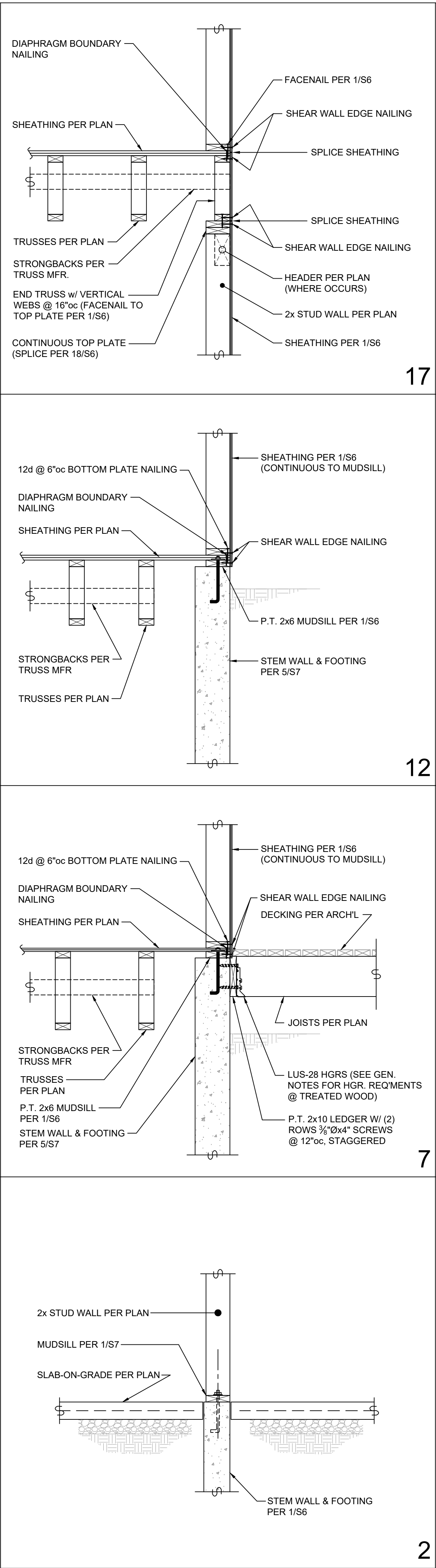
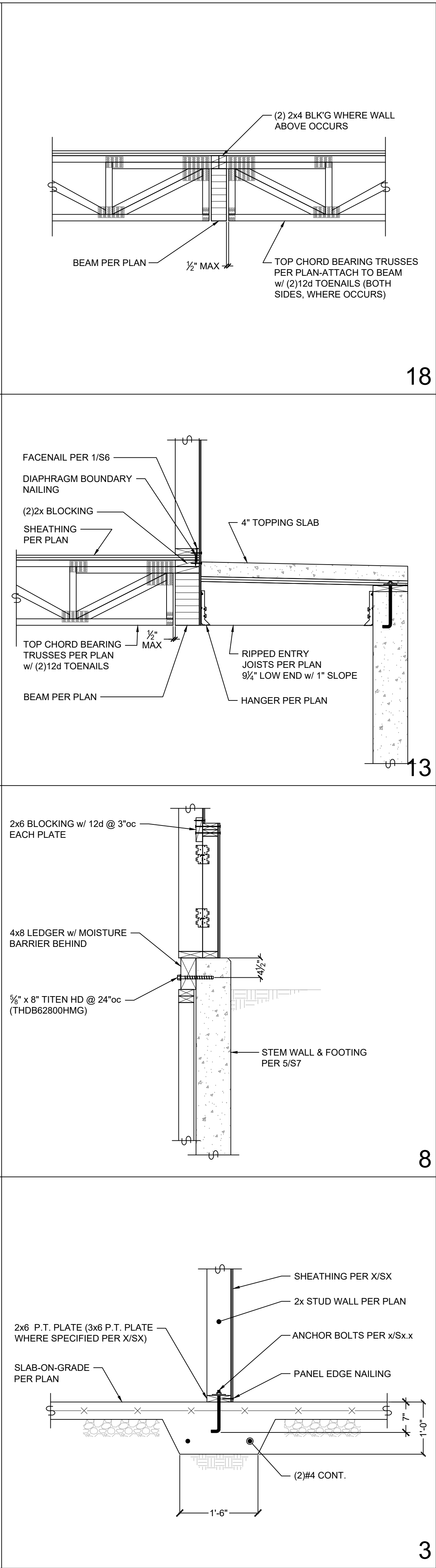
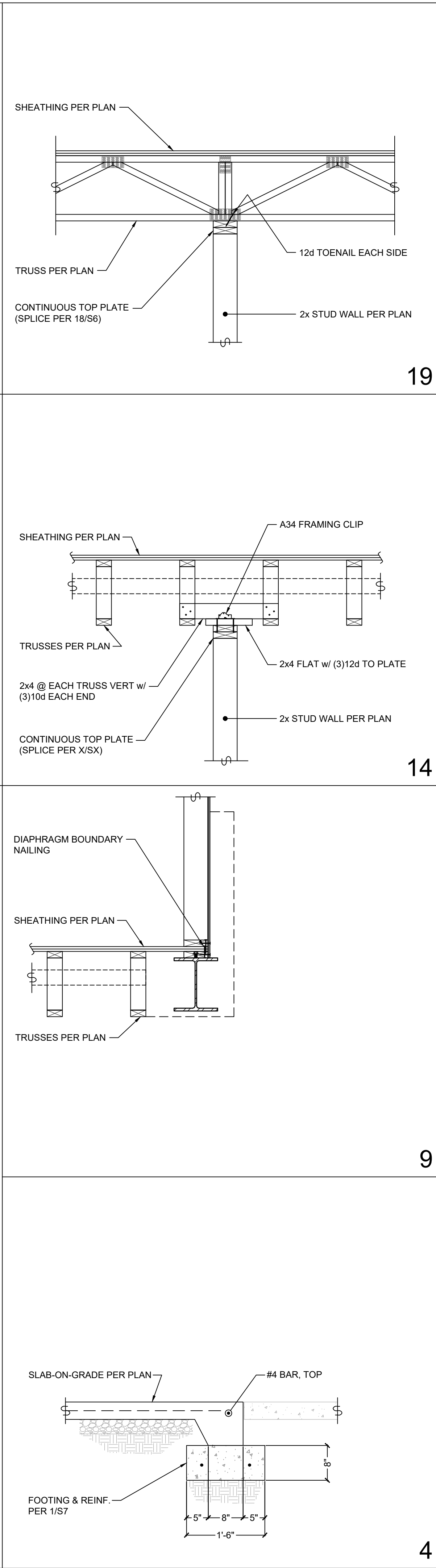
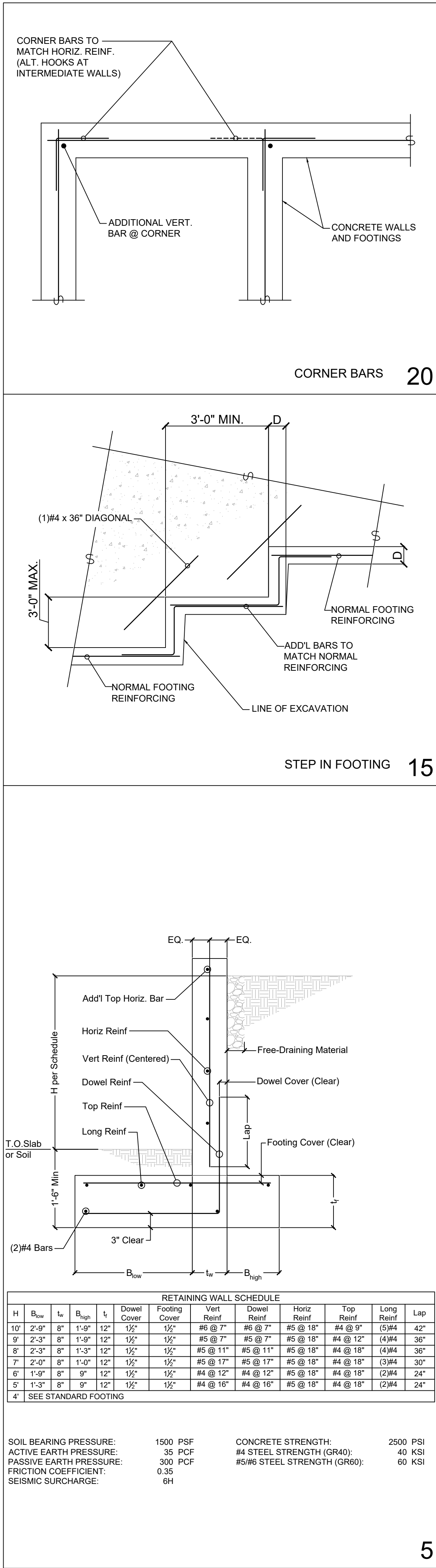
- (4) FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF $1\frac{1}{2}"$. FRAMING NAILS SHALL BE $0.131" \times 3\frac{1}{2}"$. $0.131" \times 3"$ NAILS MAY BE USED WHEN STITCHING TOGETHER (2)x MEMBERS WITH NO SPACERS.
- (5) 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. USE $0.131" \times 2\frac{1}{2}"$ NAILS AT LTP4 CLIP WHEN INSTALLED OVER $\frac{1}{2}"$ SHEATHING.

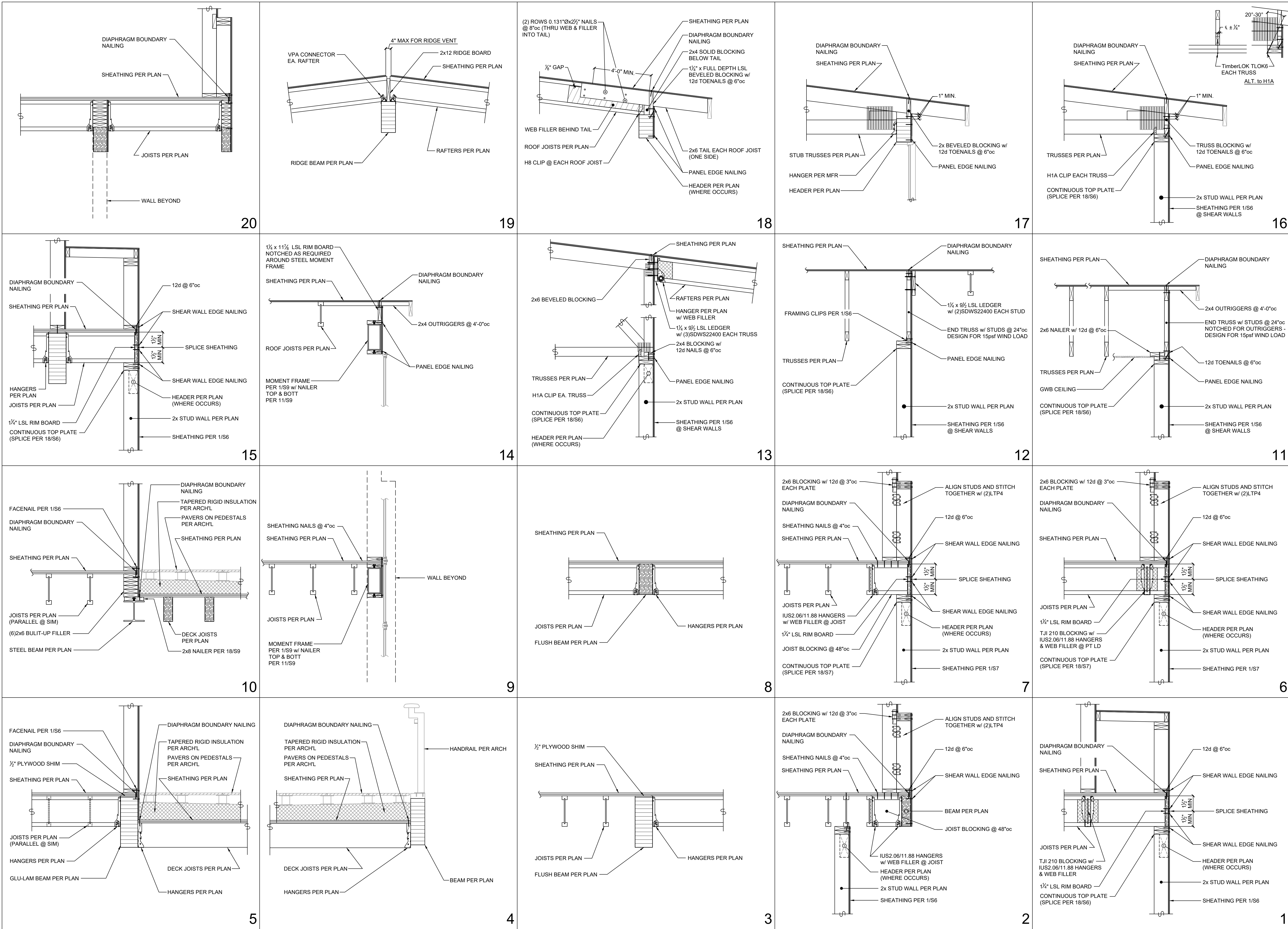


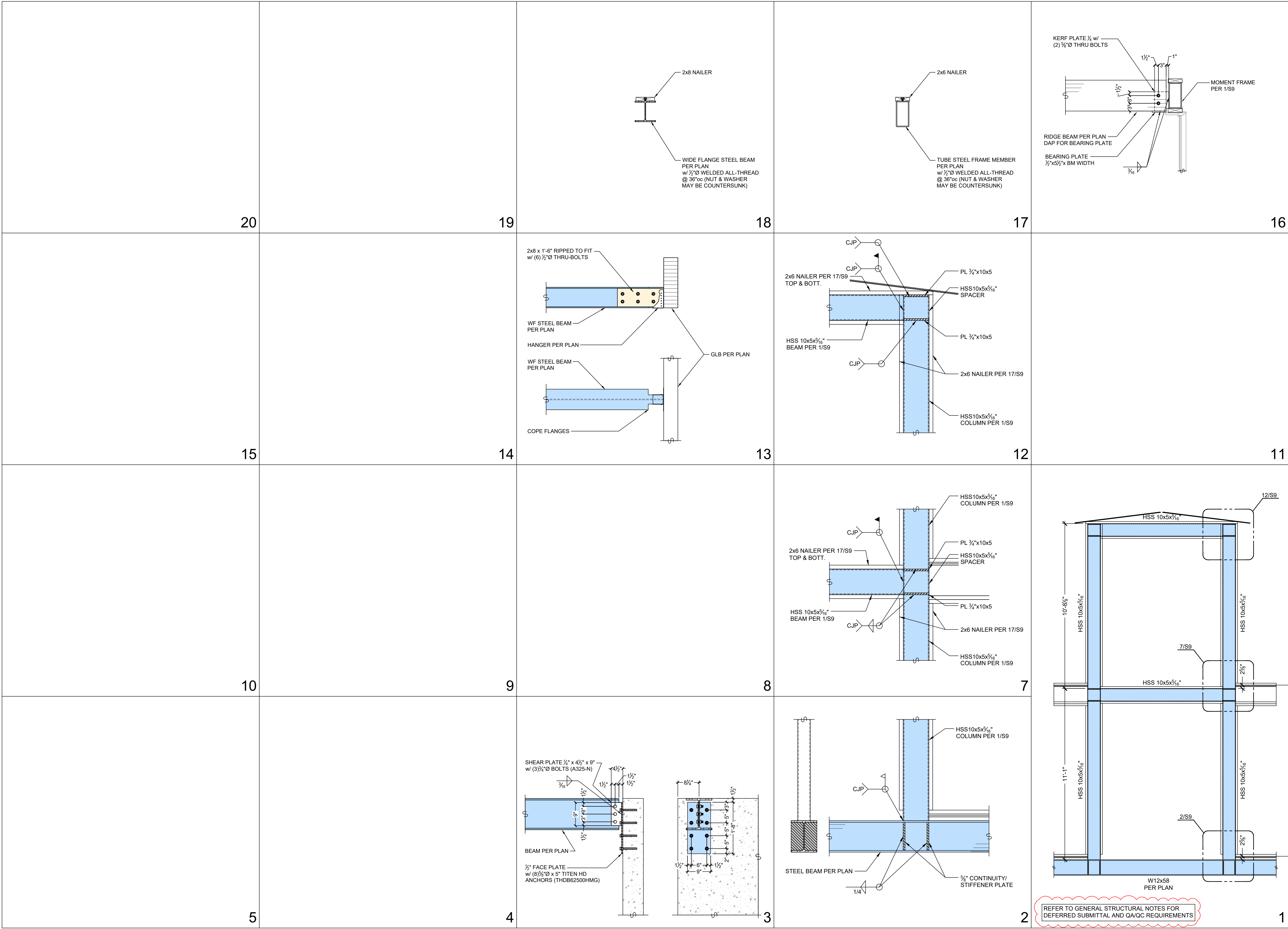
- (6) SECTION 4.3.6.4.3
ANCHOR BOLTS EMBEDMENT SHALL BE 7" U.O.N. ALL ANCHORS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. IF SHEATHING IS ON BOTH SIDES OF THE WALL, STAGGER THE ANCHOR BOLTS, AS REQUIRED,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



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	-





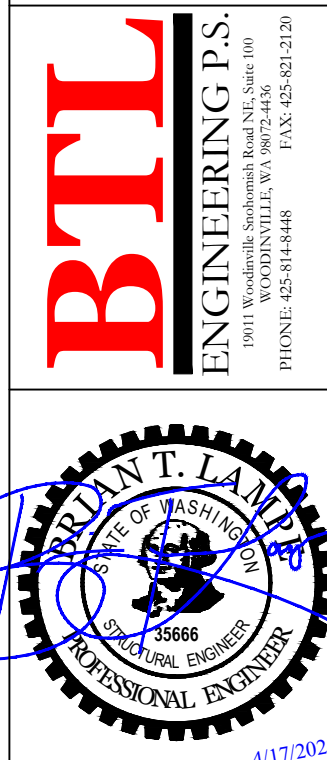


Revisions To A New Residence for

Teddy and Megan Dann

3008 70th Avenue S.E. - Mercer Island, WA 98040

S9



PERMIT	3/3/2024
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PLAN REVIEW 2	04/17/2025

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