

STANDARD ABBREVIATIONS AND SYMBOLS

ANGLE	∠	FIBERGLASS	FGL	PAIR	PR
CHANNEL	└─┘	FIRE HOSE CABINET	FHC	PRE-CAST	PRCST
DIAMETER OR ROUND	∅	FINISH	FIN	PRESSURE TREATED	PT
NUMBER OR POUND	#	FLOOR	FL	PAPER TOWEL DISPENSER	PTD
PENNY	¢	FLUORESCENT	FLUOR	PAPER TOWEL DISPENSER AND RECEPTACLE	PTD/R
PERPENDICULAR	⊥	FACE OF CONCRETE	FOC	PARTITION	PTN
PLATE	▭	FACE OF FINISH	FOF	PAPER TOWEL RECEPTACLE	PTR
ANCHOR BOLT	AB	FURNISH BY OWNER	FOIC	POLYVINYL CHLORIDE	PVC
ACOUSTICAL	AC	INSTALL BY CONTRACTOR		PAVEMENT	PVMT
AIR CONDITIONING	A/C			QUARRY TILE	QT
ACOUSTICAL TILE	ACT	FURNISH BY OWNER	FOIO		
AREA DRAIN	AD	INSTALL BY OWNER		RISER	R
ADDITIVE	ADD	FACE OF STUD	FOS	RETURN AIR	RA
ADHESIVE	ADH	FIREPLACE	FP	RADIUS	RAD
ADJACENT	ADJ	FULL SIZE	FS	RUBBER BASE	RB
ADJUSTABLE	ADJT	FEET	FT	ROD & SHELF	R&S
ACCESS FLOOR	AF	FIRE PROOFING	FPRF	ROOF DRAIN	RD
ABOVE FINISH FLOOR	AFB	FOOTING	FTG	ROOF DRAIN, OVERFLOW	RDJO
ACGREGATE	ACG	FURRING	FURR	REINFORCING BAR	REBAR
ALUMINUM	AL	FUTURE	FUT	REFERENCE	REF
ALTERNATE	ALT	FUTURE ROUGH-IN ONLY	FUT-RI	REFRIGERATOR	REFR
ACCESS PANEL	AP	FIXED	FX	REINFORCED	REINF
APPROXIMATE	APPROX			REQUIRED	REQ
ARCHITECTURAL	ARCH	GAUGE OR GAGE	GA	RESILIENT	RESIL
ASPHALT	ASPH	GALVANIZED	GALV	REGISTER	RGR
ATTENUATION	ATT	GRAB BAR	GB	RIGHT HAND OR ROBE HOOK	RH
ACOUSTICAL WALL FABRIC	AWF	GENERAL CONTRACTOR	GEN CONTR	ROOM	RM
ACOUSTICAL WALL PANEL	AWP			ROUGH OPENING OR REVERSE	RO
		GLASS OR GLAZING	GL	OSMOSIS WATER	
		GLU-LAM BEAM	GLBM		
BOARD	BD	GLASS MESH MORTAR UNIT	GMMU	ROUGH SAWN	RS
BETWEEN	BETW	GROUND	GND	RUBBER	RUB
BITUMINOUS	BITUM	GRADE	GR	REVERSE	RVS
BUILDING	BLDG	GYPNUM WALL BOARD	GWB		
BLOCK	BLK	GYPNUM	GYP	SOUTH	S
BLOCKING	BLKG			SOLID CORE	SC
BEAM	BM	HOSE BIB	HB	SEAT COVER DISPENSER	SCD
BEARING	BRG	HARD BOARD	HBD	SCHEDULE	SCHD
BOTTOM	BOT	HOLLOW CORE	HC	SOAP DISPENSER	SD
BEDROCK	BR	HAND DRYER	HD	SECTION	SECT
BRICK	BRK	HEADER	HDR	SQUARE FEET	SF
BASEMENT	BSTM	HARDWOOD	HWDW	SAFETY GLAZING	SG
BUILT-UP ROOF	BUR	HARDWARE	HDWE	SHOWER	SHR
		HOLLOW METAL	HM	SHEET	SHT
CABINET	CAB	HORIZONTAL	HORIZ	SHEATHING	SHTH
CATCH BASIN	CB	HOUR	HR	SOLAR INSULATED GLAZING	SIG
CEMENT	CEM	HEIGHT	HT	SIMILAR	SIM
CERAMIC	CER	HEATING, VENTILATING,	HTG	SINK	SK
CUBIC FEET PER MINUTE	CFM	HEATING, VENTILATING,	HVAC	SEALER	SLR
CONDUCTIVE FLOOR TILE	CFT	AIR CONDITIONING		SANITARY NAPKIN	SND
CORNER GUARD	CG	HOT WATER HEATER	HWH	DISPENSER	
CHALK BOARD	CHBD			SANITARY NAPKIN	SNR
CAST IRON	CI	INSIDE DIAMETER (DIMENSION)	ID	RECEPTACLE	SNT
CONTROL JOINT	CJT	INSULATED GLAZING	IG	STAND PIPE	SNT
CEILING	CLG	INSULATED HOLLOW	IHM	SPECIFICATION	SPEC
CONSTRUCTION JOINT	CJ	INSULATED HOLLOW		SQUARE	SQ
CUP SINK	CS	METAL		STAINLESS STEEL	SST
CAULKING	CLK	INCLUDE	INCL	SERVICE SINK	SSK
CLOSET	CLO	INSULATION	INSUL	SOUND TRANSMISSION	STC
CLEAR	CLR	INTERIOR	INT	CLASS	
CERAMIC MOSAIC TILE	CMT	JANITOR	JAN	STANDARD	STD
CONCRETE MASONRY UNIT	CNTR	JOIST	JST	STEEL	STL
CLEANOUT	CO	JOINT	JT	STORAGE	STOR
COLUMN	COL			STRUCTURAL	STRL
CONCRETE	CONC	KITCHEN	KIT	SUSPENDED	SUSP
CONNECTION	CONN	KNEE SPACE	KS	SHEET VINYL OR SEAMLESS	SV
CONSTRUCTION	CONSTR			VINYL	
CONTINUOUS	CONT	LABORATORY	LAB	SERVICE	SVGE
CORRIDOR	CORR	LAMINATE	LAM	SYMMETRICAL	SYM
CARPET	CPT	LAVATORY	LAV	SWITCHBOARD	SWBD
CASEMENT	CSMT	LAG BOLT	LB	SPECIAL WALL COVERING	SWC
CERAMIC TILE	CT	LENGTH	LG		
CENTER	CTR	LEFT HAND	LH	TREAD	T
COUNTER SINK	CTSK	LOCKER	LKR	TOWEL BAR	TB
CUBIC YARD	CY	LIQUID MARKING SURFACE	LMS	TERRAZZO	TER
		LIGHT	LT	TELEPHONE	TEL
DOUBLE	DBL	LIGHT WEIGHT CONCRETE	LWC	TOP AND BOTTOM	T & B
DEPARTMENT	DEPT			TONGUE AND GROOVE	T & G
DETAIL	DET	MACHINE	MACH	TEMPERED GLAZING	TG
DRINKING FOUNTAIN	DF	MASONRY	MAS	THRESHOLD	THR
DEIONIZED WATER	DI	MATERIAL	MATL	TEMPERED INSULATED	TIG
DIAMETER	DIA	MAXIMUM	MAX	GLAZING	
DIAGONAL	DIAG	MEDICINE CABINET	MC	TACKBOARD	TKBD
DIMENSION	DIM	MEDIUM DENSITY OVERLAY	MDO	TOP OF	TO
DISPENSER	DISP	MECHANICAL	MECH	TOP OF CURB	TOC
DAMP PROOFING	DMFP	MEMBRANE	MEMB	TOP OF FOOTING	TOF
DOWN	DN	METAL	MET OR MTL	TOP OF PAVEMENT	TOP
DAMPER	DPR	MEZZANINE	MEZZ	TOP OF STEEL	TOS
DOWNSPOUT	DS	MANUFACTURER	MFR	TOP OF SLAB	TOSL
DISHWASHER	DW	MANHOLE	MH	TOP OF WALL	TOW
DRAWING	DWG	MINIMUM	MIN	TOILET PAPER DISPENSER	TPD
		MIRROR	MIR	TOILET PARTITION	TPTN
EAST	E	MISCELLANEOUS	MISC	TELEVISION	TV
EACH	EA	MOLDING	MLD	TYPICAL	TYP
EXPANSION BOLT	EB	MASONRY OPENING	MO	UNDERWRITERS	UL
EXPANSION JOINT	EJ	MOUNTED	MTD	LABORATORY	
EXTERIOR INSULATED FINISH SYSTEM	EIFS	MULLION	MULL	UNFINISHED	UNF
				UNLESS OTHERWISE NOTED	UON
ELEVATION	EL	NORTH	N	URINAL	UR
ELECTRIC	ELEC	NON-FROST SUSCEPTIBLE	NFS		
ELEVATOR	ELEV	NOT IN CONTRACT	NIC		
ENTRY MAT	EM	NUMBER	NO	VARIES	VAR
EMERGENCY	EMER	NOMINAL	NOM	VINYL BASE	VB
ENCLOSURE OR ENCLOSED	ENCL	NOISE REDUCTION COEFFICIENT	NRC	VINYL COMPOSITION TILE	VCT
ELECTRIC PANEL BOARD	EP	NOT TO SCALE	NTS	VAPOR RETARDER	VR
EPOXY	EPX			VENTILATOR	VENT
EQUAL	EQ	OVERALL	OA	VERTICAL	VERT
EQUIPMENT	EQPT	OBS	OBS	VESTIBULE	VEST
EMERGENCY SHOWER/ EYE WASH	ESEW	ON CENTER	OC	VINYL	VIN
		OUTSIDE DIAMETER (DIMENSION)	OD	VENEER	VNR
ESTIMATE	EST	OFFICE	OFF	VINYL TILE	VT
EXHAUST	EXH	OVERHEAD	OH	VINYL WALL COVERING	VWC
EXPANSION	EX	OPPOSITE HAND	OPH	WEST	W
EXISTING	EXI	OPENING	OPNG	WITH	W
EMERGENCY EYE WASH	EW	OPPOSITE	OPP	WITHOUT	W/O
EXTERIOR	EXT			WATER CLOSET	WC
				WOOD OR WIDTH	WD
FIRE ALARM	FA			WINDOW	WDW
FLAT BAR	FB	PARTICLE BOARD	PBD	WIRE GLASS	WG
FIBER BOARD	FBD	PREFABRICATED	PFB	WIRE MESH	WM
FURNISHED BY OTHERS	FBO	PREFINISHED	PFBH	WATER PROOF	WP
FURNISHED BY CONTRACTOR	FCIC	PLATE OR PROPERTY LINE	PL	WORKING POINT	WPT
INSTALL BY CONTRACTOR		PLASTIC LAMINATE	P LAM	WATER RESISTANT	WR
FACTORY	FCTY	PLYWOOD	PLYWD	WAINSCOT	WSCT
FLOOR DRAIN	FD	PANEL	PNL	WEIGHT	WT
FOUNDATION	FDN	PAINT	PNT	WELDED WIRE FABRIC	WWF
FIRE EXTINGUISHER	FE	POLISH	POL	TRANSFORMER	XFMR
FIRE EXTINGUISHER CABINET	FEC				

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SHEET NUMBER	SHEET NAME	CONTENTS
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G 2.0	ZONING DIAGRAMS	AVG. GRADE, LOT COVG, GFA, DIAGRAMS
G 2.1	DRAINAGE + EROSION DIAGRAMS	DRAINAGE CALCS AND DIAGRAMS

SURVEY		
1 of 1	SURVEY	INCLUDED FOR REFERENCE ONLY

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A 2.0	DEMOLITION PLANS	PARTIAL DEMOLITION FLOOR PLANS
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S8	ROOF FRAMING AND SHEARWALL DETAILS	

GENERAL NOTES

READ BEFORE BEGINNING ANY WORK

- GENERAL**
1. THESE DRAWINGS AND THE INFORMATION THEY DEPICT ARE INSTRUMENTS OF SERVICE FOR THE ARCHITECT AND ARE PROTECTED FULLY BY COPYRIGHT LAW. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE REPRODUCED AND USED IN ANY CAPACITY WHATSOEVER TO CONSTRUCT ANY BUILDINGS OR PORTIONS OF BUILDINGS AT LOCATIONS OTHER THAN THOSE WHICH ARE DEPICTED EXPLICITLY HEREIN. IT IS THE FULL INTENTION OF THE ARCHITECT TO DEPICT A BUILDING WHICH IS COMPLIANT TO EVERY ASPECT OF CURRENT LOCAL BUILDING CODES.
2. ENERGY, MECHANICAL AND LAND USE CODE. UNDER NO CIRCUMSTANCES HAVE ANY VIOLATIONS OF SAID CODES BEEN REPRESENTED INTENTIONALLY, AND UNDER NO CIRCUMSTANCES SHOULD THESE DRAWINGS BE INTERPRETED AS SUCH. IF VIOLATIONS OF CODE ARISE THROUGH THE REVIEW AND CONSTRUCTION OF THE BUILDING(S) CONTAINED IN THIS DRAWING SET, CONTACT THE ARCHITECT IMMEDIATELY BEFORE BEGINNING OR CONTINUING WORK.
3. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE SUBMITTING PROPOSALS, BIDS, OR PROCEEDING WITH ANY WORK IF AMBIGUITIES, DISCREPANCIES, OR A LACK OF INFORMATION EXIST IN DRAWINGS.
4. ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE UON.
5. THIS PLAN SET DOES NOT CONSTITUTE A FINAL CONSTRUCTION SET UNLESS STAMPED AND FINALED BY A CITY MUNICIPALITY.
- SAFETY**
6. RESPONSIBILITY FOR THE SAFETY OF ALL INDIVIDUALS PERFORMING FIELD WORK TO CONSTRUCT THE BUILDING DELINEATED IN THIS DRAWING SET RESTS SOLELY ON THE CONTRACTOR. BY INTENT, THESE DRAWINGS CONTAIN NO INFORMATION REGARDING THE SAFETY OF THE INDIVIDUALS PERFORMING SAID WORK AS THE CONSIDERATION OF SUCH LIES FULLY WITHIN THE DUTIES AND EXPERTISE OF THE CONTRACTOR.
- INSTALLATION**
7. ALL PRODUCTS, MATERIALS, AND APPLIANCES SHALL BE INSTALLED DIRECTLY ACCORDING TO THE MANUFACTURERS WRITTEN INSTRUCTIONS. IF SAID INSTRUCTIONS CALL FOR A LICENSED PERSON OF A SPECIFIC TRADE TO PERFORM INSTALLATION, WORK SHALL BE DONE AS SUCH.
8. ALL FASTENERS USED TO SECURE PRESSURE TREATED WOOD MATERIALS SHALL BE GALVANIZED OR TREATED WITH A SIMILAR CORROSION-RESISTANT COATING.

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

A NFPA 72 - CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

PROJECT TEAM

OWNERS
KIMBERLY & PAUL FLORENCE
8818 SE 62ND ST
MERCER ISLAND, WA 98040

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STRUCTURAL ENGINEER
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BUILDING CODE NOTES

BUILDING OCCUPANCY GROUP & USE
CONSTRUCTION TYPE
GOVERNING CODE

R-3, SINGLE FAMILY DWELLING
V-B
2021 IRC

PROJECT INFORMATION

OWNER
KIMBERLY & PAUL FLORENCE

PROJECT ADDRESS
8818 SE 62ND ST, MERCER ISLAND WA 98040

LEGAL DESCRIPTION
LOT 9, BLOCK 1, TIMBERLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

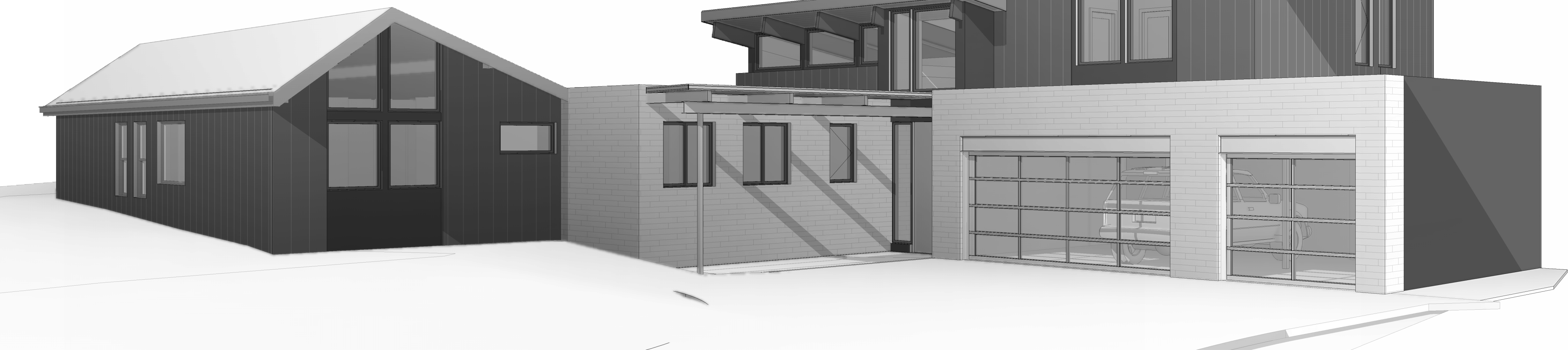
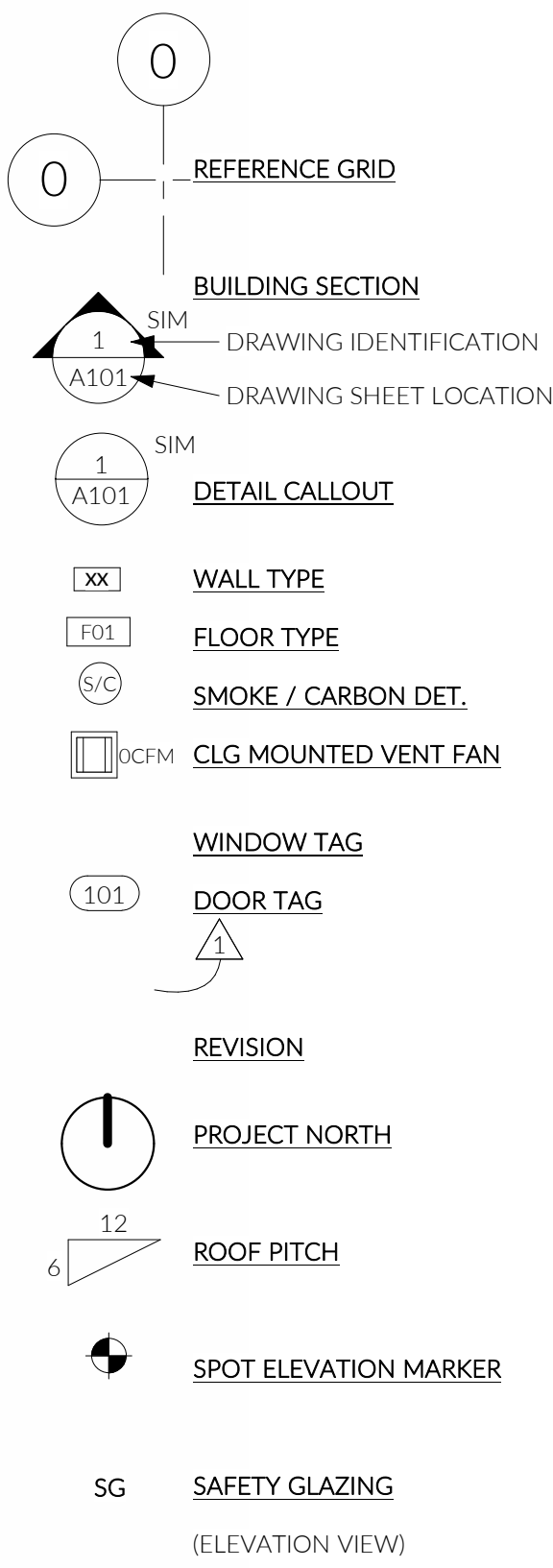
ASSESSOR'S TAX/PARCEL #
865050-0045

CURRENT ZONING
R-9.6

GROSS LOT AREA
15,398 SF

APPLICABLE CODES
2021 IRC
2021 IMC
2021 IFGC
2021 UPC
2021 IFC
2021 WSEC-R

PROJECT DESCRIPTION
2 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. SCOPE OF WORK INCLUDES NEW HVAC SYSTEMS, INSTANT HOT WATER MANIFOLD, AND ELECTRICAL/LIGHTING SYSTEMS.



1 PERSPECTIVE FOR REFERENCE ONLY

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FLORENCE ADDITION
8818 SE 62ND ST
MERCER ISLAND, WA 98040

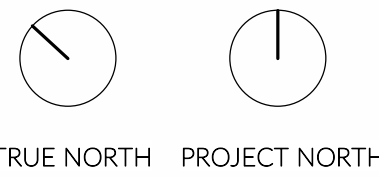
MUNICIPAL APPROVAL STAMPS

MERCER ISLAND #
PERMIT SET || FL #2309
12 AUG 2024

REVISIONS		
NO.	DESCRIPTION	DATE
1	Corrections #1	12/16/24

DRAWN BY: MD, DFG

COVER SHEET



G 1.0

INSULATION INSTALLATION NOTES

FLOORS

1. FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.
2. INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" OC.
3. FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.

ACCESS HATCHES AND DOORS

1. ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
2. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ACCESS HATCH IS OPENED.

RECESSED LIGHTING

1. RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING'S THERMAL ENVELOPE SHALL BE TYPE IC RATED UNDER ASTM E283 AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0CFM WHEN TESTED AT 75PA AND SHALL HAVE A LABEL DEMONSTRATING THIS STANDARD.
2. ALL RECESSED FIXTURES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

WALLS

1. WALL, DOOR, AND WINDOW HEADERS SHALL BE INSULATED TO A VALUE OF R-10.

VENTILATION NOTES

1. LOCAL EXHAUST VENTILATION AIR FLOW RATE IS BASED ON CONTINUOUS OPERATION.
2. WHOLE HOUSE VENTILATION IS PROVIDED VIA DISTRIBUTED EXHAUST AND SUPPLY FANS THAT OPERATE CONTINUOUSLY.
3. KITCHEN RANGE EXHAUST AND DRYER EXHAUST ARE DUCTED AND VENTED SEPARATELY FROM WHOLE HOUSE VENTILATION.

WSRC VENTILATION REQUIREMENTS

0.01 CFM* PER 1 FT SQUARED (GROSS + (7.5 CFM x # OF BEDROOMS +1)
(0.3 CFM x 3,488.34 GROSS) + (7.5 x 5) = 142.15 CFM (ASHRAE STANDARD)

PER WSRC TABLE M1505.4.3:

3,001 - 3,500 SF / 4 BEDROOMS * 1.25 (UNBALANCED, DISTRIBUTED) = 93.75 CFM MIN

VENTILATION REQUIREMENTS MET BY:

- (5) 20CFM CONTINUOUS EXHAUST FANS (100 CFM TOTAL) AND
(2) 50CFM CONTINUOUS SUPPLY FANS (100 CFM TOTAL)

VENTILATION EQUIPMENT TO MEET ALL REQUIREMENTS SET FORTH IN WSRC SECTION M1505.4.1.1-3. SEE PLANS FOR LOCATIONS.

HEATING EQUIPMENT

MAXIMUM ALLOWABLE HEAT EQUIPMENT OUTPUT =
(PER 2021 WSEC AND ACCA MANUALS J AND S)

31,600 BTU/HR

MAKE =
MODEL =
CAPACITY =
EFFICIENCY =

MITSUBISHI
MXZSM36NAMHZ
36,000 BTU/HR
SEER (MIX) 20.65
HSPV (MIX) 12.1

3 ZONES
BONUS RM
LAUNDRY RM
GROUND FLOOR ADDITION

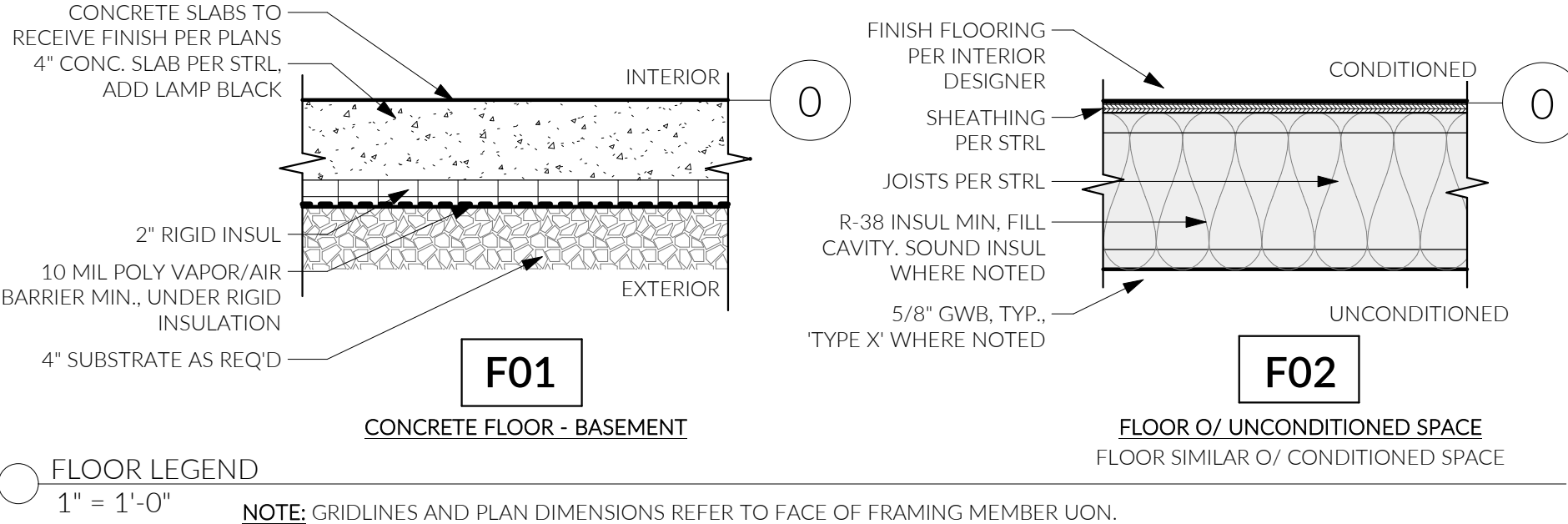
MLZKP18NA CEILING CASSETTE

WATER HEATING EQUIPMENT

NEW TANKLESS WATER HEATER FOR ADDITION

MAKE =
MODEL =

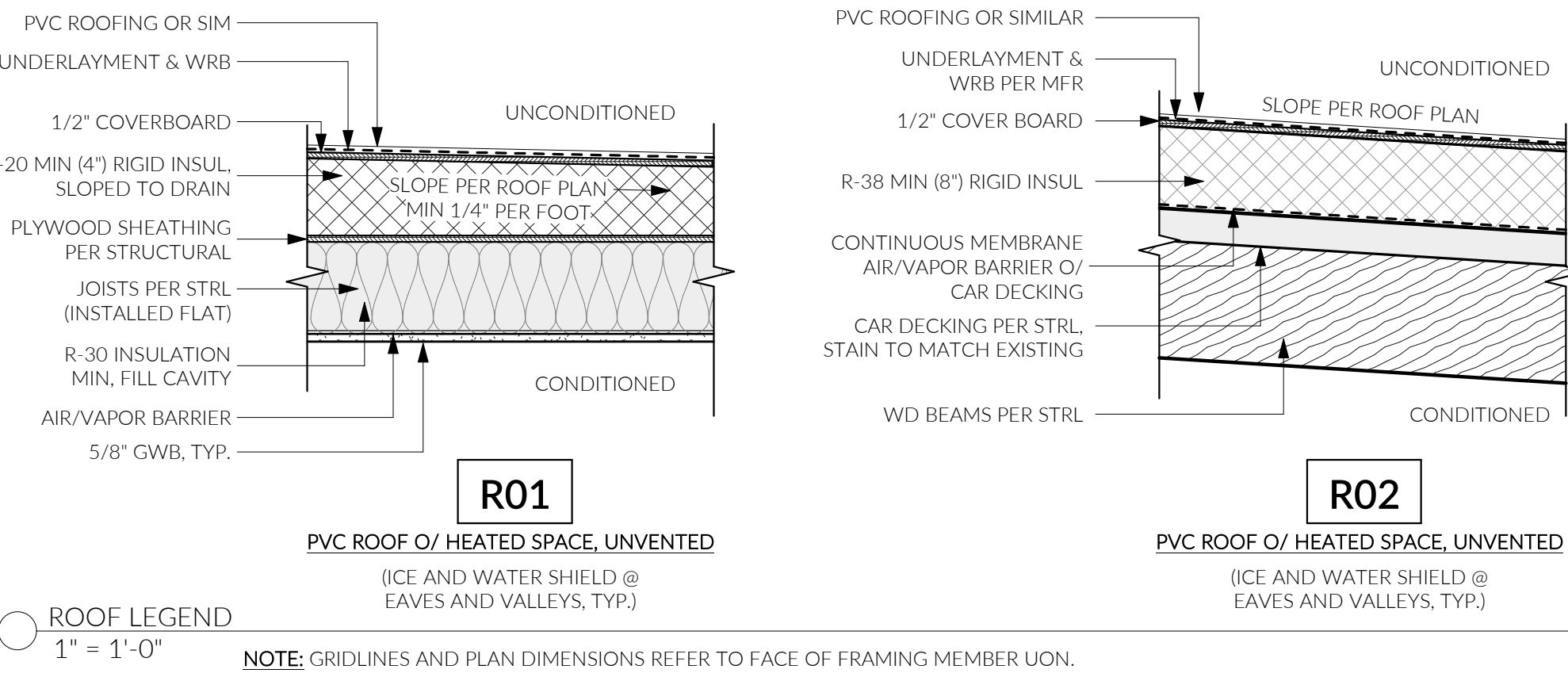
NAVIENT
NPE-240A



FLOOR LEGEND

1" = 1'-0"

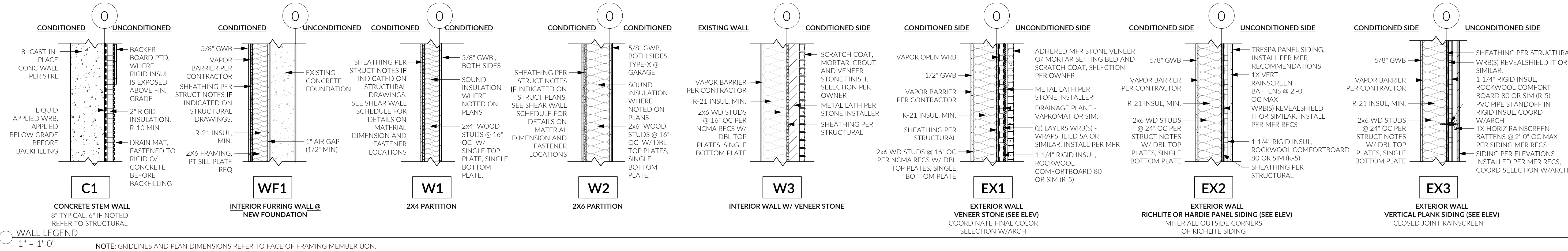
NOTE: GRIDLINES AND PLAN DIMENSIONS REFER TO FACE OF FRAMING MEMBER UON.



ROOF LEGEND

1" = 1'-0"

NOTE: GRIDLINES AND PLAN DIMENSIONS REFER TO FACE OF FRAMING MEMBER UON.



WALL LEGEND

1" = 1'-0"

NOTE: GRIDLINES AND PLAN DIMENSIONS REFER TO FACE OF FRAMING MEMBER UON.

ENERGY CODE COMPLIANCE

PER R501.2 - ALL NEW, ALTERED, OR RENOVATED PORTIONS SHALL CONFORM TO THE WASHINGTON STATE ENERGY CODE.

APPLICABLE CODE: 2021 WASHINGTON STATE RESIDENTIAL ENERGY CODE

CLIMATE: 4C

COMPLIANCE PATH: PRESCRIPTIVE

GROSS HEATED FLOOR AREA 4,324.78 SF
AREA OF GLAZING IN WALLS 769.70 SF
AREA OF SKYLIGHTS 0 SF
GLAZING PERCENT 17.56%
COMPLIANCE PATH: PRESCRIPTIVE R402.1.1

REQUIREMENTS

VERTICAL GLAZING U FACTOR .28
DOOR U FACTOR .28
CEILING (FULL INSULATION O/TOP PLATES REQ) R-21 + R-5CI
WALL - ABOVE GRADE R-38
WALL - BELOW GRADE INTERIOR BATT R-21
WALL - BELOW GRADE EXTERIOR RIGID R-10
FLOOR R-30
SLAB ON GRADE R-10
STRUCTURAL HEADERS R-10

ADDITIONAL REQUIREMENTS (SECTION R406)

CLASSIFICATION (1,247.25 NEW COND. SF) SMALL DWELLING UNIT
CREDITS REQUIRED 5.0
CREDITS PROPOSED 5.0

R406.2: SYSTEM TYPE 4 - DUCTLESS MINI-SPLIT HEAT PUMP

3.7 HIGH EFFICIENCY HVAC EQUIPMENT (SEE EQUIP SCHEDULE)

- DUCTLESS SPLIT SYSTEM HEAT PUMP IN ADDITION: ZONAL CONTROL 2.0

ADDITIONAL ENERGY NOTES

1. A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
2. EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.
3. PER WSEC R404.1, A MINIMUM OF 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
4. PER WSEC R404.2, 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. R404.2 EXCEPTIONS 1-3: LIGHTING CONTROLS SHALL NOT BE REQUIRED FOR BATHROOMS, HALLWAYS, AND LIGHTING DESIGNED FOR SAFETY OR SECURITY.
5. PER 2021 WSEC R404.3, PERMANENTLY INSTALLED EXTERIOR LIGHTING WHERE THE TOTAL POWER IS GREATER THAN 30 WATTS SHALL COMPLY WITH THE FOLLOWING: PROVIDE MANUAL ON/OFF SWITCH LIGHTING CONTROLS THAT ALLOW FOR AUTOMATIC SHUT-OFF ACTIONS, EXCEPT FOR LIGHTING SERVING MULTIPLE DWELLING UNITS, PROVIDE A DAYLIGHT SENSOR TO AUTOMATICALLY SHUT OFF LIGHTING WHEN DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS. CONTROLS THAT OVERRIDE AUTOMATIC SHUT-OFF ACTIONS SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 24 HOURS.
6. U-FACTORS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 AND SHALL BE LABELED AS SUCH FROM THE MANUFACTURER.

DOOR SCHEDULE

NUMBER	NOMINAL SIZE		PERFORMANCE		COMMENTS
	WIDTH	HEIGHT	FIRE RATING	U-FACTOR	
(E) GARAGE SOG					
100	4'-0"	9'-0"			PIVOT DOOR TBD
101	2'-10"	8'-0"			DOOR 101 TO RECEIVE PLYWOOD PANEL TO MATCH ADJACENT WALLS
102	4'-0"	8'-0"		.28	GLASS EXTERIOR DOOR
103	4'-0"	7'-0"	20-MIN		20-MIN RATED AUTO-CLOSING DOOR
104	8'-0"	7'-0"			OVERHEAD GARAGE DOOR W/LITES
105	16'-0"	7'-0"			OVERHEAD GARAGE DOOR W/LITES
LEVEL 1					
106	2'-6"	6'-8"			
107	2'-6"	6'-8"			
108	4'-0"	6'-8"			
LEVEL 2					
200	2'-10"	6'-8"			
201	2'-6"	6'-8"			
202	6'-0"	6'-8"			

DOOR NOTES:

- 1) PLEASE REFER TO PLANS AND ELEVATIONS FOR OPERATION, GLAZING, & SIMULATED DIVIDED LITES.
- 2) ALL DOORS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS.

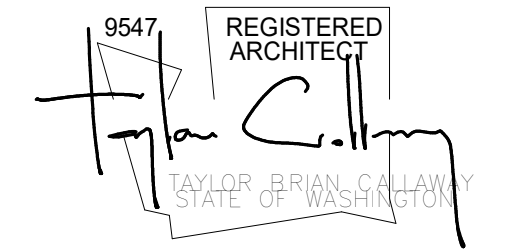
WINDOW SCHEDULE

PLAN TAG	QUANTITY	TYPE	WIDTH	HEIGHT	U-VALUE	SILL HEIGHT	HEAD HEIGHT	COMMENTS
(E) GARAGE SOG								
A	1	FIXED	2'-0"	8'-6"		6 1/2"	9'-0 1/2"	
B	1	AWNING	3'-0"	2'-6"		5'-8"	9'-0"	
LEVEL 1								
C	1	CASEMENT	2'-6"	4'-0"		2'-8"	6'-8"	
D	2	CASEMENT	4'-0"	4'-0"		2'-8"	6'-8"	
E	1	FIXED	4'-0"	2'-0"		4'-8"	6'-8"	
F	2	FIXED	3'-4"	4'-0"		2'-8"	6'-8"	
G	1	FIXED	4'-8"	1'-6"		6'-9 1/2"	8'-3 1/2"	
H	1	FIXED	4'-8"	6'-0"		8"	6'-8"	
J	2	FIXED	5'-7"	3'-2"		6'-9 1/2"	9'-11 1/2"	
K	2	FIXED	5'-7"	6'-0"		8"	6'-8"	
L	1	FIXED	3'-3"	6'-0"		8"	6'-8"	
M	1	FIXED	3'-3"	2'-8"		6'-9 1/2"	9'-5 1/2"	
N	1	FIXED	5'-2"	6'-0"		8"	6'-8"	
P	1	FIXED	5'-2"	2'-8"		6'-9 1/2"	9'-5 1/2"	
Q	2	FIXED	3'-4 1/2"	2'-8"		4'-0"	6'-8"	
R	2	FIXED	3'-4 1/2"	5'-0"		6'-9 1/2"	11'-9 1/2"	
T1	1	TRAPEZOID	SEE NOTE	SEE NOTE		7'-2"	SEE NOTE	SEE 3/A3.1 FOR TRAPEZOID DIMS
T2	1	TRAPEZOID	SEE NOTE	SEE NOTE		7'-2"	SEE NOTE	SEE 3/A3.1 FOR TRAPEZOID DIMS
LEVEL 2								
AA	3	FIXED	2'-6"	6'-0"		2'-0"	8'-0"	
BB	1	CASEMENT	2'-6"	6'-0"		2'-0"	8'-0"	
CC	2	FIXED	3'-6"	6'-0"		2'-0"	8'-0"	
S	1	FIXED	4'-2 1/2"	5'-9"		6"	6'-3"	
U	1	FIXED	2'-0"	5'-9"		6"	6'-3"	
V	1	FIXED	5'-0"	2'-11"		2'-10"	5'-9"	
W	2	FIXED	5'-6"	2'-11"		2'-10"	5'-9"	
X	2	FIXED	5'-6"	2'-6"		5'-6"	8'-0"	
Y	1	FIXED	6'-0"	2'-6"		5'-6"	8'-0"	
Z	1	FIXED	5'-0"	2'-6"		5'-6"	8'-0"	
T3	1	TRAPEZOID	SEE NOTE	SEE NOTE		8'-4"	SEE NOTE	SEE 2/A3.1 FOR TRAPEZOID DIMS
T4	1	TRAPEZOID	SEE NOTE	SEE NOTE		8'-4"	SEE NOTE	SEE 2/A3.1 FOR TRAPEZOID DIMS
T5	1	TRAPEZOID	SEE NOTE	SEE NOTE		7'-6"	SEE NOTE	SEE A5.4 FOR TRAPEZOID DIMS

WINDOW NOTES:

- 1) PLEASE REFER TO ELEVATIONS ON SHEET A3.0 & A3.1 FOR OPERATION, MULLING, SAFETY GLAZING, & SIMULATED DIVIDED LITES.
- 2) ALL WINDOWS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS.

206.414.9884
4915 RAINIER AVE S, STE 202
SEATTLE, WA 98118
INFO@FIRSTLAMP.NET



FLORENCE ADDITION
8818 SE 62ND ST
MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

PERMIT SET || FL #2309

12 AUG 2024

NO.	DESCRIPTION	REVISIONS DATE
1	Corrections #1	12/16/24

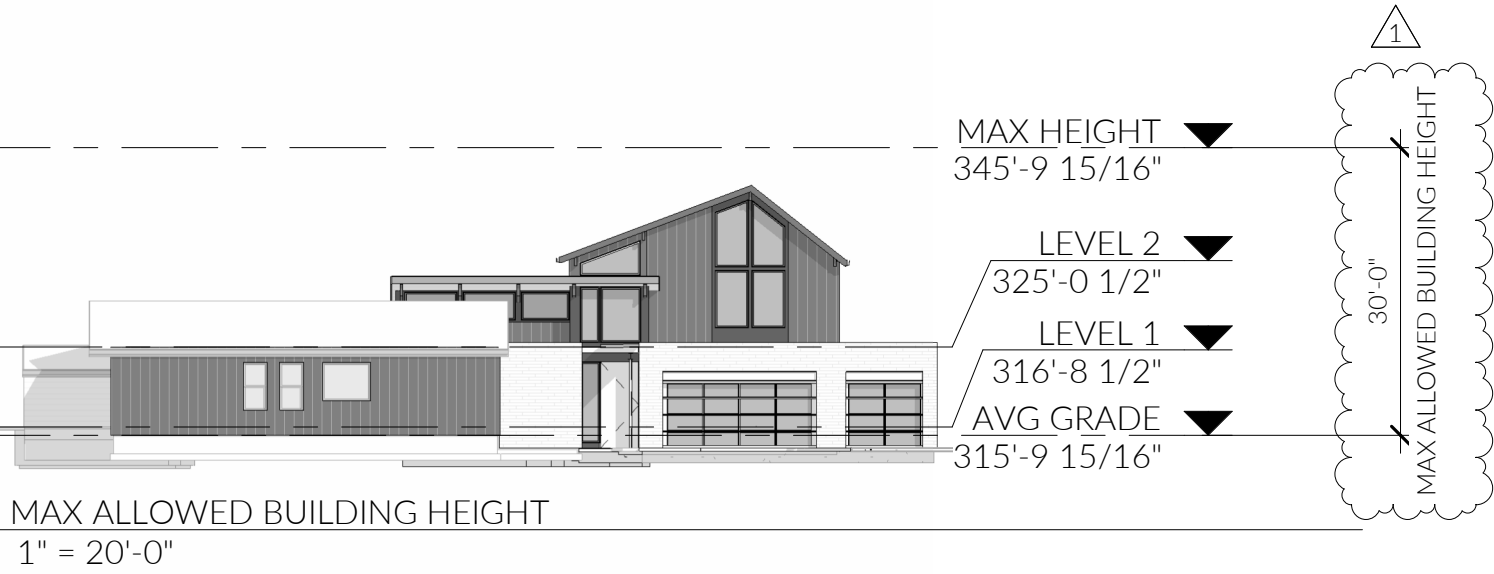
DRAWN BY: MD, DFG

WINDOW & DOOR SCH.
ENERGY & MECH CODE NOTES,
ASSEMBLIES

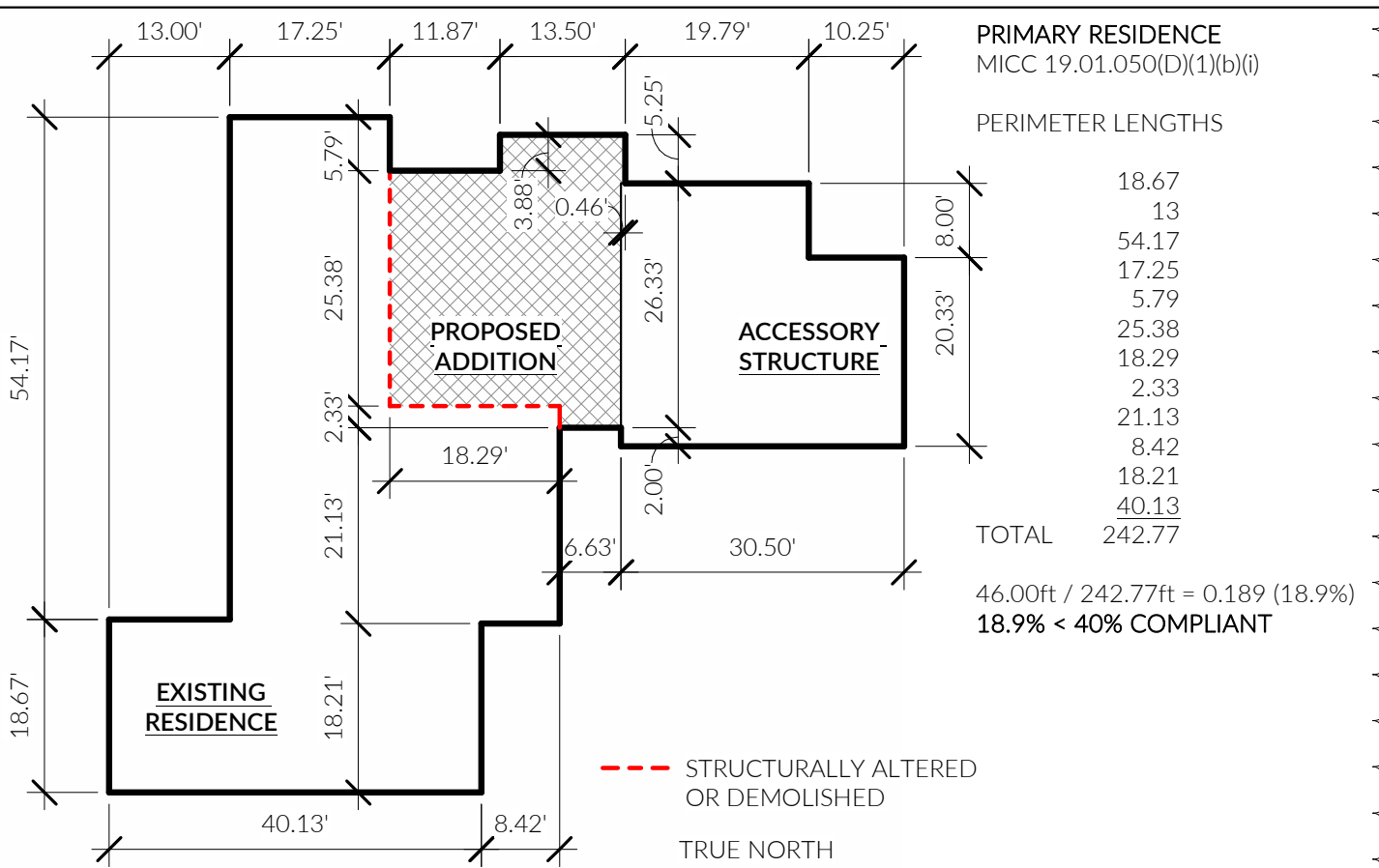
G 1.1

FIRST LAMP ARCHITECTS BUILDERS

MAX ALLOWED BUILDING HEIGHT



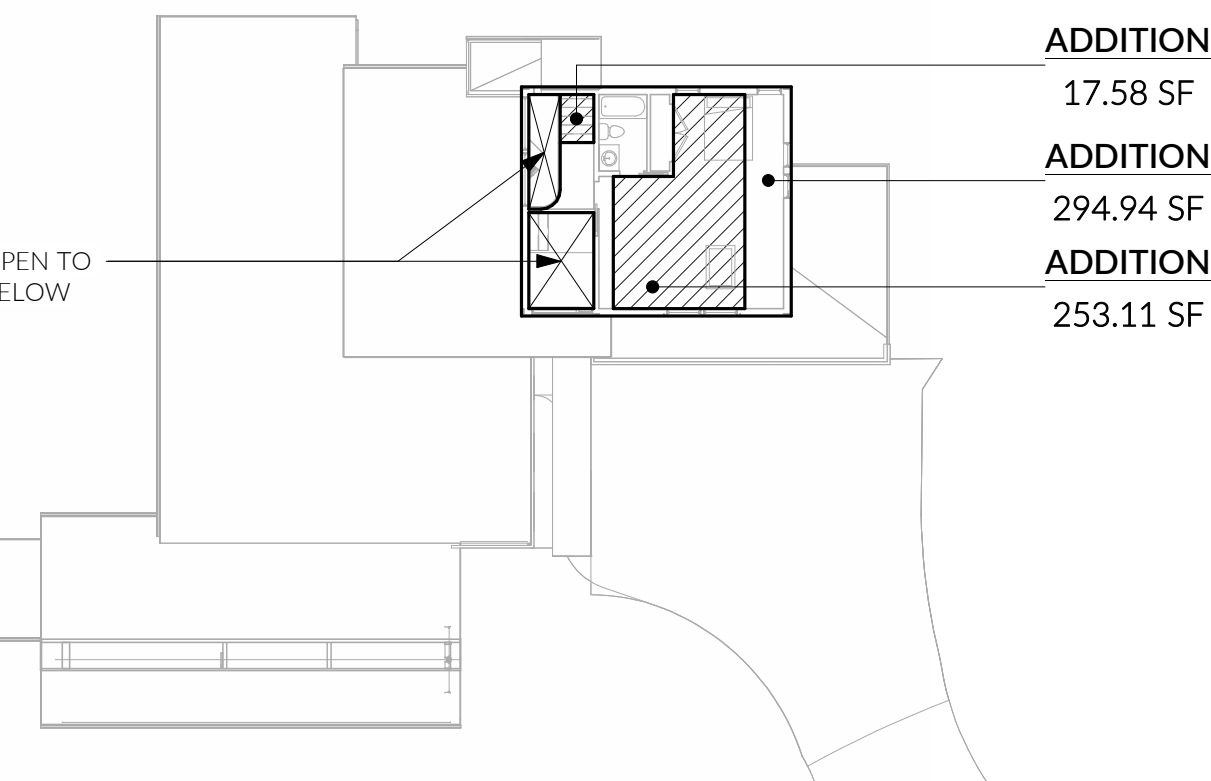
PERIMETER CALCULATION



GROSS FLOOR AREA DIAGRAMS

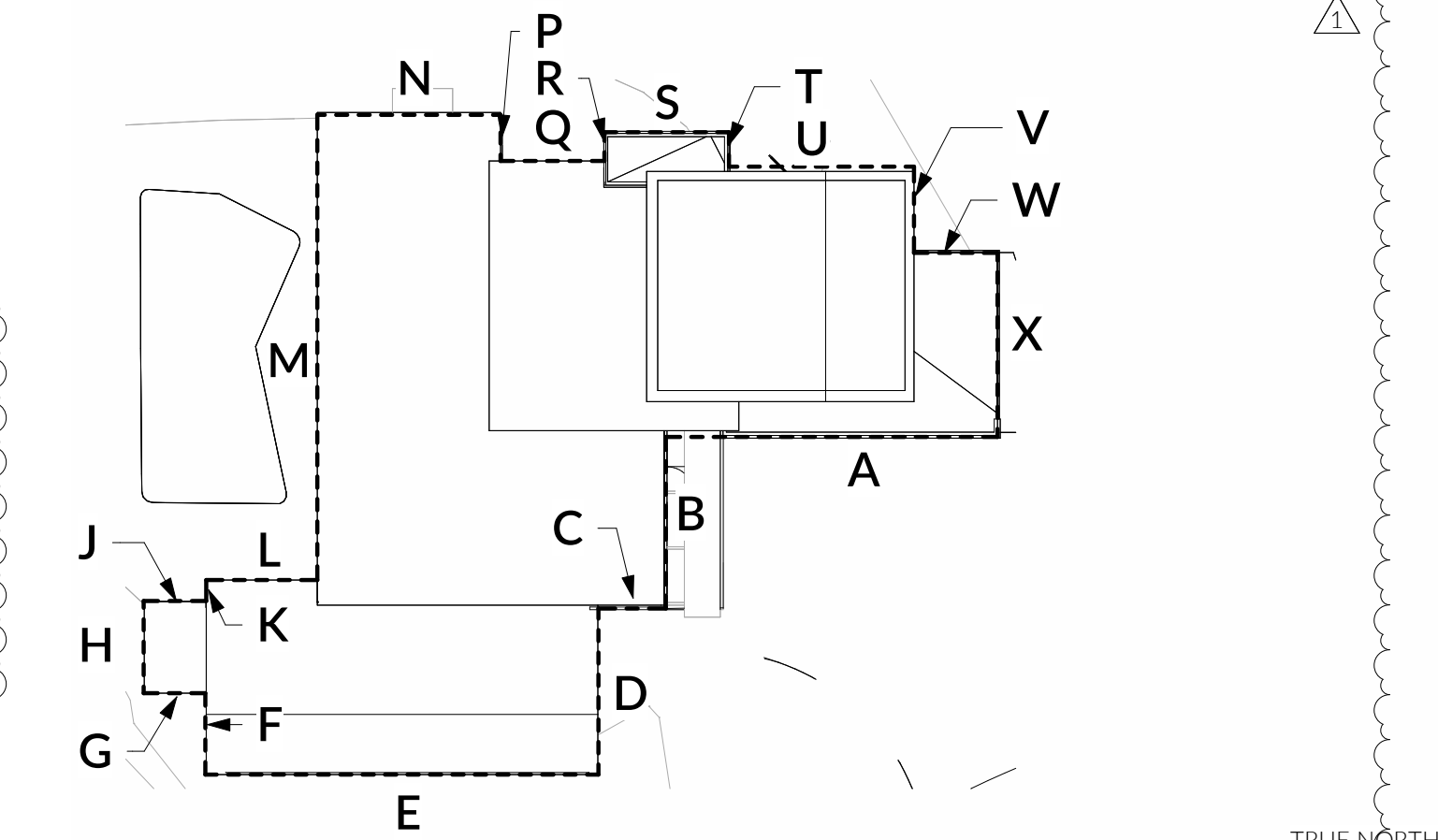
GROSS FLOOR AREA		
NAME	AREA	GFA MODIFIERS
LEVEL 1		
ADDITION	321.26 SF	
ADDITION	4.46 SF	
ADDITION	250.79 SF	HEIGHT 12'-16' (150%)
ADDITION	87.51 SF	HEIGHT >16' (200%)
ADDITION	43.62 SF	HEIGHT >16' (200%)
EXISTING ACCESSORY	639.26 SF	
EXISTING ACCESSORY	170.22 SF	
EXISTING ACCESSORY	83.21 SF	
EXISTING RESIDENCE	2,093.91 SF	
EXISTING RESIDENCE	169.54 SF	HEIGHT 12'-16' (150%)
LEVEL 2		
ADDITION	294.94 SF	
ADDITION	253.11 SF	HEIGHT 12'-16' (150%)
ADDITION	17.58 SF	HEIGHT 12'-16' (150%)
GRAND TOTAL		
		4,429.42 SF

NOTES:
1. AREAS SHOWN ARE ACTUAL FLOOR AREA. SEE GFA CALCULATIONS FOR TOTAL MODIFIED GFA AND RATIO CALCULATIONS.



LEVEL 2 GFA
1" = 20'-0"

AVERAGE GRADE CALCULATIONS



AVG GRADE PLAN
1" = 20'-0"

ELEVATION			WALL LENGTH		
FT.	IN.	FRACTION	DECIMAL	LENGTH	FACTOR
A	314	6	0.00	314.500	36.916
B	314	6	0.00	314.500	19.125
C	315	6	0.50	315.542	7.500
D	315	11	0.75	315.979	18.500
E	317	1	0.25	317.104	43.792
F	317	10	0.19	317.849	9.063
G	317	10	0.00	317.833	6.875
H	317	10	0.50	317.875	10.271
J	316	8	0.50	316.708	6.875
K	316	8	0.50	316.708	2.333
L	316	8	0.50	316.708	12.350
M	316	8	0.50	316.708	51.833
N	316	1	0.75	316.146	20.416
P	315	7	0.50	315.625	5.125
Q	315	6	0.75	315.563	11.563
R	315	7	0.88	315.656	3.208
S	315	11	0.13	315.927	13.875
T	314	10	0.06	314.839	3.833
U	314	0	0.13	314.010	20.625
V	314	0	0.00	314.000	9.604
W	314	0	0.00	314.000	9.292
X	314	6	0.00	314.500	20.521
			6948.281	343.494	108484.999
			TOTAL = 315' - 9 15/16"		

GENERAL NOTES

1. SEE GROSS FLOOR AREA CALCULATIONS G2.0

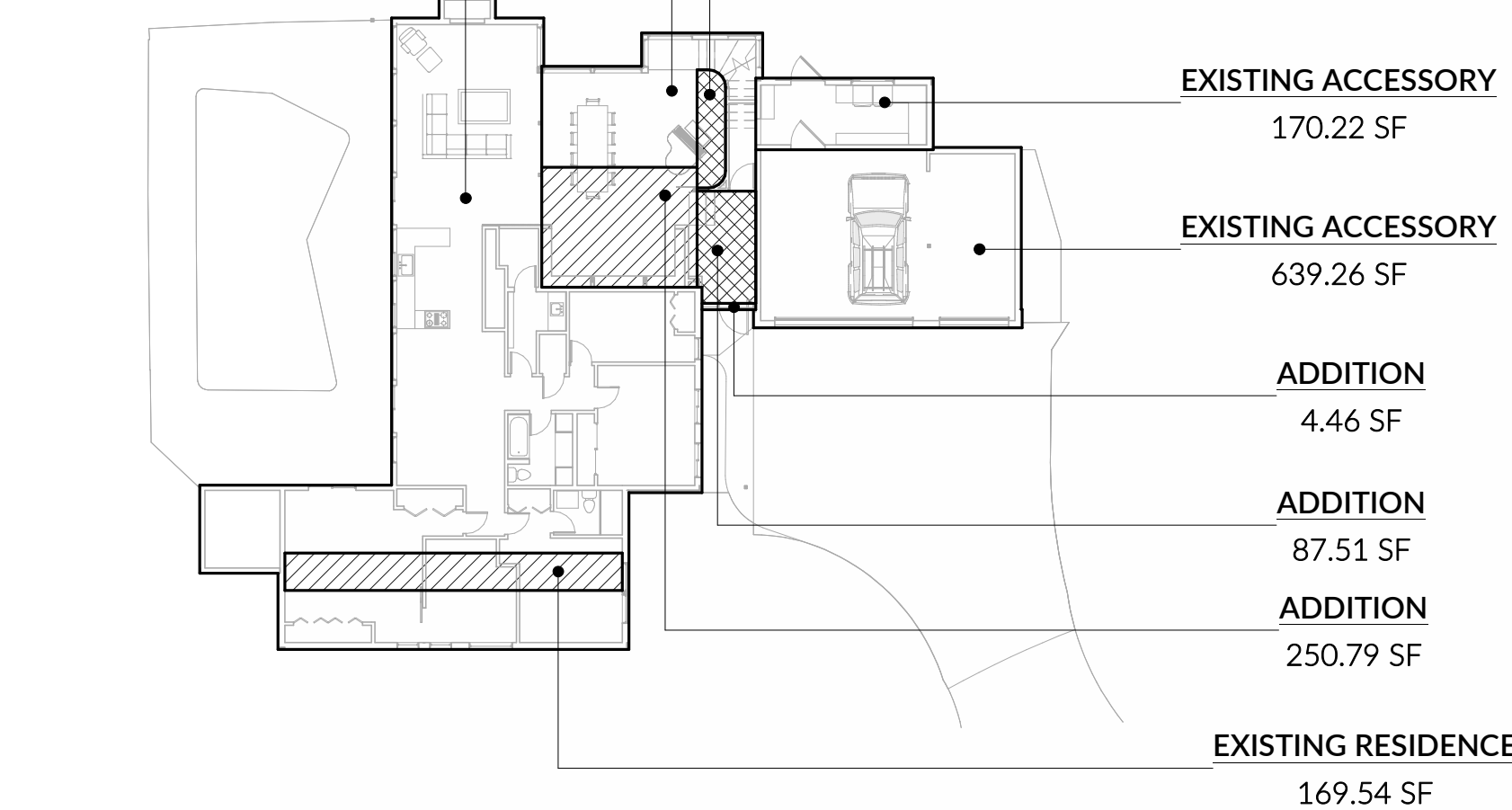
*GROSS FLOOR AREA CALCULATIONS EXCLUDE DETACHED ACCESSORY BUILDINGS WITH A GROSS FLOOR AREA < 120 SF

GFA MODIFIER LEGEND



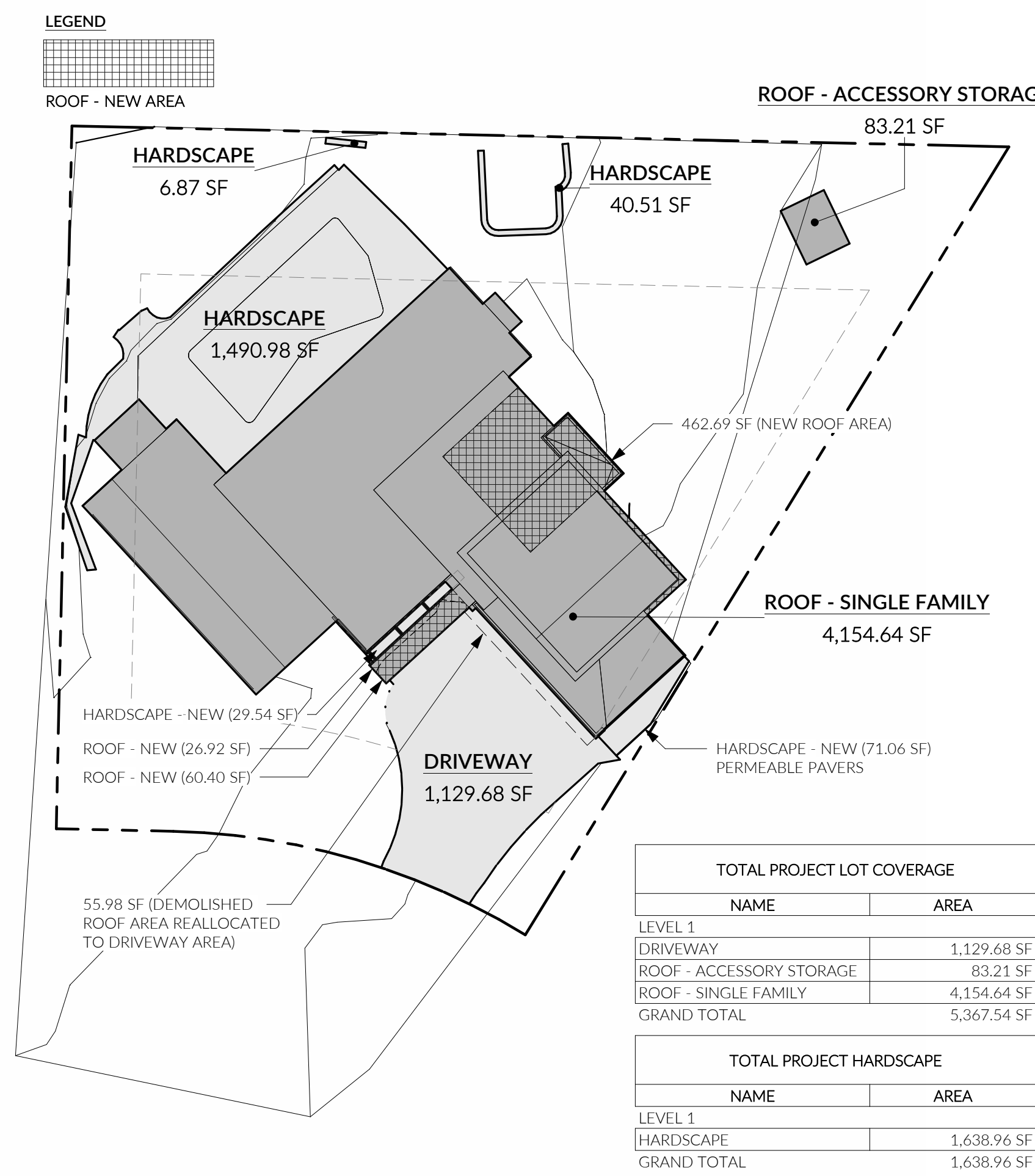
EXISTING RESIDENCE

2,093.91 SF

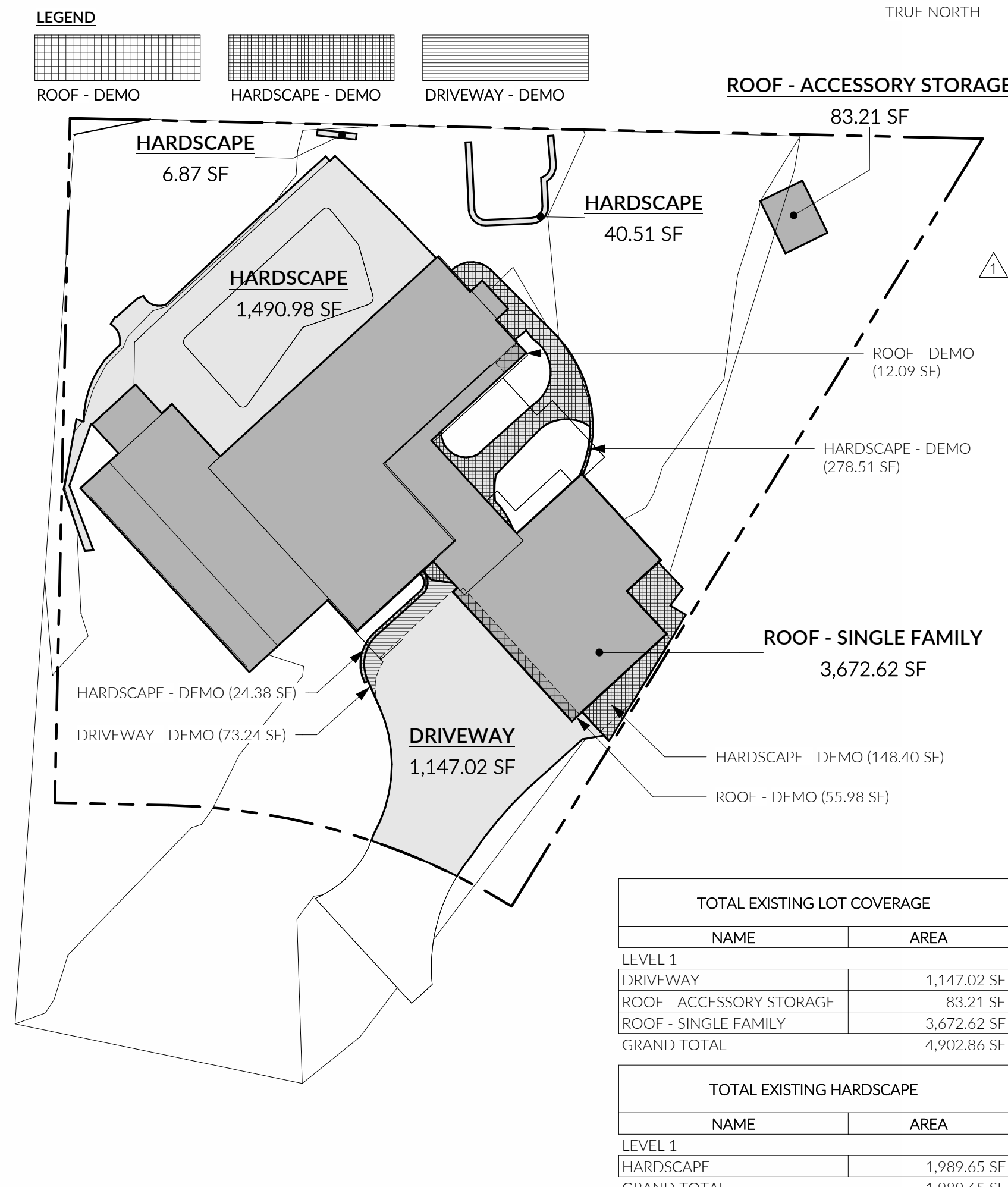


LEVEL 1 GFA
1" = 20'-0"

LOT COVERAGE - FLOOR PLAN DIAGRAMS



PROPOSED LOT COVERAGE AREA PLAN
1" = 20'-0"



EXISTING LOT COVERAGE AREA PLAN
1" = 20'-0"

PROJECT INFORMATION

OWNER	KIMBERLY & PAUL FLORENCE
PROJECT ADDRESS	8818 SE 62ND ST, MERCER ISLAND WA 98040
LEGAL DESCRIPTION	LOT 9, BLOCK 1, TIMBERLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.
ASSESSOR'S TAX/PARCEL #	865050-0045
CURRENT ZONING	R-9.6
GROSS LOT AREA	15,398 SF
APPLICABLE CODES	2021 IRC 2021 IMC 2021 IFGC 2021 UPC 2021 IFC 2021 WSEC-R
PROJECT DESCRIPTION	2 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. SCOPE OF WORK INCLUDES NEW HVAC SYSTEMS, INSTANT HOT WATER MANIFOLD, AND ELECTRICAL/LIGHTING SYSTEMS.

LOT SLOPE CALCULATIONS

HIGHEST ELEVATION POINT*	321' - 0"
LOWEST ELEVATION POINT*	313' - 0"
ELEVATION DIFFERENCE:	8' - 0"
HORIZONTAL DIFFERENCE:	145' - 0"
LOT SLOPE:	(8' - 0") / (145' - 0") * 100 = 5.52%
	5.52% < 15% LOT SLOPE (LOT COVERAGE IMP. SURFACE LIMIT = 40%)

*SEE SITE PLAN A.1.0 FOR HIGH AND LOW ELEVATION POINTS

LOT COVERAGE CALCS

LOT SIZE	15,398 SF
ALLOWABLE LOT COVERAGE	0.40 x 15,398 SF = 6,159.20 SF
EXISTING LOT COVERAGE	4,902.86 SF
EXISTING LOT COVERAGE REMOVED	141.31 SF
NEW LOT COVERAGE	550.01 SF
DRIVEWAY	55.98 SF
TOTAL PROJECT LOT COVERAGE	5,367.54 SF
	5,367.54 / 15,398 = 34.84% < 40% (COMPLIANT)

SIDE YARD CALCULATION

LOT WIDTH	116.74'
AGGREGATE SIDE YARD SETBACK	116.74' x .17 = 19.85'
MINIMUM SIDE YARD SETBACK	19.02, 0.020.C.1.c.ii
33% OF AGGREGATE SIDE YARD TOTAL	19.85' x .33 = 6.55' SETBACK
VARIABLE SIDE YARD DEPTH REQUIREMENT	19.02, 0.020.C.1.c.iii
NEW EAST WALL HEIGHT, 2/A4.1	20' - 6 1/4"
EXISTING WEST WALL HEIGHT, 2/A3.1	8'-4"
REQUIRED MINIMUM SETBACK	(7.50' > 6.55') 7.50' MINIMUM SETBACK

GROSS FLOOR AREA CALCULATION

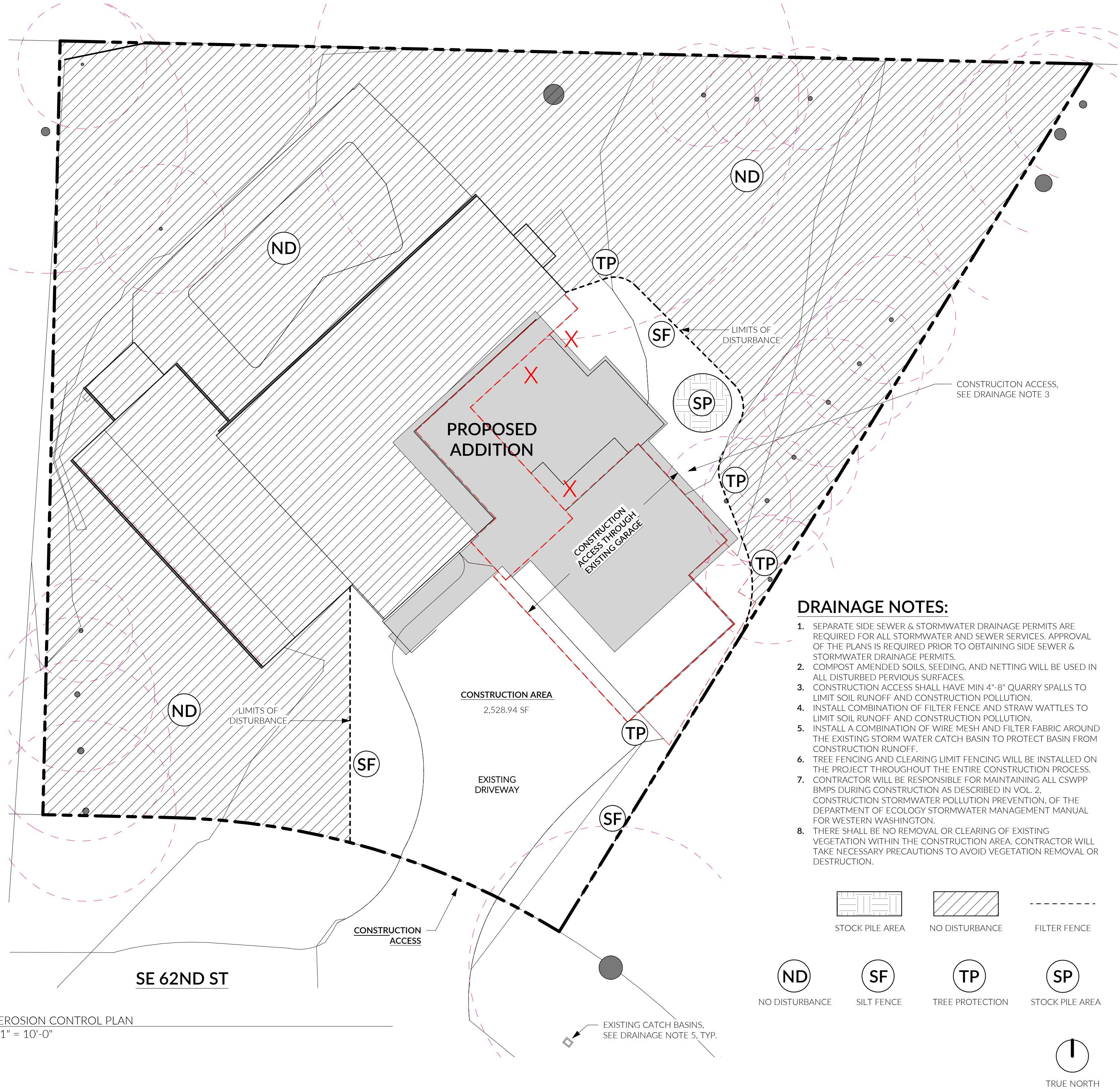
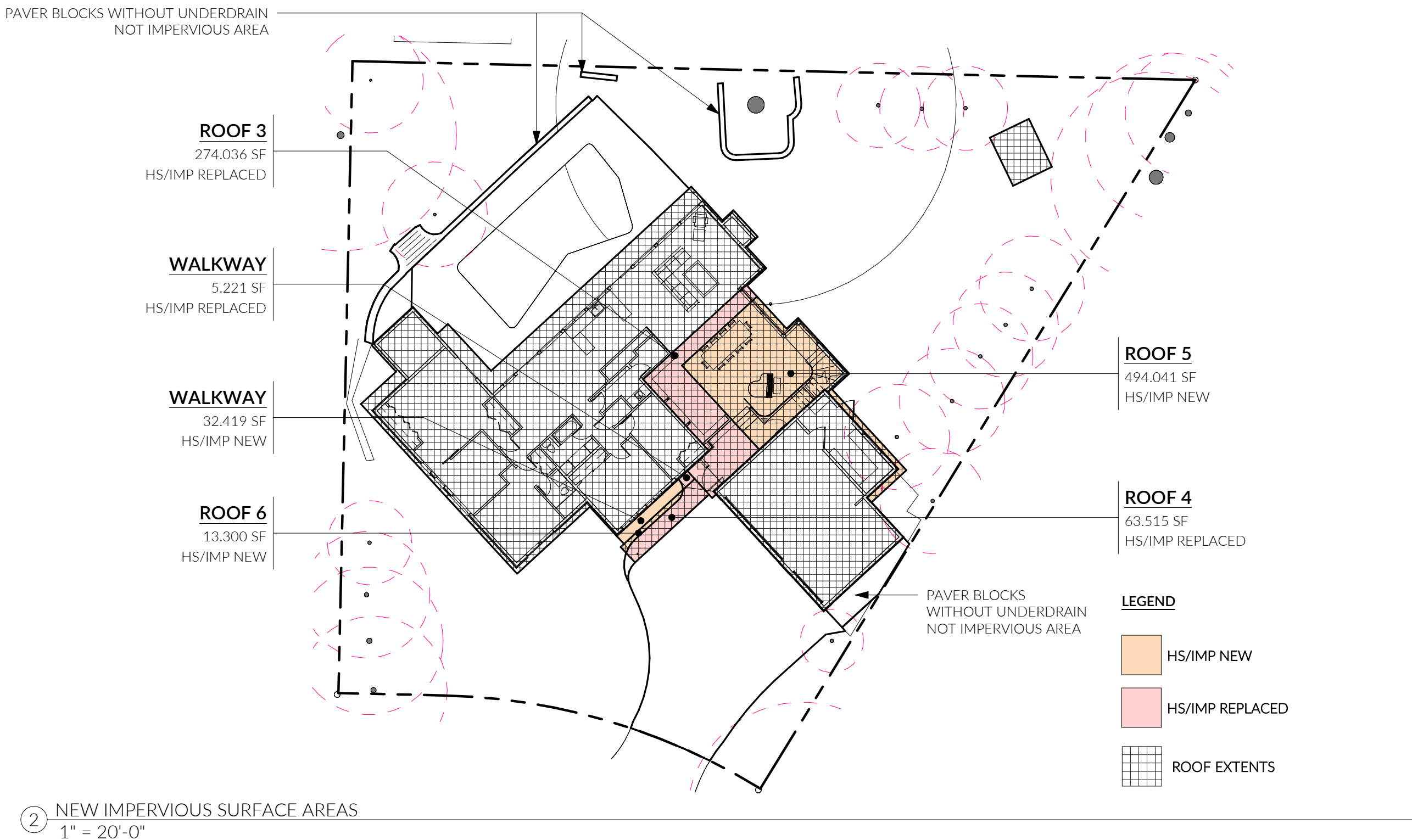
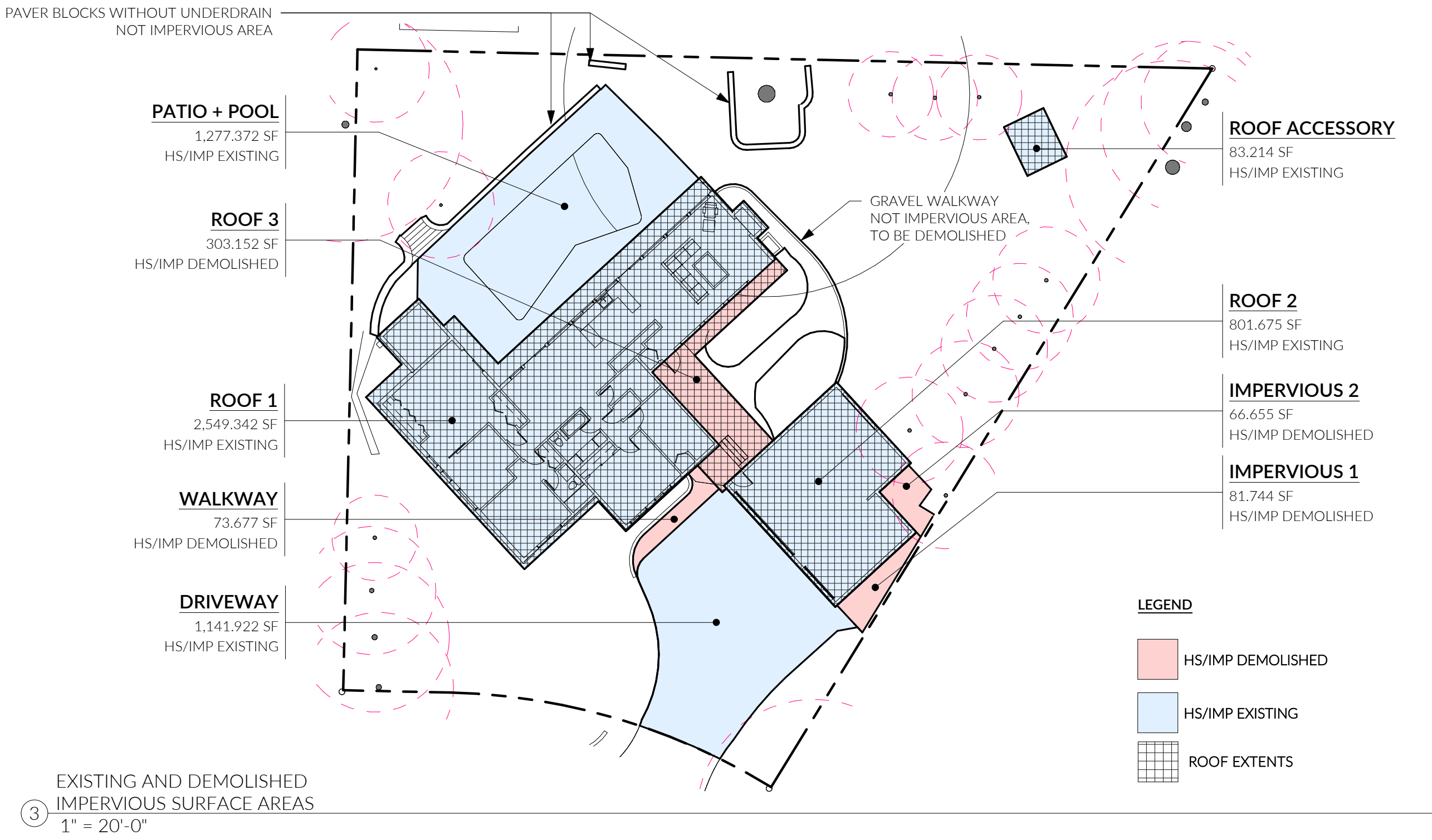
GROSS LOT AREA	15,398 SF
ALLOWED GROSS FLOOR AREA	0.40 x 15,398 SF = 6,159.20 SF
FLOOR AREA EXISTING	
LEVEL 1	2,093.91 SF
LEVEL 1 (150%)	169.54 x 1.5 = 254.31 SF
ATTACHED ACCESSORY (GARAGE + LAUNDRY)	639.26 + 170.22 = 809.48 SF
DETACHED ACCESSORY (SHED)	(EXCLUDED) *83.21 SF
TOTAL MODIFIED EXISTING GFA	3,157.70 SF
FLOOR AREA PROPOSED	
LEVEL 1 (150%)	250.79 x 1.5 = 376.19 SF
LEVEL 1 (200%)	(87.51 + 43.62) x 2 = 262.26 SF
LEVEL 2	294.94 SF
LEVEL 2 (150%)	(253.11 + 17.58) x 1.5 = 406.04 SF
TOTAL MODIFIED PROPOSED GFA	1,339.43 SF
TOTAL CALCULATED GROSS FLOOR AREA	4,497.13 SF
FLOOR AREA RATIO	4,497.13 / 15,398 = 29.21%
	29.21% < 40% (COMPLIANT)

HARDSCAPE AREA

GROSS LOT AREA	15,398 SF
ALLOWABLE HARDSCAPE AREA:	.09 X 15,398.00 = 1,385.82 SF
9% + UNUSED LOT COVERAGE	1,385.82 SF + 791.66 SF = 2,177.48 SF
EXISTING HARDSCAPE	1,989.65 SF
EXISTING HARDSCAPE REMOVED	451.29 SF
NEW HARDSCAPE	100.60 SF
TOTAL PROJECT HARDSCAPE AREA:	1,638.96 SF
	1,638.96 < 2,177.48 (COMPLIANT)

GREENSPACE AREA

GROSS LOT AREA	15,398 SF
MINIMUM REQUIRED LANDSCAPING AREA	0.60 X 15,398 SF = 9,238.8 SF
60% (MICC 19.02, 0.020.F.3)	
LANDSCAPING AREAS	
LANDSCAPE AREA =	15,398 - (5,367.54 + 1,638.96) = 8,391.50 SF
LANDSCAPE AREA =	8,391.50 SF + 1,385.82 SF = 9,777.32 SF
TOTAL PROPOSED GREENSPACE AREA:	9,777.32 SF / 15,398 SF = 63.50%
	63.50% > 60% (COMPLIANT)



DRAINAGE REVIEW THRESHOLD CALCS

DOES THE PROJECT ADD 5,000 SQUARE FEET OR MORE OF NEW IMPERVIOUS SURFACES?

NO, 539.76 SF OF NEW IMPERVIOUS SURFACE AREA. SEE CALCULATIONS.

DOES PROJECT CONVERT 3/4 ACRES OR MORE OF VEGETATION TO LAWN OR LANDSCAPED AREAS?

NO.

DOES PROJECT RESULT IN 2,000 SF OR MORE OF NEW PLUS REPLACED HARD SURFACE AREA?

NO, PROJECT PROPOSES 882.54 SF OF NEW PLUS REPLACED IMPERVIOUS AREA. EXISTING ROOF OF RESIDENCE, GARAGE, AND DRIVEWAY TO REMAIN.

DOES THE PROJECT HAVE LAND DISTURBING ACTIVITIES OF 7,000 SF OR MORE?

NO, TOTAL CONSTRUCTION AREA IS 2,528.94 SF. SEE 1/G2.1

DOES THE PROJECT HAVE RESULT IN A NET INCREASE OF IMPERVIOUS SURFACE OF 500 SF OR GREATER?

NO, SEE CALCULATIONS AND DIAGRAMS THIS SHEET.

NET CHANGE IN IMPERVIOUS = 14.53 SF.

DRAINAGE REVIEW NOT REQUIRED

IMPERVIOUS CALCS

LOT SIZE	15,398.00 SF
EXISTING TO REMAIN IMPERVIOUS SURFACE COVERAGE	
PATIO + POOL	1,277.37 SF
ROOF 1	2,549.34 SF
ROOF 2	801.68 SF
ROOF ACCESSORY	83.21 SF
DRIVEWAY	1,141.92 SF
EXISTING TO REMAIN IMPERVIOUS TOTAL	5,853.52 SF
EXISTING DEMOLISHED IMPERVIOUS SURFACE COVERAGE	
WALKWAY	73.68 SF
ROOF 3	303.15 SF
IMPERVIOUS 1	81.74 SF
IMPERVIOUS 2	66.66 SF
EXISTING DEMOLISHED IMPERVIOUS TOTAL	525.23 SF
TOTAL EXISTING IMPERVIOUS SURFACE COVERAGE	6,378.75 SF

PROPOSED (NEW) IMPERVIOUS SURFACE COVERAGE	
ROOF 5	494.04 SF
ROOF 6	13.30 SF
ENTRY ROOF	32.42 SF
NEW IMPERVIOUS TOTAL	539.76 SF
PROPOSED (REPLACED) IMPERVIOUS SURFACE COVERAGE	
ROOF 3	274.04 SF
ROOF 4	63.52 SF
WALKWAY	5.22 SF
REPLACED IMPERVIOUS TOTAL	342.78 SF
TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE	
EXISTING TO REMAIN IMPERVIOUS	5,853.52 SF
NEW IMPERVIOUS	539.76 SF
REPLACED IMPERVIOUS	342.78 SF
PROPOSED TOTAL IMPERVIOUS	6,736.06

TOTAL NEW + REPLACED IMPERVIOUS SURFACE	
TOTAL NEW + TOTAL REPLACED	
539.76 + 342.78 = 882.54 SF NEW + REPLACED	

NET (NEW) IMPERVIOUS SURFACE ADDED	
TOTAL NEW - TOTAL DEMOLISHED	
(539.76 - 525.23) = 14.53 SF NET IMPERVIOUS ADDED	

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20230719000700)

LOT 9, BLOCK 1, TIMBERLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N88°43'21"W BETWEEN SURVEY MONUMENTS FOUND ON THE CENTERLINE OF S.E. 63RD ST. PER PLAT OF TIMBERLAND.

REFERENCES

R1 TIMBERLAND, RECORDED IN VOLUME 52 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD(88) PER CITY OF MERCER ISLAND BENCH MARK NO. 2289 FOUND COPPER PIN IN CONC @ S.E. 63RD ST. OPPOSITE HOUSE #8817.
EL: 292.97'

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: 12.1'SW & 1.9'NW OF THE SOUTHEASTERLY PROP. COR.
ELEVATION: 314.35'

SURVEYOR'S NOTES

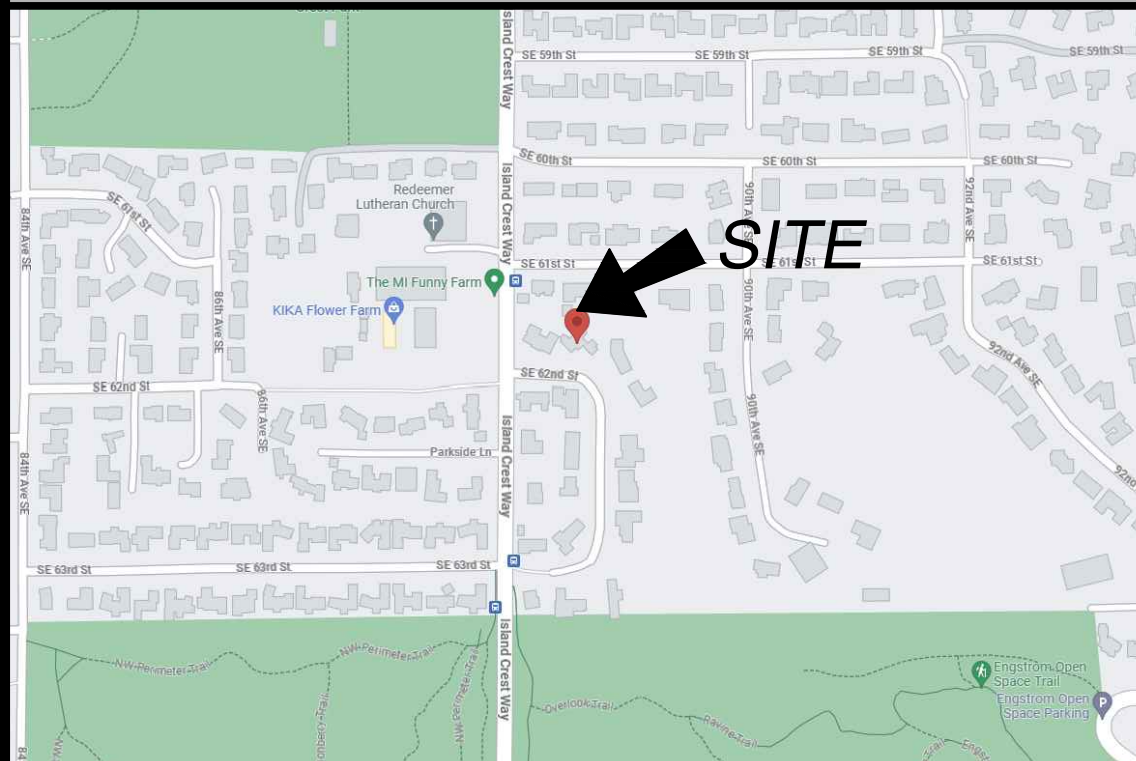
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 865050-0045
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 15,398 ±S.F. (0.35 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

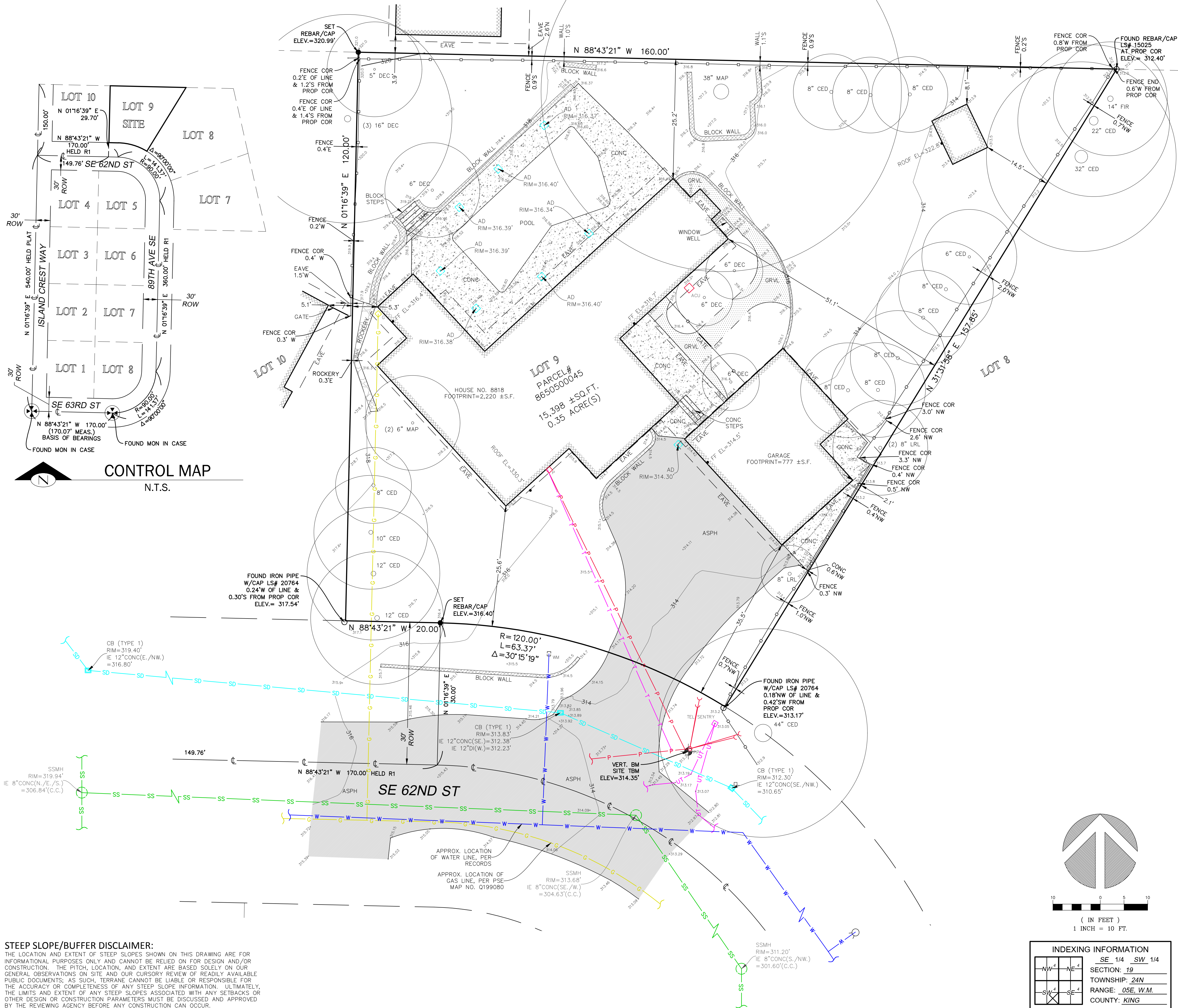
ACU □	AIR CONDITION UNIT	PP ○	POWER POLE
□	AREA DRAIN	●	REBAR & CAP (SET)
■	ASPHALT SURFACE	○	REBAR / IRON PIPE (FOUND)
⊙	BENCHMARK	▨	RETAINING WALL
▬	BUILDING	▬	ROCKERY
—	CENTERLINE ROW	—	SEWER LINE
—	CONCRETE SURFACE	—	SEWER MANHOLE
—	FENCE LINE (WOOD)	4	SIGN (AS NOTED)
—	GAS LINE	—	STORM DRAIN LINE
—	GAS METER	—	TELEPHONE (OVERHEAD)
—	GRAVEL SURFACE	—	TELEPHONE SENTRY
—	GUY ANCHOR	—	UTILITY LINE
—	INLET (TYPE 1)	—	WATER LINE
—	MONUMENT (IN CASE, FOUND)	—	WATER METER
—	POWER METER	—	WATER METER
—	POWER (OVERHEAD)	—	FIRE HYDRANT

VICINITY MAP

N.T.S.



TOPOGRAPHIC & BOUNDARY SURVEY



TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 8650500045

FLORENCE RESIDENCE

8818 SE 62ND ST

MERCER ISLAND, WA 98040



TERRANE

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

JOB NUMBER: 231703
DATE: 10/13/23
DRAFTED BY: IDV / RPM
CHECKED BY: EJV/WMS/TMM
SCALE: 1" = 10'

REVISION HISTORY

NO.	DESCRIPTION
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SITE PLAN LEGEND

EXISTING BLDG FOOTPRINT

EXISTING DEMOLISHED

PROPOSED ADDITION

RETAINING WALLS

PROPOSED BLDG WITH OVERHANGS

LEGAL NON-CONFORMING STRUCTURE

EXISTING IMPERVIOUS ASPHALT DRIVEWAY TO REMAIN

SETBACKS

PROPERTY BOUNDARY

ZONING SUMMARY

GENERAL BASE ZONE		R-9.6
LOT COVERAGE		
LOT AREA		15,398 SF
LOT COVERAGE ALLOWED	MICC 19.02.060.F.3	0.40 x 15,398 = 6,159.20 SF
LOT COVERAGE PROPOSED	SEE DIAGRAM G2.0	5,358.38 / 15,398 = 34.80%
GROSS FLOOR AREA		
ALLOWED GROSS FLOOR AREA		0.40 X 15,398 = 6,159.20 SF
EXISTING MODIFIED GFA		3,157.70 SF
PROPOSED MODIFIED GFA		1,339.43 SF
TOTAL MODIFIED GFA	SEE DIAGRAM G2.0	4,497.13 SF
STRUCTURE HEIGHT		
MAXIMUM HEIGHT ALLOWED	MICC 19.02.020.E.1	30'-0"
MAXIMUM HEIGHT PROPOSED	SEE ELEVATIONS + CALCS ON G2.0	25' - 9 23/32"
YARDS		
FRONT	MICC 19.02.020.C.1.a	20' - 0"
SIDE (VARIABLE), SEE G2.0	MICC 19.02.020.C.1.c.ii	19.85' = TOTAL SIDE YARD WIDTH 19.85' x .33 = 6.55' (7.50' + 6.55')
	MICC 19.02.020.C.1.c.iii(a)(2)	7.50' = MINIMUM SIDE YARD SETBACK
REAR	MICC 19.02.020.C.1.b	25' - 0"
REQUIRED OFF-STREET PARKING		
PARKING STALLS REQUIRED	MICC 19.02.020.C.1.c	3
PARKING STALLS PROPOSED	SEE SITE PLAN	3

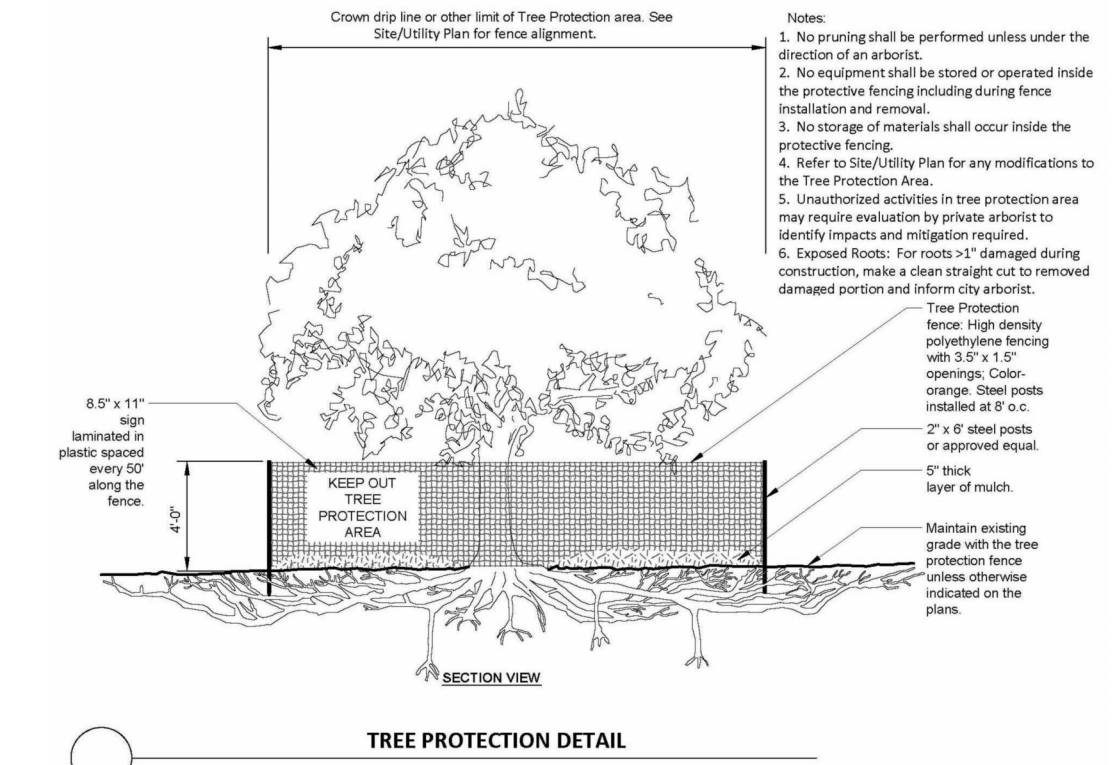
PROJECT INFORMATION

OWNER	KIMBERLY & PAUL FLORENCE
PROJECT ADDRESS	8818 SE 62ND ST, MERCER ISLAND WA 98040
LEGAL DESCRIPTION	LOT 9, BLOCK 1, TIMBERLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.	
ASSESSOR'S TAX/PARCEL #	865050-0045
CURRENT ZONING	R-9.6
GROSS LOT AREA	15,398 SF
APPLICABLE CODES	2021 IRC 2021 IMC 2021 IFGC 2021 UPC 2021 IFC 2021 WSEC-R
PROJECT DESCRIPTION	2 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. SCOPE OF WORK INCLUDES NEW HVAC SYSTEMS, INSTANT HOT WATER MANIFOLD, AND ELECTRICAL/LIGHTING SYSTEMS.

TREE SCHEDULE						
MARK	COMMON NAME	SCIENTIFIC NAME	DBH	DRIP LINE RADIUS	IS EXCEPTIONAL	REMOVED
1	CEDAR	Thuja plicata	1'-0"	14'-0"	No	No
2	CEDAR	Thuja plicata	1'-0"	14'-0"	No	No
3	CEDAR	Thuja plicata	10"	12'-0"	No	No
4	CEDAR	Thuja plicata	8"	8'-0"	No	No
5	RED MAPLE	acer rubrum	6"	10'-0"	No	No
6	CEDAR	Thuja plicata	6"	10'-0"	No	No
7	CEDAR	Thuja plicata	5"	10'-0"	No	No
8	BIG LEAF MAPLE	acer macrophyllum	3'-2"	38'-0"	Yes	No
9	CEDAR	Thuja plicata	8"	8'-0"	No	No
10	CEDAR	Thuja plicata	8"	8'-0"	No	No
11	CEDAR	Thuja plicata	8"	8'-0"	No	No
12	CEDAR	Thuja plicata	8"	10'-0"	No	No
13	CEDAR	Thuja plicata	8"	10'-0"	No	No
14	CEDAR	Thuja plicata	8"	10'-0"	No	No
15	CEDAR	Thuja plicata	8"	10'-0"	No	No
16	CEDAR	Thuja plicata	8"	10'-0"	No	No
17	CEDAR	Thuja plicata	8"	10'-0"	No	No
18	CEDAR	Thuja plicata	8"	10'-0"	No	No
19	RED MAPLE	acer rubrum	8"	6'-0"	No	No
20	PALM	Trachycarpus fortunei	6"	6'-0"	No	Yes
21	PALM	Trachycarpus fortunei	6"	6'-0"	No	Yes
22	PALM	Trachycarpus fortunei	6"	6'-0"	No	Yes

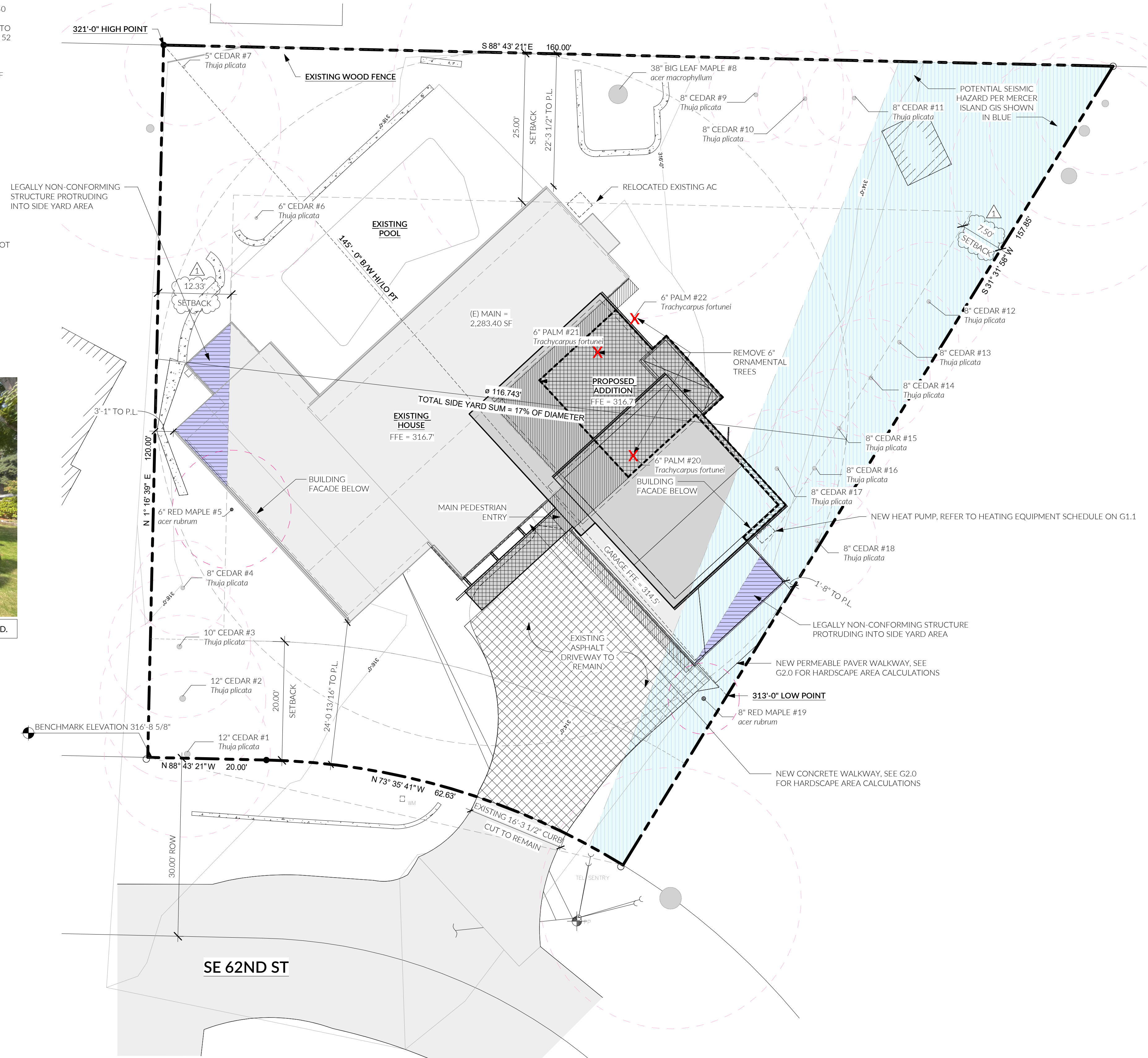


ORNAMENTAL PALMS #20, #21, #22 SHOWN IN PHOTO ABOVE TO BE REMOVED.



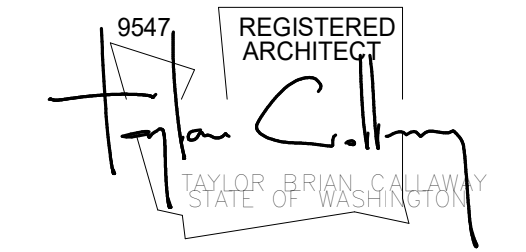
TREE PROTECTION NOTES

- GENERAL
- FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE
 - FENCING MUST BE KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
 - NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS BUT NOT LIMITED TO : MATERIAL STORAGE / STOCKPILING, PARKING, DUMPING OR WASHING.



1 A - SITE PLAN
1" = 10'-0"

206.414.9884
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FLORENCE ADDITION
8818 SE 62ND ST
MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

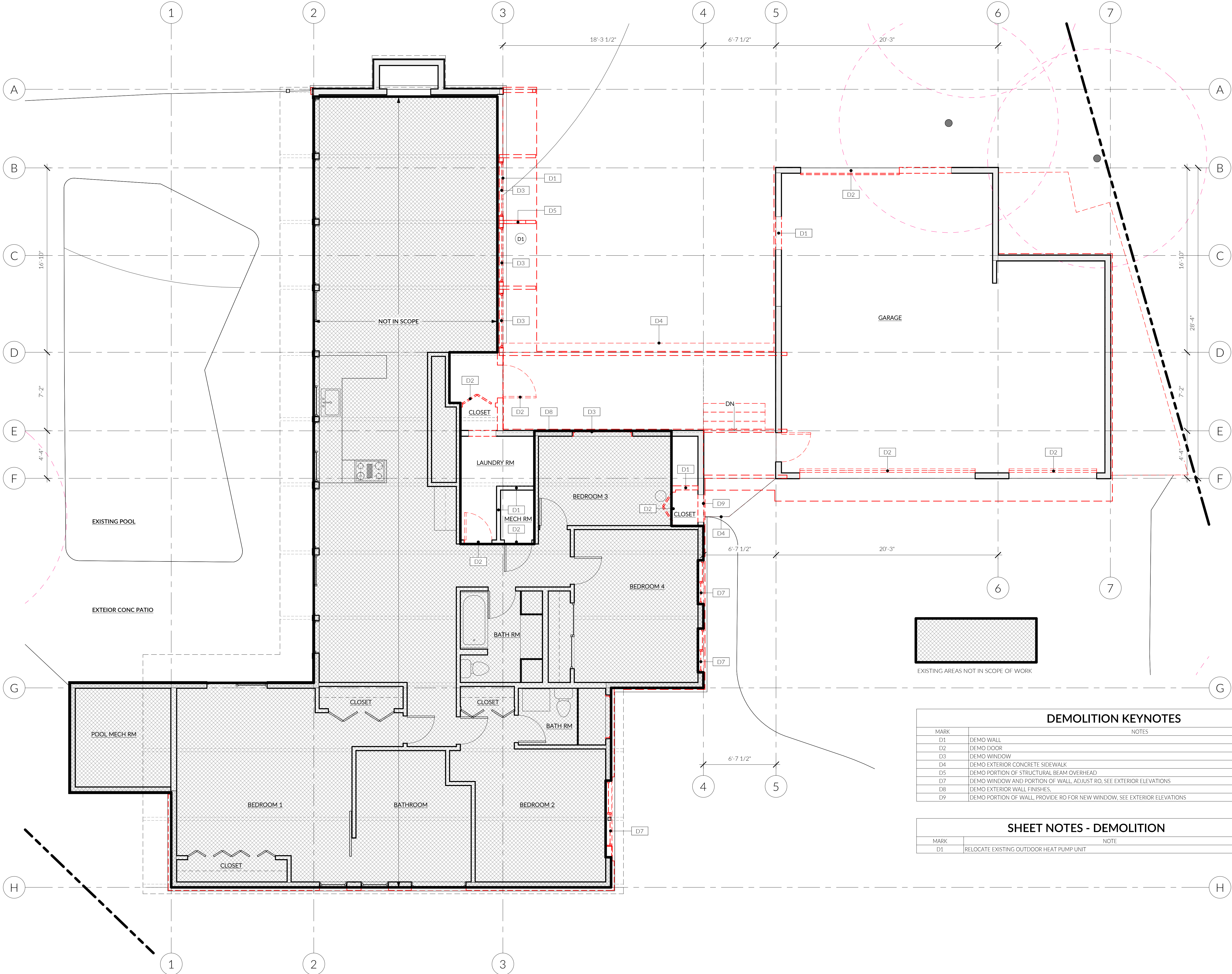
PERMIT SET FL #2309		
12 AUG 2024		
REVISIONS		
NO.	DESCRIPTION	DATE
1	Corrections #1	12/16/24

DRAWN BY: MD, DFG

SITE PLAN

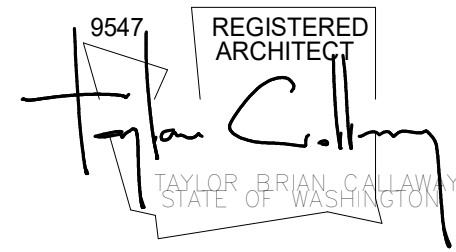


A 1.0



DEMOLITION KEYNOTES	
MARK	NOTES
D1	DEMO WALL
D2	DEMO DOOR
D3	DEMO WINDOW
D4	DEMO EXTERIOR CONCRETE SIDEWALK
D5	DEMO PORTION OF STRUCTURAL BEAM OVERHEAD
D7	DEMO WINDOW AND PORTION OF WALL, ADJUST RO. SEE EXTERIOR ELEVATIONS
D8	DEMO EXTERIOR WALL FINISHES.
D9	DEMO PORTION OF WALL, PROVIDE RO FOR NEW WINDOW, SEE EXTERIOR ELEVATIONS

SHEET NOTES - DEMOLITION	
MARK	NOTE
D1	RELOCATE EXISTING OUTDOOR HEAT PUMP UNIT



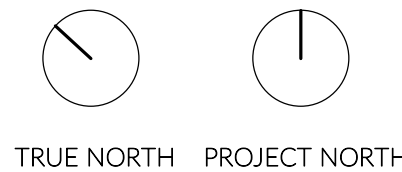
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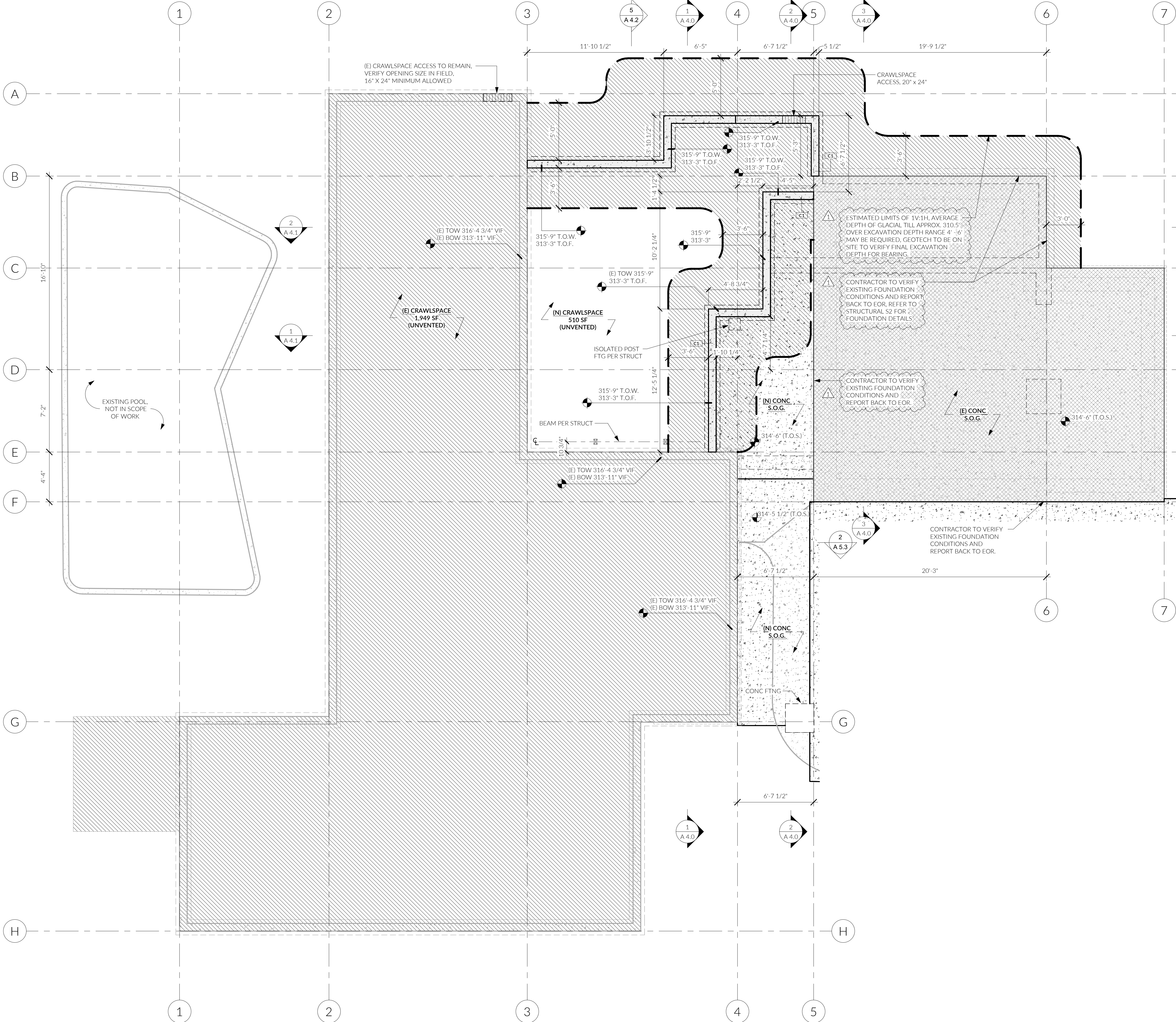
MUNICIPAL APPROVAL STAMPS

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12 AUG 2024	
NO.	REVISIONS
	DATE

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DEMOLITION PLANS





EXCAVATION AND SITE PREPARATION NOTES

- IT IS THE INTENT OF THE ARCHITECTURAL DRAWINGS TO COMPLY WITH ALL STANDARDS IN THE LOCAL GOVERNING AUTHORITY MUNICIPAL CODE DEVELOPMENT STANDARDS. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE IS A DISCREPANCY OR CONFLICT WITH COMPLIANCE IN THE DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, PLAN, AND IMPLEMENT EXCAVATION AND SITE WORK BASED ON SITE CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DETERMINE THE EXACT EXCAVATION NEEDED. NOTIFY ARCHITECT IMMEDIATELY IF DEVIATIONS IN THE DRAWINGS ARE REQUIRED OR HAVE OCCURRED. DEVIATIONS MAY REQUIRE ADDITIONAL REVIEW AND PERMITTING.
- REFER TO STRUCTURAL GENERAL NOTES, PLANS, AND DETAILS FOR SIZING AND SPACING OF ALL FOOTINGS, STEM WALLS, AND STRUCTURAL REINFORCING.
- PLEASE REFER TO LOCAL GOVERNING AUTHORITY RECOMMENDATIONS FOR EXCAVATION, FILL, & SITE PREPARATION FOR FOUNDATIONS PRIOR TO BREAKING GROUND. ARCHITECT AND STRUCTURAL ENGINEER REQUIRED TO BE CONSULTED ON ANY DISCREPANCIES IN EXCAVATION AND SOIL INFORMATION. LOCAL GOVERNING AUTHORITY MAY BE REQUIRED TO BE PRESENT DURING EXCAVATION.
- BOTTOM OF WALL CALLOUTS ARE ESTIMATES BASED OFF SURVEY TOPOGRAPHICAL DATA. THE CONTRACTOR AND EXCAVATOR ARE REQUIRED TO VERIFY FINAL EXCAVATION NEEDED AND FINAL FOOTING ELEVATIONS PER MEANS AND METHODS AND SOIL CONDITIONS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER TO ANY CHANGES TO FOOTING ELEVATIONS BASED ON SOIL CONDITIONS.
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING OR FACE OF CONCRETE UOJ. ALL DIMENSIONS ON THIS PLAN SHALL BE REFERENCED WITH ARCHITECTURAL AND STRUCTURAL PLANS. PLEASE CONTACT ARCHITECT IMMEDIATELY IF THERE ARE DISCREPANCIES.

ARCHITECTURAL FOUNDATION PLAN NOTES

- REFER TO STRUCTURAL GENERAL NOTES, PLANS, AND DETAILS FOR SIZING AND SPACING OF ALL FOOTINGS, STEM WALLS, AND STRUCTURAL REINFORCING
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING OR FACE OF CONCRETE UOJ. ALL DIMENSIONS ON THIS PLAN SHALL BE REFERENCED WITH ARCHITECTURAL AND STRUCTURAL PLANS. PLEASE CONTACT ARCHITECT IMMEDIATELY IF THERE ARE DISCREPANCIES.
- IF FINISHED CONCRETE IS CHOSEN AS A FINISHED FLOORING CONDITION, COORDINATE WITH ARCHITECT AND OWNER TO INCLUDE A PERCENTAGE OF LAMP BLACK IN SLAB CONCRETE MIX. FINAL PERCENTAGE OF LAMP BLACK TO BE DETERMINED BY CONCRETE SUBCONTRACTOR TO PRODUCE THE DESIRED CONCRETE COLOR.

GENERAL EXCAVATION AND GRADING NOTES

- REFER TO GEOTECHNICAL REPORT. ALL TEMPORARY GRADE CUTS SHALL BE 1V : 1H PER LOCAL GOVERNING AUTHORITY RECOMMENDATIONS. STEEPER EXCAVATION CUTS MAY BE USED WITH PRIOR REVIEW & APPROVAL BY GEOTECHNICAL ENGINEER.
- EXCAVATION DIAGRAM DEPICTS THE EXCAVATION NEEDED BASED ON THE ARCHITECTURE DRAWINGS AND SURVEY. CONTRACTOR AND SUB CONTRACTORS TO VERIFY AND DETERMINE EXACT EXCAVATION NEEDED FOR THE FOUNDATION BASED ON FIELD CONDITIONS. NOTIFY THE ARCHITECT IMMEDIATELY IF DEVIATIONS IN THE DRAWINGS ARE REQUIRED OR HAVE OCCURRED.
- PRIOR TO PLACING STRUCTURAL FILL BENEATH FOUNDATIONS, THE EXCAVATION SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO DOCUMENT THAT ADEQUATE BEARING SOILS HAVE BEEN EXPOSED.
- VERIFY ADEQUATE COMPACTION OF STRUCTURAL FILL WITH FREQUENT DENSITY TESTING DURING FILL PLACEMENT.
- NO TEMPORARY GRADE CUTS SHALL BE ALLOWED TO CROSS ANY PROPERTY LINE.
- SLOPES FOR PERMANENT EXCAVATIONS OR FILLS WITHOUT RETAINING WALLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL UNLESS EXPLICIT APPROVAL FROM LOCAL GOVERNING AUTHORITY.
- DURING DEVELOPMENT, IMPROVEMENT, USE OR CONSTRUCTION ALL NATURAL CONTOURS SHALL BE MAINTAINED TO THE EXTENT THAT NATURAL DRAINAGE FLOW FROM OR ONTO ADJACENT PUBLIC OR PRIVATE PROPERTY SHALL NOT BE DISRUPTED, BLOCKED, INCREASED, REDIRECTED, OR OTHERWISE MADE DETRIMENTAL TO THE USE OR MAINTENANCE OF ADJACENT PROPERTIES.

UNVENTED CRAWLSPACE NOTES

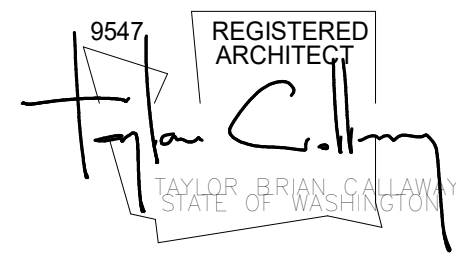
PER WSRC R408.3:

- PROVIDE CONTINUOUS CLASS 1 VAPOR RETARDER AND OVERLAP ALL JOINTS BY 6 INCHES. SEAL TAPE ALL SEAMS AND EXTEND EDGES AT LEAST 6 INCHES UP STEM WALL.
- PROVIDE RADON MITIGATION SYSTEM MEETING REQUIREMENTS OF WSRC APPENDIX F.
- CONTINUOUS MECHANICAL EXHAUST TO BE PROVIDED AT 1 CFM / 50SF. NEW CRAWLSPACE AREA OF 510 SF / 50 SF = 10.2 CFM REQUIRED.

RADON MITIGATION NOTES

- PER WSRC R408.3, A RADON SYSTEM SHALL BE INSTALLED THAT MEETS THE REQUIREMENTS OF APPENDIX F INCLUDING:
- A MIN 6 MIL POLYETHYLENE SHEET OR SIM SHALL BE PLACED ON TOP OF THE CRAWLSPACE SOIL PRIOR TO PLACING THE FLOOR ASSEMBLY. THE SHEETING SHALL COVER THE ENTIRE AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED 12 INCHES MINIMUM. THE SHEETING SHALL FIT CLOSELY AROUND ANY PENETRATIONS.
- OPENINGS THROUGH THE FLOOR ASSEMBLY OVER CRAWLSPACE SHALL BE SEALED WITH A POLYURETHANE CAULK OR SIM TO PREVENT AIR LEAKAGE.
- NO PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM REQUIRED PER EXCEPTION AF103.5.
- A MIN 3 INCH DIAMETER PVC OR SIM GAS-TIGHT PIPE SHALL BE EMBEDDED BELOW THE CRAWLSPACE MEMBRANE AND SHALL EXTEND UP TO EXHAUST ABOVE THE ROOF PER AF103.6.1.
- SEE APPENDIX F SECTIONS 103.6 - 103.9 FOR ADDITIONAL VENT PIPE REQUIREMENTS.

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MUNICIPAL APPROVAL STAMPS

PERMIT SET || FL #2309

12 AUG 2024

		REVISIONS	
NO.	DESCRIPTION	DATE	
1	Corrections #1	12/16/24	

DRAWN BY: MD, DFG

ARCH FOUNDATION &
EXCAVATION PLAN



TRUE NORTH PROJECT NORTH

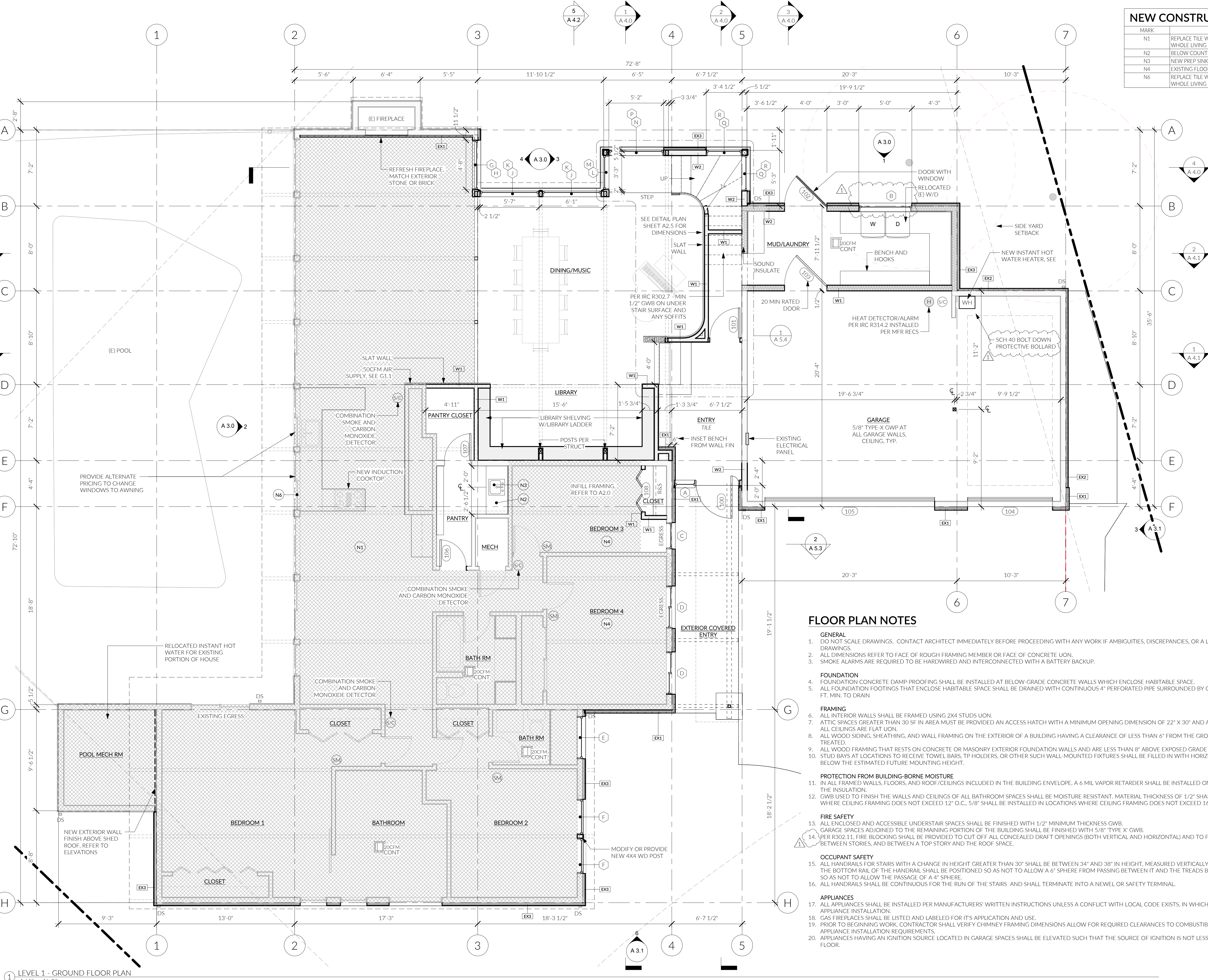
1 A - FOUNDATION
1/4" = 1'-0"

A 2.1

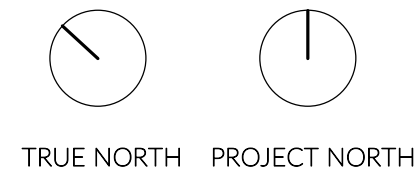
NEW CONSTRUCTION KEYNOTES	
MARK	NOTE
N1	REPLACE TILE WITH NEW WATERPROOF FLOORING, WHOLE LIVING SPACE INCLUDING BATHROOM, PANTRY
N2	BELOW COUNTER REFRIGERATOR DRAWERS
N3	NEW PREP SINK
N4	EXISTING FLOORING AT BEDROOMS TO REMAIN
N6	REPLACE TILE WITH NEW WATERPROOF FLOORING, WHOLE LIVING SPACE INCLUDING BATHROOM, PANTRY

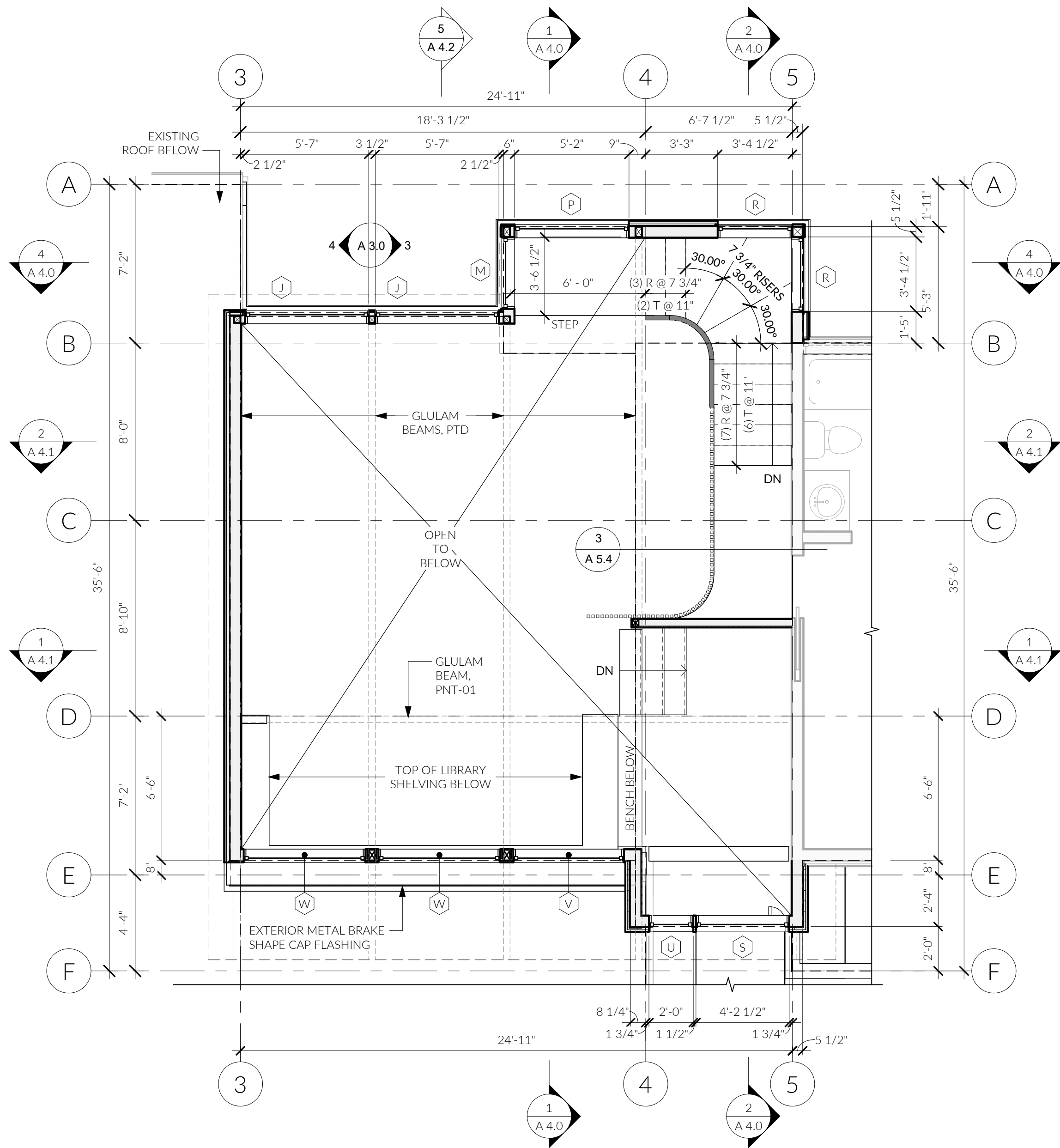
FLOOR PLAN NOTES

- GENERAL**
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES, DISCREPANCIES, OR A LACK OF INFORMATION EXIST IN DRAWINGS.
 - ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE UON.
 - SMOKE ALARMS ARE REQUIRED TO BE HARDWIRED AND INTERCONNECTED WITH A BATTERY BACKUP.
- FOUNDATION**
- FOUNDATION CONCRETE DAMP-PROOFING SHALL BE INSTALLED AT BELOW-GRADE CONCRETE WALLS WHICH ENCLOSE HABITABLE SPACE.
 - ALL FOUNDATION FOOTINGS THAT ENCLOSE HABITABLE SPACE SHALL BE DRAINED WITH CONTINUOUS 4" PERFORATED PIPE SURROUNDED BY CRUSHED ROCK, SLOPED @ 1/4" PER FT, MIN, TO DRAIN
- FRAMING**
- ALL INTERIOR WALLS SHALL BE FRAMED USING 2X4 STUDS UON.
 - ATTIC SPACES GREATER THAN 30 SF IN AREA MUST BE PROVIDED AN ACCESS HATCH WITH A MINIMUM OPENING DIMENSION OF 22" X 30" AND A MINIMUM HEADROOM OF 30"
 - ALL CEILINGS ARE FLAT UON.
 - ALL WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND SHALL BE PRESERVATIVE TREATED.
 - ALL WOOD FRAMING THAT RESTS ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" ABOVE EXPOSED GRADE SHALL BE PRESERVATIVE TREATED.
 - STUD BAYS AT LOCATIONS TO RECEIVE TOWEL BARS, TP HOLDERS, OR OTHER SUCH WALL-MOUNTED FIXTURES SHALL BE FILLED IN WITH HORIZONTAL BLOCKING 12" ABOVE AND BELOW THE ESTIMATED FUTURE MOUNTING HEIGHT.
- PROTECTION FROM BUILDING-BORNE MOISTURE**
- IN ALL FRAMED WALLS, FLOORS, AND ROOF/CEILINGS INCLUDED IN THE BUILDING ENVELOPE, A 6 MIL VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION.
 - GWB USED TO FINISH THE WALLS AND CEILINGS OF ALL BATHROOM SPACES SHALL BE MOISTURE RESISTANT. MATERIAL THICKNESS OF 1/2" SHALL BE INSTALLED IN LOCATIONS WHERE CEILING FRAMING DOES NOT EXCEED 12" O.C., 5/8" SHALL BE INSTALLED IN LOCATIONS WHERE CEILING FRAMING DOES NOT EXCEED 16" O.C..
- FIRE SAFETY**
- ALL ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACES SHALL BE FINISHED WITH 1/2" MINIMUM THICKNESS GWB.
 - GARAGE SPACES ADJOINED TO THE REMAINING PORTION OF THE BUILDING SHALL BE FINISHED WITH 5/8" TYPE X' GWB.
 - PER R302.11, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
- OCCUPANT SAFETY**
- ALL HANDRAILS FOR STAIRS WITH A CHANGE IN HEIGHT GREATER THAN 30" SHALL BE BETWEEN 34" AND 38" IN HEIGHT, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. THE BOTTOM RAIL OF THE HANDRAIL SHALL BE POSITIONED SO AS NOT TO ALLOW A 6" SPHERE FROM PASSING BETWEEN IT AND THE TREADS BELOW. BALUSTERS SHALL BE PLACED SO AS NOT TO ALLOW THE PASSAGE OF A 4" SPHERE.
 - ALL HANDRAILS SHALL BE CONTINUOUS FOR THE RUN OF THE STAIRS AND SHALL TERMINATE INTO A NEWEL OR SAFETY TERMINAL.
- APPLIANCES**
- ALL APPLIANCES SHALL BE INSTALLED PER MANUFACTURERS' WRITTEN INSTRUCTIONS UNLESS A CONFLICT WITH LOCAL CODE EXISTS, IN WHICH CASE LOCAL CODE SHALL GOVERN APPLIANCE INSTALLATION.
 - GAS FIREPLACES SHALL BE LISTED AND LABELED FOR ITS APPLICATION AND USE.
 - PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY CHIMNEY FRAMING DIMENSIONS ALLOW FOR REQUIRED CLEARANCES TO COMBUSTIBLE MATERIALS ESTABLISHED BY APPLIANCE INSTALLATION REQUIREMENTS.
 - APPLIANCES HAVING AN IGNITION SOURCE LOCATED IN GARAGE SPACES SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE GARAGE FLOOR.

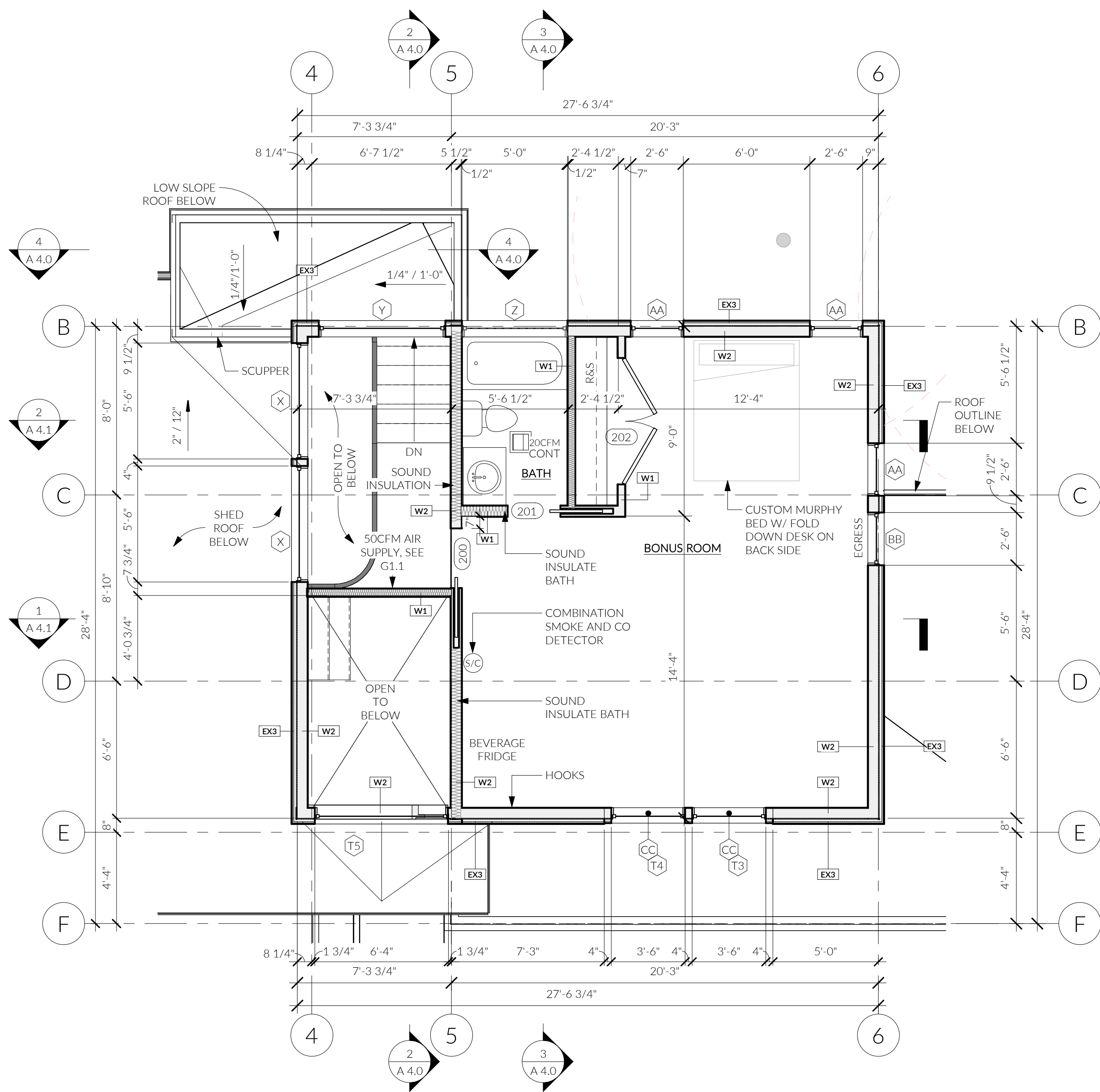


1 LEVEL 1 - GROUND FLOOR PLAN
1/4" = 1'-0"





1 LEVEL 1 - CLERESTORY
1/4" = 1'-0"

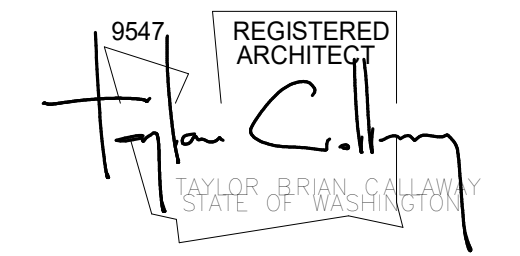


2 LEVEL 2 - NEW FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

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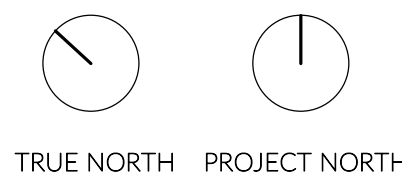
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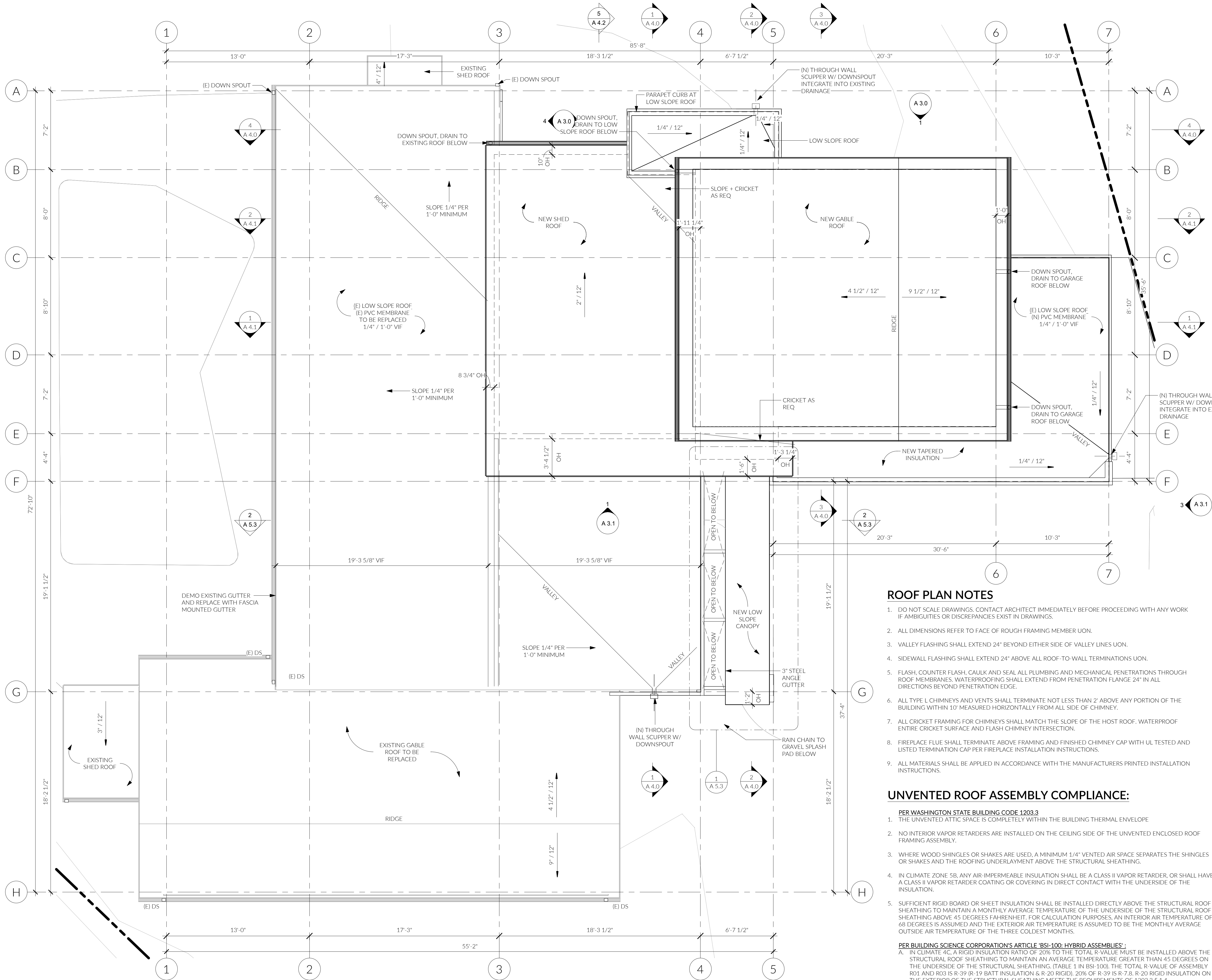
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LEVEL 2 - FLOOR PLAN





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

ROOF PLAN NOTES

- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES OR DISCREPANCIES EXIST IN DRAWINGS.
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER UON.
- VALLEY FLASHING SHALL EXTEND 24" BEYOND EITHER SIDE OF VALLEY LINES UON.
- SIDEWALL FLASHING SHALL EXTEND 24" ABOVE ALL ROOF-TO-WALL TERMINATIONS UON.
- FLASH, COUNTER FLASH, CAULK AND SEAL ALL PLUMBING AND MECHANICAL PENETRATIONS THROUGH ROOF MEMBRANES. WATERPROOFING SHALL EXTEND FROM PENETRATION FLANGE 24" IN ALL DIRECTIONS BEYOND PENETRATION EDGE.
- ALL TYPE L CHIMNEYS AND VENTS SHALL TERMINATE NOT LESS THAN 2' ABOVE ANY PORTION OF THE BUILDING WITHIN 10' MEASURED HORIZONTALLY FROM ALL SIDE OF CHIMNEY.
- ALL CRICKET FRAMING FOR CHIMNEYS SHALL MATCH THE SLOPE OF THE HOST ROOF. WATERPROOF ENTIRE CRICKET SURFACE AND FLASH CHIMNEY INTERSECTION.
- FIREPLACE FLUE SHALL TERMINATE ABOVE FRAMING AND FINISHED CHIMNEY CAP WITH UL TESTED AND LISTED TERMINATION CAP PER FIREPLACE INSTALLATION INSTRUCTIONS.
- ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS.

UNVENTED ROOF ASSEMBLY COMPLIANCE:

- PER WASHINGTON STATE BUILDING CODE 1203.3**
- THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE
 - NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
 - WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4" VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
 - IN CLIMATE ZONE 5B, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
 - SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN A MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45 DEGREES FAHRENHEIT. FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68 DEGREES IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

- PER BUILDING SCIENCE CORPORATION'S ARTICLE 'BSI-100: HYBRID ASSEMBLIES':**
- IN CLIMATE 4C, A RIGID INSULATION RATIO OF 20% TO THE TOTAL R-VALUE MUST BE INSTALLED ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN AN AVERAGE TEMPERATURE GREATER THAN 45 DEGREES ON THE UNDERSIDE OF THE STRUCTURAL SHEATHING. (TABLE 1 IN BSI-100). THE TOTAL R-VALUE OF ASSEMBLY R01 AND R03 IS R-39 (R-19 BATT INSULATION & R-20 RIGID). 20% OF R-39 IS R-7.8. R-20 RIGID INSULATION ON THE EXTERIOR OF THE STRUCTURAL SHEATHING MEETS THE REQUIREMENTS OF 1203.3.5.1.4.
 - WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-PERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

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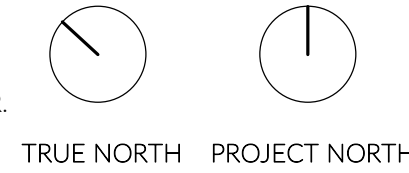
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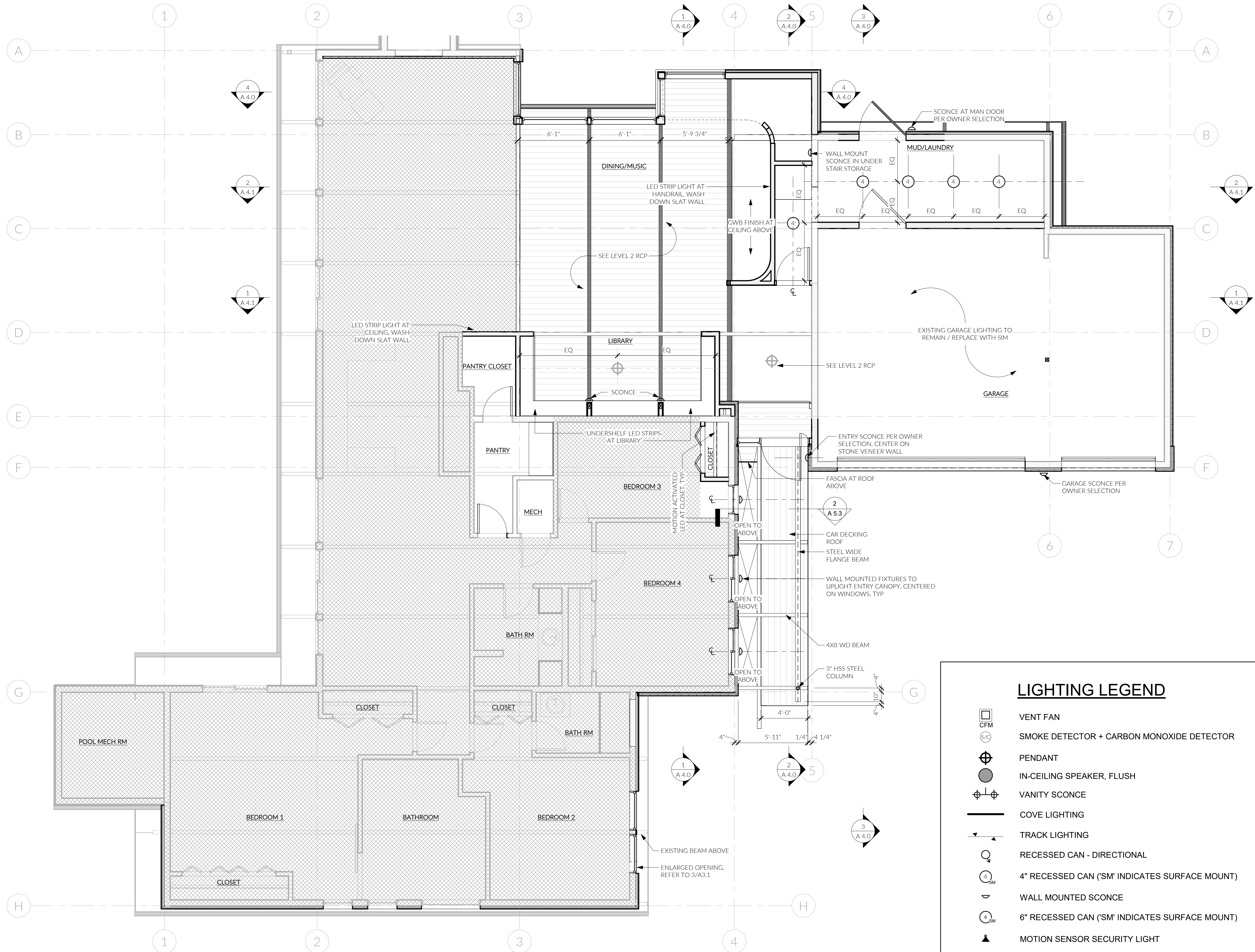
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ROOF PLAN



A 2.4



1 LEVEL 1 RCP
1/4" = 1'-0"

VENT FAN

SMOKE DETECTOR + CARBON MONOXIDE DETECTOR

PENDANT

IN-CEILING SPEAKER, FLUSH

VANITY SCONCE

COVE LIGHTING

TRACK LIGHTING

RECESSED CAN - DIRECTIONAL

4" RECESSED CAN ('SM' INDICATES SURFACE MOUNT)

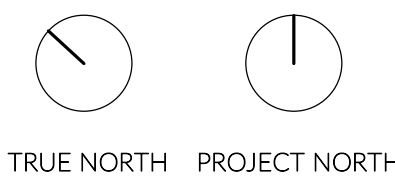
WALL MOUNTED SCONCE

6" RECESSED CAN ('SM' INDICATES SURFACE MOUNT)

MOTION SENSOR SECURITY LIGHT

ALL FIXTURES PER OWNER SELECTION.

1 LIGHTING LEGEND
1/4" = 1'-0"



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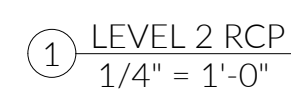
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LEVEL 1 - RCP



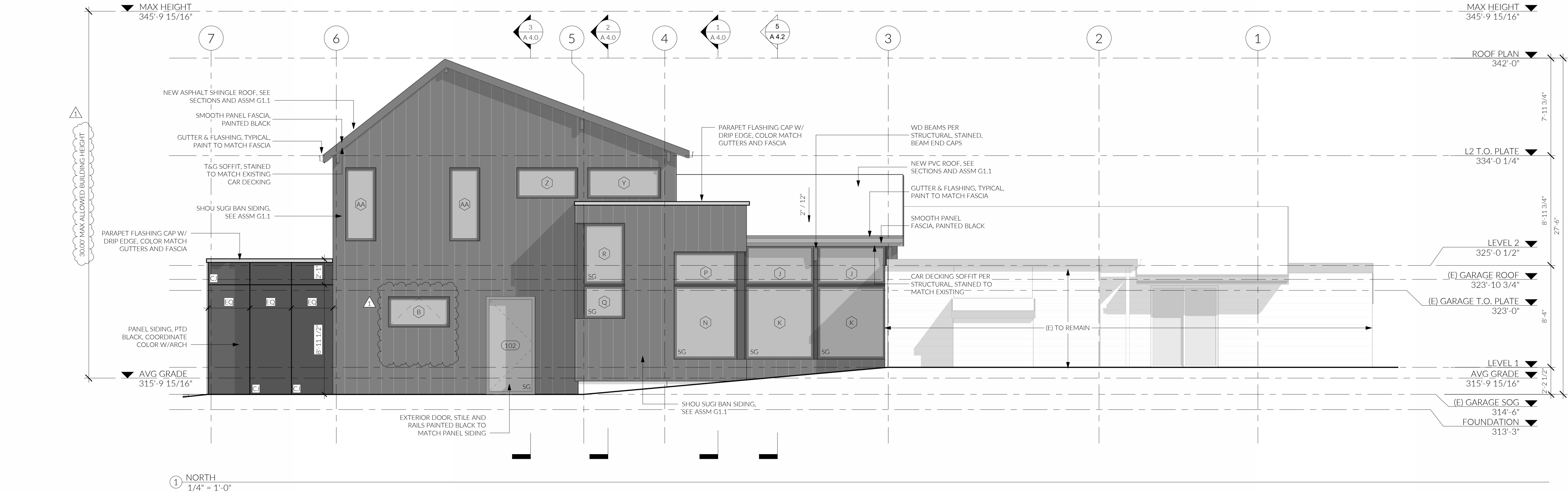
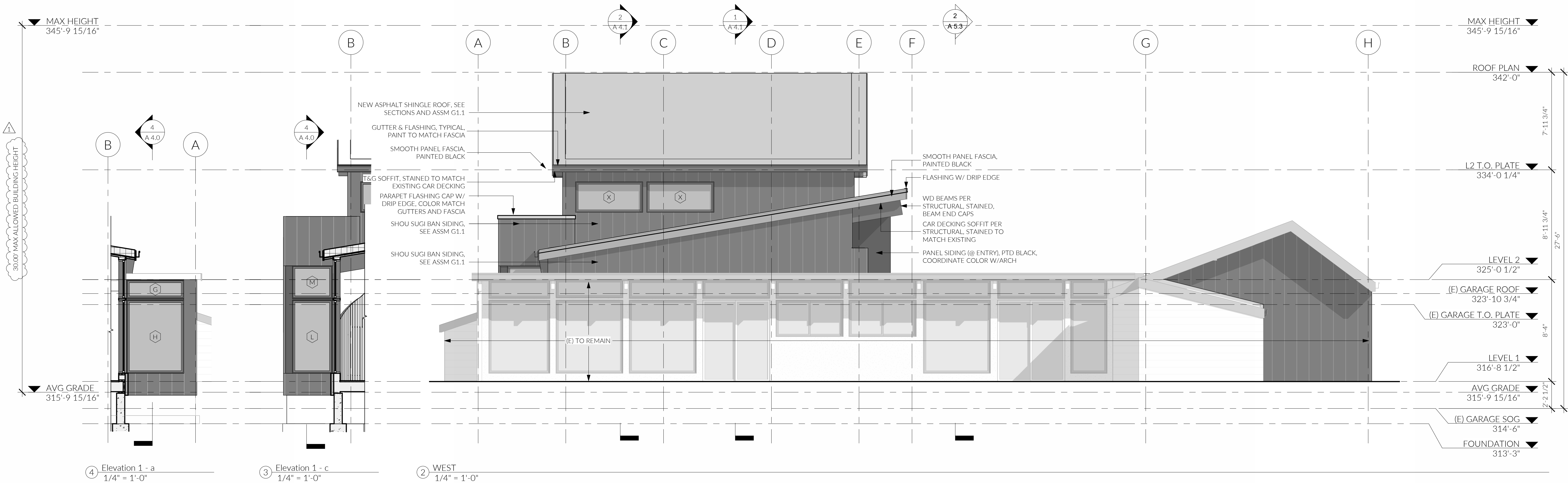
	VENT FAN
	SMOKE DETECTOR + CARBON MONOXIDE DETECTOR
	PENDANT
	IN-CEILING SPEAKER, FLUSH
	VANITY SCONCE
	COVE LIGHTING
	TRACK LIGHTING
	RECESSED CAN - DIRECTIONAL
	4" RECESSED CAN ('SM' INDICATES SURFACE MOUNT)
	WALL MOUNTED SCONCE
	6" RECESSED CAN ('SM' INDICATES SURFACE MOUNT)
	MOTION SENSOR SECURITY LIGHT

ALL FIXTURES PER OWNER SELECTION.

DRAWN BY: DFG

LEVEL 2 - RCP

A 2.7



WINDOW NOTE:
WINDOWS BELOW 36" A.F.F. REQUIRED EMERGENCY EGRESS WINDOWS ARE TO BE PROVIDED WITH OPENING CONTROL DEVICES COMPLYING WITH SBC 1013.8.1 (EXCEPTION 4).

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TAYLOR BRIAN SULLIVAN
STATE OF WASHINGTON

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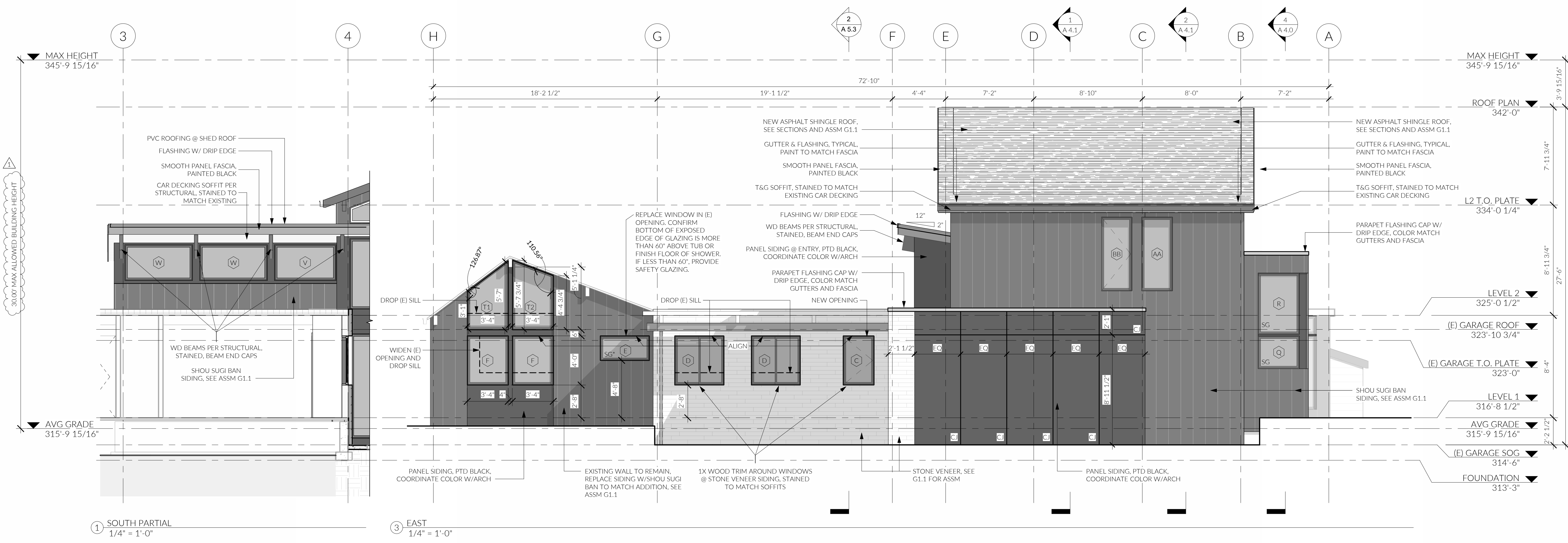
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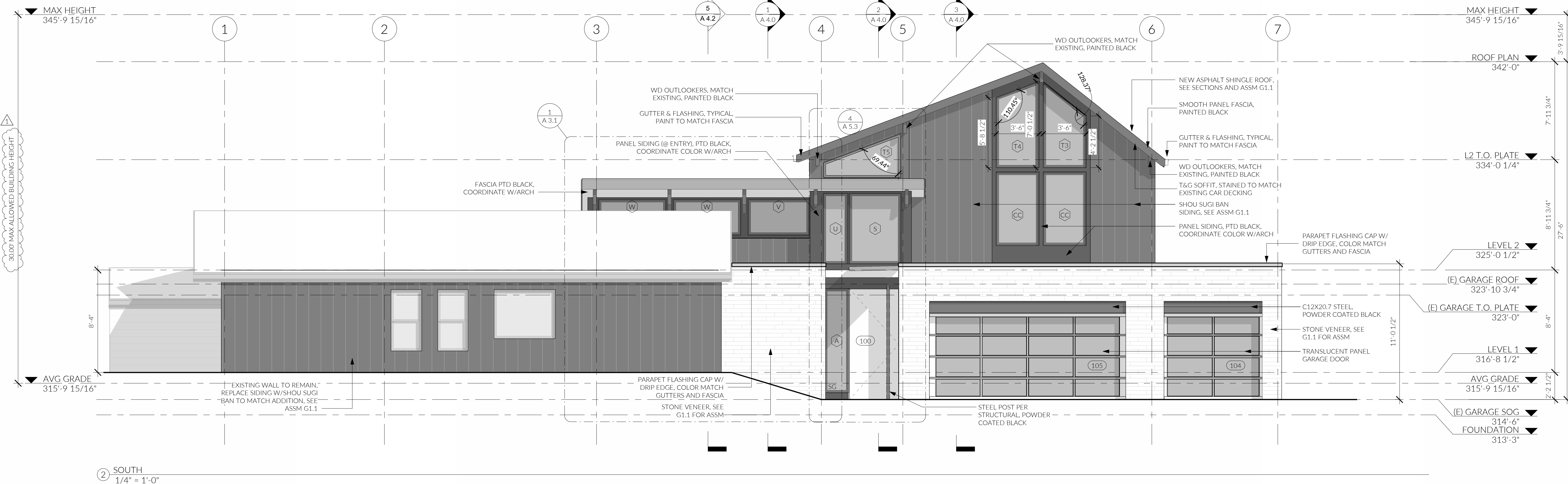
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ELEVATIONS



① SOUTH PARTIAL
1/4" = 1'-0"

③ EAST
1/4" = 1'-0"



② SOUTH
1/4" = 1'-0"

WINDOW NOTE:
WINDOWS BELOW 36" A.F.F. REQUIRED EMERGENCY EGRESS WINDOWS ARE TO BE PROVIDED WITH OPENING CONTROL DEVICES COMPLYING WITH SBC 1013.8.1 (EXCEPTION 4).

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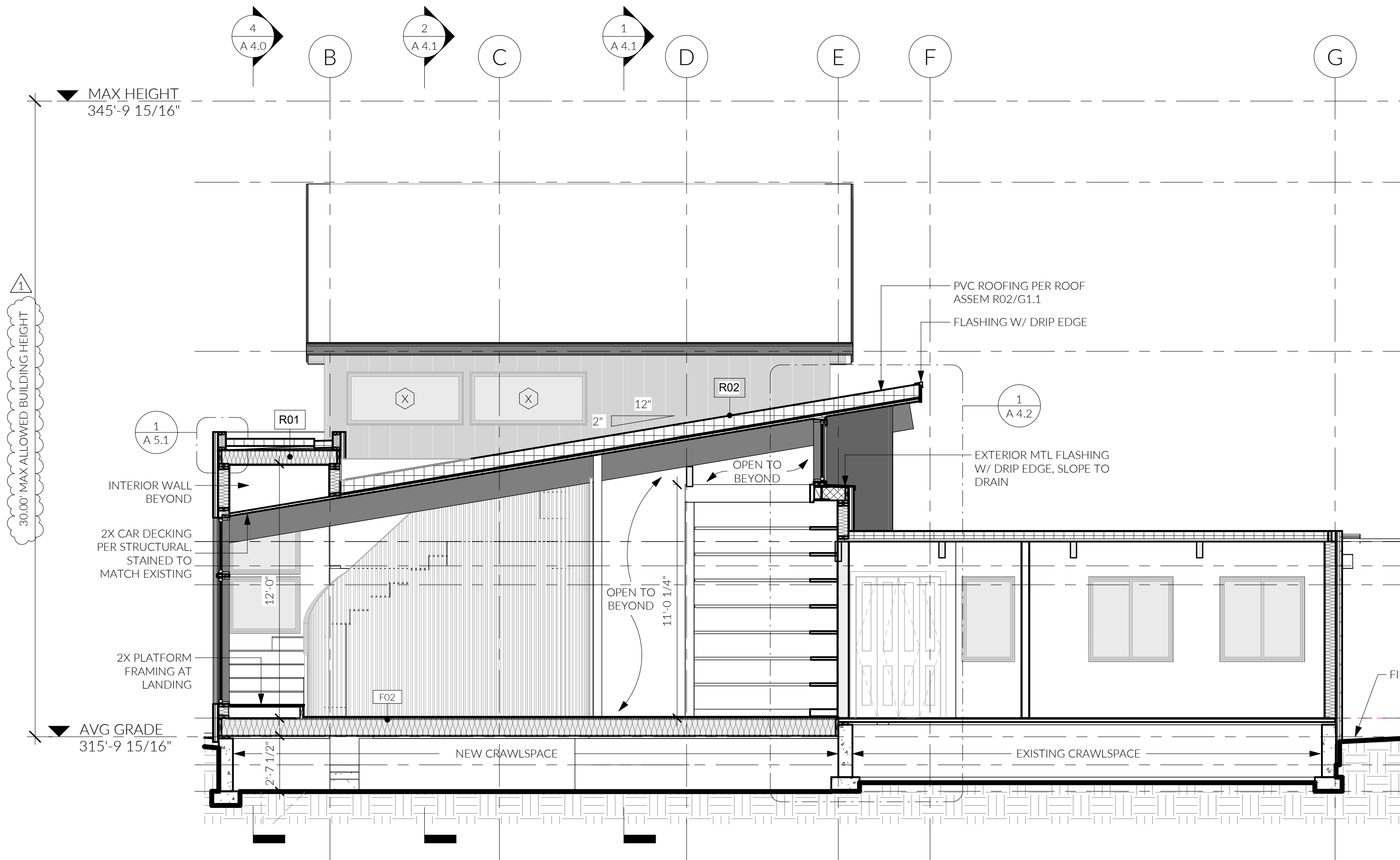
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TAYLOR BRUNSON
STATE OF WASHINGTON

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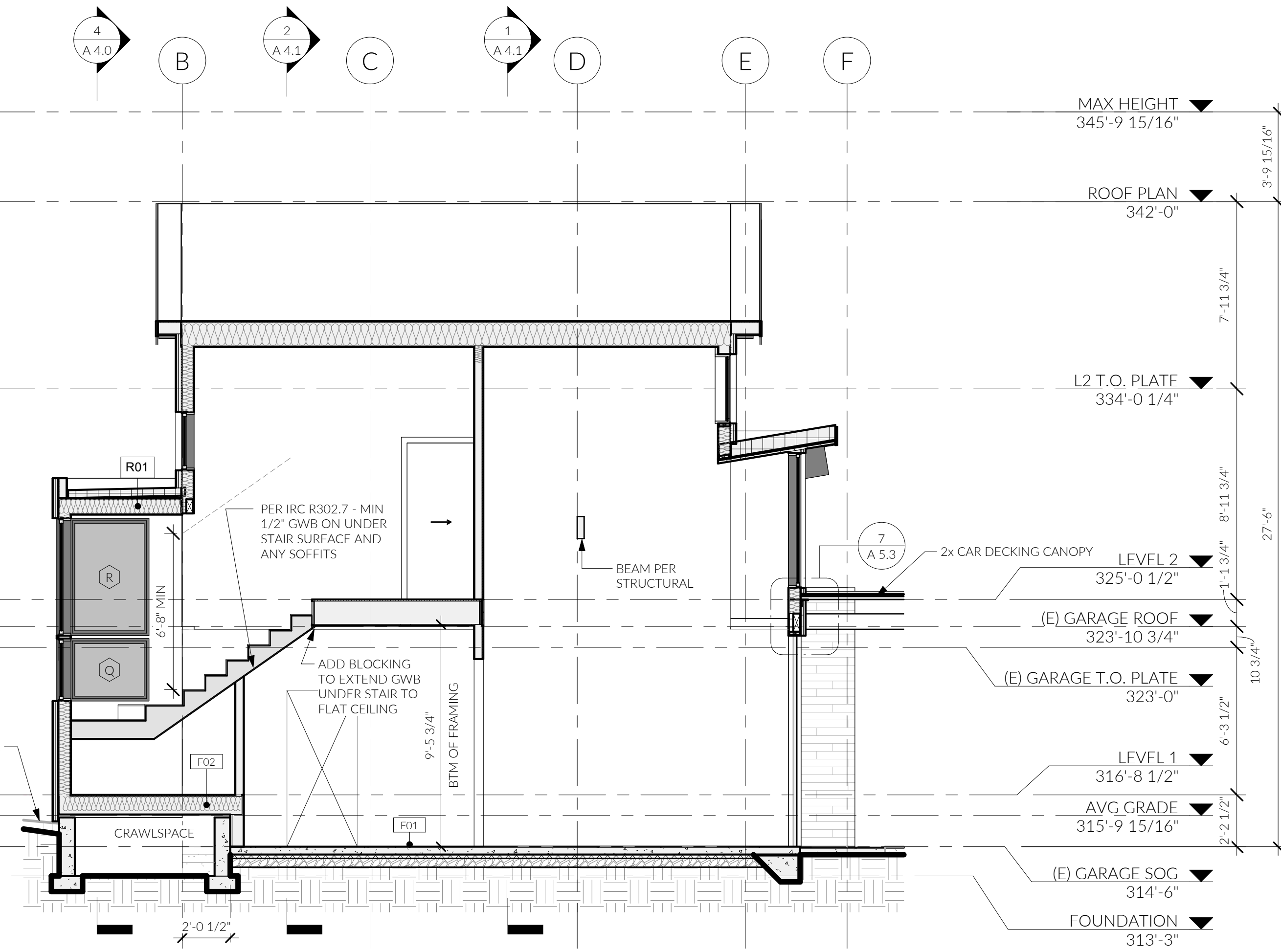
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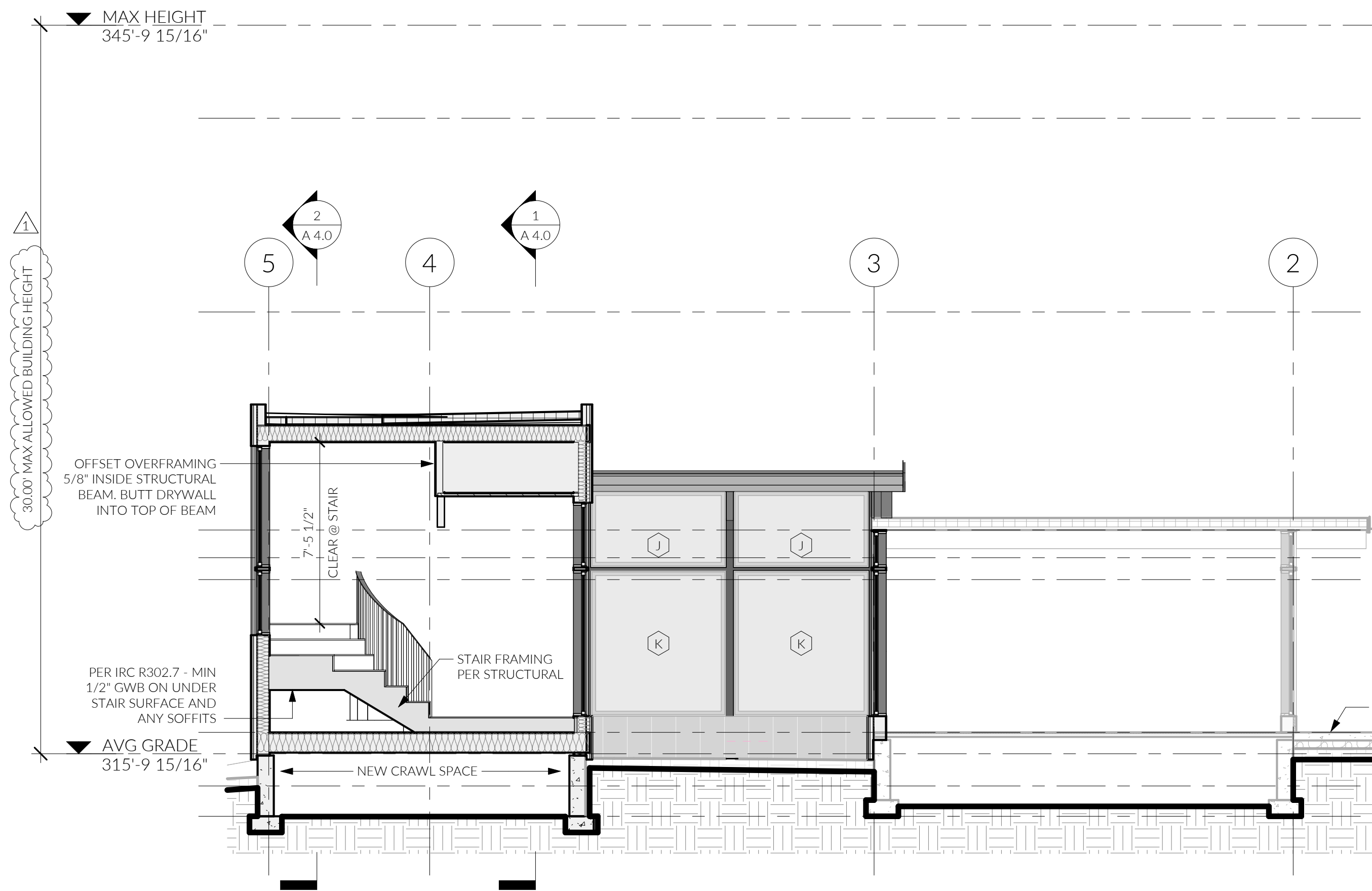
REVISIONS
NO. DESCRIPTION DATE
1 Corrections #1 12/16/24



① BUILDING SECTION 3.7
1/4" = 1'-0"

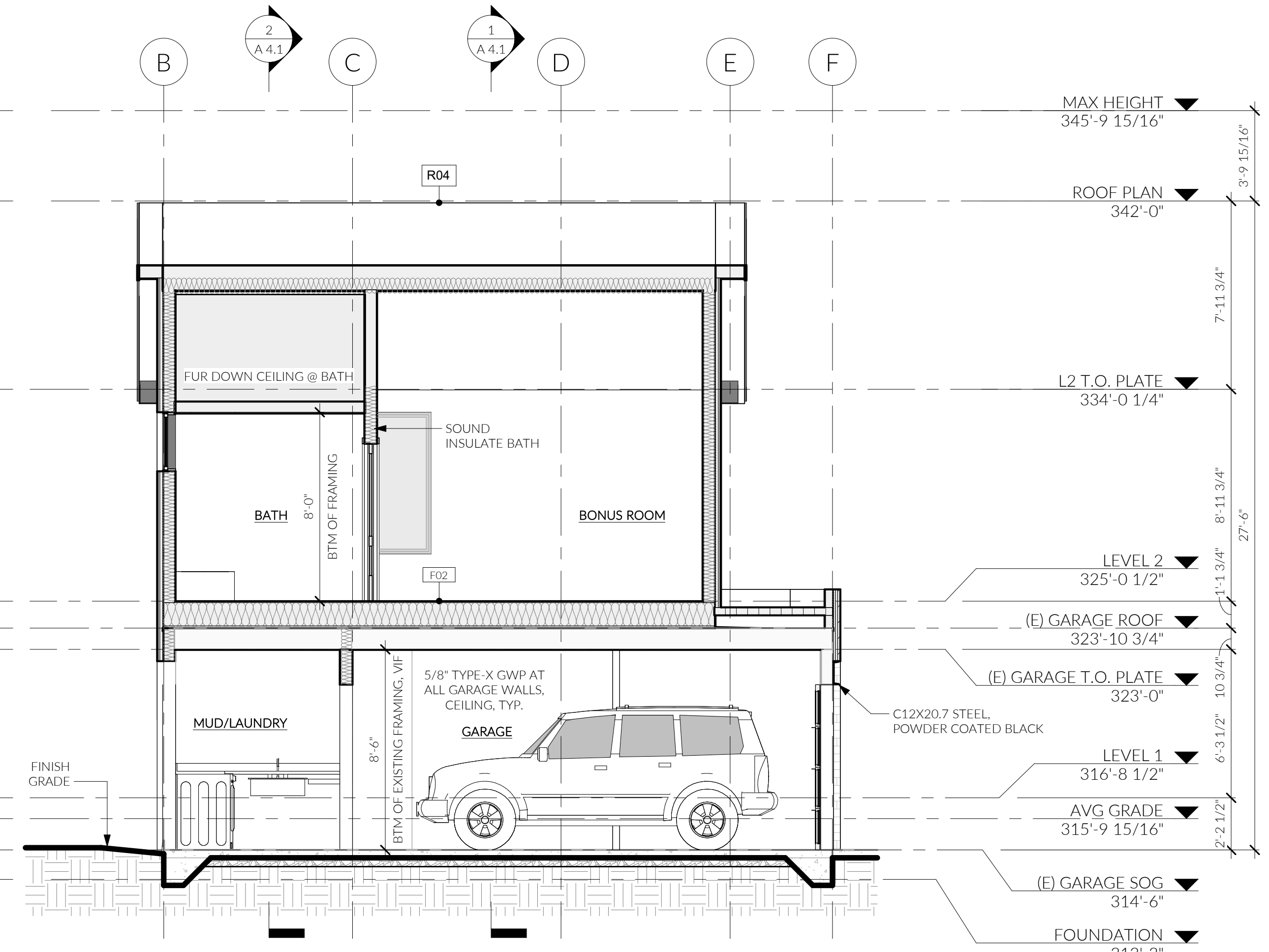


② BUILDING SECTION 4.7
1/4" = 1'-0"



④ BUILDING SECTION A.5
1/4" = 1'-0"

- NOTE:**
- 1) SRC R312.1.2 - GUARDRAILS MUST BE A MINIMUM HEIGHT OF 36"
 - 2) SRC R312.1.3 - ALL GUARDRAILS MUST HAVE A MAX. OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
 - 3) SRC R301.5 - ALL GUARDRAILS MUST BE DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS
 - 4) SEE SHEETS A2.1 - A2.3 FOR WALL ASSEMBLY TYPE CALLOUTS.



③ BUILDING SECTION 5.2
1/4" = 1'-0"

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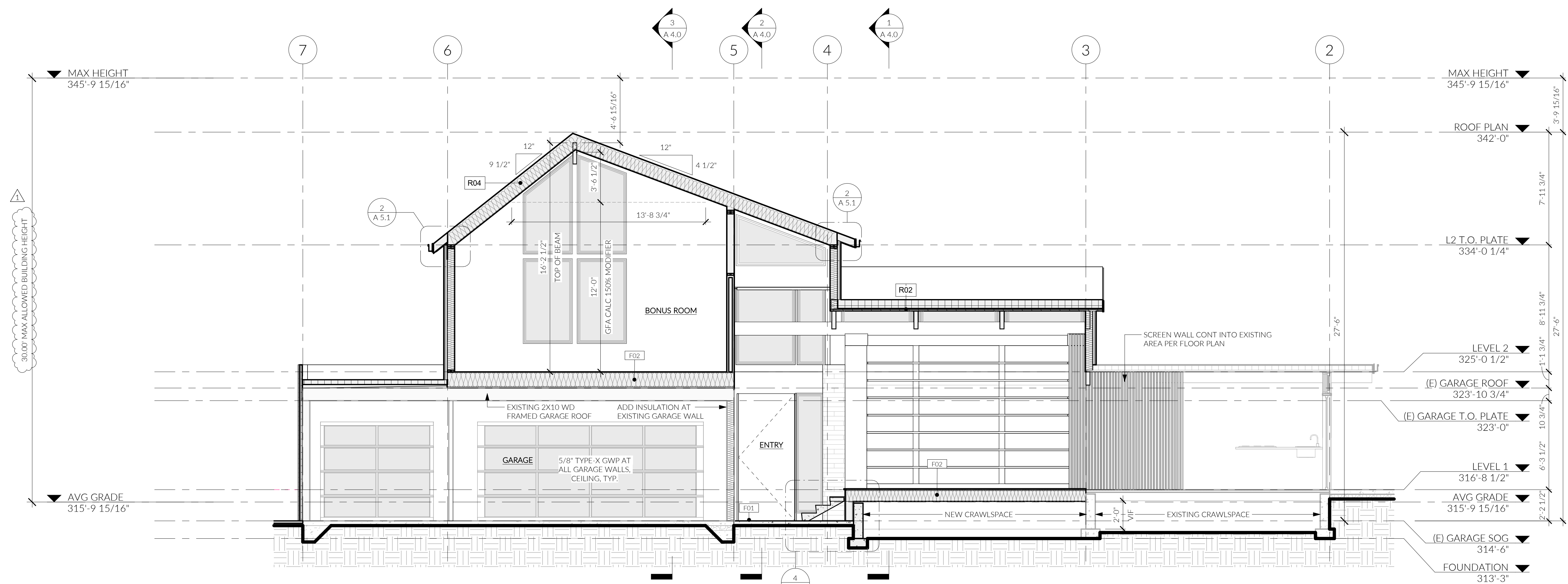
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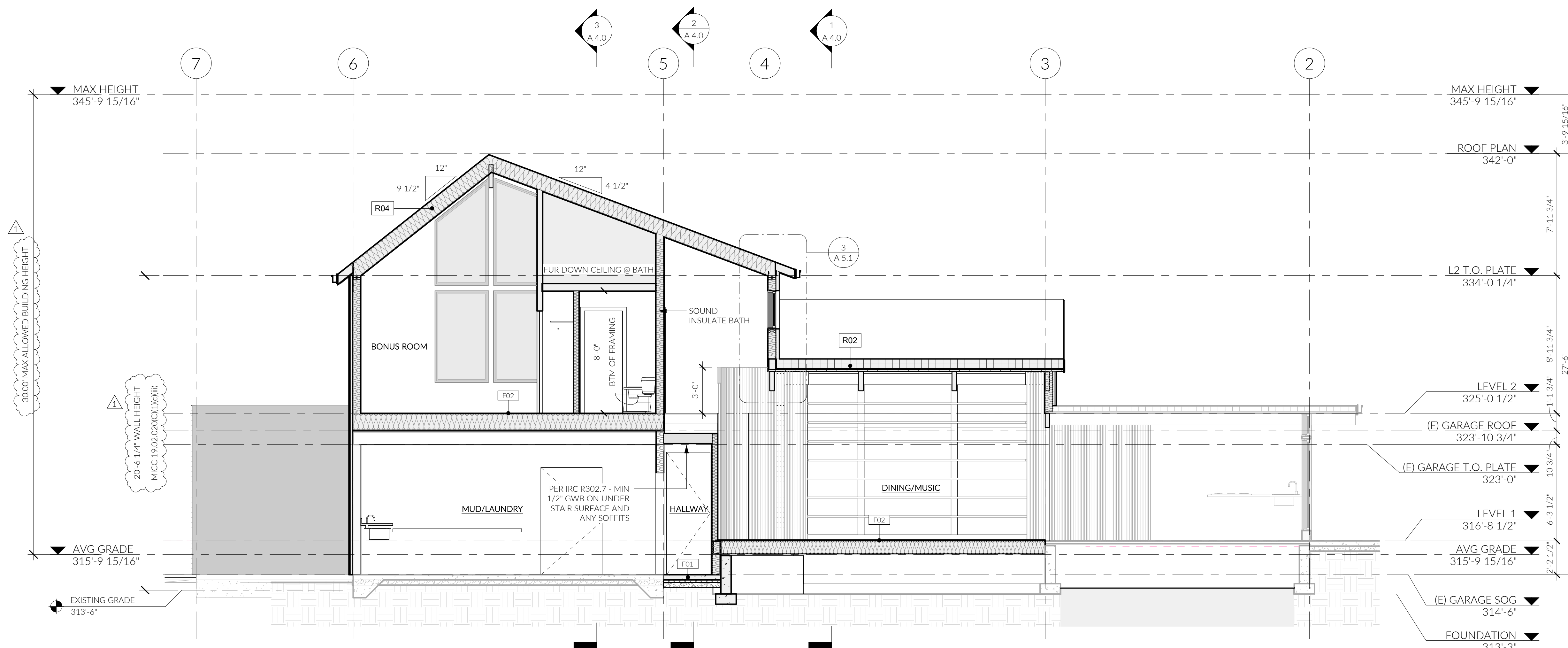
SECTIONS

A 4.0

FIRST LAMP ARCHITECTS BUILDERS



1 BUILDING SECTION C.7
1/4" = 1'-0"



2 BUILDING SECTION B.6
1/4" = 1'-0"

NOTE: 1) SRC R312.1.2 - GUARDRAILS MUST BE A MINIMUM HEIGHT OF 36"
2) SRC R312.1.3 - ALL GUARDRAILS MUST HAVE A MAX. OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
3) SRC R301.5 - ALL GUARDRAILS MUST BE DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS
4) SEE SHEETS A2.1 - A2.3 FOR WALL ASSEMBLY TYPE CALLOUTS.

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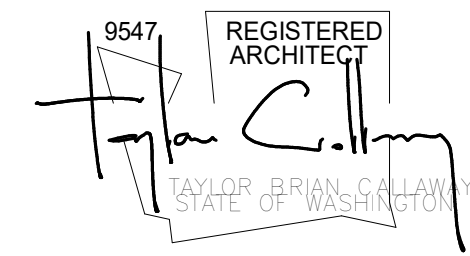
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SECTIONS

A 4.1



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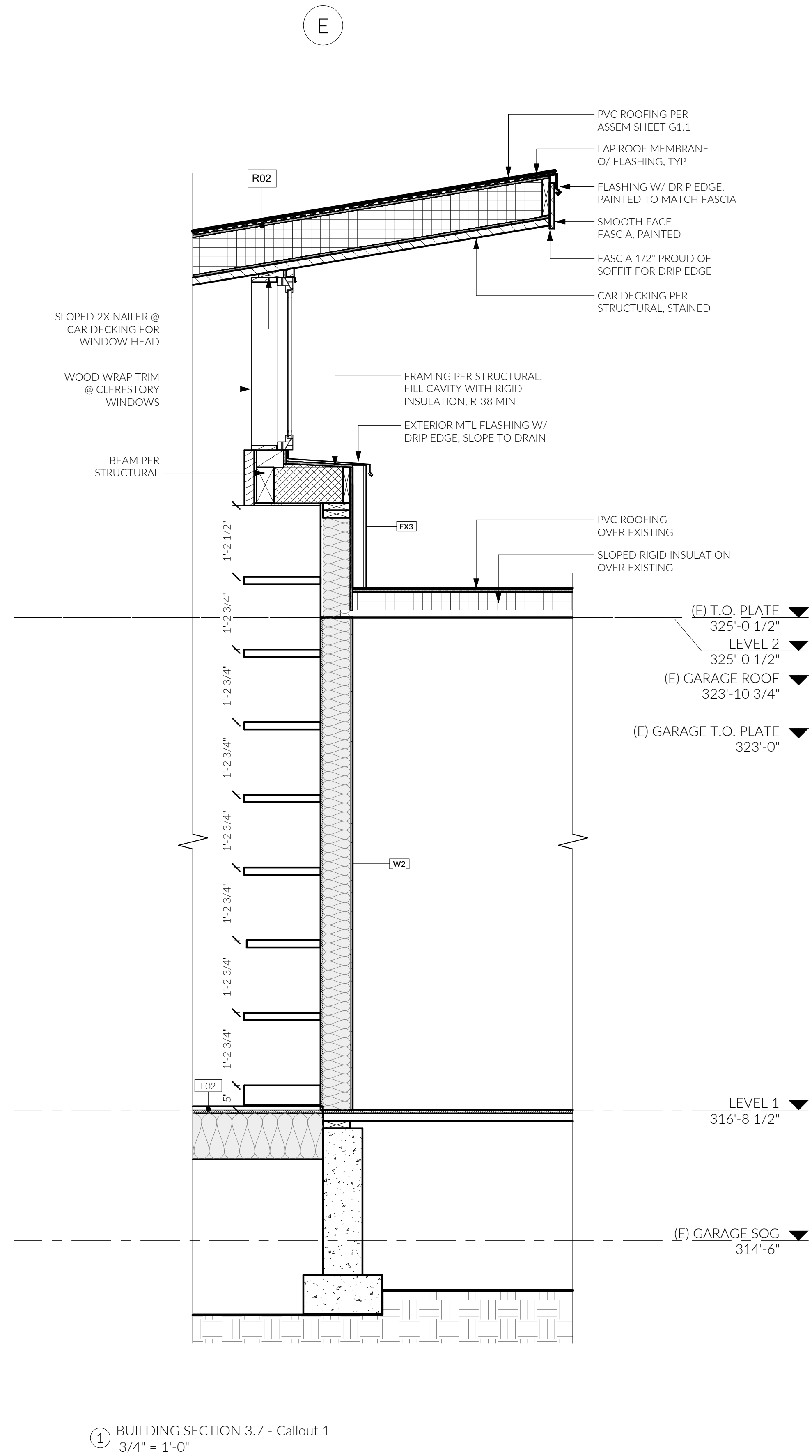
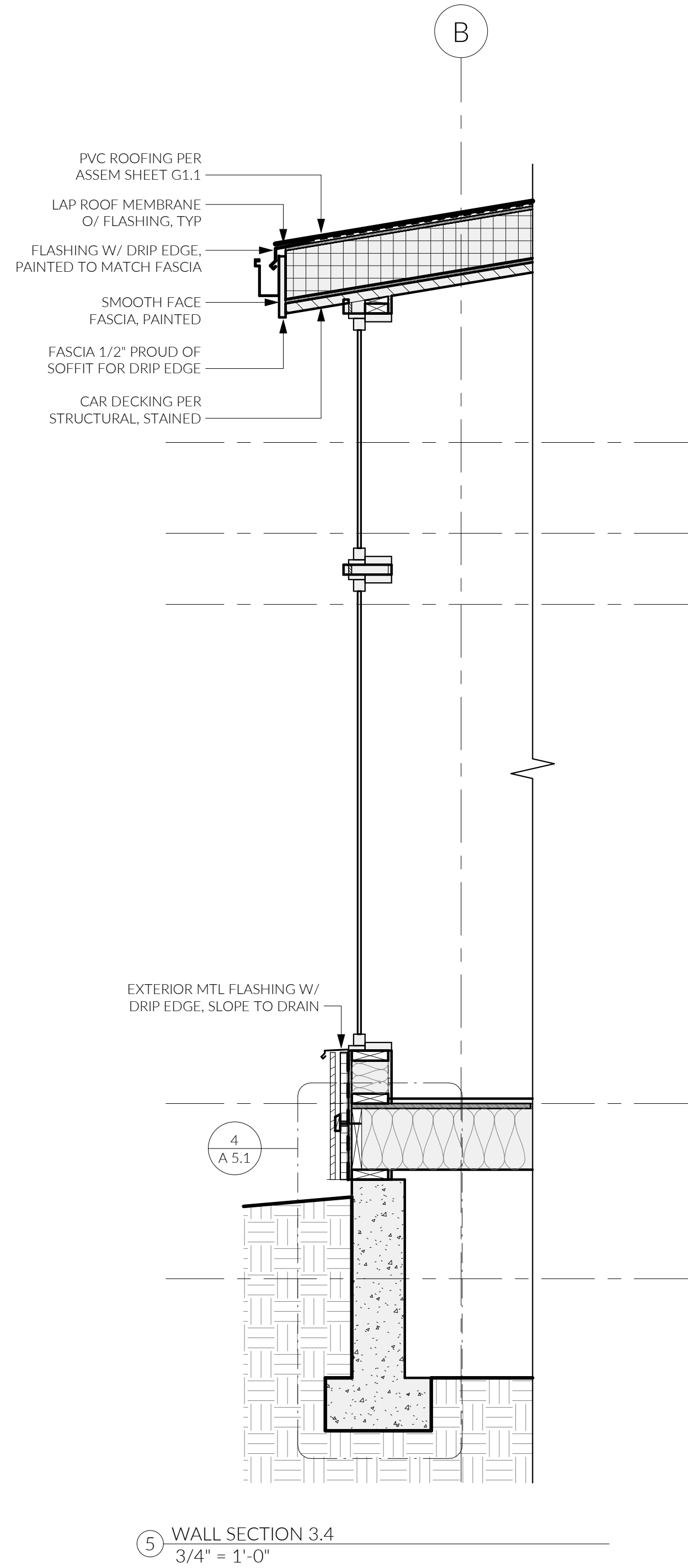
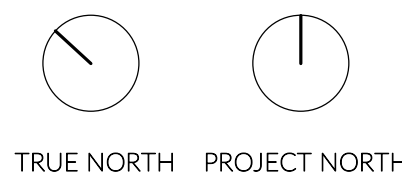
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WALL SECTIONS

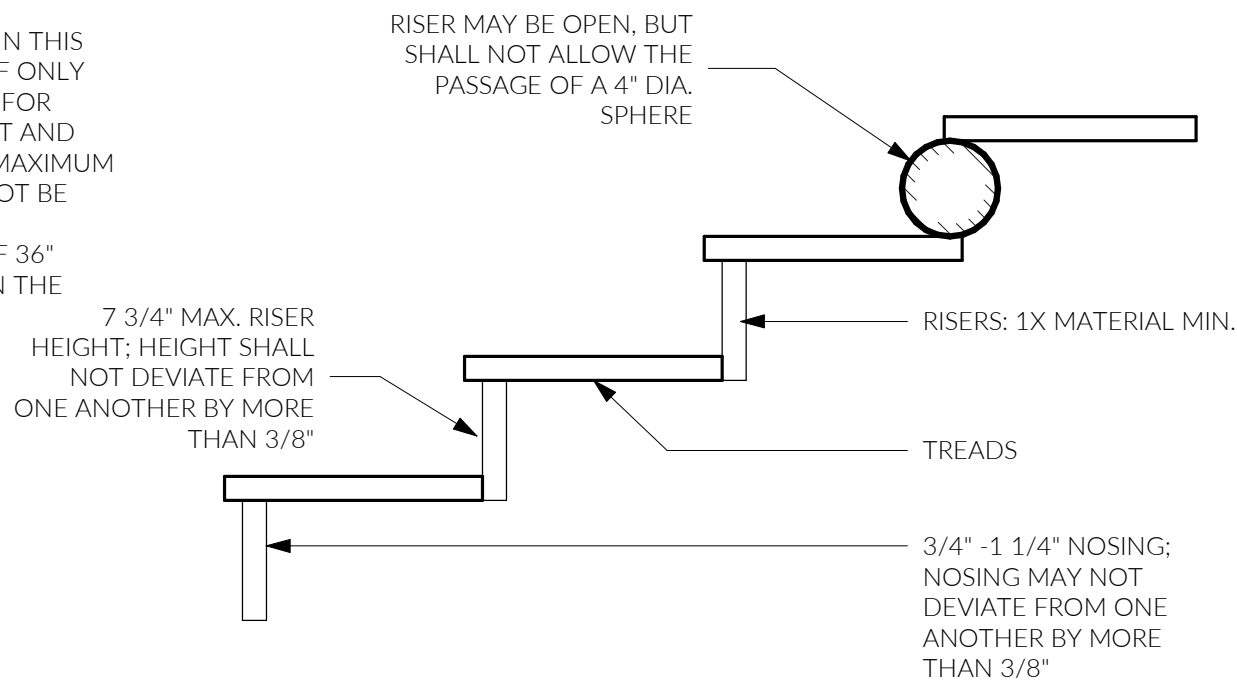


PREScriptive RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE

STAIR REQUIREMENTS

STAIRS, STAIR STRINGERS, AND STAIR GUARDS SHALL MEET THE REQUIREMENTS SHOWN IN FIGURE 02. ALL STRINGERS SHALL BE A MINIMUM OF 2X12. STAIR STRINGERS SHALL NOT SPAN MORE THAN THE DIMENSIONS SHOWN. IF THE STRINGER SPAN EXCEEDS THESE DIMENSIONS, THEN A 4X4 POST SHALL BE NOTCHED AND BOLTED TO THE STRINGER WITH (2) 1/2" DIA. THROUGH-BOLTS WITH WASHERS. THE POST SHALL BE CENTERED ON A 12" DIA OR 10" SQUARE, 6" THICK FOOTING. IF THE TOTAL VERTICAL HEIGHT OF THE STAIRWAY EXCEEDS 12'-0", THEN AN INTERMEDIATE LANDING SHALL BE REQ'D. ALL INTERMEDIATE STAIR LANDINGS MUST BE DESIGNED AND CONSTRUCTED AS A NON-LEDGER DECK USING THE DETAILS IN THIS DOCUMENT. STAIRS SHALL BE A MINIMUM OF 36" IN WIDTH. IF ONLY CUT STRINGERS ARE USED, A MINIMUM OF THREE ARE REQ'D. FOR STAIRS GREATER THAN 36" IN WIDTH, A COMBINATION OF CUT AND SOLID STRINGERS CAN BE USED, BUT SHALL BE PLACED AT A MAXIMUM SPACING OF 18" O.C. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY RECTANGULAR LANDING SHALL HAVE A MINIM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL AND NO LESS THAN THE WIDTH OF THE STAIRWAY SERVED.

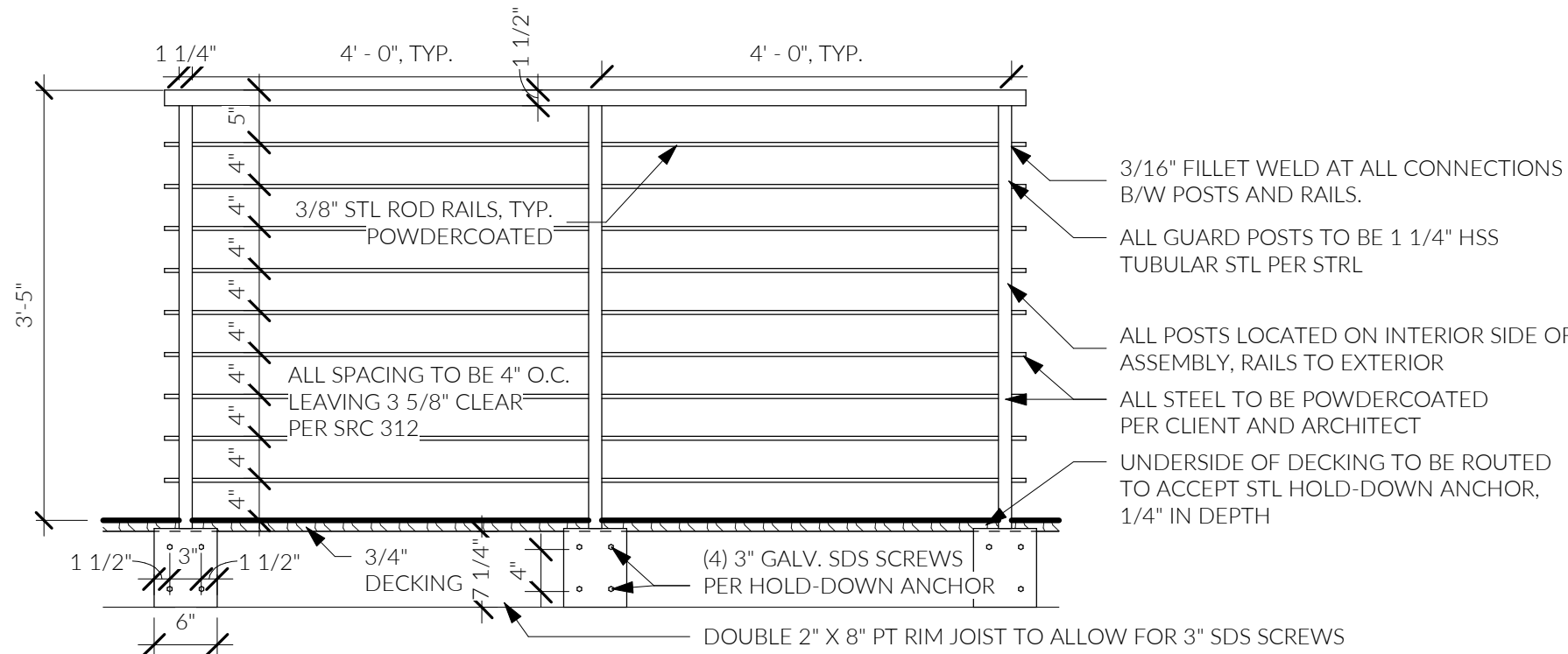
FIGURE 01 - TREAD AND RISER DETAIL



GUARDRAIL REQUIREMENTS

ALL DECKS GREATER THAN 30" ABOVE GRADE ARE REQUIRED TO HAVE A GUARDRAIL - ONE EXAMPLE IS SHOWN IN FIGURE 03. OTHER METHODS AND MATERIALS MAY BE USED FOR GUARDRAIL CONSTRUCTION WHEN APPROVED BY SDCl.

FIGURE 02 - GUARDRAIL DETAIL



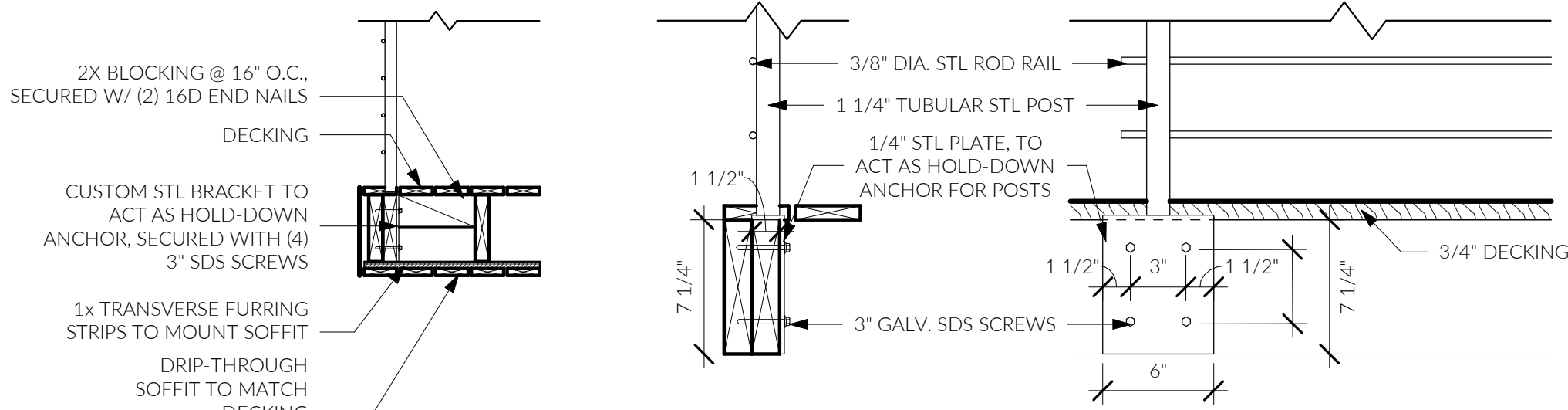
NOTE: SHOWING INTERIOR OF RIM JOIST FOR CLARITY; POST CONNECTION (HOLD-DOWN ANCHOR) TO BE CONCEALED FROM EXTERIOR (BY FASCIA)

GUARDRAIL POST ATTACHMENTS FOR REQ'D GUARDRAILS

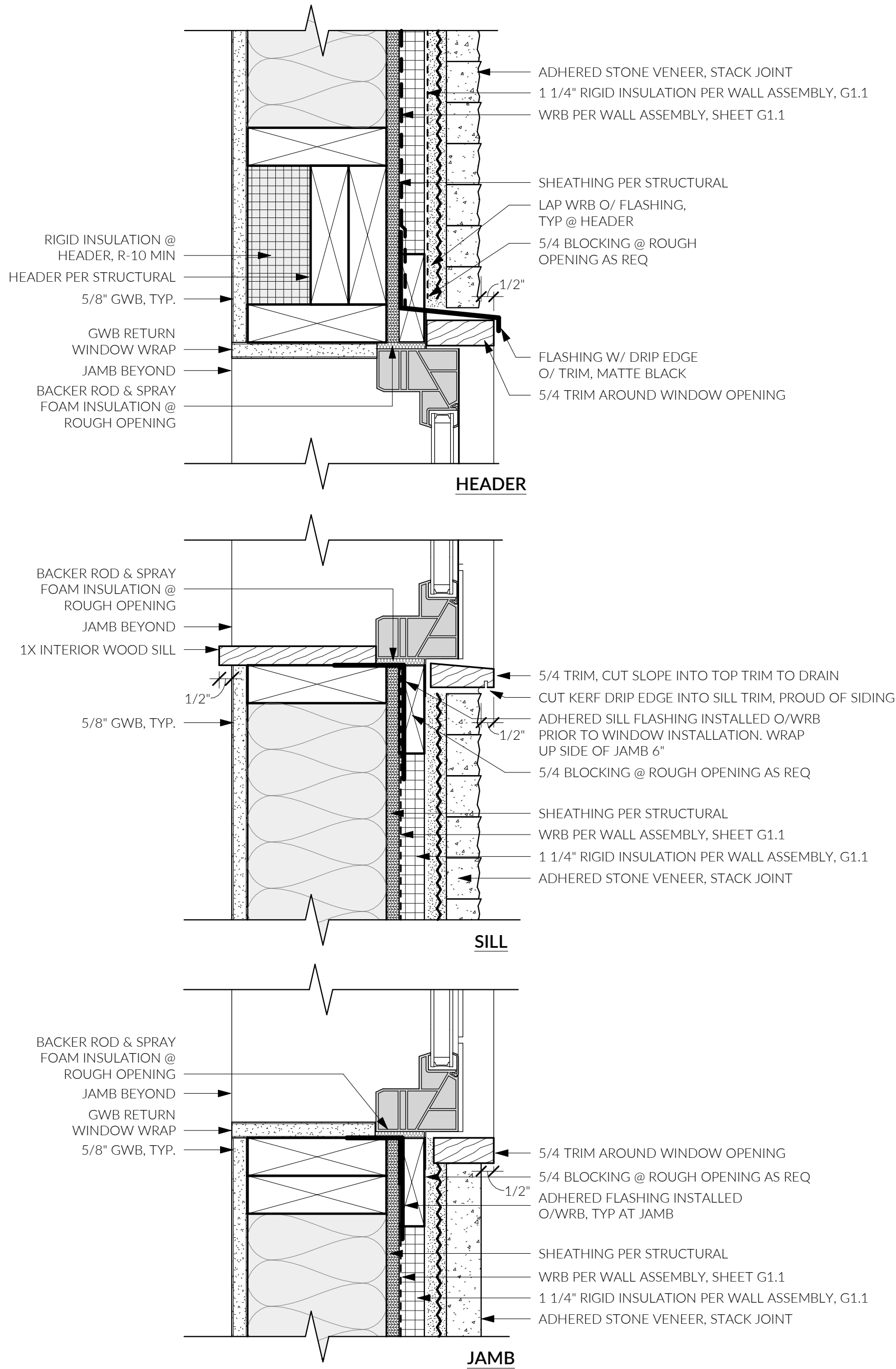
DECK GUARD POSTS FOR REQ'D GUARDS SHALL BE A MINIMUM 4X4 (NOMINAL) WITH AN ADJUSTED BENDING DESIGN VALUE NOT LESS THAN 1,100 PSI. OUTSIDE - JOISTS AND RIM JOISTS TO WHICH GUARD POSTS ARE ATTACHED SHALL BE A MINIMUM OF 2X8 (NOMINAL).

GUARD POSTS FOR REQ'D GUARDS WHICH RUN PARALLEL TO THE DECK JOISTS SHALL BE ATTACHED TO THE OUTSIDE PER FIGURE 04. GUARD POSTS FOR REQ'D GUARDS THAT RUN PERPENDICULAR TO THE DECK JOISTS SHALL BE ATTACHED TO THE RIM JOIST IN ACCORDANCE WITH FIGURE 01. ONLY HOLD-DOWN ANCHOR MODELS MEETING THESE MINIMUM REQUIREMENTS SHALL BE USED. HOLD-DOWN ANCHORS SHALL HAVE A MINIMUM ALLOWABLE TENSION OF 1,800 POUNDS FOR A 36" MAX. GUARD HEIGHT AND BE INSTALLED IN ACCORDANCE WITH THE ARCHITECTS AND ENGINEERS INSTRUCTIONS.

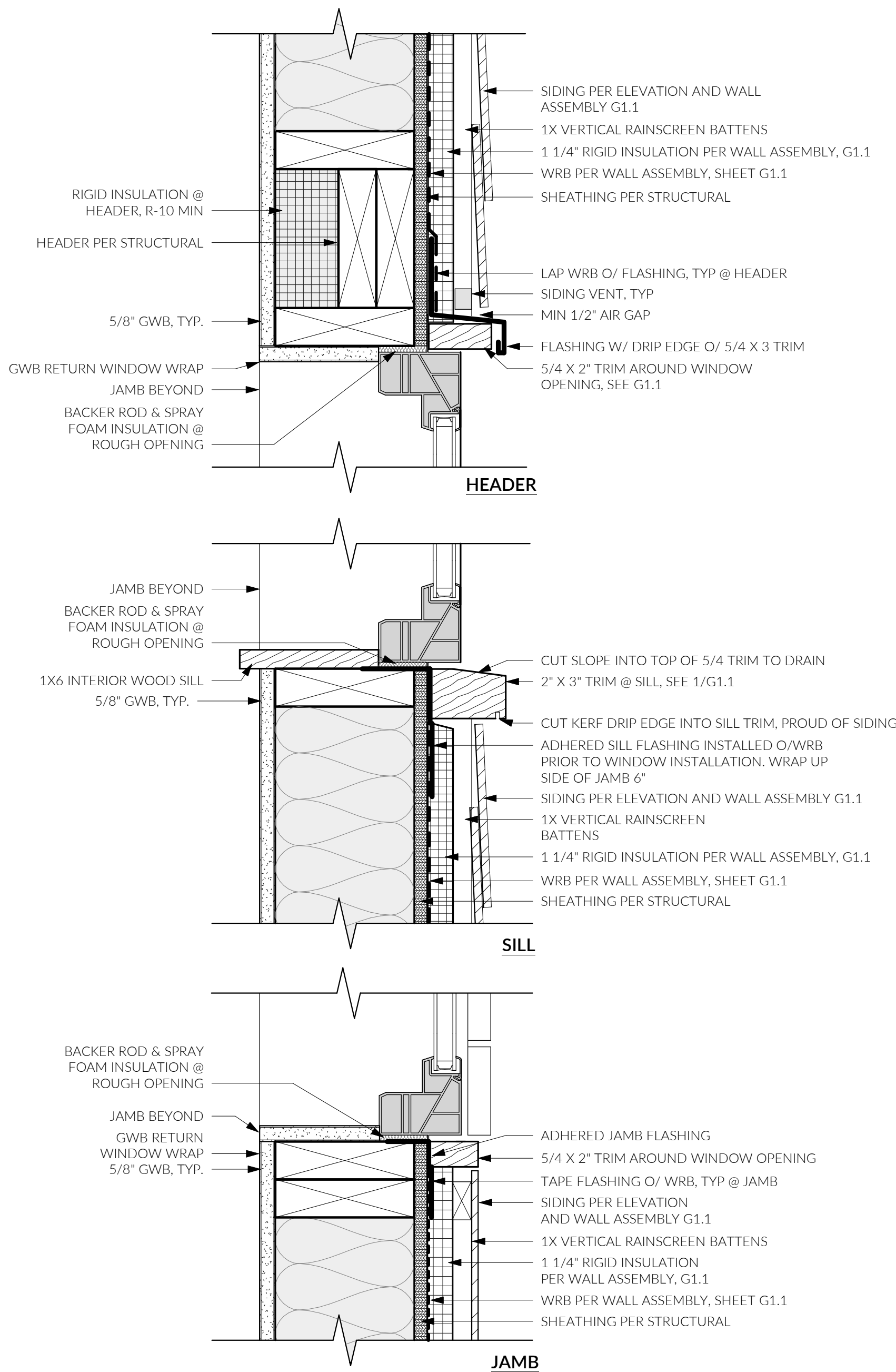
FIGURE 03 - GUARDRAIL POST TO RIM JOIST EXAMPLE



1 STAIR / GUARDRAIL STANDARDS
3/8" = 1'-0"



2 WNDW DETAILS @ ADHERED STONE
3" = 1'-0"



3 WNDW DETAILS @ LAP SIDING
3" = 1'-0"

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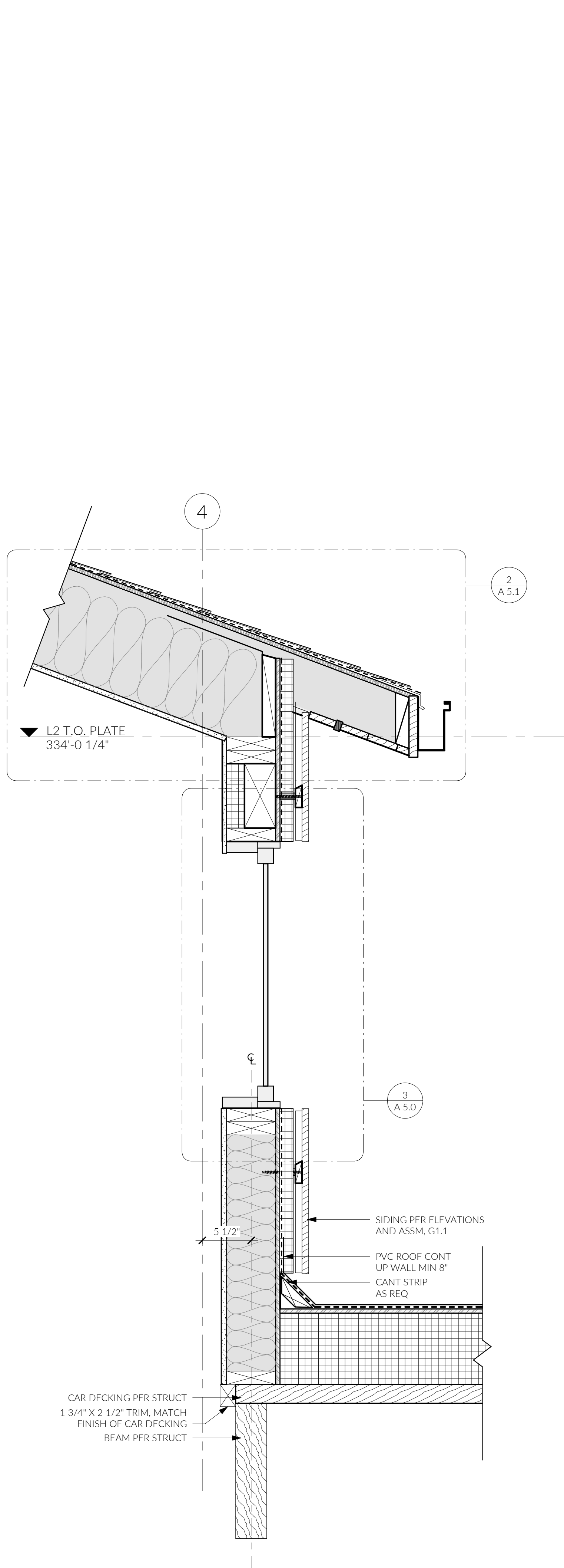
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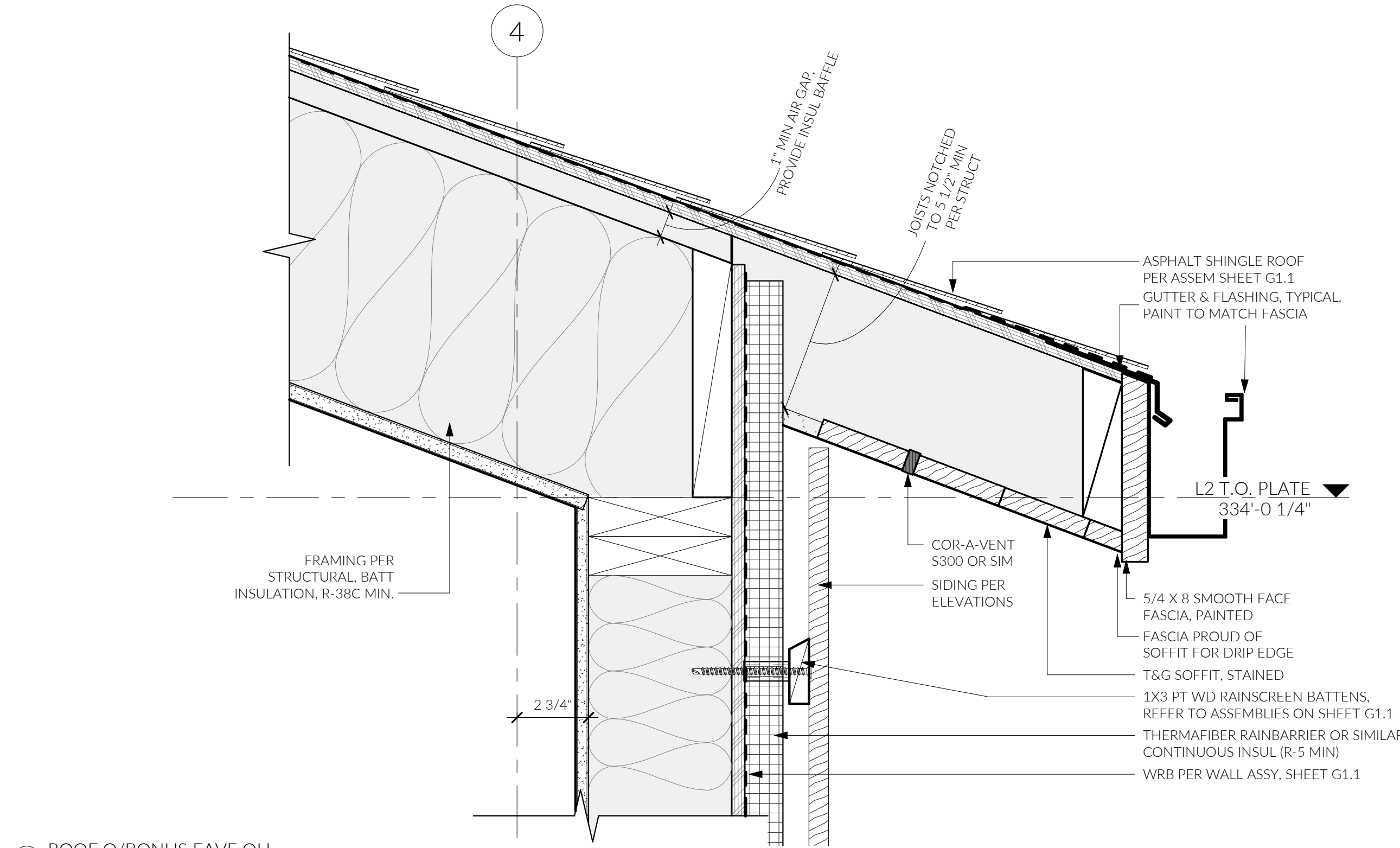
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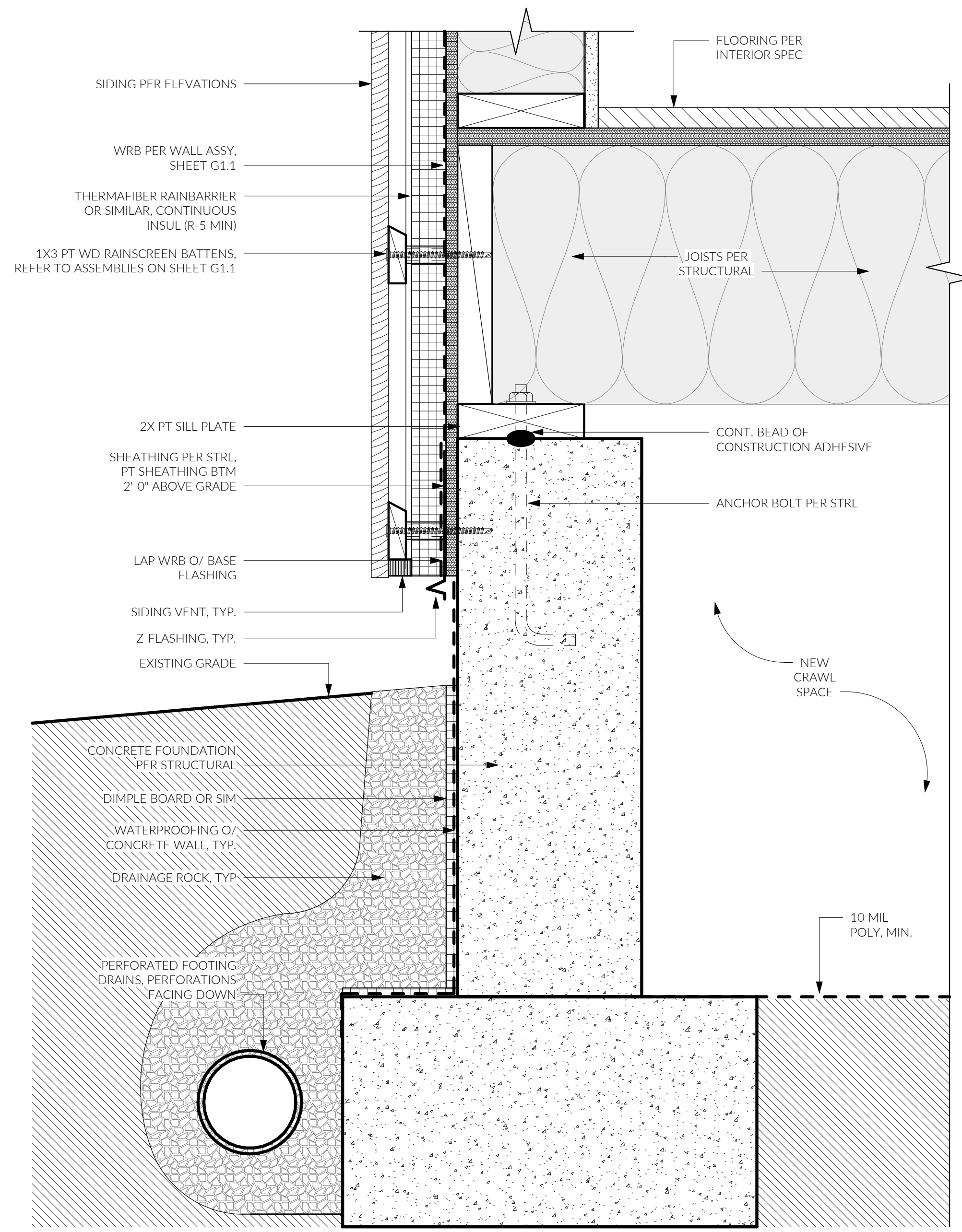
TYP DETAILS



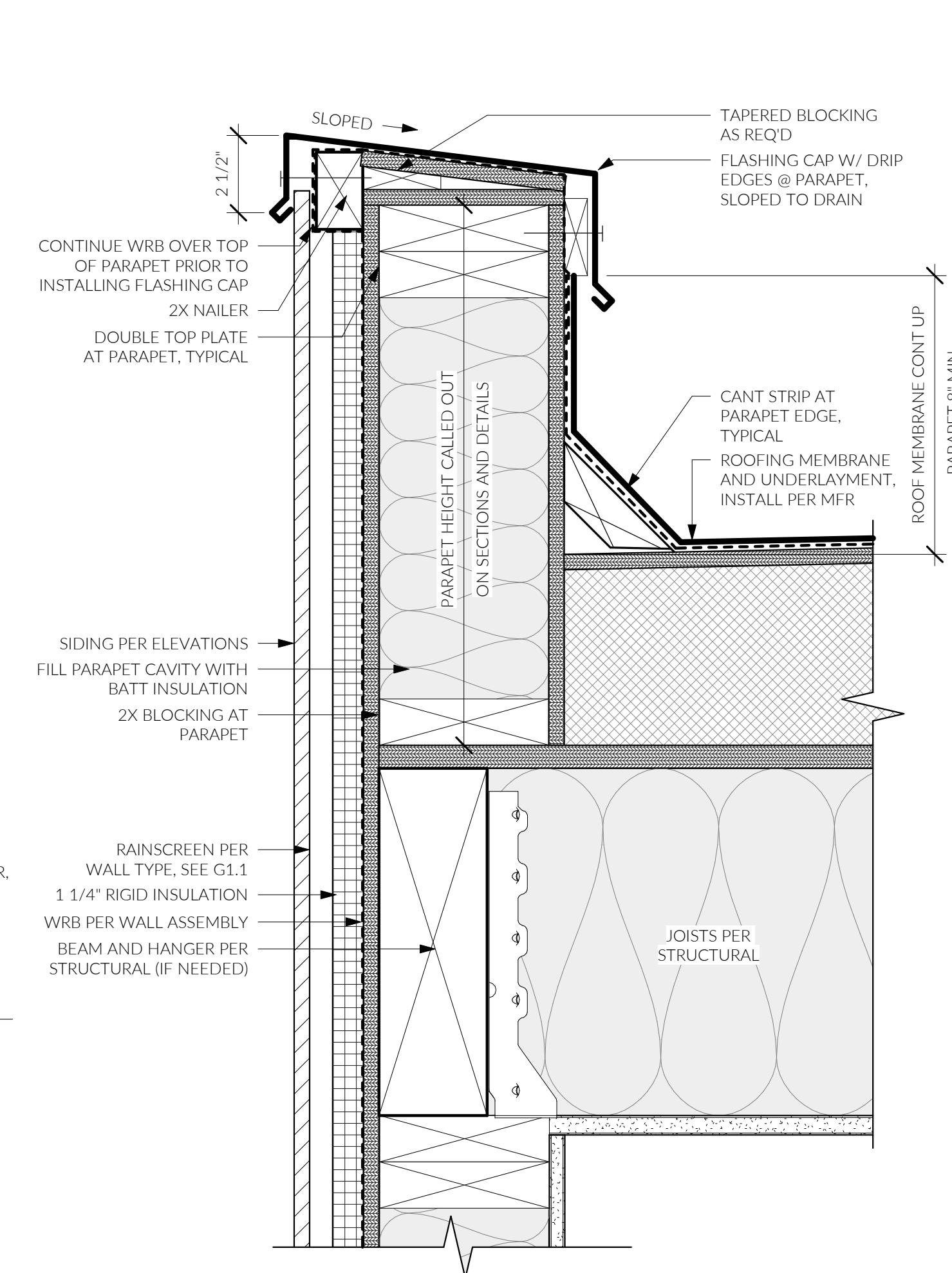
③ NW STAIR WALL @ R02
1 1/2" = 1'-0"



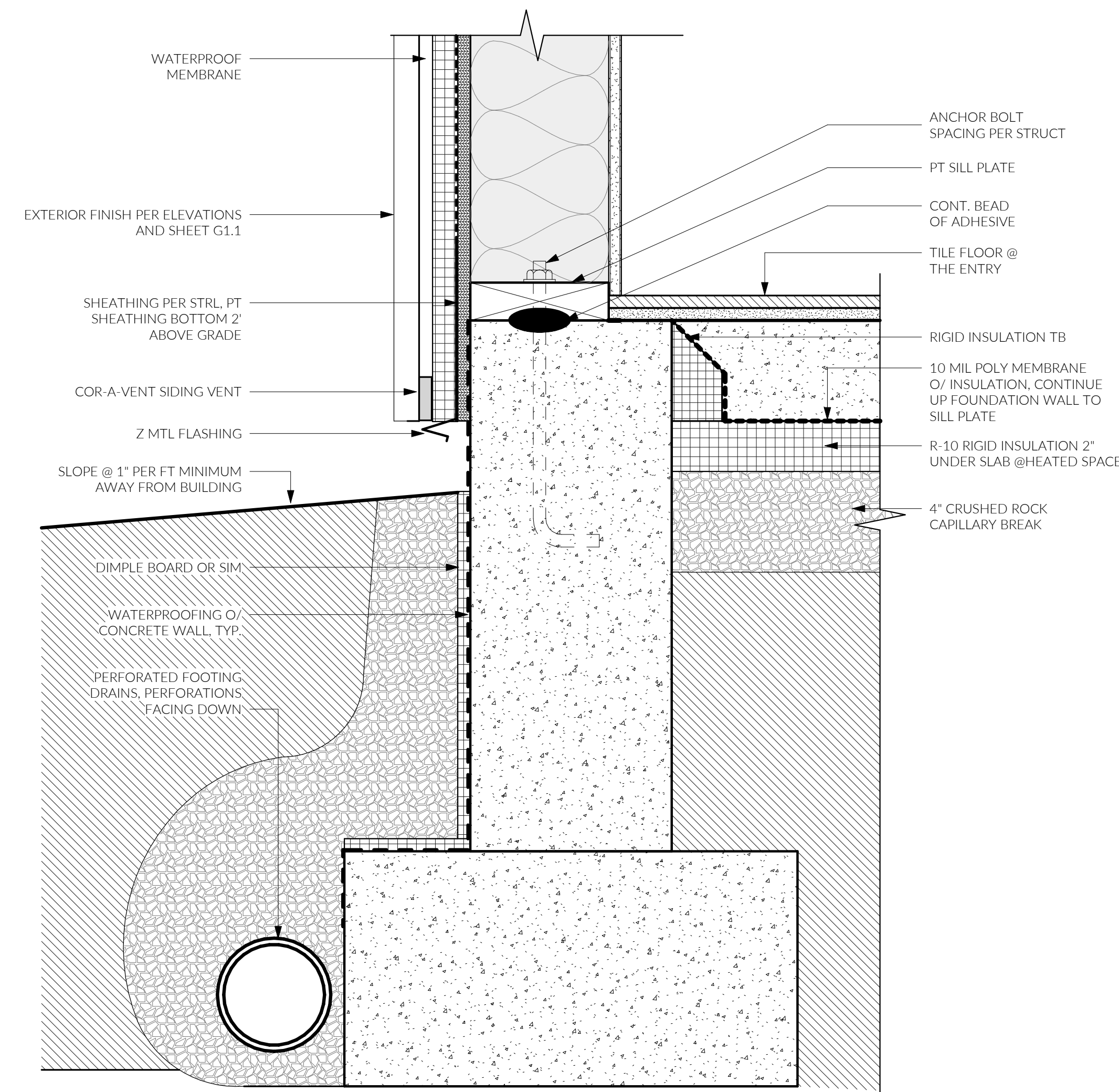
② ROOF O/BONUS EAVE OH
3" = 1'-0"



④ INS. FOOTING DTL, TO SILL TYP.
3" = 1'-0"



① PARAPET DETAIL
3" = 1'-0"



⑤ INS. FOOTING DTL, TYP.
3" = 1'-0"

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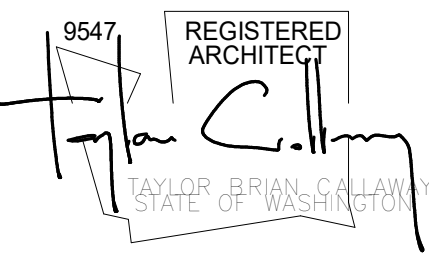
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EXTERIOR DETAILS

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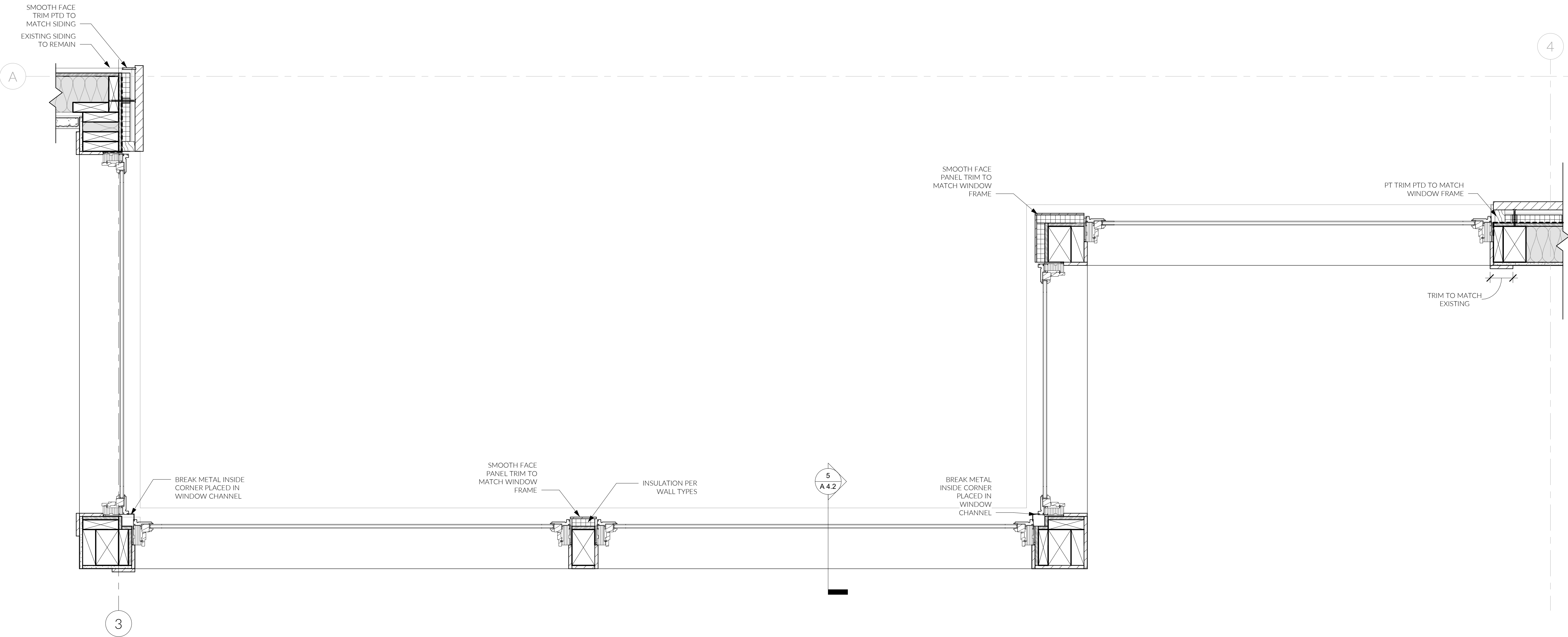
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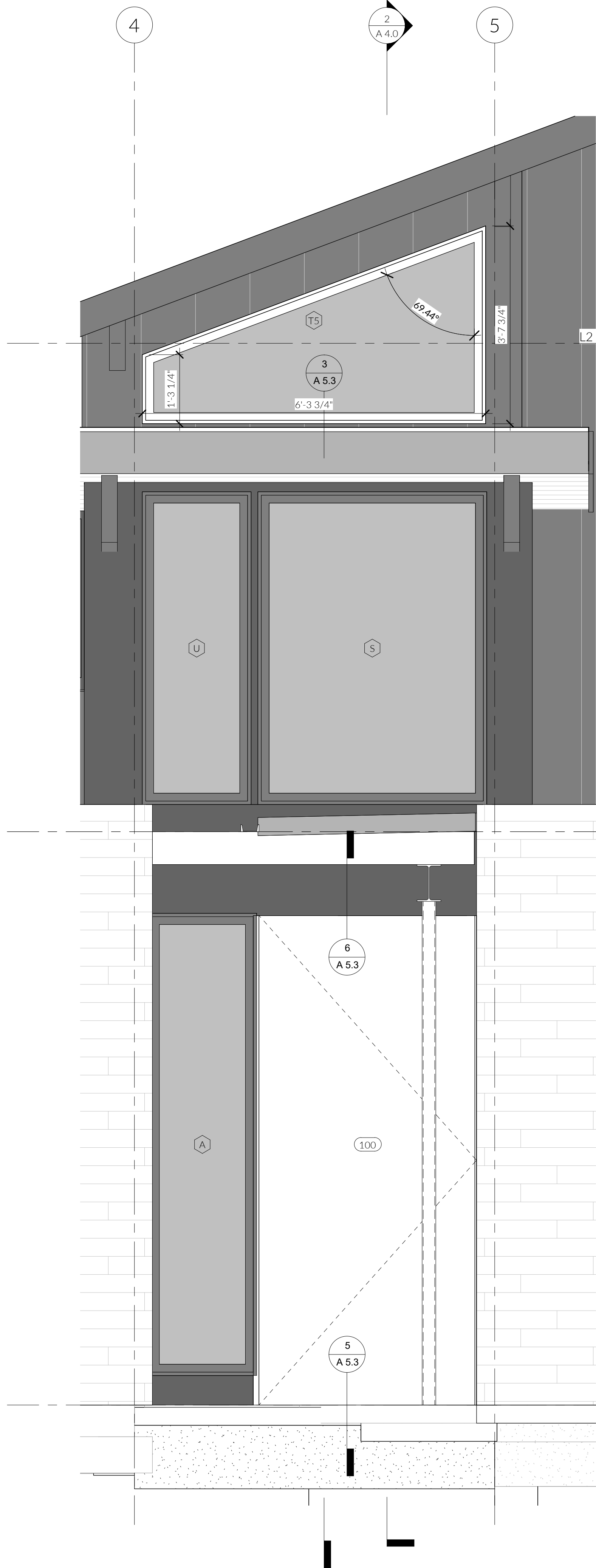
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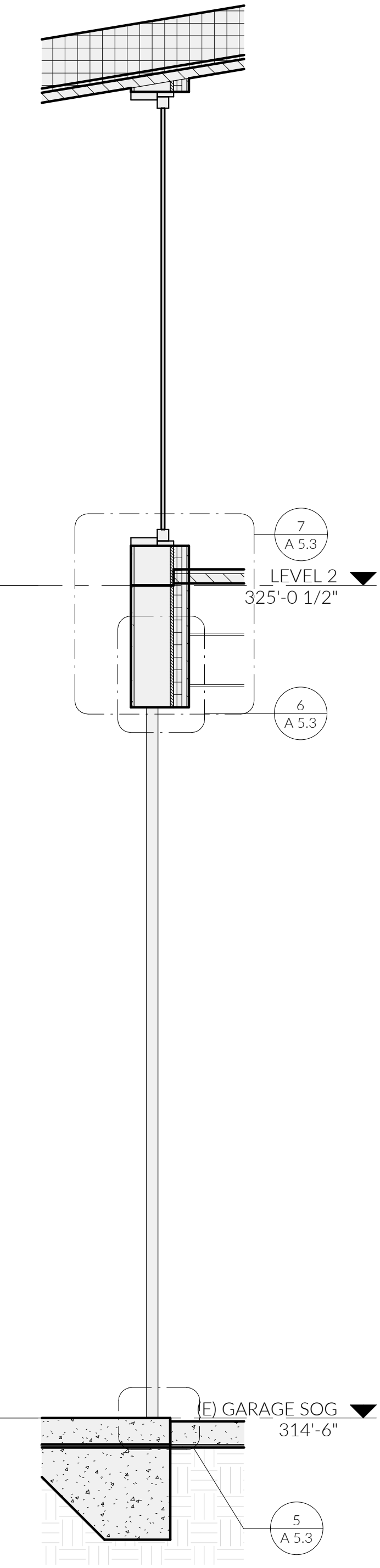
DOOR/WINDOW DETAILS



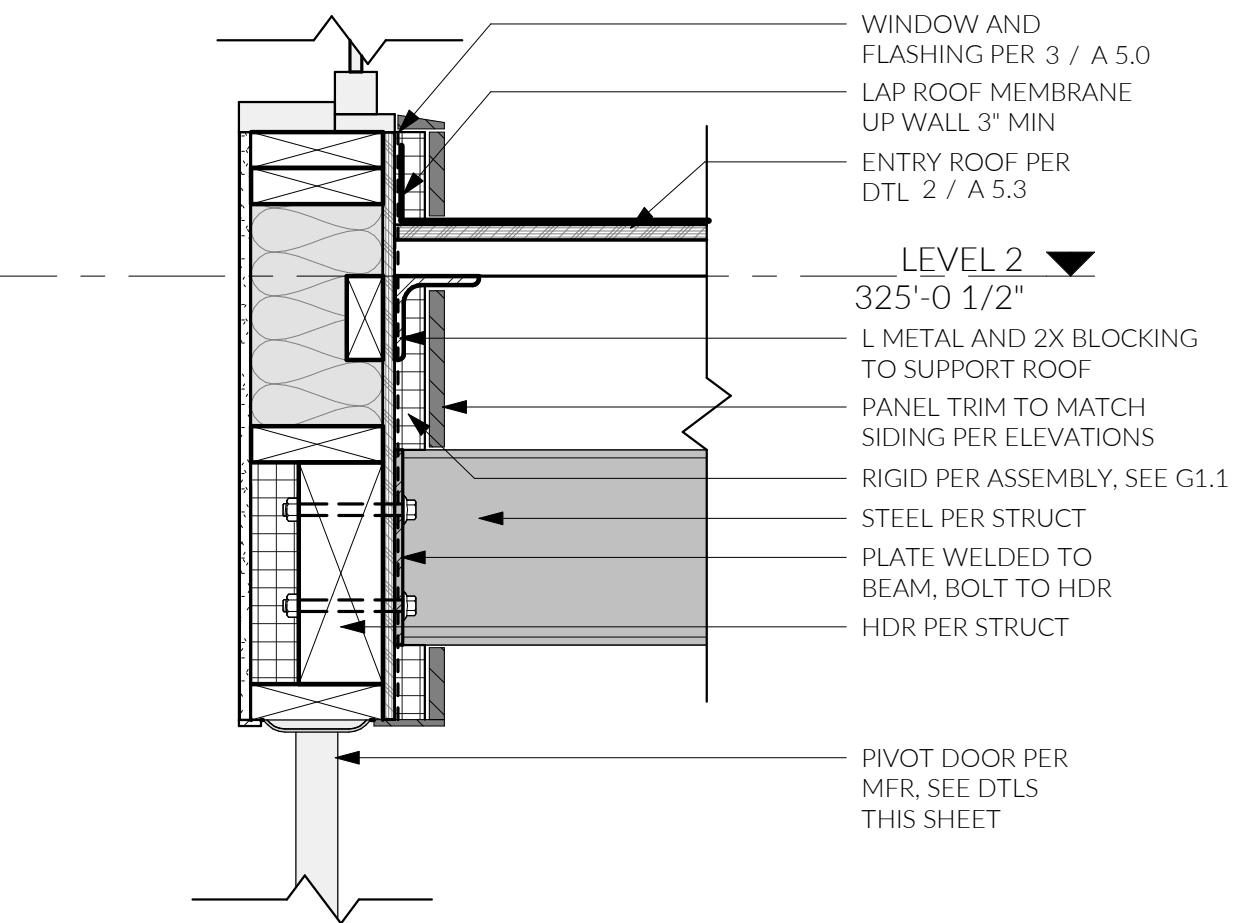
8) ENLARGED MAIN ROOM WINDOW PLAN
1 1/2" = 1'-0"



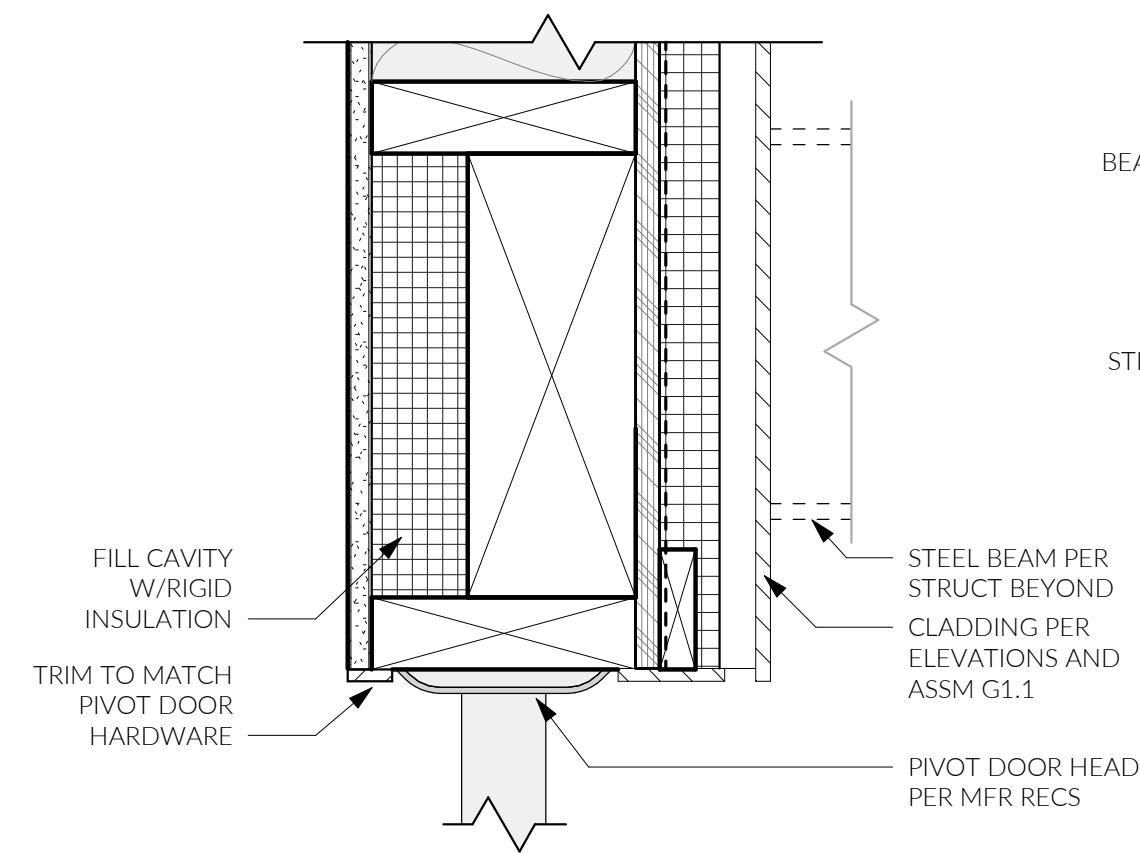
④ DETAIL ENTRY ELEVATION
3/4" = 1'-0"



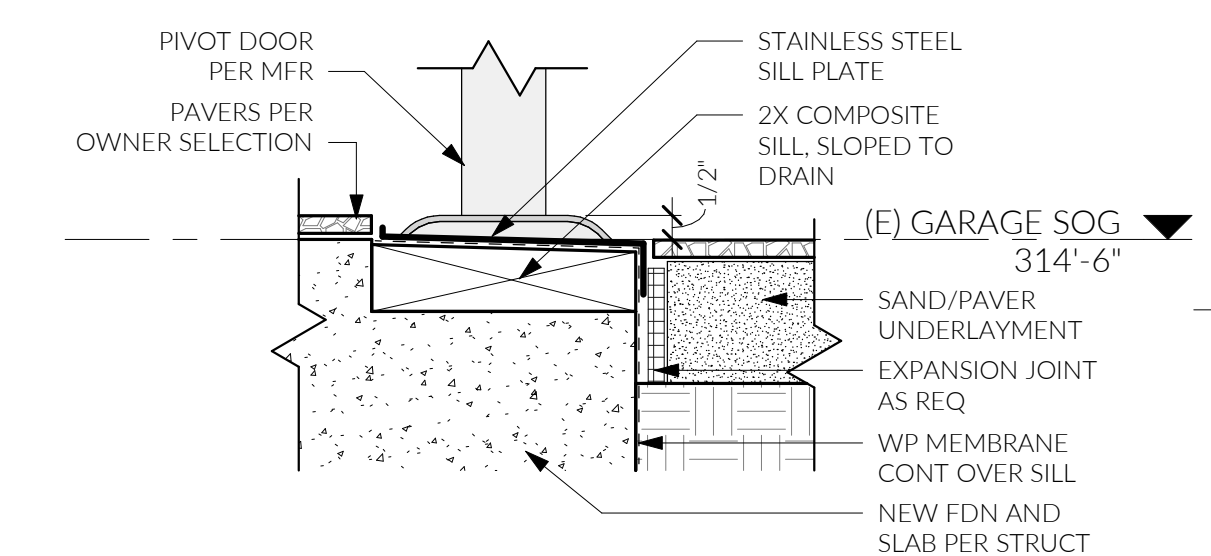
③ ENTRY WALL SECTION
3/4" = 1'-0"



⑦ ENTRY BEAM TO DOOR HDR
1 1/2" = 1'-0"

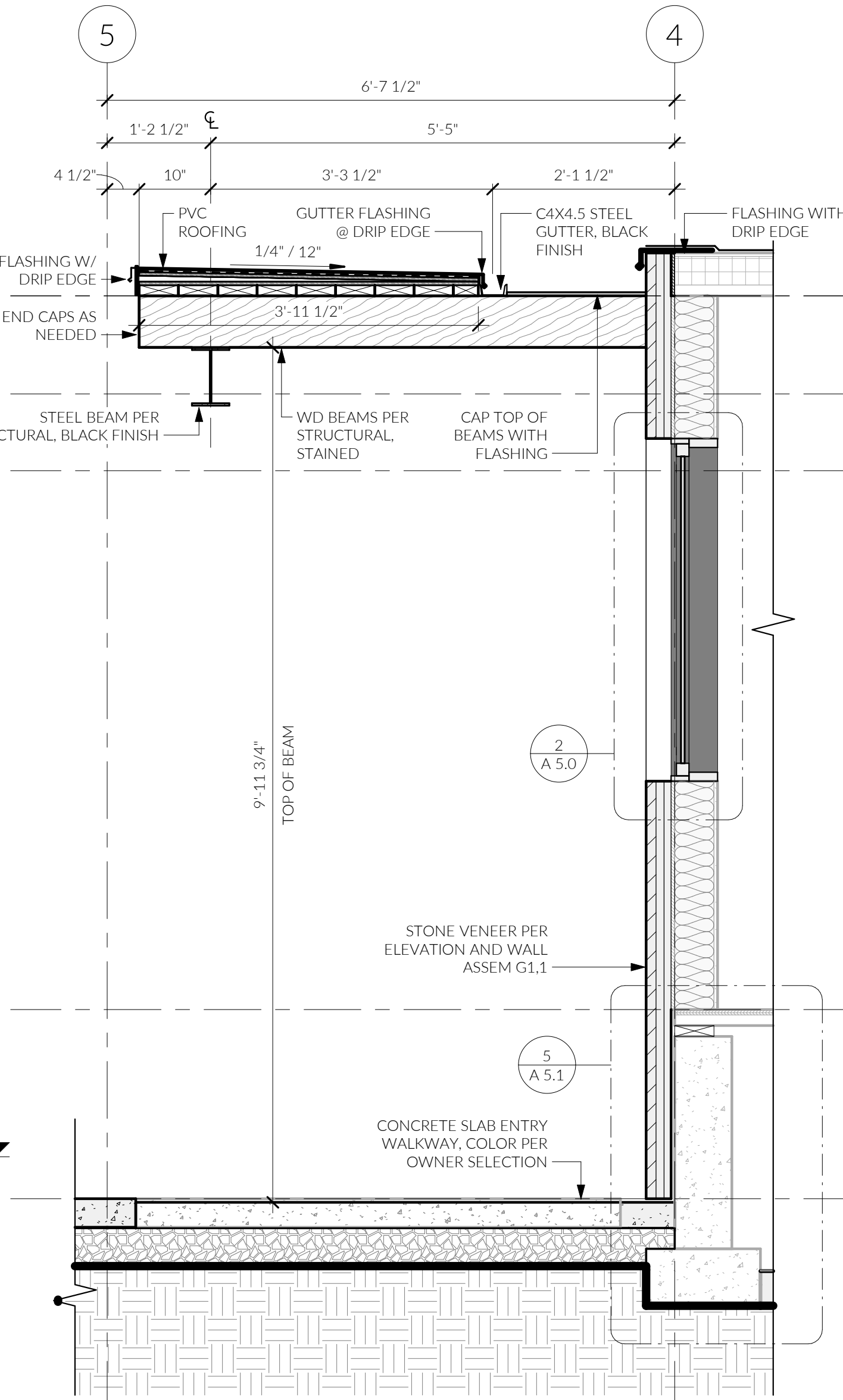


⑥ PIVOT DOOR HEAD
3" = 1'-0"

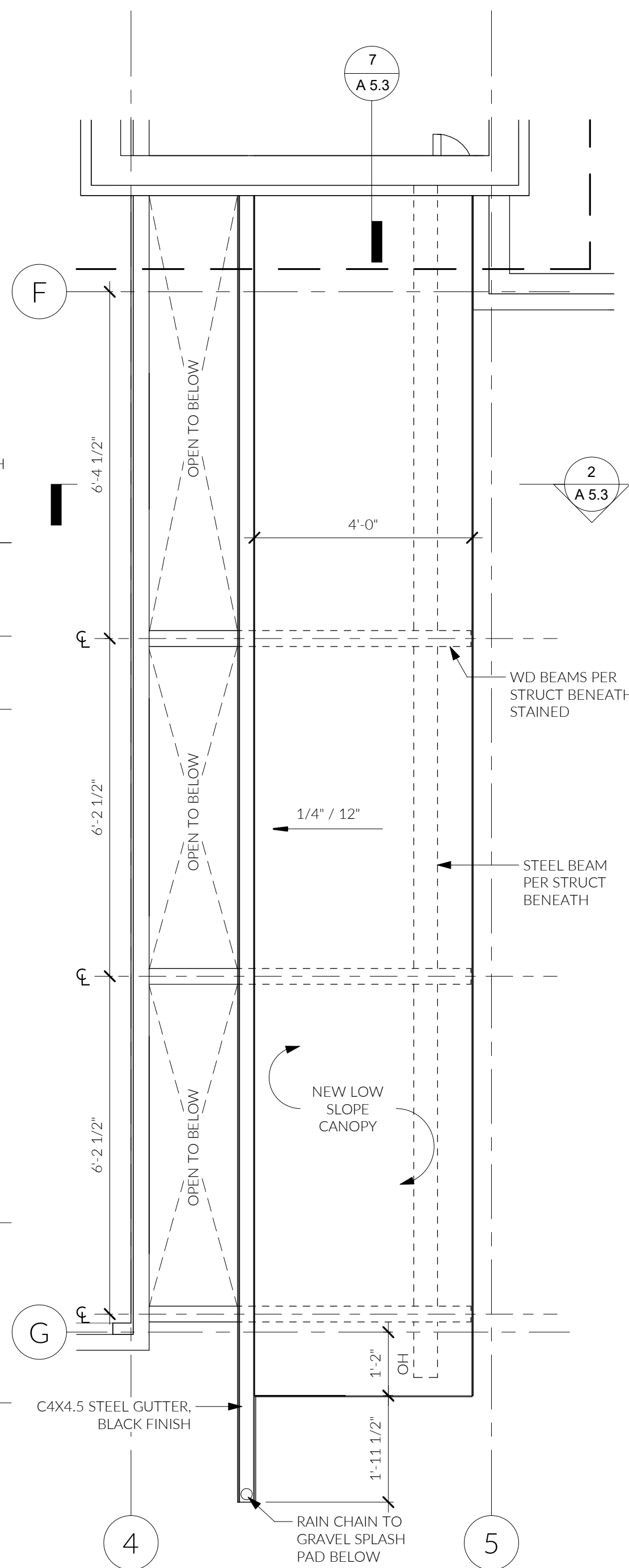
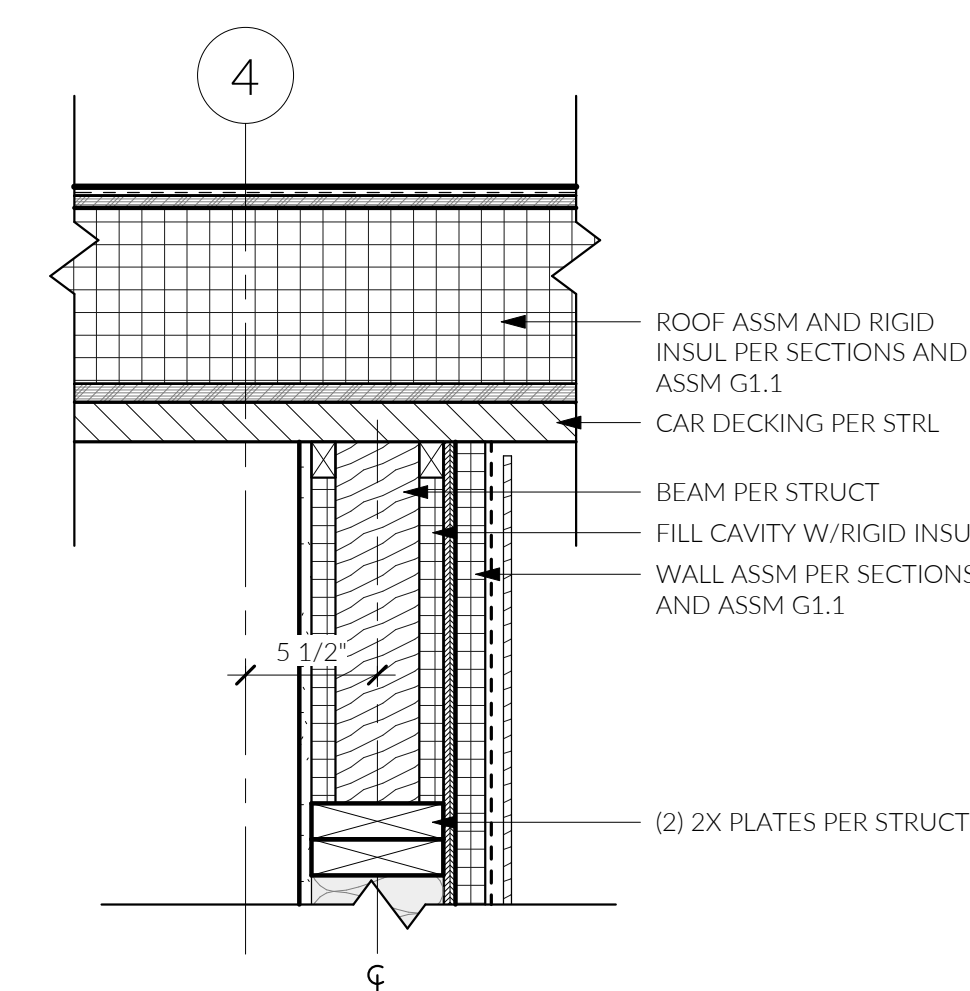


⑤ PIVOT DOOR SILL
3" = 1'-0"

② WALL SECTION F.2
3/4" = 1'-0"



⑧ NEW SHED ROOF BEAM @ GRID 4
1 1/2" = 1'-0"



① ENTRY ROOF PLAN
1/2" = 1'-0"

206.414.9884
4915 RAINIER AVE S, STE 202
SEATTLE, WA 98118
INFO@FIRSTLAMP.NET

9547 REGISTERED ARCHITECT
TAYLOR BRUNNEN
STATE OF WASHINGTON

FLORENCE ADDITION
8818 SE 62ND ST
MERCER ISLAND, WA 98040

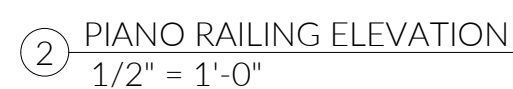
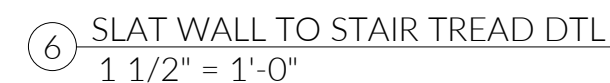
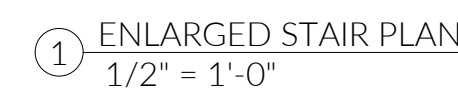
MUNICIPAL APPROVAL STAMPS

PERMIT SET || FL #2309
12 AUG 2024

NO.	DESCRIPTION	REVISIONS DATE

DRAWN BY: DFG

ENTRY ROOF DETAILS



A 5.4

FILE LOCATION: Z:\SHARES\PROJECTS\ACTIVE\2024\0614\043 SET LUP - FLORENCE FAMILY ADDITION\DRAWINGS\CACTIVE\REFERENCE S/DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36.00 X 24.00 INCHES) - LAST MODIFIED BY: LARA WILLIAM
PRINCIPAL: J J PROJECT MANAGER: LM DESIGNED BY: LM, MWP DRAWN BY: JH CHECKED BY: J J

DESIGN CRITERIA

CODE:	INTERNATIONAL BUILDING CODE - 2021 EDITION ENGINEERED DESIGN PER IBC 2021 (R301.1.1)
ROOF:	25 PSF (SNOW)
FLOORS:	
RESIDENTIAL	40 PSF
WIND:	
BASIC WIND SPEED	100 MPH
EXPOSURE	B
SEISMIC:	
SPECTRAL RESPONSE ACCELERATION, Ss	1.43
SPECTRAL RESPONSE ACCELERATION, S1	0.50
SPECTRAL RESPONSE ACCELERATION, Sds	1.144
SPECTRAL RESPONSE ACCELERATION, Sd1	0.598
SOIL SITE CLASS, Fa	1.200
SOIL SITE CLASS, Fv	1.795
RESPONSE MODIFICATION FACTOR	6½ (WOOD SHEATHED WALLS)
IBC SOIL SITE CLASSIFICATION	C

GENERAL CONDITIONS

- THE CONTRACTOR SHALL VERIFY AND REVIEW ALL ITEMS WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES.
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
- DIMENSIONS ARE NOT TO BE SCALED FROM THE PLANS, SECTIONS OR DETAILS WITHIN THE DRAWINGS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE AND PROCEDURES.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE REFERENCED BUILDING AND ALL OTHER REGULATING AGENCIES, EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
- SPECIFIC NOTES AND DETAILS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND SPECIFICATIONS.
- NOTIFY THE ENGINEER OF ALL CHANGES MADE IN THE FIELD PRIOR TO INSTALLATION.

FOUNDATION

- FOUNDATION DESIGN PARAMETERS PER REPORT PROVIDED BY GEOTECH CONSULTANTS INC DATED AUGUST 9, 2024:

IBC SOIL SITE CLASSIFICATION.....C
A. FOOTING BEARING PRESSURE.....3,000 PSF

B. LATERAL EARTH PRESSURE:
• ACTIVE.....35 PCF
• PASSIVE.....300 PSF
• SEISMIC.....8H
• COEFFICIENT OF FRICTION.....0.50
- SUBGRADE PREPARATION, DRAINAGE PROVISIONS AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
- ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR COMPACTED STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

CONCRETE

- REFERENCE STANDARDS: ACI-301 AND ACI-318.
- MINIMUM CONCRETE STRENGTH AT 28 DAYS: 2,500 PSI (5½ SACK MIX)
- AGGREGATE GRADING SHALL COMPLY WITH AASHTO #57 GRADATION OR BETTER. PORTLAND CEMENT SHALL COMPLY TO ASTM C-150, TYPE I/L.
- PROVIDE AIR-ENTRAINMENT OF 5% +/- 1-12% FOR GARAGE SLABS AND BASEMENT, FOUNDATION AND ALL WALLS EXPOSED TO THE WEATHER.
- COMPLY WITH ACI-301 FOR MIXING. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESSIVE FREE SURFACE WATER.
- COMPLY WITH ACI-301 FOR PLACEMENT. PROVIDE A ¾ INCH CHAMFER AT ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE IN THE DRAWINGS.
- MAXIMUM SLUMP TO BE 4" ± 1". TYPICAL. DO NOT ADD WATER TO THE MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
- COMPLY WITH ACI-305R FOR PLACEMENT IN HOT WEATHER AND ACI-306R FOR PLACEMENT IN COLD WEATHER.

CONCRETE OR MASONRY ANCHORS

- MECHANICAL ANCHORS ARE TO BE EITHER HILTI KWIK BOLT-TZ ANCHORS, SIMPSON STRONG-BOLT OR SIMPSON TITEN HD ANCHORS. ANCHOR SIZE AND EMBEDMENT IS AS SPECIFIED ON THE DRAWINGS OR IN THE FIELD.
- EPOXY FOR THREADED RODS OR REBAR INTO CONCRETE IS TO BE SIMPSON SET-3G. EPOXY FOR THREADED RODS OR REBAR INTO SOLID MASONRY IS TO BE SIMPSON SET. ROD OR REBAR SIZE AND EMBEDMENT IS AS SPECIFIED ON THE DRAWINGS OR IN THE FIELD.

REINFORCING STEEL

- REFERENCE STANDARDS: ACI "DETAIL MANUAL" AND CRSI MANUAL OF STANDARD PRACTICE.
- MATERIALS:
A. REINFORCING STEEL: ASTM A615, GRADE 40 FOR #4 AND SMALLER
ASTM A615, GRADE 60 FOR #5 AND LARGER
B. WELDED WIRE REINFORCING: ASTM A82 AND A185, Fy = 75 KSI
- LAP CONTINUOUS REINFORCING BARS PER REQUIREMENTS LISTED BELOW, UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS OR HOOKS BARS (90 OR 180 DEGREE) AT THE END OF ALL HORIZONTAL REINFORCEMENT IN WALLS. REFER TO NOTE 6 FOR BEND REQUIREMENTS.

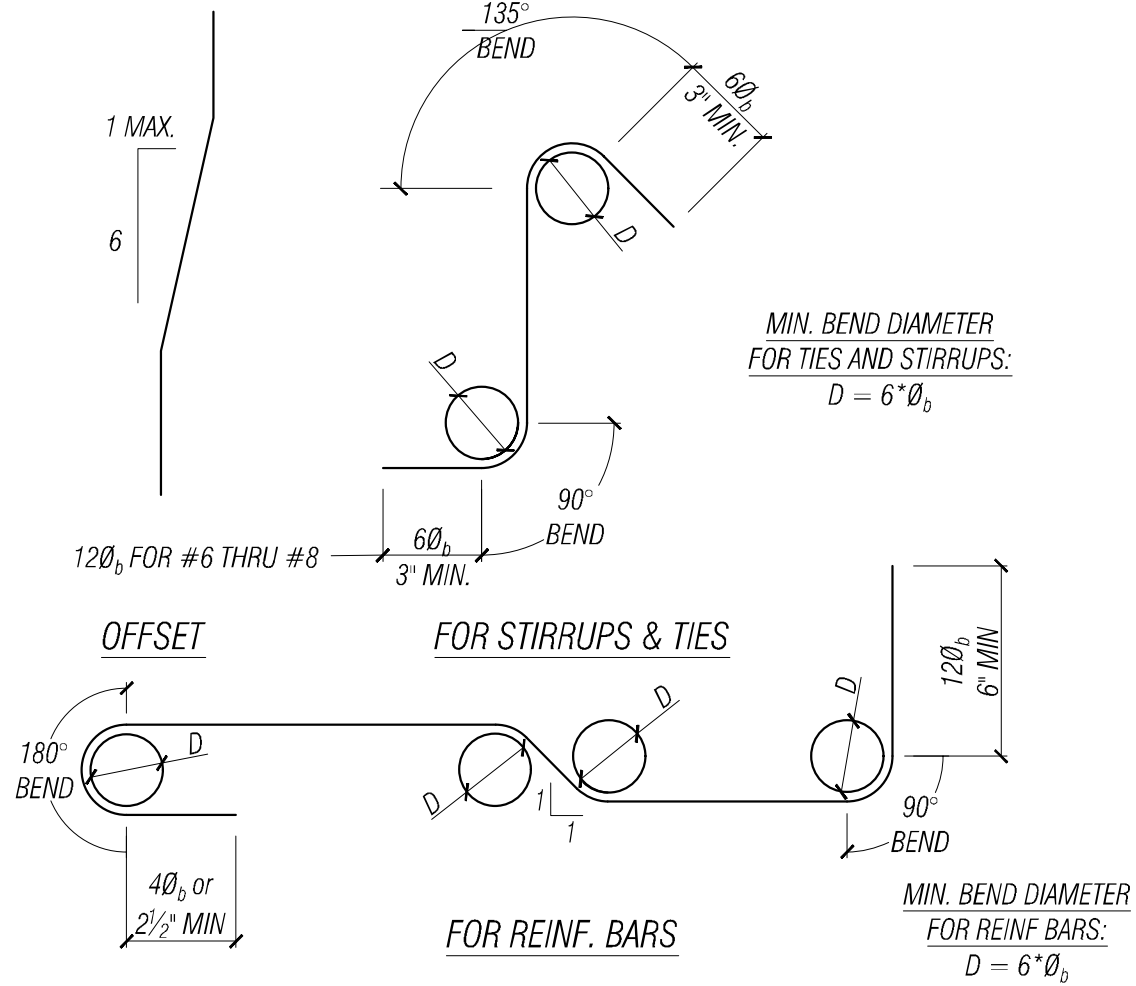
BAR SIZE	MIN. LAP LENGTH
#4	2'-6"
#5	3'-0"
#6	4'-6"
- REINFORCEMENT COVER:

FOOTINGS	3 INCHES TO EARTH
SLABS	2 INCHES TO FORMED SURFACE
2 INCHES TO EARTH	

FORMED SURFACE:
EXTERIOR FACE 1½ INCHES, #5 BAR AND SMALLER
2 INCHES, #6 BAR AND LARGER
INTERIOR FACE ¾ INCHES FOR SLABS AND WALLS
1½ INCHES FOR BEAMS AND COLUMNS

- REINFORCING STEEL A615 MAY NOT BE WELDED TO OTHER STEEL ELEMENTS. (ACI 318-19 26.6.4.1)
- REINFORCING STEEL BENDS AND HOOKS TO MEET ACI REQUIREMENTS (PER 25.3.2).

Øb = BAR DIAMETER



STRUCTURAL STEEL

- REFERENCE STANDARDS: LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- MATERIALS:
BOLTS - ASTM A307, UNLESS NOTED OTHERWISE
A BOLT - ASTM A1554, UNLESS NOTED OTHERWISE
W SHAPES - ASTM A992 (Fy = 50,000 PSI)
MC/C SHAPES - ASTM A572 (Fy = 50,000 PSI)
SQUARE - ASTM A500-10, GRADE B (Fy = 46,000 PSI MIN)
ROUND - ASTM A500-10, GRADE B (Fy = 42,000 PSI MIN)
ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

MECHANICAL HARDWARE CONNECTORS

- ALL MECHANICAL HARDWARE USED FOR CONNECTIONS ARE TO BE MANUFACTURED BY SIMPSON STRONG TIE OR EQUIVALENT HAVING A CAPACITY GREATER THAN OR EQUAL.
- ALL MECHANICAL CONNECTORS USED WITH PRESSURE TREATED WOOD ARE TO HAVE A ZINC FINISH UNLESS NOTED OTHERWISE ON THE PLANS.
- FASTENERS ARE TO MATCH MANUFACTURER'S SPECIFICATION, ALWAYS USE HIGHEST CAPACITY REQUIREMENTS. FASTENERS USED WITH ZINC COAT FINISH CONNECTORS ARE TO BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM A153. FILL ALL HOLES WITH FASTENERS AND DO NOT OVER DRIVE.
- THROUGH BOLT FASTENERS ARE TO BE MACHINE BOLTS CONFORMING TO ASTM STANDARD A307, GRADE A. NUTS USED WITH THROUGH BOLTS, THREADED RODS AND ANCHOR BOLTS SHALL BE AT LEAST FLUSH WITH THE TOP OF NUT.
- JOISTS AND BEAMS SHALL BEAR FULLY ON THE CONNECTOR SEAT AND THE GAP BETWEEN MEMBERS SHALL NOT EXCEED 1/8".

GLU-LAMINATED MEMBERS

- SINGLE-SPAN GLU-LAMINATED WOOD MEMBERS ARE TO BE DOUGLAS FIR, KILN DRIED AND AITC SPECIFICATION 24F-V4, UNLESS NOTED OTHERWISE. MULTI-SPAN OR CANTILEVERED GLU-LAMINATED WOOD MEMBERS TO BE AITC SPECIFICATION 24F-V8, UNLESS OTHERWISE NOTED. BEAMS HAVE A 2,000 FT RADIUS CAMBER, UNLESS NOTED OTHERWISE.
- MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR AND BEAR THE AITC STAMP.
- THE GLUE IS TO BE A "WET-USE" ADHESIVE.
- WEATHER EXPOSED GLU-LAMINATED WOOD MEMBERS ARE TO BE TREATED WITH PERMAPOST K-520 TREATMENT OR EQUIVALENT.

DIMENSIONAL LUMBER

- MEET THE REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. ALL MEMBERS ARE TO BEAR THE STAMP OF THE WWPA. MOISTURE CONTENT AT THE TIME OF FRAMING IS TO BE 19% OR LESS.
- MINIMUM DIMENSIONAL LUMBER GRADES ARE TO BE:

WALL STUDS	2x HF STUD GRADE
WALL PLATES	2x HF STANDARD GRADE
	2x PT HF STANDARD GRADE AT FOUNDATION
JOISTS	2x6 DF STUD GRADE
	2x8 AND UP DF #2
HEADERS/BEAMS	4x, 6x DF #2
POSTS	4x, 6x DF #2
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER. NAILS AND PLATE WASHERS IN CONTACT WITH TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED. ANCHOR BOLTS AND LAG SCREWS IN TREATED LUMBER SHALL BE HDG OR ZINC COATED. PLAIN CARBON STEEL FASTENERS MAY BE USED WITH ZINC-BORATE TREATED LUMBER.
- FOUNDATION SILL PLATES ARE TO BE BOLTED TO THE CONCRETE FOUNDATION WITH ½"Ø ANCHOR BOLTS EMBED A MINIMUM 7" OR ½"Ø MECHANICAL ANCHORS EMBED AS SPECIFIED ON DRAWINGS. PROVIDE A MINIMUM OF TWO BOLTS PER PLATE SECTION A MAXIMUM OF 9" FROM THE PLATE END. MAXIMUM SPACING OF ANCHORS IS TO BE 4'-0". PROVIDE 0.229"x3" SQ. WASHERS AT ALL ANCHOR BOLTS. WASHER EDGES MUST BE WITHIN ½" OF WALL SHEATHING.
- SHOT PIN ARE TO BE SIMPSON SILL PLATE FASTENERS OR APPROVED ALTERNATE. SHOT PIN SIZES ARE AS FOLLOWS:

PLATE THICKNESS	EMBED MATERIAL	SHOT PIN
2x	CONC	PDPWL-250MG
2x	STEEL	PDPAW-200

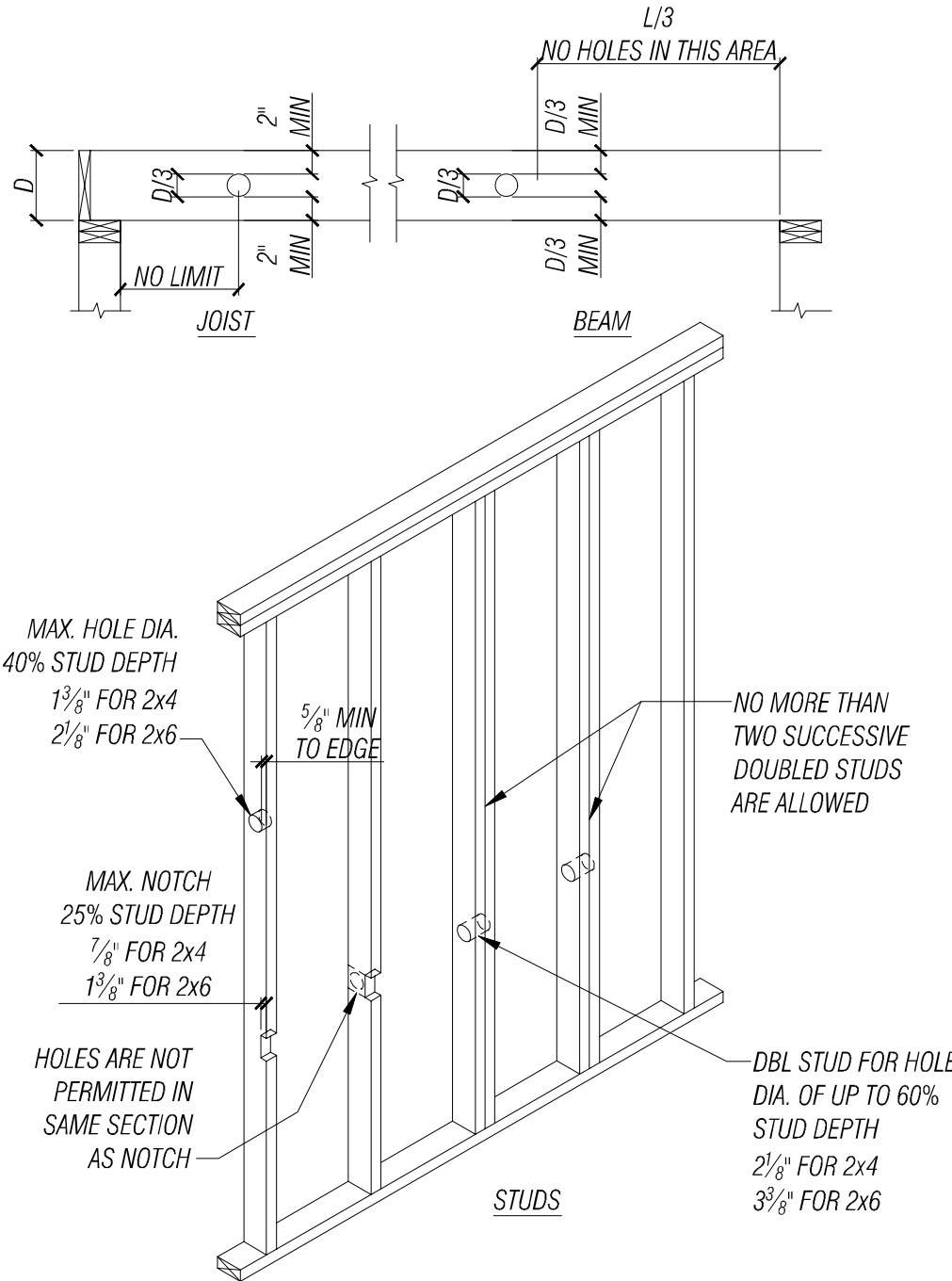
PLATE THICKNESS	EMBED MATERIAL	SHOT PIN
2x	CONC	PDPWL-250MG
2x	STEEL	PDPAW-200

- BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE MEMBER EDGE. PROVIDE STANDARD WASHERS FOR ALL NUTS BEARING AGAINST WOOD.
- FASTEN ALL MEMBERS IN ACCORDANCE WITH IBC TABLE 2304.10.1, UNLESS NOTED OTHERWISE. PROVIDE MINIMUM 1½" EMBED FOR ALL NAILS. NAIL SIZES ARE AS FOLLOWS:

NAIL	MIN. SHANK DIA.
8d	0.131"
10d	0.148"
16d	0.162"

NAIL	MIN. SHANK DIA.
8d	0.131"
10d	0.148"
16d	0.162"

- HOLES AND NOTCHES IN WOOD MEMBERS ARE TO BE LIMITED AS SUCH:



MANUFACTURED LUMBER

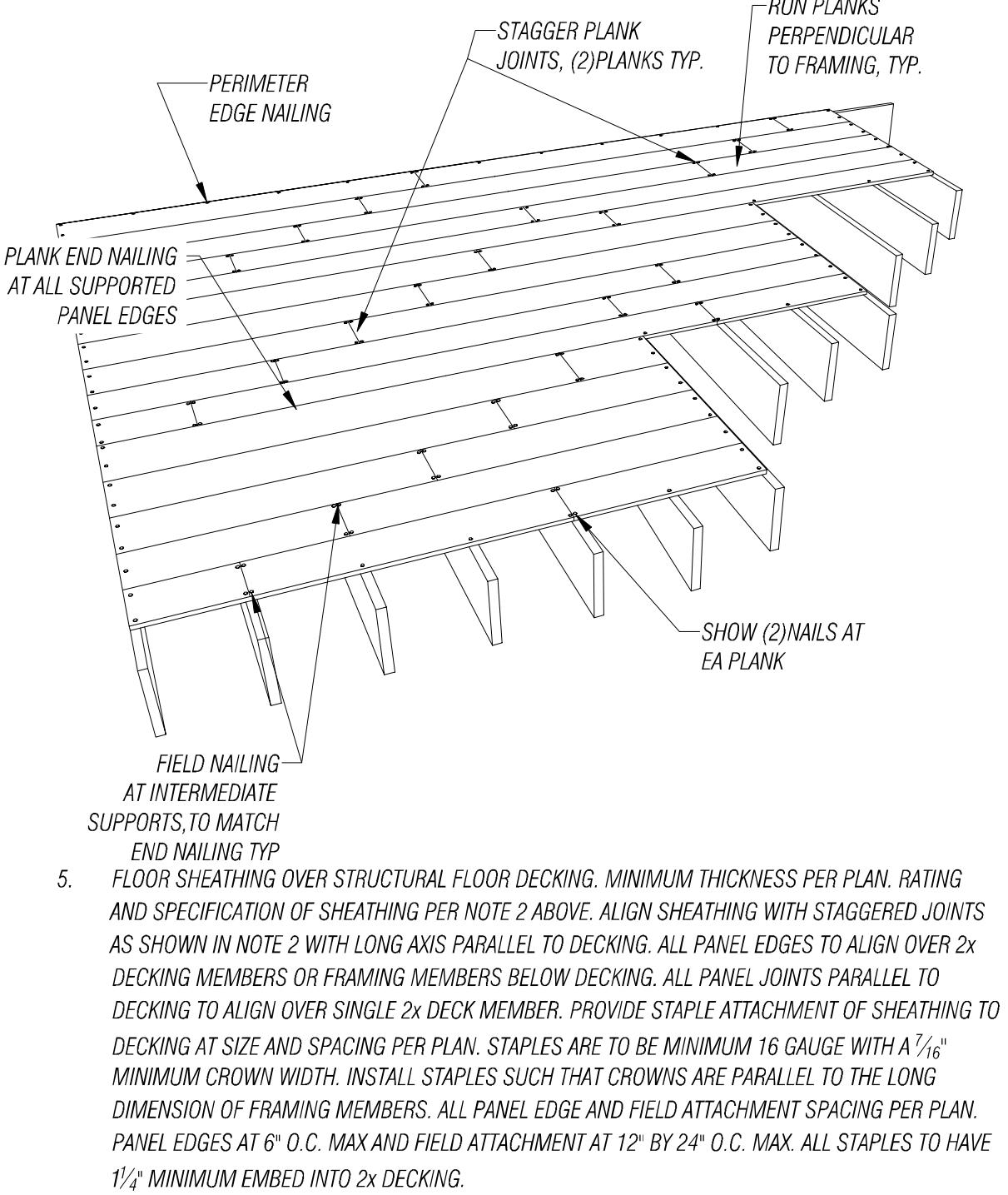
- PARALLEL STRAND LUMBER (PSL) IS TO BE 2.0E PARALLAM MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.
- LAMINATED VENEER LUMBER (LVL) IS TO BE 2.0E MICROLAM MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.
- LAMINATED STRAND LUMBER (LSL) IS TO BE:
 - 1½" WIDE LSL 1.3E OR BETTER
 - 3½" WIDE LSL 1.55E OR BETTERMANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.
- MANUFACTURED I-JOISTS ARE TO BE TJI SERIES MEMBERS AND SPECIFIED IN THE DRAWINGS MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.

JOB SITE SAFETY

THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM THE WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF THE WORK BY THE CONTRACTOR, SUB-CONTRACTOR OR ANY PERSON ON THE SITE.

WOOD SHEATHING

- ROOF SHEATHING. MINIMUM THICKNESS PER PLAN. APA RATED, EXP-1 RATING, EDGE SEALED PANELS CONFORMING TO IDENTIFICATION INDEX 32/16 FOR SLOPES GREATER THAN 3/12 AND 40/20 FOR SLOPES 3/12 AND LESS. PROVIDE MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE. USE 8D COMMON NAILS. OSB IS NOT ALLOWED.
- FLOOR SHEATHING. MINIMUM THICKNESS PER PLAN. APA RATED PRP-108 PERFORMANCE STANDARD, EXP-1 RATING, TONGUE AND GROOVE EDGES CONFORMING TO IDENTIFICATION INDEX ¾/20 FOR SUPPORTS UP TO 20 INCHES ON CENTER. PROVIDE MINIMUM ⅛" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL AND GLUE TO SUPPORTS. GLUE ADHESIVE IS TO CONFORM TO APA SPECIFICATION AFG-01. NAIL 6 INCHES ON CENTER ALONG EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE. USE 10d COMMON NAILS. OSB IS NOT ALLOWED.
- WOOD SHEARWALL SHEATHING. MINIMUM THICKNESS PER PLAN. PLYWOOD RATED PRP-108 PERFORMANCE STANDARD, TYPE C-C OR C-D, EXP-1 RATING. NAILING PER DRAWINGS. OSB IS NOT ALLOWED.
- STRUCTURAL FLOOR DECKING. PROVIDE DECKING PER PLAN. MINIMUM DF-#2 2X6 TONGUE AND GROOVE DECKING WITH 3-SPAN MIN. CONTINUOUS LAYUP. JOINTS TO BE STAGGERED BETWEEN DECK MEMBERS OVER SUPPORTS.



INSPECTIONS

INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. THE INSPECTIONS REQUIRED ARE AS FOLLOWS:

- SOIL. VERIFY SUBGRADE IS COMPETENT NATIVE OR STRUCTURAL FILL AND DOES NOT HAVE STANDING WATER PRIOR TO PLACEMENT OF CONCRETE FOOTINGS.
- CONCRETE. INSPECTIONS REQUIRED FOR DESIGN MIXES SPECIFIED GREATER THAN 2,500 PSI. TAKE CONCRETE CYLINDERS AS REQUIRED TO VERIFY STRENGTH. VERIFY SLUMP IS WITHIN ALLOWABLE TOLERANCE.
- REINFORCING. VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH THE DRAWINGS. VERIFY REQUIRED COVER, BAR SIZE AND GRADE.
- WOOD. VERIFY DIAPHRAGM NAILING, BLOCKING AND HOLDOWN CONNECTIONS.

ABBREVIATIONS:

A. BOLT	ANCHOR BOLT
ADD'L	ADDITIONAL
A.F.F	ABOVE FINISH FLOOR
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BLKG	BLOCKING
BM	BEAM
B.O.O.	BOTTOM OF OPENING
BTM	BOTTOM
BRG	BEARING
BTW	BETWEEN
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EN	EDGE NAILING
EQ	EQUAL
EQUIP	EQUIPMENT
FS	EACH SIDE
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FG	FINISH GRADE
FLFR	FLUSH FRAMED FLOOR
FLR	FLOOR
FT	FEET
FTG	FOOTING
FRT	FIRE RETARDANT TREATED
FS	FAR SIDE
GA	GAUGE
GALV	GALVANIZED
GLB	GLUE LAMINATED BEAM
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HT	HEIGHT
I.F.	INSIDE FACE
IN	INCH
LL	LIVE LOAD
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NS	NEAR SIDE
NTS	NOT TO SCALE
O.C.	ON CENTER
PARA	PARALLEL
PERP	PERPENDICULAR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RAP	RAMMED AGGREGATE PIER
REINF	REINFORCING
REQ'D	REQUIRED
SCHD	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEARWALL
TBV	TO BE VERIFIED
THRU	THROUGH
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
T.O.O.	TOP OF OPENING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WI	WITH
WF	WIDE FLANGE
WHS	WELDED HEADED STUD
WTS	WELDED THREADED STUD
WT	WEIGHT
WWR	WELDED WIRE REINFORCING

SHEET INDEX:

S1	- GENERAL NOTES
S2	- FOUNDATION PLAN
S3	- FIRST FLOOR FRAMING PLAN
S3.1	- SECOND FLOOR AND LOW ROOF FRAMING PLAN
S4	- HIGH ROOF FRAMING PLAN
S5	- FIRST FLOOR SHEARWALL PLAN
S5.1	- SECOND FLOOR FRAMING PLAN
S6	- FOUNDATION DETAILS
S7	- FLOOR FRAMING DETAILS
S8	- ROOF FRAMING AND SHEARWALL DETAILS

NO.

DATE

BY

REVISION

1

11/27/2024

KW

PLAN REVIEW #1

FACET

2210 Riverside Dr.

Suite #110

Mount Vernon, WA 98273

FEDERAL HWY 1 (KIRKLAND) (MOUNT VERNON) (SEATTLE) (SPOKANE) (WHIDBEY ISLAND)

8818 SE 62ND ST

MERCER ISLAND, WA 98040

PROJECT NUMBER: 2401-0435

DATE: 06/14/2024

PLAN NUMBER:

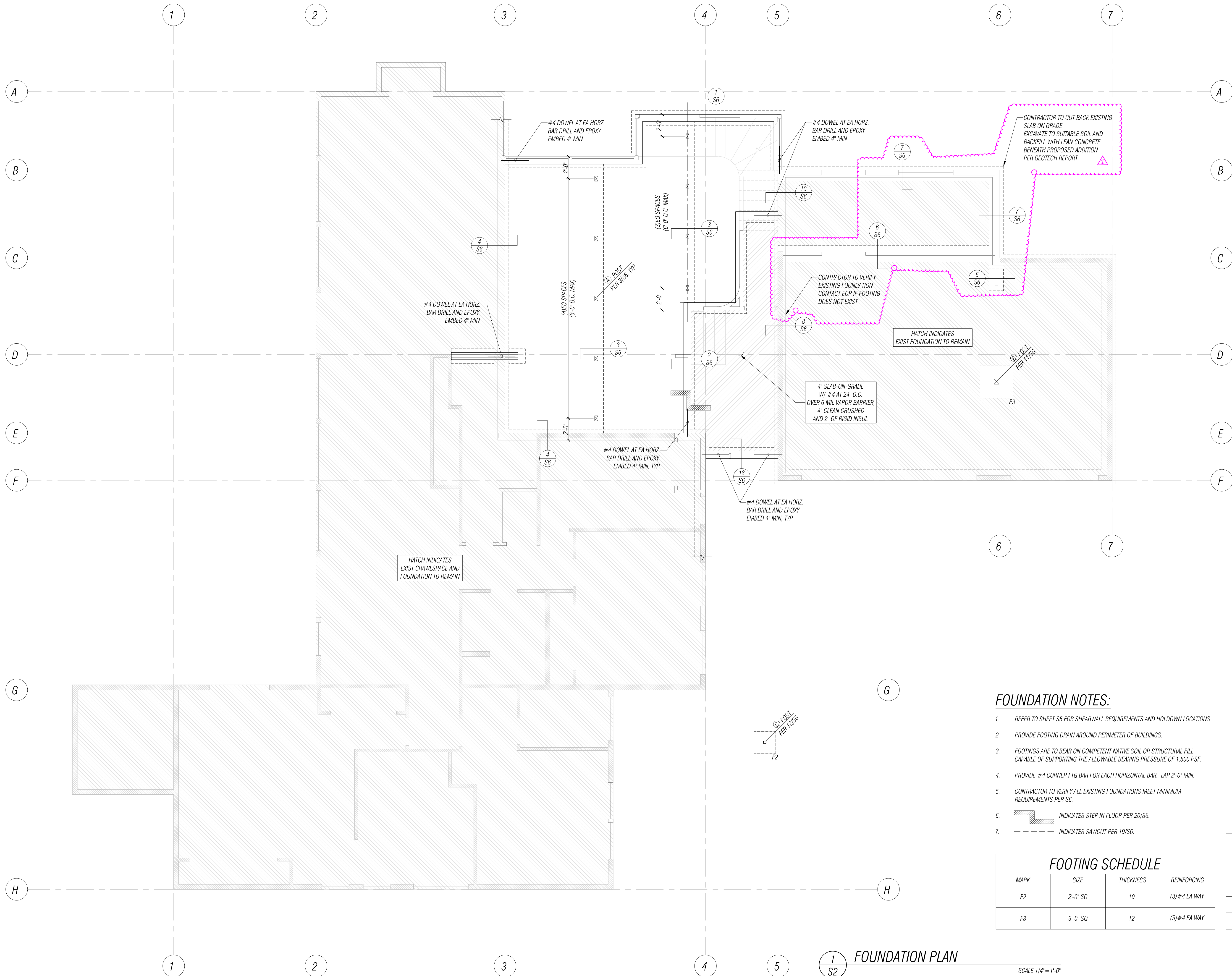
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FILE LOCATION: Z:\SHARE\PROJECTS\ACTIVE\2024\04\03\11P_FLORENCE FAMILY ADDITION\DRAWINGS\ACTIVE\PERFORMANCE_SDWG- ORIGINAL SHEET SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES) - LAST MODIFIED BY: LARA MILLMAN
PRINCIPAL: JJ PROJECT MANAGER: LM DESIGNED BY: LM, MRP DRAWN BY: JH CHECKED BY: JJ



FOUNDATION NOTES:

- REFER TO SHEET S5 FOR SHEARWALL REQUIREMENTS AND HOLDOWN LOCATIONS.
- PROVIDE FOOTING DRAIN AROUND PERIMETER OF BUILDINGS.
- FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ALLOWABLE BEARING PRESSURE OF 1,500 PSF.
- PROVIDE #4 CORNER FTG BAR FOR EACH HORIZONTAL BAR. LAP 2'-0" MIN.
- CONTRACTOR TO VERIFY ALL EXISTING FOUNDATIONS MEET MINIMUM REQUIREMENTS PER S6.
- INDICATES STEP IN FLOOR PER 20/S6.
- INDICATES SAWCUT PER 19/S6.

FOOTING SCHEDULE			
MARK	SIZE	THICKNESS	REINFORCING
F2	2'-0" SQ	10"	(3) #4 EA WAY
F3	3'-0" SQ	12"	(5) #4 EA WAY

POST SCHEDULE

MARK	SIZE
A	4x6 DF#2
B	6x6 DF#2
C	HSS 3SQx1/4

FLORENCE FAMILY ADDITION

8818 SE 62ND ST
MERCER ISLAND, WA 98040
PROJECT NUMBER: 2401.0435

PERMIT SUBMITTAL

FOUNDATION PLAN

DATE: 06/14/2024

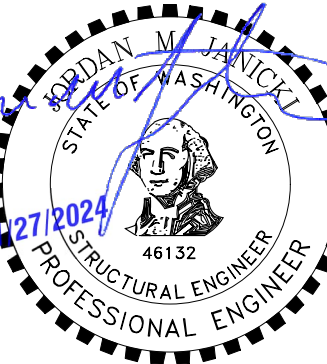
PLAN NUMBER:

S2



FACET

2210 Riverside Dr.
Suite #110
Mount Vernon, WA 98273
FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND
P: 360.899.1110
www.facetnw.com

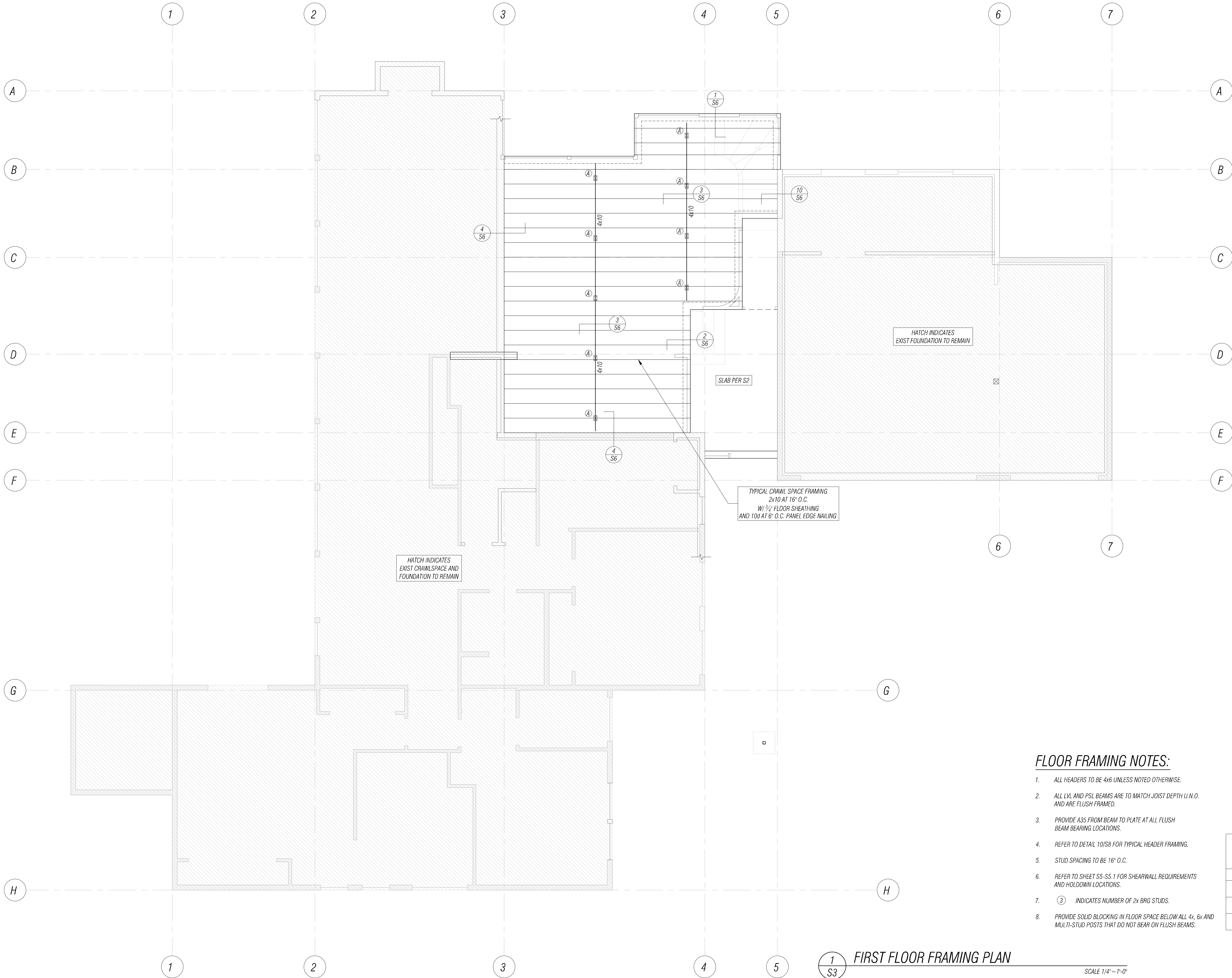


NO. DATE BY REVISION

1 11/27/2024 LMI PLAN REVIEW #1

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FILE LOCATION: Z:\SHARE\PROJECTS\ACTIVE\2024\061424\0435.FST HUP - FLORENCE FAMILY ADDITION\DRAWINGS\CA\ACTIVE\REFERENCE, SLDWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES) - LAST MODIFIED BY: LARA MILLMAN
PRINCIPAL: J.J. PROJECT MANAGER: L.M. DESIGNED BY: L.M. HUP DRAWN BY: J.H. CHECKED BY: J.J.



FLOOR FRAMING NOTES:

- ALL HEADERS TO BE 4x6 UNLESS NOTED OTHERWISE.
- ALL LVL AND PSL BEAMS ARE TO MATCH JOIST DEPTH U.N.O. AND ARE FLUSH FRAMED.
- PROVIDE A35 FROM BEAM TO PLATE AT ALL FLUSH BEAM BEARING LOCATIONS.
- REFER TO DETAIL 10/S8 FOR TYPICAL HEADER FRAMING.
- STUD SPACING TO BE 16\"/>

POST SCHEDULE	
MARK	SIZE
(A)	4x6 DF#2
(B)	6x6 DF#2
(C)	HSS 3SQx4'

FIRST FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

FLORENCE FAMILY ADDITION

8818 SE 62ND ST
MERCER ISLAND, WA 98040
PROJECT NUMBER: 2407.0435

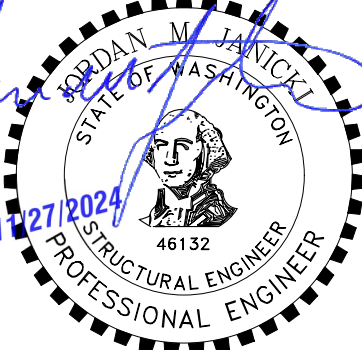
PERMIT SUBMITTAL

FIRST FLOOR
FRAMING PLAN

DATE: 06/14/2024

PLAN NUMBER:

S3



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1	11/27/2024	LMI	PLAN REVIEW #1

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SCALE 1/4"=1'-0"

MARK	SIZE
A	4x6 DF #2
B	6x6 DF #2
C	HSS 3SQx $\frac{1}{4}$ "

S3.1



1	11/27/2024	LKM	PLAN REVIEW #1
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6
S8

CMSTC16x4'-0" FROM

ECC66 POST CAM

2
S8

6
S8

1. REFER TO SHEET S5-S5.1 FOR SHEARWALL AND HOLDOWN LOCATIONS.
2. STUD SPACING IS 16" O.C. FOR ALL WALLS.
3. REFER TO DETAIL 10/S8 FOR TYPICAL HEADER FRAMING.
4. ALL HEADERS ARE 4x6 UNLESS NOTED OTHERWISE.

POST SCHEDULE

8818 SE 62ND ST

PROJECT NUMBER: 2401 043

PROJECT NUMBER: 2401.0435

PERMIT SUBMITTAL

HIGH ROOF FRAMING PLAN

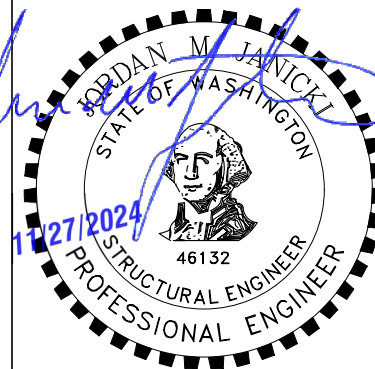
DATE: 06/14/2024

PLAN NUMBER

S4



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NO.	DATE	BY	REVISION
1	11/27/2024	LKM	PLAN REVIEW #1

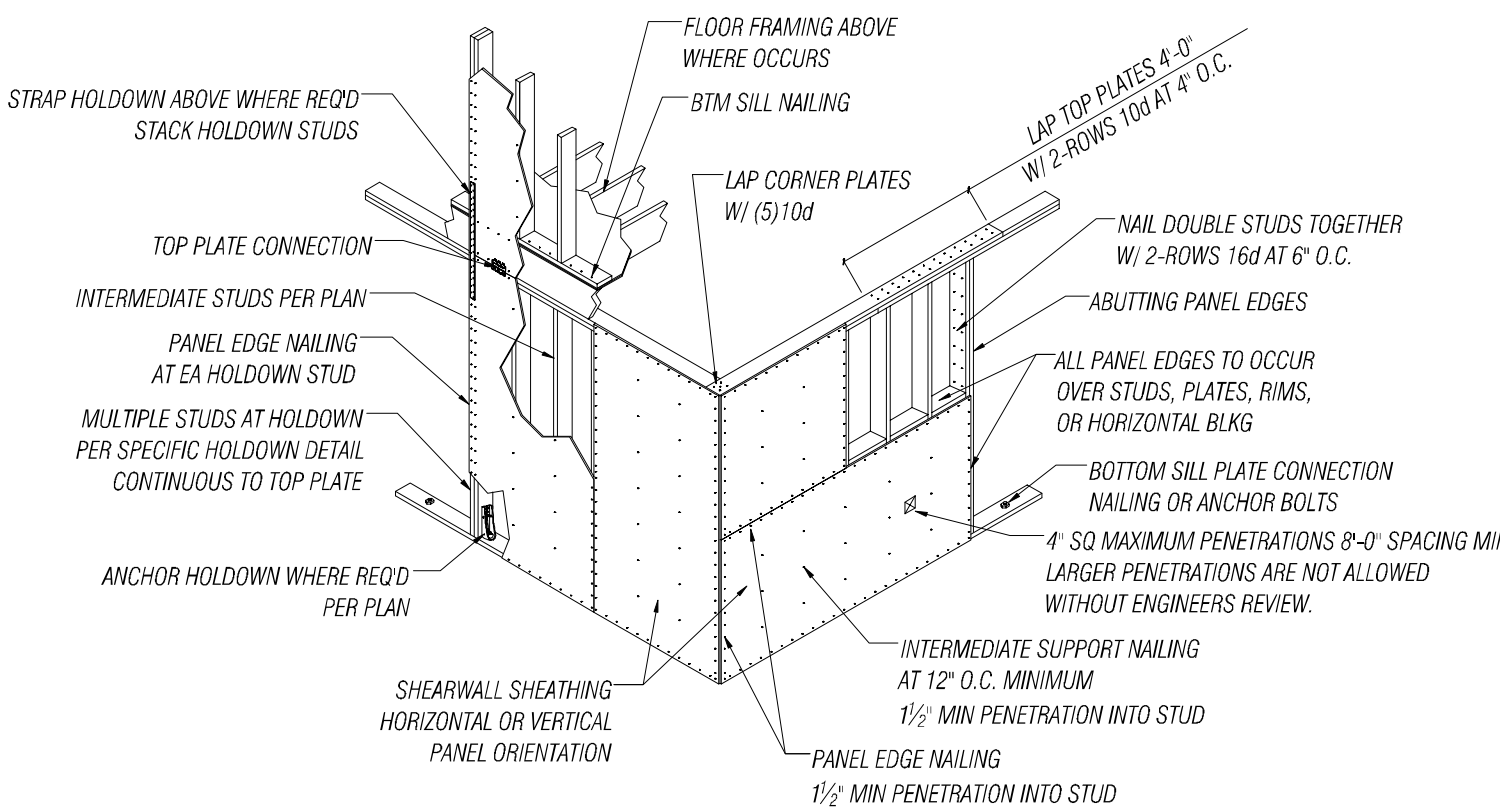
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FILE LOCATION: Z:\SHARED\PROJECTS\STRUCTURE\2024\04\03\1\UP_FLORENCE FAMILY ADDITION\DRAWINGS\CA\ACTIVE\PERFORMANCE_SDWG- ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 36.00 INCHES) - LAST MODIFIED BY: LARA MILLMAN
PRINCIPAL: J.J. PROJECT MANAGER: LM DESIGNED BY: LM, MRP DRAWN BY: JH CHECKED BY: JJ



SHEARWALL NOTES:

- INDICATES NEW SHEARWALL ON SPECIFIED FLOOR PER SW/S5. REFER TO SCHEDULE ON THIS SHEET FOR REQUIREMENTS.
- CS16 INDICATES STRAP AND TYPE OF STRAP AT TOP AND BOTTOM OF WINDOW. REFER TO DETAIL 18/S8 FOR INSTALLATION REQUIREMENTS.
- SIMPSON MASAP SILL PLATE ANCHORS ARE AN ACCEPTABLE ALTERNATE TO 5/8" Ø ANCHOR BOLTS.
- INDICATES EXISTING WALL TO REMAIN, NO CHANGE.



TYPICAL WOOD SHEARWALL FRAMING
SCALE: N.T.S.

SHEARWALL SCHEDULE

MARK	WOOD STRUCTURAL PANELS	PANEL EDGE NAILING	PANEL EDGE STUDS	PLATE CONNECTION		
				CONCRETE/SILL PLATE CONNECTION 3/4" Ø A. BOLT	TOP PLATE	WOOD FLOOR BTM SILL PLATE
6	15/32" SHEATHING ONE SIDE	10d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 16" O.C. *	16d AT 6" O.C.
3	15/32" SHEATHING ONE SIDE	10d AT 3" O.C.	2-2x	16" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	2-ROWS 16d AT 6" O.C. INTO WIDE RIM/BEAM

* - VERIFY EXISTING SHEATHING AND NAILING MEET MINIMUM SCHEDULE REQUIREMENTS

*LTP4 AT 24" O.C. AT ROOF

FIRST FLOOR SHEARWALL PLAN
SCALE: 1/4" = 1'-0"

220 Riverside Dr.
Suite #110
Mount Vernon, WA 98273
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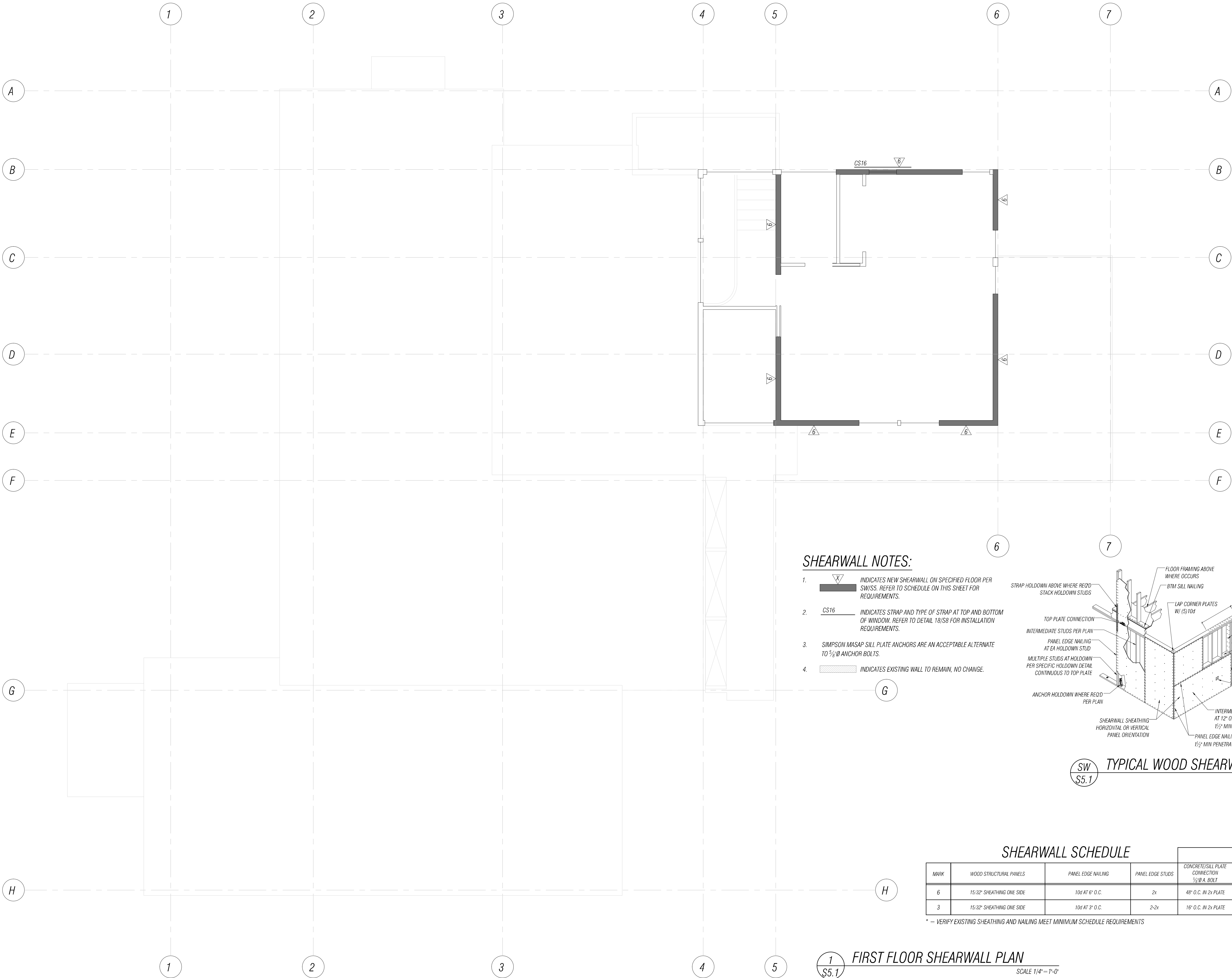
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FLORENCE FAMILY ADDITION

8818 SE 62ND ST
MERCER ISLAND, WA 98040
PROJECT NUMBER: 2401.0435

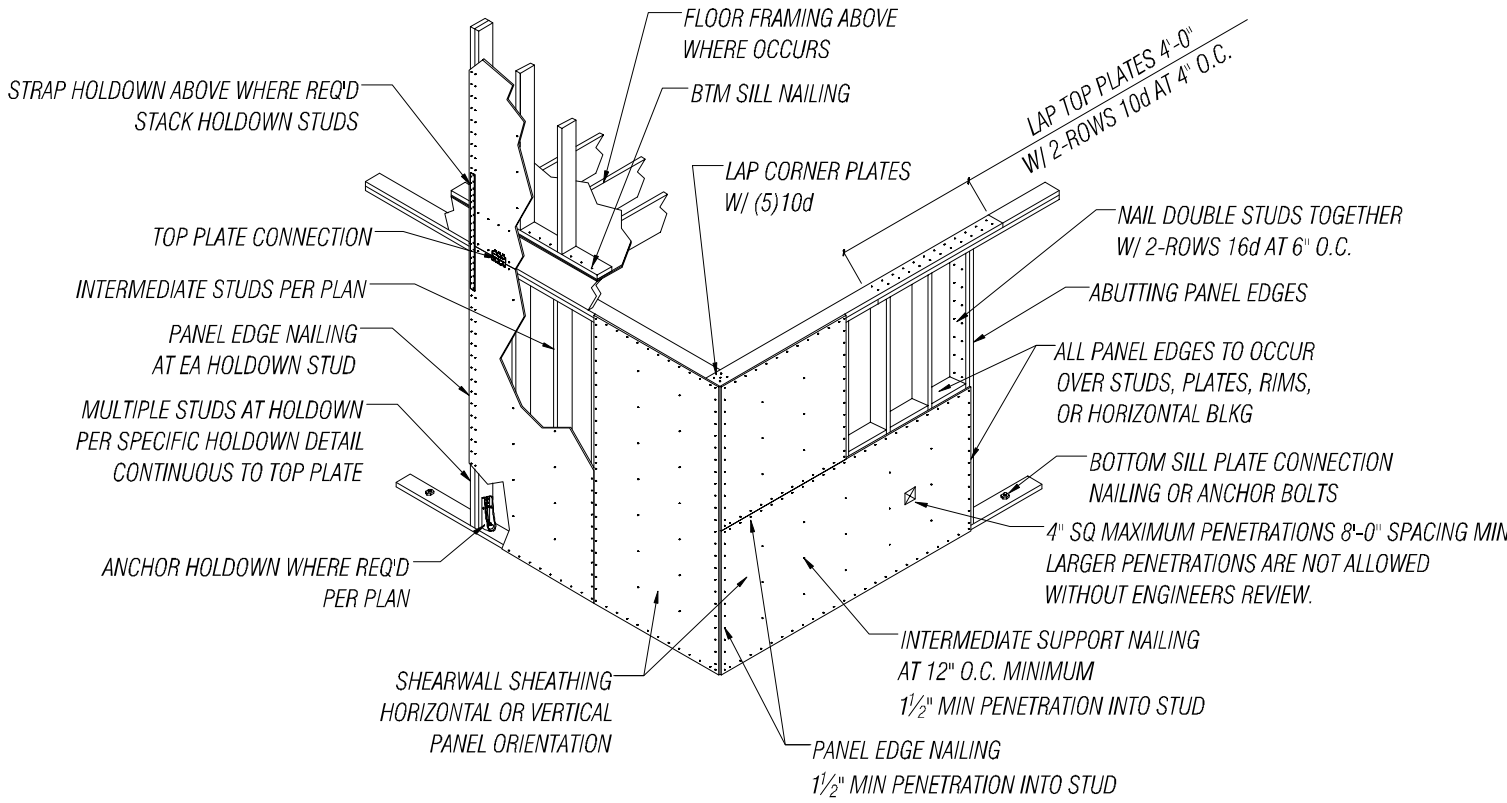
DATE: 06/14/2024
PERMIT SUBMITTAL
FIRST FLOOR SHEARWALL PLAN
S5

FILE LOCATION: Z:\SHARED\PROJECTS\STRUCTURE\2024\061424\0435 1ST FLP - FLORENCE FAMILY ADDITION\DRAWINGS\CA\ACTIVE\PERFORMANCE_SDWG- ORIGINAL SHEET SIZE: ARCH FULL BLEED D (34.00 X 36.00 INCHES) - LAST MODIFIED BY: LARA MILLMAN
PRINCIPAL: J.J. PROJECT MANAGER: LM DESIGNED BY: LM, MRP CHECKED BY: JH DRAWN BY: JH



SHEARWALL NOTES:

- INDICATES NEW SHEARWALL ON SPECIFIED FLOOR PER SW/S5. REFER TO SCHEDULE ON THIS SHEET FOR REQUIREMENTS.
- INDICATES STRAP AND TYPE OF STRAP AT TOP AND BOTTOM OF WINDOW. REFER TO DETAIL 18/S8 FOR INSTALLATION REQUIREMENTS.
- SIMPSON MASAP SILL PLATE ANCHORS ARE AN ACCEPTABLE ALTERNATE TO 5/8" Ø ANCHOR BOLTS.
- INDICATES EXISTING WALL TO REMAIN, NO CHANGE.



TYPICAL WOOD SHEARWALL FRAMING
SCALE: N.T.S.

SHEARWALL SCHEDULE

MARK	WOOD STRUCTURAL PANELS	PANEL EDGE NAILING	PANEL EDGE STUDS	PLATE CONNECTION		
				CONCRETE/SILL PLATE CONNECTION 5/8" Ø A. BOLT	TOP PLATE	WOOD FLOOR, BTM SILL PLATE
6	15/32" SHEATHING ONE SIDE	10d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 16" O.C. *	16d AT 6" O.C.
3	15/32" SHEATHING ONE SIDE	10d AT 3" O.C.	2-2x	16" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	2-ROWS 16d AT 6" O.C. INTO WIDE RIM BEAM

* - VERIFY EXISTING SHEATHING AND NAILING MEET MINIMUM SCHEDULE REQUIREMENTS

*LTP4 AT 24" O.C. AT ROOF

FIRST FLOOR SHEARWALL PLAN
SCALE: 1/4" = 1'-0"

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FLORENCE FAMILY ADDITION
8818 SE 62ND ST
MERCER ISLAND, WA 98040
PROJECT NUMBER: 2401.0435

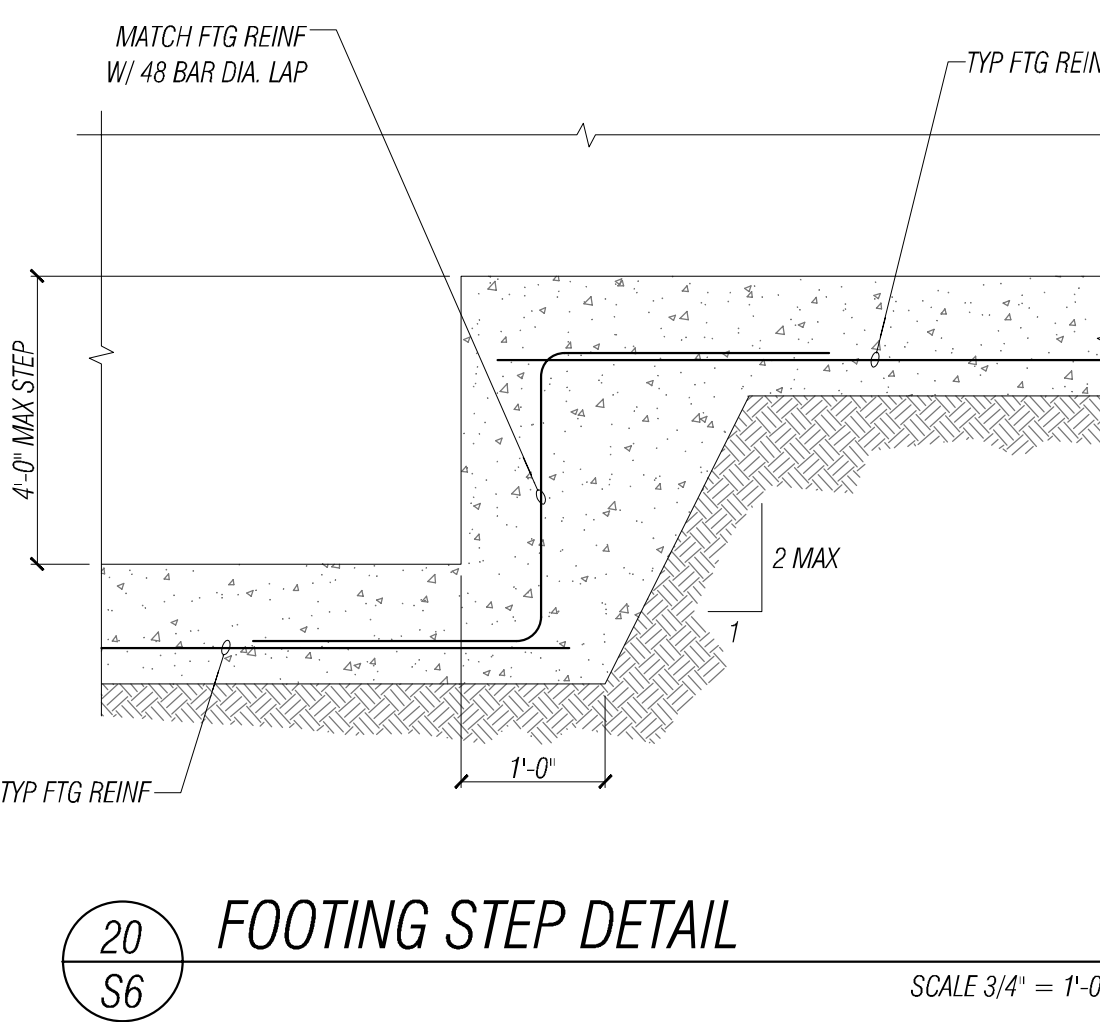
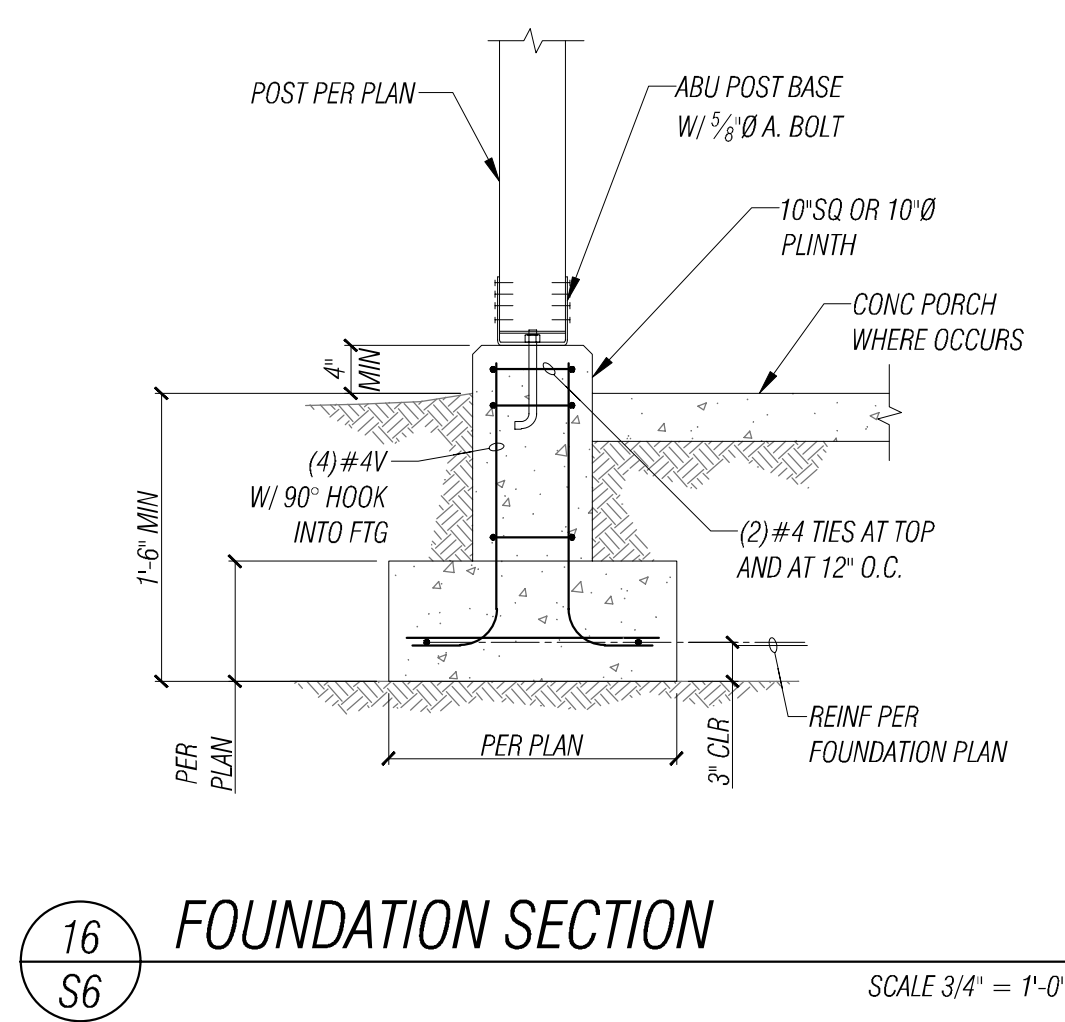
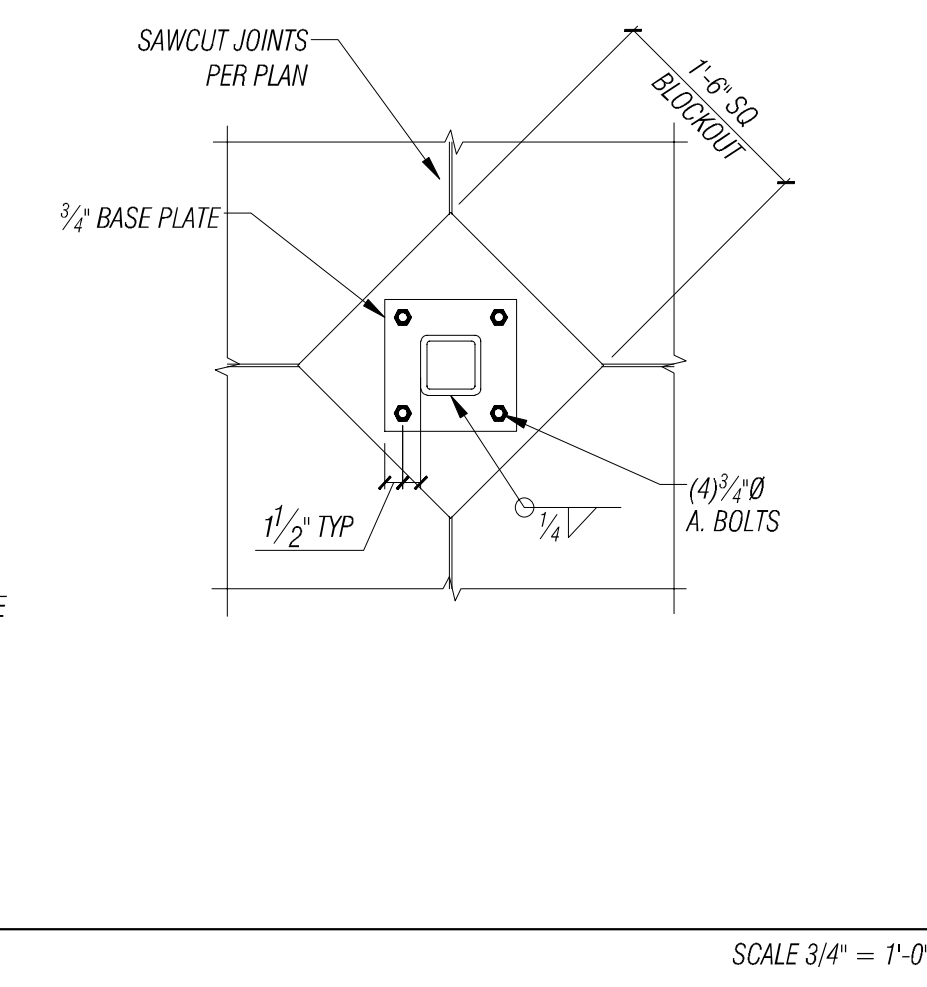
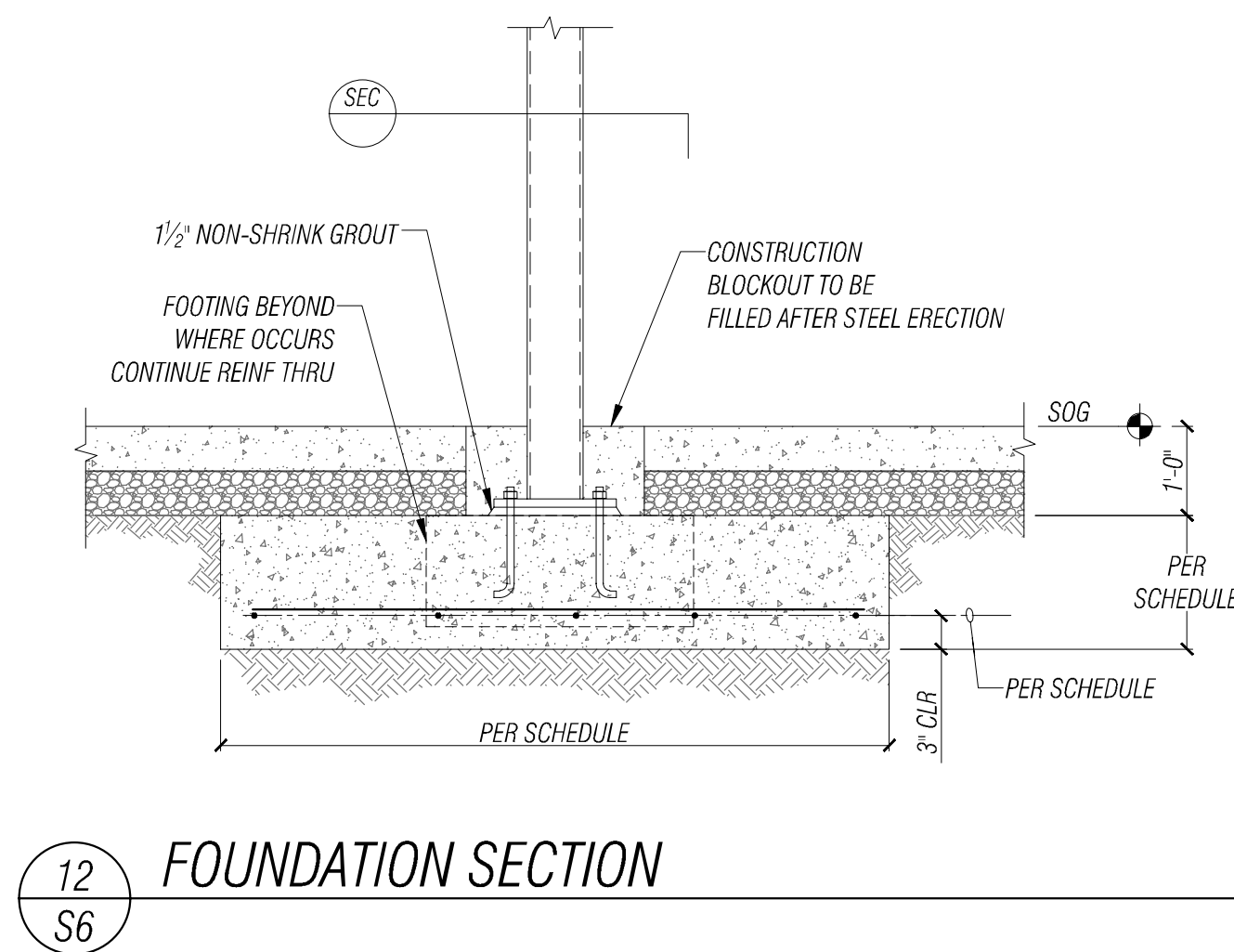
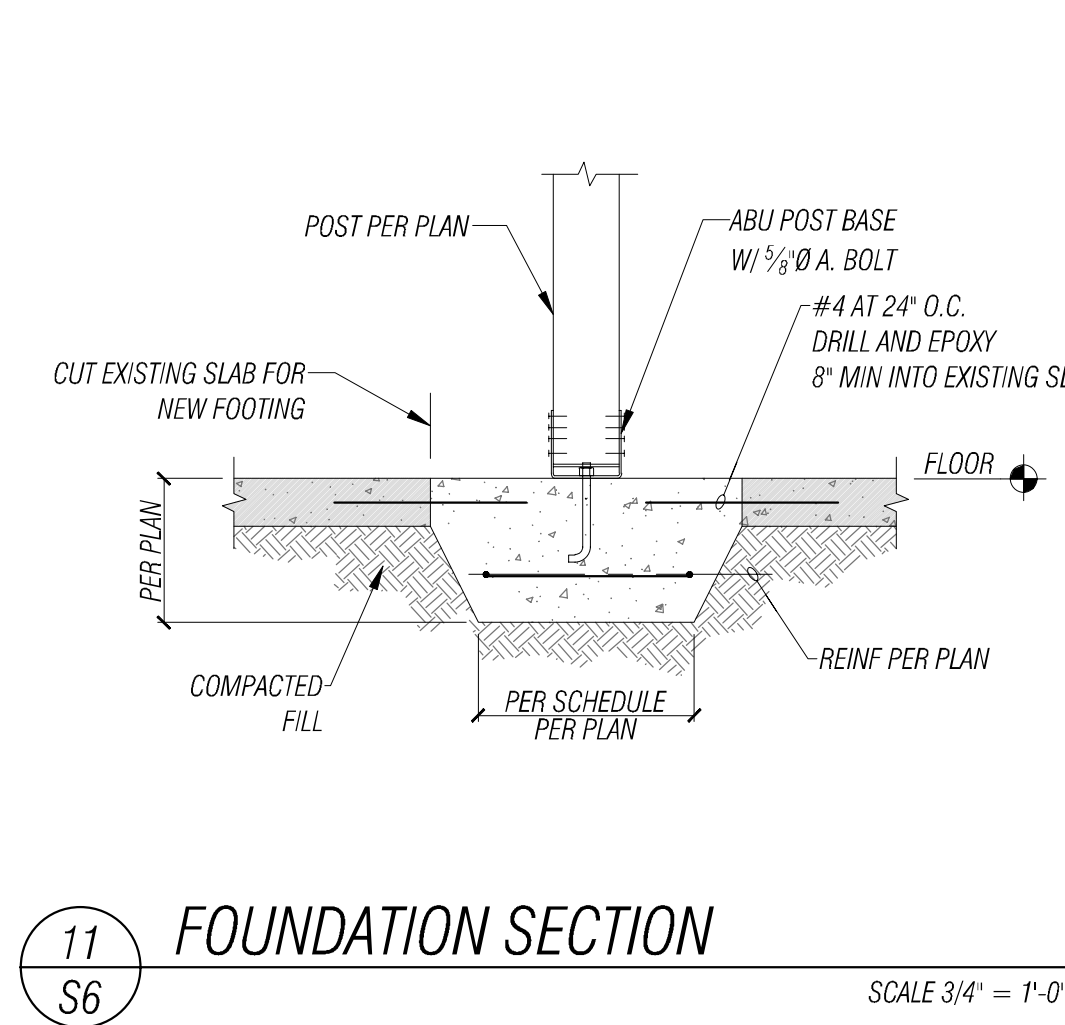
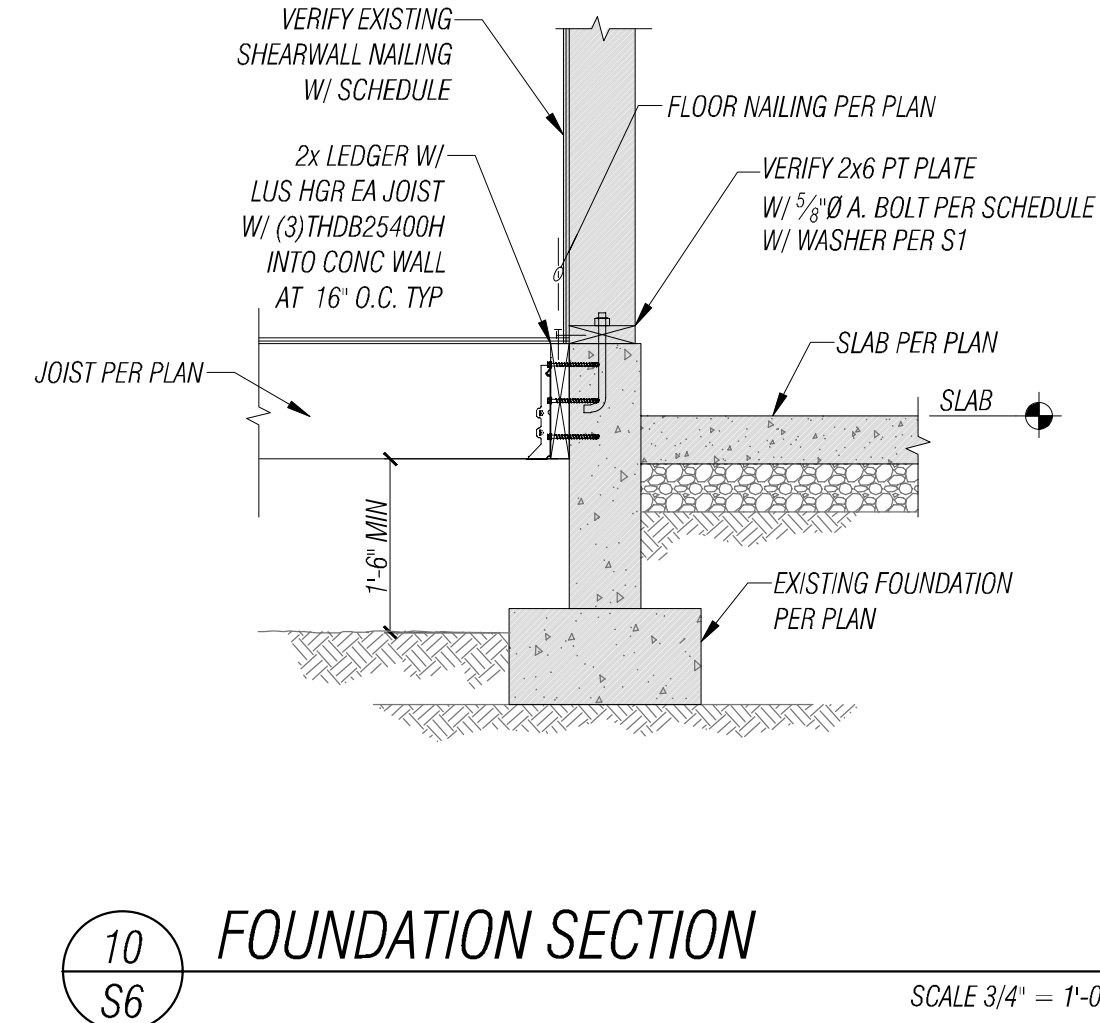
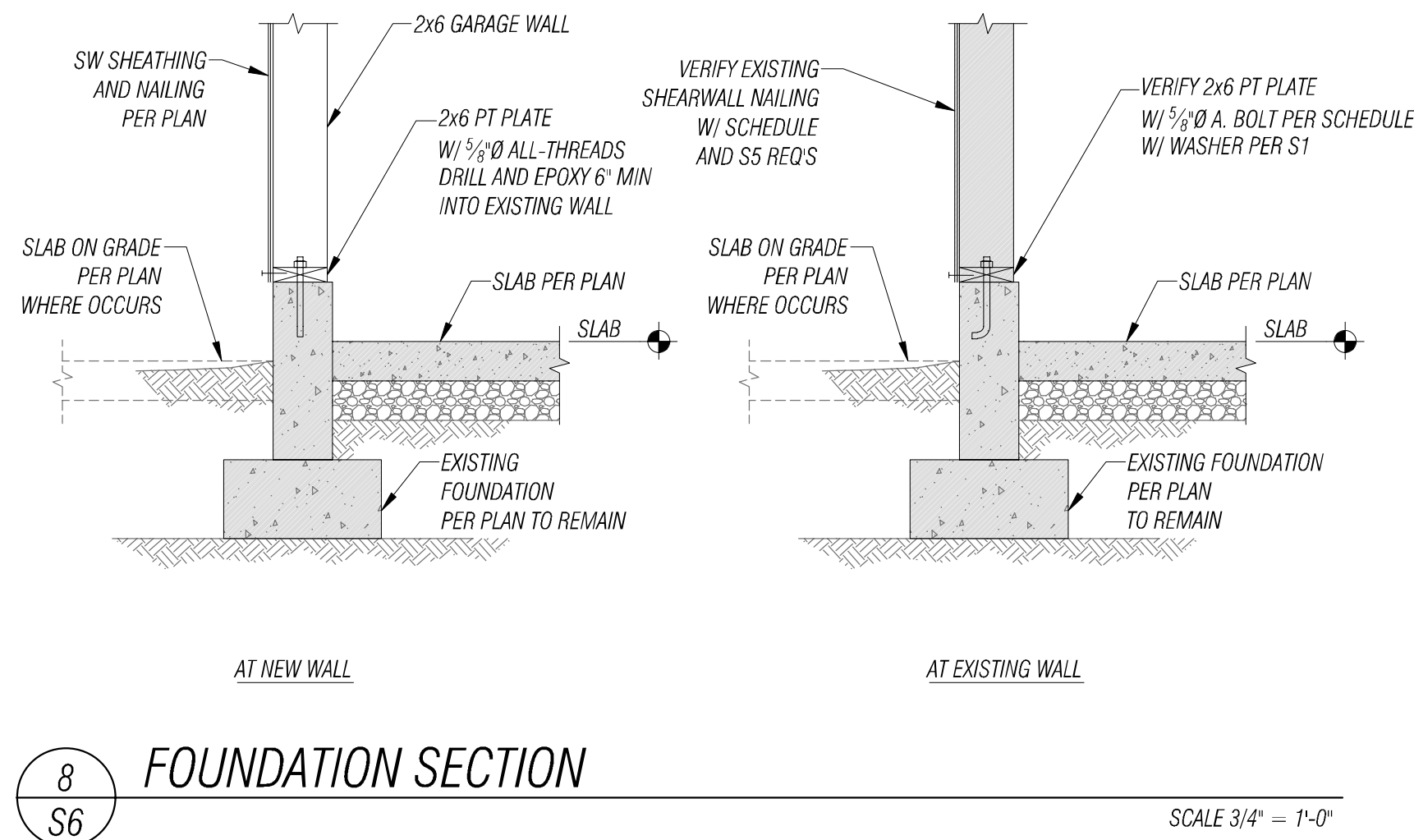
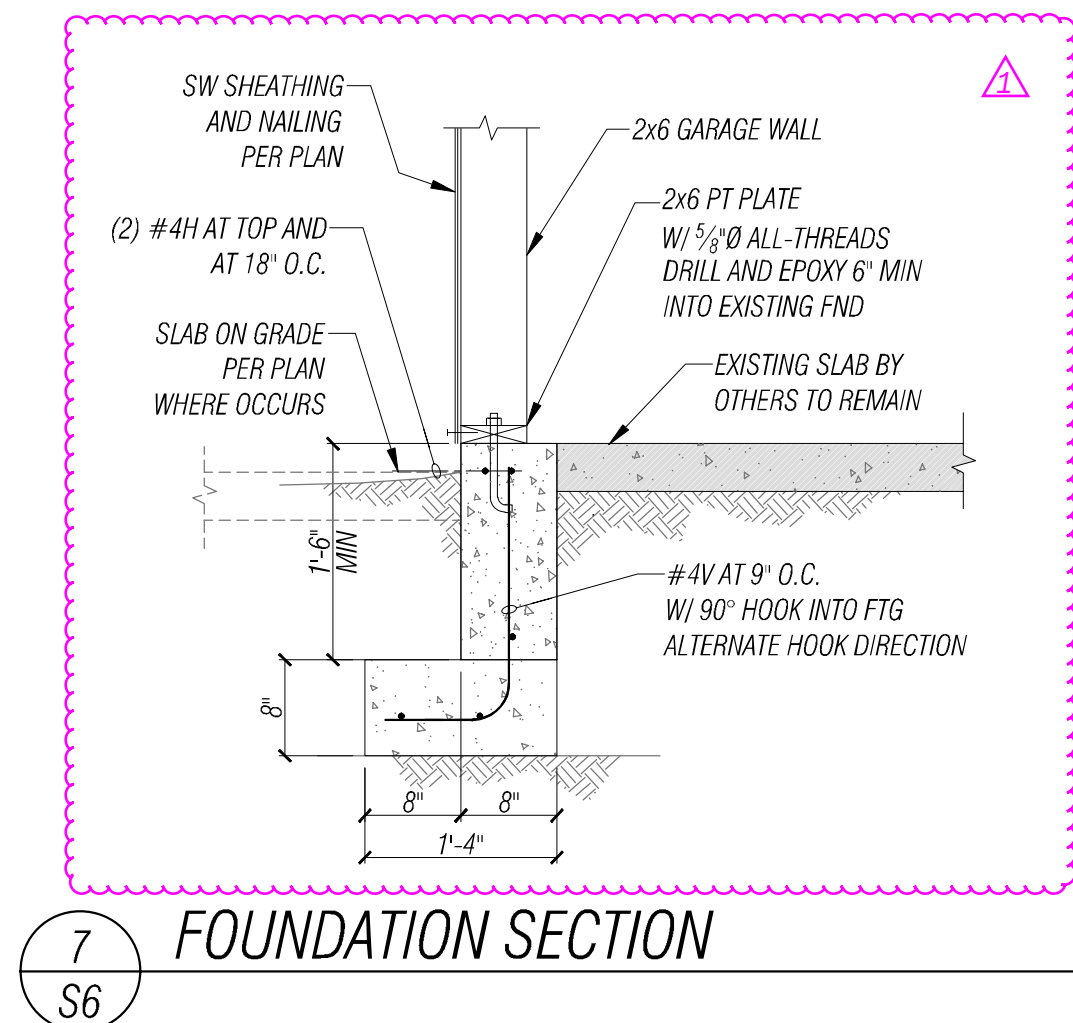
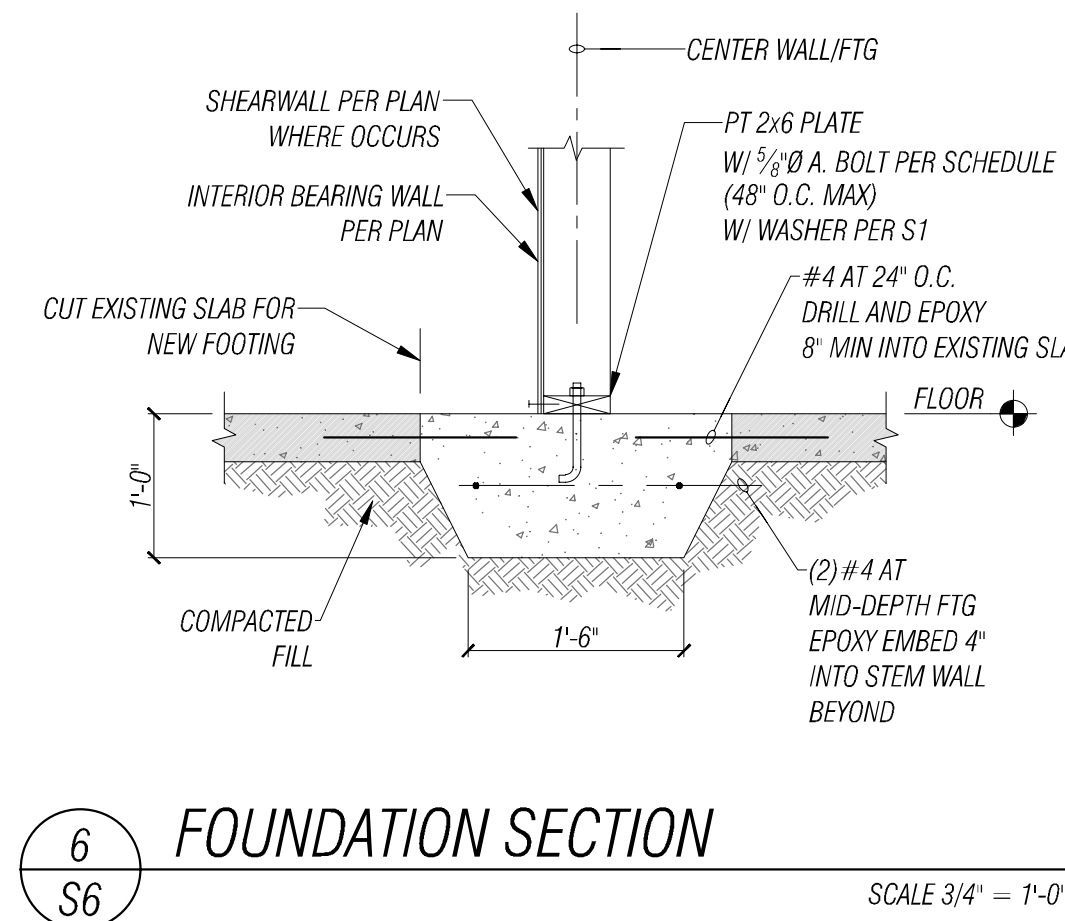
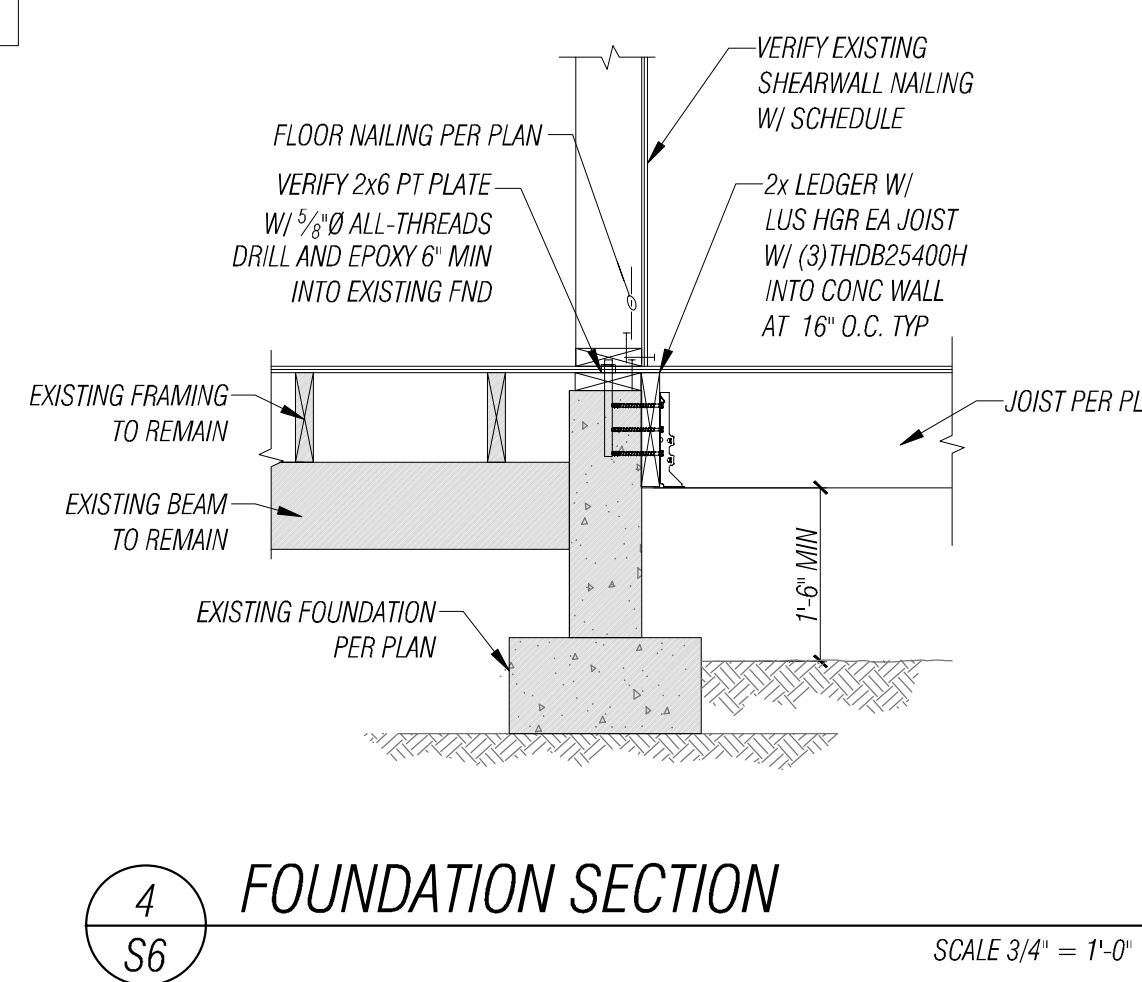
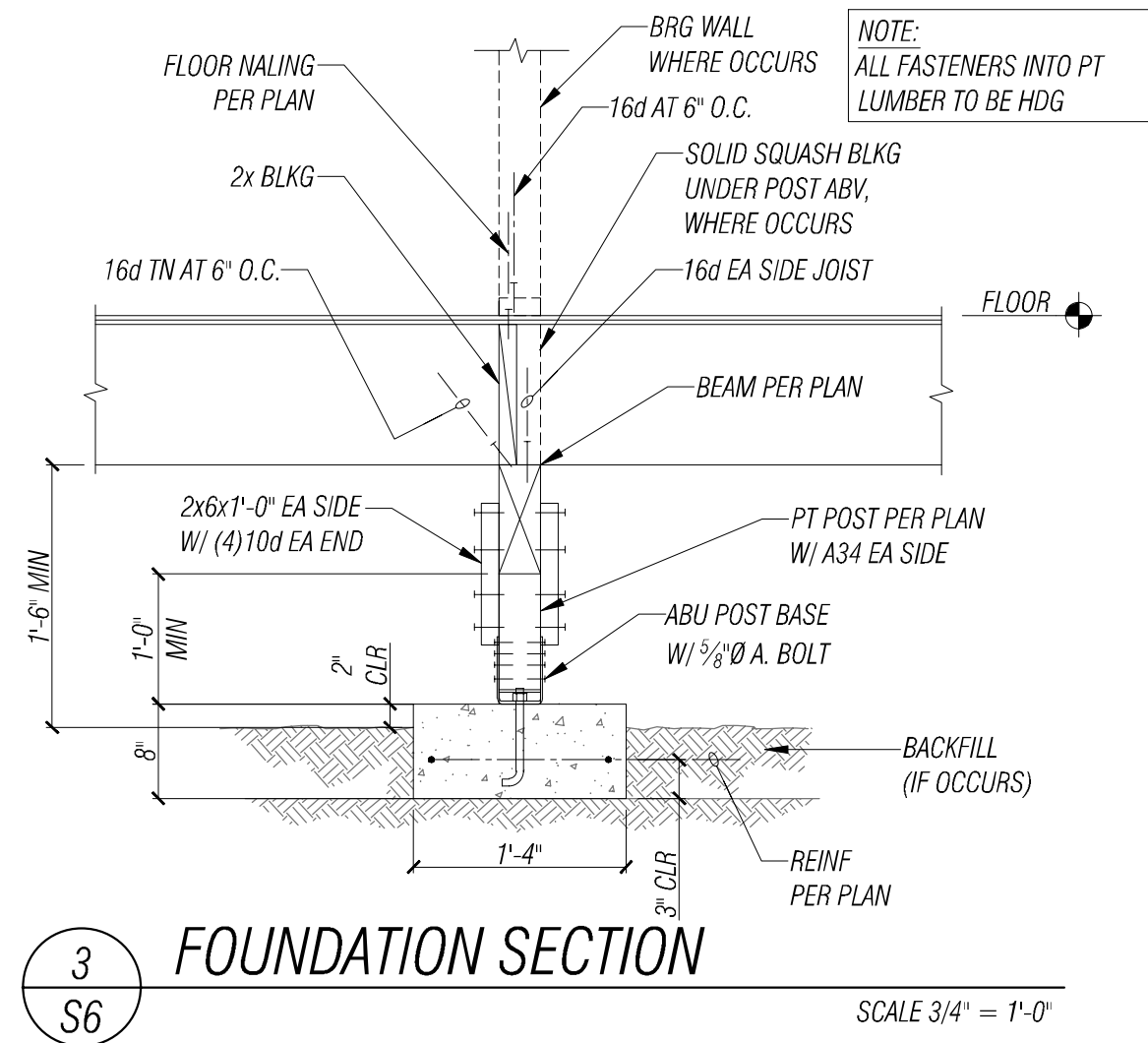
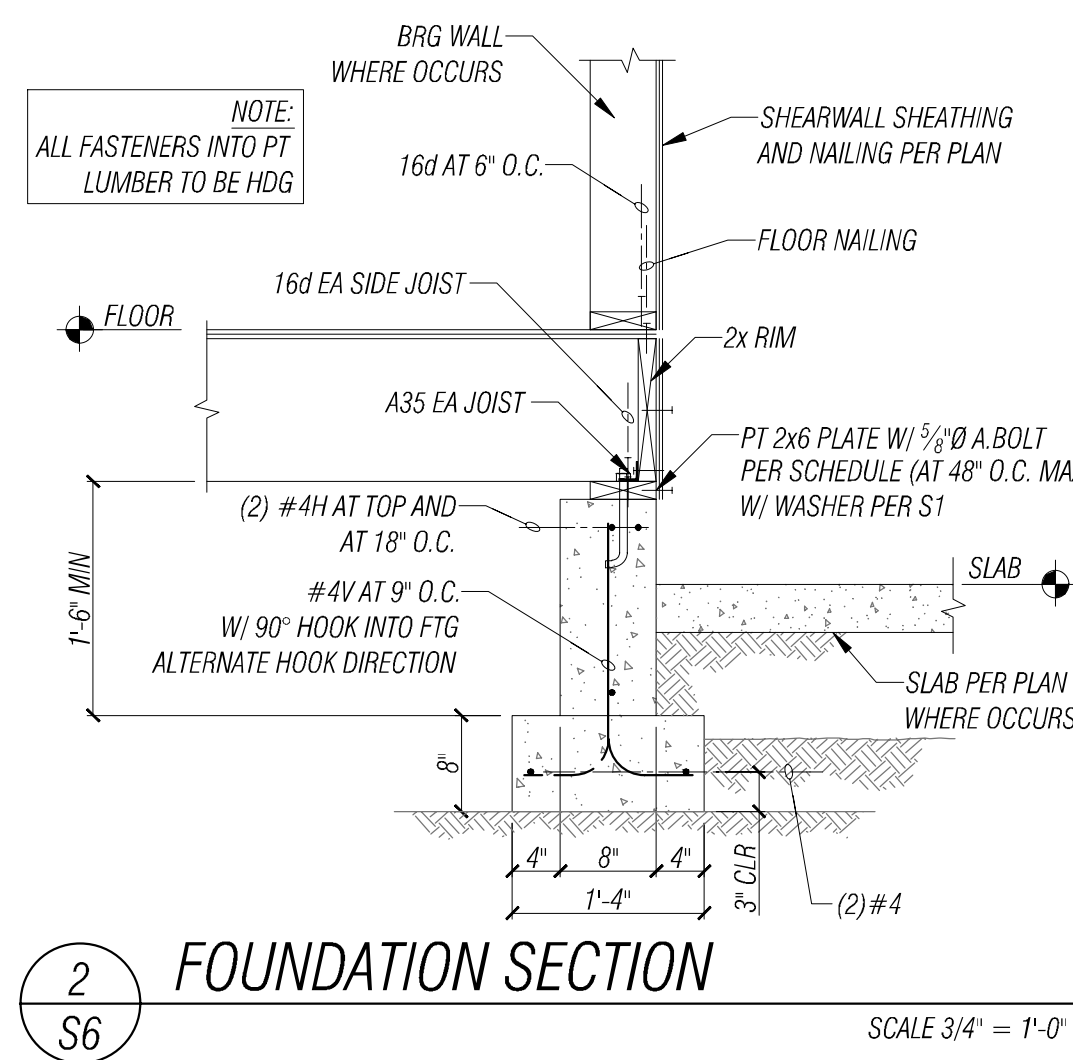
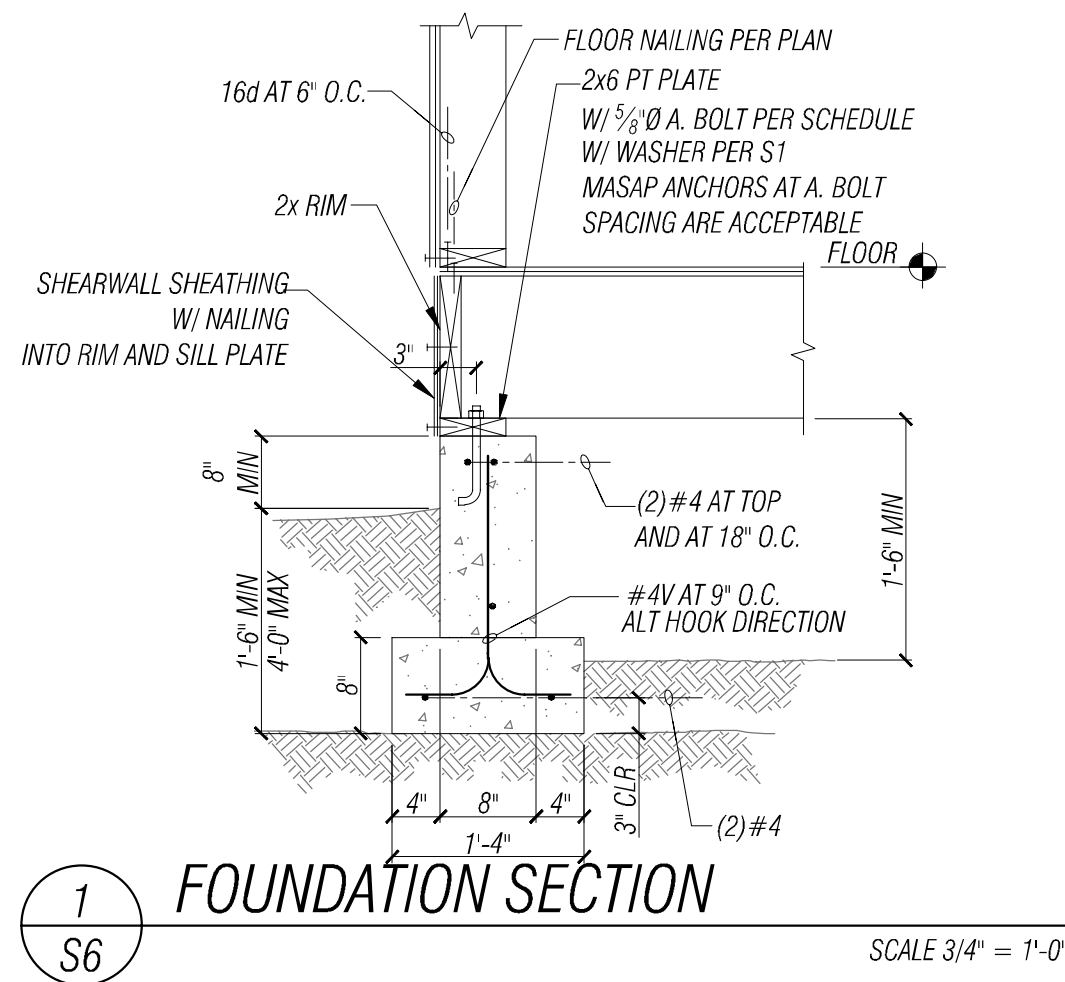
PERMIT SUBMITTAL

SECOND FLOOR SHEARWALL PLAN

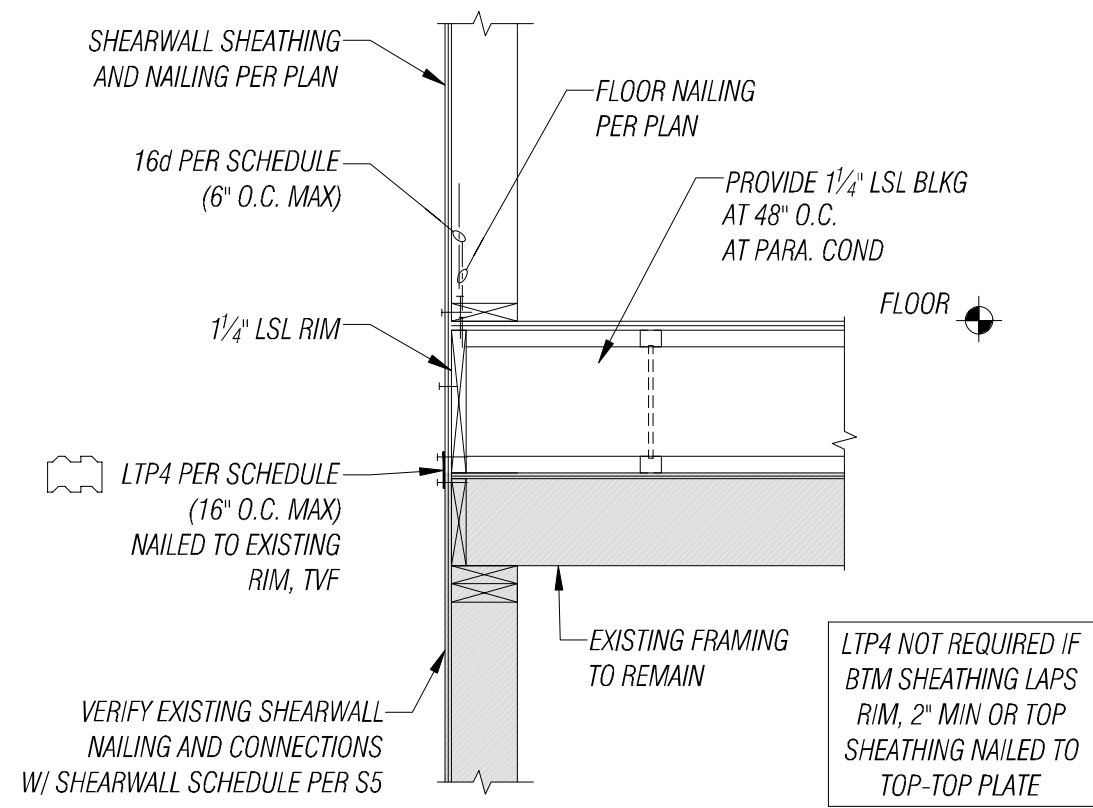
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PLAN NUMBER: **S5.1**

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1 11/27/2024 LMI PLAN REVIEW #1

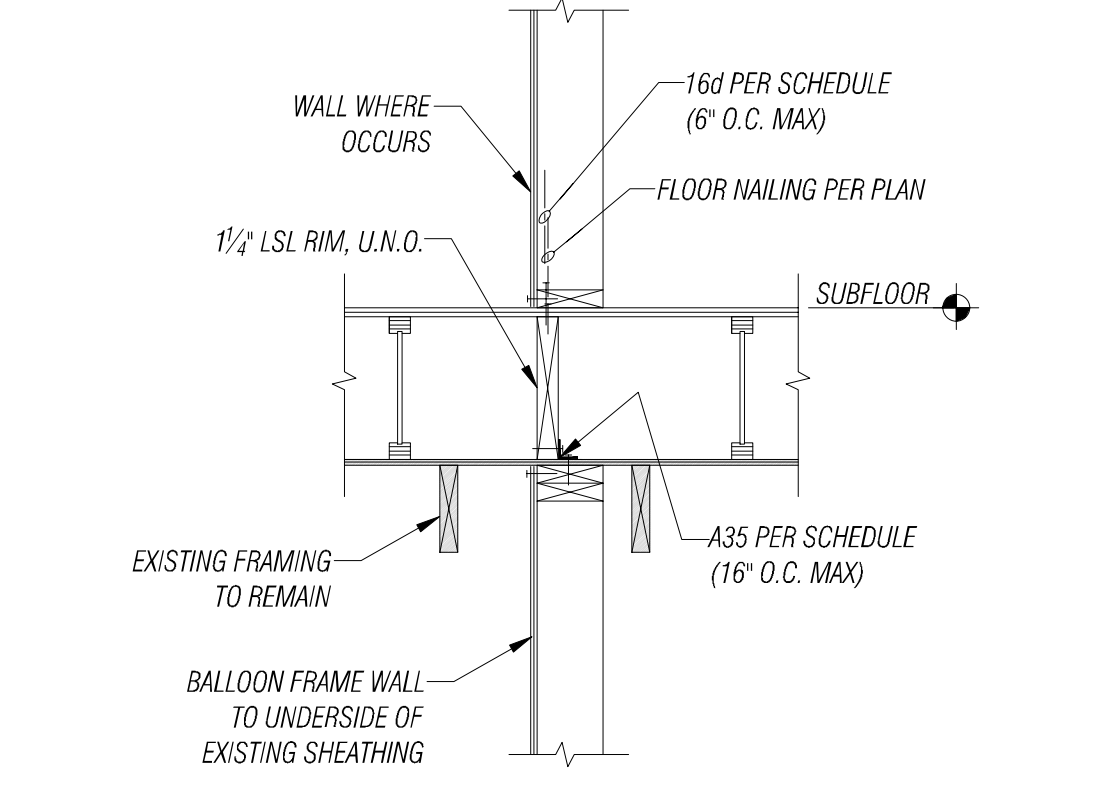
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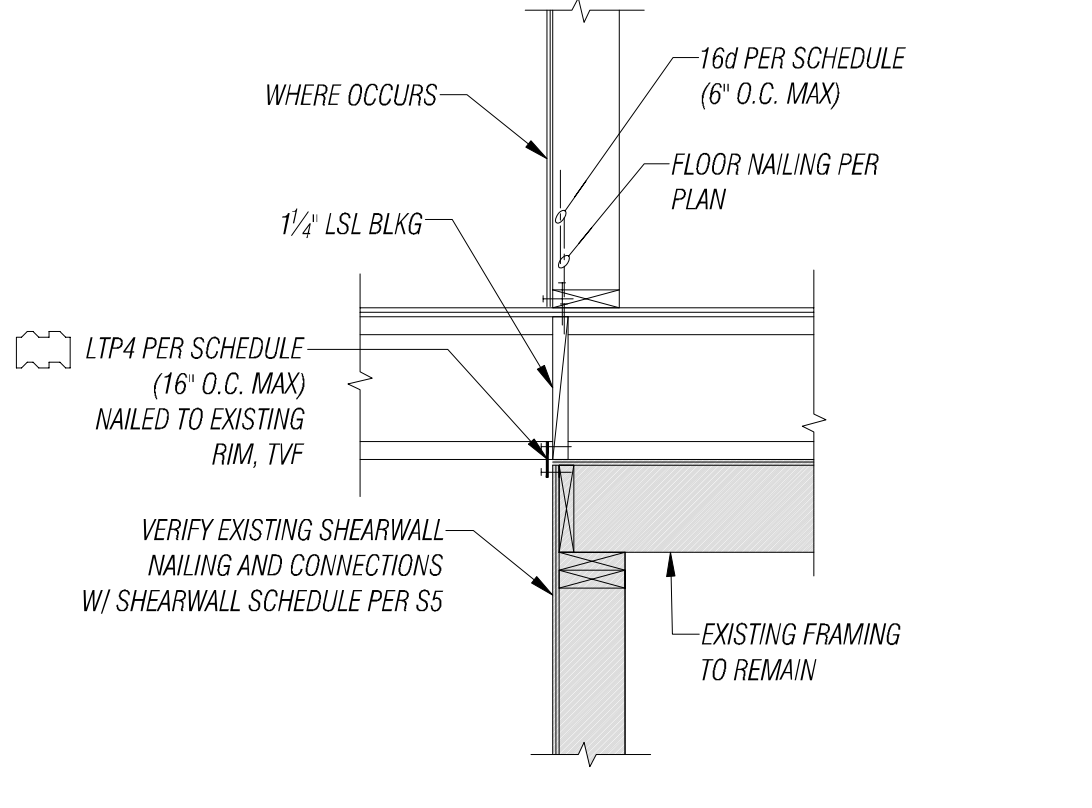
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PRINCIPAL: JJ PROJECT MANAGER: LM DESIGNED BY: LM, MFP DRAWN BY: JH CHECKED BY: JJ



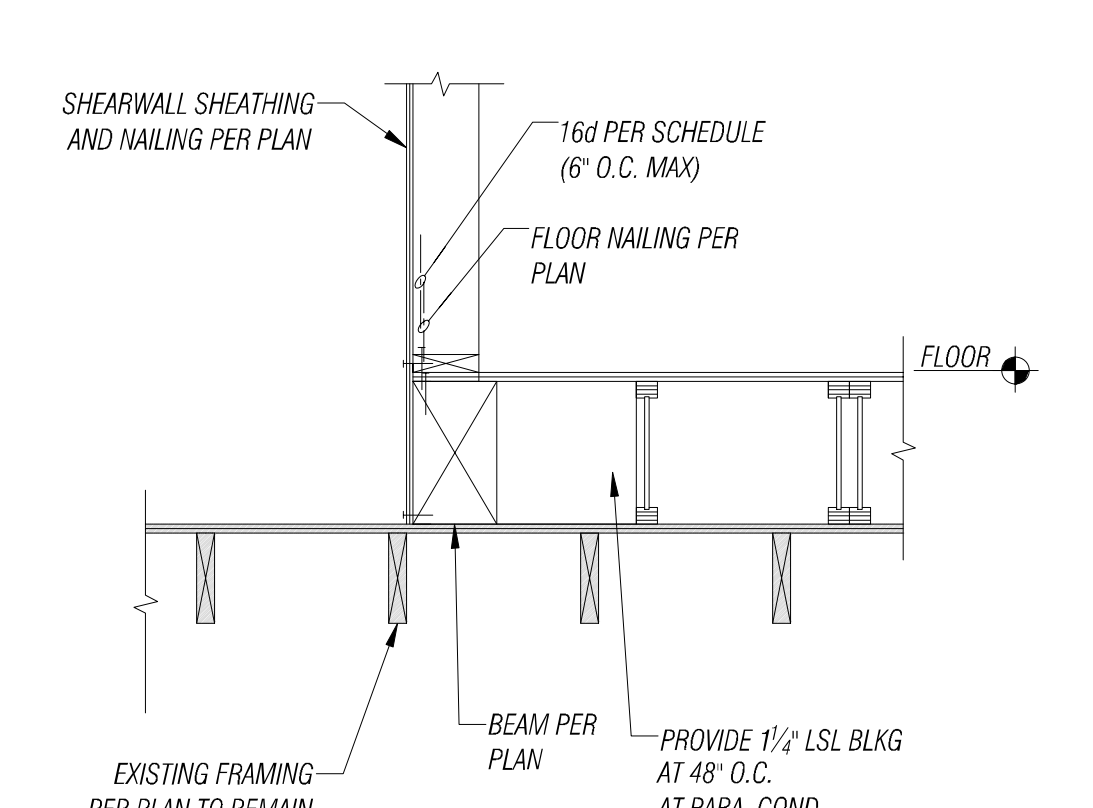
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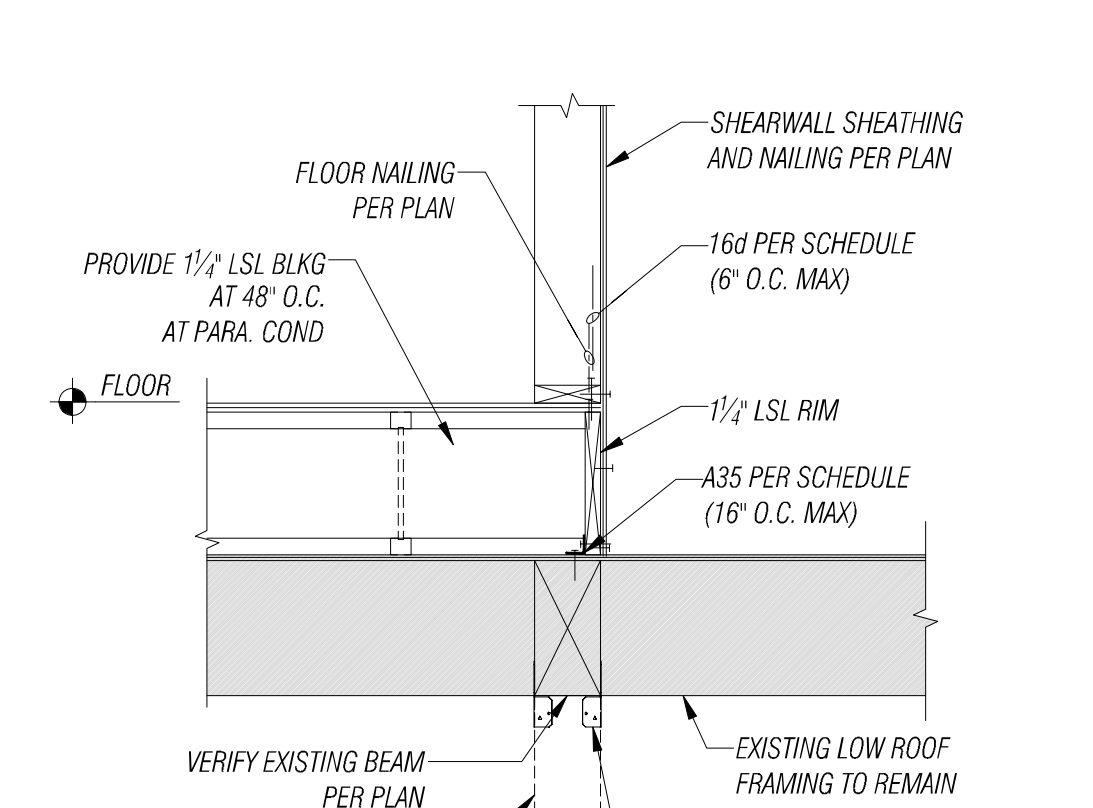
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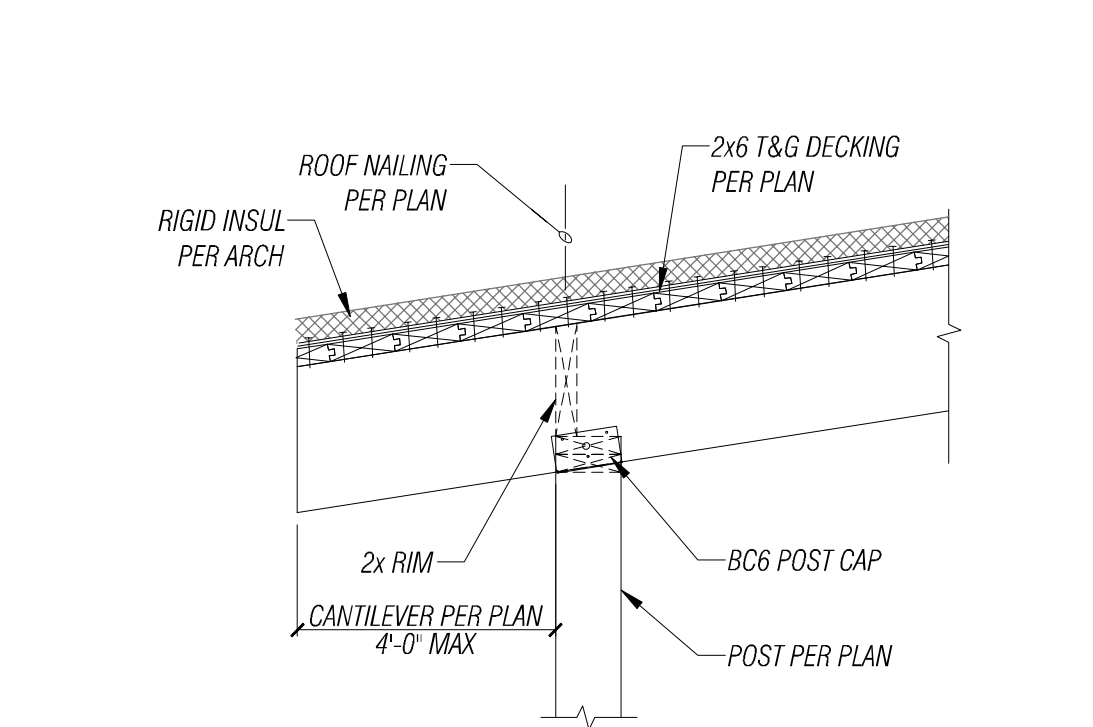
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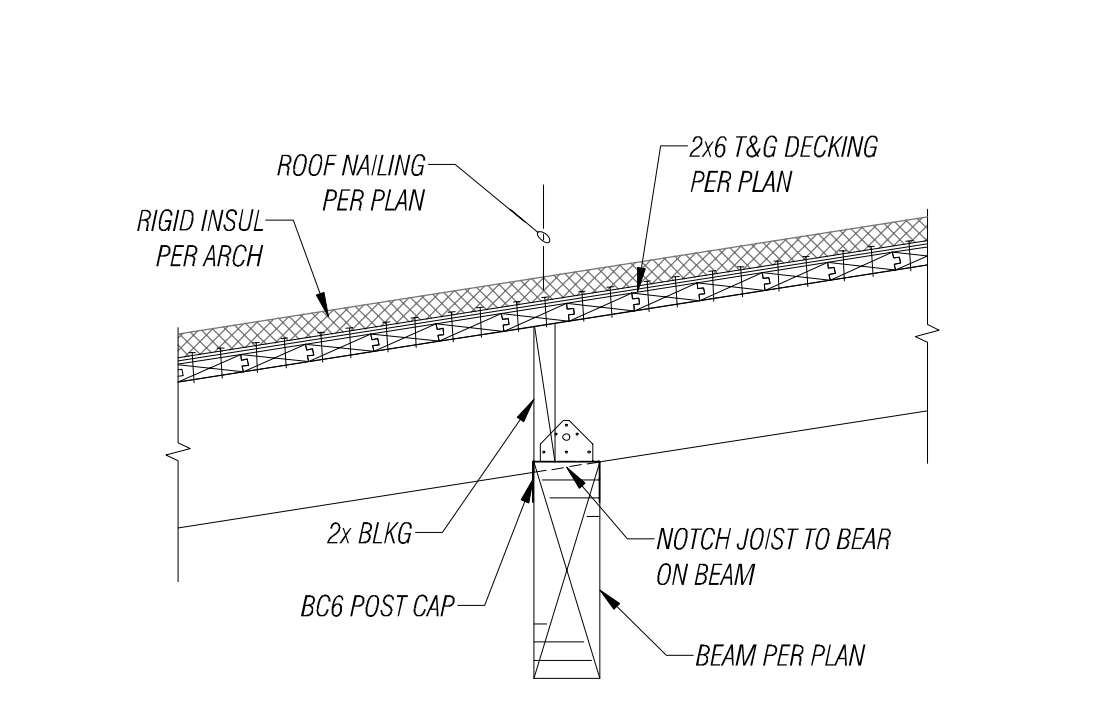
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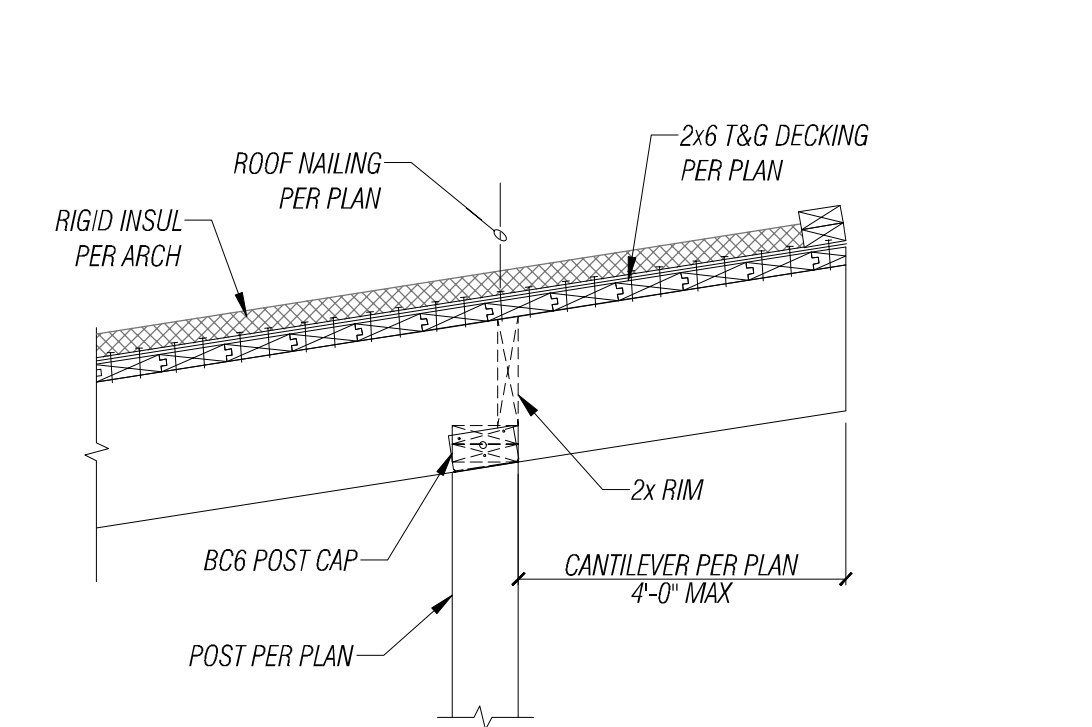
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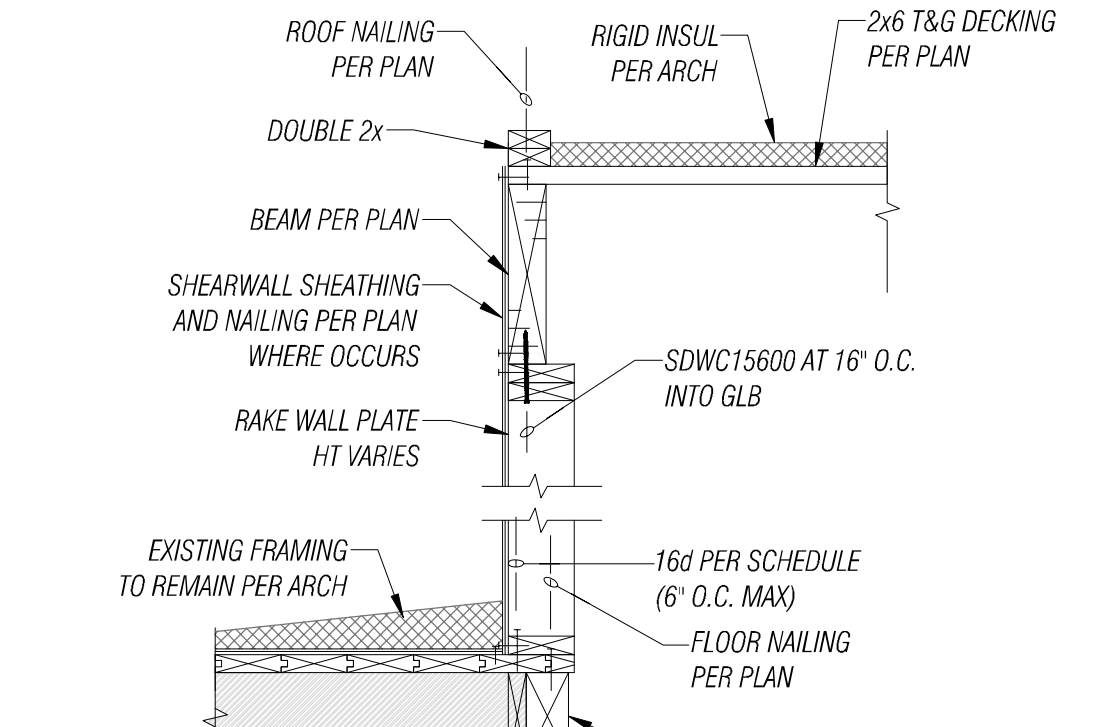
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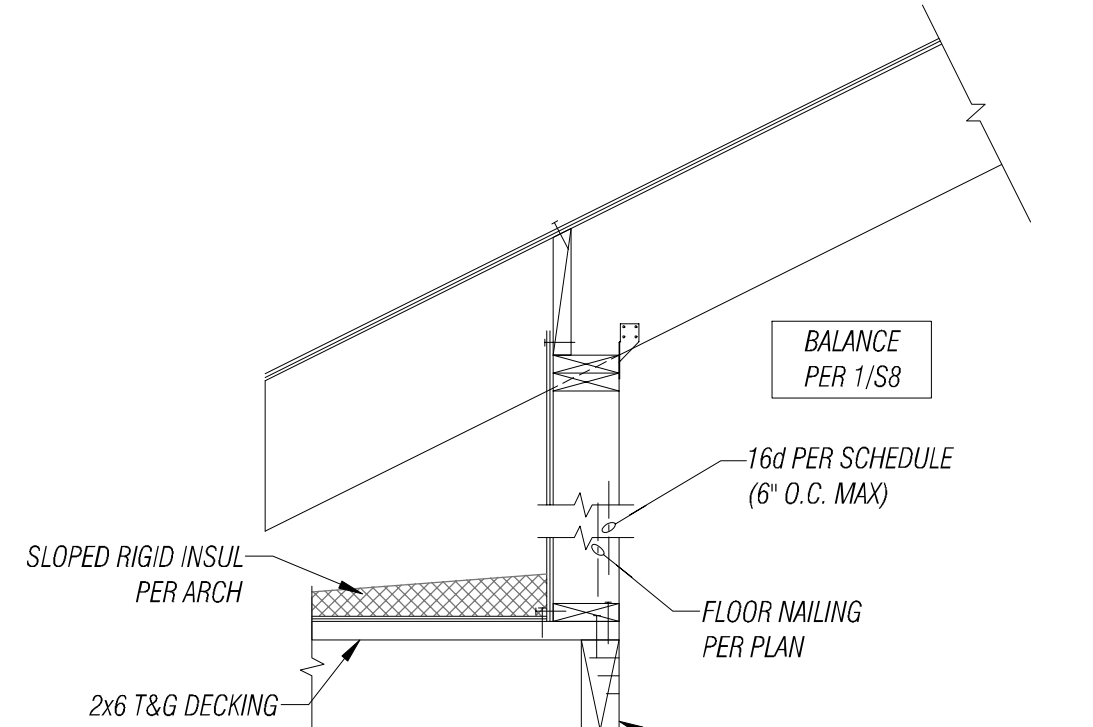
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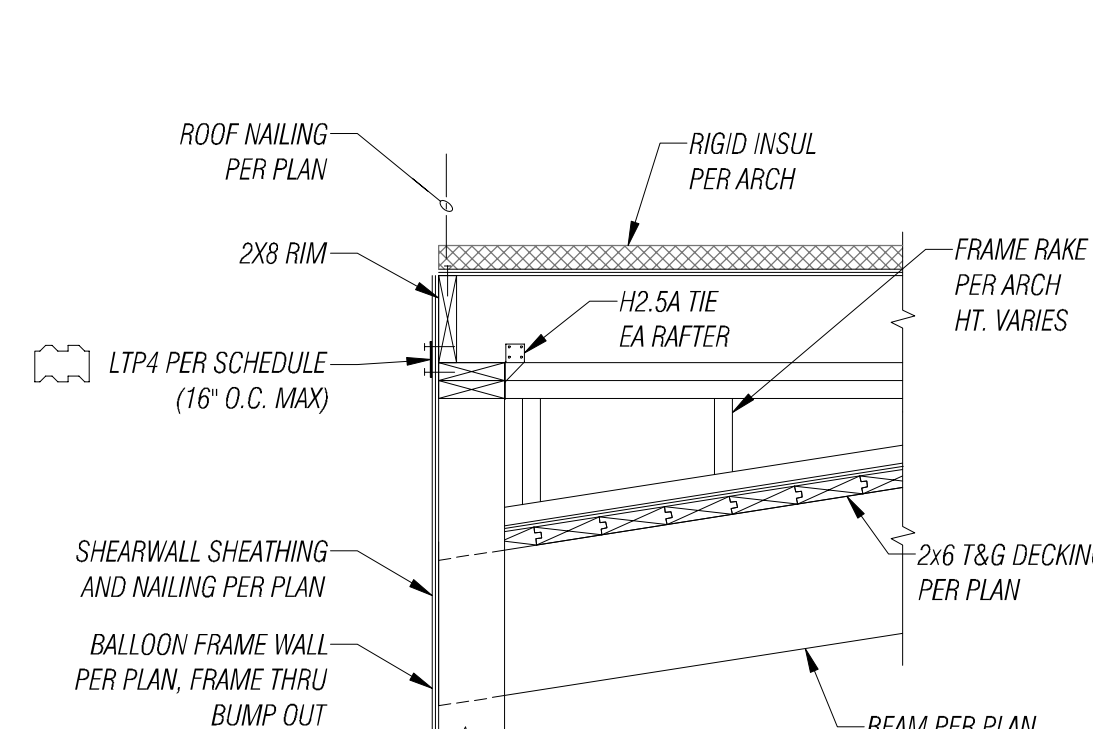
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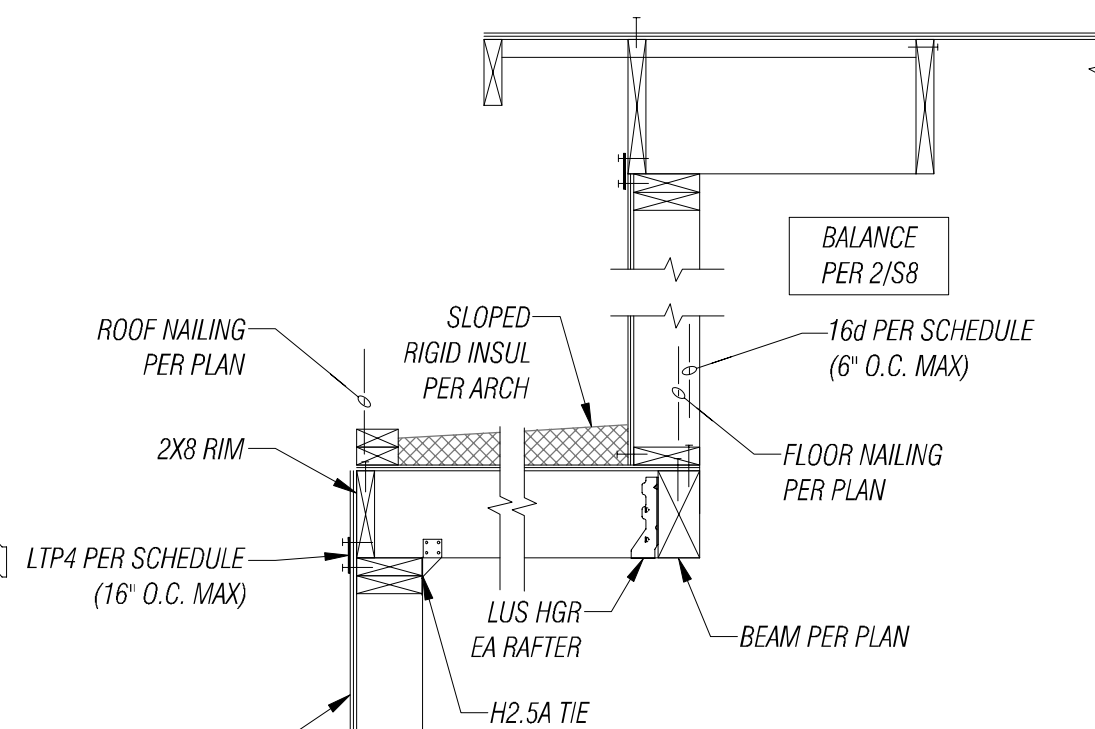
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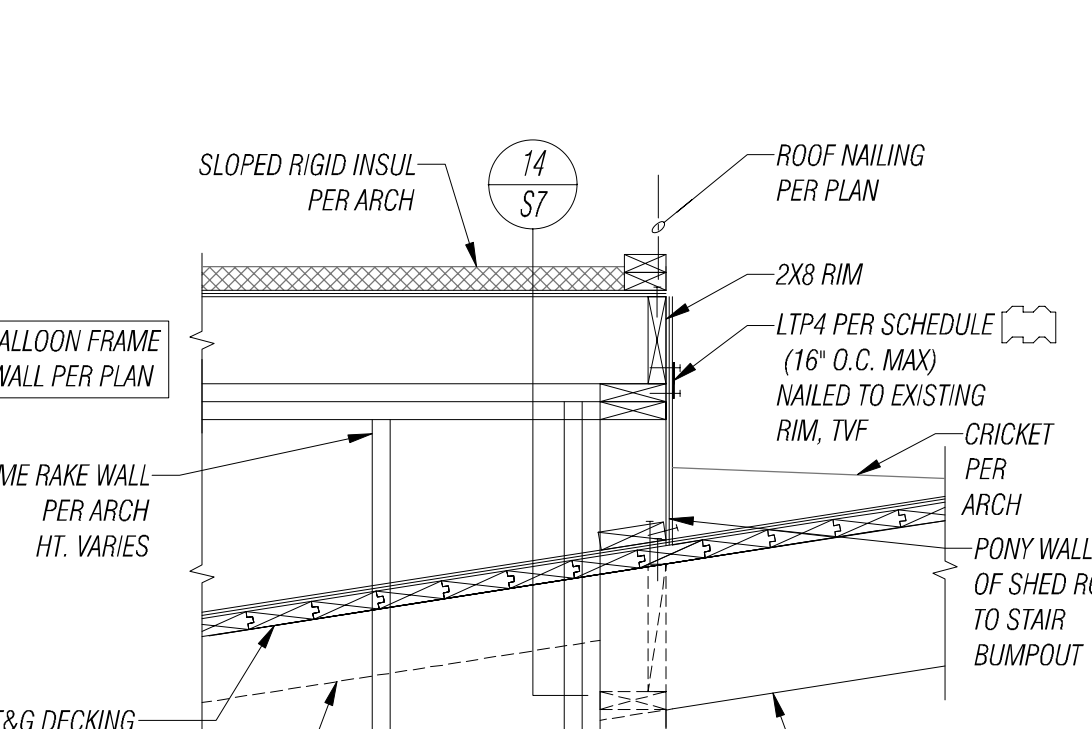
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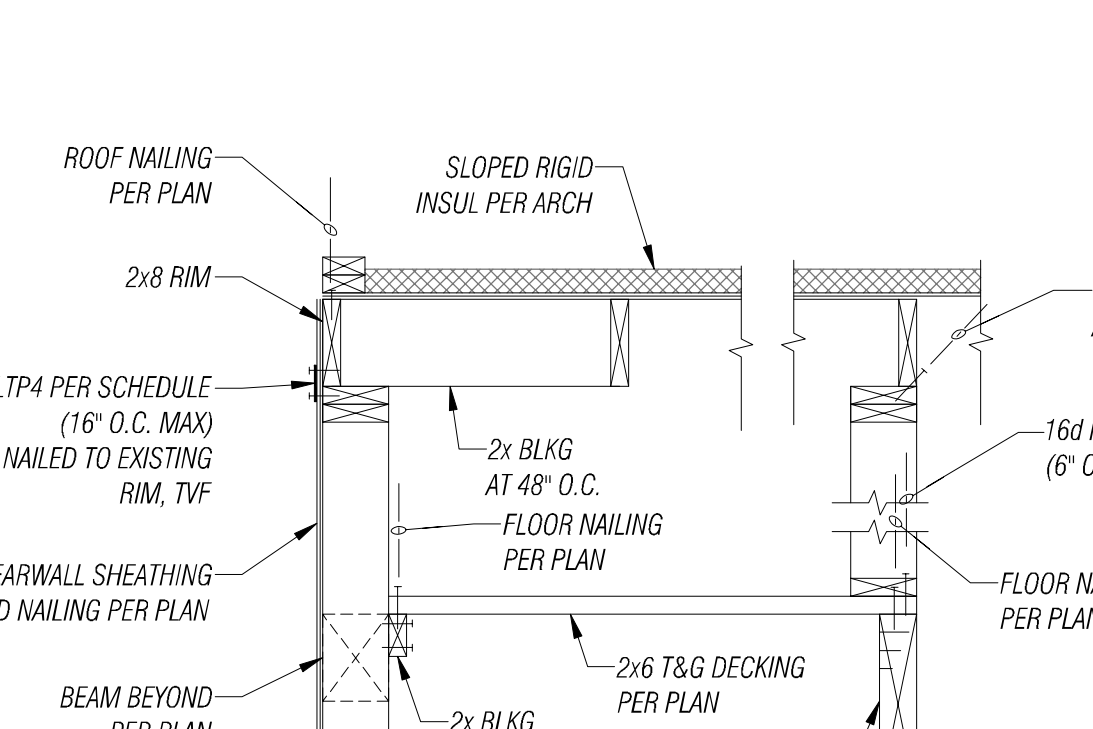
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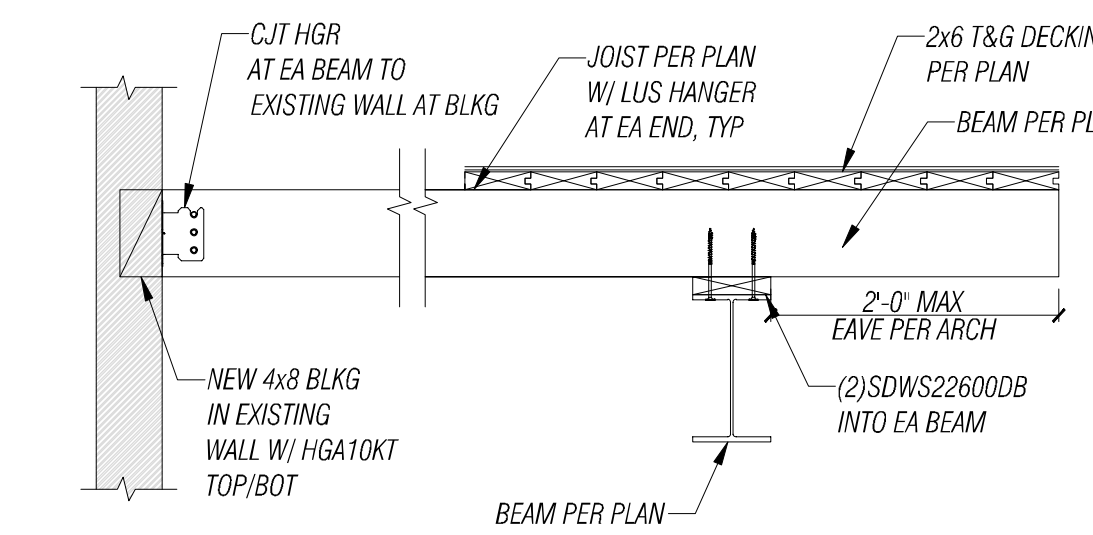
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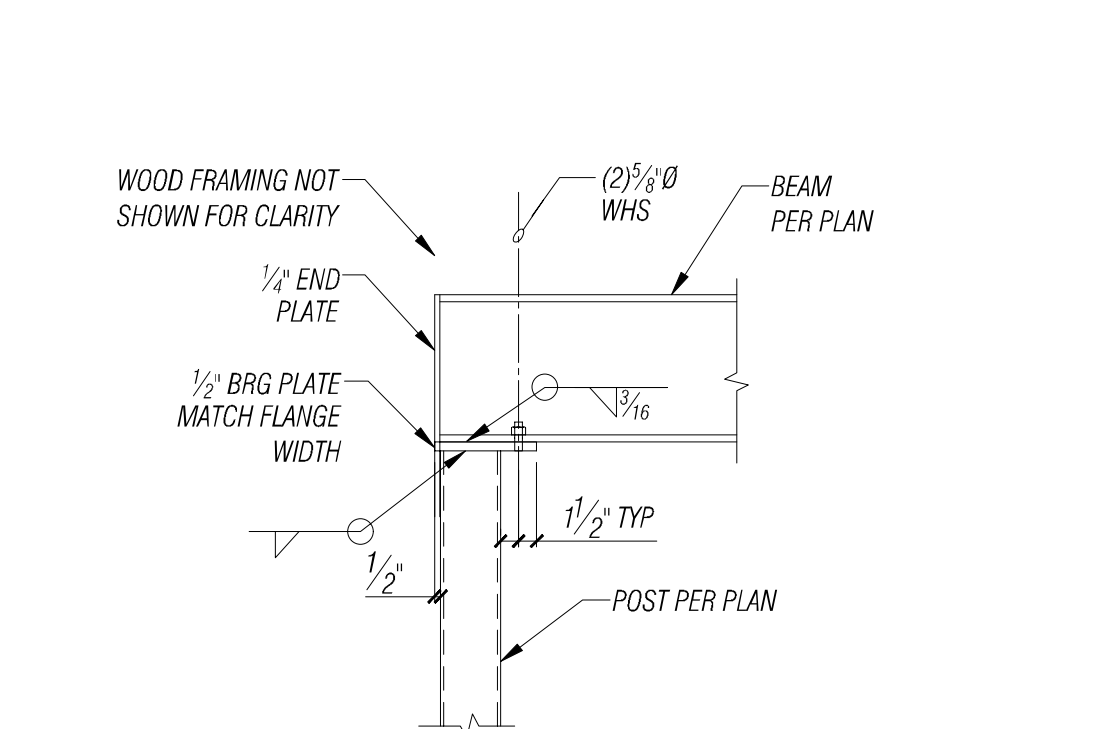
13 LOW ROOF SECTION
SCALE 3/4" = 1'-0"



14 LOW ROOF SECTION
SCALE 3/4" = 1'-0"



16 LOW ROOF SECTION
SCALE 3/4" = 1'-0"



17 LOW ROOF SECTION
SCALE 3/4" = 1'-0"

NO.	DATE	BY	REVISION	PLAN REVIEW #
1	11/27/2024	LMI		

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FLORENCE FAMILY ADDITION

8818 SE 62ND ST
MERCER ISLAND, WA 98040
PROJECT NUMBER: 2401.0435

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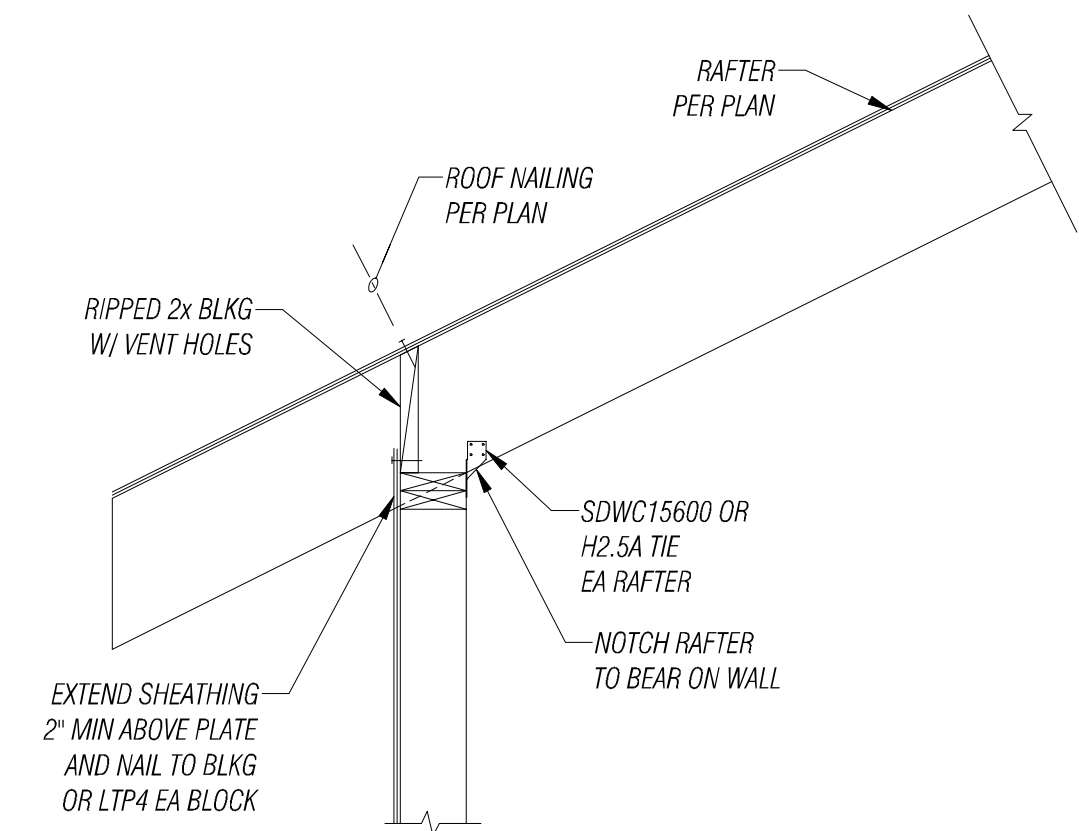
FLOOR FRAMING DETAILS

DATE: 06/14/2024
PLAN NUMBER:

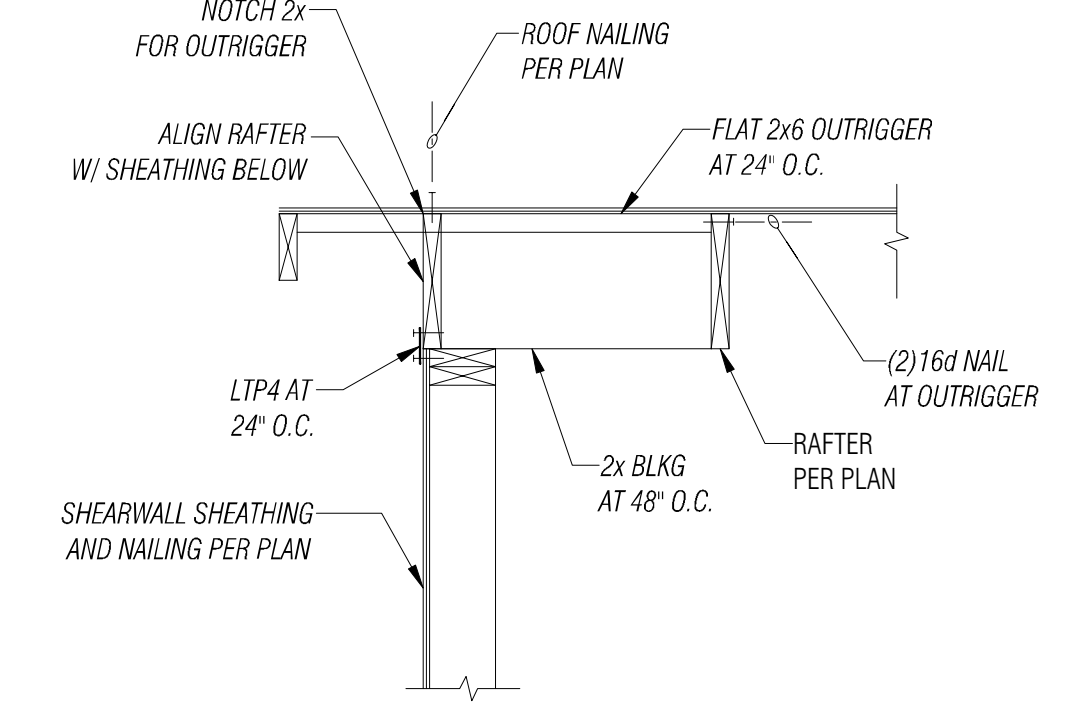
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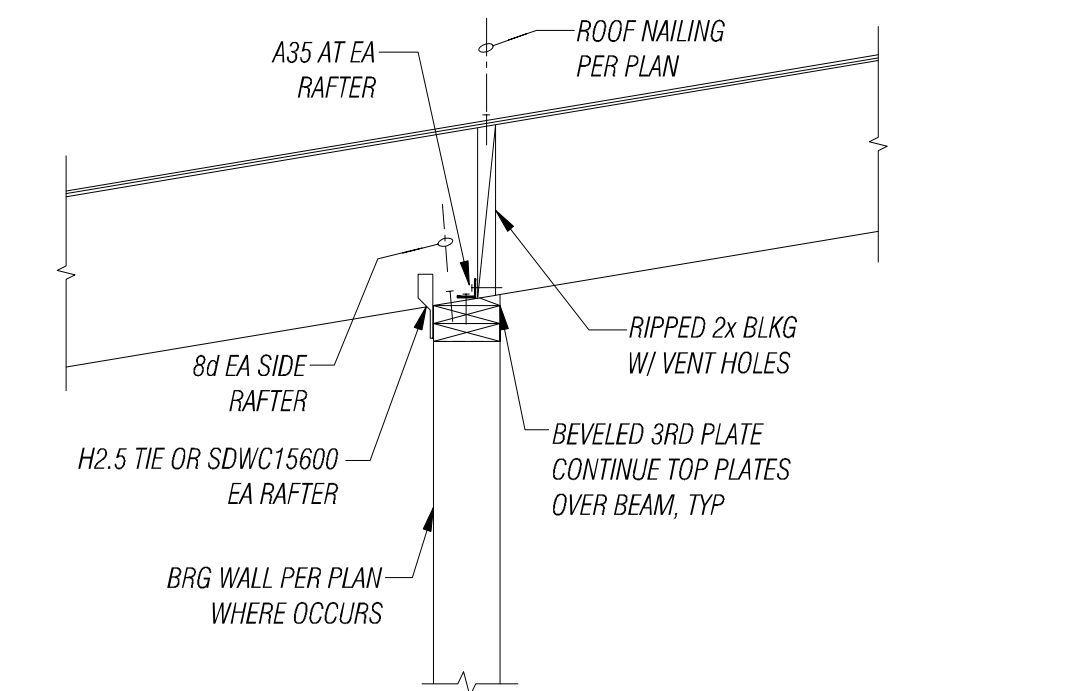
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PRINCIPAL: J.J. PROJECT MANAGER: L.M. DESIGNED BY: L.M. MFP DRAWN BY: J.H. CHECKED BY: J.J.



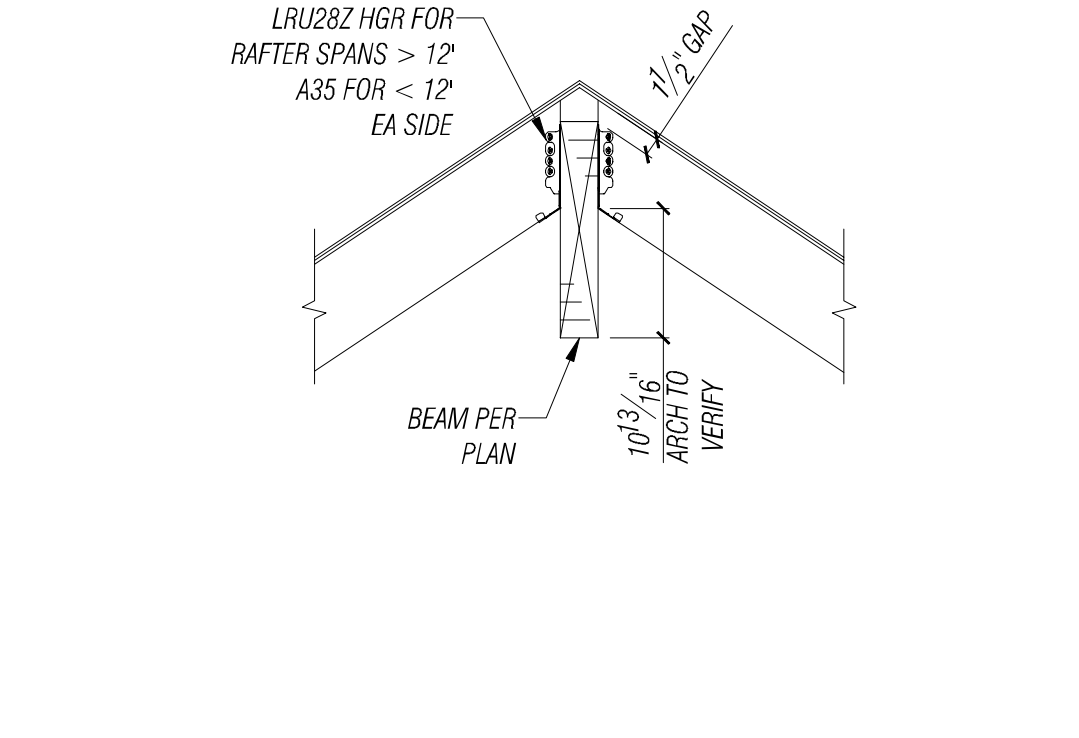
1 ROOF SECTION
S8 SCALE 3/4" = 1'-0"



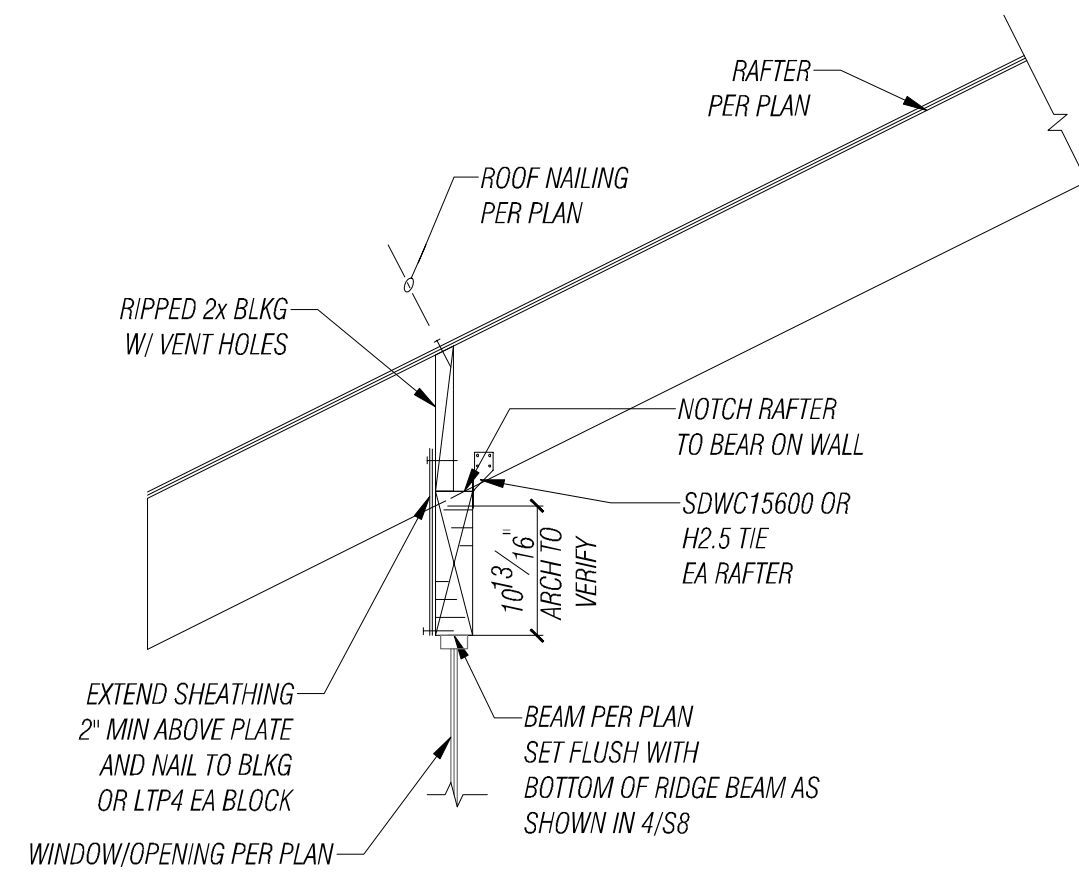
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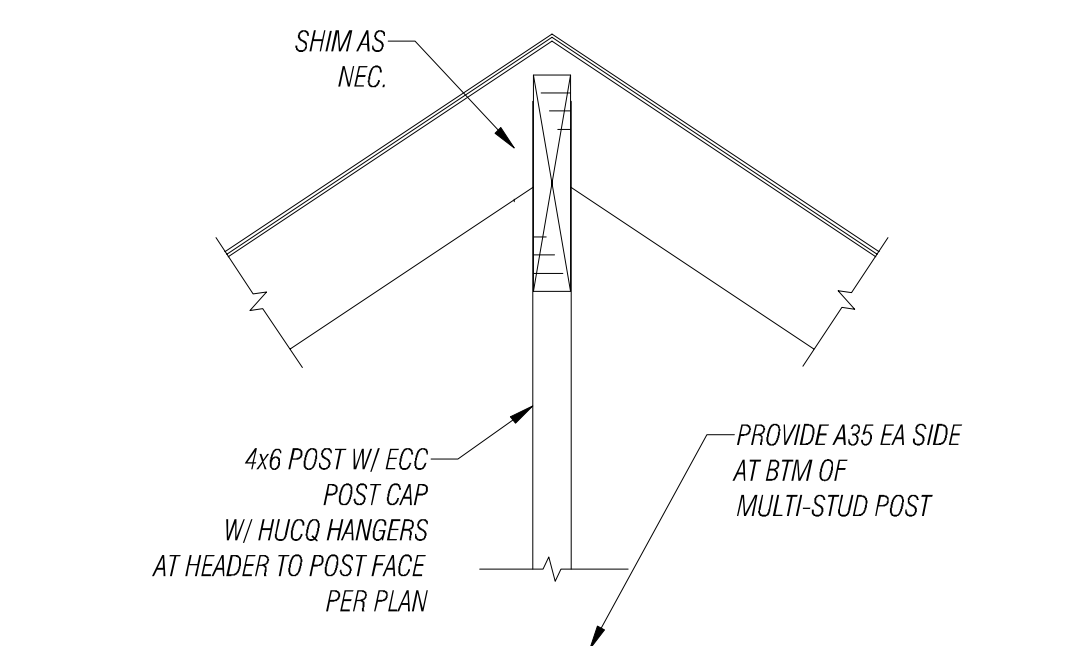
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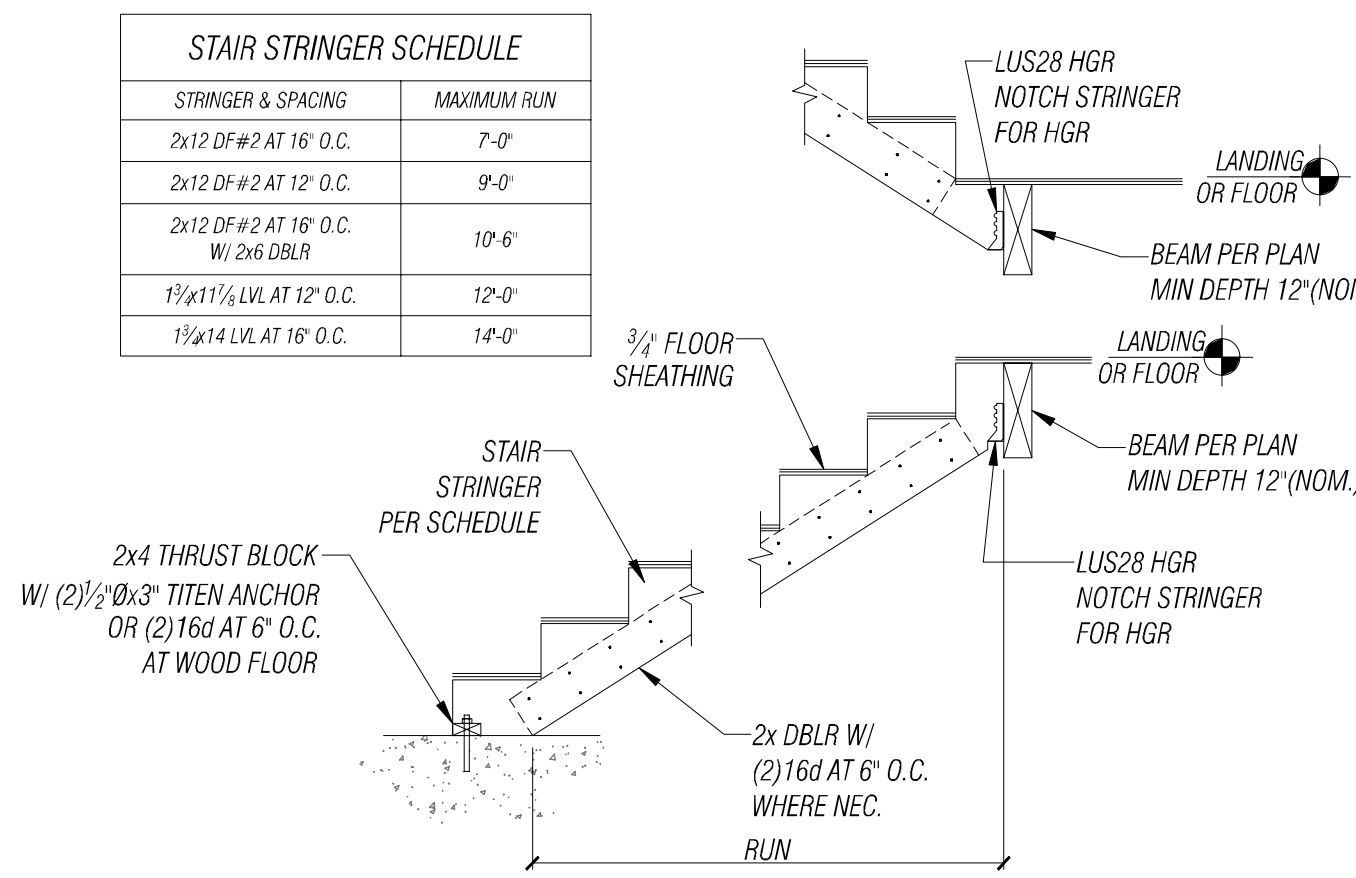
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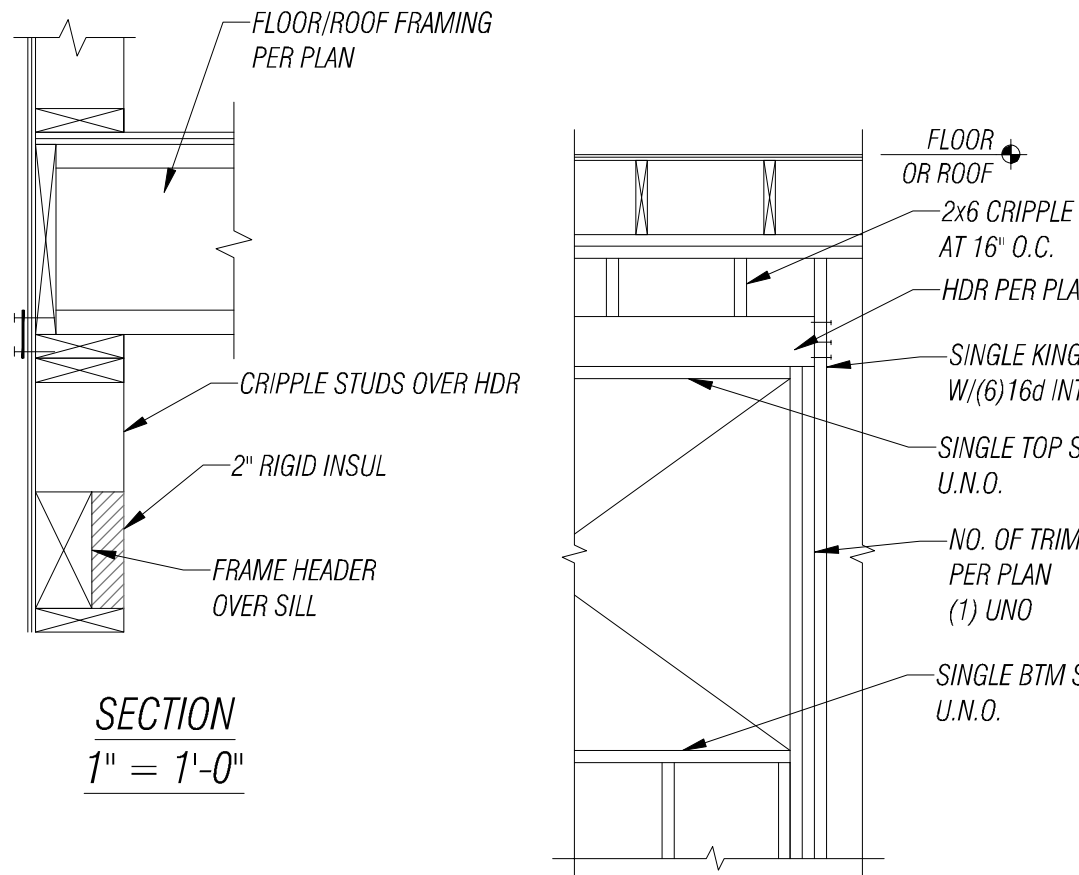
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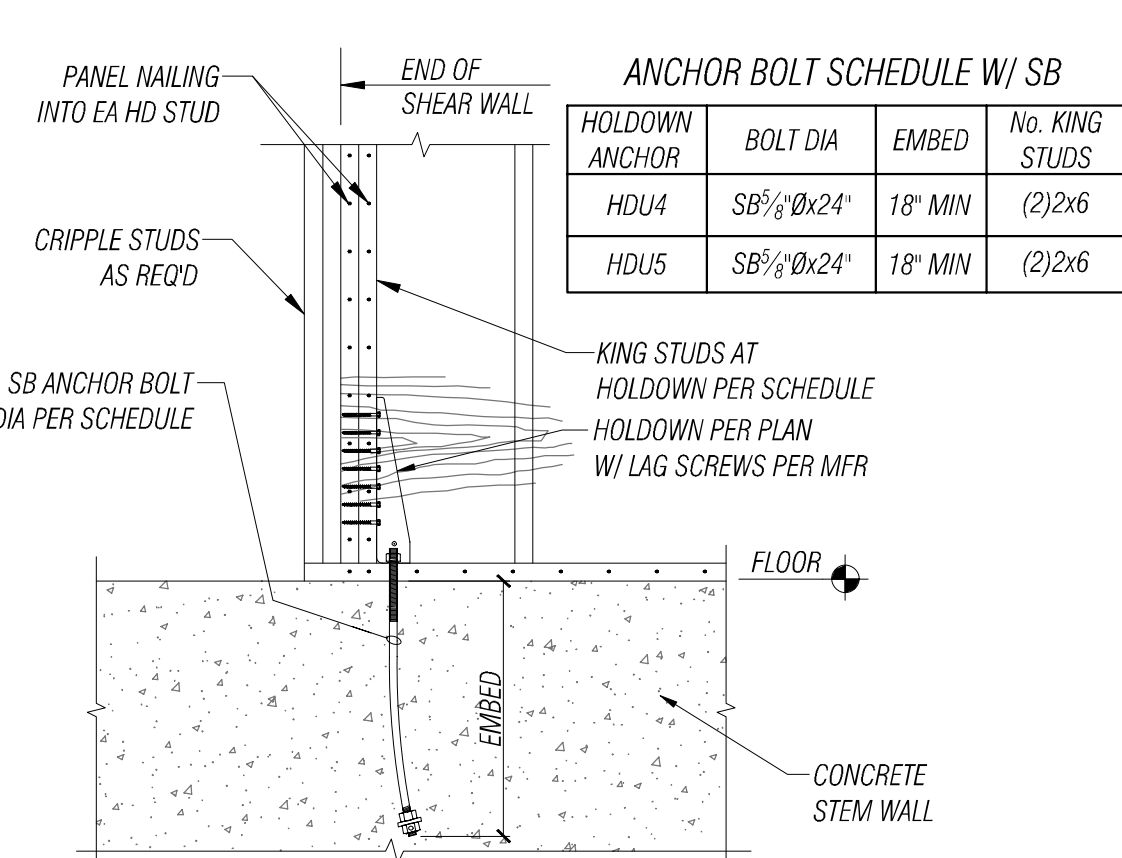
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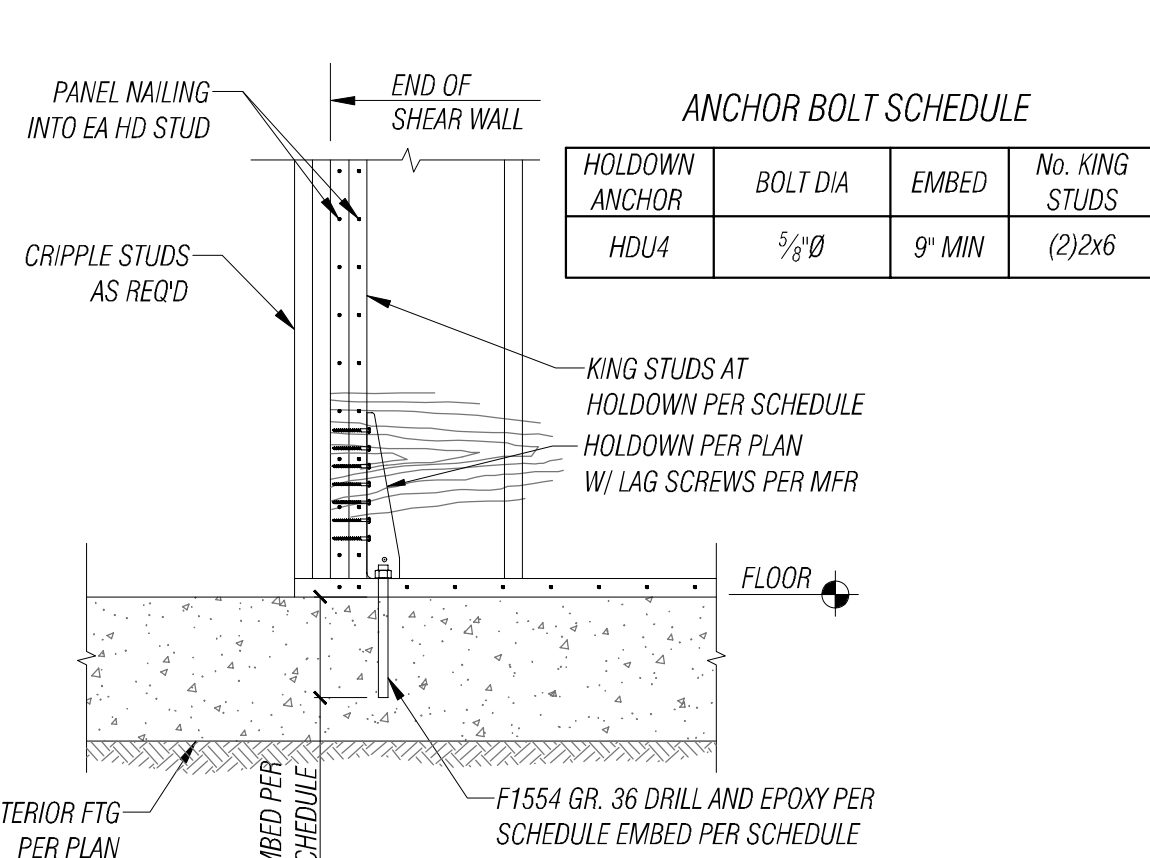
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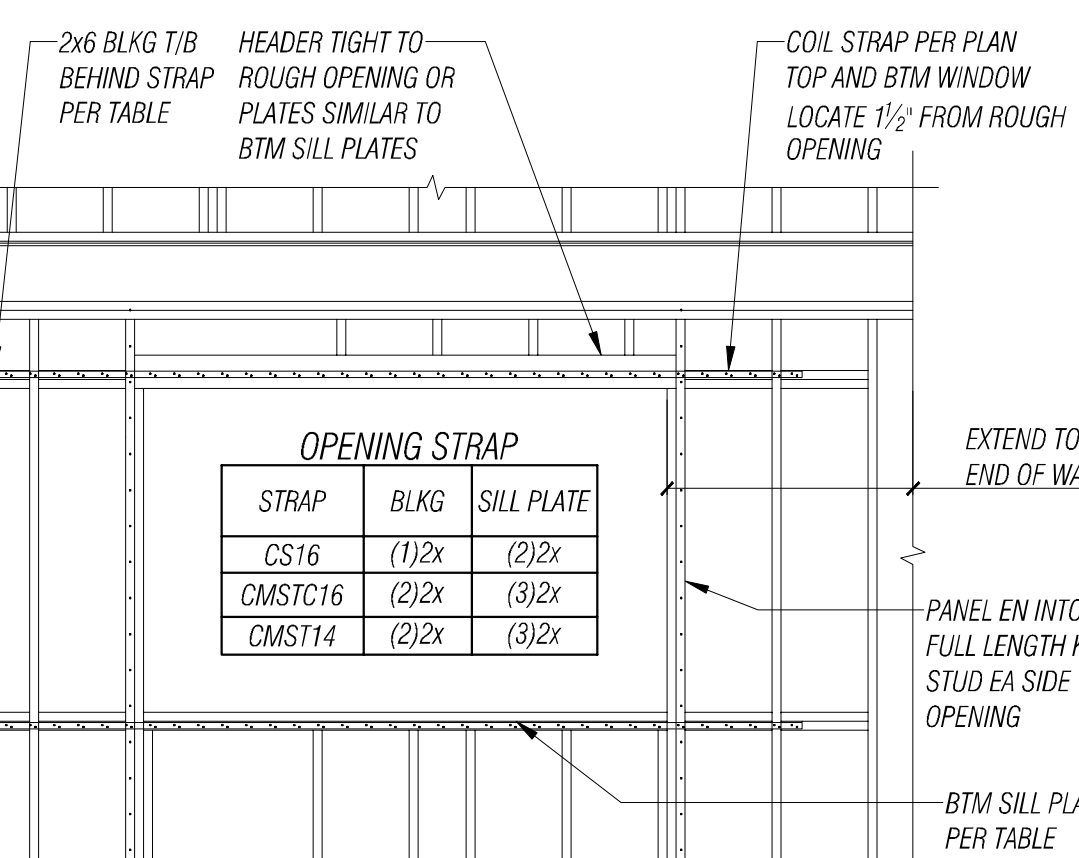
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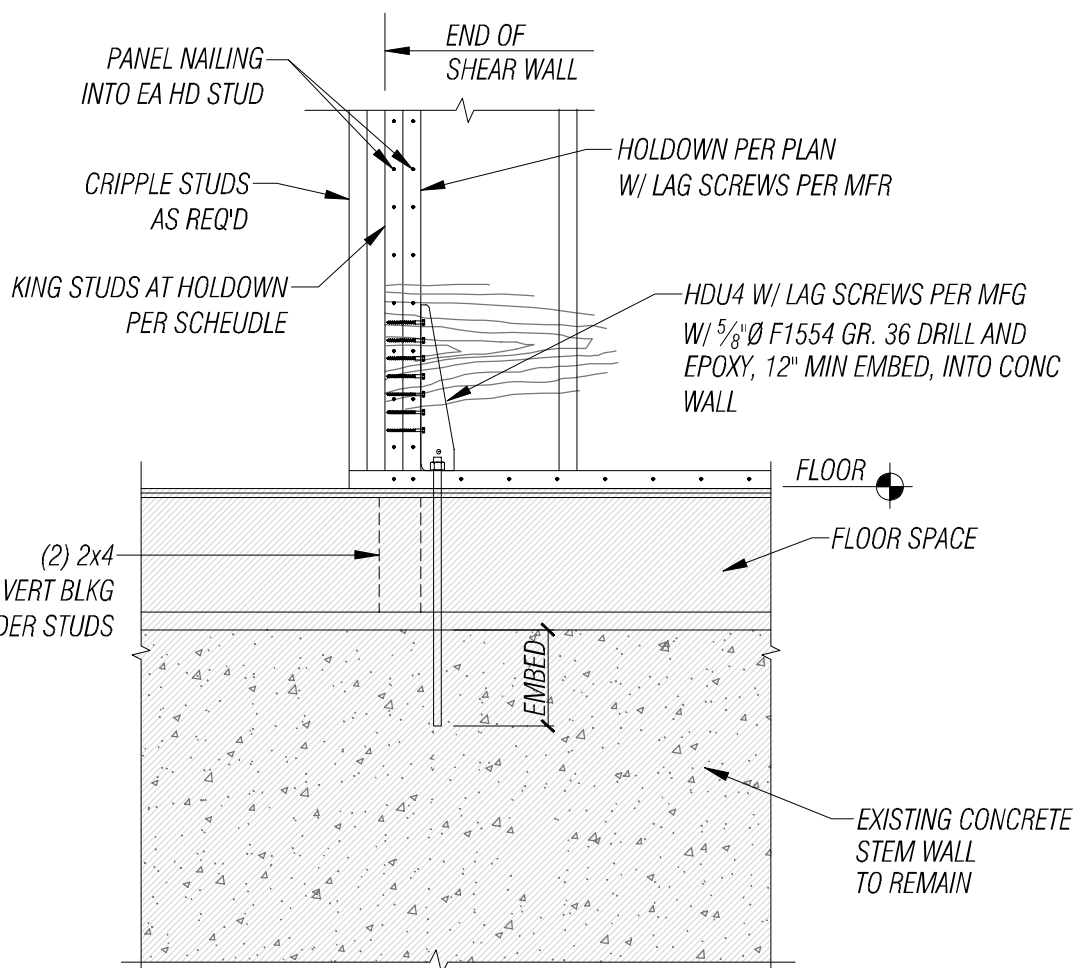
16 TYPICAL SHEARWALL DETAIL
S8 SCALE 3/4" = 1'-0"



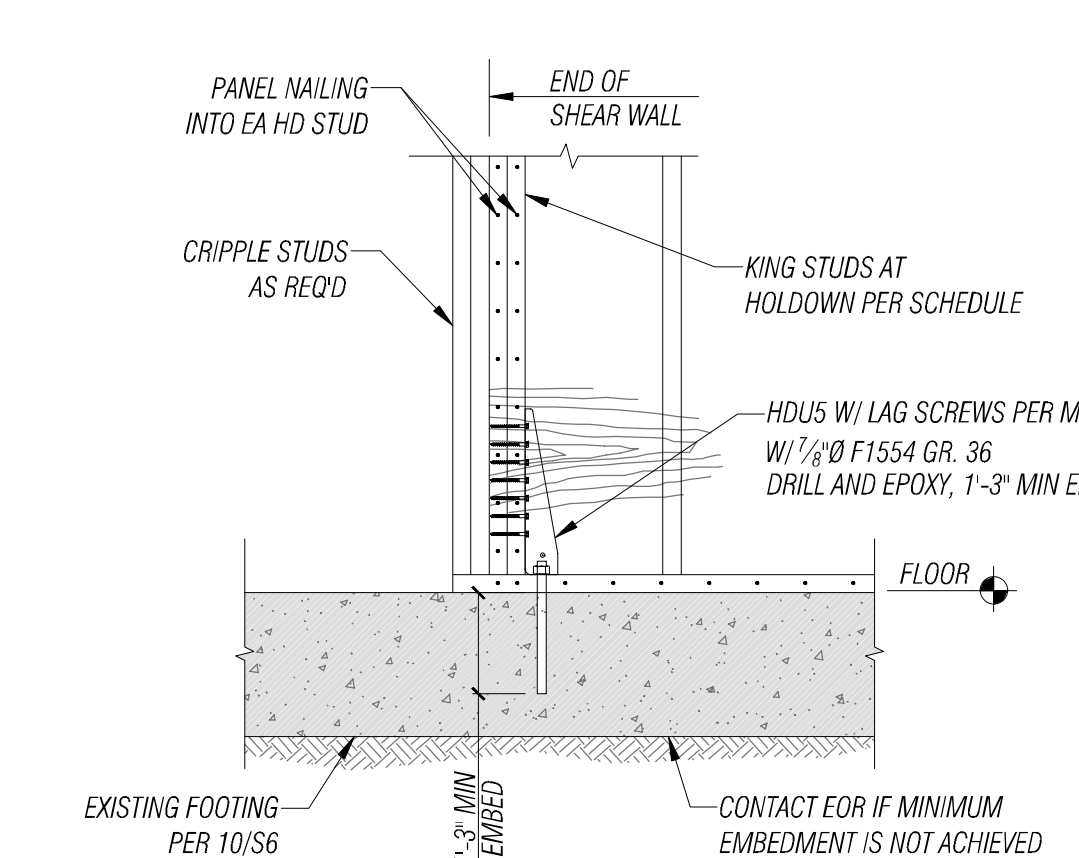
17 SHEARWALL DETAIL AT THICKENED SLAB
S8 SCALE 3/4" = 1'-0"



18 MST STRAP DETAIL
S8 SCALE 3/4" = 1'-0"



19 SHEARWALL AT EXISTING CRAWL SPACE
S8 SCALE 3/4" = 1'-0"



20 SHEARWALL AT EXISTING WALL/SLAB
S8 SCALE 3/4" = 1'-0"

NO.

DATE

BY

REVISION

1

11/27/2024

L.M.

PLAN REVIEW #1

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FLORENCE FAMILY ADDITION

8818 SE 62ND ST
MERCER ISLAND, WA 98040
PROJECT NUMBER: 2401.0435

PERMIT SUBMITTAL

ROOF FRAMING DETAILS

DATE: 06/14/2024
PLAN NUMBER: S8