GRANBOIS RESIDENCE

8440 SE 82ND STREET MERCER ISLAND, WA 98040

PERMIT SET

April 7, 2024

ABBREVIATIONS

@	AT
℄	CENTERLINE
D	PENNY
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
A/C.	AIR CONDITIONING
ACC.	ACCESSIBLE
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTIC TILE
A.D.	AREA DRAIN
ADD.	ADDENDUM
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
AL., ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
ASPH.	ASPHALT
A.V.	AUDIO/VISUAL
BD.	BOARD
BTWN	BETWEEN
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.M.	BENCH MARK
BOT.	BOTTOM
BRG.	BEARING
BRZ.	BRONZE
BSMT.	BASEMENT
B.U.R.	BUILT UP ROOF
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
CHAMF.	CHAMFER
C.I.	CAST IRON
C.I.P.	CAST-IN-PLACE(CONCRETE)
CIRC.	CIRCLE
C.JT.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR(ANCE)
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER / COUNTER
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
CRS.	COURSING
CSMT.	CASEMENT
C.T.	CERAMIC TILE
CTR.	CENTER
CU. FT.	CUBIC FOOT
CU. YD.	CUBIC YARD
DEMO.	DEMOLITION
DBL.	DOUBLE
D.L.	DEAD LOAD
DTL.	DETAIL
D.F.	DRINKING FOUNTAIN
D.H.	DOUBLE HUNG
DIAG.	DIAGONAL
DIAM.	DIAMETER
DIM.	DIMENSION
DIV.	DIVISION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
EXP.JT.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EST.	ESTIMATE
EXCAV.	EXCAVATE
EXH.	EXHAUST
EXISTG.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.B.O.I.C.	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
F.B.O.I.O.	FURNISHED BY OWNER INSTALLED BY OWNER
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
FIN.	FINISH(ED)
FLR.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.S.	FACE OF STUDS
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.B.	FACE OF BRICK
F.O.M.	FACE OF MASONRY
FP.	FIREPROOF
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRED, FURRING
FUT.	FUTURE
F.R.G.	FIBERGLASS REINF. GYPSUM
F.W.C.	FABRIC WALLCOVERING
GA.	GAGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GEN.	GENERAL
GL.	GLASS, GLAZING
GND.	GROUND
GR.	GRADE, GRADING
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
GFRC.	GLASS FIBER REINF. CONC.
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HEAD
HDBD.	HARDBOARD
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HTG.	HEATING
H.V.A.C.	HEATING/VENTILATING/ AIR CONDITIONING
H.W.	HOT WATER HEATER
I.D.	INSIDE DIAMETER
INCL.	INCLUDING
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
K.D.	KNOCK DOWN
KPL.	KICKPLATE
LAM.	LAMINATE(D)
LAV.	LAVATORY
LD	LINEAR DRAIN
L.H.	LEFT HAND
L.	LENGTH, LONG
LT.	LIGHT
LNTL.	LINTEL
LVR.	LOUVER
MARB.	MARBLE
MAS.	MASONRY
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANIC(AL)
MED.	MEDIUM
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURE(R)
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	MATERIAL
MULL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.R.D.	OVERFLOW ROOF DRAIN
O.H.	OVERHEAD
OPNG.	OPENING
OPP	OPPOSITE
O.T.S.	OPEN TO STRUCTURE
P.B.	PANIC BAR
P.BD.	PARTICLE BOARD
P.C.	PRECAST CONCRETE
PERF.	PERFORATE(D)
PL.	PLATE
P.L.	PROPERTY LINE
P. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLWD.	PLYWOOD
PNL.	PANEL
PNT.	PAINT
P.O.	PURCHASE ORDER
PR.	PAIR
P.S.F.	POUNDS PER SQ. FOOT
P.S.I.	POUNDS PER SQ. INCH
PT.	POINT
P.T.	PRESSURE TREATED
PTN.	PARTITION
PVMT.	PAVEMENT
P.T.D.	PAPER TOWEL DISPENSER
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.B.	RESILIENT BASE
R.T.	RESILIENT TILE
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCING
REQ'D.	REQUIRED
REV.	REVISION
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
RCP.	REFLECTED CLG. PLAN
S.	SOUTH
SAM	SELF ADHERED MEMBRANE
S.C.	SOLID CORE
SCHED	SCHEDULE
S.D.	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SH.	SHELF
SHT	SHEET
SHT'G	SHEATHING
SIM	SIMILAR
SL	SLOPE
SP	STAND PIPE
SPEC	SPECIFICATION
SQ	SQUARE
S.S.	STAINLESS STEEL
STD	STANDARD
STL.	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP.	SUSPENDED
T.	TREAD
T.B.	TOWEL BAR
TD	TRENCH DRAIN
TEMP.	TEMPERED
TERR.	TERRAZZO
T.&G.	TONGUE AND GROOVE
THK.	THICK(NESS)
THRESH.	THRESHOLD
T.JT.	TOOLED JOINT
TKBD.	TACKBOARD
T.O.B.	TOP OF BRICK
TV.	TELEVISION
TYP.	TYPICAL
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STL.
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V.B.	VAPOR BARRIER
VCT.	VINYL COMPOSITION TILE
VEN.	VENEER
VER.	VERIFY
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
V.G.	VERTICAL GRAIN
W.	WEST , WIDE
W/	WITH
W.C.	WALL COVERING
WD.	WOOD
W.H.	WATER HEATER
W/O	WITHOUT
W.R.B.	WATER RESISTANT BARRIER
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.	WELDED WIRE

SYMBOL LEGEND

DETAIL BUG — DETAIL NUMBER / DRAWING NUMBER

BUILDING SECTION/ WALL SECTION/ ELEVATION — SECTION DESIGNATION / DRAWING NUMBER

DATUM

REVISION — SEE TITLE BLOCK FOR REVISION. MOST RECENT REVISION SHOWN CLOUDED.

NORTH ARROW

INTERIOR ELEVATION REFERENCE — SHEET NUMBER / DRAWING NUMBER

ROOM IDENTIFICATION — ROOM NAME / ROOM NUMBER

OPENING NUMBER — FLOOR ASSEMBLY TYPE

WALL/PARTITION TYPE — ROOF ASSEMBLY TYPE

CODE COMPLIANCE:

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND AMENDMENTS IN USE AT THE TIME OF APPLICATION FOR PERMIT:

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE
- WASHINGTON STATE AMENDMENTS
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 UNIFORM PLUMBING CODE
- WASHINGTON STATE ENERGY CODES
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODES
- 2021 NATIONAL FUEL GAS CODE

GENERAL CONSTRUCTION NOTES:

ALL DIMENSIONS & NOTES ON THE ARCHITECTURAL DRAWINGS & ENGINEERING CALCULATIONS TAKE PRECEDENT OVER ALL GENERAL NOTES ON THIS SHEET.

FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED AND TESTED IN ACCORDANCE TO UL 127. INSTALL PER MFR'S SPECS. OUTSIDE COMBUSTION AIR REQ'D. (MIN 6 SQ IN.) DUCTED DIRECTLY TO FIREBOX w/ OPERABLE OUTSIDE DAMPER, TIGHTLY FITTING FLUE DAMPER,AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN.

LIMIT SHOWER FLOW TO 1.7 GPM OR LESS. LIMIT TOILETS TO 1.6 GPM OR LESS.

ALL SKYLIGHTS TO COMPLY WITH I.R.C. R308.6

ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.R.C. R308.4

VENT DRYER, OVEN/RANGE AND EXHAUST FANS TO OUTSIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB. HORIZ. AND VERT. LENGTH OF 14'–0", INCL. TWO 90d. ELBOWS. DEDUCT 2'–0" FOR EA. 90d. ELBOW IN EXCESS OF TWO. ALL EXHAUST DUCTS TO INSULATED TO A MIN. OF R–4.

TUB/SHOWER SURROUND WALLS TO HAVE FIBER–CEMENT BACKER BOARD AND FINISHED WITH A SMOOTH NON–ABSORBENT SURFACE TO A MINIMUM HEIGHT OF 72" ABOVE THE FLOOR.

PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.R.C. R314 ALL SMOKE DETECTORS w/BATTERY BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.

PROVIDE CARBON MONOXIDE DETECTOR IN COMPLIANCE WITH I.R.C. R315 OUTSIDE OF EACH SEPARATE SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF ALL BEDROOMS. CARBON MONOXIDE DETECTOR SHALL MEET UL LISTING 2034 AND BE INSTALLED PER MFG LISTING.

EGRESS WINDOWS AT ALL BEDROOMS SHALL CONFORM TO THE FOLLOWING CRITERIA PER I.R.C. R310: MINIMUM NET CLEAR HEIGHT SHALL BE 24". MINIMUM NET CLEAR WIDTH SHALL BE 20". MAXIMUM FINISHED SILL HEIGHT ABOVE FLOOR SHALL BE 44". WHERE THE SILL OF A WINDOW IS GREATER THAN 72" ABOVE FINISH GRADE OR SURFACE BELOW THE MINIMUM SILL HEIGHT ABOVE FINISH FLOOR SHALL BE 24" (R312.2.1).

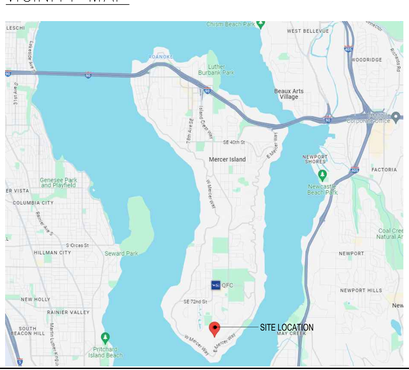
FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS FROM VERTICAL TO HORIZONTAL SPACES, INCLUDING THE STAIR, TUB, SHWR, FIREPLACE, ETC. PER I.R.C. R302.11.

ASSUMED DESIGN LOADS

ALL ASSUMED DESIGN LOADS ARE PER THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (UNLESS NOTED BY ENGINEER)

UNIFORM SNOW LOAD	40 PSF
SEISMIC ZONE CATEGORY	D
WEATHERING	MODERATE
FROST LINE DEPTH	18"
TERMITE INFESTATION RISK	SLIGHT TO MODERATE
RISK OF DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	22° F
FLOOD HAZARD INDEX	MAY 12, 1974 – AMENDED NOV 9 1999
AIR FREEZING INDEX	170
MEAN ANNUAL TEMPERATURE	51° F

VICINITY MAP



PLUMBING / MECHANICAL / ELECTRICAL INSTALLATION

ALL PLUMBING, MECHANICAL AND ELECTRICAL PERMITS SHALL BE OBTAINED SEPARATELY FROM THE BUILDING PERMIT AS NECESSARY AND SHALL BE APPLIED FOR BY THE APPROPRIATELY LICENSED SUBCONTRACTOR DIRECTLY.

TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2 INCH (12.7mm) IN THE LEAST DIMENSION PER UPC 313.12.4

THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATH TUB AND WHIRLPOOL BATH TUB FILLER SHALL BE LIMITED TO 120° FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER UPC 414.5

GAS–FIRED FURNACES INSTALLED WITHIN THE INTERIOR THERMAL ENVELOPE SHALL BE DIRECT–VENTED OR 94% EFFICIENT, UNLESS INSTALLED IN A ROOM OR SPACE THAT OPENS ONLY INTO A BEDROOM OR BATHROOM, AND SUCH ROOM OR SPACE IS USED FOR NO OTHER PURPOSE AND IS PROVIDED WITH A SOLID WEATHER–STRIPPED DOOR EQUIPPED WITH AN APPROVED SELF–CLOSING DEVICE PER IRC G2406.2. ALL COMBUSTION AIR SHALL BE TAKEN DIRECTLY FROM THE OUTDOORS IN ACCORDANCE WITH SECTION G2407.6, AND SAID ROOM OR SPACE SHALL BE INSULATED PER WSEC.

ENERGY CODE REQUIREMENTS

SHALL COMPLY WITH THE CURRENT EDITION OF THE WSEC PRESCRIPTIVE REQUIREMENTS

LARGE DWELLING UNIT: GREATER THAN 5,000 S.F.	9 CREDITS
TABLE R406 OPTIONS	
SYSTEM TYPE = OPTION 4 (HEAT PUMP)	3.0 CREDITS
EFFICIENT BUILDING ENVELOPE = OPTION 1.2	1.0 CREDITS
AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION = OPTION 2.3	2.0 CREDITS
EFFICIENT WATER HEATING = OPTION 5.7	2.5 CREDITS
APPLIANCE PACKAGE OPTION 7.1	0.5 CREDITS
TOTAL PROVIDED	9 CREDITS

SEE SUBMITTED ENERGY FORMS FOR MORE DETAILS

A RESIDENTIAL ENERGY CERTIFICATE COMPLYING WITH (WSEC 401.3) IS REQUIRED TO BE COMPLETED BY THE BUILDER OR APPROVED THIRD PARTY AND PERMANENTLY POSTED IN THE UTILITY ROOM.

AIR LEAKAGE TESTING (WSEC 402.4.1.2) SHALL BE PERFORMED ACCORDING TO RESNET/ICC380. THE RESULTS SHALL BE RECORDED IN WRITTEN REPORT BY TESTING AGENCY AND PROVIDED TO BUILDING OWNER AND CODE OFFICIAL.

ALL DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED IN ACCORDANCE WITH WSEC R403. JOINTS AND SEAMS SHALL COMPLY WITH THE CURRENT I.R.C. AND I.M.C.

ALL INTERIOR AND EXTERIOR LIGHT SOURCES SHALL BE HIGH–EFFICACY (WSEC R404.1).

EACH DWELLING UNIT IS REQUIRED TO HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.

FOR EFFICIENT WATER HEATING, ELECTRIC HEAT PUMP WATER HEATER W/ MIN UEF OF 2.9 AND UTILIZING A SPLIT SYSTEM CONFIGURATION W/ AIR–TO–REFRIGERANT HEAT EXCHANGER SHALL BE LOCATED OUTDOORS. EQUIPMENT SHALL MEET SECTION 4 REQUIREMENTS FOR ALL UNITS OF NEEA STANDARD ADVANCED WATER HEATING SPECIFICATION WITH THE UEF NOTED.

VENTILATION / AIR QUALITY REQUIREMENTS:

SOURCE SPECIFIC VENTILATION REQUIREMENTS

- BATHROOMS AND POWDER ROOM FANS TO BE 50 CFM.
  KITCHEN EXHAUST FANS TO BE 100 CFM.
  –EXHAUST FANS SHALL BE FLOW RATED AT .25 W.G. STATIC PRESSURE
- EXHAUST DUCTS SHALL:
  –BE INSULATED TO R–4 IN UNCONDITIONED SPACE
  –BE EQUIPPED WITH A BACKDRAFT DAMPER
  –TERMINATE OUTSIDE THE BUILDING
  –COMPLY WITH M1505.4.4(2) PER 2018 IRC

FAN CFM	MAX FLEX DIA.	MAX FT.	MAX SMOOTH DIA.	MAX FT.
50	4"	25'	4"	70'
50	5"	90'	5"	100'
50	6"	+100'	6"	+100'
80	4"	not allowed	4"	20'
80	5"	15'	5"	100'
80	6"	90'	6"	+100'
100	5"	not allowed	5"	50'
100	6"	15'	6"	+100'
125	6"	15'	6"	+100'
125	7"	70'	7"	+100'

WHOLE HOUSE VENTILATION REQUIREMENTS:

- AN INTERMITTENT WHOLE HOUSE EXHAUST FAN SHALL BE LOCATED IN THE CEILING AND SHALL BE SIZED TO PROVIDE THE MINIMUM VENTILATION RATE SPECIFIED IN TABLE M1507.3.3 (1)
- EXHAUST FANS MUST BE FLOW RATED AT .25 W.G. AND MAX. 1.0 SONE RATING.
- AIR LEAKAGE SHALL BE REDUCED TO A MAXIMUM OF 4 AIR CHANGES PER HOUR (PER R402.4.1.3 OF 2021 WSEC) WITH REDUCTIONS TO ACHIEVE PERSCRIPTIVE CREDITS REQUIRED. THE WHOLE HOUSE VENTILATION REQUIREMENTS SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.80. DUCT INSTALL TO COMPLY W/ R403.3.2.
- A READILY ACCESSIBLE 24 HOUR CLOCK TIMER SHALL BE INSTALLED AND WIRED TO REGULATE THE WHOLE HOUSE EXHAUST FAN. THE TIMER SHALL BE SET TO CYCLE THE FAN AT LEAST 180 MIN. EVERY 4 HOURS AND THE CYCLE "RUN TIME" SHALL PROVIDE ENOUGH VENTILATION DURING THAT PERIOD TO EQUAL THE CONTINUOUS VENTILATION RATE PER TABLE M1507.3.3 (1).
- INTERIOR DOORS SHALL BE INSTALLED SO AS NOT TO IMPEDE THE MOVEMENT OF FRESH AIR TO ALL HABITABLE ROOMS (1/2" UNDERCUT U.N.O.).
- AN AIR TRANSFER GRILLE SHALL BE PROVIDED ABOVE OR WITHIN UTILITY ROOM DOOR TO PROVIDE SUFFICIENT MAKE–UP AIR FOR EXHAUST AS REQUIRED
- OUTDOOR AIR INLETS SHALL BE LOCATED IN EACH HABITABLE ROOM AND PROVIDE AT LEAST 4 SQUARE INCHES OF FREE AREA OPENING. INLETS SHALL BE SCREENED AND SHALL NOT DRAW AIR FROM PROHIBITED LOCATIONS LISTED UNDER IRC M1602.2.

WHOLE HOUSE VENTILATION CALCULATIONS:

HEATED SQUARE FOOTAGE = 6,365

NUMBER OF BEDROOMS = 5

MIN. VENTILATION RATE PER TABLE M1505.4.3 (1) = 120

CALCULATION PER M1505.4.3 (2) = 120 X 1.3 = 156

PROVIDE A WHOLE–HOUSE FAN WITH THE MINIMUM CAPACITY OF 156 CFM THAT OPERATES FOR 160 MINUTES EVERY 4 HOUR CYCLE.

MOISTURE CONTROL

WALLS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL HAVE A VAPOR RETARDER INSTALLED ON THE WARM SIDE OF THE WALL USING FACE INSULATION OR FRICTION FIT WITH 6MIL POLYETHYLENE OR CLASS III VAPOR RETARDER PVA. (I.R.C. R702.7.1)

SEAL, CAULK, GASKET, FLASH OR WEATHER STRIP: AROUND WINDOW AND DOOR FRAMES (PER MFG INSTALLATION SPECIFICATIONS), AT EXTERIOR JOINTS, OPNG'S BTWN WALL AND ROOF AND WALL PANELS, OPNG'S AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPNG'S IN BLD'G ENVELOPE.

CATHEDRAL CEILING (NO ATTIC) – VAPOR RETARDER SHALL HAVE A DRY CUP PERM RATE OF 1.0 OR LESS

ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHER STRIPPED.

NOTE: INSTALLATION OF A NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED. WATERFLOW MUST BE MONITORED BY 3RD PARTY.

DRAWING INDEX

GENERAL
- A0.1 PROJECT INFORMATION
- A1.1 SITE PLAN

CIVIL
- 1 of 3 UTILITY PLAN
- 2 of 3 TSEC PLAN
- 3 of 3 DETAILS

ARBORIST
- L-1 REPLANTING PLAN

ARCHITECTURAL
- A2.1 BASEMENT FLOOR PLAN
- A2.2 MAIN FLOOR PLAN
- A2.3 UPPER FLOOR PLAN
- A2.4 ARCHITECTURAL ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 BUILDING SECTIONS
- A6.1 STAIR DETAILS
- A7.1 WATER INTRUSION DETAILS
- A7.2 DOOR & WINDOW DETAILS

STRUCTURAL
- S-0 COVER SHEET
- S-1 GENERAL STRUCTURAL NOTES
- S-2 FOUNDATION PLAN
- S-3 BASEMENT WALL FRAMING AND SHEAR WALL PLAN
- S-4 FIRST FLOOR FRAMING PLAN
- S-5 FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN
- S-6 SECOND FLOOR FRAMING PLAN
- S-7 SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN
- S-8 ROOF FRAMING PLAN
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS

PROJECT DIRECTORY

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MERCER ISLAND, WA 98040
JA PROJECT NUMBER 202314

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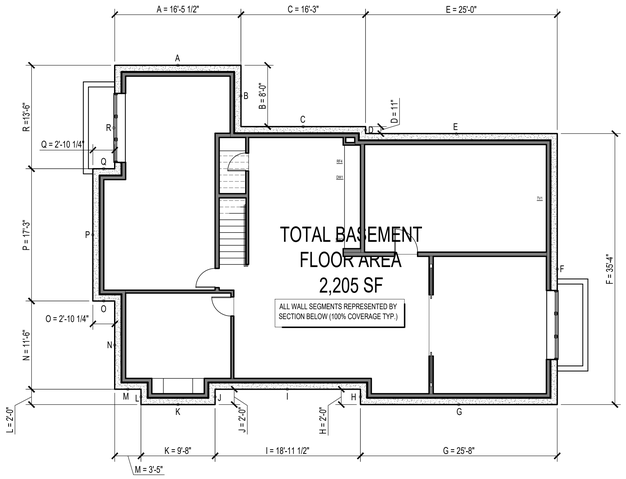
11224 REGISTERED ARCHITECT HEATHER POGUE STATE OF WASHINGTON

REVISION	DATE
1 PERMIT REVISION	04/29/24
2 PERMIT REVISION	08/14/24

PERMIT SET
04/07/2024

PROJECT INFORMATION

A0.1



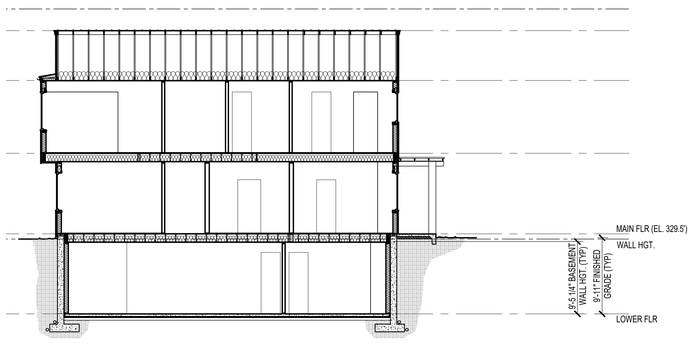
BASEMENT FLOOR AREA CALCULATION:

WALL SEGMENT	LENGTH	COVERAGE
A	16.46'	100%
B	8'	100%
C	16.25'	100%
D	0.92	100%
E	25'	100%
F	35.33'	100%
G	25.67'	100%
H	2'	100%
I	19'	100%
J	2'	100%
K	9.67'	100%
L	2'	100%
M	3.42'	100%
N	11.5'	100%
O	2.83'	100%
P	17.25'	100%
Q	2.83'	100%
R	13.5'	100%
TOTALS	213.63'	100%

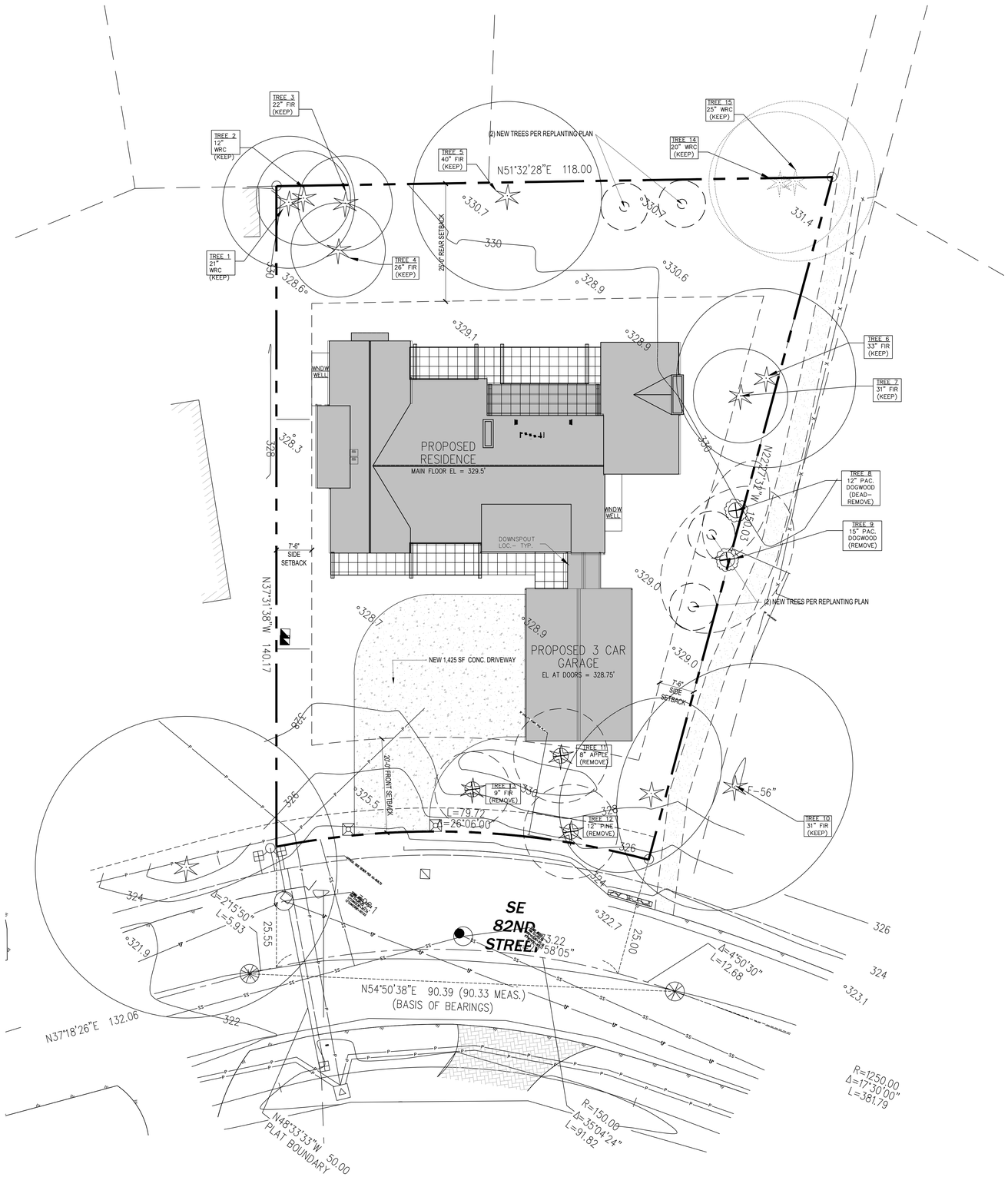
PORTION OF EXCLUDED BASEMENT FLOOR AREAS =
TOTAL BASEMENT AREA X SUM (WALL SEGMENT COVERAGE X WALL SEGMENT LENGTH)

2,205 X 100% = 2,205' EXCLUDED FROM THE GROSS FLOOR AREA

2 BASEMENT FLOOR AREA CALCULATION
SCALE: 1/8" = 1'-0"



3 BASEMENT WALL SEGMENT TYPICAL SECTION
SCALE: 1/8" = 1'-0"



1 SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN LEGEND

- CENTERLINE OF ROW
- X — FENCE
- SS — SIDE SEWER
- P — GAS LINE
- U — UTILITY LINE
- W — WATER LINE
- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE
- STRUCTURE
- STRUCTURE ON ADJ. PROPERTY

LEGAL DESCRIPTION

ISLAND POINT ADD #2 AND UND INT IN COMMUNITY TR

ADDRESS

8440 SE 82nd St, Mercer Island, WA, 98040

PARCEL NUMBER

TAX PARCEL: #362560-0120

ZONING SUMMARY

ZONING CODE: CITY OF MERCER ISLAND MUNICIPAL CODE
TITLE 19 UNIFIED LAND DEVELOPMENT CODE

UNDERLYING ZONE: R-9.6 (RESIDENTIAL SINGLE-FAMILY)

LOT AREA: 13,806 SF

LOT COVERAGE:

MAXIMUM COVERAGE: 40 %
13,806 X 0.40 = 5,522 SF MAX. COVERAGE ALLOWED

MAIN STRUCTURE ROOF AREA:	3,490 SF
VEHICULAR USE (DRIVEWAY, PAVED ACCESS, UNCOVERED WALKS):	1,425 SF
COVERED DECKS & PATIOS:	554 SF
TOTAL PROJECT IMPERVIOUS AREA:	5,469 SF
PROPOSED LOT COVERAGE:	39.6 %

GROSS FLOOR AREA:

MAX ALLOWED GFAR: 40%
13,806 X 0.40 = 5,522 SF MAX. COVERAGE ALLOWED

BASEMENT	N/A
MAIN FLOOR:	2,260 SF
UPPER FLOOR (NET):	2,510 SF
GARAGE:	690 SF
PROPOSED GFAR*:	5,460 SF
	39.55 %

*BASEMENT AREA EXCLUDED FROM GFA PER MICC 19 APPENDIX B (REF. DIAGRAMS)

HEIGHT LIMIT: 30'

YARDS: FRONT: 20'
REAR: 25'
SIDE: TOTAL SUM: 15', MIN. WIDTH: 5'

HARDSCAPE:

MAX ALLOWABLE = 9%	1,242.5 S.F.
NEW HARDSCAPE (WALKWAYS, WINDOW WELLS AND UNCOVERED PATIOS) = 4.1%	560 S.F.

AVERAGE BUILDING ELEVATION

MIDPOINT ELEV	WALL SEGMENT LENGTH		MIDPOINT x LENGTH (Axa)
A 329.0	a	16.46'	5,415.34
B 329.0	b	8'	2,632
C 329.0	c	16.25'	5,346.25
D 329.0	d	0.92'	302.68
E 329.0	e	25'	8,225
F 329.0	f	35.33'	11,623.57
G 328.5	g	25.67'	8,432.60
H 328.5	h	2'	657
I 328.5	i	19'	6,241.5
J 329.0	j	2'	658
K 329.0	k	9.67'	3,181.43
L 329.0	l	2'	658
M 329.0	m	3.42'	1,125.18
N 328.5	n	11.5'	3,777.75
O 328.5	o	2.83'	929.66
P 328.5	p	17.25'	5,666.63
Q 329.0	q	2.83'	931.07
R 329.0	r	13.5'	4,441.5
		213.63'	70,245.16

TOTAL MIDPOINT x LENGTH = 70,245.16

TOTAL WALL LENGTH = 213.63'

70,245.16 / 213.63 = 328.82'

AVERAGE BUILDING ELEVATION = 328.82'

MAX BUILDING HEIGHT = 328.82' + 30' = 358.82'

HOME BUILDING HEIGHT = 356.10' (REF. ELEVATION SHEETS)

TREE & LANDSCAPING NOTES

1. SEE ARBORIST REPORT FOR TREE RETENTION CALCULATIONS, TREE TYPE & SIZE.
2. DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A). NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

TREES TO BE REMOVED — TREES PER REPLANTING PLAN

SITE PLAN NOTES

1. ALL ROOF OVERHANGS UNDER 36" EXEMPT FROM LOT CALCS.
2. ALL WORK IN THE RIGHT OF WAY WILL BE PERMITTED SEPARATELY WITH SDOT.
3. NO DAMAGE OR REMOVAL OF EXISTING TREES WILL OCCUR; THIS INCLUDES STOCKPILING MATERIALS, STAGING, OR ANY OTHER ACTIVITY THAT MAY OCCUR ON SITE.
4. STRUCTURES ON SITE PLAN ARE SHOWN IN OUTLINE ONLY FOR CLARITY AND LOT COVERAGE. REFERENCE FLOOR PLANS FOR INTERIOR SCOPE OF WORK.
5. PROVIDE DRAINAGE SWALE @ HOUSE PERIMETER FOR SITE DRAINAGE AWAY FROM RESIDENCE AND AWAY FROM ADJACENT PROPERTIES.
6. PRIOR TO STAKING FOUNDATION, A LICENSED SURVEYOR MUST VERIFY THAT THE DIMENSIONS SHOWN ON ARCHITECTS/ DESIGNER'S FOUNDATION PLAN PROPERLY CLOSE. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO DESIGNER PRIOR TO PRECEDING WITH THE WORK.

JEUNESSE ARCHITECTS
7511 GREENWOOD AVE N #4119 SEATTLE, WA 98103
P: 206.457.7966 | www.jeunessearchitects.com

The Granbois Residence
8440 SE 82nd Street
MERCER ISLAND, WA 98040
JA PROJECT NUMBER: 202314

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These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.

11224 REGISTERED ARCHITECT
HEATHER POGUE
STATE OF WASHINGTON

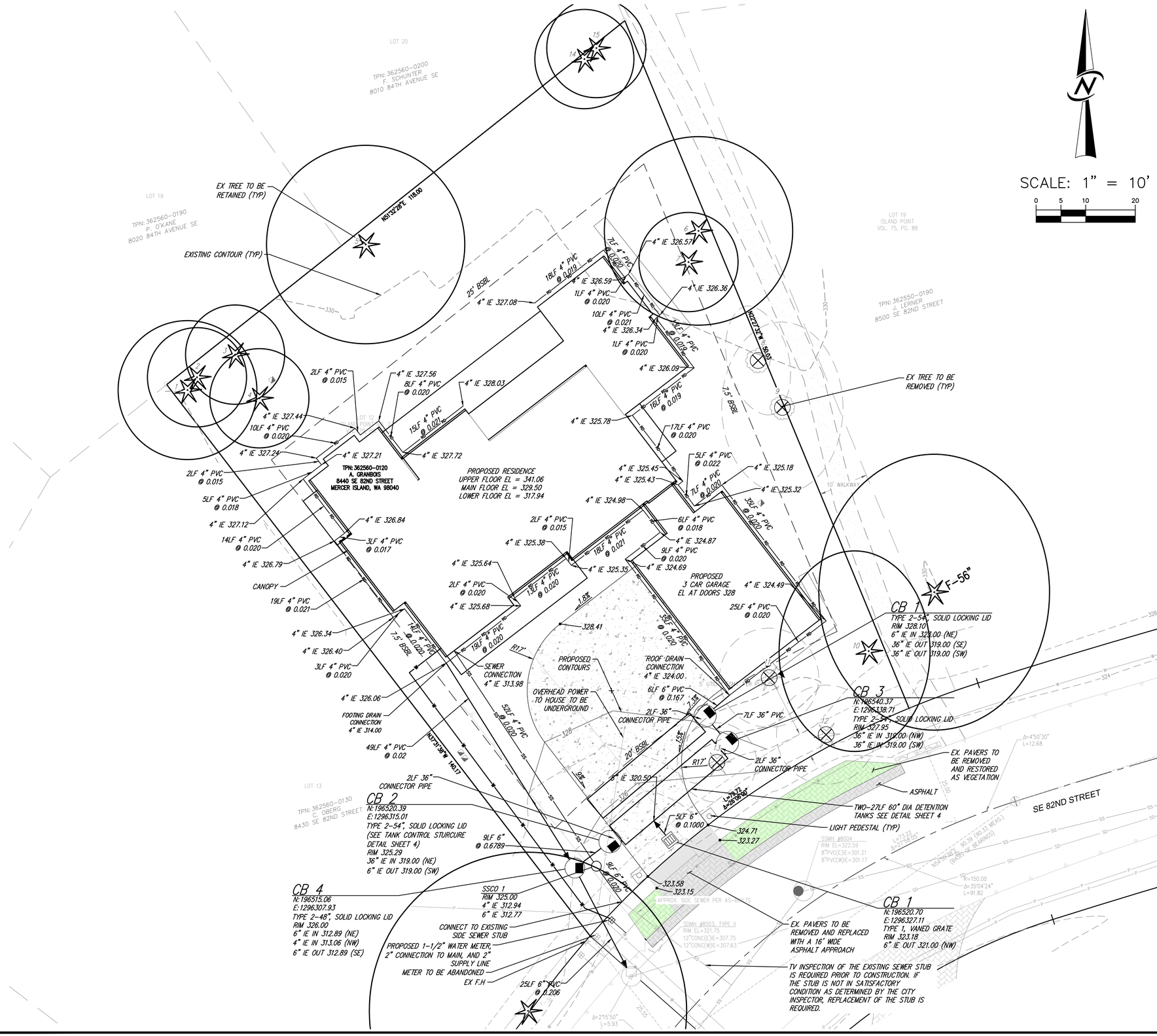
REVISION	DATE
1. PERMIT REVISION	04/29/24
2. PERMIT REVISION	08/14/24

PERMIT SET
04/07/2024

SITE PLAN

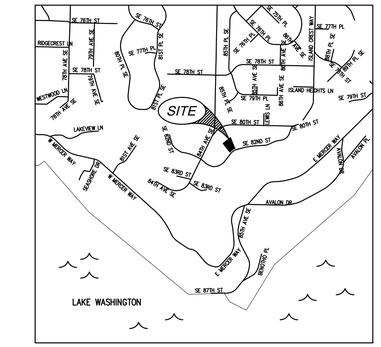
A1.1

NW1/4 OF THE NW1/4, SEC. 31, TWP. 24 N., RGE. 5 E., W.M.

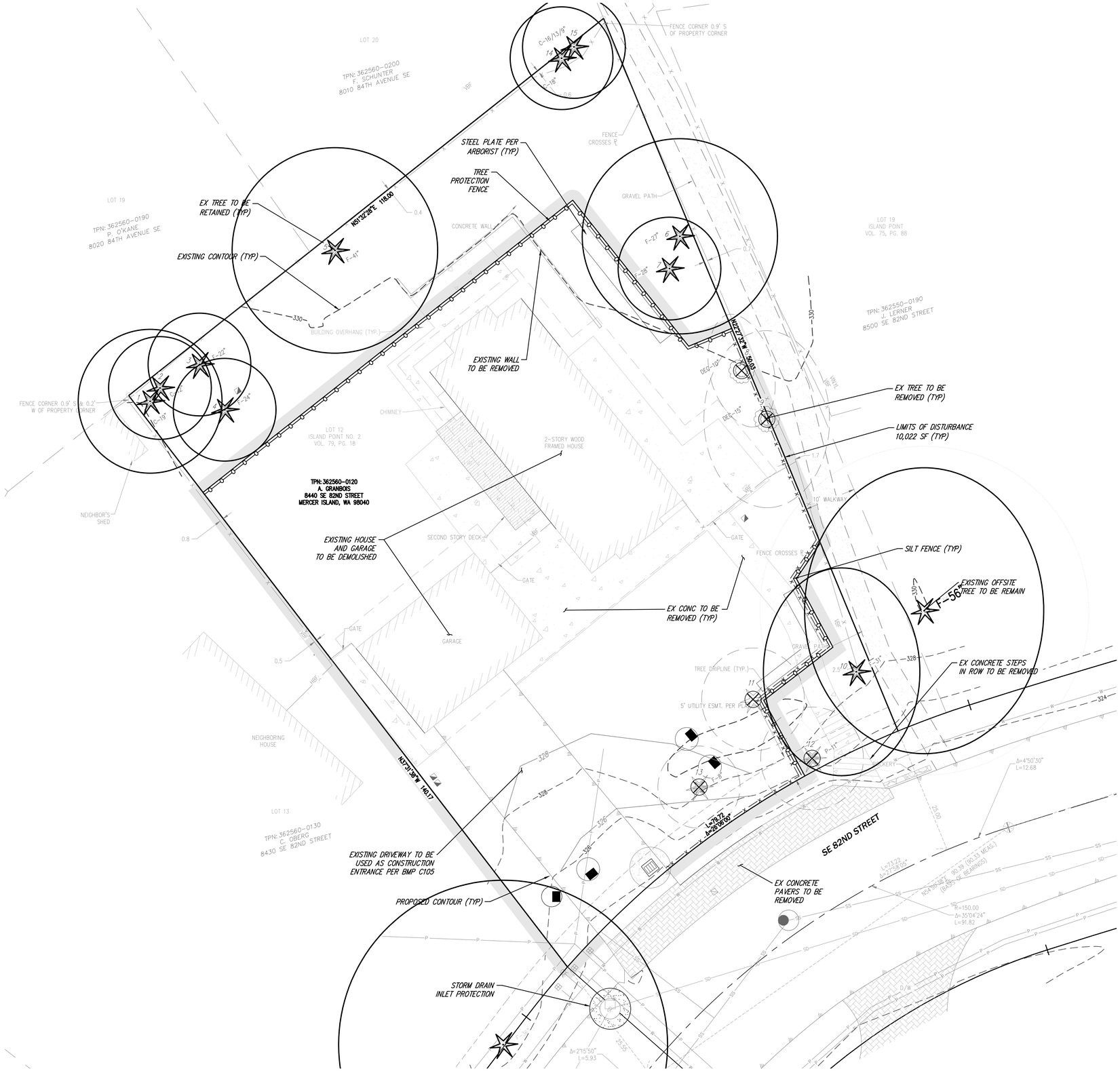


SCALE: 1" = 10'

0 5 10 20


SITE
LAKE WASHINGTON
SE 78TH ST
SE 77TH PL
SE 80TH ST
SE 81ST ST
SE 82ND ST
SE 83RD ST
SE 84TH ST
SE 87TH ST
ROOSEVELT WAY
AVALON DR
LAKEVIEW LN
ROANOKE LN
ROANOKE WAY
ROANOKE PL
ROANOKE PARK PL
ROANOKE PARK LN
ROANOKE PARK PL SE
ROANOKE PARK LN SE
ROANOKE PARK PL SE
ROANOKE PARK LN SE
ROANOKE PARK PL SE
ROANOKE PARK LN SE

NW1/4 OF THE NW1/4, SEC. 31, TWP. 24 N., RGE. 5 E., W.M.



SCALE: 1" = 10'

0 5 10 20

LEGEND

- FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- SEWER MANHOLE
- CATCH BASIN TYPE I
- CATCH BASIN TYPE II
- FIRE HYDRANT
- WATER METER
- IRRIGATION METER
- POWER TRANSFORMER
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MAILBOX KIOSK
- EVERGREEN TREE
- DECIDUOUS TREE
- FIR
- CEDAR
- PINE
- DECIDUOUS
- PROPERTY LINE
- DRIVEWAY
- VBF — VERTICAL BOARD FENCE
- HBF — HORIZONTAL BOARD FENCE
- SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- UNDERGROUND POWER LINE
- FENCE LINE
- EDGE OF ASPHALT
- CONCRETE
- GRAVEL
- BRICK

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555

NO.	REVISIONS	DATE
1	CITY COMMENTS	5/30/23
2	CITY COMMENTS, FOOTPRINT REVISION	7/10/23
3	CITY COMMENTS, FOOTPRINT REVISION	8/1/24

8/27/24

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

TESC PLAN
GRANBOIS CUSTOM

TRACI GRANBOIS
8440 SE 82ND STREET
MERCER ISLAND, WA 98040

DATE	APRIL 2023 (2ND SUB)	
DESIGNED	SHERI H. MURATA, P.E.	
DRAWN	JOCELYN R. CASENAS	
APPROVED	SHERI H. MURATA, P.E.	SHERI H. MURATA, P.E. PROJECT MANAGER

SHEET	OF
2	3

PROJECT NUMBER
22293

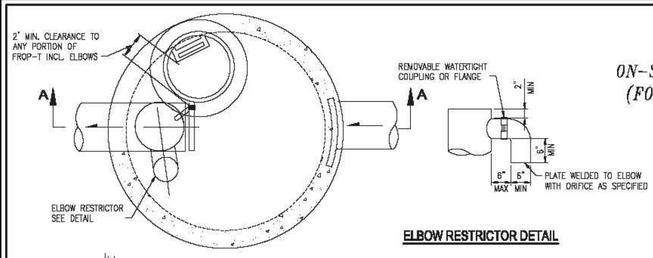
8/27/2024 10:53 AM J:\2022\22293\ENGINEERING\FINAL\SHEETS\22293 TESC.DWG

ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)

OWNER: ANDREW AND TRACI GRANDBOIS
PERMIT #: _____
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 4,570 SF
SOIL TYPE: B

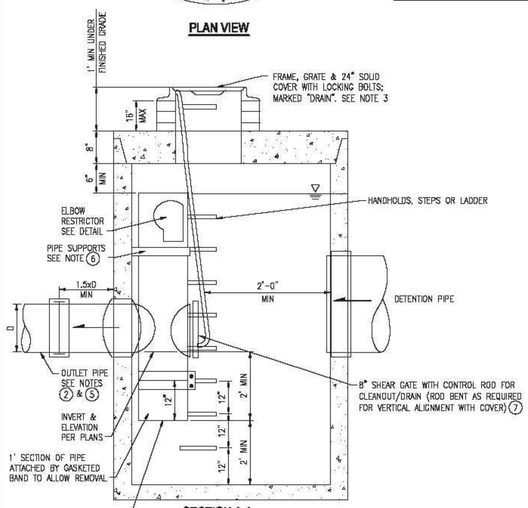
ADDRESS: 8440 SE 82ND ST. MERCER ISLAND, WA 98040
DETENTION PIPE DIA (INCH): 60
PIPE MATERIAL: CMP

PREPARED BY: SHERI MURATA, P.E.
PHONE: 425-885-7877
DATE: 6/5/23
DETENTION PIPE LENGTH (FT): 54
ORIFICE #1 DIA 0.5" INCH, ELEV 317.00
ORIFICE #2 DIA 1.6" INCH, ELEV 323.60



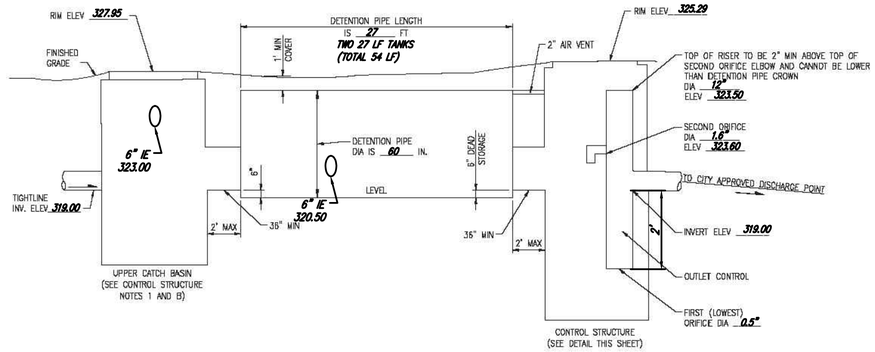
ELBOW RESTRICTOR DETAIL

PLAN VIEW



SECTION A-A

CONTROL STRUCTURE DETAIL
NOT TO SCALE



ON-SITE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

1. USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.030 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B.
   THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED.
   A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE.
   INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED.
   THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT.
   ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

ON-SITE DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTANANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LDPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

TREE PROTECTION AREA (TPZ)

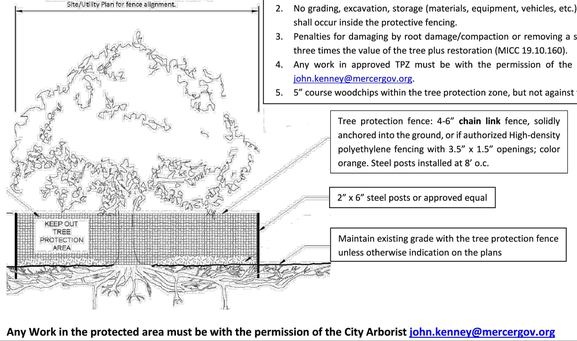
KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

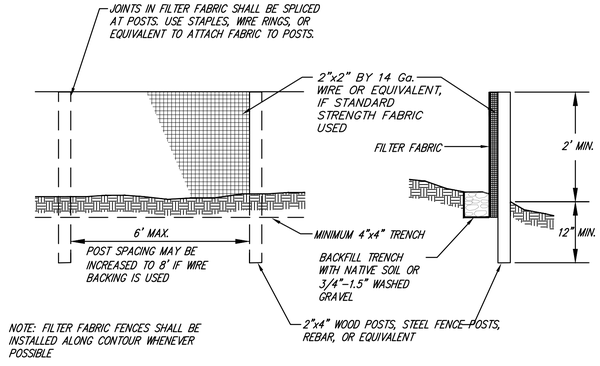
Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org



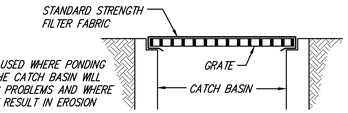
FILTER FABRIC FENCE DETAIL
NO SCALE

(SEE BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH IN THE 2014 DOE MANUAL FOR THE FULL DESIGN REQUIREMENT)

SOIL RETENTION
RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

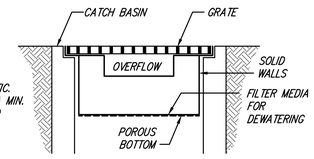
SOIL QUALITY
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. *A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.*
2. *MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL*
3. *USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:*
   a. *THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE.*
   THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1.
   THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
   b. *CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173- 350-220.*



NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

FILTER FABRIC PROTECTION



NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

CATCH BASIN INSERT

MAINTENANCE STANDARDS

1. *ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.*
2. *ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.*
3. *REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.*

FILTER FABRIC PROTECTION FOR CB's
NO SCALE

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555

NO.	REVISIONS	DATE
1	CITY COMMENTS	5/30/23
2	CITY COMMENTS, FOOTPRINT REVISION	7/10/23
3	CITY COMMENTS, FOOTPRINT REVISION	8/1/24

TIDEKO MURATA WASHINGTON 22293 REGISTERED PROFESSIONAL ENGINEER
8/27/24

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

DETAILS
GRANBOIS CUSTOM

TRACI GRANBOIS
8440 SE 82ND STREET
MERCER ISLAND, WA 98040

DATE	APRIL 2023 (2ND SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCELYN R. CASENAS
APPROVED	SHERI H. MURATA, P.E.
	SHERI H. MURATA, P.E. PROJECT MANAGER

SHEET	OF
3	3

PROJECT NUMBER 22293

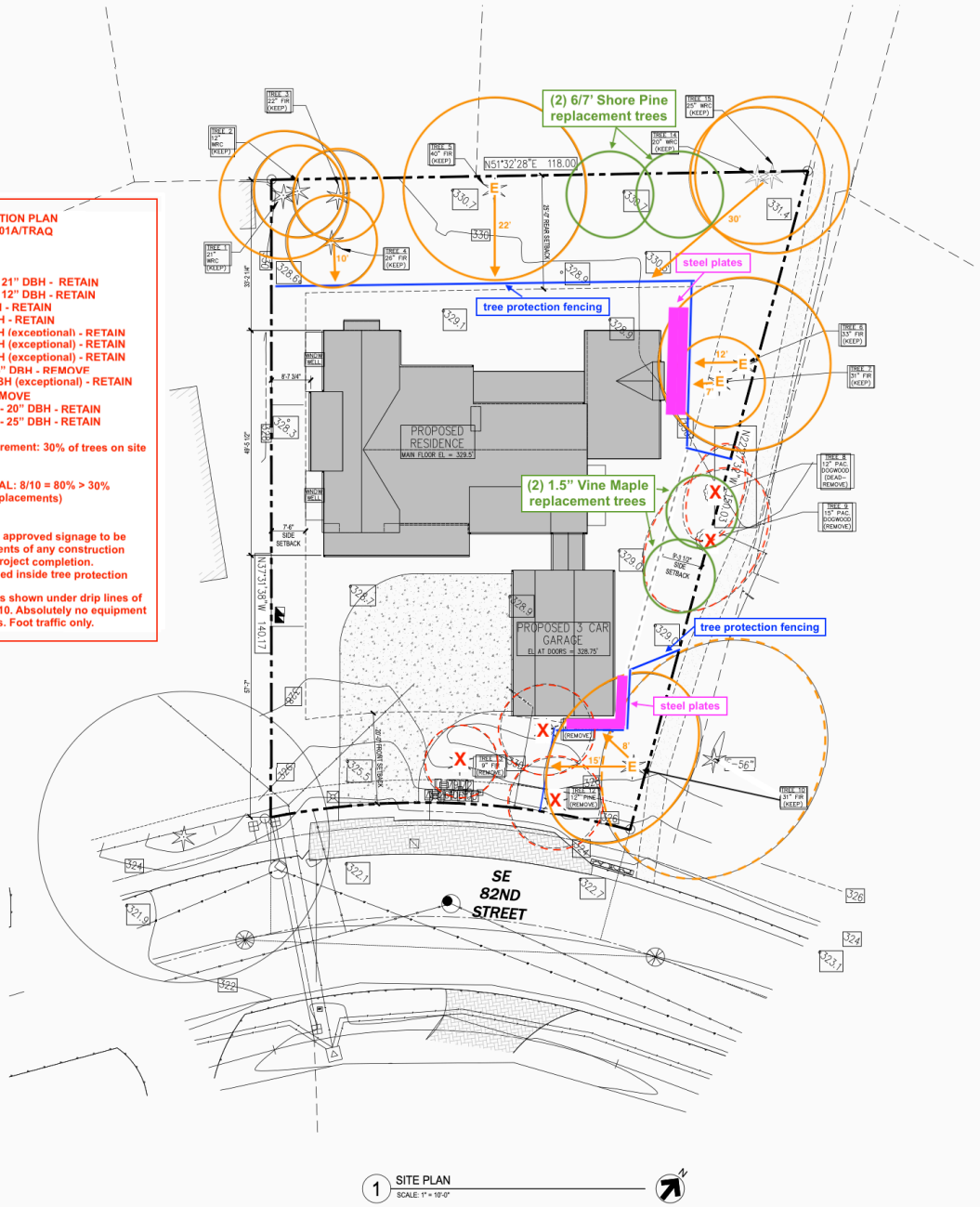
8/27/2024 10:54 AM J:\2022\22293\ENGINEERING\FINAL SHEETS\22293 DETAILS.DWG

TREE RETENTION & PROTECTION PLAN
Kim Ettari - ISA Arborist PN1301A/TRAQ
Laughing Trees Landscapes

TREE LEGEND:
Tree #1 - Western Red Cedar - 21" DBH - RETAIN
Tree #2 - Western Red Cedar - 12" DBH - RETAIN
Tree #3 - Douglas Fir - 22' DBH - RETAIN
Tree #4 - Douglas Fir - 26" DBH - RETAIN
Tree #5 - Douglas Fir - 40" DBH (exceptional) - RETAIN
Tree #6 - Douglas Fir - 33" DBH (exceptional) - RETAIN
Tree #7 - Douglas Fir - 31" DBH (exceptional) - RETAIN
Tree #9 - Pacific Dogwood - 15" DBH - REMOVE
Tree #10 - Douglas Fir - 31" DBH (exceptional) - RETAIN
Tree #12 - Pine - 12" DBH - REMOVE
Tree #14 - Western Red Cedar - 20" DBH - RETAIN
Tree #15 - Western Red Cedar - 25" DBH - RETAIN

Mercer Island Retention Requirement: 30% of trees on site
Trees to be retained: 10
Trees to be removed: 2
TOTAL TREES AFTER REMOVAL: 8/10 = 80% > 30%
(meets requirement with no replacements)

ARBORIST NOTES:
1. Tree protection fencing with approved signage to be installed prior to commencements of any construction activities and to remain until project completion.
2. 3-4" bark mulch to be installed inside tree protection areas.
3. Steel plates to be installed as shown under drip lines of exceptional Trees #6, #7 and #10. Absolutely no equipment traffic permitted on steel plates. Foot traffic only.



1 SITE PLAN
SCALE: 1" = 10'-0"

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1 PERMIT REVISION	01/15/24
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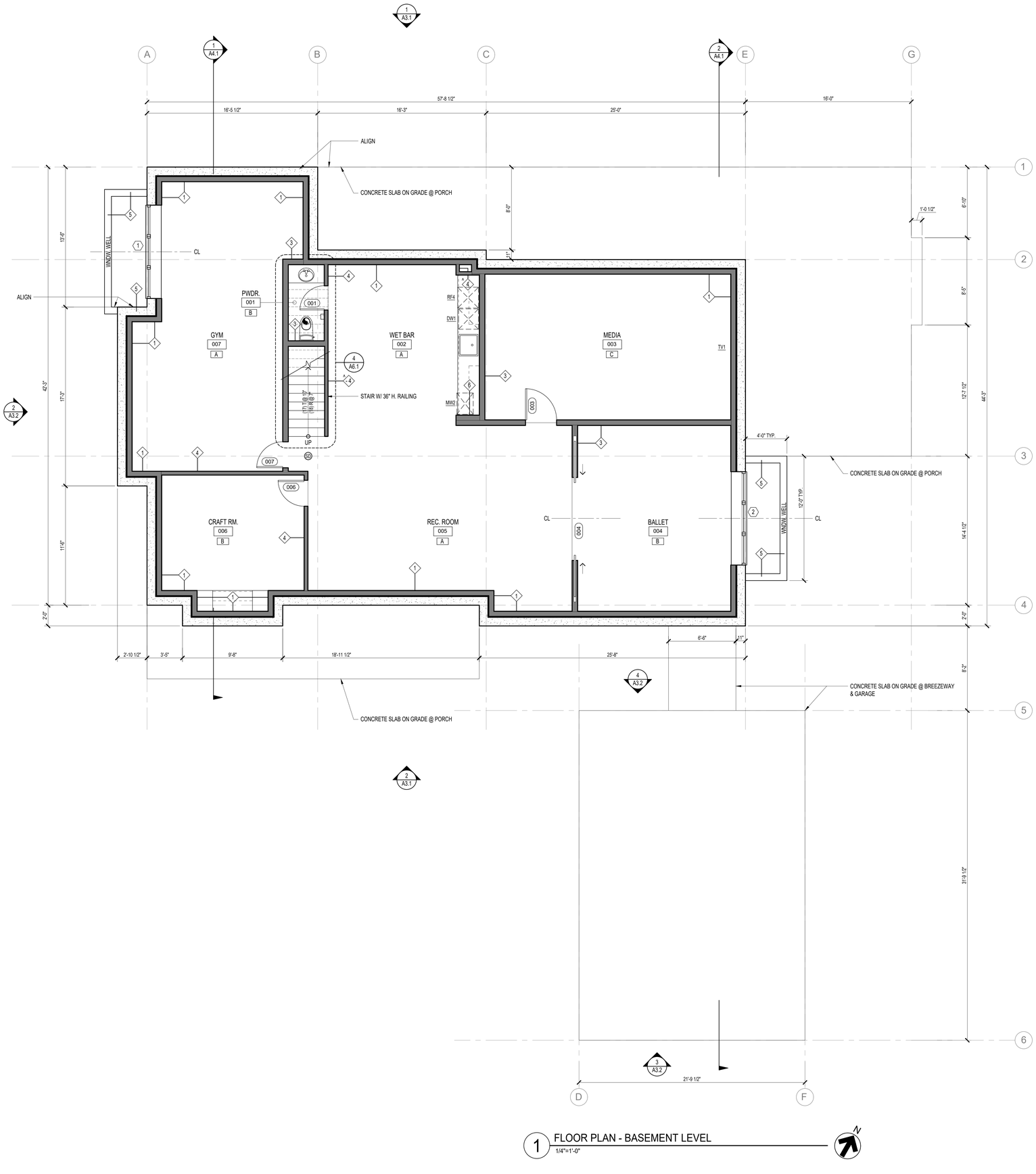
09/20/2024

REPLANTING PLAN



1 FLOOR PLAN - BASEMENT LEVEL
1/4"=1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS TO F.O. FRAMING U.N.O.
2. ALL EXTERIOR WALLS TO BE TYPE 1. U.N.O. REFER TO ASSEMBLY LIST.
3. ALL HANDRAILS TO BE 1 1/4" - 2" DIA. AND LOCATED 1 1/2" MIN. FROM ADJACENT WALL ON AT LEAST ONE SIDE OF STAIRS.
4. ALL HANDRAILS TO BE 34"-38" ABOVE STAIR NOSE.
5. ALL GUARDRAILS TO BE 36" H. WITH 4" MAX. CLEAR SPACE BETWEEN INTERMEDIATES.
6. ALL DOORS TO BE 4" FROM ADJACENT WALL TO INT. F.O. FINISHED JAMB U.N.O.
7. PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED ITEMS. LOCATIONS T.B.D. DURING FRAMING.
8. STAIRS TO HAVE MAX RISER HGT. OF 7.75". MAX TREAD DEPTH OF 10" AND MIN. HEADROOM OF 80". MAX RISE OF STAIR 12'-0".
9. MILLWORK AND EQUIPEMNT SHOWN ON PLAN FOR REFERENCE ONLY. GREATER DETAIL SHOWN ON SUBSEQUENT SHEETS.

NEW CONSTRUCTION NOTES

1. PATCH/REPAIR, PRIME & PAINT ALL EXISTING FINISHES TO REMAIN.
2. PARTITIONS THAT ARE NOT DIMENSIONED ARE TO BE LOCATED FLUSH & SQUARE WITH THE EXISTING PARTITION OR CENTERLINE OF WINDOW MULLION AS SHOWN.
3. WALLS THAT APPEAR TO ALIGN DO ALIGN. WALLS THAT APPEAR CENTERED ON COLUMNS OR MULLIONS ARE CENTERED ON COLUMNS OR MULLIONS.
4. "ALIGN" MEANS TO ACCURATELY LOCATE THE FINISHED FACES IN THE SAME PLANE.
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7. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE.
8. DIMENSIONS LOCATING DOORS ARE TO FINISHED OPENING. UON.
9. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
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13. PER M1504.3 ANY NEW EXHAUST AIR SHALL VENT DIRECTLY TO EXTERIOR OF THE BUILDING.

FLOOR PLAN LEGEND

- MIN 50 CFM FAN, VENT TO OUTSIDE
- INTERMITTENT WHOLE HOUSE FAN - SEE COVER SHEET FOR SIZE & RUN TIME
- SMOKE/CO COMBO DETECTOR, INTERCONNECTED & HARD WIRED W/ BATTERY BACKUP

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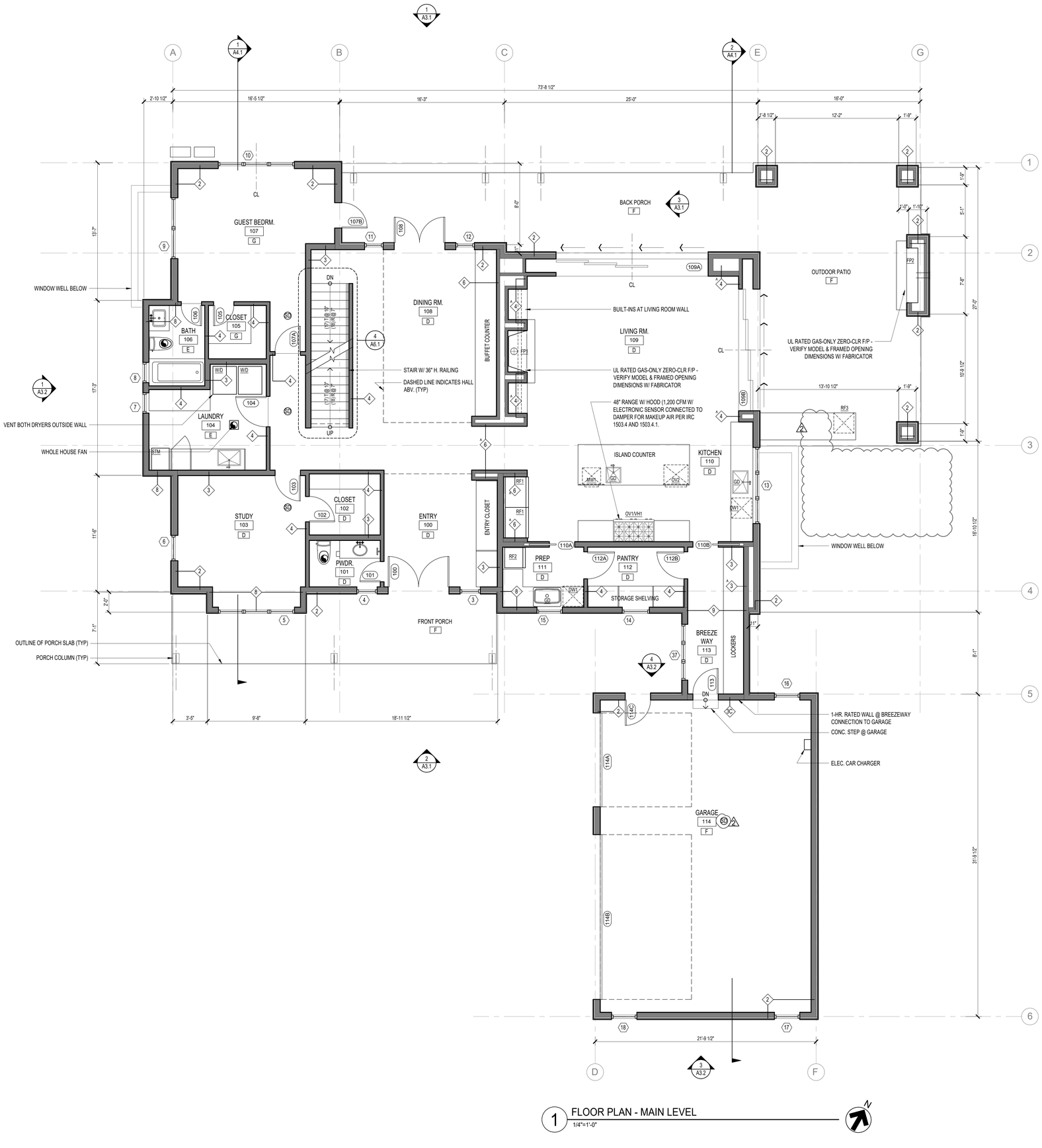
04/07/2024

BASEMENT FLOOR PLAN

A2.1



1 FLOOR PLAN - MAIN LEVEL
1/4"=1'-0"

FLOOR PLAN NOTES

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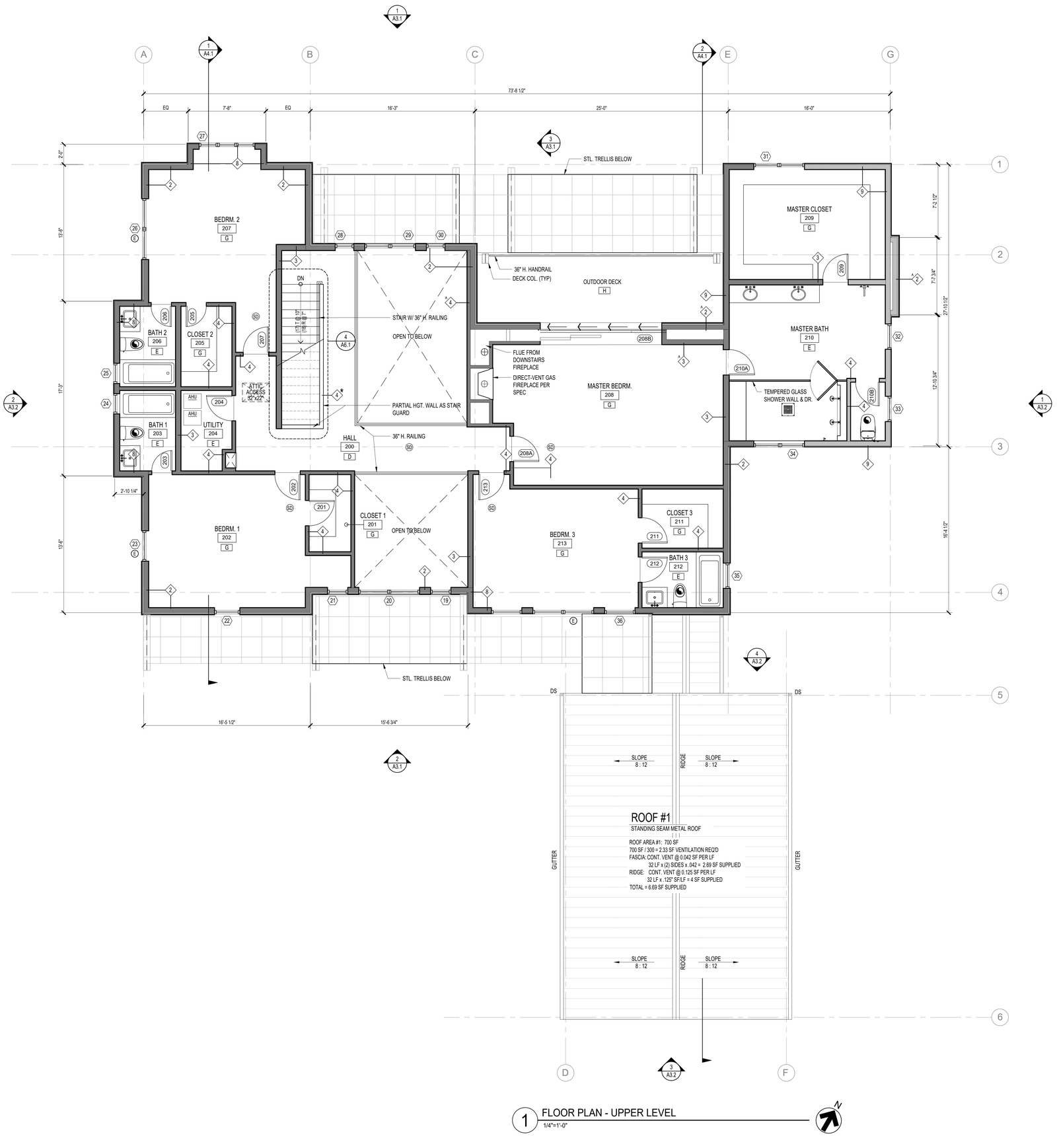
04/07/2024

MAIN LEVEL FLOOR PLAN

A2.2



1 FLOOR PLAN - UPPER LEVEL
1/4"=1'-0"

FLOOR PLAN NOTES

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FLOOR PLAN LEGEND

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- INTERMITTENT WHOLE HOUSE FAN - SEE COVER SHEET FOR SIZE & RUN TIME
- SD SMOKE/CO COMBO DETECTOR, INTERCONNECTED & HARD WIRED W/ BATTERY BACKUP
- E EGRESS WINDOW

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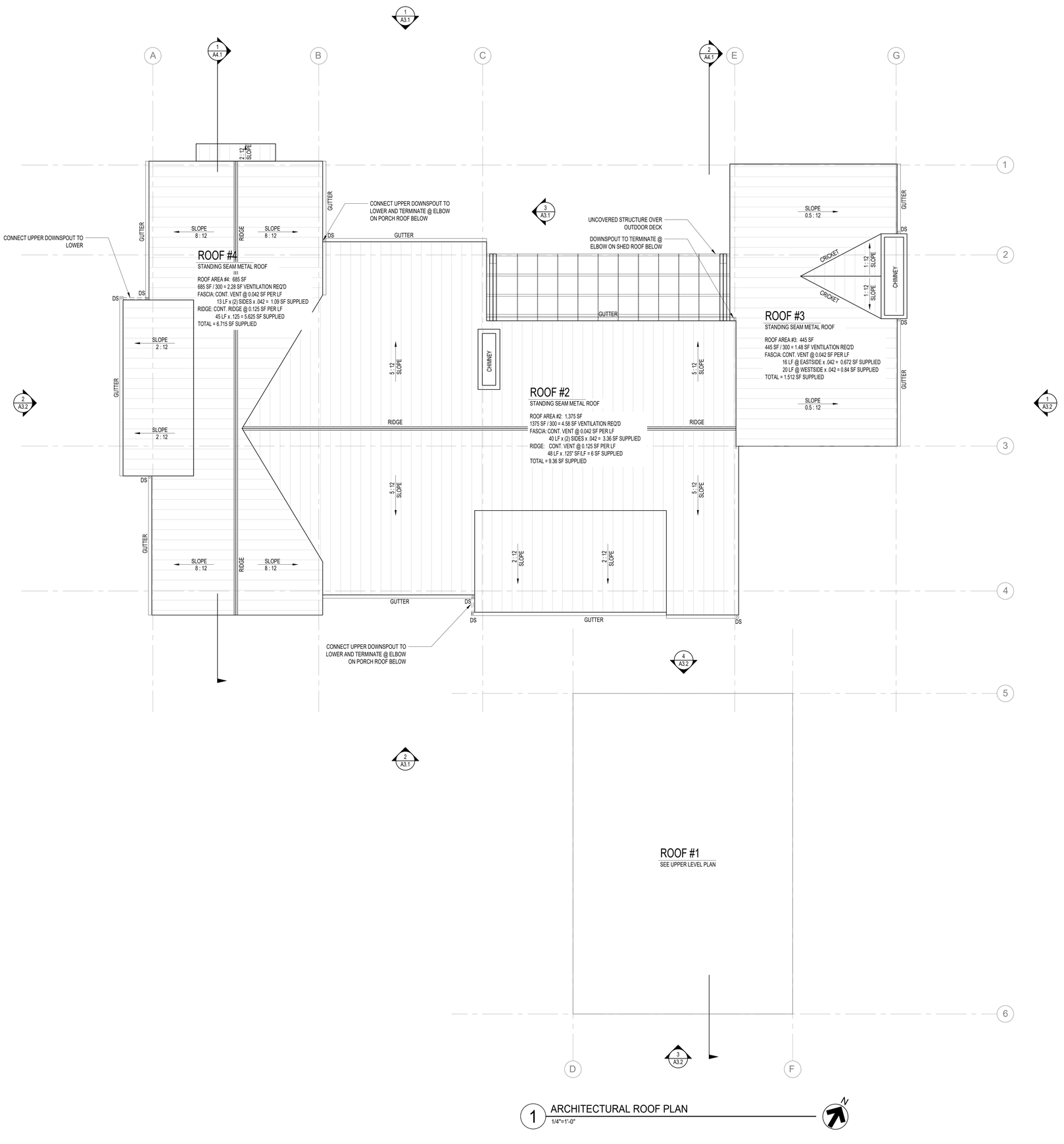
04/07/2024

UPPER LEVEL FLOOR PLAN

A2.3



1 ARCHITECTURAL ROOF PLAN
1/4"=1'-0"

ROOFING NOTES

1. ALL GUTTERS TO BE 4" DIA. HALF ROUND METAL. USE BRACKET CLIPS EVERY 24" O.C. ALONG LENGTH, 12" MAX. @ INSIDE CORNERS AND 8" MAX. FROM END CAPS.
2. GUTTERS, DOWNSPOUTS, ELBOWS, OUTLETS AND ASSOC. TRIM TO MATCH ROOFING.

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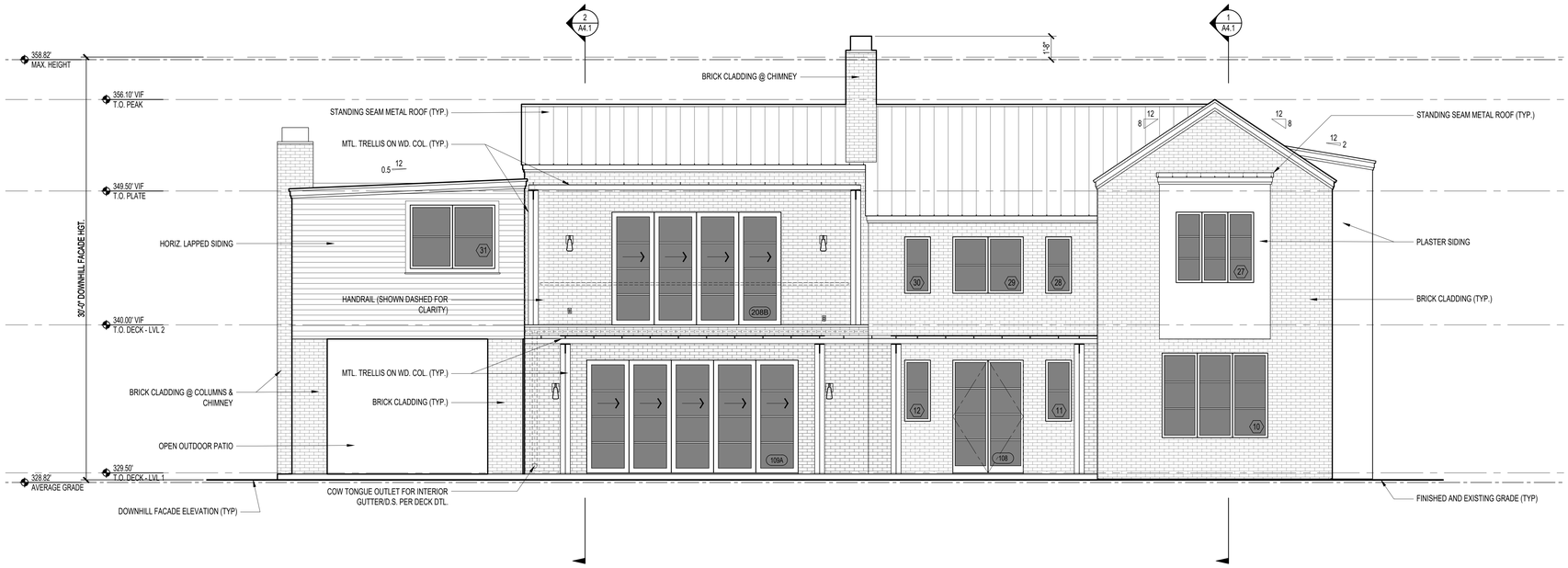
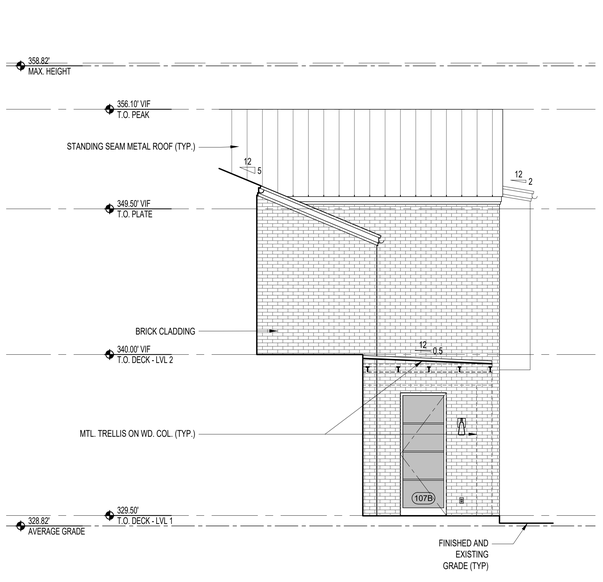
ROOF PLAN

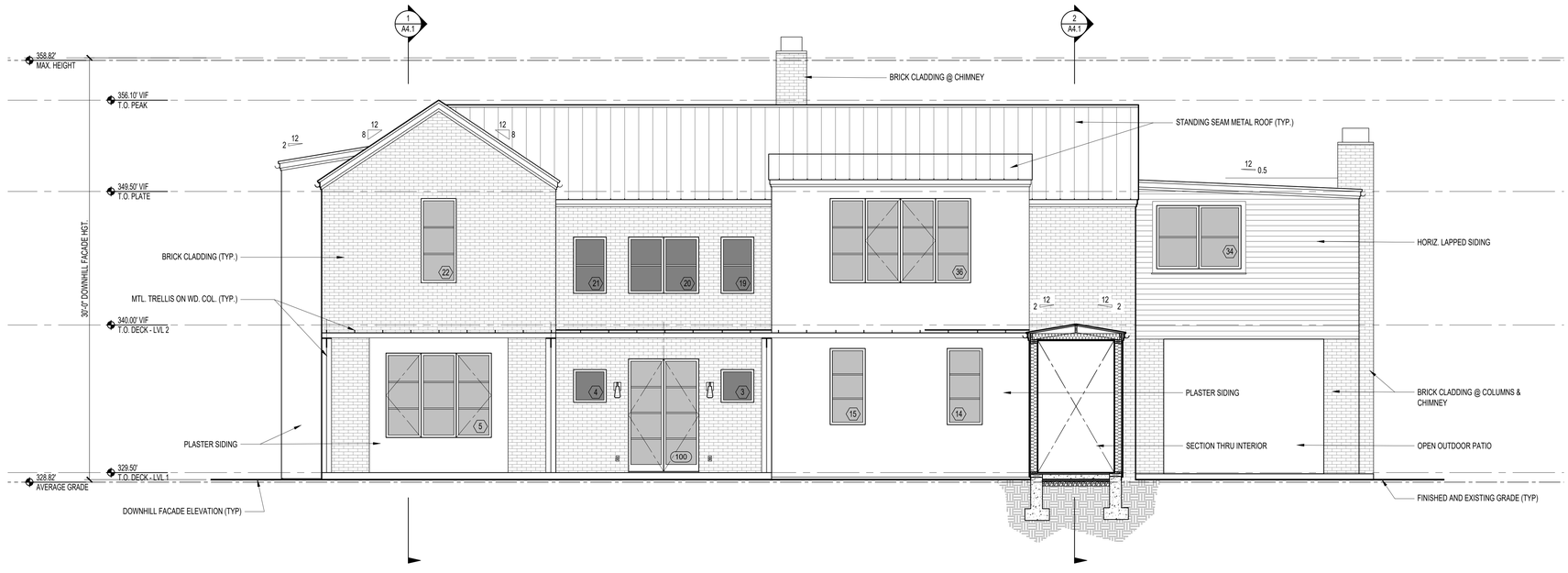
A2.4



1 PROPOSED ELEVATION - NORTH
1/4"=1'-0"



3 PROPOSED ELEVATION - EAST AT BACK PORCH
1/4"=1'-0"



2 PROPOSED ELEVATION - SOUTH
1/4"=1'-0"

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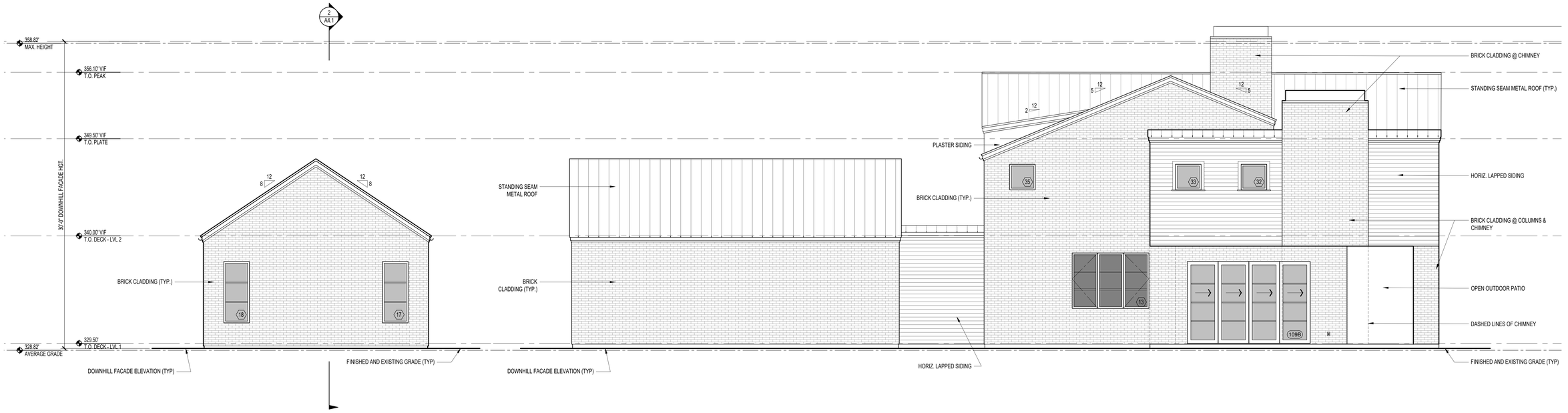
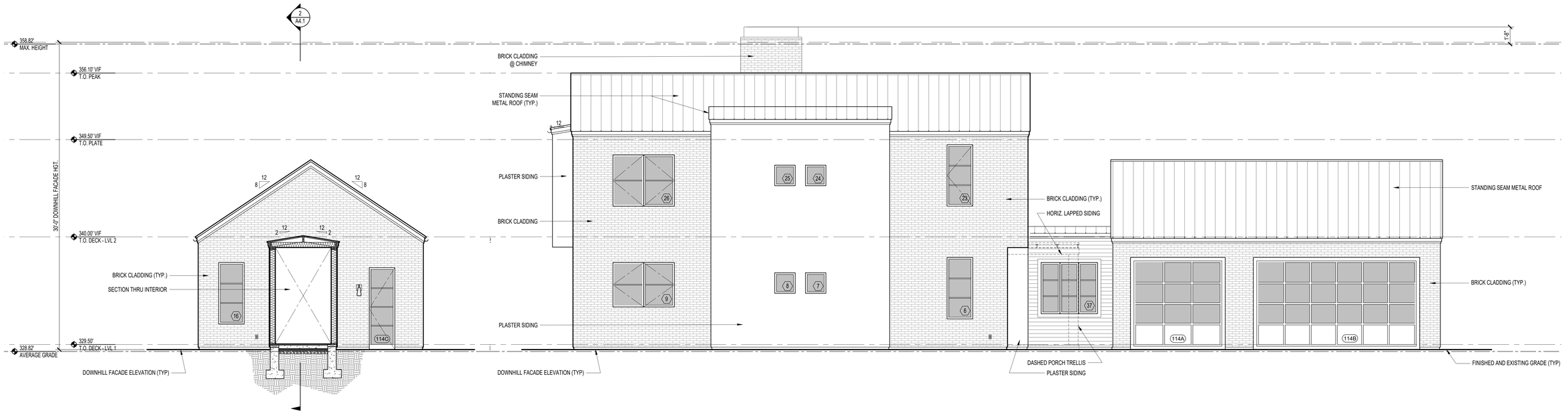
ELEVATIONS

A3.1



3 PROPOSED ELEVATION - GARAGE SOUTH
1/4"=1'-0"

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



4 PROPOSED ELEVATION - GARAGE NORTH
1/4"=1'-0"

2 PROPOSED ELEVATION - EAST
1/4"=1'-0"

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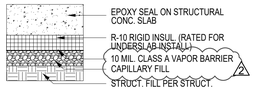
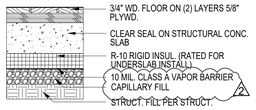
ELEVATIONS

A3.2

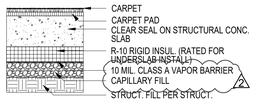
FLOOR ASSEMBLIES



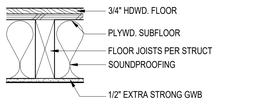
A EPOXY OVER CONCRETE



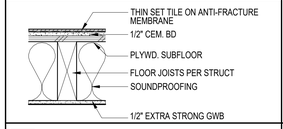
B WD. OVER CONCRETE



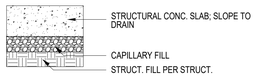
C CPT. OVER CONCRETE



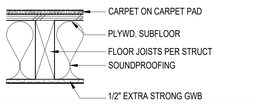
D WD. OVER WD. FRAMING



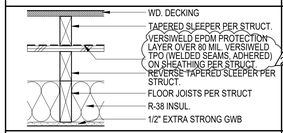
E TILE ON WD. FRAMING



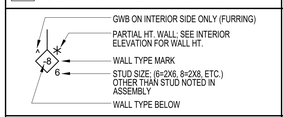
F CONCRETE SLAB ON GRADE



G CARPET ON WD. FRAMING

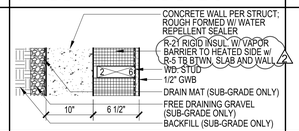


H DECK ON WD. FRAMING

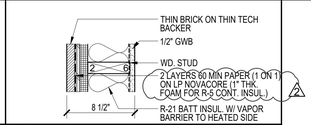


WALL TYPE KEY

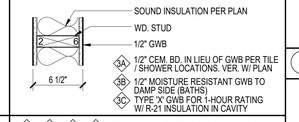
WALL ASSEMBLIES



1 EXT. CONCRETE FURR WALL

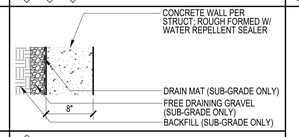


2 EXTERIOR BRICK ON FRAMING

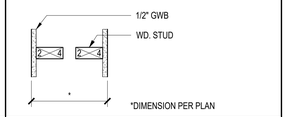


3 3A 3B 3C TYP. INTERIOR WALL

4 4A 4B TYP. INTERIOR WALL

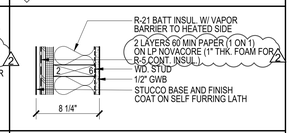


5 EXT. CONCRETE WALL

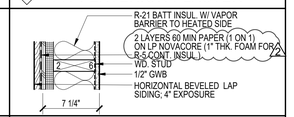


6 TYP. INTERIOR CAVITY WALL

7 NOT USED

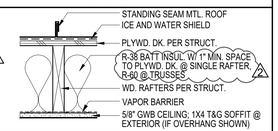


8 TYP. EXTERIOR PLASTER

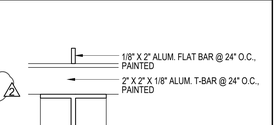


9 TYP. LAPPED SIDING

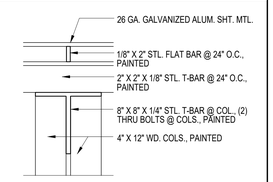
ROOF ASSEMBLIES



1 METAL PANEL ROOF

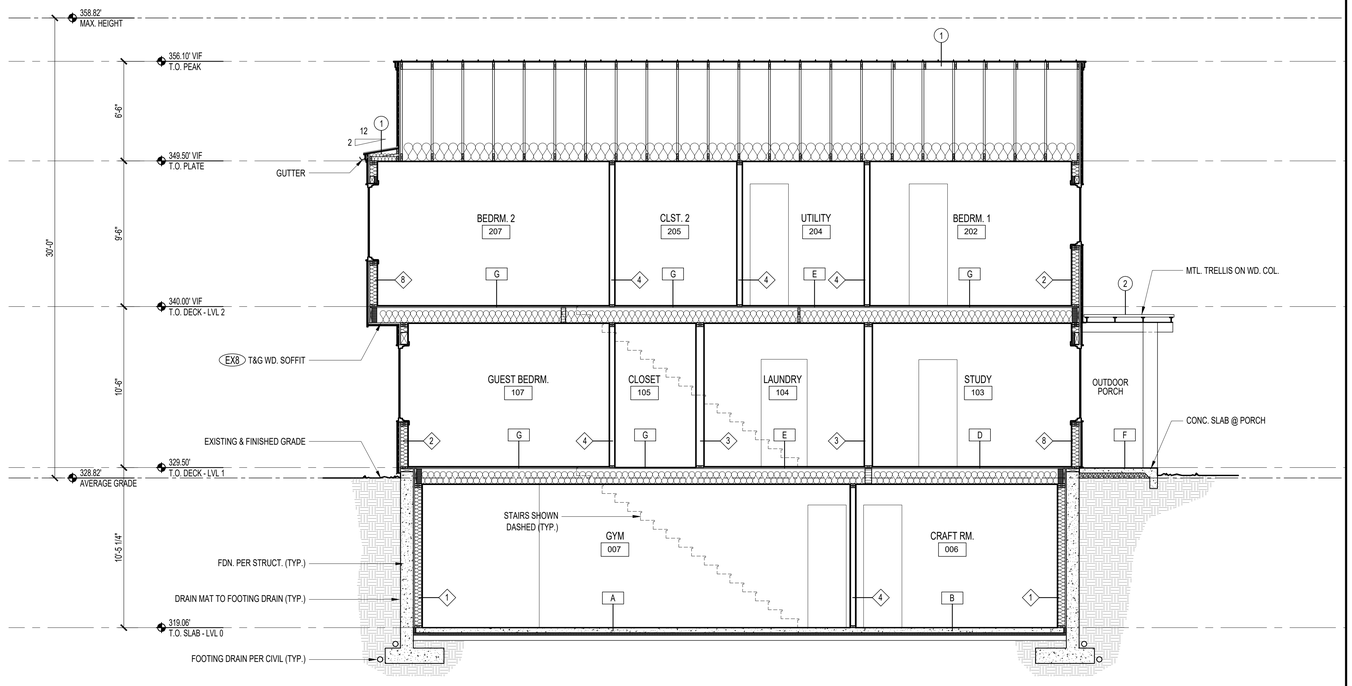


2 METAL TRELLIS

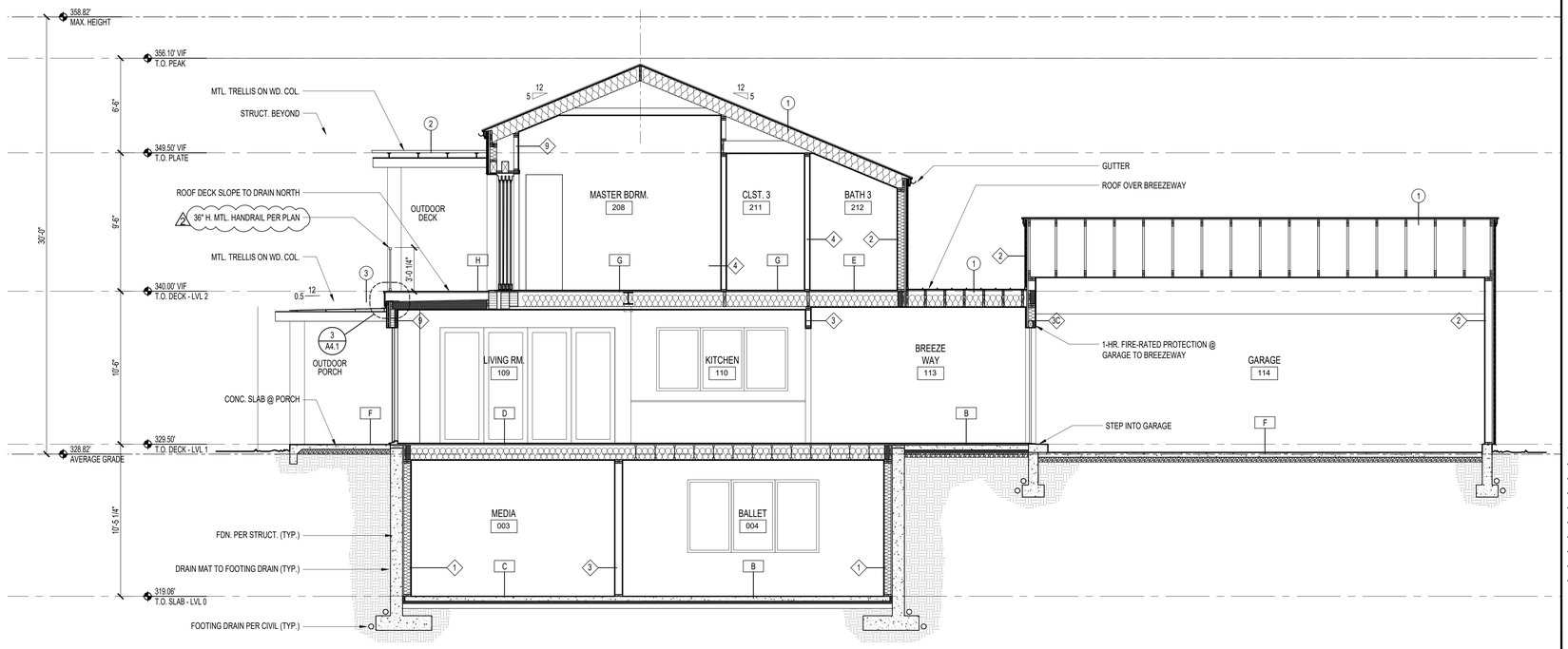


3 METAL TRELLIS (COVERED)

3 DETAIL @ DECK FASCIA
1 1/2"=1'-0"



1 BUILDING SECTION LOOKING EAST THROUGH GUEST SUITE
1/4"=1'-0"



2 BUILDING SECTION LOOKING EAST THROUGH BREEZEWAY
1/4"=1'-0"

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The Granbois Residence
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MERCER ISLAND, WA 98040
JA PROJECT NUMBER: 202314

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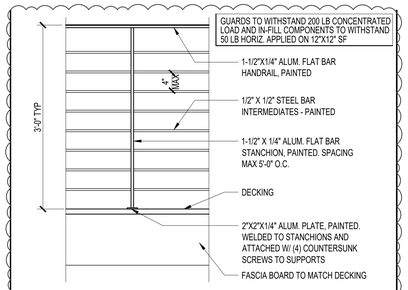
11224 REGISTERED ARCHITECT
HEATHER POGUE
STATE OF WASHINGTON

REVISION	DATE
1 PERMIT REVISION	04/29/24
2 PERMIT REVISION	08/14/24

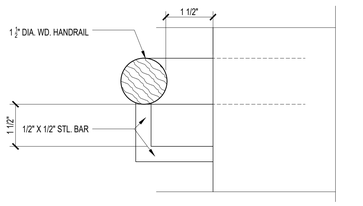
PERMIT SET
04/07/2024

BUILDING SECTIONS 1

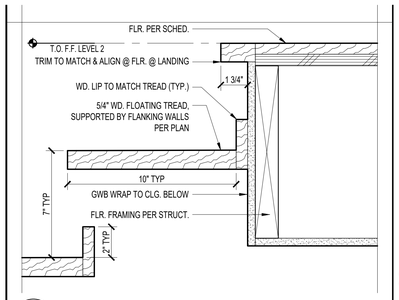
A4.1



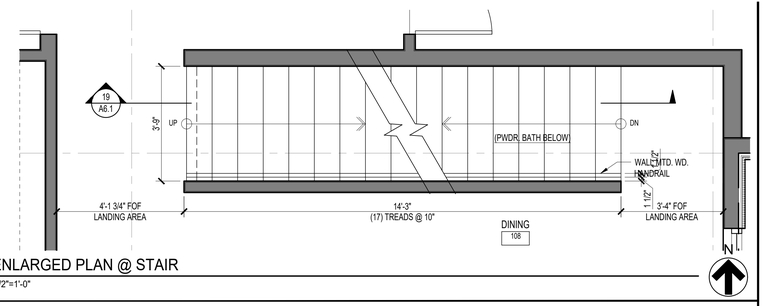
1 RAILING ELEVATION
1"=1'-0"



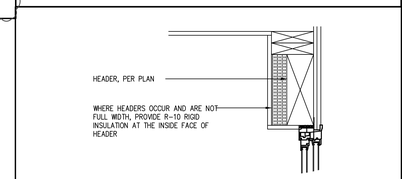
2 HANDRAIL DETAIL
1 1/2"=1'-0"



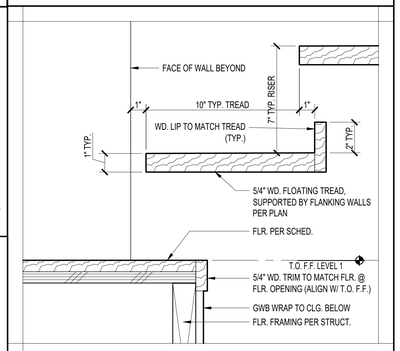
3 STAIR - CONNECTION @ UPPER LANDING
3"=1'-0"



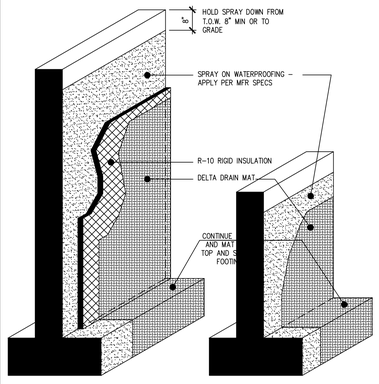
4 ENLARGED PLAN @ STAIR
1/2"=1'-0"



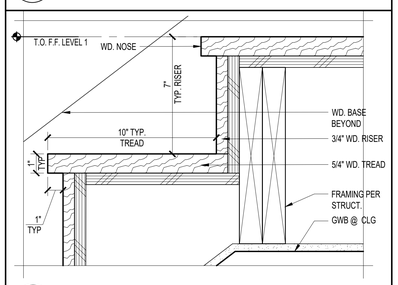
7 TYPICAL HEADER INSULATION
3/4"=1'-0"



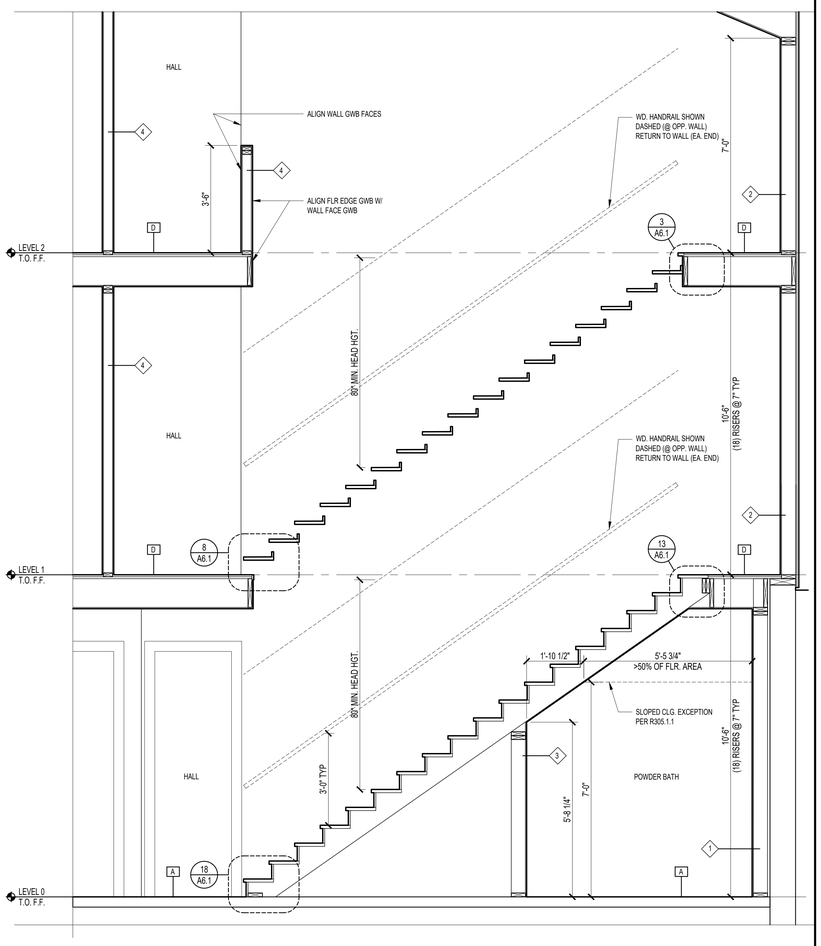
8 STAIR - CONNECTION @ MAIN LEVEL (ENTRY)
3"=1'-0"



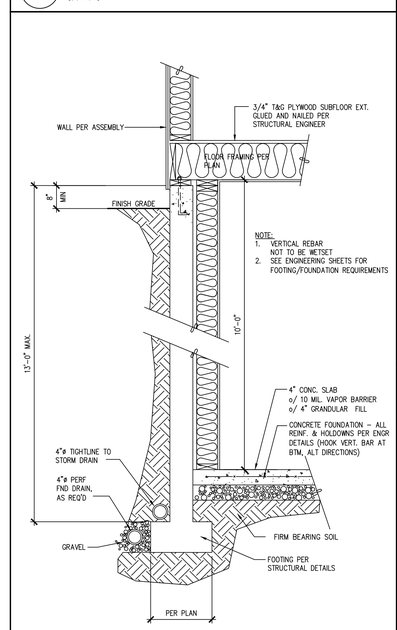
12 TYPICAL FOUNDATION
3/4"=1'-0"



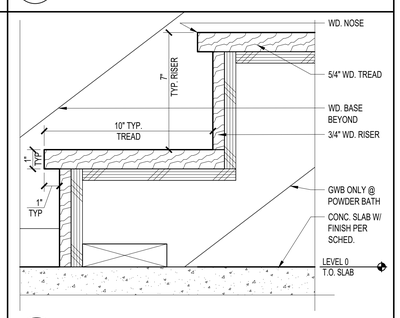
13 STAIR - CONNECTION @ MAIN LEVEL
3"=1'-0"



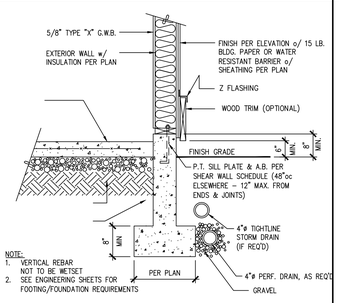
19 MAIN STAIR OVERALL SECTION
1/2"=1'-0"



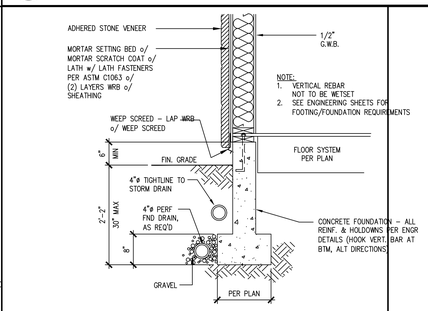
22 TYPICAL PONY WALL/FOUNDATION
3/4"=1'-0"



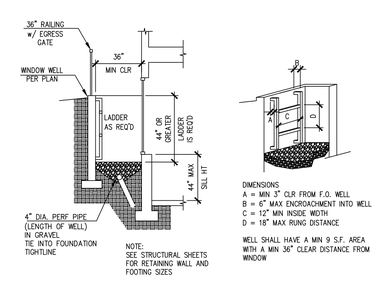
18 STAIR - CONNECTION @ BASEMENT LEVEL
3" = 1'-0"



23 TYPICAL GARAGE FOUNDATION
3/4"=1'-0"



24 TYPICAL BRICK VENEER DETAIL
3/4"=1'-0"



25 TYPICAL WINDOW WELL DETAIL
3/4"=1'-0"

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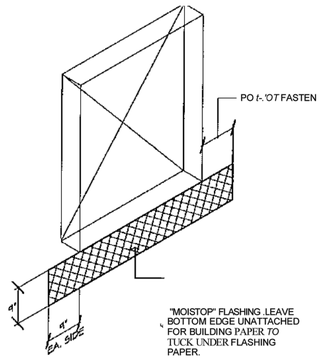
11224 REGISTERED ARCHITECT
HEATHER POGUE
STATE OF WASHINGTON

REVISION	DATE
1.	PERMIT REVISION . 04/29/24
2.	PERMIT REVISION . 08/14/24

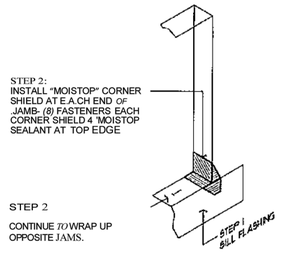
PERMIT SET
04/07/2024

STAIR DETAILS

A6.1



STEP: 1
INSTALLED BY FRAMER



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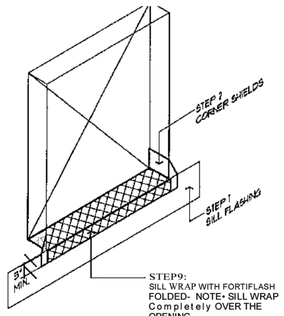

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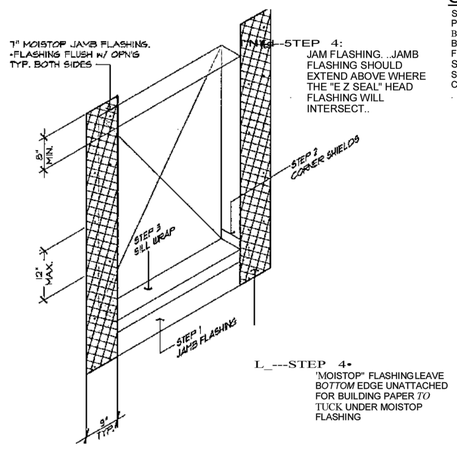

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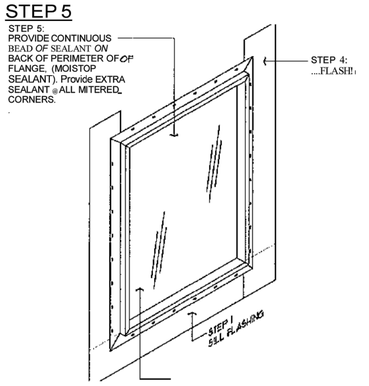

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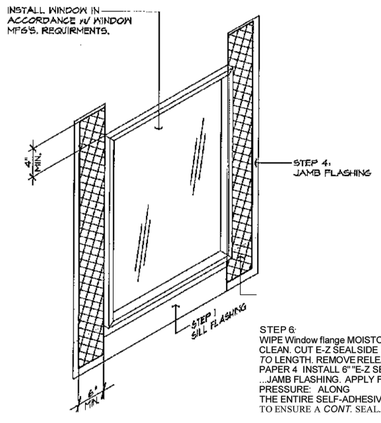

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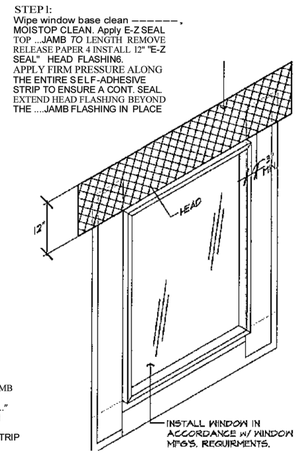

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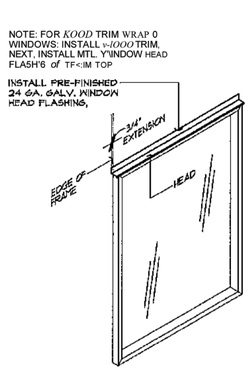

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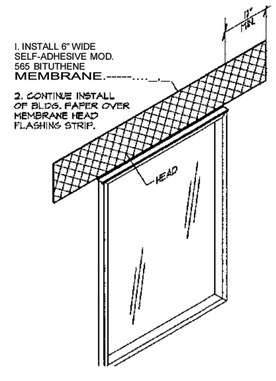

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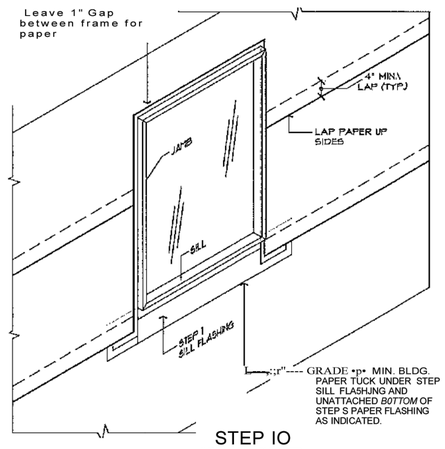

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11224 REGISTERED ARCHITECT
HEATHER POGUE
STATE OF WASHINGTON

REVISION	DATE
1	PERMIT REVISION 04/29/24
2	PERMIT REVISION 08/14/24

PERMIT SET
04/07/2024

DETAILS

A7.1

WINDOW SCHEDULE

MARK	ROOM	SIZE W	SIZE H	JAMB WIDTH	SILL HGT.	TYPE	FRAME MAT'L.	FRAME INT. FIN.	FRAME EXT. FIN.	T	E	REMARKS
1	GYM	(3) 3'-0"	5'-0"	6 9/16"	3-0"	W1	MTL. CL.	PT-1	PT-2			
2	BALLET	(3) 3'-0"	5'-0"	6 9/16"	3'-0"	W1	MTL. CL.	PT-1	PT-2			
3	ENTRY	2'-0"	2'-0"	6 9/16"	5'-0"	W2	MTL. CL.	PT-1	PT-2	T		
4	ENTRY	2'-0"	2'-0"	6 9/16"	5'-0"	W2	MTL. CL.	PT-1	PT-2	T		
5	STUDY	(3) 2'-6"	6'-0"	6 9/16"	2'-6"	W3	MTL. CL.	PT-1	PT-2			
6	STUDY	2'-6"	6'-0"	6 9/16"	2'-6"	W4	MTL. CL.	PT-1	PT-2			
7	LAUNDRY	2'-0"	2'-0"	6 9/16"	5'-0"	W2	MTL. CL.	PT-1	PT-2	T		
8	GUEST BATH	2'-0"	2'-0"	6 9/16"	5'-0"	W2	MTL. CL.	PT-1	PT-2	T		REF. DETAIL 20/A7.3 FOR TILE INTERIOR
9	GUEST BED	(2) 3'-0"	4'-4"	6 9/16"	3'-8"	W5	MTL. CL.	PT-1	PT-2			
10	GUEST BED	(3) 2'-6"	6'-0"	6 9/16"	2'-6"	W3	MTL. CL.	PT-1	PT-2			
11	DINING	1'-10"	4-4"	6 9/16"	3'-8"	W6	MTL. CL.	PT-1	PT-2	T		
12	DINING	1'-10"	4-4"	6 9/16"	3'-8"	W6	MTL. CL.	PT-1	PT-2	T		
13	KITCHEN	(3) 2'-6"	5'-0"	6 9/16"	3'-5"	W3	MTL. CL.	PT-1	PT-2			
14	PANTRY	2'-6"	5'-5"	6 9/16"	3'-5"	W4	MTL. CL.	PT-1	PT-2			
15	PREP	2'-6"	5'-5"	6 9/16"	3'-5"	W4	MTL. CL.	PT-1	PT-2			
16	GARAGE	2'-6"	6'-0"	6 9/16"	2'-0"	W4	MTL. CL.	PT-1	PT-2			
17	GARAGE	2'-6"	6'-0"	6 9/16"	2'-0"	W4	MTL. CL.	PT-1	PT-2			
18	GARAGE	2'-6"	6'-0"	6 9/16"	2'-0"	W4	MTL. CL.	PT-1	PT-2			
19	UPPER HALL	2'-0"	4'-0"	6 9/16"	2'-3"	W6	MTL. CL.	PT-1	PT-2			
20	UPPER HALL	(2) 2'-6"	4'-0"	6 9/16"	2'-3"	W7	MTL. CL.	PT-1	PT-2			
21	UPPER HALL	2'-0"	4'-0"	6 9/16"	2'-3"	W6	MTL. CL.	PT-1	PT-2			
22	BEDRM. 1	2'-6"	6'-0"	6 9/16"	3'-0"	W4	MTL. CL.	PT-1	PT-2			
23	BEDRM. 1	2'-6"	6'-0"	6 9/16"	3'-0"	W8	MTL. CL.	PT-1	PT-2		E	
24	BATH 1	2'-0"	2'-0"	6 9/16"	5'-0"	W2	MTL. CL.	PT-1	PT-2	T		REF. DETAIL 20/A7.3 FOR TILE INTERIOR
25	BATH 2	2'-0"	2'-0"	6 9/16"	5'-0"	W2	MTL. CL.	PT-1	PT-2	T		REF. DETAIL 20/A7.3 FOR TILE INTERIOR
26	BEDRM. 2	(2) 3'-0"	4'-4"	6 9/16"	3'-8"	W5	MTL. CL.	PT-1	PT-2		E	
27	BEDRM. 2			6 9/16"			MTL. CL.	PT-1	PT-2			
28	UPPER HALL	1'-10"	4'-0"	6 9/16"	2'-3"	W6	MTL. CL.	PT-1	PT-2			
29	UPPER HALL	(2) 2'-6"	4'-0"	6 9/16"	2'-3"	W7	MTL. CL.	PT-1	PT-2			
30	UPPER HALL	1'-10"	4'-0"	6 9/16"	2'-3"	W6	MTL. CL.	PT-1	PT-2			
31	MSTR. CLST.	(2) 3'-0"	4'-6"	6 9/16"	4'-0"	W7	MTL. CL.	PT-1	PT-2			
32	MSTR. BATH	2'-6"	2'-6"	6 9/16"	4'-6"	W2	MTL. CL.	PT-1	PT-2			
33	MSTR. BATH	2'-6"	2'-6"	6 9/16"	4'-6"	W2	MTL. CL.	PT-1	PT-2			
34	MSTR. BATH	(2) 3'-0"	4'-6"	6 9/16"	4'-0"	W7	MTL. CL.	PT-1	PT-2	T		REF. DETAIL 20/A7.3 FOR TILE INTERIOR
35	BATH 3	2'-6"	2'-0"	6 9/16"	4'-6"	W2	MTL. CL.	PT-1	PT-2	T		REF. DETAIL 20/A7.3 FOR TILE INTERIOR
36	BEDRM. 3			6 9/16"			MTL. CL.	PT-1	PT-2		E	
37	BREEZEWAY	(3) 1'-10"	5'-0"	6 9/16"	3'-0"	W3	MTL. CL.	PT-1	PT-2			

DOOR SCHEDULE

MARK	ROOM	SIZE W (FIN. OPNG. U.O.N.)	SIZE H	SIZE THK.	JAMB WIDTH	TYPE	DR.	FRAME	FINISH DR. INT.	FINISH DR. EXT.	FINISH FRM. INT.	FINISH FRM. EXT.	HDWR.	T	REMARKS
001	PWDR. BATH	2'-4"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-1		
003	MEDIA	3'-0"	8'-0"	1 1/2"	6 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
004	BALLET	(2) 4'-0"	8'-0"	1 1/2"	6 9/16"	B	WD.	WD.	-	-	-	-	HW-3		EACH DOOR 2" WIDER THAN OPENING (FOR POCKET)
006	CRAFT	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
007	GYM	2'-6"	8'-0"	1 1/2"	6 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
100	ENTRY	(2) 3'-0"	8'-0"	2 1/4"	6 9/16"	C	MTL./GL.	MTL.	-	-	-	-	HW-4	T	
101	PWDR. MAIN	2'-0"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-1		
102	STUDY CLST.	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-5		
103	STUDY	2'-6"	8'-0"	1 1/2"	6 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
104	LAUNDRY	3'-0"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
105	GUEST CLST.	2'-0"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
106	GUEST BATH	2'-0"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-1		
107A	GUEST BED	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
107B	GUEST BED	2'-6"	8'-0"	2 1/4"	6 9/16"	D	MTL. CL./GL.	MTL. CL.	PT-4	PT-2	PT-4	PT-2	HW-6	T	
108	DINING	(2) 2'-6"	8'-0"	2 1/4"	6 9/16"	C	MTL. CL./GL.	MTL. CL.	PT-4	PT-2	PT-4	PT-2	HW-4	T	
109A	LIVING	(5) 3'-0"	8'-0"	2 1/4"	6 9/16"	E	MTL./GL.	MTL.	PT-4	PT-3	PT-4	PT-3	HW-7	T	LCD-M-20-01532-00001 2
109B	LIVING	(4) 3'-0"	8'-0"	2 1/4"	6 9/16"	E	MTL./GL.	MTL.	PT-4	PT-3	PT-4	PT-3	HW-7	T	LCD-M-20-01532-00001
110A	KITCHEN	2'-6"	8'-0"	1 1/2"	6 9/16"	F	WD.	WD.	-	-	-	-	HW-8		DOOR 2" WIDER THAN OPENING (FOR POCKET)
110B	KITCHEN	2'-6"	8'-0"	1 1/2"	6 9/16"	F	WD.	WD.	-	-	-	-	HW-8		DOOR 2" WIDER THAN OPENING (FOR POCKET)
112A	PANTRY	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
112B	PANTRY	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
113	BREEZEWAY	2'-6"	8'-0"	1 1/2"	6 9/16"	G	WD.	WD.	-	-	-	-	HW-9		20-MIN. RATED, SELF-LATCHING & SELF-CLOSER 2
114A	GARAGE	9'-3"	9'-0"	2"	6 9/16"	H	AL./GL.	AL.	PT-5	PT-5	PT-5	PT-5	HW-10	T	
114B	GARAGE	16'-3"	9'-0"	2"	6 9/16"	H	AL./GL.	AL.	PT-5	PT-5	PT-5	PT-5	HW-10	T	
114C	GARAGE	2'-6"	8'-0"	2 1/4"	6 9/16"	D	MTL. CL./GL.	MTL. CL.	PT-4	PT-2	PT-4	PT-2	HW-9	T	
201	CLOSET 1	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
202	BEDRM. 1	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
203	BATH 1	2'-0"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-1		
204	UTILITY	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
205	CLOSET 2	2'-0"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
206	BATH 2	2'-0"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-1		
207	BEDRM. 2	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
208A	MSTR. BD.	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
208B	MSTR. BD.	(4) 3'-0"	8'-0"	2 1/4"	6 9/16"	E	MTL./GL.	MTL.	PT-4	PT-3	PT-4	PT-3	HW-7	T	LCD-M-20-01532-00001 2
209	MSTR.CLST.	2'-6"	8'-0"	1 1/2"	6 9/16"	A	WD.	WD.	-	-	-	-	HW-11		
210A	MSTR. BATH	2'-6"	8'-0"	1 1/2"	6 9/16"	A	WD.	WD.	-	-	-	-	HW-1		
210B	MSTR. BATH	2'-4"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-1		
211	CLOSET 3	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		
212	BATH 3	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-1		
213	BEDRM. 3	2'-6"	8'-0"	1 1/2"	4 9/16"	A	WD.	WD.	-	-	-	-	HW-2		

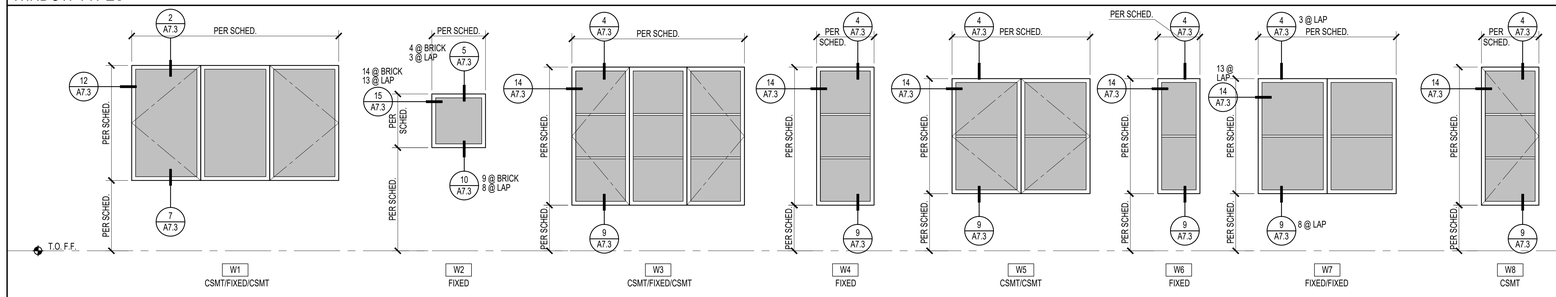
GENERAL WNDW./DR. NOTES

1. REFER TO SCHEDULE FOR JAMB THICKNESS.
2. VERIFY CASEMENT SWING DIRECTION & SLIDING POCKET DOOR OPERATION W/ EXTERIOR ELEVATIONS/PLANS.
3. (T) INDICATES TEMPERED GLASS.
4. (E) INDICATES EGRESS WINDOW.
5. VERTICAL GLAZING & EXTERIOR SWING DOORS: ALL UNITS TO BE SIERRA PACIFIC METAL CLAD SERIES. LOW-E 366 DUAL GLAZING TO ACHIEVE 0.25 U-FACTOR OR BETTER. 2
6. POCKET SLIDING DOORS: ALL UNITS TO BE LA CANTINA CONTEMPORARY METAL CLAD SERIES. LOW-E 366 DUAL GLAZING TO ACHIEVE 0.25 U-FACTOR OR BETTER.
7. EGRESS WINDOWS TO CONFORM TO THE FOLLOWING:
   - -44" MAX. HT. FROM F.F. TO SILL
   - -5.7 S.F. NET CLEAR OPENING
   - -24" CLR. MIN. HT
   - -20" CLR. MIN. WIDTH
8. ALL INTERIOR DOORS & FRAMES TO BE PT-4, U.N.O.

WNDW./DR. FINISH NOTES

MTL. CL.	METAL CLAD PER MANUF.
GL.	GLAZING (SEE NOTES ABV. FOR SPEC)
AL.	EXTRUDED ALUMINUM PER MANUF.
WD.	SOLID WD. DR. & FRAMES PER DR. MANUF.
PT-1	TO MATCH P1 IN FINISH SCHED. (SEMI-GLOSS) (COLOR FOR WNDW. & DR. MANUF. PRIMED INTERIOR)
PT-2	SEA-WOLF #044 (MANUF. APPLIED COLOR FOR METAL CLAD)
PT-3	SANDSTONE (MANUF. APPLIED COLOR FOR METAL CLAD DR.)
PT-4	TO MATCH ADJ. WALL PER INT. ELEVS. (SEMI-GLOSS) (COLOR FOR INTERIOR DOORS & FRAMES)
PT-5	TO MATCH WINDOW FRAME CLAD COLOR (MANUF. APPLIED COLOR FOR ALUMINUM)

WINDOW TYPES



DOOR TYPES

JEUNESSE ARCHITECTS
7511 GREENWOOD AVE N #4119 SEATTLE, WA 98103
P: 206.457.7961 | www.jeunessedirect.com

The Granbois Residence
8440 SE 62nd Street
MERCER ISLAND, WA 98040
JA PROJECT NUMBER: 202314

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11224 REGISTERED ARCHITECT
HEATHER POGUE
STATE OF WASHINGTON

REVISION	DATE
1 PERMIT REVISION	04/29/24
2 PERMIT REVISION	08/14/24

PERMIT SET
04/07/2024

DOOR / WDNW SCHEDULES 1

A7.2

GRANBOIS RESIDENCE

S230110-1

PROJECT INFORMATION

PROJECT ADDRESS
8440 SE 82ND ST
MERCER ISLAND, WA 98040

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CONTACT: MANS THURFJELL, PE

CODES

1 ENGINEERED PER:
2021 (IRC) INTERNATIONAL RESIDENTIAL CODE
2021 (IBC) INTERNATIONAL BUILDING CODE

SHEET INDEX

COVER SHEET...S-0
STRUCTURAL GENERAL NOTES...S-1
FOUNDATION PLAN...S-2
BASEMENT WALL FRAMING AND SHEAR WALL PLAN...S-3
FIRST FLOOR FRAMING PLAN...S-4
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-5
SECOND FLOOR FRAMING PLAN...S-6
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-7
ROOF FRAMING PLAN...S-8

STRUCTURAL DETAILS...SD-1
STRUCTURAL DETAILS...SD-2
STRUCTURAL DETAILS...SD-3

MANS R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE	8/23/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 08/23/2024

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

DESCRIPTION
COVER SHEET

SHEET
S-0

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

CODE: 2021 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY.

ROOF .....1.....25 PSF SNOW (GROUND)

FLOORS

RESIDENTIAL.....40 PSF

BALCONY/DECK.....60 PSF

BASIC WIND SPEED .....100 MPH, EXPOSURE B, KZT=1.90

SEISMIC

MAPPED SPECTRAL ACCELERATION, Ss..... 1.64

MAPPED SPECTRAL ACCELERATION, S1..... 0.62

SOIL SITE CLASS.....D

GENERAL CONDITIONS

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

FOUNDATION

1. FOUNDATION DESIGN PARAMETERS ASSUMED PER REPORT PROVIDED BY GEOTECH CONSULTANTS DATED 2/28/23:
   - FOOTING BEARING PRESSURE: 3500 PSF
   - LATERAL EARTH PRESSURE:
     - ACTIVE: 35 PCF (FREE) H*10 PCF (RESTRAINED)
     - PASSIVE: 300 PCF
     - COEFFICIENT OF BASE FRICTION: 0.5
2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
3. ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

CONCRETE

1. REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
   MINIMUM CONCRETE STRENGTH (28 DAYS):
   - FOOTINGS AND STEM WALLS.....2,500 PSI - 5 SACK MIX
   - BASEMENT FOUNDATION RETAINING WALLS.....2,500 PSI - 5.5 SACK MIX
   - SLAB-ON-GRADE.....2,500 PSI - 5 SACK MIX
   - SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.....3,000 PSI - 5.5 SACK MIX

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

REINFORCING STEEL

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

STRUCTURAL AND MISC. STEEL

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

STRUCTURAL STEEL WELDING

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

DIMENSIONAL LUMBER

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.
2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:
   - WALL STUDS: 2x, HF STUD GRADE, 3x HF #2
   - WALL PLATES: 2x HF STANDARD GRADE
   - 2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION
   - JOISTS: 2x6 HF STUD GRADE
   - 2x8 AND UP HF #2
   - BEAMS, HEADERS: 6x DF#2; 4x DF#2, WWPA GRADING.
   - POSTS: 4x, 6x, DF #2
   - LUMBER NOT NOTED TO BE HF #2.
3. PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
5. CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
6. BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
7. NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
8. PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 ¼"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 ½"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 ¾",3 ½"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X61	½"
(1.5E)	WALL STUD > 2X6	1 ½"
MICROLLAM LVL (1.9E)	HEADER, BEAM	1 ¾"
PARALLAM PSL (2.2E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

WOOD STRUCTURAL CONNECTIONS

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

BRICK VENEER ANCHORAGE

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

GLU-LAMINATED TIMBER

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

WOOD SHEATHING

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

SHOP DRAWINGS AND SUBMITTALS

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

INSPECTIONS

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

ALTERNATES:

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

SETTLEMENT SHRINKAGE:

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

JOBSITE SAFETY:

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

ABBREVIATIONS

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

MANO R. THURFJELL
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PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE 8/23/24		

PROJECT NAME

GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER

S230110-1

DRAWN BY - MR

CHECKED BY - MRT

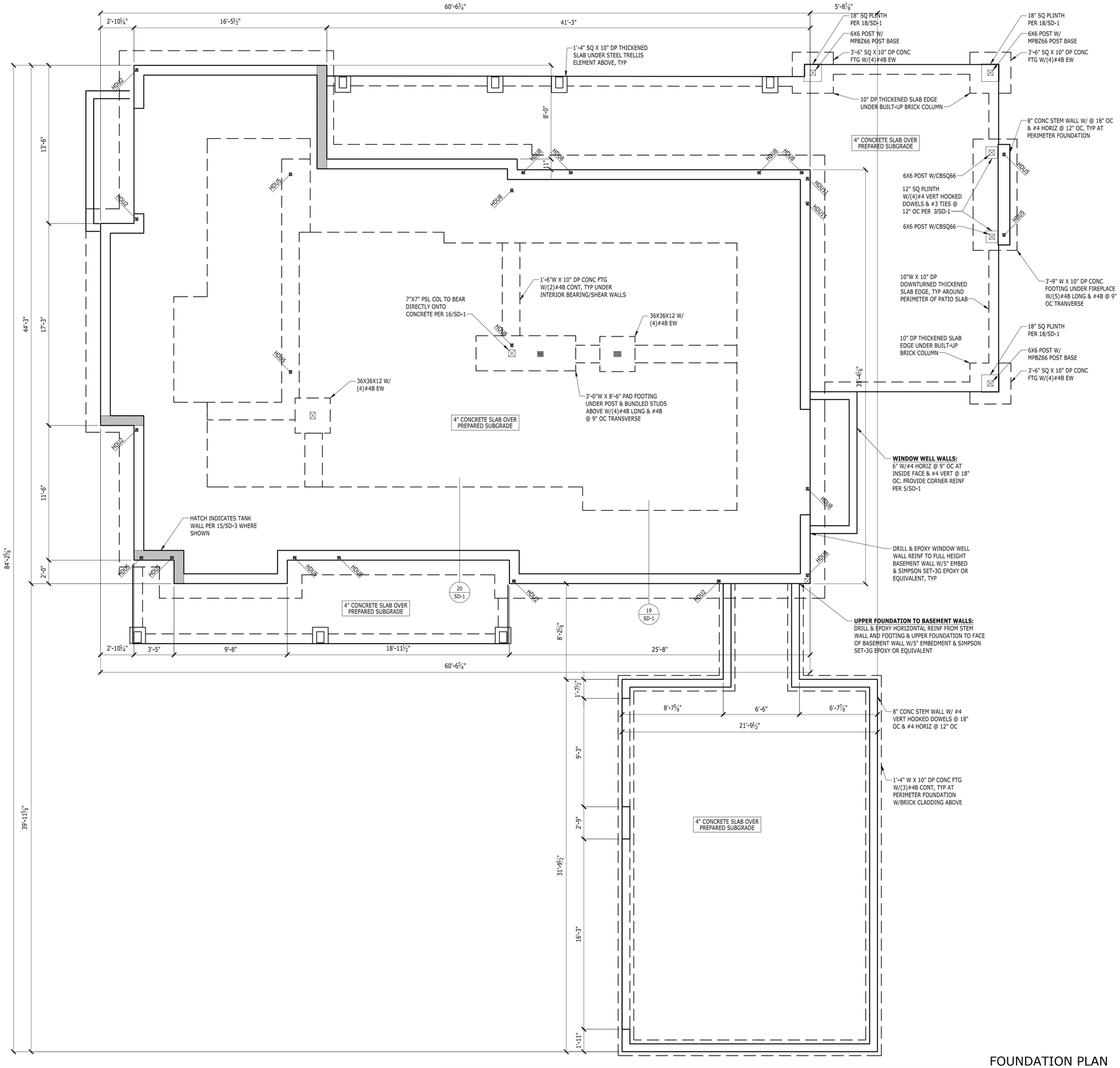
SHEET DATE - 08/23/2024

SCALE

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

DESCRIPTION: STRUCTURAL GENERAL NOTES

SHEET: S-1



FOUNDATION PLAN

FOUNDATION NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
3. VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMODATE 3X SILL PLATE.
4. FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
5. PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
6. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
7. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
8. HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"X3"X1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
9. CJ INDICATES CONTROL JOINT.
10. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
11. EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
12. TYPICAL DETAILS:
    - 1/SD-1 TYP STEMWALL
    - 2/SD-1 TYP STEM WALL W/BRICK
    - 4/SD-1 TYP FOOTING STEP
    - 5/SD-1 TYP CORNER BARS REQ'T
    - 7/SD-1 TYP CONSTRUCTION JOINT
    - 8/SD-1 TYP BAR BEND AND HOOK DETAIL
    - 11/SD-1 TYP HOLDOWN INSTALLATION
    - 12/SD-1 TYP PONY WALL DETAIL

HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

FOUNDATION LEGEND

- - INDICATES STEP AT T/FOUNDATION
- - INDICATES STEP AT B/FOUNDATION
- - TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- - HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
  (STHD14 (EXAMPLE))
- - FOOTING CENTERED ON POST (L X W X T)
  (24 X 24 X 10 (EXAMPLE))

MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
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PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

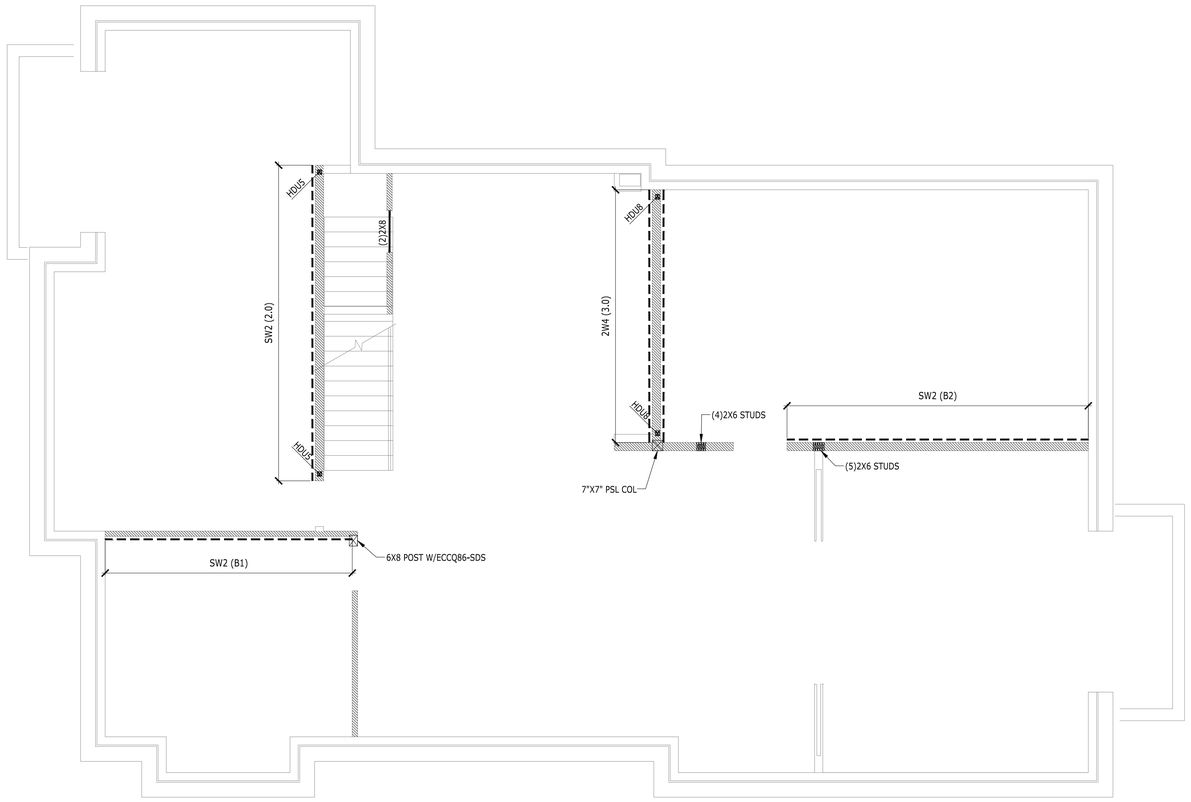
DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 08/23/2024

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

DESCRIPTION
FOUNDATION PLAN
SHEET
S-2



BASEMENT WALL FRAMING AND SHEAR WALL PLAN

WALL FRAMING AND SHEAR WALL NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.
5. EXTERIOR WALL STUDS SHALL BE 2X6 @ 16"O.C. (≤10'), 2X6 @ 12"O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16"O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
6. PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
8. ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
10. SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
14. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
15. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
17. TYPICAL DETAILS:

- 11/SD-1 TYP HOLDOWN INSTALLATION
- 12/SD-1 TYP PONY WALL DETAIL
- 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
- 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
- 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
- 11/SD-2 TYP NON-BEARING WALL FRAMING
- 16/SD-2 TYP TOP PLATE SPLICE
- 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
- 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
- 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

STHD14 (EXAMPLE) - HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)

- INTERIOR BEARING WALL

#K / #J - INDICATES THE NUMBER OF KING AND JACK STUDS

- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)

CS16 - HORIZONTAL STRAP (EXAMPLE)

- HEADER

SW6 (A.1) - SHEAR WALL CALLOUT
- REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
- REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE

3 1/8" X 9" GLB (FH-5) - EXAMPLE
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- BEAM OR TRUSS MEMBER

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

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

MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE	8/23/24	

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8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

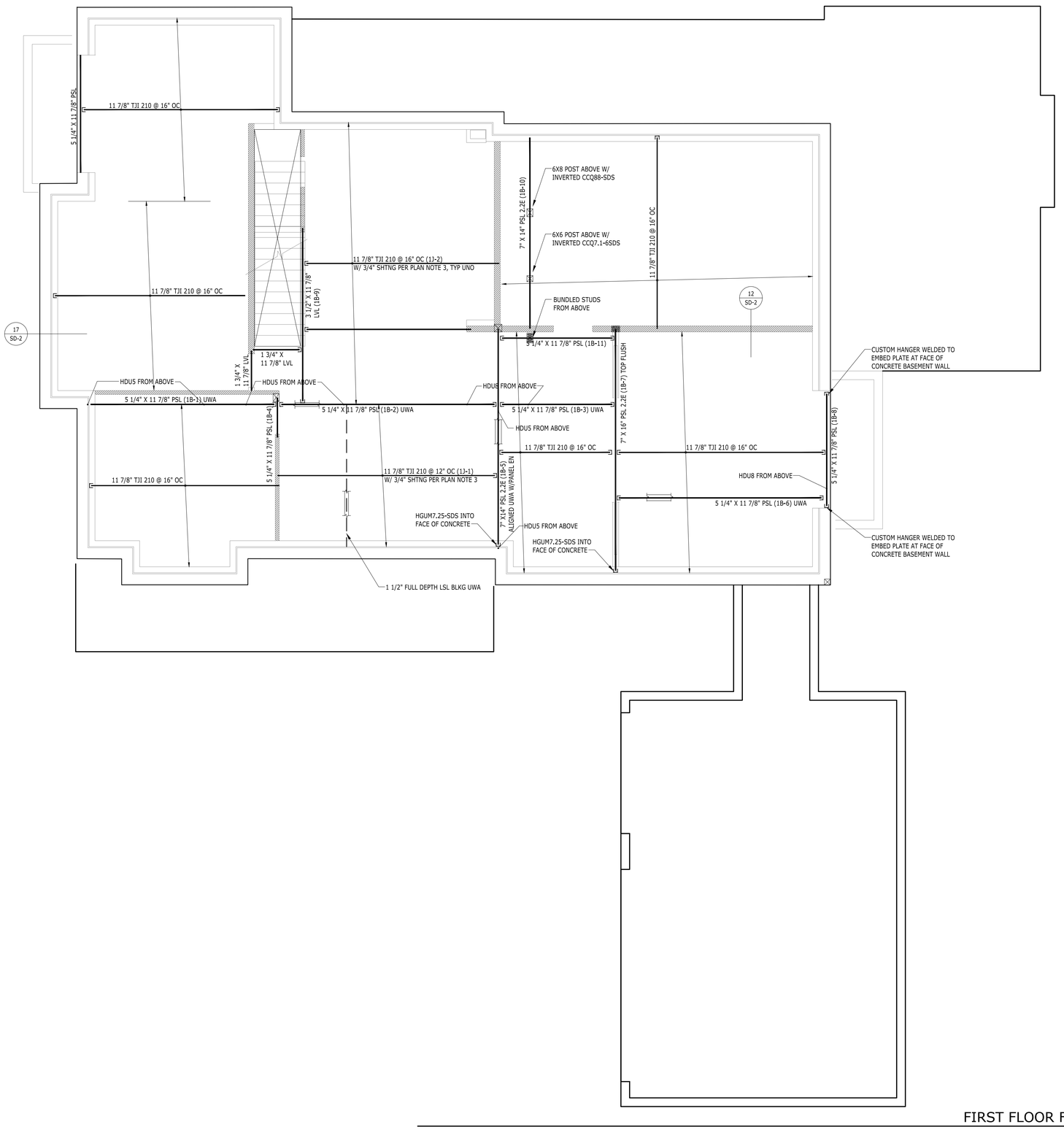
CHECKED BY - MRT

SHEET DATE - 08/23/2024

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

DESCRIPTION: BASEMENT WALL FRAMING AND SHEAR WALL PLAN

SHEET: S-3

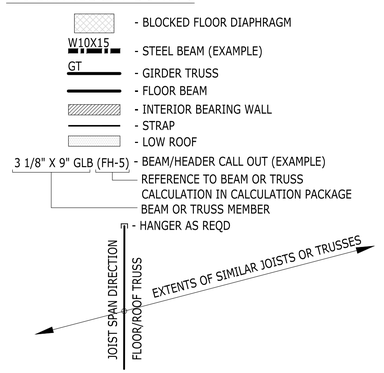


FIRST FLOOR FRAMING PLAN

FLOOR FRAMING NOTES

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

FRAMING LEGEND



TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

MARC R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE	8/23/24	

PROJECT NAME

GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER

S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 08/23/2024

SCALE

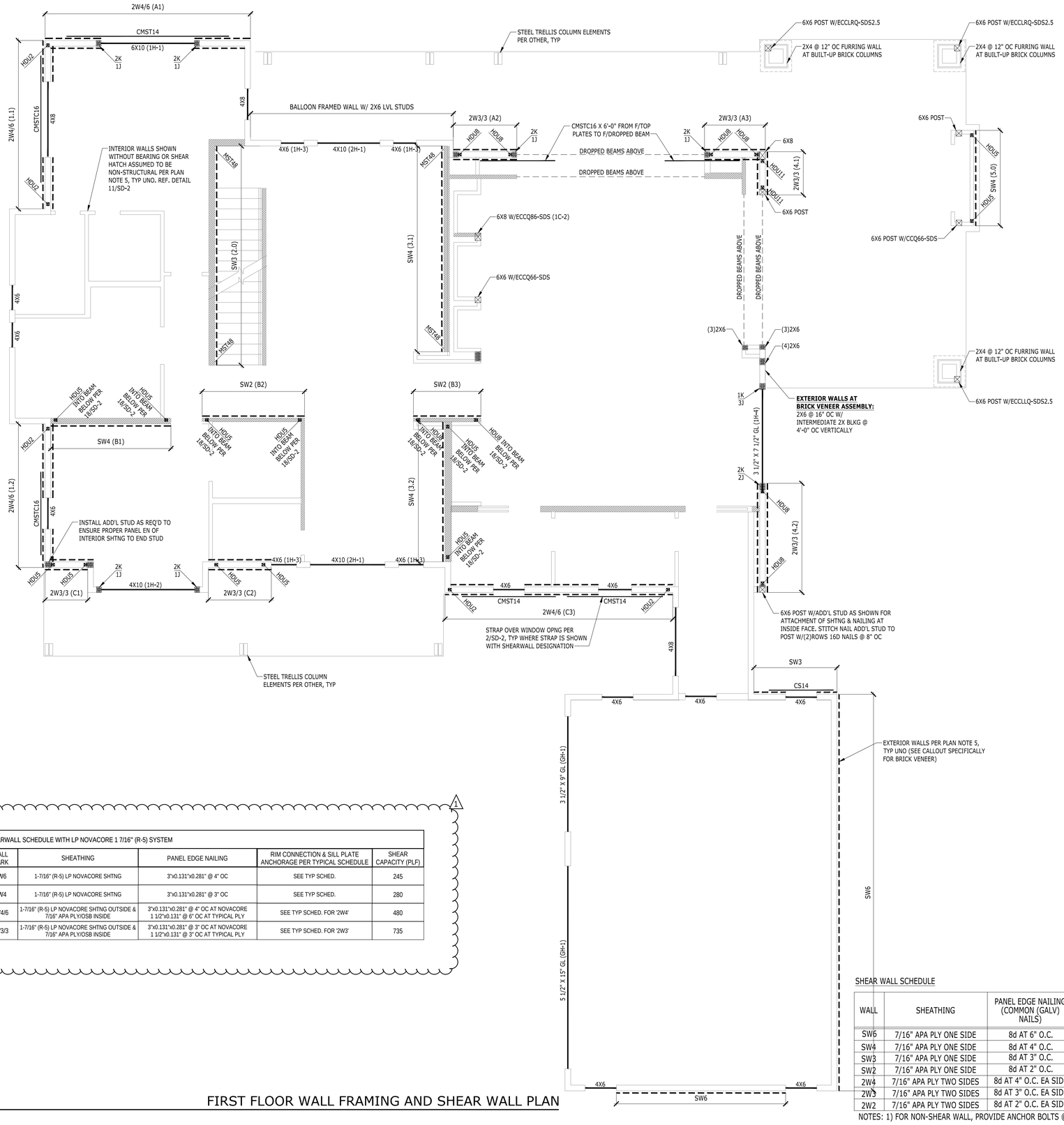
24X36 SHEET:1/4"=1'-0"

DESCRIPTION

FIRST FLOOR FRAMING PLAN

S-4

SHEET



FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEARWALL SCHEDULE WITH LP NOVACORE 1 7/16" (R-5) SYSTEM				
WALL MARK	SHEATHING	PANEL EDGE NAILING	RIM CONNECTION & SILL PLATE ANCHORAGE PER TYPICAL SCHEDULE	SHEAR CAPACITY (PLF)
SW6	1-7/16" (R-5) LP NOVACORE SHTNG	3"x0.131"x0.281" @ 4" OC	SEE TYP SCHED.	245
SW4	1-7/16" (R-5) LP NOVACORE SHTNG	3"x0.131"x0.281" @ 3" OC	SEE TYP SCHED.	280
2W4/6	1-7/16" (R-5) LP NOVACORE SHTNG OUTSIDE & 7/16" APA PLY/OSB INSIDE	3"x0.131"x0.281" @ 4" OC AT NOVACORE 1 1/2"x0.131" @ 6" OC AT TYPICAL PLY	SEE TYP SCHED. FOR '2W4'	480
2W3/3	1-7/16" (R-5) LP NOVACORE SHTNG OUTSIDE & 7/16" APA PLY/OSB INSIDE	3"x0.131"x0.281" @ 3" OC AT NOVACORE 1 1/2"x0.131" @ 3" OC AT TYPICAL PLY	SEE TYP SCHED. FOR '2W3'	735

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

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

WALL FRAMING AND SHEAR WALL NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.
5. EXTERIOR WALL STUDS SHALL BE 2X6 @ 16"O.C. (≤10'), 2X6 @ 12"O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16"O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
6. PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
8. ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
10. SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
14. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
15. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
17. TYPICAL DETAILS:
    - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
    - 10/SD-1 TYP STHD HOLDOWN SECTION
    - 11/SD-1 TYP HOLDOWN INSTALLATION
    - 12/SD-1 TYP PONY WALL DETAIL
    - 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
    - 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
    - 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
    - 11/SD-2 TYP NON-BEARING WALL FRAMING
    - 16/SD-2 TYP TOP PLATE SPLICE
    - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
    - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
    - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- STHD14 (EXAMPLE) - HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- #K / #J - INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- CS16 - HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SW6 (A.1) - SHEAR WALL CALLOUT
  - REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
  - REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- 3 1/8" X 9" GLB (FH-5) - EXAMPLE
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER

MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE	8/23/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

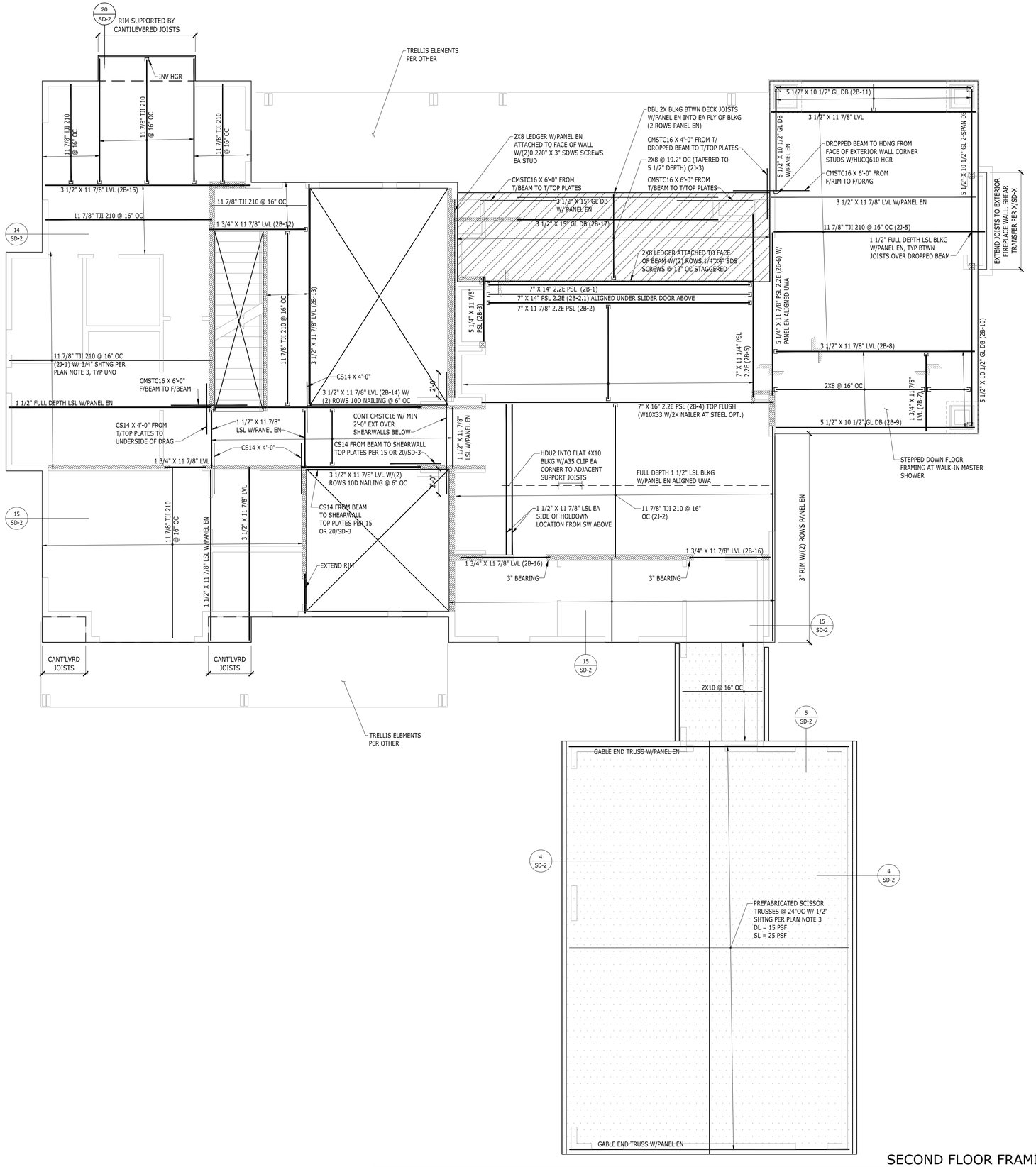
CHECKED BY - MRT

SHEET DATE - 08/23/2024

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

DESCRIPTION: FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEET: S-5



SECOND FLOOR FRAMING PLAN

FLOOR FRAMING NOTES

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

FRAMING LEGEND

- BLOCKED FLOOR DIAPHRAGM
- W10X15 - STEEL BEAM (EXAMPLE)
- GT - GIRDER TRUSS
- FLOOR BEAM
- INTERIOR BEARING WALL
- STRAP
- LOW ROOF
- 3 1/8" X 9" GLB (FH-5) - BEAM/HEADER CALL OUT (EXAMPLE)
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER
- HANGER AS REQD

JOIST SPAN DIRECTION
FLOOR/ROOF TRUSS
EXTENTS OF SIMILAR JOISTS OR TRUSSES

TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE 8/23/24		

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
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PROJECT NUMBER
S230110-1

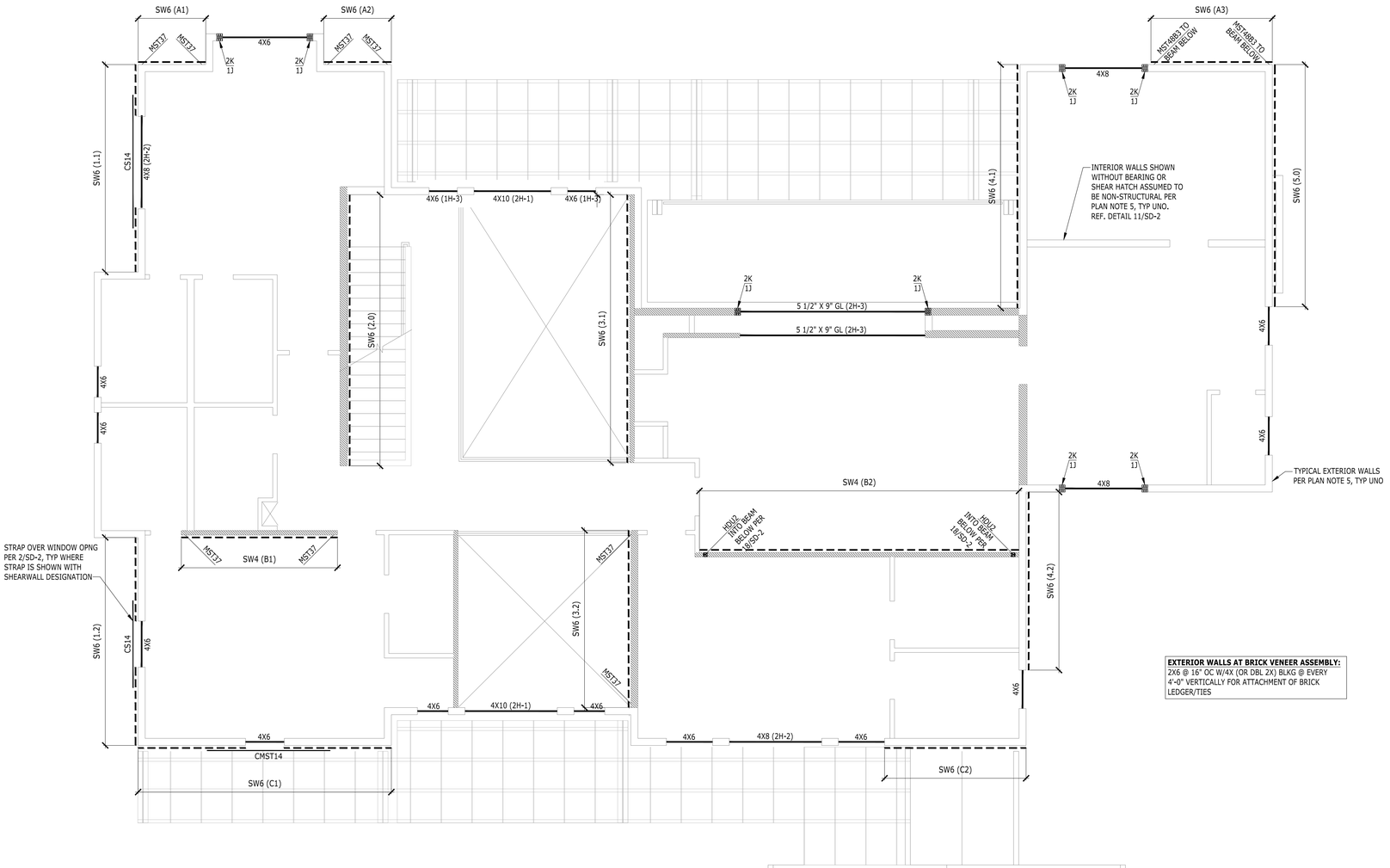
DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 08/23/2024

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

DESCRIPTION
SECOND FLOOR FRAMING PLAN
S-6
SHEET



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SHEARWALL SCHEDULE WITH LP NOVACORE 1 7/16" (R-5) SYSTEM

WALL MARK	SHEATHING	PANEL EDGE NAILING	RIM CONNECTION & SILL PLATE ANCHORAGE PER TYPICAL SCHEDULE	SHEAR CAPACITY (PLF)
SW6	1-7/16" (R-5) LP NOVACORE SHTNG	3"x0.131"x0.281" @ 4" OC	SEE TYP SCHED.	245
SW4	1-7/16" (R-5) LP NOVACORE SHTNG	3"x0.131"x0.281" @ 3" OC	SEE TYP SCHED.	280
2W4/6	1-7/16" (R-5) LP NOVACORE SHTNG OUTSIDE & 7/16" APA PLYOSB INSIDE	3"x0.131"x0.281" @ 4" OC AT NOVACORE 1 1/2"x0.131" @ 6" OC AT TYPICAL PLY	SEE TYP SCHED. FOR '2W4'	480
2W3/3	1-7/16" (R-5) LP NOVACORE SHTNG OUTSIDE & 7/16" APA PLYOSB INSIDE	3"x0.131"x0.281" @ 3" OC AT NOVACORE 1 1/2"x0.131" @ 3" OC AT TYPICAL PLY	SEE TYP SCHED. FOR '2W3'	735

SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

WALL FRAMING AND SHEAR WALL NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.
5. EXTERIOR WALL STUDS SHALL BE 2X6 @ 16"O.C. (≤10'), 2X6 @ 12"O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16"O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
6. PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
8. ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
10. SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.131Ø X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
14. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
15. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
17. TYPICAL DETAILS:
    - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
    - 10/SD-1 TYP STHD HOLDOWN SECTION
    - 11/SD-1 TYP HOLDOWN INSTALLATION
    - 12/SD-1 TYP PONY WALL DETAIL
    - 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
    - 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
    - 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
    - 11/SD-2 TYP NON-BEARING WALL FRAMING
    - 16/SD-2 TYP TOP PLATE SPLICE
    - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
    - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
    - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- STHD14 (EXAMPLE) - HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- - INTERIOR BEARING WALL
- #K / #J - INDICATES THE NUMBER OF KING AND JACK STUDS
- - INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- CS16 - HORIZONTAL STRAP (EXAMPLE)
- - HEADER
- SW6 (A.1) - SHEAR WALL CALLOUT
  - REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
  - REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- 3 1/8" X 9" GLB (FH-5) - EXAMPLE
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .148Ø x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

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

MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE	8/23/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

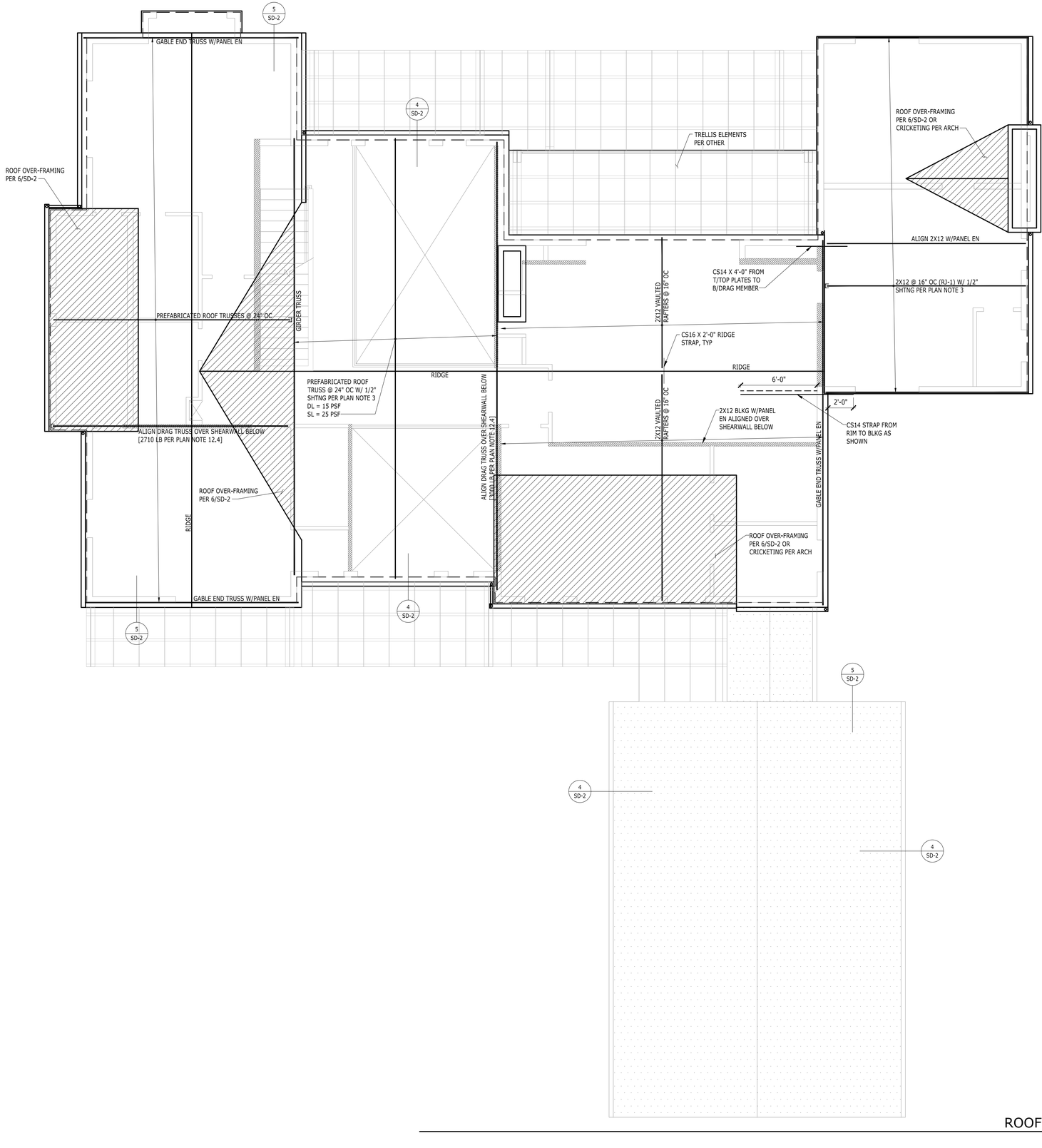
DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 08/23/2024

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

DESCRIPTION
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN
SHEET
S-7



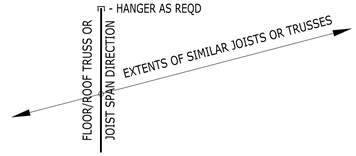
ROOF FRAMING PLAN

ROOF FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
5. ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
6. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
7. ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
8. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
9. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
11. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
12. ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
    - 12.1. STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
    - 12.2. CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
    - 12.3. TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
    - 12.4. (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
    - 12.5. ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
    - 12.6. TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
15. ROOF DRAINAGE BY OTHERS.
16. ATTIC VENTILATION BY OTHERS.
17. FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
    - 13/SD-3 TYP DROPPED BEAM AT CUT PLATES
    - 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
    - 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
    - 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
    - 11/SD-2 TYP NON-LOAD BEARING WALL FRAMING
    - 4/SD-2 TYP HIP ROOF FRAMING
    - 5/SD-2 TYP GABLE END ROOF FRAMING
    - 6/SD-2 TYP ROOF OVERFRAMING
    - 7/SD-2 TYP INTERIOR SHEAR TRUSS
    - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
    - 9/SD-2 TYP TRUSS BLOCKING

FRAMING LEGEND

- GIRDER OR GABLE END TRUSS
- INTERIOR BEARING WALL
- ROOF OVERFRAMING
- 3 1/8" X 9" GLB (FH-5) - EXAMPLE
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER
- HANGER AS REQD



MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE	8/23/24	

PROJECT NAME

GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER

S230110-1

DRAWN BY - MR

CHECKED BY - MRT

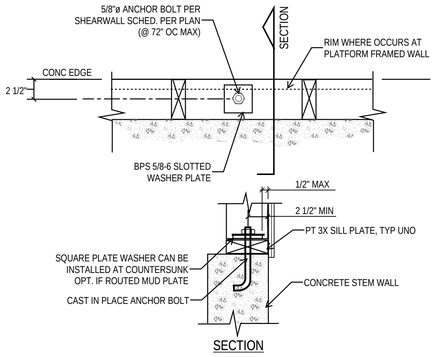
SHEET DATE - 08/23/2024

SCALE

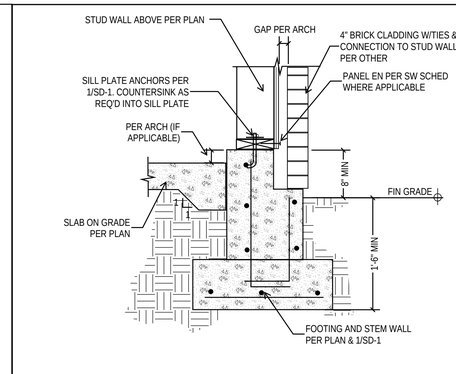
24X36 SHEET:1/4"=1'-0"

DESCRIPTION: ROOF FRAMING PLAN

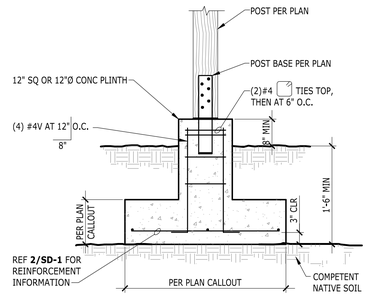
SHEET: S-8



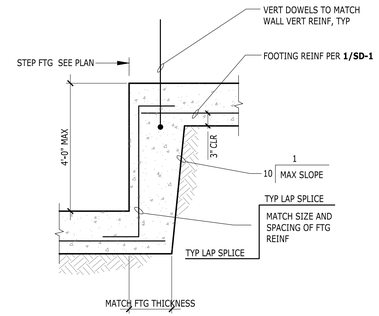
1 SILL PLATE ANCHORS



2 STEM WALL W/BRICK - SLAB ON GRADE



3 ISOLATED EXTERIOR FOOTING

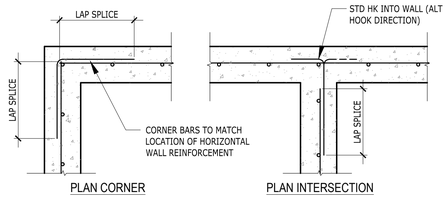


4 STEP AT WALL FOOTING

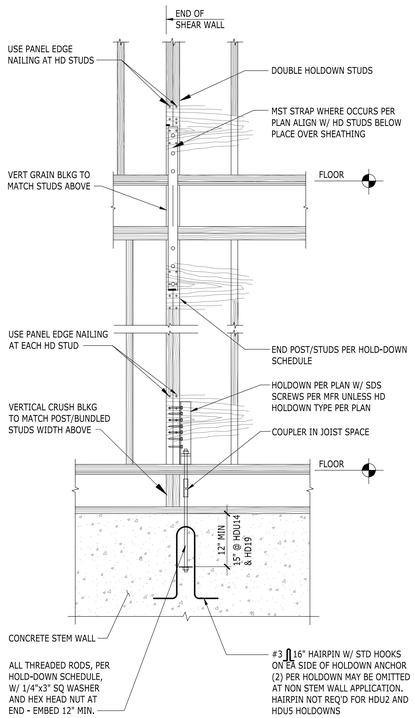
LAP SPLICE AND STANDARD HOOK LENGTH FOR CORNER BARS

BAR SIZE PER WALL	LAP SPLICE LENGTH	STD HOOK LENGTH
#4	2'-6"	0'-8"
#5	3'-0"	0'-10"
#6	3'-8"	1'-0"
#8	5'-0"	1'-3"

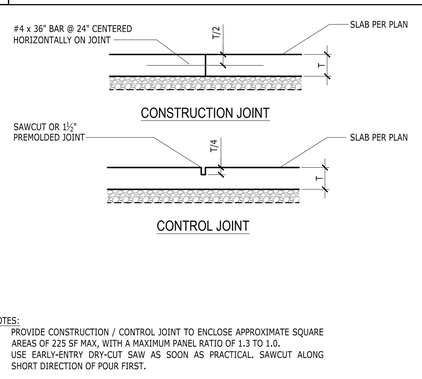
IF INTERSECTING WALLS HAVE DIFFERENT SIZE OF HORIZONTAL REINFORCEMENT, CORNER BARS MATCHING LARGER REINFORCEMENT SIZE AND SPACING TO BE USED



5 CORNER BARS AT CONCRETE WALLS

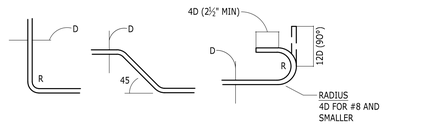


11 HOLDOWN DETAIL



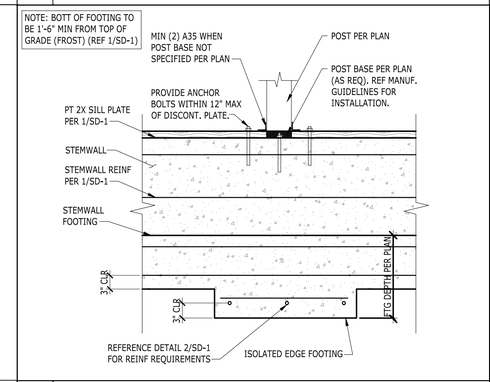
NOTES:
1. PROVIDE CONSTRUCTION / CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX, WITH A MAXIMUM PANEL RATIO OF 1.3 TO 1.0.
2. USE EARLY-ENTRY DRY-CUT SAW AS SOON AS PRACTICAL. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

7 CONSTRUCTION/CONTROL JOINT DETAILS

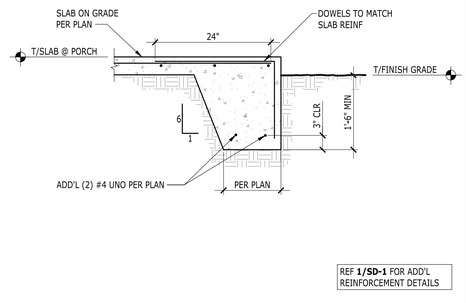


D = BAR DIAMETER

8 BAR BEND AND HOOK DETAILS



9 EXTERIOR EDGE ISOLATED FOOTING

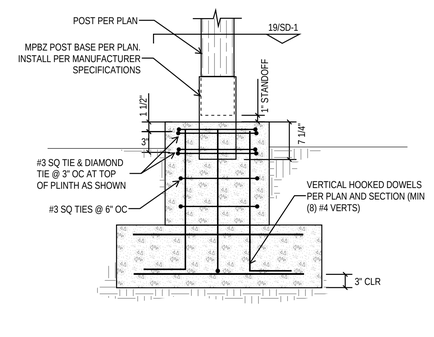


REF **1/SD-1** FOR ADD'L REINFORCEMENT DETAILS

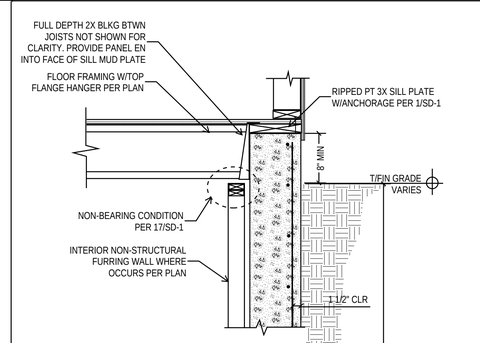
10 TYPICAL THICKENED SLAB EDGE TURN DOWN

HOLDOWN TO CONCRETE	PONY WALL HOLDOWN
STHD14	(2) MST48 OR (2)HDU5
HDU8	(2) MST48 OR (2)HDU8
HDU11	(2) MST48 OR (2)HDU11

12 OVERLAP STRAP AT PONY WALL

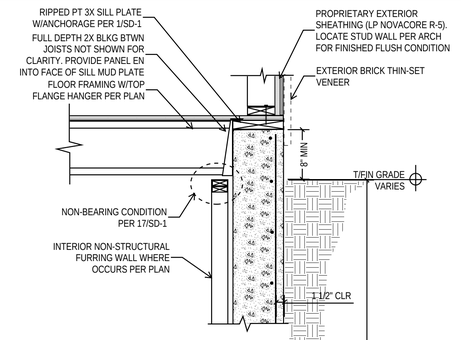


13 PLINTH AT MPBZ POST BASE



NOTE:
RETAINING WALLS NOT TO BE BACKFILLED UNTIL AFTER SLAB ON GRADE HAS BEEN POURED & CURED. CONTACT L120 FOR TEMP. BRACING OPTIONS

19 RETAINING WALL (13'-0" MAX) FLUSH FLOOR



NOTE:
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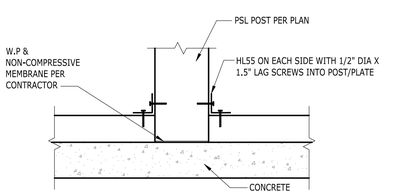
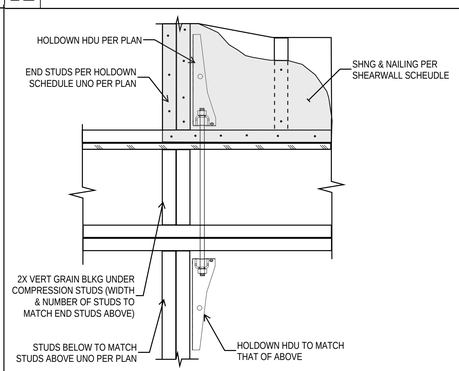
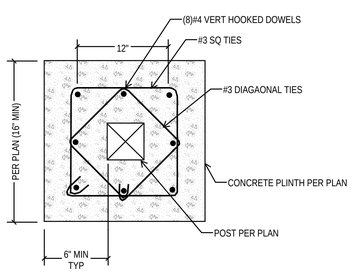
20 RETNG WALL (13'-0" MAX) W/THINSET BRICK VENEER



16 PSL POST TO PLATE/CONCRETE DETAIL



17 HOLDOWN HDU FLOOR-TO-FLOOR



18 SECTION - PLINTH AT MPBZ POST BASE

MANU R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE 8/23/24		

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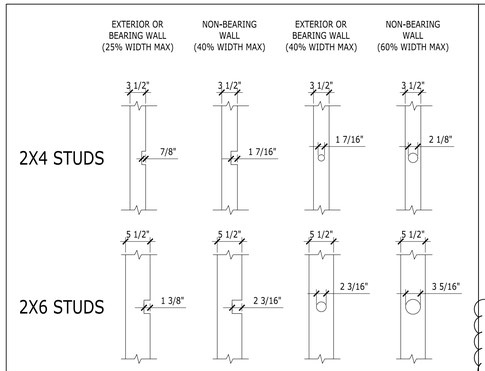
SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION

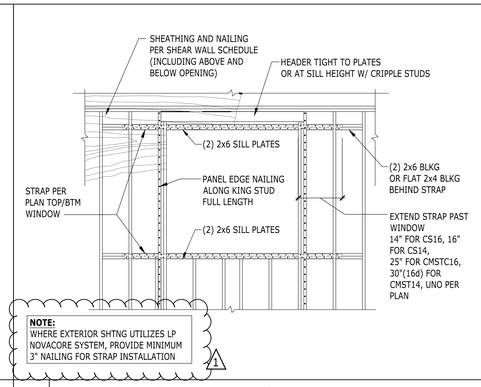
STRUCTURAL DETAILS

SD-1

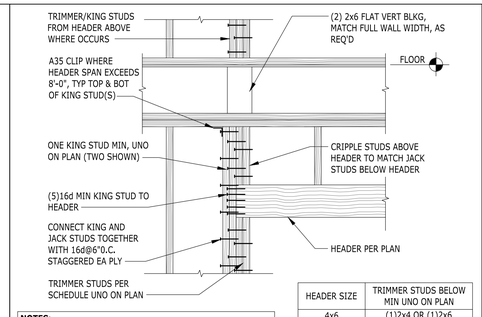
SHEET



1 ALLOWABLE STUD NOTCHING AND BORING



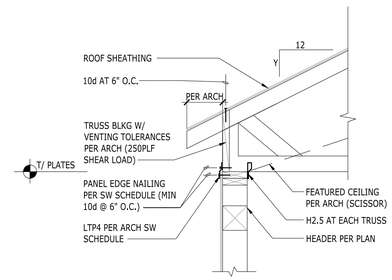
2 STRAPS AROUND WINDOWS



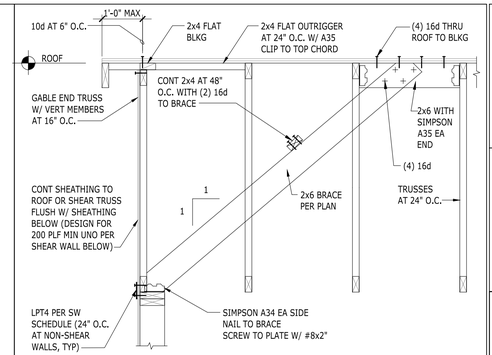
NOTES:
1). PROVIDE MIN (3)16D KING STUD NAILS INTO EA PLY OF HEADER AT MULTI-PLY 2X HEADERS PER PLAN.
2). WHERE HEADER SPAN EXCEEDS 8'-0", REPLACE THE 16D NAILS FROM KING STUD(S) WITH 0.220"X4 1/2" SDWS SCREWS

HEADER SIZE	TRIMMER STUDS BELOW MIN UNO ON PLAN
4x6	(1)2x4 OR (1)2x6
4x8	(2)2x4 OR (1)2x6
4x10	(3)2x4 OR (2)2x6
3 1/8 GLB	(3)2x4 OR (2)2x6
5 1/8 GLB	(3)2x6

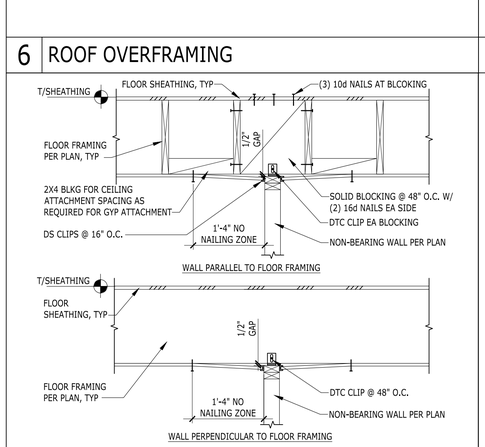
3 TYPICAL HEADER FRAMING



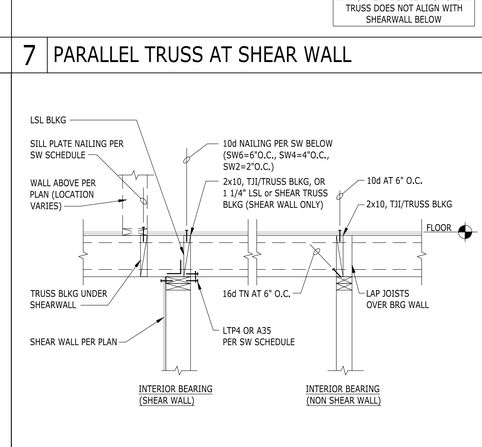
4 TALL HEEL ROOF TRUSS



5 GABLE END FRAMING

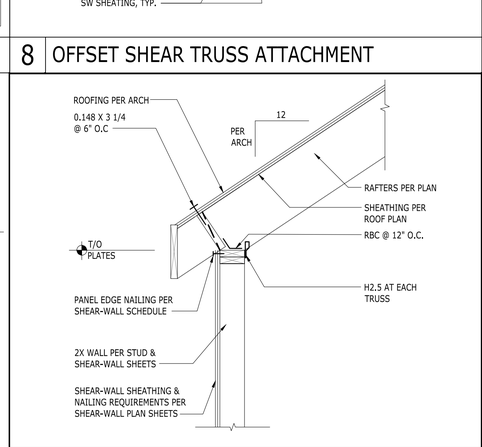


6 ROOF OVERFRAMING

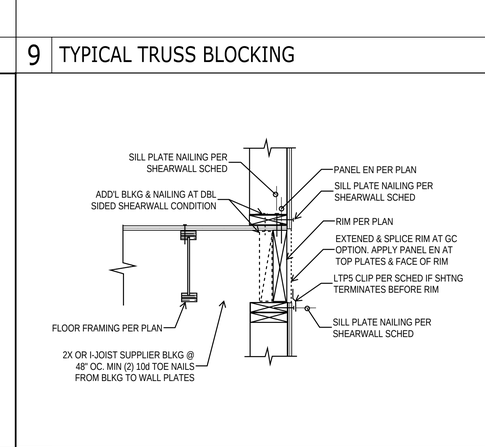


REF OFFSET SHEAR TRUSS ATTACHMENT DETAIL WHEN SHEAR TRUSS DOES NOT ALIGN WITH SHEARWALL BELOW

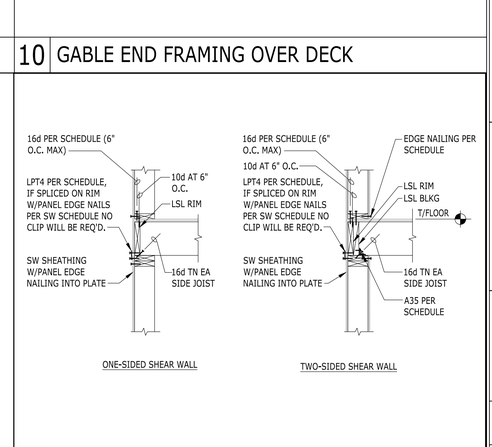
7 PARALLEL TRUSS AT SHEAR WALL



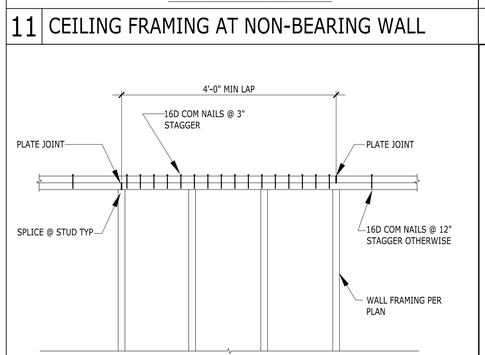
8 OFFSET SHEAR TRUSS ATTACHMENT



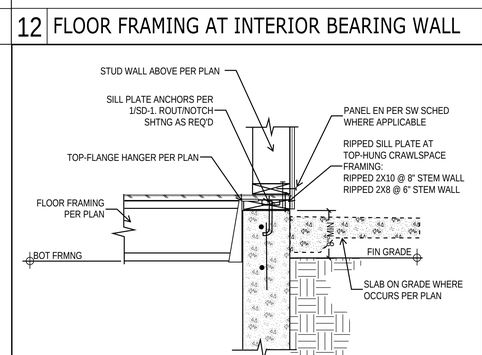
9 TYPICAL TRUSS BLOCKING



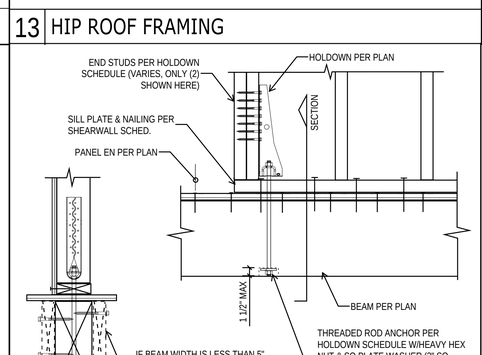
10 GABLE END FRAMING OVER DECK



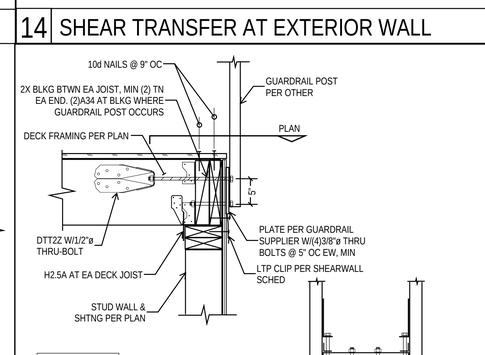
11 CEILING FRAMING AT NON-BEARING WALL



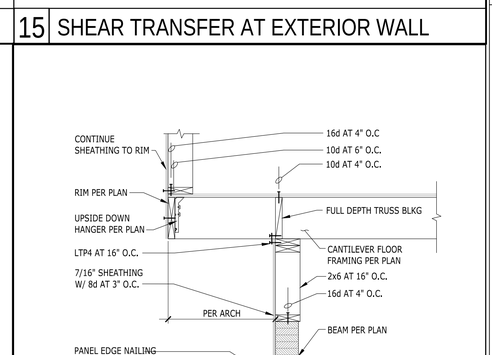
12 FLOOR FRAMING AT INTERIOR BEARING WALL



13 HIP ROOF FRAMING

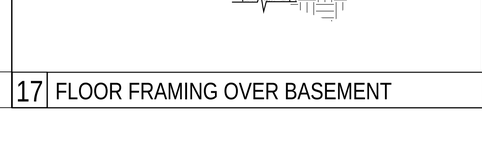


14 SHEAR TRANSFER AT EXTERIOR WALL

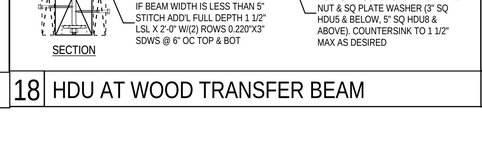


15 SHEAR TRANSFER AT EXTERIOR WALL

16 ELEVATION TOP PLATE SPLICE

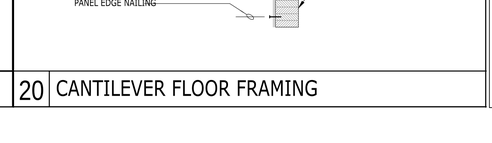


17 FLOOR FRAMING OVER BASEMENT



18 HDU AT WOOD TRANSFER BEAM

19 DECK FRAMING AT GUARDRAIL POST



20 CANTILEVER FLOOR FRAMING

MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
1	BDC RESPONSE	8/23/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 08/23/2024

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

DESCRIPTION
STRUCTURAL DETAILS
SD-2
SHEET

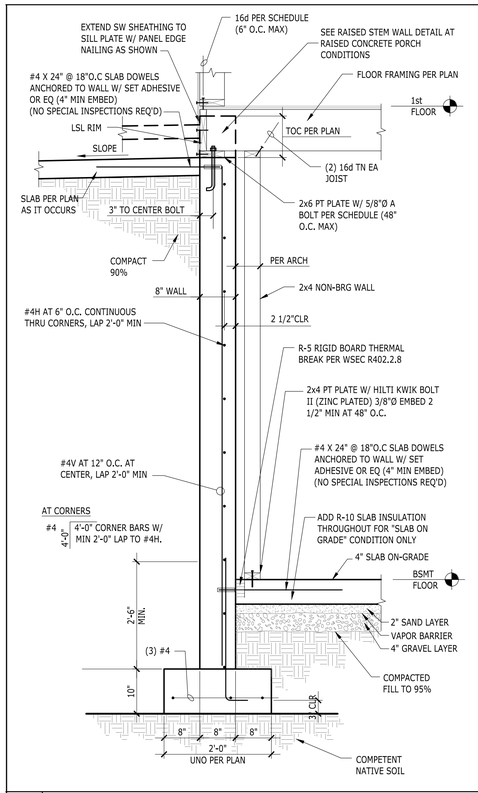
1

6

7

8

9

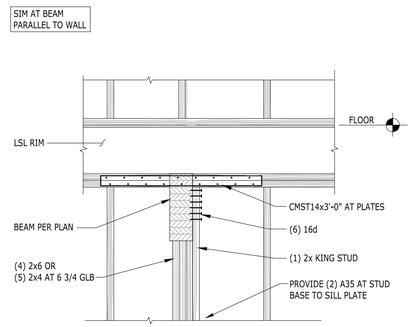


10 RETAINING TANK WALL

11

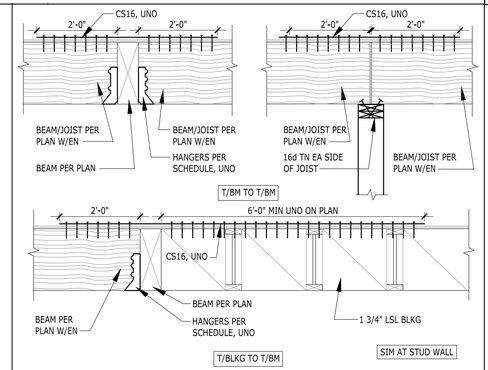
12

13



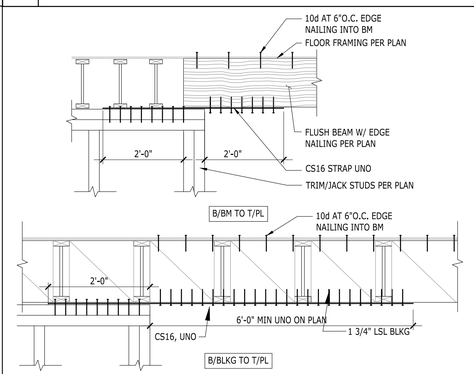
13 BEAM AT DISCONTINUOUS TOP PLATES

14



14 TENSION TIE AT FLOOR FRAMING

15



15 TENSION TIE AT FLOOR FRAMING

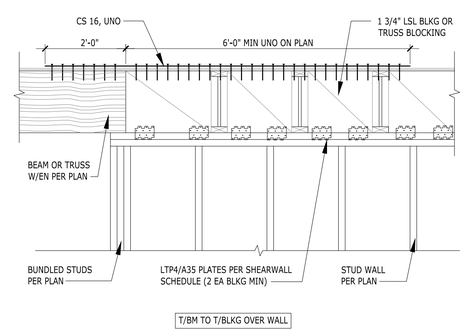
16

17

18

19

20



20 TENSION TIE T/BEAM TO T/BLKG

MANU R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

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