

GENERAL NOTES & SPECIFICATIONS

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, AND LAWS. GOVERNING CODE IS 2021 IRC.

- NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AT ALL TIMES.
- EXTERIOR WALL DIMENSIONS ARE TO FACE OF CONCRETE AND/OR FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL CONDUIT AND PIPING SHALL BE CONCEALED. ANY EXPOSED WORK SHALL BE VERIFIED WITH THE ARCHITECT.
- IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO SECURE COMPLIANCE OF DRAWINGS AND SPECIFICATIONS, THE ACCURATE LOCATION OF STRUCTURAL MEMBERS AND OPENINGS FOR MECHANICAL, ELECTRICAL, STAIRS, AND MISCELLANEOUS EQUIPMENT.
- ALL EXTERIOR OPENINGS, FLASHINGS, COUNTERFLASHING, EXPANSION JOINTS AND THE LIKE SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
- VERIFY ALL VARIATIONS OR DISCREPANCIES WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- SERVICE WATER PIPES IN UNHEATED SPACES SHALL BE INSULATED PER WASHINGTON STATE ENERGY CODE.
- METAL DUCTS - JOINTS SHALL BE TAPED AND INSULATED.
- OPENINGS TO BE CAULKED, SEALED, OR WEATHER-STRIPPED.
- BATT INSULATION TEARS AND/OR JOINTS SHALL BE SEALED WITH TAPE.
- SHOWERS: FLOW CONTROL LIMITED PER WASHINGTON STATE ENERGY CODE.
- MOISTURE CONTROL TO BE PROVIDED PER WASHINGTON STATE ENERGY CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AGAINST THEFT, DAMAGE AND PROPERTY DESTRUCTION DURING THE COURSE OF CONSTRUCTION.

ZONING & SITE INFORMATION

Zoning: R-8.4
Assessor's Parcel No.: 435130-0242
Owner: Peter & Gloria Krebs

Legal Description: LINDLEY ADD TO SEATTLE W 1/2 OF N 100 FT OF VAC BLK 2 & POR OF E 1/2 OF WEBSTER ST TGW POR OF S 10 FT OF SE 48TH ST LY WITHIN SD PLAT PLAT BLOCK: 2 PLAT LOT: POR Section-Twnship-Range: NW-19-24-5

Gross Floor Area:
Lot size = 14,260 square feet
5000 sf maximum allowed

Existing main floor = 1,640.00 sq. ft.
Existing garage = 460.00 sq. ft.
Existing attic floor = 350.00 sq. ft.
Proposed addition = 203.00 sq. ft.
Total = **2653.00 sq. ft.; <5000 so ok**

Lot Coverage: Lot slope = less than 15%
Lot size = 14,260.00 sq. feet
Max. lot coverage = 40% so 5,704.00 sq. feet

Existing main floor = 1,640.00 sq. feet
Existing garage = 460.00 sq. feet
Existing deck = 484.74 sq. feet
Proposed main floor addition = 203.00 sq. feet
Total = **2787.74 sq. feet**

2787.74/14,260 = 19.55%

Site Drainage/Stormwater Management: Proposed new addition is <750 SF so site drainage/stormwater management is not required

2021 WSEC TABLE R406.2 CREDITS

(2.0 credits needed for additions 150 square feet to 500 square feet)

Option	Description	Credits
	Fuel normalization credit = System type 2, Heat pump	1.5
1.2	Vertical fenestration U = 0.25 max; flo or R-38, slab on grade R-10 per imeter and under entire slab	1.0
	Total	2.5

Drawing Index

Sheet No.	Contents
A1	Site Plan, Zoning & Site Information, General Notes
A2	Main Floor as-built & proposed plans
A3	Attic Floor as-built & proposed plans
A4	Building Sections; Energy code information
A5	Building Elevations; Height Calculations
A6	Building Elevations; Construction Details

PARCEL DATA			
Parcel	435130-0242	Jurisdiction	MERCER ISLAND
Name	ISHIHARA SANDRA	Levy Code	1031
Site Address	9025 SE 48TH ST 98040	Property Type	R
Residential Area	034-003 (SE Appraisal District)	Plat Block / Building Number	2
Property Name		Plat Lot / Unit Number	POR
		Quarter-Section-Township-Range	NW-19-24-5
Legal Description			
LINDLEY ADD TO SEATTLE W 1/2 OF N 100 FT OF VAC BLK 2 & POR OF E 1/2 OF WEBSTER ST TGW POR OF S 10 FT OF SE 48TH ST LY WITHIN SD PLAT			
Plat Block: 2 Plat Lot: POR			
LAND DATA			
Highest & Best Use As If Vacant	SINGLE FAMILY	Percentage Unusable	
Highest & Best Use As Improved	PRESENT USE	Restrictive Size Shape	NO
Present Use	Single Family(Res Use/Zone)	Zoning	R-8.4
Land SqFt	14,260	Water	WATER DISTRICT
Acres	0.33	Sewer/Septic	PUBLIC
		Road Access	PUBLIC
		Parking	ADEQUATE
		Street Surface	PAVED
Views		Waterfront	
Rainier		Waterfront Location	
Territorial		Waterfront Footage	0
Olympics		Lot Depth Factor	0
Cascades		Waterfront Bank	
Seattle Skyline		Tide/Shore	
Puget Sound		Waterfront Restricted Access	
Lake Washington		Waterfront Access Rights	NO
Lake Sammamish		Poor Quality	NO
Lake/River/Creek		Proximity Influence	NO
Other View			
Designations		Nuisances	
Historic Site		Topography	
Current Use	(none)	Traffic Noise	
Nbr Bldg Sites		Airport Noise	
Adjacent to Golf Fairway	NO	Power Lines	NO
Adjacent to Greenbelt	NO	Other Nuisances	NO
Other Designation	NO		
Deed Restrictions	NO	Problems	
Development Rights Purchased	NO	Water Problems	NO
Easements	YES	Transportation Concurrence	NO
Native Growth Protection	NO	Other Problems	NO
Easement		Environmental	
DNR Lease	NO	Environmental	NO
BUILDING			
Building Number	1	Click the camera to see more pictures.	
Year Built	1963	Picture of Building 1	
Year Renovated	0		
Stories	1.5		
Living Units	1		
Grade	8 Good		
Grade Variant	0		
Condition	Good		
Basement Grade			
1st Floor	1,640		
1/2 Floor	350		
2nd Floor	0		
Upper Floor	0		
Finished Basement	0		
Total Finished Area	1,990		
Total Basement	0		
Basement Garage	0		
Unfinished 1/2	0		
Unfinished Full	0		
AGLA	1,990		
Attached Garage	460		
Bedrooms	3		
Full Baths	1		
3/4 Baths	1		
1/2 Baths	0		
Heat Source	Gas		
Heat System	Forced Air		
Deck Area SqFt	400		
Open Porch SqFt	100		
Enclosed Porch SqFt	0		
Brick/Stone	0		
Fireplace Single Story	1		
Fireplace Multi Story	0		
Fireplace Free Standing	1		

Parcel Data

Height Calculations (also shown on elevation sheet A4)

Average Building Elevation = (Weighted Sum of the Mid-point Elevations) ÷ (Total Length of Wall Segments)

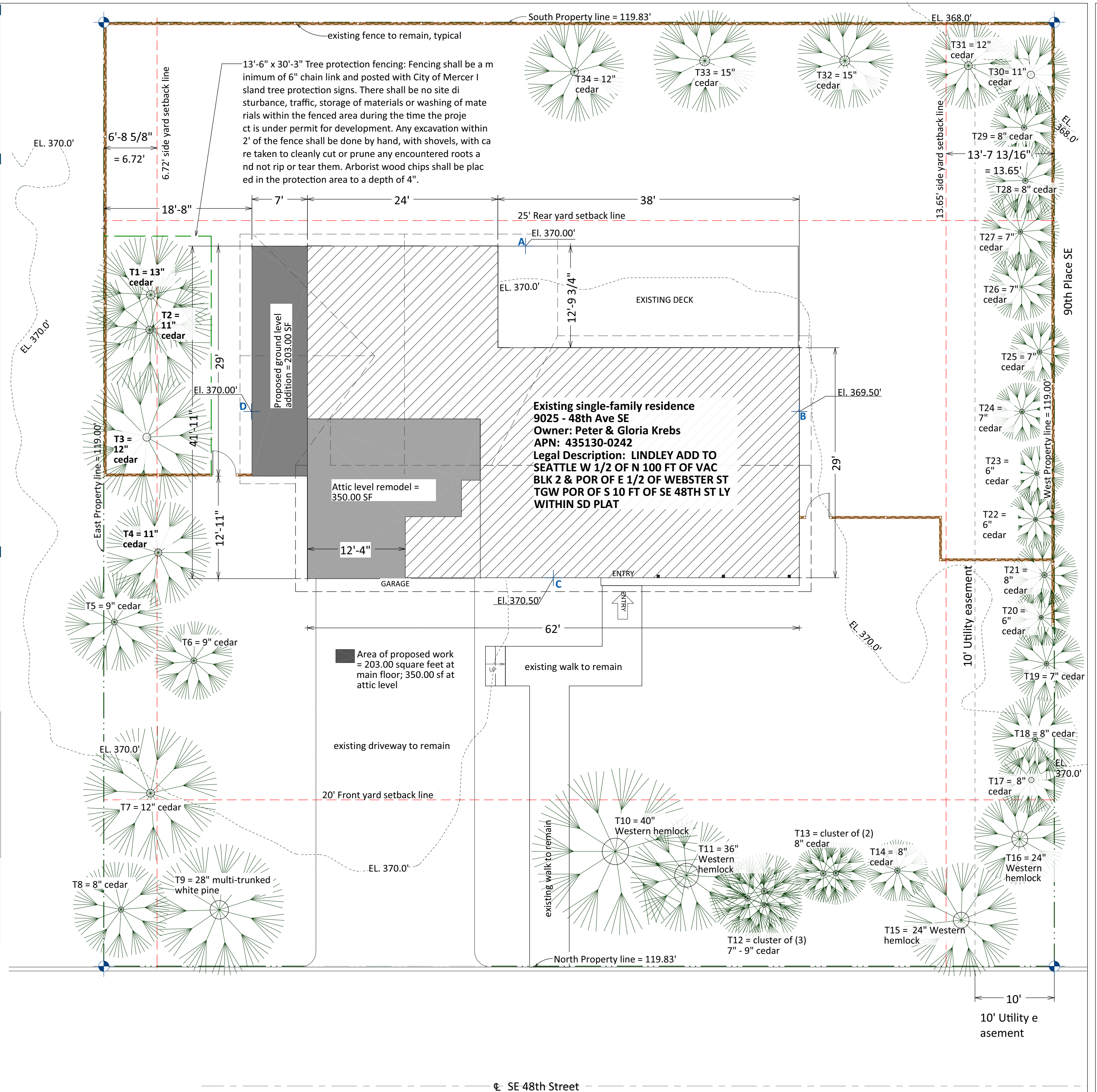
Existing House:

North Side length "a" = 62.00'
East Side length "b" = 41.92'
South Side length "c" = 62.00'
West Side length "d" = 41.92'
Total = 207.84'

Midpoint "A" = El. 370.00' (Note: all elevation points taken from City of Mercer Island GIS map)
Midpoint "B" = El. 369.50'
Midpoint "C" = El. 370.50'
Midpoint "D" = El. 370.00'

62.00' x 370.00 = 22,940.00
41.92' x 369.50 = 15,489.44
62.00' x 370.50 = 22,971.00
41.92' x 370.00 = 15,510.40

Total = 76,910.84
76,910.84/207.84 = **370.05 = Average building elevation**
Maximum height = 30' to highest point of roof = El. 400.05'

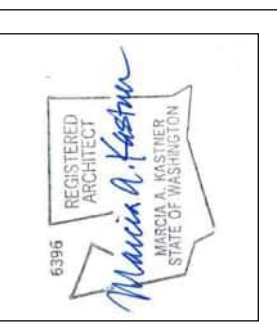


SE 48th Street



Site Plan

1/8" = 1'-0"



REVISION TABLE	DESCRIPTION
NUMBER	DATE

Site Plan
General Notes
Zoning & Site Information

Krebs Remodel
9025 - S.E. 48th Street
Mercer Island, WA 98040

Marci Kastner Architect
4424 Bryce Drive
Anacortes, WA 98221
(206) 300-5896

DATE:

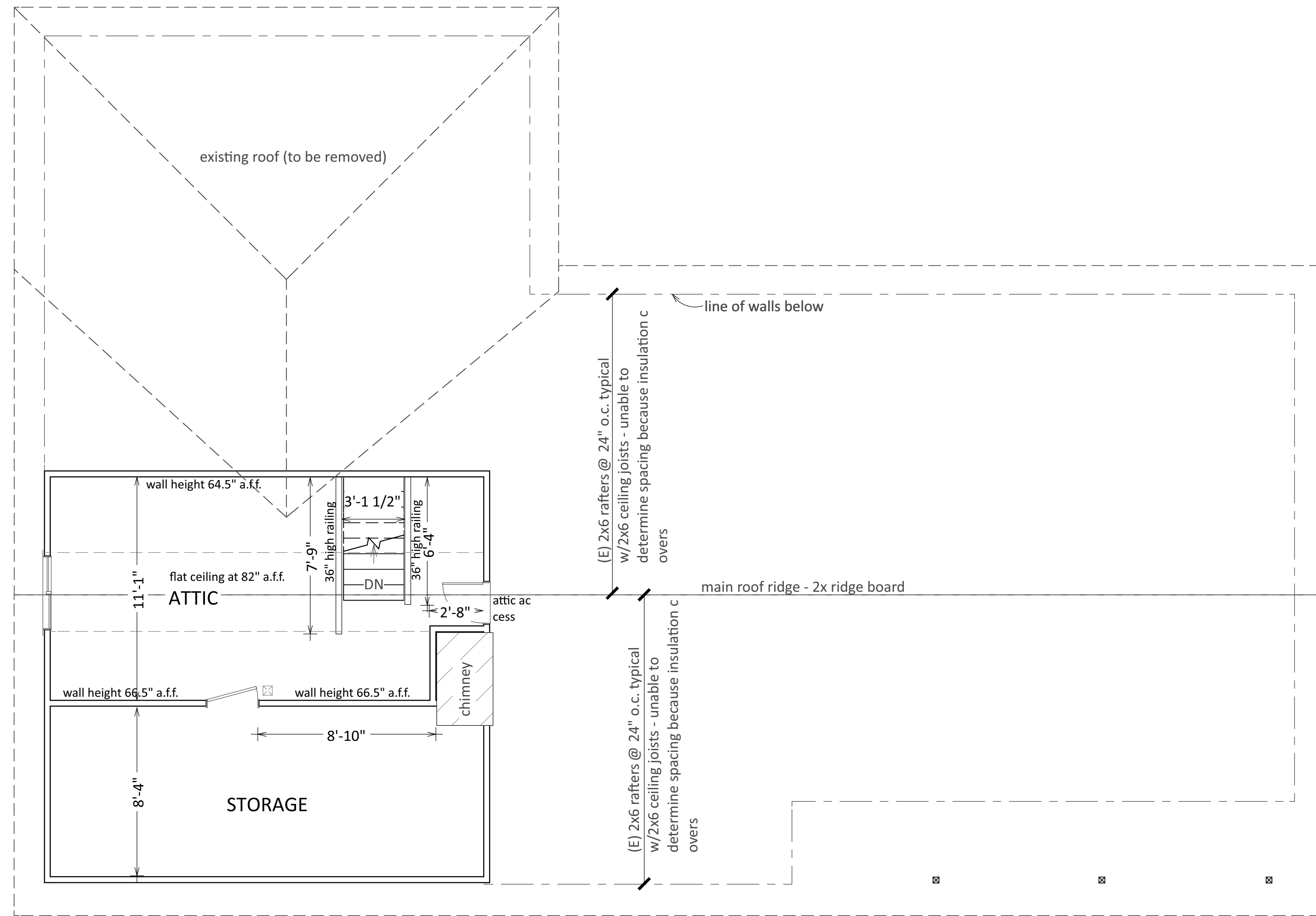
1/6/2025

SCALE:

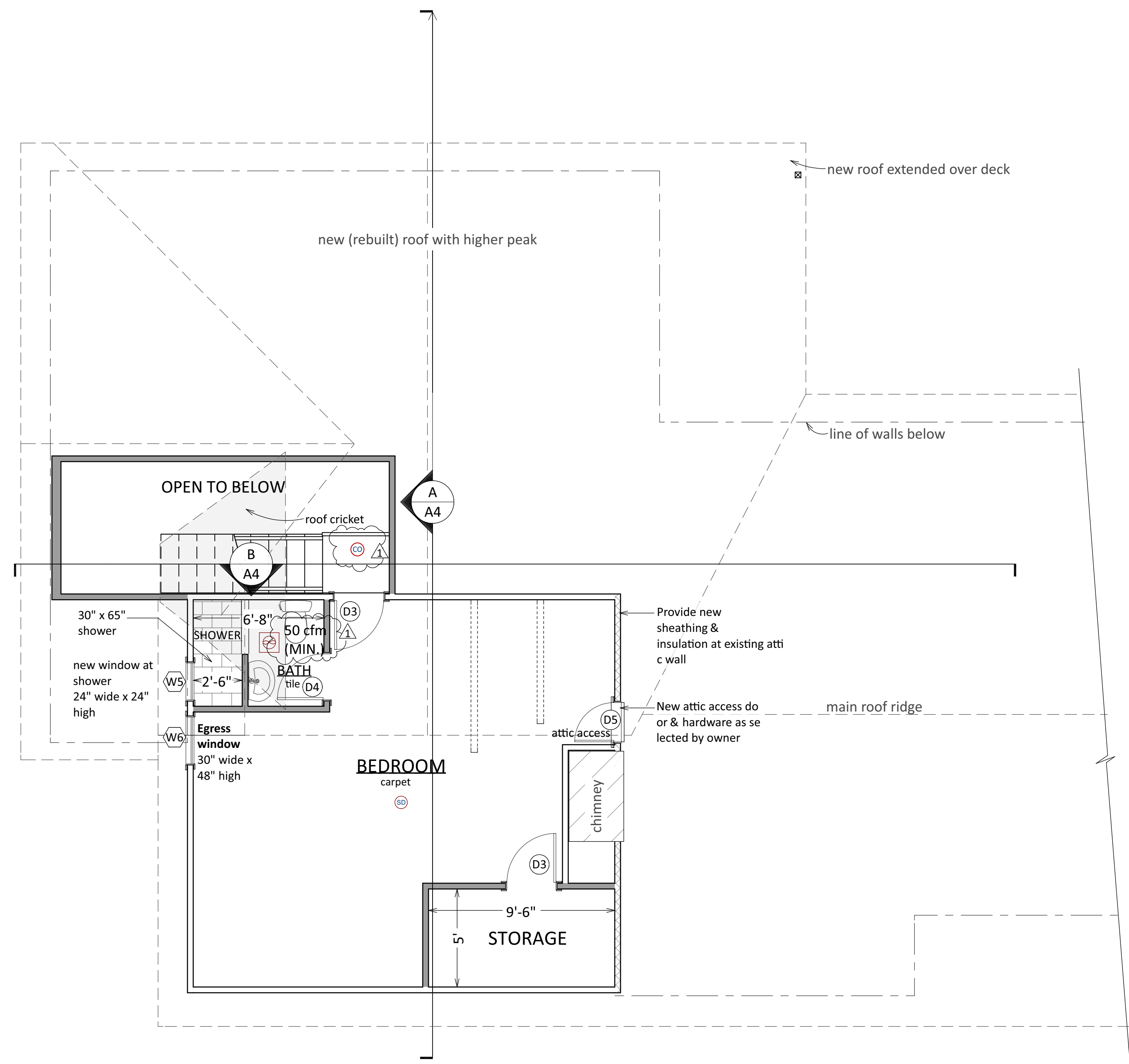
1/8" = 1'-0"

SHEET:

A1



Attic Level as-built plan
 existing conditions
 existing attic bedroom & storage = 350 SF
 1/4" = 1'-0"



Attic Level proposed floor plan
 proposed attic bedroom, bath & storage = 350 SF
 1/4" = 1'-0"



NUMBER	DATE	REVISED BY	DESCRIPTION
1	1/6/2025	MK	MI Corrections

Attic level as-built floor plan
 Attic level proposed floor plan

Krebs Remodel
 9025 - S.E. 48th Street
 Mercer Island, WA 98040

Marci Kastner Architect
 4424 Bryce Drive
 Anacortes, WA 98221
 (206) 300-5896

DATE:

1/6/2025

SCALE:

1/4" = 1'-0"

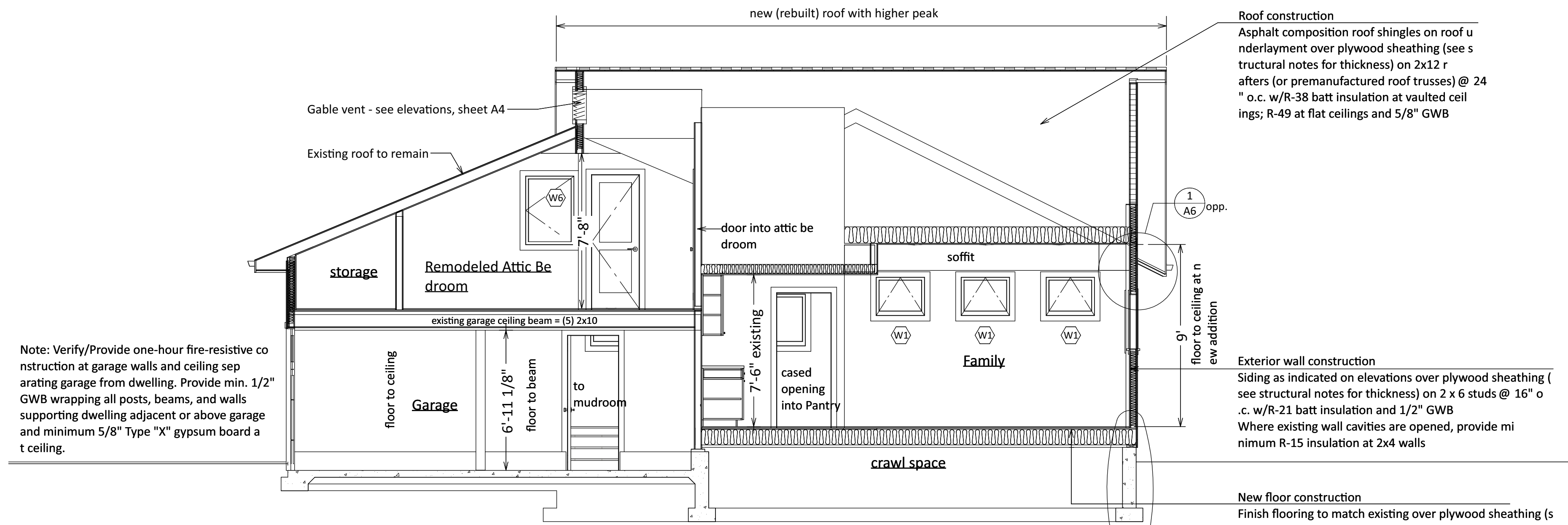
SHEET:

A3

ENERGY/VENTILATION NOTES

Requirements of the 2021 Washington State Energy Code:

- All cavities in the thermal envelope shall be filled with insulation. The density of the insulation shall be at the manufacturers' product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show no voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where an obstruction in the cavity due to services, blocking, bracing or other obstruction exists, the batt product will be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturers' specified density. Where faced batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges of the cavity due to inset stapling installation tabs. Insulation that upon installation readily conforms to available space shall be installed filling the entire cavity and within the manufacturers' density recommendation.
- A continuous air barrier shall be installed in the building envelope. Breaks or joints in the air barrier shall be sealed.
- Vapor retarders of min. 4 mil polyethylene or draft faced material shall be installed on the warm side (in winter) of insulation.
- Exterior joints and penetrations shall be sealed, calked, gasketed, or weatherstripped.
- New window and door headers shall be insulated with a minimum of R-10 insulation.
- Primary heating system is **Heating System Type 2**, electric heat pump with minimum HSPF of 10.0. **Option 1.2**, efficient building envelope for 1.0 credit on Table R406.2 will also be used for a total of **2.5** credits. Vertical fenestration U-value = 0.25 max.; Floor insulation = R-38; Slab on grade insulation = R-10 perimeter and under entire slab; below grade slab insulation = R-10 perimeter and under entire slab.
- Exhaust fans: Provide source-specific fans at bathrooms & laundry rooms. Minimum cfm as noted on the plans. Controls for all ventilation systems shall be readily accessible by the occupant.
- Water heaters shall meet requirements of ASHRAE 90A-80.
- Kitchen sink faucets and showerheads shall limit total flow to a maximum of 1.75 gpm; toilets to no more than 1.6 gallons per flush.
- Minimum 90 percent of interior luminaires shall be high efficacy lamps. All exterior lighting shall be high efficacy lamps.
- The builder shall complete and post an "Insulation Certificate for Residential Construction" within 3' of the electrical panel prior to final inspection.
- Exposed earth in unvented crawl spaces shall be covered with a Class I, black vapor retarder with overlapping joints taped. Penetrations through concrete foundation walls and slabs shall be air sealed. Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7 of the International Residential Code.



Building section north-south

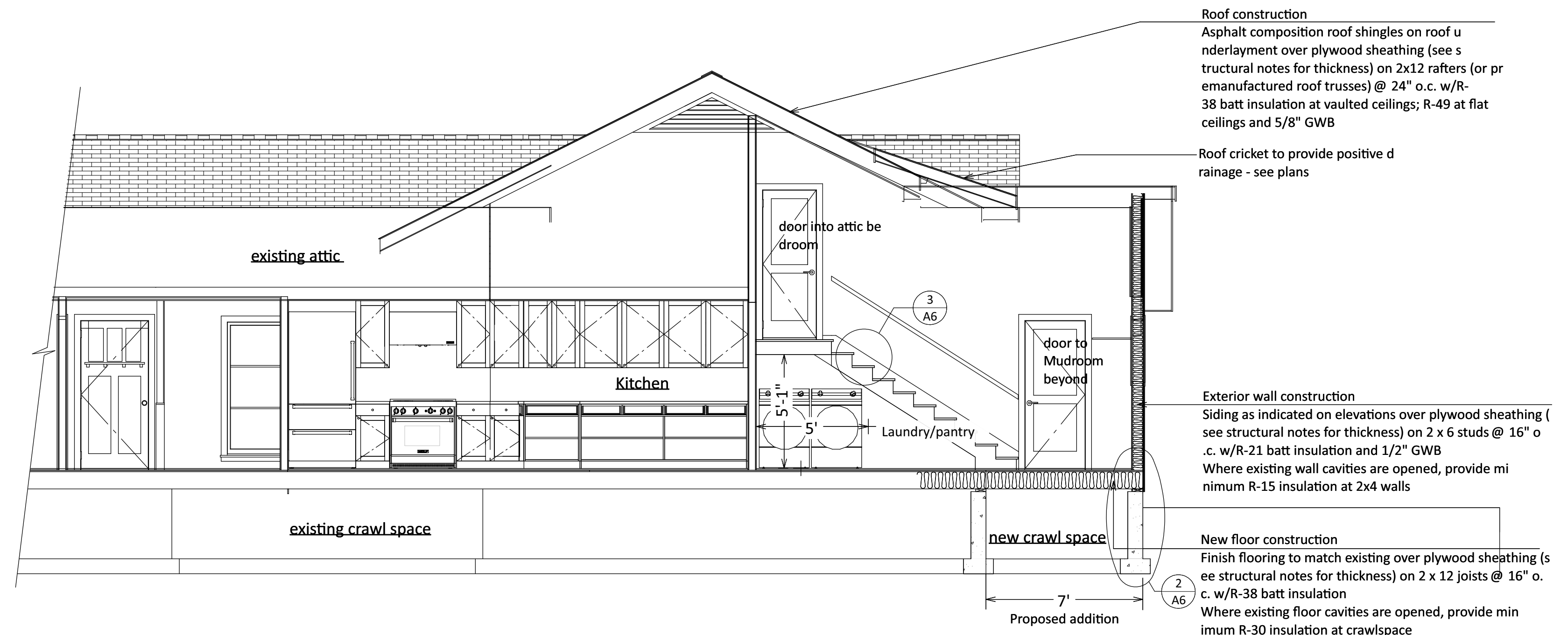
1/4" = 1'-0"

DOOR SCHEDULE							
SYM	SIZE	QTY	R.O. WIDTH x HEIGHT*	GLAZING SF	LOCATION	TYPE	U-VALUE
D1	2'-6" x 6'-8"	1	2'-8" x 6'-10"	n/a	MUDROOM	SOLID-CORE WOOD PANEL DOOR w/SELF CLOSING HARDWARE (EXISTING TO BE RE-USED) CASED OPENING	n/a
D2	2'-8" x 6'-8"	1	2'-10" x 6'-10"	n/a	LAUNDRY/PANTRY	CASED OPENING	n/a
D3	2'-6" x 6'-8"	2	2'-8" x 6'-10"	n/a	ATTIC BEDROOM	WOOD PANEL DOOR (EXISTING TO BE RE-USED)	n/a
D4	2'-4" x 6'-8"	2	2'-6" x 6'-10"	n/a	ATTIC BATHROOM	WOOD PANEL DOOR	n/a
D5	2'-6" x 4'-0"	1	2'-8" x 4'-2"	n/a	ATTIC ACCESS	SOLID-CORE WOOD PANEL DOOR VERIFY SIZE IN FIELD	0.3
TOTAL GLAZED AREA				0			
NOTES: ALL GLAZING WITHIN 18" OF FLOORS, WITHIN DOORS, OR WITHIN A 24" ARC OF DOOR SWING SHALL BE TEMPERED SAFETY GLAZING *CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION							
WINDOW SCHEDULE							
SYM	SIZE (WIDTH x HT)	QUANTITY	GLAZING SF	LOCATION	TYPE	U-VALUE (MAX)	
W1	2'-6" x 2'-0"	3	15	FAMILY ROOM EAST WALL	AWNING	0.28	
W2	4'-0" x 2'-8"	1	10.67	FAMILY ROOM SOUTH WALL	RIGHT HAND SLIDING	0.28	
W3	3'-8" x 2'-8"	2	19.56	MUDROOM EAST WALL	(1)EXISTING SLIDER TO BE RE-USED; (1) NEW UNIT	0.28	
W4	3'-4" x 3'-8"	1	12.22	MUDROOM NORTH WALL	EXISTING FIXED UNIT FROM GARAGE TO BE RE-USED	0.28	
W5	2'-0" x 2'-0"	1	4	ATTIC BATH EAST WALL	AWNING	0.28	
W6	2'-6" x 3'-6"	1	8.75	ATTIC BEDROOM EAST WALL	EGRESS	0.28	
TOTAL GLAZED AREA				70.2			
NOTES: ALL GLAZING WITHIN 18" OF FLOORS, OR IN A "HAZARDOUS LOCATION" PER IBC SECTION 2406.4 SHALL BE TEMPERED SAFETY GLAZING ALL WINDOWS TO BE NEW MARVIN UNITS TO MATCH EXISTING, EXCEPT AS NOTED *CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES AND OPERATION WITH MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION							

2021 WSEC TABLE R406.2 CREDITS

(2.0 credits needed for additions 150 square feet to 500 square feet)

Option	Description	Credits
	Fuel normalization credit = System type 2, Heat pump	1.5
1.2	Vertical fenestration U = 0.25 max; floor or R-38, slab on grade R-10 perimeter and under entire slab	1.0
	Total	2.5



Building Section east-west

1/4" = 1'-0"



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Building Sections
Energy Code Notes
Door & Window Schedules

Krebs Remodel
9025 - S.E. 48th Street
Mercer Island, WA 98040

Marci Kastner Architect
4424 Bryce Drive
Anacortes, WA 98221
(206) 300-5896

DATE:
1/6/2025

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

SHEET:
A4

Height Calculations (also shown on site plan sheet A1)

Average Building Elevation = (Weighted Sum of the Mid-point Elevations) ÷ (Total Length of Wall Segments)

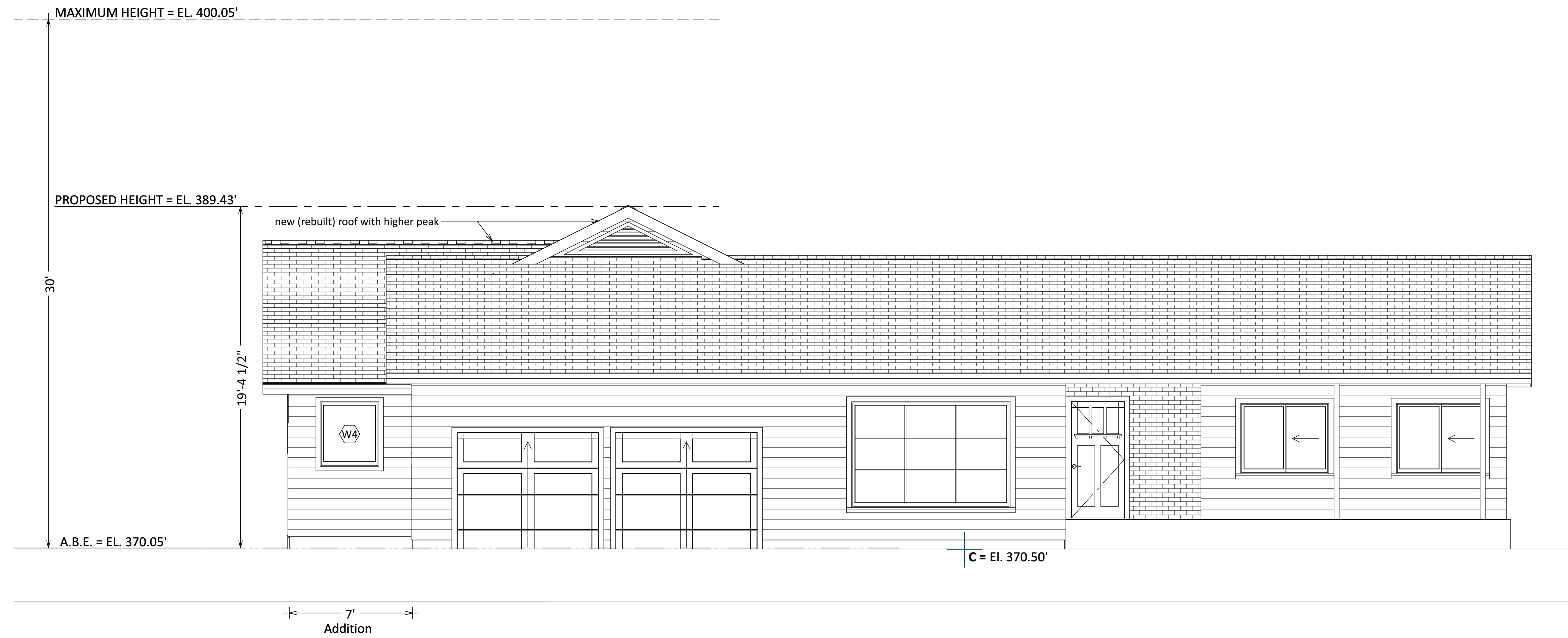
Existing House:

North Side length = 62.00'
 East Side length = 41.92'
 South Side length = 62.00'
 West Side length = 41.92'
Total length = 207.84'

Midpoint "A" = El. 370.00' (Note: all elevation points taken from City of Mercer Island GIS map)
 Midpoint "B" = El. 369.50'
 Midpoint "C" = El. 370.50'
 Midpoint "D" = El. 370.00'

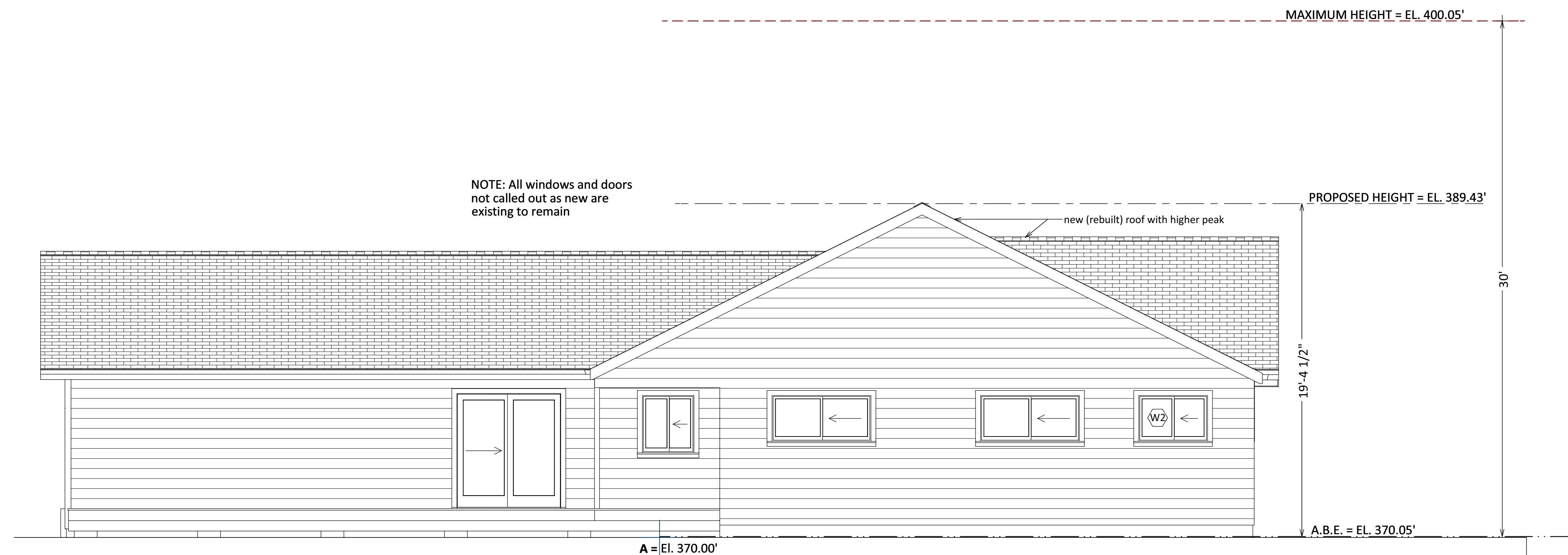
62.00' x 370.00 = 22,940.00
 41.92' x 369.50 = 15,489.44
 62.00' x 370.50 = 22,971.00
 41.92' x 370.00 = 15,510.40

Total = 76,910.84
 76,910.84/207.84 = **370.05 = Average building elevation**
 Maximum height = 30' to highest point of roof = **El. 400.05'**



North Elevation (Front)

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"



NUMBER	DATE	REVISION BY	DESCRIPTION

Building Elevations
 Height Calculations

Krebs Remodel
 9025 - S.E. 48th Street
 Mercer Island, WA 98040

Marci Kastner Architect
 4424 Bryce Drive
 Anacortes, WA 98221
 (206) 300-5896

DATE:

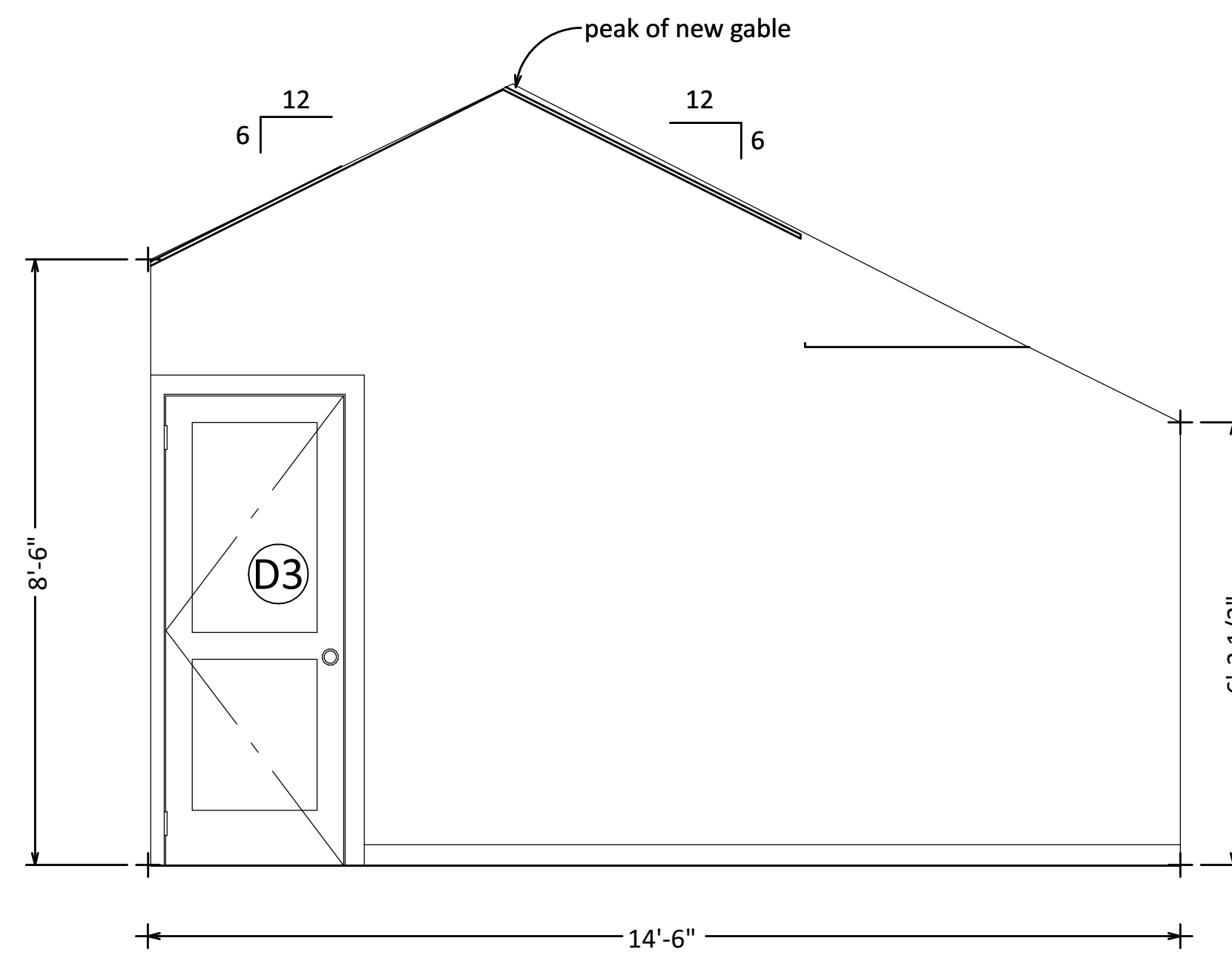
1/6/2025

SCALE:

1/4" = 1'-0"

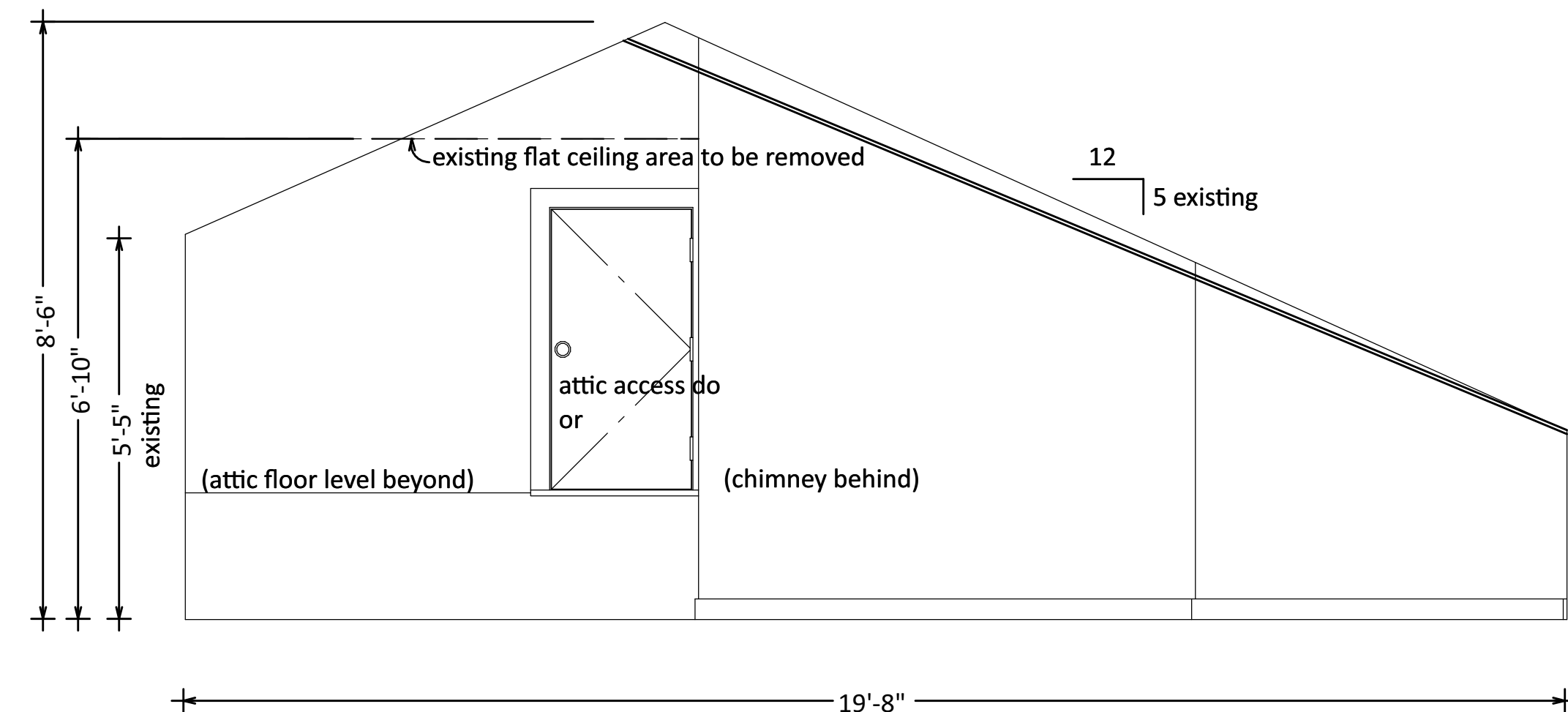
SHEET:

A5



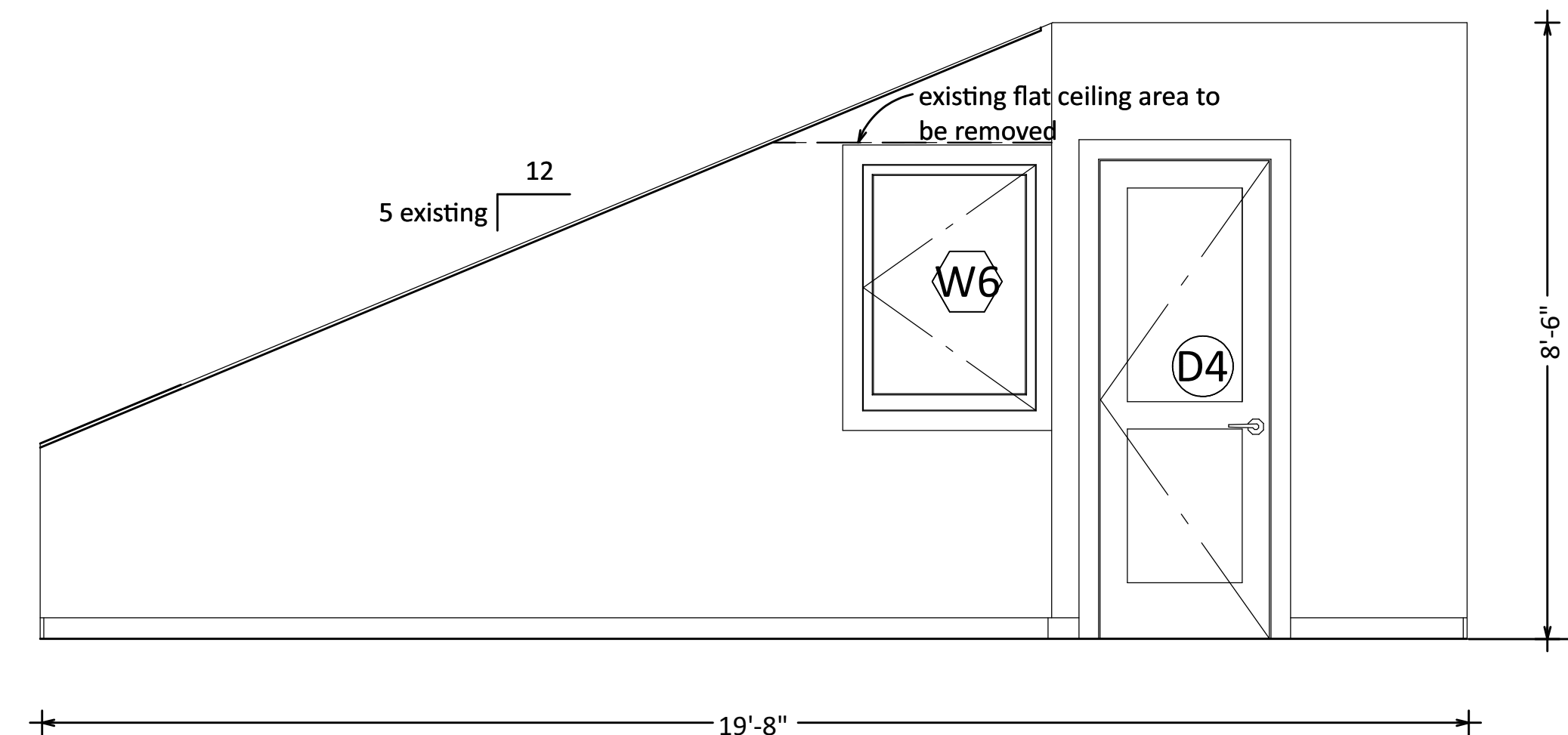
Attic Bedroom - looking South

1/2" = 1'-0"



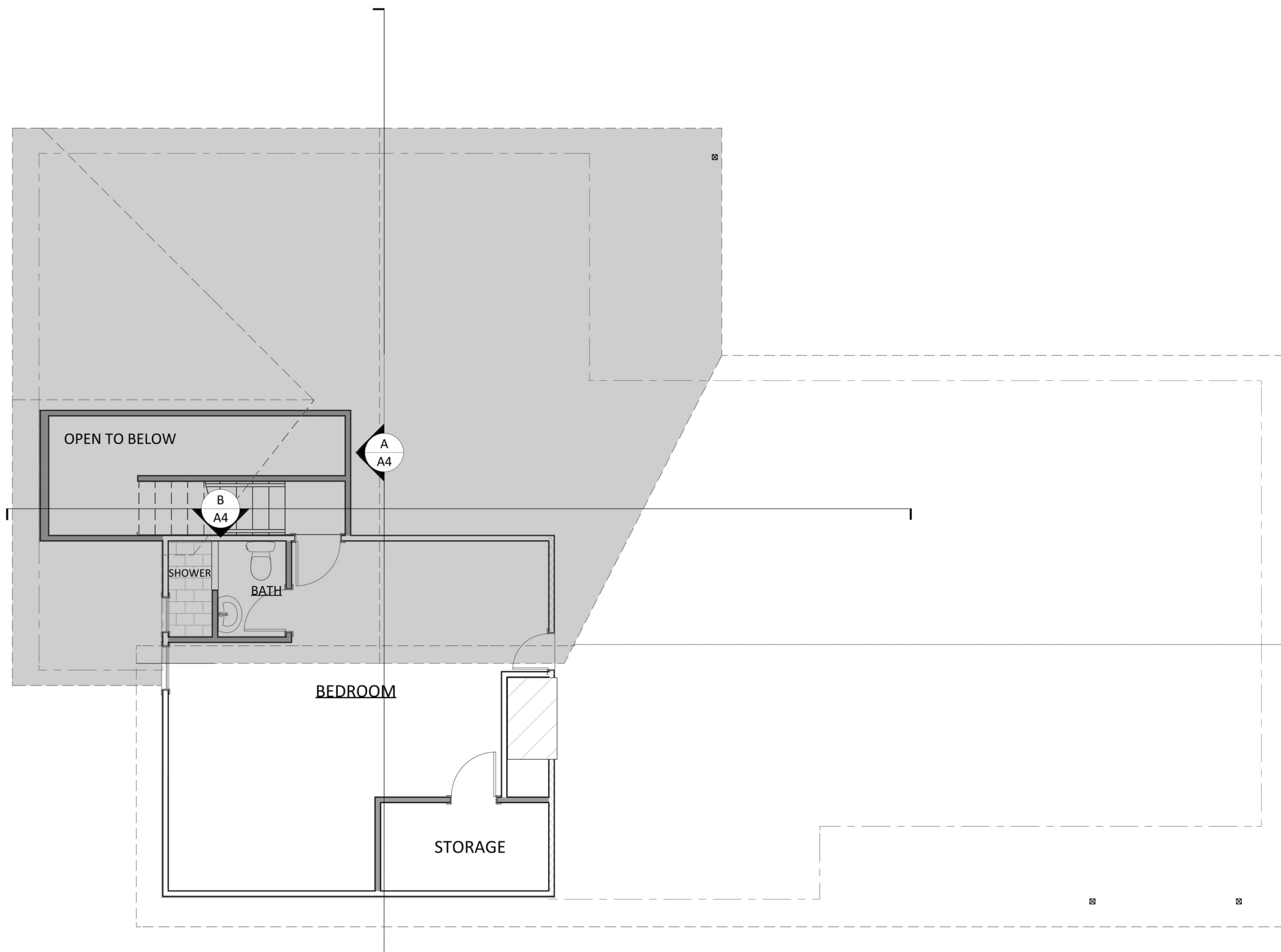
Attic Bedroom - looking West

1/2" = 1'-0"



Attic Bedroom - looking East

1/2" = 1'-0"



Schematic plan showing new roof areas

see structural sheets for roof framing

no scale



NUMBER	DATE	REVISION BY	DESCRIPTION

Interior Elevations
Schematic Roof Plan

Krebs Remodel
9025 - S.E. 48th Street
Mercer Island, WA 98040

Marci Kastner Architect
4424 Bryce Drive
Anacortes, WA 98221
(206) 300-5896

DATE:

1/6/2025

SCALE:

as noted

SHEET:

A7

GENERAL STRUCTURAL NOTES
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2018 EDITION), & MERCER ISLAND BUILDING CODE MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.

2. DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (BALCONIES AND DECKS)	60 PSF
FLOOR LIVE LOAD (UNINHABITABLE ATTICS W/O STORAGE)	10 PSF
FLOOR LIVE LOAD (UNINHABITABLE ATTICS WITH STORAGE)	20 PSF
ROOF SNOW LOAD (Pf)	25 PSF

WIND:

BASIC WIND SPEED (3-SECOND GUST)	97 MPH
WIND IMPORTANCE FACTOR (Iw)	1.0
WIND EXPOSURE	B
TOPOGRAPHICAL FACTOR (Kzt)	1.30

EARTHQUAKE:

LAT. / LONG.	47.559 / -122.218
SEISMIC IMPORTANCE FACTOR (Ie)	1.0
SEISMIC USE GROUP	II
MAPPED SPECTRAL RESPONSE (Ss/S1)	1.43g/0.49g
SPECTRAL RESPONSE COEF. (SDS/SD1)	1.14g/0.56g
SEISMIC FORCE RESISTING SYSTEM	PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR	10.8k
SEISMIC RESPONSE COEFFICIENT (Cs)	0.176
SEISMIC DESIGN CATEGORY	D
RESPONSE MODIFICATION FACTOR (R)	6.5
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

REFERENCE: ATC HAZARDS BY LOCATION

3. 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.

4. 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 DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

5. 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. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. 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. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

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

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE 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 OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

8. SPECIAL INSPECTION OF EPOXY GROUTED INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS 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.

GEOTECHNICAL

9. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. 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 NOTED OTHERWISE, 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	2,000 PSF
LATERAL EARTH PRESSURE	35 PCF

CONCRETE

10. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'c = 2,500 PSI. THE CONCRETE MIX SHALL CONTAIN A MAXIMUM OF 330 POUNDS OF CEMENT PER CUBIC YARD AND SHALL HAVE A HIGH (30 PERCENT OR MORE) SCM (SUPPLEMENTARY CEMENTITIOUS MATERIALS, SUCH AS FLYASH OR SLAG) CONTENT. CEMENT SHALL BE A BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595.

A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE ARCHITECT, STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, SUPPLEMENTARY CEMENTITIOUS MATERIALS, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD & SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ARTICLE 4.2.3 OF ACI 301. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 19.3.2.1 OF THE ACI 318.

11. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REBAR SHALL BE 90% MINIMUM RECYCLED CONTENT. SUBMIT MANUFACTURERS CERTIFICATE OF RECYCLED CONTENT TO ARCHITECT AND STRUCTURAL ENGINEER.

12. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

13. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . . 3"
B. ALL OTHER SURFACES 1 1/2"

14. 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

15. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-3G" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 4057.

16. TITEN HD ANCHORS SPECIFIED ON THE DRAWINGS SHALL CONSIST OF "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2713.

WOOD

17. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, FB = 850 PSI
(3X & 4X MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1000 PSI

STRUCTURAL LIGHT FRAMING:
(INCL. 3X AND 4X POSTS) DOUGLAS FIR NO. 2
MINIMUM BASE VALUE, FB = 900 PSI

BEAMS AND STRINGERS:
(INCL. 6X AND LARGER) DOUGLAS FIR NO. 1
MINIMUM BASE VALUE, FB = 1350 PSI

POSTS AND TIMBERS:
(6X6 AND LARGER) DOUGLAS FIR NO. 1
MINIMUM BASE VALUE, FC = 1000 PSI

STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR OR HEM-FIR STANDARD GRADE

2X6 STUDS AND PLATES: HEM-FIR NO.3/ STUD GRADE

2X AND 3X T & G DECKING HEM-FIR COMMERCIAL DEX,
MINIMUM BASE VALUE, FB = 1350 PSI

18. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS 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 LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

PSL	FB = 2900 PSI	E = 2000 KSI	FV = 290 PSI	NER-292
LSL	FB = 2250 PSI	E = 1500 KSI	FV = 285 PSI	NER-481
LVL	FB = 2600 PSI	E = 1800 KSI	FV = 285 PSI	NER-126

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAUSER 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.

ALL PROPOSED HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

19. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD.

- A. ROOF SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.
- B. FLOOR SHEATHING SHALL BE 3/4" (NOM.) WITH SPAN RATING 40/20.
- C. WALL SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

ALL SHEATHING SHALL BE FSC CERTIFIED AND SHALL BEAR THE FSC STAMP.

20. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESERVATIVE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

21. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC 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. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS, AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" OR "IUT" SERIES JOIST HANGERS.

22. NAILS - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6D	2"	0.113"
8D	2-1/2"	0.131"
10D	3"	0.148"
12D	3-1/4"	0.148"
16D	3-1/2"	0.162"

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 SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

23. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:

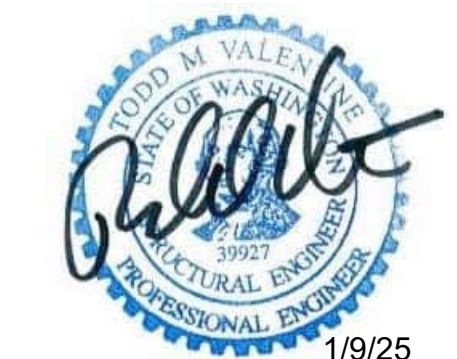
A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. 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. 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 AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS 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 METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

HV

Harriott Valentine Engineers Inc.
1932 First Avenue, Suite 720
Seattle, Washington 98101-2447
tel 206 624 4760 fax 206 447 6971
www.harriottvalentine.com



Project Contact
Lexee Navarre
tel 206 413 6659
fax 206 447 6971
lnavarre@harriottvalentine.com

Project Architect
Marci Kasner Architect
4424 Bryce Drive
Anacortes, WA 98221

Project
Krebs Remodel
9025 SE 48th Street
Mercer Island, WA 98040

Issue Date	Issue Description
07/12/2024	Coordination
07/16/2024	Permit
01/09/2025	Corrections Notice #1

Building Department Approval

Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number

S1.0

KREBS RESIDENCE



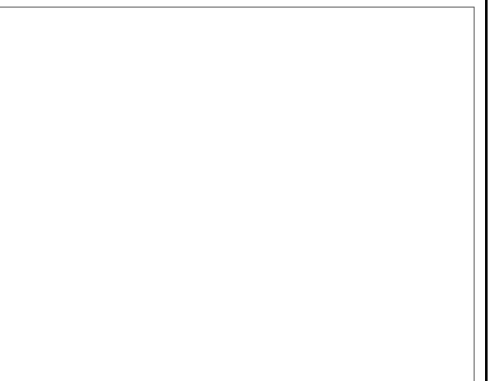
Project Contact
 Lexee Navarre
 tel 206 413 6659
 fax 206 447 6971
 lnavarre@harriottvalentine.com

Project Architect
 Marci Kastner Architect
 4424 Bryce Drive
 Anacortes, WA 98221

Project
Krebs Remodel
 9025 SE 48th Street
 Mercer Island, WA 98040

Issue Date	Issue Description
07/12/2024	Coordination
07/16/2024	Permit
01/09/2025	Corrections Notice #1

Building Department Approval



Drawing Title
FOUNDATION PLAN

Drawing Number
S2.0

KREBS RESIDENCE

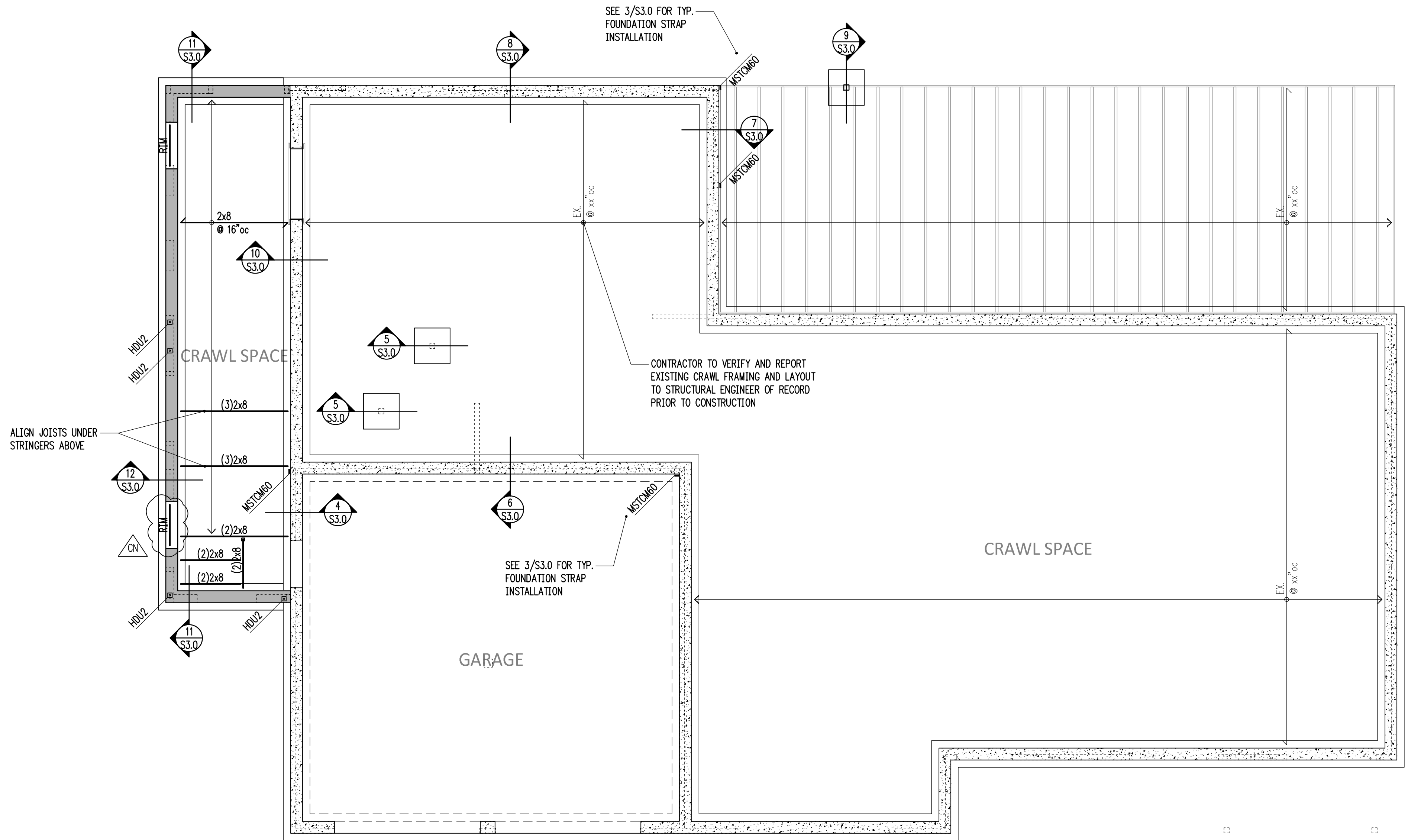
- LEGEND**
- SPAN
 - EXTENT
 - SECTION DETAIL
 - (FB) FLUSH BEAM
 - (PT) PRESSURE-TREATED
 - ⋮ COLUMN ABOVE
 - COLUMN BELOW
 - NEW CONCRETE WALL
 - EXISTING CONCRETE WALL
 - ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE

FOUNDATION PLAN NOTES

- WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
- SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
- SEE 3/S3.0 FOR TYPICAL FOUNDATION STRAP REQUIREMENTS AT EXISTING CONCRETE WALLS AND FOOTINGS.

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x8	U210	16d COMMON	1360 lb

NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



1 MAIN FLOOR FRAMING AND FOUNDATION PLAN
 S2.0 scale: 1/4" = 1'-0"



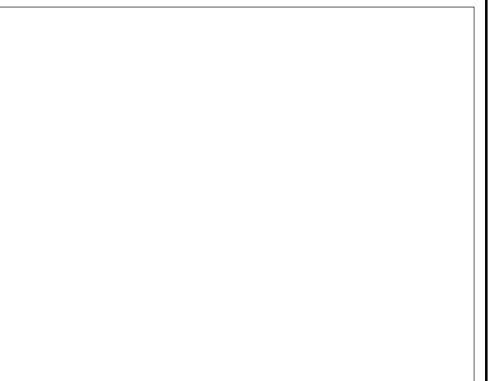
Project Contact
 Lexee Navarre
 tel 206 413 6659
 fax 206 447 6971
 lnavarre@harriottvalentine.com

Project Architect
 Marci Kaslner Architect
 4424 Bryce Drive
 Anacortes, WA 98221

Project
Krebs Remodel
 9025 SE 48th Street
 Mercer Island, WA 98040

Issue Date	Issue Description
07/12/2024	Coordination
07/16/2024	Permit
01/09/2025	Corrections Notice #1

Building Department Approval



Drawing Title
CEILING AND LOFT FLOOR FRAMING PLAN

Drawing Number

S2.1

KREBS RESIDENCE

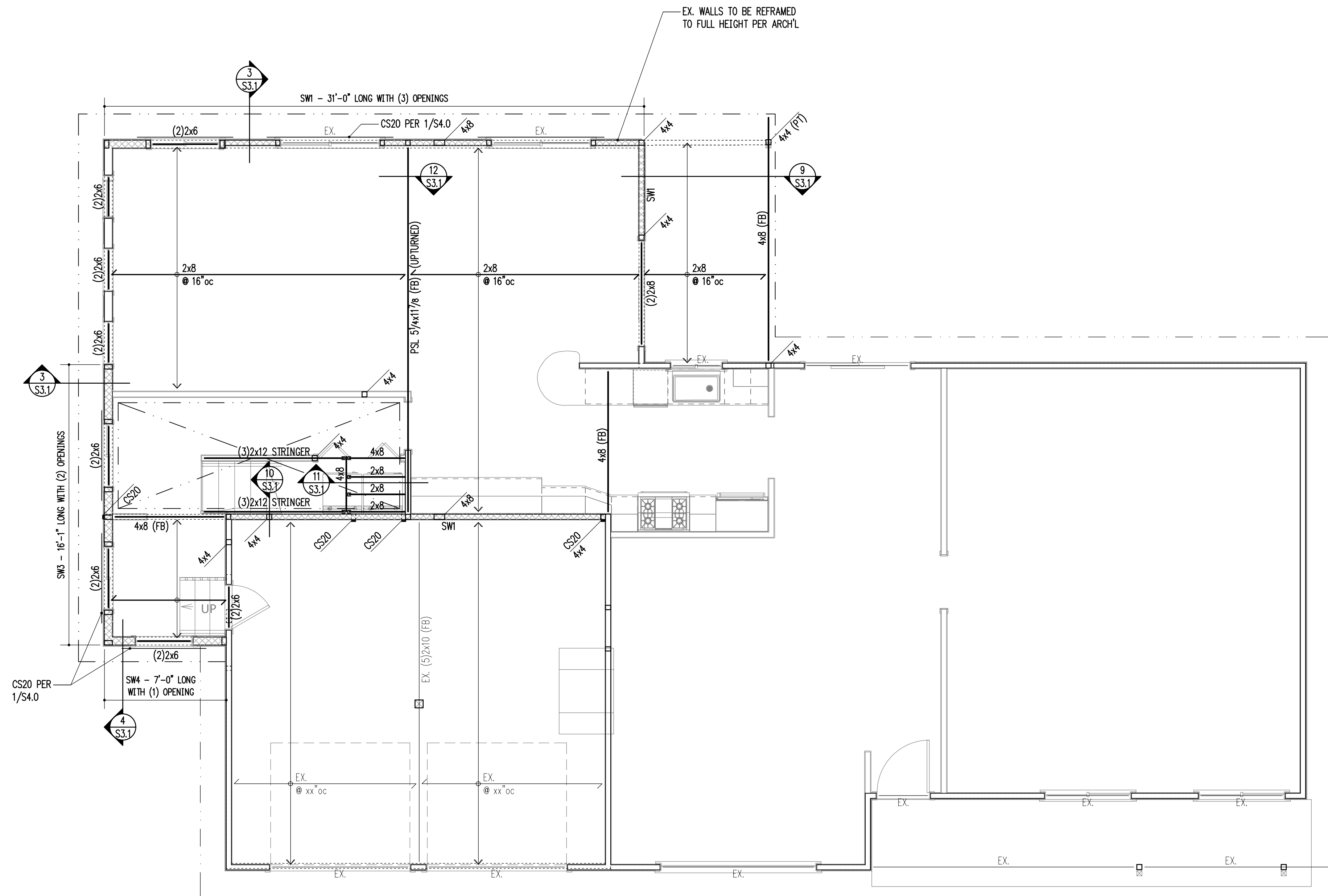
- LEGEND**
- SPAN
 - EXTENT
 - SECTION DETAIL
 - (FB) FLUSH BEAM
 - (PT) PRESSURE-TREATED
 - COLUMN ABOVE
 - COLUMN BELOW
 - ===== NEW STRUCTURAL WALL
 - ===== NEW STRUCTURAL SHEARWALL
 - ===== EXISTING STRUCTURAL WALL
 - STRAP HOLDOWN AT END OF SHEARWALL ABOVE

FRAMING PLAN NOTES

1. SW___ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
5. CS___ INDICATES COILED STRAP TYPE PER SCHEDULE 6/S4.0. REFER TO DETAILS FOR TYPICAL STRAP ASSEMBLY.
6. POSTS □, INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x6 UNLESS NOTED OTHERWISE.
7. SEE 1/S4.0 FOR TYPICAL STRAPS AROUND SHEARWALL OPENING REQUIREMENTS.

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x8	LUS28	10d COMMON	945 lb
4x8	HUC48	16d COMMON	1280 lb

NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION / SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



1 LOFT FLOOR AND CEILING FRAMING PLAN (MAIN FLOOR WALLS)
 S2.1 scale: 1/4" = 1'-0"



Project Contact
 Lexee Navarre
 tel 206 413 6659
 fax 206 447 6971
 lnavarre@harriottvalentine.com

Project Architect
 Marci Kastner Architect
 4424 Bryce Drive
 Anacortes, WA 98221

Project
Krebs Remodel
 9025 SE 48th Street
 Mercer Island, WA 98040

Issue Date	Issue Description
07/12/2024	Coordination
07/16/2024	Permit
01/09/2025	Corrections Notice #1

Building Department Approval

Drawing Title
ROOF FRAMING PLAN

Drawing Number
S2.2

KREBS RESIDENCE

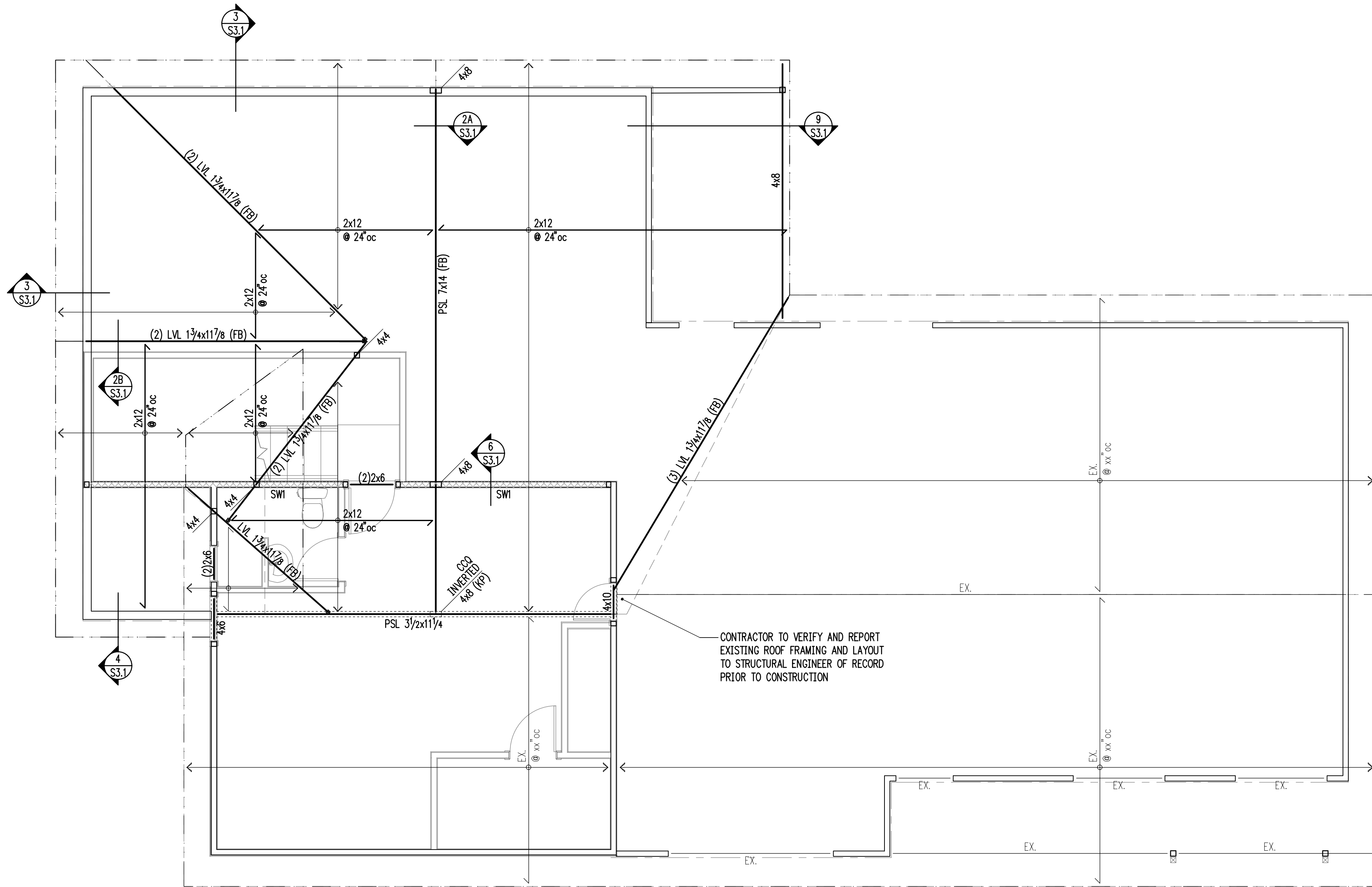
- LEGEND**
- SPAN
 - EXTENT
 - SECTION DETAIL
 - (FB) FLUSH BEAM
 - (PT) PRESSURE-TREATED
 - ⋮ COLUMN ABOVE
 - COLUMN BELOW
 - ===== NEW STRUCTURAL WALL
 - ===== NEW STRUCTURAL SHEARWALL
 - ===== EXISTING STRUCTURAL WALL
 - STRAP HOLDOWN AT END OF SHEARWALL ABOVE

FRAMING PLAN NOTES

- SW___ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
- CS___ INDICATES COILED STRAP TYPE PER SCHEDULE 6/S4.0. REFER TO DETAILS FOR TYPICAL STRAP ASSEMBLY.
- POSTS □, INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x6 UNLESS NOTED OTHERWISE.

MEMBER (SLOPED ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.15)
2x12	U210	16d COMMON	1360 lb
LVL 1 3/4x11 7/8	HU211	16d COMMON	3695 lb
(2) LVL 1 3/4x11 7/8	HUC412	16d COMMON	3695 lb

NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

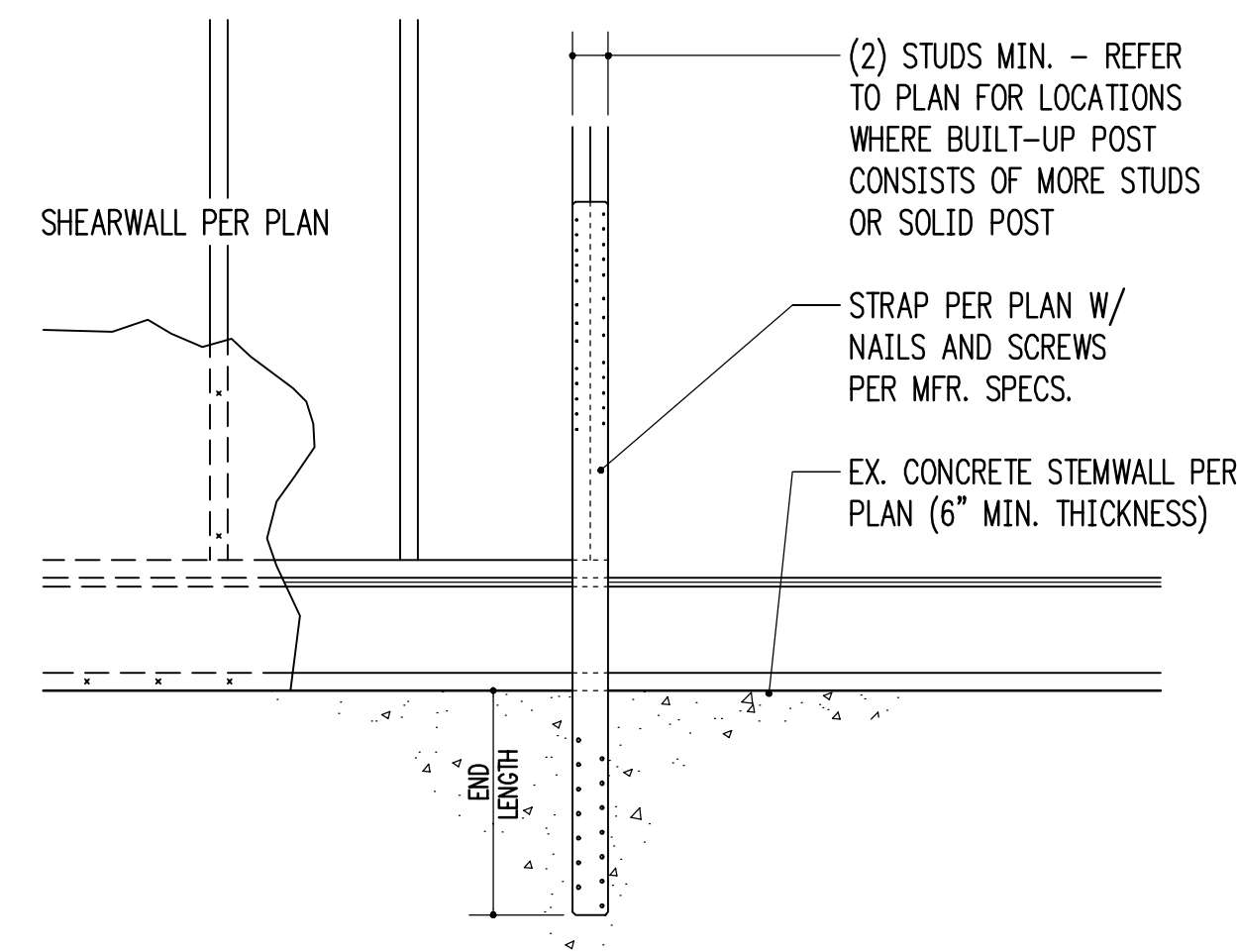


1 ROOF FRAMING PLAN (LOFT AND MAIN FLOOR WALLS)
 S2.2 scale: 1/4" = 1'-0"

FOUNDATION STRAP SCHEDULE

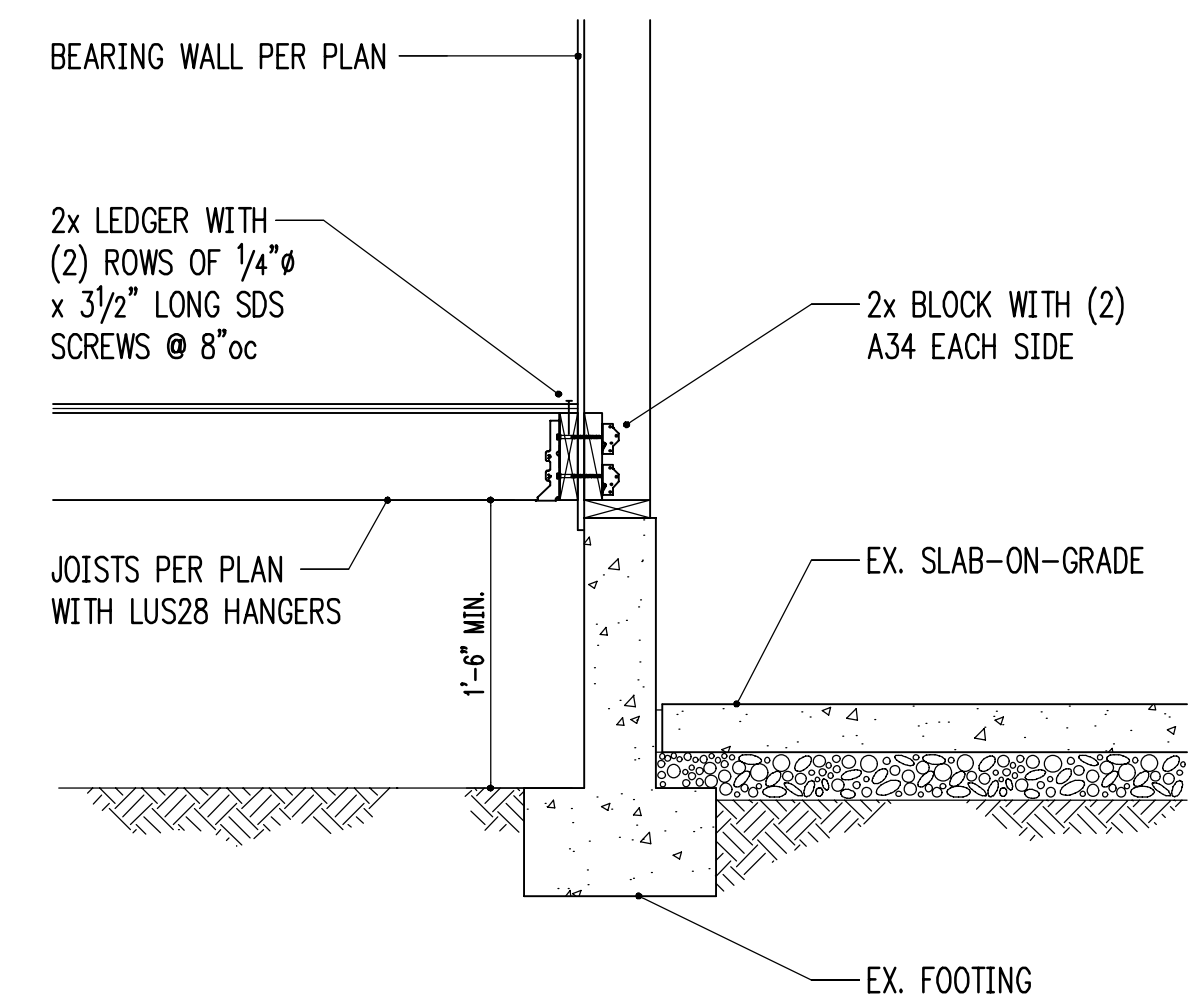
MARK	END LENGTH	NAILS	TITEN SS
MSTCM60	11 1/8"	(26) 12d x 3 1/2"	(14) 1/4" x 1 3/4"

- 10d AND 12d DIAMETER = 0.148".
- USE NAILS FOR ATTACHING TO STUDS AND TITENS INTO CONCRETE (i.e. IN EACH END LENGTH).

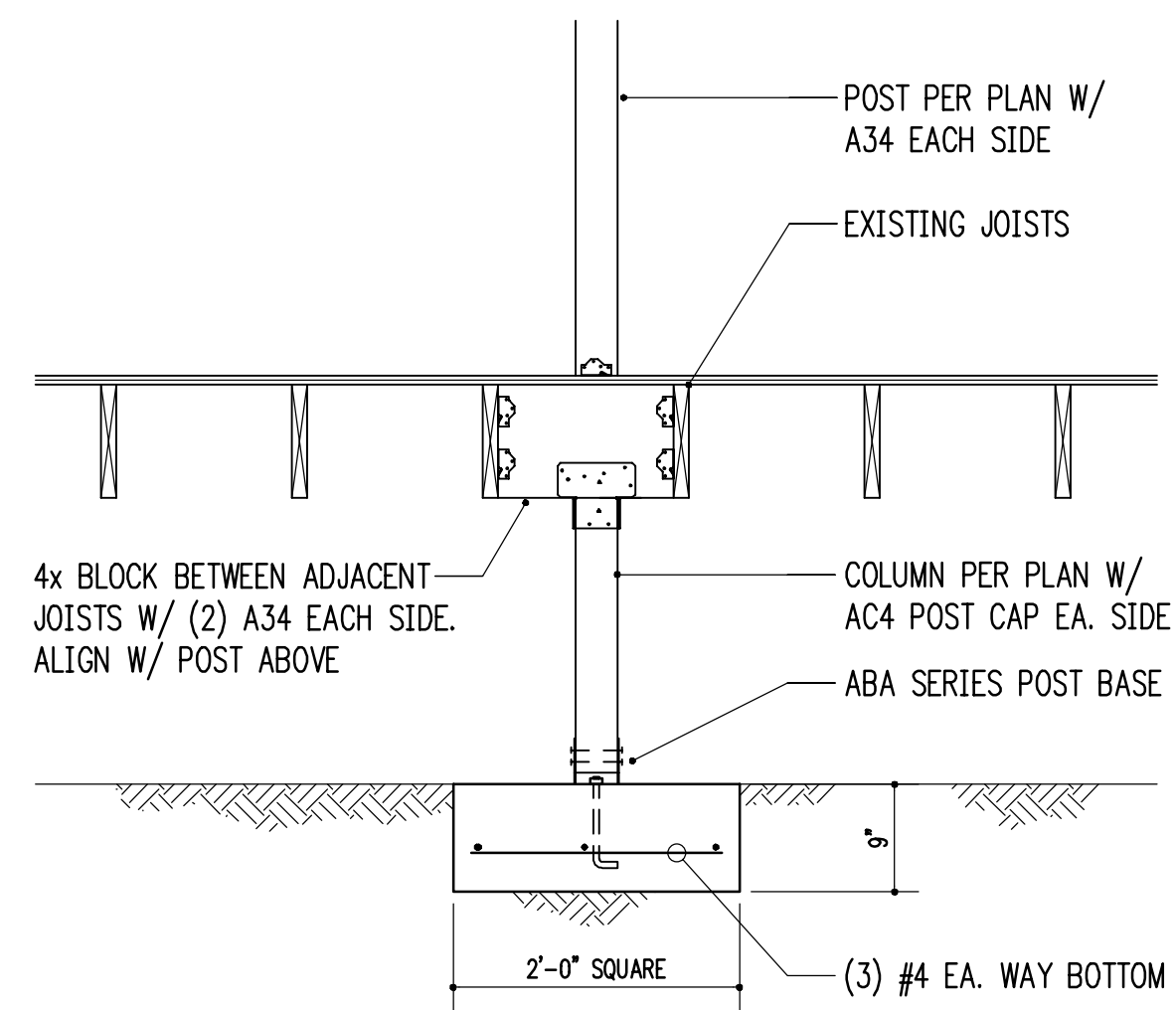


TYPICAL FOUNDATION STRAP AT CONCRETE

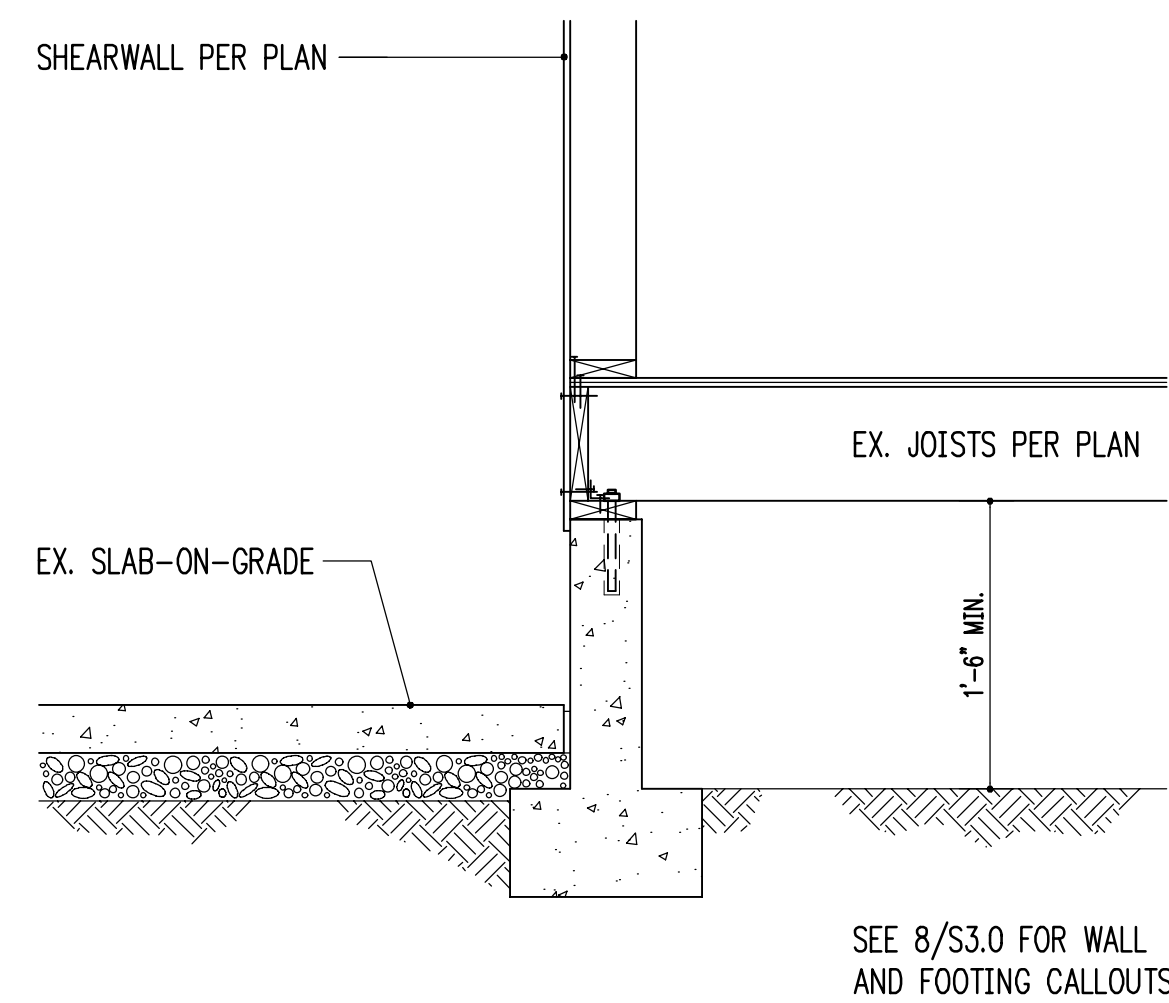
3/4" = 1'-0" 3



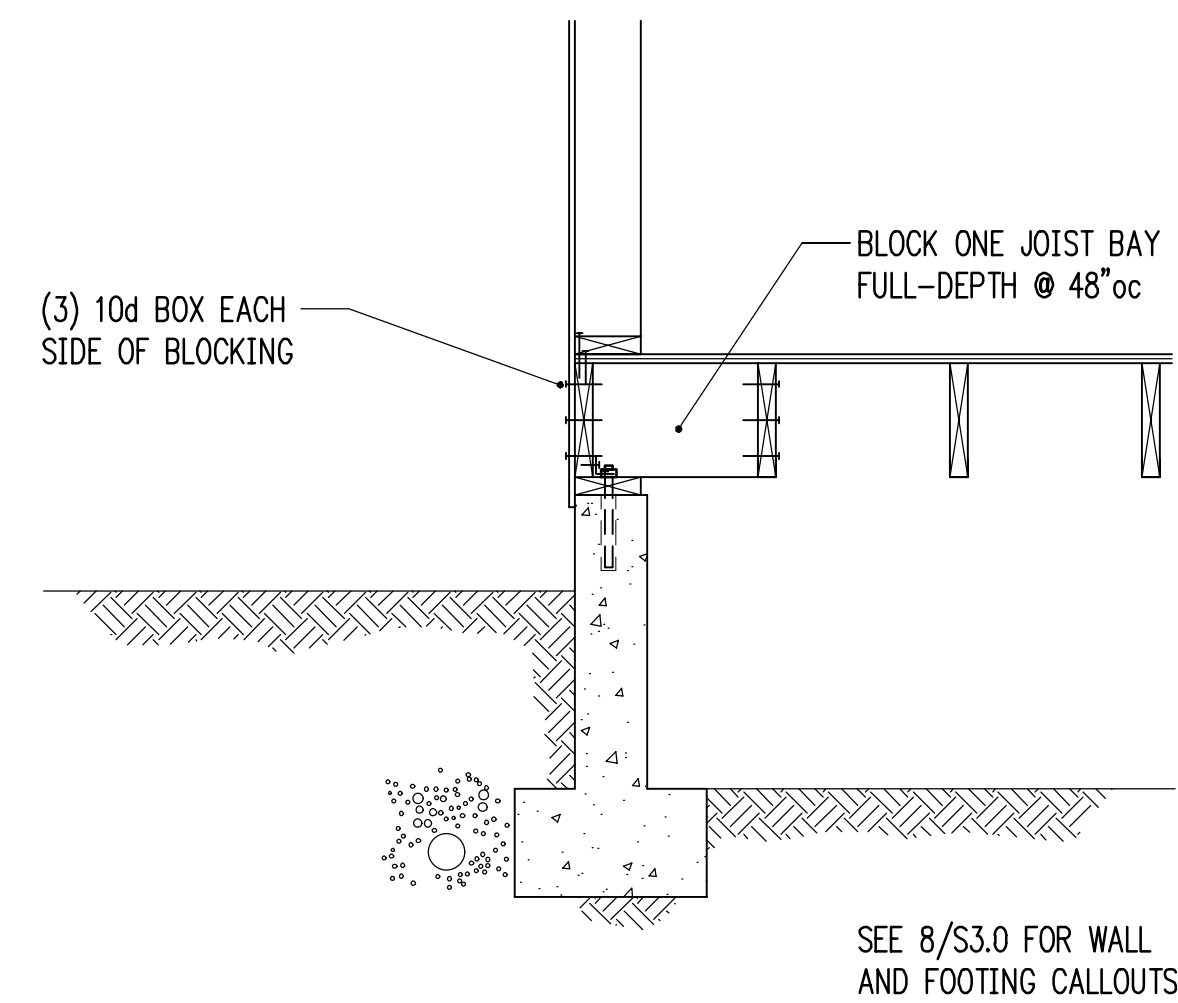
3/4" = 1'-0" 4



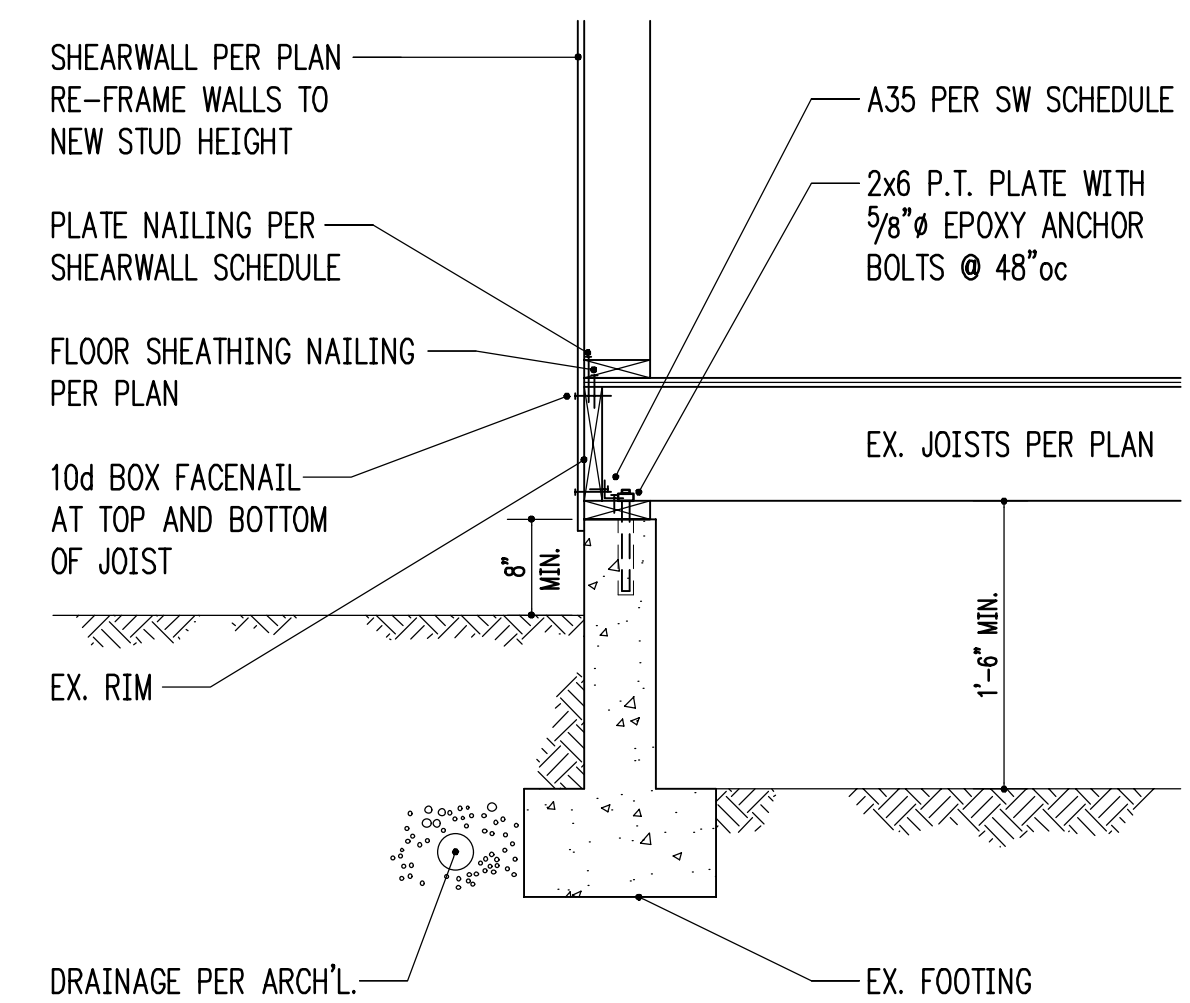
3/4" = 1'-0" 5



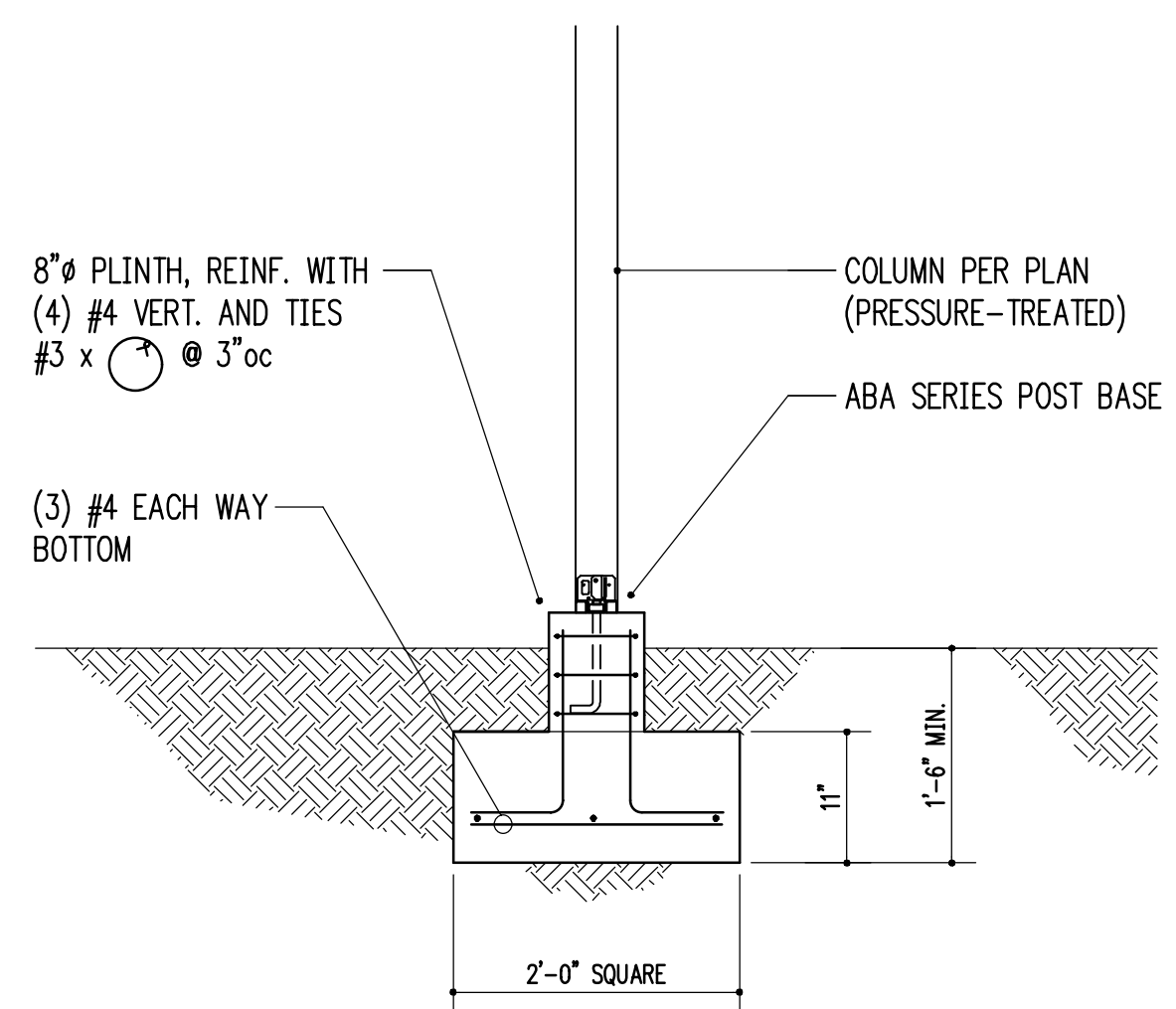
3/4" = 1'-0" 6



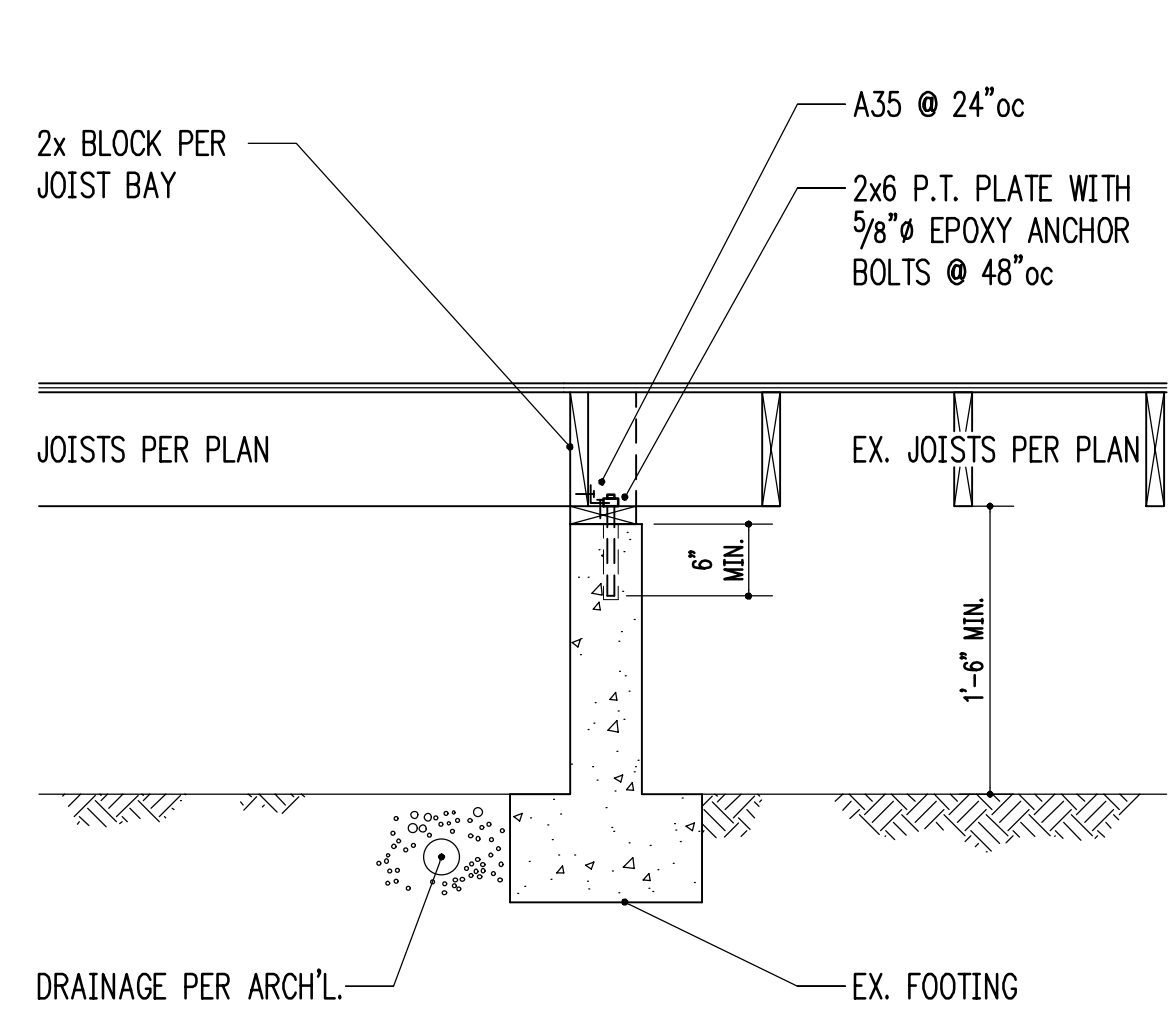
3/4" = 1'-0" 7



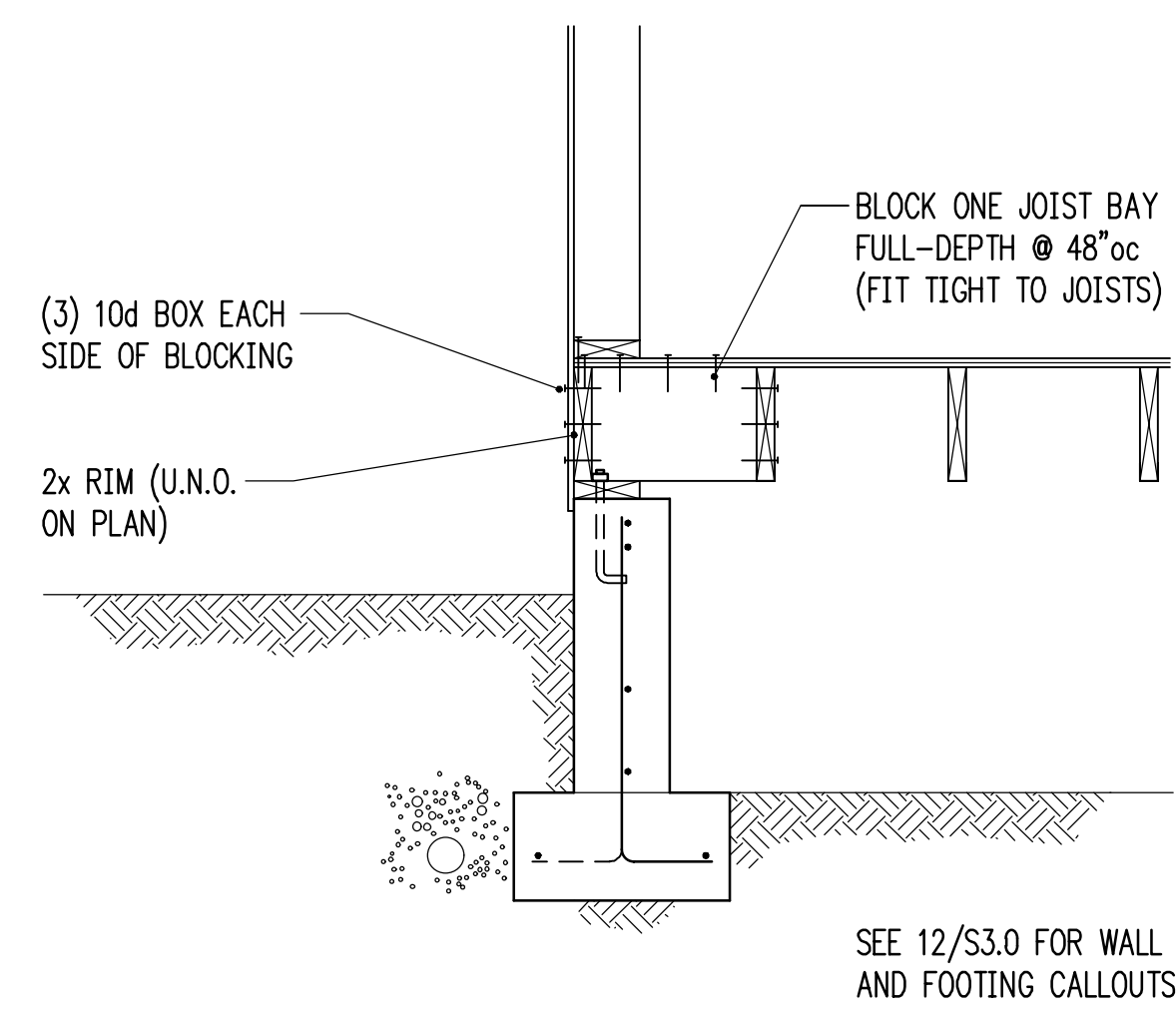
3/4" = 1'-0" 8



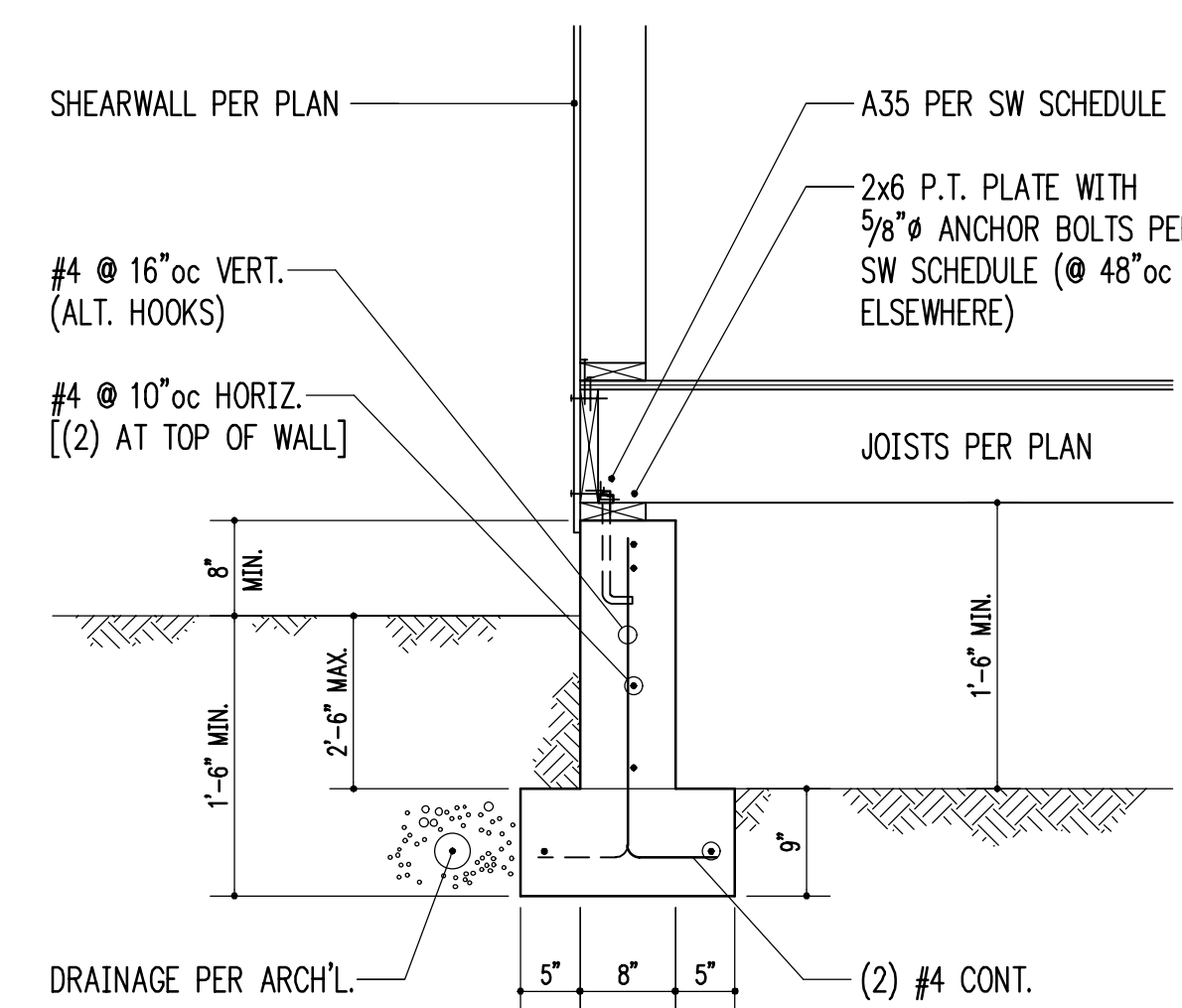
3/4" = 1'-0" 9



3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12



Project Contact
 Lexee Navarre
 tel 206 413 6659
 fax 206 447 6971
 lnavarre@harriottvalentine.com

Project Architect
 Marci Kastner Architect
 4424 Bryce Drive
 Anacortes, WA 98221

Project
Krebs Remodel
 9025 SE 48th Street
 Mercer Island, WA 98040

Issue Date	Issue Description
07/12/2024	Coordination
07/16/2024	Permit
01/09/2025	Corrections Notice #1

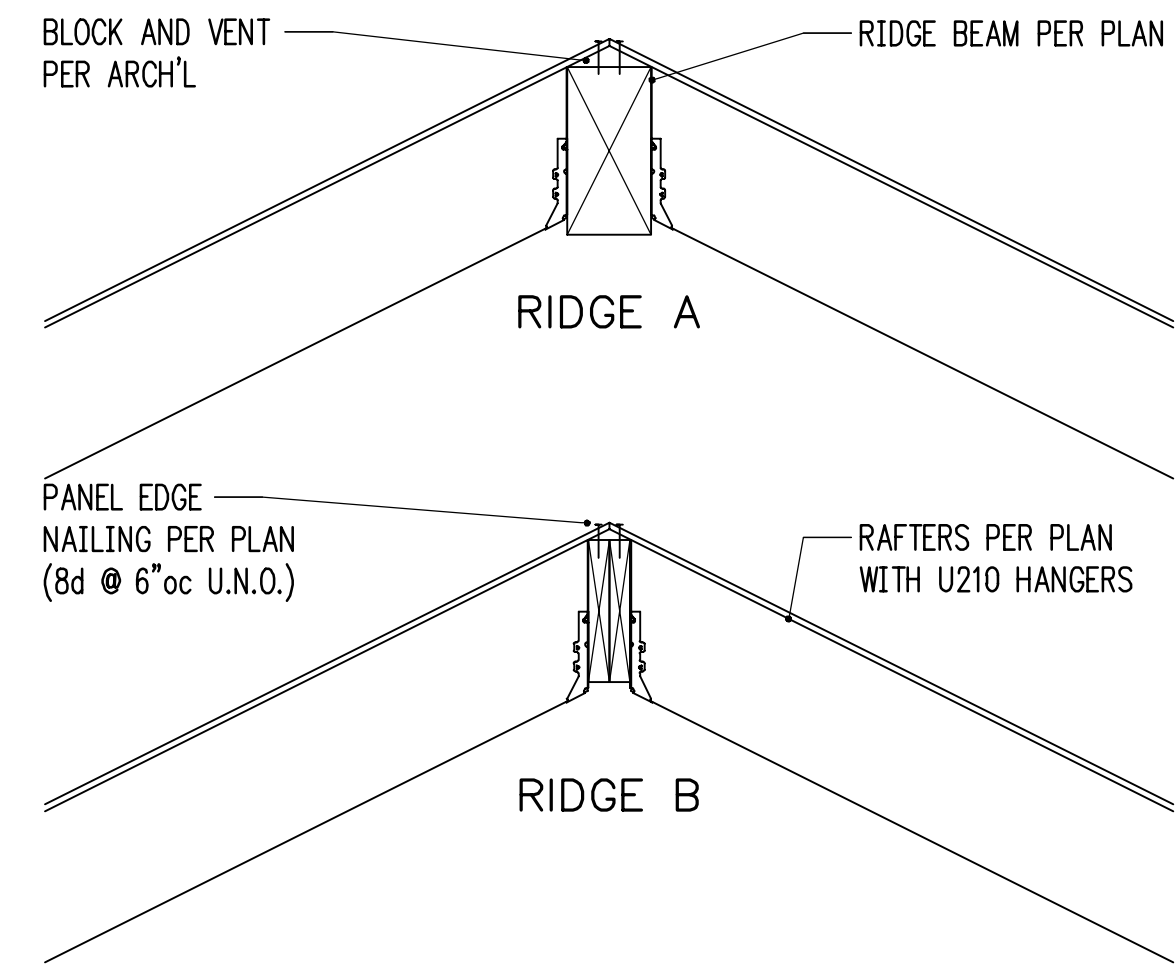
Building Department Approval



Drawing Title
STRUCTURAL DETAILS

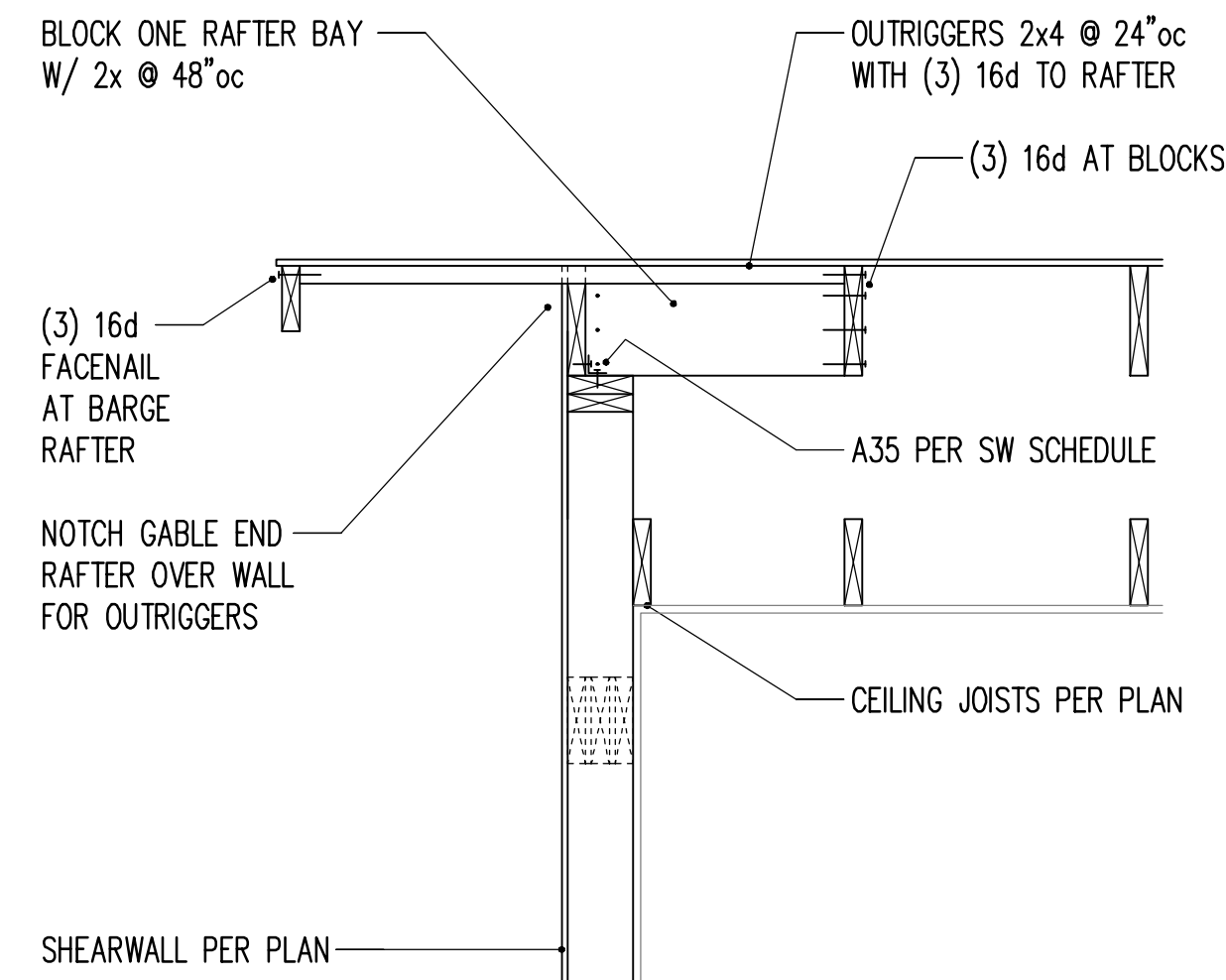
Drawing Number

S3.0

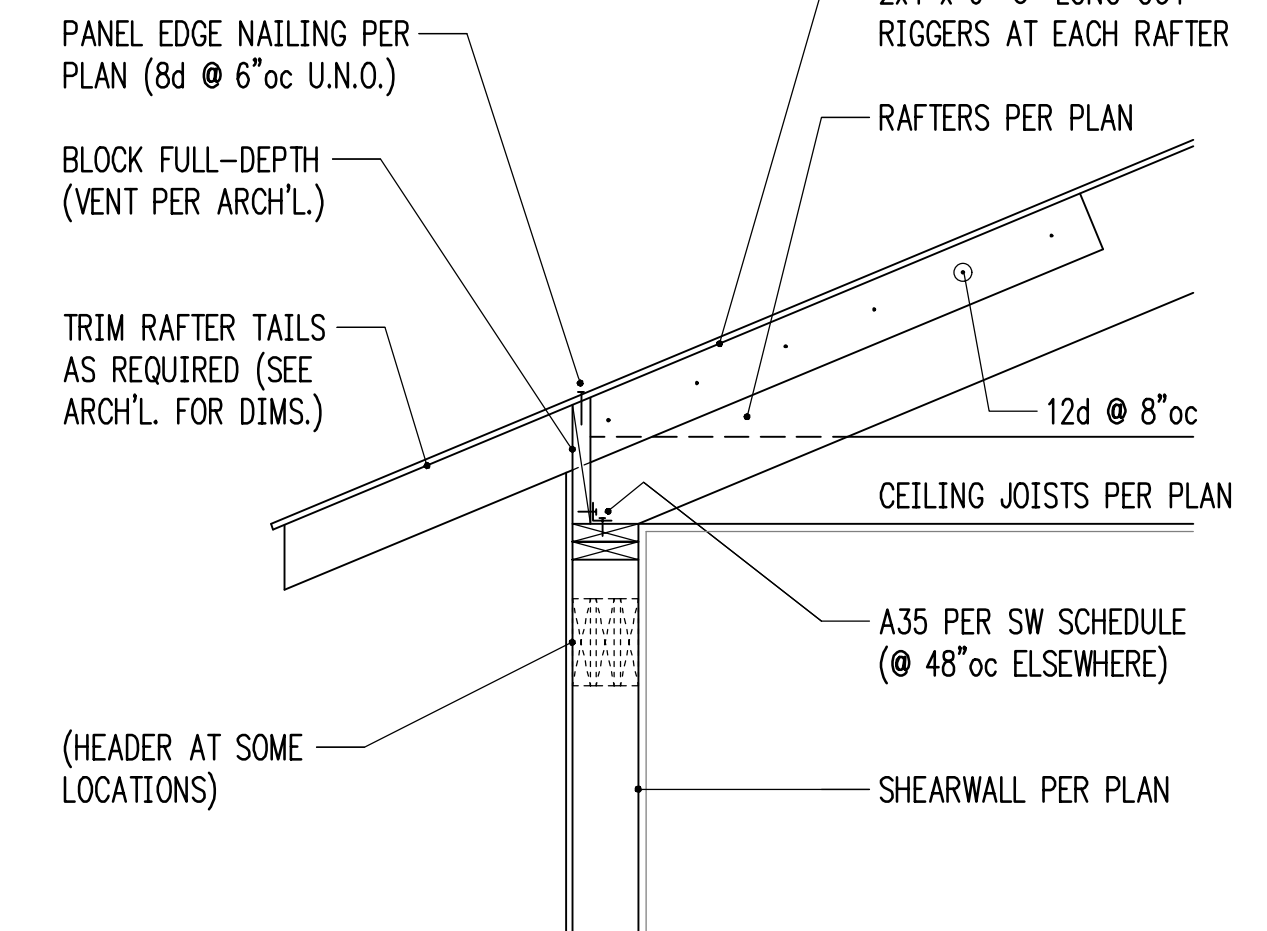


3/4" = 1'-0" 1

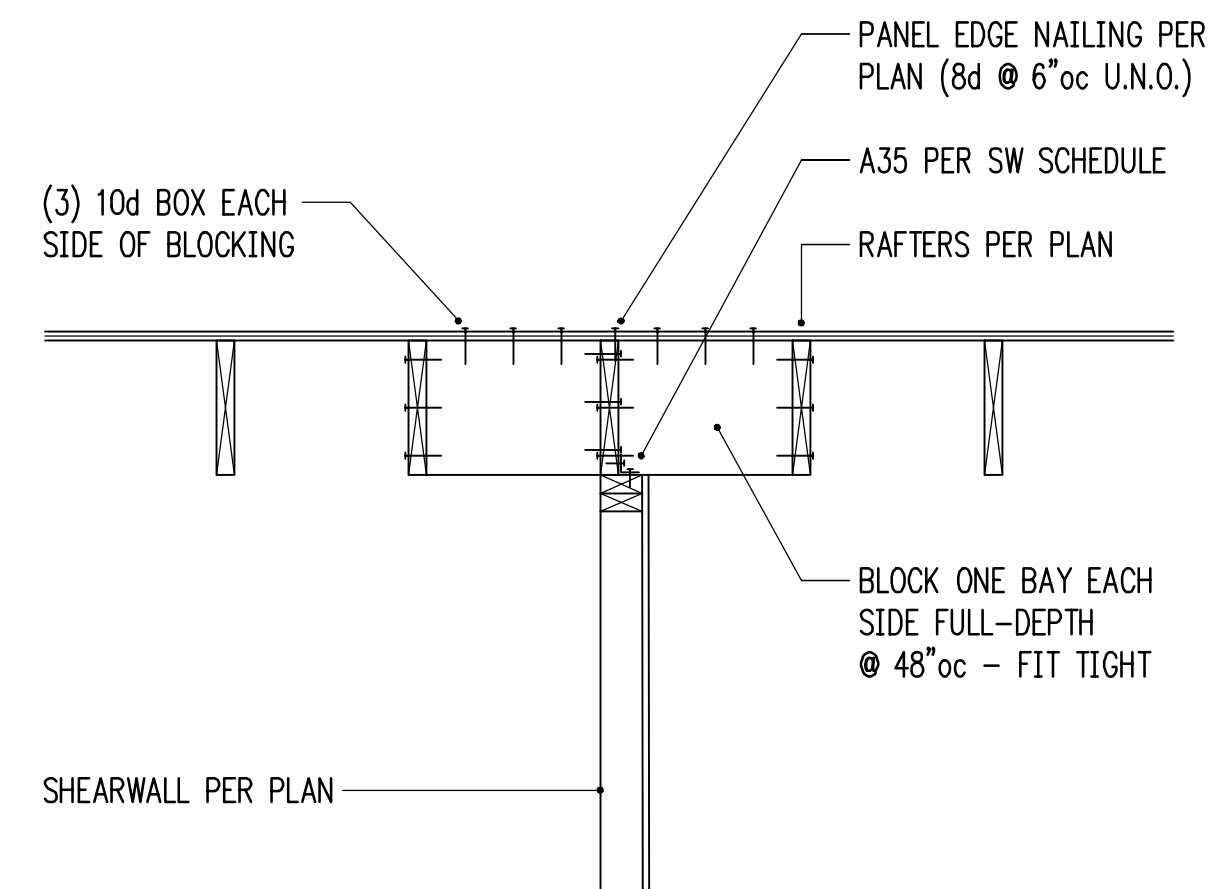
3/4" = 1'-0" 2



3/4" = 1'-0" 3

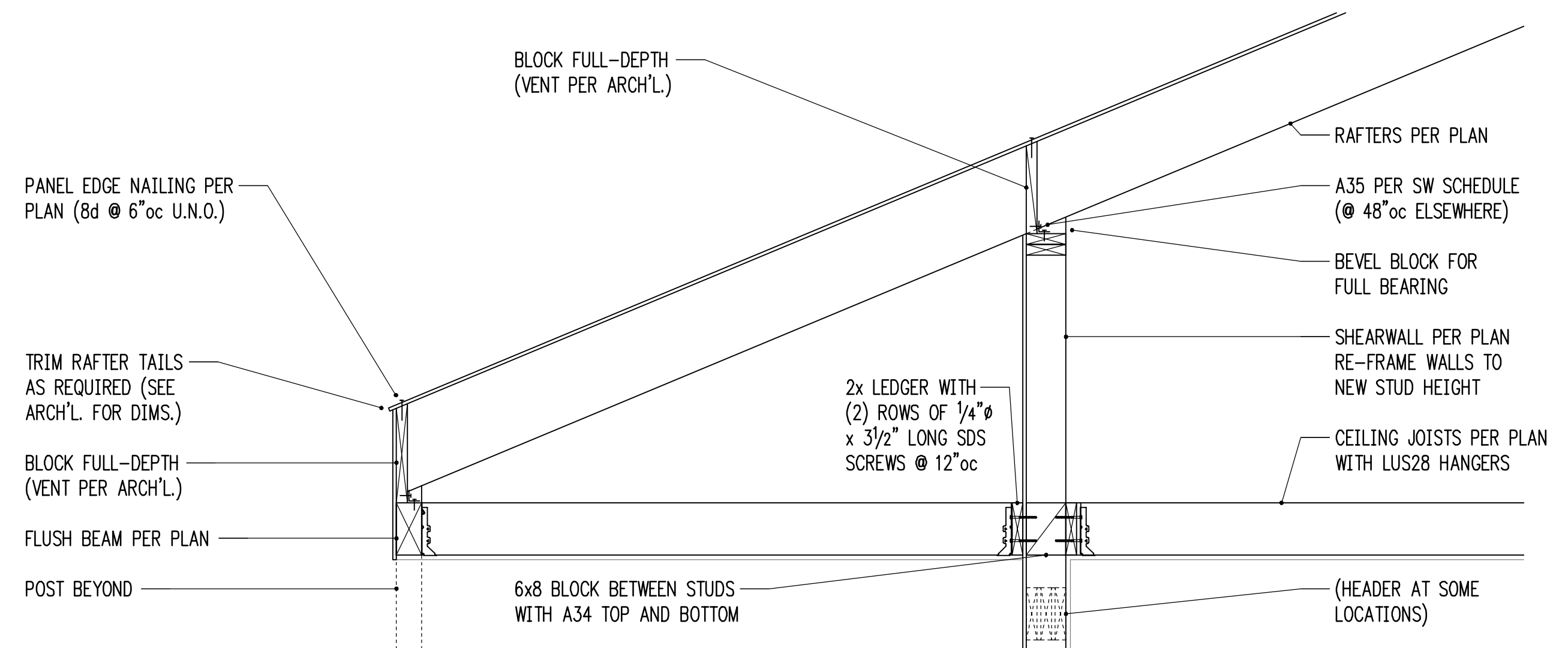


3/4" = 1'-0" 4

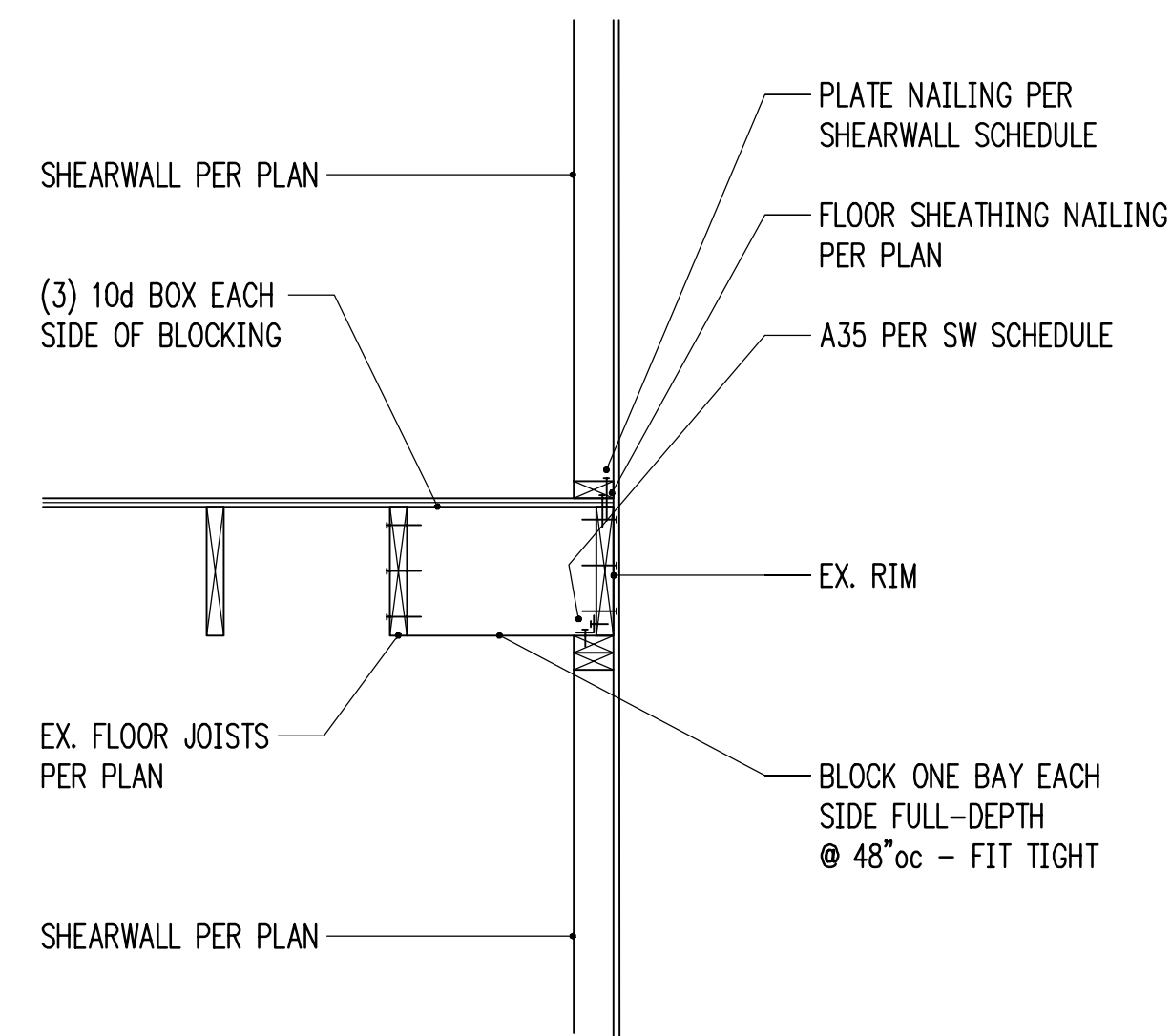


3/4" = 1'-0" 5

3/4" = 1'-0" 6

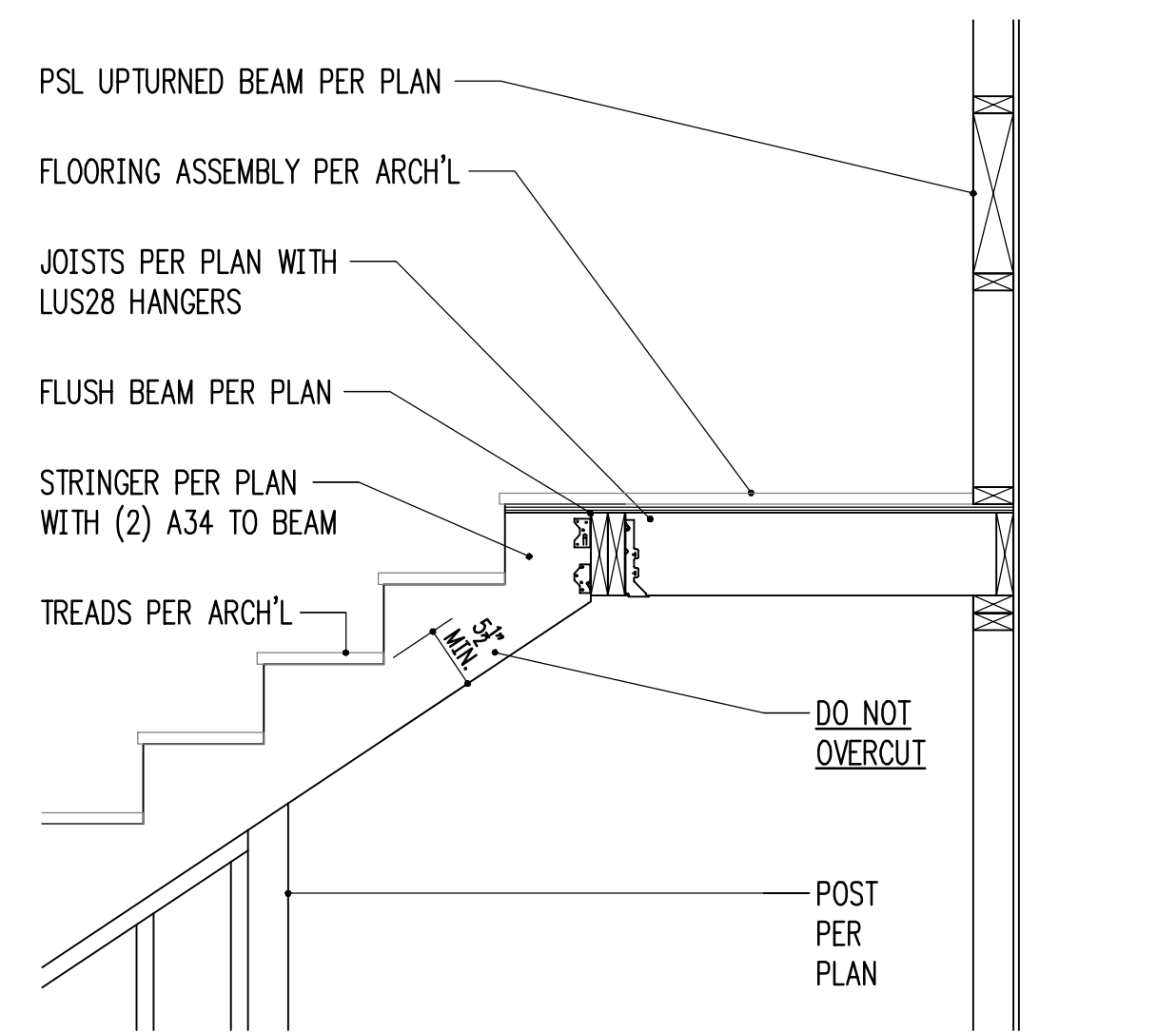


3/4" = 1'-0" 8

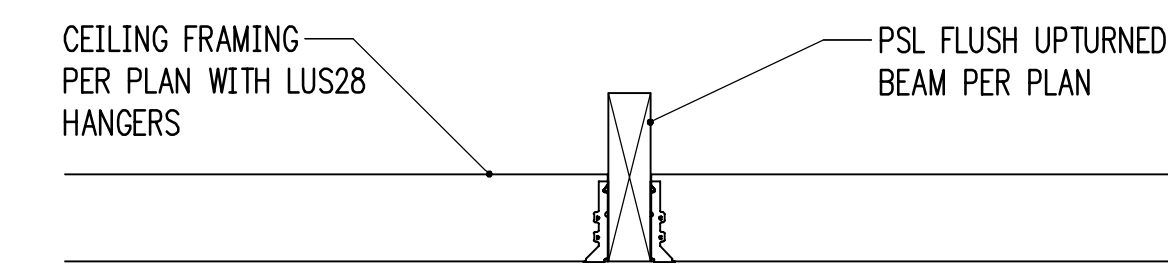


3/4" = 1'-0" 9

3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12

HV
 Harriot Valentine Engineers Inc.
 1932 First Avenue, Suite 720
 Seattle, Washington 98101-2447
 tel 206 624 4760 fax 206 447 6971
 www.harriotvalentine.com



Project Contact
 Lexee Navarre
 tel 206 413 6659
 fax 206 447 6971
 lnavarre@harriotvalentine.com

Project Architect
 Marci Kaslner Architect
 4424 Bryce Drive
 Anacortes, WA 98221

Project
 Krebs Remodel
 9025 SE 48th Street
 Mercer Island, WA 98040

Issue Date	Issue Description
07/12/2024	Coordination
07/16/2024	Permit
01/09/2025	Corrections Notice #1

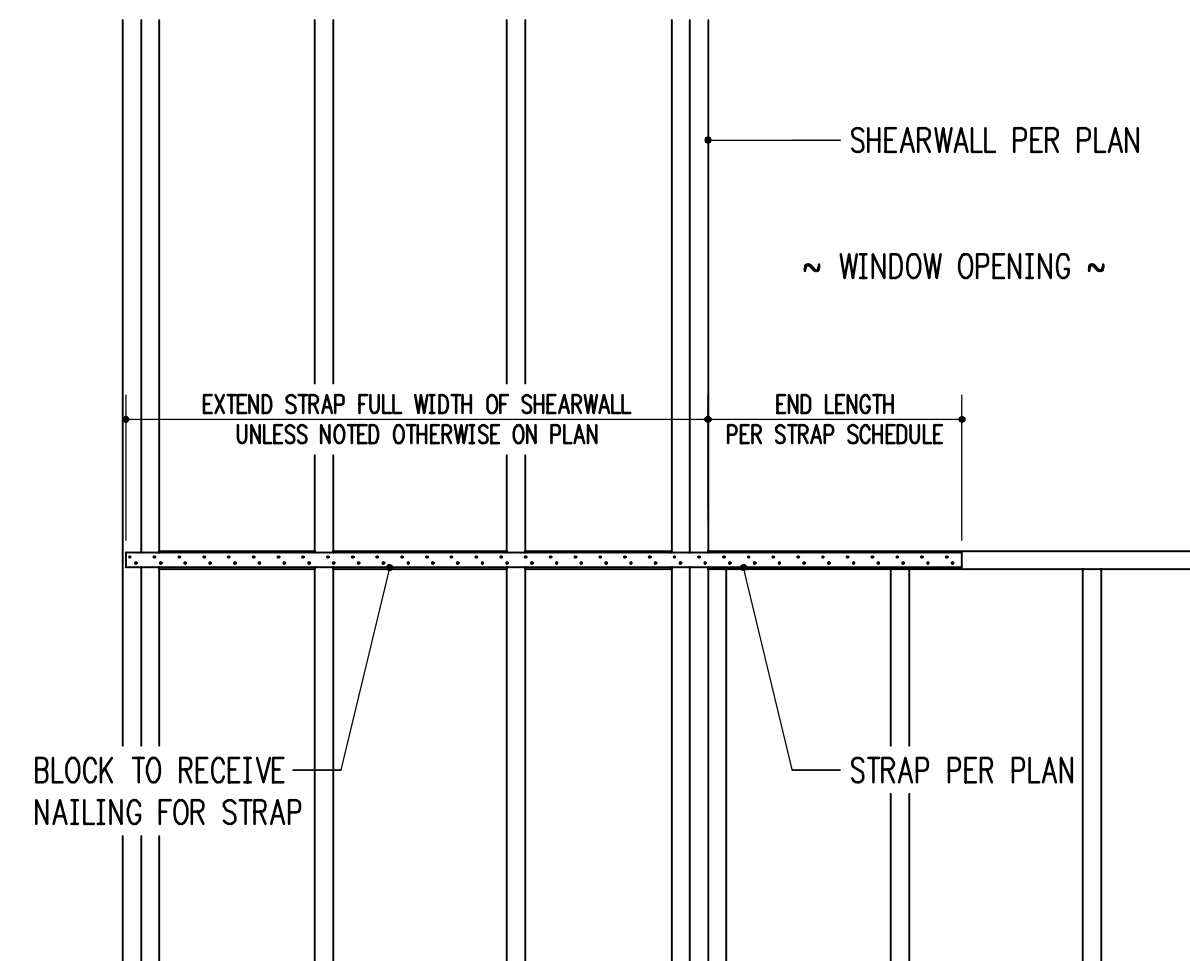
Building Department Approval



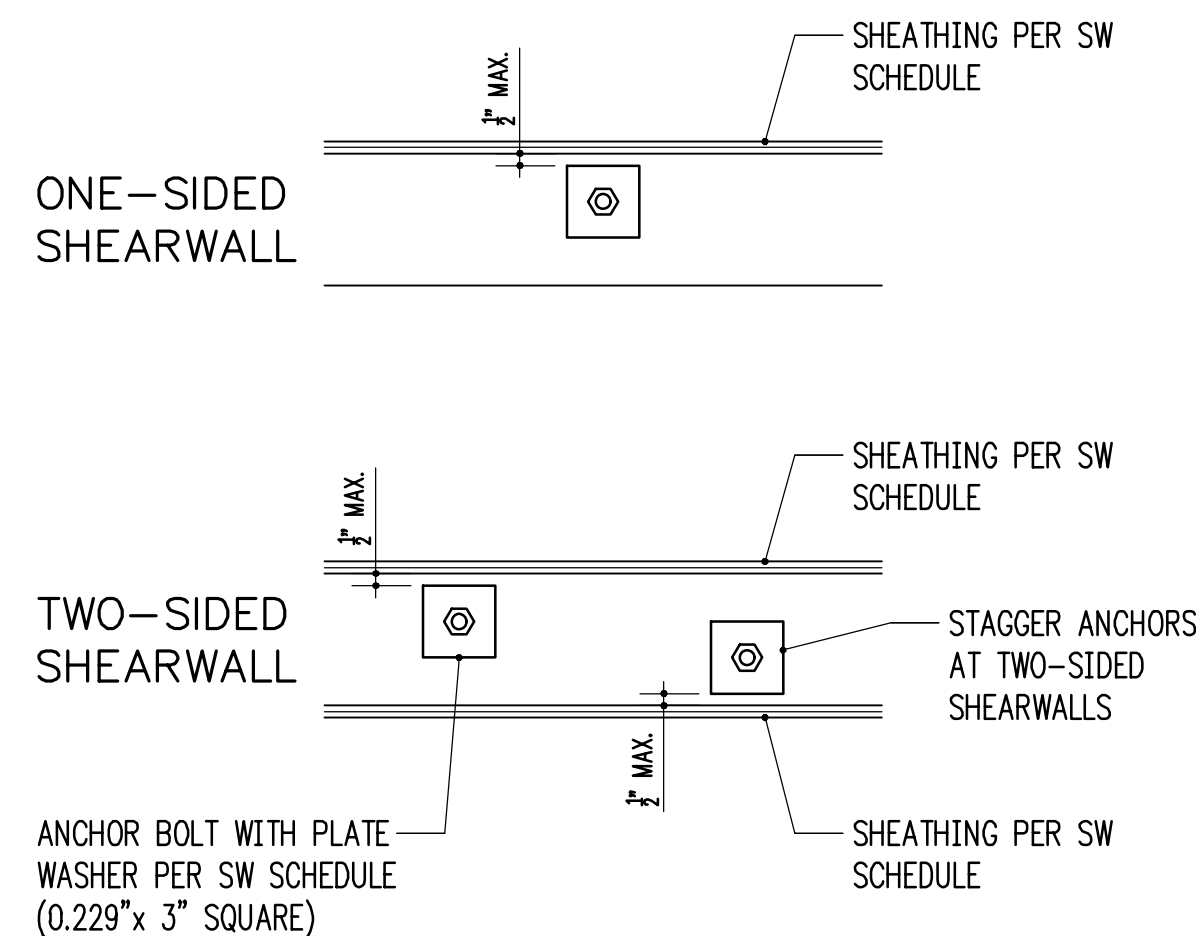
Drawing Title
STRUCTURAL DETAILS

Drawing Number
S3.1

KREBS RESIDENCE



TYPICAL STRAPPED WINDOW OPENING
3/4" = 1'-0"

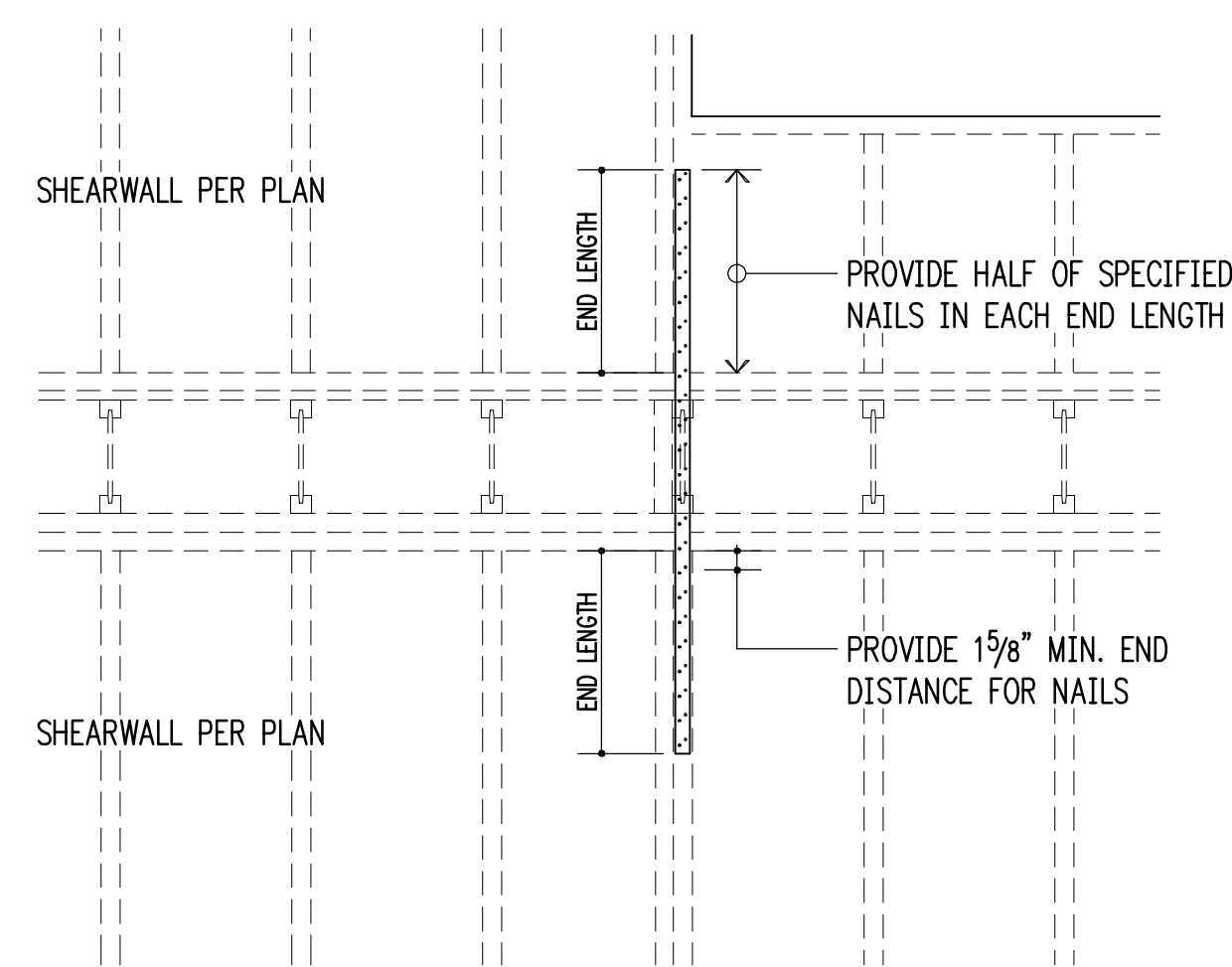


TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT
1-1/2" = 1'-0"

STRAP SCHEDULE (NOT ALL USED)

MARK	END LENGTH	NAILS	NAIL SPACING
CS16	14"	(26) 8d x 2 1/2"	2 1/16"
CS20	9"	(16) 8d x 2 1/2"	2 1/16"

- 8d DIAMETER = 0.131", 10d AND 12d DIAMETER = 0.148".
- USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).

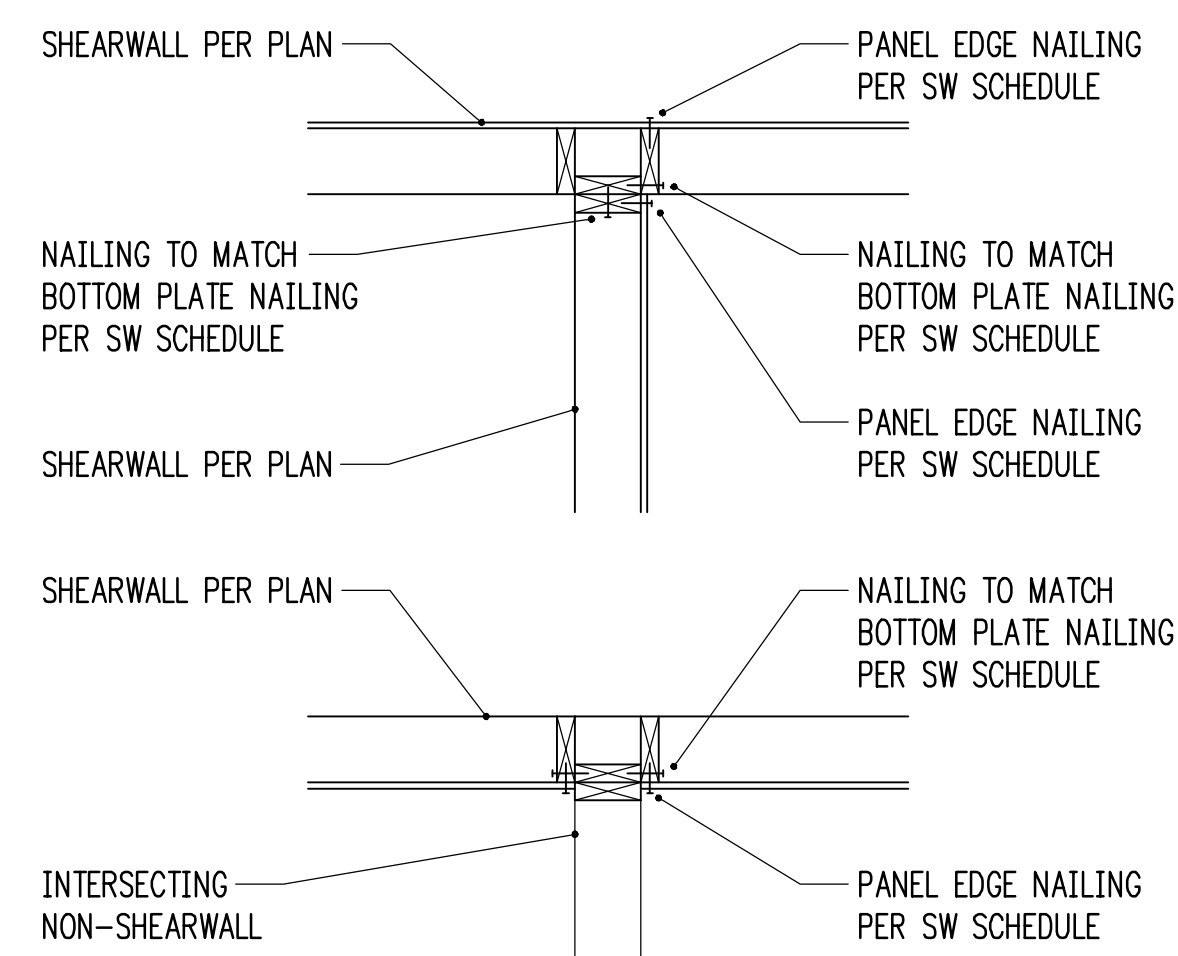


TYPICAL STRAP HOLDDOWN AT FLOOR
3/4" = 1'-0"

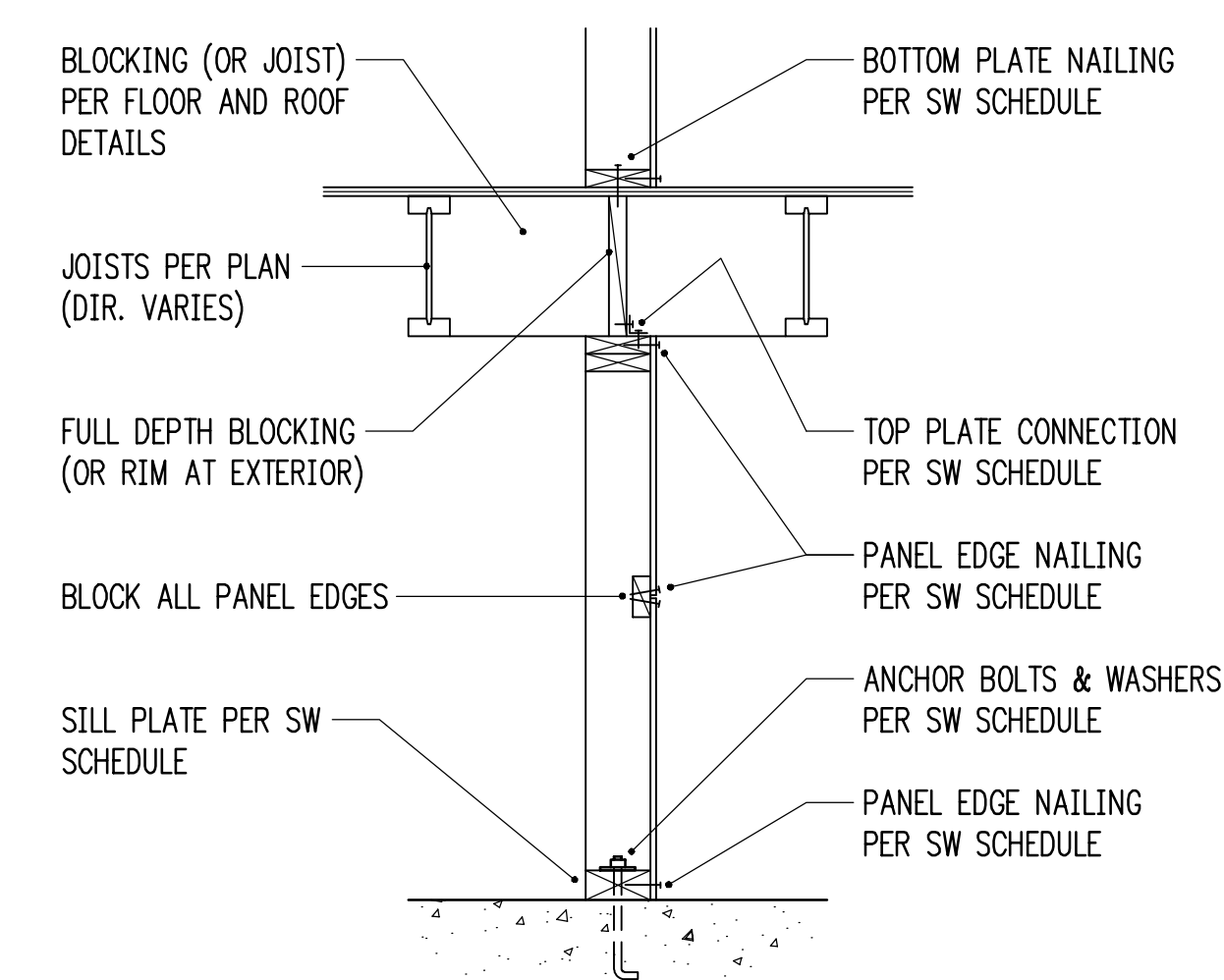
SHEARWALL SCHEDULE (NOT ALL USED ON PLANS)

MARK	SHEATHING ¹	STUDS AT ABUTTING PANEL EDGES ²	PANEL EDGE NAILING ^{3,4}	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW ⁴	ANCHOR BOLT TO CONCRETE ⁵	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	5/8" @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	5/8" @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 3"oc	A35 @ 12"oc	N/A - USE SOLID RIM	16d @ 3"oc	5/8" @ 16"oc	2x
SW4	15/32" CDX PLYWOOD	3x	8d @ 2"oc	A35 @ 9"oc	N/A - USE SOLID RIM	16d @ 2"oc	5/8" @ 12"oc	2x
SW5	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 3"oc	A35 @ 6"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 3"oc	5/8" @ 12"oc	3x
SW6	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 2"oc	A35 @ 4 1/2"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 2"oc	5/8" @ 12"oc	3x

- WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/0. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
- STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS - NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
- BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.
- 8d NAILS SHALL BE 0.131" DIAMETER x 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3 1/2" (BOX).
- ANCHORS TO CONCRETE SHALL CONSIST OF CAST-IN-PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL-THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST-IN-PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J-BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL-THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2 1/2" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3 1/2" EMBED AND 1 3/4" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3" x 3" (SIMPSON BP5/8-3 OR SIMILAR). PLACE BOLTS PER ANCHOR BOLT PLACEMENT DETAIL.



TYPICAL SHEARWALL INTERSECTIONS

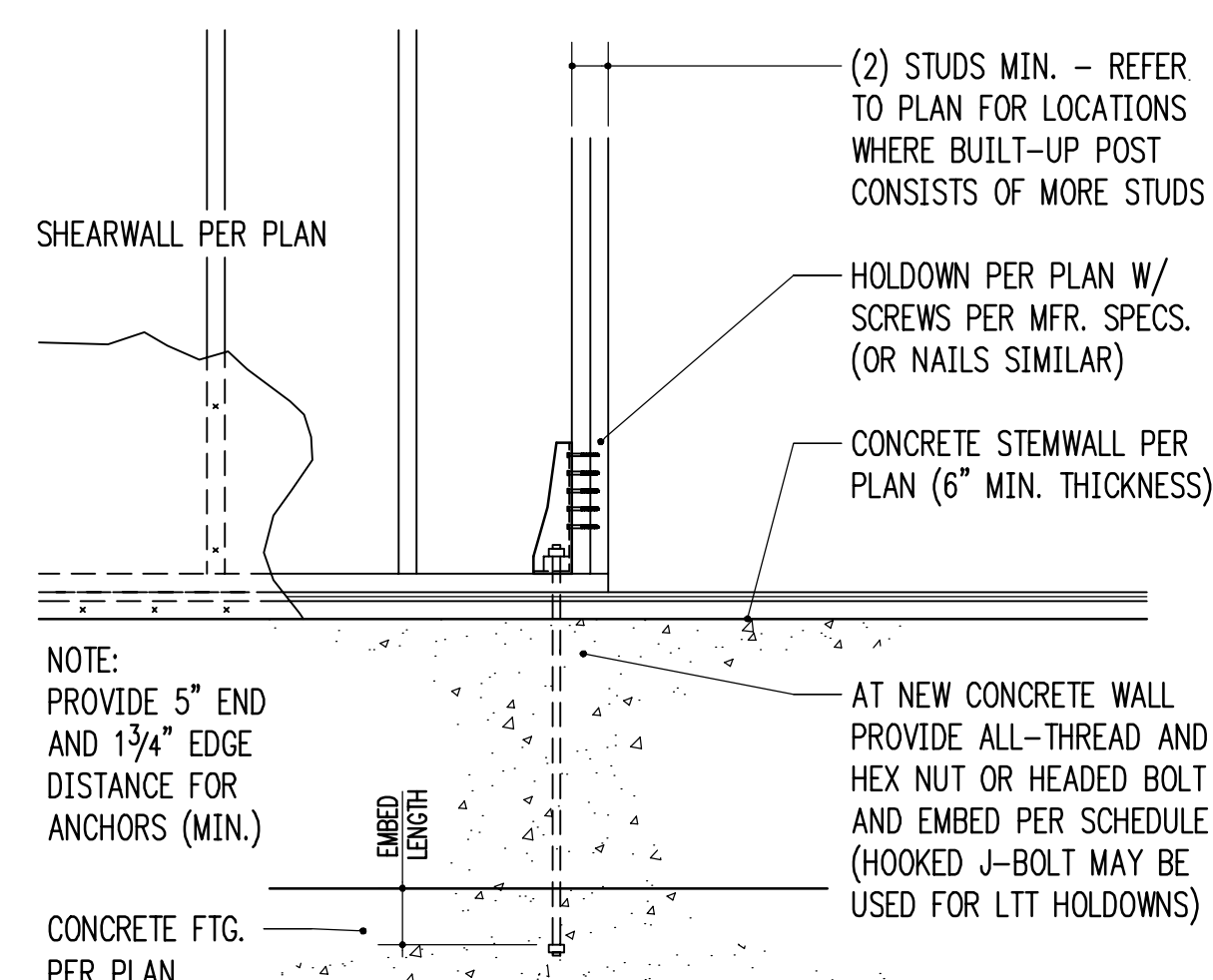


TYPICAL SHEARWALL SECTION
3/4" = 1'-0"

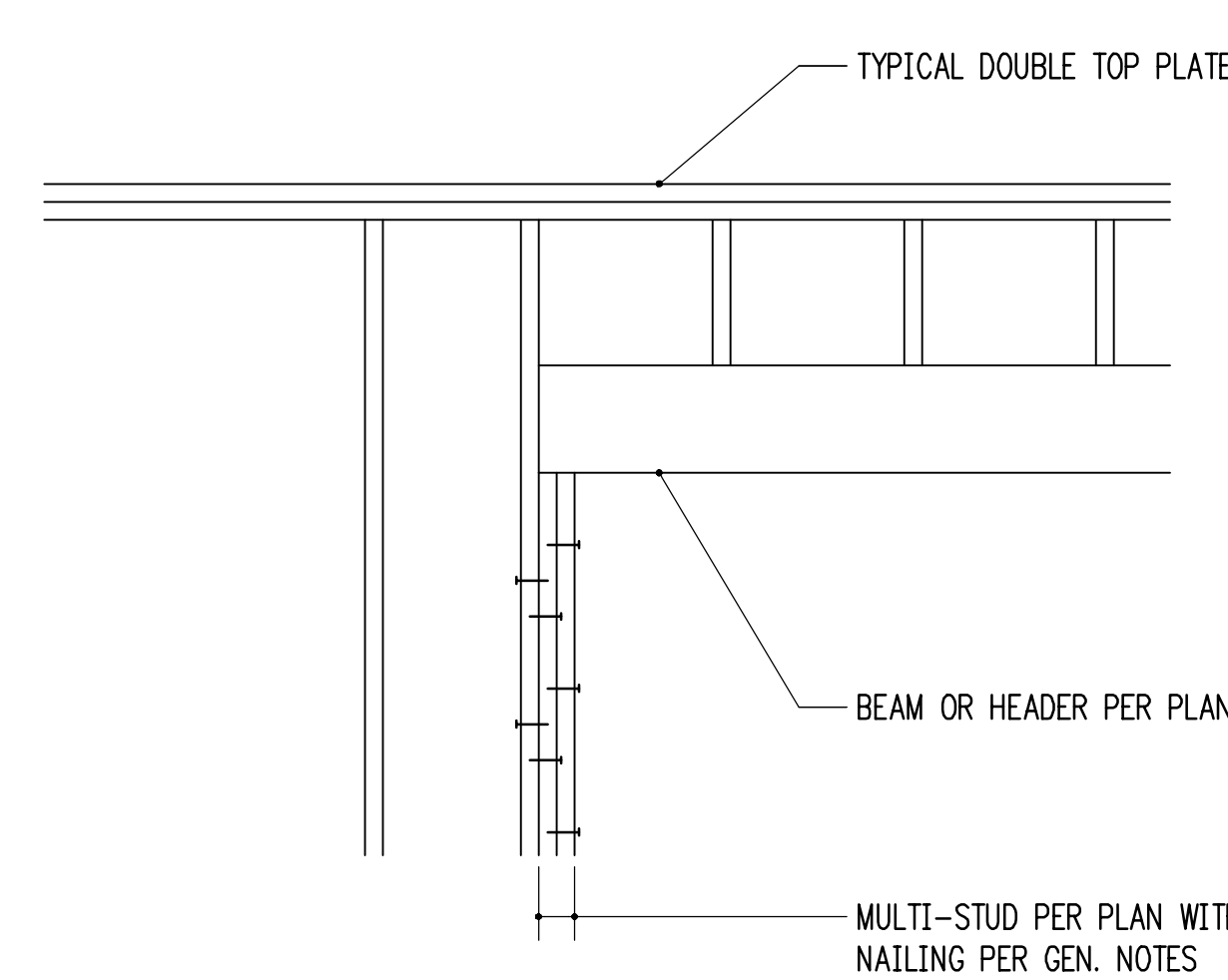
HOLDOWN SCHEDULE (NOT ALL USED ON PLANS)

MARK	FASTENERS TO STUDS ¹	ANCHOR DIA. ²	EMBEDMENT LENGTH		SSTB ⁵
			EPOXY ³	CAST-IN ⁴	
HDU2	(6) 1/4" x 2 1/2" SCREWS	5/8"	6"	4"	SSTB16
HDU4	(10) 1/4" x 2 1/2" SCREWS	5/8"	N/A	5"	SSTB20
HDU5	(14) 1/4" x 2 1/2" SCREWS	5/8"	N/A	6"	SSTB24
HDU8	(20) 1/4" x 2 1/2" SCREWS	7/8"	N/A	9"	SSTB28

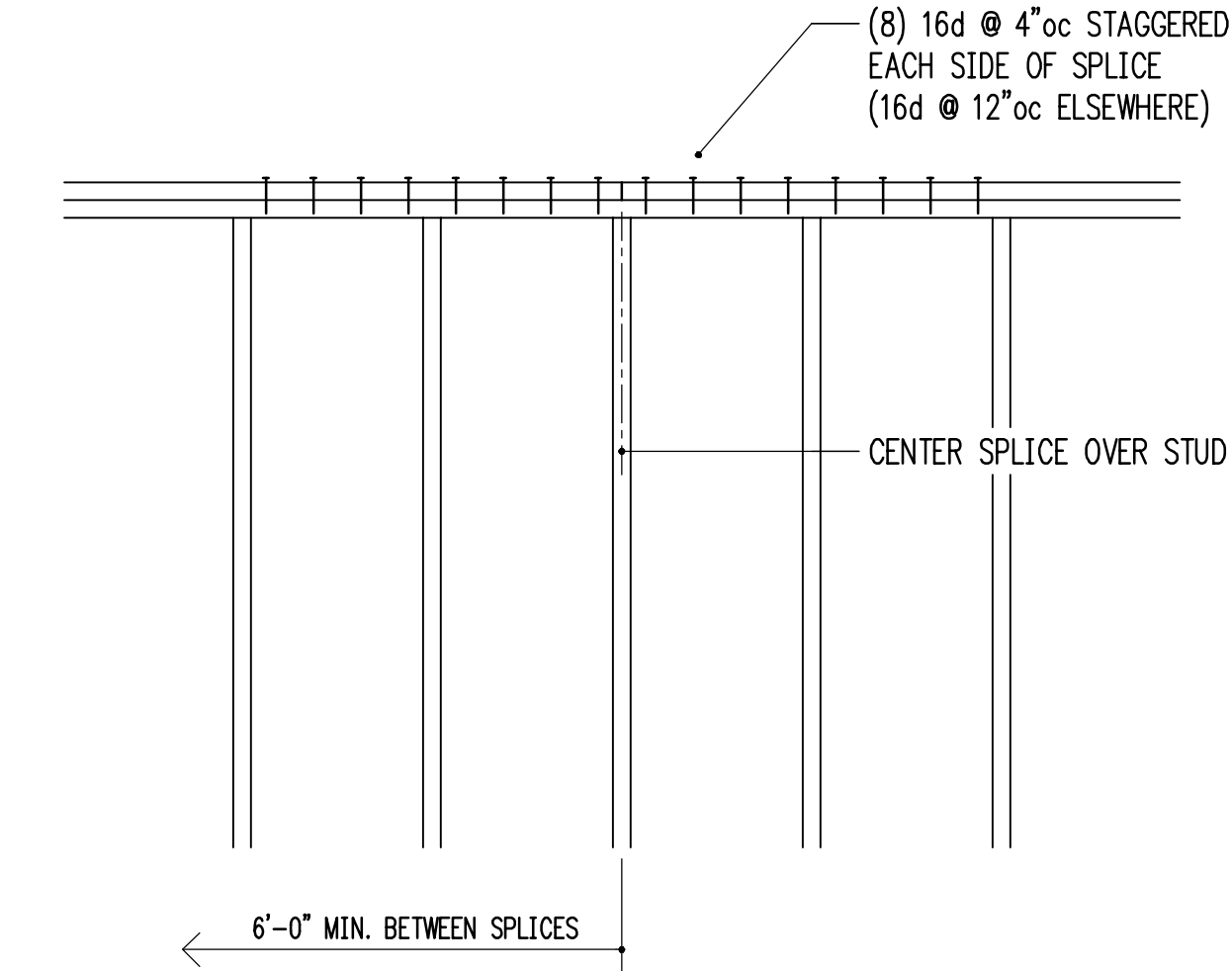
- 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD. HOOKED J-BOLT MAY BE USED FOR LTT HOLDOWNS.
- AT 3x SILL PLATES, PROVIDE LONGER SSTBL MODELS.



TYPICAL HOLDDOWN AT CONCRETE
3/4" = 1'-0"



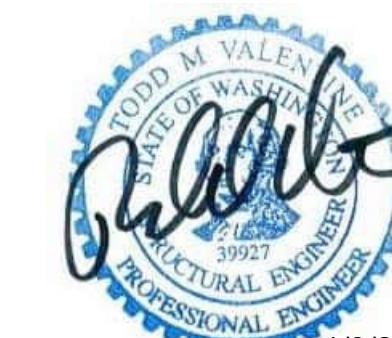
TYPICAL MULTIPLE-STUD POST CONSTRUCTION
3/4" = 1'-0"



TYPICAL TOP PLATE SPLICE CONSTRUCTION
3/4" = 1'-0"

HV

Harriott Valentine Engineers Inc.
1932 First Avenue, Suite 720
Seattle, Washington 98101-2447
tel 206 624 4760 fax 206 447 6971
www.harriottvalentine.com



Project Contact
Lexee Navarre
tel 206 413 6659
fax 206 447 6971
lnavarre@harriottvalentine.com

Project Architect
Marci Kaslner Architect
4424 Bryce Drive
Anacortes, WA 98221

Project
Krebs Remodel
9025 SE 48th Street
Mercer Island, WA 98040

Issue Date	Issue Description
07/12/2024	Coordination
07/16/2024	Permit
01/09/2025	Corrections Notice #1

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number

S4.0

KREBS RESIDENCE