

GENERAL NOTES

A. The drawings are intended to only partially describe the scope of work for the project, any work not shown here, but required by code, or the specifications, or to make the work complete, shall be provided as part of the work.

B. Refer to the list of abbreviations for common abbreviations used in the drawings. If an abbreviation is not on the list, or not commonly used, refer to the architect for clarification.

C. It is the intent of the documents that all work complies with all applicable local, state, and national codes and ordinances in effect at the date of permit submittal. Nothing in these drawings shall be construed to grant approval for any code violation. Any errors, omissions, or non-compliance with governing codes shall be brought to the attention of the architect immediately.

D. Before starting each portion of the work, the contractor shall carefully study and compare the various drawings and other contract documents related to that portion of the work, as well as owner-provided information, shall take field measurements of any existing conditions related to that portion of the work and shall observe any conditions at the site affecting it. Any errors, inconsistencies or omissions shall be reported promptly to the architect.

E. Do not scale the drawings. The contractor shall use dimensions shown on the drawings and verify actual field measurements. If discrepancies are found, the architect shall be notified at once.

F. Dimensions are shown to the face of concrete, face of stud at exterior walls, face of finished wall at interior walls, face of finished wall at existing walls, and edge of openings, unless detailed or noted otherwise on drawings. Refer to the architect if clarification is needed.

G. Repetitive features not indicated in the drawings everywhere they occur shall be provided as if drawn in full.

H. The contract documents are complementary, and what is required by one shall be as binding as if required by all. In case of discrepancy, refer to the architect for clarification.

I. The contractor shall verify the dimensions required for all equipment, appliances, fixtures, cabinets, ductwork, and openings before framing begins. The contractor shall coordinate with the subcontractors of all trades to verify the sizes and locations of openings through the floors, walls, ceilings and roofs for ducts, pipes, conduits, and equipment. The contractor shall coordinate the location and installation of wood backing, blocking, furring and stripping as required for the installation and attachment of work of all trades.

J. The systems, including, but not limited to, mechanical, plumbing, and electrical work are bigger designed. The contractor shall be responsible for all work done on site (field). Work shown on the drawings is intended to illustrate the general design intent, scope, and location of work. All work not specifically drawn, but required for a complete, legal, and functioning system, shall be provided as part of the work.

K. The contractor shall secure and pay for all permits and governmental fees, licenses and inspections necessary for proper execution and completion of the work, with the exception of the master use permit and the building permit.

L. Prior to the commencement of any construction or site development activity, the contractor and/or architect shall schedule a pre-construction meeting with the project team members for the purpose of answering initial questions, clarifying areas of concern, and formalizing a construction administration process. The meeting(s) shall include the architect, general contractor, owner, landscape architect, structural engineer, civil engineer, geotechnical engineer, and water intrusion consultant

M. All information contained in these documents represents a "basic limited architectural service" that requires the contractor to be knowledgeable and experienced with all aspects of construction including all building codes and regulations imposed by the city or county and any other agency having jurisdiction over the project.

N. It is the responsibility of the contractor to provide all construction necessary for the complete installation of all operating systems, materials and finishes in accordance with mfr.'s recommendation or written specifications. It is the responsibility of the contractor to ensure construction means and method and final construction technique. Contractor shall thoroughly review drawings, specifications and owner's requirements.

O. Safety, care of adjacent properties during construction, compliance with local, state, federal regulations regarding safety on site shall be the contractors responsibility

P. No deviation from these documents shall be made without written approval from the owner and architect. Any changes can affect the structural integrity and code related issues of the structure.

Q. All information contained in these documents is for the purpose of construction permit acquisition and construction only. The information provided is not intended for any other purpose and no other use is intended or implied, e.g. plan information is not intended to be used as a base for sale or real estate

R. The architect may assist in coordination with consultants (such as soils, structural, civil engineers etc) but under the terms of basic limited service, receives no compensation for, and assumes no responsibility or liability for the area of their (consultants) work and expertise.

S. This set of drawings shall not be copied in whole or in part without prior written consent from the owner. This document is considered as one unit and shall not be considered complete or whole if documents are separated in any manner. Documents shall not be separated for the purpose of submitting proposals or for separate phases of construction.

T. These documents are prepared for use by the contractor and shall not, either in whole or in part constitute any direction or instruction to any contractor with regard to construction methods, means or techniques.

U. The contractor shall be responsible for demolition work including, but not limited to, sequence & temporary shoring of all existing structures & verification of existing utilities & services.

V. Construction Barricades: Provide construction barricade as required to keep public and employees safe, following all applicable federal, state and city codes and regulations.

Acceptance of these plans for construction constitutes an understanding of above mentioned terms and basic limited architectural service as described in agreement between owner/architect.

SITE NOTES

1. The contractor shall verify dimensions of existing site conditions, distances, and topographic contours. Site conditions shown are from owner-provided information, surveys by others, and public records. The architect is not responsible for the accuracy of the survey or existing site information.

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3. The Contractor shall order necessary site boundary and setback survey prior to commencement of all work.

4. The contractor shall execute and complete all work on adjacent properties and public rights-of-way that is required by construction easement agreements with neighboring property owners, private contract documents with the city department of transportation, street use permits, or any other agreement or contract. All improvements and repairs to sidewalks, alleys, streets and neighboring properties shall be coordinated to minimize the impact on the public and to maintain access to neighboring properties. The contractor shall make arrangements and secure necessary permits when construction requires street or sidewalk closures.

5. If any hazardous material, including but not limited to asbestos or polychlorinated biphenyl (pcb), is encountered on the site by the contractor, the contractor shall immediately notify the owner.

6. Prior to beginning any demolition work, the owner or contractor shall submit a "notice of intent" to the Puget Sound clean air agency (pscaa) and fulfill their requirements.

7. New water mains, fire hydrants, and temporary fire department access shall be installed, inspected, and approved by the fire department prior to the commencement of combustible construction.

STRUCTURAL/FRAMING (SITE-SPECIFIC STRUCTURAL ENGINEERING SHALL GOVERN)

A. All structural matter refer to structural drawings provided by project structural drawings

B. All materials and workmanship shall conform to the requirements of the drawings, notes, specifications, and all applicable codes and ordinances.

C. All wood frame construction shall conform to the minimum standards of IRC/IBC, unless specified in the Structural Drawings, Structural Notes and Specifications.

D. Columns and posts located on concrete or masonry floors or decks exposed to the weather or to water splash or in basements and will support permanent structures shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or treated wood is used. The pedestals shall project at least 6 inches above exposed earth and at least 1 inch above such floors.

E. Where installation includes manufactured products, comply with the manufacturer's applicable instructions and recommendations for installation. Verify rough in dimensions for equipment and provide buck-outs, backing and jacks as required.

F. All wood exposed to the weather, such as wood used for deck framing including, decking railings, joists, beams and posts shall be pressure treated or of wood with natural resistance to decay per IRC/IBC
-Girder ends within 1/2 of exterior masonry walls below grade.
-Wood joists in crawl space closer than 18" to ground or girders closer than 12" to ground.
-Wood framing resting on the foundation within 8" of exposed earth.
-Wood framing or furring attached directly to below grade concrete.
-Sleeper or Sills on concrete slab on grade concrete.
-Wood siding within 6" of exterior ground.

G. Verify all rough-in dimensions for equipment, provide all buck-out, blocking, backing and jacks required for installation.

BUILDING ENVELOPE

A. Asphalt-saturated felt free from holes or breaks, weighing not less than 14 pounds per 100 square feet and complying with ASTM D 226 or other approved weather resistant material shall be applied over sheathing of all exterior walls. Approved alternative weatherproof membranes shall be used for open joint rain screen siding, weather resistant materials shall be applied horizontally per manufacturers recommendations, with the upper layer lapped over the lower layer not less than 2 inches and not less than 6 inches where joints occur.

B. Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the buildings structural framing components the flashing shall extend to the surface of the exterior wall surface and shall be installed to prevent water from reentering the exterior wall envelope, flashing shall be installed at, but not limited to the following locations:
- the top of all exterior window & door openings
- intersections of frame walls and masonry or stucco
- under masonry, wood or metal copings and sills
- continuously above all projecting wood trim
- where exterior porches, decks or stairs attach to a wall
- at wall and roof or soffit intersections
- at built-in gutters

FIREBLOCKING AND DRAFTSTOPPING

A. Floor Assemblies Fireblocking and Draftstopping shall be in stalled in accordance with IRC/IBC.

B. Wall Assemblies: Fireblocking shall be installed per IRC/IBC

C. Chimneys and fireplaces: All spaces between chimneys and floors and ceilings through which chimneys pass shall be reblocked with noncombustible material securely fastened in place. The fireblocking of spaced between chimneys and wood joists beams, or headers shall be self supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney.

DRYWALL FINISH

A. Provide 1/2" gypsum wall board for non-rated assemblies and 5/8" type x gypsum wall board for 1-hr rated assemblies with all exposed joints and fastener heads smooth and flush with the surface of the board, joints taped and prepared for a plication of finish, use water-resistant board at all wet areas to 4'-0" aff.

B. When gypsum board is used as a base for tile or wall panels far tub, shower or water closet compartment walls, water resistant gypsum backing board shall be used.

C. All gypsum board partitions shall be taped and sanded smooth with no visible joints or lines, all screws or other attachment devices shall be patched and not visible. patch and repair surfaces to match adjacent or adjoining surfaces where required, all surfaces shall be aligned and sanded smooth.

REFLECTED CEILING PLAN NOTES

A. Coordinate the work of all trades involved in the ceiling work to insure clearances for fixtures, ducts, piping, ceiling suspension system, etc., necessary to maintain the finished ceiling heights. see reflected ceiling plans for finished ceiling heights, verify in field.

B. Perimeter ceiling angle, where occurs, shall be installed tight to vertical surfaces, free from curves, breaks, or other irregularities, and painted to match ceiling finish.

C. Furnish and install all fixtures, associated trim, fixture lamps, and seismic bracing as required.

D. Light fixtures, exit signs, sprinklers, and other ceiling elements shall be located in center of individual ceiling tile, unless otherwise noted. all switches and dimmers shall be located 48" above finished floor to center of switch, unless otherwise noted. Multiple switches at one location shall be ganged together and finished with one cover plate, unless otherwise noted.

E. Provide ceiling access as required for equipment and system maintenance, and match adjacent ceiling finish, unless otherwise noted.
all soffits and ceiling heights are dimensioned from top of finished floor to bottom of finished gypsum board or ceiling tile and shall allow for thickness of all floor finishes.

F. The reflected ceiling plan indicates the location of ceiling heights, light types, light fixtures, switch locations, and associated items. refer to engineering drawing (lighting plan) for circling, wiring layout, and additional information.

G. In the event of discrepancies between the architect's reflected ceiling plan and the engineer's lighting plan, immediately notify the architect in writing before ordering materials or proceeding with work.

H. All specific information concerning installation of various above-ceiling elements are to be found in the hvac, plumbing, fire protection, electrical, and lighting drawings.

I. Notify architect of any conflicts of light fixture locations with main runners, ducts, structures, hvac, and/or (e) conduit, prior to framing for lights. any discrepancies between architect's ceiling grid location and actual field conditions are to be clarified with the architect prior to framing.

J. Submit grille, sprinkler, thermostat, and other fixture and element layouts to the architect for review at least 2 weeks prior to installation.

K. Verify field conditions and locations of all plumbing, mechanical ducts, structural elements, and any and all other applicable items; install applicable new plumbing, mechanical fans, ducts, conduits, and other related and appurtenant items so as to not conflict with luminaires and any and all field conditions.

L. Furnish and install underwriters laboratories inc. (ul) labelled devices throughout.

M. Install light fixtures with protective film or similar cover over louver, lens, baffle, and the like, to avoid fixture soiling or damage; fixtures shall be maintained clean and as new; lamps shall be new at project completion.

N. Refer to engineering drawings for all life safety devices required by code and all emergency light fixtures. architectural drawings shall govern location of these devices.

ELECTRICAL

A. Electrical work shall be performed in a bidder design" manner. The Contractor shall submit such systems separately permit.

B. It is the contractor's responsibility to design systems that meet all requirements and codes. Contractor shall submit drawings, pay for, and obtain permit and perform work in a manner that meets or exceeds the recognized workmanship standards for the industry.

C. All drawings are to be submitted for review and approval to the owner before performing work. Specific attention is to be paid regarding owner requested locations of electrical, phone and computer cabling port locations

D. Proper protection shall be provided around recessed light fixtures per manufactures recommendations so that overheating will not occur. Recessed light fixtures to be C. rated.

DOOR NOTES

A. Refer to door schedule for all door/hardware specifications.

B. Field measure floor to ceiling doors for proper fit.

C. Exterior level landing may slope up to 1/4" per foot max. in any direction for surface drainage.

D. The floor or landing shall not be more than 1/2" lower than the threshold of the doorway. bevel (1.2 max. slope) where the threshold exceeds 1/4" in height.

E. Door openings in partitions not dimensioned are to be located within 4" of adjoining partition, unless otherwise noted.

F. All glass in doors shall be tempered safety glass, unless otherwise noted.

G. Hollow metal doors shall be finished with semi-gloss paint. refer to finish schedule for additional information.

H. Doors opening into required exit corridors do not restrict the required width when opened in any position.

I. All doors required as exits shall swing in the direction of travel.

J. Provide doors made with adhesives and composite wood products where possible that do not contain urea formaldehyde.

MILLWORK NOTES

A. All blocking required shall be ascribed to wall or ceiling, general contractor to check job progress and coordinate with other trades involved, general contractor is responsible for all blocking required; under no circumstances will "extra" work be authorized for extra blocking.

B. The general contractor shall submit shop drawings and samples to the architect for review.

C. Field conditions prior to the start of fabrication, the general contractor shall check and verify all dimensions and conditions at job site and shall be responsible for the same.

D. Joinery, where members are mitered or butted, they shall be joined and secured in a manner to insure against the joint opening.

E. Fabrication, all of the work shall be fabricated, assembled, finished, and erected in the best method known to the cabinet trade. surfaces shall be true, straight, and free from all machine and tools markings, bruises, indentations, chips, or abrasions.

F. Field verification, it shall be the general contractor 's responsibility to have examined the job site in conjunction with the project documents so as to be satisfied as to the conditions under which the work will be performed, including such matters as unloading facilities, locations and sizes of elevators, equipment, or facilities needed preliminary to and during the work, and other conditions which may affect the work.

G. Protection, the general contractor shall maintain reasonable protection to safeguard his work from damage and to protect building owner's property from injury or loss arising in connection with all project work.

H. The general contractor shall guarantee that all materials and workmanship shall be of the quality specified and shown and that any defect due to improper workmanship or materials discovered and made known within one year from the date of substantial completion of the installation shall be repaired or replaced with reasonable promptness without additional cost. architect will give notice of such observed defects with reasonable promptness.

I. Installation, general contractor will shim and level countertops above files after files are installed by others. files in operations area to be shimmed and secured to millwork after they are set in place. general contractor to level floor under files in all areas where files are ganged or installed below fixed cabinetry. (plastic laminated shims as required at file cabinet area).

J. All millwork shall receive final finish at the shop or factory prior to delivery. general contractor shall protect all finished and installed millwork from damage by other trades. damaged or defective millwork shall be replaced by the general contractor. at his expense.

K. Millwork contractor to coordinate location of electrical, telephone, and communications outlets and install grommets in countertop surfaces as required to conceal cables.

L. Shelving, no unbraced length of shelving and or counterwork shall exceed 3'-0" without additional supports and or blocking. all end conditions shall be properly blocked and or supported.

M. Overhead cabinets, all blocking and wood cleats for overhead cabinets to be screwed and secured to full height or braced ceiling height metal studs and wood grids.

MECHANICAL

A. HVAC and Plumbing work shall be performed in a "Bidder Design manner. The contractor shall submit such systems separately for permit.

B. It is the contractor's responsibility to design systems that meet all requirements and codes. Contractor shall submit drawings, pay and obtain permit and perform work in a manner that meets or exceeds the recognized workmanship standards for the industry.

C. All drawings are to be submitted for review and approval to the Owner before performing work.

D. Heating equipment shall be listed and labeled by an approved agency and installed to listed specifications.

E. Appliances installed in garages or other areas where they may be subject to mechanical damage shall be suitably guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles.

F. Equipment located in a garage and capable of igniting flammable vapors shall be installed with the pilots or burners or heating elements and switches at least 18 inches above the floor level.

G. Appliances designed to be in fixed positions shall be fastened or anchored in an approved manner Water heater shall be anchored or strapped to resist horizontal displacement caused by earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of 4 inches above controls.

H. Verify types, manufacture, and locations of a plumbing, faucets with Owner prior to purchasing and/or installing

I. Vent outlet for gas appliances shall be 3' minimum away from operable windows, and 10' minimum away from fresh air intakes per WIAAQ 303.4.1.5.

J. Protection of structure: the building or structure shall not be weakened by the installation of mechanical systems. Penetrations of floor/ceiling assemblies and assemblies required to have fire resistance rating shall be protected in accordance with IRC/IBC

K. The cutting, notching and boring of wood framing members shall comply with IRC/IBC
Joist notching shall be per IRC 502.8: Notches on the ends of members shall not exceed one-fourth the member depth. Holes bored in joists shall not be within 2 inches of the top or bottom of the joist, and the diameter of any such hole shall not exceed one-third the depth of the joist. Notches in the top or bottom of members shall not exceed one-sixth the depth, shall not be longer than one third of the depth of the member and shall not be located in the middle third of the span.

L. Stud cutting and notching shall be per IRC/IBC. In exterior walls and bearing partitions, any wood stud is permitted to be cut or notched not to exceed 25 percent of its depth Cutting or notching of studs not greater than 40 percent of a single stud depth is permitted in nonbearing partitions supporting no loads other than the weight of the partition. A hole not greater in diameter than 60 percent of the stud depth is permitted to be bored in any wood stud, provided that the resulting hole no more than 5/8 to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40% and up to 60% shall also be doubled with no more than two successive doubled studs bored.

M. Engineered wood products shall be cut and notched in accordance with IRC/IBC
Cuts, notches and holes bored in trusses, structural composite lumber, structural glue laminated members and I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered n the design of the member by a registered design professional.

N. Contractor shall submit shop drawings of ductwork and registers, including access panels if required; cuts of all fixtures, fittings, and accessories, to architect for review and action prior to proceeding with fabrication and/or installation or relocation.

O. Air balancing- air conditioning system throughout entire space is to be properly balanced after move in. air balance shall be performed by an independent air balance contractor who shall certify that the report is accurate. submit 2 copies to building owner.

P. Heat producing equipment- hvac contractor to refer to reflected ceiling and furniture drawings for occupancy figures and heat producing equipment.

Q. Ceiling diffusers - installation shall be coordinated with all trades as required for proper assembly. ceiling diffusers to be relocated to maintain new fixture patterns as required.

R. All peripheral shut-off valves shall be accessible at all times.

S. The contractor shall coordinate his plumbing work with manufacturer's specifications. the contractor shall coordinate plumbing work with that of all other trades.

T. The contractor shall plan installation of new plumbing work and connections to existing work to insure minimum interference with regular operations of existing facilities. submit to the building manager a date schedule for approval of necessary temporary shutdowns of existing services. all shutdowns shall be made at such time as will not interfere with regular operations of existing facilities and only after written approval of the building manager.

U. Penetrations - sleeves are to be provided for each pipe passing through walls, partitions, floors, and slabs, all penetrations of rated assemblies shall be fire stopped per code.

V. Testing - before being covered up or built-in, all piping shall be tested as required by the authorities having jurisdiction.

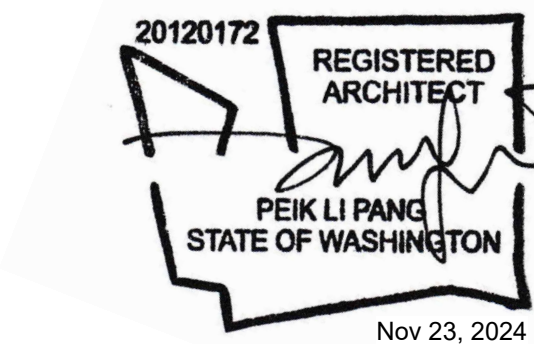
W. Contractor should fulfill mechanical ventilation requirement per IRC/IBC

5ft2

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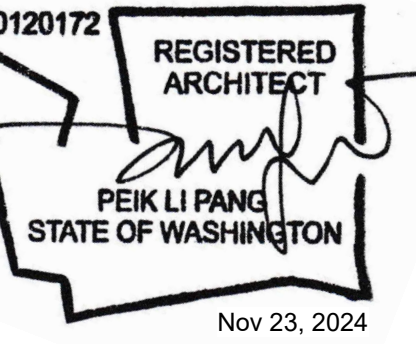
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General Notes

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DATE: Nov 23, 2024

Level 1
Plan

A1.1

PLAN NOTES

SG SAFETY GLAZING REQUIREMENT (S.G.) : (R308)
 SAFETY GLAZING PER R308 IN WINDOWS AND DOORS

EE EMERGENCY ESCAPE AND RESCUE OPENING (E.E.) : (R310)

R310.1. All sleeping rooms must have an emergency egress window or door that leads directly to a yard or public way

Emergency egress windows must provide a minimum clear openable area of 5.7 square feet, 24 inches high and 20 inches wide.

R310.2.2 Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3

GUARDRAILS, HANDRAILS AND STAIRS

1 All guardrails to be 36" high minimum above finished floor (a.f.f.) openings in railing assemblies are not to exceed 4 in one direction. guardrails to withstand a uniform load of 50 lbs/ft or a concentrated load of 200 lbs placed at the top of the handrail or guard. Infill areas must be able to withstand a load of 50 lbs / square foot

2 Handrails to be between 1 1/4" diameter to 2" diameter, with clearance of 1.5" between rail and wall surface. mount between 34" and 38" above stair nosing or @ 36" a.f.f., typ

3 Riser: max 7 3/4", tread: min. 10"

FG FROSTED GLASS

FP FIREPLACE
 direct vent gas fireplace, install per manufacturers specification

MECHANICAL VENTILATION (M1505)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION AND WHOLE HOUSE MECHANICAL VENTILATION

1 250 CFM ON SWITCH

2 50 CFM ON SWITCH

3 90 CFM PER TABLE M1505.4.3(1)

S SMOKE DETECTORS (R314.3)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION

M CARBON MONOXIDE ALARM (R315.1)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION

HD NEW ATTACHED GARAGES (R314.2.3)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION

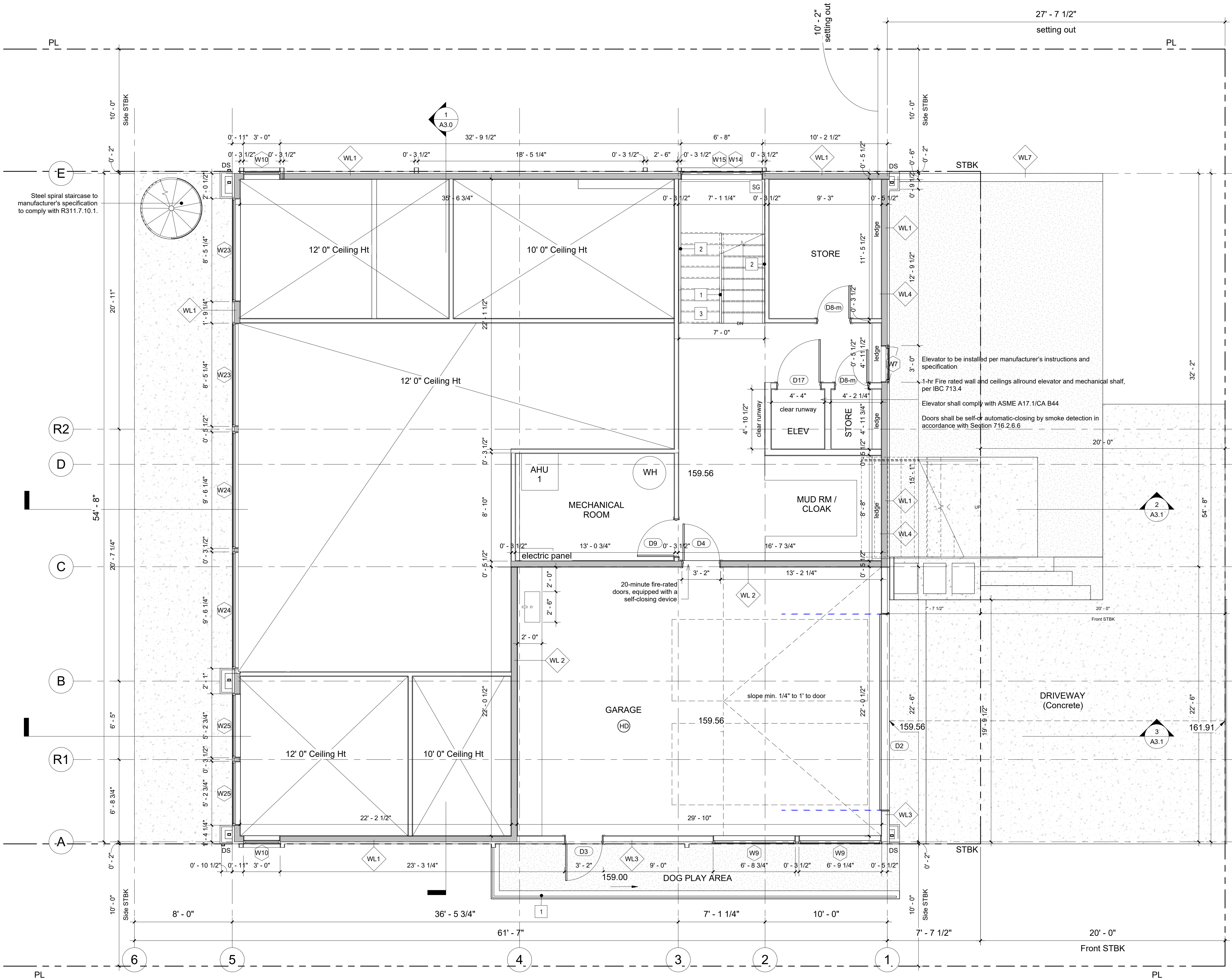
DWELLING-GARAGE OPENING AND PENETRATION PROTECTION (R302.5.1)

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be self-latching and equipped with a self-closing or automatic-closing device.

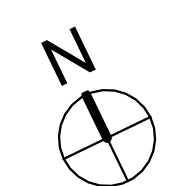
DWELLING-GARAGE SEPARATION: (R302.6)

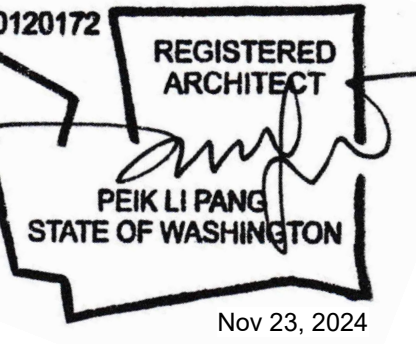
R302.6 Dwelling-garage fire separation
 The garage shall be separated as required by Table R302.6. Opening in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 1/2-inch Type X gypsum board or equivalent
Structural supporting floor/ceiling assemblies used for separation required by the code	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within 600 mm



1 Level 1 Plan
 1/4" = 1'-0"





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Level 2
Plan

A1.2

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1 250 CFM ON SWITCH

2 50 CFM ON SWITCH

3 90 CFM per TABLE M1505.4.3(1)

S SMOKE DETECTORS (R314.3)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION

M CARBON MONOXIDE ALARM (R315.1)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION

HO NEW ATTACHED GARAGES (R314.2.3)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION

DWELLING-GARAGE OPENING AND PENETRATION PROTECTION (R302.5.1)

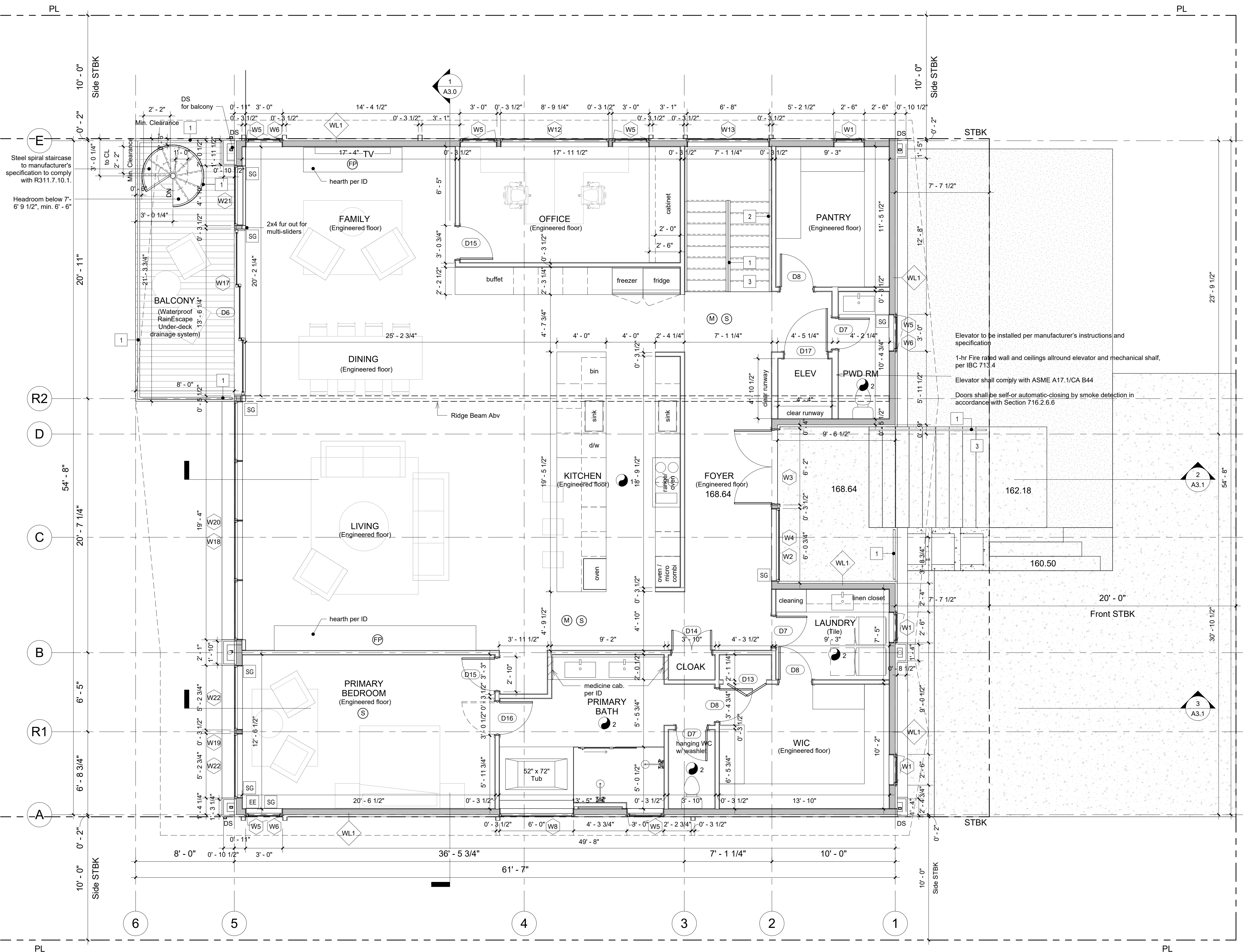
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be self-latching and equipped with a self-closing or automatic-closing device.

DWELLING-GARAGE SEPARATION: (R302.6)

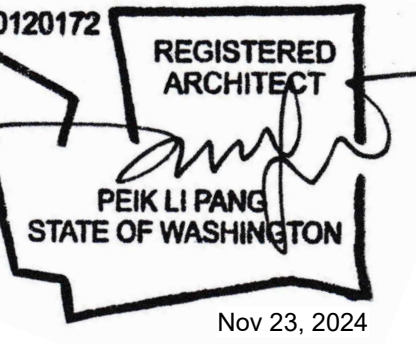
R302.6 Dwelling-garage fire separation
 The garage shall be separated as required by Table R302.6. Opening in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 1/2-inch Type X gypsum board or equivalent
Structural supporting floor/ceiling assemblies used for separation required by the code	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

Per S1104-25.4, sec. 1 and S104.6.



1 Level 2 Plan
 1/4" = 1'-0"



Mercer Firshill 2247

2247 66th Avenue
SE, Mercer Island,
WA 98040

Building Permit

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PLAN NOTES

SG SAFETY GLAZING REQUIREMENT (S.G.) : (R308)
SAFETY GLAZING PER R308 IN WINDOWS AND DOORS

EE EMERGENCY ESCAPE AND RESCUE OPENING (E.E.) : (R310)

R310.1. All sleeping rooms must have an emergency egress window or door that leads directly to a yard or public way

Emergency egress windows must provide a minimum clear openable area of 5.7 square feet, 24 inches high and 20 inches wide.

R310.2.2 Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3

GUARDRAILS, HANDRAILS AND STAIRS

1 All guardrails to be 36" high minimum above finished floor (a.f.f.) openings in railing assemblies are not to exceed 4 in one direction. guardrails to withstand a uniform load of 50 lbs/ft or a concentrated load of 200 lbs placed at the top of the handrail or guard. Infill areas must be able to withstand a load of 50 lbs / square foot

2 Handrails to be between 1 1/4" diameter to 2" diameter, with clearance of 1.5" between rail and wall. mount between 34" and 38" above stair nosing or @ 36" a.f.f., typ

3 Riser: max 7 3/4", tread: min. 10"

FG FROSTED GLASS

FP FIREPLACE
direct vent gas fireplace, install per manufacturers specification

MECHANICAL VENTILATION (M1505)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION AND WHOLE HOUSE MECHANICAL VENTILATION

1 250 CFM ON SWITCH

2 50 CFM ON SWITCH

3 90 CFM per TABLE M1505.4.3(1)

S SMOKE DETECTORS (R314.3)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION

M CARBON MONOXIDE ALARM (R315.1)

SEE SHEET A7.1 FOR COMPLIANCE - ALARMS AND VENTILATION

HO NEW ATTACHED GARAGES (R314.2.3)

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Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within 300 area

ROOF VENT CALCULATIONS PER R806

Roof area over heated space : 440 sf
Ventilation required:(440 sf/150)X 144 sq. in./sf =422 sq. in.

Required exhaust = 211 sq. in.
Required intake = 211 sq. in.

PROPOSED EXHAUST NEAR RIDGE OF THE ROOF

Roof Vents providing 50 sq. in. of net free area, 211/50 = 4 pieces required.

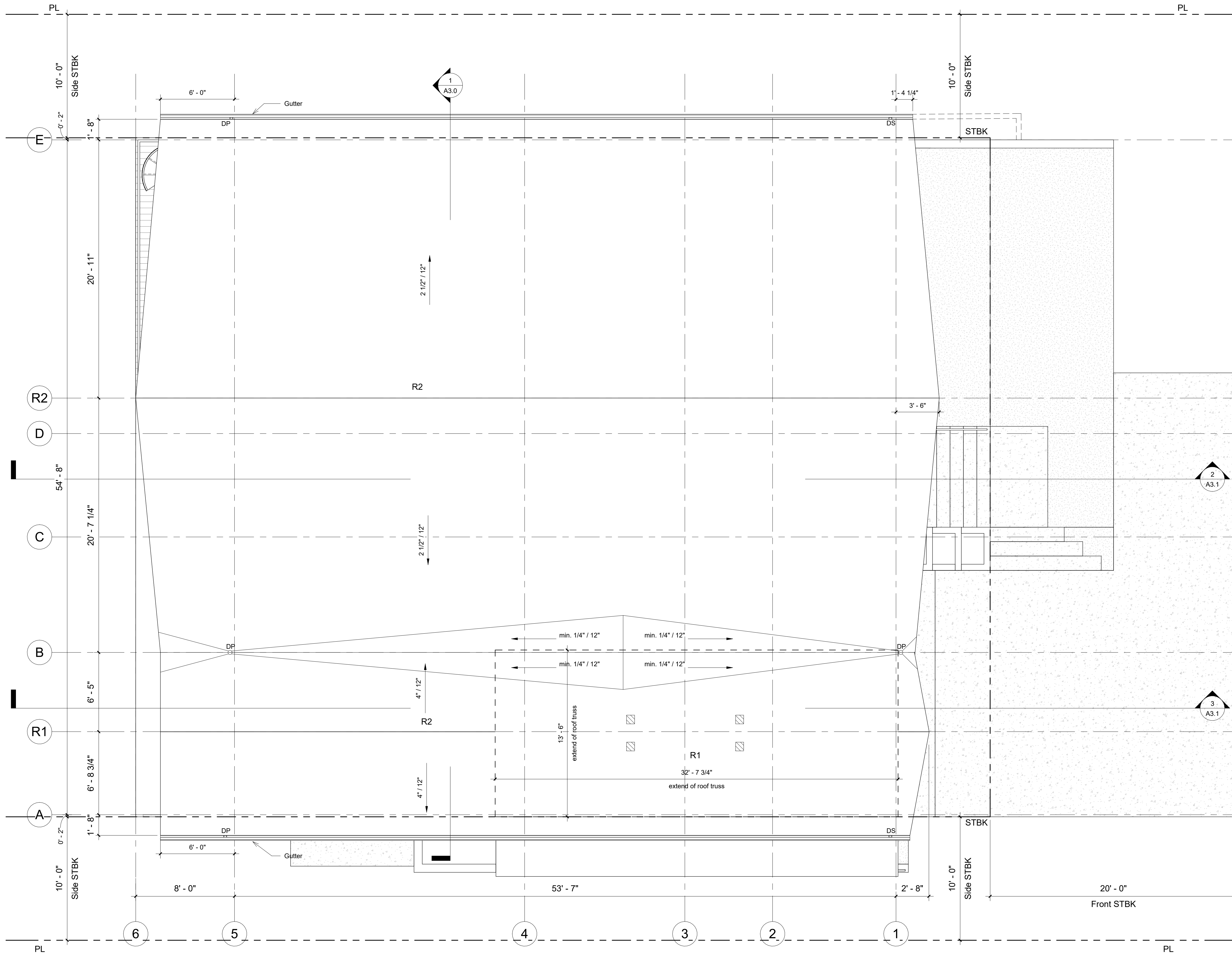
PROPOSED INTAKE ON SOFFITS/UNDEREAVE

Provide 2" wide vent of 106 linear inch = 211 sq. in

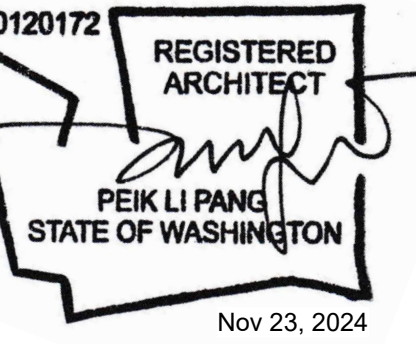
DATE: Nov 23, 2024

Roof
Plan

A1.3



1 Roof Plan
1/4" = 1'-0"



**Mercer Firshill
 2247**

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 SE, Mercer Island,
 WA 98040

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NO.	DESCRIPTION	DATE
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DATE: Nov 23, 2024

Elevation
 1

A2.0

ELEVATION & SECTION NOTES

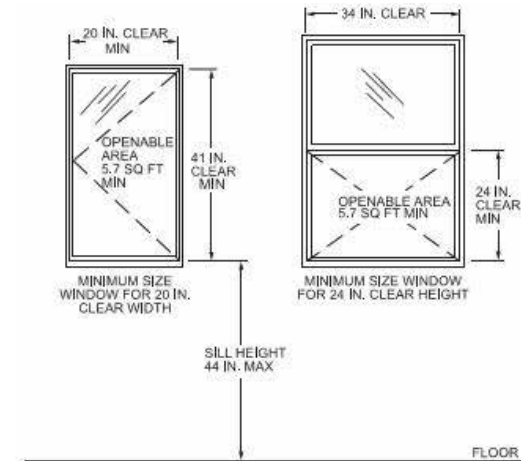
SG SAFETY GLAZING REQUIREMENT (S.G.) : (R308)
 SAFETY GLAZING PER R308 IN WINDOWS AND DOORS

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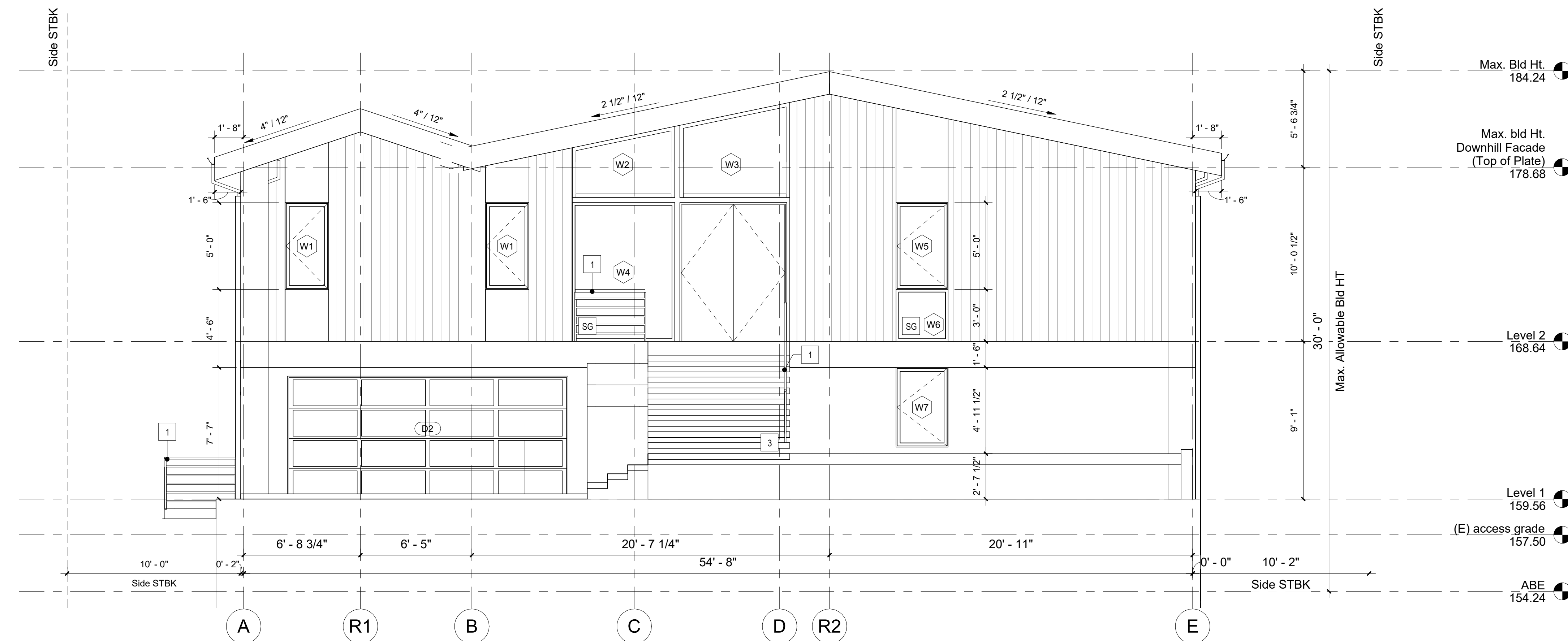


GUARDRAILS, HANDRAILS AND STAIRS

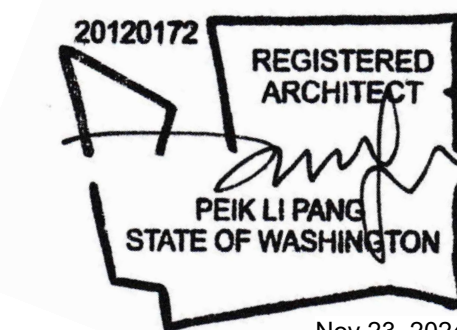
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- Riser: max 7 3/4", tread: min. 10"



1 West Elevation
 1/4" = 1'-0"



2 East Elevation
 1/4" = 1'-0"



ELEVATION & SECTION NOTES

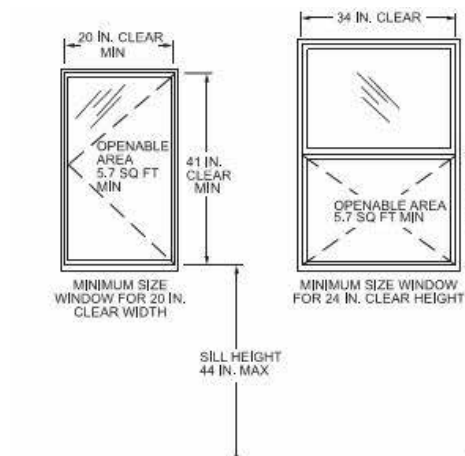
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2247**

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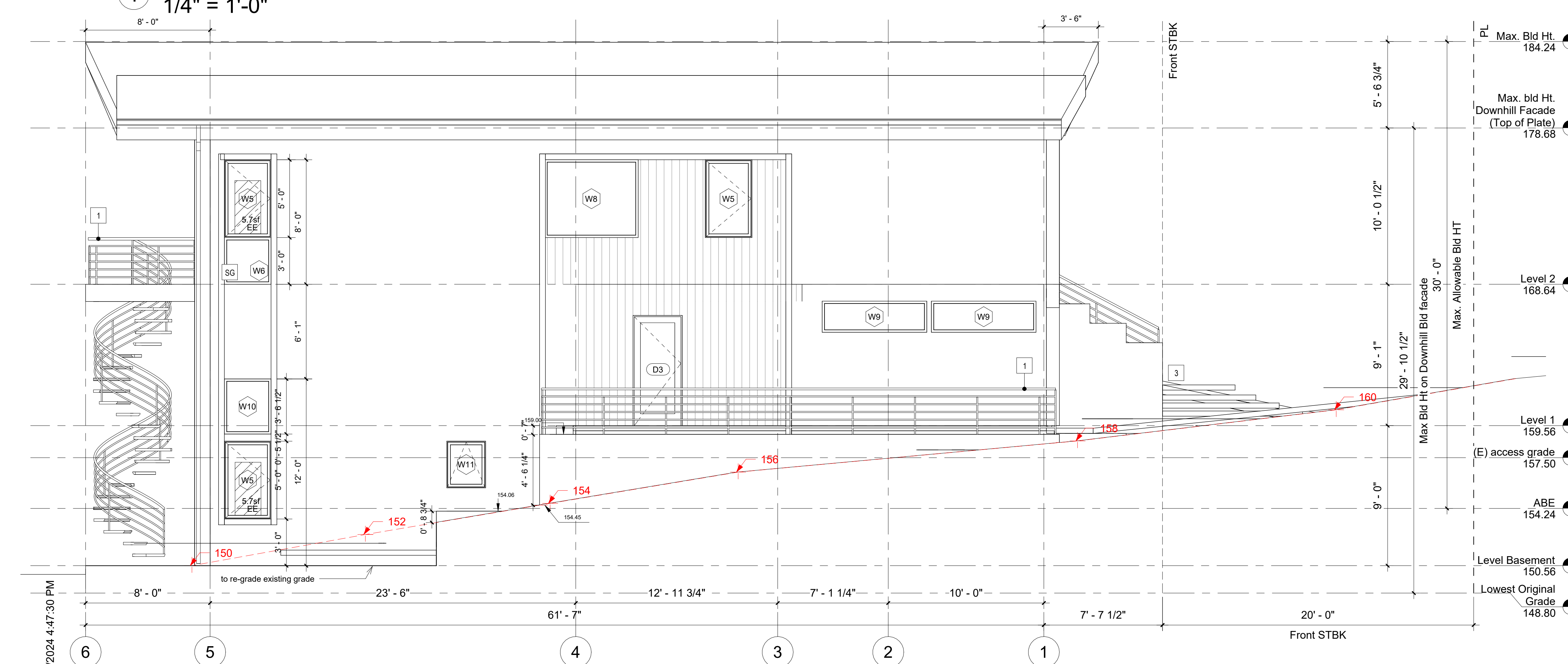
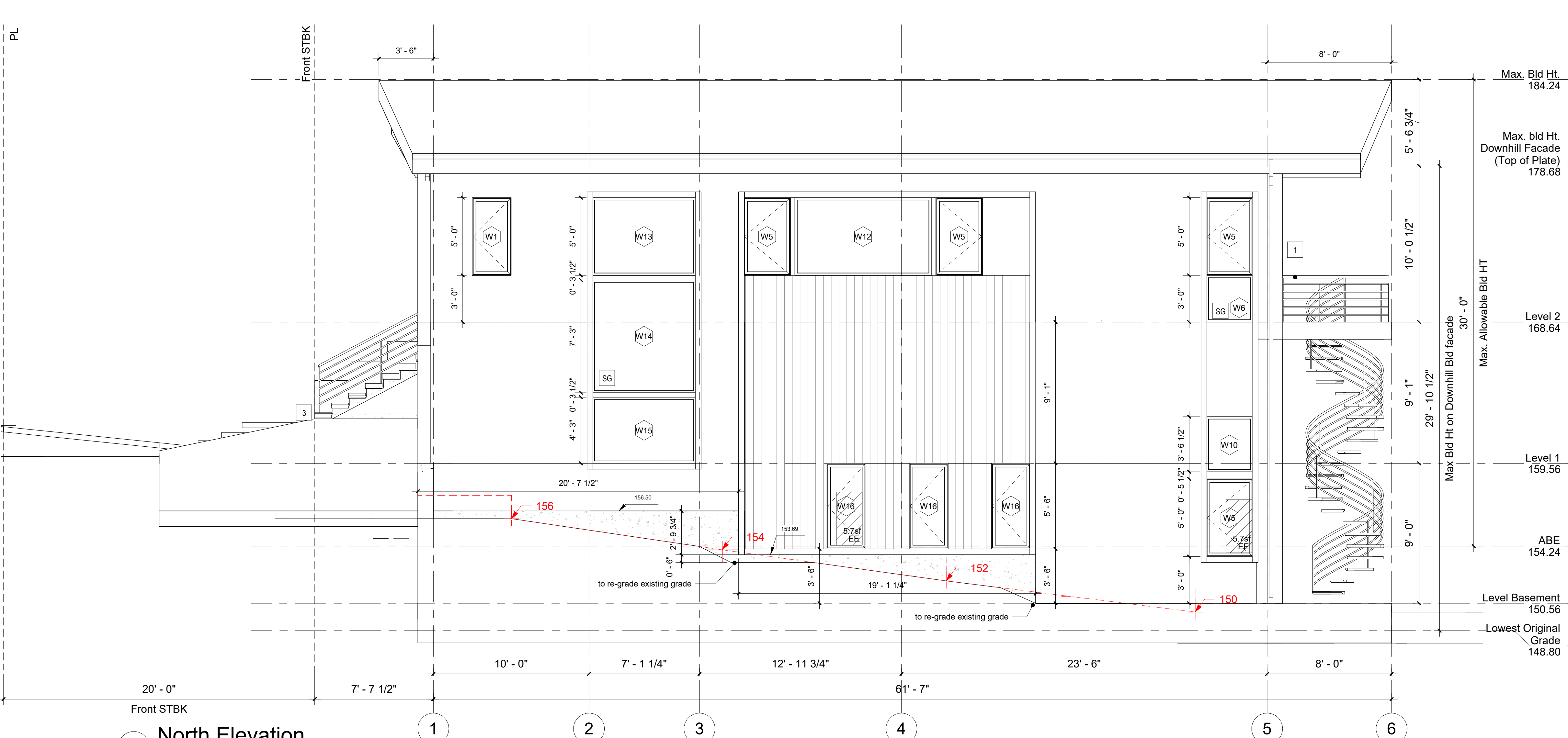
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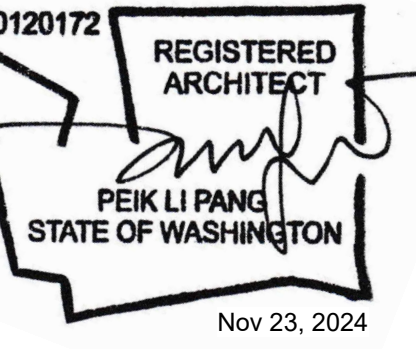
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Elevation
2

A2.1



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ELEVATION & SECTION NOTES

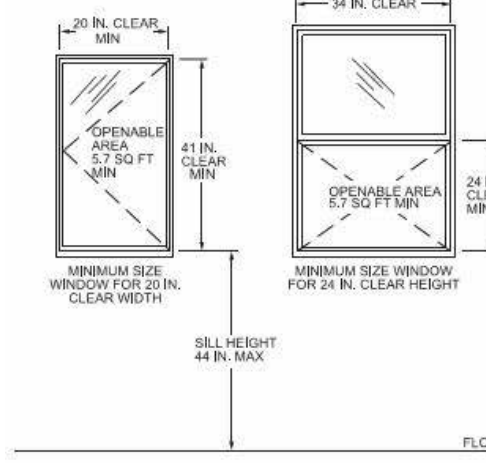
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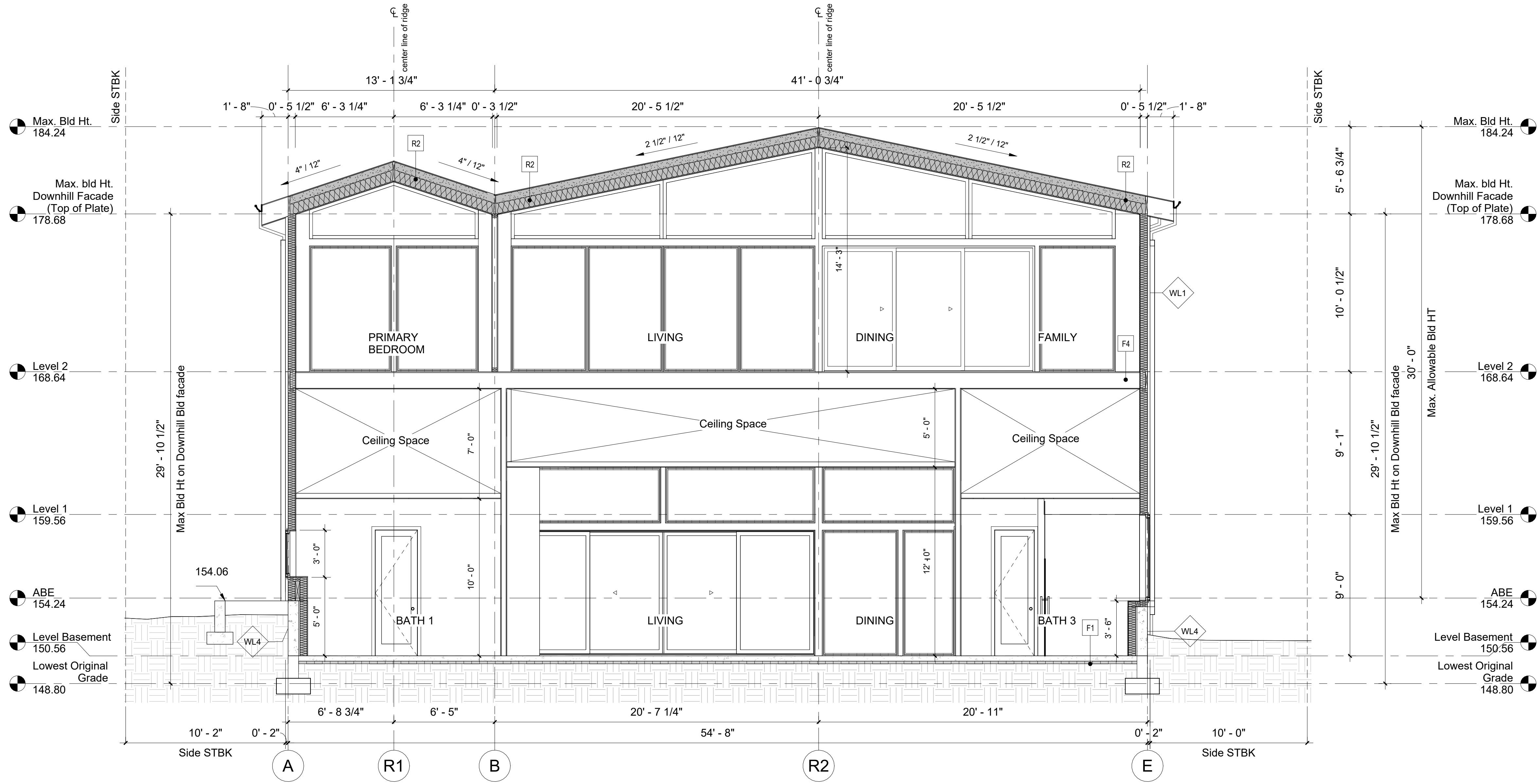
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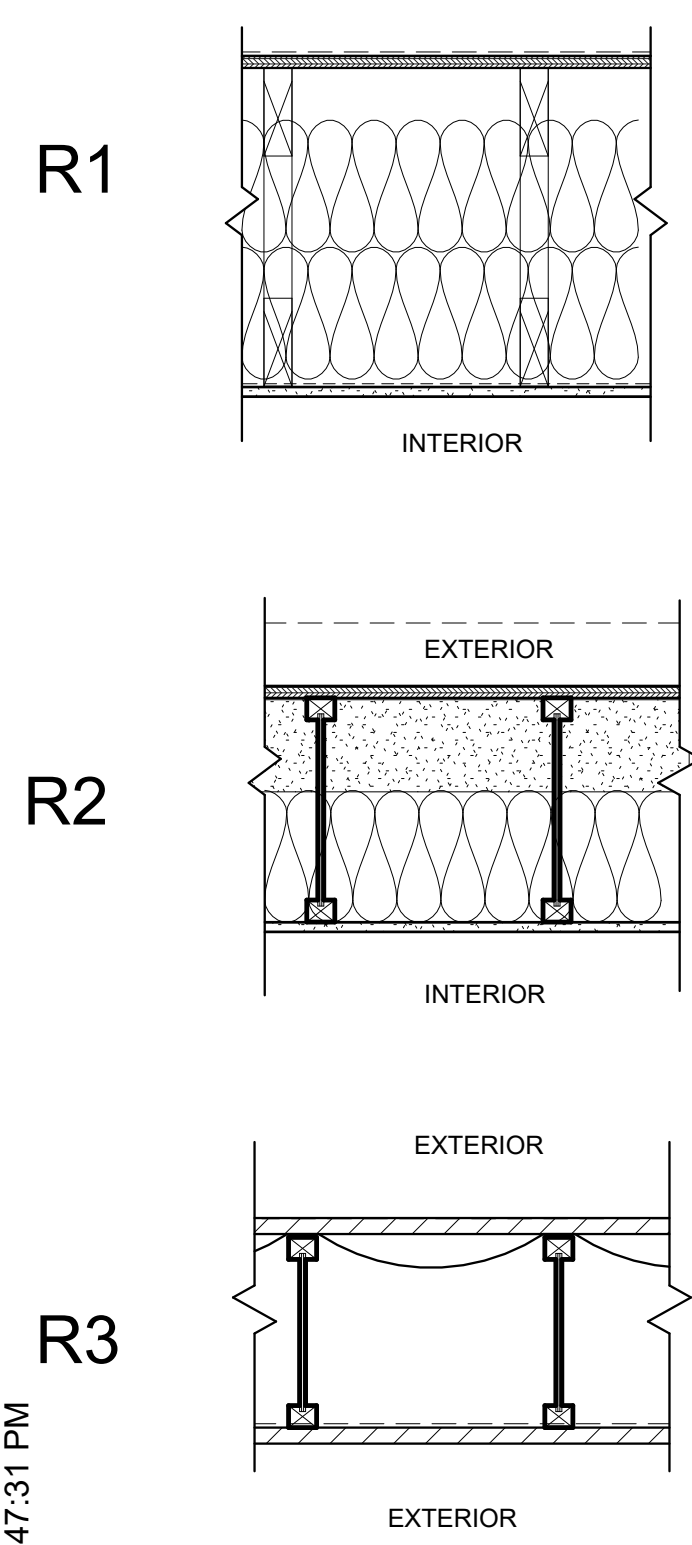
DATE: Nov 23, 2024

Section 1

A3.0

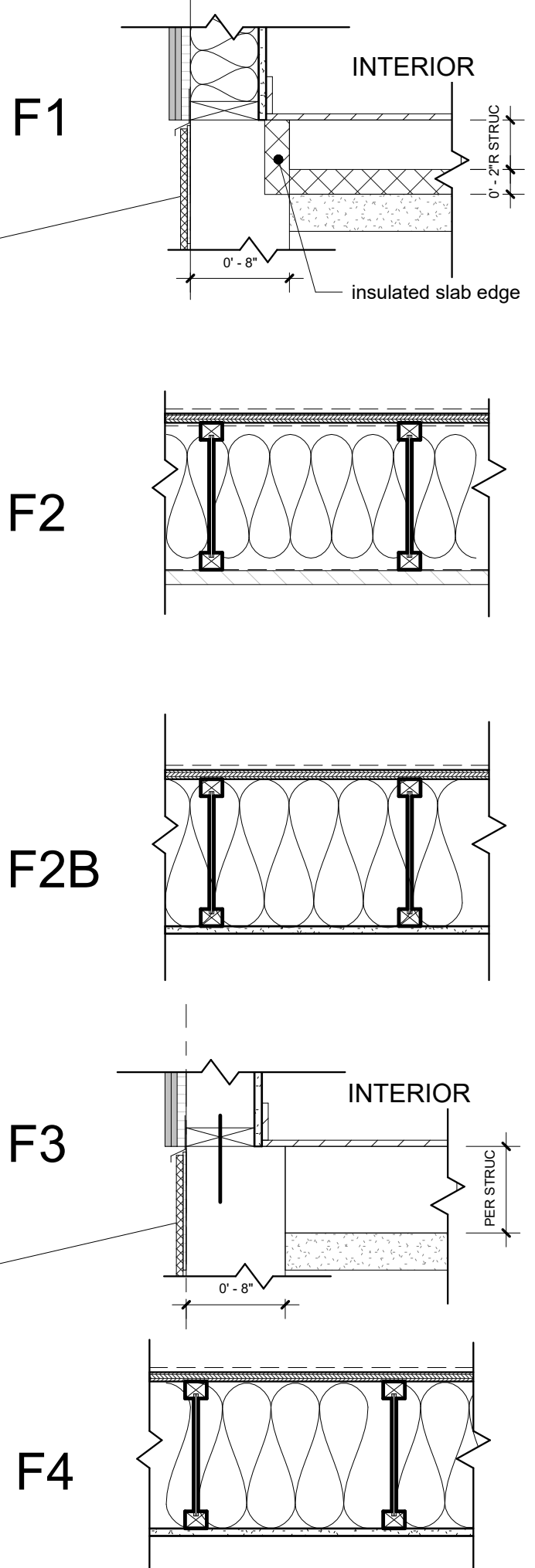


1 Section 1
1/4" = 1'-0"



THERMAL min. R60
VENTILATED ROOF
- Fully adhered roofing membrane (TPO)
- 15# Felt
- Sheathing per structural
- Mono truss per structural
- 2x R30, Fiberglass roof insulation (8.25" each thick)
- Vapor retarder, Class II
- 5/8" GWB Ceiling, smoothly skimmed and painted

THERMAL min. R60
- Fully adhered roofing membrane covering entire roof deck
- 15# Roofing Felt
- Sheathing per structural
- TJI per structural
- Min. 5.75" spray foam insulation (R6.5/inch) = R37.4
- Fiberglass roof insulation (8.25" thick) = R30
- 5/8" GWB Ceiling, smoothly skimmed and painted



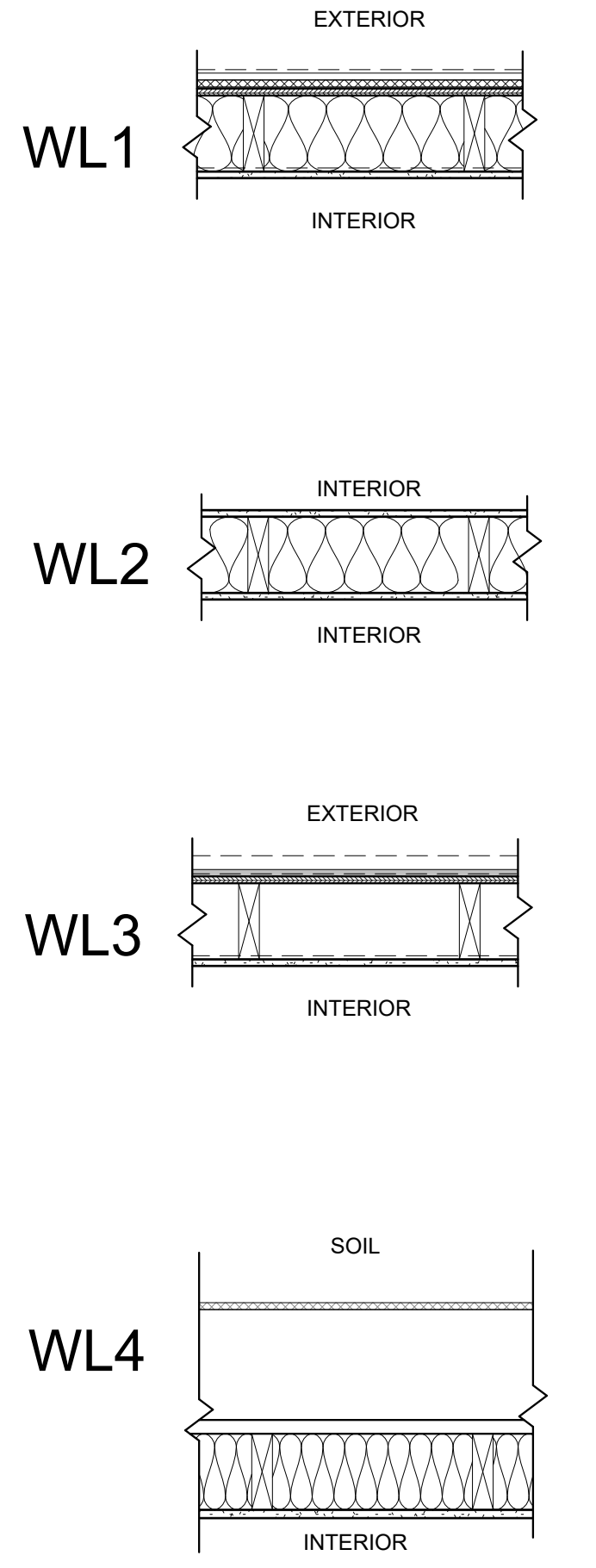
THERMAL min. R10
- Finish per plan
- Reinforced concrete slab per structural
- Vapor Barrier
- 2" XPS Rigid Insulation under entire concrete slab, FOAMULAR® FOAMULAR®NGX™1000, R15
- granular capillary break and drainage pad
- compacted soil

THERMAL min. R38
- Finish per plan
- Vapor retarder - class I or class II
- TJI per structural
- Batt Insulation between joists, thick 12", R38
- Vapor permeable Water Resistive Barrier (WRB), WrapShield SA®
- Self-Adhered, sealed w/ Vapro Shield tape
- Soffit per plan

THERMAL min. R38
1-hr Fire Rate
L570 assembly typical
- Finish per plan
- Sheathing per structural
- TJI per structural
- Batt Insulation between joists, thick 12", R-38
- seams taped and sealed
- GWB-X ceiling

THERMAL min. R21
- Foundation waterproofing drainage mat
- Concrete Retainer per structural
- 1" Air gap
- Studwall 2x6 w/ rigid insulation, min. R21
- 1/2" GWB, smoothly skimmed and painted

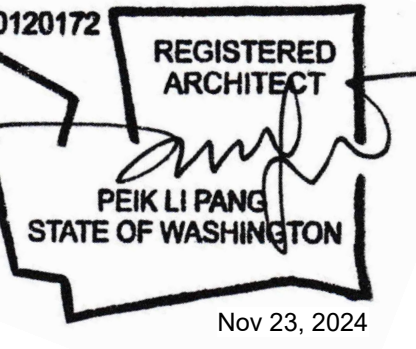
THERMAL min. R21
- Finish per plan
- Sheathing per structural
- TJI per structural
- Batt Insulation between joists for acoustic attenuation
- 5/8" GWB Ceiling, smoothly skimmed and painted



THERMAL R20+R5-ci
- Siding to per specification
- Rain screen
- 1" Polyisocyanurate Rigid insulation min R5-ci
- Vapor permeable Water Resistive Barrier (WRB), WrapShield SA®
- Self-Adhered, sealed w/ Vapro Shield tape
- Sheathing plywood per structural
- Studwall 2X6 w/ insulation R20
- Vapor Retarder, Class II
- 1/2" GWB, smoothly skimmed and painted

THERMAL min. R21
- 1/2" GWB, smoothly skimmed and painted
- Studwall 2X6 w/ insulation min. R21
- 1/2" GWB, smoothly skimmed and painted

THERMAL min. R21
- Siding to per specification
- Rain screen
- Vapor permeable Water Resistive Barrier (WRB), WrapShield SA®
- Self-Adhered, sealed w/ Vapro Shield tape
- 1/2" sheathing plywood
- Studwall 2X6
- Vapor Retarder, Class II
- 1/2" GWB, smoothly skimmed and painted



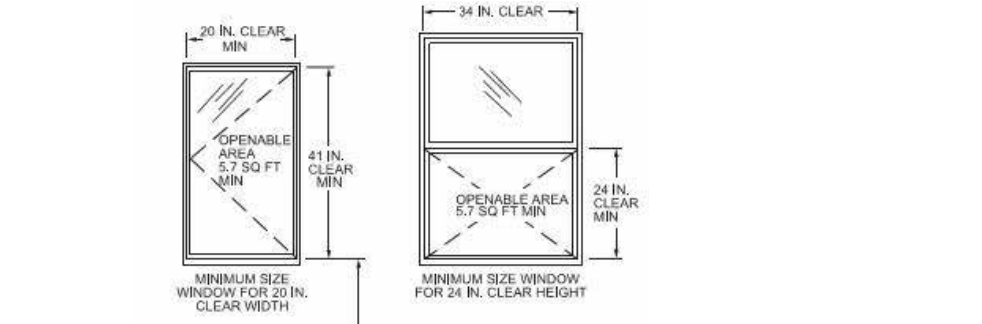
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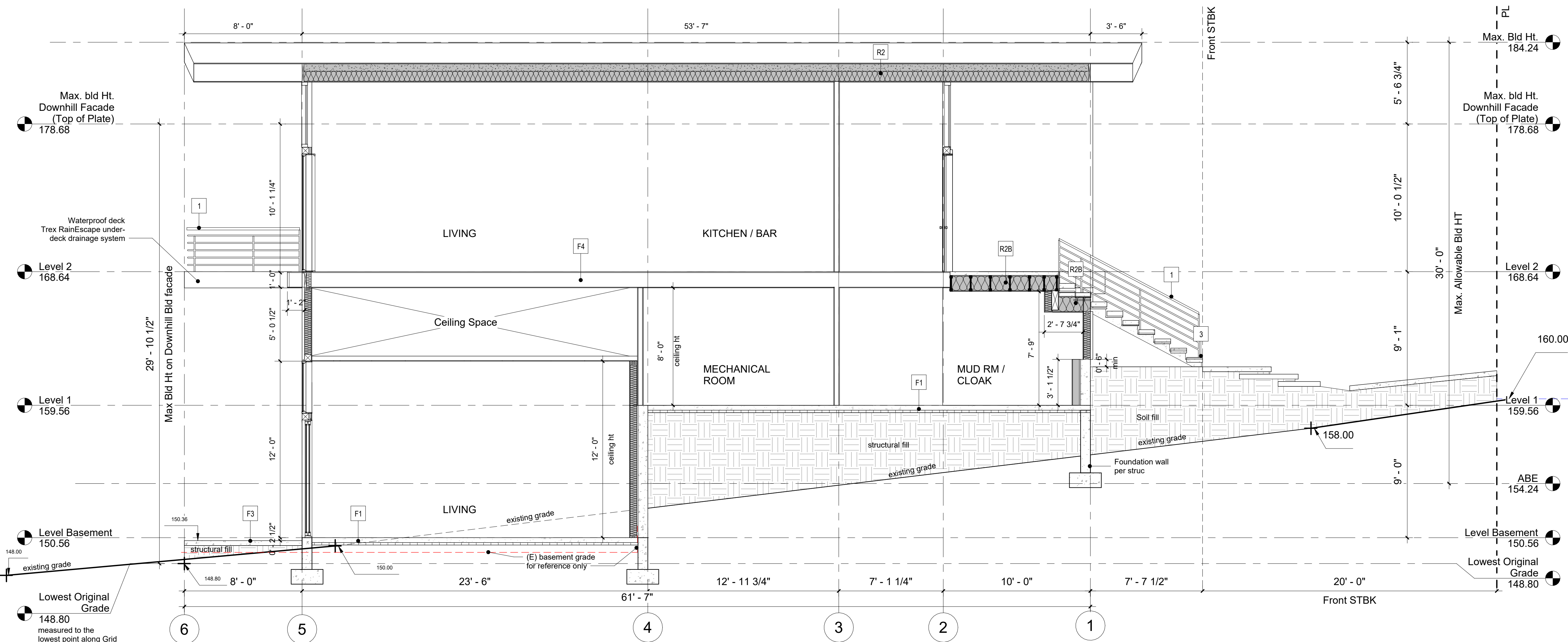
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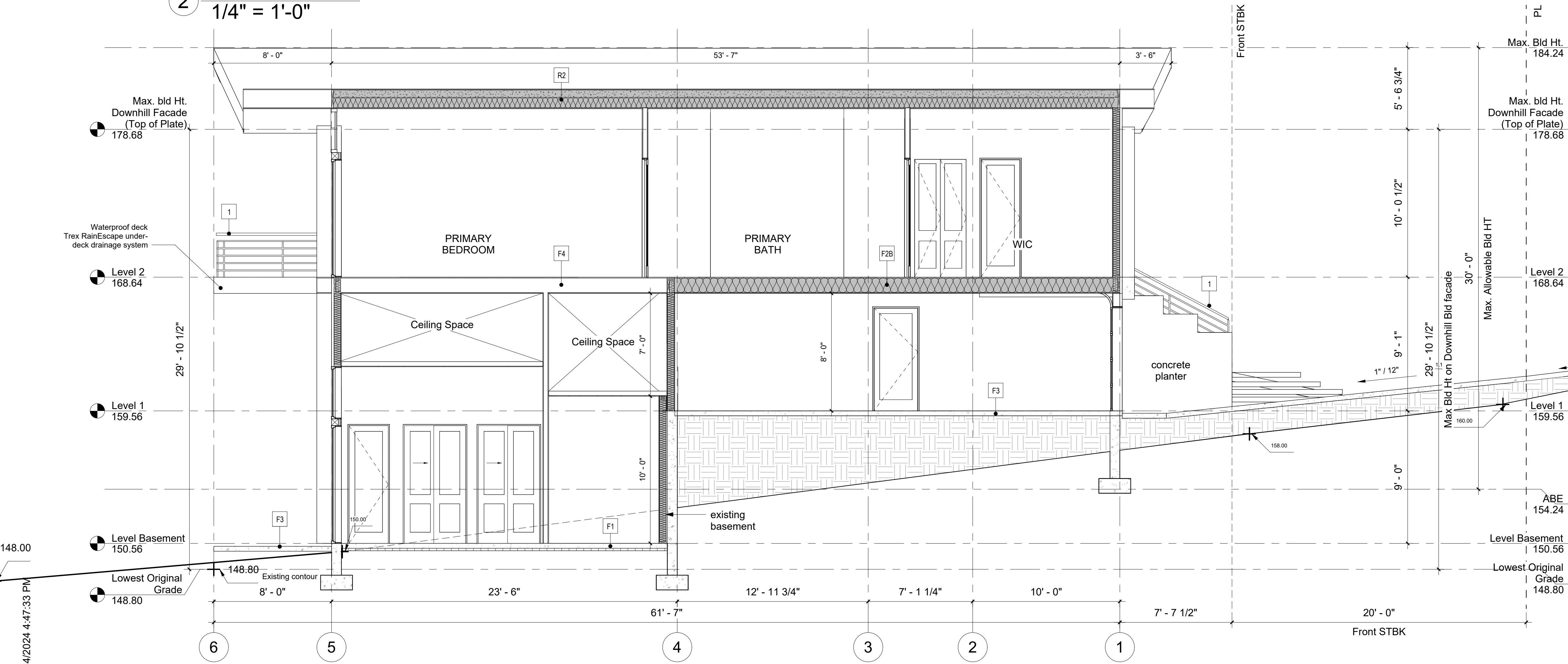
DATE: Nov 23, 2024

Section 2

A3.1



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



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

11/24/2024 4:47:33 PM



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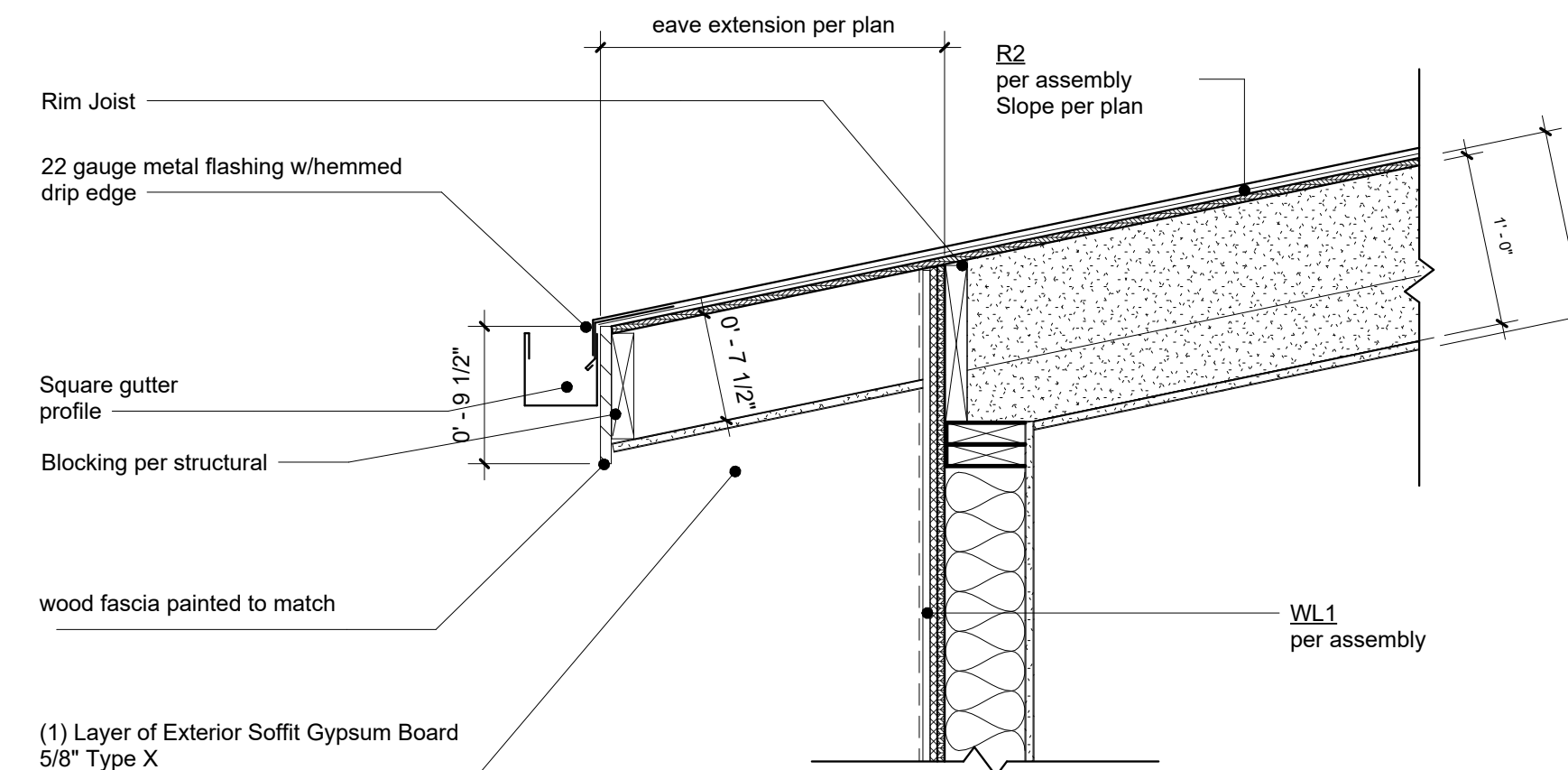
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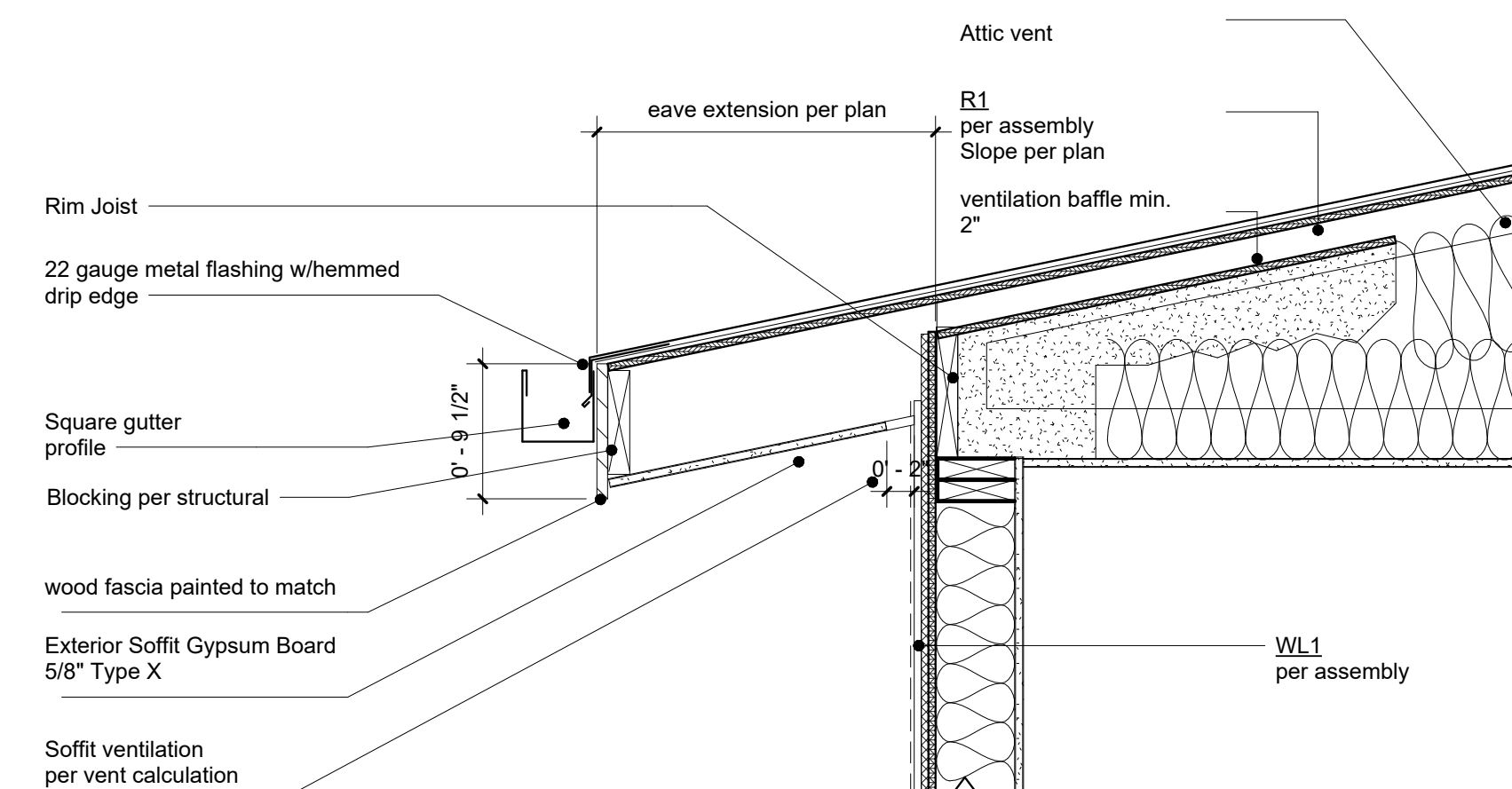
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A5.1



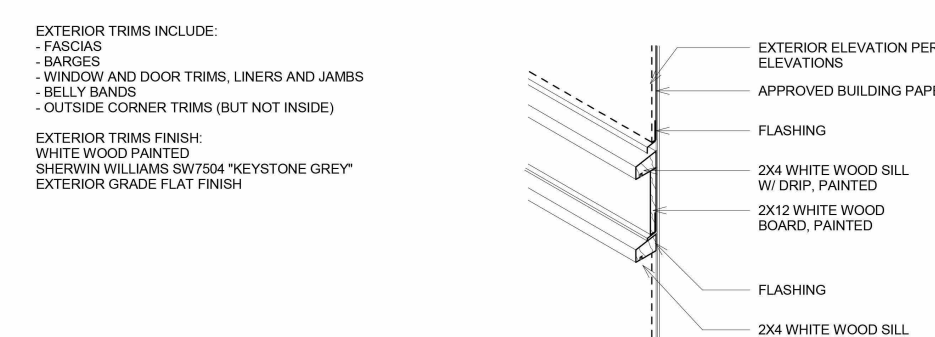
DTL - RAFTER VAULTED
CEILING NON-VENTED AND
EAVE

3 ③ 1" = 1'-0"

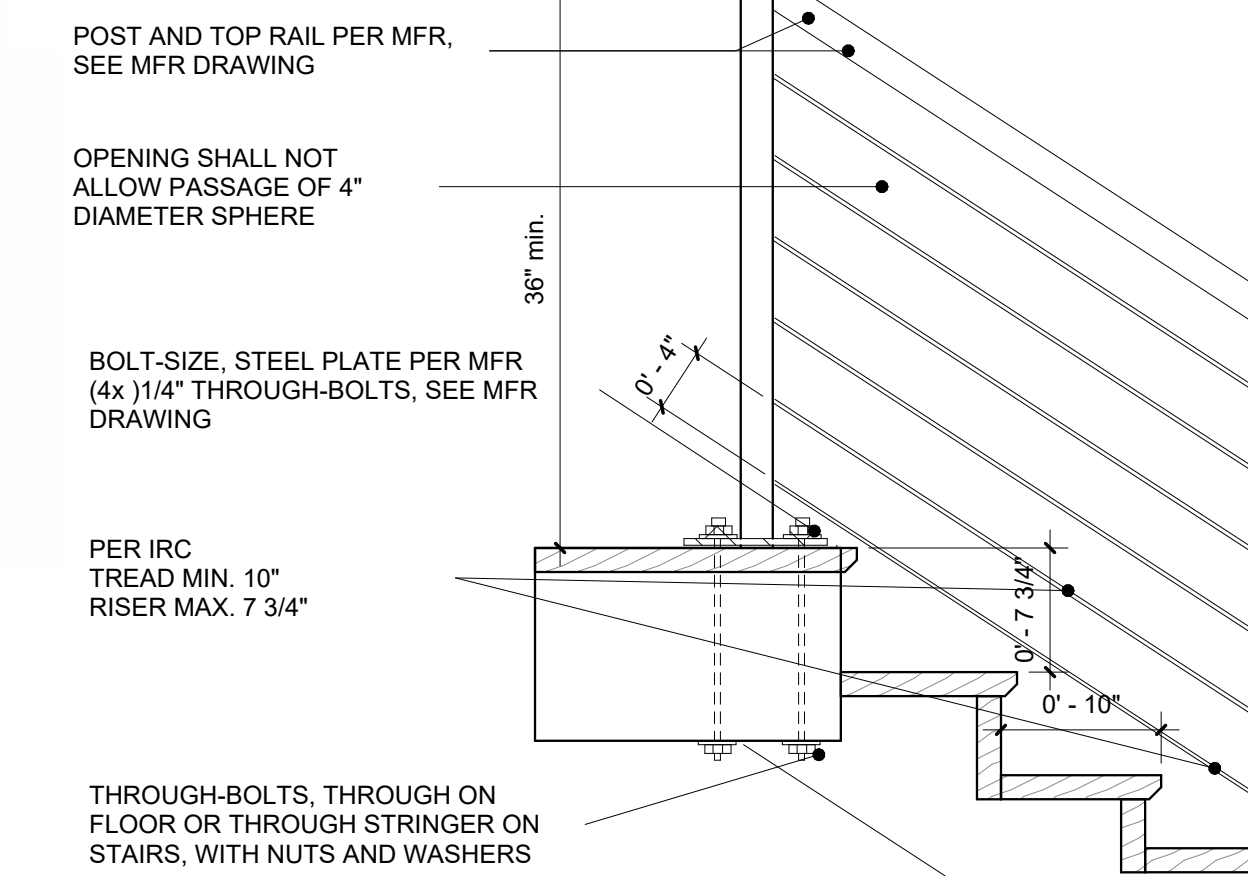
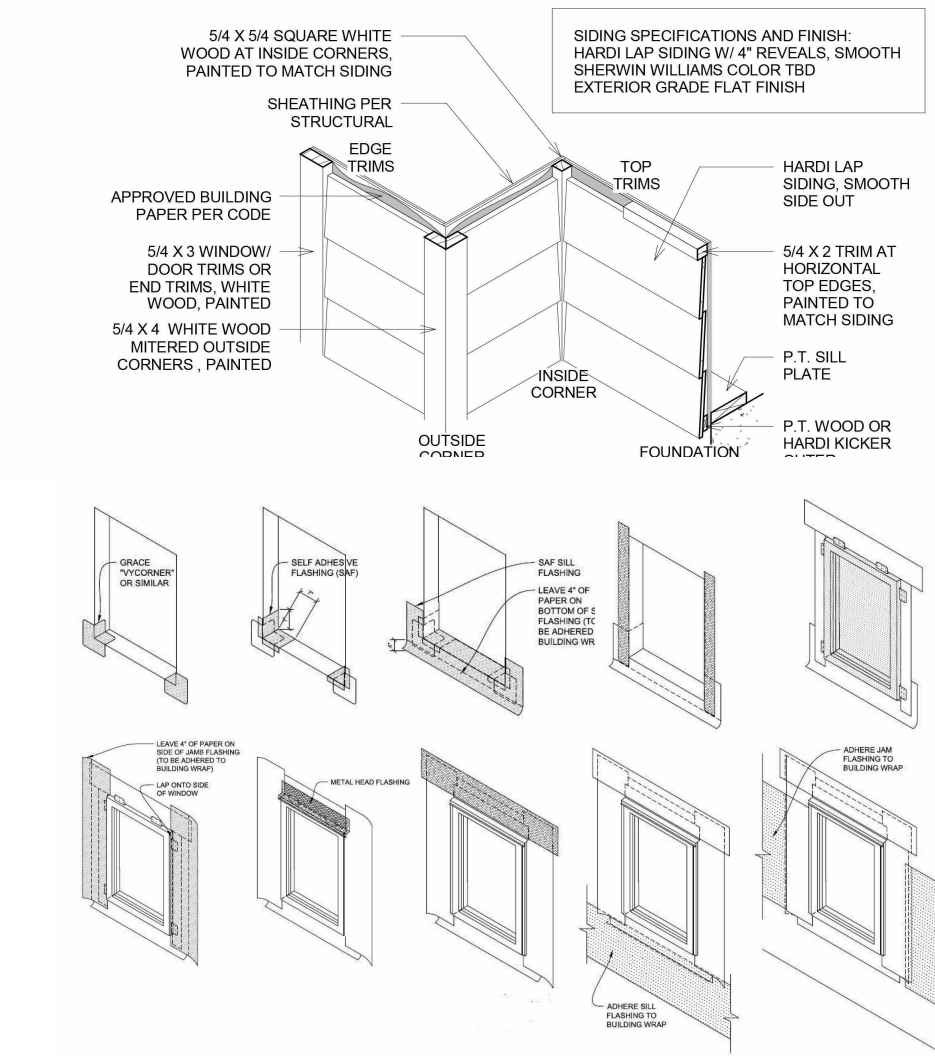
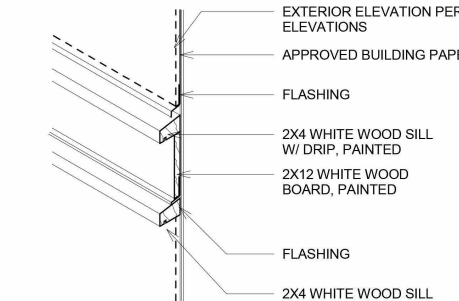


4 ④ DTL- TRUSS VENTED

1" = 1'-0"



EXTERIOR TRIMS FINISH:
WHITE WOOD PAINTED
BERRY WILKINS W/70% 'REYSTONE' GREY
EXTERIOR GRADE FLAT FINISH



POST AND TOP RAIL PER MFR, SEE MFR DRAWING

OPENING SHALL NOT ALLOW PASSAGE OF 4" DIAMETER SPHERE

BOLT-SIZE, STEEL PLATE PER MFR (4x) 1/4" THROUGH-BOLTS, SEE MFR DRAWING

PER IRC TREAD MIN. 10" RISER MAX. 7 3/4"

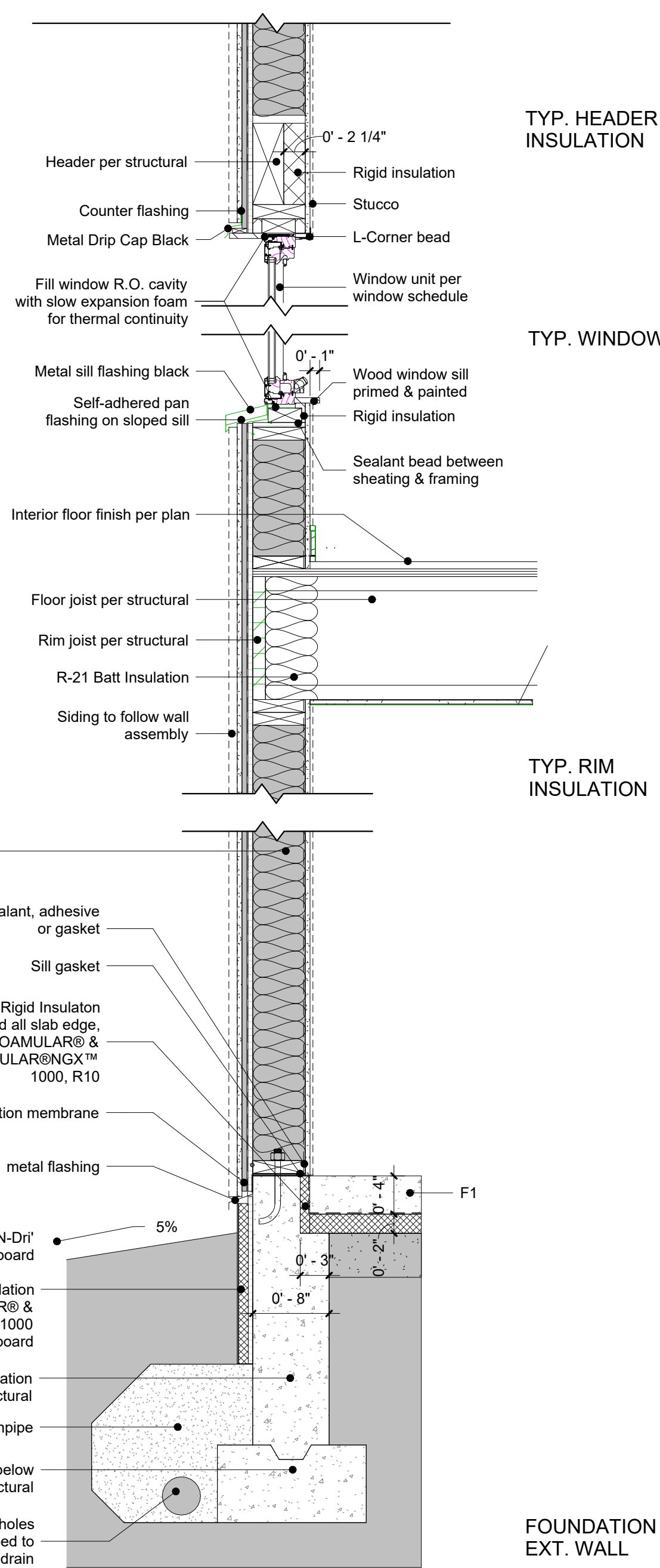
THROUGH-BOLTS, THROUGH ON FLOOR OR THROUGH STRINGER ON STAIRS, WITH NUTS AND WASHERS

5 ⑤ DTL-EXTERIOR FINISH

6" = 1'-0"

6 ⑥ DTL TYP. STAIR GUARDRAIL

1" = 1'-0"



TYP. HEADER INSULATION

TYP. WINDOW

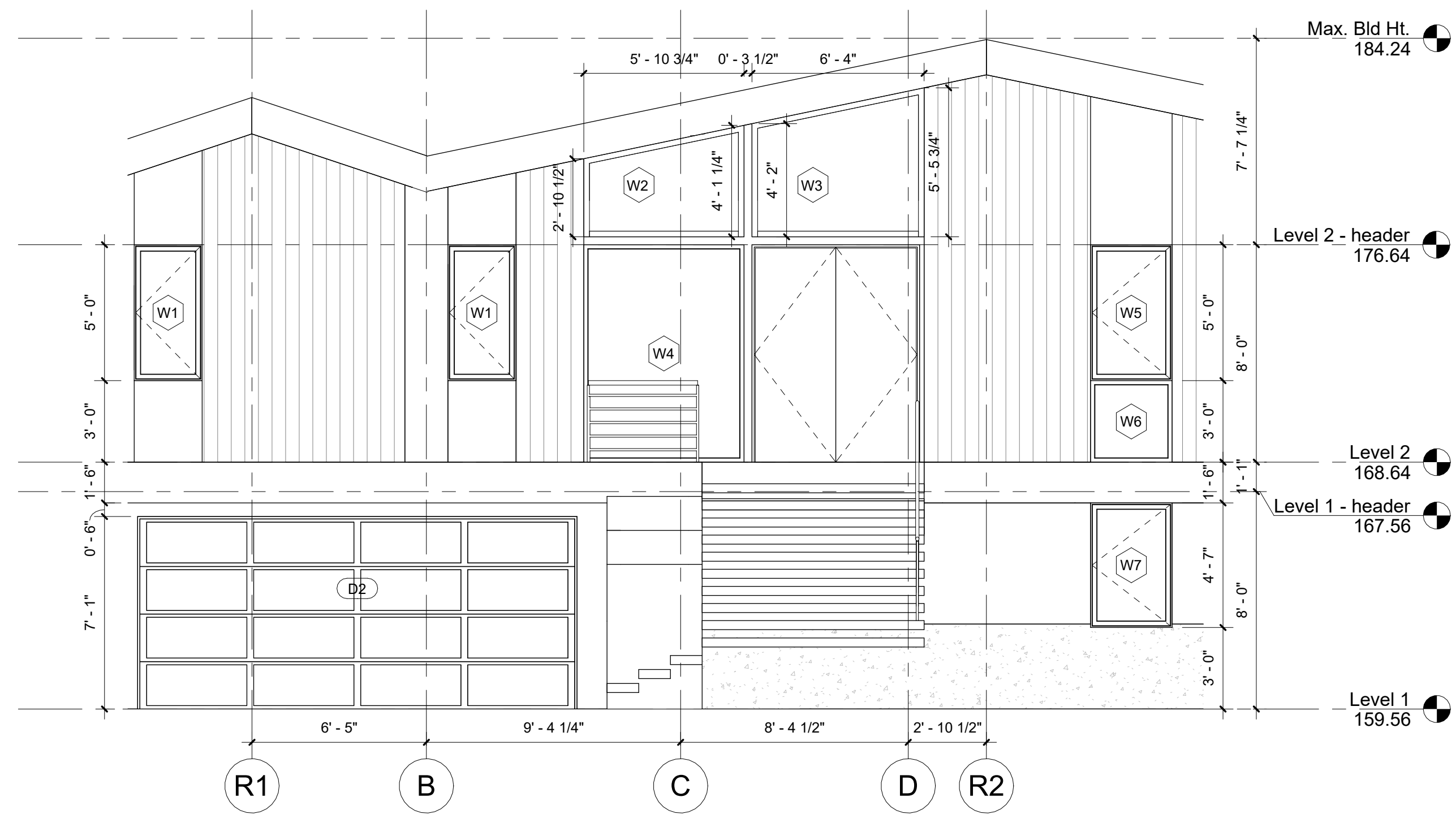
TYP. RIM INSULATION

FOUNDATION EXT. WALL

DTL-TYP WALL SECTION W/
SLAB

1 ① 1" = 1'-0"

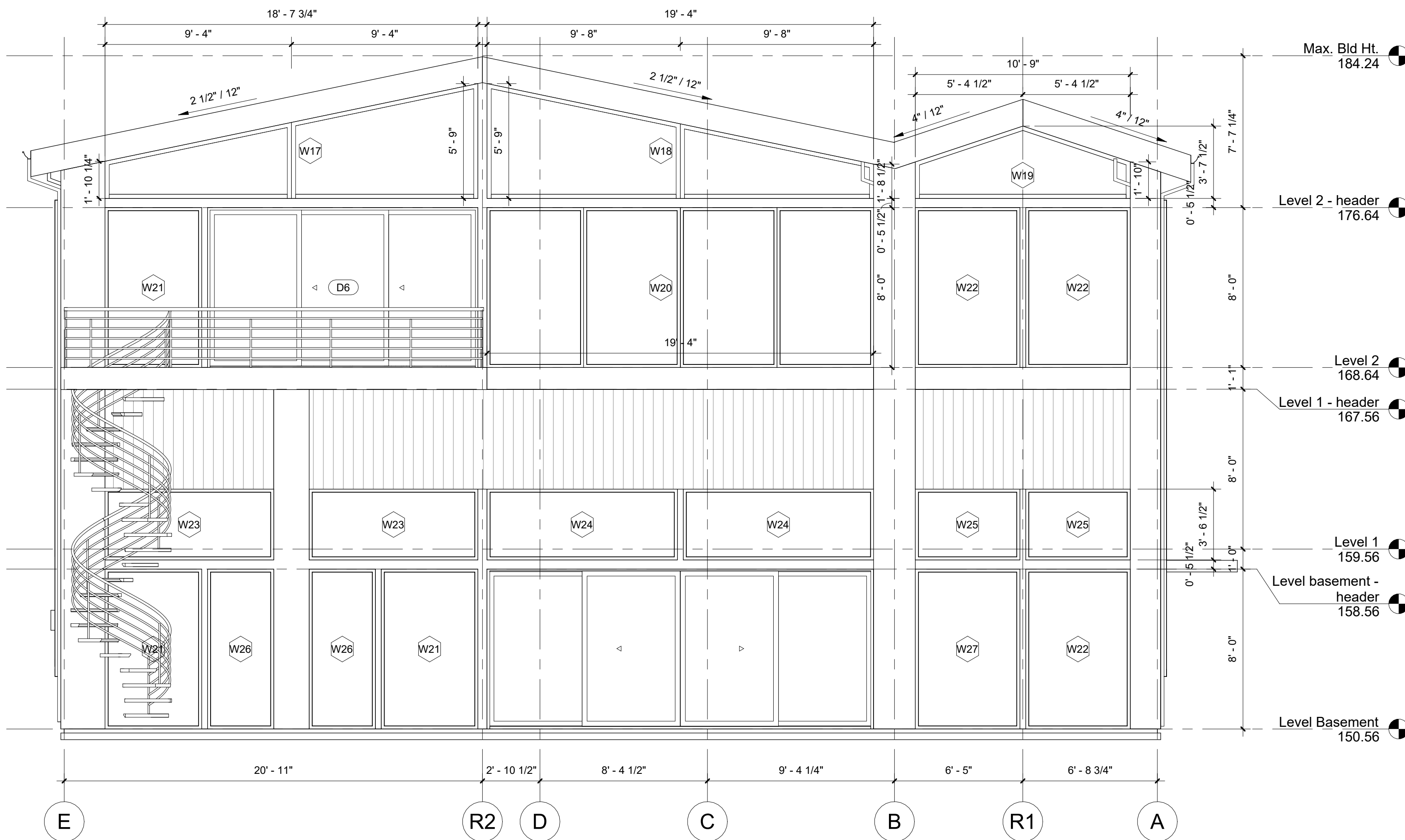
2



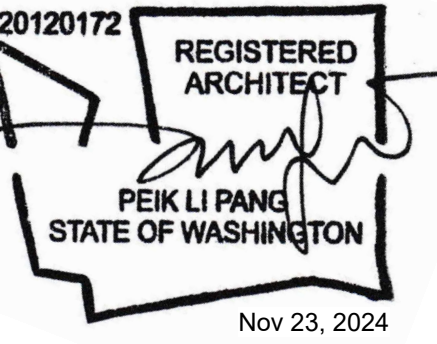
1 East Window Schedule
1/4" = 1'-0"

Window Schedule				
Type Mark	Count	Width	Height	Sill Height
	4	4' - 10"	8' - 0"	0' - 0"
W1	3	2' - 6"	5' - 0"	3' - 0"
W4	1	5' - 10 3/4"	8' - 0"	0' - 0"
W5	8	3' - 0"	5' - 0"	3' - 0"
W6	3	3' - 0"	3' - 0"	0' - 0"
W7	1	3' - 0"	4' - 7"	3' - 0"
W8	1	6' - 0"	5' - 0"	3' - 0"
W9	2	6' - 8 3/4"	2' - 0"	6' - 0"
W10	2	3' - 0"	3' - 6 1/2"	8' - 5 1/2"
W11	1	2' - 6"	3' - 0"	5' - 0"
W12	1	8' - 9 1/4"	5' - 0"	3' - 0"
W13	1	6' - 8"	5' - 0"	12' - 1"
W14	1	6' - 8"	7' - 3"	4' - 6 1/2"
W15	1	6' - 8"	4' - 3"	0' - 0"
W16	3	2' - 6"	5' - 6"	3' - 6"
W21	3	4' - 10"	8' - 0"	0' - 0"
W22	3	5' - 2 3/4"	8' - 0"	0' - 0"
W23	2	8' - 5 1/4"	3' - 6 1/2"	-0' - 6 1/2"
W24	2	9' - 6 1/4"	3' - 6 1/2"	-0' - 6 1/2"
W25	2	5' - 2 3/4"	3' - 6 1/2"	-0' - 6 1/2"
W26	2	3' - 3 3/4"	8' - 0"	0' - 0"
W27	1	5' - 2 3/4"	8' - 0"	0' - 0"
W2	1	5' - 10 3/4"	4' - 1 1/4"	8' - 3 1/2"
W3	1	6' - 4"	5' - 5 3/4"	8' - 3 1/2"
W17	1	18' - 7 3/4"	5' - 9"	8' - 5 1/2"
W18	1	19' - 4"	5' - 9"	8' - 5 1/2"
W19	1	10' - 9"	3' - 7 1/2"	8' - 5 1/2"
W20	1	19' - 4"	8' - 0"	0' - 0"

ALL WINDOWS DIMENSIONS ARE REPRESENTING ROUGH OPENING (RO)



2 West Window Schedule
1/4" = 1'-0"



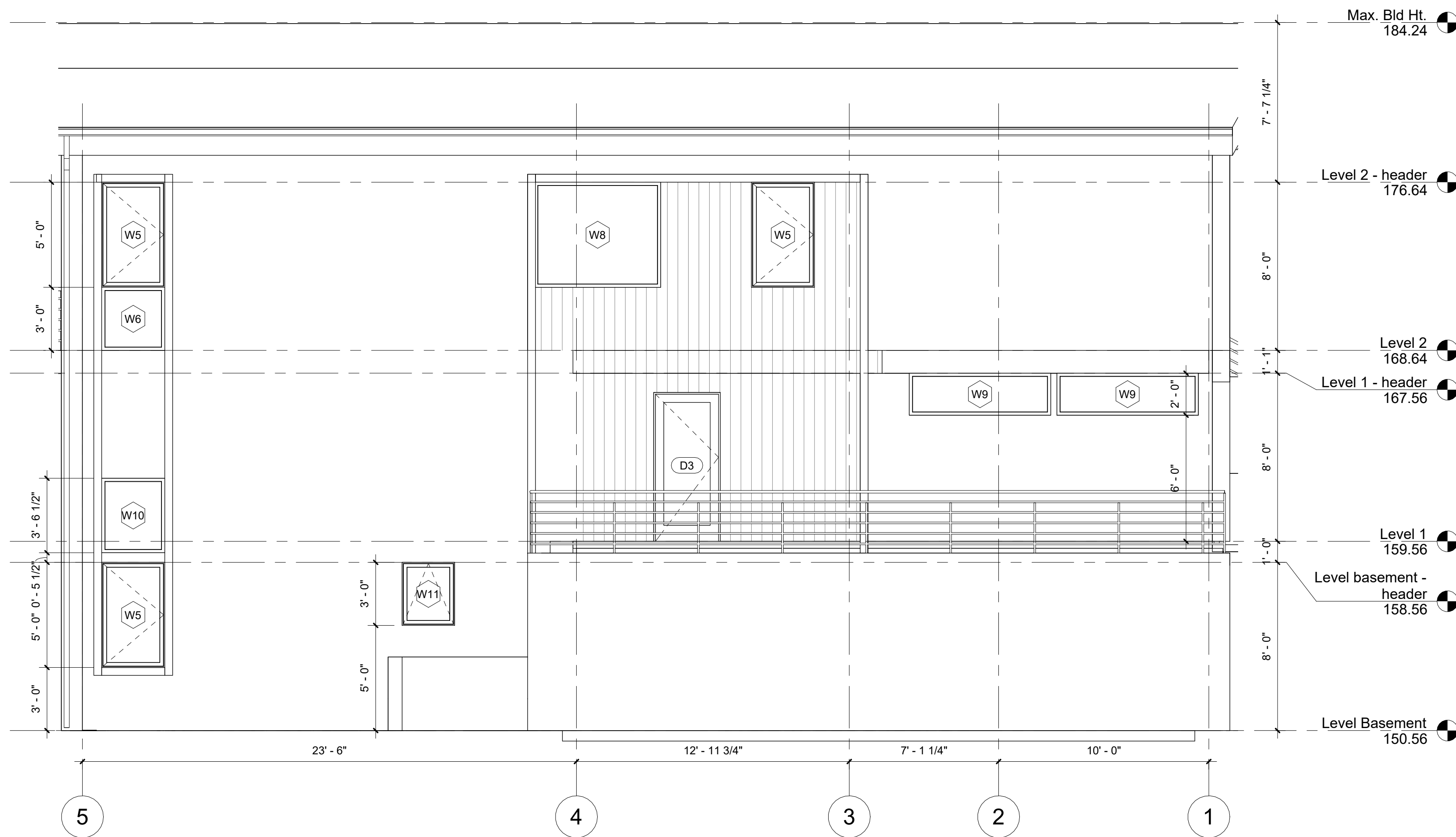
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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON THE DRAWINGS.

NO.	DESCRIPTION	DATE
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DATE: Nov 23, 2024



1 South Window Schedule
1/4" = 1'-0"



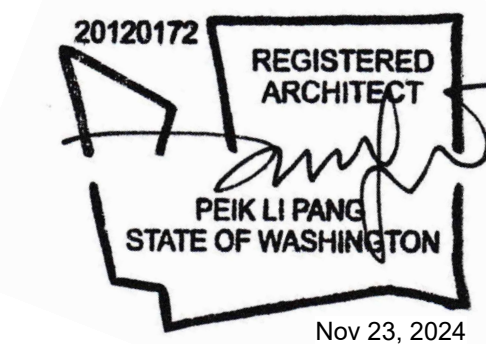
2 North Window Schedule
1/4" = 1'-0"

5ft2

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Mercer Firshill
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WA 98040

Building Permit

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NO.	DESCRIPTION	DATE
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DATE: Nov 23, 2024

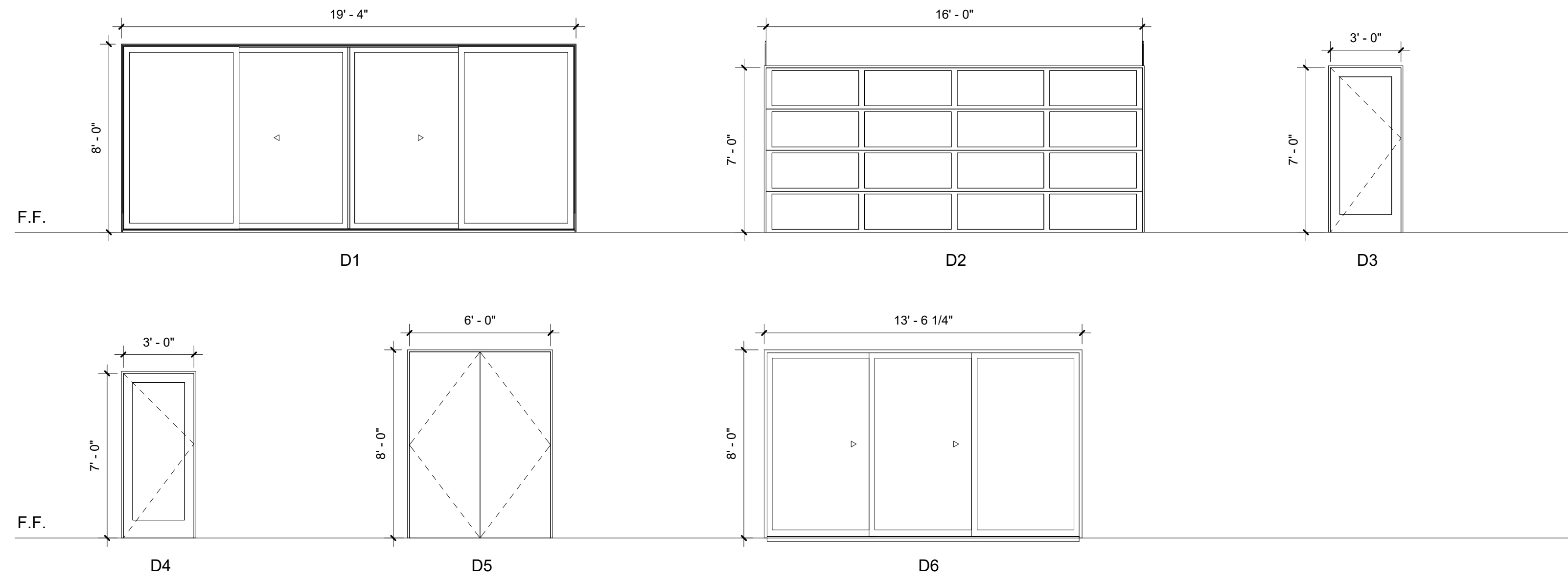
Window
Schedule
2

A6.1

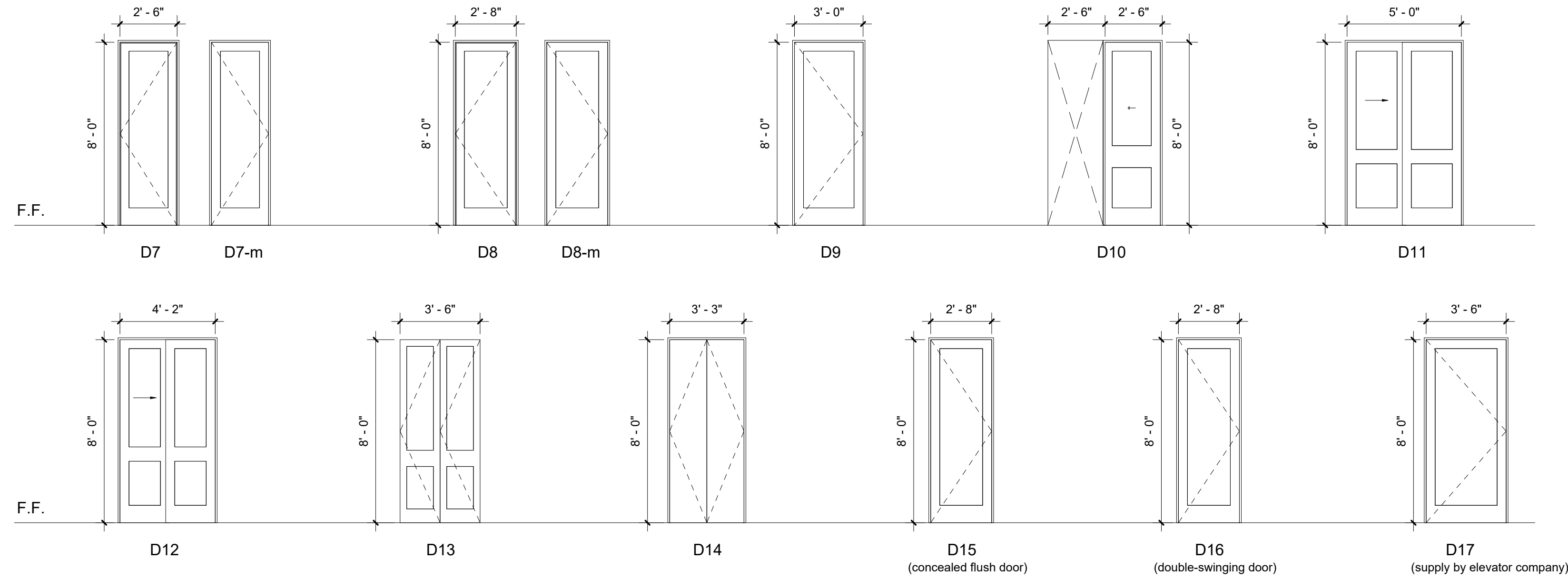
DOOR SCHEDULE

ALL EXTERIOR DOORS DIMENSIONS ARE REPRESENTING ROUGH OPENING (RO)
 FOR INTERIOR DOORS, ALL DIMENSIONS SHOWN ARE DOORS SLAB DIMENSION

EXTERIOR



INTERIOR

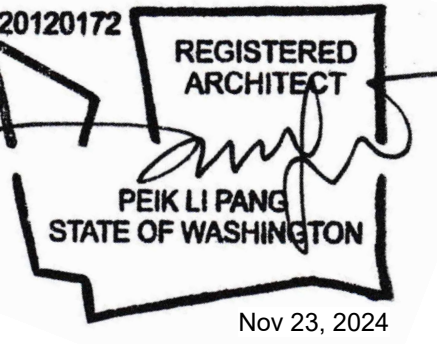


Door Schedule				
Door Type	Count	Width	Height	Level
D1	1	19' - 4"	8' - 0"	Level Basement
D2	1	16' - 0"	7' - 0"	Level 1
D3	1	3' - 0"	7' - 0"	Level 1
D4	1	3' - 0"	7' - 0"	Level 1
D5	1	6' - 0"	7' - 11"	Level 2
D6	1	13' - 6 1/4"	8' - 0"	Level 2
D7	4	2' - 6"	8' - 0"	<varies>
D7-m	1	2' - 6"	8' - 0"	Level Basement
D8	6	2' - 8"	8' - 0"	<varies>
D8-m	5	2' - 8"	8' - 0"	<varies>
D9	1	3' - 0"	8' - 0"	Level 1
D10	1	2' - 6"	8' - 0"	Level Basement
D11	2	5' - 0"	8' - 0"	Level Basement
D12	2	4' - 2"	8' - 0"	Level Basement
D13	1	3' - 6"	8' - 0"	Level 2
D14	1	3' - 3"	8' - 0"	Level 2
D15	2	2' - 8"	8' - 0"	Level 2
D16	1	2' - 8"	8' - 0"	Level 2
D17	3	3' - 6"	8' - 0"	<varies>



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NO.	DESCRIPTION	DATE
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DATE: Nov 23, 2024

Door
 Schedule

A6.2

Schedule - Door
 1/4" = 1'-0"

2021 WSEC CODE PATH

ENERGY CODE TO COMPLY WITH CHAPTER 51-11C WAC WASHINGTON STATE ENERGY CODE - RESIDENTIAL 2021 EDITION, SECTIONS R401 THROUGH R404 AND ADDITION OF SECTION R406

- R401.2 Compliance. Projects shall comply with one of the following:
1. Sections R401 through R404. In addition, dwelling units and sleeping units in a residential building shall comply with Section R406.
2. Section R405.
3. Section R407.

TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND PENETRATION REQUIREMENTS BY COMPONENTS*

Table with 2 columns: Component and R-Value. Includes items like Fenestration U-Factor, Ceiling R-Value, Wood Frame Wall R-Value, etc.

- a. R-values are minimum. U-factors and G-values are maximums. When insulation is installed in a cavity which is less than the total or design thickness of the insulation, the compressed R-value of the insulation from Appendix A Table A101.4 of chapter 51-11C WAC shall not be less than the R-value specified in the table.
b. The fenestration U-factor column includes awning lights.
c. '10/15/21 +5TB' means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall. '10/15/21 +5TB' shall be permitted to be met with R-10 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the exterior or interior of the wall. '5TB' means R-5 thermal break between floor slab and basement wall.
d. R-10 continuous insulation is required under heaped slabs on grade floors. See Section R402.2.9.1.
e. For single rafter- or joist-vented ceilings, the insulation may be reduced to R-39 if the full insulation depth extends over the top plate of the ceiling.
f. R-7.6 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g. For log structures developed in conformance with Standard ICC-400, log walls shall meet the requirements for climate zone 5 of ICC-400.
h. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center. 75 percent of the wall cavity insulated and headers installed with a minimum of R-10 insulation.
i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, 'R13+0' means R-13 cavity insulation plus R-10 continuous insulation.
j. A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.1.2.1.2 of the International Residential Code.

2021 Washington State Energy Code RE-21

R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS COMPLIANCE

2021 Washington State Energy Code - Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family - New & Addition (effective March 15, 2024)

Permit Address or Lot & Block 2247 66th Avenue SE City Mercer Island Zip 98148

These requirements apply to all the IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

This single-family project uses the requirements of the Prescriptive Path below to incorporate the minimum values listed. Based on the conditioned floor area of the structure, the number of required additional credits must be selected by the permit applicant.

Provide all information from the following tables in a building permit drawing: Table R402.1.2 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and R406.3 Energy Credits.

Authorized Representative Signature Date

Table R406.2 Energy Credits (Single Family). Columns: System Type, Description of Primary Heating System, Credits. Includes items like For combustion heating equipment meeting minimum Federal efficiency standards, For an initial heating system using a heat pump that meets federal standards, etc.

2021 Washington State Energy Code - Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family - New & Addition (effective March 15, 2024)

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table R406.3 (fuel normalization credits) to meet the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum heating load at leakage, and show the qualifying ventilation system and its control sequence of operation.

- 1. Small Dwelling Unit: 5.0 credits
2. Medium Dwelling Unit: 6.0 credits
3. Large Dwelling Unit: 9.0 credits
4. Dwelling units exceeding 5000 square feet of conditioned floor area: 6.5 credits
5. Additions 150 square feet to 500 square feet: 2.0 credits

The drawings included with the building permit application shall identify which options have been selected and the peak value of each option, regardless of whether separate mechanical, plumbing, electrical, or other permits are utilized for the project.

Before selecting your credits on the Summary table, review the details in Table 406.3 (Single Family) on page 4.

Table R406.2 ENERGY CREDITATION CREDITS

Table with 3 columns: System Type, Description of Primary Heating System, Credits. Includes items like For combustion heating equipment meeting minimum Federal efficiency standards, For an initial heating system using a heat pump that meets federal standards, etc.

For heating systems based on electric resistance only (either forced air or zonal), or For heating systems using a heat pump that meets federal standards for the equipment listed in Table R406.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table R406.2(3) bound in the 2021 WAC COMMERCIAL ENERGY CODE.

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Table R406.3 Energy Credits (Single Family). Columns: System Type, Description, Credits. Includes items like Efficient Building Envelope, Efficient Water Heating, etc.

2021 Washington State Energy Code - Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family - New & Addition (effective March 15, 2024)

Table R406.3 Energy Credits (Single Family)

Table with 3 columns: System Type, Description, Credits. Includes items like Water heating system shall include the following, Energy Star rated gas or propane water heater with a minimum AFUE of 90%, etc.

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Table with 3 columns: System Type, Description, Credits. Includes items like Water heating system shall include the following, Energy Star rated gas or propane water heater with a minimum AFUE of 90%, etc.

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2021 Washington State Energy Code - Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family - New & Addition (effective March 15, 2024)

Door Schedule table with columns: Door Type, Count, Width, Height, Area (SF), Total Area (SF). Includes rows for D4, D5, and Total Exterior Door Area.

Window Schedule table with columns: Type, Count, Daylight Area (SF), Width, Height, Total Area (SF). Includes rows for W1 through W27 and Total Window Area.

Table with 3 columns: System Type, Description, Credits. Includes items like Water heating system shall include the following, Energy Star rated gas or propane water heater with a minimum AFUE of 90%, etc.

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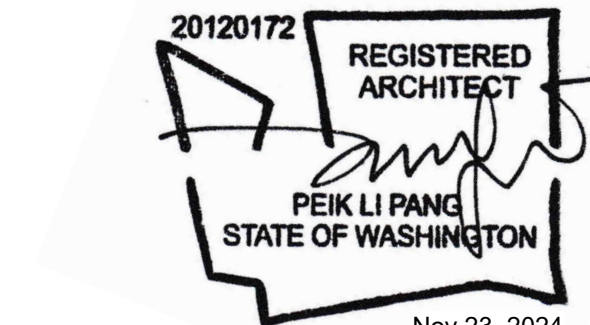
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Nov 23, 2024

Mercer Firshill 2247

2247 66th Avenue SE, Mercer Island, WA 98040

Building Permit



PERFORMANCE PLATINUM Hybrid Electric Water Heater

- Efficiency: High-Eff. 3-3% UEF reduces energy costs
Performance: Delivers hot water faster than most standard electric water heaters
Easy Installation: Easy access side connections, Quick access to electrical junction box
Integration: Electronic control for easy temperature adjustment and mode management
Warranty: 10 Year limited warranty for tank
EcoNet: Integrated EcoNet WiFi connects to mobile app



PERFORMANCE PLATINUM Hybrid Electric Water Heater

40, 50, 65 and 80-Gallon Electric Capacity

209-240 Volt 1 PH

See specifications chart on back.

101-101424-100-100-100

Summary of Table R406.3

Table with 3 columns: Options, Energy Credit Option Descriptions, Credits. Includes items like Efficient Building Envelope, Efficient Water Heating, etc.

2021 Washington State Energy Code - Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family - New & Addition (effective March 15, 2024)

Summary of Table R406.3

Table with 3 columns: Options, Energy Credit Option Descriptions, Credits. Includes items like Efficient Building Envelope, Efficient Water Heating, etc.

2021 Washington State Energy Code - Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family - New & Addition (effective March 15, 2024)

Summary of Table R406.3

Table with 3 columns: Options, Energy Credit Option Descriptions, Credits. Includes items like Efficient Building Envelope, Efficient Water Heating, etc.

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 and 2021 Washington State Energy Code (WSEC). This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wa.gov or (360) 956-2042 for assistance.

This tool is for the permitting purposes only. A Manual J calculation is required to meet the requirement of the Washington State Energy Code.

Project Information: Project Name: Mercer Firshill 2247, Address: 2247 66th Avenue SE, Mercer Island, WA 98040

Contact Information: Peik Li Pang, 5ft2 Studio Architects

Heating System Type: Mercer Island, Heat Pump

Design Temperature: Design Temperature Difference (delta T) 25, Design Temperature 45

Area of Building: Conditioned Floor Area (sq ft) 51,570, Average Ceiling Height (ft) 9.7

Glazing and Doors: U-0.25, X Area = 396.89, U-Factor X Area = 0.00

Skylights: U-0.25, X Area = 0.00, U-Factor X Area = 0.00

Insulation: R-60, U-Factor X Area = 10.58, U-Factor X Area = 0.00

Single Rafter or Joist Vaulted Ceilings: R-60, U-Factor X Area = 42.35, U-Factor X Area = 0.00

Above Grade Walls: R-21 INT plus R-5 ct, U-Factor X Area = 129.88, U-Factor X Area = 0.00

Floors: R-38, U-Factor X Area = 18.25, U-Factor X Area = 0.00

Below Grade Walls and Slabs: Wall & Slab R21 Batt w/ TB, Depth 7' depth, U-Factor X Area = 51.14, U-Factor X Area = 94.20

Stab on Grade: R-20 Fully Insulated, F-Factor X Length = 77.40, U-Factor X Area = 0.00

Location of Ducts: Conditioned Space, Duct Leakage Coefficient 1.000

Sum of UA: 790.47

Envelope Heat Load: 35,571 Btu / Hour

Air Leakage Heat Load: 25,063 Btu / Hour

Building Design Heat Load: 60,634 Btu / Hour

Air Leakage + envelope heat loss: 60,634 Btu / Hour

Ducts in unconditioned space: sum of building heat loss x 1.10, Maximum Heat Equipment Output: 75,793 Btu / Hour

Ducts in conditioned space: sum of building heat loss x 1, Maximum Heat Equipment Output: 75,793 Btu / Hour

Buildout and duct heat loss x 1.40 for forced air furnace, Buildout and duct heat loss x 1.75 for heat pumps

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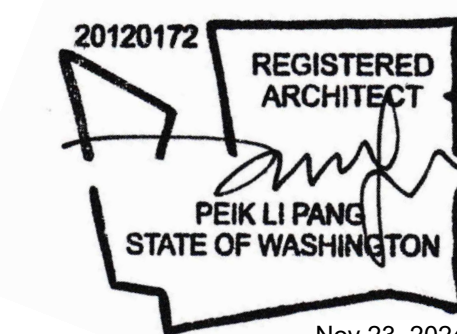
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Compliance - Energy

A7.0



ALARMS IRC 2021

S SMOKE ALARM AND HEAT DETECTION (IRC R314)

R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Heat detectors and heat alarms shall be listed for the intended application. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.2 Where required. For new construction, Smoke alarms shall be provided in dwelling units. A heat detector or heat alarm shall be provided in new attached garages.

R314.3 Location. Smoke alarms shall be installed in the following locations:

- In each sleeping room or sleeping loft
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
- In napping areas in a family home child care.
- In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.
- Within the room to which a loft is open, in the immediate vicinity of the loft.

R314.4 Interconnectivity. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R 314.2, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of carbon monoxide alarms.

R314.4.1 Heat detection interconnection. Heat detectors and heat alarms shall be connected to an alarm or a smoke alarm that is installed in the dwelling. Alarms and smoke alarms that are installed for this purpose shall be located in a hallway, room, or other location that will provide occupant notification.

R314.6 Power source. Smoke alarms, heat alarms, and heat detectors shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

EXCEPTIONS:

1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.

2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

M CARBON MONOXIDE ALARM (IRC R 315.1)

R315.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2 Where required. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedroom in dwelling units and each level of the dwelling in accordance with manufacturer's recommendation.

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and each level of the dwelling with the manufacturer's recommendations. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

R315.5 Interconnectivity. Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with Section R 315.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

HD NEW ATTACHED GARAGES (IRC R314.2.3)

R314.2.3 New Attached Garages

A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

R314.3 Smoke alarm locations now include:

5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches or more.

R314.3.1 Smoke alarm near cooking appliances now include:

1. Smoke alarms listed and marked "helps reduce cooking nuisance alarms" shall not be installed less than 6 feet horizontally from permanently installed cooking appliance.

MECHANICAL VENTILATION IRC 2021

LOCAL EXHAUST RATES

1 250 CFM ON SWITCH

2 50 CFM ON SWITCH

**Table M1505.4.4.1
Minimum Local Exhaust Rates**

Area to Be Exhausted	Exhaust Rates	
	Intermittent	Continuous
Open Kitchens	In accordance with Section M1505.4.4.3	Not Permitted
Enclosed Kitchens	In accordance with Section M1505.4.4.3	5 ACH based on kitchen volume
Bathrooms - Toilet rooms	50 cfm	20 cfm

M1505.4.4.3 Local intermittent kitchen exhaust system. Kitchen range hoods for domestic cooking appliances shall meet or exceed either the minimum airflow or the minimum capture efficiency in accordance with Table M1505.4.4.3. Capture efficiency ratings shall be determined in accordance with ASTM E3087.

EXCEPTION: Other intermittent kitchen exhaust fans, including downdraft, shall meet or exceed 300 cfm airflow.

**Table M1505.4.4.3
Kitchen Range Hood Airflow Rates (cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According to Kitchen Range Fuel Type**

Hood Over Electric Range	Hood Over Combustion Range
65% CE or 160 cfm	80% CE or 250 cfm

M1505 MECHANICAL VENTILATION

Whole-House Mechanical Ventilation System Selected - Exhaust Ventilation System

THE WHOLE HOUSE VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE SPACE AT A CONTINUOUS RATE OF NOT LESS THAN DETERMINED IN ACCORDANCE WITH IRC 2021 TABLE M1505.4.3(1).

3 90 CFM per TABLE M1505.4.3(1)

**Table M1505.4.3(1)
Whole-House Mechanical Ventilation Airflow Rate**

Dwelling Unit Floor Area (square feet)	Number of Bedrooms				
	0 - 1	2	3	4	5 or more
	Airflow in cfm				
< 500	30	30	35	45	50
501 - 1,000	30	35	40	50	55
1,001 - 1,500	30	40	45	55	60
1,501 - 2,000	35	45	50	60	65
2,001 - 2,500	40	50	55	65	70
2,501 - 3,000	45	55	60	70	75
3,001 - 3,500	50	60	65	75	80
3,501 - 4,000	55	65	70	80	85
4,001 - 4,500	60	70	75	85	90
4,501 - 5,000	65	75	80	90	95

Certified on 3/27/2024

MAC 51-51-1505

Page 3

M1504.3 EXHAUST OPENINGS

Exhaust openings shall terminate as follows:

- Not less than 3 feet (914mm) from property lines
- Not less than 3 feet (914mm) from gracy air intake openings, operabe windows and doors.
- Not less than 10 feet (3048 mm) from mechanical air intake openings except where the exhaust opening is located not less than 3 feet (914mm) above the air intake opening shall comply with Section R303.5.2 and R303.6.

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NO.	DESCRIPTION	DATE
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DATE: Nov 23, 2024

Compliance
- Alarms
and
Ventilation
(IRC)

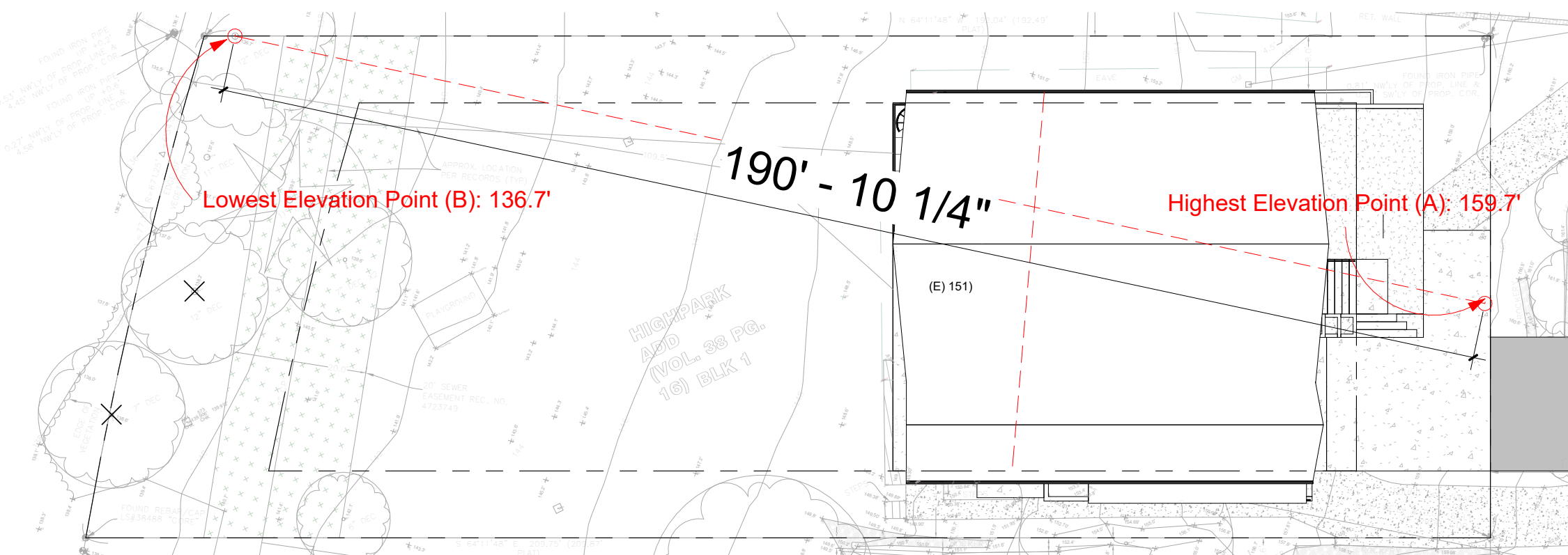
A7.1

SITE DATA AND ZONING

ZONING	R-9.6	
LOT AREA	15,124 SF	
SETBACK REQUIREMENT	FRONT SETBACK	20 FT
	REAR SETBACK	25 FT
	SIDE SETBACK	10 FT
For lots with a lot width of 90 feet or less, the sum of the side yards' width shall be at least 15 feet. Site width is 75.0'		
Variable side yard depth requirement		
(a) Single-family dwellings shall provide a minimum side yard depth of seven and one-half feet if the building:		
(1) For nongabled roof end buildings, the height is more than 15 feet measured from existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard;		
or (2) For gabled roof end buildings, the height is more than 18 feet measured from existing or finished grade, whichever is lower, to the top of the gabled roof end adjoining the side yard.		
(b) Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of ten feet.		
The building height is more than 25 feet, hence the minimum side yard depth is 10 feet		

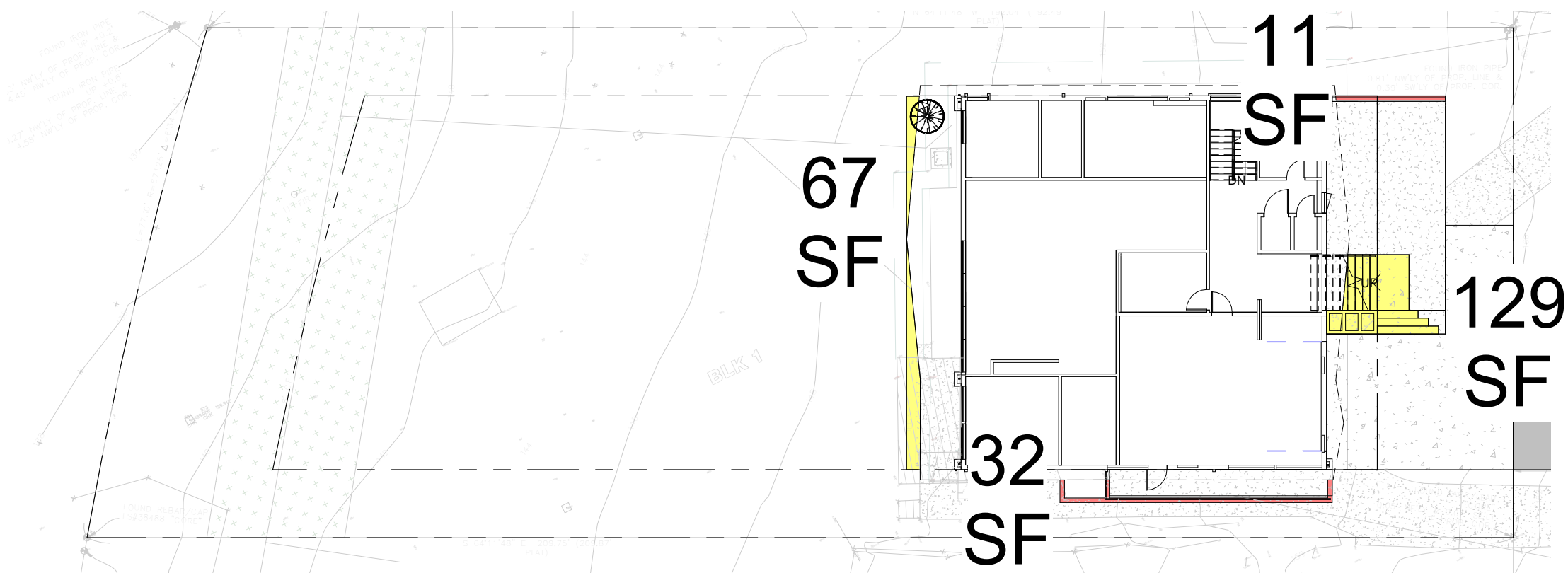
HARDSCAPE CALCULATIONS	
A. Gross Lot Area	15,124 Square Feet
B. Net Lot Area	15,124 Square Feet
C. Area Borrowed from Lot Coverage	1,734 Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	20.5 % of Lot
E. Allowed Hardscape Area	3094.8 Square Feet
F. Total Existing Hardscape Area	
1 Uncovered Decks	NA Square Feet
2 Uncovered Patios	NA Square Feet
3 Walkways	NA Square Feet
4 Stairs	NA Square Feet
5 Rockeries and Retaining Walls	NA Square Feet
6 Other [INSERT TEXT HERE]	NA Square Feet
7 Total Existing Hardscape Area (F1 + F2 + F3 + F4 + F5 + F6)	0 Square Feet
G. (Total Hardscape Area Removed)	0 Square Feet
H. Total New Hardscape Area	
1 Uncovered Decks	67 Square Feet
2 Uncovered Patios	0 Square Feet
3 Walkways	129 Square Feet
4 Stairs	incl Square Feet
5 Rockeries and Retaining Walls	43 Square Feet
6 Other [INSERT TEXT HERE]	0 Square Feet
7 Total New Hardscape Area (H1 + H2 + H3 + H4 + H5 + H6)	239 Square Feet
I. Total Project Hardscape Area = (F7-G) + H7	239 Square Feet
J. Total Project Hardscape Area = (I/B) x 100	1.6 % of Lot
Hardscape calculations shown on Plan Sheet # A7.2: Compliance - Zoning 1	

LOT COVERAGE CALCULATIONS	
A. Gross Lot Area	15,124 Square Feet
B. Net Lot Area	15,124 Square Feet
C. Allowed Lot Coverage Area	6049.6 Square Feet
D. Allowed Lot Coverage	40 % of Lot
E. Existing Lot Coverage:	
1 Main Structure Roof Area	NA Square Feet
2 Accessory Building Roof Area	NA Square Feet
3 Vehicular Use (driveway, paved access/easements [portion used by the lot for access], parking)	NA Square Feet
4 Covered Patios and Covered Decks	NA Square Feet
5 Total Existing Lot Coverage Area (E1+E2+E3+E4)	NA Square Feet
F. (Total Lot Coverage Area Removed)	NA Square Feet
G. Proposed Adjustment for Single Story (Area)	NA Square Feet
H. Proposed Adjustment for Flag Lot	NA Square Feet
I. Total New Lot Coverage Area:	
1 Main Structure Roof Area	3,636 Square Feet
2 Accessory Structure Roof Area	0 Square Feet
3 Vehicular Use (driveway, paved access/easement [portion used by the lot for access], parking)	680 Square Feet
4 Covered Patios and Covered Decks	0 Square Feet
5 Total New Lot Coverage Area (I1 + I2 + I3 + I4)	4,316 Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	4,316 Square Feet
K. Proposed Lot Coverage Area = (J/B) x 100	28.5% of Lot
Lot Coverage calculations shown on Plan Sheet # A7.2: Compliance - Zoning 1	

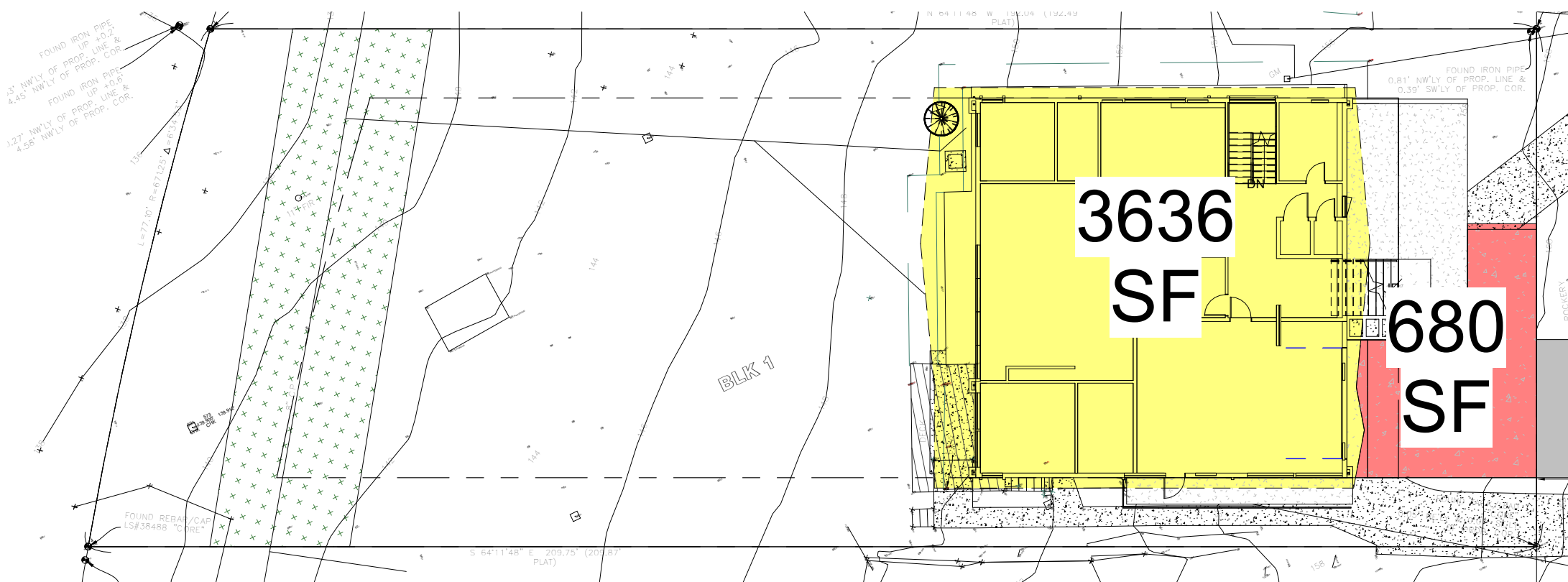


1 D. Lot Slope Calculation
1" = 20'-0"

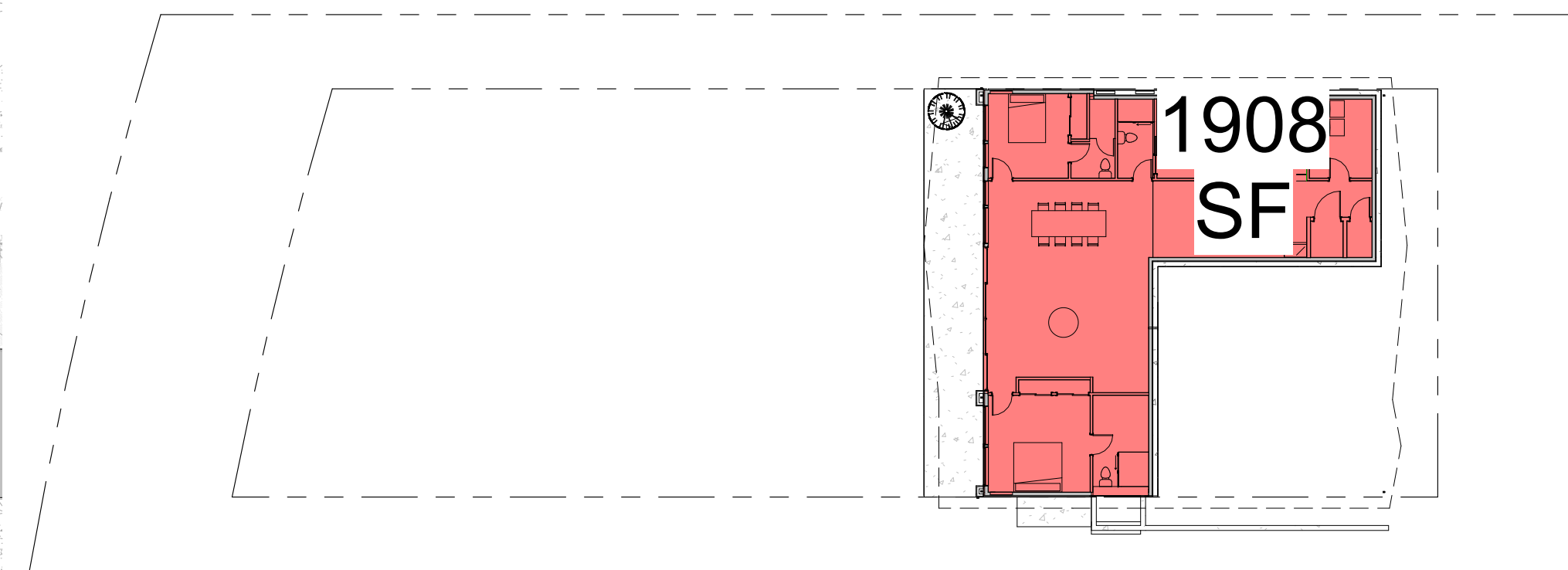
LOT SLOPE CALCULATIONS	
A. Highest Elevation Point of Lot:	159.7 Feet
B. Lowest Elevation Point of Lot:	136.7 Feet
C. Elevation Difference	23 Feet
D. Horizontal Distance Between High and Low Points	191 Feet
E. Lot Slope*	12.0 %
* Lot slope is the elevation difference divided by horizontal distance multiplied by 100.*	
Lot Slope calculations shown on Plan Sheet # A7.2: Compliance - Zoning 1	



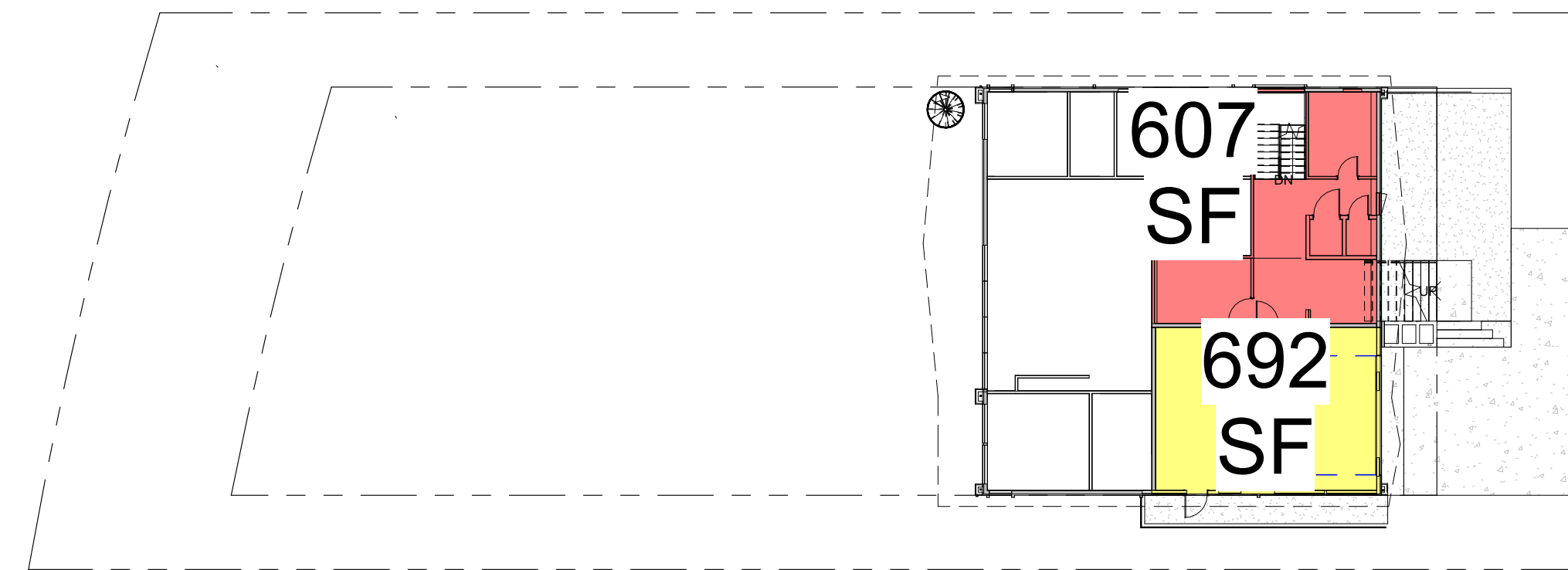
2 D. Hardscape
1" = 20'-0"



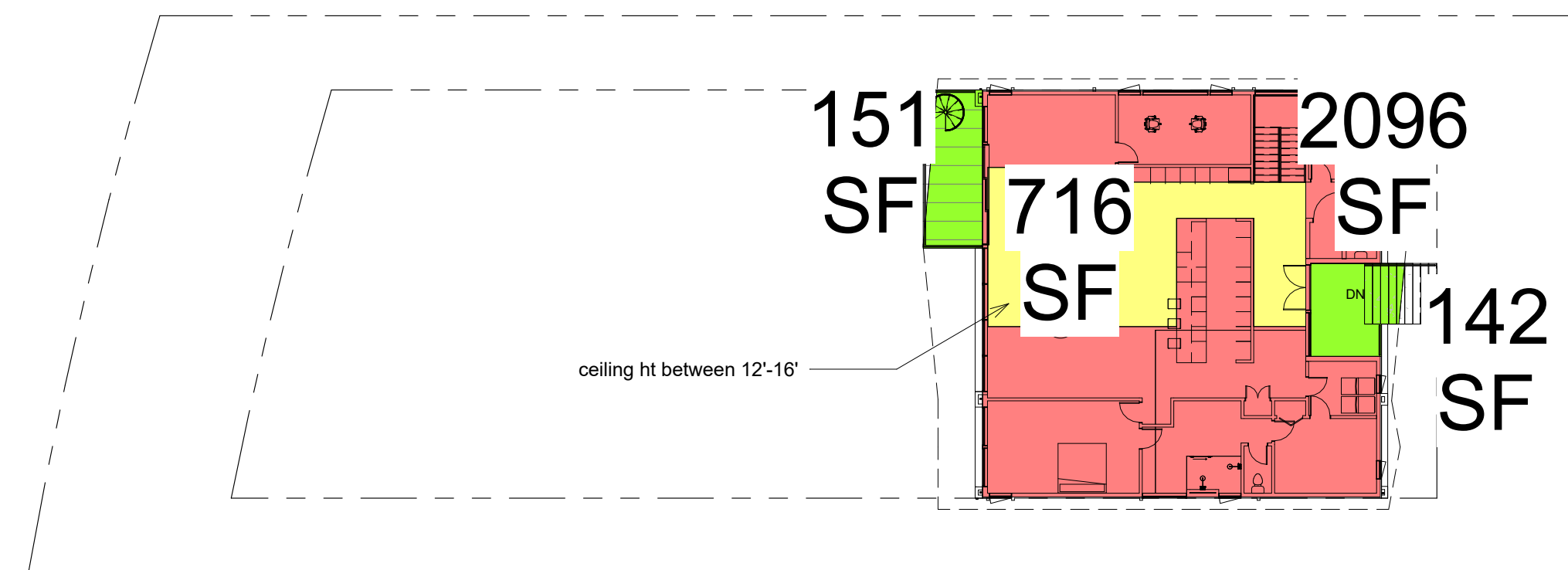
3 D. Lot Coverage
1" = 20'-0"



4 D. GFA Basement Plan
1" = 20'-0"



5 D. GFA Level 1 Plan
1" = 20'-0"

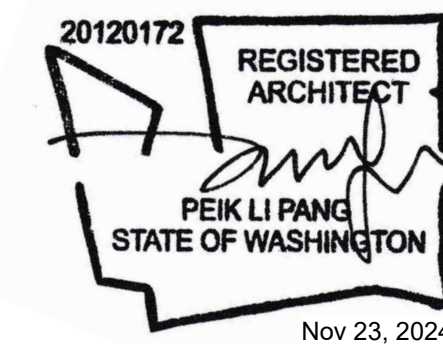


6 D. GFA Level 2 Plan
1" = 20'-0"

GROSS FLOOR AREA CALCULATIONS				
Building Area	Existing Area (Sq. Ft.)	Removed Area (Sq. Ft.)	New/Addition Area (Sq. Ft.)	Total (Sq. Ft.)
Upper Floor	0	0	2,096	
Main Floor	0	0	607	
Gross Basement Area (including 1x staircase)	0	0	1,908	
Garage / Carport	0	0	692	
Total Floor Area	0	0	5,303	5,303
Accessory Buildings	0	0	0	
Accessory Dwelling Unit	0	0	0	
2nd and 3rd Story Roof Decks	0	0	293	293
Basement Area Excluded	0	0	648.0	-648.0
150% GFA Modifier* (main and upper floor x2)	0	0	716	1074
200% GFA Modifier* (main and upper floor x2)	0	0	0.0	0.0
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	0	0	incl	incl
TOTAL Building Area				6,022.0
*1x included in basement				
A. Lot Area				15,124 Square Feet
B. Zone	R-8.4 ()	R-9.6 (x)	R-12 ()	R-15 ()
C. Allowed Gross Floor Area (refer to "allowed GFA")				6049.6 Square Feet
D. Allowed Gross Floor Area				40 % of Lot
E. Proposed Gross Floor Area				6022.0 Square Feet
F. Proposed Gross Floor Area				39.82% % of Lot

5ft2

5ft2 Studio Architects
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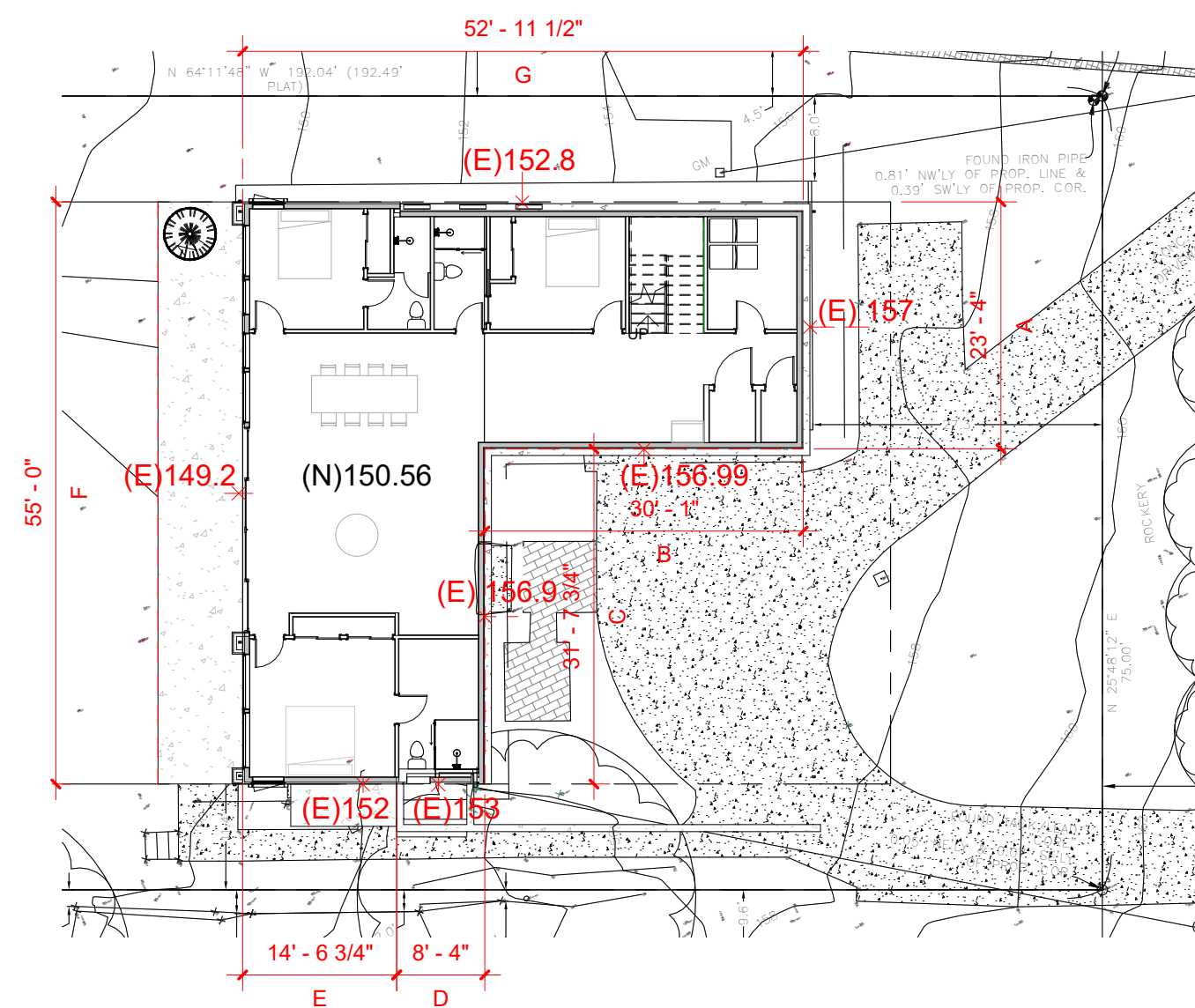
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Compliance
- Zoning
1

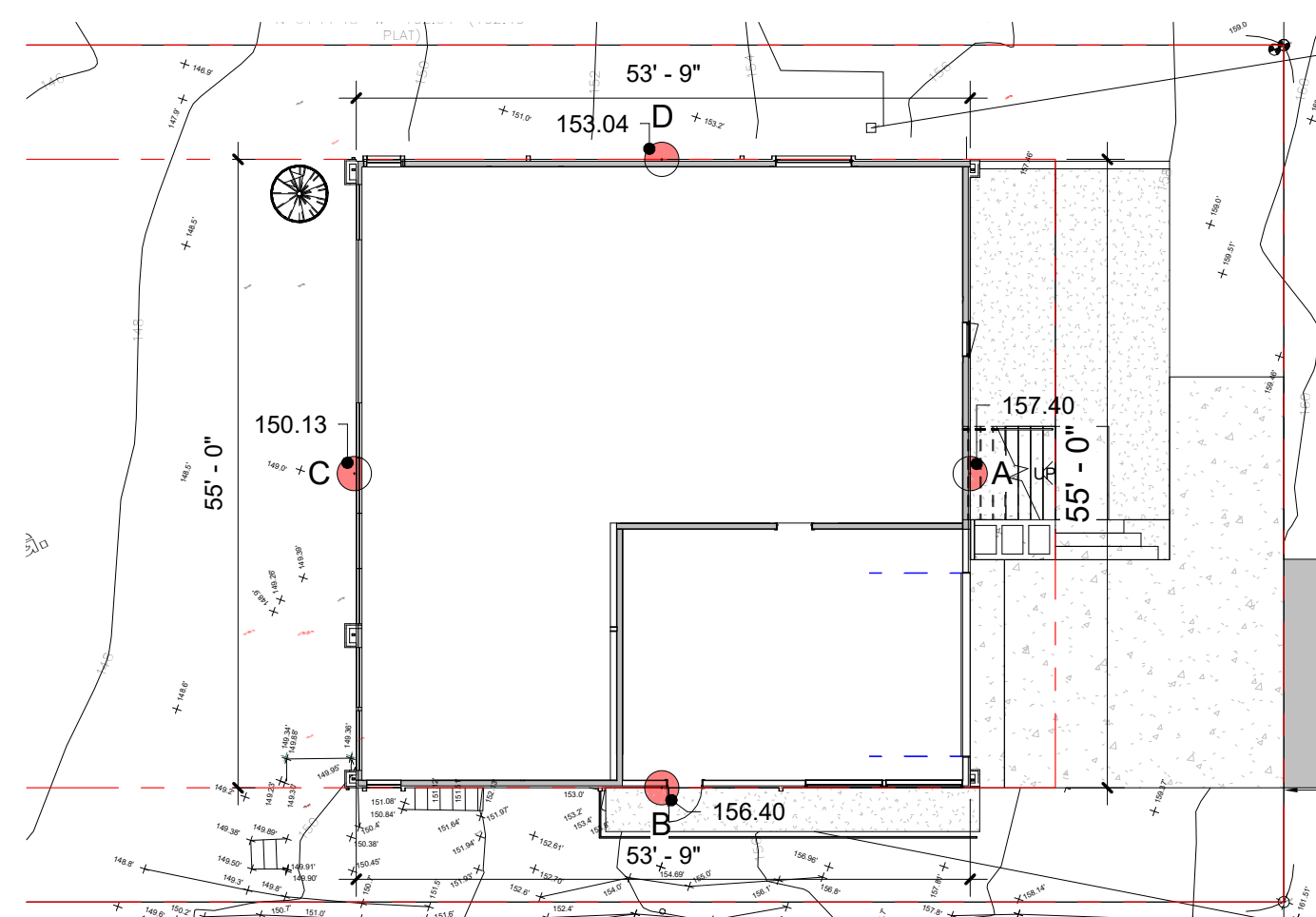
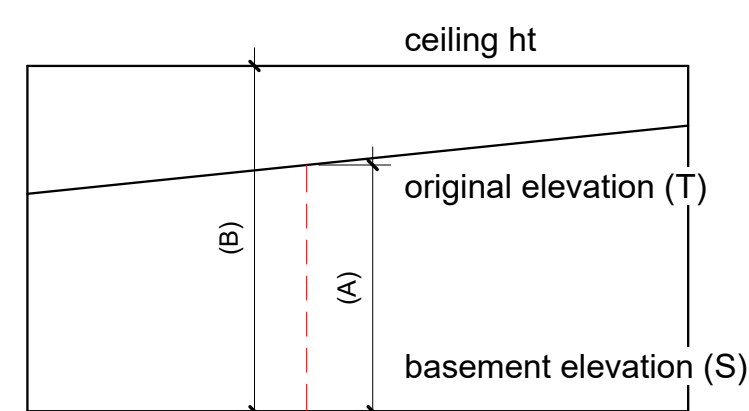
A7.2



1 **D. Basement Excluded**
1/16" = 1'-0"

BASEMENT EXCLUSION TABLE CALCULATION METHOD

WALL SEGMENT	LENGTH (FT)	BASEMENT ELEVATION (S)	ORIGINAL ELEVATION (T)	(A) = (T)-(S)	(B) CEILING HT	COVERAGE (A*B)	RESULT
A	23.33	150.56	157	6.44	8	81%	18.8%
B	30.08	150.56	156.99	6.43	8	80%	24.2%
C	31.74	150.56	156.9	6.34	12	53%	16.8%
D	8.33	150.56	153	2.44	10	24%	2.0%
E	14.72	150.56	152	1.44	12	12%	1.8%
F	55	150.56	149.2	0	12	0%	0.0%
G	52.96	150.56	152.8	2.24	12	19%	9.9%
(X)	216.16					(Y)	73.4%
						Y/X	33.96%
						Gross Basement Area (including 1x staircase) (SF)	1908
						Basement Area Excluded (SF)	648.0



2 **D. Average Building Elevation (ABE)**
1/16" = 1'-0"

No.	GRADE (FT)	(X)	LENGTH (Y)	(X)*(Y)
A	157.40	55	8657.00	
B	156.40	53.75	8406.50	
C	150.13	55	8257.15	
D	153.04	53.75	8225.90	
		217.5	33546.55	
	AVERAGE BUILDING ELEVATION (ABE)		154.24 di	

BUILDING HEIGHT CALCULATIONS	
A. Average Building Elevation (ABE) calculations located on sheet #:	A7.3: Compliance - Zoning 2
B. Allowable Building Height (ABE + 30ft.)	184.24 Feet
C. Proposed Building Height	184.24 Feet
D. Sloping lot (Downhill side) - maximum height of top of exterior wall façade above lowest existing grade (30-ft max)	178.68 Feet

**Mercer Firshill
2247**

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**Compliance
- Zoning
2**

A7.3



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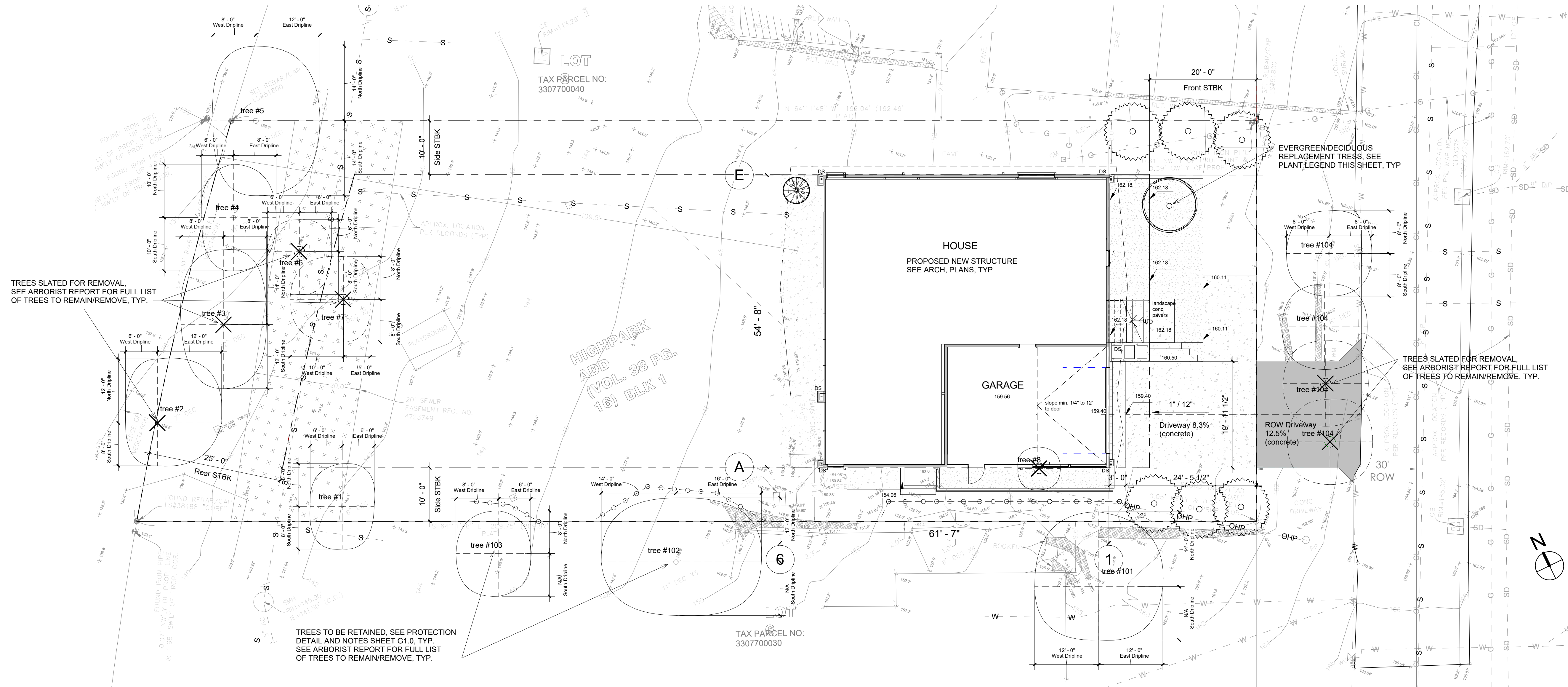
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DATE: Nov 23, 2024

Tree Replacement & Retention Plan

A7.4

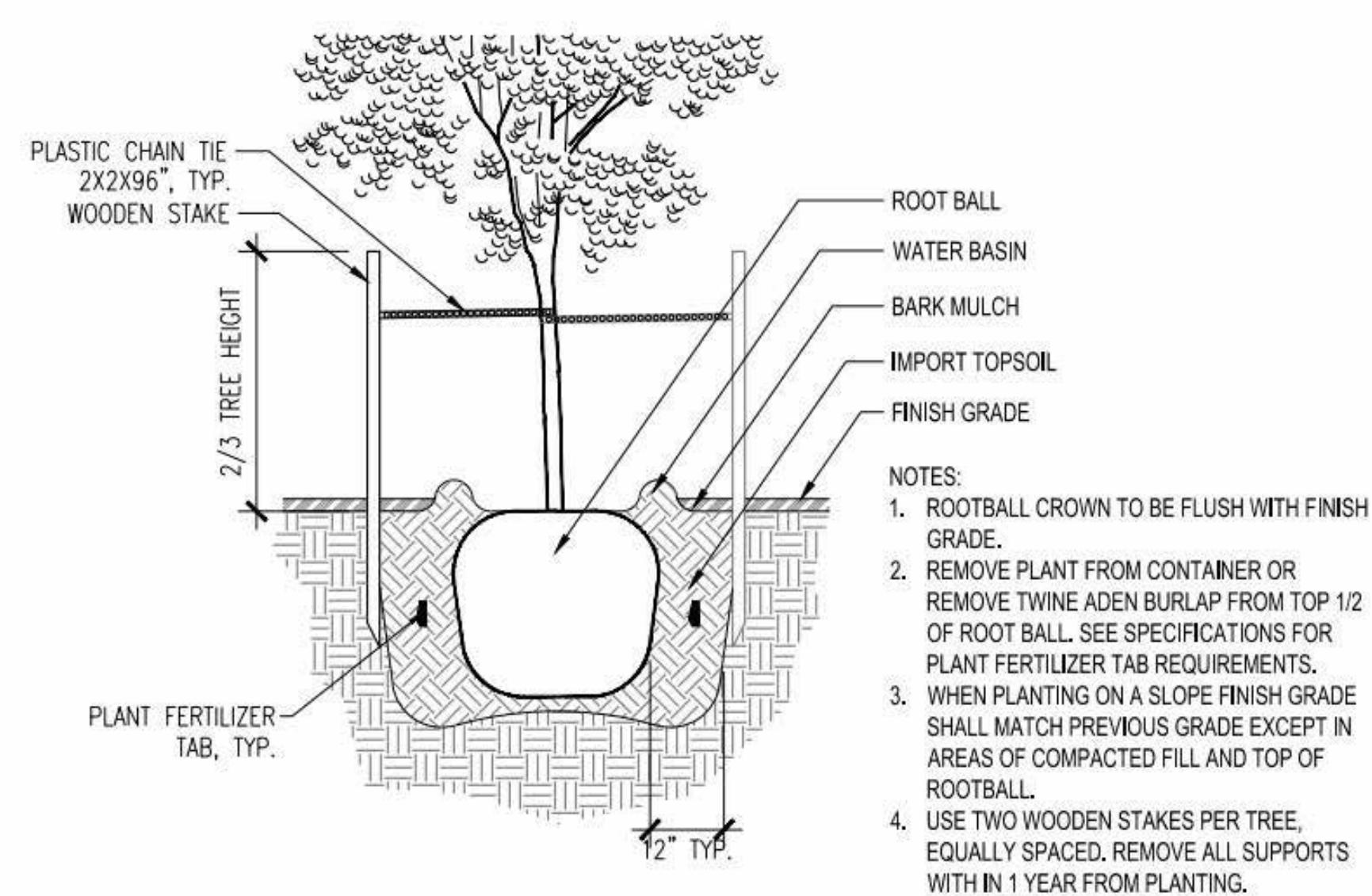
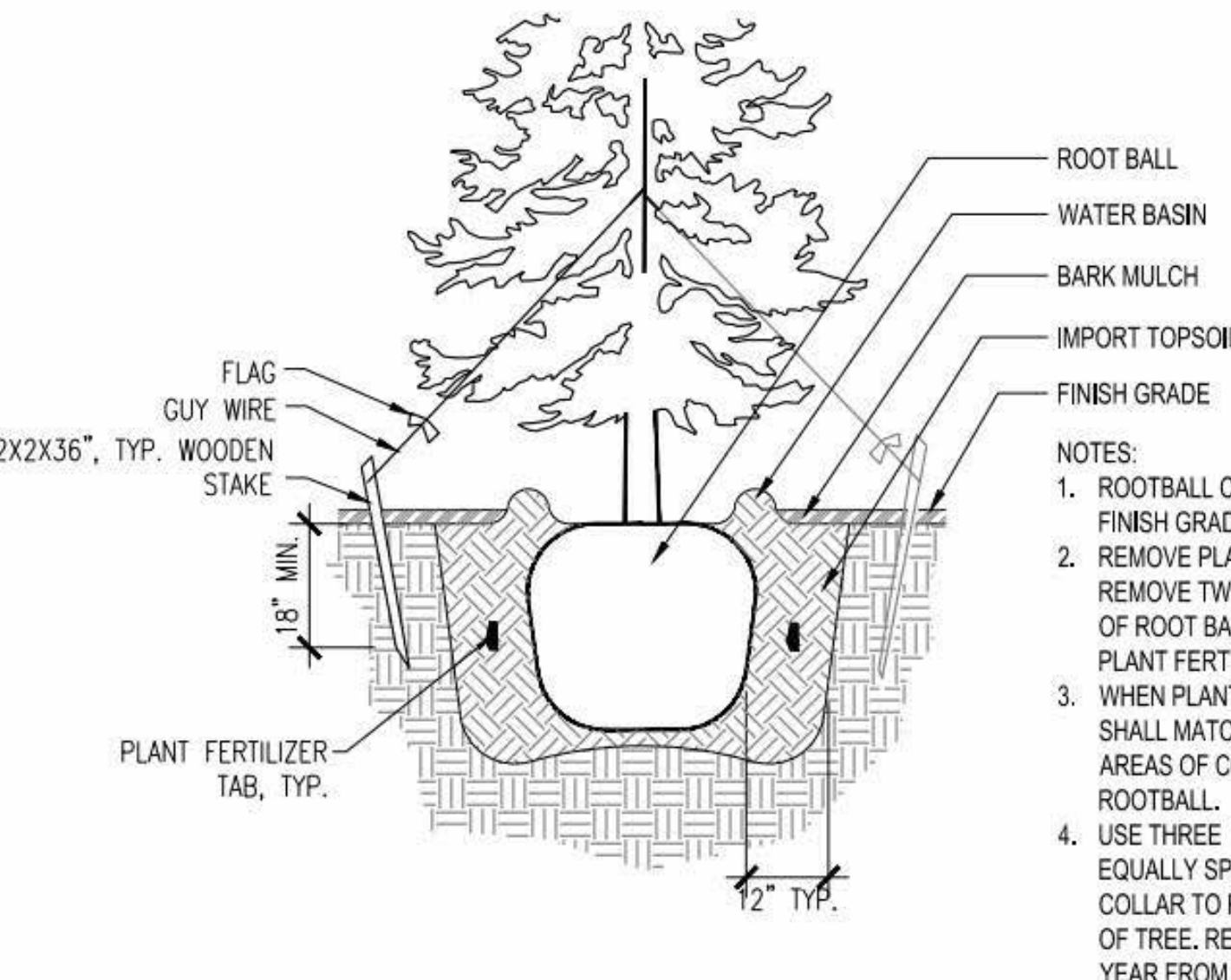


TREES SLATED FOR REMOVAL. SEE ARBORIST REPORT FOR FULL LIST OF TREES TO REMAIN/REMOVE, TYP.

TREES SLATED FOR REMOVAL. SEE ARBORIST REPORT FOR FULL LIST OF TREES TO REMAIN/REMOVE, TYP.

TREES TO BE RETAINED. SEE PROTECTION DETAIL AND NOTES SHEET G1.0. TYP. SEE ARBORIST REPORT FOR FULL LIST OF TREES TO REMAIN/REMOVE, TYP.

3 Tree Retention Plan
3/32" = 1'-0"



PLANT SCHEDULE

% AREA	BOTANICAL NAME	COMMON NAME	SPACING	SIZE/CONT.
TREES:				
17%	ACER PALMATUM	JAPANESE MAPLE	AS SHOWN	1.5" CAL.
83%	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	AS SHOWN	6" MIN. HT.

CODE COMPLIANCE & INSTALL NOTES:

REQUIRED REPLACEMENT TREES PER INVENTORY AND REPLACEMENT FORM: 6 EA
TOTAL REPLACEMENT TREES PROVIDED: 6 EA
FEE IN LIEU:

PLANTING TIMING: REPLACEMENT TREES SHALL BE PLANTED IN THE WET SEASON (OCTOBER 1 THROUGH APRIL 1) WHERE POSSIBLE OR AS CITY ARBORIST APPROVES.
MAINTENANCE OF REPLACEMENT TREES: THE PARCEL OWNER SHALL MAINTAIN ALL REPLACEMENT TREES IN A HEALTHY CONDITION FOR A PERIOD OF FIVE YEARS AFTER PLANTING. THE APPLICANT SHALL BE OBLIGATED TO REPLANT ANY REPLACEMENT TREE THAT DIES, BECOMES DISEASED, OR IS REMOVED DURING THIS FIVE-YEAR TIME PERIOD.
IMPORT TOPSOIL: CONTRACTOR TO REMOVE COMPACTED NATIVE SOILS AROUND TREE ROOTBALLS AND INSTALL WINTERMIX TOPSOIL OR COMPOST/TOPSOIL BLEND FOR IMPORT TOPSOIL AREAS SHOWN IN THE PROJECT DETAILS. SEE DETAILS #1 AND #2 BELOW TYPICAL.
TREE PROTECTION/RETENTION: SEE TREE FENCING AND PROTECTION DETAIL SHEET G1.0 FOR TREE FENCING AND PROTECTION REQUIREMENTS FOR TREES TO REMAIN, TYPICAL.

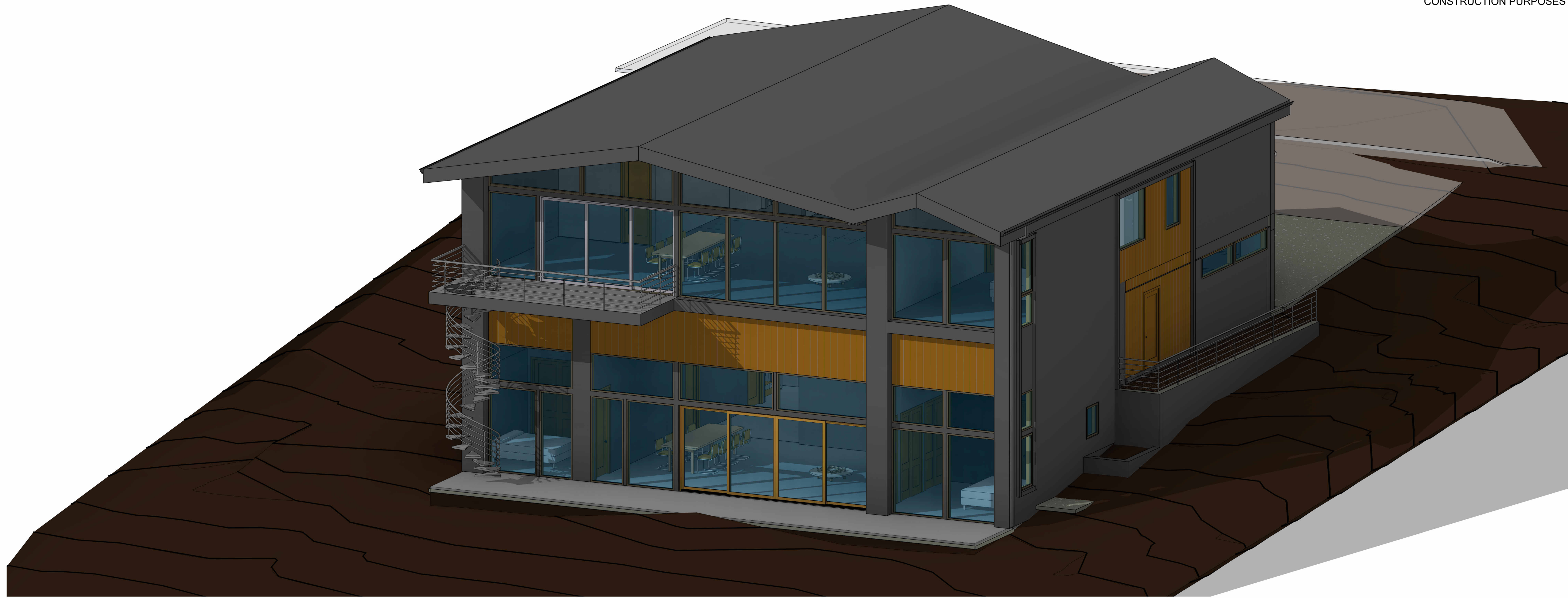
NOTE: ALL THE PERSPECTIVES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT FOR CONSTRUCTION PURPOSES

5ft2

5ft2 Studio Architects

2625 Northup Way, Ste 100,
Bellevue, WA 98004

info@5ft2studio.com
www.5ft2studio.com

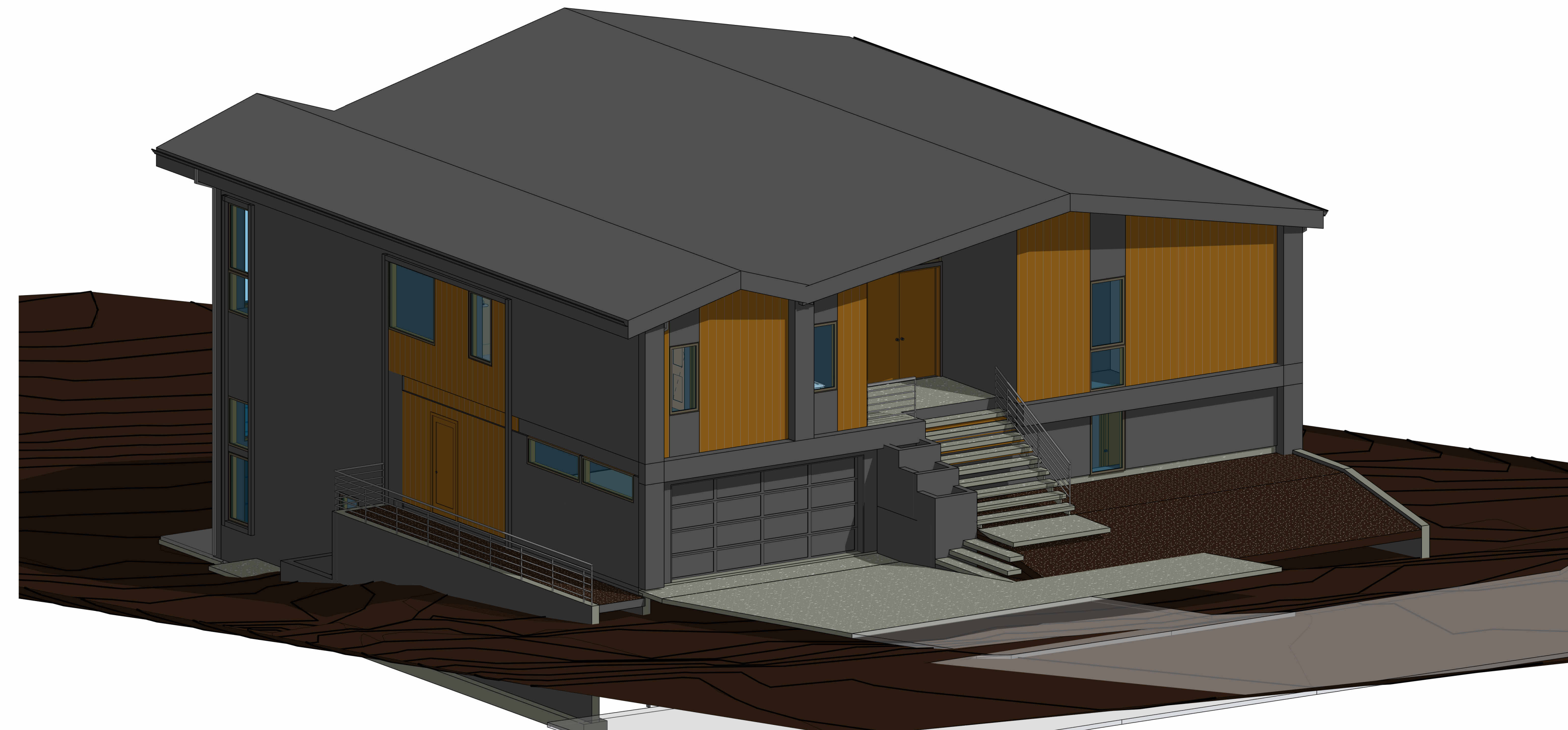


1 View 1

Mercer Firshill 2247

2247 66th Avenue
SE, Mercer Island,
WA 98040

Building Permit



2 View 2

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF 5FT2 STUDIO ARCHITECTS, AND MAY NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION.

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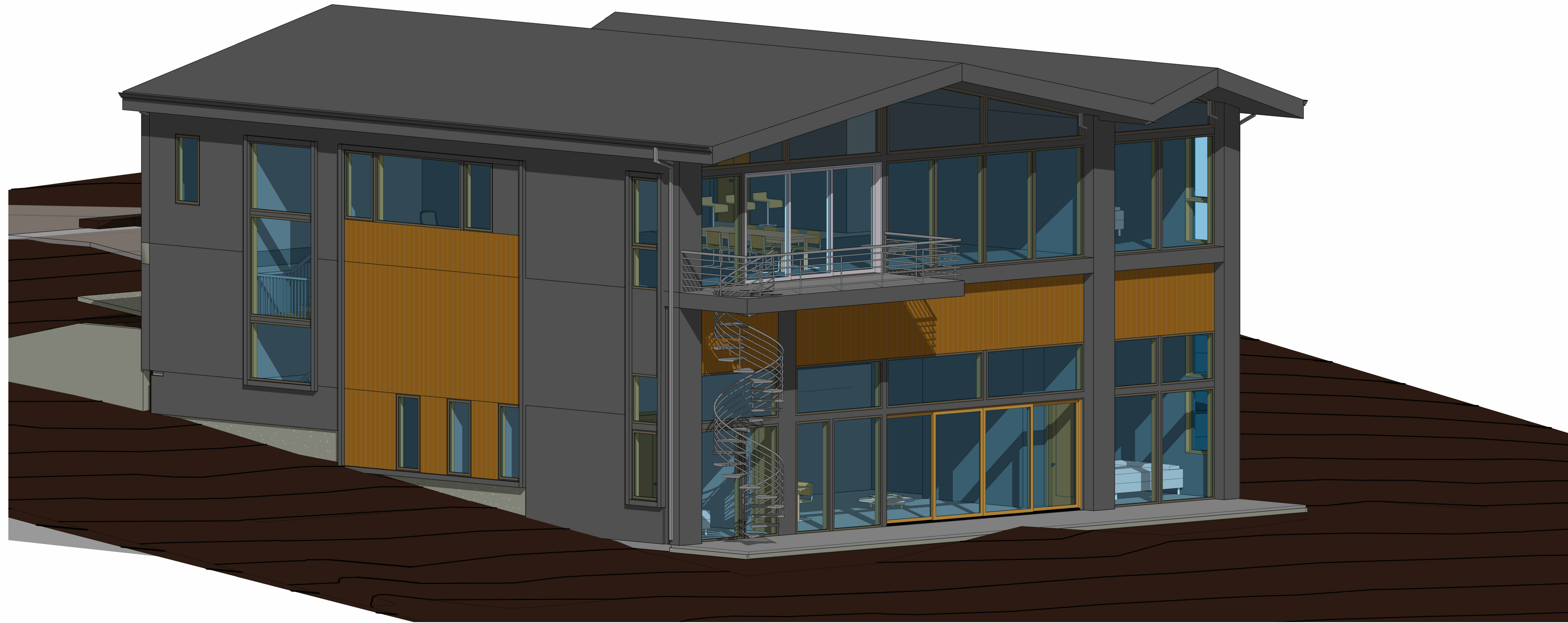
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON THE DRAWINGS.

NO.	DESCRIPTION	DATE
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DATE: Nov 23, 2024

3D
Views

A9.0



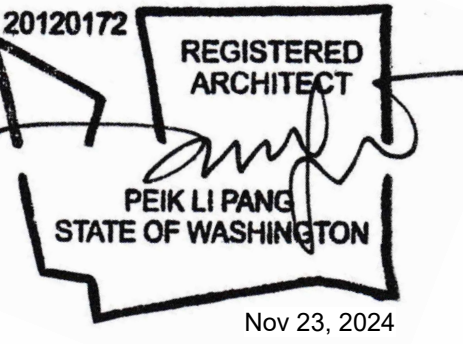
1 View 3

5ft2

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Mercer Firsthill 2247

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WA 98040

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NO.	DESCRIPTION	DATE
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DATE: Nov 23, 2024

3D
Views 2

A9.1

SURVEY NOTES:

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY GROUNDMARK LAND SURVEYING IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; GROUNDMARK LAND SURVEYING IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
5. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

SITE ADDRESS:
2247 66TH AVE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER:
3307700035

AREA:
TOTAL SITE AREA IS 15,124± SQUARE FEET OR 0.35± ACRES.

LEGAL DESCRIPTION:
LOT 7, BLOCK 1, HIGHPARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38 OF PLATS, PAGE 16, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

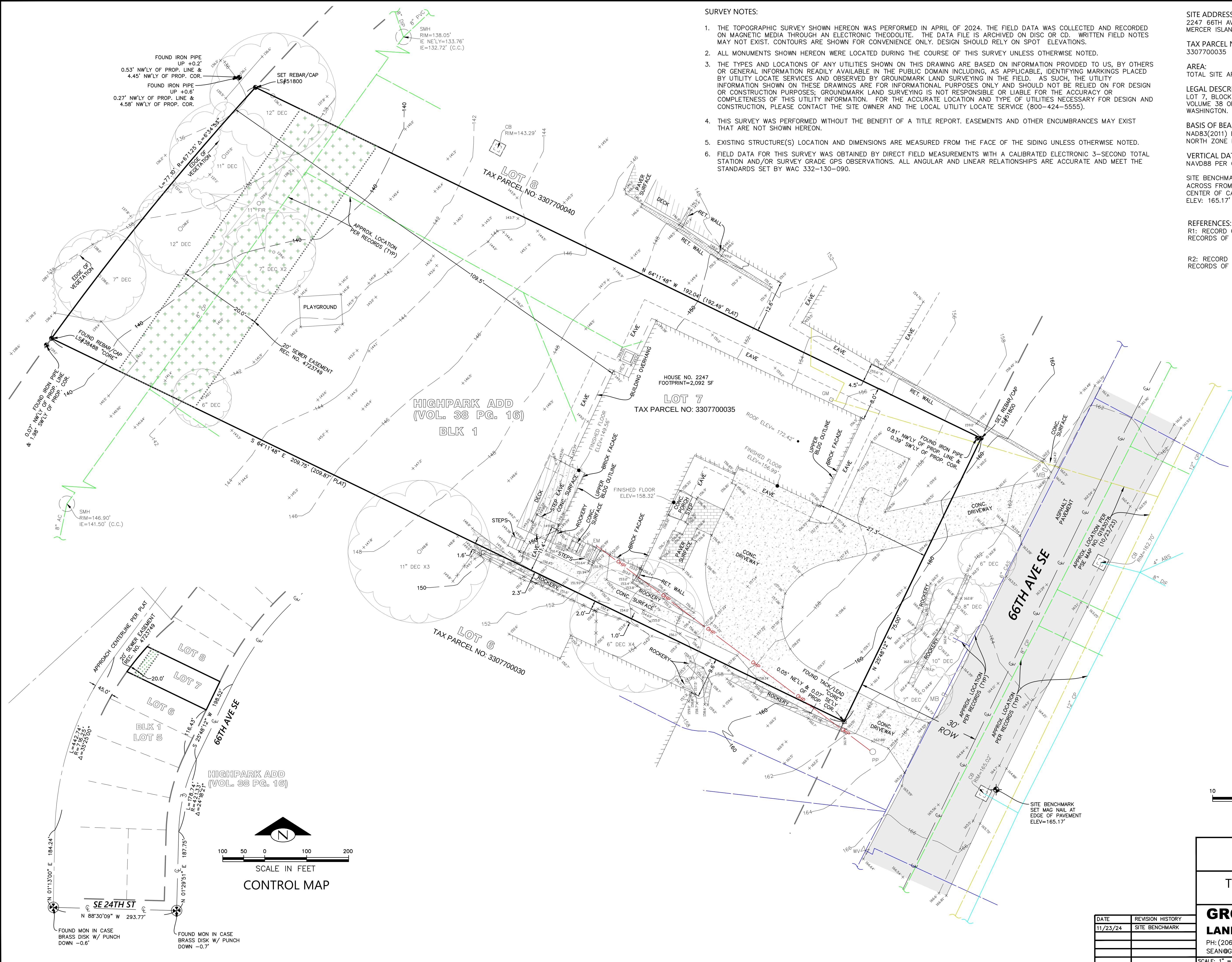
BASIS OF BEARING:
NAD83(2011) EPOCH 2010.00, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE PER GPS OBSERVATIONS.

VERTICAL DATUM:
NAVD88 PER GPS OBSERVATIONS.

SITE BENCHMARK: SET "MAG" NAIL ON EASTERLY SIDE OF 66TH AVE SE ACROSS FROM SOUTHERLY DRIVEWAY TO HOUSE #2247 +/- 3.1' EAST OF CENTER OF CATCH BASIN COVER
ELEV: 165.17'

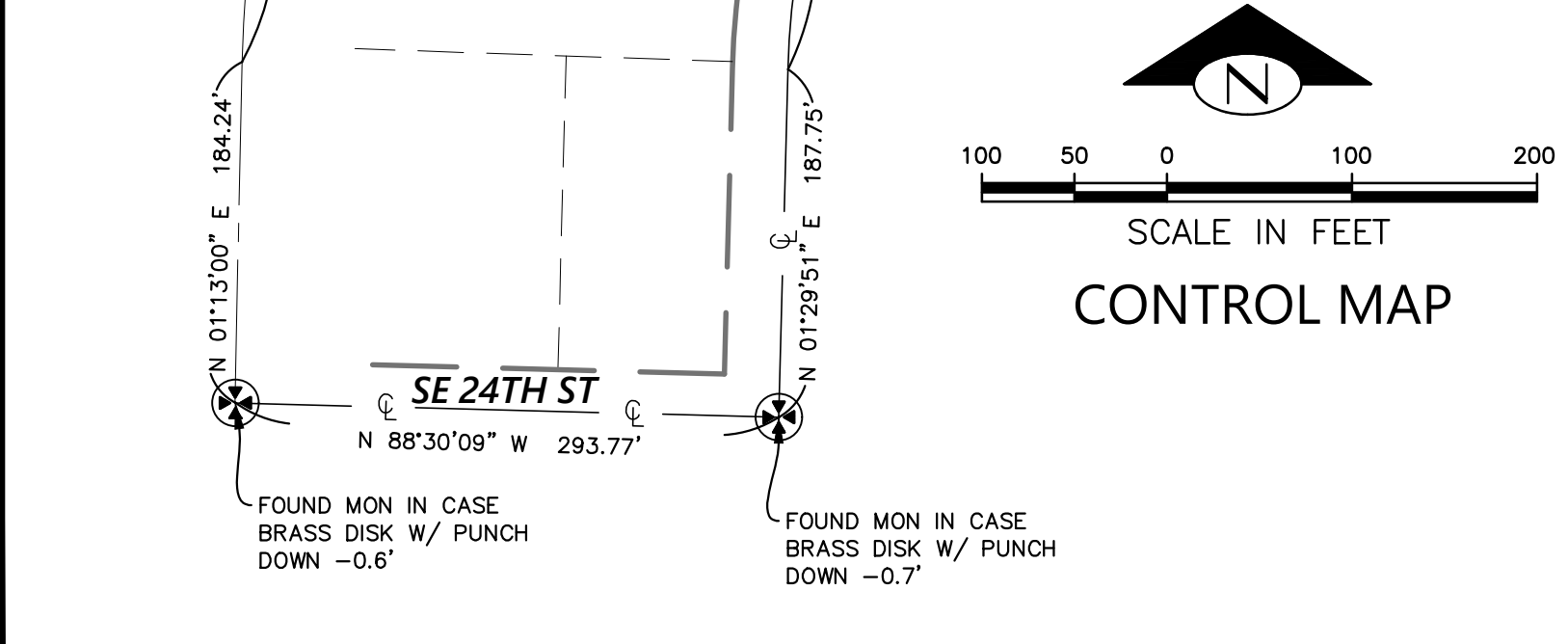
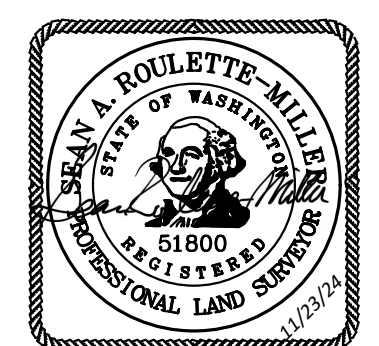
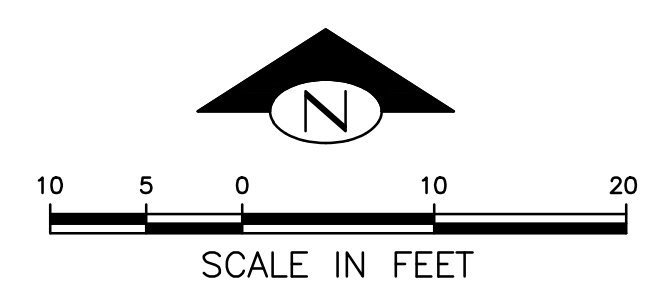
REFERENCES:
R1: RECORD OF SURVEY VOL. 78, PAGE 176, RECORDS OF KING COUNTY, WASHINGTON.

R2: RECORD OF SURVEY VOL. 242, PAGE 265, RECORDS OF KING COUNTY, WASHINGTON.



LEGEND:

	ASPHALT SURFACE
	BENCHMARK
	BUILDING LINE
	CATCH BASIN
	CENTERLINE
	CONCRETE SURFACE
	CONIFER TREE
	DECIDUOUS TREE
	EAVE LINE
	ELECTRIC LINE (OVERHEAD)
	ELECTRIC METER
	FENCE LINE (WIRE/CHAIN LINK)
	FENCE LINE (WOOD)
	GAS LINE (RECORD)
	GAS METER
	MAILBOX (RESIDENTIAL)
	MANHOLE (AS NOTED)
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	MONUMENT IN CASE NAIL (AS NOTED)
	OVERHEAD BUILDING LINE
	PAVER SURFACE
	POWER POLE
	REBAR (AS NOTED)
	ROCKERY
	SEWER LINE
	STORM DRAIN LINE
	SUBJECT PARCEL PROPERTY LINE
	WALL (AS NOTED)
	WATER LINE (RECORD)
	WATER METER
	WATER VALVE
	SEWER EASEMENT REC. NO. 4723749



DAVID SHELDON
TAX PARCEL NO: 3307700035
2247 66TH AVE SE, MERCER ISLAND, WA 98040

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 SW 1/4 SEC. 01, TWP. 24N, RGE. 4E, W.M.

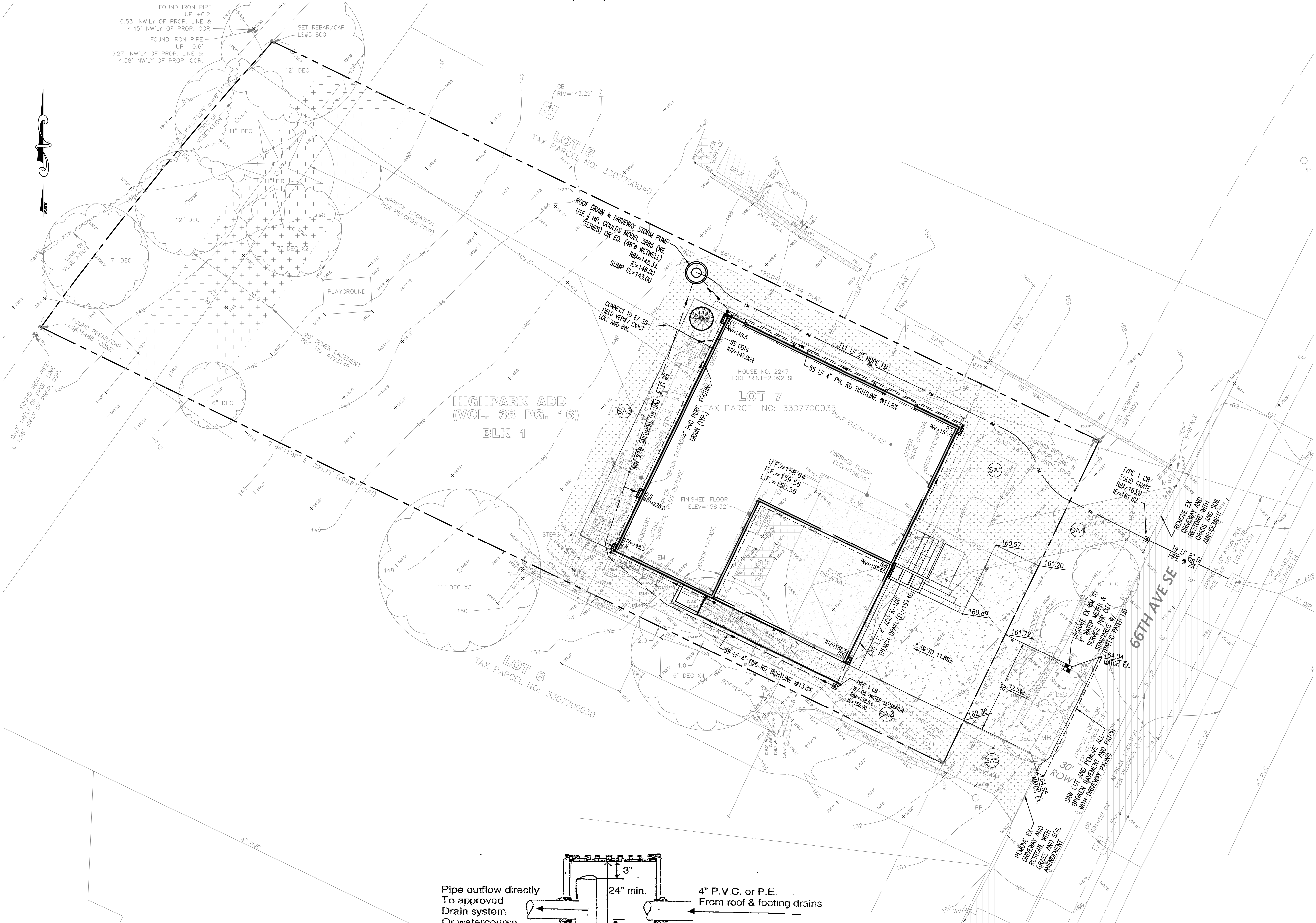
DATE	REVISION HISTORY
11/23/24	SITE BENCHMARK

GROUNDMARK LAND SURVEYING, PLLC

PH: (206) 580-3801 2712 E FIR ST
SEAN@GROUNDMARKLS.NET SEATTLE, WA 98122

SCALE: 1" = 10' DATE: 4/17/24 JOB NO: 24084 SHEET 1 OF 1

SW 1/4, SW 1/4, SEC 01, TWP. 24N., RGE 4E., W.M.



SOIL AMENDMENT NOTE:
 THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

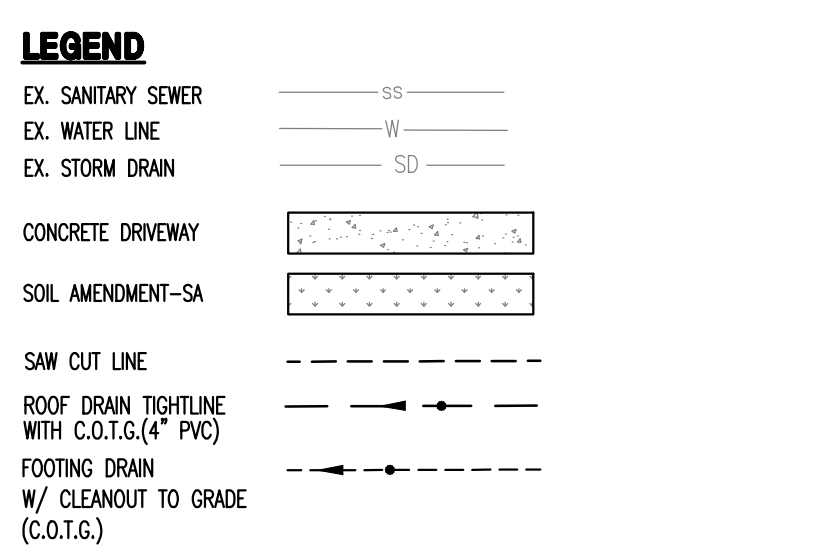
SIDE SEWER NOTE:
 THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.

SITE IMPERVIOUS AREA SUMMARY:
 EXISTING LOT AREA = 15,124 S.F.
 EXISTING BUILDING ROOF = 2,838 S.F.
 EXISTING DRIVEWAY = 2000 S.F.
 EXISTING ACCESS = 107 S.F.
 EXISTING STEPS = 8 S.F.
 TOTAL EXISTING HARD SURFACES AREA = 3,169 S.F.
 EXISTING IMPERVIOUS IS 21% = 0.3371x100 = 33.7% < 35% (NEW DEVELOPMENT FLOW CHART)

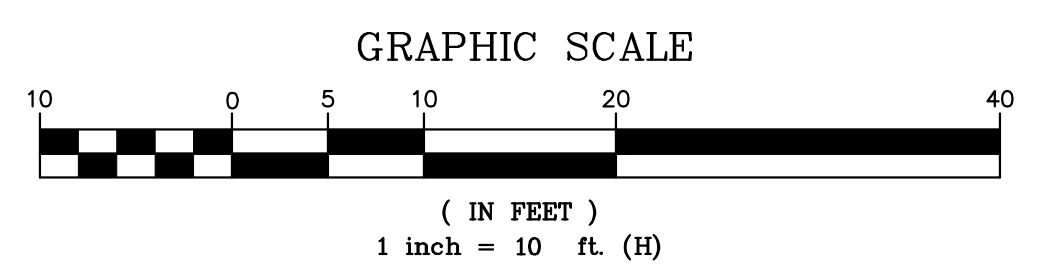
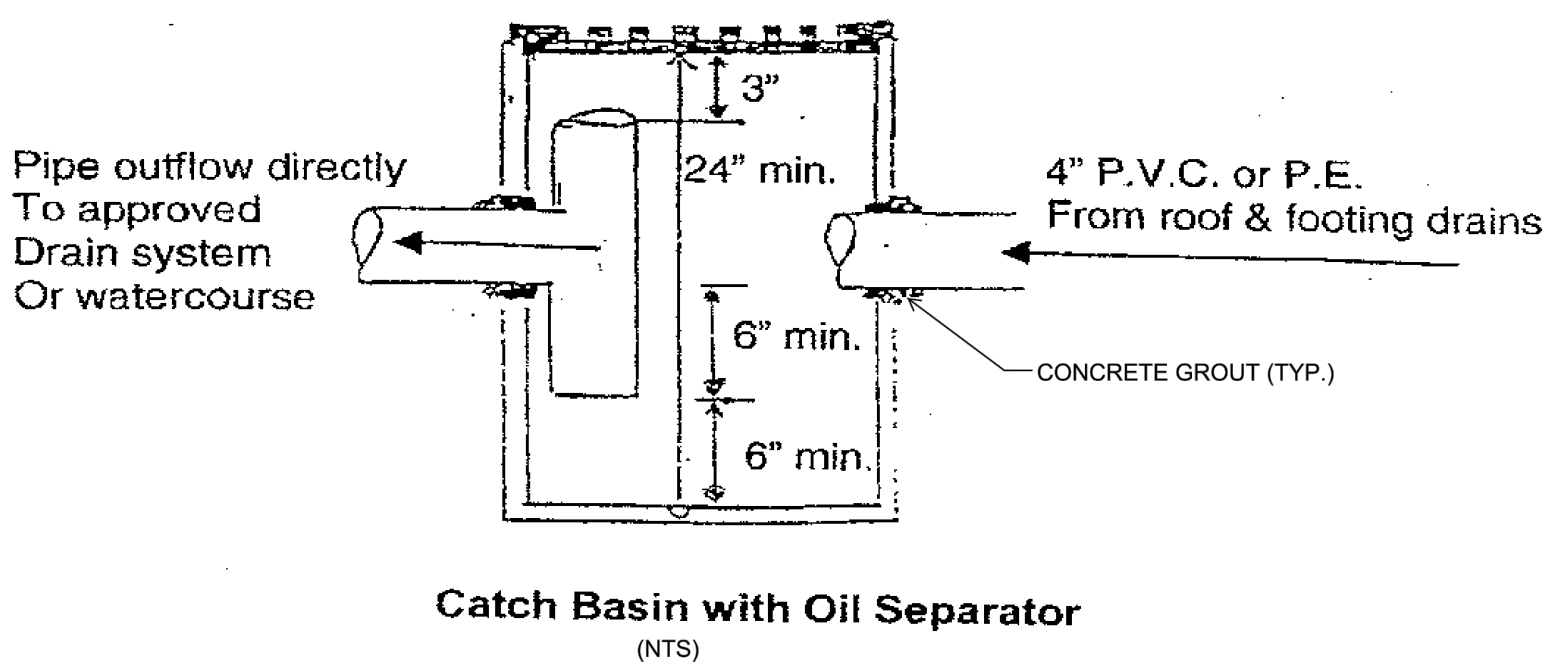
PROPOSED DRIVEWAY WITHIN ROW = 406 S.F.
 PROPOSED DRIVEWAY WITHIN PROPERTY = 512 S.F.
 PROPOSED OPEN PARKING = 180 S.F.
 PROPOSED ENTRANCE AREA = 122 S.F.
 PROPOSED WALKWAY = 100 S.F.
 PROPOSED BUILDING ROOF = 3,569 S.F.
 PROPOSED PATIO = 177 S.F.
 TOTAL NEW HARD SURFACES AREA = 4,996 S.F. < 5000 S.F.

PER FIGURE 1-3.1 FLOW CHART FOR DETERMINING REQUIREMENTS FOR NEW DEVELOPMENT: MINIMUM #1 TO #5 APPLIED TO NEW AND REPLACED HARD SURFACES AND CONVERTED VEGETATION AREAS.

NET DECREASE IN IMPERVIOUS AREA ON-SITE = -107 S.F.



- NOTES:**
- SEE ARCHITECTURE SITE PLAN FOR OTHER PROPOSED INFORMATION NOT SHOWN ON THIS SHEET.
- DRAINAGE GENERAL NOTES:**
- DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE WHICH DRAINS TO AN APPROVED STORM SYSTEM.
 - PROVIDE CLEANSOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
 - ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GULCH JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.
 - FOOTING DRAINS SHALL BE INSTALLED AROUND ALL NEW FOUNDATIONS AND SHALL BE TIGHTLINED TO DISCHARGE TO THE SPLASH BLOCK. FOOTING DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE AT THE BASE OF THE FOOTING, AND SHALL MEET MATERIAL STANDARDS OF D2729 FOR PVC PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. PLACE GRANULAR BACKFILL AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. PROVIDE FILTER FABRIC WRAP AROUND BETWEEN THE GRANULAR BACKFILL AND THE NATIVE SOIL.
- BENCHMARK AND DATUM PER SURVEY**
- BASIS OF BEARING:
 NAD83(2011) EPOCH 2010.00, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE PER GPS OBSERVATIONS.
- VERTICAL DATUM:
 NAVD83 PER GPS OBSERVATIONS.



Nov 12, 2024 - 6:40pm CMC G:\Projects\2024\2427 - 2247\66th Avenue SE, Mercer Is WA 98040 - 512\2427-C2.0.dwg Layout Name: C2

NO.	DATE	REVISION	
PROJECT: FAN RESIDENCE 2247 66TH AVENUE SE MERCER ISLAND, WA 98040 Paving, Grading, Drainage Plan			
DATE: 11-06-24			
FILE NO: 2427 DWG			
SHEET C2.0			

GENERAL STRUCTURAL NOTES

BUILDING CODE
2021 INTERNATIONAL BUILDING CODE

DESIGN METHOD
 ALLOWABLE STRESS DESIGN (ASD)

FLOOR LOADS
 DEAD LOAD: **15 psf**
 LIVE LOAD: **40 psf**

ROOF LOADS
 DEAD LOAD: **15 psf**
 LIVE LOAD (SNOW): **25 psf**

WIND DESIGN DATA
 1. BASIC WIND SPEED: **110 MPH**
 2. RISK CATEGORY: **II**
 3. WIND EXPOSURE: **B**
 4. Kzt = **1.38**
 5. ANALYSIS PROCEDURE: ENVELOPE SIMPLIFIED

SEISMIC DESIGN DATA
 1. SEISMIC IMPORTANCE FACTOR: **1.0**
 2. RISK CATEGORY: **II**
 3. SPECTRAL RESPONSE ACCEL (S_s): **1.55**
 4. SITE CLASS: **D**
 5. SPECTRAL RESPONSE COEFF (S_{ps}): **1.16**
 6. SEISMIC DESIGN CATEGORY: **D**
 7. LFRS: WOOD SHEATHED SHEARWALLS
 8. SEISMIC RESPONSE COEFFICIENT (C_s): **0.178**
 9. RESPONSE MODIFICATION FACTOR (R): **6.5**
 10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
 11. BASE SHEAR: **32 KIPS (ASD)**

GENERAL

1. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE DESIGNER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTORS RISK.

2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.

3. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ERECTION BRACING, FORMWORK, AND TEMPORARY CONSTRUCTION SHORING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED IN WRITING PRIOR TO ERECTION.

4. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.

7. 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 BY THE ENGINEER.

8. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.

9. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS TO CONSTRUCTION DETAILS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATION IN THE **INTERNATIONAL BUILDING CODE TABLE 1806.2**. FOUNDATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 18 OF THIS AND THE GEOTECH REPORT BY NELSON GEOTECHNICAL ASSOCIATES, INC. DATED JUNE 17th, 2024.

2. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING VALUES:
 4"Ø PIN PILE COMPRESSION CAPACITY **20 kips**
 EQUIV. FLUID PRESSURES
 ACTIVE PRESSURE 40 PCF
 AT REST PRESSURE 60 PCF
 PASSIVE PRESSURE 150 PCF

3. ALL FOOTINGS SHALL BE FOUNDED AT LEAST 18" BELOW THE UNDISTURBED GROUND SURFACE OR TO FROST DEPTH. ALL FOOTINGS SHALL BE FOUNDED ON COMPACTED FILL OR UNDISTURBED NATURAL GRADE UNLESS OTHERWISE NOTED.

4. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER, OR OTHER DEBRIS. ALL WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING. FILL AND BACKFILL SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 8 INCHES THICK, PROPERLY MOISTENED TO APPROXIMATE OPTIMUM REQUIREMENTS AND THOROUGHLY ROLLED OR COMPACTED WITH APPROVED EQUIPMENT IN SUCH A MANNER AND EXTENT AS TO PRODUCE A RELATIVE COMPACTION OF 90% OF MAXIMUM POSSIBLE DENSITY AS DETERMINED BY ASTM D1557. HAND TAMPERS SHALL WEIGH AT LEAST 50 POUNDS EACH AND SHALL HAVE A FACE AREA NOT IN EXCESS OF 64 SQUARE INCHES. HAND TAMPERS MAY BE OPERATED EITHER MANUALLY OR MECHANICALLY AND SHALL BE USED WHERE LARGER POWER DRIVEN COMPACTION EQUIPMENT CANNOT BE USED.

5. PIN PILES SHALL CONSIST OF 4" DIAMETER DRIVEN STEEL PILES. PILES SHOULD CONSIST OF GALVANIZED SCHEDULE-40, ASTM A-53 GRADE "A" PIPE AND BE DRIVEN TO REFUSAL, ABOUT 5'-0" - 8'-6" BELOW EXISTING SURFACE, WITH A TRACTOR-MOUNTED HAMMER WITH AN ENERGY RATING OF AT LEAST 1,100 FOOT-LB. REFUSAL CRITERIA BASED ON 15 SECONDS TO DRIVE PILE LESS THAN 1" DURING CONTINUOUS DRIVING AT A RATE OF 550 BLOWS PER MINUTE. BATTERED PILES SHALL BE AT A SLOPE OF 3H:12V (APPROX. 15°) OR STEEPER. TESTING OF PILES SHALL BE IN ACCORDANCE WITH ASTM STANDARD D1143-81 AND A GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIN PILE INSTALLATION AND LOAD TESTING. AT LEAST TWO PIN PILES IN DIFFERENT AREAS OF PLANNED RESIDENCE FOOTPRINT SHALL BE TESTED PRIOR TO INSTALLING THE PRODUCTION PILES FOR THE PROJECT. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

CONCRETE

1. ALL CONCRETE UNLESS OTHERWISE NOTED SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 PCF) AGGREGATES SHALL CONFORM TO ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.

2. ALL CONCRETE DESIGN IS BASED ON A 28 DAY COMPRESSIVE STRENGTH (f_c) OF 2500 PSI. WHERE 3000 PSI CONCRETE IS REQUIRED BY THE BUILDING DEPARTMENT FOR WEATHERING PURPOSES ONLY, NO SPECIAL INSPECTION IS REQUIRED.

3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, CSA NORMAL.

4. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES IN FLATWORK.

5. PLACEMENT OF CONCRETE SHALL CONFORM WITH ACI 301.

6. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.

7. POUR/CONTROL JOINTS CAN BE USED TO MINIMIZE EFFECTS OF SHRINKAGE AS WELL AS PLACED AT POINTS OF LOW STRESS. RECOMMENDED MAXIMUM AREA OF POUR/CONTROL JOINTS IS 400SF.

8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL FOR FORMED WORK SHALL BE AS FOLLOWS:
 INTERIOR WALL: 3/4"
 EXT. WALLS, NOT EXPOSED TO WEATHER: 1 1/2"
 EXPOSED TO EARTH OR WEATHER (#5 OR SMALLER): 1 1/2"
 *NOTE: CONCRETE CAST AGAINST GROUND SHALL HAVE 3" MIN. COVERAGE

9. PIPES AND CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.

10. CONCRETE MIXES SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318 (WHEN STRENGTH DATA FROM TRIAL BATCHES OR FIELD EXPERIENCE ARE NOT AVAILABLE). ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F_c) OF 2500 PSI, WITH A MINIMUM CEMENT CONTENT OF 470 LBS/CUBIC YARD (5 SACKS PER CUBIC YARD). MIXES SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. NO MORE THAN A 1" PLUS TOLERANCE SHALL BE ALLOWED.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (fy = 60 KSI) FOR BAR SIZES NO. 4 & LARGER, GRADE 40 (fy = 40 KSI) FOR NO. 3 BARS.

2. ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED ON THE PLANS. WHERE LAP OR SPLICE LOCATIONS ARE NOT SPECIFICALLY INDICATED ON THE CONSTRUCTION DOCUMENTS, LAPS AND/OR SPLICES SHALL BE 42 BAR DIA AND BE WELL STAGGERED. NO MORE THAN 50% OF HORIZONTAL OR VERTICAL BARS SHALL BE SPLICED AT ONE LOCATION.

3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185 AND SHALL BE 6x6 W1.4xW1.4 UNLESS OTHERWISE NOTED. LAP REINFORCEMENT 6" MINIMUM.

4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED. SLAB ON GRADE REINFORCEMENT SHALL BE PLACED AT MID-DEPTH OF SLAB AND SHALL BE HELD SECURELY IN PLACE WITH MECHANICAL DEVICES DURING PLACING OF THE CONCRETE.

FRAMING LUMBER

1. FRAMING LUMBER SHALL BE DOUG-FIR NO. 2 FOR STUDS AND JOISTS, DOUG-FIR NO. 1. FOR BEAMS AND POSTS. GRADES ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS. LUMBER TO BE GRADE MARKED PER WCLIB SPECIFICATIONS.

2. GLU-LAMINATED MEMBERS SHALL BE 24F-V4 (DF-L) FOR SINGLE SPAN AND 24F-V8 FOR CONTINUOUS SPAN & CANTILEVERED.

3. STRUCTURAL SHEATHING SHALL BE APA RATED PLYWOOD OR OSB, EXPOSURE 1 SHEATHING CONFORMING TO EITHER COMMERCIAL STANDARDS P51-83, APA PRP-108, OR VOLUNTARY PRODUCT STANDARD PSE-92. PROVIDE A MINIMUM OF 3/8" EDGE DISTANCE ON ALL NAILS AND 1/2" EXPANSION JOINT BETWEEN ALL PANEL EDGES. MINIMUM SHEATHING REQUIREMENTS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE PLANS:

4. NAILING SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE. USE COMMON NAILS THROUGHOUT UNLESS NOTED OTHERWISE.

5. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

6. PROVIDE PROPERLY SIZED WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

7. PROVIDE 3"x3"x0.225" WASHERS AT ALL ANCHOR BOLTS.

8. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16" UNLESS NOTED OTHERWISE. LAG BOLT PILOT HOLES SHALL BE PRE-DRILLED TO 60% OF THE NOMINAL DIAMETER OF THE LAG BOLT UNLESS NOTED OTHERWISE.

9. ALL SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 3/8" MINIMUM DIAMETER BOLTS SPACED AT A MAXIMUM OF 48" ON CENTER. BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR MASONRY. SEE PLANS AND DETAILS FOR SPECIFIC REQUIREMENTS WHERE APPLICABLE.

10. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS AND SOLID BLOCKING UNDER PERPENDICULAR PARTITION WALLS.

11. WHERE LEDGERS, SILL PLATES, POSTS, OR STUDS ARE IN DIRECT CONTACT WITH CONCRETE OR MASONRY, USE PRESERVE TREATED LUMBER OR PROVIDE GRACE VYCOR PLUS BARRIER BETWEEN WOOD MEMBERS AND CONCRETE OR MASONRY.

12. ALL FASTENERS IN CONTACT WITH PRESERVE TREATED LUMBER OR EXPOSED TO THE ELEMENTS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

GLUED-LAMINATED TIMBER

1. ADHESIVE SHALL BE FOR WET USE.

2. LAMINATIONS SHALL BE OF DOUGLAS FIR/WESTER LARCH, COMBINATION 24F-V4 FOR SIMPLE SPAN BEAMS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPAN AND CANTILEVERED BEAMS, FABRICATED IN ACCORDANCE WITH AITC A190.1 AND ASTM D 3737.

3. FABRICATION SHALL BE BY A LICENSED FABRICATOR.

4. GLULAM BEAMS EXPOSED TO WEATHER SHALL BE PROPERLY SEALED OR FLASHED TO PREVENT DECAY.

MANUFACTURED LUMBER

1. LAMINATED STRAND LUMBER DESIGN IS BASED ON TIMBERSTRAND LSL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:

Fb = 2325 PSI
 Fv = 310 PSI
 E = 1.55 x 10⁶ PSI

2. PARALLEL STRAND LUMBER DESIGN IS BASED ON PARALLAM PSL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:

Fb = 2900 PSI
 Fv = 290 PSI
 E = 2.0 x 10⁶ PSI

3. LAMINATED VENEER LUMBER DESIGN IS BASED ON MICROLAM LVL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:

Fb = 2600 PSI
 Fv = 285 PSI
 E = 1.9 x 10⁶ PSI

4. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED ALONG WITH THE APPROPRIATE ICBO EVALUATION REPORTS TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. INSTALLATION OF SUBSTITUTIONS SHALL NOT PROCEED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.

PREFABRICATED WOOD JOISTS/TRUSSES

1. THE JOISTS/TRUSSES SHALL BE MANUFACTURED BY TRUS JOIST, OR APPROVED EQUAL AND SHALL BE FABRICATED IN ACCORDANCE WITH ASTM D 5055. (SUBSTITUTIONS MUST BE APPROVED BY THE STRUCTURAL ENGINEER OR ARCHITECT IN WRITING, PRIOR TO INSTALLATION)

2. SEE PLANS FOR SIZE, TYPE, AND LOCATIONS OF JOISTS/TRUSSES.

3. THE JOISTS/TRUSSES ARE TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS AND THE MANUFACTURER'S INSTALLATION REQUIREMENTS AND RECOMMENDATIONS. CONTRACTOR SHALL GIVE NOTIFICATION PRIOR TO ENCLOSING THE JOISTS/TRUSSES TO PROVIDE AN OPPORTUNITY FOR INSPECTION OF THE INSTALLATION. PROVIDE BRIDGING, CONTINUOUS LATERAL BRACING, AND DIAGONAL BRACING BETWEEN THE JOISTS/TRUSSES PER THE MANUFACTURER'S RECOMMENDATIONS.

4. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE DRAWINGS SHALL SHOW ALL CRITICAL DIMENSIONS AS WELL AS THE LOADS THE JOISTS/TRUSSES ARE DESIGNED TO SUPPORT. THE JOISTS/TRUSSES ARE TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS, APPROVED FABRICATOR DRAWINGS, AND INSTALLATION SUGGESTIONS.

DEFERRED SUBMITTALS

CONTRACTOR TO SUBMIT DRAWINGS & CALCULATIONS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT TO ARCHITECT/ENGINEER BEFORE SUBMITTING TO JURISDICTION FOR REVIEW & PERMITTING.

ITEM
1. STEEL PIPE PIN PILES (INSTALLATION & TESTING)
2. OPEN WEB WOOD TRUSSES

SPECIAL INSPECTIONS

IN ACCORDANCE WITH IBC CHAPTER 17, THE FOLLOWING TYPES OF WORK REQUIRE SPECIAL INSPECTION. SEE THE SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR INSPECTION AND TESTING. SPECIAL INSPECTION SHALL BE PAID FOR AND PROVIDED BY THE OWNER.

MATERIAL	TASK	CONTINUOUS	PERIODIC	RESPONSIBLE FIRM
FOUNDATIONS	INSPECTION OF INSTALLATION & TESTING OF STEEL PIPE PIN PILES	X	-	SPECIAL INSPECTOR

ABBREVIATION LIST

A.B.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANCH	ANCHORAGE
ARCH	ARCHITECTURAL
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BM	BEAM
BP	BASE PLATE
BRG	BEARING
BTM/BOT	BOTTOM
CIP	CAST-IN-PLACE
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DL	DEAD LOAD
DP	DEEP
EA	EACH
EF	EACH FACE
EQ	ELEVATION
EL	EQUAL
EQUIP	EQUIPMENT
(E)	EXISTING
FLR	FLOOR
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLB	GLU-LAMINATED BEAM
GYP	GYPSUM
HF	HEMLOCK FIR
HORIZ	HORIZONTAL
INCL	INCLUDE
K	KILOPOUND
L	ANGLE
LL	LIVE LOAD
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MISC	MISCELLANEOUS
MIN	MINIMUM
NS	NEAR SIDE
NTS	NOT TO SCALE
OF	OUTSIDE FACE
PCF	POUNDS PER CUBIC FOOT
PDA	POWDER DRIVEN ANCHORS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
QTY	QUANTITY
REINF	REINFORCING
RF	ROOF
SCHED	SCHEDULE
SF	SQUARE FOOT
SHTG	SHEATHING
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TOB	TOP OF BEAM
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TYP	TYPICAL
ULT	ULTIMATE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WF	WIDE FLANGE
W/O	WITHOUT
WT	WEIGHT
WWF	WELDED WIRE FABRIC



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11/22/24

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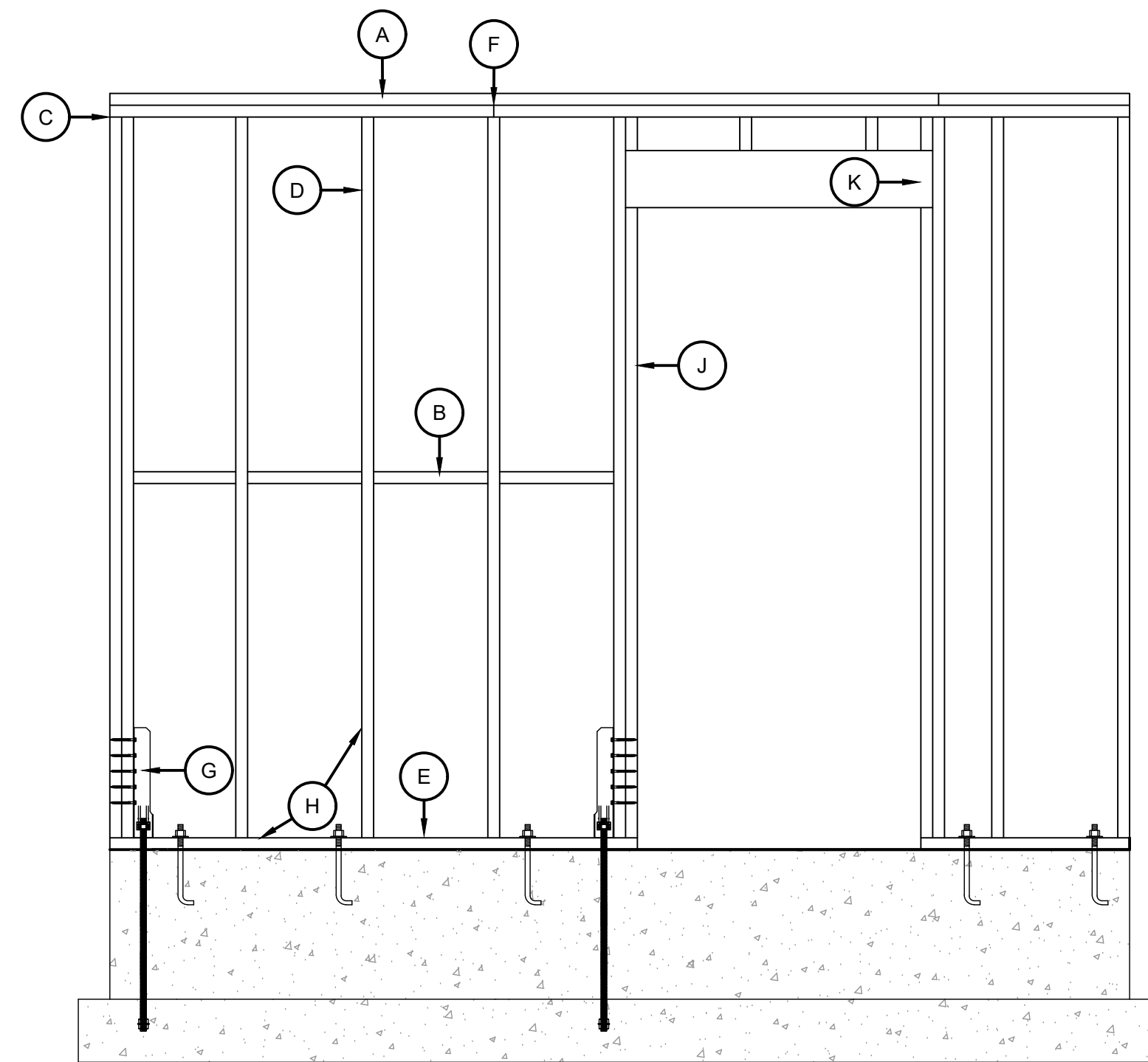
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GENERAL STRUCTURAL NOTES

Sheet:

S1.0

Job Number: 24-086

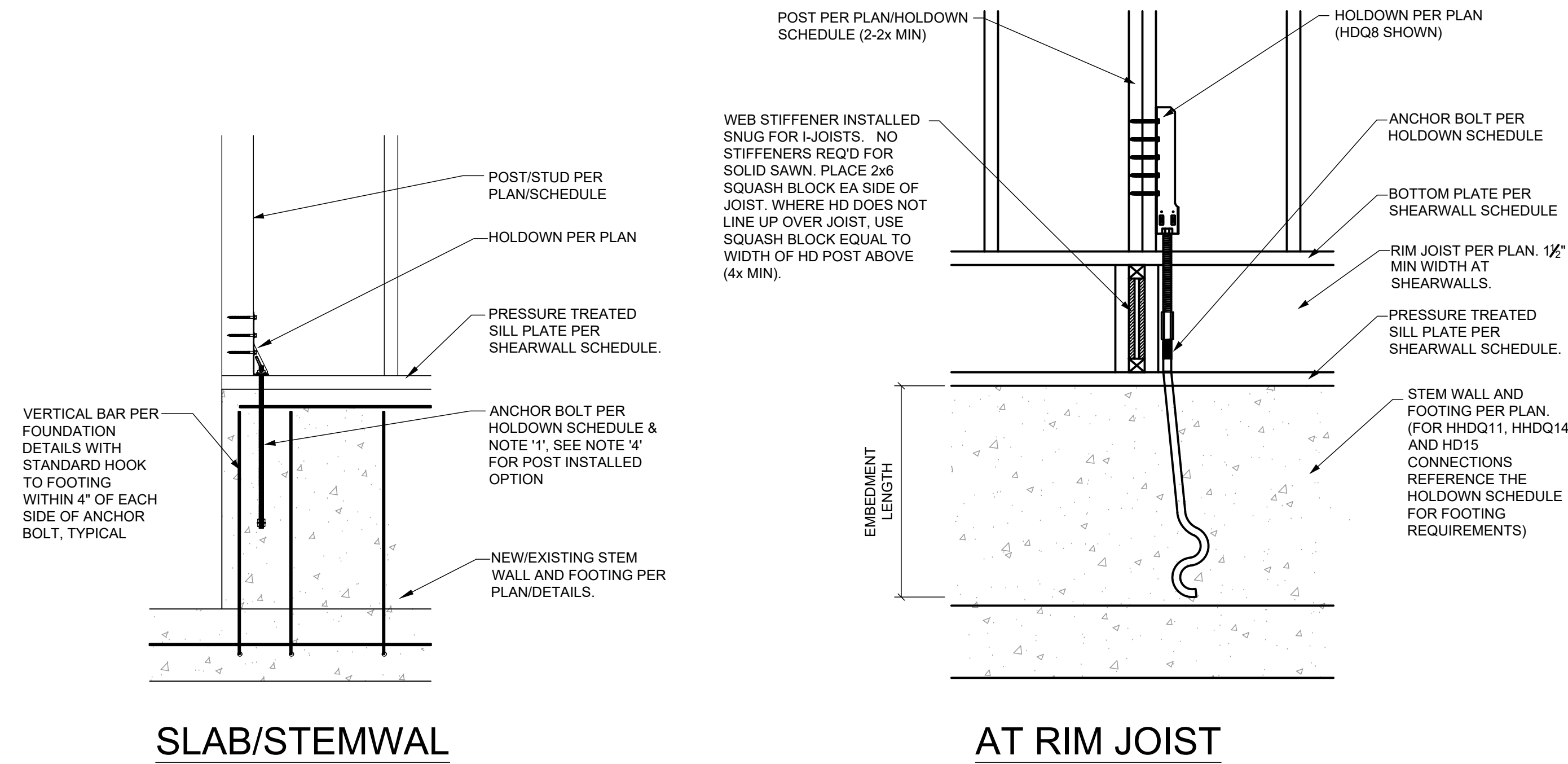


1 TYPICAL SHEARWALL ELEVATION
S1.1 NTS

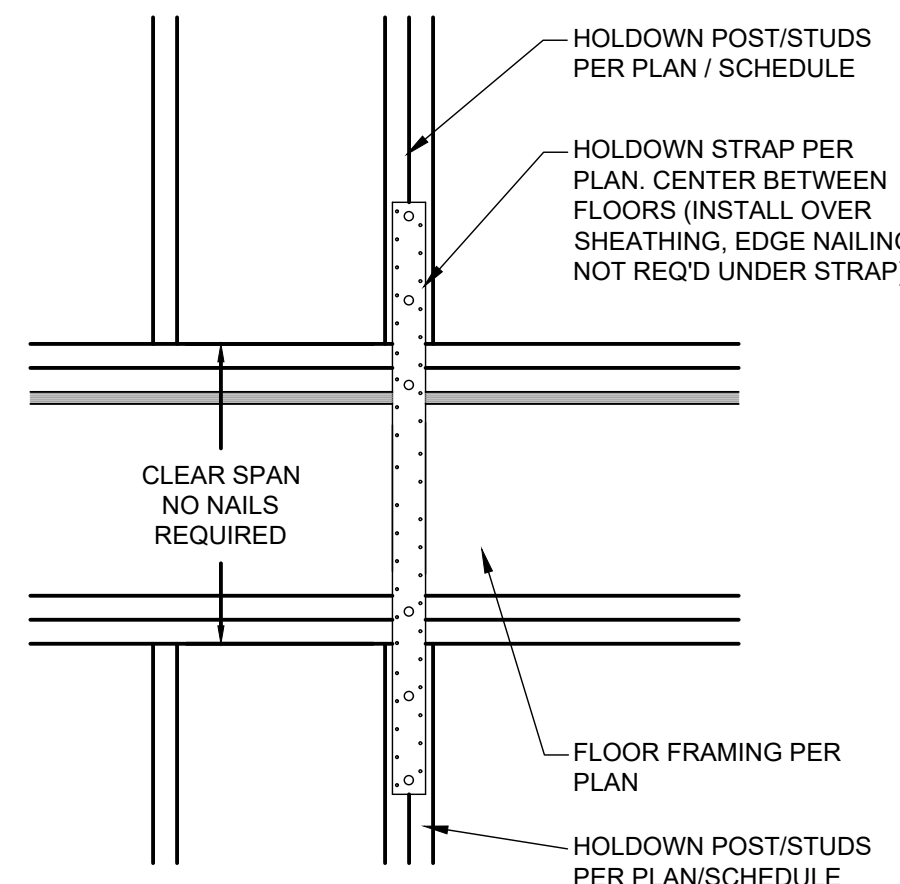
SHEARWALL SCHEDULE								
SHEARWALL MARK	SHEATHING MATERIAL	FASTENER TYPE AND SIZE	PANEL EDGE NAILING	PANEL FIELD NAILING	SILL PLATE MATERIAL AND ANCHOR BOLT SIZE AND SPACING (MIN EMBED 7")	BOTTOM PLATE SIZE AND CONNECTION	ALLOWABLE CAPACITY FOR SEISMIC LOADS (8d, 1/8")	ALLOWABLE CAPACITY FOR WIND LOADS (8d, 1/8")
SW-6			6" O.C.	12" O.C.	PT 2x SILL PLATE w/ 3/8" AB @ 48" O.C.	2x BOTTOM PLATE w/ 16d AT 6" O.C. INTO RIM JOIST/BLOCKING	240 PLF	335 PLF
SW-4	1/8" OR 1/2" OSB OR PLYWOOD SHEATHING ONE FACE	8d (0.134") COMMON NAIL (1-1/2" MIN PENETRATION INTO FRAMING MEMBERS)	4" O.C.		PT 2x SILL PLATE w/ 3/8" AB @ 32" O.C.	2x BOTTOM PLATE w/ 16d AT 4" O.C. INTO RIM JOIST/BLOCKING	350 PLF	490 PLF
SW-3			3" O.C.		PT 3x SILL PLATE w/ 3/8" AB @ 16" O.C.	3x BOTTOM PLATE w/ (2) ROWS OF SIMPSON 6" SDW SCREWS AT 6" O.C. INTO RIM JOIST AND BLOCKING	450 PLF	630 PLF
SW-2			2" O.C.		PT 3x SILL PLATE w/ 3/8" AB @ 16" O.C.	3x BOTTOM PLATE w/ (2) ROWS OF SIMPSON 6" SDW SCREWS AT 6" O.C. INTO RIM JOIST AND BLOCKING	585 PLF	820 PLF
M5WH			INDICATES SIMPSON STRONG-WALL, HIGH STRENGTH WOOD SHEARWALL PER MANUFACTURER & DETAIL 2/S3.1					

SHEARWALL NOTES

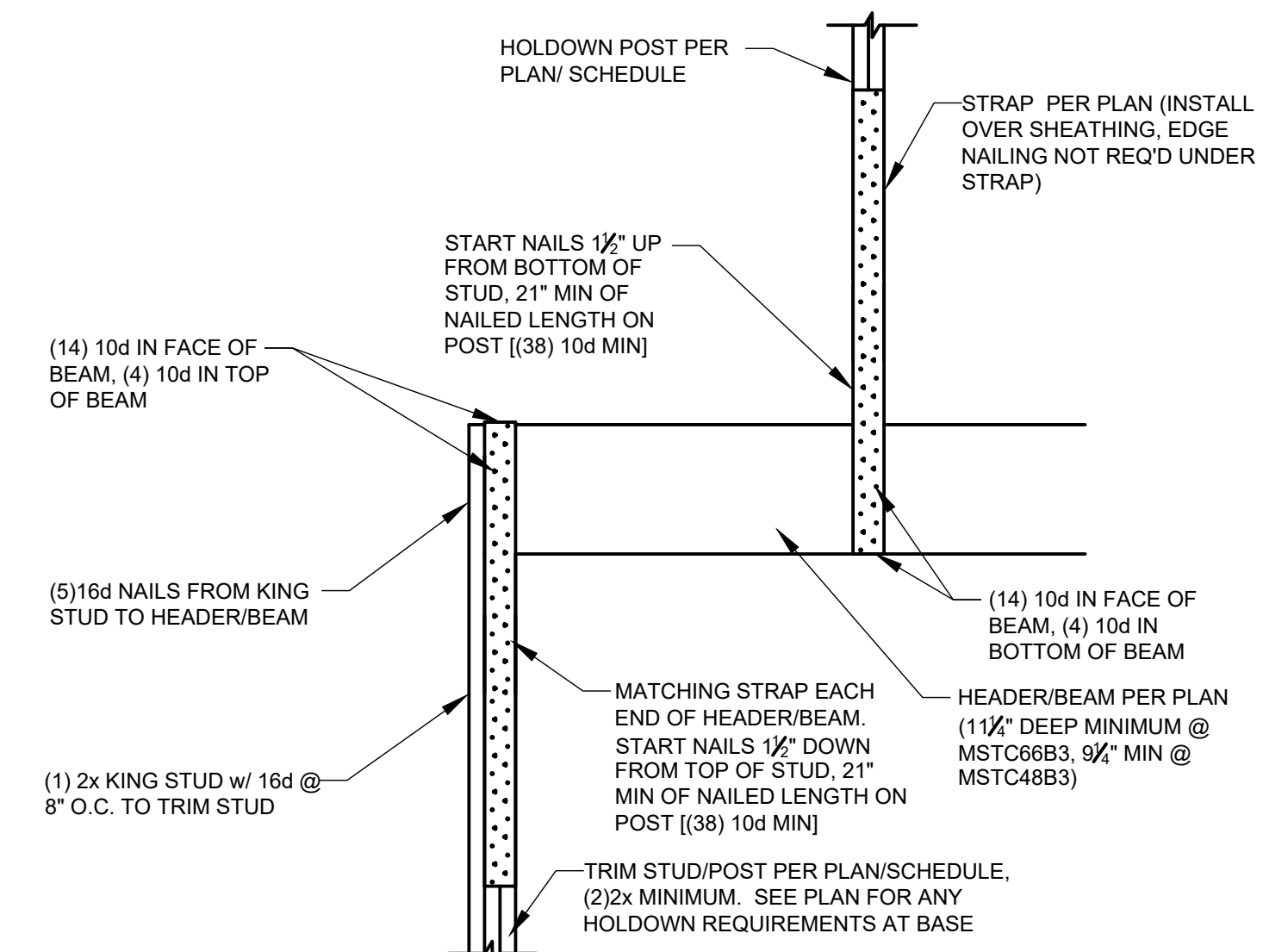
- ALL STUDS, BLOCKING, TOP AND BOTTOM PLATES SHALL BE HEM-FIR NO. 2 UNLESS NOTED OTHERWISE ON PLANS. ALL SHEATHING EDGES MUST BE BACKED WITH 2x OR WIDER FRAMING (SEE NOTE #3).
- SHEATHING MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY. ALL SHEARWALL SHEATHING MUST EXTEND TO THE OUTSIDE EDGE OF ALL HOLDDOWN POSTS AND CORNERS, AND TO THE INSIDE EDGE OF FRAMING AROUND OPENINGS.
- WHERE SHEATHING NAILING IS SHEARWALL TYPE SW-3 AND GREATER, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER. ADDITIONALLY, WHERE SHEARWALLS ARE SHEATHED ON BOTH FACES, ALL STUDS AND PLATES RECEIVING EDGE NAILING FROM BOTH FACES MUST BE A SINGLE 3-INCH NOMINAL MEMBER OR PANEL JOINTS MUST BE OFFSET. (2)2x MAY BE SUBSTITUTED FOR A SINGLE 3x MEMBER PROVIDED THE STUDS ARE STITCH NAILED TOGETHER w/ 10d NAILS STAGGERED AT 24" O.C.
- SHEARWALL NAILING CRITERIA IS BASED ON TABLE 4.2A OF THE AF&PA SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC. VALUES ARE BASED ON OSB OR PLYWOOD SHEATHING w/ HEM-FIR NO. 2 FRAMING AND COMMON NAILS.
- HOLDOWNS AND OTHER CONNECTIONS MAY BE REQUIRED AT THE ENDS OF MANY SHEARWALLS. SIZES AND LOCATIONS OF THESE CONNECTORS ARE INDICATED ON THE PLANS. REFER TO THE APPROPRIATE DETAILS AND/OR HOLDOWN SCHEDULE FOR ADDITIONAL INFORMATION REGARDING ANCHOR BOLTS, EMBEDMENT LENGTH, ETC. WHERE (2) 2x's ARE USED AS A HOLDOWN POST, SHEARWALL EDGE NAILING MUST BE STAGGERED INTO EACH MEMBER OF THE POST.
- ANCHOR BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR GROUTED CMU, AND SHALL BE PLACED TO PROVIDE A MINIMUM OF 2" COVER. PROVIDE 3" COVER FOR CONCRETE CAST AGAINST SOIL.
- ALL MACHINE BOLTS SHALL BE ASTM A307 OR BETTER. HILTI KWIK BOLTS/SIMPSON TITEN HD BOLTS OF THE SAME DIAMETER AS SHOWN IN THE SHEARWALL SCHEDULE MAY BE SUBSTITUTED FOR ANCHOR BOLTS INTO EXISTING CONCRETE. BOLTS SHALL BE EMBEDDED A MINIMUM OF 3 1/2" INTO EXISTING CONCRETE.
- ALL NAILS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD (EXCEPT FOR BORITE TREATED WOOD) MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL TO RESIST CORROSION.
- NAILS MUST BE STAGGERED WHEN SPACED AT 2" O.C.
- PROVIDE A MINIMUM OF 3" x 3" x 0.229" PLATE WASHERS AT ALL ANCHOR BOLTS. THE EDGE OF THE PLATE WASHER MUST BE LOCATED NO MORE THAN 1/2" FROM THE INSIDE FACE OF THE SHEARWALL SHEATHING. FOR SHEARWALLS SHEATHED ON BOTH FACES, SQUARE PLATE WASHERS SHALL HAVE A MINIMUM SQUARE DIMENSION OF SILL PLATE WIDTH MINUS 1". (E.G. 4.5" x 4.5" x 0.229" WASHER FOR 3x6 SILL PLATE.)



2 TYP BOLTED HOLDOWN
S1.1 1" = 1'-0"



3 TYP FLR TO FLR STRAP
S1.1 1" = 1'-0"



4 STRAP HD @ BEAM/HEADER
S1.1 NTS

HOLDOWN SCHEDULE							
HOLDOWN MARK	THREADED ROD SIZE	EMBED INTO CONCRETE	MIN EDGE DISTANCE	MINIMUM POST SIZE	TOTAL FASTENERS	CAPACITY	REMARKS
HDU2	3/8" Ø	10"	2 1/2"	(2) 2x	(6) SDS 1/2" x 1 1/2"	3075#	SEE DET 2/S1.1
HDU4	3/8" Ø	12"	3"	(2) 2x	(10) SDS 1/2" x 2 1/2"	4565#	SEE DET 2/S1.1
HDU8	3/8" Ø	14"	3.5"	(3) 2x	(20) SDS 1/2" x 2 1/2"	6765#	SEE DET 2/S1.1
HDU11	1" Ø	16"	4"	6x6	(30) SDS 1/2" x 2 1/2"	9535#	SEE DET 2/S1.1
MST37	N/A	N/A	N/A	(2) 2x	(22) 16d	2705#	SEE DET 3/S1.1
MST48	N/A	N/A	N/A	(2) 2x	(34) 16d	4200#	SEE DET 3/S1.1
MST72	N/A	N/A	N/A	(3) 2x	(62) 16d	6730#	SEE DET 3/S1.1
MSTC48B3	N/A	N/A	N/A	(2) 2x	(38) 16d	3975#	SEE DET 4/S1.1
(2)MSTC48B3	N/A	N/A	N/A	(4) 2x	(76) 16d	7950#	SEE DET 4/S1.1

HOLDOWN NOTES

- ANCHOR BOLTS SHALL BE A307 ALL-THREAD w/ STANDARD CUT PLATE WASHER BETWEEN DOUBLE NUT OR EQUIVALENT SIMPSON PAB.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH (fc) SHALL BE 2500 PSI. MINIMUM WALL THICKNESS IS 8". U.N.O. ON PLAN OR DETAILS
- ALL HOLDOWNS REQUIRE A (2)2x POST UNLESS NOTED OTHERWISE. WHERE HOLDOWNS ARE INSTALLED INTO THE WIDE FACE OF THE STUD, STUDS MUST BE STITCH NAILED TOGETHER w/ 16d SINKERS STAGGERED AT 4" O.C.
- THREADED RODS MAY BE POST INSTALLED WITH SIMPSON SET-3G, AT-XP, OR HILTI HY-150 EPOXY. UNO, CONSULT EOR FOR HDU8 & HEAVIER POST INSTALLED OPTIONS. SPECIAL INSPECTIONS ARE REQUIRED FOR POST-INSTALLED ANCHORS PER GENERAL STRUCTURAL NOTES.
- MINIMUM EDGE DISTANCE IS FOR FORMED CONCRETE EXPOSED TO WEATHER OR SOIL. FOR CONCRETE CAST AGAINST SOIL PROVIDE 3" CLEAR TO ANCHOR BOLT.
- NAILS/SCREWS TO HOLDOWN POST SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
- WHEN FIELD CONDITION BECOME LESS THAN MINIMUM SHOWN, CONTACT ENGINEER PRIOR TO PROCEEDING.
- ALL HOLDOWN BOLTS MUST BE RE-TIGHTENED JUST PRIOR TO ENCLOSING SECOND SIDE OF WALL.

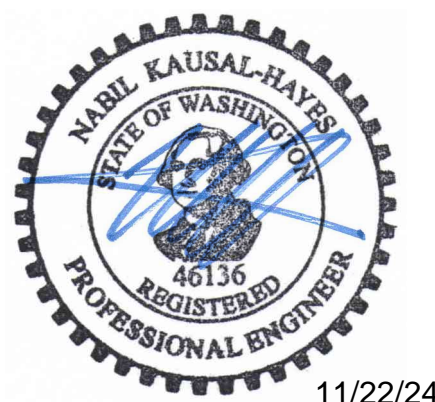
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SHEARWALL SCHEDULE & DETAILS

Sheet:
S1.1

Job Number: 24-086

**Mercer Firsthill
2247**

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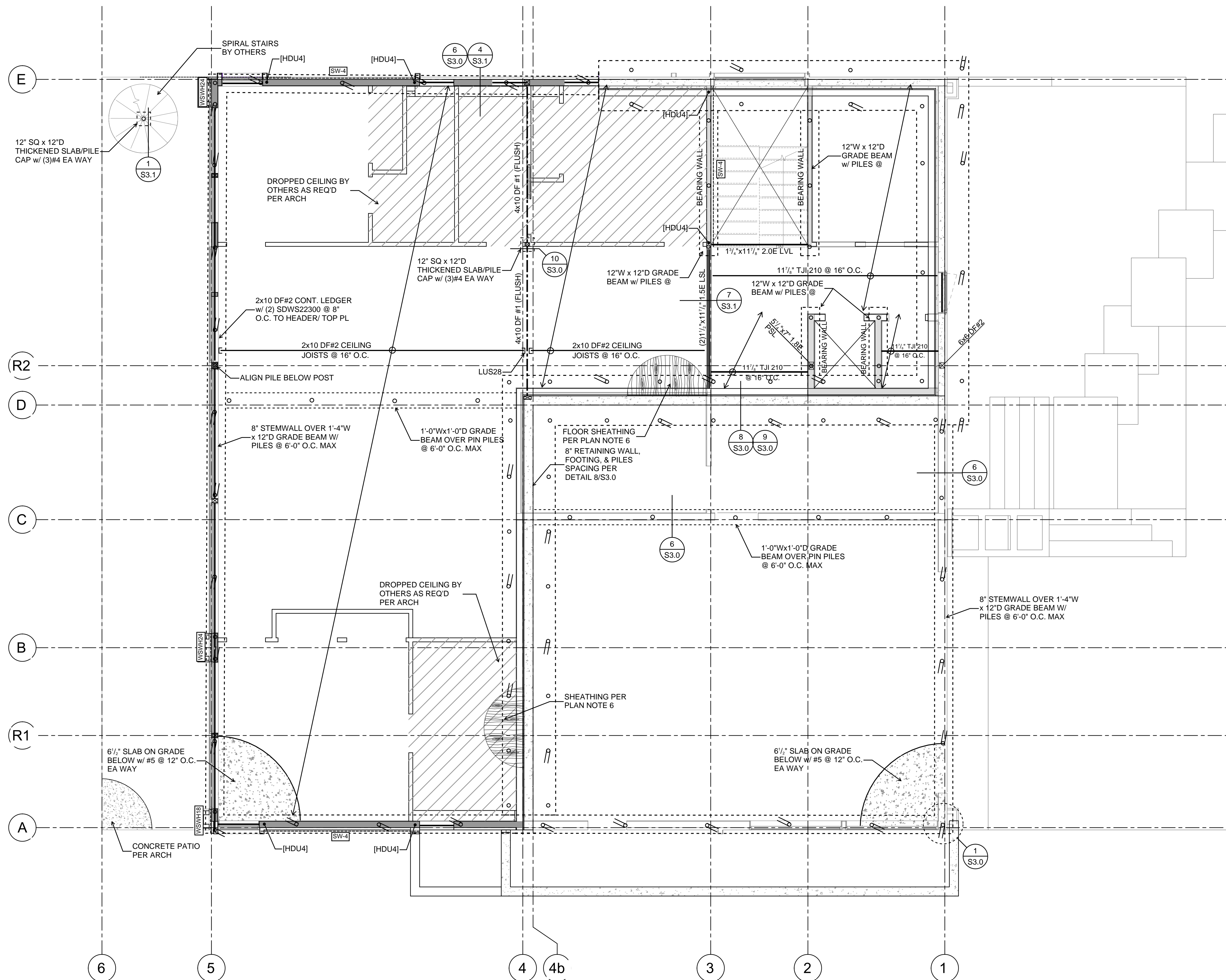
Checked By: NKH

Sheet Name:
**FOUNDATION
& LEVEL 1
FRAMING PLAN**

Sheet:

S2.0

Job Number: 24-086



GENERAL NOTES

- DO NOT SCALE DRAWINGS - SCALE ONLY APPLICABLE WHEN PRINTED FULL SIZE AND SCALE IS LISTED.
- FOR GENERAL STRUCTURAL NOTES, SEE SHEET S1.0.
- ALL HEADERS SHALL BE (2)2x6 DFL #2 U.N.O. ON PLANS.
- PROVIDE (1) 2x TRIM STUD AND (1) 2x KING STUD FOR CLEAR OPENINGS UP TO 4'-0". PROVIDE (2) 2x TRIM STUD AND (2) 2x KING STUD FOR CLEAR OPENINGS UP TO 8'-0". PROVIDE (3) 2x TRIM STUD AND (3) 2x KING STUD FOR CLEAR OPENINGS GREATER THAN 8'-0" U.N.O. ON PLANS.
- ROOF SHEATHING SHALL BE APA RATED 1/2" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP. U.N.O.
- FLOOR SHEATHING SHALL BE APA RATED 3/4" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 4" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP. U.N.O. BLOCK ALL PANEL EDGES.
- PROVIDE SIMPSON CB POST BASE FOR ALL COLUMNS TO CONCRETE & BC POST BASE TO WOOD U.N.O. ON PLAN OR IN DETAILS. ORIENT BASE TO FASTENERS IN STUD WALL WHERE APPLICABLE. REFERENCE ARCH PLANS FOR LOCATION OF CUSTOM CONNECTIONS.
- ALL EXTERIOR WALLS SHALL BE FRAMED AS SHEARWALL TYPE '6' U.N.O. ON PLANS
- SHEATHING PER SHEARWALL SCHEDULE SHALL BE INSTALLED ABOVE AND BELOW ALL OPENINGS AND SHALL RUN CONTINUOUSLY BETWEEN CORNERS.
- SEE SHEET S1.1 FOR TYPICAL HOLDOWN DETAILS.

LEGEND

- NEW STUD WALL PER PLAN, 2x4 @ 16" O.C. MIN INTERIOR, 2x6 @ 16" O.C. MIN EXTERIOR (U.N.O.)
- NEW POST PER PLAN
- NEW FOOTING PER PLAN
- NEW SHEARWALL PER PLAN & SCHEDULE
- INDICATES HOLDOWN PER PLAN & S1.1
- 4" DIA. VERTICAL PIN PILE BY OTHERS, 20kip CAPACITY, SEE S1.0 FOR MORE INFORMATION
- 15° BATTERED 4" DIA. PIN PILE, 16 KIPS AXIAL CAPACITY, 5 KIPS LATERAL CAPACITY, SEE DETAIL 2/S3.0 FOR ADDITIONAL INFORMATION

1 FOUNDATION & LEVEL 1 FRAMING PLAN
S2.0 1/4" = 1'-0"

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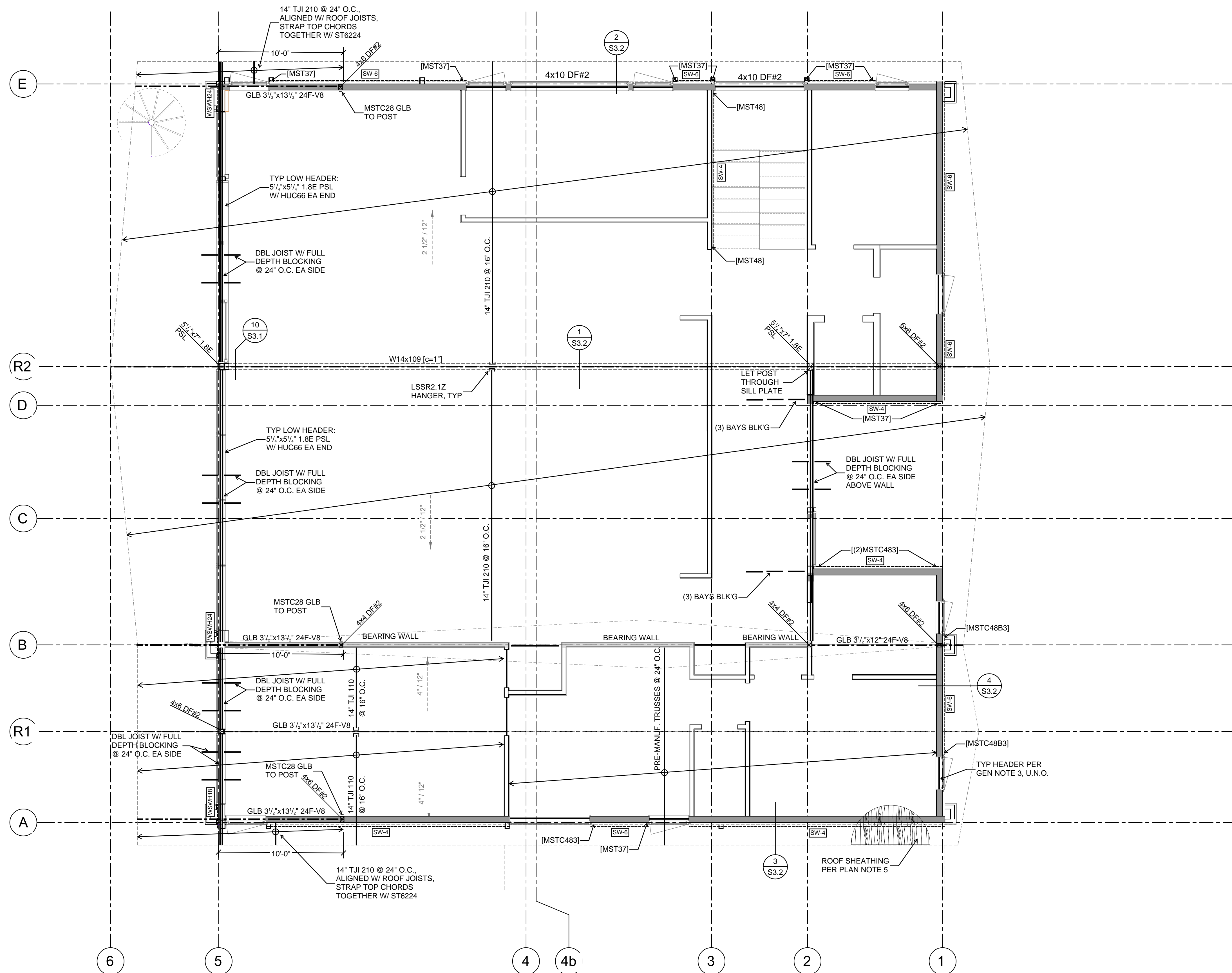
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**ROOF FRAMING
PLAN**

Sheet:

S2.2

Job Number: 24-086



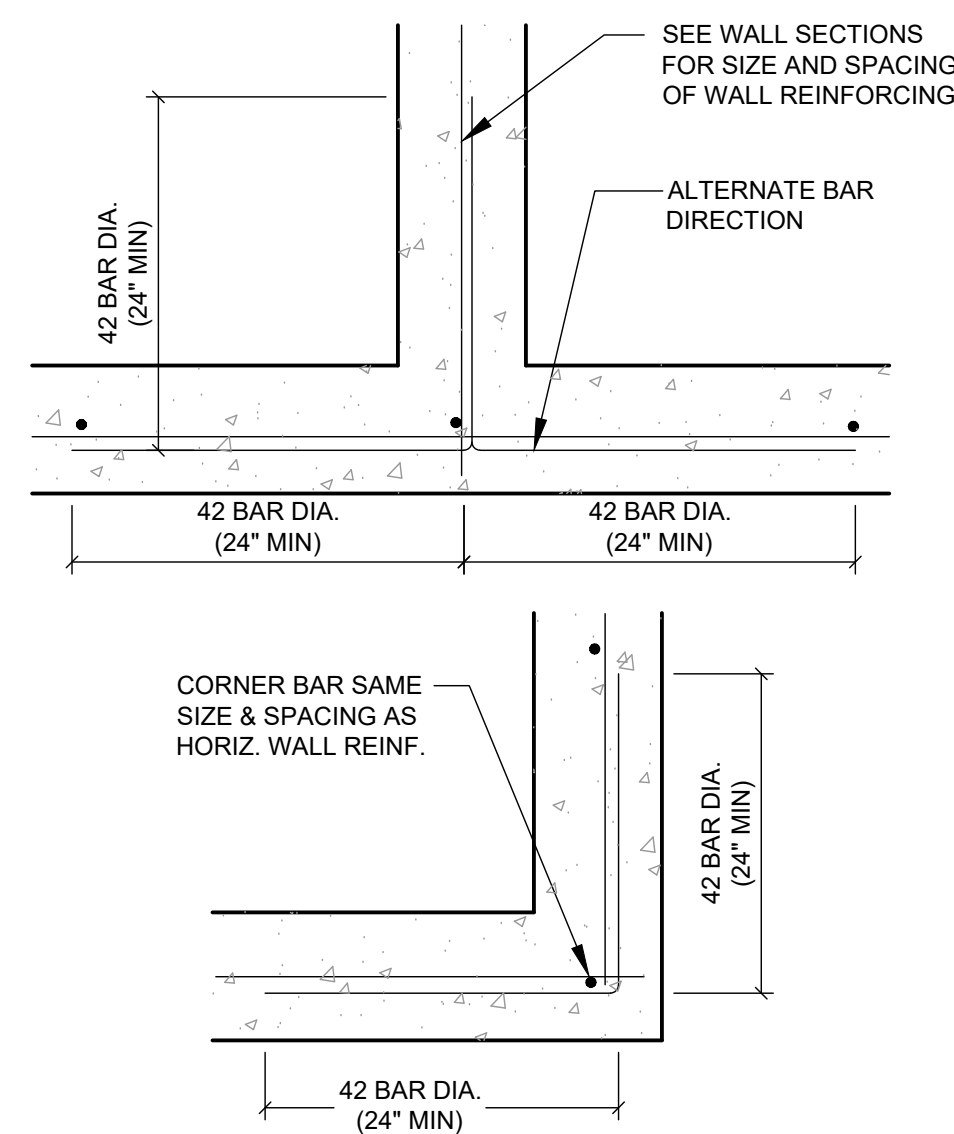
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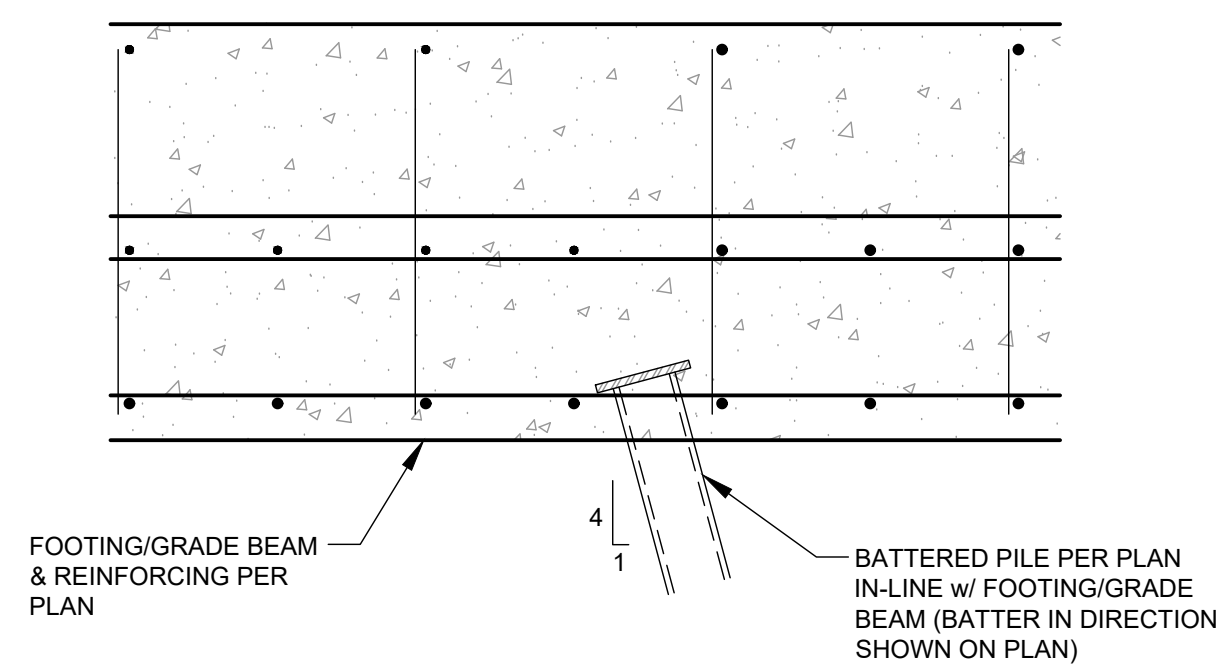
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- NEW SHEARWALL PER PLAN & SCHEDULE
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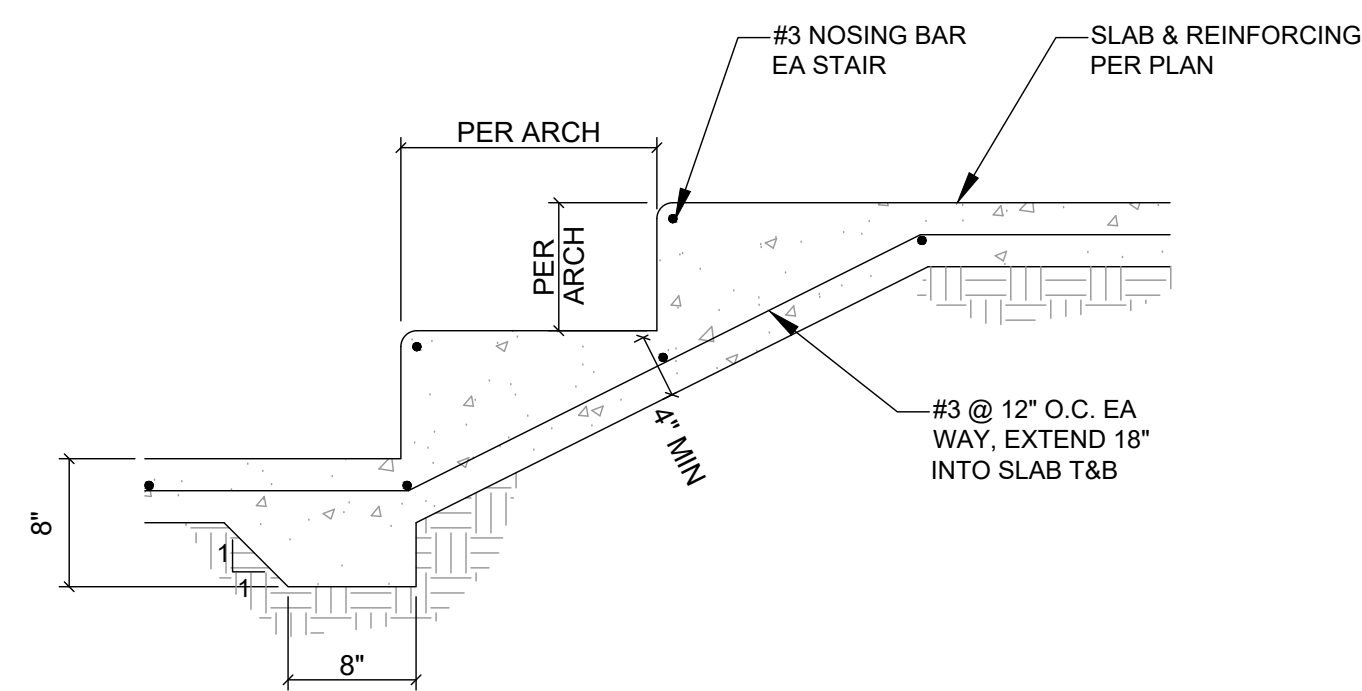
1 ROOF FRAMING PLAN
S2.2 1/4" = 1'-0"



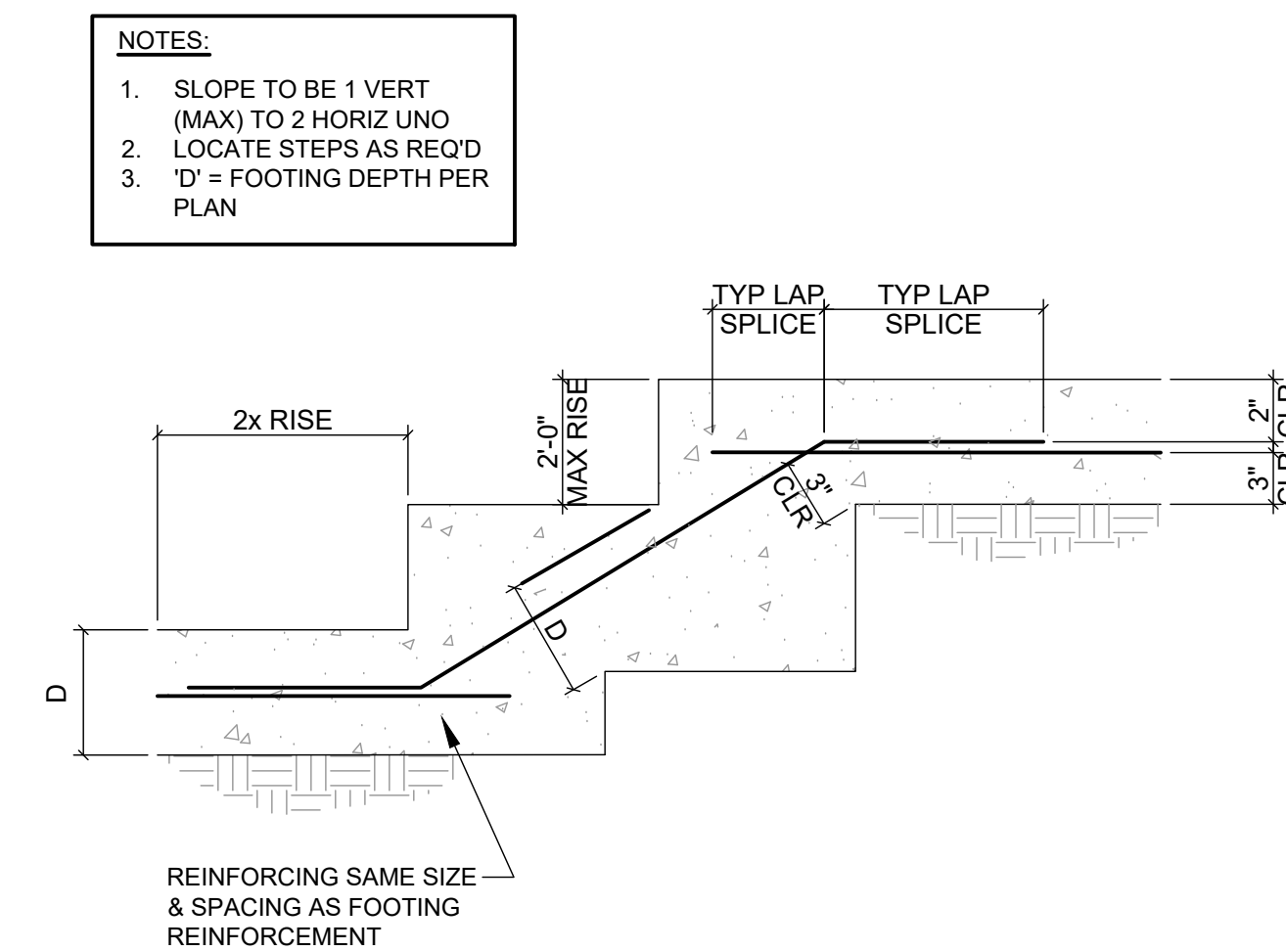
1 TYP CORNER REINFORCEMENT
S3.0 1" = 1'-0"



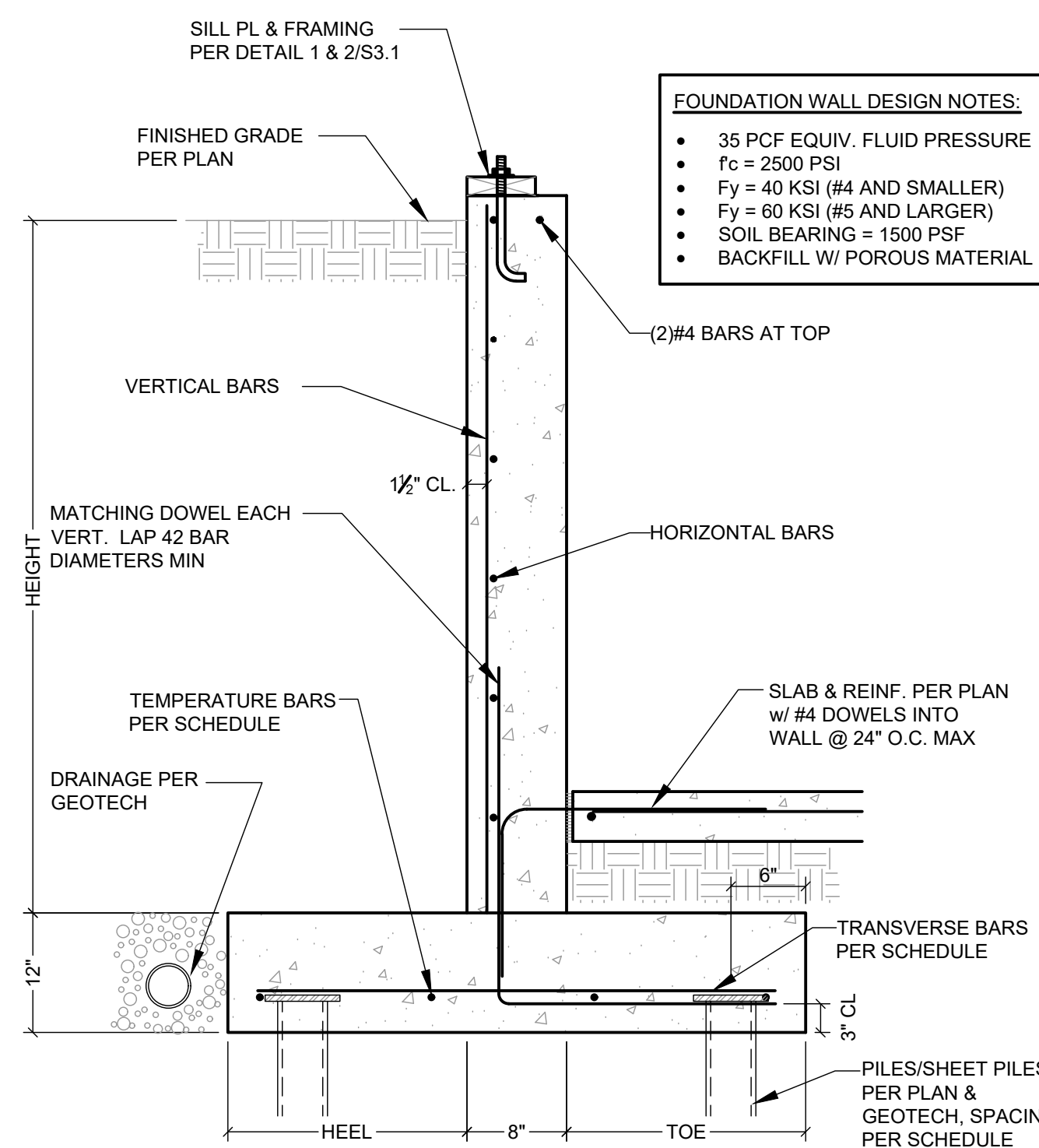
2 BATTERED PILE TO FOOTING
S3.0 1" = 1'-0"



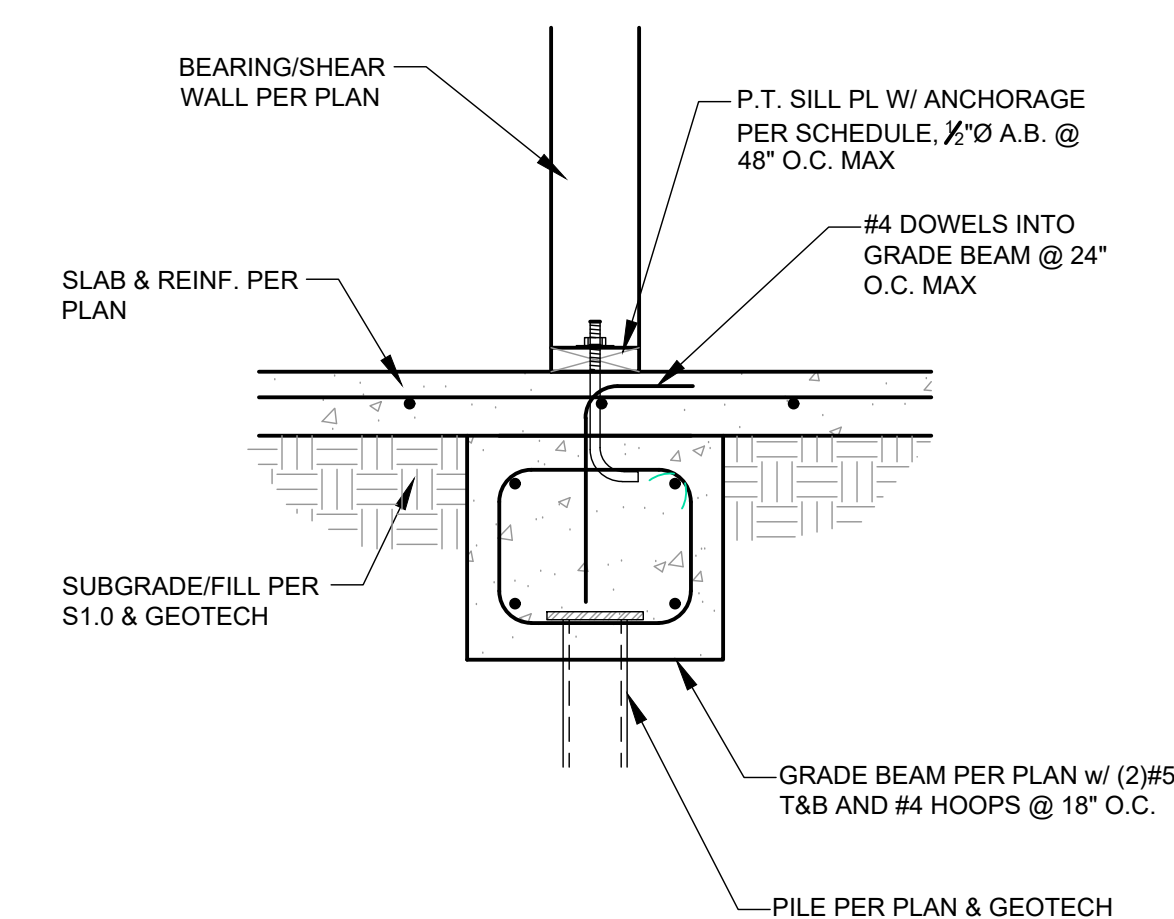
3 TYPICAL CONCRETE STAIRS
S3.0 1" = 1'-0"



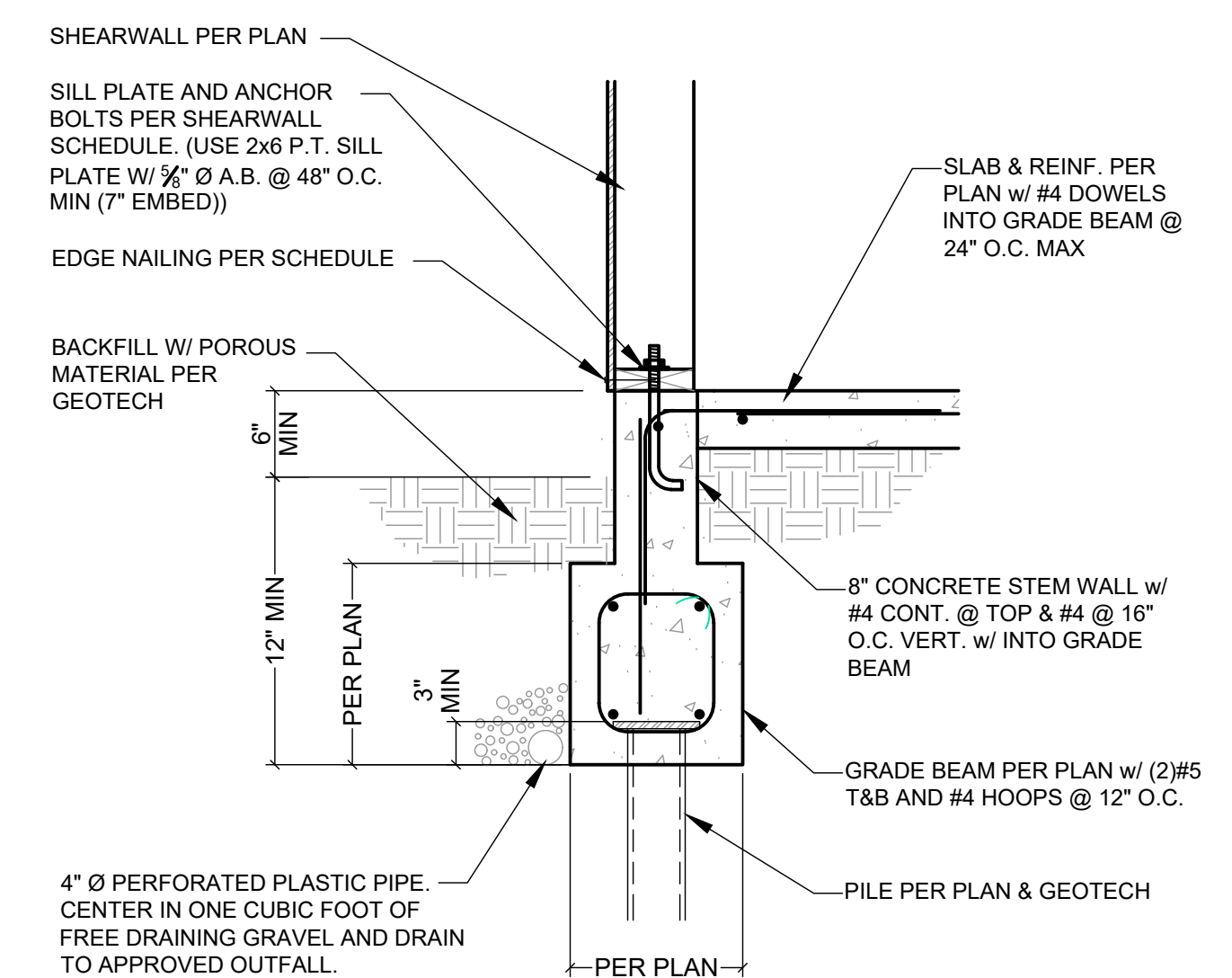
4 TYPICAL STEP IN FOOTING
S3.0 1" = 1'-0"



5 DEPRESSED SLAB(MONOLITHIC)
S3.0 1" = 1'-0"



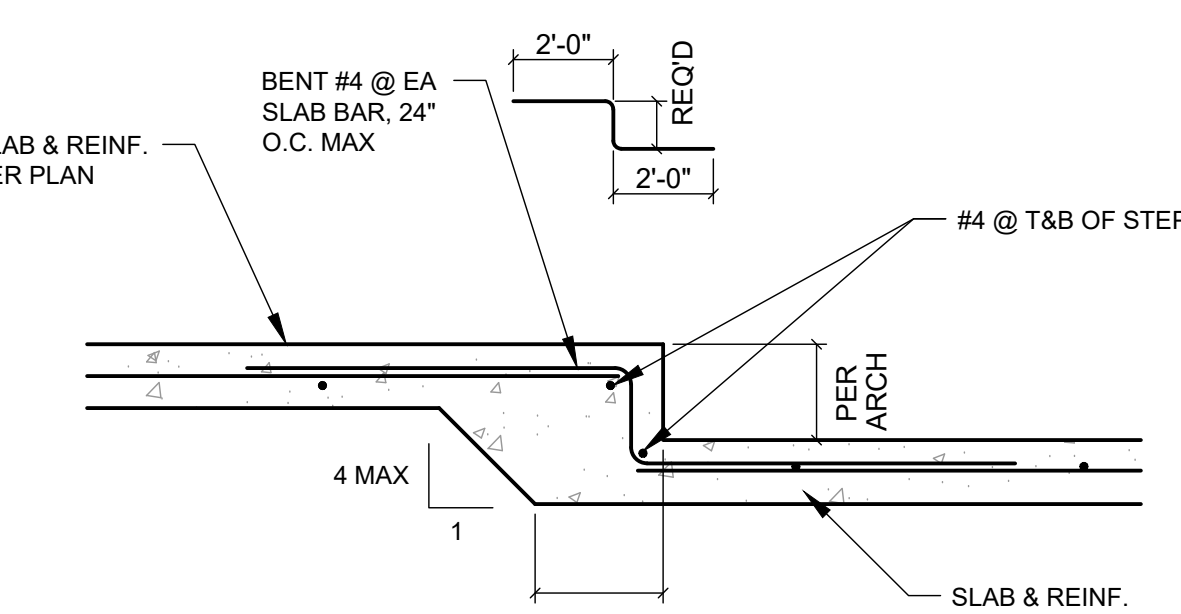
6 SLAB TO GRADE BEAM
S3.0 1" = 1'-0"



7 WALL TO GRADE BEAM
S3.0 1" = 1'-0"

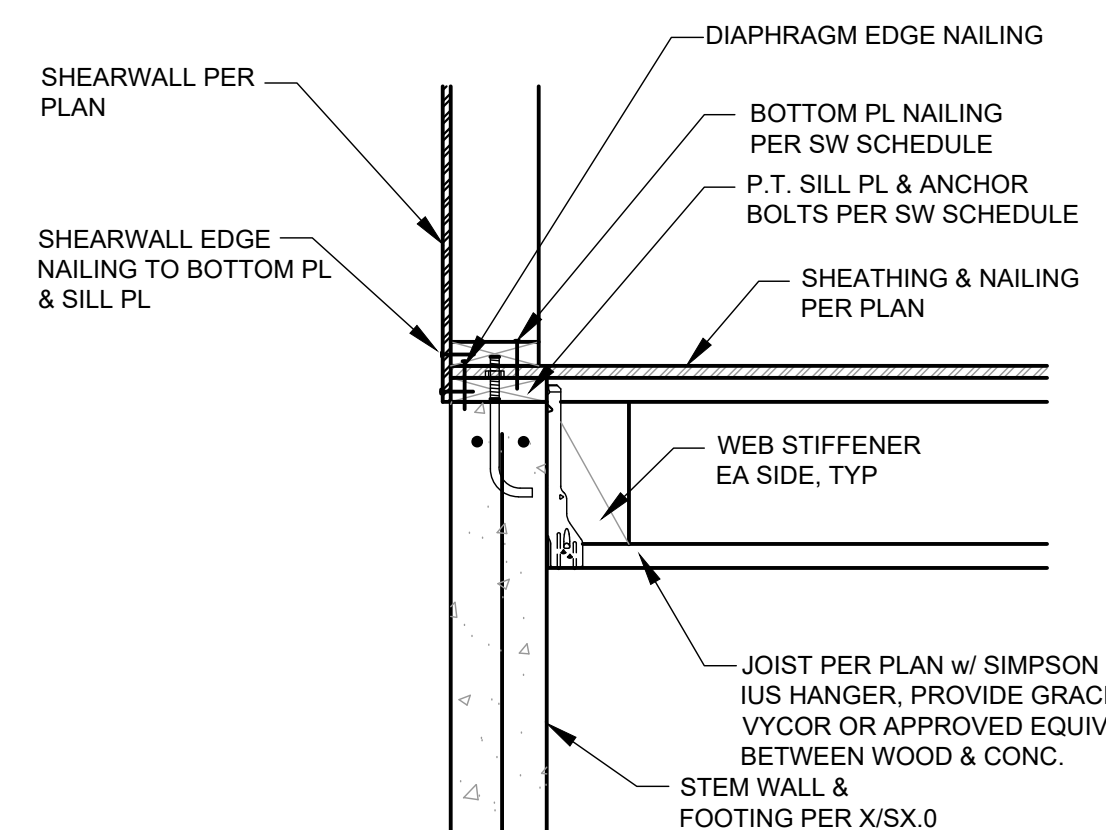
FOUNDATION WALL SCHEDULE							
HEIGHT	HEEL	TOE	PILE SPACING	VERTICAL BARS	HORIZONTAL BARS	TRANSVERSE FOOTING BARS	TEMPERATURE BARS
4'-0"	8"	8"	10'-0"	#4 @ 12" O.C.	#4 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.
7'-0"	1'-8"	1'-8"	8'-0"	#5 @ 12" O.C.	#4 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.
10'-0"	1'-8"	1'-8"	4'-0"	#5 @ 12" O.C.	#4 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.

8 RETAINING WALL SCHEDULE
S3.0 NTS



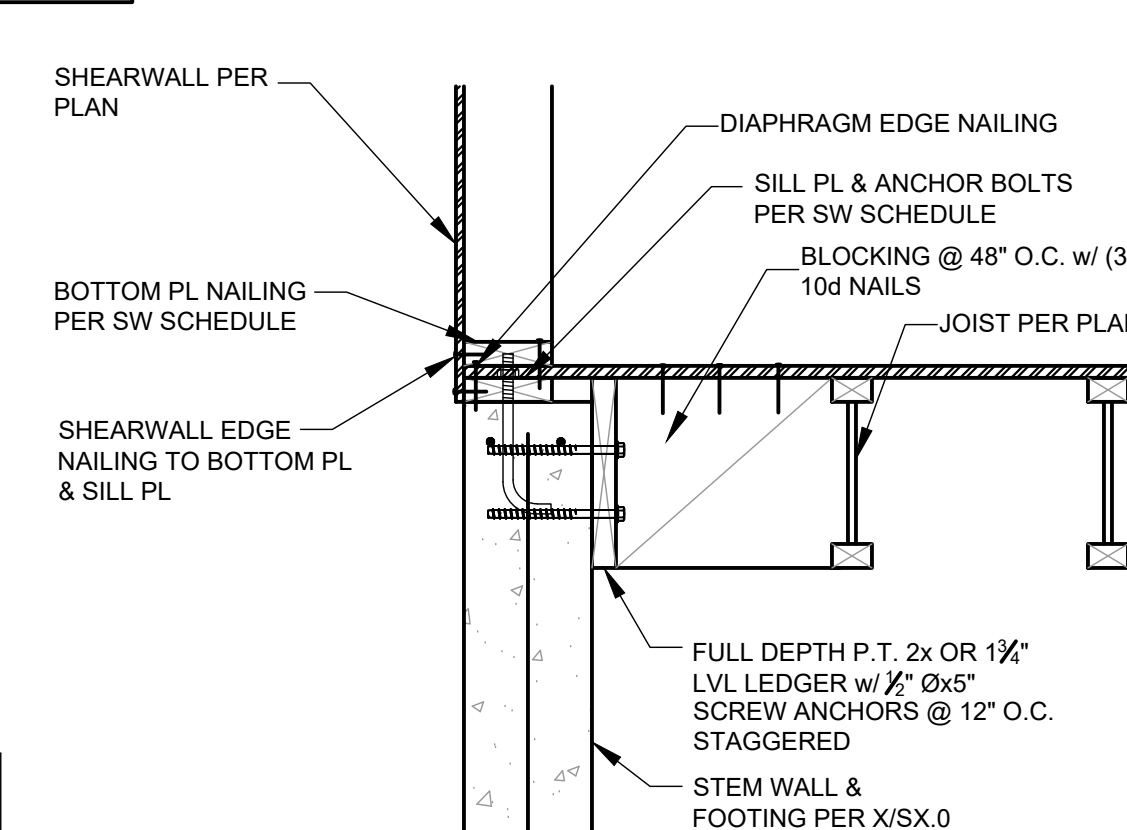
9 SHEARWALL & FLOOR FRAMING TO CONC. WALL
S3.0 1" = 1'-0"

NOTE: DO NOT BACKFILL UNTIL AFTER FLOOR FRAMING/SHEATHING HAS BEEN INSTALLED

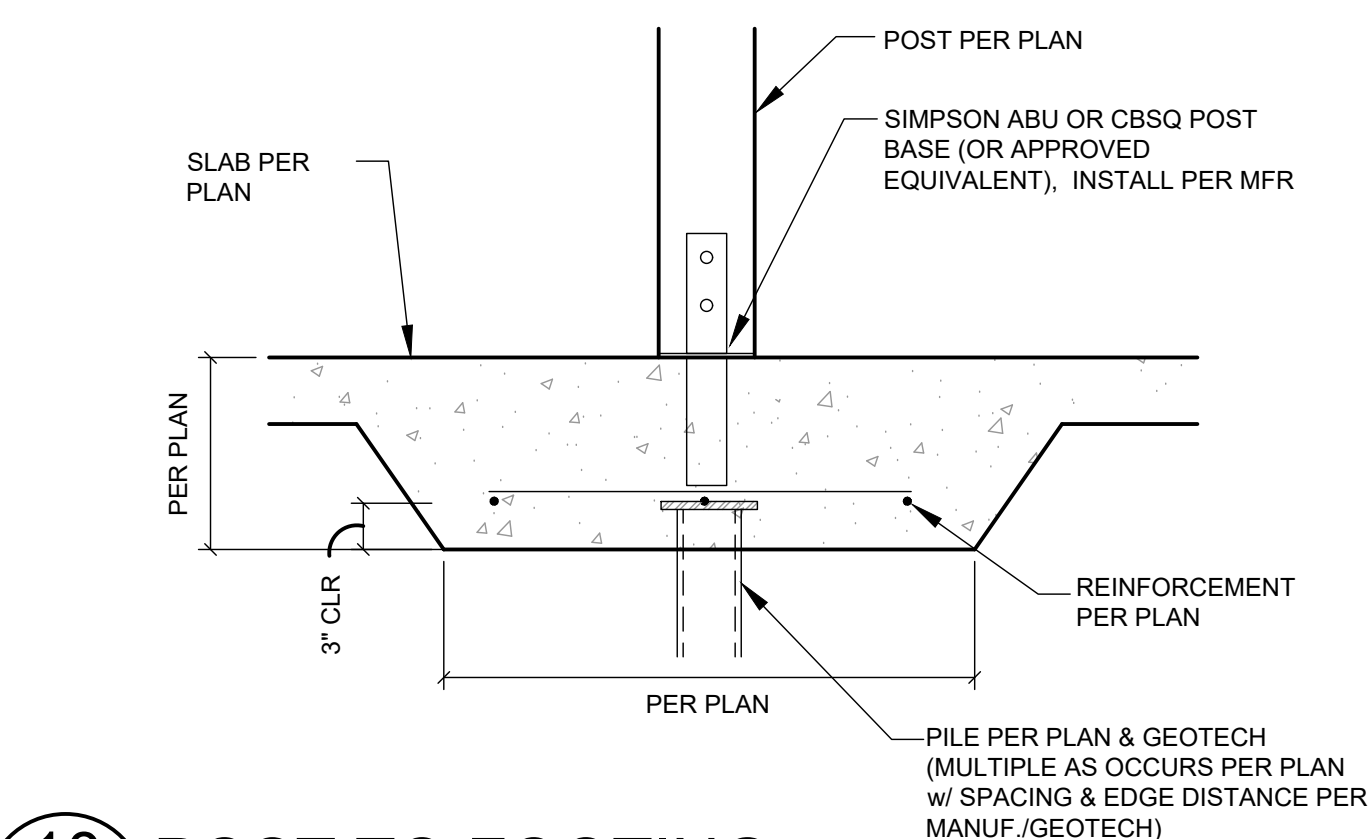


JOISTS PERPENDICULAR

*BREAK SHEARWALL SHEATHING @ BOTTOM OF SILL PLATE



JOISTS PARALLEL

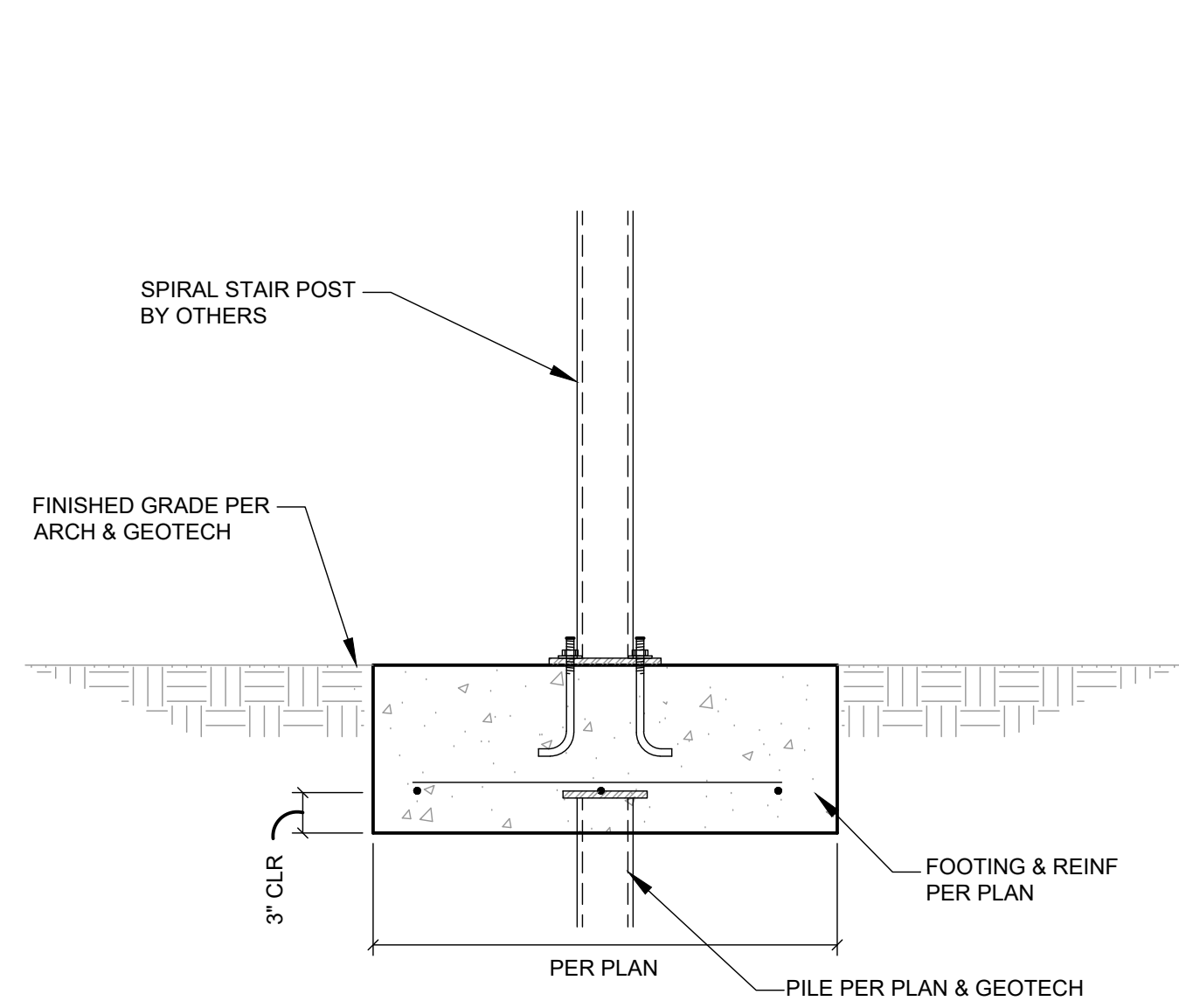


10 POST TO FOOTING
S3.0 1" = 1'-0"

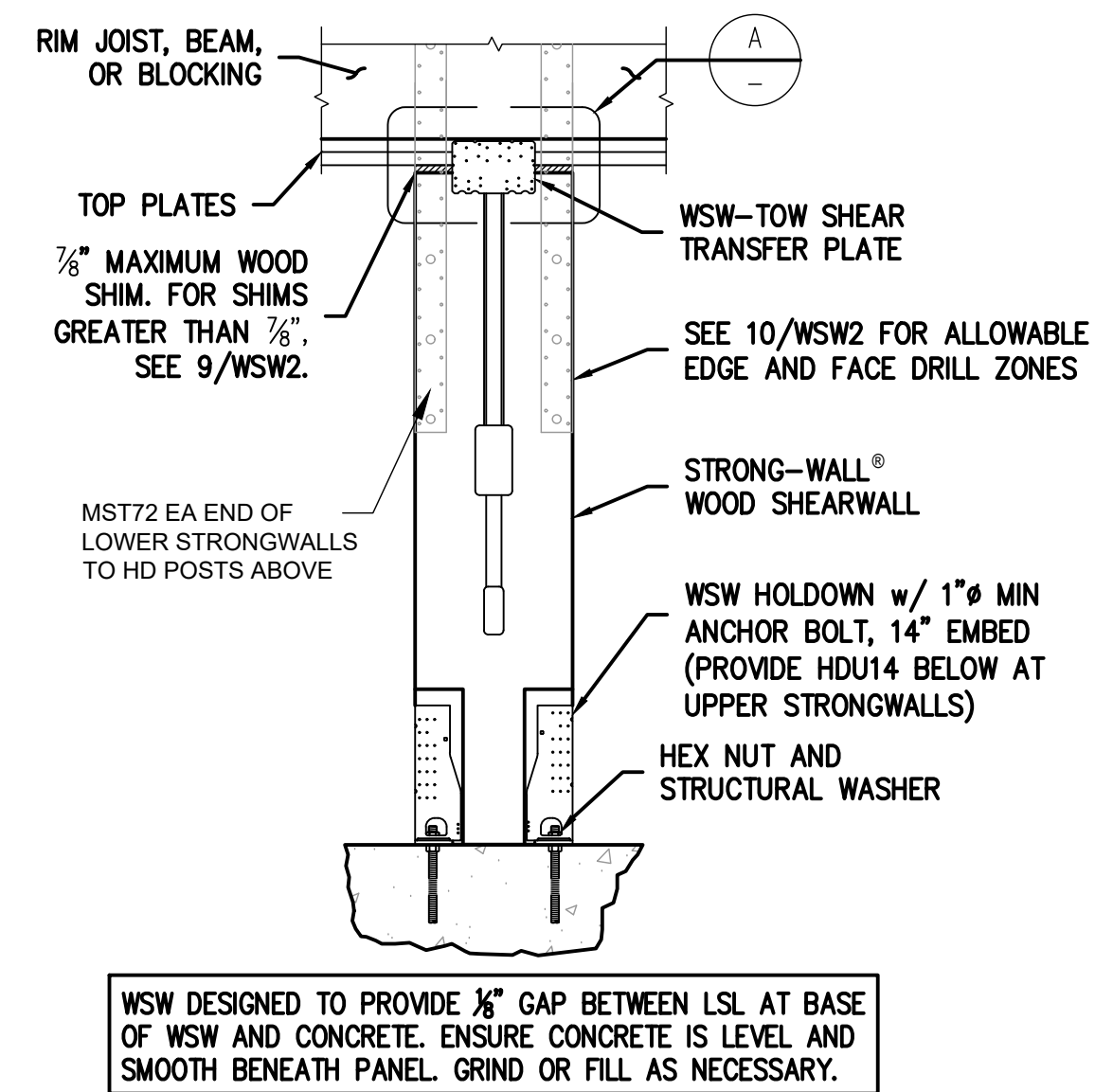


Revisions:

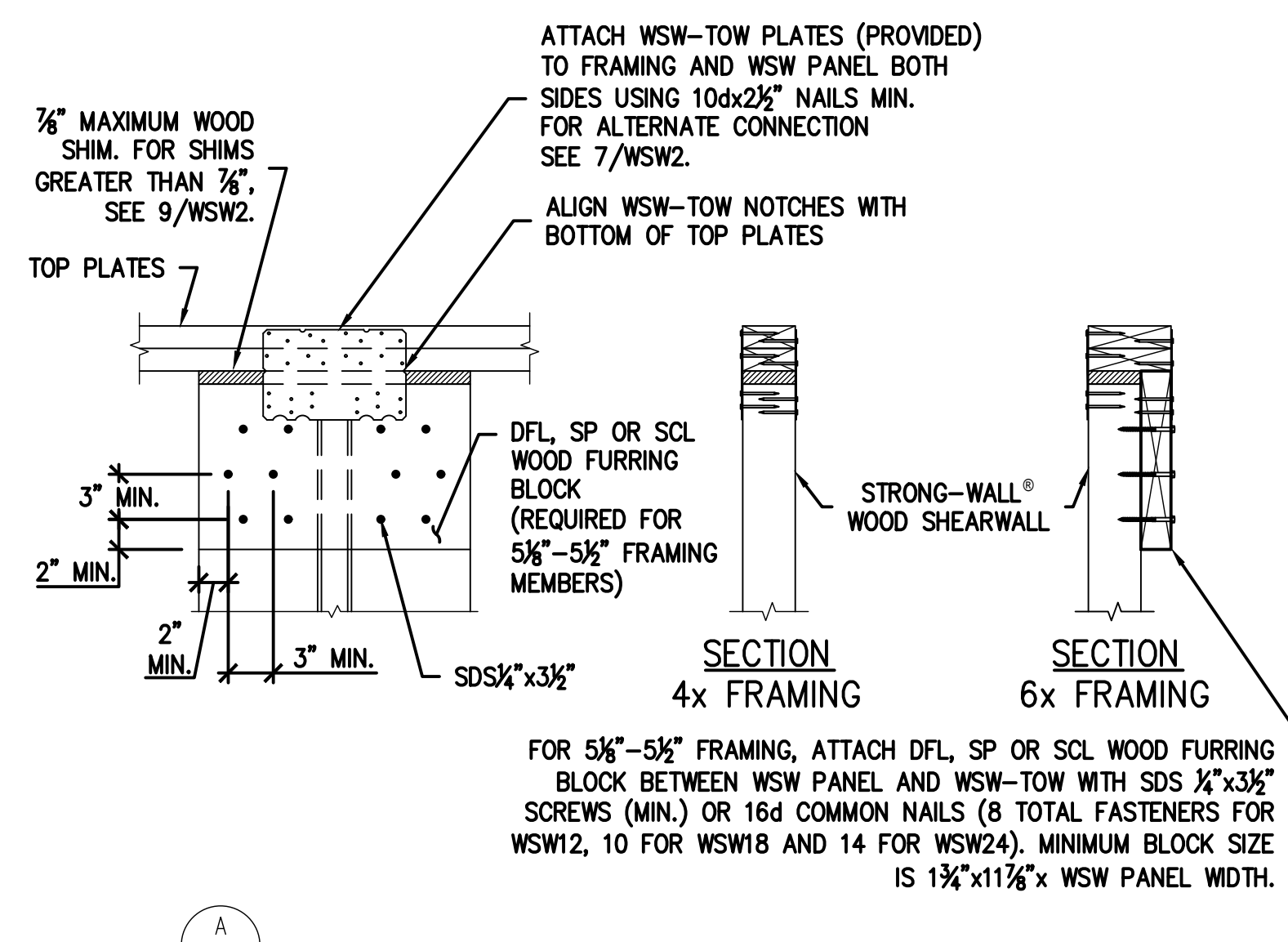
Revision	Issue Date



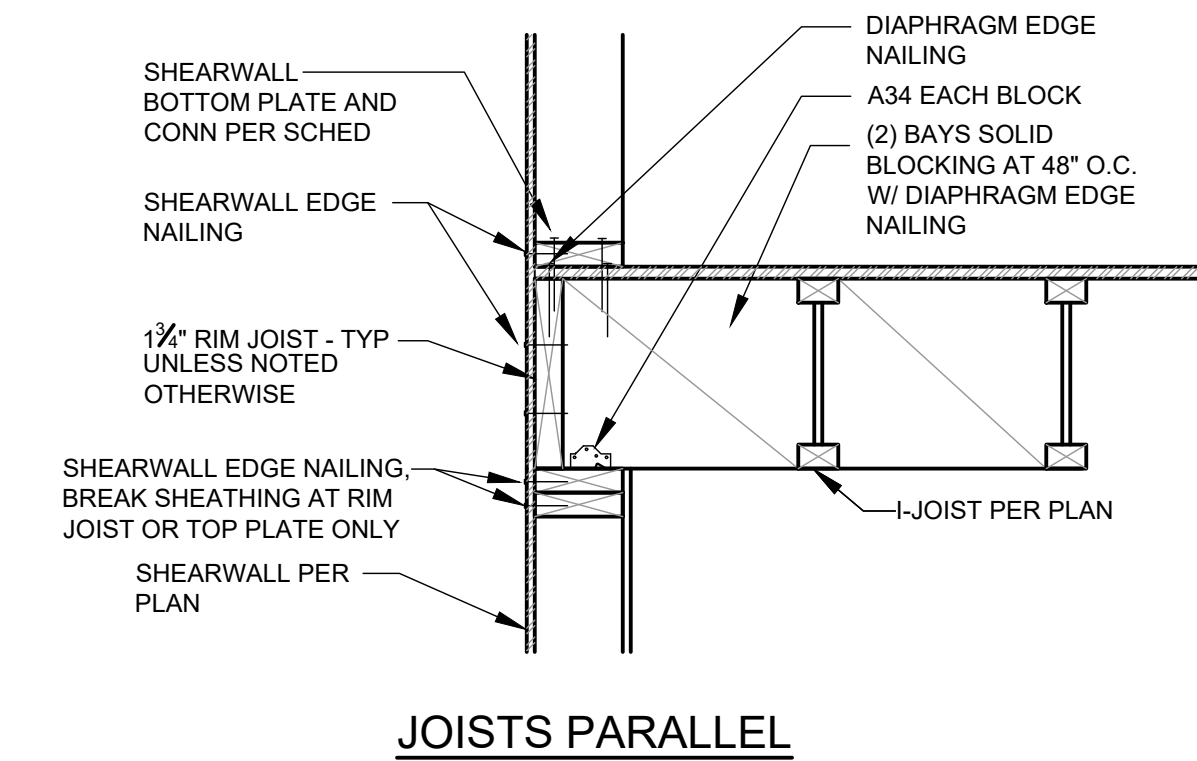
1 PIPE POST TO FOOTING
S3.1 1" = 1'-0"



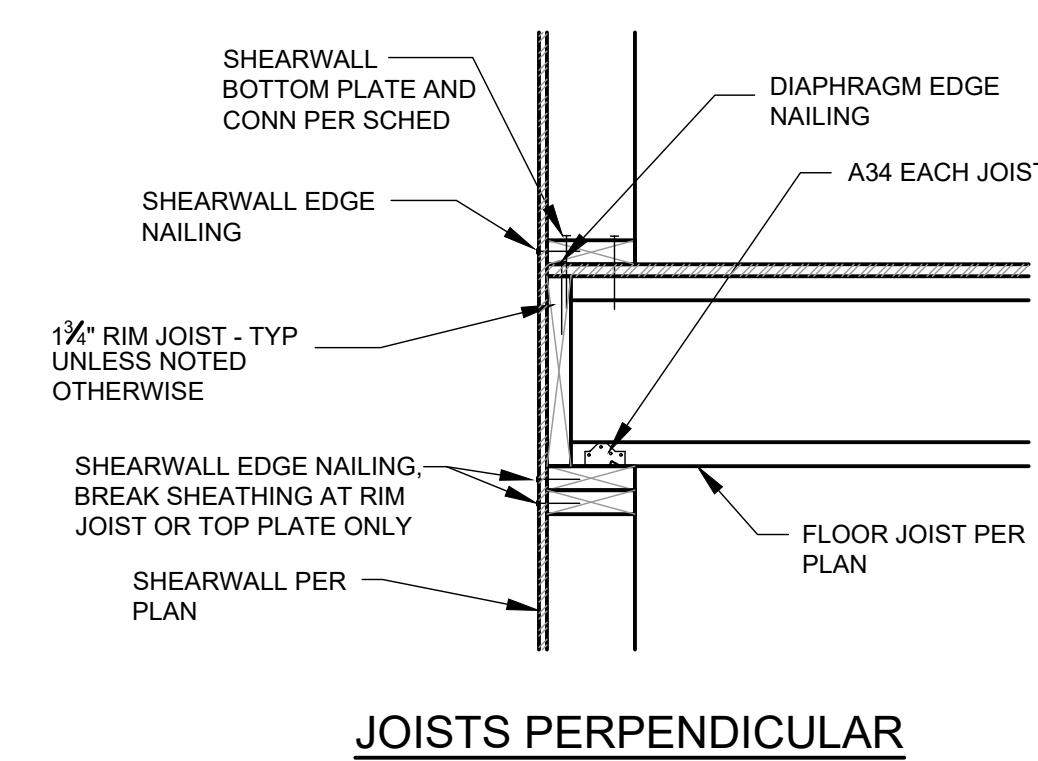
2 SIMPSON WOOD STRONG-WALL
S3.1 1" = 1'-0"



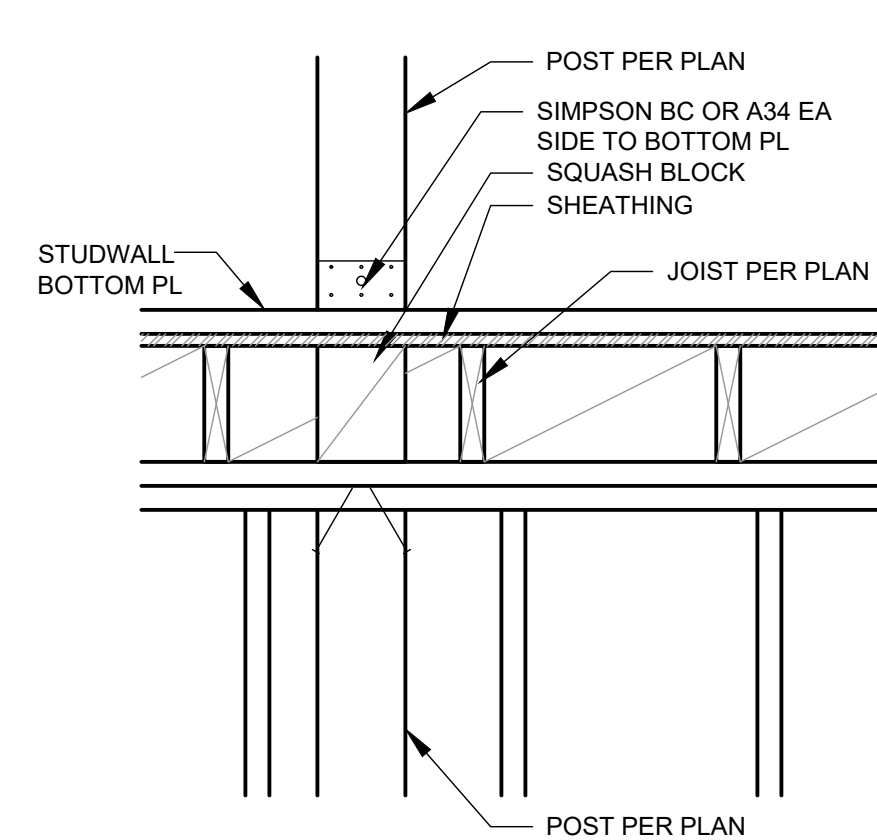
3 TYPICAL HEADER/BEAM TO WALL
S3.1 1" = 1'-0"



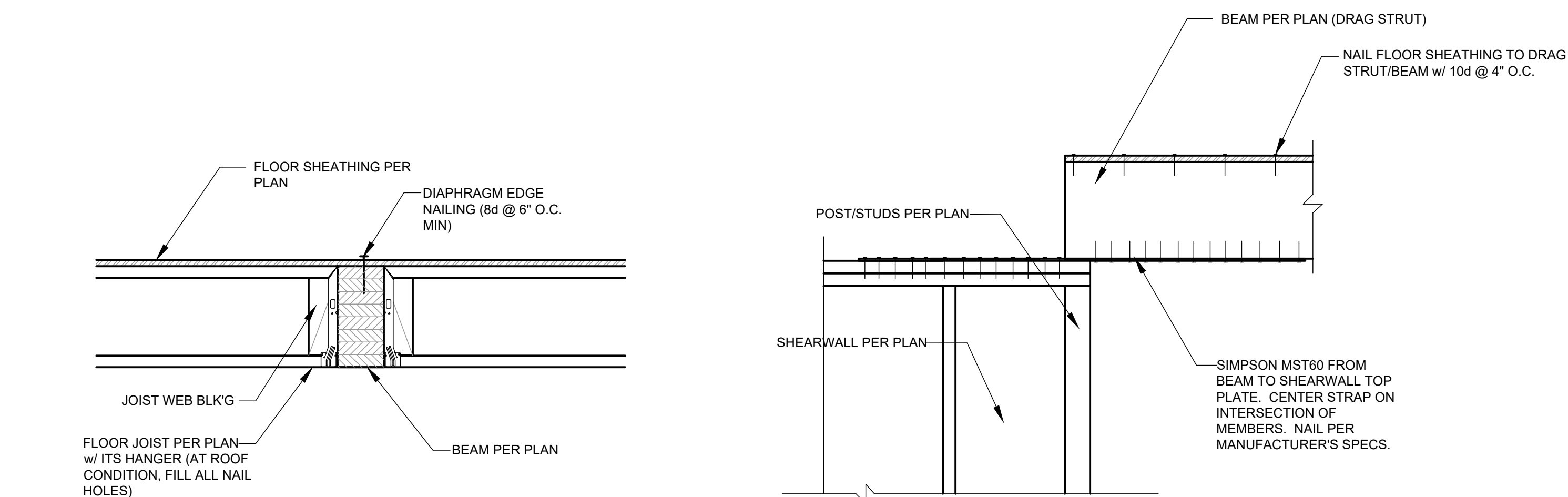
4 FLOOR JOIST TO WALL CONNECTION
S3.1 1" = 1'-0"



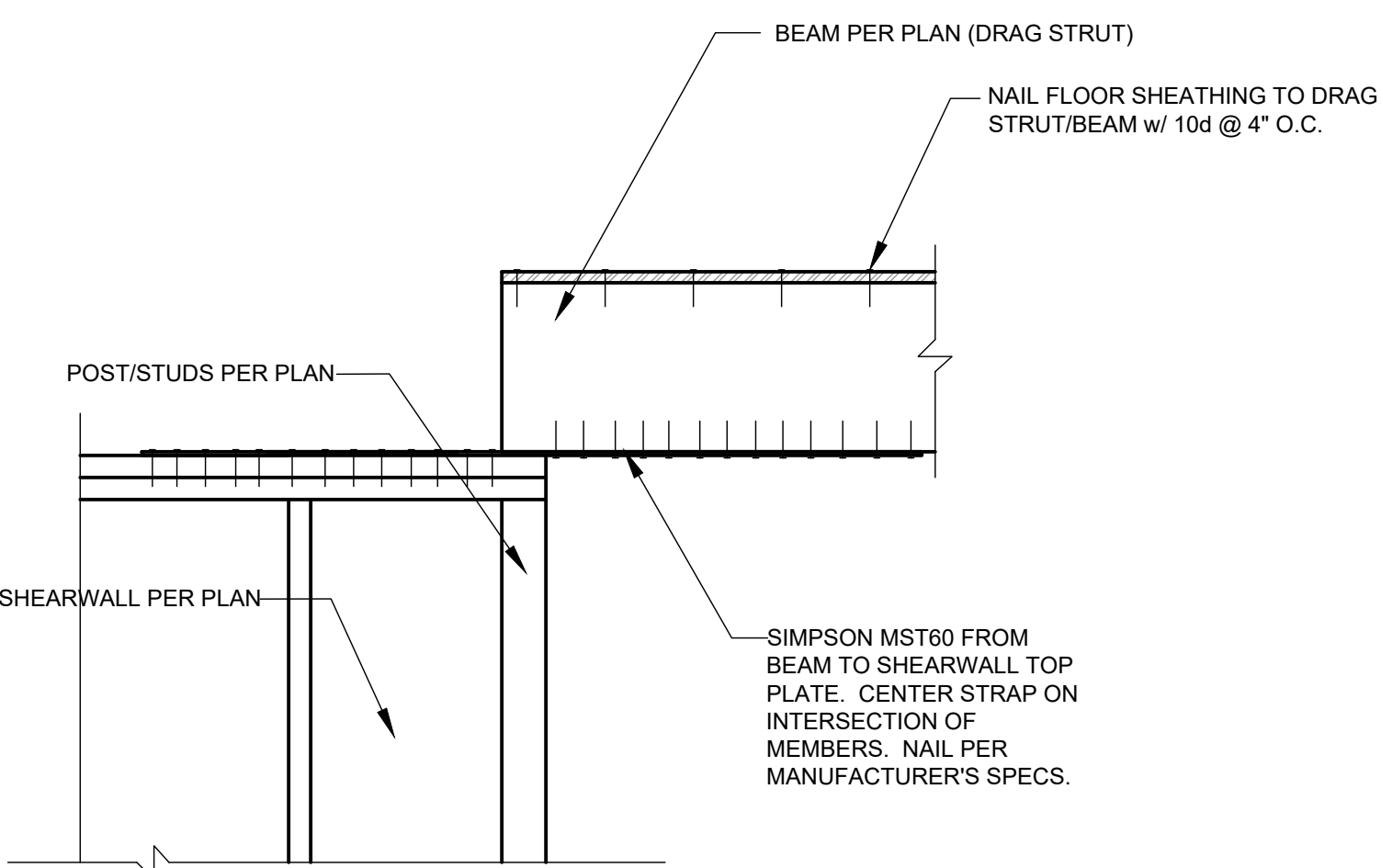
5 STACKED POST IN WALL
S3.1 1" = 1'-0"



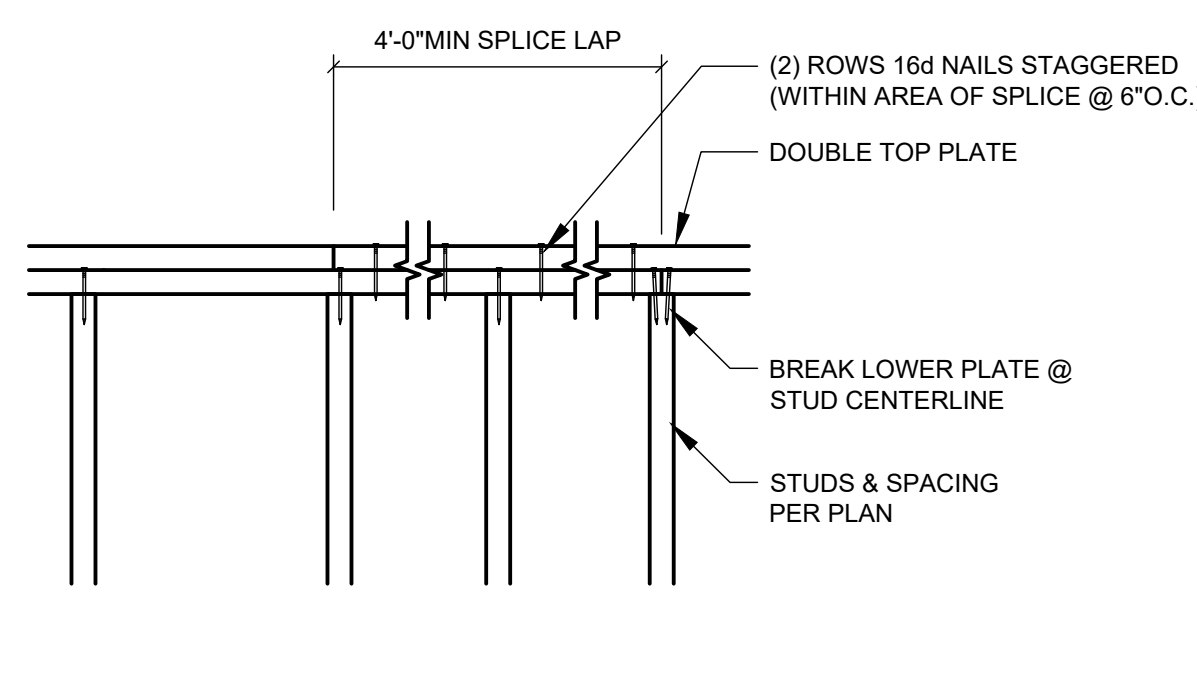
6 TYPICAL BEAM TO POST
S3.1 1" = 1'-0"



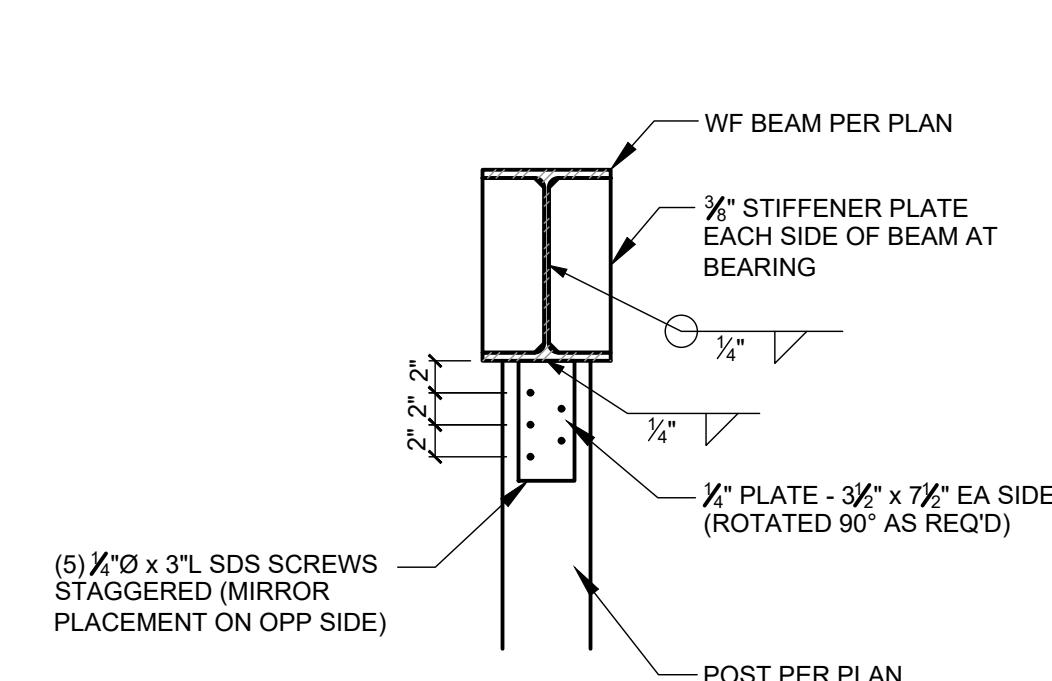
7 JOIST/FLUSH BEAM CONNECTION
S3.1 1" = 1'-0"



8 DRAG STRUT/WALL CONNECTION
S3.1 NTS



9 TYPICAL TOP PLATE SPLICE
S3.1 NTS



10 WF BEAM TO POST
S3.1 1" = 1'-0"



11/22/24

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Revisions:

Revision	Issue Date

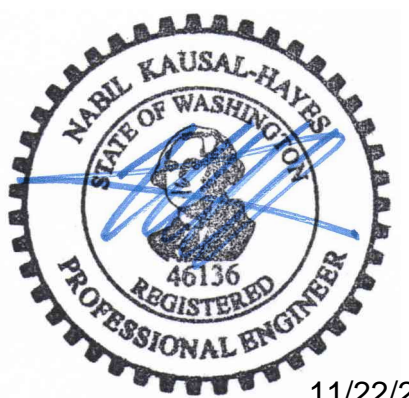
Issue Set: Permit

Issue Date:
Drawn By: PIS
Checked By: NKH

Sheet Name:
STRUCTURAL
DETAILS

Sheet:

S3.1



11/22/24

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Revisions:

Revision	Issue Date

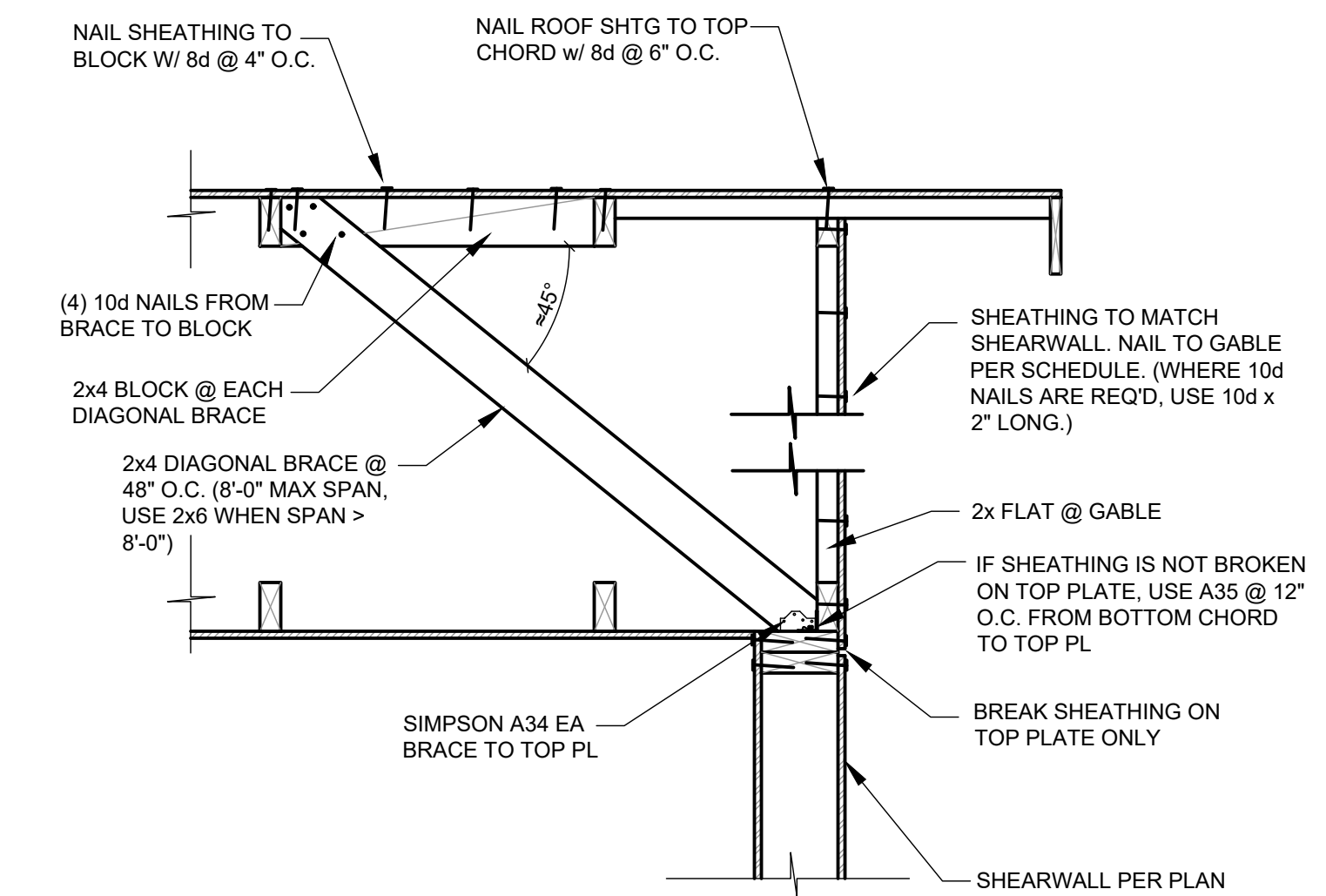
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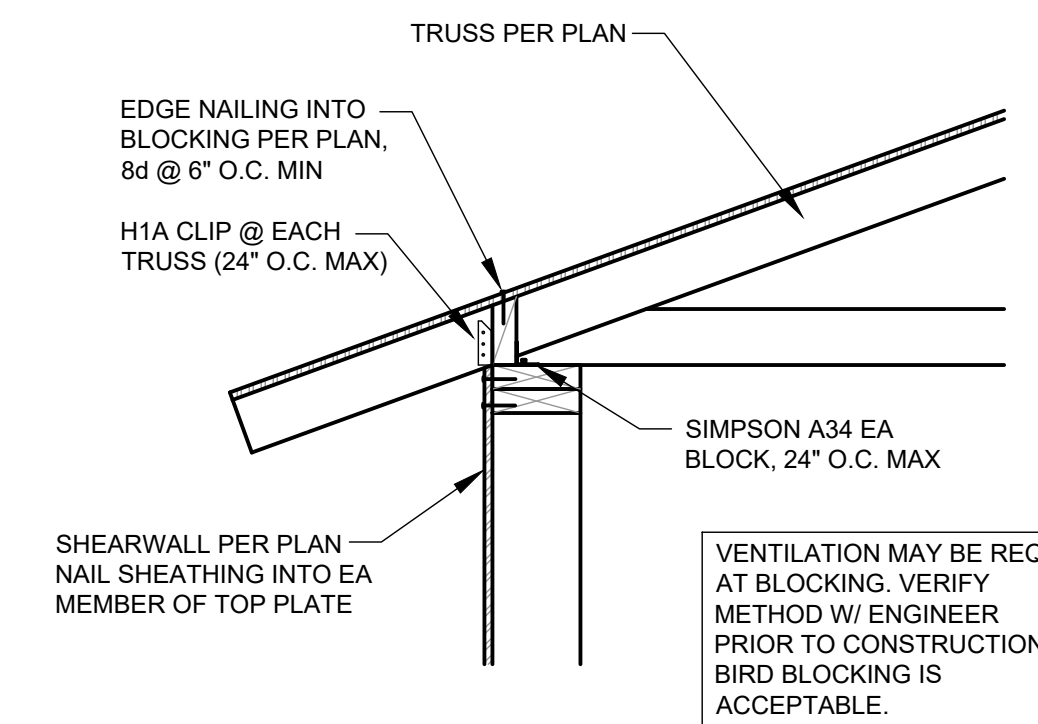
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STRUCTURAL
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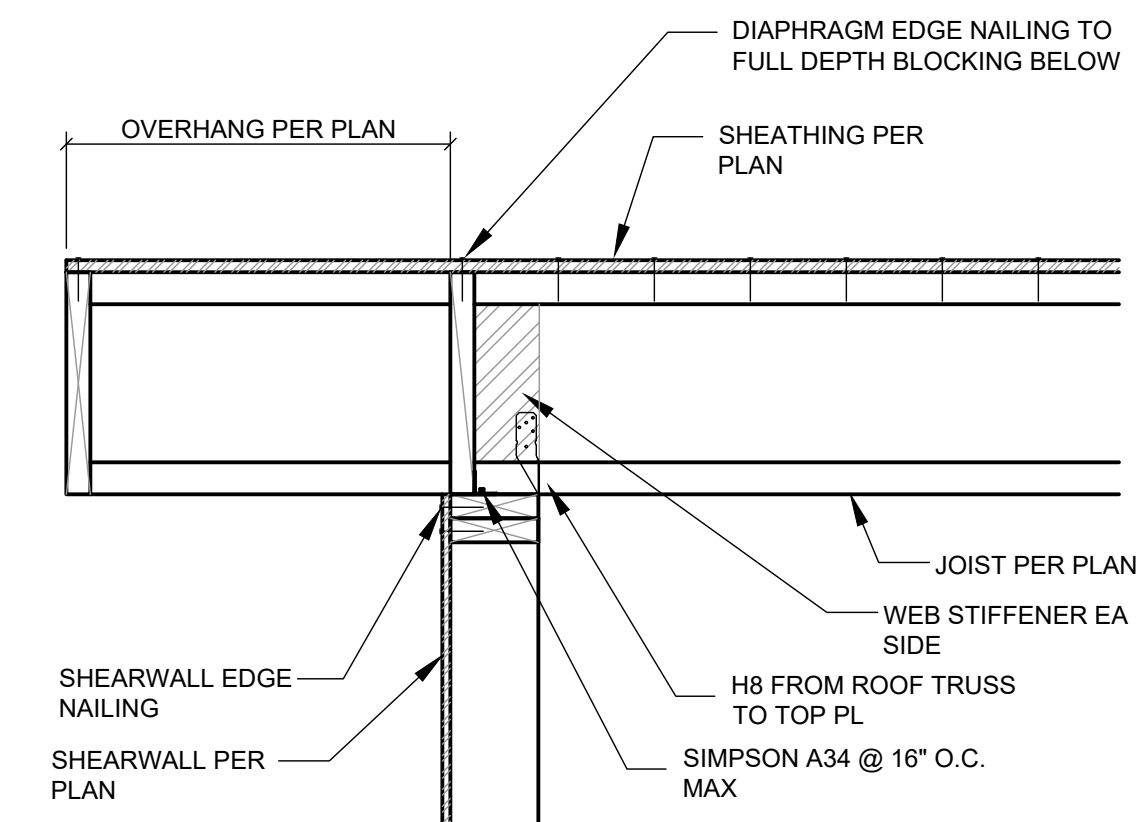
S3.2



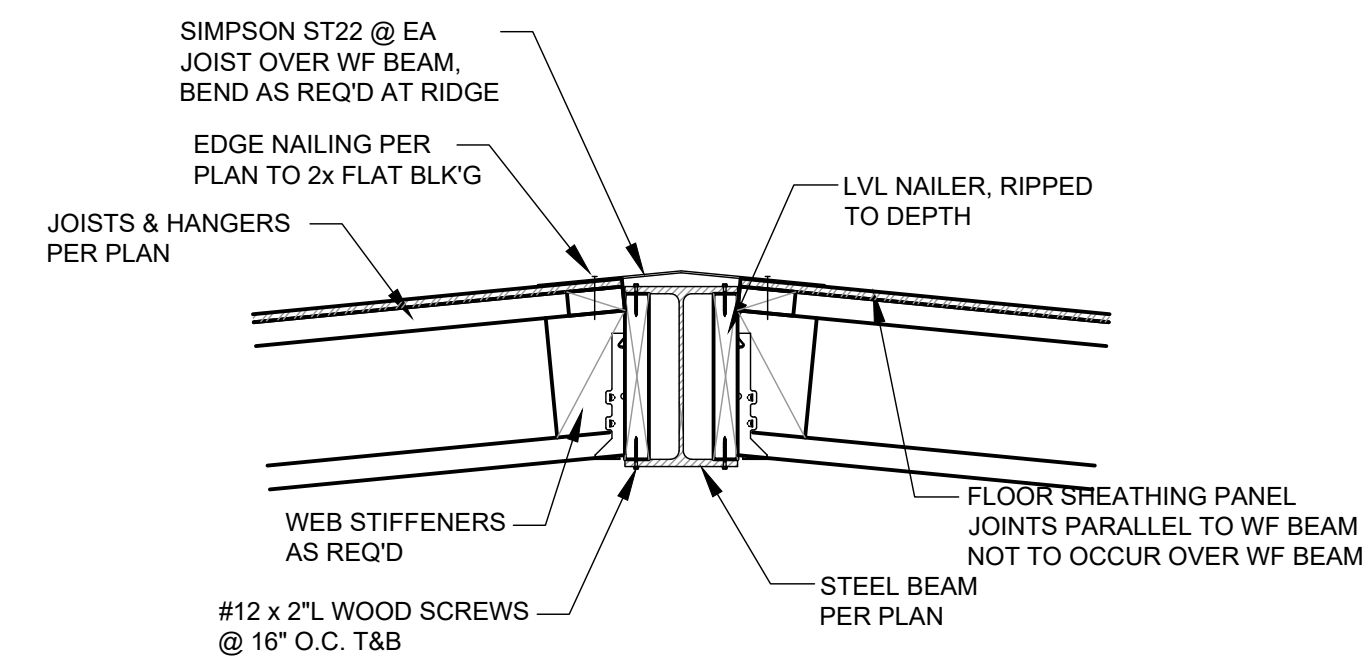
4 SHEARWALL TO TRUSS
S3.2 1" = 1'-0"



3 ROOF TO SHEARWALL CONNECTION
S3.2 1" = 1'-0"



2 JOIST TO SHEARWALL CONN.
S3.2 1" = 1'-0"



1 JOISTS TO WF BEAM
S3.2 1" = 1'-0"