

ABBREVIATIONS:

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
BLW	BELOW
BOT	BOTTOM
BOW	BOTTOM OF WALL
CAB	CABINET
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTERPOINT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
D/W	DISHWASHER
EA	EACH
EX	EXISTING
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOW	FACE OF WALL
FN GRDE	FINISHED GRADE
FNDN	FOUNDATION
FLR	FLOOR
FP	FIREPLACE
GA	GAUGE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HGT	HEIGHT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
LV	LOW VOLTAGE
MTL	METAL
MFR	MANUFACTURER
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFC	NOT FOR CONSTRUCTION
OC	ON CENTER
PL	PROPERTY LINE
RAD	RADIUS
RE	REFER TO
SIM	SIMILAR
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
TOW	TOP OF WALL
Typ	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD
WDW	WINDOW

PLAN LEGEND:

	EXISTING WALL TO REMAIN
	NEW FULL-HEIGHT WALL
	NEW FULL-HEIGHT CONCRETE WALL
	PARTIAL-HEIGHT WALL
	PROPERTY LINE
	BUILDING / STRUCTURE ABOVE
	BUILDING / STRUCTURE BELOW
	CENTERLINE
	AREA OF DRAWING REVISION
	ELEVATION MARKER
	SECTION MARKER

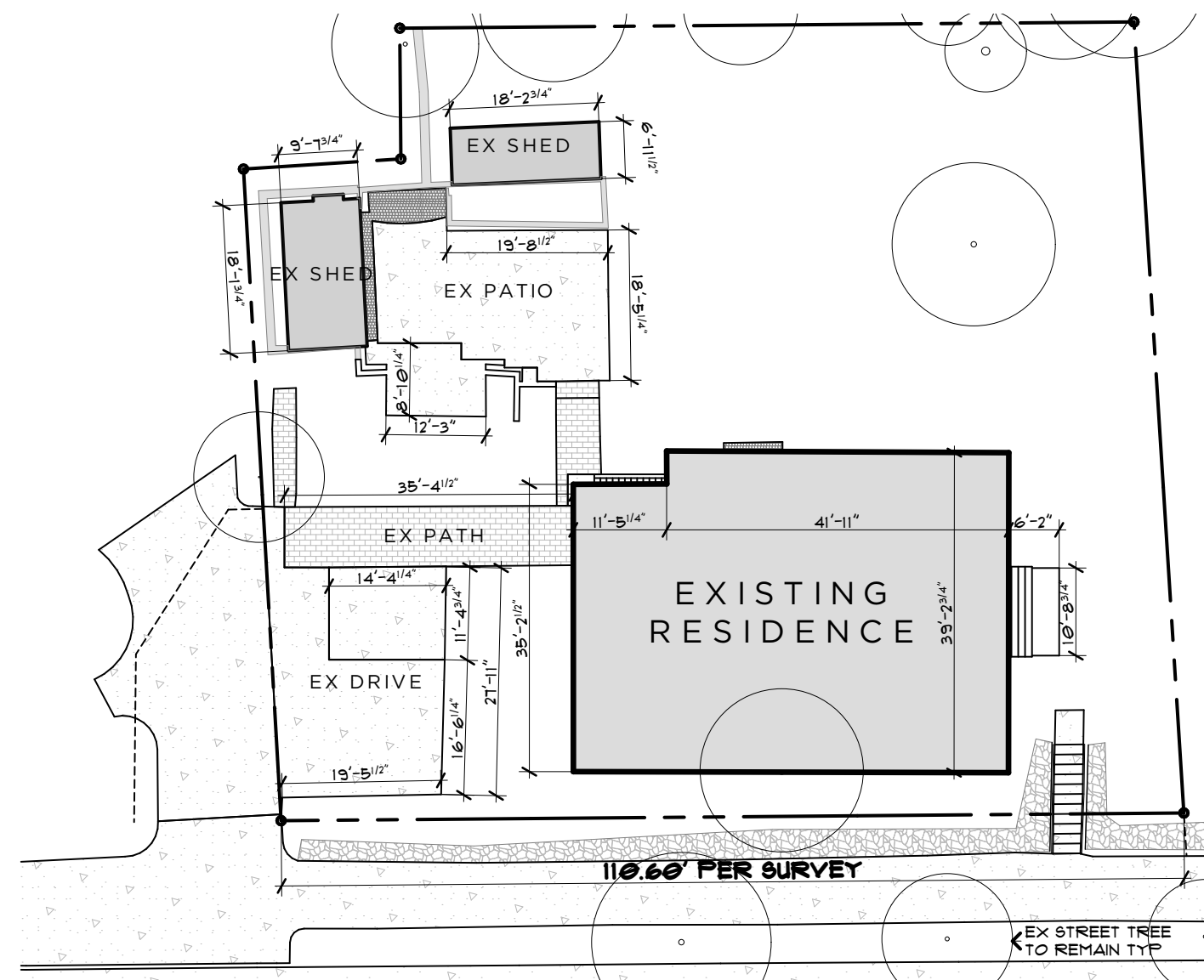
GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, BUILDING CODES, OR COVENANTS OF THE AREA IN WHICH IT IS BUILT.
- APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS.
- THE CONTRACTOR SHALL SCHEDULE WALK-THROUGHS AT EACH OF BELOW NOTED INTERVALS:
  - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - PRIOR TO THE COMMENCEMENT OF ALL MECHANICAL + ELECTRICAL WORK.
- PROVIDE ALL NECESSARY BARRICADES, WARNING SIGNS, + DEVICES TO PROTECT PUBLIC + CONSTRUCTION PERSONNEL DURING CONSTRUCTION.
- MAINTAIN ALL REQUIRED ACCESS + EGRESS DURING CONSTRUCTION.

DUTY OF COOPERATION:

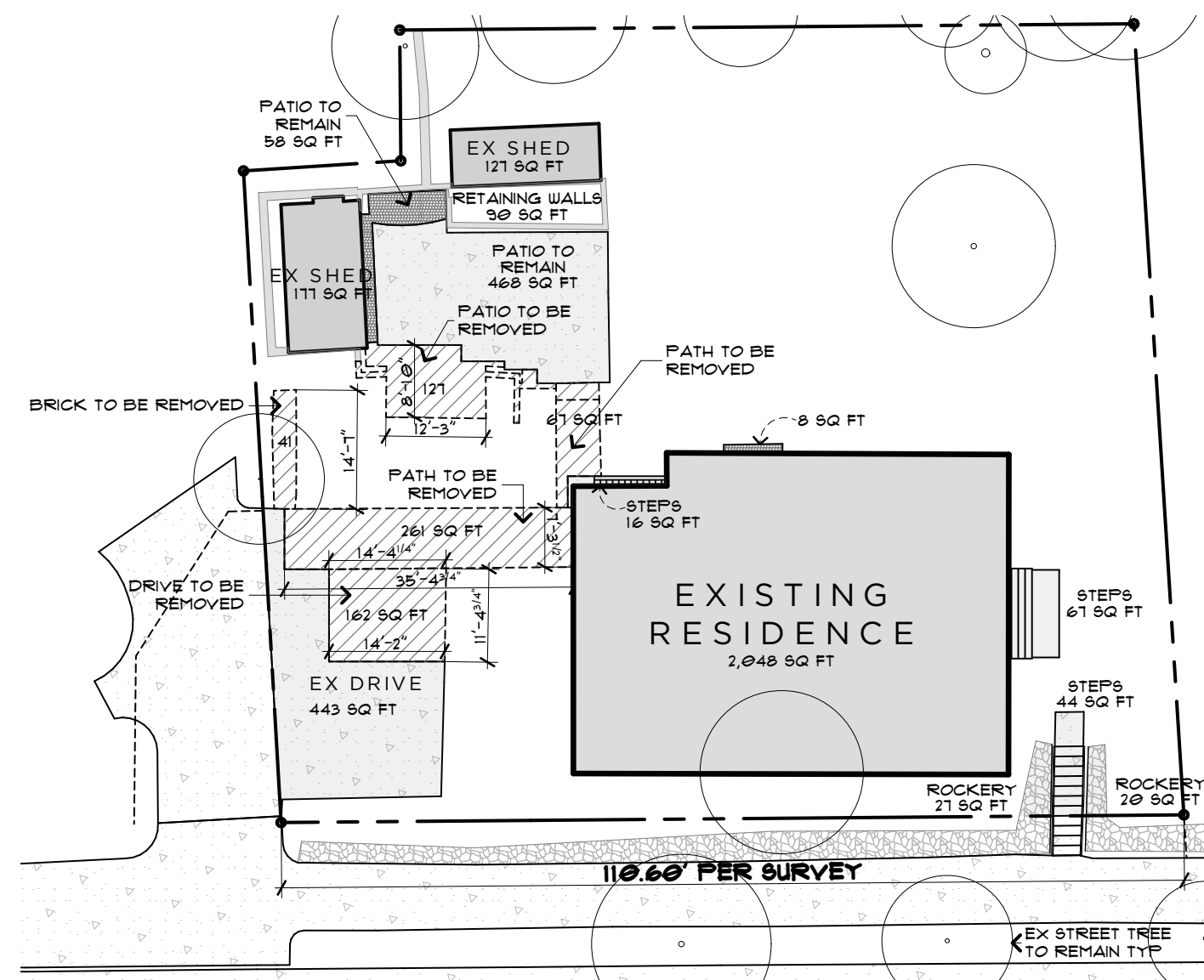
RELEASE + ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, THE CONTRACTOR, + RIPPLE DESIGN STUDIO. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO RIPPLE DESIGN STUDIO. FAILURE TO DO SO SHALL RELIEVE RIPPLE DESIGN STUDIO FROM ANY RESPONSIBILITY OF THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF RIPPLE DESIGN STUDIO ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE RIPPLE DESIGN STUDIO OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH ACTIONS.



EX HARD SURFACE

SCALE: 1" = 20'



DEMO HARD SURFACES

SCALE: 1" = 20'

HARD SURFACE CALCULATIONS:

EXISTING DRIVE:	605 FT <sup>2</sup>
EXISTING STEPS @ SE TO STREET:	45 FT <sup>2</sup>
EXISTING STEPS @ HOUSE (EAST AND TO LOWER LEVEL):	72 FT <sup>2</sup>
EXISTING RETAINING WALLS / ROCKERIES:	165 FT <sup>2</sup>
EXISTING PATIOS:	624 FT <sup>2</sup>
EXISTING MAIN RESIDENCE:	2,048 FT <sup>2</sup>
EXISTING SHEDS:	303 FT <sup>2</sup>
EXISTING PATHS:	375 FT <sup>2</sup>
<b>TOTAL EXISTING IMPERVIOUS SURFACE:</b>	<b>4,237 FT<sup>2</sup></b>
DRIVE / PATHS TO BE REMOVED:	490 FT <sup>2</sup>
PATIO TO BE REMOVED:	168 FT <sup>2</sup>
<b>TOTAL IMPERVIOUS TO BE REMOVED:</b>	<b>658 FT<sup>2</sup></b>
PROPOSED ROOF AREA:	962 FT <sup>2</sup>
PROPOSED DRIVE AREA:	47 FT <sup>2</sup>
<b>TOTAL PROPOSED IMPERVIOUS AREA:</b>	<b>1,009 FT<sup>2</sup></b>
<b>NET IMPERVIOUS INCREASE:</b>	<b>351 FT<sup>2</sup></b>

HARDSCAPE CALCS:

LOT AREA	10,376 FT <sup>2</sup>
ALLOWABLE HARDSCAPE:	(9%) 934 FT <sup>2</sup>
CARRIAGEWAY FROM LOT COVERAGE:	351 FT <sup>2</sup>
MAXIMUM TOTAL HARDSCAPE:	1,285 FT <sup>2</sup>
EXISTING PATIO TO REMAIN:	526 FT <sup>2</sup>
EXISTING STEPS @ SE TO STREET:	44 FT <sup>2</sup>
EXISTING STEPS @ HOUSE:	89 FT <sup>2</sup>
EXISTING RETAINING WALLS / ROCKERIES:	135 FT <sup>2</sup>
<b>TOTAL EXISTING HARDSCAPE TO REMAIN:</b>	<b>794 FT<sup>2</sup></b>
PROPOSED PATHS:	190 FT <sup>2</sup>
(PERMEABLE PER CITY DESIGN GUIDELINES)	
<b>TOTAL HARDSCAPE AT COMPLETION:</b>	<b>(9.5%) 984 FT<sup>2</sup></b>
REQUIRED LANDSCAPE AREA:	(60.0%) 6,226 FT <sup>2</sup>
PROPOSED LANDSCAPED AREA:	(63.4%) 6,577 FT <sup>2</sup>
(INCLUDING HARDSCAPE ABOVE)	

FLOOR AREAS:

LOT AREA:	10,376 FT <sup>2</sup>
MAXIMUM ALLOWABLE GFA:	(40%) 4,150.4 FT <sup>2</sup>
EXISTING MAIN FLOOR GFA:	1,108 FT <sup>2</sup>
(INCLUDES STAIRS TO UPPER LEVEL)	
EXISTING UPPER LEVEL GFA:	961 FT <sup>2</sup>
(EXCLUDE STAIR PER 19.02.020.D.2.c.)	
<b>TOTAL EXISTING GFA:</b>	<b>2,069 FT<sup>2</sup></b>
PROPOSED GARAGE GFA:	414 FT <sup>2</sup>
PROPOSED MAIN LEVEL ADDITION GFA:	547 FT <sup>2</sup>
(INCLUDES STAIRS TO UPPER LEVEL)	
PROPOSED UPPER LEVEL ADDITION GFA:	726 FT <sup>2</sup>
(EXCLUDE STAIR PER 19.02.020.D.2.c.)	
<b>TOTAL PROPOSED GFA:</b>	<b>1,687 FT<sup>2</sup></b>
<b>TOTAL GROSS FLOOR AREA:</b>	<b>(36.2%) 3,756 FT<sup>2</sup></b>

LOT SLOPE CALCS:

HIGH POINT:	80.64'
LOW POINT:	72.10'
TOTAL REQUIRED WIDTH OF 17%:	8.54'
HORIZONTAL DISTANCE BETWEEN:	117'-3"
<b>LOT SLOPE:</b>	<b>7.3% SLOPE</b>

LOT COVERAGE CALCS:

LOT AREA	10,376 FT <sup>2</sup>
MAXIMUM LOT COVERAGE:	(40%) 4,150 FT <sup>2</sup>
(SEE LOT SLOPE CALCS)	
EXISTING RESIDENCE ROOF SURFACE TO REMAIN:	2,048 FT <sup>2</sup>
EXISTING SHEDS:	303 FT <sup>2</sup>
EXISTING DRIVE TO REMAIN:	443 FT <sup>2</sup>
<b>EXISTING LOT COVERAGE TO REMAIN:</b>	<b>2,794 FT<sup>2</sup></b>
PROPOSED ROOF SURFACE AREA:	962 FT <sup>2</sup>
PROPOSED DRIVE SURFACE AREA:	47 FT <sup>2</sup>
<b>TOTAL PROPOSED LOT COVERAGE:</b>	<b>1,009 FT<sup>2</sup></b>
<b>TOTAL LOT COVERAGE UPON COMPLETION:</b>	<b>(36.6%) 3,803 FT<sup>2</sup></b>

REQUIRED SIDE YARD CALCS:

LOT WIDTH PER LARGEST CIRCLE:	97'-0"
TOTAL REQUIRED WIDTH OF 17%:	(COMBINED) 16.49'
MINIMUM SIDE YARD (5' OR 33%):	5.44'

# HINCKLEY RESIDENCE

8240 SE 26TH ST, MERCER ISLAND, WA 98040

PROJECT INFO:

PROJECT ADDRESS:  
8240 SE 26TH ST  
MERCER ISLAND, WA 98040

SCOPE OF WORK:  
FILL IN SCOPE OF WORK HERE

ZONE:  
ZONE

LEGAL DESCRIPTION:  
LOT 48 KING COUNTY LOT LINE ADJUSTMENT NUMBER S/806-005, RECORDED UNDER RECORDING NUMBER 2006122890004, BEING A PORTION OF LOT 48, CITY OF MERCER ISLAND SHORT PLAT NUMBER M-88-08-26, RECORDED UNDER RECORDING NUMBER BB2069004, IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 48;  
THENCE NORTH 88°33'16" WEST 110.60 FEET;  
THENCE NORTH 01°22'12" WEST 79.989 FEET;  
THENCE NORTH 88°14'35" EAST 19.32 FEET;  
THENCE NORTH 01°26'44" EAST 16.02 FEET TO THE NORTH LINE OF SAID SHORT PLAT;  
THENCE SOUTH 88°33'16" EAST 89.95 FEET TO THE NORTHEAST CORNER OF SAID SHORT PLAT;  
THENCE SOUTH 01°40'37" EAST 97.14 FEET TO THE TRUE POINT OF BEGINNING SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

ACCESSOR'S PARCEL NUMBER:  
122404-9002

BUILDING CODE + OCCUPANCY:  
2015 IRC (ARCHITECTURAL) + IBC (STRUCTURAL) SRC + SBC FOR SEATTLE  
R-3 SINGLE FAMILY RESIDENTIAL (RESIDENCE)  
U-3 STORAGE (GARAGE, STORAGE)

TYPE OF CONSTRUCTION:  
TYPE-V-N NON-SPRINKLERED

PROJECT TEAM:

CLIENT:  
HINCKLEY RESIDENCE  
8240 SE 26TH ST  
MERCER ISLAND, WA 98040  
#Client Phone Number

ARCHITECT / APPLICANT:  
RIPPLE DESIGN STUDIO - JIM DEARTH  
4303 STONE WAY N  
SEATTLE, WA 98103  
206.913.2333

STRUCTURAL ENGINEER:  
BUKER ENGINEERING - DANIEL BUKER  
4303 STONE WAY N  
SEATTLE, WA 98103  
206.298.6333

CONTRACTOR:  
TBD

VICINITY MAP:



SHEET INDEX:

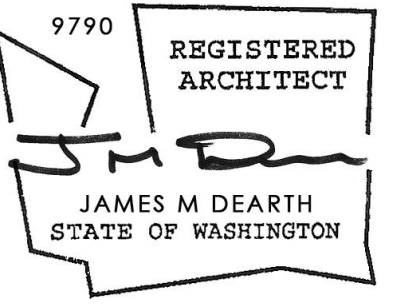
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RIPPLE DESIGN STUDIO

206.913.2333

4303 STONE WAY N  
SEATTLE, WA 98103



8240 SE 26TH ST MERCER ISLAND, WA

PROJECT INFORMATION

RELEASE  
11 DECEMBER 2024

A1.0

HINCKLEY

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, AFN 20040427002367)  
 LOT 4B OF MERCER ISLAND SHORT PLAT NO. 88-08-26, AS RECORDED DECEMBER 6, 1988 UNDER RECORDING NO. 8812069004, RECORDS OF KING COUNTY AUDITOR;  
 SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

HELD A BEARING OF N01°16'22"E ALONG THE MONUMENTED CENTERLINE OF 84TH AVE. S.E. AS SHOWN HEREON, BEING THE EAST LINE OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., PER R1.

## REFERENCES

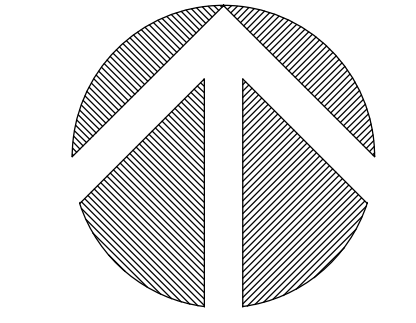
- R1 MERCER ISLAND SHORT PLAT NO. M1-82-11-25 AS RECORDED IN BOOK 35 OF SURVEYS, PAGE 81, RECORDS OF KING COUNTY.
- R2 SR 90 MERCER ISLAND WEST SHORE TO EAST CHANNEL BRIDGE RIGHT OF WAY AND LIMITED ACCESS PLAN, DATED FEB. 1 1980.
- R3 MERCER ISLAND LOT LINE ADJUSTMENT SUB06-005, RECORDED IN BOOK 216 OF SURVEYS, PAGES 267-268, RECORDS OF KING COUNTY.

## VERTICAL DATUM

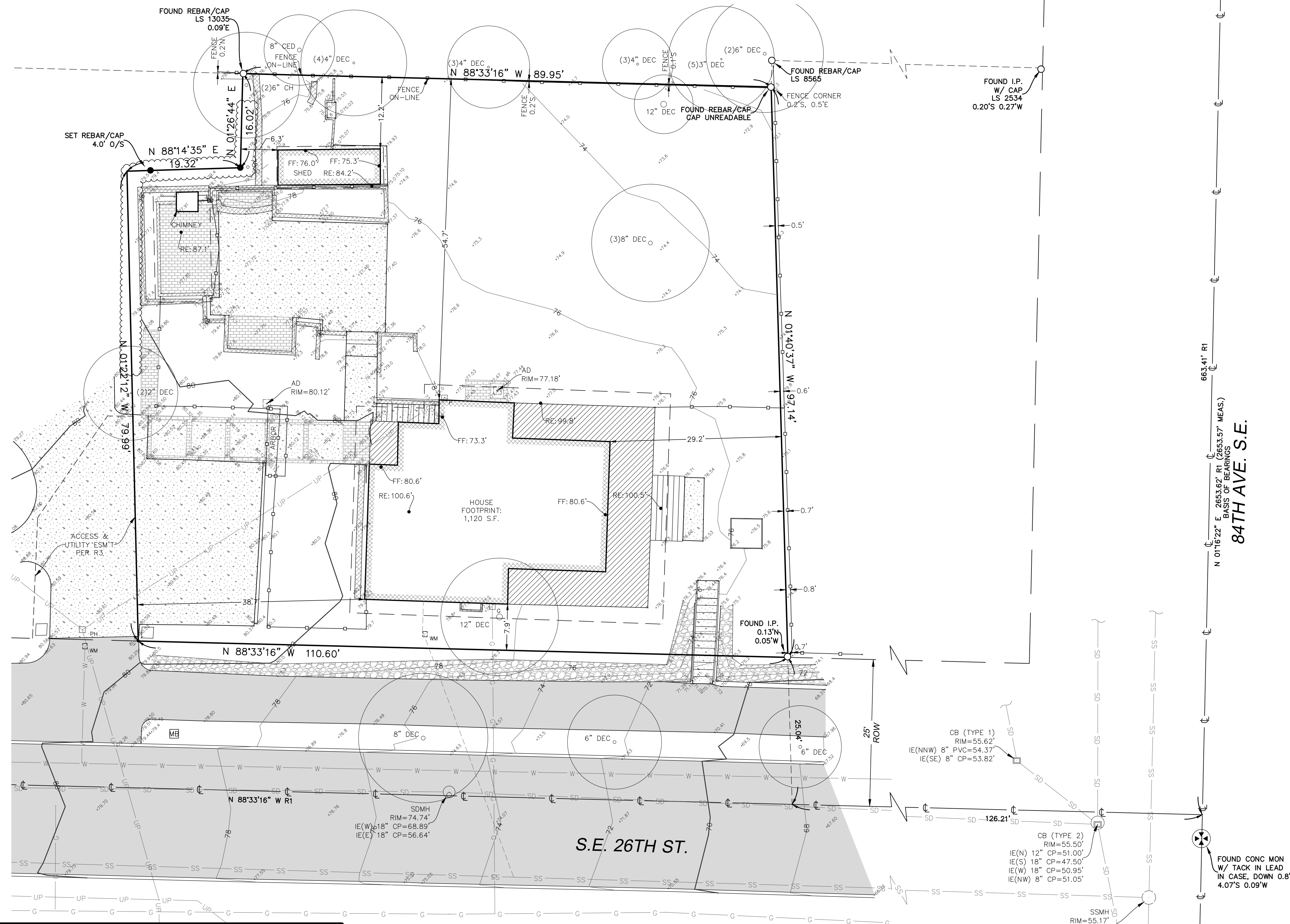
NAVD(88) PER GPS OBSERVATIONS.

## SURVEYOR'S NOTES

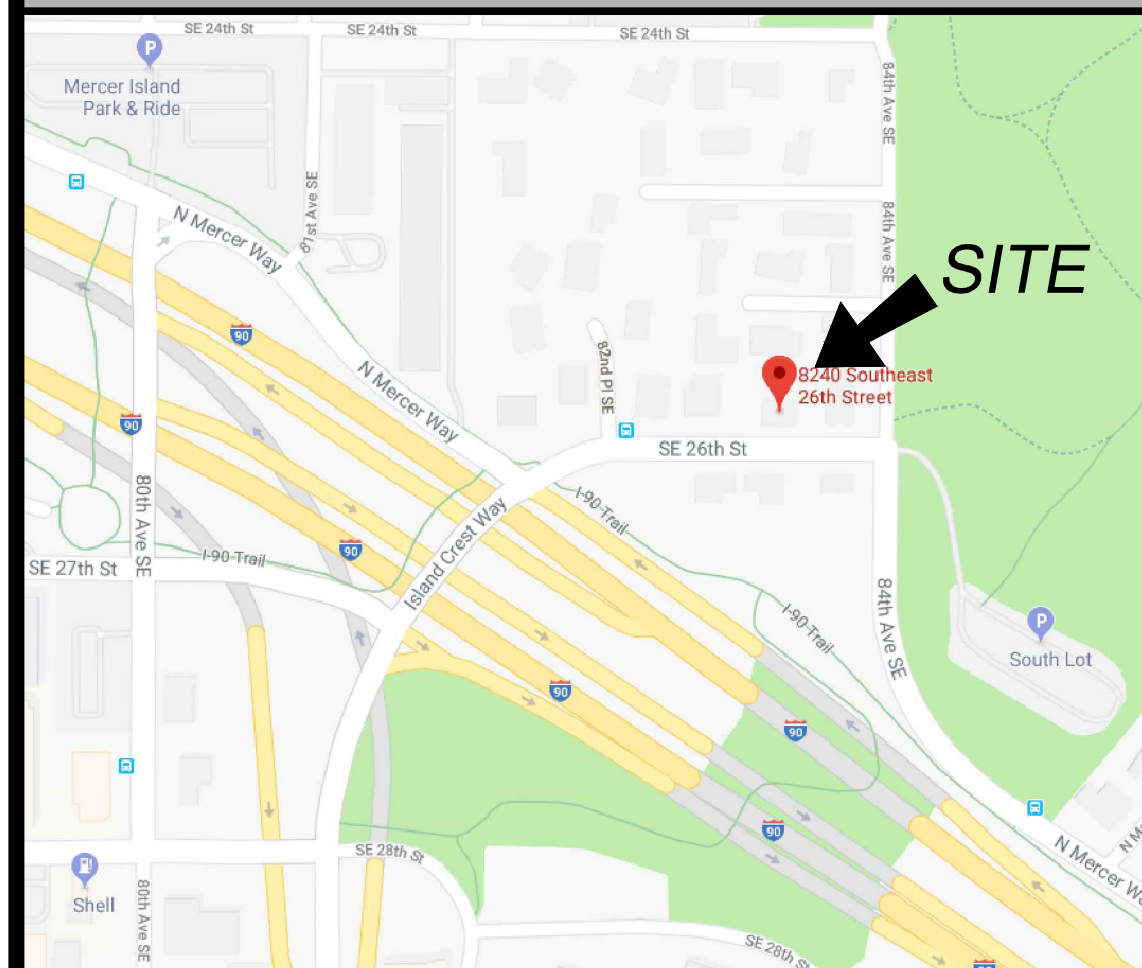
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 122404-9002
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,376 S.F. (0.24 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. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-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.



( IN FEET )  
 1 INCH = 10 FT.



## VICINITY MAP N.T.S.



## LEGEND

	FOUND SECTION CORNER		SEWER MANHOLE		GAS LINE		HEDGE
	FOUND QUARTER CORNER		AREA DRAIN		POWER LINE (BURIED)		ROCKERY
	FOUND REBAR/IRON PIPE		CATCH BASIN (TYPE 1)		SEWER LINE		
	SET REBAR/CAP		CATCH BASIN (SOLID LID)		DRAINAGE LINE		
	SET NAIL/SHINER		CATCH BASIN (TYPE 2)		WATER LINE		
	GAS METER		DRAINAGE MANHOLE		BUILDING		
	GAS VALVE		TREE (TYPE, SIZE)		WOOD/BLOCK WALL		
	MAIL BOX		FIRE HYDRANT		ASPHALT SURFACE		
	POWER HAND HOLE		WATER METER		BRICK SURFACE		
	POWER METER		WATER VALVE		CONCRETE SURFACE		
	CLEAN OUT		FENCE (WOOD)		DECK		

NE SEC CRN  
 FOUND CONC MON  
 W/ BRASS DISK  
 VISITED 9/21/16

12 6

84TH AVE. S.E.

683.41' R1

N 01°16'22" E 2653.82' R1 (2653.57' MEAS.)  
 POINTS OF BEGINNING

N 01°16'22" E 2653.82' R1 (2653.57' MEAS.)

N 88°33'16" W 110.60'

N 88°33'16" W 89.95'

N 01°40'37" W 197.14'

N 01°26'44" E 16.02'

N 88°14'35" E 19.32'

N 01°26'44" E 16.02'

N 88°33'16" W 110.60'

N 88°33'16" W 89.95'

N 01°40'37" W 197.14'

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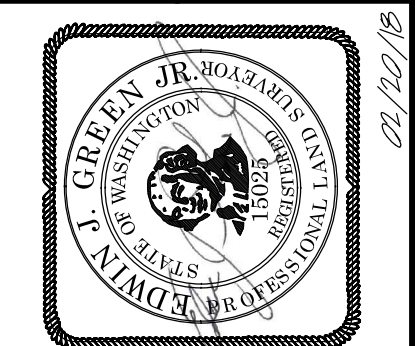
N 01°26'44" E 16.02'

E 1/4 CRN  
 FOUND CONC MON  
 W/ BRASS DISK  
 IN CASE, DOWN 1.2'  
 VISITED 9/21/16

12 7

measure success

TOPOGRAPHIC & BOUNDARY SURVEY  
 NE 1/4 OF NE 1/4 SEC 12, TWP. 24 N., RGE 4 E., W.M.  
 PARCEL NO. 122404-9002  
 WARD / BEINER RESIDENCE  
 8240 S.E. 26TH ST.  
 MERCER ISLAND ~ WASHINGTON ~ 98040



**Terrane**  
 10801 Main Street, Suite 102, Bellevue, WA 98004  
 phone 425.458.4498 support@terrane.net  
 www.terrane.net

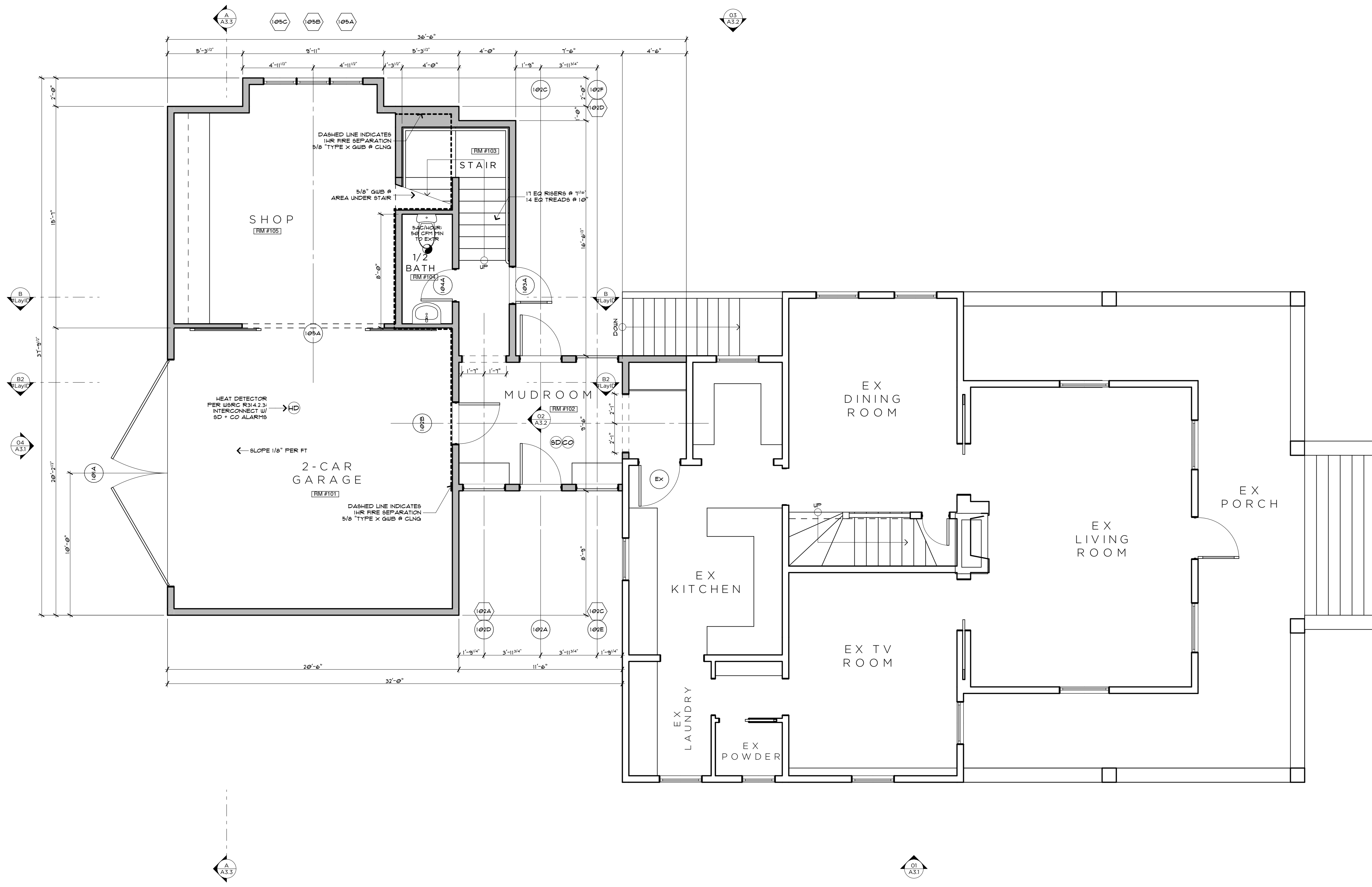
JOB NUMBER:	180131
DATE:	2/16/18
DRAFTED BY:	RLS
CHECKED BY:	TMM/EJG
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

PLAN NOTES:

- THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES + REGULATIONS.
- ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
- ALL INTERIOR WALLS SHALL BE 2x6 UNO.
- ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1 1/4" - 2".
- ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
- ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
- ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
- 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
- ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GVB MINIMUM.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.11.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M501.1 AND M506.2.
- ALL NEW STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - MINIMUM 36" WIDTH.
  - MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
  - MINIMUM 6'-8" HEAD ROOM.
  - MINIMUM LANDING LENGTH 36"
- CONTRACTOR TO COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION FORM WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.
- SHOULD AN AIR LEAKAGE TEST BE CONDUCTED, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR.
- WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SRC M507.3.5 AND SHALL RUN INTERMITTENTLY.

WSEC 2021 NOTES:

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2021 PRESCRIPTIVE METHOD.
- INSULATION VALUES SHALL BE AS FOLLOWS:
  - ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
  - ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
  - ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
  - ALL CEILINGS OVER CONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
  - ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
  - ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
  - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
  - ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-38 BATT INSULATION MIN.
  - ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
  - ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
- RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
- PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 5c).
- AT CRAWLSPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT<sup>2</sup> FOR EACH 300 FT<sup>2</sup> OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE. EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
- AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.



FIRST FLOOR PLAN

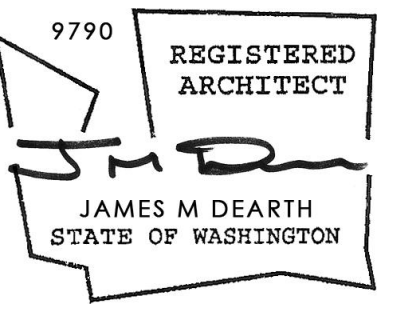
SCALE: 1/4" = 1'-0"



RIPPLE DESIGN STUDIO

206.913.2333

4303 STONE WAY N SEATTLE, WA 98103



HINCKLEY RESIDENCE  
 8240 SE 26TH ST MERCER ISLAND, WA

FIRST FLOOR PLAN

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RELEASE  
11 DECEMBER 2024

A 2.0

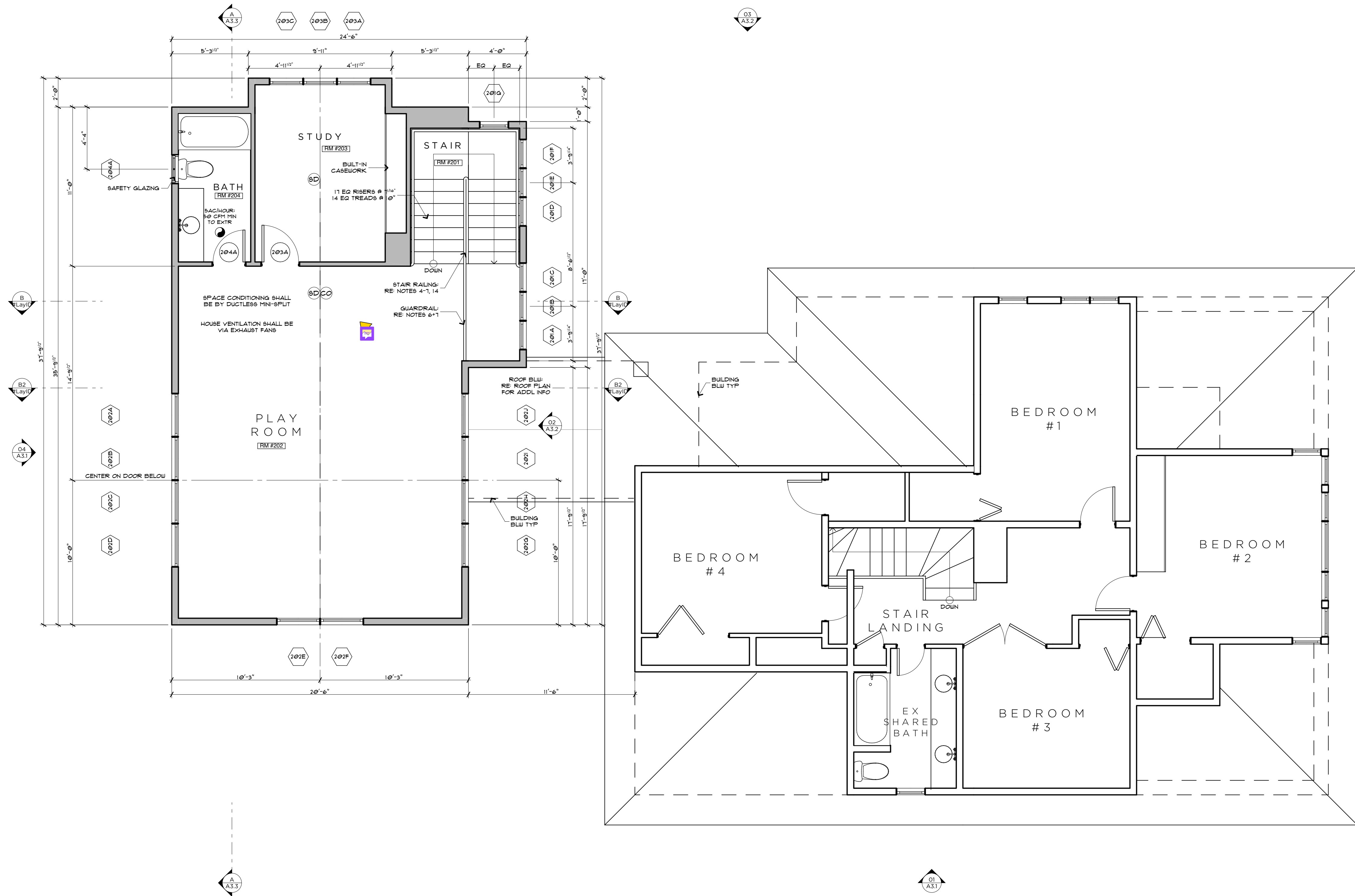
HINCKLEY  
AUTUMN 2022A

PLAN NOTES:

- THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES + REGULATIONS.
- ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
- ALL INTERIOR WALLS SHALL BE 2x6 UNO.
- ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1" - 2".
- ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
- ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
- ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
- 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
- ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GVB MINIMUM.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.11.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M501.1 AND M506.2.
- ALL NEW STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - MINIMUM 36" WIDTH.
  - MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
  - MINIMUM 6'-8" HEAD ROOM.
  - MINIMUM LANDING LENGTH 36"
- CONTRACTOR TO COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION FORM WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.
- SHOULD AN AIR LEAKAGE TEST BE CONDUCTED, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR.
- WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SRC M507.3.5 AND SHALL RUN INTERMITTENTLY.

WSEC 2021 NOTES:

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2021 PRESCRIPTIVE METHOD.
- INSULATION VALUES SHALL BE AS FOLLOWS:
  - ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
  - ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
  - ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
  - ALL CEILINGS OVER CONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
  - ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
  - ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
  - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
  - ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-38 BATT INSULATION MIN.
  - ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
  - ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
- RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
- PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 3c).
- AT CRAWL SPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT<sup>2</sup> FOR EACH 300 FT<sup>2</sup> OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE. EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
- AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.



SECOND FLOOR PLAN

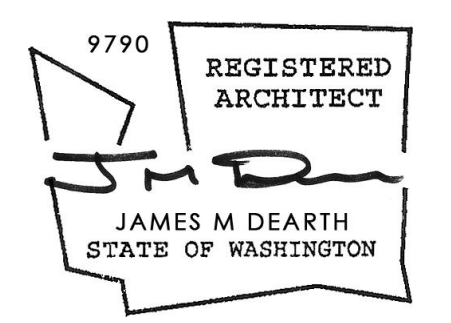
SCALE: 1/4" = 1'-0"



RIPPLE DESIGN STUDIO

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SECOND FLOOR PLAN

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A2.1

HINCKLEY ARCHITECTS

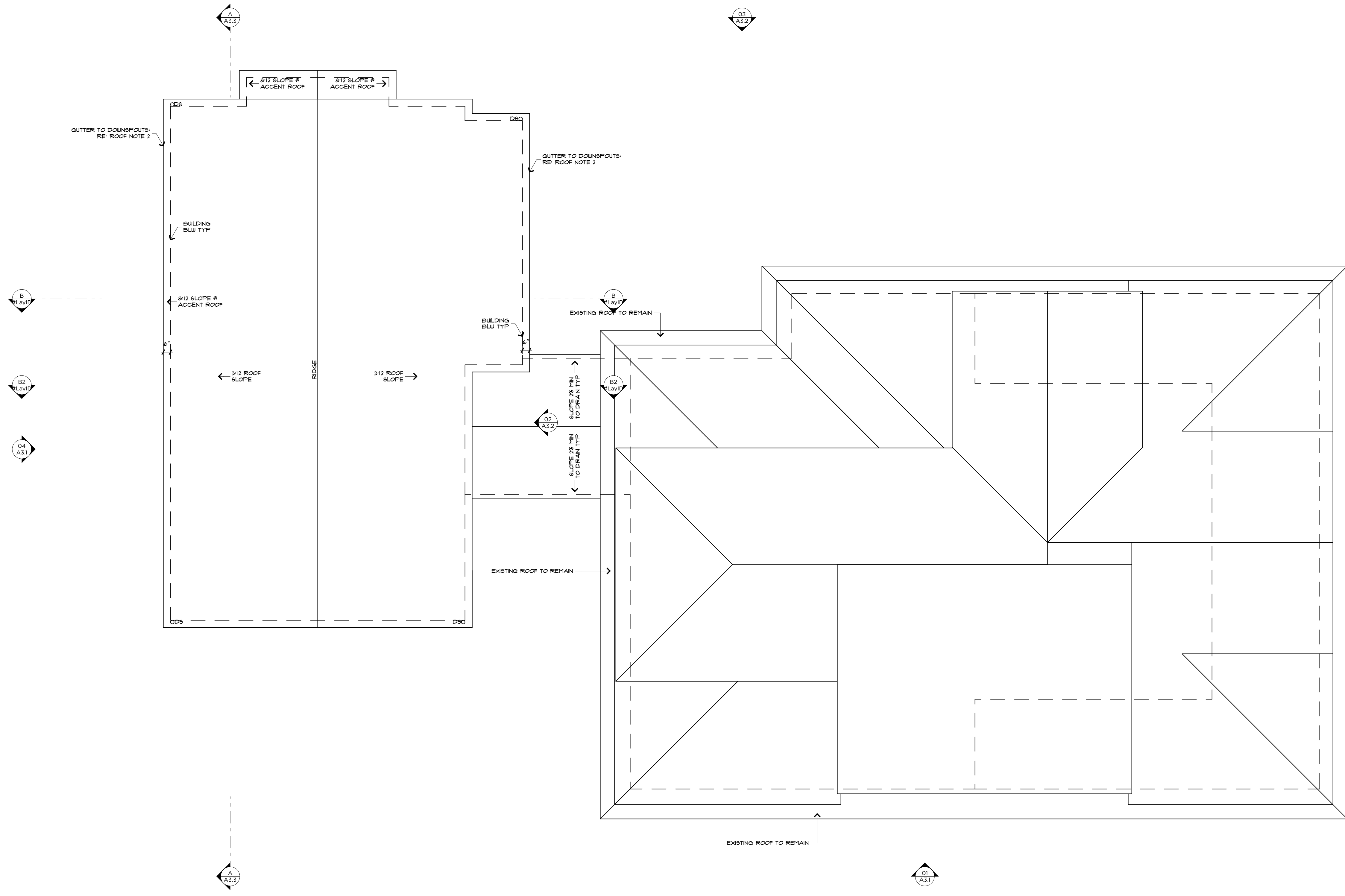
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# ROOF NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. COORDINATE DOWNSPOUT LOCATION W/ RIPPLE DESIGN STUDIO, INC. PRIOR TO INSTALLATION.
3. ALL VENTS SHALL BE LOCATED AWAY FROM VISIBILITY @ PUBLIC RIGHT-OF-WAY.
4. TRUSS MANUFACTURERS TO PROVIDE TRUSS SHOP DRAWINGS TO RIPPLE DESIGN STUDIO FOR DESIGN APPROVAL A MINIMUM OF 10 BUSINESS DAYS PRIOR TO TRUSS MANUFACTURING.

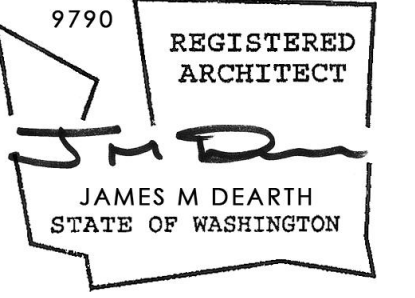
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4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
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# ROOF PLAN

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



HINCKLEY  
RESIDENCE  
8240 SE 26TH ST  
MERCER ISLAND, WA

ROOF PLAN  
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11 DECEMBER 2024

A 2.2

# SECTION + ELEVATION NOTES:

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2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

# AVERAGE BUILDING ELEVATION CALCS:

ELEVATION POINT "A"	80.32
SEGMENT LENGTH "A"	20.50
ELEV "A" x SEGMENT "A"	<b>1,646.56</b>
ELEVATION POINT "B"	80.35
SEGMENT LENGTH "B"	35.79
ELEV "B" x SEGMENT "B"	<b>2,875.73</b>
ELEVATION POINT "C"	79.50
SEGMENT LENGTH "C"	5.29
ELEV "C" x SEGMENT "C"	<b>420.56</b>
ELEVATION POINT "D"	77.74
SEGMENT LENGTH "D"	2.00
ELEV "D" x SEGMENT "D"	<b>155.48</b>
ELEVATION POINT "E"	77.70
SEGMENT LENGTH "E"	9.92
ELEV "E" x SEGMENT "E"	<b>770.78</b>
ELEVATION POINT "F"	77.70
SEGMENT LENGTH "F"	2.00
ELEV "F" x SEGMENT "F"	<b>155.40</b>
ELEVATION POINT "G"	77.60
SEGMENT LENGTH "G"	5.29
ELEV "G" x SEGMENT "G"	<b>410.50</b>
ELEVATION POINT "H"	77.57
SEGMENT LENGTH "H"	1.00
ELEV "H" x SEGMENT "H"	<b>77.57</b>
ELEVATION POINT "I"	77.40
SEGMENT LENGTH "I"	4.00
ELEV "I" x SEGMENT "I"	<b>309.60</b>
ELEVATION POINT "J"	79.20
SEGMENT LENGTH "J"	16.54
ELEV "J" x SEGMENT "J"	<b>1,309.97</b>
ELEVATION POINT "K"	79.75
SEGMENT LENGTH "K"	18.75
ELEV "K" x SEGMENT "K"	<b>1,494.94</b>
ELEVATION POINT "L"	73.29
SEGMENT LENGTH "L"	4.50
ELEV "L" x SEGMENT "L"	<b>329.81</b>
ELEVATION POINT "M"	77.00
SEGMENT LENGTH "M"	36.75
ELEV "M" x SEGMENT "M"	<b>2,829.75</b>
ELEVATION POINT "N"	76.60
SEGMENT LENGTH "N"	34.50
ELEV "N" x SEGMENT "N"	<b>2,642.70</b>
ELEVATION POINT "O"	78.40
SEGMENT LENGTH "O"	47.92
ELEV "O" x SEGMENT "O"	<b>3,756.93</b>
ELEVATION POINT "P"	79.40
SEGMENT LENGTH "P"	20.50
ELEV "P" x SEGMENT "P"	<b>1,627.70</b>
ELEVATION POINT "Q"	80.20
SEGMENT LENGTH "Q"	11.52
ELEV "Q" x SEGMENT "Q"	<b>923.90</b>
ELEVATION POINT "R"	80.10
SEGMENT LENGTH "R"	8.75
ELEV "R" x SEGMENT "R"	<b>700.88</b>

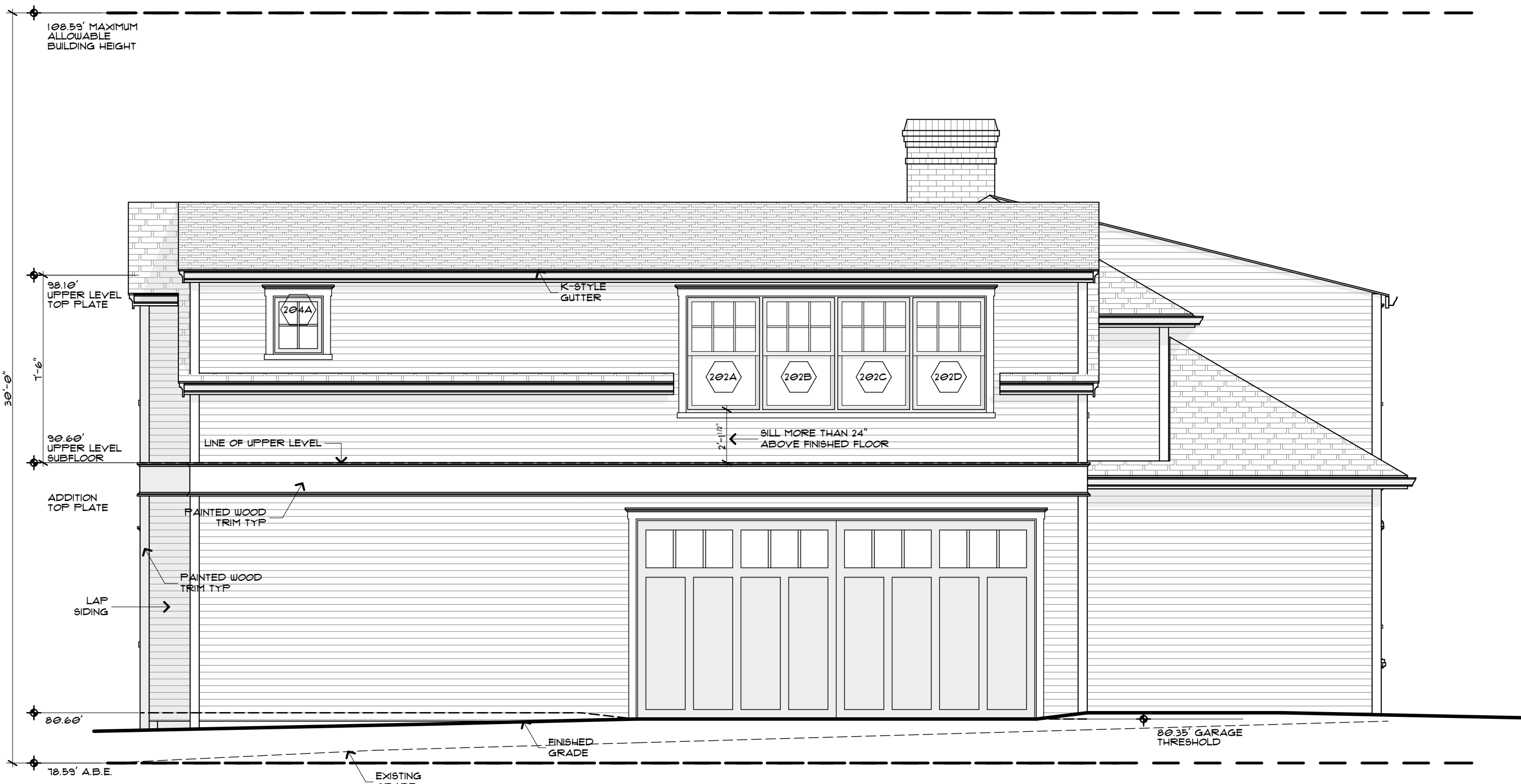
TOTAL OF ELEVATION POINTS x SEGMENT LENGTHS **22,438.75**  
 TOTAL SEGMENT LENGTHS **285.52**  
 AVERAGE BUILDING ELEVATION **78.59**



SOUTH ELEVATION

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

0 1



WEST ELEVATION

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

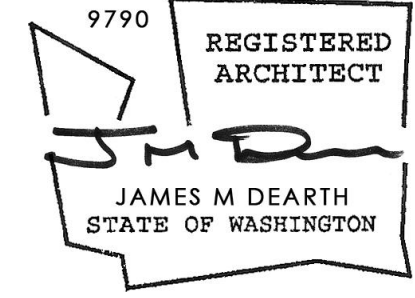
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SOUTH + WEST  
BUILDING  
ELEVATIONS

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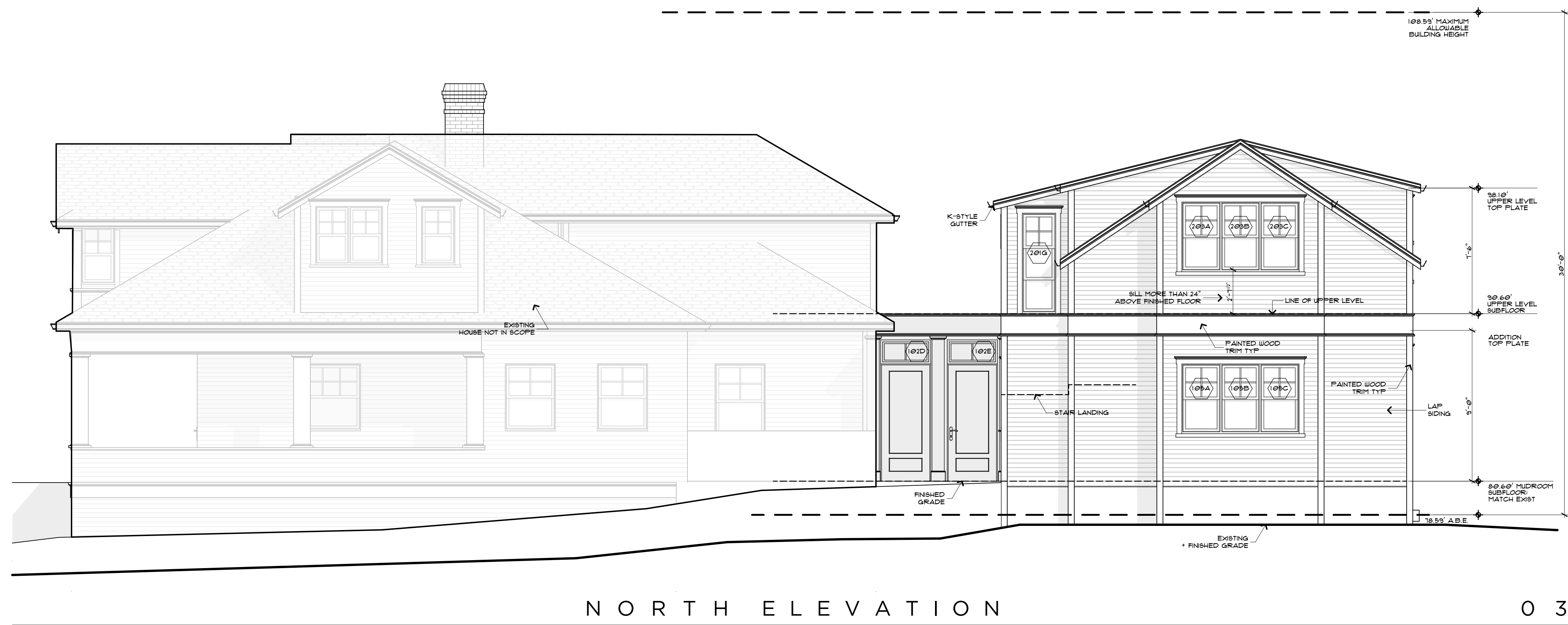
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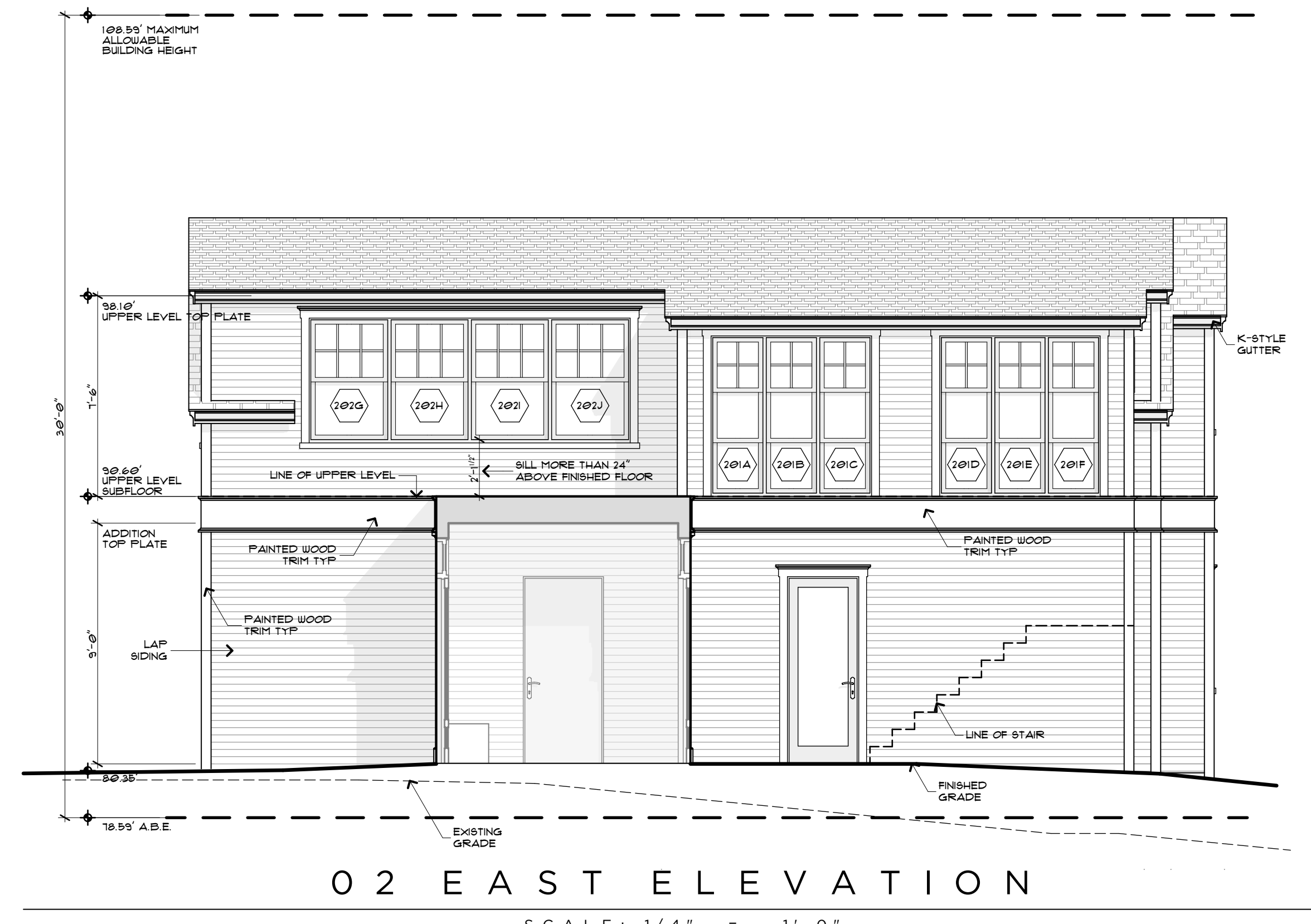
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 AVERAGE BUILDING ELEVATION **78.59**



NORTH ELEVATION

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

03



02 EAST ELEVATION

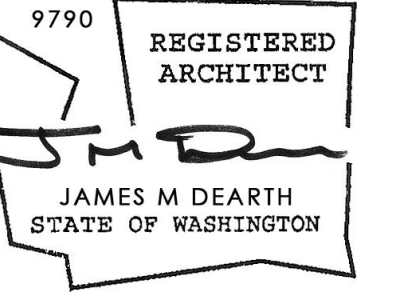
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NORTH + EAST  
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HINCKLEY  
AUTUMN 2024



# General Structural Notes

The Following Apply Unless Noted Otherwise on the Drawings

## Criteria

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2021 INTERNATIONAL BUILDING CODE.
- DESIGN LOAD CRITERIA
 

ROOF LIVE LOAD	20 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
SNOW	Pf=25 PSF
WIND	Iw=1.0, Gcpi=0.18, 98 MPH (ULTIMATE), EXPOSURE "C", KZT=1.00

- EARTHQUAKE
 

ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM:	LIGHT FRAMED SHEAR WALLS
BASE SHEAR (ULTIMATE)	V=10.13 KIPS
SITE CRITERIA	SITE CLASS=D, S <sub>s</sub> =1.388, S <sub>d</sub> s=1.11, S <sub>1</sub> =0.484, SD <sub>1</sub> =0.587, C <sub>s</sub> =0.171 SDC D, I <sub>e</sub> =1.0, R=6.5

- SEE PLANS FOR ADDITIONAL LOADING CRITERIA
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

- SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. CONNECTOR PLATE WOOD ROOF TRUSSES

CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8"=1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

- SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

## Quality Assurance

- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION IS REQUIRED OF THE FOLLOWING TYPES OF CONSTRUCTION:
 

EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

## Geotechnical

- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.
 

ALLOWABLE SOIL PRESSURE	2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
COEFFICIENT OF FRICTION	
(FACTOR OF SAFETY OF 1.5 INCLUDED)	0.3

## Renovation

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.
- EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.
  - ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
  - SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
  - WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

## Concrete

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F<sub>c</sub>=3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. (STRUCTURAL DESIGN OF FOUNDATION IS BASED ON F<sub>c</sub>=2,500 PSI, PER IBC 1705.3.2.3, SPECIAL INSPECTION IS NOT REQUIRED.)
- THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA. IN ACCORDANCE WITH IBC 1903.1, THE USE OF A PERFORMANCE MIX REQUIRES A TIGHT PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO THE CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
- ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 TABLE 4.2.1 MODERATE EXPOSURE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, f<sub>y</sub>=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, f<sub>y</sub>=40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, f<sub>y</sub>=60,000 PSI.
- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
SLABS AND WALLS (INT. FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"
- CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:
 

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL 1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL 1 CURTAIN
- CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.
- NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

## Anchorage

- EXPANSION ANCHORS SHALL CONFORM TO ONE OF THE FOLLOWING:
  - EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "KWIK BOLT TZ2" AS MANUFACTURED BY THE HILTI CORP., INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4266 FOR CONCRETE OR ESR-4561 FOR MASONRY, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
  - EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE STRONG-BOLT 2 ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
- EPOXY ANCHORS SHALL CONFORM TO ONE OF THE FOLLOWING:
  - EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "HIT RE 500 V3" AS MANUFACTURED BY HILTI CORP. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-3814. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.
  - EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4057. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.

## Wood

- FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO.17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
 

JOISTS:	(2X & 3X MEMBERS)	HEM-FIR NO. 2	MINIMUM BASE VALUE, Fb=850 PSI
AND BEAMS:			
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2	MINIMUM BASE VALUE, Fb=900 PSI
BEAMS:	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, Fb=1350 PSI
POSTS:	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2	MINIMUM BASE VALUE, Fc=1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, Fc=1000 PSI
- STUDS, PLATES & MISC. FRAMING: DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2
- MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 

PSL (2.0E)	Fb=2900 PSI, E=2000 KSI, Fv=290 PSI
LVL (2.0E)	Fb=2600 PSI, E=1900 KSI, Fv=285 PSI
LSL (1.55E)	Fb=2325 PSI, E=1550 KSI, Fv=310 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSIT/P1 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:
 

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	5 PSF
BOTTOM CHORD LIVE LOAD	10 PSF

(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. THE EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1, ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

A. ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

B. FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

C. WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

D. REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- PRESSURE TREATED WOOD SHALL BE TREATED PER AWP A STANDARD. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RETENTION OF 0.25 PCF, WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO A RETENTION OF 0.60 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACQ-A, CBA-A, CA-B, OR SBX TREATED WOOD SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJ JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

## Wood(Cont.)

- WOOD FASTENERS
  - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:
 

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
10d	3"	0.148"
16d BOX 3-1/2"		0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

- ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

- WOOD FRAMING NOTES—THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS.

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

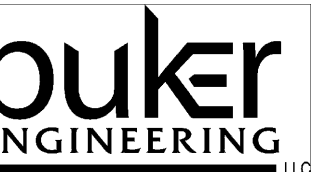
B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

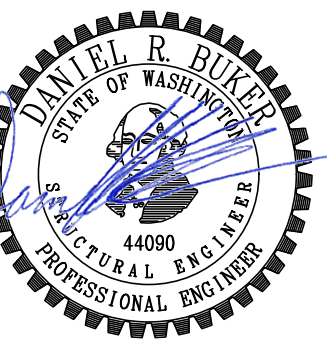
ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.



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Hinckley Residence

8240 SE 26th Street  
Mercer Island, WA, 98040

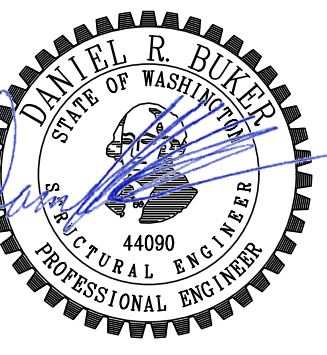
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General Structural Notes

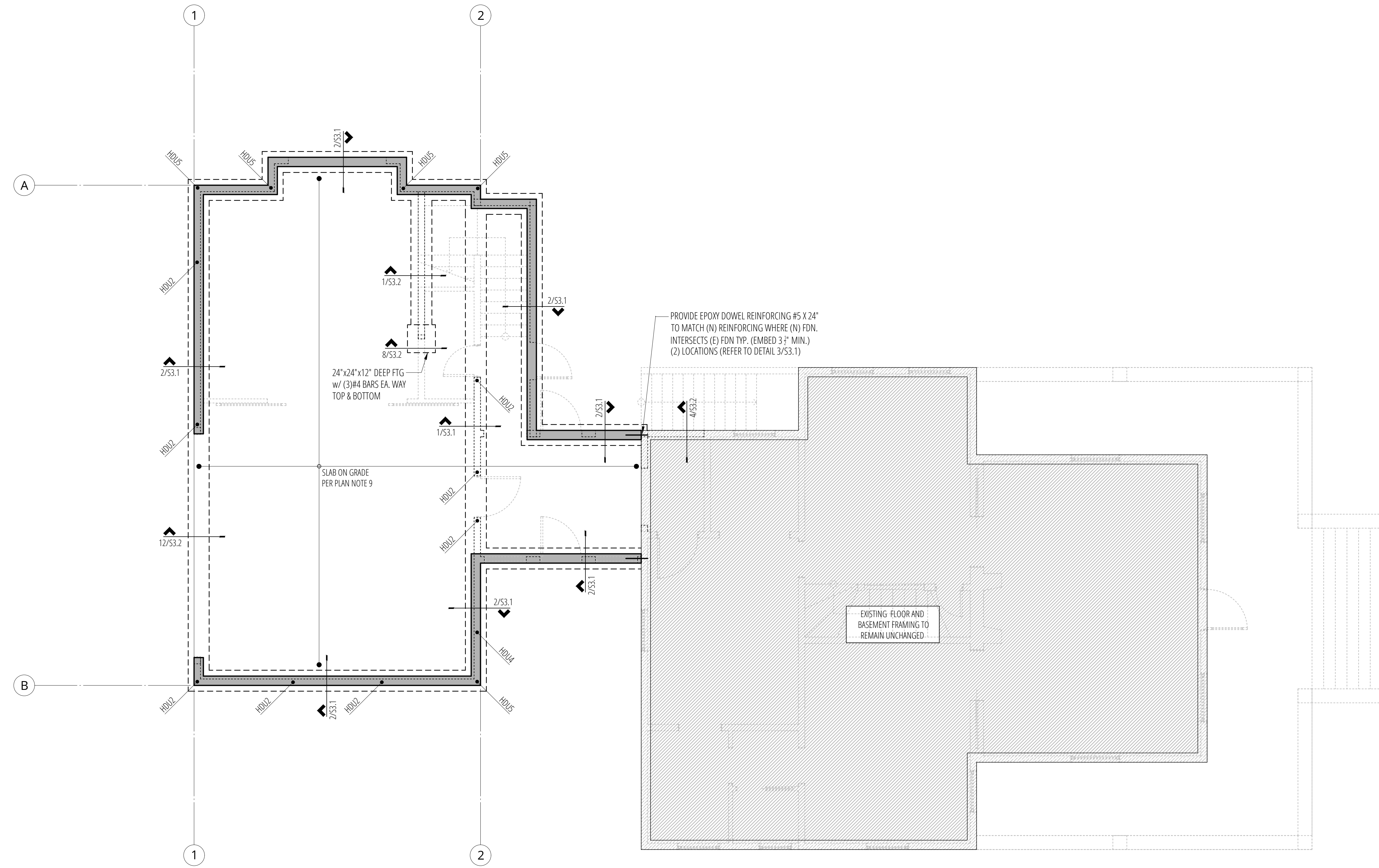
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S1.1



**Hinckley Residence**

8240 SE 26th Street  
Mercer Island, WA, 98040



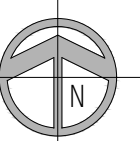
**PLAN NOTES**

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
3. ALL FOOTINGS SHALL BEAR ON FIRM, NATIVE SOIL.
4. PROVIDE DRAINAGE BEHIND ALL FOUNDATION WALLS.
5. REINFORCE FOOTING AND WALL CORNERS AND INTERSECTIONS PER 11/S3.1.
6. \*HDL\* REFERS TO HOLD-DOWNS PER 9/S3.1.
7. REFER TO 4/S3.1 WHERE PIPES PENETRATE FOUNDATION.
8. CONTRACTOR TO VERIFY TOP OF FOOTING ELEVATION W/ ARCHITECTURAL PLANS.
9. 4" CONCRETE SLAB ON GRADE REINFORCED WITH #3 @ 12" OC EACH WAY, CENTERED IN SLAB. PROVIDE A BASE OF 4" COMPACTED, CLEAN 3/4" MINUS GRAVEL COVERED WITH 6 MIL. VAPOR BARRIER. PROVIDE JOINTS PER 7/S3.1.

**LEGEND**

- (N) CONCRETE WALL ABOVE THIS LEVEL
- (E) CONCRETE WALL ABOVE THIS LEVEL
- (N) CONCRETE FOOTING
- (E) CONCRETE FOOTING
- STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL
- (E) SPAN DIRECTION
- SPAN DIRECTION
- EXTENT OF SPAN
- JOIST or BEAM
- (E) JOIST OR BEAM
- HD HOLD-DOWN

**Addition Foundation Plan**  
SCALE: 1/4"=1'-0"



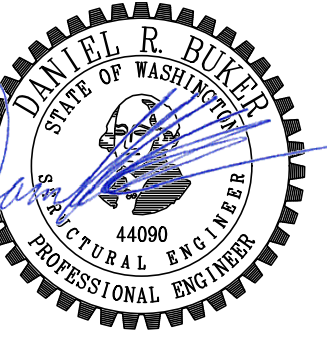
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ADDITION FOUNDATION PLAN

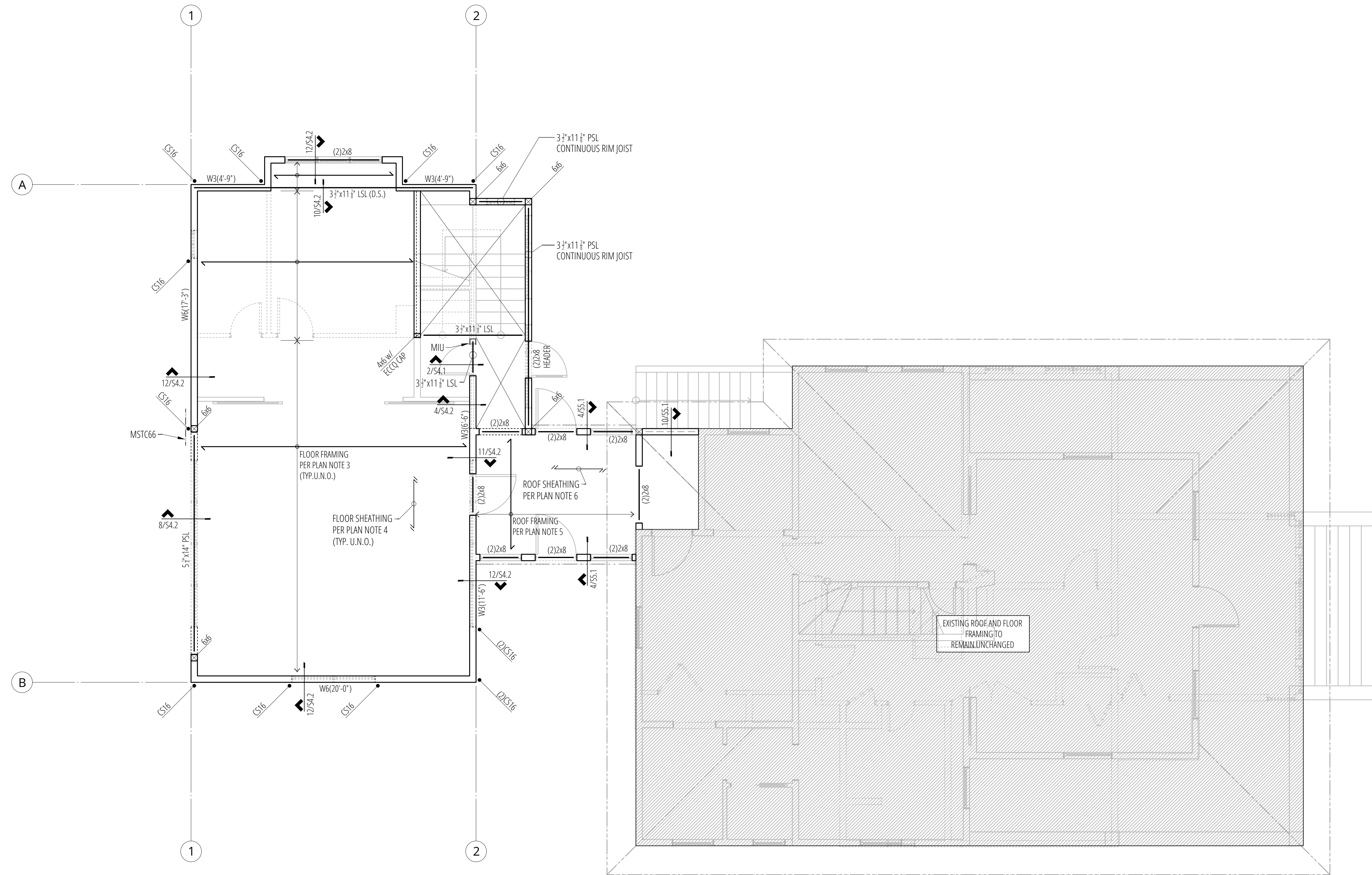
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**S2.1**



**Hinckley Residence**

8240 SE 26th Street  
Mercer Island, WA, 98040



**2nd Floor / Low Roof Framing Plan**

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



**PLAN NOTES**

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1)
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
3. FLOOR FRAMING WHERE INDICATED TO BE 11 1/2" TJI 560 @ 16" O.C. (U.N.O.).
4. FLOOR SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 9/54.1)
5. ROOF FRAMING (WHERE OCCURS) SHALL BE 2x12 RAFTERS @ 24" O.C..
6. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 9/54.1)
7. "W#" REFERS TO SHEARWALL TYPE PER 3/54.1 & 7/54.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "(x-x)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
8. "CS16" REFER TO HOLDDOWNS PER 7/54.2.
9. PROVIDE TOP PLATE SPLICES PER 5/54.1
10. REFER TO 11/54.1 AT SHEARWALL INTERSECTIONS.
11. ALL HEADERS AT ROOF NOT NOTED OTHERWISE ON PLAN SHALL BE (2) 2x8. (REFER TO 6/54.1)
12. CONTRACTOR TO VERIFY THAT ALL POSTS HAVE CONTINUOUS BEARING THROUGH TO THE FOUNDATION.
13. REFER TO DETAIL 1/54.1 FOR ALL GUARDRAIL REQUIREMENTS.
14. "D.S." REFERS TO DRAG STRUT. NAIL FLOOR SHEATHING TO DRAG STRUT WITH (2) ROWS OF 8d COMMON (0.131" DIA. x 2 1/2") @ 4" O.C. (REFER TO 10/54.2)

**LEGEND**

- |  |   |  |                   |
|--|---|--|-------------------|
|  | STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL     |  | JOIST or BEAM     |
|  | STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL     |  | (E) JOIST OR BEAM |
|  | (E) STRUCTURAL WOOD WALL OR POST BELOW THIS LEVEL |  | HOLDOWN           |
|  | (E) SPAN DIRECTION                                |  | STRAP             |
|  | EXTENT OF SPAN                                    |  | (E) MASONRY WALL  |
|  | (E) ROOFLINE                                      |  | G.T. GIRDER TRUSS |
|  | ROOFLINE  |  | H.T. HIP TRUSS    |
|  |   |  | OVERFRAMING       |

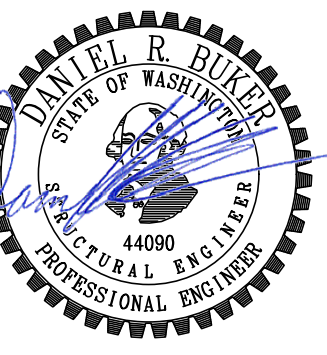
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Sheet Contents

2ND FLOOR / LOW ROOF FRAMING PLAN

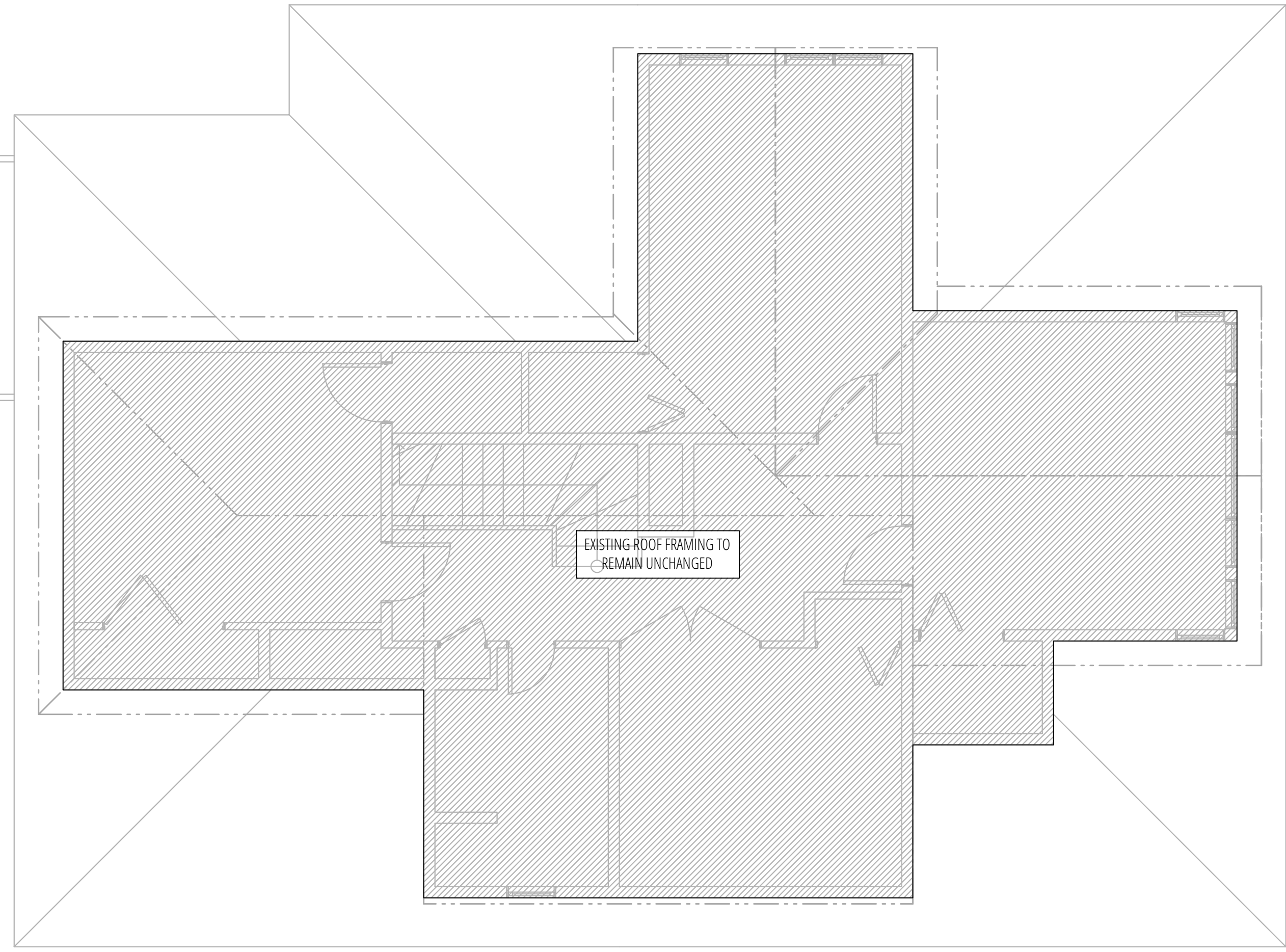
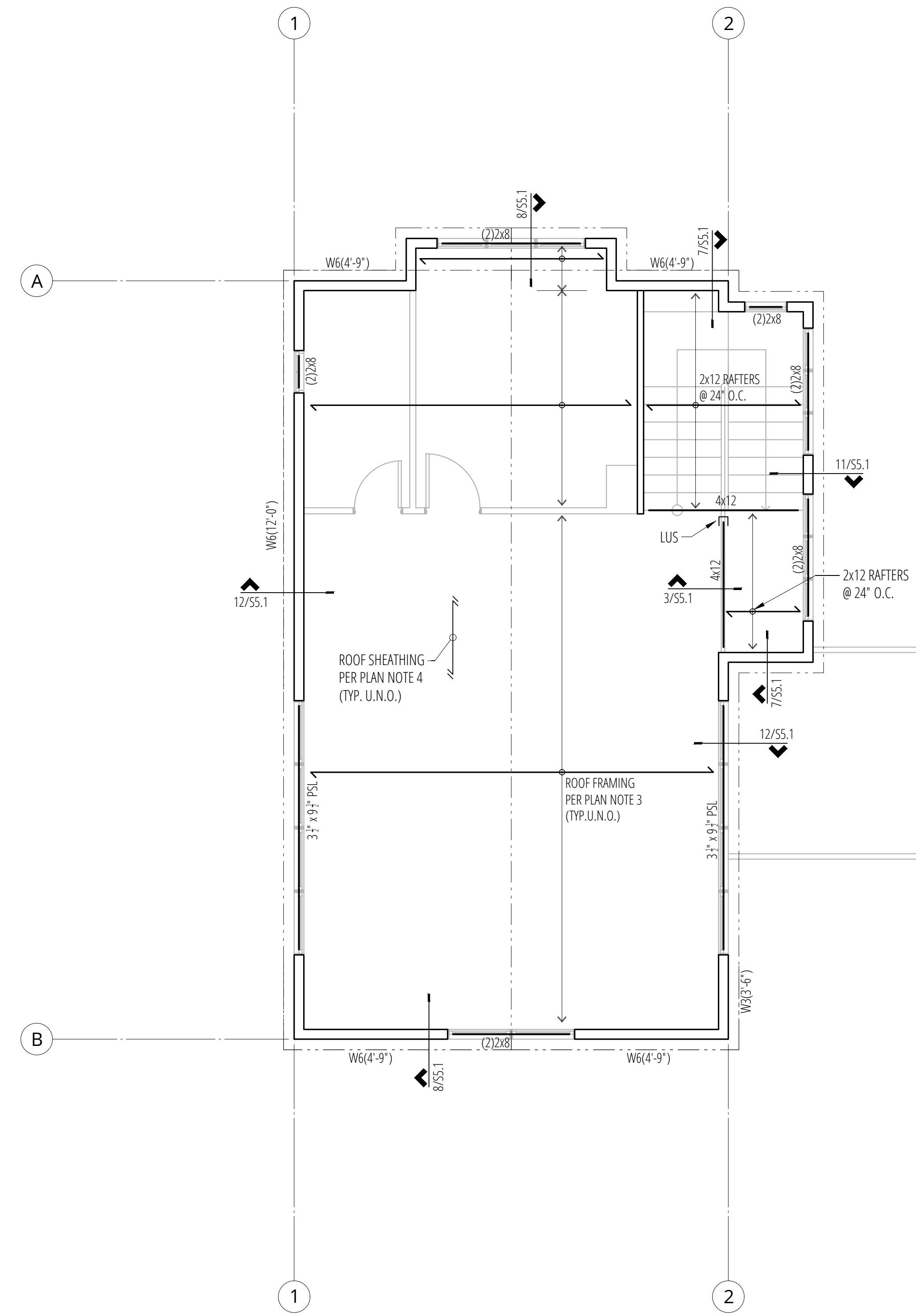
Sheet No.

**S2.2**



**Hinckley Residence**

8240 SE 26th Street  
Mercer Island, WA, 98040



**Upper Roof Framing Plan**  
SCALE: 1/4"=1'-0"

**PLAN NOTES**

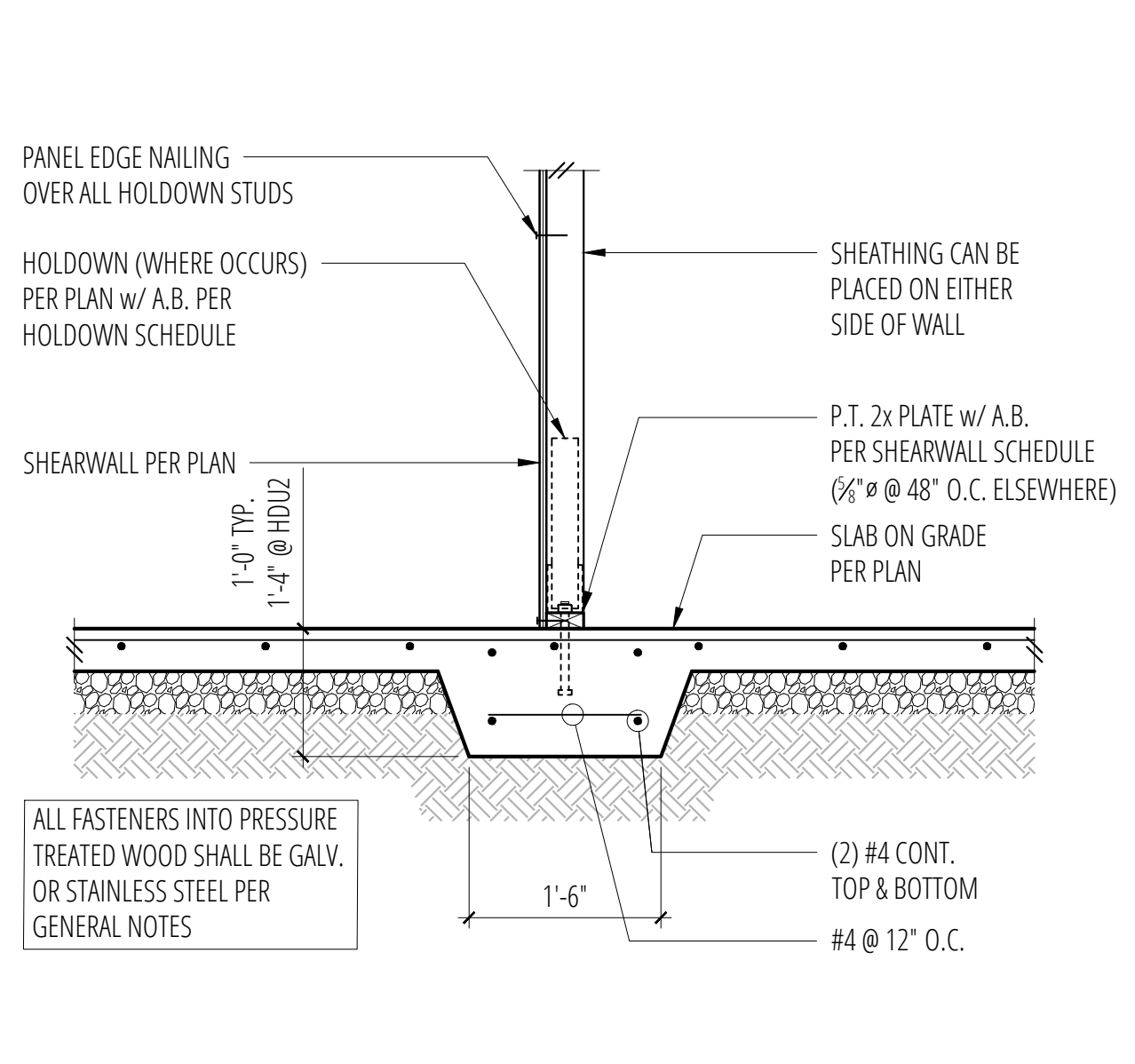
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1)
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
- ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. (TRUSS DESIGN BY OTHERS).
- ROOF SHEATHING SHALL BE 3/8" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES w/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 9/S4.1)
- "W#" REFERS TO SHEARWALL TYPE PER 3/S4.1 & 7/S4.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "(x-x)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
- FOR TYPICAL HEADER FRAMING REQUIREMENTS, REFER TO DETAIL 6/S4.1.
- PROVIDE TOP PLATE SPLICES PER 5/S4.1
- REFER TO 11/S4.1 AT SHEARWALL INTERSECTIONS.

**LEGEND**

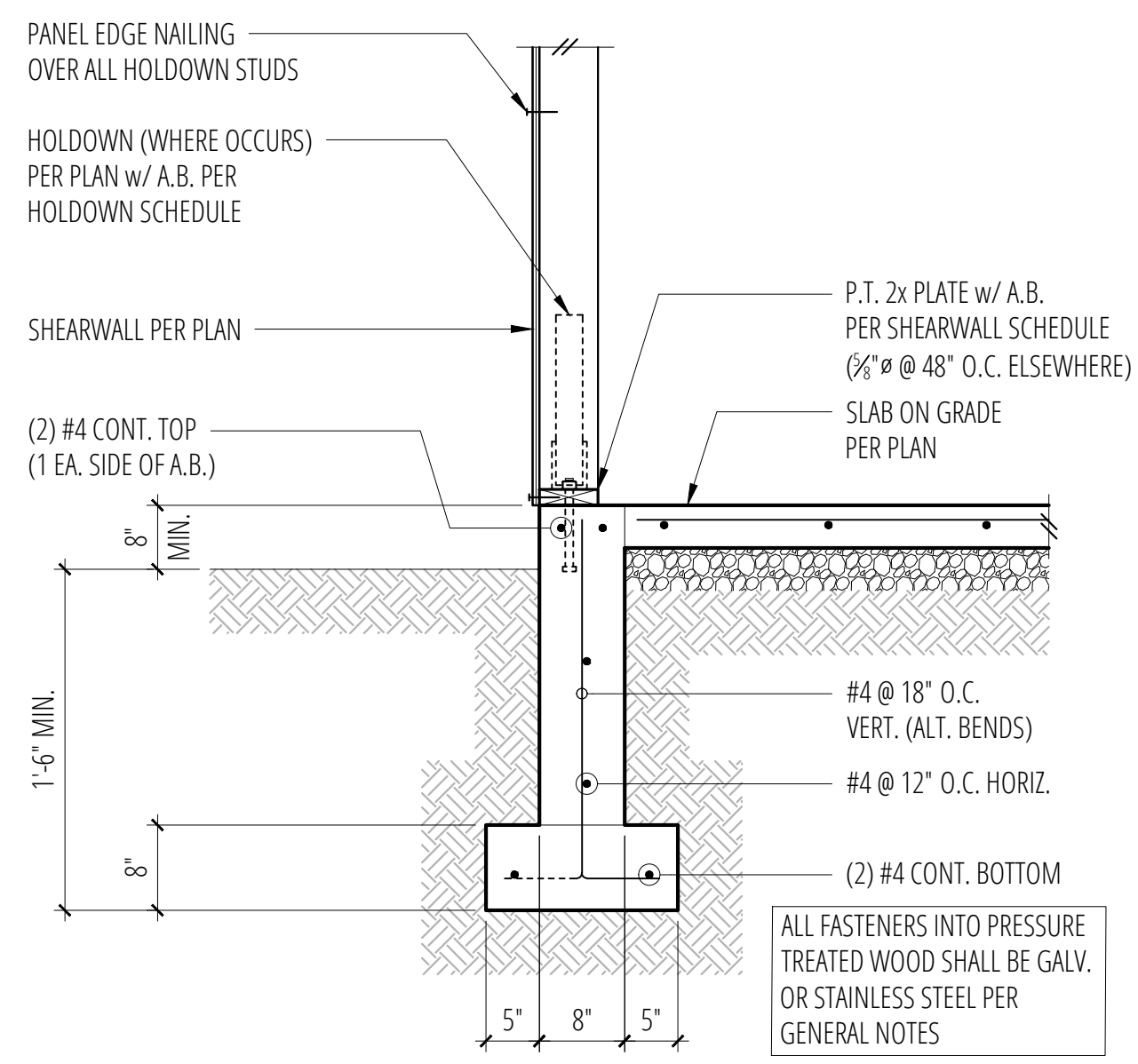
- STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL
- STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL
- SPAN DIRECTION
- EXTENT OF SPAN
- (E) ROOFLINE
- ROOFLINE
- JOIST or BEAM

No.	Date	Issue
	08/02/24	Permit
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UPPER ROOF FRAMING PLAN		
Sheet No.		

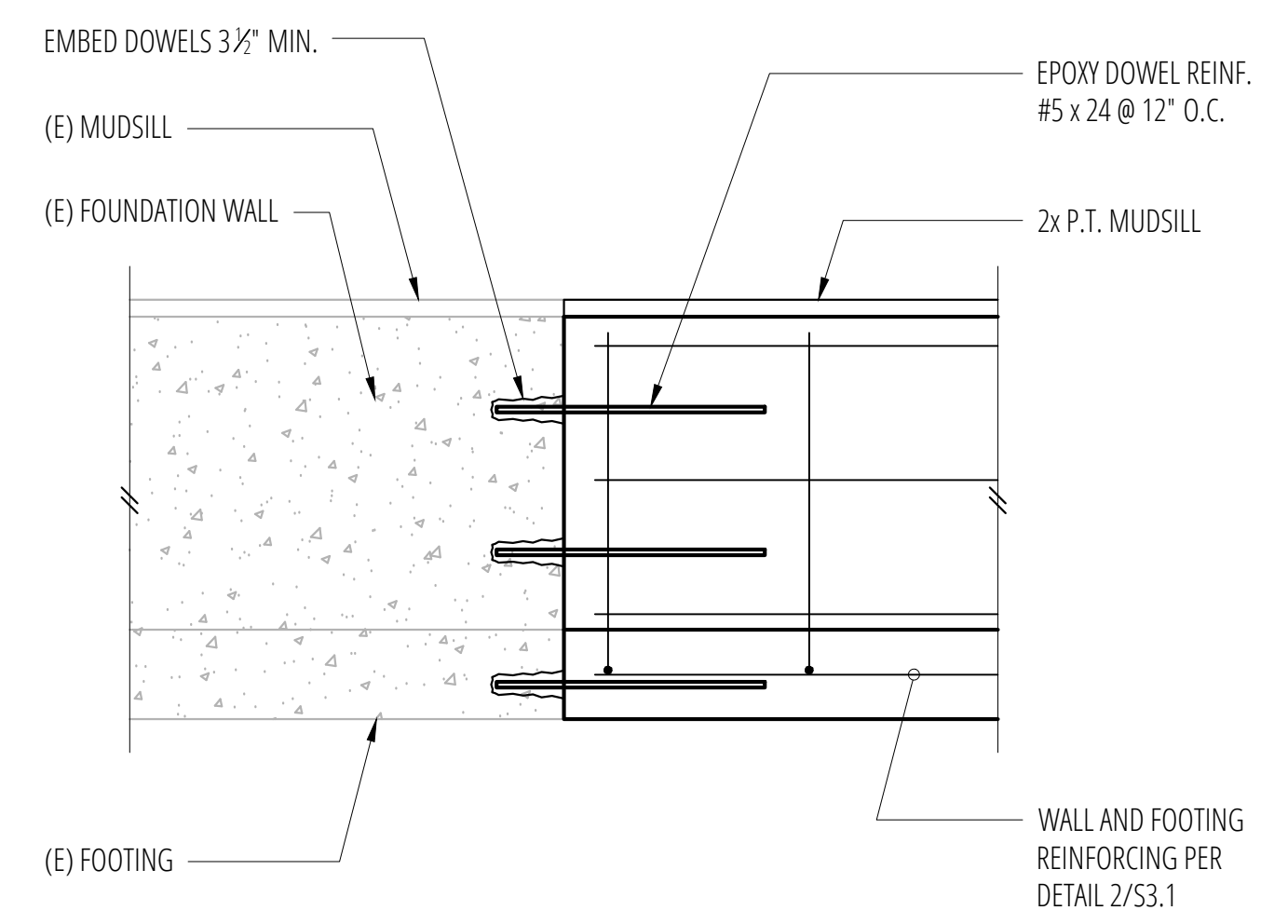
**S2.3**



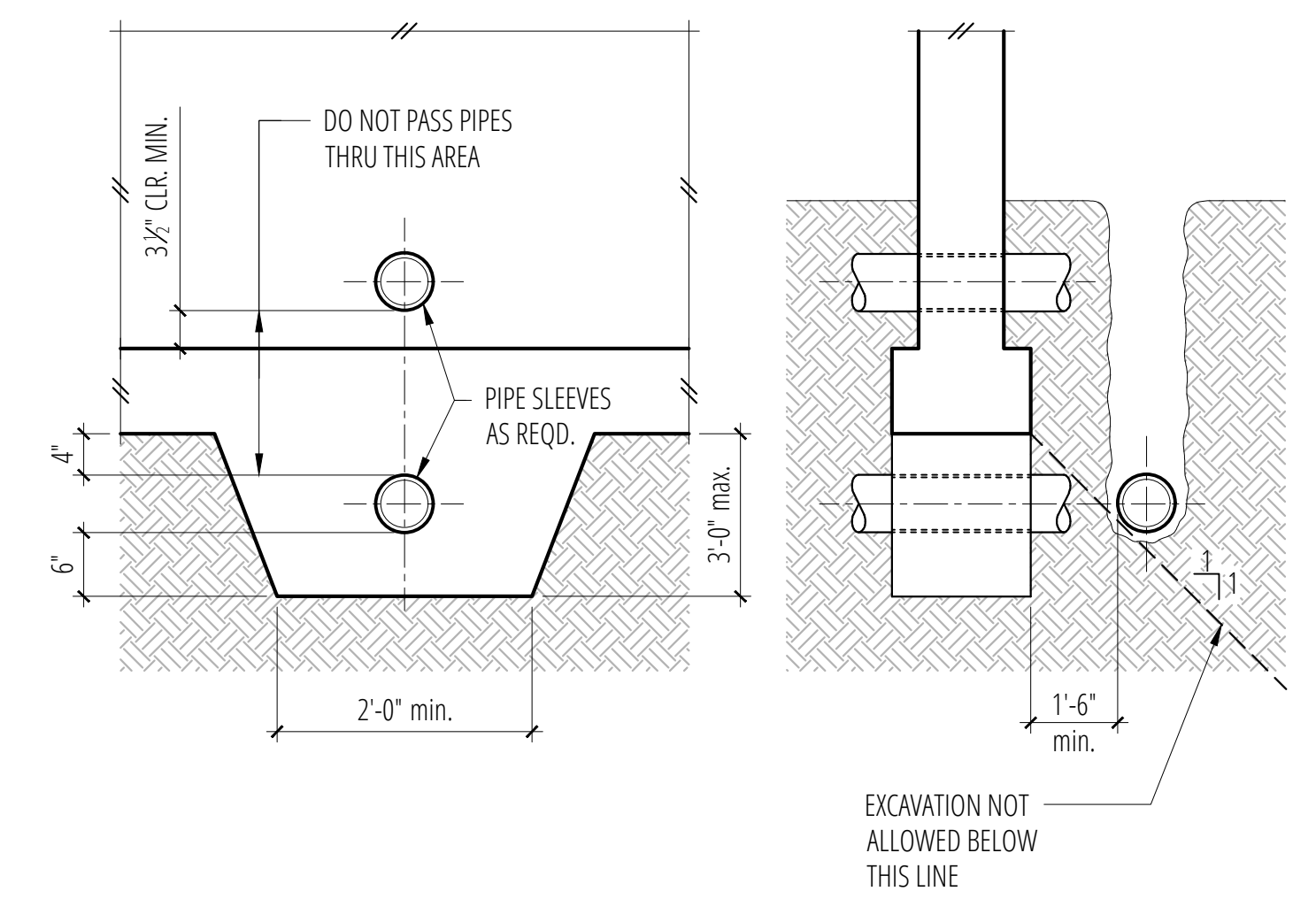
**1 Interior Wall w/ Thickened Slab**  
SCALE: 3/4"=1'-0"



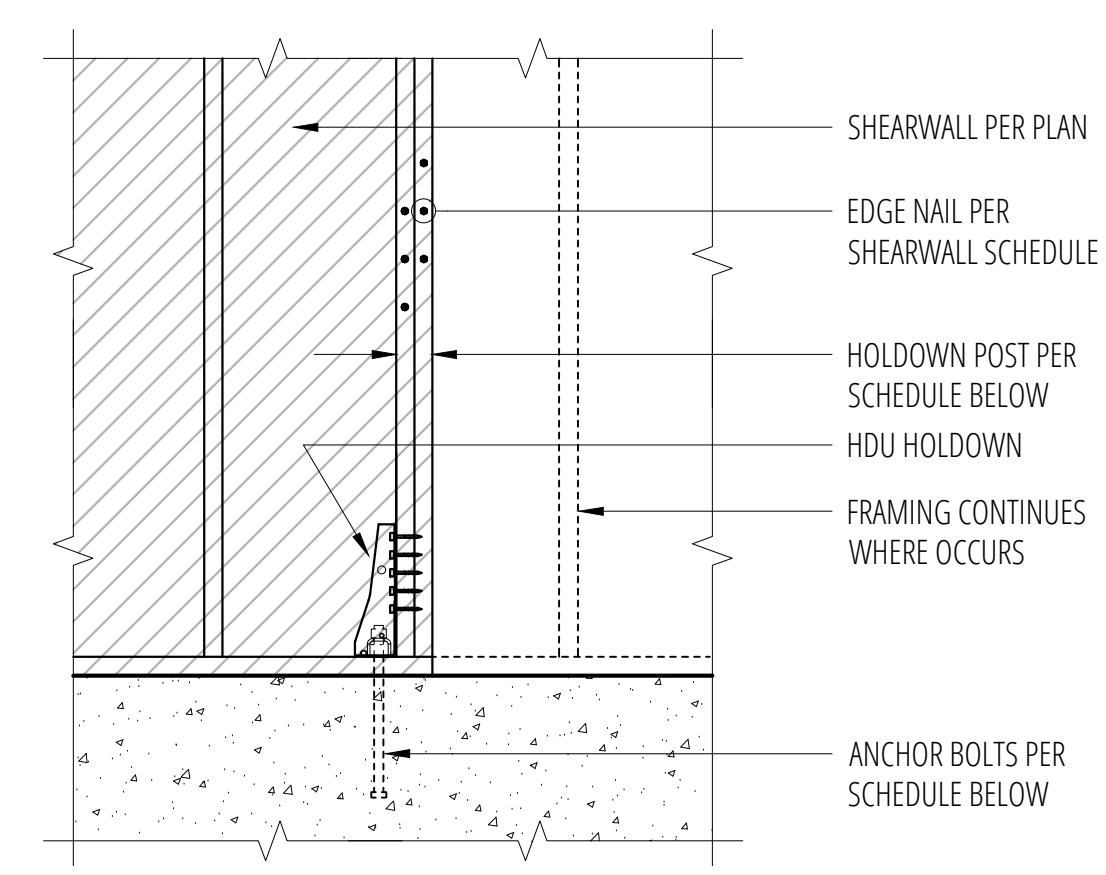
**2 Exterior Wall w/ Slab on Grade**  
SCALE: 3/4"=1'-0"



**3 Epoxy Dowel Connection at (E) Foundation**  
SCALE: 3/4"=1'-0"



**4 Pipe and Trench Locations**  
SCALE: 3/4"=1'-0"



**Holddown Schedule**

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holddown Post	Capacity #
HDU2-SDS2.5	(6) SDS 1/2" x 2 1/2"	SSTB16	12 3/4"	(2) 2x4 IF 2x4, 4x6 IF 2x6	2215/3075
HDU4-SDS2.5	(10) SDS 1/2" x 2 1/2"	SB 3/4 x 24	18"	4x4, 4x6	4565
HDU5-SDS2.5	(14) SDS 1/2" x 2 1/2"	SB 3/4 x 24	18"	4x4, 4x6	5645

- ① MINIMUM SIZE OF POST AT END OF WALL UNLESS NOTED OTHERWISE ON FRAMING PLANS.
- ② "SSTB" & "SB" REFER TO ANCHOR BOLTS BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER.
- ③ AT (E) FOUNDATION, PROVIDE EPOXY GROUTTED THREADED ROD (DIA. PER MANUFACTURER) EMBED 12"

**9 HDU Holddown Schedule**  
SCALE: 3/4"=1'-0"

**REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE**  
FOR F<sub>c</sub> = 2500 psi, GRADE 60 REINFORCING

① MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓ<sub>d</sub>)

BAR SIZE	TOP BARS	OTHER BARS
#3	23"	18"
#4	31"	24"
#5	40"	30"
#6	47"	36"
#7	68"	53"
#8	78"	60"
#9	88"	68"
#10	99"	77"
#11	110"	85"

② MINIMUM LAP SPLICE LENGTHS (ℓ<sub>s</sub>)

BAR SIZE	TOP BARS	OTHER BARS
#3	31"	23"
#4	41"	31"
#5	51"	40"
#6	62"	47"
#7	89"	68"
#8	102"	78"
#9	114"	88"
#10	130"	99"
#11	143"	110"

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

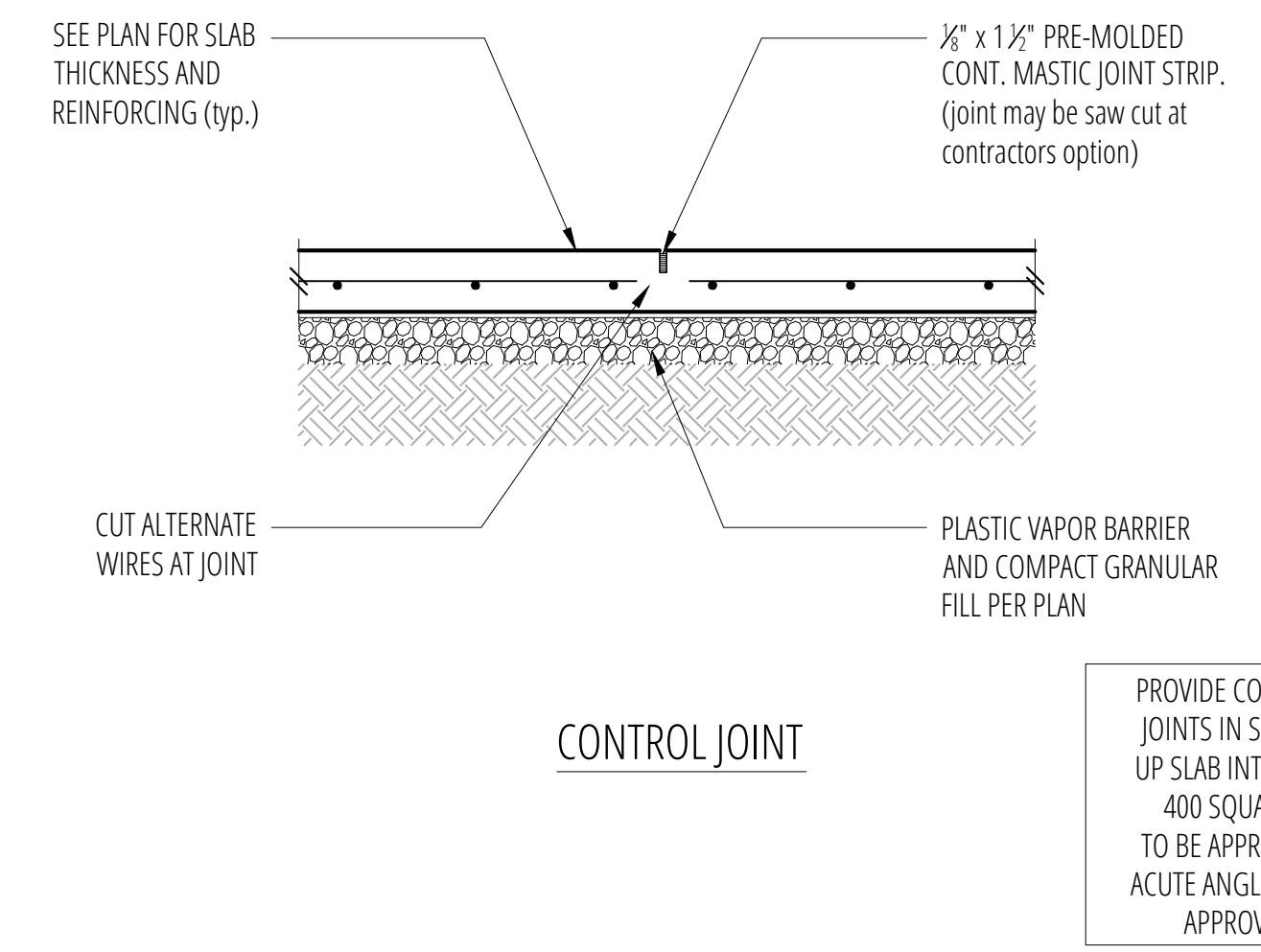
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

③ MINIMUM EMBEDMENT LENGTHS (ℓ<sub>dh</sub>) FOR STANDARD END HOOKS

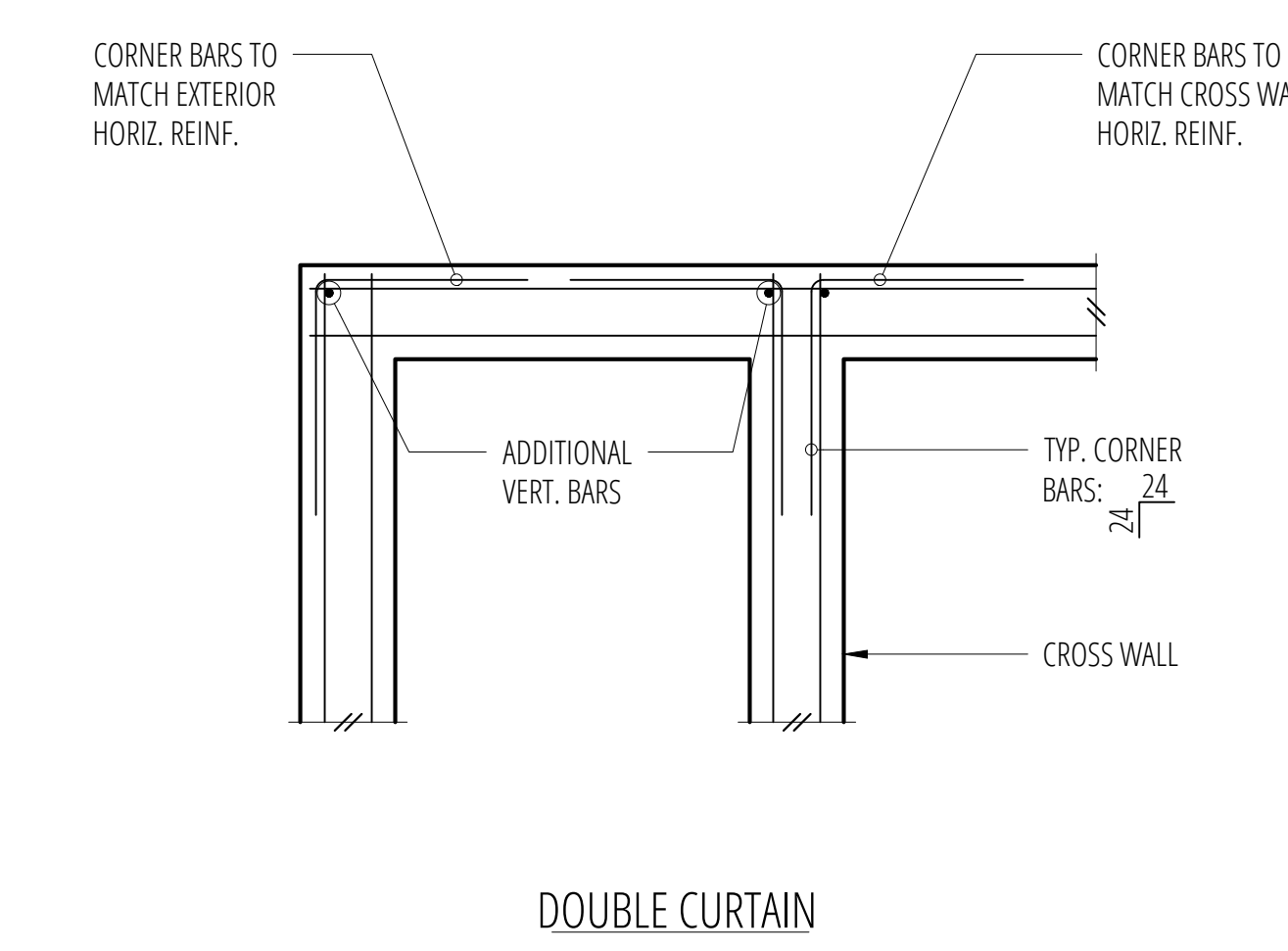
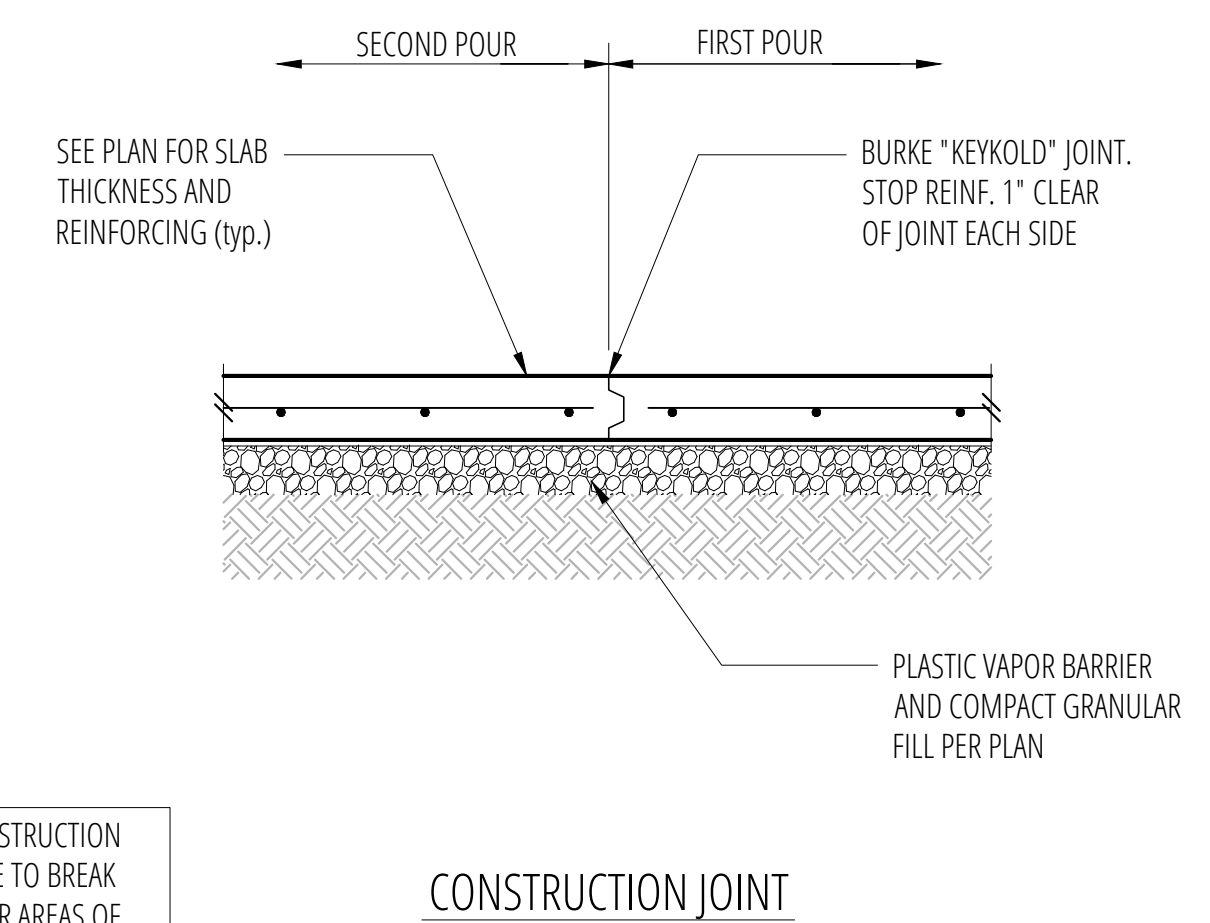
BAR SIZE	LENGTH
#3	7"
#4	9"
#5	11"
#6	13"
#7	14"
#8	17"
#9	19"
#10	21"
#11	24"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2"  
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

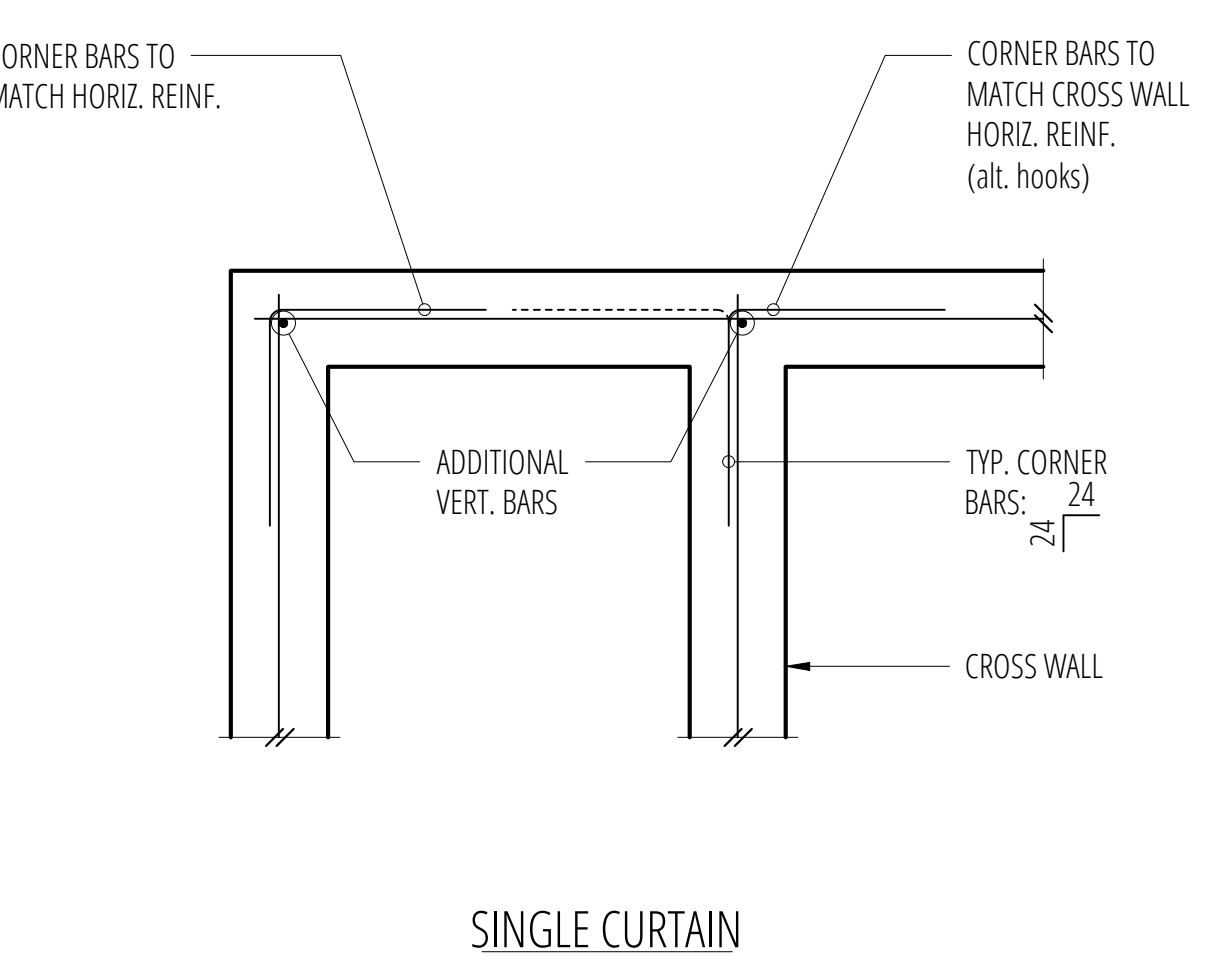
**10 Lap Splice and Development Schedule**  
SCALE: 3/4"=1'-0"

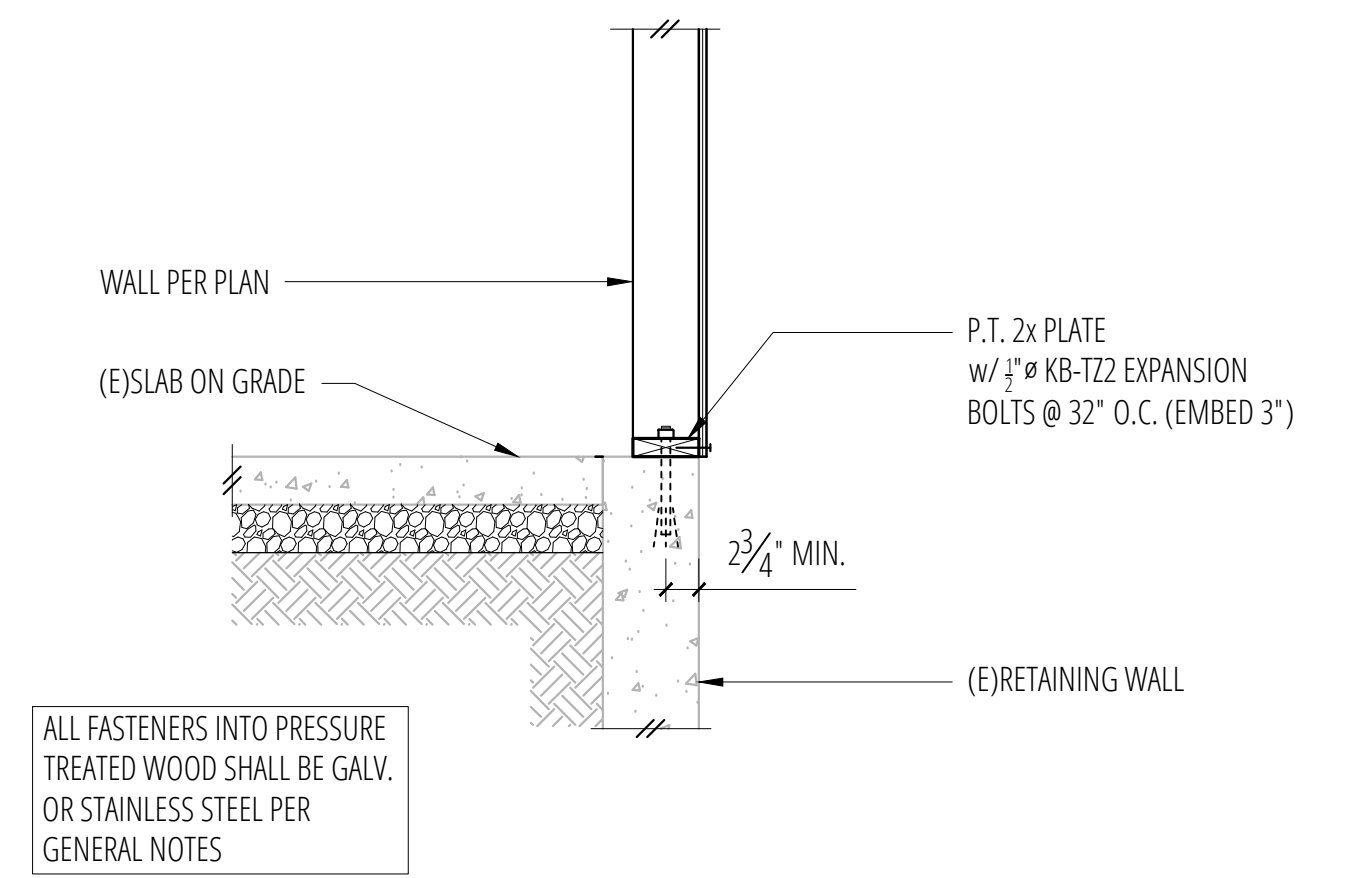


**7 Typical Slab Joints**  
SCALE: 3/4"=1'-0"



**11 Typical Corner Bars at Concrete Walls and Footings**  
SCALE: 3/4"=1'-0"





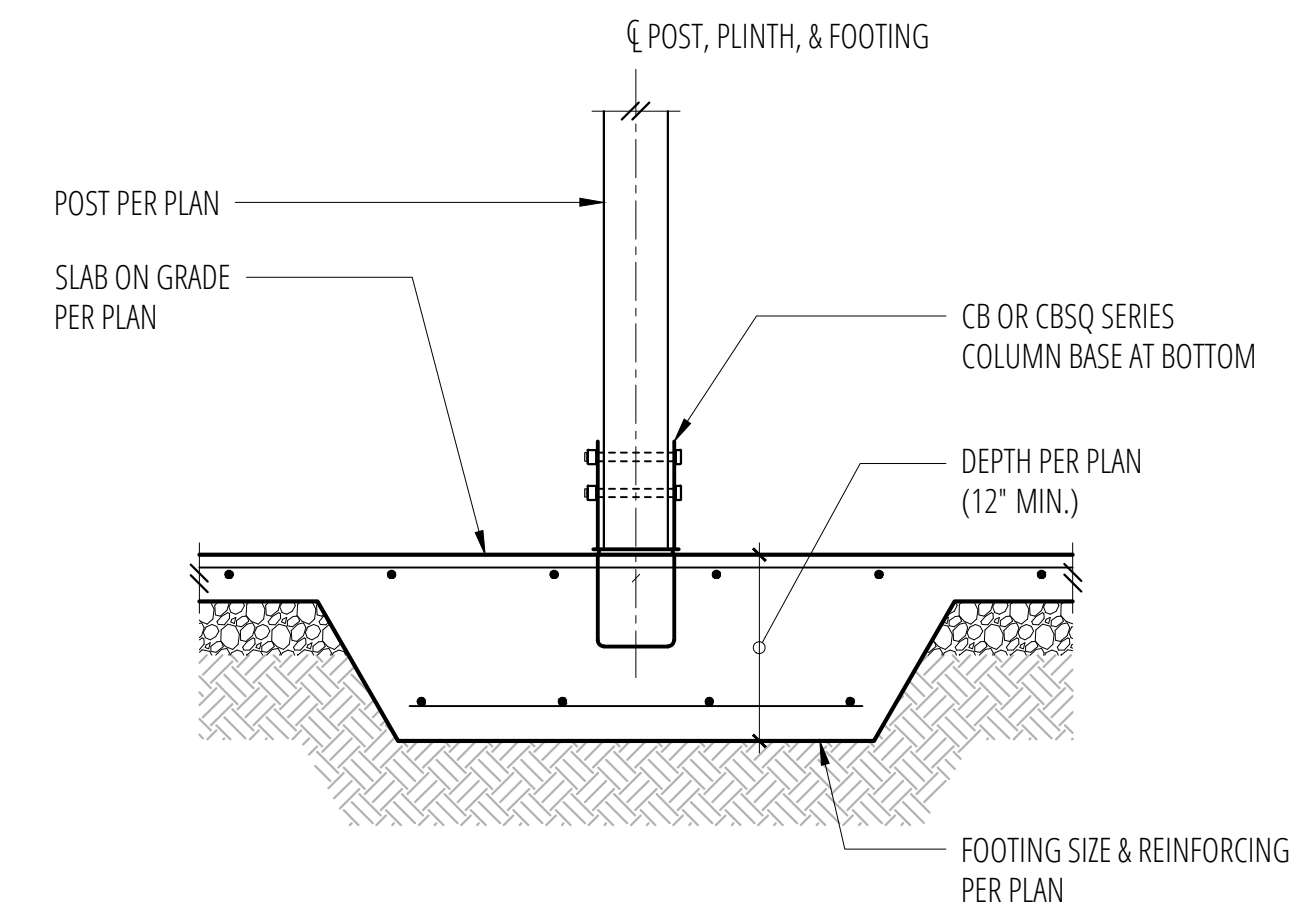
ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES

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

2 SCALE: 3/4"=1'-0"

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

4 Typical Stud Wall at Top of (E) Concrete Wall  
SCALE: 3/4"=1'-0"

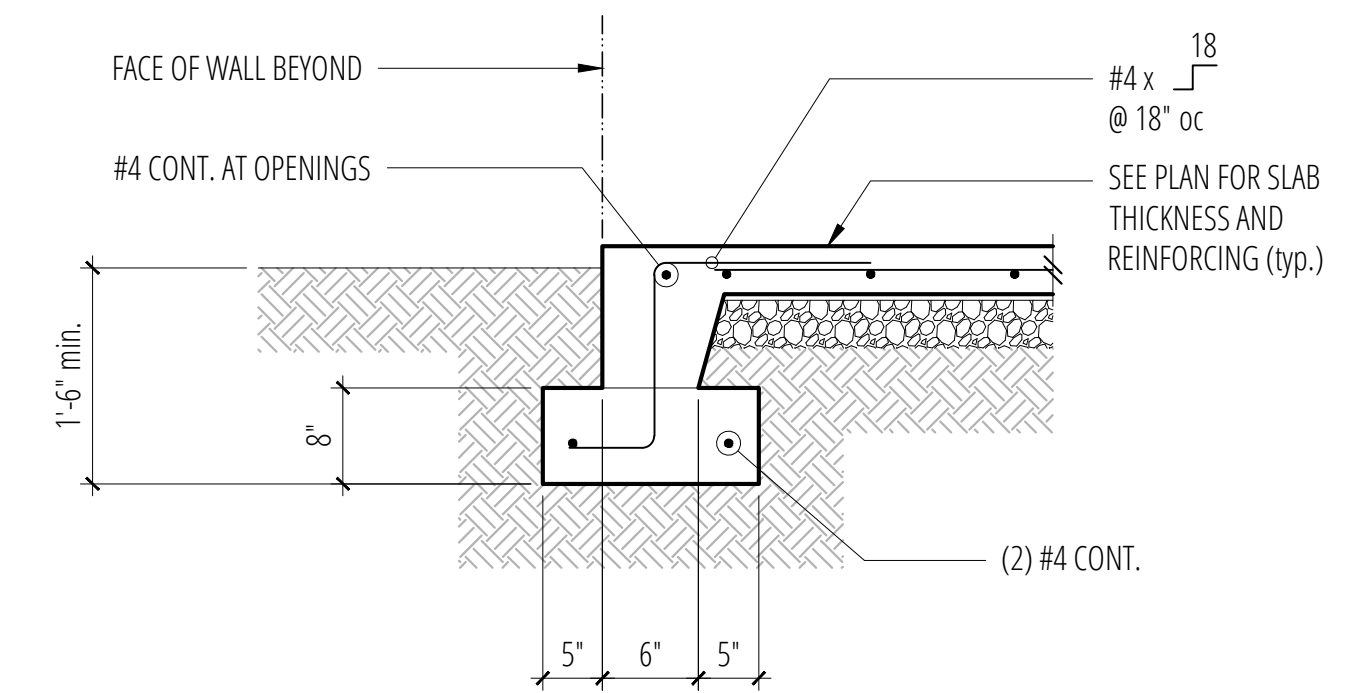


5 SCALE: 3/4"=1'-0"

6 SCALE: 3/4"=1'-0"

7 SCALE: 3/4"=1'-0"

8 Post Footing w/ Slab on Grade  
SCALE: 3/4"=1'-0"



9 SCALE: 3/4"=1'-0"

10 SCALE: 3/4"=1'-0"

11 SCALE: 3/4"=1'-0"

12 Typical Turned-Down Slab Edge  
SCALE: 3/4"=1'-0"

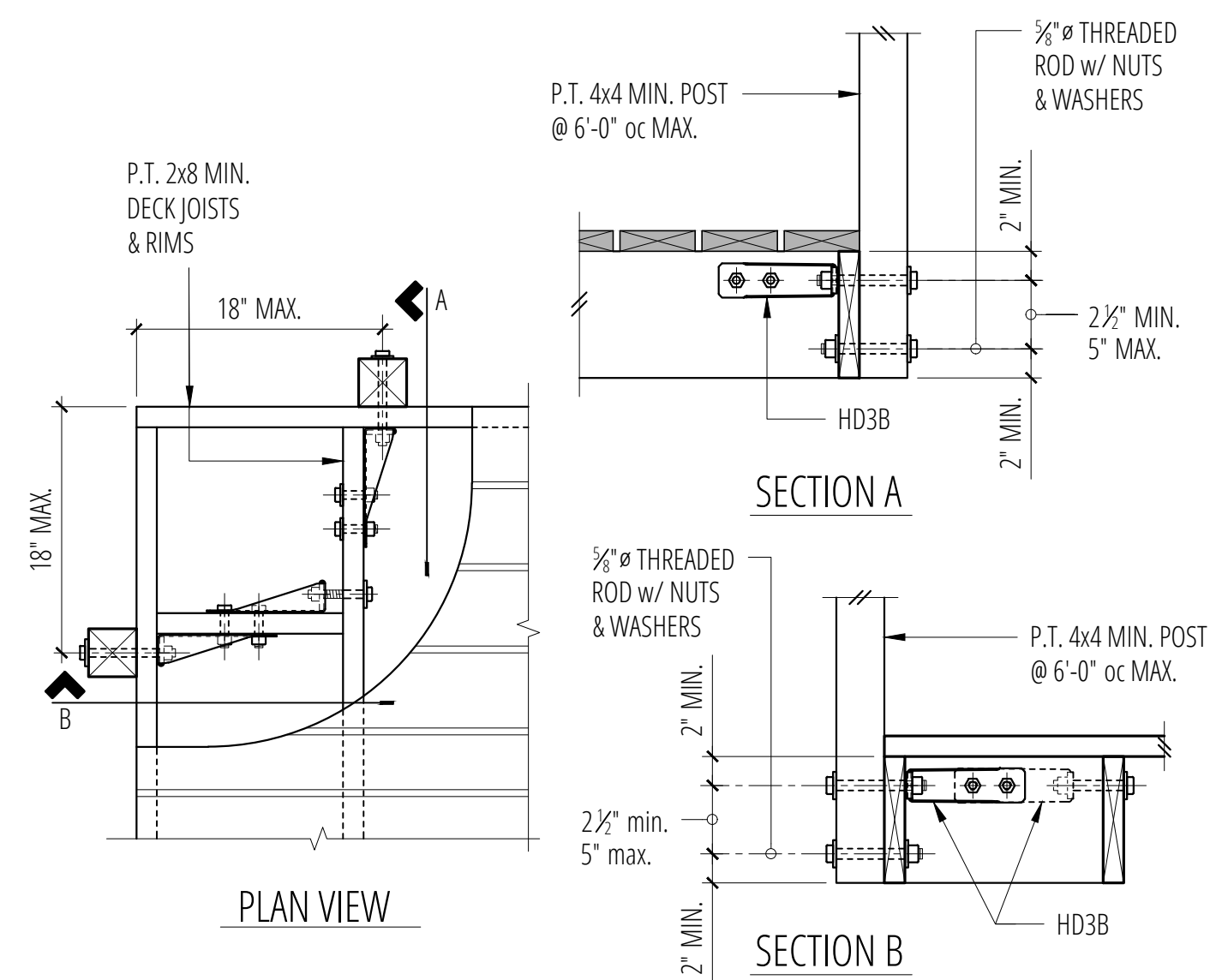
Hinckley Residence

8240 SE 26th Street  
Mercer Island, WA, 98040

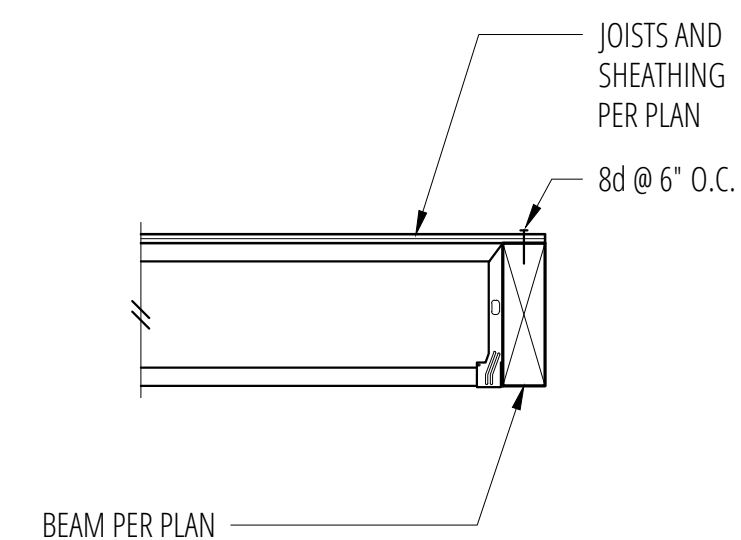
No.	Date	Issue
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Sheet Contents  
CONCRETE DETAILS

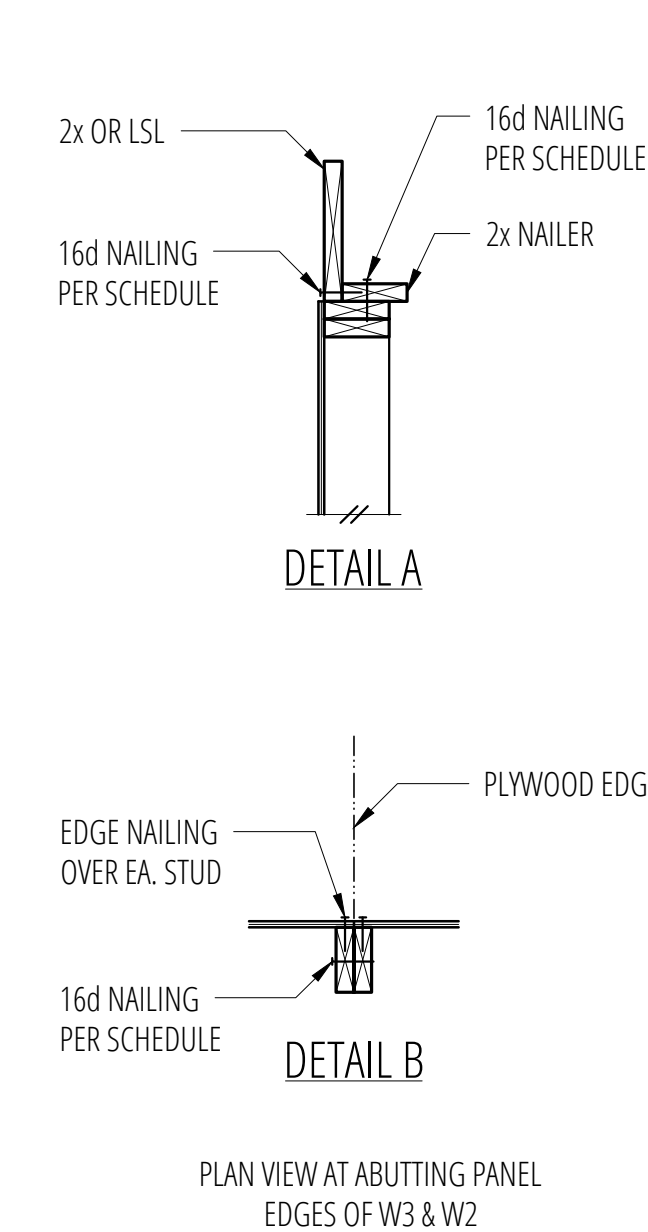
Sheet No.  
**S3.2**



**1 Typical Guardrail Construction**  
SCALE: 3/4"=1'-0"



**2 Typical Flush Beam / Header**  
SCALE: 3/4"=1'-0"

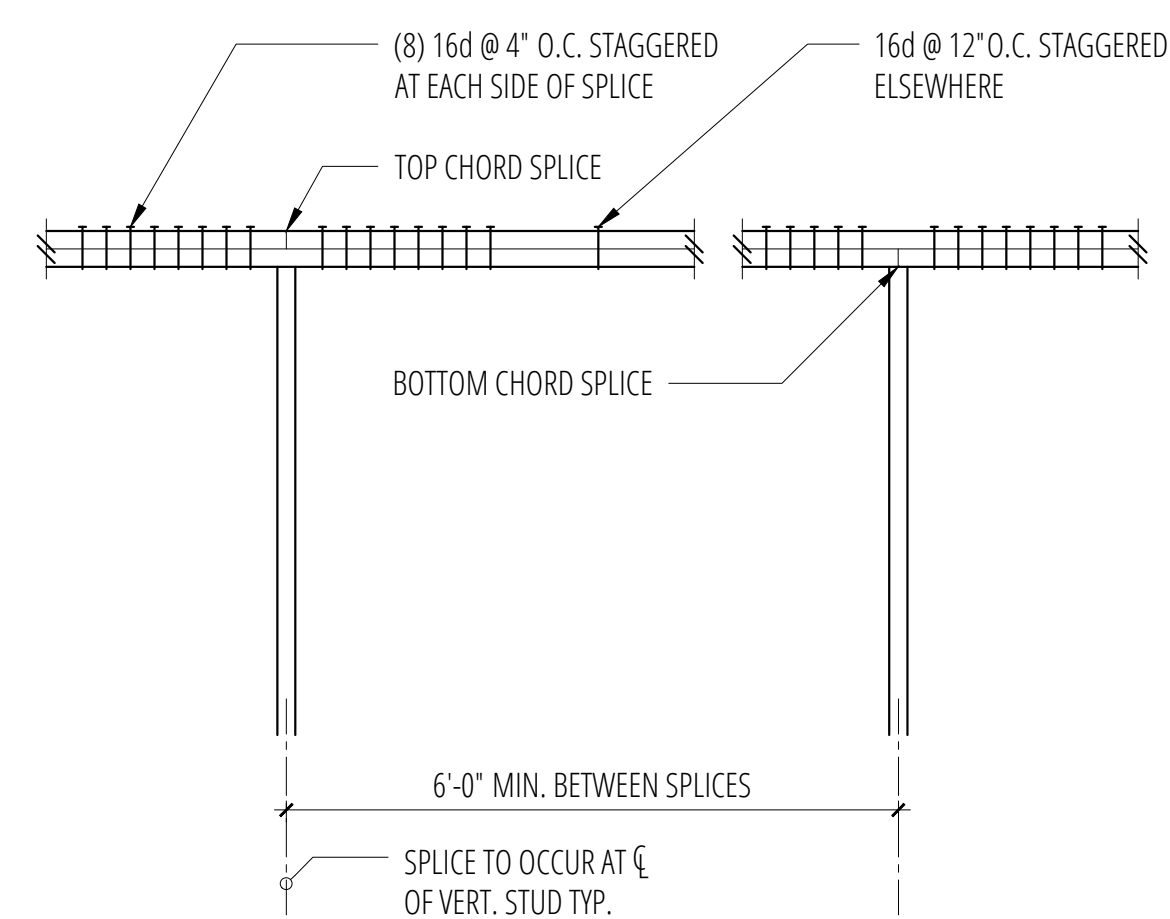


**SHEARWALL SCHEDULE** ①②③④⑤⑥⑦

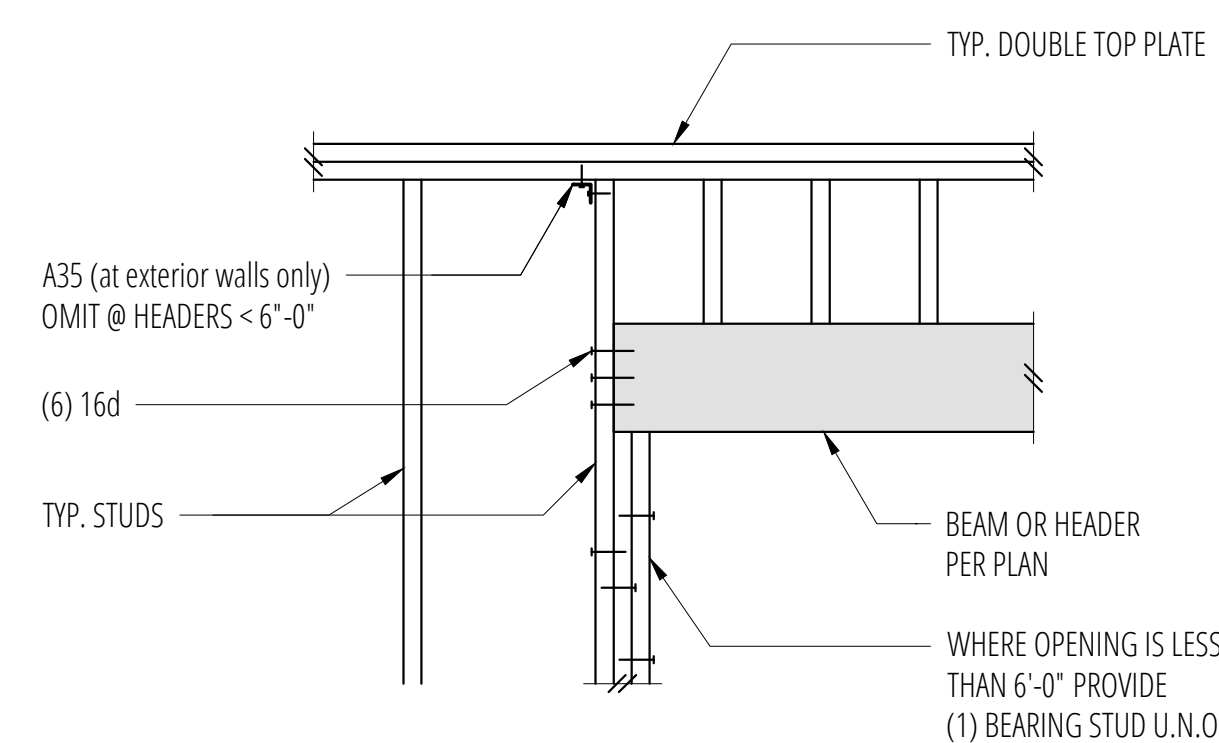
MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			IF TJI	IF 2x OR LSL	AT WOOD	AT CONCRETE
W6	1/2" CDX PLYWOOD	8d @ 6" OC	16d @ 6" OC	A35 @ 24" OC	16d @ 6" OC	1/2" A.B. @ 48" OC
W4	1/2" CDX PLYWOOD	8d @ 4" OC	16d @ 4" OC	A35 @ 16" OC	16d @ 4" OC	1/2" A.B. @ 32" OC
W3④	1/2" CDX PLYWOOD	8d @ 3" OC	(2) ROWS 16d @ 6" OC	A35 @ 12" OC	16d @ 3" OC ⑩	1/2" A.B. @ 16" OC
W2④	1/2" CDX PLYWOOD	8d @ 2" OC	(2) ROWS 16d @ 4 1/2" OC	A35 @ 9" OC	(2) ROWS 16d @ 4 1/2" OC ⑩	1/2" A.B. @ 12" OC

- BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" o.c.
- 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (box)
- EMBED ANCHOR BOLTS AT LEAST 7" EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/2" PLATE WASHERS. EXTEND TO WITHIN 1/2" OF THE PLYWOOD SHEATHING.
- 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- 1/8" O.S.B. MAY BE SUBSTITUTED FOR 1/2" CDX.
- LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- STAGGER NAILS IN ROW W/ 1/2" MIN. OFFSET.
- MINIMUM OFFSET BETWEEN ROWS 1/2" AND MINIMUM RIM OR JOIST 3 1/2" WIDE.

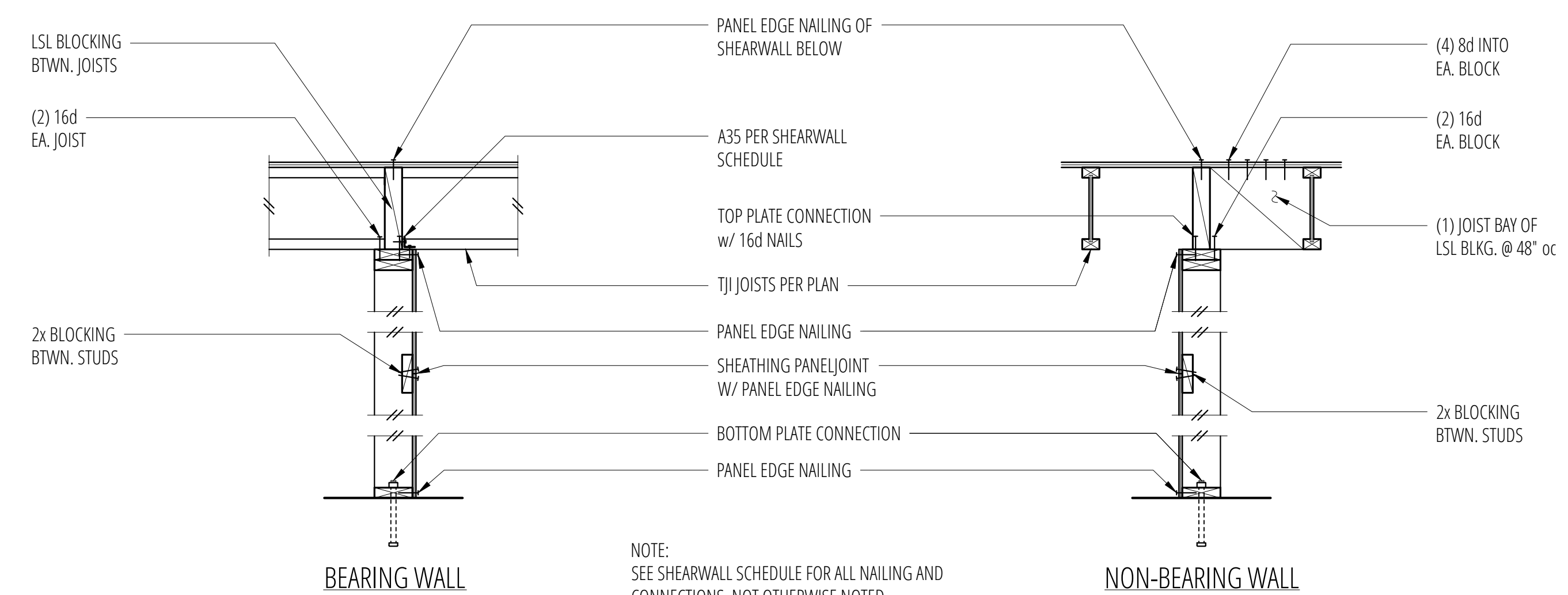
**3 Shearwall Schedule**  
SCALE: 3/4"=1'-0"



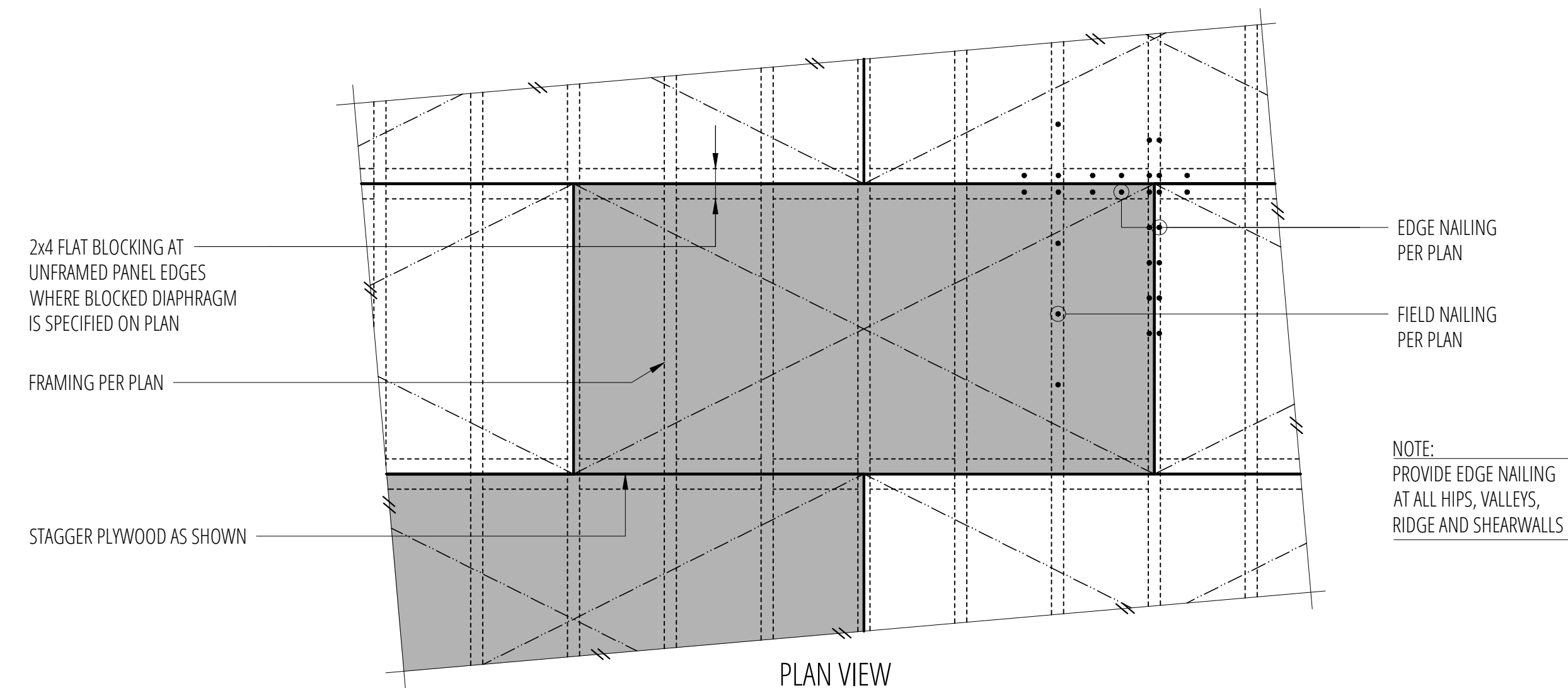
**5 Typical Top Plate Splice**  
SCALE: 3/4"=1'-0"



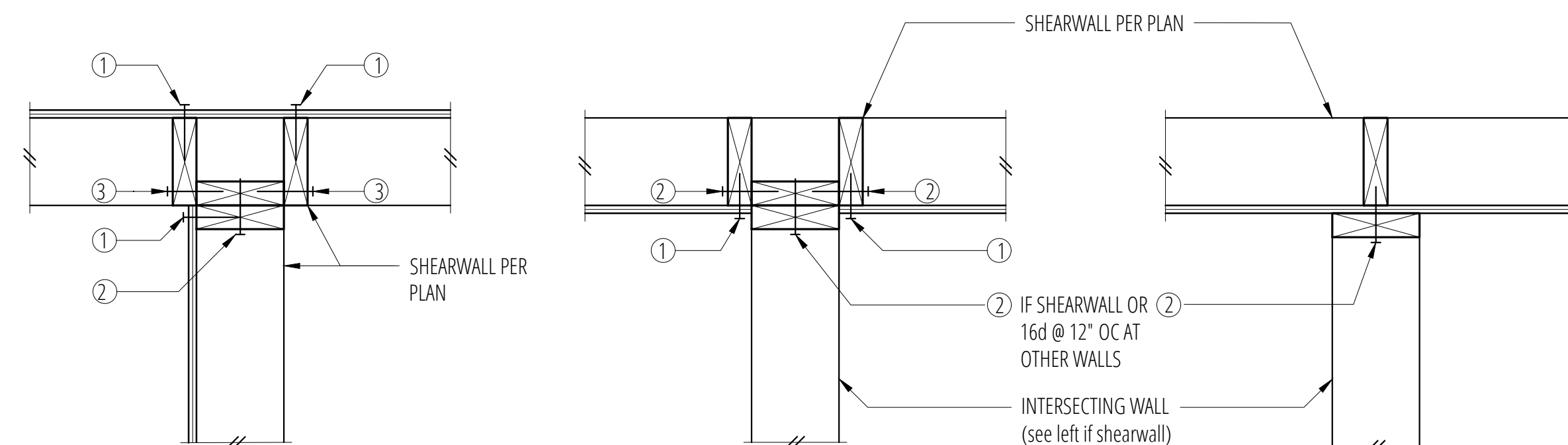
**6 Typical Header Support**  
SCALE: 3/4"=1'-0"



**7 Typical Shearwall Construction**  
SCALE: 3/4"=1'-0"

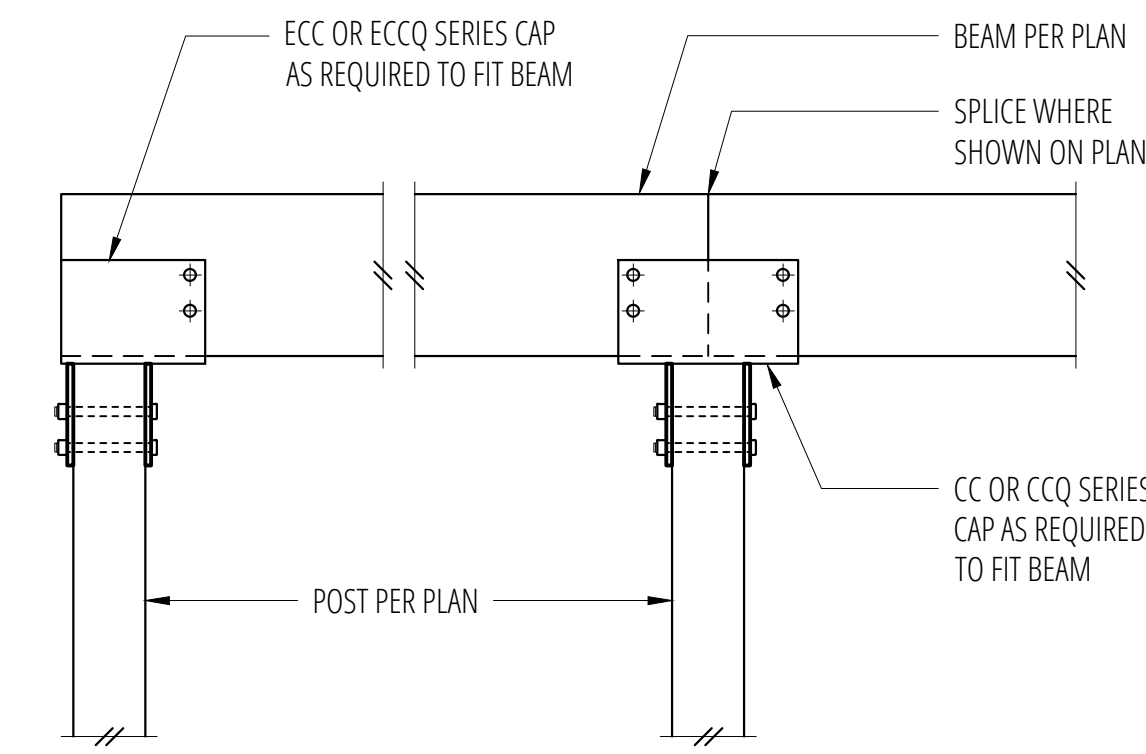


**9 Typical Diaphragm Sheathing and Nailing**  
SCALE: 3/4"=1'-0"

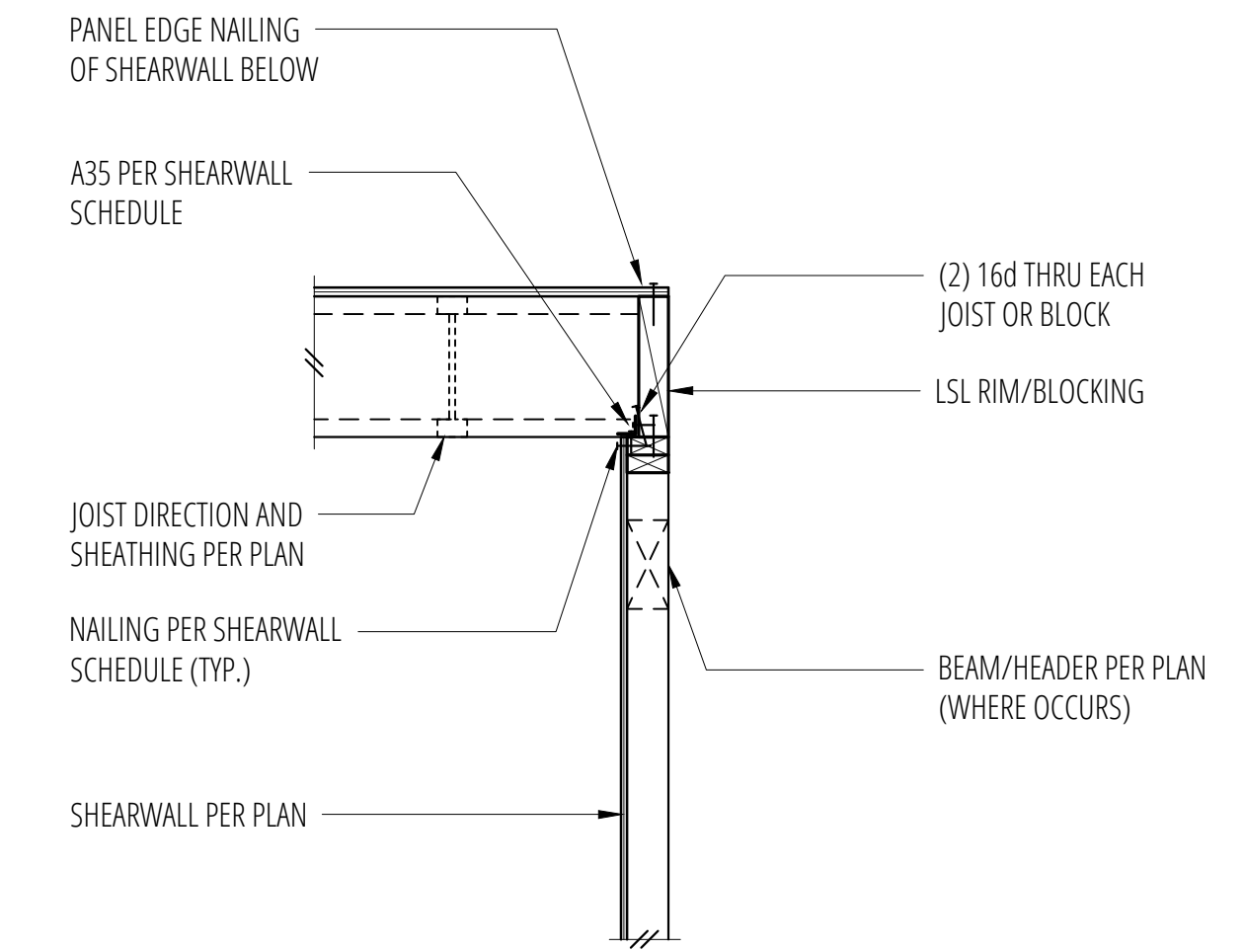


**11 Typical Shearwall Intersection**  
SCALE: 3/4"=1'-0"

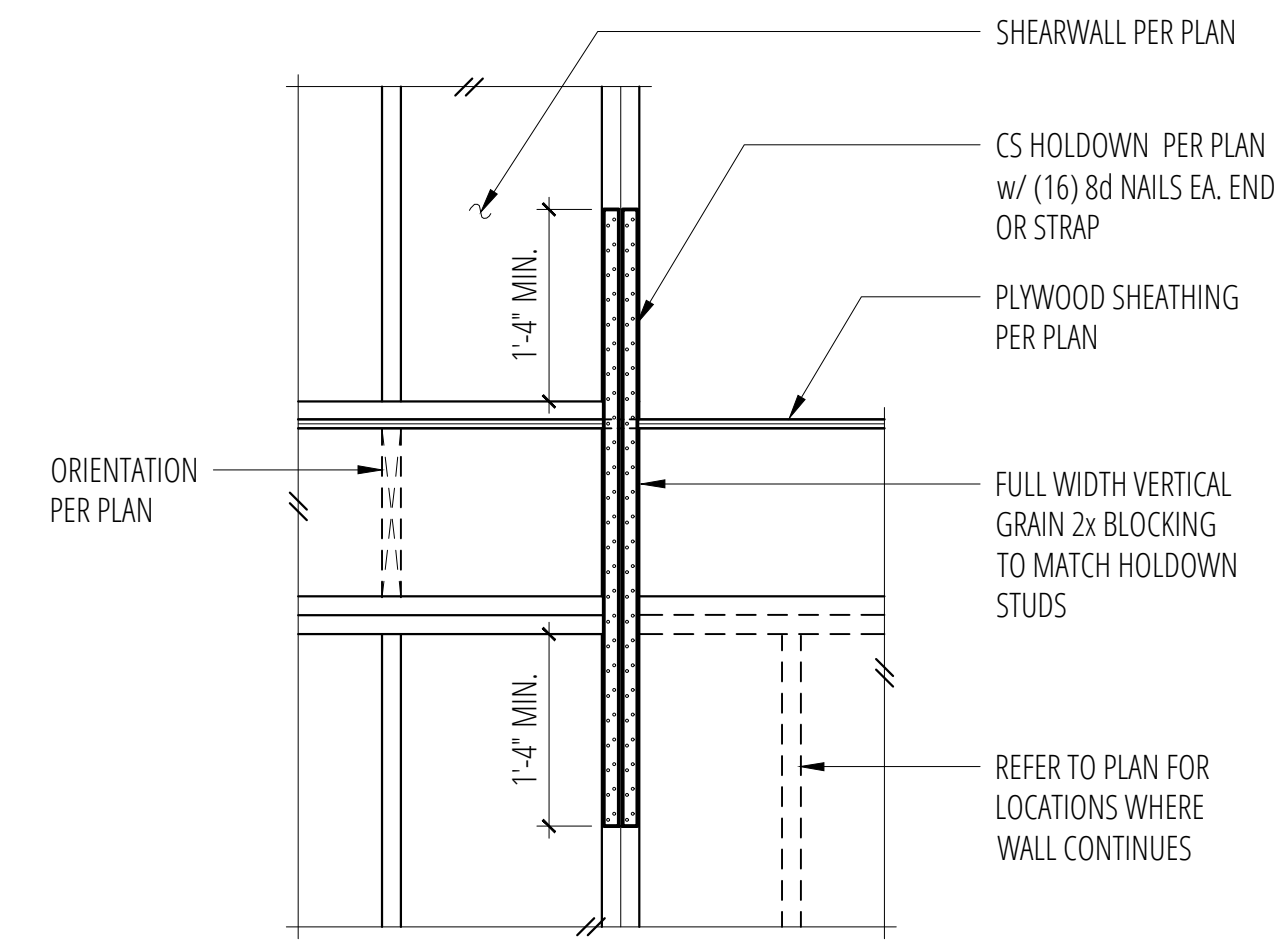
- PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- BASE PLATE NAILING PER SHEARWALL SCHEDULE
- 16d @ 8" OC



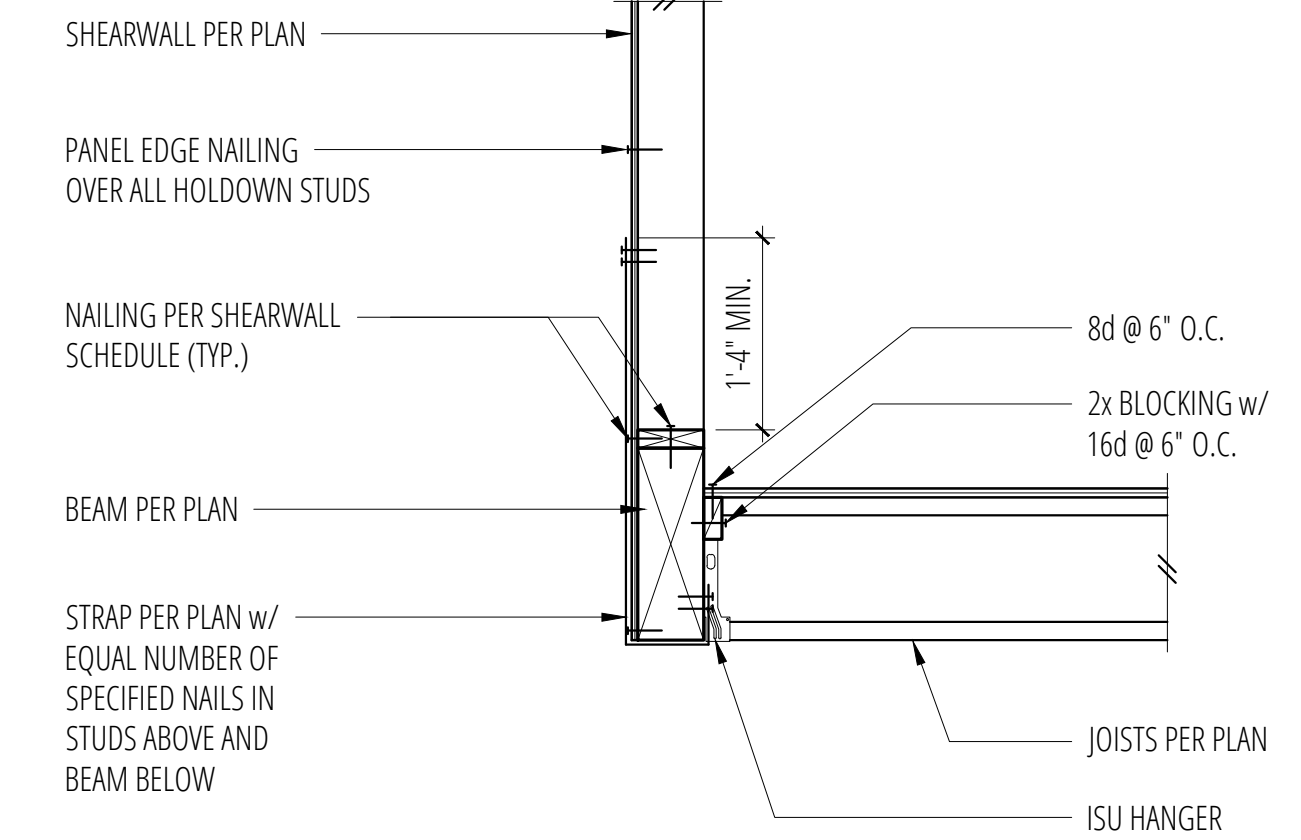
3 CC/CCQ Series Connection  
SCALE: 3/4"=1'-0"



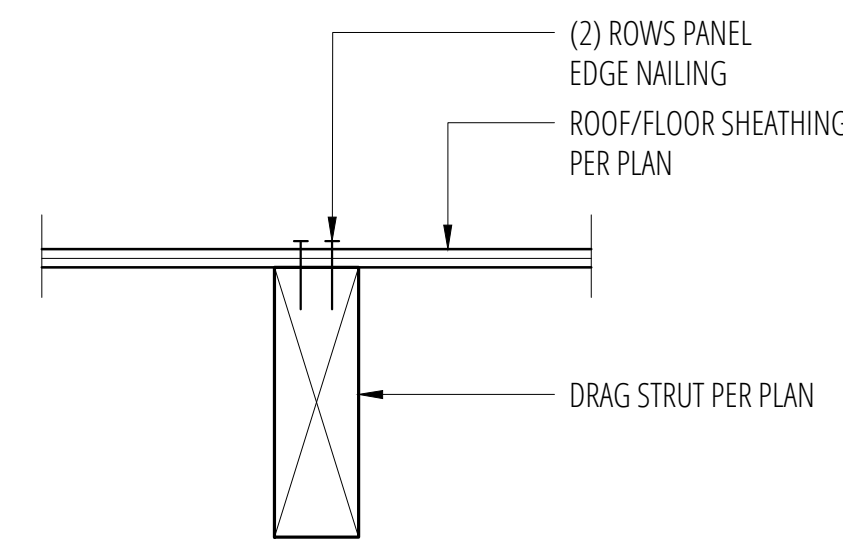
4 Interior Shearwall Below Floor (w/ TJI's)  
SCALE: 3/4"=1'-0"



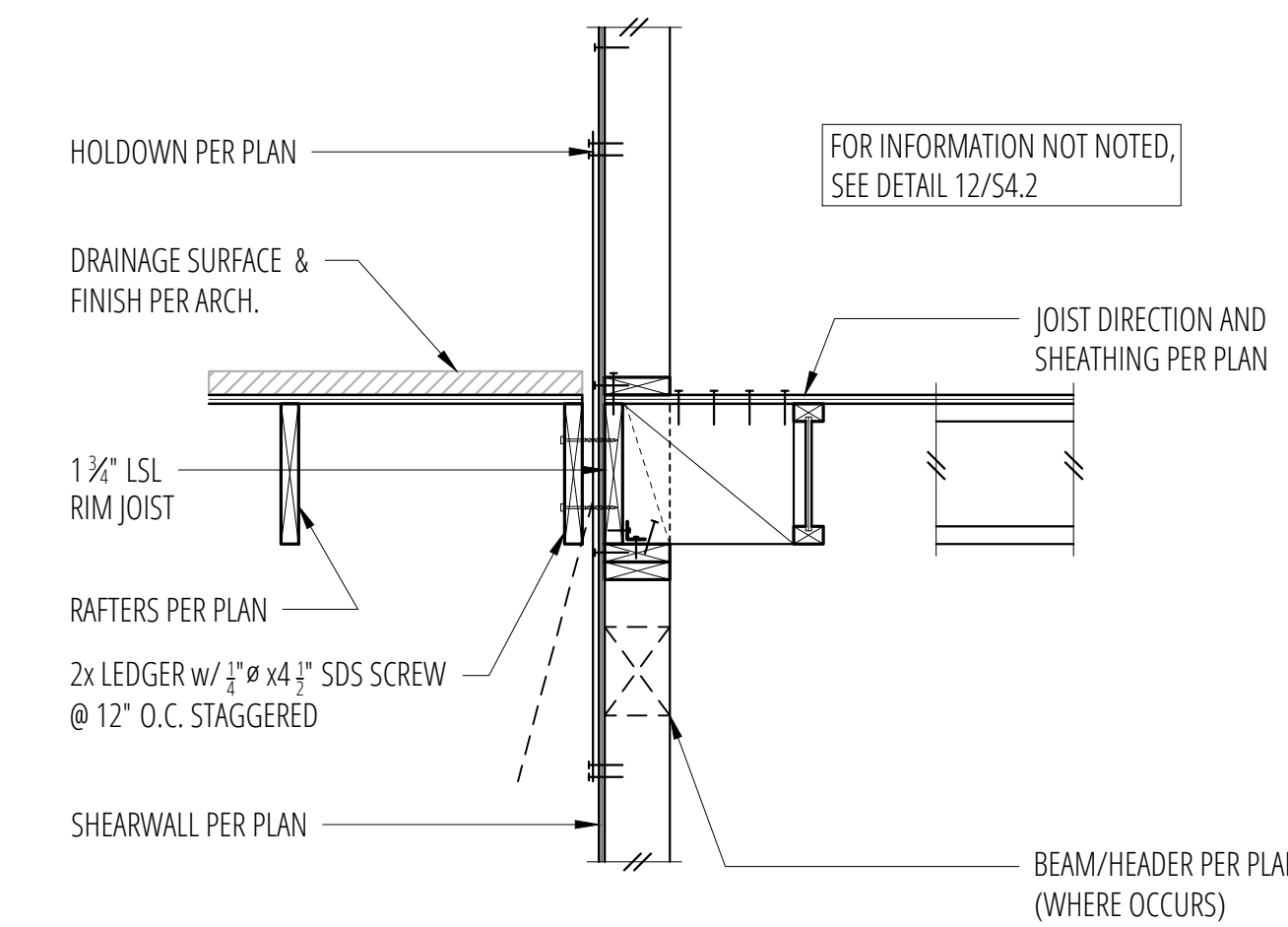
7 Typical CS Holdown at Floor  
SCALE: 3/4"=1'-0"



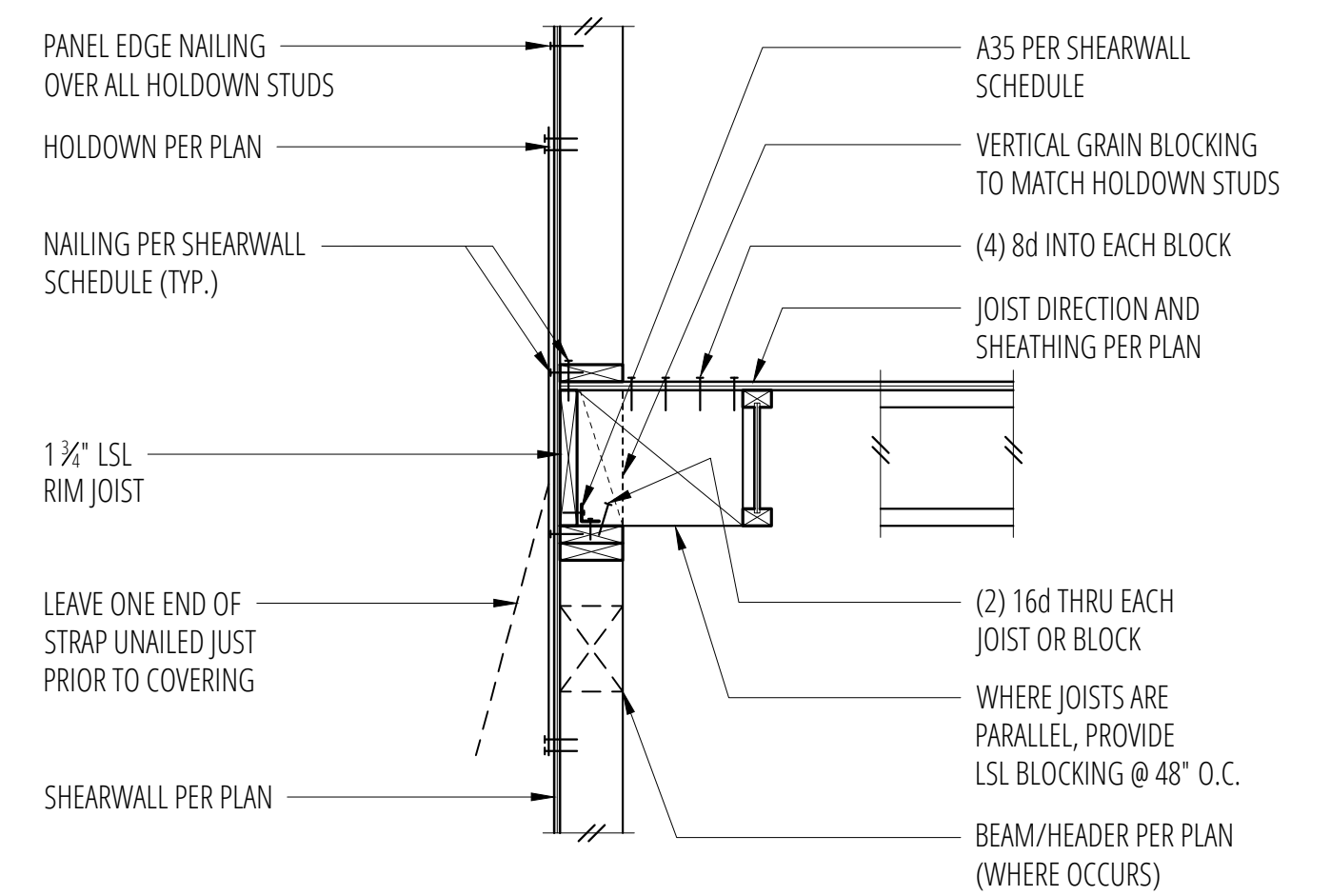
8 Upturned Exterior Floor Beam (Perpendicular Framing) (w/TJI's)  
SCALE: 3/4"=1'-0"



10 Typical Drag Strut  
SCALE: 3/4"=1'-0"



11 Roof Ledger at Exterior Floor Framing  
SCALE: 3/4"=1'-0"



12 Exterior Floor Framing (w/ TJI's)  
SCALE: 3/4"=1'-0"

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

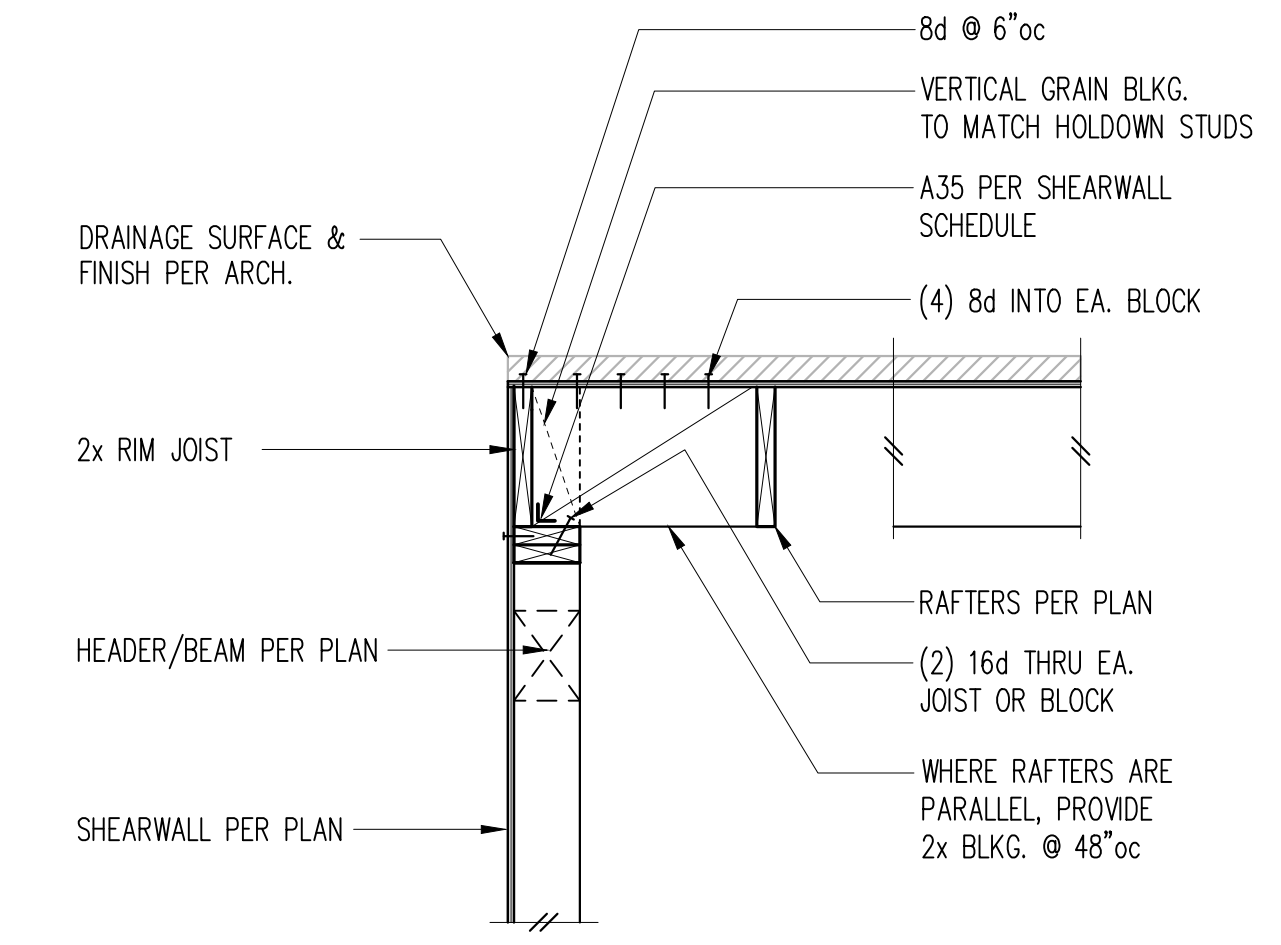
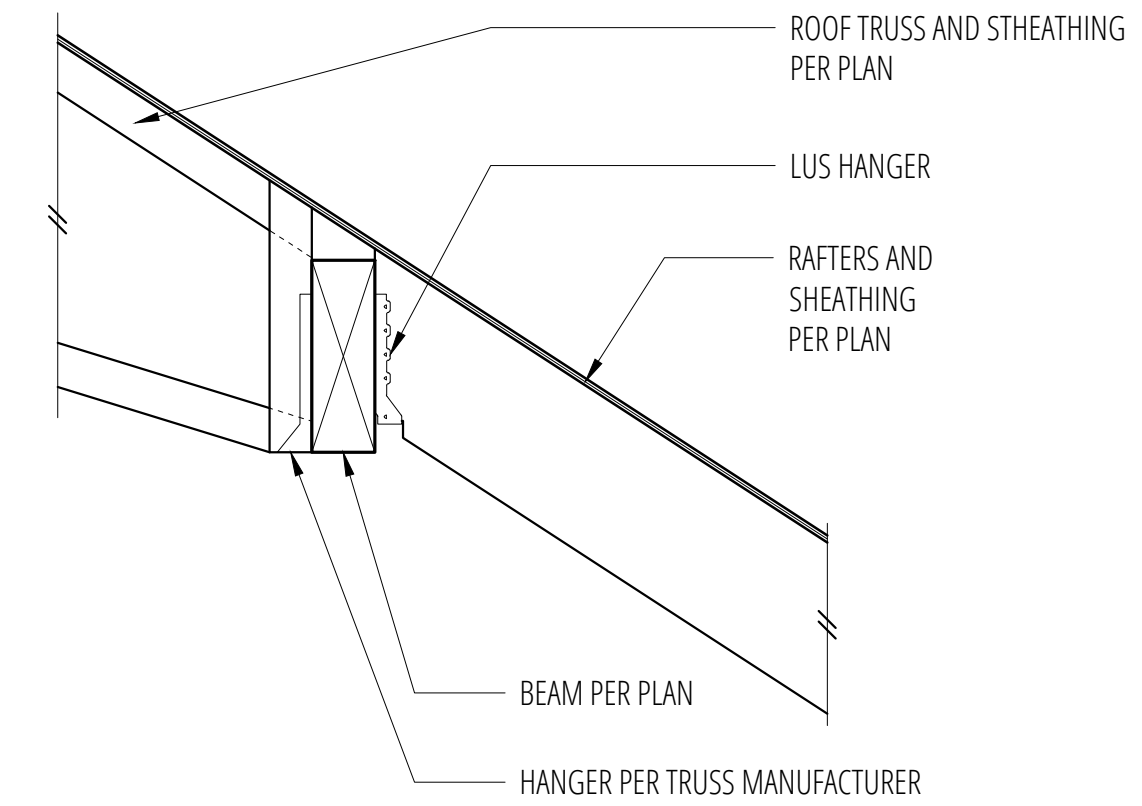
2 SCALE: 3/4"=1'-0"

5 SCALE: 3/4"=1'-0"

6 SCALE: 3/4"=1'-0"

9 SCALE: 3/4"=1'-0"

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Sheet Contents		
FLOOR FRAMING DETAILS		
Sheet No.		

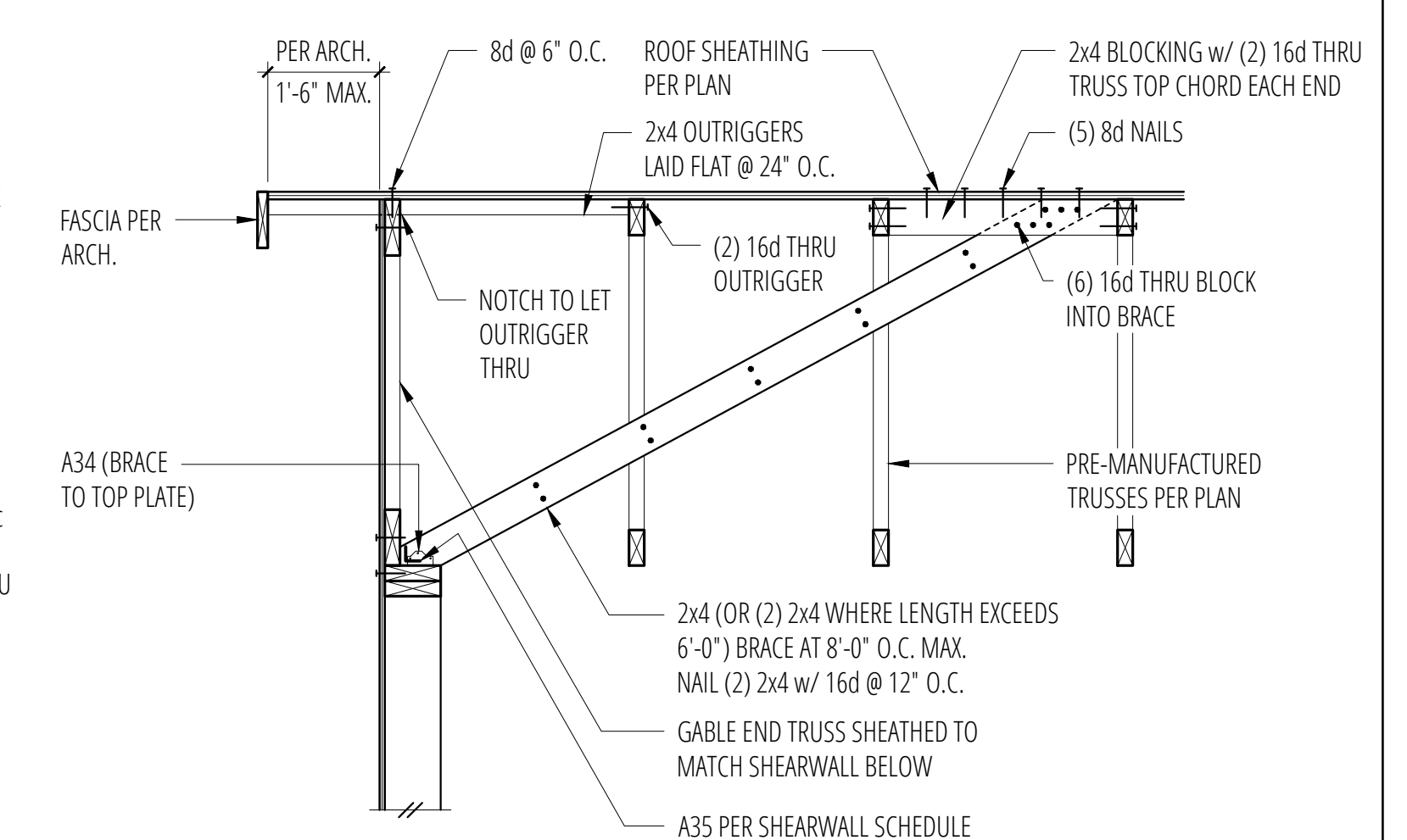
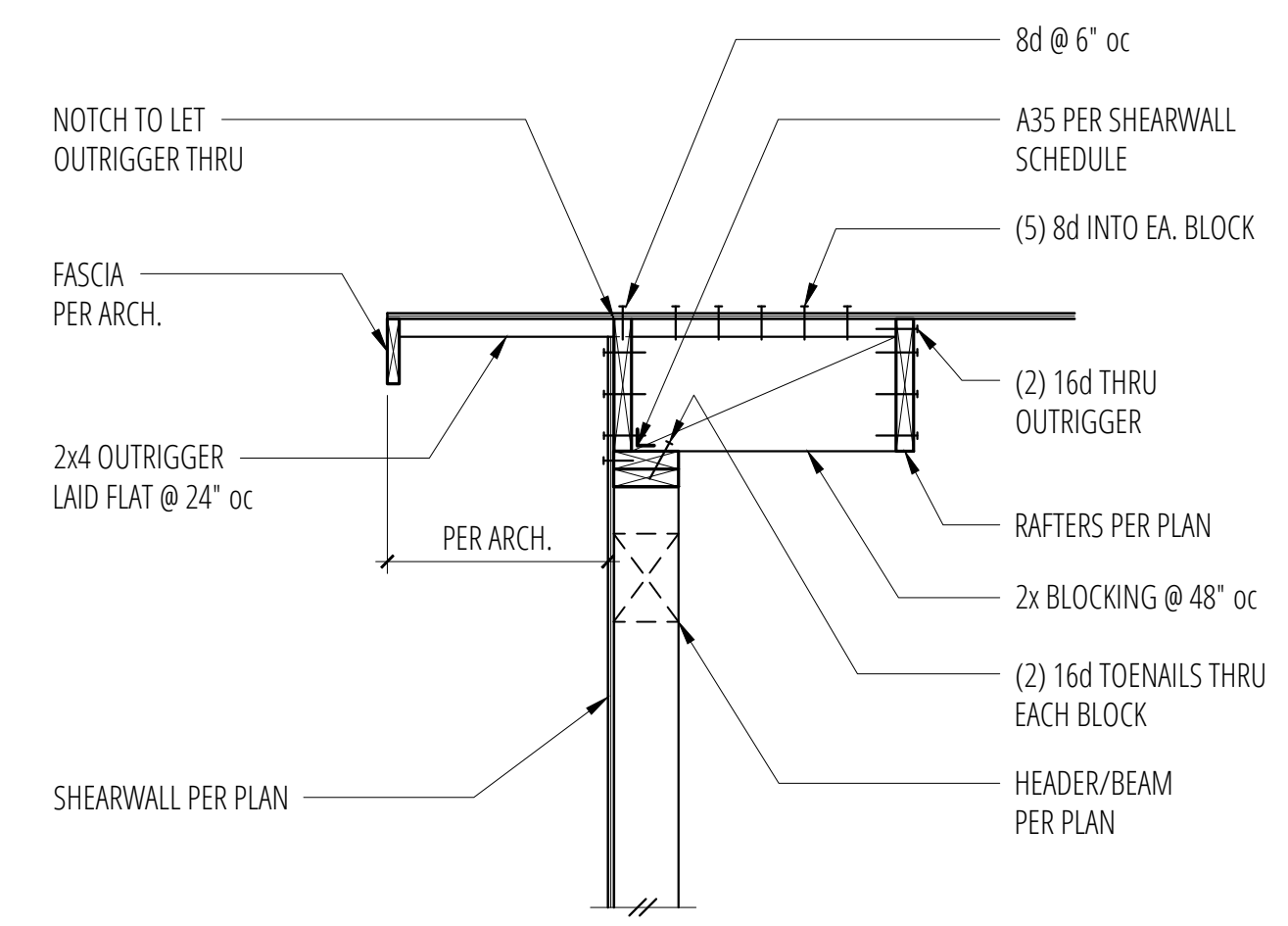


1 SCALE: 3/4"=1'-0"

2 SCALE: 3/4"=1'-0"

3 Roof Beam w/ Trusses and Rafters  
SCALE: 3/4"=1'-0"

4 Flat Roof Framing  
SCALE: 3/4"=1'-0"

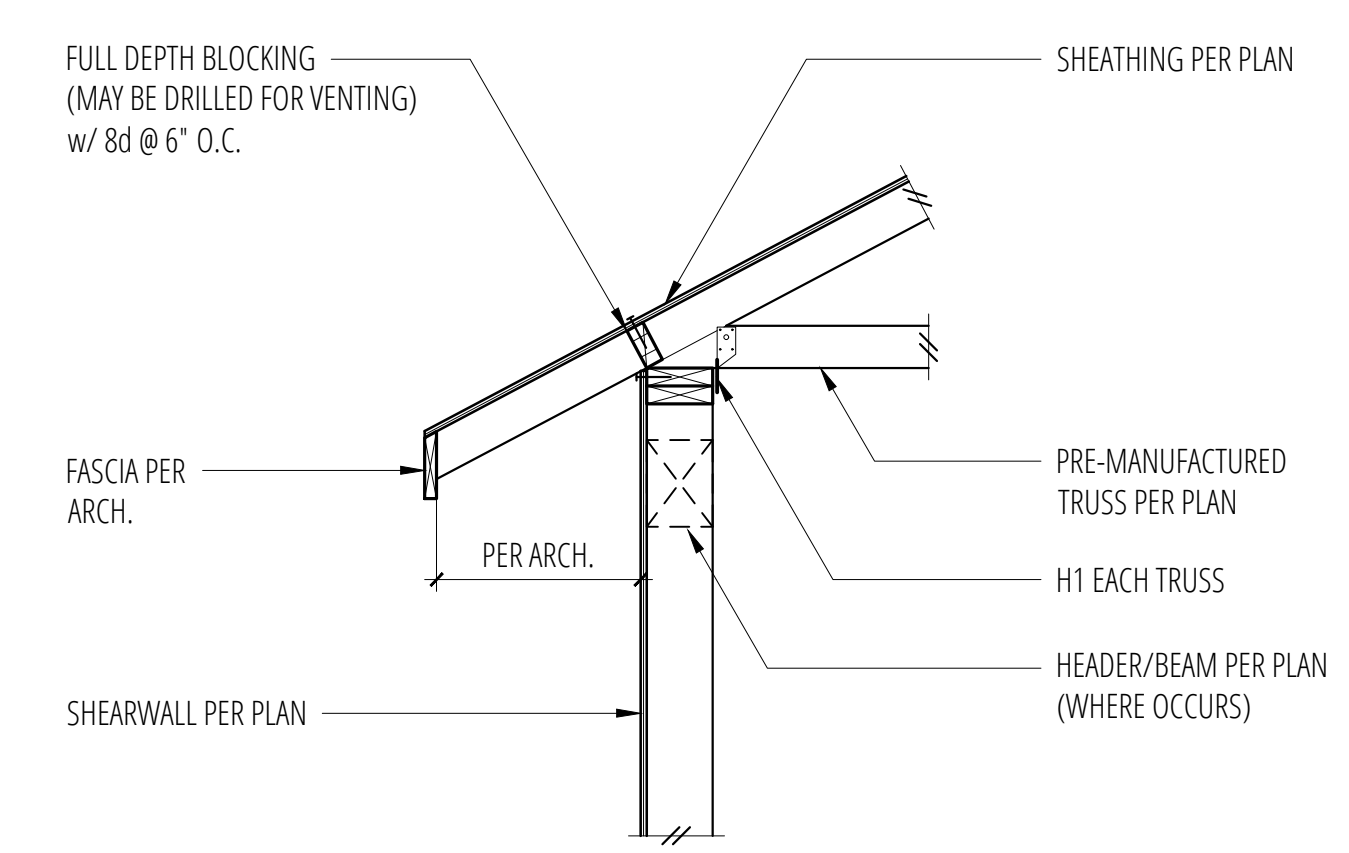
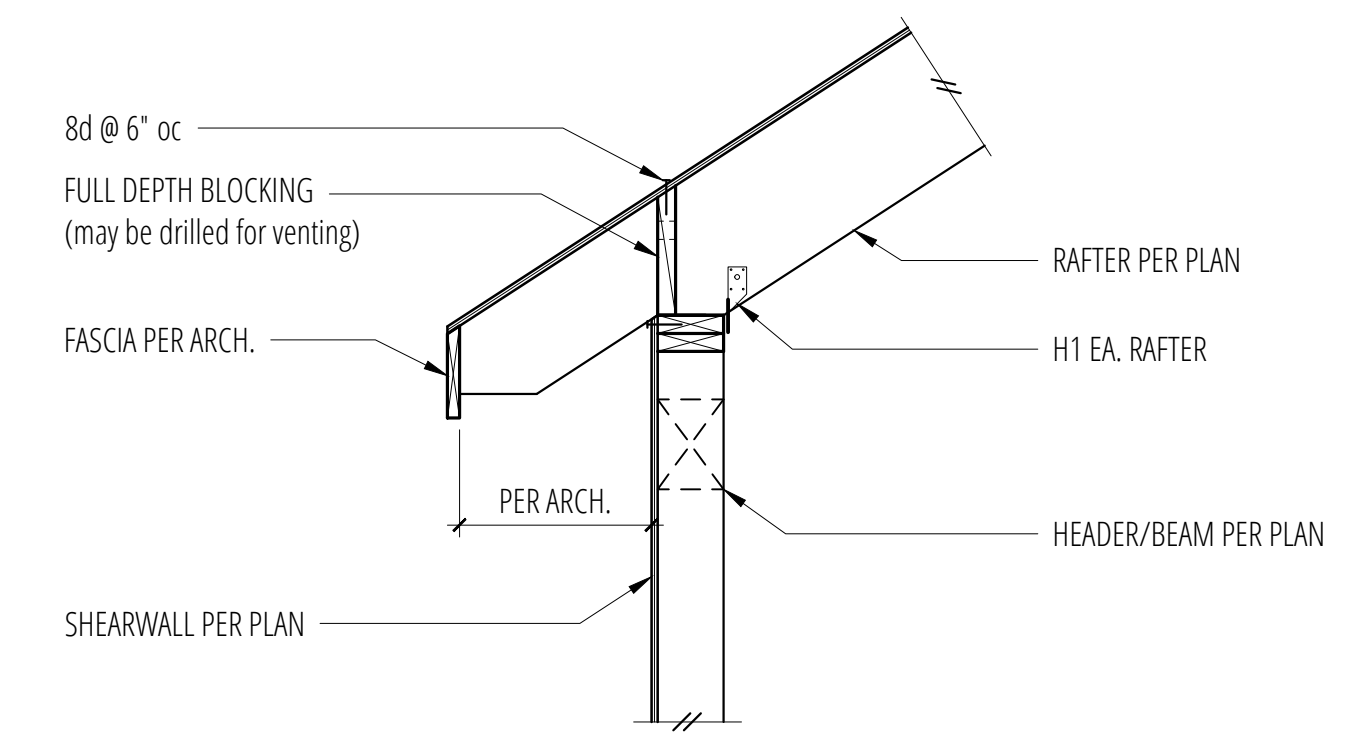
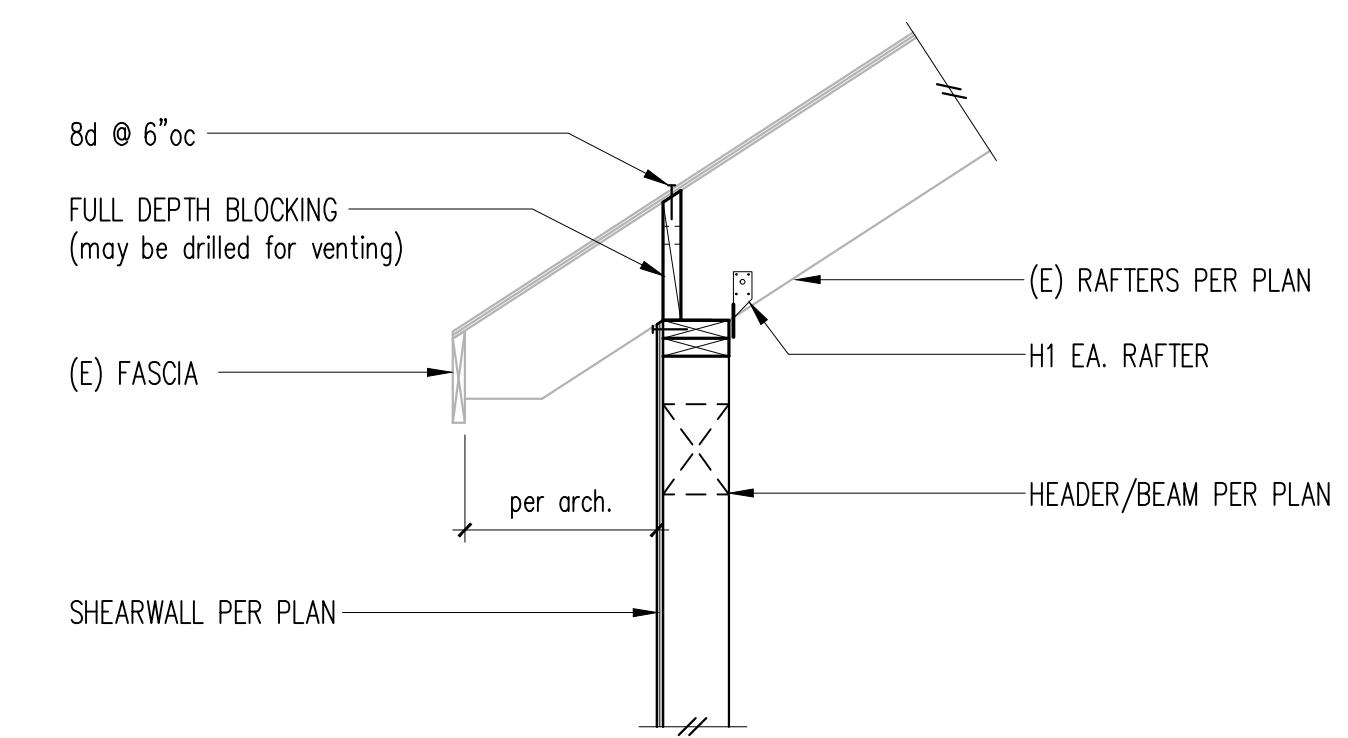


5 SCALE: 3/4"=1'-0"

6 SCALE: 3/4"=1'-0"

7 Exterior Non-Bearing Wall at Roof  
SCALE: 3/4"=1'-0"

8 Exterior Non-Bearing Wall at Roof (w/ Brace)  
SCALE: 3/4"=1'-0"



9 SCALE: 3/4"=1'-0"

10 Exterior Bearing Wall at (E) Roof  
SCALE: 3/4"=1'-0"

11 Exterior Bearing Wall At Roof  
SCALE: 3/4"=1'-0"

12 Exterior Bearing Wall at Roof  
SCALE: 3/4"=1'-0"

Hinckley Residence

8240 SE 26th Street  
Mercer Island, WA, 98040

No.	Date	Issue
	08/02/24	Permit
Sheet Contents		
ROOF FRAMING DETAILS		

Sheet No.  
**S5.1**