

# BUILDING PERMIT

# December, 2024

## JML ARCHITECTS

Architect:  
**JML Architects, LLC**  
 Mercer Island, WA 98040  
 P. 206.802.4040  
 Contact: Jean-Marc LeRoy, AIA



Owner:  
**Jeff and Candis Miles**

8321 SE 83rd Street  
 Mercer Island, WA 98040

P. 206.715.0603  
 Contact: Jeff Miles

General Contractor:  
**Nautilus-Pacific**

6415 SE 24th St  
 Mercer Island, WA 98040

P. 206.458.3936  
 Contact: Travis Zettel

Structural Engineer:  
**Harriott Valentine Engineering**

1932 1st Ave, Suite 720  
 Seattle, WA 98101

P. 206.624.4760  
 Contact: Todd Valentine

Mechanical Engineer:  
 n/a

-

P. -  
 Contact: -

Jurisdiction Approval Stamp

Date:

Revision:

Number:

Project:

**Miles Residence**

8321 SE 83rd Street  
 Mercer Island, WA 98040

Project No. 24.243  
 Date: December 6th, 2024

**BUILDING PERMIT**

**PROJECT INFORMATION**

# A0.1

# MILES RESIDENCE

## 8321 SE 83rd Street

## MERCER ISLAND, WA 98040

### ABBREVIATIONS

ANGLE	DI.M. DIVISION	DIMENSION	I.D. INSIDE DIAMETER	R. RISER
CENTERLINE	DN. DOWN	DOWN	INSIDE PIPE SIZE	R.A. RETURN AIR
CHANNEL	DP. DAMPPROOFING	DAMP	INCLUDING	R.A. RAD. RADIUS
PENNY PERPENDICULAR	DPR. DISPENSER	DISPENSER	INSULATION	R.B. RESILIENT BASE
PLATE	DR. DOOR	DOOR	INTERIOR	R.T. RESILIENT TILE
ROUND OR NUMBER	DS. DOWNSPOUT	DOWNSPOUT	INVERT	R.D. ROOF DRAIN
DIAMETER	D.T. DRAIN TILE	DRAIN TILE	JAN. JANITOR	REF. REFERENCE
SQUARE FEET	D.W.G. DRAWING	DRAWING	JST. JOIST	REFL. REFLECTED
ANCHOR BOLT	E. EAST	EAST	JT. JOINT	REFR. REFRIGERATOR
AIR CONDITIONING	E.A. EACH	EACH	KIT. KITCHEN	REG. REGISTER
ACCESSIBLE	E.I.F.S. EXTERIOR INSULATED FINISH SYSTEM	EXTERIOR INSULATED FINISH SYSTEM	K.O. KNOCK OUT	REIN. REINFORCING
ACOUSTICAL	E.J.T. EXPANSION JOINT	EXPANSION JOINT	K.P.L. KICKPLATE	REQ.D. REQUIRED
ACOUSTIC TILE	E.L.C. ELECTRIC	ELECTRIC	L.A.M. LAMINATE(D)	REV. REVISION
AREA DRAIN	E.L.E. ELEVATION	ELEVATION	L.A.V. LAVATORY	R.H. RIGHT HAND
ADDENDUM	E.L.V. ELEV. ENCLOSURE	ELECTRIC(AL) ELEVATOR ENCLOSURE	L.H. LEFT HAND	R.M. ROOM
ADJACENT	E.O. EQUAL	EQUAL	L.L. LIVE LOAD	R.O. ROUGH OPENING
ADJUSTABLE	E.O.U.P. EQUIPMENT	EQUIPMENT	L.T. LIGHT	R.O.W. RIGHT OF WAY
ABOVE FINISH FLOOR	ESC. ESCALATOR	ESTIMATE	L.U.V. LOUVER	R.O.P. REFLECTED CLG. PLAN
AGGREGATE	EXCAV. EXCAVATE	EXCAVATE	M.A.R.B. MARBLE	S.C. SOUTH
ALTERNATE	EXH. EXHAUST	EXISTING	M.A.S. MAXIMUM	S.C. SCHEDULE
ALUMINUM	EXH. EXISTING	EXISTING	M.C. MECHANICAL	S.D. STORM DRAIN
ANODIZED	EXP. EXPANSION	EXPANSION	M.E.C.H. MECHANICAL	S.E.A.L. SEAL
APPROXIMATE	EXT. EXTERIOR	EXTERIOR	M.E.D. MEDIUM	S.E.C.T. SECTION
ARCHITECT			M.E.M.B. MEMBRANE	S.E.C.T. SQUARE FEET
ASPHALT			M.F.R. MANUFACTURE(R)	S.H. SHELF
AUDIOVISUAL			M.H. MANHOLE	S.H.T. SHEET
BOARD			M.I.N. MINIMUM	S.H.T.G. SHEATHING
BETWEEN			M.I.S.C. MISCELLANEOUS	S.I.M. SIMLAR
BUILDING			M.L. MULLION	S.L. SLOPE
BLOCK			N. NORTH	S.P. STAND PIPE
BLOCKING			N.I.C. NOT IN CONTRACT	S.P.E.C. SPECIFICATION
BENCH MARK			N.O. NOMINAL	S.Q. SQUARE
BOTTOM			N.S. NOT TO SCALE	S.S. SERVICE SINK
BEARING			O.A. OVERALL	S.S.T.L. STANDARD
BRONZE			O.C. ON CENTER	S.T.L. STEEL
BASEMENT			O.D. OUTSIDE DIAMETER	S.T.R. STRUCTURAL
BUILT UP ROOF			O.F.R.D. OVERFLOW ROOF DRAIN	S.T.R.U.C.T. STRUCTURAL
CABINET			O.H. OVERHEAD	S.U.S.P. SUSPENDED
CATCH BASIN			O.P.N.G. OPENING	T. TREAD
CEMENT			O.P.P. OPPOSITE	T.B. TOWEL BAR
CERAMIC			O.T.S. OPEN TO STRUCTURE	T.E.L. TELEPHONE
CORNER GUARD			P.A.S.S. PASSENGER	T.E.M.P. TEMPERED
CHAMFER			P.B. PANIC BAR	T.E.R.R. TERRAZZO
CAST IRON			P.B.D. PARTICLE BOARD	T.E.X. TEXTURE(D)
CAST-IN-PLACE(CONCRETE)			P.C. PRECAST CONCRETE	T.G. TONGUE AND GROOVE
CIRCLE			P.C.E. PERIMETER	T.H.K. THICK(NESS)
CONTROL JOINT			P.E.R.F. PERFORATED	T.H.R. THRESHOLD
CEILING			P.L. PLATE	T.J. TOOLED JOINT
CLEAR(ANCE)			P.L.A.M. PLASTIC LAMINATE	T.K.B.D. TACKBOARD
CONCRETE MASONRY UNIT			P.L.A.S. PLASTER	T.O.B. TOP OF BRICK
COUNTER			P.L.W.D. PLYWOOD	T.V. TELEVISION
CLEAN OUT			P.N.L. PANEL	T.Y.P. TYPICAL
COLUMN			P.O. PURCHASE ORDER	T.O.C. TOP OF CONCRETE
CONCRETE			P.O.F. PAR	T.O.S. TOP OF STL.
CONNECTION			P.P.S.F. POUNDS PER SQUARE FOOT	U.F.I.N. UNFINISHED
CONSTRUCTION			P.P.S.I. POUNDS PER SQUARE INCH	U.O.N. UNLESS OTHERWISE NOTED
CONTINUOUS			P.T. POINT	V.A.R. VARNISH
CONTRACTOR			P.T.N. PARTITION	V.C.T. VINYL COMPOSITION TILE
CORRIDOR			P.T. PAVEMENT	V.E.N. VENEER
CARPET			P.T.N. PAPER TOWEL DISPENSER	V.E.R.I.F. VERTICAL
COURSING			Q.T. QUARRY TILE	V.E.S.T. VESTIBULE
CASEMENT				V.I.S.I.O.N. VISION GRILLE
CERAMIC TILE				V.V.C. VINYL WALL COVERING
CENTER				W. WEST, WIDE
COUNTER SINK				W. WITH
CUBIC FOOT				W.C. WATER CLOSET
CUBIC YARD				W. WOOD
DEMOLITION				W.H. WATER HEATER
DOUBLE				W.I.O. WITHOUT
DEAD LOAD				W.P. WATERPROOFING
DETAIL				W.R. WATER RESISTANT
DRINKING FOUNTAIN				W.S.C.T. WAINSCOT
DOUBLE HUNG				W.T. WEIGHT
DIAGONAL				W.W.F. WELDED WIRE FABRIC
DIAMETER				

### SYMBOL LEGEND

COLUMN GRID LINE	(B)	
DETAIL BUG	(5) A2.7	DETAIL NUMBER DRAWING NUMBER
BUILDING SECTION/ WALL SECTION/ ELEVATION	(A9.4)	SECTION DESIGNATION DRAWING NUMBER
DATUM	---	
REVISION	3	SEE TITLE BLOCK FOR REVISION. MOST RECENT REVISION SHOWN CLOUDED.
NORTH ARROW	↑	
INTERIOR ELEVATION REFERENCE	22 (A8.6) 22	SHEET NUMBER DRAWING NUMBER
ROOM IDENTIFICATION	ROOM NAME 304	ROOM NUMBER
OPENING NUMBER	(308A)	
MATCH LINE	MATCH LINE	
WALL/PARTITION TYPE	6 3 a	

### PROJECT INFORMATION

PROJECT ADDRESS:	8321 SE 83RD STREET, MERCER ISLAND, WA 98040
PROJECT DESCRIPTION:	149 SF ADDITION TO EXISTING ATTACHED GARAGE, ADD EXTERIOR STEPS AND RETAINING WALL
PROJECT NUMBER:	TBD
RELATED PERMIT NUMBER:	N/A
ACCESSOR'S TAX NUMBER:	362570-0110
PARCEL NUMBER:	362570-0110
CONSTRUCTION TYPE:	VB
CONSTRUCTION STORMWATER CONTROL:	TBD
ENVIRONMENTAL CONDITIONS:	WIND EXPOSURE "C" WIND SPEED-UP 1.6 POTENTIAL SLIDE SEISMIC EROSION
BUILDING CODES:	ARCHITECTURE - 2021 INTERNATIONAL RESIDENTIAL CODE ENGINEERING - 2021 INTERNATIONAL RESIDENTIAL CODE

### LEGAL DESCRIPTION

ISLAND POINT #3 AND ADJUND INT IN COMMUNITY TRACT, PLAT LOT 11 PER KING COUNTY

### ZONING

ZONING - R-15  
 LAND USE - SINGLE FAMILY RESIDENTIAL

### LOT COVERAGE

LOT AREA: 13,343 SF  
 40% ALLOWED COVERAGE (<15% SLOPE): 5,337 SF

EXISTING BLDG ROOF (INCL. GARAGE): 3,023 SF  
 EXISTING CONC. DRIVEWAY: 93 SF  
 ACCESSORY BUILDING ROOF: 73 SF  
 COVERED PATIO: 200 SF  
 TOTAL EXIST. LOT COVERAGE: 4,226 SF

PROPOSED ROOF AREA OF NEW ADDITION: XXX SF  
 TOTAL PROPOSED LOT COVERAGE AREA: XXX SF  
 TOTAL PROPOSED LOT COVERAGE %: XX%

EXISTING CONC. DRIVEWAY: 93 SF  
 ACCESSORY BUILDING ROOF: 73 SF  
 COVERED PATIO: 200 SF  
 TOTAL EXIST. LOT COVERAGE: 4,226 SF

### GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE WASHINGTON STATE ENERGY CODE, THE 2018 INTERNATIONAL MECHANICAL CODE, THE 2018 UNIFORM PLUMBING CODE AND RULES AND REGULATIONS OF THE JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODE REGULATIONS OR RULES OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER PROVIDED INFORMATION, AND SITE CONDITIONS INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
- THE CONTRACTOR SHALL PAY AND SECURE ALL GOVERNMENTAL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK WITH THE EXCEPTION OF THE GENERAL BUILDING PERMIT.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. CONTACT THE ARCHITECT FOR CLARIFICATIONS IF NEEDED.
- DESIGN-BUILD SERVICES SUCH AS ELECTRICAL, PLUMBING AND MECHANICAL SHALL BE CONDUCTED UNDER SEPARATE PERMITS FILED AND SECURED BY THE G.C. OR DESIGN-BUILD SUB-CONTRACTOR.

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S3.1	FRAMING DETAILS

### PROJECT DIRECTORY

OWNER:	JEFF AND CANDIS MILES 8321 SE 83RD STREET MERCER ISLAND, WA 98040 CONTACT: JEFF MILES 206.715.0603
ARCHITECT:	JML ARCHITECTS LLC 3490 69TH AVE SE MERCER ISLAND, WA 98040 CONTACT: JEAN-MARC LeROY 206.802.4040
GENERAL CONTRACTOR:	NAUTILUS - PACIFIC LLC 3415 SE 24TH ST MERCER ISLAND, WA 98040 CONTACT: TRAVIS ZETTEL 206.458.3936
STRUCTURAL ENGINEER:	HARRIOTT VALENTINE ENGINEERING 1932 1ST AVE, SUITE 720 SEATTLE, WA 98101 CONTACT: TODD VALENTINE 206.624.4760
MECHANICAL ENGINEER:	N/A





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Mechanical Engineer:  
n/a

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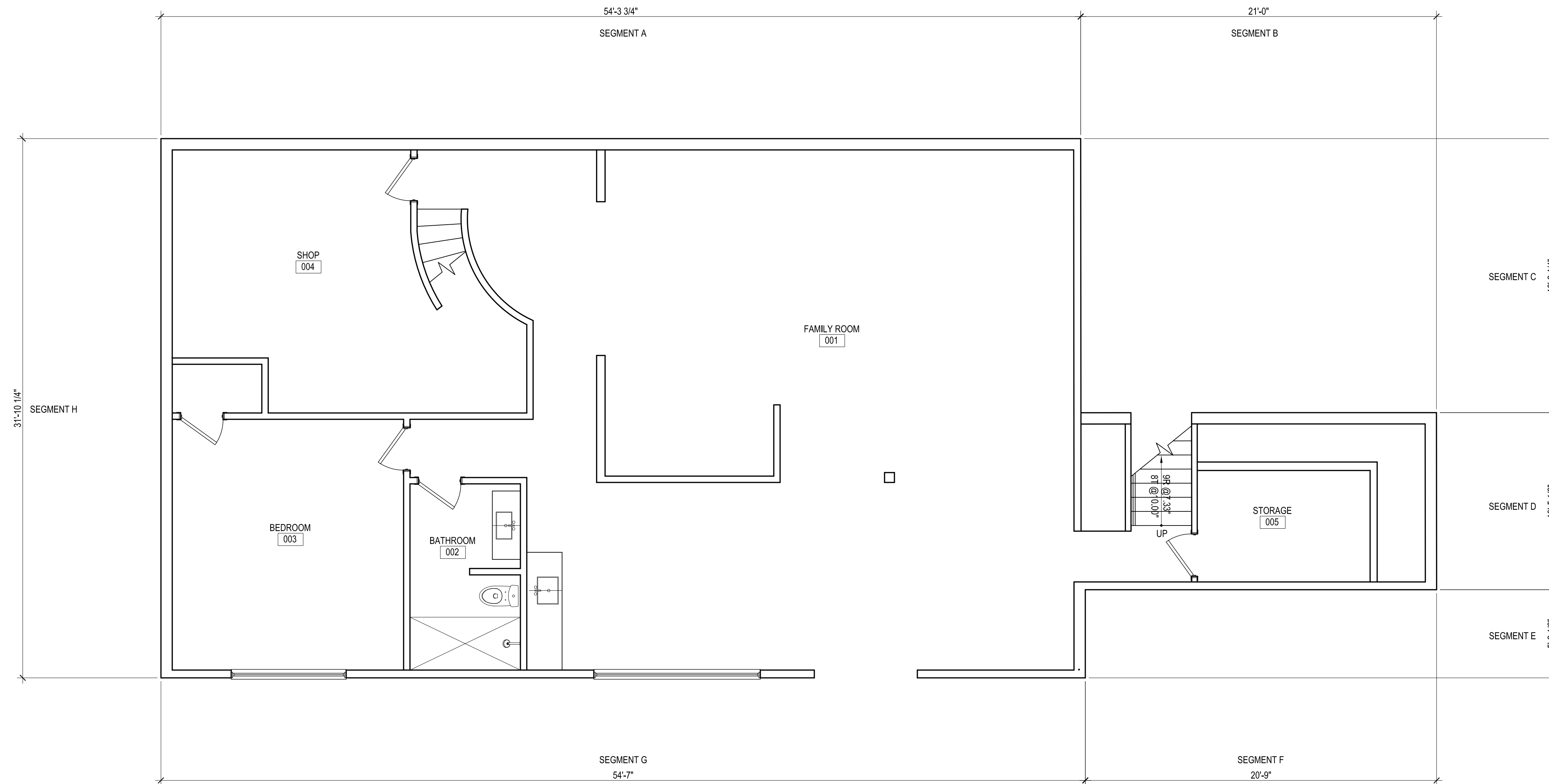
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BASEMENT FLOOR AREA CALCULATION:

WALL SEGMENT	LENGTH	x	COVERAGE	=	RESULTS
A	54.31'		100%		54.3%
B	21.0'		100%		21%
C	16.38'		100%		16.2%
D	10.46'		57.27%		6%
E	5.21'		56.13%		2.9%
F	20.75'		0		0%
G	54.58'		0		0%
H	41.25'		80.7%		33.3%
TOTALS	223.74'		N/A		133.7

BASEMENT FLOOR AREA CALCULATION (cont.):  
1,829 SF x 133.7  
223.74  
1,829 SF x 60%  
=1,097 SF Excluded form Gross Floor area

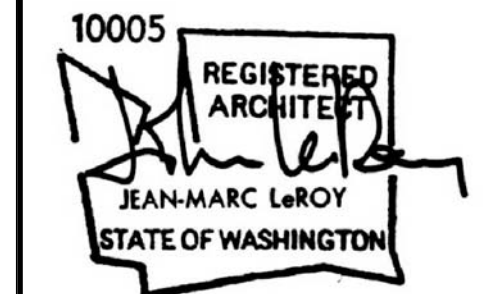
2 BASEMENT EXEMPTION CALCULATIONS



NO WORK TO BE DONE AT THIS LEVEL

1 BASEMENT LEVEL FLOOR PLAN  
1/4" = 1'-0" BASEMENT AREA = 1,829 SF

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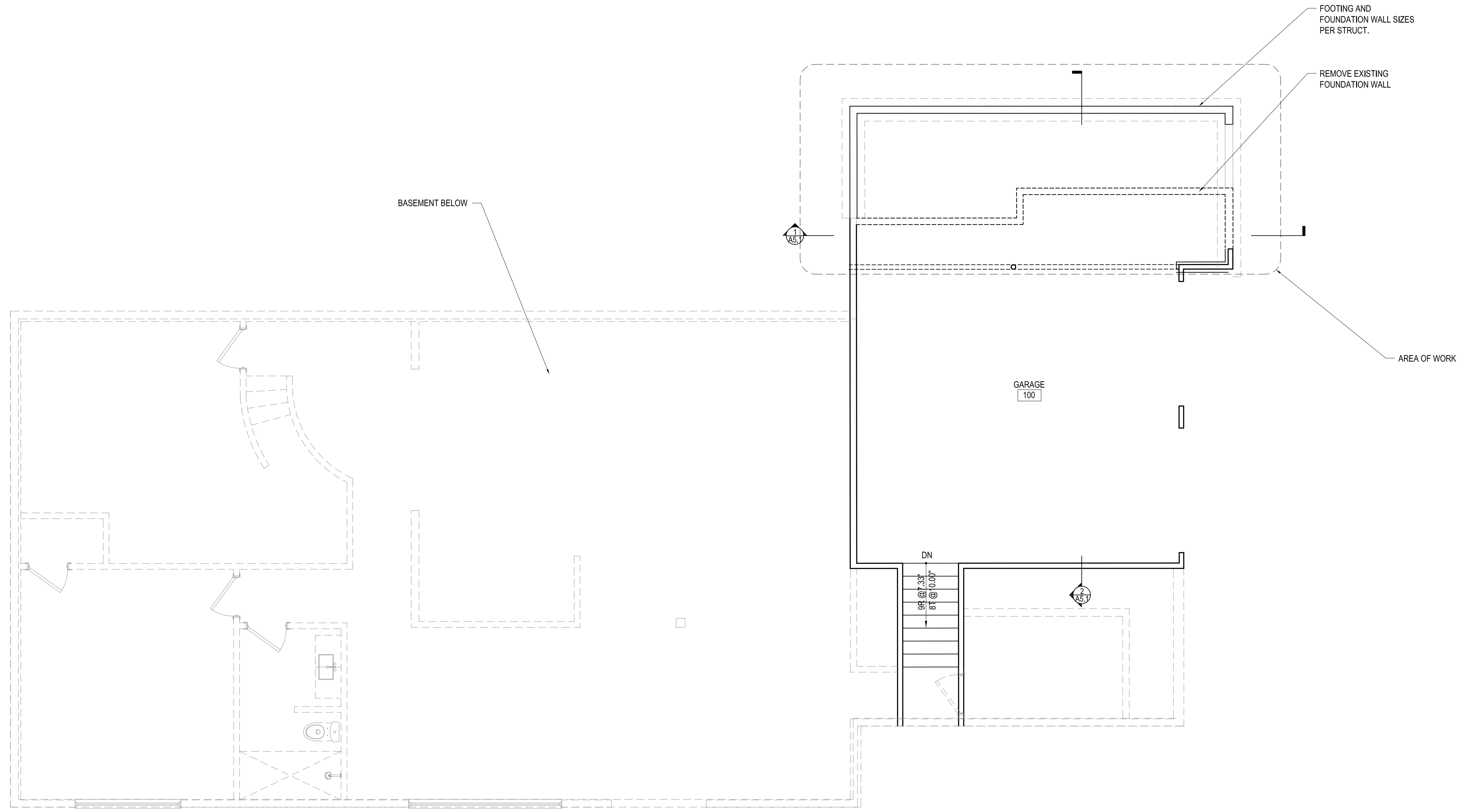
Mechanical Engineer:  
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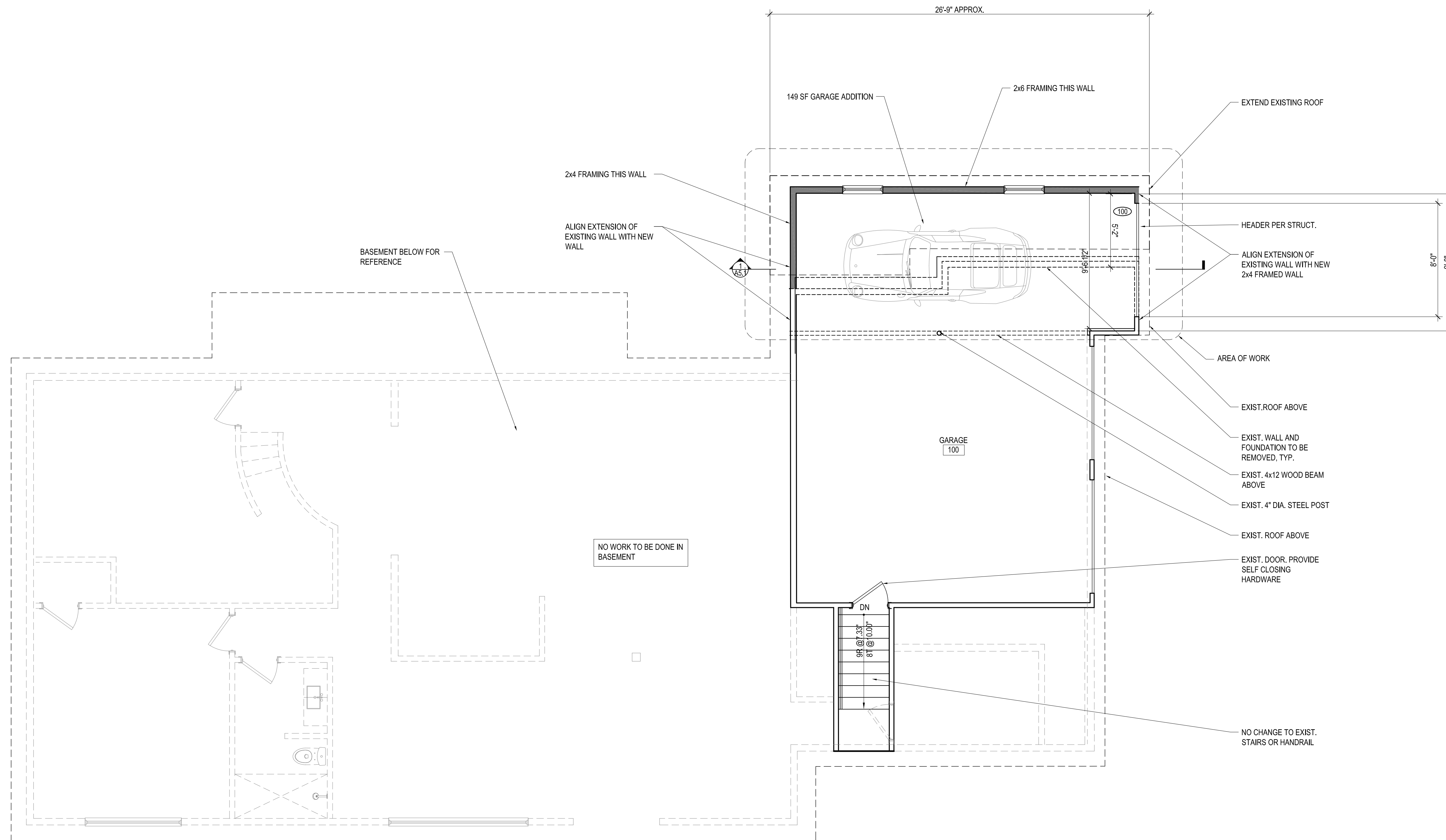
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GARAGE LEVEL FOUNDATION PLAN  
**A2.1**

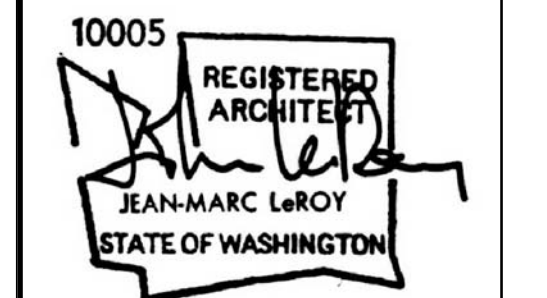


**1** GARAGE LEVEL FOUNDATION PLAN  
 1/4"=1'-0"



**1** GARAGE LEVEL FLOOR PLAN  
1/4" = 1'-0"

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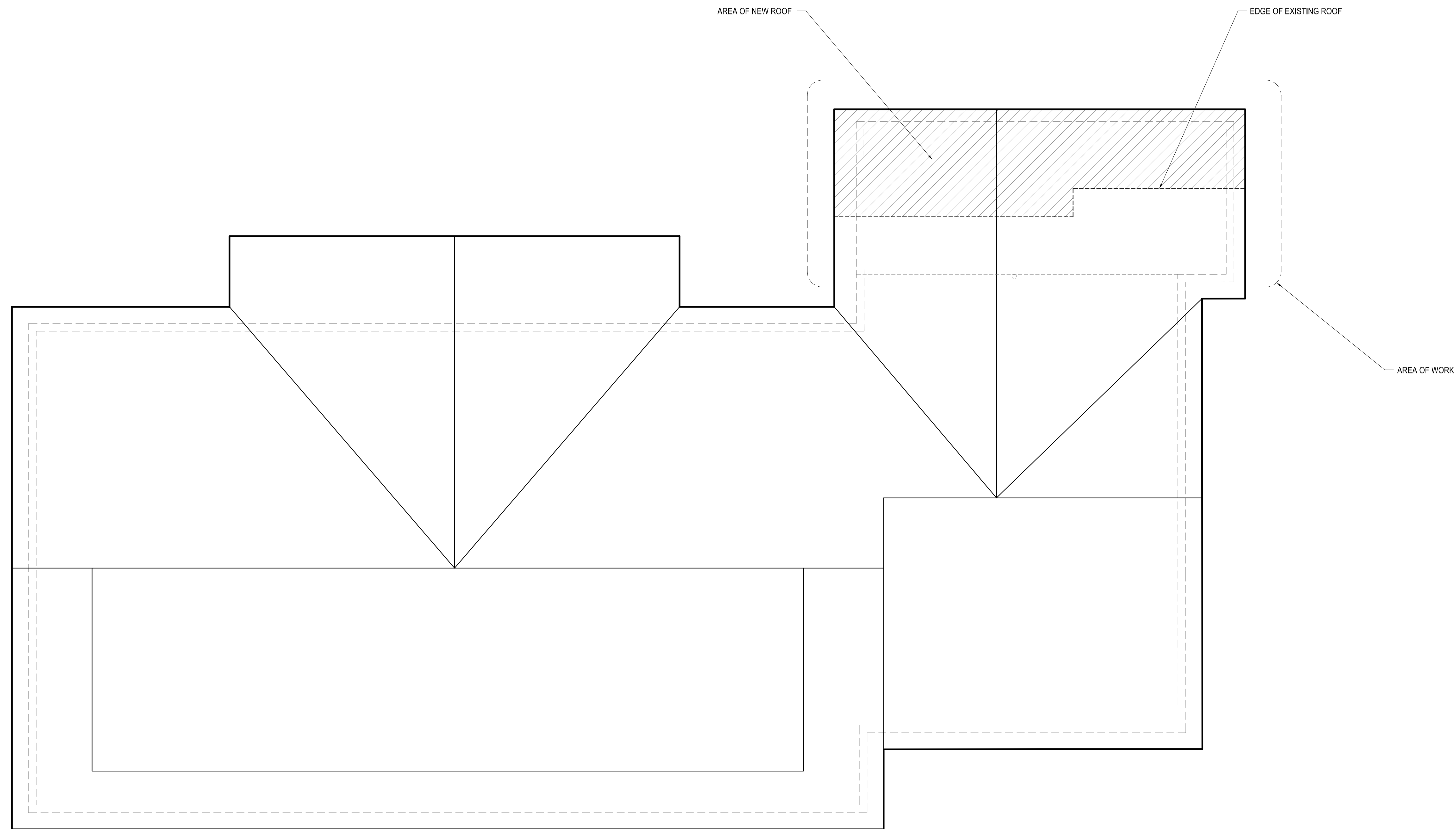
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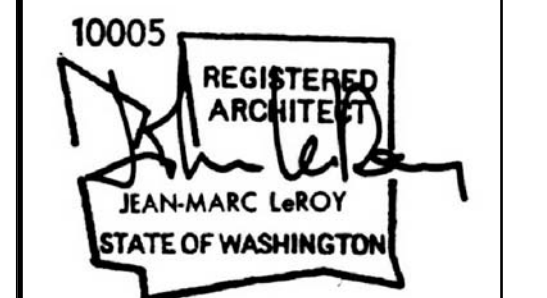
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1 ROOF PLAN  
1/4"=1'-0"

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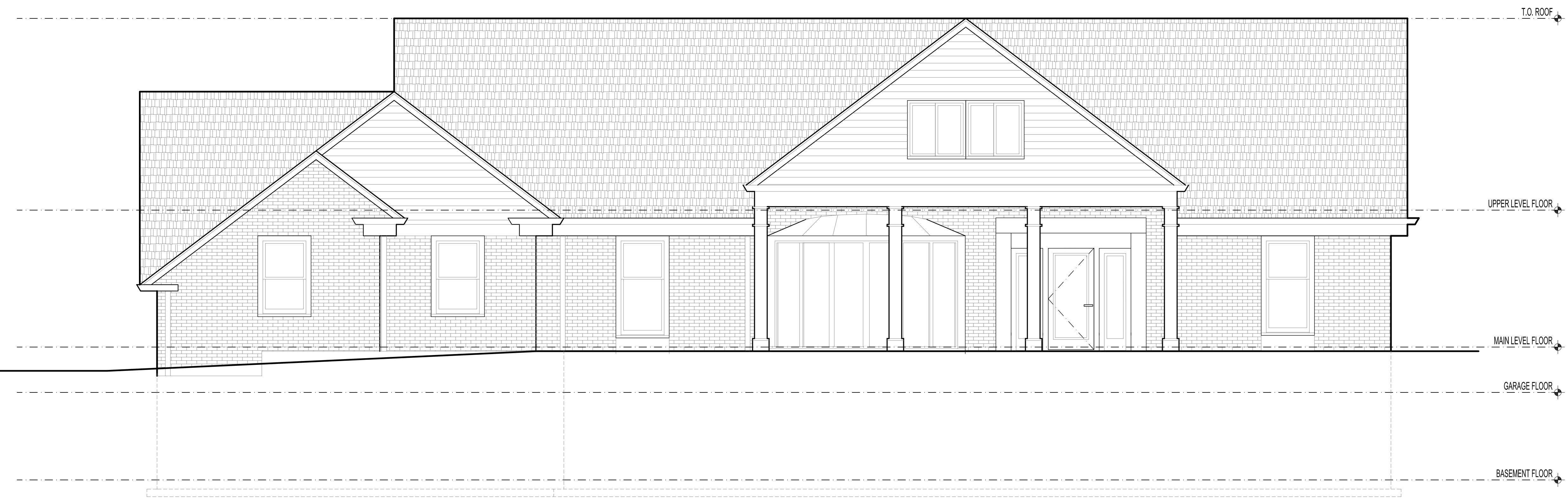
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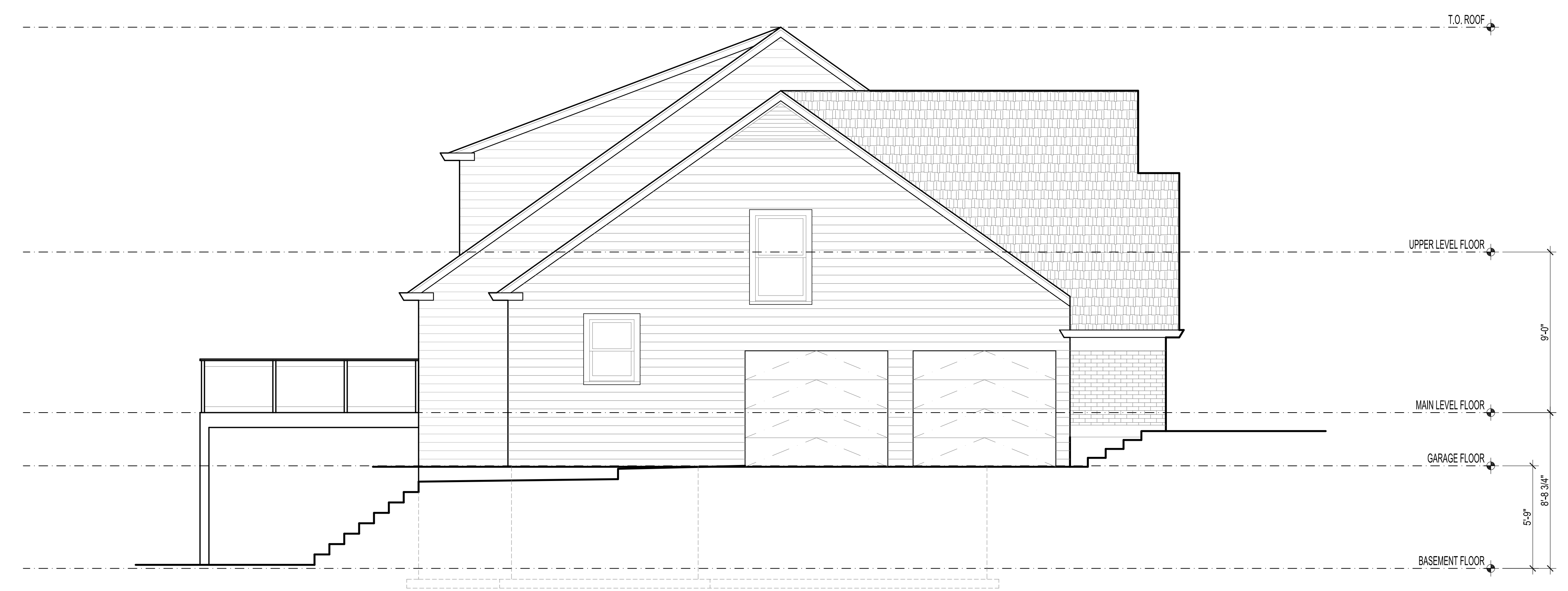
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AS-BUILT EXT. ELEVATIONS  
**A3.0**

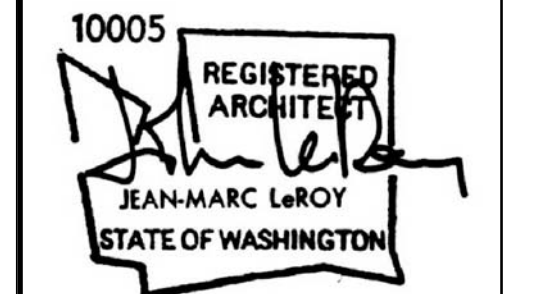


**1** NORTH ELEVATION  
 1/4" = 1'-0"



**2** EAST ELEVATION  
 1/4" = 1'-0"

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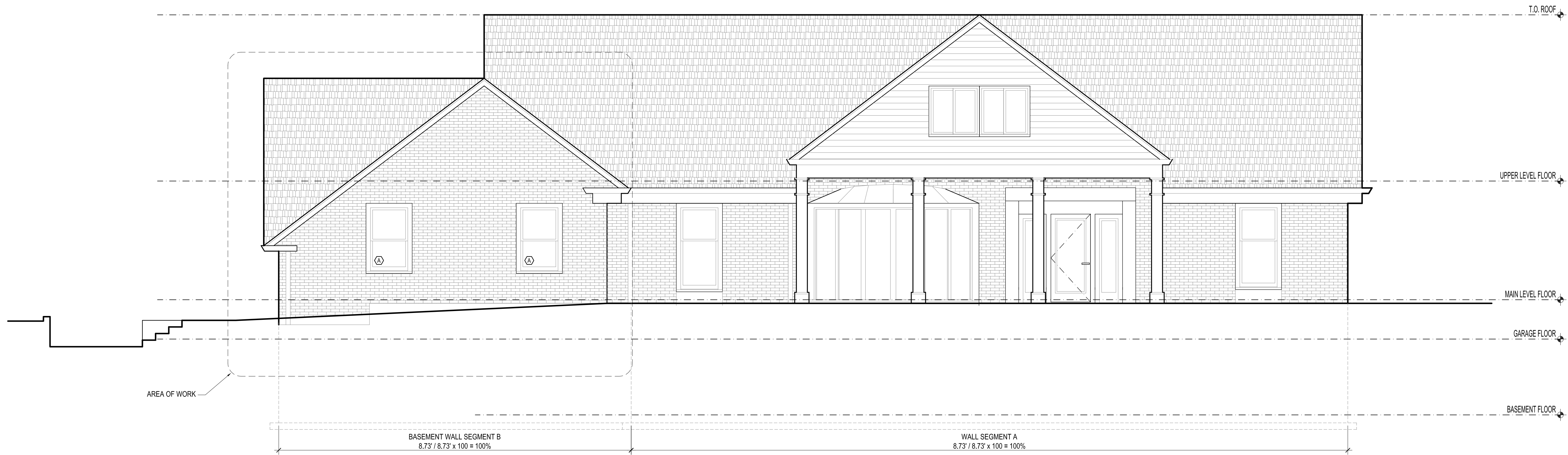
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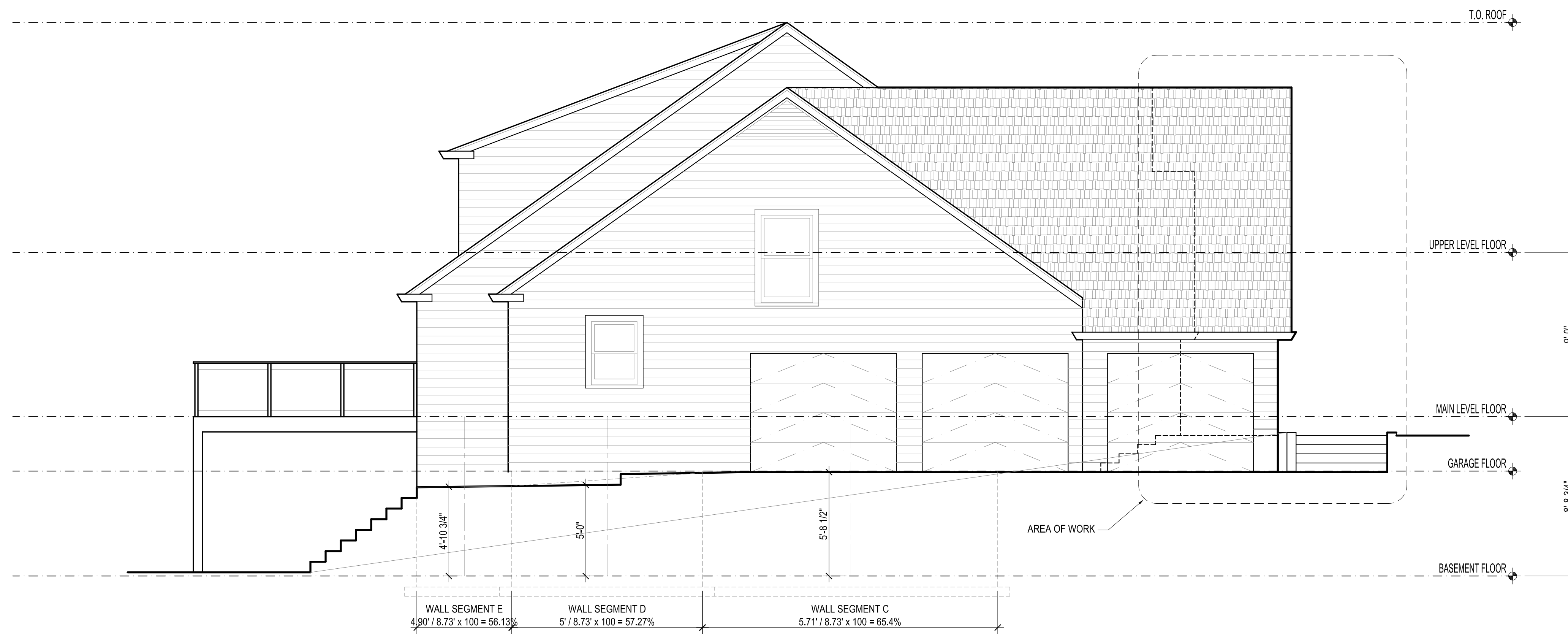
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PROPOSED  
 EXT. ELEVATIONS  
**A3.1**



**1** NORTH ELEVATION  
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**2** EAST ELEVATION  
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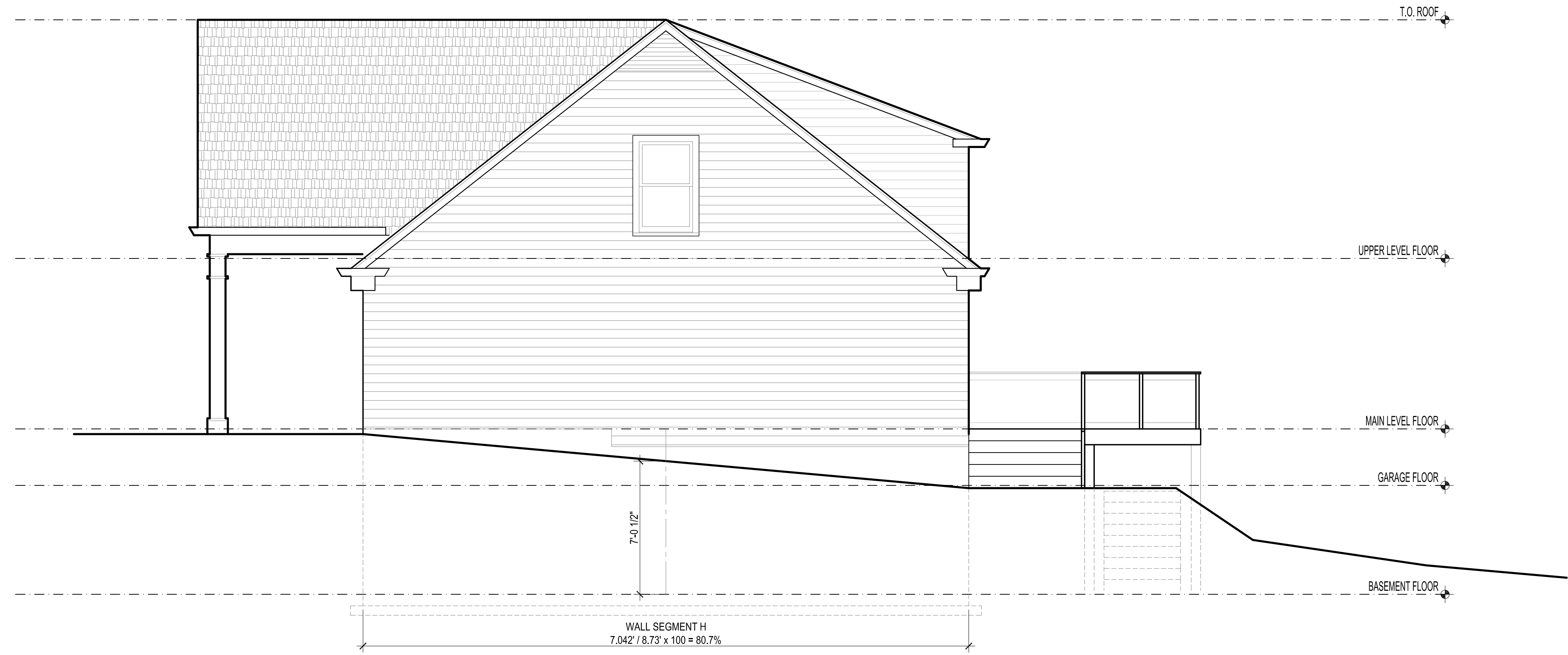
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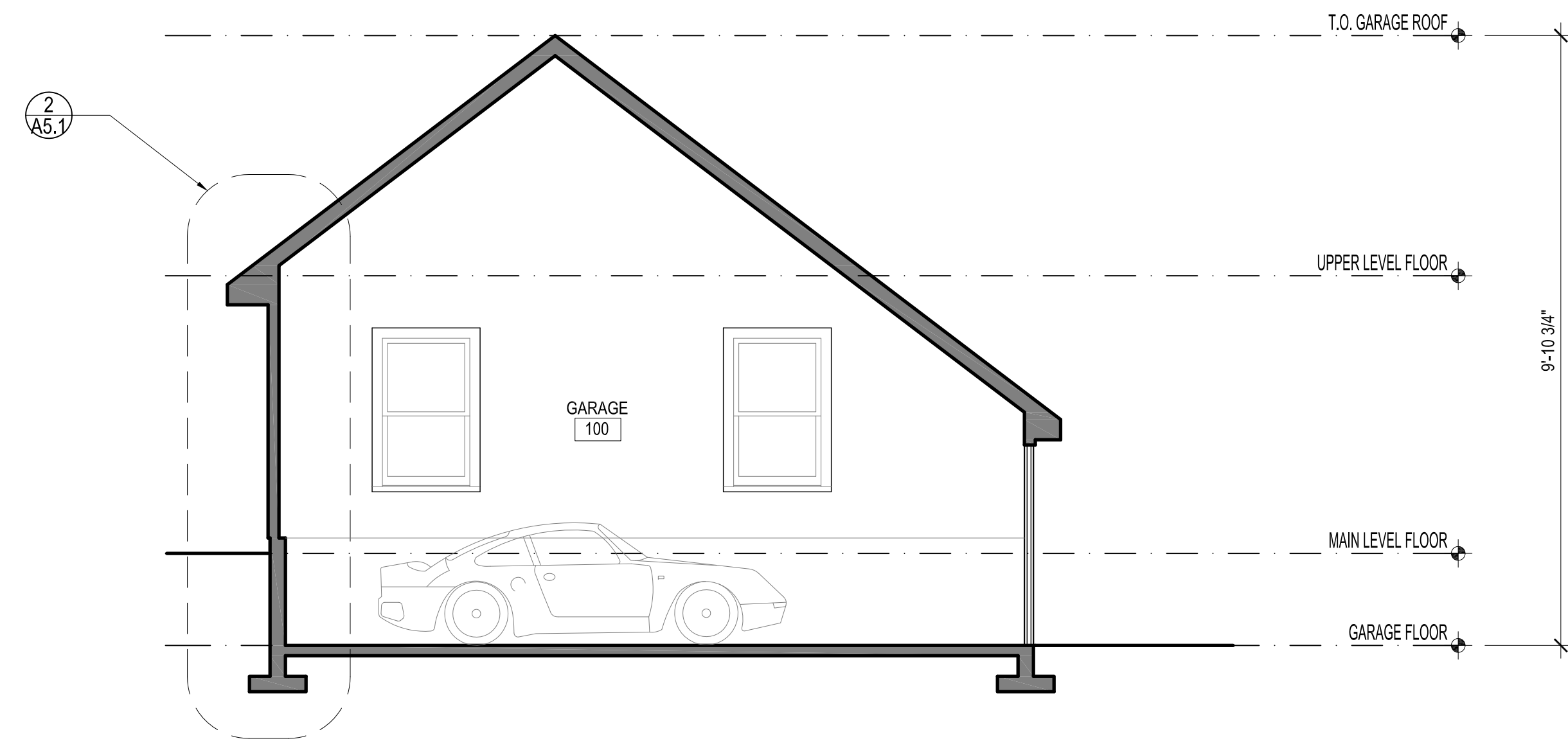
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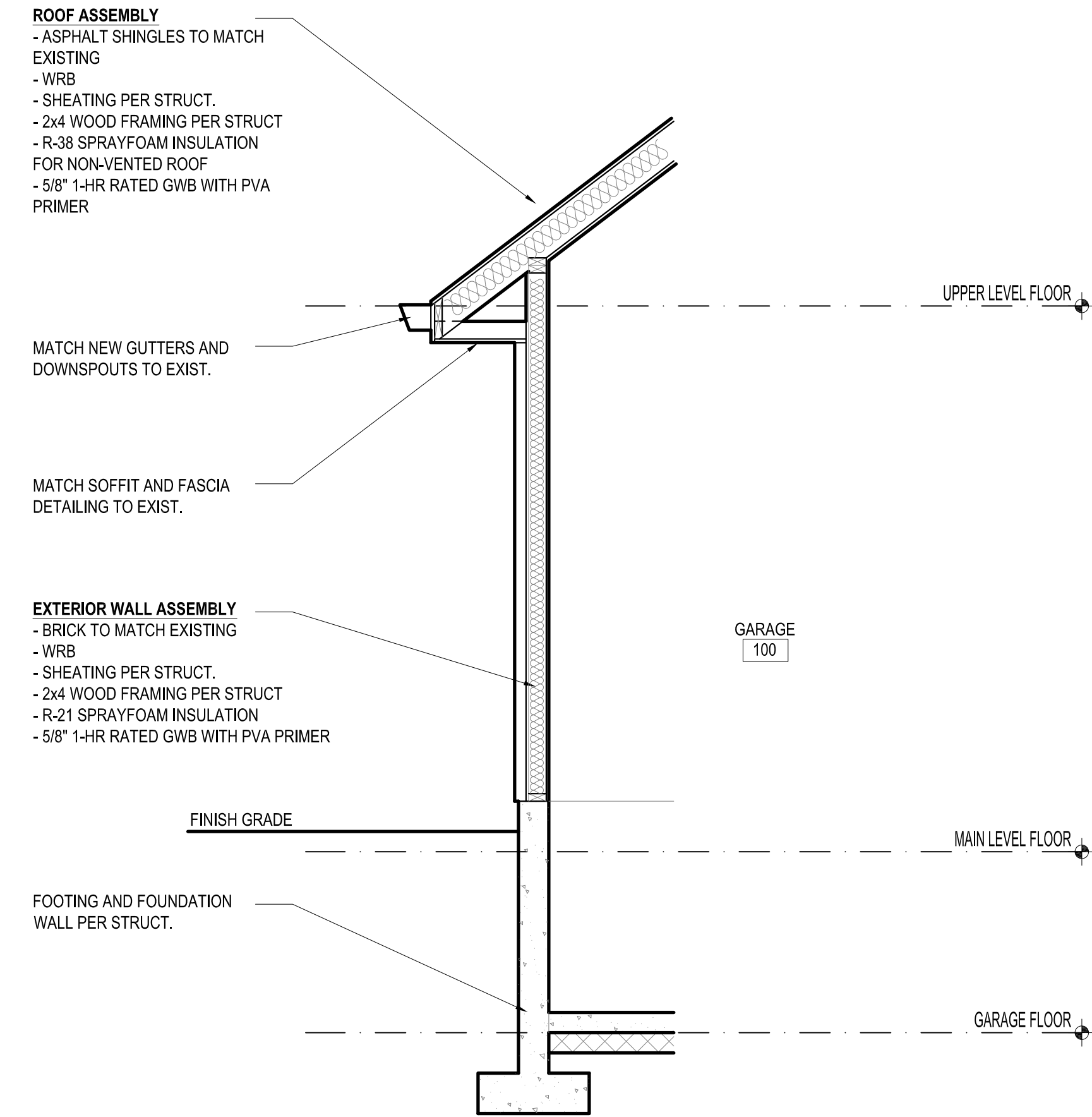
Project:  
**Miles Residence**  
 8321 SE 83rd Street  
 Mercer Island, WA 98040  
 Project No. 24\_243  
 Date: December 6th, 2024  
**BUILDING PERMIT**



**2 WEST ELEVATION**  
 1/4" = 1'-0"



**1** PARTIAL BUILDING SECTION  
1/4" = 1'-0"



**2** TYPICAL WALL SECTION  
1/2" = 1'-0"

Architect:  
JML Architects, LLC  
Mercer Island, WA 98040  
P. 206.802.4040  
Contact: Jean-Marc LeRoy, AIA



Owner:  
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General Contractor:  
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Structural Engineer:  
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1932 1st Ave, Suite 720  
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P. 206.624.4760  
Contact: Todd Valentine

Mechanical Engineer:  
n/a  
-  
P. -  
Contact: -

Jurisdiction Approval Stamp

Date:									
Number:									
Revision:									

Project:  
**Miles Residence**  
8321 SE 83rd Street  
Mercer Island, WA 98040  
Project No. 24.243  
Date: December 6th, 2024  
**BUILDING PERMIT**



**GENERAL STRUCTURAL NOTES**

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

**CRITERIA**

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

2. DESIGN LOADING CRITERIA:

ROOF SNOW LOAD (Pf) . . . . .25 PSF

**WIND:**

BASIC WIND SPEED (3-SECOND GUST) . . . . .97 MPH  
 WIND IMPORTANCE FACTOR (Iw) . . . . . 1.0  
 WIND EXPOSURE . . . . . D  
 TOPOGRAPHICAL FACTOR (Kzt) . . . . . 1.90

**EARTHQUAKE:**

LAT. / LONG. . . . . 47.529 / -122.229  
 SEISMIC IMPORTANCE FACTOR (Ie) . . . . . 1.0  
 SEISMIC USE GROUP . . . . . I  
 MAPPED SPECTRAL RESPONSE (Ss/S1) . . . . . 1.47g/0.51g  
 SPECTRAL RESPONSE COEF. (SDS/SD1) . . . . . 1.17g/NULL  
 SEISMIC FORCE RESISTING SYSTEM: . . . . . PLYWOOD SHEAR WALLS  
 DESIGN BASE SHEAR . . . . . 1.03k  
 SEISMIC RESPONSE COEFFICIENT (Cs) . . . . . 0.181  
 SEISMIC DESIGN CATEGORY . . . . . D  
 RESPONSE MODIFICATION FACTOR (R) . . . . . 6.5  
 ANALYSIS PROCEDURE . . . . . EQUIVALENT LATERAL FORCE

REFERENCE: USGS NATIONAL SEISMIC HAZARD MAPPING PROJECT, 2008 DATA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

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

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

8. SPECIAL INSPECTION OF EPOXY GROUTED INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

9. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

A. CONNECTOR PLATE WOOD ROOF TRUSSES

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

**GEOTECHNICAL**

10. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS NOTED OTHERWISE, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE . . . . . 2,000 PSF  
 LATERAL EARTH PRESSURE . . . . . 35 PCF

**CONCRETE**

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

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

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

12. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

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

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

**ANCHORAGE**

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

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

**WOOD**

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

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

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

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

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

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

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

18. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

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

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

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

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

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

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

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

21. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (S31300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.850Z ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS, AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" OR "IUT" SERIES JOIST HANGERS.

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

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

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. NAILS SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

23. STRONG-WALLS SHALL CONSIST OF PREFABRICATED WOOD SHEAR PANELS AS MANUFACTURED BY THE SIMPSON COMPANY AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ICC ESR-1267.

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

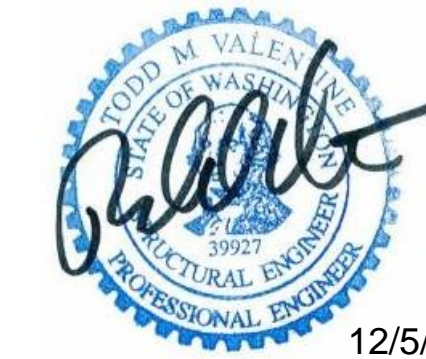
A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE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

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" CWB AND 6D COOLER NAILS FOR 5/8" CWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

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

**HV**

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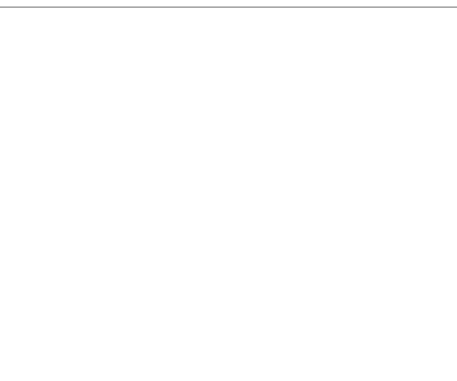
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 Mercer Island, WA 98040

Project  
**Miles Residence**  
 8321 SE 83rd St  
 Mercer Island, WA 98040

Issue Date	Issue Description
12/5/2024	Permit Submittal

Building Department Approval

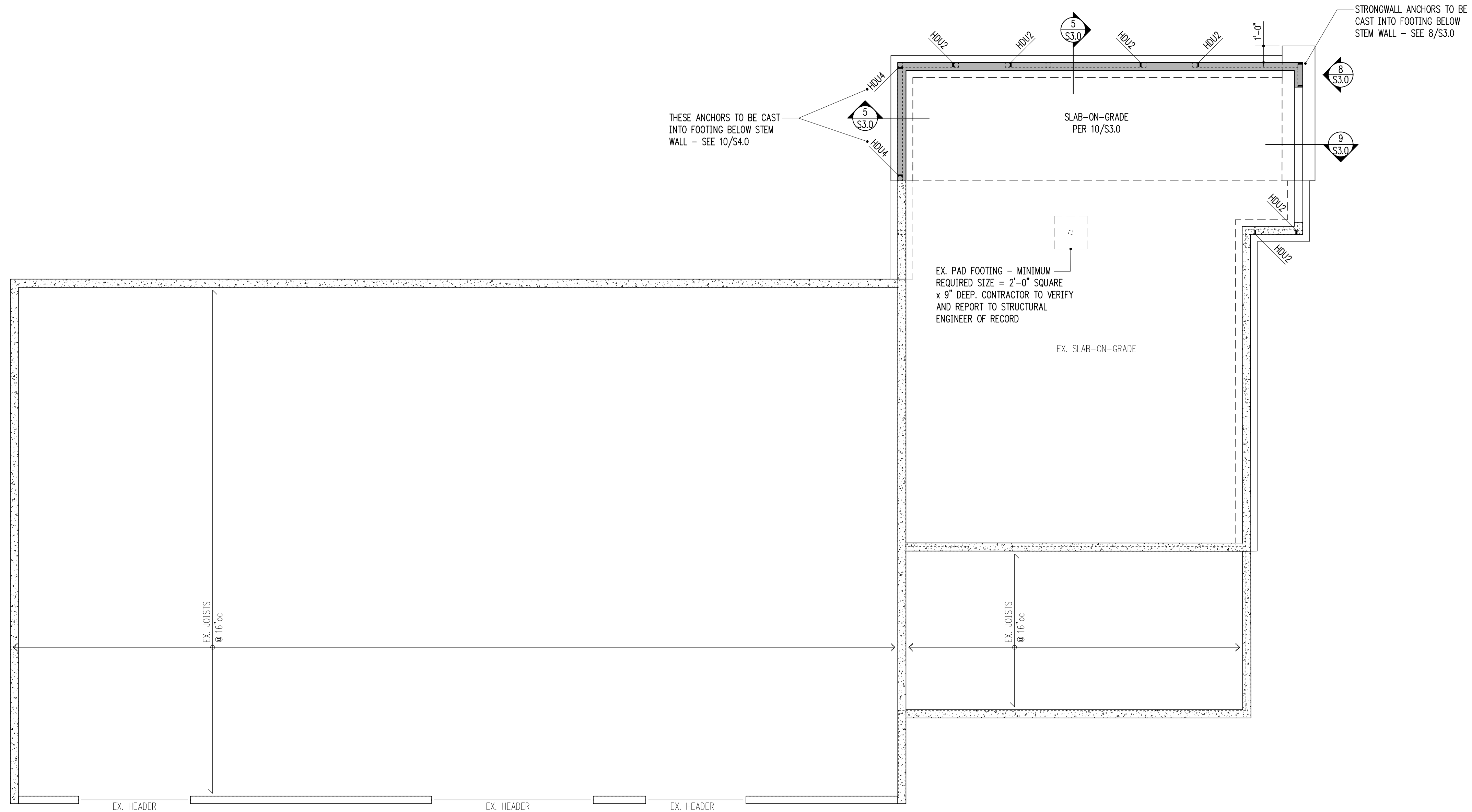


Drawing Title  
**GENERAL STRUCTURAL NOTES**

Drawing Number

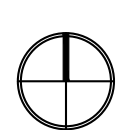
**S1.0**

MILES RESIDENCE



**LEGEND**

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



1  
S2.0  
scale: 1/4" = 1'-0"

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

**FOUNDATION PLAN NOTES**

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

**HV**

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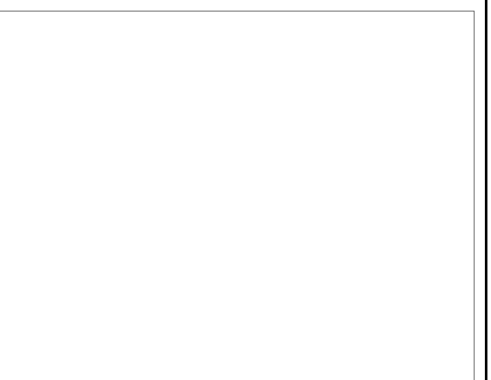
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Project Architect  
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Project  
**Miles Residence**  
8321 SE 83rd St  
Mercer Island, WA 98040

Issue Date	Issue Description
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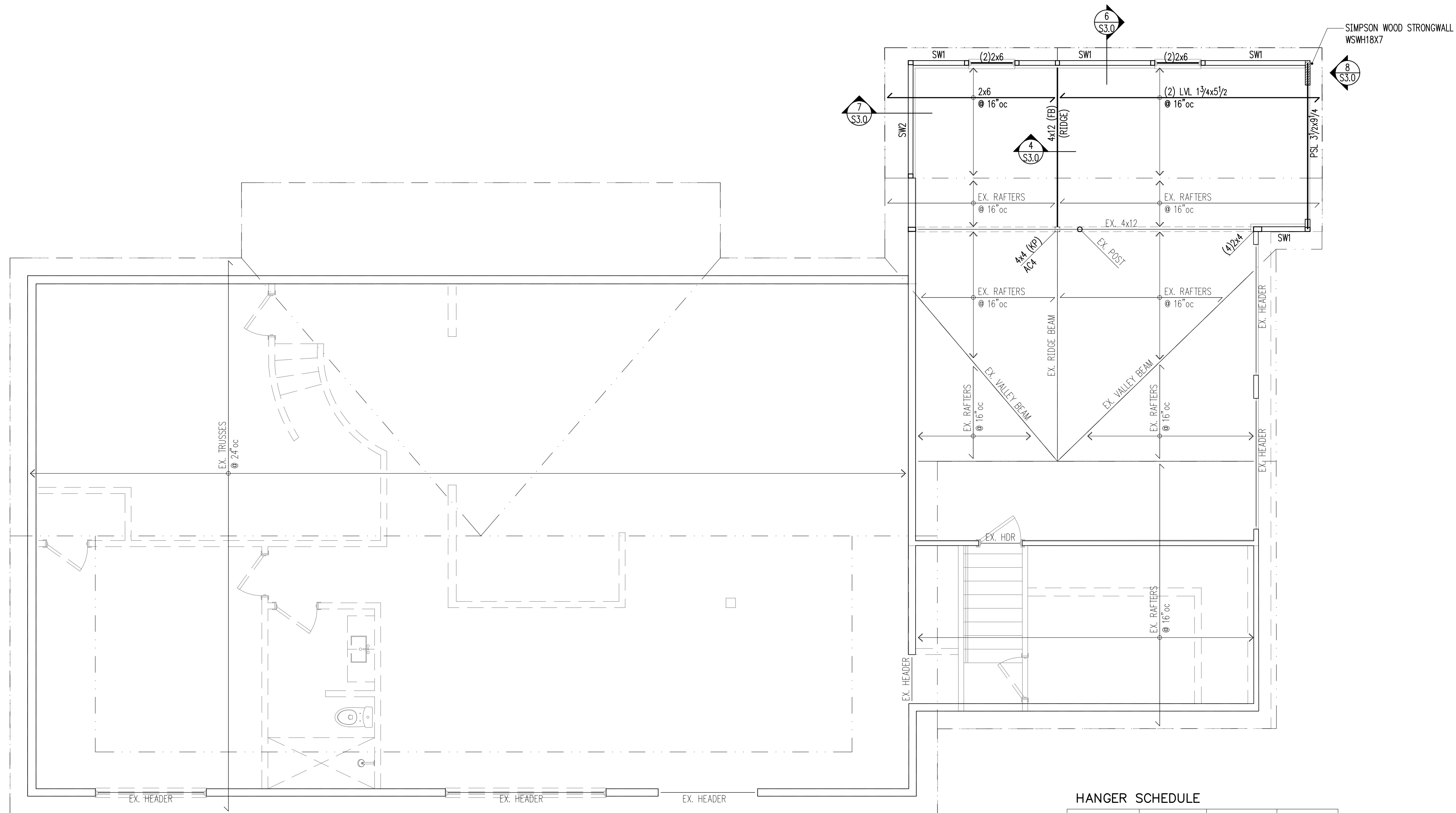
Building Department Approval



Drawing Title  
**MAIN FLOOR FRAMING/  
GARAGE FOUNDATION  
PLAN**

Drawing Number  
**S2.0**

MILES RESIDENCE



HANGER SCHEDULE

MEMBER (SLOPED ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.15)
2x6	LSSR26Z	10d COMMON	1065 lb

LEGEND

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

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

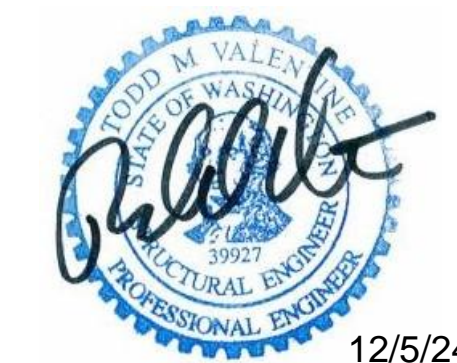
NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO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

FRAMING PLAN NOTES

- SW\_\_\_ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
- POSTS □, INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x4 UNLESS NOTED OTHERWISE.

HV

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1932 First Avenue, Suite 720  
Seattle, Washington 98101-2447  
tel 206 624 4760 fax 206 447 6971  
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12/5/24

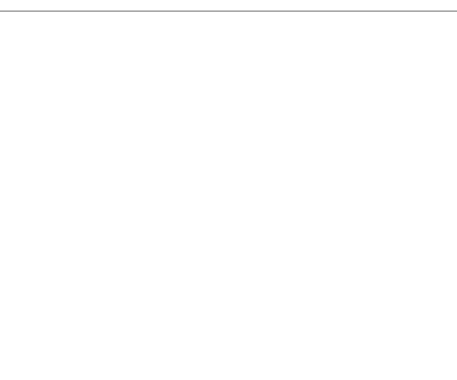
Project Contact  
Henry Nuckles  
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Project Architect  
JML Architects, LLC  
Mercer Island, WA 98040

Project  
**Miles Residence**  
8321 SE 83rd St  
Mercer Island, WA 98040

Issue Date	Issue Description
12/5/2024	Permit Submittal

Building Department Approval



Drawing Title  
**ROOF FRAMING PLAN**

Drawing Number

**S2.1**

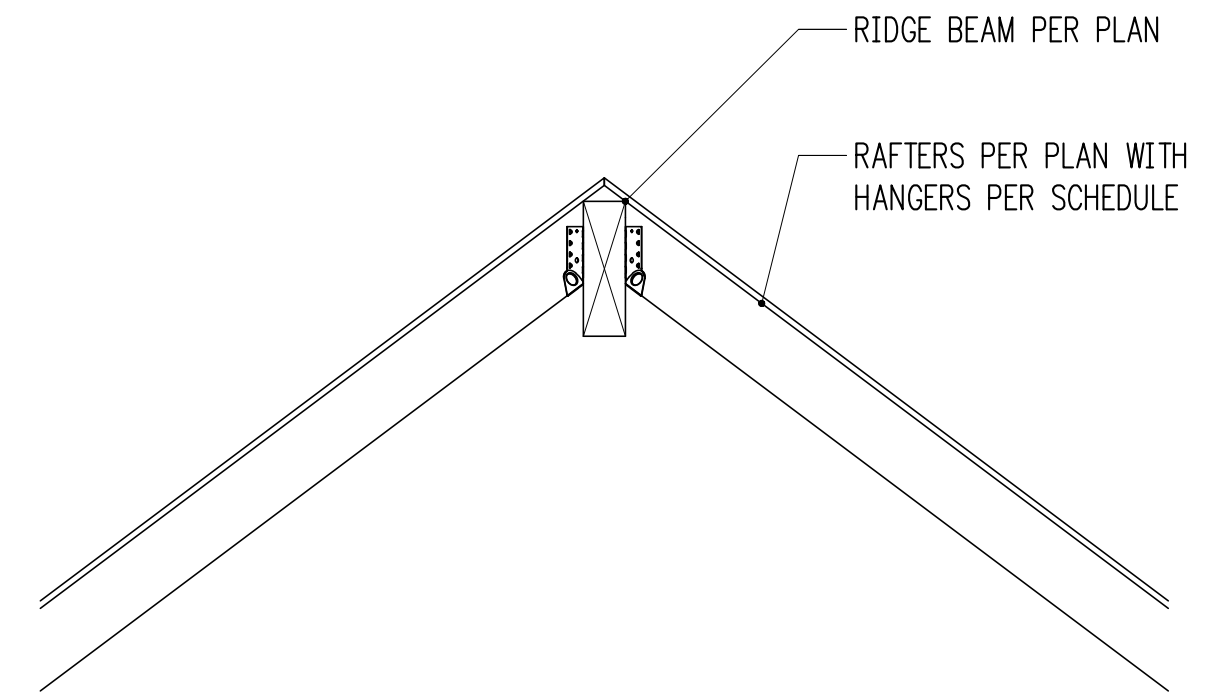
MILES RESIDENCE

3/4" = 1'-0" 1

3/4" = 1'-0" 2

3/4" = 1'-0" 3

3/4" = 1'-0" 4

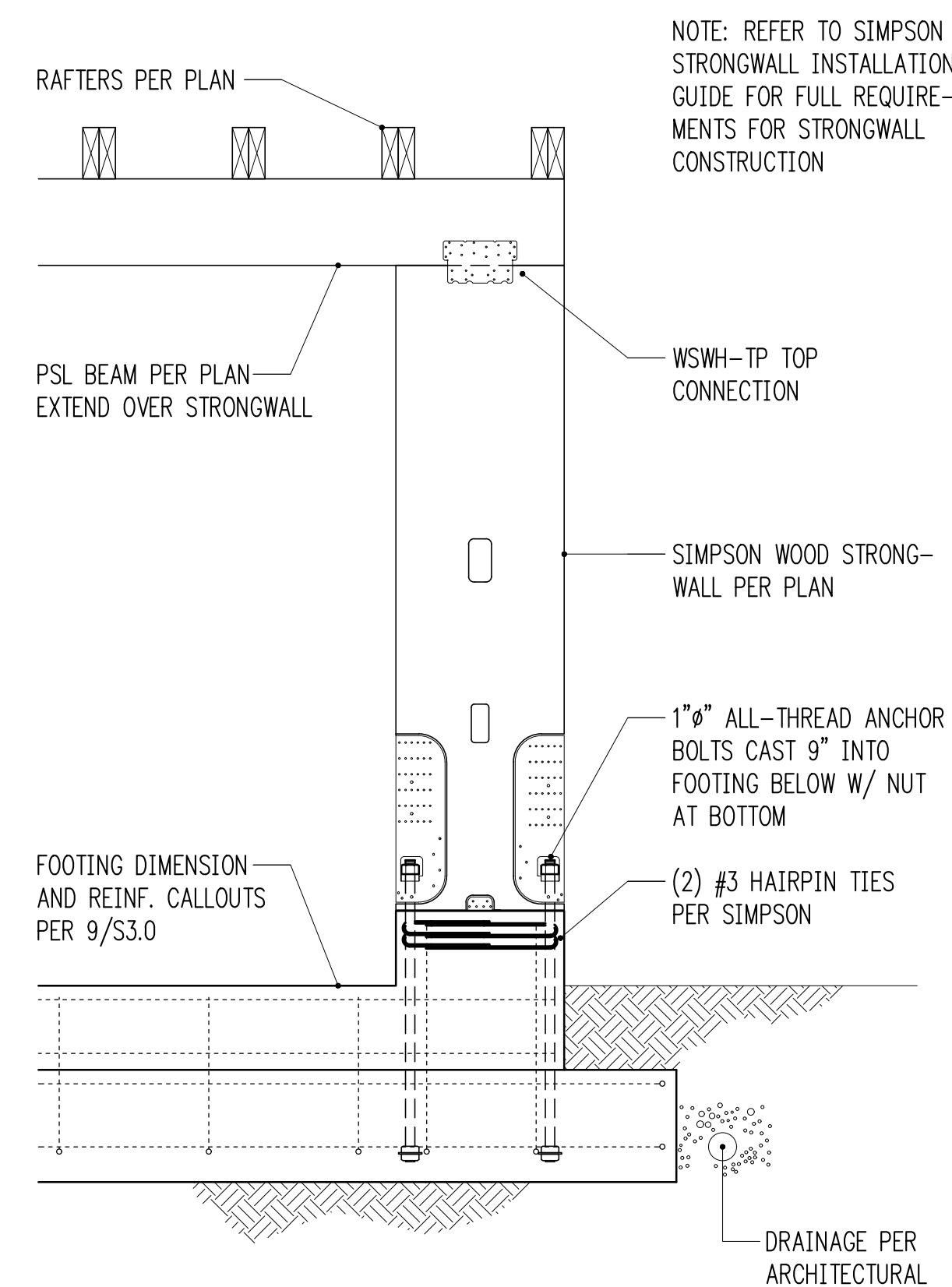


3/4" = 1'-0" 5

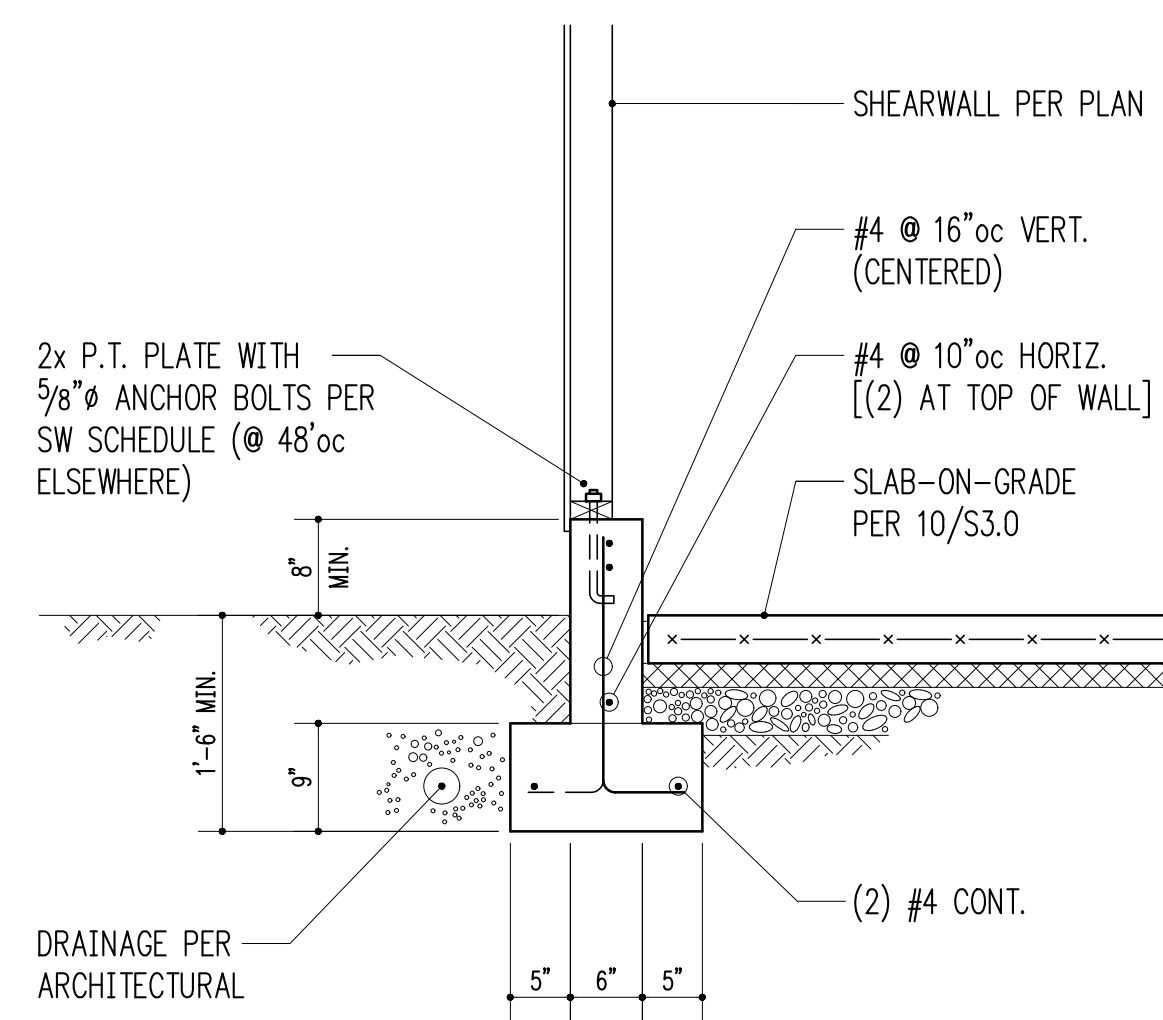
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3/4" = 1'-0" 7

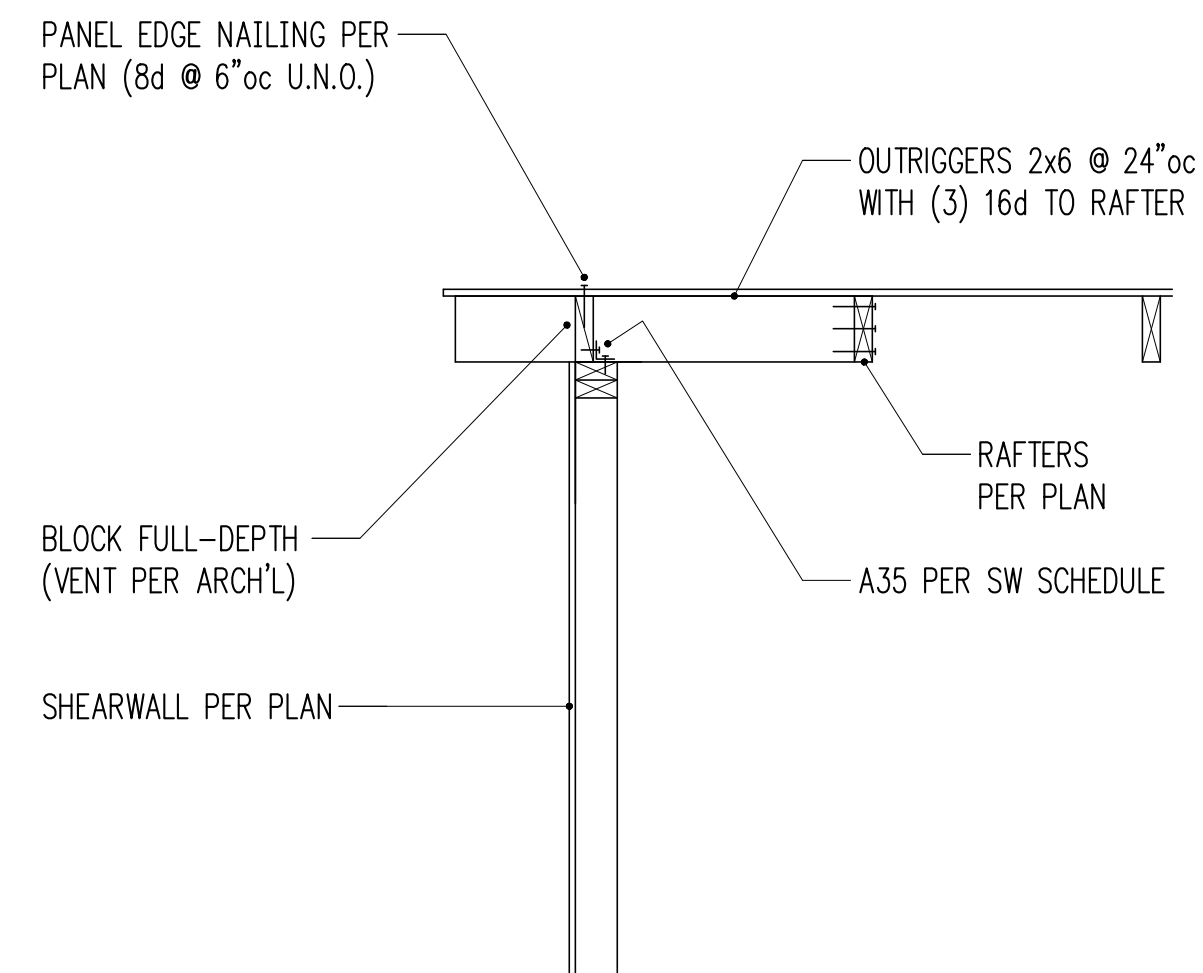
3/4" = 1'-0" 8



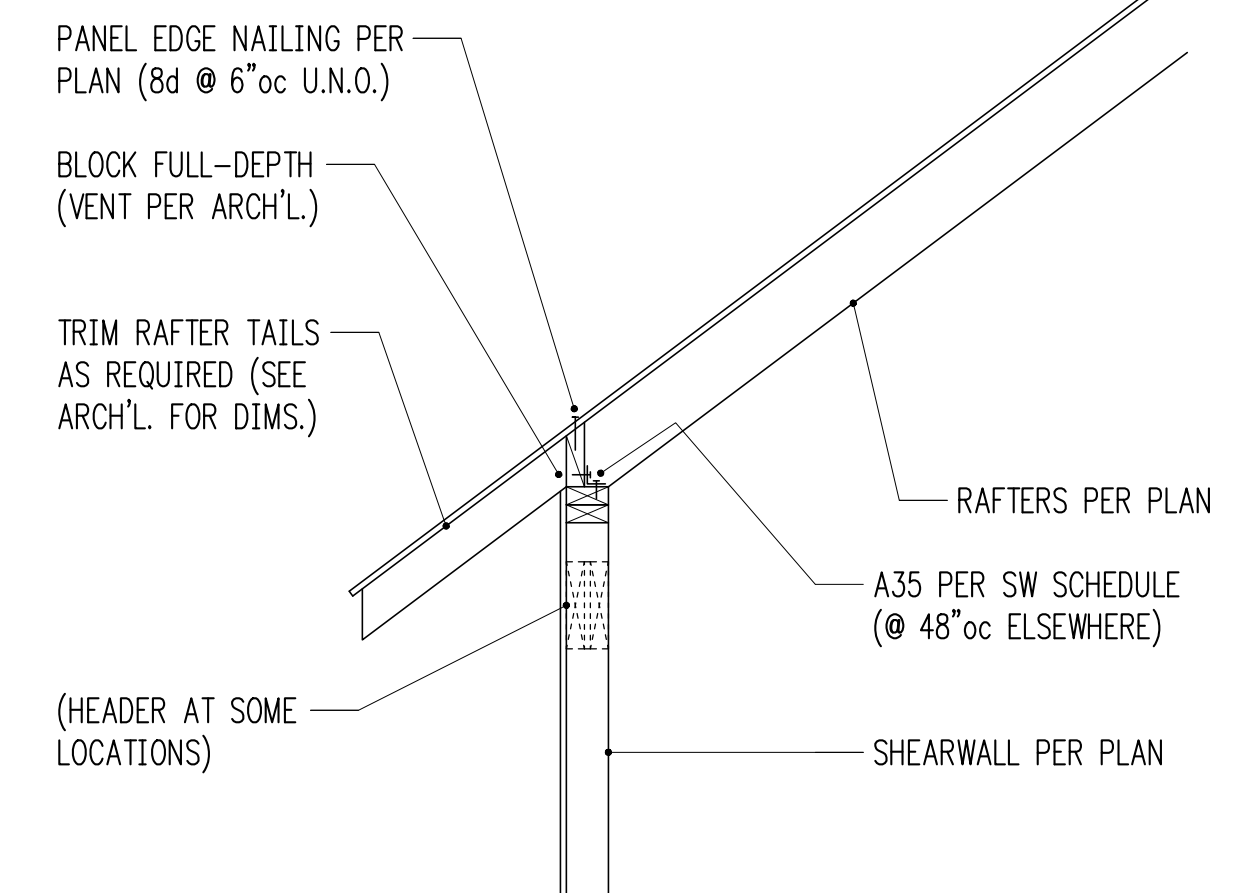
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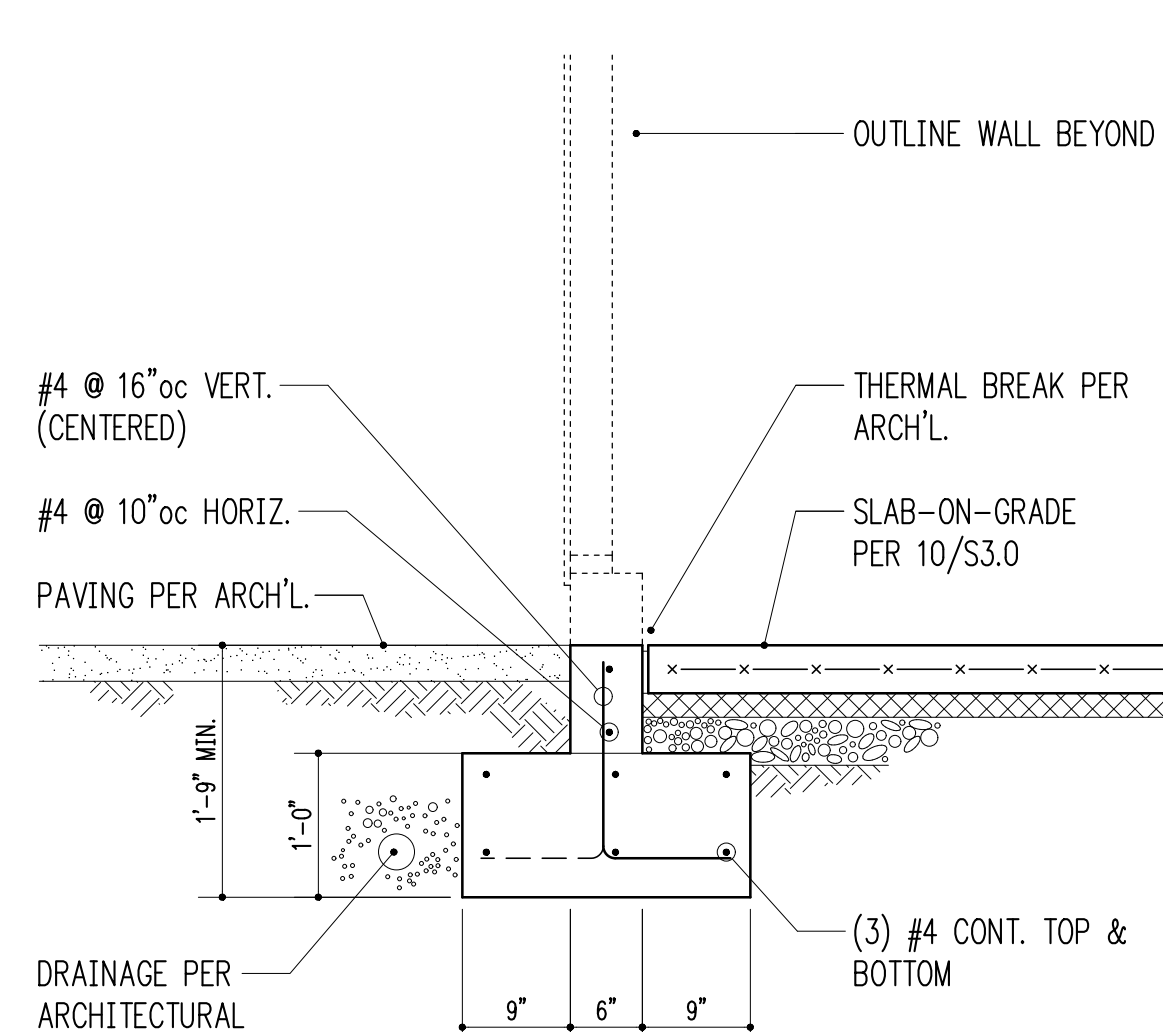
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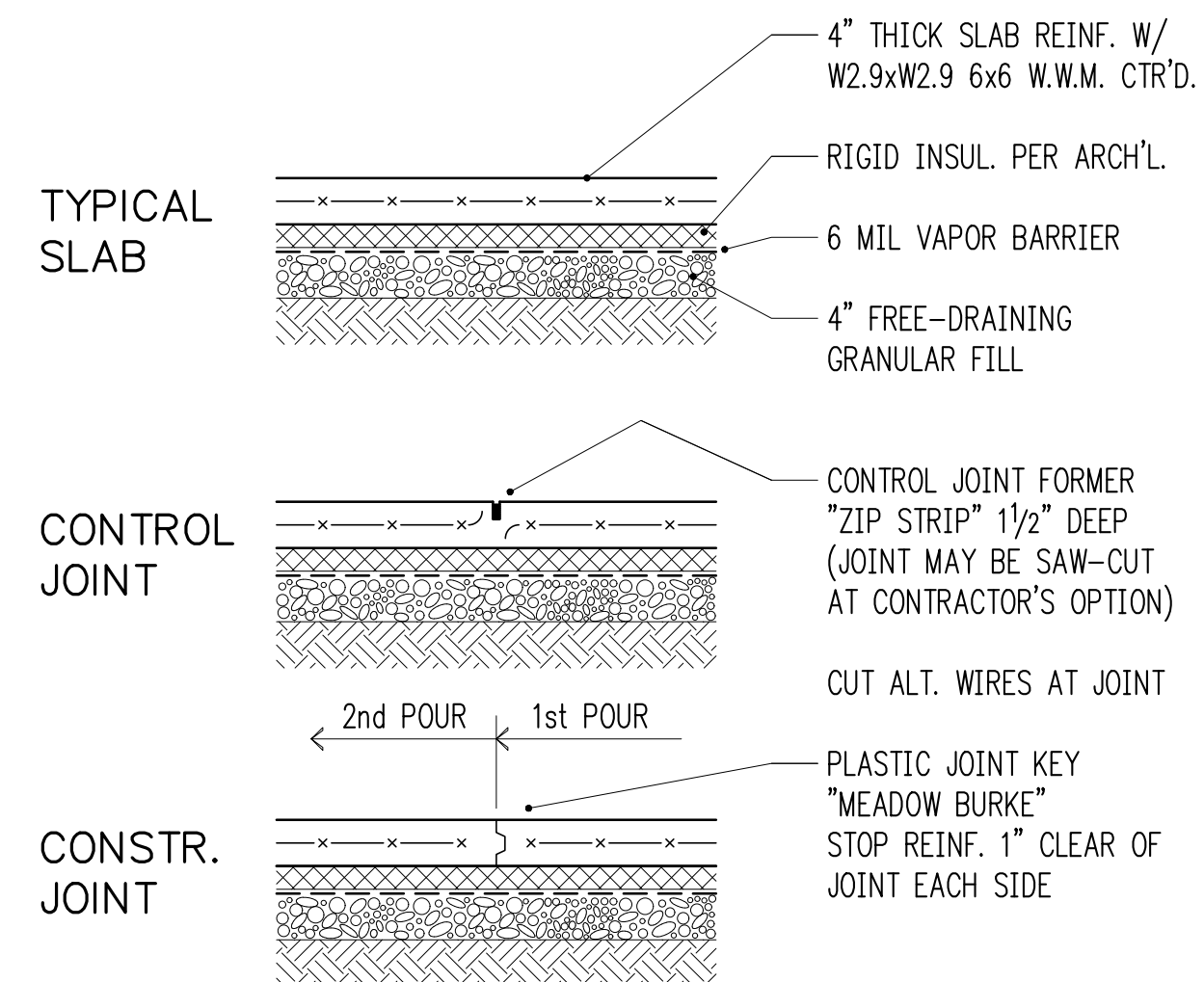
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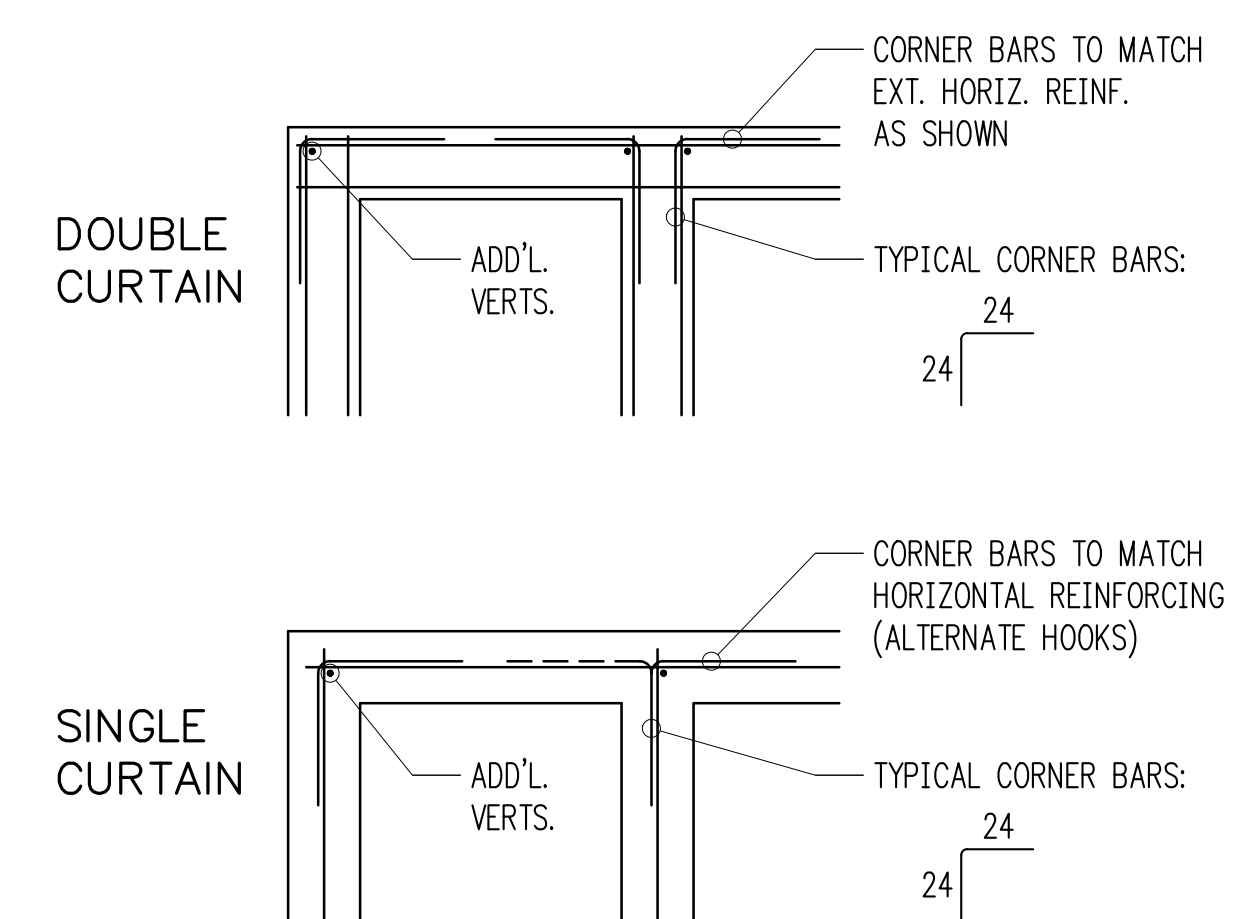
3/4" = 1'-0" 7



3/4" = 1'-0" 9

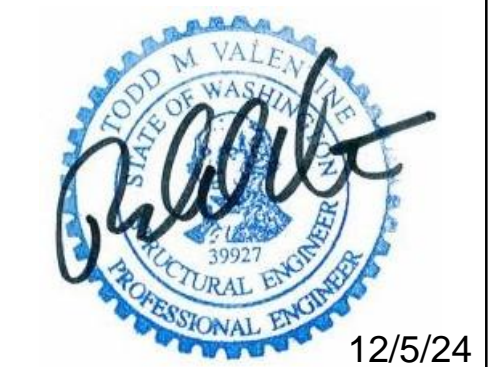


SLAB-ON-GRADE (INSULATED) 3/4" = 1'-0" 10



TYPICAL CORNER BARS AT CONCRETE WALLS 3/4" = 1'-0" 11

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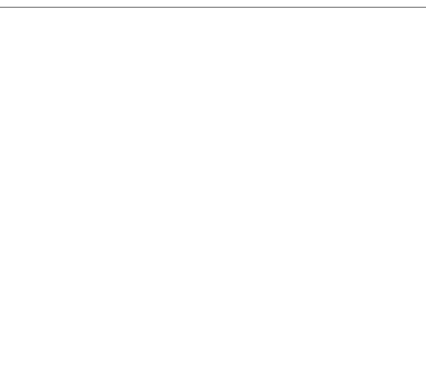
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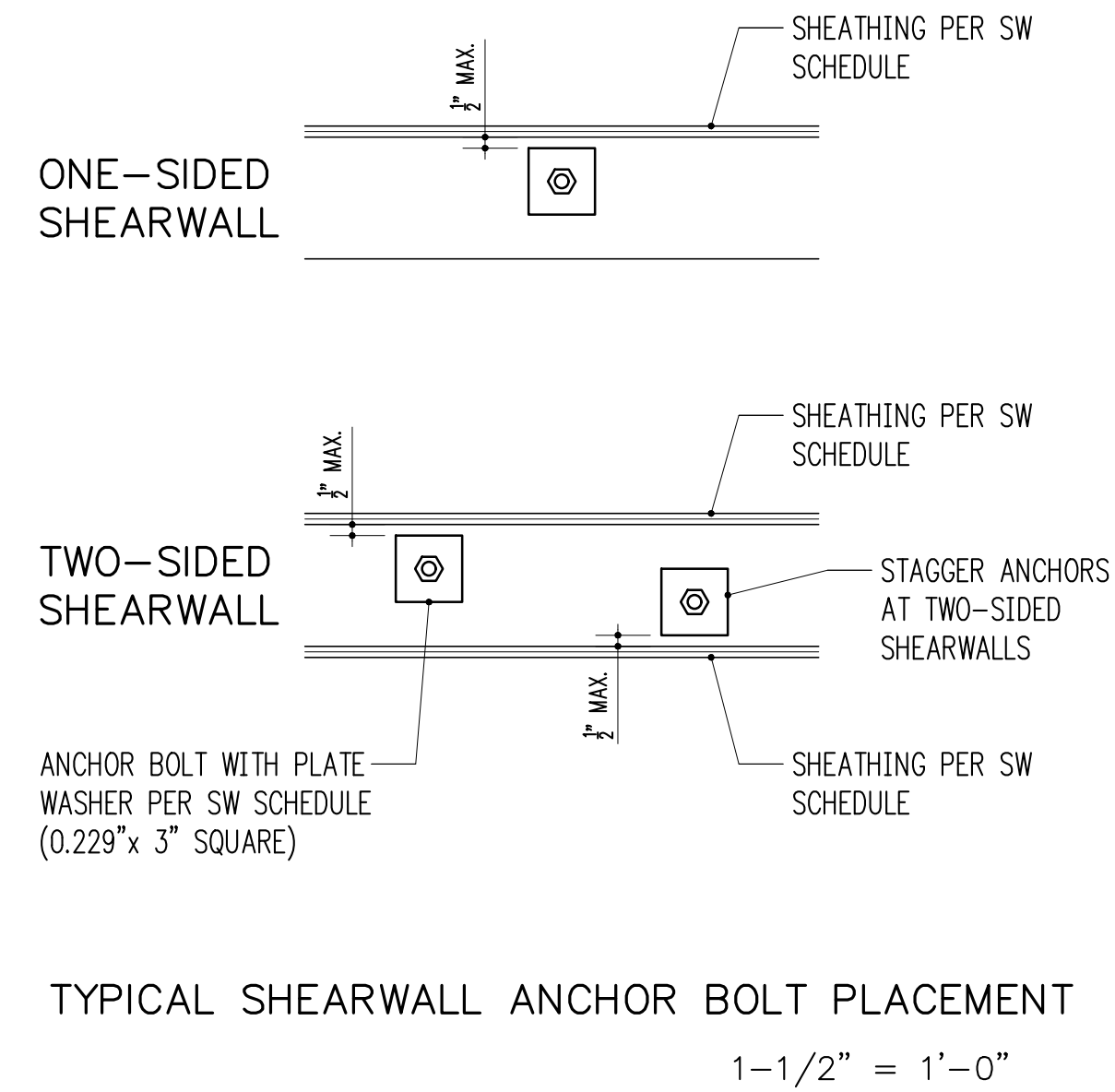
Building Department Approval



Drawing Title  
**STRUCTURAL DETAILS**

Drawing Number  
**S3.0**

MILES RESIDENCE

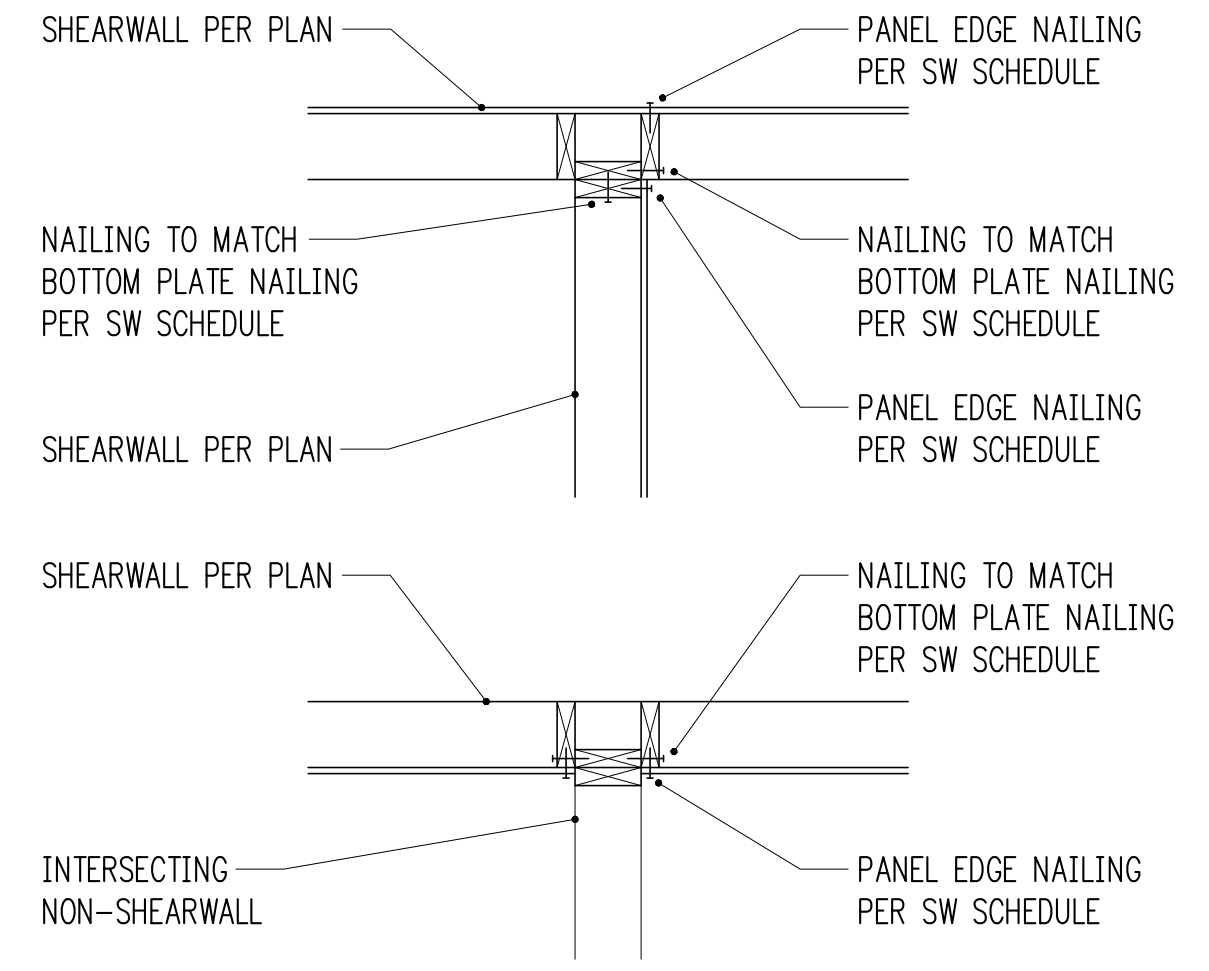


TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT  
 3/4" = 1'-0" 1  
 1-1/2" = 1'-0" 2

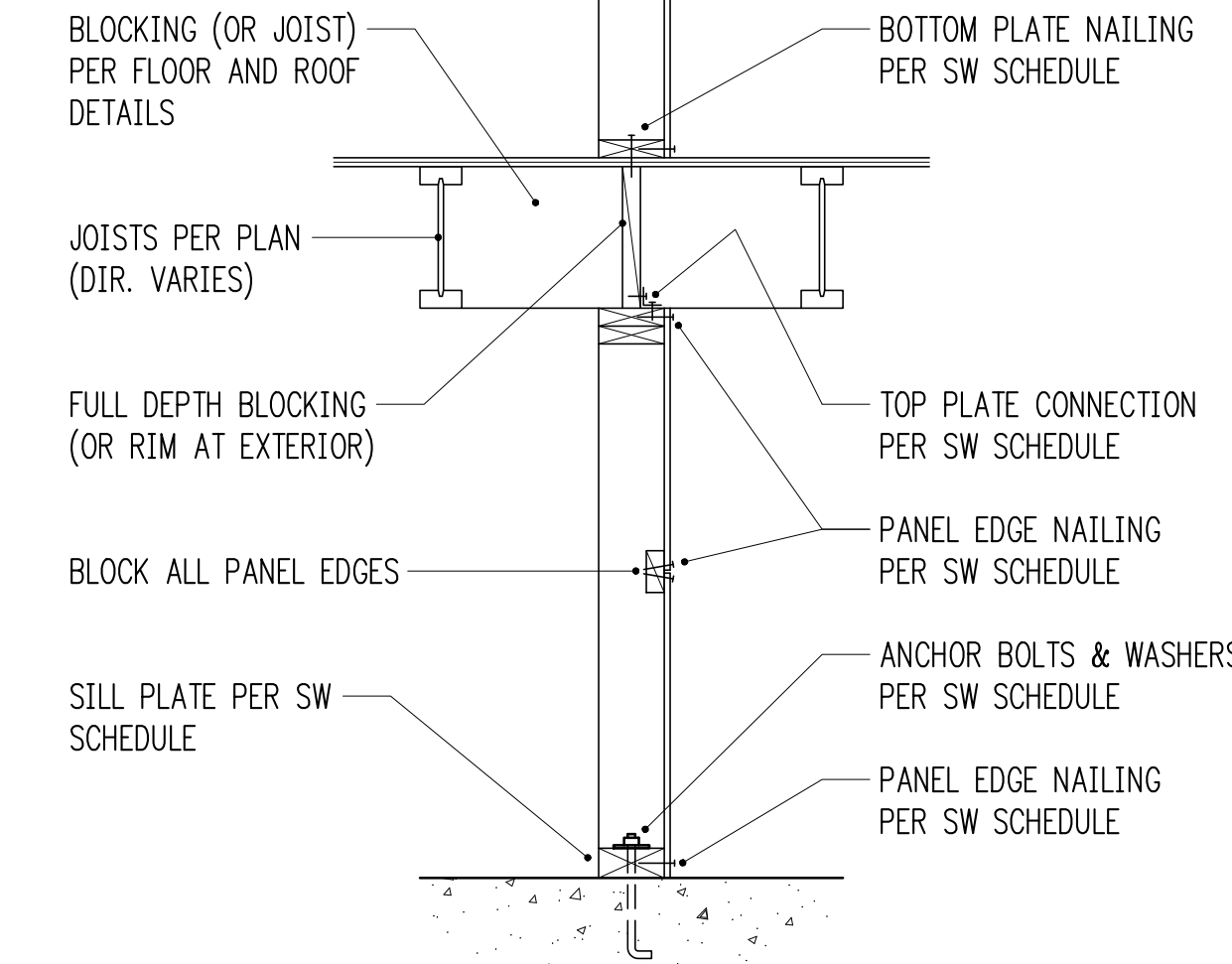
SHEARWALL SCHEDULE (NOT ALL USED ON PLANS)

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

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



TYPICAL SHEARWALL INTERSECTIONS  
 3/4" = 1'-0" 6

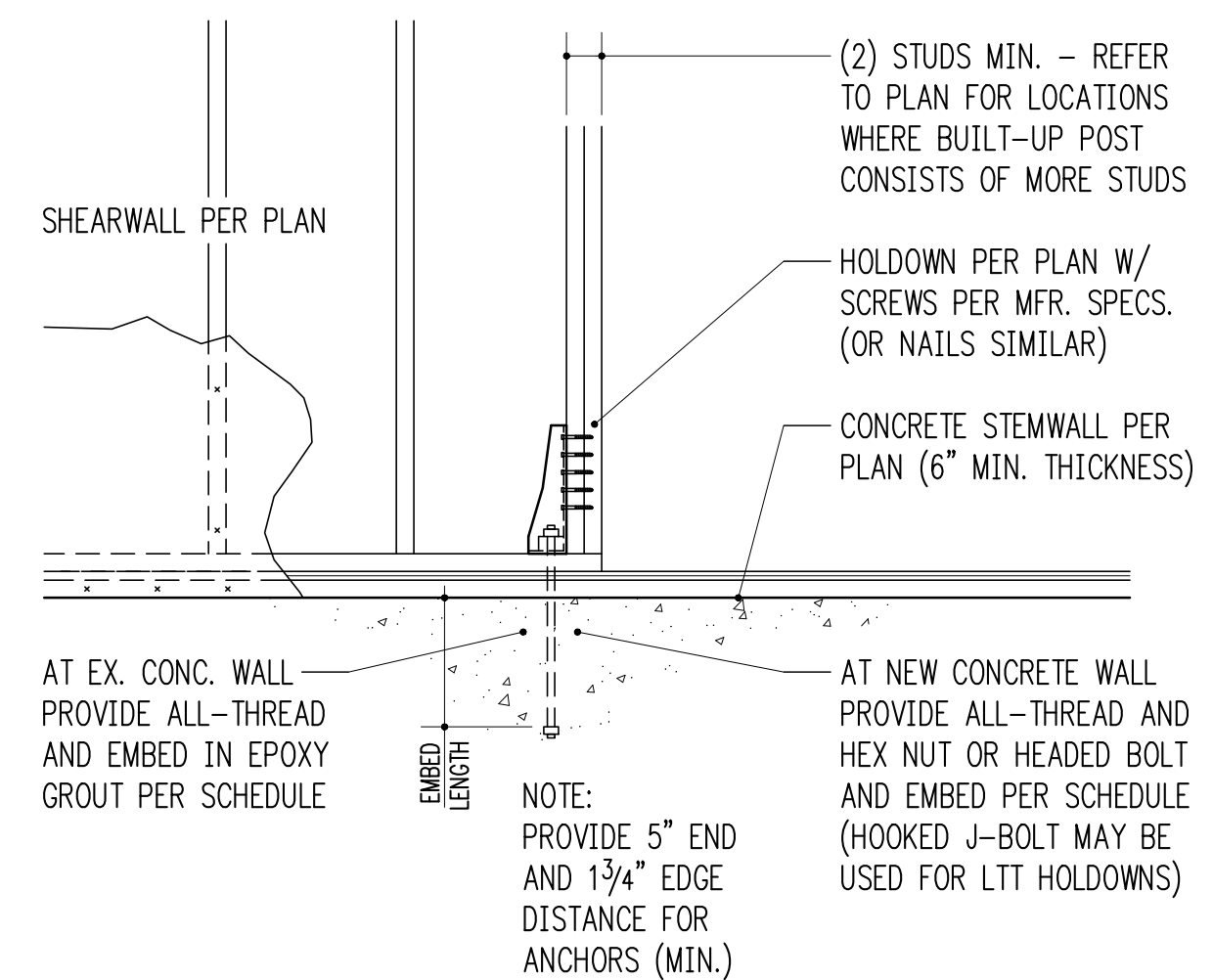


TYPICAL SHEARWALL SECTION  
 3/4" = 1'-0" 8

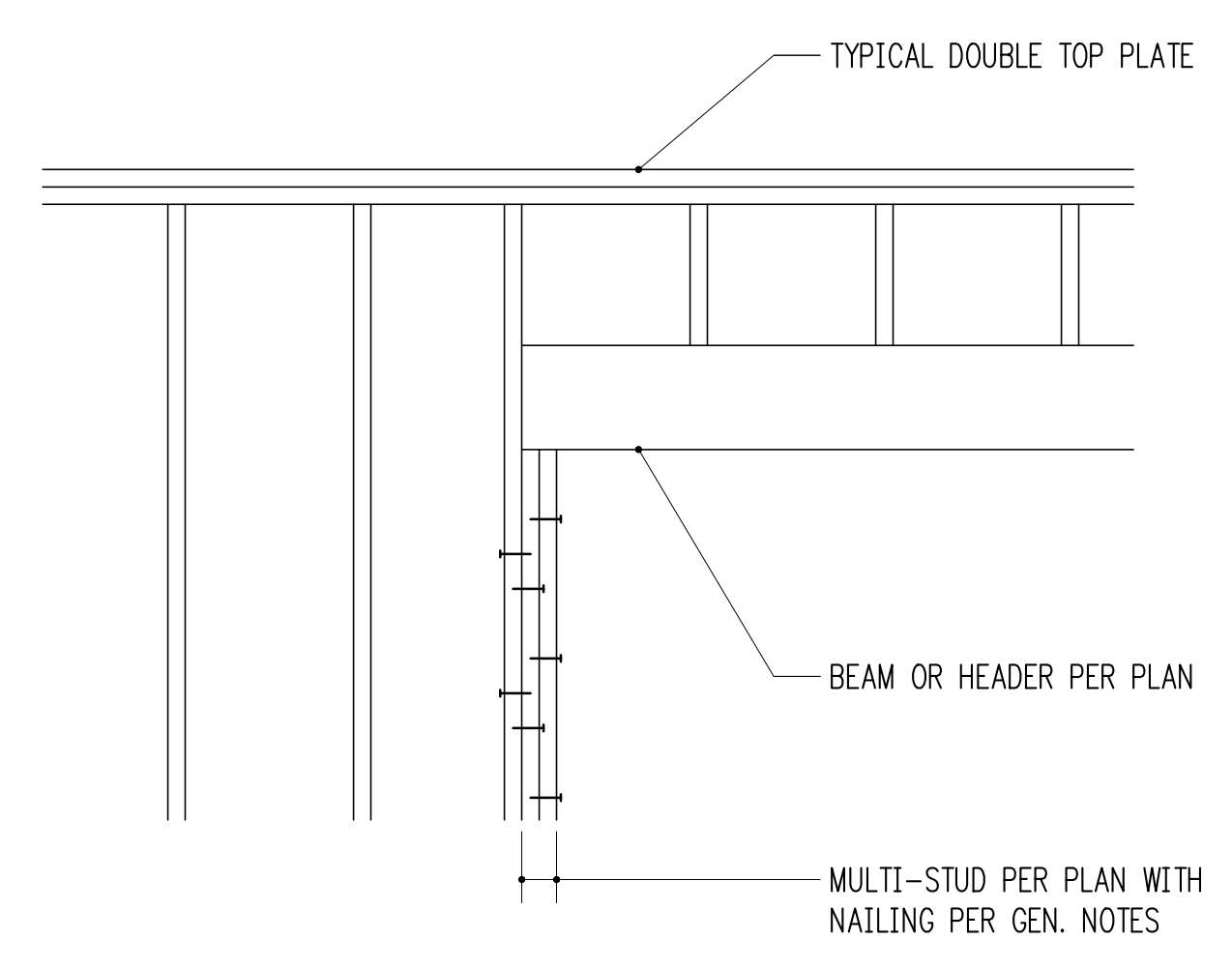
HOLDOWN SCHEDULE

MARK	FASTENERS TO STUDS <sup>1</sup>	ANCHOR DIA. <sup>2</sup>	EMBEDMENT LENGTH	
			EPOXY <sup>3</sup>	CAST-IN <sup>4</sup>
HDU2	(6) 1/4" @ x 2 1/2" SCREWS	5/8"	6"	6"
HDU4	(10) 1/4" @ x 2 1/2" SCREWS	5/8"	N/A	6" <sup>5</sup>

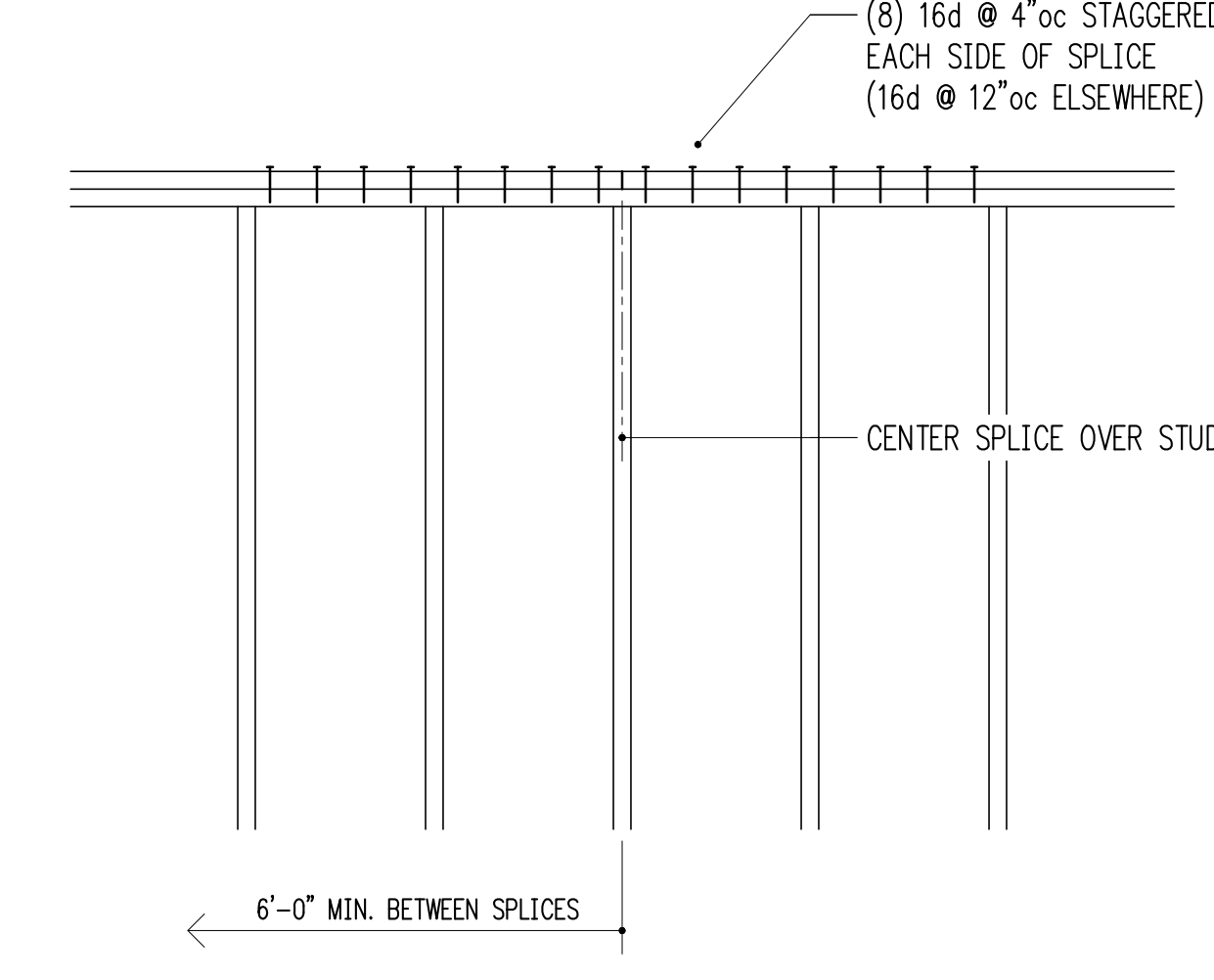
- 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-3G" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD.
- NOTED EMBEDMENT FOR HDU4 ANCHORS IS INTO FOOTING BELOW STEM WALL.



TYPICAL HOLDOWN AT CONCRETE  
 3/4" = 1'-0" 10



TYPICAL MULTIPLE-STUD POST CONSTRUCTION  
 3/4" = 1'-0" 11



TYPICAL TOP PLATE SPLICE CONSTRUCTION  
 3/4" = 1'-0" 12



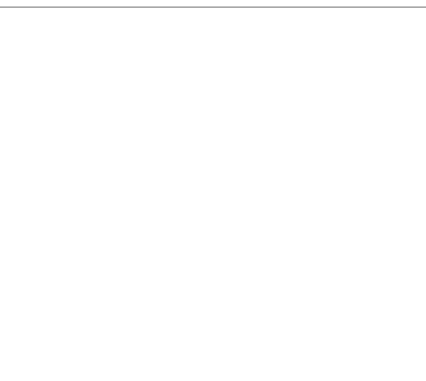
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