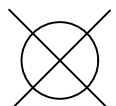


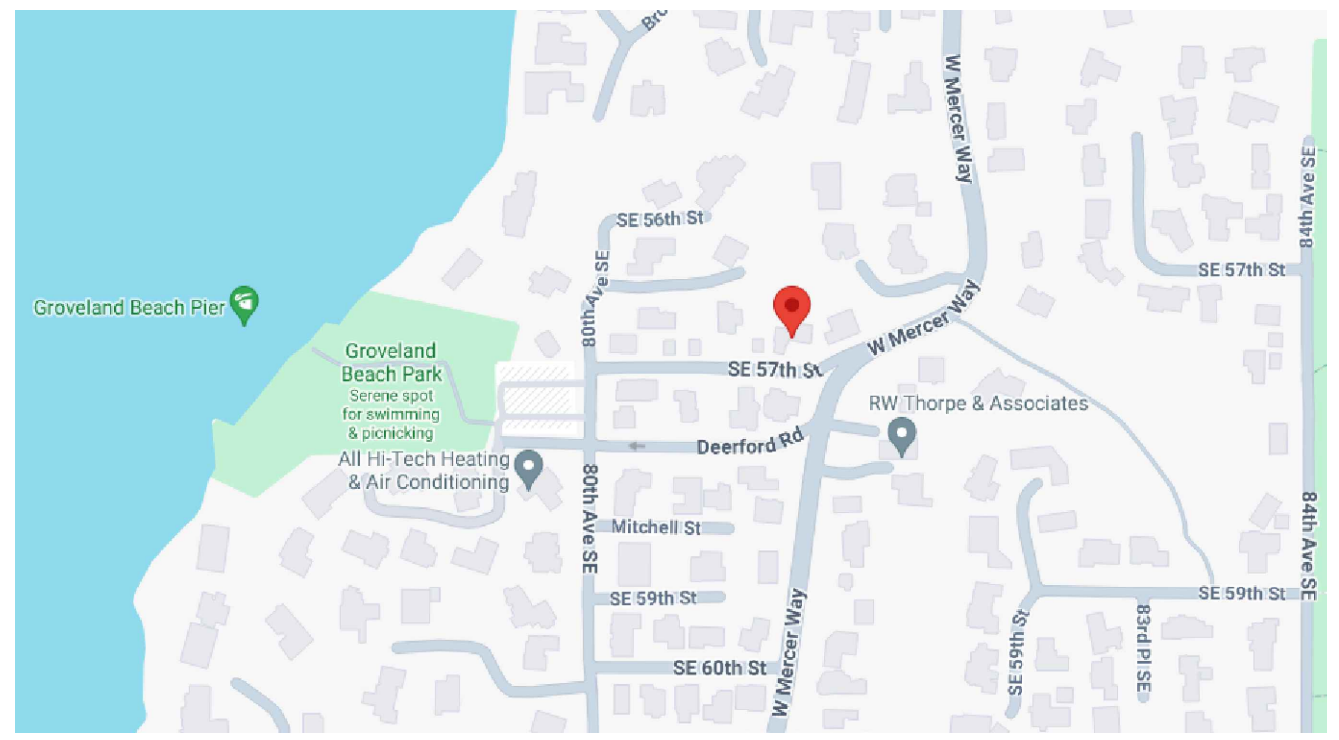


-  **TEMPORARY STOCKPILE  
6MIL PLASTIC SHEET  
COVER WITHIN 24  
HOURS. (BMP C123)**
-  **SILT FENCE AT EDGE OF  
ENTIRE AREA OF  
DISTURBANCE (BMP  
C233)**
-  **STAKE & WIRE FENCE  
(BMP C104) SAME AS  
AREA OF DISTURBANCE**
- NOTE: CONCRETE HANDLING  
(C151)**



**VICINITY MAP**

**PROPOSED ADDITIONS & ALTERATIONS TO RUDD RESIDENCE (SWPPP)**

**SITE ADDRESS:  
8032 SE 57TH ST MERCER ISLAND, WA 98040**

**LEGAL DESCRIPTION:  
CHRISTIAN CHURCH CAMP ADD 11-12-13 & 21-22 & POR OF 14 & 19-20 WLY OF FOLG  
DESC LN BED AT PT ON S LN OF SD 20 DIST 4 FT WLY OF SE COR OF SD TH NELY TO PF  
ON N LN OF SE DIST 9 FT ELY OF NWLY COR OF 14; PLAY BLOCK: 8; PLAT BLOCK: POR**

**OWNER/APPLICANT  
JEFF RUDD  
16627 89TH AVE. NW  
STANWOOD, WA. 98292**

**PARCEL 1574100620  
LOT SIZE: 0.22 ACRES  
ZONING: R-8.4**

**DATE: 06/24/2024**

	TREE DRIP LINE
	EVERGREEN TREE
	DECIDUOUS TREE
	TREE TO BE REMOVED
	TREE PROTECTION FENCING MUST BE PLACED PRIOR TO CONSTRUCTION ACTIVITY
	"E" REPRESENTS EXCEPTIONAL TREES. IN EXCESS OF 24" DBH
	6"-8" DEEP MULCH
	AQUATEX NFS-1 CONTROL UNIT
	WD-1 DETECTION UNIT
	IRRIGATION DRIPLINE

**TREE PROTECTION AREA (TPZ)**

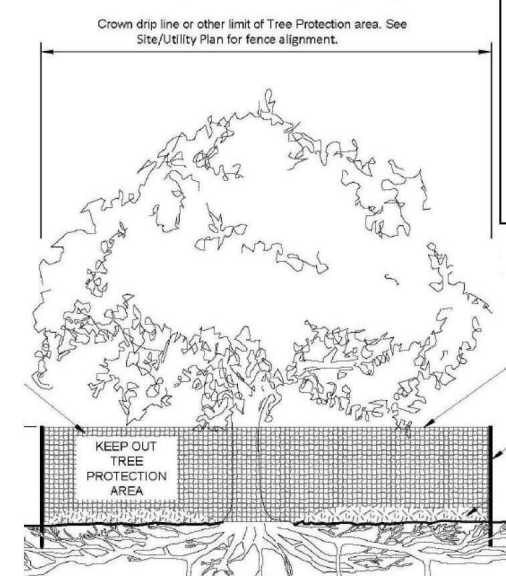
**KEEP OUT!**

**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
3. Arborist reports recommending mitigation

- Notes**
1. No pruning shall be performed unless under the direction of an arborist
  2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal
  3. No storage of materials shall occur inside the protective fencing
  4. Refer to Site/Utility Plan for allowable modifications to the tree protection area
  5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required
  6. Exposed roots: For roots > 1" damaged during construction, make a clean straight cut to remove damaged portion and inform City Arborist



Tree protection fence: 4-ft chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings, color orange. Steel posts installed at 8' o.c.

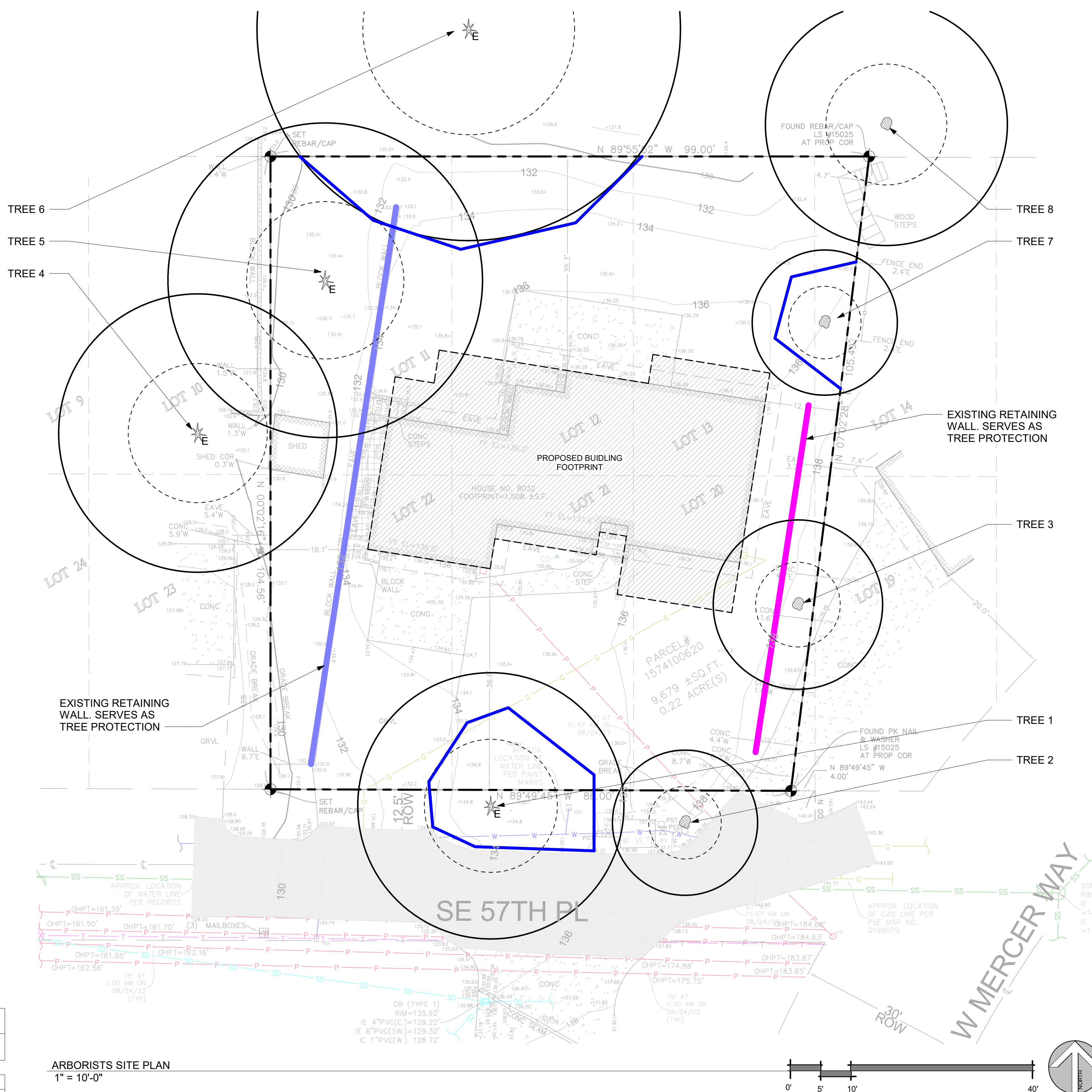
2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans

Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercera.gov](mailto:john.kenney@mercera.gov)

**Tree Schedule**

ID	Common Name	Scientific Name	# of Trunks	DBH/DSH	Dripline	Condition	Retain	Comments
1	SPRUCE	Picea	1	36.0"	22' - 0"	GOOD	Yes	ROW
2	CHERRY	Prunus	1	6.0"	12' - 0"	GOOD	Yes	ROW
3	COTTONWOOD	Populus deltoides	1	10.0"	14' - 0"	GOOD	Yes	
4	WESTERN RED CEDAR	Thuja plicata	1	38.0"	23' - 0"	GOOD	Yes	
5	DOUGLAS FIR	Pseudotsuga menziesii	1	48.0"	26' - 0"	GOOD	Yes	
6	BIG LEAF MAPLE	Acer macrophyllum	1	32.0"	35' - 0"	POOR	Yes	
7	MAGNOLIA	Magnolia	1	7.0"	12' - 0"	GOOD	Yes	
8	BIG LEAF MAPLE	Acer macrophyllum	1	14.0"	20' - 0"	POOR	Yes	



ARBORISTS SITE PLAN  
1" = 10'-0"

PREPARED BY:  
NEAL BAKER  
ARBORISTS NW.COM  
ISA CERT. PN1075A  
TRAQ ISA (TREE RISK ASSESSMENT QUALIFIED)  
MEMBER AREA & SOCA  
PH: 206 779 2579

arboristsNW

Arborists NW is a full spectrum arboricultural, consulting and landscape design and installation provider. When you think tree and landscape services, think Arborists NW.

ONLINE: <https://arboristsnw.com/>  
PHONE: 206-779-2579  
EMAIL: [neal@arboristsnw.com](mailto:neal@arboristsnw.com)

No.	Description	Date

**RUDD PLAN**

8032 SE 57TH ST, MERCER ISLAND, WA 98040

RUDD PLAN

ARBORIST TREE PLAN

Project number 24008

Date

Drawn by CW

Checked by NB

**X100**

Scale As indicated

	TREE DRIP LINE
	EVERGREEN TREE
	DECIDUOUS TREE
	TREE TO BE REMOVED
	TREE PROTECTION FENCING MUST BE PLACED PRIOR TO CONSTRUCTION ACTIVITY
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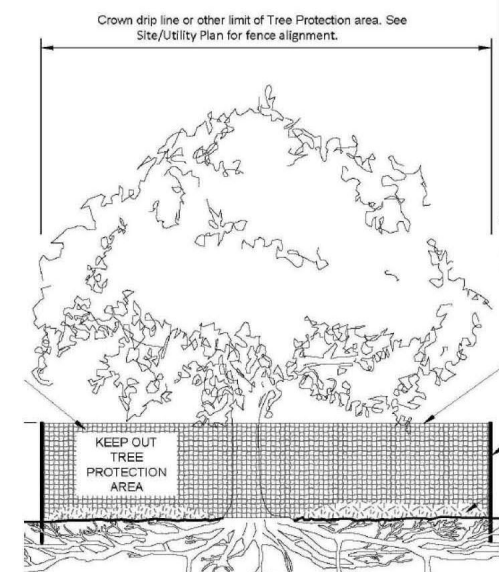
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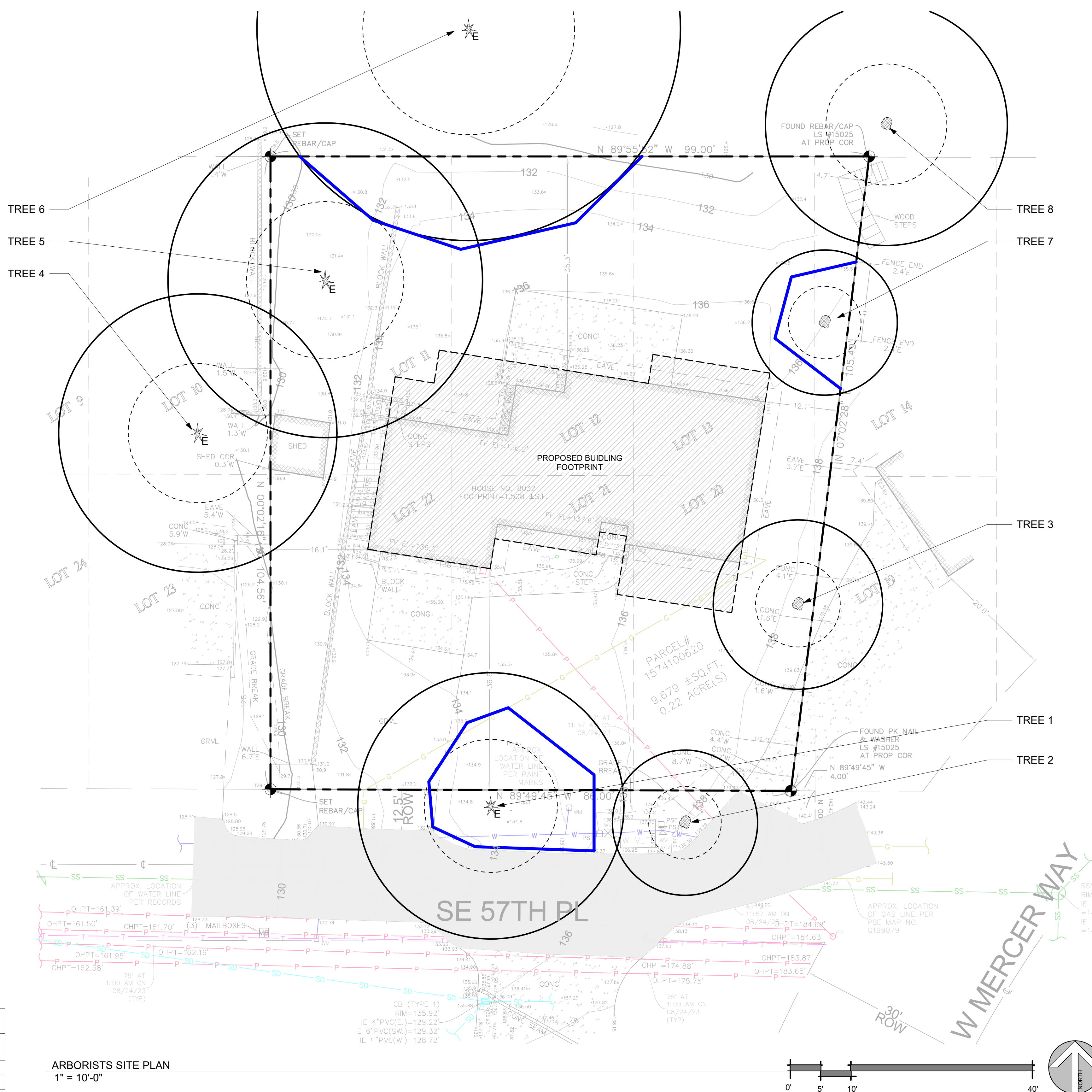
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ARBORISTS SITE PLAN  
1" = 10'-0"



PREPARED BY:  
NEAL BAKER  
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No.	Description	Date

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8032 SE 57TH ST, MERCER ISLAND, WA 98040

**RUDD PLAN**

**ARBORIST TREE PLAN**

Project number	24008
Date	
Drawn by	CW
Checked by	NB

**X100**

Scale As indicated

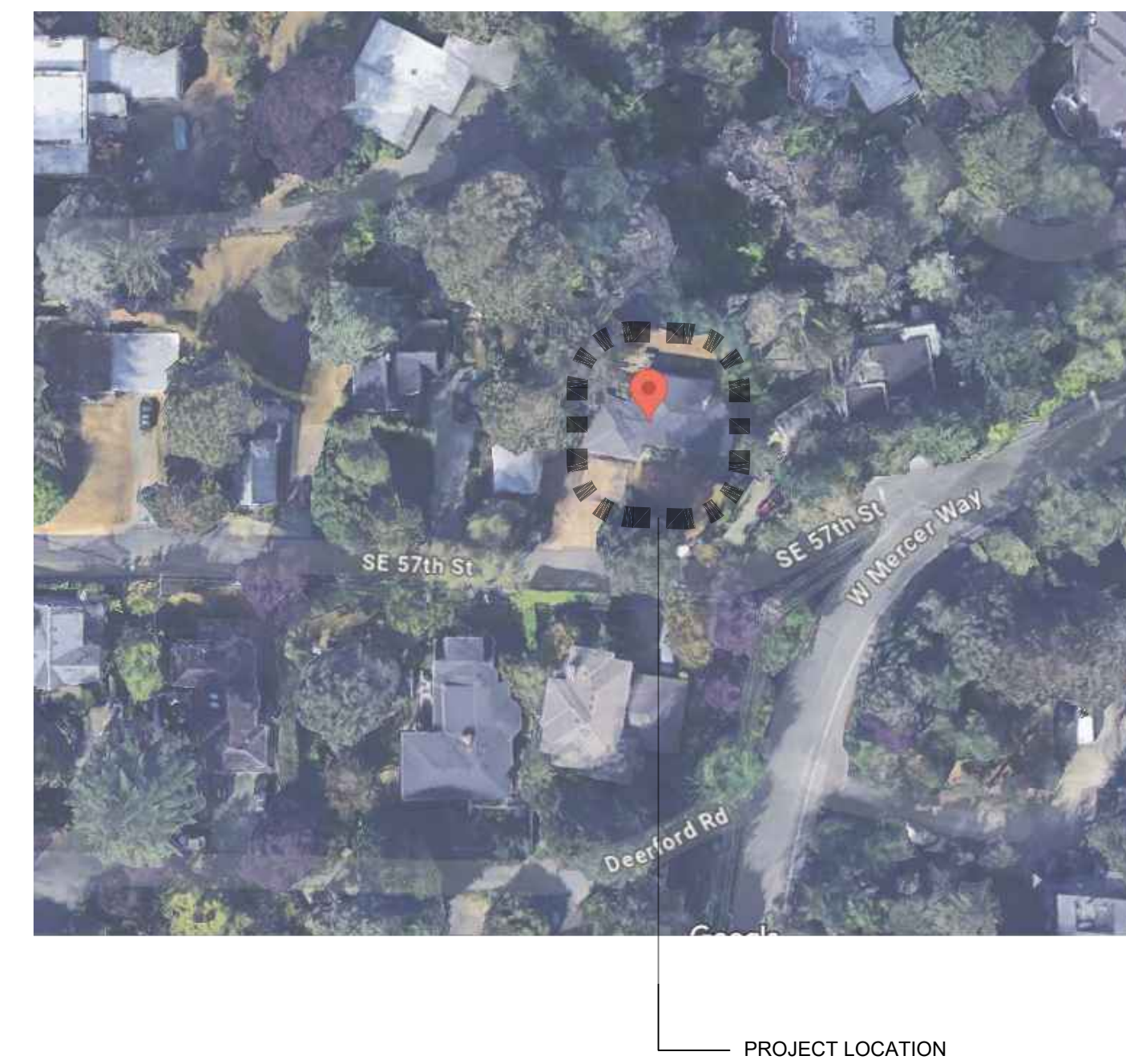
**MATERIAL KEY**

	CONCRETE		CONTINUOUS STRUCTURAL FRAMING MEMBER
	GRAVEL FILL		BLOCKING (NOT CONTINUOUS)
	UNDISTURBED SOIL		WOOD FINISH MATERIAL
	SAND FILL		PLYWOOD
	RIGID INSULATION		HIDDEN OR BURIED MATERIAL IN ANOTHER MATERIAL
	BATT INSULATION		
	MASONRY-BRICK OR CONCRETE BLOCK		

**DRAWING SYMBOL KEY**

<b>GRID BUBBLE</b>	<b>CEILING HEIGHT TAG</b>
GRID NO.	CEILING HEIGHT DIMENSION
<b>DETAIL TAG</b>	<b>INTERIOR ELEVATION TAG</b>
DETAIL NO. SHEET NO.	ELEVATION NO. SHEET NO.
<b>SECTION TAG</b>	<b>FINISH TAG</b>
SECTION LETTER SHEET NO.	FINISH TYPE & NO.
<b>DOOR TAG</b>	<b>KEYNOTE TAG</b>
DOOR NO.	KEYNOTE NO.
<b>WINDOW TAG</b>	<b>SAFETY GLAZING</b>
WINDOW NO.	SAFETY GLAZING
<b>WALL TAG</b>	<b>SMOKE &amp; CARBON MONOXIDE DETECTORS</b>
WALL TYPE	SMOKE DETECTOR
	COMBINATION SMOKE & CO DETECTOR
	<b>FAN</b>
	90 CFM EXHAUST FAN W/ CFM
	<b>DATUM TAG</b>
	DATUM LEVEL

**VICINITY MAP**



**DRAWING INDEX**

GENERAL	G0.1 G0.2 G0.3 X100	GENERAL NOTES, LEGENDS & ABBREVIATIONS SITE PLAN SURVEY ARBORIST TREE PLAN
ARCHITECTURAL	A1.0 A1.1 A1.2  A2.1  A3.1 A3.2  A4.1 A4.2  A5.1 A5.2  A6.1	FOUNDATION PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN  ROOF PLAN  ELEVATIONS ELEVATIONS  BUILDING SECTIONS BUILDING SECTIONS  WALL ASSEMBLIES CONSTRUCTION DETAILS  DOOR & WINDOW SCHEDULES
STRUCTURAL	S1.0  S2.0 S2.1 S2.2  S3.0  S4.0 S4.0  S7.0 S7.1	GENERAL NOTES  FOUNDATION PLAN FRAMING PLAN FRAMING PLAN  DETAILS  DETAILS DETAILS  DETAILS DETAILS

**ABBREVIATIONS**

AFF	ABOVE FINISH FLOOR	MECH.	MECHANICAL
&	AND	MFR.	MANUFACTURER
@	AT	MIN.	MINIMUM
APPROX.	APPROXIMATE(LY)	M.O.	MASONRY OPENING
		N.I.C.	NOT IN CONTRACT
BD.	BOARD	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	#	NUMBER
¢	CENTER LINE	O.C.	ON CENTER
CLG.	CEILING	OPG.	OPENING
C.I.	CONTINUOUS INSULATION	O/	OVER
C.J.	CONTROL JOINT		
CMU.	CONCRETE MASONRY UNIT	I	PARALLEL
CONC.	CONCRETE	PERP.	PERPENDICULAR
CONT.	CONTINUOUS	LB. or #	POUNDS PER SQUARE FOOT
C.T.	CERAMIC TILE	P.S.F.	POUNDS PER SQUARE INCH
		P.S.I.	POUNDS PER SQUARE INCH
		P.T.	PRESSURE TREATED
D.	DRYER	REBAR	REINFORCING STEEL
DW	DISH WASHER	REQD	REQUIRED
DIA.	DIAMETER	REQM	REQUIREMENT
DIA.	DIAMETER	R.	RISERS
D.S.	DOWNSPOUT	RE.	REFER or REGARDING
DWG.	DRAWING	REF.	REFRIGERATOR
		R.D.	ROOF DRAIN
EA.	EACH	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	R.S.	ROD AND SHELF
ELEC.	ELECTRICAL		
EL.	ELEVATION	S.D.	SMOKE DETECTOR
EQ.	EQUAL	S.C.	SOLID CORE
EQUIP.	EQUIPMENT	S.F.	SQUARE FOOT/FEET
EX.	EXISTING	SHM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATIONS
		S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	STD.	STANDARD
F.O.S.	FACE OF STUD	STR.	STRUCTURAL
F.R.	FIRE-RETARDANT		
FT. or'	FOOT/FEET	T.	TREAD
F.F.L.	FINISH FLOOR LEVEL	T.O.B.	TOP OF BEAM
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE OR GAGE	T.O.W.	TOP OF WALL
G.C.	GENERAL CONTRACTOR	T&G	TONGUE AND GROOVE
GALV.	GALVANIZED	TYP.	TYPICAL
GLULAM.	GLUE LAMINATED LUMBER		
GYP. BD.	GYP. BOARD	U.L.	UNDERWRITER'S LABRATORY
H or HT.	HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
H.C.	HOLLOW CORE	V.I.F.	VERIFY IN FIELD
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL	W.	WIDTH
		W.	WITH
IN. or"	INCH(ES)	WIN	WITHIN
INT.	INTERIOR	W.C.	WATER CLOSET
		W.	WASHER
JT.	JOINT	W.W.M.	WELDED WIRE MESH
		WD.	WOOD
LAV.	LAVATORY		
LVL.	LAMINATED-VENEER LUMBER		
MAX.	MAXIMUM		

**BUILDING ENVELOPE COMPLIANCE:**

BUILDING ENVELOPE COMPLIANCE TO BE PRESCRIPTIVE IN ACCORDANCE WITH WSEC R401.2 AND ALL ASSEMBLIES TO MEET R-VALUES SET IN TABLE R402.1.1.

PROJECT INSULATION R & U VALUES: FROM WSEC TABLE R402.1.3

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor <sup>a, j</sup>	0.30
Skylight <sup>a</sup> U-Factor	0.50
Ceiling R-Value <sup>a</sup>	60
Wood Frame Wall <sup>b, i</sup> R-Value	20+5 or 13+10
Floor R-Value	30
Below-Grade <sup>c, h</sup> Wall R-value	10/15/21 Int + 5TB
Slab <sup>d, f</sup> R-Value & Depth	10, 4 ft

**GENERAL NOTES**

- THESE CONSIST OF THE DRAWINGS, AND OTHER DOCUMENTS LISTED IN THE CONTRACT BETWEEN OWNER AND ARCHITECT. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THESE DRAWINGS, THE DESIGN CONTAINED WITHIN AND AS CONSTRUCTED ARE COPYRIGHT 2023 BY PELLETIER + SCHAAR, L.L.C.; AUTHORIZED USE OF THESE DRAWINGS ARE GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTORS AND MATERIAL SUPPLIERS TO CAREFULLY EXAMINE EACH PAGE OF THE DRAWINGS. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IF THE DRAWING ARE OBSERVED TO BE AT VARIANCE.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH LOCAL CONDITIONS AND FIELD VERIFY EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF DISCREPANCIES OR CONDITIONS THAT HINDER THE COMPLETION OF WORK PER THE CONTRACT DOCUMENTS - PRIOR TO WORK BEING DONE.
- ALL DIMENSIONS ARE ±, WHETHER NOTED OR NOT, AND SHALL BE FIELD VERIFIED AT EXISTING CONDITIONS.
- THE CONTRACTOR SHALL PROCURE AND PAY FOR NECESSARY PERMITS.
- WORK SHALL INCLUDE PROVIDING ALL FORMS OF PROTECTION AS NECESSARY TO PRESERVE THE WORK OF OTHER TRADES, FREE FROM DAMAGED. ALL TRADES SHALL PROTECT THEIR OWN WORK TO PREVENT DAMAGE BY OTHER DURING COURSE OF CONSTRUCTION. FINISH SURFACES SHALL BE PROPERLY PROTECTED AT TIME OF INSTALLATION.
- FINAL ORIENTATION FOR THE BUILDING ON THE SITE AND ESTABLISHMENT OF FLOOR LEVEL BENCH MARK SHALL BE REVIEWED BY THE ARCHITECT.
- BEFORE ORDERING ANY MATERIAL OR STARTING ANY WORK WHICH MAY BE AFFECTED BY ADJACENT WORK OF OTHERS, CONTRACTOR SHALL VERIFY MEASUREMENTS AT BUILDING AND BE RESPONSIBLE FOR CORRECTNESS OF THESE MEASUREMENTS.
- DRAWING SHALL NOT BE SCALED, NOTED DIMENSION TAKE PRECEDENCE OVER SCALED DIMENSIONS. WINDOW, CABINETS, AND ALL SHOP BUILT ITEMS SHALL BE FIELD MEASURED PRIOR TO FABRICATION AND INSTALLATION. FINAL LOCATIONS OF SWITCHES, FIXTURES, GRILLES, COVERS, ETC. SHALL BE DETERMINED ON THE JOB. VERIFY EXACT LOCATIONS WITH ARCHITECT BEFORE ROUGH-IN.
- ROUGH FRAMING HORIZONTAL DIMENSION ARE SHOWN FROM FACE OF STUD TO FACE OF STUD. ROUGH FRAMING VERTICAL DIMENSION ARE SHOWN FROM TOP OF CONCRETE SLAB TO TOP OF FLOOR SHEATHING TO TOP OF WALL PLATE.
- WORKMANSHIP SHALL CONFORM TO BEST STANDARDS AND HIGHEST QUALITY OF TRADES AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION, AND INSTALLATION. WORK SHALL BE EXECUTED BY SKILLED MECHANICS. WHEN COMPLETE, ALL PARTS SHALL BE DURABLY AND SUBSTANTIALLY BUILT AND SHALL PRESENT A NEAT WORKMAN - LIKE APPEARANCE.
- INSTALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURE'S CURRENT PUBLISHED INSTRUCTIONS AND RECOMMENDATIONS.

**DEMOLITION GENERAL NOTES**

- THESE NOTES INDICATE THE GENERAL EXTENT OF DEMOLITION. REMOVE AND DISPOSE OF MATERIALS AND EQUIPMENT WHICH ARE NOT INCORPORATED IN NEW WORK OR (E) TO REMAIN. PROTECT ELECTRICAL SERVICE, WATER SERVICE AND OTHER TO THAT WHICH ARE TO REMAIN.
- REFER TO REMAINDER OF ARCHITECTURAL PLAN(S) AND VERIFY NEW SYSTEM LAYOUTS PRIOR TO COMMENCING DEMOLITION.
- REMOVE ALL DEBRIS FROM SITE TO A LICENSED DISPOSAL SITE.
- COORDINATE WITH LOCAL UTILITY COMPANIES AND CITY OF MERCER ISLAND DISTRICT FOR SHUT DOWN AND RECONNECT OF SERVICES.
- PROTECT ALL PUBLIC PUBLIC WAYS AND ADJACENT PROPERTIES.
- WORK SEQUENCES AND SCHEDULES TO BE APPROVED BY OWNER BEFORE WORK COMMENCES.
- PROVIDE TEMPORARY BARRIERS AND FENCING TO GUARD AND PROTECT WORK AREA.
- HAZARDOUS MATERIALS MAY BE EVIDENT AT THE SITE IF CONTRACTOR ENCOUNTERS ASBESTOS-CONTAINING OR OTHER HAZARDOUS MATERIALS NOT PREVIOUSLY INDICATED THEY ARE TO STOP WORK AND NOTIFY OWNER.

**PROJECT ENERGY CREDITS PROVIDED:**

MEDIUM DWELLING UNIT:	8.0 CREDITS REQ.
<b>PROVIDED CREDITS:</b>	
FUEL NORMALIZATION CREDITS	
5. FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH: 1. INVERTER-DRIVEN DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM INSTALLED IN THE LARGEST ZONE IN THE DWELLING, OR 2. WITH 2KW OR LESS TOTAL INSTALLED HEATING CAPACITY PER DWELLING	2.0 CREDITS
1.2 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.3 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.25 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB OR COMPLIANCE BASED ON SECTION R402.1.5: REDUCE THE TOTAL CONDUCTIVE UA BY 15%.	1.0 CREDIT
2.1 COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS, OR FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 0.25 CFM/FT MAXIMUM AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1505.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED, THE MAXIMUM TESTED BUILDING AIR LEAKAGE, AND SHALL SHOW THE QUALIFYING VENTILATION SYSTEM AND ITS CONTROL SEQUENCE OF OPERATION.	1.0 CREDIT
3.5 DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM, ZONAL CONTROL- IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH A MINIMUM HSPF 2 OF 9 (HSPF OF 10.0) SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.	1.5 CREDITS
5.6 WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION OR FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S), MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.	2.0 CREDITS
7.1 ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS: 1. DISHWASHER, STANDARD - ENERGY STAR RATED, MOST EFFICIENT 2021 OR DISHWASHER, COMPACT - ENERGY STAR RATED (VERSION 6.0) 2. REFRIGERATOR (IF PROVIDED) - ENERGY STAR RATED (VERSION 5.1) 3. WASHING MACHINE (RESIDENTIAL) - ENERGY STAR RATED (VERSION 8.1) 4. DRYER - ENERGY STAR RATED, MOST EFFICIENT 2022 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SHOW THE APPLIANCE TYPE AND PROVIDE DOCUMENTATION OF ENERGY STAR COMPLIANCE. AT THE TIME OF INSPECTION, ALL APPLIANCES SHALL BE INSTALLED AND CONNECTED TO UTILITIES. DRYER DUCTS AND EXTERIOR DRYER VENT CAPS ARE NOT PERMITTED TO BE INSTALLED IN THE DWELLING UNIT.	0.5 CREDITS
<b>TOTAL</b>	<b>8 CREDITS</b>

**SCOPE OF WORK**

ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE

**PROJECT INFORMATION**

ADDRESS:	8032 SE 57TH ST, MERCER ISLAND, WA 98040
PARCEL NO.:	1574100620
ZONING:	R-8.4
LEGAL DESCRIPTION:	CHRISTIAN CHURCH CAMP ADD 11-12-13 & 21-22 & POR OF 14 & 19-20 WLY OF FOLG DESC LN BED AT PT ON S LN OF SD 20 DIST 4 FT WLY OF SE COR OF SD TH NELY TO PF ON N LN OF SE DIST 9 FT ELY OF NWLY COR OF 14; PLAY BLOCK: 8; PLAT BLOCK: POR
LOT AREA:	0.22 ACRES, 9,679 S.F.
BUILDING AREA:	1,485 S.F. FIRST FLOOR FINISHED 724 S.F. SECOND FLOOR FINISHED 2,209 S.F. TOTAL FINISHED  440 S.F. GARAGE

**PROJECT TEAM**

OWNER:	JEFF RUDD
ADDRESS:	8032 SE 57TH ST, MERCER ISLAND, WA 98040
PHONE:	425-830-0373
CONTACT PERSON:	JEFF RUDD
ARCHITECT:	PELLETIER + SCHAAR, LLC
ADDRESS:	26911 98TH DR. NW, STE. B, STANWOOD, WA 98292
PHONE:	360-629-5375
CONTACT PERSON:	DAVID PELLETIER, AIA
STRUCTURAL ENGINEER:	CDE INC.
ADDRESS:	6021 ROOSEVELT WAY NE, SEATTLE, WA 98115
PHONE:	425-343-7517
CONTACT PERSON:	ALEX MOROSEOS, PE SE

**DEFERRED PERMITS**

A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 3D AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED

**APPLICABLE BUILDING CODES**

- 2021 INTERNATIONAL BUILDING CODE
- 2021 WASHINGTON STATE BUILDING CODE
- 2021 WASHINGTON STATE ENERGY CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2017 ANSI ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- CITY OF MERCER ISLAND AMENDMENTS AND ORDINANCES

**NOTE:**  
PER WSEC 404.1  
ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCES LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH EFFICIENCY LIGHTING SOURCE.  
  
PER WSEC 404.2  
PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE.

CITY COMMENTS - 09/26/2024

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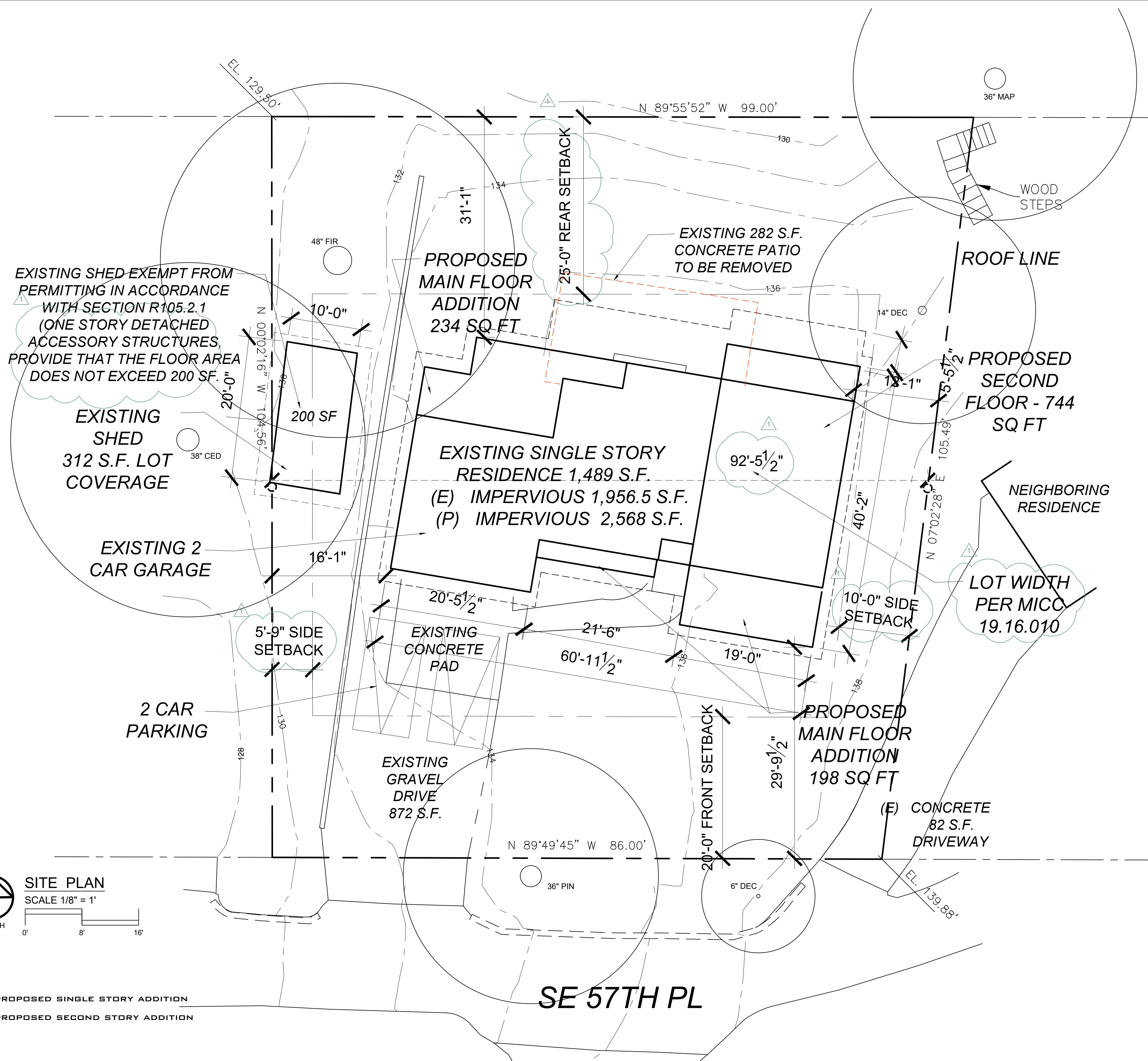
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STATE OF WASHINGTON

**GO.1**  
5/28/2024

**GENERAL NOTES, LEGENDS & ABBREVIATIONS**

RUDD: ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE



**SITE PLAN**  
SCALE 1/8" = 1'

- PROPOSED SINGLE STORY ADDITION
- PROPOSED SECOND STORY ADDITION

**SITE ADDRESS:**  
8032 SE 57TH ST, MERCER ISLAND, WA 98040

**LEGAL DESCRIPTION:**  
CHRISTIAN CHURCH CAMP ADD 11-12-13 & 21-22 & POR OF 14 & 19-20 WLY OF FOLB DESC LN BEG AT PT ON S LN OF SD 20 DIST 4 FT WLY OF SE COR OF SD 20 TH NELY TO PT ON N LN OF 14 DIST 9 FT ELY OF NWLY COR OF 14  
PLAT BLOCK: 8  
PLAT LOT: POR

**OWNER/APPLICANT:** JEFF RUDD  
**PARCEL:** 1574100620  
**LOT SIZE:** 0.22 ACRES / 9,679 S.F.  
**ZONING:** R-8.4

**LOT SLOPE CALCULATIONS**  
HIGH POINT ELEVATION 139.88 FT  
LOW POINT ELEVATION 129.50 FT  
ELEVATION DIFFERENCE 10.38 FT  
HORIZONTAL DIFFERENCE 135.50 FT

**LOT SLOPE:** 8%

**ALLOWABLE LOT COVERAGE**  
LESS THAN 15%  
MAX LOT COVERAGE 40%  
REQUIRED LANDSCAPING 60%

**LOT COVERAGE CALCULATIONS**  
GROSS LOT AREA 9,679 SQ FT  
NET LOT AREA 9,679 SQ FT  
ALLOWED LOT COVERAGE (40%) 3,871.6 SQ FT

**EXISTING LOT COVERAGE:**  
RESIDENCE: 1,956.5 S.F.  
ACCESSORY STRUCTURE: 312 S.F.  
DRIVEWAYS: 954 S.F.

**PROPOSED ADDED LOT COVERAGE:**  
RESIDENCE W/ ADDITIONS: 2,568 S.F.  
ACCESSORY STRUCTURE: 312 S.F.  
DRIVEWAYS: 954 S.F.

**TOTAL LOT COVERAGE:** 3,834 (39.6%)

**FAR CALCULATIONS**  
LOT AREA 9,679 SQ FT  
ALLOWED GFAR 40%  
SITE MAX ALLOWED FAR 9,679(0.4) = 3,871 SQ FT

**PROPOSED GFAR:** 2,955 SQ FT  
30%

**LAND USE:** CRITICAL AREAS REVIEW 2

**DATE:** 06/04/2024

**HARDSCAPE CALCULATIONS**  
GROSS LOT AREA 9,678 S.F.  
NET LOT AREA 9,678 S.F.  
ALLOWED HARDSCAPE AREA 9% 871.11 S.F.  
TOTAL EXISTING HARDSCAPE AREA 412 S.F.  
TOTAL REMOVED HARDSCAPE AREA 265 S.F.  
TOTAL PROJECT HARDSCAPE AREA 144 S.F. = 2%

**GROSS FLOOR AREA CALCULATIONS**  
(E) UPPER FLOOR AREA 0 S.F.  
(R) UPPER FLOOR AREA 0 S.F.  
(N) UPPER FLOOR AREA 716 S.F.  
TOTAL UPPER FLOOR AREA 716 S.F.

(E) MAIN FLOOR AREA 1049 S.F.  
(R) MAIN FLOOR AREA 0 S.F.  
(N) MAIN FLOOR AREA 468 S.F.  
TOTAL MAIN FLOOR AREA 1,517 S.F.

(E) GARAGE FLOOR AREA 440 S.F.  
(R) GARAGE FLOOR AREA 30 S.F.  
(N) GARAGE FLOOR AREA 0 S.F.  
TOTAL GARAGE FLOOR AREA 470 S.F.

(E) ACCESSORY BUILDING AREA 716 S.F.  
(R) ACCESSORY BUILDING AREA 0 S.F.  
(N) ACCESSORY BUILDING AREA 0 S.F.  
TOTAL ACCESSORY BUILDING AREA 716 S.F.

(T) UPPER FLOOR AREA 716 S.F.  
(T) MAIN FLOOR AREA 1,517 S.F.  
(T) GARAGE FLOOR AREA 470 S.F.  
(T) ACCESSORY BUILDING AREA 716 S.F.  
TOTAL BUILDING AREA 2,955 S.F.

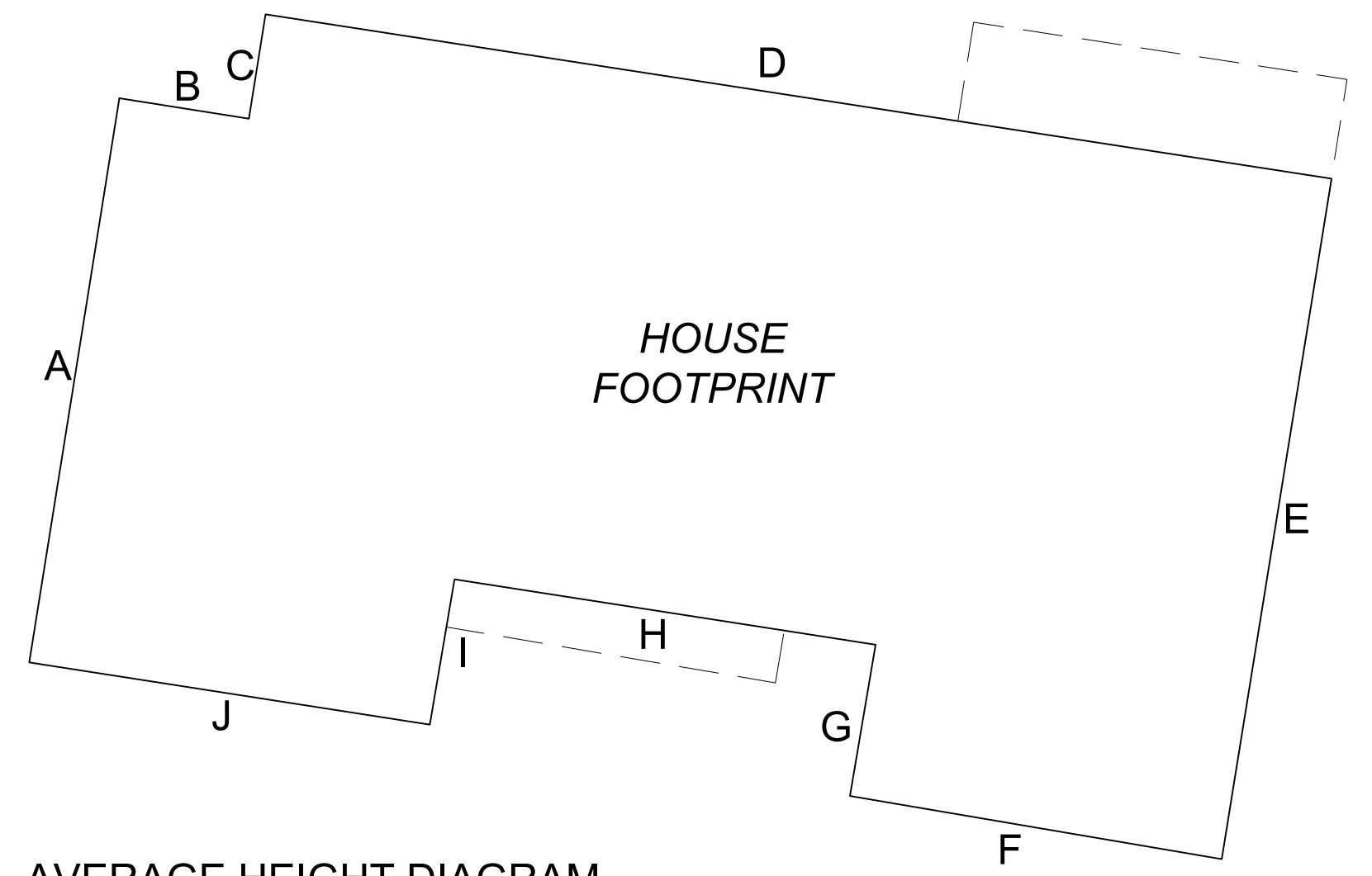
**AVERAGE BUILDING ELEVATION CALCULATIONS**

MIDPOINT ELEVATION	SEGMENT LENGTH
A. 134.5'	35.0'
B. 134.4'	6.5'
C. 134.4'	5.5'
D. 136.3'	54.5'
E. 137.2'	34.7'
F. 136.3'	19.0'
G. 135.7'	7.5'
H. 135.2'	21.5'
I. 135.0'	5'
J. 135.0'	20.5'

$(134.5 \times 35) + (134.4 \times 6.5) + (134.4 \times 5.5) + (136.3 \times 54.5) + (137.2 \times 34.7) + (136.3 \times 19) + (135.7 \times 7.5) + (135.2 \times 21.5) + (135 \times 5) + (135 \times 20.5) = 28,466.2$

**LENGTH OF PERIMETER = 210.7**  
 $28,466.2 / 210.7 = 135.1$  FT

**BUILDING HEIGHT CALCULATIONS**  
 $135.1 + 30 = 165.1$  FT



**AVERAGE HEIGHT DIAGRAM**  
SCALE 1/8" = 1'

**SIDE YARD CALCULATIONS (PER MICC 19.02.020(C)):**  
92'-5.5" TOTAL LOT WIDTH  
TOTAL SIDE YARDS MUST BE 17%  
17% OF 92'-5.5" = 15'-9"  
MINIMUM SIDE YARD WIDTH IS 33% OF AGGREGATE SIDE YARD TOTAL  
5'-9" SETBACK ON WEST SIDE OF LOT  
10'-0" SETBACK ON EAST SIDE OF LOT

**FRONT YARD SETBACK:**  
20'-0"  
**REAR YARD SETBACK:**  
25'-0"

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**GO.2**  
5/28/2024

RUDD: ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE

**PHASING LEGEND**

-  EXISTING CONSTRUCTION TO REMAIN
-  ITEMS TO BE DEMOLISHED
-  NEW CONSTRUCTION

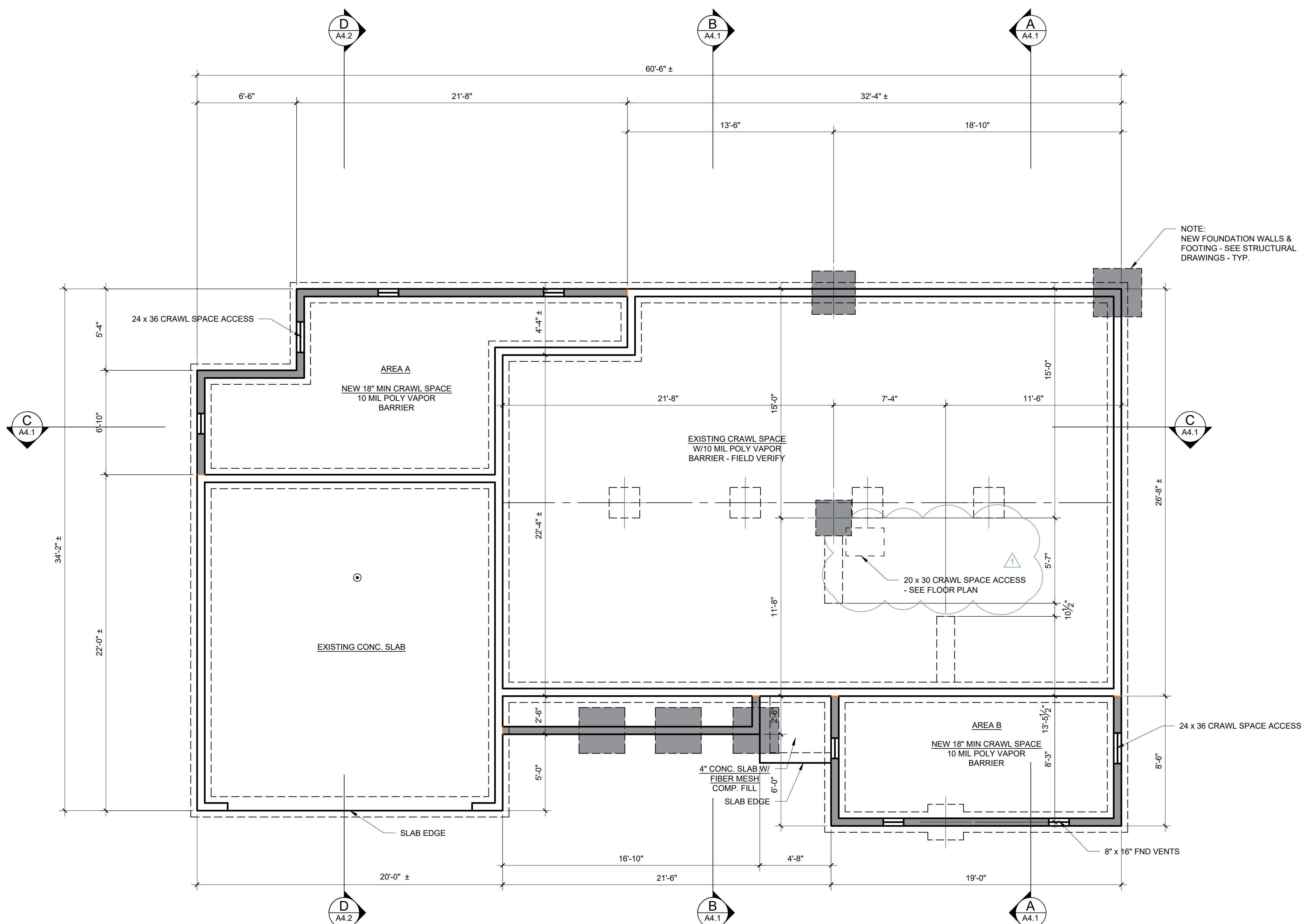
**FOUNDATION NOTES:**

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
3. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
4. 1,500 PSF ASSUMED SOIL BEARING CAPACITY.
5. SEE SHEET S-2.1 FOR FOOTING SCHEDULE.

**FOUNDATION VENT CALCULATIONS:**

**AREA A = 215 S.F.**  
 215/150 = 1.4 S.F. x 144 = 206.4 SQ. INCHES  
 206.4/128 = 1.6 VENTS REQUIRED

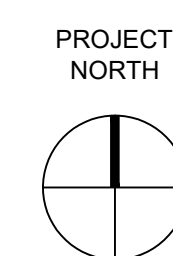
**AREA B = 144 S.F.**  
 144/150 = .96 S.F. x 144 = 138.2 SQ. INCHES  
 138.2/128 = 1 VENT REQUIRED



**NOTES:**  
 ALL DIMENSIONS SHOWN ± ALIGN WITH EXISTING CONSTRUCTION AND TO BE VERIFIED IN THE FIELD.

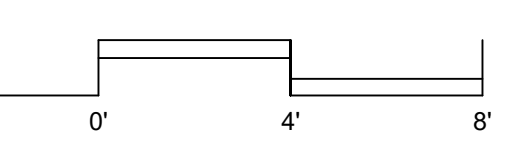
**NOTES:**  
 SEE GEOTECHNICAL REPORT RECOMMENDATIONS FOR NEW FOUNDATION DEPTH.

CITY COMMENTS - 09/26/2024



**FOUNDATION PLAN**

SCALE 1/4" = 1'-0"



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 5/28/2024

RUDD: ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE

**BUILDING PERMITS - FOUNDATION PLAN**

**DOOR & WINDOW NOTES**

- SEE SHT. A0.1 FOR 2021 WSEC REQUIREMENTS; ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY.
- SEE FLOOR PLAN FOR SLIDING / POCKET DOOR ACTIVE DOOR PANEL LOCATIONS AND DIRECTIONS.
- SEE ELEVATIONS FOR OPERABLE WINDOW SASH DIRECTIONS.
- ALIGN WINDOW AND DOORS HEADS - TYP.

**NOTES:**

- ALL DIMENSIONS SHOWN ± ALIGN WITH EXISTING CONSTRUCTION AND TO BE VERIFIED IN THE FIELD.
- CONDUCT AIR LEAKAGE TESTS IN ACCORDANCE WITH R402.4.1.2 2021 WSEC TESTING FOR SINGLE FAMILY HOMES SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380.

**PHASING LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- ITEMS TO BE DEMOLISHED
- NEW CONSTRUCTION

**AREA CALCULATIONS**

MAIN FLOOR EXISTING	1,048 S.F.
MAIN FLOOR ADDITIONS	437 S.F.
UPPER FLOOR FINISHED	724 S.F.
<b>TOTAL HEATED AREA</b>	<b>2,209 S.F.</b>
GARAGE	440 S.F.

**PLAN GENERAL NOTES**

- WALLS, CEILING AND FLOOR INSULATION; AND WINDOW AND DOOR GLAZING TO BE IN ACCORDANCE 2021 WSEC. SEE SHT. A0.1.
- TEMPERED SAFETY GLAZING TO BE PROVIDED PER 2021 IRC SECTION R308.4; SEE ELEVATIONS OR WINDOW SCHEDULE FOR LOCATIONS.
- INSTALL 110V SMOKE DETECTORS, INTERCONNECT W/ BATTERY BACKUP, PER 2021 IRC WA STATE AMENDMENTS SECTION R314; SEE PLANS FOR LOCATIONS.
- INSTALL CARBON MONOXIDE DETECTORS PER 2021 IRC WA STATE AMENDMENTS SECTION R315; SEE FLOOR PLAN FOR LOCATIONS.
- INSTALL WHOLE HOUSE VENTILATION FAN PER 2021 IRC WA STATE AMENDMENTS SECTION M1507.3; SYSTEM SHALL PROVIDE MIN. CFM PER TABLE M1507.3.3(1).
- ALL EXHAUST FANS TO BE LOCATED AND SIZED PER 2021 IRC WA STATE AMENDMENTS TABLE M1507.4.
- FAN NOISE RATING TO BE 1.5 SONE OR BETTER
- PROVIDE MIN. 15" FROM CENTER OF TOILET TO ADJACENT WALL OR OTHER OBSTRUCTION AND 21" CLEARANCE DIRECTLY IN FRONT OF TOILET PER 2021 IRC SECTION R307.1.

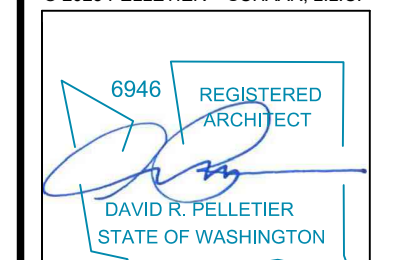
**PLAN KEYNOTES**

- 110V COMBINATION SMOKE & CARBON MONOXIDE DETECTOR INTERCONNECT W/ BATTERY BACKUP TYP.
- ROOF LINE ABOVE OR WALL BELOW.
- 90 CFM I.E SONO BATH ENERGY STAR FANS WITH 4" SMOOTH DUCTING. (MIN. 90 CFM FOR CONTINUOUS OPERATING WHOLE HOUSE FAN IN ACCORDANCE WITH SEC. M1507.3.3(1))
- U.L. APPROVED PROPANE BURNING FIREPLACE
- DRYER - VENT TO OUTSIDE
- EXHAUST TERMINATION - IN ACCORDANCE WITH IRC M1507.3.4.4
- PROVIDE EMERGENCY ESCAPE OPENING IN ALL SLEEPING ROOMS MIN. 24" HIGH X 20" WIDTH AND 5.7 S.F. CLEAR OPEN AREA IN ACCORDANCE WITH IRC R310.1
- 22" X 30" ATTIC ACCESS - WITH MIN. UNOBSTRUCTED HEADROOM ABOVE HATCH OF 30"
- RANGE WITH 300 CFM HOOD
- 5/8" TYPE-X GWB ON ALL WALLS & CEILING AND AROUND ALL BEAMS AND POSTS.
- SOLID CORE DOOR W/ SELF CLOSER
- TOWEL WARMER (NOT USED)
- 5/8" TYPE X GWB UNDER STAIR
- ROD & SHELF
- 1 1/2" DIA. HANDRAIL SET 34"-36" OFF STAIR NOSING ATTACH TO SOLID BLOCKING
- 4" DIA. STEEL BOLLARD W/ IMBED IN SLAB
- HEAT RECOVERY PANASONIC FV-06 VEI 47 CFM HEAT RECOVERY EFFICIENCY 80%.
- CRAWL SPACE ACCESS IN FLOOR MIN. 20"X30" IN ACCORDANCE WITH R408.4 2021 IRC.
- INSTALL NEW 110V HEAT DETECTOR INTERCONNECT WITH BATTERY BACKUP (R314.2.3 - A heat detector or alarm rated for ambient outdoor temperatures and humidity shall be installed in all new garages that are attached to or located under new and existing dwellings. heat detectors and heat alarms shall be installed in a central location and in accordance with the manufactures instructions.)

CITY COMMENTS - 09/28/2024

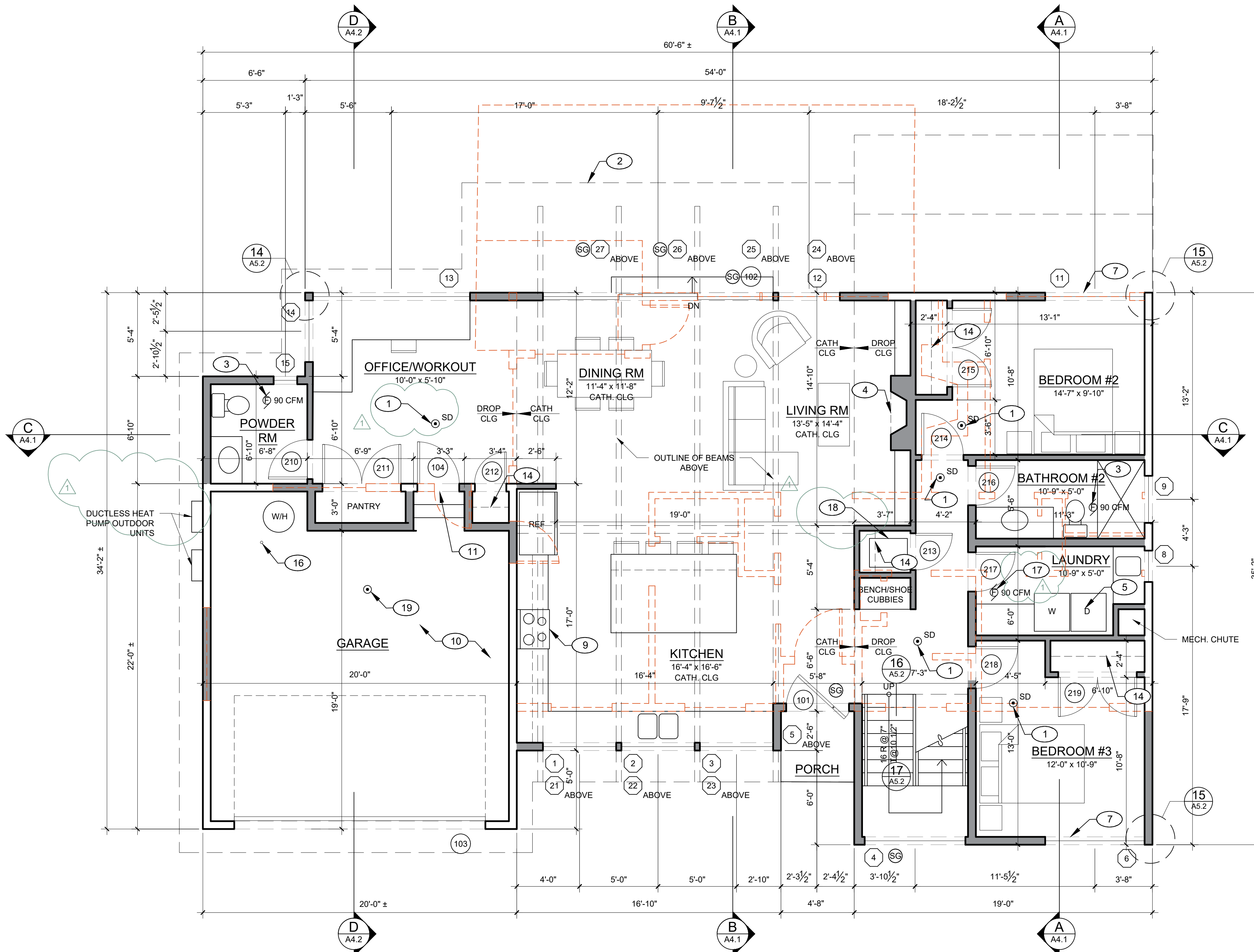
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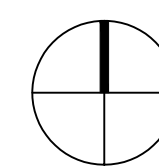


**A1.1**  
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RUDD: ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE

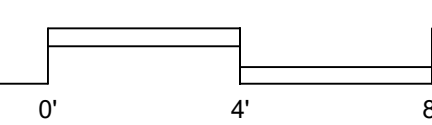


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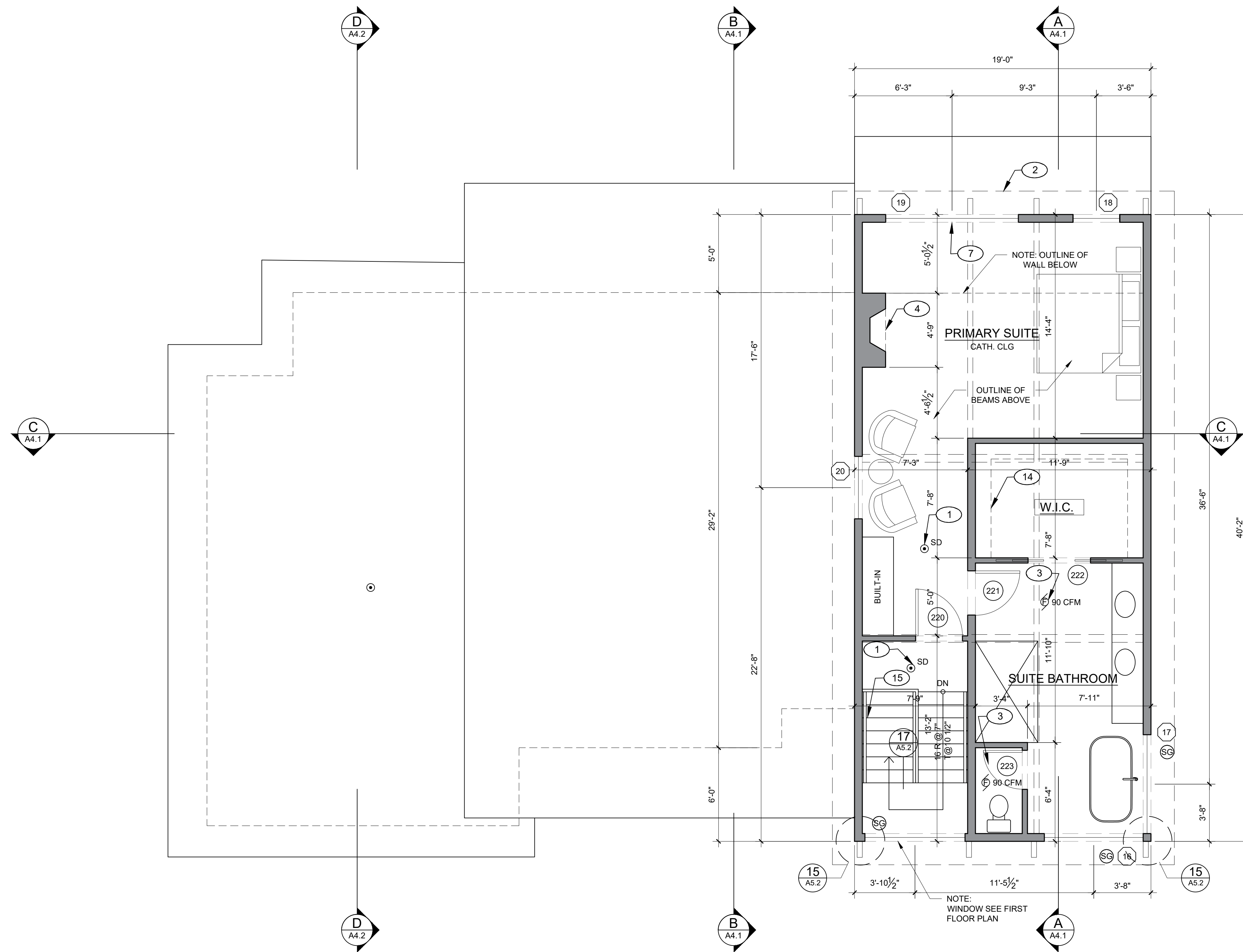


**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"



**BUILDING PERMITS - FIRST FLOOR PLAN**



**DOOR & WINDOW NOTES**

- SEE SHT. A0.1 FOR 2021 WSEC REQUIREMENTS; ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY.
- SEE FLOOR PLAN FOR SLIDING / POCKET DOOR ACTIVE DOOR PANEL LOCATIONS AND DIRECTIONS.
- SEE ELEVATIONS FOR OPERABLE WINDOW SASH DIRECTIONS.
- ALIGN WINDOW AND DOORS HEADS - TYP.

**NOTES:**

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**PHASING LEGEND**

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- ITEMS TO BE DEMOLISHED
- NEW CONSTRUCTION

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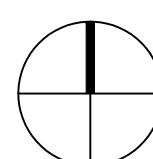
**PLAN GENERAL NOTES**

- WALLS, CEILING AND FLOOR INSULATION; AND WINDOW AND DOOR GLAZING TO BE IN ACCORDANCE 2021 WSEC. SEE SHT. A0.1.
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**PLAN KEYNOTES**

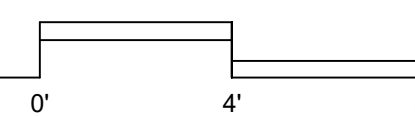
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- ROOF LINE ABOVE OR WALL BELOW.
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- U.L. APPROVED PROPANE BURNING FIREPLACE
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- TOWEL WARMER (NOT USED)
- 5/8" TYPE X GWB UNDER STAIR
- ROD & SHELF
- 1 1/2" DIA. HANDRAIL SET 34"-36" OFF STAIR NOSING ATTACH TO SOLID BLOCKING
- 4" DIA. STEEL BOLLARD W/ IMBED IN SLAB
- HEAT RECOVERY PANASONIC FV-06 VEI 47 CFM HEAT RECOVERY EFFICIENCY 60%.
- CRAWL SPACE ACCESS IN FLOOR MIN. 20"X30" IN ACCORDANCE WITH R408.4 2021 IRC.
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(R314.2.3 - A heat detector or alarm rated for ambient outdoor temperatures and humidity shall be installed in all new garages that are attached to or located under new and existing dwellings. heat detectors and heat alarms shall be installed in a central location and in accordance with the manufactures instructions.)  
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**SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"



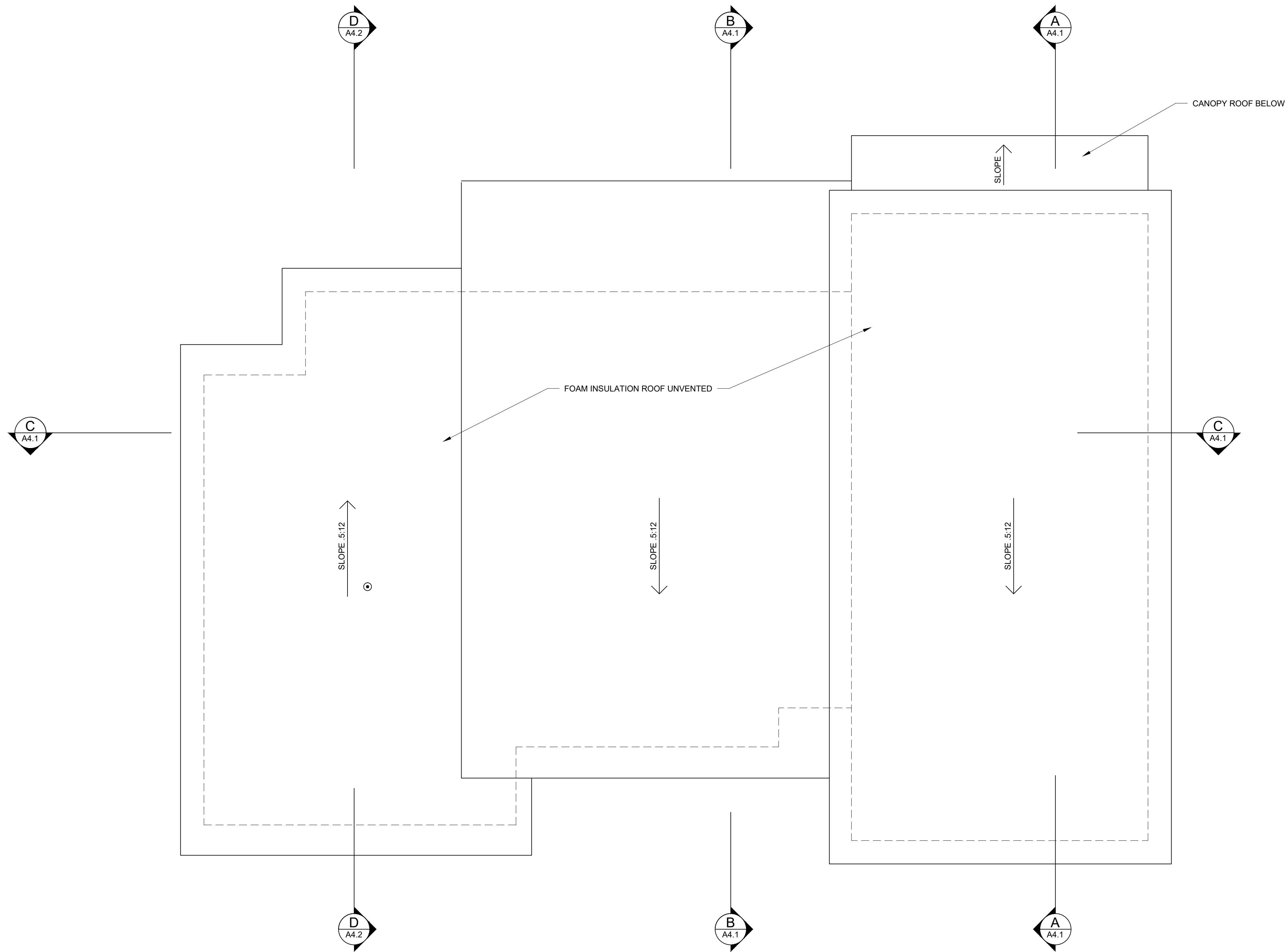
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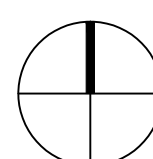
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**A1.2**  
 5/28/2024

RUDD: ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE

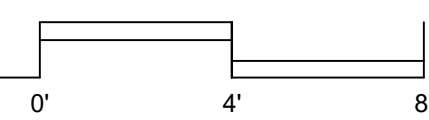


PROJECT  
NORTH



**ROOF PLAN**

SCALE 1/4" = 1'-0"



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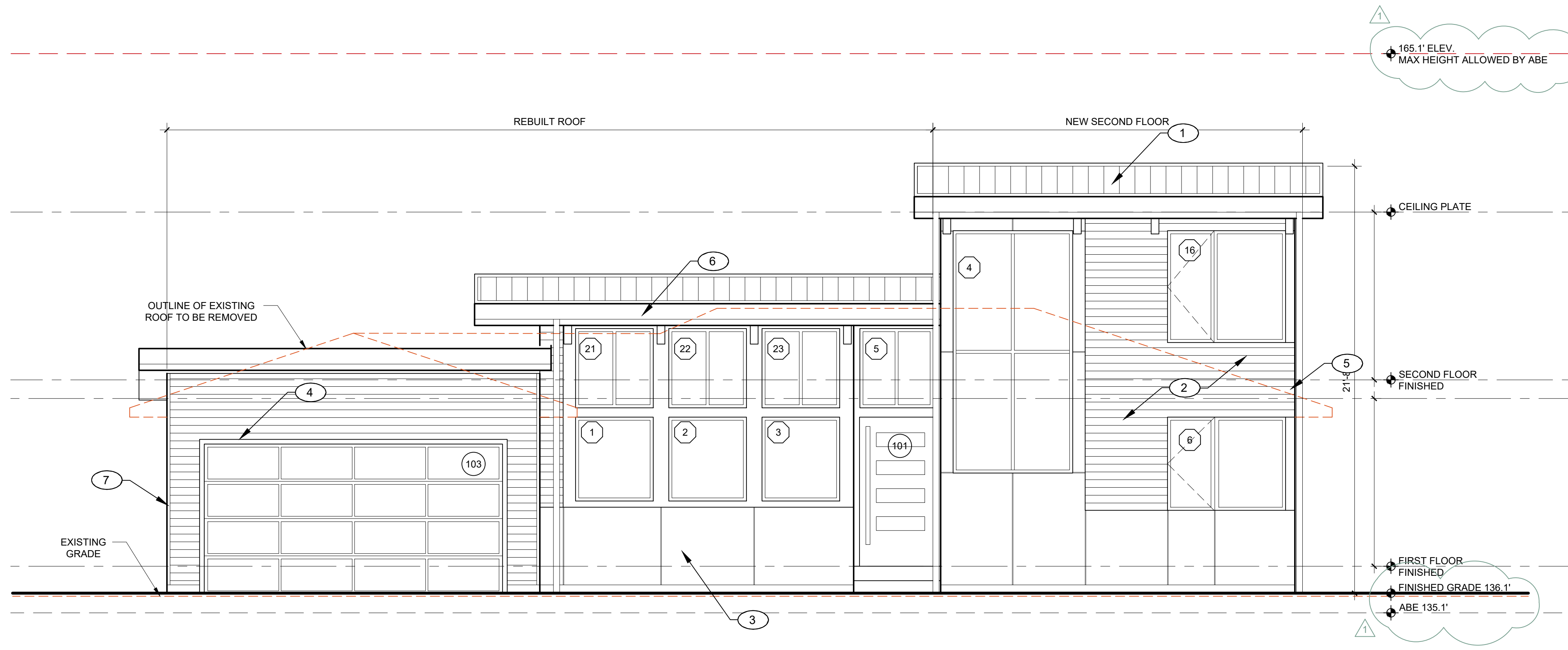
**A2.1**  
 5/28/2024

**ELEVATION / SECTION  
GENERAL NOTES**

1. ALL BUILDING ENVELOPE MATERIAL, COMPONENTS AND DETAILS TO BE INSTALLED PER INDUSTRY BEST PRACTICES AND MATERIAL MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS AND MANUALS.
2. BUILDING ENVELOPE DEFINITION TO INCLUDE EXTERIOR ROOFS, DECKS, EAVES, WALLS, DOORS AND WINDOWS; INCLUDING SIDING, TRIM, VAPOR BARRIERS AND DRAIN PLANS, FLASHING, SEALANTS, PENETRATIONS, VENTS, RAILING STANCHIONS, AND ALL OTHER STORM AND WEATHER DRAINAGE, MOISTURE AND VAPOR CONTROL SYSTEMS, DETAILS AND COMPONENTS.
3. PROVIDE TEMPERED SAFETY GLAZING PER 2018 IRC SECTION R308.4; SEE ELEVATIONS OR WINDOW SCHEDULE FOR LOCATIONS.

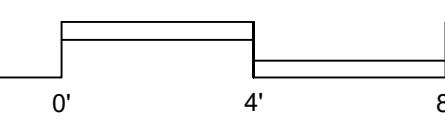
**ELEVATIONS KEY NOTES:**

- 1. STANDING SEAM PREFINISHED METAL ROOF
- 2. HORIZONTAL CEMENT BOARD SIDING
- 3. SMOOTH PANEL CEMENT BOARD SIDING
- 4. 5/4 PAINTED WOOD TRIM
- 5. PRE-FINISHED METAL GUTTERS AND DOWNSPOUTS (GUTTERS TO BE CONTINUOUS)
- 6. 5/4x14 CONCRETE BOARD BARGE - TYP
- 7. METAL REVEAL CORNER TRIM



**SOUTH ELEVATION**

SCALE 1/4" = 1'-0"



**AVERAGE BUILDING ELEVATION CALCULATIONS**

	MIDPOINT ELEVATION	SEGMENT LENGTH
A.	134.5'	35.0'
B.	134.4'	6.5'
C.	134.4'	5.5'
D.	136.3'	54.5'
E.	137.2'	34.7'
F.	136.3'	19.0'
G.	135.7'	7.5'
H.	135.2'	21.5'
I.	135.0'	5'
J.	135.0'	20.5'

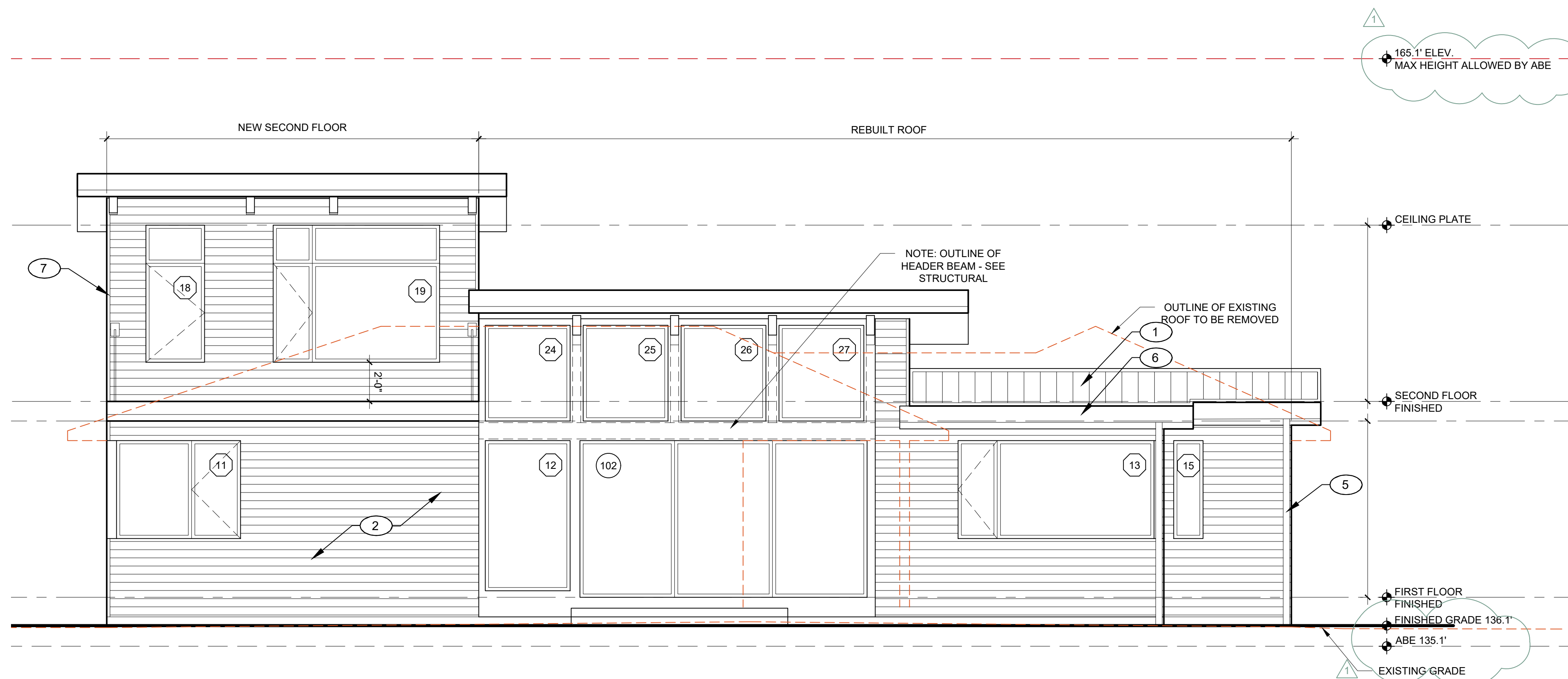
$$(134.5 \times 35) + (134.4 \times 6.5) + (134.4 \times 5.5) + (136.3 \times 54.5) + (137.2 \times 34.7) + (136.3 \times 19) + (135.7 \times 7.5) + (135.2 \times 21.5) + (135 \times 5) + (135 \times 20.5) = 28,466.2$$

$$\text{LENGTH OF PERIMETER} = 210.7$$

$$28,466.2 / 210.7 = 135.1 \text{ FT}$$

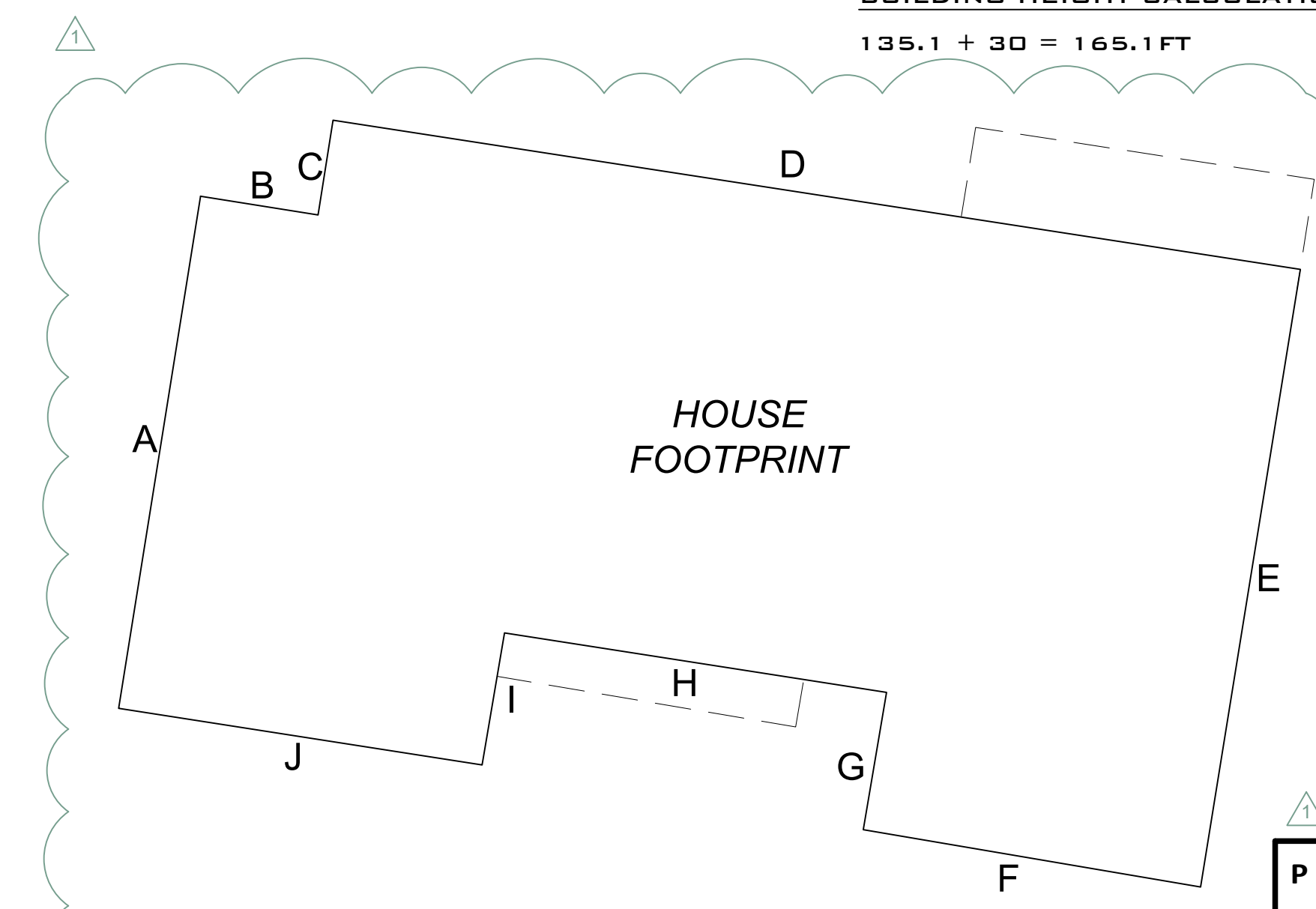
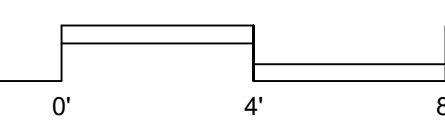
**BUILDING HEIGHT CALCULATIONS**

$$135.1 + 30 = 165.1 \text{ FT}$$



**NORTH ELEVATION**

SCALE 1/4" = 1'-0"



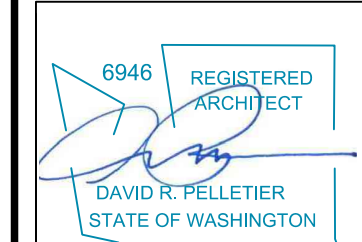
**AVERAGE HEIGHT DIAGRAM**

SCALE 1/8" = 1'

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**A3.1**

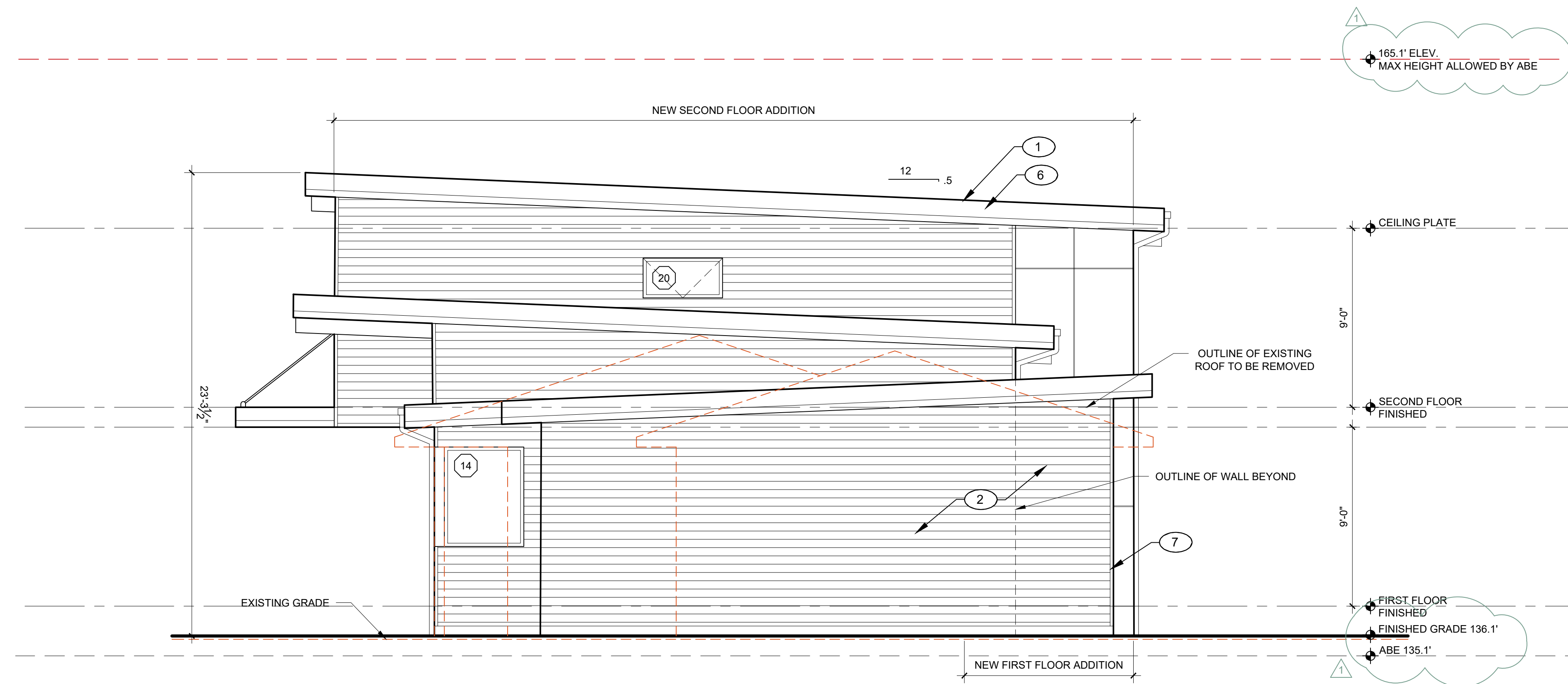
5/28/2024

**ELEVATION / SECTION  
GENERAL NOTES**

1. ALL BUILDING ENVELOPE MATERIAL, COMPONENTS AND DETAILS TO BE INSTALLED PER INDUSTRY BEST PRACTICES AND MATERIAL MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS AND MANUALS.
2. BUILDING ENVELOPE DEFINITION TO INCLUDE EXTERIOR ROOFS, DECKS, EAVES, WALLS, DOORS AND WINDOWS, INCLUDING SIDING, TRIM, VAPOR BARRIERS AND DRAIN PLANS, FLASHING, SEALANTS, PENETRATIONS, VENTS, RAILING STANCHIONS, AND ALL OTHER STORM AND WEATHER DRAINAGE, MOISTURE AND VAPOR CONTROL SYSTEMS, DETAILS AND COMPONENTS.
3. PROVIDE TEMPERED SAFETY GLAZING PER 2018 IRC SECTION R308.4; SEE ELEVATIONS OR WINDOW SCHEDULE FOR LOCATIONS.

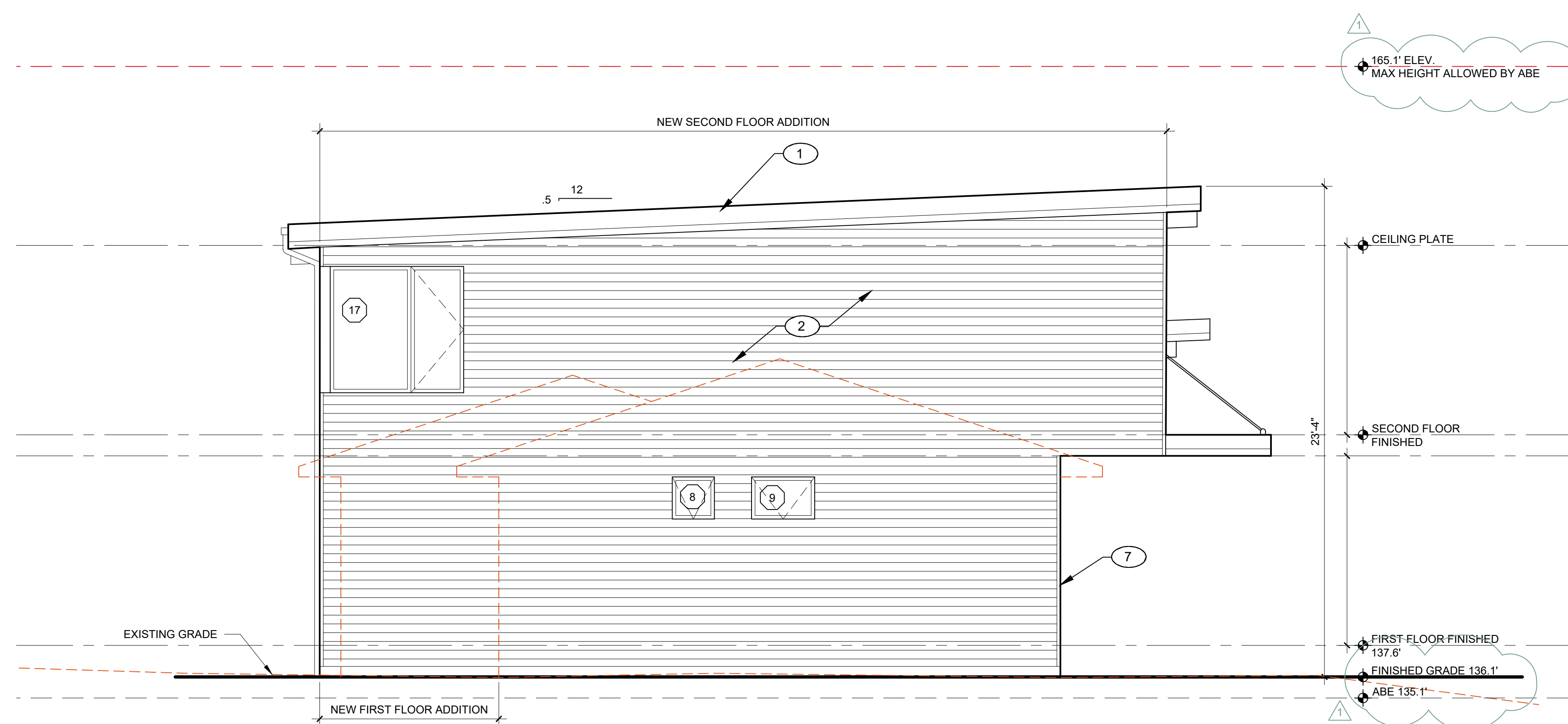
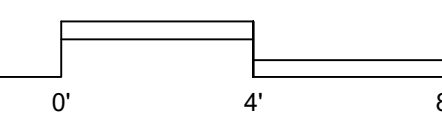
**ELEVATIONS KEY NOTES:**

- ① STANDING SEAM PREFINISHED METAL ROOF
- ② HORIZONTAL CEMENT BOARD SIDING
- ③ SMOOTH PANEL CEMENT BOARD SIDING
- ④ 5/4 PAINTED WOOD TRIM
- ⑤ PRE-FINISHED METAL GUTTERS AND DOWNSPOUTS (GUTTERS TO BE CONTINUOUS)
- ⑥ 5/4x14 CONCRETE BOARD BARGE - TYP
- ⑦ METAL REVEAL CORNER TRIM



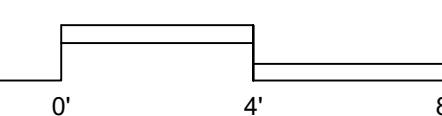
**WEST ELEVATION**

SCALE 1/4" = 1'-0"



**EAST ELEVATION**

SCALE 1/4" = 1'-0"



**AVERAGE BUILDING ELEVATION CALCULATIONS**

	MIDPOINT ELEVATION	SEGMENT LENGTH
A.	134.5'	35.0'
B.	134.4'	6.5'
C.	134.4'	5.5'
D.	136.3'	54.5'
E.	137.2'	34.7'
F.	136.3'	19.0'
G.	135.7'	7.5'
H.	135.2'	21.5'
I.	135.0'	5'
J.	135.0'	20.5'

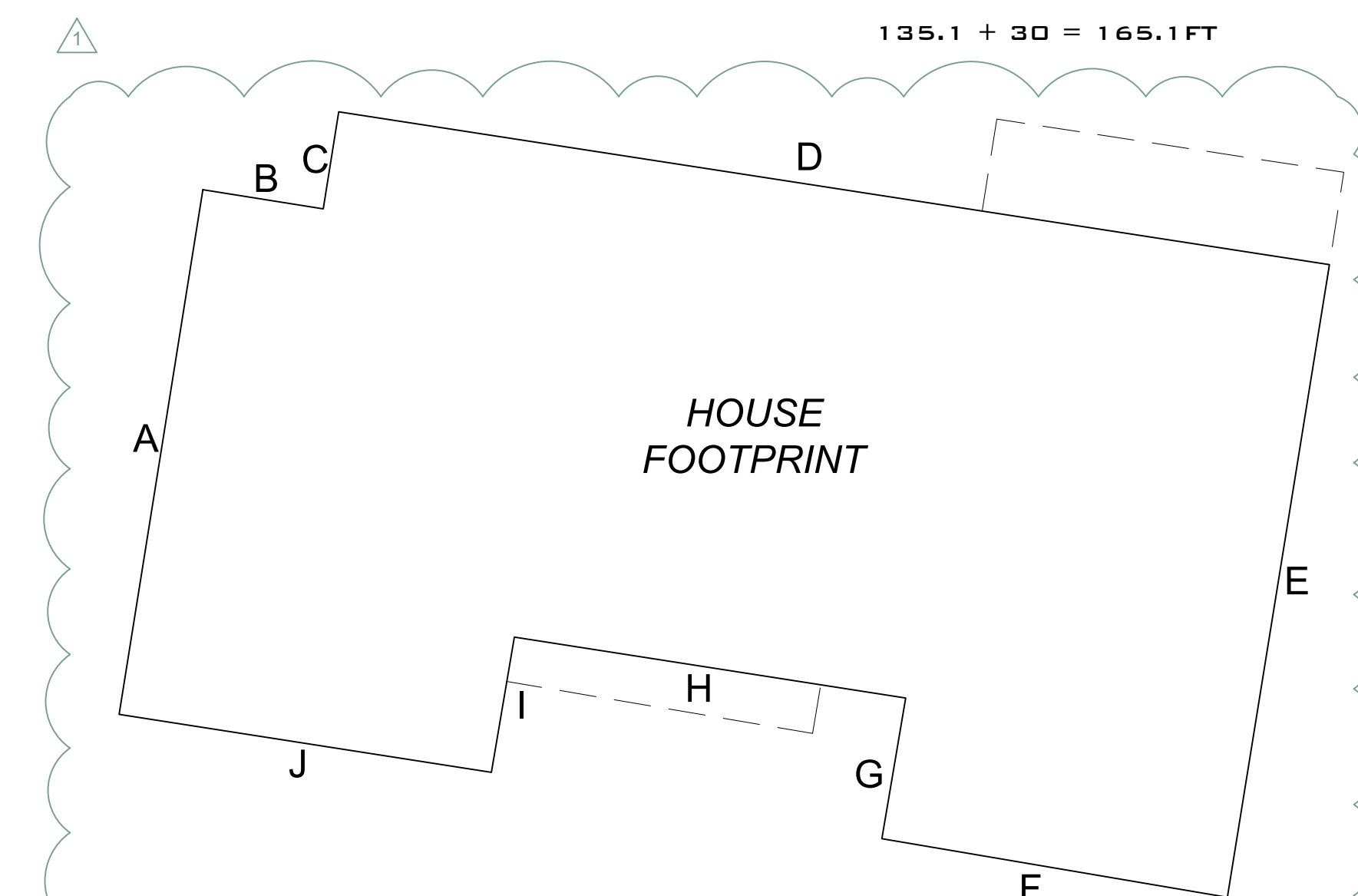
$$(134.5 \times 35) + (134.4 \times 6.5) + (134.4 \times 5.5) + (136.3 \times 54.5) + (137.2 \times 34.7) + (136.3 \times 19) + (135.7 \times 7.5) + (135.2 \times 21.5) + (135 \times 5) + (135 \times 20.5) = 28,466.2$$

LENGTH OF PERIMETER = 210.7

$$28,466.2 / 210.7 = 135.1 \text{ FT}$$

**BUILDING HEIGHT CALCULATIONS**

$$135.1 + 30 = 165.1 \text{ FT}$$



**AVERAGE HEIGHT DIAGRAM**

SCALE 1/8" = 1'

CITY COMMENTS - 09/26/2024

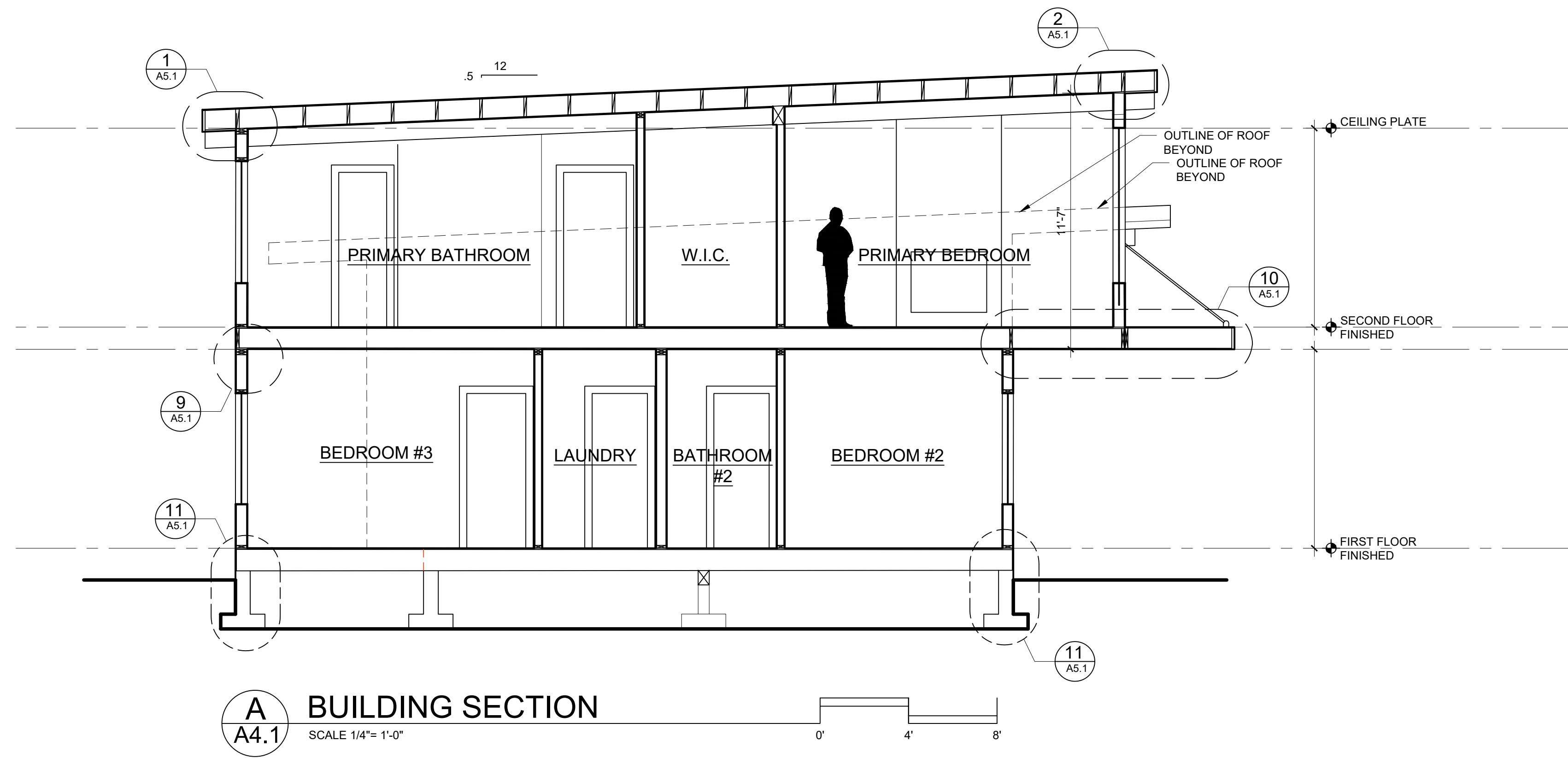
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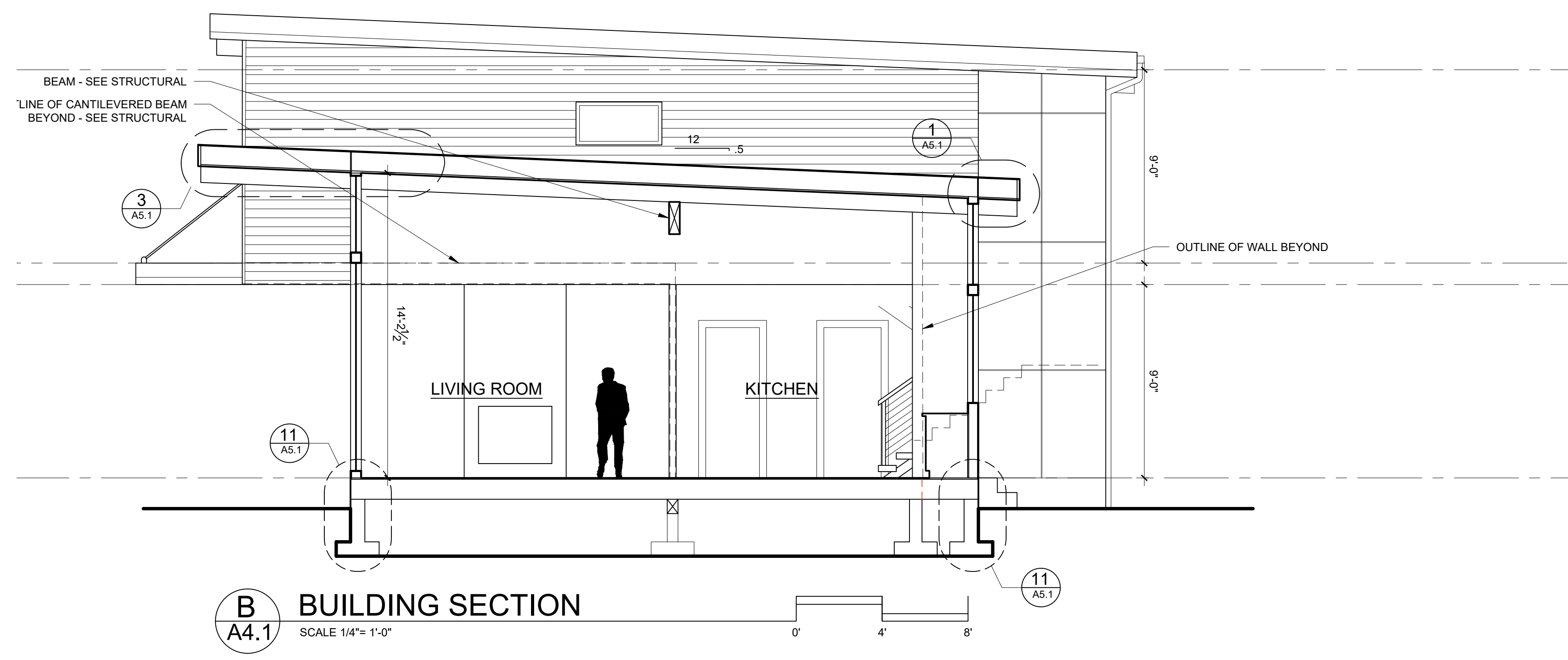
6946 REGISTERED ARCHITECT  
DAVID R. PELLETIER  
STATE OF WASHINGTON

**A3.2**

5/28/2024



**A** BUILDING SECTION  
A4.1 SCALE 1/4" = 1'-0"



**B** BUILDING SECTION  
A4.1 SCALE 1/4" = 1'-0"

CITY COMMENTS - 09/26/2024

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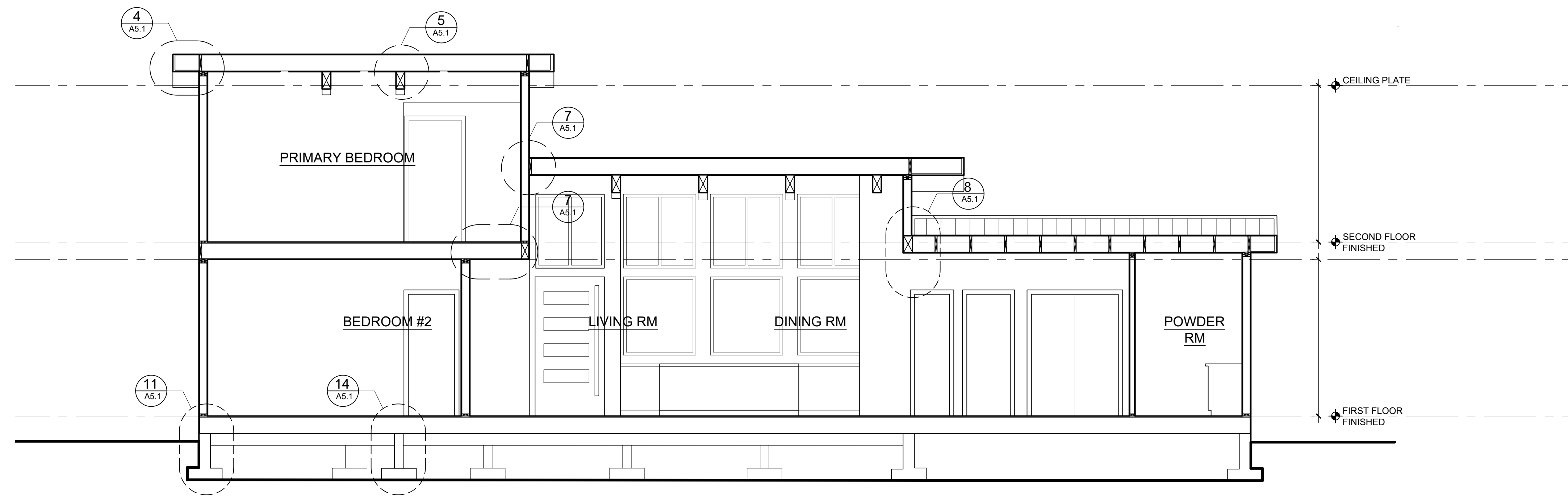
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6946 REGISTERED ARCHITECT  
DAVID R. PELLETIER  
STATE OF WASHINGTON

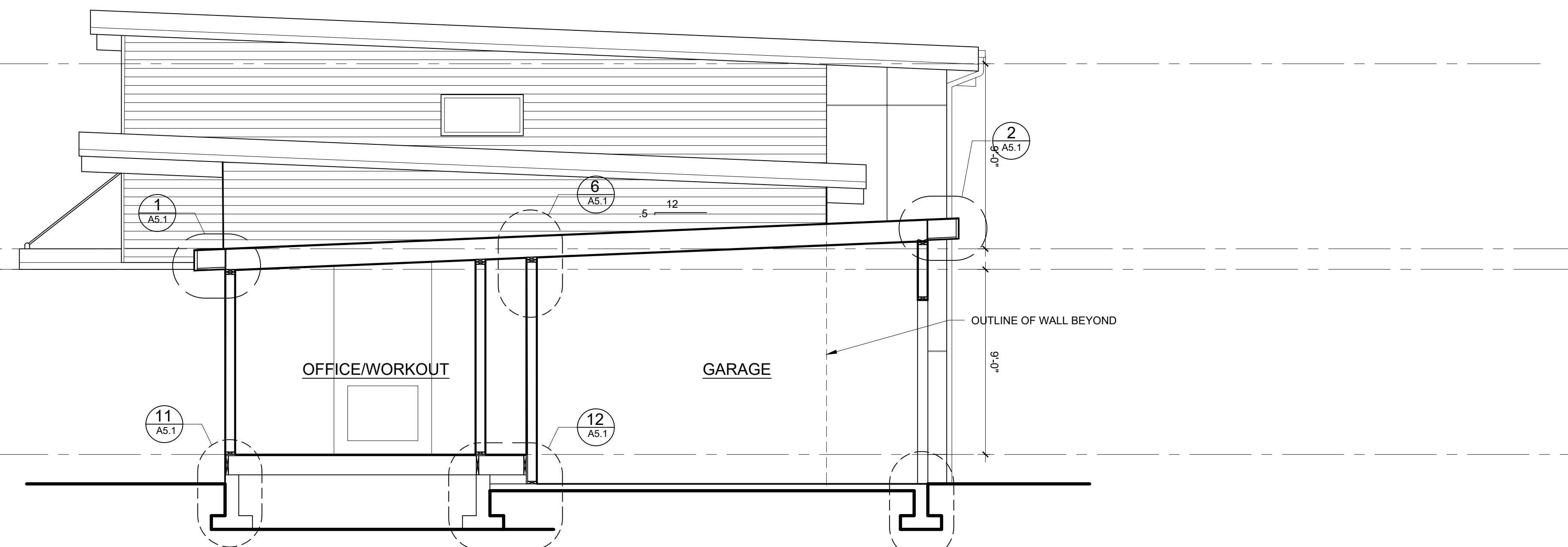
**A4.1**  
5/28/2024

**ELEVATION / SECTION  
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3. PROVIDE TEMPERED SAFETY GLAZING PER 2018 IRC SECTION R308.4; SEE ELEVATIONS OR WINDOW SCHEDULE FOR LOCATIONS:



**C BUILDING SECTION**  
A4.2 SCALE 1/4" = 1'-0"  
0' 4' 8'

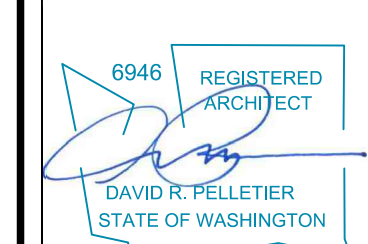


**D BUILDING SECTION**  
A4.2 SCALE 1/4" = 1'-0"  
0' 4' 8'

CITY COMMENTS - 09/26/2024

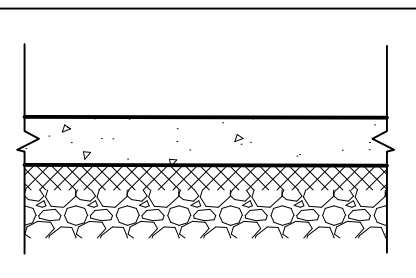
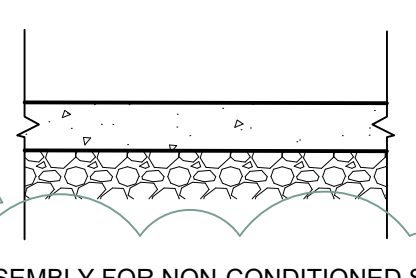
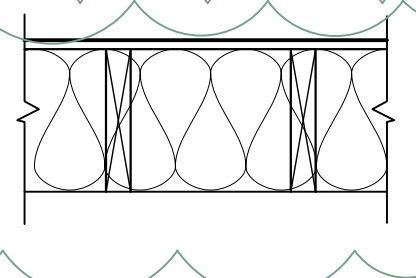
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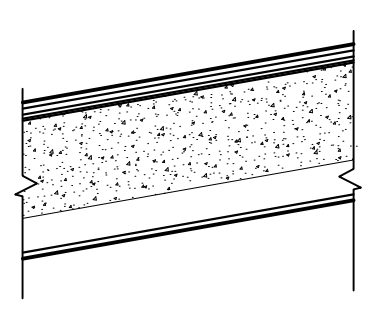
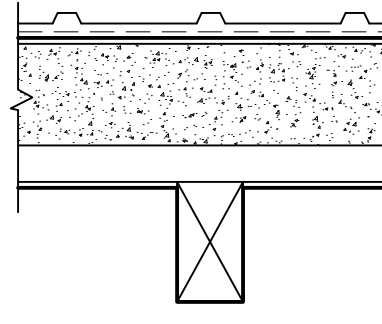
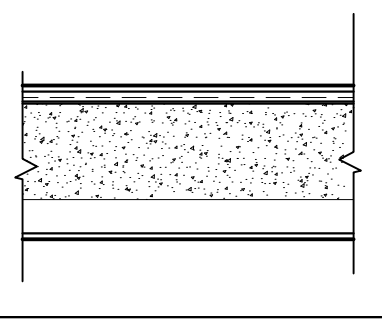
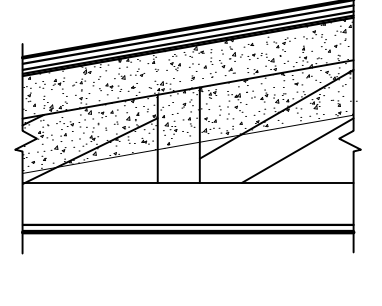
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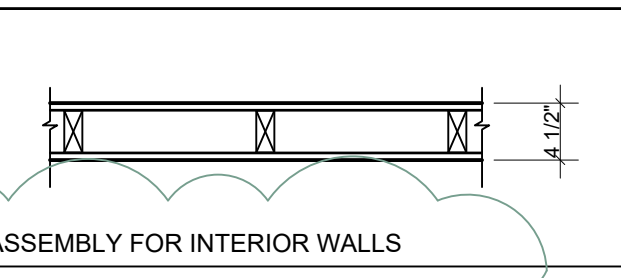
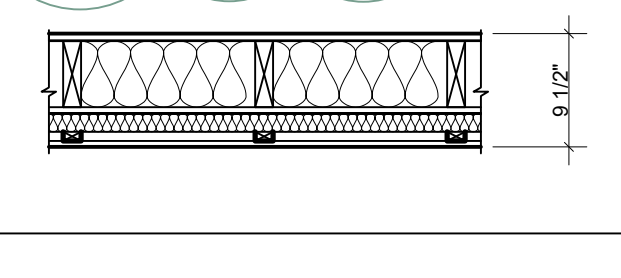
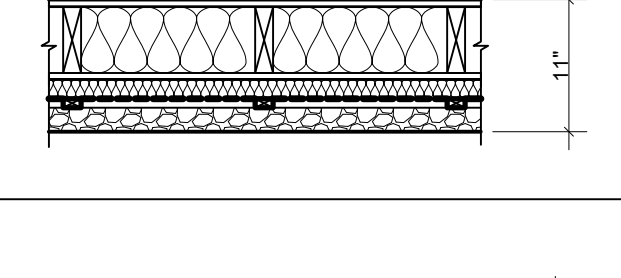
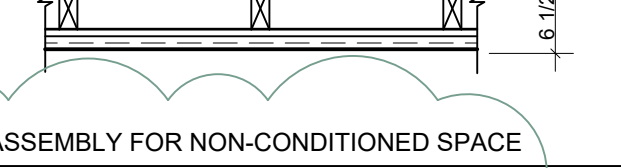


**A4.2**

5/28/2024

FLOOR/CEILING ASSEMBLIES		RATINGS		
FLOOR TYPE	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
F1	 <ul style="list-style-type: none"> <li>- 4" CONCRETE SLAB</li> <li>- 6 MIL VAPOR BARRIER</li> <li>- 2" RIGID INSULATION</li> <li>- COMPOSITION FILL</li> </ul>			
F2	 <ul style="list-style-type: none"> <li>- 4" CONCRETE SLAB</li> <li>- 6 MIL VAPOR BARRIER</li> <li>- COMPOSITION FILL</li> </ul>			
F3	 <ul style="list-style-type: none"> <li>- 3/4" T&amp;G PLYWOOD (NAIL AND GLUE)</li> <li>- 11 7/8" TJI FLOOR FRAMING (PER STRUCTURAL)</li> <li>- R-30 SUPPORTED INSULATION</li> </ul>			

ROOF ASSEMBLIES		RATINGS		
ROOF TYPE	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
R1	 <ul style="list-style-type: none"> <li>- STANDING SEAM METAL ROOFING</li> <li>- UNDERLAYMENT</li> <li>- VAPOR BARRIER</li> <li>- PLYWOOD (PER STRUCTURAL)</li> <li>- RAFTERS (PER STRUCTURAL)</li> <li>- R60 (8.5" MIN) FOAM INSULATION TIGHT TO UNDERSIDE OF SHEATHING</li> <li>- 1/2" GWB CEILING</li> </ul>			R-60
R2	 <ul style="list-style-type: none"> <li>- STANDING SEAM METAL ROOFING</li> <li>- UNDERLAYMENT</li> <li>- SHEATHING (PER STRUCTURAL)</li> <li>- RAFTERS (PER STRUCTURAL)</li> <li>- R60 (8.5" MIN) FOAM INSULATION TIGHT TO UNDERSIDE OF SHEATHING</li> <li>- 1/2" GWB CEILING</li> <li>- BEAMS (PER STRUCTURAL)</li> </ul>			R-60
R3	 <ul style="list-style-type: none"> <li>- STANDING SEAM METAL ROOFING</li> <li>- UNDERLAYMENT</li> <li>- VAPOR BARRIER</li> <li>- PLYWOOD (PER STRUCTURAL)</li> <li>- RAFTERS (PER STRUCTURAL)</li> <li>- R60 (8.5" MIN) FOAM INSULATION TIGHT TO UNDERSIDE OF SHEATHING</li> <li>- 1/2" GWB CEILING</li> </ul>			
R4	 <ul style="list-style-type: none"> <li>- STANDING SEAM METAL ROOFING</li> <li>- UNDERLAYMENT</li> <li>- VAPOR BARRIER</li> <li>- PLYWOOD (PER STRUCTURAL)</li> <li>- SLOPED TOP CHORD ROOF TRUSSES (PER STRUCTURAL)</li> <li>- R60 (8.5" MIN) FOAM INSULATION TIGHT TO UNDERSIDE OF SHEATHING</li> <li>- 1/2" GWB CEILING</li> </ul>			

WALL ASSEMBLIES		RATINGS		
WALL TYPE	ASSEMBLY DESCRIPTION	FIRE	SOUND	THERMAL
W1	 <ul style="list-style-type: none"> <li>- 1/2" G.W.B.</li> <li>- 2X4 STUDS @ 16" O.C.</li> <li>- 1/2" G.W.B.</li> </ul>			
E1	 <ul style="list-style-type: none"> <li>- 1/2" G.W.B.</li> <li>- R-20 FIBERGLASS BATT INSULATION</li> <li>- 2X6 STUDS (PER STRUCTURAL)</li> <li>- 1/2" PLYWOOD SHEATHING PER STRUCT</li> <li>- WRB</li> <li>- 1 1/2" (R5) ROCK WOOL CONT. INSUL.</li> <li>- FURRING STRIPS @ 16" O.C.</li> <li>- CEMENT BOARD SIDING</li> </ul>			R-20 + R-5
E2	 <ul style="list-style-type: none"> <li>- 1/2" G.W.B.</li> <li>- R-20 FIBERGLASS BATT INSULATION</li> <li>- 2X6 STUDS (PER STRUCTURAL)</li> <li>- 1/2" PLYWOOD SHEATHING PER STRUCT</li> <li>- WRB</li> <li>- 1 1/2" (R5) ROCK WOOL CONT. INSUL.</li> <li>- FURRING STRIPS @ 16" O.C.</li> <li>- STONE VENEER</li> </ul>			R-20 + R-5
E3	 <ul style="list-style-type: none"> <li>- 5/8" TYPE-X G.W.B.</li> <li>- 2X6 STUDS (PER STRUCTURAL)</li> <li>- 1/2" PLYWOOD SHEATHING PER STRUCT</li> <li>- WRB</li> <li>- SIDING (PER ELEVATION)</li> </ul>			

CITY COMMENTS - 09/26/2024

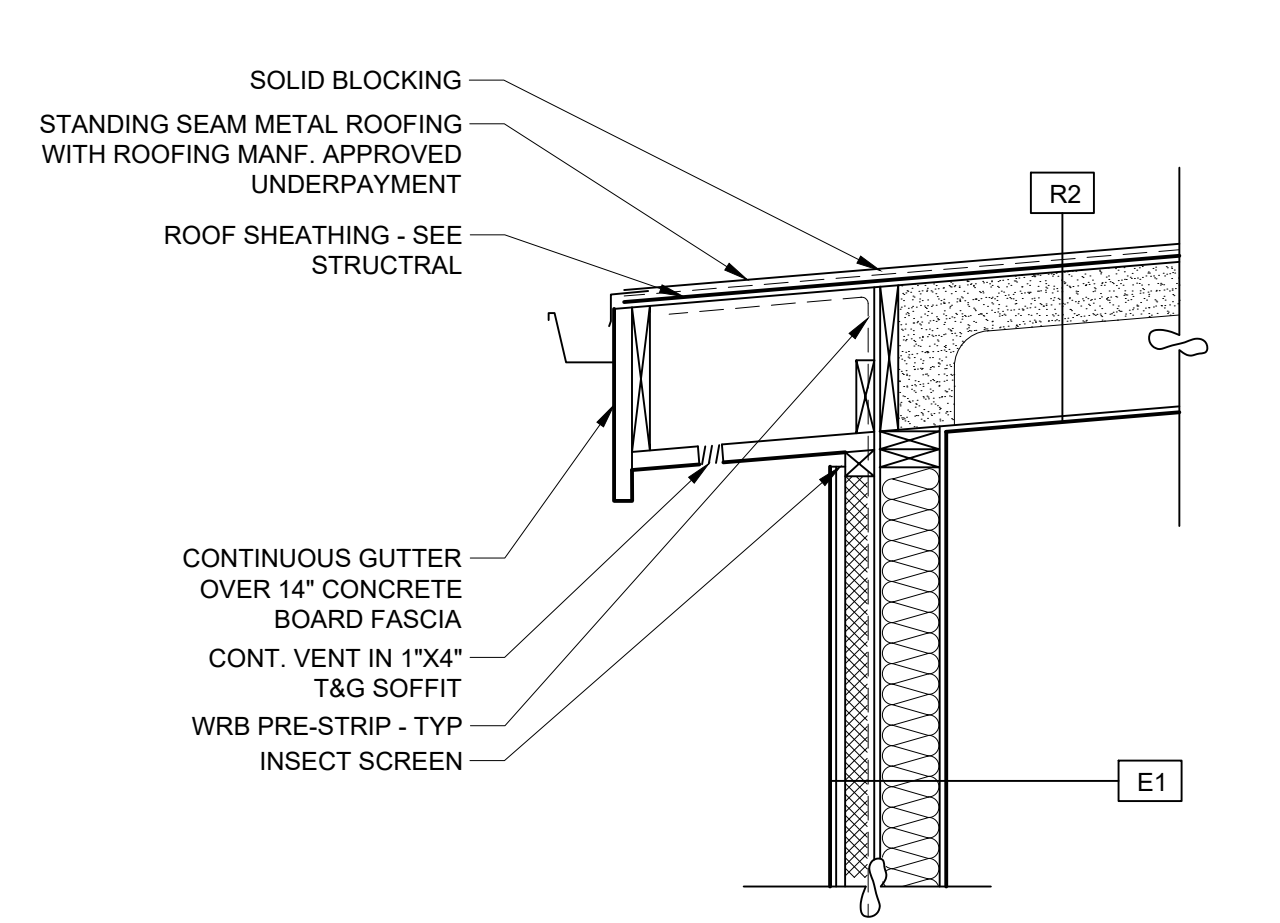
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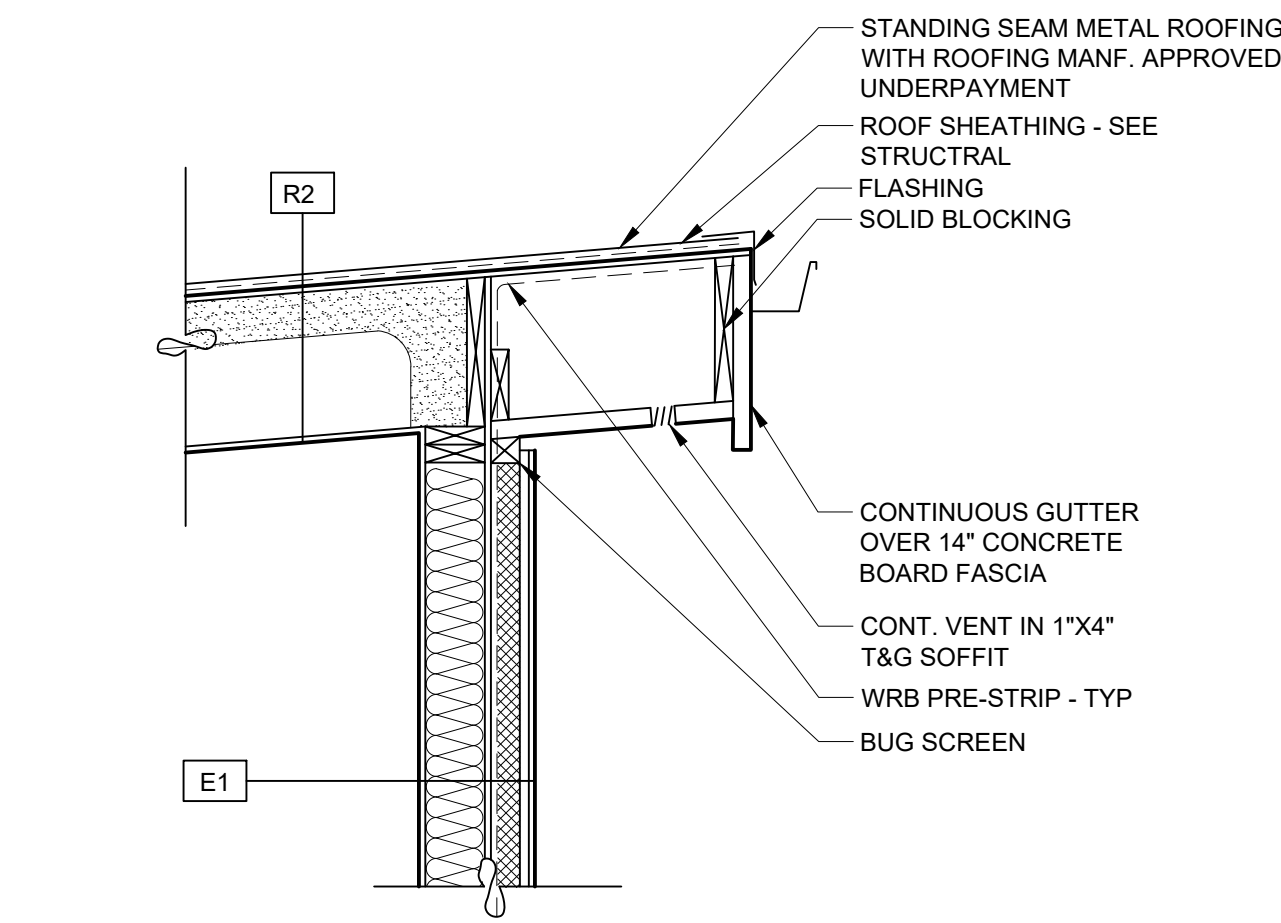


**A5.1**

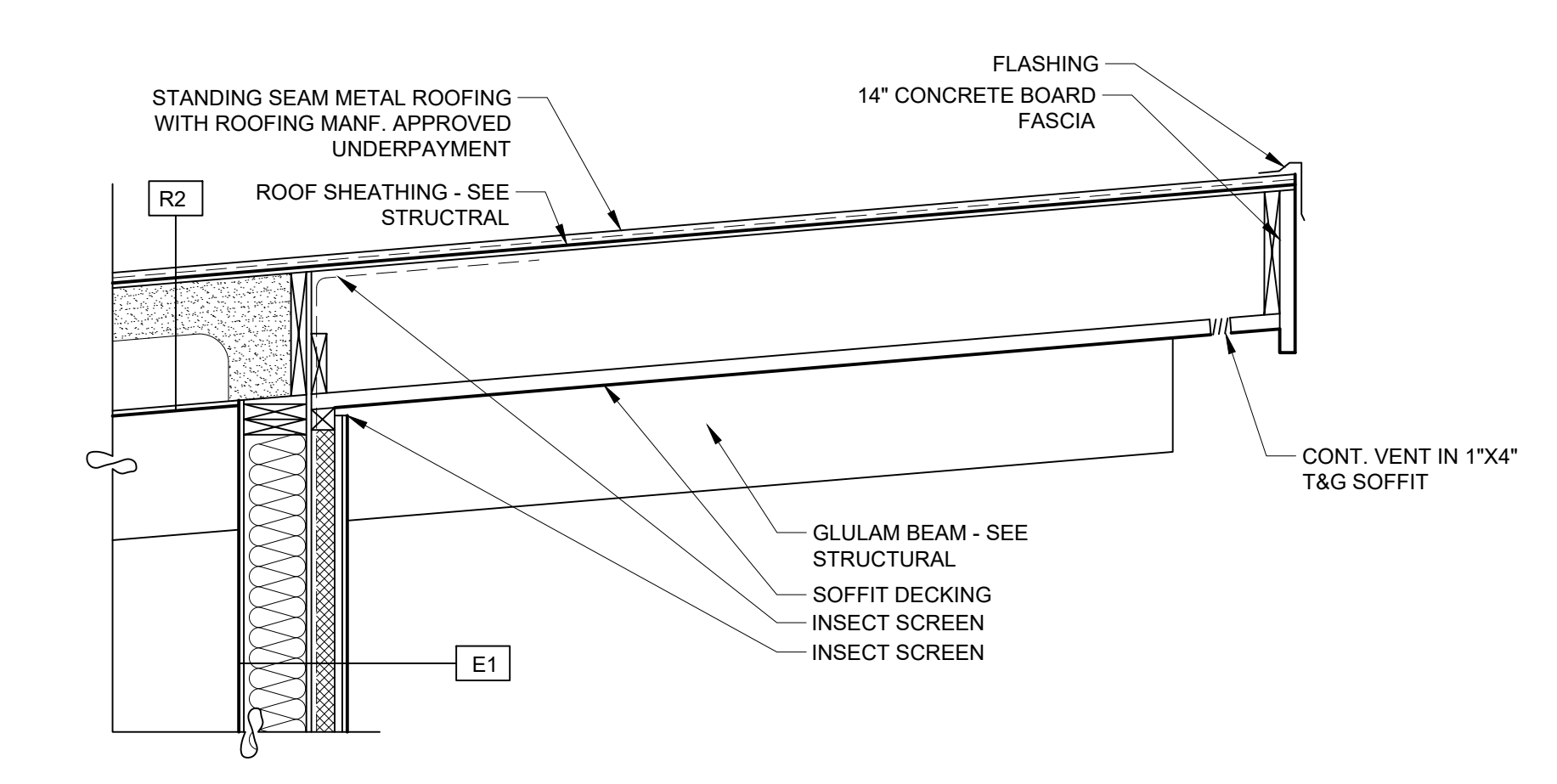
5/28/2024



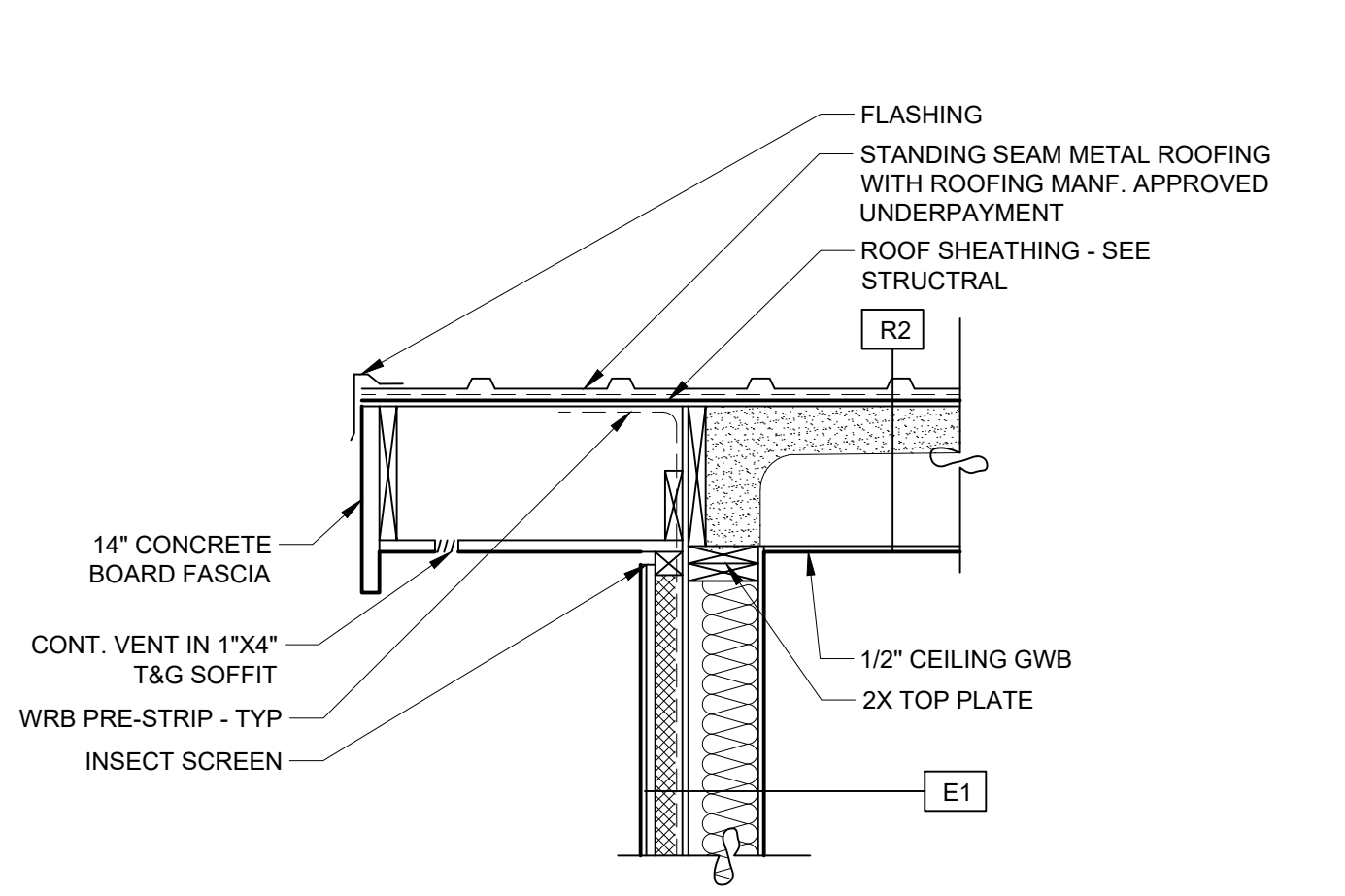
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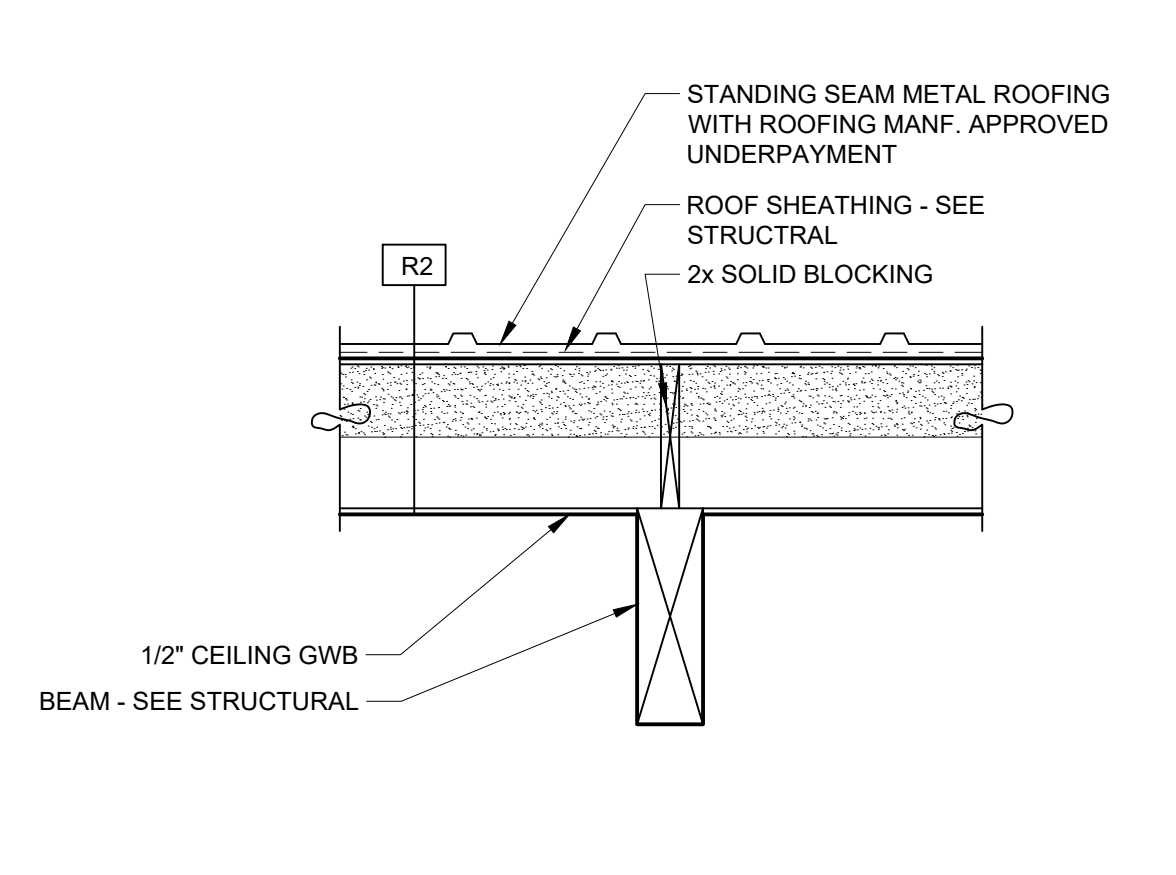
**EAVE DETAIL - TYP**  
SCALE: 3/4" = 1'-0"



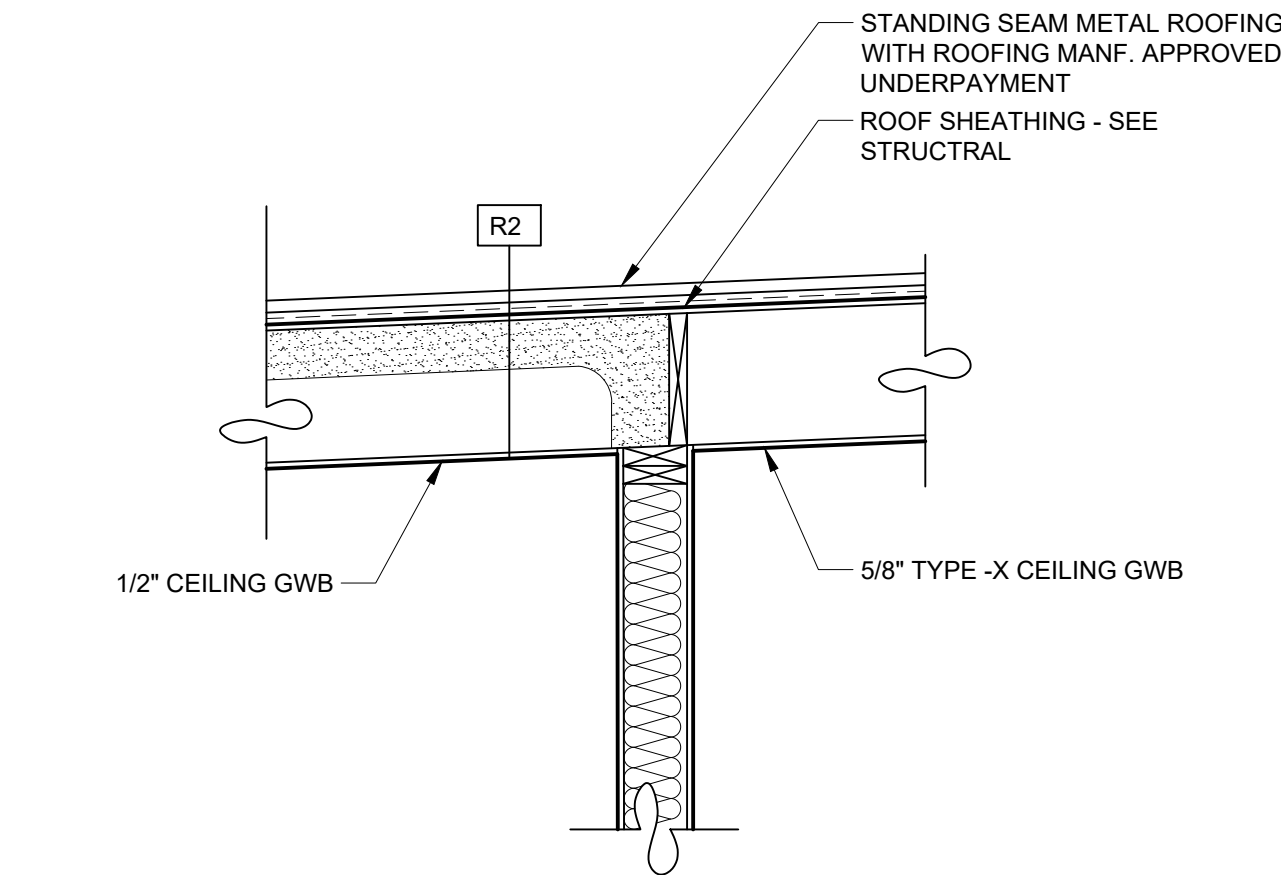
**OVERHANG DETAIL**  
SCALE: 3/4" = 1'-0"



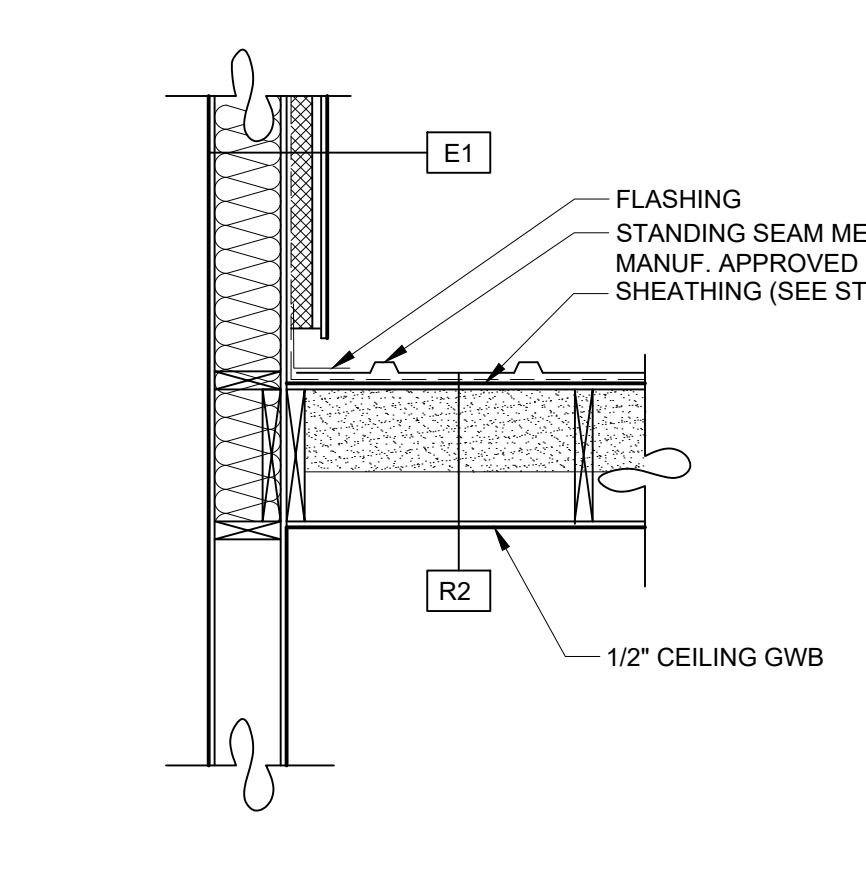
**BARGE DETAIL - TYP**  
SCALE: 3/4" = 1'-0"



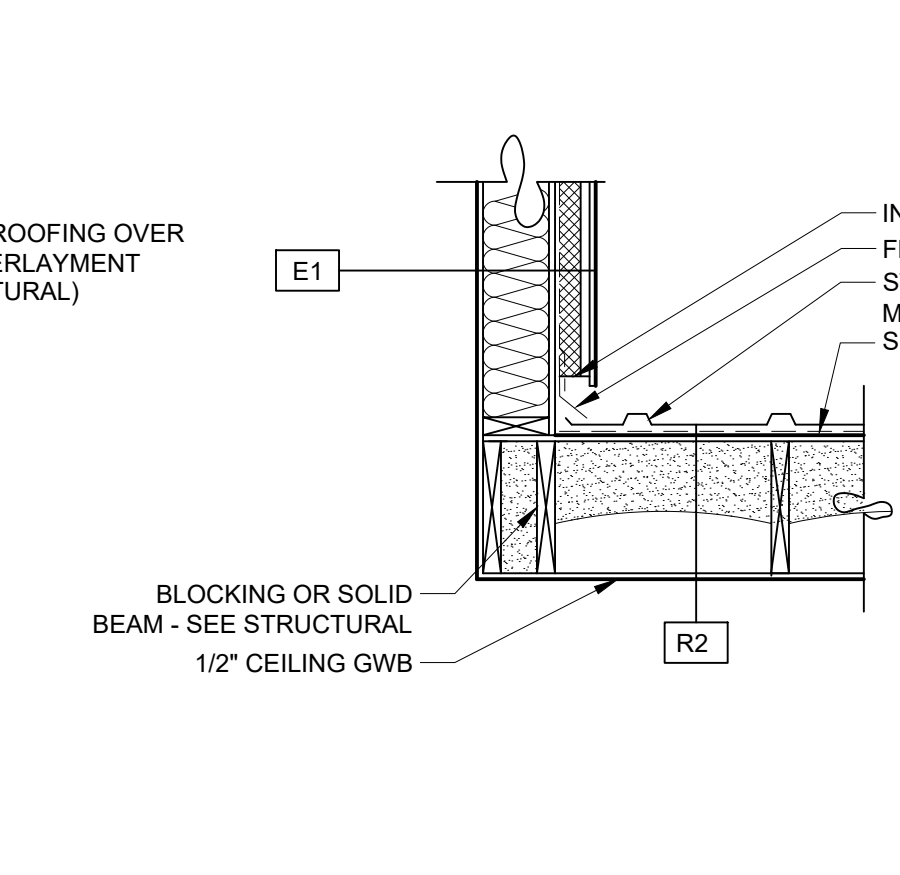
**CEILING BEAM DETAIL**  
SCALE: 3/4" = 1'-0"



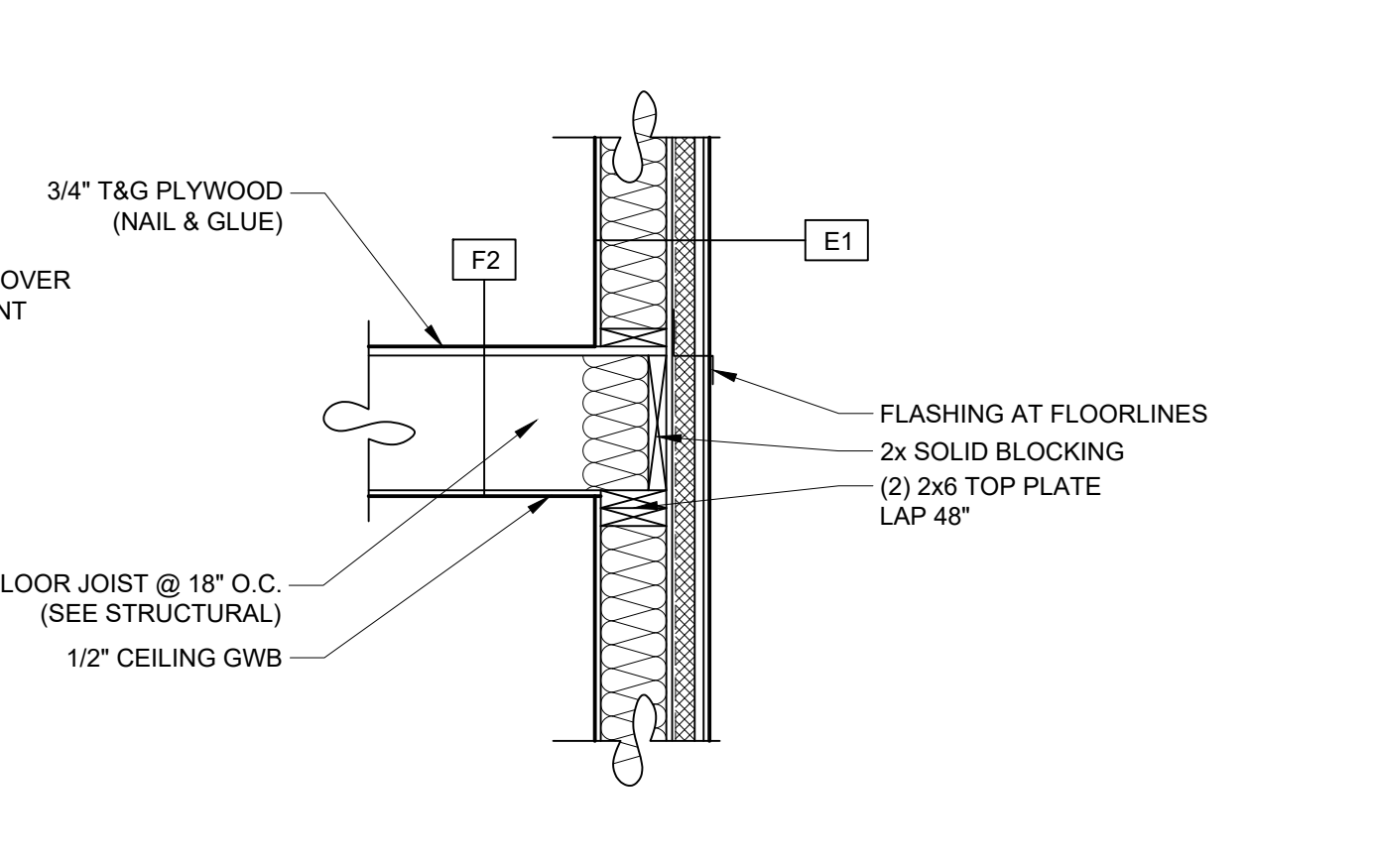
**ROOF AT GARGEA**  
SCALE: 3/4" = 1'-0"



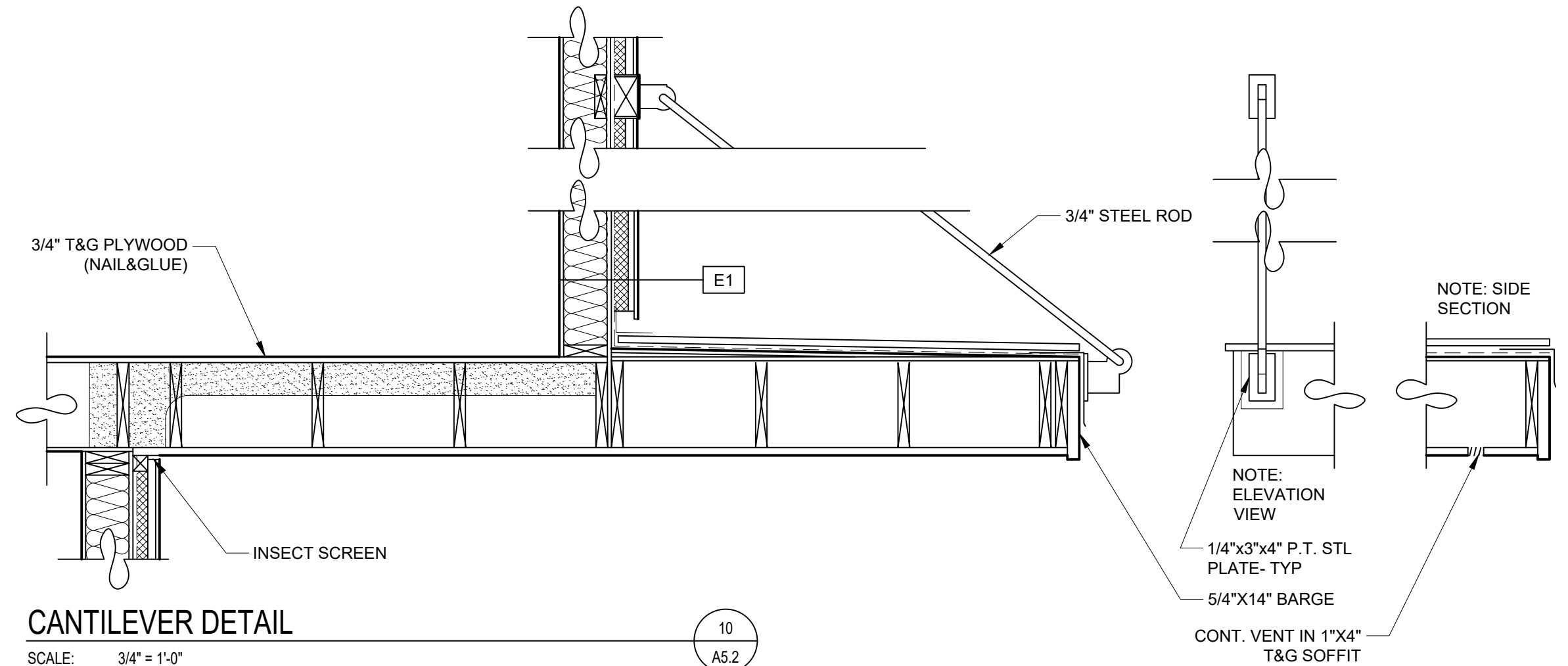
**ROOF TO WALL DETAIL**  
SCALE: 3/4" = 1'-0"



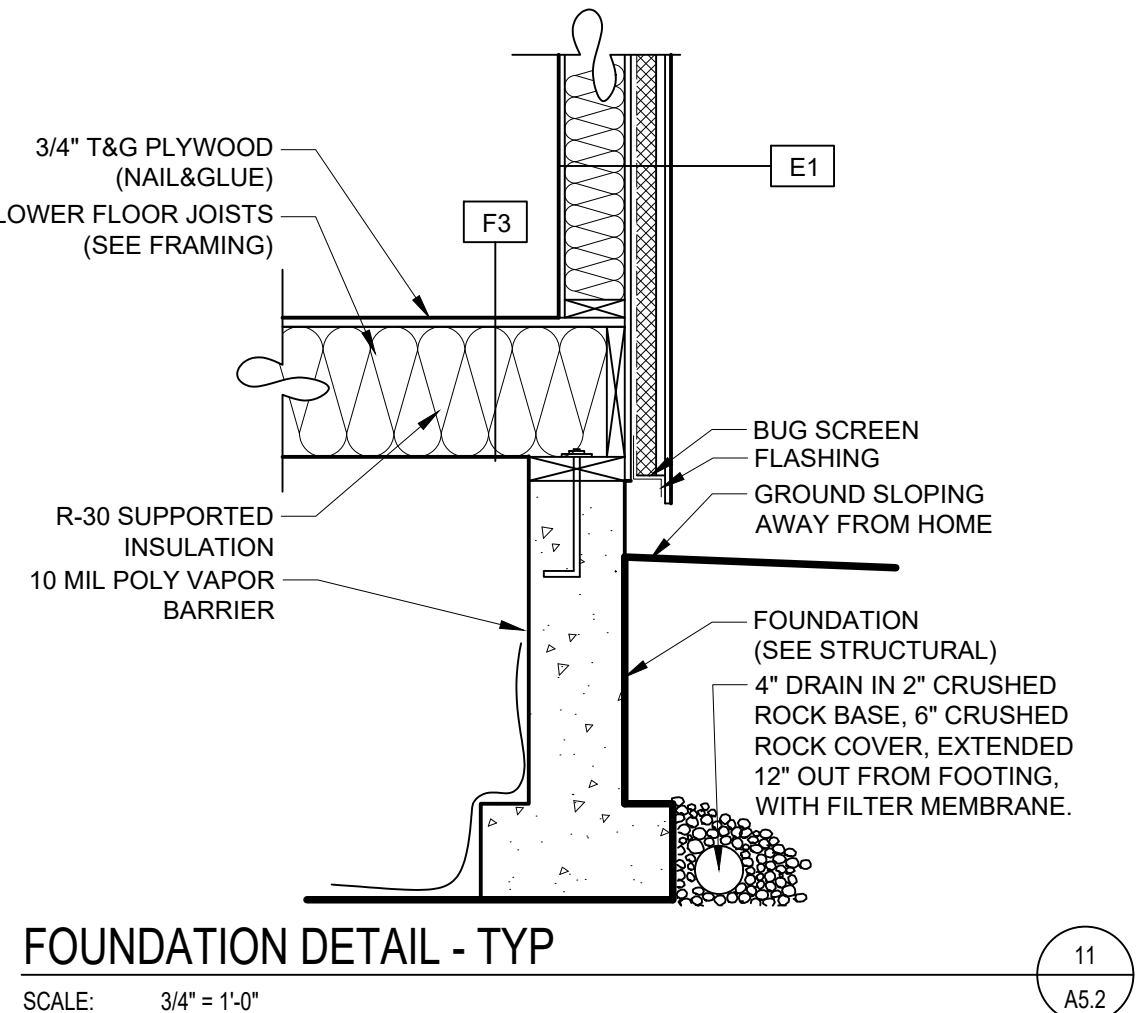
**BEAM ROOF DETAIL**  
SCALE: 3/4" = 1'-0"



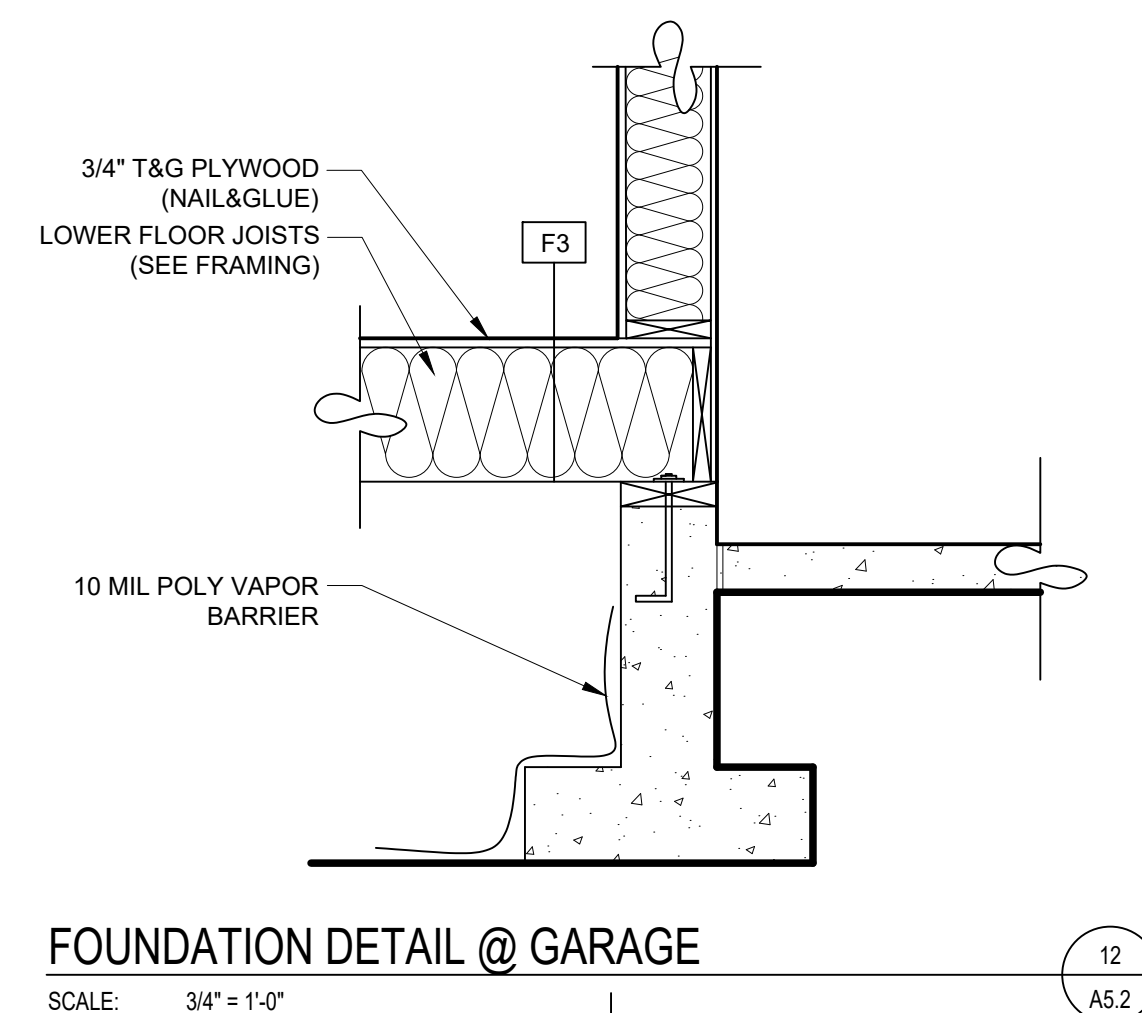
**DETAIL NAME**  
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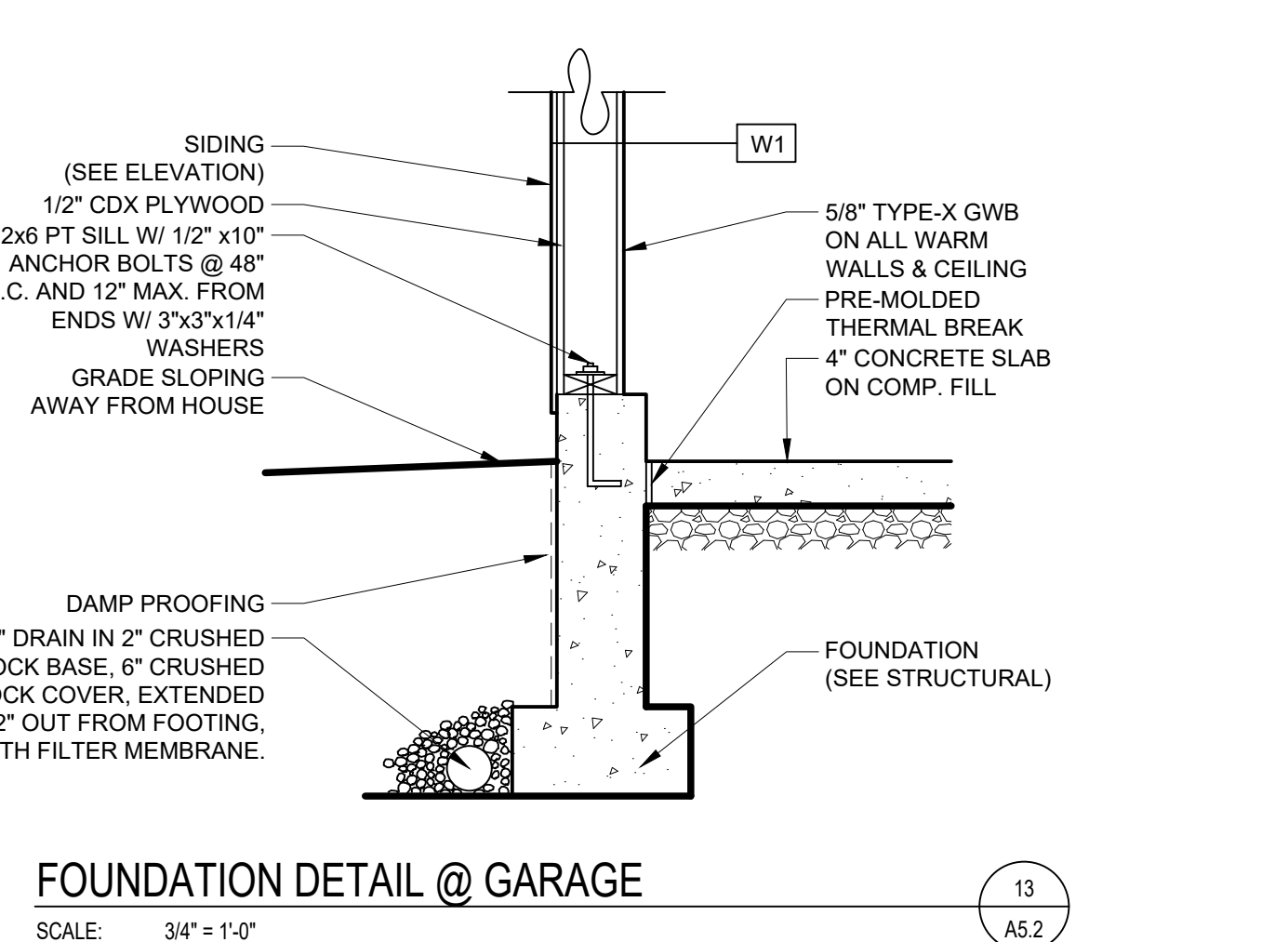
**CANTILEVER DETAIL**  
SCALE: 3/4" = 1'-0"



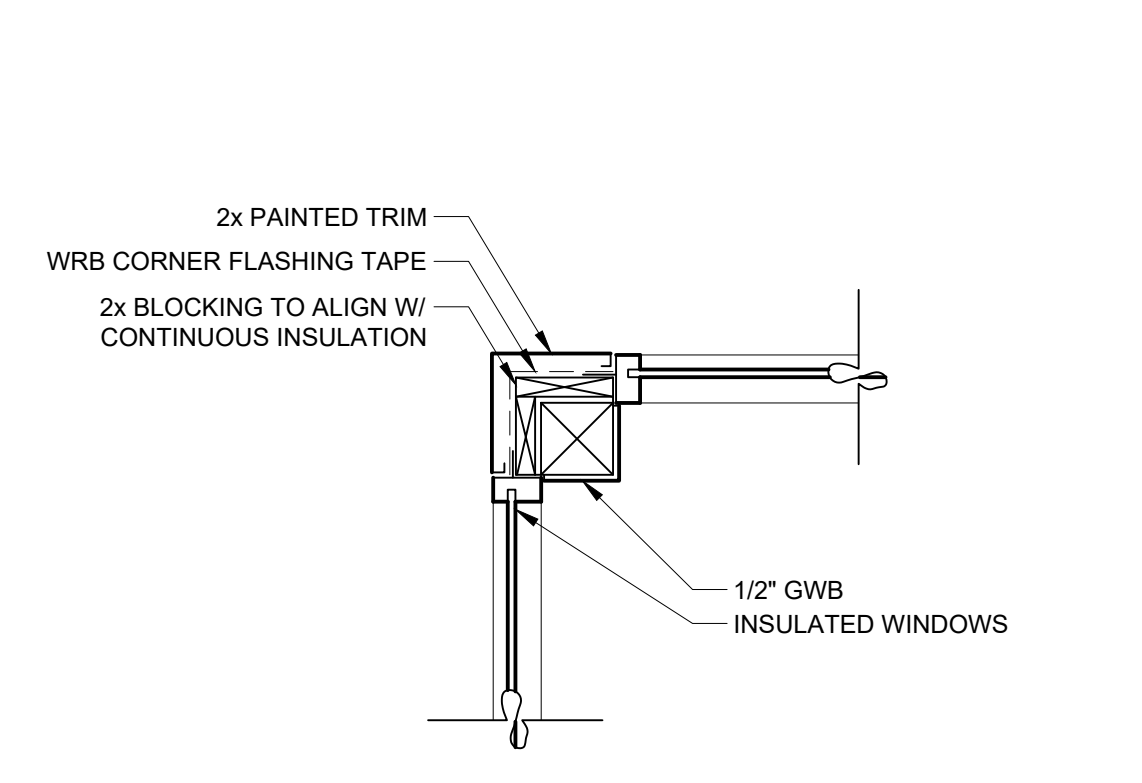
**FOUNDATION DETAIL - TYP**  
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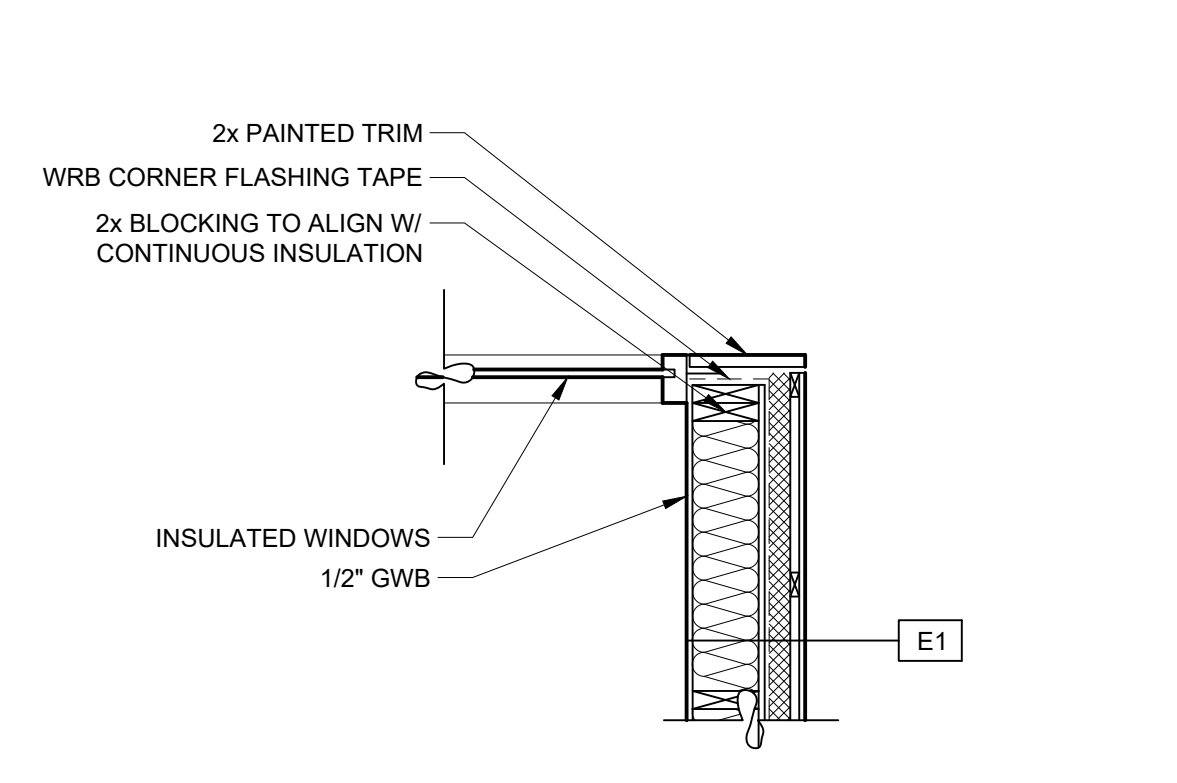
**FOUNDATION DETAIL @ GARAGE**  
SCALE: 3/4" = 1'-0"



**FOUNDATION DETAIL @ GARAGE**  
SCALE: 3/4" = 1'-0"



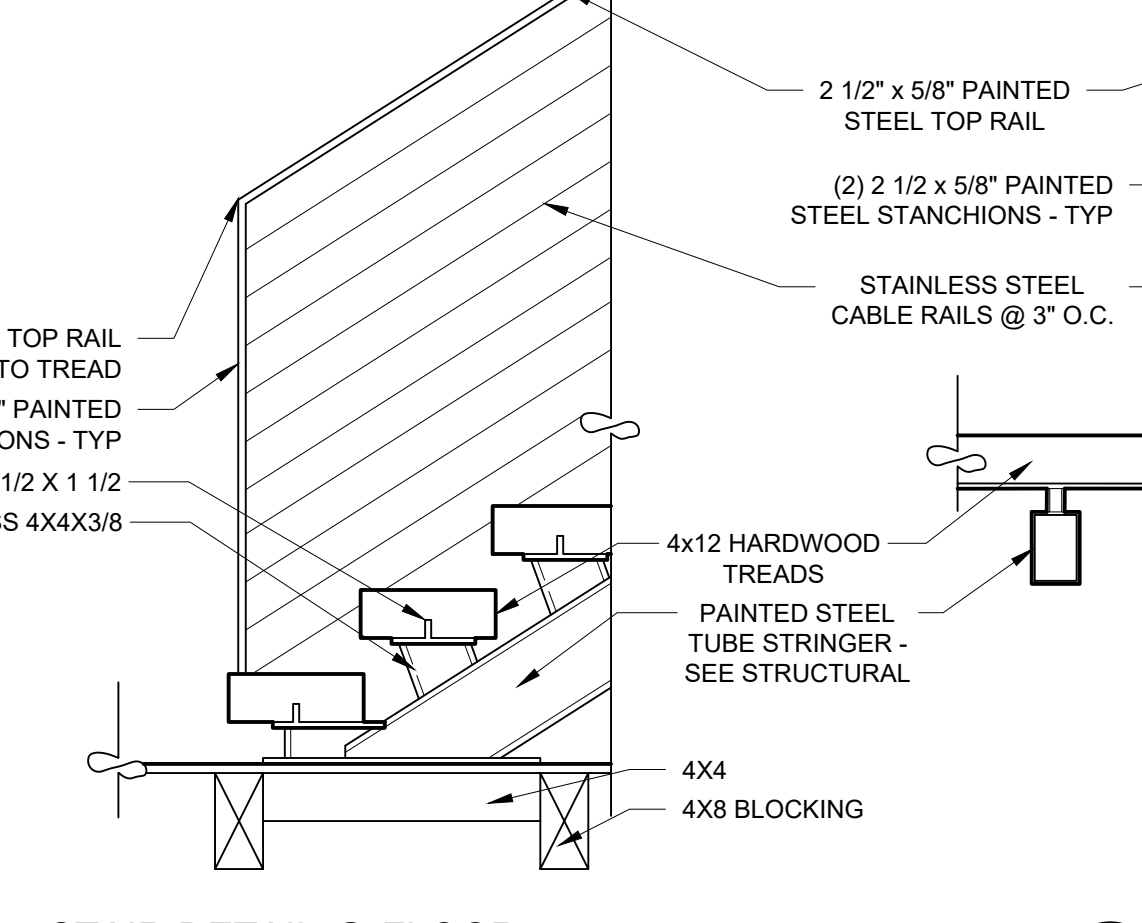
**CORNER DETAIL**  
SCALE: 3/4" = 1'-0"



**CORNER DETAIL**  
SCALE: 3/4" = 1'-0"



**STAIR DETAIL @ LANDING**  
SCALE: 3/4" = 1'-0"



**STAIR DETAIL @ FLOOR**  
SCALE: 3/4" = 1'-0"

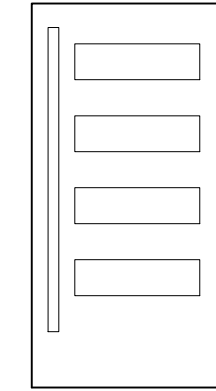
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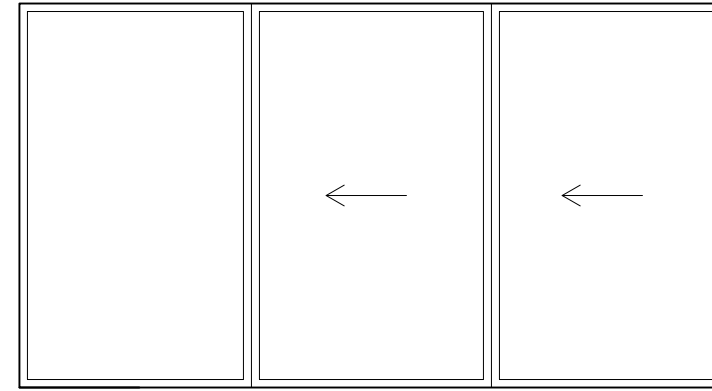
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**A5.2**  
5/28/2024

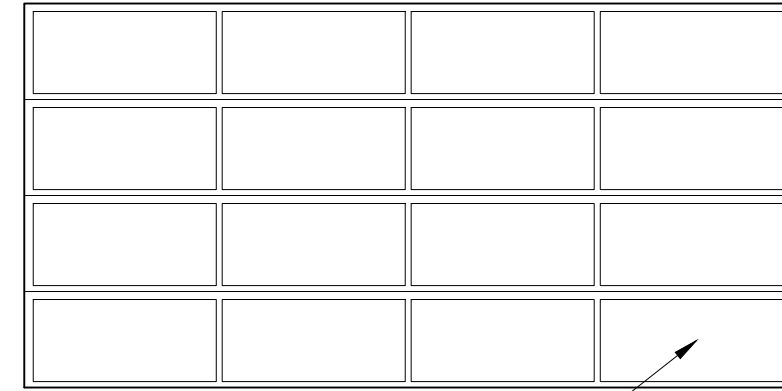
EXTERIOR DOOR SCHEDULE								
(NO.)	LOCATION	TYPE	DIMENSIONS	MATERIAL		EXT	NOTES	AREA
				DOOR	FRM			
101		AA	4/0 X 8/0 PIVOT				SAFETY GLASS	S.F.
102		BB	14/6 X 8/0 GARAGE				SAFETY GLASS	
103		CC	16/0 X 8/0 GARAGE				SAFETY GLASS	
104		DD	2/8 X 8/0 SWING					
TOTAL DOOR GLAZING								# S.F.



AA



BB



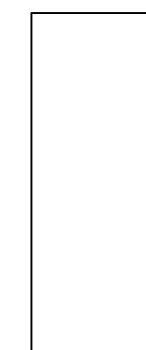
CC

GLASS - FROSTED - TYP



DD

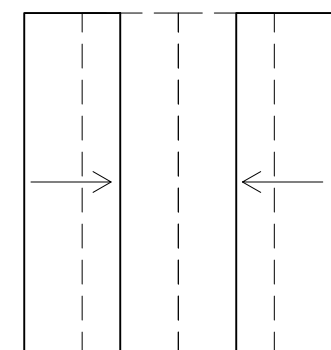
INTERIOR DOOR SCHEDULE								
(NO.)	LOCATION	TYPE	DIMENSIONS	MATERIAL		HRDWR	NOTES	AREA
				DOOR	FRM			
210	POWDER ROOM	A1	2/6 X 8/0 SWING					S.F.
211	PANTRY	B1	5/0 X 8/0 2x SWING					
212	CLOSET	A1	2/0 X 8/0 SWING					
213	CLOSET	A1	2/4 X 8/0 SWING					
214	BEDROOM #2	A1	2/8 X 8/0 SWING					
215	BEDROOM #2 CL	B1	5/0 X 8/0 2x SWING					
216	BATHROOM #2	A1	2/6 X 8/0 SWING					
217	LAUNDRY	A1	2/6 X 8/0 SWING					
218	BEDROOM #3	A1	2/8 X 8/0 SWING					
219	BEDROOM #3 CL	B1	5/0 X 8/0 2x SWING					
220	PRIMARY BEDROOM	A1	3/0 X 8/0 SWING					
221	PRIMARY BATHROOM	A1	2/10 X 8/0 SWING					
222	W.I.C.	C1	4/0 X 8/0 2x POCKET					
223	WATER CLOSET	A1	2/6 X 8/0 SWING					



A1



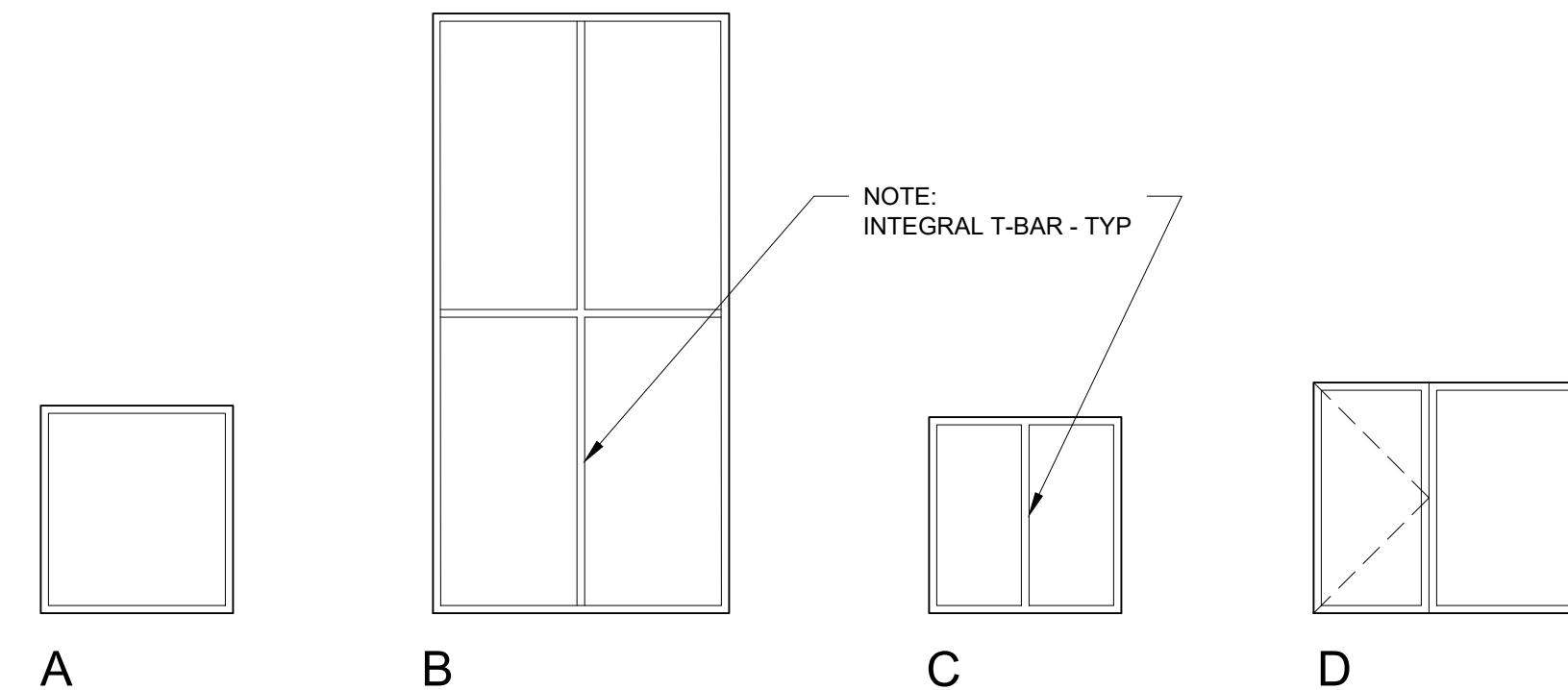
B1



C1

WINDOW SCHEDULE						
(NO.)	STYLE		LOCATION	DIMENSIONS	NOTES	AREA
	TYPE	VENT				
1	A	FIX	KITCHEN	4/6 X 4/2	SAFETY GLASS	# S.F.
2	A	FIX	KITCHEN	4/6 X 4/2		
3	A	FIX	KITCHEN	4/6 X 4/2		
4	B	FIX	STAIR	6/5 X 13/0		
5	C	FIX	ENTRY	4/3 X 4/2	NOTE 1	
6	D	MULL.	BEDROOM #3	6/4 X 5/0	EGRESS	
8	O	AWN	LAUNDRY	2/0 X 2/0		
9	E	AWN	BATHROOM #2	3/0 X 2/0		
10	D	MULL.	BEDROOM #2	6/4 X 5/0		
11	D	MULL.	BEDROOM #2	6/4 X 5/0	EGRESS	
12	F	FIX	LIVING ROOM	7/8 X 4/4		
13	G	MULL.	OFFICE	10/0 X 5/0		
14	H	FIX	OFFICE	4/0 X 5/0		
15	I	FIX	POWDER ROOM	1/6 X 5/0		
16	J	MULL.	PRIMARY BATHRM	6/4 X 6/0		
17	J	MULL.	PRIMARY BATHRM	6/4 X 6/0		
18	K	MULL.	PRIMARY BEDRM	3/0 X 8/0		
19	L	MULL.	PRIMARY BEDRM	8/6 X 8/0	EGRESS	
20	M	AWN	PRIMARY BEDRM	4/0 X 2/0		
21	C	FIX	KITCHEN	4/3 X 4/2	NOTE 1	
22	C	FIX	KITCHEN	4/3 X 4/2	NOTE 1	
23	C	FIX	KITCHEN	4/3 X 4/2	NOTE 1	
24	H	FIX	LIVING ROOM	4/4 X 4/11	NOTE 1	
25	H	FIX	LIVING ROOM	4/4 X 4/11	NOTE 1	
26	H	FIX	LIVING ROOM	4/4 X 4/11	NOTE 1	
27	H	FIX	LIVING ROOM	4/4 X 4/11	NOTE 1	
TOTAL WINDOW GLAZING						# S.F.

NOTE: NO. 1  
VERIFY ALL DIMENSIONS IN  
THE FIELD



A

B

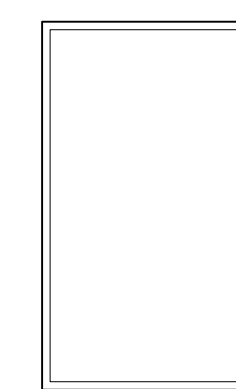
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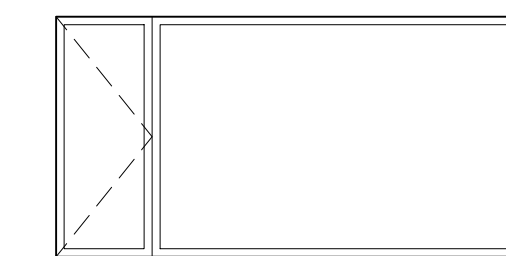
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INTEGRAL T-BAR - TYP



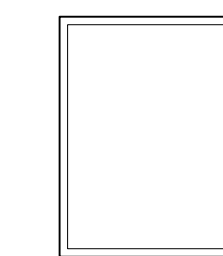
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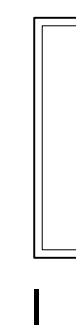
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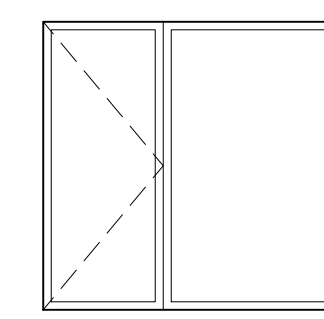
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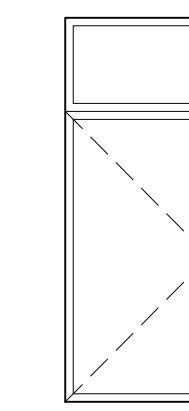
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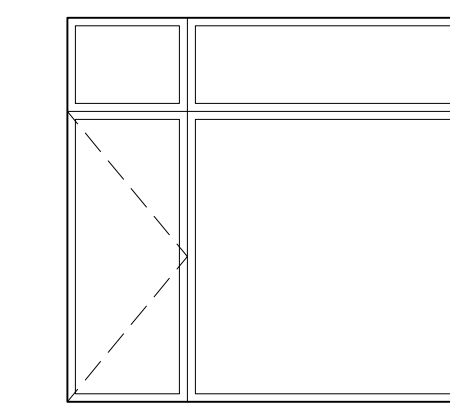
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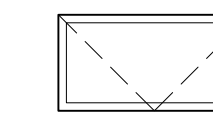
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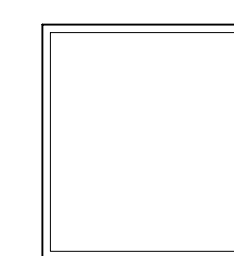
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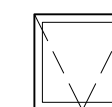
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M



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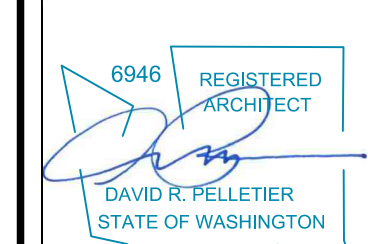


O

CITY COMMENTS - 09/26/2024

**PELLETIER + SCHAAR**  
Vision Based Architecture  
26911 98th Dr. NW, Suite B · Stanwood, WA 98292  
www.pelletierschaar.com · 360-629-5375

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**A6.1**

5/28/2024

**GENERAL**

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- THE ARCHITECT/ENGINEER (ARCH/ENGR) IS NOT RESPONSIBLE FOR THE LOCATION OF PROPERTY LINES AND/OR EASEMENT, SOIL CONDITIONS, MECHANICAL AND ELECTRICAL WORK, AND THE PRESENCE OF UTILITIES NOT REPORTED TO THE ARCH/ENGR IN WRITING BY THE OWNER.
- THE ENGINEER IS NOT RESPONSIBLE FOR FIELD REVIEW OF CONSTRUCTION UNLESS SPECIFICALLY RETAINED FOR THAT PURPOSE.
- DRAWINGS SHALL NOT BE SCALED, WRITTEN DIMENSIONS SHALL GOVERN CONSTRUCTION. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCH/ENGR SO THAT CLARIFICATION CAN BE MADE. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCH/ENGR FOR REVIEW PRIOR TO CONSTRUCTION. DIMENSIONS FOLLOWED BY A +/- SYMBOL SHALL BE FIELD MEASURED AND VERIFIED PRIOR TO COMMENCEMENT.
- DETAILS OF CONSTRUCTION NOT SHOWN OR NOTED SHALL BE CONSIDERED OF THE SAME CHARACTER SHOWN FOR SIMILAR CONSTRUCTION, SPECIFICATIONS, WHEN PROVIDED, ARE A PART OF THESE DRAWINGS. SEE SPECIFICATIONS FOR MATERIAL AND WORKMANSHIP REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR EQUIPMENT, MATERIAL AND SERVICES NECESSARY FOR THE EXECUTION OF ALL CONSTRUCTION WORK AS SHOWN ON THE DRAWINGS AND AS NOTED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPARE THE DRAWINGS AND NOTIFY THE ARCH/ENGR OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.
- TEMPORARY BRACING AND SHORING NECESSARY TO SUPPORT ANY PORTION OF THE STRUCTURE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

**FOUNDATIONS**

- REFER TO GEO-TECHNICAL DATA BELOW FOR THE PROJECT DESIGN PARAMETERS. GEOTECHNICAL ENGINEER SHALL VERIFY PLACEMENT OF FILLS AND FOUNDATIONS PRIOR TO PLACEMENT OF FILLS.
- SPECIFIED CONCRETE MIX AS FOLLOWS:

CONCRETE MIX				
TYPE OF CONSTRUCTION	COMPRESSION STRENGTH @ 28 DAYS, PSI	MAX W/C RATIO	ENTRAINED AIR	SACK MIX
SLAB ON GRADE (INTERIOR)	3000			
SLAB ON GRADE (EXTERIOR)	3000	0.45	5%	
BASEMENT WALL	2500	0.50		5 1/2
FOOTINGS	2500	0.50		5 1/2
CONT. FOOTINGS	2500	0.50		5 1/2

- CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A615, AND PER BELOW.

REBAR - PER ASTM A615	
#3 & LESS	GRADE 60
#4 & GREATER	GRADE 60

COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS:

FOOTINGS & RETAINING WALLS (CAST AGAINST SOIL)	3" COVER
SURFACES EXPOSE TO EARTH OR WEATHER	2" COVER
COLUMNS & BEAMS	1 1/2" COVER
SLABS & INTERIOR WALLS	3/4" COVER

- FOUNDATION WALL SHALL EXTEND 6" ABOVE FINISHED GRADE.
- FOUNDATION PLATES SHALL BE PRESSURE TREATED (PT) HF 2.
- INSTALL FOUNDATION ANCHOR BOLTS 4" ON CENTER (JNO) AND EMBED A MINIMUM 7" IN CONCRETE.
- INSTALL WATER PROOFING MATERIALS ON FOUNDATION WALL SUPPORTING SOIL.
- ALL FOOTING EXCAVATIONS SHALL BE NEXT AND AS CLOSE TO FOOTING DIMENSIONS AS PRACTICABLE.
- ALL FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED NATIVE SOILS OR ENGINEERED FILLS AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. ALL SOILS WORK AND SITE GRADING SHALL BE IN ACCORDANCE WITH CHAPTERS 18 OF THE IBC.

**GEOTECHNICAL**

IN ABSENCE OF GEOTECHNICAL ANALYSIS, THE FOLLOWING DESIGN CRITERIA IS USED:

SOIL BEARING PRESSURE:	1500 PSF
ACTIVE EARTH PRESSURE (RETAINING WALLS):	35 PCF
AT REST EARTH PRESSURE (BASEMENT WALLS):	60 PCF
PASSIVE PRESSURE:	350 PCF
FRICITION COEFFICIENT:	0.35

REPORT PREPARED BY:

**PROJECT SPECIFIC DESIGN CRITERIA**

**Wind Design Data**

Wind Design Speed, Vu = 110 MPH, Vasd = 85 MPH  
 Wind Exposure = C  
 Wind Importance Factor, Iw = 1.0  
 Internal Pressure Coefficient = +/- 0.18  
 Kz = 1.00  
 Kd = 0.85

**Seismic Design Data**

Importance factor = 1.0  
 Ss = 1.63g, S1 = 0.64g  
 Site Class = D  
 SDS = 1.15g, SD1 = 0.88g  
 SDC = D  
 Seismic System = Wood/Steel structural panels rated for shear resistance  
 Design Base Shear = 15.58 kips  
 Cs = 0.177  
 R = 6.5  
 Analysis procedure: ASCE 11.4, 11.5 & 12.8

**Snow Loads**

Flat-roof snow load, pf = 25.0 psf  
 Snow exposure factor, Ce = 1.00  
 Snow load important factor, Is = 1.00  
 Thermal factor, Ct = 1.00

**Gravity Loads\***

Roof Dead Load = 15 psf + 5 psf (SOLAR PANELS)  
 Roof Live Load = 25 psf  
 Floor Live Load (Office) = 50 psf  
 Floor Live Load (Residential) = 40 psf, Balcony & Roof Decks = 60 psf  
 Floor live Load (Corridor) = 100 psf  
 Partition Loads = 10 psf (residential)  
 Partition Loads = 20 psf (office)  
 Floor Dead Loads = 12 psf (residential)  
 At rest earth pressure = 60 pcf  
 \*As Applicable

**WOOD CONSTRUCTION**

NFPA - NATIONAL DESIGN FOR WOOD CONSTRUCTION  
 ANSI/TPI - NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.

**MATERIAL**

SAWN LUMBER			
USE	SIZE	SPECIES/GRADE	MIN. DESIGN VALUE
STUD	2 X 4, 2 X 6, 3 X 4, 3 X 6	HEM-FIR (N)	Fb = 775 psi Fc = 925 psi
Sill Plate	2 X 4, 2 X 6, 3 X 4, 3 X 6	HEM-FIR (N)	Fb = 775 psi Fc = 925 psi
Post / Columns	4 x	DOUG-FIR #1	Fc = 1350 psi
Post / Column	6 x	DOUG-FIR #1	Fc = 1000 psi
JOISTS	2 X 8 TO 2 X 12	HEM-FIR (N) #2	Fb = 850 psi Fv = 95 psi
Beam & Headers	4 x 6 To 4 x 12	HEM-FIR (N) #1	Fb = 850 psi Fv = 95 psi

Glue-Laminated Beams (GLB) Top Fiber Btm Fiber stress Fc (Compression)

24F-V4	1200 psi	2400 psi	
24F-V8	2400 psi	2400 psi	
Parallam Beams (PSL) - 2.0E	2900 psi	2900 psi	2900 psi
Microlam (LSL) - 2.0E	2600 psi	2600 psi	2510 psi

Roof Sheathing - 15/32 inch DOC PS-1 or PS-2 (APA Performance rated) 32/16 span rating with Exposure I glue.

Sub-Floor Sheathing - 3/4 inch DOC PS-1 or PS-2 (APA Performance rated) Sturd-I-Floor 24-in o/c rating with Exposure I glue.

Wall structural panels - Refer to Table 1 for thickness. 32/16 indexing rating - 5 ply with Exposure I glue.

REPLACE SPLIT MEMBERS AND PRE-DRILL HOLES WHERE NAILING MAY CAUSE WOOD TO SPLIT.

METAL FRAMING CLIPS, HANGERS, ETC. SHALL BE SIMPSON STRONG TIE. NAILING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE. WHERE NAILS ARE TO BE FURNISHED BY THE MANUFACTURER, THEY SHALL BE USED IN PLACE OF COMMON NAILS.

BOLTS IN NOT PRESSURE TREATED LUMBER SHALL BE UNFINISHED MACHINE BOLTS OF SIZES SHOWN ON DRAWINGS, CONFORMING TO ASTM A307. LENGTH OF BOLTS SHALL NOT PROJECT LESS THAN 1/16" OR MORE THAN 1/2" BEYOND THE END OF NUT. BOLT HOLES IN WOOD SHALL BE 1/32" MIN. 1/16" MAX. LARGER THAN THE BOLT DIAMETER. PROVIDE STANDARD CUT OR MALLEABLE IRON WASHER UNDER BOLT HEAD AND NUT WHERE THEY WOULD BEAR ON WOOD. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CONCEALMENT.

WOOD BELOW MAIN BUILDING PANELS SHALL BE DOUGLAS FIR FOR SUPPORTING BEAMS, AND PRESSURE TREATED.

ROOF TRUSSES SHALL NOT HAVE AREA BETWEEN WEB MEMBERS LARGER THAN 42" HIGH X 24" WIDE UNLESS SPECIFICALLY NOTED ON PLANS.

**PRESSURE TREATING:**

ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH 0.25 POUNDS PWE CUBIC FOOT OF WATERBORNE (ACZA) PRESERVATIVES IN ACCORDANCE WITH AWPB PRESSURE-TREATMENT RETENTIONS FOR WESTERN SPECIES ONLY AND THE CORRESPONDING AWPB QUALITY ASSURANCE PROCEDURE ASSOCIATED WITH THE AWPB STANDARD. PRODUCTS SHALL BEAR THE AWPB MARK. BOLTS, NAILS, WOOD CONNECTORS & SCREWS USED IN EXTERIOR APPLICATIONS, OR IN PRESSURE TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED (PER ASTM A153) OR STAINLESS STEEL. HOLD DOWN DEVICES COATED WITH CORROSION PROTECTION PER ASTM A123.

**ENGINEERED WOOD CONSTRUCTION REQUIREMENTS**

2303.1.1 Lumber. Lumber used for load-supporting purposes, including end-jointed or edge-glued lumber, machine stress-rated or machine evaluated lumber, shall be identified by the grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20 or equivalent. Grading practices and identification shall comply with rules published by an agency approved in accordance with the procedures of DOCPS 20 or equivalent procedures. In lieu of a grade mark on the material, a certificate of inspection as to species and grade issued by a lumber-grading or inspection agency meeting the requirements of this section is permitted to be accepted for precut, remanufactured or rough-sawn lumber, and for sizes larger than 3 inches (76 mm) nominal thickness. Approved end-jointed lumber is permitted to be used interchangeably with solid-sawn members of the same species and grade.

2303.1.2 Prefabricated wood I-joists. Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055.

2303.1.3 Structural glued-laminated timber. Glued-laminated timbers shall be manufactured and identified as required in AITC A190.1 and ASTM D 3737.

2303.1.4 Wood structural panels. Wood structural panels, when used structurally (including those used for siding, roof and wall sheathing, subflooring, diaphragms and built-up members), shall conform to the requirements for their type in DOC PS 1 or PS 2. Each panel or member shall be identified for grade and glue type by the trademarks of an approved testing and grading agency. Wood structural panel components shall be designed and fabricated in accordance with the applicable standards listed in Section 2306.1 and identified by the trademarks of an approved testing and inspection agency indicating conformance with the applicable standard. In addition, wood structural panels when permanently exposed in outdoor applications shall be of exterior type, except that wood structural panel roof sheathing exposed to the outdoors on the underside is permitted to be interior type bonded with exterior glue, Exposure 1.

**STRUCTURAL TESTS AND INSPECTIONS**

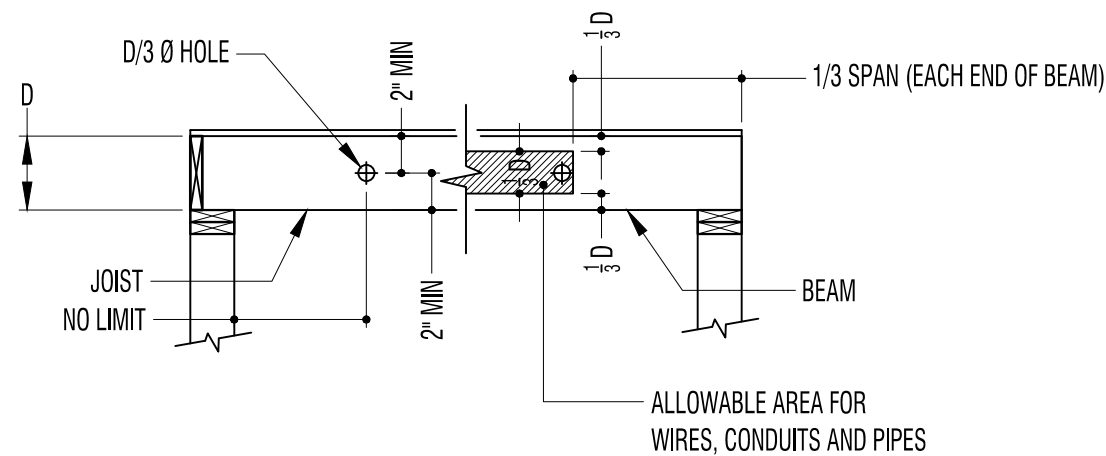
(Where applicable)

- CONCRETE SPECIMEN TESTING AND PLACING OF REINFORCED CONCRETE PER IBC SECTION 1705.3
- STEEL REINFORCEMENT PLACING PER IBC TABLE 1705.2
- STRUCTURAL STEEL WELDING AND BOLT PLACEMENT PER IBC 1704.3.3. STRUCTURAL WELDING PER IBC 1704.3.1. ALL WELDING, SHOP OR FIELD SHALL BE PERFORMED BY WABO CERTIFIED WELDERS.
- POST INSTALLED (EPOXIED) HOLD-DOWN BOLTS. INSPECT FOR CORRECT EPOXY, ANCHOR ROD SIZE AND MATERIAL. ENSURE THE EMBEDMENT HOLE IS THE CORRECT DIAMETER (PER MANUFACTURERS REQUIREMENTS) AND ITS DUST FREE.

**MEMBER NAILING SCHEDULE\*\***

MEMBER	TOE NAIL	TOE NAIL
JOIST OR RAFTERS AT ALL BEARING	-	TOE NAIL
JOIST OR RAFTERS TO SIDES OF STUD	3-16d	
2x8 MEMBER OR SHALLOWER	3-16d	
FOR EACH ADDITIONAL FOUR (4) INCHES IN DEPTH	1-16d	
DOUBLE JOISTS, RAFTERS, AND HEADERS	2-16d AT 12" O.C.	
BLOCKING BETWEEN JOIST OR RAFTERS:		
TO JOIST OR RAFTERS	-	TOE NAILS, EACH SIDE, EACH END
TO JOIST OR RAFTERS BEARINGS	-	TOE NAILS, EACH SIDE
BLOCKING BETWEEN STUDS, TOE NAILS, EACH END	2-10d	
BUILD -UP CORNER STUDS	16d AT 12" O.C.	
2" SUBFLOOR TO JOIST OR GRIDER, BLIND AND FACE NAIL	16d AT 16" O.C.	
TOP PLATE OR SOLE PLATE TO STUD, END NAIL	2-16d AT 2x4,	
	3-16d AT 2x6	
DOUBLED STUDS, FACE NAIL	16d AT 12" O.C.	
DOUBLED TOP PLATES, FACE NAIL	2-16d AT 16" O.C.	
TOP PLATES, LAPS (4" - 0" MINIMUM), FACE NAIL	12 - 16d	
TOP PLATES, INTERSECTIONS, FACE NAIL	2-16d	
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-16d	
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d	
CEILING JOIST LEDGER -FACE NAIL TO STUDS:		
2x4 AND 2x6	2-16d	
2x8 AND UP TO 2x12	3-16d	
LEDGER TO STUDS:		
2x8 MEMBER OR SHALLOWER	3-16d	
FOR EACH ADDITIONAL 2"	1-16d	

\*\*IF NAILING NOTED PER PLAN DIFFERS WITH THIS TABLE, THEN THE NAILING PER PLAN SHALL GOVERN.



**HOLES IN BEAMS & JOISTS**

**STRUCTURAL STEEL**

1. ALL STRUCTURAL STEEL FABRICATION AND ERECTION SHALL CONFORM TO THE SPECIFICATIONS AS STATED IN THE MANUAL OF STEEL CONSTRUCTION BY A.I.S.C. SHOP DRAWING SHALL BE SUBMITTED FOR REVIEW BY ENGINEER. STRUCTURAL STEEL SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS, U.O.N.:

WIDE FLANGE AND WT SHAPES ASTM A992  
 OTHER SHAPES, RODS, AND PLATES ASTM A36  
 TUBES ASTM A500 GRADE B  
 PIPE ASTM A53 GRADE B

2. BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325. HIGH STRENGTH BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 325X. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT, UNLESS OTHERWISE NOTED (U.O.N.) ON THE DRAWINGS. **ASTM F436 WASHERS ARE REQUIRED UNDER HEAD & NUT.**

Shear Connectors: ASTM A 108, Grades 1015 through 1020, headed-stud type, cold-finished carbon steel; AWS D1.1, Type B.

3. ALL WELDING SHALL COMPLY TO AWS D1.1, LATEST EDITION. CONTRACTOR SHALL SUBMIT WELD PROCEDURE SPECIFICATIONS FOR EACH TYPE OF WELD JOINT TO ENGINEER AND SPECIAL INSPECTOR FOR REVIEW PRIOR TO START OF WORK.

4. ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT HAS A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBS AT MINUS 20 DEGREES F., AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

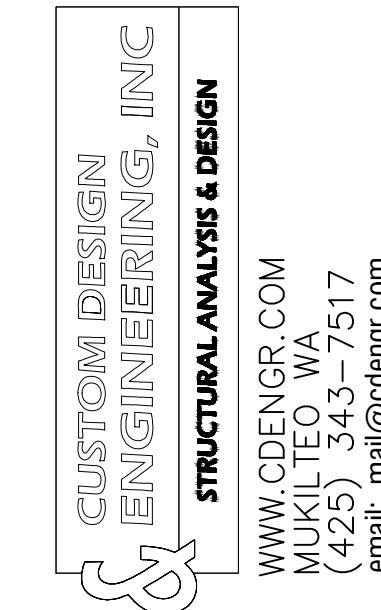
5. ALL STRUCTURAL WELDS SHALL BE PERFORMED BY WELDER ACCEPTABLE TO THE ARCH/ENGR. CERTIFICATIONS SHALL BE SUBMITTED TO THE ARCH/ENGR AND THE BUILDING OFFICIAL. MUST BE WABO CERTIFIED.

6. Nonmetallic, Shrinkage-Resistant Grout: Premixed, nonmetallic, noncorrosive, nonstaining grout containing selected silica sands, portland cement, shrinkage compensating agents, plasticizing and water-reducing agents, complying with ASTM C 1107, of consistency suitable for application, and a 30-minute working time.

7. UNLESS NOTED OTHERWISE, DRILLED CONCRETE ANCHORS AND SELF-DRILLING ANCHORS SHALL BE BY ITW RAMSET/REDHEAD. CONCRETE INSERTS, COIL LOOP INSERTS AND FERRULE LOOP INSERTS SHALL BE BY BURKE. APPROVED EQUALS MAY BE SUBSTITUTED.

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WWW.CDENGR.COM  
 MUKILTEO, WA  
 (425) 343-7517  
 email: mail@dengr.com

PROJECT NAME: JEFF RUDD RESIDENCE

PROJECT ADDRESS: 8032 SE 57TH ST  
 MERCER ISLAND WA 98040

PROJECT ADDRESS:

Date: 9-26-2024

DWG TITLE: STRUCTURAL NOTES

Revision: CURRENT VERSION

Number:

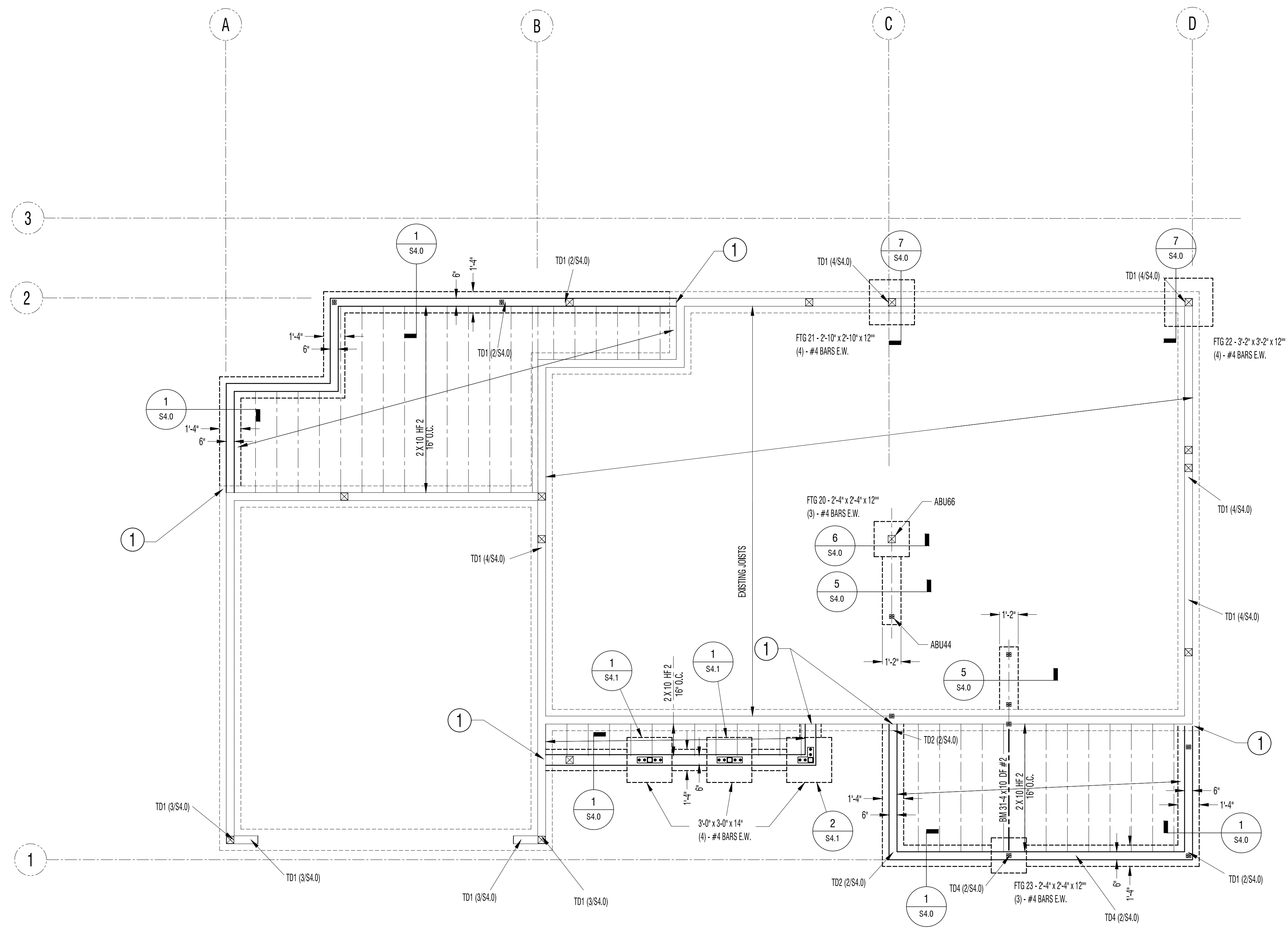


PROJECT #

A4-3437

SHEET NO

S1.0

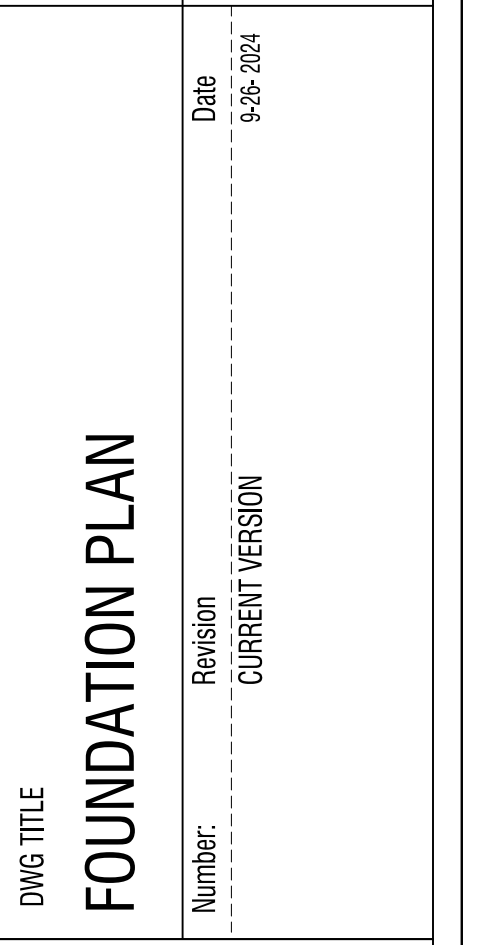
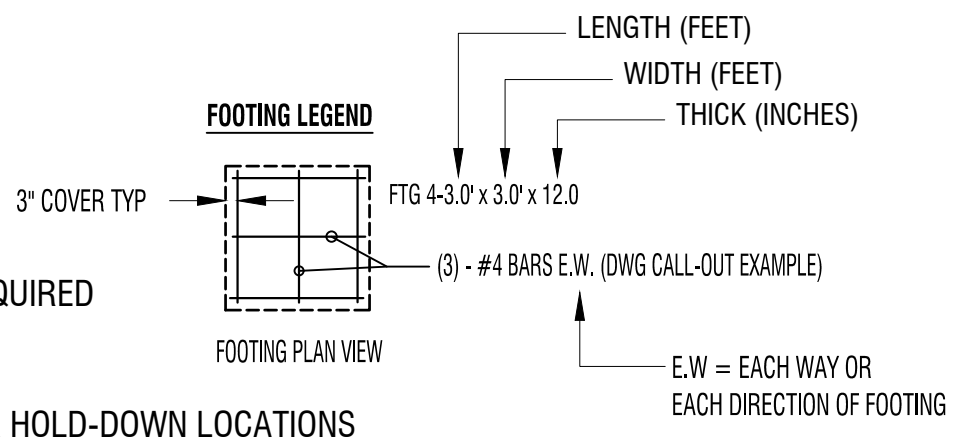


**PLAN NOTES**

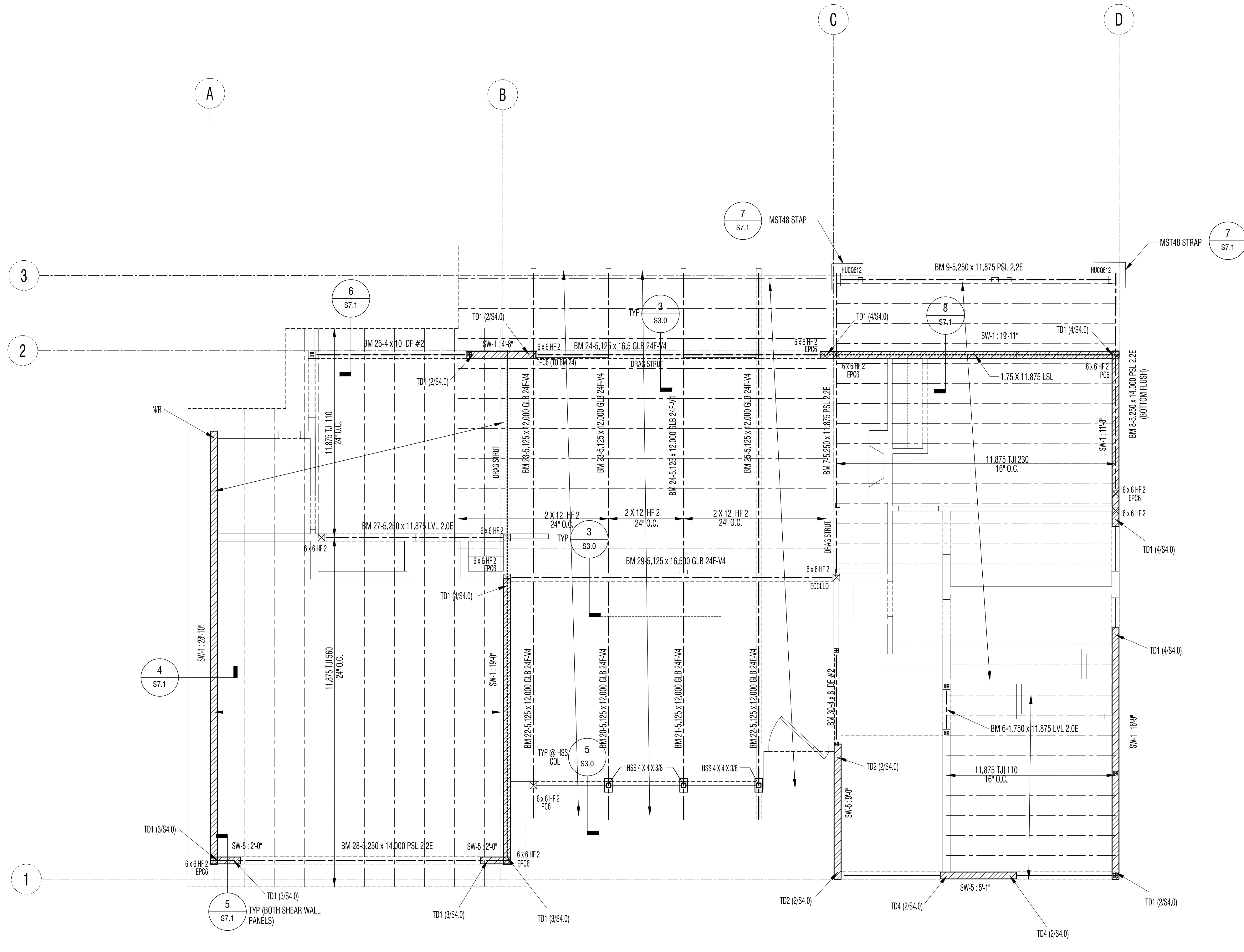
- ① CONNECT NEW FOUNDATION FOOTING & STEM WALL BY EMBEDDING NEW RE-BAR OF FOOTING & STEM WALL 6" MIN. EPOXY WITH SIMPSON SET-22 OR EQUIVALENT.
- ② OVER-EXCAVATION OF 2 FT TO 5 FT WILL BE REQUIRED AT ALL NEW FOUNDATION LOCATIONS.

**FOUNDATION PLAN**

- 3 X 3 X 1/4" GALVANIZED PLATE WASHER IS REQUIRED
- EMBED ANCHOR BOLTS 7.5" MIN
- REFER TO SHEAR WALL PLANS FOR HOLD-DOWN LOCATIONS
- THE FOUNDATION PLAN SHOWN ON THIS SHEET PROVIDES THE FOOTING SIZES AND DIMENSIONS, ALONG WITH THE STRUCTURAL DETAILS. REFER TO THE ARCHITECTURAL DWGS FOR OVERALL DIMENSIONS (WHICH IS THE BASIS OF THE DESIGN).



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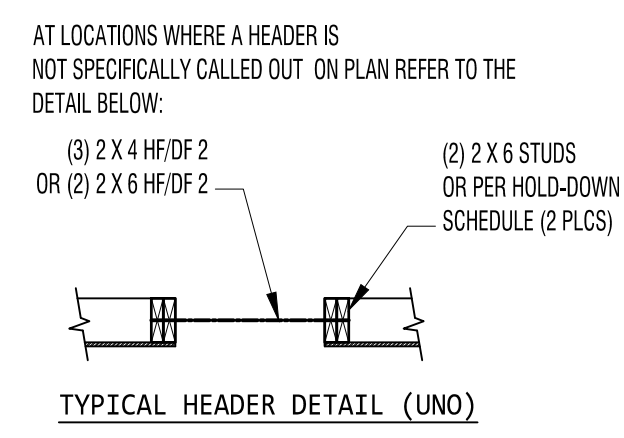


**FIRST FLOOR SHEAR WALLS/ LOWER ROOF FRAMING/UPPER LEVEL FRAMING**  
 REFER TO THE FRAMING NOTES ON THIS SHEETS

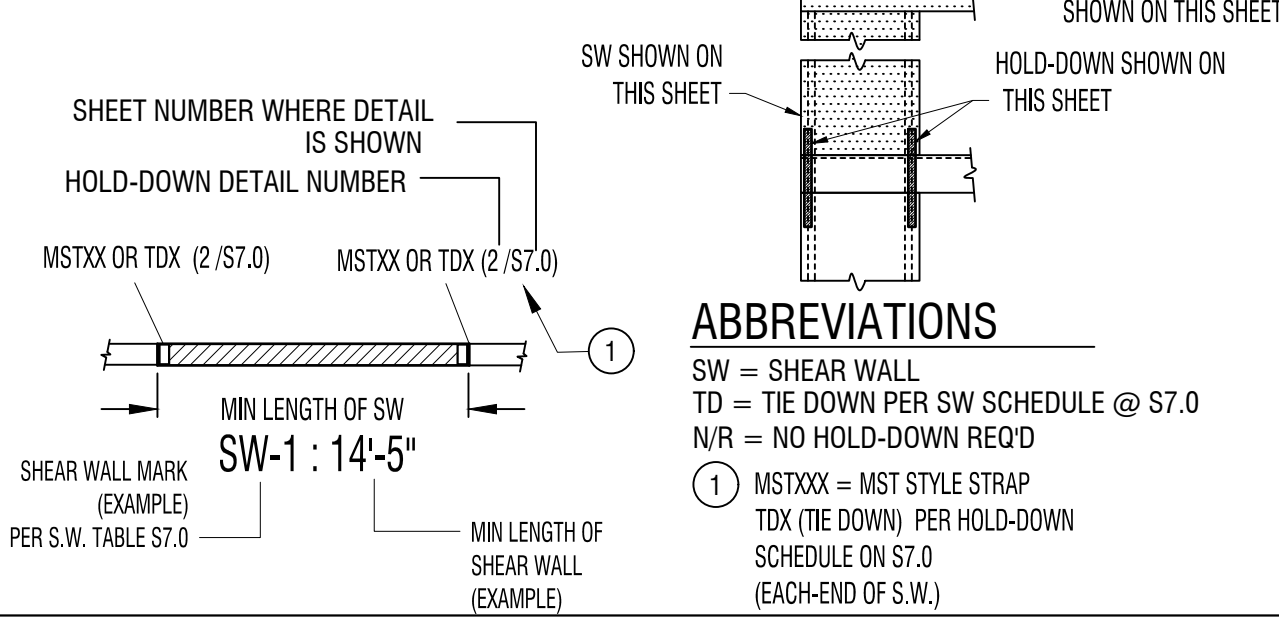
**FRAMING PLAN NOTES**

- ALL BEAMS SHALL BE FLUSH UNLESS NOTE OTHERWISE ON THE PLAN. WINDOWS & DOOR HEADERS SHALL BE DROPPED (SEE NOTE 9). FLUSH BEAMS HAVE FLOOR SHEATHING ATTACHED DIRECTLY. DROPPED BEAMS ARE INSTALLED BELOW FLOOR FRAMING.
- REFER TO THE TYPICAL HEADER DETAIL ON THIS SHEET FOR HEADERS NOT SPECIFICALLY CALLED OUT ON THIS PLAN. THIS DETAIL IS TYPICAL FOR NON-BEARING EXTERIOR WALLS.
- UNLESS NOTED OTHERWISE, USE (2) 2 X 4 OR (2) 2 X 6 UNDER ALL HEADERS. (3) 2 X 4 STUDS OR (2) 2 X 6 STUDS MAY BE SUBSTITUTED FOR 4 X 4 POSTS PER PLAN.
- GARAGE DOOR HEADERS (WHERE APPLICABLE) - UNLESS NOTED OTHERWISE ON THE PLAN, GARAGE DOOR HEADER BEAMS SHALL BE:
  - 4 X 10 DF/HF 2 FOR OPENINGS UP TO 9 FT.
  - 4 X 12 DF / HF 2 FOR OPENINGS UP TO 12 FT.
  - 4 X 4 DF / HF 2 SUPPORT POSTS AT EACH END OF HEADER BEAM.
- STRAPS SHOWN ON THIS LEVEL ATTACH TO WALLS ABOVE AND BELOW (CENTERED ABOUT THE JOIST RIM).
- SHEAR WALLS SHOWN ON THIS PLAN OCCUR BELOW THE FLOOR FRAMING.
- PROVIDE CONTINUOUS SOLID BEARING TO THE FOUNDATION AT GIRDER TRUSSES, HIP MASTERS, BEAMS AND HEADERS.
- IF MANUFACTURED FLOOR JOISTS ARE USED IN LIEU OF SOLID FRAMING (IF APPLICABLE), PROVIDE SHOP DRAWINGS FOR REVIEW.
- FLOOR SHEATHING & NAILING:
  - FLOOR SHEATHING SHALL BE 3/4" T & G.
  - NAIL WITH 10d @ 6" O.C. AT PERIMETER AND 10d @ 12" O.C. IN THE FIELD - UNLESS OTHERWISE NOTED ON PLAN.
- WALL TOP PLATE REQUIREMENTS - ALL TOP PLATES OF WALLS SHALL BE DOUBLE 2 X 6 (OR 2 X 4 IF ALLOWED), THE TOP PLATES MUST BE CONTINUOUS OVER HEADERS. DO NOT CUT DOUBLE TOP PLATES UNLESS ALLOWED PER THE FRAMING PLAN.

**HEADERS IN NON LOAD BEARING WALLS**



**SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS)**



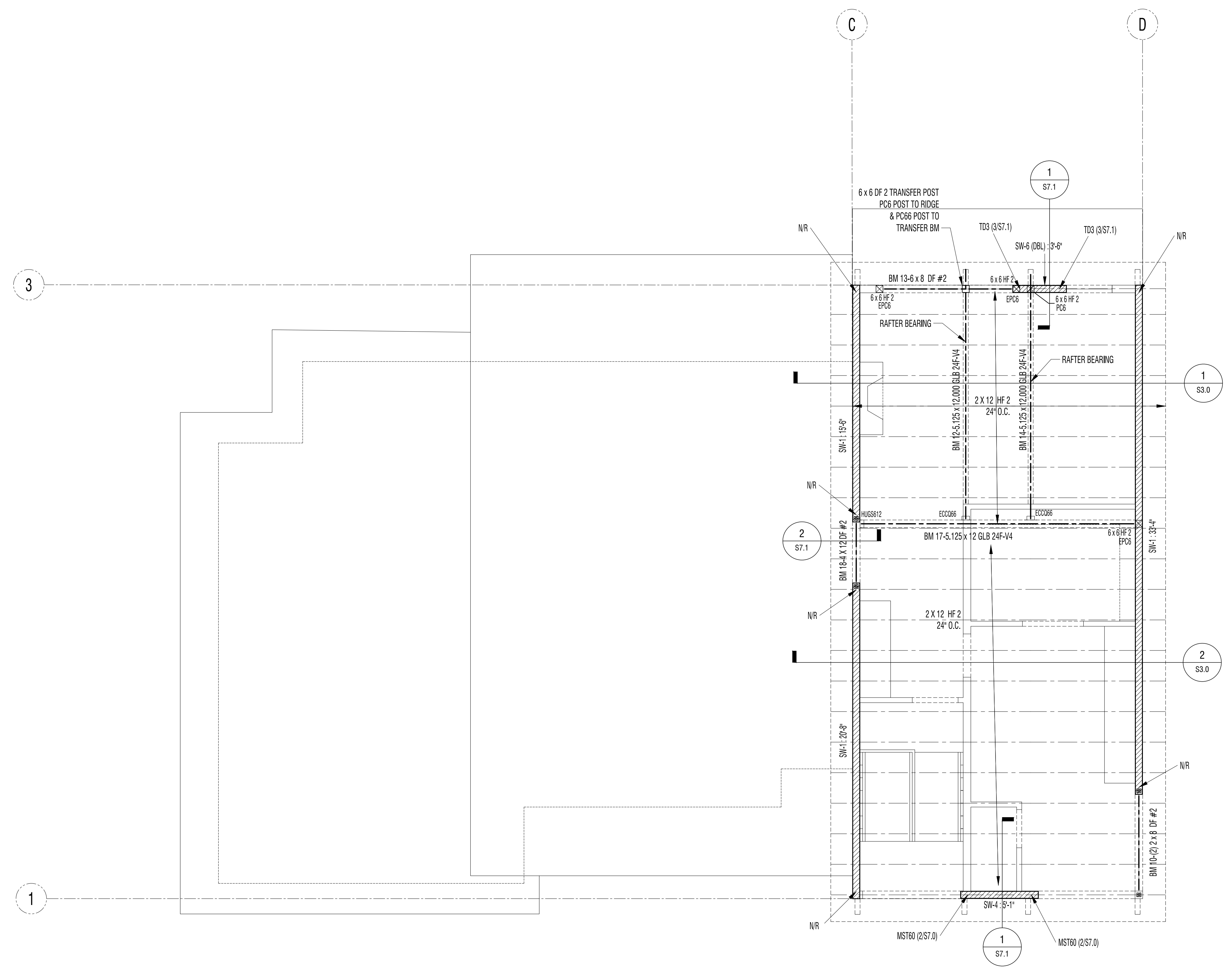
**ABBREVIATIONS**

- SW = SHEAR WALL  
 TD = TIE DOWN PER SW SCHEDULE @ S7.0  
 N/R = NO HOLD-DOWN REQ'D
- ① MSTXXX = MIST STYLE STRAP  
 TDX (TIE DOWN) PER HOLD-DOWN SCHEDULE ON S7.0 (EACH-END OF S.W.)

**DRAWING SYMBOL LEGEND**

- [Symbol] = POST/COLUMN SUPPORTED BY A BEAM. DOES NOT CONTINUE TO FLOOR BELOW.
- [Symbol] = POST/COLUMN SUPPORTING A BEAM. (CONTINUES THRU THE FLOOR)
- [Symbol] = MULTI-PLY (2 MAX) 2 X STUD COLUMN. USE 2 - 2 X 4 FOR 2 X 4 WALLS & 2 - 2 X 6 FOR 2 X 6 WALLS. TYPICAL (UNO)
- [Symbol] = TYPICAL BEAM TO BEAM CONNECTION
- GT = GIRDER TRUSS
- [Symbol] = TYPICAL MULTI PLY BEAM EXAMPLE BM 6-(2) 2 x 6 DF #2 NUMBER OF PLYS

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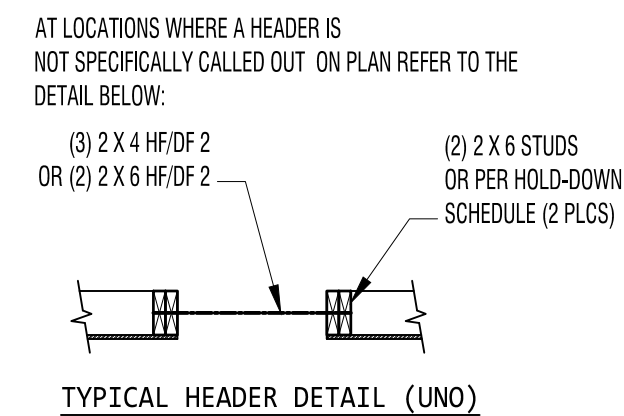


**SECOND FLOOR SHEAR WALLS/ ROOF FRAMING**  
 REFER TO THE FRAMING NOTES ON THIS SHEETS

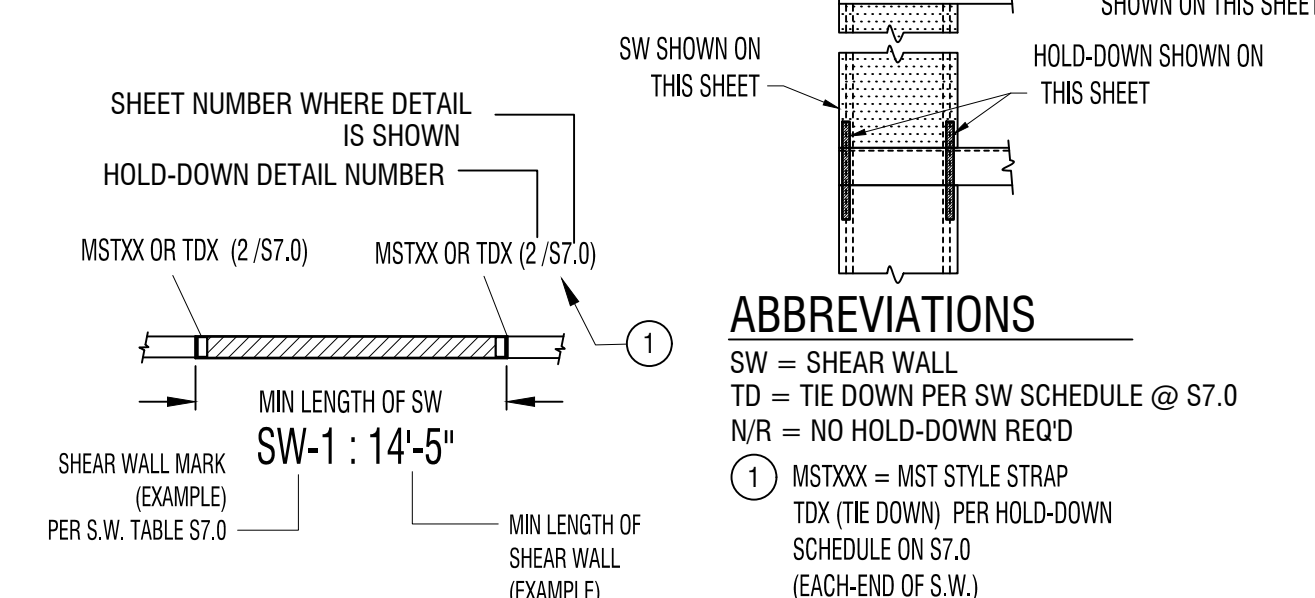
**FRAMING PLAN NOTES**

- ALL BEAMS SHALL BE FLUSH UNLESS NOTE OTHERWISE ON THE PLAN. WINDOWS & DOOR HEADERS SHALL BE DROPPED (SEE NOTE 9). FLUSH BEAMS HAVE FLOOR SHEATHING ATTACHED DIRECTLY. DROPPED BEAMS ARE INSTALLED BELOW FLOOR FRAMING.
- REFER TO THE TYPICAL HEADER DETAIL ON THIS SHEET FOR HEADERS NOT SPECIFICALLY CALLED OUT ON THIS PLAN. THIS DETAIL IS TYPICAL FOR NON-BEARING EXTERIOR WALLS.
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  - 4 X 12 DF / HF 2 FOR OPENINGS UP TO 12 FT.
  - 4 X 4 DF / HF 2 SUPPORT POSTS AT EACH END OF HEADER BEAM.
- STRAPS SHOWN ON THIS LEVEL ATTACH TO WALLS ABOVE AND BELOW (CENTERED ABOUT THE JOIST RIM).
- SHEAR WALLS SHOWN ON THIS PLAN OCCUR BELOW THE FLOOR FRAMING.
- PROVIDE CONTINUOUS SOLID BEARING TO THE FOUNDATION AT GIRDER TRUSSES, HIP MASTERS, BEAMS AND HEADERS.
- IF MANUFACTURED FLOOR JOISTS ARE USED IN LIEU OF SOLID FRAMING (IF APPLICABLE), PROVIDE SHOP DRAWINGS FOR REVIEW.
- FLOOR SHEATHING & NAILING:
  - FLOOR SHEATHING SHALL BE  $\frac{3}{4}$ " T & G.
  - NAIL WITH 10d @ 6" O.C. AT PERIMETER AND 10d @ 12" O.C. IN THE FIELD - UNLESS OTHERWISE NOTED ON PLAN.
- WALL TOP PLATE REQUIREMENTS - ALL TOP PLATES OF WALLS SHALL BE DOUBLE 2 X 6 (OR 2 X 4 IF ALLOWED), THE TOP PLATES MUST BE CONTINUOUS OVER HEADERS. DO NOT CUT DOUBLE TOP PLATES UNLESS ALLOWED PER THE FRAMING PLAN.

**HEADERS IN NON LOAD BEARING WALLS**



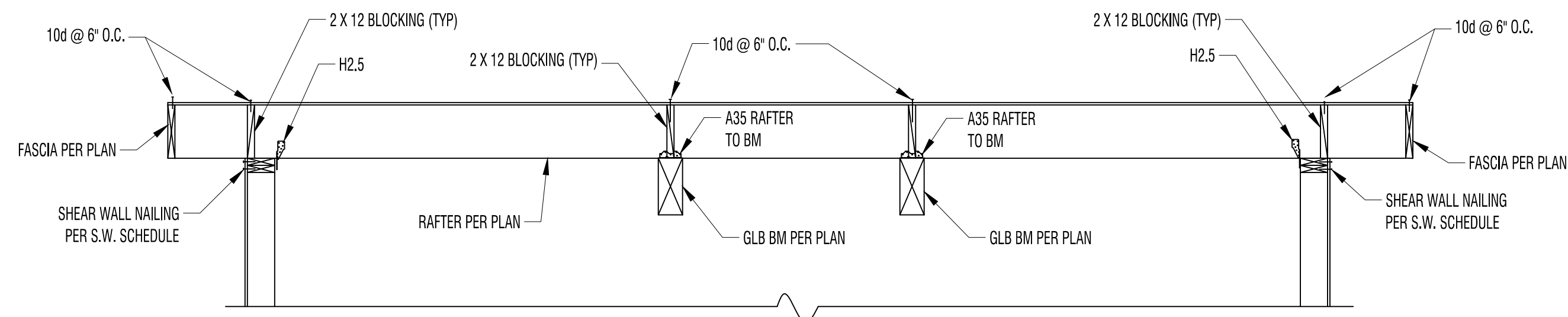
**SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS)**



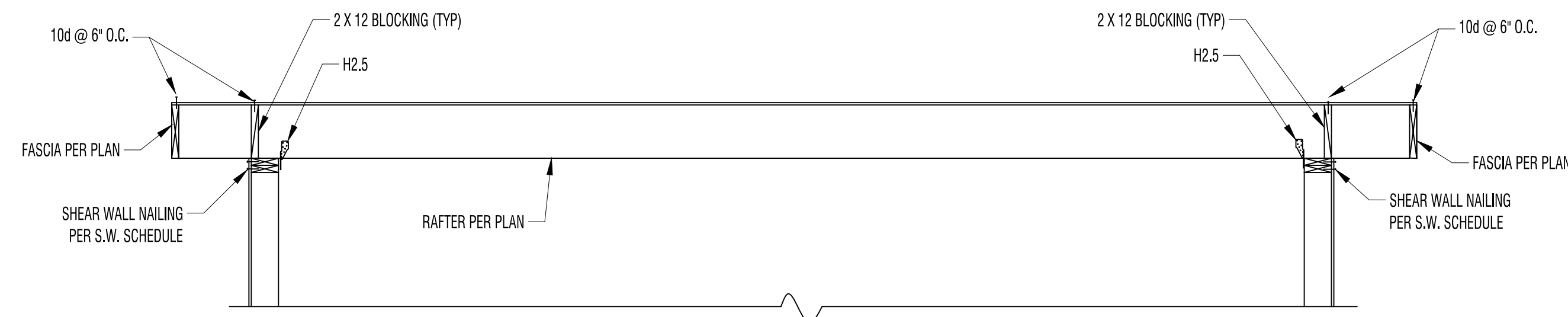
**DRAWING SYMBOL LEGEND**

- = POST/COLUMN SUPPORTED BY A BEAM. DOES NOT CONTINUE TO FLOOR BELOW.
- = POST/COLUMN SUPPORTING A BEAM. (CONTINUES THRU THE FLOOR)
- = MULTI-PLY (2 MAX) 2 X STUD COLUMN. USE 2 -2 X 4 FOR 2 X 4 WALLS & 2 - 2 X 6 FOR 2 X 6 WALLS. TYPICAL (UNO)
- GT = GIRDER TRUSS
- TYPICAL BEAM TO BEAM CONNECTION
- TYPICAL MULTI PLY BEAM EXAMPLE **BM 6-(2) 2 x 6 DF #2**  
 NUMBER OF PLYS

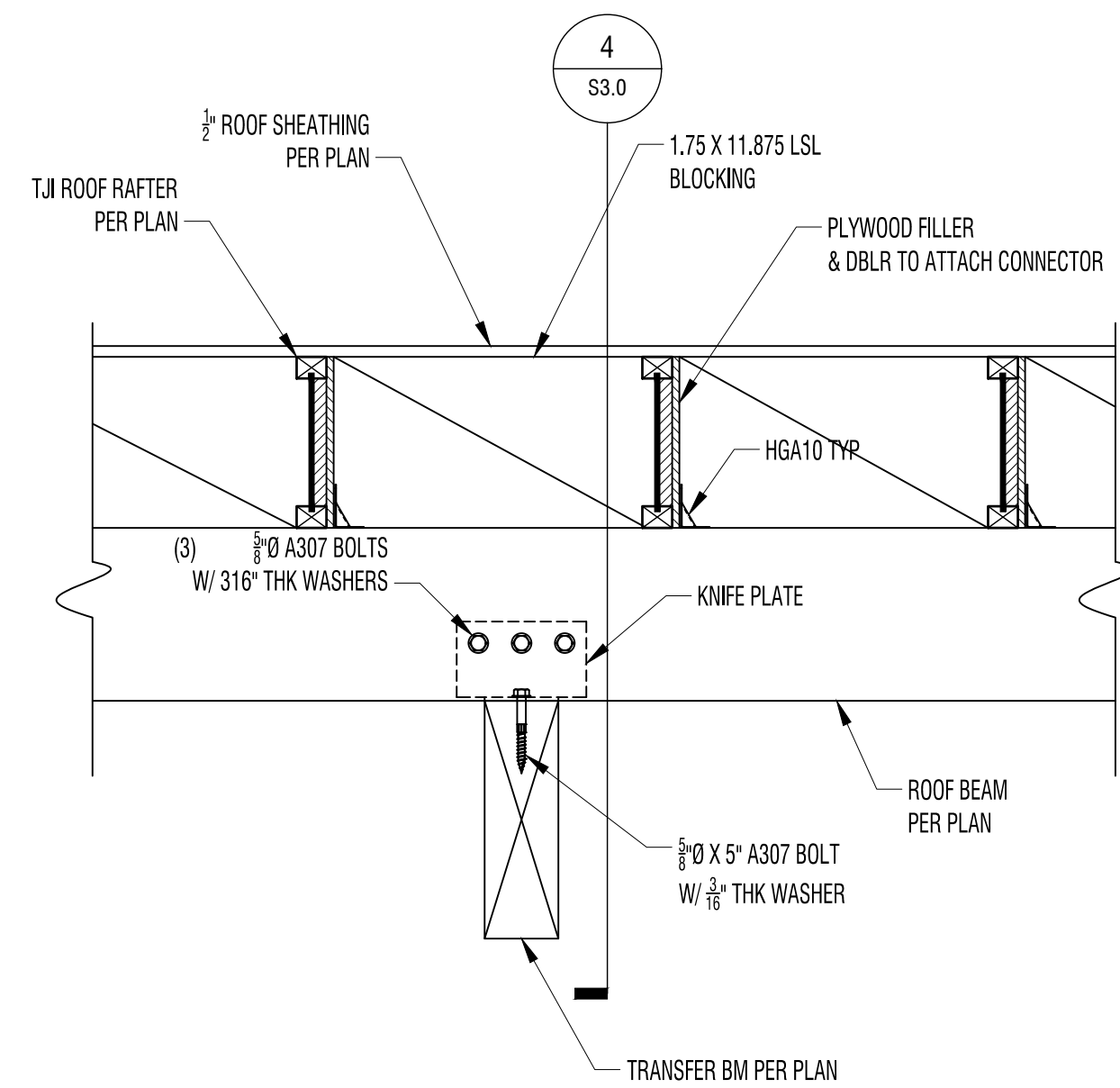
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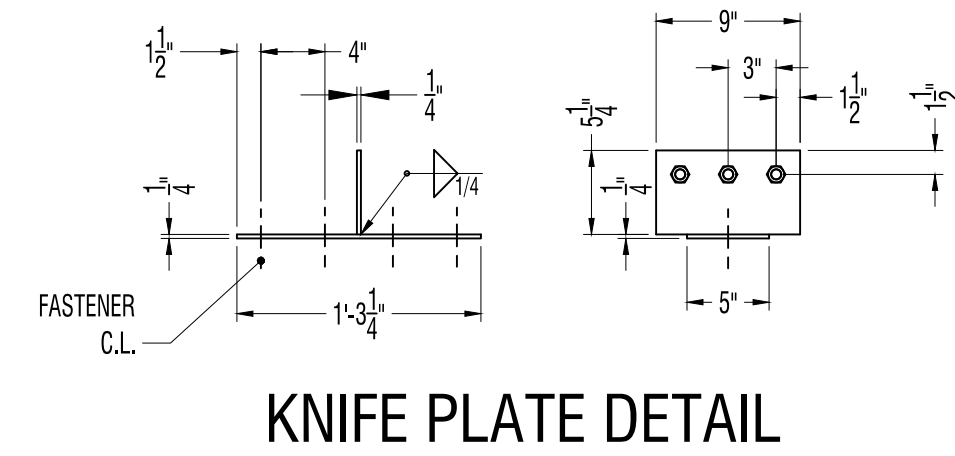
**1** SECTION GLB AND RAFTERS  
NO SCALE



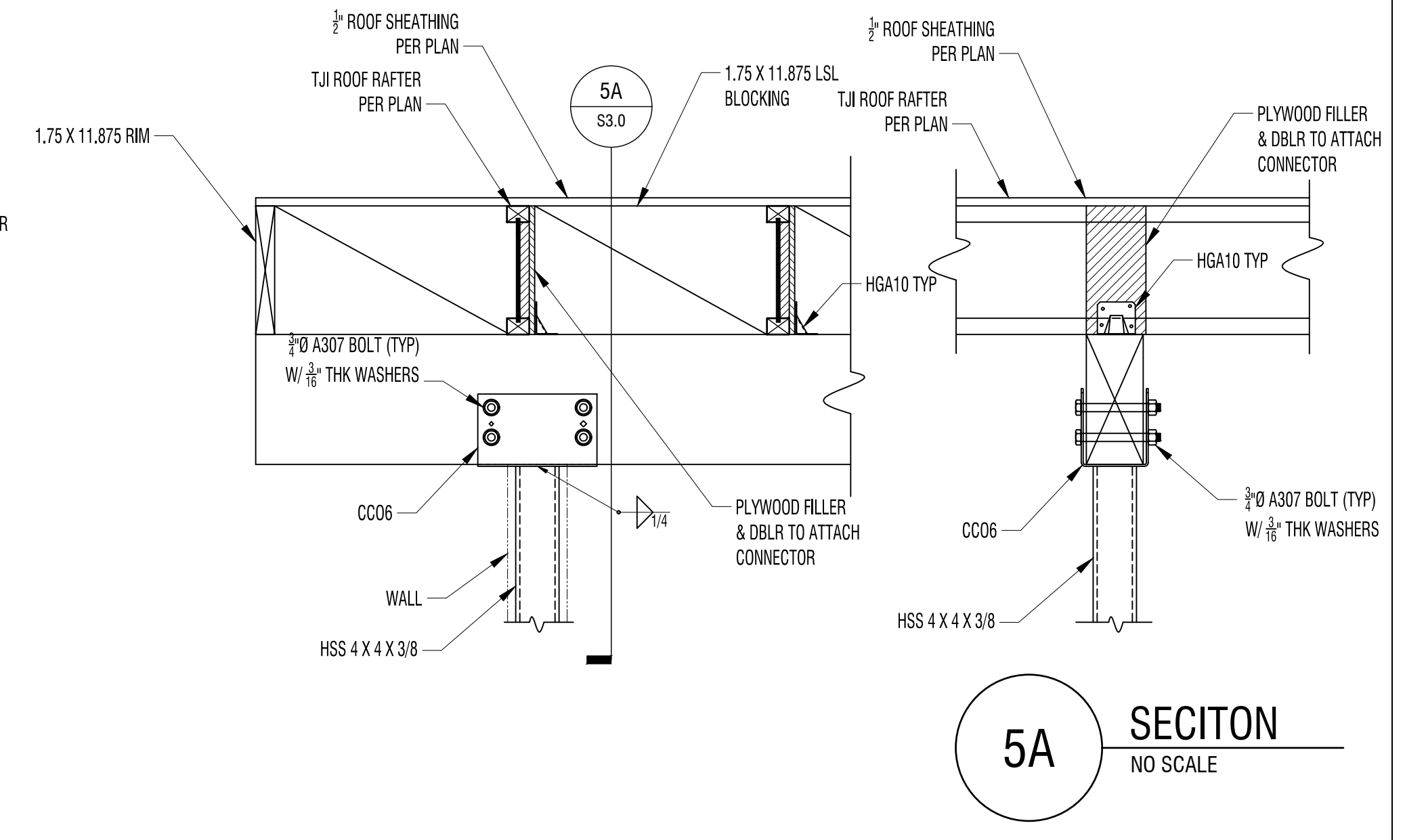
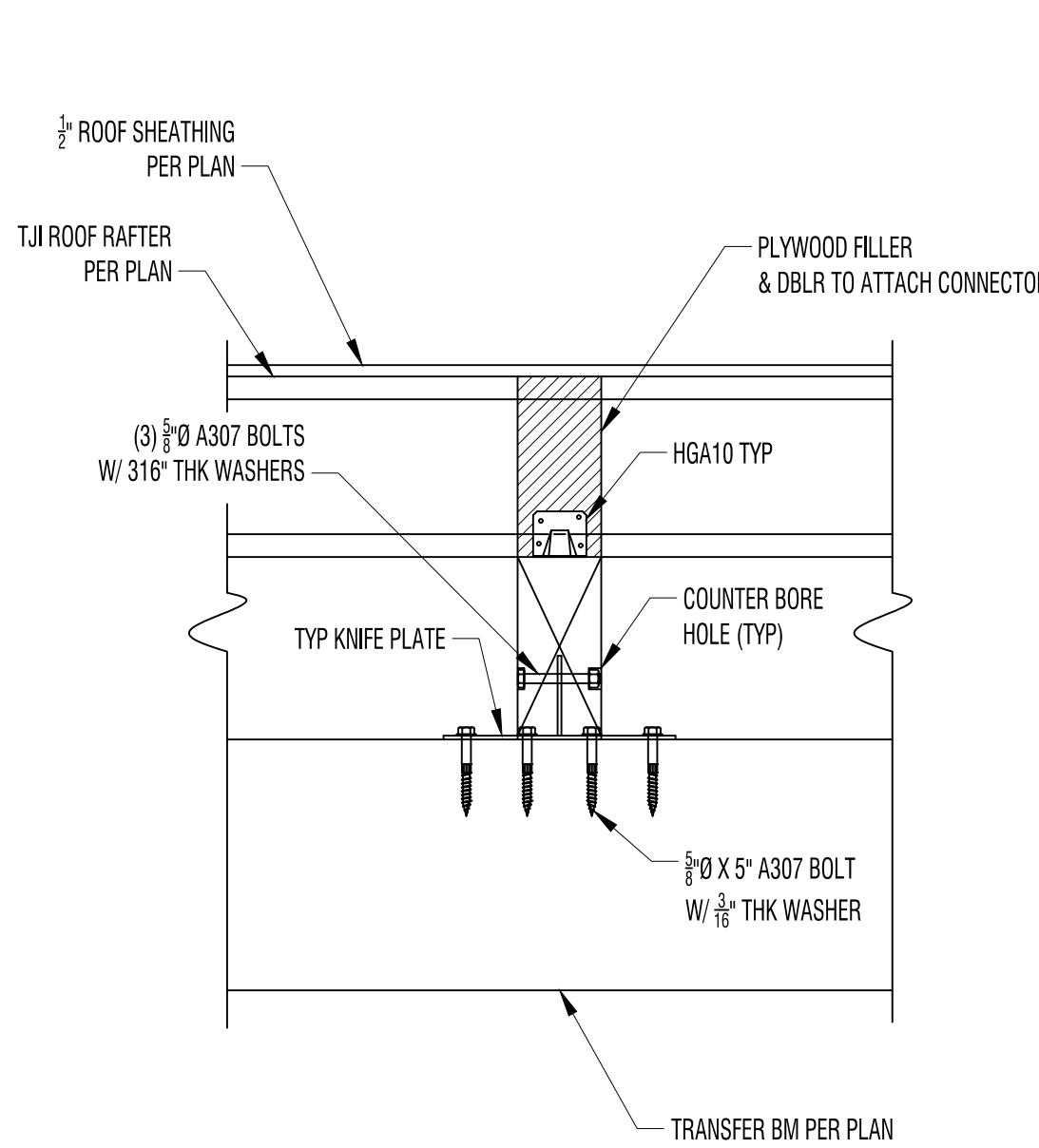
**2** SECTION RAFTERS  
NO SCALE



**3** ROOF BEAM TO TRANSFER BM JOINT  
NO SCALE



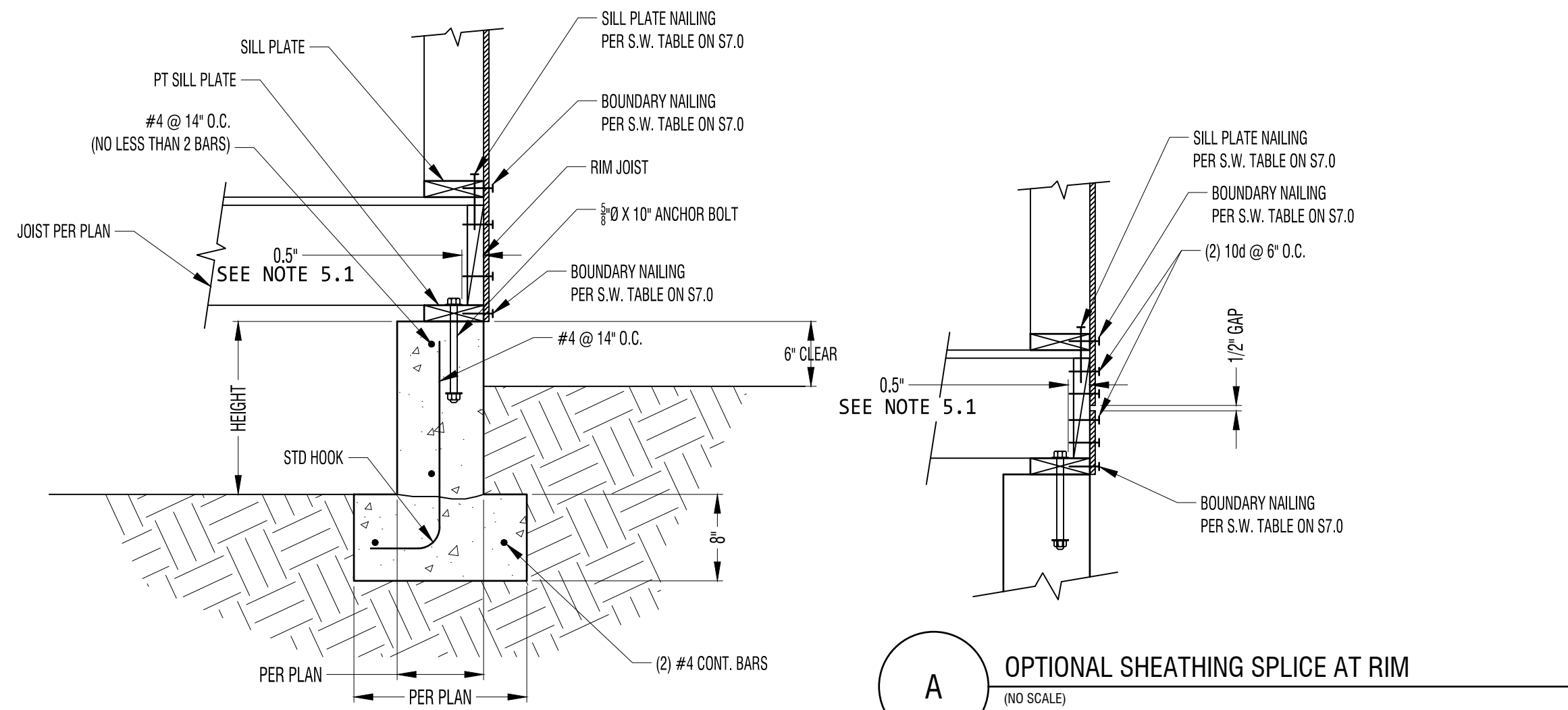
**4** ROOF BEAM TO TRANSFER BM JOINT  
NO SCALE



**5** ROOF BEAM TO HSS COLUMN  
NO SCALE

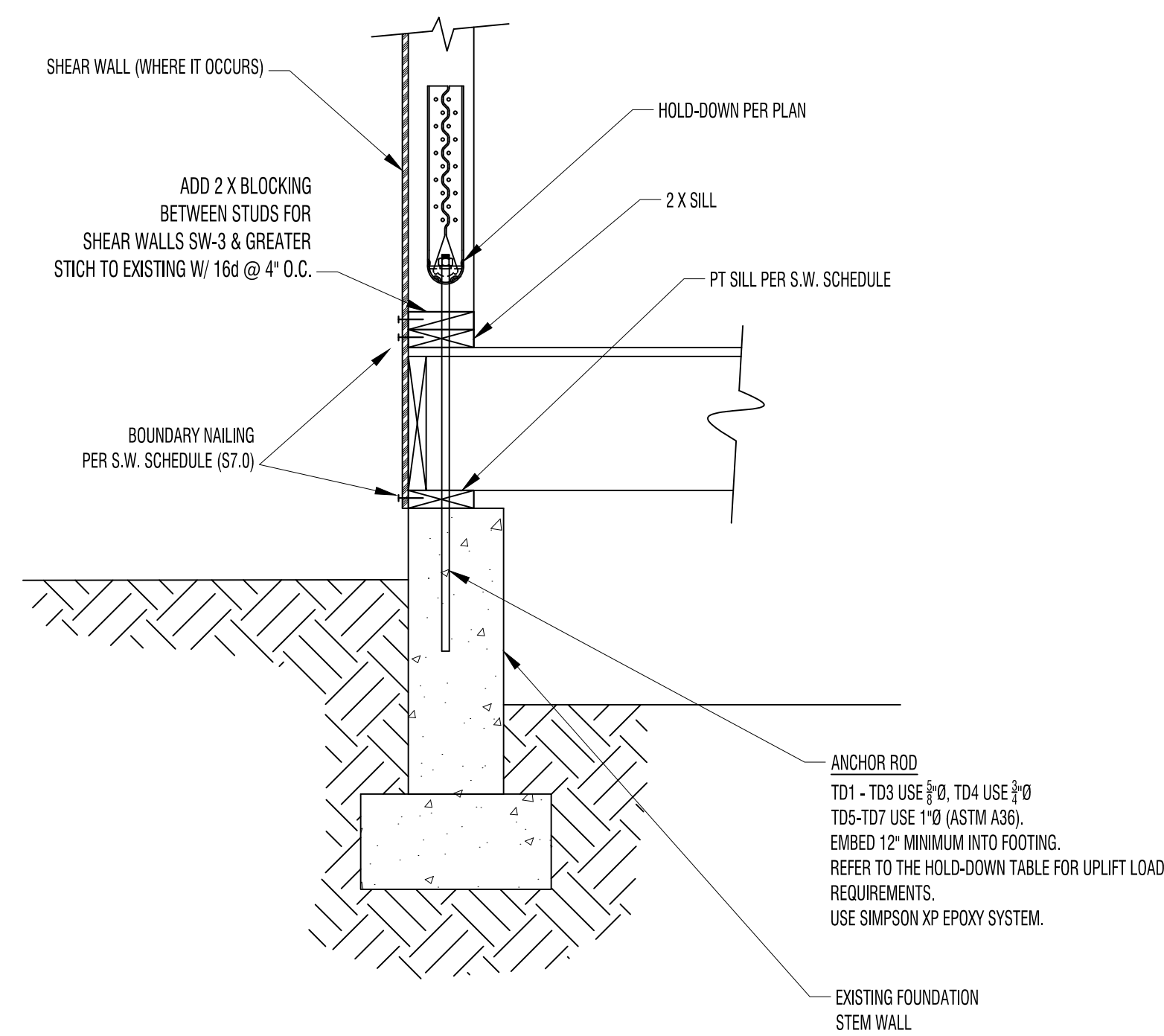
**5A** SECTION  
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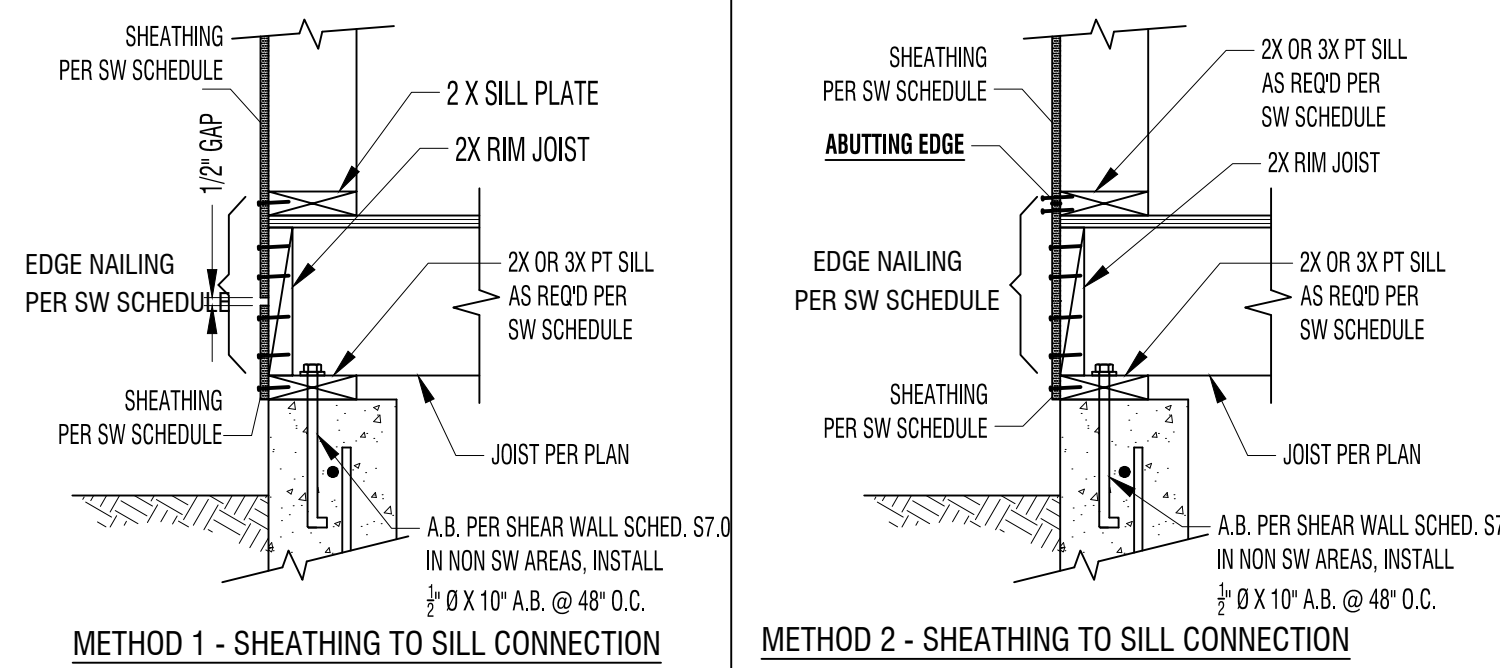


**1** TYPICAL FOOTING WITH CRAWLSPACE  
(NO SCALE)

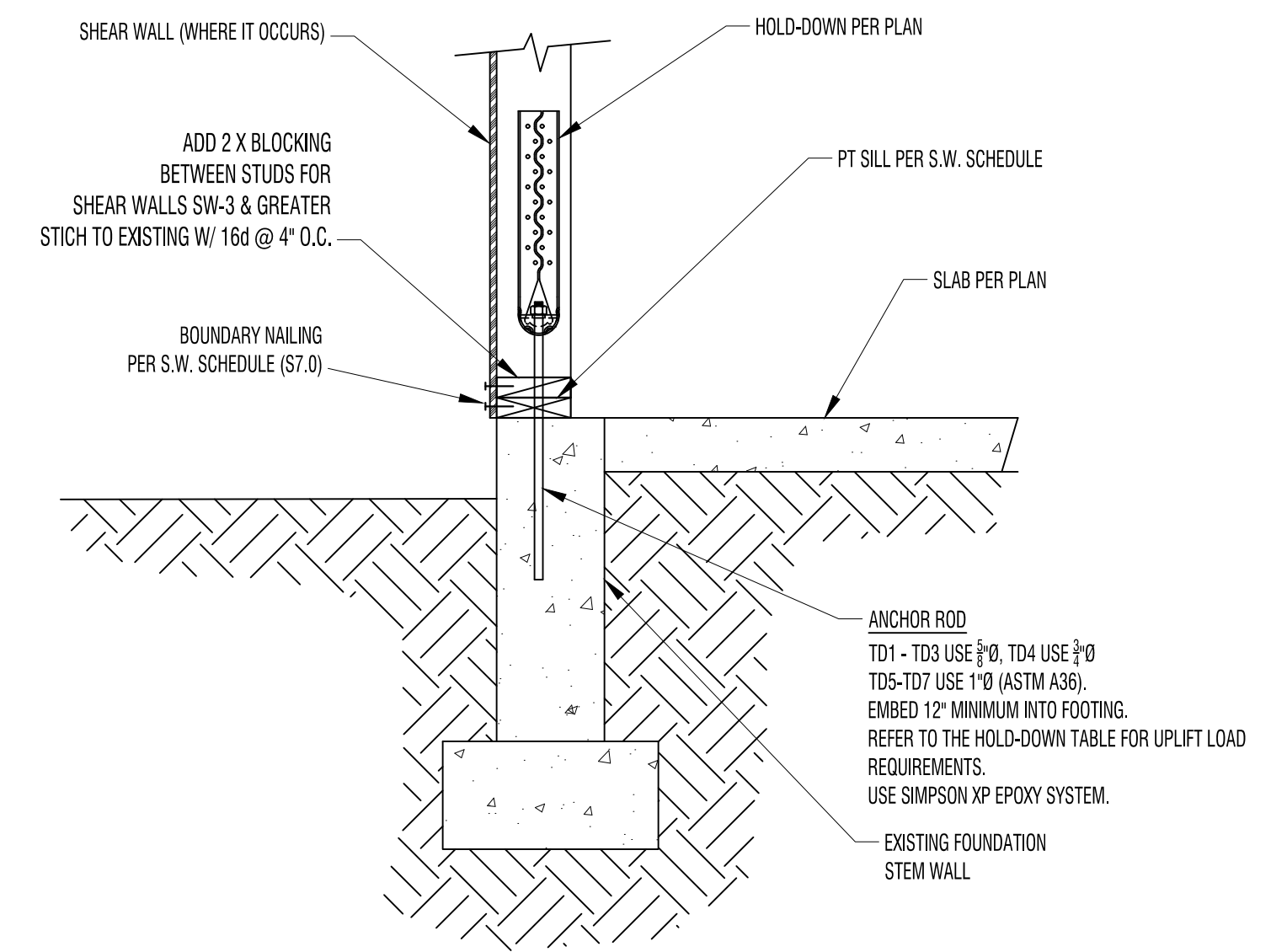
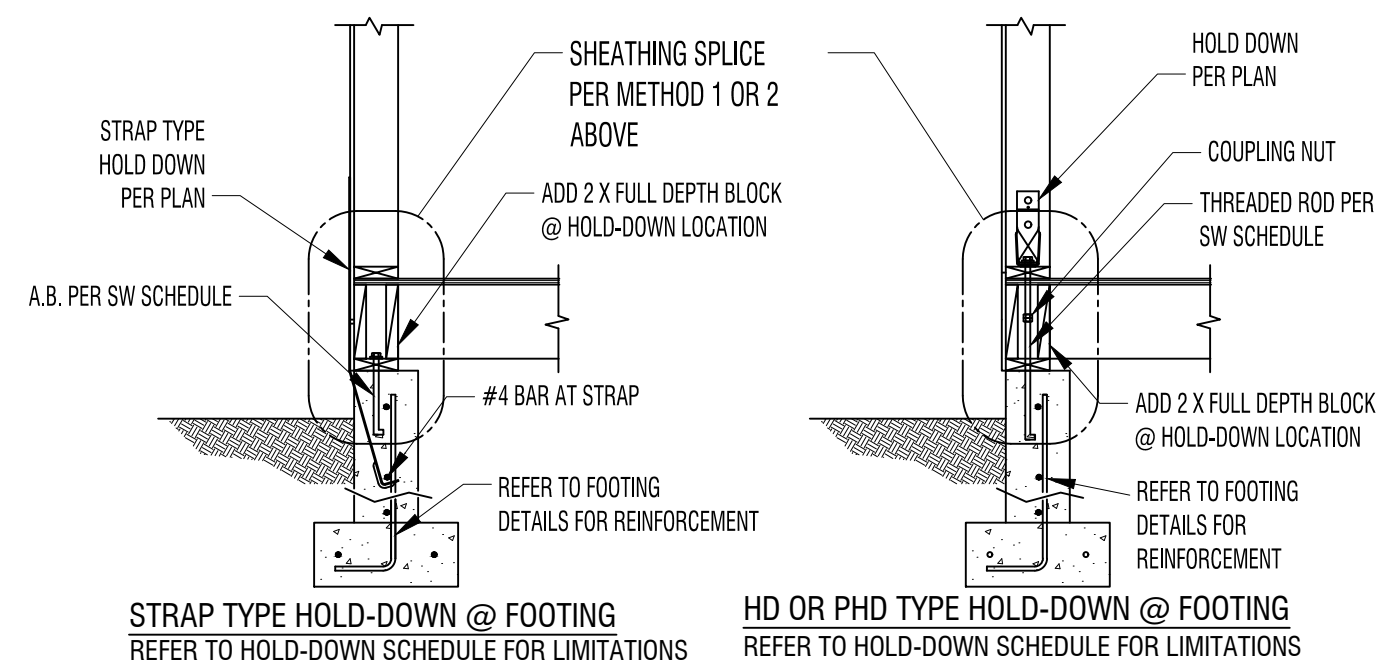
- NOTES:
1. MAXIMUM ALLOWED HEIGHT OF WALL IS 4 FT.
  2. 3" COVER REQ'D FOR ALL REINFORCEMENT.
  3. USE GRADE 40 OR GRADE 60 REINFORCEMENT.
  4. REFER TO SHEAR WALL TABLE ON S7.0 FOR THE BOLTED SILL PLATE. 3 X REQUIRED FOR SW-3 AND GREATER.
  5. ANCHOR BOLT (A.B.) REQUIREMENTS:
    - 5.1. ALL WASHERS SHALL BE 3 X 3 X 3/4" PLATE. MAX DISTANCE FROM EDGE OF PLATE WASHER TO SHEATHING SHALL BE 1/2".
    - 5.2. SPACE A.B. @ 48" O.C. IN NON SHEAR WALLS.
    - 5.3. FOR A.B. AS SPECIFIED PER THE SHEAR WALL (S.W.) PLANS, REFER TO S.W. TABLE ON S7.0.



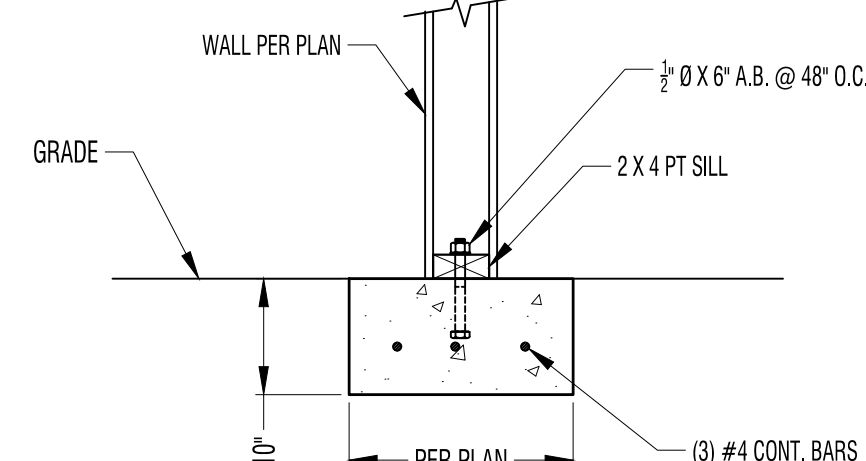
**4** POST INSTALLED ANCHOR DETAIL - AT CRAWL SPACE  
SPECIAL INSPECTION AND OBSERVATION REQUIRED TO ENSURE EPOXY SYSTEM IS APPLIED PER MANUFACTURERS REQUIREMENTS



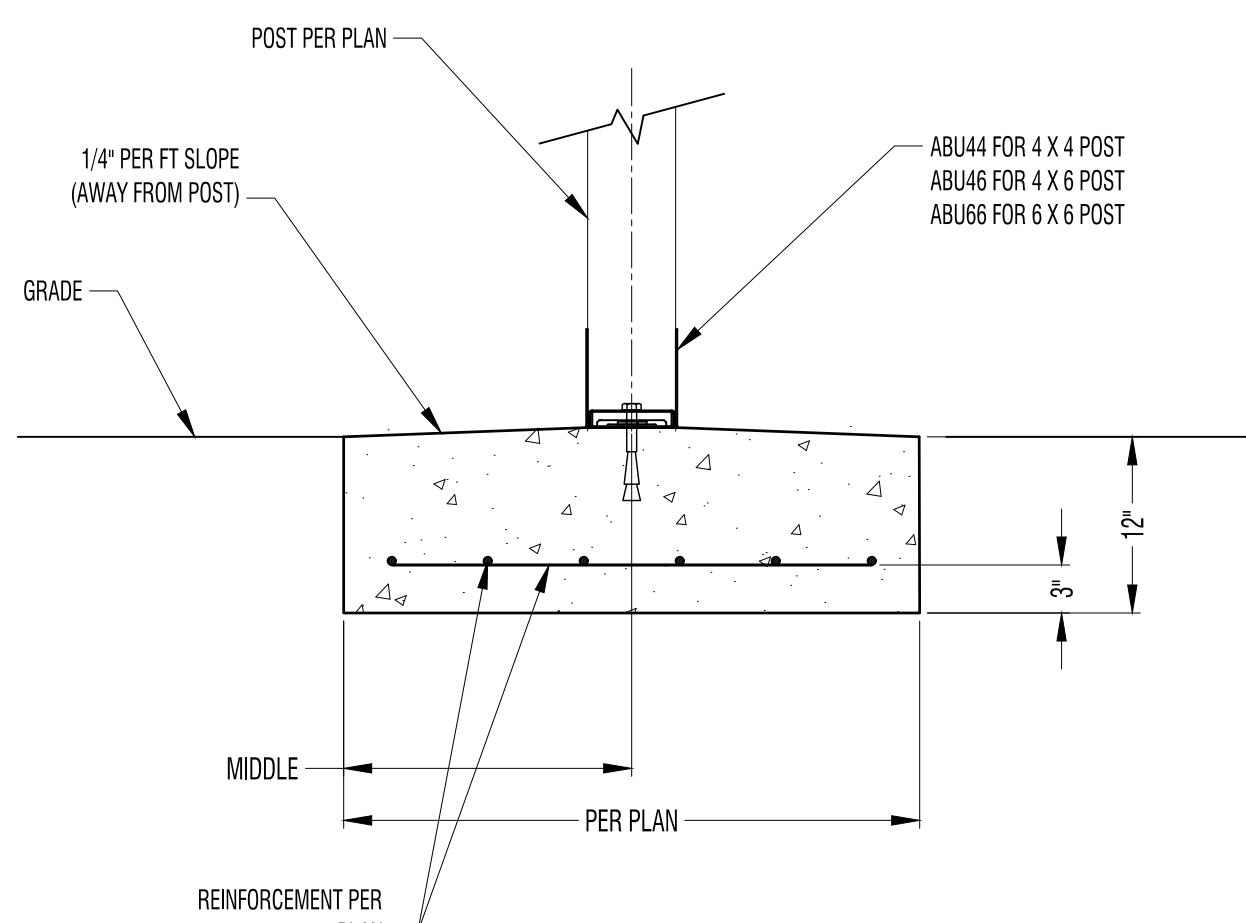
**2** TYPICAL HOLD-DOWN ATTACHED ABOVE FLOOR FRAMING  
(NO SCALE)



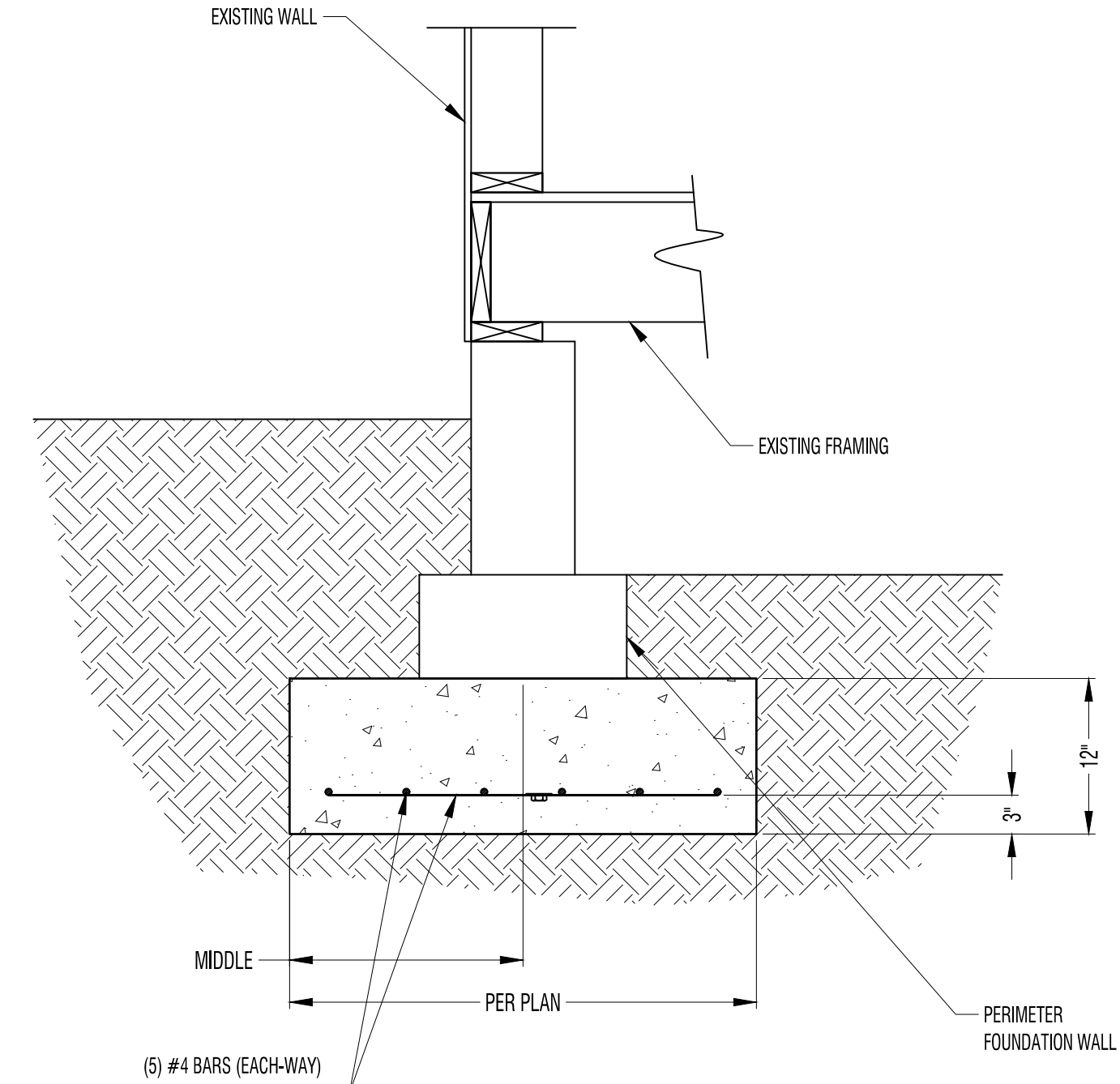
**3** POST INSTALLED ANCHOR DETAIL - AT SLAB LEVEL  
SPECIAL INSPECTION AND OBSERVATION REQUIRED TO ENSURE EPOXY SYSTEM IS APPLIED PER MANUFACTURERS REQUIREMENTS



**5** NEW CONT. FOOTING ON GRADE



**6** INTERIOR FOOTING  
(NO SCALE)  
NOTES:  
1) REINFORCEMENT IN EACH DIRECTION  
2) 3" COVER IS REQUIRED

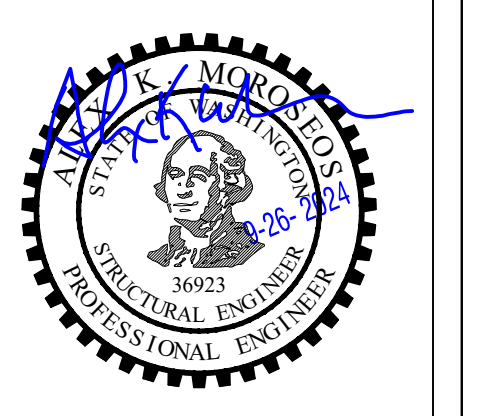


**7** NEW FOOTING BELOW EXISTING FOOTING  
(NO SCALE)  
NOTES:  
1. AT RECTANGULAR FOOTINGS, USE (5) #4 BAR IN THE LONGITUDINAL DIRECTION AND #4 BAR @ 10" O.C. FOR THE TRANSVERSE (BUT NO LESS THAN (5) #4 BARS).  
2. 3" COVER REQUIRED FOR ALL REINFORCEMENT.

CUSTOM DESIGN & ENGINEERING, INC.  
STRUCTURAL ANALYSIS & DESIGN  
WWW.CDENGR.COM  
MUKILTEO, WA  
(425) 343-7517  
email: mail@cdengr.com

PROJECT NAME: JEFF RUDD RESIDENCE  
PROJECT ADDRESS: 8032 SE 57TH ST  
MERCER ISLAND WA 98040

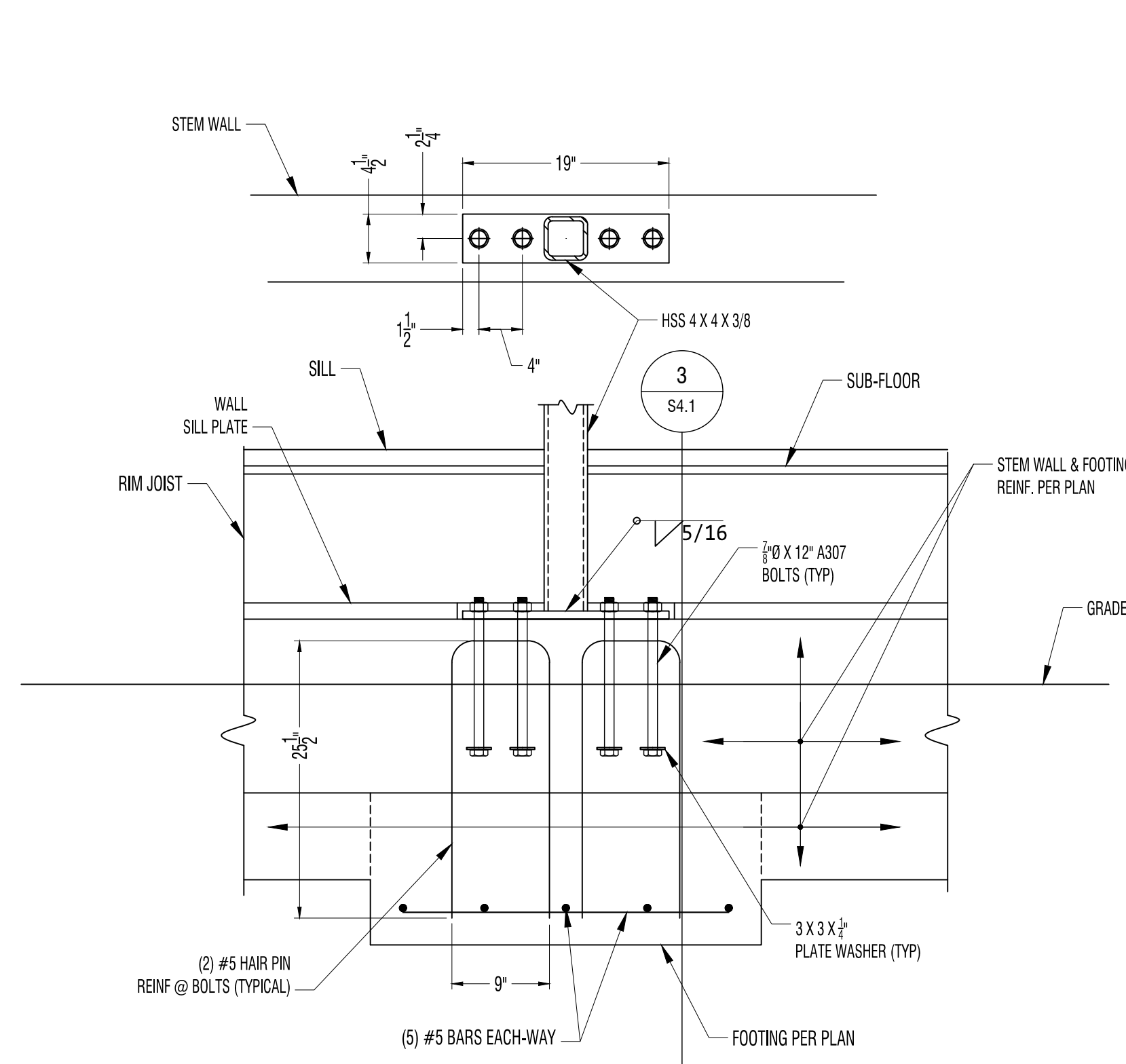
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Date: 9-26-2024  
Revision: CURRENT VERSION  
Number:



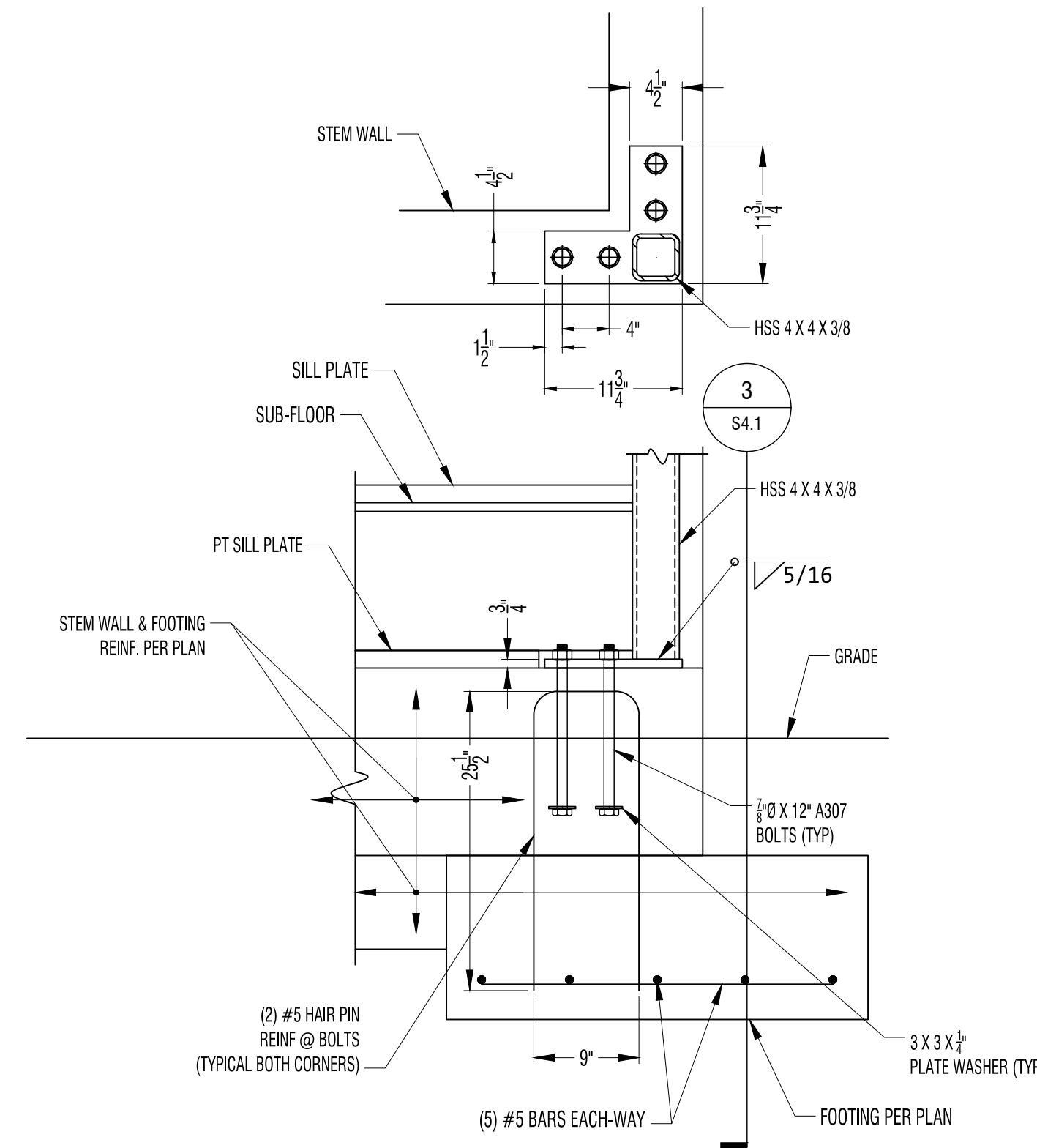
PROJECT #  
**A4-3437**

SHEET NO  
**S4.0**

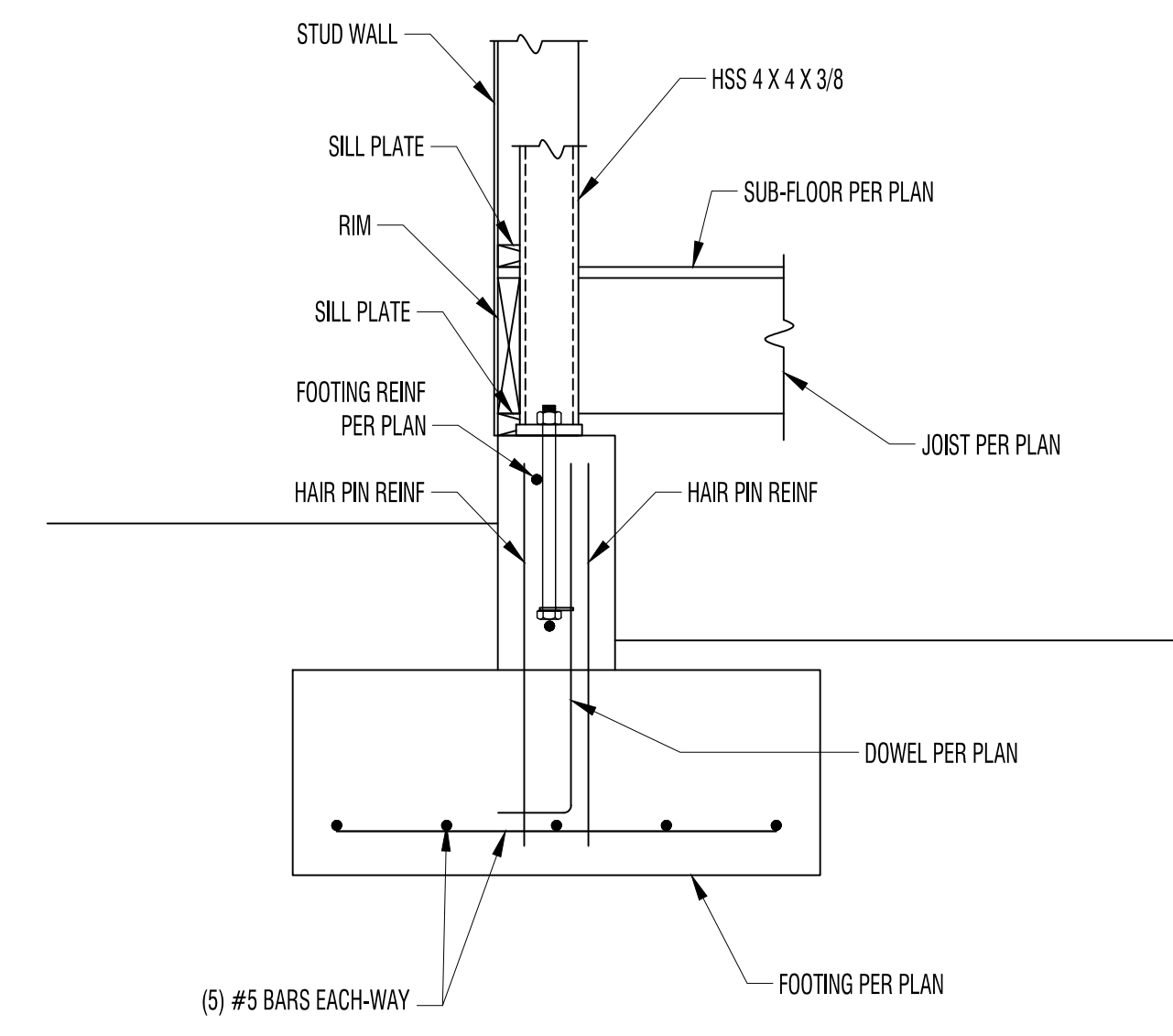
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1 HSS COLUMN TO FOOTING CONNECTION



2 CORNER HSS COLUMN TO FOOTING CONNECTION

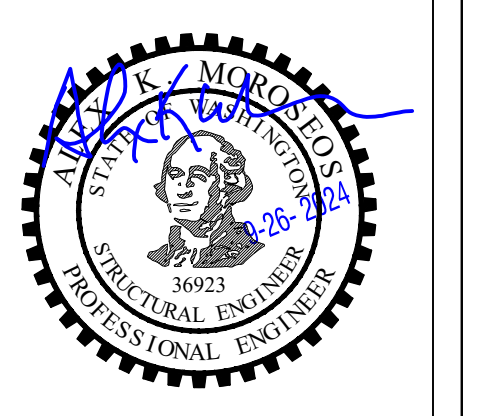


3 SECTION THRU FOOTING

CUSTOM DESIGN & ENGINEERING, INC.  
 STRUCTURAL ANALYSIS & DESIGN  
 WWW.CDENGR.COM  
 MUKILTEO, WA  
 (425) 343-7517  
 email: mail@cdengr.com

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 MERCER ISLAND WA 98040

DWG TITLE	Revision	Number
	CURRENT	VERSION
FOUNDATION DETAILS	Date	9-26-2024
	Revision	CURRENT



PROJECT #  
**A4-3437**

SHEET NO  
**S4.0**

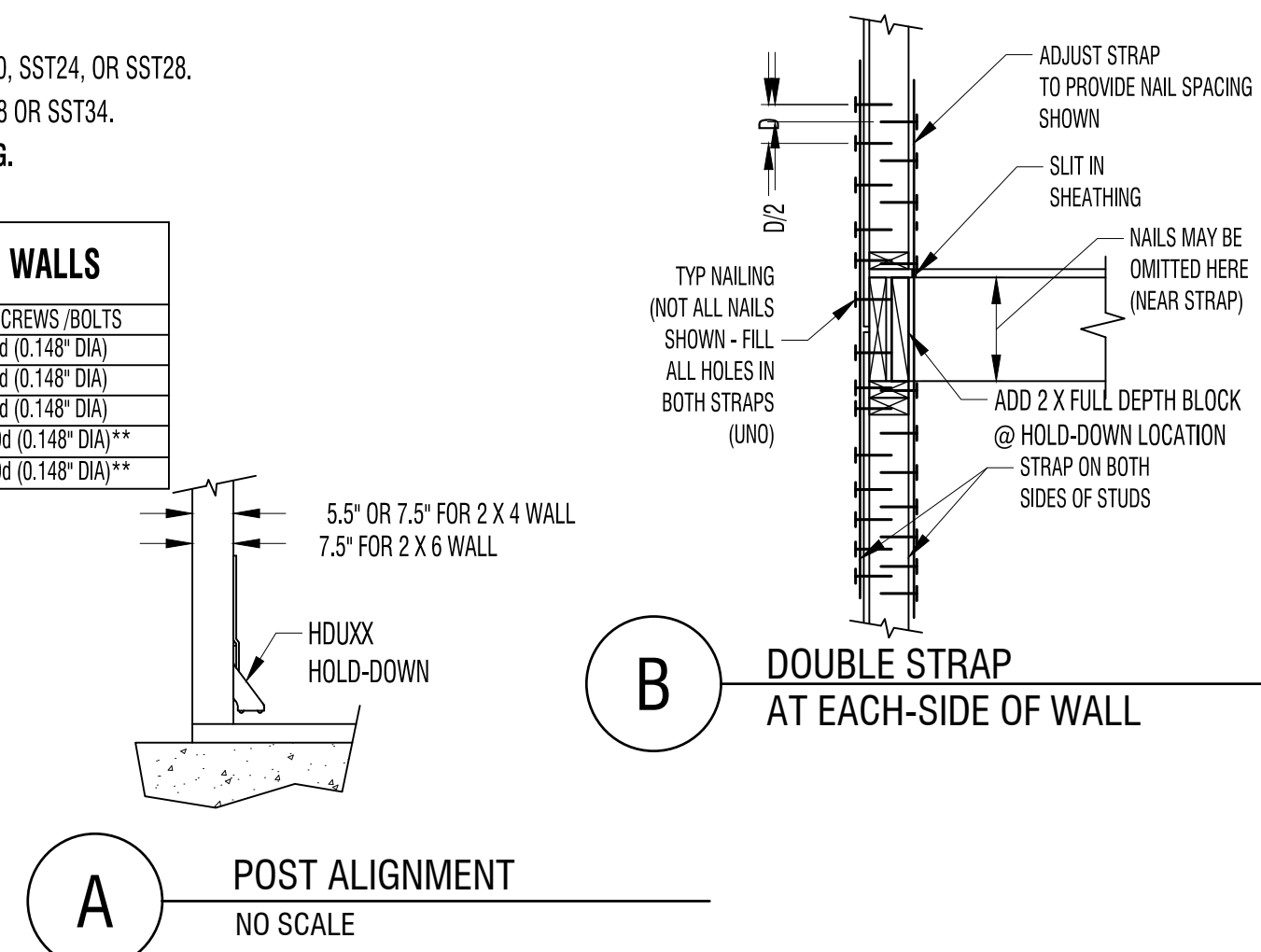
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HOLD-DOWN SCHEDULE - HOLD DOWNS ATTACHED TO CONCRETE						
MARK	TYPE	CAPACITY	ANCHOR BOLT (MONO POUR)	ANCHOR BOLT (TWO POUR)	NUMBER OF STUDS / SOLID COLUMN	NAILS / SCREWS / BOLTS
TD1	STD14 OR HDU4-SDS2.5	3285	SSTB24 (FOR HDU4)	SSTB24 (FOR HDU4)	(2) 2 X HEM-FIR	30 - 10d (0.148" DIA)
TD2	HDUS-SDS2.5 (SPF/HF)	4065	SSTB24 (FOR HDUS)	SSTB24 (FOR HDUS)	(2) 2 X DOUG-FIR	38 - 10d (0.148" DIA)
TD3	HDUS-SDS2.5 (DF/SP)	5645	3" Ø X 24 ASTM A307	3" Ø X 24 ASTM A307	(2) 2 X DOUG-FIR	40 - 10d (0.148" DIA)
TD4	HDUS-SDS2.5	7460	SSTB28	SSTB34	(2) 2 X DOUG-FIR	20 - 1" X 3 - SCREWS
TD5	HDU1-SDS2.5	9540	1" Ø X 24 ASTM A307	1" Ø X 24 ASTM A307	6 X 6 OF 2 POST	26 - 1" X 3 - SCREWS
TD6	HDU1-SDS2.5	11175	1" Ø X 24 ASTM A307	1" Ø X 24 ASTM A307	6 X 6 OF 1 POST	
TD7	HDU1-SDS2.5	14445	1" Ø X 24 ASTM A307	1" Ø X 24 ASTM A307	6 X 6 OF 1 POST	
TD8	HD12	15510	1-1/8" X 24 ASTM A307	1-1/8" X 24 ASTM A307	6 X 6 OF 1 POST	
TD9	HD19	19070	1-1/4" X 24" ASTM 307	1-1/4" X 24" ASTM 307	6 X 6 OF 1 POST	

- NOTES:
- HOLDDOWNS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE CO. OR EQUIVALENT.
  - ALL BUILTUP STUDS SHALL RECEIVE SHEAR WALL EDGE NAILING.
  - INSTALL HOLD-DOWN BOLTS THRU THE THICKER SECTION OF THE SOLID POST.
  - 5/8" DIA ASTM A36 THREADED ROD EMBEDDED 12 INCHES IS ACCEPTABLE SUBSTITUTION FOR SST20, SST24, OR SST28.
  - 3/4" DIA ASTM A36 THREADED ROD EMBEDDED 12 INCHES IS ACCEPTABLE SUBSTITUTION FOR SST28 OR SST34.
  - ALL HOLD-DOWNS, FRAMING ANCHORS AND SHEAR WALLS MUST BE INSPECTED BEFORE COVERING.

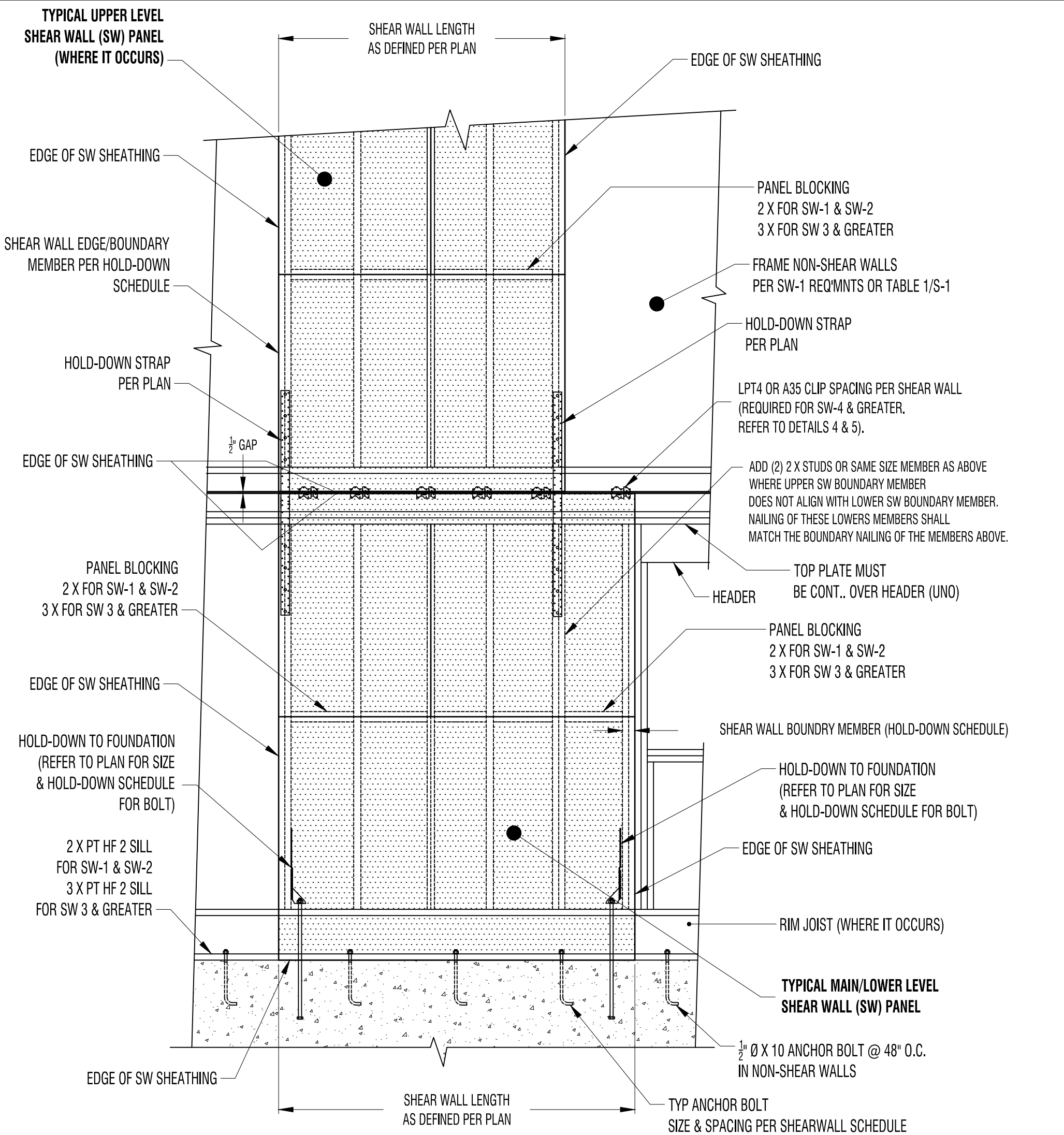
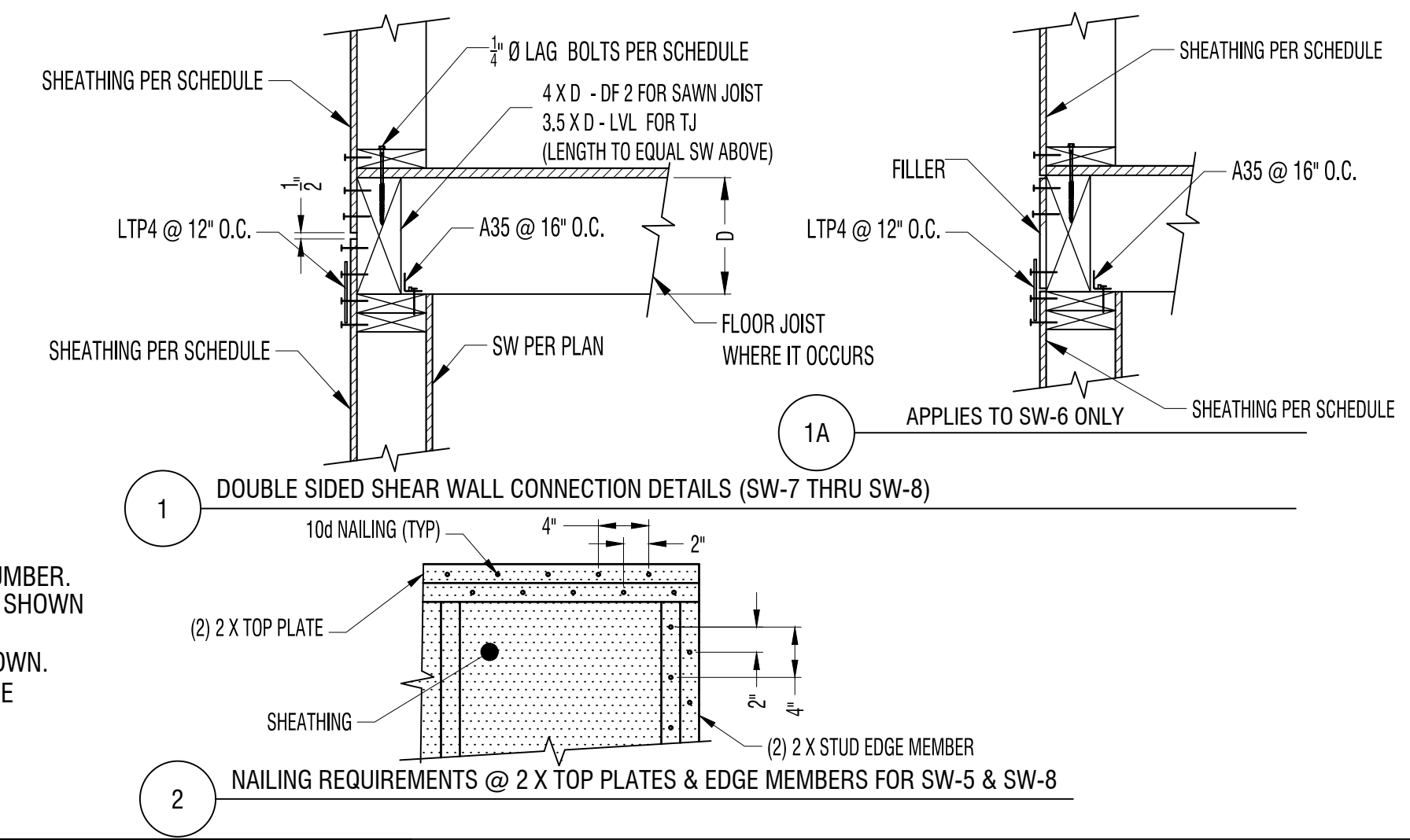
HOLD-DOWN SCHEDULE - HOLD DOWNS ATTACHED BETWEEN FRAMED WALLS			
TYPE (2)	CAPACITY (3)(4)	NUMBER OF STUDS / SOLID COLUMN	NAILS / SCREWS / BOLTS
MST37	2010	(2) 2 X HEM-FIR	30 - 10d (0.148" DIA)
MST48	3105	(2) 2 X DOUG-FIR	38 - 10d (0.148" DIA)
MST60	4800	(2) 2 X DOUG-FIR	40 - 10d (0.148" DIA)
(2) MST48	6210	(2) 2 X DOUG-FIR	(2) 38 - 10d (0.148" DIA)**
(2) MST60	9600	(3) 2 X DOUG-FIR	(2) 40 - 10d (0.148" DIA)**

- NOTES:
- FILL ALL HOLES WITH 10d COMMONS NAILS (EXCEPTION SEE NOTE 3).
  - WHERE DOUBLE STRAPS ARE INDICATED SUCH AS (2) MST37 USE 10d X 1-1/2" COMMONS NAILS. SEE DETAIL A/S7.0 FOR DETAIL.
  - THE VALUES ABOVE ARE BASED ON A 16' CLEAR SPAN WITH HEM-FIR FRAMING & WIND LOAD DURATION.
  - \*\* STAGGER NAILING PER DETAIL B



SHEAR WALL SCHEDULE												
MARK	CAPACITY (LB/FT) (1)	SHEATHING (PLYWOOD/OSB) (2)	NAIL SIZE (3)	EDGE NAIL SPACING (4)	FIELD NAIL SPACING	BOTTOM PLATE NAILING (2ND FLOOR) (6)	SILL PLATE CONN. TO FOUNDATION (10)	SHEAR CLIP SPACING (LTP4 OR A35 REFER TO DETAILS)	TYP FRAMING (UNO)	FRAMING AT ABUTTING EDGES (11)	FOUNDATION SILL PLATES	PLATES
SW-1	213	7/16	8d (0.131" DIA)	6	SEE NOTE 5	16d @ 6" O.C.	1" X 10 @ 35" O.C.	LTP4 or A35 @ 16" O.C.	2 X	2 X	2 X	(2) 2 X
SW-2	254	7/16	8d (0.131" DIA)	4	SEE NOTE 5	16d @ 4" O.C.	1" X 10 @ 30" O.C.	LTP4 or A35 @ 16" O.C.	2 X	2 X	2 X	(2) 2 X
SW-3	350	7/16	8d (0.131" DIA)	3	SEE NOTE 5	16d @ 4" O.C.	1" X 10 @ 20" O.C.	LTP4 or A35 @ 16" O.C.	2 X	3 X	3 X	(2) 2 X
SW-4	492	15/32	10d (0.148" DIA)	3	SEE NOTE 5	16d @ 3" O.C.	1" X 10 @ 24" O.C.	LTP4 or A35 @ 12" O.C.	2 X	3 X	3 X	(2) 2 X
SW-5	631	15/32	10d (0.148" DIA)	2	SEE NOTE 5	16d @ 2" O.C.	1" X 10 @ 18" O.C.	LTP4 or A35 @ 9" O.C.	2 X	3 X	3 X	(2) 2 X
SW-6	836	15/32 BOTH SIDES	10d (0.148" DIA)	4	SEE NOTE 5	1" DIA LAG SCREW @ 4" O.C.	1" X 10 @ 18" O.C.	SEE DETAIL 1	2 X	3 X	3 X	(2) 2 X
SW-7	1200	15/32 BOTH SIDES	10d (0.148" DIA)	3	SEE NOTE 5	1" DIA LAG SCREW @ 3" O.C.	1" X 10 @ 14" O.C.	SEE DETAIL 1	2 X	3 X	3 X	(2) 2 X
SW-8	1540	15/32 BOTH SIDES	10d (0.148" DIA)	2	SEE NOTE 5	1" DIA LAG SCREW @ 3" O.C.	1" X 10 @ 24" O.C.	SEE DETAIL 1	2 X	3 X	3 X	(2) 2 X

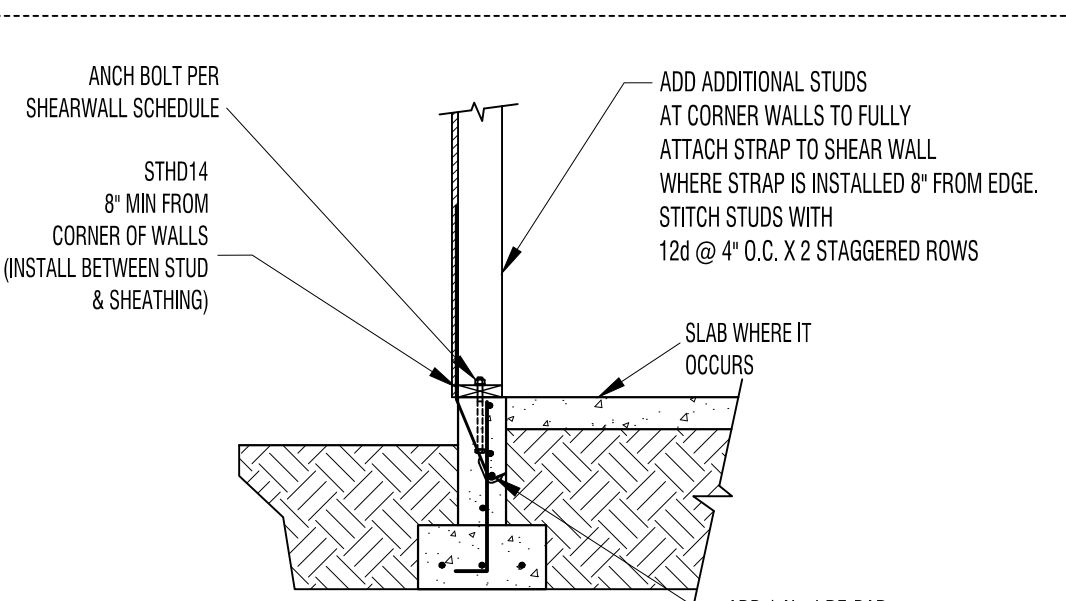
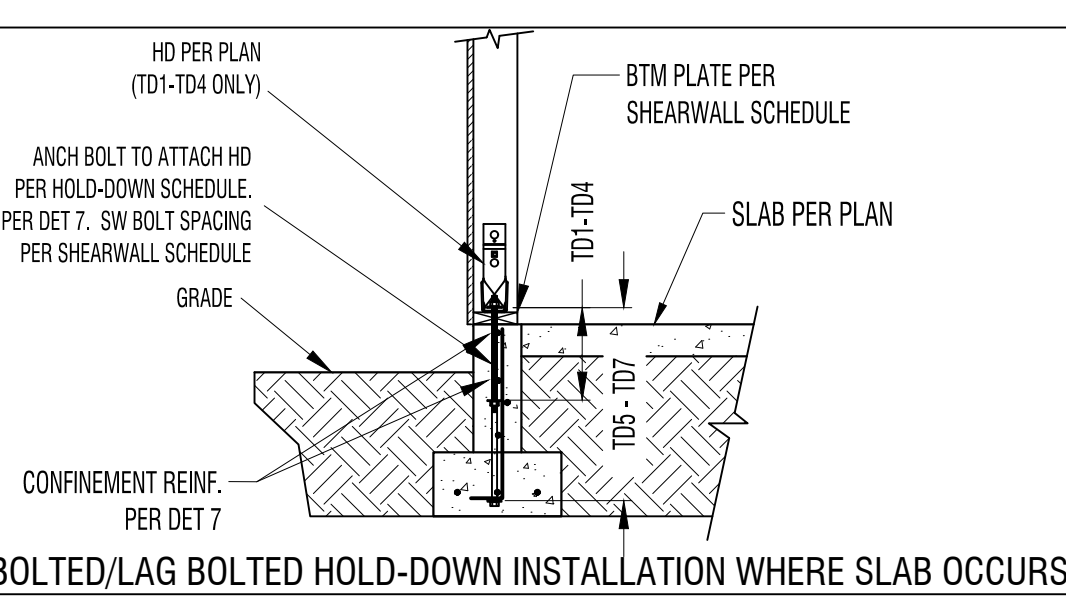
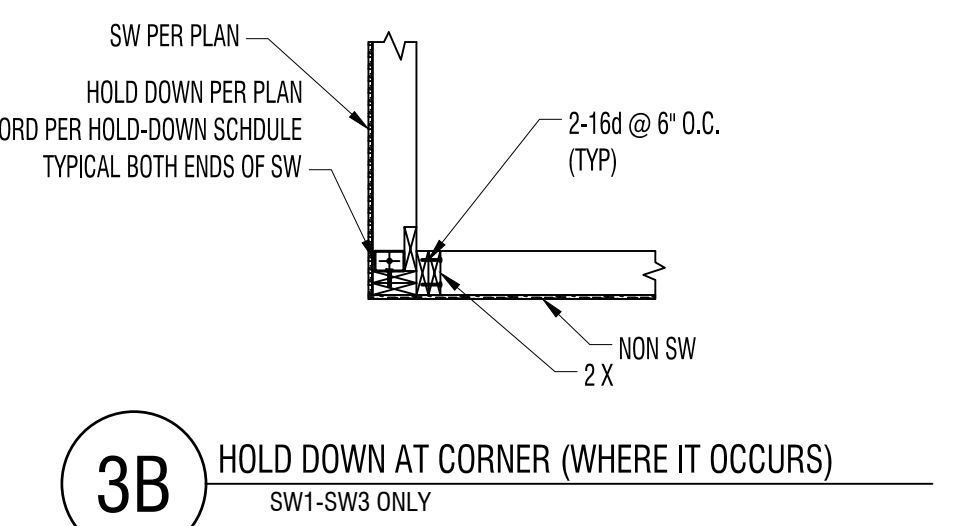
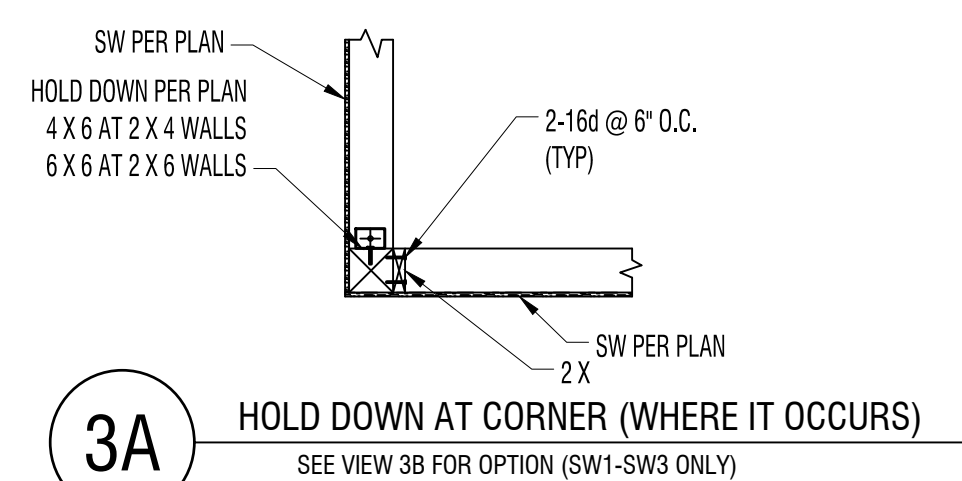
- NOTES:
- ALLOWABLE SHEAR CAPACITY ASSUMES HEM-FIR FRAMING, AND IS BASED ON THE 2018 IBC WITH INCREASES FOR LOAD DURATION. SW-7 & SW-8 REQUIRES DOUG-FIR FRAMING.
  - UPON ENGINEERS APPROVAL, 19/32" RATED SHEATHING MAY BE USED WITH NO CAPACITY REDUCTION. O.S. INDICATES ONE SIDE OR WALL TO BE SHEATHED, B.S. INDICATES SHEATHING ON BOTH SIDES.
  - 8d NAILS = 0.131" dia 10d NAILS = 0.148" dia
  - FOR SHEAR WALL TYPES SW-3 AND HIGHER, ALL PANEL EDGE NAILING AND FOUNDATION SILL NAILING SHALL BE STAGGERED.
  - 12" FIELD NAILING FOR STUDS 16" O.C. AND 6" FIELD NAILING FOR STUDS 24" O.C.
  - WHERE LAG SCREWS ARE REQUIRED, SCREW LENGTH MUST BE ADEQUATE TO ENSURE 2-1/4" PENETRATION OF THE LAG INTO THE RIM JOIST BELOW. PRE DRILL WITH 3/16" DIA LEAD HOLE.
  - ADDITIONAL BOTTOM PLATE ANCHORS ARE ONLY REQUIRED AT WALLS DESIGNATED ON PLANS AS PERFORATED SHEAR WALLS. THESE ANCHORS ARE NOT REQUIRED AT FOUNDATION SILL PLATES.
  - ALIGN STRAPS WITH WALL STUDS AND CENTER AT FLOOR SHEATHING.
  - WALLS WITH OUT SHEAR WALL ID SHALL CONFORM SW-1.
  - 3" x 3" x 1/4" GALVANIZED PLATE WASHER IS REQUIRED. EMBED ANCHOR BOLTS 7.5" MINIMUM. REFER TO S-1 TO PRESSURE TREATING NOTES FOR ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED LUMBER. REFER TO FOUNDATION WALL SILL BOLTING REQUIREMENTS WHERE ANCHOR BOLT SPACING MAY LESS THAN SHOWN PER THIS TABLE.
  - REFER TO HOLD-DOWN TABLE WHERE SHEAR WALL EDGE MEMBERS ARE CONTROLLED BY THE REQ'D HOLD-DOWN. AS A MINIMUM REQUIREMENT, A 3X MEMBER AT HOLD DOWNS SHALL BE USED. WHERE (3) 2 X MEMBERS ARE REQUIRED PER THE HOLD-DOWN TABLE, USE (1) 3 X & (1) 2 X.
  - ALL HOLD-DOWNS, FRAMING ANCHORS AND SHEAR WALLS MUST BE INSPECTED BEFORE COVERING.
  - FOR DOUBLE SIDED SHEAR WALLS - DO NOT INSTALL SECOND SHEATHING LAYER UNTIL ITEM 12 ABOVE IS SATISFIED.



2 TYPICAL SEGMENTED SHEAR WALLS (SW) NO SCALE

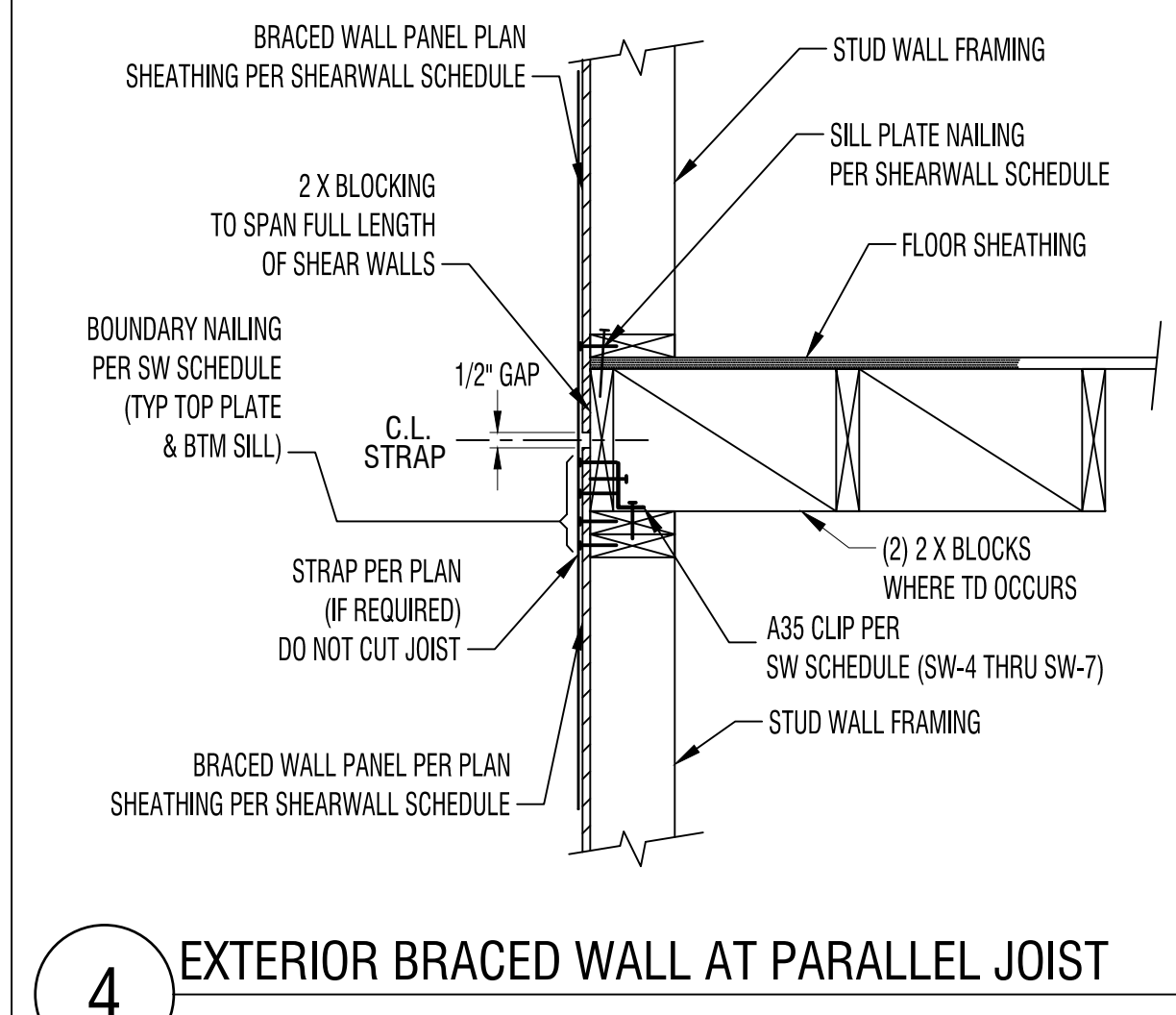
- REFER TO PLAN FOR SHEAR WALL LENGTH & HOLD-DOWN SIZES.
- REFER TO SHEAR WALL SCHEDULE FOR SW PANEL SIZE, NAILING AND BLOCKING.
- REFER TO SHEAR WALL SCHEDULE FOR BOUNDARY MEMBERS.
- REFER TO HOLD-DOWN SCHEDULE FOR HOLD-DOWNS & BOLTS.

REFER TO SHEET S-1 FOR LICENSE AND USAGE INFORMATION

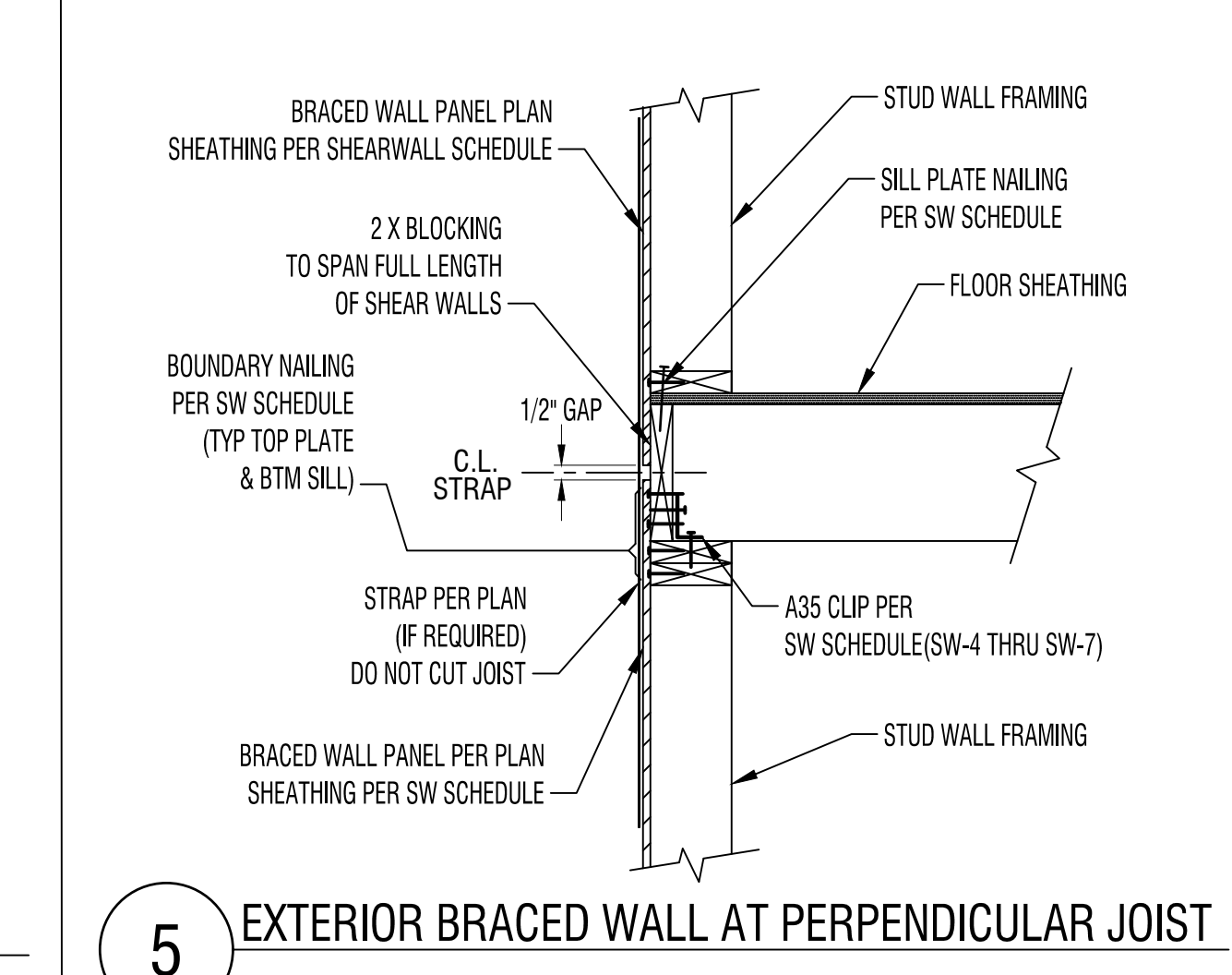


OPTIONAL STD14 INSTALLATION WHERE SLAB OCCURS (TD1 & TD2 ONLY)

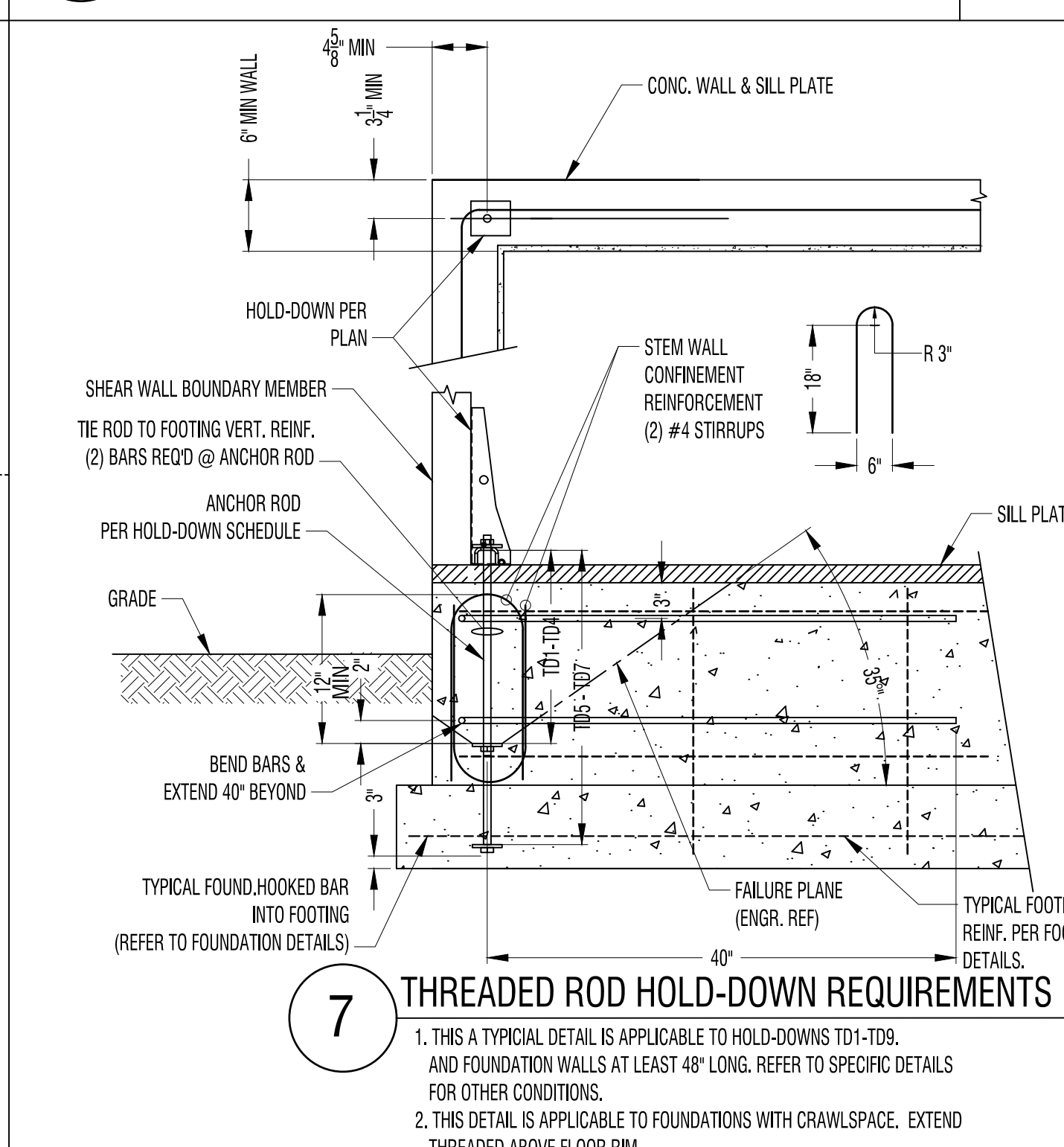
6 TYPICAL HOLD-DOWN ATTACHED DIRECTLY TO CONCRETE



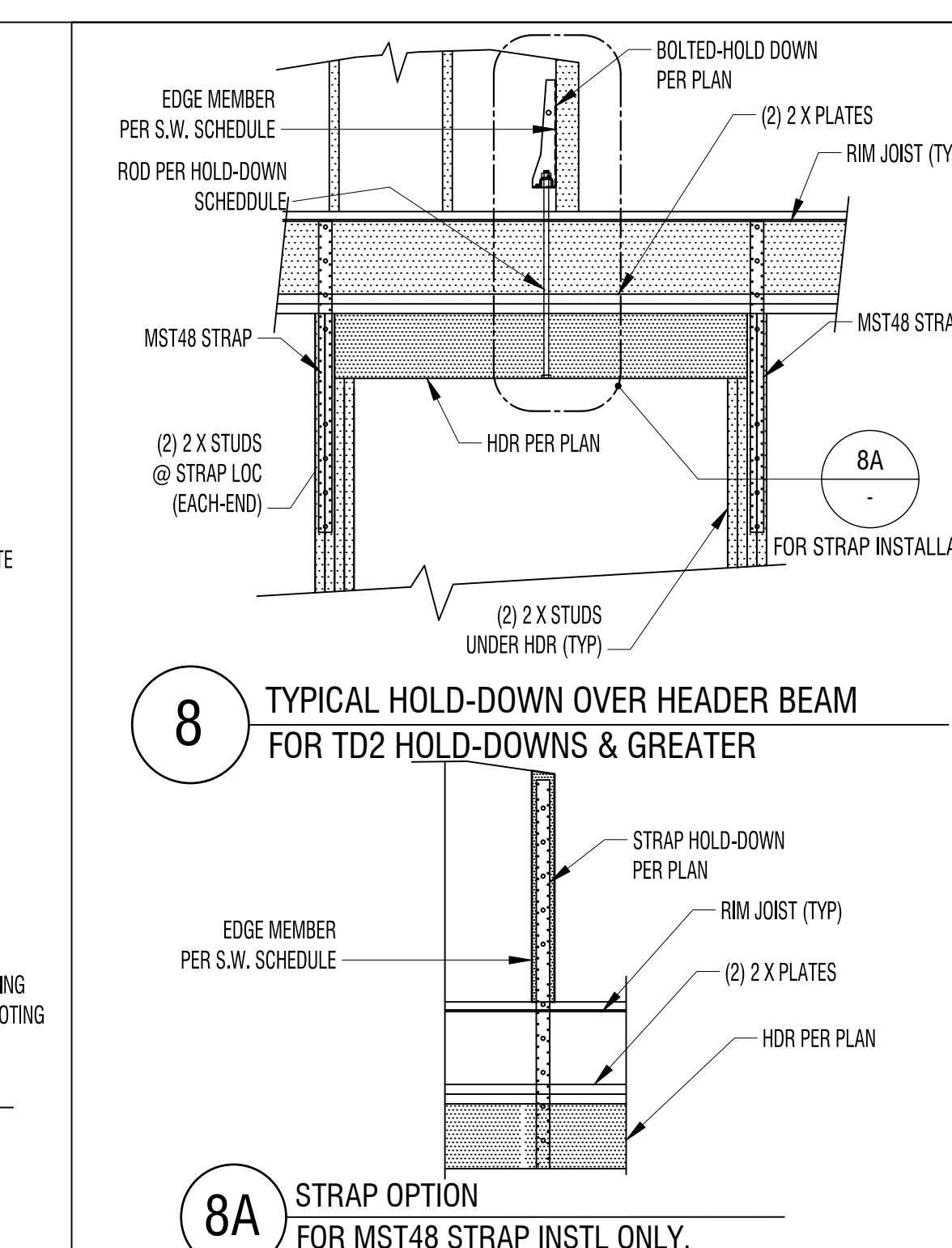
4 EXTERIOR BRACED WALL AT PARALLEL JOIST



5 EXTERIOR BRACED WALL AT PERPENDICULAR JOIST



7 TYPICAL FOUND. HOOKED BAR INTO FOOTING (REFER TO FOUNDATION DETAILS)



8 TYPICAL HOLD-DOWN OVER HEADER BEAM FOR TD2 HOLD-DOWNS & GREATER

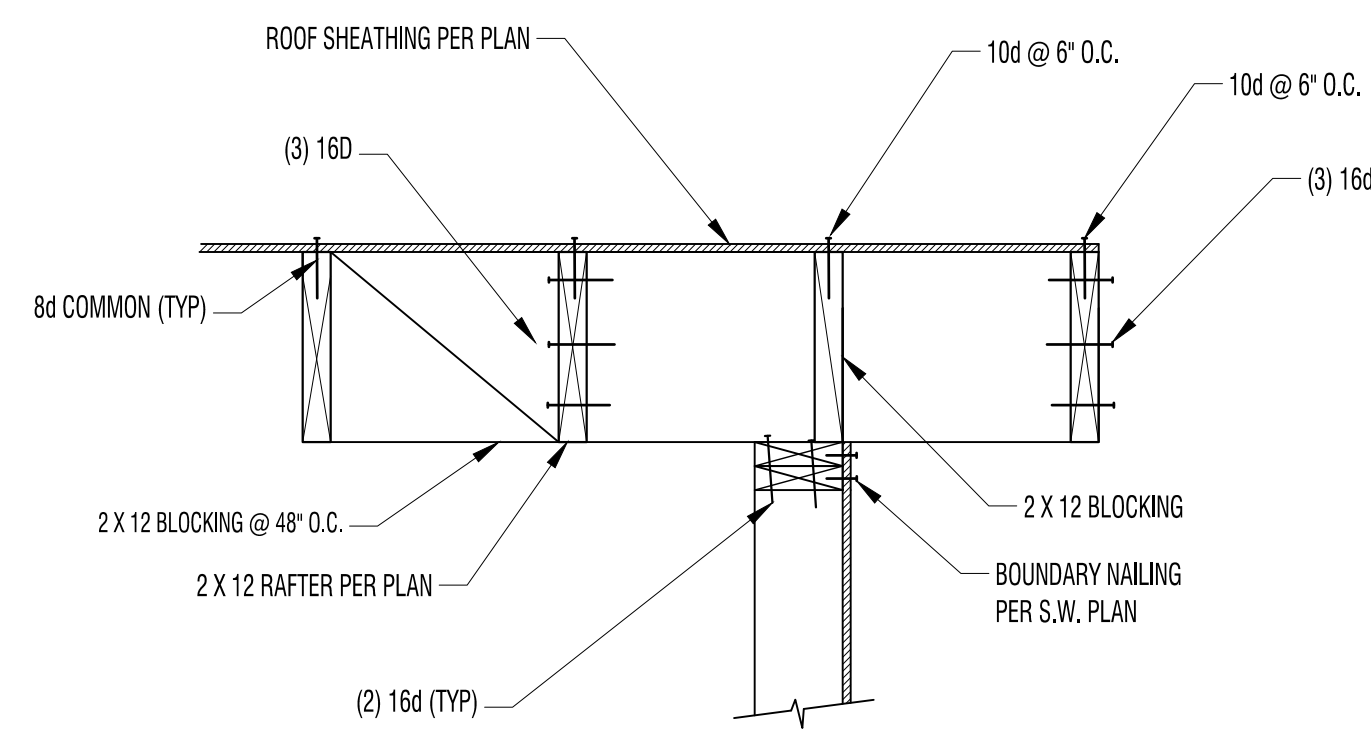
8A STRAP OPTION FOR MST48 STRAP INSTL ONLY.

CUSTOM DESIGN & ENGINEERING, INC  
STRUCTURAL ANALYSIS & DESIGN  
WWW.CDENGR.COM  
MUKILTEO, WA  
(425) 343-7517  
email: mail@cdenr.com

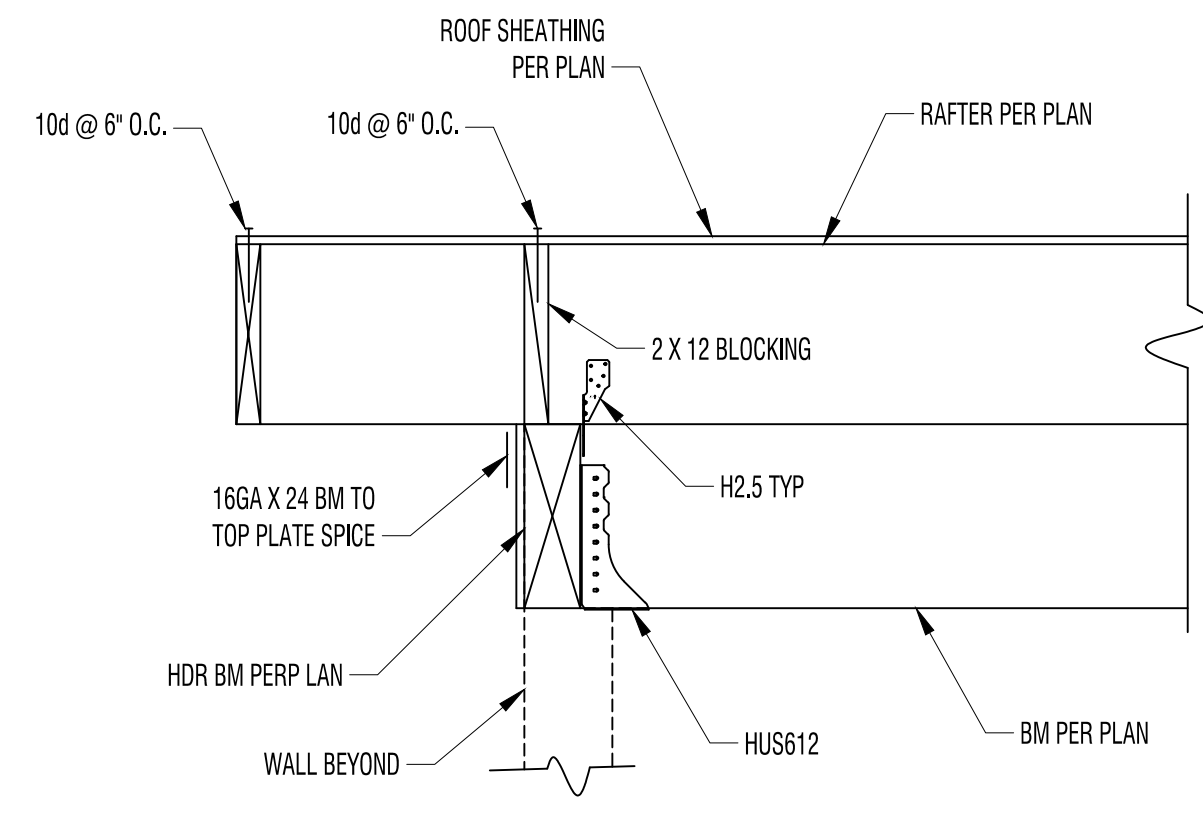
PROJECT NAME: JEFF RUDD RESIDENCE  
PROJECT ADDRESS: 8032 SE 57TH ST  
MERCER ISLAND WA 98040

WOOD FRAMING DETAILS  
Date: 9-26-2024  
Revision: CURRENT VERSION  
DWG TITLE: WOOD FRAMING DETAILS  
Number: 34923  
Professional Engineer: [Signature]

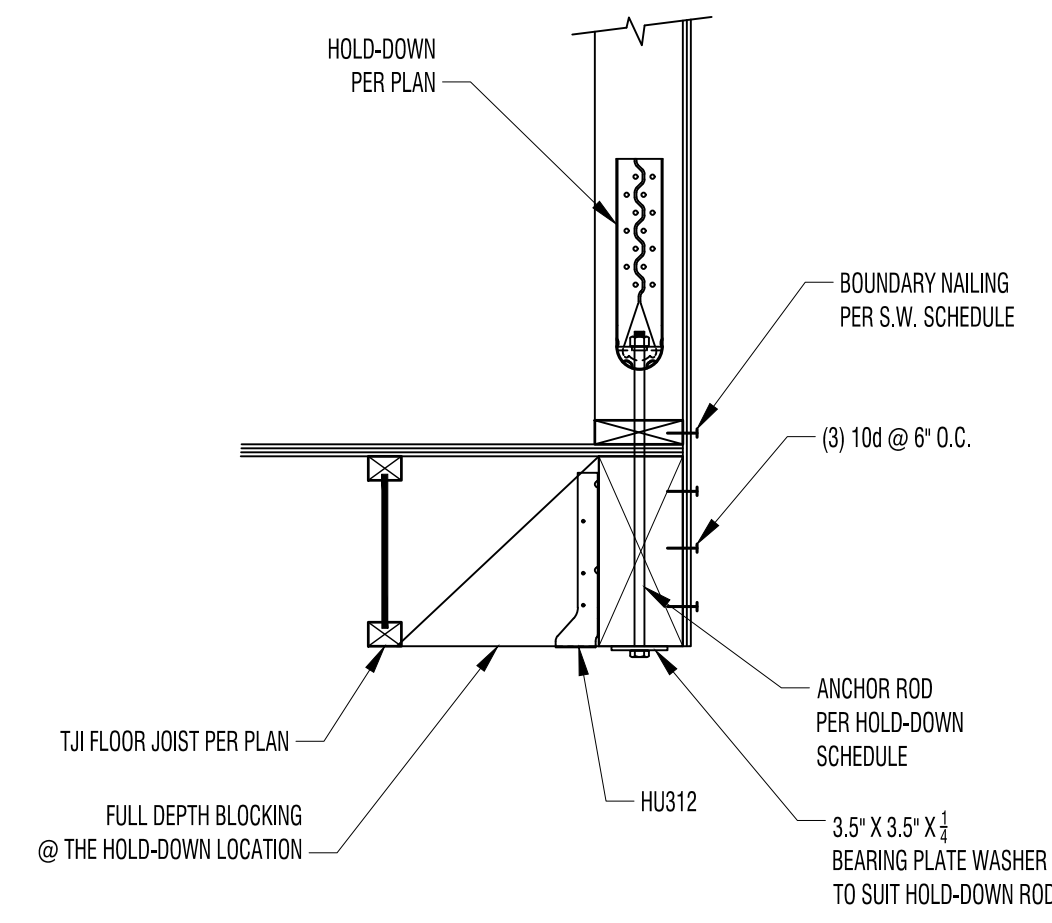
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SHEET NO S7.0



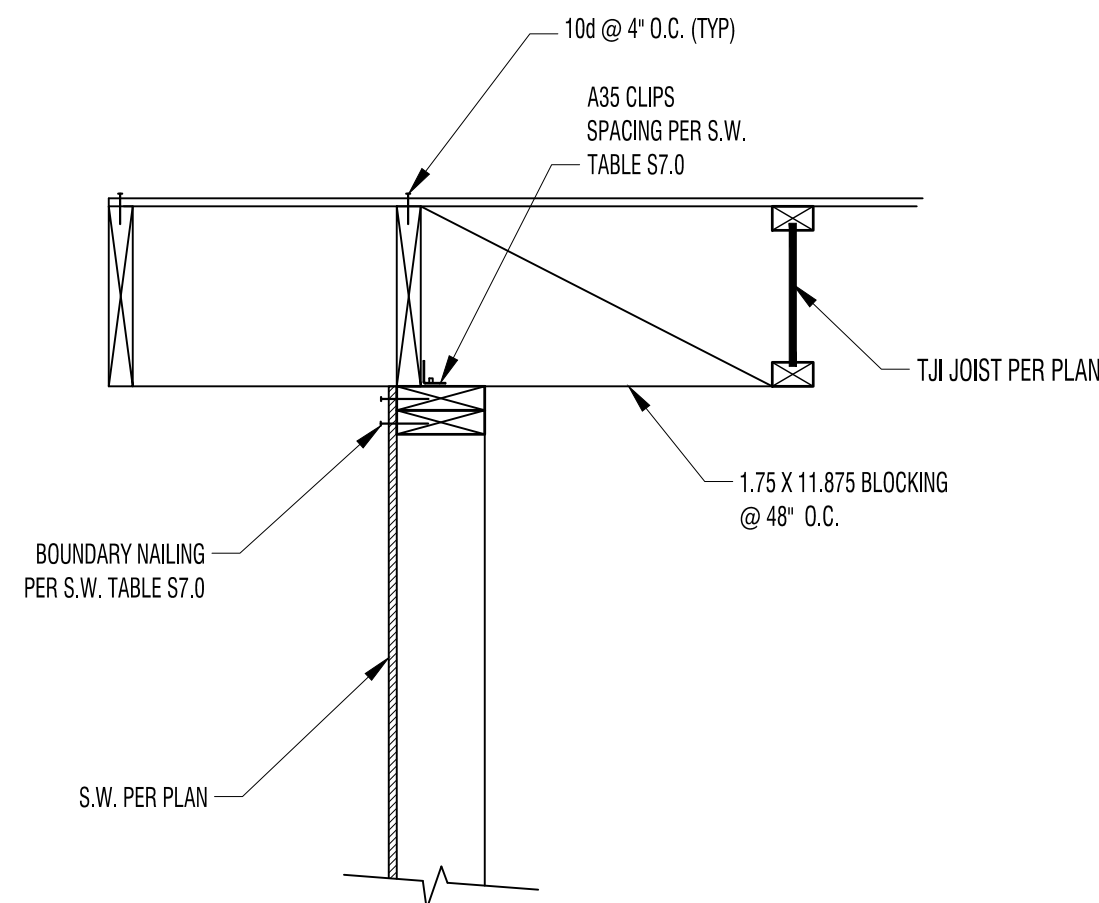
1 TYPICAL RAFTER PARALLEL



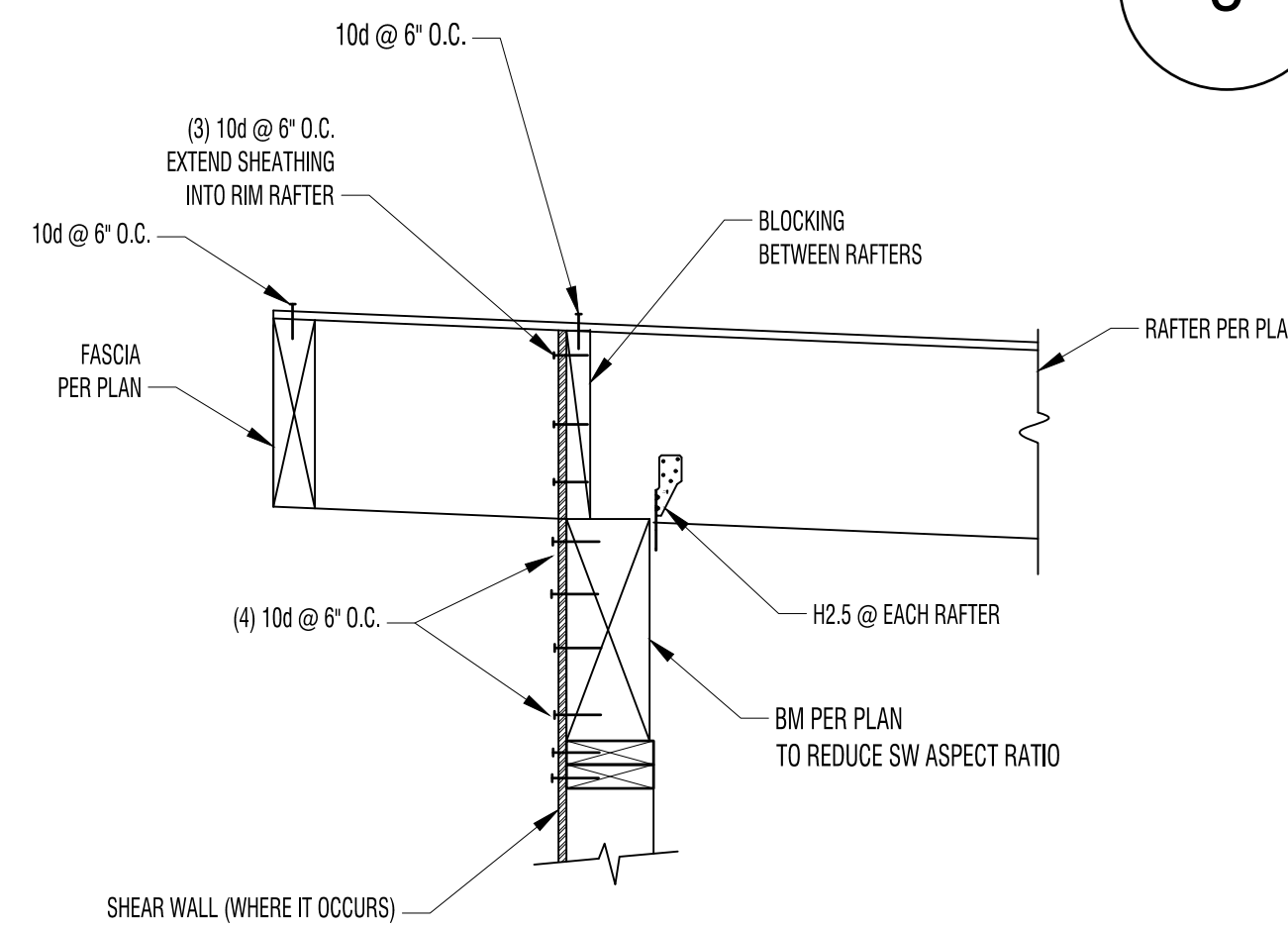
2 ROOF SUPPORT BM TO HDR



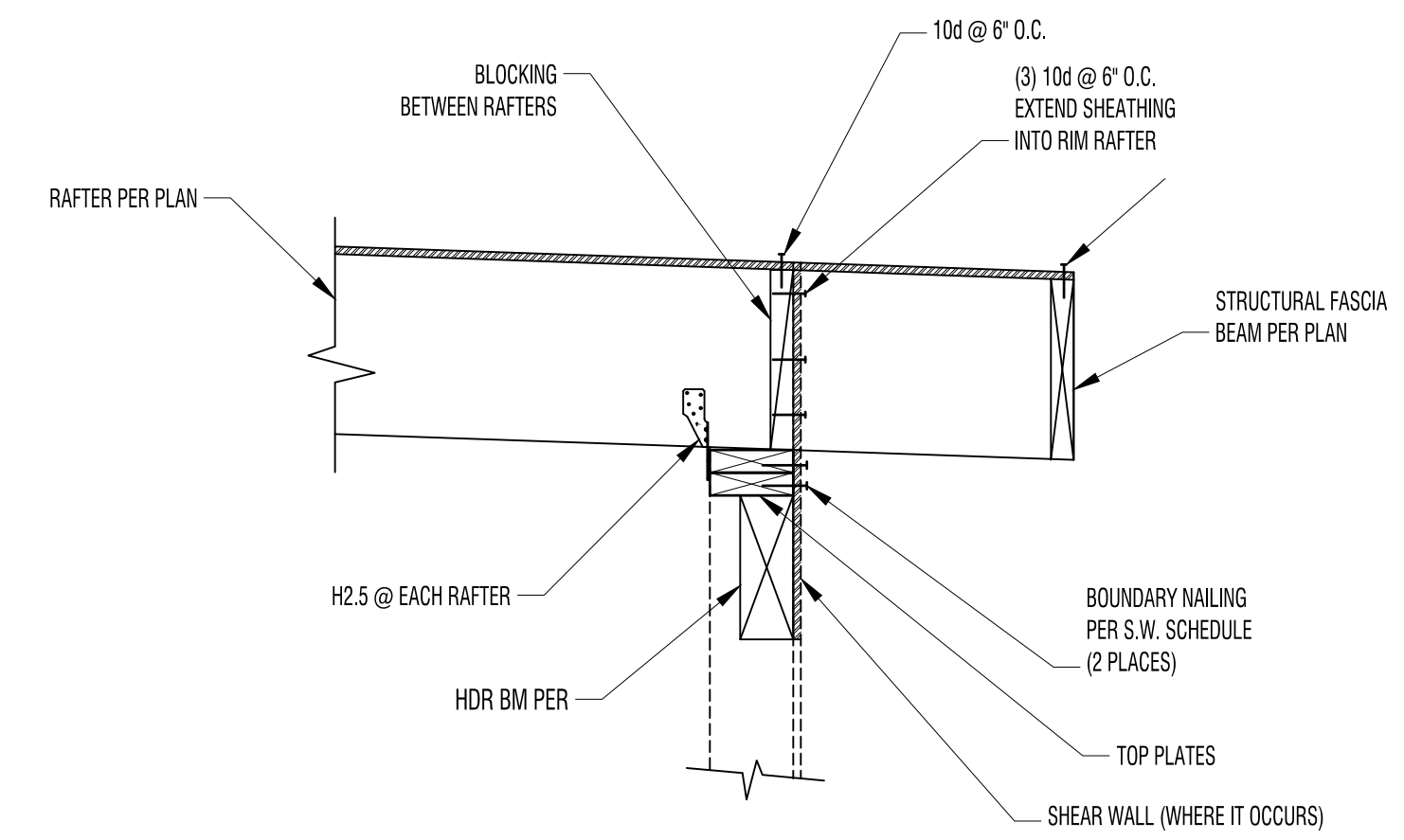
3 HOLD-DOWN OVER SUPPORTED BEAM



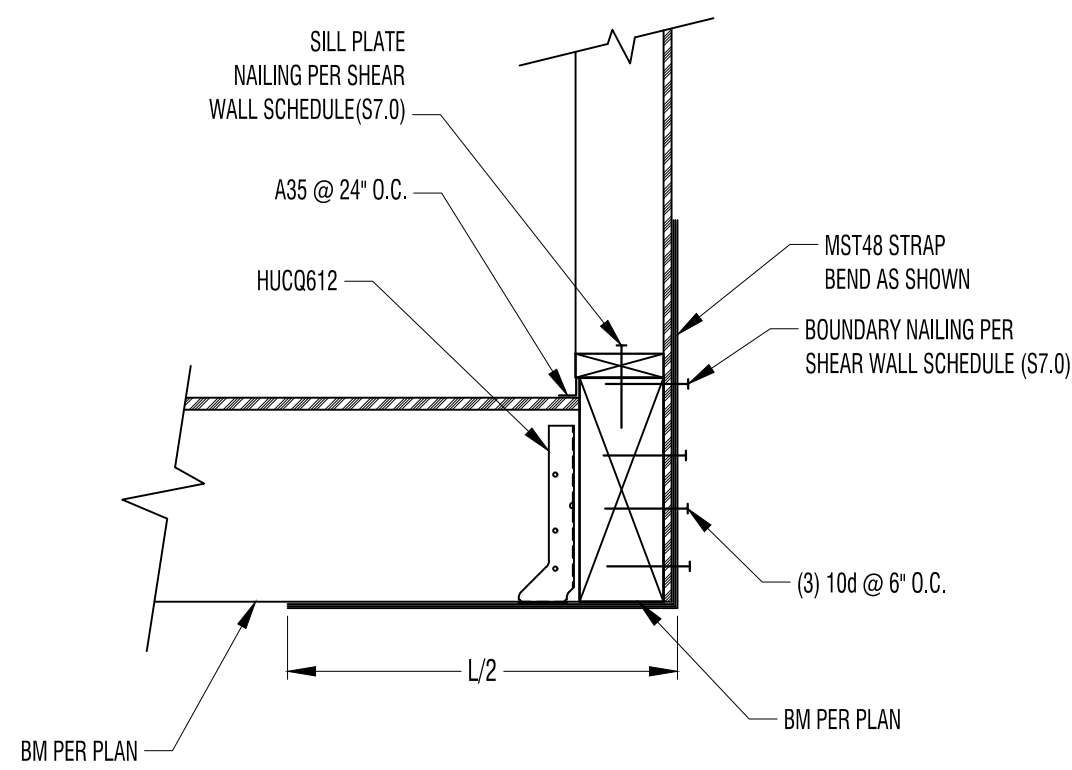
4 DIAPHRAGM CONNECTION TO BRACED WALL BELOW



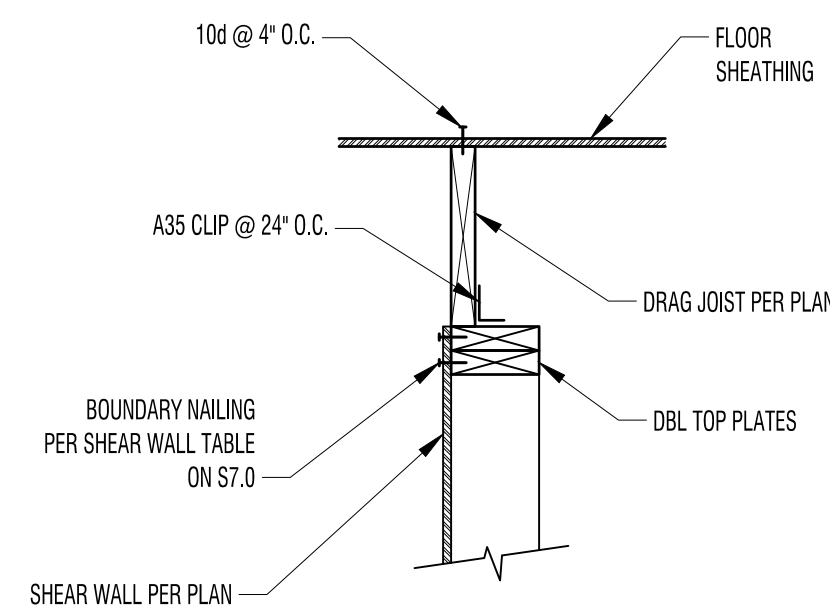
5 TYPICAL RAFTERS WITH EXTERIOR ROOF EXTENSION



6 TYPICAL RAFTERS WITH EXTERIOR ROOF EXTENSION



7 CORNER BEAM STRAP DETAIL (RAISED INTO WALL)



8 SHEAR WALL BELOW FLOOR DRAG BEAM (NO SCALE)

