

SINGLE FAMILY RESIDENCE

4332 W MERCER WAY
MERCER ISLAND, WA 98040

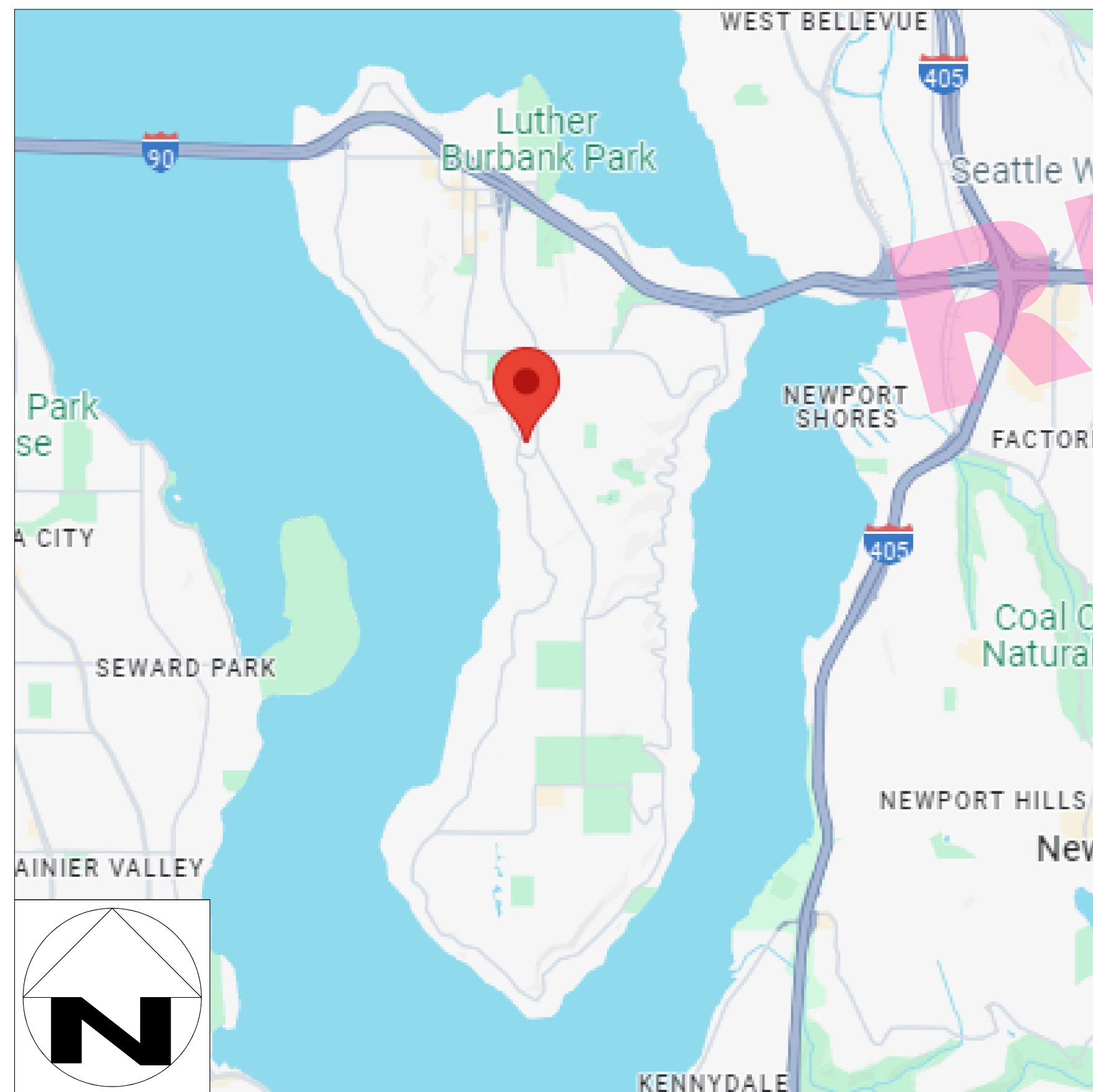
AS-BUILT DOCUMENTATION



PROJECT LINKS

CLICK HERE TO VIEW YOUR PLANS USING
PPM'S WEB VIEWER POWERED BY
AUTODESK

VICINITY MAP



AERIAL VIEW



PPM PROJECT CONTACTS

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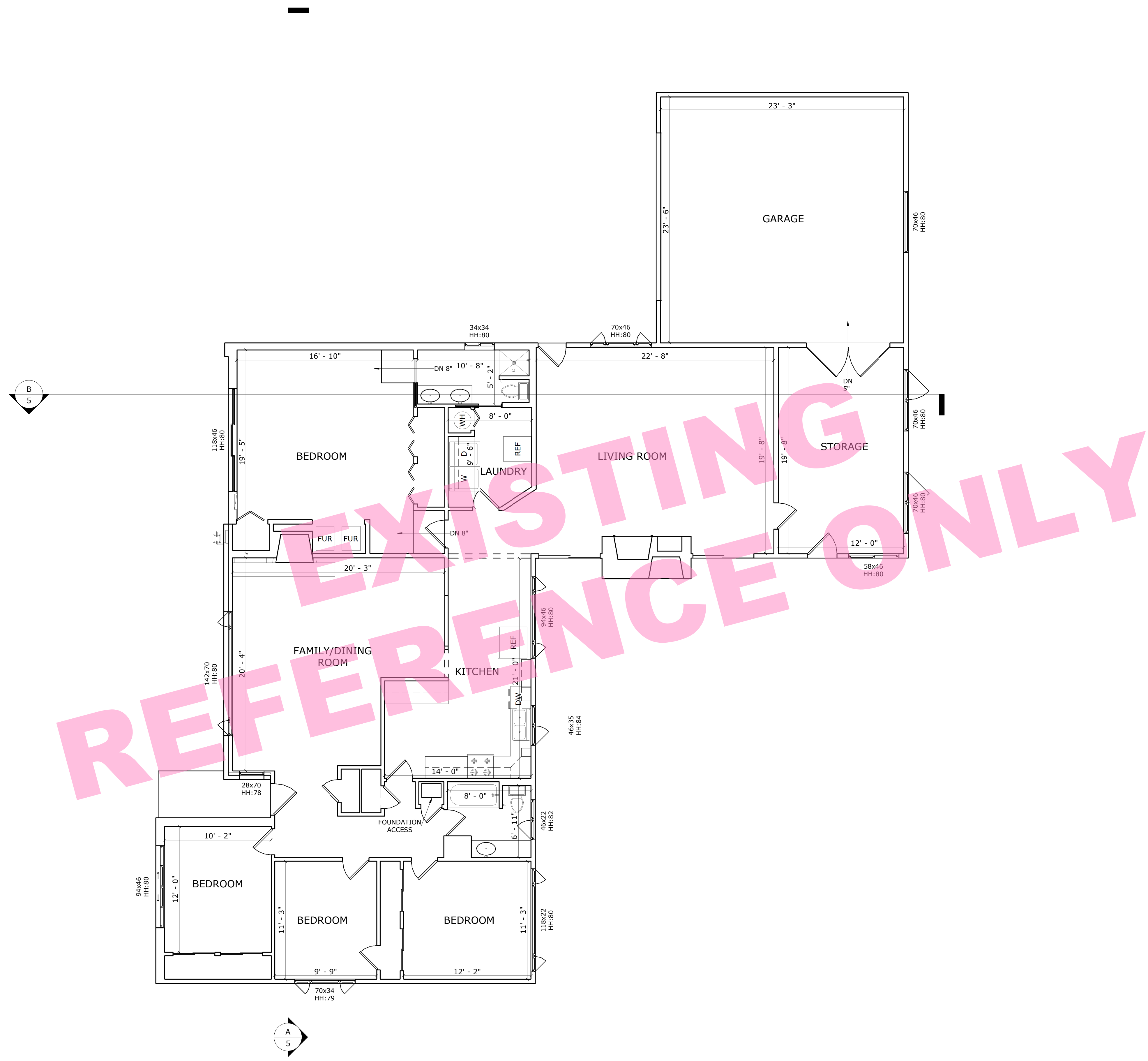
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SHEET INDEX

SHEET	NAME
1	COVER PAGE
2	1ST FLOOR PLAN
3	1ST FLOOR RCP
4	ROOF PLAN
5	SECTIONS
6	ISOMETRIC VIEWS
7	EXTERIOR ELEVATIONS
8	EXTERIOR ELEVATIONS

EXISTING REFERENCE ONLY

LEGEND			
[Symbol]	= RANGE	[Symbol]	= TANKLESS WATER HEATER
[Symbol]	= LOW CASEWORK	[Symbol]	= WATER HEATER
[Symbol]	= UPPER CASEWORK	[Symbol]	= WATER SOFTNER
[Symbol]	= FULL HEIGHT CASEWORK	[Symbol]	= WALL HEATER
[Symbol]	= W/D = WASHER/DRYER COMBO	[Symbol]	= FLOOR DRAIN
[Symbol]	= W = WASHER	[Symbol]	= GAS METER
[Symbol]	= D = DRYER	[Symbol]	= ELECTRIC METER
[Symbol]	= REF = REFRIGERATOR	[Symbol]	= PV = SOLAR COMPONENTS
[Symbol]	= OV = OVEN	[Symbol]	= ELECTRICAL PANEL
[Symbol]	= DW = DISH WASHER	[Symbol]	= DATUM POINT
[Symbol]	= TC = TRASH COMPACTOR	[Symbol]	= CLG = CEILING HEIGHT
[Symbol]	= FUR = FURNACE	[Symbol]	= HH = HEADER HEIGHT



PREPARED FOR
**KEN & PHEBE
KEN CHU**

PROJECT NAME
**4332 W MERCER WAY PROJECT
MERCER ISLAND, WA**

PLAN TYPE
1ST FLOOR PLAN

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§6726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

PROJECT NUMBER
2015_WA

DATE
09/25/2024

SCALE
3/16" = 1'-0"

SHEET
2 OF 8

LEGEND			
[Symbol]	= HVAC SUPPLY VENT	[Symbol]	= FLUORESCENT LIGHT
[Symbol]	= SOFFIT LINE	[Symbol]	= HVAC RETURN VENT
[Symbol]	= BEAM LINE	[Symbol]	= TRACK LIGHTING
[Symbol]	= CEILING DUPLEX	[Symbol]	= CEILING MOUNTED FIXTURE
[Symbol]	= CEILING QUADRUPLEX	[Symbol]	= MISC. EQUIPMENT
[Symbol]	= COVER PLATE	[Symbol]	= RECESSED FIXTURE
[Symbol]	= ROUND SPEAKER	[Symbol]	= EXHAUST FAN w/o LIGHT
[Symbol]	= SQUARE SPEAKER	[Symbol]	= EXHAUST FAN w/ LIGHT
[Symbol]		[Symbol]	= HANGING FIXTURE
[Symbol]		[Symbol]	= WALL MOUNTED FIXTURE
[Symbol]		[Symbol]	= CEILING FAN w/o LIGHT
[Symbol]		[Symbol]	= CEILING FAN w/ LIGHT
[Symbol]		[Symbol]	= CEILING HATCH
[Symbol]		[Symbol]	= CEILING J-BOX
[Symbol]		[Symbol]	= MOTION DETECTOR
[Symbol]		[Symbol]	= SECURITY CAMERA
[Symbol]		[Symbol]	= WIFI BOOSTER
[Symbol]		[Symbol]	= GARAGE DOOR OPENER
[Symbol]		[Symbol]	= EMERGENCY DETECTOR
[Symbol]		[Symbol]	= STROBE LIGHT
[Symbol]		[Symbol]	= SPRINKLER
[Symbol]		[Symbol]	= EMERGENCY LIGHT w/o EXIT
[Symbol]		[Symbol]	= EMERGENCY LIGHT w/ EXIT
[Symbol]		[Symbol]	= CEILING SHOWER HEAD
[Symbol]		[Symbol]	= EXIT SIGN
[Symbol]		[Symbol]	= DATUM POINT



EXISTING ONLY

REFERENCE ONLY



PREPARED FOR
**KEN & PHEBE
KEN CHU**

PROJECT NAME
**4332 W MERCER WAY PROJECT
MERCER ISLAND, WA**

PLAN TYPE
1ST FLOOR RCP

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

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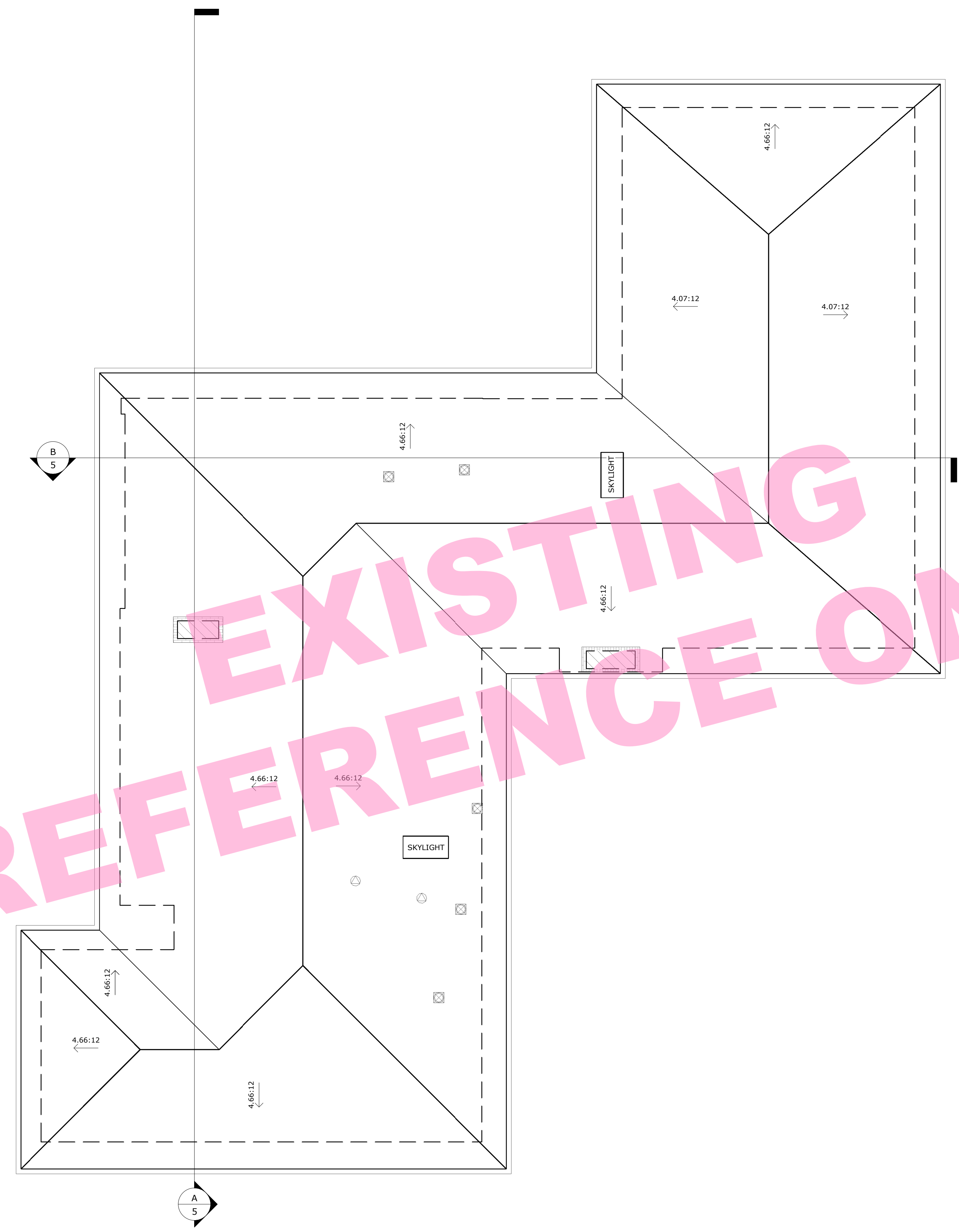
DATE
09/25/2024



SCALE
3/16" = 1'-0"

SHEET
3
OF
8

LEGEND	
	= AIR CONDITIONER
	= ROOF TOP HATCH
	= ROOF DRAIN
	= UTILITY BOX
	= CHIMNEY OUTLINE
	= DOWNSPOUT
	= ROOF VENT
	= BUILDING FOOTPRINT
	= RTU = ROOF TOP UNIT
	= DATUM POINT



EXISTING
REFERENCE ONLY



PREPARED FOR
**KEN & PHEBE
KEN CHU**

PROJECT NAME
4332 W MERCER WAY PROJECT
MERCER ISLAND, WA

PLAN TYPE
ROOF PLAN

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

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SCALE
3/16" = 1'-0"

SHEET
4
OF
8

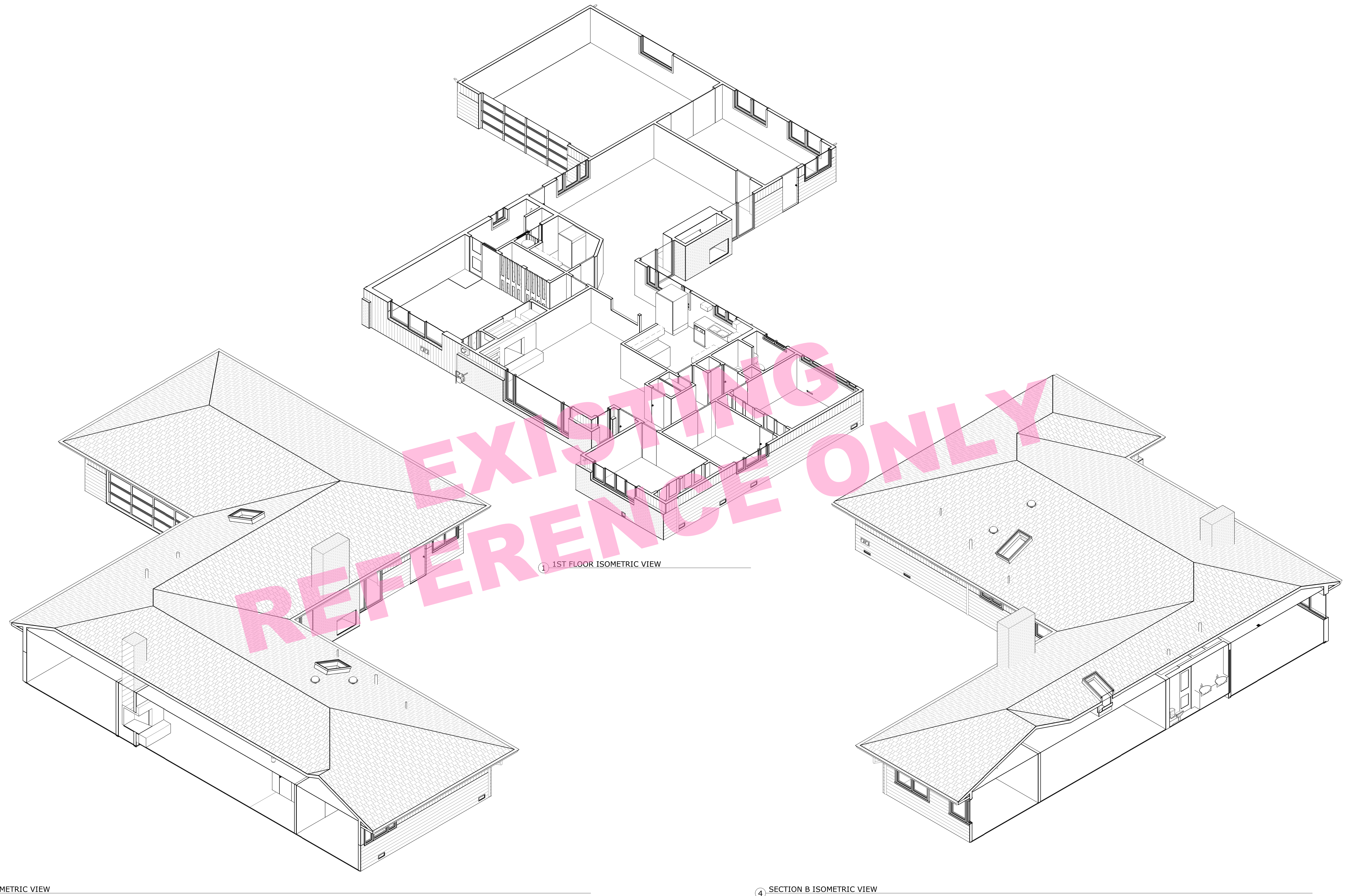


SECTION A
1/4" = 1'-0"

EXISTING
REFERENCE ONLY



SECTION B
1/4" = 1'-0"



3 SECTION A ISOMETRIC VIEW

1 1ST FLOOR ISOMETRIC VIEW

4 SECTION B ISOMETRIC VIEW

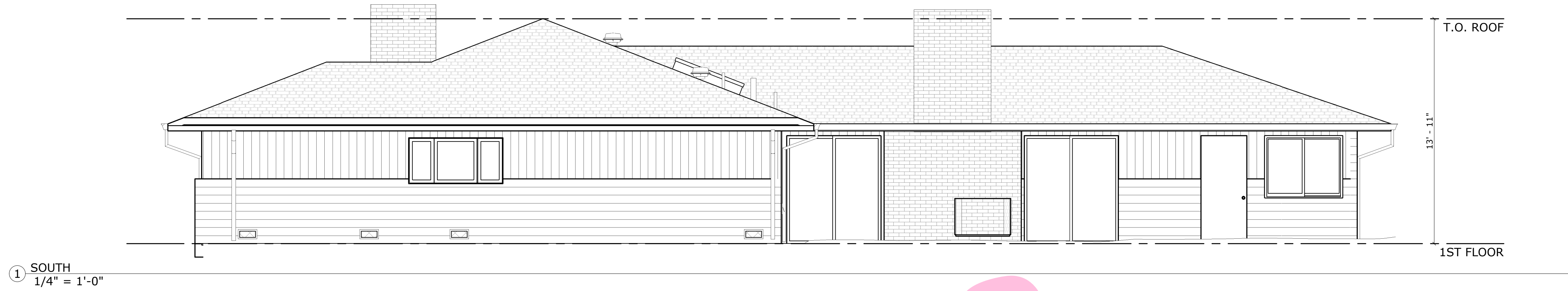
LEGEND

FINISHED GRADE LINE

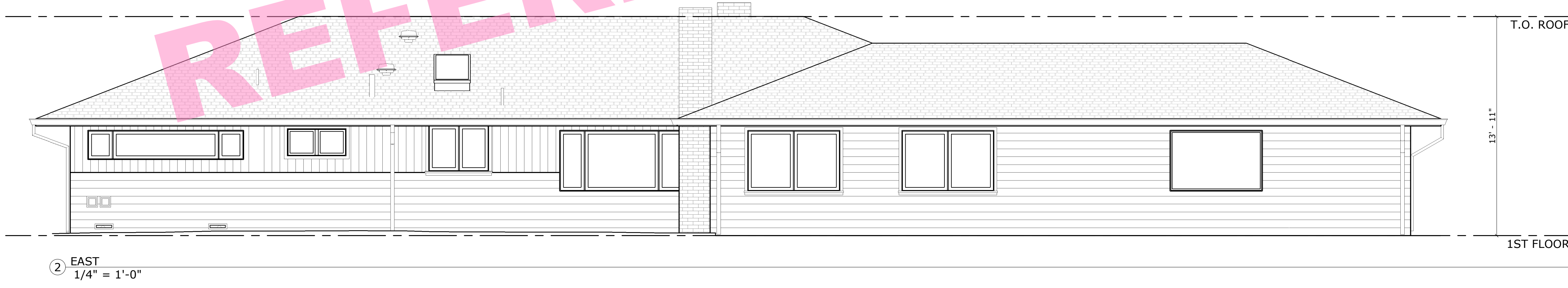
FINISHED FLOOR LINE

X:12

ROOF PITCH LABEL (RISE:RUN)



EXISTING
REFERENCE ONLY



PREPARED FOR
**KEN & PHEBE
KEN CHU**

PROJECT NAME
4332 W MERCER WAY PROJECT
MERCER ISLAND, WA

PLAN TYPE
EXTERIOR ELEVATIONS

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

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09/25/2024

SCALE
1/4" = 1'-0"

SHEET
7
OF
8

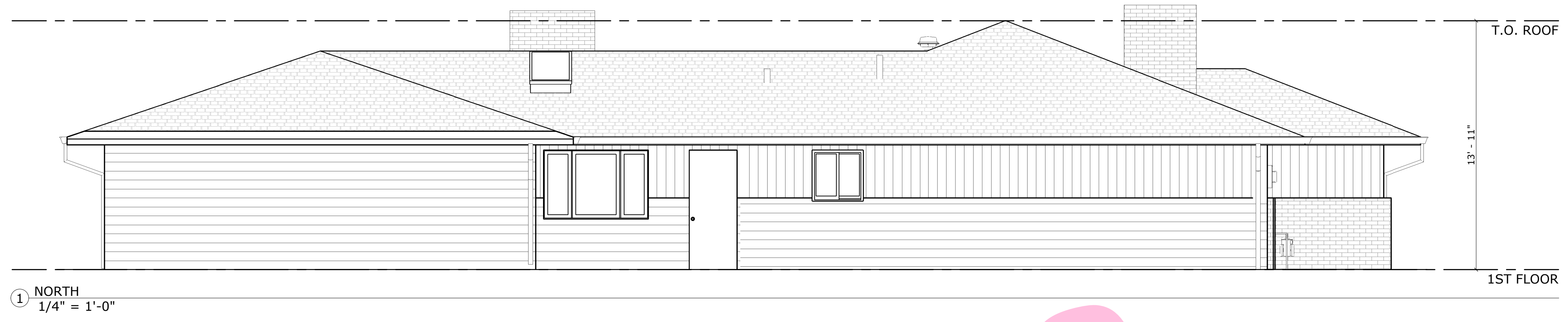
LEGEND

FINISHED GRADE LINE

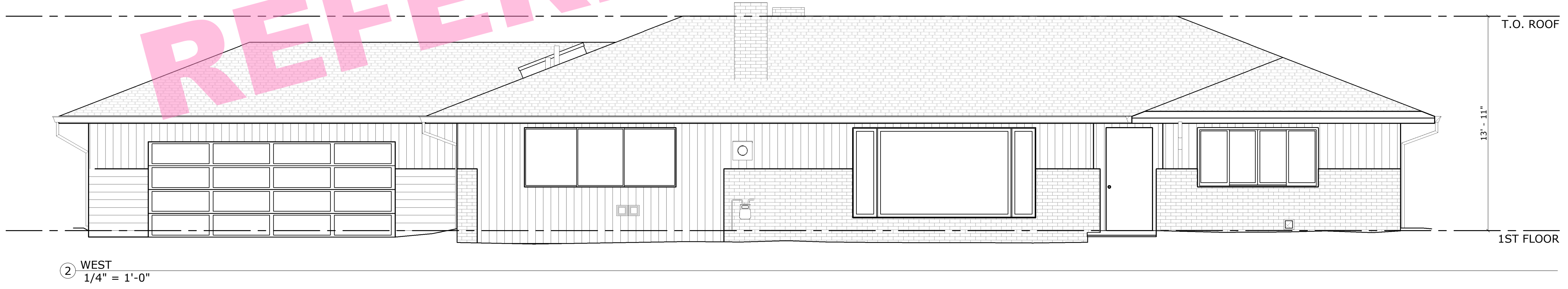
FINISHED FLOOR LINE

X:12

ROOF PITCH LABEL (RISE:RUN)



**EXISTING
REFERENCE ONLY**



PREPARED FOR
**KEN & PHEBE
KEN CHU**

PROJECT NAME
4332 W MERCER WAY PROJECT
MERCER ISLAND, WA

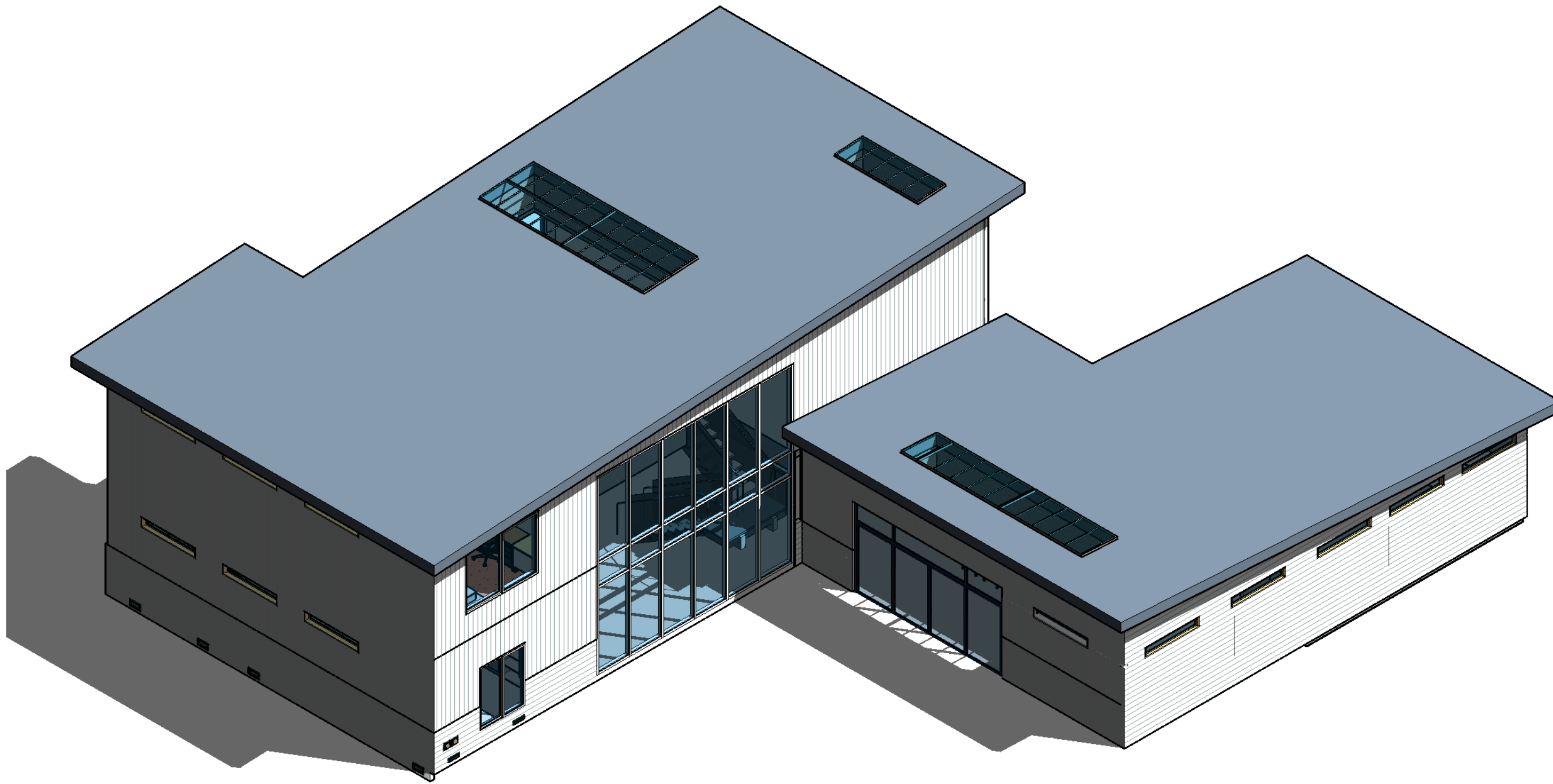
PLAN TYPE
EXTERIOR ELEVATIONS

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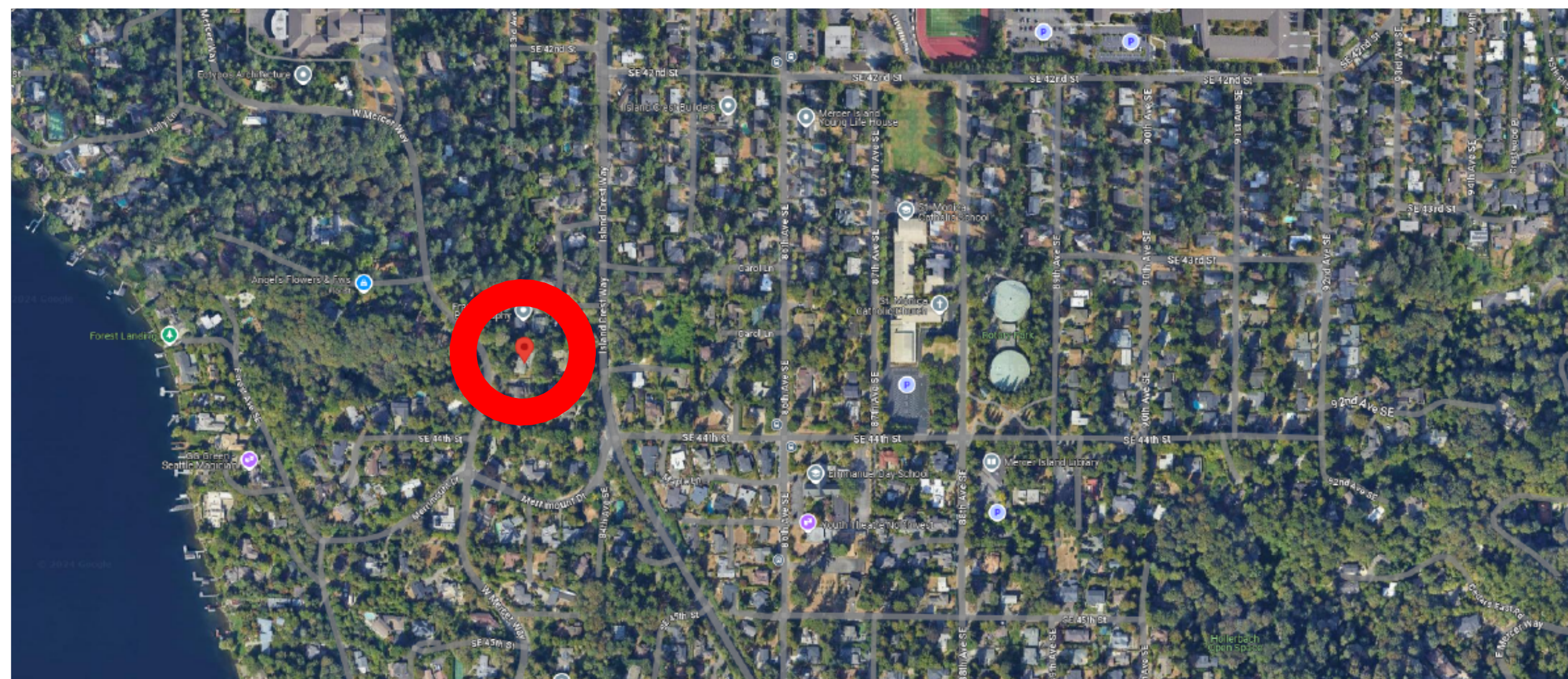
SCALE
1/4" = 1'-0"

SHEET
8
OF
8

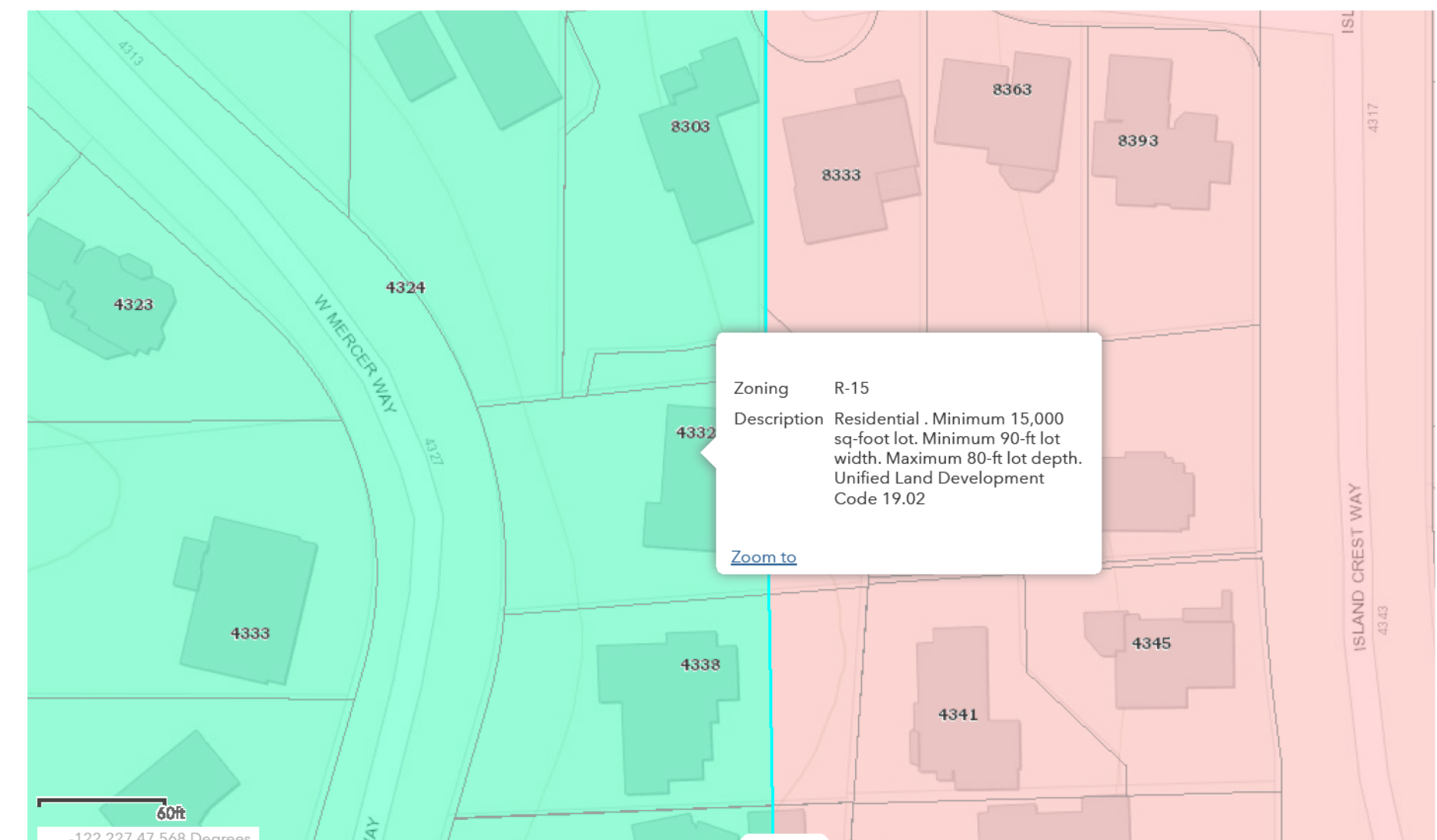


Sheet List	
Sheet Number	Sheet Name
0-Cover	
COVER	COVER SHEET
1-General	
G-010	PROJECT INFORMATION
2-Architecture	
A-010	SITE PLAN WITH LAND USE CALCULATION
A-100	FLOOR PLAN - DEMOLITION
A-101	FLOOR PLAN - LEVEL 01
A-102	FLOOR PLAN - LEVEL 02
A-103	ROOF PLAN
A-111	REFLECTIVE CEILING PLAN - LEVEL 01
A-112	REFLECTIVE CEILING PLAN - LEVEL 02
A-201	BUILDING ELEVATION
A-202	BUILDING ELEVATION
A-301	BUILDING SECTION
A-401	WALL SECTION & ASSEMBLY
A-411	ENLARGED PLAN - STAIRS
A-601	OPENING SCHEDULES

HILLHAVEN GROVE - Mercer Island Home Addition



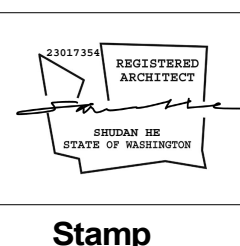
VICINITY MAP



SITE MAP



Date	Description	Revision Number



HILLHAVEN GROVE
Project number 0433220241014
4332 West Mercer Way, Mercer Island, WA

COVER SHEET

Date
10/31/2024

SH

12" = 1'-0"

COVER

Revision

Stamp

Owner

Project

Sheet Title

Drawn by

Scale

Sheet Number

PROJECT DESCRIPTION	SEPARATE PERMIT	DEFERRED SUBMITTALS
THE PROJECT IS TO RENOVATE THE LEVEL ONE AND ADD A SECOND LEVEL ON TOP OF THE LEVEL ONE CONDITIONED AREA.	MECHANICAL HVAC SYSTEM ELECTRICAL PLUMBING FIRE SPRINKLER	ROOF TRUSSES PREMANUFACTURED STRUCTURES (STAIRS, ETC.) EXTERIOR CLADDING CURTAIN WALL CONSTRUCTION HVAC SYSTEM PLUMBING SYSTEM
APPLICABLE CODE	ENERGY CODE (2021 WASHINGTON STATE ENERGY CODE)	
2021 International Building Code (IBC) 2021 International Residential Code (IRC) 2021 International Fire Code (IFC) 2021 International Energy Conservation Code (IECC) 2021 International Plumbing Code (IPC) 2021 International Mechanical Code (IMC) 2021 International Fuel Gas Code (IFGC) 2021 International Existing Building Code (IEBC) 2021 Washington State Existing Building Code 2021 Washington State Building Code 2021 Washington State Mechanical Code 2021 Washington State Residential Code 2021 Washington State Energy Code - Residential Provisions 2021 Washington State Fire Code	PER R406.3 DUE TO THE ADDITIONAL CONDITIONED SPACE IS LARGER THAN 1500 SQFT, IT IS CONSIDERED AS MEDIUM DWELLING UNIT; THE REQUIRED CREDIT IS 8.0. (SEE CODE SECTION ON THIS SHEET)	
	SYSTEM TYPE 4:	3 CREDIT
	OPTION 3.7:	2 CREDIT
	OPTION 5.1:	0.5 CREDIT
	OPTION 5.2:	0.5 CREDIT
	OPTION 5.6:	2 CREDIT
	TOTAL:	8 CREDIT
BUILDING INFORMATION		
OWNER: PHEBE XU & KEN CHU ADDRESS: 4332 WEST MERCER WAY, MERCER ISLAND, WA 98040 PARCEL NUMBER: 936570-0382-03, 321090-0051-09, 321090-0061-07		
LOT SIZE (GROSS): 18,817 SF LOT SIZE (NET): 18,138.7 SF LOT SLOPE: 20.67% (SEE CALCULATION IN SITE PLAN A-010) LEVEL 2 ADDITIONAL AREA: 1914.65 SF		
ZONING DISTRICT: R-15 OCCUPANCY TYPE: IRC-1 SINGLE-FAMILY DWELLINGS CONSTRUCTION TYPE: TYPE VB		
PRIMARY STRUCTURAL FRAME: 0 HR EXTERIOR BEARING WALLS: 0 HR INTERIOR BEARING WALLS: 0 HR INTERIOR NONBEARING WALLS AND PARTITIONS: 0 HR FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 0 HR ROOF CONSTRUCTION AND SECONDARY MEMBERS: 0 HR		
ZONING CODE REQUIREMENT	SUPPLEMENTAL INFORMATION	

ALLOWABLE LOT COVERAGE: 35% X 18,138.7 SF = 6,348.5 SF ALLOWABLE MAXIMUM HEIGHT: 30' ABOVE AVERAGE BUILDING ELEVATION REQUIRED LANDSCAPE AREA: 65% X 18,138.7 SF = 11,790.2 SF ALLOWABLE HARDSCAPE AREA: 9% X 18,138.7 SF = 1,632.48 SF MAX. GROSS FLOOR AREA: 40% X 18,817 SF = 7,526.80 SF	TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*	
FOR DETAILED INFORMATION, PLEASE REFER TO SHEET A-010 AND THE SITE DEVELOPMENT WORKSHEET.	CLIMATE ZONE 5 AND MARINE 4	
	Fenestration U-Factor^b	0.30
	Skylight U-Factor	0.50
	Ceiling U-Factor	0.024
	Above-Grade Wall U-Factor	0.056
	Floor U-Factor	0.029
	Slab on Grade F-Factor	0.54
	Below Grade 2' Depth	
	Wall U-Factor	0.042
	Slab F-Factor	0.59
	Below Grade 3.5' Depth	
	Wall U-Factor	0.040
	Slab F-Factor	0.56
	Below Grade 7' Depth	
	Wall U-Factor	0.035
	Slab F-Factor	0.50

EMERGENCY EGRESS WINDOWS SHALL MEET THE REQUIREMENTS OF IRC R310. EACH SLEEPING ROOM SHALL HAVE AN OPERABLE RESCUE OPENING. EMERGENCY ESCAPE MINIMUM DIMENSION SHALL MEET IRC R310.2. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" FROM THE FINISH FLOOR TO THE BOTTOM OF THE OPENING. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET; MINIMUM CLEAR WIDTH 20"; MINIMUM HEIGHT 24".	TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENTS*	
STAIRWAYS SHALL MEET THE REQUIREMENTS OF IRC R311.7. STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" ABOVE HANDRAIL, AND BE NOT LESS THAN 31 1/2" IN WIDTH BELOW HANDRAIL. MINIMUM HEADROOM SHALL NOT BE LESS THAN 6'-8". MAXIMUM RISER IS 7 3/4" AND MINIMUM TREAD IS 10". HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" ABOVE THE SLOPE OF THE PLANE OF THE STAIRS AND SHALL BE CONTINUOUS FOR THE FULL RUN OF THE FLIGHT AND SHALL HAVE A MINIMUM SPACE OF 1 1/2" BETWEEN WALL AND RAILING.	CLIMATE ZONE 5 AND MARINE 4	
PER IRC R312 GUARDS SHALL BE INSTALLED ON ALL OPEN SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW. GUARDS SHALL HAVE OPENINGS SMALL ENOUGH THAT A 4" DIAMETER BALL CANNOT PASS. ALL GUARDS SHALL HAVE A MINIMUM OVERTURN RESISTANCE 200 LBS. PER IRC TABLE 301.5. SEE R311.7.8 FOR STAIR RAILING REQUIREMENTS.	Fenestration U-Factor^{b,j}	0.30
MMC TITLE 17: REQUIRED FIRE SYSTEMS: NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.	Skylight^b U-Factor	0.50
R314: SMOKE ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED AND COMPLY WITH HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. LOW VOLT NFPA 29 IN CHAPTER 29 MAY BE SUBSTITUTED PENDING APPROVAL BY FIRE MASHAL.	Ceiling R-Value^g	60
R315: CARBON MONOXIDE ALARMS ARE REQUIRED ON EACH FLOOR AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITH WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.	Wood Frame Wall^h R-Value	20+5 or 13+10
	Floor R-Value	30
	Below-Grade^{c,d} Wall R-value	10/15/21 int + 5TB
	Slab^{d,f} R-Value & Depth	10, 4 ft

For SI: 1 foot = 304.8 mm, ci = continuous insulation, int = intermediate framing.

- U-factors or F-factors shall be obtained from measurement, calculation or an approved source, or as specified in Section R402.1.5.
- 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 R301.2.1.2 of the International Residential Code.

- R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label 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.
- The fenestration U-factor column excludes skylights.
- "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 at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
- R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
- R-7.5 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.
- For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone 5* of ICC 400.
- Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.
- 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 R301.2.1.2 of the International Residential Code.

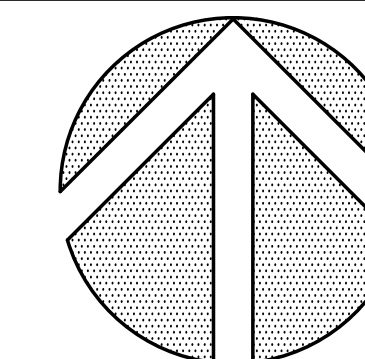
2021 Washington State Energy Code RE-21

SECTION R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS		TABLE R406.3 (continued) ENERGY CREDITS	
R406.1 Scope. This section establishes additional energy efficiency requirements for all new construction covered by this code, including additions subject to Section R502 and change of occupancy or use subject to Section R505 unless specifically exempted in Section R406. Credit from both Sections R406.2 and R406.3 are required.			
R406.2 Carbon emission equalization. This section establishes a base equalization between fuels used to define the equivalent carbon emissions of the options specified. The permit shall define the base fuel selection to be used and the points specified in Table R406.2 shall be used to modify the requirements in Section R406.3.			
TABLE R406.2 ENERGY EQUALIZATION CREDITS			
System Type	Description of Primary Heating Source	All Other	Credits Group R-2 ^a
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	0	0
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5) ^b	1.5	0
3	For heating system based on electric resistance only (either forced air or Zonal)	0.5	-0.5
4 ^c	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	3.0	2.0
5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	2.0	0
<ol style="list-style-type: none"> See Section R401.1 and residential building in Section R202 for Group R-2 scope. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower). Additional points for the HVAC system are included in Table R406.3. 			
RE-46	2021 Washington State Energy Code	RE-50	2021 Washington State Energy Code

TABLE R406.3 (continued) ENERGY CREDITS		TABLE R406.3 (continued) ENERGY CREDITS	
OPTION	DESCRIPTION	All Other	Group R-2 ^a
5. EFFICIENT WATER HEATING OPTIONS Only one option from Items 5.3 through 5.8 may be selected in this category. Items 5.1 and 5.2 may be combined with any option.			
5.1	A drain water heat recovery unit(s) shall be installed, which captures waste water heat from at least two showers, including tub/shower combinations. It is acceptable, but not required, for sink water to be connected. Unit shall have a minimum efficiency of 40% if installed for equal flow or a minimum efficiency of 54% if installed for unequal flow. Such units shall be rated in accordance with CSA B55.1 or IAPMO IGC 346-2017 and be so labeled. To qualify to claim this credit, the building permit drawings shall include a plumbing diagram that specifies the drain water heat recovery units and the plumbing layout needed to install it. Labels or other documentation shall be provided that demonstrates that the unit complies with the standard.	0.5	0.5
5.2	For Compact Hot Water Distribution system credit, the volume shall store not more than 10 ounces of water between the nearest source of heated water and the termination of the fixture supply pipe where calculated using Section R403.5.2. <i>Construction documents</i> shall indicate the ounces of water in piping between the hot water source and the termination of the fixture supply. When the hot water source is the nearest primed plumbing loop or trunk, this must be primed with an On Demand recirculation pump and must run a dedicated ambient return line from the furthest fixture or end of loop to the water heater. To qualify for this credit, the dwelling must have a minimum of 1.5 bathrooms.	0.5	0.5
5.3	Water heating system shall include the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.80. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.	0.5	0.5
5.4	Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.91 or Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating System or Water heater heated by ground source heat pump meeting the requirements of Option 3.4. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.	1.0	1.0
RE-52	2021 Washington State Energy Code	RE-53	2021 Washington State Energy Code

	<table border="1"> <tr> <th>Date</th> <th>Description</th> <th>Revision Number</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Date	Description	Revision Number											HILLHAVEN GROVE Project number 0433220241014 4332 West Mercer Way, Mercer Island, WA	PROJECT INFORMATION	Date 10/31/2024 SH 12" = 1'-0"	G-010
	Date	Description	Revision Number															
Revision	Stamp	Owner	Project	Sheet Title	Drawn by	Scale	Sheet Number											

3/21/2025 10:19:41 AM



SCALE: 1"=10'
0 5 10 20

NOTES NORTH

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1 FT.
- VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON NOV. 15, 2021.
HORIZONTAL DATUM = NAD 83/91
- PARCEL AREA = 18,817 SQ. FT.
- THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN CHICAGO TITLE COMPANY TITLE ORDER NO. 0208804-ETU, DATED JULY 01, 2021.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON TIES TO ABOVE GROUND STRUCTURES.
- TAX PARCEL NO(S). 9365700382, 3210900051 & 3210900061
- TREE DIAMETERS AND DRILINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
- THE AREA OF ON-SITE STEEP SLOPES 40% OR GREATER = 2,004 SQ. FT. OR 10% OF TOTAL PARCEL AREA.
- THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF SEATTLE.
- WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

LEGAL DESCRIPTION:

THAT PORTION OF TRACT 25, HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 36, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID TRACT 25, DISTANT 216.37 FEET SOUTH 84°58'30" WEST FROM THE NORTHWEST CORNER THEREOF; THENCE CONTINUING SOUTH 84°58'30" WEST 195 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGINAL LINE OF WEST MERCER WAY AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG SAID EAST MARGINAL LINE OF WEST MERCER WAY, A DISTANCE OF 93.64 FEET; THENCE NORTH 86°38'10" EAST 170.86 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 4°52'41" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 4°52'41" EAST 103.23 FEET TO THE POINT OF BEGINNING; ALSO

THAT PORTION OF TRACT 5, HEATHER BRAE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 81 OF PLATS, PAGE(S) 56, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

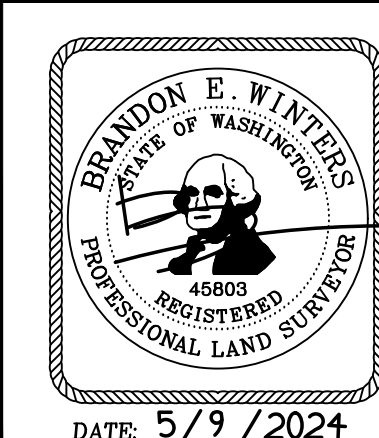
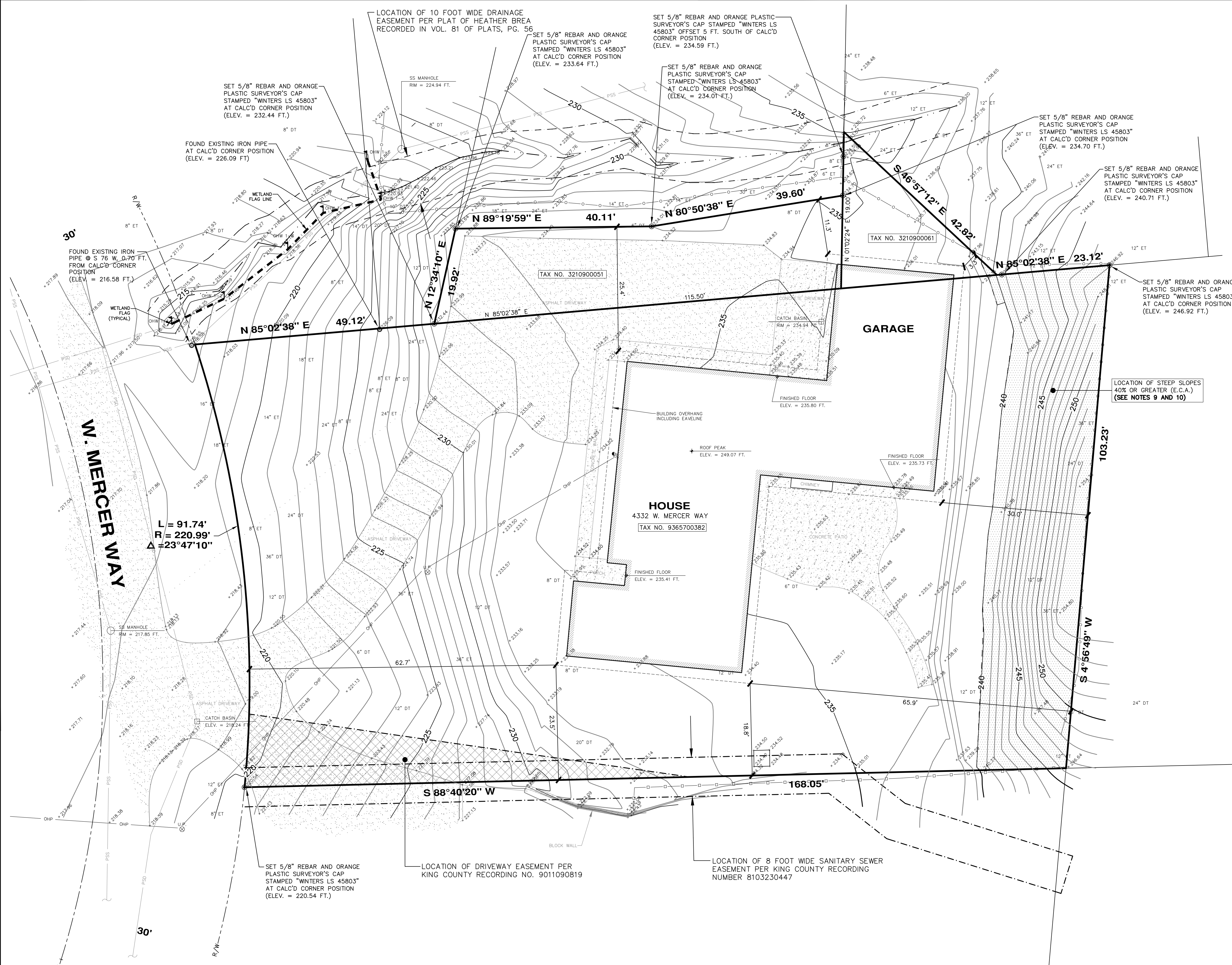
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 83°53'45" WEST ALONG THE SOUTH LINE THEREOF 83.50 FEET; THENCE NORTH 11°25'17" EAST 19.92 FEET; THENCE NORTH 88°11'06" EAST 40.11 FEET; THENCE NORTH 79°41'45" EAST 39.60 FEET TO THE EAST LINE OF SAID TRACT 5; THENCE SOUTH 0°05'56" EAST 19.00 FEET TO THE POINT OF BEGINNING;

AND THAT PORTION OF LOT 6 OF SAID PLAT OF HEATHER BRAE LYING SOUTHWESTERLY OF A LINE EXTENDING FROM A POINT ON THE WESTERLY LINE OF SAID LOT WHICH IS 32 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT WHICH IS 32 FEET EASTERLY OF SAID SOUTHWEST CORNER.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGEND:

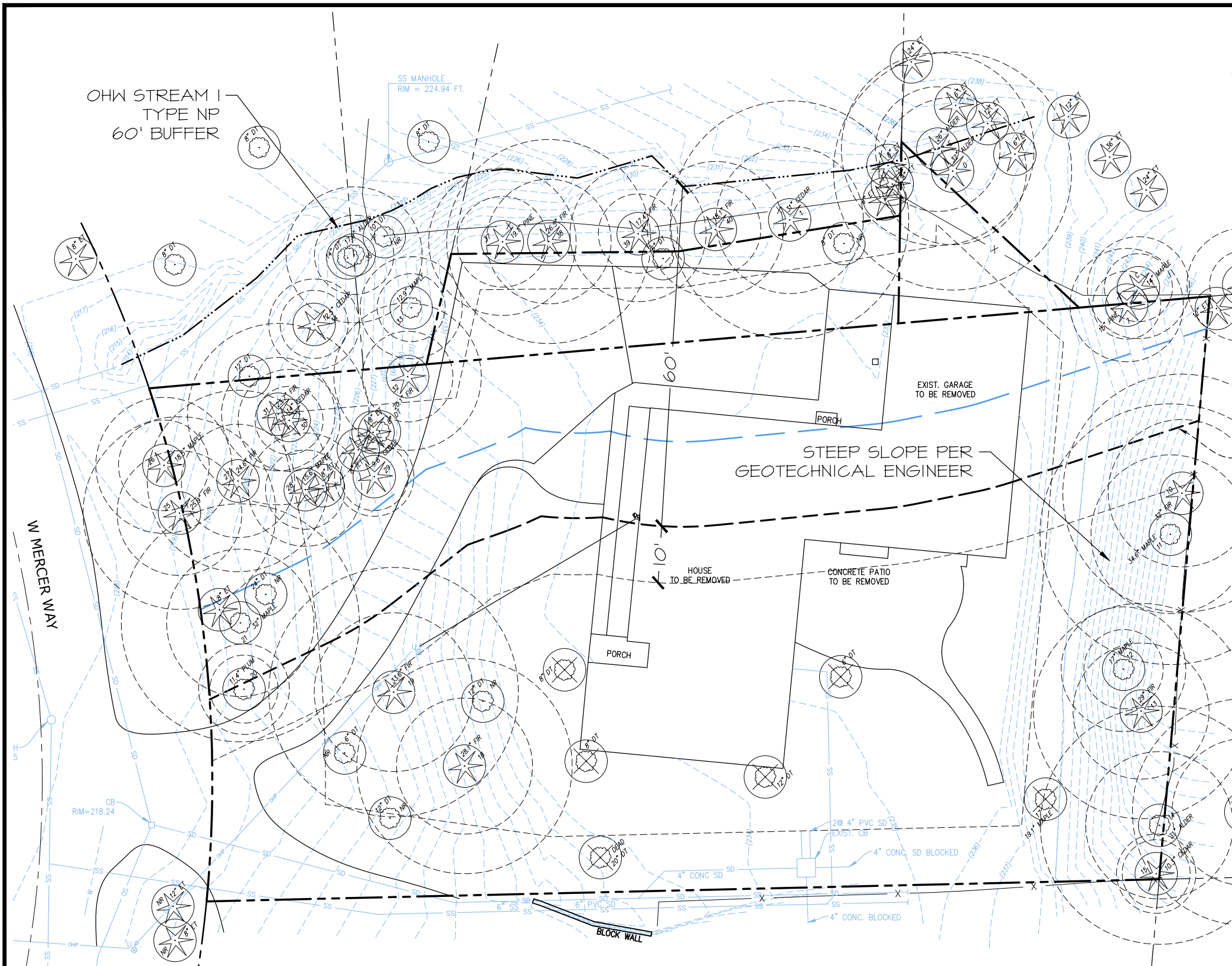
	GAS METER		ROCKERY		UTILITY POLE
	ELECTRIC METER		CONCRETE PAVING		OVERHEAD POWER LINE
	WATER VALVE		ASPHALT PAVING		OVERHEAD COMMUNICATIONS LINE
	FIRE HYDRANT		CHAIN LINK FENCE		UNDERGROUND COMMUNICATIONS LINE
	MANHOLE COVER		WOODEN FENCE		UNDERGROUND POWER LINE
	CATCH BASIN		GAS VALVE		UNDERGROUND GAS LINE
			POWER POLE		UNDERGROUND WATER LINE
					UNDERGROUND SANITARY SIDE SEWER
					X" DIAMETER STORM MAIN
					X" DIAMETER SEWER MAIN
					X" DIAMETER WATER MAIN



TOPOGRAPHIC SURVEY
4332 WEST MERCER WAY
MERCER ISLAND, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	21-7329
DRAWING:	21-7329 TOP0.DWG
CLIENT:	KEN CHU
DATE:	05/9/2024
DRAWN BY:	RCS

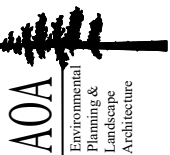


PLAN LEGEND

- PROPERTY LINE
- SOUTH STREAM ORDINARY
HIGH WATER LINE
- 60' STREAM BUFFER
- 10' STRUCTURE SETBACK

PROJECT	6625
DRAWN	SO
SCALE	AS NOTED
DATE	05-31-24
REVISED	1/5

FIGURE 1: EXISTING CONDITIONS
 CHU PROPERTY
 4332 WEST MERCER WAY
 MERCER ISLAND, WASHINGTON
 PARCEL 9365700382



Altmann Oliver Associates, LLC
 Environmental
 Planning &
 Landscape
 Architecture

PO Box 578 Ceramium, WA 98014
 Office (425) 333-4338 Fax (425) 333-4399

NOTES

1. BASE INFORMATION PROVIDED BY NICK BOSSOFF ENGINEERING, INC., 191 NE TARI LANE, STEVENSON, WA 98648, 425.881.5904.

PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	5	2 GAL.	MULTI-STEM (3 MIN.)
CD	CALOCEDRUS DECURRENS	INCENSE CEDAR	9' O.C.	2	2 GAL.	FULL & BUSHY
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	4	2 GAL.	MULTI-STEM (3 MIN.)
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	2	2 GAL.	FULL & BUSHY
QG	QUERCUS GARRYANA	GARRY OAK	9' O.C.	2	2 GAL.	FULL & BUSHY
RP	RHAMNUS PURSHIANA	CASCARA	9' O.C.	3	2 GAL.	SINGLE TRUNK

SHRUBS

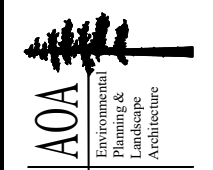
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	6	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	18	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
RS	RIBES SANUINEUM	RED FLOWERING CURRANT	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA GYMNOCARPA	BALDHIP ROSE	3' O.C.	23	1 GAL.	MULTI-STEM (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	19	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	39	1 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	33	1 GAL.	FULL & BUSHY

GROUND COVER

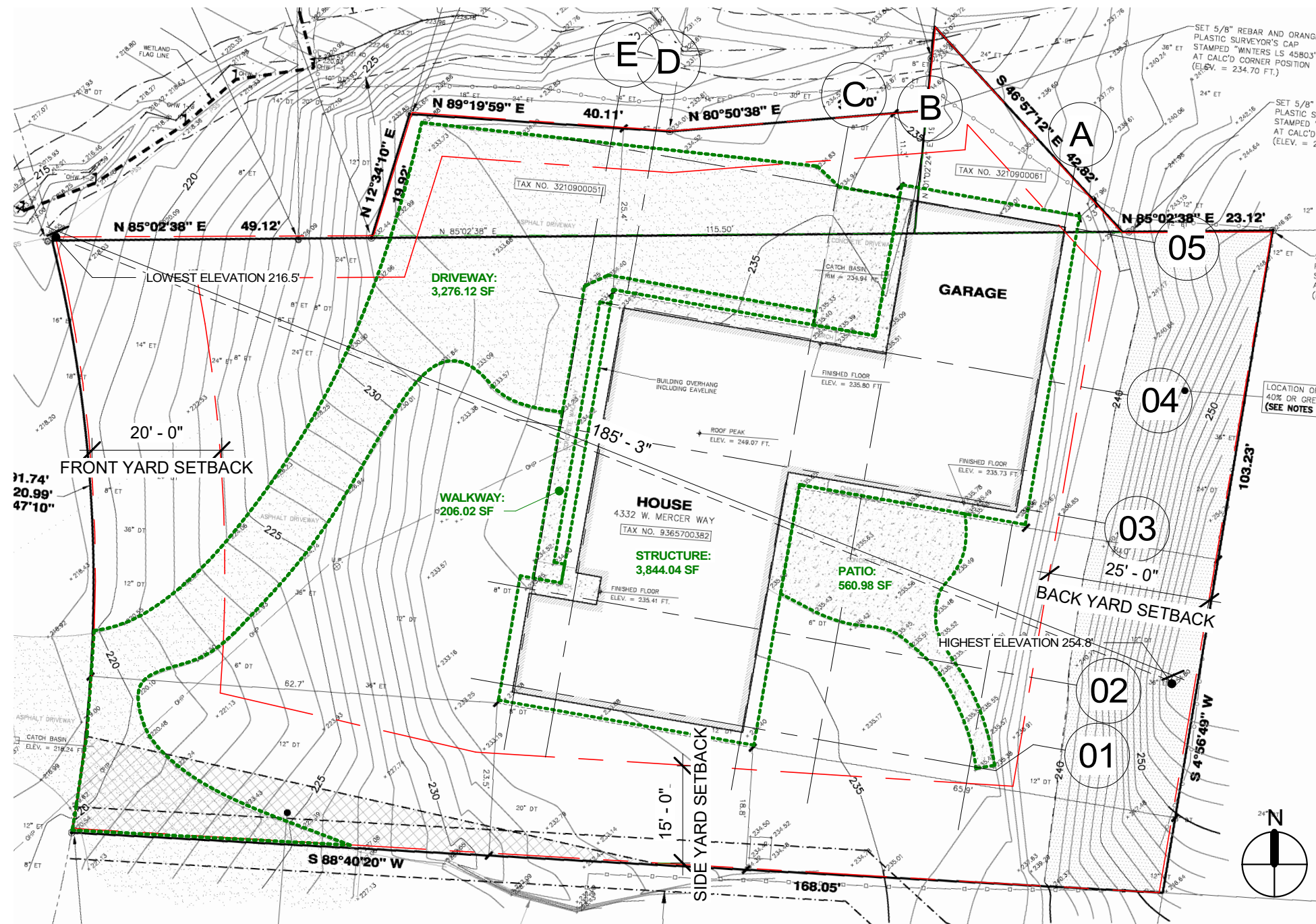
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
	FRAGARIA CHILOENSIS	COAST STRAWBERRY	2' O.C.	350	1 GAL.	FULL & BUSHY
	GAULTERIA SHALLON	SALAL	2' O.C.	25	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	200	1 GAL.	FULL & BUSHY

PROJECT
6625
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SO
SCALE
AS NOTED
DATE
05-31-24
REVISED
4/5

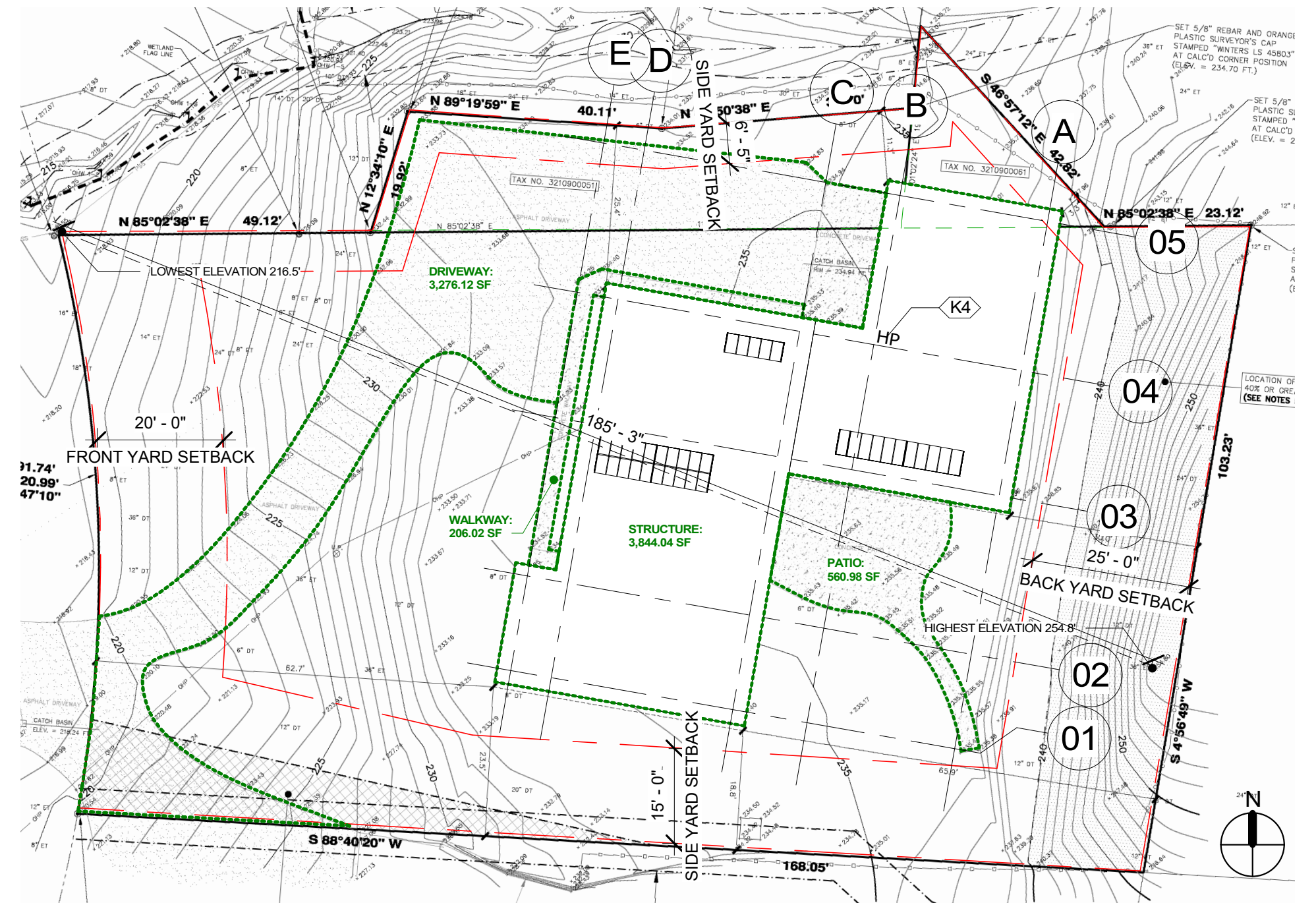
FIGURE 4: PLANT SCHEDULE
CHU PROPERTY
4332 WEST MERCER WAY
MERCER ISLAND, WASHINGTON
PARCEL 9365700382



Altmann Oliver Associates, LLC
PO Box 578 Carleton, WA 98014
Office (425) 333-4338 Fax (425) 333-4399
Environmental Planning & Landscape Architecture



1 EXISTING SITE PLAN
1" = 20'-0"



2 NEW SITE PLAN
1" = 20'-0"

SITE DATA:

LOT SLOPE CALCULATION:
 HIGHEST ELEVATION: 254.8' - LOWEST ELEVATION: 216.5' = ELEVATION DIFFERENCE: 38.3'
 HORIZONTAL DISTANCE BETWEEN HIGH AND LOW: 185.29'

LOT SLOPE: ELEVATION DIFFERENCE / DISTANCE = 38.3' / 185.29' = 20.67%

TOTAL PARCEL LOT AREA: 18,138.7 SF

FRONT YARD SETBACK: 20'
 BACK YARD SETBACK: 25'
 TOTAL SIDE YARD SETBACK (MIN. 17% OF THE LOT WIDTH): 20'

AVERAGE HEIGHT (AVERAGE 33 SPOT ELEVATION @ 10' INTERVAL): 235.03'
 FINISHED FLOOR ELEVATION PER SURVEY: 235.41'

ALLOWABLE MAXIMUM HEIGHT: 30' ABOVE ABE
 PROPOSED STRUCTURE HEIGHT: 26' 5" < 30' MAX. IN BUILDING HEIGHT

NEW GROSS FLOOR AREA: L1 AREA + L2 AREA = 3,226.58 SF + 1914.65 SF = 5,141.23 SF < 7,255.48 SF

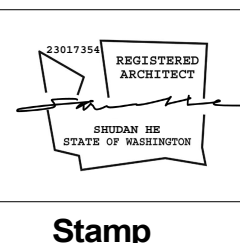
NOTE:
 1. NO TREE ARE PROPOSED FOR REMOVAL;
 2. LOT COVERAGE, HARDSCAPE AND IMPERVIOUS SURFACE AREAS REMAIN UNCHANGE.

KEYNOTES

- (K1) PER R314.2.3 A HEAT DETECTOR OR HEAT ALARM RATED FOR 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 MANUFACTURERS INSTRUCTIONS.
- (K2) PER M1505.4.4(1), BATHROOMS EXHAUST FAN MINIMUM: 50 CFM INTERMITTENT, TYP.
- (K3) MECHANICAL EXHAUST HOOD OR DOWNDRAFT VENTILATION SYSTEM OF OWNER'S CHOICE; PER M1505.4.4(1), KITCHEN'S MINIMUM: 160 CFM FOR INTERMITTENT ELECTRIC RANGE, OR 250 CFM COMBUSTION RANGE. IF DOWNDRAFT IS USED, 300 CFM INTERMITTENT REQUIRED.
- (K4) SYSTEM TYPE 4 HEAT PUMP COMPLIES FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590.
- (K5) PER IRC R302.6 DWELLING/GARAGE FIRE SEPARATION. 5/8" TYPE X GYPSUM BOARD IS REQUIRED BETWEEN GARAGE AND HABITABLE SPACE ABOVE. 1/2" GYPSUM BOARD IS REQUIRED BETWEEN GARAGE AND HABITABLE SPACE ON GARAGE SIDE OF WALLS.
- (K6) 20 MIN RATED OR SOLID CORE ENTRY DOORS WITH SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.



Date	Description	Revision Number



HILLHAVEN GROVE
 Project number 0433220241014
 4332 West Mercer Way, Mercer Island, WA

SITE PLAN WITH LAND USE CALCULATION

Date 10/31/2024
 SH As indicated

A-010

Revision

Stamp

Owner

Project

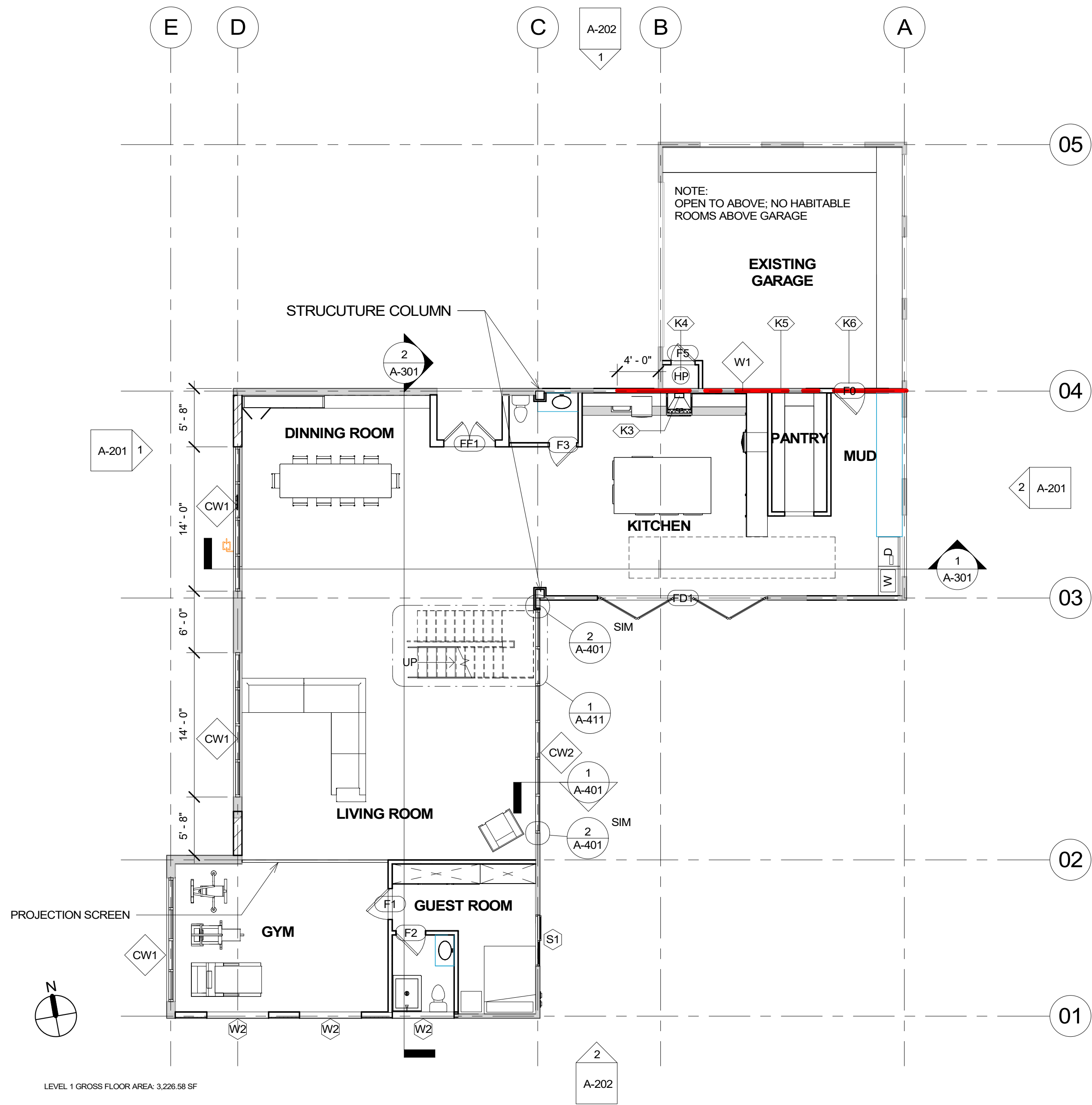
Sheet Title

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Scale

Sheet Number

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- GENERAL NOTES**
1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 3. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS. DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED. INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED. HALFTONE ELEMENTS ARE EXISTING CONDITION THAT ARE NOT IN THE SCOPE OF WORK.
 4. EXISTING CONDITION ARE BASED ON SITE OBSERVATION, PHOTO DOCUMENTATION AND CLIENT DESCRIPTION. VERIFY DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
 5. PER R302.11, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

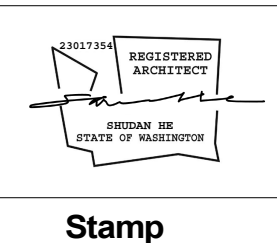
- LEGEND**
- GYPSUM WALL BOARD
 - WOOD
 - CONCRETE
 - GRAVEL
 - PLYWOOD
 - BATT INSULATION
 - WOOD FRAMING
 - SKYLIGHT OPENING
 - TO BE DEMOLISHED
 - EXHAUST FAN
 - SMOKE DETECTOR
 - CO DETECTOR
 - HEAT DETECTOR WITH ALARM
 - COMBINED SMOKE & CO DETECTOR

- KEYNOTES**
- (K1) PER R314.2.3 A HEAT DETECTOR OR HEAT ALARM RATED FOR 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.
 - (K2) PER M1505.4.4(1), BATHROOMS EXHAUST FAN MINIMUM: 50 CFM INTERMITTENT, TYP.
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 - (K6) 20 MIN RATED OR SOLID CORE ENTRY DOORS WITH SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

1 FLOOR PLAN - NEW
1/8" = 1'-0"



Date	Description	Revision Number



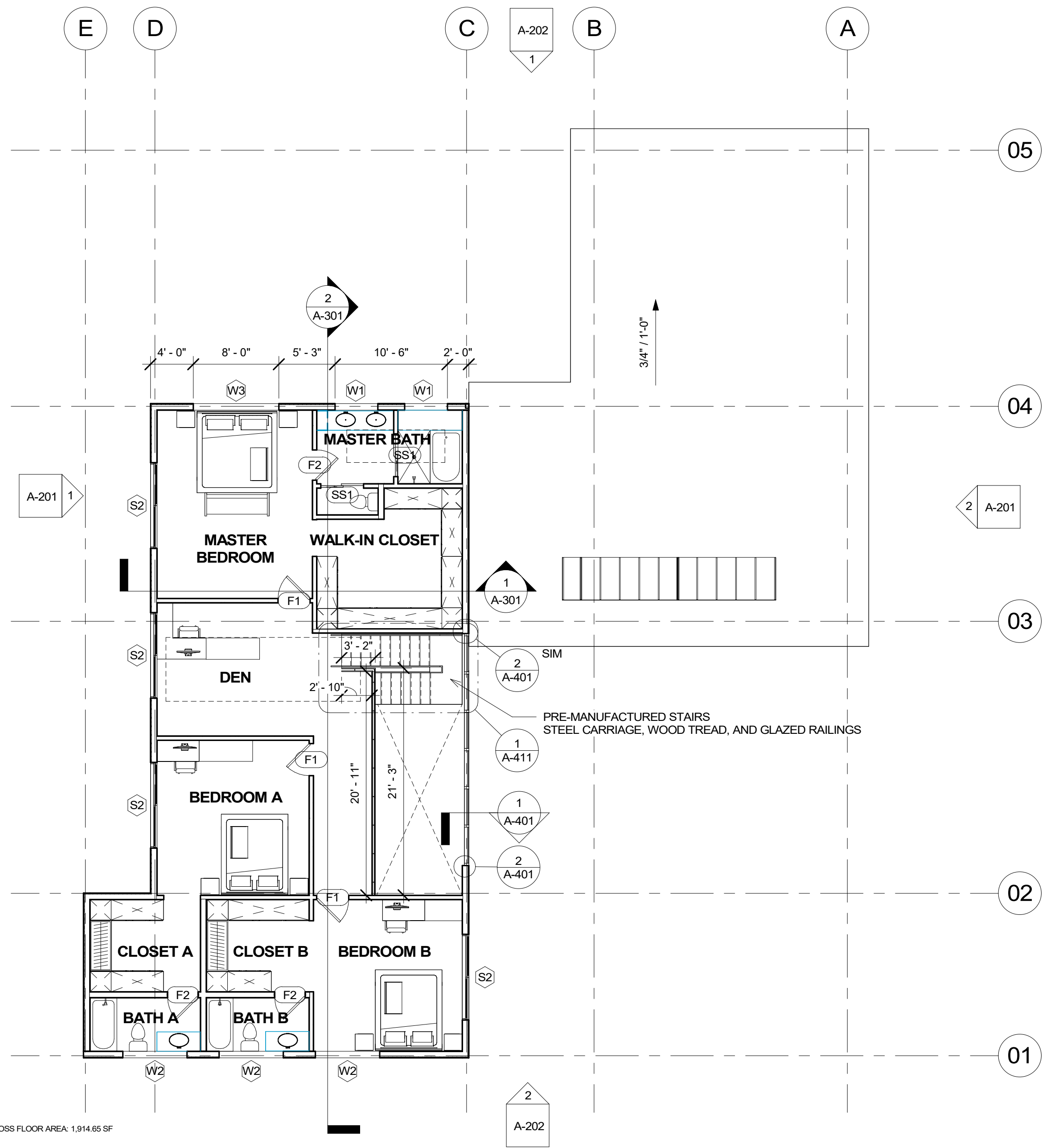
HILLHAVEN GROVE
Project number 0433220241014
4332 West Mercer Way, Mercer Island, WA

FLOOR PLAN - LEVEL 01

Date 10/31/2024
SH As indicated

A-101

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LEVEL 1 GROSS FLOOR AREA: 1,914.65 SF

1 LEVEL 2
1/8" = 1'-0"

GENERAL NOTES

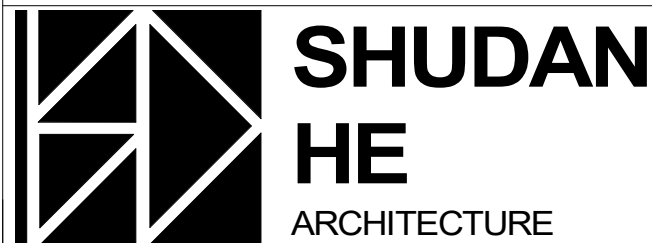
1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS. DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
4. INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.
5. HALFTONE ELEMENTS ARE EXISTING CONDITION THAT ARE NOT IN THE SCOPE OF WORK.
6. EXISTING CONDITION ARE BASED ON SITE OBSERVATION, PHOTO DOCUMENTATION AND CLIENT DESCRIPTION. VERIFY DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
7. PER R302.11, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

LEGEND

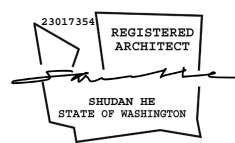
- GYPSUM WALL BOARD
- WOOD
- CONCRETE
- GRAVEL
- PLYWOOD
- BATT INSULATION
- WOOD FRAMING
- SKYLIGHT OPENING
- TO BE DEMOLISHED
- EXHAUST FAN
- SMOKE DETECTOR
- CO DETECTOR
- HEAT DETECTOR WITH ALARM
- COMBINED SMOKE & CO DETECTOR

KEYNOTES

- PER R314.2.3 A HEAT DETECTOR OR HEAT ALARM RATED FOR 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.
- PER M1505.4.4(1), BATHROOMS EXHAUST FAN MINIMUM: 50 CFM INTERMITTENT, TYP.
- MECHANICAL EXHAUST HOOD OR DOWNDRAFT VENTILATION SYSTEM OF OWNER'S CHOICE. PER M1505.4.4(1), KITCHEN'S MINIMUM: 160 CFM FOR INTERMITTENT ELECTRIC RANGE, OR 250 CFM COMBUSTION RANGE. IF DOWNDRAFT IS USED, 300 CFM INTERMITTENT REQUIRED.
- SYSTEM TYPE 4 HEAT PUMP COMPLIES FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590.
- PER IRC R302.6 DWELLING/GARAGE FIRE SEPARATION. 1/2" GYPSUM BOARD IS REQUIRED BETWEEN GARAGE AND HABITABLE SPACE ON GARAGE SIDE OF WALLS.
- 20 MIN RATED OR SOLID CORE ENTRY DOORS WITH SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.



Date	Description	Revision Number



HILLHAVEN GROVE
Project number 0433220241014
4332 West Mercer Way, Mercer Island, WA

FLOOR PLAN - LEVEL
02

Date
10/31/2024
SH As indicated

A-102

Revision

Stamp

Owner

Project

Sheet Title

Drawn by

Scale

Sheet Number

GENERAL NOTES

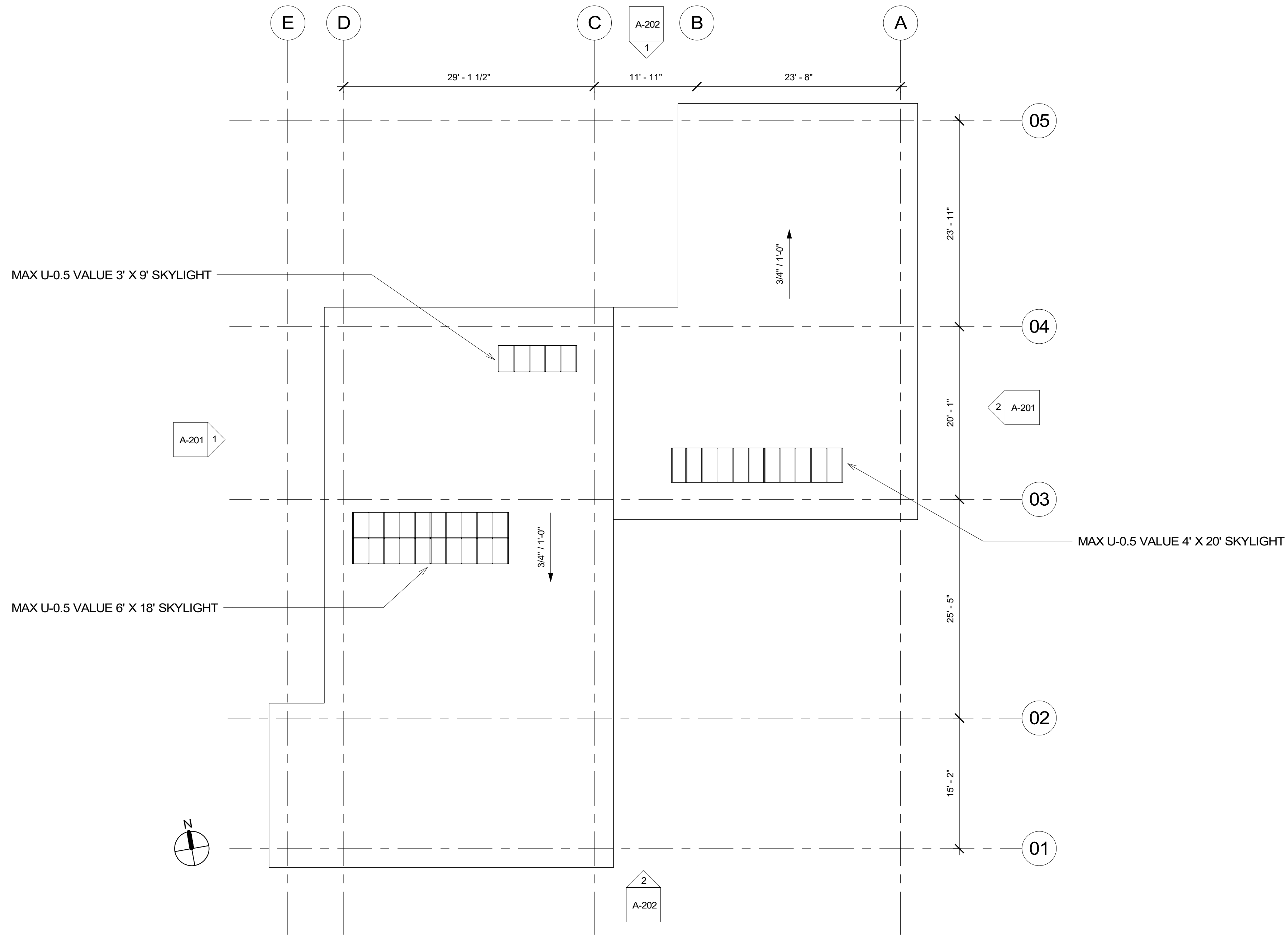
1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
6. INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.
7. HALFTONE ELEMENTS ARE EXISTING CONDITION THAT ARE NOT IN THE SCOPE OF WORK.
8. EXISTING CONDITION ARE BASED ON SITE OBSERVATION, PHOTO DOCUMENTATION AND CLIENT DESCRIPTION. VERIFY DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.

LEGEND

- GYPSUM WALL BOARD
- WOOD
- CONCRETE
- GRAVEL
- PLYWOOD
- BATT INSULATION
- WOOD FRAMING
- SKYLIGHT OPENING
- TO BE DEMOLISHED
- EXHAUST FAN
- SMOKE DETECTOR
- CO DETECTOR
- HEAT DETECTOR WITH ALARM
- COMBINED SMOKE & CO DETECTOR

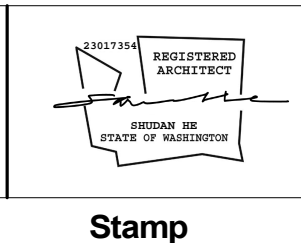
KEYNOTES

- (K1)** PER R314.2.3 A HEAT DETECTOR OR HEAT ALARM RATED FOR 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.
- (K2)** PER M1505.4.4(1), BATHROOMS EXHAUST FAN MINIMUM: 50 CFM INTERMITTENT, TYP.
- (K3)** MECHANICAL EXHAUST HOOD OR DOWNDRAFT VENTILATION SYSTEM OF OWNER'S CHOICE. PER M1505.4.4(1), KITCHEN'S MINIMUM: 160 CFM FOR INTERMITTENT ELECTRIC RANGE, OR 250 CFM COMBUSTION RANGE. IF DOWNDRAFT IS USED, 300 CFM INTERMITTENT REQUIRED.
- (K4)** SYSTEM TYPE 4 HEAT PUMP COMPLIES FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590.
- (K5)** PER IRC R302.6 DWELLING/GARAGE FIRE SEPARATION. 1/2" GYPSUM BOARD IS REQUIRED BETWEEN GARAGE AND HABITABLE SPACE ON GARAGE SIDE OF WALLS.
- (K6)** 20 MIN RATED OR SOLID CORE ENTRY DOORS WITH SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.



1 ROOF PLAN - NEW
1/8" = 1'-0"

Date	Description	Revision Number

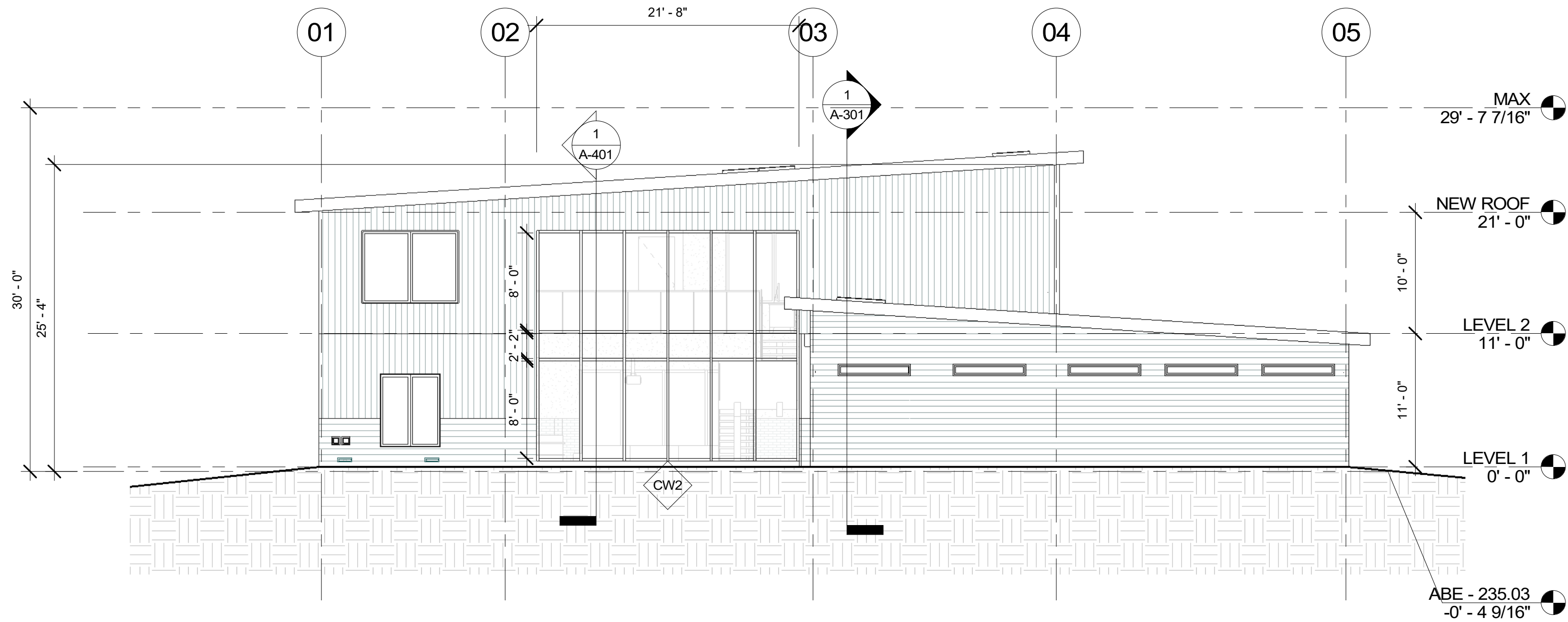


HILLHAVEN GROVE
 Project number 0433220241014
 4332 West Mercer Way, Mercer Island, WA

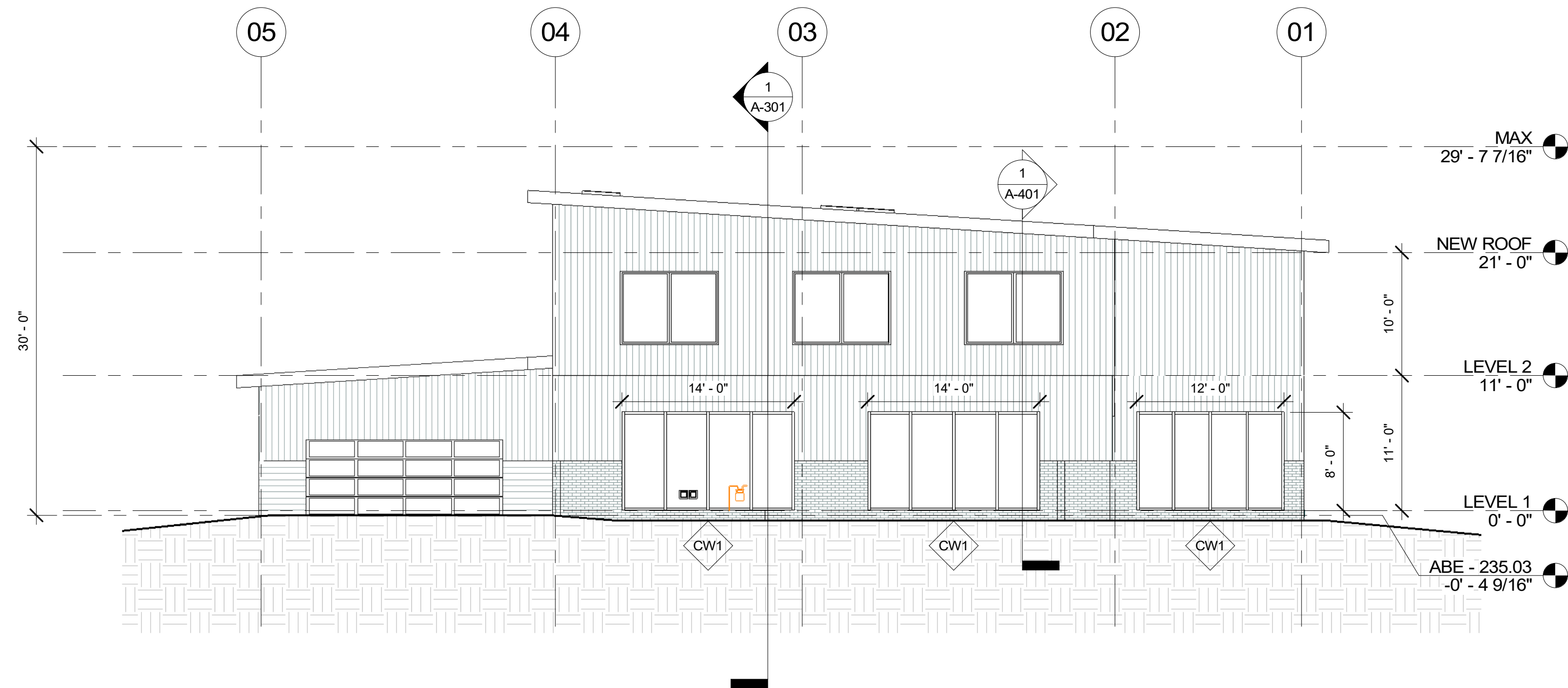
ROOF PLAN

Date
10/31/2024
 SH As indicated

A-103

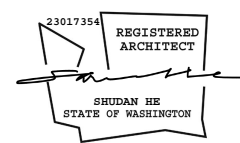


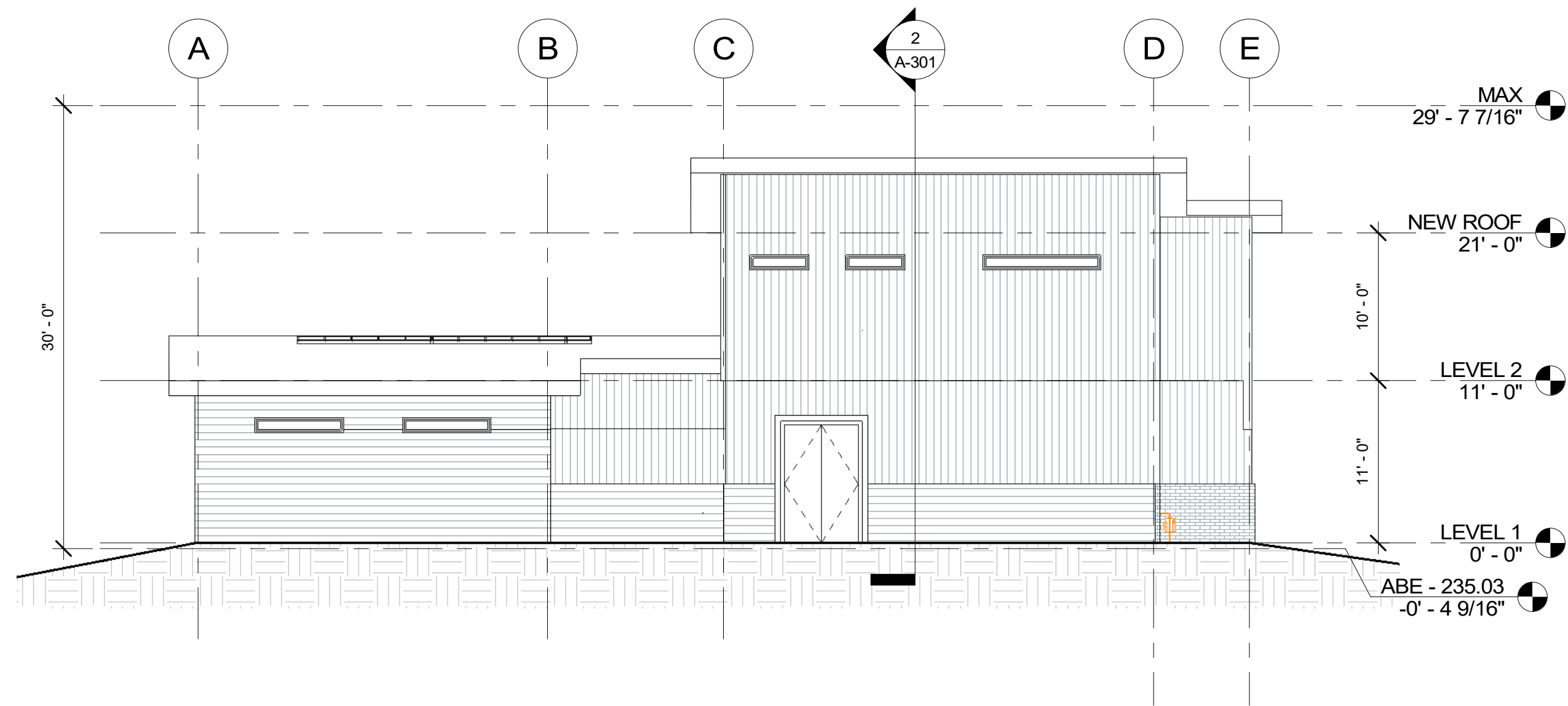
② ELEVATION - E
1/8" = 1'-0"



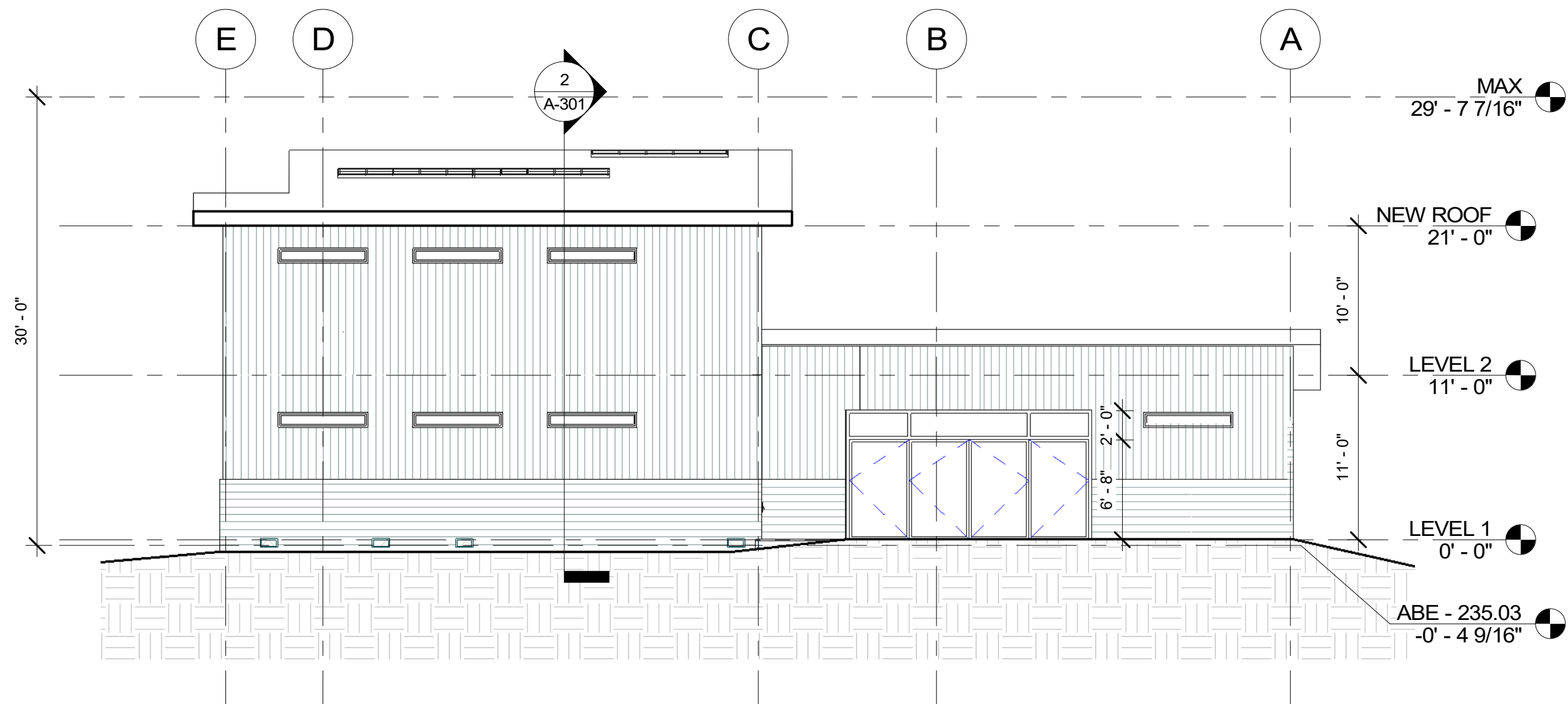
① ELEVATION - W
1/8" = 1'-0"

Date	Description	Revision Number



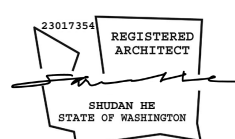


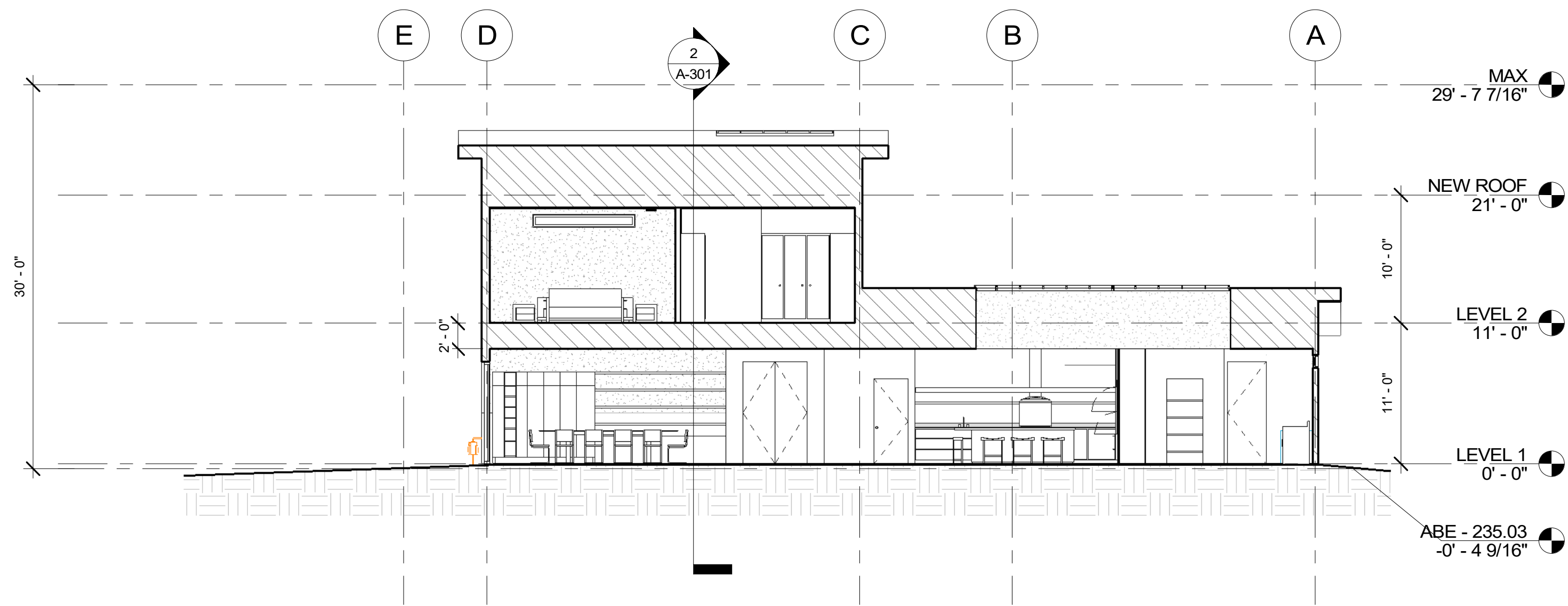
① ELEVATION - N
1/8" = 1'-0"



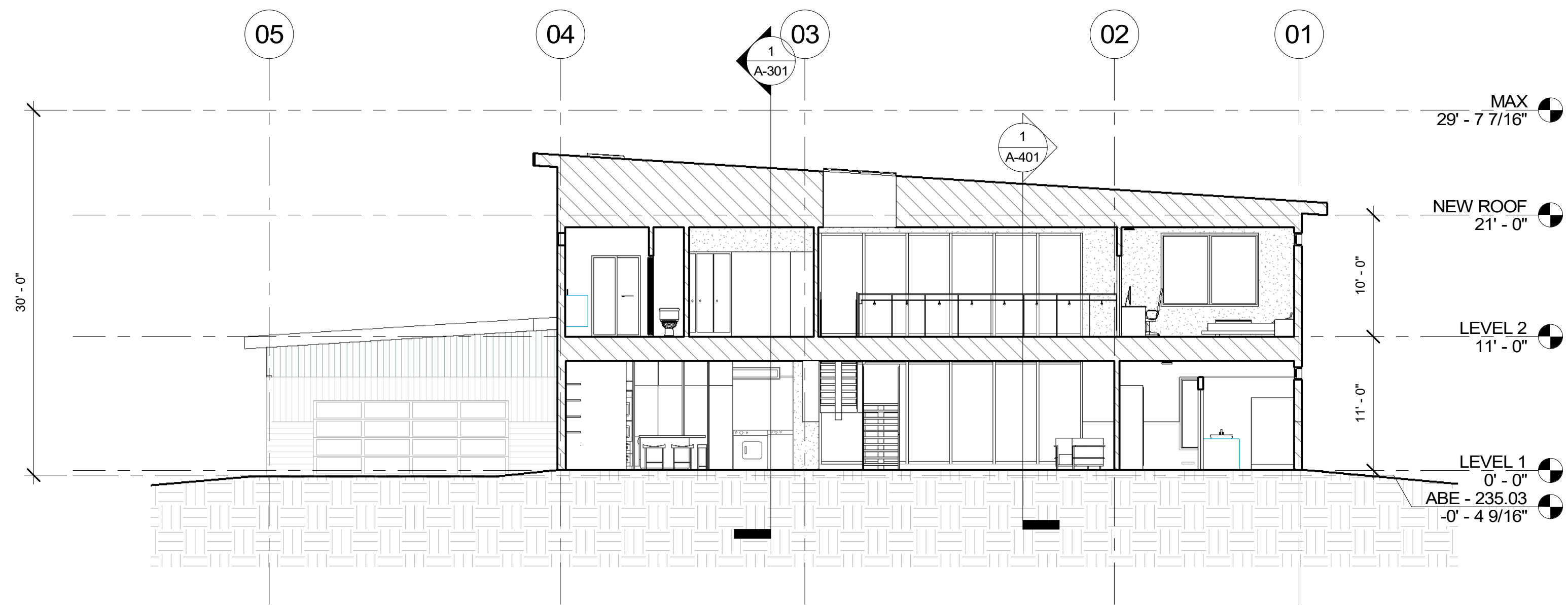
② ELEVATION - S
1/8" = 1'-0"

Date	Description	Revision Number





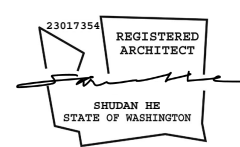
① Section 1
1/8" = 1'-0"

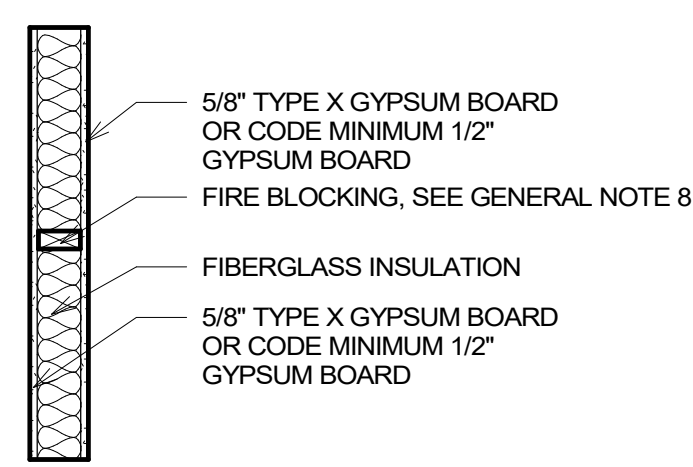
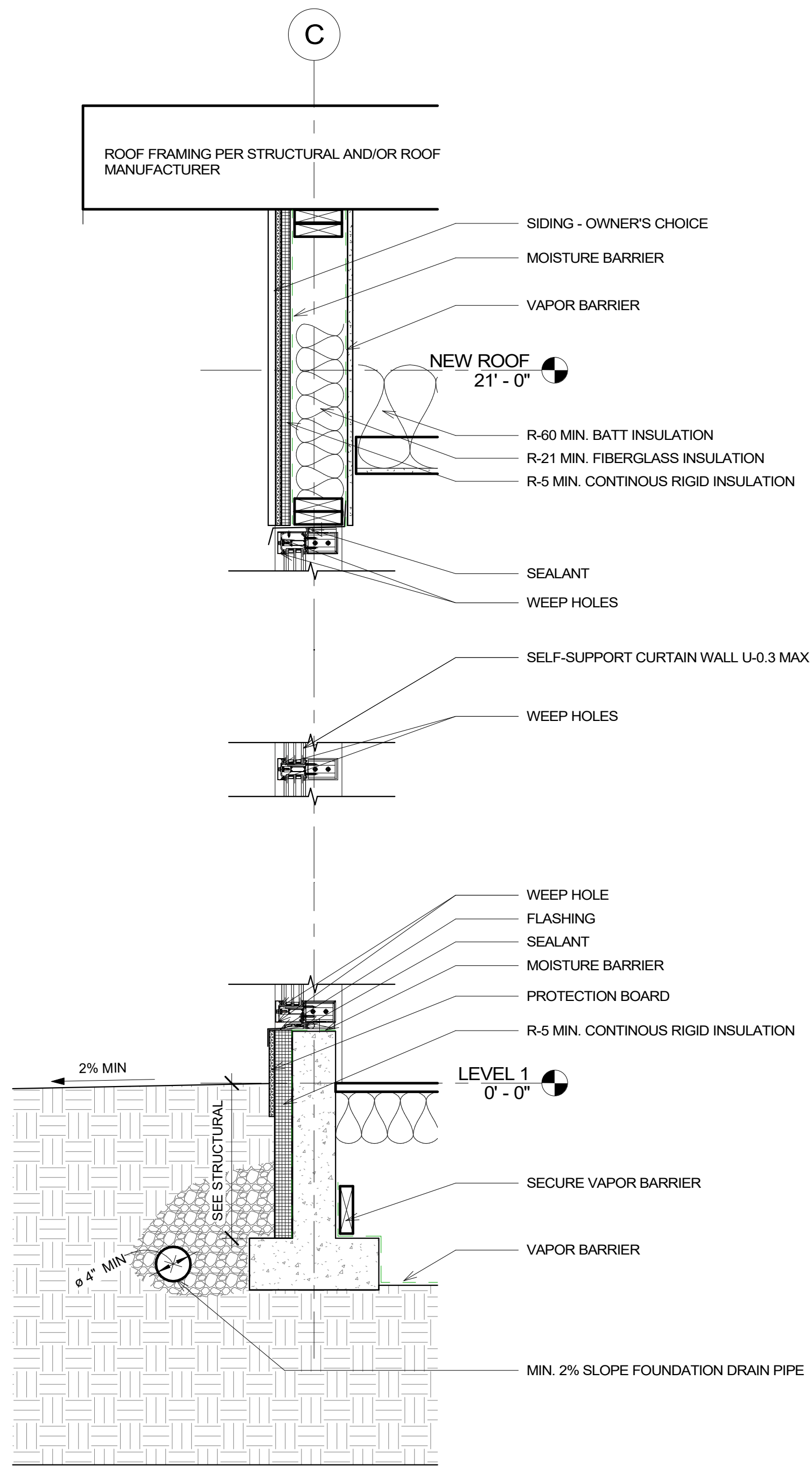


② Section 2
1/8" = 1'-0"

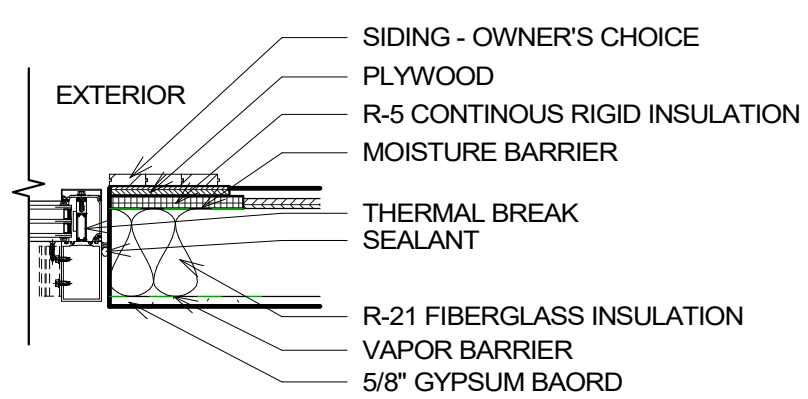
NOTE:
 CEILING R-VALUE: MIN. 60 TYP.
 WOOD FRAME WALL R-VALUE: MIN. 20 CAVITY INSULATION + MIN. 5 CONTINOUS INSULATION OR MIN. 13 CAVITY INSULATION + MIN. 10 CONTINOUS INSULATION TYP.

Date	Description	Revision Number



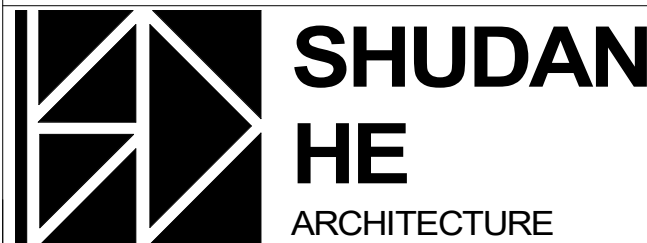


W1 WALL DETAIL @ GARAGE SEPARATION
3/4" = 1'-0"

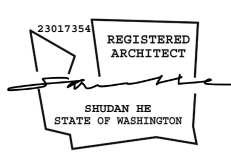


2 JAMB DETAIL @ CURTAIN WALL
1" = 1'-0"

1 WALL SECTION @ CURTAIN WALL
1" = 1'-0"



Date	Description	Revision Number



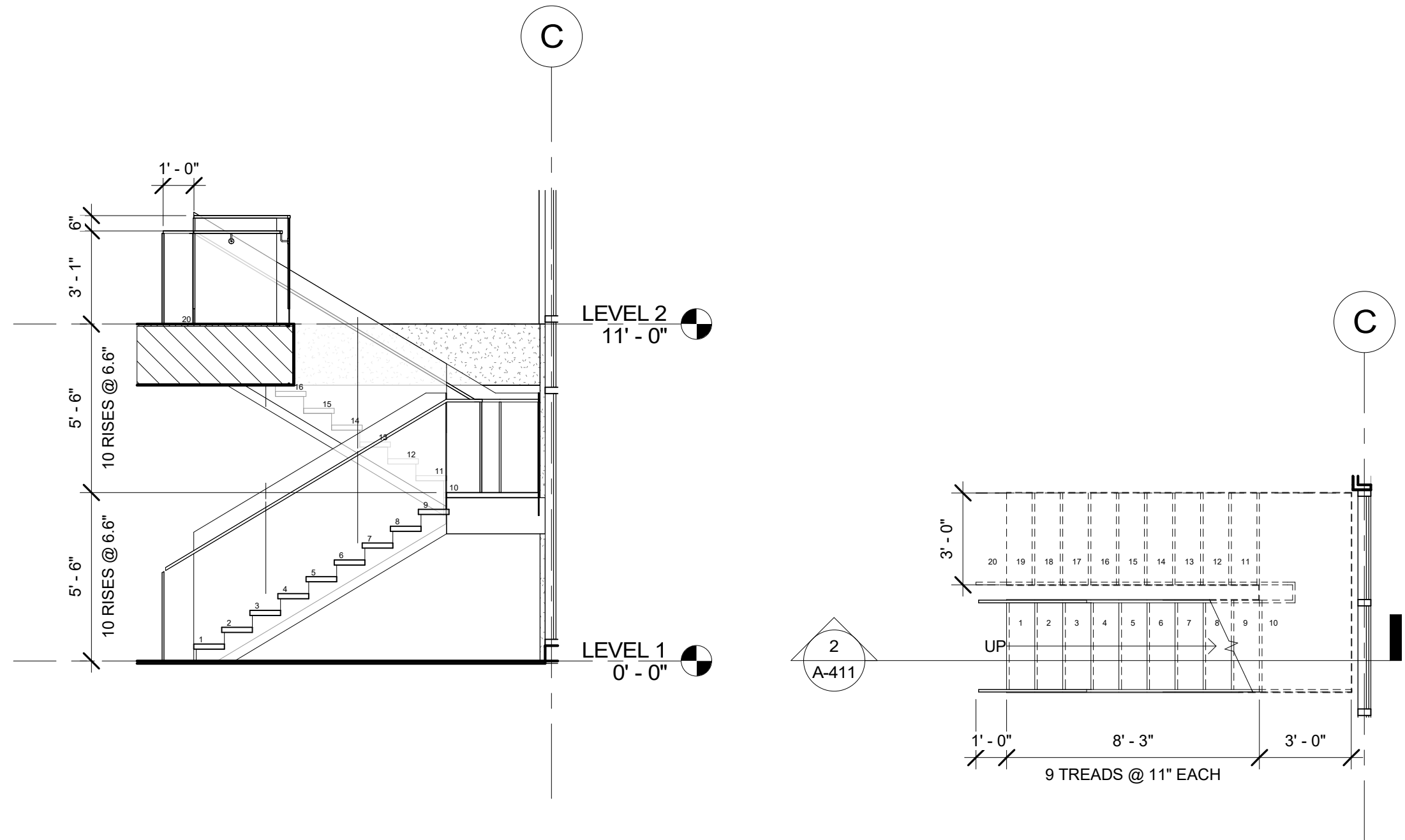
HILLHAVEN GROVE
Project number 0433220241014
4332 West Mercer Way, Mercer Island, WA

WALL SECTION & ASSEMBLY

Date
10/31/2024
SH As indicated

A-401

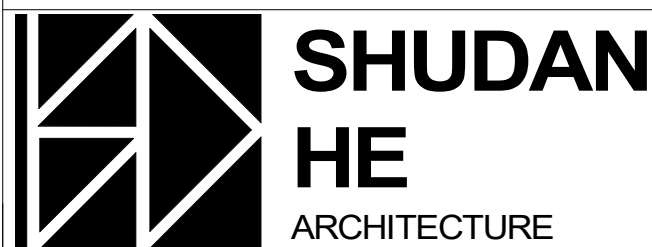
3/21/2025 10:19:46 AM



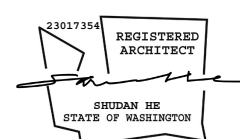
② ENLARGED SECTION - STAIRS
1/4" = 1'-0"

① ENLARGED PLAN - STAIRS
1/4" = 1'-0"

3/21/2025 10:19:46 AM



Date	Description	Revision Number



HILLHAVEN GROVE
Project number 0433220241014
4332 West Mercer Way, Mercer Island, WA

ENLARGED PLAN - STAIRS

Date
10/31/2024
SH
1/4" = 1'-0"

A-411

Revision

Stamp

Owner

Project

Sheet Title

Drawn by

Scale

Sheet Number

F.T. ENG. & CONST. MGMT., LLC
 PHONE: 5092220489
 EMAIL: F.T.ENG.CM@GMAIL.COM



**4332 MERCER ISLAND
 ADDITION**
 4332 WEST MERCER WAY
 MERCER ISLAND, WA

JOB # 2024065

REV	DATE	DESCRIPTION

Drawn By: _____
 Drawing Title: _____

FOUNDATION PLAN
 Sheet **S2.0**

FLOOR PLAN LEGEND

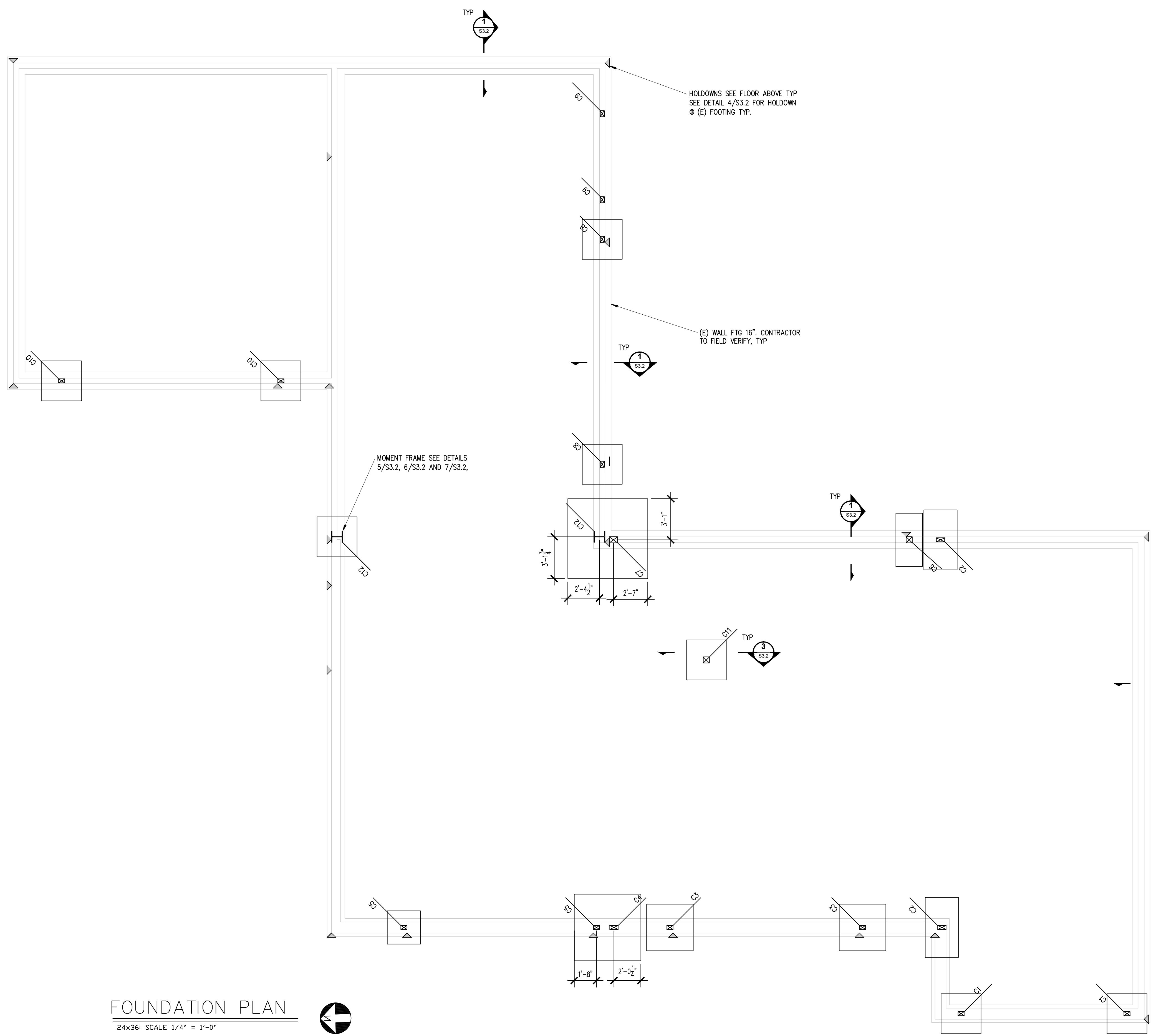
	LOAD BEARING WALL
	EXISTING
	BEAM/HEADER, U.N.O
	POST
	HOLD-DOWN LOCATION
	HANGER
	INDICATES SHEAR WALL AND HOLD-DOWN TYPE. SEE SCHEDULE ON SHEET S3.3
	FORCE TRANSFER SHEAR WALL SEE DETAIL S6/3.3

PLAN NOTES:

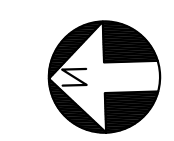
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS ARE SCHEMATIC. DO NOT SCALE. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR THE DEMOLITION.
- DIMENSIONS AND LOCATION OF EXISTING FOUNDATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL LOAD BEARING WALL WITH OUT SHEAR WALL TYPE SHOULD BE TYPE A.
- ALL 4" LOAD BEARING WALL SHOULD BE 2X4 HF#2 @ 16" O.C.
- ALL 6" LOAD BEARING WALL SHOULD BE 2X6 HF#2 @ 16" O.C.
- ALL POST SHALL BE DF#2 U.N.O.
- ALL BEAM AND HEADER SHOULD BE HF#2 U.N.O.
- ALL SHEAR WALL DOES NOT LINE UP ABOVE, HOLD-DOWN SHOULD BE CONTINUOUS AND CONNECTED TO BEAM OR/AND FOUNDATION.
- ALL BEAM AT TOP PLATE/WALL CONNECTION SEE DETAIL S5/S3.3.
- TYPICAL STAIR AND STAIR LANDING DETAIL SEE DWG 10/S3.1 - 15/S3.1

Label	FTG SIZE (ft)	FTG THK (in)
C1	3 X 3	12
C2	3 X 4	12
C3	3.5 X 3.5	12
C4	3.5 X 3.5	12
C5	2.5 X 2.5	12
C6	2 X 4	12
C7	4 X 4	12
C8	3 X 3	12
C10	3 X 3	12
C11	3 X 3	12
C12	3 X 3	12
C4+C5	5 X 5	14
C7+C12	6 X 6	14

Label	COLUMN
C1	4x6 DF#2
C2	4x10 DF#2
C3	4x10 DF#2
C4	4x10 DF#2
C5	4x6 DF#2
C6	6x6 DF#2
C7	6x10 DF#2
C8	4x6 DF#2
C9	4x6 DF#2
C10	4x6 DF#2
C11	6X6 DF#2
C12	W10x88



FOUNDATION PLAN
 24x36 SCALE 1/4" = 1'-0"



F.T. ENG. & CONST. MGMT., LLC
 PHONE: 5092220489
 EMAIL: F.T.ENG.CM@GMAIL.COM



4332 MERCER ISLAND ADDITION
 4332 WEST MERCER WAY
 MERCER ISLAND, WA

JOB # 2024065

REV	DESCRIPTION	DATE

Drawn By:
 Drawing Title:

2ND FLOOR FRAMING PLAN

Sheet **S2.1**

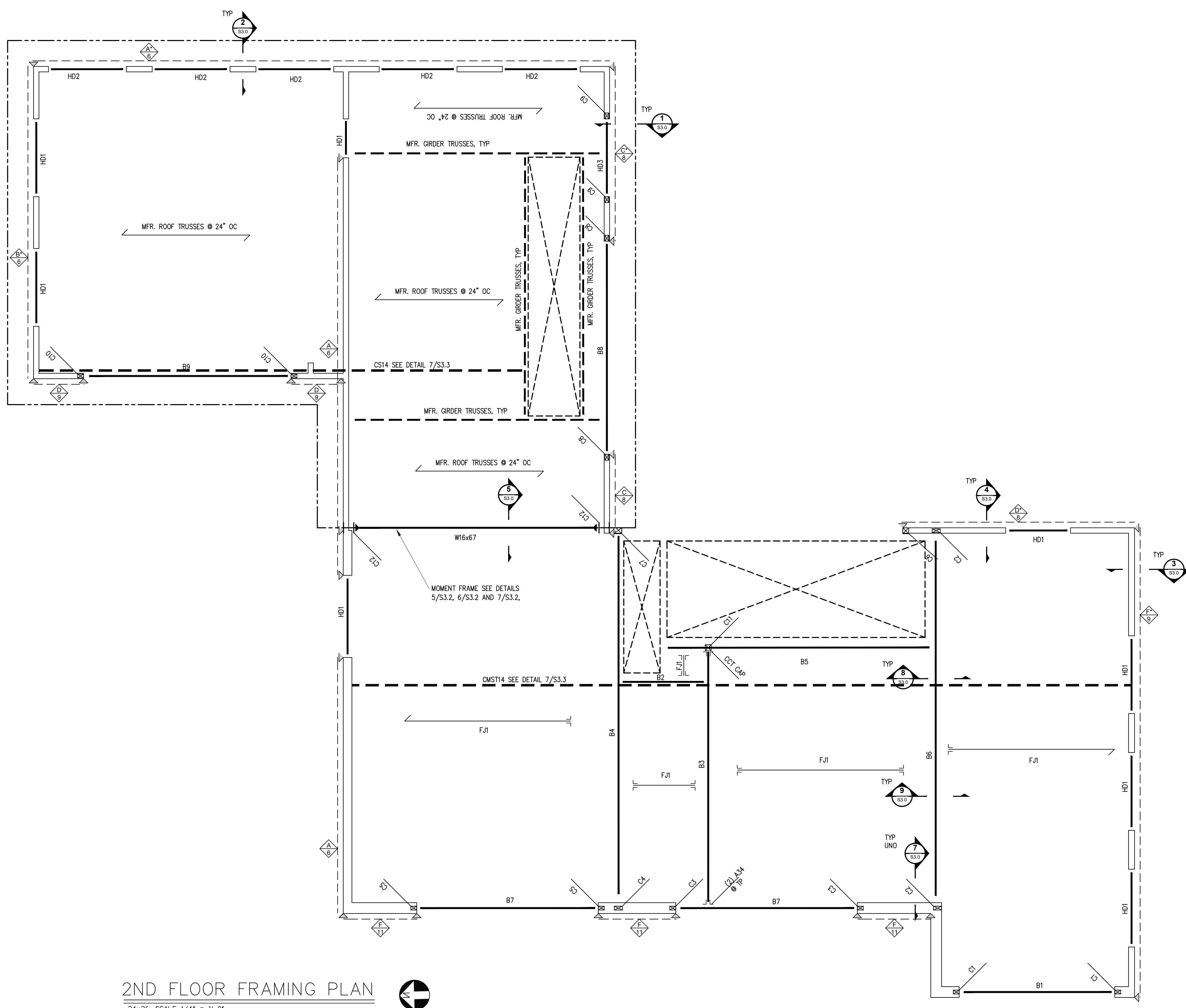
FLOOR PLAN LEGEND

	LOAD BEARING WALL
	EXISTING
	BEAM/HEADER, U.N.O
	POST
	HOLD-DOWN LOCATION
	HANGER
	INDICATES SHEAR WALL AND HOLD-DOWN TYPE. SEE SCHEDULE ON SHEET S3.3
	FORCE TRANSFER SHEAR WALL SEE DETAIL S6/3.3

- PLAN NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS ARE SCHEMATIC. DO NOT SCALE. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR THE DEMOLITION.
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 - ALL 4" LOAD BEARING WALL SHOULD BE 2X4 HF#2 @ 16" O.C.
 - ALL 8" LOAD BEARING WALL SHOULD BE 2X6 HF#2 @ 16" O.C.
 - ALL POST SHALL BE DF#2 U.N.O.
 - ALL BEAM AND HEADER SHOULD BE HF#2 U.N.O.
 - ALL SHEAR WALL DOES NOT LINE UP ABOVE, HOLDDOWN SHOULD BE CONTINUOUS AND CONNECTED TO BEAM OR WND FOUNDATION.
 - ALL BEAM AT TOP PLATE/WALL CONNECTION SEE DETAIL 5/S3.3.
 - TYPICAL STAIR AND STAIR LANDING DETAIL SEE DWG 10/S3.1 - 15/S3.1

Label	Material
RHD1	4 x 8 HF No.2
RHD2	4 x 8 DF No.2
RHD3	3 1/2" x 9" 24F-V4 DF Glulam
RB1	5 1/2" x 18" 24F-V4 DF Glulam
FJ1	16" TJI@ 110
HD1	4 x 12 DF No.2
HD2	4 x 8 HF No.2
HD3	3 1/2" x 9" 24F-V4 DF Glulam
B1	3 1/2" x 13 1/2" 24F-V4 DF Glulam
B2	3 1/2" x 12" 24F-V4 DF Glulam
B3	5 1/2" x 16" 24F-V4 DF Glulam
B4	8 3/4" x 21" 24F-V4 DF Glulam
B5	5 1/2" x 16" 24F-V4 DF Glulam
B6	8 3/4" x 21" 24F-V4 DF Glulam
B7	3 1/2" x 16 1/2" 24F-V4 DF Glulam
B8	3 1/2" x 12" 24F-V4 DF Glulam
B9	3 1/2" x 10 1/2" 24F-V4 DF Glulam

Label	COLUMN
C1	4x6 DF#2
C2	4x10 DF#2
C3	4x10 DF#2
C4	4x10 DF#2
C5	4x6 DF#2
C6	6x6 DF#2
C7	6x10 DF#2
C8	4x6 DF#2
C9	4x6 DF#2
C10	4x6 DF#2
C11	6X6 DF#2
C12	W10x88



2ND FLOOR FRAMING PLAN
 24x36 SCALE 1/4" = 1'-0"

F.T. ENG. & CONST. MGMT., LLC
 PHONE: 5092220489
 EMAIL: F.T.ENG.CM@GMAIL.COM



**4332 MERCER ISLAND
 ADDITION**
 4332 WEST MERCER WAY
 MERCER ISLAND, WA

JOB # 2024065

REV	DESCRIPTION	DATE

Drawn By:
 Drawing Title:

ROOF FRAMING PLAN

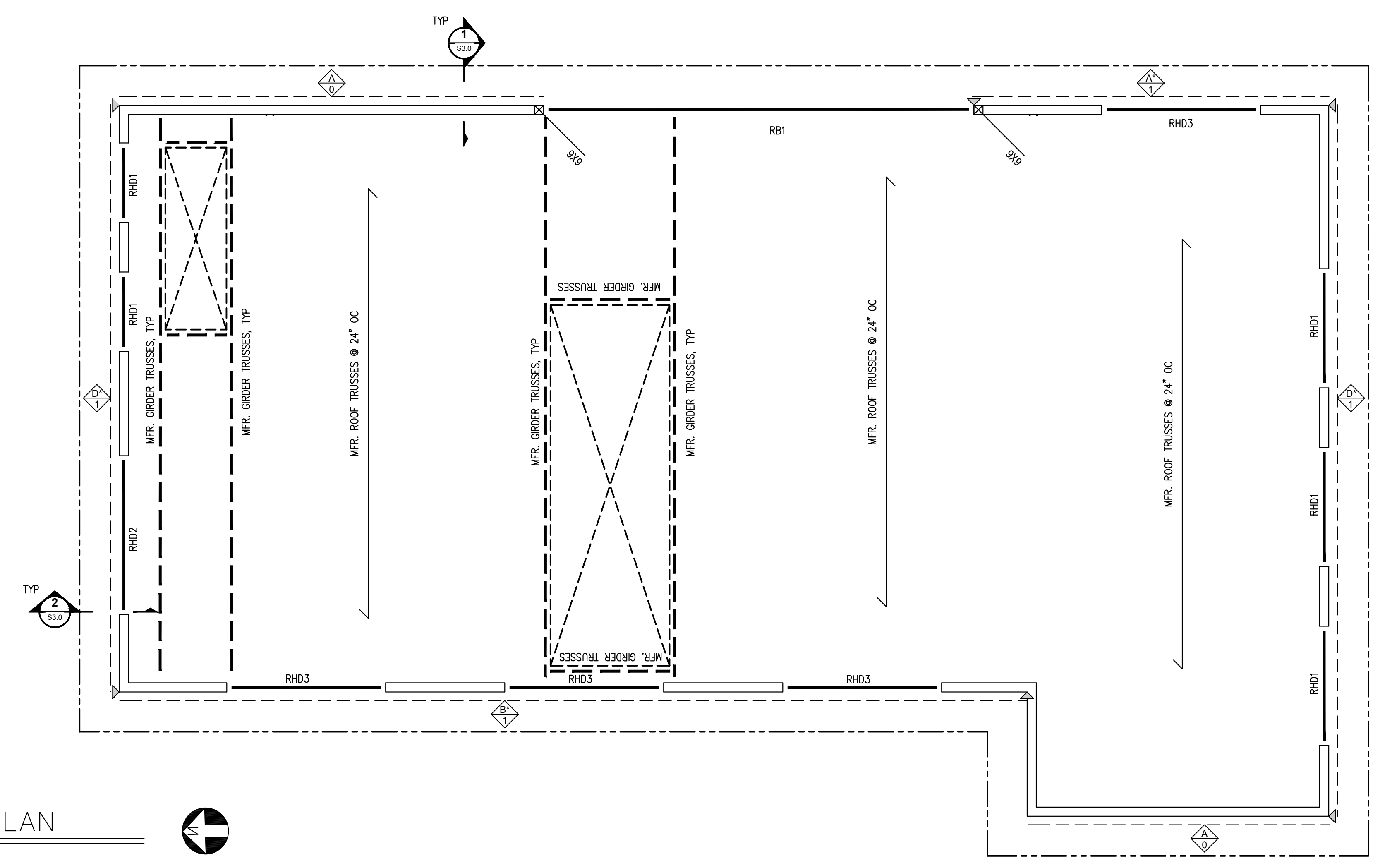
Sheet
S2.2

FLOOR PLAN LEGEND

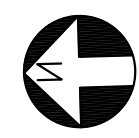
	LOAD BEARING WALL
	EXISTING
	BEAM/HEADER, U.N.O
	POST
	HOLD-DOWN LOCATION
	HANGER
	INDICATES SHEAR WALL AND HOLD-DOWN TYPE. SEE SCHEDULE ON SHEET S3.3
	FORCE TRANSFER SHEAR WALL SEE DETAIL S6/3.3

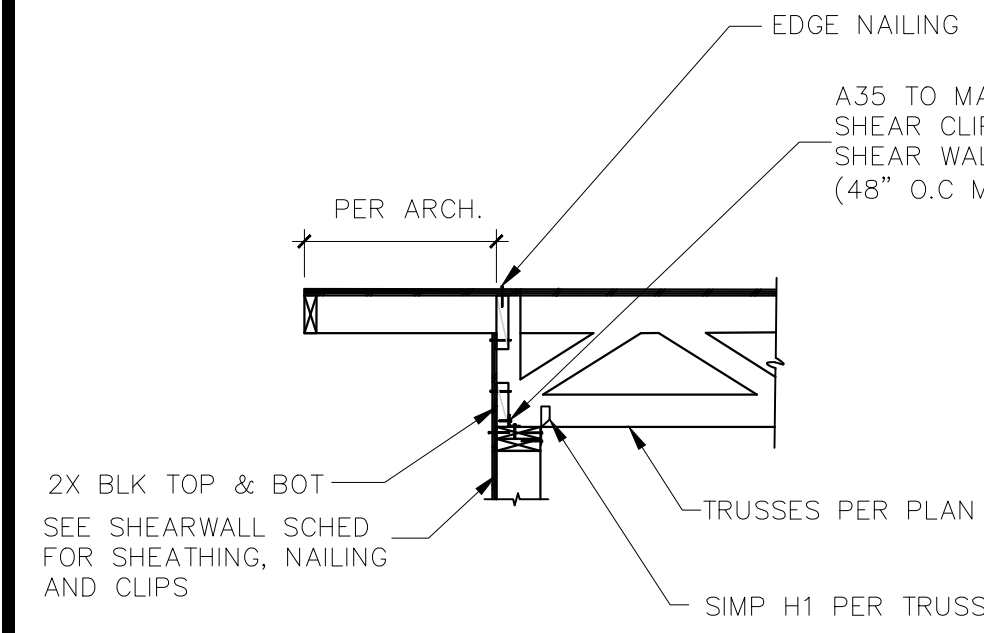
- PLAN NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS ARE SCHEMATIC. DO NOT SCALE. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR THE DEMOLITION.
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 - ALL 6" LOAD BEARING WALL SHOULD BE 2X6 HF#2 @ 16" O.C.
 - ALL POST SHALL BE DF#2 U.N.O.
 - ALL BEAM AND HEADER SHOULD BE HF#2 U.N.O.
 - ALL SHEAR WALL DOES NOT LINE UP ABOVE, HOLDDOWN SHOULD BE CONTINUOUS AND CONNECTED TO BEAM OR/AND FOUNDATION.
 - ALL BEAM AT TOP PLATE/WALL CONNECTION SEE DETAIL S5/S3.3.
 - TYPICAL STAIR AND STAIR LANDING DETAIL SEE DWG 10/S3.1 - 15/S3.1

Label	Material
RHD1	4 x 8 HF No.2
RHD2	4 x 8 DF No.2
RHD3	3 1/2" x 9" 24F-V4 DF Glulam
RB1	5 1/2" x 18" 24F-V4 DF Glulam
FJ1	16" TJI @ 110
HD1	4 x 12 DF No.2
HD2	4 x 8 HF No.2
HD3	3 1/2" x 9" 24F-V4 DF Glulam
B1	3 1/2" x 13 1/2" 24F-V4 DF Glulam
B2	3 1/2" x 12" 24F-V4 DF Glulam
B3	5 1/2" x 16" 24F-V4 DF Glulam
B4	8 3/4" x 21" 24F-V4 DF Glulam
B5	5 1/2" x 16" 24F-V4 DF Glulam
B6	8 3/4" x 21" 24F-V4 DF Glulam
B7	3 1/2" x 16 1/2" 24F-V4 DF Glulam
B8	3 1/2" x 12" 24F-V4 DF Glulam
B9	3 1/2" x 10 1/2" 24F-V4 DF Glulam

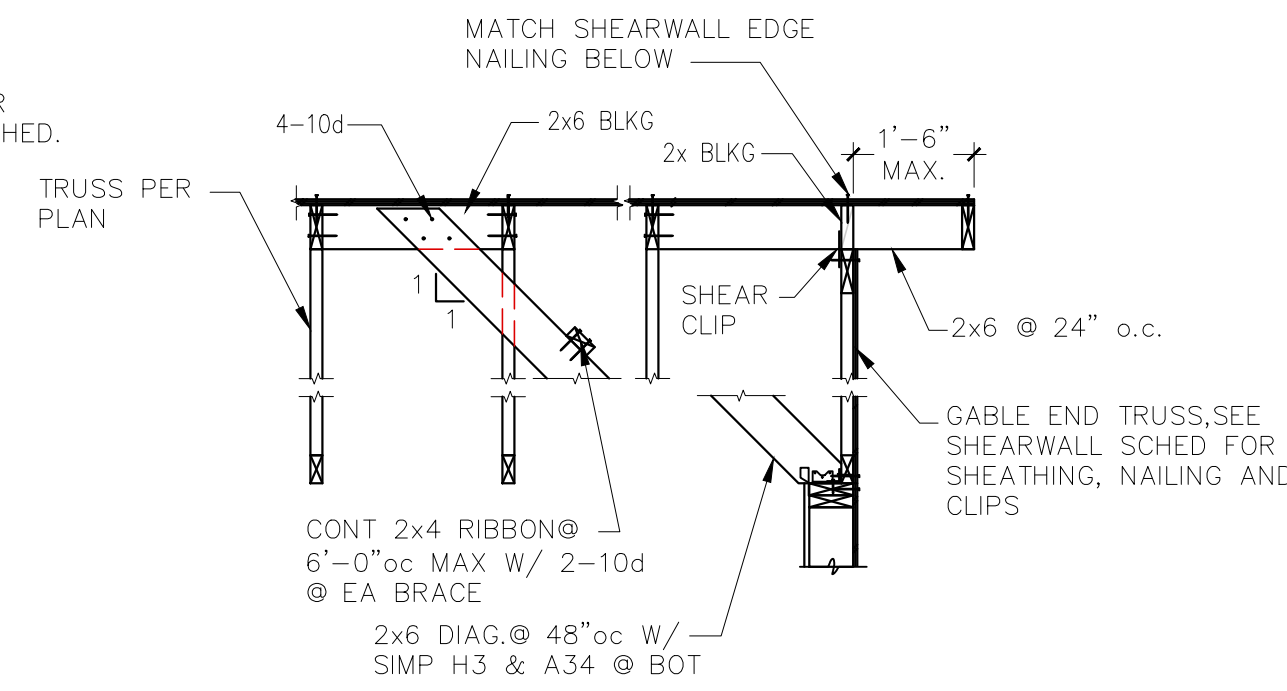


ROOF FRAMING PLAN
 24x36' SCALE 1/4" = 1'-0"

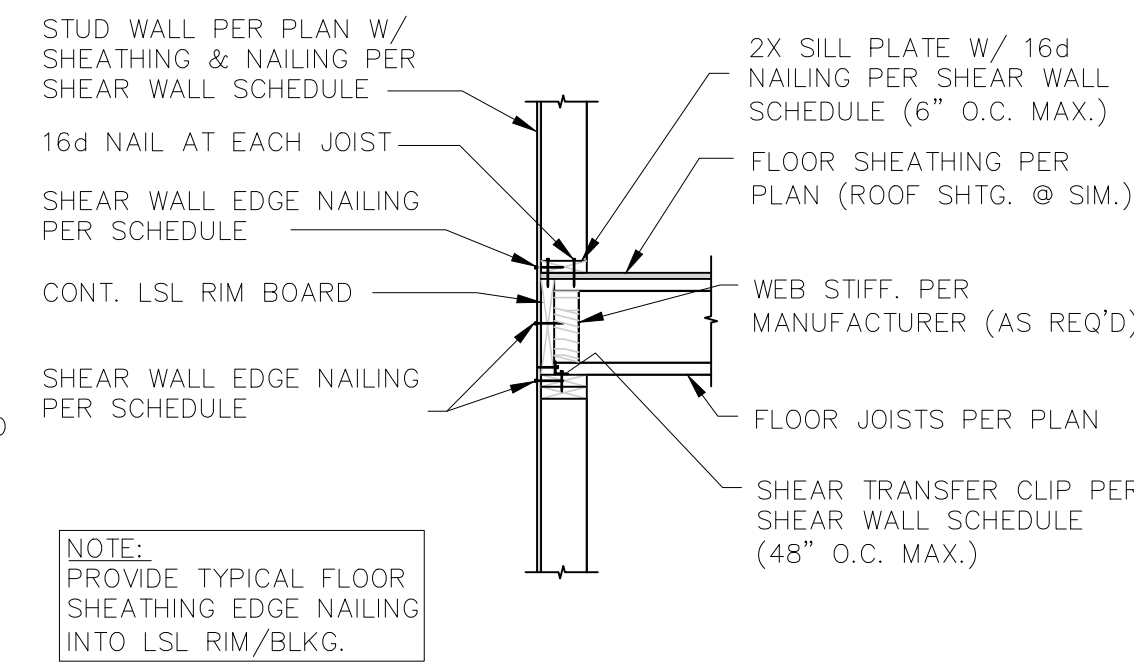




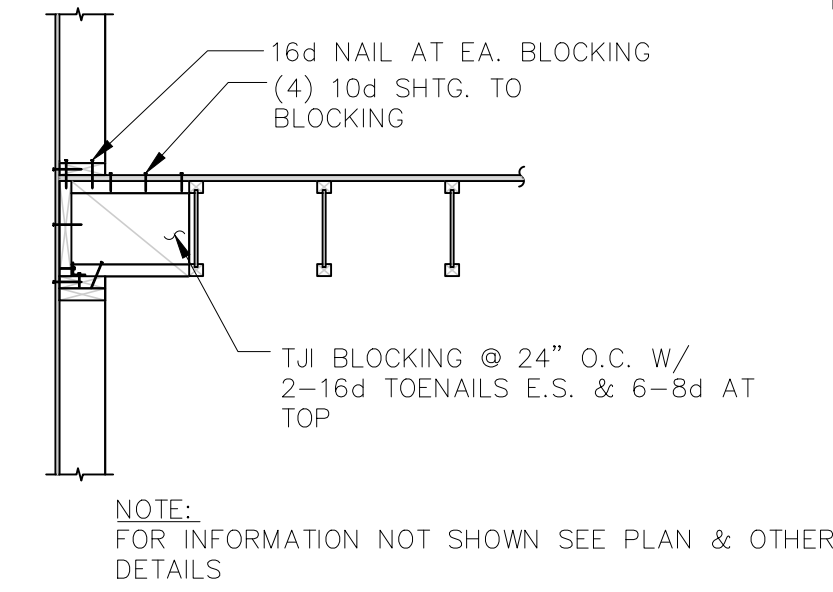
1 TYP. ROOF TRUSS // TO WALL
S3.0 SCALE: 1/2"=1'-0"



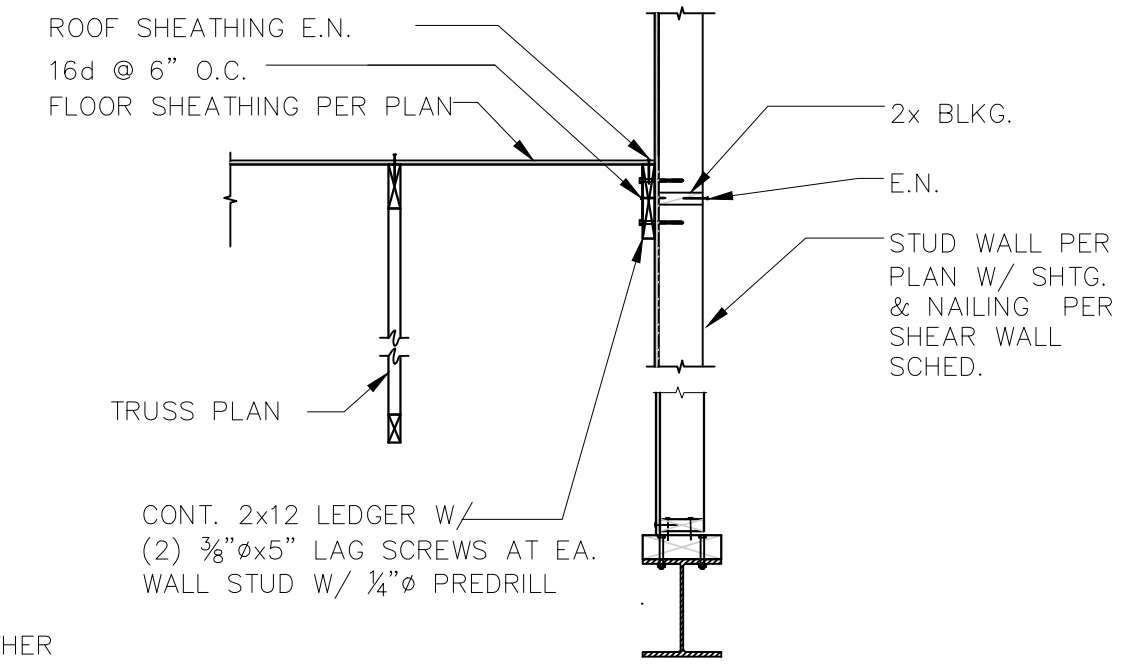
2 TYP. GABLE END ROOF CONNECTION
S3.0 SCALE: 1/2"=1'-0"



3 TYP. EXT. WALL JSTS. PERP.
S3.0 SCALE: 1/2"=1'-0"

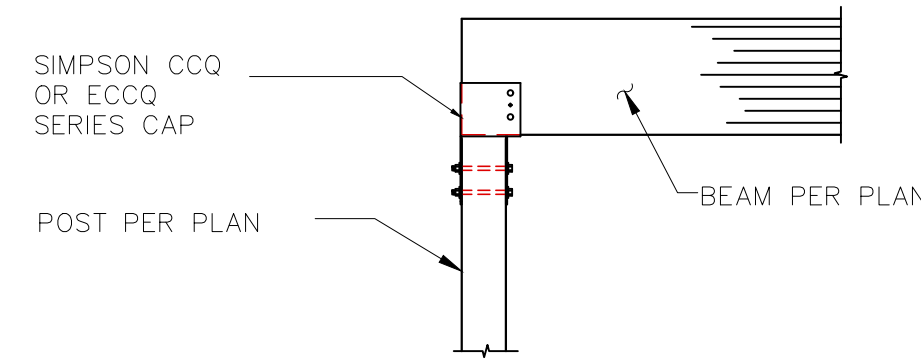


4 TYP. EXT. WALL JST. PARALLEL
S3.0 SCALE: 1/2"=1'-0"



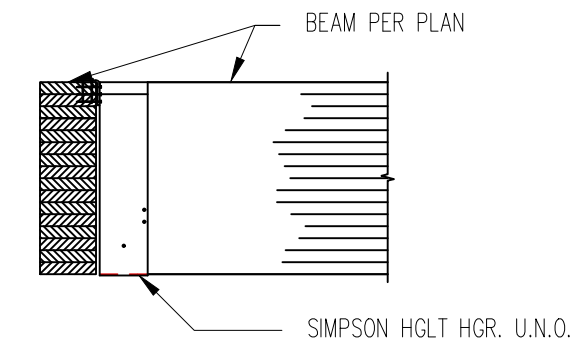
5 TYP. ROOF FRAMING @ FRONT PORCH
S3.0 SCALE: 1/2"=1'-0"

NOTE:
BALANCE OF FLOOR FRAMING NOT SHOWN FOR CLARITY. SEE PLAN AND OTHER DETAILS

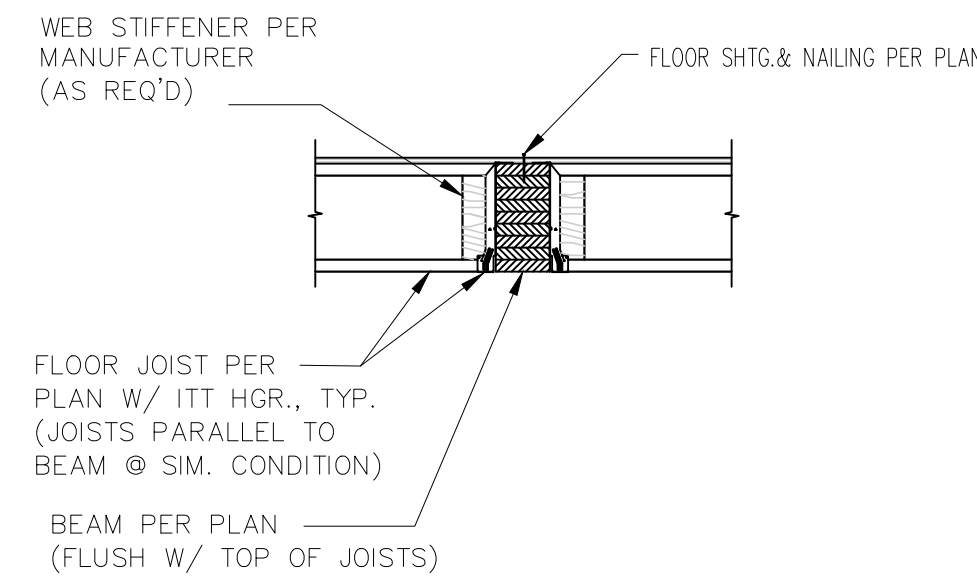


6 TYP. COL TO GLB END CONN.
S3.0 SCALE: 1/2"=1'-0"

NOTE:
BALANCE OF FLOOR FRAMING NOT SHOWN FOR CLARITY. SEE PLAN AND OTHER DETAILS



7 TYP. BEAM TO BEAM CONN.
S3.0 SCALE: 1/2"=1'-0"



8 TYP. FLOOR JOISTS TO WOOD BEAM
S3.0 SCALE: 1/2"=1'-0"

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4332 MERCER ISLAND ADDITION
4332 WEST MERCER WAY
MERCER ISLAND, WA

JOB # 2024065

REV	DESCRIPTION	DATE

Drawn By:
Drawing Title:

TYPICAL STRUCTURAL DETAILS

Sheet S3.0

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4332 MERCER ISLAND ADDITION
 4332 WEST MERCER WAY
 MERCER ISLAND, WA

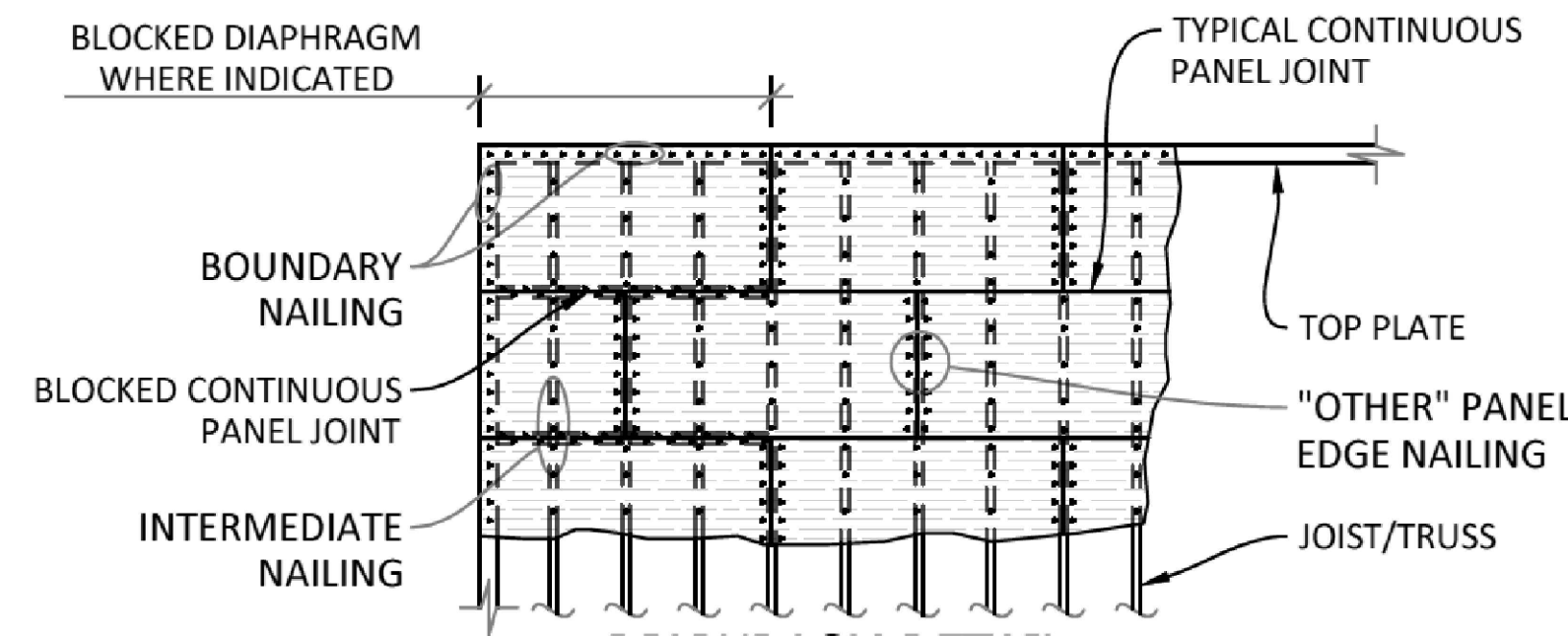
JOB # 2024065

DATE	DESCRIPTION	REV

Drawn By: _____
 Drawing Title: _____

SHEAR WALL DETAILS

Sheet **S3.3**

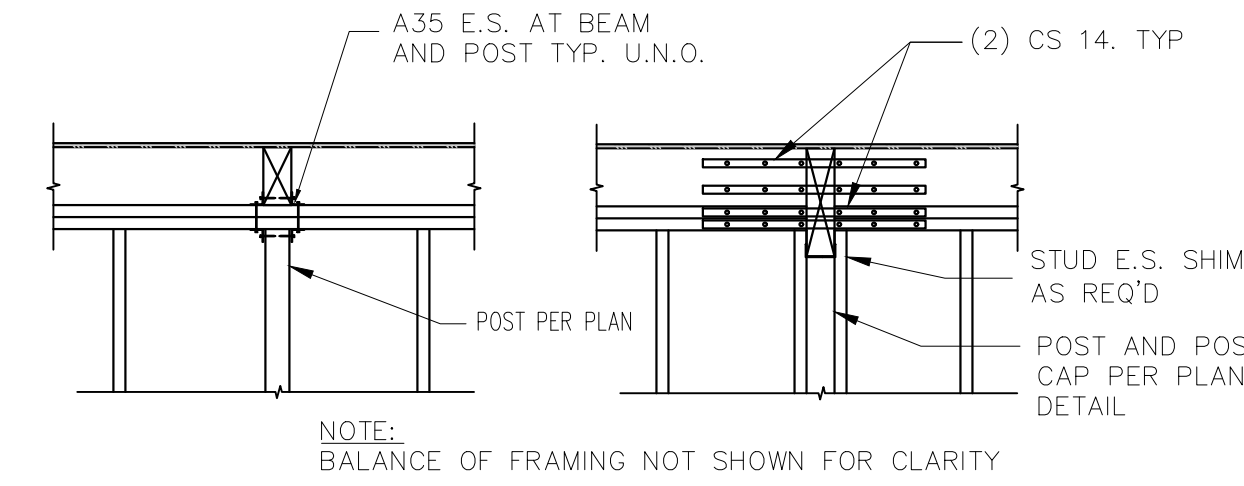


LOCATION	SHEATHING	BLKG REQD	SIZE OF NAIL	NAIL SPACING AT BOUNDARIES AND "OTHER" PANEL EDGES	NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS	NAIL SPACING AT BLOCKED PANEL JOINTS
ROOF	SEE STRUCT	NO	10d	6" OC	12" OC	6" OC
SUB-FLR	NOTES	NO	10d & GLUE	4" OC	12" OC	4" OC

NOTE:
 *PROVIDE 1/8" GAP @ TYP. PANEL JOINT

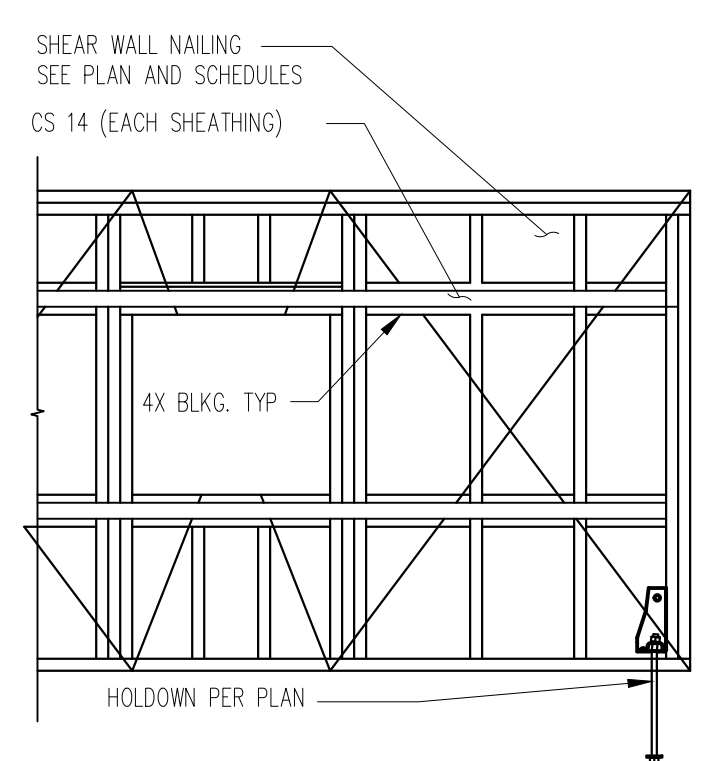
- DIAPHRAGM NOTES**
- ALL DIAPHRAGM SHEATHING IS TO BE STAGGERED IN THE DIRECTION OF THE PLYWOOD SPAN PER DIAPHRAGM DETAIL.
 - PROVIDE BOUNDARY NAILING CONTINUOUS AROUND THE ENTIRE PERIMETER OF THE DIAPHRAGM
 - NAILS SHALL BE COMMON OR GALVANIZED BOX
 - ALL FRAMING MEMBERS SHALL BE 2x MINIMUM NOMINAL WIDTH

1 TYP. PLY. DIAPHRAGM NAILING
 SCALE 1/4" = 1'-0"

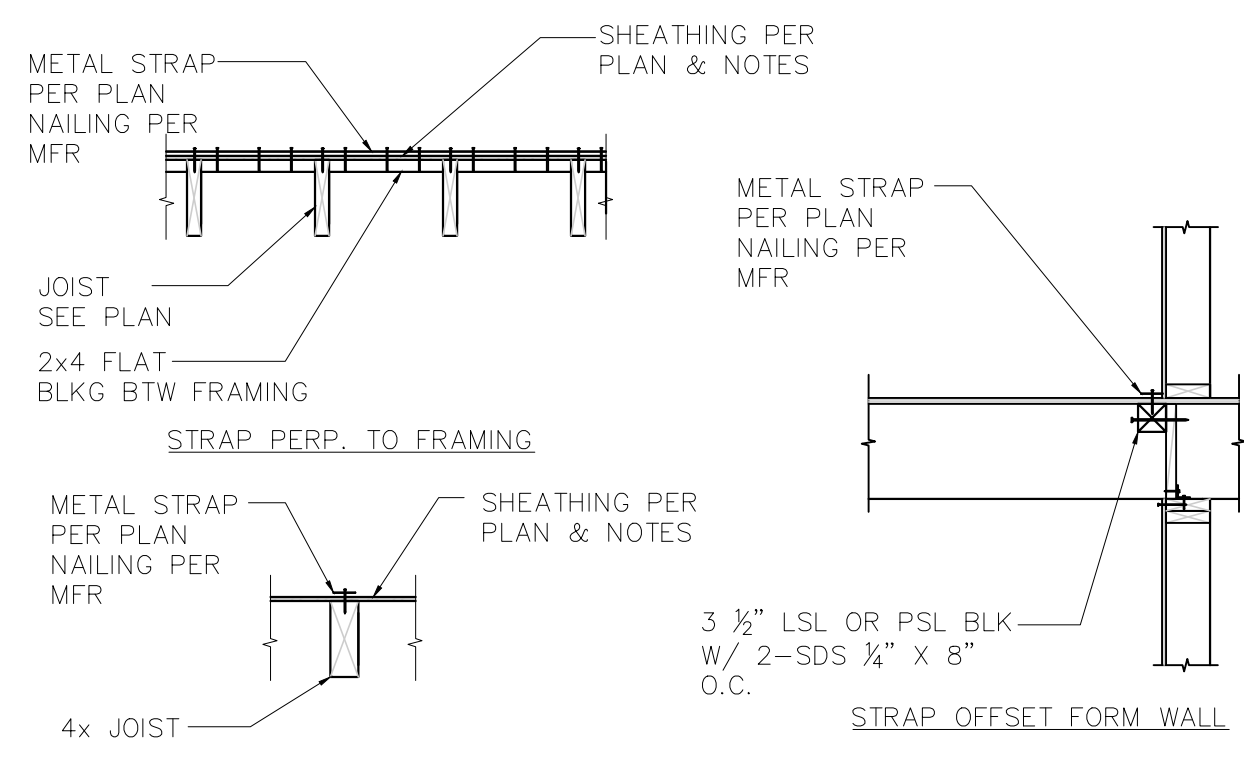


NOTE:
 BALANCE OF FRAMING NOT SHOWN FOR CLARITY

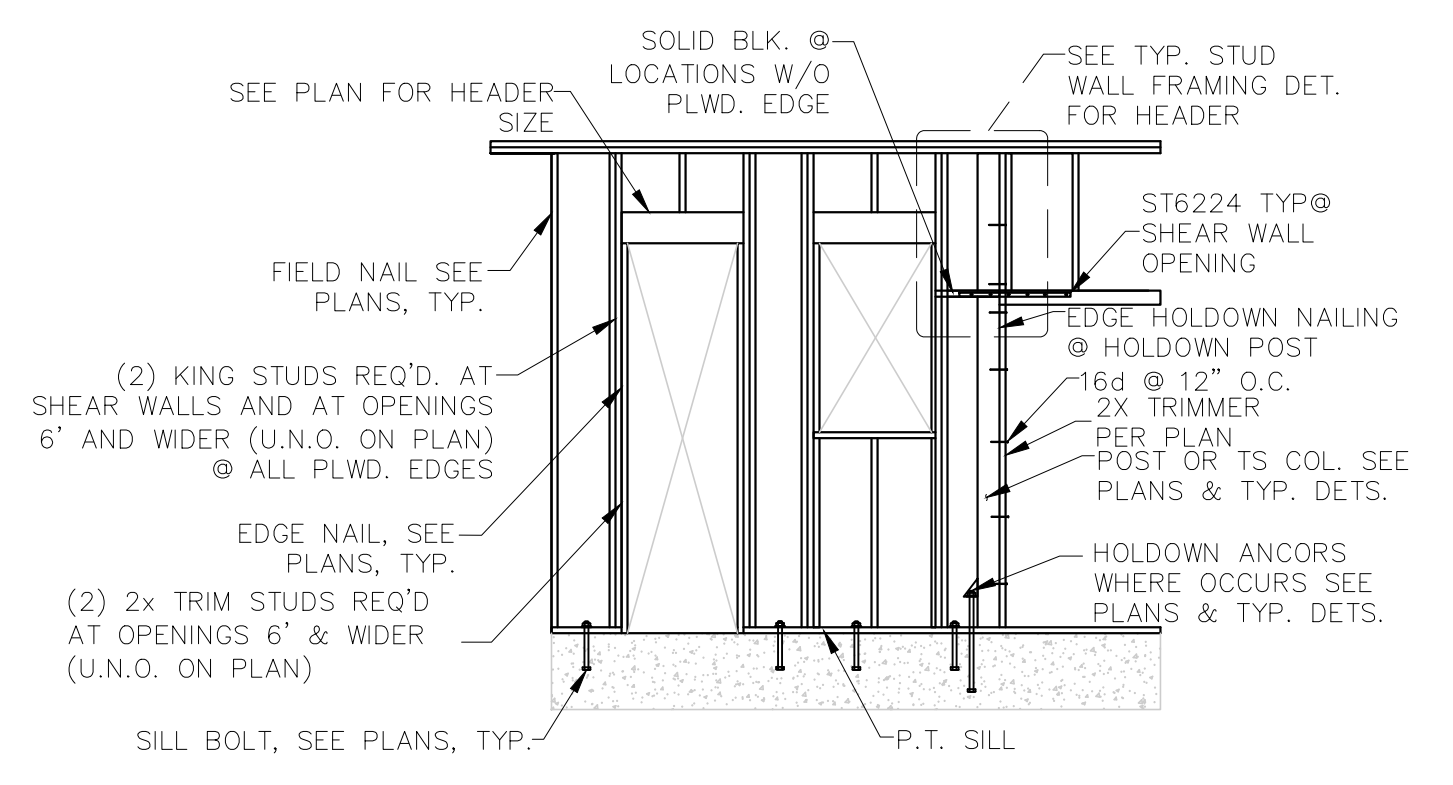
5 TYP. BEAM @ WALL CONNECTION
 SCALE NTS



6 TYP. PERFORATED SHEAR WALL
 SCALE NTS



7 TYP. COIL STRAP AT FRAMING
 SCALE NTS



WIDTH OF OPENING	8'-0"	6'-0"	4'-0"
NUMBER OF TRIMMERS	3	2	1
NUMBER OF KING STUD	4	3	2

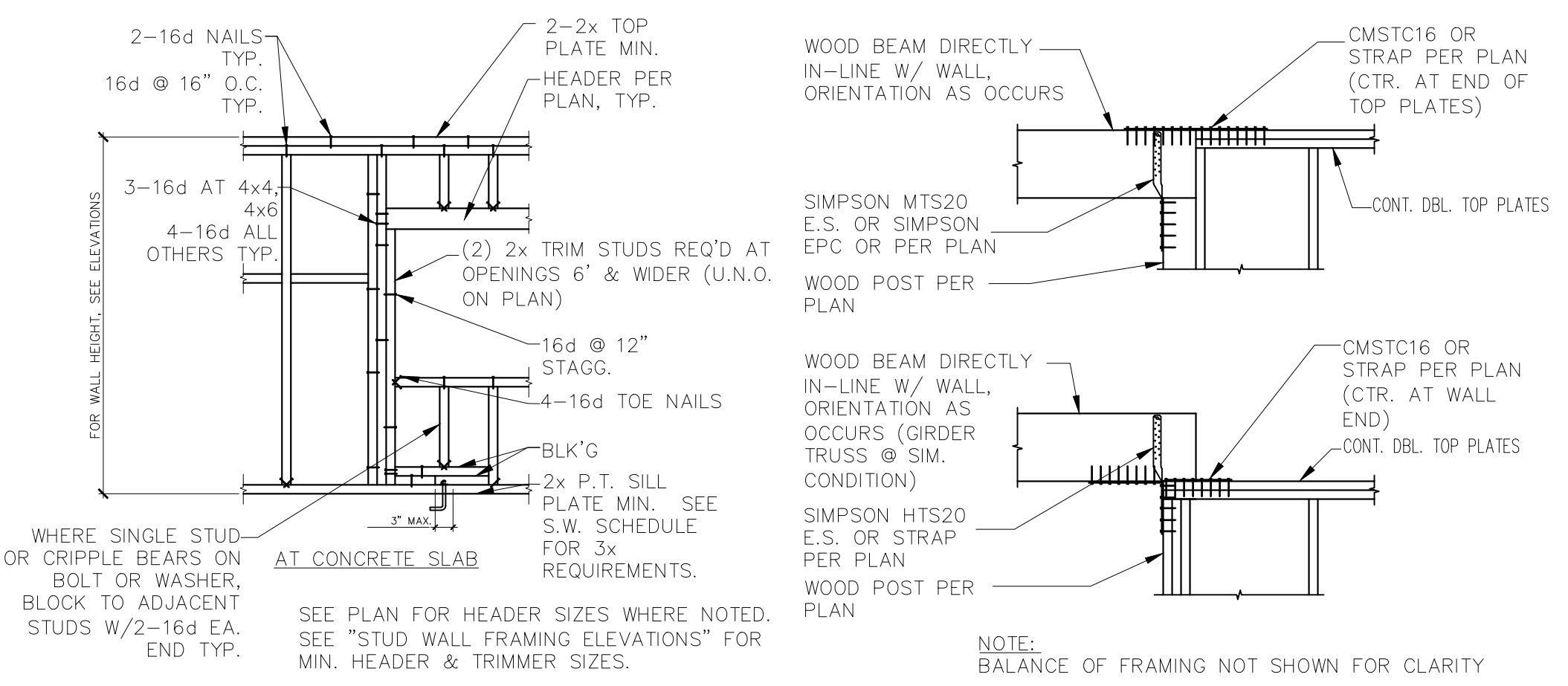
- NOTES:**
- USE 2x6 AT 16" O.C. AT ALL EXTERIOR WALLS.
 - SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS.
 - HEADER SIZES SHOWN IN SCHEDULES ABOVE ARE MINIMUM HEADER SIZES, SEE PLANS FOR WHERE LARGER HEADER SIZES ARE REQUIRED.
 - IF CALLED OUT STUD HEIGHTS AT ANY GIVEN FLOOR LEVEL EXCEED LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
 - TRIMMERS AT 4x4 USE 1-4x4 AND 1-2x4 AND AT 3x4 USE 1-3x4 AND 1-2x4.
 - NAIL TRIMMERS TOGETHER W/ 16d NAILS @ 12" O.C. STAGGERED EACH FACE.
 - SEE PLANS FOR SHEAR WALL FRAMING REQUIREMENTS.

2 TYP. SHEAR WALL FRAMING
 SCALE NTS

MARK	SHEATHING	SIDE	PANEL NAILING			PANEL BLOCKING	BOT PLATE FASTENING	SILL PLATE	ANCHOR BOLTS (MIN. 7" EMBED)	SHEAR CLIP	VALUE (PLF)
			SIZE	EDGE	FIELD						
A	15/32" APA RATED SHEATHING WITH STUDS @ 16" O.C.	ONE	8d	6" O.C.	12" O.C.	2x	16d @ 6"OC	2x	5/8" x 10" @ 48" O.C. OR TITEN HD 5/8"x8 @48" O.C.	SIMPSON LTP4/A35 @ 18" O.C.	230
B	15/32" APA RATED SHEATHING WITH STUDS @ 16" O.C.	ONE	8d	4" O.C.	12" O.C.	3x	16d @ 4"OC	3x	5/8" x 12" @ 42" O.C. OR TITEN HD 5/8"x8 @36" O.C.	SIMPSON LTP4/A35 @ 18" O.C.	380
C	15/32" APA RATED SHEATHING WITH STUDS @ 16" O.C.	ONE	8d	3" O.C.	12" O.C.	3x	16d @ 3"OC	(2) 2x	5/8" x 12" @ 36" O.C. OR TITEN HD 5/8"x8 @32" O.C.	SIMPSON LTP4/A35 @ 16" O.C.	420
D	15/32" APA RATED SHEATHING WITH STUDS @ 16" O.C.	ONE	10d	3" O.C.	12" O.C.	3x	16d @ 3"OC	3x	5/8" x 12" @ 24" O.C. OR TITEN HD 5/8"x8 @24" O.C.	SIMPSON LTP4/A35 @ 12" O.C.	560
E	15/32" APA RATED SHEATHING WITH STUDS @ 16" O.C.	TWO	8d	6" O.C.	12" O.C.	3x	(2) ROW 16d @ 6"OC	3x	5/8" x 12" @ 32" O.C. OR TITEN HD 5/8"x8 @24" O.C.	SIMPSON LTP4 & A35. @ 12" O.C.	520
F	15/32" APA RATED SHEATHING WITH STUDS @ 16" O.C.	TWO	8d	4" O.C.	12" O.C.	3x	(2) ROW 16d @ 4"OC	3x	5/8" x 12" @ 24" O.C. OR TITEN HD 5/8"x8 @18" O.C.	SIMPSON LTP4 & A35. @ 16" O.C.	760
G	15/32" APA RATED SHEATHING WITH STUDS @ 16" O.C.	TWO	8d	3" O.C.	12" O.C.	3x	(2) ROW 16d @ 3"OC	3x	5/8" x 12" @ 16" O.C.	SIMPSON LTP4 & A35. @ 12" O.C.	980
H	15/32" APA RATED SHEATHING WITH STUDS @ 16" O.C.	TWO	10d	3" O.C.	12" O.C.	3x	(2) ROW 16d @ 3"OC	3x	5/8" x 12" @ 12" O.C.	SIMPSON LTP4 & A35. @ 9" O.C.	1,200

- NOTES:**
- SOME SHEAR WALLS LISTED MAY NOT BE USED IN THIS PROJECT. REFER TO PLAN FOR TYPES USED.
 - 8d NAIL = 2 1/2" x 0.131" COMMON OR 2 1/2" x 0.113" GALVANIZED BOX. 10d NAIL = 3" x 0.148" COMMON OR 3" x 0.128" GALVANIZED BOX.
 - IF ANCHOR BOLT SPACING IS GREATER THAN SHEAR WALL LENGTH INSTALL (1) ANCHOR BOLT WITHIN 12" OF EACH END.
 - NAIL SIZES SHOWN ARE FOR COMMON NAILS OR GALVANIZED BOX. POWER DRIVEN NAILS SHALL COMPLY WITH ESR 1539 FOR RECOMMENDED SPACING AND INSTALLATION TO COMPLY WITH THE ABOVE SHEAR WALL SCHEDULE.
 - SILL PLATE ANCHORS SHALL INCLUDE A STEEL PLATE WASHER NOT LESS THAN 0.229"x3"x3" IN SIZE PER AF&PA SDPWS SECTION 4.3.6.4.3. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.
 - IN SEISMIC DESIGN CATEGORY D, E, OR F, WHERE SHEAR DESIGN VALUES EXCEED 700 POUNDS PER LINEAR FOOT (350 PLF ASD), ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUES BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
 - WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
 - SHEAR WALL NAILING MUST BE INSTALLED SUCH THAT THE NAIL HEAD OR CROWN IS FLUSH WITH THE SURFACE OF SHEATHING. OVERDRIVEN OR OVER PENETRATED NAILS WILL NOT BE ALLOWED OR COUNTED AS APPROPRIATE NAILING.

SHEAR WALL SCHEDULE
 SCALE NTS



3 TYP. STUD WALL OPENING FRAMING
 SCALE NTS

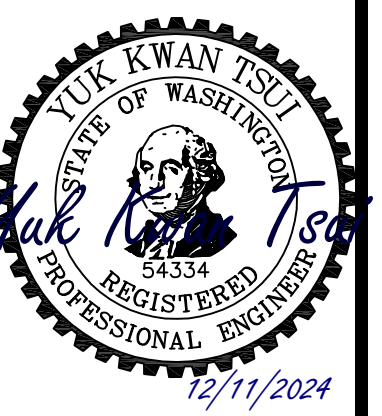
4 TYP. TIE STRAP CONN. DETAILS
 SCALE NTS

MARK	HOLDOWN	WOOD MEMBER	WOOD FASTENER	ANCHOR BOLT	ANCHOR BOLT EMBEDMENT (IN)	COMMENTS SEE NOTES BELOW	VALUE (LBS)
0	NONE REQUIRED						
1	SIMPSON MST37	(2) 2x	(22) 16d NAILS 1/2 TOP & BOT.	N/A	N/A	WRAP & NAIL STRAP TO BEAM/HEADER BELOW AS REQUIRED	2,135
2	SIMPSON MST48	(2) 2x	(32) 16d NAILS 1/2 TOP & BOT.	N/A	N/A	WRAP & NAIL STRAP TO BEAM/HEADER BELOW AS REQUIRED	3,425
3	SIMPSON MST60	(2) 2x	(48) 16d NAILS 1/2 TOP & BOT.	N/A	N/A	WRAP & NAIL STRAP TO BEAM/HEADER BELOW AS REQUIRED	4,830
4	SIMPSON CMST12	(1) 4x	(86) 16d NAILS 1/2 TOP & BOT.	N/A	N/A	WRAP & NAIL STRAP TO BEAM/HEADER BELOW AS REQUIRED 39" END LENGTH	9,215
5	SIMPSON LSTHD8 OR LSTHDBRJ	(2) 2x SEE NOTES	(24) 16d SINKERS	N/A	8"	SEE NOTES 1, 2, 3, AND 4 USE (3) 2x AT CORNERS	1,220
6	SIMPSON HDU2-SDS2.5	(2) 2x	(6) SIMPSON SDS SCREWS	5/8" DIA. SIMP. S5TB16	12-5/8"	SEE NOTES 1, 2, 3, AND 4	2215
7	SIMPSON HDU4-SDS2.5	(2) 2x	(14) SIMPSON SDS SCREWS	5/8" DIA. SIMP. S5TB20	16-5/8"	SEE NOTES 1, 2, 3, AND 4	3285
8	SIMPSON HDU5-SDS2.5	(2) 2x	(14) SIMPSON SDS SCREWS	5/8" DIA. SIMP. S5TB24	20-5/8"	SEE NOTES 1, 2, 3, AND 4	4340
9	SIMPSON HDU8-SDS2.5	(1) 4x	(20) SIMPSON SDS SCREWS	7/8" DIA. SIMP. SB7/8x24	18"	SEE NOTES 1, 2, 3, AND 4	5820
10	SIMPSON HHDQ11-SDS2.5	(1) 6x	(24) SIMPSON SDS SCREWS	1" DIA. A307 THREADED ROD	de = 16" W = 48"	SEE NOTES 1, 2, 3, 4 AND 5	8030
11	SIMPSON HHDQ14-SDS2.5	(1) 6x	(30) SIMPSON SDS SCREWS	1" DIA. A307 THREADED ROD	de = 16" W = 48"	SEE NOTES 1, 2, 3, 4 AND 5	12375
12	SIMPSON HDU14-SDS2.5	(1) 6x	(36) SIMPSON SDS SCREWS	1" DIA. A307 THREADED ROD	de = 16" W = 48"	SEE NOTES 1, 2, 3, 4 AND 5	12425

- NOTES:**
- DOUBLE STUDS ARE REQUIRED AT HOLDOWNS UNLESS NOTED OTHERWISE. DOUBLE STUDS SHALL BE LAMINATED TOGETHER WITH 16d NAILS AT 6" O.C. FULL HEIGHT (TYPICAL).
 - PROVIDE HOLDOWN NOTED WITHIN 6" FROM EACH END OF EACH SHEAR WALL SHOWN ON PLANS.
 - ADD (2) EXTRA VERTICAL DOWEL WITH STANDARD HOOK IN FOOTING AT EACH ANCHOR BOLT LOCATION.
 - ADJUST FOOTING AND STEM WALL HEIGHT TO ACCOMMODATE ANCHOR BOLT EMBEDMENT REQUIREMENTS.
 - ADJUST FOOTING AND STEM WALL HEIGHT TO ACCOMMODATE ANCHOR BOLT EMBEDMENT REQUIREMENTS.
 - SEE THREADED ROD ANCHOR DETAIL.
 - FOR EXISTING STEM WALL, DRILL AND EPOXY ANCHOR. USE A307 THREADED ROD WITH SIMPSON SET-XP EPOXY. SEE PLANS AND DETAILS FOR REQUIRED EMBEDMENT.
 - ALL HOLDOWN ANCHORS AND BOLTS SHALL BE INSTALLED IN THE CORRECT LOCATION IN THE TOP OF THE CONCRETE WALL AND SECURED TO THE FORMS PRIOR TO CONCRETE INSTALLATION. THERE IS NO PRACTICAL SOLUTION TO POST-INSTALLED HOLDOWN ANCHORS IN THE TOP OF THE 8" CONCRETE STEM WALL. NO EPOXY OR MECHANICAL ANCHOR BOLT ALTERNATIVES WILL BE OFFERED FOR MISSING OR MISPLACED EMBEDDED ANCHORS. CONCRETE FOOTINGS AND STEM WALLS MAY HAVE TO BE REMOVED AT CONTRACTOR'S EXPENSE TO MITIGATE MISPLACED, MISALIGNED, OR MISSING HOLDOWN ANCHORS OR BOLTS.

HOLDOWN SCHEDULE
 SCALE NTS

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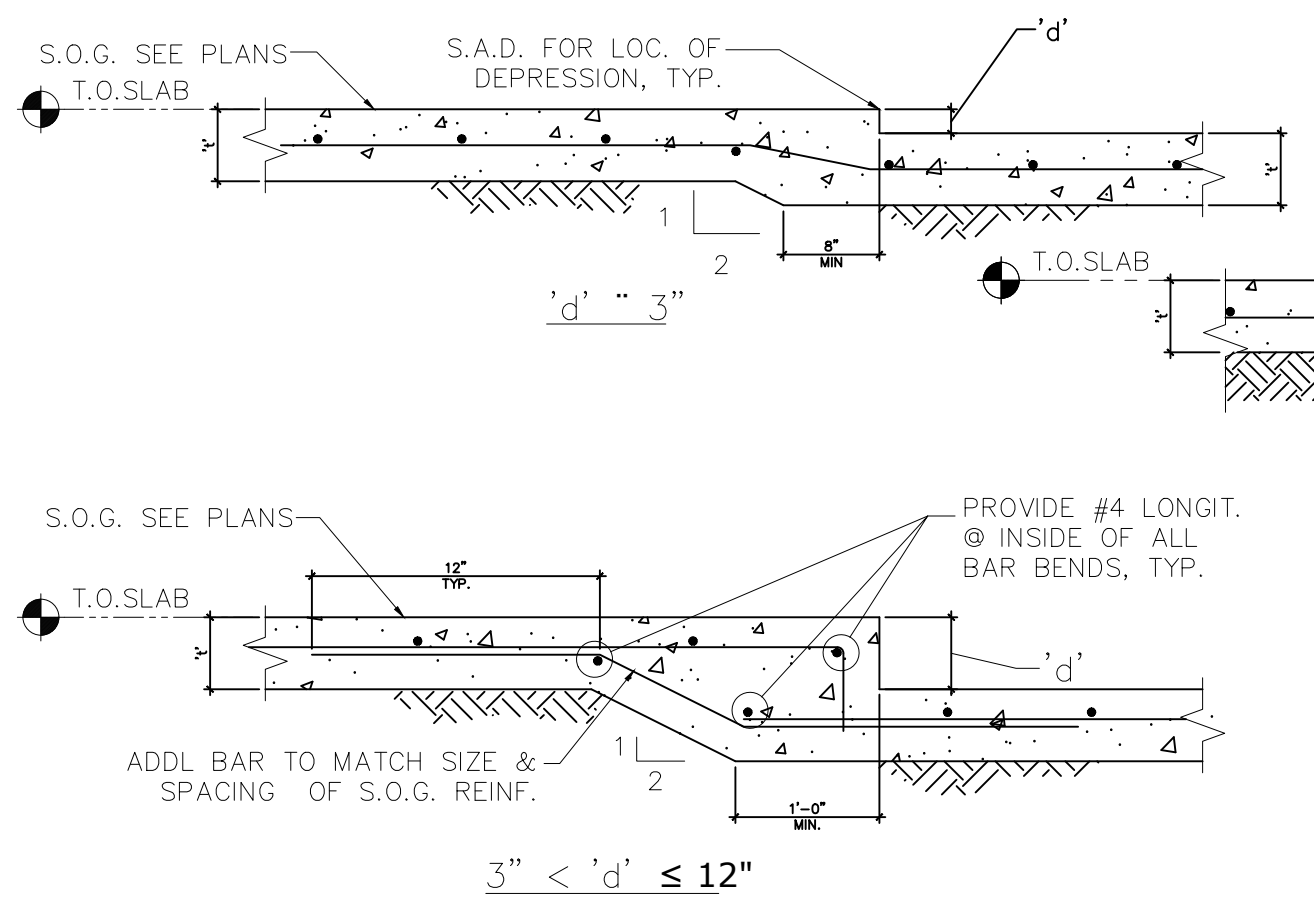


**4332 MERCER ISLAND
 ADDITION**
 4332 WEST MERCER WAY
 MERCER ISLAND, WA

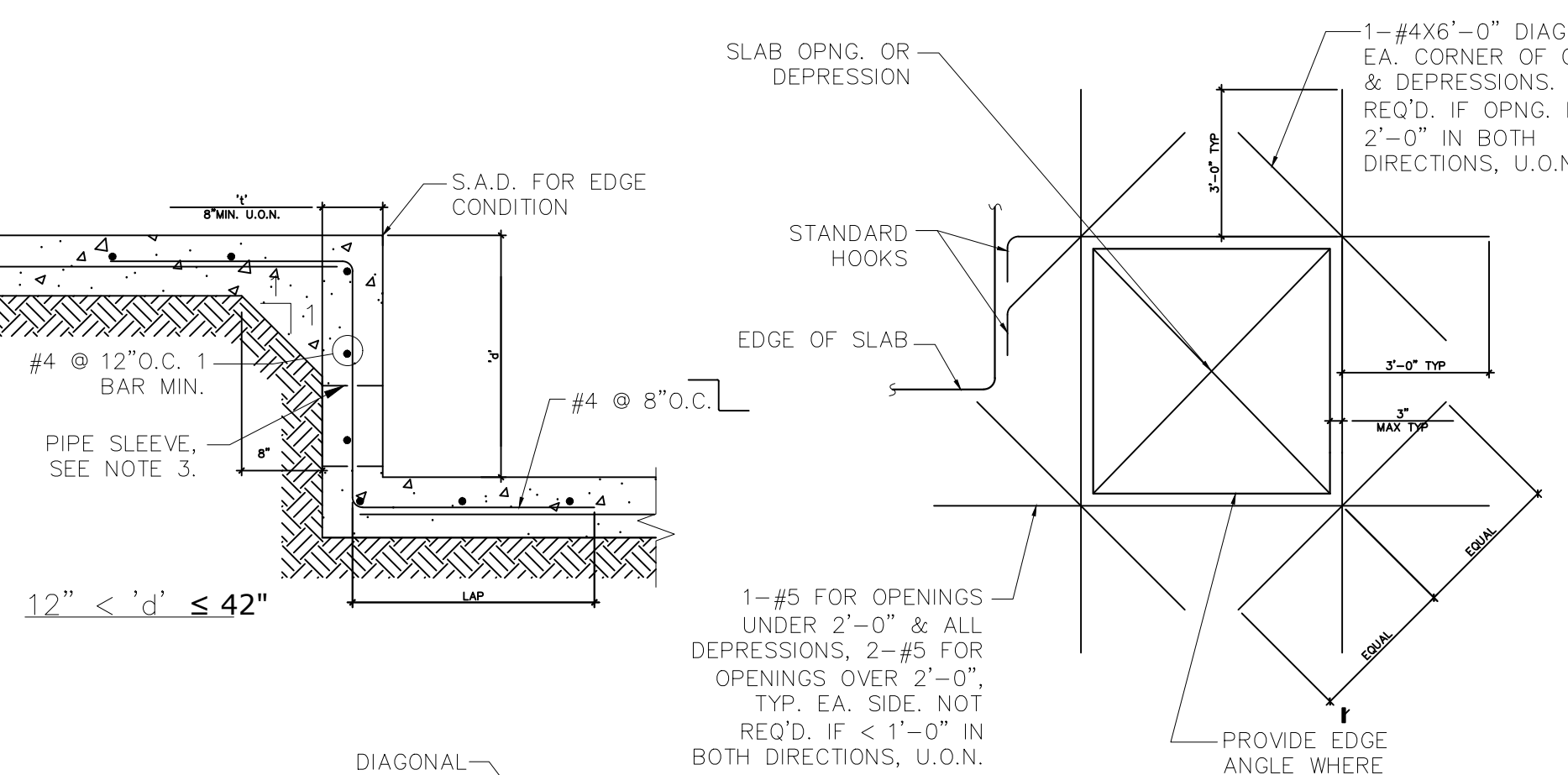
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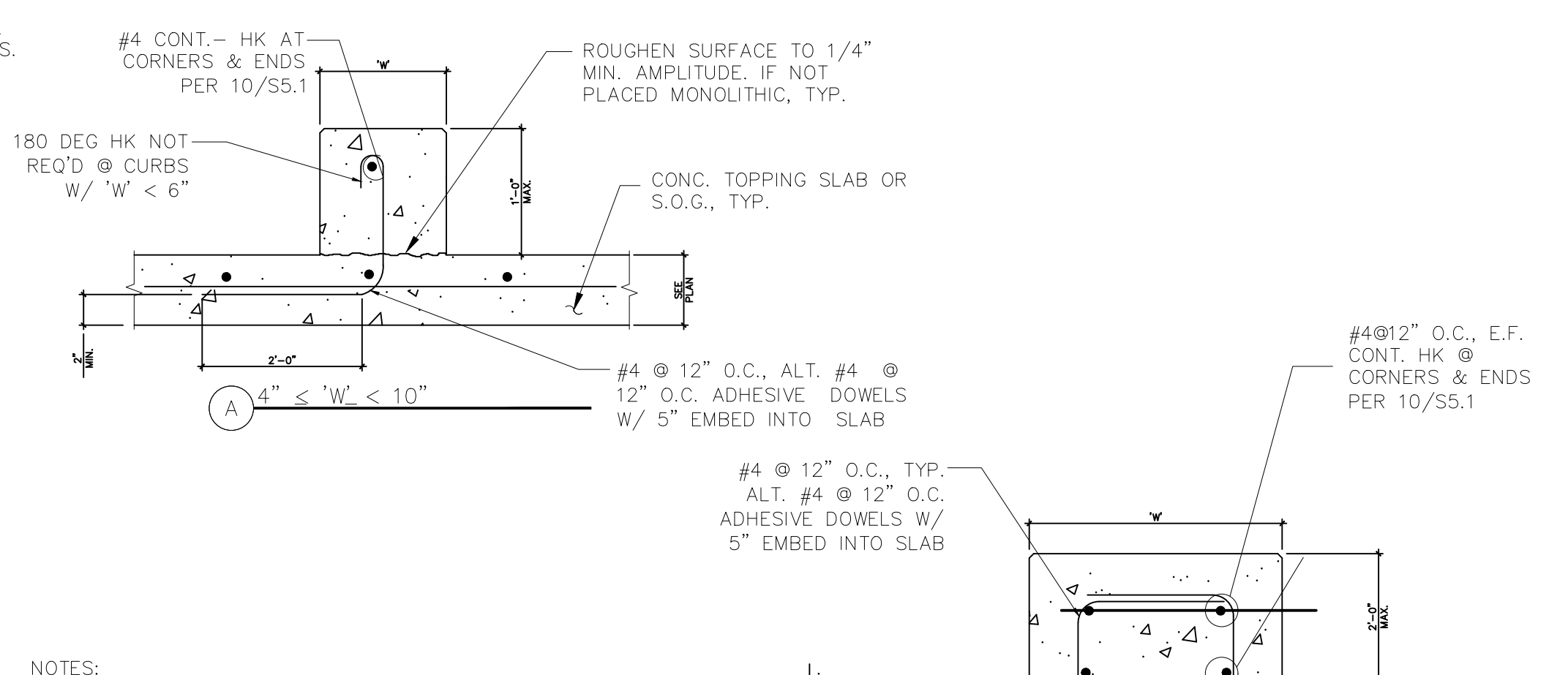
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 DETAILS
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S3.4



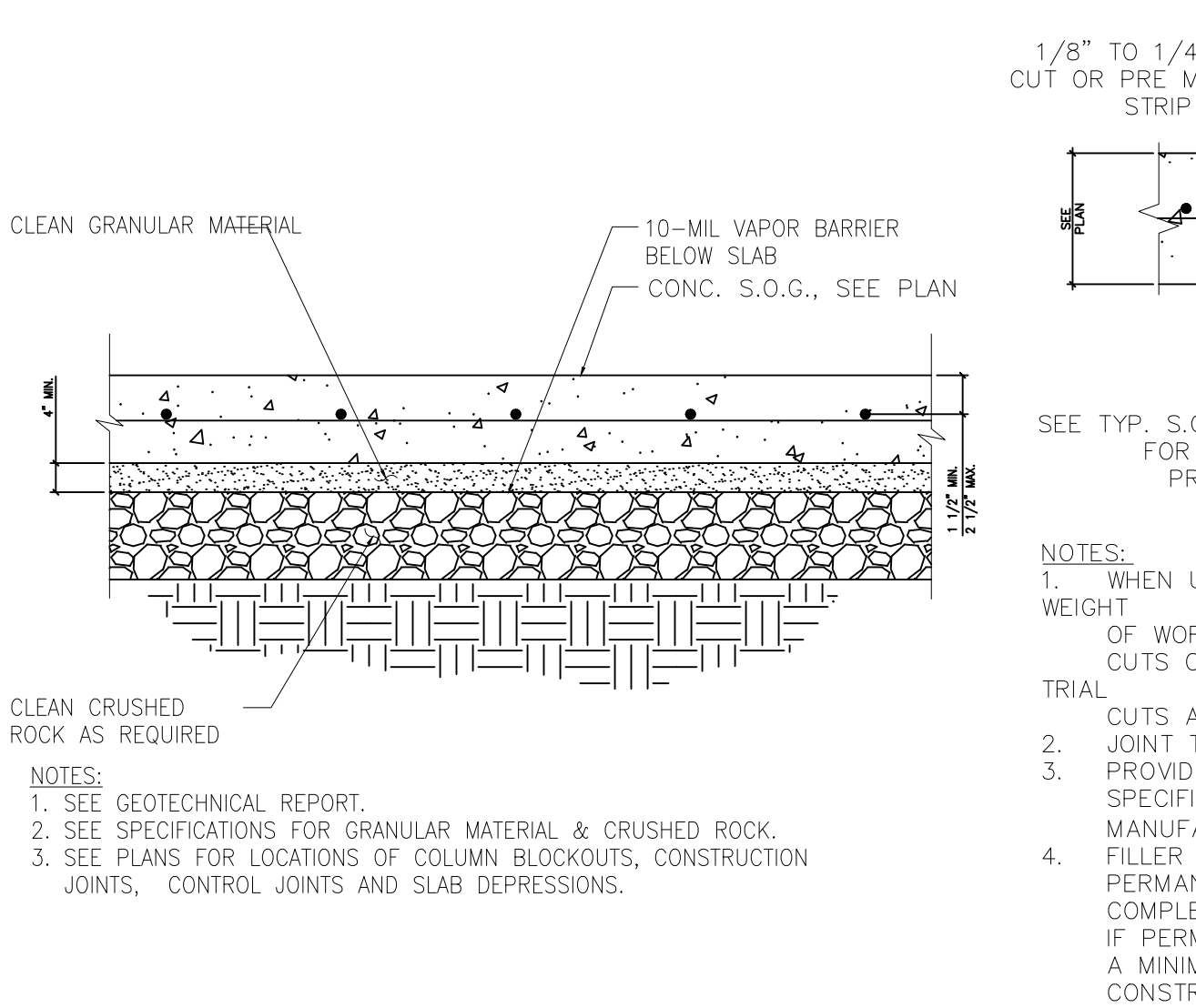
1 SLAB ON GRADE DEPRESSION
 SCALE: 1/2"=1'-0"



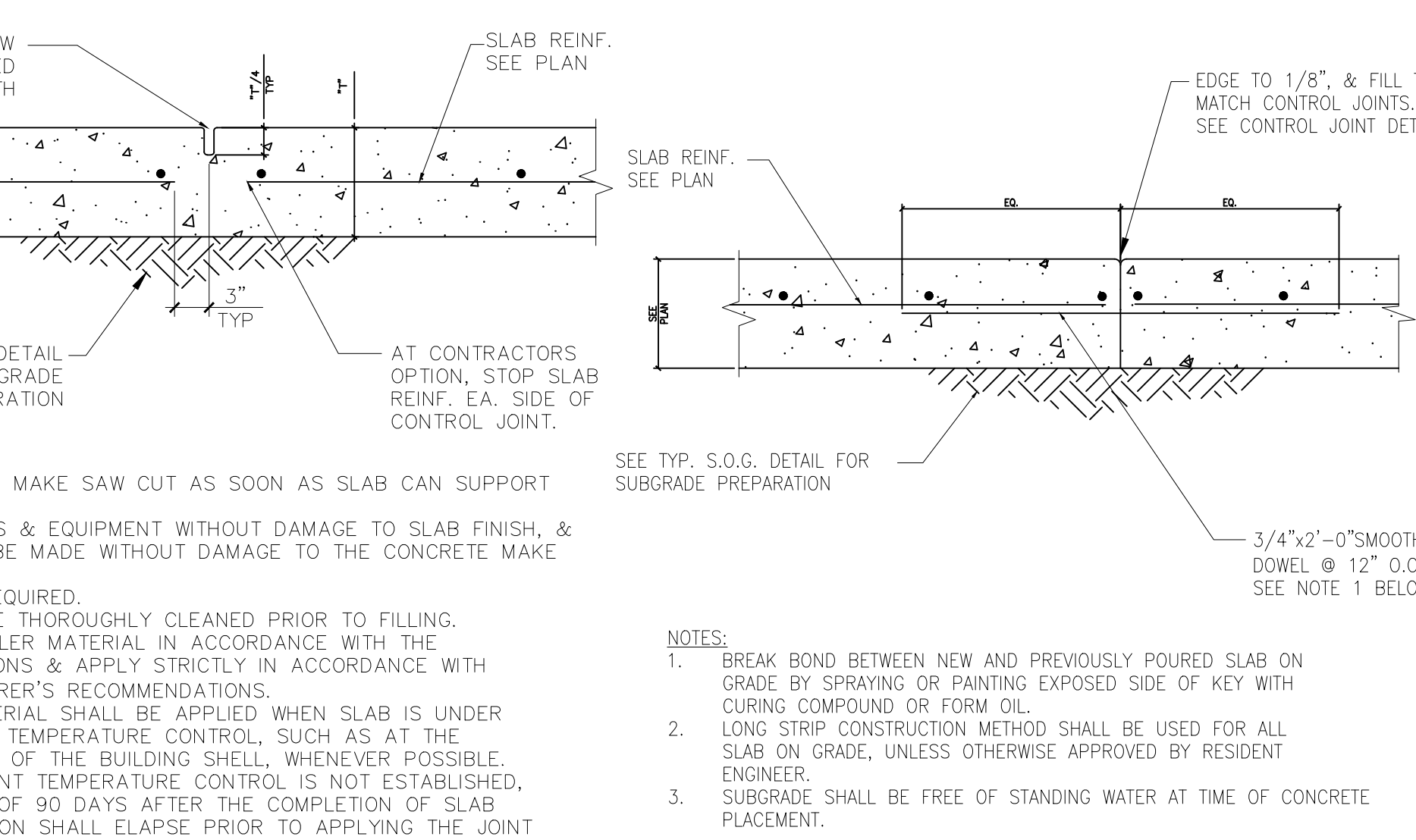
2 SLAB PENETRATION REINFORCING
 SCALE: 1/2"=1'-0"



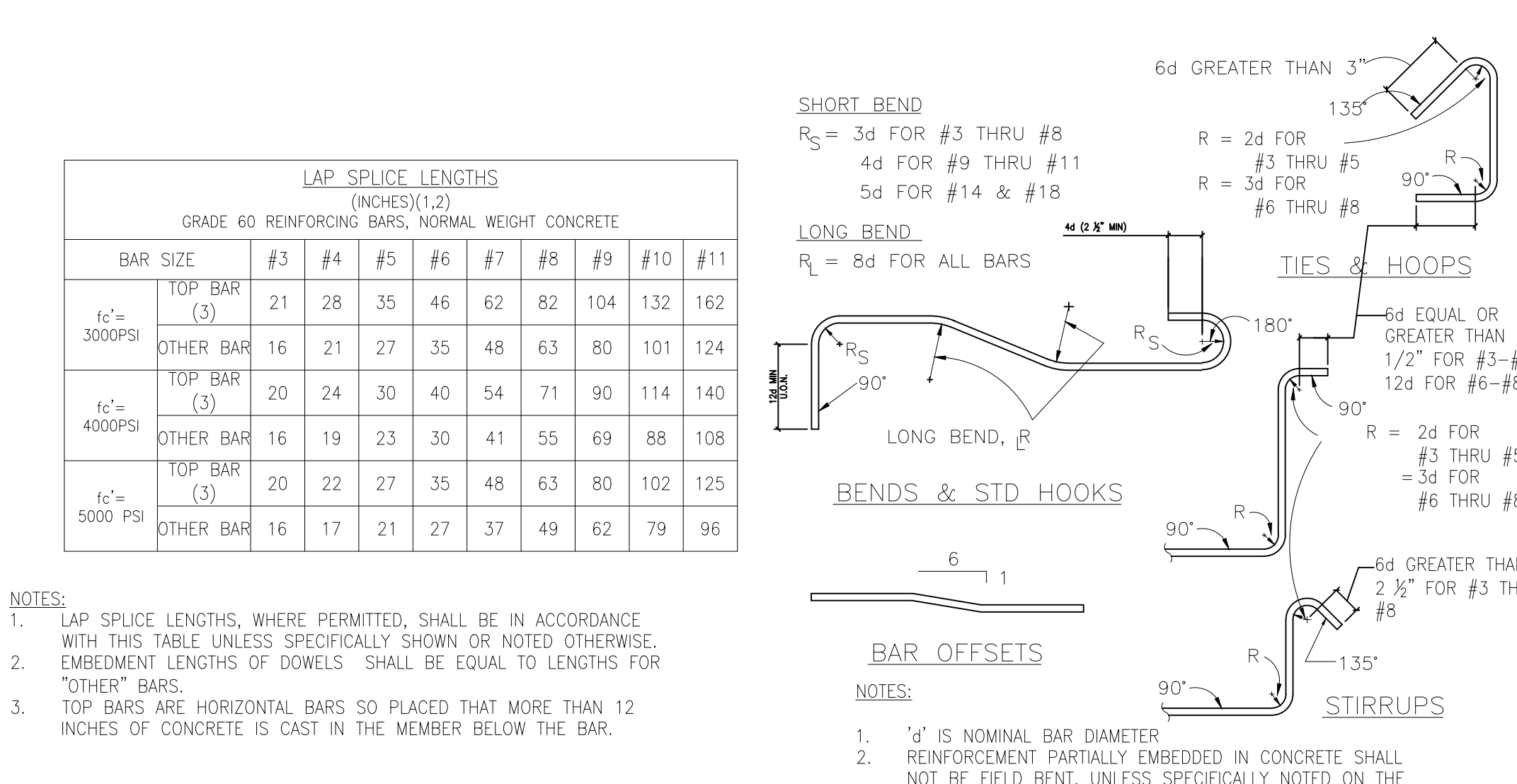
3 TYPICAL RAISED CURBS & PADS
 SCALE: 1/2"=1'-0"



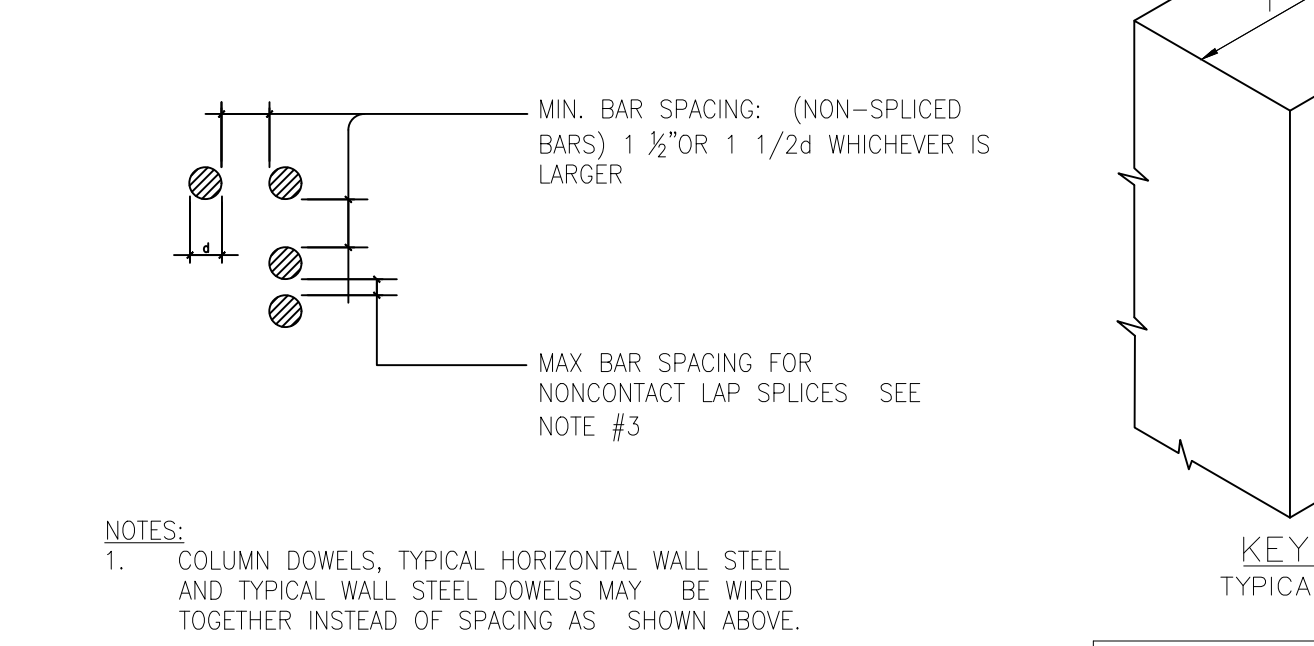
4 TYP. SUBGRADE PREP. & SLAB ON GRADE DETAIL
 SCALE: 1/2"=1'-0"



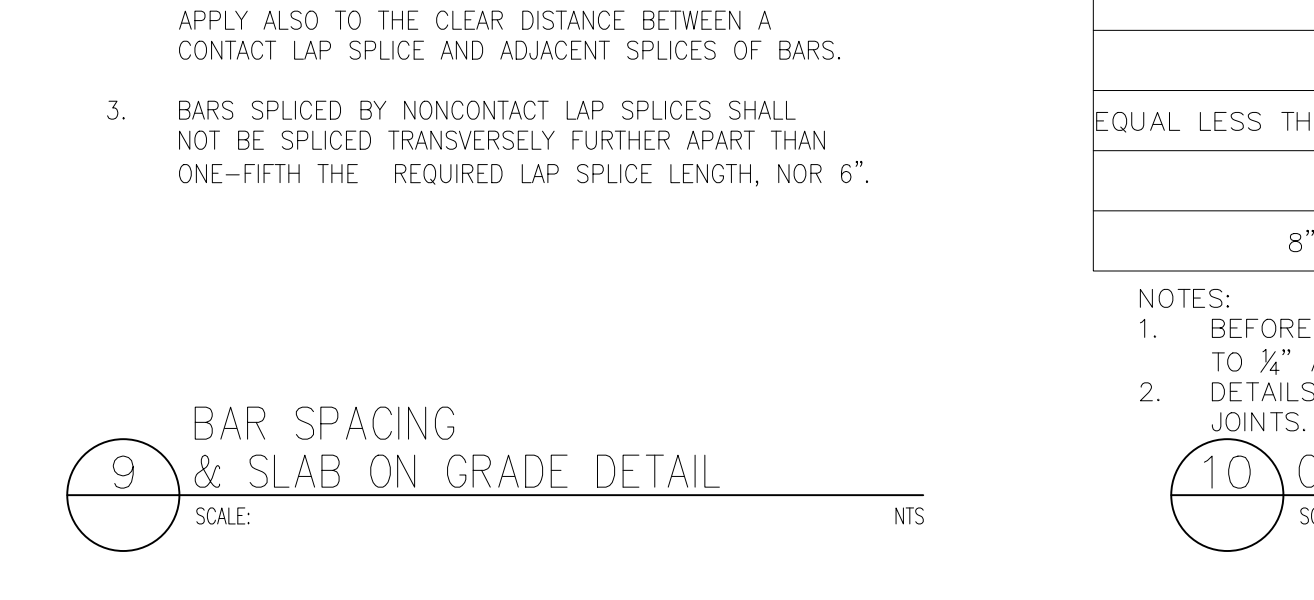
5 CONTROL JOINTS AT SLAB ON GRADE
 SCALE: 1/2"=1'-0"



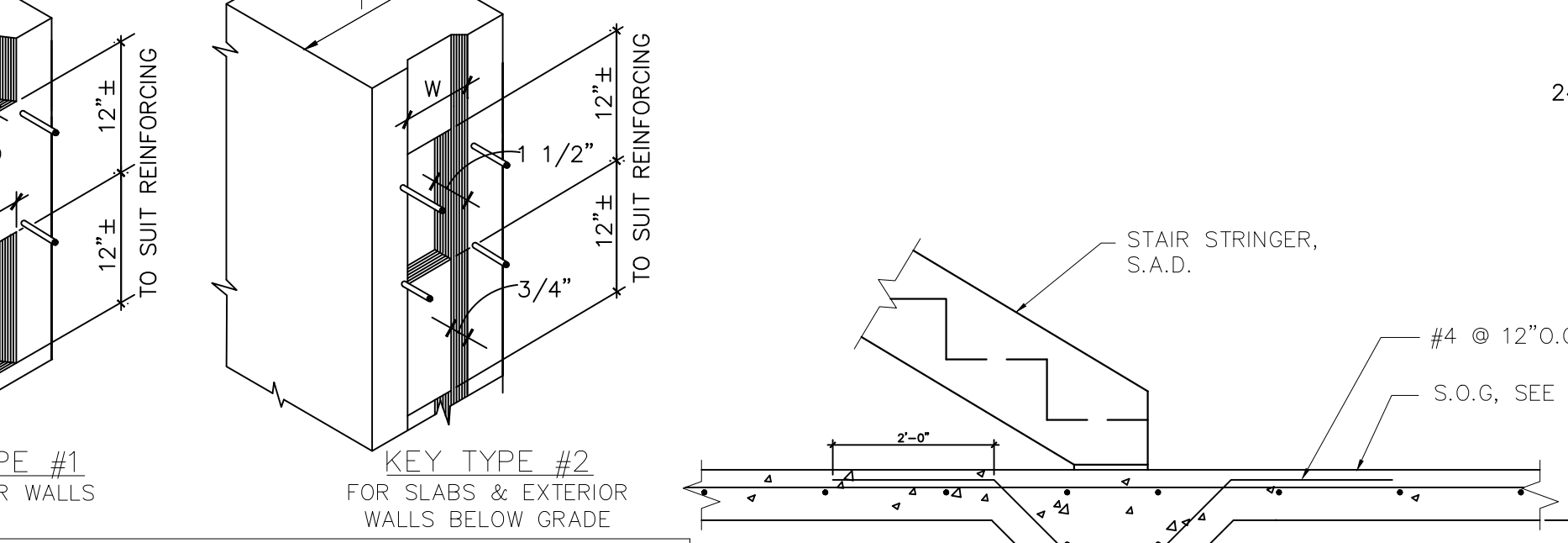
6 CONSTRUCTION JOINTS AT SLAB ON GRADE
 SCALE: 1/2"=1'-0"



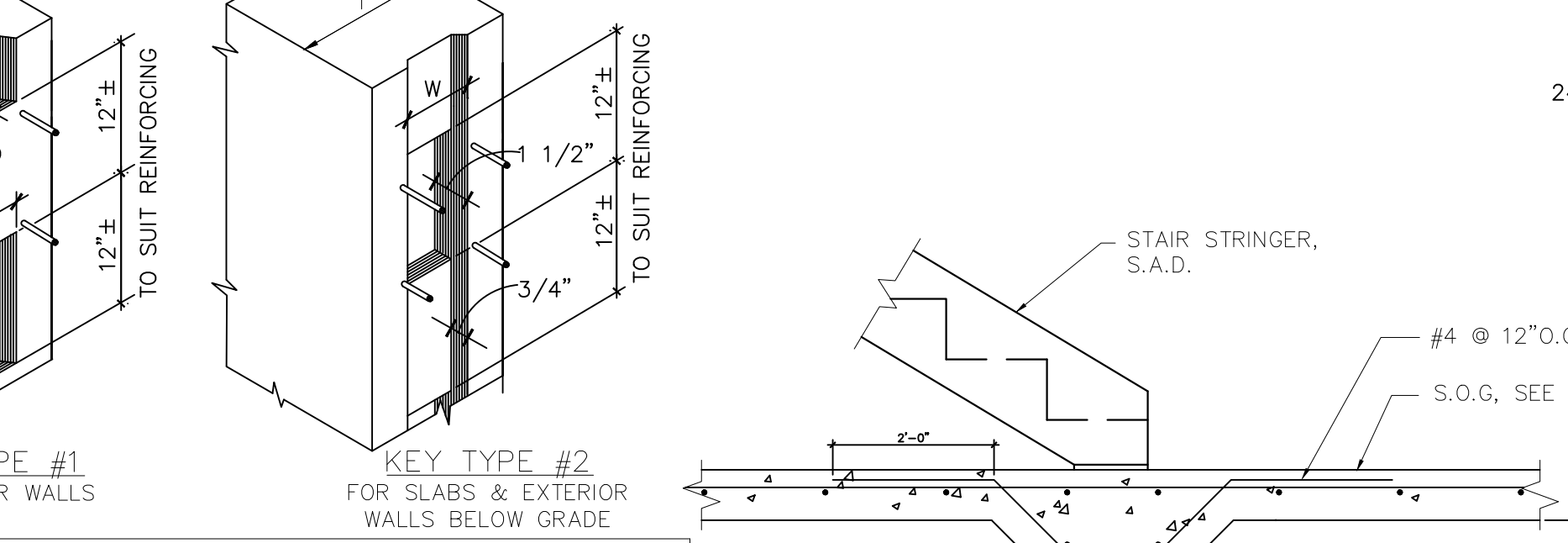
7 REINFORCING LAP SPLICE TABLE
 SCALE: NTS



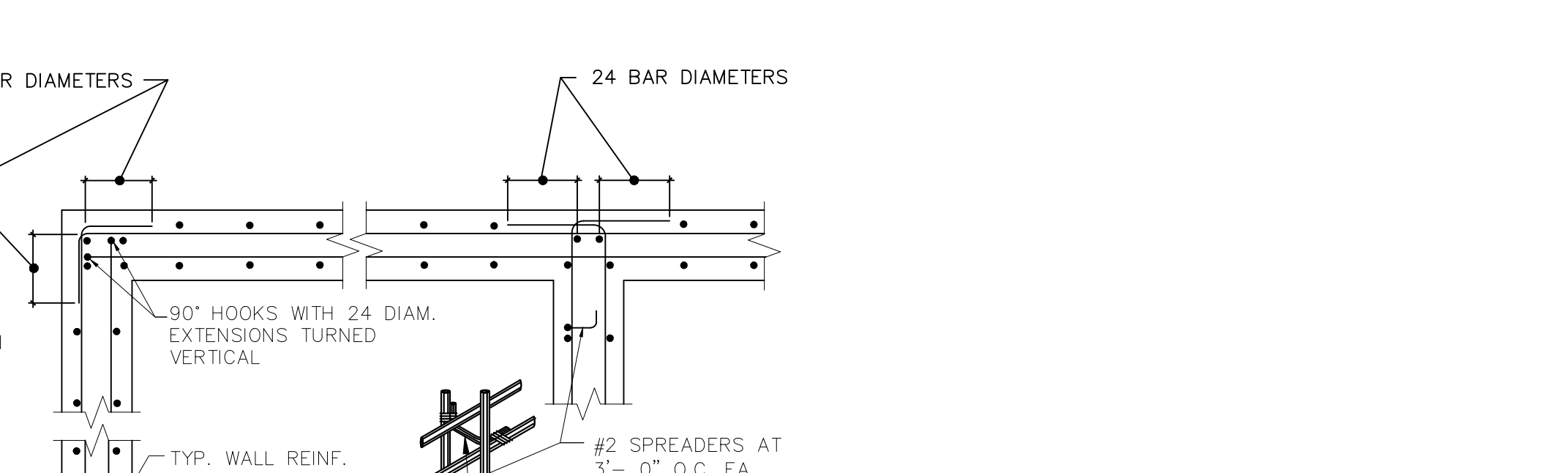
8 HOOKS AND BENDS
 SCALE: NTS



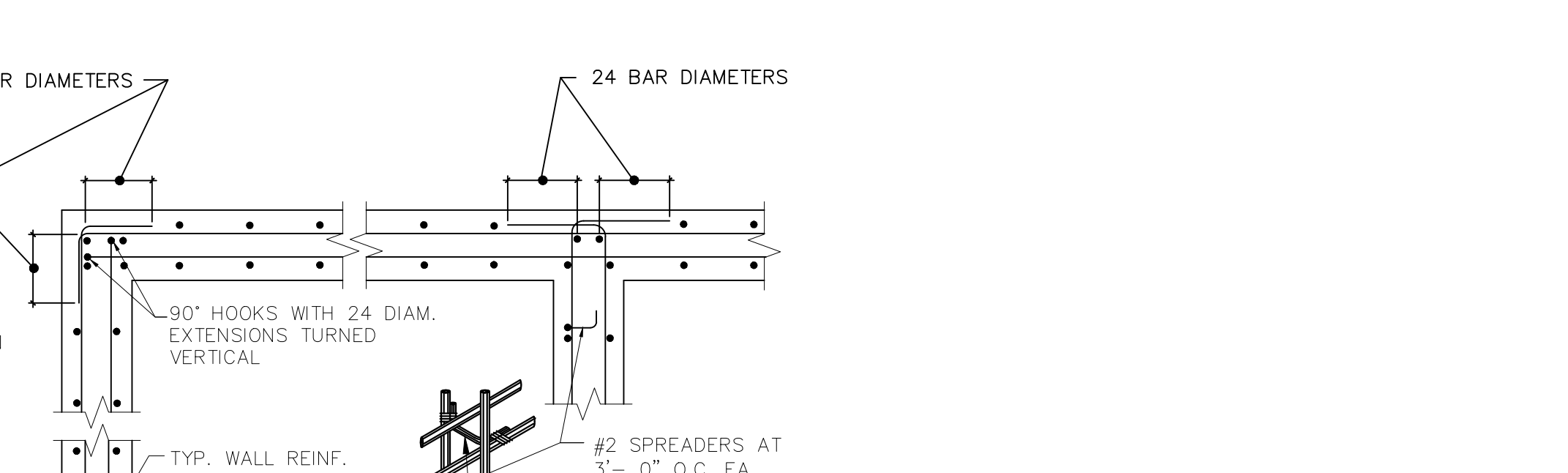
9 BAR SPACING & SLAB ON GRADE DETAIL
 SCALE: NTS



10 CONSTRUCTION JOINTS IN WALLS & SLABS
 SCALE: 1/2"=1'-0"



11 STAIR STRINGER FOOTING
 SCALE: 1/2"=1'-0"



12 WALL DETAIL REINF. @ CORNERS & INTER.
 SCALE: NTS

NOTES:
 1. THIS DETAIL APPLIES TO ALL DEPRESSIONS AND TRENCHES IN SLAB ON GRADE OR SLAB ON SAND FILL.
 2. PROVIDE 1-#5 DIAGONAL, 5'-0" LONG AT ALL INSIDE CORNERS OF DEPRESSION.
 3. PIPE SLEEVES TO BE 2" LARGER THAN NOMINAL PIPE DIAMETER. MAXIMUM SLEEVE SIZE=12". MINIMUM=12" CLEAR SPACING BETWEEN ADJACENT PIPES. SEE MECHANICAL AND ELECTRICAL DRAWING FOR LOCATIONS.
 4. COORDINATE LOCATION, DEPTH, EXTENT, AND EDGE EMBED CONDITIONS OF ALL DEPRESSIONS WITH ARCHITECTURAL DRAWINGS.

NOTES:
 1. WHEN USED, MAKE SAW CUT AS SOON AS SLAB CAN SUPPORT WEIGHT OF WORKERS & EQUIPMENT WITHOUT DAMAGE TO SLAB FINISH, & CUTS CAN BE MADE WITHOUT DAMAGE TO THE CONCRETE MAKE TRIAL CUTS AS REQUIRED.
 2. JOINT TO BE THOROUGHLY CLEANED PRIOR TO FILLING.
 3. PROVIDE FILLER MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS & APPLY STRICTLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 4. FILLER MATERIAL SHALL BE APPLIED WHEN SLAB IS UNDER PERMANENT TEMPERATURE CONTROL, SUCH AS AT THE COMPLETION OF THE BUILDING SHELL, WHENEVER POSSIBLE. IF PERMANENT TEMPERATURE CONTROL IS NOT ESTABLISHED, A MINIMUM OF 90 DAYS AFTER THE COMPLETION OF SLAB CONSTRUCTION SHALL ELAPSE PRIOR TO APPLYING THE JOINT FILLER.

NOTES:
 1. LAP SPLICE LENGTHS, WHERE PERMITTED, SHALL BE IN ACCORDANCE WITH THIS TABLE UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
 2. EMBEDMENT LENGTHS OF DOWELS SHALL BE EQUAL TO LENGTHS FOR "OTHER" BARS.
 3. TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

NOTES:
 1. COLUMN DOWELS, TYPICAL HORIZONTAL WALL STEEL AND TYPICAL WALL STEEL DOWELS MAY BE WIRED TOGETHER INSTEAD OF SPACING AS SHOWN ABOVE.
 2. CLEAR DISTANCE LIMITATION BETWEEN BARS SHALL APPLY ALSO TO THE CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OF BARS.
 3. BARS SPICED BY NONCONTACT LAP SPLICES SHALL NOT BE SPICED TRANSVERSELY FURTHER APART THAN ONE-FIFTH THE REQUIRED LAP SPLICE LENGTH, NOR 6".

NOTES:
 1. BEFORE PLACING 2ND POUR, ALL SURFACES ARE TO BE ROUGHENED TO 1/4" AMPLITUDE & THOROUGHLY CLEANED, SEE SPECIFICATIONS.
 2. DETAILS APPLY TO BOTH HORIZONTAL & VERTICAL CONSTRUCTION JOINTS.

NOTES:
 1. WALLS WITH SINGLE CURTAIN OF STEEL SIMILAR TO ABOVE WITH HORIZONTAL HOOKS AT CORNERS ONLY.
 2. SPLICES IN HORIZONTAL REINFORCEMENT SHALL BE STAGGERED.