

**STANDARD ABBREVIATIONS AND SYMBOLS**

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

**SHEET INDEX**

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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

ARCHITECTURAL		
A 1.0	SITE PLAN	SITE PLAN, ZONING NOTES
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A 2.6	LEVEL 1 - RCP	CEILING PLAN AND NOTES
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A 3.0	ELEVATIONS	NORTH ELEV, WEST ELEV, NOTES, DETAILS
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A 5.3	ENTRY ROOF DETAILS	BLDG. DETAILS
A 5.4	STAIR AND RAILING DETAILS	DETAIL STAIR PLAN AND CALLOUTS

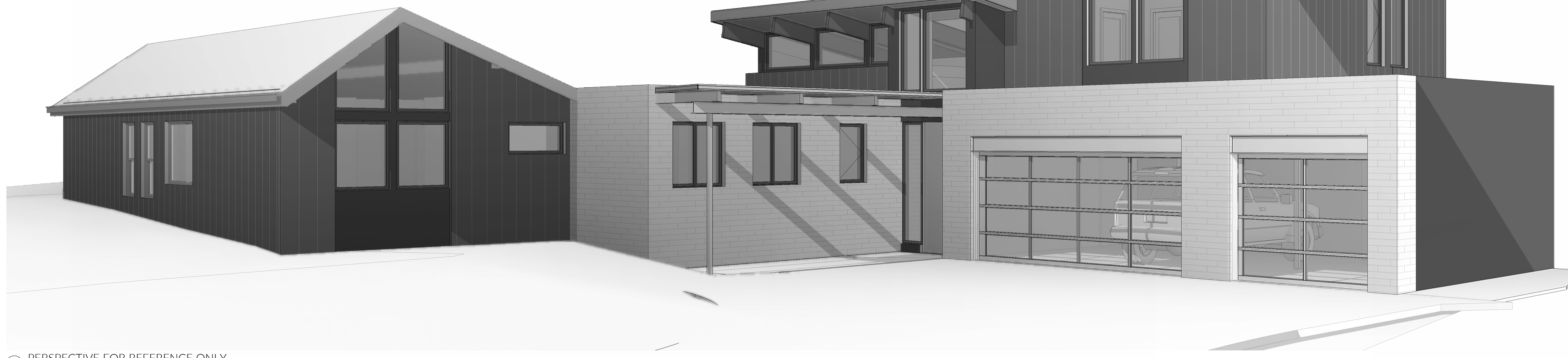
STRUCTURAL		
S1	GENERAL NOTES	
S2	FOUNDATION PLAN	
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**GENERAL NOTES** READ BEFORE BEGINNING ANY WORK

- 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.
- 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.
- 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.
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE UON.
- THIS PLAN SET DOES NOT CONSTITUTE A FINAL CONSTRUCTION SET UNLESS STAMPED AND FINALED BY A CITY MUNICIPALITY.
- SAFETY 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 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.
- 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.



1 PERSPECTIVE FOR REFERENCE ONLY

**PROJECT TEAM**

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

**ARCHITECT**  
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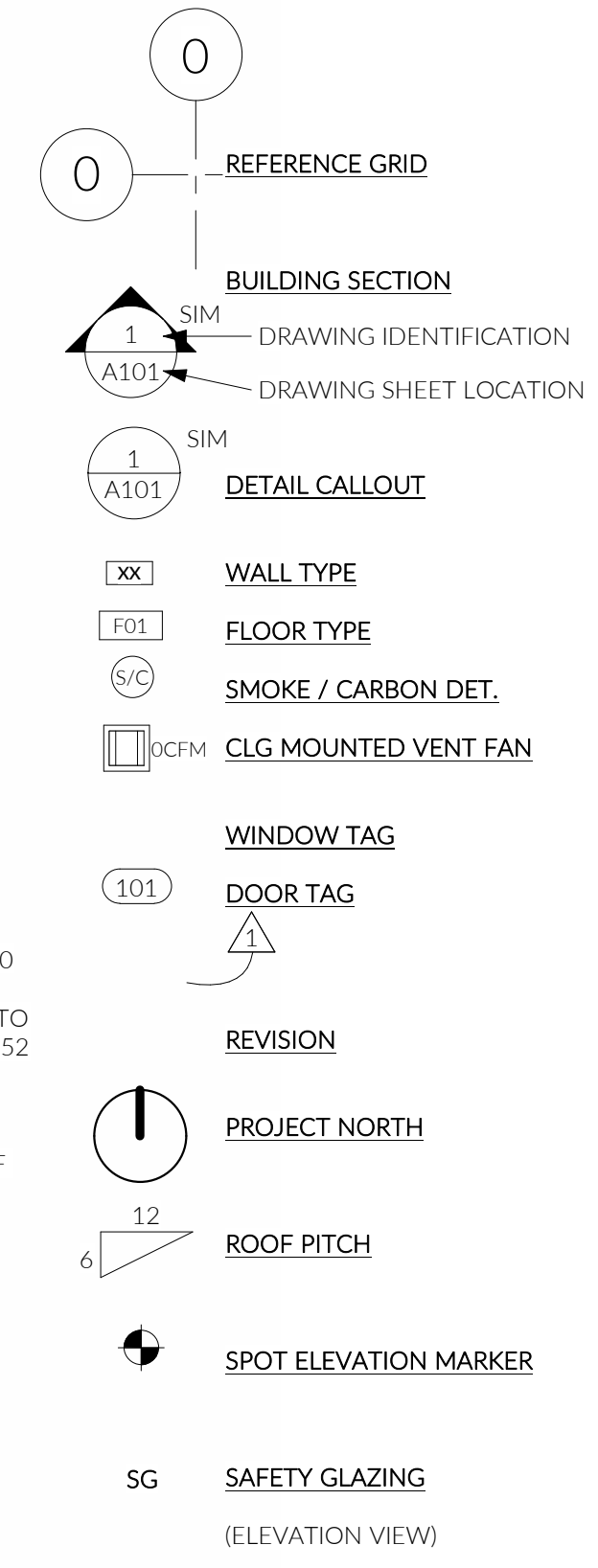
**STRUCTURAL ENGINEER**  
FACET NW  
JORDAN JANICKI, PE, SE  
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jordan@facetnw.com

**BUILDING CODE NOTES**

BUILDING OCCUPANCY GROUP & USE: R-3, SINGLE FAMILY DWELLING  
CONSTRUCTION TYPE: V-B  
GOVERNING CODE: 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 WSECR  
**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.



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FLORENCE ADDITION  
8818 SE 62ND ST  
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**MUNICIPAL APPROVAL STAMPS**

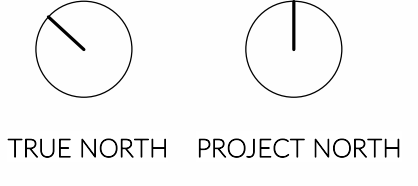
MERCER ISLAND #  
PERMIT SET || FL #2309  
12 AUG 2024

**REVISIONS**

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

DRAWN BY: MD, DFG

COVER SHEET



G 1.0

## INSULATION INSTALLATION NOTES

### FLOORS

- FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.
- INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" OC.
- 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

- ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- 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

- 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.
- ALL RECESSED FIXTURES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

### WALLS

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

## VENTILATION NOTES

- LOCAL EXHAUST VENTILATION AIR FLOW RATE IS BASED ON CONTINUOUS OPERATION.
- WHOLE HOUSE VENTILATION IS PROVIDED VIA DISTRIBUTED EXHAUST AND SUPPLY FANS THAT OPERATE CONTINUOUSLY.
- 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:

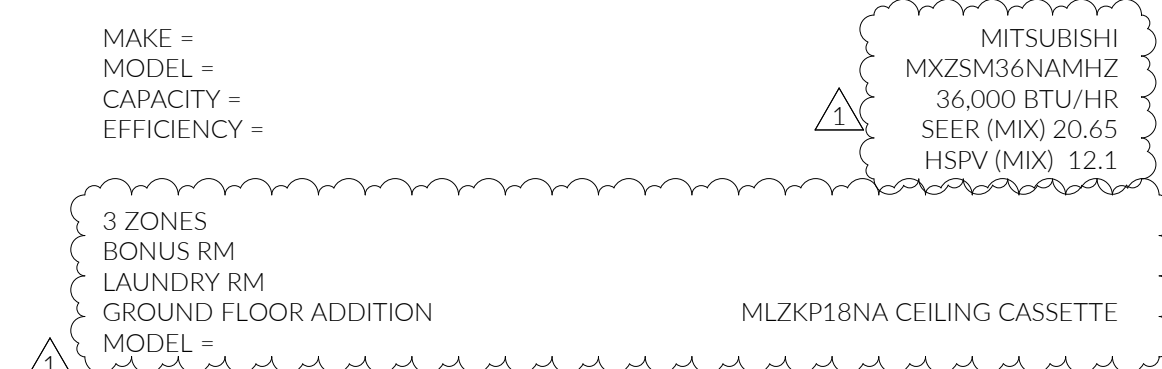
3,001 - 3,500 SF / 4 BEDROOMS \* 1.25 (UNBALANCED, DISTRIBUTED) = 93.75 CFM MIN

VENTILATION REQUIREMENTS MET BY:  
 (5) 20CFM CONTINUOUS EXHAUST FANS (100 CFM TOTAL) AND  
 (2) 50CFM CONTINUOUS SUPPLY FANS (100 CFM TOTAL)

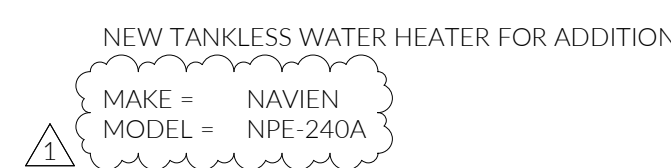
VENTILATION EQUIPMENT TO MEET ALL REQUIREMENTS SET FORTH IN WSRC SECTION M1505.4.1.1-3. SEE PLANS FOR LOCATIONS.

## HEATING EQUIPMENT

MAXIMUM ALLOWABLE HEAT EQUIPMENT OUTPUT = 31,600 BTU/HR (PER 2021 WSEC AND ACCA MANUALS J AND S)



## WATER HEATING EQUIPMENT



## 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-38  
 WALL - ABOVE GRADE R-21 + R-5CI  
 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 3.0  
 3.7 HIGH EFFICIENCY HVAC EQUIPMENT (SEE EQUIP SCHEDULE) - DUCTLESS SPLIT SYSTEM HEAT PUMP IN ADDITION: ZONAL CONTROL 2.0

### ADDITIONAL ENERGY NOTES

- 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.
- EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.
- PER WSEC R404.1, A MINIMUM OF 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- 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.
- 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.
- 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:

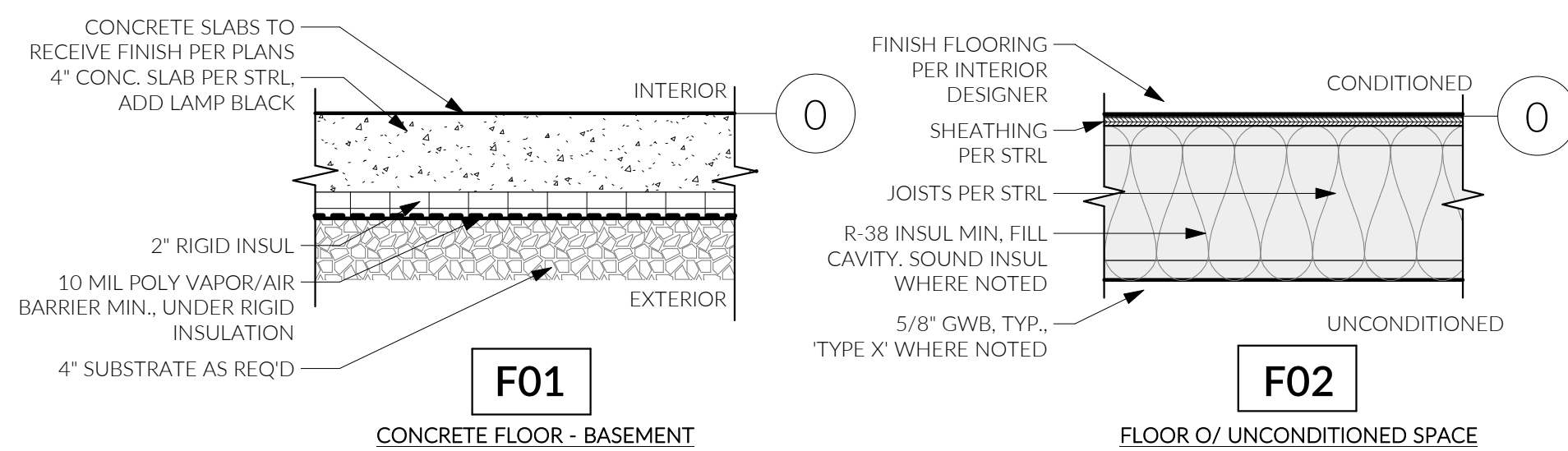
- PLEASE REFER TO PLANS AND ELEVATIONS FOR OPERATION, GLAZING, & SIMULATED DIVIDED LITES.
- ALL DOORS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS.

## WINDOW SCHEDULE

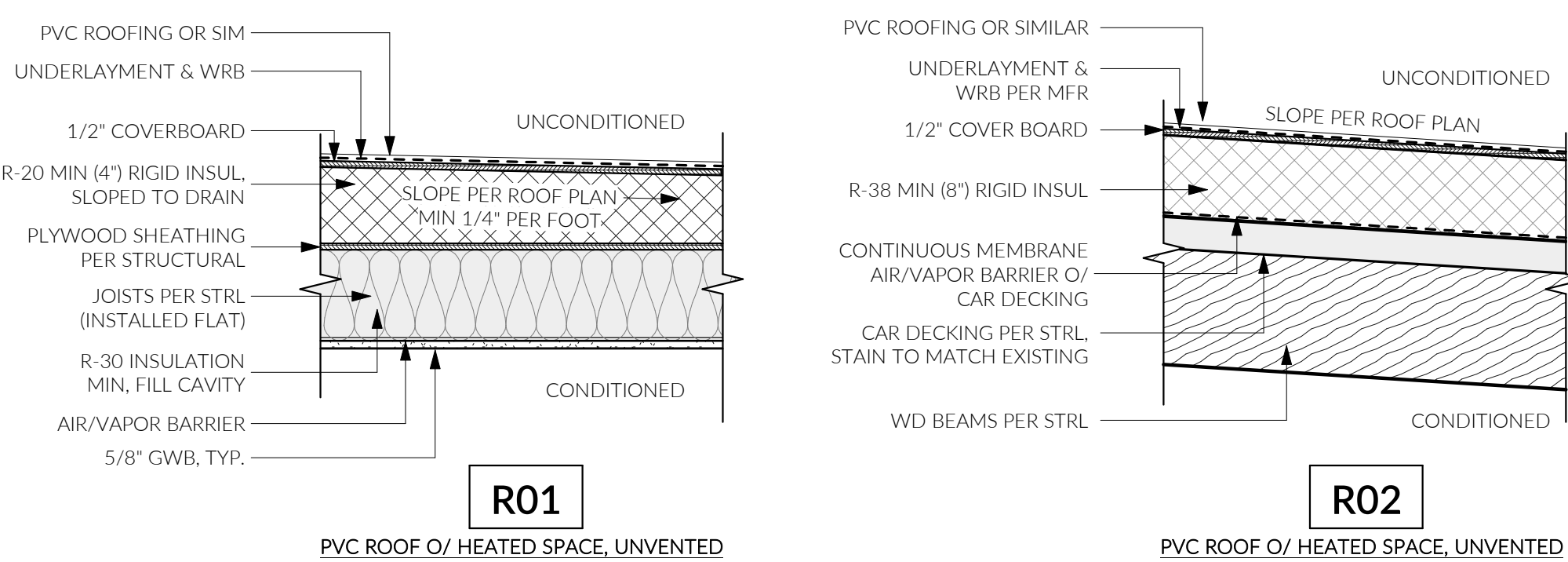
PLAN TAG	QUANTITY	TYPE	WIDTH	HEIGHT	U-VALUE	SILL HEIGHT	HEAD HEIGHT	COMMENTS
(E) GARAGE SOG								
A	1	FIXED	2'-0"	8'-6"		6 1/2"	9'-0 1/2"	
B	1	AWNING	5'-0"	2'-6"		5'-8"	6'-8"	
LEVEL 1								
C	1	CASEMENT	2'-6"	4'-0"		2'-8"	6'-8"	
D	2	CASEMENT	4'-0"	4'-0"		2'-8"	6'-8"	
E	1	FIXED	4'-0"	2'-0"		4'-8"	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 5.4 FOR TRAPEZOID DIMS

### WINDOW NOTES:

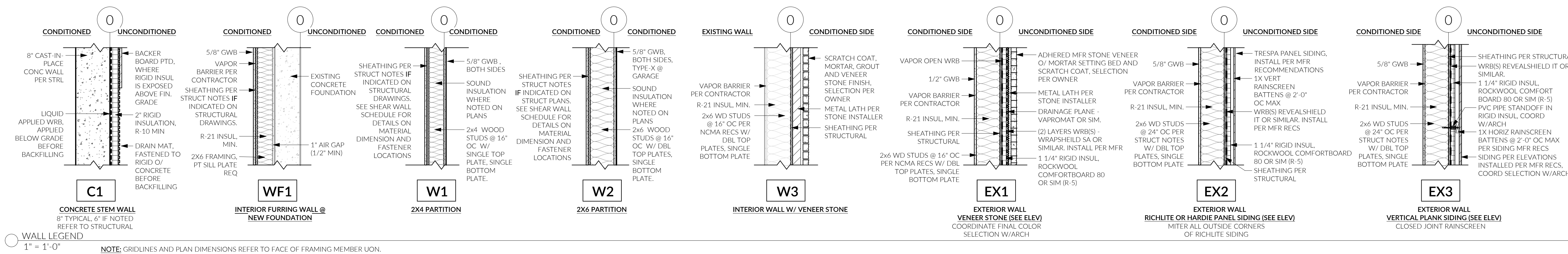
- PLEASE REFER TO ELEVATIONS ON SHEET A3.0 & A3.1 FOR OPERATION, MULLING, SAFETY GLAZING, & SIMULATED DIVIDED LITES.
- ALL WINDOWS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS.



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.

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

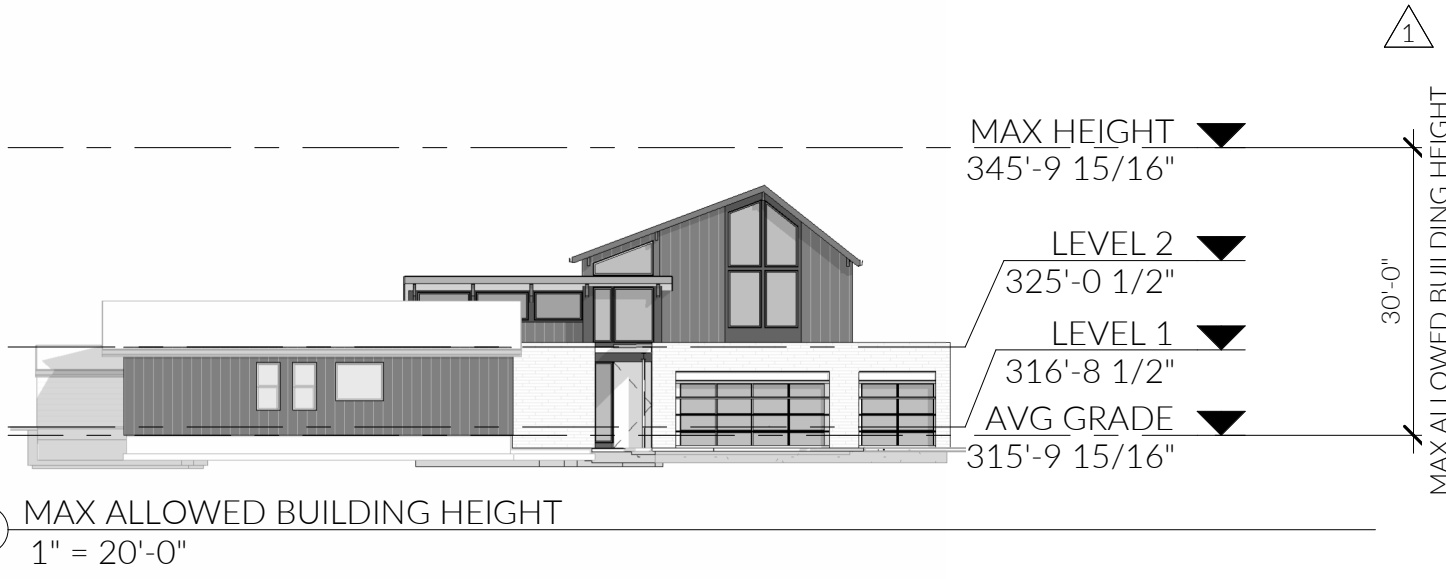
PERMIT SET || FL #2309  
 12 AUG 2024

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

DRAWN BY: MD, DFG

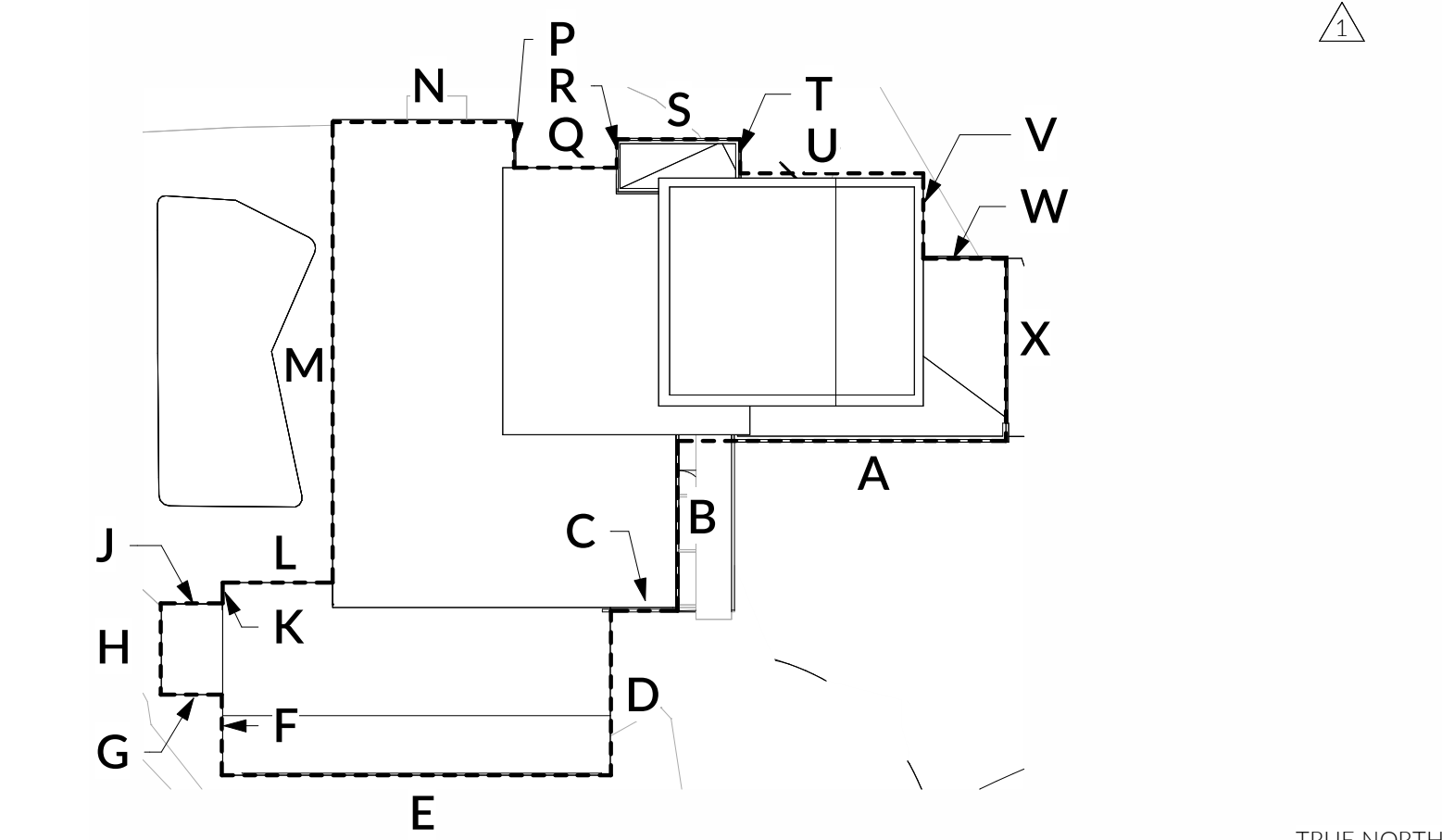
WINDOW & DOOR SCH.  
 ENERGY & MECH CODE NOTES,  
 ASSEMBLIES

MAX ALLOWED BUILDING HEIGHT



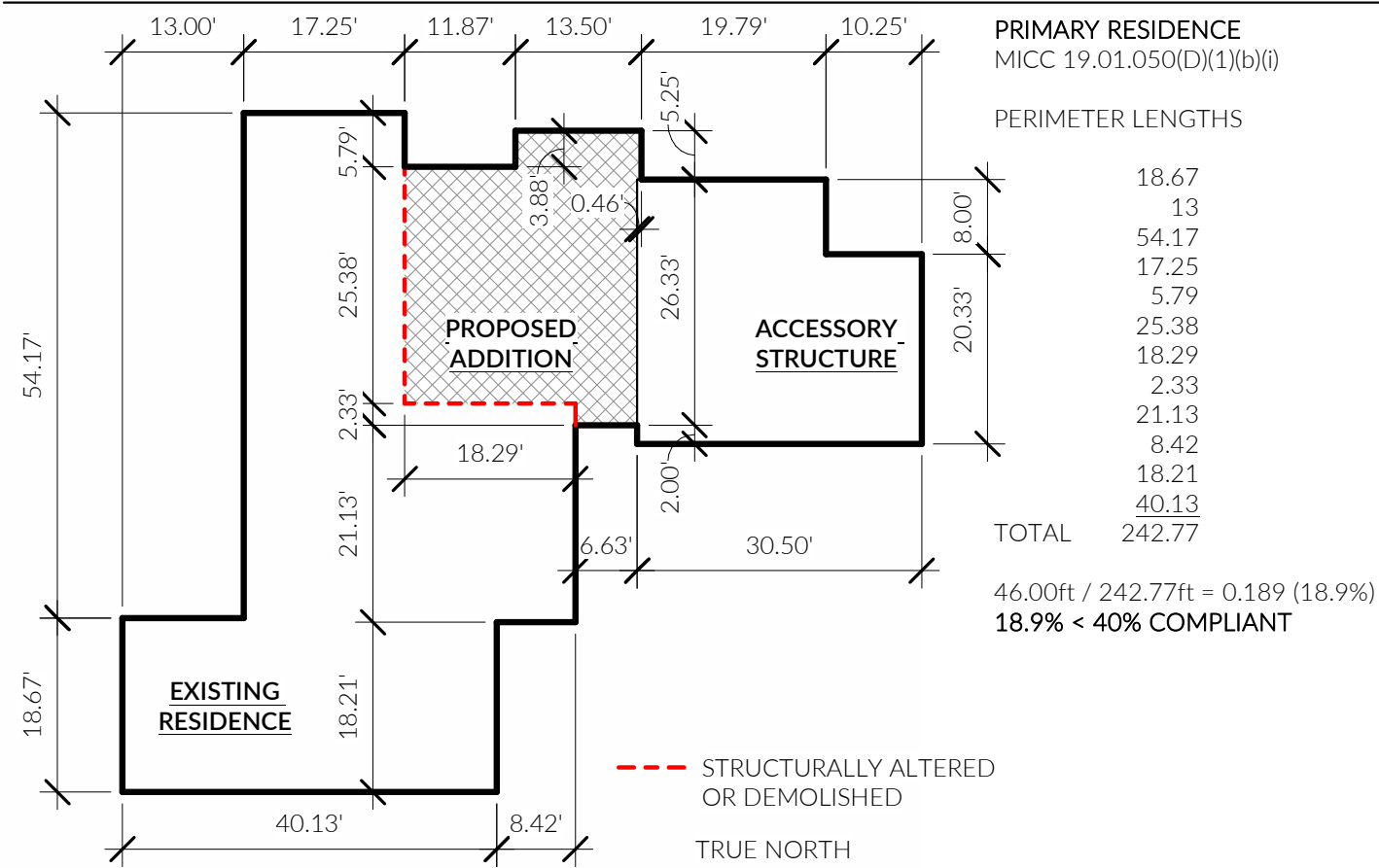
6 MAX ALLOWED BUILDING HEIGHT  
1" = 20'-0"

AVERAGE GRADE CALCULATIONS



5 AVG GRADE PLAN  
1" = 20'-0"

PERIMETER CALCULATION

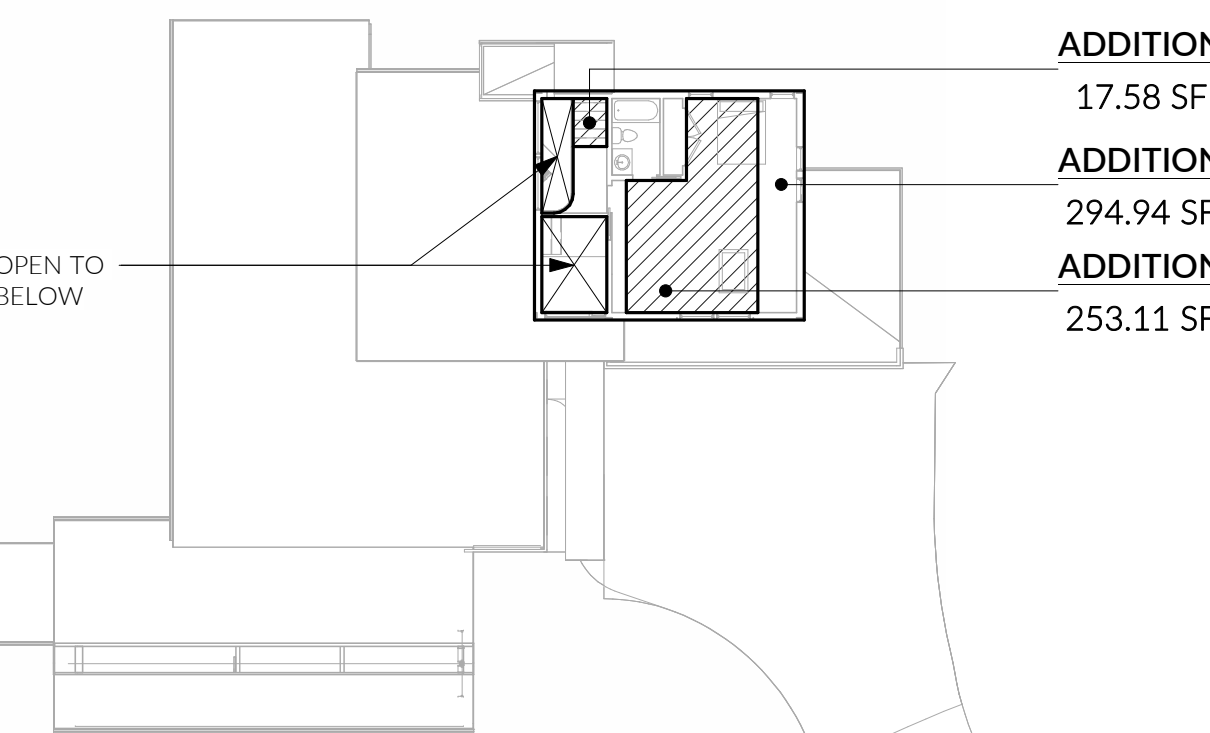


7 STRUCTURAL ALTERATION CALC  
1" = 20'-0"

GROSS FLOOR AREA DIAGRAMS

Level	NAME	ACTUAL AREA	GFA MODIFIER	CALCULATED AREA
<b>LEVEL 1</b>				
LEVEL 1	ADDITION	321.26 SF		321.26 SF
LEVEL 1	ADDITION	4.46 SF		4.46 SF
LEVEL 1	ADDITION	250.79 SF	HEIGHT 12-16' (150%)	376.18 SF
LEVEL 1	ADDITION	87.51 SF	HEIGHT >16' (200%)	175.02 SF
LEVEL 1	ADDITION	43.62 SF	HEIGHT >16' (200%)	87.24 SF
LEVEL 1	EXISTING ACCESSORY	639.26 SF		639.26 SF
LEVEL 1	EXISTING ACCESSORY	170.22 SF		170.22 SF
LEVEL 1	EXISTING RESIDENCE	2,093.91 SF		2,093.91 SF
LEVEL 1	EXISTING RESIDENCE	169.54 SF	HEIGHT 12-16' (150%)	254.31 SF
LEVEL 1	EXISTING RESIDENCE	3,780.57 SF		4,121.87 SF
<b>LEVEL 2</b>				
LEVEL 2	ADDITION	294.94 SF		294.94 SF
LEVEL 2	ADDITION	253.11 SF	HEIGHT 12-16' (150%)	379.67 SF
LEVEL 2	ADDITION	17.58 SF	HEIGHT 12-16' (150%)	26.38 SF
LEVEL 2	ADDITION	565.64 SF		700.98 SF
GRAND TOTAL		4,346.21 SF		4,822.85 SF

NOTES:  
1. CALCULATED AREA COLUMN REPORTS TOTAL CALCULATED AREA. EXISTING SHED AREA < 120 SF EXCLUDED FROM CALCULATIONS.

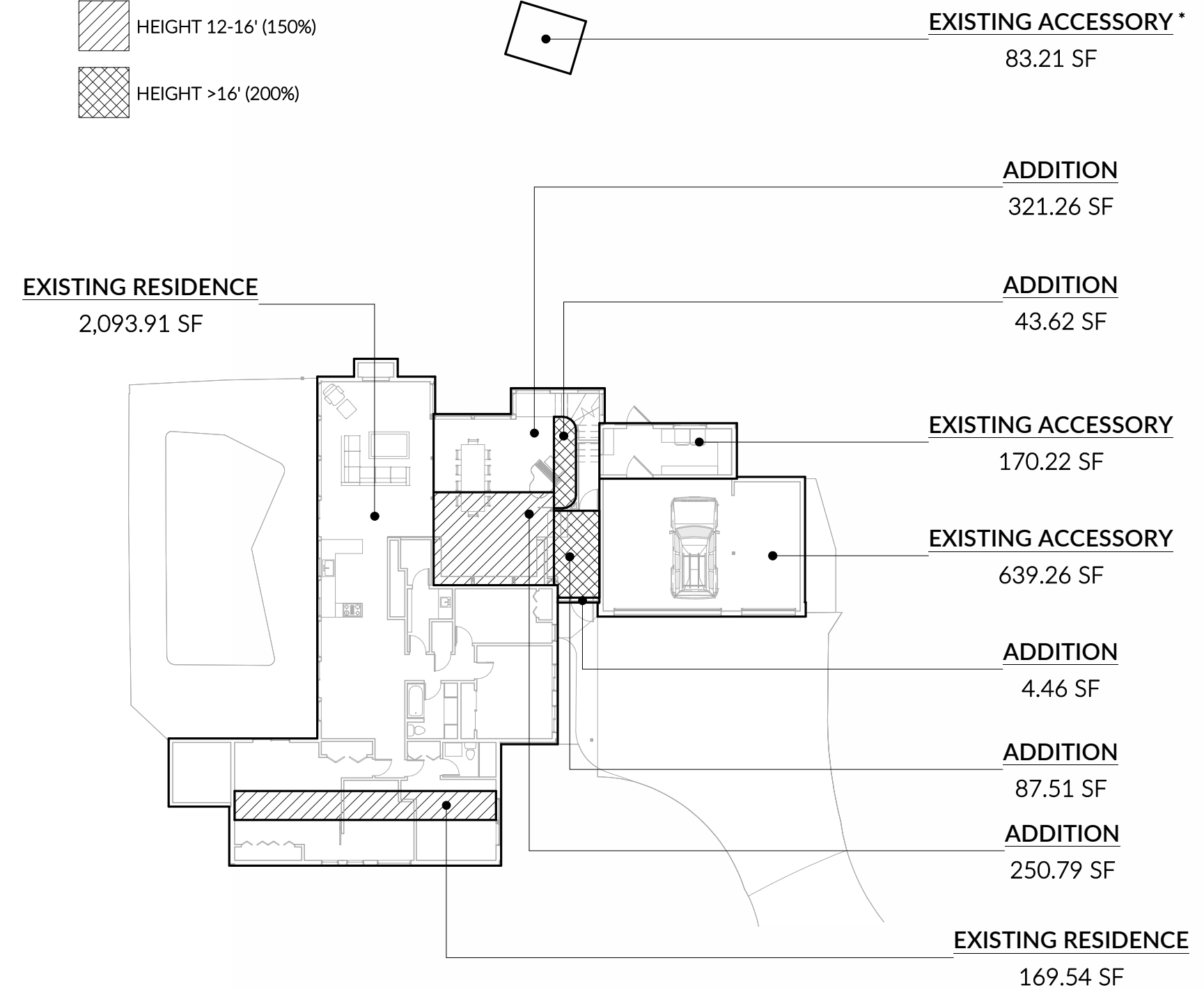


4 LEVEL 2 GFA  
1" = 20'-0"

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

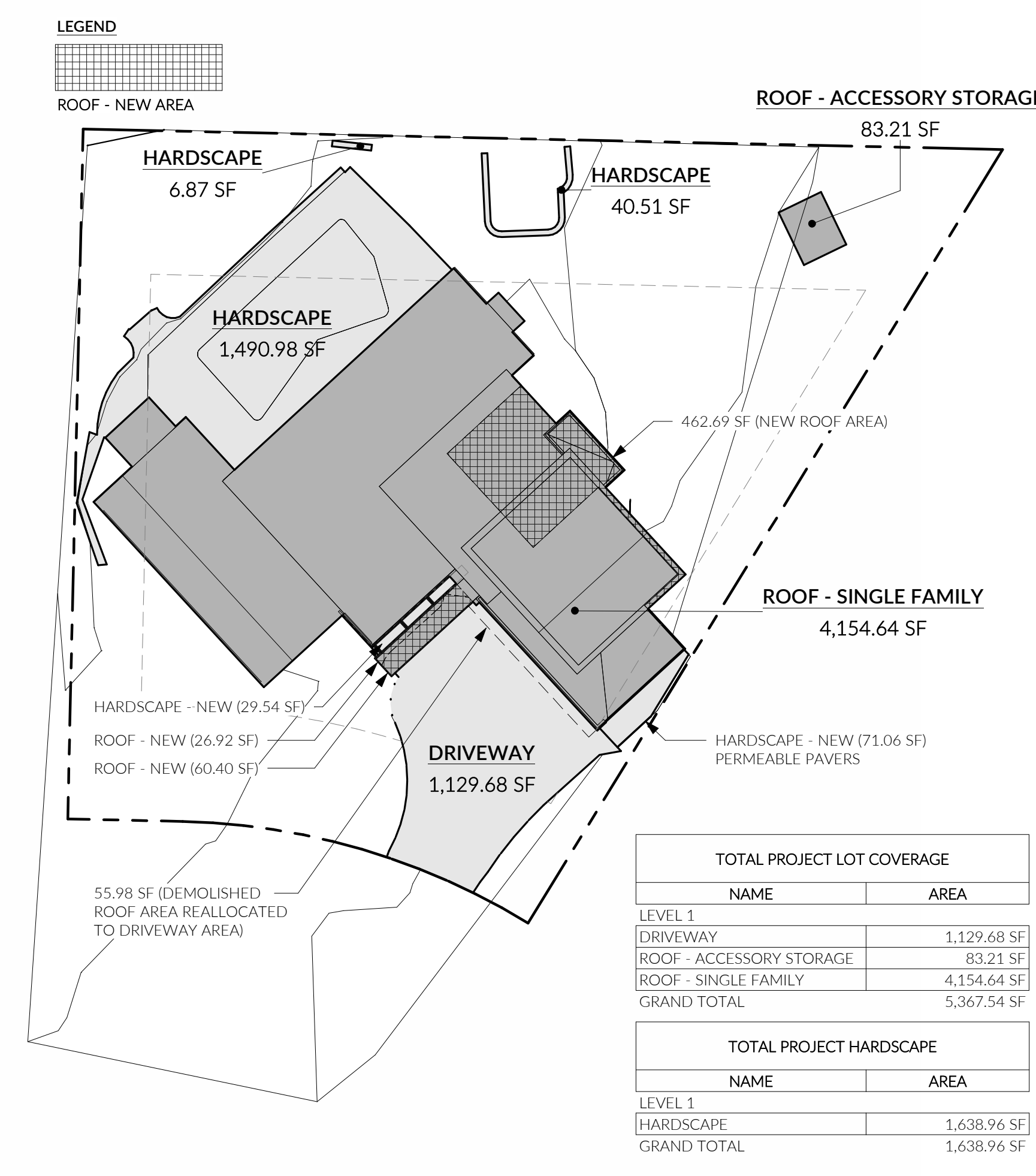
GFA MODIFIER LEGEND

- HEIGHT 12-16' (150%)
- HEIGHT >16' (200%)

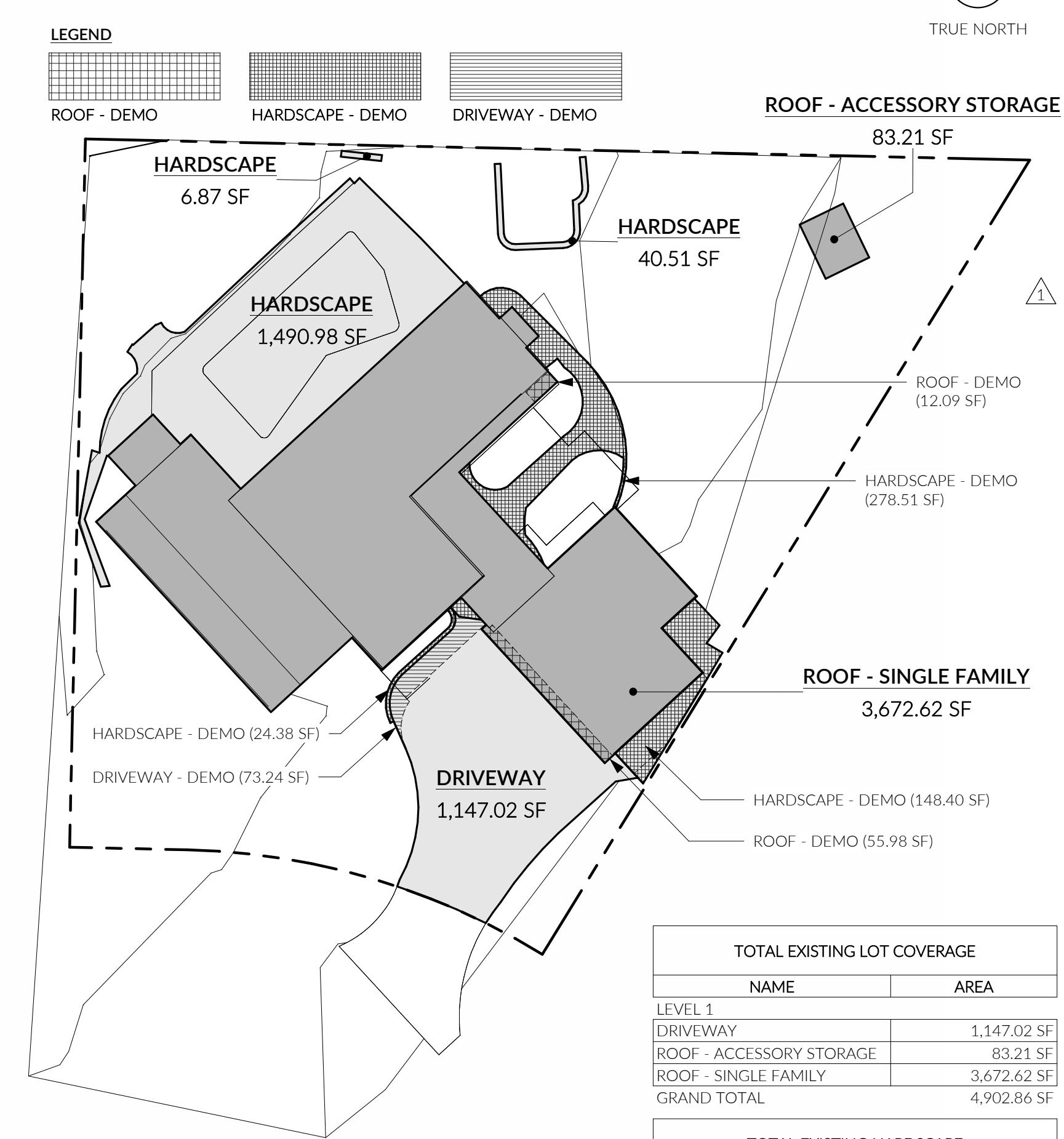


3 LEVEL 1 GFA  
1" = 20'-0"

LOT COVERAGE - FLOOR PLAN DIAGRAMS



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



1 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%)

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: ROOF - SINGLE FAMILY 550.01 SF, DRIVEWAY 55.98 SF  
TOTAL PROJECT LOT COVERAGE: 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: 19.02.020.C.1.c.ii  
33% OF AGGREGATE SIDE YARD TOTAL: 19.85' x .33 = 6.55' SETBACK  
VARIABLE SIDE YARD DEPTH REQUIREMENT: 19.02.020.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 1 321.26 + 4.46 + 325.72 SF, 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 1,665.15 SF  
TOTAL CALCULATED GROSS FLOOR AREA: 4,822.85 SF  
FLOOR AREA RATIO: 4,822.85 / 15,398 = (0.3132) 31.32%  
31.32% < 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  
TOTAL EXISTING HARDSCAPE AREA: 1,989.65 SF  
TOTAL PROJECT HARDSCAPE AREA: 1,638.96 SF < 2,177.48 SF (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 19.02.020.F.3)  
LANDSCAPING AREAS: LANDSCAPE AREA = 1,989.65 SF, LANDSCAPE AREA = 8,391.50 SF, LANDSCAPE AREA + 9% HARDSCAPE 8,391.50 SF + 1,385.82 SF = 9,777.32 SF  
TOTAL LOT - (LOT COVERAGE + HARDSCAPE): 15,398 - (5,367.54 + 1,638.96) = 8,391.50 SF  
TOTAL PROPOSED GREENSPACE AREA: 9,777.32 SF / 15,398 SF = 63.50%  
63.50% > 60% (COMPLIANT)

206,414.9884  
4915 RAINIER AVE S, STE 202  
SEATTLE, WA 98118  
INFO@FIRSTLAMP.NET

9547 REGISTERED ARCHITECT  
Taylor Brian Silberman  
STATE OF WASHINGTON

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

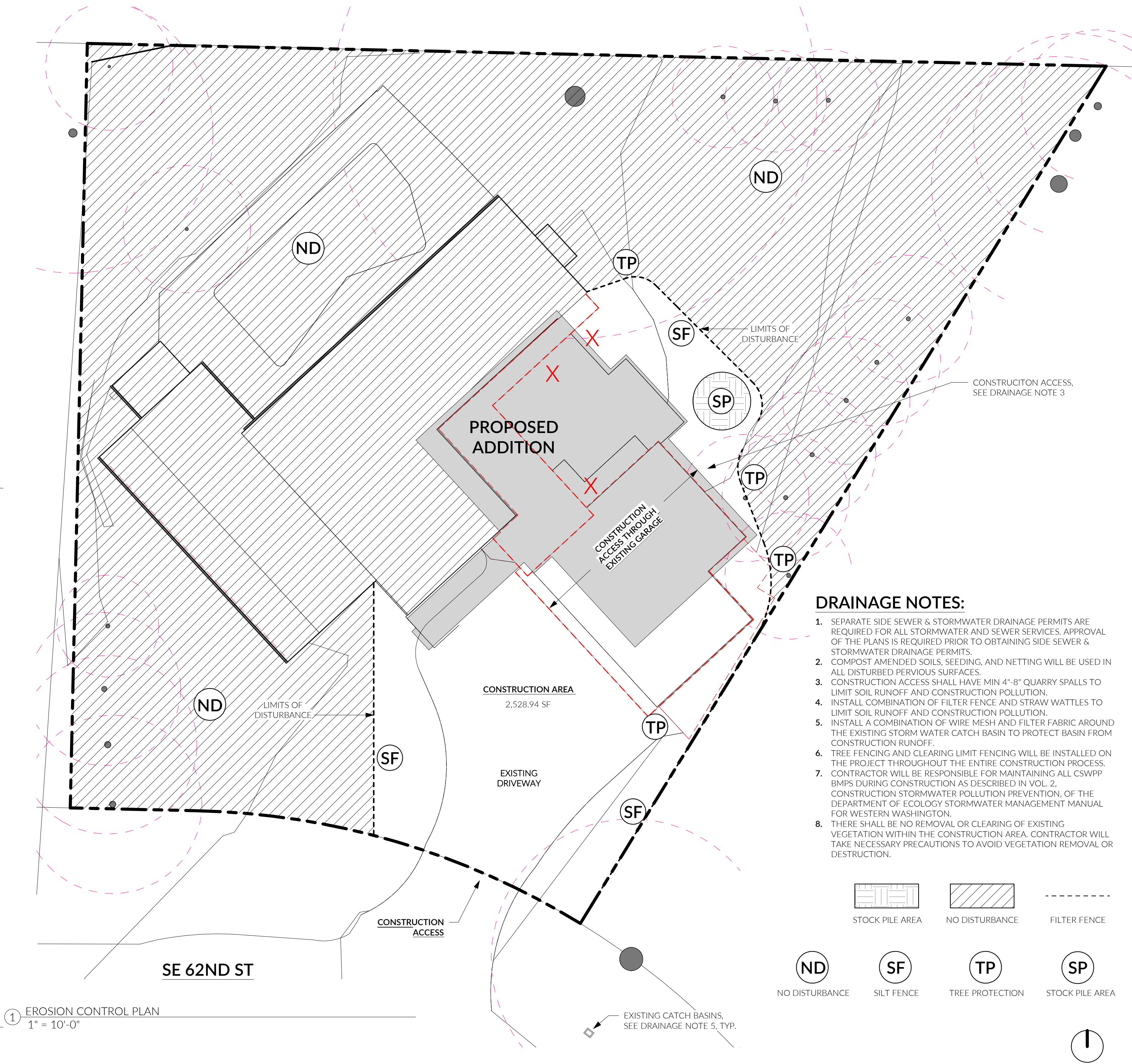
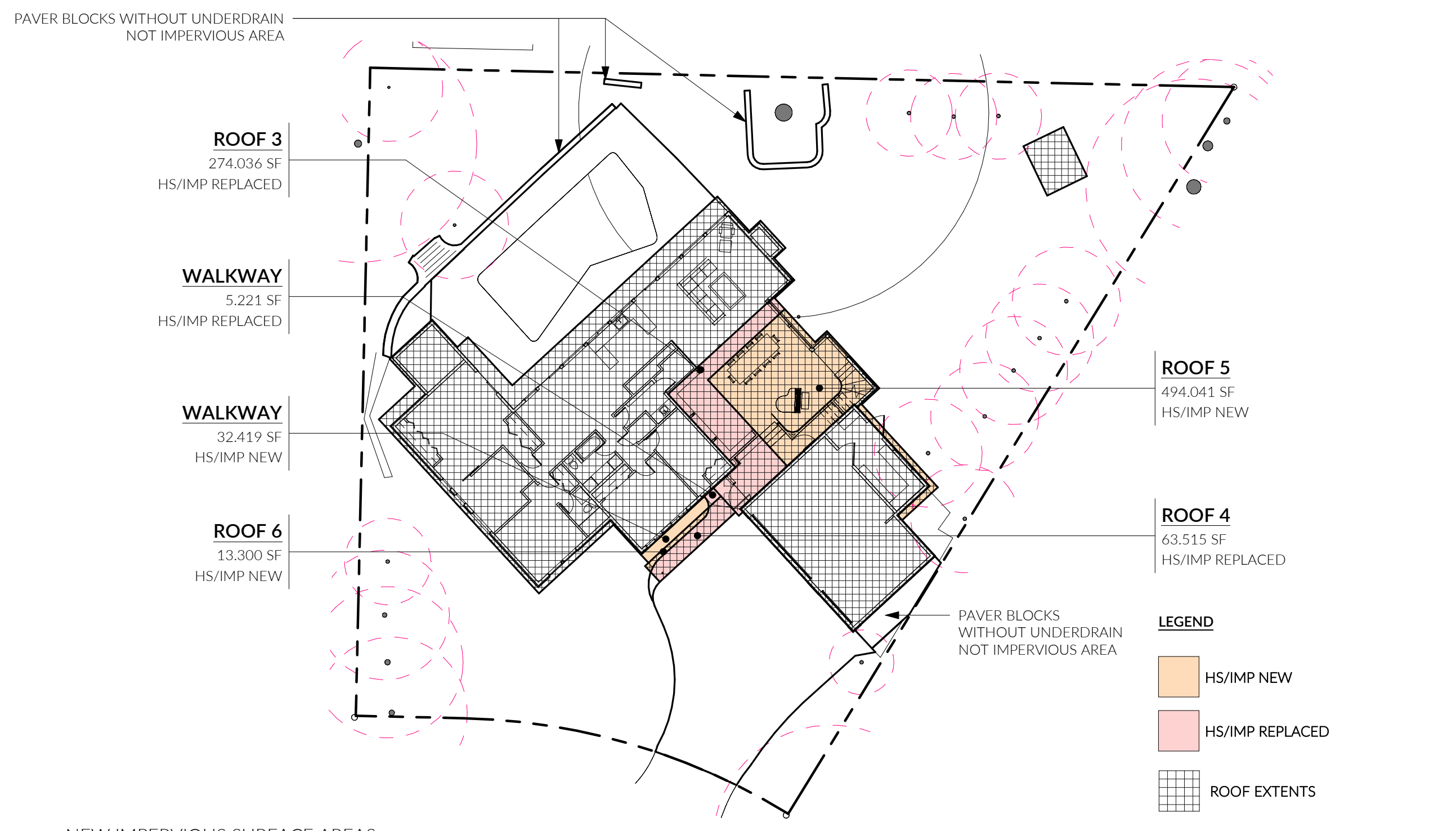
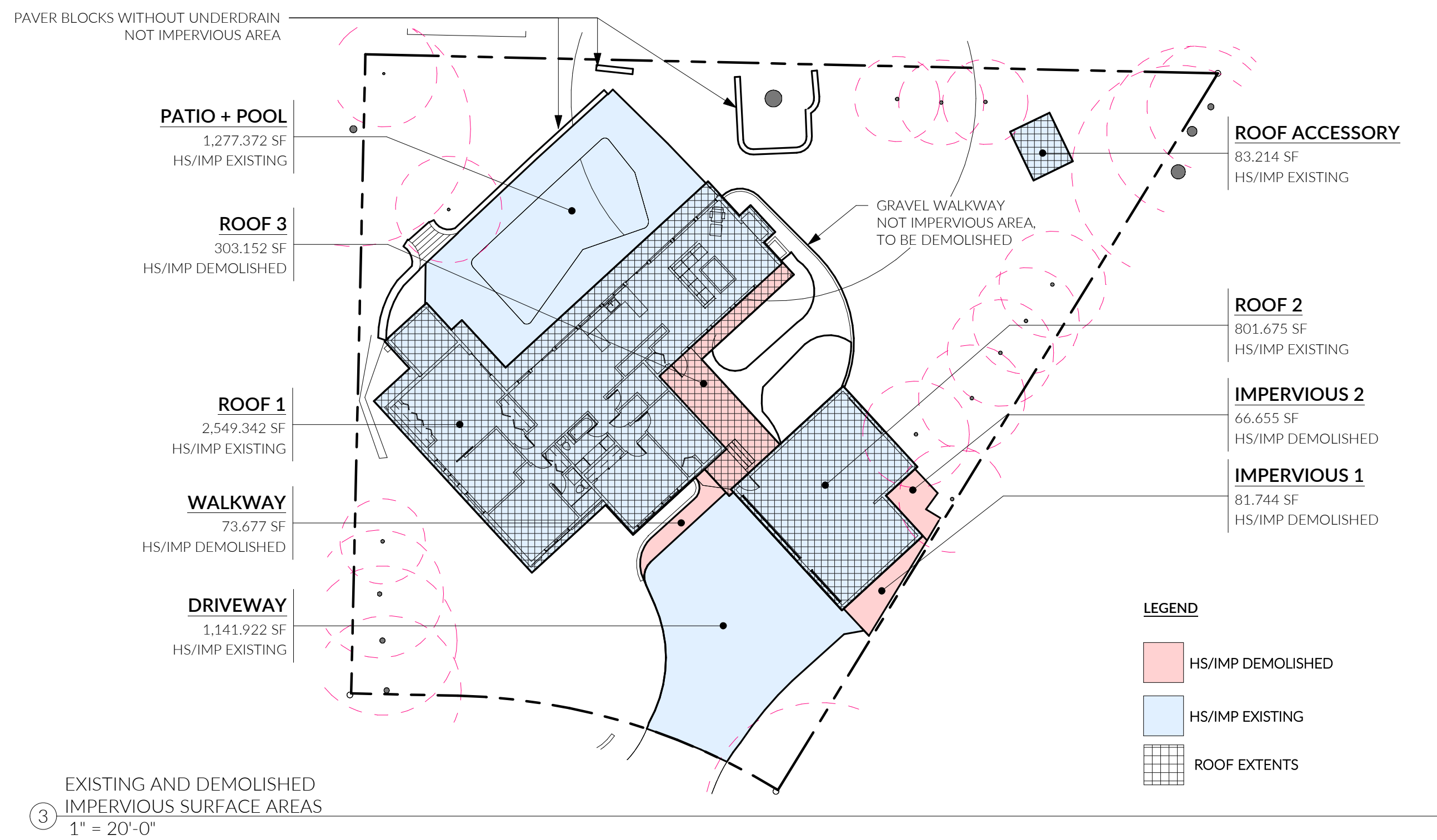
MUNICIPAL APPROVAL STAMPS

PERMIT SET || FL #2309  
12 AUG 2024

NO.	DESCRIPTION	REVISIONS DATE
1	Corrections #1	12/16/24
2	Corrections #2	01/28/25

DRAWN BY: MD, DFG

ZONING DIAGRAMS



**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
<b>EXISTING TO REMAIN IMPERVIOUS SURFACE COVERAGE</b>	
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
<b>EXISTING TO REMAIN IMPERVIOUS TOTAL</b>	<b>5,853.52 SF</b>
<b>EXISTING DEMOLISHED IMPERVIOUS SURFACE COVERAGE</b>	
WALKWAY	73.68 SF
ROOF 3	303.15 SF
IMPERVIOUS 1	81.74 SF
IMPERVIOUS 2	66.66 SF
<b>EXISTING DEMOLISHED IMPERVIOUS TOTAL</b>	<b>525.23 SF</b>
<b>TOTAL EXISTING IMPERVIOUS SURFACE COVERAGE</b>	<b>6,378.75 SF</b>

<b>PROPOSED (NEW) IMPERVIOUS SURFACE COVERAGE</b>	
ROOF 3	494.04 SF
ROOF 6	13.30 SF
ENTRY ROOF	32.42 SF
<b>NEW IMPERVIOUS TOTAL</b>	<b>539.76 SF</b>
<b>PROPOSED (REPLACED) IMPERVIOUS SURFACE COVERAGE</b>	
ROOF 4	274.04 SF
ROOF 5	63.52 SF
WALKWAY	5.22 SF
<b>REPLACED IMPERVIOUS TOTAL</b>	<b>342.78 SF</b>
<b>TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE</b>	<b>882.54 SF</b>
<b>TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE</b>	
EXISTING TO REMAIN IMPERVIOUS	5,853.52 SF
NEW IMPERVIOUS	539.76 SF
REPLACED IMPERVIOUS	342.78 SF
<b>PROPOSED TOTAL IMPERVIOUS</b>	<b>6,736.06</b>

<b>TOTAL NEW + REPLACED IMPERVIOUS SURFACE</b>	
TOTAL NEW + TOTAL REPLACED	539.76 + 342.78 = 882.54 SF NEW + REPLACED
<b>NET (NEW) IMPERVIOUS SURFACE ADDED</b>	
TOTAL NEW - TOTAL DEMOLISHED	(539.76 - 525.23) = 14.53 SF NET IMPERVIOUS ADDED

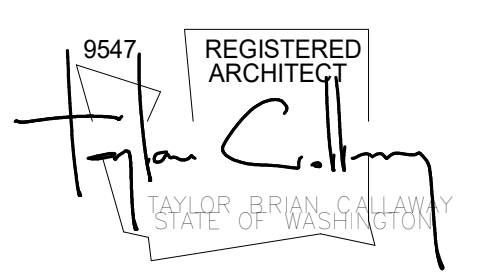
**ECA MITIGATION**

**STEPS TO MINIMIZE CRITICAL AREA IMPACTS PER MICC 19.07.110(B)(8):**

- PROVIDE SILT FENCE AROUND DOWNSLOPE SIDES OF ANY CLEARED AREAS.
- EXISTING PAVEMENTS, GROUND COVER, AND LANDSCAPING SHOULD BE LEFT IN PLACE WHEREVER POSSIBLE TO MINIMIZE THE AMOUNT OF EXPOSED SOIL.
- ROCKED STAGING AREAS AND CONSTRUCTION ACCESS ROADS SHOULD BE PROVIDED IF EXISTING FEATURES ARE DISTURBED AND SOIL IS EXPOSED.
- FOLLOWING CLEARING OR ROUGH GRADING, IT MAY BE NECESSARY TO MULCH OR HYDROSEED BARE AREAS THAT WILL NOT BE IMMEDIATELY COVERED WITH LANDSCAPING OR AN IMPERVIOUS SURFACE.

FIRST LAMP ARCHITECTS BUILDERS

206.414.9884  
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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		
REVISIONS		
NO.	DESCRIPTION	DATE
1	Corrections #1	12/16/24

DRAWN BY: DFG

DRAINAGE + EROSION DIAGRAMS

**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**

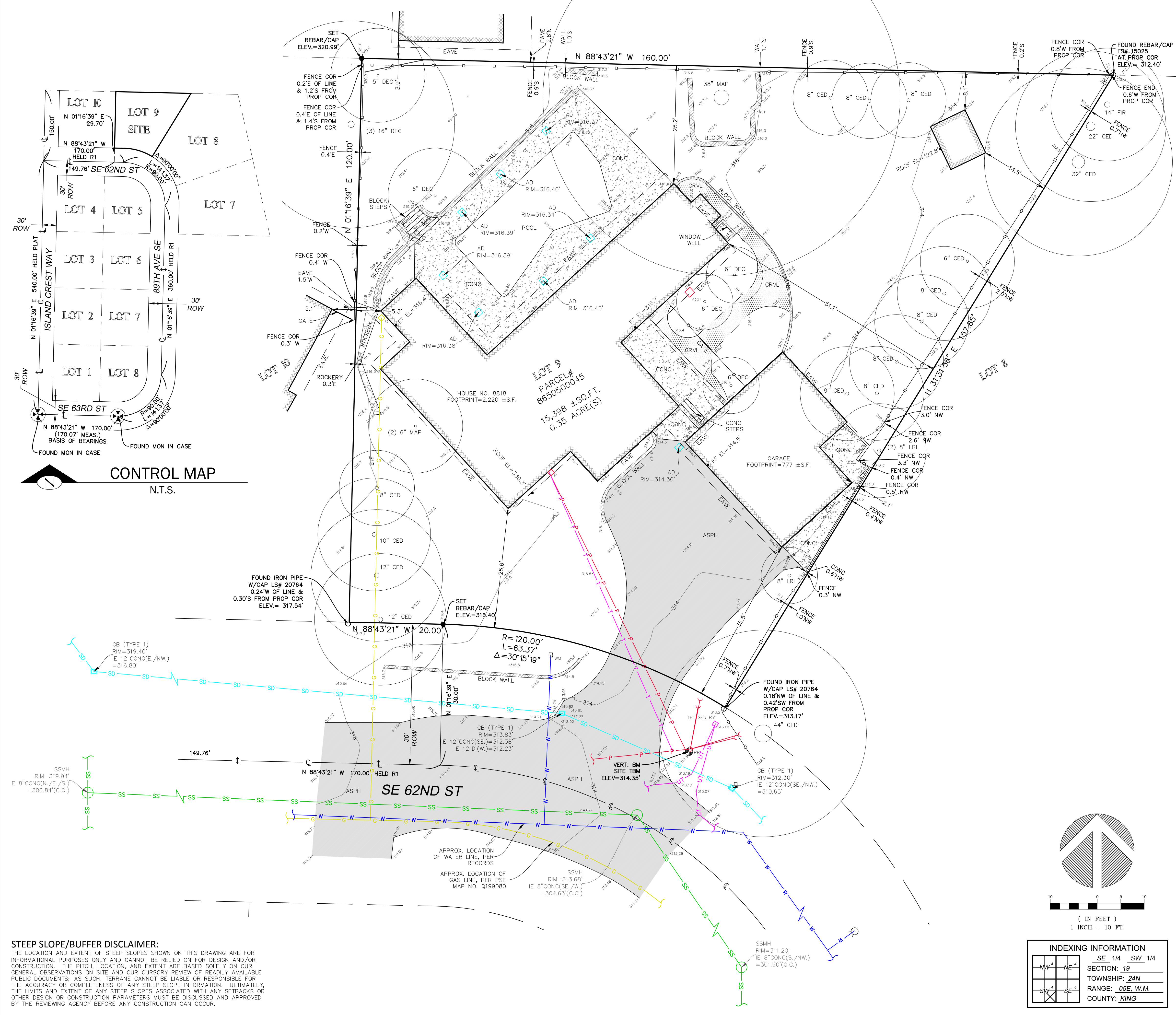
- |                           |                           |
|---------------------------|---------------------------|
| AIR CONDITION UNIT        | POWER POLE                |
| AREA DRAIN                | REBAR & CAP (SET)         |
| ASPHALT SURFACE           | REBAR / IRON PIPE (FOUND) |
| BENCHMARK                 | RETAINING WALL            |
| BUILDING                  | ROCKERY                   |
| CENTERLINE ROW            | SEWER LINE                |
| CONCRETE SURFACE          | SEWER MANHOLE             |
| FENCE LINE (WOOD)         | SIGN (AS NOTED)           |
| GAS LINE                  | STORM DRAIN LINE          |
| GAS METER                 | TELEPHONE (OVERHEAD)      |
| GRAVEL SURFACE            | TELEPHONE SENTRY          |
| GUY ANCHOR                | TREE (AS NOTED)           |
| INLET (TYPE 1)            | UTILITY LINE              |
| MONUMENT (IN CASE, FOUND) | WATER LINE                |
| POWER METER               | WATER METER               |
| POWER (OVERHEAD)          | FIRE HYDRANT              |

**VICINITY MAP**

N.T.S.



**TOPOGRAPHIC & BOUNDARY SURVEY**



**We are the measure | terrane.net**

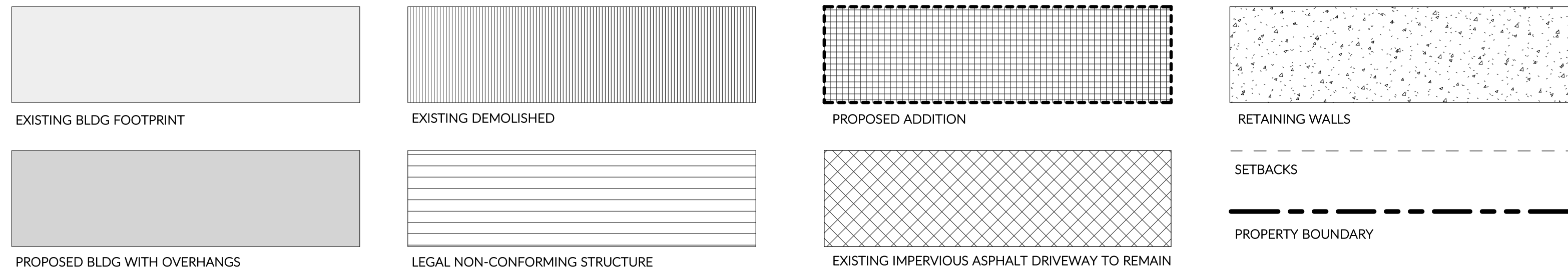
**TOPOGRAPHIC & BOUNDARY SURVEY**  
 PARCEL NO. 8650500045  
**FLORENCE RESIDENCE**  
 8818 SE 62ND ST  
 MERCER ISLAND, WA 98040



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

<b>JOB NUMBER:</b>	231703
<b>DATE:</b>	10/13/23
<b>DRAFTED BY:</b>	IDV / RPM
<b>CHECKED BY:</b>	EJG/WMS/TMM
<b>SCALE:</b>	1" = 10'
<b>REVISION HISTORY</b>	
<b>SHEET NUMBER</b>	
1 OF 1	

**SITE PLAN LEGEND**



**ZONING SUMMARY**

GENERAL BASE ZONE	R-9.6	
LOT COVERAGE	15,398 SF	
LOT AREA	117' x 116.741' = 13,613 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 = <b>34.80%</b>
GROSS FLOOR AREA	0.40 X 15,398 = 6,159.20 SF	
ALLOWED GROSS FLOOR AREA	3,157.70 SF	
EXISTING MODIFIED GFA	1,339.43 SF	
PROPOSED MODIFIED GFA	<b>4,497.13 SF</b>	
TOTAL MODIFIED GFA	SEE DIAGRAM G.2.0	
STRUCTURE HEIGHT	30'-0"	
MAXIMUM HEIGHT ALLOWED	MICC 19.02.020.E.1	SEE ELEVATIONS + CALCS ON G2.0
MAXIMUM HEIGHT PROPOSED	25' - 9 23/32"	
YARDS	20' - 0"	
FRONT	MICC 19.02.020.C.1.a	19.85' = TOTAL SIDE YARD WIDTH
SIDE (VARIABLE), SEE G2.0	MICC 19.02.020.C.1.c.ii	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	3	
PARKING STALLS REQUIRED	MICC 19.02.020.C.1.c	SEE SITE PLAN
PARKING STALLS PROPOSED	3	

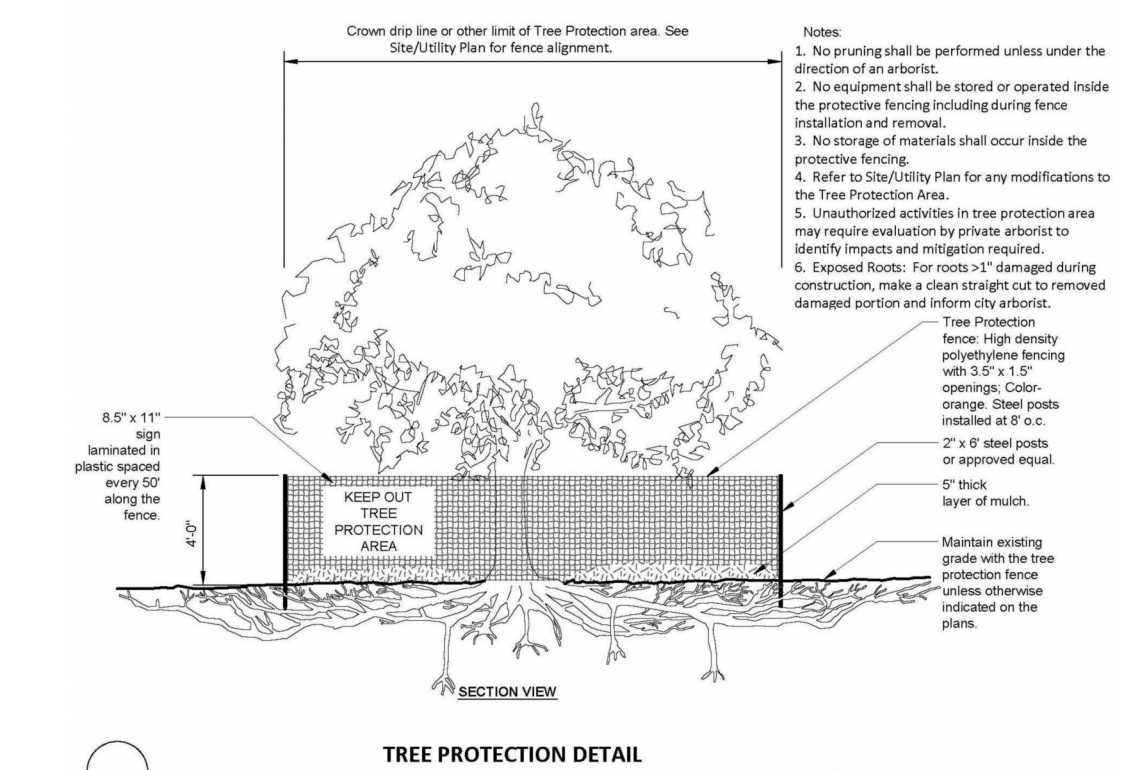
**PROJECT INFORMATION**

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"	10'-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

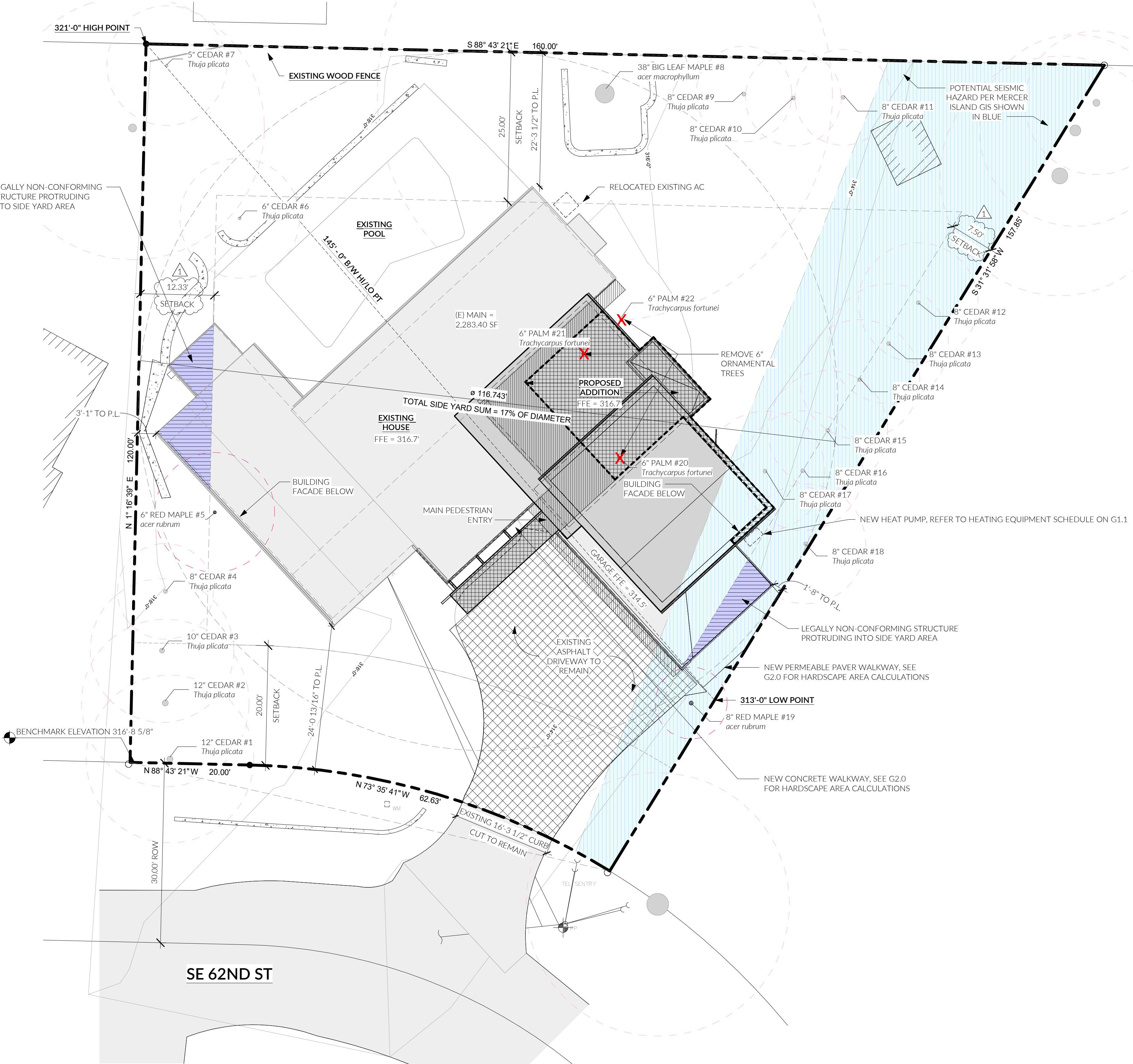


ORNAMENTAL PALMS #20, #21, #22 SHOWN IN PHOTO ABOVE TO BE REMOVED.



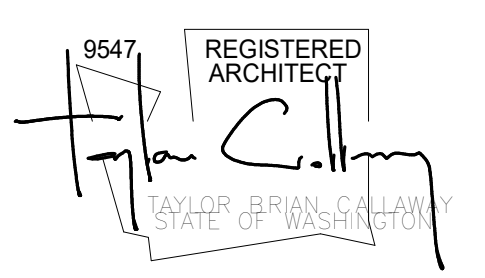
**TREE PROTECTION NOTES**

- 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"

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



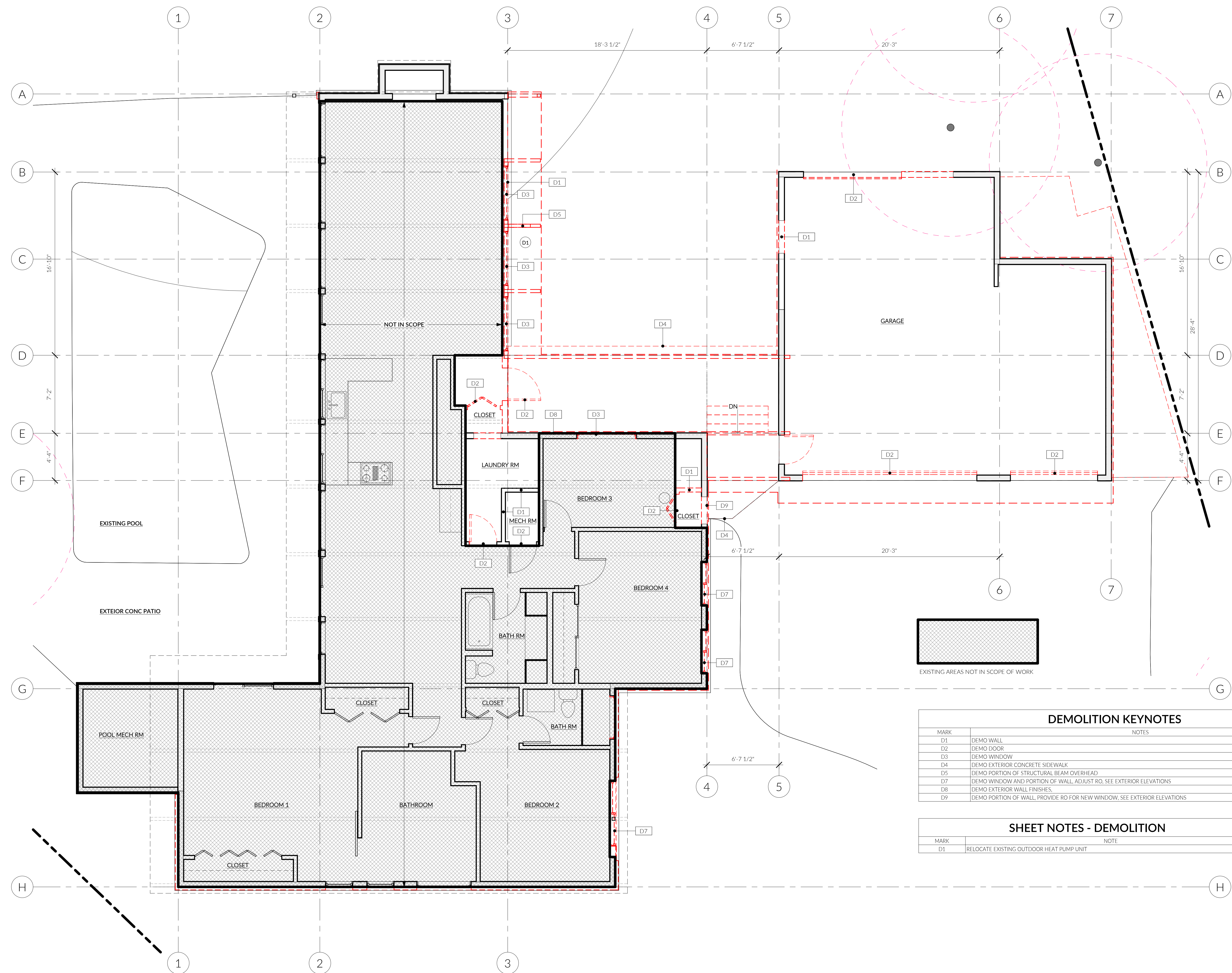
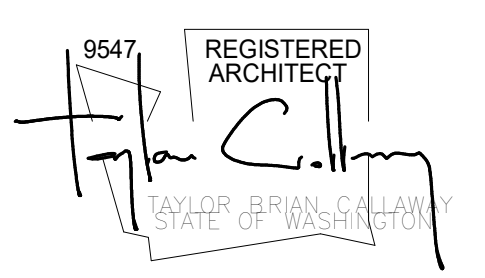
FLORENCE ADDITION  
 8818 SE 62ND ST  
 MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

PERMIT SET || FL #2309  
 12 AUG 2024

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

DRAWN BY: MD, DFG  
 TRUE NORTH  
 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

MUNICIPAL APPROVAL STAMPS

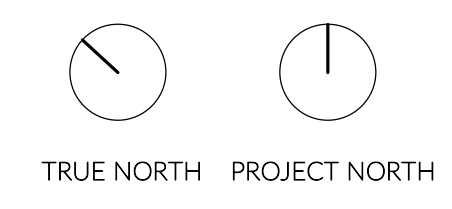
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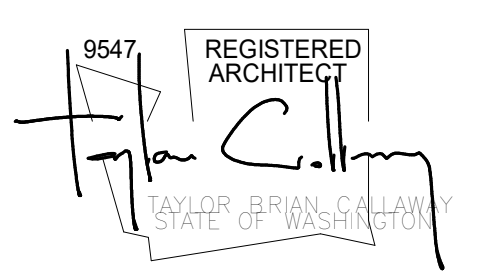
REVISIONS		
NO.	DESCRIPTION	DATE

DRAWN BY: MD

DEMOLITION PLANS

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





**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 10 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.

MUNICIPAL APPROVAL STAMPS

PERMIT SET || FL #2309

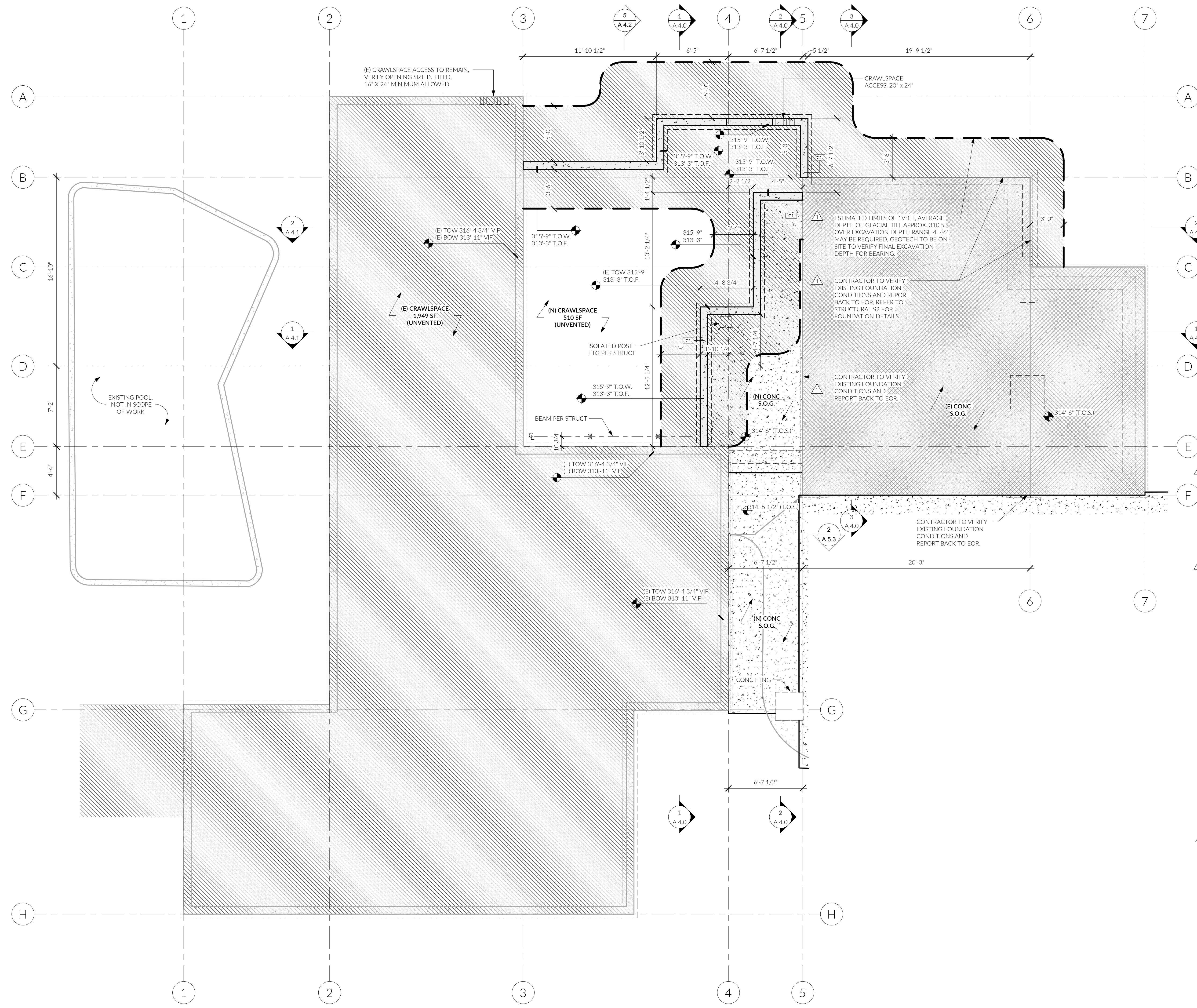
12 AUG 2024

REVISIONS		
NO.	DESCRIPTION	DATE
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2	Corrections #2	01/28/25

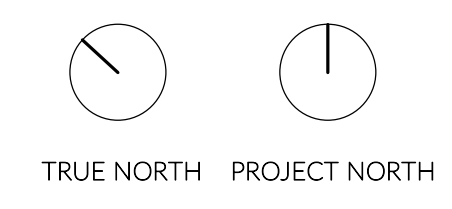
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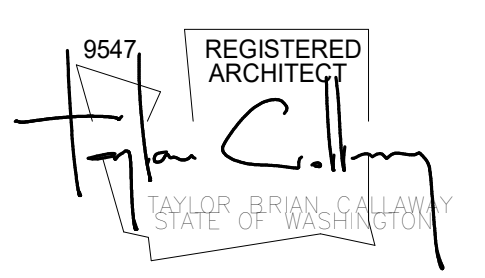
ARCH FOUNDATION & EXCAVATION PLAN

A 2.1



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





MUNICIPAL APPROVAL STAMPS

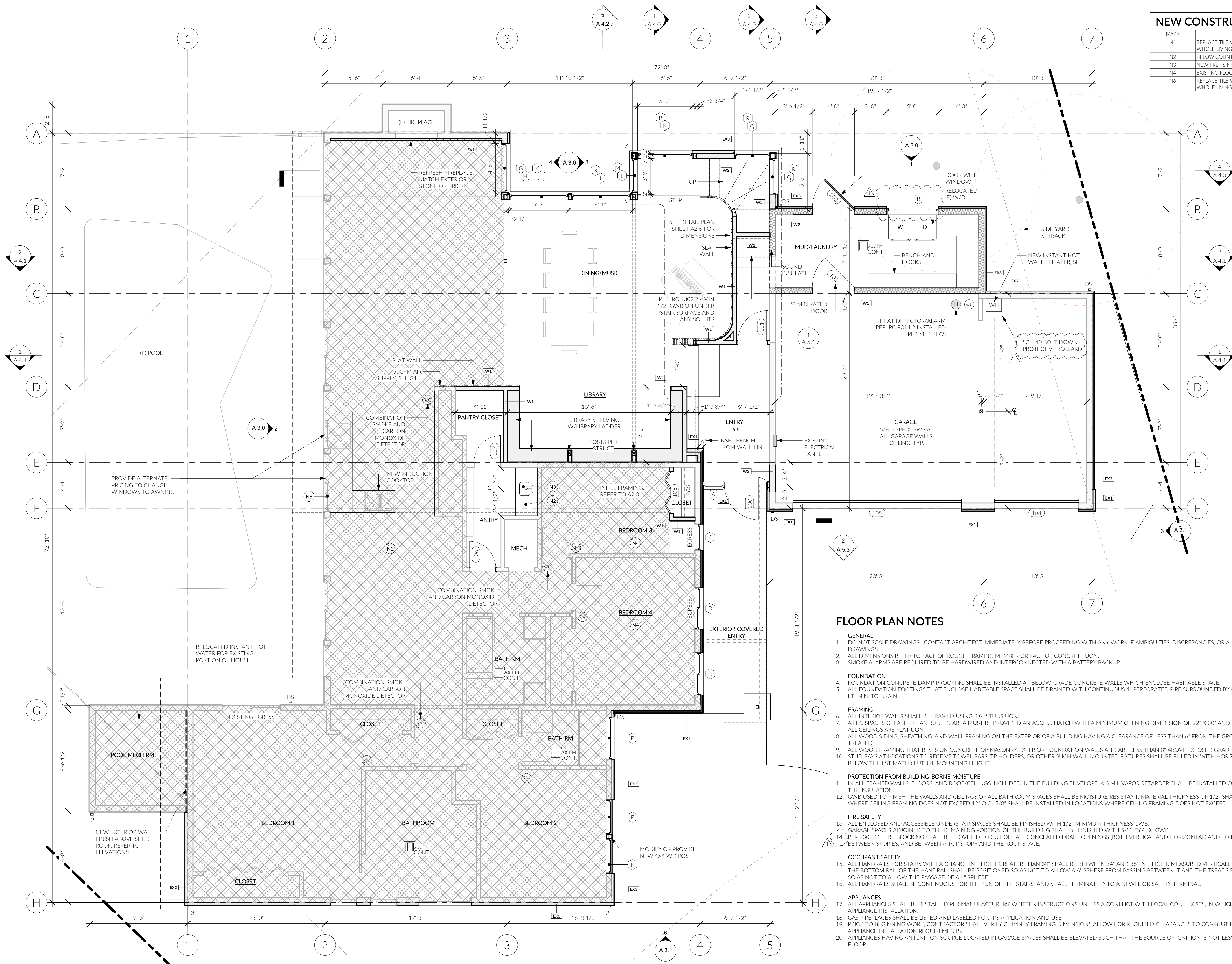
PERMIT SET || FL #2309  
12 AUG 2024

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

DRAWN BY: MD, DFG

LEVEL 1 - GROUND FLOOR PLAN

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

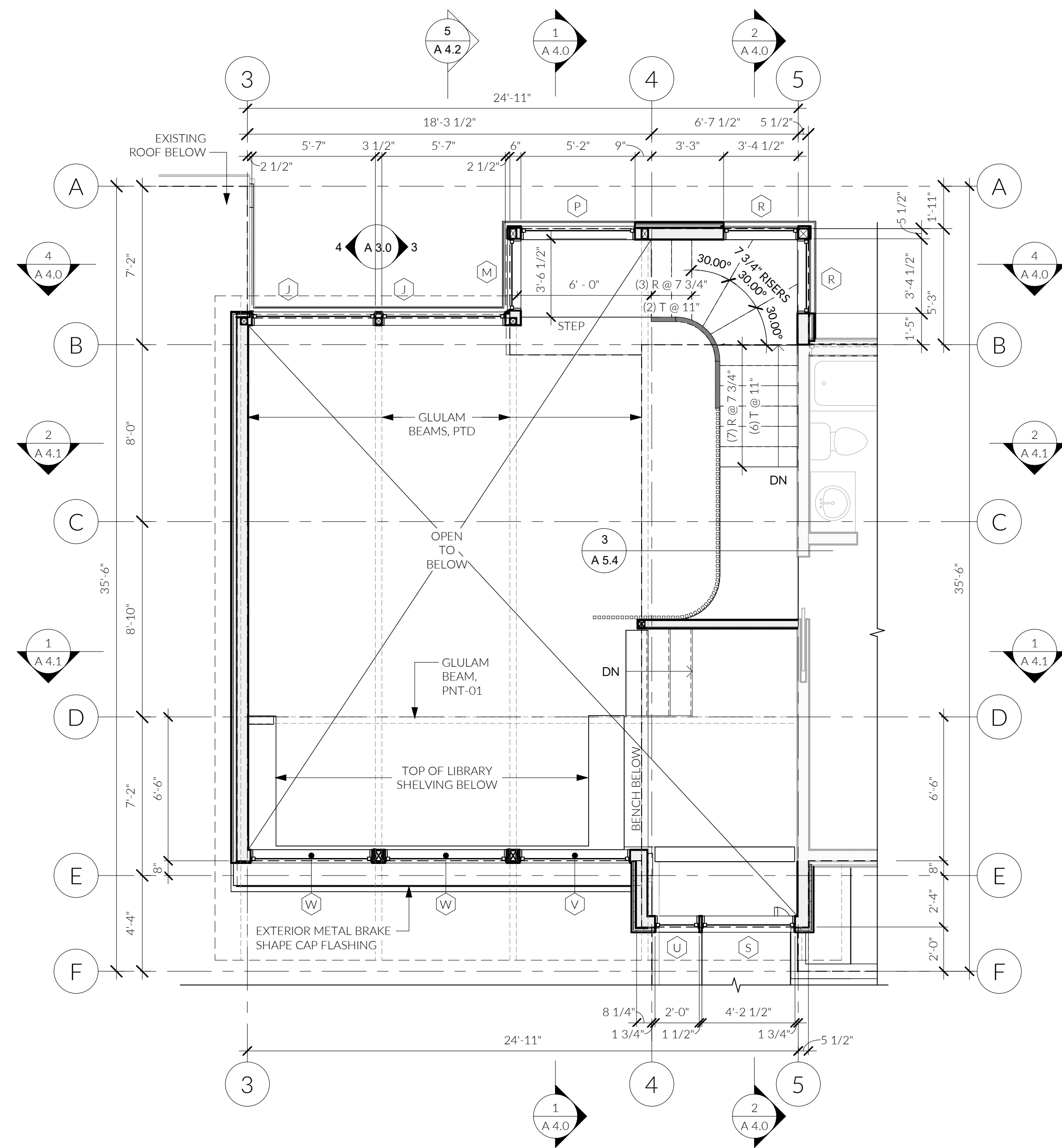


**FLOOR PLAN NOTES**

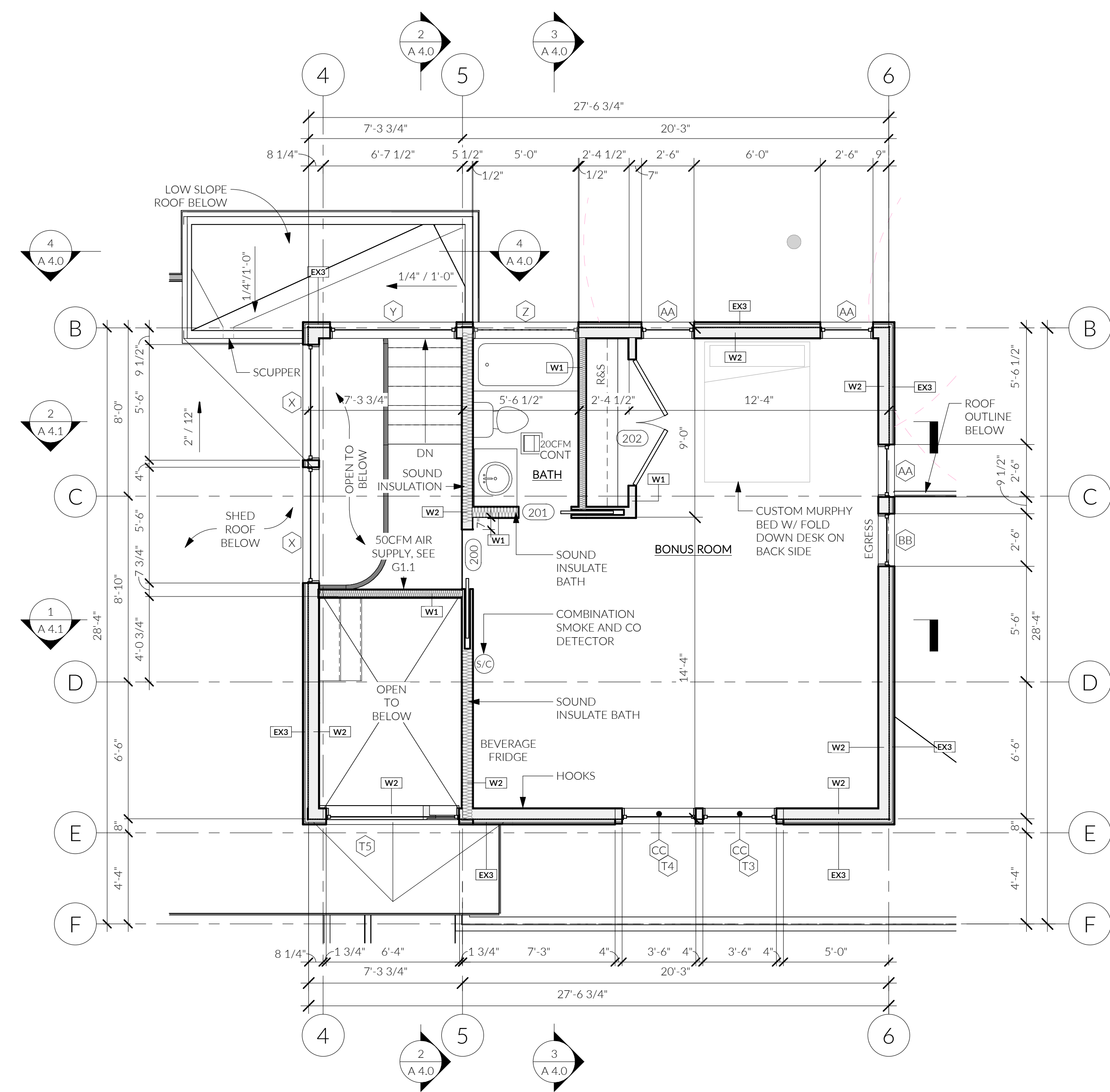
- GENERAL**
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES, DISCREPANCIES, OR A LACK OF INFORMATION EXIST IN DRAWINGS.
  - ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE UON.
  - SMOKE ALARMS ARE REQUIRED TO BE HARDWIRED 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 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.

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

TRUE NORTH PROJECT NORTH



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



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

**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.
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  - 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.
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  - 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.
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- 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.
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  - 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.

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

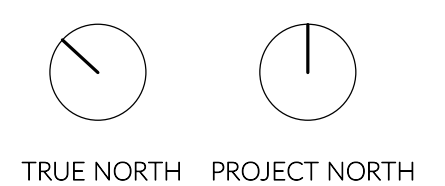
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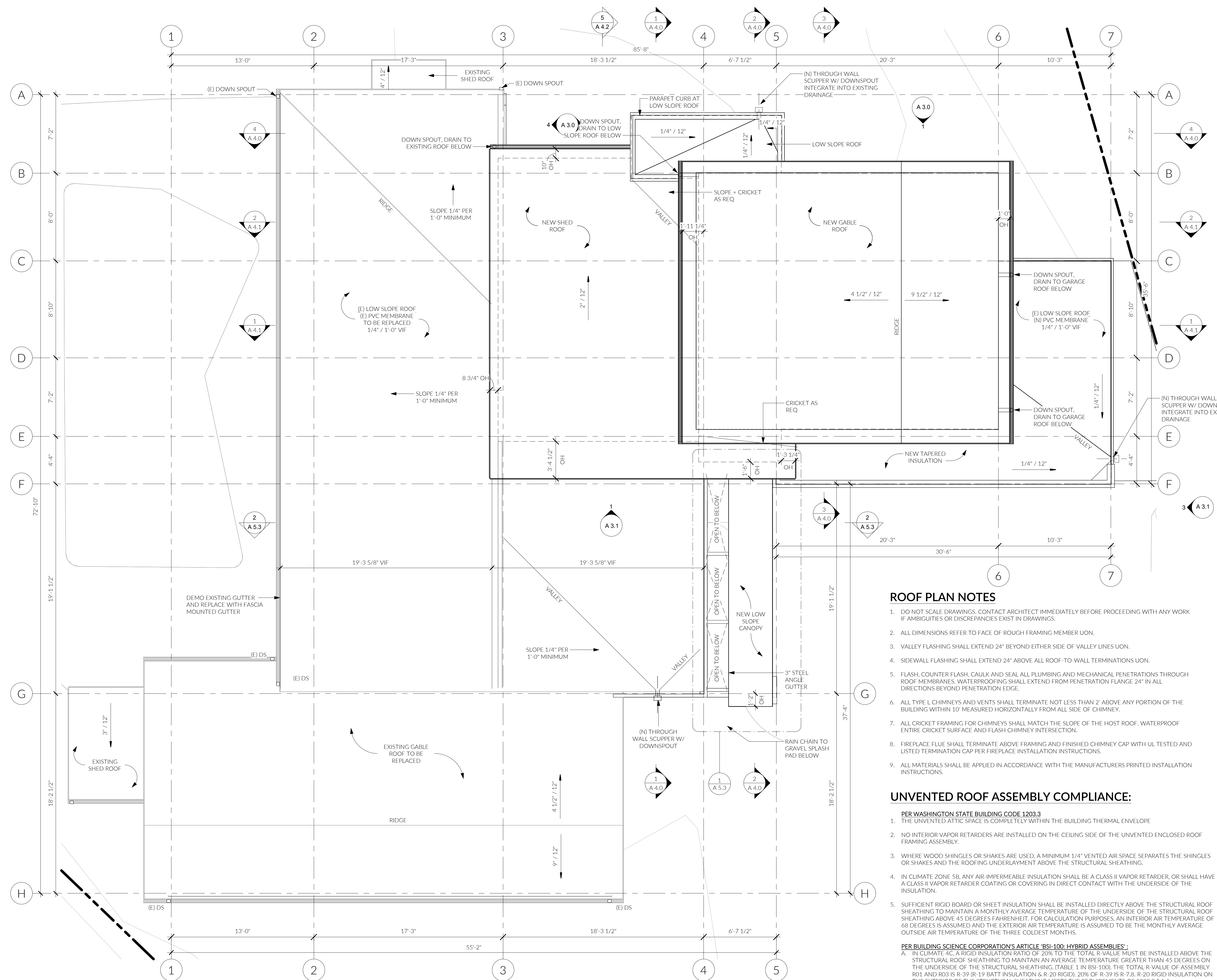
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1	Corrections #1	12/16/24

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LEVEL 2 - FLOOR PLAN



TRUE NORTH PROJECT NORTH



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 UNON.
- VALLEY FLASHING SHALL EXTEND 24" BEYOND EITHER SIDE OF VALLEY LINES UNON.
- SIDEWALL FLASHING SHALL EXTEND 24" ABOVE ALL ROOF-TO-WALL TERMINATIONS UNON.
- 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.

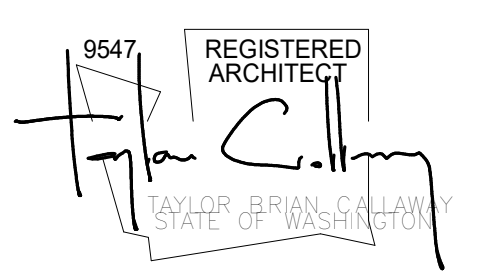
**UNVENTED ROOF ASSEMBLY COMPLIANCE:**

- 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':**

A. 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.

B. 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.



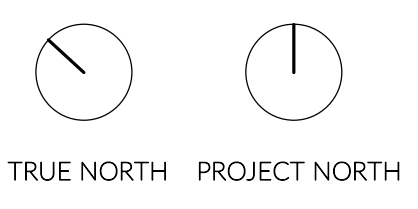
FLORENCE ADDITION  
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MERCER ISLAND, WA 98040

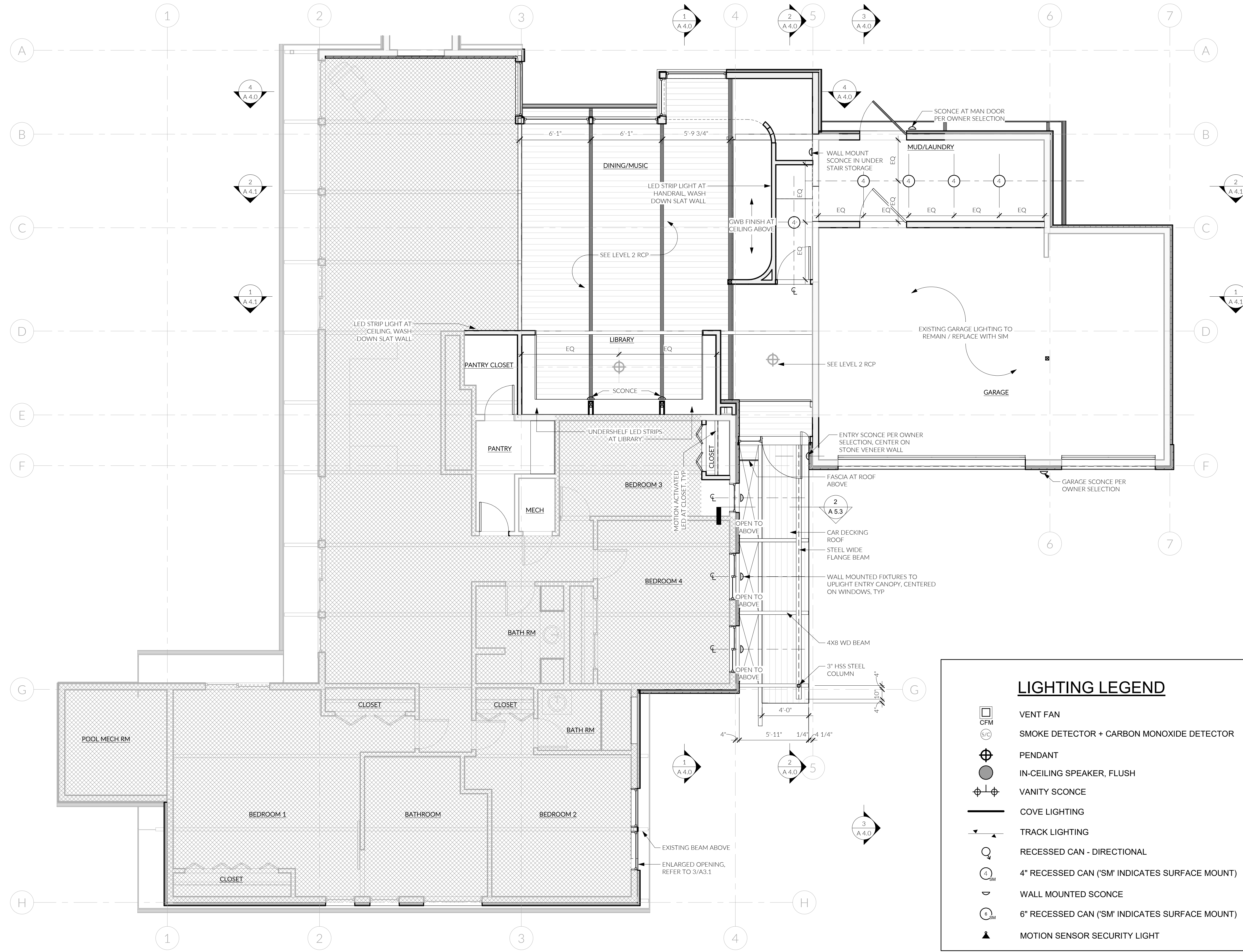
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ROOF PLAN





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

○ LIGHTING LEGEND  
1/4" = 1'-0"

ALL FIXTURES PER OWNER SELECTION.

LIGHTING LEGEND	
	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

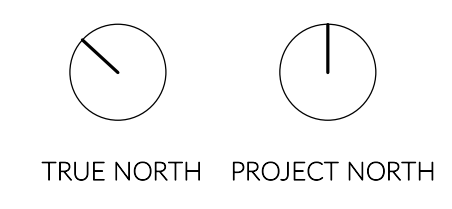
MUNICIPAL APPROVAL STAMPS

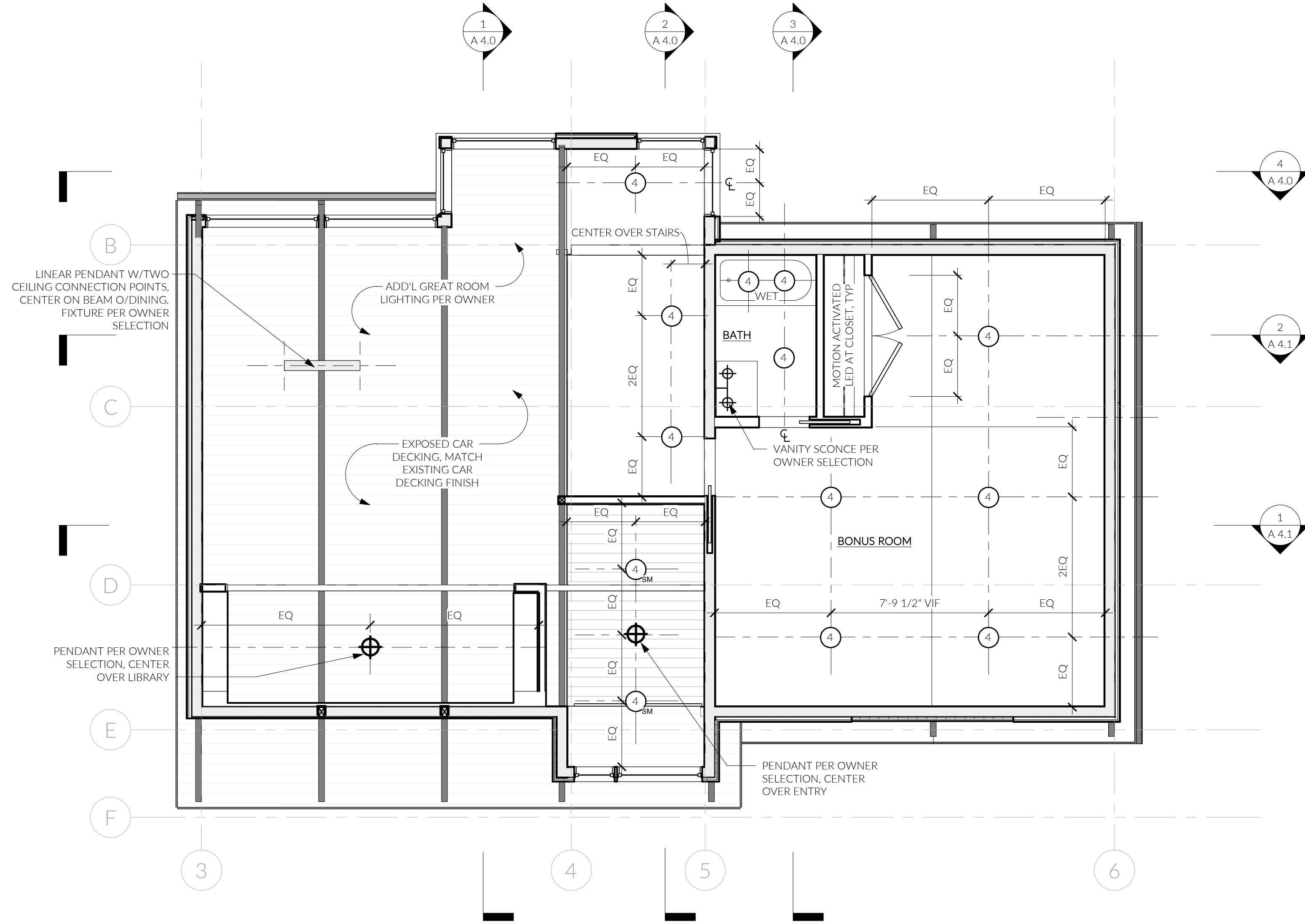
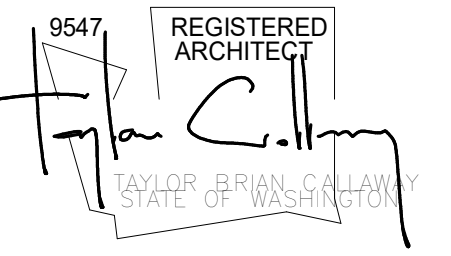
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LEVEL 1 - RCP





① LEVEL 2 RCP  
1/4" = 1'-0"

LIGHTING LEGEND	
	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

○ LIGHTING LEGEND  
1/4" = 1'-0"

ALL FIXTURES PER OWNER SELECTION.

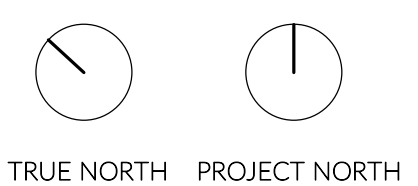
MUNICIPAL APPROVAL STAMPS

PERMIT SET || FL #2309  
12 AUG 2024

NO.	DESCRIPTION	DATE

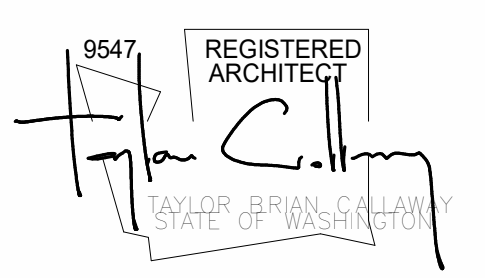
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LEVEL 2 - RCP

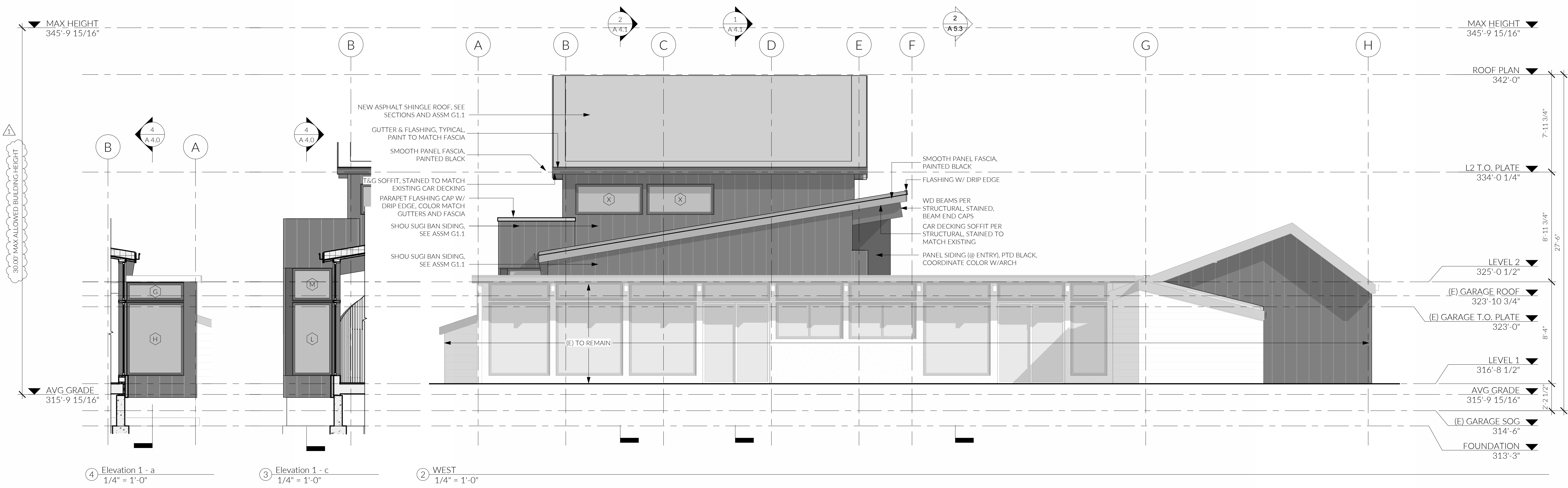


TRUE NORTH PROJECT NORTH

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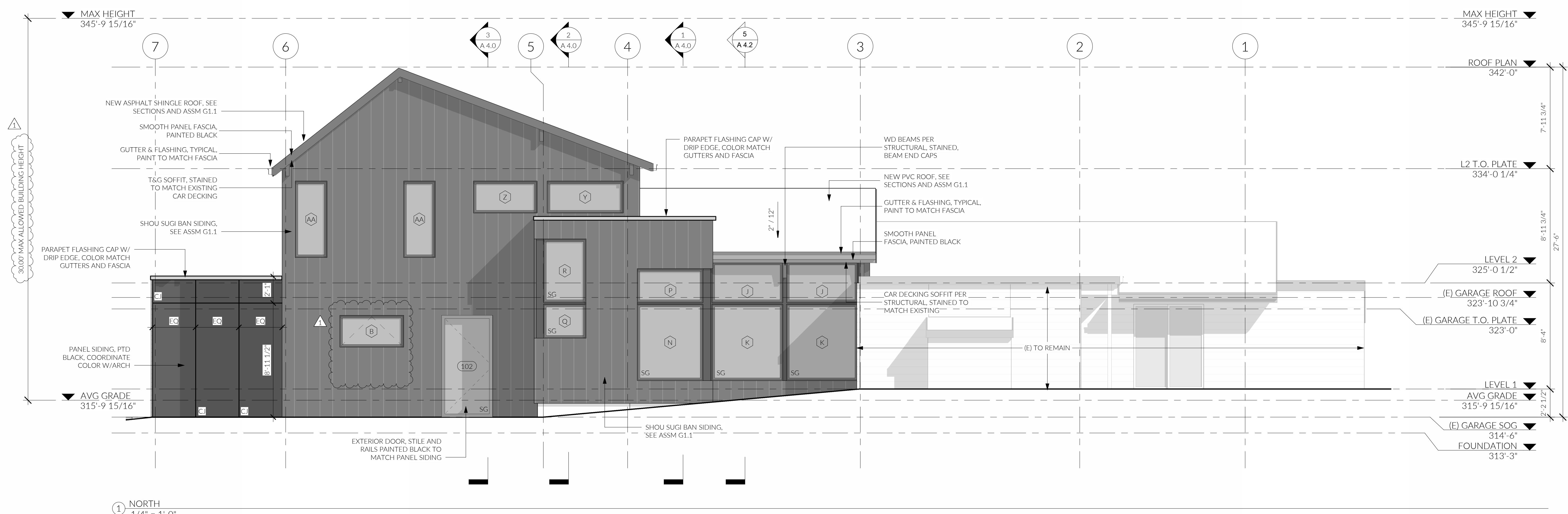
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④ Elevation 1 - a  
1/4" = 1'-0"

③ Elevation 1 - c  
1/4" = 1'-0"

② WEST  
1/4" = 1'-0"



① NORTH  
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).

MUNICIPAL APPROVAL STAMPS

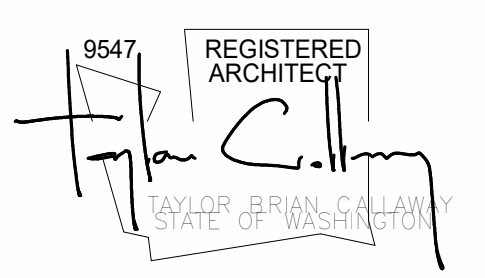
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ELEVATIONS

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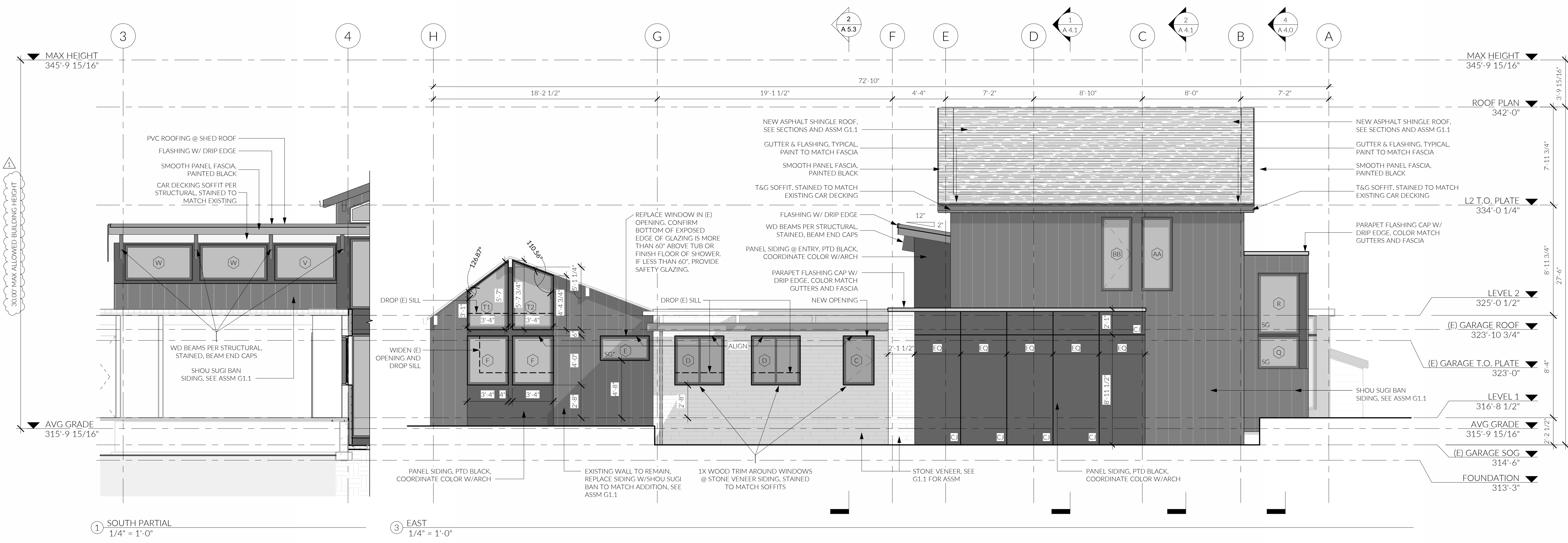
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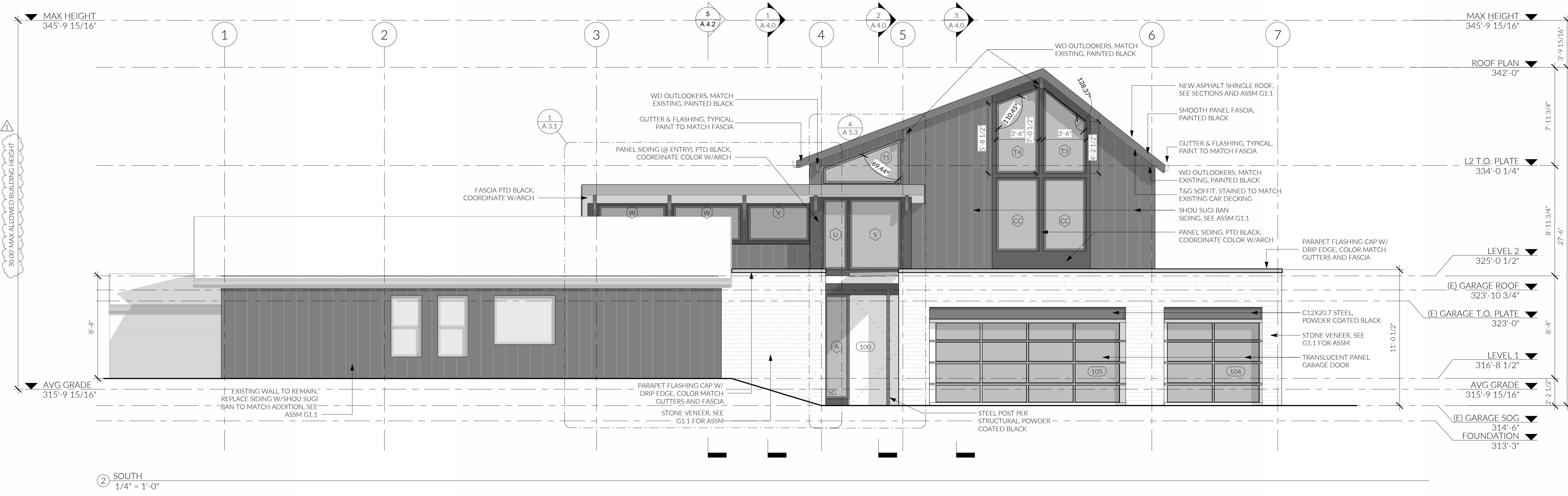
ELEVATIONS

A 3.1



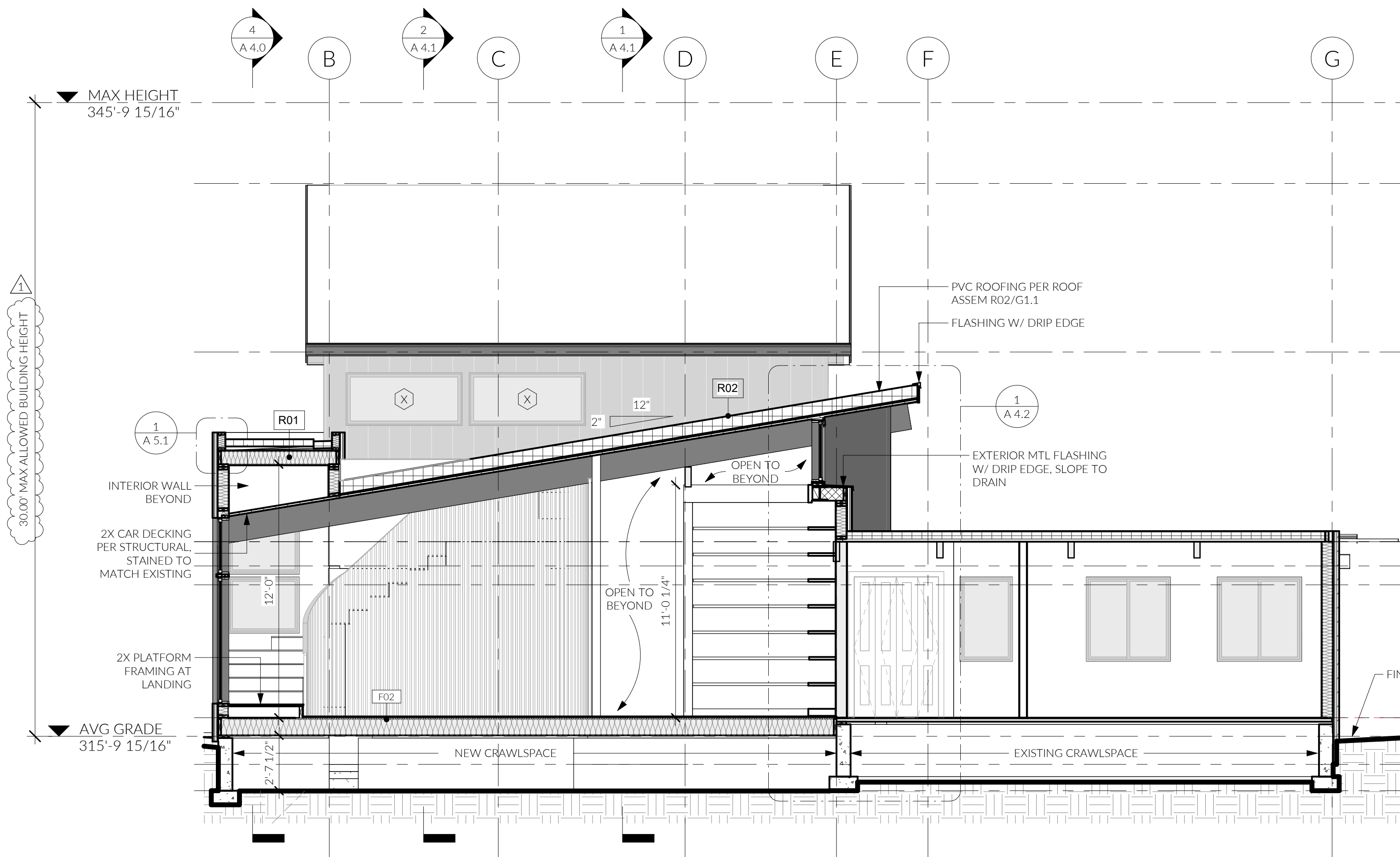
1 SOUTH PARTIAL  
1/4" = 1'-0"

3 EAST  
1/4" = 1'-0"

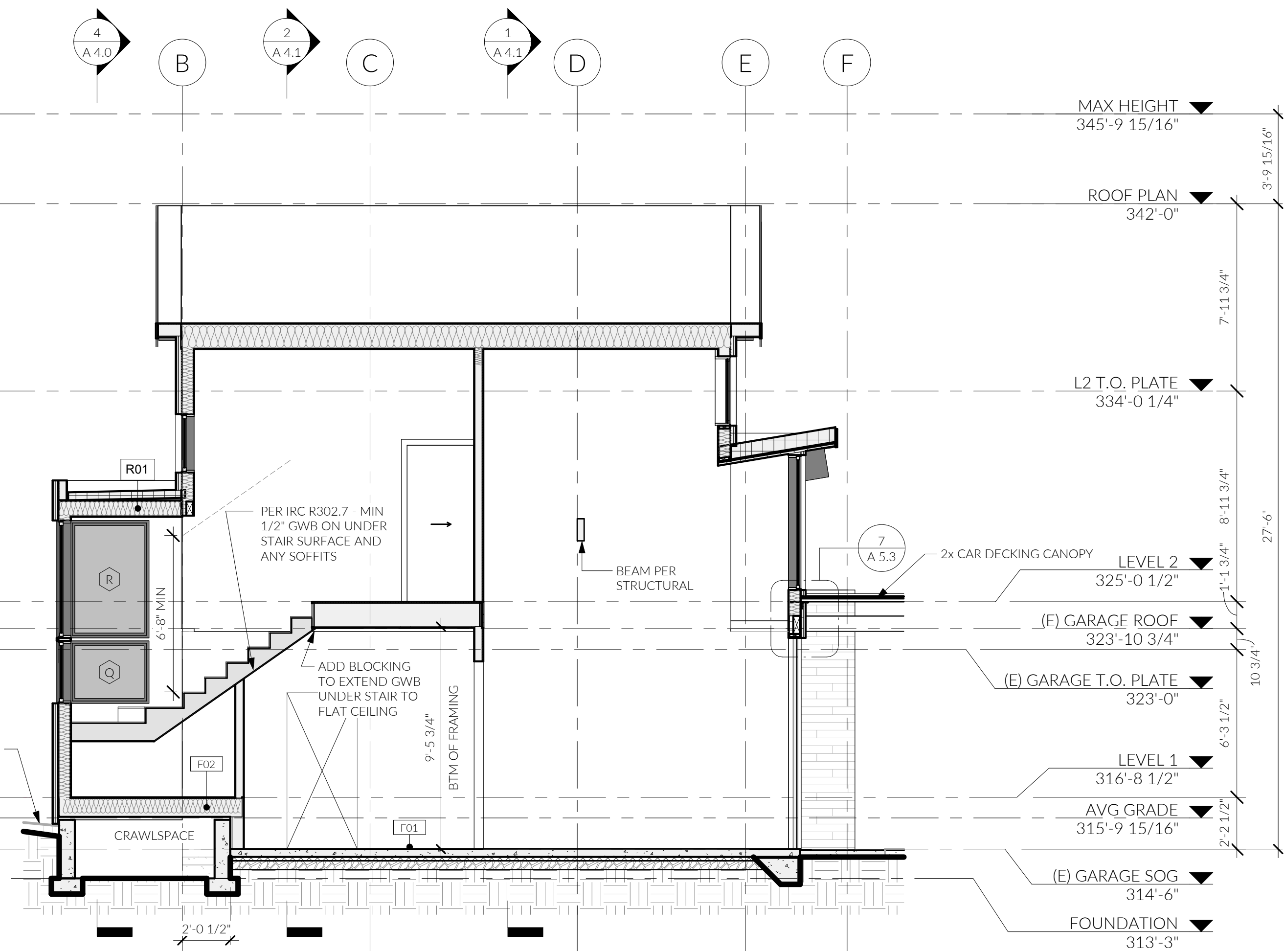


2 SOUTH  
1/4" = 1'-0"

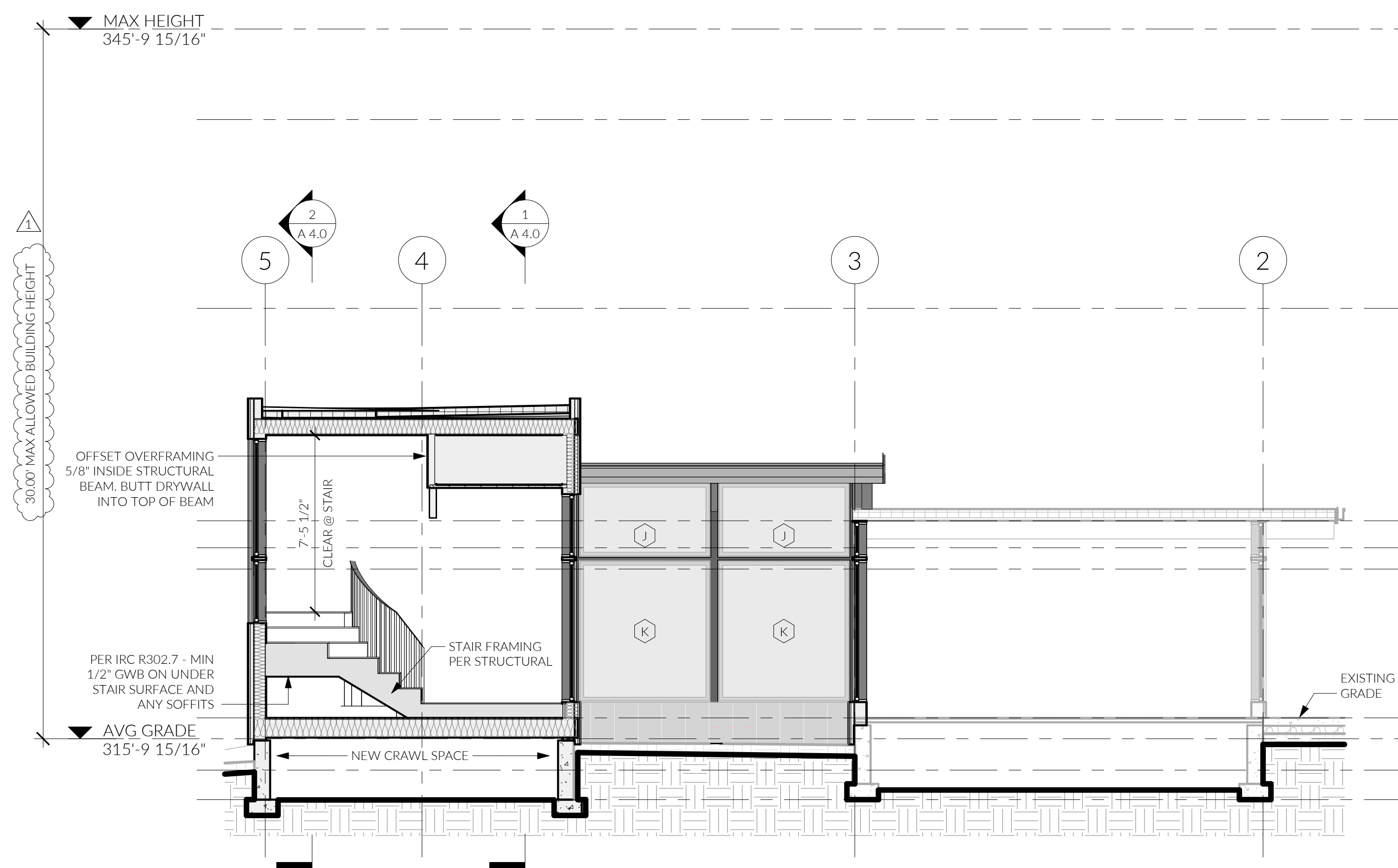
**WINDOW NOTE:**  
WINDOWS BELOW 36" A.F.F. REQUIRED EMERGENCY EGRESS WINDOWS ARE TO BE PROVIDED WITH OPENING CONTROL DEVICES COMPLYING WITH SBC 1013.8.1 (EXCEPTION 4).



1 BUILDING SECTION 3.7  
1/4" = 1'-0"

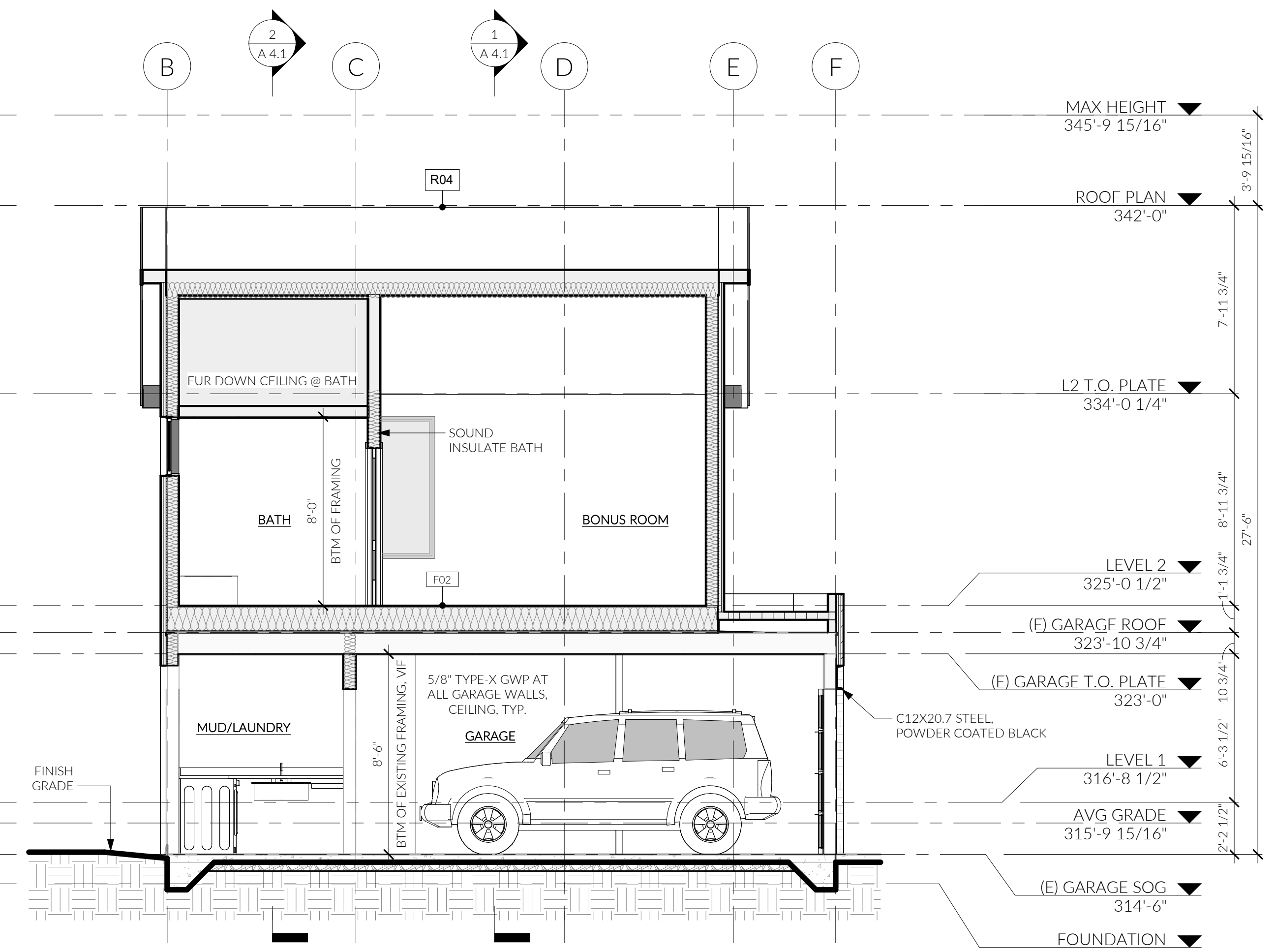


2 BUILDING SECTION 4.7  
1/4" = 1'-0"



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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 9547 REGISTERED ARCHITECT  
 TAYLOR BRUNNEN  
 STATE OF WASHINGTON

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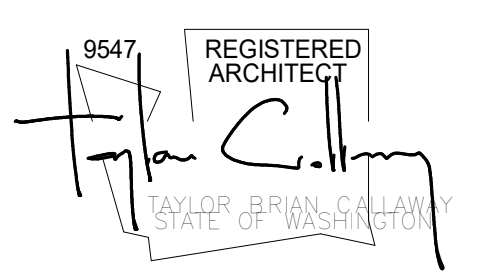
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A 4.0

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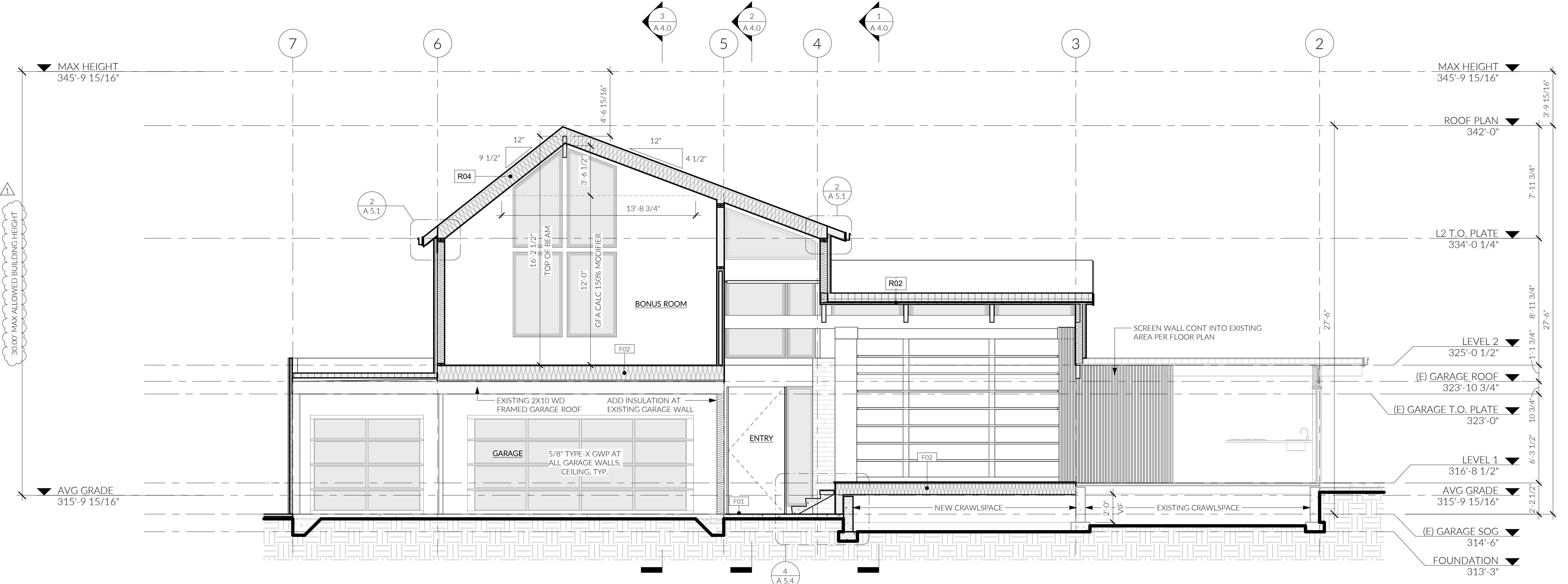
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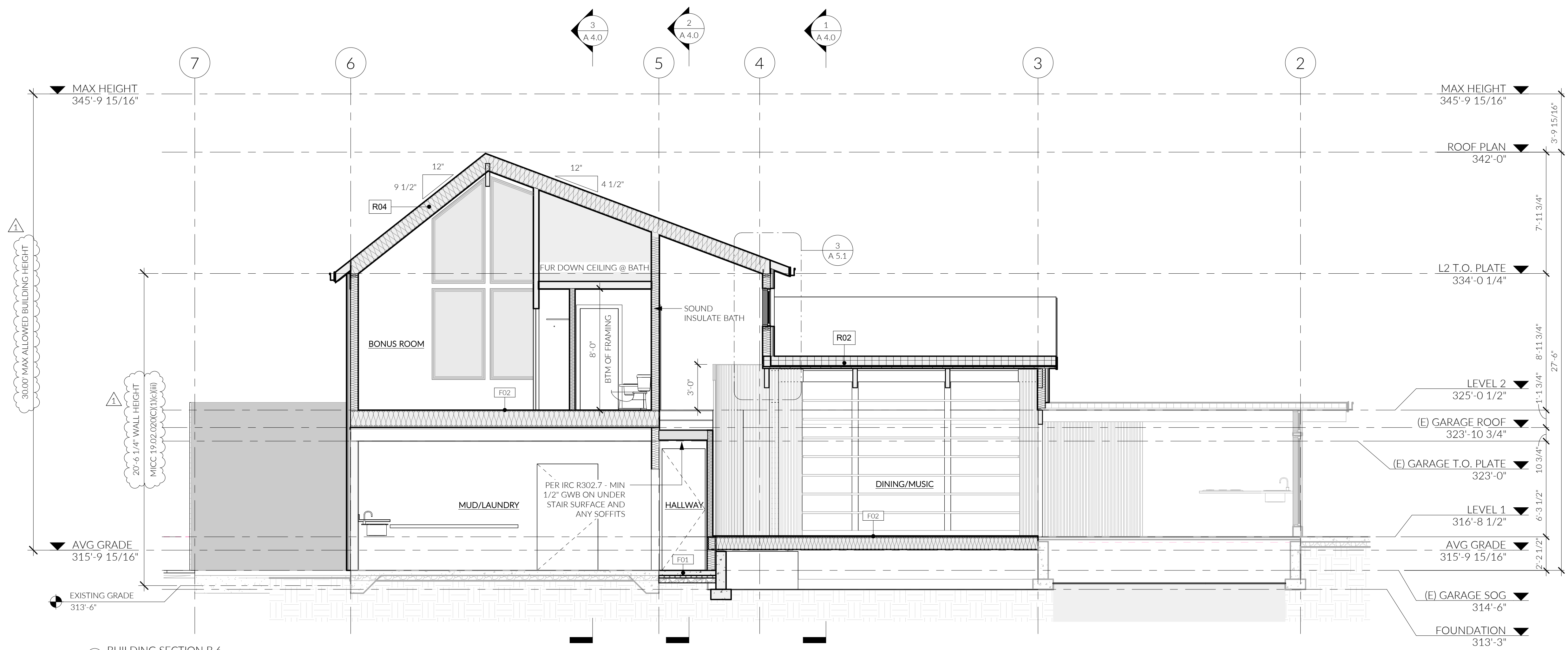
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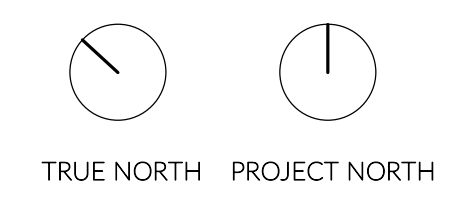


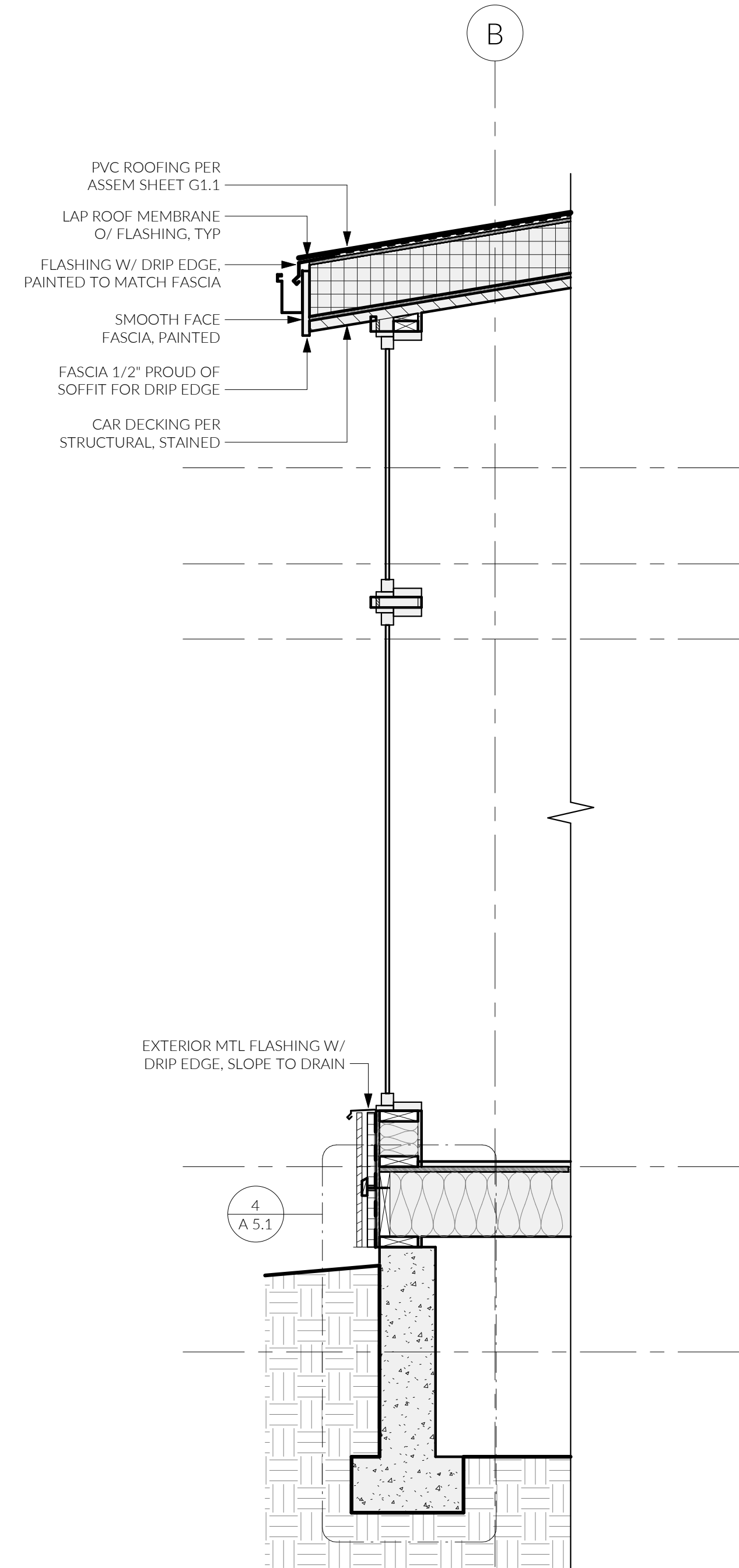
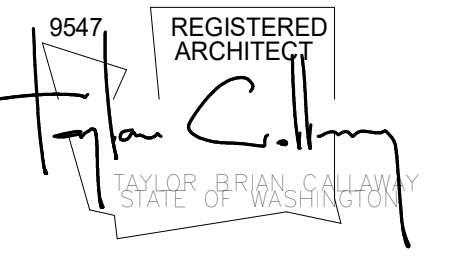
1 BUILDING SECTION C.7  
1/4" = 1'-0"



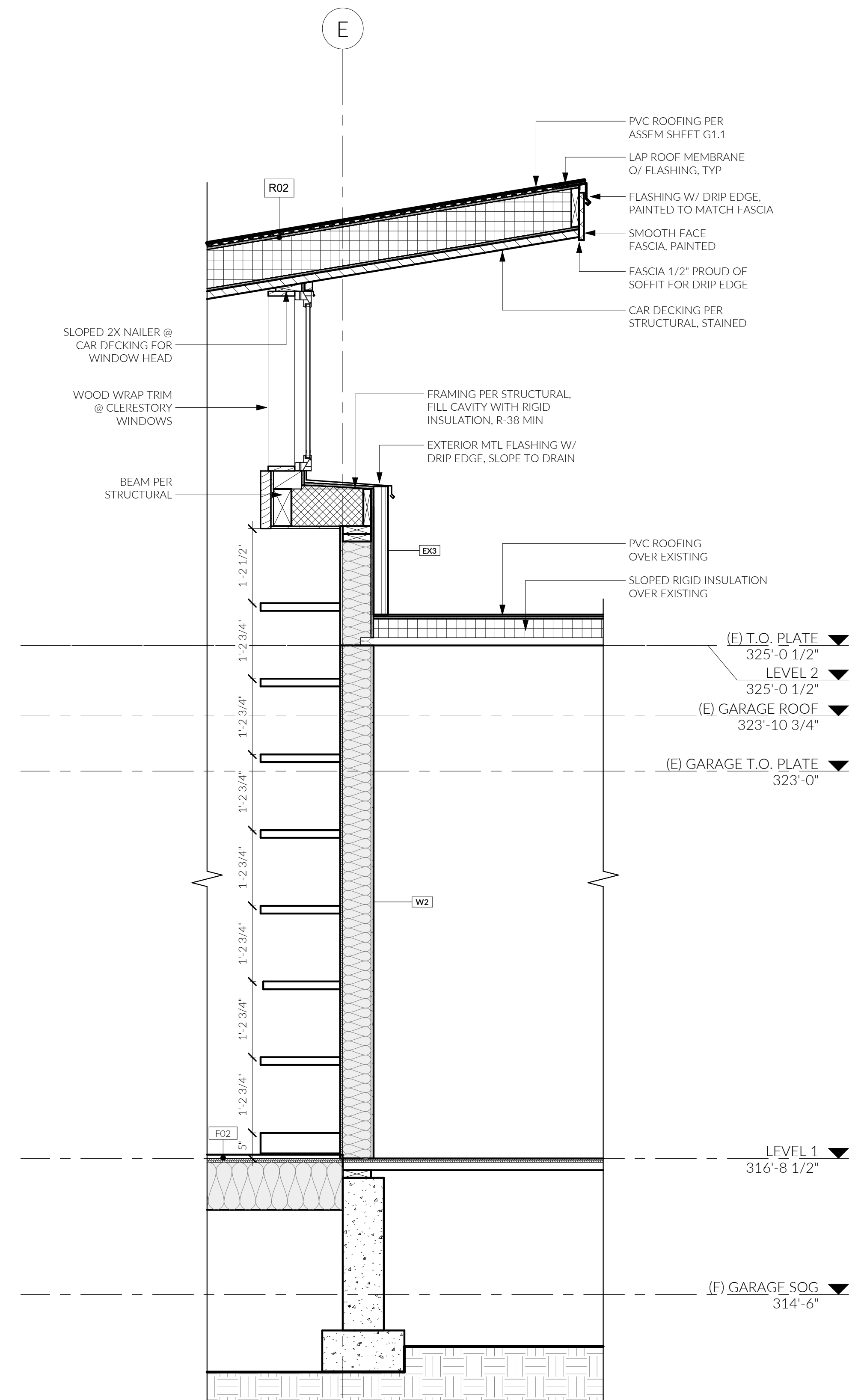
2 BUILDING SECTION B.6  
1/4" = 1'-0"

- NOTE:
- SRC R312.1.2 - GUARDRAILS MUST BE A MINIMUM HEIGHT OF 36"
  - SRC R312.1.3 - ALL GUARDRAILS MUST HAVE A MAX. OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
  - 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
  - SEE SHEETS A2.1 - A2.3 FOR WALL ASSEMBLY TYPE CALLOUTS.





5 WALL SECTION 3.4  
3/4" = 1'-0"



1 BUILDING SECTION 3.7 - Callout 1  
3/4" = 1'-0"

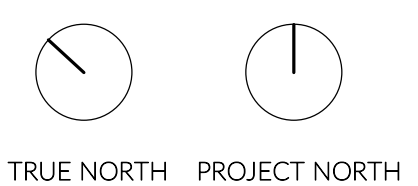
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WALL SECTIONS

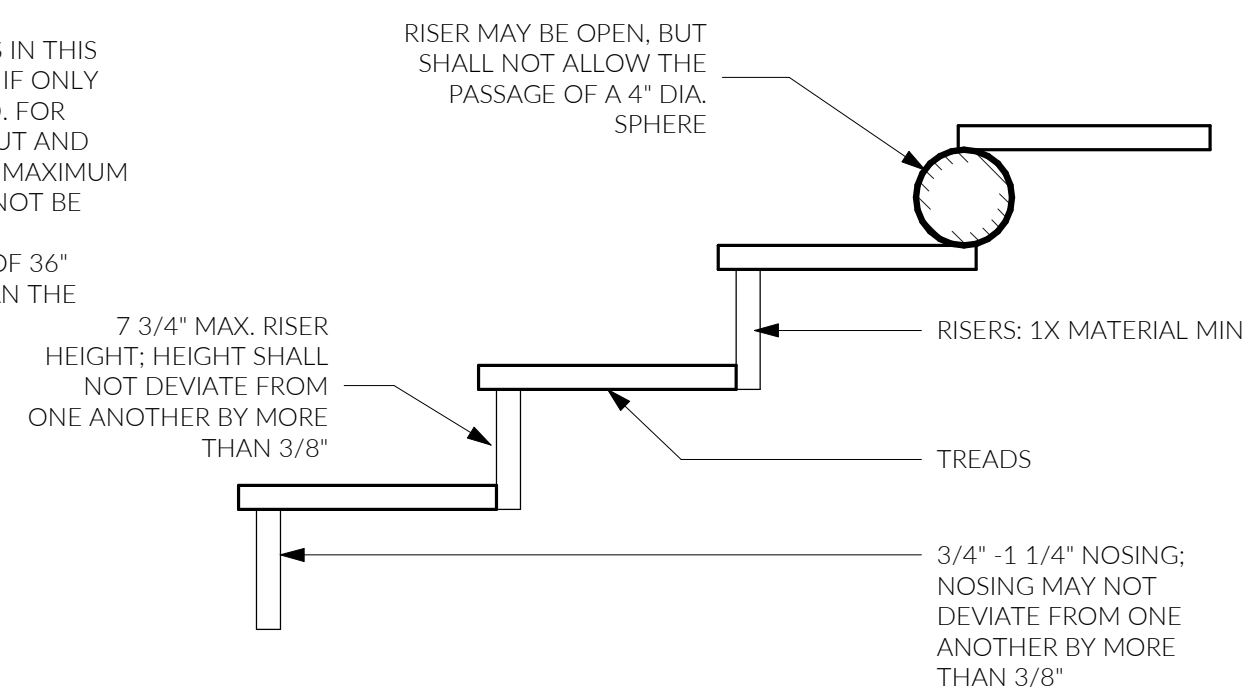


**PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE**

**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.

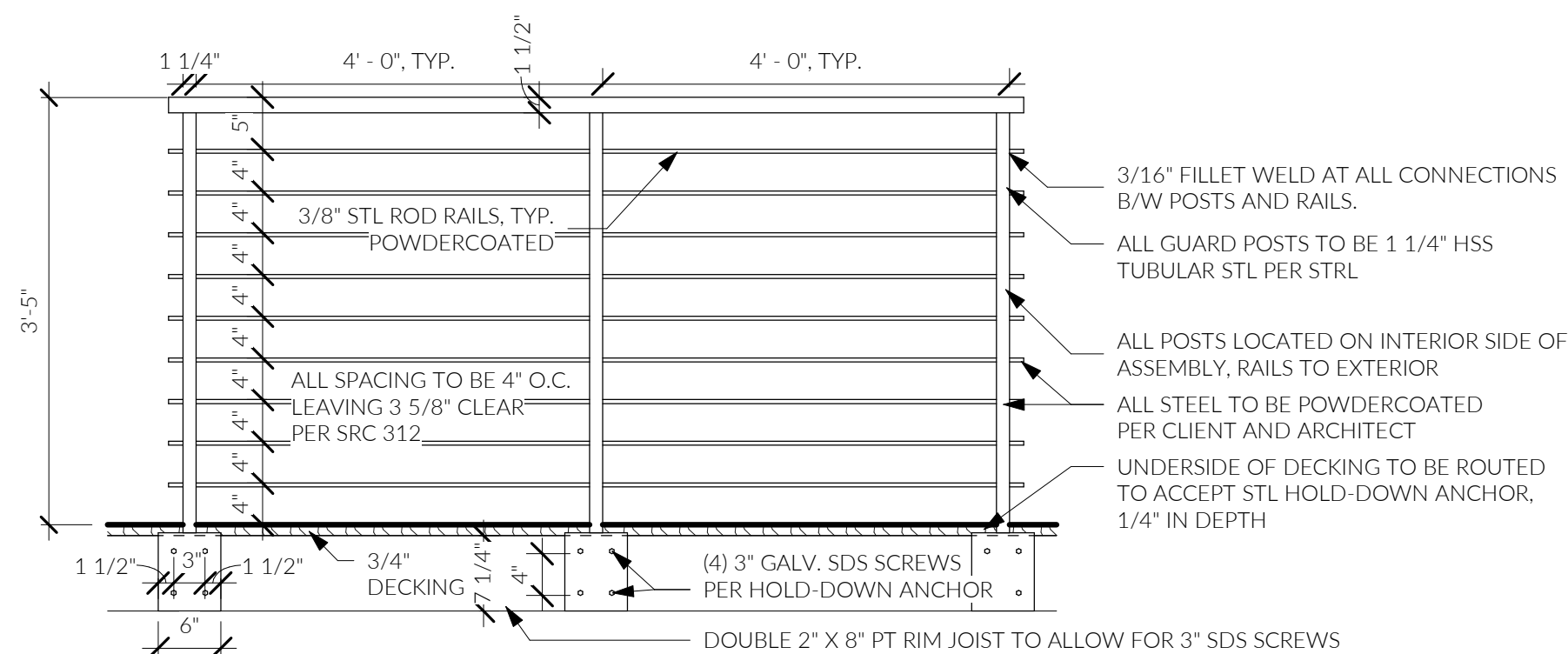
FIGURE 01 - TREAD AND RISER DETAIL



**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



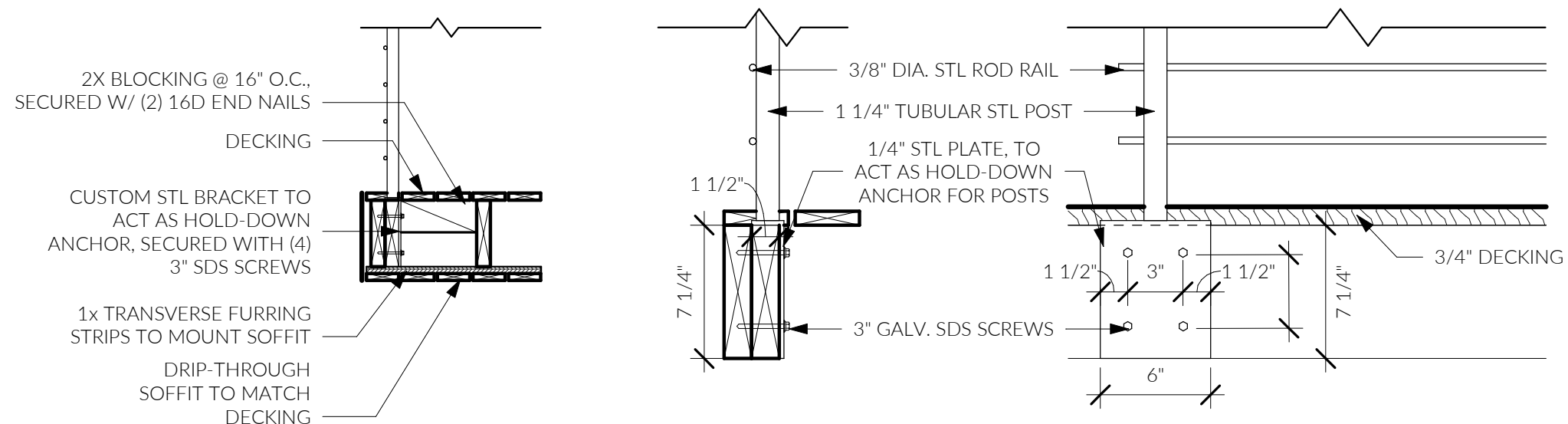
NOTE: SHOWING INTERIOR OF RIM JOIST FOR CLARITY; POST CONNECTION (HOLD-DOWN ANCHOR) TO BE CONCEALED FROM EXTERIOR (BY FASCIA)

**GUARDRAIL POST ATTACHMENTS FOR REQ'D GUARDRAILS**

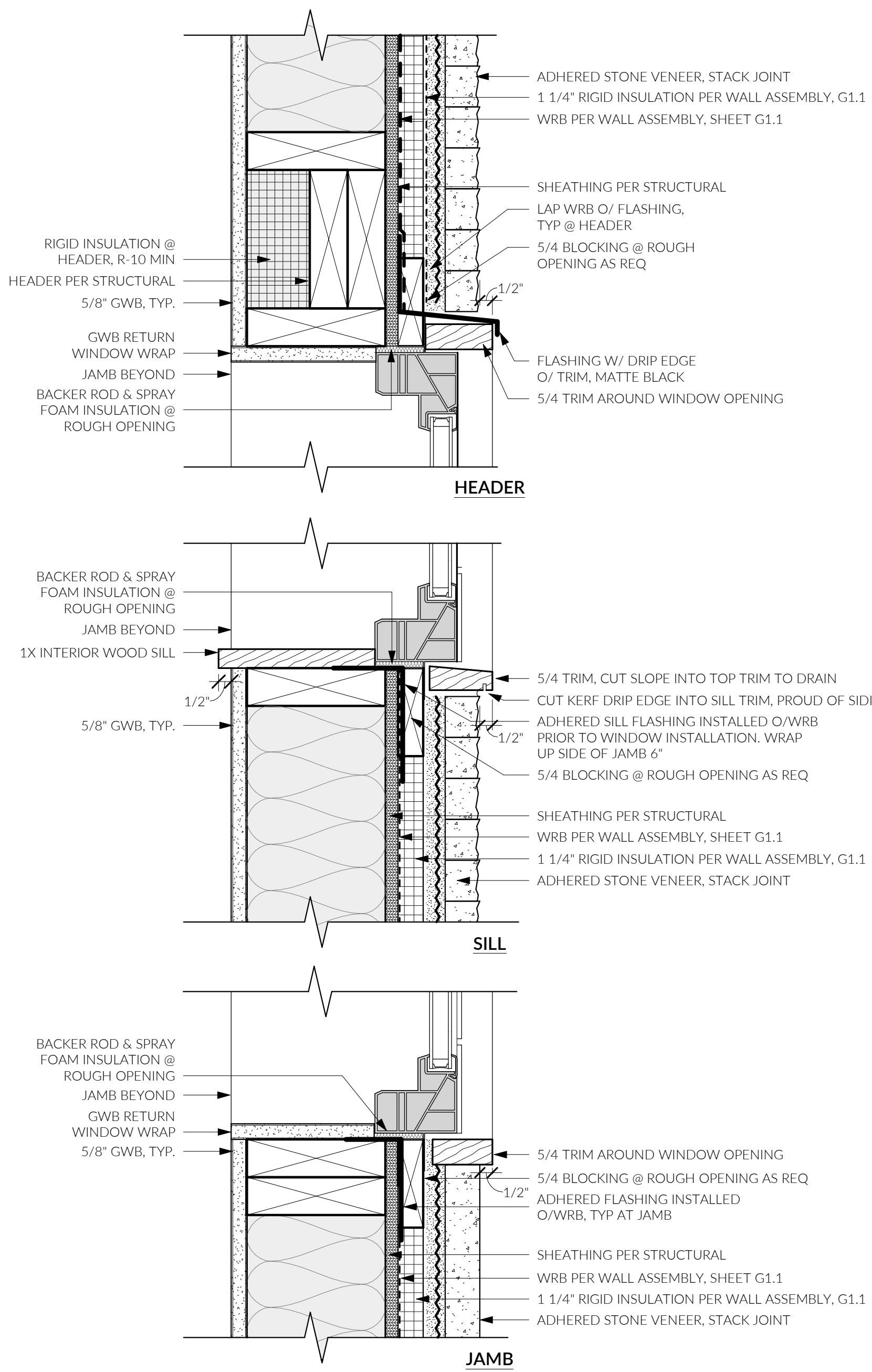
DECK GUARD POSTS FOR REQ'D GUARDS SHALL BE A MINIMUM 4X4 (NOMINAL) WITH AN ADJUSTED BENDING DESIGN VALUE NOT LESS THAN 1,100 PSI. OUTSIDE - JOISTS AND RIM JOISTS TO WHICH GUARD POSTS ARE ATTACHED SHALL BE A MINIMUM OF 2X8 (NOMINAL).

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 ANCHORS 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.

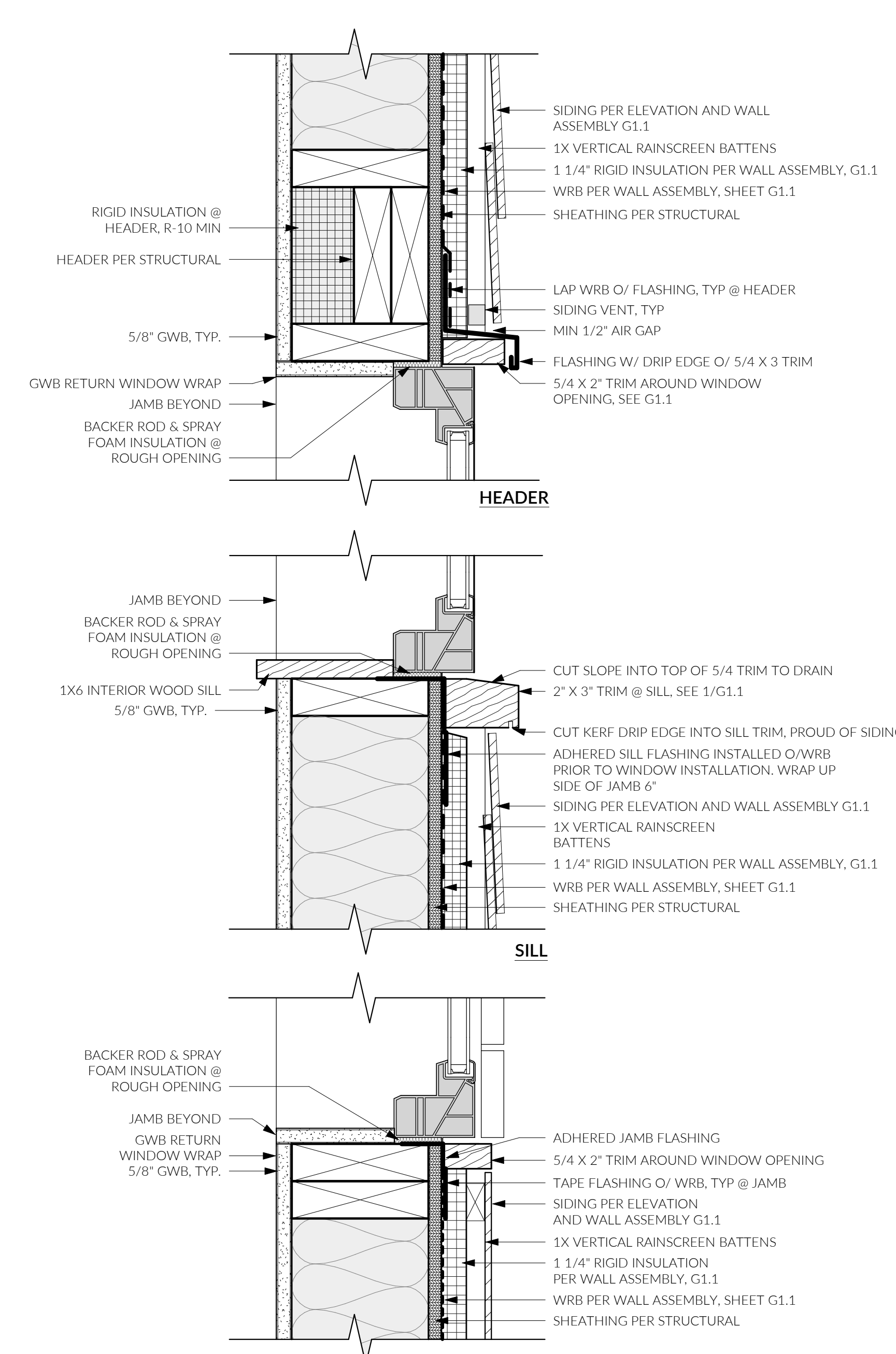
FIGURE 03 - GUARDRAIL POST TO RIM JOIST EXAMPLE



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

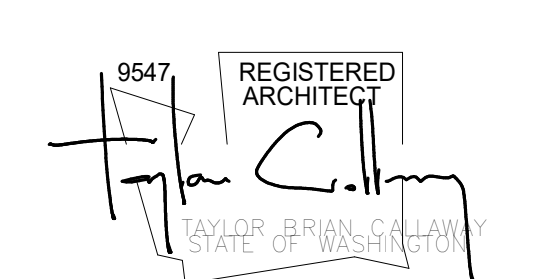


2 WNDW DETAILS @ ADHERED STONE  
3" = 1'-0"



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

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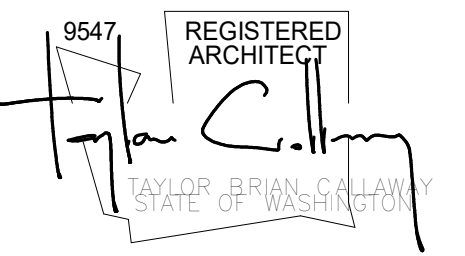


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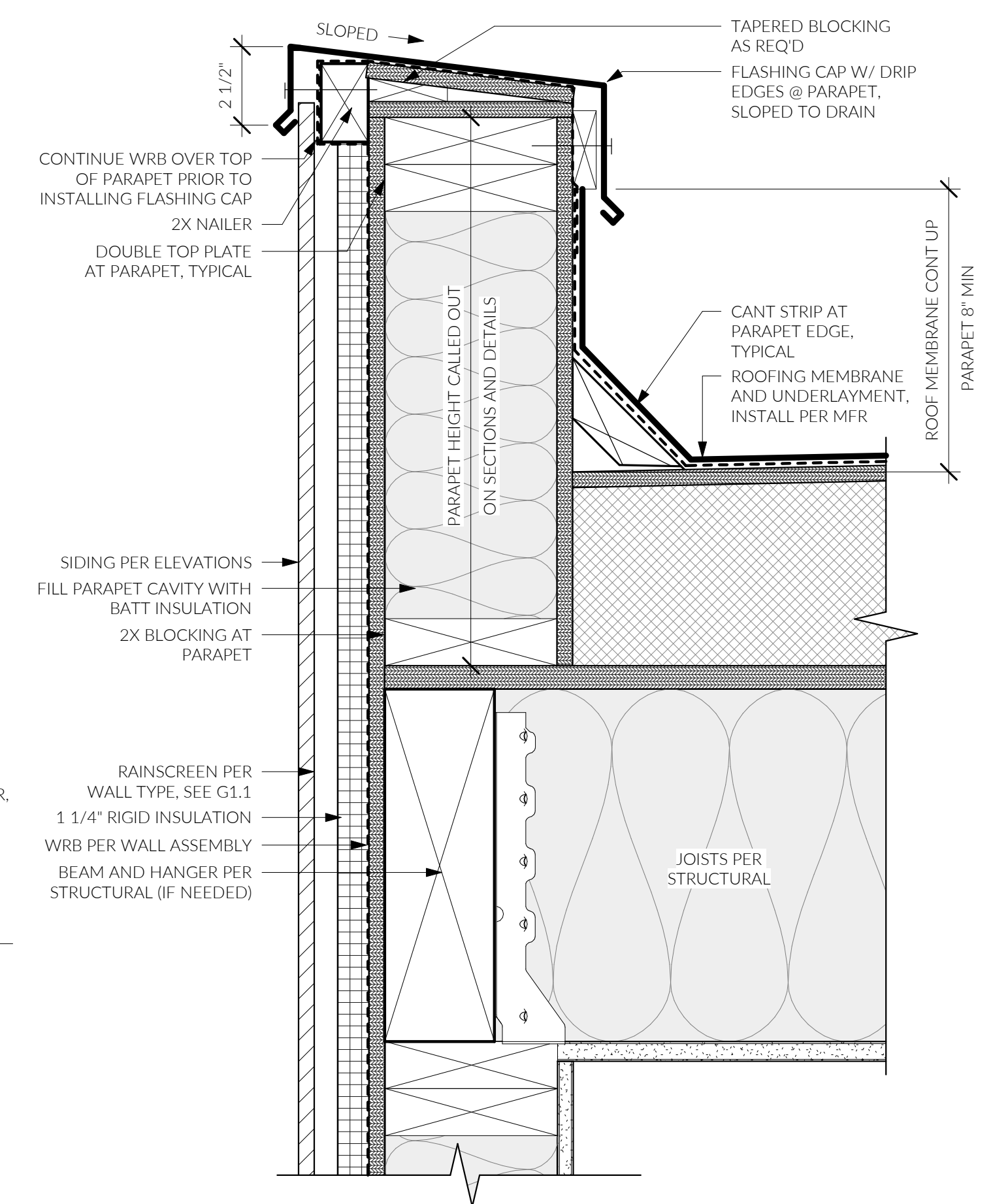
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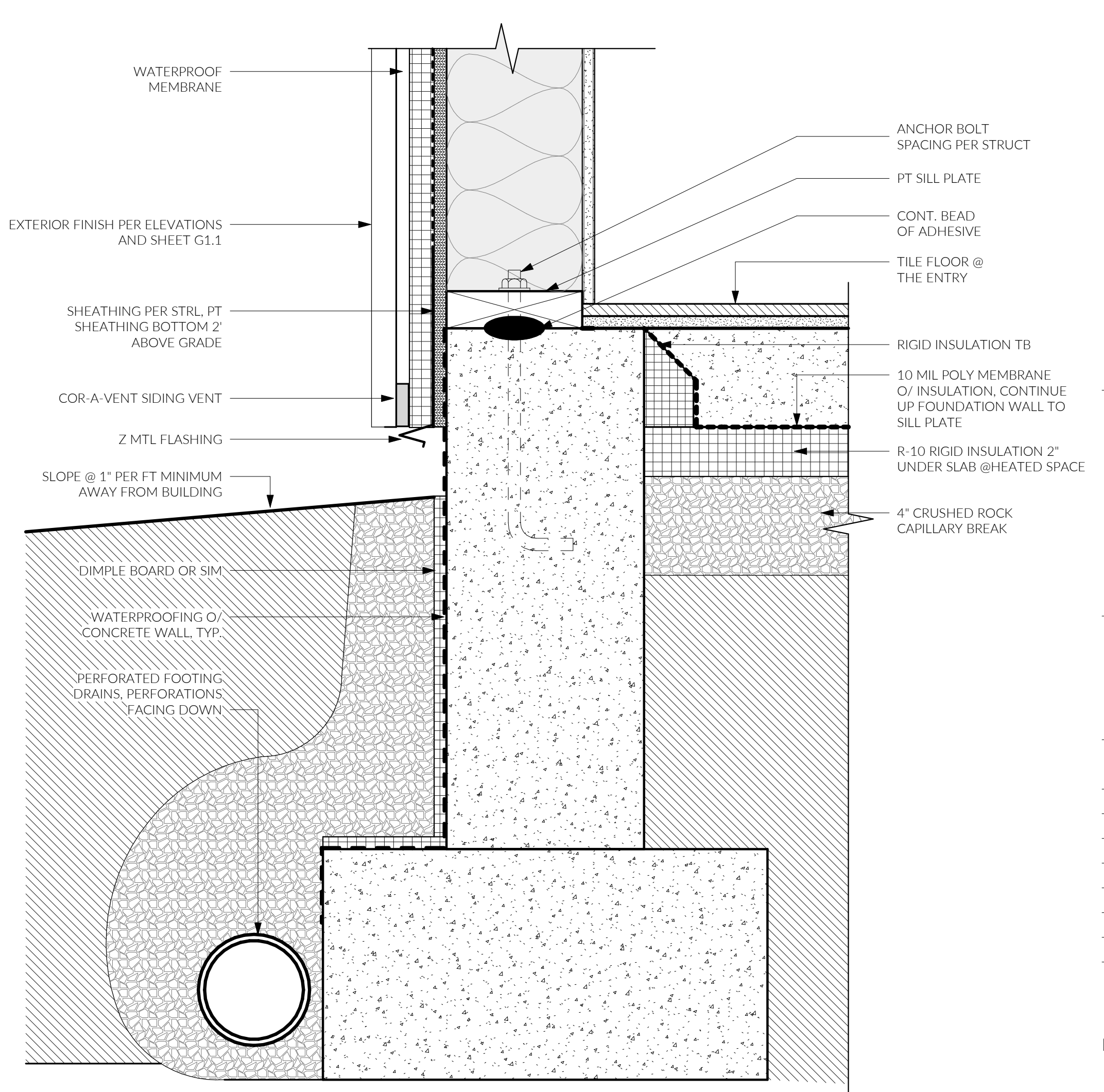
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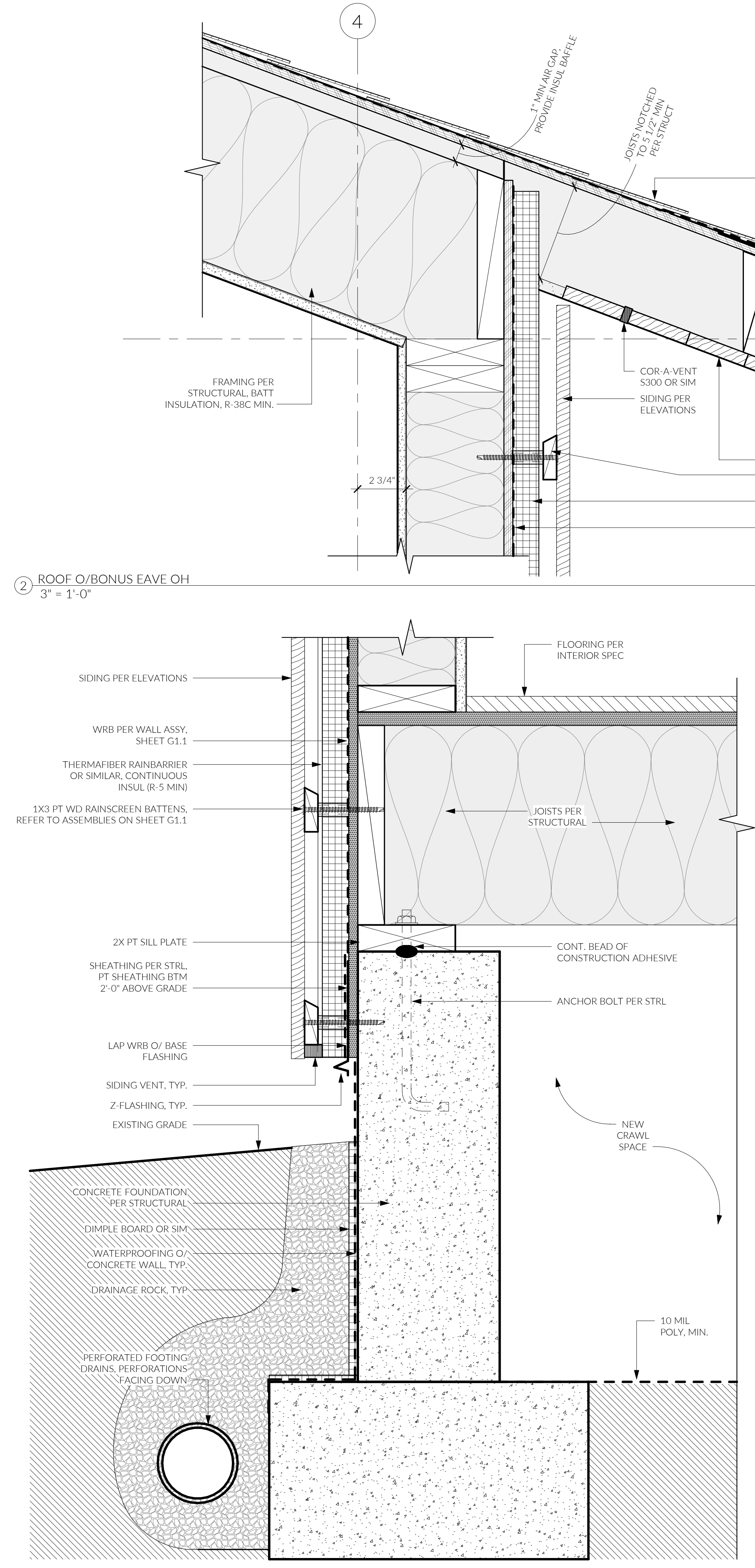
EXTERIOR DETAILS



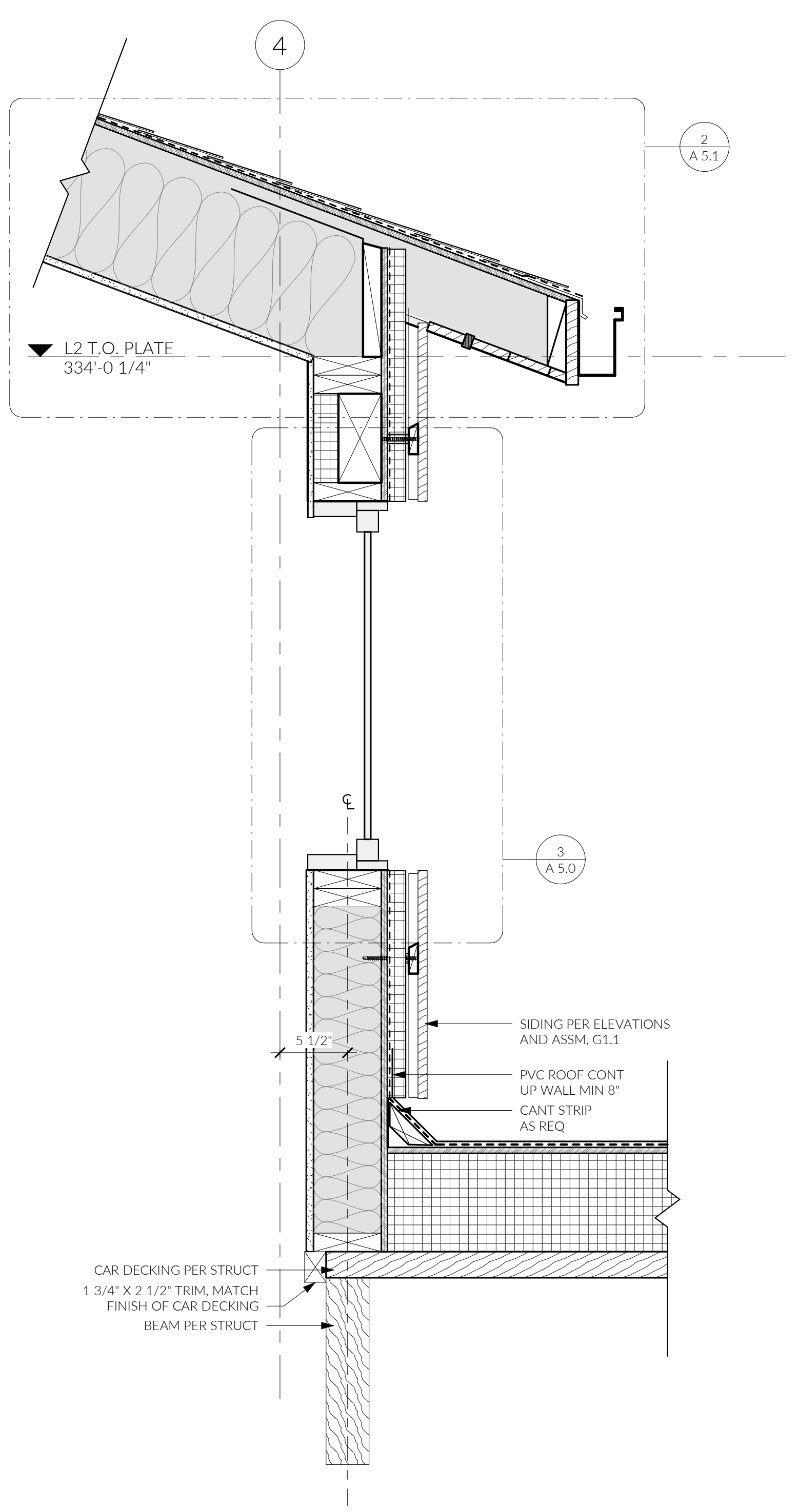
1 PARAPET DETAIL  
3" = 1'-0"



5 INS. FOOTING DTL, TYP.  
3" = 1'-0"



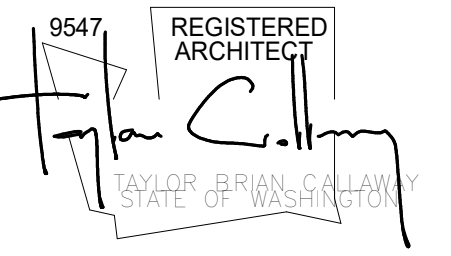
2 ROOF O/BONUS EAVE OH  
3" = 1'-0"



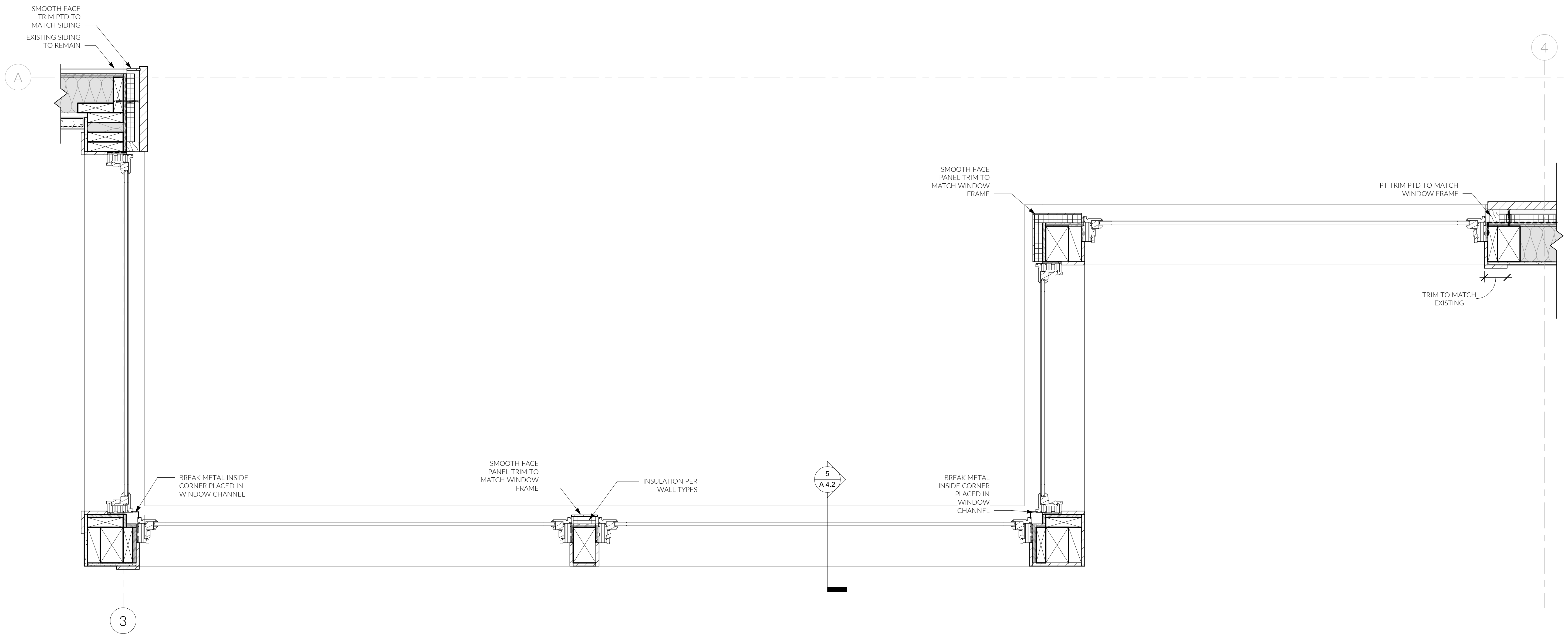
3 NW STAIR WALL @ R02  
1 1/2" = 1'-0"

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

5 INS. FOOTING DTL, TYP.  
3" = 1'-0"



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

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NO.	DESCRIPTION	DATE

DRAWN BY: DFG

DOOR/WINDOW DETAILS



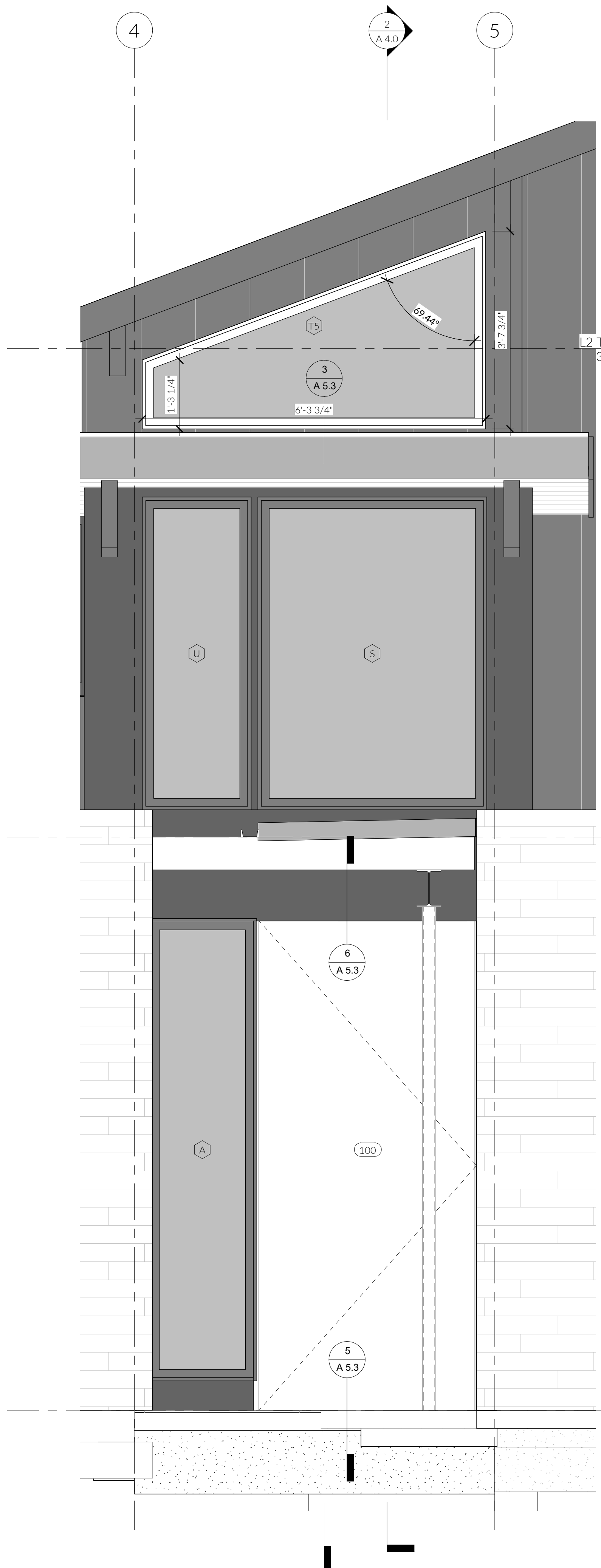
MUNICIPAL APPROVAL STAMPS

PERMIT SET || FL #2309  
12 AUG 2024

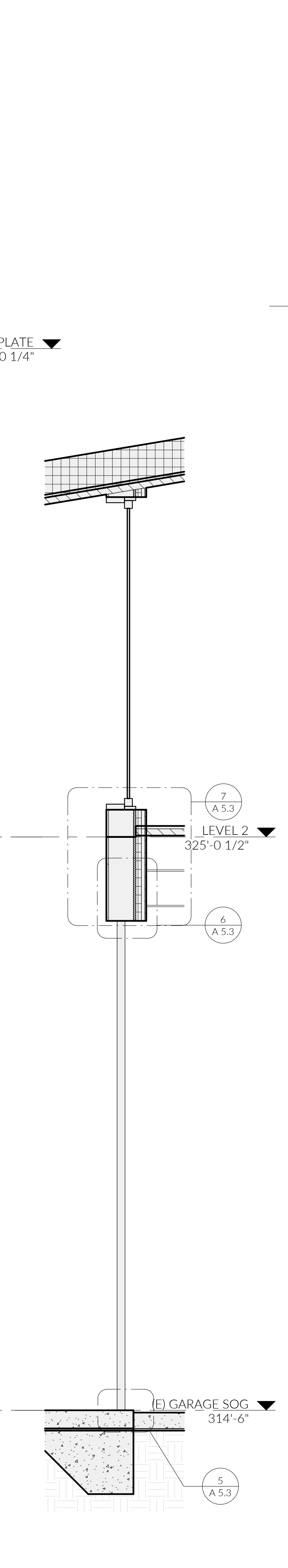
NO.	DESCRIPTION	REVISIONS DATE

DRAWN BY: DFG

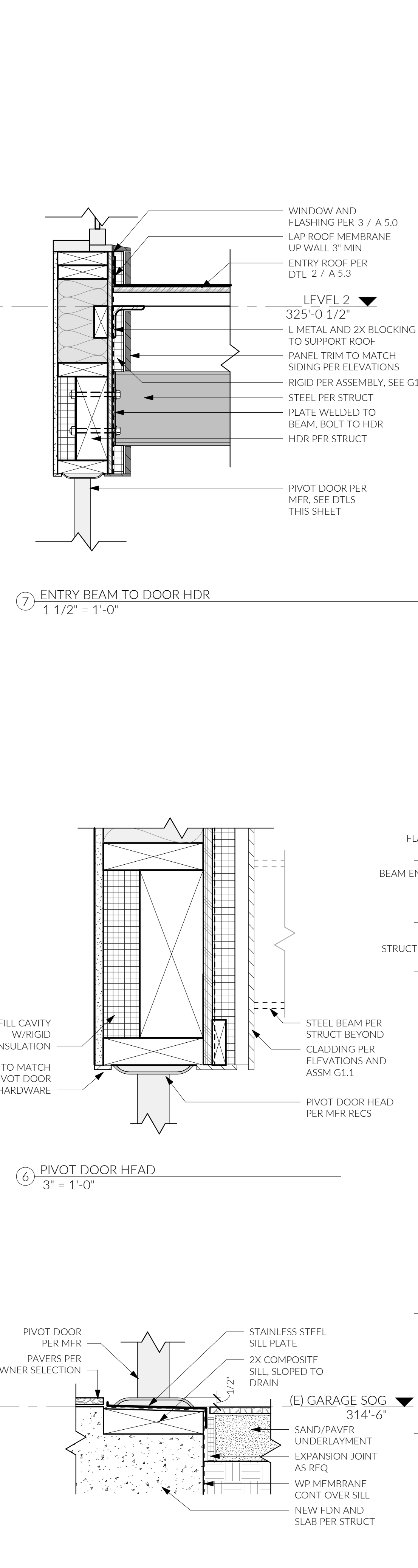
ENTRY ROOF DETAILS



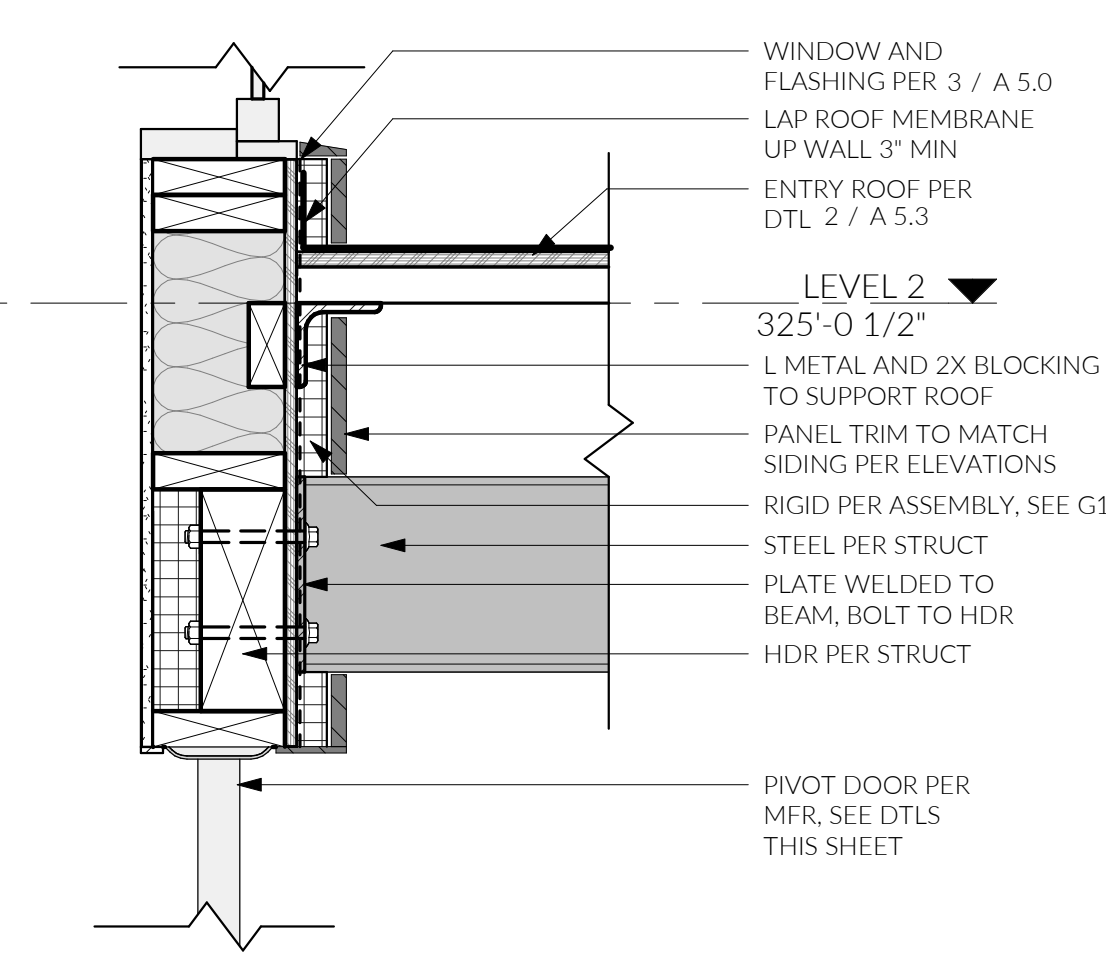
④ DETAIL ENTRY ELEVATION  
3/4" = 1'-0"



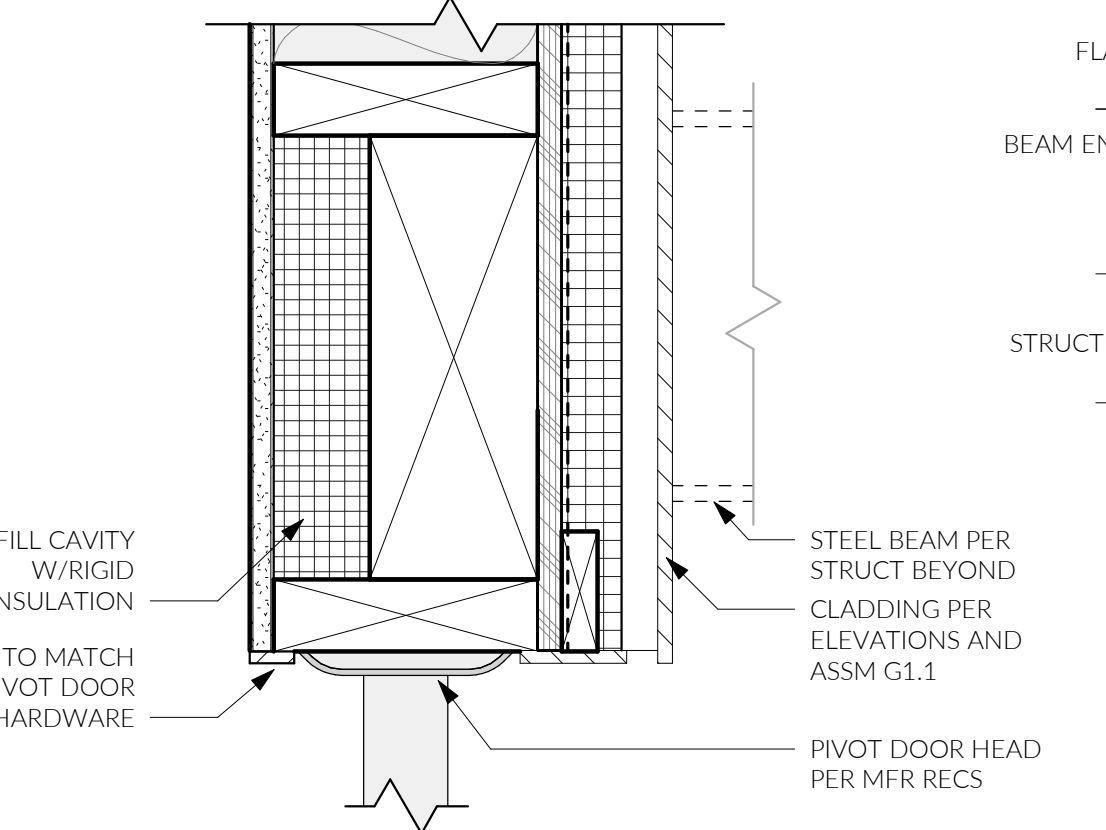
③ ENTRY WALL SECTION  
3/4" = 1'-0"



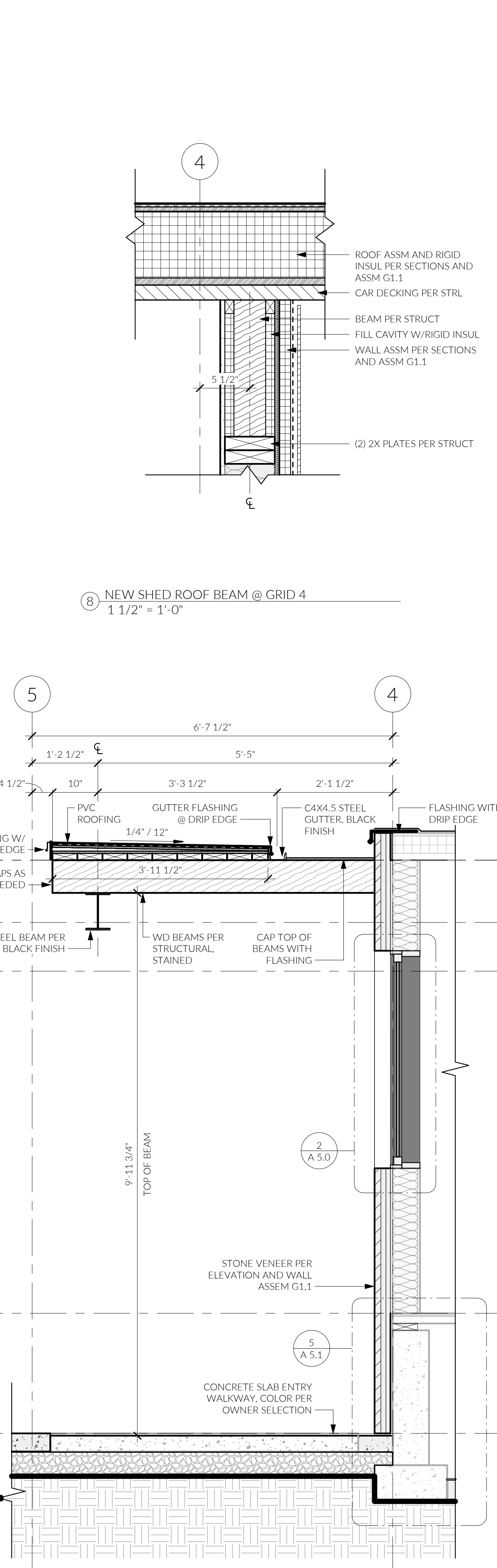
⑤ PIVOT DOOR SILL  
3" = 1'-0"



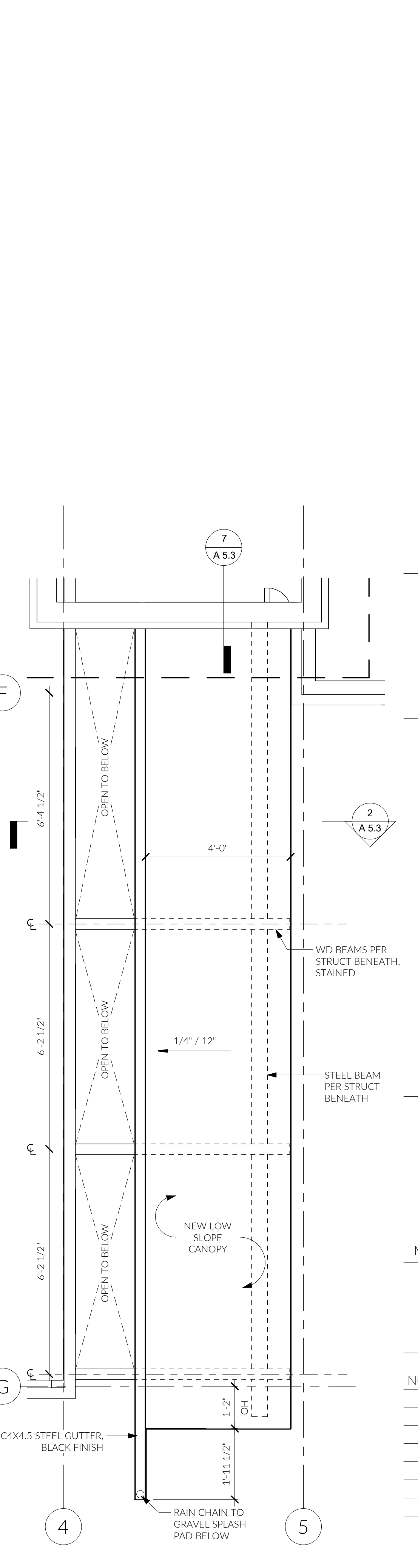
⑦ ENTRY BEAM TO DOOR HDR  
1 1/2" = 1'-0"



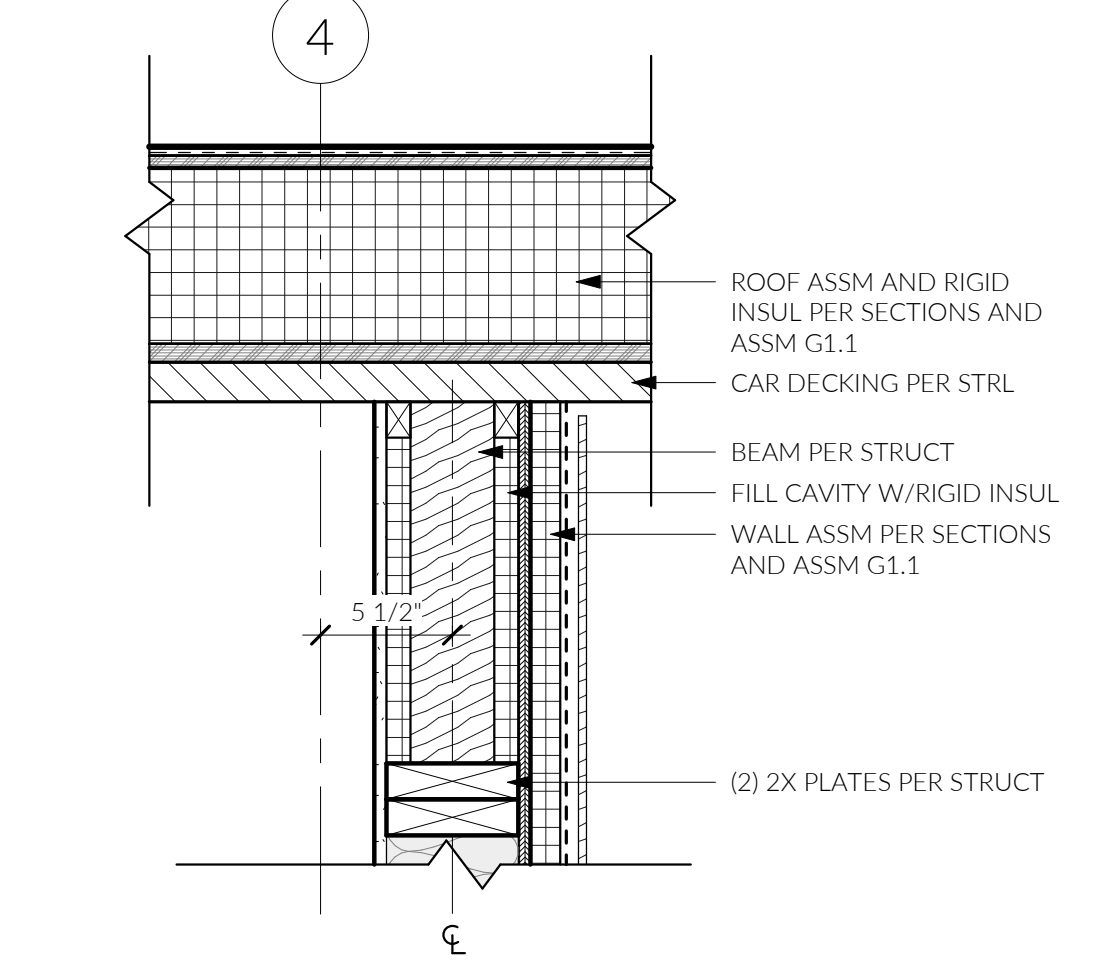
⑥ PIVOT DOOR HEAD  
3" = 1'-0"



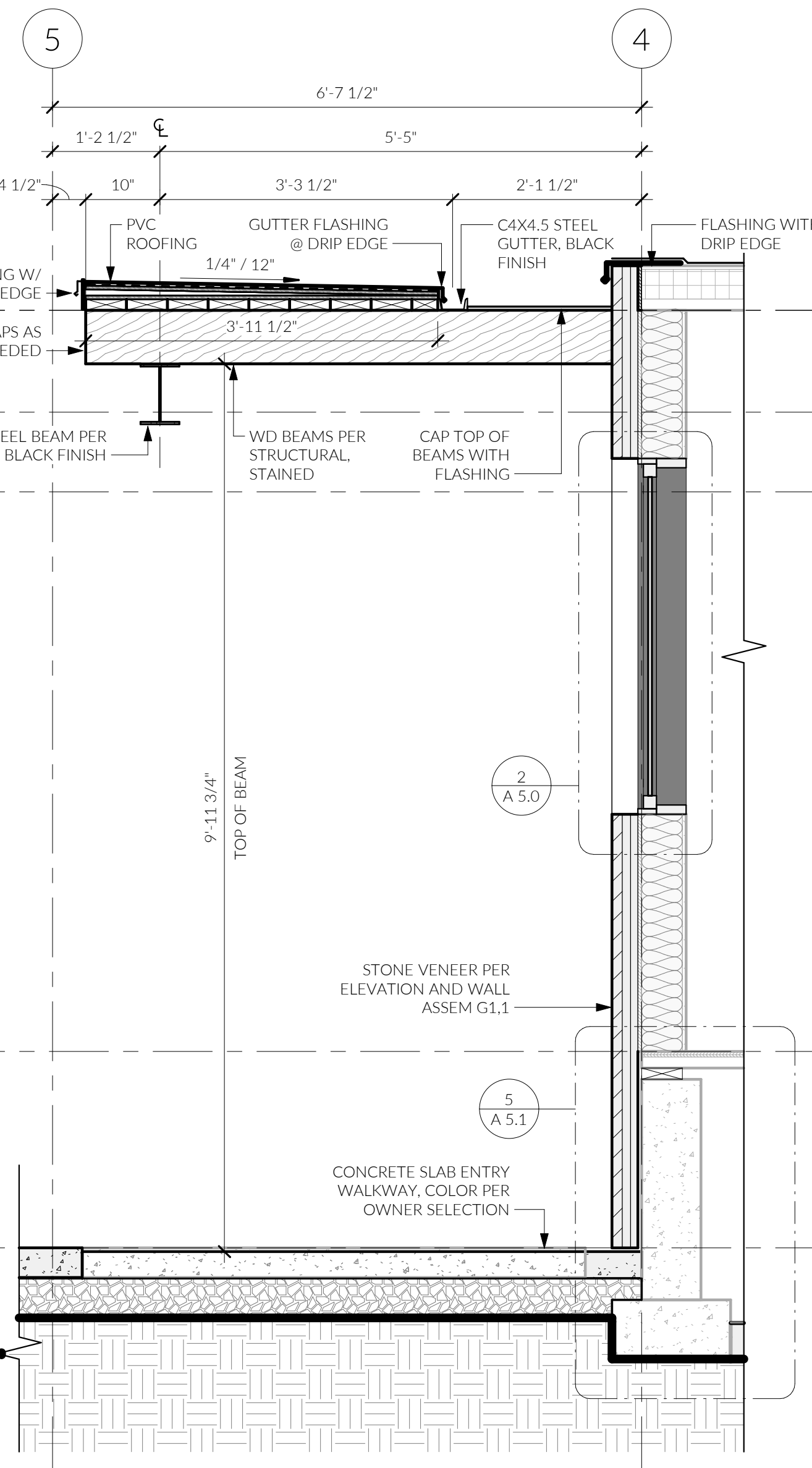
② WALL SECTION F.2  
3/4" = 1'-0"



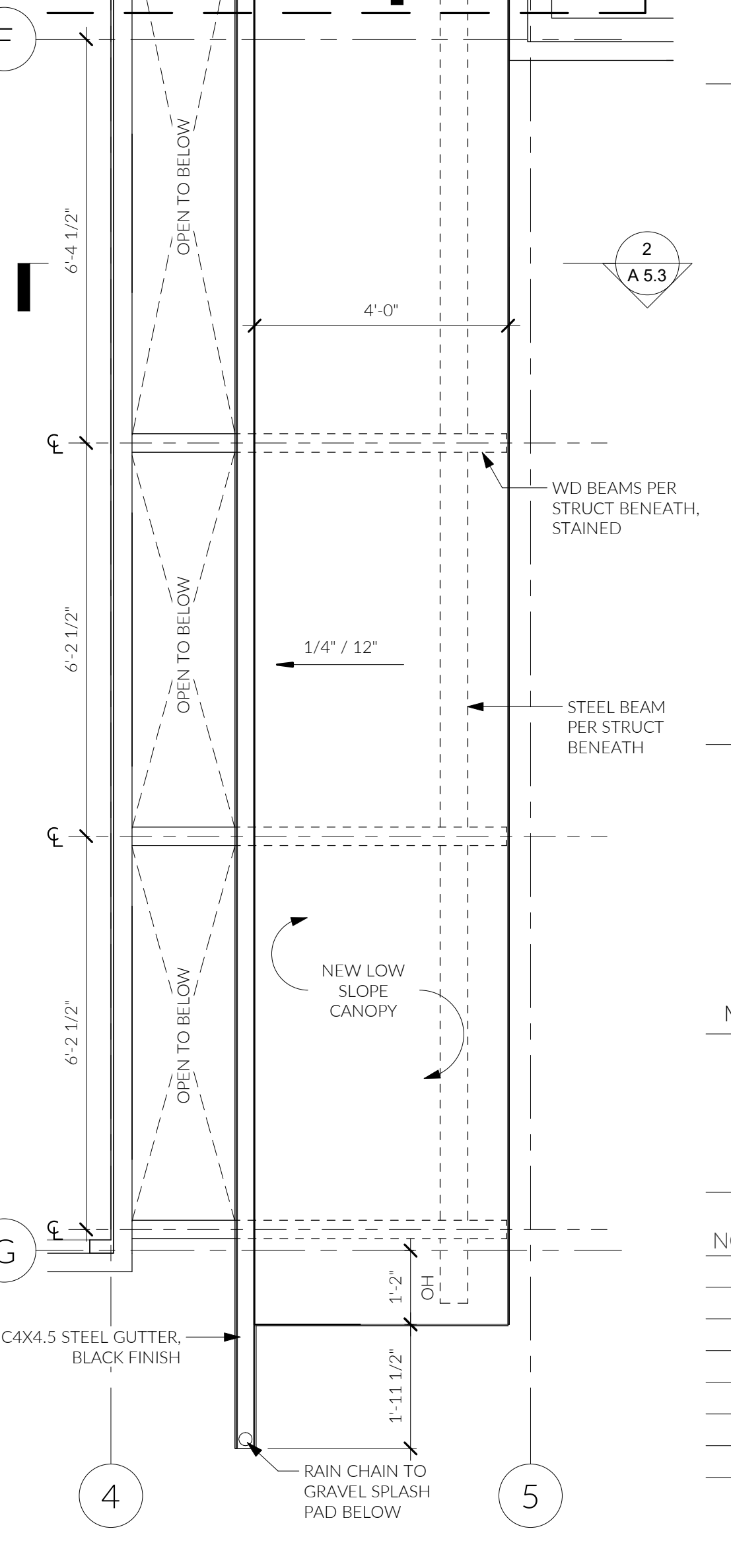
① ENTRY ROOF PLAN  
1/2" = 1'-0"



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

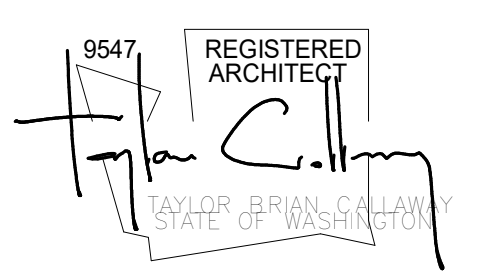


② WALL SECTION F.2  
3/4" = 1'-0"



① ENTRY ROOF PLAN  
1/2" = 1'-0"

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



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

MUNICIPAL APPROVAL STAMPS

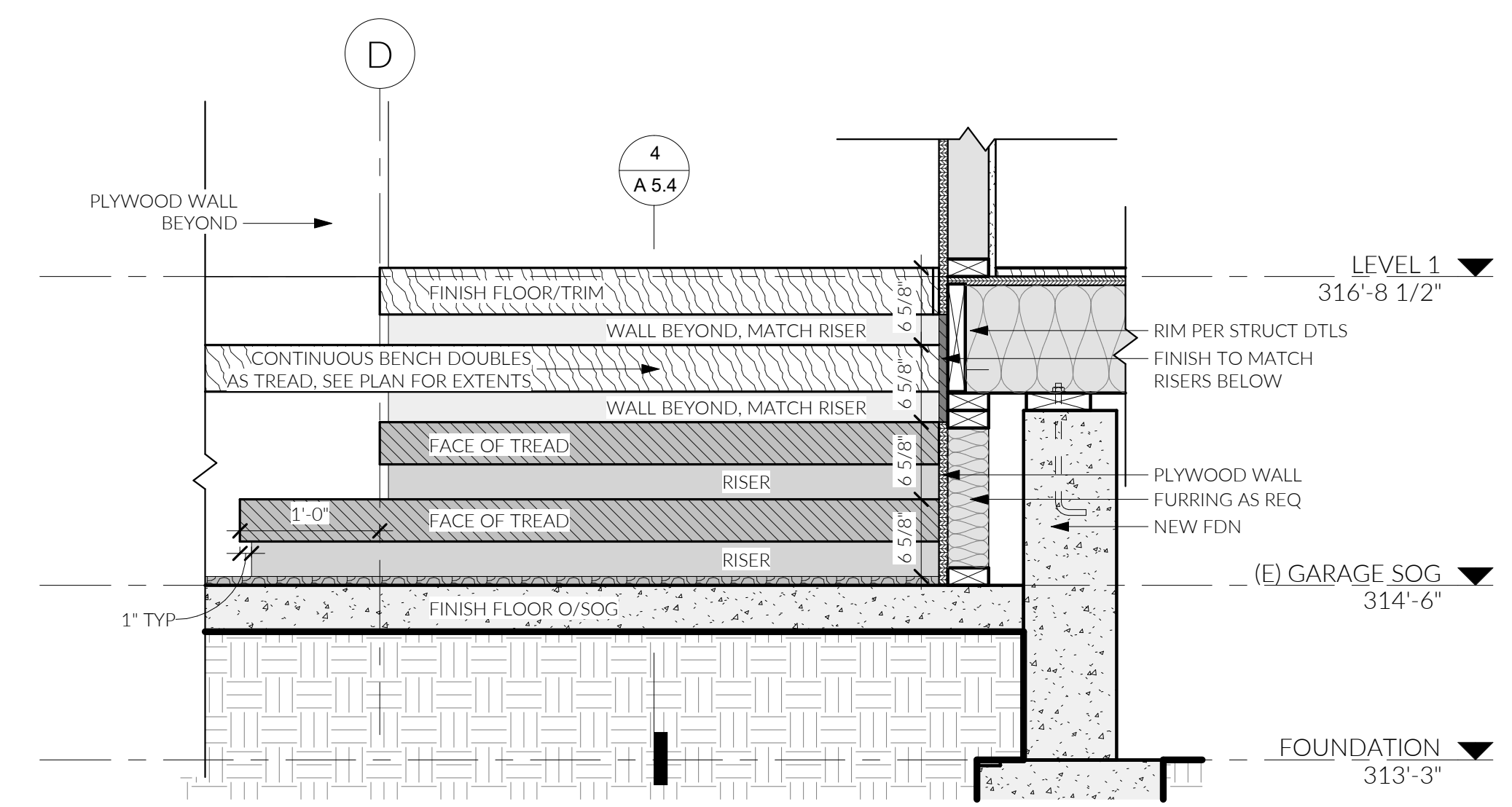
PERMIT SET || FL #2309  
12 AUG 2024

NO.	DESCRIPTION	REVISIONS DATE

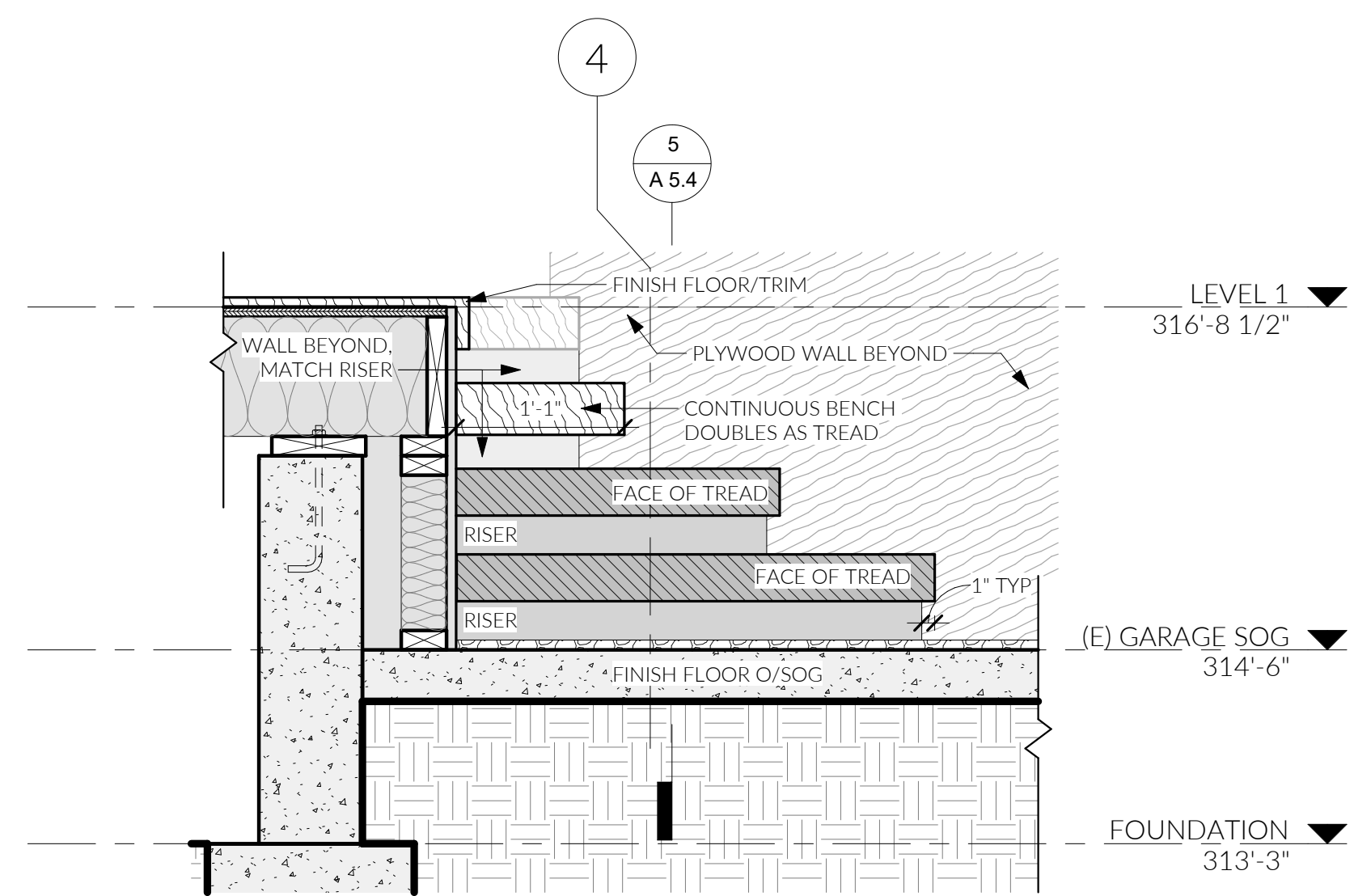
DRAWN BY: MD, DFG

STAIR AND RAILING DETAILS

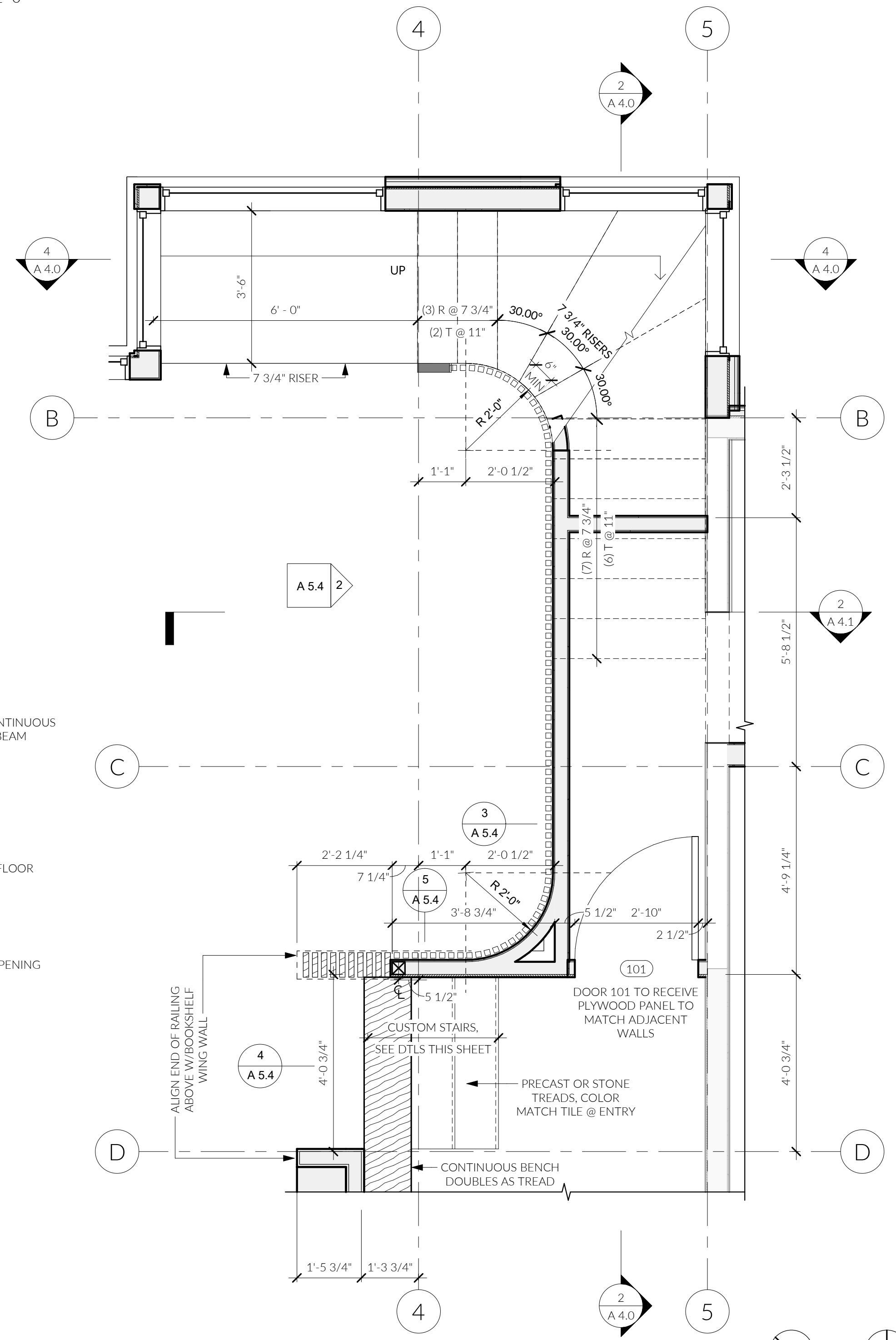
A 5.4



5 ENTRY STAIR SECTION DTL 2  
1" = 1'-0"



4 ENTRY STAIR SECTION DTL 1  
1" = 1'-0"

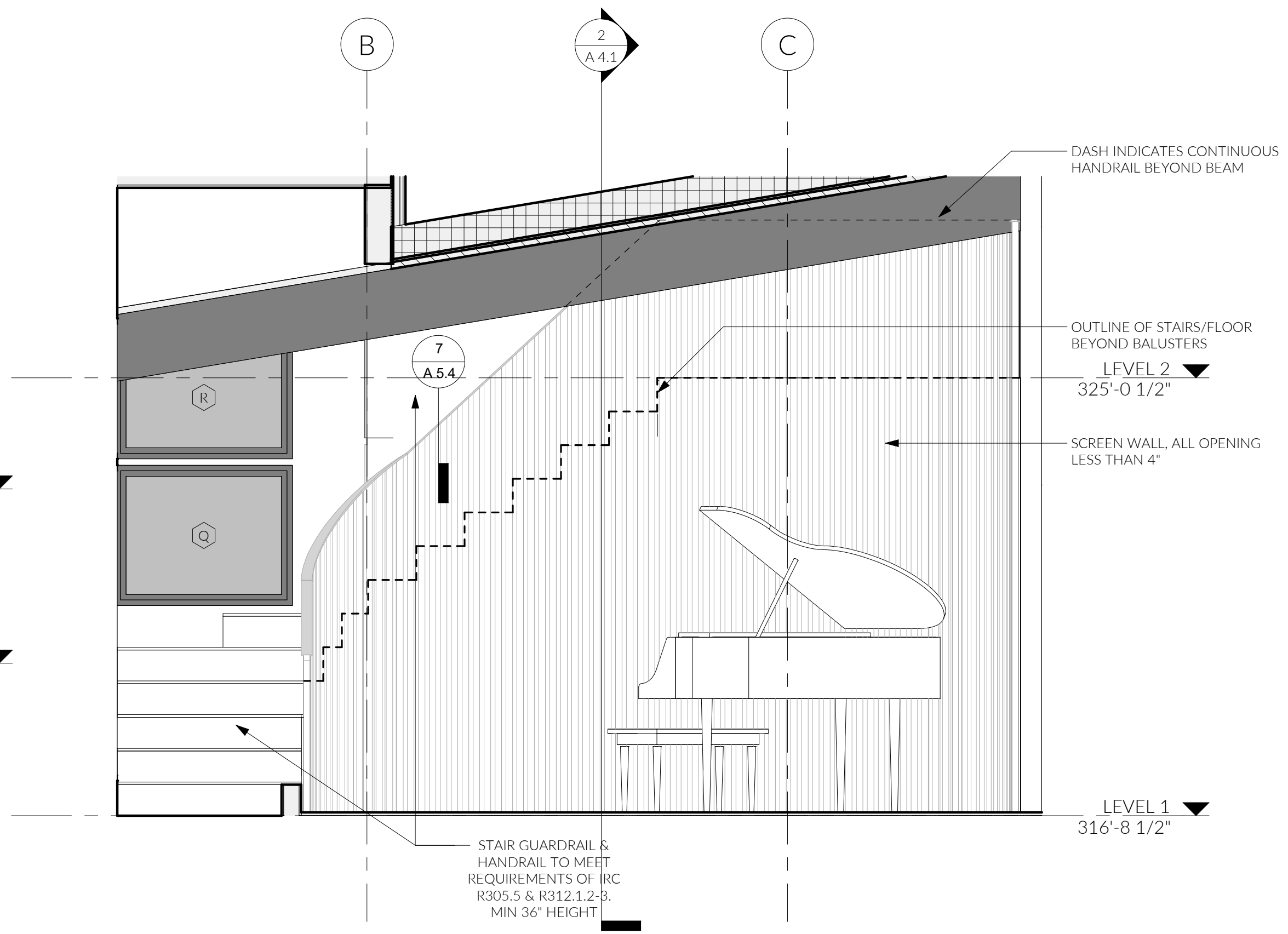


1 ENLARGED STAIR PLAN  
1/2" = 1'-0"

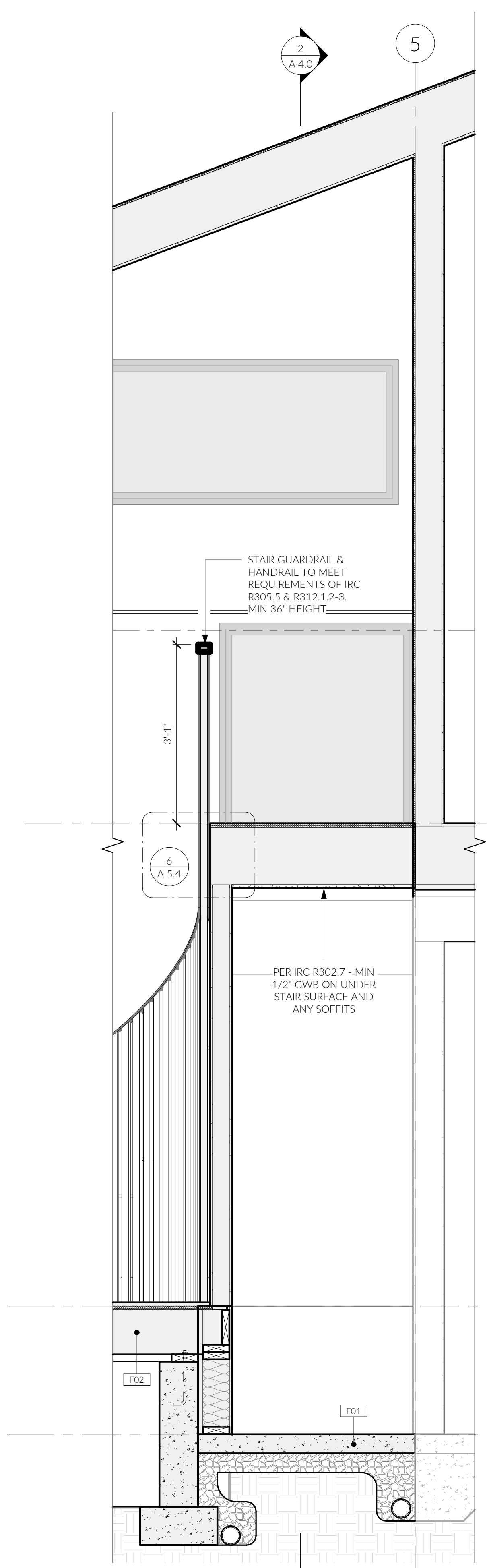


7 STAIR HANDRAIL SECTION  
3" = 1'-0"

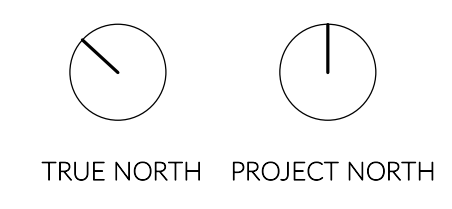
6 SLAT WALL TO STAIR TREAD DTL  
1 1/2" = 1'-0"



2 PIANO RAILING ELEVATION  
1/2" = 1'-0"



3 STAIR SHORT SECTION 1  
3/4" = 1'-0"



**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 6/2 (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 (5 1/2 SACK MIX)
- AGGREGATE GRADING SHALL COMPLY WITH AASHTO #57 GRADATION OR BETTER. PORTLAND CEMENT SHALL COMPLY TO ASTM C-150, TYPE II.
- PROVIDE AIR-ENTRAIMENT 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 3/4 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-308R FOR PLACEMENT IN HOT WEATHER AND ACI-306R FOR PLACEMENT IN COLD WEATHER.

**CONCRETE OR MASONRY ANCHORS**

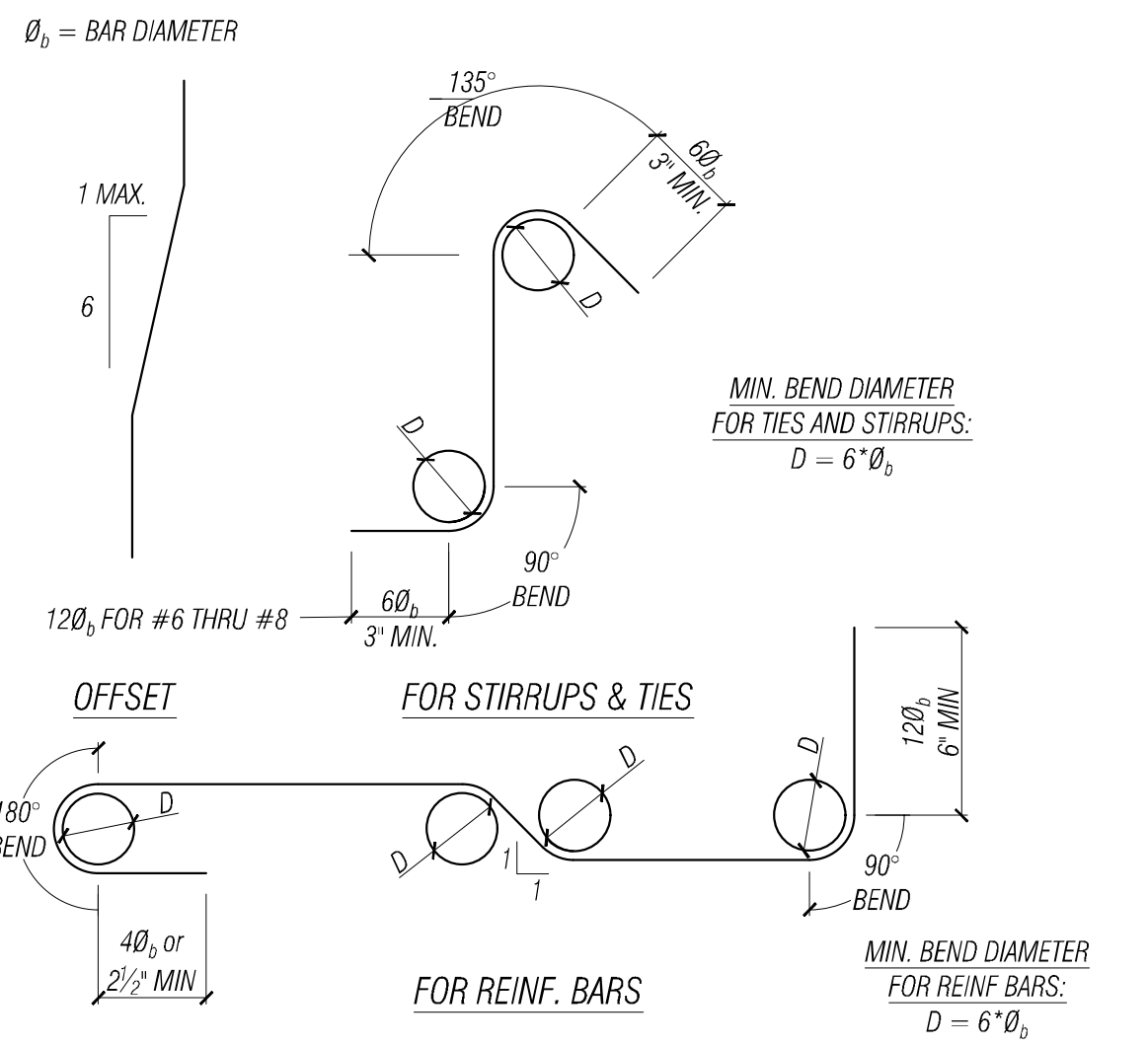
- MECHANICAL ANCHORS ARE TO BE EITHER HILTI KWIK BOLT-TZ ANCHORS, SIMPSON STRONG-BOLT OR SIMPSON TITEN HD ANCHORS. ANCHOR SIZE AND EMBEDMENT IS AS SPECIFIED ON THE DRAWINGS OR IN THE FIELD.
- EPOXY FOR THREADED RODS OR REBAR INTO CONCRETE IS TO BE SIMPSON SET-3G. EPOXY FOR THREADED RODS OR REBAR INTO 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 1 1/2 INCHES, #5 BAR AND SMALLER  
 2 INCHES, #6 BAR AND LARGER  
 INTERIOR FACE 3/4 INCHES FOR SLABS AND WALLS  
 1 1/2 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).



**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)  
 TUBE STEEL - 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 ARE 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**

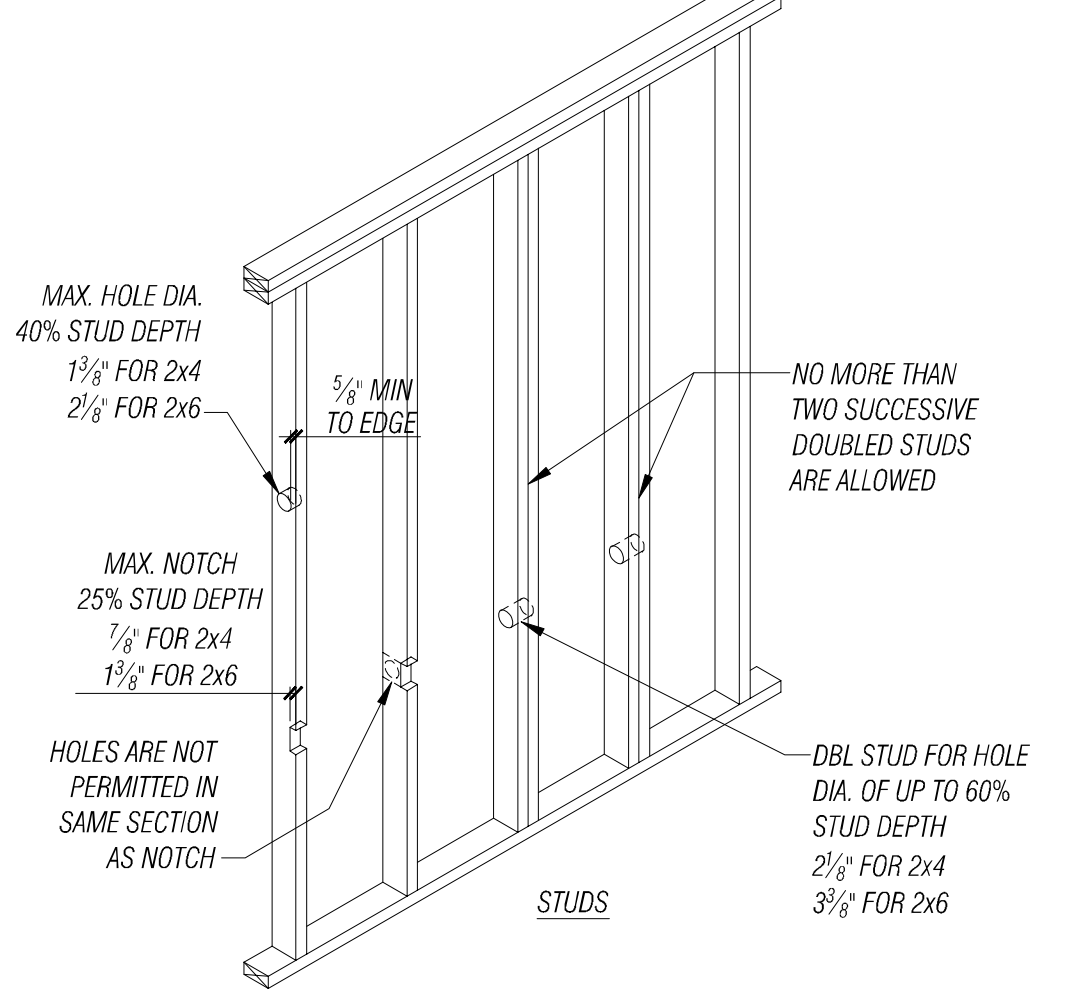
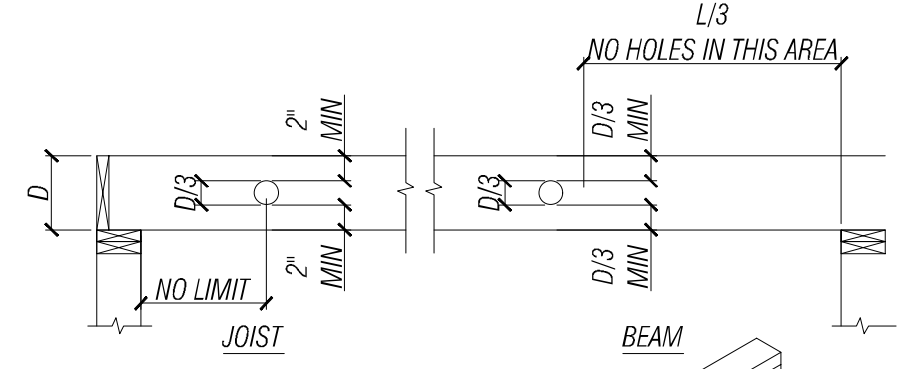
- MEET THE REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. ALL MEMBERS ARE TO BEAR THE STAMP OF THE WWPA. MOISTURE CONTENT AT THE TIME OF FRAMING IS TO BE 19% OR LESS.
- MINIMUM DIMENSIONAL LUMBER GRADES ARE TO BE:  
 WALL STUDS 2x HF STUD GRADE  
 WALL PLATES 2x 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 3/8"Ø ANCHOR BOLTS EMBED A MINIMUM 7" OR 3/8"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 0.229x3" SQ. WASHERS AT ALL ANCHOR BOLTS. WASHER EDGES MUST BE WITHIN 1/2" 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	PDPFW-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 1 1/2" EMBED FOR ALL NAILS. NAIL SIZES ARE AS FOLLOWS:

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**

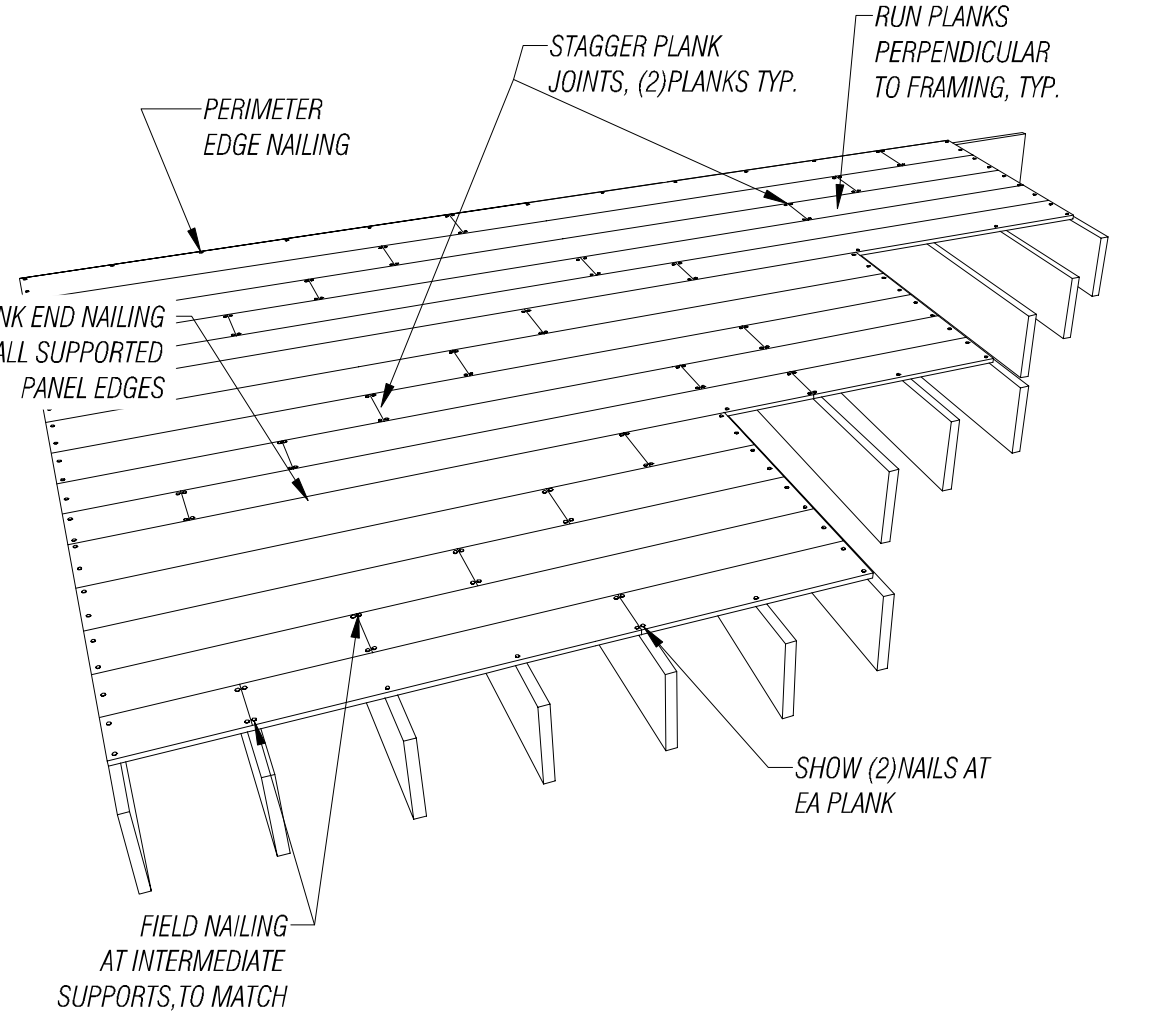
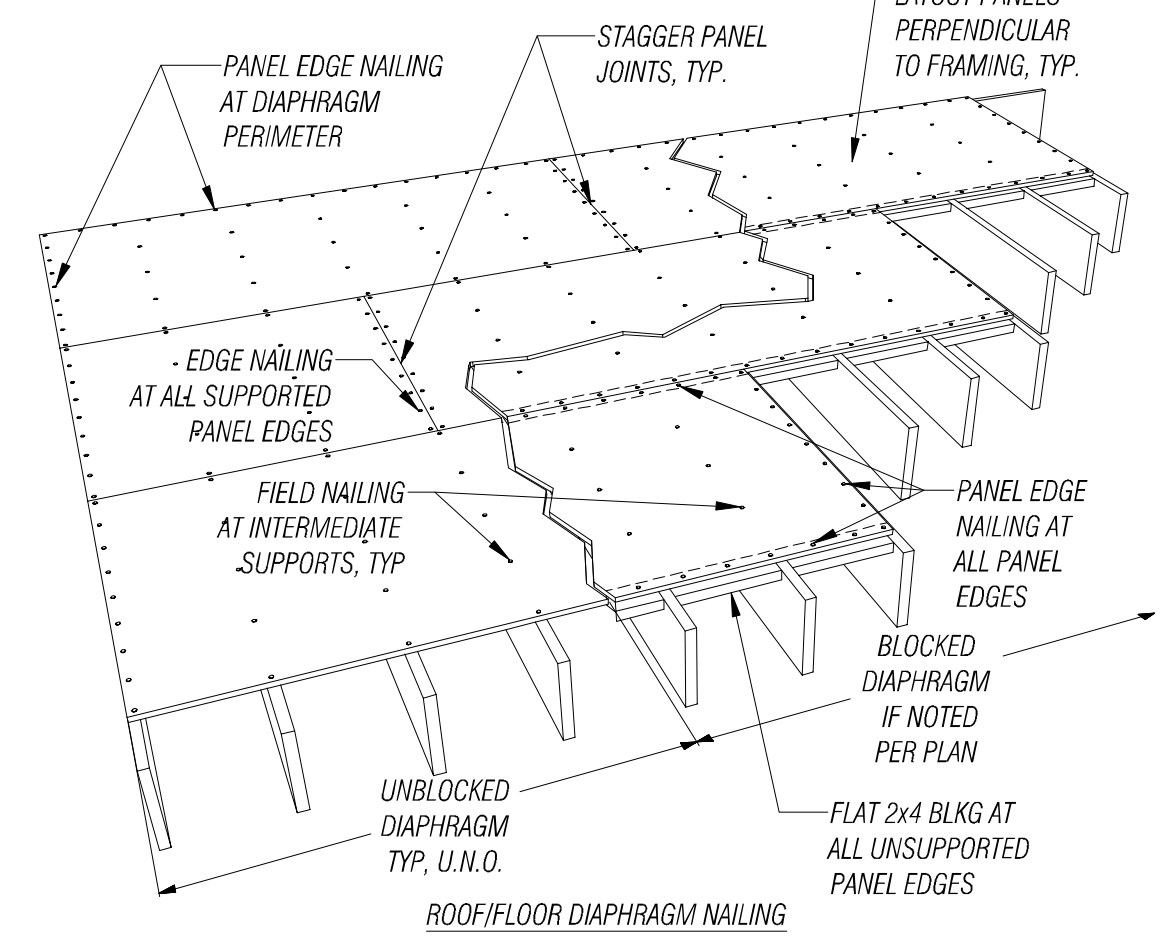
- PARALLEL STRAND LUMBER (PSL) IS TO BE 2.0E PARALLAM MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.
- LAMINATED VENEER LUMBER (LVL) IS TO BE 2.0E MICROLAM MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.
- LAMINATED STRAND LUMBER (LSL) IS TO BE:  
 • 1 1/2" WIDE LSL 1.3E OR BETTER  
 • 3 1/2" WIDE LSL 1.55E OR BETTER  
 MANUFACTURED 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 32116 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 40/20 FOR SUPPORTS UP TO 20 INCHES ON CENTER. PROVIDE MINIMUM 1/8" 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.



- FLOOR SHEATHING OVER STRUCTURAL FLOOR DECKING. MINIMUM THICKNESS PER PLAN. RATING AND SPECIFICATION OF SHEATHING PER NOTE 2 ABOVE. ALIGN SHEATHING WITH STAGGERED JOINTS AS SHOWN IN NOTE 2 WITH LONG AXIS PARALLEL TO DECKING. ALL PANEL EDGES TO ALIGN OVER 2x DECKING MEMBERS OR FRAMING MEMBERS BELOW DECKING. ALL PANEL JOINTS PARALLEL TO DECKING TO ALIGN OVER SINGLE 2x DECK MEMBER. PROVIDE STAPLE ATTACHMENT OF SHEATHING TO DECKING AT SIZE AND SPACING PER PLAN. STAPLES ARE TO BE MINIMUM 16 GAUGE WITH A 7/16" MINIMUM CROWN WIDTH. INSTALL STAPLES SUCH THAT CROWNS ARE PARALLEL TO THE LONG DIMENSION OF FRAMING MEMBERS. ALL PANEL EDGE AND FIELD ATTACHMENT SPACING PER PLAN. PANEL EDGES AT 6" O.C. MAX AND FIELD ATTACHMENT AT 12" BY 24" O.C. MAX. ALL STAPLES TO HAVE 1 1/2" MINIMUM EMBED INTO 2x DECKING.

**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:**

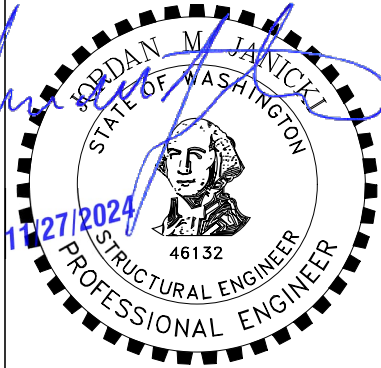
A	BOLT	ANCHOR BOLT
ADDL	ADDITIONAL	ADDITIONAL
A.F.F	ABOVE FINISH FLOOR	ABOVE FINISH FLOOR
ALT	ALTERNATE	ALTERNATE
APPROX	APPROXIMATE	APPROXIMATE
ARCH	ARCHITECTURAL	ARCHITECTURAL
BLKG	BLOCKING	BLOCKING
BM	BEAM	BEAM
B.O.O.	BOTTOM OF OPENING	BOTTOM OF OPENING
BTM	BOTTOM	BOTTOM
BRG	BEARING	BEARING
BTW	BETWEEN	BETWEEN
CLR	CLEAR	CLEAR
CMU	CONCRETE MASONRY UNIT	CONCRETE MASONRY UNIT
COL	COLUMN	COLUMN
CONC	CONCRETE	CONCRETE
CONN	CONNECTION	CONNECTION
CONST	CONSTRUCTION	CONSTRUCTION
CONT	CONTINUOUS	CONTINUOUS
DBL	DOUBLE	DOUBLE
DIA	DIAMETER	DIAMETER
DIM	DIMENSION	DIMENSION
DL	DEAD LOAD	DEAD LOAD
EA	EACH	EACH
EF	EACH FACE	EACH FACE
ELEV	ELEVATION	ELEVATION
EN	EDGE NAILING	EDGE NAILING
EQ	EQUAL	EQUAL
EQUIP	EQUIPMENT	EQUIPMENT
ES	EACH SIDE	EACH SIDE
EXIST	EXISTING	EXISTING
EXT	EXTERIOR	EXTERIOR
FDN	FLOOR DRAIN	FLOOR DRAIN
FF	FOUNDATION	FOUNDATION
FG	FINISH FLOOR	FINISH FLOOR
FLFR	FINISH GRADE	FINISH GRADE
FLR	FLUSH FRAMED FLOOR	FLUSH FRAMED FLOOR
FT	FEET	FEET
FTG	FOOTING	FOOTING
FRT	FIRE RETARDANT TREATED	FIRE RETARDANT TREATED
FS	FAR SIDE	FAR SIDE
GA	GAUGE	GAUGE
GALV	GALVANIZED	GALVANIZED
GLB	GLUE LAMINATED BEAM	GLUE LAMINATED BEAM
HDR	HEADER	HEADER
HGR	HANGER	HANGER
HORIZ	HORIZONTAL	HORIZONTAL
HT	HEIGHT	HEIGHT
I.F.	INSIDE FACE	INSIDE FACE
IN	INCH	INCH
LL	LIVE LOAD	LIVE LOAD
MAX	MAXIMUM	MAXIMUM
MECH	MECHANICAL	MECHANICAL
MFR	MANUFACTURER	MANUFACTURER
MIN	MINIMUM	MINIMUM
MISC	MISCELLANEOUS	MISCELLANEOUS
NS	NEAR SIDE	NEAR SIDE
NTS	NOT TO SCALE	NOT TO SCALE
O.C.	ON CENTER	ON CENTER
PARA	PARALLEL	PARALLEL
PERP	PERPENDICULAR	PERPENDICULAR
PSF	POUNDS PER SQUARE FOOT	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED	PRESSURE TREATED
RAP	RAMMED AGGREGATE PIER	RAMMED AGGREGATE PIER
REINF	REINFORCING	REINFORCING
REQ'D	REQUIRED	REQUIRED
SCHD	SCHEDULE	SCHEDULE
SEC	SECTION	SECTION
SF	SQUARE FEET	SQUARE FEET
SIM	SIMILAR	SIMILAR
SPEC	SPECIFICATIONS	SPECIFICATIONS
STD	STANDARD	STANDARD
STL	STEEL	STEEL
STRUCT	STRUCTURAL	STRUCTURAL
SW	SHEARWALL	SHEARWALL
TBV	TO BE VERIFIED	TO BE VERIFIED
THRU	THROUGH	THROUGH
TOC	TOP OF CONCRETE	TOP OF CONCRETE
TOF	TOP OF FOOTING	TOP OF FOOTING
T.O.O.	TOP OF OPENING	TOP OF OPENING
TOS	TOP OF STEEL	TOP OF STEEL
TOW	TOP OF WALL	TOP OF WALL
TS	TUBE STEEL	TUBE STEEL
TYP	TYPICAL	TYPICAL
UN.O.	UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
V.N.T	VERTICAL	VERTICAL
W	WITH	WITH
WF	WIDE FLANGE	WIDE FLANGE
WHS	WELDED HEADED STUD	WELDED HEADED STUD
WTS	WELDED THREADED STUD	WELDED THREADED STUD
WT	WEIGHT	WEIGHT
WWR	WELDED WIRE REINFORCING	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	11/17/2024	LWM	PLAN REVIEW #1

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**FLORENCE FAMILY ADDITION**  
 8818 SE 62ND ST  
 MERCER ISLAND, WA 98040  
 PROJECT NUMBER: 2401-0435

**PERMIT SUBMITTAL**

**GENERAL NOTES**

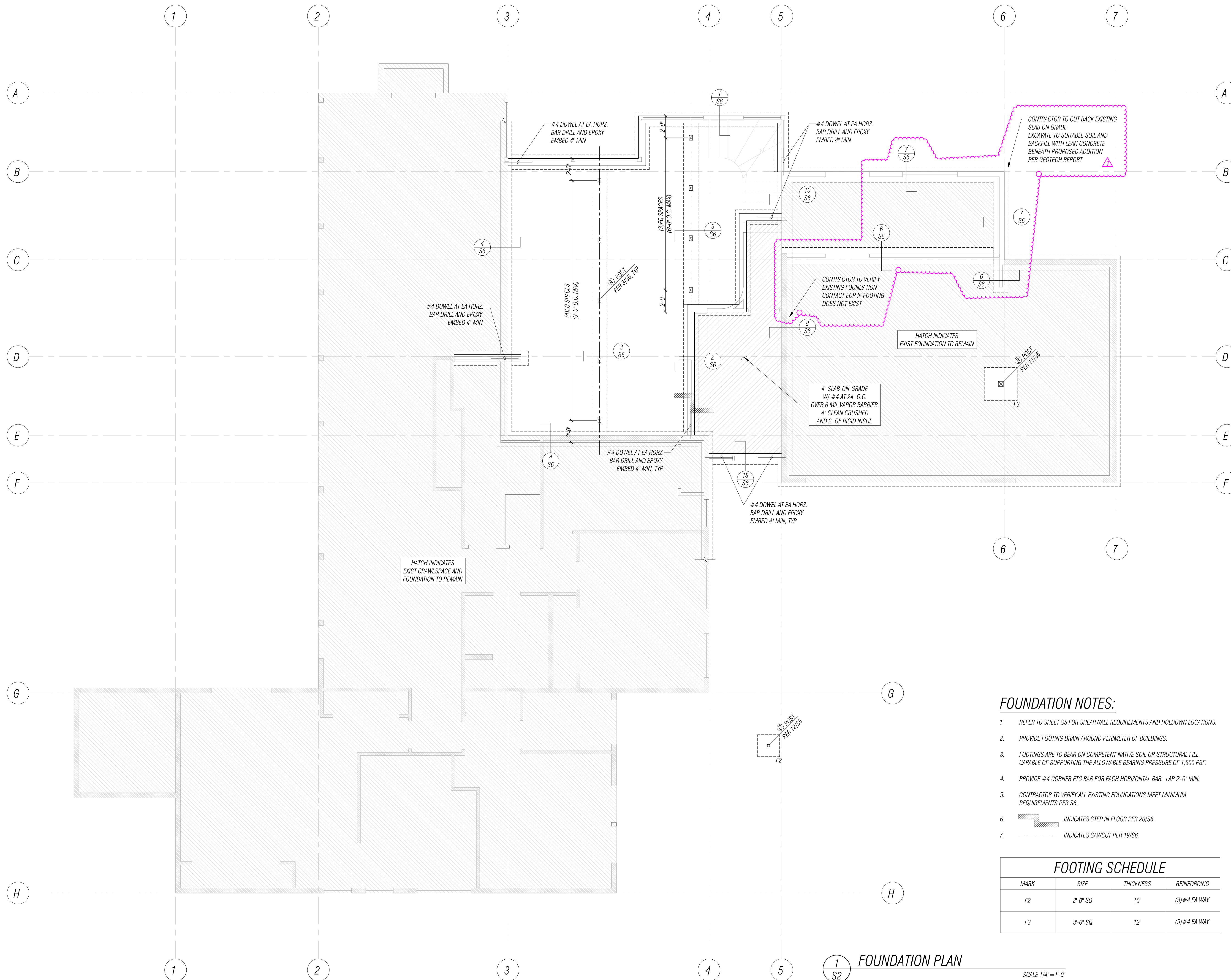
DATE: 06/14/2024

PLAN NUMBER:

**S1**

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2024\0614\0435 SET UP - FLORENCE FAMILY ADDITION\DWG\CONCRETE\ACTIVE\FLORENCE\_S1.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: JH

FILE LOCATION: Z:\SHARE\PROJECTS\2024\0614\0435 SET LHM - FLORENCE FAMILY ADDITION\DRAWINGS\CONCRETE\REFERENCE S/DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (24.00 X 36.00 INCHES) - LAST MODIFIED BY: LARA WILLIAMSON  
 PRINCIPAL: JJ PROJECT MANAGER: LM DESIGNED BY: LM, MHP 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 3SQx4

1  
S2 FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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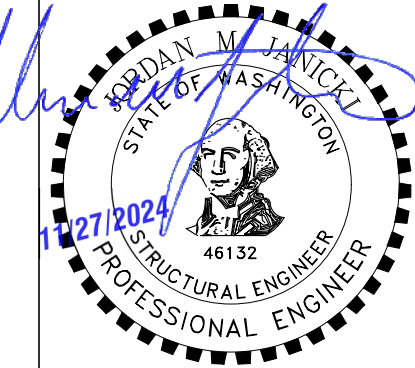
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**FLORENCE FAMILY ADDITION**  
 8818 SE 62ND ST  
 MERCER ISLAND, WA 98040  
 PROJECT NUMBER: 2401.0435

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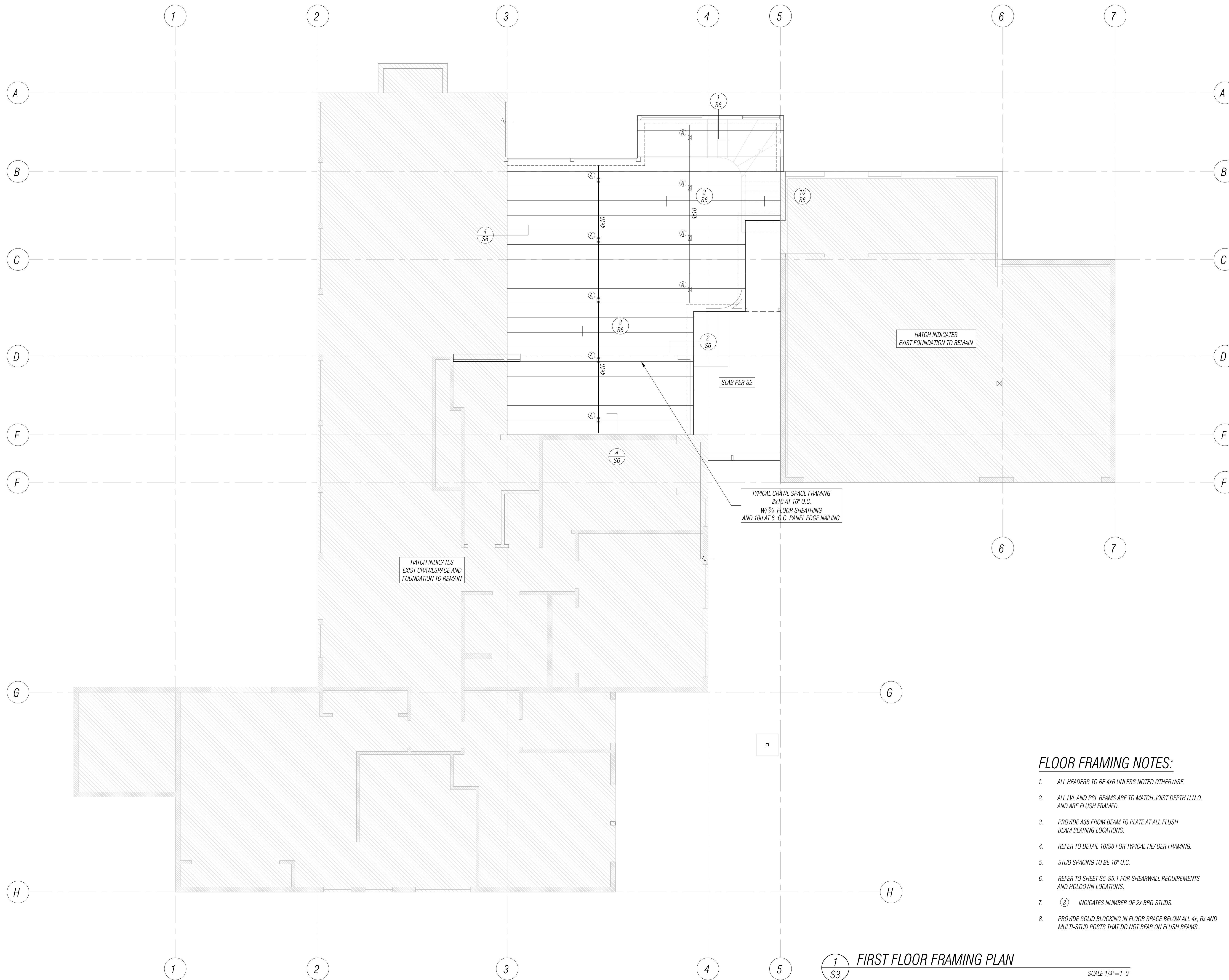
FOUNDATION PLAN

DATE: 06/14/2024  
 PLAN NUMBER:  
**S2**



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



**FLOOR FRAMING NOTES:**

- ALL HEADERS TO BE 4x6 UNLESS NOTED OTHERWISE.
- ALL LVL AND PSL BEAMS ARE TO MATCH JOIST DEPTH U.M.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" O.C.
- REFER TO SHEET S5-S5.1 FOR SHEARWALL REQUIREMENTS AND HOLD-DOWN LOCATIONS.
- ③ INDICATES NUMBER OF 2x BRG STUDS.
- PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW ALL 4x, 6x AND MULTI-STUD POSTS THAT DO NOT BEAR ON FLUSH BEAMS.

**POST SCHEDULE**

MARK	SIZE
A	4x6 DF#2
B	6x6 DF#2
C	HSS 3SQx4

**1**  
S3  
**FIRST FLOOR FRAMING PLAN**

SCALE 1/4" = 1'-0"

**FLORENCE FAMILY ADDITION**

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

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**FIRST FLOOR  
 FRAMING PLAN**

DATE: 06/14/2024

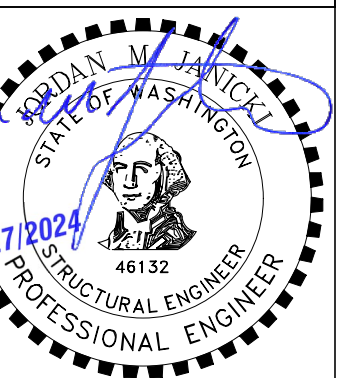
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**S3**

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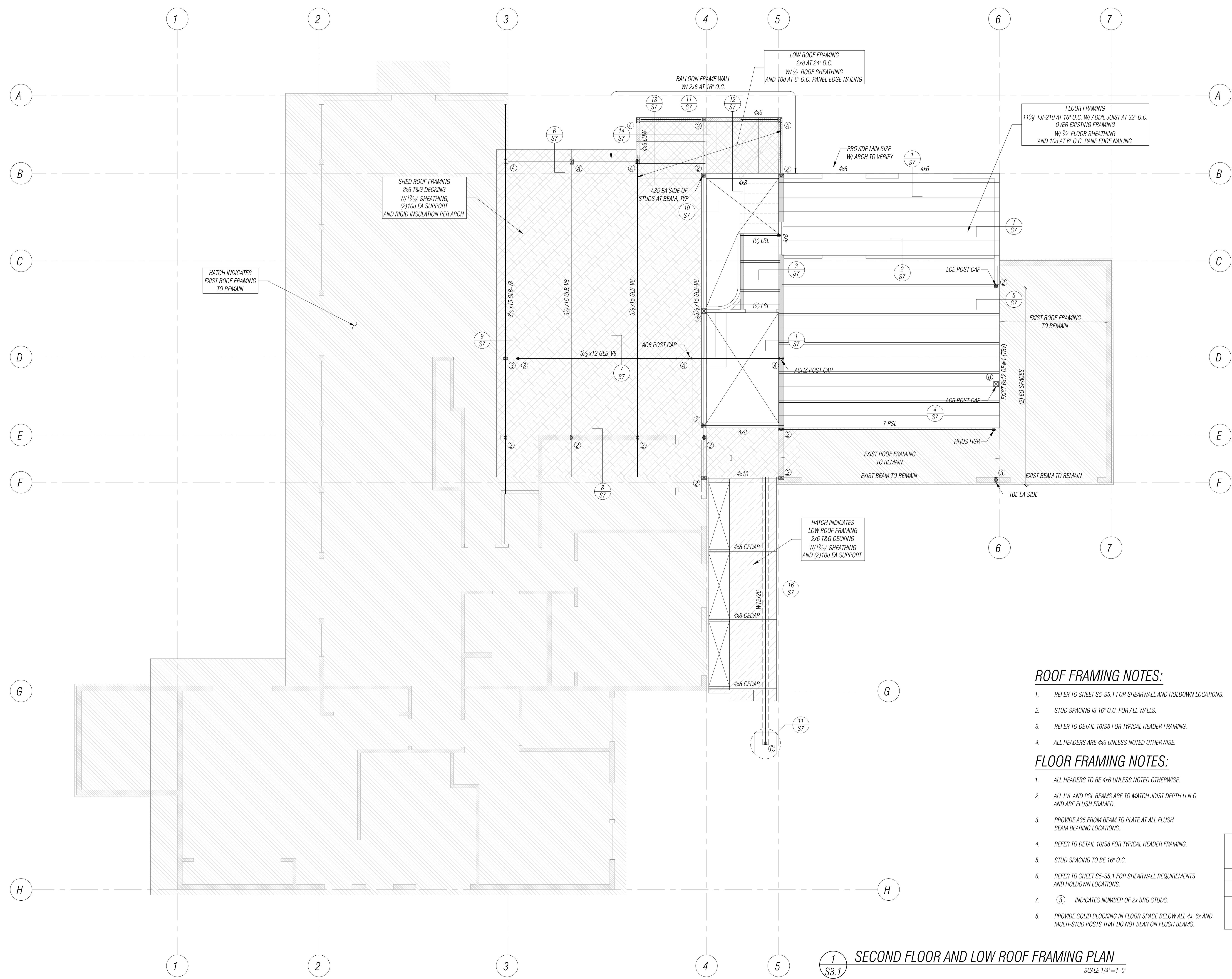
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 PRINCIPAL: J.J. PROJECT MANAGER: L.M. DESIGNED BY: L.M. MHP DRAWN BY: J.H. CHECKED BY: J.J.



- ROOF FRAMING NOTES:**
- REFER TO SHEET S5-S5.1 FOR SHEARWALL AND HOLDOWN LOCATIONS.
  - STUD SPACING IS 16" O.C. FOR ALL WALLS.
  - REFER TO DETAIL 10/S8 FOR TYPICAL HEADER FRAMING.
  - ALL HEADERS ARE 4x6 UNLESS NOTED OTHERWISE.
- 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" O.C.
  - REFER TO SHEET S5-S5.1 FOR SHEARWALL REQUIREMENTS AND HOLDOWN LOCATIONS.
  - ③ INDICATES NUMBER OF 2x BRG STUDS.
  - PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW ALL 4x, 6x AND MULTI-STUD POSTS THAT DO NOT BEAR ON FLUSH BEAMS.

**POST SCHEDULE**

MARK	SIZE
(A)	4x6 DF#2
(B)	6x6 DF#2
(C)	HSS 350x4

**1**  
S3.1 **SECOND FLOOR AND LOW ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"

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

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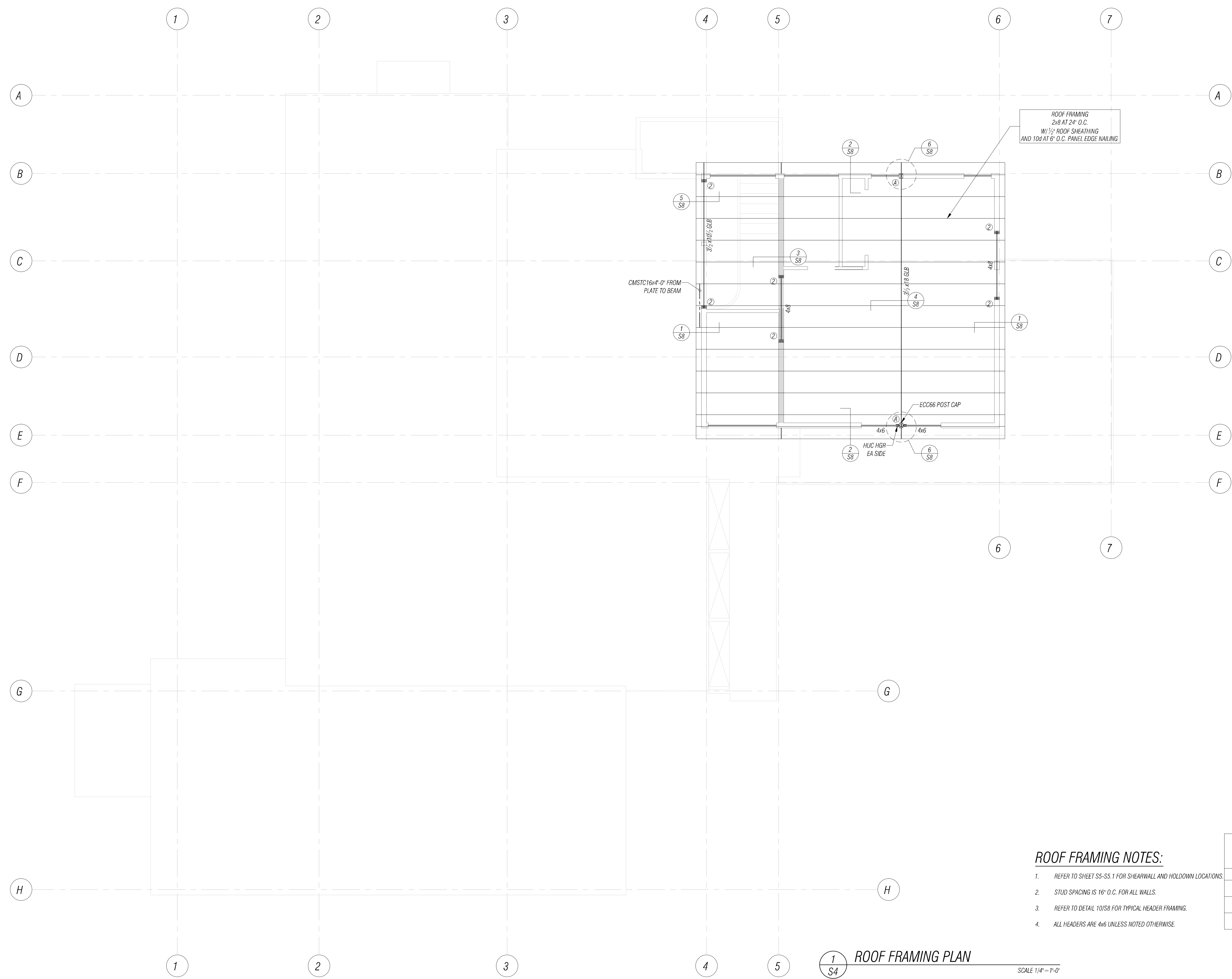
**FLORENCE FAMILY ADDITION**  
 8818 SE 62ND ST  
 MERCER ISLAND, WA 98040  
 PROJECT NUMBER: 2401.0435

PERMIT SUBMITTAL

**SECOND FLOOR AND LOW ROOF FRAMING PLAN**

DATE: 06/14/2024  
 PLAN NUMBER:  
**S3.1**

FILE LOCATION: Z:\SHARE\PROJECTS\2024\061424\FLORENCE FAMILY ADDITION\DRAWINGS\CONTRACT\REFERENCE\_SLDWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (24.00 X 36.00 INCHES) - LAST MODIFIED BY: LARA WILLIAM  
 PRINCIPAL: JJ PROJECT MANAGER: LM DESIGNED BY: LM, MRP DRAWN BY: JH CHECKED BY: JJ



ROOF FRAMING  
 2x8 AT 24" O.C.  
 W/ 1/2" ROOF SHEATHING  
 AND 10/18 AT 6" O.C. PANEL EDGE NAILING

CMSTC16x4-0" FROM  
 PLATE TO BEAM

ECC66 POST CAP

HUC HGR-  
 EA SIDE

**ROOF FRAMING NOTES:**

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

**POST SCHEDULE**

MARK	SIZE
A	4x6 DF#2
B	6x6 DF#2
C	HSS 3SQx4

**1**  
S4  
**ROOF FRAMING PLAN**

SCALE 1/4" = 1'-0"

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**FLORENCE FAMILY ADDITION**  
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 PROJECT NUMBER: 2407.0435

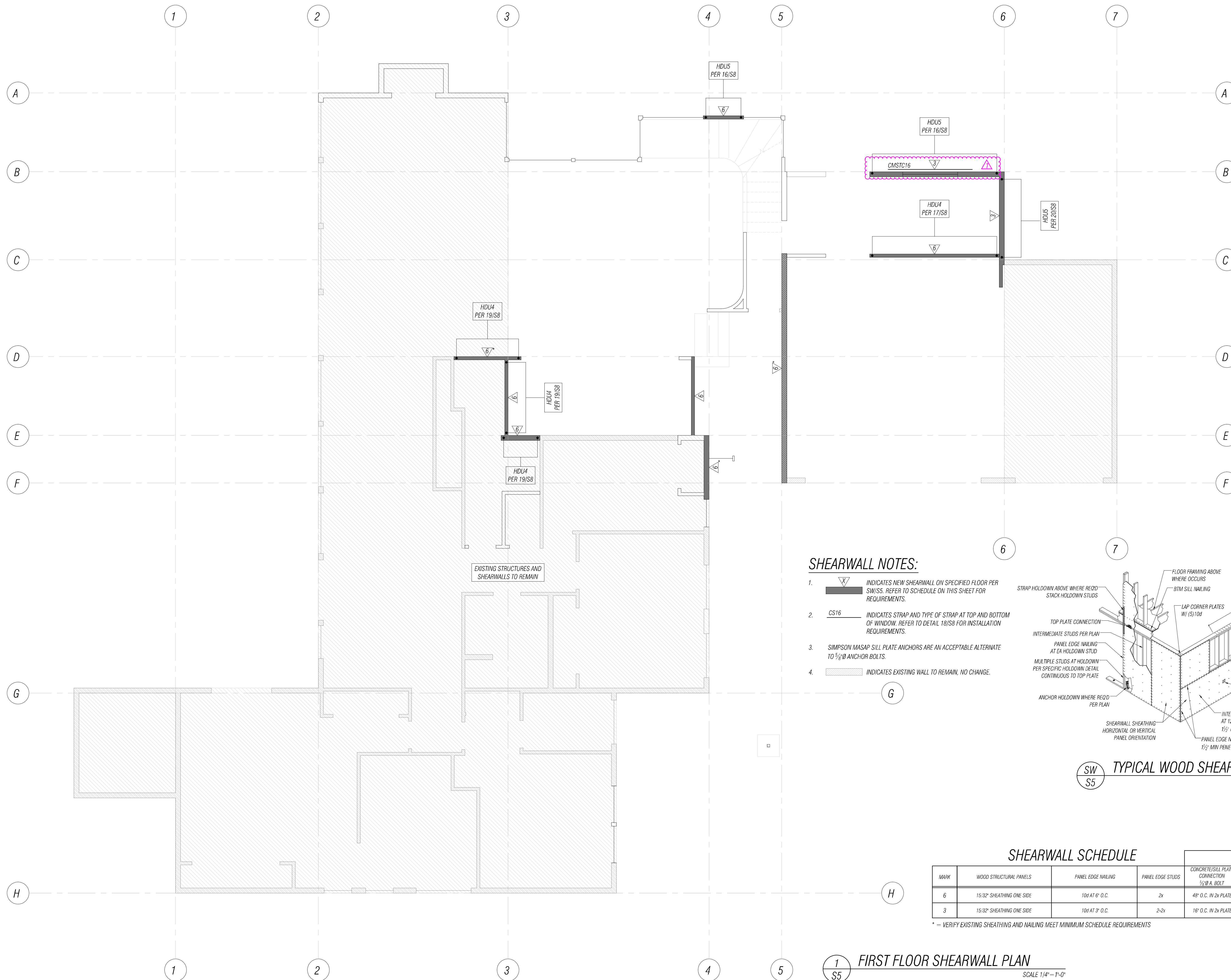
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**HIGH ROOF FRAMING PLAN**

DATE: 06/14/2024  
 PLAN NUMBER:  
**S4**

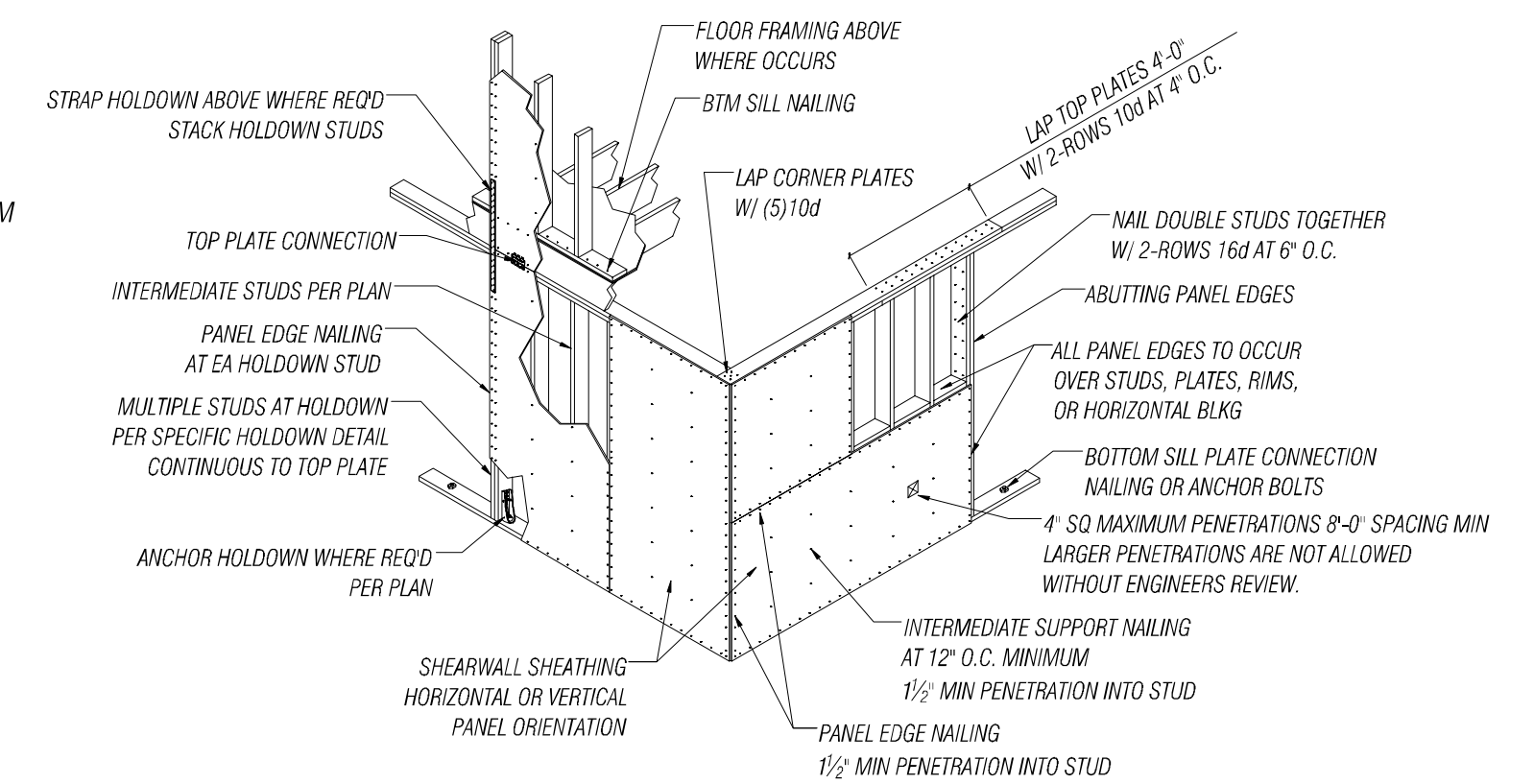
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 PRINCIPAL: J.J. PROJECT MANAGER: LM DESIGNED BY: LM, MHP DRAWN BY: JH CHECKED BY: JJ



**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 3/8" 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 3/8" Ø A. BOLT	TOP PLATE	WOOD FLOOR 81M 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

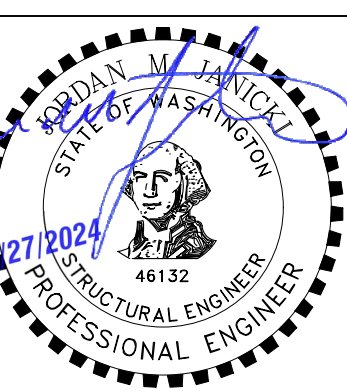
\* - VERIFY EXISTING SHEATHING AND NAILING MEET MINIMUM SCHEDULE REQUIREMENTS

\*LTP4 AT 24" O.C. AT ROOF

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

NO.	DATE	BY	REVISION
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**FLORENCE FAMILY ADDITION**  
 8818 SE 62ND ST  
 MERCER ISLAND, WA 98040  
 PROJECT NUMBER: 2401.0435

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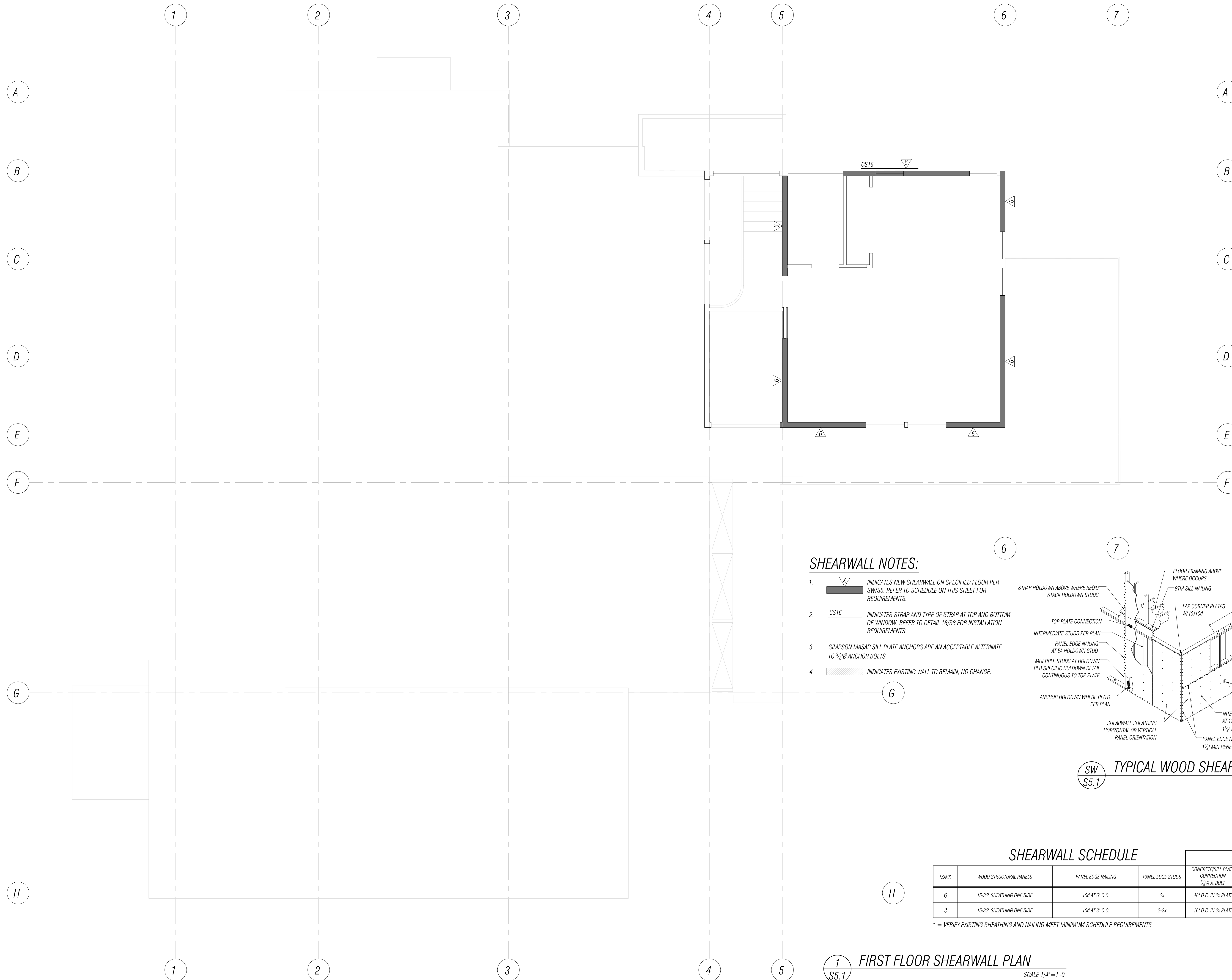
**FIRST FLOOR SHEARWALL PLAN**

DATE: 06/14/2024

PLAN NUMBER:

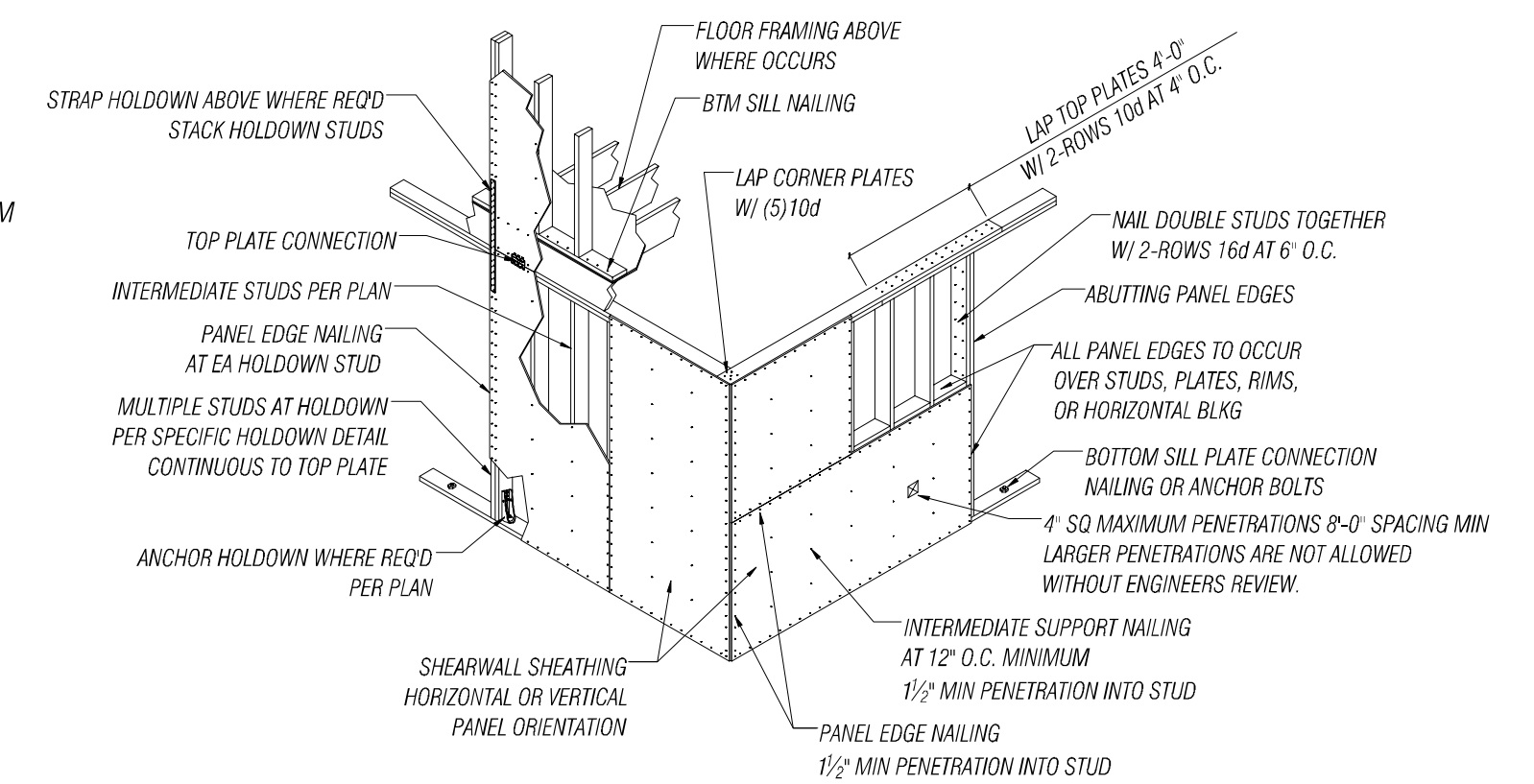
**S5**

FILE LOCATION: S:\SHARE\PROJECTS\2024\061424\0435 SET LIP - FLORENCE FAMILY ADDITION\DWG\CONSTRUCTIVE\REFERENCE\_SDWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36.00 X 36.00 INCHES) - LAST MODIFIED BY: LARA WILLIAM  
 PRINCIPAL: JJ 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 3/8" ANCHOR BOLTS.
- INDICATES EXISTING WALL TO REMAIN, NO CHANGE.



**SW S5.1 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 3/8" A. BOLT	TOP PLATE	WOOD FLOOR 81M 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

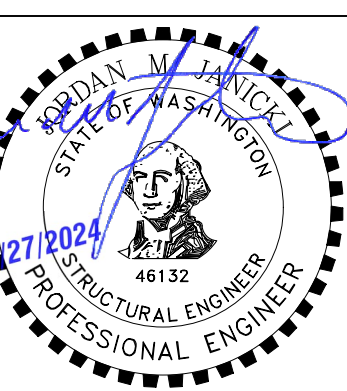
\* - VERIFY EXISTING SHEATHING AND NAILING MEET MINIMUM SCHEDULE REQUIREMENTS

\*LTP4 AT 24" O.C. AT ROOF

**1 S5.1 FIRST FLOOR SHEARWALL PLAN**  
SCALE 1/4" = 1'-0"

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**FLORENCE FAMILY ADDITION**  
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 PROJECT NUMBER: 2401.0435

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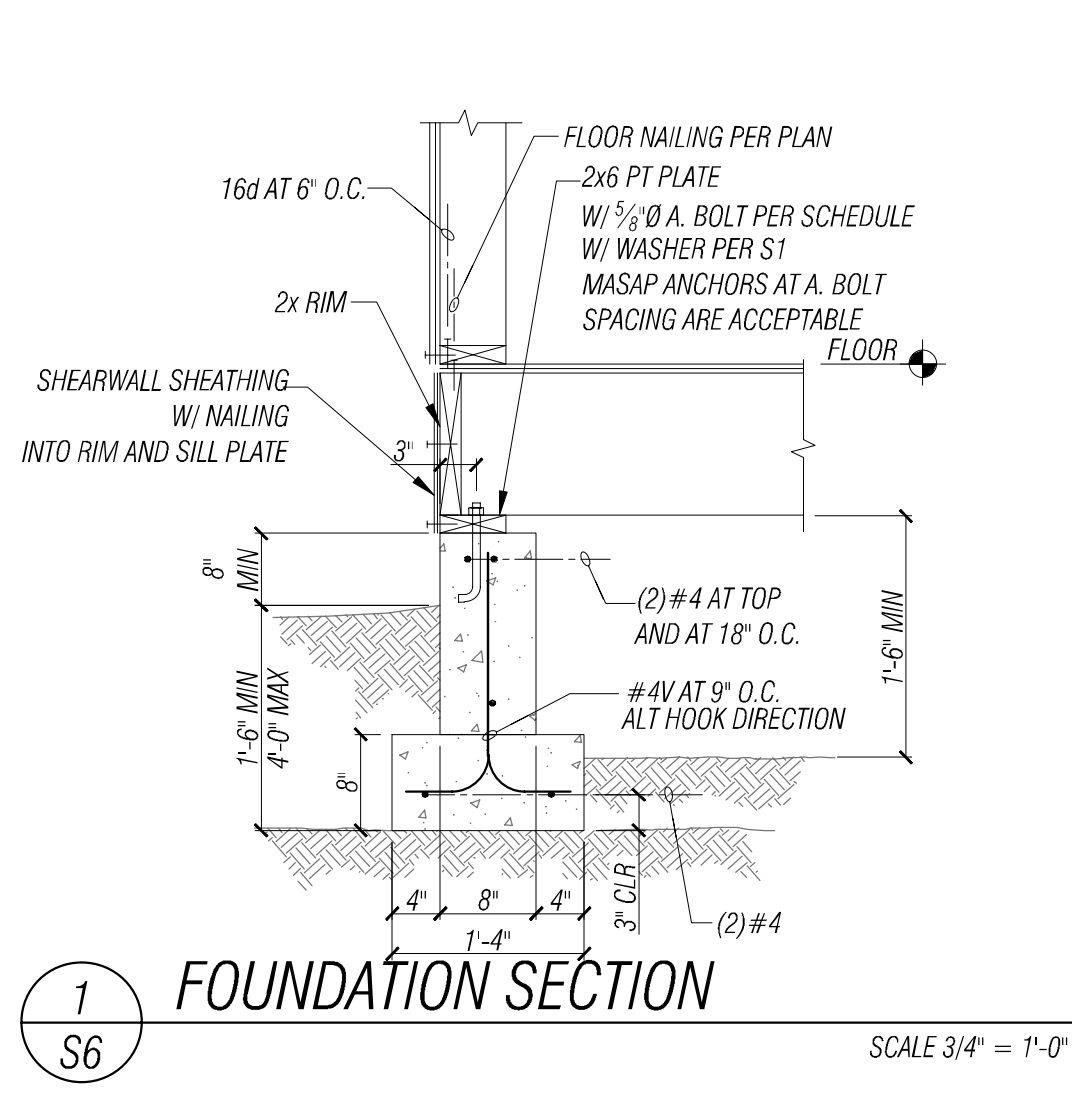
**SECOND FLOOR SHEARWALL PLAN**

DATE: 06/14/2024

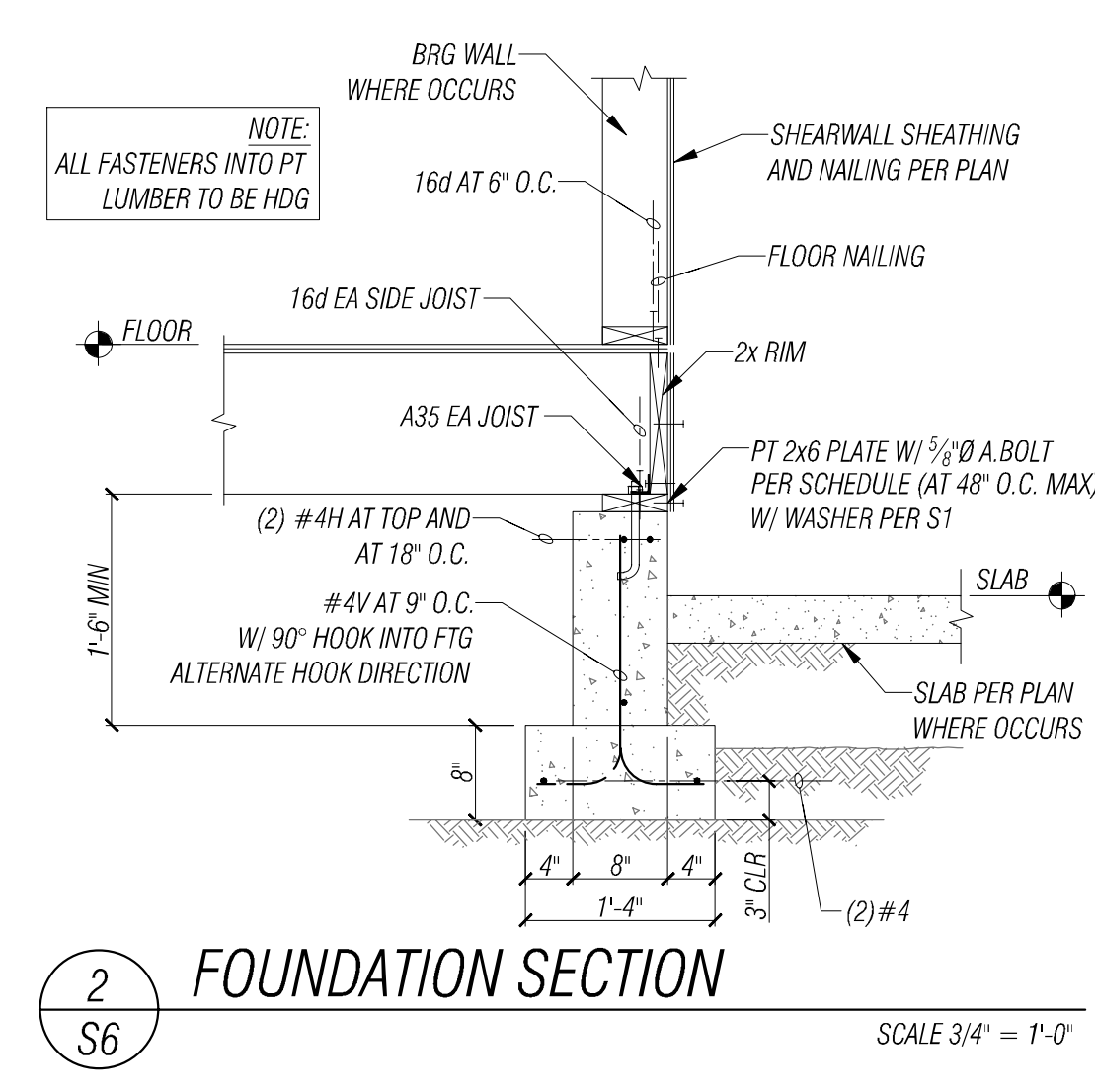
PLAN NUMBER:

**S5.1**

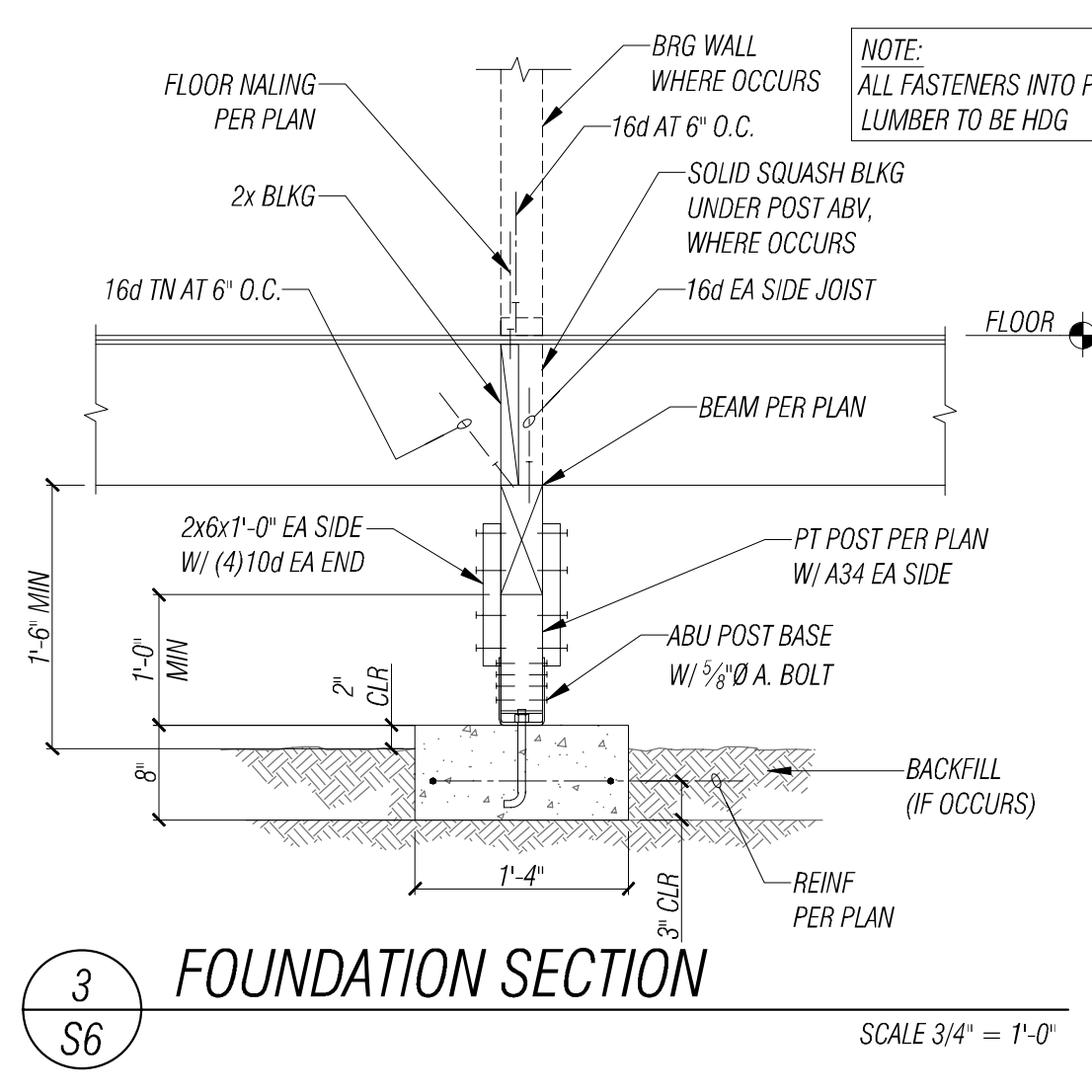
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 PRINCIPAL: J.J. PROJECT MANAGER: L.M. DESIGNED BY: L.M. MWP DRAWN BY: J.H. CHECKED BY: J.J.



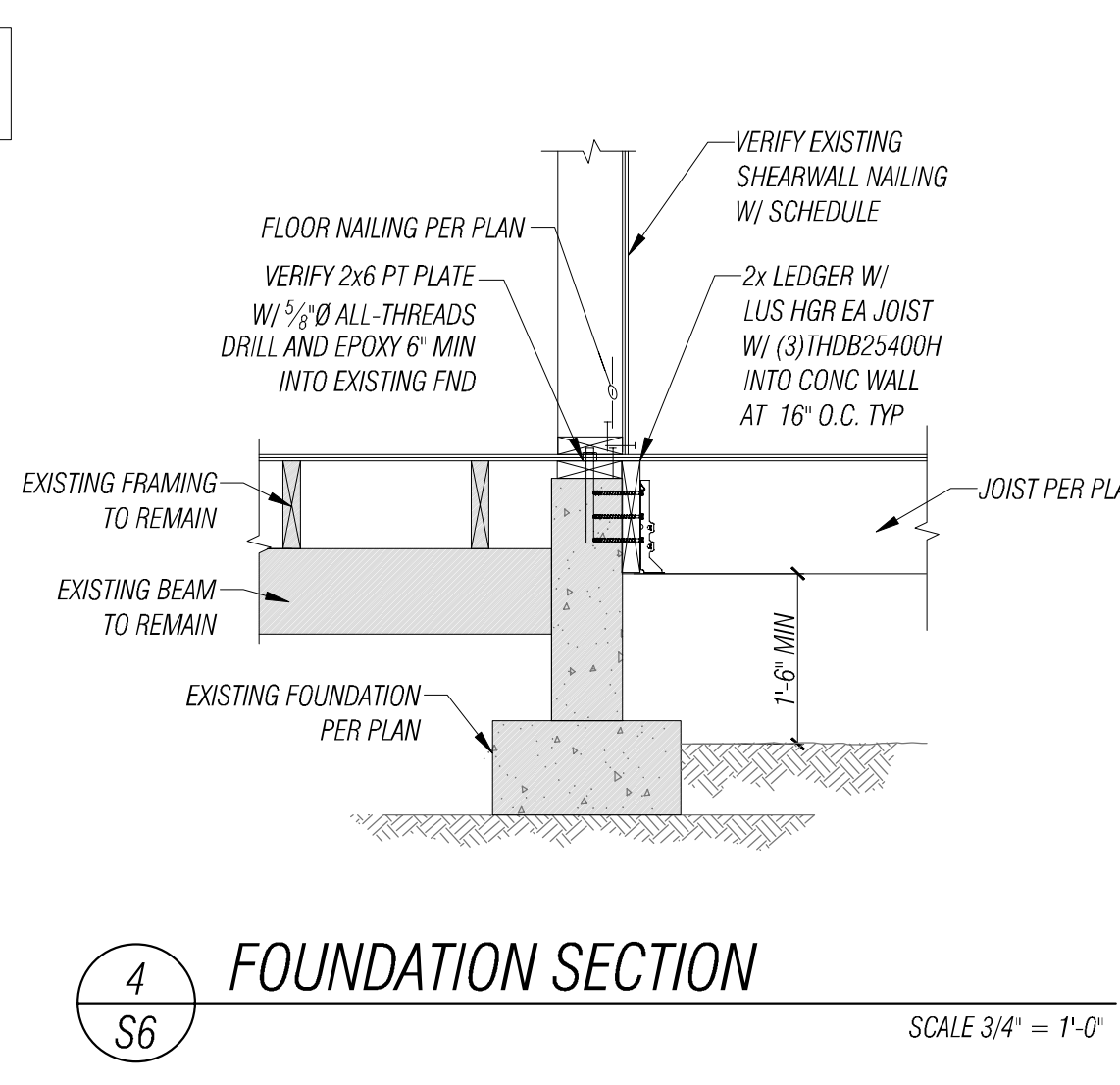
**1** FOUNDATION SECTION  
S6 SCALE 3/4" = 1'-0"



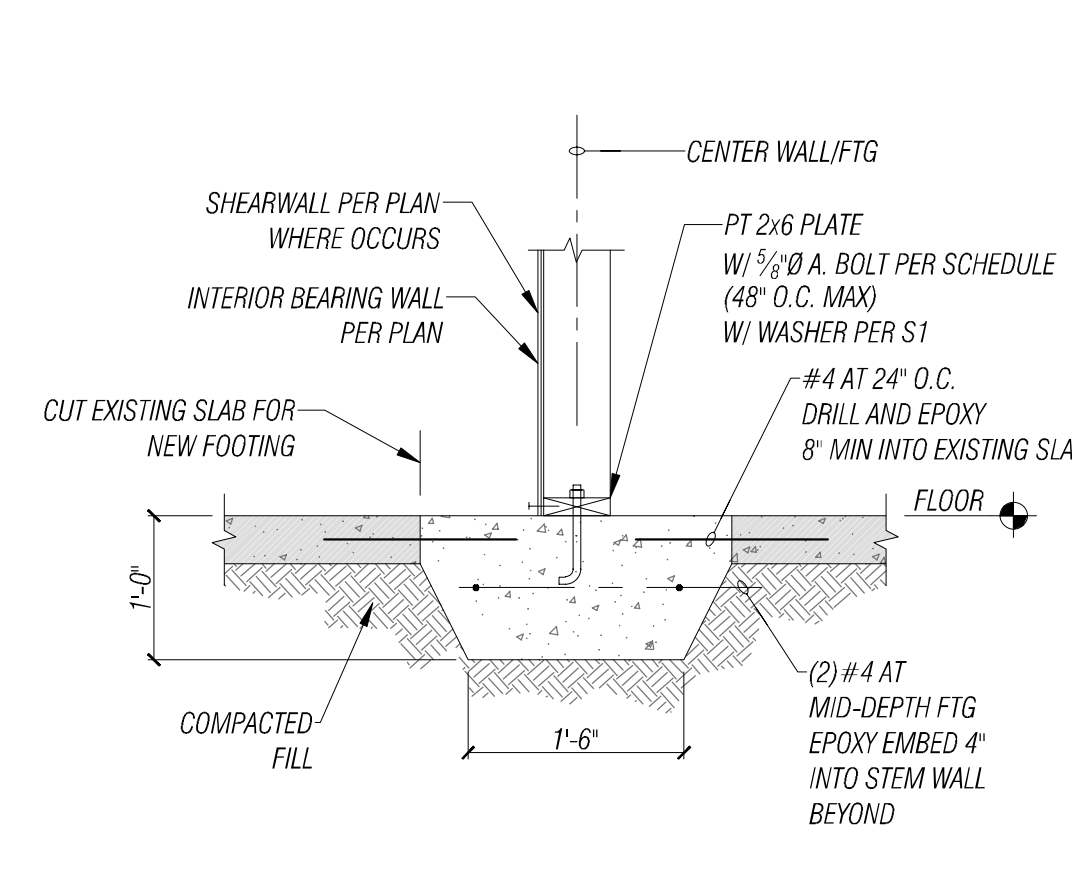
**2** FOUNDATION SECTION  
S6 SCALE 3/4" = 1'-0"



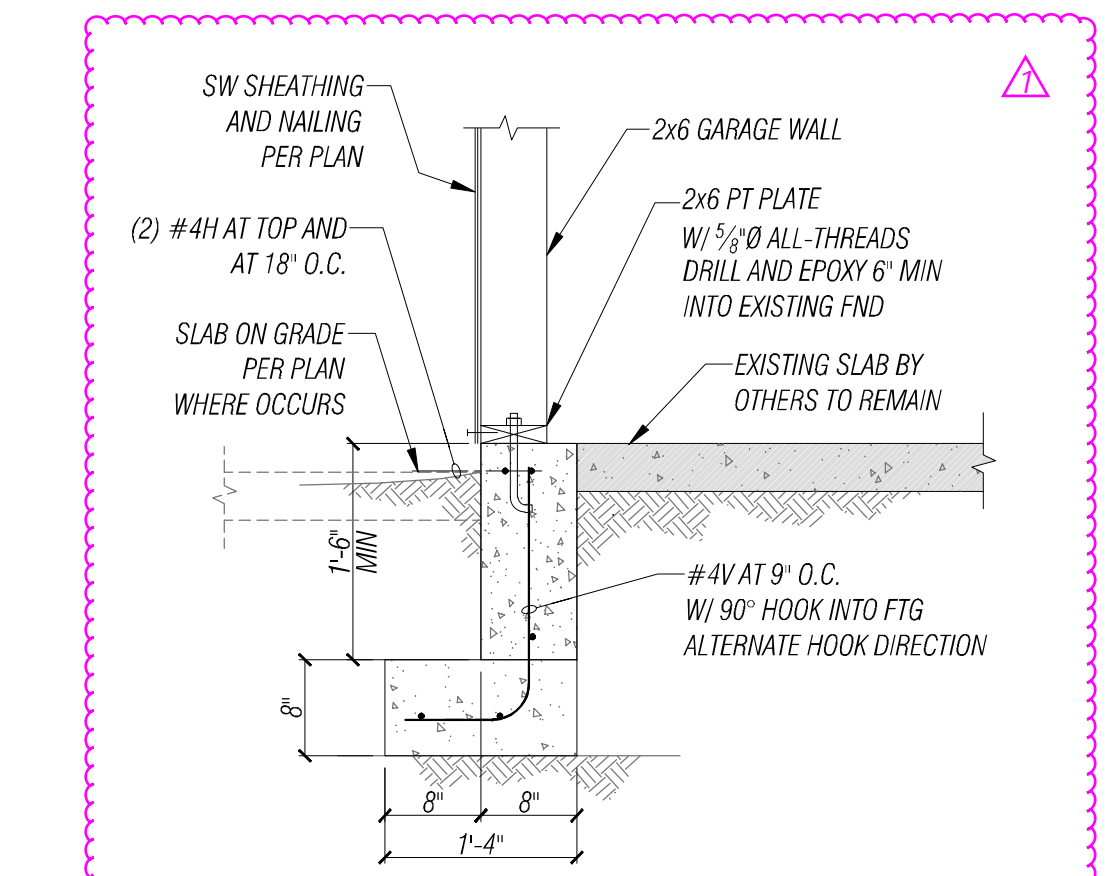
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S6 SCALE 3/4" = 1'-0"



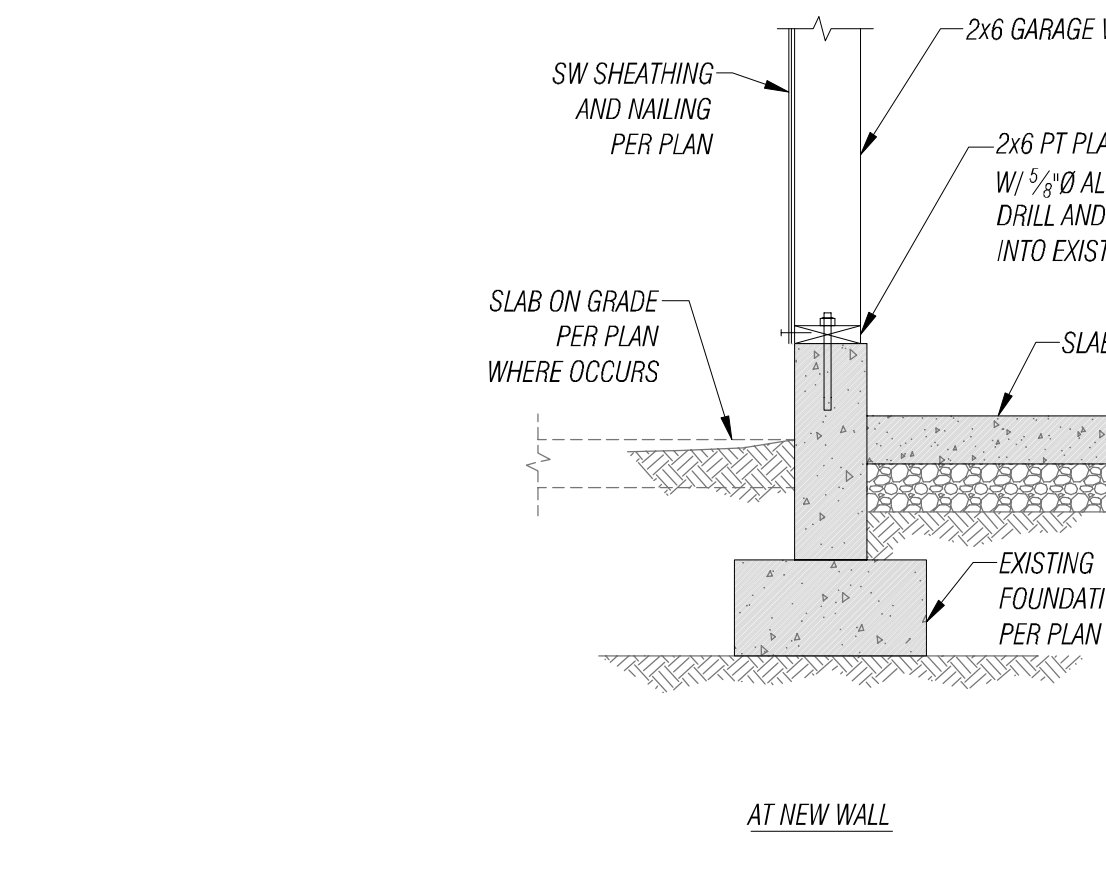
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S6 SCALE 3/4" = 1'-0"



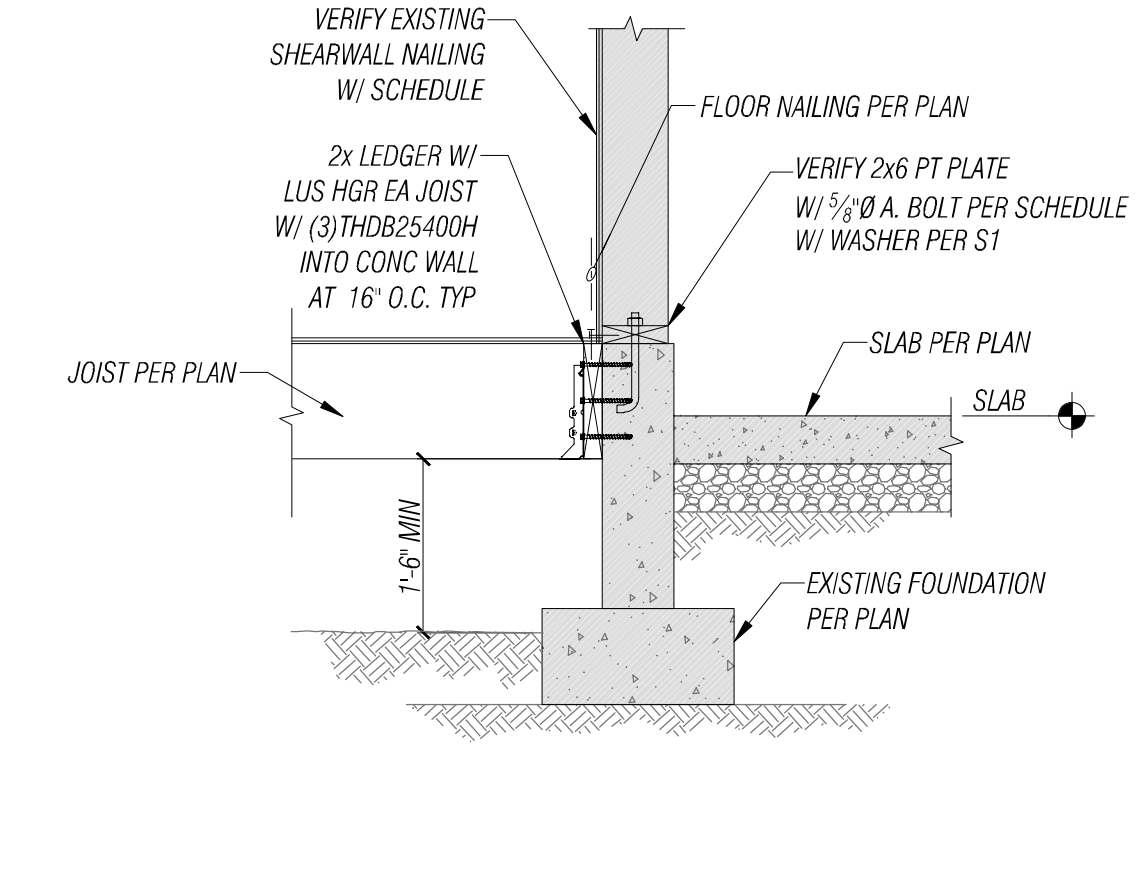
**6** FOUNDATION SECTION  
S6 SCALE 3/4" = 1'-0"



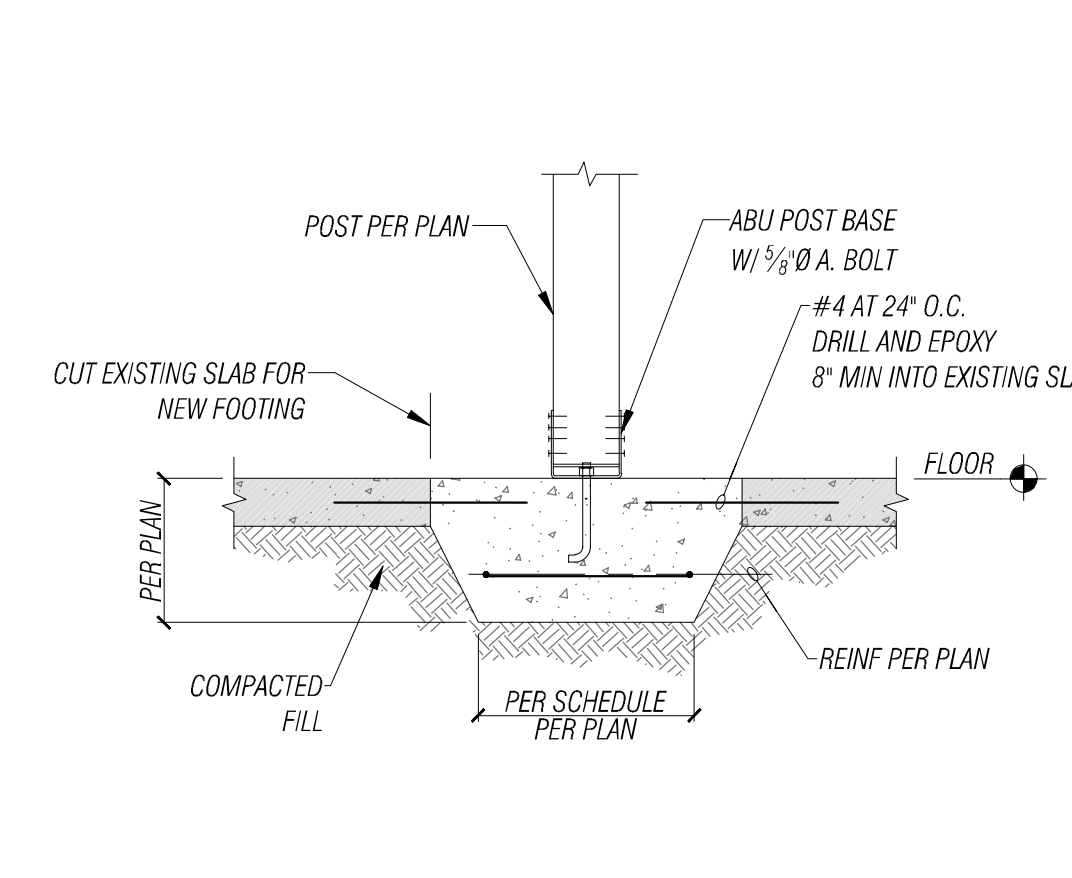
**7** FOUNDATION SECTION  
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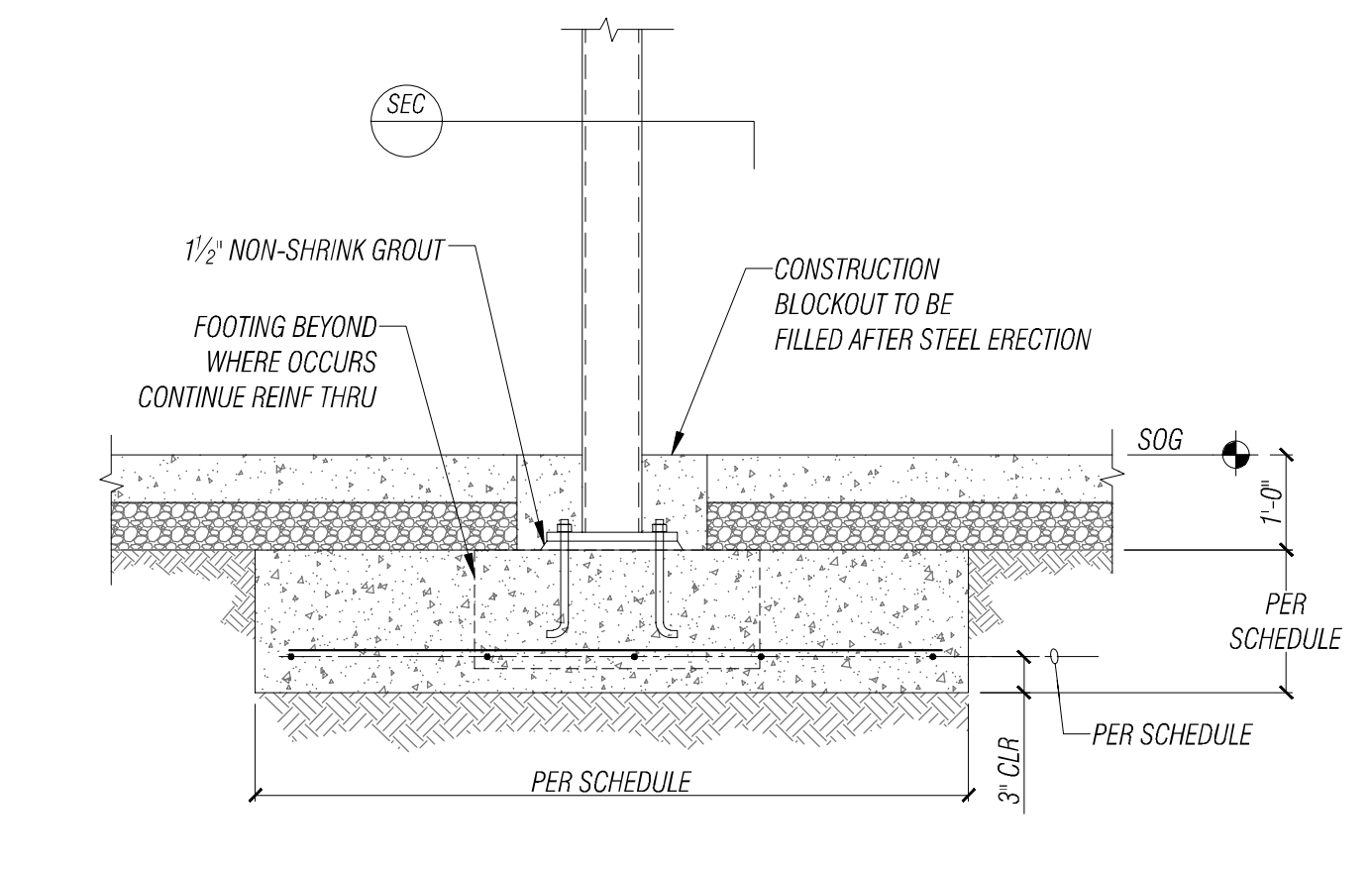
**8** FOUNDATION SECTION  
S6 SCALE 3/4" = 1'-0"



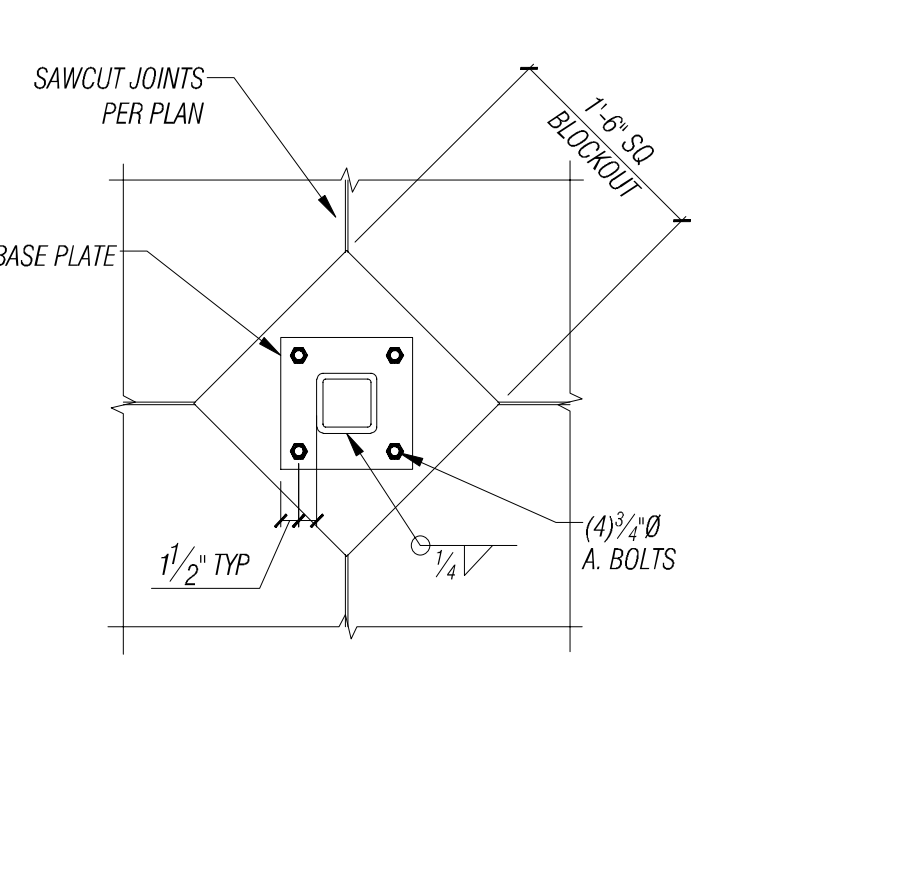
**10** FOUNDATION SECTION  
S6 SCALE 3/4" = 1'-0"



**11** FOUNDATION SECTION  
S6 SCALE 3/4" = 1'-0"



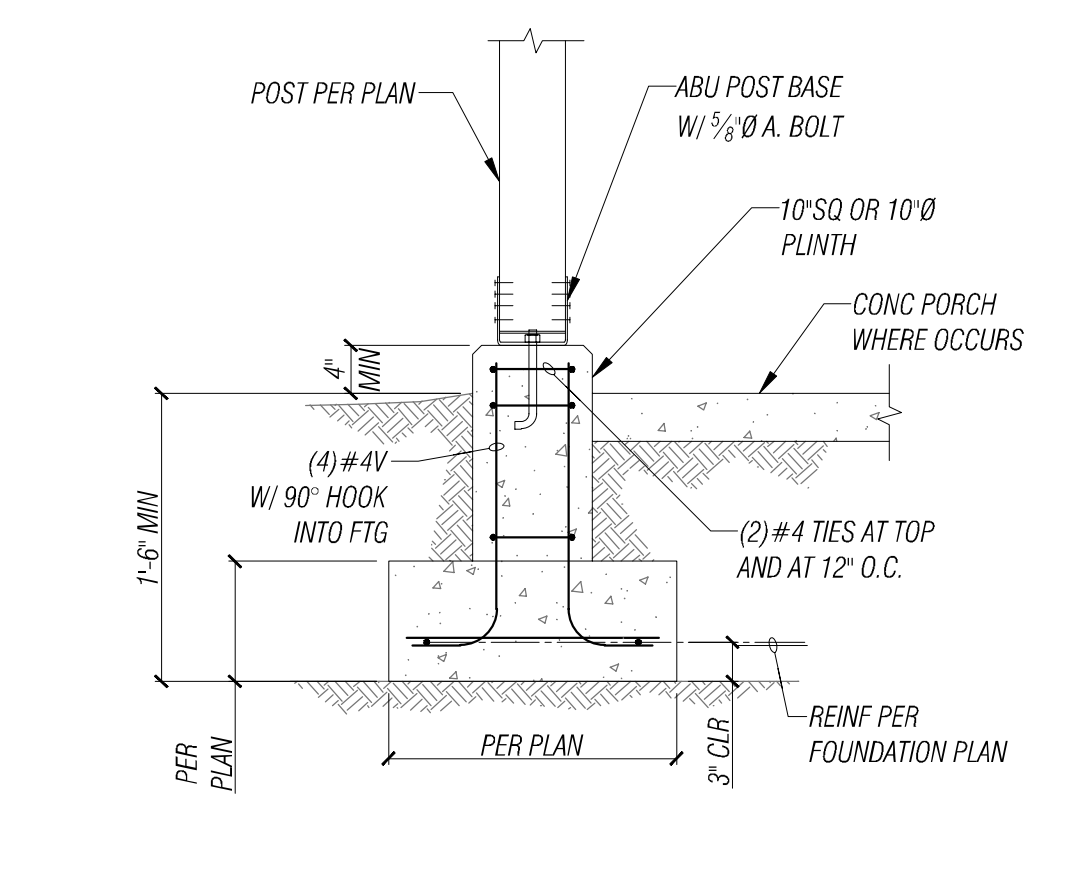
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S6 SCALE 3/4" = 1'-0"



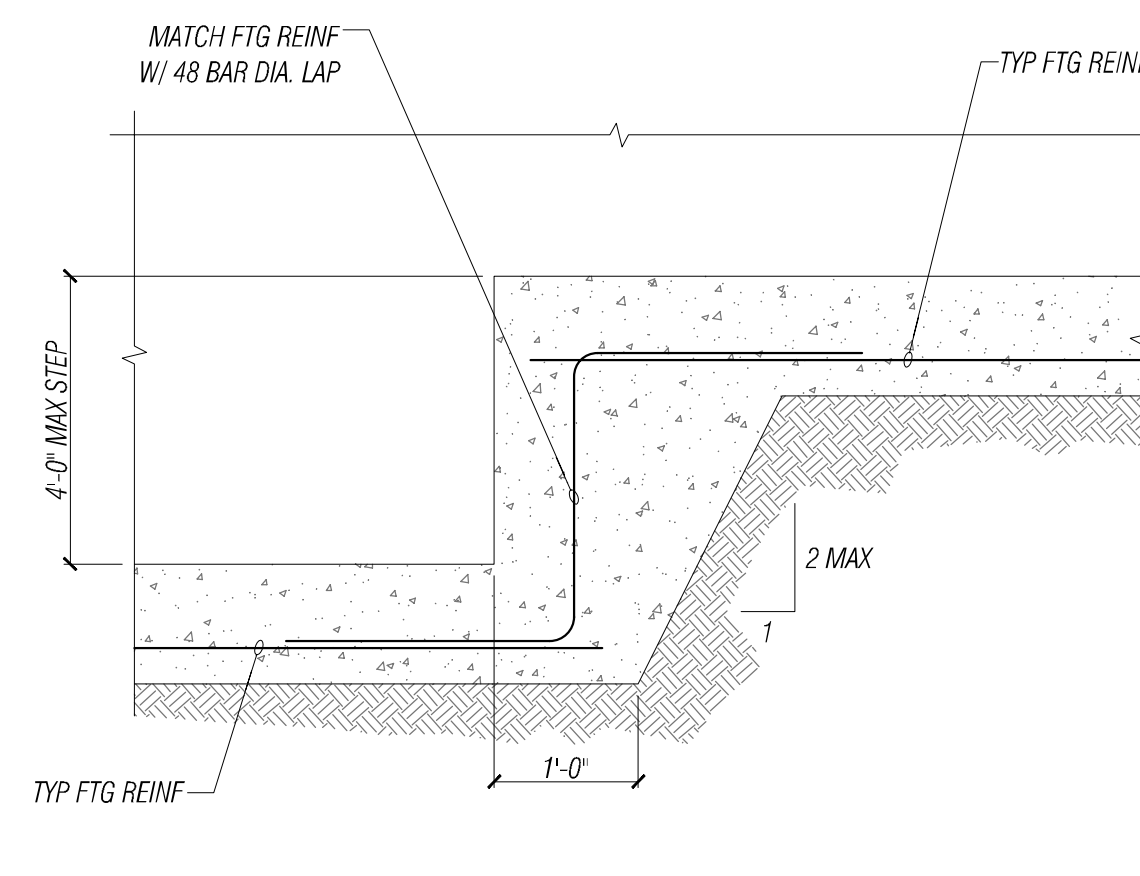
**18** FOUNDATION SECTION  
S6 SCALE 3/4" = 1'-0"



**19** SAW CUT DETAIL  
S6 SCALE 3/4" = 1'-0"



**16** FOUNDATION SECTION  
S6 SCALE 3/4" = 1'-0"



**20** FOOTING STEP DETAIL  
S6 SCALE 3/4" = 1'-0"

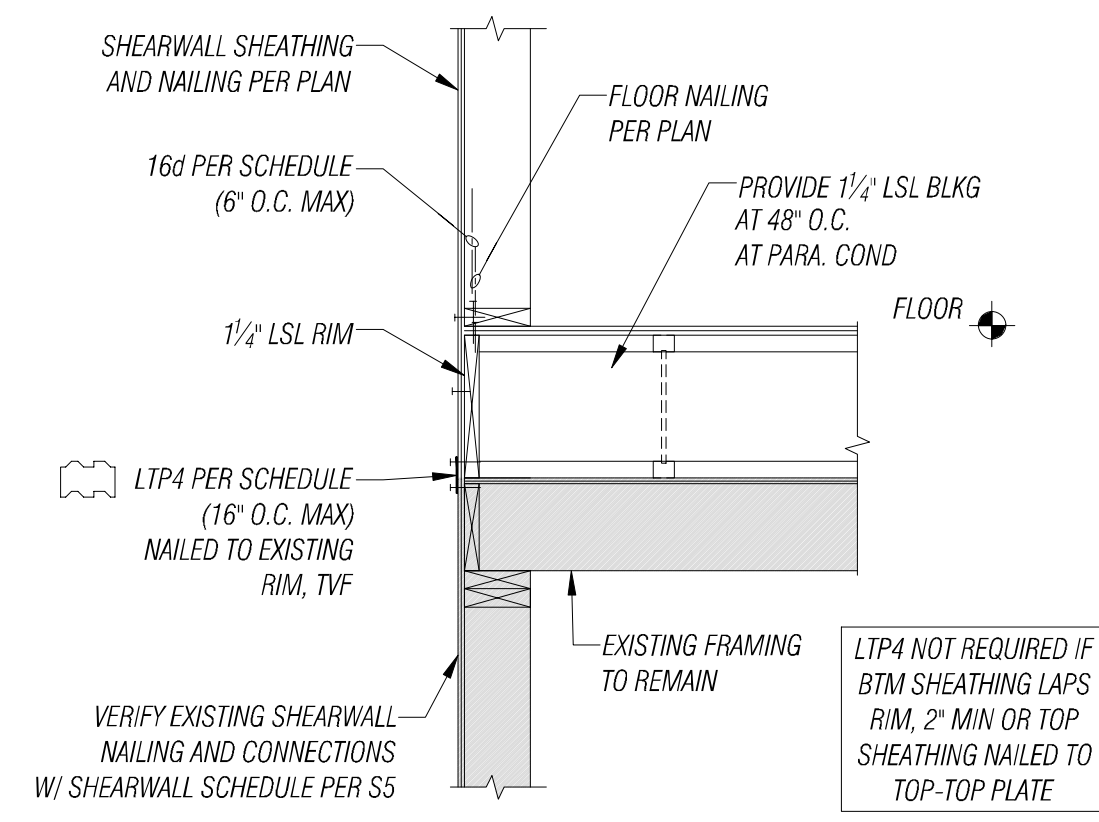
NO.	DATE	BY	REVISION
1	11/27/2024	L.M.	PLAN REVIEW #1

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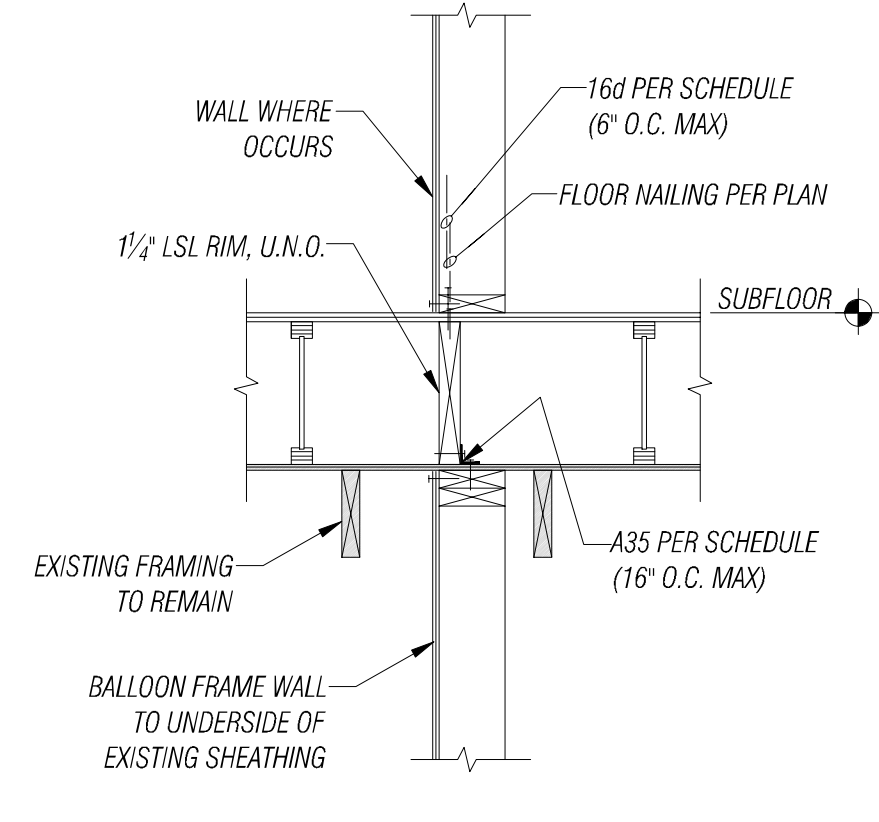
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**FLORENCE FAMILY ADDITION**  
 8818 SE 62ND ST  
 MERCER ISLAND, WA 98040  
 PROJECT NUMBER: 2401-0435

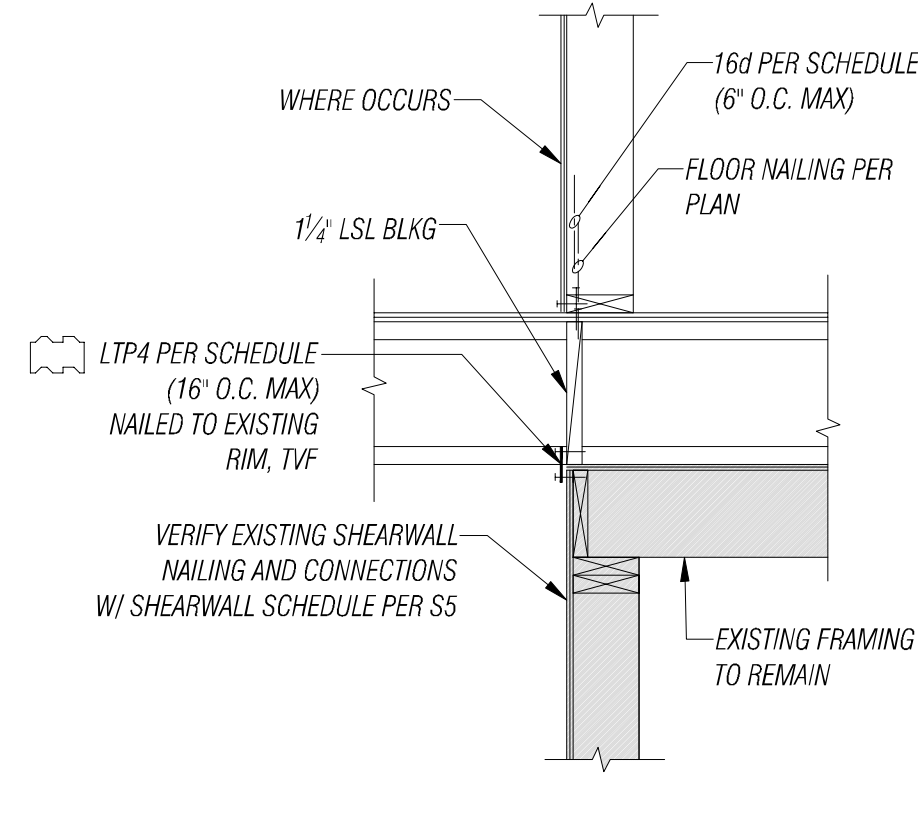
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**FOUNDATION AND SHEARWALL DETAILS**  
 DATE: 06/14/2024  
 PLAN NUMBER: **S6**



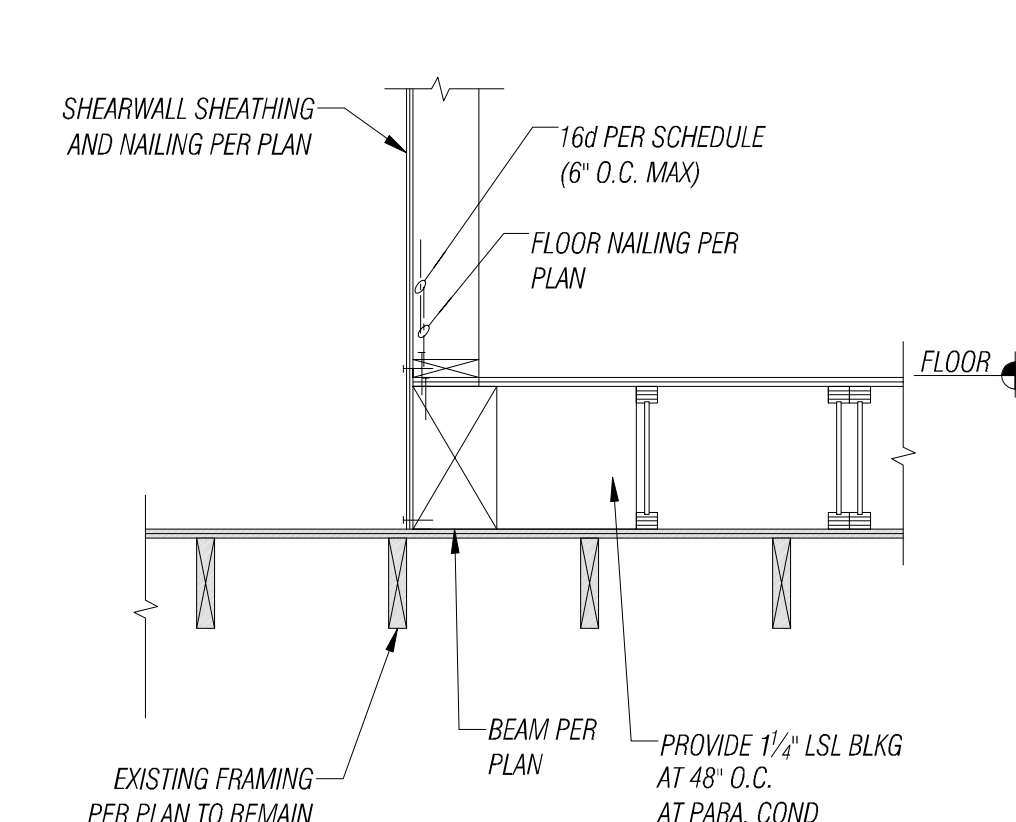
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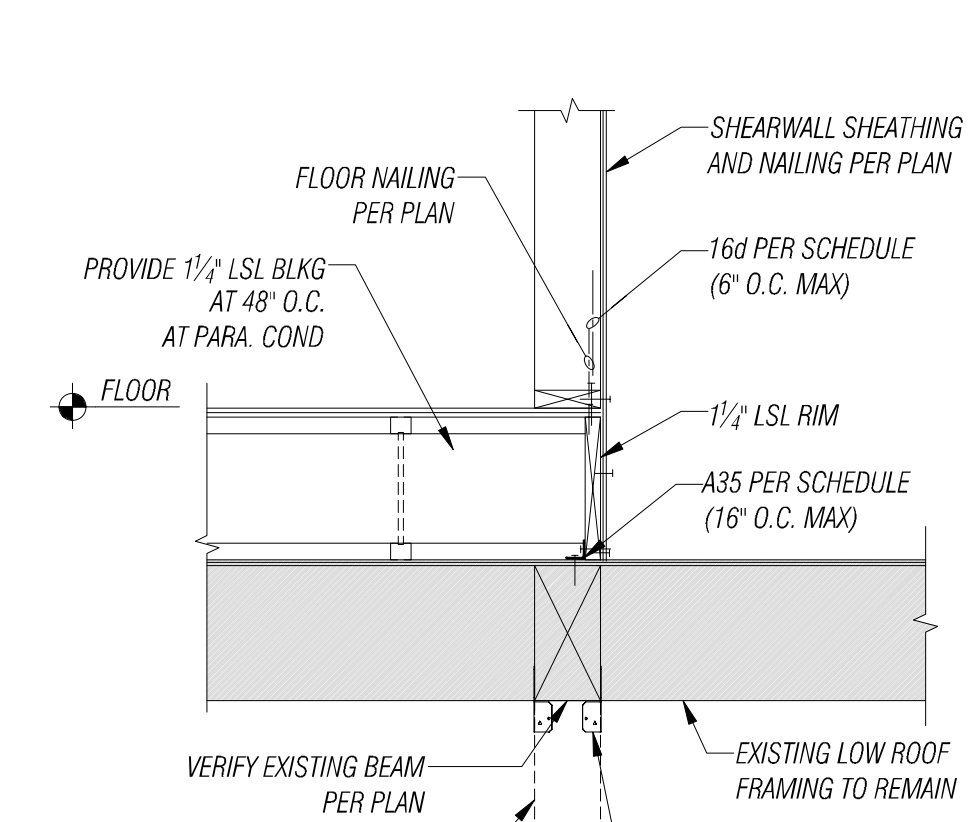
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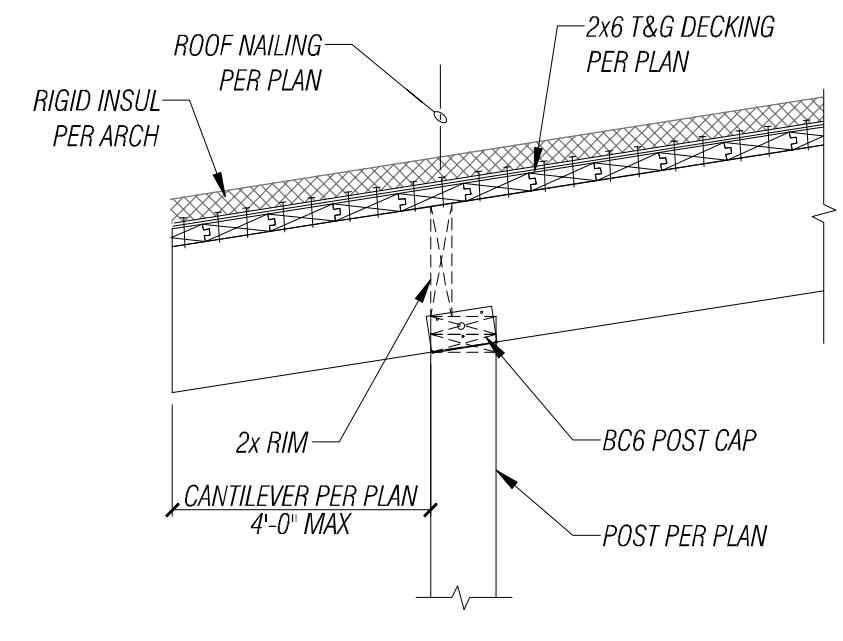
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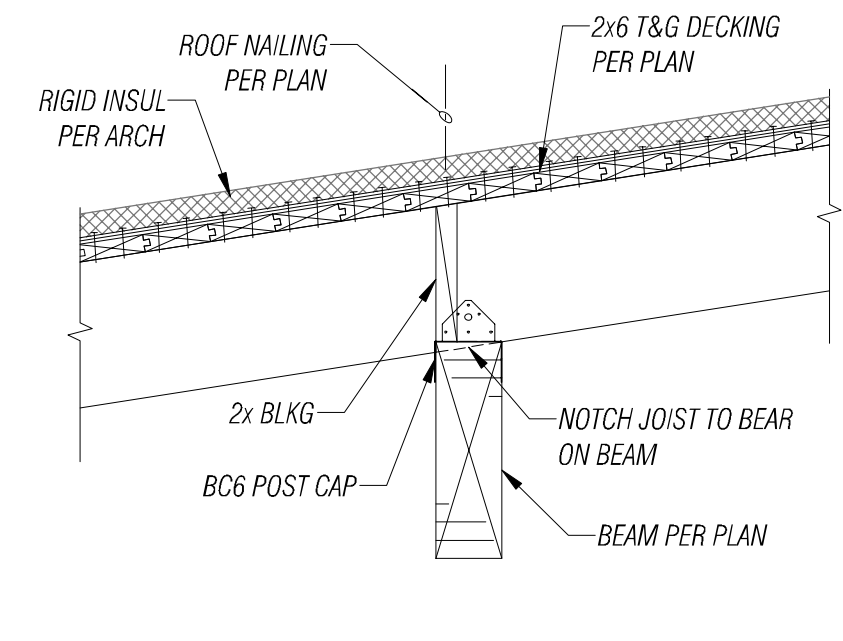
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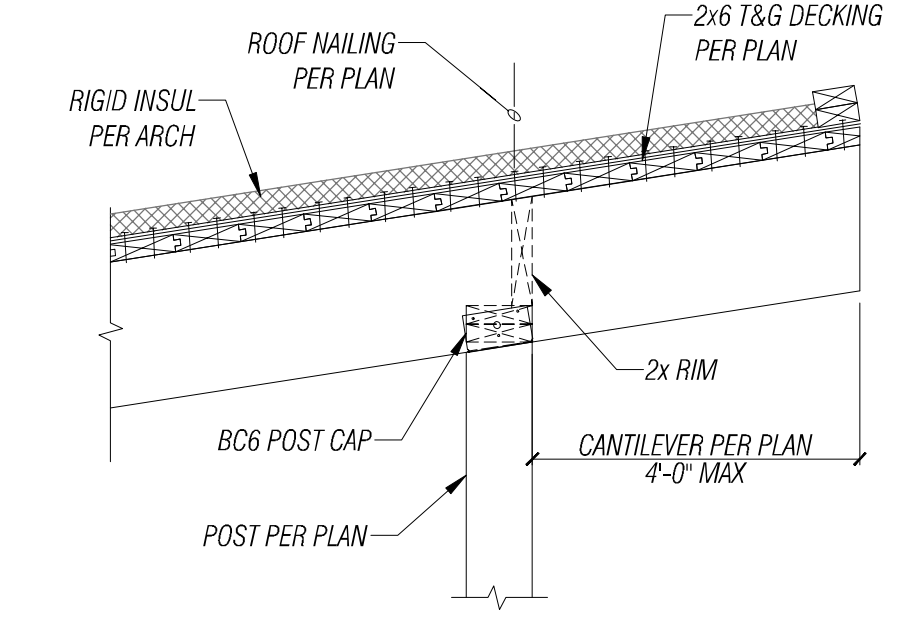
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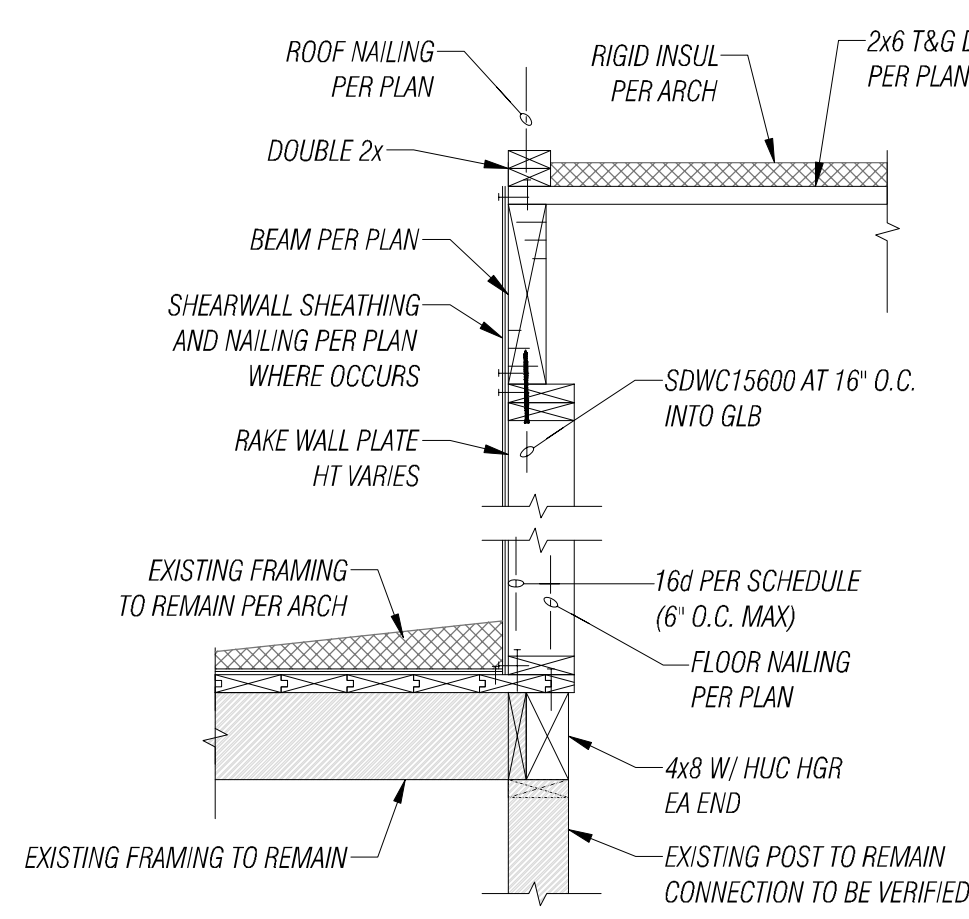
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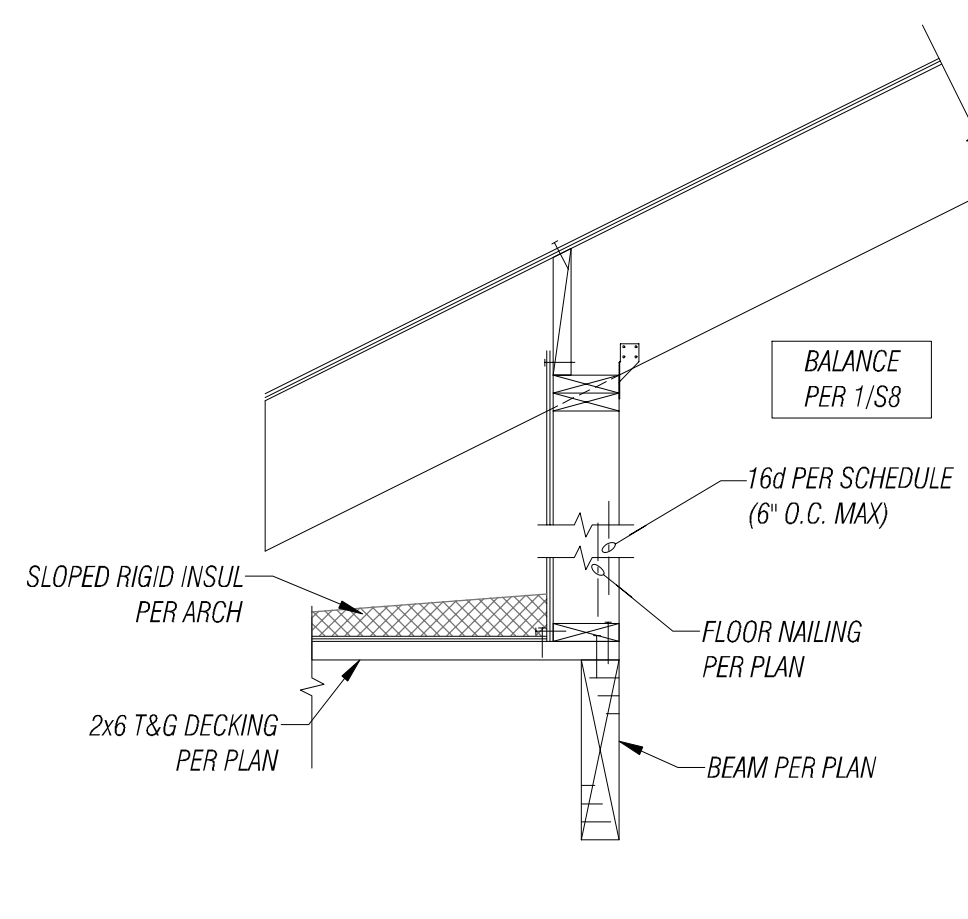
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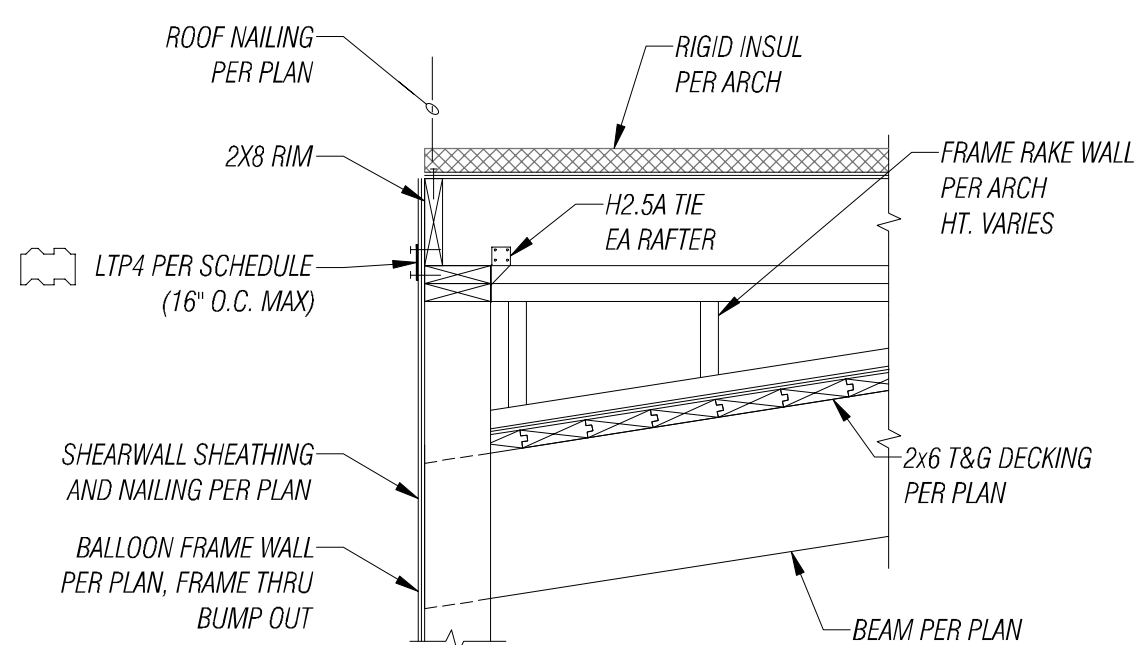
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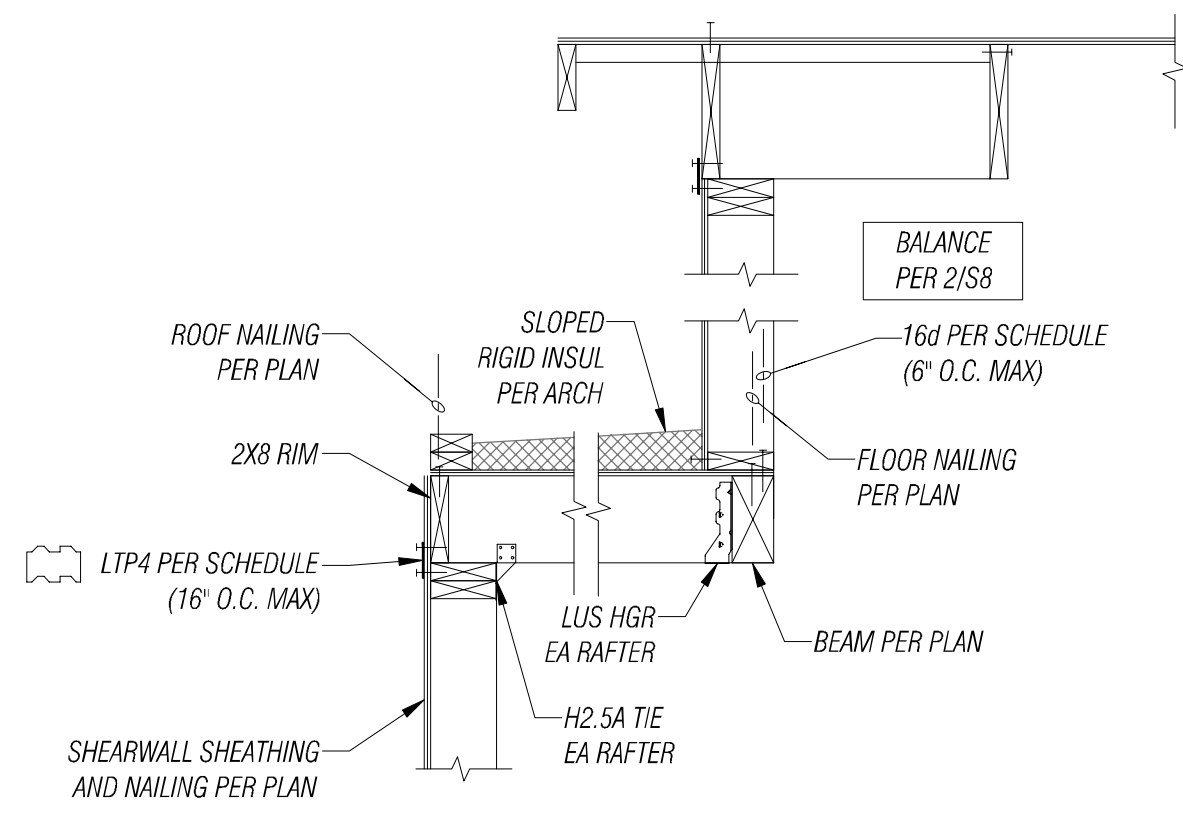
9 LOW ROOF SECTION  
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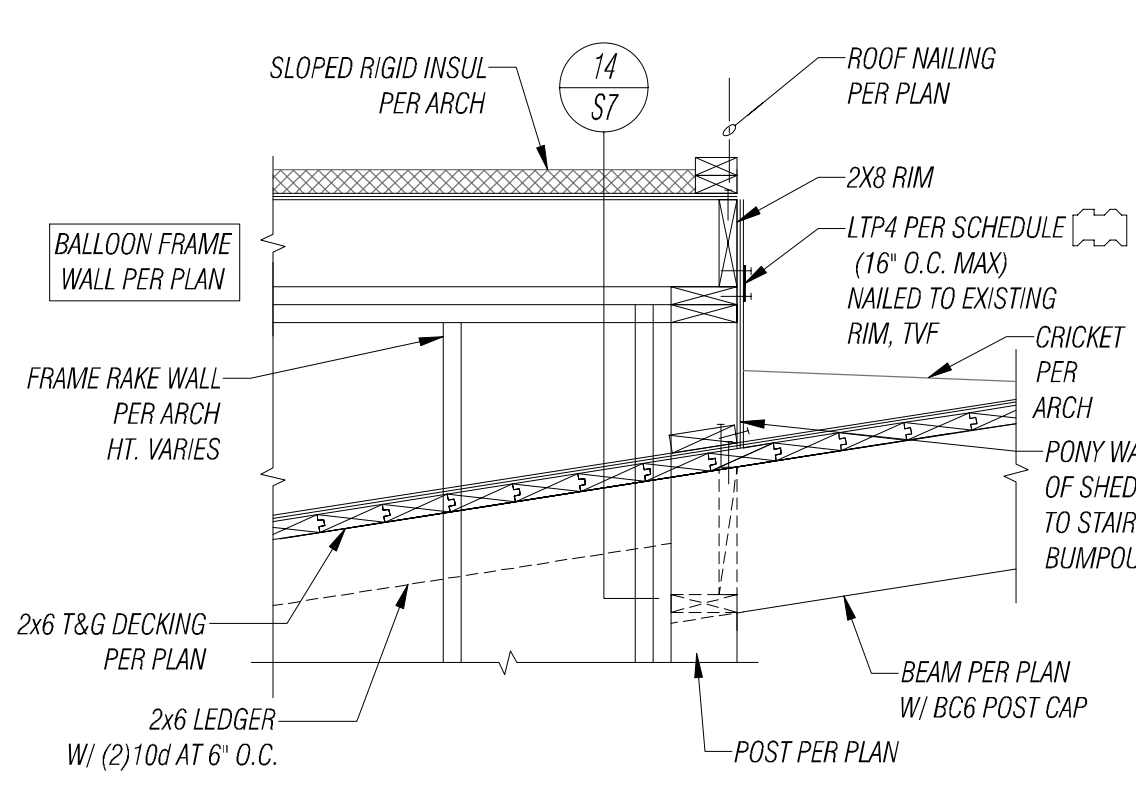
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SCALE 3/4" = 1'-0"



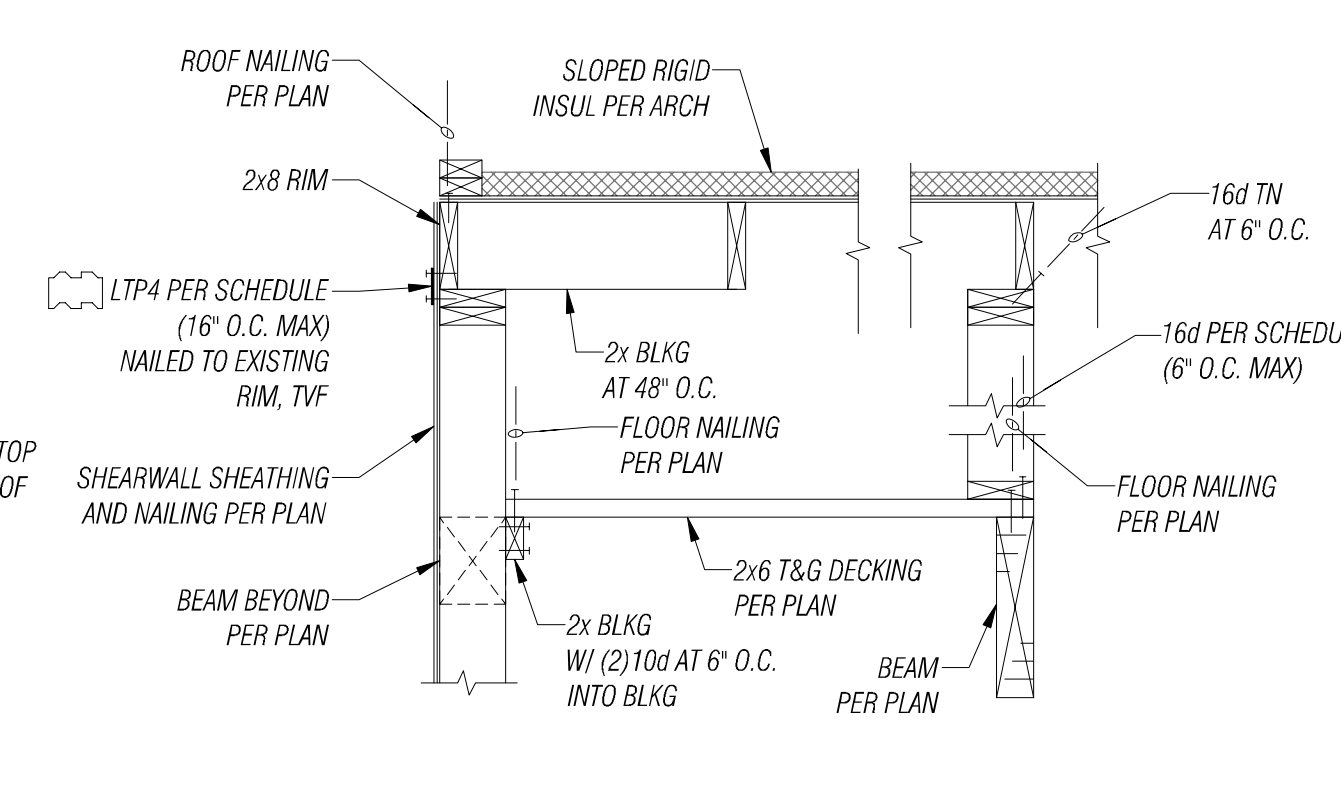
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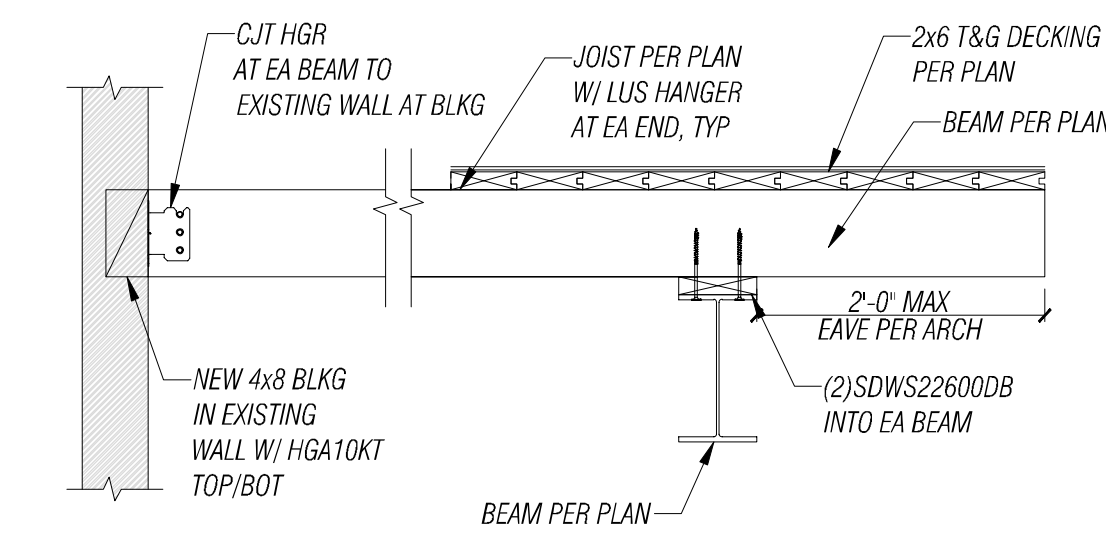
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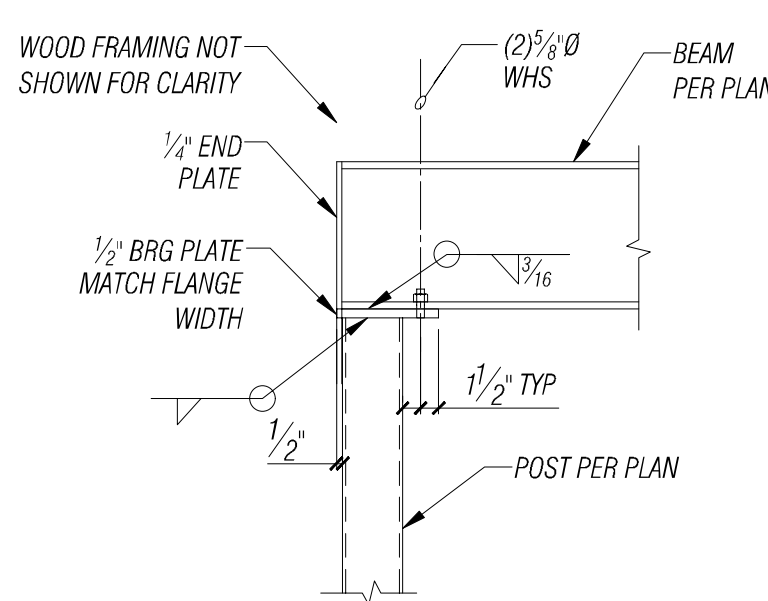
13 LOW ROOF SECTION  
SCALE 3/4" = 1'-0"



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



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

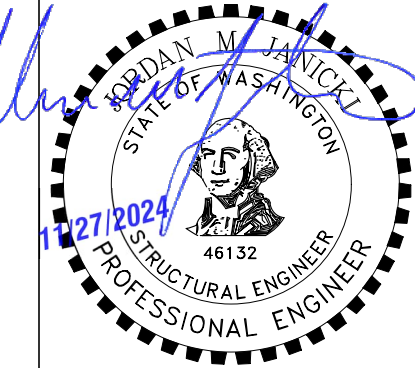


17 LOW ROOF SECTION  
SCALE 3/4" = 1'-0"

FILE LOCATION: Z:\SHARE\PROJECTS\ACTIVE\2024\061424\043 SET UP - FLORENCE FAMILY ADDITION\DRAWINGS\ACTIVE\REFERENCE STWING - ORIGINAL SHEET SIZE ARCH FULL BLEED (24.0 X 36.0 INCHES) - LAST MODIFIED BY: LARA WILLIAMSON  
PRINCIPAL: J.J. PROJECT MANAGER: L.M. DESIGNED BY: L.M. MWP DRAWN BY: J.H. CHECKED BY: J.J.

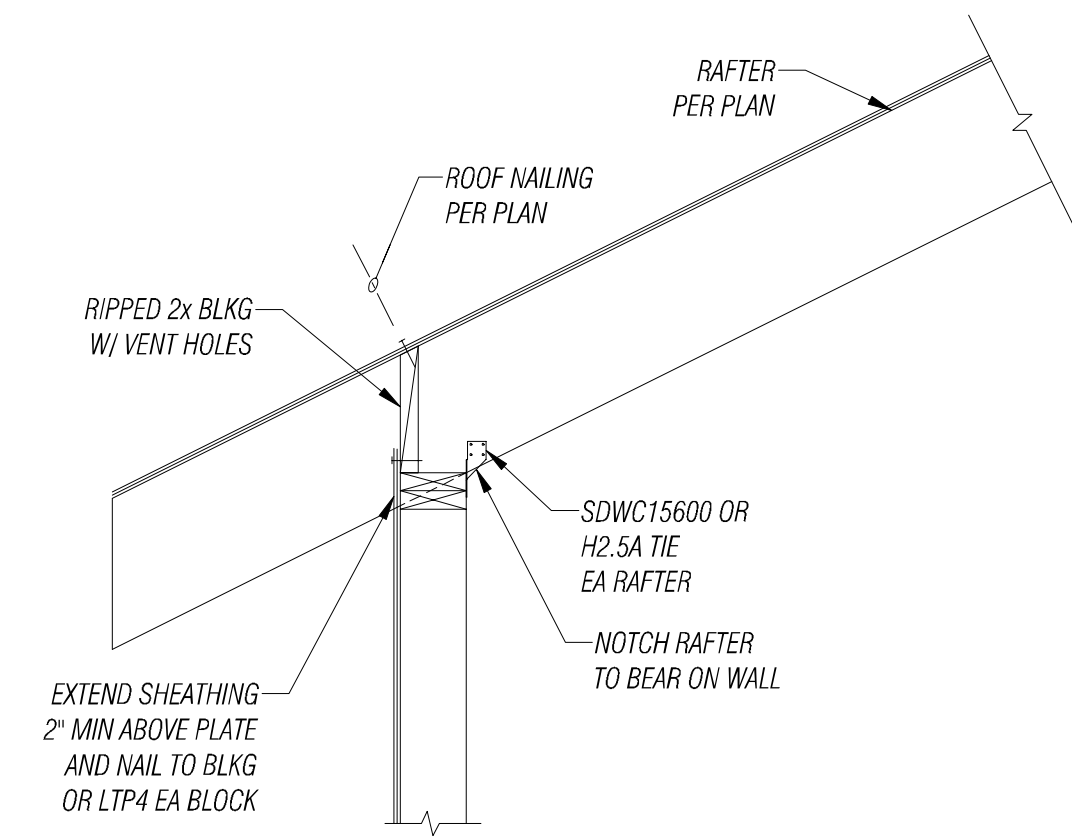
NO.	DATE	BY	REVISION
1	11/27/2024	L.M.	PLAN REVIEW #1

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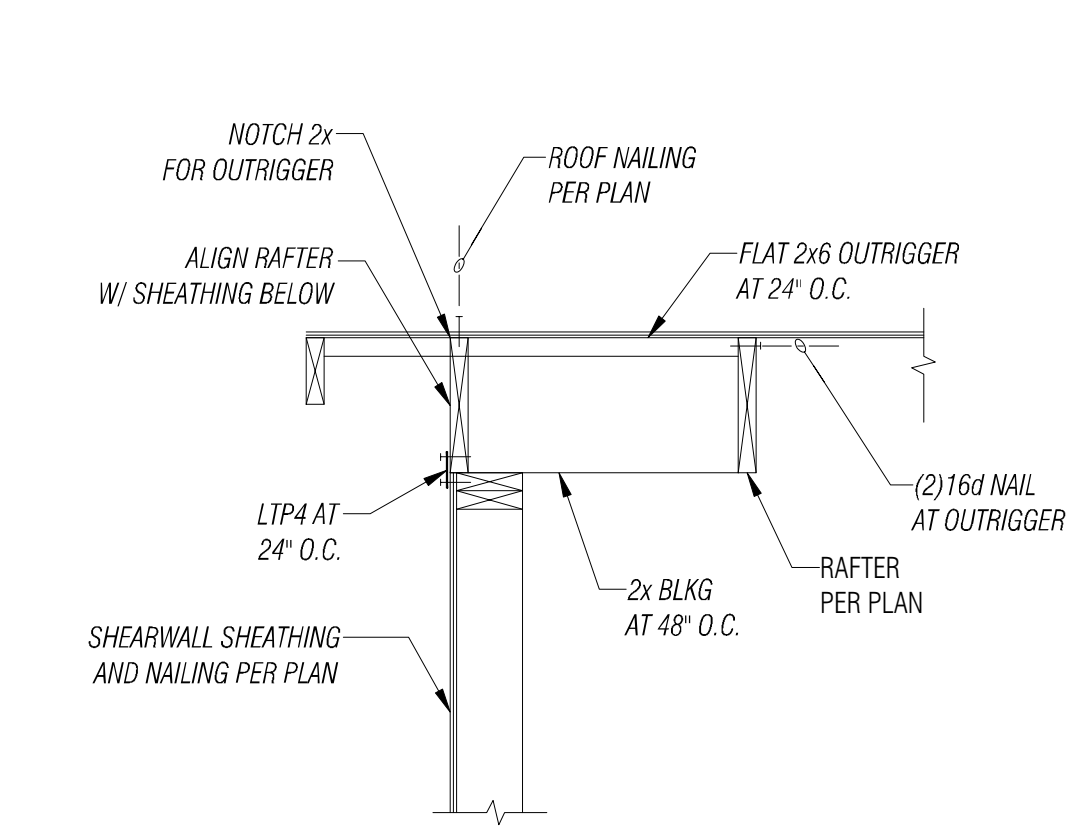


**FLORENCE FAMILY ADDITION**  
8818 SE 62ND ST  
MERCER ISLAND, WA 98040  
PROJECT NUMBER: 2401-0435

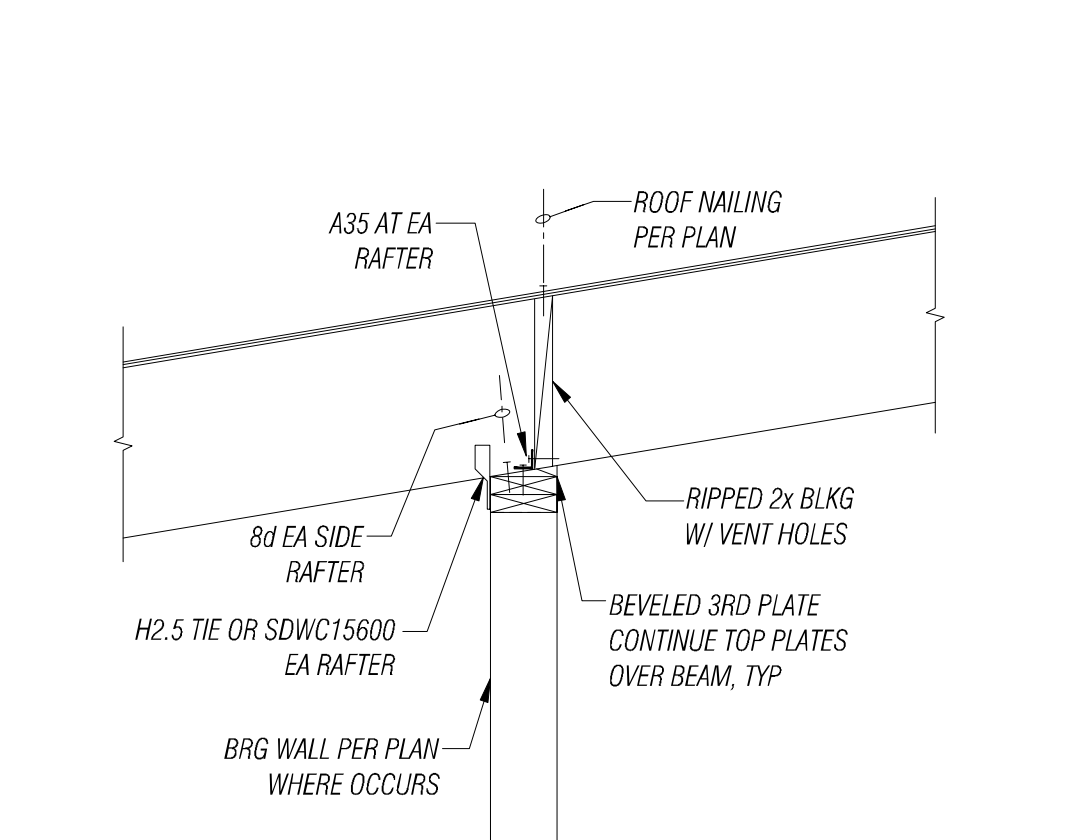
PERMIT SUBMITTAL  
FLOOR FRAMING DETAILS  
DATE: 06/14/2024  
PLAN NUMBER:  
**S7**



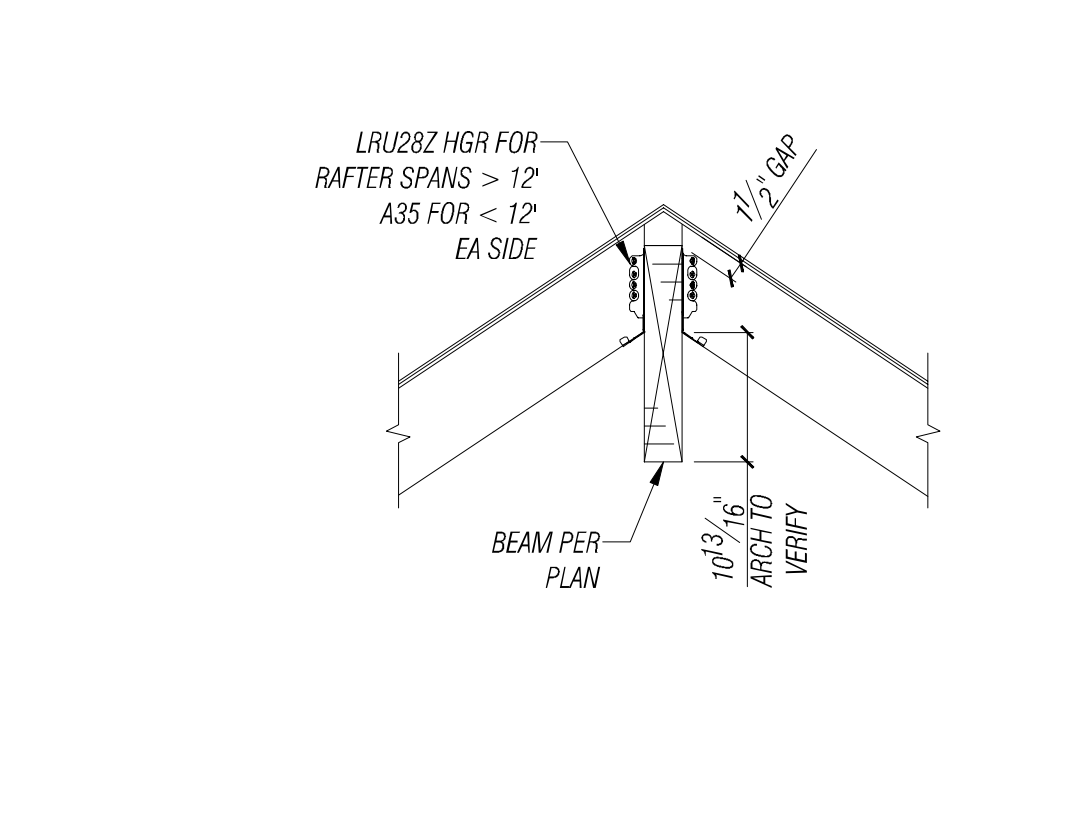
1 ROOF SECTION  
S8 SCALE 3/4" = 1'-0"



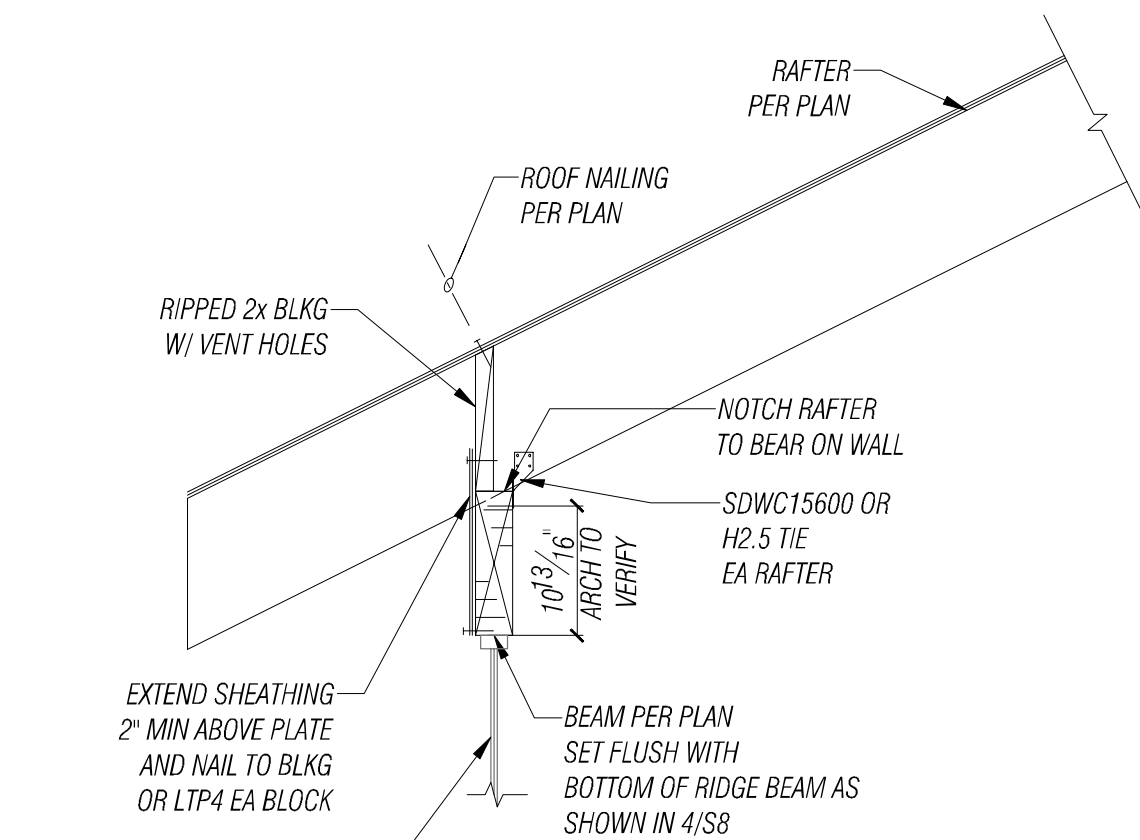
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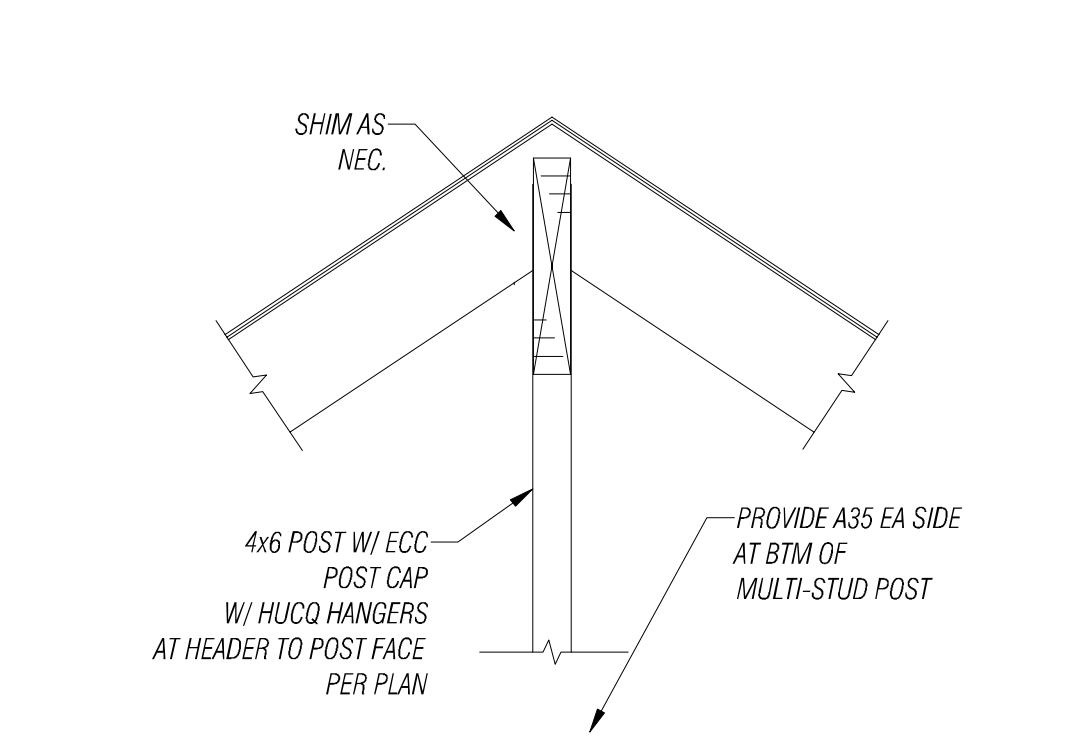
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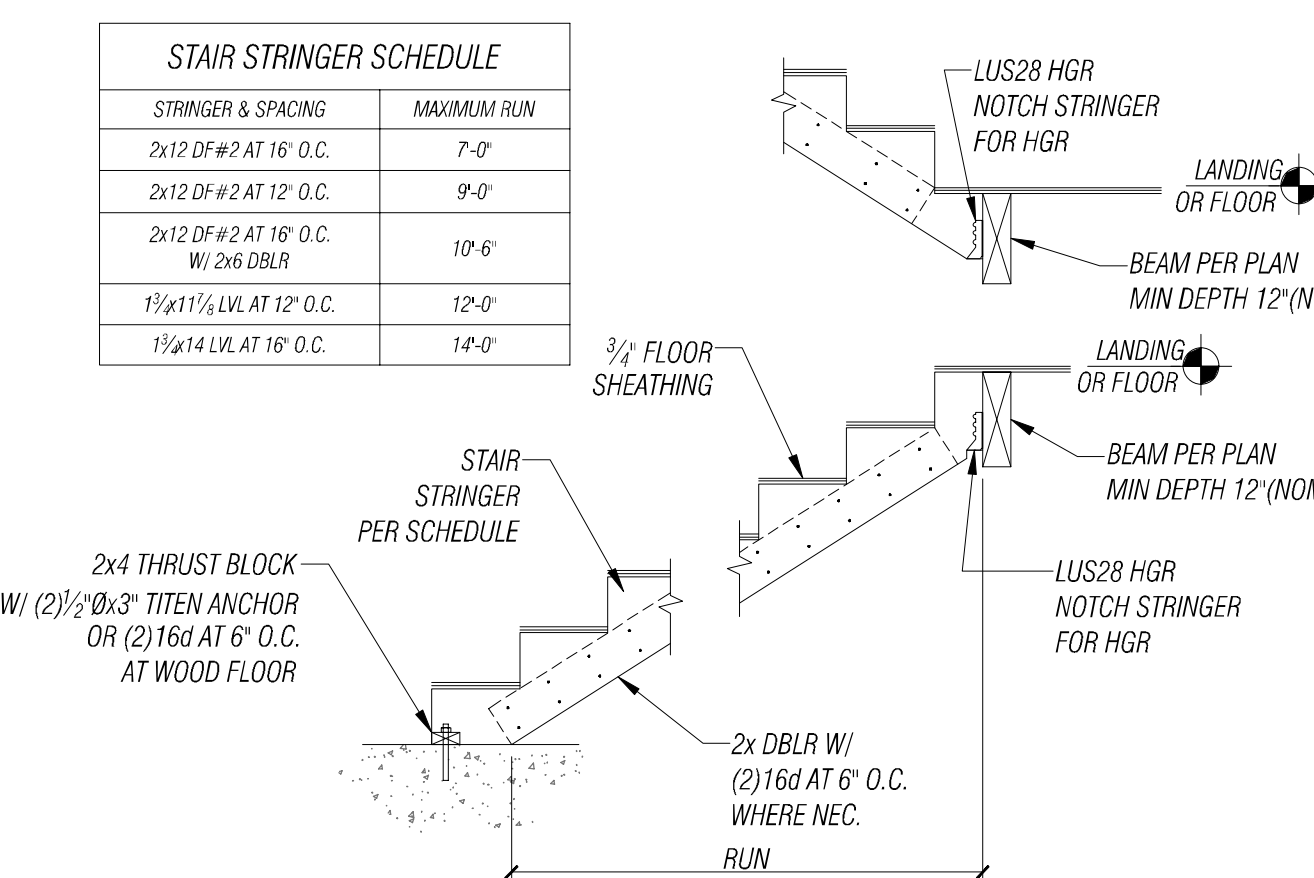
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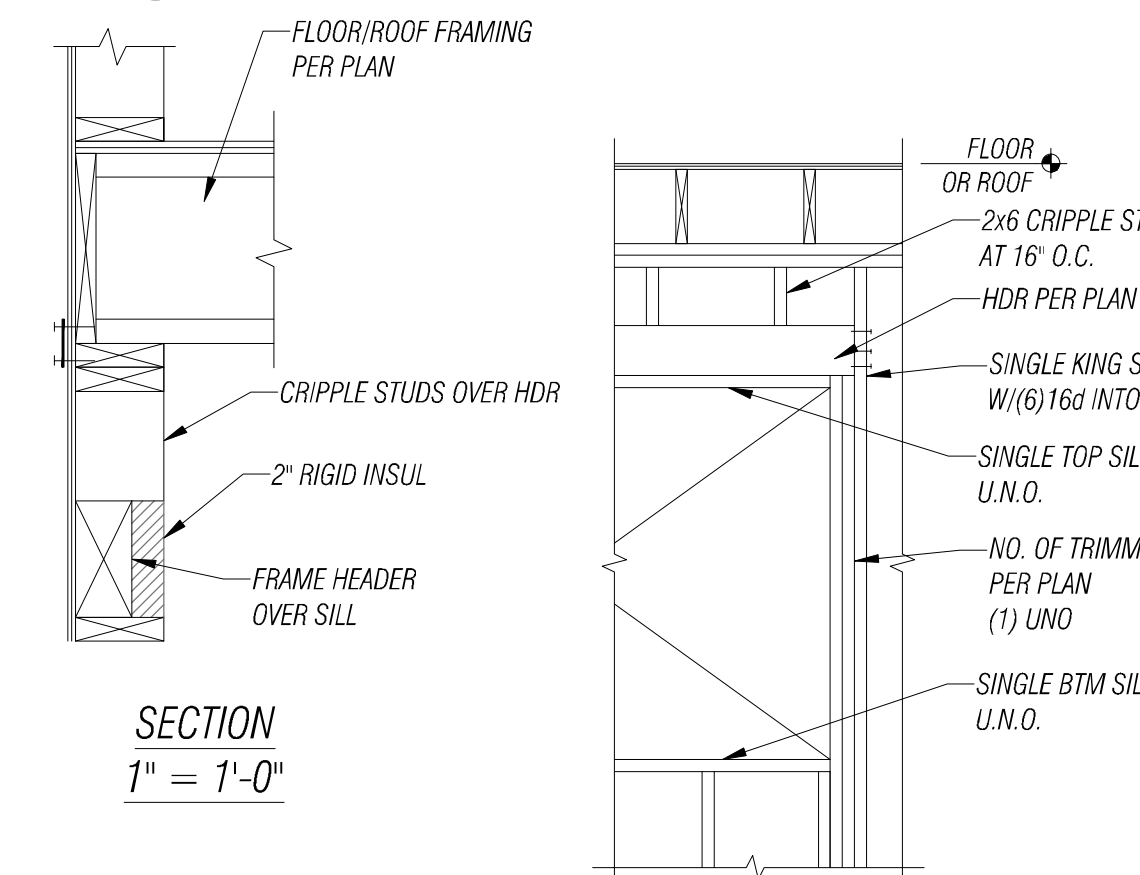
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S8 SCALE 3/4" = 1'-0"



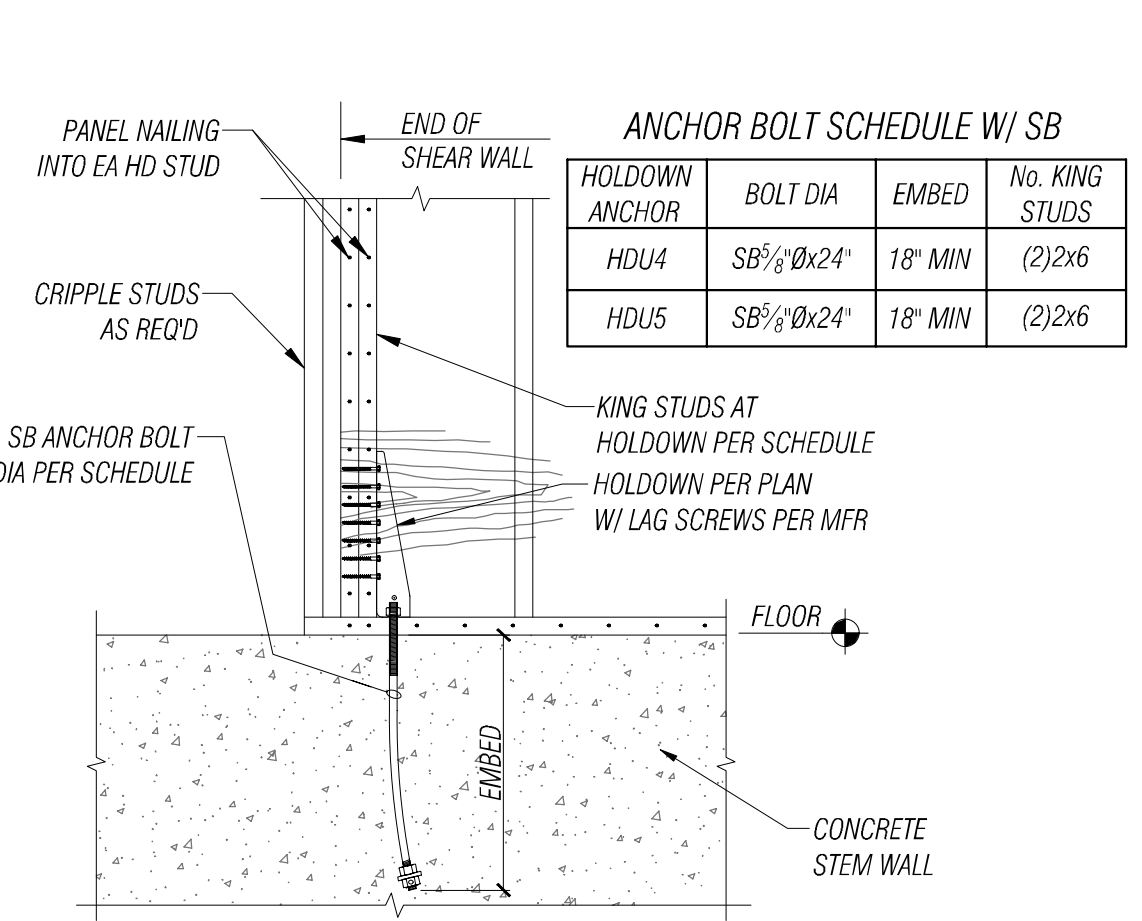
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S8 SCALE 3/4" = 1'-0"



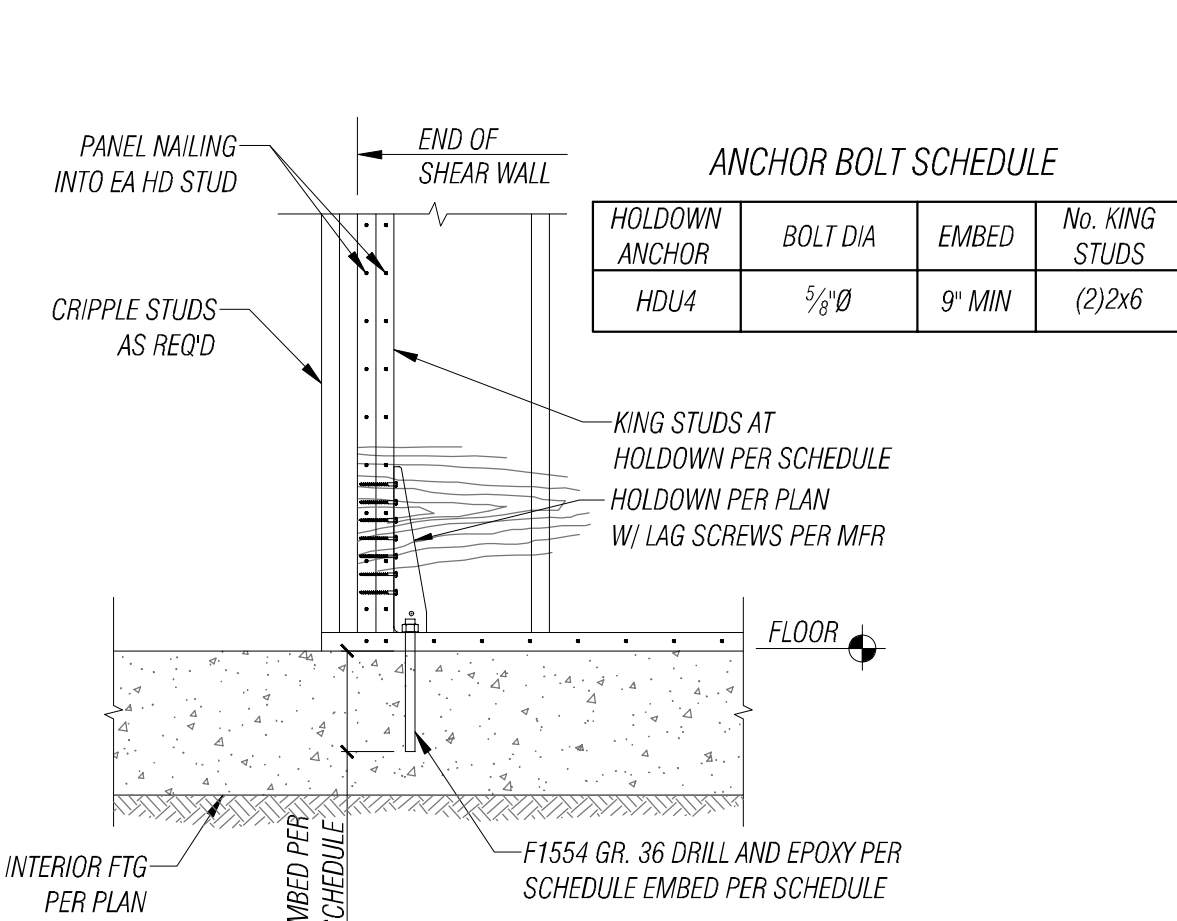
9 TYPICAL STAIR DETAIL  
S8 SCALE 3/4" = 1'-0"



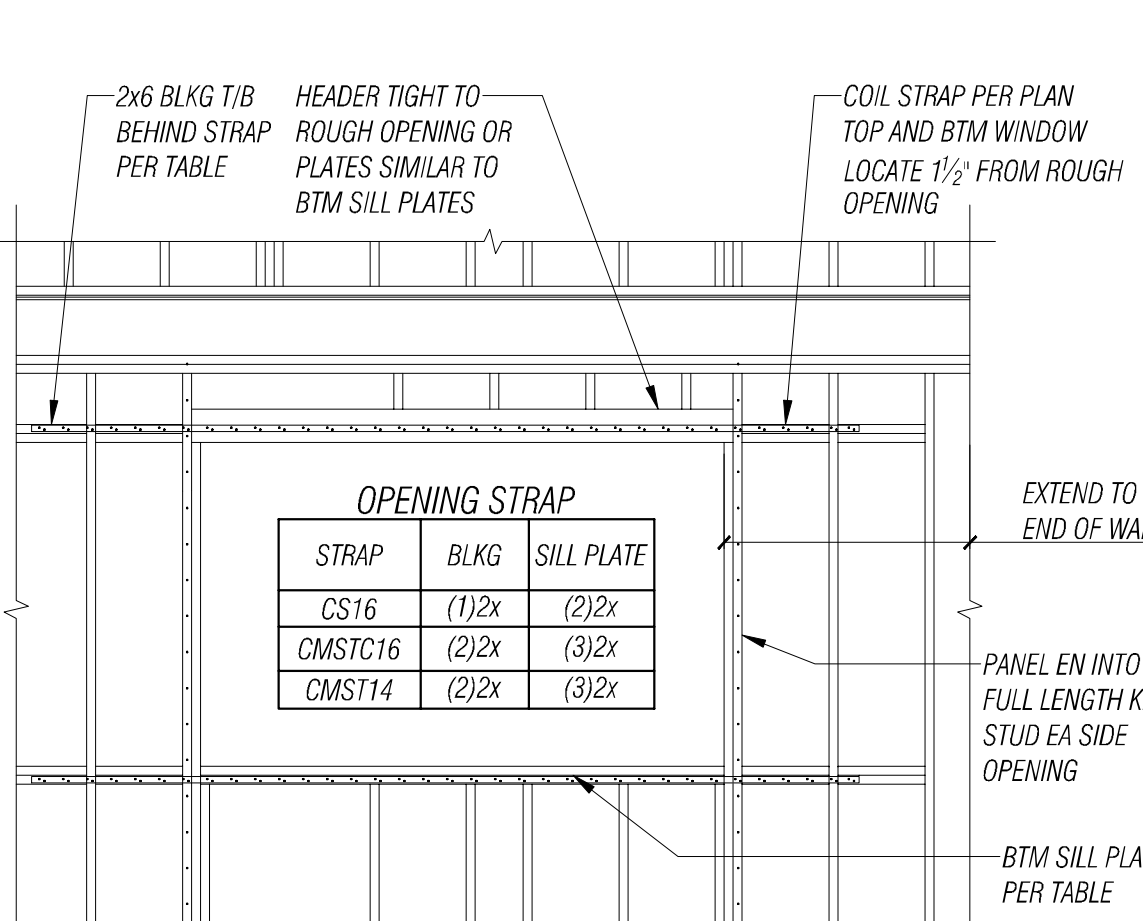
10 TYPICAL HEADER DETAIL  
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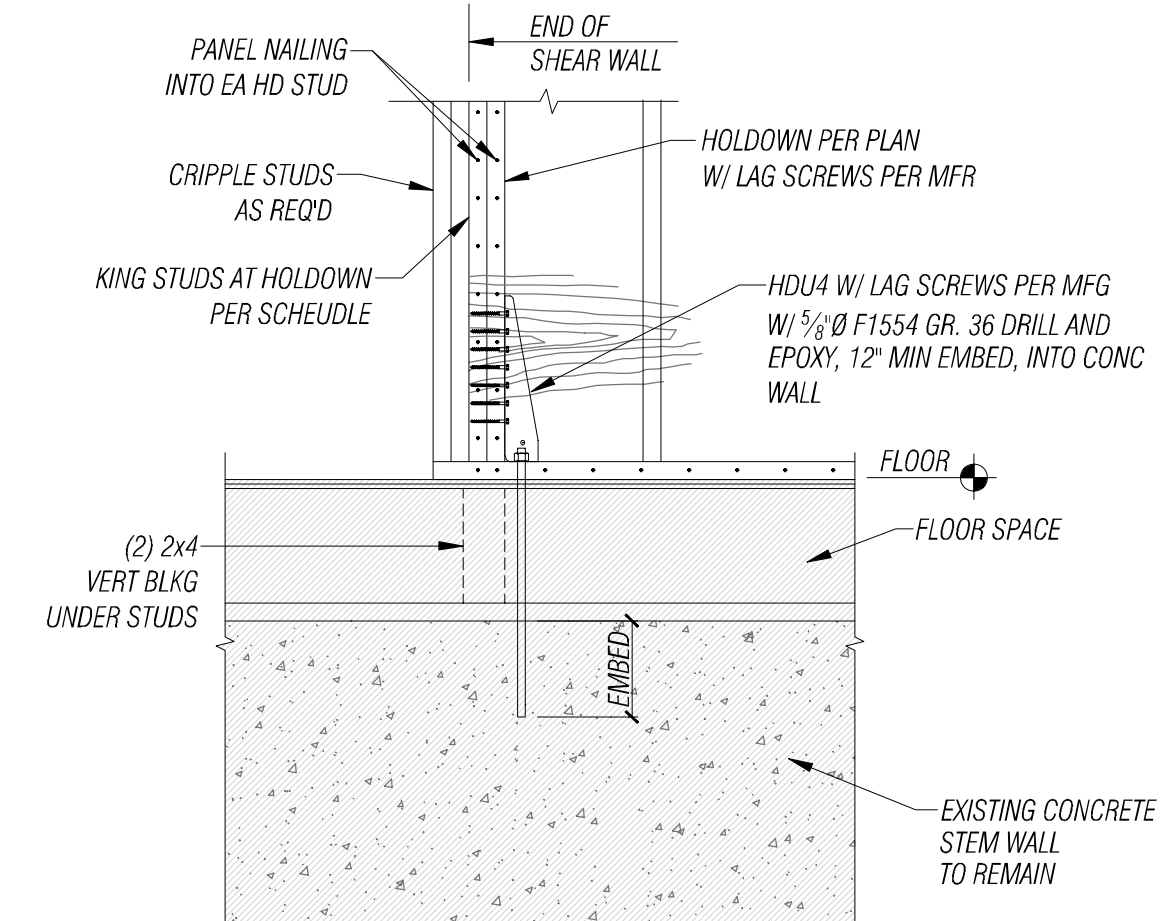
16 TYPICAL SHEARWALL DETAIL  
S8 SCALE 3/4" = 1'-0"



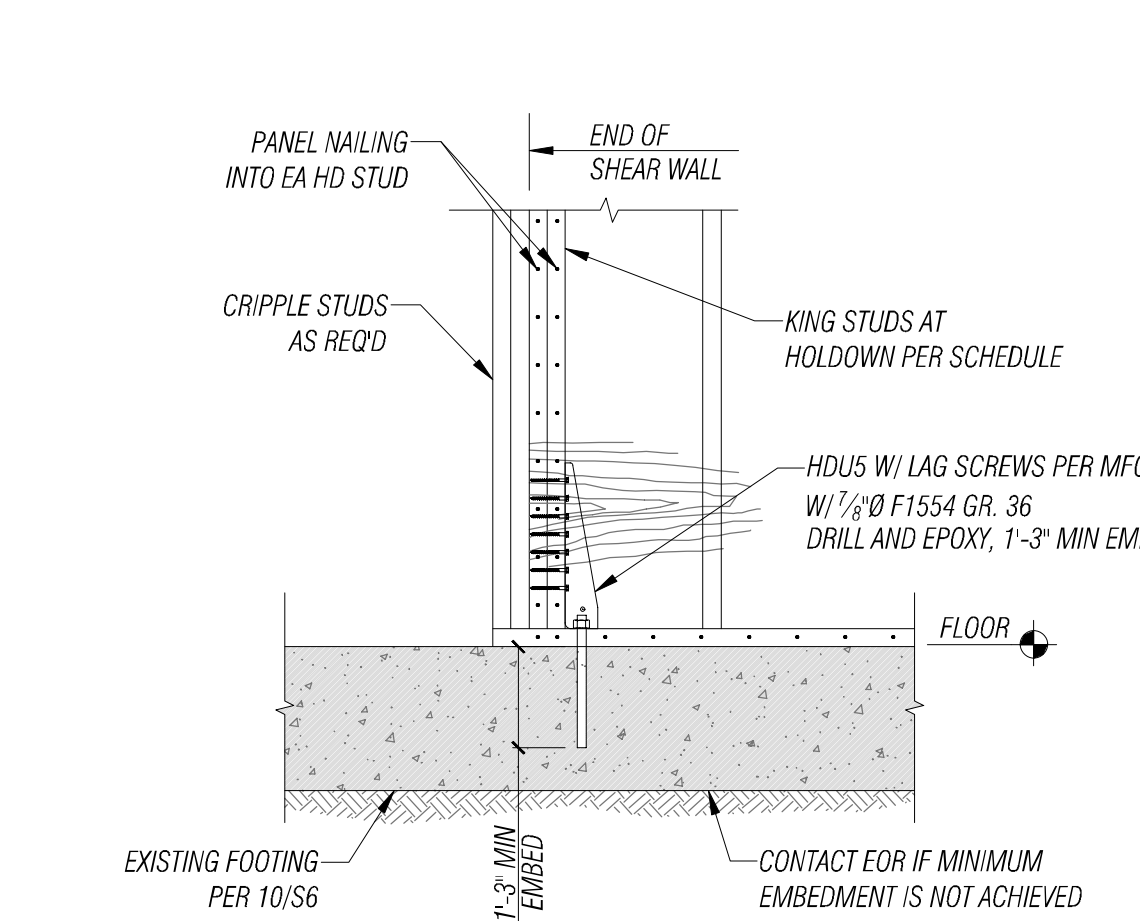
17 SHEARWALL DETAIL AT THICKENED SLAB  
S8 SCALE 3/4" = 1'-0"



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"

FILE LOCATION: S:\SHARE\PROJECTS\2024\061424\0435 SET UP - FLORENCE FAMILY ADDITION\WORKING\DRAWINGS\ACTIVITY\REFERENCE SLIDING - ORIGINAL SHEET SIZE. ARCH FULL BLEED (24.00 X 36.00 INCHES) - LAST MODIFIED BY: LARA WILLIAM  
 PRINCIPAL: JH PROJECT MANAGER: LM DESIGNED BY: LM, MRP DRAWN BY: JH CHECKED BY: JH

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 1 11/27/2024 LKW 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**